



Board of Adjustments Regular Meeting

Agenda

April 18, 2023 @ 5:00 pm

City Hall Commission Chambers
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 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 March 21, 2023 Meeting Minutes.](#) 1 minute
 3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker
 4. Public Hearings
(Public participation and comment on these matters must be in-person.)
 - a. [BOA-2023-0008. Request of Sean Travis.](#) 10 minutes
For variance approval from Section 58-70(a)(2), to allow a street-side setback of 13-feet in lieu of the required street-side setback of 20-feet, in conjunction with the overall improvements to the existing home located at 2108 Byron Road, zoned R-1A.

The applicant's full application and stated hardship are provided in the "Applicant Energov Submittal" attachment below.
 - b. [BOA-2023-0010. Request of Sheila Cichra.](#) 1 minute
Staff has requested to continue this item to the May 16th regular meeting. The request was continued until the May 9th Lakes and Waterways Board regular meeting. The request must be heard by the Lakes and Waterways Board prior to being heard by the Board of Adjustment.
 5. Non-Action Items
 6. Staff Updates
 7. Board Comments
 8. Upcoming Agenda Items
 9. Adjournment



Board of Adjustments

agenda item

item type	Consent Agenda	meeting date	April 18, 2023
prepared by	Mary Bush	approved by	
board approval	Completed		
strategic objective			

subject

Approval of the March 21, 2023 Meeting Minutes.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[BOA March 21, 2023 Draft Meeting Minutes.pdf](#)



Board of Adjustments Regular Meeting Minutes

March 21, 2023 at 5:00 p.m.

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

Present

Present In-Person: Jason Johnson, Charles Steinberg, Robert Trompke, Michael Clary, and Tom Sims.
Absent: Cathy Williams and Ann Higbie. Also Present: City Attorney J. Giffin Chumley. Staff: Assistant Director of Planning & Zoning Allison McGillis, Planner I Nick Lewis, Planning Technician Aaron Hull, Director of Building & Permitting Services Gary Hiatt, and Recording Secretary Mary Bush.

(1) Call to Order

Chairman Jason Johnson called the meeting to order at 5:02 p.m.

(2) Consent Agenda

Approval of Minutes:

Motion made by Tom Sims, seconded by Michael Clary to approve the February 21, 2023 meeting minutes.

Motion carried unanimously with a 5-0 vote. (Cathy Williams and Ann Higbie were not present for the meeting.)

(3) Public Comments (for items not on Agenda)

No one from the public wished to speak. The public hearing was closed.

(4) Public Hearings

- BOA-2023-0004: Request of Sheila Cichra with Streamline Permitting, Inc., on behalf of Rollins College, for variance approval from Section 58-87 subsections (c)(2) and (c)(4), to allow a dock length of 45-feet in lieu of the maximum dock length of 30-feet and a dock square footage of 2,160 square feet in lieu of the maximum dock square footage of 600 square feet, in conjunction with the proposed boat dock to store additional sailboats at 1000 Holt Avenue, zoned PQP.

Mr. Lewis provided the Board a brief summary of the request. He presented to the Board an area map and aerial view of the property. He noted that the land development code allows for 600 square feet and 30 square feet in maximum dock area and dock length respectively, which is tailored more to single-family homes. He also noted that there were three boat docks in the vicinity of the applicant's property that had previously been granted variances for larger boat docks and that the applicant's property was commercial based rather than single-family residential. Mr. Lewis then presented the applicant's proposed plans for a floating dock, which he noted was pretty much an attached separate dock that would be used solely for Rollins College sailboats. He went on to briefly review photos of the existing conditions for the dock location. He then discussed the variance approval criteria as it related to the request. He noted that Rollins College's expanding Sailing Club is creating more demand for the dock space to store additional sailboats. He indicated that there are currently 16 sailboats not able to be stored due to maximum room for the current dock space being already filled. Mr. Lewis explained that staff did not believe that granting the request would confer any special privilege because Rollins College is the only entity of its kind in the city, its demand requires much more room than the residentially based code allows, and the fact that it is pretty common practice to have variances for larger boat docks for commercial and multi-family properties.

Staff recommendation was for approval.

The Board asked for clarification on the measurements of the floating dock and inquired about the number of sailboats in the college's current fleet and how many sailboats the extra dock would accommodate. It was corrected that the dock length request was for 45-feet, not 54-feet.

The waterfront director of Rollin's College, David Herbster of 3445 Pinetree Road, Orlando, FL 32804 addressed the Board. Mr. Herbster confirmed that 18 sailboats made up the college's fleet but only 16 sailboats would be accommodated by the extra dock.

Mr. Lewis noted that the Lakes and Waterways Board had approved the Rollins College application for the boat dock at their February 14, 2023 regular Board meeting.

The applicant, Sheila Cichra of 10024 Mason Drive Eustis, FL 32726 addressed the Board. Ms. Cichra spoke on the average residential shoreline obstruction compared to the obstruction that would be caused by the extra dock. She also spoke on how the extra dock would help the conditions of the lake, which includes eliminating dragging of the boats in and out of the water directly across the emergent vegetation and providing a break water to reduce wave action behind the dock. She then briefly explained why an additional 15 feet beyond code was needed for the dock.

The Board briefly inquired with the applicant and staff regarding supports to be installed for the boats and restrictions on Rollins College's use of the dock.

Mr. Herbster addressed the Board and spoke on reasons why he felt the request made sense, which included safety, aesthetics, access enhancement, a possible community sailing program, and positive environmental impacts.

The Board inquired with Mr. Herbster as to why the request was to accommodate 16 sailboats and not the full 18 sailboats in the college's current fleet.

Brief discussion ensued with staff regarding an upcoming ordinance with the City Commission that grants variance authority for docks and boat houses to the Lakes and Waterways Board instead of the Board of Adjustment.

No one from the public wished to speak. The public hearing was closed.

The Board then briefly shared their thoughts on the request. They briefly discussed requiring a formal plan for replanting any lost eelgrass, increasing the square footage of the dock to accommodate two more sailboats, and the dock possibly being used for social events. The Board was overall in support of the request.

Motion made by Jason Johnson, seconded by Tom Sims, for variance approval from Section 58-87 subsections (c)(2) and (c)(4), to allow a dock length of 45-feet in lieu of the maximum dock length of 30-feet and a dock square footage of 2,160 square feet in lieu of the maximum dock square footage of 600 square feet, in conjunction with the proposed boat dock to store additional sailboats at 1000 Holt Avenue, zoned PQP with a finding that the variance is justified by the criteria outlined in Section 58-92 of the Code of Ordinances of the City of Winter Park; the reasons set forth in the application justify the granting of the variance; the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure; and the granting of the variance will be in harmony with the general purpose and intent of the zoning article of the Land Development Code and not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Motion unanimously approved with a 5-0 vote. (Cathy Williams and Ann Higbie were not present for the meeting.)

- BOA-2023-0005: Request of Guillermo Lopez for variance approval from Section 58-71 subsections (j)(1), (j)(2), and (n)(2), to allow a swimming pool setback of 8-feet and a pool deck setback of 4-feet in a street-side yard, as well as a wall height of 4-feet in lieu of the maximum 3-foot wall height for street-side yards, in conjunction with the proposed swimming pool and wall located at 1410 Arbor Park Drive, zoned R-1A.

Mr. Lewis provided the Board a brief summary of the request. He presented to the Board an area map and aerial view of the property noting that there were only three real sides to the property. He explained that there was one regular interior side at the north end of the property and two street sides that meet at the front end of the property where Lake Howell Road and Arbor Park Drive connect. He then reviewed the site plan and indicated that the proposed residence shown on the site plan had already been approved by the City. Mr. Lewis then went on to discuss the variance approval criteria as it related to the request. He noted that because the

parcel is a unique, triangular-shaped lot the setbacks create an extremely limited building pad located largely towards the northern portion of the property, away from the corner where the street sides meet. He explained that the applicant also received approval from the City for access via Arbor Park Drive which resulted in there not being enough buildable area left for a swimming pool and deck except for in the front/street-side yard. Having the pool and pool deck in the front/street-side yard also requires the variance for the 4-foot variance as the Florida Building Code requires a minimum fence/wall of 4-feet to secure a swimming pool. Mr. Lewis further explained that staff did not believe that granting the request would confer any special privilege because of the lot's unique shape and location, also functioning as a corner lot, which limits the placement of the structure to the north side of the property leaving only the front/street-side frontage to put a swimming pool and deck, requiring a four foot wall height.

Staff recommendation was for approval.

Mr. Clary asked if the Board could require the applicant to plant a vegetative buffer in the right-of-way (ROW) to soften the look of the wall and property line.

The applicant, Guillermo Lopez of 1410 Arbor Park Drive, Winter Park, FL 32789 addressed the Board. Mr. Lopez indicated that he was willing to plant a vegetative barrier on the outside of the fence line to the property.

Mr. Trompke inquired as to what type of wall or fencing the applicant was planning to install, of which the applicant replied that it would be a block wall with stucco.

No one from the public wished to speak. The public hearing was closed.

The Board then briefly shared their thoughts on the request and were overall in favor of the request with the condition that a vegetative buffer was required. Discussion ensued regarding the requirements for the vegetative buffer and wall.

Motion made by Jason Johnson, seconded by Tom Sims, for variance approval from Section 58-71 subsections (j)(1), (j)(2), and (n)(2), to allow a swimming pool setback of 8-feet and a pool deck setback of 4-feet in a street-side yard, as well as a wall height of 4-feet in lieu of the maximum 3-foot wall height for street-side yards, in conjunction with the proposed swimming pool and wall located at 1410 Arbor Park Drive, zoned R-1A with a finding that the variance is justified by the criteria outlined in Section 58-92 of the Code of Ordinances of the City of Winter Park; the reasons set forth in the application justify the granting of the variance; the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure; and the granting of the variance will be in harmony with the general purpose and intent of the zoning article of the Land Development Code and not be injurious to the neighborhood or otherwise detrimental to the public welfare, and with the following condition:

- **A vegetative buffer be planted along the southern border and a minimum of 50% of the border along Lake Howell Road, to be maintained at a height no fewer than four feet and no greater than eight feet.**

Motion unanimously approved with a 5-0 vote. (Cathy Williams and Ann Higbie were not present for the meeting.)

Mr. Lewis announced that the City's Planning Technician, Aaron Hull would be presenting the next hearing item and, unfortunately, it would be the first and last time he would present to the Board as he was leaving the City to live and work up north in the state of Colorado.

- BOA-2023-0006: Request of Julie Champion for variance approval from Section 58-71(n)(2) to allow a street-side fence height of 5-feet in lieu of the maximum 3-foot height for street-side yards, in conjunction with the proposed fence located at 2080 St. George Avenue, zoned R-1A.

Mr. Hull provided the Board a brief summary of the request. He presented to the Board an area map and aerial view of the property. He noted that the applicant had come before the Board for a street-side setback variance about two years prior. He also noted that the applicant was requesting a variance to the height of a fence that would be placed along Oak Street, which is located along the ROW of the City of Orlando. He added that across the street from the property is a pocket park belonging to the City of Orlando, so the only residential area near the property is made up of its northern adjacent neighbors. Mr. Hull went on to explain that the applicant was proposing a five foot tall black aluminum picket fence around their property enclosing the pool for privacy and preventing people from accessing Lake Spier via their property. He also explained that

the lot is a 50-foot wide corner lot which is much smaller than the surrounding lakefront lots within the City, making the side setbacks more intense and an almost unbuildable building area. He then indicated that the applicant's previous approval of a street-side setback variance resulted in there no longer being room to set back the fence to allow for a height greater than three feet, which per code a pool fence or wall must be at least four feet in height.

Staff recommendation was for approval.

The applicant, Julie Champion of 4097 Anissa Avenue, Orlando, FL 32814 addressed the Board. Ms. Champion noted that a vegetative buffer will be placed along the interior fence line to provide privacy to the back yard and pool and that the rest of the property line which belongs to the City of Orlando currently has vegetation.

No one from the public wished to speak. The public hearing was closed.

The Board then briefly shared their thoughts on the request and were overall in support of the request.

Motion made by Jason Johnson, seconded by Tom Sims, for variance approval from Section 58-71(n)(2) to allow a street-side fence height of 5-feet in lieu of the maximum 3-foot height for street-side yards, in conjunction with the proposed fence located at 2080 St. George Avenue, zoned R-1A with a finding that the variance is justified by the criteria outlined in Section 58-92 of the Code of Ordinances of the City of Winter Park; the reasons set forth in the application justify the granting of the variance; the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure; and the granting of the variance will be in harmony with the general purpose and intent of the zoning article of the Land Development Code and not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Motion unanimously approved with a 5-0 vote. (Cathy Williams and Ann Higbie were not present for the meeting.)

- BOA-2023-0007: Request of Michael Scivally, on behalf of the homeowners, Marshall and Susan Harris, for variance approval from Section 58-65(f)(8), to allow a 14-foot rear setback in lieu of the required rear setback of 25-feet for corner lots, to convert the existing patio into enclosed living space for their single-family home at 2924 Rapidan Trail, zoned R-1A.

Mr. Lewis informed the Board that due to unfortunate circumstances the applicant and owner of the property were not able to attend the hearing. He then provided the Board a brief summary of the request and noted that it was for an extension of the same request previously heard by the Board in February of 2022. He presented to the Board an area map and aerial view of the property. He then indicated that the home is located on a corner lot, on a dead-end street, and backs up to a private graveyard. He further indicated that the graveyard is zoned R-1A requiring a 25-foot rear setback instead of PR like the other graveyards in the City, which require only a 10-foot rear setback.

Staff recommendation was for approval.

The Board asked if anything had changed with the request since it was last approved to which Mr. Lewis replied that an ordinance change had occurred but did not affect the request.

No one from the public wished to speak. The public hearing was closed.

The Board inquired if the applicant needed to be present for the hearing. City Attorney Chumley advised the Board that the applicant did not have to be present and the Board could rely upon the application information and staff's recommendation to consider the request. Brief discussion then ensued about the progress of a previously mentioned ordinance change recommendation by staff for longer extension periods.

Motion made by Jason Johnson, seconded by Michael Clary, for extension of the previously approved variance from Section 58-65(f)(8), to allow a 14-foot rear setback in lieu of the required rear setback of 25-feet for corner lots, to convert the existing patio into enclosed living space for their single-family home at 2924 Rapidan Trail, zoned R-1A from March 15, 2023 to March 15, 2024.

Motion unanimously approved with a 5-0 vote. (Cathy Williams and Ann Higbie were not present for the meeting.)

(5) Non-Action Items

No non-action items.

(6) Staff Updates

No staff updates.

(7) Board Comments

No Board comments.

(8) Upcoming Agenda Items

No discussion ensued on upcoming agenda items.

(9) Adjournment

Meeting adjourned at 6:12 p.m.

/s/ Recording Secretary Mary Bush



Board of Adjustments

agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date April 18, 2023
prepared by Nicholas Lewis	approved by John Harbilas, Allison McGillis
board approval Completed	
strategic objective	

subject

BOA-2023-0008. Request of Sean Travis.

item list

For variance approval from Section 58-70(a)(2), to allow a street-side setback of 13-feet in lieu of the required street-side setback of 20-feet, in conjunction with the overall improvements to the existing home located at 2108 Byron Road, zoned R-1A.

The applicant's full application and stated hardship are provided in the "Applicant Energov Submittal" attachment below.

motion / recommendation

Staff recommendation is for approval of the variance being requested.

background

The applicants and homeowners, Sean and Stefani Travis, are requesting variance approval from Section 58-70(a)(2), to allow a street-side setback of 13-feet in lieu of the required street-side setback of 20-feet, in conjunction with the proposed 131 square-foot addition as part of the overall improvements to the existing home located at 2108 Byron Road. The property is zoned R-1A.

Initially, the applicants believed that the required rear setback was 25-feet and were unaware of the shallow lot depth provision (Section 58-70(d)) which allows for lots between 105-feet and 115-feet to have a 15-foot rear setback to the first-floor. Designing around the 25-foot setback, it was apparent that any addition to the south side of the lot would run afoul of the 25-foot setback and the interior side setback of 15-feet. Thus, the initial request was for three variances including the street-side setback. Once aware of the short lot depth provision, the applicants were able to redesign most of the proposed renovations to alleviate the need for variances in the rear setback and interior side setback.

The only request that could not be alleviated in the redesign was the addition within the street-side setback.

Variance Review Criteria:

Special Conditions and Circumstances

For a variance to be granted, special conditions and circumstances must exist that are peculiar to the land, structure, or building involved and do not apply to other land, structures, or buildings in the same zoning district.

The 131 square-foot, street-side addition is for an office and closet for the primary bedroom. Because of their relation to the primary bedroom, the proposed is the only location for this addition without completely renovating the interior of the home.

In addition, this parcel is a corner lot with deep rights-of-way in both the front and street-side yards. The average residential right-of-way within the City is 10-feet. This lot sees a 17-foot right-of-way on both sides. The average rights-of-way for this neighborhood, including those directly across Byron Road and Lander Road is 15-feet.

The applicant's proposal is for a 13-foot setback in lieu of the required 20-foot setback. Thus, the proposal would have a back-of-curb setback of 30-feet in lieu of 37-feet. This request also runs parallel with the applicant's existing 6-foot fence and the existing street-side setback of the neighboring home to the South.

Deprivation of Rights

The second requirement for granting a variance is that the literal interpretation of the provisions of the zoning code would deprive the applicant of the rights commonly enjoyed by other properties in the same zoning district.

Under Section 58-70(a)(2), the required street-side setback for parcels with lot widths greater than 70-feet is 20-feet. The existing home currently meets this setback at roughly 21-feet. This existing setback leaves no room for any addition to the existing home along the street-side that would not require a variance. Because of the nature of the addition being an office and principal closet, which requires close proximity to the principal bedroom, the street-side setback is the only logical location for such an addition.

Actions of the Applicant

The special conditions and circumstances must not result from the actions of the

applicant.

The home was constructed in 1957, prior to the applicant's purchase of the property in 2013. The applicants are looking to maintain the single-story nature of the structure and their renovations are designed around their growing family. As stated, the applicants revised the plans to achieve the smallest request possible. Any other location for the 131 square-foot addition would require a complete remodel of the interior of the structure.

Special Privilege

The last requirement necessary to grant a variance request, is that the variance will not confer on the applicant any special privilege denied by the zoning ordinance to other lands, structures, or buildings in the same zoning district. No nonconforming use of the neighboring lands, structures, or buildings in other zoning districts shall be considered grounds for the issuance of a variance.

Because of the nature of the addition, the larger rights-of-way, and the fact that the proposal is in line with other structures along the street-side yard of the subject property and the neighbor, staff does not believe that granting this request would confer any special privilege denied by the zoning ordinance.

Summary

Staff believes that the applicant meets the four criteria required to grant the requested variance.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[2108 Byron Rd - Area Map.pdf](#)

ATTACHMENTS:

[2108 Byron Rd - Aerial Map.pdf](#)

ATTACHMENTS:

[2108 Byron Rd - Neighbor Letter Map.pdf](#)

ATTACHMENTS:

[2108 Byron Rd - Survey.pdf](#)

ATTACHMENTS:

[2108 Byron Rd - Marked Site Plan.pdf](#)

ATTACHMENTS:

[2108 Byron Rd - Applicant Special Conditions Evidence.pdf](#)

ATTACHMENTS:

[2108 Byron Rd - Applicant Energov Submittal.pdf](#)

ATTACHMENTS:

[2108 Byron Rd - Neighbor Variance Letters.pdf](#)

ATTACHMENTS:

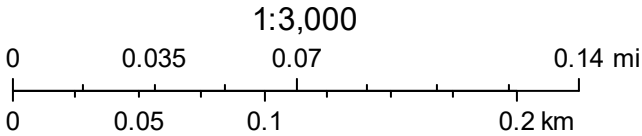
[2108 Byron Rd - Plan Set.pdf](#)

2108 Byron Rd - Area Map

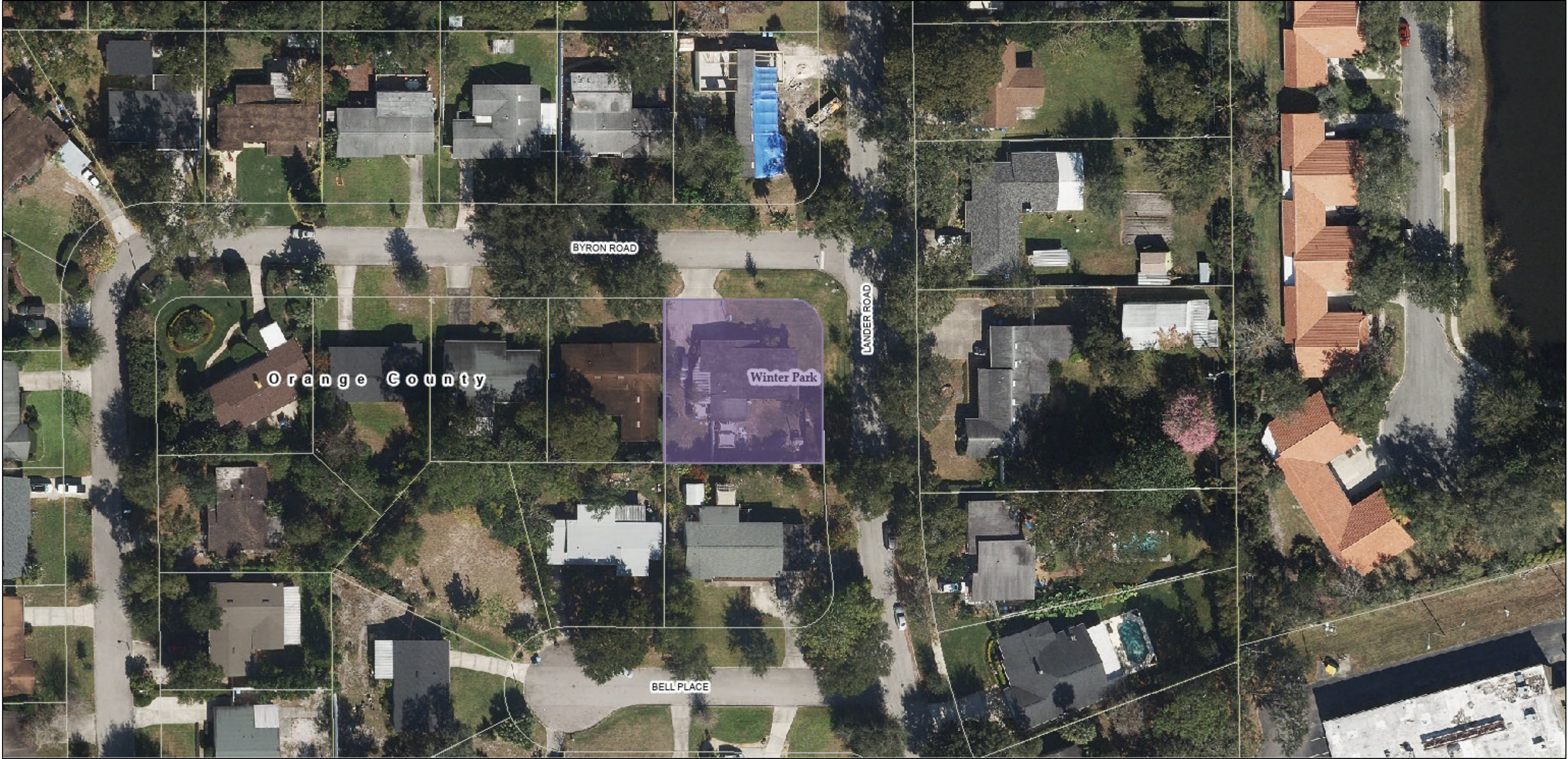


4/11/2023, 1:29:16 PM

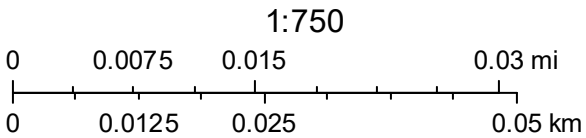
Parcels Orange



2108 Byron Rd - Aerial Map



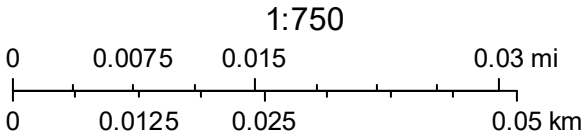
4/11/2023, 1:28:23 PM
Parcels Orange



2108 Byron Rd - Neighbor Letter Map



4/11/2023, 1:37:58 PM
Parcels Orange



BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 1, BLOCK C, EASTGATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK T, PAGE 127, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

FLOOD INFORMATION:

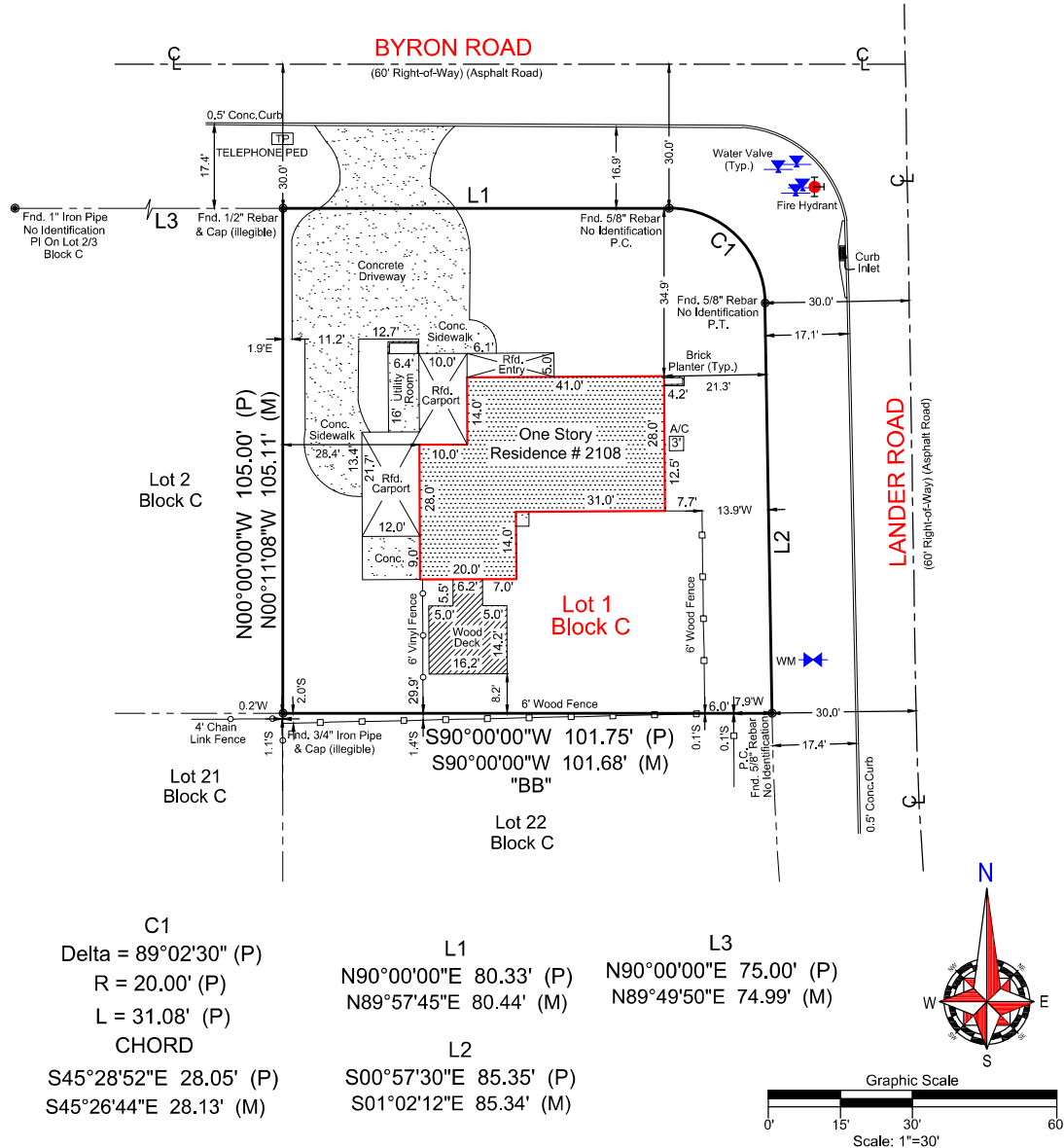
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF WINTER PARK, COMMUNITY NUMBER 120188, DATED 9/25/2009.

CERTIFIED TO:

SEAN TRAVIS



2108 BYRON ROAD, WINTER PARK, FLORIDA 32792



Field Date: 2/9/2022 Date Completed: 02/10/2022
Drawn By: V.T. File Number: JS-100907

Legend	
C	- Calculated
CB	- Centerline
CM	- Concrete Block
Conc.	- Concrete
D	- Description
DE	- Drainage Easement
Esmt.	- Easement
F.E.M.A.	- Federal Emergency Management Agency
F.F.E.	- Finished Floor Elevation
Fnd.	- Found
IP	- Iron Pipe
L	- Length (Arc)
M	- Measured
N&D	- Nail & Disk
N.R.	- Non-Radial
ORB	- Official Records Book
P	- Plat
P.B.	- Plat Book
W	- Wood Fence
PC	- Point of Curvature
Pg.	- Page
PI	- Point of Intersection
P.O.B.	- Point of Beginning
P.O.L.	- Point on Line
PP	- Power Pole
PRM	- Permanent Reference Monument
PT	- Point of Tangency
R	- Radius
Rad.	- Radial
R&C	- Rebar & Cap
Rec.	- Recovered
Rfd.	- Roofed
Set	- Set 1/2" Rebar & Cap "LB 7623"
Rebar	- Rebar
Typ.	- Typical
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
-O-	- Chain Link Fence

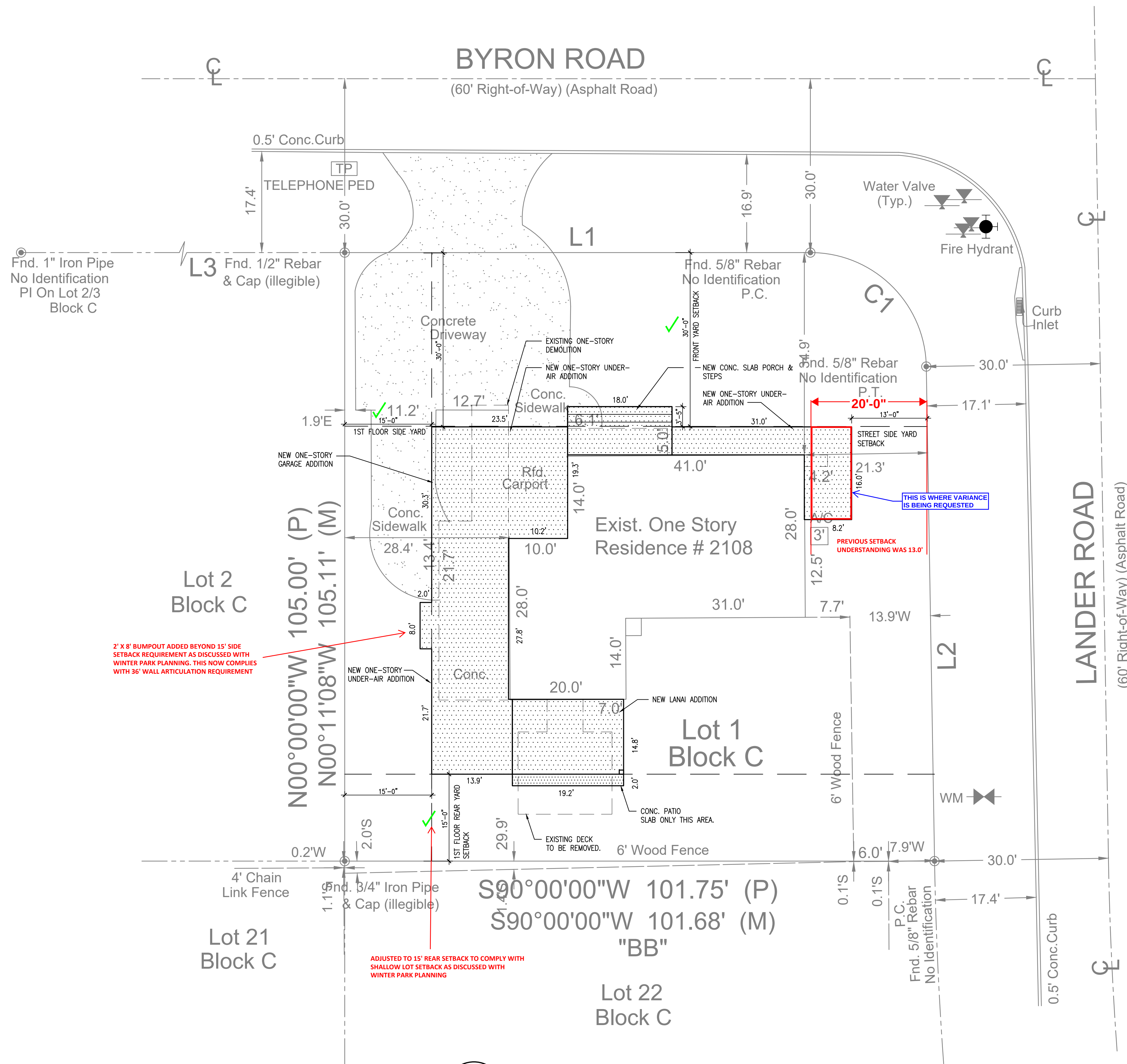
>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drinfeld locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified.

NONE VISIBLE

-POINTS OF INTEREST-

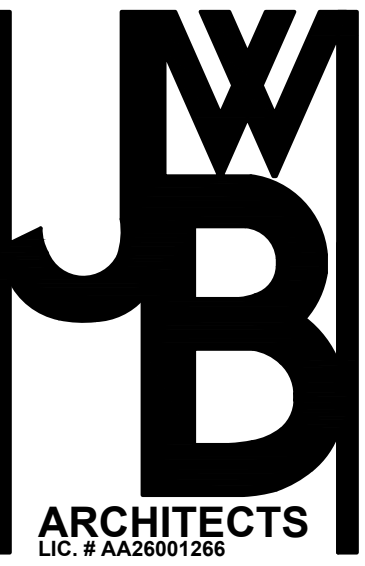
I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17, 052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland, P.S.M. 6637, LB 7623
This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.
Patrick K. Ireland
Ireland & Associates Surveying, Inc.
800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.Irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165



TOTAL SITE AREA:	10,509 SQ. FT.
IMPERVIOUS AREA CALCULATION (SQ. FT.)	
EXISTING STRUCTURE, CONCRETE DRIVEWAY & WALK	4,127
ADDITION AREA	968
NEW TOTAL IMPERMEABLE SURFACE AREA (SQ. FT.)	5,095
MAX. ALLOWED AREA	6,304

TOTAL SITE AREA:	10,509 SQ. FT.
F.A.R. AREA CALCULATION (SQ. FT.)	
EXISTING STRUCTURE	2,222
ADDITION AREA	927
NEW TOTAL AREA (SQ. FT.)	3,149
MAX. ALLOWED AREA	3,993



Owner:
Sean & Stephanie Travis

SITE PLAN
TRAVIS RESIDENCE ADDITION
2108 Byron Road
Winter Park, FL 32792

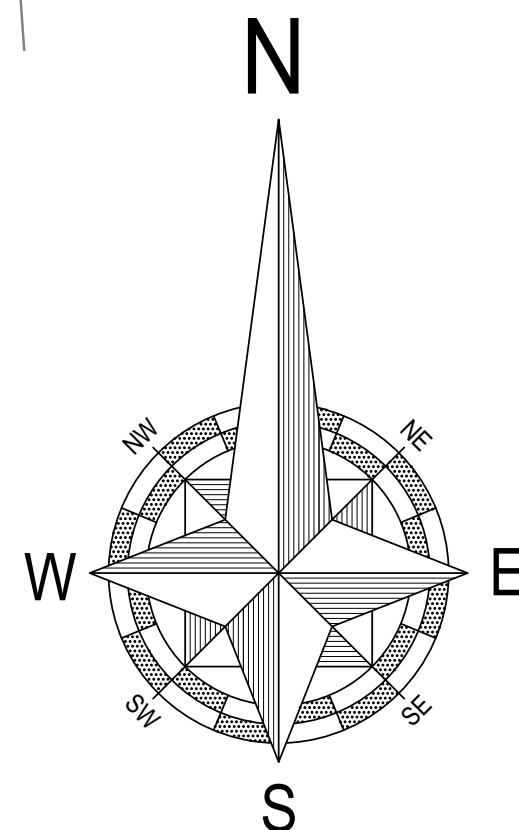
Architect of Record:
John W. Burt - AR93163

Date:	Drawn By:	Checked By:
3/15/2023	MJP/JMD	JWB
Project No. 22-002		
Sheet No.		

C101

C1
Delta = 89°02'30" (P)
R = 20.00' (P)
L = 31.08' (P)
CHORD

1 SITE PLAN
SCALE: 1" = 10'
NORTH
L1
N90°00'00"E 80.33' (P)
N89°57'45"E 80.44' (M)
L2
N90°00'00"E 75.00' (P)
N89°49'50"E 74.99' (M)

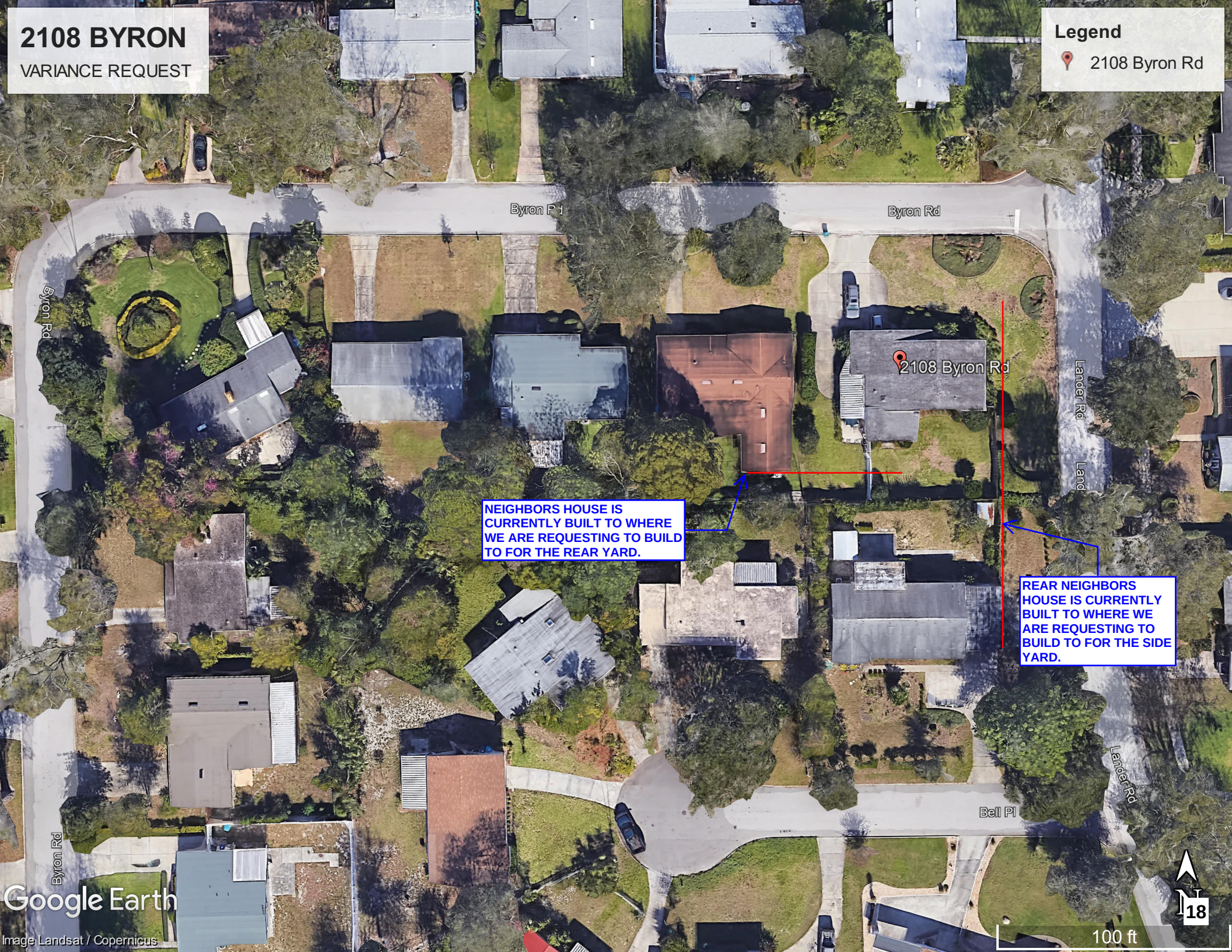


2108 BYRON

VARIANCE REQUEST

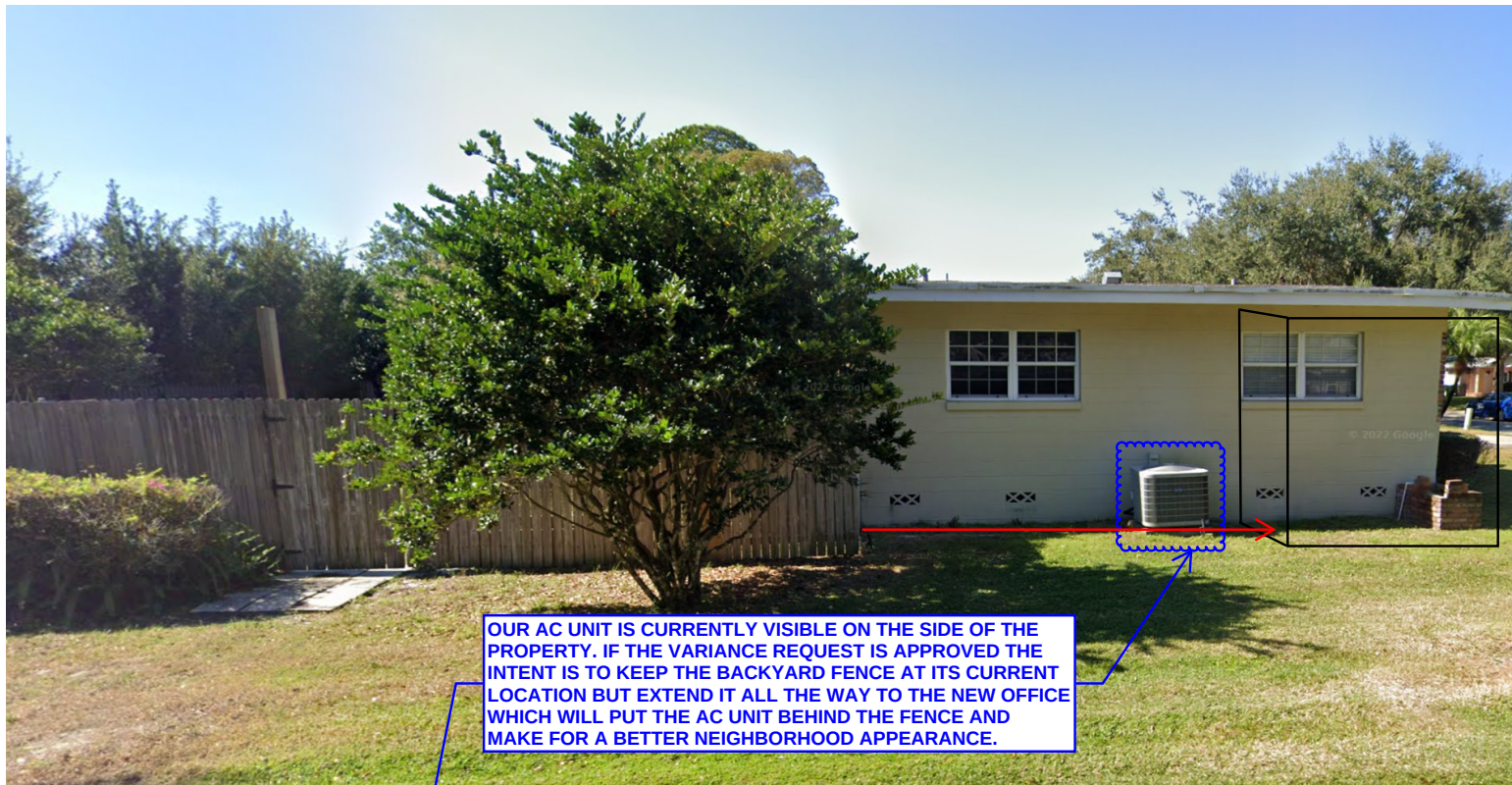
Legend

 2108 Byron Rd

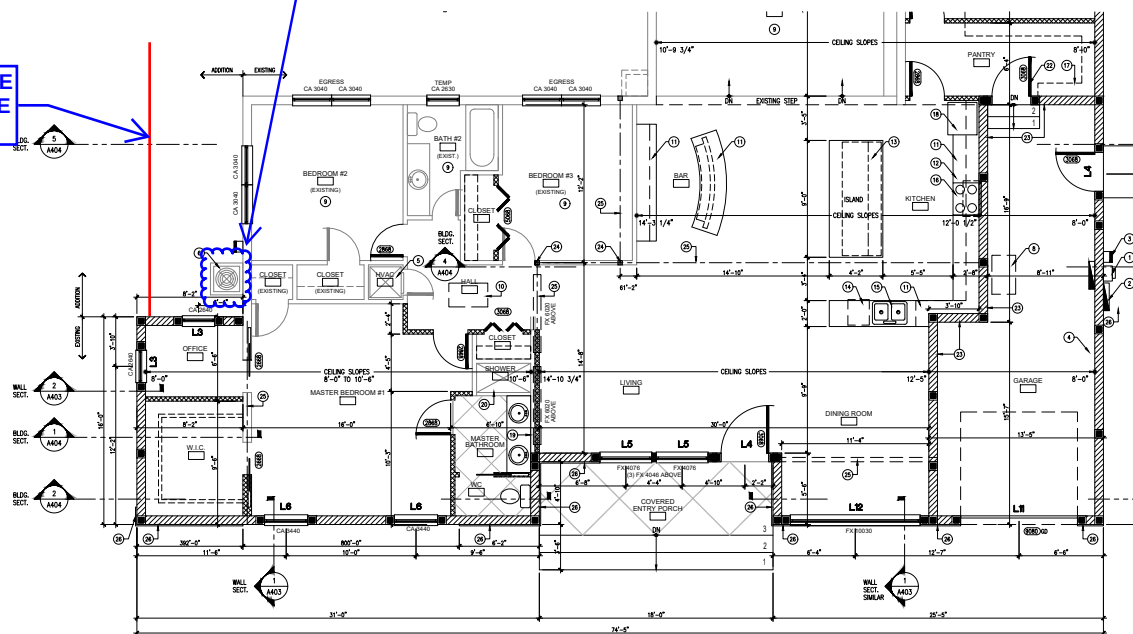


NEIGHBORS HOUSE IS
CURRENTLY BUILT TO WHERE
WE ARE REQUESTING TO BUILD
TO FOR THE REAR YARD.

REAR NEIGHBORS
HOUSE IS CURRENTLY
BUILT TO WHERE WE
ARE REQUESTING TO
BUILD TO FOR THE SIDE
YARD.



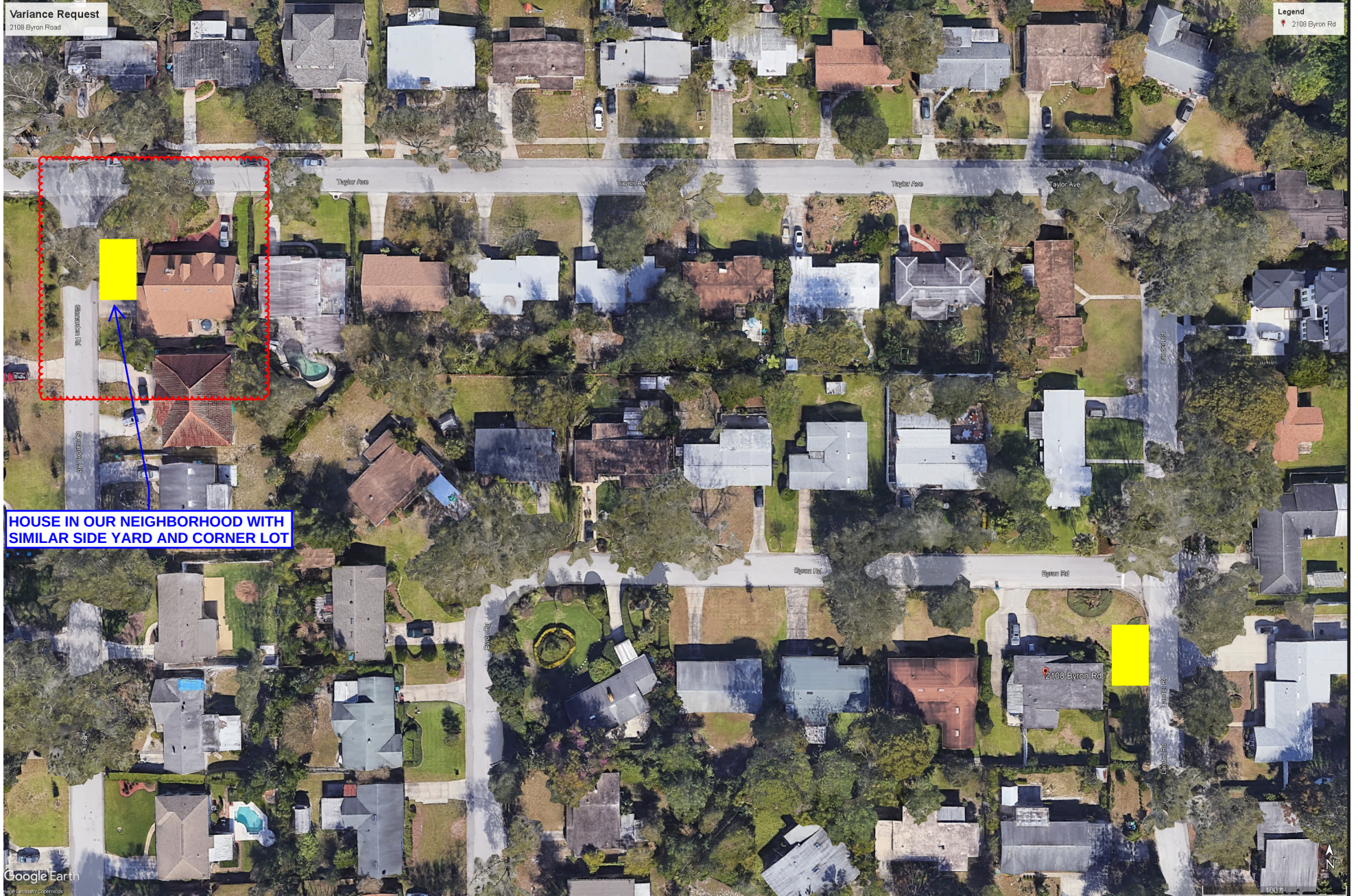
BACKYARD FENCE WILL BE EXTENDED TO NEW OFFICE WALL AND HIDE AC UNIT



1 NEW FLOOR PLAN
A201 SCALE: 1/4" = 1'-0"

Variance Request
2108 Byron Road

Legend
2108 Byron Rd



Google Earth
© 2020 Google



PLAN SNAPSHOT REPORT BOA-2023-0008 FOR CITY OF WINTER PARK

Plan Type: Board of Adjustments
Work Class: Board of Adjustments/Variance Application
Status: Submitted - Online
Valuation: \$0.00

Project:
District: Winter Park
Square Feet: 0.00
Assigned To: Harbilas, John

App Date: 03/20/2023
Exp Date: NOT AVAILABLE
Completed: NOT COMPLETED
Approval Expire Date:

Description: Variance request to encroach on corner lot street side setback for master bedroom closet and office due to limited space allowed with current code. Request is in line with backdoor neighbors current exterior wall. Rear and left side set back have been adjusted per reviews with Winter Park Planning.

Parcel: 302204231603010	Main	Address: 2108 Byron Rd Winter Park, FL 32792-3143	Main	Zone:
Owner Sean Travis 2108 Byron RD Winter Park, FL 32792 Home: (407) 748-3774 Business: (407) 748-3774 Mobile: (407) 748-3774	Applicant Sean Travis 2108 Byron RD Winter Park, FL 32792 Home: (407) 748-3774 Business: (407) 748-3774 Mobile: (407) 748-3774			

Plan Custom Fields

Zoning	R1-A	Section	Sec. 58-65	Subsection	(f).(7) Side yard setbacks
Is the property on waterfront?	No	Is this property on historic registry or district?	No	Describe variance	Request variance to encroach on corner lot street side setback for master bedroom closet and office. Current backyard fence will stay in current location but extend to new side yard expansion to hide AC unit which will improve aesthetics. Variance request to encroach on corner lot street side setback for master bedroom closet and office due to limited space allowed with current code. Request is in line with backdoor neighbors current exterior wall. Rear and left side set back have been adjusted per reviews with Winter Park Planning.
How long have you owned the property?	9 years	How long have you occupied the property?	9 years	Special Condition	We are on a large corner lot which means our limitations are greater than those of our neighbors. We have a huge front yard, so when originally planning our house we had intentions of extended out to the front quite a bit. The more we planned, the farther and farther we found our setbacks to be, to the

PLAN SNAPSHOT REPORT (BOA-2023-0008)

point where we can't extend our home almost at all.

Rights/Priv

Huge houses are going up all around our area. Small homes like ours are being torn down and rebuilt by contractors and not individuals. We don't want to destroy our home and build a monstrosity however we would like to expand our footprint enough that we can continue to live in our neighborhood. I fear if we do have to move that we couldn't find a home that suits our needs in Winter Park. If we can't expand our footprint, we would be forced to move from our neighborhood leaving our wonderful schools and neighbors.

Hardship

Our home is old and was built a long time ago. We are raising two young children in Winter Park and have run out of space in our small home. Our neighborhood is wonderful and we plan on staying here forever, however we don't have space to continue to stay here with our growing family. I work at Brookshire Elementary, the school I also attended and the school my children now attend. We really love the city and the community and moved back to Winter Park with the intentions of raising our family here. Without this variance, we won't be able to grow and raise our family in this neighborhood, the same one I grew up in.

Limited Variance

We have reviewed original site plan with Winter Park Planning department and have adjusted floor plan to bring left side and rear setback within compliance. Right side corner lot variance is all we are requesting currently.

Attachment File Name	Added On	Added By	Attachment Group	Notes
2108 Byron - Boundary Survey.pdf	03/20/2023 10:15	Travis, Sean		Uploaded via CSS
2108 Byron - Google Earth Neighborhood Examples.pdf	03/20/2023 10:15	Travis, Sean		Uploaded via CSS
2108 Byron - Neighbor Variance Letters.pdf	03/20/2023 10:15	Travis, Sean		Uploaded via CSS
2108 Byron - Setback Coverage Worksheet.pdf	03/20/2023 10:15	Travis, Sean		Uploaded via CSS
2108 Byron - Site Plan.pdf	03/20/2023 10:15	Travis, Sean		Uploaded via CSS
Final Plans DSS - 03.17.23 2108 Byron Road.pdf	03/20/2023 10:15	Travis, Sean		Uploaded via CSS
Signature_Seal_Travis_3/20/2023.jpg	03/20/2023 10:15	Travis, Sean		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00034383	Residential Variance Application Fee	\$200.00	\$200.00
Total for Invoice INV-00034383		\$200.00	\$200.00
Grand Total for Plan		\$200.00	\$200.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Board of Adjustments Review v.1	Approved	03/20/2023	03/22/2023	04/11/2023	No	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Review	Building & Permitting Services	Lewis, Nick	Approved	03/20/2023	03/22/2023	03/20/2023

PLAN SNAPSHOT REPORT (BOA-2023-0008)

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			04/11/2023 11:19
Board of Adjustments Review v.1	Receive Submittal	03/20/2023 0:00	04/11/2023 11:19
Issue Invoice v.1	Generic Action		04/11/2023 11:19
Final Decision v.1			
Board of Adjustments Decision v.1	Generic Action		

We are the Gibbs Family who reside at 622 Lander, Winter Park, FL 32792. We are aware of the Travis Family's plan to extend their master bedroom east approximately 7.2' beyond the allowable side yard setback and the addition of a guestroom approximately 12' beyond the allowable rear setback. We understand the cities set back requirements, and we are ok with a variance exception for the Travis family.

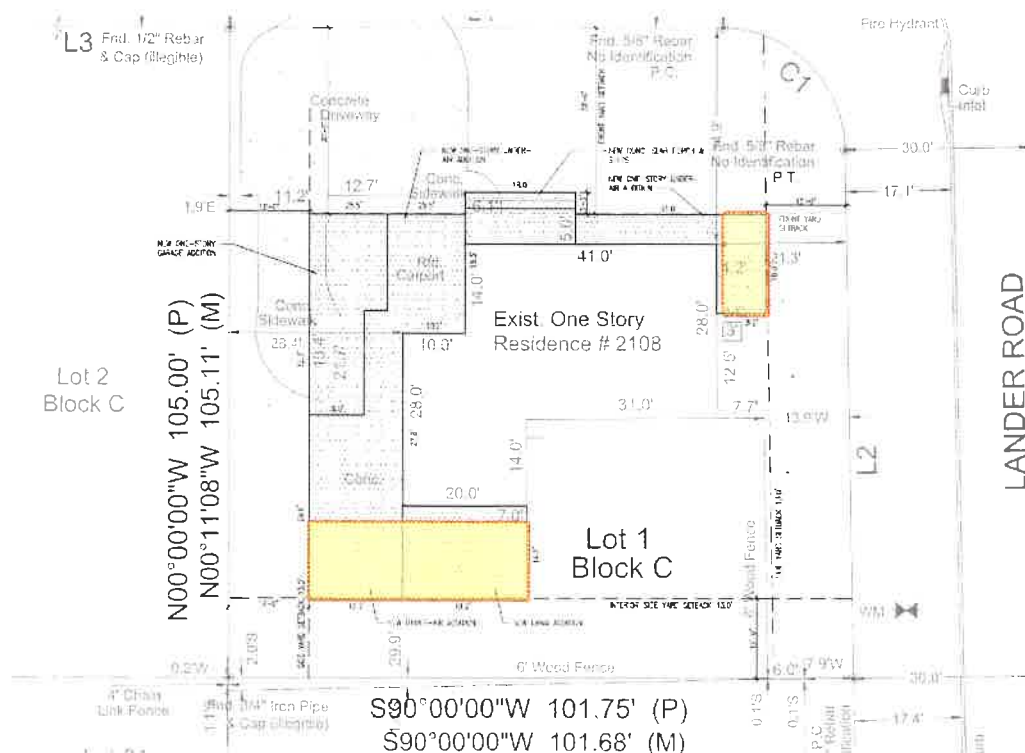
Sincerely,

Sincerely,

(Name)

622 Lander Rd

(Address)

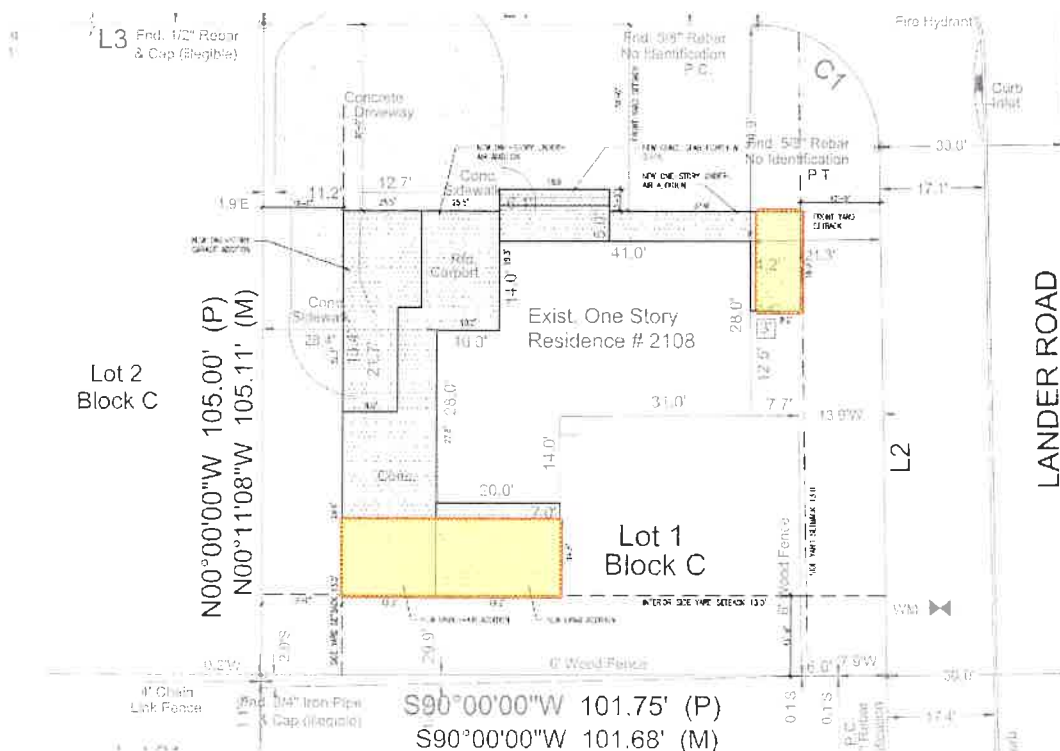


We are the Murphy Family who reside at 2601 Byron Rd Winter Park, FL 32792. We are aware of the Travis Family's plan to extend their master bedroom east approximately 7.2' beyond the allowable side yard setback and the addition of a guestroom approximately 12' beyond the allowable rear setback. We understand the cities set back requirements, and we are ok with a variance exception for the Travis family.

Sincerely,

(Name)

(Address)



We are the Beckers Family who reside at 627 Lander Rd, Winter Park, FL 32792. We are aware of the Travis Family's plan to extend their master bedroom east approximately 7.2' beyond the allowable side yard setback and the addition of a guestroom approximately 12' beyond the allowable rear setback. We understand the cities set back requirements, and we are ok with a variance exception for the Travis family.

Sincerely,

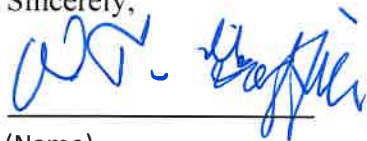
627 Wander WAF 32792

To the City of Winter Park building official(s):

We are the GRIFFIN Family who reside at 2102 BYRON, Winter Park, FL 32792. We are aware of the Travis Family's plan to extend their master bedroom east approximately 7.2' beyond the allowable side yard setback and the addition of a guestroom approximately 12' beyond the allowable rear setback. We understand the cities set back requirements, and we are ok with a variance exception for the Travis family.

This encroachment is being proposed due to the fact that our home is old and was built a long time ago. We are raising two young children in Winter Park and have run out of space in our small home. Our neighborhood is wonderful and we plan on staying here forever, however we don't have space to continue to stay here with our growing family. I work at Brookshire Elementary, the school I also attended and the school my children now attend. We really love the city and the community and moved back to Winter Park with the intentions of raising our family here. Without this variance, we won't be able to grow and raise our family in this neighborhood, the same one I grew up in. It is our understanding that the design meets all other requirements of the Winter Park Code including Floor Area Ratio (FAR), Impervious Lot Coverage, and all other setback requirements. We have no objection to this application for a variance to the Travis's home.

Sincerely,



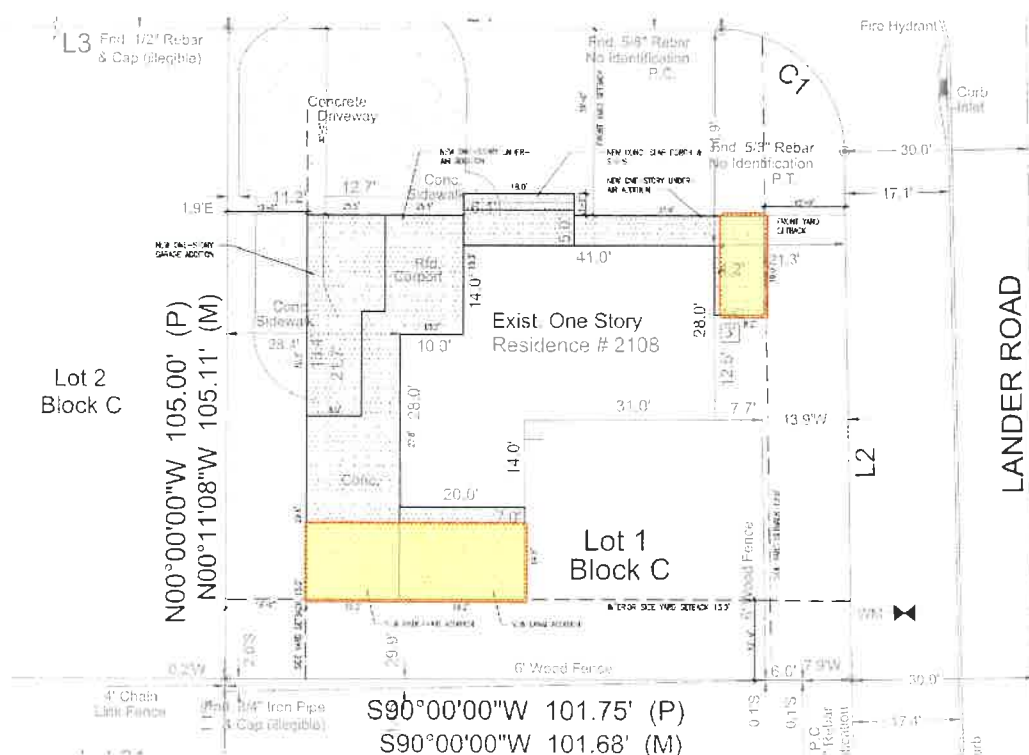
W.T. GRIFFIN, JR.

(Name)

2102 BYRON ROAD

WINTER PARK, FL 32792

(Address)



We are the Evans / Fischbach Family who ^{own} ~~reside~~ at 119 Bell Place, Winter Park, FL 32792. We are aware of the Travis Family's plan to extend their master bedroom east approximately 7.2' beyond the allowable side yard setback and the addition of a guestroom approximately 12' beyond the allowable rear setback. We understand the cities set back requirements, and we are ok with a variance exception for the Travis family.

This encroachment is being proposed due to the fact that our home is old and was built a long time ago. We are raising two young children in Winter Park and have run out of space in our small home. Our neighborhood is wonderful and we plan on staying here forever, however we don't have space to continue to stay here with our growing family. I work at Brookshire Elementary, the school I also attended and the school my children now attend. We really love the city and the community and moved back to Winter Park with the intentions of raising our family here. Without this variance, we won't be able to grow and raise our family in this neighborhood, the same one I grew up in. It is our understanding that the design meets all other requirements of the Winter Park Code including Floor Area Ratio (FAR), Impervious Lot Coverage, and all other setback requirements. We have no objection to this application for a variance to the Travis's home.

Sincerely, 
David L. Evans and Deborah N. Fischbach

119 Bell Place, Winter Park, FL 32792

Site Plan for Lot 2 Block C, showing an existing one-story residence and proposed additions.

Lot 2 Block C Dimensions:

- North: $N00^{\circ}00'00''W$ 105.00' (P)
- East: $N00^{\circ}11'08''W$ 105.11' (M)
- South: $S90^{\circ}00'00''W$ 101.75' (P)
- South: $S90^{\circ}00'00''W$ 101.68' (M)

Existing Structure: One Story Residence # 2108

- Overall Dimensions: 28.0' x 31.0'
- Interior Dimensions: 21.3' x 21.3'
- Setbacks: 17.1' (Front), 17.4' (Side), 17.4' (Rear)

Proposed Additions:

- NEW ONE-STORY UNDER-AR ADDITION:** 12.7' x 12.7' (Front Porch)
- NEW ONE-STORY UNDER-AR ADDITION:** 12.7' x 12.7' (Side Porch)
- NEW ONE-STORY UNDER-AR ADDITION:** 12.7' x 12.7' (Rear Porch)
- NEW ONE-STORY UNDER-AR ADDITION:** 12.7' x 12.7' (Front Porch)
- NEW ONE-STORY UNDER-AR ADDITION:** 12.7' x 12.7' (Side Porch)
- NEW ONE-STORY UNDER-AR ADDITION:** 12.7' x 12.7' (Rear Porch)

Other Features:

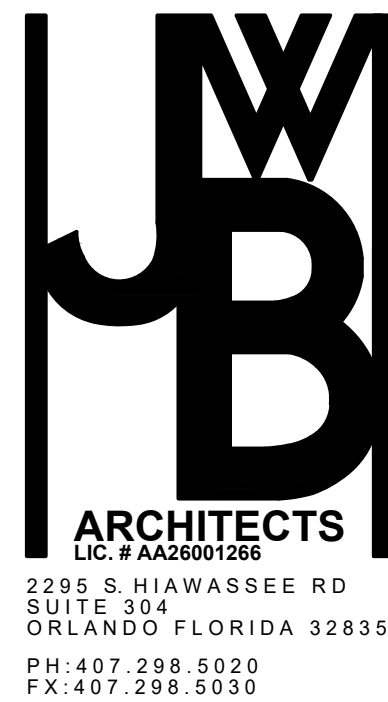
- Concrete Driveway:** 12.7' x 12.7'
- Concrete Sidewalk:** 12.7' x 12.7'
- Concrete:** 12.7' x 12.7'
- Wood Fence:** 6' Wood Fence (Front), 6' Wood Fence (Side), 6' Wood Fence (Rear)
- Chain Link Fence:** 4' Chain Link Fence (Front)
- Iron Pipe & Cap:** 3/4" Iron Pipe & Cap (Front)
- Rebar:** 5/8" Rebar No Identification P.C. (Front), 5/8" Rebar No Identification P.T. (Side), 5/8" Rebar No Identification P.C. (Rear)
- Fire Hydrant:** Located near the front of the lot.
- Curb Inlet:** Located near the front of the lot.

Adjacent Lots and Roads:

- Lot 1 Block C:** Located to the east of Lot 2.
- LANDER ROAD:** Located to the north of Lot 2.
- WM:** Water Main line.

TRAVIS RESIDENCE ADDITION

2108 Byron Road
Winter Park, FL 32792

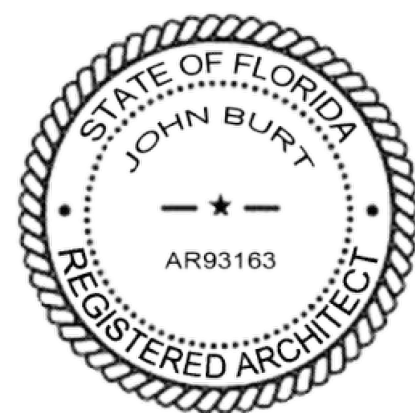


Oct. 4, 2022

TRAVIS RESIDENCE ADDITION
2108 Byron Road
Winter Park, FL 32792

John W
Burt

Digitally signed by
John W Burt
Date: 2023.03.17
08:51:15 -04'00'



Project: 22-002



CODE INFORMATION

PROJECT SQUARE FOOTAGE:

SQFT CALCULATIONS

EXISTING UNDER-AIR (U/A)	1,571 SQFT
EXISTING FRONT PORCH	85 SQFT
EXISTING CARPORT	209 SQFT
EXISTING UTILITY ROOM	96 SQFT
TOTAL EXISTING (UNDER ROOF)	1,961 SQFT
DELETE EXISTING FRONT PORCH	-85 SQFT
DELETE EXISTING CARPORT	-209 SQFT
DELETE EXISTING UTILITY ROOM	-96 SQFT
ADJUSTED EXISTING (UNDER ROOF)	1,571 SQFT
ADDITIONS	
NEW U/A	745 SQFT
NEW GARAGE	270 SQFT
NEW ENTRY PORCH	100 SQFT
NEW REAR LANAI	284 SQFT
TOTAL ADDITIONS (UNDER ROOF)	1,399 SQFT
NEW TOTAL U/A	2,316 SQFT
TOTAL (UNDER ROOF)	2,970 SQFT

CONSTRUCTION TYPE:

TYPE VB - UNPROTECTED (UNSPRINKLERED) AS CONSTRUCTED.

OCCUPANCY:

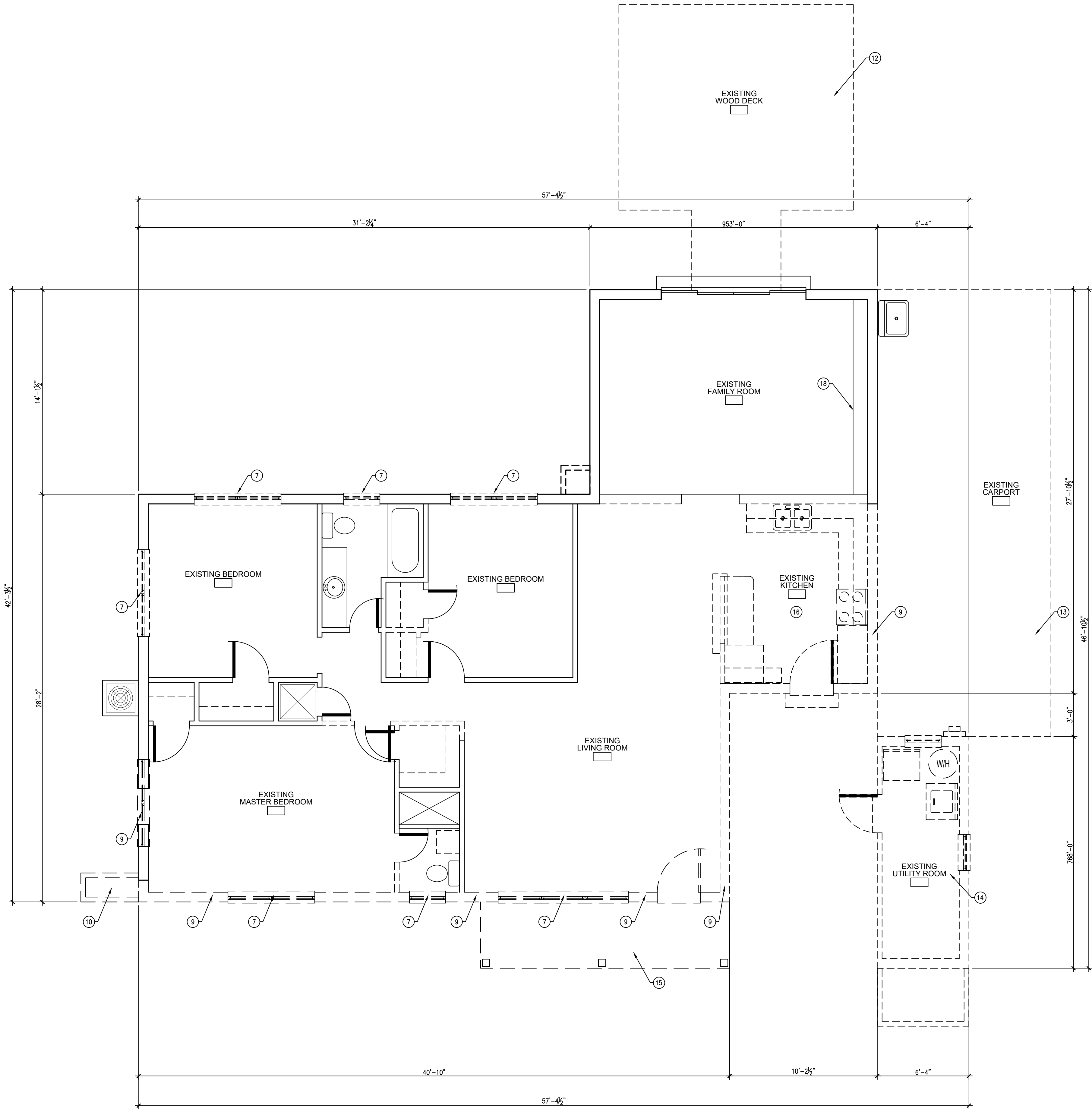
R, WITH ADJACENT AUTOMOBILE PARKING GARAGE

APPLICABLE BUILDING CODES:

- 2020 FBC 7TH EDITION, RESIDENTIAL BUILDING
- 2020 FBC 7TH EDITION, EXISTING BUILDING
- 2020 FBC 7TH EDITION, MECHANICAL
- 2020 FBC 7TH EDITION, PLUMBING
- 2020 FLORIDA FIRE PREVENTION CODE 6TH EDITION
- 2020 NATIONAL ELECTRIC CODE

SHEET INDEX

COVER SHEET
C101 SITE PLAN
A101 EXISTING/DEMO 1ST FLOOR PLAN
A102 EXISTING/DEMO ROOF PLAN
A103 EXISTING/DEMO ELEVATIONS
A200 FOUNDATION PLAN
A201 NEW 1ST FLOOR PLAN
A202 ROOF PLAN
A301 EXTERIOR ELEVATIONS
A400 FOUNDATION DETAILS FOR ADDITIONS
A401 FOUNDATION DETAILS
A402 DETAILS AND STRUCTURAL DATA
A403 WALL SECTIONS AND DETAILS
A404 BUILDING SECTIONS AND DETAILS
E201 ELECTRICAL PLAN
P201 PLUMBING PLAN
TR201 LOW ROOF FRAMING PLAN
TR202 HIGH ROOF FRAMING PLAN



1
A101

EXISTING/DEMO FLOOR PLAN

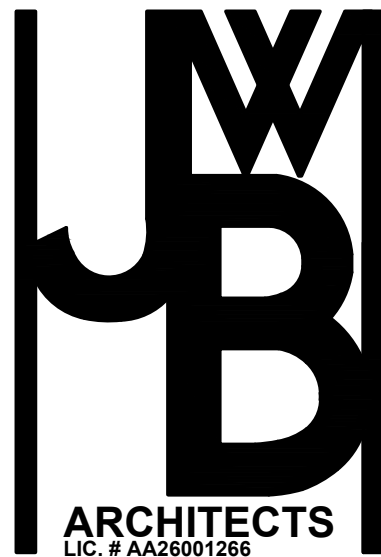
SCALE: 1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

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DEMO PLAN NOTES:

- DASHED LINES DENOTE DEMOLITION
- EXISTING HVAC EQUIPMENT. G.C. TO FIELD VERIFY.
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- REMOVE EXISTING UTILITY ROOM.
- REMOVE EXISTING COVERED FRONT PORCH.
- REMOVE EXISTING KITCHEN.
- EXISTING DOOR TO BE REMOVED.
- EXISTING BUILT-IN CASEWORK TO REMAIN.



LIC. # AA26001266
2285 S. HIAWASSEE RD
SUITE 304
ORLANDO FLORIDA 32835
PH: 407.298.5020
FX: 407.298.5030

Owner:

Sean & Stephanie
Travis

EXISTING/DEMO FLOOR PLAN

TRAVIS RESIDENCE ADDITION

2108 Byron Road
Winter Park, FL 32792

Architect of Record:
John W. Burt - AR93163

Revisions

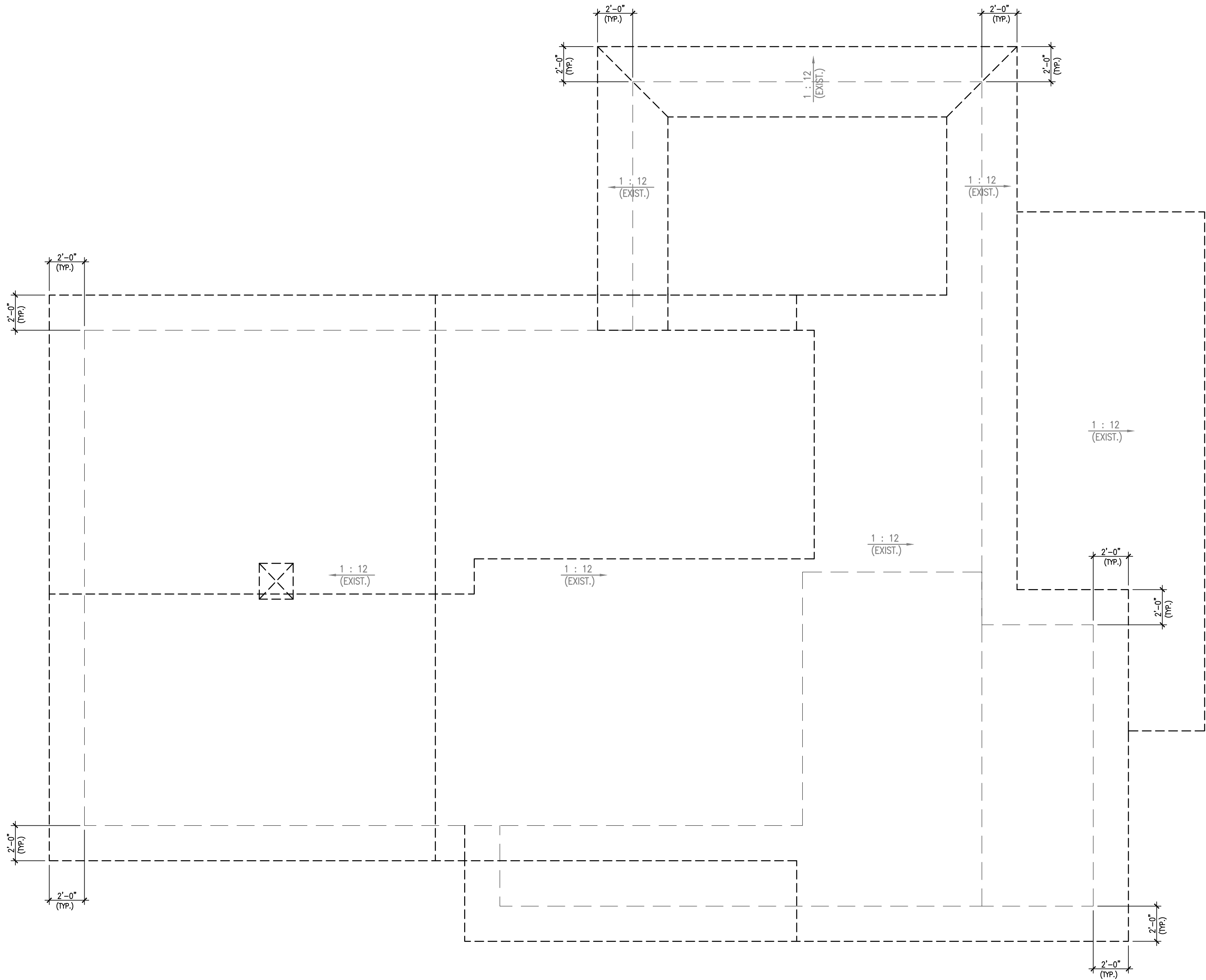
Date:	Drawn By:	Checked By:
3/15/2023	MJP/JMD	JWB

Project No.
22-002

Sheet No.

A101

This plan has been electronically signed and sealed by John W. Burt, P.E., on the Date and/or Time Stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature shall be verified on any electronic copies.



1
A101

EXISTING/DEMO ROOF PLAN

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

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- EXISTING BUILT-IN CASEWORK TO REMAIN.

EXISTING/DEMO ROOF PLAN

TRAVIS RESIDENCE ADDITION

2108 Byron Road
Winter Park, FL 32792

Architect of Record:
John W. Burt - AR93163

Revisions:

Date:
3/15/2023

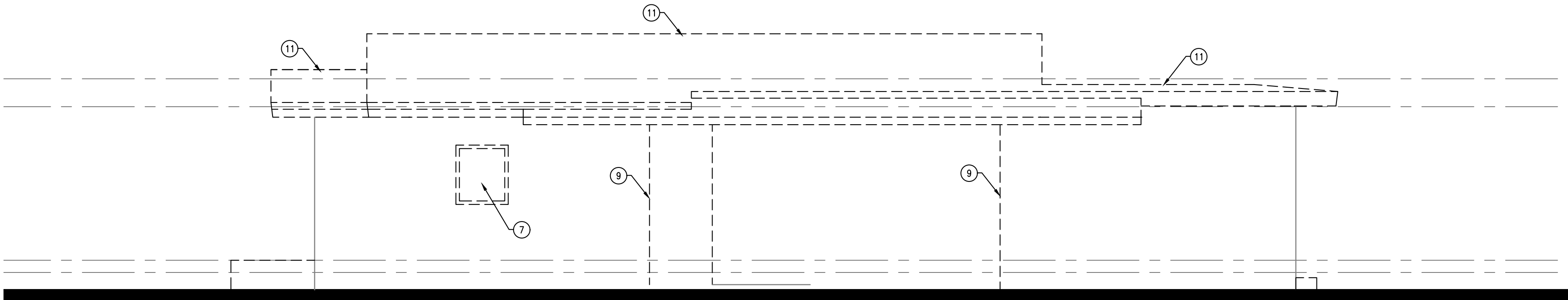
Drawn By:
MJP/JMD

Checked By:
JWB

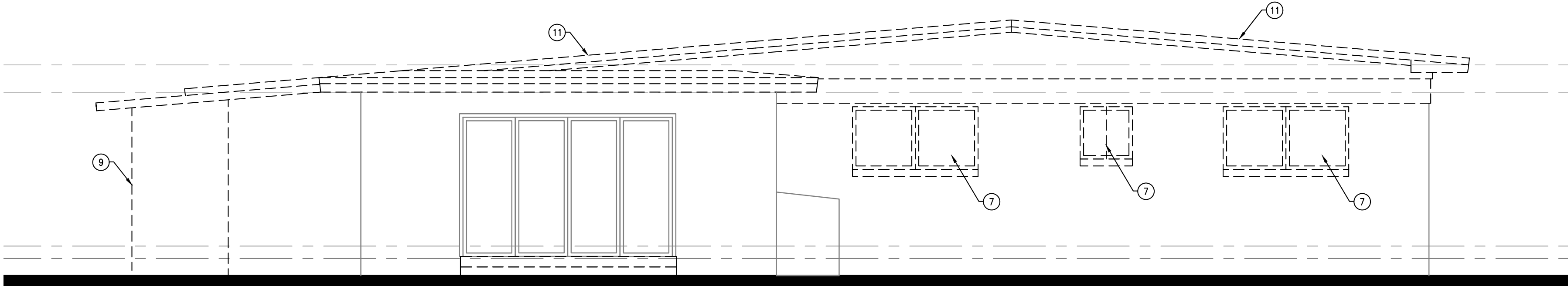
Project No.
22-002

Sheet No.

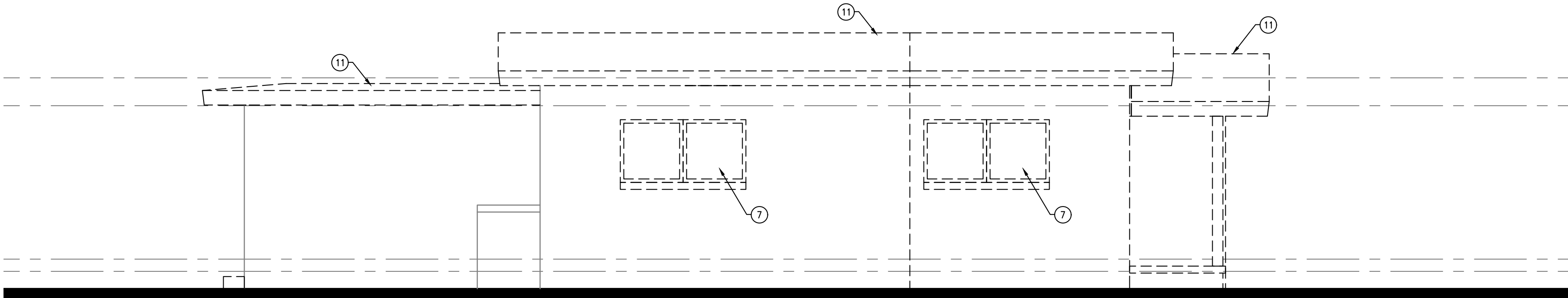
A102



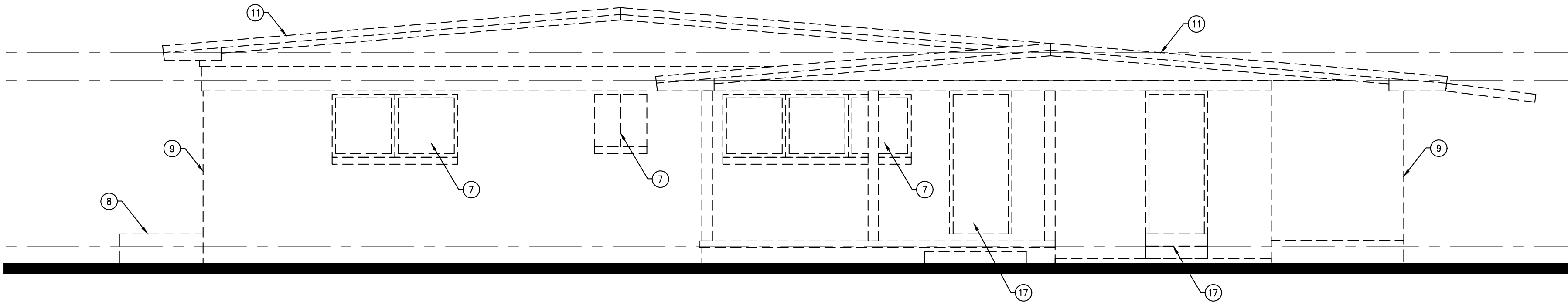
1
A103
EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2
A103
EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3
A103
EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



4
A103
EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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EXISTING/DEMO EXTERIOR ELEVATIONS

TRAVIS RESIDENCE ADDITION

2108 Byron Road
Winter Park, FL 32792

Architect of Record:
John W. Burt - AR93163

Revisions:

Date:
3/15/2023

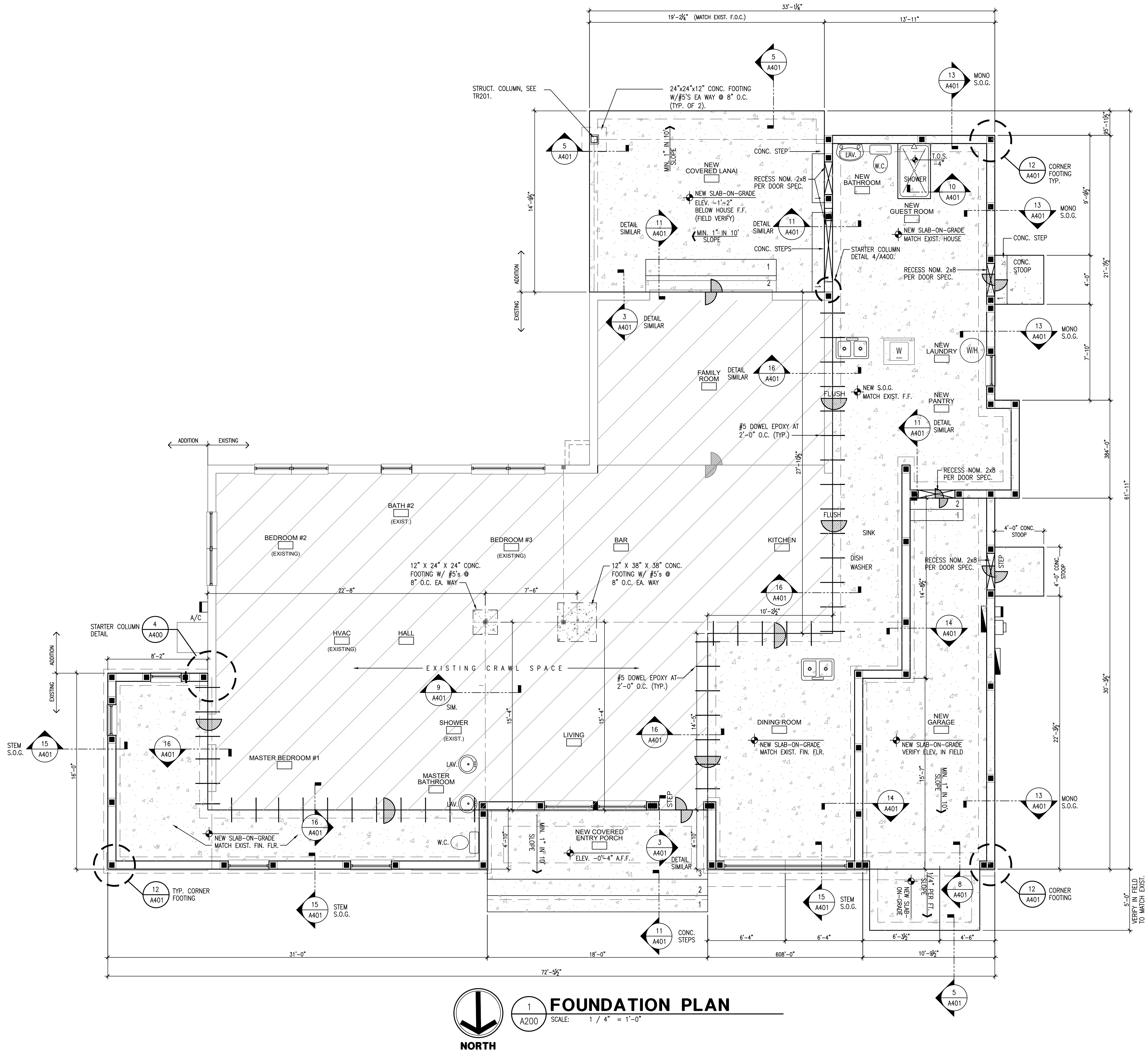
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MJP/JMD

Checked By:
JWB

Project No.
22-002

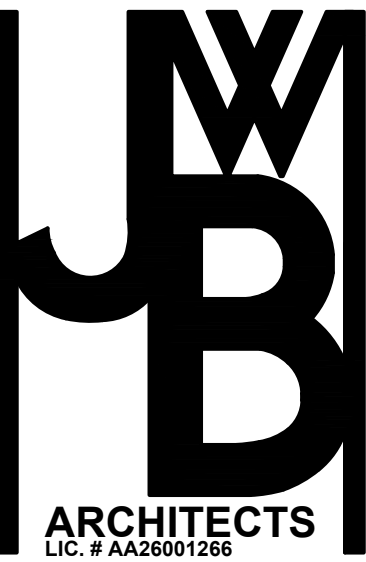
Sheet No.

A103



FOUNDATION GEN. NOTES

1. FOUNDATION DESIGN BASED ON 2000 P.S.F. MIN. ALLOWABLE BEARING PRESSURE.
2. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301.
3. CONCRETE 28 DAY STRENGTH SHALL BE MINIMUM 2500 PSI W/ 3/4" MAXIMUM AGGREGATE.
4. ALL SLABS SHALL BE MIN. 3 1/2" THICK POURED CONCRETE W/ 6x6 10/10 OR FIBERMESH ON 6 MIL VAPOR BARRIER OVER CLEAN WELL COMPACTED TREATED SOIL.
5. REINFORCED STEEL: ASTM A615, GRADE 40. VERTICAL REINFORCEMENT SHALL BE #5 DOWEL BARS W/ A MIN. STD. HOOK LOCATED AS SHOWN ON PLANS. LAP VERTICAL BARS TO DOWELS MIN. 25". CORNER BARS SHALL BE LAPPED 25" TO FORM CONTINUITY IN THE FOOTING.



2295 S. HIWASSEE RD.
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ORLANDO, FLORIDA 32835
PH: 407.298.5020
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Owner:
Sean & Stephanie Travis

FOUNDATION PLAN
TRAVIS RESIDENCE ADDITION
2108 Byron Road
Winter Park, FL 32792

Architect of Record:
John W. Burt - AR93163

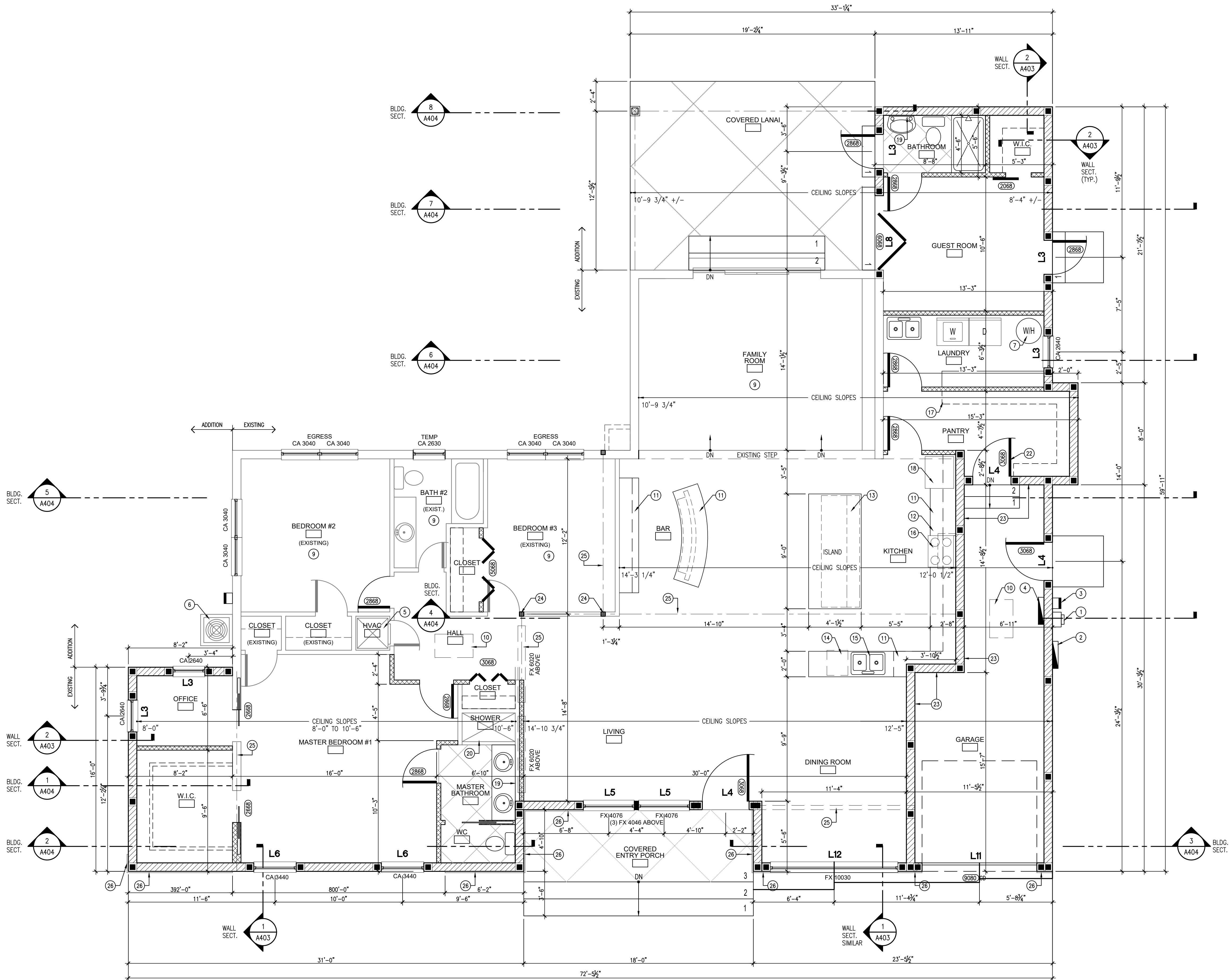
Revisions:

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22-002

Sheet No.

A200



GENERAL NOTES:

- ALL DIMENSIONS ARE FROM FACE OF STUD, OR FACE OF MASONRY, OR FACE OF CONCRETE WALL. ANY DIMENSIONS NOT SHOWN OR DEEMED QUESTIONABLE ARE TO BE VERIFIED BY ARCHITECT/DESIGNER. DO NOT SCALE DRAWINGS.
- PROVIDE WOOD BLOCKING SUPPORTS AS REQUIRED FOR ALL SURFACE MOUNTED ITEMS.
- COORDINATE WORK OF THIS TRADE WITH OTHER TRADES.
- PROVIDE MISCELLANEOUS SUPPORT FOR ALL CEILING SUSPENDED ITEMS.
- APPLY SEALANT AT ALL JUNCTURES BETWEEN DIFFERENT MATERIALS (I.E. WINDOWS AND CAST STONE).
- APPLY SEALANT AT ALL PLUMBING FIXTURES AT JUNCTURE WITH WALL.
- APPLY SEALANT AT ALL COUNTERTOPS AND BACK SPLASHES AT JUNCTURE WITH WALL.
- NON LOAD BEARING INTERIOR STUD WALLS TO BE 24" O.C., U.N.O. LOAD BEARING STUD WALLS TO BE 16" O.C.
- ALL WOOD STUDS ARE TO BE BRACED ACCORDING TO MANUFACTURER'S LIMITING HEIGHT L/240.
- BEDROOM CLOSET SYSTEM(S) TO BE DETERMINED BY HOMEOWNER.
- LINEN CLOSET SYSTEM(S) TO BE DETERMINED BY HOMEOWNER.
- REFER TO TR200 SERIES AND A300 SERIES SHEETS FOR TRUSS BEARING INFO.
- WINDOW NOTATION REFERS TO INSULATED WINDOWS, MANUFACTURER AND FRAME COLOR TO BE DETERMINED BY HOMEOWNER.
- WINDOWS NOTED AS SEGMENT WINDOWS ARE OPERABLE SEGMENT HEADS. WINDOWS NOTED AS EYEBROW OR TRANSOM ARE DIRECT SET PICTURE WINDOWS. WINDOW DESIGNATIONS ARE STATED IN FEET & INCHES: I.E.: 4050 = 4'-0" WIDE X 5'-0" TALL. AWW=AWNING OPENING TOP HINGED. FX=FIXED WINDOW. SH=SINGLE HUNG WINDOW. DH=DOUBLE HUNG WINDOW. CA=CASEMENT WINDOW. TEMP=TEMPERED GLASS.
- ALL DOOR HARDWARE TO BE DETERMINED BY HOMEOWNER.
- DOOR DESIGNATIONS ARE STATED IN FEET & INCHES: I.E.: 3068 = 3'-0" WIDE X 6'-8" TALL BD=BARN DOOR STYLE.
- SEE CLIENT FINISH SPECIFICATIONS FOR ALL INTERIOR & EXTERIOR FINISH'S, INCLUDING DOOR TYPES.
- ALL SHARED WALLS, CEILING AND FLOORS BETWEEN DWELLING AND GARAGE MUST BE MIN 1HR FIRE RATED ASSEMBLY. OPENINGS WITHIN THESE MUST ALSO BE A MIN 20 MIN FIRE RATED AND HAVE SELF CLOSING MECHANISMS.

PLAN NOTES:

- NEW POWER METER. G.C. TO VERIFY LOCATION IN FIELD.
- NEW POWER PANEL. G.C. TO VERIFY LOCATION IN FIELD.
- NEW MAIN DISCONNECT. G.C. TO VERIFY LOCATION IN FIELD.
- NEW ELECTRIC SUB-PANEL G.C. TO VERIFY LOCATION IN FIELD.
- EXISTING LOCATION HVAC SYSTEM, SEE NEW SYSTEM CALCS.
- EXISTING A/C WITH DISCONNECT.
- NEW WATER HEATER. G.C. TO VERIFY LOCATION IN FIELD.
- EXISTING PULL DOWN ATTIC ACCESS PANEL.
- EXISTING AREA NOT IN SCOPE OF WORK AND TO REMAIN UNDISTURBED.
- ATTIC ACCESS.
- STANDARD HEIGHT CABINETRY W/SOLID SURFACE COUNTER. OWNER TO SPECIFY.
- UPPER WALL CABINETRY. OWNER TO SPECIFY.
- CENTER ISLAND CABINETRY W/ GRANITE COUNTERTOP, OWNER TO SPEC.
- UNDER COUNTER DISHWASHER. OWNER TO SPECIFY.
- GARBAGE DISPOSAL UNDER SINK, PROVIDE POWER AS NEEDED.
- GAS RANGE W/EXHAUST HOOD
- PANTRY/STORAGE SHELVING. OWNER TO SPECIFY.
- REFRIGERATOR. OWNER TO SPECIFY.
- 42" TALL X (WIDTH OF CABINET) MIRROR WITH FRAME.
- TEMPERED GLASS DOOR & FRAMELESS SHOWER PANELS.
- 1 HOUR FIRE RATED WALL ASSEMBLY REQUIRED BETWEEN DWELLING AND GARAGE PER FBC 2020.
- 20 MIN. H.M. DOOR WITH SELF-CLOSING HINGES.
- 1 HOUR FIRE RATED WALL ASSEMBLY REQUIRED BETWEEN
- STRUCT. COLUMN & FOOTING BELOW, SEE TR201.
- BEAM ABOVE, SEE TR201.
- BEVELED SIDING, SEE ELEVATIONS.

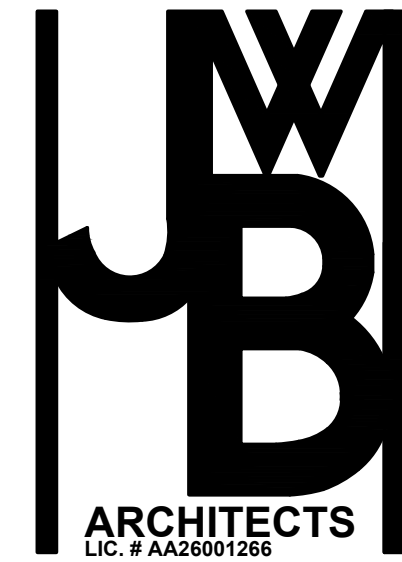
LEGEND:

- | | |
|-------------|---|
| 10030 FX | WINDOW LABEL (10030 = 10'-0" WIDE x 3'-0" HIGH) FX: FIXED |
| 3440 CA | WINDOW LABEL (3440 = 3'-4" WIDE x 4'-0" HIGH) CA: CASEMENT |
| 3080 | DOOR LABEL (3080 = 3'-0" WIDE x 8'-0" HIGH) |
| DINING ROOM | ROOM NAME |
| | |
| | NEW CMU WALL W/ GROUTED CELL - SEE DETAIL ON A401. |
| | NEW INTERIOR NON-LOAD BEARING WALL. |
| | NEW INTERIOR LOAD BEARING WALL: NOM. 2x4's 24" O.C. SEE A402. |
| | EXISTING WALL TO REMAIN. |
| LxX = | LOTT'S or WEKIWA CONCRETE PRODUCTS MARK NO. - SEE A402. |

WIND INFORMATION:

- PER 2020 FBC
- ROOF LIVE LOAD = 20 PSF
 - ENCLOSED
 - POS/NEG PRESSURES:
 - INTERNAL (MIN) : 0.18
 - TRUSS B.C.L.L. : 10PD/PSF
 - ATTIC W/STOR. B.C.L.L. : 20 PSF
 - WIND VELOCITY:
 - BASIC WIND SPEED = 139 MPH
 - WIND EXPOSURE = B
 - ROOF ZONE#1: -31.5/+16.82 PSF
 - ROOF ZONE#2: -53.96/+19.36 PSF
 - ROOF ZONE#3: -86.64/+21.18 PSF
 - RISK CATEGORY = II
 - FLOOD = N/A
 - SBV = 2,000 PSF COMPONENT/ CLADDING DESIGN
 - WIND PRESSURE = SEE SCHEDULE BELOW

DESIGN WIND PRESSURE FOR OPENINGS-PER FLORIDA BUILDING CODE			
FBC 2020 R301.2.1			
ZONE 4		ZONE 5	
10 SOFT	+35.2/-38.2	10 SOFT	+35.3/-47.2
20 SOFT	+33.7/-36.7	20 SOFT	+33.7/-44.0
50 SOFT	+31.6/-34.6	50 SOFT	+31.6/-39.8
100 SOFT	+30.0/-33.0	100 SOFT	+30.0/-36.7
500 SOFT	+26.3/-29.3	500 SOFT	+26.3/-29.3



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NEW FLOOR PLAN

TRAVIS RESIDENCE ADDITION
2108 Byron Road
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Architect of Record:
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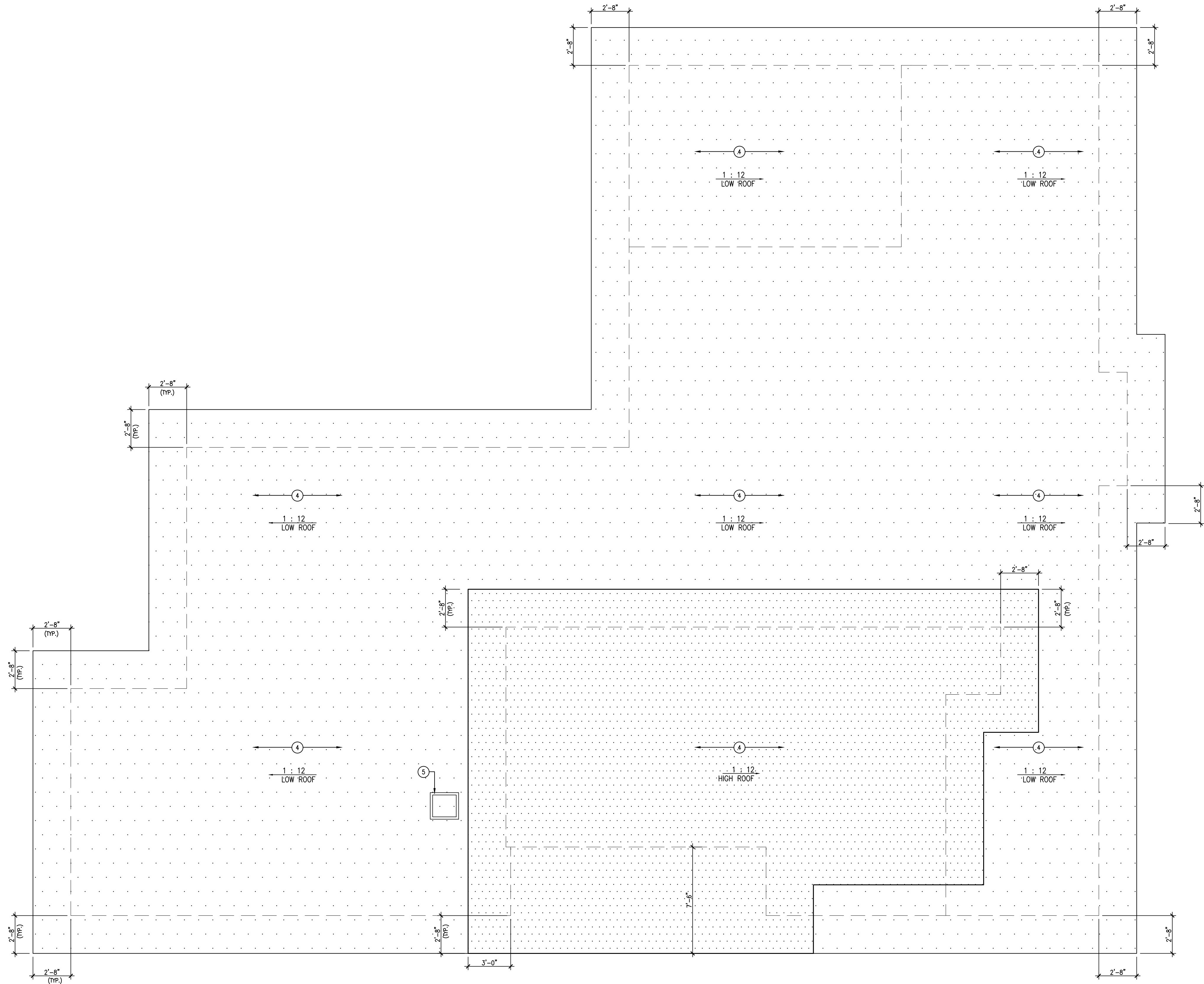
Revisions

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22-002

Sheet No.

A201



1
A202
NEW ROOF PLAN
SCALE: 1/4" = 1'-0"

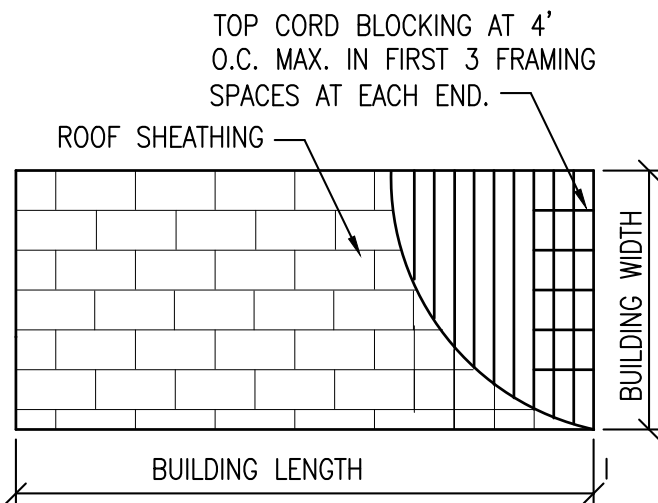
GENERAL ROOF NOTES:

- A. REFER TO THE EXTERIOR FINISH SCHEDULE FOR SHINGLE TYPE.
B. INSTALL 24" (12" EACH WAY) METAL FLASHING AT ALL VALLEY CONDITIONS.
C. SEE TRUSS PLAN AND LINTEL SCHEDULE.
D. FASTENERS - SIMPLEX 1 1/2" CORROSION RESISTANT
E. METAL FLASHING - MIN. 26 GA. - G-90 CORROSION RESISTANT
CONFORMS TO A 525 & ASTM A 90.
LEAD FOR STACKS TO BE MINIMUM 2-5#/SQ. FT.
F. ASPHALT ADHESIVE - PLASTIC ROOF CEMENT CONFORMING TO
ASTM D 4586, TYPE II NON-ASBESTOS, NON-RUNNING, HEAVY
BODY MATERIAL COMPOSED OF ASPHALT & OTHER MINERAL INGREDIENTS.

ROOF PLAN NOTES:

- ① UNVENTED ATTIC SPACE. SEE DETAILS SHEET A403/A404.
② SANITARY VENT STACK W/REQUIRED FLASHING. G.C. TO FIELD LOCATE.
③ INSTALL FLASHING @ ALL VALLEY'S PER FBC-RESIDENTIAL R903.2.1 AND
TABLE R903.2.1.
④ NEW MODIFIED BITUMEN MEMBRANE ROOF SYSTEM. CRICKET ROOF AREA.
SEE TR201.
⑤ 2 x 2 SKYLIGHT, OWNER TO SPEC.

ROOF SHEATHING LAYOUT
WITH BLOCKING DIAGRAM



NEW ROOF PLAN

TRAVIS RESIDENCE ADDITION
2108 Byron Road
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John W. Burt - AR93163

Revisions:

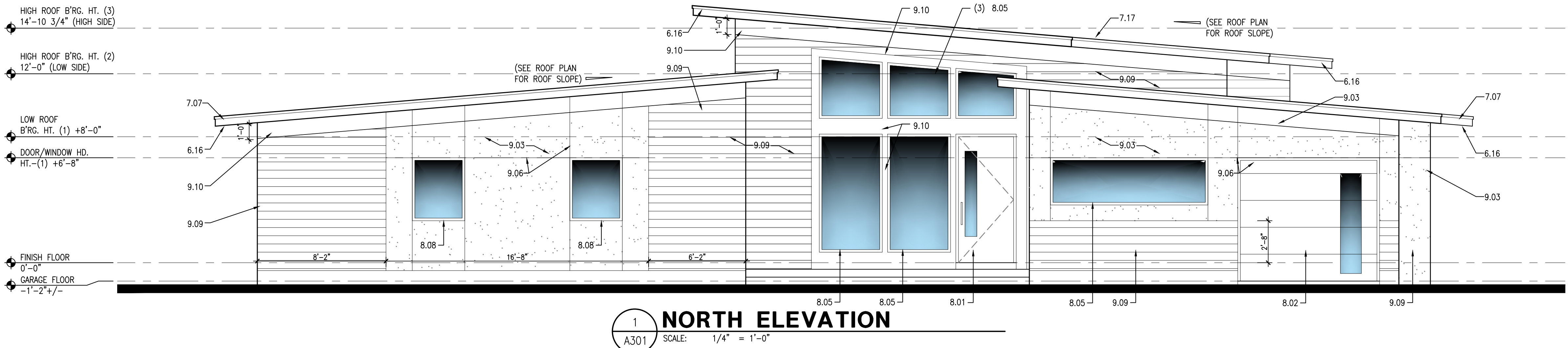
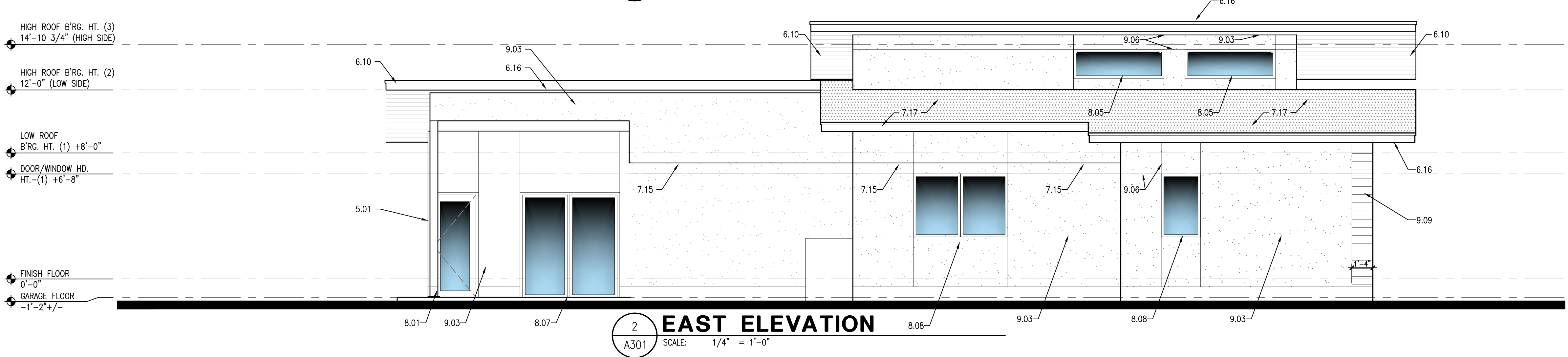
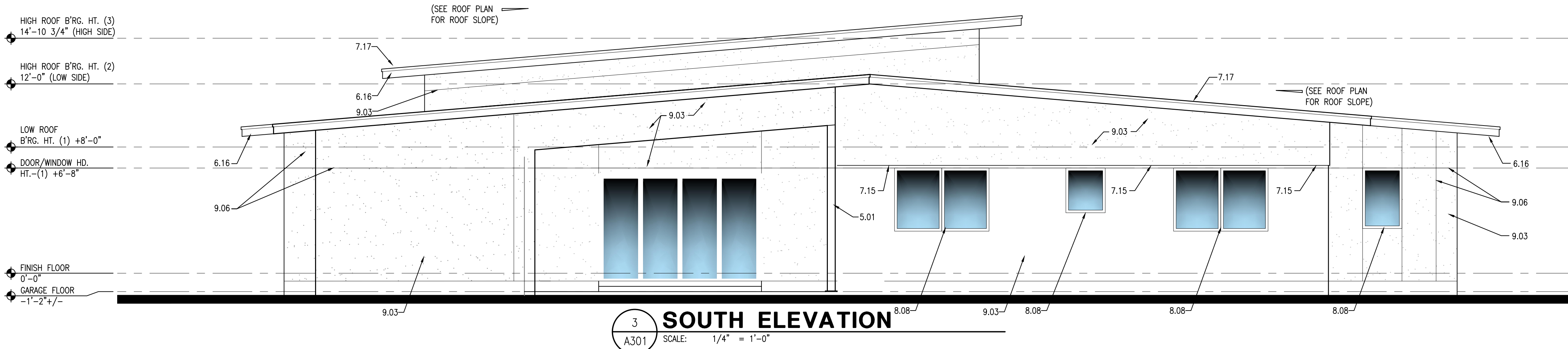
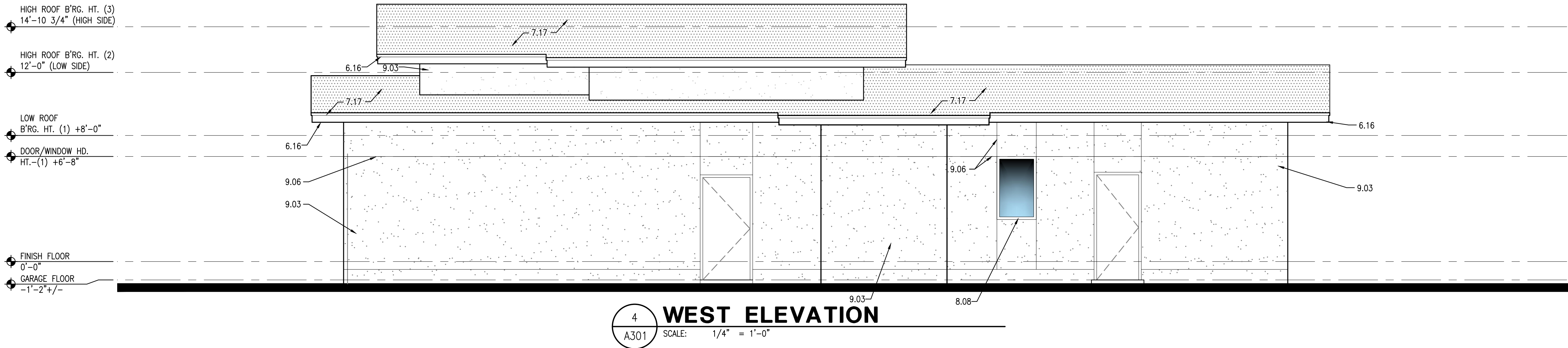
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22-002

Sheet No.

A202

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KEYNOTES

DIVISION 1 - GENERAL REQUIREMENTS

- 1.1 THESE GENERAL KEYNOTES ARE ORGANIZED BASE UPON 16 DIVISIONS SET UP BY THE CONSTRUCTION SPECIFICATIONS INSTITUTE.

DIVISION 2 - SITEWORK

- 2.01 FINISH GRADE
2.02 TREATED COMPACTED FILL
2.03 CONCRETE APRON OR PATIO.

DIVISION 3 - CONCRETE

- 3.01 CONCRETE SLAB
3.02 CONCRETE FOOTING
3.03 #4 HORIZONTAL REBAR @ 2'-0" O.C.
3.04 (2) #4 CONT. HORIZ. REBAR
3.05 (2) VERT. REBAR @ 2'-0" O.C.
3.06 #5 VERT. REBAR @ 8'-0" O.C.
3.07 0-10 WWP. USE MASONRY BLOCKS TO HOLD MESH 1-1/2" ABOVE GROUND.
3.08 1/2"x8" ANCHOR BOLT

DIVISION 4 - MASONRY

- 4.01 8X8X16 NORMAL WEIGHT C.M.U.
4.02 8X8X16 NORMAL WEIGHT C.M.U. BOND BEAM W/ (2) #5 CONT.
4.03 EXTRUDED PRECAST CONCRETE SILL
4.04 EXTRUDED PRECAST CONCRETE LINTEL
4.05 8X8X16 SPLIT FACED C.M.U. PAINTED
4.06 HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. VERTICALLY.
4.07 BRICK FINISH TO MATCH EXISTING

DIVISION 5 - METALS

- 5.01 HSS STEEL COLUMN, PAINTED.

DIVISION 6 - WOOD AND PLASTICS

- 6.01 PRESSURE TREATED WOOD BLOCKING.
6.02 WOOD SHIMS.
6.03 PRE-ENGINEERED WOOD ROOF TRUSS, SEE TRUSS PLAN.
6.04 WOOD BLOCKING.
6.05 PRESSURE TREATED 3/4" FURRING STRIP.
6.06 NOM. 2X6 WOOD STUD WALL FRAMING @ 16" O.C.
6.07 1/2" CDX PLYWOOD SHEATHING.
6.08 6" OOF. BASE, PAINTED.
6.09 NOM. 1x6 T & G WOOD PLANK CEILING & SOFFIT TRIM, OWNER TO SPEC.
6.10 NOM. 2x4 WOOD STUDS @ 16" O.C.
6.11 (2) CONTINUOUS NOM. 2x4 WOOD CAP PLATES, STAGER JOINTS MIN 2'-0" OVERLAP.
6.12 CONTINUOUS 7/16" PLYWOOD RIM JOIST.
6.13 3/4" 1x6 CG. CDX GRADE PLYWOOD.
6.14 NOM. 1X4 CONTINUOUS FASCIA ACCENT.
6.15 NOM. 2X8 CONTINUOUS FASCIA.
6.16 NOT USED.
6.17 PRE-ENGINEERED TRUSS, SEE TRUSS PLANS.
6.18 2X4 BUILT-UP WOOD BRACKET, PAINTED.
6.19 2X4 TRUSS CROSS BRACING.
6.20 BUILT-UP 2X WOOD HEADER WITH 1/2" PLYWOOD FLITCH.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

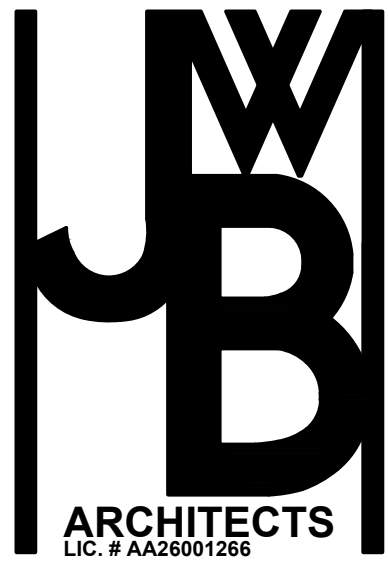
- 7.01 R-11 MIN. INSULATION.
7.02 R-30 MIN. INSULATION.
7.03 3/4" R-5 MIN. RIGID INSULATION BOARD.
7.04 6 MIL POLYETHYLENE VAPOR BARRIER.
7.05 TYVEK TYPE BUILDING PAPER, OVERLAP 4" MIN.
7.06 PREMANUFACTURED AND PREFINISHED METAL ROOF EDGE WITH CONTINUOUS HOLD DOWN CLIP.
7.07 NOT USED.
7.08 SEALANT WITH BACKER ROD.
7.09 SEALANT JOINT.
7.10 NOT USED.
7.11 30 LB ASPHALT PAPER.
7.12 24 PREFINISHED ALUMINUM BREAKMETAL FASCIA. (MATCH EXISTING)
7.13 R-30 MIN. SPRAY FOAM INSULATION.
7.14 CONTINUOUS METAL FLASHING, TUCKED BEHIND BUILDING PAPER 4" MIN.
7.15 WEEP SCREED.
7.16 24 PREFINISHED ALUMINUM BREAKMETAL FLASHING WITH DRIP EDGE
7.17 MODIFIED BITUMEN ROOF MEMBRANE SYSTEM INSTALLED PER MANUFACTURER SPECS.

DIVISION 8 - DOORS AND WINDOWS

- 8.01 PREHUNG STEEL DOOR, THERMAL RATED, PAINTED, COLOR TBD.
8.02 SECTIONAL OVERHEAD STEEL DOOR.
8.03 WEATHERSTRIPPING.
8.04 ALUMINUM THRESHOLD.
8.05 FIXED WINDOW.
8.06 SINGLE HUNG WINDOW.
8.07 SLIDING GLASS DOOR
8.08 OPERABLE WINDOWS.

DIVISION 9 - FINISHES

- 9.01 1/2" GYPSUM WALL BOARD.
9.02 PAINTED FINISH
9.03 EXTERIOR STUCCO FINISH SYSTEM. 7/8" OVER SHEATHING, 5/8" OVER BLOCK.
9.04 EXTERIOR STUCCO FINISH SYSTEM-APPLIED PROFILE. (MATCH EXISTING)
9.05 STUCCO SYS. TRIM BANDING
9.06 STUCCO SYS. REVEAL V GROOVE
9.07 MANUFACTURED STONE VENEER, OWNER TO SPECIFY.
9.08 MANUFACTURED STONE CAP, OWNER TO SPECIFY.
9.09 BEVELED SIDING. (CEMENTICIOUS-HARDI-PLANK).
9.10 TRIM BOARD. (CEMENTICIOUS-HARDI-PLANK).



ARCHITECTS
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Owner:

Sean & Stephanie
Travis

NEW EXTERIOR ELEVATIONS

TRAVIS RESIDENCE ADDITION

2108 Byron Road
Winter Park, FL 32792

Architect of Record:
John W. Burt - AR93163

Revisions

Date: 3/15/2023 Drawn By: MJP/JMD Checked By: JWB

Project No. 22-002

Sheet No.

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ARCHITECTS

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Sean & Stephanie Travis

FOUNDATION DETAILS FOR ADDITIONS

TRAVIS RESIDENCE ADDITION

2108 Byron Road
Winter Park, FL 32792

Architect of Record
John W. Burt - AR93163

Revisions

Date: 3/15/2023

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Checked By: JWB

Project No.
22-002

Sheet No.

A400

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A400
SCALE: NTS

4
A400
SCALE: NTS

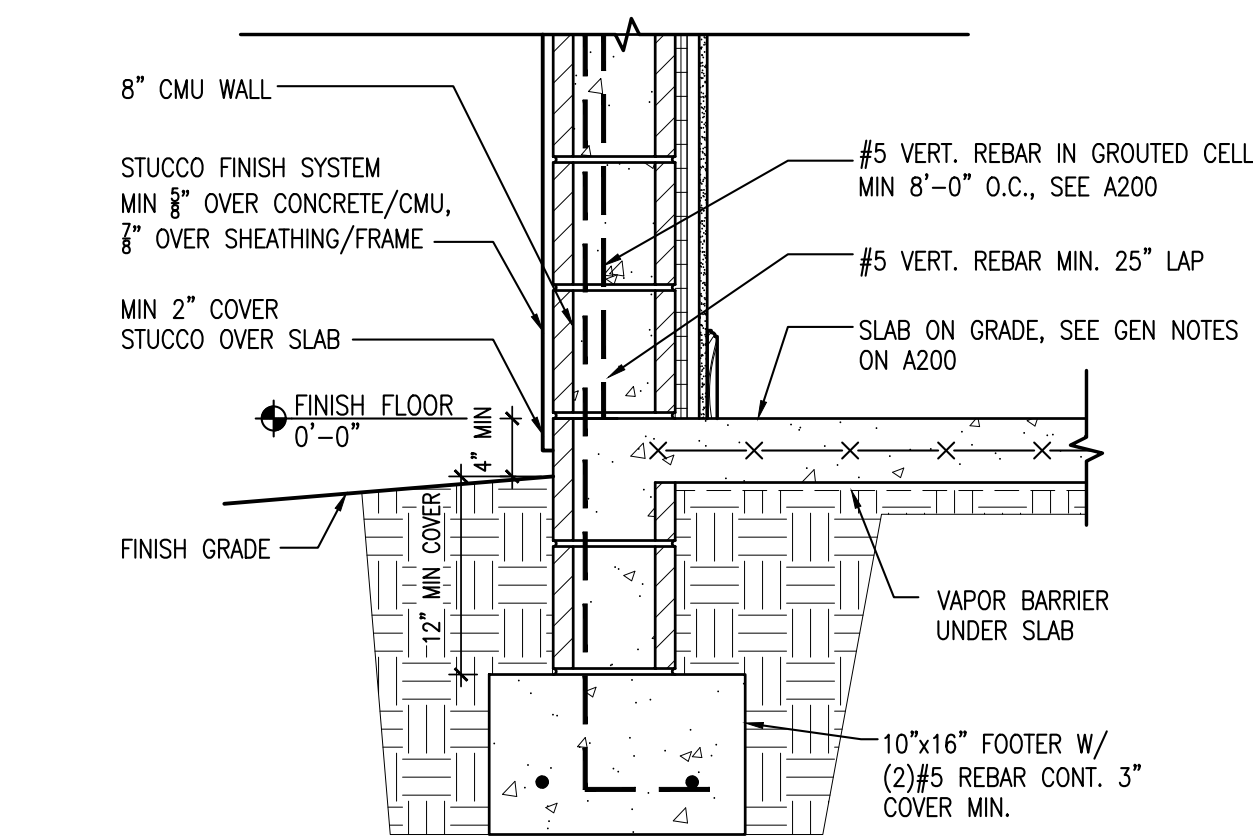
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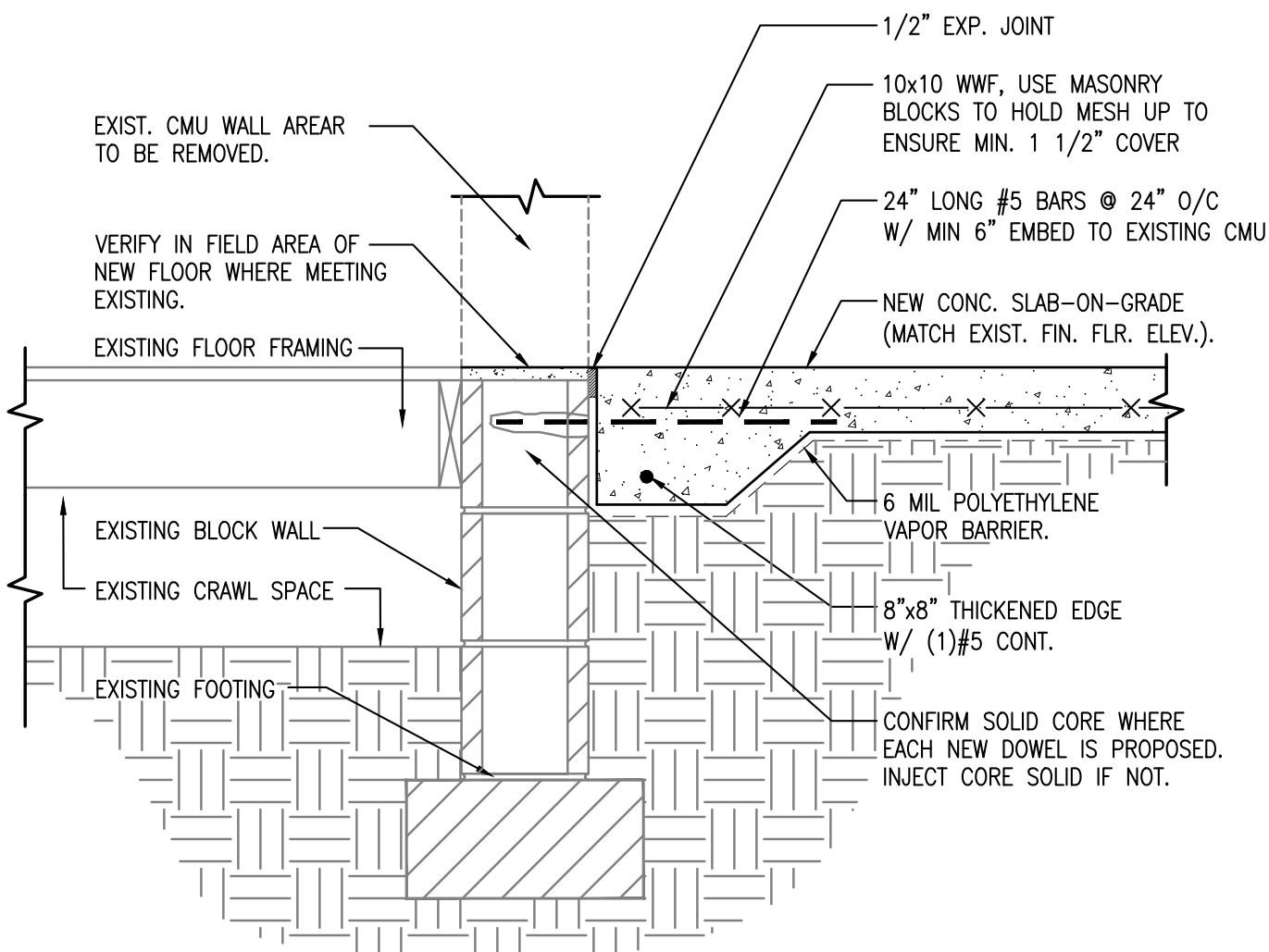
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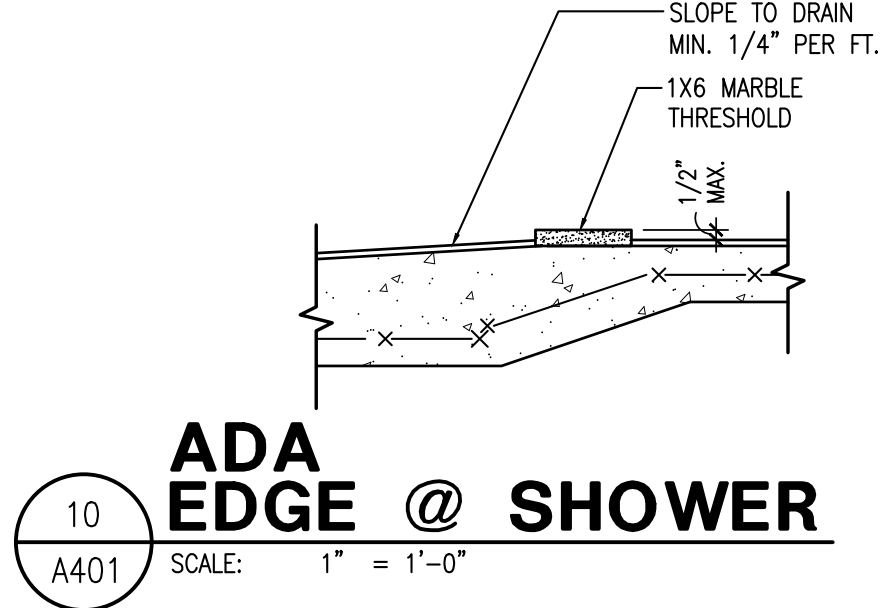
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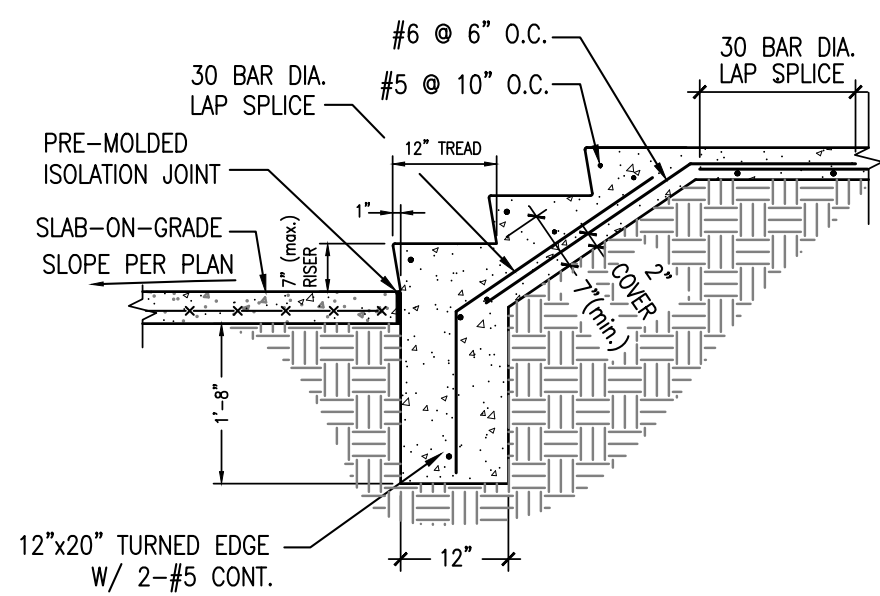
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A401
TYP. ONE STORY
STEM WALL FOOTING
SCALE: 1" = 1'-0"



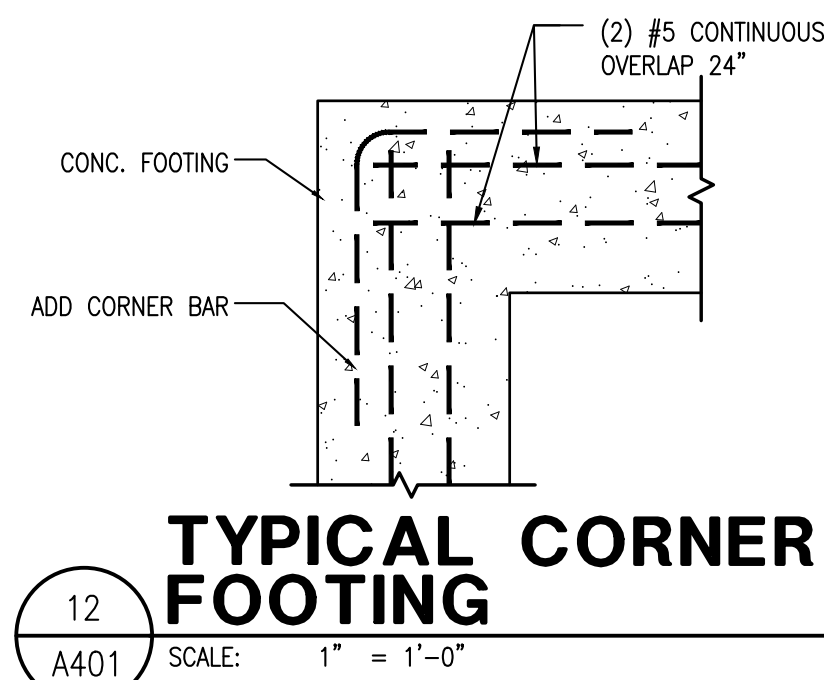
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A401
NEW INT. SLAB @ EXST WALL
SCALE: NTS



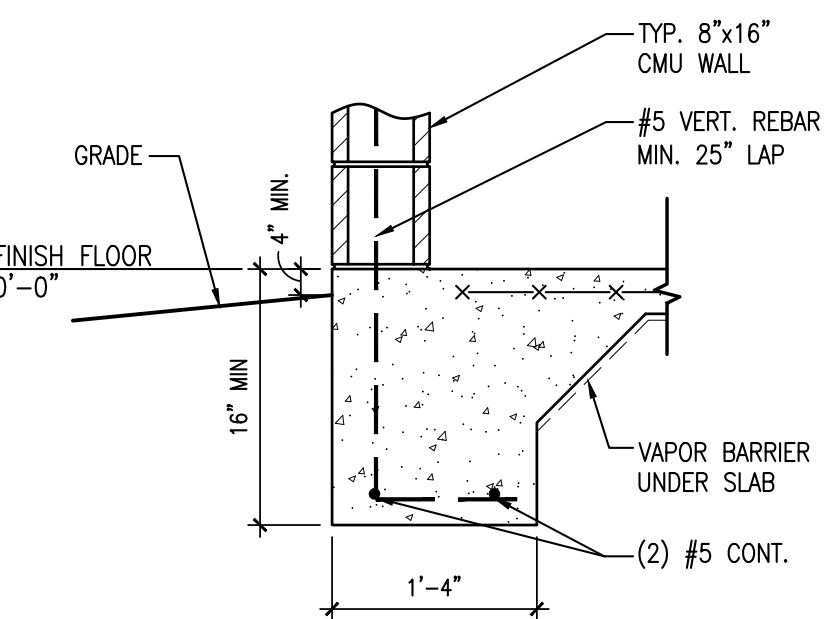
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A401
ADA
EDGE @ SHOWER
SCALE: 1" = 1'-0"



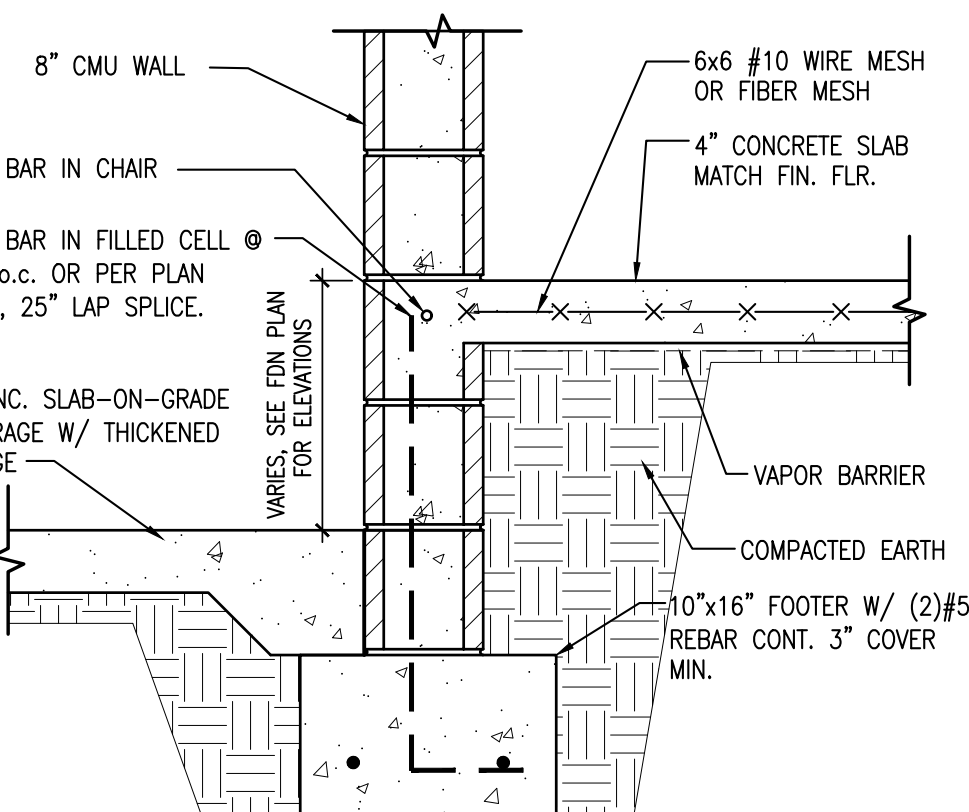
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EXT. STAIR DETAIL
SCALE: 1" = 1'-0"



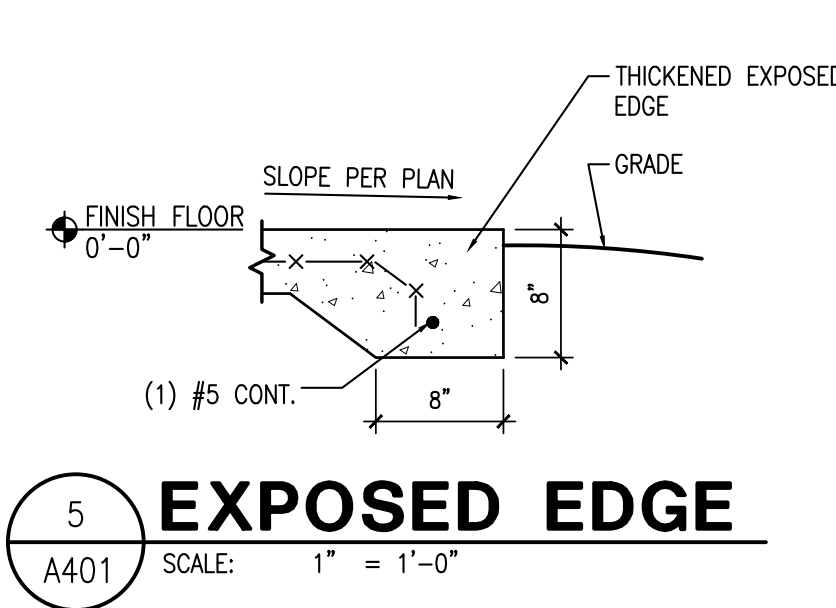
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TYPICAL CORNER
FOOTING
SCALE: 1" = 1'-0"



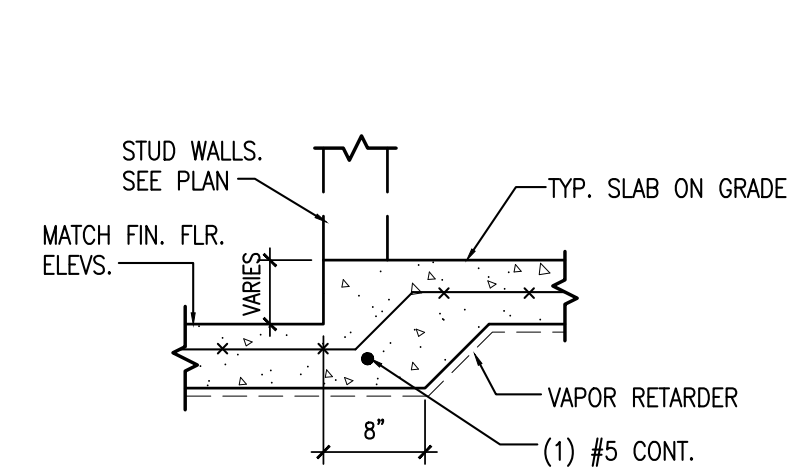
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TYPICAL
EXTERIOR FOOTING
SCALE: 1" = 1'-0"



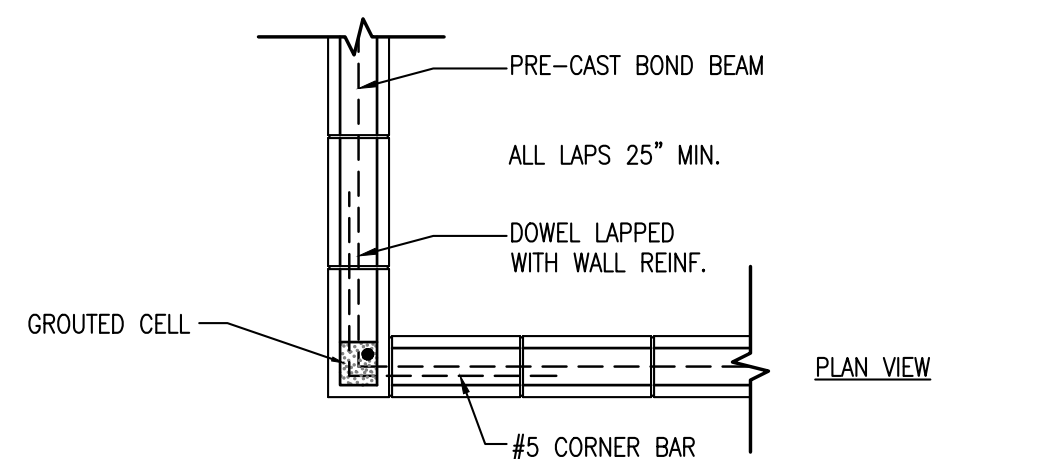
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EXTERIOR
SLAB STEP DOWN
SCALE: 1" = 1'-0"



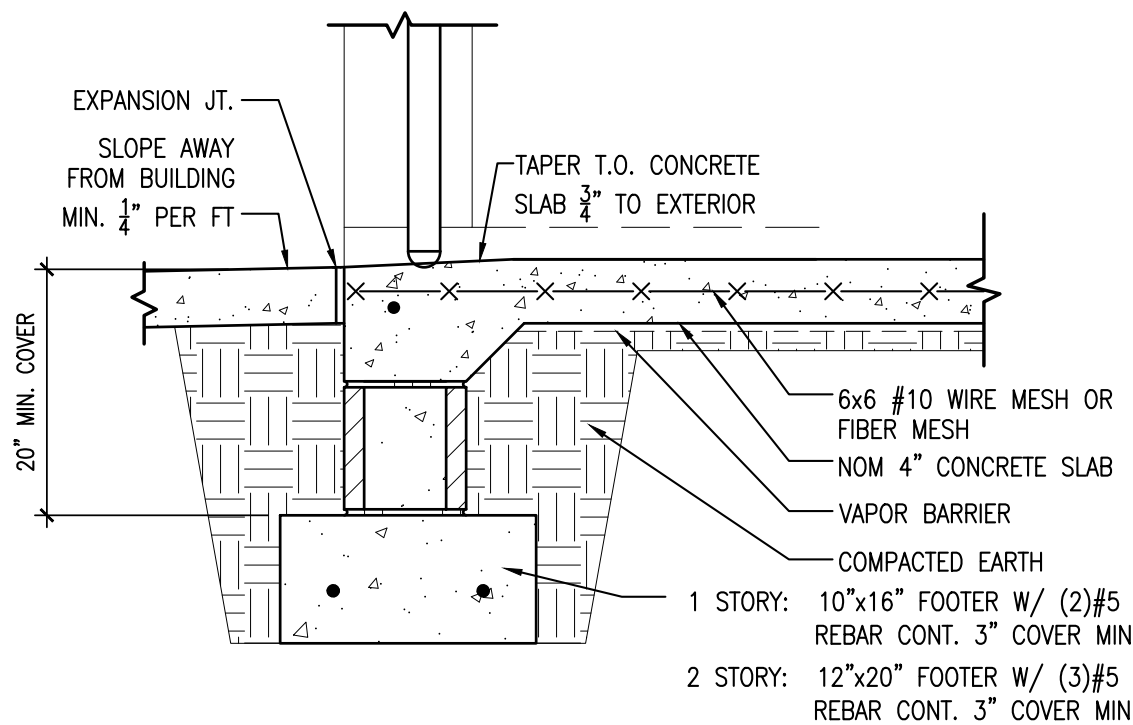
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EXPOSED EDGE
SCALE: 1" = 1'-0"



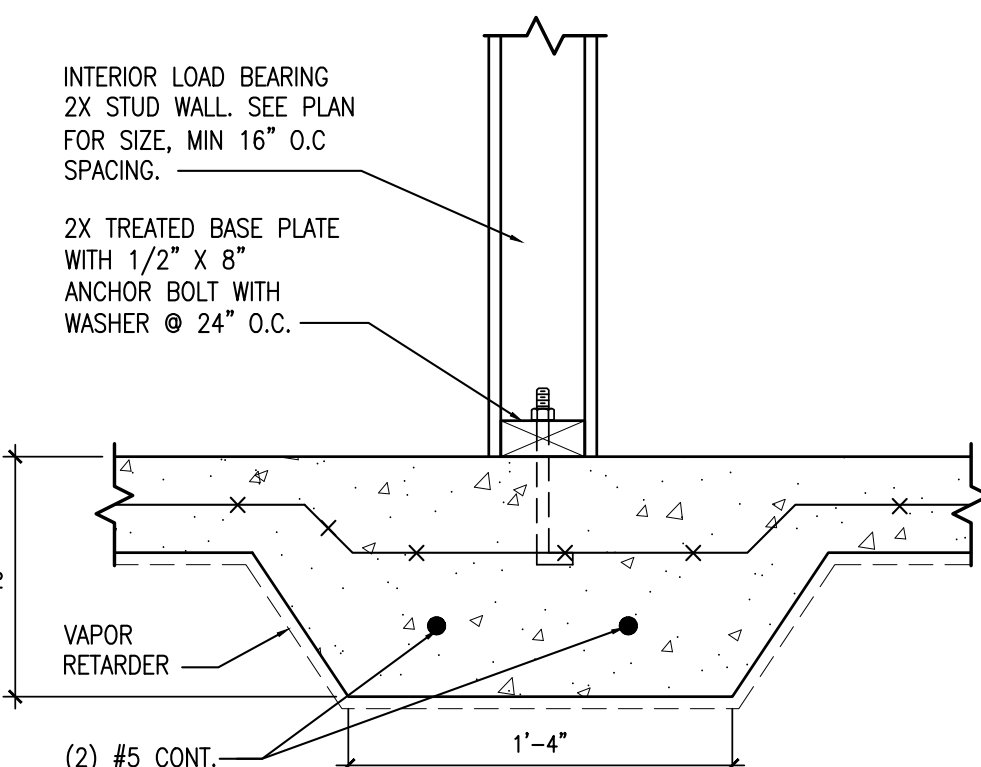
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STEP DOWN
SCALE: 1" = 1'-0"



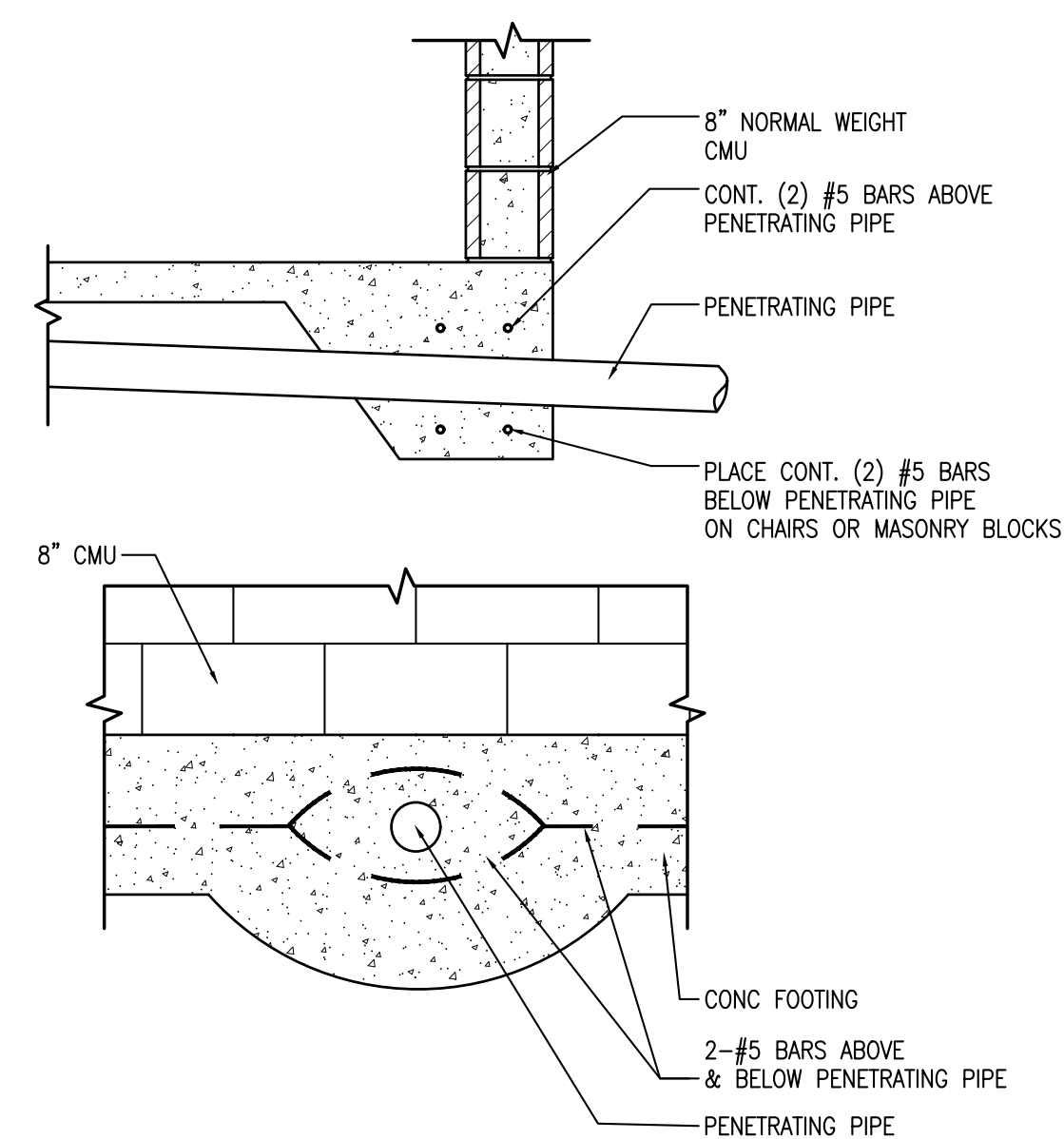
7
A401
CONTINUITY OF BOND BM.
& WALL REINFORCING
SCALE: 1/4" = 1'-0"



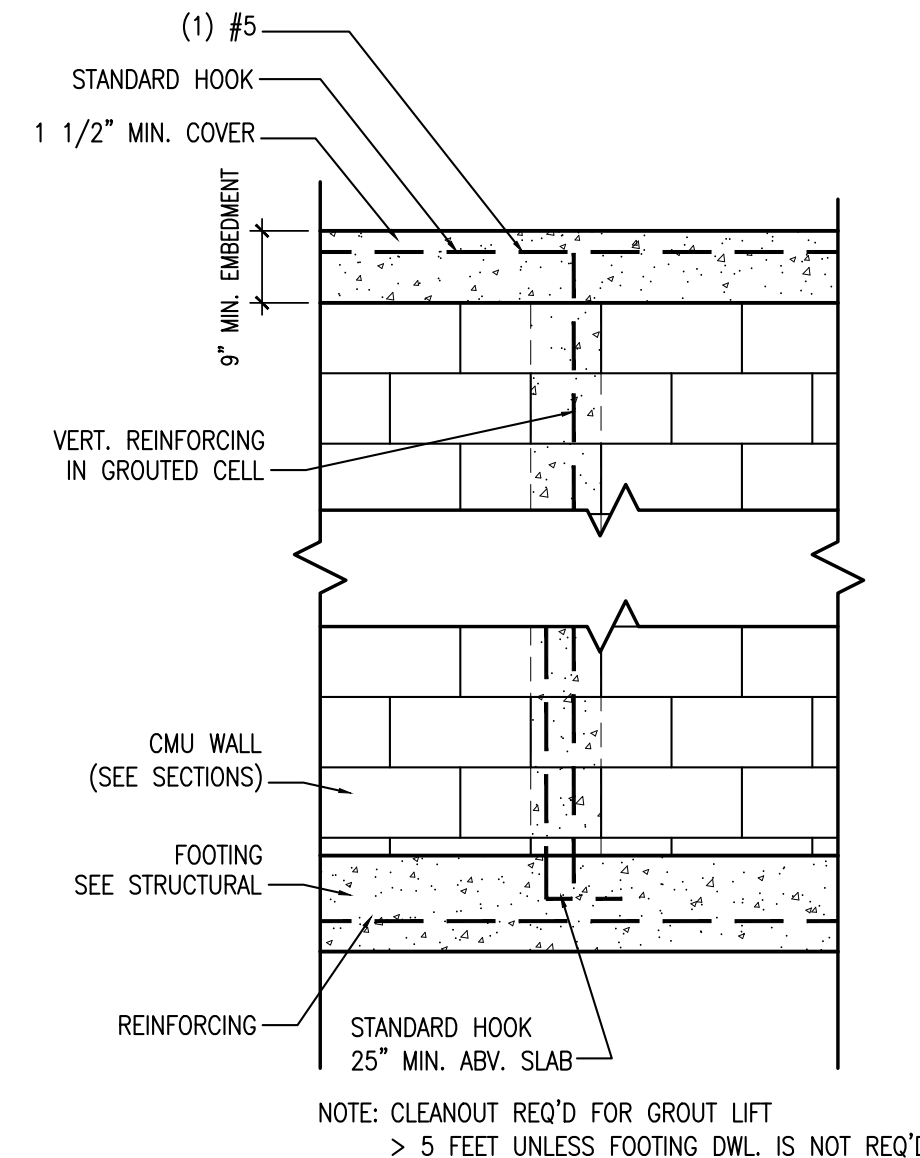
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A401
SLAB @ GARAGE DOOR
SCALE: 1" = 1'-0"



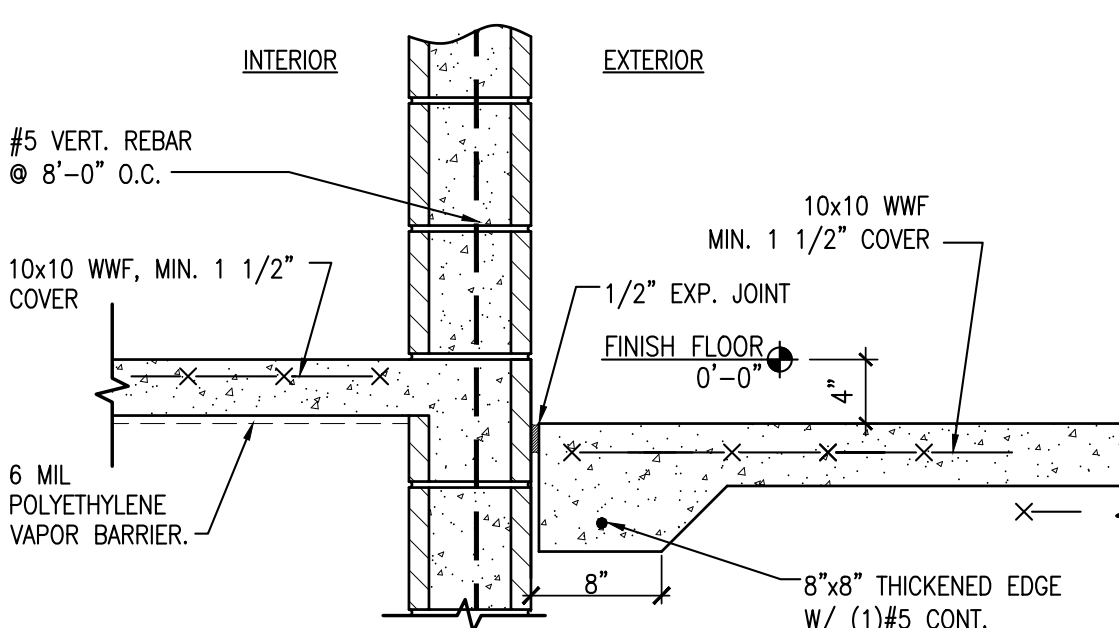
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A401
THICKENED SLAB@INTERIOR
LOAD BEARING WALL
SCALE: 1 1/2" = 1'-0"



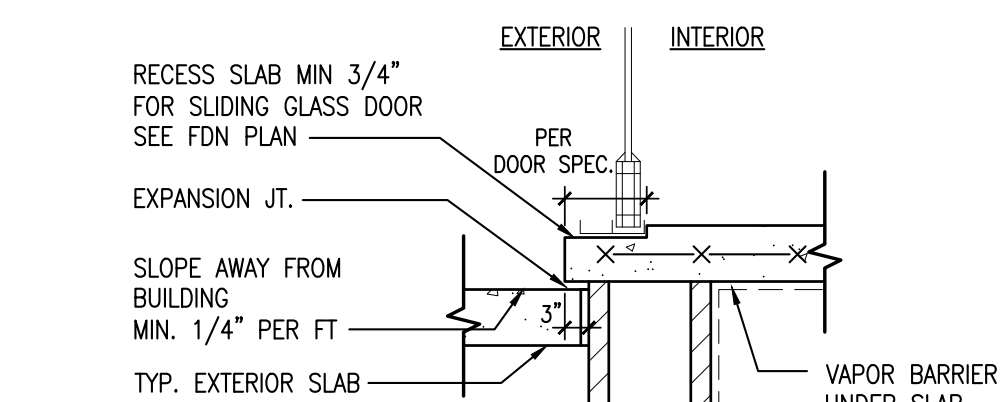
1
A401
BEARING WALL
FOOTING PENETRATIONS
SCALE: 3/4" = 1'-0"



2
A401
GROUTED CELL DETAIL
SCALE: 3/4" = 1'-0"



3
A401
EXT. SLAB @ STEP DN.
SCALE: 1" = 1'-0"



4
A401
RECESSED SLAB @
SLIDING GLASS DOOR
SCALE: 1" = 1'-0"

295 S. HIAWASSEE RD
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WALL SECTIONS AND DETAILS

TRAVIS RESIDENCE ADDITION

2108 Byron Road
Winter Park, FL 32792

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Architect of Record:
John W. Burt - AR93163

Revisions

Date: 3/15/202

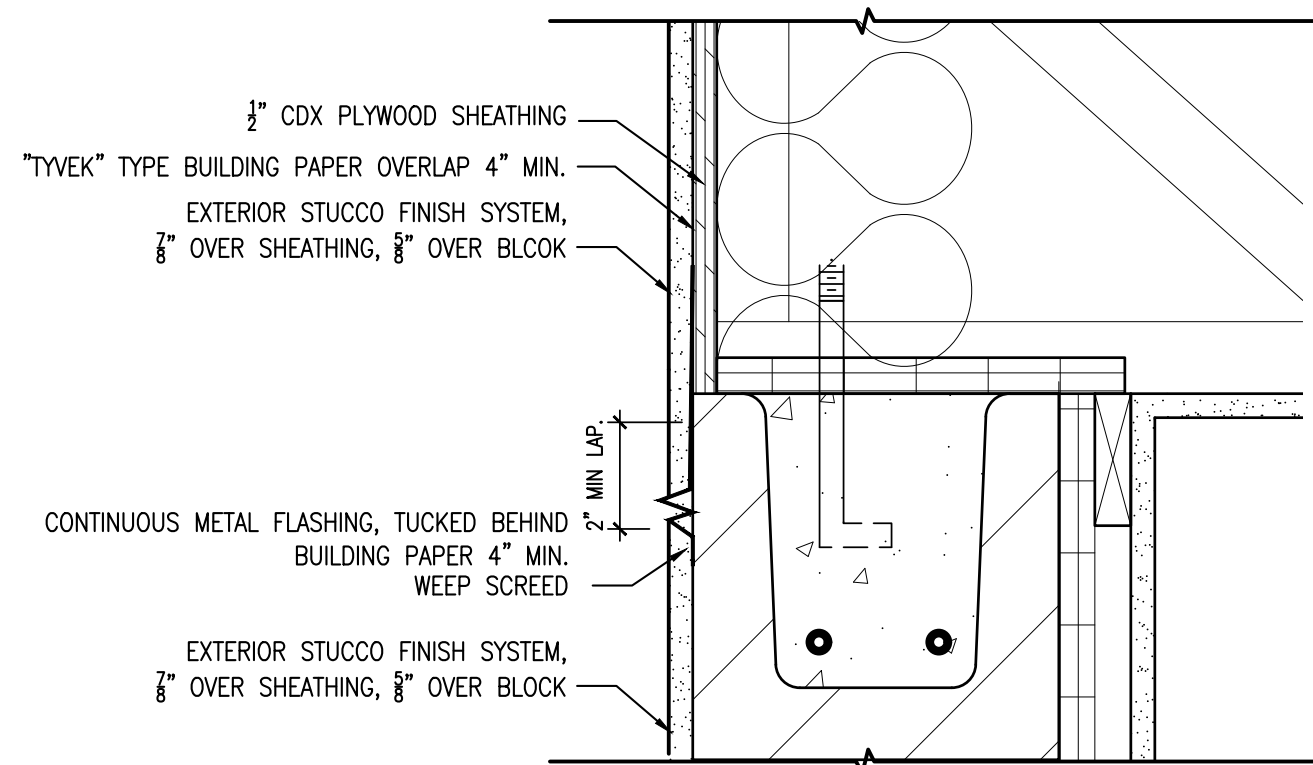
Drawn E
MJP/JN

Checked by
JWB

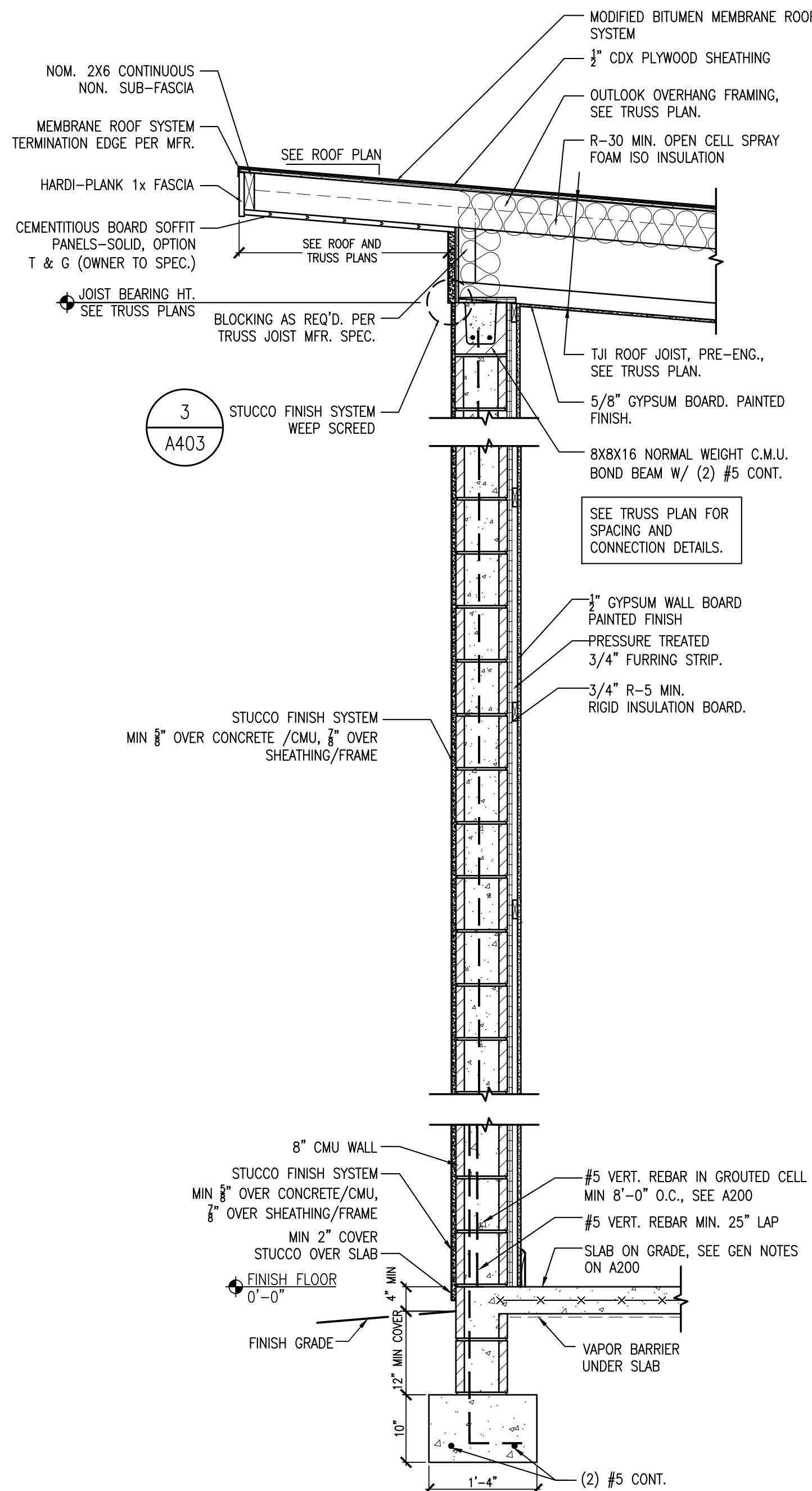
Project N

Sheet No.

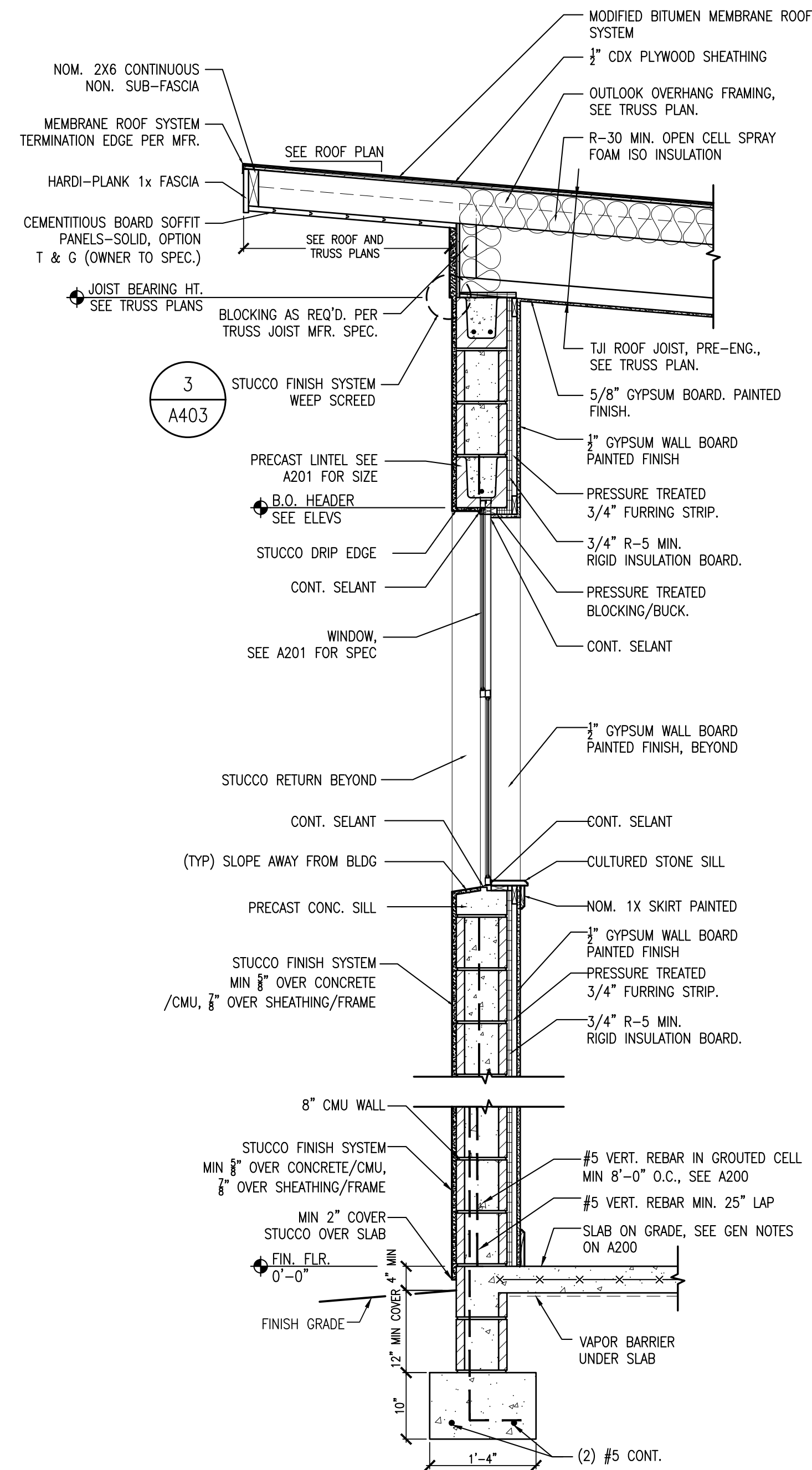
A403



3 WEEP SCREED DETAIL
A403 SCALE: N.T.S.



2 CMU WALL SECTION
A403 SCALE: 3/4" = 1'-0"



1 CMU WALL SECTION @ WINDOW
A403 SCALE: 3/4" = 1'-0"

Owner:

Sean & Stephanie
Travis

BUILDING SECTIONS AND DETAILS

TRAVIS RESIDENCE ADDITION
2108 Byron Road

2100 DYNOL ROAD
Winter Park, FL 32792

Architect of Record:
John W. Burt - AR93163

visions:

15/2023

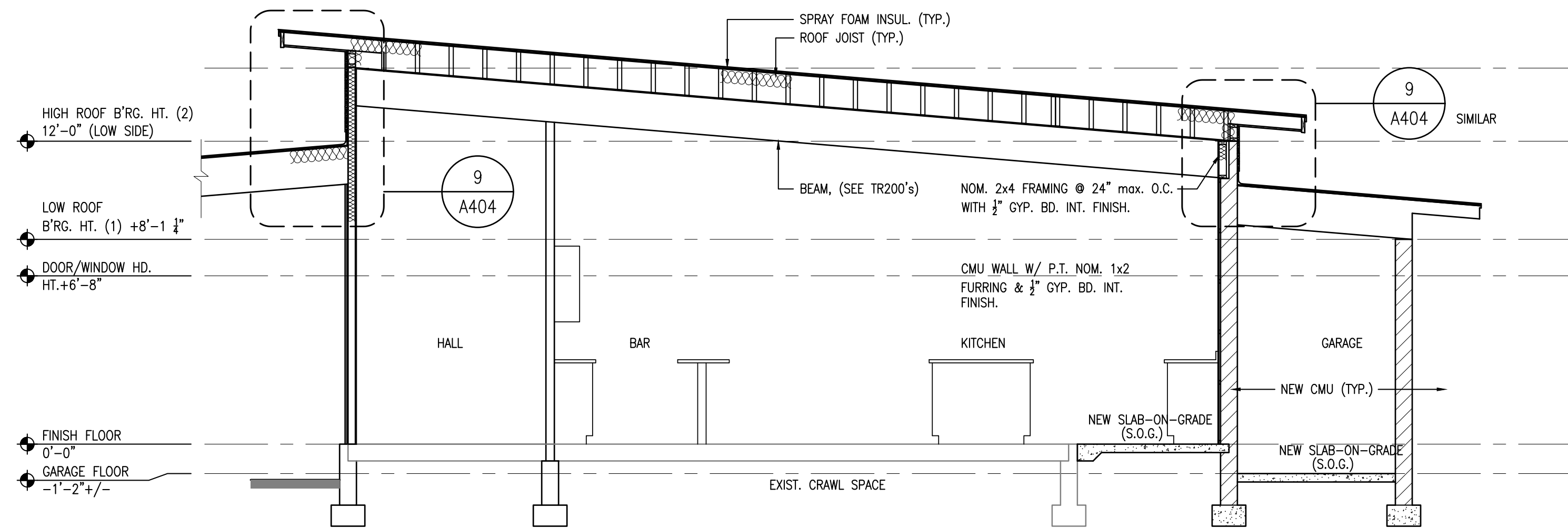
Drawn By:
JP/JMD

Checked By: JWB

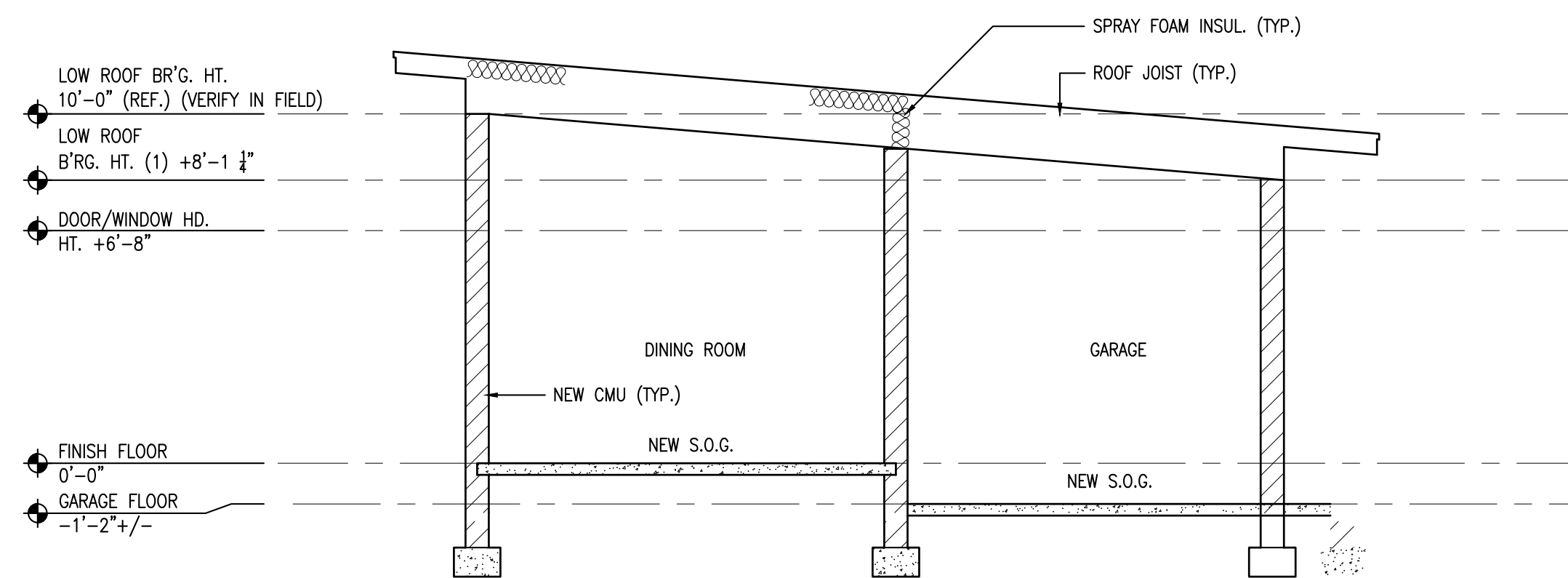
Project No.
2-002

Sheet No.

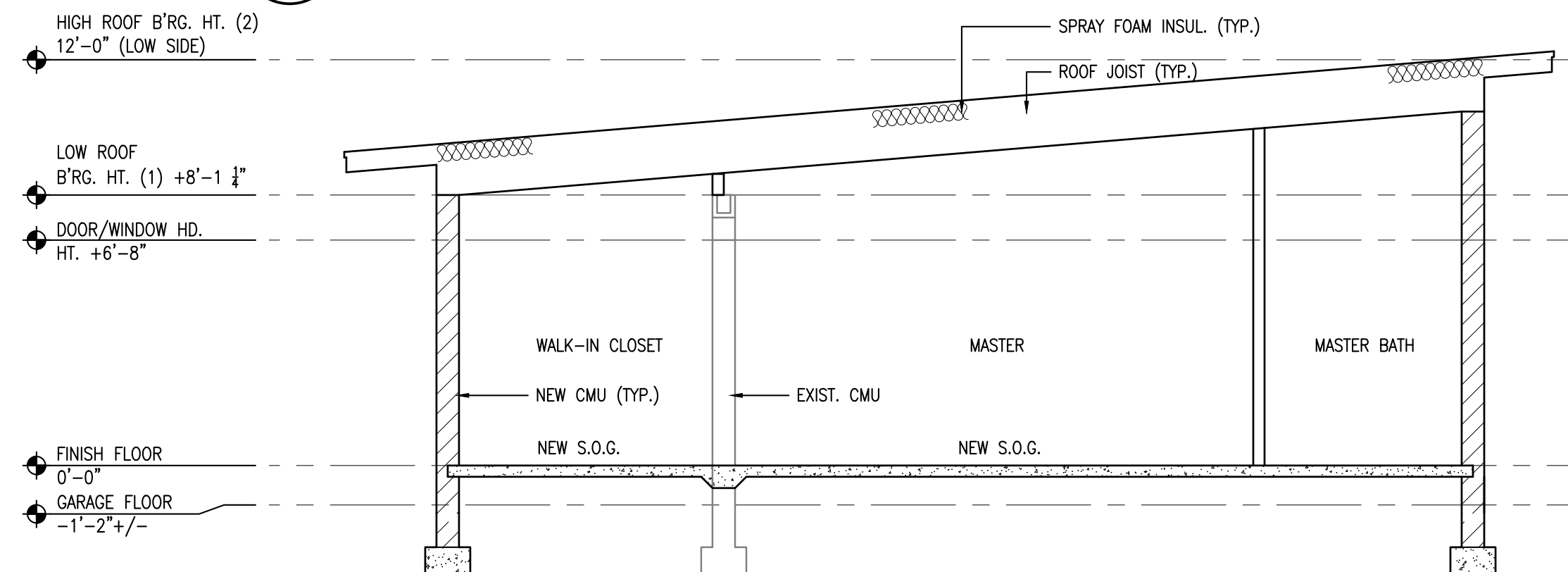
A404



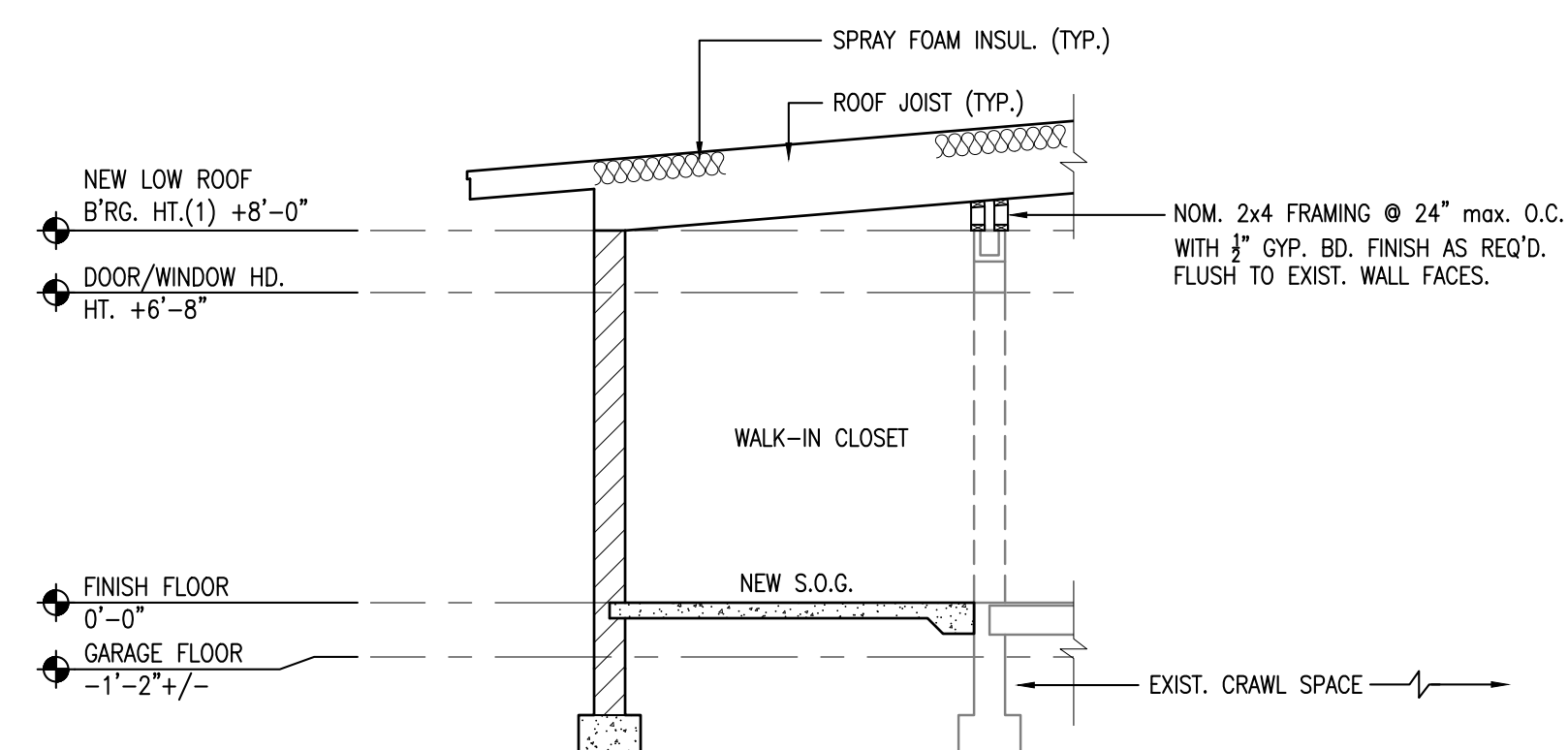
BUILDING SECTION



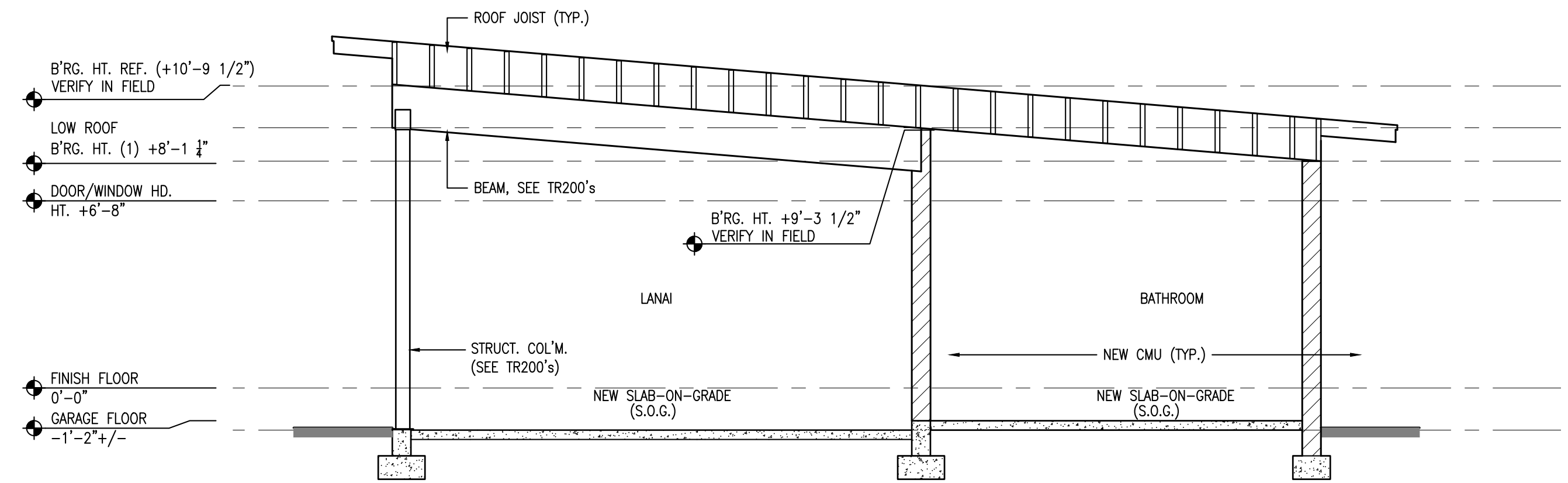
BUILDING SECTION



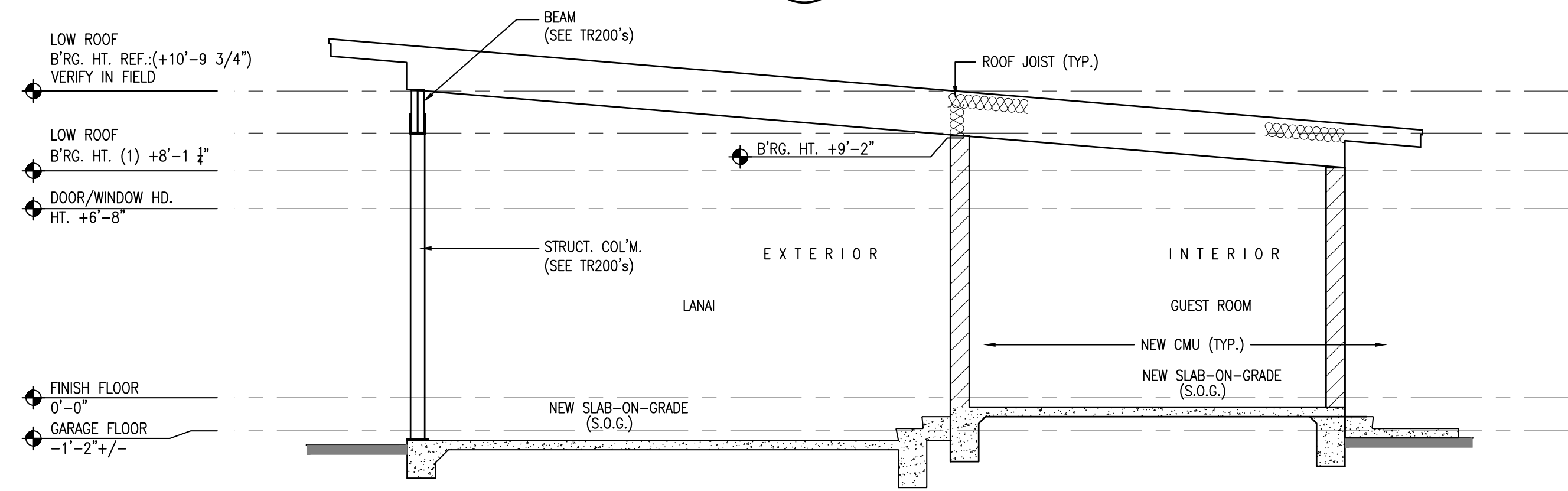
2 **BUILDING SECTION**
A404 SCALE: 1/4" = 1'-0"



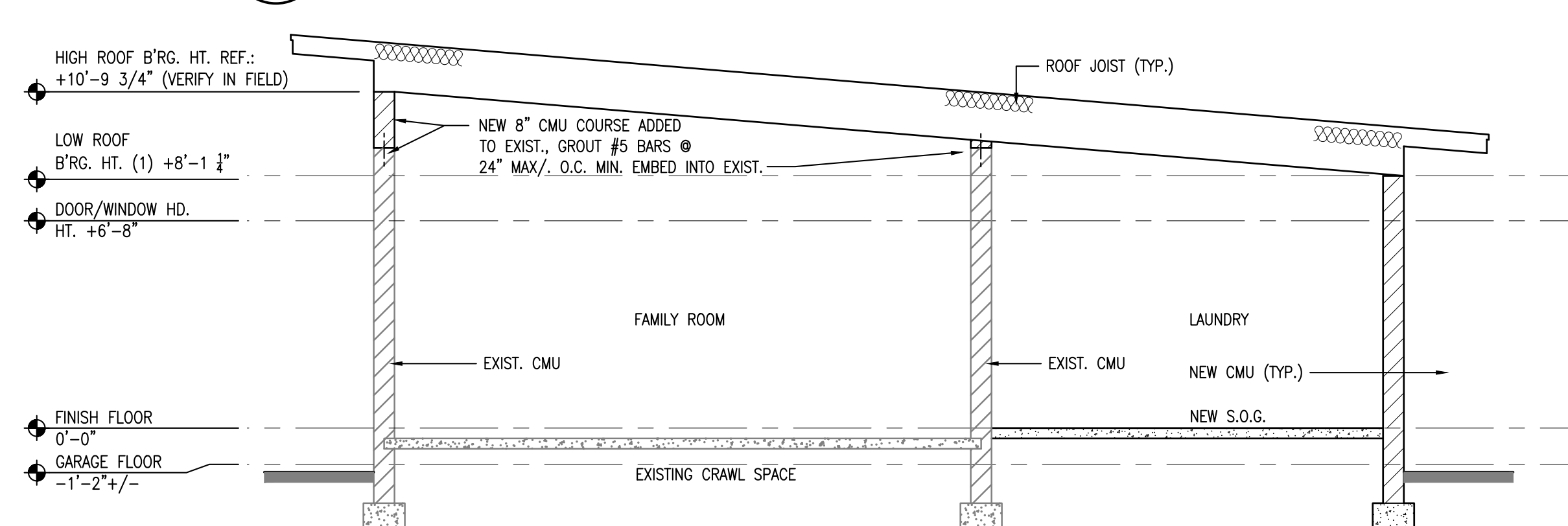
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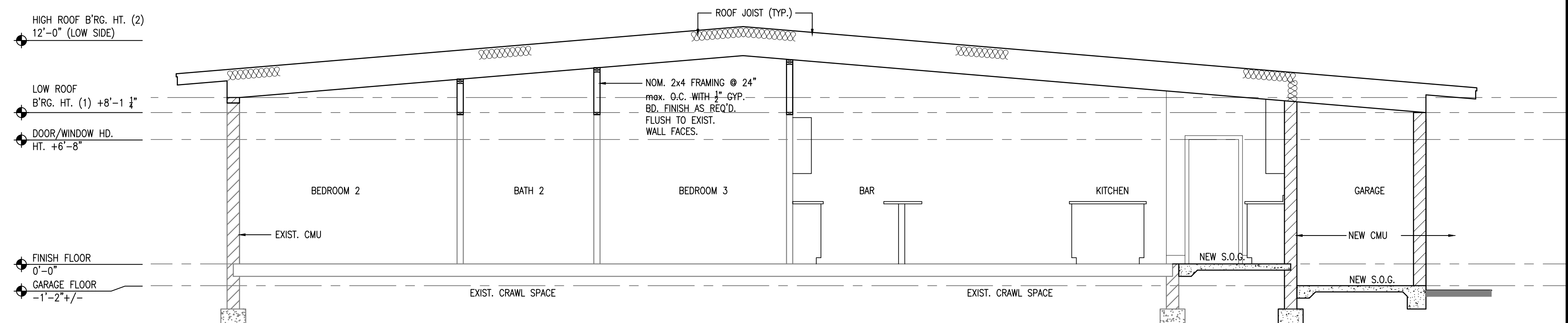
BUILDING SECTION



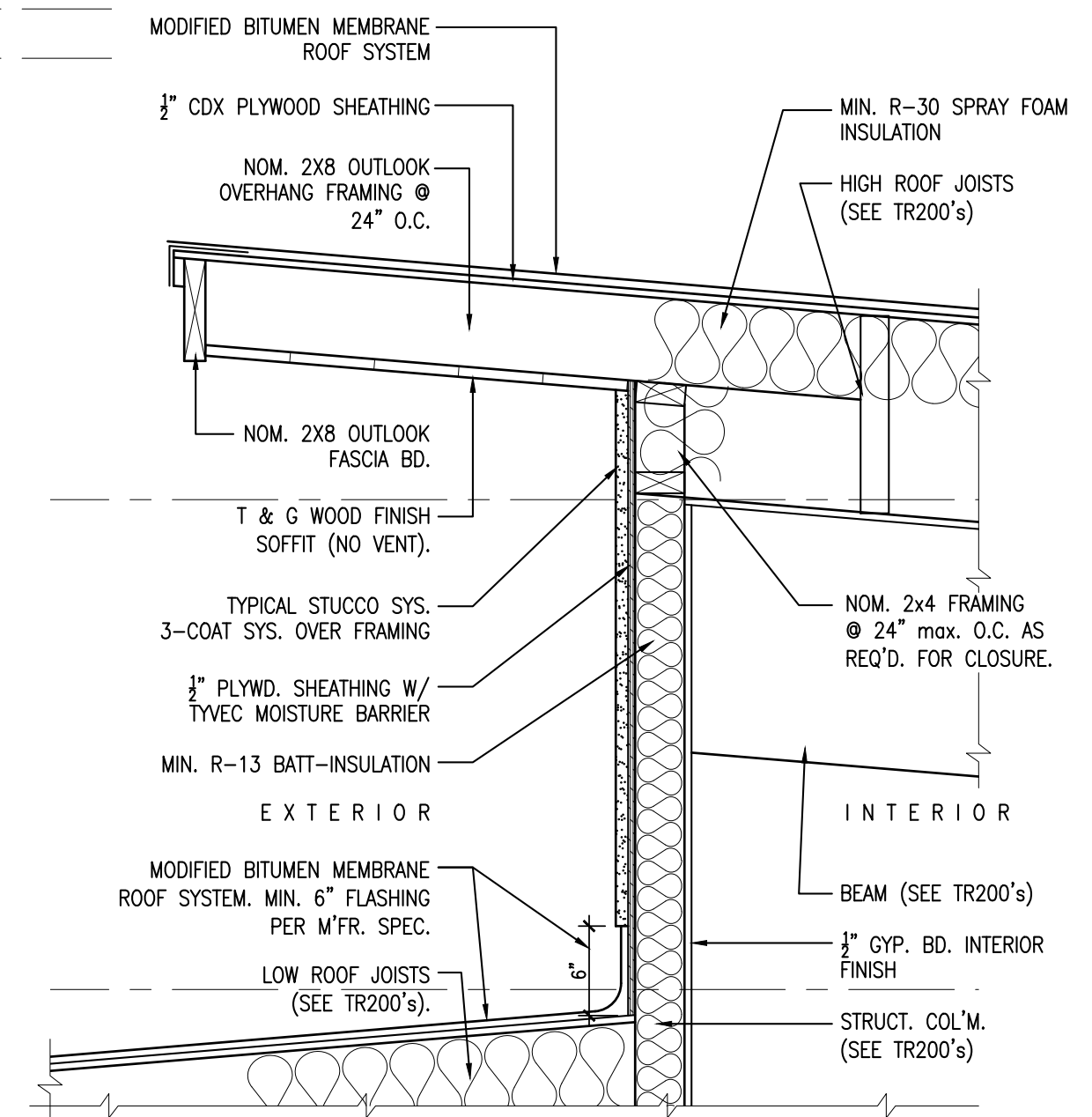
BUILDING SECTION



BUILDING SECTION

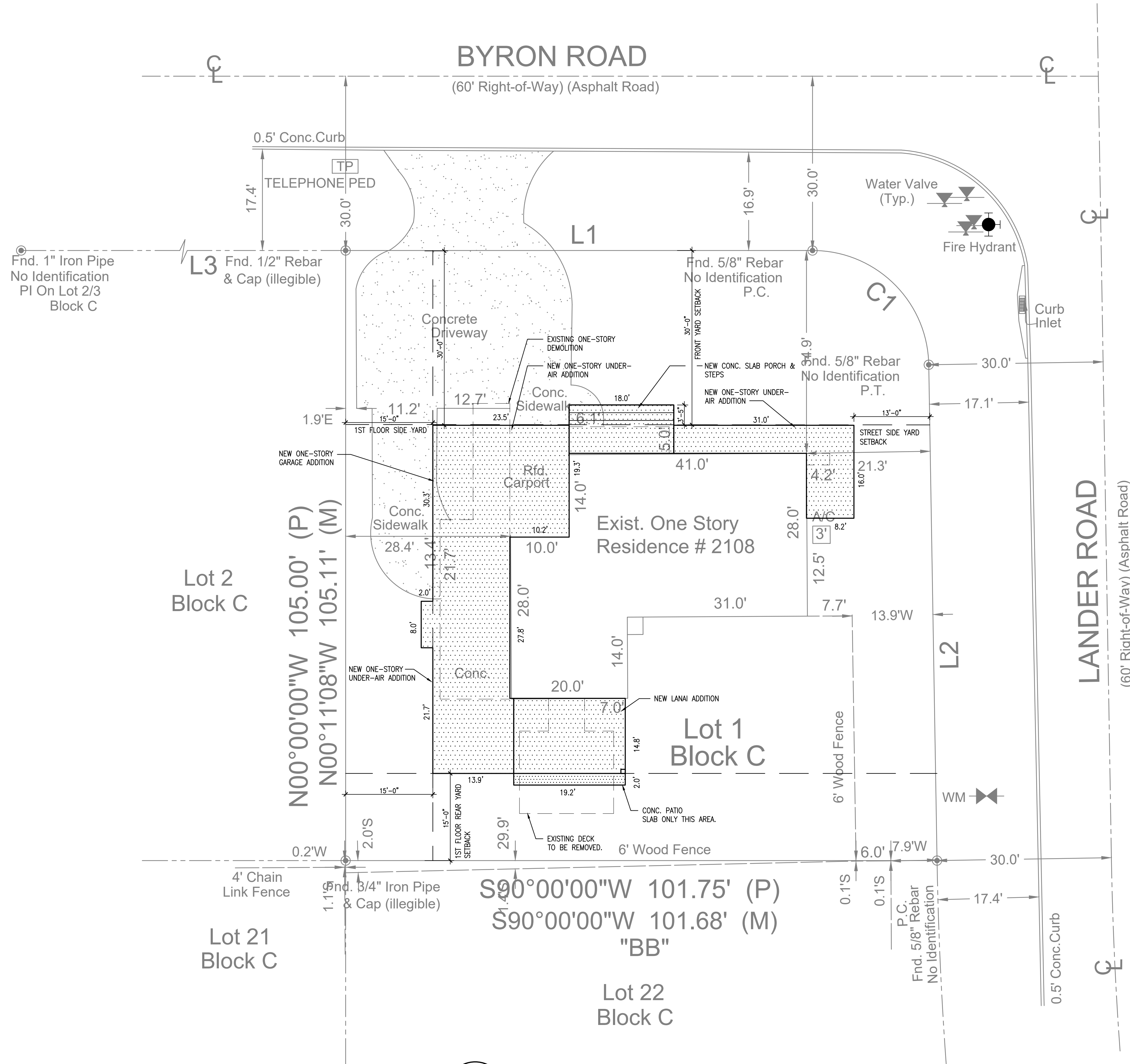


5 **BUILDING SECTION**
A404 SCALE: 1/4" = 1'-0"



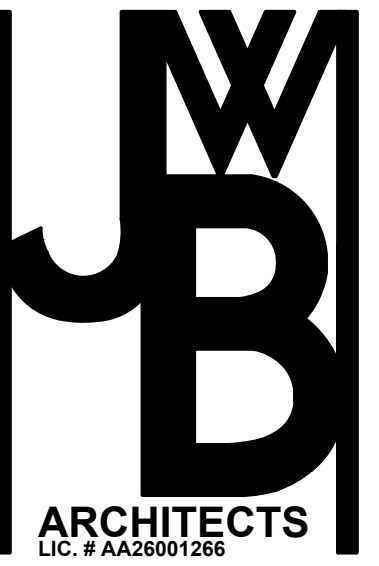
9 **BUILDING SECTION**
A404 SCALE: 1" = 1'-0"

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TOTAL SITE AREA:	10,509 SQ. FT.
IMPERVIOUS AREA CALCULATION (SQ. FT.)	
EXISTING STRUCTURE, CONCRETE DRIVEWAY & WALK	4,127
ADDITION AREA	968
NEW TOTAL IMPERMEABLE SURFACE AREA (SQ. FT.)	5,095
MAX. ALLOWED AREA	6,304

TOTAL SITE AREA:	10,509 SQ. FT.
F.A.R. AREA CALCULATION (SQ. FT.)	
EXISTING STRUCTURE	2,222
ADDITION AREA	927
NEW TOTAL AREA (SQ. FT.)	3,149
MAX. ALLOWED AREA	3,993



ARCHITECTS
LIC. # AA26001266
2295 S. HIAWASSEE RD
SUITE 304
ORLANDO, FLORIDA 32835
PH: 407.298.5020
FX: 407.298.5030

Owner:
Sean & Stephanie
Travis

SITE PLAN
TRAVIS RESIDENCE ADDITION
2108 Byron Road
Winter Park, FL 32792

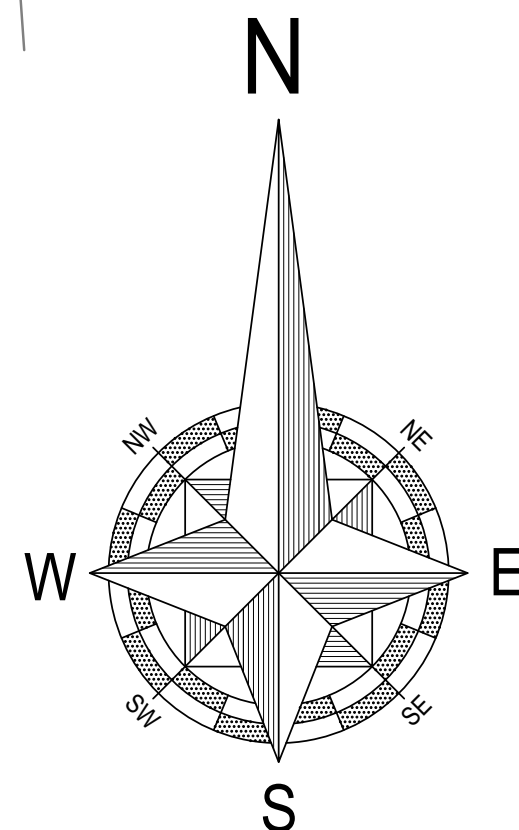
Architect of Record:
John W. Burt - AR93163

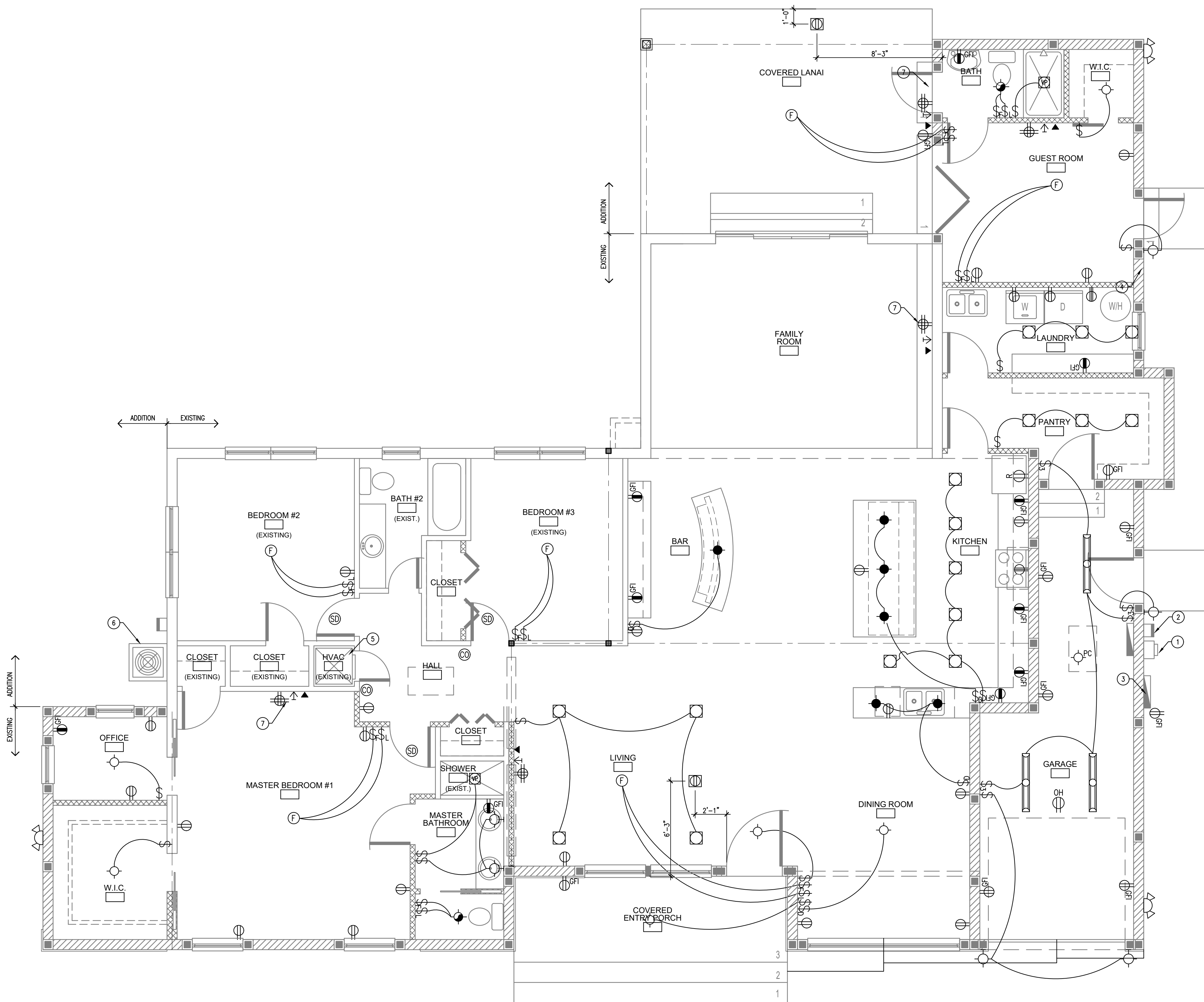
Revisions:		
Date:	Drawn By:	Checked By:
3/15/2023	MJP/JMD	JWB
Project No. 22-002		
Sheet No.		

C101

C1
Delta = 89°02'30" (P)
R = 20.00' (P)
L = 31.08' (P)
CHORD

1 SITE PLAN
SCALE: 1" = 10'
N90°00'00"E 80.33' (P)
N89°57'45"E 80.44' (M)
N90°00'00"E 75.00' (P)
N89°49'50"E 74.99' (M)





1
E201
SCALE: 1 / 4" = 1'-0"

ELECTRICAL PLAN

ELECTRICAL PLAN NOTES:

- 1 EXISTING ELECTRIC METER & PANEL LOCATION.
- 2 EXISTING MAIN DISCONNECT LOCATION
- 3 EXISTING SUB-PANEL ELECTRIC BOX LOCATION.
- 4 REFER TO EXISTING WATER HEATER USER MANUAL FOR ELECTRICAL REQUIREMENTS.
- 5 REFER TO EXISTING A.H.U. USER MANUAL FOR ELECTRICAL REQUIREMENTS.
- 6 EXISTING A/C UNITS.
- 7 QUAD & T.V. OUTLETS FOR WALL MOUNTED TV @ 66" A.F.F.

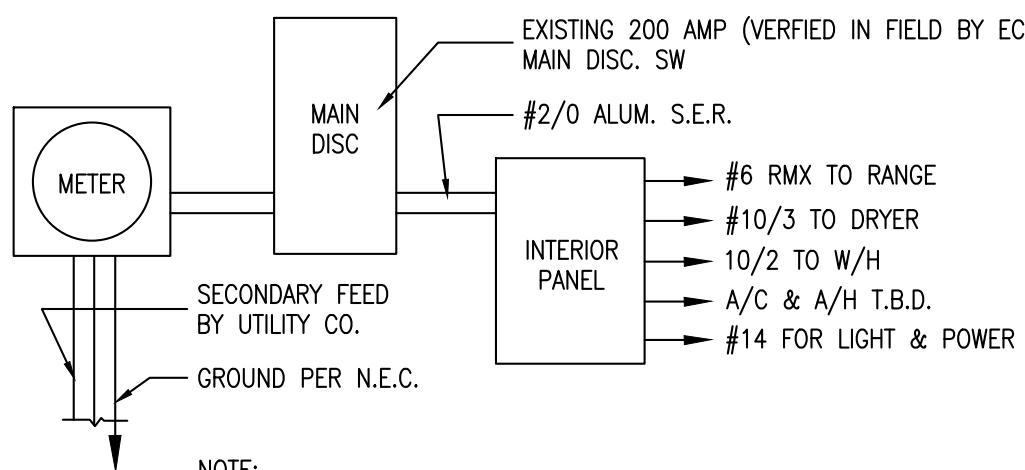
ELECTRICAL LEGEND

- \$ SINGLE POLE SWITCH FOR FAN ONLY.
- \$ SINGLE POLE SWITCH FOR LIGHT KIT IN FAN.
- \$ SINGLE POLE SWITCH
- \$ THREE WAY SWITCH
- \$ DIMMER SWITCH
- ⊕ OUTLET 110-115
- ⊕ QUAD OUTLET 110-115
- ⊕ OUTLET 110-115, SPLIT WIRED
- ⊕ OUTLET 110-115, FLOOR MOUNTED-RECESSED
- ⊕ OUTLET 110-115, MOUNT 42" A.F.F.
- ⊕ OVERHEAD DOOR OPENER OUTLET WITHIN 12" OF O.H. DOOR OPENER
- ⊕ GROUND FAULT INTERRUPTION OUTLET
- ⊕ OUTLET 220
- ⊕ SPECIAL PURPOSE OUTLET, REFER TO EQUIPMENT INSTALLATION GUIDE FOR ELECTRICAL REQUIREMENTS
- ⊕ USB MULTI-PORT/OUTLET.
- ⊕ LIGHT FIXTURE, CEILING MOUNTED
- ⊕ LIGHT FIXTURE, WALL MOUNTED
- ⊕ LOW VOLTAGE MINI SPOT W/MR-16 SPOT BULB
- ⊕ RECESSED CAN LIGHT
- ⊕ RECESSED, VAPOR PROOF
- ⊕ RECESSED EYEBALL, ADJUSTABLE
- ⊕ LAMP HOLDER W/ PULL CHAIN
- ⊕ LIGHT / EXHAUST FAN COMBO
- ROPE LIGHT
- FLUORESCENT FIXTURE WITH ACRYLIC DIFFUSER.
- ⬆ FLOODLIGHTS
- ⬇ TELEVISION OUTLET
- ◆ DECORATIVE PENDANT
- ⬇ TELEPHONE OUTLET
- ⊕ SMOKE DETECTOR/CARBON MONOXIDE COMBO UNIT
- ⊕ SMOKE DETECTOR
- ⊕ CARBON DIOXIDE DETECTOR
- ⊕ EXHAUST FAN
- ⊕ ELECTRIC METER
- ⊕ DISCONNECT SWITCH
- ELECTRICAL PANEL, MDP or SUB
- ⊕ CEILING FAN, INSTALLED
- ⊕ CEILING FAN, PREWIRED
- ⊕ JUNCTION BOX
- ⬇ RECESSED GROUND GFI UP LIGHT

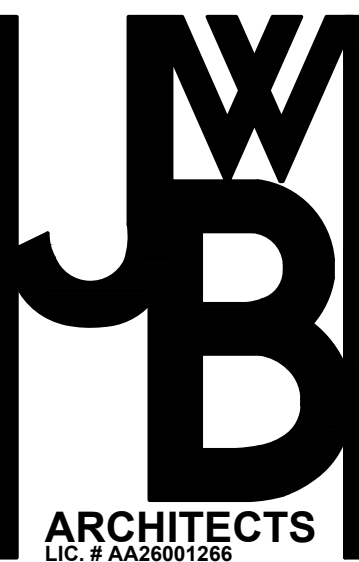
SMOKE DETECTORS

- SD SMOKE DETECTORS SHALL BE IN ALL SLEEPING AREAS, SHALL BE INTERCONNECTED, SHALL BE WITHIN 1' TO 3' OF PEAK, AND SHALL BE 3' FROM THE SUPPLY OR RETURN AIR STREAM AND EQUIPPED WITH A BATTERY BACK-UP.
- CO CARBON MONOXIDE DETECTORS SHALL BE WITHIN 5' OF ALL BEDROOM DOORS.

ELECTRICAL RISER DIAGRAM



NOTE:
1. ELECTRICAL MATERIALS AND INSTALLATION SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELEC CODE, LOCAL CODES, AND THE POWER COMPANY.
2. ALL NEW ELECTRICAL OUTLETS SHALL HAVE ARC FAULT PROTECTIONS AND TAMPER PROOF RECEPTACLES PER 2017 FBCR E3902.12.



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Owner:
Sean & Stephanie
Travis

ELECTRICAL PLAN
TRAVIS RESIDENCE ADDITION
2108 Byron Road
Winter Park, FL 32792

Architect of Record:
John W. Burt - AR93163

Revisions:

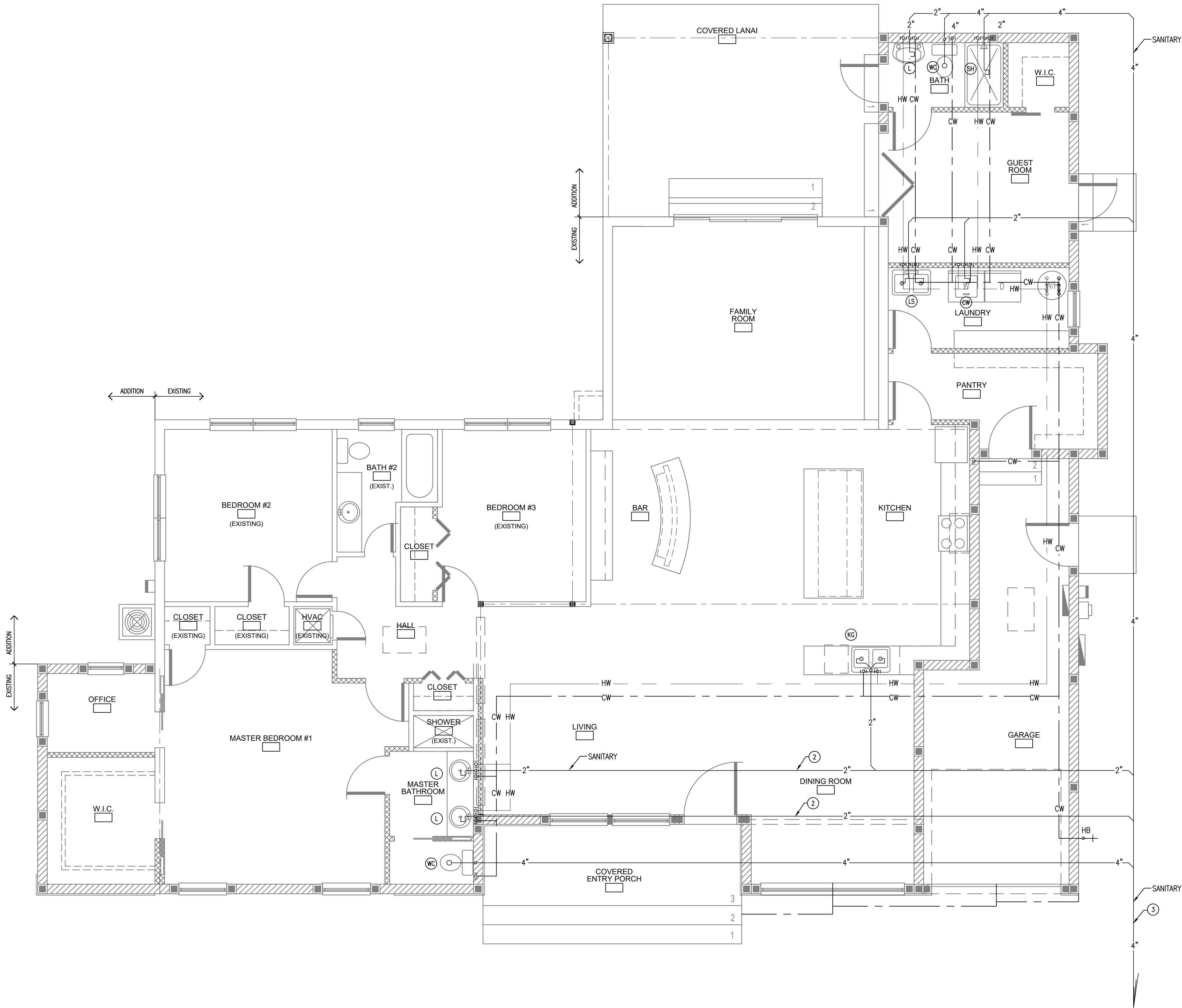
Date: 3/15/2023
Drawn By: MJP/JMD
Checked By: JWB

Project No.

22-002

Sheet No.

E201



1
P201

PLUMBING PLAN

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

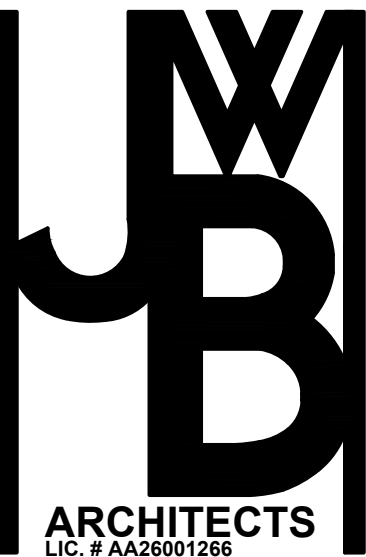
PLUMBING PLAN NOTES:

- EXISTING AREA NOT PART OF SCOPE AND NOT DOCUMENTED. TO REMAIN UNDISTURBED.
- CONNECT NEW WATER AND SANITARY TO EXISTING LINES. G.C. TO FIELD VERIFY LOCATION(S).
- CONNECT NEW SANITARY LINE TO EXISTING SEWER CONNECTION. G.C. TO FIELD VERIFY LOCATION.
- CONNECT NEW WATER SUPPLY LINES TO EXISTING. G.C. TO FIELD VERIFY LOCATION(S).

GENERAL PLUMBING NOTES:

- ALL WORK SHOWN SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL BUILDING ORDINANCES.
- THE LICENSED CONTRACTOR SHALL BE RESPONSIBLE FOR CERTIFYING ALL EQUIPMENT DESIGN REQUIREMENTS (I.E. VOLTAGE, WATER, DRAINS, GAS CONNECTIONS, ETC.) WHEN REQUIRED FOR APPROVED OPERATION, ALL EQUIPMENT SHALL BE FURNISHED WITH ALL REQUIRED ACCESSORIES.
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND FREE FROM DEFECTS WITH THE FACTORY WARRANTY. PRODUCTS SHALL BEAR RESPECTIVE A.S.T.M. STANDARD LABELS AND INSTALLED AS PER LISTING UNDER SUCH.
- INSTALL SANITARY LINES SLOPE OF NOT LESS THAN 1/8" PER FOOT 3"-6" AND 1/4" PER FOOT 1.5"- 2.5".
- INSTALL PIPING AND EQUIPMENT ALLOWING ADEQUATE ACCESS FOR SERVICE TO VALVES AND EQUIPMENT OF OTHER TRADES. PROVIDE U.L. LISTED ACCESS PANELS IN WALLS AND CEILING WHERE ACCESS IS REQUIRED.
- INSTALL CLEAN-OUTS AS INDICATED ON DRAWINGS AND EVERY 75 FEET, AT BASES OF STACKS, AND CHANGE OF DIRECTION.
- SANITARY, VENT, AND RAIN WATER LEADER PIPING SHALL BE SCHEDULE 40 PVC SOIL PIPE WITH DRAINAGE TYPE FITTING, SOLVENT WELDED. PRIME FITTINGS AND PIPE ENDS PRIOR TO WELDING, EXCEPTION: IN AIR CONDITIONING PLENUMS, I.E. MECHANICAL ROOMS, CAST IRON PIPING SHALL BE USED.
- DOMESTIC WATER PIPE SHALL BE TYPE L ABOVE GROUND AND TYPE K BELOW GROUND. SOLDER FITTINGS USING LEAD-FREE SOLDER, AVOID JOINTS BELOW SLABS OR INSIDE WALLS WHENEVER POSSIBLE. ALTERNATE PIPING CAN BE PEX CONNECTED TO VEGA MANABLOC DISTRIBUTION PANELS ON EACH FLOOR. PIPING SHALL MEET ASTM F876, ASTM F877, AND ASTM B137.5.
- PROVIDE EXPANSION AIR CHAMBERS OF 20 PIPE DIAMETERS BUT NOT LESS THAN 12" AS REQUIRED BY CODE. INSTALL AT FIXTURES AS REQUIRED, AT RISERS AND END OF SUPPLY LINES PER CODE.
- ISOLATE COPPER PIPING FROM DISSIMILAR METAL, MASONRY OR CONCRETE WITH FOAM PLASTIC, FIRE RETARDANT INSULATION OR SIMILAR METHODS APPROVED BY LOCAL JURISDICTION.
- PROVIDE PIPE SLEEVES FOR ALL CEILING, FLOORS, OR WALL PENETRATIONS. PACK WITH FIRE RETARDANT CAULKING IN CONFORMANCE TO U.L. SPECIFICATIONS.
- PLUMBING FIXTURES SHALL BE FIRST GRADE VITREOUS CHINA CONFORMING TO ANSI STANDARDS. FURNISH TRAPS, VALVES, AND ALL TRIM TO COMPLY WITH ALL CODES AND ORDINANCES. AMERICAN STANDARD OR EQUAL. PROVIDE READILY ACCESSIBLE CONTROL VALVES AND ACCESS PANELS. PROVIDE 2 SETS OF MAINTENANCE AND OPERATION MANUALS.
- HOT WATER PROVIDED BY (2) RHEEM TANKLESS HW HEATERS ON 2ND FLOOR MODEL ECH200DVLP GAS 8.4 GPM.

NEW PLUMBING FIXTURE SCHEDULE				
	QUANT.	FIXTURE	TRAP SIZE	FU COUNT
WC	2	WATER CLOSET (UP TO 1.6 GAL)	3"	6
L	3	LAVATORY	2"	6
SH	1	SHOWER	2"	2
KG	1	KITCHEN SINK/DISH WASHER	3"	3
S	0	BAR SINK	2"	0
CW	1	CLOTHES WASHER	2"	2
TOTAL				19



Owner:
Sean & Stephanie
Travis

PLUMBING PLAN

TRAVIS RESIDENCE ADDITION

2108 Byron Road
Winter Park, FL 32792

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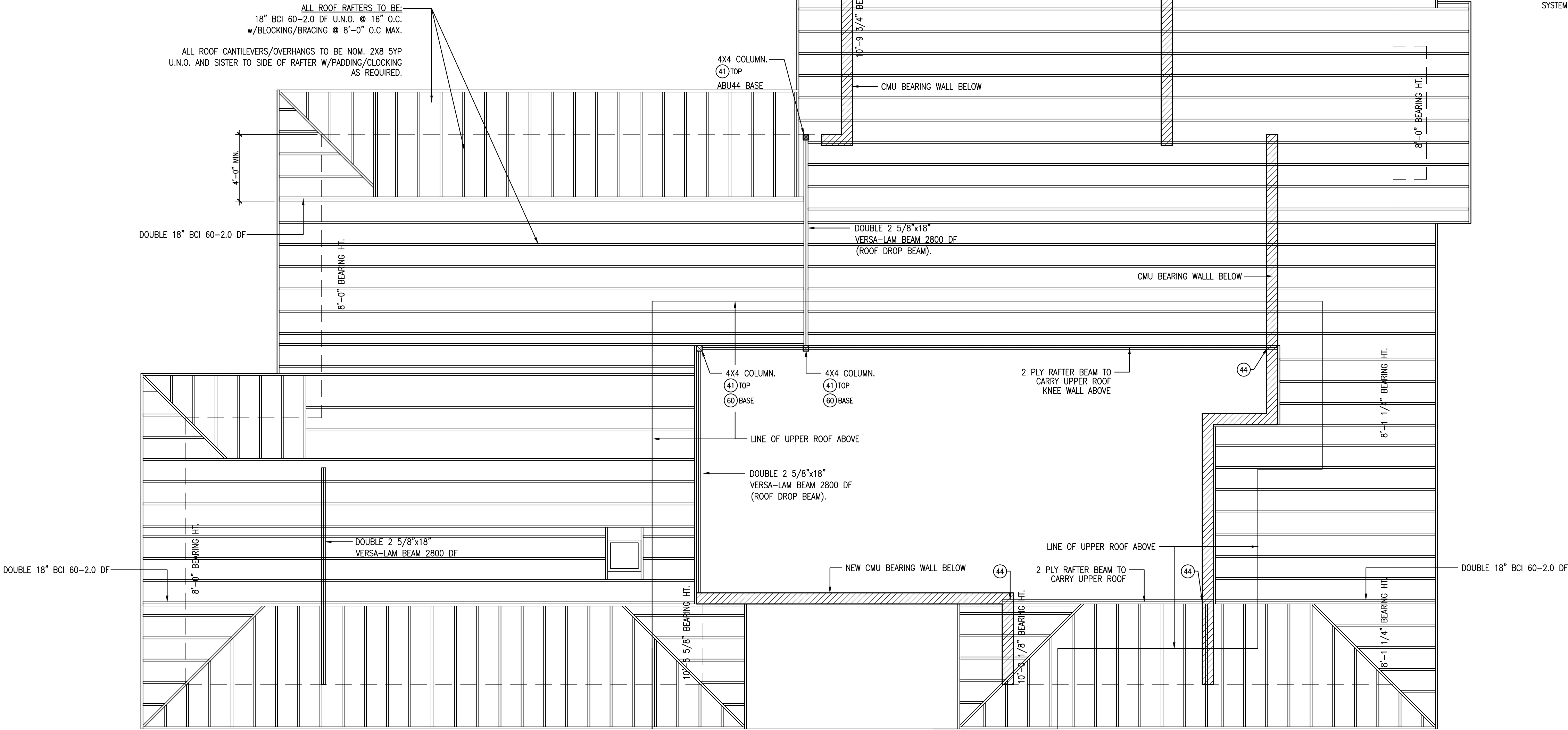
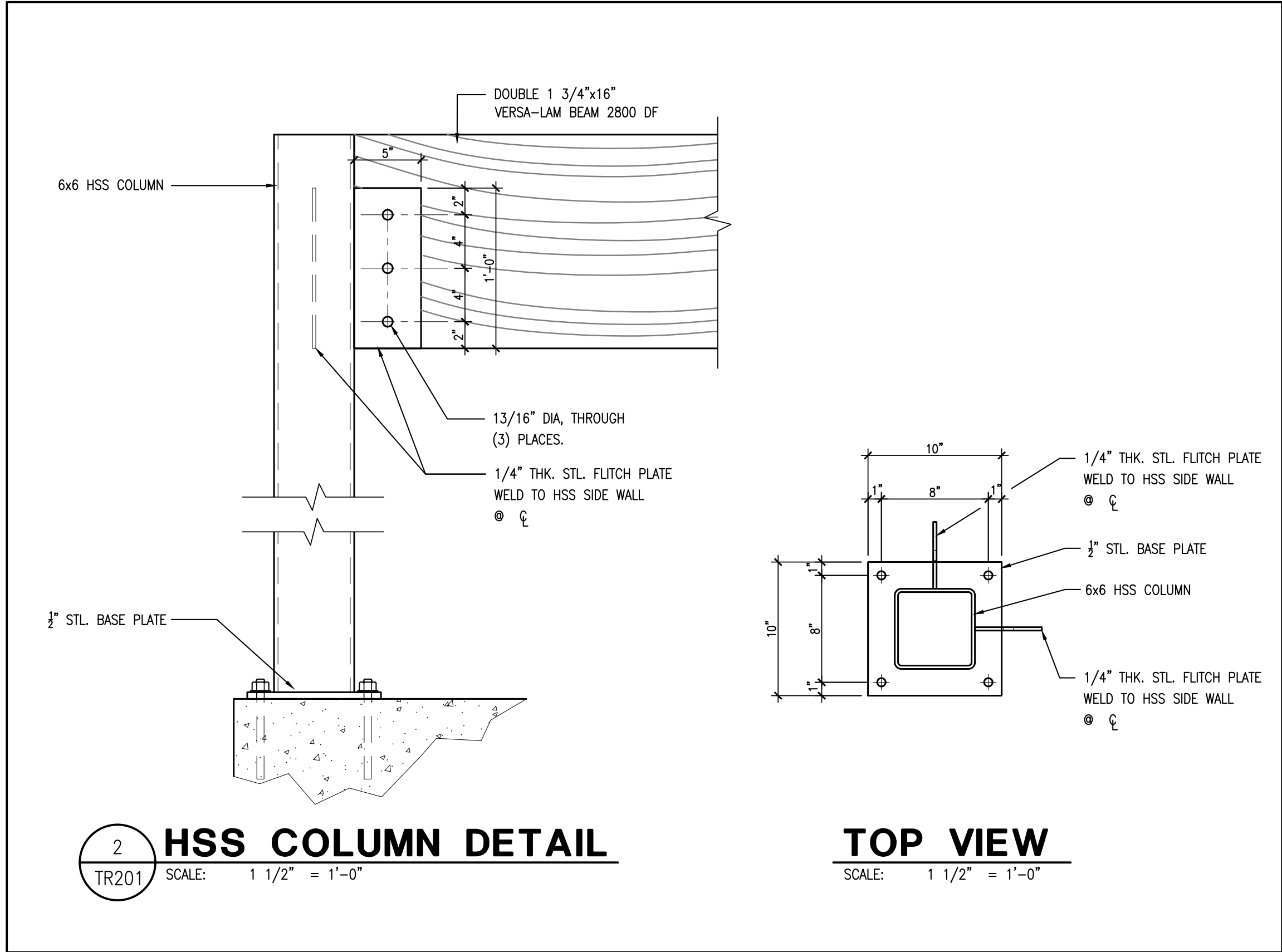
Revisions:

Date: 3/15/2023
Drawn By: MJP/JMD
Checked By: JWB

Project No.
22-002

Sheet No.

P201



1
TR201
LOW ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

TRUSS CONNECTION SCHEDULE:

- 1) NO RAFTER BRACING REQUIRED OTHER THAN SHOWN ON THIS SHEET OR ON THE RAFTER ENGINEERING.
- 2) RAFTER NAILS (1 1/2" LONG) MAY BE USED ON SINGLE PLY RAFTERES. ALL RAFTERES USE ANCHOR #1 FOR CONCRETE WALLS, ALL RAFTERES, JACK AND KING JACK RAFTERES
- 3) USE ANCHOR #35 FOR CONVENTIONAL FRAMED MEMBERS LIKE RAFTERES TO FRAME WALLS UNLESS MARKED.
- 4) ALL RAFTERES USE ANCHOR #36 FOR FRAME WALLS UNLESS MARKED.
- 5) ANCHOR 2ND FLOOR FRAMING TO 1ST FLOOR FRAMING OR BEAM 32" O.C. W/ MSTA36 W/ 16-10d FOR 2ND FLOOR WALL DOWN TO 1ST FLOOR WALL OR BEAM BELOW

#	USP#	SIMPSON#	MAX UPLIFT LBS	MAX GRAVITY LBS
1	HTA20 w/7-10d	HETA20 w/7-10d	1475	
2	HTA20 w/14-10d	HETA20 w/14-10d	1890	
3	2-HTA20 w/10-10d EA,2-HETA20 w/10-10d EA	MGT w/ 3/8 AB, 22-10d	2500	3965
4	MSTA36 W/ 26-10d			
5	HUCQ412 W/ 20-1/4" x 3 1/2" SCREWS			
6	HUCQ412 W/ 14-1/4" TAPCONS & 6-1/4" SCREWS			
7	LTT 31 W/ 5/8 AB & 10-16d			
8	HDUS-SDS2.5 w/ 5/8 AB & 14-1/4" x 2-1/2" SCREWS		5400	
9	HGT-2 w/ (2) 3/4 AB AND 16-10d NAILS		6600	
10	HUCQ210-3 SDS W/ 18-1/4" x 2.5" SCREWS		2510	5400
11	LTT 20B W/ 5/8 AB		1500	
12	HTT4 W/ 5/8 AB		3000	
13	W/ 18-10d NAILS			

MISSED LINTEL STRAP REPLACEMENT	MTS16 w/ 7-10d	860
MTW12 w/ 7-10d	4- 3/8" TAPCONS	

ANCHORS: RAFTER TO WOOD FRAME	MEMBERS	
53	2-MSTA18 14-10d	2630
54	HTT16 w/ 14-10d x 1 1/2"	1260
55	HCLH/RH w/ 8-8d COM	465
56	MTW12 w/ 14-10d	1000
57	2-MTW12 w/ 14-10d	2000
58	2-HTW24 w/ 20-10d	2900
59	HUCO 412-SDS w/ 14 SDS x 2 1/2" COLUMN	
	6 SDS x 2 1/2" BEAM	
60	MSTC40 w/ 52-16d SINKERS	4335
61	MSTA24 w/ 18-10d	1640
62	MGT W/HDU4 W/ 12-10d BOTTOM	3900
63	AND 22-10d TOP, 5/8" THRU BOLT (2)VGTR/L W/ (2) 5/8" THRU BOLT	5545
64	AND 32-1/4" x 3" SDS SCREWS	
	HUCO612-SDS	2520

ANCHORS: HOLD DOWNS

60	(COLUMN SIDE)	LTT19 W/ 5/8" AB, 8-10d	1310
61		HTT4 W/ 5/8" AB, 18-10d	3000
62		HTT5 W/ 5/8" AB, 26-10d	4350

- © USE MTS 12 @ EACH ROOF RAFTER WITH (14) 10d NAILS TO SECURE BOTTOM PLATE TO FLOOR SYSTEM. USE H4 @ EACH STUD WITH (8) 8d NAILS TO SECURE STUDS TO BOTTOM PLATE.

LOW ROOF FRAMING PLAN

TRAVIS RESIDENCE ADDITION

2108 Byron Road
Winter Park, FL 32792

Architect of Record:
John W. Burt - AR93163

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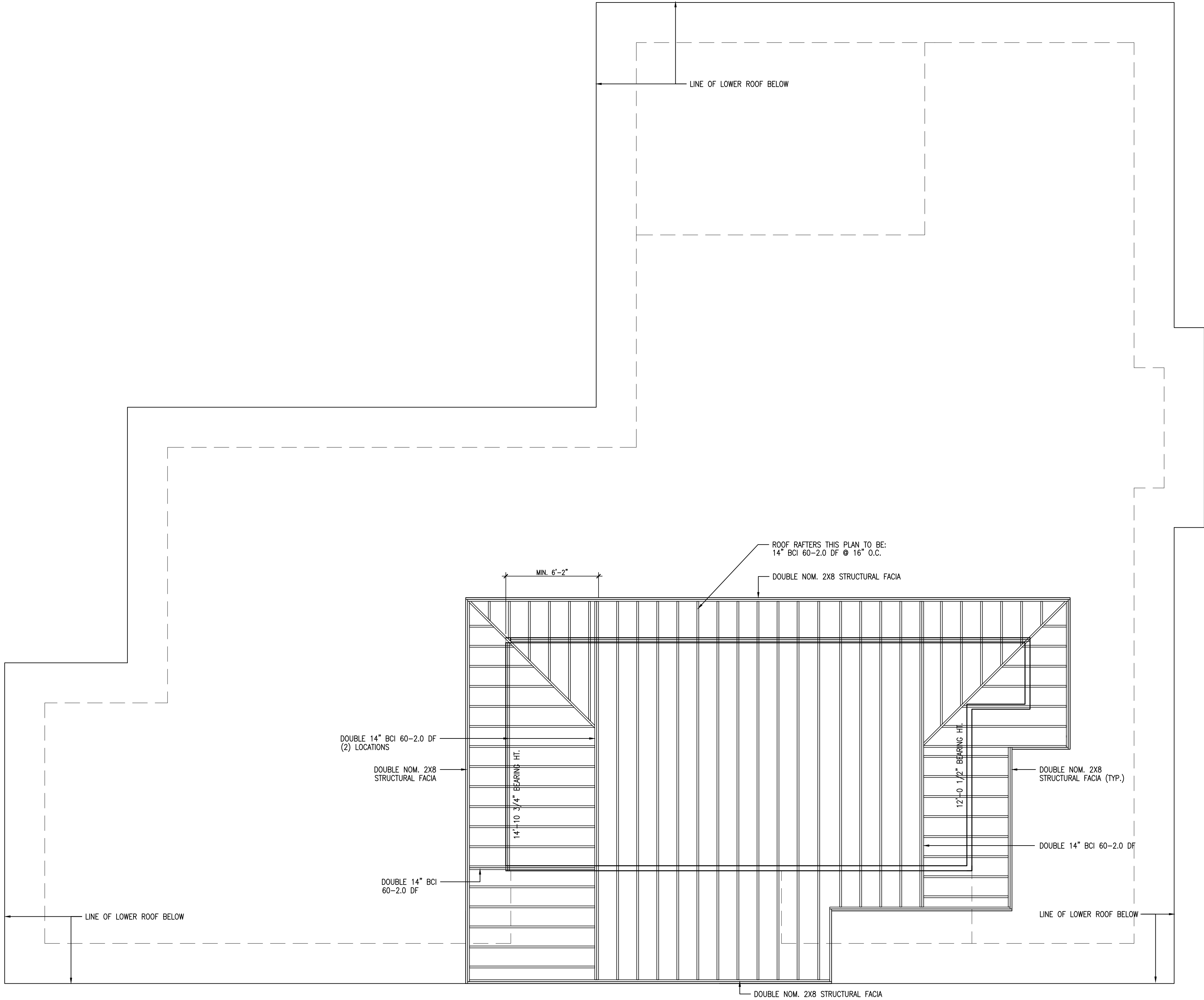
Date: 3/15/2023
Drawn By: MJP/JMD
Checked By: JWB

Project No.
22-002

Sheet No.

TR201

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1
TR202

1 HIGH ROOF FRAMING PLAN

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

TRUSS CONNECTION SCHEDULE:

- 1) NO RAFTER BRACING REQUIRED OTHER THAN SHOWN ON THIS SHEET OR ON THE RAFTER ENGINEERING.
2) RAFTER NAILS (1½" LONG) MAY BE USED ON SINGLE PLY RAFTERES. ALL RAFTERES USE ANCHOR #1 FOR CONCRETE WALLS, ALL RAFTERS, JACK AND KING JACK RAFTERES.
3) USE ANCHOR #35 FOR CONVENTIONAL FRAMED MEMBERS LIKE RAFTERS TO FRAME WALLS UNLESS MARKED.
4) ALL RAFTERES USE ANCHOR #36 FOR FRAME WALLS UNLESS MARKED.
5) ANCHOR 2ND FLOOR FRAMING TO 1ST FLOOR FRAMING OR BEAM 32" O.C. W/ MSTA36 W/ 16-10d FOR 2ND FLOOR WALL DOWN TO 1ST FLOOR WALL OR BEAM BELOW

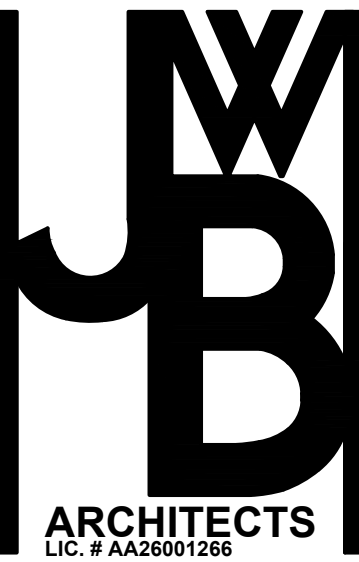
#	USP#	SIMPSON#	MAX. UPLIFT LBS	MAX GRAVITY LBS
ANCHORS: RAFTER TO CONCRETE				
①	HTA20 w/7-10d	HETA20 w/7-10d	1475	
②	HTA20 w/14-10d	HETA20 w/14-10d	1890	
③	2-HTA20 w/10-10d EA2-HETA20 w/10-10d EA		2500	
④		MGT w/ ⅝ AB, 22-10d	3965	
⑤	MSTA36 w/ 26-10d			
⑥	HUCQ412 W/ 20-1/4" x 3 1/2" SCREWS			
⑦	HUCQ412 W/ 14-1/4" TAPCONS & 6-1/4" SCREWS			
⑧		LTTI 31 W/ ⅝ AB & 10-16d		
⑨		HDUS-SDS2.5 w/ ⅝ AB & 14-1/4"x 2-1/2" SCREWS	5400	
⑩		HGT-2 w/ (2) ⅝ AB AND 16-10d NAILS	6600	
⑪	HUCQ210-3 SDS W/ 18-1/4" x 2.5" SCREWS		2510	5400
⑫		LTT 20B W/ ⅝ AB	1500	
⑬		HTT4 W/ ⅝ AB W/ 18-10d NAILS	3000	

MISSED LINTEL STRAP REPLACEMENT		
MTW12 w/ 7-10d	MTSM16 w/ 7-10d	860
4- ⅝" TAPCONS	4- ⅝" TAPCONS	

ANCHORS: RAFTER TO WOOD FRAME MEMBERS		
⑬	2-MSTA18 14-10d	2630
⑭	HTT16 w/ 14-10d x 1½"	1260
⑮	HCLH/RH w/ 8-Bd COM	465
⑯	MTW12 w/ 14-10d	1000
⑰	2-MTW12 w/ 14-10d	2000
⑱	2-HTW24 w/ 20-10d	2900
⑲	HUCQ 412-SDS w/ 14 SDS ⅝"x2½"-COLUMN	
	6 SDS ⅝"x2½"-BEAM	
⑳	MSTC40 w/ 52-16d SINKERS	4335
㉑	MSTA24 w/ 18-10d	1640
㉒	MGT W/HDU4 W/ 12-10d BOTTOM AND 22-10d TOP, 5/8" THRU BOLT (2) VSTR/L W/ (2) 5/8" THRU BOLT AND 32-1/4"x3" SDS SCREWS	5545
㉓	HUCQ612-SDS	2520

ANCHORS: HOLD DOWNS		
㉔ (COLUMN SIDE)	LTT19 W/ 5/8" AB, 8-10d	1310
㉕	HTT4 W/ 5/8" AB, 18-10d	3000
㉖	HTT5 W/ 5/8" AB, 26-10d	4350

- Ⓢ USE MTS 12 @ EACH FLOOR RAFTER WITH (14) 10d NAILS TO SECURE BOTTOM PLATE TO FLOOR SYSTEM. USE H4 @ EACH STUD WITH (8) 8d NAILS TO SECURE STUDS TO BOTTOM PLATE.



Owner:
Sean & Stephanie Travis

HIGH ROOF FRAMING PLAN

TRAVIS RESIDENCE ADDITION

2108 Byron Road
Winter Park, FL 32792

Architect of Record:
John W. Burt - AR93163

Revisions:

Date: 3/15/2023	Drawn By: MJP/JMD	Checked By: JWB
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Project No.
22-002

Sheet No.

TR202

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Board of Adjustments

agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date April 18, 2023
prepared by Nicholas Lewis	approved by John Harbilas, Allison McGillis
board approval Completed	
strategic objective	

subject

BOA-2023-0010. Request of Sheila Cichra.

item list

Staff has requested to continue this item to the May 16th regular meeting. The request was continued until the May 9th Lakes and Waterways Board regular meeting. The request must be heard by the Lakes and Waterways Board prior to being heard by the Board of Adjustment.

motion / recommendation

background

alternatives / other considerations

fiscal impact