



# Orange Avenue Overlay Appearance Review Advisory Board Regular Meeting

## Agenda

**January 17, 2024 @ 2:00 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/meetings/](http://cityofwinterpark.org/meetings/) 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. **Selection of Chair and Vice Chair**
    - a. Selection of Chair and Vice Chair 5 minutes
  3. **Consent Agenda**
  4. **Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
  5. **Action Items**
    - a. **Request of McCraney Property Company** for a Conditional Use request for a 29,500 square-foot, three-story, office building at 1100 Orange Avenue, within the Orange Avenue Overlay (OAO). 30 minutes
  6. **Non-Action Items**
  7. **Staff Updates**
  8. **Board Comments**
  9. **Upcoming Agenda Items**
  10. **Adjournment**



# Orange Avenue Overlay Appearance Review Advisory Board

## agenda item

### item type

Action Items

### meeting date

January 17, 2024

### prepared by

John Harbilas, Senior Planner

### approved by

Allison McGillis, Director of Planning and Zoning

### subject

**Request of McCraney Property Company** for a Conditional Use request for a 29,500 square-foot, three-story, office building at 1100 Orange Avenue, within the Orange Avenue Overlay (OAO).

### motion | recommendation

### background

Variances requested related to architecture:

1. Third Floor Step back – Within the OAO, a 10' additional setback is required for any more than 2 stories. The proposal is providing a 3-story continual glass feature that maintains the same first floor setback all the way up.
2. Third Floor Roof Overhang – The Code allows roof overhangs to encroach 3.5' into the required setback (30' and 25' to each street front for the third floor). The proposal includes an overhang that encroaches out 11' to just beyond the walls of the lower floors.
3. Articulation – Elevations do not conform to the requirement to provide articulation offset four feet, material change, window, entryway or other breakup of the building façade at least every 30 feet, both vertically and horizontally.
4. Screen wall height – 59' requested, where 53' is the max allowed, subject to Building Official approval with input from the OAO Board.

The subject property is located at 1100 Orange Avenue, at the southeast corner of Minnesota Avenue and S Denning Drive. The property is located within the Orange Avenue Overlay (OAO), specifically within Subarea I. The proposal is to construct a 29,500 square-foot, 3-story office building. New developments in the OAO must also undergo appearance review by the OAO Appearance Review Board. Staff will seek opinions from the Board members as to how the project does or does not adhere to the appearance related standards outlined in Chapter

58 (attached).

Under the OAO, any building exceeding 10,000 square feet requires Conditional Use approval from the City Commission. As part of that process, the applicant is requesting four variances related to architecture listed below. A fifth variance for not adhering to the 25% mixed-use requirement is also being requested, but is not part of the OAO Board's review.

1. Third Floor Step back – Within the OAO, a 10' additional setback is required for any more than 2 stories. The proposal is providing a 3-story continual glass feature that maintains the same first floor setback all the way up.
2. Third Floor Roof Overhang – The Code allows roof overhangs to encroach 3.5' into the required setback (30' and 25' to each street front for the third floor). The proposal includes an overhang that encroaches out 11' to just beyond the walls of the lower floors.
3. Articulation – Elevations do not conform to the requirement to provide articulation offset four feet, material change, window, entryway or other breakup of the building façade at least every 30 feet, both vertically and horizontally.
4. Screen wall height – 59' requested where 53' is the max allowed, subject to Building Official approval with input from the OAO Board.

The proposed building is 70 ft wide by 150 ft long. The building has been pushed to front along Denning to allow parking in the rear, with a one entrance off Minnesota and one off of Denning. The staff level Technical Advisory Committee reviewed this application earlier in the month, and voiced a few concerns related to the architecture, most of which point out aspects that require a variance. Staff did question the need for 12-foot-tall mechanical equipment and enclosure, expressing concern of its visibility when approaching the building from different directions. The Code requires that the facades provide articulation offset four feet, material change, window, entryway or other breakup of the building façade at least every 30 feet, both vertically and horizontally. Staff will look to the Board to advise on the proposal meeting this requirement. There also may be some opportunities to incorporate different materials on the façade, given the large majority is precast concrete.

Overall, the OAO Board is tasked to make comments and recommendations on architectural details for this project. The comments and recommendations of the Board are then transmitted to the Planning & Zoning Board and City Commission for consideration in rendering their respective recommendations and/or decisions on the project.

## **strategic objectives**

## **alternatives | other considerations**

## **fiscal impact**

**attachments**

1. OAO Appearance Review Advisory Board Info
2. McCraney-Winter Park Office-Revised CUP Submittal 1-9-24



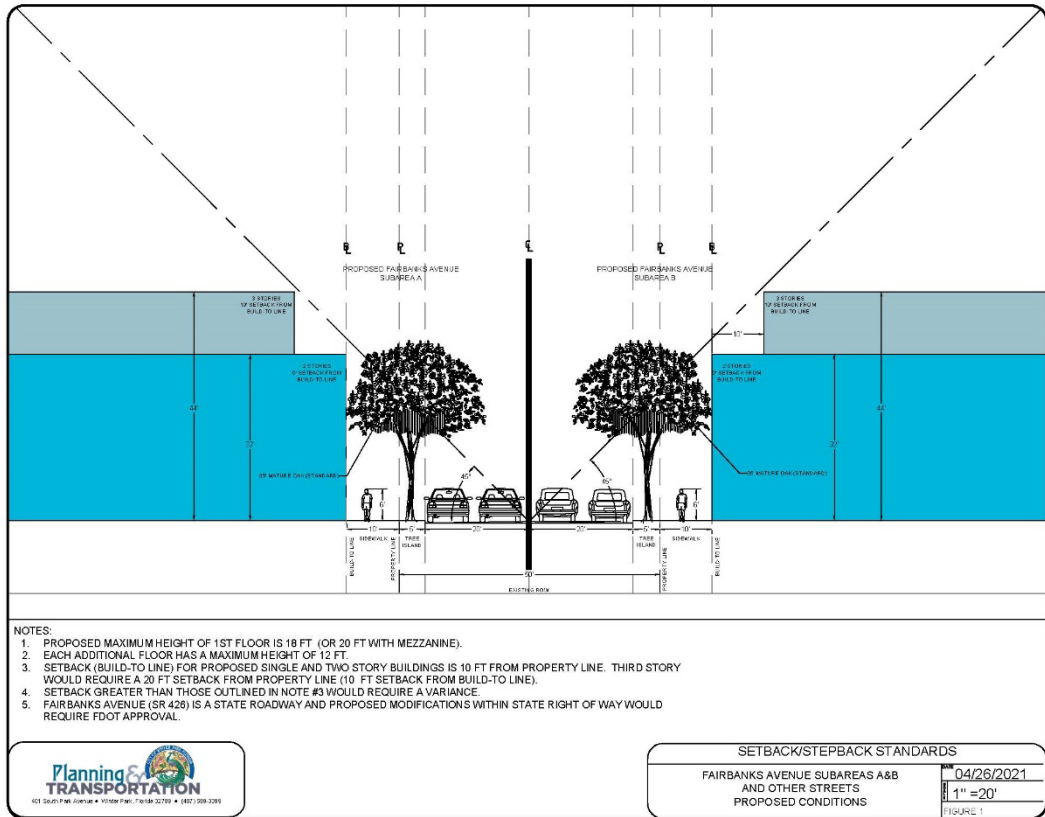
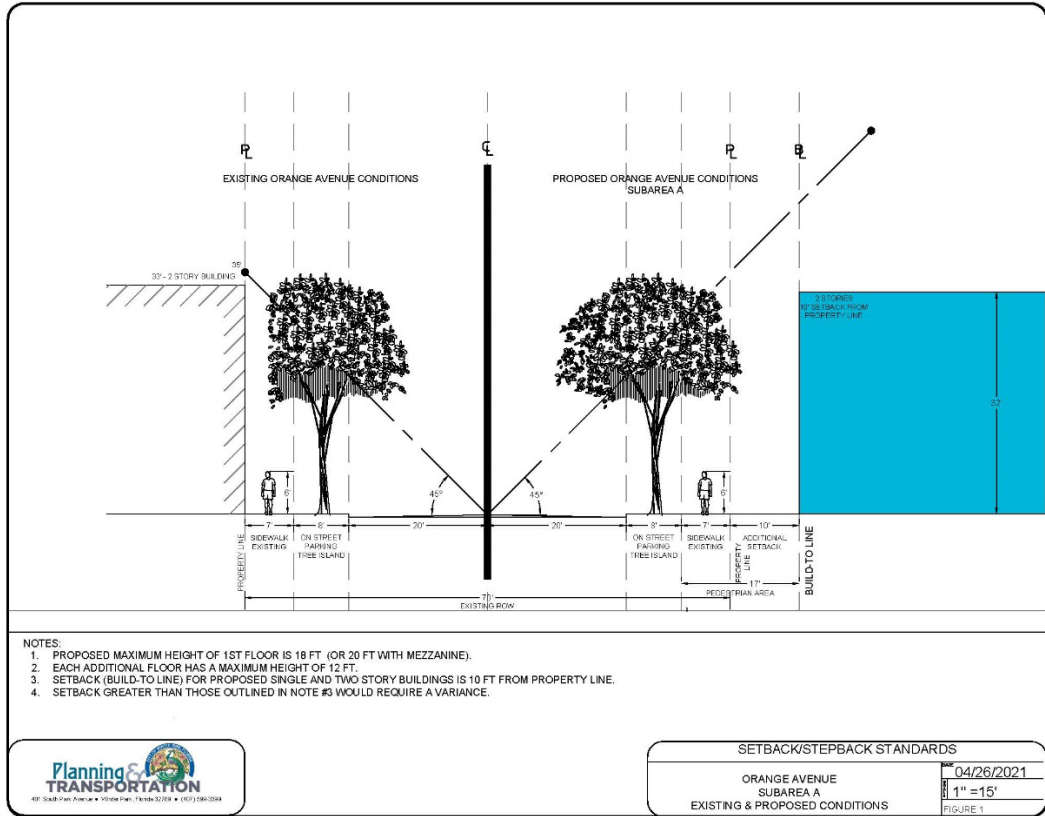
401 South Park Avenue • Winter Park, Florida 32789

407-599-3234 • 407-599-3436 fax  
cityofwinterpark.org

**Planning  
& Zoning**

## **ORANGE AVENUE OVERLAY (OAO) APPEARANCE REVIEW ADVISORY BOARD**

- **Functions and Responsibility:** The OAO Appearance Review Advisory Board is an advisory board that is to review and make comments and recommendations on architectural details for proposed development projects as and when specified in the city's land development regulations. In making its comments and recommendations, the Board should consider applicable city adopted architectural guidelines or standards. The comments and recommendations of board are to be transmitted to the Planning & Zoning Board and City Commission for consideration in rendering their respective recommendations and/or decisions on the applicable development project.
- Per Land Development Code Section 58-83, the following standards apply to the Board's review:
  - Building height. To allow for flexibility in design, but preserving development standards that will reduce building massing, buildings shall be measured in stories. For parking garages, levels visible on the exterior of the building shall be counted towards building height (ex. A three-story building wraps around a four-level interior parking garage, only the three stories would count as they are the only part visible).
  - The first story of any building shall be allowed to be a maximum of 18 feet in height. When mezzanines, balconies or lofts are provided, first story heights of 20 feet may be allowed. Mezzanine, balcony or loft levels shall be allowed within the first story, as long as they do not cover more than 30 percent of the first-story area and stay within the maximum 20-foot first story height area. Interior mezzanines, balconies or lofts shall not be allowed above the first story. Each story above the first story shall have a maximum height of 12 feet.
  - For multi-story buildings over two stories in height, there shall be terracing and/or additional setbacks to accomplish vertical articulation is mandated to create relief to the overall massing of the building facades, as discussed later in this section.
  - Setbacks/stepbacks. For any building over two stories in height that is built up to the allowable building line or "build-to" line, each additional story shall be setback a minimum of ten feet, or shall be within the allowable envelope as depicted in the figures below. The build to line is established by the greater of setback or sidewalk requirement. All setbacks are measured from the property line. Setbacks greater than the established "build-to" line require a variance. The required building stepbacks only apply to street frontages.





- If a building is constructed within the allowable building envelope as depicted above, the first story shall always be defined and articulated as addressed later in this chapter. Additionally, the building shall not exceed more than two stories of vertical wall without a setback/stepback, cornice, balcony or other major façade breakup, which shall create visual and massing relief. All walls shall provide two or three of the articulation options listed below, offset a minimum of four feet.

Each subarea of the OAO may define additional required setbacks for that area that may differ from what is defined in this section. The defined building envelope depicted above shall be maintained, regardless of any setbacks.

All setbacks and/or stepbacks shall provide space for the healthy development of shade tree crowns. The city arborist shall review and recommend species selection and positioning to ensure compliance.

Rear building setbacks/stepbacks as defined herein shall not be required for properties abutting the railroad right-of-way. However, these rear facades shall provide articulation offset four feet, material change, window, entryway or other breakup of the building façade at least every 30 feet, both vertically and horizontally.

- Facades. The intent of this subsection is to provide visual interest to all facades by requiring a minimum level of detail features on facades. These detail features shall not consist solely of applied graphics or paint. There shall be some sort of articulation, material or color change, window, entryway or other breakup of the building façade at least every 50 feet. Existing buildings meeting these standards that are remodeled shall be required to meet architectural façade standards.
  - All facades of buildings with a gross floor area of 10,000 square feet or more shall be required to incorporate at least three of the following facade treatments. At least one of these treatments shall repeat horizontally. All such design elements shall repeat at intervals of no more than 30 feet, either horizontally or vertically.
  - All facades of buildings with a gross floor area of less than 10,000 square feet shall be required to incorporate at least two of the following facade treatments. At least one of these treatments shall repeat horizontally. All such design elements shall repeat at intervals of no more than 25 feet, either horizontally or vertically.
    - Expression of a vertical architectural treatment with a minimum width of 12 inches.
    - Building stepbacks, offsets or projections, a minimum of four feet in depth.
    - Texture and/or material change.
    - Architectural banding.
    - Pattern change.
    - Other treatment that, in the opinion of the planning and zoning director after review by the Orange Avenue Overlay Appearance Review Advisory Board, meets the intent of this subsection.
  - No building shall exceed more than 200 feet for buildings or 300 feet for parking structures of horizontal length on any street-facing frontage. Additionally, breaks between buildings of at least 20 feet, shall be provided.
  - Additional façade treatment requirements. roof lines, parapets and building heights shall be architecturally articulated and diverse in design form with adequately scaled and proportioned architectural treatments which complement the building's design.

The window, wall and roofing treatment should be of high-quality materials and consistent on both the front and the back of the building and any street facing side wall of the building. Allowable building materials shall include brick, natural stone, glass, architectural metal, concrete, wood, or similar material with a longer life expectancy. Exterior insulation and finish system (EIFS) shall not be allowed. Stucco, hardiboard siding (or similar materials) or concrete block shall not exceed more than 50 percent of any front façade. Detailing is encouraged to enhance the façade.

- Glazing requirements. The first story of the building has the most immediate visual impact on the passerby. Traditionally, buildings along urban streets have a high proportion of glazing to solid wall surface, with higher floor to floor heights, on the first story. To maintain continuity with this treatment, non-residential buildings on Orange Avenue shall have 60 percent minimum glass on the first story and shall be allowed height up to 20 feet. Along other roads within the OAO, non-residential buildings shall have 40 percent minimum glass on the first story. The first story shall be clearly defined and articulated from upper stories.
- 6. Building entrance. Primary building entrances in the OAO shall be clearly defined, and shall be recessed or framed by a sheltering element such as an awning, arcade, overhang, or portico (in order to provide weather protection for pedestrians). Awnings are encouraged. Awning standards include:
  - Awnings for a building façade shall be of compatible color, look, shape, and height;
  - Awnings shall provide vertical clearance of no less than eight feet above sidewalks; and
  - Awnings are not allowed to hang over vehicular traffic ways.
- Architectural towers, spires, green roof features, solar panels, chimneys, or other architectural appendages. Any architectural tower, spire, chimney, flag pole or other architectural appendage to a building shall conform to the underlying subarea height limit. However, when necessary to meet the building code requirements, chimneys may exceed the height by the minimum required.

Architectural appendages, roof decks, embellishments and other architectural features may be permitted to exceed the roof heights specified in that subarea, on a limited basis encompassing no more than 15 percent of the building roof area or 15 percent of building street facing façade width not to exceed 30 linear feet of a given façade, or up to ten feet of additional height upon approval of the city commission, based on a finding that said features are compatible with adjacent projects.

Solar panels may be permitted to exceed the roof heights specified in that subarea, on a limited basis upon approval of the planning and zoning board and city commission, based on a finding that said features are compatible with adjacent projects.

- Mechanical penthouses, rooftop mechanical and air-conditioning equipment, stair tower enclosures, elevators and parapets. Mechanical penthouses, mechanical and air-conditioning equipment, stair tower enclosures, or elevators on rooftops of buildings shall not exceed a total height of six feet (building code official shall have the ability to give administrative variances to this requirement based on life-safety or equipment needs for elevation) above the allowable building height. Any penthouses shall only be used for mechanical equipment to serve the building. Parapets, or mansard roofs serving as parapets, may extend a maximum of five feet above the height limit in the underlying zoning district unless other parapet heights are more

restrictive for the respective underlying zoning district. In addition, mechanical equipment and air-conditioning equipment on rooftops shall be screened from view from ground level on all buildings in all zoning districts and shall be located to the maximum extent possible so that they are not visible from any street.



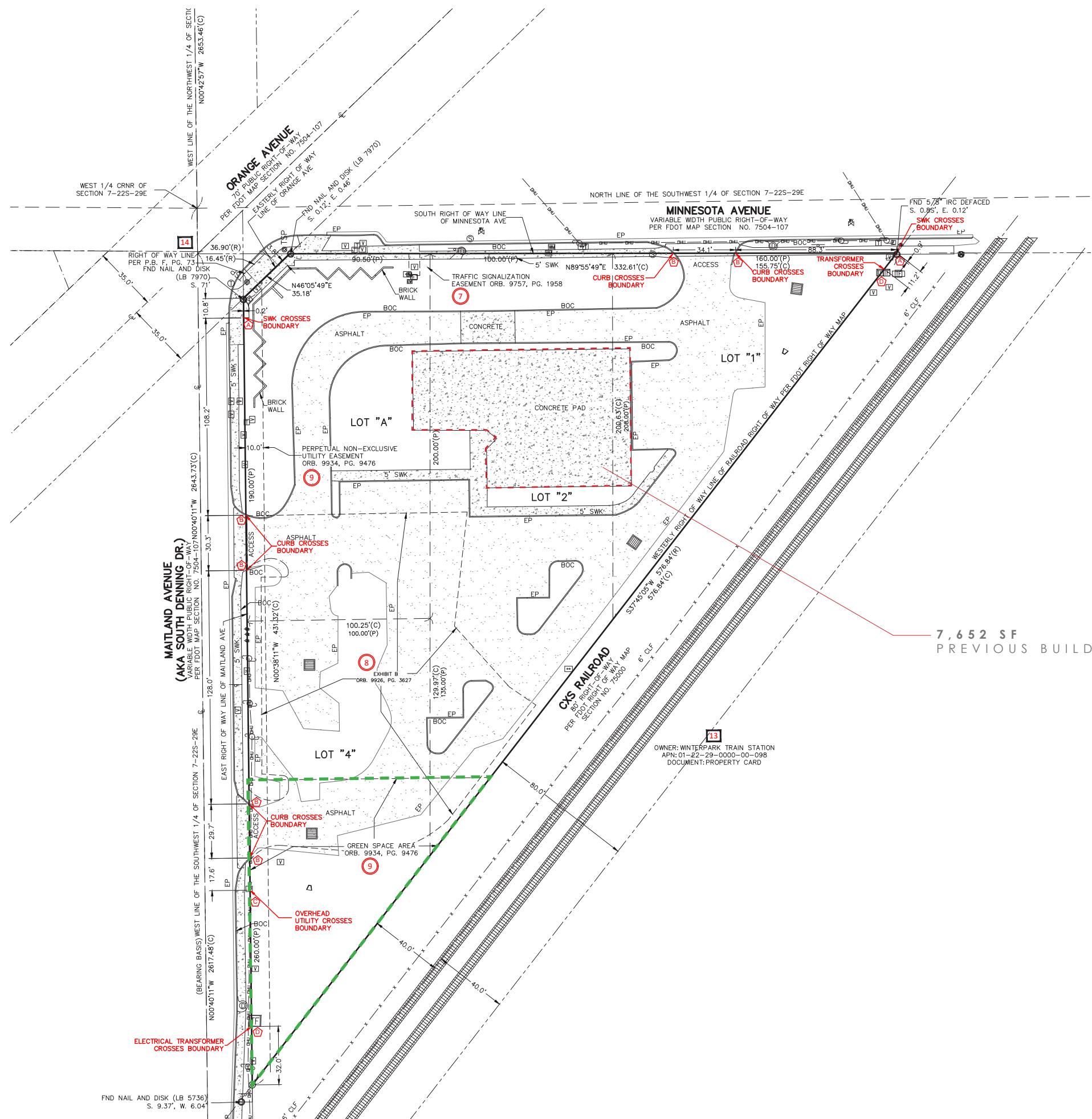
# McCRANEY OFFICE BUILDING

winter park, fl

C-23186.00

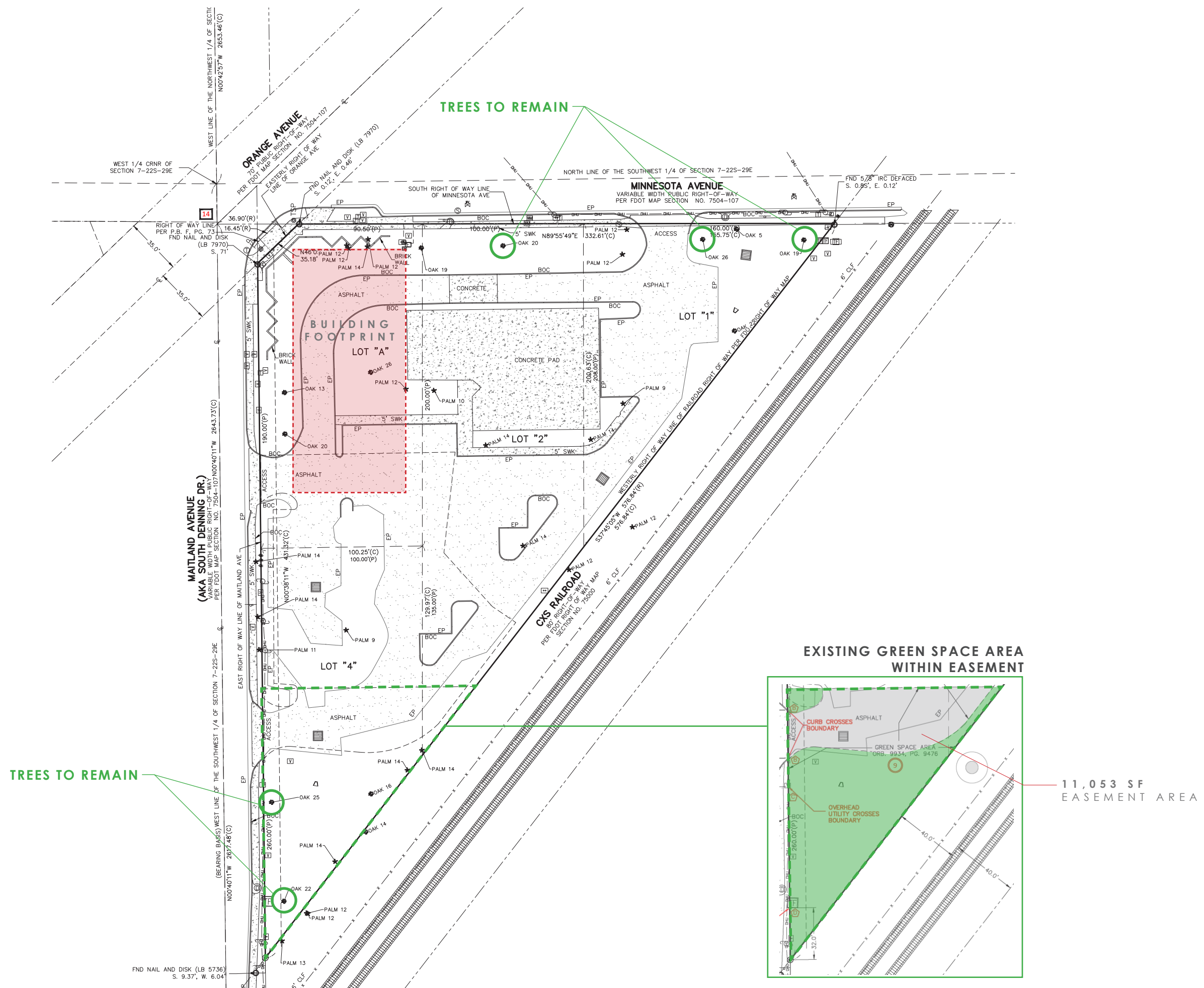
01.09.2024

## REVISED CONDITIONAL USE PERMIT SUBMITTAL



5E1 "SCHEDULE B - SECTION 2" ITEMS	
7	TRAFFIC SIGNALIZATION EASEMENT, IN FAVOR OF THE CITY OF WINTER PARK, RECORDED SEPTEMBER 10, 2008, IN OFFICIAL RECORDS BOOK 9757, PAGE 1958, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (AFFECTS, AS SHOWN)
8	TERMS, CONDITIONS, DECLARATIONS, RESTRICTIONS AND COVENANTS CONTAINED IN DECLARATION OF RESTRICTIVE COVENANT BY PROGRESS POINT LLC AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, RECORDED AUGUST 31, 2009, IN OFFICIAL RECORDS BOOK 9926, PAGE 3627, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (AFFECTS, AS SHOWN)
9	TERMS, CONDITIONS, DECLARATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS CONTAINED IN THE DECLARATION OF CONDOMINIUM OF DECLARATION OF EASEMENTS AND RESTRICTIONS, BY AMERICAN MOMENTUM, RECORDED SEPTEMBER 16, 2009, IN OFFICIAL RECORDS BOOK 9934, PAGE 9476, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (AFFECTS, AS SHOWN)
10	EASEMENT GRANTED TO SPRINT COMMUNICATIONS, L.P., ET AL., PURSUANT TO COURT ORDER, RECORDED FEBRUARY 15, 2013, IN OFFICIAL RECORDS BOOK 10523, PAGE 3198, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (MAY OR MAY NOT AFFECT, NO PLOTTABLE MATTERS)

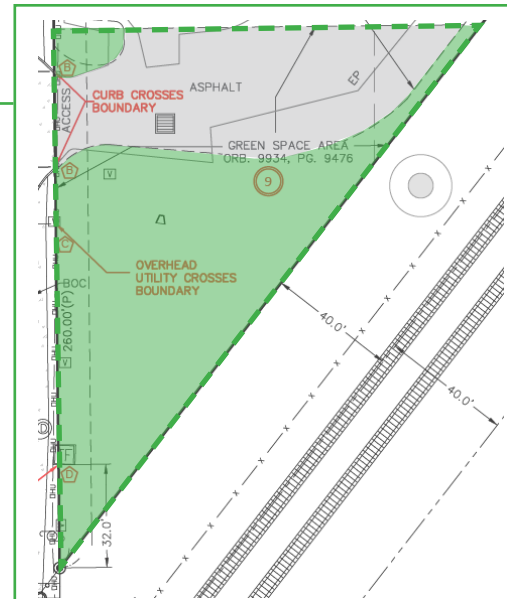
7,652 SF  
PREVIOUS BUILDING AREA

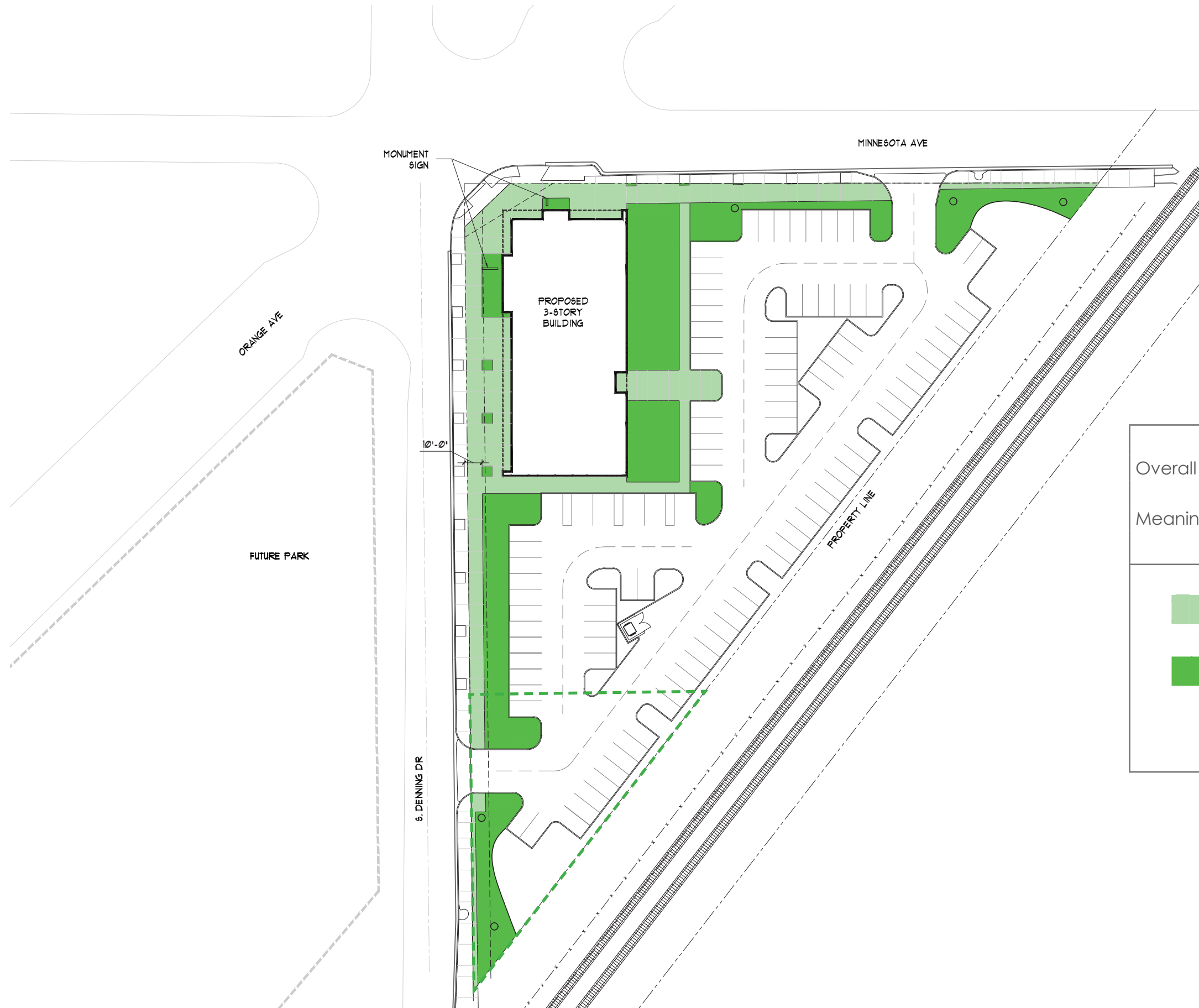




SITE DATA	
Zoning	O-1
Site Area	+/- 1.86 Acres
<b>Proposed Building</b>	<b>29,500 sf</b>
Building Height	3 Floors
Floor Plate	10,500 sf
FAR Provided	29,500 sf (36.2%)
Allowed (Base)	36,850 sf (45%)
Parking Provided	106 Cars
Parking Ratio	3.66 Cars / 1000 sf
Allowed	3 Cars / 1000 sf
Open Green Space	20,955 sf (25.6%)

EXISTING GREEN SPACE AREA WITHIN EASEMENT





SITE DATA	
Overall Site Area	81,304 sf
Meaningful Open Space	22,377 sf (27.5% of Overall Site)
<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #c8e6c9; margin-right: 5px;"></span> Meaningful Open Space (Hardscape) 10,530 sf (47.1%)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #4caf50; margin-right: 5px;"></span> Meaningful Open Space (Green Space) 11,847 sf (52.9%)</li> </ul>	

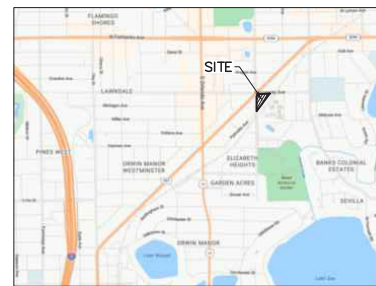
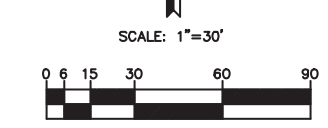
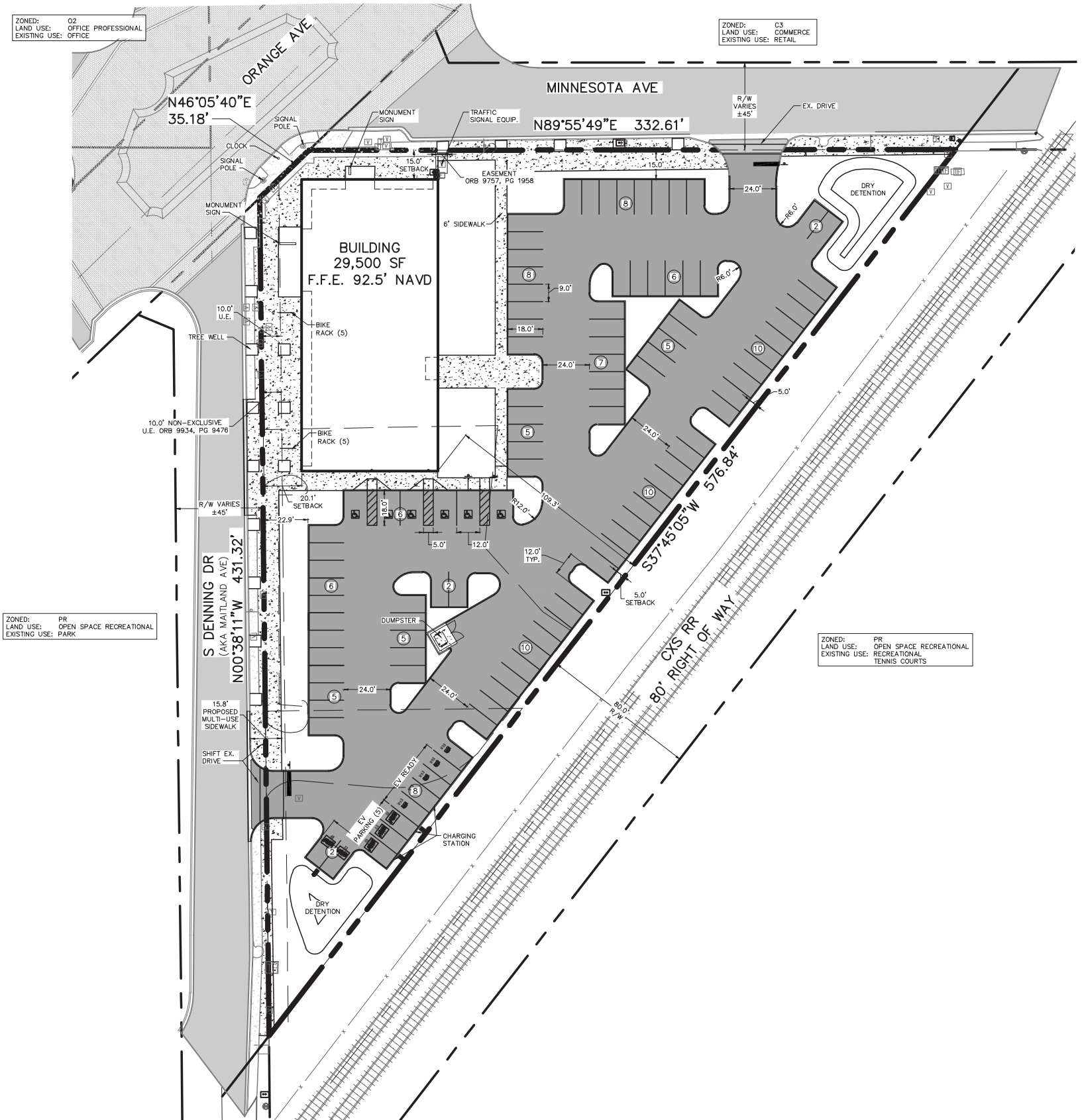
PROPERTY COMPANY  
 WINTER PARK AVENUE, SUITE 1190  
 FL 32801  
 3701  
 MCCRANEYPROPERTY.COM

SURVEYOR  
 AMERICAN SURVEYING & MAPPING, INC.  
 221 CIRCLE DRIVE  
 MAITLAND, FL 32751  
 407-426-7979  
 INFO@ASMCORPORATE.COM

PROJECT  
 HUNTONBRADY ARCHITECTS  
 WINTER PARK AVENUE, SUITE 1100  
 FL 32801  
 8886  
 HUNTONBRADY.COM

ENGINEER  
 SMILEY & ASSOCIATES, INC.  
 624 KINGFISH ROAD  
 NORTH PALM BEACH, FL 33408  
 561-596-0562  
 MSMEILEY@SMILEY-ASSOCIATES.COM

DESIGN ARCHITECT  
 HUNTONBRADY ARCHITECTS  
 WINTER PARK AVENUE, SUITE 200  
 FL 32801  
 7800  
 HUNTONBRADYDESIGN.COM



LOCATION MAP

TABULAR DATA

NAME OF APPLICATION:	MCCRANEY WINTER PARK OFFICE BUILDING
OWNER:	MPC
APPLICATION NO.:	XXXXX
EXISTING USE:	BANK SITE
PROPOSED USE:	OFFICE
FUTURE USE:	OFFICE PROFESSIONAL
ZONING:	O1
OVERLAY DISTRICT:	OAO
SECTION/TOWNSHIP/RANGE:	S7/22S/R30E
PARCEL ID:	07 22 30 6512 99 010
GROSS SITE AREA:	81,304 SF 1,866 AC.
GROSS FLOOR AREA:	29,500 SF 0.677 AC.
GREEN SPACE AREA:	21,881 SF 25.7% OF OVERALL AREA
MEANINGFUL OPEN SPACE AREA:	22,377 SF 27.5% OF OVERALL AREA
MEANINGFUL GREEN SPACE:	11,847 SF 52.9% OF M.O.S.
IMPERVIOUS SURFACE AREA:	59,423 SF 73.96%
PERVIOUS SURFACE AREA:	21,881 SF 25.68%
STORIES:	3
BUILDING FOOTPRINT:	10,500 SF
FAR:	45% MAX. 36.3% PROP.

PARKING CALCULATION:		
BUILDING SF (29,500 SF)		
OFFICE: 1 SPACE PER 333 SF:	29,500 SF / 333 =	89
TOTAL REQUIRED =		89
TOTAL PROVIDED =		105
HANDICAP (12'X18')		6 (5 REQ.)
EV PARKING 1/20 REQ. =		5
EV EQUIPPED SPACES 10% REQ. =		10
BIKE PARKING	REQ. 10	PROP. 10

LEGAL DESCRIPTION:  
 LOTS A, 1, 2 AND 4, BEING ALL OF BLOCK 101  
 OF OVERSTREETS TURPENTINE CO'S REVISED  
 DIVISION, ACCORDING TO THE PLAT THEREOF AS  
 RECORDED IN PLAT BOOK F, PAGE 73 OF THE  
 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA,  
 LESS ROAD RIGHT-OF-WAY FOR ORANGE  
 AVENUE (S.R. 426, A 70' RIGHT OF WAY)

**SMILEY & ASSOCIATES, INC.**  
 624 KINGFISH ROAD, NORTH PALM BEACH, FLORIDA 33408  
 561-596-0562 • msmiley@smiley-associates.com  
 www.smiley-associates.com  
 EB # 8613

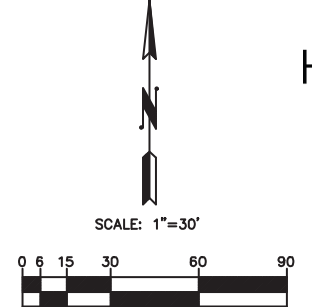
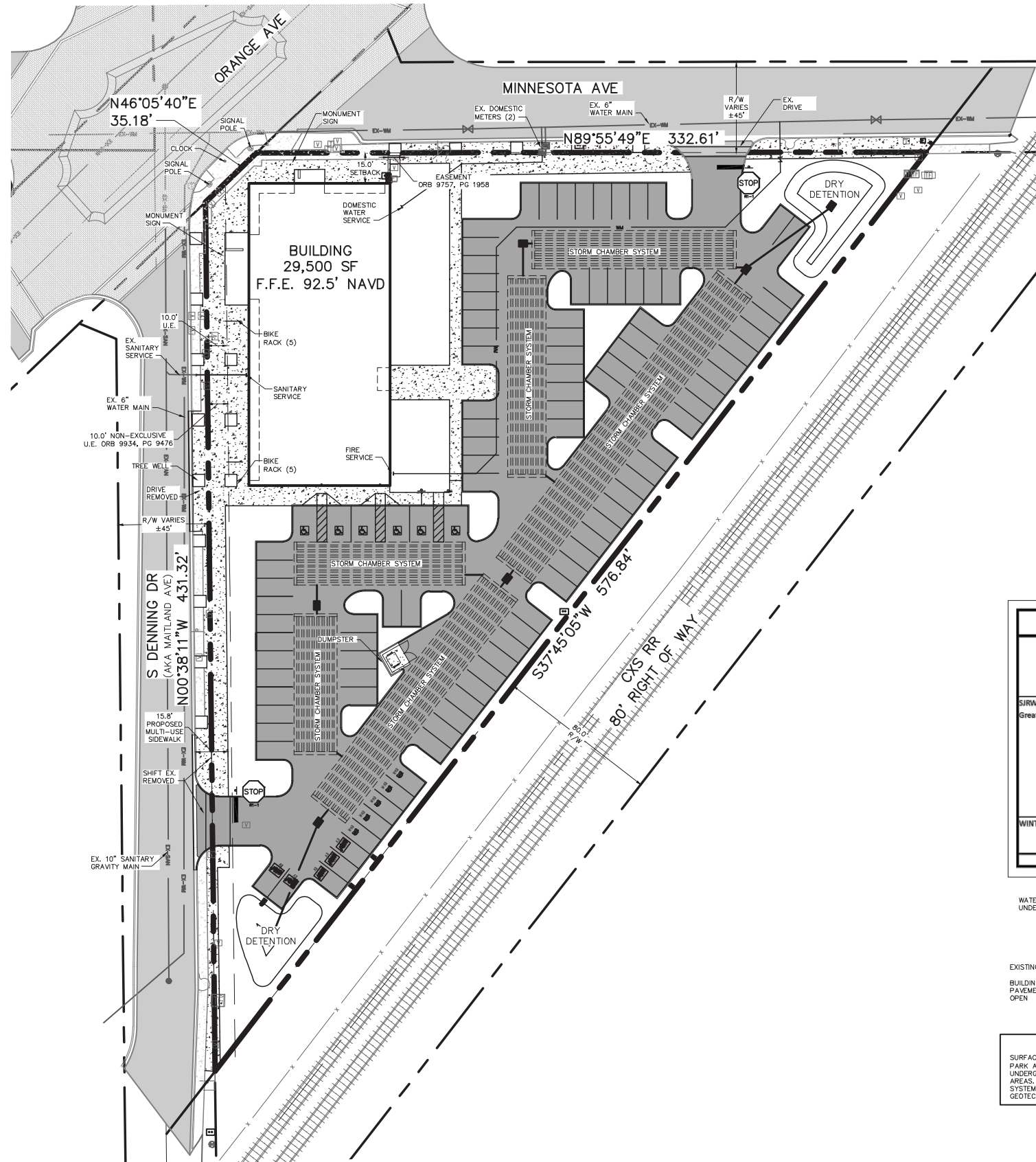
DTT	DTT			
DSG	MS			
CHK	MS	REV.	DESCRIPTION	APPR.
CADDWG CAD			REVISION NOTES	DATE

**McCRANEY WINTER PARK OFFICE BUILDING**  
 FOR MPC  
 WINTER PARK, FLORIDA

**SITE PLAN**

THIS PLAN HAS BEEN PRINTED ON RECYCLED PAPER AND RECYCLED BY 100%. ALL PAPER IS PRINTED ON THE DATE SHOWN IN THE TITLE BLOCK.  
 ALL THE INFORMATION ON THIS DRAWING HAS BEEN CHECKED AND CORRECTED BY THE ARCHITECT.  
 ALL THE INFORMATION ON THIS DRAWING HAS BEEN CHECKED AND CORRECTED BY THE ARCHITECT.  
 DIGITAL SEAL DATE 1/9/24

**SP**  
 SHEET TYPE  
 SHEET 1 OF 1  
 JOB # 23-007



LOCATION MAP

DRY RETENTION WATER QUALITY CALCULATIONS			
PROPOSED SITE			
	SF	AC	%
TOTAL IMPERVIOUS AREA	59,423	1,364	79.1%
TOTAL PERVIOUS AREA	21,881	0.502	26.9%
TOTAL TREATMENT AREA	81,304	1.866	100.0%
<b>SURFWD REQUIREMENTS</b>			
Greater of:			
0.5 IN. OVER SITE	3,388 CF		0.078 AF
0.5 IN. OVER SITE*	3,388 CF		0.078 AF
			0.156
1.25 IN OVER IMPERVIOUS	6,264 CF		0.144 AF
0.5 IN OVER SITE	3,388 CF		0.078 AF
			0.222
<b>WINTER PARK REQUIREMENTS</b>			
2 IN OVER IMPERVIOUS	10,022 CF		0.230 AF
<b>WP GOVERNS</b>			<b>0.23 AF</b>

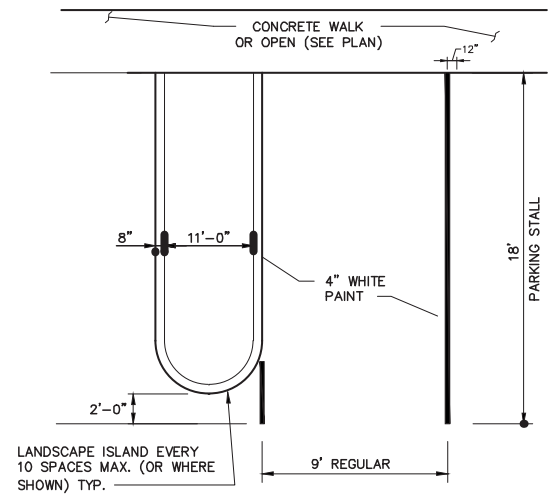
WATER QUALITY AND QUANTITY TO BE RETAINED IN DRY RETENTION AREAS AND UNDERGROUND CHAMBER SYSTEM. SIZES TO BE COMPUTED DURING PERMIT PHASE.

LAND USE TABLE			
SITE 81,304 SF			
EXISTING COVERAGE		PROPOSED COVERAGE	
BUILDING (HIST)	8,276 SF 10.18%	BUILDING	10,500 SF 12.91%
PAVEMENT & SW	40,946 SF 50.36%	PAVT & SW	48,923 SF 60.18%
OPEN	32,234 SF 39.66%	OPEN	21,881 SF 26.91%

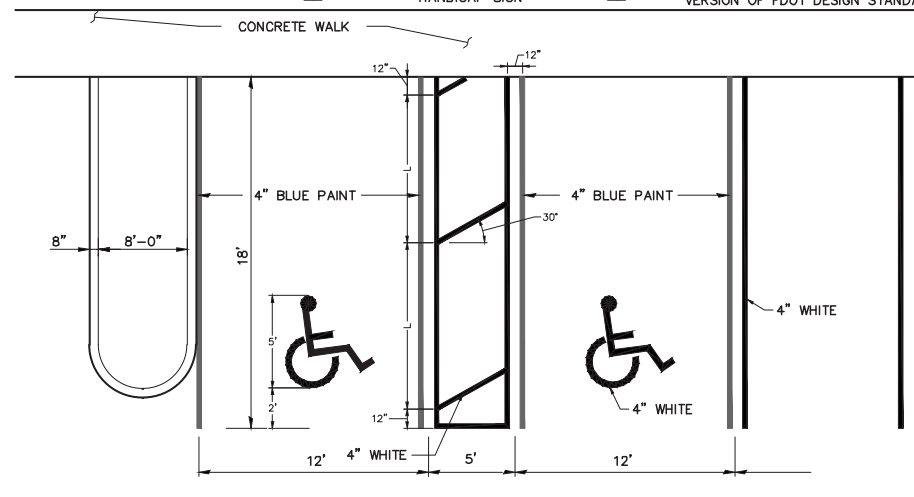
**SURFACE WATER MANAGEMENT SYSTEM NARRATIVE**

SURFACE WATER MANAGEMENT SHALL BE SIZED TO MEET BOTH THE CITY OF WINTER PARK AND ST. JOHN'S WATER MANAGEMENT DISTRICT REQUIREMENTS. APPROVED UNDERGROUND CHAMBER SYSTEM SHALL BE UTILIZED ALONG WITH DRY RETENTION AREAS. DRAINAGE ROUTINGS SHALL BE PROVIDED AT TIME OF PERMIT TO VERIFY SYSTEM RECOVERY UTILIZING HYDRAULIC CONDUCTIVITY RATES FROM THE GEOTECHNICAL REPORT.

<p>624 KINGFISH ROAD, NORTH PALM BEACH, FLORIDA 33408 561-596-0562 • marmley@smiley-associates.com www.smiley-associates.com E# 8613</p>	<p><b>McCRANEY WINTER PARK OFFICE BUILDING FOR MPC WINTER PARK, FLORIDA</b></p>	<p><b>PRELIMINARY ENGINEERING PLAN</b></p>	<p><b>PE</b> SHEET TYPE <b>SHEET 1 OF 1</b> JOB # <b>23-007</b></p>	<p><small>THIS PLAN HAS BEEN DETAIL CHECKED AND SEALED BY APRIL C. SMILEY ON THE DATE INDICATED HEREON. ANY CHANGES MADE TO THIS PLAN SHALL BE INDICATED BY A REVISION NUMBER AND SHALL AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.</small></p> <p>DIGITAL SEAL DATE <b>1/9/24</b></p>								
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>REV.</th> <th>DESCRIPTION</th> <th>APPR.</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV.	DESCRIPTION	APPR.	DATE								
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DRW	DET											
DSG	MS											
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CADDWG CAD												

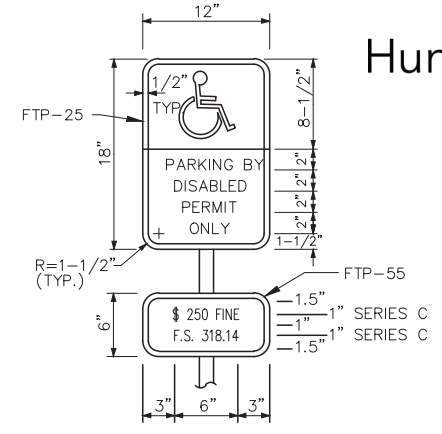


**TYPICAL PARKING STALL WITH SIDEWALK OR LANDSCAPE**  
SCALE: NTS



**HANDICAP PARKING STALL**  
SCALE: NTS

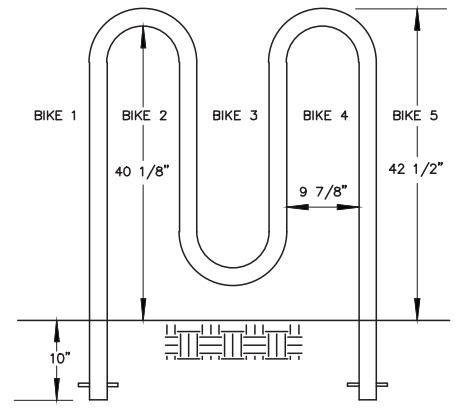
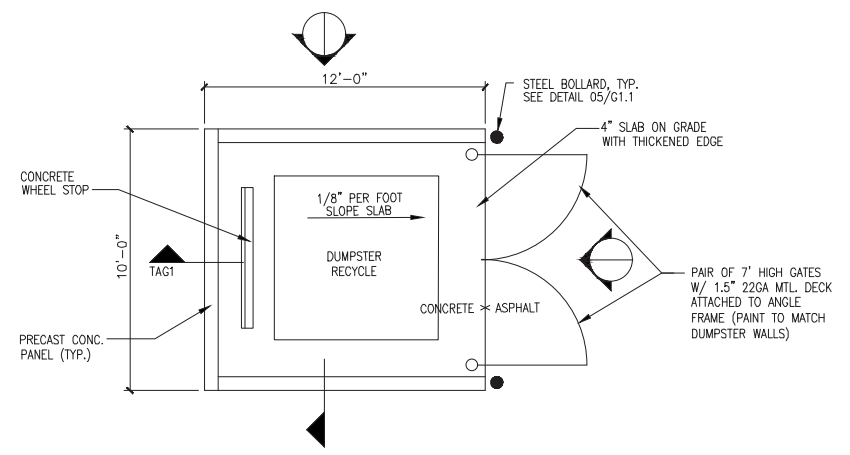
NOTE:  
HANDICAP SIGN  
FTP-20-06 ON ROUND ALUMINUM POST  
IN ACCORDANCE WITH MOST RECENT  
VERSION OF FDOT DESIGN STANDARDS



- Notes: Sign FTP-20-04
1. All letters are 1" Series "C".
  2. Top portion of sign shall have a reflectorized blue background with white reflectorized legend & border.
  3. Bottom portion of sign shall have a reflectorized white background with black opaque legend & border.

- Notes: Sign FTP-22-04
1. All letters are 1" Series "C".
  2. Background white, legend and border black.

**HANDICAP SIGN**  
SCALE: NONE



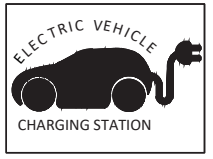
**SECTION BICYCLE PARKING RACK**  
SCALE: NONE

**BICYCLE PARKING RACK SPECIFICATIONS:**  
RACK SHALL BE A MINIMUM OF 42" HIGH TO PROVIDE PROPER CLEARANCE FOR PARKED BICYCLES. GALVANIZED VERSION: RACK SHALL BE CONSTRUCTED OF ASTM A53 2" SCHEDULE 40 STEEL PIPE (2-3/8" O.D. X .154 WALL).  
THE PARKING RACK SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION. RACK SHALL BE HAND FILED TO REMOVE GALVANIZING FLASH.



**EV-R**

EV-READY PARKING SPACE  
PROVIDE CONDUIT TO PARKING SPACES FOR FUTURE EV PARKING DEMAND



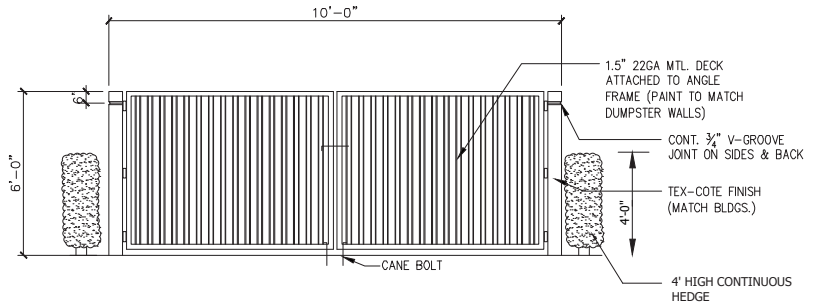
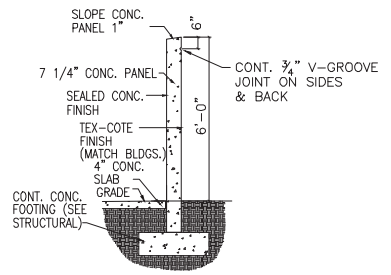
**EV**

EV PARKING SPACE  
SPACE EQUIPPED WITH CHARGING STATION



EV CHARGING STATION

**EV DESIGNATIONS**  
SCALE: NTS



**McCRANEY WINTER PARK OFFICE BUILDING FOR MPC WINTER PARK, FLORIDA**

**REGULATING PLAN**

**RP**

SHEET TYPE

SHEET 1 OF 1

JOB # 23-007

**SMILEY & ASSOCIATES, INC.**  
624 KINGFISH ROAD, NORTH PALM BEACH, FLORIDA 33408  
561-596-0562 • msmiley@smiley-associates.com  
www.smiley-associates.com  
EIT # 8613

DRG	MS
DSG	MS
CHK	MS
CADDWG	CAD

REV.	DESCRIPTION	APPR.	DATE
REVISION NOTES			

THIS SET HAS BEEN DIGITALLY PLOTTED AND REPRODUCED BY APLA. A. BUELL ON THE DATE SHOWN. THE ORIGINAL SET IS THE ONLY SET TO BE USED FOR CONSTRUCTION. THE ORIGINAL SET IS THE ONLY SET TO BE USED FOR CONSTRUCTION.

DIGITAL SEAL DATE 1/9/24

TREE PLANTING SCHEDULE						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE / ROOT BALL / CONTAINER	CALIPER	COMMENTS
CANOPY TREES						
EXISTING TREE	6					EXISTING TREE
QUE VIR-1	16	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	12' HGT. MIN. X 6' SPD. MIN. / 65 GAL. CONT. MIN.	3" CAL. MIN.	FULL PLANT / SEE DETAILS
EVERGREEN TREES						
TAX DIS-1	18	TAXODIUM DISTICHUM	BALD CYPRESS	16' HGT. MIN. X 8' SPD. MIN. / 45 GAL. CONT. MIN.	3" CAL. MIN.	FULL TO GROUND / SEE DETAILS
ACCENT TREES						
CAS FIS	2	CASSIA FISTULA	CASSIA TREE	10' HGT. MIN. X 4' SPD. MIN. / FIELD GROWN	1-1/2" CAL. MIN.	FULL PLANT / SEE DETAILS
ELA DEC	16	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY	10' HGT. MIN. X 5' SPD. MIN. / 65 GAL. CONT. MIN.	2" CAL. MIN.	FULL TO GROUND / SEE DETAILS
LIV CHI	13	LIVISTONA CHINENSIS	FRINGE TREE	12' HGT. MIN. X 6' SPD. MIN. / 6' C.T. MIN. / 65 GAL. CONT. MIN.	2" CAL. MIN.	FULL PLANT / SINGLE STRAIGHT TRUNK / SEE DETAILS
PALM TREES						
PHO SYL	16	PHOENIX SYLVESTRIS	WILD DATE PALM	20' O.A. MIN. / SEE PLANS FOR C.T. HGT. / FIELD GROWN	SINGLE TRUNK	FULL PLANT / SINGLE TRUNK / SEE DETAILS

CANOPY TREES



QUE VIR -1  
LIVE OAK  
QUERCUS VIRGINIANA  
"CATHEDRAL"

EVERGREEN TREE



TAX DIS-1  
BALD CYPRESS  
TAXODIUM DISTICHUM

ACCENT TREES



CAS FIS  
CASSIA TREE  
CASSIA FISTULA



ELA DEC  
JAPANESE BLUEBERRY  
ELAEOCARPUS DECIPIENS



LIV CHI  
FRINGE TREE  
LIVISTONA CHINENSIS



TAB CHR  
GOLDEN TRUMPET TREE  
TABEBUIA CHRYSOTRICHA

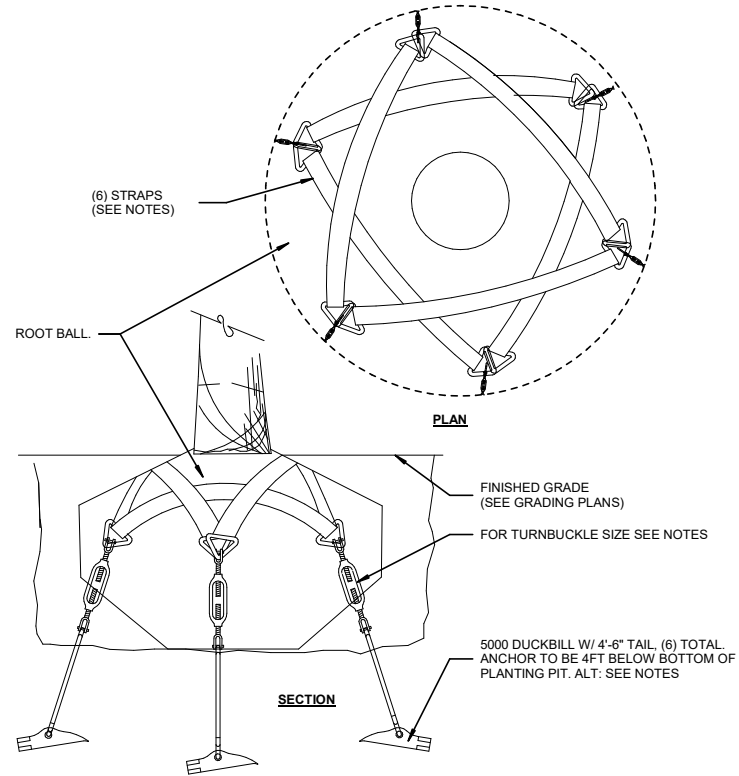
PALMS



PHO SYL  
WILD DATE PALM  
PHOENIX SYLVESTRIS

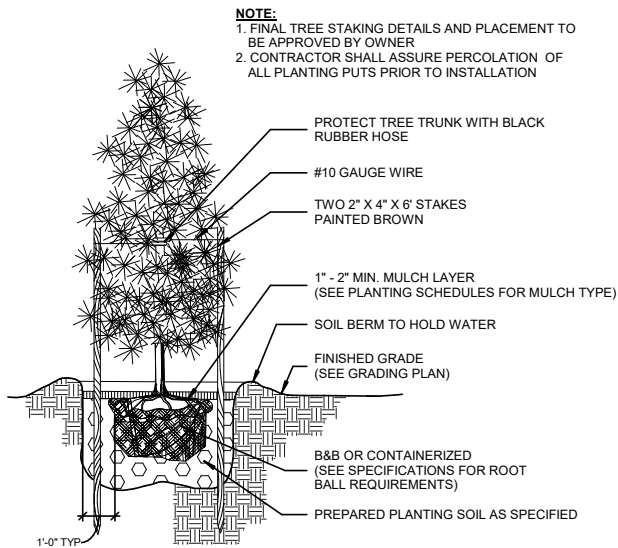




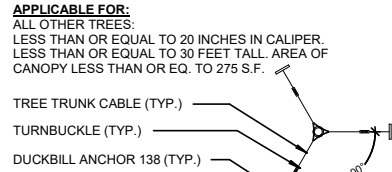


**NOTES:**  
 1. THIS STANDARD APPLIES TO PALMS WITH CT NOT EXCEEDING 30 FEET AND TRUNK DIAMETER NOT EXCEEDING 24 INCHES.  
 2. STRAPS TO BE 6" WIDE, 1 PLY WEBSLING W/ DELTA RINGS BY CERTIFIED SLINGS, INC. OR APPROVED EQUAL.  
 3. TURNBUCKLE TO BE AS FOLLOWS BY EACH PALM CALIPER:  
 A. SMALL (<8"); MC 3001T58, ALL HEIGHTS  
 B. MEDIUM (8-18"); MC 3001T62, ALL HEIGHTS  
 C. LARGE (18-24"); MC 3001T62 FOR ALL HEIGHTS  
 4. ALTERNATE: USE HELICAL ANCHOR WITH A MIN. 5/8", 48" LONG ROD, AND A MIN. 6" HELIX.  
 5. FOR SMALL CALIPER PALMS WITH CT < 10FT, USE (3) STRAPS ORIENTED SUCH THAT ANCHORS ARE 120° APART.

**5** UNDERGROUND PALM GUYING DETAIL  
 1" = 1'-0"

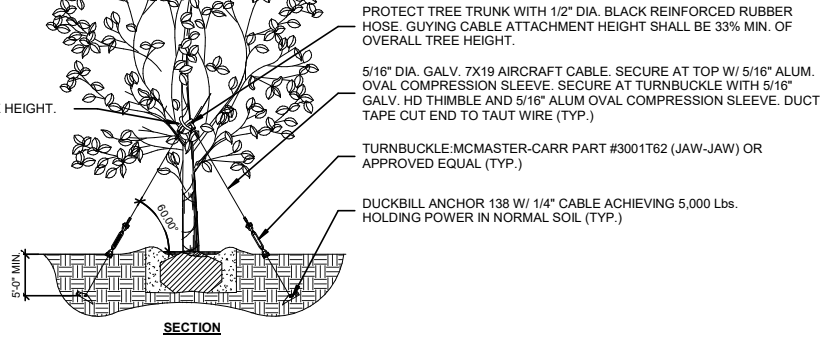


**6** EVERGREEN TREE PLANTING DETAIL  
 1" = 1'-0"

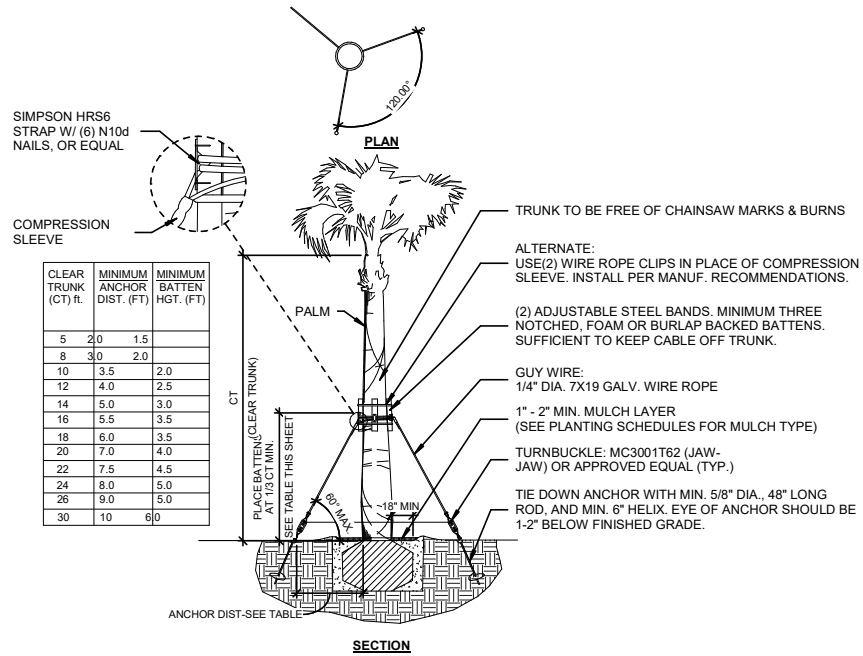


**ALTERNATE:**  
 USE (2) WIRE ROPE CLIPS IN PLACE OF COMPRESSION SLEEVE. INSTALL PER MANUF. RECOMMENDATIONS.

**NOTES:**  
 1. INSTALL GUYING AS TREE IS INSTALLED. INSTALL SUPPLEMENTAL DRIP IRRIGATION WITHIN 24 HOURS OF TREE INSTALLATION.  
 2. THIMBLES AS SPECIFIED ARE AVAIL. FROM CERTIFIED SLINGS, (407-831-7449)  
 3. COMPRESSION SLEEVES SHALL HAVE TWO CRIMPS, TYP.  
 4. GUYS WITHIN GUEST ACCESSIBLE AREAS TO BE COVERED WITH GUY WIRE GUARDS 4 FT IN LENGTH. DO NOT COVER TURNBUCKLES W/ SLEEVES. SEE PLANTING SPECIFICATIONS FOR DEFINITION OF GUEST ACCESSIBLE AREAS AND FURTHER INFORMATION.

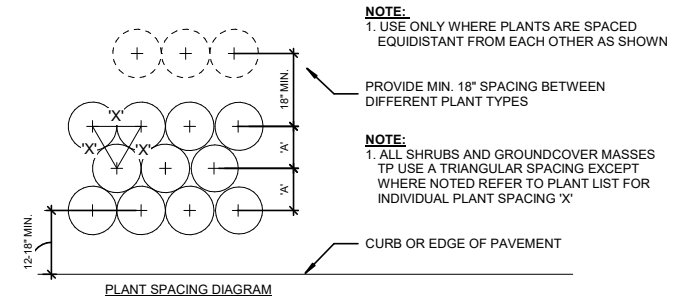


**3** LARGE TREE GUYING (SINGLE TRUNK)  
 1" = 1'-0"



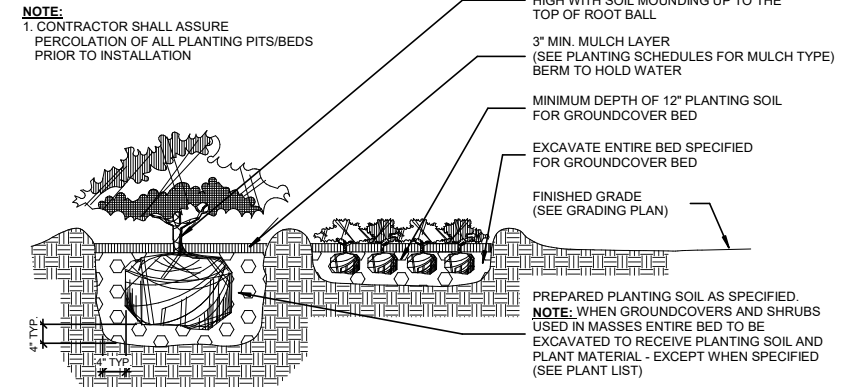
**NOTES:**  
 1. THIS STANDARD APPLIES TO SINGLE TRUNK, STRAIGHT PALMS, NOT EXCEEDING 30' CT. AND CALIPER LESS THAN 24".  
 2. CABLE HARDWARE TO INCLUDE TURNBUCKLE, COMPRESSION SLEEVE, AND THIMBLE. TURNBUCKLE TO BE ATTACHED DIRECTLY TO ANCHOR.  
 3. MC PART NUMBER REFERS TO MCMASTER-CARR. APPROVED EQUAL ALSO ACCEPTABLE.  
 4. CABLES WITHIN GUEST ACCESSIBLE AREAS TO BE COVERED WITH GUY WIRE GUARDS 4FT IN LENGTH. DO NOT COVER TURNBUCKLES W/ SLEEVES. SEE PLANTING SPECIFICATIONS FOR DEFINITION OF GUEST ACCESSIBLE AREAS AND FURTHER INFORMATION.  
 5. INSTALL GUYING AS PALM IS INSTALLED. INSTALL SUPPLEMENTAL DRIP IRRIGATION WITHIN 24 HOURS OF PALM INSTALLATION.  
 6. SEE PALM PLANTING DETAIL FOR PLANTING INSTRUCTIONS  
 7. ROOT BALL WIDTH TO BE 18" MINIMUM FROM OUTSIDE OF TRUNK TO EDGE OF ROOT BALL.

**4** ABOVE GROUND PALM GUYING  
 1" = 1'-0"

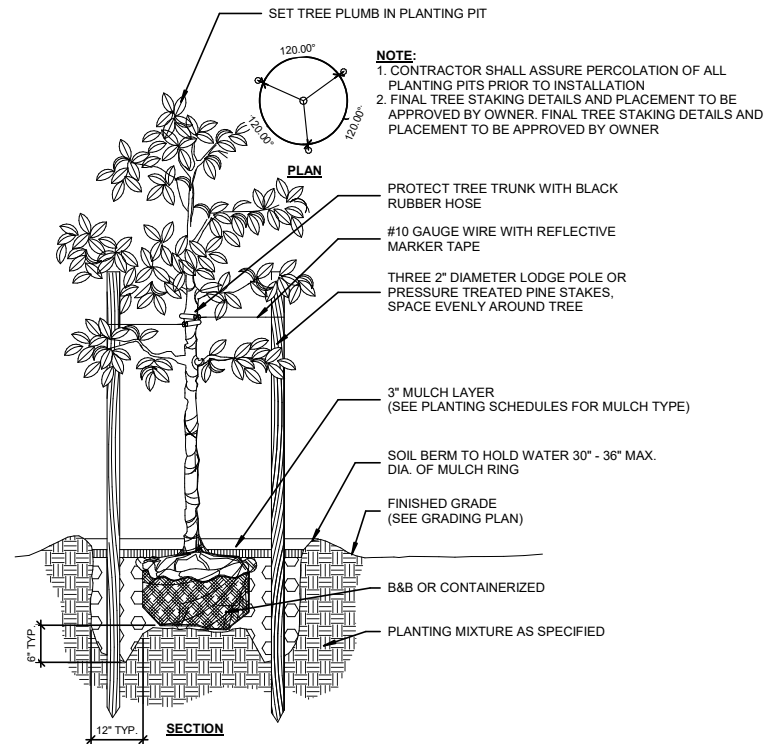


**NOTE:**  
 1. USE ONLY WHERE PLANTS ARE SPACED EQUIDISTANT FROM EACH OTHER AS SHOWN

**NOTE:**  
 1. ALL SHRUBS AND GROUND COVER MASSES TP USE A TRIANGULAR SPACING EXCEPT WHERE NOTED REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING 'X'

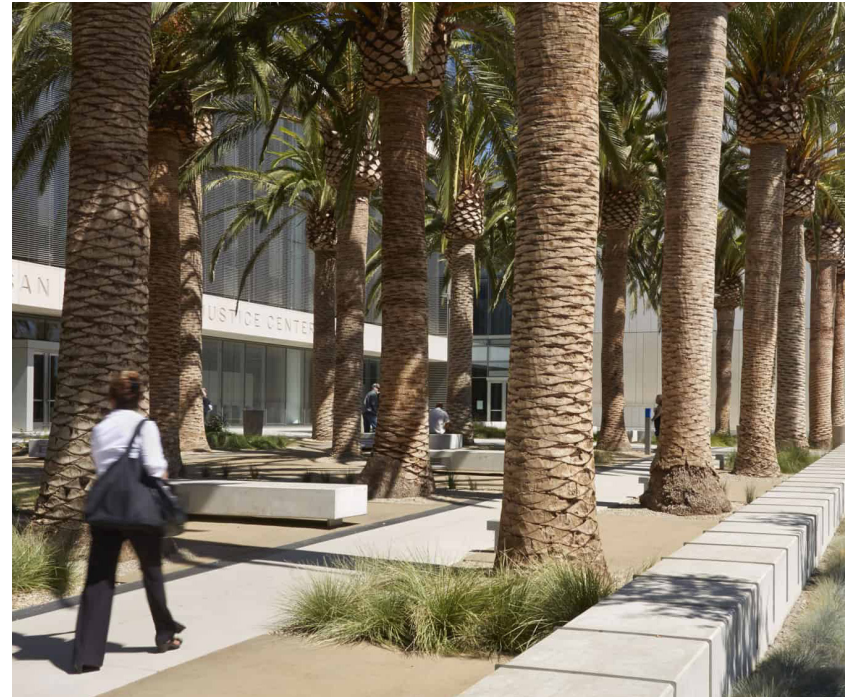
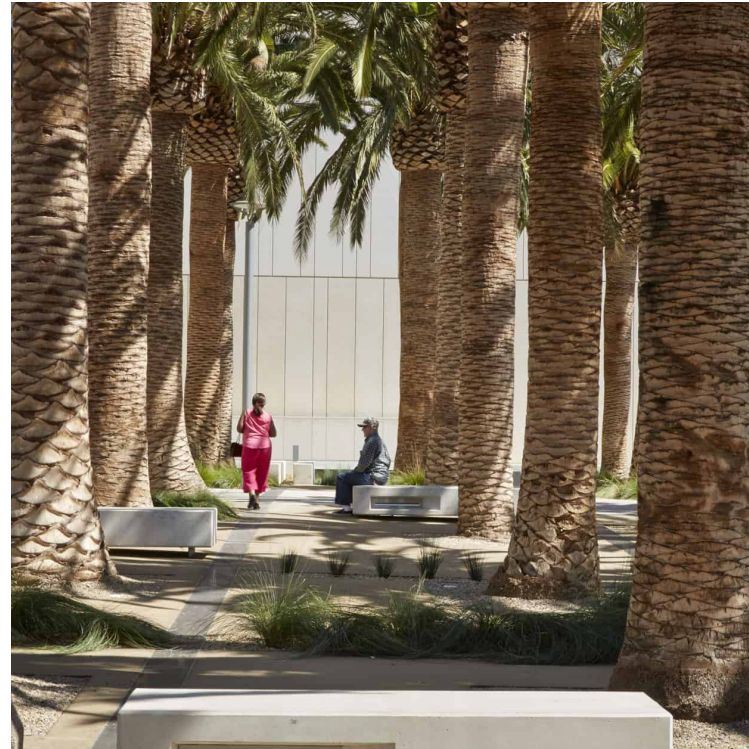
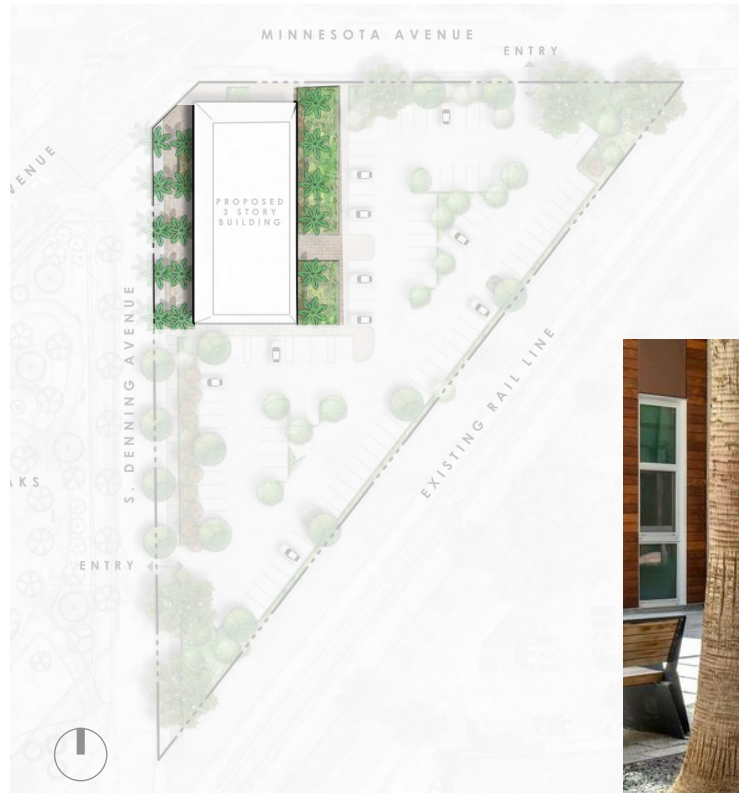


**1** SHRUB / GROUNDCOVER PLANTING DETAIL  
 1" = 1'-0"

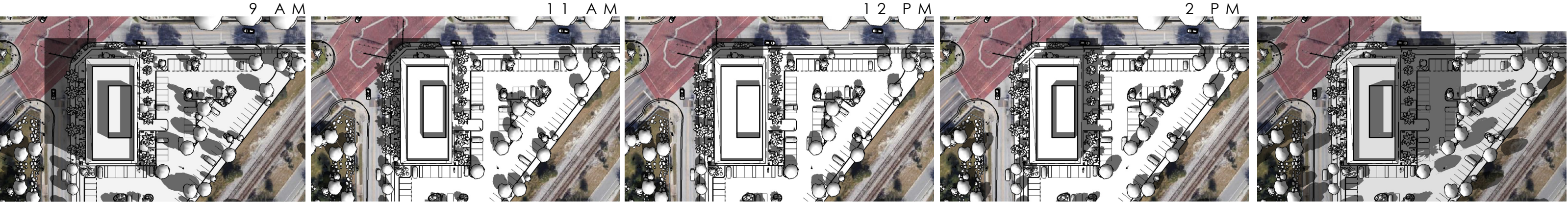


**NOTE:**  
 1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION  
 2. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER

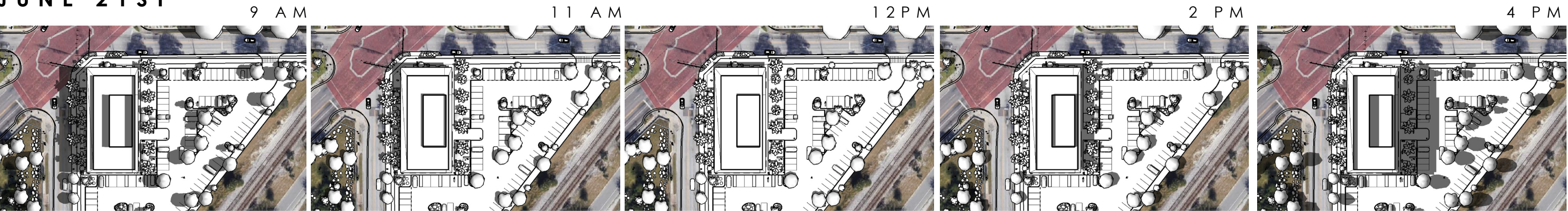
**2** SMALL TREE PLANTING DETAIL  
 1" = 1'-0"



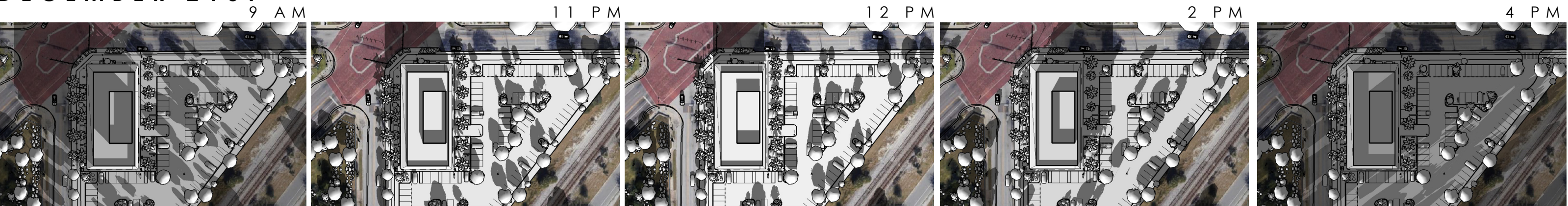
MARCH 21ST



JUNE 21ST

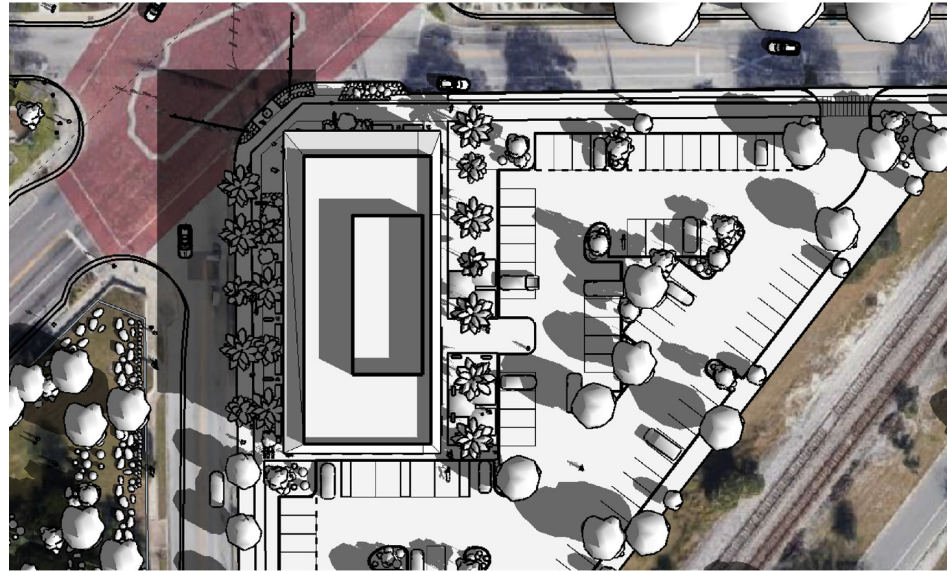


DECEMBER 21ST

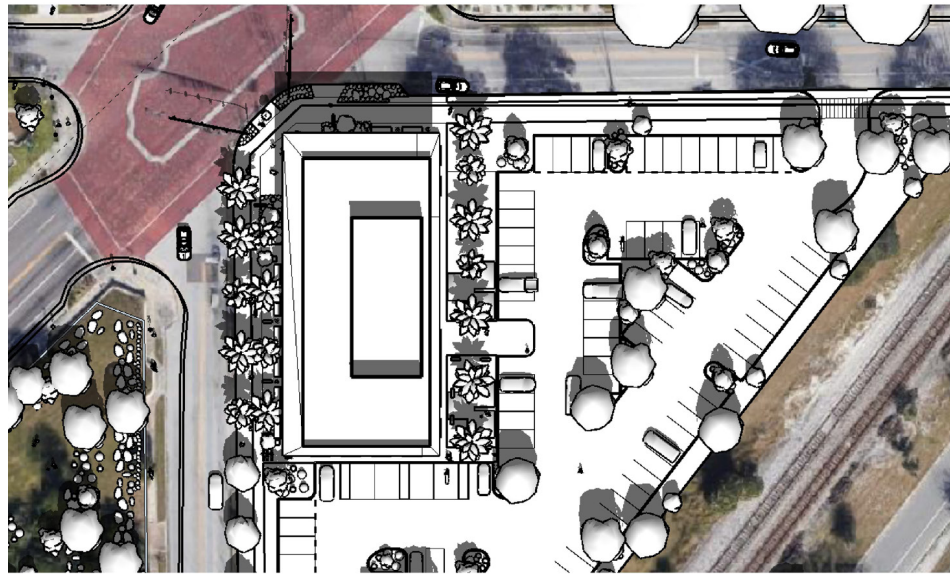


MARCH 21ST

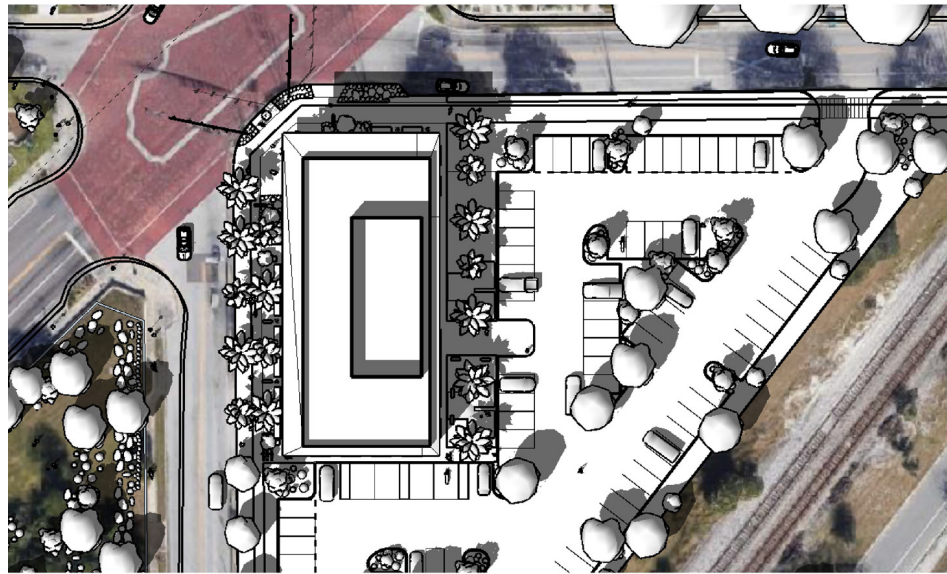
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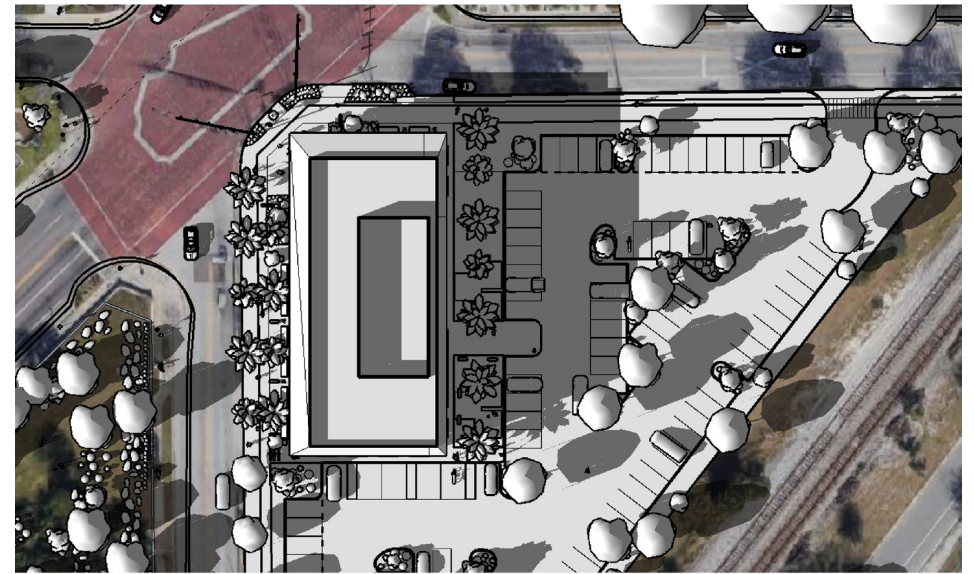
11 AM



12 PM



2 PM

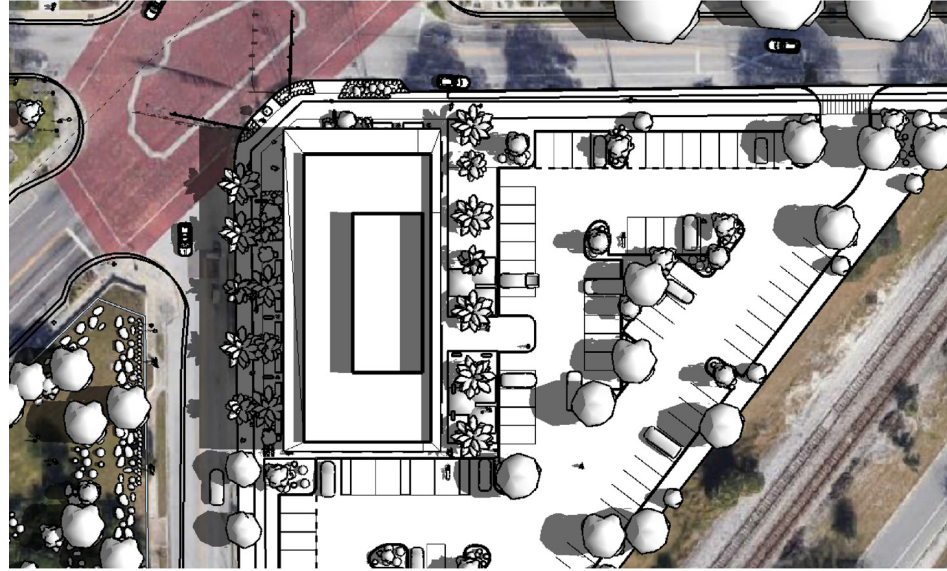


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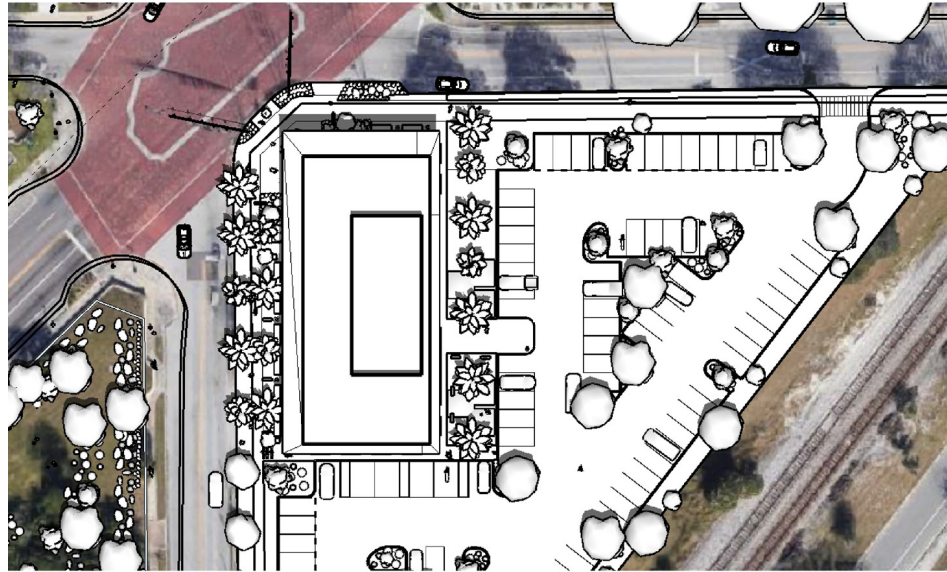
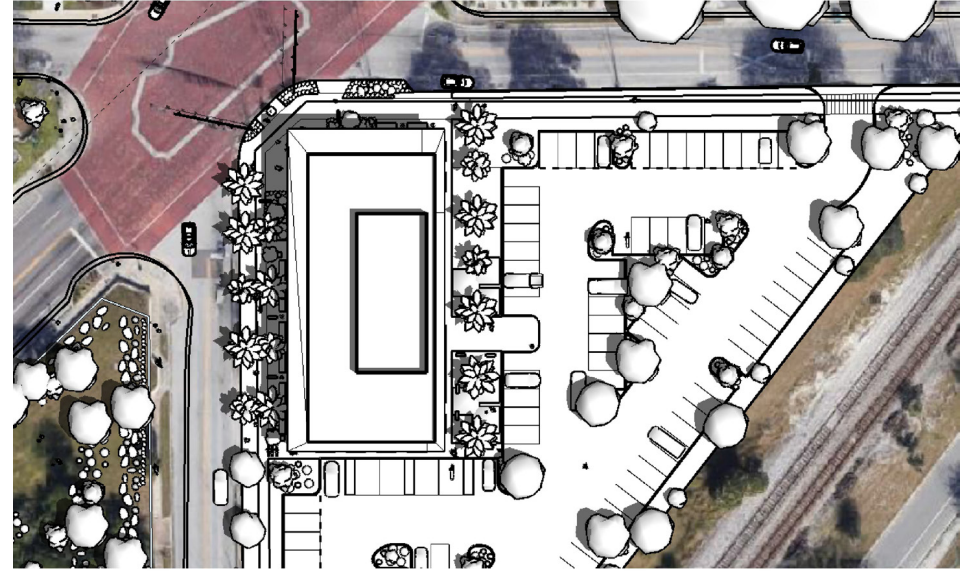


JUNE 21ST

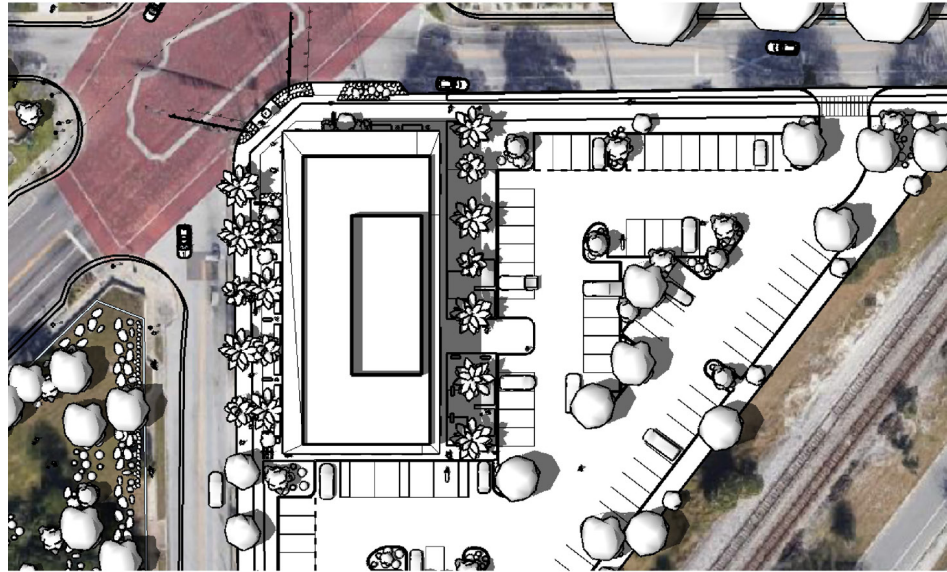
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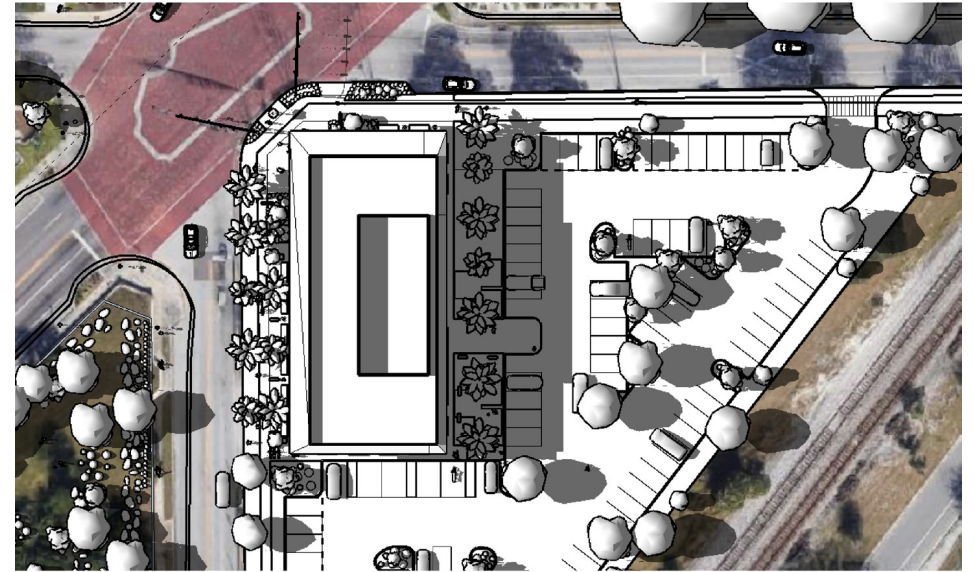
11 AM



12 PM



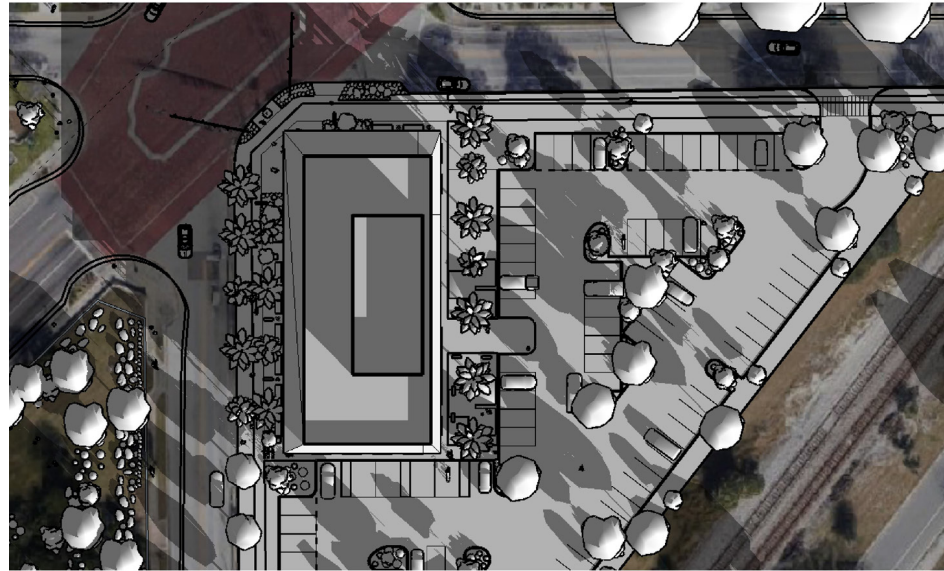
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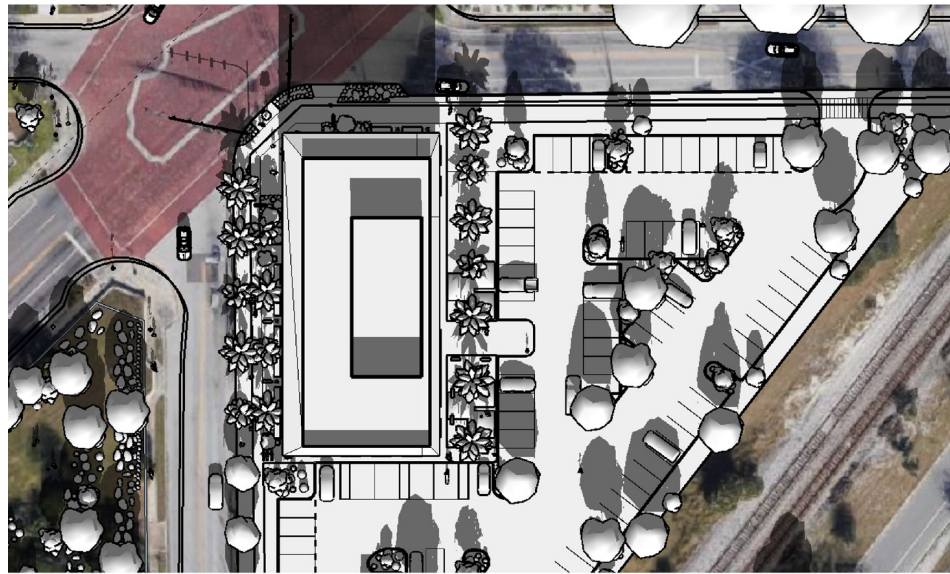
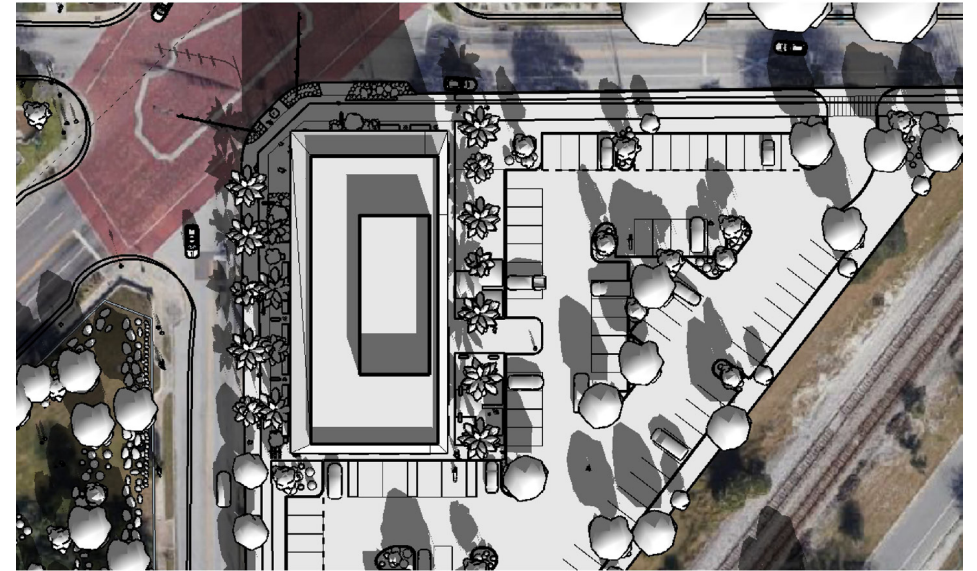
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DECEMBER 21ST

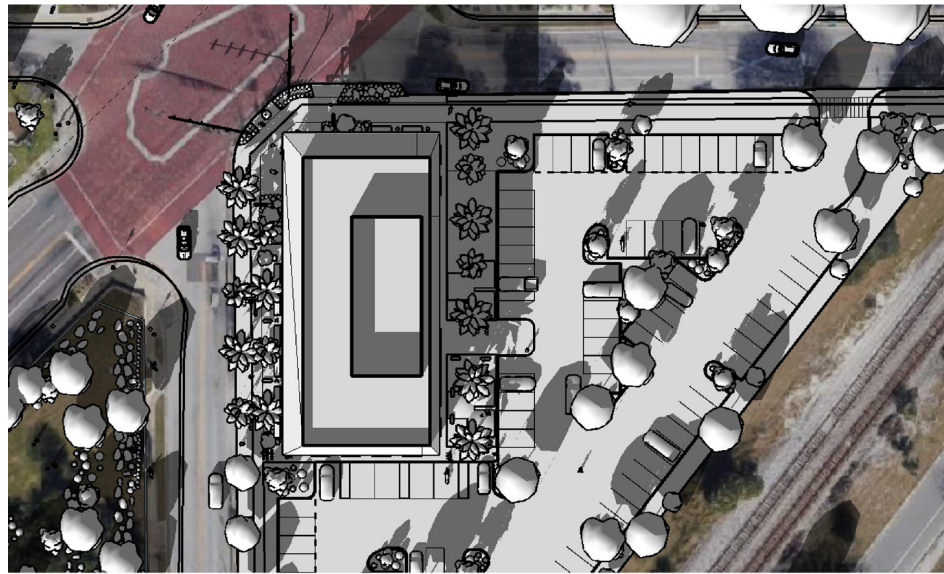
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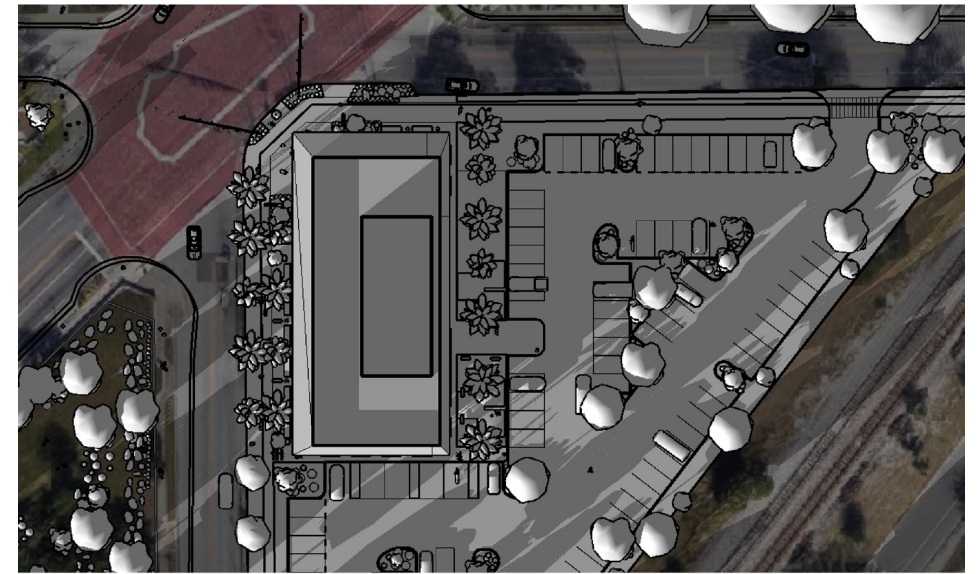
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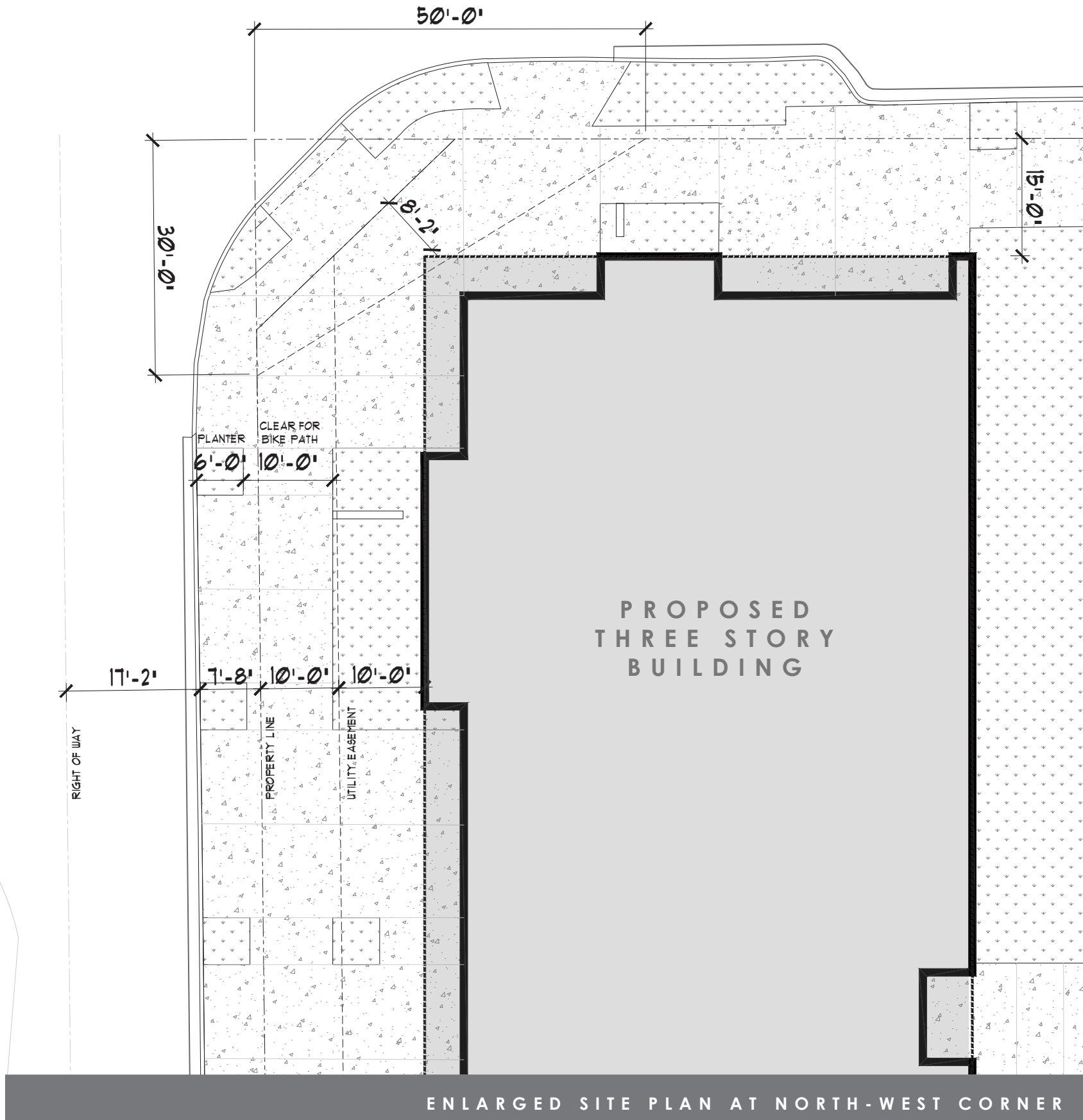
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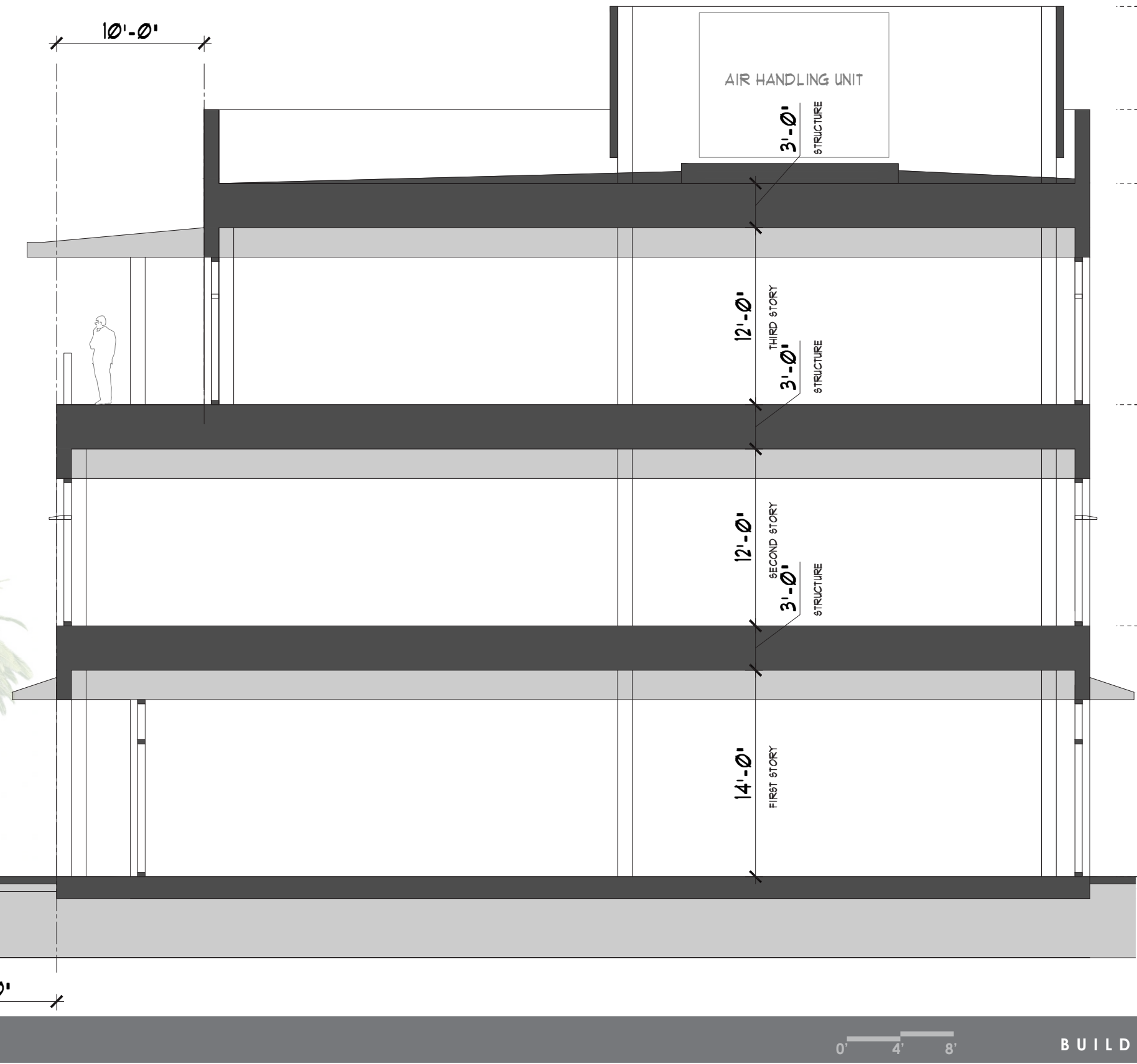
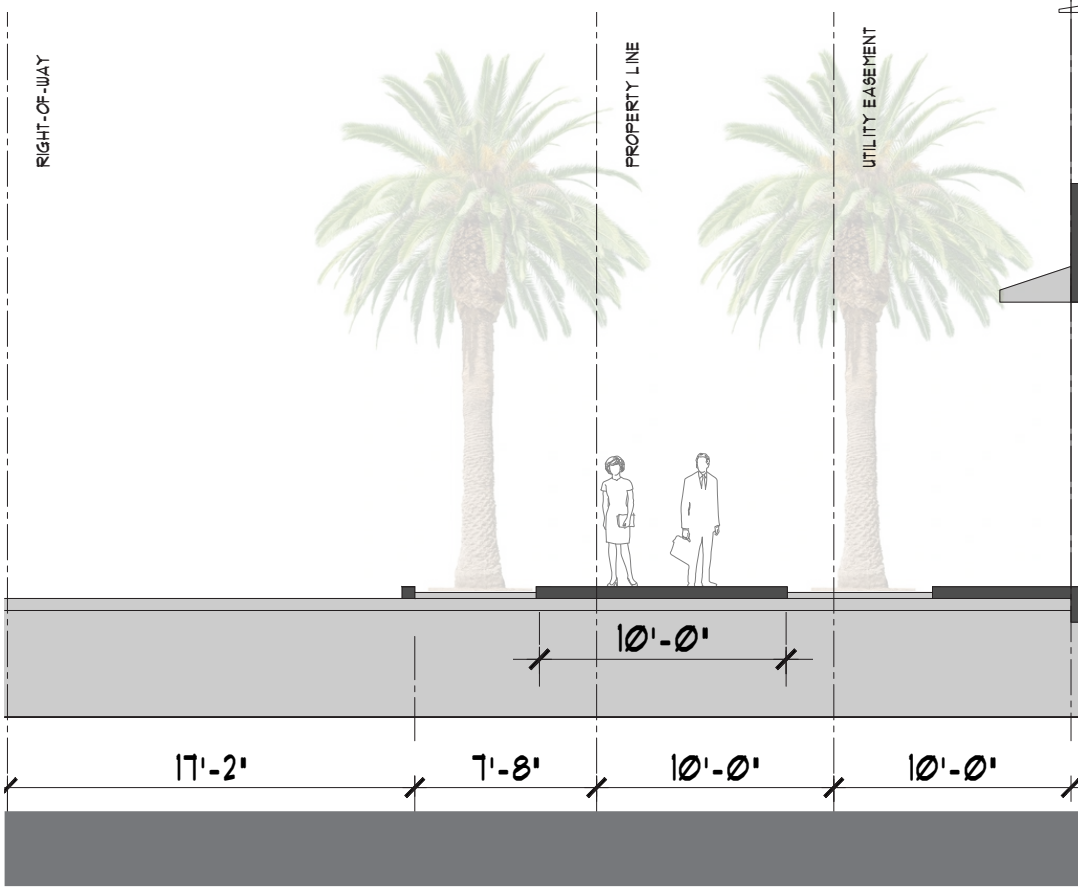
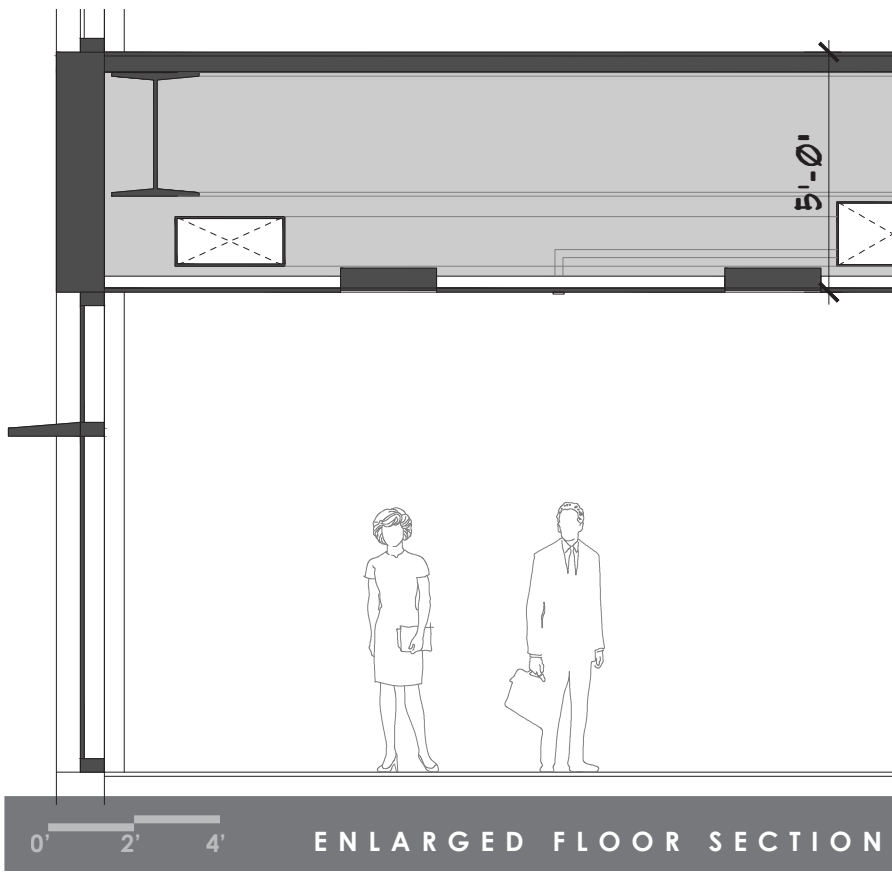
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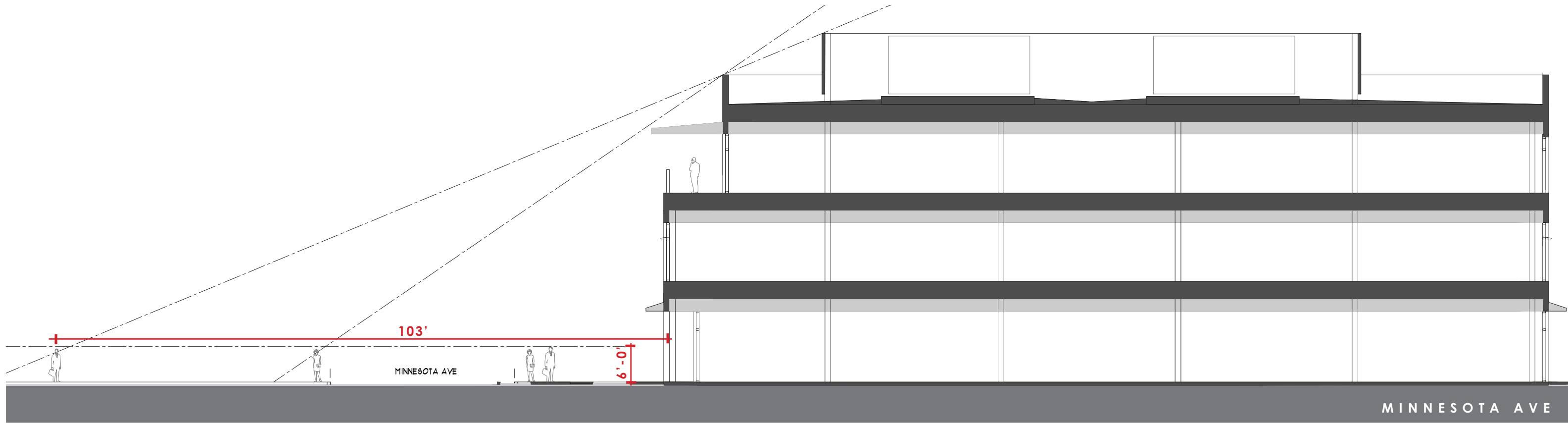
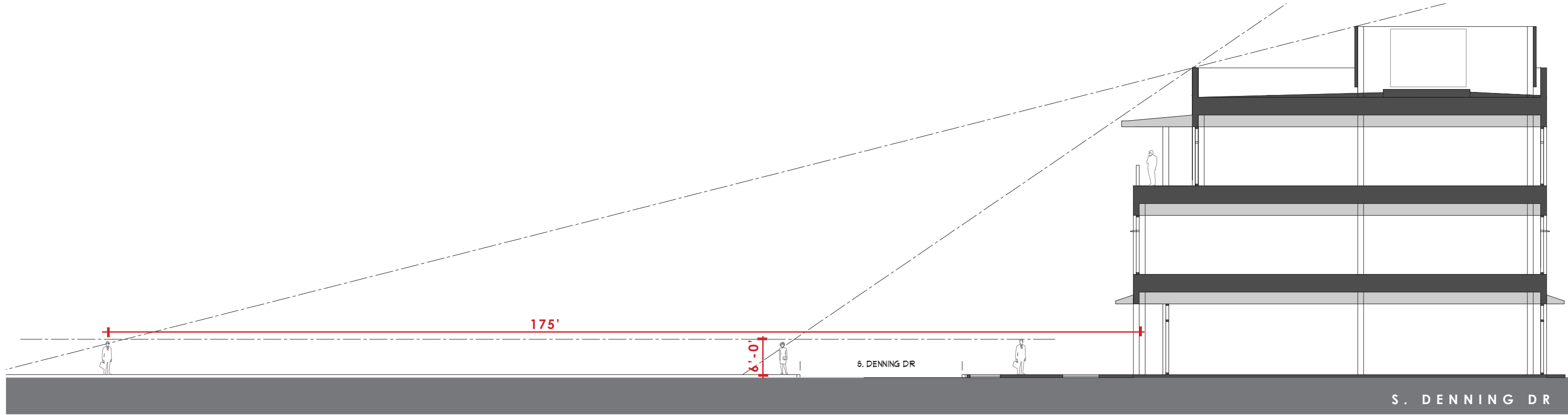
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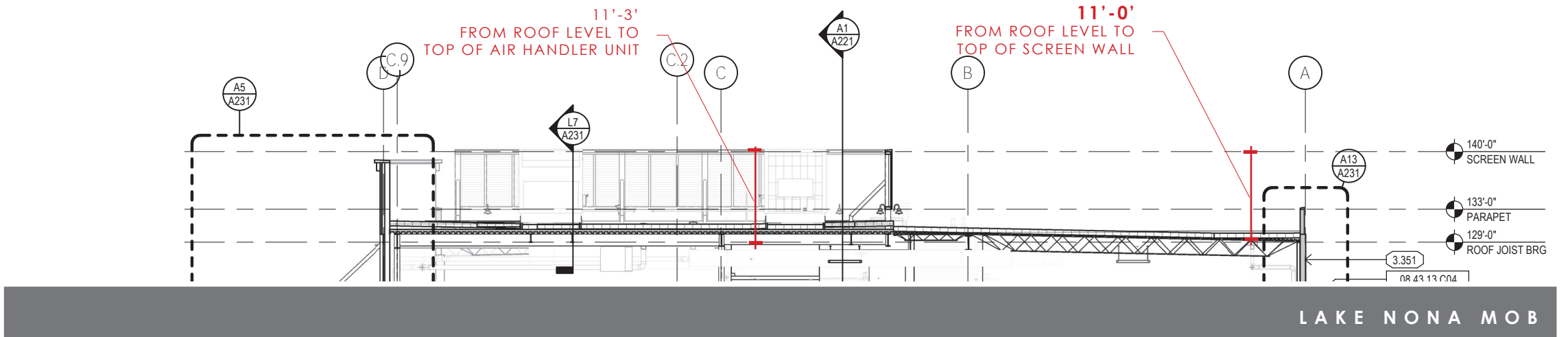
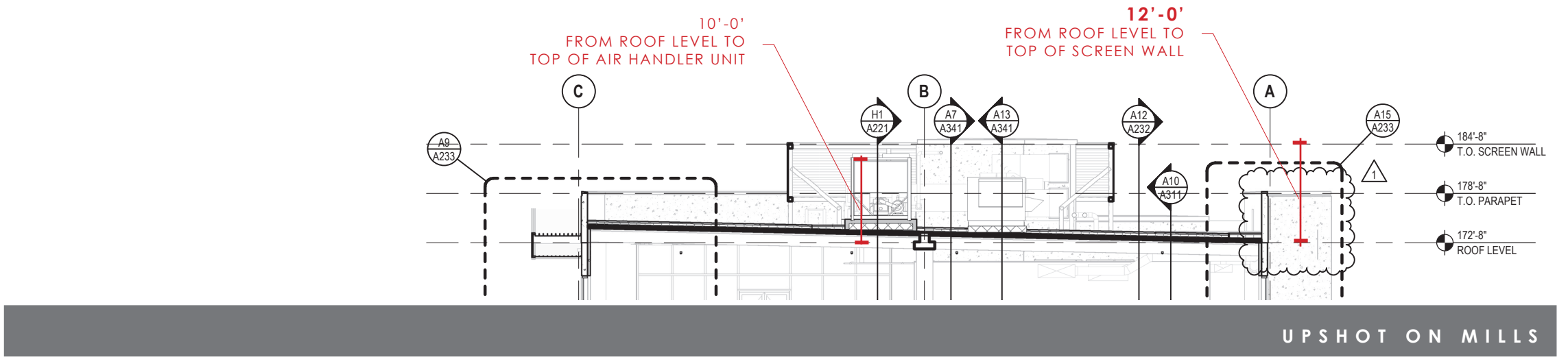
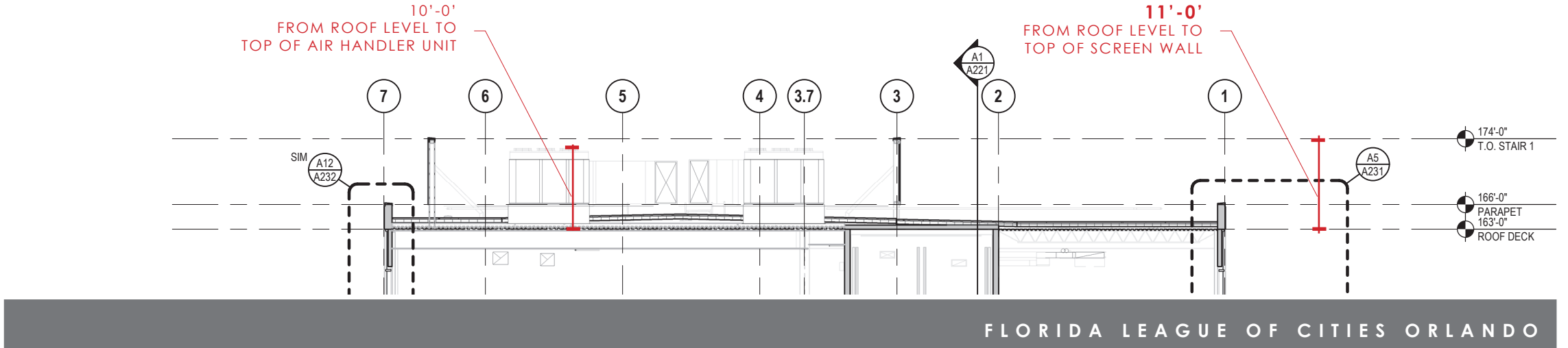


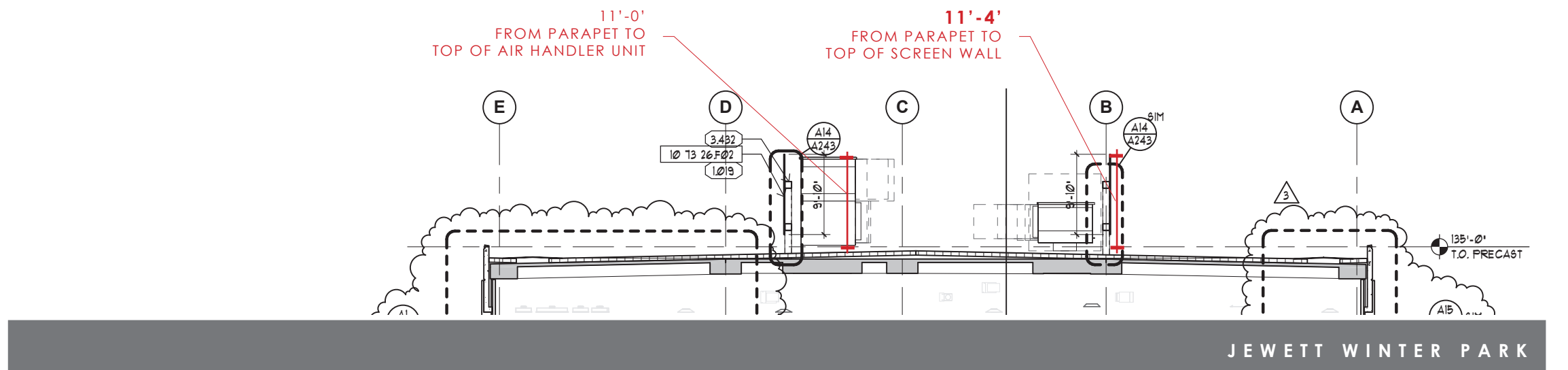
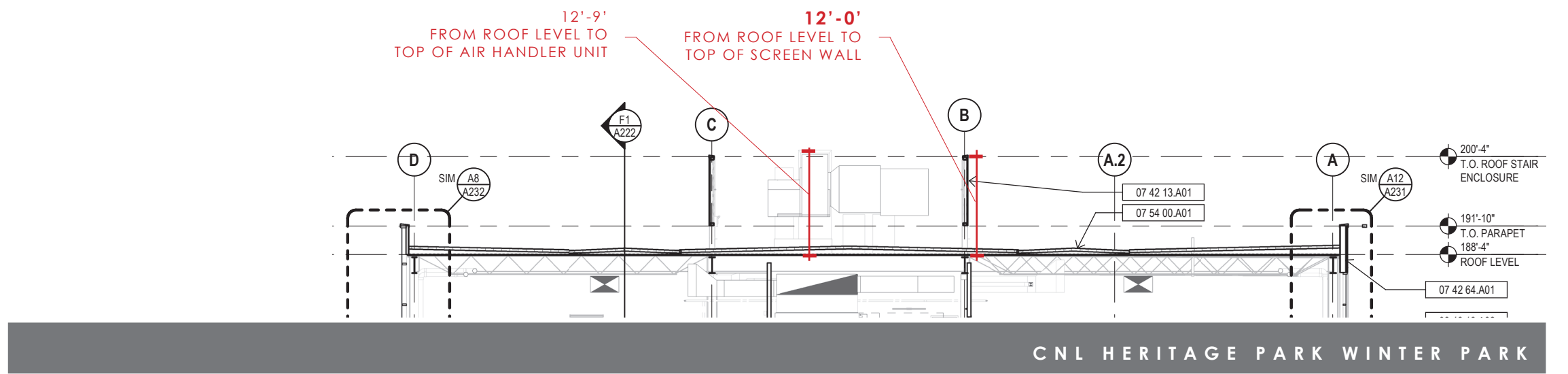
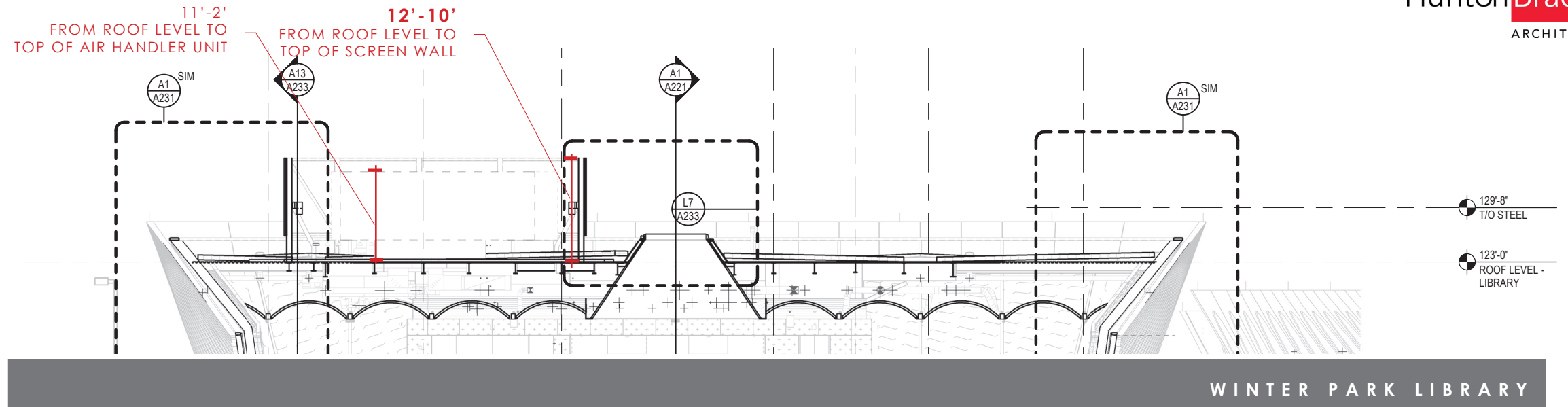
ENLARGED SITE PLAN AT NORTH-WEST CORNER

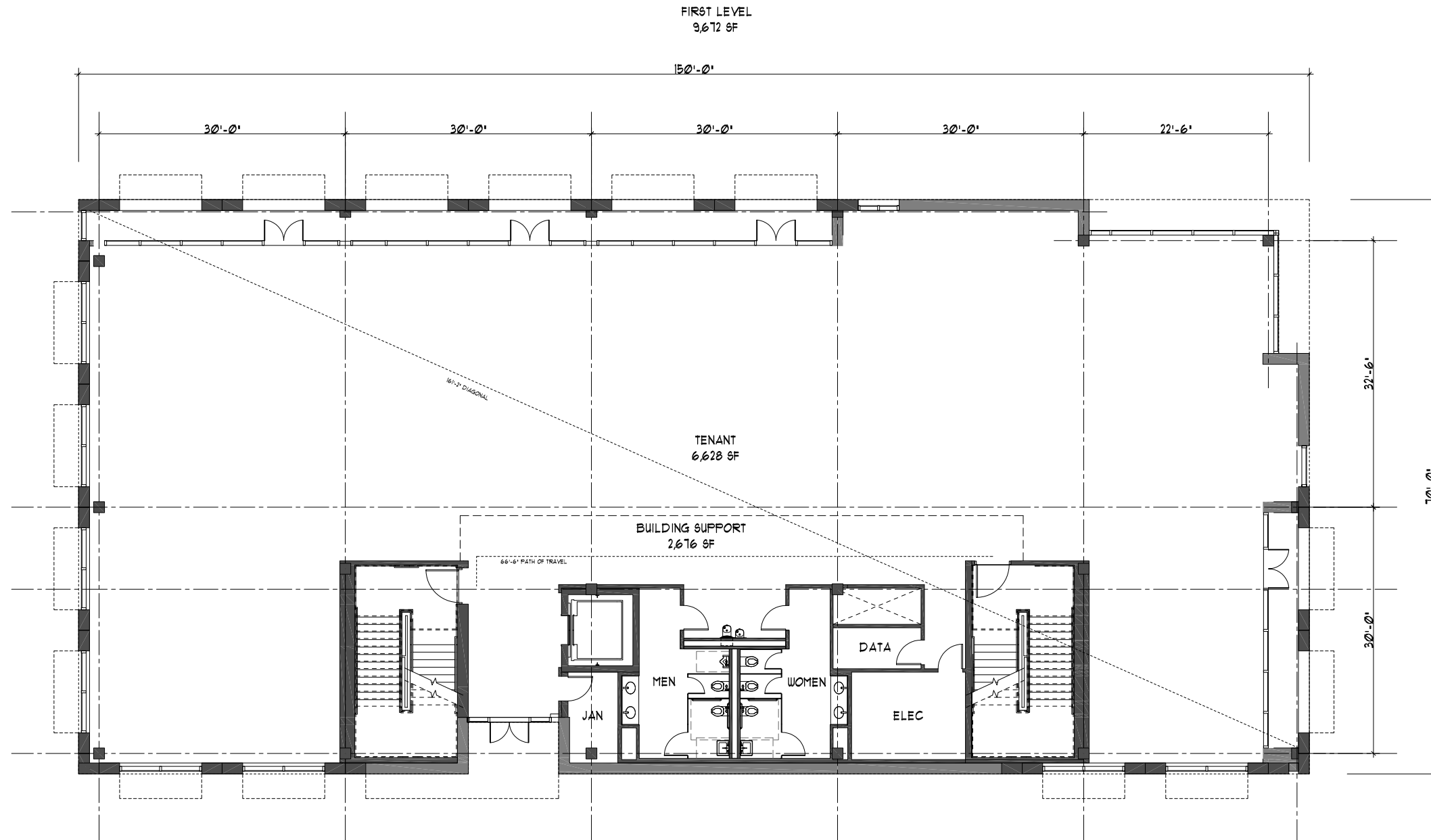


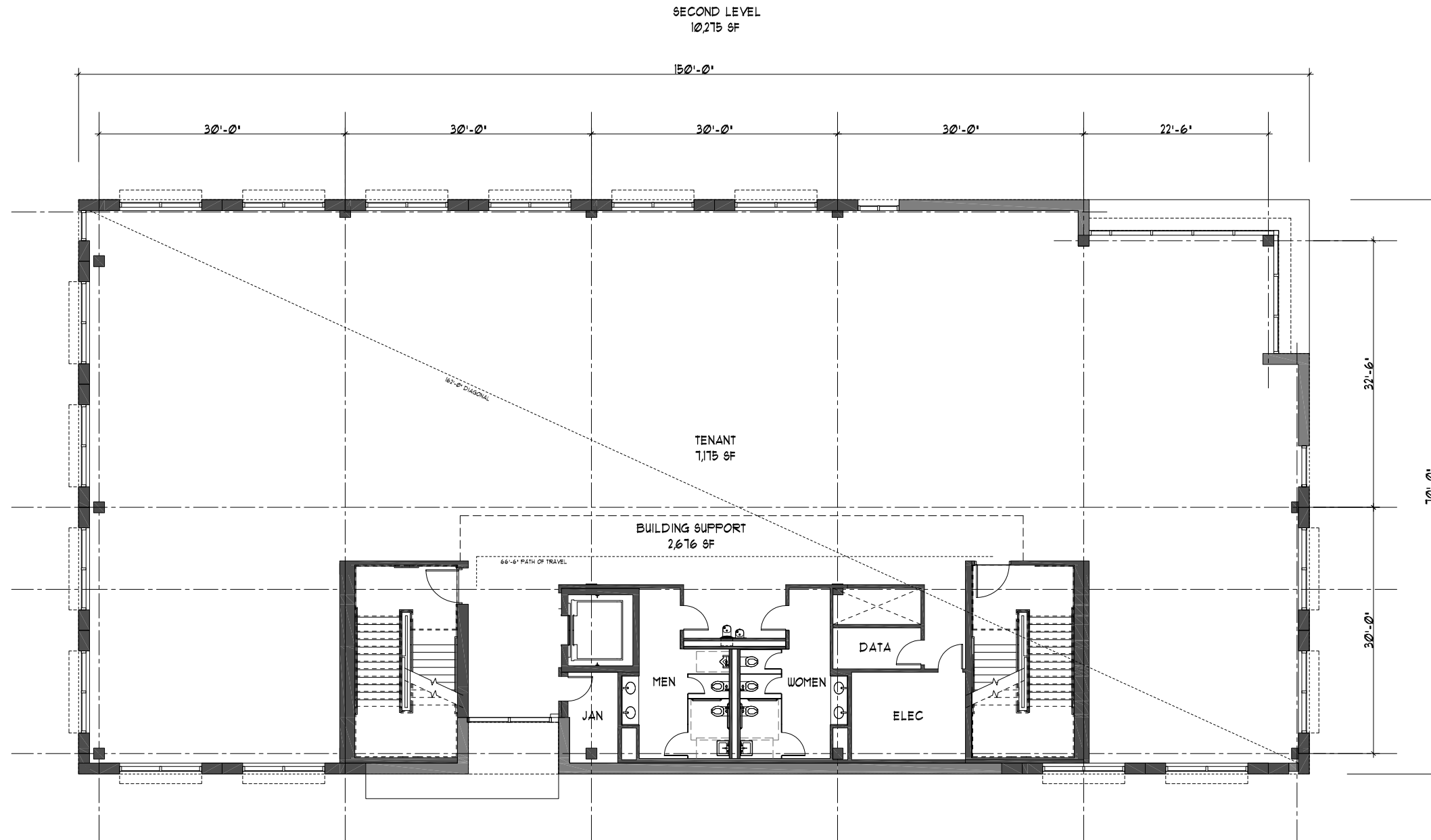
- 59' - 0" SCREEN WALL
- 52' - 0" PARAPET
- 47' - 0" ROOF  
(38'-0" EXCLUDING STRUCTURE)
- 32' - 0" LEVEL 3  
(26'-0" EXCLUDING STRUCTURE)
- 17' - 0" LEVEL 2  
(14'-0" EXCLUDING STRUCTURE)
- 0' - 0" LEVEL 1

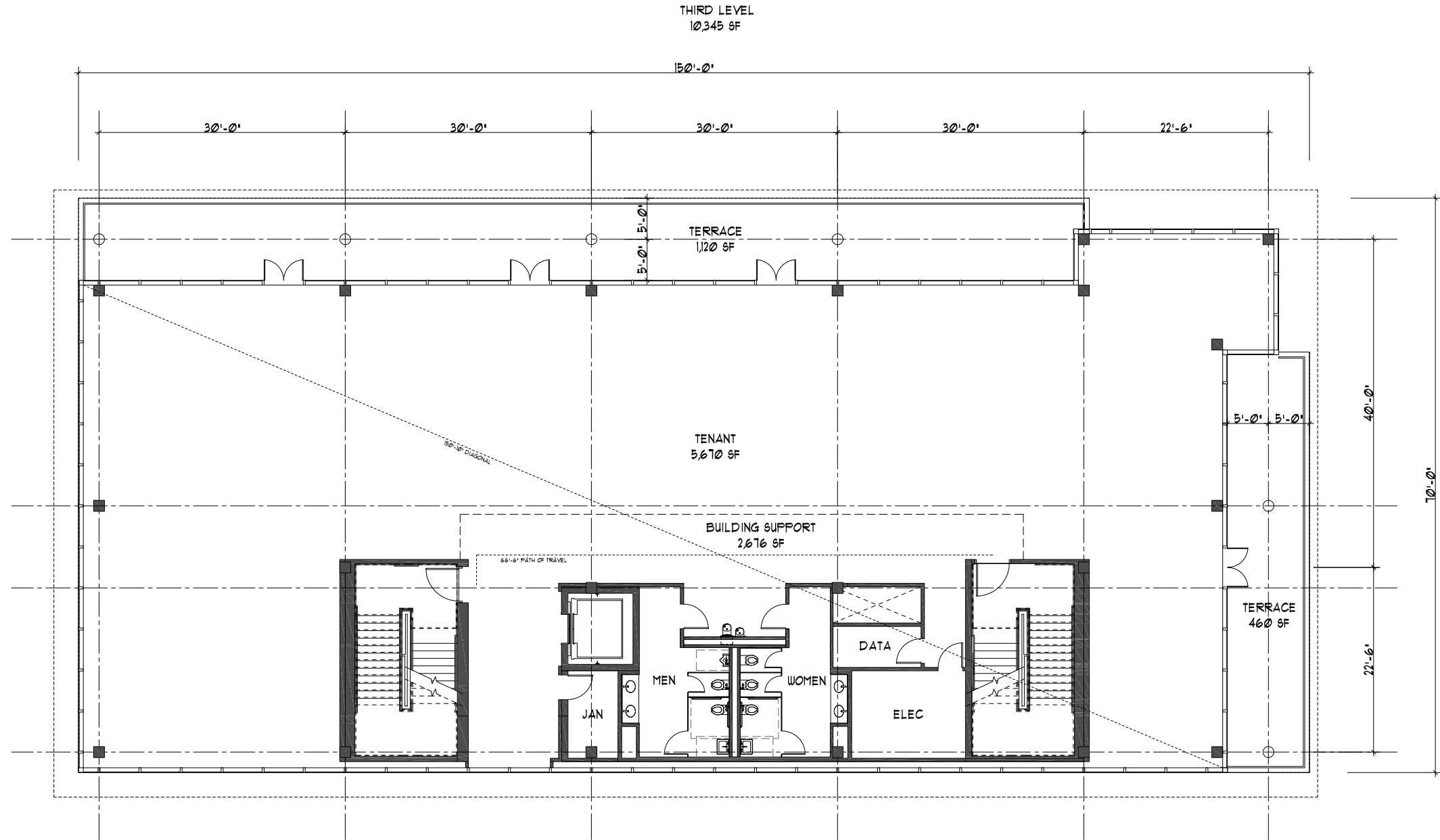


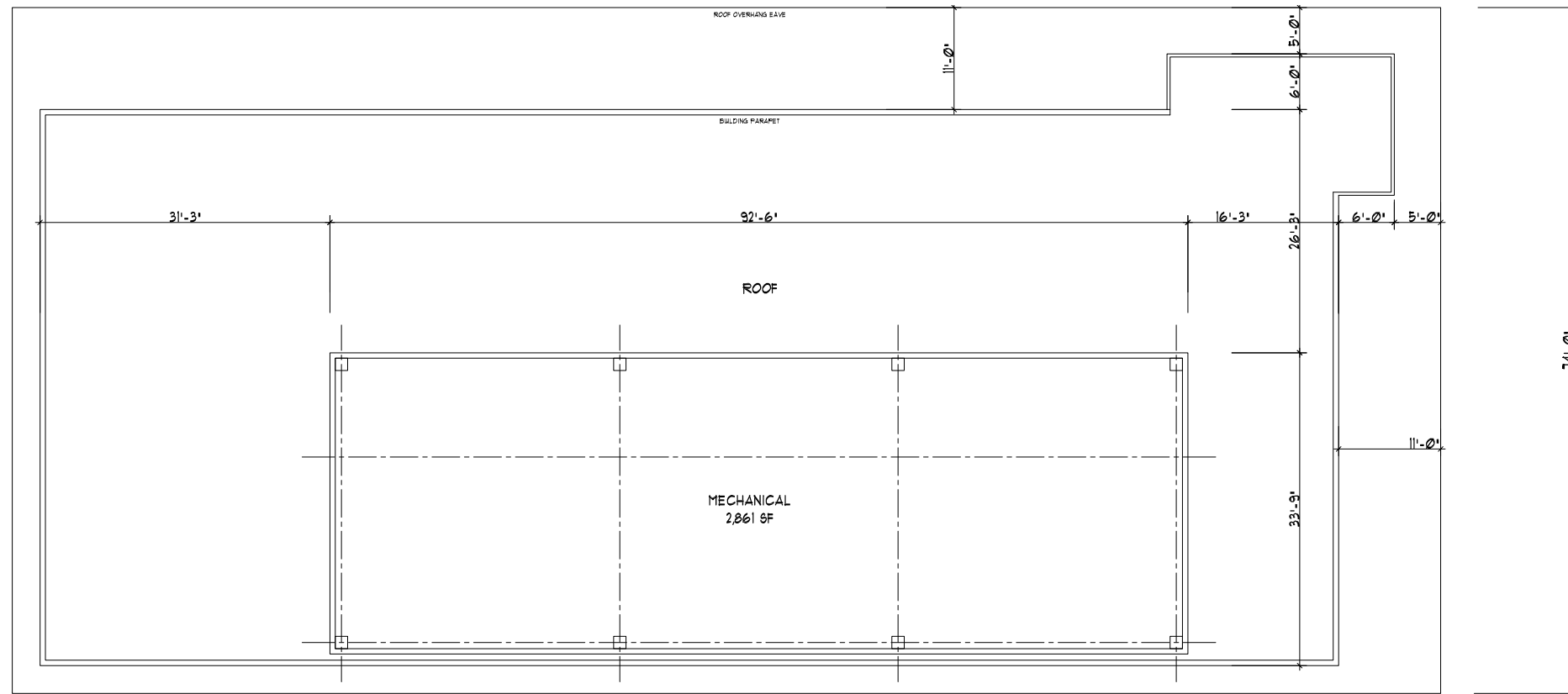


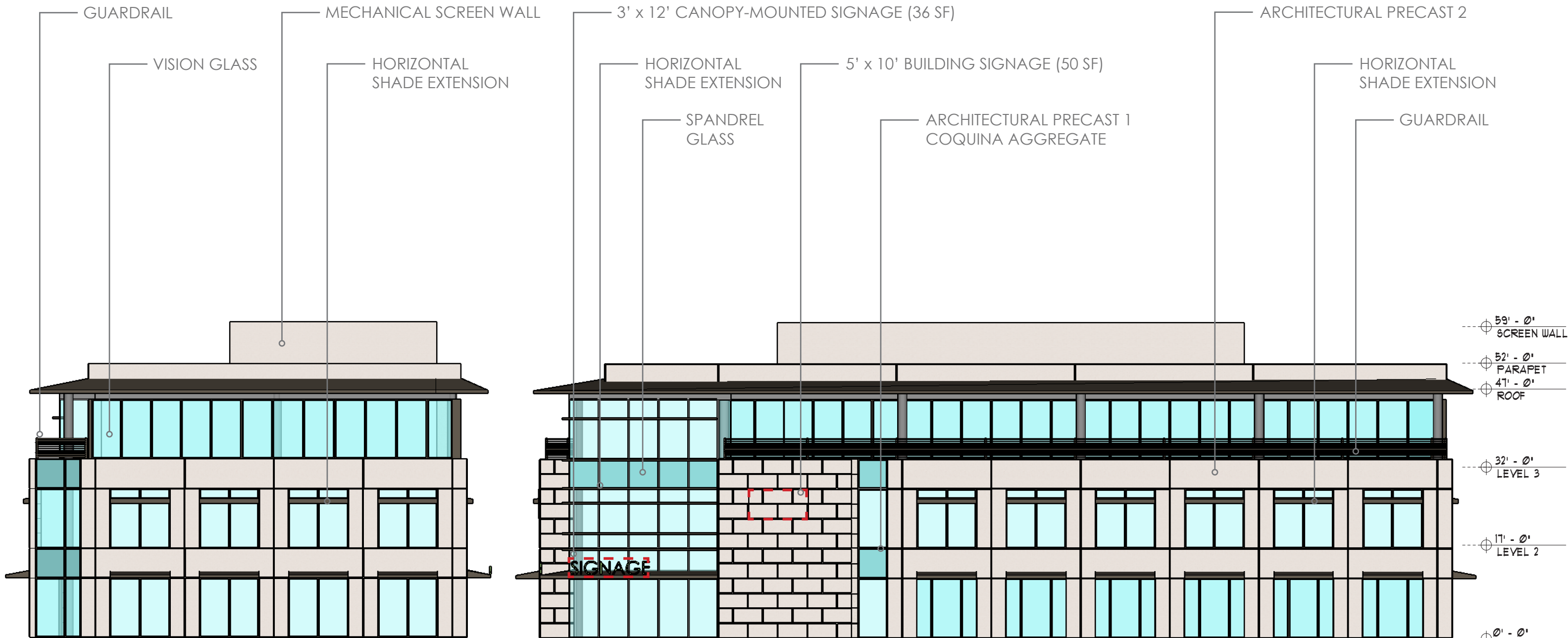












SOUTH

WEST

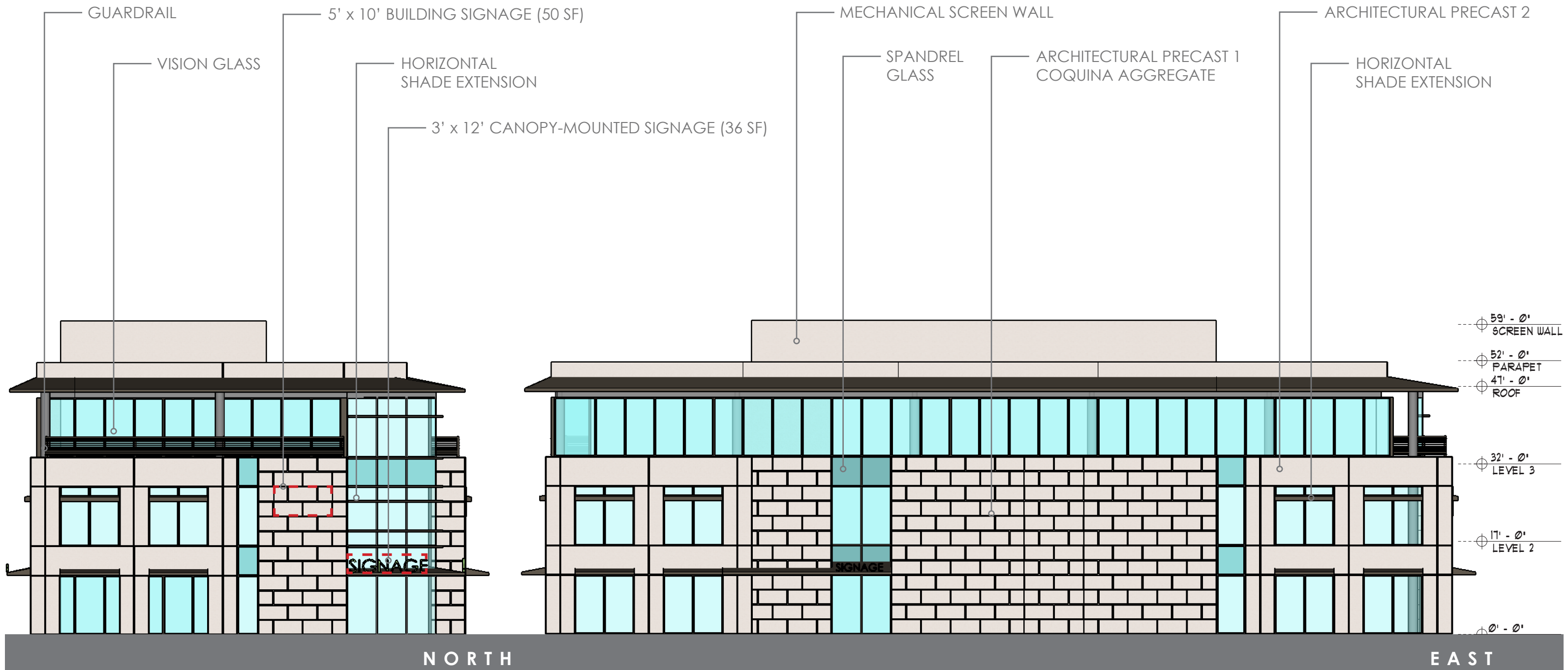


GLAZING PANEL COLOR  
VIRACON VNE1-63

GLAZING MULLION COLOR  
SW FLUROPOM CLASSIC II COSMIC GRAY

CANOPY AND SHADING DEVICE COLOR  
SW FLUROPOM CLASSIC II COSMIC GRAY

ARCHITECTURAL PRECAST PANEL  
HEAVY SANDBLAST



GLAZING PANEL COLOR VIRACON VNE1-63	GLAZING MULLION COLOR SW FLUROPOM CLASSIC II COSMIC GRAY	CANOPY AND SHADING DEVICE COLOR SW FLUROPOM CLASSIC II COSMIC GRAY	ARCHITECTURAL PRECAST PANEL HEAVY SANDBLAST

