Planning & Zoning Board
Regular Meeting

Agenda
May 7, 2024 @ 6:00 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/ 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) 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. Approve the minutes of April 2, 2024. 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. SPR #24-07. Request of Dillon Muto for approval to construct a 1,164 square foot addition to the existing, single-family home located at 1475 Grove Terrace on Lake Sylvan, zoned R-1AAA. 5 minutes

   b. SPR #24-05. Request of Mark Nasrallah for approval to construct a new, 14,739 square-foot, single-family home located at 1180 N. Park Avenue, zoned R-1AAA. 5 minutes

   c. SPR #24-06. Request of Richard Haines for approval to construct a 2,214 square-foot addition to the existing, single-family home located at 201 Genius Drive on Lake Mizell, zoned R-1AAA. 5 minutes

   d. SUB #24-01/RZ #24-02. Request of Z Properties for: 30 minutes

      - Subdivision or Lot Split approval to divide the south 12,680 square feet of 1290 N. Park Avenue as a separate lot from the remaining 16,380 square feet holding the existing home at 1290 N. Park Avenue, subject to the designation on the Winter Park Register of Historic Places; and
      - A change in Zoning Designation from Single-Family (R-1AAA) District to the Single Family (R-1AA) District on the south 12,680 square feet of 1290 N. Park Avenue.

   e. CU #24-05. Request of Z Properties Group, Inc. for Conditional Use approval to redevelop the site at 111 S. Knowles Avenue with a three-story, 11,280-square-foot building on property zoned Commercial (C-2). 20 minutes

   f. CU #24-08. Request of Rollins College for Conditional Use and Special Permit approval to build a three-story, 50,671 square foot Rollins Faculty & Staff housing building of 30 units. 45 minutes

   g. ANNEX #24-01/CPA #24-01/CU #24-04/ RZ #2401. Request of Verax Florida, LLC: 30 minutes

- To Annex approximately 0.46 acres of real property located at 1820 and 1824 Karolina Avenue; redefining the city boundaries to give the City of Winter Park jurisdiction over said property.
- To establish a Parking Lot Future Land Use on the annexed property at 1820 and 1824 Karolina Avenue and to indicate the annexation on the other maps within the Comprehensive Plan as well as to change the Future Land Use designation on the southeastern 1,000 square-feet of 1800 Karolina Avenue from Parking Lot to Commercial.
- To establish Parking Lot (PL) zoning on the annexed property at 1820 and 1824 Karolina Avenue as well as to change the zoning designation from Parking Lot (PL) to Commercial (C-3) on the southeastern 1,000 square-feet of 1800 Karolina Avenue.
- Conditional Use approval to construct a two-story, 18,790 square-foot office building on the combined properties of 1801/1805 W. Fairbanks Avenue and 1800/1820/1824 Karolina Avenue.

5. Action Items

6. Non-Action Items

7. Staff Updates

8. Board Comments

9. Upcoming Agenda Items

10. Adjournment

Planning & Zoning Board

agenda item 2.a

item type
Consent Agenda

meeting date
May 7, 2024

prepared by

approved by

subject
Approve the minutes of April 2, 2024.

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments
1. Draft Planning & Zoning Board Regular Meeting Minutes

Planning & Zoning Board Regular Meeting Minutes

April 2, 2024 at 6:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present
David Bornstein, Vashon Sarkisian, Jim Fitch, Warren Lindsey, Michael Spencer, Melissa Vickers

Absent
Alex Stringfellow

Staff Present
Director of Planning and Zoning Allison McGillis, Planning and Zoning Consultant, Jeff Briggs, Senior Planner/Zoning Official John Harbilas, Planner II Nicholas Lewis, Planner I Corinna Lundgren, Administrative Coordinator Mary Bush

1. Call to Order

Chairman David Bornstein called the meeting to order at 5:59 p.m.

2. Consent Agenda

a. Approve the minutes of March 5, 2024.

Motion made by Mellissa Vickers, seconded by Vashon Sarkisian, to approve the March 5, 2024 meeting minutes.

The motion carried by a 6-0 vote. (Alex Stringfellow was absent from the meeting.)

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

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

4. Public Hearings (Public participation and comment on these matters must be in person.)

a. Request of Z Properties Group, Inc. for Conditional Use approval to redevelop the site at 111 S. Knowles Avenue with a three-story, 11,280-square-foot building on property zoned Commercial (C-2).

This item has been requested to be tabled by the Applicant until the May 7, 2024 meeting

Mr. Lewis announced that the item had been tabled to the May 7, 2024 Planning & Zoning Board meeting.

b. Request of Michael Wenrich for approval to construct a new, two-story, 6,597 square-foot single-family home located at 1098 McKean Circle on the canal connecting Lakes Maitland and Osceola, zoned R-1AA.

Mr. Lewis provided the Board with a summary of the item. He presented an area map and an aerial of the property. He noted that the applicant was meeting all of their setback, floor-area-ratio, and impervious coverage requirements. He also noted that the applicant was requesting to remove three trees that were well within the buildable area of the lot. He indicated that staff was comfortable with the tree removals as long as they were subject to a condition of approval that the trees be fully mitigated through the City's Urban Forestry Department and tree removal ordinance. He then reviewed the applicant's proposed site plan and noted that the proposed home would be set back from the rear of each adjacent neighboring home, so there would be no issues with the views of the neighbors. He also noted that there would be no issues with the views from the lake and all stormwater requirements would be met.

Staff recommendation was for approval with the following condition:

- That the trees requested for removal be fully mitigated per the requirements of Urban Forestry and the City Tree Removal Ordinance.

The Board inquired about what type of trees would be used to replace the ones to be removed and if there had been any comments received from the neighboring property owners.

The applicant, Michael Wenrich of 865 Nottingham Street, Orlando, FL 32803 addressed the Board and indicated that he was the architect for the project and was there to answer any questions that the Board might have about the project.

The Board asked Mr. Wenrich if the original boathouse would stay on the property. Mr. Wenrich indicated that the intent was to preserve and protect the boathouse but he was not quite sure yet what that might entail because it needed structural rehabilitation.

Motion made by Warren Lindsey, seconded by Melissa Vickers, for approval to construct a new, two-story, 6,597 square-foot single-family home located at 1098 McKean Circle on the canal connecting Lakes Maitland and Osceola, zoned R-1AA, with the following condition:

- **That the trees requested for removal be fully mitigated per the requirements of Urban Forestry and the City Tree Removal Ordinance.**

The motion unanimously carried by a 6-0 vote. (Alex Stringfellow was not present for the meeting.)

c. Request of Michael Wenrich for approval to construct a new, two-story, 10,025 square-foot single-family home located at 581 Sylvan Drive on Lake Osceola, zoned R-1AAA.

Mr. Lewis provided the Board with a summary of the item. He presented an area map and an aerial of the property. He indicated that the Board had previously approved this request, but the applicant had since made changes to the plans that require Planning & Zoning Board approval. He noted that the applicant wanted to relocate the detached garage from the southern lot line to the northern lot line with the removal of a 28-inch caliper oak tree. Mr. Lewis explained that the City's Urban Forestry Department had assessed the tree to be removed and deemed it in good health. Then the applicant provided a letter from a certified arborist that says the tree is not in good health. The City's Urban Forestry Department deemed the applicant's letter not to be up to industry standards. The department then completed another assessment on the tree. Based on the reassessment, the City's Urban Forestry Department felt that the root system of the tree and of a nearby tree of a similar size that had recently fallen were damaged during the original construction of the home. The department then agreed that mitigation was okay for the specimen tree. Mr. Lewis continued discussion, noting that the applicant wanted to add a fire pit area within the 50-foot rear setback. He added that the fire pit was well within the 5% allowable impervious area and did not qualify as a structure as there would be no component of it greater than three feet in height.

Staff recommendation was for approval with the following condition:

- That the trees requested for removal be fully mitigated per the requirements of Urban Forestry and the City Tree Removal Ordinance.

The Board asked for clarification of the type of oak tree that would be removed and expressed concerns about the Urban Forestry Department's change in their decision about the removal of the oak tree. A brief discussion ensued.

The applicant, Michael Wenrich of 865 Nottingham Street, Orlando, FL 32803 addressed the Board. He explained about the aforementioned letter not meeting industry standards and noted that the applicant's arborist submitted another letter that meets industry standards just prior to the meeting.

The Board inquired about the proximity of the tree to the property line and whether or not any neighbors of the applicant's property had expressed issues with the request. Mr. Lewis noted that staff had not heard from any neighbors regarding the request.

Motion made by Vashon Sarkisian, seconded by Jim Fitch, for approval to construct a new, two-story, 10,025 square-foot single-family home located at 581 Sylvan Drive on Lakes Osceola, zoned R-1AAA, with the following condition:

- **That the trees requested for removal be fully mitigated per the requirements of Urban Forestry and the City Tree Removal Ordinance.**

The motion unanimously carried by a 6-0 vote. (Alex Stringfellow was absent from the meeting.)

d. Request of Z Properties for approval to construct a new, two-story, 11,728 square-foot single-family home located at 1602 Summerland Avenue on Lake Maitland, zoned R-1AAA.

Mr. Lewis provided a summary of the item. He noted that the item had been continued from the prior month's Planning & Zoning Board meeting. He then presented an area map and an aerial of the property. He noted that the applicant was proposing 17% floor-area-ratio and 30% impervious lot coverage for the project, which are both less than the code requirement. He also noted that the lakefront setback average is 68 feet and the applicant was proposing a setback of 81.2 feet. He added that the proposed home would be set back from the rear of both neighboring lakefront homes adjacent to the applicant's property. Mr. Lewis indicated that the applicant was asking for a setback of 23 feet in lieu of the 30-foot setback required by code for the first floor on the south lot line. He added that the applicant was also asking for a setback of 30 feet in lieu of the required 40-foot setback for the second story on the north lot line. He also indicated that although there are several existing specimen trees within the buildable area of the property creating the need for the requested setback variances, no trees were being requested for removal. He then briefly reviewed the applicant's drainage plan and first floor site plan. He noted that the applicant was proposing a seven-foot encroachment past the 30-foot required setback for the home's carport and multiple swales that would exceed the required coverage for impervious surface and stormwater runoff. Mr. Lewis mentioned that letters had been received from both the neighbor to the north and the neighbor to the south of the applicant's property with regard to their approval of the applicant's request but with conditions. The neighbor to the south wanted a condition that the applicant would not be able to place vegetation greater than 60 inches in height within 60 feet of the ordinary high water line. The neighbor to the north who owns three of the adjacent properties to the applicant's property wanted to note for the record that adequate access to the drainage easements shared between

their properties and the applicant's property was being worked out, that there is a potential possibility for a right-of-way annexation in between their three adjacent properties, and that the applicant needed to address the stormwater on the property with adequate retention. Mr. Lewis then briefly presented and discussed the applicant's elevations and renderings for the request, noting that there were no issues with the views from the lake.

Staff recommendation was for approval with the following condition:

- Any landscaping in the area within 60-feet of the ordinary high-water line along both lot lines be maintained at a height no taller than 60-inches in order to preserve the traditional views of the water by each adjoining neighbor.

The applicant, Zane Williams of 1333 Alberta Drive, Winter Park, FL 32789 addressed the Board. Mr. Williams indicated that he was there to answer any questions that the Board might have about the project.

The Board asked if there would be any linear ponds on the project and if there were any concerns expressed by the owners of the neighboring properties that had not been addressed.

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

The Board expressed that they were pleased that the applicant had preserved all of the trees on the property, did not build to the allowed maximum for the lot, was being very accommodating with the neighbor concerns, and would be implementing dry retention ponds.

Motion was made by Jim Fitch, seconded by Vashon Sarkisian, for approval to construct a new, two-story, 11,728 square-foot, single-family home located at 1602 Summerland Avenue on Lake Maitland, zoned R-1AAA, with the following condition:

- **Any landscaping in the area within 60-feet of the ordinary high-water line along both lot lines be maintained at a height no taller than 60-inches in order to preserve the traditional views of the water by each adjoining neighbor.**

The motion carried unanimously by a 6-0 vote. (Alex Stringfellow was absent from the meeting.)

e. Request of Verax Florida, LLC to Annex the Properties at 1820 & 1824 Karolina Avenue, and establish Parking Lot (PL) Future Land Use and Zoning, rezone the south 1,000 square feet of 1800 Karolina Avenue from Parking Lot (PL) Future Land Use and Zoning to Commercial (C-3) Future Land Use and Zoning, and for Conditional Use approval to build a two-story, 18,790 sq. ft office building on the combined properties at 1801 & 1805 W. Fairbanks and 1800, 1820, & 1824

Karolina Avenue.

Mr. Harbilas provided the Board with a summary of the item. He noted that there were four parts to the request which involved annexation, a Comprehensive Plan amendment, rezoning, and a conditional use. He provided some background on the history of the lot noting that there had been a previously approved application by the former owner of the property for a smaller office building but that was never built. He added that the current applicant had acquired more land, which yields the applicant the ability to build a larger building. He then discussed the applicant's request for annexation of the lots. He noted that certain protections are required due to the existing residential neighborhood located behind the property. He also noted that an overhang will encroach over 1,000 square-feet of the parking area, so the applicant was requesting to rezone the portion of encroachment from Parking Lot (PL) to Commercial (C-3). Mr. Harbilas then briefly reviewed the applicant's landscape plan noting that staff asked the applicant to provide shade trees instead of Ligustrums wherever possible. He went on to note that the applicant had given the second floor a larger footprint than the ground floor to provide some visual interest and articulation on the façade, so the applicant was requesting a small variance for the second floor overhang and to encroach into the required 10-foot setback. Mr. Harbilas then briefly discussed the conditions for approval recommended by staff.

Staff recommendation was for approval with the following conditions:

- Property will grant to the City, an access easement across the parking lot in line with the entrance/exit curb cut, to ensure cross access to adjacent properties is available for future redevelopment to the west.
- A covered bus stop to be proved by the Applicant, at the Lynx stop on Fairbanks Ave, which falls within the Property frontage.
- Where approvable by FDOT and the City, canopy trees will be planted along the Fairbanks Ave. and Clay St. frontages.
- Property will provide a sidewalk easement to the City, for the improvements along Fairbanks Ave. and Clay St. frontages.

The Board inquired about the following:

- if there was any detail of the proposed wall along Karolina Avenue,
- the landscaping requirements for the wall,
- if there would be lighting in the parking lot area,
- if there had been any new development along the north side of Fairbanks Avenue that was required to plant shade trees,
- the number of proposed parking spaces,
- how to prevent light from filtering into the adjacent residential area,
- if there had been any neighbor complaints regarding the request,
- what occupied the property prior to the application,
- if the lots adjacent to the applicant's properties would be landlocked,
- if the proposed parking exceeds the requirement by code,
- clarification regarding the only entrance to parking being on Clay Street,
- clarification of which lots are owned by the applicant,

- and if the proposed wall can be higher than six feet.

The applicant's representative, David Lamm with Lamm & Company Partners at 968 Lake Baldwin Lane, Orlando, FL 32814 addressed the Board. He provided background on the property and its previous ownership. He noted that the property had a ground lease to a cell tower company with access easements on the lot for the power companies utilizing the cell tower located in the middle of the lot. He explained that the applicant wrapped the proposed building around the cell tower to try and hide it because the owners of the cell tower do not want to come to an agreement to remove it. Mr. Lamm then indicated that the proposed overhang is part of a medical need for coverage during pickup and drop off for medical patients. He went on to explain that the encroachment variances the applicant was asking for were to break up the walls of the building to create three dimension to it and allow for street and canopy trees. He also indicated that the applicant was looking forward to working with staff to create a decorative wall with a landscape buffer along the parking lot for a distinct look for the City's corridor. He then noted that photometrics had been submitted with the application, which would be used to adhere to the requirement of shielding light from the residential area.

The Board inquired about the kind of trees that would be planted and the intended design for the wall along the parking lot.

The applicant's architect, Joel Setzer with Dap Design architecture firm spoke on the material to be used for the exterior of the building and the proposed architecture, noting that the applicant was planning to do textured stucco for the exterior.

The Board inquired about the following:

- if there had been any consideration for colors besides white for the exterior of the building,
- how long the cell tower had been on the property,
- how the cell tower was currently separated from passing pedestrians,
- if the cell tower made any noise,
- where the electrical lines of the cell tower run to,
- if there were any environmental issues with rays from the cell tower,
- if there were any people working in the cell tower compound during the day,
- and clarification of the pickup and drop off area for medical patients.

A brief discussion ensued about the face of the second floor of the building along Fairbanks Avenue. The Board expressed that it would be preferred to have it more transparent.

The Board heard public comment from the following residents:

Charles Brenner of 1828 Killarney Drive, Winter Park, FL 32789; Zach Stovall of 1877 Karolina Avenue, Winter Park, FL 32789; Robert Breedlove of 1997 Karolina Avenue, Winter Park, FL 32789; Noel Beaulieu of 1921 Karolina Avenue, Winter Park, FL 32789; and Christopher Rank of 1880 Karolina Avenue, Winter Park, FL 32789.

Julie Smith of 1879 Karolina Avenue, Winter Park, FL 32789 conceded her time to Zach Stovall.

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

The applicant's manager, Ravi Gandhi of 265 East Rollins Street, Orlando, FL 32804 addressed the Board. Mr. Gandhi expressed that he is a resident of Winter Park and understands the concerns of the residents. He indicated that the applicant wanted to make the corridor look more attractive but is hindered by space. He noted that the new building will bring in a higher standard of clients to the area. He then expressed that the applicant's goal was to improve Fairbanks Avenue to make it a more attractive and favorable place for all residents.

The Board inquired about the following:

- clarification of the applicant's stormwater plan,
- the zoning of the applicant's lots,
- how strict office hours for the building can be maintained,
- and the depth of the proposed parking spaces.

A brief discussion ensued regarding shortening the depth of the parking spaces to create extra room to increase the landscaping buffer along Karolina Avenue. The applicant's civil engineer, Mitch Collins indicated that the applicant could reduce the head-end parking spaces from 20 feet to 18 feet to create the extra room.

The Board shared mixed feelings regarding the application, although, there was an overall consensus of the site being a difficult one to redevelop. There were also concerns shared regarding the potential affects on the adjacent residential neighborhood related to lighting and noise, the future office hours for the building, and enforcement of the landscape maintenance for the vegetative buffer. The Board expressed that they would like to see a wider buffer on Karolina Avenue and the applicant have a neighborhood meeting to get feedback from the residents.

Chairman Bornstein disclosed that he had completed projects in the past with David Lamm's architecture company, Lamm & Company Partners.

Motion was made by Warren Lindsey, seconded by Melissa Vickers to table the item to the June 4, 2024 Planning & Zoning Board regular meeting.

The motion failed by a 2-4 vote. (In Favor: Melissa Vickers and Warren Lindsey. Opposed: David Bornstein, Vashon Sarkisian, Michael Spencer, and Jim Fitch. Alex Stringfellow was absent from the meeting.)

Motion was made by Warren Lindsey, seconded by Melissa Vickers to table the item to the May 7, 2024 Planning & Zoning Board regular meeting.

The motion carried unanimously with a 6-0 vote. (Alex Stringfellow was absent from the meeting.)

f. Request of the City of Winter Park for an Ordinance amending Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-83 "Orange Avenue Overlay District (OAO)" to revise the definitions of building story and mixed-use, providing for codification, severability, conflicts and an effective date.

Mrs. McGillis provided a summary of the item. She explained that after the McCraney Property Company, the first applicant to redevelop within the Orange Avenue Overlay (OAO), recently went through the public hearing process the Commission directed staff to revise a few sections of the code to make them clearer on the Commission's intent. The revisions involved making the definition of mixed-use more specific regarding the allowed categories of use and how many of the categories can be deemed a mixed-use, revising the definition of a building story to be clear about what is meant by between the surface of a floor and the floor plate, and a scriveners' error to replace "or" with "and" in regards to building height allowance in Subarea D.

Staff recommendation was for approval.

The Board asked for more clarification regarding the Subarea D height allowance and of the floor plate revision. A brief discussion ensued.

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

Motion was made by Melissa Vickers, seconded by Warren Lindsey, for an Ordinance amending Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-83 "Orange Avenue Overlay District (OAO)" to revise the definitions of building story and mixed-use, providing for codification, severability, conflicts and an effective date.

The motion carried unanimously by a 6-0 vote. (Alex Stringfellow was absent from the meeting.)

5. Action Items

6. Non-Action Items

7. Staff Updates

Mrs. McGillis noted that the terms of the Board appointments of the previous Mayor Phillip Anderson and the Board appointments of the previous Commissioner Sheila DeCiccio were extended to May 30, 2024. She added that the new Board appointments would become effective at the June Planning & Zoning meeting. She also noted that it was Melissa Vickers last meeting as she needed to step down from her Board seat to run for a judicial appointment.

8. Board Comments

The Board requested that the applicant, Verax Florida, LLC come back to their next hearing with a detail of tree options and a wall design. The Board also inquired about the different wall heights allowed in Winter Park. A brief discussion ensued regarding wall height in relation to the Verax Florida, LLC application.

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 8:15 p.m.

ATTEST:

_____

/s/ Mary Bush, Recording Secretary

Planning & Zoning Board

agenda item 4.a

item type
Public Hearings (Public participation and comment on these matters must be in person.)

meeting date
May 7, 2024

prepared by
Corinna Lundgren, Planner I

approved by
Allison McGillis, Director of Planning and Zoning

subject
SPR #24-07. Request of Dillon Muto for approval to construct a 1,164 square foot addition to the existing, single-family home located at 1475 Grove Terrace on Lake Sylvan, zoned R-1AAA.

motion | recommendation
Staff recommendation is for approval.

background
The applicant, Dillon Muto, on behalf of the homeowners, is requesting approval to construct a 1,164 square foot addition as part of the overall renovations to the existing single-family home located at 1475 Grove Terrace. The home is an original Gamble Rogers European Cottage design on Lake Sylvan. The property is zoned R-1AAA and the unsubmerged portion of the property is 14,402 square feet in size. The proposed impervious lot coverage of 5,725 square feet is 40 percent which is under the maximum 50 percent as the code allows. The maximum Floor Area Ratio for properties over 12,500 square feet in size is 35 percent of the lot area or 5,000 square feet, whichever is greater. The applicant is proposing a 2,847 square-foot home, which is well under the 5,041 allowable square footage, meeting this requirement.

To preserve the existing Gamble Rogers architecture, the applicant is requesting an encroachment to the right-side setback of 5.6 feet, which currently is the established existing right-side setback of the existing structure. Per code, the required side setback is 14 feet. The proposed addition setback is 9.5 feet at its closest point, which although in front of the required side setback, does not exacerbate the existing 5.6 foot nonconformity. At this time, the homeowner does not wish to designate the home. Staff feels that the request is appropriate to preserve the existing historical structure as it falls within conformance of the lakefront review criteria as explained further below.

Lakefront Lot Review Criteria:

Tree Preservation

The purpose and intent of the lakefront lots section of the code state that existing trees shall be preserved to the degree reasonably possible. There are no trees being requested for removal as part of this request and thus, the applicant meets this requirement.

View from the Lake
The code direction is to minimize the height and extent of stem walls or retaining walls facing the lake. Generally, the policy does not permit walls/swimming pool decks facing the lake in excess of three feet in height. This plan complies with that provision as no such component is being proposed as part of this request. Although the lot has a significant slope from front to back, the majority of elevation change takes place within the structure. No stem/retaining walls are proposed and the pool and pool deck are proposed at grade.

The code also prevents views of vehicles from the lake. In this instance, the side-entry garage is already existing, and the driveway is blocked from view by an existing wood fence spanning the length of the driveway area.

View of Neighbors
The code direction is to minimize the degradation of traditional views across properties by new houses, additions, second-story additions, etc., alongside property lines toward the lake that may block traditional views of the neighbors. The proposed renovations are in line with the neighboring property towards the East and West. Therefore, the proposal does not infringe on any views of the neighboring properties.

Stormwater Retention
The code requires the retention of stormwater. The amount of impervious surface on the lot determines the needed depth/size of the retention. In this case, the applicants are proposing multiple swale retention areas on the property to meet the required stormwater storage.

Summary
Overall, the plans meet the intent of the lakefront review criteria. The proposal also meets all single-family code requirements with one encroachment being requested for the existing side setback. However, the addition does not exacerbate the existing encroachment, and in fact, lies further away from the neighbor.

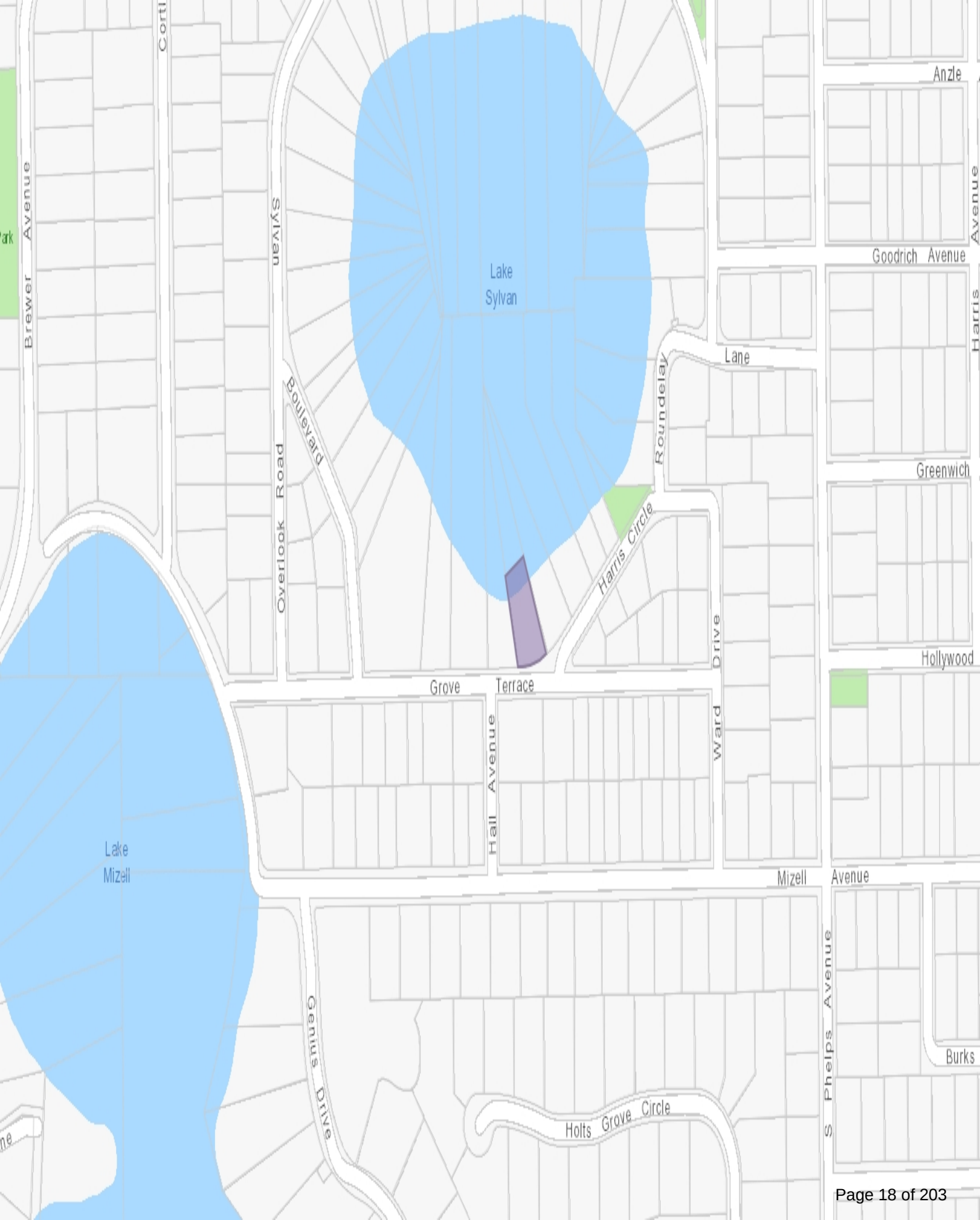
alternatives | other considerations

fiscal impact

attachments

1. 1475 Grove Terrace - Area Map
2. 1475 Grove Terrace - Aerial Map
3. 1475 Grove Terrace - Neighbor Letter Map

4. 08 - Survey (Boundary, Topo & Tree) - Ireland - 1475 Grove 050522
5. 1475 Grove Terrace - Lakefront Table
6. 05 - Architectural Plans - WPD - 1475 Grove 032924
7. Drainage Plan - WPD - 1475 Grove 040124
8. Rendered Elevations (Clay) - WPD -1475 Grove
9. 04 - Summary - Variance Submission - 1475 Grove 040124
10. 06 - Letter Neighbor (Left -1461 Grove) - 1475 Grove 040124
11. 07 - Letter Neighbor (Right -1511 Harris) - 1475 Grove 040124


Lake
Sylvan
Lake
Mizell
Brewer Avenue
Sylvan
Overlook Road
Boulevard
Roundelay
Lane
Harris Circle
Drive
Grove
Terrace
Hall Avenue
Ward
Mizell
Avenue
Goodrich Avenue
Greenwich
Hollywood
Anzle
Genius Drive
Holts Grove Circle
S Phelps Avenue
Burks

GROVE TERRACE
HALL AVENUE
Orange County

GROVE TERRACE
HALL AVENUE

TOPOGRAPHIC

LEGAL DESCRIPTION:

LOTS 7 AND 8, BLOCK G, SYLVAN LAKE SHORES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK N, PAGE(S) 48, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

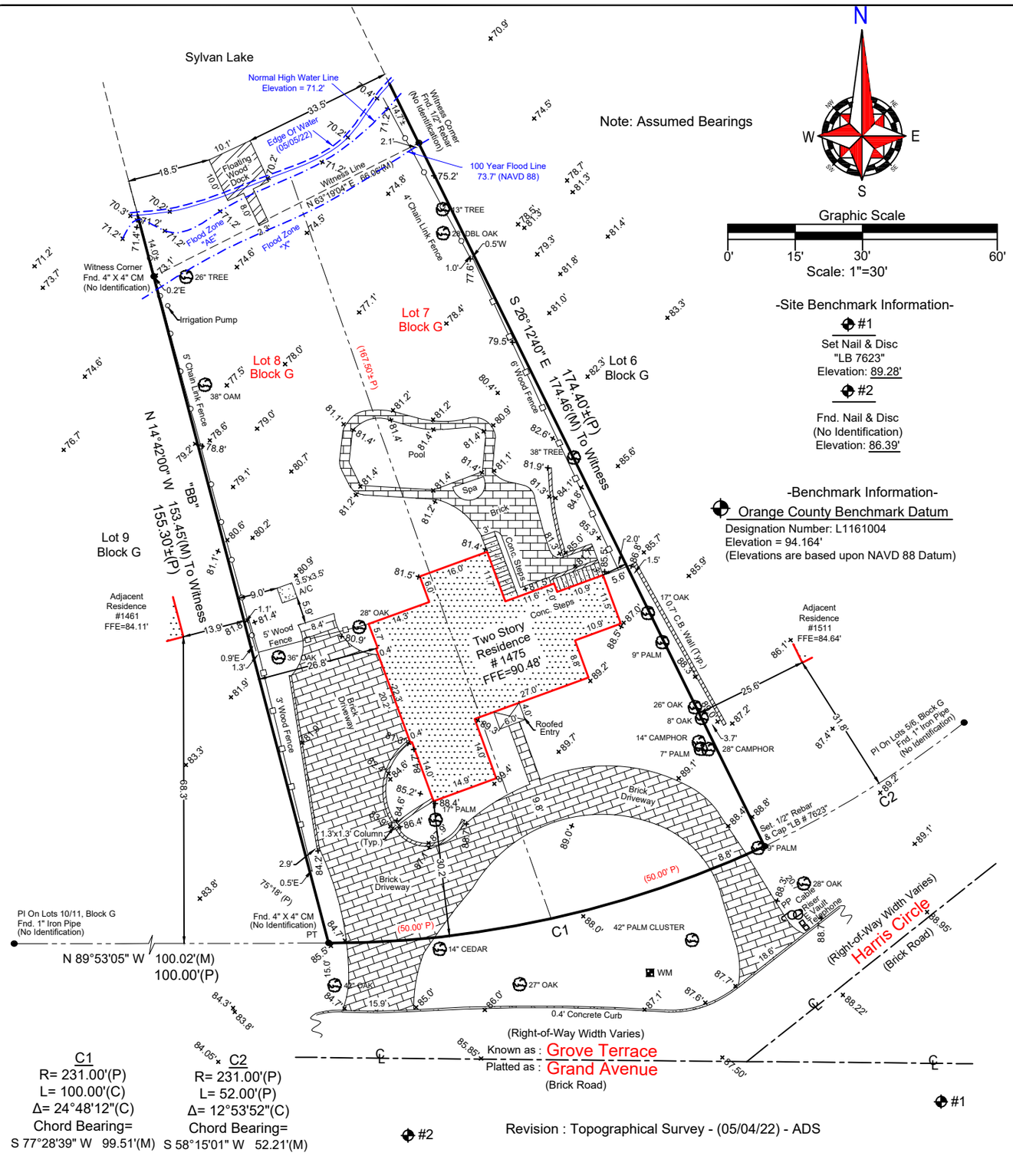
FLOOD INFORMATION:

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

CERTIFIED TO:

TONY MAIHAN

1475 GROVE TERRACE, WINTER PARK, FLORIDA 32789



C1
R= 231.00'(P)
L= 100.00'(C)
Δ= 24°48'12"(C)
Chord Bearing=
S 77°28'39" W 99.51'(M)

C2
R= 231.00'(P)
L= 52.00'(P)
Δ= 12°53'52"(C)
Chord Bearing=
S 58°15'01" W 52.21'(M)

Revision : Topographical Survey - (05/04/22) - ADS

Field Date: 5/4/2022	Date Completed: 05/05/22
Drawn By: .P.	File Number: IS-97296 TOPO

-Legend-

C	- Calculated	PC	- Point of Curvature
℄	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set ½" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book	—O—	- Chain Link Fence
—□—	- Wood Fence		

-NOTES-

>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 Drainfield 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.

-POINTS OF INTEREST-

NONE VISIBLE

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 CERTIFICATE NO. 6637 STATE OF FLORIDA

FOR THE FIRM

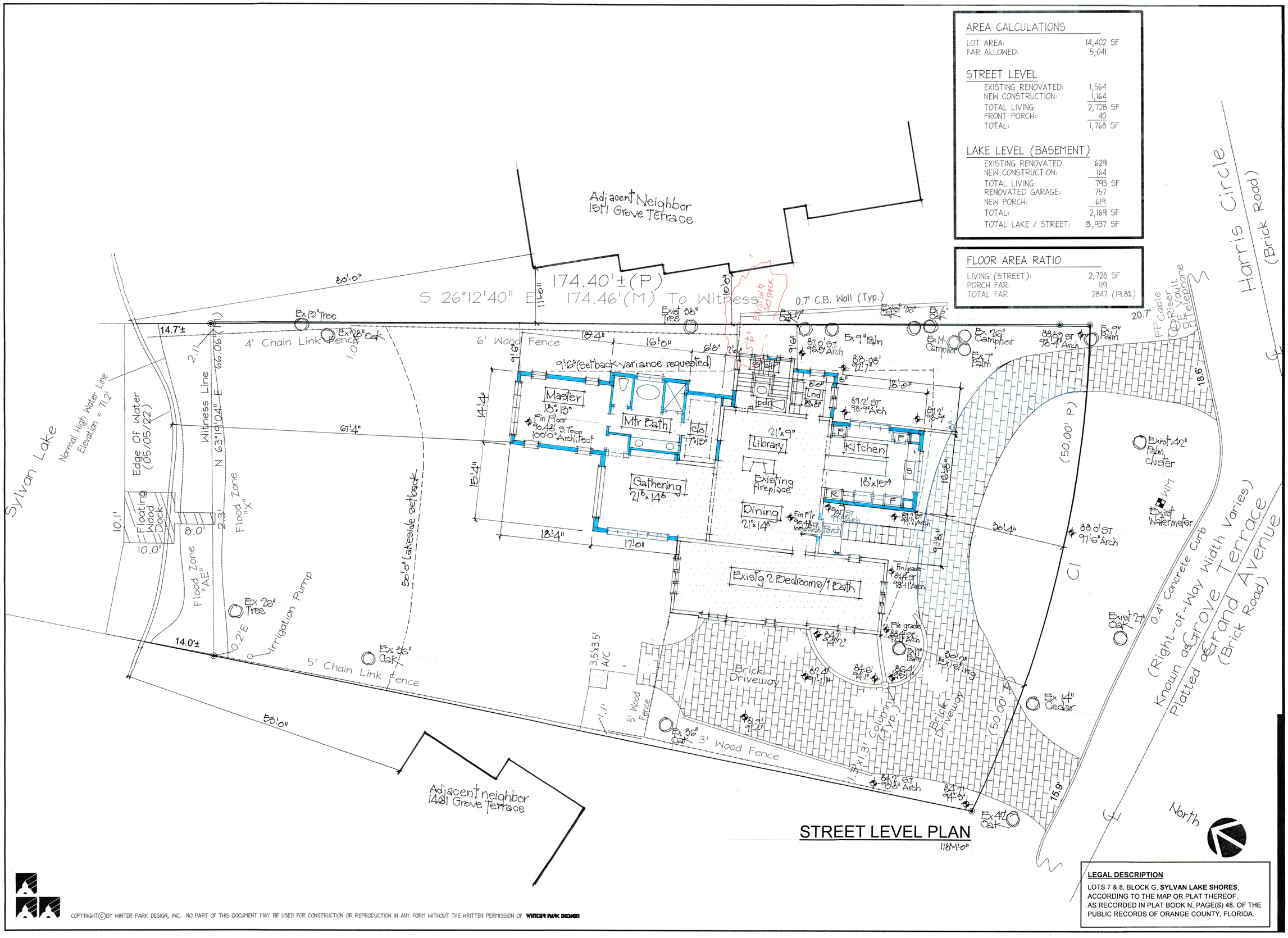
Patrick K. Ireland PSM 6637 LB 7623

This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
800 Currency Circle | Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

Lakefront Site Plan Review: 1475 Grove Terrace

	R-1AAA Requirements	Existing	Proposed
Zoning	N/A	R-1AAA	R-1AAA
Future Land Use	N/A	SFR	SFR
Lot Width	150 ft.	90 ft.	90 ft.
Lot Depth	N/A	164 ft. (avg.)	164 ft. (avg.)
Lot Area	25,000 sf	14,402 sf	14,402 sf
Floor Area Ratio	35% (5,041 sf)	11% (1,564 sf)	20% (2,847 sf)
Impervious Lot Coverage	50% (7,201 sf)	-	40% (5,725 sf)
Front Setback	30.2 ft.	30.2 ft.	30.4 ft.
Side Setbacks (1st floor/2nd floor)	14 ft./18 ft.	**5.6 ft.**/ - (east) 26.8 ft./ - (west)	**5.6 ft.**/ - (east) 26.8 ft./ - (west)
Lakefront Setbacks	66.5 ft. (avg.)	101.8 ft.	67.4 ft.



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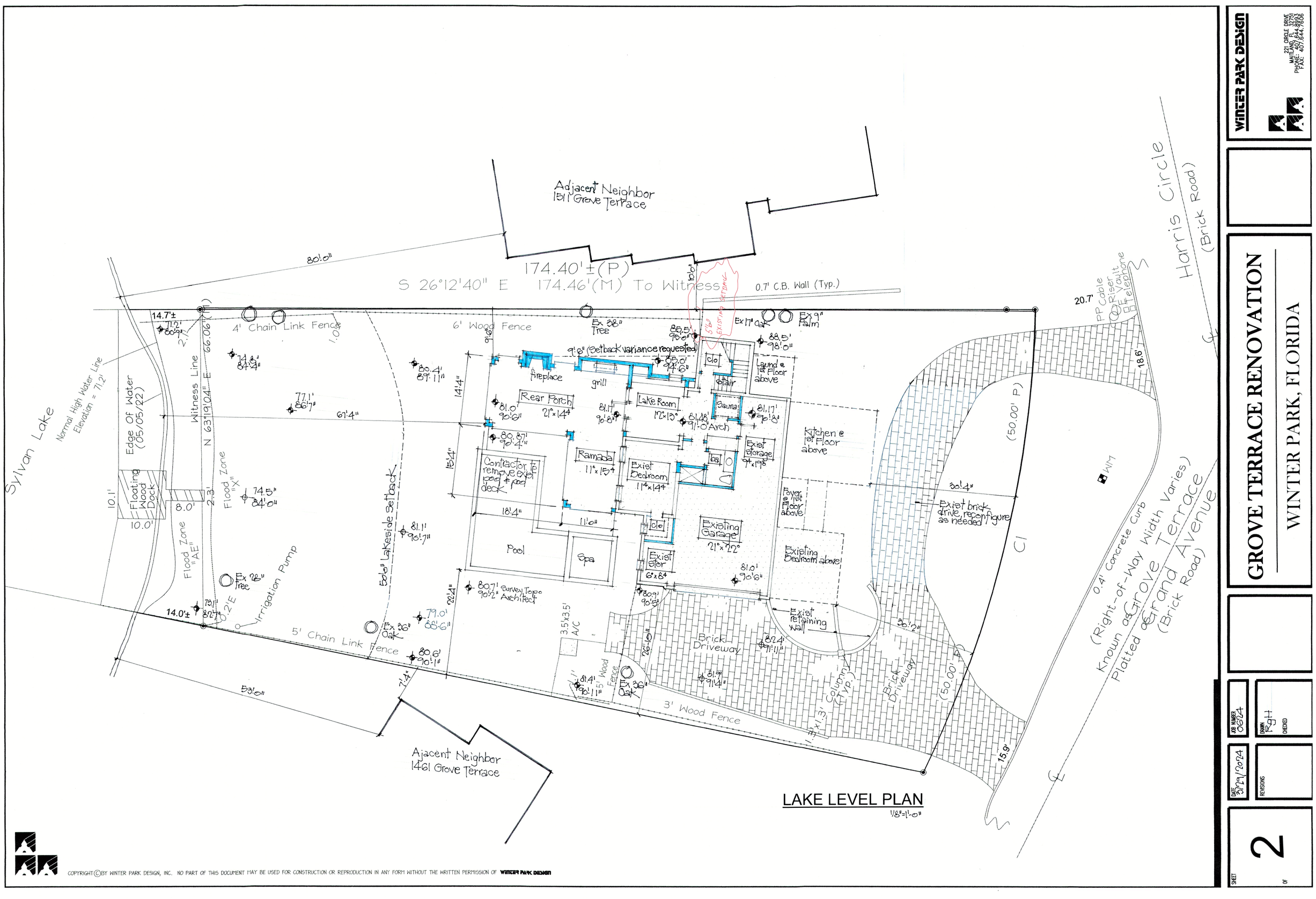
GROVE TERRACE RENOVATION
WINTER PARK, FLORIDA

JOB NUMBER 0624
DRAWN RJH
CHECKED
DATE 5/29/2024
REVISIONS
SHEET 1 OF



LAKE LEVEL PLAN

1/8"=1'-0"

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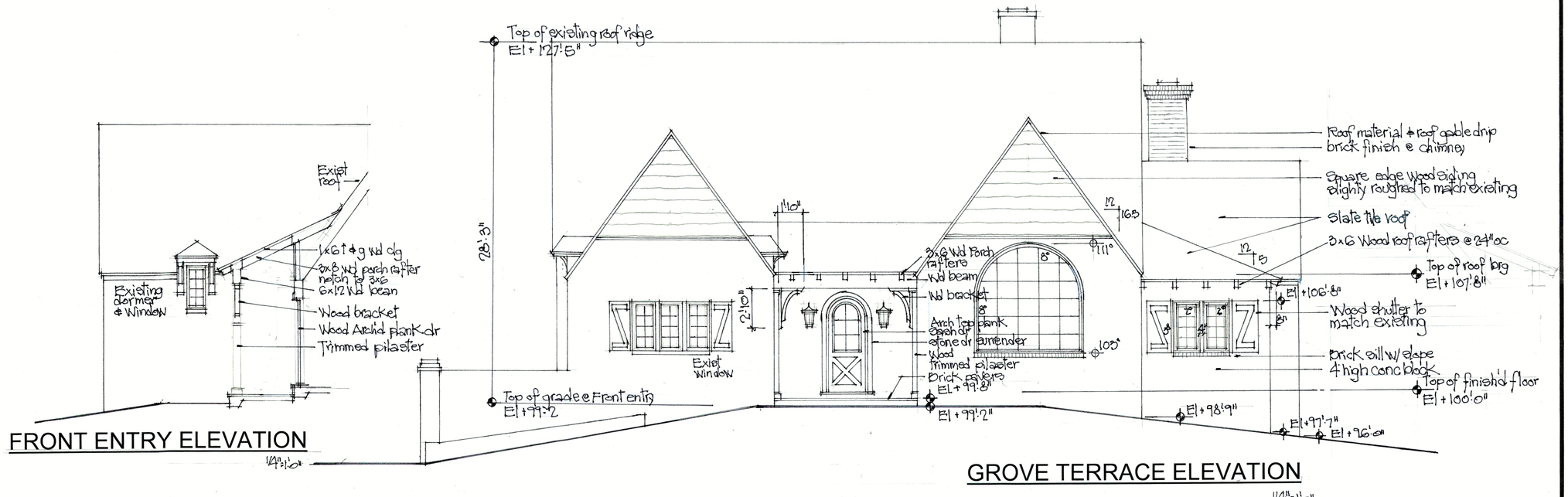
GROVE TERRACE RENOVATION

WINTER PARK, FLORIDA

JOB NUMBER 0624
DRAWN RGH
CHECKED

DATE 5/29/2024
REVISIONS

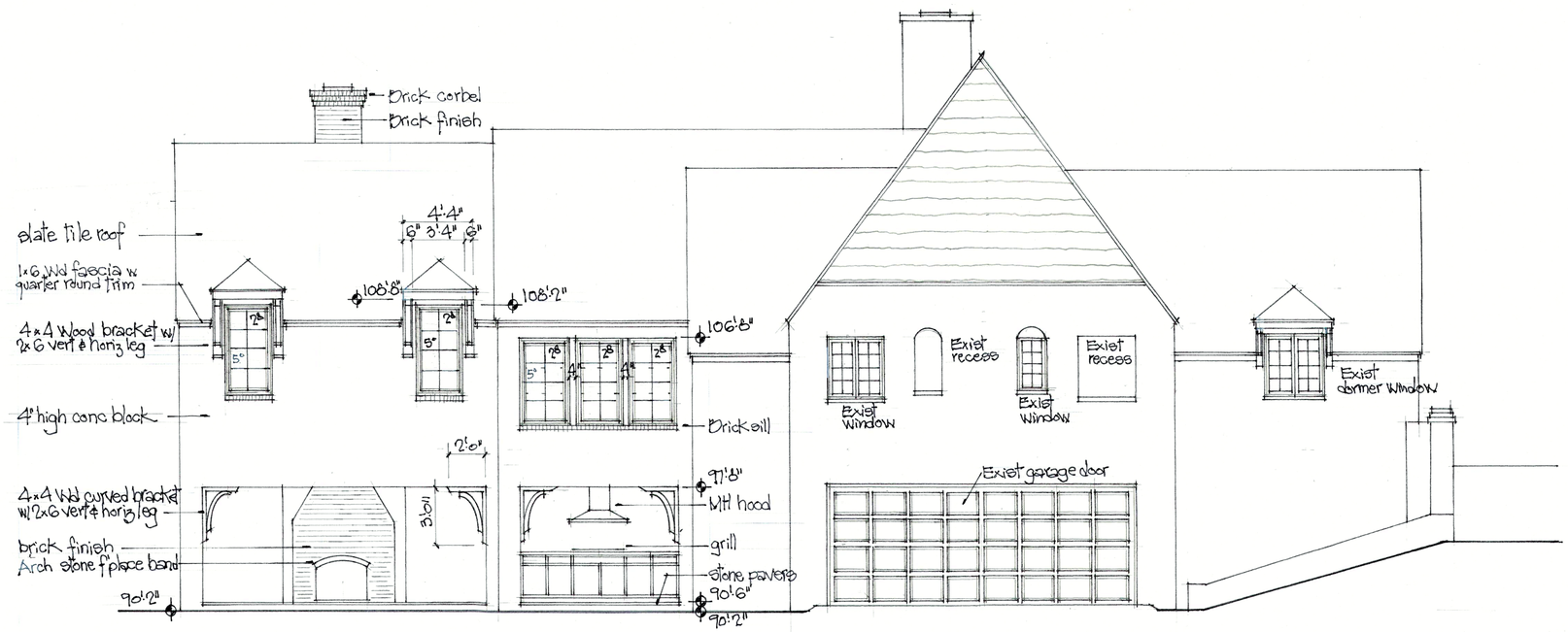
SHEET 2 OF



FRONT ENTRY ELEVATION

GROVE TERRACE ELEVATION

1/4"=1'-0"



RIGHT SIDE ELEVATION

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GROVE TERRACE RENOVATION

WINTER PARK, FLORIDA

JOB NUMBER 0624

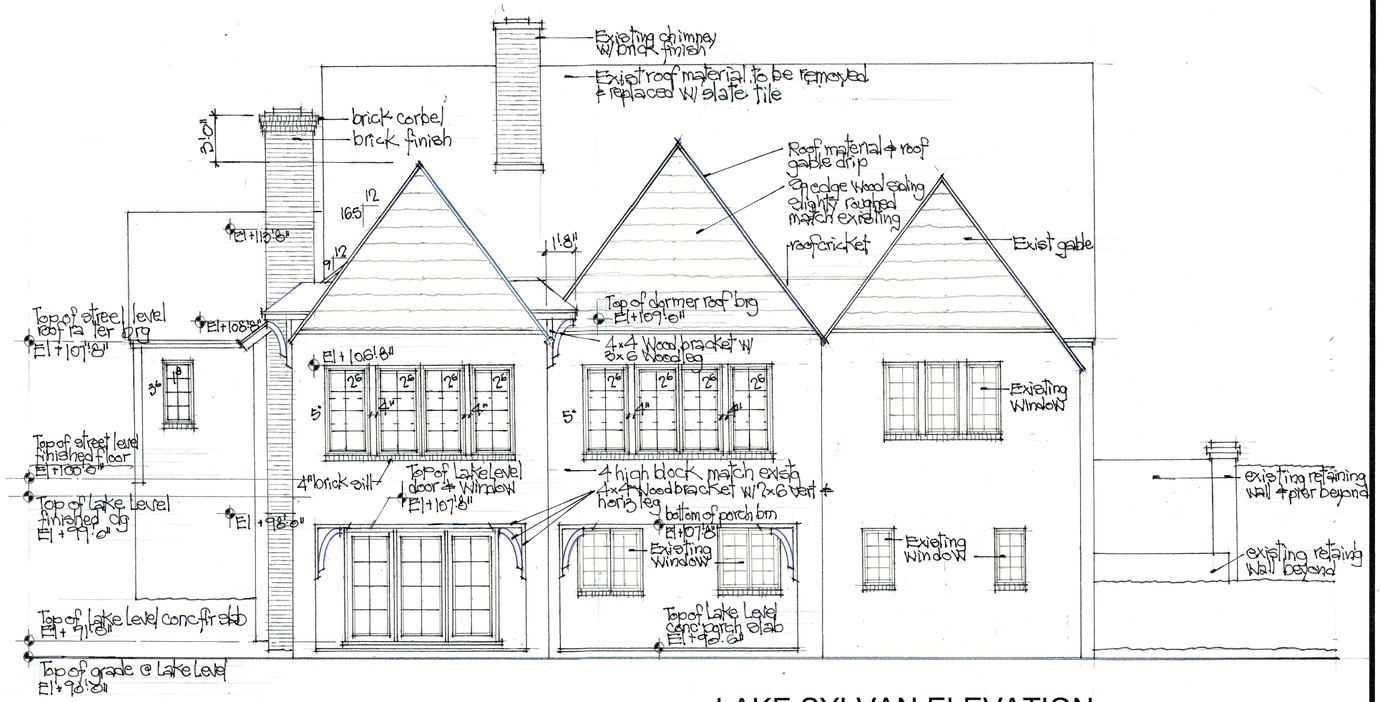
DRAWN RgH

CHECKED

DATE 3/29/2024

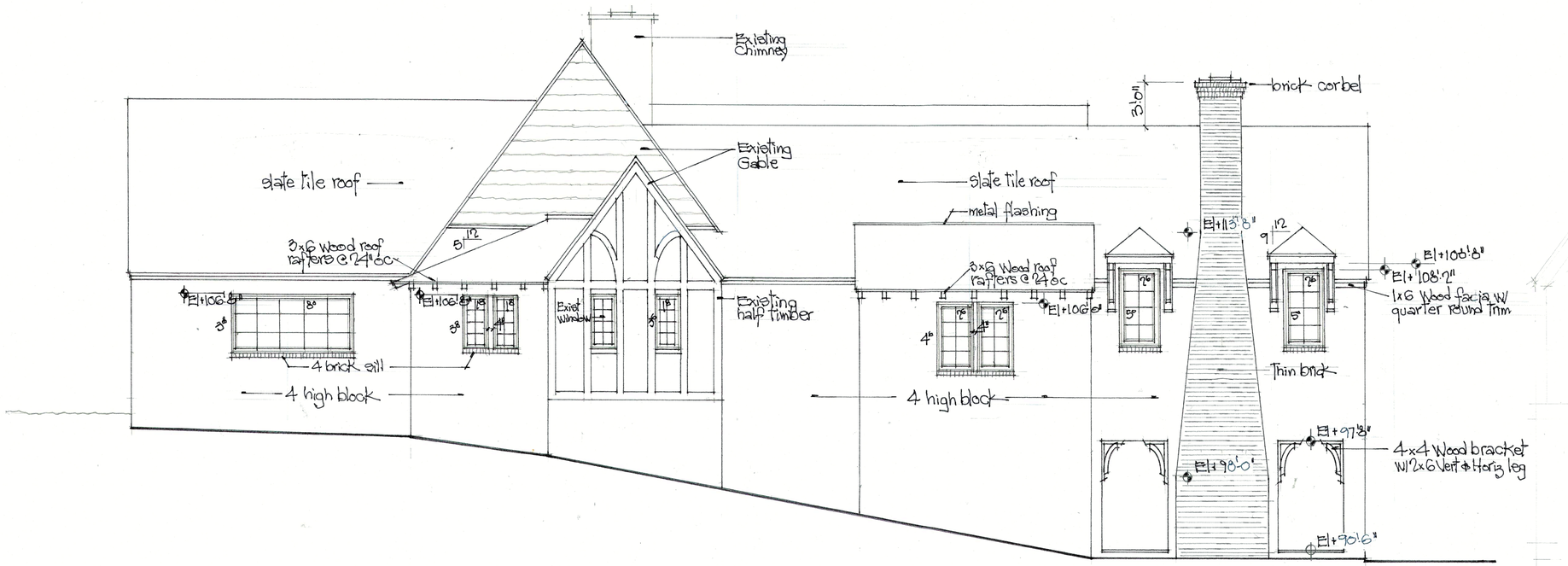
REVISIONS

SHEET 3 OF



LAKE SYLVAN ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION

1/4"=1'-0"

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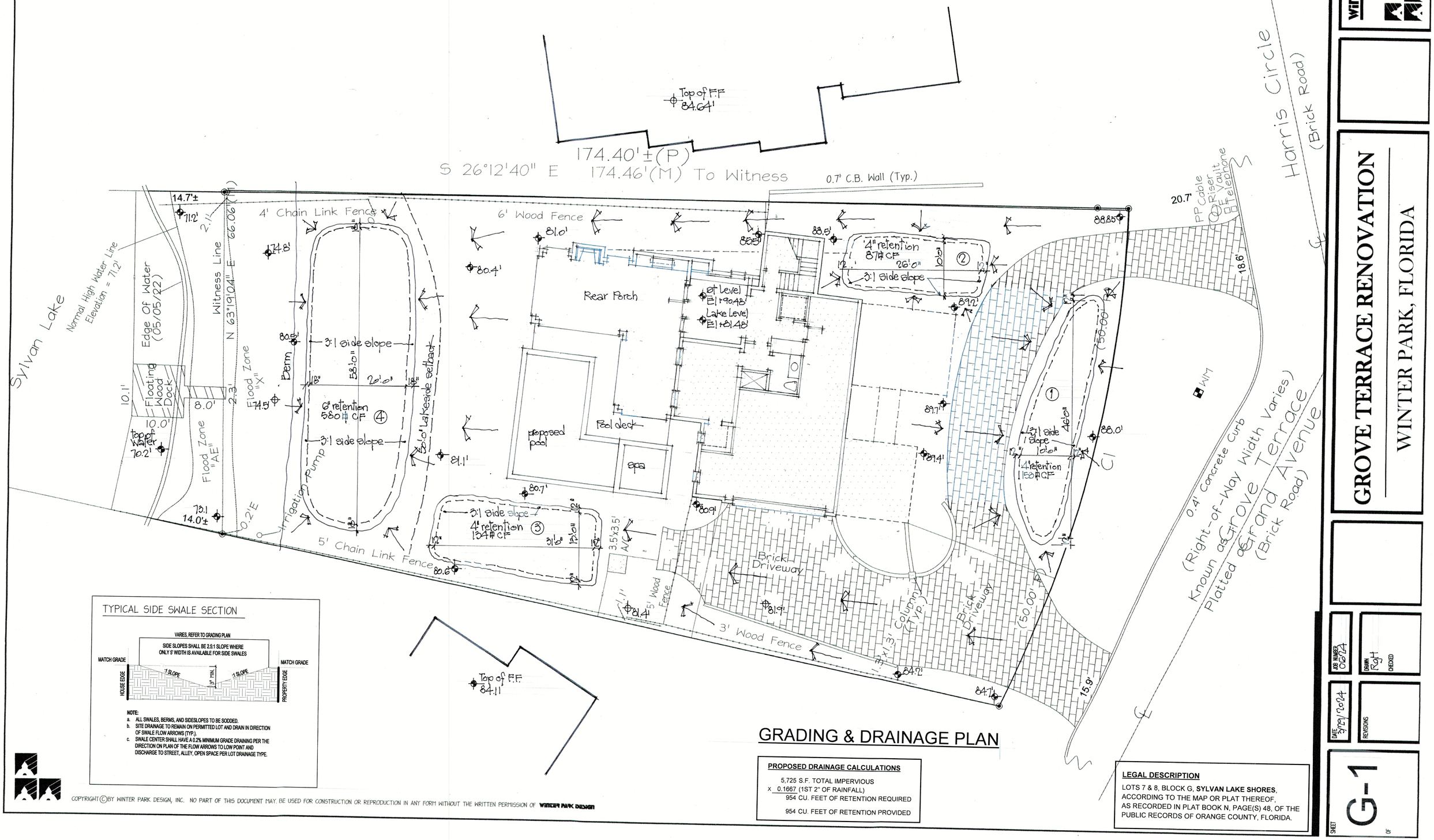
GROVE TERRACE RENOVATION

WINTER PARK, FLORIDA

JOB NUMBER 0624
DRAWN RGH
CHECKED

DATE 2/29/2024
REVISIONS

SHEET 4 OF



TYPICAL SIDE SWALE SECTION

NOTE:
a. ALL SWALES, BERMS, AND SIDESLOPES TO BE SODDED.
b. SITE DRAINAGE TO REMAIN ON PERMITTED LOT AND DRAIN IN DIRECTION OF SWALE FLOW ARROWS (TYP.).
c. SWALE CENTER SHALL HAVE A 0.2% MINIMUM GRADE DRAINING PER THE DIRECTION ON PLAN OF THE FLOW ARROWS TO LOW POINT AND DISCHARGE TO STREET, ALLEY, OPEN SPACE PER LOT DRAINAGE TYPE.

GRADING & DRAINAGE PLAN

PROPOSED DRAINAGE CALCULATIONS

5,725 S.F. TOTAL IMPERVIOUS
x 0.1667 (1ST 2" OF RAINFALL)
954 CU. FEET OF RETENTION REQUIRED

954 CU. FEET OF RETENTION PROVIDED

LEGAL DESCRIPTION

LOTS 7 & 8, BLOCK G, **SYLVAN LAKE SHORES**, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK N, PAGE(S) 48, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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GROVE TERRACE RENOVATION

WINTER PARK, FLORIDA

JOB NUMBER 0622
DRAWN RJH
CHECKED
DATE 5/27/2022
REVISIONS

SHEET G-1 OF

1475 GROVE TERRACE

WINTER PARK, FLORIDA

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1475 GROVE TERRACE
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JOB NUMBER
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DATE
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SHEET A00 OF

1475 GROVE TERRACE

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1475 GROVE TERRACE
WINTER PARK, FLORIDA

JOB NUMBER
DRAWN
CHECKED
DATE
REVISIONS

SHEET A00 OF

DATE: April 01, 2024
SUBJECT: Variance Request for Reduced Setback & Lakefront Review
PROPERTY: 1475 Grove Terrace
OWNER: William C. Mccamy III
AGENT: Dillon Muto

SUMMARY

1475 Grove Terrace is a charming 1949 European cottage designed home by Gable Rogers on Lake Sylvan . The home has an existing building foot print of 1,577 square feet plus 905 square feet of basement living including the garage. The homesite features 14,402 square feet high and dry of the lake square footage (24,531 sf). Notable features of the existing architectural design are the 16.5″ / 12″ (11″ /8″) pitched roof and the intentionally designed 2-3″ sag in the roof ridge.

The current owner has lived in the home since 2015 and purchased it in 2021. He is proposing an addition to improve the current home with established architecture verses tearing it down to build a new home, to meet the needs of his family. The improvements would be influenced to maintain as much of the original intended design including returning the roof to the original intended slate tile material, copper flashing, enlarged copper gutters and updated historic inspired clad windows. The owner is requesting a variance approval, while maintaining the architectural integrity of the existing classical architecture, to reduce the side setbacks required by the 2023 land use codes new conforming side setbacks.

The addition is conforming to the newly revised Winter Park Land Use Code with exception of the right side setbacks that were changed in 2023.

The recent 2023 zoning code updates changed the side setback from 10′ 0″ to 13′ 8″ (15% of front width).

The property currently has an established existing right side setback of five foot - six inches (5′ 6″) .

The majority of the addition proposed has a right side setback greater than 10′ 0″.

The property owner is requesting a portion of new addition to have a right side setback to be at 9′ 6″.

While the owner is planning on improving the property to its original character, the owner is NOT interested in adding the Historic Designation at this time.

HARDSHIP

Preserving the existing Gable Rogers architecture provides its own set of design challenges and is the core hardship, without disturbing the existing foundation footprint and 75 year old building structure. A hardship exists preserving the existing architectural design and by not removing the roof to go vertical, while also preserving the northwest view of the property to prevent disturbing the current lakeview. Therefore the plan to add on wings to the northeast and southeast portion of the property would make it most logical to design and maintain the existing 75 year old structure, yet a hardship exists since it requires encroaching on the new conforming side setback.

Prior to 2023, the existing 5′ 6″ right side setback would have prevailed as an established side setback. Also prior to 2023 the right side setback allowed was 10′ 0″ for the first floor.

After countless hours of studying, designing and planning, the proposed subject plan with a 9′ 6″ right side setback is the most acceptable plan by the homeowner, architect and consults. The only caveat, is the need for a variance approval to be granted for a reduced side setback against the current land use code on a small portion of the addition.

A risk of the hardship exists, without the variance, to reduce the conforming right side setback, the owner will be forced to redesign the proposed home addition and may no longer spend additional resources to preserve and protect the current home or architecture.

Thank you for your consideration of the variance approval.

Sincerely,

Dillon Muto
Agent to Owner of 1475 Grove Terrace

DOCUMENTS INCLUDED WITH SUBMISSION

1. Variance Checklist
2. Agent Authorization
3. Application for Site Plan Review
4. Summary - Variance Submission
5. Architectural Plans 032924
6. Letter Neighbor (left)
7. Letter Neighbor (right)
8. Survey
9. Setback Coverage Worksheet
10. Area Calculations
11. Photos - 1475 Grove

March 30, 2024

City of Winter Park
Attn: Variance Board
401 South Park Avenue
Winter Park, FL 32789

Re: 1475 Grove Terrace / William C McCamy III

To whom it may concern,

Our neighbor at 1475 Grove Terrace, Winter Park, 32789 is proposing an addition to his home and is requesting a variance approval to the 2023 new conforming side setbacks to maintain the architectural integrity of the existing classical architecture.

- The addition is conforming to the newly revised Winter Park Land Use Code with exception of the right side setbacks that were changed in 2023.
- The recent 2023 zoning code updates changed the side setback from 10' 0" to 13' 8" (15% of front width).
- The property currently has an established existing right side setback of five foot - six inches (5' 6").
- The majority of the addition proposed has a right side setback greater than 10' 0"
- The property owner is requesting a portion of new addition to have a right side setback to be at 9' 6".

Neighboring Property Owner at 1461 Grove Terrace, Winter Park:

_X_ We are in favor of the property owner maintaining the existing side setback and addition proposed.

Sincerely,

x Madalene B. Milano Date: 4.1.24

Madalene Baggett Milano
1461 Grove Terrace
Winter Park, FL 32789
Parcel #: 05-22-30-8506-07-090

Phone: 202.302.3272

Email: madalene@gmail.com

March 30, 2024

City of Winter Park
Attn: Variance Board
401 South Park Avenue
Winter Park, FL 32789

Re: 1475 Grove Terrace / William C McCamy III

To whom it may concern,

Our neighbor at 1475 Grove Terrace, Winter Park, 32789 is proposing an addition to his home and is requesting a variance approval to the 2023 new conforming side setbacks to maintain the architectural integrity of the existing classical architecture.

- The addition is conforming to the newly revised Winter Park Land Use Code with exception of the right side setbacks that were changed in 2023.
- The recent 2023 zoning code updates changed the side setback from 10' 0" to 13' 8" (15% of front width).
- The property currently has an established existing right side setback of five foot - six inches (5' 6").
- The majority of the addition proposed has a right side setback greater than 10' 0"
- The property owner is requesting a portion of new addition to have a right side setback to be at 9' 6".

Neighboring Property Owner at 1511 Harris Circle, Winter Park:

_X_ We are in favor of the property owner maintaining the existing side setback and addition proposed.

Sincerely,

x James W Heller Date: 4/1/24

James W. Heller
1511 Harris Circle
Winter Park, FL 32789
Parcel #: 05-22-30-8506-07-050

Phone: 407 497 0410

Email: jim.heller4956@att.net

Planning & Zoning Board

agenda item 4.b

item type
Public Hearings (Public participation and comment on these matters must be in person.)

meeting date
May 7, 2024

prepared by
Nicholas Lewis, Planner II

approved by
Allison McGillis, Director of Planning and Zoning

subject
SPR #24-05. Request of Mark Nasrallah for approval to construct a new, 14,739 square-foot, single-family home located at 1180 N. Park Avenue, zoned R-1AAA.

motion | recommendation
Staff recommendation is for approval subject to the following condition(s): 1) That the two specimen trees being removed be fully mitigated through the City Urban Forestry Department and the Tree Removal Ordinance.

background
Lakefront Lot Review Criteria:

The applicant, Mark Nasrallah, on behalf of the homeowners, is requesting approval to construct a new, two-story, 14,739 square-foot, single-family home located at 1180 N. Park Avenue. The property is zoned R-1AAA and the unsubmerged portion of the property is 49,638 square feet in size. The proposed impervious lot coverage of 21,836 square feet is 44.2%, which is under the maximum 50% as the code allows. The maximum Floor Area Ratio (FAR) for properties over 12,500 square feet in size is 35% of the lot area or 5,000 square feet, whichever is greater. The applicant is proposing a 14,739 square-foot home, which is under the 17,373 square feet that would be allowed.

Tree Preservation

The purpose and intent of the lakefront lots section of the code states that existing trees shall be preserved to the degree reasonably possible. There are two declining laurel oaks in the front that are requested for removal. Removing these trees allows the circular driveway to be located away from the remaining specimen trees in the front yard whose health are not in decline. No other specimen trees are being requested for removal as part of this request.

View from the Lake

The code direction is to minimize the height and extent of stem walls or retaining walls facing the lake. Generally, the policy does not permit walls/swimming pool decks facing the lake in excess of three feet in height. This plan complies with that provision as no such component is being proposed as part of this request. This lot has a moderate slope from the front to rear of the property and a severe slope from side to side. A retaining wall is included to account for the severe slope change from side to side and it, as well as the pool deck, adhere to the three-foot requirement.

View of the Neighbors

The code direction is to minimize the degradation of traditional views across properties by new houses, additions, second-story additions, etc., alongside property lines toward the lake that may block traditional views of the neighbors.

Although the application is slightly in front of the average, the structure to the west has since been demolished. Regardless, the proposed structure falls just two-feet in front of the neighbor to the east and would have sat behind the structure to the west. Therefore, staff believes that the proposed setback is appropriate and would not infringe on any traditional lake view of either neighbor.

Stormwater Retention

The code requires the retention of stormwater. The amount of impervious surface on the lot determines the needed depth/size of the retention. In this case, the applicants are proposing two swale retention areas, one within the circular driveway and one across the lakefront, to meet the required stormwater storage. Further, a retaining wall is proposed along the east lot line to account for the severe grade change from side to side, which diverts water to the lakefront swale.

Summary

Overall, the plans meet the intent of the lakefront review criteria. The proposal also meets all single-family code requirements with one encroachment being requested for the lakefront setback. However, the house falls roughly in line with the one neighboring structure remaining.

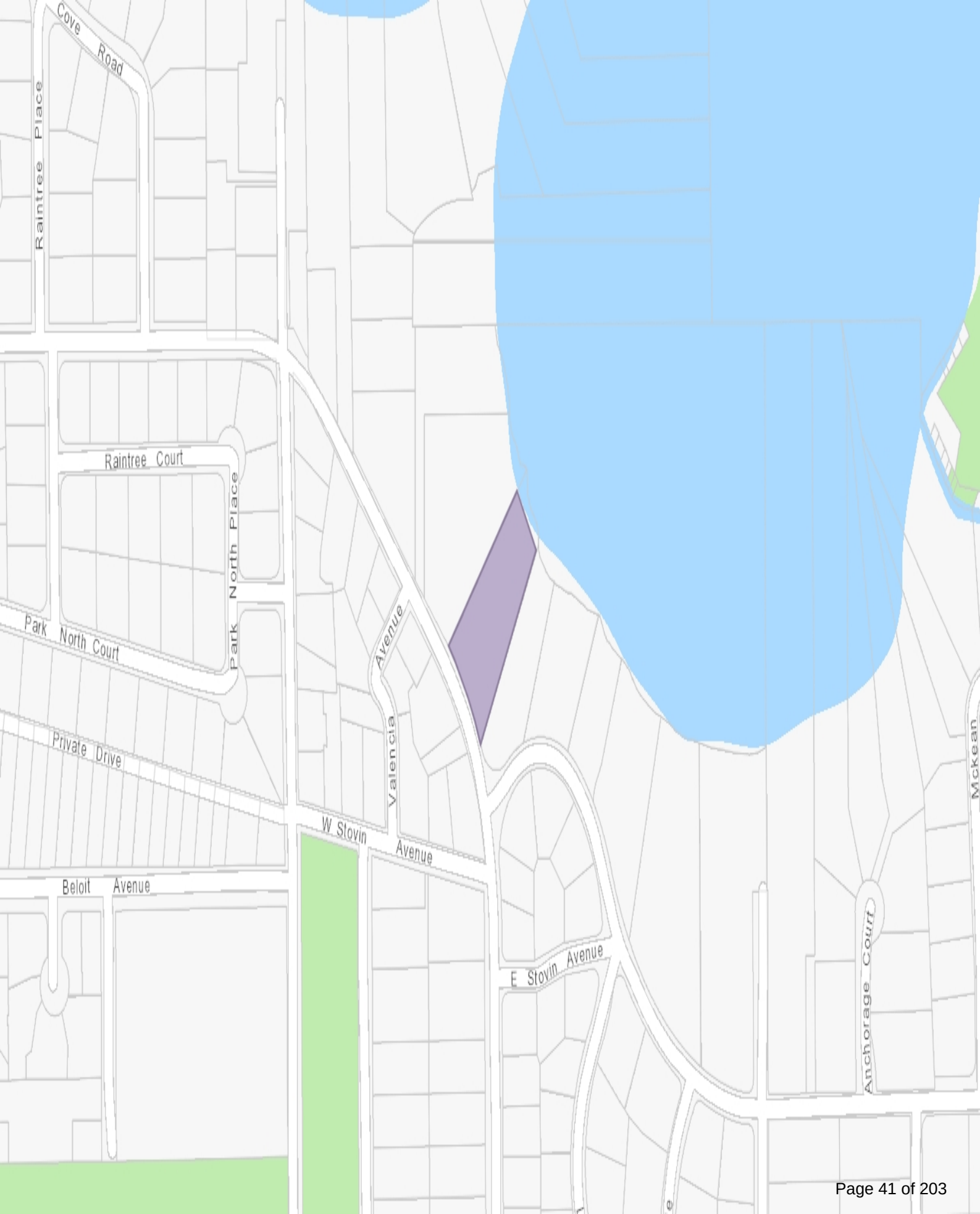
alternatives | other considerations

fiscal impact

attachments

1. 1180 N Park Ave - Area Map

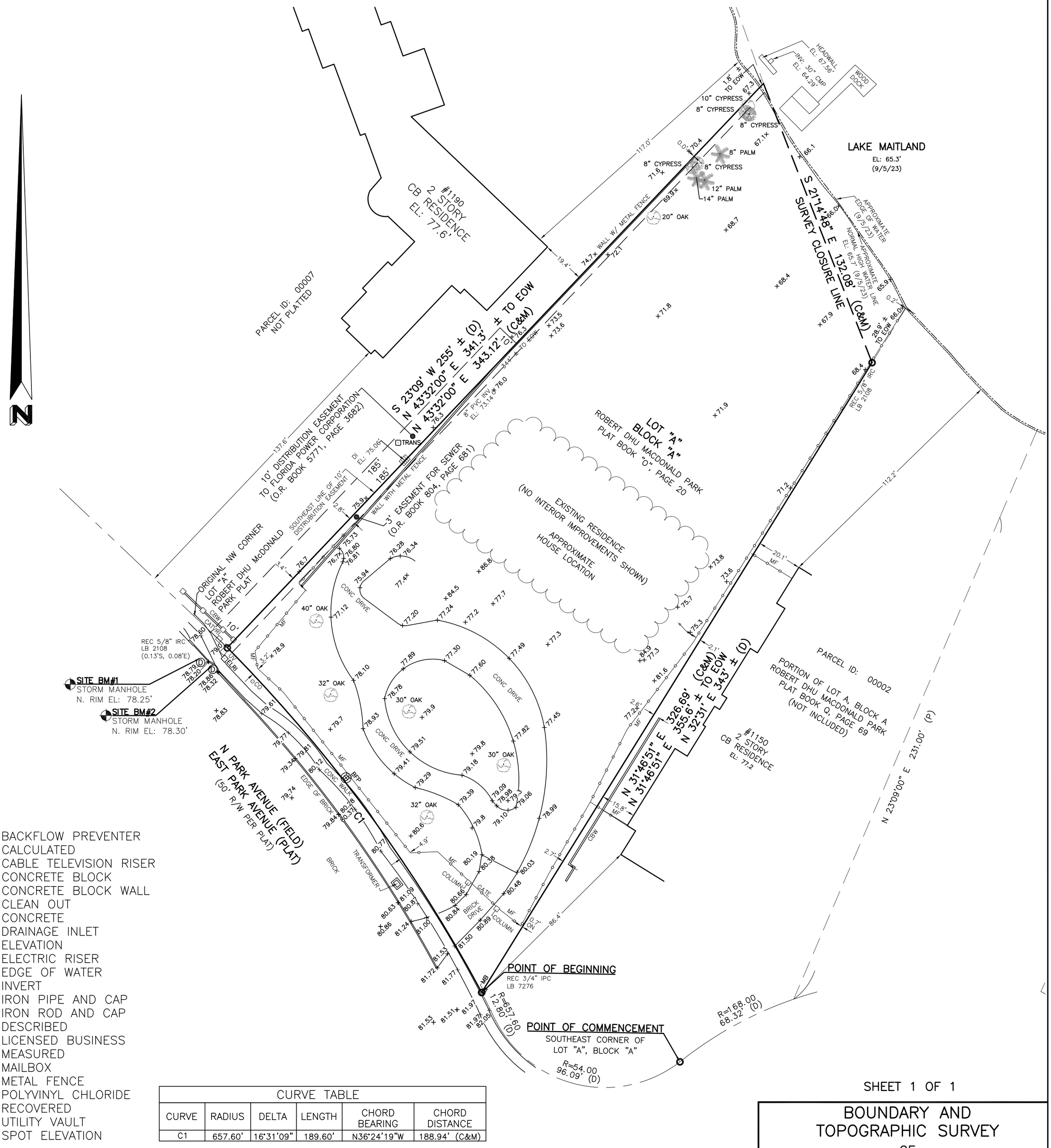
2. 1180 N Park Ave - Aerial Map
3. 1180 N Park Ave - Lakefront Table
4. 1180 N Park Ave - Survey
5. 1180 N Park Ave - Site Plan
6. 1180 N Park Ave Revised Elevations 2024-04-30


Cove Road
Raintree Place
Raintree Court
Park North Place
Park North Court
Private Drive
Valencia Avenue
W Stovin Avenue
Beloit Avenue
E Stovin Avenue
Anchorage Court
Mckean

AVENUE

Lakefront Site Plan Review: 1180 N. Park Avenue

	R-1AAA Requirements	Existing	Proposed
Zoning	N/A	R-1AAA	R-1AAA
Future Land Use	N/A	SFR	SFR
Lot Width	150 ft.	150 ft.	150 ft.
Lot Depth	N/A	335 ft. (avg.)	335 ft. (avg.)
Lot Area	25,000 sf	49,638 sf	49,638 sf
Floor Area Ratio	35% (17,373 sf)	-	30% (14,739 sf)
Impervious Lot Coverage	50% (39,819 sf)	-	44.2% (21,836 sf)
Front Setback	73 ft.	73 ft.	73 ft.
Side Setbacks (1st floor/2nd floor)	23 ft./30 ft.	17 ft./17 ft/ (east) 14 ft./ 17 ft. (west)	23 ft./30 ft. (east) 23 ft./30 ft. (west)
Lakefront Setbacks	114.5 ft. (avg.)	118 ft.	**110.3 ft.**



LEGEND:

BFP	BACKFLOW PREVENTER
C	CALCULATED
CATVIRI	CABLE TELEVISION RISER
CB	CONCRETE BLOCK
CBW	CONCRETE BLOCK WALL
CO	CLEAN OUT
CONC	CONCRETE
DI	DRAINAGE INLET
EL	ELEVATION
ELRI	ELECTRIC RISER
EOW	EDGE OF WATER
INV	INVERT
IPC	IRON PIPE AND CAP
IRC	IRON ROD AND CAP
D	DESCRIBED
LB	LICENSED BUSINESS
M	MEASURED
MB	MAILBOX
MF	METAL FENCE
PVC	POLYVINYL CHLORIDE
REC	RECOVERED
UV	UTILITY VAULT
X000.00	SPOT ELEVATION

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	657.60'	16°31'09"	189.60'	N36°24'19"W	188.94' (C&M)

DESCRIPTION:

LOT A, BLOCK A, ROBERT DHU MACDONALD PARK, WINTER PARK, FLORIDA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK Q, PAGE 69, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THAT PORTION OF SAID LOT AND BLOCK DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIPE SET AT THE SOUTHEAST CORNER OF LOT "A", BLOCK "A", AS SHOWN ON A PLAT ENTITLED "ROBERT DHU MACDONALD PARK REPLAT" OF LOT "A", BLOCK "A", OF WINTER PARK, ORANGE COUNTY, FLORIDA, AND RECORDED IN PLAT BOOK Q, PAGE 69, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY SIDE LINE OF EBEN HOLDEN DRIVE; (NOW PALMER AVENUE) ON A CURVE TO THE LEFT WITH A RADIUS OF 193 FEET, 68.33 FEET TO A CONCRETE MONUMENT THENCE WESTERLY ALONG EBEN HOLDEN DRIVE (NOW PALMER AVENUE) ON A CURVE TO THE RIGHT WITH A RADIUS OF 54 FEET, 96.09 FEET TO AN IRON PIPE; THENCE NORTHWESTERLY ALONG THE EASTERLY SIDE LINE OF EAST PARK AVENUE, ON A CURVE TO THE LEFT WITH A RADIUS OF 657.6 FEET 12.80 FEET TO AN IRON PIPE; THENCE NORTH 32 DEGREES 31 MINUTES EAST 343 FEET MORE OR LESS TO THE SHORE OF LAKE MAITLAND, THENCE SOUTHEASTERLY ALONG THE SHORE OF LAKE MAITLAND 86 FEET MORE OR LESS TO THE EASTERLY SIDE LINE OF SAID LOT A, THENCE SOUTH 23 DEGREES 09 MINUTES WEST 255 FEET MORE OR LESS, TO POINT OF BEGINNING, TOGETHER WITH LITTORAL SHORE AND RIPARIAN RIGHTS IN AND TO SAID LAKE MAITLAND LYING NORTHERLY OF AND ADJACENT TO SAID PREMISES.

SURVEYOR'S NOTES:

1. The lands as shown hereon lie within Section 6, Township 22 South, Range 30 East, Orange County, Florida.
2. This survey represents a survey made on the ground under the supervision of the signing surveyor, unless otherwise noted.
3. Underground improvements or underground foundations have not been located except as noted.
4. This survey does not reflect or determine ownership.
5. All easements of which the surveyor has knowledge of, or has been furnished, have been noted on this map.
6. Bearings shown hereon are assumed relative to Southwesterly property line of the subject parcel; Said bearing being, N31°46'51"E. assumed.
7. According to the Federal Insurance Rate Map, this property lies in Zones "AE" and "X", base flood elevation 68', Community Panel number 12095C0255 F, Dated: 9/25/2009, LOMR 13-04-7033P effective 3/7/2014.
8. Elevations shown hereon are based on Orange County benchmarks relative to the North American Vertical DAtume 1988 (NAVD 88).
9. No field work was performed on the date of this recertification.

SHEET 1 OF 1

BOUNDARY AND TOPOGRAPHIC SURVEY
OF
1180 N PARK AVE
FOR
JONES CLAYTON

HLSM, LLC
Henrich-Luke-Swaggerty-Menard
Professional Surveyors & Mappers
Licensed Business No. 7276
302 Live Oaks Boulevard
Casselberry, Florida 32707
P. (407) 647-7346
Survey@HLSM.US

REVISIONS

Rev.		Date:
Rev.		Date:
Rev.		Date:
Rev.	RECERTIFICATION - TITLE COMMENTS	Date: 11/14/23

THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Job No:	N-514
Field Date:	9/5/23
Drawn By:	JJR
Field By:	BK/DM
Scale:	1"=30'

STATE OF FLORIDA No. LS5625 Professional Surveyor and Mapper

William F. Menard
Professional Surveyor & Mapper
Florida Registration #5625

\\SERVER\Projects\Robert Dhu MacDonald Park\dwg\1180 N Park.dwg

AREA SUMMARY

TOTAL LOT AREA	100%	49,638 SQ FT
DRIVEWAY, WALKS, AND WALLS		7,462 SQ FT
POOL AND POOL DECK		4,511 SQ FT
AREA 1ST FLOOR		9,863 SQ FT
TOTAL IMPERVIOUS	44.2%	21,836 SQ FT
TOTAL PERVIOUS	55.8%	27,802 SQ FT

FRONT YARD GREEN SPACE

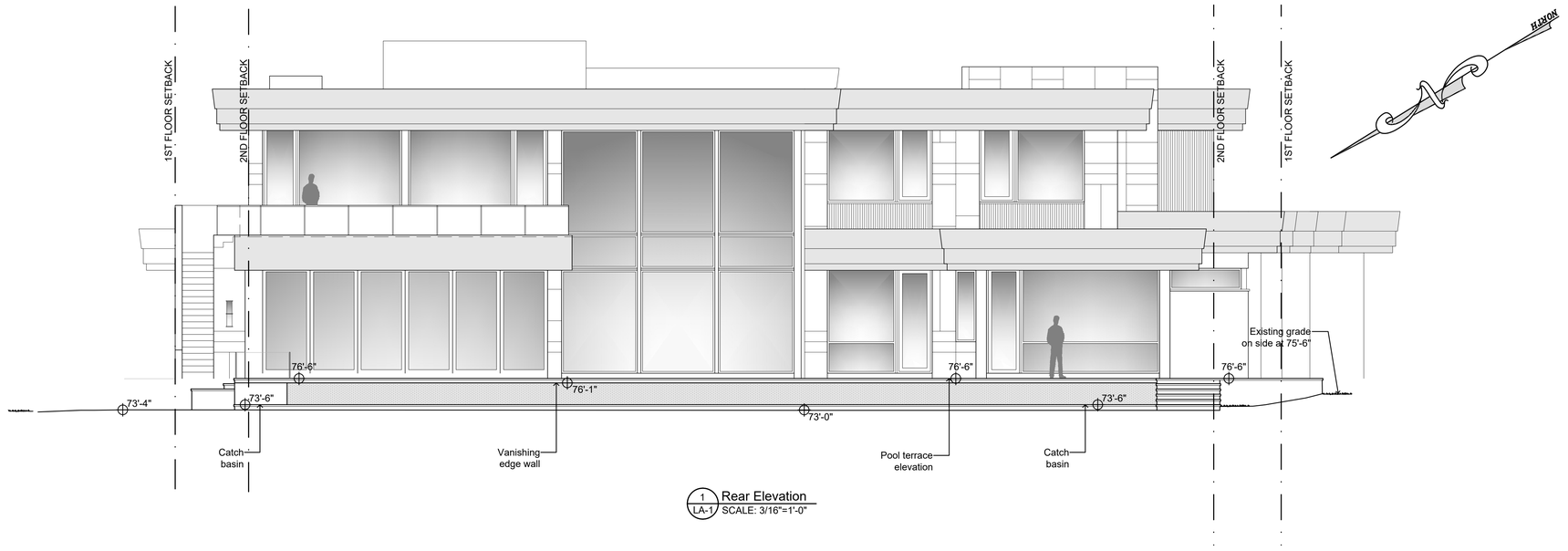
TOTAL FRONT YARD AREA	100%	14,359 SQ FT
DRIVEWAY AREA	26.7%	3,840 SQ FT
GREEN SPACE	73.3%	10,519 SQ FT

STORMWATER RETENTION CALCULATIONS:
Retention Breakdown
1" (.083) x 21,953 sq. ft. (impervious area) =
1,812 cu. ft. additional required retention

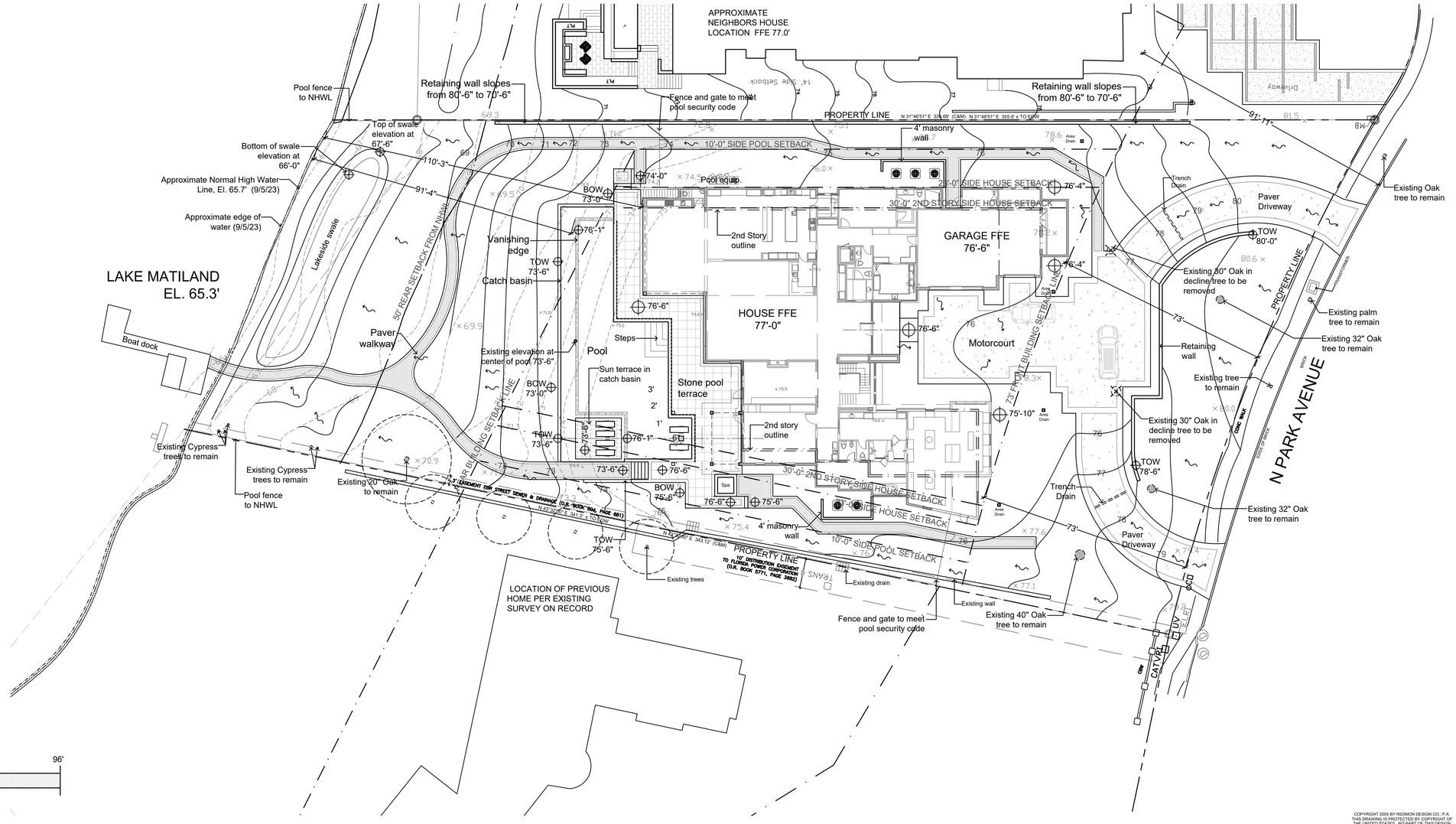
Lakeside retention area =
1,213 sq.ft. @ 18" (1.5') = 1,819 cu.ft.

Front retention area =
1,110 sq ft @ 6" (.5') = 555 cu. ft.

= 2,374 TOTAL CU. FT. PROVIDED



1 LA-1 Rear Elevation
SCALE: 3/16"=1'-0"



LEGEND:

- ⊠ NDS 12"x12" Drain box
- ⊕ TOW = top of wall elevation
- ⊕ BOW = bottom of wall elevation
- TOS = top of swale
- BOS = bottom of swale
- HP = High point
- Drainage arrow indicates direction of flow for surface water runoff
- 1160 = Proposed contour
- 1166 = Existing contour
- × 71.1 = Existing spot elevation

8' 32' 96'
16' 48'
Graphic Scale
1/16" = 1'-0"

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REDMON DESIGN COMPANY, PA
Landscape Architecture
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Fax 407.647.3314
92 S. Lakewood Circle
Maitland, FL
32751

Revisions

Date	By
3/1/24	BG
3/4/24	BG
3/28/24	BG
4/1/24	BG
4/8/24	BG
4/17/24	BG

The Davis Residence
Lakefront Preliminary Grading Plan
1180 N Park Ave. Winter Park, FL

02/28/2024 Date
1/16" = 1'-0" Scale
S. REDMON Designed By
B. GRAHAM Drawn By
Job #

Sheet LA-2 Of 2 Sheets

A Custom Residence for the:

Davis Family

1190 N Park Ave
Winter Park, Fl 32789

DRAWING INDEX-partial		
REVISION	**SHEET NO.**	**DESCRIPTION**
		GENERAL NOTES
	A0.1	COVER SHEET, DRAWING INDEX, PROJECT TEAM
	A0.2	CODE INFORMATION, GENERAL NOTES
		LANDSCAPE ARCHITECTURE
	LA-1	GRADING AND DRAINAGE PLAN
	LA-2	HARDSCAPE PLAN
	LA-3	HARDSCAPE PLAN
		SITE PLAN
	SP1.1	SITE PLAN
		ARCHITECTURAL
	A1.0	OVERALL FLOOR PLANS / AREA CALCULATIONS
	A1.1	FIRST FLOOR PLAN
	A1.2	SECOND FLOOR PLAN
	A2.1	ROOF PLAN
	A3.0	ELEVATIONS - OVERALL
	A3.1	EXTERIOR ELEVATIONS - FRONT_REAR
	A3.2	EXTERIOR ELEVATIONS - LEFT SIDE
	A3.3	EXTERIOR ELEVATIONS - RIGHT SIDE
	A4.1	BUILDING SECTIONS
	A4.2	BUILDING SECTIONS
	A4.3	STAIR DETAIL

REVISION	**SHEET NO.**	**DESCRIPTION**
	A6.1	WINDOW & DOOR DETAILS
	A6.2	WINDOW & DOOR DETAILS
	A7.1	WALL SECTIONS
	A7.2	WALL SECTIONS / CHIMNEY SECTION
		ELECTRICAL
	MEP0.1	GENERAL ELECTRICAL / MECH. / PLUMBING NOTES
	E1.1	FIRST FLOOR POWER AND LIGHTING PLAN
	E1.2	SECOND FLOOR POWER AND LIGHTING PLAN
		STRUCTURAL
	S.0	NOTES AND SCHEDULES
	S.1	FOUNDATION PLAN
	S.2	LOW ROOF AND FLOOR FRAMING PLAN
	S.3	HIGH ROOF FRAMING PLAN
	L1	LINTEL PLAN
	SN	NOTES AND SCHEDULES
	D1	FOUNDATION DETAILS
	D2	FRAMING DETAILS
	D3	FRAMING DETAILS
	D4	FRAMING DETAILS

BUILDER

Jones Clayton Construction
7600 Dr. Phillips Blvd. Suite 62
Orlando, FL 32819
Office: (407) 650-2015
Project Manager: John Fuller

LANDSCAPE ARCHITECT

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CERTIFICATION OF AUTHORIZATION NO. 9161

CARL A. BROWN, P.E.
FL # 56126

ARCHITECT

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AA 26001471

Accuracy Statement
This item has been digitally signed and sealed by Mark P Nasrallah on the date contained within the digital signature above. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

NASRALLAH
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email: Mark@nasrallah.com
AA26001471

DATE	MARK	REMARK

Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. The Architect must be notified of any variation from the dimensions and conditions shown by these drawings.

A Custom Residence For:
The Davis Family
1180 North Park Avenue
Winter Park, Florida

DRAWN BY	NAG
CHK BY	MN
DATE	date
PROJECT NO	1567
SCALE	AS INDICATED

2024-04-29 Coordination Package

A
0.1
SHEET NO

not valid without original or electronic signature & seal

Mark P. Nasrallah
Fla. Reg. AR 0008136

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TERMITE PROTECTION

CODE SECTION:	
FBC 105.11	"A permanent sign which identifies the termite treatment provider and need for re-inspection and treatment contract renewal shall be provided. The sign shall be posted near the water heater or electric panel."
N/A	"Condensate and roof downspouts shall discharge at least 1'-0" away from building side walls."
N/A	"Irrigation / sprinkler systems including all risers and spray heads shall not be installed within 1'-0" of the building walls."
FBCR 704	In order to provide for inspection for termite infestation, clearance between exterior wall coverings and final earth grade on the exterior of a building shall not be less than 6 inches (152 mm). Exceptions: 1. Paint or decorative cementitious finish less than 5/8 inch (17.1 mm) thick adhered directly to the masonry foundation sidewall. 2. Access or vehicle ramps which rise to the interior finish floor elevation for the width of such ramps only. 3. A 4-inch (102 mm) inspection space above patio and garage slabs and entry areas. 4. If the patio has been soil treated for termites, the finish elevation may match the building interior finish floor elevations on masonry construction only. 5. Masonry veneers.
FBCR 318.1.1	"The initial chemical soil treatment inside the foundation perimeter shall be done after all excavation, backfilling and compaction is complete."
FBCR 318.1.2	"Soil area disturbed after initial chemical soil treatment shall be retreated with a chemical soil treatment, including spaces boxed or formed."
FBCR 318.1.3	"Space in concrete floors boxed out or formed for the subsequent installation of plumbing traps, drains or any other purpose shall be created by using plastic or metal permanently placed forms of sufficient depth to eliminate any planned soil disturbance after initial chemical soil treatment."
FBCR 318.1.4	"Chemically treated soil shall be protected with a minimum 6 mil vapor retarder to protect against rainfall dilution. If rainfall occurs before vapor retarder placement, retreatment is required. Any work, including placement of reinforcing steel, done after chemical treatment until the concrete floor is poured, shall be done in such manner as to avoid penetrating or disturbing treated soil."
FBCR 318.1.5	"Concrete overpour or mortar accumulated along the exterior foundation perimeter shall be removed prior to exterior chemical soil treatment, to enhance vertical penetration of the chemicals."
FBCR 318.1.6	"Chemical soil treatments shall also be applied under all exterior concrete or grade within 1 foot (305 mm) of the primary structure sidewalls."
FBCR 318.1.6	"A vertical chemical barrier shall be applied promptly after construction is completed, including initial landscaping and irrigation/sprinkler installation. Any soil disturbed after the chemical vertical barrier is applied shall be promptly retreated."
N/A	"All buildings are required to have pre-construction treatment."
FBCR 318.1.7	"If a registered termiticide formulated and registered as a bait system is used for subterranean termite prevention, Sections R318.1.1 through R318.1.6 do not apply; however, a signed contract assuring the installation, maintenance and monitoring of the baiting system for a minimum of five years from the issue of the certificate of occupancy shall be provided to the building official prior to the pouring of the slab, and the system must be installed prior to final building approval. If the baiting system directions for use require a monitoring phase prior to installation of the pesticide active ingredient, the installation of the monitoring phase components shall be deemed to constitute installation of the system."
FBCR 318.1.8	"If a registered termiticide formulated and registered as a wood treatment is used for subterranean termite prevention, Sections R318.1.1 through R318.1.6 do not apply. Application of the wood treatment termiticide shall be as required by label directions for use, and must be completed prior to final building approval."
FBCR 318.2	"Protective sleeves around metallic piping penetrating concrete slab-on-grade floors shall not be of cellulose-containing materials and, if soil treatment is used for subterranean termite protection, shall receive application of a termiticide in annular space between sleeve and pipe."
FBCR 318.1	"A certificate of compliance must be issued to the building department by a licensed pest control company before a certified of occupancy will be issued. The certified of compliance shall state: "The building has received a complete treatment for the prevention of subterranean termites. The treatment is in accordance with the rules and laws of the Florida Department of Agriculture and Consumer Services.""
FBCR 404.1.6	"Height above finished grade. Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of 4 inches (102 mm) where masonry veneer is used and a minimum of 6 inches (152 mm) elsewhere."
FBCR 404.1.2.3.5 Item 4	"Foam plastic insulation shall be permitted below grade on foundation walls in accordance with one of the following conditions: 4.1. When in addition to the requirements of R 318.1, an approved method of protecting the foam plastic and structure from subterranean termite damage is provided. 4.2. The structural members of walls, floors, ceilings and roofs are of noncombustible materials or pressure-preservative-treated wood. 4.3. On the interior side of basement walls."
FBCR 318.3	"CLEANING: Cells and cavities in masonry units and air gaps between brick, stone or masonry veneers and the structure shall be cleaned of all non-preservative treated or non-naturally durable wood, or other cellulose-containing material prior to concrete placement. Exception: Inorganic material manufactured for closing cells in foundation concrete masonry unit construction or clean earth fill placed in concrete masonry units voids below slab level before termite treatment is performed."
FBCR 318.4	"CONCRETE BEARING LEDGE: Brick, stone or other veneer shall be supported by a concrete bearing ledge at least equal to the total thickness of the brick, stone or other veneer, which is poured integrally with the concrete foundation. No supplemental concrete foundation pours which will create a hidden cold joint shall be used without supplemental treatment in the foundation unless there is an approved physical barrier. An approved physical barrier shall also be installed from below the wall sill plate or first block course horizontally to embed in a mortar joint. If masonry veneer extends below grade, a termite protective treatment must be applied to the cavity created between the veneer and the foundation, in lieu of a physical barrier. Exception: Veneer supported by a shelf angle or lintel secured to the foundation sidewall in accordance with ACI 530/ASCE 5/TMS 402, provided at least a 6-inch (152 mm) clear inspection space of the foundation sidewall exterior exist between the veneer and the top of any soil, sod, mulch or other organic landscaping component, deck, apron, porch, walk or any other work immediately adjacent to or adjoining the structure."
FBCR 408.5	"The under-floor grade shall be cleaned of all vegetation and organic material. All wood forms used for placing concrete shall be removed before a building is occupied or used for any purpose. All construction materials shall be removed before a building is occupied or used for any purpose."
	The foundation and the area encompassed within 1 foot (305 mm) therein shall have all vegetation, stumps, dead roots, cardboard, trash, and foreign material removed and the fill material shall be free of vegetation and foreign material. The fill shall be compacted to assure adequate support of the foundation.
FBCR 317 & 318	Refer to "Protection against decay and termites"
FBC R Figure(s) 403.1(2)(3)	Permanent Wood Foundation Crawl Space Section
FBCR 408 (all sections)	Crawl space access & ventilation

GENERAL NOTES:

THE CONSTRUCTION DOCUMENTS ARE A PACKAGE OF DRAWINGS, AND ALL OF THE DRAWINGS OF ALL DISCIPLINES (ARCHITECTURAL, STRUCTURAL, MEP, LANDSCAPING, & CIVIL ENGINEERING) SHALL BE VIEWED AS A WHOLE. ALL NOTES IN THIS SET OF BOUND PAGES ARE PART OF A CONTINUOUS WORKING SET. AT ANY MOMENT DURING CONSTRUCTION THE ARCHITECT RESERVES THE RIGHT TO ADD, REVISE, AMEND AND REMOVE ANY OR PART OF ANY NOTE. NOTES MAY APPLY TO THE JOB IN PART OR IN FULL. IT IS THE BUILDER'S RESPONSIBILITY TO COORDINATE WITH THE ARCHITECT. IF THE STATEMENT OF A NOTE IS UNCLEAR IT IS THE BUILDER'S RESPONSIBILITY TO COORDINATE WITH THE ARCHITECT.

1. ALL DIMENSIONS ARE TO FACE OF MASONRY OR STUD WALL.

3. ALL COLUMNS ARE DIMENSIONED TO CENTER-POINT OF COLUMN.

4. ALL WINDOW AND DOOR OPENINGS ARE DIMENSIONED TO THE CENTER OF THE OPENING. VERIFY REQUIRED ROUGH OPENING WITH DOOR OR WINDOW MANUFACTURER'S WRITTEN INSTRUCTIONS.

5. ALL WALL THICKNESS SHOWN ARE NOMINAL.

6. ALL STEPS HAVE 7" RISERS AND 11" TREADS U.N.O. OR SPECIFIED DIFFERENTLY ON DRAWINGS.

7. ALL FINISHED FLOOR ELEVATIONS ARE TO TOP OF SLAB OR TOP OF STRUCTURE U.N.O.CONTRACTOR TO COORD. FINAL FINISH FLOOR MATERIAL THICKNESS WITH ALL TRANSITIONS IN FFE TO MEET SPECIFIED ELEVATION DIMENSIONS.

8. ALL INTERIOR COMPONENTS - DOORS, CASEWORK, CABINETRY, MILLWORK, FIXTURES, RAILINGS, COLUMN COVERS, APPLIANCES AND MATERIAL FINISHES ARE TO BE SELECTED BY OWNER/INTERIOR DESIGNER

9. ALL INTERIOR FEATURES SHOWN ARE CONCEPTUAL. VERIFY SHAPE, HEIGHT, AND DISTANCE OFF FINISH FLOOR WITH OWNER AT CONSTRUCTION PHASE.

10. ALL CEILING DROPS AND SOFFITS SHOWN ARE CONCEPTUAL. SEE INTERIOR DESIGN PACKAGE FOR DETAILS.

11. ANY CHANGE WHICH RESULTS IN EXTRA COST SHALL NOT PROCEED WITHOUT WRITTEN AUTHORIZATION BY OWNER.

12. CONTRACTOR/BUILDER SHALL VERIFY ALL DIMENSIONS, DETAILS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB.

13. CONTRACTOR MUST COMPLY WITH RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ALL FEES, TAXES, PERMITS, APPLICATIONS AND CERTIFICATES OF INSPECTION, AND THE FILING OF ALL WORK WITH GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER PER CONTRACT.

14. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED, AND IN COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENTAL LAWS, STATUTES OR ORDINANCES CONCERNING THE USE OF UNION LABOR.

15. EACH TRADE WILL PROCEED IN A FASHION THAT WILL NOT DELAY THE TRADES WORKING SIMULTANEOUSLY OR FOLLOWING THEM.

16. CONTRACTORS SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS JURISDICTION.

17. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT.

18. ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT AS SPECIFIED, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

19. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERMS "EQUAL TO" OR "APPROVED EQUAL" ARE USED, THE ARCHITECT SHALL DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR.

20. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT.

21. CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR HIS WORK.

22. CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH; PREMISES TO BE SWEPT CLEAN WEEKLY OF RELATED CONSTRUCTION DEBRIS. AT THE COMPLETION OF THE WORK, LEAVE THE JOB SITE FREE OF ALL MATERIALS AND BROOM CLEAN.

23. DO NOT SCALE DRAWINGS- DIMENSIONS GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE.

24. PATCH ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO THE INSTALLATION OF FLOORING OR CARPETING.

25. TO INSURE PROPER AND ADEQUATE BLOCKING, ALL BLOCKING FOR MILLWORK WILL BE THE RESPONSIBILITY OF THE CABINET CONTRACTOR.

26. UPON COMPLETION OF WORK THE CONTRACTOR SHALL WALK THROUGH WITH OWNER/ARCHITECT AND COMPILE A "PUNCH LIST" OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS.

27. CONTRACTOR SHALL FOLLOW MANUFACTURER'S WRITTEN INSTRUCTIONS AT ALL TIMES WHEN INSTALLING ANY CONSTRUCTION MATERIAL, FIXTURE OR APPLIANCE, ETC. IN THE CASE WHERE THE MANUFACTURER'S WRITTEN INSTRUCTIONS ARE NOT AVAILABLE CONTACT THE ARCHITECT BEFORE PROCEEDING WITH INSTALLATION.

28. AT ALL MOMENTS BEFORE CONSTRUCTIONS END, THIS SET OF BOUND PAGES IS TO BE CONSIDERED BY THE CONTRACTOR, ALL SUBCONTRACTORS AND ALL PARTIES INVOLVED IN THE CONSTRUCTION AS A WORKING SET.

29. EMERGENCY ESCAPES AND RESCUE OPENINGS ARE PROVIDED PER FBCR 8TH EDITION (2021) SECTI0N R310.

30. ALL WATERPROOFING, MOISTURE BARRIER, SHOULD BE APPLIED PER MANUFACTURE'S WRITTEN INSTRUCTIONS.

MOLD PREVENTION:

THE FOLLOWING CONSTRUCTION TECHNIQUES ARE RECOMMENDED TO REDUCE THE GROWTH OF MOLD IN BUILDINGS.

NOTE: MOLD WILL ALWAYS EXIST AND THESE RECOMMENDATIONS WILL NOT ELIMINATE THE PRESENCE OF BOTH ACTIVE OR DORMANT MOLD SPORES. IMPLEMENTATION OF THESE RECOMMENDATIONS MAY REDUCE THE SOURCE OF ENVIRONMENTAL CONDITIONS THAT ENCOURAGES THE GROWTH AND SPREAD OF MOLD SPORES.

1. ALL BUILDING MATERIALS ARE TO BE KEPT DRY BOTH DURING ON SITE STORAGE AND AFTER INSTALLATION. ALL IN-PLACE FRAMING SHOULD BE "EFFECTIVELY DRIED-IN" AS SOON AS POSSIBLE AFTER ERECTION.

2. ANY AND ALL BUILDING MATERIALS THAT HAVE ACTIVE/VISIBLE MOLD GROWTH WILL BE REMOVED FROM THE CONSTRUCTION SITE AND REPLACED WITH NEW MATERIAL.

3. ALL EXTERIOR DOOR AND WINDOW OPENINGS ARE TO BE INSPECTED FOR MOISTURE PROTECTION AND PENETRATIONS PRIOR TO "CLOSING UP" THE STRUCTURE.

4. ALL FLASHING CONDITIONS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING, ARE TO BE INSPECTED FOR MOISTURE PROTECTION AND PENETRATIONS PRIOR TO "CLOSING-UP" THE STRUCTURE: ROOF FLASHING, EAVES, KNEE WALLS, DOOR AND WINDOW HEAD, JAMB, AND SILL FLASHING, BALCONY DECKS AND DRAINS, PLUMBING AND MECHANICAL VENT STACKS, PITCH PANS, THROUGH FLASHING, PARAPET WALLS, AND CHIMNEY FLASHING.

5. REFER TO THE ARCHITECTURAL ROOF PLAN, WALL SECTIONS AND DETAILS FOR FLASHING AND DRY-IN CONSTRUCTION DETAILS.

6. IT IS FURTHER RECOMMENDED NOT TO USE ANY TYPE OF NON-PERMEABLE WALL FINISHES OR VINYL WALL PAPER ON ANY WALL SURFACE THAT ABUTS AN EXTERIOR WALL OR NON-CONDITIONED SPACE. THIS ALSO INCLUDES WAXED AND/OR PAINTED FINISHES THAT IMPEDE OR STOP THE FLOW OF MOISTURE THROUGH A WALL ASSEMBLY.

7. AFTER FRAMING INSPECTION ALL EXPOSED INTERIOR BUILDING COMPONENTS WITH VISIBLE MOLD ARE TO BE CLEANED WITH "MICROSHIELD 2 STEP SYSTEM" OR AN APPROVED MOLD PREVENTION SYSTEM OF EQUAL OR BETTER GRADE TO REMOVE ALL APPEARANCES OF MOLD. BEFORE APPLYING CLEAN UP ALL RESIDUAL CONSTRUCTION DEBRIS. SPRAY-APPLY ENVIRONMENTALLY SAFE ANTIMICROBIAL/CHEMICAL AGENT TO ALL EXPOSED INTERIOR BUILDING COMPONENTS - CONTRACTOR TO RECEIVE WARRANTY CERTIFICATE FOR PROTECTION AGAINST FUTURE MOLD GROWTH OF FUNGI AND MICROORGANISMS FOR A MINIMAL 15 YEARS. COORD. WITH ARCHITECT FOR FINAL PRODUCT APPROVAL.

8. USE FIBERGLASS DRYWALL IN ALL CONDITIONED AREAS WHERE MOISTURE MAY ACCUMULATE (BATHROOMS, SHOWERS, UTILITY ROOMS)

MATERIAL LEGEND

PLAN/SECTION

- EARTH FILL
- ROCK
- GRANULAR FILL
- LIGHTWEIGHT CONCRETE
- STRUCTURAL CONCRETE
- BRICK
- CONCRETE BLOCK
- BOARD/RIGID INSULATION
- WOOD BLOCKING
- FINISHED WOOD
- PLYWOOD - LARGE SCALE
- METAL - LARGE SCALE
- METAL - SMALL SCALE
- GYP. BD./ PLASTER BD.
- LOOSE FILL/BATT INSULATION

WALL TYPE LEGEND

- **EXTERIOR CMU WALL:** ALL EXTERIOR WALLS ARE FIRE RATED. NOTES: 01. INDICATES STEEL REINFORCING IN SOLID GROUTED CELL. SEE STRUCTURAL DWG.
- **FIRE RATED CMU WALL:**
- **C.I.P. CONCRETE WALL:**
- **INSULATED WALL:**
- **C.I.P. CONCRETE COLUMN:**
- **INTERIOR PARTITION:**
- **INTERIOR PARTITION, LOAD BEARING:**
- **RATED CHASE / SHAFT WALL:**
- WOOD COLUMN
- STEEL COLUMN

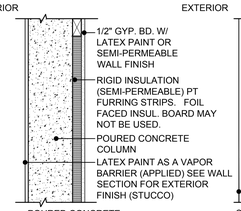
FIRE RATING NOTES:

- A FIRE RESISTANT CONSTRUCTION PER FBCR 302
- B PER FBC 721.3 SEE CV1.2
- C FBCR 302.5: DWELLING OPENING/PENETRATION 302.6: FIRE SEPARATION 302.7 : UNDER STAIR PROTECTION SEE CV1.2

TYP. WALL TYPES

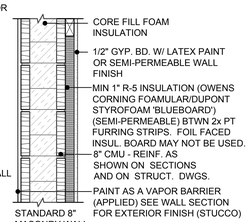
NOTE: FOIL FACED INSUL BOARD MAY NOT BE USED. INTERIOR NON-PERMEABLE WALL COVERINGS SHALL NOT BE USED ON AN EXTERIOR WALL PLANE

EXTERIOR



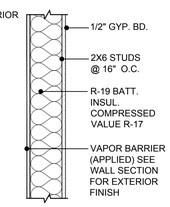
POURED CONCRETE COLUMN
SEE PLAN FOR THICKNESS AND LOCATION

EXTERIOR



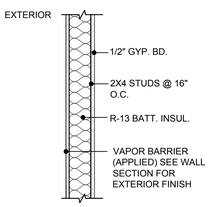
STANDARD 8" MASONRY WALL

EXTERIOR



STANDARD 2X6 STUD WALL

EXTERIOR



STANDARD 2X4 STUD WALL

"CALL SUNSHINE STATE"
1-800-432-4770 TOLL-FREE
FL STATUE 553.851 (1979) REQUIRES MIN. OF 2 DAYS AND MAX. OF 5 DAYS NOTICE BEFORE YOU EXCAVATE.
ALL EXCESS FILL MATERIAL / EXCAVATED DIRT TO BE HAULED OFFSITE

INVESTIGATE BEFORE YOU EXCAVATE

CODE INFORMATION

CONSTRUCTION TYPE:	FBC: RESIDENTIAL
OCCUPANCY TYPE:	DETACHED ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES NOT MORE THAN THREE STORIES ABOVE GRADE PLANE IN HEIGHT WITH A SEPARATE MEANS OF EGRESS AND THEIR ACCESSORY STRUCTURES.
APPLICABLE CODES:	STRUCTURE MUST COMPLY WITH ALL APPLICABLE CODES LISTED BELOW INCLUDING ALL APPLICABLE REFERENCED STANDARDS INCLUDED WITHIN THOSE CODES. ALSO SEE NOTE (13) UNDER GENERAL NOTES.
	8TH EDITION (2023) FBC
	8TH EDITION (2023) FBC EXISTING
	8TH EDITION (2023) RESIDENTIAL
	8TH EDITION (2023) MECHANICAL
	8TH EDITION (2023) PLUMBING
	8TH EDITION (2023) FUEL GAS
	8TH EDITION (2023) FBC ACCESSIBILITY
	6TH EDITION (2017) FBC ENERGY CONSERVATION
	8TH EDITION (2023) FBC TEST PROTOCOLS
	8TH EDITION (2023) FLORIDA FIRE PREVENTION CODE
	2018 NFPA 1 W/ FLORIDA AMENDMENTS
	2018 NFPA 101 W/ FLORIDA AMENDMENTS
	2017 NFPA 70 (NATIONAL ELECTRICAL CODE)
	FLORIDA STATUTES
	FLORIDA ADMINISTRATIVE CODE
STRUCTURAL INFORMATION:	THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, AND MEETS THE REQUIREMENTS OF ALL APPLICABLE STRUCTURAL SECTIONS OF FLORIDA BUILDING CODE 8TH EDITION (2023) AS WELL AS ASCE 7-CURRENT EDITION WHERE APPLICABLE FOR 139 MPH OR LESS WIND SPEED. CERTIFICATION BY ENGINEER APPLIES TO STRUCTURAL DESIGN ONLY. ULTIMATE WIND SPEED = 139 MPH. - PER FBCR FIGURE R301.2(4). S.S.D. RISK CATEGORY = II - PER FBC TABLE 1604.5 WIND EXPOSURE CATEGORY= B - PER FBCR 301.2.1.4.3. S.S.D. INTERNAL PRESSURE COEFFICIENT = +/-0.18 FULLY ENCLOSED - PER ASCE 7-16 WIND PRESSURES FOR COMPONENTS AND CLADDING FOR WALL ELEMENTS. = PER FBCR TABLE R301.2(2). S.S.D.
CONSTRUCTION NARRATIVE:	CONSTRUCTION OF A NEW TWO STORY SINGLE FAMILY RESIDENCE.

FIRE RATING NOTES:

FBCR 302.5 OPENING/ PENETRATION PROTECTION.
FBCR 302.5.1 OPENING PROTECTION. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3 / 8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3 / 8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF CLOSING DEVICE.
FBCR 302.5.2 DUCT PENETRATION. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL, 1 INCH MINIMUM RIGID NONMETALLIC CLASS 0 OR CLASS 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
FBCR 302.5.3 OTHER PENETRATIONS.PENETRATIONS THROUGH THE SEPARATION REQUIRED IN SECTION R302.6 SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4.

FBCR302.6 DWELLING/GARAGE FIRE SEPARATION. PER FBCR TABLE R302.6
FROM THE RESIDENCE AND ATTICS - NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE. FROM ALL HABITABLE ROOMS ABOVE THE GARAGE - NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT

FOR 8" CMU WALLS BETWEEN A GARAGE AND A RESIDENCE PROVIDE AN ASSEMBLY WITH THE MIN EQUIVALENT FIRE SEPARATION PER FBCR TABLE R302.6. ASSEMBLY MUST CONFORM WITH THE FIRE RATING AND STANDARDS OF THE FBC AND NFPA. SEE FBC 722.3 FOR ESTABLISHING CALCULATED FIRE RESISTANCE RATINGS OF CONCRETE MASONRY.

FBC R302.7 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD.

INSULATION: FBCR3002.10.1 INSULATION : INSULATING MATERIALS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION. THEY SHALL EXHIBIT A FLAME SPREAD INDEX NOT TO EXCEED 25 AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHERE TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723. INSULATING MATERIALS, WHERE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION, SHALL INCLUDE FACINGS, WHERE USED, SUCH AS VAPOR RETARDERS, VAPOR-PERMEABLE MEMBRANES AND SIMILAR COVERINGS.
EXCEPTIONS:
1. WHERE SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES, THE FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX LIMITATIONS DO NOT APPLY TO THE FACINGS, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH.
2. CELLULOSE FIBER LOOSE-FILL INSULATION, THAT IS NOT SPRAY APPLIED, COMPLYING WITH THE REQUIREMENTS OF SECTION R302.10.3, SHALL NOT BE REQUIRED TO MEET A FLAME SPREAD INDEX REQUIREMENT BUT SHALL BE REQUIRED TO MEET A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHERE TESTED IN ACCORDANCE WITH CAN/ULC S102.2.
3. FOAM PLASTIC INSULATION SHALL COMPLY WITH SECTION R316.

Accuracy Statement
This item has been digitally signed and sealed by Mark P Nasrallah on the date contained within the digital signature above. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

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AA26001471

DATE	MARK	REMARK

Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site. Any discrepancies must be notified of any variation from the dimensions and conditions shown by these drawings.

A Custom Residence For:
The Davis Family
1180 North Park Avenue
Winter Park, Florida

DRAWN BY	CHK BY
NAG	MN
DATE	PROJECT NO
date	1907
SCALE	
AS INDICATED	

2024-04-12 Coordination Package

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Mark P. Nasrallah
Fla. Reg. AR 0008136

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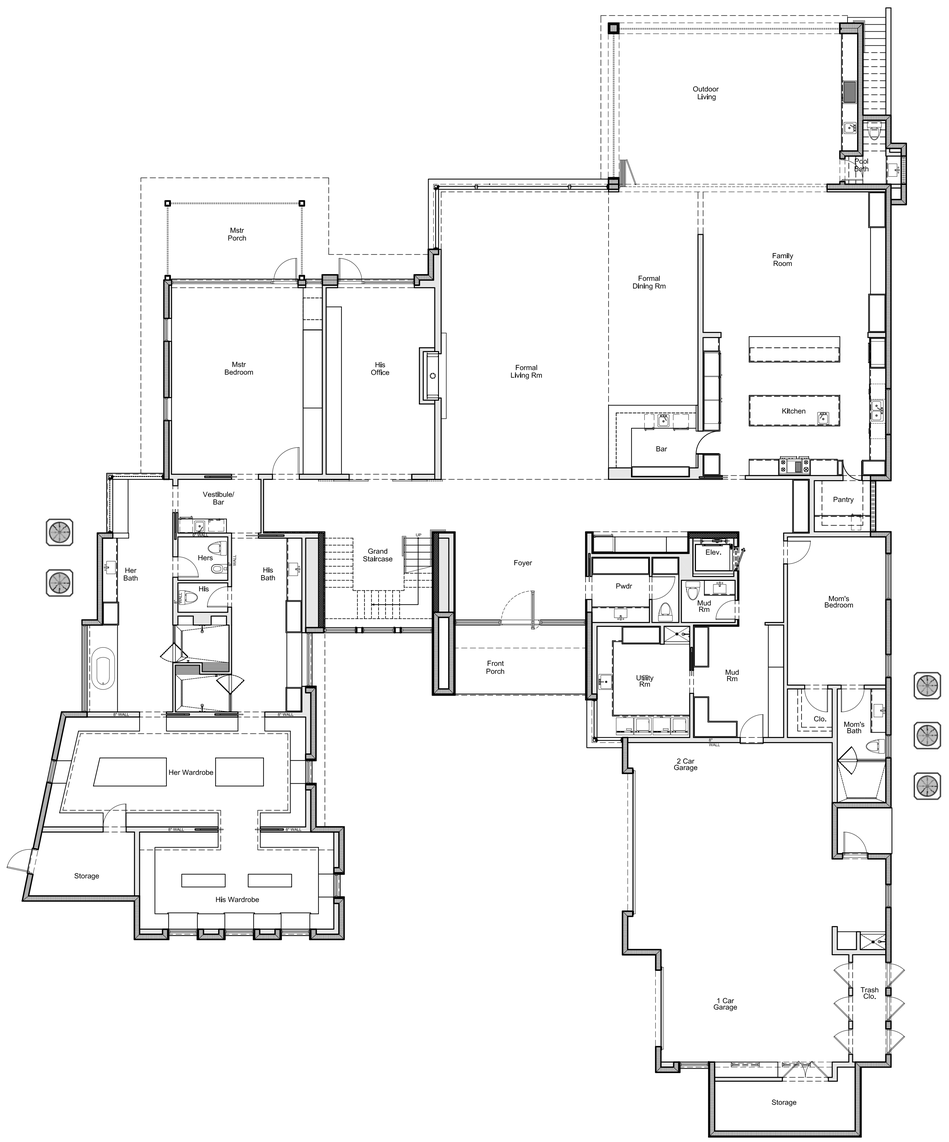

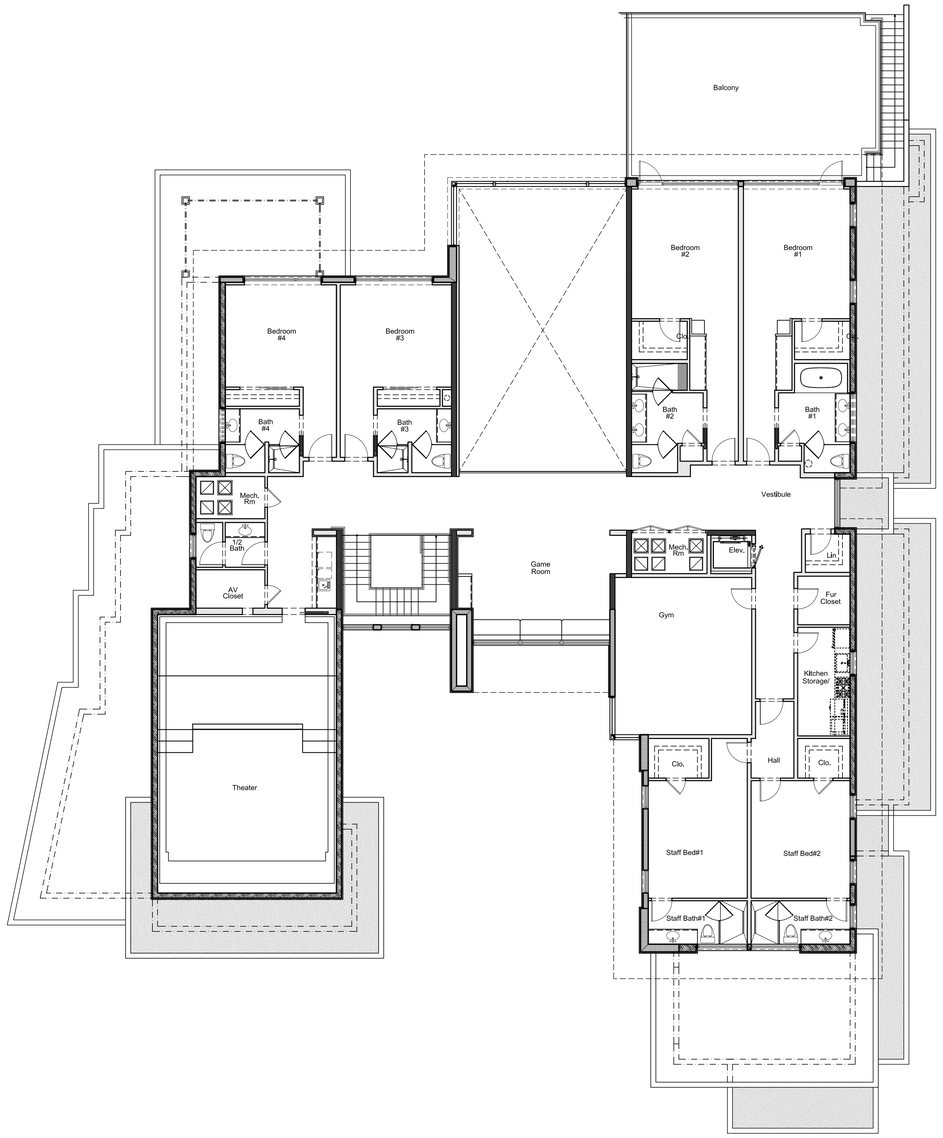

1 A1.0 OVERALL - FIRST FLOOR PLAN

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

2 A1.0 OVERALL - SECOND FLOOR PLAN

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

BUILDING AREA CALCULATIONS		
	CONDITIONED AREA	**NON-CONDITIONED AREA**
FIRST FLOOR		
MAIN HOUSE	7197 SF	
FRONT PORCH		161 SF
3 GARAGE/STO.		1493 SF
OUTDOOR LIVING		729 SF
MSTR PORCH		192 SF
SECOND FLOOR		
MAIN HOUSE	5628 SF	
AREA SUBTOTALS	12,825 SF	2,575 SF
TOTAL AREA UNDER ROOF		
TOTAL CONSTRUCTED AREA	15,400 SF	

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The Davis Family

1180 North Park Avenue
Winter Park, Florida

DRAWN BY	
NAG	
CHK BY	
MN	
DATE	date
PROJECT NO	1907
SCALE	AS INDICATED

2024-04-29 Coordination Package

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Mark P. Nasrallah
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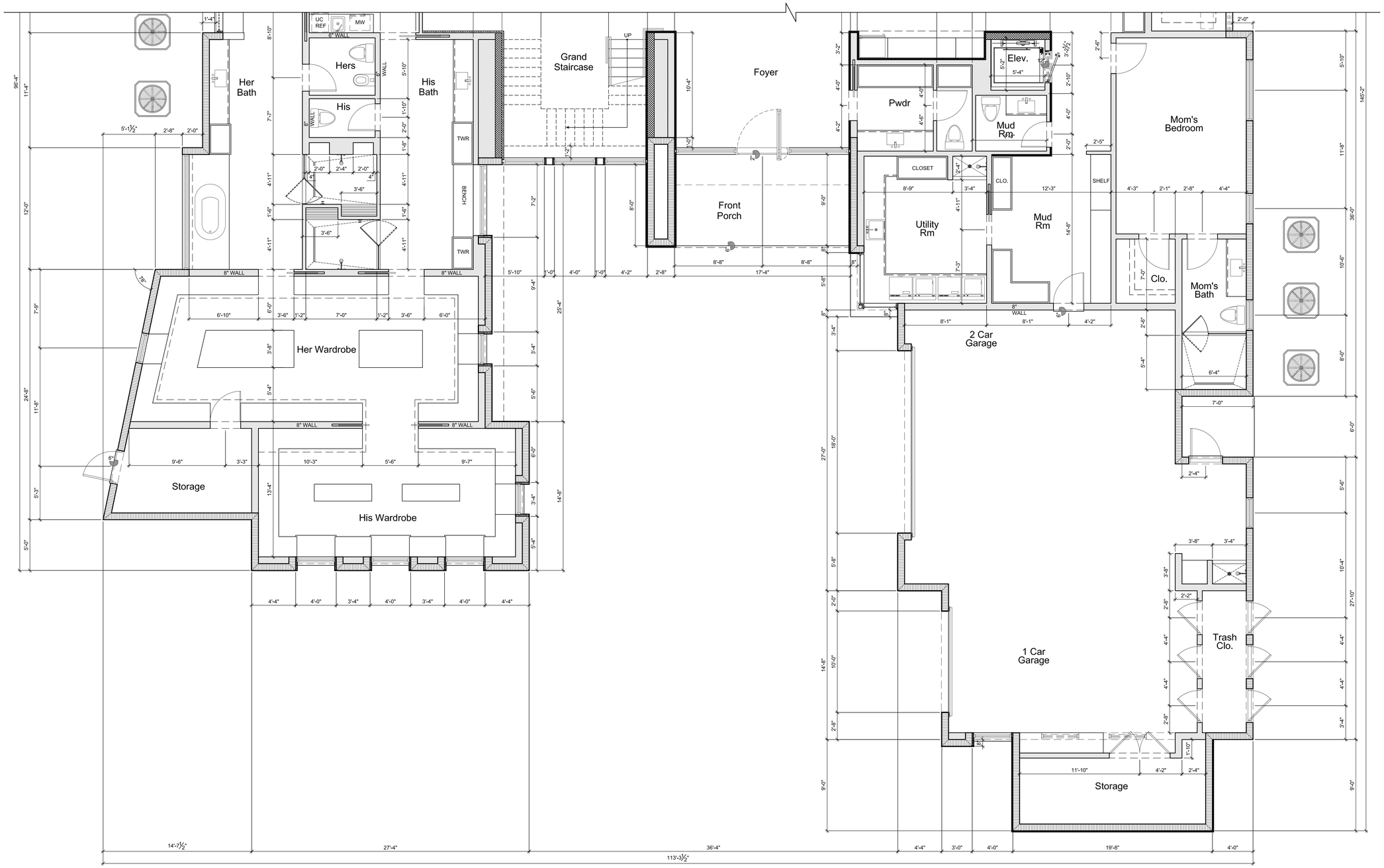

FIRST FLOOR PLAN - PARTIAL A

1 / A1.1.A

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

FLOOR PLAN TYPICAL NOTES:

INCLUDES BUT IS NOT LIMITED TO:

APPLIANCES:
UNDER COUNTER APPLIANCES MAY VARY IN SIZE. BUILDER SHALL COORD. ALL APPLIANCES W/ ID/OWNER SELECTION AND CABINETRY CONSULTANT.

COORD. WIDTH & HEIGHT WITH FRONT LOAD WASHER AND DRYER IF APPLICABLE.

COORD. IRONING BOARD LOCATION - WALL INSET, W/ ID/ OWNER IF APPLICABLE.

SEE FLOOR PLAN FOR ADDITIONAL APPLIANCES

GENERAL:
VERIFY FINISH FLOOR ELEVATIONS W/ LANDSCAPE, GRADING, AND DRAINAGE PLANS.

ALL EXTERIOR WINDOWS & DOORS ARE DIMENSIONED TO CENTER LINE U.N.O.

ALL GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED BY FBC R308.4 TO BE SAFETY GLAZING IN ACCORDANCE WITH THE REQ. OF FBC R308.3.1

ALL HANDRAILS AND GUARD RAILS TO BE 36" AFF U.N.O. W/ VERTICAL PICKETS/BALUSTRADES SPACED SO AS TO NOT ALLOW THE PASSAGE OF A 4" SPHERE. PROVIDE TOE RAILING AS REQ'D, MAX 2" A.F.F. COORD. FINAL MATERIAL, DESIGN, AND FINISH WITH ID/OWNER. HANDRAILS AND GUARDS MUST COMPLY WITH THE REQUIREMENTS OF THE FBC R311.7,8 HANDRAILS (STAIRS), R311.8.3 HANDRAILS (RAMPS), R312 GUARDS.

PROVIDE 1" CLEARANCE BETWEEN FIREPLACE AND MASONRY WALL AND 2" MIN. CLEAR SPACE BETWEEN FIREPLACE AND FRAME WALL, AND 2" MIN. CLEAR SPACE BETWEEN FLUE AND CHIMNEY FRAMING. COORD. WITH FIREPLACE & FLUE MANUF. FOR ADDITIONAL REQ. OR SPECS. FBC R1001.11, R1003.18

PROVIDE METAL THRESHOLD (MT) AT DOORS LEADING TO THE GARAGE, ELEVATOR DOOR AND ALL EXTERIOR DOORS, TYP. U.N.O.

COORDINATE ATTIC ACCESS LOCATIONS W/ FINAL TRUSS LAYOUT

SEE STRUCTURAL DRAWINGS FOR ALL LOAD BEARING WALL, COLUMN AND FILLED CELL LOCATIONS.

EXTEND SLAB EDGE @ DOORS 1½" TYP. BEYOND STEM WALL

ALL INTERIOR FACE OF DOOR JAMBS TO BE A MINIMUM OF 6" OFF ADJOINING WALL FOR TRIM, CORD .W/ ID/ OWNER, TYPICAL, U.N.O

PROVIDE A 6" WALL AT ALL W.C. & VENT AT ALL WASHER & DRYER LOCATIONS. V.T.E CLOTHES DRYER SHOULD COMPLY WITH FBCR M1501

VERIFY ELECTRIC AND A/C CHASE LOCATIONS W/ ELECTRICAL AND MECHANICAL CONTRACTOR. COORD. W/ CABINETRY PACKAGE.

FOR WALLS THAT ABUT NON-CONDITIONED SPACE USE FIBERGLASS BACKED DRYWALL
FOR WALLS & CEILINGS THAT ARE IN DIRECT CONTACT WITH WET AREAS: USE FIBERGLASS BACKED DRYWALLS
FOR WALLS AND CEILING AT BATHROOMS & SHOWERS USE CEMENT BOARD SHEATHING W/ TILE FINISH AS SELECTED BY OWNER.

SITE:
MECHANICAL SCREEN WALLS: T.O. WALL TO BE 5'-0" ABOVE FINAL GRADE. VERIFY FINAL GRADING WITH GRADING PLANS.

SEE FOUNDATION PLAN FOR RETAINING WALL DIMENSION. SEE LANDSCAPE ARCHITECT'S DRAWINGS
FOR WALL HEIGHT ABOVE GRADE.

REFER TO LANDSCAPE PLANS FOR POOL LOCATION.

COORDINATE GUTTER DOWNSPOUT LOCATIONS W/ LANDSCAPE CONSULTANT.

FLOOR PLAN KEY NOTES: (XX)

A: APPLIANCES
- A1 WASHER
- A2 DRYER - VENT TO EXTERIOR
- A3 REFRIG./FREEZER -SEE ID/OWNER APPLIANCE PACKAGE- VERIFY ELEC. REQ. WITH SELECTION, COORD. WITH CABINETRY CONSULTANT
- A4 48" TO 60" GAS STOVE/OVEN - FINAL SIZE TBD - w/ HOOD AND EXHAUST FAN, V.T.E. COORD. EXHAUST FAN OPENING THROUGH MASONRY WALL. VERIFY FINAL OPENING HEIGHT AND DIAMETER WITH HOOD AND EXHAUST FAN SPECS. INSTALL PER MFR'S WRITTEN INSTRUCTIONS. COORD. W/ ID/ OWNER.
  OR 48" TO 60" GAS STOVE/OVEN W/ HOOD V.T.E. - KITCHEN HOOD FLUE VENT, 2" MIN. CLEARANCE TO COMBUSTIBLES, SEE MFR.'S WRITTEN INSTRUCTIONS.
- A5 DISHWASHER- COORD. WITH CABINETRY CONSULTANT & OWNER FOR FINAL LOCATION. - SEE PLUMBING NOTES, SEE ELECTRICAL KEY NOTES.
- A6 UNDER COUNTER REFRIGERATOR-SEE ID/ OWNER APPLIANCE PACKAGE- VERIFY ELEC. REQ. WITH SELECTION, COORD. WITH CABINETRY CONSULTANT
- A7 STACK OVEN- COORD. WITH OWNER/ CABINETRY CONSULTANT FOR SINGLE OR DOUBLE OVEN.
- A8 GAS GRILL (SIZE TBD) - PROVIDE EXHAUST HOOD. V.T.E. COORD. WITH ID/OWNER & CABINETRY CONSULTANT.
- A9 UNDER COUNTER ICE MAKER(SIZE TBD)
- A10 CENTRAL VACUUM SYSTEM - COORD. WITH OWNER & CONTRACTOR.

B: BATH / SHOWER
- NOTE: SEE ALSO, PLUMBING BELOW.
  PROVIDE CEMENT BOARD SHEATHING AND HYDRO BAN WATERPROOFING AT ALL TUB/SHOWER AND WET AREAS W/ TILE FINISH @ WALLS AND CEILING. COORD. FINISHED W/ ID/ OWNER.
- B1 COORD. FINAL SHOWER HEAD LOCATION, TYPE AND QUANTITY WITH ID/ OWNER. ALSO, COORD. LOCATION AND SIZE OF ANY WALL NICHE, TOWEL BAR, OR SHELF. V.I.F. W/ OWNER.
- B2 RECESS SHOWER SLAB 6" AT FIRST FLOOR U.N.O. ROLL-IN SHOWER SLOPE TO FLOOR DRAIN. OR PROVIDE 4" HIGH CURB, VIF WITH ID/OWNER.
- B3 PROVIDE TEMP. GL. DOOR / ENCLOSURE.
- B4 SOFFIT AT 8'-0", VERIFY HEIGHT WITH ID/ OWNER.
- B5 PROVIDE RAISED TUB-DECK W/ ACCESS AND VENTILATION TO SPA MOTOR PER MFR.'S WRITTEN INSTRUCTIONS. COORD. W/ ID PACKAGE/ OWNER.
- B6 SEAT
- B7 TILE SHELF
- B8 PROVIDE SHOWER VALVE ACCESS PANEL. COORD. WITH ID/ OWNER.

E: ELECTRICAL
- E1 ALLOW FOR ELEC. CHASE TO KITCHEN ISLAND. SEE ELECTRICAL NOTES ON ELECTRICAL SHEETS.

F: FIRE RATING/ FIRE SAFETY (SEE SHT. A0.2)
- F1 FBC R302.5 OPENING PROTECTION. SEE FIRE RATING NOTES.
- F2 FBC R302.6 SEPARATION REQUIRED. SEE FIRE RATING NOTES.
- F3 CMU WALL. PROVIDE MIN. EQUIVALENT FIRE SEPARATION PER FBCR TABLE R302.6. SEE FIRE PROOFING NOTES.
- F4 FBC R302.7 UNDER STAIR PROTECTION. SEE FIRE RATING NOTES.
- F5 ESCAPE AND RESCUE OPENING. MUST MEET REQUIREMENTS OF FBC R 310
- F6 PROVIDE 1/2" TYPE 'X' DRYWALL TO THE CEILING OF THE GARAGE UNDER THE LIVING UNIT ABOVE PER FBC R302
- F7 OPENING PROTECTION NOT REQUIRED - GRADE/AND-OR SURFACE EXISTS WITHIN 72" OF WDW SILL OR THE WDW SILL IS A MINIMUM OF 24" ABOVE THE FINISHED FLOOR FBC R312.2.1

G: GENERAL
- G1 ALL GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED BY FBC R308.4 TO BE SAFETY GLAZING IN ACCORDANCE WITH THE REQ. OF FBC R308,3,1.
- G2 BUILT-IN UNIT
  - A. ENTERTAINMENT CENTER
  - B. BUILT-IN UNIT ENCASES WINDOW.
  - C. PARTITION
- G3 ROD AND SHELF. COORD. WITH OWNER/ ID.
- G4 48" ISOKERN PREFAB FIREPLACE SET ON SLAB WITH SURROUND AS SELECTED BY OWNER. FOR TV INSTALLATIONS ABOVE FP OPNG, PROVIDE A MANTEL (HEAT DEFLECTOR) OR RECESSES TV NICHE MIN. 6" FOR HEAT DEFLECTION.
- G5 GUARD AND DECORATIVE HANDRAILING SYSTEM 36" AFF w/ 1-1/2" DIA. TOP HANDRAIL. SEE FLOOR PLAN TYPICAL NOTES. FINAL MATERIAL, DESIGN, AND FINISH WITH OWNER/ ID.
- G6 HANDRAIL. 1 ½" DIA. HANDRAIL 36" AFF.
- G7 SCREEN DOOR. 3'-0" X 6'-8" V.I.F.
- G8 RETRACTABLE SCREEN. SEE DETAILS.
- G9 POWDER COATED ALUMINUM FENCE AND GATE. PAIR 2'-6" X 5'-0", VERIFY WITH OWNER.
- G10 COURTYARD WALL. SEE SITE DRAWINGS. SEE STRUCTURAL DRAWINGS.

M: MECHANICAL
- M1 A/C COMPRESSOR. COORD. W/ MECH. CONTRACTOR
- M2 AIR HANDLING UNIT. COORD. W/ MECH. CONTRACTOR. SEE HVAC GENERAL NOTES ON SHEET MEP 0.1.
  - A. HORIZONTAL UNIT IN ATTIC/SOFFIT
  - B. HORIZONTAL UNIT SUSPENDED FROM CEILING
- M3 POOL EQUIPMENT. COORD. WITH POOL CONTRACTOR
- M4 MECHANICAL DUCT CHASE.
- M5 ATTIC ACCESS
  - A. 22" X 54" w/ PULL DOWN STAIR
  - B. 30" x 54" w/ PULL DOWN STAIR (V.I.F. & w/ TRUSS LAYOUT)
  - C. 22" x 30" ACCESS (NO EQUIPMENT)
  - D. 22" x 36" (EQUIPMENT ACCESS FBC R M1305.1.3)
- M6 MECHANICAL SCREENS: PROVIDE LANDSCAPE SCREEN PER AHJ.

P: PLUMBING
- P1 SINK WITH DISPOSAL. COORD. FINAL LOCATION OF MAIN KITCHEN SINK WITH ID/OWNER.
- P2 18" SINK
- P3 LAUNDRY TUB
- P4 TANKLESS GAS WATER HEATER.
- P5 HOSE BIB. VLIF. COORD. PROJECTION FROM WALL WITH FINAL WALL FINISH.

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AA26001471

DATE	MARK	REMARK

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A Custom Residence For:
The Davis Family
1180 North Park Avenue
Winter Park, Florida

DRAWN BY	CHK BY	
NAG	MN	

DATE	PROJECT NO
date	1945

SCALE: AS INDICATED

2024-04-29 Coordination Package

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Fla. Reg. AR 0008136

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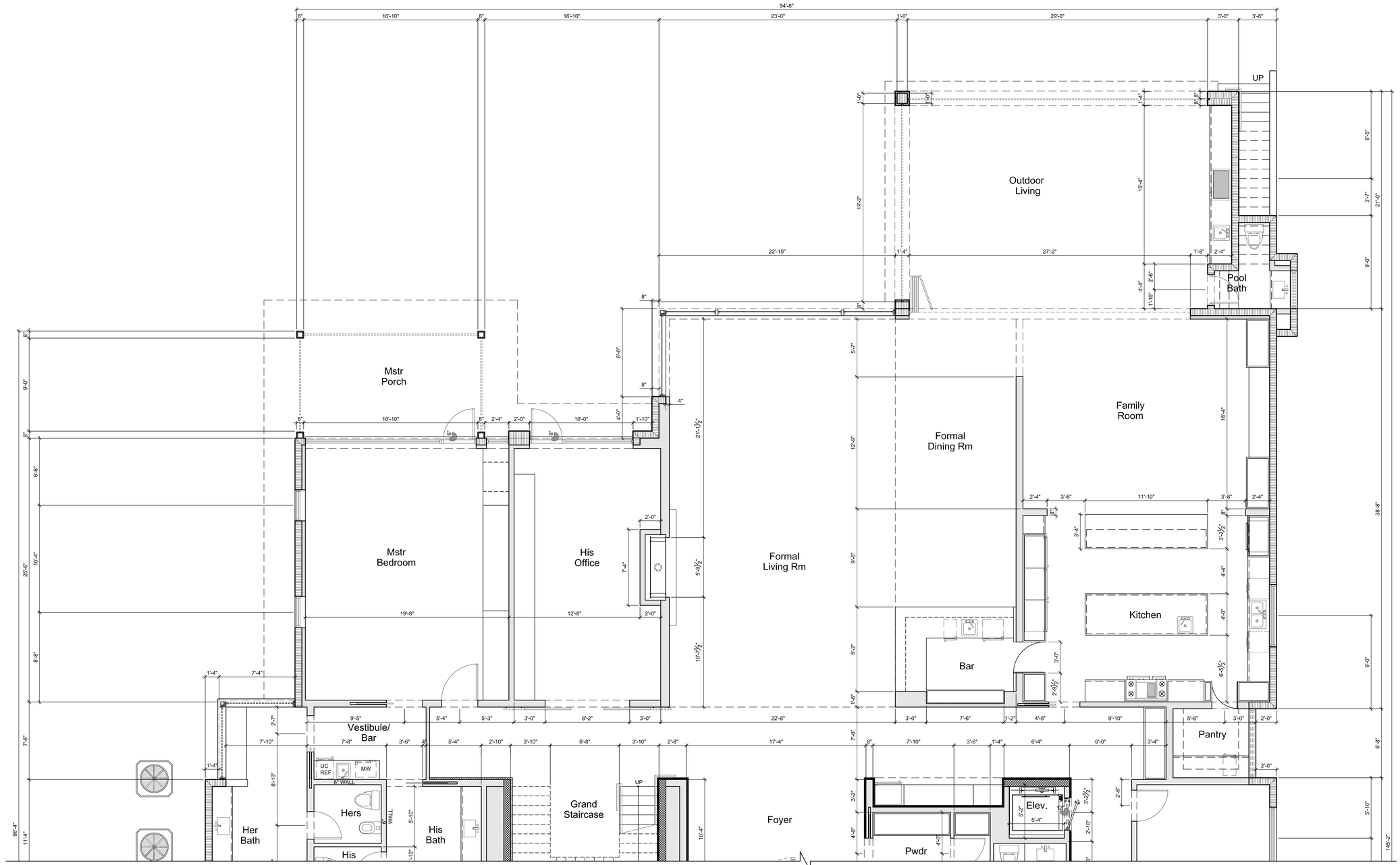

FIRST FLOOR PLAN - PARTIAL B

2 A1.1.B

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

FLOOR PLAN TYPICAL NOTES:

INCLUDES BUT IS NOT LIMITED TO:

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SEE FLOOR PLAN FOR ADDITIONAL APPLIANCES

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ALL EXTERIOR WINDOWS & DOORS ARE DIMENSIONED TO CENTER LINE U.N.O.

ALL GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED BY FBC R308.4 TO BE SAFETY GLAZING IN ACCORDANCE WITH THE REQ. OF FBC R308.3.1

ALL HANDRAILS AND GUARD RAILS TO BE 36" AFF U.N.O. W/ VERTICAL PICKETS/BALUSTRADES SPACED SO AS TO NOT ALLOW THE PASSAGE OF A 4" SPHERE. PROVIDE TOE RAILING AS REQ'D, MAX 2" A.F.F. COORD. FINAL MATERIAL, DESIGN, AND FINISH WITH ID/OWNER. HANDRAILS AND GUARDS MUST COMPLY WITH THE REQUIREMENTS OF THE FBC R311.7.8 HANDRAILS (STAIRS), R311.8.3 HANDRAILS (RAMPS), R312 GUARDS.

PROVIDE 1" CLEARANCE BETWEEN FIREPLACE AND MASONRY WALL AND 2" MIN. CLEAR SPACE BETWEEN FIREPLACE AND FRAME WALL, AND 2" MIN. CLEAR SPACE BETWEEN FLUE AND CHIMNEY FRAMING. COORD. WITH FIREPLACE & FLUE MANUF. FOR ADDITIONAL REQ. OR SPECS. FBC R1001.11, R1003.18

PROVIDE METAL THRESHOLD (MT) AT DOORS LEADING TO THE GARAGE, ELEVATOR DOOR AND ALL EXTERIOR DOORS, TYP. U.N.O.

COORDINATE ATTIC ACCESS LOCATIONS W/ FINAL TRUSS LAYOUT

SEE STRUCTURAL DRAWINGS FOR ALL LOAD BEARING WALL, COLUMN AND FILLED CELL LOCATIONS.

EXTEND SLAB EDGE @ DOORS ½" TYP. BEYOND STEM WALL

ALL INTERIOR FACE OF DOOR JAMBS TO BE A MINIMUM OF 6" OFF ADJOINING WALL FOR TRIM, CORD ,W/ ID/ OWNER, TYPICAL, U.N.O

PROVIDE A 6" WALL AT ALL W.C. & VENT AT ALL WASHER & DRYER LOCATIONS. V.T.E CLOTHES DRYER SHOULD COMPLY WITH FBCR M1501

VERIFY ELECTRIC AND A/C CHASE LOCATIONS W/ ELECTRICAL AND MECHANICAL CONTRACTOR. COORD. W/ CABINETRY PACKAGE.

FOR WALLS THAT ABUT NON-CONDITIONED SPACE USE FIBERGLASS BACKED DRYWALL
FOR WALLS & CEILINGS THAT ARE IN DIRECT CONTACT WITH WET AREAS: USE FIBERGLASS BACKED DRYWALLS
FOR WALLS AND CEILING AT BATHROOMS & SHOWERS USE CEMENT BOARD SHEATHING W/ TILE FINISH AS SELECTED BY OWNER.

SITE:
MECHANICAL SCREEN WALLS: T.O. WALL TO BE 5'-0" ABOVE FINAL GRADE. VERIFY FINAL GRADING WITH GRADING PLANS.

SEE FOUNDATION PLAN FOR RETAINING WALL DIMENSION. SEE LANDSCAPE ARCHITECT'S DRAWINGS
FOR WALL HEIGHT ABOVE GRADE.

REFER TO LANDSCAPE PLANS FOR POOL LOCATION.

COORDINATE GUTTER DOWNSPOUT LOCATIONS W/ LANDSCAPE CONSULTANT.

FLOOR PLAN KEY NOTES: XX

A: APPLIANCES
A1 WASHER
A2 DRYER - VENT TO EXTERIOR
A3 REFRIG./FREEZER -SEE ID/OWNER APPLIANCE PACKAGE- VERIFY ELEC. REQ. WITH SELECTION, COORD. WITH CABINETRY CONSULTANT
A4 48" TO 60" GAS STOVE/OVEN - FINAL SIZE TBD - w/ HOOD AND EXHAUST FAN, V.T.E. COORD. EXHAUST FAN OPENING THROUGH MASONRY WALL. VERIFY FINAL OPENING HEIGHT AND DIAMETER WITH HOOD AND EXHAUST FAN SPECS, INSTALL PER MFR'S WRITTEN INSTRUCTIONS. COORD. W/ ID/ OWNER.
OR 48" TO 60" GAS STOVE/OVEN W/ HOOD V.T.E. - KITCHEN HOOD FLUE VENT, 2" MIN. CLEARANCE TO COMBUSTIBLES, SEE MFR.'S WRITTEN INSTRUCTIONS.
A5 DISHWASHER- COORD. WITH CABINETRY CONSULTANT & OWNER FOR FINAL LOCATION. - SEE PLUMBING NOTES, SEE ELECTRICAL KEY NOTES.
A6 UNDER COUNTER REFRIGERATOR-SEE ID/ OWNER APPLIANCE PACKAGE- VERIFY ELEC. REQ. WITH SELECTION, COORD. WITH CABINETRY CONSULTANT
A7 STACK OVEN- COORD. WITH OWNER/ CABINETRY CONSULTANT FOR SINGLE OR DOUBLE OVEN.
A8 GAS GRILL (SIZE TBD) - PROVIDE EXHAUST HOOD. V.T.E. COORD. WITH ID/OWNER & CABINETRY CONSULTANT.
A9 UNDER COUNTER ICE MAKER(SIZE TBD)
A10 CENTRAL VACUUM SYSTEM - COORD. WITH OWNER & CONTRACTOR.

B: BATH / SHOWER
NOTE: SEE ALSO, PLUMBING BELOW.
PROVIDE CEMENT BOARD SHEATHING AND HYDRO BAN WATERPROOFING AT ALL TUB/SHOWER AND WET AREAS W/ TILE FINISH @ WALLS AND CEILING. COORD. FINISHED W/ ID/ OWNER.
B1 COORD. FINAL SHOWER HEAD LOCATION, TYPE AND QUANTITY WITH ID/ OWNER. ALSO, COORD. LOCATION AND SIZE OF ANY WALL NICHE, TOWEL BAR, OR SHELF. V.I.F. W/ OWNER.
B2 RECESS SHOWER SLAB 6" AT FIRST FLOOR U.N.O. ROLL-IN SHOWER SLOPE TO FLOOR DRAIN. OR PROVIDE 4" HIGH CURB, VIF WITH ID/OWNER.
B3 PROVIDE TEMP. GL. DOOR / ENCLOSURE.
B4 SOFFIT AT 8'-0", VERIFY HEIGHT WITH ID/ OWNER.
B5 PROVIDE RAISED TUB-DECK W/ ACCESS AND VENTILATION TO SPA MOTOR PER MFR.'S WRITTEN INSTRUCTIONS. COORD. W/ ID PACKAGE/ OWNER.
B6 SEAT
B7 TILE SHELF
B8 PROVIDE SHOWER VALVE ACCESS PANEL, COORD. WITH ID/ OWNER.

E: ELECTRICAL
E1 ALLOW FOR ELEC. CHASE TO KITCHEN ISLAND. SEE ELECTRICAL NOTES ON ELECTRICAL SHEETS.

F: FIRE RATING/ FIRE SAFETY (SEE SHT. A0.2)
F1 FBC R302.5 OPENING PROTECTION. SEE FIRE RATING NOTES.
F2 FBC R302.6 SEPARATION REQUIRED. SEE FIRE RATING NOTES.
F3 CMU WALL. PROVIDE MIN. EQUIVALENT FIRE SEPARATION PER FBCR TABLE R302.6. SEE FIRE PROOFING NOTES.
F4 FBC R302.7 UNDER STAIR PROTECTION. SEE FIRE RATING NOTES.
F5 ESCAPE AND RESCUE OPENING. MUST MEET REQUIREMENTS OF FBC R 310
F6 PROVIDE 1/2" TYPE 'X' DRYWALL TO THE CEILING OF THE GARAGE UNDER THE LIVING UNIT ABOVE PER FBC R302
F7 OPENING PROTECTION NOT REQUIRED - GRADE/AND-OR SURFACE EXISTS WITHIN 72" OF WDW SILL OR THE WDW SILL IS A MINIMUM OF 24" ABOVE THE FINISHED FLOOR FBC R312.2.1

G: GENERAL
G1 ALL GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED BY FBC R308.4 TO BE SAFETY GLAZING IN ACCORDANCE WITH THE REQ. OF FBC R308.3,1.
G2 BUILT-IN UNIT
A. ENTERTAINMENT CENTER
B. BUILT-IN UNIT ENCASES WINDOW,
C. PARTITION
G3 ROD AND SHELF. COORD. WITH OWNER/ ID.
G4 48" ISOKERN PREFAB FIREPLACE SET ON SLAB WITH SURROUND AS SELECTED BY OWNER. FOR TV INSTALLATIONS ABOVE FP OPNG, PROVIDE A MANTEL (HEAT DEFLECTOR) OR RECESSES TV NICHE MIN. 6" FOR HEAT DEFLECTION.
G5 GUARD AND DECORATIVE HANDRAILING SYSTEM 36" AFF w/ 1-1/2" DIA. TOP HANDRAIL. SEE FLOOR PLAN TYPICAL NOTES. FINAL MATERIAL, DESIGN, AND FINISH WITH OWNER/ ID.
G6 HANDRAIL. 1 ½" DIA. HANDRAIL 36" AFF.
G7 SCREEN DOOR. 3'-0" X 6'-8" V.I.F.
G8 RETRACTABLE SCREEN. SEE DETAILS.
G9 POWDER COATED ALUMINUM FENCE AND GATE. PAIR 2'-6" X 5'-0", VERIFY WITH OWNER.
G10 COURTYARD WALL. SEE SITE DRAWINGS. SEE STRUCTURAL DRAWINGS.

M: MECHANICAL
M1 A/C COMPRESSOR. COORD. W/ MECH. CONTRACTOR
M2 AIR HANDLING UNIT. COORD. W/ MECH. CONTRACTOR. SEE HVAC GENERAL NOTES ON SHEET MEP 0.1.
A. HORIZONTAL UNIT IN ATTIC/SOFFIT
B. HORIZONTAL UNIT SUSPENDED FROM CEILING
M3 POOL EQUIPMENT. COORD. WITH POOL CONTRACTOR
M4 MECHANICAL DUCT CHASE.
M5 ATTIC ACCESS
A. 22" X 54" w/ PULL DOWN STAIR
B. 30" x 54" w/ PULL DOWN STAIR (V.I.F. & w/ TRUSS LAYOUT)
C. 22" x 30" ACCESS (NO EQUIPMENT)
D. 22" x 36" (EQUIPMENT ACCESS FBC R M1305.1.3)
M6 MECHANICAL SCREENS: PROVIDE LANDSCAPE SCREEN PER AHJ.

P: PLUMBING
P1 SINK WITH DISPOSAL, COORD. FINAL LOCATION OF MAIN KITCHEN SINK WITH ID/OWNER.
P2 18" SINK
P3 LAUNDRY TUB
P4 TANKLESS GAS WATER HEATER.
P5 HOSE BIB, VLIF, COORD. PROJECTION FROM WALL WITH FINAL WALL FINISH.

Accuracy Statement
This item has been digitally signed and sealed by Mark P Nasrallah on the date contained within the digital signature above. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

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Ph: 407-647-0938 Fax: 407-647-2499
email: Mark@nasrallah.com
AA26001471

DATE	MARK	REMARK

Written Dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job. Any discrepancies must be reported to this office before commencement of any work. Contractor shall assume full responsibility for all work executed and conditions shown by these drawings. No responsibility will be accepted for work executed from scaled or figured dimensions taken from these drawings.

A Custom Residence For:
The Davis Family
1180 North Park Avenue
Winter Park, Florida

DRAWN BY: NAG
CHK BY: MN
DATE: date
PROJECT NO: 2407
SCALE: AS INDICATED

2024-04-29 Coordination Package

A
1.1.B
SHEET NO

not valid without original or electronic signature & seal

Mark P. Nasrallah
Fla. Reg. AR 0008136

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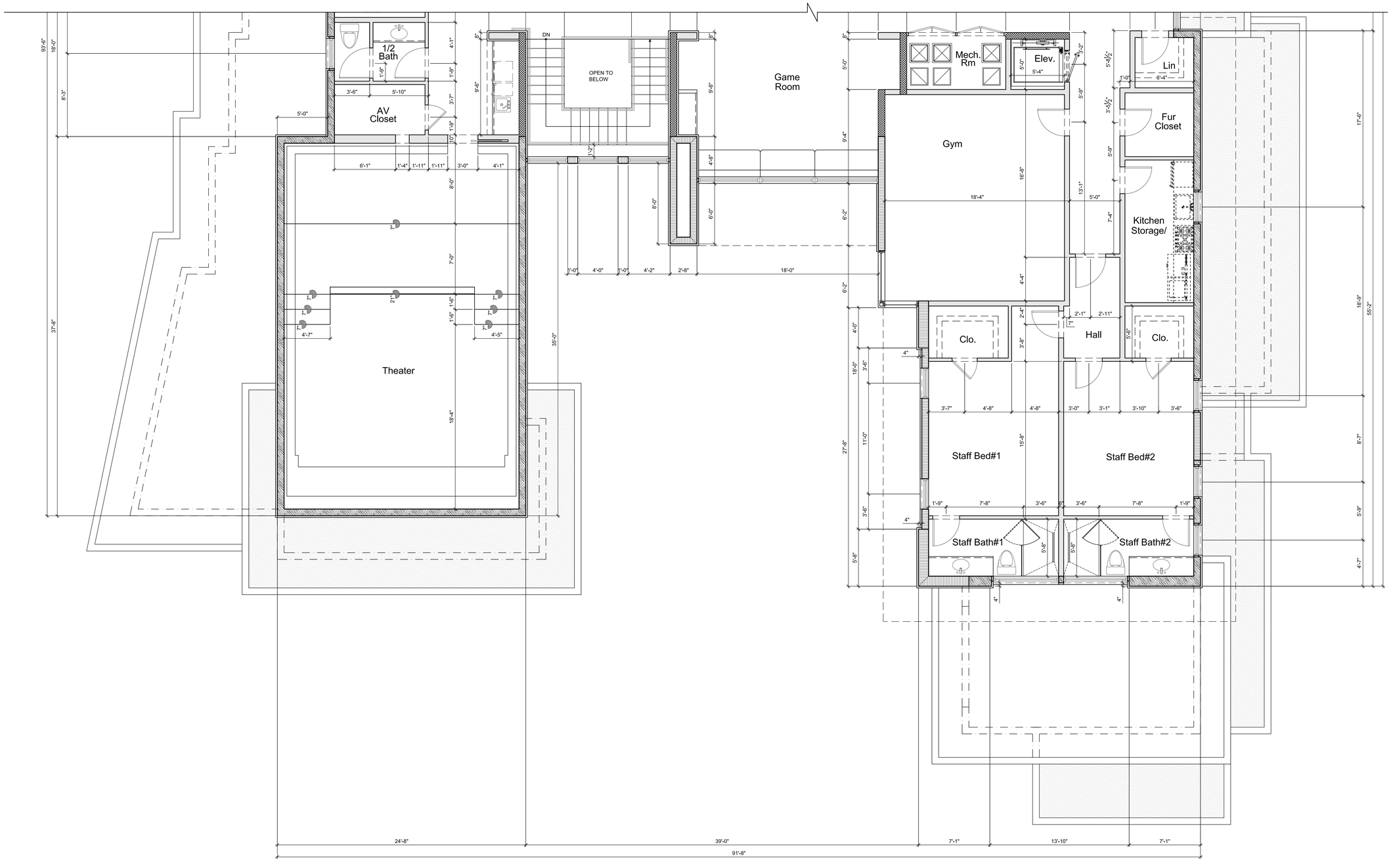

SECOND FLOOR PLAN - PARTIAL A

3 / A1.2.A

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

FLOOR PLAN TYPICAL NOTES:

INCLUDES BUT IS NOT LIMITED TO:

APPLIANCES:
UNDER COUNTER APPLIANCES MAY VARY IN SIZE. BUILDER SHALL COORD. ALL APPLIANCES W/ ID/OWNER SELECTION AND CABINETRY CONSULTANT.

COORD. WIDTH & HEIGHT WITH FRONT LOAD WASHER AND DRYER IF APPLICABLE.

COORD. IRONING BOARD LOCATION - WALL INSET, W/ ID/ OWNER IF APPLICABLE.

SEE FLOOR PLAN FOR ADDITIONAL APPLIANCES

GENERAL:
VERIFY FINISH FLOOR ELEVATIONS W/ LANDSCAPE, GRADING, AND DRAINAGE PLANS.

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SEE STRUCTURAL DRAWINGS FOR ALL LOAD BEARING WALL, COLUMN AND FILLED CELL LOCATIONS.

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SITE:

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COORDINATE GUTTER DOWNSPOUT LOCATIONS W/ LANDSCAPE CONSULTANT.

FLOOR PLAN KEY NOTES: (XX)

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- A3 REFRIG./FREEZER -SEE ID/OWNER APPLIANCE PACKAGE- VERIFY ELEC. REQ. WITH SELECTION, COORD. WITH CABINETRY CONSULTANT
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- A7 STACK OVEN- COORD. WITH OWNER/ CABINETRY CONSULTANT FOR SINGLE OR DOUBLE OVEN.
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- A9 UNDER COUNTER ICE MAKER(SIZE TBD)
- A10 CENTRAL VACUUM SYSTEM - COORD. WITH OWNER & CONTRACTOR.

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- E1 ALLOW FOR ELEC. CHASE TO KITCHEN ISLAND. SEE ELECTRICAL NOTES ON ELECTRICAL SHEETS.

F: FIRE RATING/ FIRE SAFETY (SEE SHT. A0.2)
- F1 FBC R302.5 OPENING PROTECTION. SEE FIRE RATING NOTES.
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- F4 FBC R302.7 UNDER STAIR PROTECTION. SEE FIRE RATING NOTES.
- F5 ESCAPE AND RESCUE OPENING. MUST MEET REQUIREMENTS OF FBC R 310
- F6 PROVIDE 1/2" TYPE 'X' DRYWALL TO THE CEILING OF THE GARAGE UNDER THE LIVING UNIT ABOVE PER FBC R302
- F7 OPENING PROTECTION NOT REQUIRED - GRADE/AND-OR SURFACE EXISTS WITHIN 72" OF WDW SILL OR THE WDW SILL IS A MINIMUM OF 24" ABOVE THE FINISHED FLOOR FBC R312.2.1

G: GENERAL
- G1 ALL GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED BY FBC R308.4 TO BE SAFETY GLAZING IN ACCORDANCE WITH THE REQ. OF FBC R308,3,1.
- G2 BUILT-IN UNIT
  - A. ENTERTAINMENT CENTER
  - B. BUILT-IN UNIT ENCASES WINDOW.
  - C. PARTITION
- G3 ROD AND SHELF. COORD. WITH OWNER/ ID.
- G4 48" ISOKERN PREFAB FIREPLACE SET ON SLAB WITH SURROUND AS SELECTED BY OWNER. FOR TV INSTALLATIONS ABOVE FP OPNG, PROVIDE A MANTEL (HEAT DEFLECTOR) OR RECESSES TV NICHE MIN. 6" FOR HEAT DEFLECTION.
- G5 GUARD AND DECORATIVE HANDRAILING SYSTEM 36" AFF w/ 1-1/2" DIA, TOP HANDRAIL. SEE FLOOR PLAN TYPICAL NOTES. FINAL MATERIAL, DESIGN, AND FINISH WITH OWNER/ ID.
- G6 HANDRAIL. 1 ½" DIA. HANDRAIL 36" AFF.
- G7 SCREEN DOOR. 3'-0" X 6'-8" V.I.F.
- G8 RETRACTABLE SCREEN. SEE DETAILS.
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- G10 COURTYARD WALL. SEE SITE DRAWINGS. SEE STRUCTURAL DRAWINGS.

M: MECHANICAL
- M1 A/C COMPRESSOR. COORD. W/ MECH. CONTRACTOR
- M2 AIR HANDLING UNIT. COORD. W/ MECH. CONTRACTOR. SEE HVAC GENERAL NOTES ON SHEET MEP 0.1.
  - A. HORIZONTAL UNIT IN ATTIC/SOFFIT
  - B. HORIZONTAL UNIT SUSPENDED FROM CEILING
- M3 POOL EQUIPMENT. COORD. WITH POOL CONTRACTOR
- M4 MECHANICAL DUCT CHASE.
- M5 ATTIC ACCESS
  - A. 22" X 54" w/ PULL DOWN STAIR
  - B. 30" x 54" w/ PULL DOWN STAIR (V.I.F. & w/ TRUSS LAYOUT)
  - C. 22" x 30" ACCESS (NO EQUIPMENT)
  - D. 22" x 36" (EQUIPMENT ACCESS FBC R M1305.1.3)
- M6 MECHANICAL SCREENS: PROVIDE LANDSCAPE SCREEN PER AHJ.

P: PLUMBING
- P1 SINK WITH DISPOSAL. COORD. FINAL LOCATION OF MAIN KITCHEN SINK WITH ID/OWNER.
- P2 18" SINK
- P3 LAUNDRY TUB
- P4 TANKLESS GAS WATER HEATER.
- P5 HOSE BIB. VLIF. COORD. PROJECTION FROM WALL WITH FINAL WALL FINISH.

Accuracy Statement
This item has been digitally signed and sealed by Mark P Nasrallah on the date contained within the digital signature above. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

DATE	MARK	REMARK

NASRALLAH
Architectural Group Inc
3920 Edgewater Drive, Suite 101
Orlando, FL 32804
Ph: 407-647-0938 Fax: 407-647-2499
email: Mark@nasrallah.com
AA26001471

Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Any discrepancies must be notified of any variation from the dimensions and conditions shown by these drawings.

A Custom Residence For:
The Davis Family

1180 North Park Avenue
Winter Park, Florida

DRAWN BY	CHK BY
NAG	MN

DATE	PROJECT NO	SCALE
date	1907	AS INDICATED

2024-04-29 Coordination Package

A
1.2.A
SHEET NO

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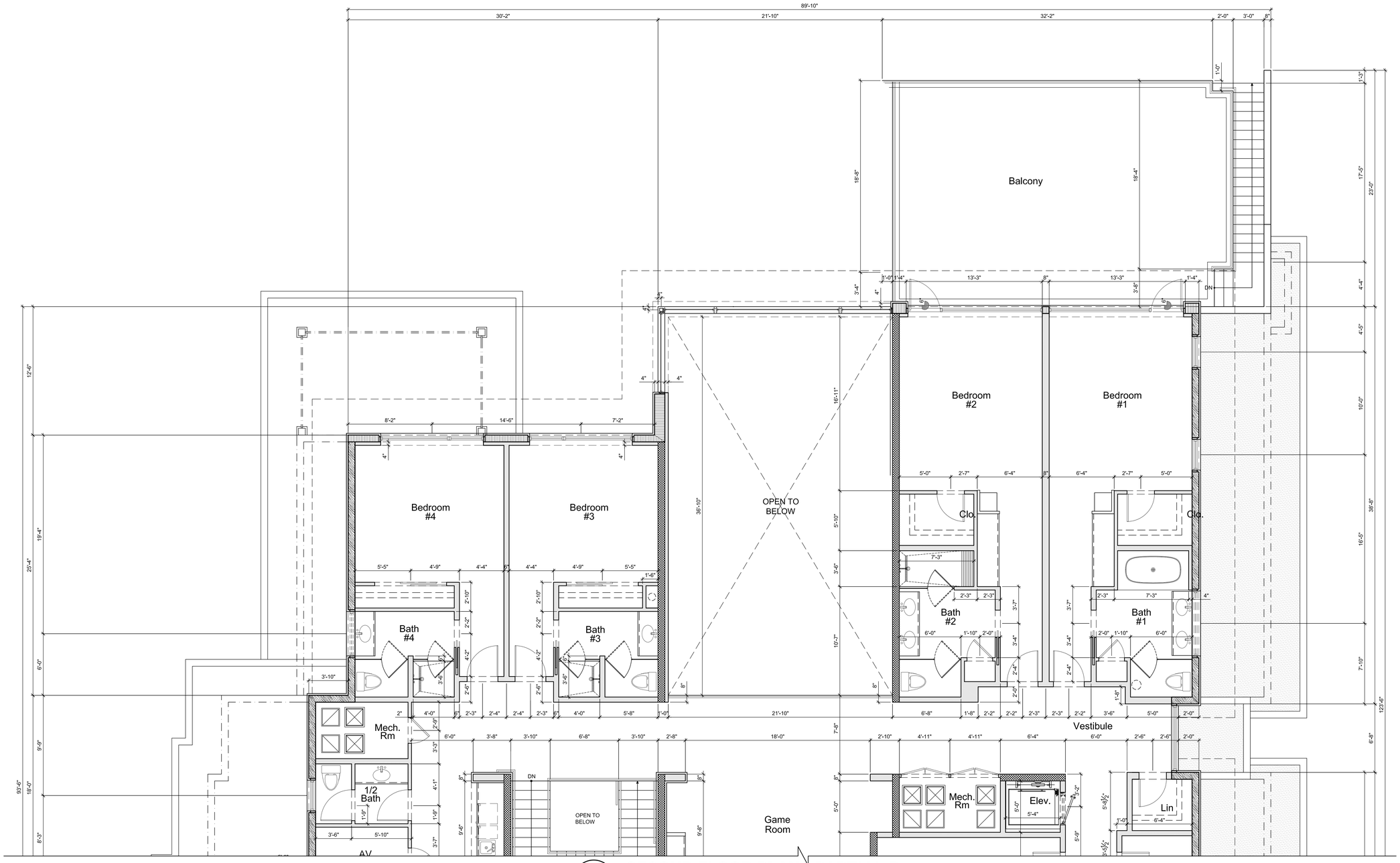
Mark P. Nasrallah
Fla. Reg. AR 0008136



4
A1.2.B

SECOND FLOOR PLAN - PARTIAL B

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

FLOOR PLAN TYPICAL NOTES:

INCLUDES BUT IS NOT LIMITED TO:

APPLIANCES:
UNDER COUNTER APPLIANCES MAY VARY IN SIZE. BUILDER SHALL COORD. ALL APPLIANCES W/ ID/OWNER SELECTION AND CABINETRY CONSULTANT.

COORD. WIDTH & HEIGHT WITH FRONT LOAD WASHER AND DRYER IF APPLICABLE.

COORD. IRONING BOARD LOCATION - WALL INSET, W/ ID/ OWNER IF APPLICABLE.

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A2 DRYER - VENT TO EXTERIOR
A3 REFRIG./FREEZER -SEE ID/OWNER APPLIANCE PACKAGE- VERIFY ELEC. REQ. WITH SELECTION, COORD. WITH CABINETRY CONSULTANT
A4 48" TO 60" GAS STOVE/OVEN - FINAL SIZE TBD - w/ HOOD AND EXHAUST FAN, V.T.E. COORD. EXHAUST FAN OPENING THROUGH MASONRY WALL. VERIFY FINAL OPENING HEIGHT AND DIAMETER WITH HOOD AND EXHAUST FAN SPECS, INSTALL PER MFR'S WRITTEN INSTRUCTIONS, COORD. W/ ID/ OWNER.
OR 48" TO 60" GAS STOVE/OVEN W/ HOOD V.T.E. - KITCHEN HOOD FLUE VENT, 2" MIN. CLEARANCE TO COMBUSTIBLES, SEE MFR.'S WRITTEN INSTRUCTIONS.
A5 DISHWASHER- COORD. WITH CABINETRY CONSULTANT & OWNER FOR FINAL LOCATION. - SEE PLUMBING NOTES, SEE ELECTRICAL KEY NOTES.
A6 UNDER COUNTER REFRIGERATOR-SEE ID/ OWNER APPLIANCE PACKAGE- VERIFY ELEC. REQ. WITH SELECTION, COORD. WITH CABINETRY CONSULTANT
A7 STACK OVEN- COORD. WITH OWNER/ CABINETRY CONSULTANT FOR SINGLE OR DOUBLE OVEN.
A8 GAS GRILL (SIZE TBD) - PROVIDE EXHAUST HOOD, V.T.E. COORD. WITH ID/OWNER & CABINETRY CONSULTANT.
A9 UNDER COUNTER ICE MAKER(SIZE TBD)
A10 CENTRAL VACUUM SYSTEM - COORD. WITH OWNER & CONTRACTOR.

B: BATH / SHOWER
NOTE: SEE ALSO, PLUMBING BELOW.
PROVIDE CEMENT BOARD SHEATHING AND HYDRO BAN WATERPROOFING AT ALL TUB/SHOWER AND WET AREAS W/ TILE FINISH @ WALLS AND CEILING. COORD. FINISHED W/ ID/ OWNER.
B1 COORD. FINAL SHOWER HEAD LOCATION, TYPE AND QUANTITY WITH ID/ OWNER. ALSO, COORD. LOCATION AND SIZE OF ANY WALL NICHE, TOWEL BAR, OR SHELF. V.I.F. W/ OWNER.
B2 RECESS SHOWER SLAB 6" AT FIRST FLOOR U.N.O. ROLL-IN SHOWER SLOPE TO FLOOR DRAIN. OR PROVIDE 4" HIGH CURB, VIF WITH ID/OWNER.
B3 PROVIDE TEMP. GL. DOOR / ENCLOSURE.
B4 SOFFIT AT 8'-0", VERIFY HEIGHT WITH ID/ OWNER.
B5 PROVIDE RAISED TUB-DECK W/ ACCESS AND VENTILATION TO SPA MOTOR PER MFR.'S WRITTEN INSTRUCTIONS, COORD. W/ ID PACKAGE/ OWNER.
B6 SEAT
B7 TILE SHELF
B8 PROVIDE SHOWER VALVE ACCESS PANEL. COORD. WITH ID/ OWNER.

E: ELECTRICAL
E1 ALLOW FOR ELEC. CHASE TO KITCHEN ISLAND. SEE ELECTRICAL NOTES ON ELECTRICAL SHEETS.

F: FIRE RATING/ FIRE SAFETY (SEE SHT. A0.2)
F1 FBC R302.5 OPENING PROTECTION. SEE FIRE RATING NOTES.
F2 FBC R302.6 SEPARATION REQUIRED. SEE FIRE RATING NOTES.
F3 CMU WALL. PROVIDE MIN. EQUIVALENT FIRE SEPARATION PER FBCR TABLE R302.6. SEE FIRE PROOFING NOTES.
F4 FBC R302.7 UNDER STAIR PROTECTION. SEE FIRE RATING NOTES.
F5 ESCAPE AND RESCUE OPENING. MUST MEET REQUIREMENTS OF FBC R 310
F6 PROVIDE 1/2" TYPE 'X' DRYWALL TO THE CEILING OF THE GARAGE UNDER THE LIVING UNIT ABOVE PER FBC R302
F7 OPENING PROTECTION NOT REQUIRED - GRADE/AND-OR SURFACE EXISTS WITHIN 72" OF WDW SILL OR THE WDW SILL IS A MINIMUM OF 24" ABOVE THE FINISHED FLOOR FBC R312.2.1

G: GENERAL
G1 ALL GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED BY FBC R308.4 TO BE SAFETY GLAZING IN ACCORDANCE WITH THE REQ. OF FBC R308,3,1.
G2 BUILT-IN UNIT
A. ENTERTAINMENT CENTER
B. BUILT-IN UNIT ENCASES WINDOW.
C. PARTITION
G3 ROD AND SHELF. COORD. WITH OWNER/ ID.
G4 48" ISOKERN PREFAB FIREPLACE SET ON SLAB WITH SURROUND AS SELECTED BY OWNER. FOR TV INSTALLATIONS ABOVE FP OPNG, PROVIDE A MANTEL (HEAT DEFLECTOR) OR RECESSES TV NICHE MIN. 6" FOR HEAT DEFLECTION.
G5 GUARD AND DECORATIVE HANDRAILING SYSTEM 36" AFF w/ 1-1/2" DIA, TOP HANDRAIL. SEE FLOOR PLAN TYPICAL NOTES. FINAL MATERIAL, DESIGN, AND FINISH WITH OWNER/ ID.
G6 HANDRAIL. 1 ½" DIA. HANDRAIL 36" AFF.
G7 SCREEN DOOR. 3'-0" X 6'-8" V.I.F.
G8 RETRACTABLE SCREEN. SEE DETAILS.
G9 POWDER COATED ALUMINUM FENCE AND GATE. PAIR 2'-6" X 5'-0". VERIFY WITH OWNER.
G10 COURTYARD WALL. SEE SITE DRAWINGS. SEE STRUCTURAL DRAWINGS.

M: MECHANICAL
M1 A/C COMPRESSOR. COORD. W/ MECH. CONTRACTOR
M2 AIR HANDLING UNIT. COORD. W/ MECH. CONTRACTOR. SEE HVAC GENERAL NOTES ON SHEET MEP 0.1.
A. HORIZONTAL UNIT IN ATTIC/SOFFIT
B. HORIZONTAL UNIT SUSPENDED FROM CEILING
M3 POOL EQUIPMENT. COORD. WITH POOL CONTRACTOR
M4 MECHANICAL DUCT CHASE.
M5 ATTIC ACCESS
A. 22" X 54" w/ PULL DOWN STAIR
B. 30" x 54" w/ PULL DOWN STAIR (V.I.F. & w/ TRUSS LAYOUT)
C. 22" x 30" ACCESS (NO EQUIPMENT)
D. 22" x 36" (EQUIPMENT ACCESS FBC R M1305.1.3)
M6 MECHANICAL SCREENS: PROVIDE LANDSCAPE SCREEN PER AHJ.

P: PLUMBING
P1 SINK WITH DISPOSAL. COORD. FINAL LOCATION OF MAIN KITCHEN SINK WITH ID/OWNER.
P2 18" SINK
P3 LAUNDRY TUB
P4 TANKLESS GAS WATER HEATER.
P5 HOSE BIB. VLIF, COORD, PROJECTION FROM WALL WITH FINAL WALL FINISH.

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AA26001471

DATE	MARK	REMARK

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A Custom Residence For:
The Davis Family
1180 North Park Avenue
Winter Park, Florida

DRAWN BY	NAG
CHK BY	MN
DATE	date
PROJECT NO	1567
SCALE	AS INDICATED

2024-04-29 Coordination Package

A
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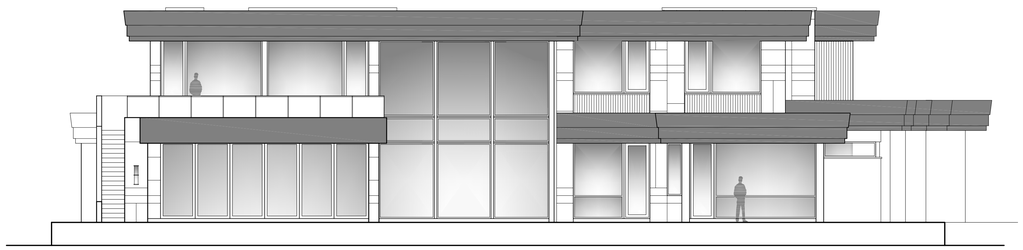
Mark P. Nasrallah
Fla. Reg. AR 0008136

1 A3.0 **OVERALL - FRONT ELEVATION**

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

2 A3.0 **OVERALL - LEFT SIDE ELEVATION**

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



3 A3.0 **OVERALL - REAR ELEVATION**

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

4 A3.0 **OVERALL - RIGHT SIDE ELEVATION**

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

DATE	MARK	REMARK

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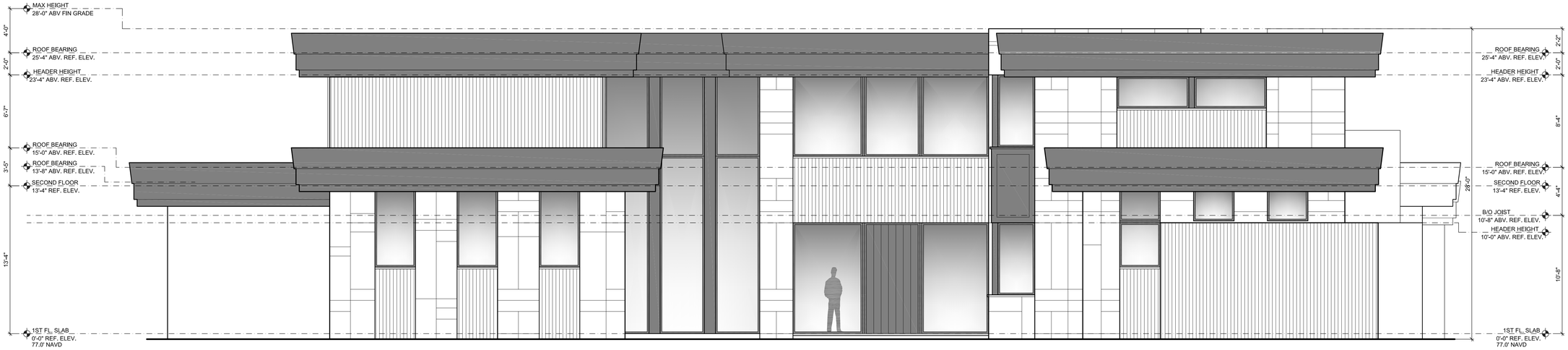

1 A3.0 **FRONT ELEVATION**

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3 A3.0 **REAR ELEVATION**

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

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2 A3.2 **PARTIAL LEFT ELEVATION**

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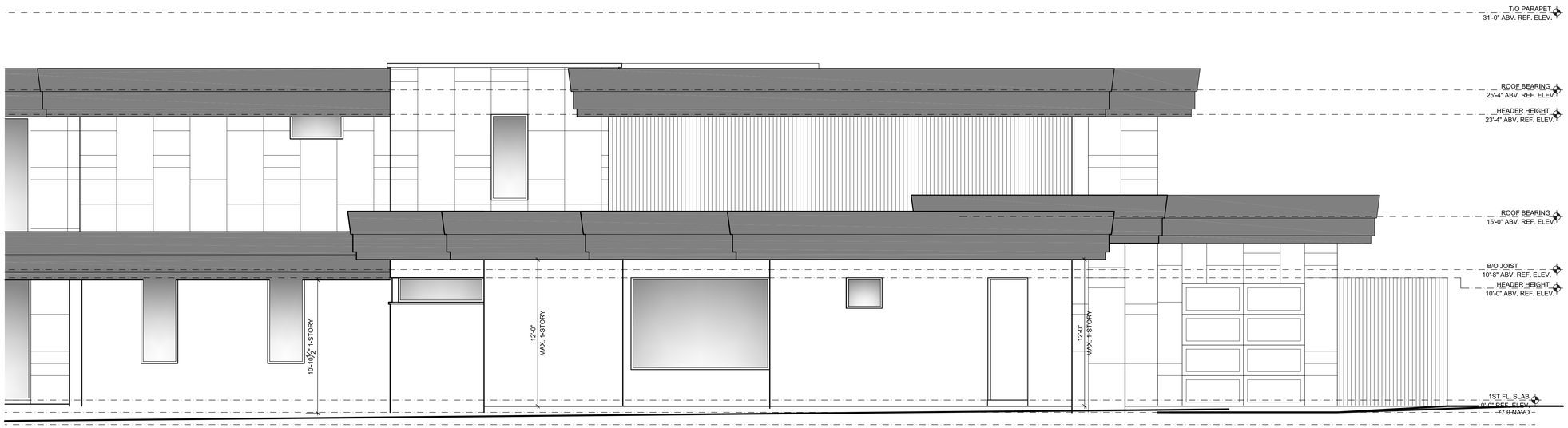

2 A3.2 **PARTIAL LEFT ELEVATION**

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

DATE	MARK	REMARK

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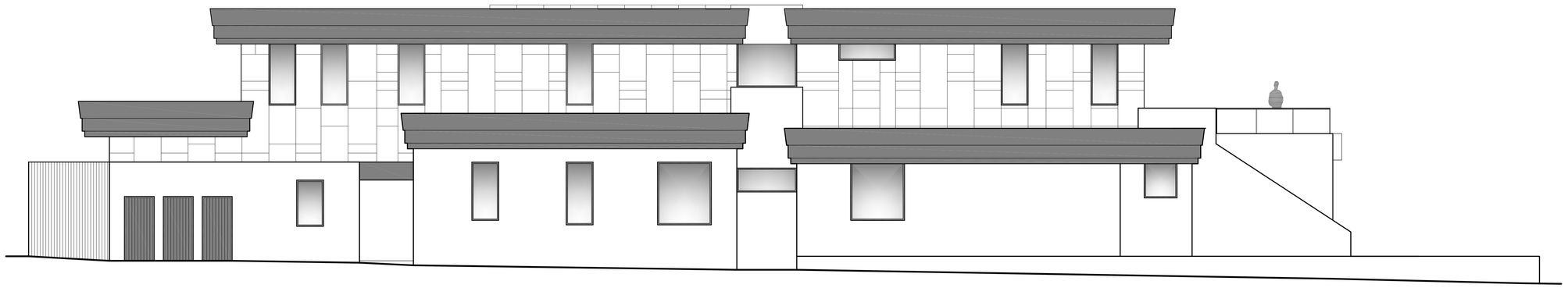
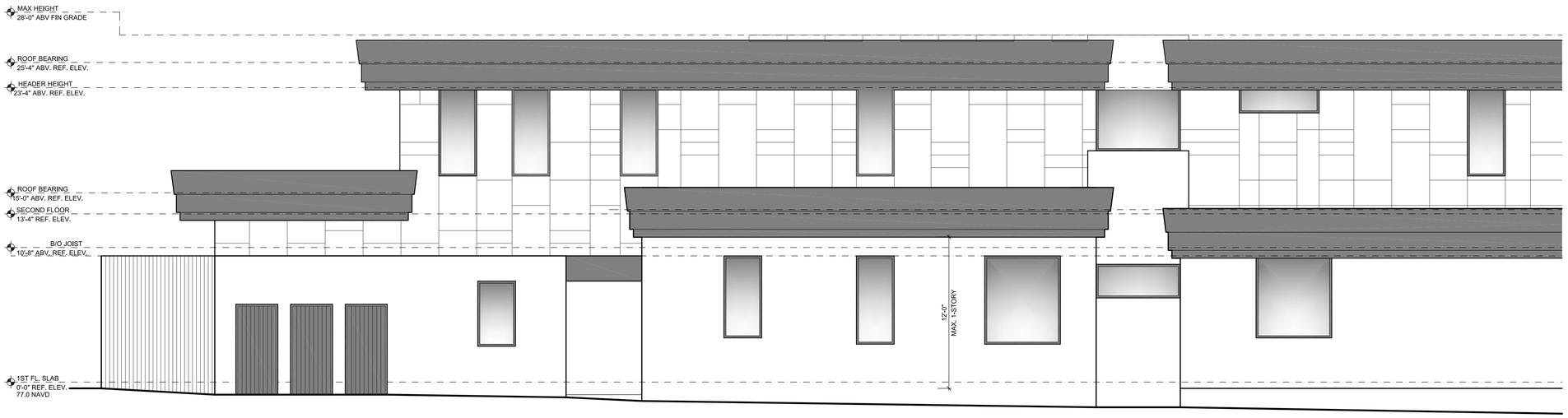
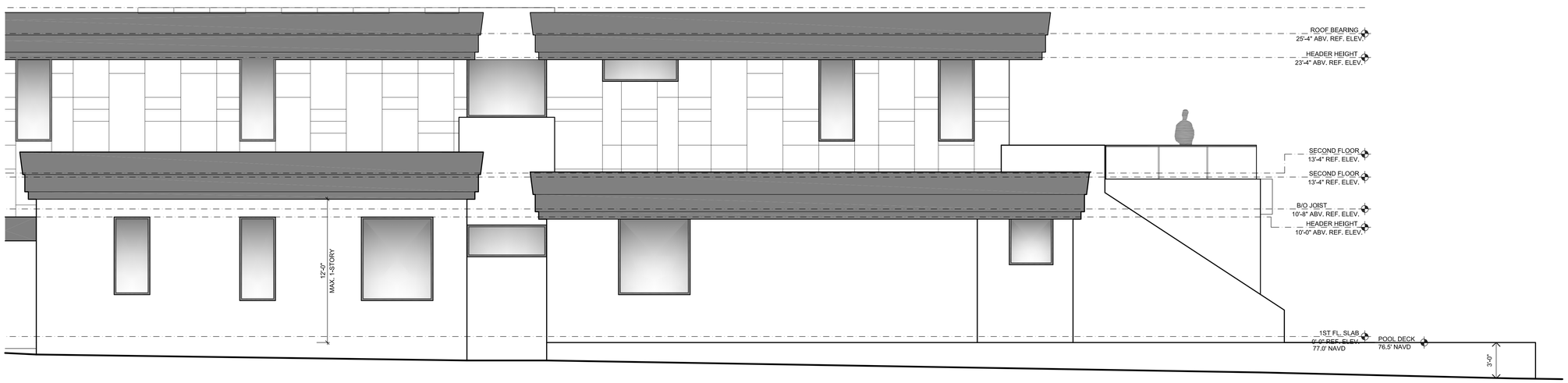




4 A3.3 **PARTIAL RIGHT ELEVATION**

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



4 A3.3 **PARTIAL RIGHT ELEVATION**

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

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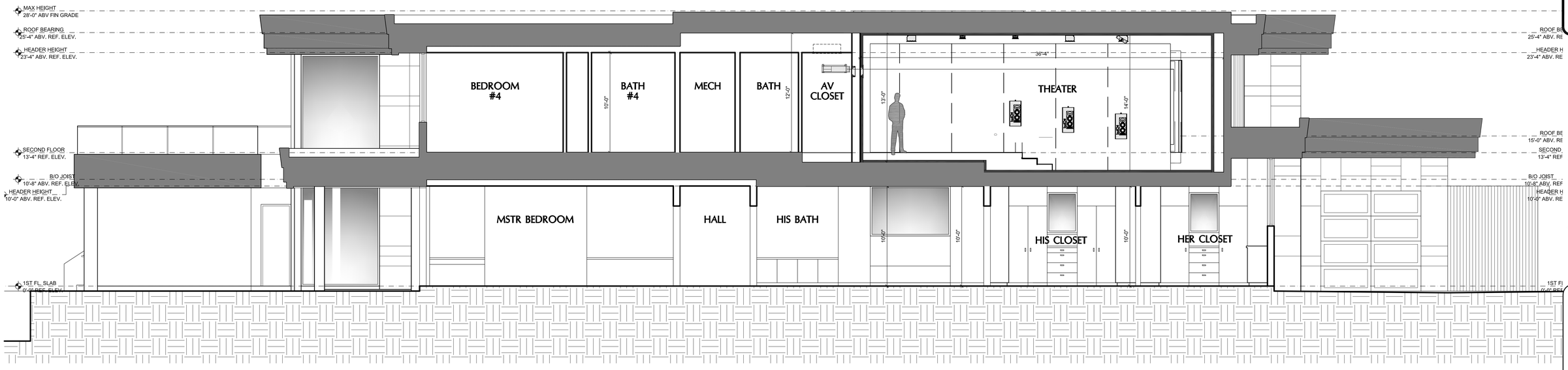
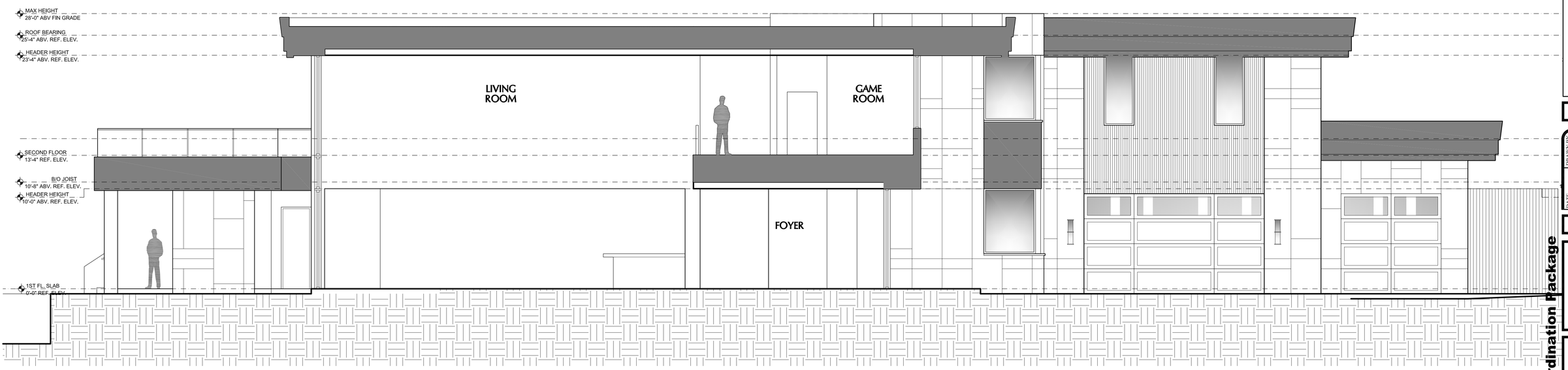


1 A3.1 **BUILDING SECTION A**

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



2 A3.1 **BUILDING SECTION B**

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

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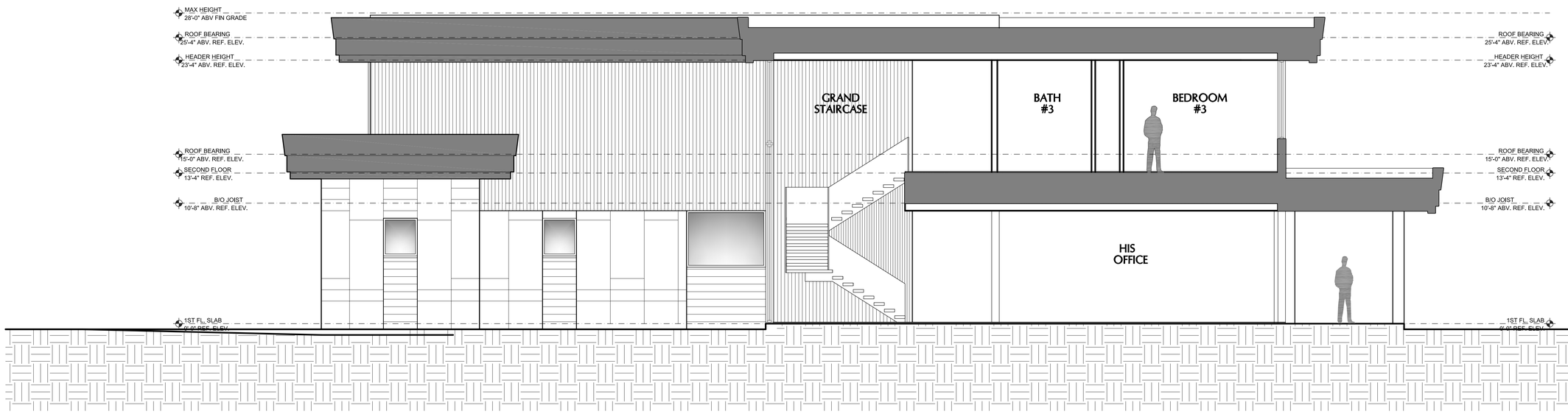

DATE	MARK	REMARK

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Winter Park, Florida
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Planning & Zoning Board

agenda item 4.c

item type
Public Hearings (Public participation and comment on these matters must be in person.)

meeting date
May 7, 2024

prepared by
Nicholas Lewis, Planner II

approved by
Allison McGillis, Director of Planning and Zoning

subject
SPR #24-06. Request of Richard Haines for approval to construct a 2,214 square-foot addition to the existing, single-family home located at 201 Genius Drive on Lake Mizell, zoned R-1AAA.

motion | recommendation
Staff recommendation is for approval.

background
The applicant, Richard Haines, on behalf of the homeowner, is requesting approval to construct a 2,214 square-foot addition as part of the overall renovations to the existing single-family home located at 201 Genius Drive. The property is zoned R-1AAA and the unsubmerged portion of the property is 28,246.8 square feet in size. The proposed impervious lot coverage of 11,520.5 square feet is 40.8%, which is under the maximum 50% as the code allows. The maximum Floor Area Ratio (FAR) for properties over 12,500 square feet in size is 35% of the lot area or 5,000 square feet, whichever is greater. The applicant is proposing a 9,135 square-foot home, which is under the 9,889 square feet allowable.

The side setbacks are not changing. The existing, detached two-story garage is currently attached to the principal structure via an open-air breezeway. The applicant is proposing to enclose the breezeway as part of this request. The result is that technically, although the structures are not changing, the front setback defaults to the setback of the garage. Otherwise, the rest of the additions take place in the rear of the structure.

Lakefront Review Criteria:

Tree Preservation

The purpose and intent of the lakefront lots section of the code states that existing trees shall be preserved to the degree reasonably possible. The applicant is removing only one camphor tree, which is not a protected tree species. All specimen trees on the lot are being preserved and therefore, the applicant meets this requirement.

Views from the Lake

The code direction is to minimize the height and extent of stem walls or retaining walls facing the lake. Generally, the policy does not permit walls/swimming pool decks facing the lake in excess of three feet in height. This plan complies with that provision as no such component is being proposed as part of this request. The lot has a moderate slope and no such components are being requested. All planter walls and the proposed pool and pool deck meet the three-foot height requirement. Additionally, the pool and pool deck area is being reworked from its existing conditions so it: (1) is slightly lower to meet wall elevation requirements, (2) is being relocated outside the 100-year floodplain, and (3) has a significantly greater setback from the ordinary high water line.

Views of the Neighbors

The code direction is to minimize the degradation of traditional views across properties by new houses, additions, second-story additions, etc., alongside property lines toward the lake that may block traditional views of the neighbors.

The existing structure has a lakefront setback of 119.4-feet, which is in front of the average lakefront setback of the neighbors (140.5-feet). The proposed additions slightly exacerbate this encroachment and the applicant is requesting a new lakefront setback of 103.8-feet. Based solely on these numbers, it would appear that the request would not meet the intent of this criteria.

However, the Board has the authority to grant lesser setbacks where circumstances and lot conditions are reasonable and in line with the direction of the code. Such conditions exist with this request. First, the lot lies in a unique position due to the curvature of the shore line. The neighboring home to the north lies roughly in line with the existing structure, although sitting significantly further back on its lot. This is due to the fact that the neighboring property lies at the point of the shoreline. The applicant's lot then cuts sharply from north to south. The result is that the lakefront average is skewed to a much deeper required setback than what would be reasonably achievable under the lot conditions. The addition along the north lot line is only six-feet further. Additionally, the neighbor to the south is situated on the southern portion of their property, creating a lakeview largely facing straight ahead and towards the south.

Stormwater Retention

The code requires the retention of stormwater. The amount of impervious surface on the lot determines the needed depth/size of the retention. In this case, the applicant is proposing multiple swale retention areas on the property to meet the required stormwater storage.

Summary

Overall, the plans meet the intent of the lakefront review criteria. The front and side setbacks are not changing, and the lakefront setback encroachment is reasonable considering the lot conditions and would not significantly impact the traditional views of the neighbors. Further,

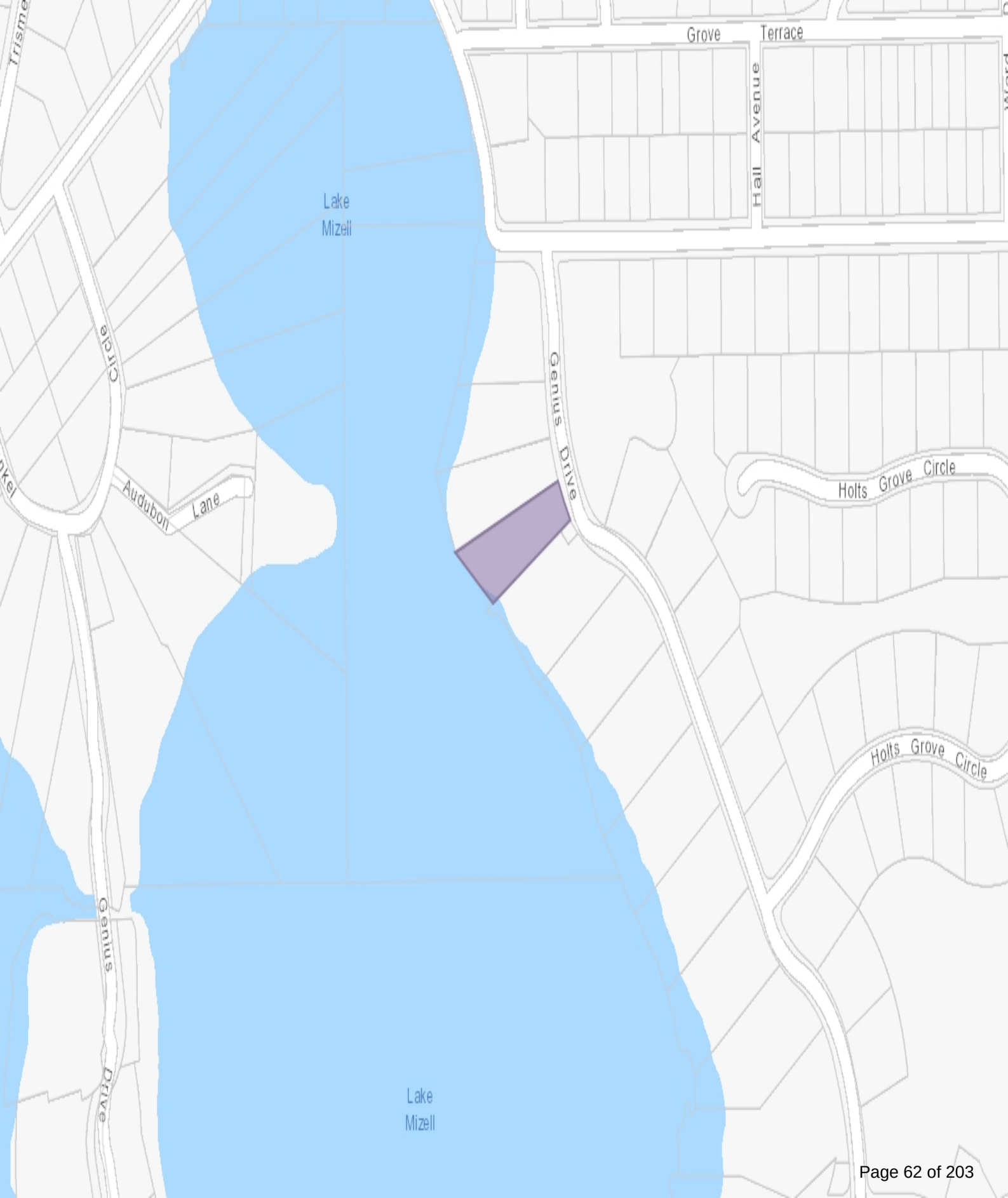
without demolishing the structure, the rear of the building is the most realistic option to add an addition of this size and scale to the building.

alternatives | other considerations

fiscal impact

attachments

1. 201 Genius Dr - Area Map
2. 201 Genius Dr - Aerial Map
3. 201 Genius Dr - Lakefront Table
4. 201 Genius Dr - Survey
5. 201 Genius Dr - Proposed Plan Set
6. 201 Genius Dr - Existing Plans - Condensed
7. 171 Genius Dr - Neighbor Letter
8. 203 Genius Dr- Neighbor Letter


Grove
Terrace
Hall Avenue
Lake
Mizell
Circle
Genius Drive
Audubon
Lane
Holts Grove Circle
Holts Grove Circle
Genius
Drive
Lake
Mizell

Lakefront Site Plan Review: 201 Genius Drive

	R-1AAA Requirements	Existing	Proposed
Zoning	N/A	R-1AAA	R-1AAA
Future Land Use	N/A	SFR	SFR
Lot Width	150 ft.	88 ft.	88 ft.
Lot Depth	N/A	276 ft. (avg.)	267 ft. (avg.)
Lot Area	25,000 sf	28,256.8 sf	28,246.8 sf
Floor Area Ratio	35% (9,889 sf)	24.4% (6,881 sf)	32.7% (9,231 sf)
Impervious Lot Coverage	50% (14,128 sf)	-	40.8% (11,520.5 sf)
Front Setback	55 ft.	70.9 ft.	**25.8 ft.**
Side Setbacks (1st floor/2nd floor)	13 ft./18 ft.	**10.6 ft.**/19 ft. (north) **10.6 ft.**/26 ft. (south)	**10.6 ft.**/19 ft. (north) **10.6 ft.**/26 ft. (south)
Lakefront Setbacks	140.5 ft. (avg.)	**119.4 ft.**	**103.8 ft.**

-Site Benchmark Information-

#1

Set Nail & Disk LB 7623 in Concrete Curb.
Elevation: 76.46'

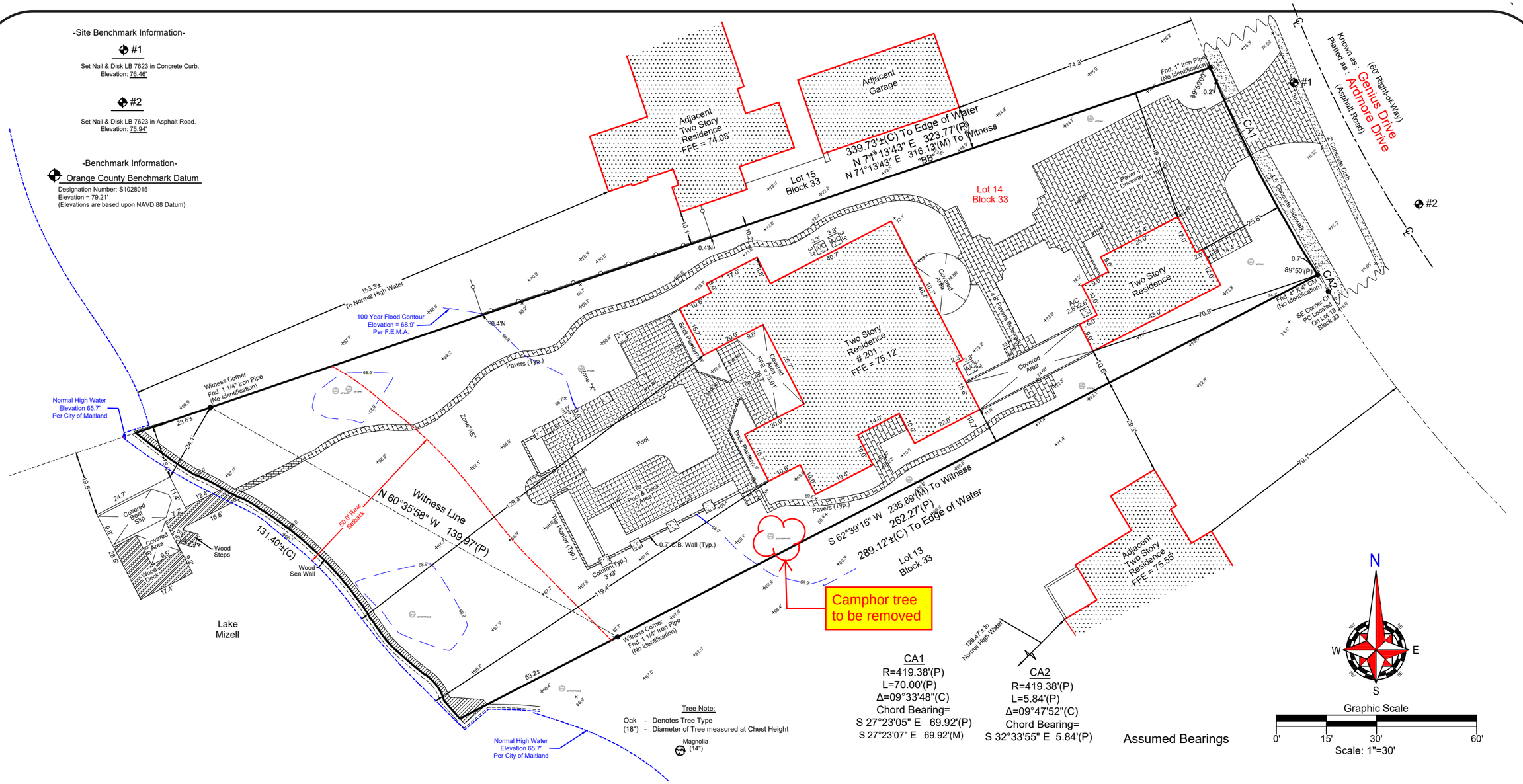
#2

Set Nail & Disk LB 7623 in Asphalt Road.
Elevation: 75.94'

-Benchmark Information-

Orange County Benchmark Datum

Designation Number: S1028015
Elevation = 79.21'
(Elevations are based upon NAVD 88 Datum)



CA1
R=419.38'(P)
L=70.00'(P)
Δ=09°33'48"(C)
Chord Bearing=
S 27°23'05" E 69.92'(P)
S 27°23'07" E 69.92'(M)

CA2
R=419.38'(P)
L=5.84'(P)
Δ=09°47'52"(C)
Chord Bearing=
S 32°33'55" E 5.84'(P)

Assumed Bearings

201 GENIUS DRIVE, WINTER PARK, FLORIDA 32789

BOUNDARY SURVEY

Legal Description:

LOT 14, BLOCK 33, ARDMORE MIZELL SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK P, PAGES 14 AND 15, 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, AE, X500. THIS PROPERTY WAS FOUND IN CITY OF WINTER PARK, COMMUNITY NUMBER 120188, DATED 30/07/2014.

CERTIFIED TO:

IMRAN MALIK AND SHARI NASIR MALIK; FRANK M EIDSON PA

Field Date: 4/18/2024 | Date Completed: 03/07/24
Drawn By: .P. | File Number: IS-59425 SETBACKS

-Legend-

C	- Calculated	PC	- Point of Curvature
℄	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set Rebar	- Set ½" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book	—O—	- Chain Link Fence
—□—	- Wood Fence		

-NOTES-

>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 Drainfield 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.

-POINTS OF INTEREST-

NONE VISIBLE

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 Standard 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.

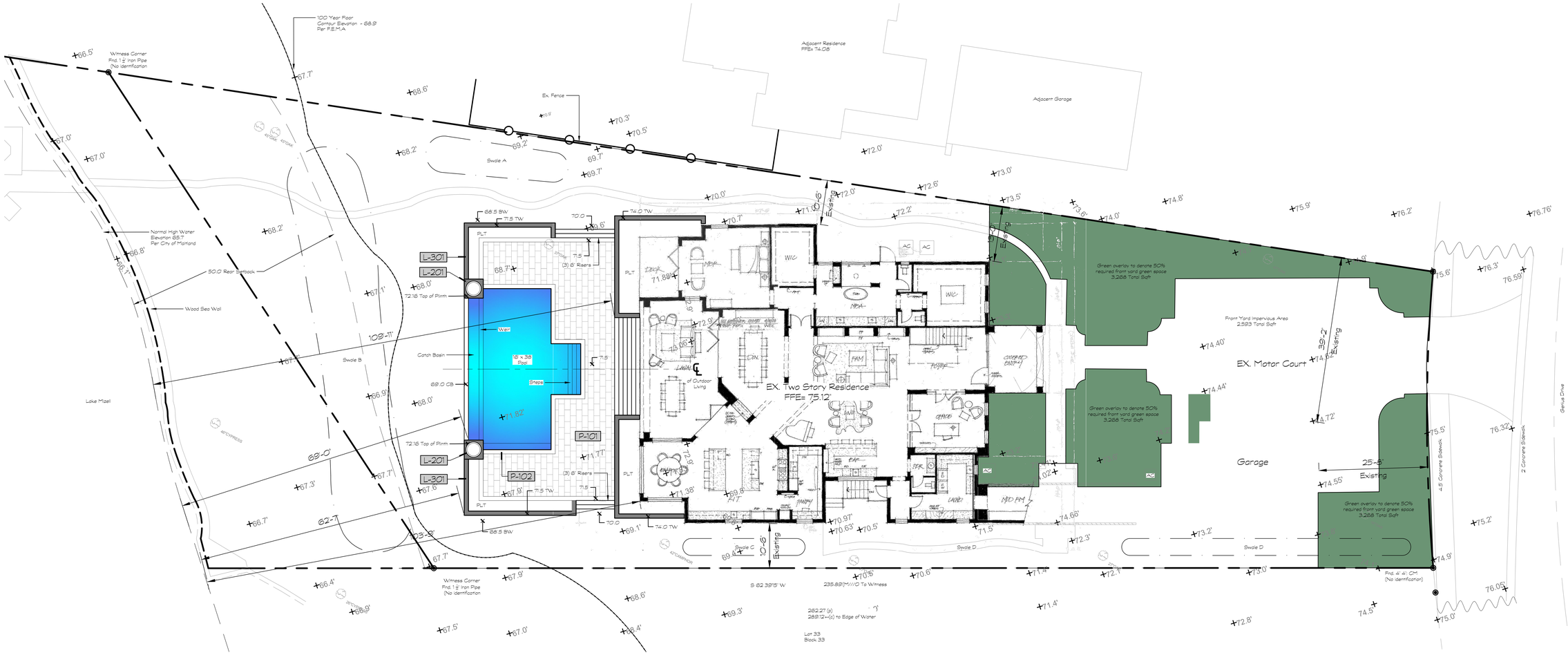
PATRICK IRELAND CERTIFICATE NO. 6637 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR & MAPPER

Patrick K. Ireland

PATRICK IRELAND 6637 LB: 7623

This survey is intended ONLY for the use of said certified parties. This survey is NOT valid without signature and embossed with Surveyors Seal.

Ireland & Associates Surveying, Inc.
800 Currency Circle | Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165



GENERAL NOTES SCHEDULE

SYMBOL	DESCRIPTION
G-01	CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO INITIATING CONSTRUCTION. ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
G-02	CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES. IRRIGATION AND OTHER ELEMENTS AND COORDINATE WITH THE OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
G-03	REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY. FOLLOW THE OWNER'S REPRESENTATIVE'S INSTRUCTIONS ON RESOLVING ANY DISCREPANCIES.
G-04	CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
G-05	CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
G-06	CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNER'S REPRESENTATIVE.
G-07	CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL/PROTECTION BY LOCALLY APPROVED MEANS AND MAINTAINING EROSION CONTROLS ALREADY IN PLACE. CONTRACTOR SHALL ADHERE TO ALL GOVERNING CODES AND REQUIREMENTS.
G-08	CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND LEGALLY DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY OWNER'S REPRESENTATIVE.
G-09	CONTRACTOR TO COORDINATE HIS WORK WITH THE WORK OF THE OTHER CONTRACTORS WORKING ON THIS PROJECT. THE CONTRACTOR SHALL VERIFY THE CONDITION AND COMPLETENESS OF ALL WORK PERFORMED BY OTHERS IN RELATION TO HIS/HER PROJECT WORK RESPONSIBILITIES INCLUDING THE CHECKING OF EXISTING ELEVATIONS OR STRUCTURES PRIOR TO INITIATING CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE IF ANY OF THESE SITE CONDITIONS ARE INCOMPLETE, MISSING OR DAMAGED. ANY ADJUSTMENTS REQUIRED TO THE CONDITION, COMPLETENESS AND /OR ELEVATION OF THIS WORK SHALL BE PERFORMED BY OTHERS.

HARDSCAPE NOTES SCHEDULE

SYMBOL	DESCRIPTION
H-01	CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO INITIATING CONSTRUCTION. ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
H-02	ALL PAVEMENT SHALL BE STAKED IN THE FIELD USING LAYOUT GEOMETRY INDICATED ON THE SITE LAYOUT PLANS OR AS INSTRUCTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ALIGNMENT MAY BE ADJUSTED TO ACCOMMODATE EXISTING DRAIN INLETS, MANHOLES, OR OTHER SITE ELEMENTS.
H-03	SEE SITE GRADING PLANS FOR PAVEMENT ELEVATIONS. MATCH GRADES WITH EXISTING CONDITIONS.
H-04	GENERAL LIMITS OF CONSTRUCTION ARE NOTED ON THE DRAWINGS UNLESS OTHERWISE NOTED, UNLESS OTHERWISE NOTED, THE LIMIT OF WORK SHALL END AT THE FACE OF EACH BUILDING &/OR PROPERTY LINE.
H-05	CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND OTHER ELEMENTS AND COORDINATE WITH THE OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
H-06	ALL PROVIDED QUANTITIES ARE FOR ESTIMATION PURPOSES ONLY. THE CONTRACTOR &/OR SUPPLIER IS RESPONSIBLE FOR FIELD VERIFYING ALL QUANTITIES PRIOR TO INSTALLATION.

GRADING NOTES SCHEDULE

SYMBOL	DESCRIPTION
G-01	THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PROJECT PRIOR TO BIDDING THE WORK.
G-02	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EARTHWORK AND SITE GRADING NECESSARY TO ACHIEVE THE FINISHED GRADES NOTED ON THE GRADING PLANS ACCORDING TO THE SPECIFICATIONS.
G-03	CONTRACTOR SHALL INSTALL ALL DRAINAGE STRUCTURES SHOWN ON PLANS AND BRING ANY DISCREPANCIES IN GRADES AND LOCATIONS TO THE IMMEDIATE ATTENTION OF THE OWNER'S REPRESENTATIVE.
G-04	SOME UNDERGROUND UTILITIES, CONDUIT, SLEEVES, DRAINAGE PIPES, ETC., HAVE BEEN PREVIOUSLY INSTALLED OR ARE SCHEDULED FOR FUTURE INSTALLATION BY OTHERS. CONTRACTOR SHALL COORDINATE AND WORK CLOSELY WITH OTHER CONTRACTORS, TRADES, AND THE OWNER'S REPRESENTATIVE TO AVOID DAMAGE TO THESE UNDERGROUND UTILITIES AND AT GRADE ELEMENTS. ANY DAMAGES SHALL BE REPORTED IMMEDIATELY TO OWNER'S REPRESENTATIVE. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPLACED AT NO COST TO THE OWNER.
G-05	FINISHED GRADE IN LANDSCAPE PLANTING AREAS SHALL BE 3" BELOW THE FINISHED ELEVATIONS SHOWN FOR ALL HARDSCAPE AREA.
G-06	ALL UTILITIES, SLEEVES, MANHOLES, OUTFALL STRUCTURES, SWALES, AND OTHER STRUCTURES OR TOPOGRAPHICAL FEATURES SHALL BE FIELD STAKED AND VERIFIED PRIOR TO CONSTRUCTION. NOTIFY OWNER'S REPRESENTATIVE OF ANY EXISTING UTILITY WHICH APPEARS TO NEED TO BE RAISED TO MATCH FINISHED GRADES SHOWN IN THE DRAWINGS, PRIOR TO PERFORMING ANY WORK IN THE AREA.
G-07	ALL FILL REQUIRED SHALL BE CLEAN, WELL DRAINING SOIL. FILL SHALL BE CLEAN AND FREE OF ALL DELETERIOUS MATERIAL AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH SUCH AS ROCKS (LARGER THAN 2' DIA.), COMPACTED CLAY, ROADBED OR SURFACING MATERIAL, MUCK, ROOTS, BRANCHES, ETC.
G-08	CONTOURS FOR EARTH MOUNDS SHALL BE SMOOTH, CONTINUOUS ARCS. SIDE SLOPES SHALL BE SMOOTH AND EVEN IN TRANSITION AND VOID OF DEPRESSIONS AND SURFACE IRREGULARITIES.
G-09	REFER TO PROJECT CIVIL ENGINEER/STRUCTURAL ENGINEER FOR SPECIFICATION ON EARTHWORK EXCAVATION AND FILL AND COMPACTION REQUIREMENTS IN STRUCTURAL AND NON-STRUCTURAL AREAS.

Overall Site Calculations

Impervious Calculations	SQFT	%
Overall Lot Area	28,246.8	
Area 1st Floor	5,394.0	
Driveway & Motor Court	2,168.9	
Walkways	1,010.6	
Pool & Pool Deck	2468	
Total Impervious	11,041.5	39.1 %
Total Pervious	17,205.3	60.9 %

Swale Calculations

	Area	Cu. Ft.
Total Impervious	11,041.5	
(Impervious sq. ft. x 0.083 (1st 1" of Impervious Area) = Required Cu. Ft.	0.0830	
Required Swale Volumne		916.4
Swale A @ 6' Deep	251	125.5
Swale B @ 8' Deep	1558	1,038.3
Swale C @ 6' Deep	131	65.5
Swale D @ 6' Deep	270	135.0
Total Swale Volumne		1,354.3

Front Yard Landscape Coverage

Areas	SQ. F.T.	%
Total Front Yard Area	5,860.0	100.0%
Landscape (Pervious)	3268	55.8%
Front Yard Impervious (50% Max = 4280)	2,593.0	44.2%

Symbols Legend

Symbols

- 82 — Proposed Contour
- (87) — Existing Contour
- Normal High Water Line
- W — W — Edge of Water
- WL — WL — Wetland
- Flood Line
- Bulding Set Back(s)
- Utility Easements
- Property Line
- Sleeve / Chase
- 63.00 FG — Proposed Spot Elevation
- x 78.2 — Existing Spot Elevation
- Direction of Slope

Abbreviations

BOB	Bottom of Bank
BS	Bottom of Stairs
BW	Bottom of Wall
CB	Catch Basin
℄	Center Line
DI	Drain Inlet
FFE	Finish Floor Elevation
FG	Finish Grade
E	Existing
HP	High Point
NHWL	Normal High Water Line
PC	Pool Coping
PLT	Planting
SC	Spa Coping
TC	Top of Column
TBR	To Be Removed
TOB	Top of Bank
TS	Top of Stairs
TW	Top of Wall

FAR Calculations

Building Area	SQ. F.T.
First Floor Existing	3,538.0
Second Floor Existing	1901
First Floor Proposed	976.0
First Floor BrzWy Enclosure (new Mud Room)	279.0
Second Floor Proposed	959.0
TOTAL LIVING AREA	7,653.0
Garage	829.0
Garage Attic Existing	613.0
TOTAL FAR	9,095.0
Front Covered Porch	208.0
Rear Covered Porch	540.0
Rear Open Deck	141.0
Exterior Rear Stair	225.0
TOTAL BUILDING	10,208.0

SITE AMENITIES SCHEDULE

COLUMNS

SYMBOL	DESCRIPTION
L-201	RAISED PLINTH-8" ABOVE POOL DECK

WALLS

SYMBOL	DESCRIPTION
L-301	12" CMU PLANTER/RETAINING WALLS

PAVING SCHEDULE

POOL AREA

SYMBOL	DESCRIPTION
P-101	POOL DECK, MATERIAL TBD
P-102	12" POOL COPING

NORTH

0 10 20 30 40 feet

1" = 10'

MILLS DESIGN GROUP
407.359.3425 // MillsDG.com

Consultants:

REV.DATE: DESCRIPTION: BY:
2024-11-12 Added Swale Added CS
2024-11-14 FAR Data PE
2024-12-20 Added Solar Pv and FAR Calcs PE

Seal:

CASEY J. MILLS FL# 66666631 Done

Project Name: Malik-Nasir Residence
201 Genius Dr
Winter Park, FL 32789

2024-08 Project #

Sheet Title: Overall Site Plan

DRAWN BY: JJC
Scale: 1" = 10'-0"
DESIGNER: CM
DATE: 2024-04-30

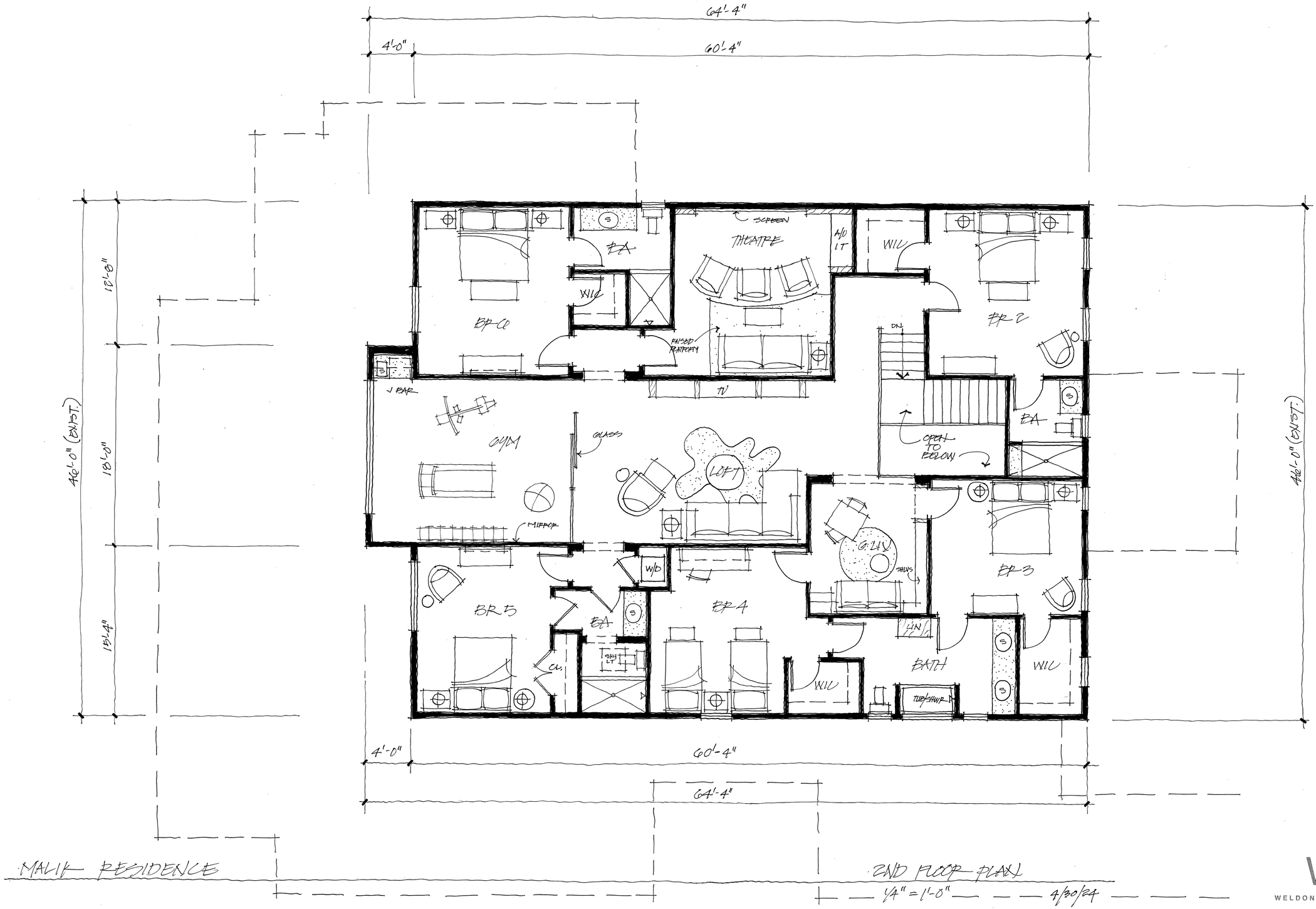
Sheet No: L1.10

A:\Project Files\MALIK-NASIR-WP-R\Drawings\L1.11 Overall Site Plan.dwg,2024-04-30, ----

MAUK RESIDENCE
201 GENIUS DR., WINT. PK., FL. 32789

1ST FLOOR PLAN
1/4" = 1'-0" 4/30/24

WELDON DESIGN INC
WINTER PARK, FL
407-619-3134



MALIK RESIDENCE

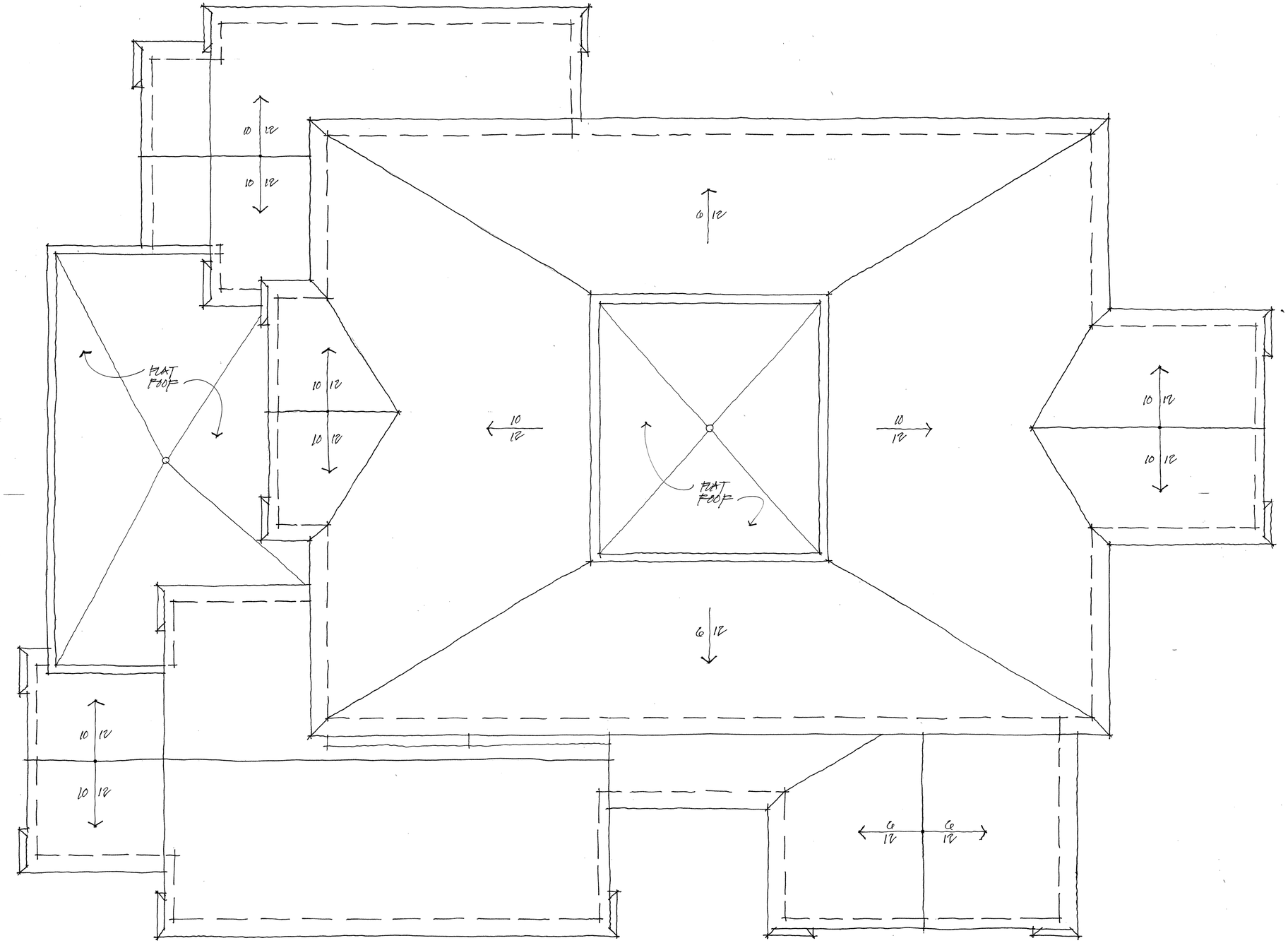
2ND FLOOR PLAN

1/4" = 1'-0"

4/30/24

WELDON DESIGN INC

WINTER PARK, FL
407-619-3134



MALIK RESIDENCE

NEW ROOF PLAN
1/4" = 1'-0" 4/30/24

W
WELDON DESIGN INC
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407-619-3134

MALIK RESIDENCE

NEW FRONT ELEVATION
4/15/24

W
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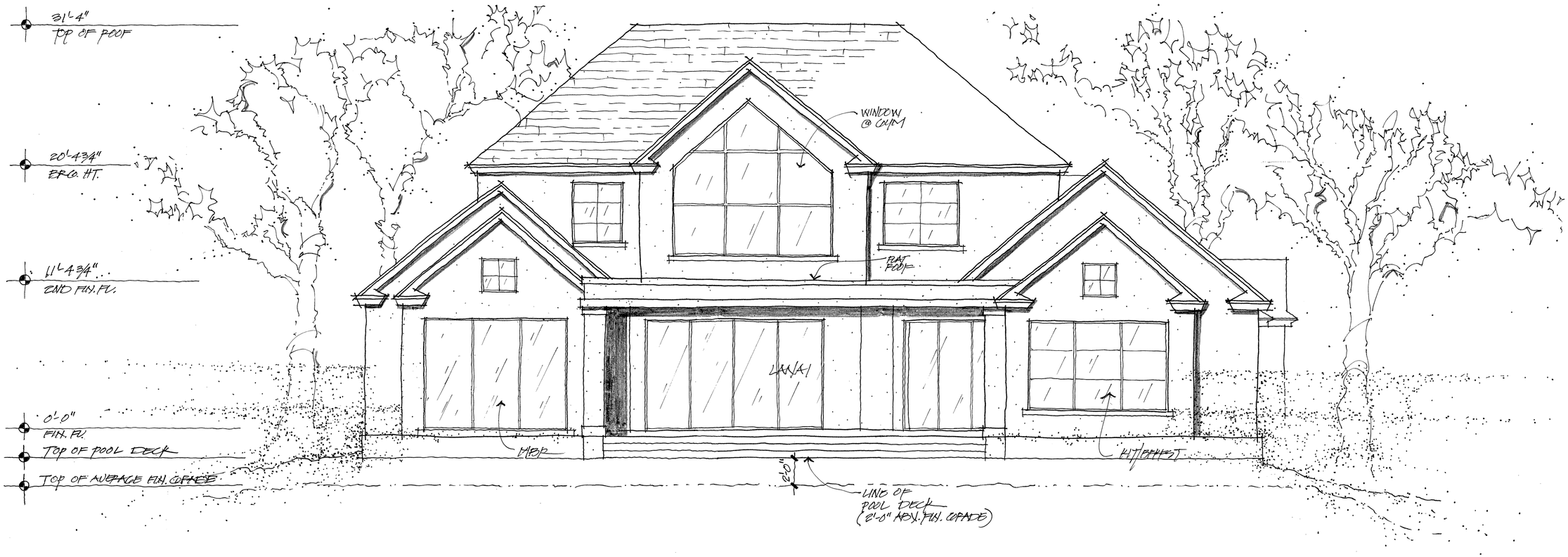
WINTER PARK FL
407-619-3134



MALIK RESIDENCE

NEW LAKESIDE ELEVATION (REAR)

1/4" = 1'-0" 4/30/24

WELDON DESIGN INC
WINTER PARK, FL
407- 619-3134

POOL DECK

NEW LEFT ELEVATION

1/4" = 1'-0"

ROOF & WALL BEYOND

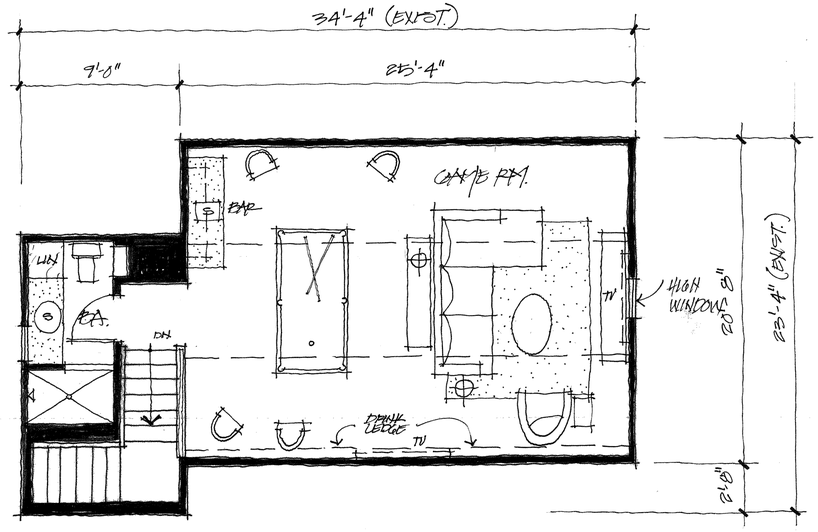
MALIK RESIDENCE

NEW RIGHT ELEVATION

1/4" = 1'-0"

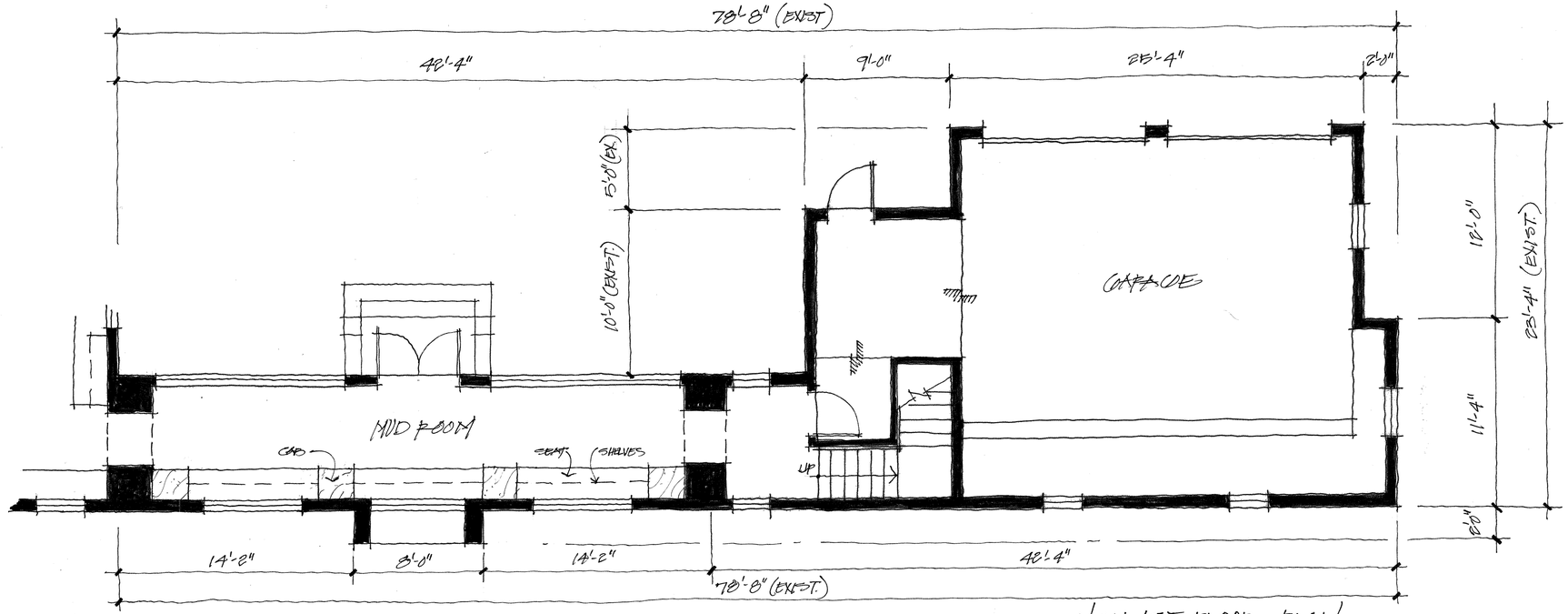
4/30/24

W
WELDON DESIGN INC
WINTER PARK, FL
407-619-3134



NEW 2ND FLOOR PLAN

1/4" = 1'-0"



MAUK RESIDENCE

NEW 1ST FLOOR PLAN

1/4" = 1'-0"

4/15/24

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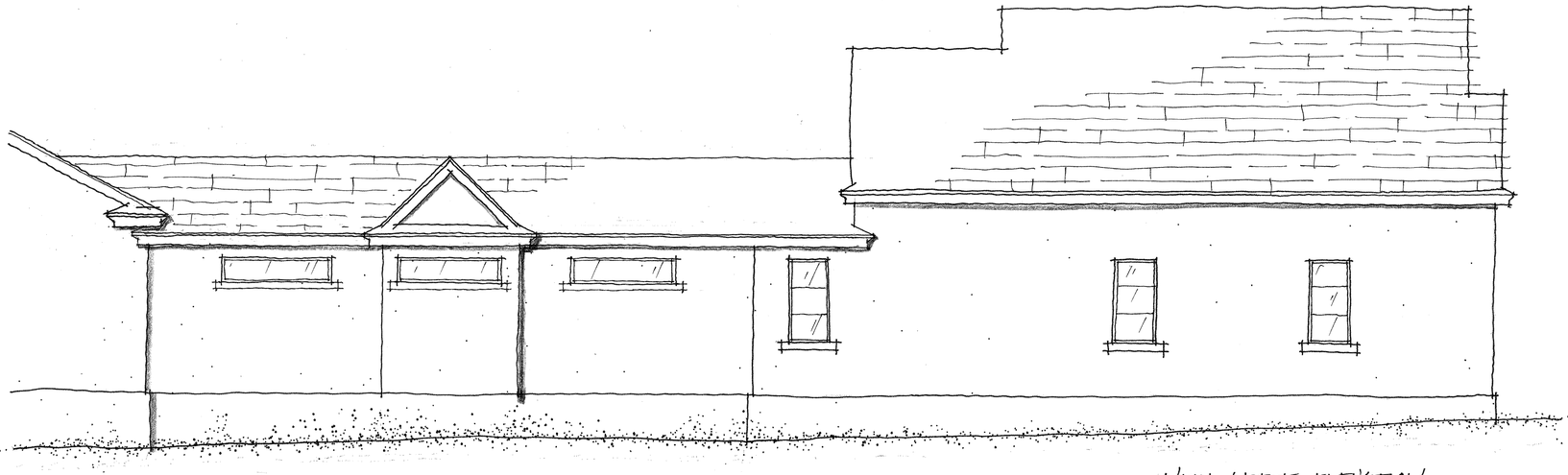
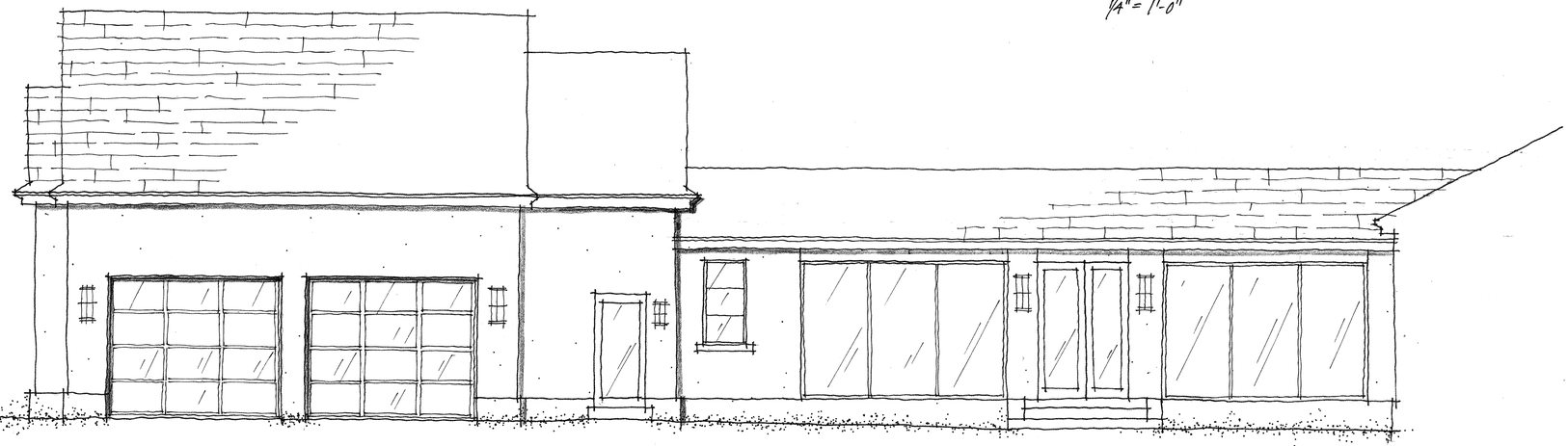
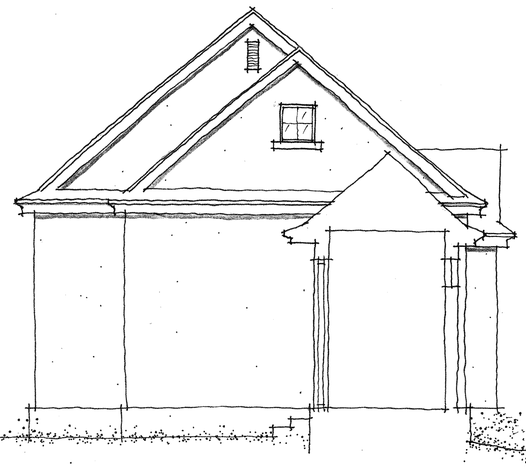
WINTER PARK FL
407-619-3134



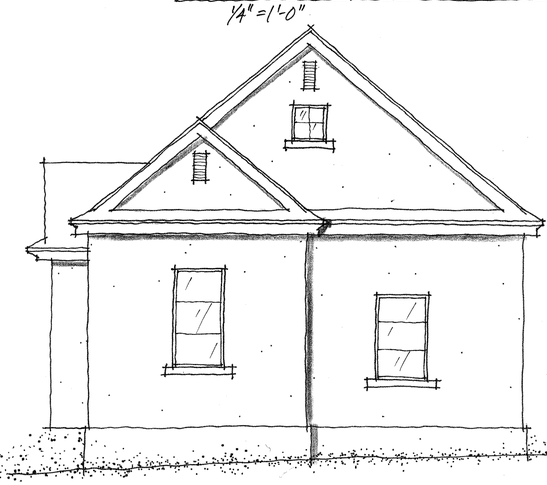
NEW LEFT ELEVATION
1/4" = 1'-0"



NEW RIGHT ELEVATION
1/4" = 1'-0"



NEW REAR ELEVATION
1/4" = 1'-0"

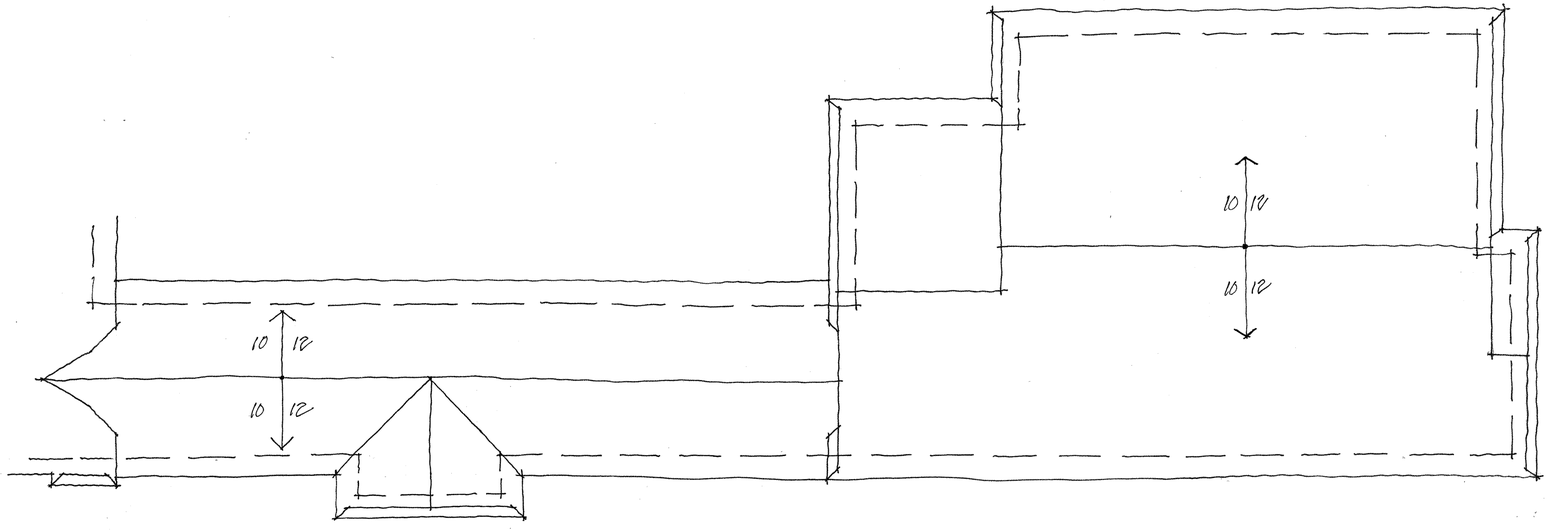


NEW FRONT ELEVATION
1/4" = 1'-0"

MALIK RESIDENCE

4/15/24

WELDON DESIGN INC
WINTER PARK FL
407-619-3134



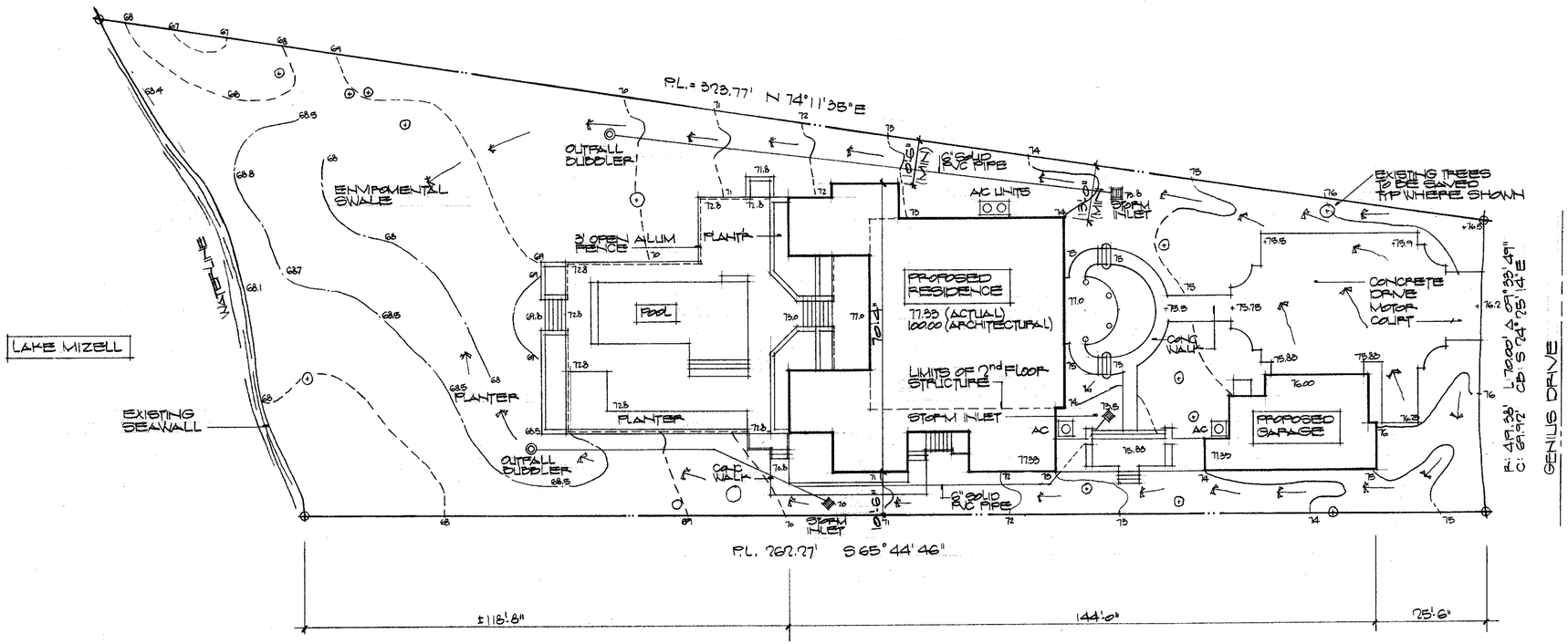
MALIK RESIDENCE

ROOF PLAN

1/4" = 1'-0" 4/15/24

WELDON DESIGN INC
WINTER PARK FL
407-619-3134

THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEEED THE 100 MPH WIND LOAD REQUIREMENTS OF SEC 1205 OF THE STANDARD BUILDING CODE 1991 ED. W/'92 REV.



SITE PLAN

NORTH
1/16"=1'-0"

LEGAL DESCRIPTION

LOT 14, BLOCK 33
ARDMORE MIZELL SECTION
PLAT BOOK P, PAGES 14 & 15
ORANGE COUNTY, FLORIDA

TOP OF AVERAGE GRADE
EL + 74.00' (ACTUAL)
EL + 96'-8" (ARCHITECTURAL)

TOP OF ROOF RIDGE
EL + 109.00' (ACTUAL)
EL + 131'-8" (ARCHITECTURAL)

COVERAGE CALCULATIONS

LOT AREA	:	28,280 SF (.65 ACRE)
IMPERVIOUS LOT COVERAGE		
ALLOWED	:	12,726 (45%)
PROPOSED	:	10,094 (35.7%)
FLOOR AREA RATIO		
ALLOWED	:	8,484 (30%)
PROPOSED	:	7,314 (25.8%)

DESIGN LOAD CRITERIA

Structural system design is based on the following criteria in accordance with and meeting the requirements of Section 1205 of the Standard Building Code:

Roof dead load	15 psf
Roof live load	20 psf
Roof bottom chord without storage	10 psf
Roof bottom chord with storage	30 psf
Second floor dead load	15 psf
Second floor partition load	5 psf
Second floor live load (residential)	40 psf
Stairs	100 psf ll + 10# D.L.
Slab on Grade	100 psf
Timber frame wall loads	27 psf
Wind loads per S.B.C.	100 mph region
Wind load use factor	1.33
BALCONY / DECKS	60 PSF L.L. + 10# D.L.

SHEET INDEX

1. SITE PLAN

RESIDENCE:
2. FOUNDATION PLAN
3. FIRST FLOOR PLAN
4. SECOND FLOOR PLAN, DOOR AND WINDOW SCHEDULE
5. INTERIOR ELEVATIONS, STAIR SECTION, DETAILS AND PARTS, INTERIOR TRIM DETAILS
6. ROOF PLAN, CONCRETE, MASONRY, FRAMING AND TRUSS NOTES
7. FRONT AND REAR ELEVATIONS, PLANTER SECTION
8. RIGHT AND LEFT SIDE ELEVATIONS
9. SECOND FLOOR FRAMING PLAN, FOOTING, MASONRY, LINTEL BEAM DETAIL
10. ROOF TRUSS FRAMING PLAN, TRUSS TYPES
11. WALL SECTIONS
12. FIRST FLOOR ELECTRICAL PLAN
13. SECOND FLOOR ELECTRICAL PLAN

GARAGE/BREEZEWAY:
14. FOUNDATION PLAN, ROOF PLAN
15. FIRST AND SECOND FLOOR PLANS
16. EXTERIOR ELEVATION
17. ROOF TRUSS FRAMING PLAN, WALL SECTION
18. FIRST AND SECOND FLOOR ELECTRICAL PLAN

GENERAL NOTES:

1. It is the intent of the Architect that this work be in conformance with all requirements of the building authorities having jurisdiction over this type of construction and occupancy. All Contractors shall do their work in conformance with all applicable codes and regulations.
2. The Contractor shall verify all conditions and dimensions at the jobsite prior to commencing work. Contractor shall report all discrepancies in the drawings and existing conditions to the Architect prior to commencing work.
3. Contractor shall supply, locate and build in the work all inserts, anchors, angles, plates, openings, sleeves hangers, slab depressions, and pitches as my be required to attach and accommodate other work.
4. These documents, as instruments of service, are the property of the Architect and may not be used or reproduced without expressed written consent of the Architect.
5. All details and sections shown on the drawings are intended to be typical and shall be construed to apply to any similar situation elsewhere in the work except where a different detail is shown.
6. Subsurface soil condition information is not available. Foundations are designed for a 2500 PSF soil bearing capacity. Contractor shall report any differing conditions to the Architect prior to commencing work.
7. Contractor will incorporate all necessary local/state/federal building, fire and handicap codes into the design and base proposal for a complete turn-key project.
8. Project shall be turned over to tenant in clean condition with all trash and debris removed from site, all windows and glass clean, all floors clean, all horizontal surfaces dusted and cleaned, and all toilet and plumbing fixtures clean and in good working order.
9. Contractor shall haul all rubbish from site on a regular basis. Do not allow to accumulate.
10. Contractor to obtain all permits, pay all fees and taxes.
11. Dimensions indicated on the drawings in reference to existing conditions are the best available date obtainable, but are not guaranteed. Before proceeding with any work dependent upon the data involved, the Contractor shall field check and verify all dimensions, grades, lines, levels, or other conditions of limitations at the site to avoid construction errors. If any work is performed by the Contractor or any of his subcontractors prior to adequate verification of applicable data, any resultant extra cost for adjustment of work as required to conform to existing limitations, shall be assumed by the Contractor without reimbursement or compensation by the Owner.
12. A designated location for storage of construction material and equipment shall be determined by Owner and identified at the preconstruction meeting.
13. Contractor personnel are confined to areas of building necessary for completing the work. Free access to all parts of the building is not allowed. All Contractor tool boxes, container, etc., are subject to Owner's inspection.
14. Contractor is responsible for scheduling delivery, receiving, unloading, uncrating, storing, setting in place, and protecting from damage all new equipment furnished by the Contractor. This shall also apply to items furnished by the Owner to the Contractor.

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THE O'NEILL RESIDENCE
ON LAKE MIZELL
IN WINTER PARK, FLORIDA

DRAWN RSH
CHECKED ESO
JOB NO. 9094
DATE NOV 15 1994
REVISIONS

SHEET 1 OF

#79356

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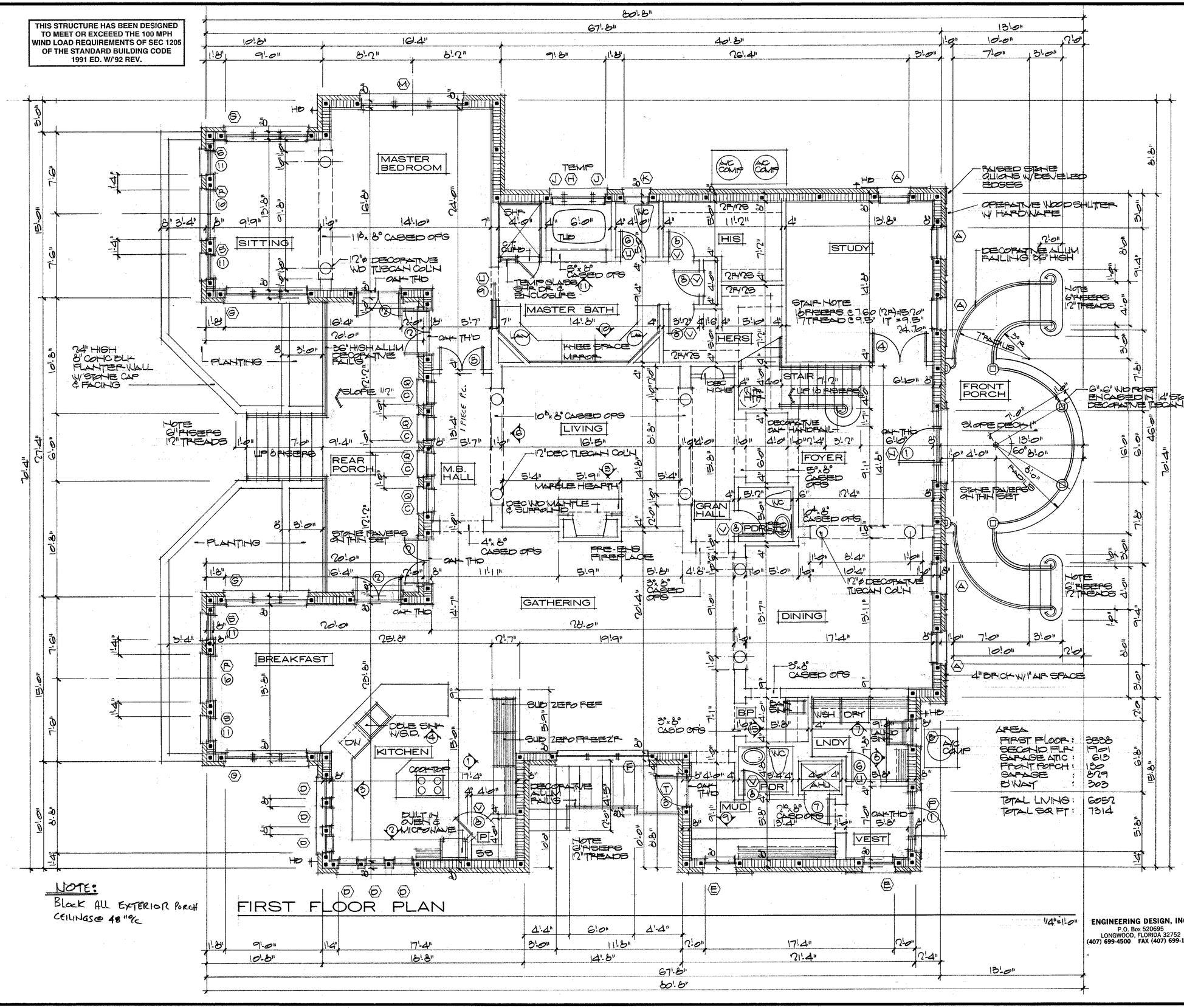

NOTE:
Block ALL EXTERIOR Porch CEILINGS @ 48"o/c

FIRST FLOOR PLAN

1/4"=1'-0"

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JOB NO. 5094

DATE NOV 15 1994

REVISIONS

SHEET 3.a

OF

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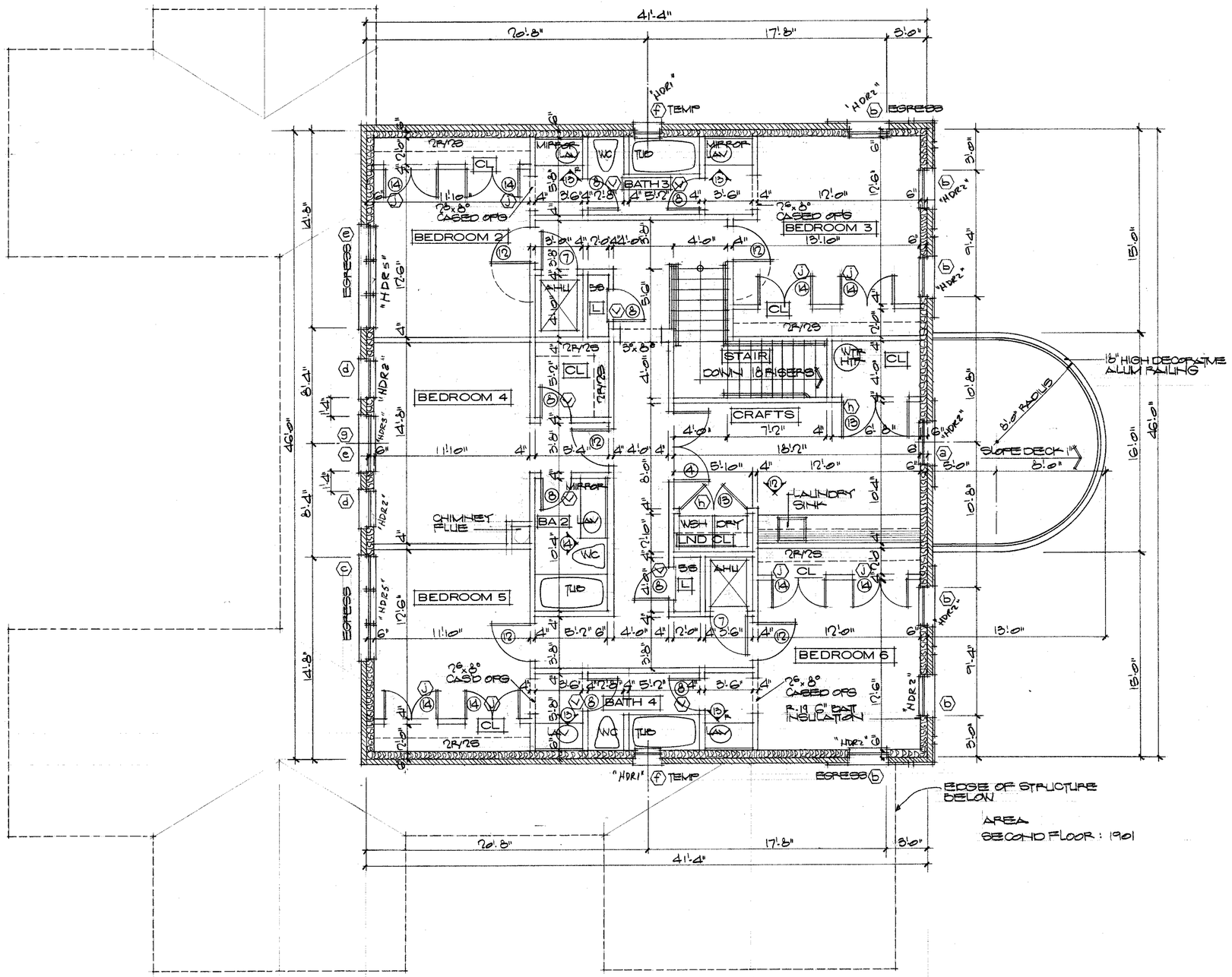
WINDOW SCHEDULE					
LETTER	SIZE	TYPE	MATERIAL	HEAD HEIGHT	REMARKS
A	11-28x36	DOUBLE-HUNG	WOOD CLAD	108'-8"	
B	11-24x22	DOUBLE-HUNG	WOOD CLAD	108'-0"	
C	11-20x28	DOUBLE-HUNG	WOOD CLAD	106'-8"	
D	11-1650	CASMENT	WOOD CLAD	108'-8"	ARCH-TOP TRANSOM
E	11-28x22	DOUBLE-HUNG	WOOD CLAD	108'-0"	
F	31-28x28	DOUBLE-HUNG	WOOD CLAD	108'-0"	
G	31-24x36	DOUBLE-HUNG	WOOD CLAD	108'-0"	
H	11-20x22	DOUBLE-HUNG	WOOD CLAD	108'-0"	ARCH-TOP TRANSOM
J	14"x53-5/8"	FIXED	WOOD CLAD	108'-0"	
K	11-20x22	DOUBLE-HUNG	WOOD CLAD	108'-0"	
M	112-15/16"x24"	FIXED	WOOD CLAD	108'-0"	
N	72"x20"	FIXED	WOOD	108'-8"	ARCH SEGMENTED TRANSOM
P	68"x20"	FIXED	WOOD	108'-8"	ARCH SEGMENTED TRANSOM
Q	28-5/16"	FIXED	WOOD CLAD	108'-0"	ARCHED TRANSOM
R	48"	FIXED	WOOD CLAD	110'-6"	ARCHED TRANSOM
S	24"	FIXED	WOOD CLAD	109'-6"	ARCHED TRANSOM
T	36"x20"	FIXED	WOOD CLAD	108'-8"	TRANSOM
U	32"x16"	FIXED	WOOD	108'-0"	TRANSOM
V	28"x16"	FIXED	WOOD	108'-0"	TRANSOM
W	11-28x22	DOUBLE-HUNG	WOOD CLAD	107'-4"	
X	11-28x20	DOUBLE-HUNG	WOOD CLAD	108'-8"	ARCH-TOP TRANSOM
SECOND FLOOR					
a	36"x54"	CASEMENT	WOOD CLAD	118'-1"	ARCH-TOP TRANSOM
b	11-28x24	DOUBLE-HUNG	WOOD CLAD	118'-1"	
c	31-24x22	DOUBLE-HUNG	WOOD CLAD	118'-9"	
d	11-28x22	DOUBLE-HUNG	WOOD CLAD	118'-9"	
e	11-40x22	DOUBLE-HUNG	WOOD CLAD	118'-9"	
f	11-16x12	DOUBLE-HUNG	WOOD CLAD	118'-1"	
g	48"	FIXED	WOOD CLAD	121'-3"	ARCH-TOP TRANSOM
h	60x16	FIXED	WOOD	119'-4-3/4"	TRANSOM
i	48x16	FIXED	WOOD	119'-4-3/4"	TRANSOM
k	28x16	FIXED	WOOD	119'-4-3/4"	TRANSOM
l	24x46	CASEMENT	WOOD CLAD	118'-0"	ARCH-TOP
m	24x56	CASEMENT	WOOD CLAD	116'-8"	ARCH-TOP
n	24x56	CASEMENT	WOOD CLAD	118'-0"	ARCH-TOP @ DORMER
p	24x56	FIXED	WOOD CLAD	126'-11"	ARCH-TOP @ DORMER

NOTE
WINDOWS SHOWN TO BE DOUBLE GLAZED WOOD CLAD TRUE DIVIDED LITE BY WEATHER SHIELD OR EQUAL

DOOR SCHEDULE					
NO.	SIZE	TYPE	MATERIAL	THICKNESS	REMARKS
1	3'-0" X 6'-8"	SOLID CORE PANEL	WOOD	1-3/4"	SIDELIGHTS EACH SIDE
2	PR. 2'-0" X 8'-0"	FRENCH	METAL	1-3/4"	ARCH TOP
3	2'-8" X 6'-8"	SASH	METAL	1-3/4"	
4	PR. 2'-6" X 8'-0"	PANEL	WOOD	1-3/4"	
5	PR. 2'-0" X 8'-0"	PANEL	WOOD	1-3/4"	
6	2'-8" X 6'-8"	PANEL	WOOD	1-3/4"	
7	2'-6" X 8'-0"	PANEL	WOOD	1-3/4"	
8	2'-4" X 6'-8"	PANEL	WOOD	1-3/4"	
9	2'-8" X 6'-8"	PANEL	WOOD	1-3/4"	POCKET
10	PR. 2'-0" X 8'-0"	FRENCH	METAL	1-3/4"	
11	2'-0" X 8'-0"	FRENCH	METAL	1-3/4"	
12	2'-8" X 8'-0"	PANEL	WOOD	1-3/4"	
13	PR. 2'-6" X 6'-8"	PANEL	WOOD	1-3/4"	
14	PR. 2'-0" X 6'-8"	PANEL	WOOD	1-3/4"	
15	2'-6" X 6'-8"	PANEL	WOOD	1-3/4"	
16	10'-0" X 8'-0"	OVERHEAD PANEL	METAL	PER MFG.	GARAGE



SECOND FLOOR PLAN

1/4"=1'-0"

NOTE:
SEE SHT. 4b FOR SHEAR WALL LOCATIONS & 1ST FLR TO 2ND FLR CONNECTIONS

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THE O'NEILL RESIDENCE
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DRAWN RGH

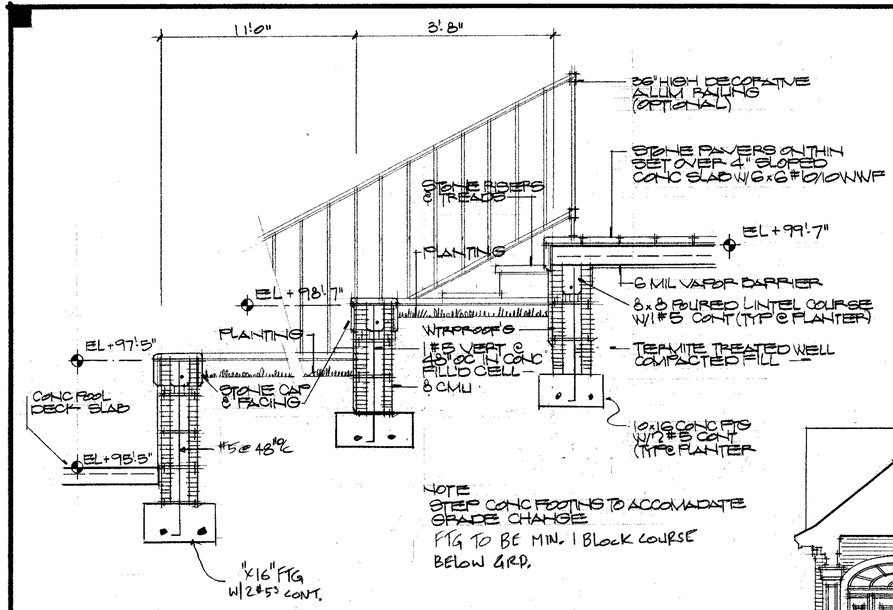
CHECKED ESO

JOB NO. 5094

DATE NOV 15 1994

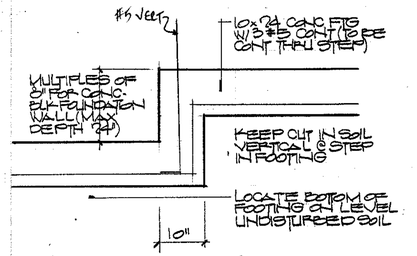
REVISIONS

SHEET 4a OF



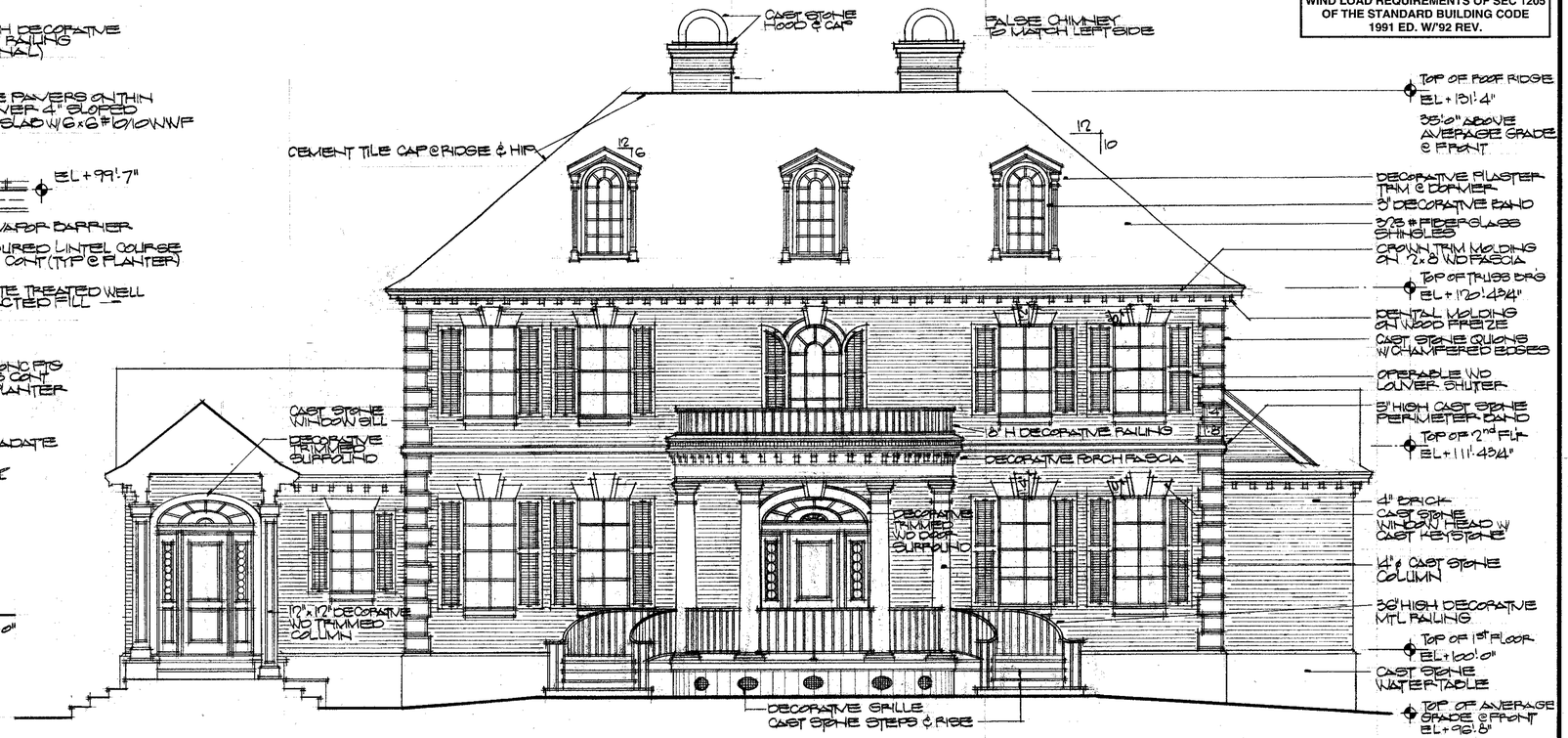
REAR PATIO/PLANTER SECTION

3/4"=1'-0"



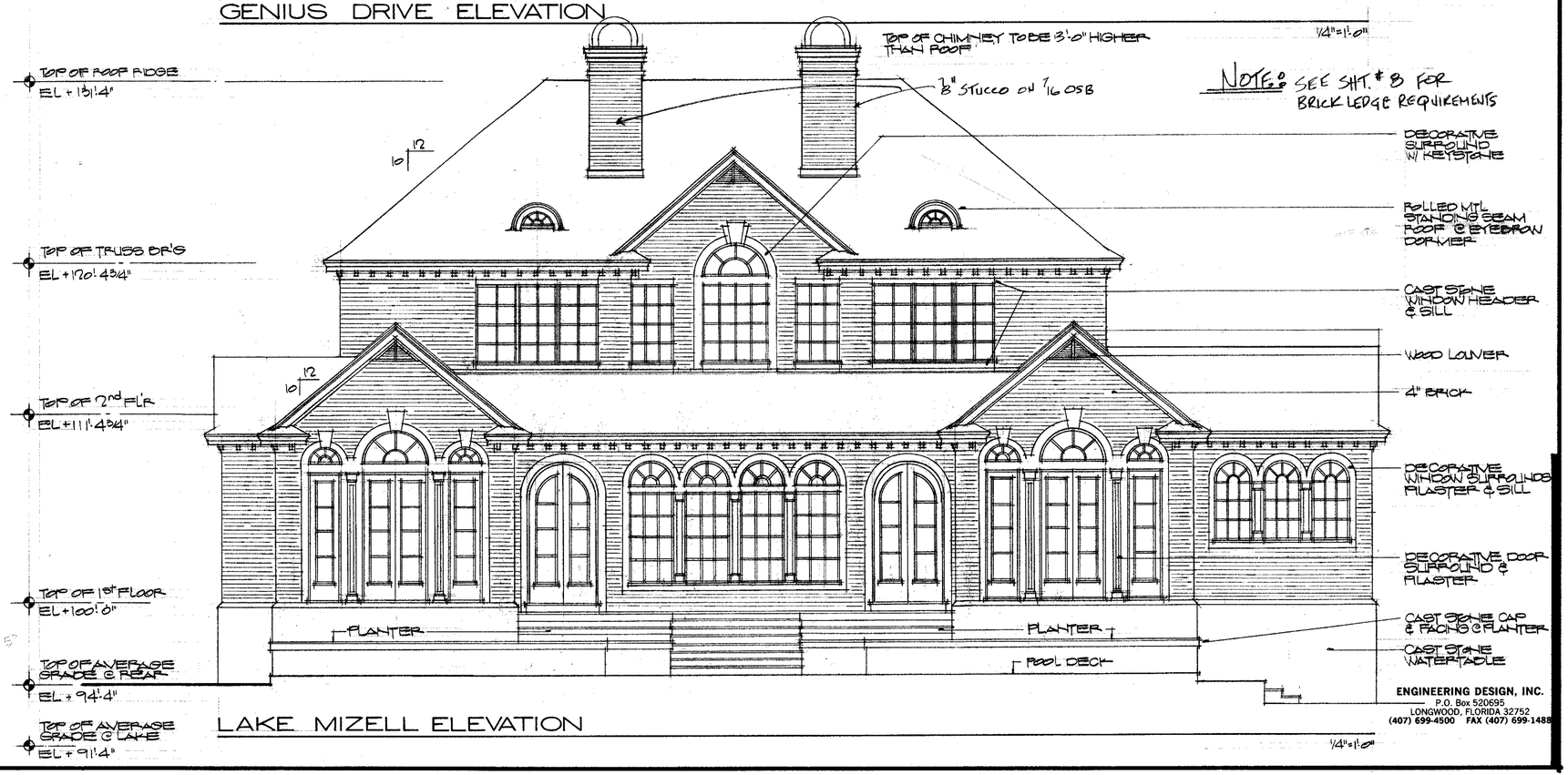
STEPPED FOOTING DETAIL

3/4"=1'-0"



GENIUS DRIVE ELEVATION

1/4"=1'-0"



LAKE MIZELL ELEVATION

1/4"=1'-0"

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SHEET 7 OF

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N79356

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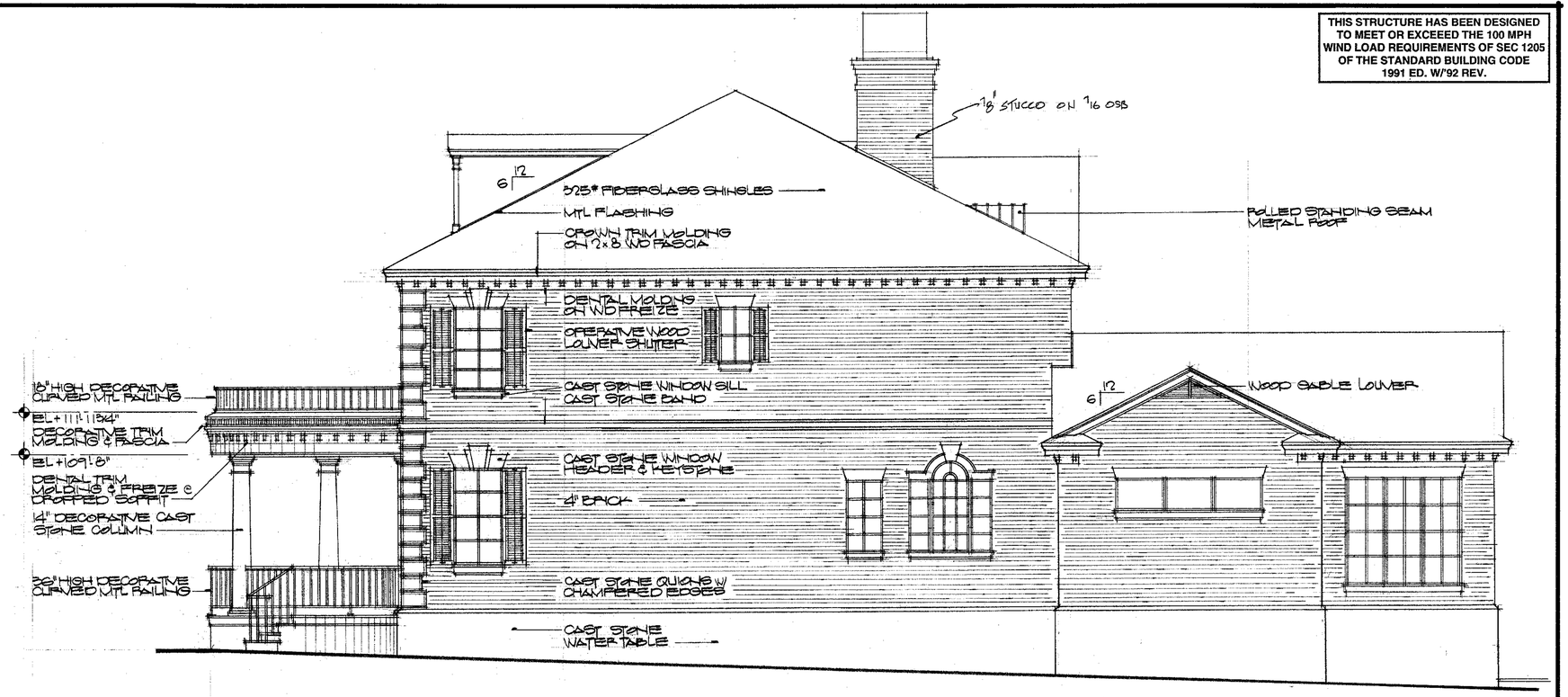
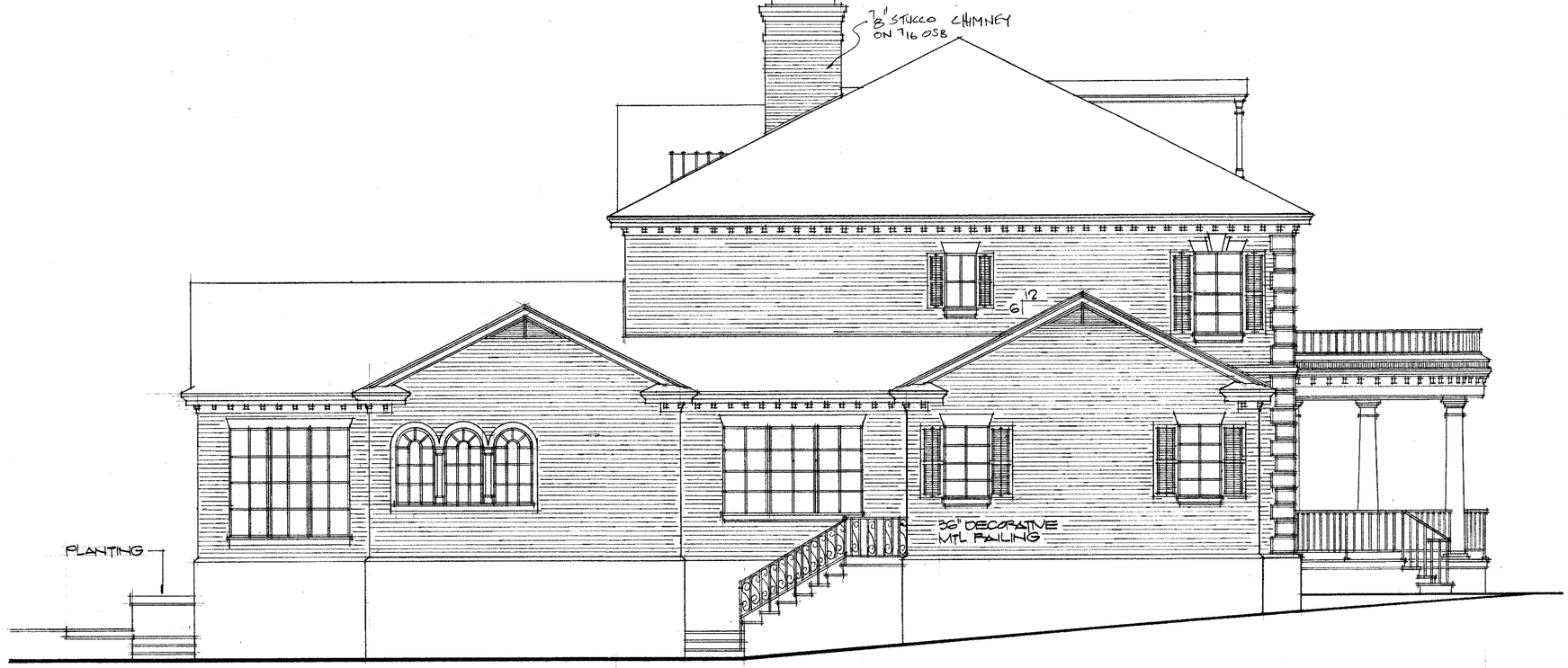


RIGHT SIDE ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION

1/4"=1'-0"

BRICK LEDGES

1. ARCH WINDOWS - SHALL BE SUPPORTED BY ARCHING BRICK
2. WINDOWS UNDER 6'-0" SPAN SHALL BE SUPPORTED BY 4 x 3½ x 5/16 ANGLE BRG 4" ON ADJACENT BRICK
3. WINDOWS/DOORS 6'-0" - 12'-0" SHALL BE SUPPORTED BY 6" x 3½" x 5/16 ANGLE BRG 8" ON ADJACENT BRICK.

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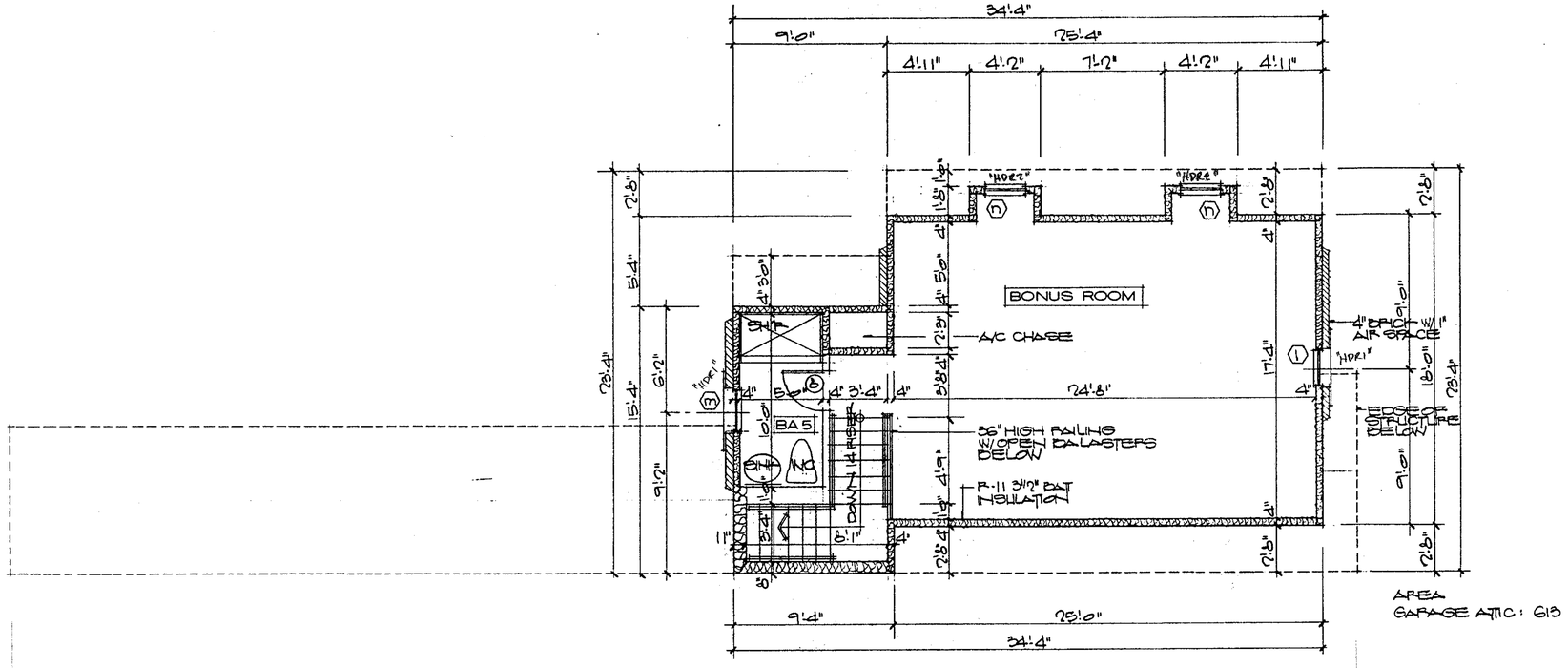
JOB NO. 5094

DATE NOV 15 1994

REVISIONS

SHEET 8 OF

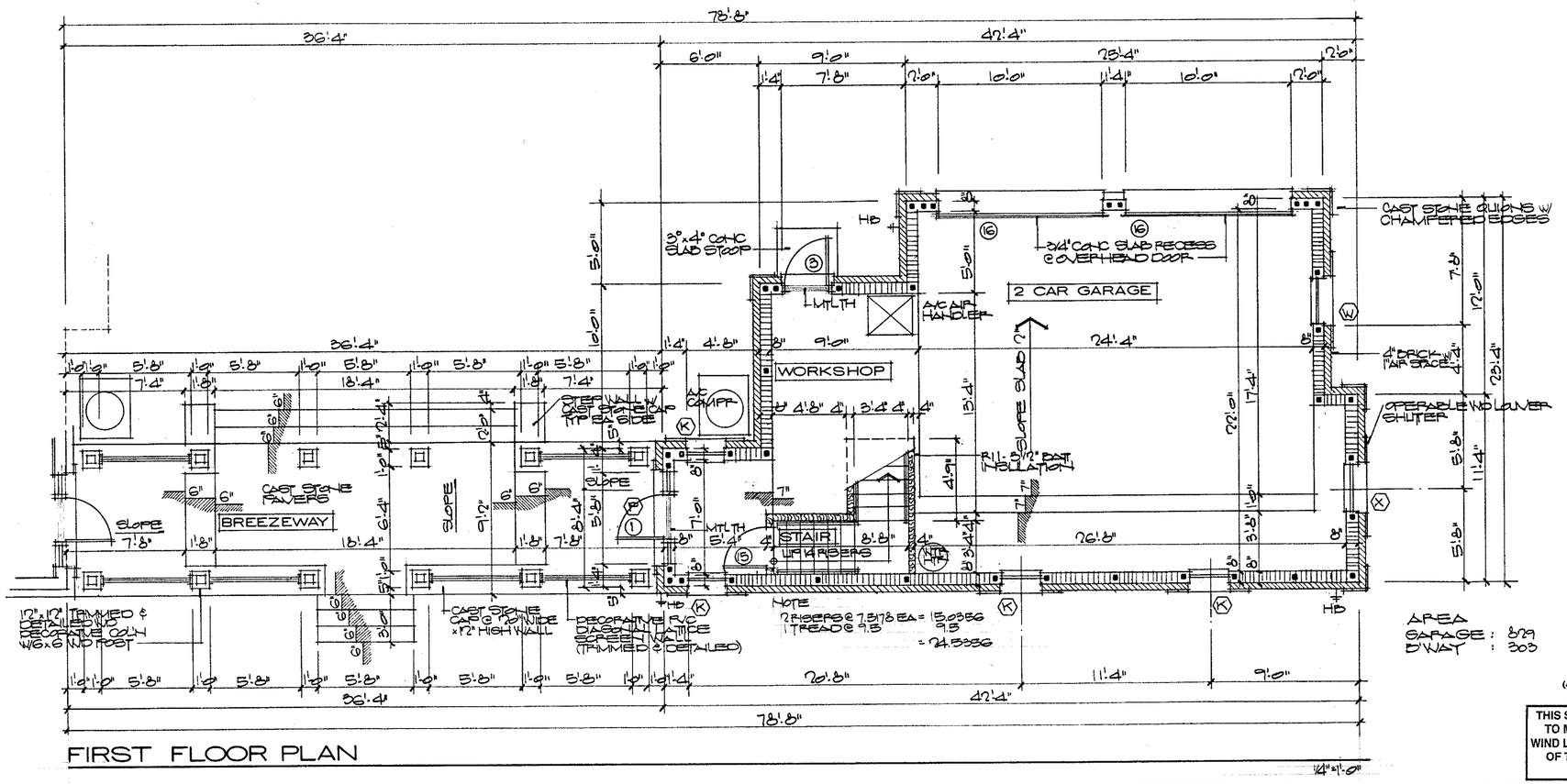
N79356



AREA
GARAGE ATTIC : 613

SECOND FLOOR PLAN

1/4"=1'-0"



AREA
GARAGE : 829
D'WAY : 303

FIRST FLOOR PLAN

1/4"=1'-0"

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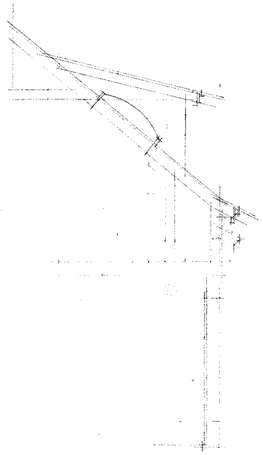
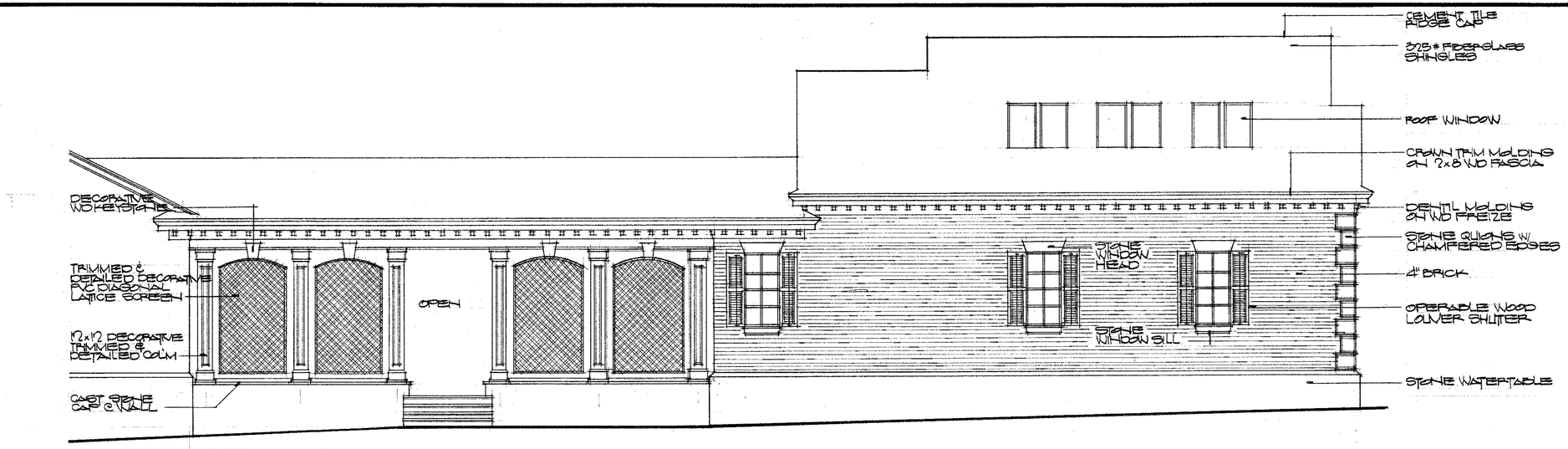
REVISIONS

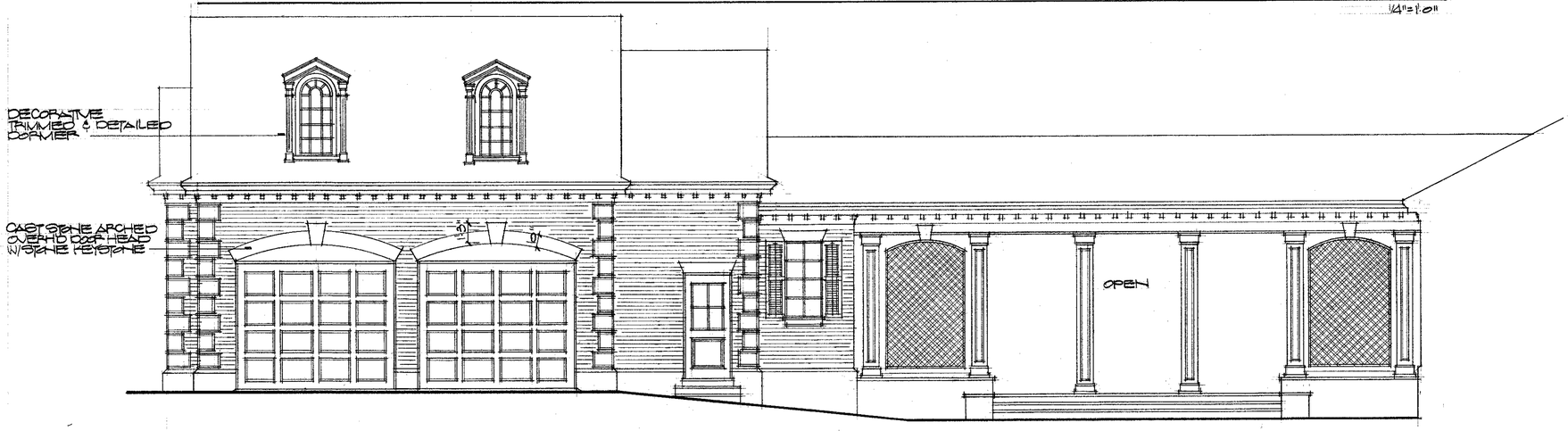
SHEET 15a OF





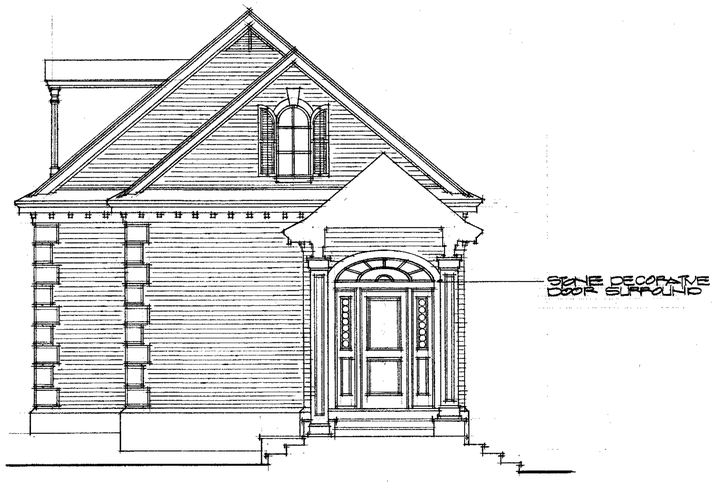
LEFT SIDE ELEVATION

1/4"=1'-0"



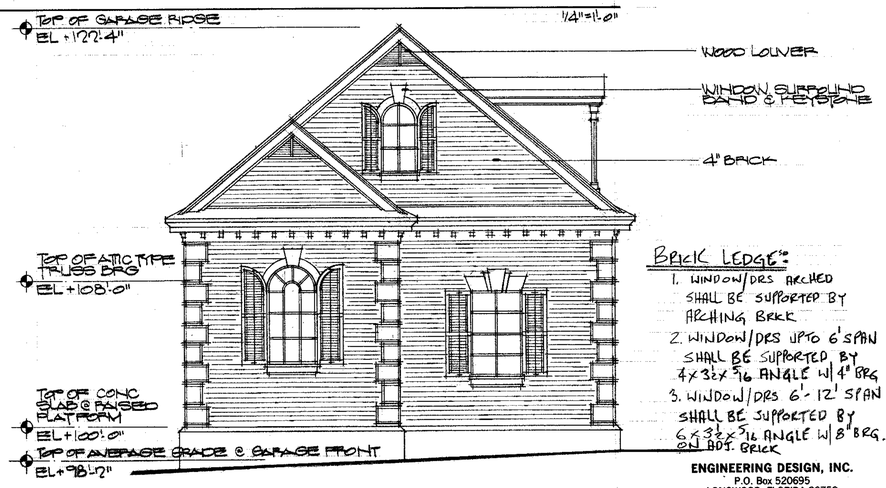
RIGHT SIDE ELEVATION

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"



FRONT ELEVATION

1/4"=1'-0"

BRICK LEDGE:

1. WINDOW/DRS ARCHED SHALL BE SUPPORTED BY ARCHING BRICK
2. WINDOW/DRS UP TO 6' SPAN SHALL BE SUPPORTED BY 4x3½x5/16 ANGLE W/ 4" BRG
3. WINDOW/DRS 6'-12' SPAN SHALL BE SUPPORTED BY 6x3½x5/16 ANGLE W/ 8" BRG. ON BDT. BRICK

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THE O'NEILL RESIDENCE
ON LAKE MIZELL
IN WINTER PARK, FLORIDA

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JOB NO. 5094
DATE NOV 15 1994
REVISIONS

SHEET 16 OF

From: Hinson, Eric
To: Nicholas Lewis; "Eric Hinson"; Julie Hinson
Subject: [External] RE: Plans
Date: Wednesday, May 1, 2024 10:57:41 AM
Attachments: image002.png

[This email is from an external source. Before clicking any links, hover over them to check the actual address. Avoid opening attachments from unknown senders.]

Thanks Nick. What you have described below is acceptable. We have no objections.

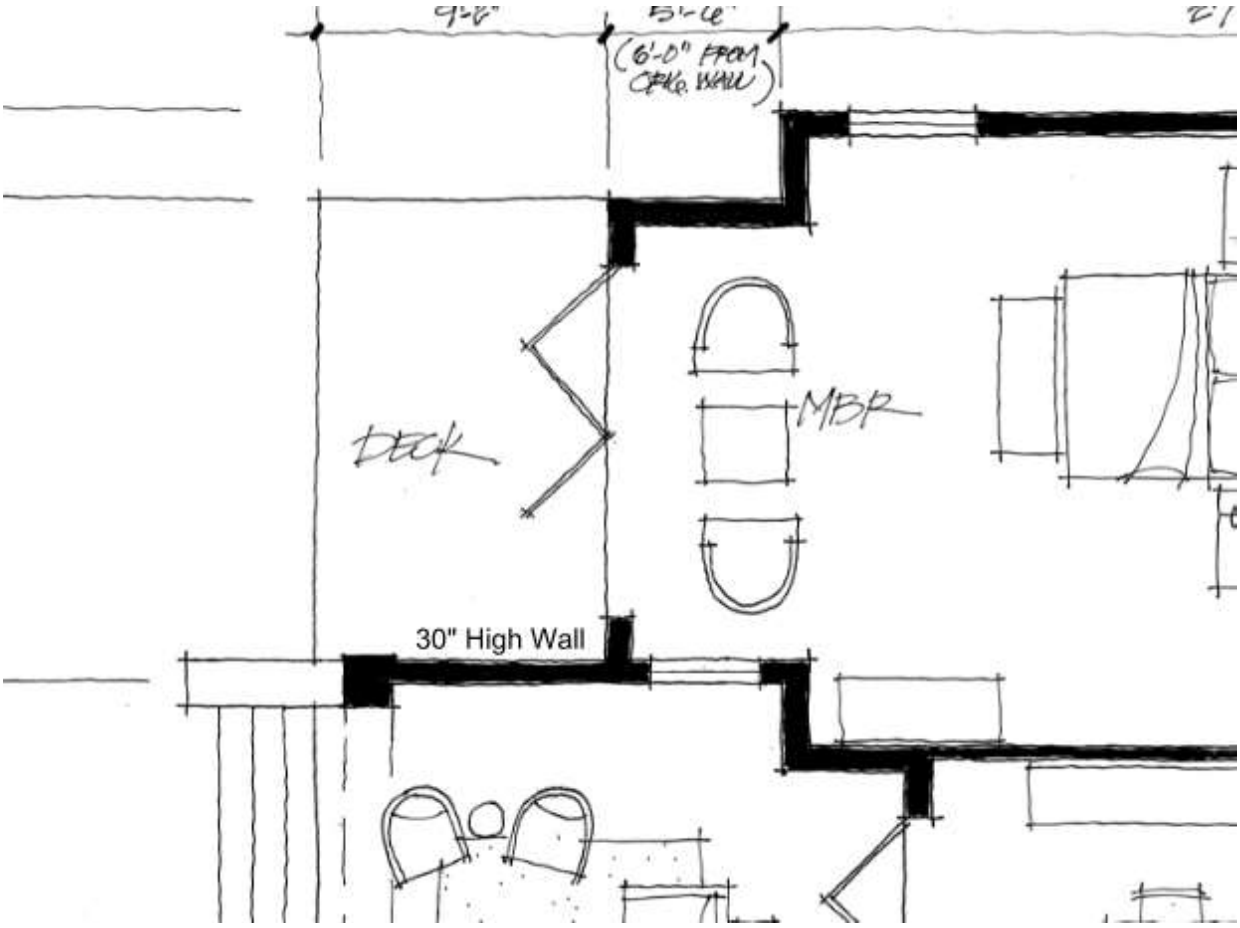
Thanks for your help.

Eric and Julie

From: Nicholas Lewis <nlewis@cityofwinterpark.org>
Sent: Wednesday, May 1, 2024 10:16 AM
To: 'Eric Hinson' <eph147@gmail.com>; Julie Hinson <hinsonx4@yahoo.com>
Subject: RE: Plans

Good Morning Eric and Julie,

My understanding based on my conversation with the applicant is similarly that the wall that was circled in red is 30” is there to define the patio area. They have added the note to the floor plan (below). The other two sides you mentioned in yellow are also 30”, but from grade, not finished floor, since there is a 30” rise from the pool deck to the patio. So those two sides essentially get the bedroom patio to finished floor height equal to the main floor level. The deck itself would be open on those two sides. Please let me know your thoughts.



Best,
Nick

City of Winter Park
401 Park Ave. South
Winter Park, FL. 32789
cityofwinterpark.org

Nicholas W. Lewis
Planner II

Planning & Zoning

407.599.3508
nlewis@cityofwinterpark.org

From: Eric Hinson <eph147@gmail.com>
Sent: Tuesday, April 30, 2024 4:46 PM
To: Nicholas Lewis <nlewis@cityofwinterpark.org>; Julie Hinson <hinsonx4@yahoo.com>
Subject: [External] Plans

[This email is from an external source. Before clicking any links, hover over them to check the actual address. Avoid opening attachments from unknown senders.]

Hi Nick,

I spoke with RICHARD and he tells me that the area I circled in red below will be a 30 inch high wall to help to define the patio area. And the area I highlighted in yellow will also be a low 30 inch wall. Perhaps that can be annotated on the plan? if that is the case, then the plan is acceptable and we will have no objection.

April 16, 2024

Attention: City of Winter Park, Planning & Zoning Committee

Re: Malik Residence, 201 Genius Drive Winter Park, FL renovation

Dear Planning & Zoning Committee:

Please be advised that we have met with the Malik family and their Contractor regarding the proposed renovation and addition to their residence located at 201 Genius Drive, Winter Park, Florida.

Upon review, discussion and consideration of the proposed renovation we have no objection to the proposed project.

Kindly consider this letter as our support for the proposed renovation in this matter.

Sincerely

Andrea Baron

203 Genius Drive

Planning & Zoning Board

agenda item 4.d

item type
Public Hearings (Public participation and comment on these matters must be in person.)

meeting date
May 7, 2024

prepared by
Jeffrey Briggs

approved by
Allison McGillis, Director of Planning and Zoning

subject

SUB #24-01/RZ #24-02. Request of Z Properties for:

- Subdivision or Lot Split approval to divide the south 12,680 square feet of 1290 N. Park Avenue as a separate lot from the remaining 16,380 square feet holding the existing home at 1290 N. Park Avenue, subject to the designation on the Winter Park Register of Historic Places; and
- A change in Zoning Designation from Single-Family (R-1AAA) District to the Single Family (R-1AA) District on the south 12,680 square feet of 1290 N. Park Avenue.

motion | recommendation

Staff recommendation is for approval of the lot split, and variances as requested, and the designation of the existing home at 1290 N. Park Avenue on the Winter Park Register of Historic Places subject to the following conditions:

1. That the new home on the non-lakefront lot be limited to one-story in height and no more than 17 feet to roof peak.
2. That the new home install and maintain a thick bamboo screen on the eastern property line of the adjacent lakefront home at 1250 N. Park Avenue to be 18 feet in height and 3 feet at the time of planting and that the existing lakefront home maintain such existing bamboo screening of the same dimensions.

background

Z Properties on behalf of the property owners, Randolph and Carrie Proudfit are requesting to split the property at 1290 N. Park Avenue into two lots and to rezone the new non-lakefront lot. The lakefront lot would continue to hold the existing Gamble Rogers lakefront home built in 1930. The new non-lakefront lot would be proposed for a new one-story home. As a new non-lakefront lot, there is a companion request to rezone that new lot from the lakefront single-family R-1AAA zoning to the similar single-family R-1AA zoning of other non-lakefront lots. As a component of these requests, the applicant is also committing to the historic designation of the lakefront property, which holds a 1930 Gamble Rogers designed and built

home.

Comprehensive Plan Policy Guidance: Generally, the policy of the city is to prohibit the subdivision or split of lakefront properties in order to maintain low density of development on the city's lakefront and to maintain the unique character of the lakefront environment. There is one exception in the Comprehensive Plan because the city's lakefront lots also hold some of the more historic and architecturally important buildings that would be worthy of preservation. The exception allows for a subdivision or split of a lakefront property if it does not result in an added lakefront property, and it preserves via designation on the "Register of Historic Places" the historic and architecturally significant structure.

Policy 1-5.1.1: Preserve Lakefront Estates. To maintain the diversity of sizes of lakefront properties and estates, the City shall prohibit the subdivision or split of such properties to preserve low densities along the City's lakefront property, including larger lakefront estates in order to perpetuate the unique character of Winter Park that sets it apart from other cities throughout Florida. The City may, at its discretion, provide variance to this policy in order to allow for the split of lakefront property into two lots when obtaining the historic designation of distinguished historic homes and other historic structures that are built prior to 1950, if the historic designation is achieved, that there is no increase in the number of lake front lots, and that the lakefront lot is not a 'flag lot'.

Subdivision Code Guidance: The Land Development Code section outlining the process and procedure for subdivisions/lot splits also contains an option for and justification for lot dimension and setback variances when such an action protects and preserves a historically important structure and designation and preservation is a commitment of such.

Sec. 58-376. – Variances and appeals from subdivision regulations.
(f) Historic homes and live oak trees. The Planning and Zoning Board and the City Commission may consider the preservation and protection of historic homes and/or the preservation and protection of historic or specimen live oak trees as a special condition and circumstance pursuant to subsection (a)(1) for the purposes of granting variances to minimum lot sizes in conjunction with subdivisions or lot splits. In considering the preservation of an existing building, the Historic Preservation Board shall first determine that the building is recommended for inclusion on the Winter Park Register of Historic Places and such listing and inclusion shall be required as a condition of such lot size variance and related subdivision or lot split approval. In consideration of the preservation of historic live oak tree(s), any such variance approval and related subdivision or lot split approval shall be conditioned upon the granting of a tree preservation easement to the City, with terms acceptable to the City, to ensure the preservation of such tree(s).

Proposal for Historic Designation: The property owners, Mr./Mrs. Proudfit are voluntarily agreeing to designate the existing home at 1290 N. Park Avenue to the Winter Park Register of Historic Places. That offer is contingent upon the approval of the subdivision as proposed. This home is a Gamble Rogers design and built home from 1930. It is a two-story, 2,623 sq. ft. home. Per Jack Rogers, this home is arguably the first Gamble Rogers home built in the City of Winter Park. It is the first Winter Park home that has documentation as being a Gamble Rogers home. It was built for Zoe Shippen, who was a nationally acclaimed artist,

who had exclusive art shows across the country. She married Dr. Shippen, who was one of the founders of the Jewett Clinic. They together later built the Arte Modern or Presidential style home at 1280 N. Park Avenue on the corner of Park/New York Avenue.

There will be some future exterior additions requested to this home to add a new two-car garage and a new detached accessory building to be in styling to match the current home. However, that specific discussion is the purview of the Historic Preservation Board, if a decision is made to accept the historic designation.
In order to determine if the proposed home was worthy of a historic designation in order to qualify for such consideration under the Comprehensive Plan policy, that matter was reviewed by the Historic Preservation Board at their meeting on March 13, 2024. The Historic Preservation Board voted unanimously to recommend such an historic designation based on age, the connection to the designer and builder and to the persons/owners who constructed the home.

Zoning Conformance: The minimum standards for lakefront lots, zoned R-1AAA, are 150 feet of lot width on the street and lake and a minimum of 25,000 square feet of land area. This lakefront lot would have an average lot depth of 238 feet, of which, approximately 179 feet of that lot depth has frontage on the adjacent right-of-way of New York Avenue. The lakefront width of approximately 68 feet is unchanged. The new lakefront lot area is 16,380 square feet. A lot dimension variance is requested as part of this application in lieu of the 25,000 sq. ft.

The minimum standards for non-lakefront lots, zoned R-1AA are 100 feet of lot width and 10,000 square feet of land area. The proposed new non-lakefront lot is a "flag lot" with frontage on both Park Avenue (thus the 1290 N. Park Avenue address) and frontage on New York Avenue. The lot width or frontage on New York Avenue for the entire length of the 'flag' is 269 feet, but more importantly, the width of the frontage in the portion proposed for the new home is 120 feet. The lot area of the non-lakefront lot is 12,680 square feet. No lot dimension variances are requested as part of this application.

There are two variances requested for the building setbacks on the non-lakefront lot. One of the setbacks from the adjacent property to the south is at 1280 N. Park Avenue at 13 feet, 8 inches in lieu of the normal 20 feet. Staff understands that the affected property owner is providing consent for this variance. The second variance is the setback distance between the two lots owned by the applicant at 5 feet 6 inches in lieu of the normal 18 feet for a 120-foot wide lot.

Development Plans for the Lots Proposed: As part of any subdivision or lot split request, the proposed development plans must be submitted in order to allow the City and the neighbors to see what the result of the proposed split.

New Non-lakefront Lot: The new proposed non-lakefront lot is proposed to hold a one-story, 3,320 square foot single family home and 415 square foot two-car garage. The maximum floor area ratio for this 12,860 sq. ft. lot is 35%. The proposed home would be at a floor area ratio of 33%. The maximum impervious coverage allowed is 50% and the plans submitted show a proposed impervious coverage of 50%. The proposed home meets the required 15-foot

setback to New York Avenue as a corner lot and will meet the required 12-foot side setback to the adjacent home at 1250 N. Park Avenue. There are variances requested for the north and south property lines as outlined previously. There will be conditions of approval to this request that will become deed restrictions that will limit the height of this home to one-story and a maximum of 17 feet in height and as such any other future additions to or new construction can be no more than one-story, and 17 ft. in height.

The plans also show a commitment for new bamboo screening along the eastern property line of a minimum of 18 feet in height and spacing at the time of planting no less than 3 feet apart. Those plantings will then grow in to match the existing bamboo screen for the existing home. This is intended to minimize the visual impact upon the adjacent lakefront owner at 1250 N. Park Avenue.

New Lakefront Lot: The existing two-story house will remain intact with interior renovations but with the exterior image unchanged. The plans show the addition of a new two-car garage to the existing home. The plans also show the request for a detached one-story accessory building to be used for a small home office/guest space. Once designated as historic, those new structures will require approval by the Historic Preservation Board to insure the appropriateness of the exterior image to match the architectural image of the existing historic home.

The maximum floor area ratio for this 16,380 sq. ft. lot is 35%. The proposed home of 4,393 square feet including the two-car garage and accessory structure would be at a floor area ratio of 27%. The maximum impervious coverage allowed is 50% and the plans submitted show a proposed impervious coverage of 44% anticipating a new swimming pool. The Historic Designation of the existing Gamble Rogers home means that the home cannot be demolished and that any repairs or changes to the exterior, or any additions, must be approved by the Historic Preservation Board.

Alternative Development Plans: If these applications are unsuccessful, then the owners intend to demolish the existing home and redevelop the entire property with one new single-family house in order to achieve market value for this property. The entire site consists of 29,240 square feet of land. At the maximum floor area ratio of 35%, a new house of 10,234 square feet can be built. It can be two-stories in height and up to 35 feet in height. A concept elevation plan has been included in the application materials to show the scale and massing of such a new home.

Summary and Recommendation: The Subdivision Code states that the designation of a historic home is a "special condition and circumstance" that can justify a lot dimension and setback variances. The Comprehensive Plan policy also provides for such a lot split pursuant to a Historic Designation. This is exactly the type of scenario that was anticipated when those codes were adopted. In order to preserve the city's architectural heritage, there need to be incentives provided, otherwise this property would be a continuation of the tear downs and rebuilds. In most cases, those tear downs are removing homes that do not have any architectural significance. But in this circumstance, it can be a win-win for the applicant as well as the City. If this proposal were negatively impacting the adjacent lakefront owner then staff could not support. However, from the staff's perspective, what is proposed in his

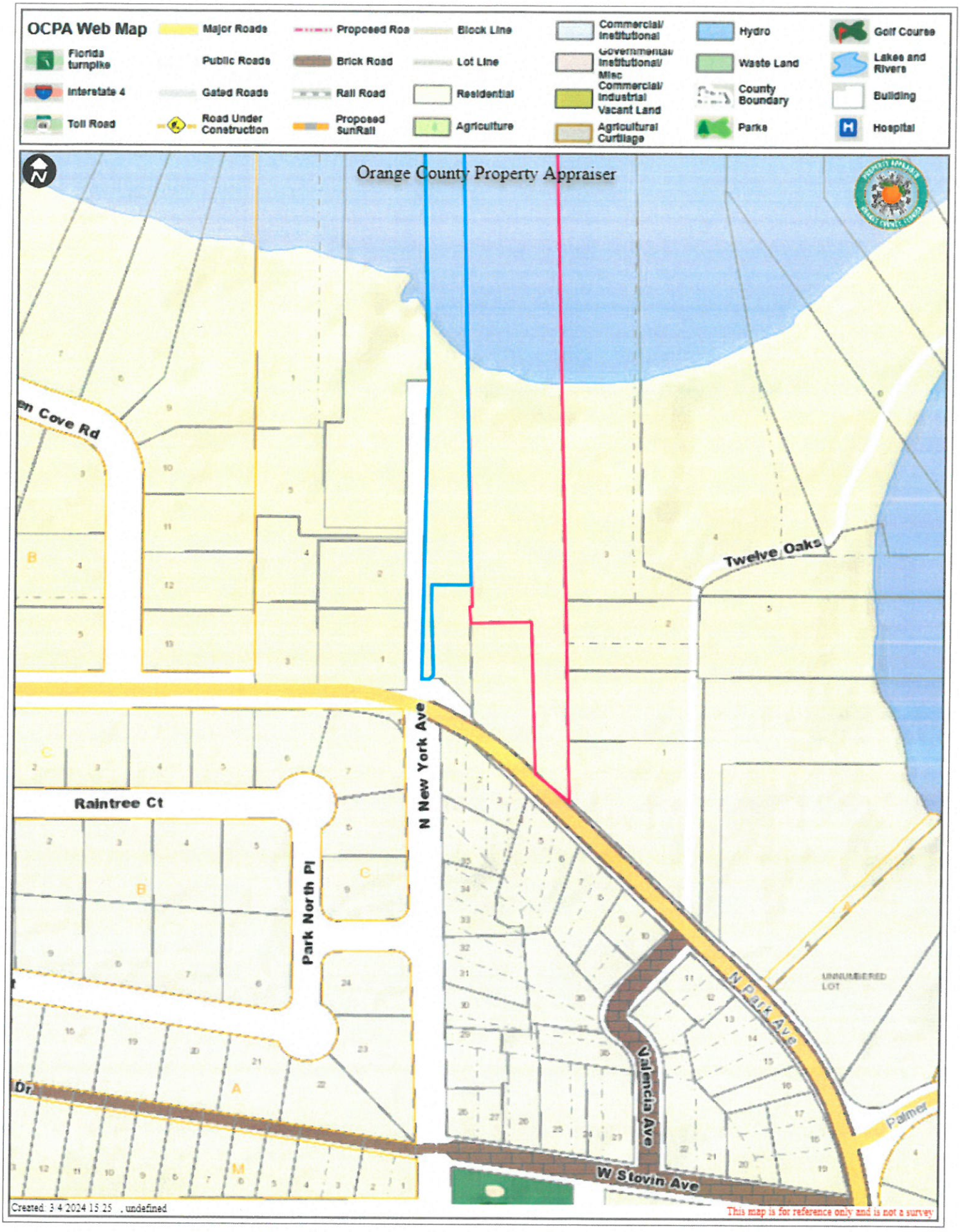
application, even though it is two houses, is much less visually impactful upon the neighbors than the alternative one house scenario. The one-house scenario also does not commit to maintaining or planting any bamboo screening to the adjacent neighbor at 1250 N. Park Avenue.

alternatives | other considerations

fiscal impact

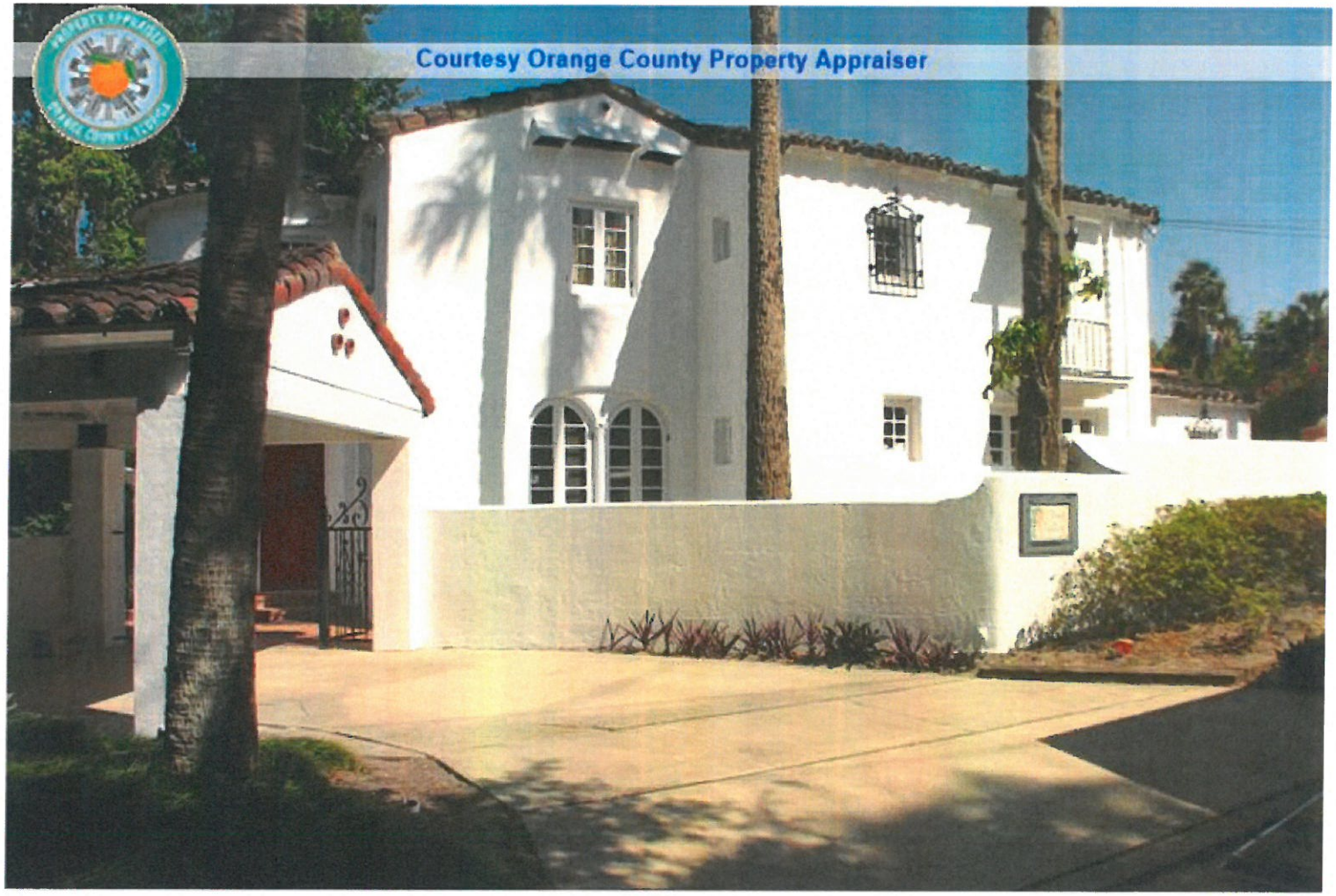
attachments

1. Location Map
2. House Pictures
3. 1290 N PARK LOT SPLIT AND DESIGN PRELIMINARY ARCH SET
4. 1290 N PARK ALTERNATIVE OPTION SIDE TO SIDE RENDERING
5. Ord._Zoning Map_updated
6. Historic Resolution_1290 N. Park Ave
7. Neighbor Letters_1290 N. Park_May, 2024


OCPA Web Map
Major Roads
Proposed Roa
Block Line
Commercial/ Institutional
Hydro
Golf Course
Florida turnpike
Public Roads
Brick Road
Lot Line
Governmental/ Institutional/ Misc
Waste Land
Lakes and Rivers
Interstate 4
Gated Roads
Rail Road
Residential
Commercial/ Industrial Vacant Land
County Boundary
Building
Toll Road
Road Under Construction
Proposed SunRail
Agriculture
Agricultural Curtilage
Parks
Hospital
Orange County Property Appraiser
N
Twelve Oaks
Raintree Ct
Park North Pl
N New York Ave
Valencia Ave
N Park Ave
W Stovin Ave
Palmer
UNNUMBERED LOT
Created: 3 4 2024 15 25 , undefined
This map is for reference only and is not a survey

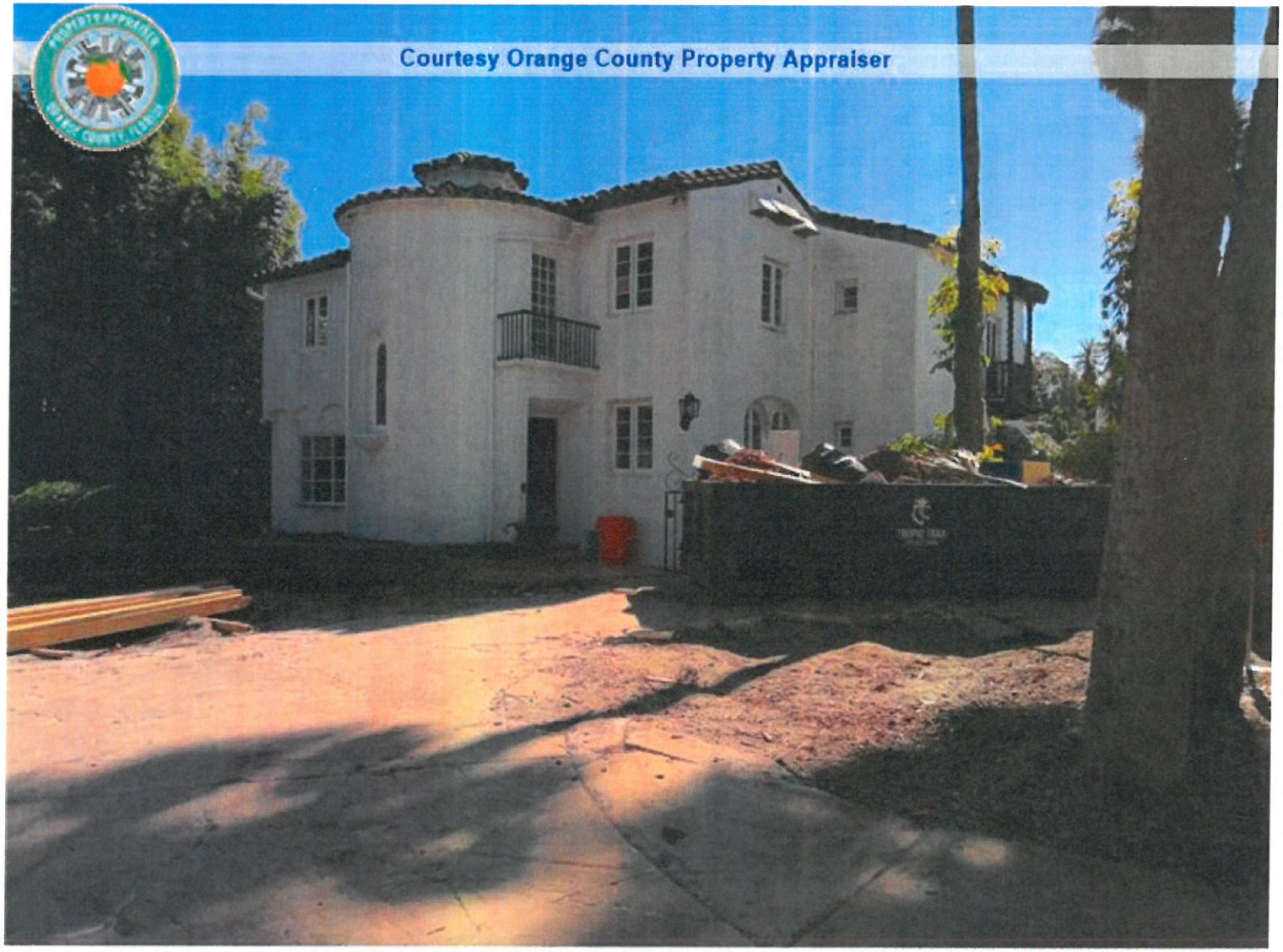
Google Maps 1319 N New York Ave

Image capture: Jun 2019 © 2024 Google



302131000000005 03/28/2006

Parcel Photos - 1290 N Park Ave



1290 N PARK AVE, WINTER PARK, FL 32789 2/2/2024 12:12 PM

LOT SPLIT REMODEL & DESIGN PROPOSAL

1290 N PARK AVE, WINTER PARK, 32789

PRELIMINARY ARCH SET

Z

Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. **1290**

Developer

Name	**Z PROPERTIES**
Address	219 W Comstock Ave, Winter Park,
Address	FL 32789
Tel:	407.929.3303
Email	Zane@zpropertiesinc.com

Design:

Name	**Z PROPERTIES**
Address	219 W Comstock Ave, Winter Park,
Address	FL 32789
Tel:	407.929.3303
Email	Zane@zpropertiesinc.com

Structure:

Name	**ALBA ENGINEER**
Address	731 W. Smith Street
Address	Orlando, FL 32804
Tel:	(407) 421-4866
Email	dsouter@alba-eng.com

Trusses:

Name	**K & M TRUSS INC**
Address	2928 N Orange Blossom Trail,
Address	Zellwood, FL 32798
Tel:	(407) 880-4551
Email	keith@kmtruss.com

Landscape Architect:

Name
Address
Address
Tel:
Email

Civil:

Name
Address
Address
Tel:
Email

Pools: NOT PART OF PERMIT SET

Name
Address
Address -
Tel: -
Email

Interior Design: NOT PART OF PERMIT SET

Name
Address
Address -
Tel: -
Email

Rev.	Date

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Date 4.15.2024

Scale

Cover

A000

Sheet No.

PROJECT DATA

PARCEL ID 31-21-30-0000-00-005
CITY WINTER PARK
ACREAGE 1.81

PROPERTY DESCRIPTION
BEG 142.5 FT W OF SE COR OF SW1/4 RUN N 750 FT TO PT IN LAKE MAITLAND 142.5FT W OF E LINE OF SAID SW1/4TH N 1 DEG W TO 40 ACRE LINE E 60.5 FT S 1 DEG E 1166.8 FT M/L W 60.4 FT S 1 DEG E 142.7 FT S 46 DEG W 9.5 FT TH W 11.8 FT TO POB & BEG 63.9 FT W & 32 FT N OF SE COR OF SW1/4 RUN N 1 DEG W 1285 FT M/L E 3 FT S 1 DEG E 1288 FT M/L TH W 3 FT TO BEG (LESS N 35 FT OF S 118.2 FT OF SAID 3 FT STRIP) IN SEC 31-21-30

ZONING
R-1AAA

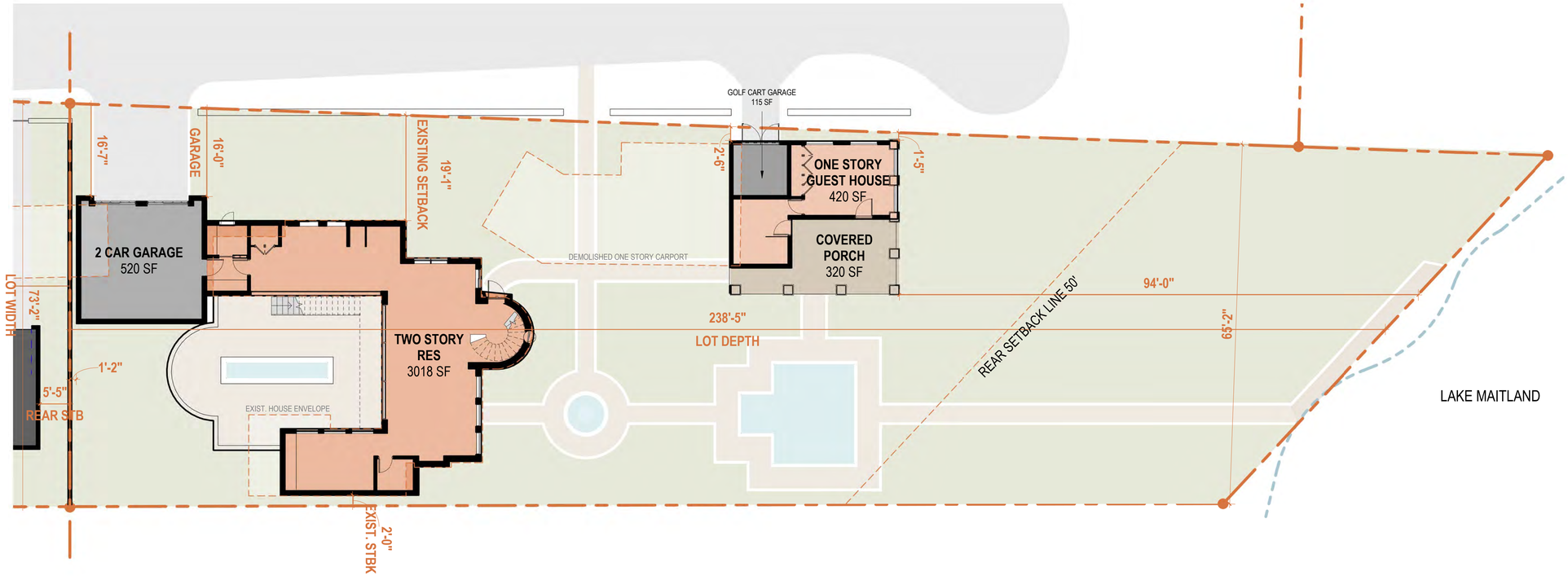
TOTAL LOT LAND
78,863 SQFT (+/-) | 1.81 ACRES (+/-)

PROPOSED LOT LAND
16,380 SF

R-1AAA	REQUIREMENTS	EXISTING	PROPOSED
ZONING		R-1AAA	R-1AAA
FUTURE LAND USE		SFR	SFR
LOT WIDTH		70'-0"FT AVR	N/A
LOT DEPTH		239'-0"	N/A
LOT AREA		N/A	16,380 SF
FLOOR AREA RATIO	35% (5,733 SF)	2,868 SF	27% (4,393 SF)
IMPERVIOUS	MAX 50% (8,190 SF)	N/A	44% (7,340 SF)
FRONT SETBACK	20% 26'-0"	19'-1"	16'-0"
SIDE SETBACK	N/A	2'-0"	2'-0" FT/ 1'-2" FT
REAR SETBACK	50 FTAVR	93'-3"	94'-0" FT

FLOOR AREA RATIO

LOT LAND		16,380 SF
ALLOWED		5,733 SF (35%)
MAIN RESIDENCE		3,018 SF
1st FLOOR	1500 SF	
2nd FLOOR	1518 SF	
GUEST HOUSE		420 SF
COVERED PORCH		320 SF
GARAGES		635 SF
GOLF CART	115 SF	
2 CAR	520 SF	
TOTAL		**4,393 SF 27%**



1 **MAIN RESIDENCE DIAGRAM**
3/32" = 1'-0"

Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. 1290

Developer
Name **Z PROPERTIES**
Address 219 W Comstock Ave, Winter Park,
Address FL 32789
Tel: 407.929.3303
Email Zane@zpropertiesinc.com

Design:
Name **Z PROPERTIES**
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Address FL 32789
Tel: 407.929.3303
Email Zane@zpropertiesinc.com

Structure:
Name **ALBA ENGINEER**
Address 731 W. Smith Street
Address Orlando, FL 32804
Tel: (407) 421-4866
Email dsouter@alba-eng.com

Trusses:
Name **K & M TRUSS INC**
Address 2928 N Orange Blossom Trail,
Address Zellwood, FL 32798
Tel: (407) 880-4551
Email keith@kmtruss.com

Landscape Architect:
Name
Address
Address
Tel:
Email

Civil:
Name
Address
Address
Tel:
Email

Pools: NOT PART OF PERMIT SET
Name
Address
Address -
Tel: -
Email

Interior Design: NOT PART OF PERMIT SET
Name
Address
Address -
Tel: -
Email

Rev.	Date

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Date 4.15.2024

Scale 3/32" = 1'-0"

Project Data Main Res

A001

Sheet No.

PROJECT DATA

PARCEL ID 31-21-30-0000-00-005
CITY WINTER PARK
ACREAGE 1.81

PROPERTY DESCRIPTION
BEG 142.5 FT W OF SE COR OF SW1/4 RUN N 750 FT TO PT IN LAKE MAITLAND 142.5FT W OF E LINE OF SAID SW1/4TH N 1 DEG W TO 40 ACRE LINE E 60.5 FT S 1 DEG E 1166.8 FT M/L W 60.4 FT S 1 DEG E 142.7 FT S 46 DEG W 9.5 FT TH W 11.8 FT TO POB & BEG 63.9 FT W & 32 FT N OF SE COR OF SW1/4 RUN N 1 DEG W 1285 FT M/L E 3 FT S 1 DEG E 1288 FT M/L TH W 3 FT TO BEG (LESS N 35 FT OF S 118.2 FT OF SAID 3 FT STRIP) IN SEC 31-21-30

ZONING
R-1AAA

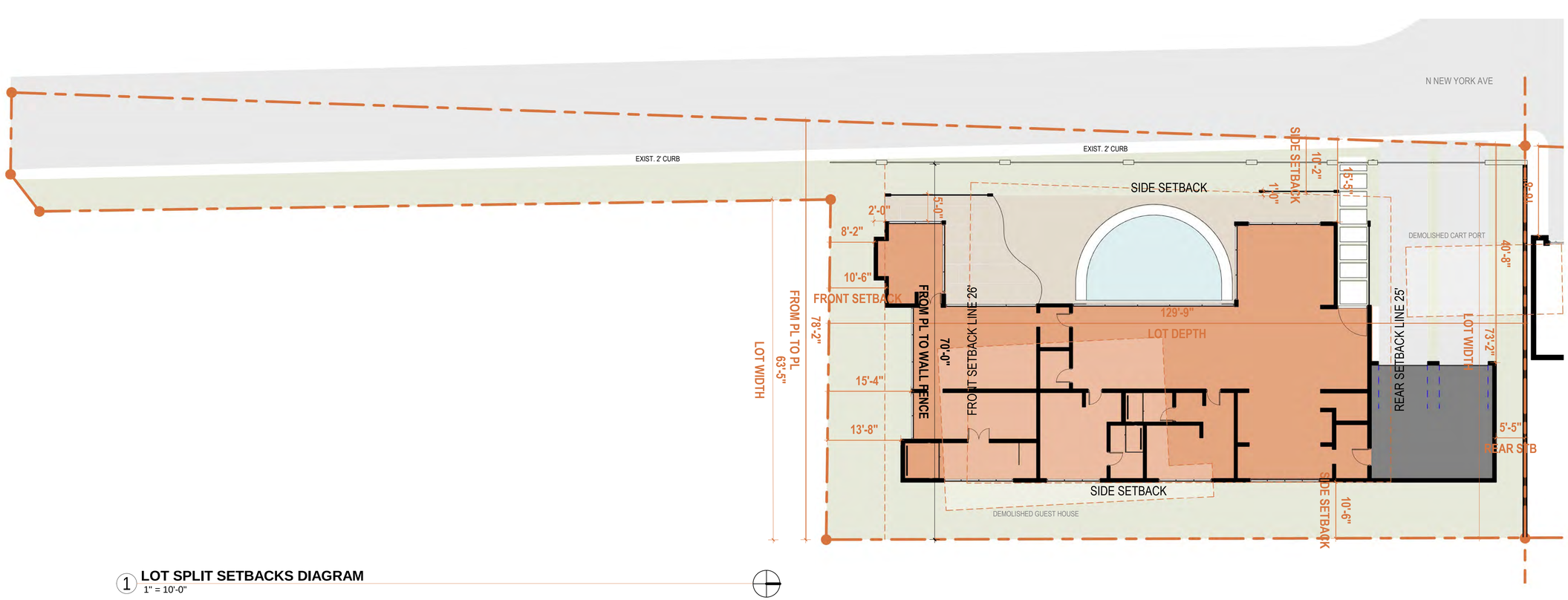
TOTAL LOT LAND
78,863 SQFT (+/-) | 1.81 ACRES (+/-)

LOT SPLIT TOTAL LAND
12,680 SF

R-1AAA	REQUIREMENTS	EXISTING	PROPOSED
ZONING		R-1AAA	R-1AA
FUTURE LAND USE		SFR	SFR
LOT WIDTH		70'-0"FT AVR	N/A
LOT DEPTH		129'-9"	N/A
LOT AREA		N/A	12,680 SF
FLOOR AREA RATIO	35% (4,438 SF)	N/A	33% (4,185 SF)
IMPERVIOUS / PERVIOUS	50% (6,340 SF)	N/A	41% (5,235 SF)
FRONT SETBACK	20% 26'-0"	N/A	10'- 3" FT
SIDE SETBACKS			
1ST FLOOR	21 FT 10'-6" EA	N/A	10'-6" FT/ 10'-2" FT
REAR SETBACK	25 FT	N/A	5'-5" FT

FLOOR AREA RATIO

LOT LAND	12,680 SF	
ALLOWED	4,438 SF (35%)	
MAIN RESIDENCE	3,320 SF	
GARAGE	415 SF	
COVERED PORCH		
850 SF - 400 CREDIT	450 SF	
TOTAL	**4,185 SF**	**33%**



1 **LOT SPLIT SETBACKS DIAGRAM**
1" = 10'-0"

Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. 1290

Developer
Name **Z PROPERTIES**
Address 219 W Comstock Ave, Winter Park,
Address FL 32789
Tel: 407.929.3303
Email Zane@zpropertiesinc.com

Design:
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Structure:
Name **ALBA ENGINEER**
Address 731 W. Smith Street
Address Orlando, FL 32804
Tel: (407) 421-4866
Email dsouter@alba-eng.com

Trusses:
Name **K & M TRUSS INC**
Address 2928 N Orange Blossom Trail,
Address Zellwood, FL 32798
Tel: (407) 880-4551
Email keith@kmtruss.com

Landscape Architect:
Name
Address
Address
Tel:
Email

Civil:
Name
Address
Address
Tel:
Email

Pools: NOT PART OF PERMIT SET
Name
Address
Address -
Tel: -
Email

Interior Design: NOT PART OF PERMIT SET
Name
Address
Address -
Tel: -
Email

Rev.	Date

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Date 4.15.2024

Scale 1" = 10'-0"

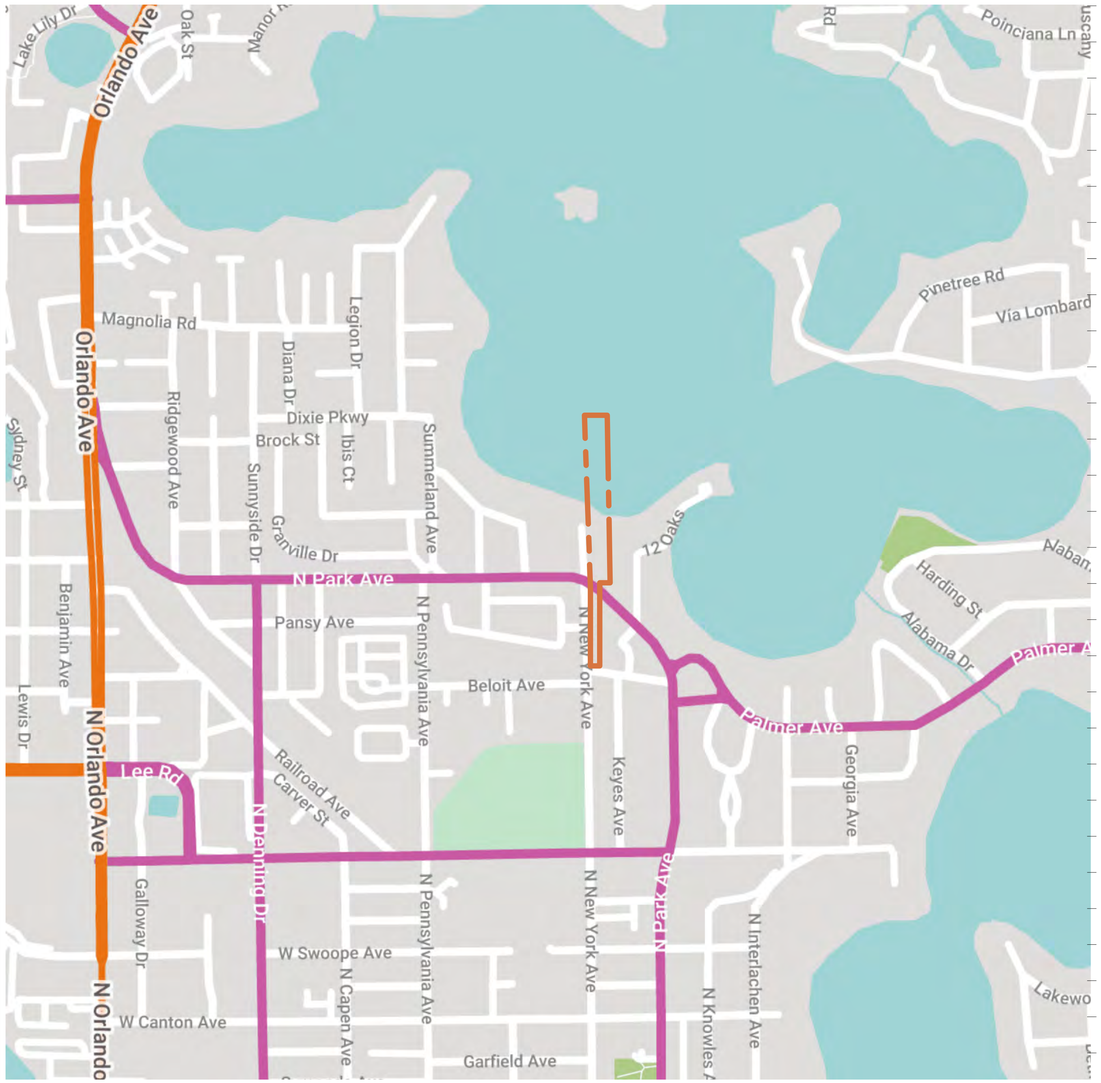
Project Data Lot Split

A002

Sheet No.

AERIAL VIEW

N.T.S FOR REFERENCE ONLY



MAP

N.T.S FOR REFERENCE ONLY

Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. 1290

Developer

Name	**Z PROPERTIES**
Address	219 W Comstock Ave, Winter Park,
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Design:

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Trusses:

Name	**K & M TRUSS INC**
Address	2928 N Orange Blossom Trail,
Address	Zellwood, FL 32798
Tel:	(407) 880-4551
Email	keith@kmtruss.com

Landscape Architect:

Name	
Address	
Address	
Tel:	
Email	

Civil:

Name	
Address	
Address	
Tel:	
Email	

Pools: NOT PART OF PERMIT SET

Name	
Address	-
Address	-
Tel:	
Email	

Interior Design: NOT PART OF PERMIT SET

Name	
Address	-
Address	-
Tel:	
Email	

Rev.	Date

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Date 4.15.2024

Scale

Location

A003

Sheet No.

Boundary Survey

Legal Description:

PARCEL 1:
FROM A POINT LOCATED 63.9FEET WEST AND 32.0FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4)OF SECTION 31,TOWNSHIP 21 SOUTH, RANGE 30 EAST, RUN NORTH 01°36'WEST A DISTANCE OF 121.2FEET TO THE POINT OF BEGINNING; THENCE RUN WEST A DISTANCE OF 60.4FEET TO A POINT; THENCE RUN NORTH 01.36'WEST A DISTANCE OF 1166.8FEET MORE OR LESS, TO THE FORTY ACRE LINE IN LAKE MAITLAND; THENCE RUN EAST ALONG SAID FORTY ACRE LINE A DISTANCE OF 60.5 FEET TO A POINT; THENCE RUN SOUTH 01.36'EAST A DISTANCE OF 1166.8FEET MORE OR LESS, TO THE POINT OF BEGINNING, LESS ALL THAT PORTION OF PARCEL 1 LYING AND BEING WESTERLY OF A LINE RUNNING BEGINNING 63.9FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 31.

PARCEL 2:
BEGIN AT A POINT LOCATED 63.9FEET WEST AND 32.0FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 31,TOWNSHIP 21 SOUTH, RANGE 30 EAST, THENCE RUN NORTH 01°36'WEST A DISTANCE OF 121.2OFEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 01°36'WEST A DISTANCE OF 1166.80FEET TO THE FORTY A CRE LINE IN LAKE MAITLAND; THENCE RUN EAST ALONG SAID FORTY ACRE LINE A DISTANCE OF 60.4FEET; THENCE RUN SOUTH 01°36'EAST A DISTANCE OF 1166.8FEET; THENCE RUN WEST 3 FEET TO A POINT OF BEGINNING.

PARCEL 3:
BEGIN AT A POINT 130.7FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 31,TOWNSHIP 21 SOUTH, RANGE 30 EAST; THENCE RUN NORTH 46.40'EAST A DISTANCE OF 9.5FEET TO A POINT; THENCE RUN NORTH 01.36'WEST A DISTANCE OF 750 FEET, MORE OR LESS, TO A POINT IN LAKE MAITLAND WHICH IS LOCATED 142.5FEET WEST OF THE EASTERLY BOUNDARY LINE OF THE SOUTHWEST QUARTER OF SECTION 31; THENCE RUN SOUTH 01°36'EAST A DISTANCE OF 750 FEET TO THE SOUTH BOUNDARY LINE OF SECTION 31 WHICH IS LOCATED 142.5FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 31;THENCE RUN EAST A DISTANCE OF 11.8FEET TO THE POINT OF BEGINNING.

Flood Disclaimer:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X, AE, X500. THIS PROPERTY WAS FOUND IN CITY OF WINTER PARK, COMMUNITY NUMBER 120188, DATED 03-07-2014.

CERTIFIED TO:
Z PROPERTIES

Boundary Note:
This Boundary Survey is based upon the foremost field monumentation and occupation of the boundary lines and corners as shown hereon. Lack of fences or walls along Property Boundaries are subject to change. If or when any other prominent information is found, this survey may require revision. Subject Property: Said drainage is without resolution, consultation or notification.

Note:
No visible water line or well marked at time of Survey.

-Legend-

UW	- Buried Force Main Line
SAN	- Buried Sanitary Line
GAS	- Buried Gas Line
EL	- Buried Electric Line
BT	- Buried Telephone Line
	- BOLLARD
	- Sanitary Valve
	- Sanitary Manhole
	- Electric Box
	- Cleanout

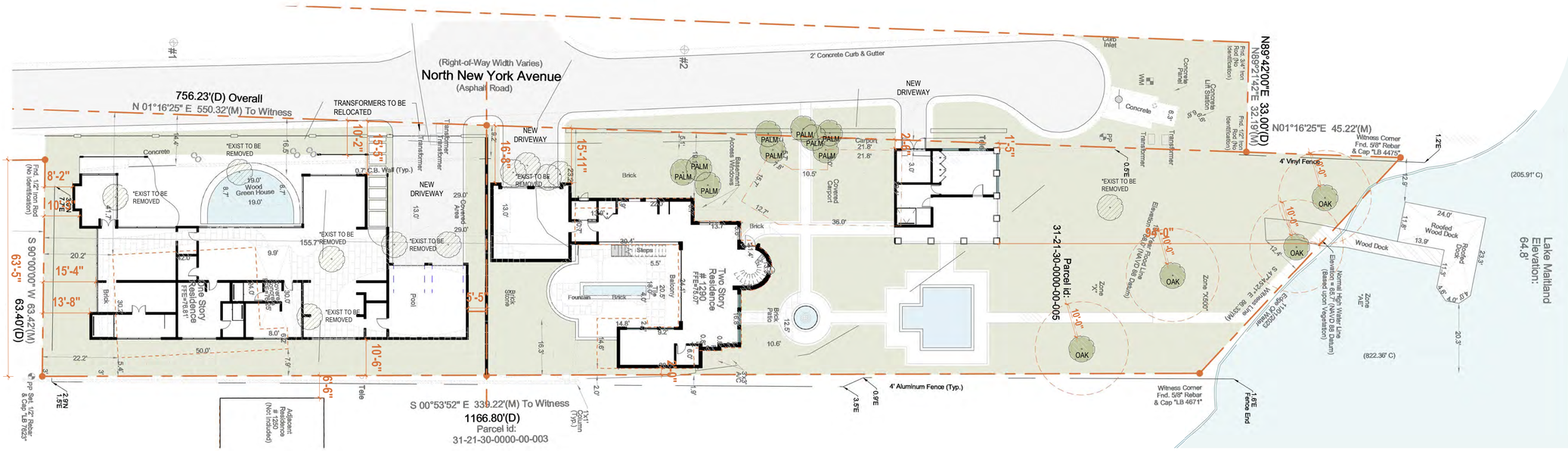
Date Note:
Date - Denotes Time Type
(typ) - Quantity of Time measured at Cheist Height

-Site Benchmark Information-
BT
Set Nail & Disk
Elevation: 77.09'
#1
Set Nail & Disk in Asphalt
Elevation: 77.09'
#2
Set Nail & Disk "LB 7623" in Asphalt
Elevation: 73.78'

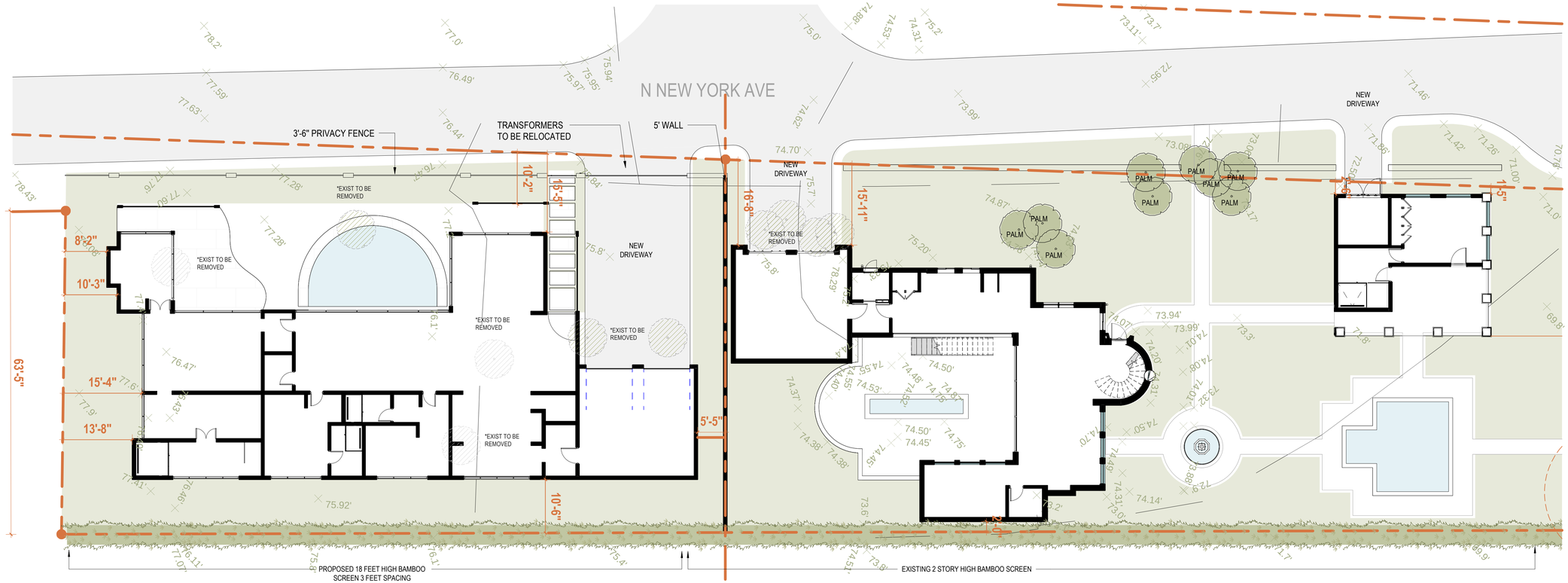
-Benchmark Information-
Orange County Datum
Benchmark No: L645016
Benchmark Elevation: 84.15'
(Elevations are based upon NAVD 88 Datum)

Field Date:	11/01/23
Date Completed:	11/09/23
Drawn by:	SMT
Job Number:	S-111902

Legend
Abbreviations
Survey is Based upon the Legal Description Supplied by Client.
Survey is Subject to Easements, Rights-of-Way and Restrictions of Record Affecting Property.
Bearing Basis is Assumed and Based upon the Line Between Found Monuments as Noted Hereon.
Elevations Shown Hereon are Based upon the Following Benchmark(s):
Flood Zone Determination Per FEMA Map No. 12095C0230F, Dated 09/25/2009 and Per Community Number 120188 Dated 03/07/2014.
Flood Zone(s): "X" (Unshaded) & "AE" (Shaded) Commercial Property Lines
Flood Zone(s): "X" (Unshaded) & "AE" (Shaded) Residential Property Lines
Flood Zone(s): "X" (Unshaded) & "AE" (Shaded) Interior Rooms Here SEE
Base Flood Elevation(s) (BFE) Where Determined: Here SEE
Lowest Floor Elevation(s) (LFE) Where Determined: Here SEE
Interior Rooms Here SEE
Lowest Grade(s) (LG) Where Determined: Here SEE
Lowest Grade(s) (LG) Where Determined: Commercial Property Lines
Lowest Grade(s) (LG) Where Determined: Residential Property Lines
Interior Rooms Here SEE
Lowest Grade(s) (LG) Where Determined: Interior Rooms Here SEE
Lowest Grade(s) (LG) Where Determined: Here SEE
Lowest Grade(s) (LG) Where Determined: Here SEE
Lowest Grade(s) (LG) Where Determined:



1 **OVERALL SITEPLAN**
1/16" = 1'-0"



2 **ENLARGED SITEPLAN**
3/32" = 1'-0"

Z

Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. 1290

Developer
Name **Z PROPERTIES**
Address 219 W Comstock Ave, Winter Park,
Address FL 32789
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Landscape Architect:
Name
Address
Address
Tel:
Email

Civil:
Name
Address
Address
Tel:
Email

Pools: NOT PART OF PERMIT SET
Name
Address -
Address -
Tel:
Email

Interior Design: NOT PART OF PERMIT SET
Name
Address
Address -
Tel: -
Email

Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Z PROPERTIES INC., AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Z PROPERTIES INC.

Date 4.15.2024

Scale As indicated

Site Plan

A100

Sheet No.

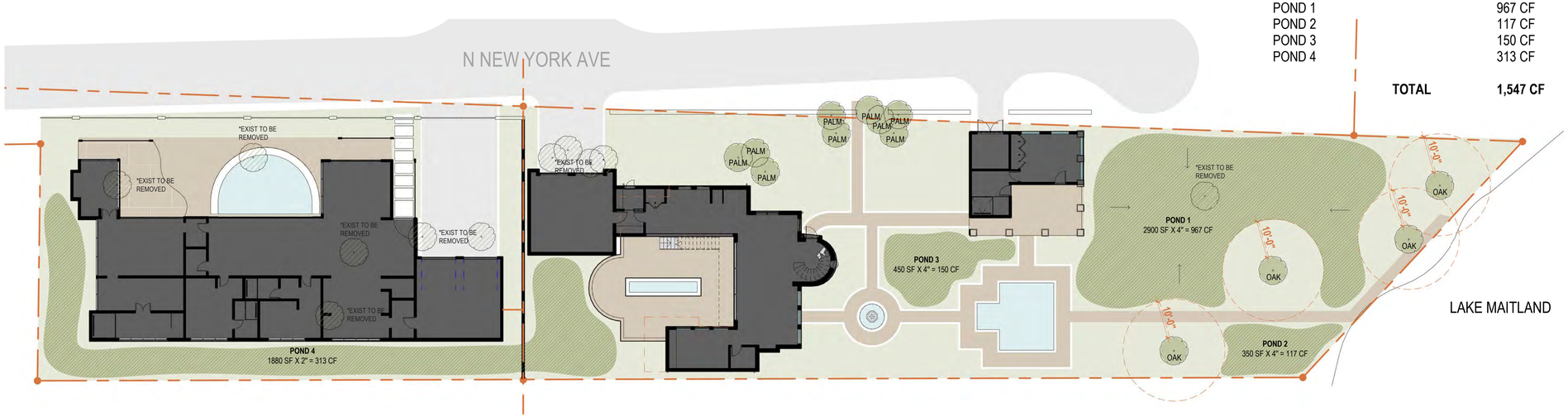
RETENTION POND CALCS

DRYLAND	26,182 SF
IMPERVIOUS ALLOWED	13,091 SF (50%)
BUILDINGS	6,440 SF
COVERED TERRACES	1,235 SF
SIDEWALKS	4,170 SF
DRIVEWAYS	1,150 SF
WALKWAY TO DOCK	110 SF
POOL AND PONDS 100% 715 SF	358 SF (50%)
TOTAL IMPERVIOUS	**13,463 SF**

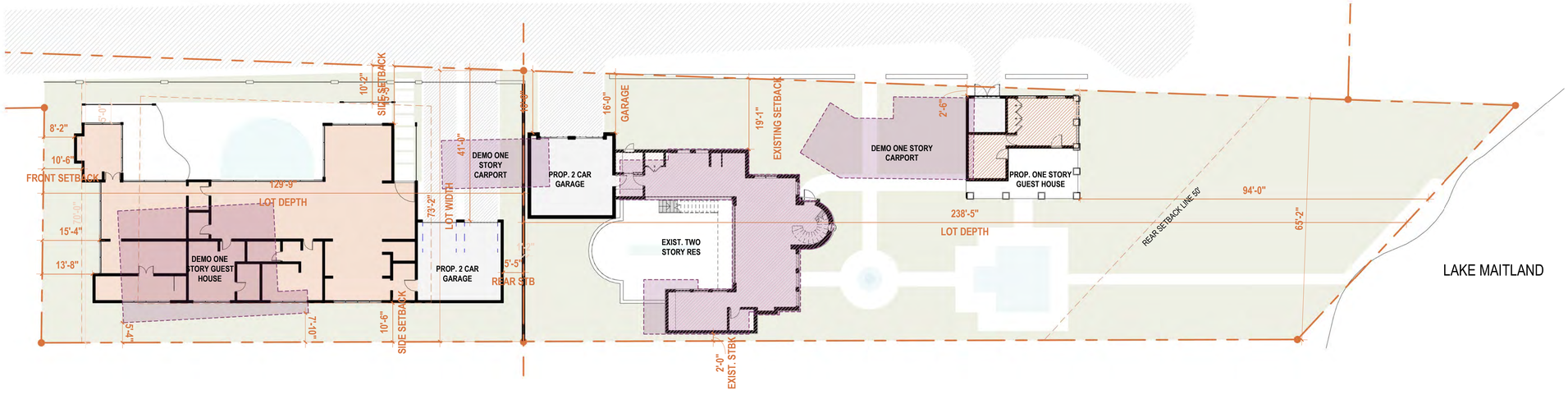
OVERFLOW WATER CALCS

13,463 SF X 0.833"	1,121 CF
POND 1	967 CF
POND 2	117 CF
POND 3	150 CF
POND 4	313 CF
TOTAL	**1,547 CF**

1 RETENTION PLAN
1/16" = 1'-0"



2 EXISTING AND PROPROSED SITE PLAN DIAGRAM
1/16" = 1'-0"



Z

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Civil:
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Email

Pools: NOT PART OF PERMIT SET
Name
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Email

Interior Design: NOT PART OF PERMIT SET
Name
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Date 4.15.2024

Scale 1/16" = 1'-0"

Retention Plan

A101

Sheet No.

Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. 1290

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Interior Design: NOT PART OF PERMIT SET

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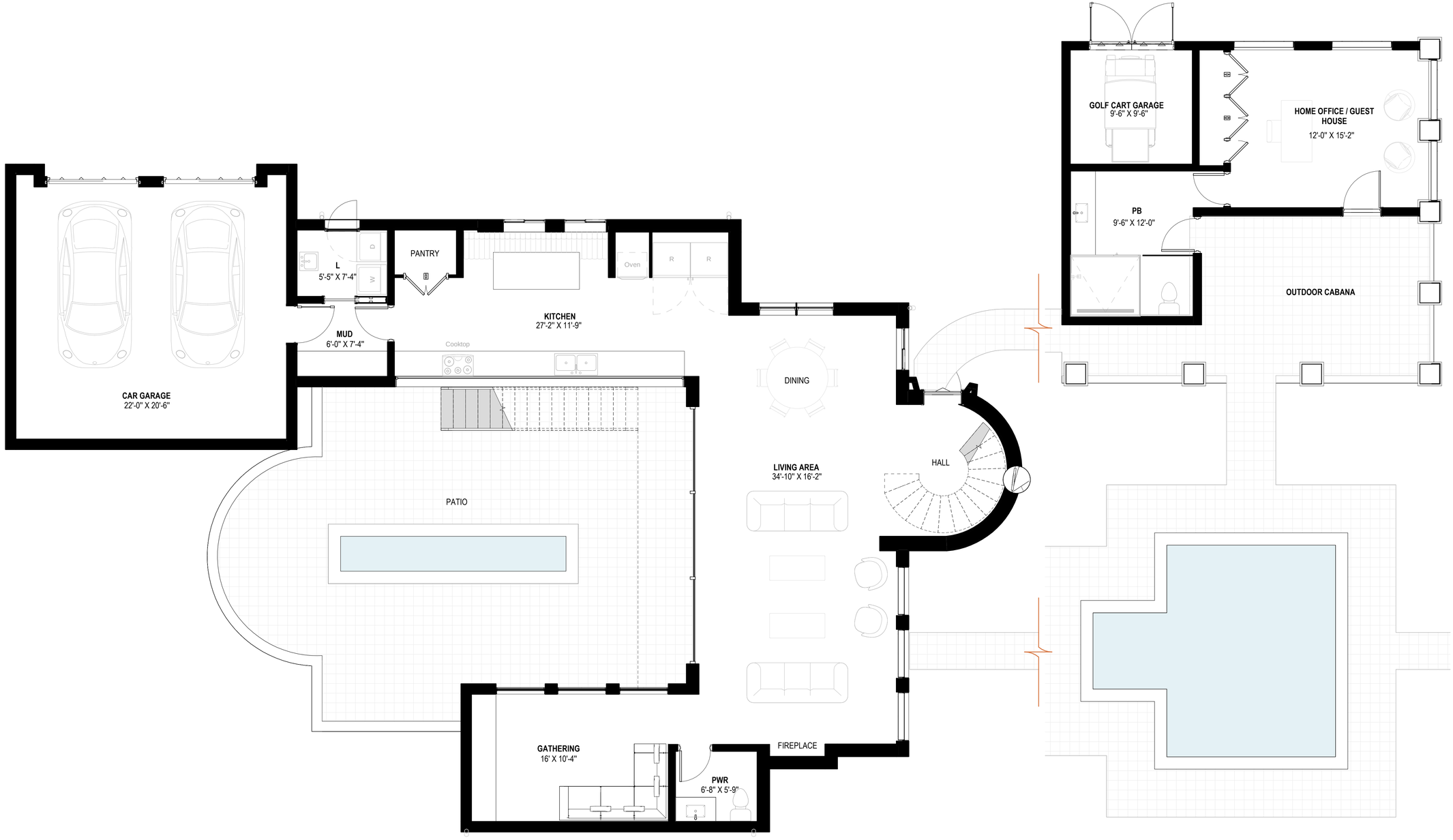
Date 4.15.2024

Scale

Renders Main Residence

A200

Sheet No.



1 **PROPOSED REMODEL PRESENTATION PLAN 1ST FLR**
1/4" = 1'-0"

Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. 1290

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Interior Design: NOT PART OF PERMIT SET
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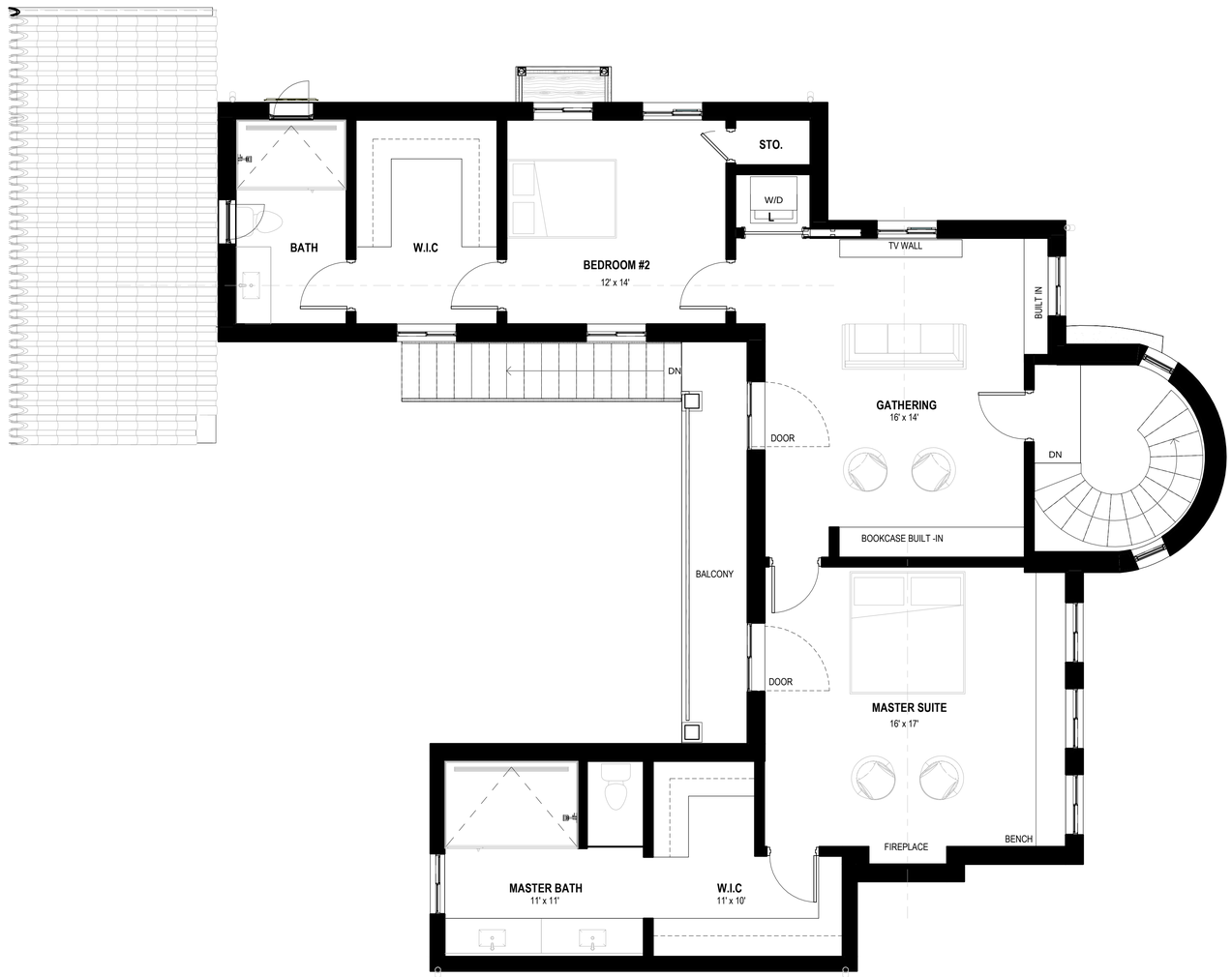
Date 4.15.2024

Scale 1/4" = 1'-0"

Remodel Presentation Floor Plan

A201

Sheet No.



1 PROPOSED REMODEL PRESENTATION PLAN 2ND FLR

1/4" = 1'-0"

Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. 1290

Developer

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Landscape Architect:

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Civil:

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Email

Pools: NOT PART OF PERMIT SET

Name
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Email

Interior Design: NOT PART OF PERMIT SET

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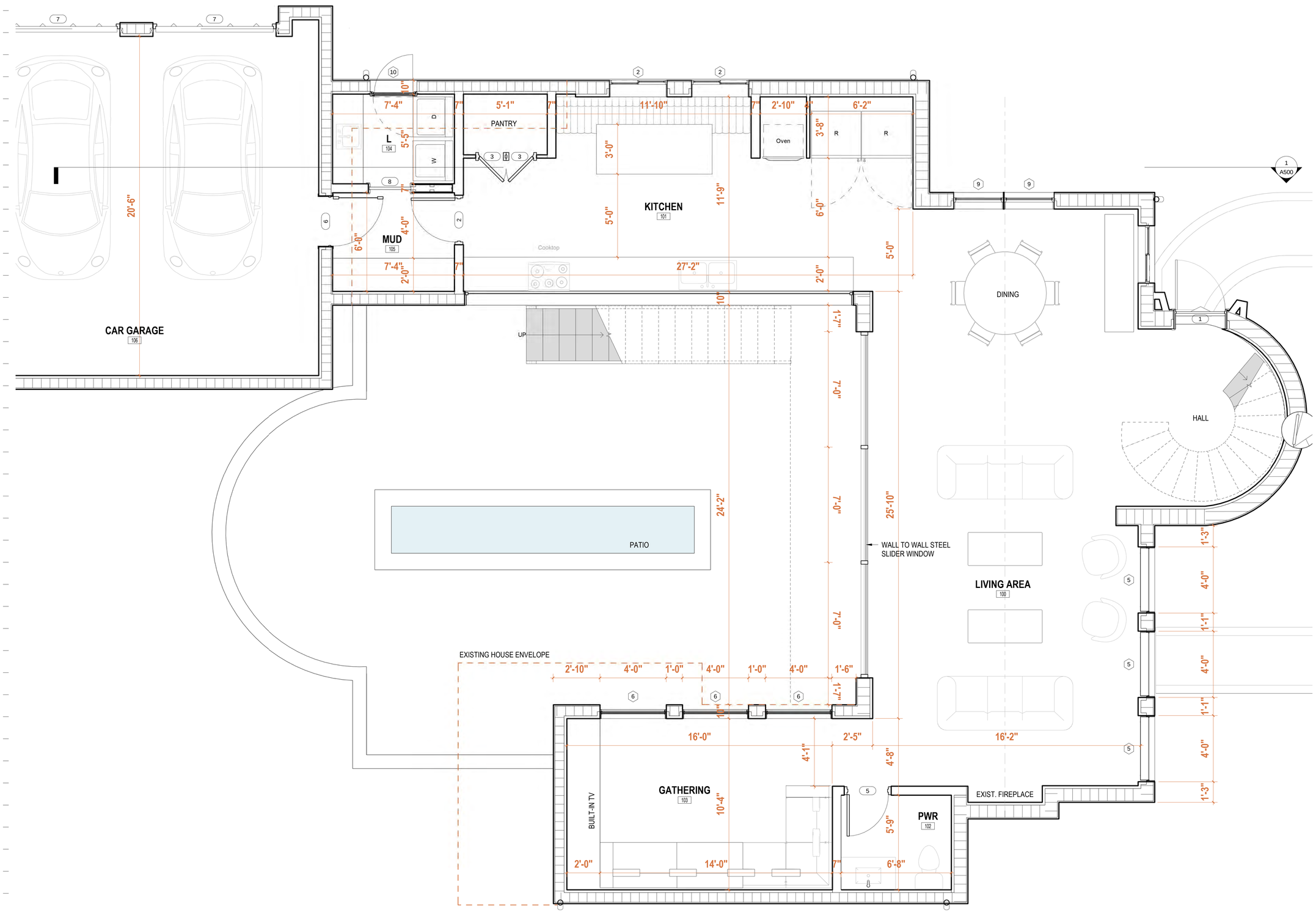
Date 4.15.2024

Scale 1/4" = 1'-0"

Presentation Plan - Second Floor

A202

Sheet No.



1 **PROPOSED FIRST FLOOR**
3/8" = 1'-0"

Z

Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. 1290

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Pools: NOT PART OF PERMIT SET
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Interior Design: NOT PART OF PERMIT SET
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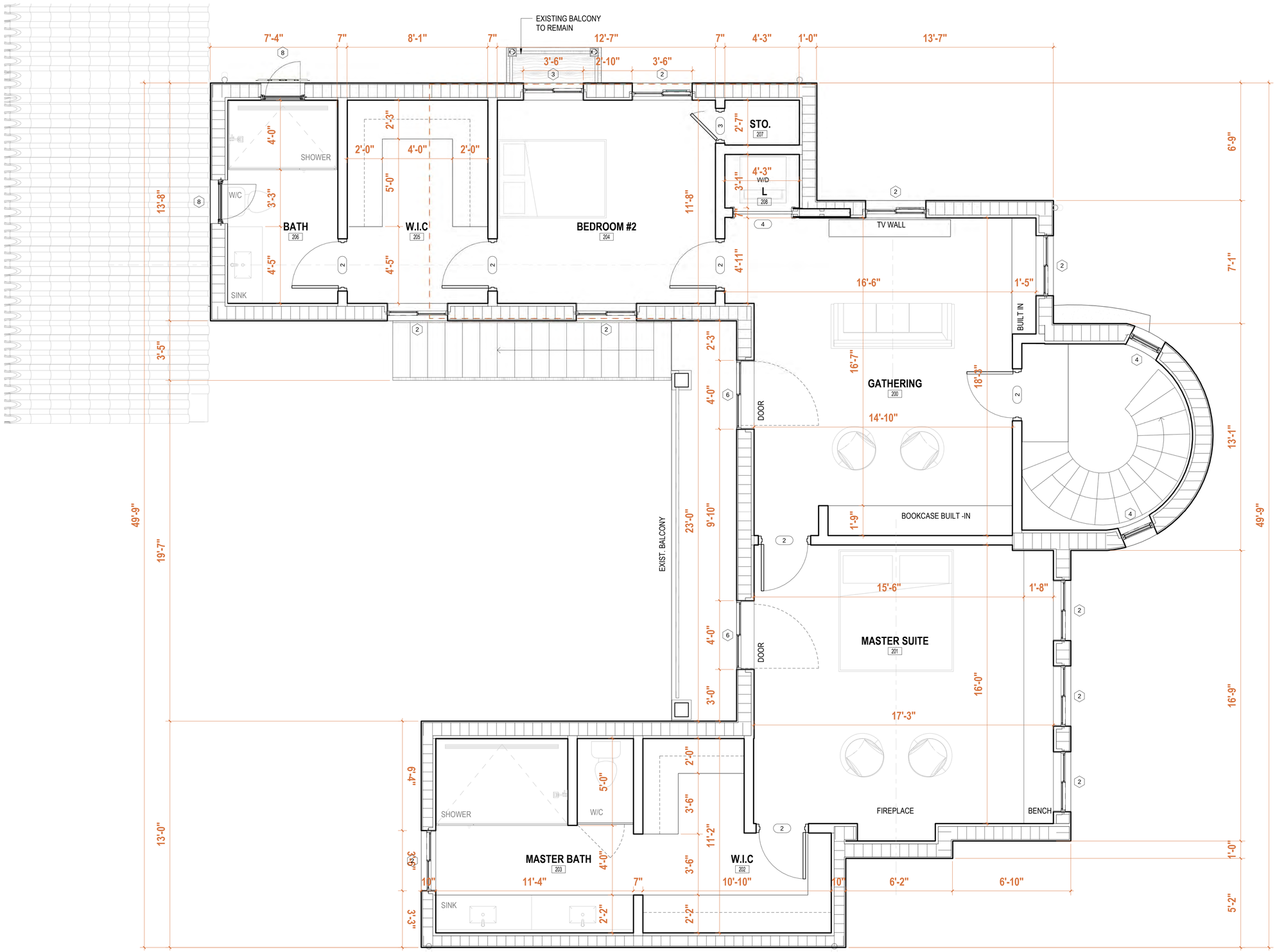
Date 4.15.2024

Scale 3/8" = 1'-0"

Proposed First Floor Plan

A300

Sheet No.



1 **PROPOSED SECOND FLOOR PLAN**
3/8" = 1'-0"

Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. 1290

Developer
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Landscape Architect:
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Civil:
Name
Address
Address
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Email

Pools: NOT PART OF PERMIT SET
Name
Address -
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Interior Design: NOT PART OF PERMIT SET
Name
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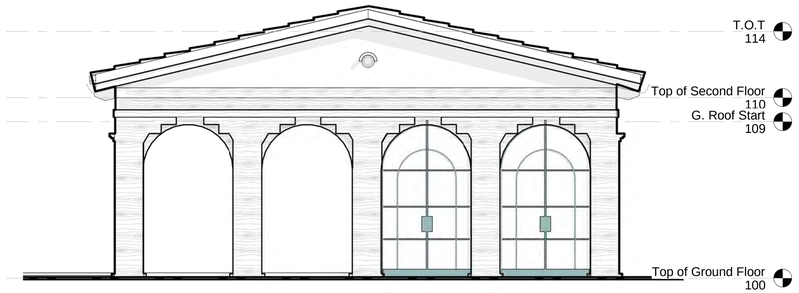
Date 4.15.2024

Scale 3/8" = 1'-0"

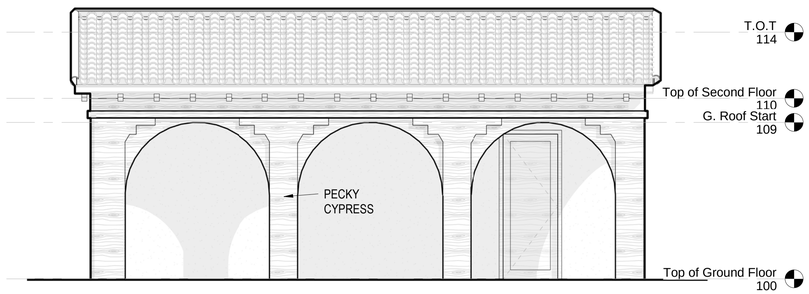
Proposed Second Floor Plan

A301

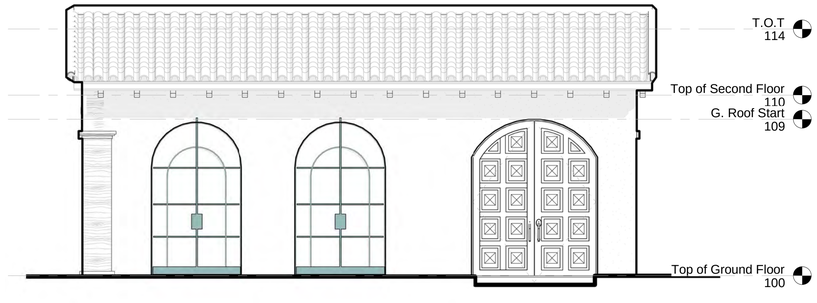
Sheet No.



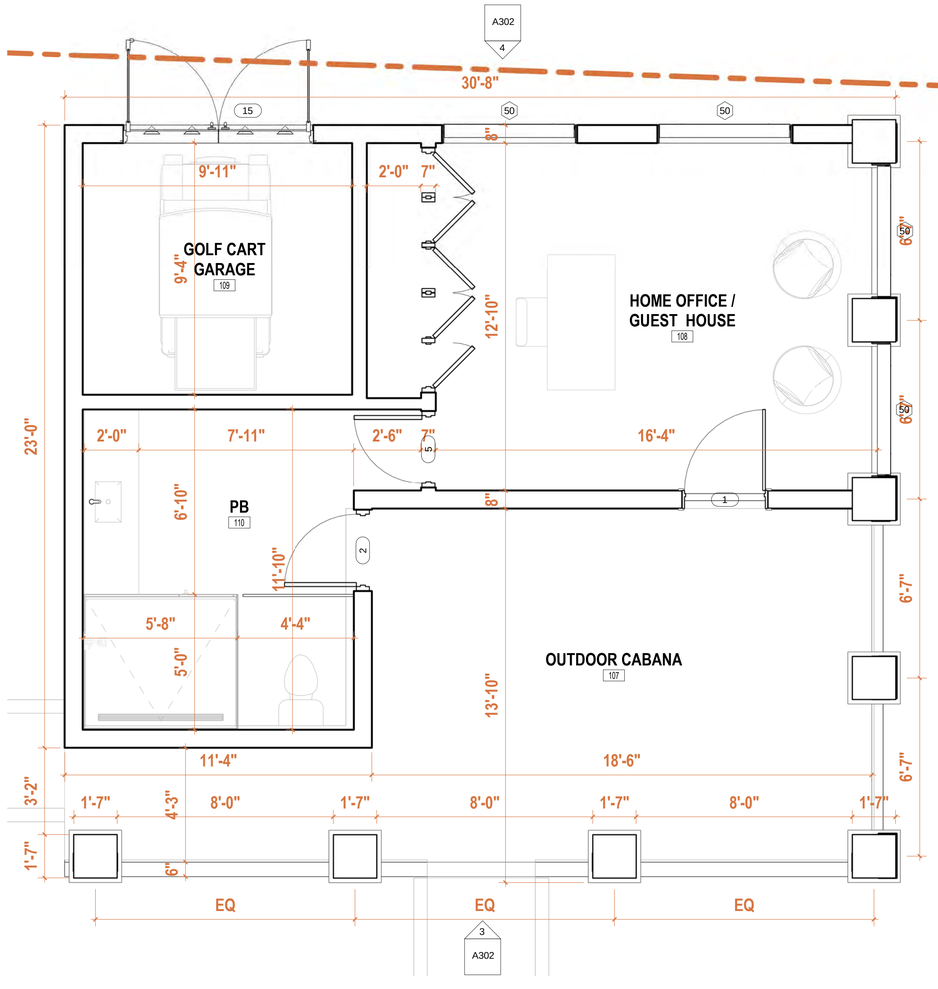
2 LAKE FRONT ELEVATION
1/4" = 1'-0"



3 SIDE ELEVATION
1/4" = 1'-0"



4 STREET SIDE ELEVATION
1/4" = 1'-0"



1 GUEST HOUSE / HOME OFFICE
3/8" = 1'-0"

Remodel & Lot Split

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Interior Design: NOT PART OF PERMIT SET
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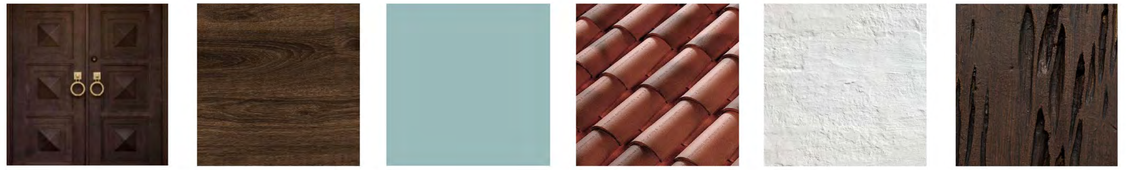
Date 4.15.2024

Scale As indicated

Guest / Pool House Details

A302

Sheet No.



1. DESIGN DOORS

2. WALNUT WOOD DOORS & DETAILS

3. NOVELTY WAVE WINDOWS

4. BARREL CLAY ROOF

5. WHITE STUCCO WALL FINISH

6. PECKY CYPRESS WOOD DETAILS

1 FRONT ELEVATION

1/4" = 1'-0"

2 LAKE FRONT ELEVATION

1/4" = 1'-0"

Z

Remodel & Lot Split

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Date 4.15.2024

Scale 1/4" = 1'-0"

Elevations

A303

Sheet No.

Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. **1290**

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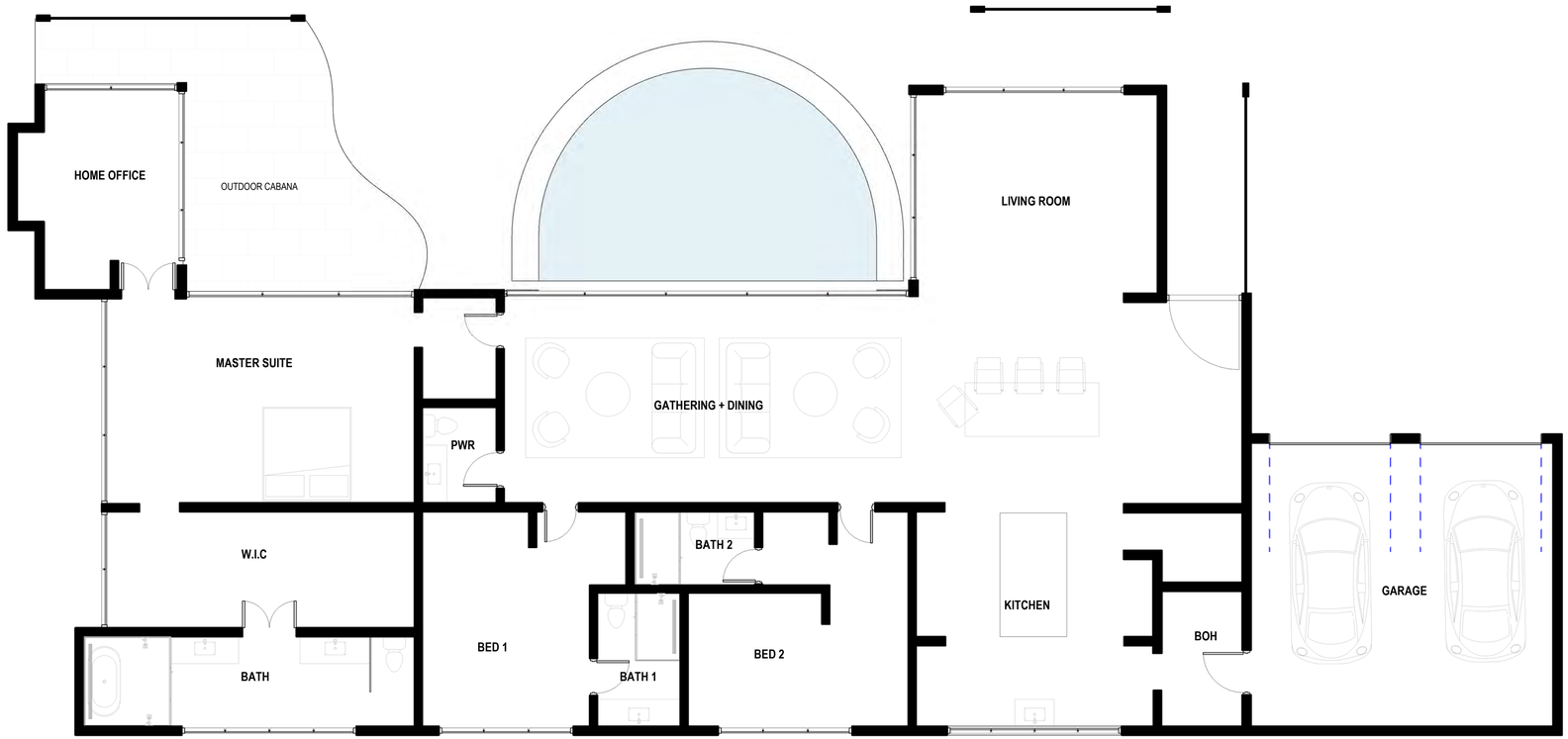
Date 4.15.2024

Scale

New Residence Renderings

A400

Sheet No.



1 **NEW RESIDENCE PRESENTATION FLOOR PLAN**
3/16" = 1'-0"

Remodel & Lot Split

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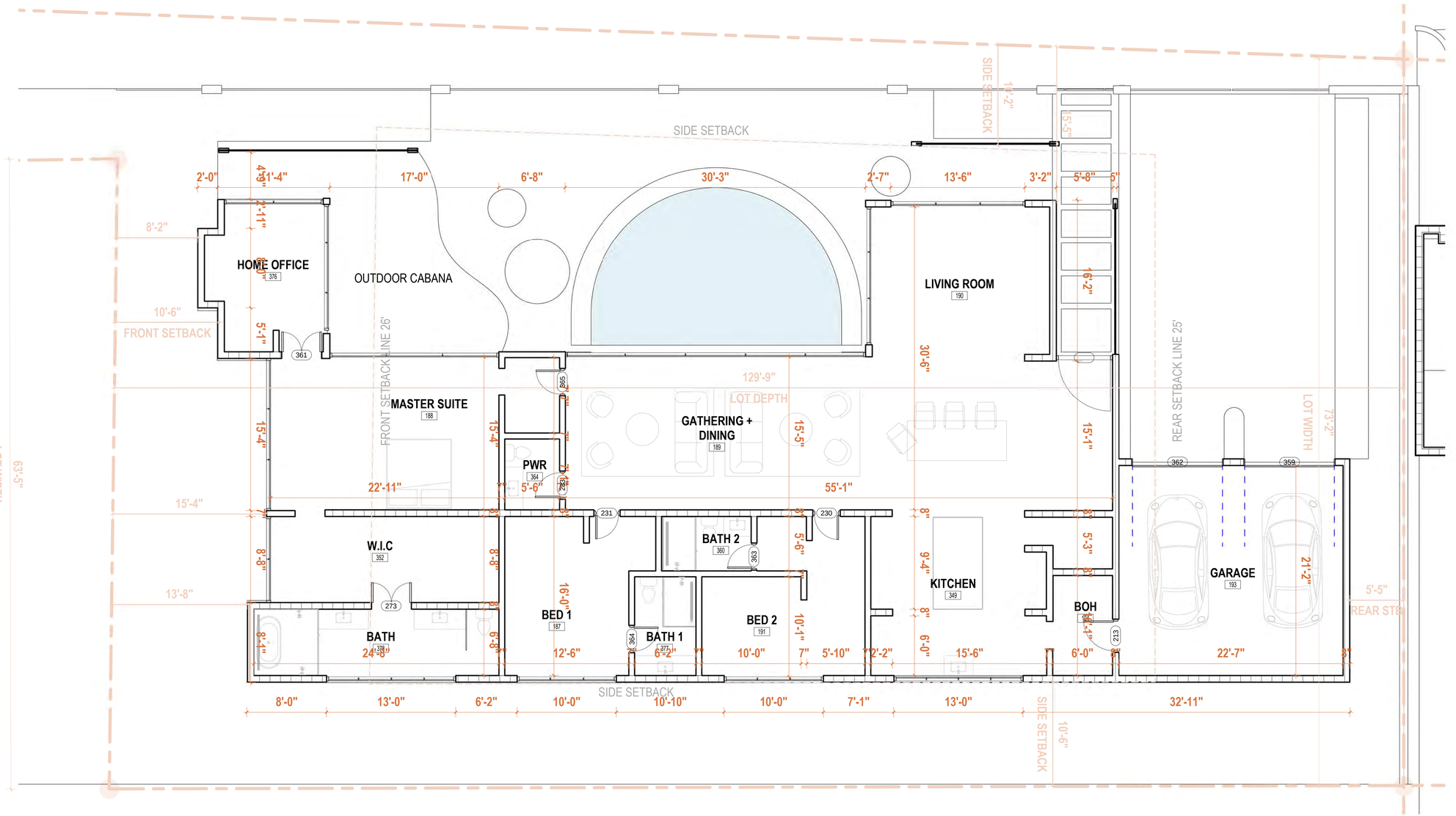
Date 4.15.2024

Scale 3/16" = 1'-0"

Presentation Floor Plan

A401

Sheet No.



1 **NEW RESIDENCE FLOOR PLAN**
3/16" = 1'-0"

Z

Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. 1290

Developer
Name **Z PROPERTIES**
Address 219 W Comstock Ave, Winter Park,
Address FL 32789
Tel: 407.929.3303
Email Zane@zpropertiesinc.com

Design:
Name **Z PROPERTIES**
Address 219 W Comstock Ave, Winter Park,
Address FL 32789
Tel: 407.929.3303
Email Zane@zpropertiesinc.com

Structure:
Name **ALBA ENGINEER**
Address 731 W. Smith Street
Address Orlando, FL 32804
Tel: (407) 421-4866
Email dsouter@alba-eng.com

Trusses:
Name **K & M TRUSS INC**
Address 2928 N Orange Blossom Trail,
Address Zellwood, FL 32798
Tel: (407) 880-4551
Email keith@kmtruss.com

Landscape Architect:
Name
Address
Address
Tel:
Email

Civil:
Name
Address
Address
Tel:
Email

Pools: NOT PART OF PERMIT SET
Name
Address -
Address -
Tel:
Email

Interior Design: NOT PART OF PERMIT SET
Name
Address -
Address -
Tel:
Email

Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Z PROPERTIES INC., AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Z PROPERTIES INC.

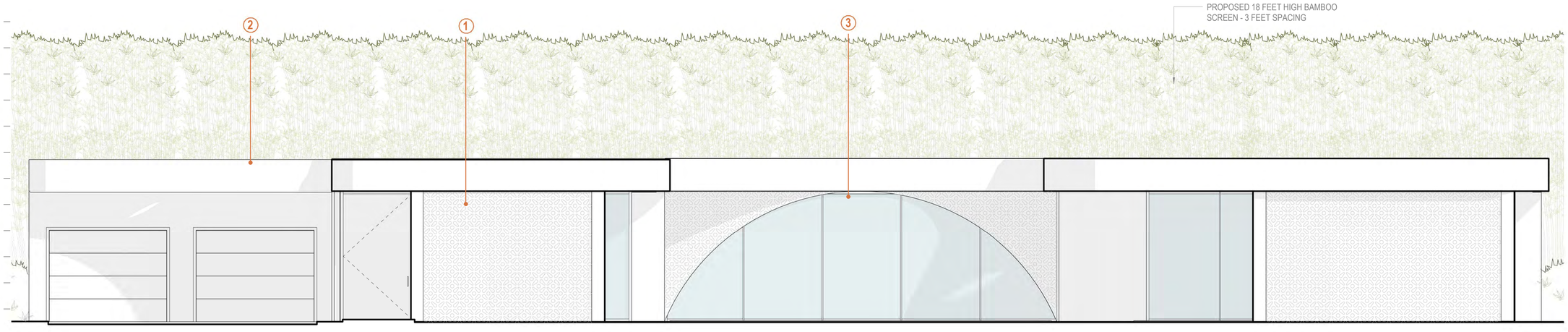
Date 4.15.2024

Scale 3/16" = 1'-0"

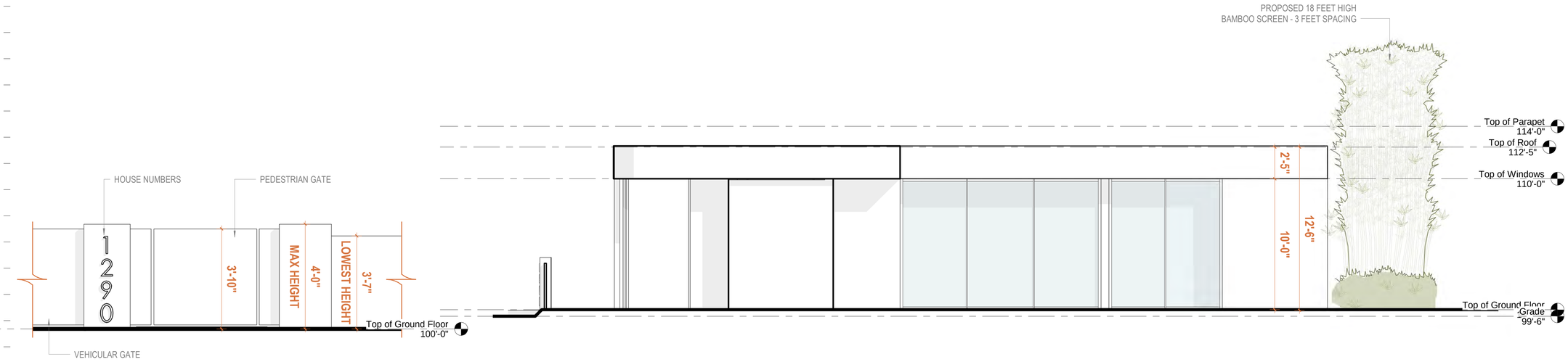
New Residence Floor Plan

A402

Sheet No.



1 NEW RESIDENCE STREET ELEVATION
1/4" = 1'-0"



3 GATE AND FRONT FENCE WALL DETAILS
1/2" = 1'-0"

2 NEW RESIDENCE SIDE ELEVATION
1/4" = 1'-0"

Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. 1290

Developer
Name Z PROPERTIES
Address 219 W Comstock Ave, Winter Park,
Address FL 32789
Tel: 407.929.3303
Email Zane@zpropertiesinc.com

Design:
Name Z PROPERTIES
Address 219 W Comstock Ave, Winter Park,
Address FL 32789
Tel: 407.929.3303
Email Zane@zpropertiesinc.com

Structure:
Name ALBA ENGINEER
Address 731 W. Smith Street
Address Orlando, FL 32804
Tel: (407) 421-4866
Email dsouter@alba-eng.com

Trusses:
Name K & M TRUSS INC
Address 2928 N Orange Blossom Trail,
Address Zellwood, FL 32798
Tel: (407) 880-4551
Email keith@kmtruss.com

Landscape Architect:
Name
Address
Address
Tel:
Email

Civil:
Name
Address
Address
Tel:
Email

Pools: NOT PART OF PERMIT SET
Name
Address
Address -
Tel: -
Email

Interior Design: NOT PART OF PERMIT SET
Name
Address
Address -
Tel: -
Email

Rev.	Date

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Date 4.15.2024

Scale As indicated

Elevations 2

A403

Sheet No.

1290

ORDINANCE NO. ▬▬▬

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE FROM SINGLE FAMILY RESIDENTIAL (R-1AAA) TO SINGLE FAMILY (R-1AA) ZONING ON A PORTION OF THE PROPERTY AT 1290 N. PARK AVENUE, MORE PARTICULARLY DESCRIBED HEREIN.

WHEREAS, the owner of these properties has requested a lot split/subdivision into two lots thereby creating a new non-lakefront lot and has offered for such consideration the voluntary historic designation of the existing Gamble Rogers home built in 1930 along with commitment to maintain and install bamboo screening for the benefit of the existing adjacent lakefront home, and such commitment is made a part of and condition of approval of the ordinance, and

WHEREAS, on May 7, 2024, the Planning and Zoning Board held a public hearing on the subdivision and rezoning requests as set forth herein and made a recommendation to the City Commission regarding such rezoning, and

WHEREAS, the City Commission finds that the changes in zoning set forth herein is consistent with the Comprehensive Plan and meets the requirements for rezoning under the City's Comprehensive Plan and land development regulations, and

WHEREAS, the establishment of municipal zoning meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held.

NOW THEREFORE BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AS FOLLOWS:

SECTION 1. That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to change from Single Family (R-1AAA) to Single Family (R-1AA) district zoning on the non-lakefront lot portion being more or less the south 270 feet of the property at 1290 N. Park Avenue.

SECTION 2. This Ordinance shall become effective immediately upon the effective date of this Ordinance.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2024.

_____

Mayor Sheila DeCiccio

Attest:

City Clerk

RESOLUTION _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY LOCATED AT 1290 N. PARK AVENUE, WINTER PARK, FLORIDA AS A HISTORIC RESOURCE ON THE WINTER PARK REGISTER OF HISTORIC PLACES.

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

WHEREAS, the Winter Park Historic Preservation Board has determined and recommended that this property holding the Gamble Rogers house at 1290 N. Park Avenue built in 1930 is the first documented Gamble Rogers designed and built house in the City of Winter Park, and

WHEREAS, this Mediterranean styled home was built for Zoe Shippen, who was a nationally acclaimed artist, who had exclusive art shows across the country who married Dr. Shippen, who was one of the founders of the Jewett Clinic. They together later built the Arte Modern or Presidential style home at 1280 N. Park Avenue on the corner of Park/New York Avenue.

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

SECTION 1. That the City Commission of the City of Winter Park hereby designates 1290 N. Park Avenue as a historic resource on the Winter Park Register of Historic Places, which shall be limited to the lakefront portion/lot of the overall property approved for a subdivision/lot split coincident and conditioned upon this historic designation. Any appeal or revocation of that subdivision/lot split shall make this historic designation null and void.

SECTION 2. This historic designation is confined to the lakefront lot resultant from the aforementioned subdivision/lot split approval which is currently identified as 1290 N. Park Avenue and with a Parcel ID# 31-21-30-0000-00-005 and any future change in address to a New York Avenue address shall not be of any effect upon the City Commission designation as a historic resource on the Winter Park Register of Historic Places.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this _____ day of _____ 2024.

_____
Sheila DeCiccio, Mayor

ATTEST:

_____
City Clerk

Jeffrey Briggs

From: LINDA HUGHES <loyalnole@aol.com>
Sent: Tuesday, April 30, 2024 4:29 PM
To: Jeffrey Briggs
Subject: [External] New York Ave

[This email is from an external source. Before clicking any links, hover over them to check the actual address. Avoid opening attachments from unknown senders.]

Hi Jeff - I wanted to contact you regarding the proposal to split the lot across the street. It is an exceptionally long lot and the lakefront house is near the water. It would be so much more attractive to have a home on the south side of the lot. Right now, we look at an ugly concrete wall that runs the length of the property. The proposed one story dwelling would be a welcomed addition to our street.

We are very much in favor of splitting the lot.

Respectfully,

Linda and David Hughes

CITY OF WINTER PARK

04/24/2024

401 South Park Avenue
Winter Park, FL 32789

Dear City of Winter Park:

We thank you for this opportunity to solicit your approval for the plan(s) being presented by Zane Williams of Z Properties.

Mardly grew up in Central Florida, and I transferred to the University of Central Florida, where the two of us met. Shortly after graduating, we relocated to Philadelphia, married, began our careers, and started our family. We always knew we would return to our favorite place, and eventually, we would forever call Winter Park home.

Since returning to Central Florida in late 2009, we have lived in Winter Park. We fell in love with the city for the same reason most people do. We met Zane and Emily Williams during one of their Parade of Homes showings. While we could not afford a new build, we hired Emily to redesign our home. It tuned out fantastic. The business we started in 2010 has become incredibly successful, and we are in the fortunate position to realize one of our dreams: build a new home with Z Properties.

We believe in preserving Winter Park as the founders intended, and we have an opportunity to carry on that tradition by splitting the lot at 1290 N. Park Ave. This is accomplished in two ways: preserving the original James Gamble Rogers home on the lakeside and building the mid-century home you see in the plans by Z Properties on the backside of the lot.

There is no question that James Gamble Rogers is the most notable historical architect known to Winter Park residents. However, many residents are not as familiar with the architects who designed some of our most treasured mid-century modern commercial and residential buildings that have had as much of an impact on the Winter Park landscape as any other architecture.

We collaborated with Z Properties to build something rarely built today but iconic to the Winter Park landscape. It is a true mid-century throwback that even famous local and national mid-century architects would be proud to call their own.

1290 N. Park Avenue is the ideal place to build this home. The funds raised from the sale of the lot we will build on will go towards preserving the original James Gamble Rogers main house. Our new home will be just steps from where the original 'Royal House' was built. Unfortunately, it was torn down in the early 2000s and replaced with two new modern homes.

In many ways, our new home will also contribute to preserving Winter Park by returning a familiar landscape as close as possible to where the Royal House sat and once visible to residents driving through the intersection of Park Ave. and New York.

We ask for your unanimous approval and look forward to the opportunity to bring back mid-century architecture to Winter Park.

Sincerely,

Craig & Mardly Smith

BRYAN & LORI TRIPPLER

1801 Legion Dr., Winter Park, FL 32789 | 407-758-7926 | btrippler@gmail.com

Date

City of Winter Park
401 S. Park Avenue
Winter Park, FL 32789

Dear City of Winter Park:

We are submitting this letter to support the proposed project at 1290 N. Park Ave. We became familiar with this project because Craig and Mardly Smith are our next-door neighbors and they have been sharing their passion and vision for this home.

We often walk from our home to downtown WP, passing by the proposed project site. We believe preserving the James Gamble Rogers original house and constructing a new single-story mid-century modern home would be the proper and most aesthetically appealing architectural approach to the area. In line with Winter Park's history of preservation, we feel it would be a mistake to allow such an important landmark to be demolished and replaced by a new massive two-story home, changing the landscape for the worse.

We are very familiar with the high-quality work Z Properties delivers; we have seen the proposed drawings of the 'split plan' as well as the plans if the lot were not split. We support the plan to split the lot, allowing for the preservation of the original James Gamble Rogers house and the addition of a mid-century modern home Z Properties has tastefully designed for the site.

Sincerely,

Bryan & Lori Trippler

Brian & Lytle Smith
810 Juanita Rael
Winter Park, FL 32789
(P) 202-340-0710 (E) brianrsmith@hey.com

City of Winter Park
401 S Park Avenue
Winter Park, FL 32789

1290 North Park Ave Project

Dear City of Winter Park,

We are writing to express our full support for Z Properties' proposed plan to split the lot at 1290 N Park Avenue. This plan aims to preserve the historic home built by James Gamble Rogers while also constructing a new mid-century home for the future homeowners Mardly and Craig Smith.

Both of us have a strong connection to Winter Park. Lytle grew up here, and while I am originally from Kansas City, we have always found Winter Park to be a place of warmth, charm, and community. When we lived in Chicago, we often discussed making Winter Park our permanent home to raise our family. When the opportunity arose, we purchased our current home at 810 Juanita Rael, situated next door to Mardly and Craig Smith.

We faced a similar decision when deciding what to do with our new home. We could have opted to demolish it and build a larger, more modern structure. However, after careful consideration, we chose to preserve the original home for several reasons. Firstly, the house, dating back to the 1960s, holds significant value having been a cherished family residence. Secondly, we saw the potential in undertaking a complete renovation, both inside and out. Lastly, after consulting with our neighbors, it became evident that many shared our sentiment in preserving the character and integrity of our street.

The original home at 1290 N Park Ave has an even richer history, spanning over a century as a beloved family residence. The proposed plan by Z Properties presents an opportunity for the city to maintain the historical essence of the area while simultaneously revitalizing the streetscape with a tastefully designed mid-century modern home.

Failure to approve Z Properties' plan would risk forever altering the landscape at the corner of N Park and New York, a change that most residents, including ourselves, in this area oppose.

We urge the City to consider the greater community's desire for preservation and progress by approving the lot split plan proposed by Z Properties. This decision would honor Winter Park's rich history while embracing its vibrant future.

Thank you for your time and consideration.

Sincerely,

Brian and Lytle Smith

March 6, 2024

Jeffrey Briggs
Planning Director
City of Winter Park
401 Park Avenue South
Winter Park, Florida 32789-4386

Re: 1290 N. Park Ave / Lot Split Design Proposal, Preliminary Arch. Set, dated January 31, 2024

Dear Mr. Briggs:

We are the owners of certain real property located either adjacent to or near 1250 and 1290 N. Park Ave. We are aware of the City Historic Designation Application received by the City of Winter Park for the 1290 N. Park Ave. property. It is our understanding that the nature of any associated Lot Split Proposal (as more particularly described or shown in the above-referenced Preliminary Arch. Set documents, dated January 31, 2024) is likely to require certain variances from the City of Winter Park Land Development Code.

We have reviewed, and agree with, the objection to this Application (and any associated or later request(s) that may be made to the City), as more particularly outlined in the March 4, 2024, letter the City recently received from Peter and Lynn DiPasqua, the adjacent property owner (1250 N. Park Ave.). Generally, we believe any action (or series of related actions), that may result in any property split for 1290 N. Park Ave. does not promote quality development to strengthen the character of the City. Rather, it would be inconsistent with the City's traditional residential scale, and, in turn, negatively impact our property's value. We, too, would be opposed to the City granting any such required variances that may be requested.

If you have any questions, please do not hesitate to contact me. Thank you. Sincerely,

Peter DiPasqua
Print Name: _____
Address: 1250 N Park Ave.
Address: _____

Ravi Ganath
Print Name: _____
Address: 1400 N. New York Ave
Address: Winter Park FL 32789

Print Name: _____
Address: _____
Address: _____

Print Name: _____
Address: _____
Address: _____

Print Name: _____
Address: _____
Address: _____

Print Name: _____
Address: _____
Address: _____

Print Name: _____
Address: _____
Address: _____

Print Name: _____
Address: _____
Address: _____

GRAYROBINSON

Jason W. Searl | Jason.Searl@gray-robinson.com | **D** 407.244.5601
301 East Pine Street, Suite 1400, Orlando, Florida 32801 | **T** 407.843.8880 | **F** 407.244.5690

March 4, 2024

VIA EMAIL (CHANEL@ZPROPERTIESINC.COM) AND FEDERAL EXPRESS

Chanel Magid
Z Properties
219 West Comstock Avenue
Winter Park, Florida 32789

Re: 1290 N. Park Ave. / Lot Split Design Proposal, Preliminary Arch. Set, dated January 31, 2024

Dear Chanel:

On behalf of our clients, Peter and Lynn DiPasqua, the adjacent property owner (1250 N. Park Ave.), I am writing to thank you for the opportunity to review the above Lot Split Design Proposal Packet (17 pages total) you emailed to them on February 20, 2024. In reviewing the various Survey, Site Plan, Floor Plans, Renderings and Elevations in this Packet, I am writing to notify Z Properties and the City of Winter Park ("City") of our objections to the pending City Historic Designation Application, together with any associated City applications that may later be requested for any property split / subdivision, variance, or additions / renovations to be heard by the City Planning and Zoning Board, the City Board of Adjustments, and/or the City Commission.

Generally, we believe any action (or series of related actions), that may result in any property split for 1290 N. Park Ave. does not promote quality development to strengthen the character of the City. Rather, it would be inconsistent with the traditional residential scale of the City, and, in turn, negatively impact our clients' property value. Specifically, we intend to note in our Meeting(s) Presentation for the pending City Historic Designation Application (any associated later City Meetings) several current City Land Development Code Sections that are applicable to, and illustrative of, the negative impacts that any such approvals are likely to have in the future.

If you have any questions, please do not hesitate to contact me. Thank you.

Very truly yours,

Jason W. Searl

cc: Peter and Lynn DiPasqua (via email only)
Zane Williams, Z Properties (via email zane@zpropertiesinc.com and Federal Express)
Jeffrey Briggs, Planning Director, City of Winter Park (via email JBriggs@cityofwinterpark.org only)
City Clerk, City of Winter Park (via email cityclerk@cityofwinterpark.org and Federal Express)
The Proudfits, 1290 N. Park Ave., Winter Park, Florida 32789 (via Federal Express only)

Planning & Zoning Board

agenda item 4.e

item type
Public Hearings (Public participation and comment on these matters must be in person.)

meeting date
May 7, 2024

prepared by
Allison McGillis, Director of Planning and Zoning

approved by
Allison McGillis, Director of Planning and Zoning

subject
CU #24-05. Request of Z Properties Group, Inc. for Conditional Use approval to redevelop the site at 111 S. Knowles Avenue with a three-story, 11,280-square-foot building on property zoned Commercial (C-2).

motion | recommendation
Staff Recommendation is for approval with the following condition:

1. That the proposed tenant and any future tenants of the building comply with the city's noise Ordinance, including no outdoor speakers or live entertainment on the patios.

background
This is a Conditional Use request by Z Properties Group, Inc., on behalf of the property owner, in order to build a three-story, 11,280-square-foot building at 111 S. Knowles Ave., zoned Commercial (C-2). The first floor will be utilized as a retail/restaurant/coffee shop, the second floor will be utilized as office space, and the third floor will be utilized as one residential unit.

The property measures 10,349 square feet in size. The property's Commercial (C-2) zoning allows for a 200% Floor Area Ratio (FAR) which would be up to 20,698 square feet. The proposed three-story building is 11,280 square feet (FAR of 109%). The building meets all applicable setbacks and coverage requirements. The building is also setback an additional seven feet and eight inches from Morse and eight feet seven inches from Knowles to provide additional space for outdoor seating. There are also two existing oak trees within the right-of-way at this corner that are being preserved and with the additional setback, give them a bit more room for their canopy to grow.

Parking Analysis
The code in the Central Business District requires parking for the "net" increases in building floor space. A property owner can rebuild the existing square footage with the existing parking that exists, and just provide for the "net" increase. Thus, the previous 7,365 square

foot building could be rebuilt maintaining the 12 parking spaces that previously existed. The proposed building is 11,280 gross square feet, but is 10,110 square feet in size in terms of the area that is calculated for parking purposes. The other 1,170 square feet is an un-airconditioned outdoor terrace on the second floor that is not calculated in parking purposes.

The first two floors are a combination of 7,330 square feet in size, which is less than the previous building and therefore can be parked with 12 parking spaces since it does not exceed the square footage of the previous building size. In terms of use for the first and second floor, the project is proposing similar uses, a coffee shop/restaurant/retail with the same 104 seats as the previous tenant of the site (The Imperial at Washburn Imports) on the first floor and office space on the second floor. The remaining 2,780 square feet on the third floor is one residential unit which requires 2 parking spaces. There will be 12 parking spaces on site, and project will be creating two additional spaces along the Knowles frontage by closing the existing curb cut. This will give the project 14 parking spaces to meet the parking requirements.

Compatibility with the Surrounding Area

The main review criteria for three-story buildings in the Central Business District is compatibility with the surrounding area. In this case, the previously building was two-stories but was surrounded by three- and four-story buildings. To the west is the Landmark Condominiums that are four stories in height, to the east are the El Cortez Apartments that are three stories, to the south is the new Edyth Bush building that is three stories, and across the street on Morse is the three-story building owned by the Winter Park Methodist Church. In terms of height, the building is compatible.

Due to the location of this property, it is subject to the Central Business District (CBD) Façade Guidelines. The original elevations of the building proposed by the applicant did not conform to these guidelines and therefore the reason for the tabling at the April P&Z meeting. Since then, the applicant has submitted new proposed elevations of the building that are a significant improvement and will be a welcomed upgrade to this area that meets the CBD Façade Guidelines.

Due to the proximity of this building to residential units, staff is recommending one condition to help mitigate the impact to the neighbors:

1. That the proposed tenant and any future tenants of the building comply with the city's noise Ordinance, including no outdoor speakers or live entertainment on the patios.

alternatives | other considerations

fiscal impact

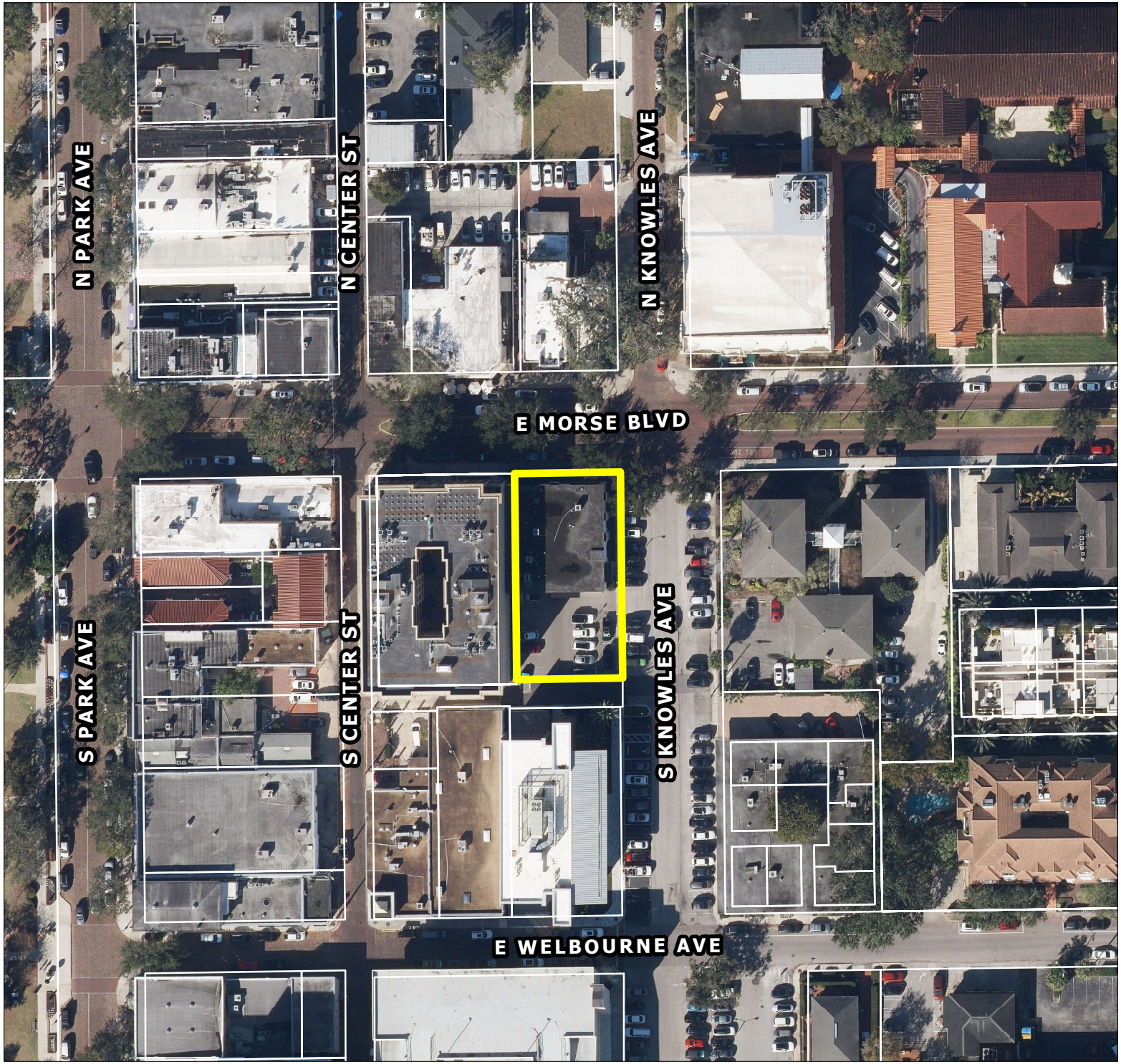
attachments

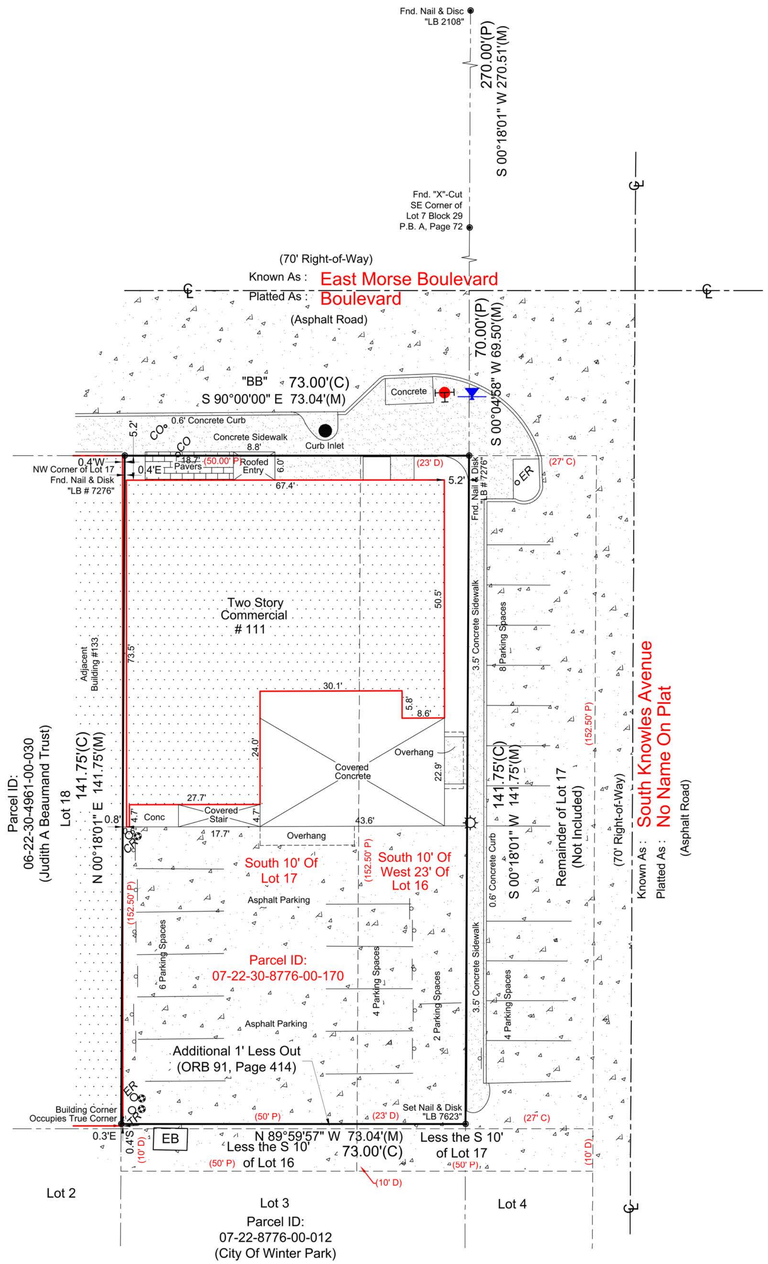
1. Location Map
2. 111 S Knowles - Storyville updated set
3. 111 S Knowles - Storyville Elevations 4.30
4. Storyville Building Elevations

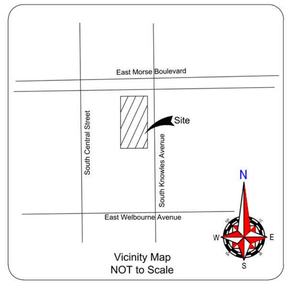
LOCATION MAP

111 S. Knowles Ave.

City of Winter Park
Florida



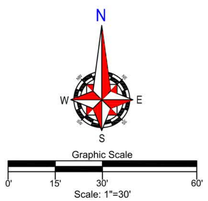




Vicinity Map
NOT to Scale

-Utility Legend-

- Air Release Manhole
- Backflow Preventer
- Bollard
- CR - Cable Riser
- CO - Cleanout
- Concrete Light Pole
- PP - Concrete Power Pole
- CWP - Crosswalk Post
- Curb Inlet
- EB - Electric Box
- ER - Electric Riser
- FDC - Fire Department Connection
- FOC - Fiber Optic Cable
- FOC - Fiber Optic Cable Box
- Fire Hydrant
- GM - Gas Meter
- Gas Valve
- Guy Anchor
- Handicap Parking
- Mitered End Section
- OHE - Overhead Power Line
- Sanitary Manhole
- Sanitary Valve
- SP - Signal Pole
- Sign
- Storm Inlet
- Storm Manhole
- TB - Telephone Box
- TR - Telephone Riser
- TLP - Traffic Light Pole
- TP - Traffic Panel
- TSB - Traffic Signal Box
- T - Transformer
- Water Valve
- Water Meter
- PP - Wood Power Pole



Graphic Scale
0' 15' 30' 60'
Scale: 1"=30'

ALTA/NSPS Land Title Survey / Boundary Survey

Legal Description:

Lot 17, Less the South 10 feet thereof, and the West 23 feet of Lot 16, Less the South 10 feet thereof, J.A. TROVILLION'S REDIVISION, according to the plat thereof recorded in Plat Book F, Page 70, of the Public Records of Orange County, Florida, less that portion Quit Claimed to the City of Winter Park, Florida, as recorded in O.R. Book 91, Page 414,Public Records of Orange County, Florida, being more particularly described as follows: Beginning 141.75 feet South of the Northwest corner of Lot 17, Block 36, J.A. TROVILLION'S REDIVISION, according to the map or plat thereof as recorded in Plat Book F, Page 70, Public Records of Orange County, Florida; run South 1 foot; East 73 feet; North 1 foot; West 73 feet to the Point of Beginning.

Flood Disclaimer:
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.

ALTA/NSPS CERTIFICATION

Certified to: ZANE WILLIAMS; Z PROPERTIES GROUP; CHIRAG B. KABRAWALA, ESQ, KABRAWALA LAW GROUP, PLLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 9, 11(b), 13, 16, and 18 of Table A thereof.

The fieldwork was completed on 09/08/2022.

Date of Plat or Map: 09/16/2022.

Patrick K. Ireland, PSM 6637

Gross Land Area:	10,353 Square Feet or 0.24 Acres more or less
Setback Requirements:	Front: 00' Side: 10' Rear: 00'
Zoning:	C-2
Square footage of Buildings:	3,587 Square Feet more or less
Parking Space Size:	(Standard) 24 Parking Stripes found at time of Survey (Handicap) 00 Parking Stripes found at time of Survey

In the process of conducting the fieldwork, no of earth moving work, building construction or building additions within recent months were observed.
In the process of conducting the fieldwork, no evidence of recent street or sidewalk construction or repairs were observed.
In the process of conducting the fieldwork, no evidence of site use as a solid waste dump, sump or sanitary landfill were observed.
In the process of conducting the fieldwork, no evidence of cemeteries and/or burial grounds were observed.
In the process of conducting the fieldwork, no evidence of any water features were observed.
In the process of conducting the fieldwork, no evidence of wetland delineation markers were observed.
Vehicular Access to Subject Property is provided by:
South Knowles Avenue

Revisions	Field Date: 09/08/22	Date Completed: 09/16/22
	Drawn By: SMT	File Number: 109536

-Legend-

C	- Calculated	PC	- Point of Curvature
CL	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement		
F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency
		R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set ½" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Rebar	
N.R.	- Non-Radial	TYP.	- Typical
ORB	- Official Records Book	UE	- Utility Easement
P	- Plat	WM	- Water Meter
P.B.	- Plat Book	△	- Delta (Central Angle)
		—○—	- Chain Link Fence

-Notes-

>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 Drainfield 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.
>Flood Zone Determination Shown Heron is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

I hereby Certify that this ALTA/NSPS Land Title 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 — PSM 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.

Ireland & Associates Surveying, Inc.
800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

Issued by: Fidelity National Title Insurance Company
Issuing Agent: The Kabrawala Law Group, PLLC
Commitment Number: 10431471
Issuing Office File Number: 111 S Knowles Ave.
Effective Date: August 22, 2020 @ 05:00 P.M.
Schedule B - Section 2

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form. ***Not survey related.***

2. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable. ***Not survey related.***

3. Standard Exceptions:

A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. ***Concrete, Asphalt, & Pavers cross lot lines.***

B. Rights or claims of parties in possession not shown by the public records. ***Not survey related.***

C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. ***Not survey related.***

D. Taxes or assessments which are not shown as existing liens in the public records. ***Not survey related.***

4. Notice of Lien Prohibition Under Section 713.10 Florida Statutes recorded January 18, 2017 in Official Records Instrument No. 20170034480, of the Public Records of Orange County, Florida. ***Not survey related.***

5. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements. ***Not survey related.***

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Z PROPERTIES INC., AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Z PROPERTIES INC.

Z

STORYVILLE COFFEE

111 S KNOWLES AVE, WINTER PARK, FL 32789

Project No. 1823

Developer
Name Z PROPERTIES
Address 219 W Comstock Ave, Winter Park,
Address FL 32789
Tel: 407.929.3303
Email Zane@zpropertiesinc.com

Design:
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Civil:
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Tel:
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Pools: NOT PART OF PERMIT SET
Name
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Address -
Tel:
Email

Interior Design: NOT PART OF PERMIT SET
Name
Address -
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Tel:
Email

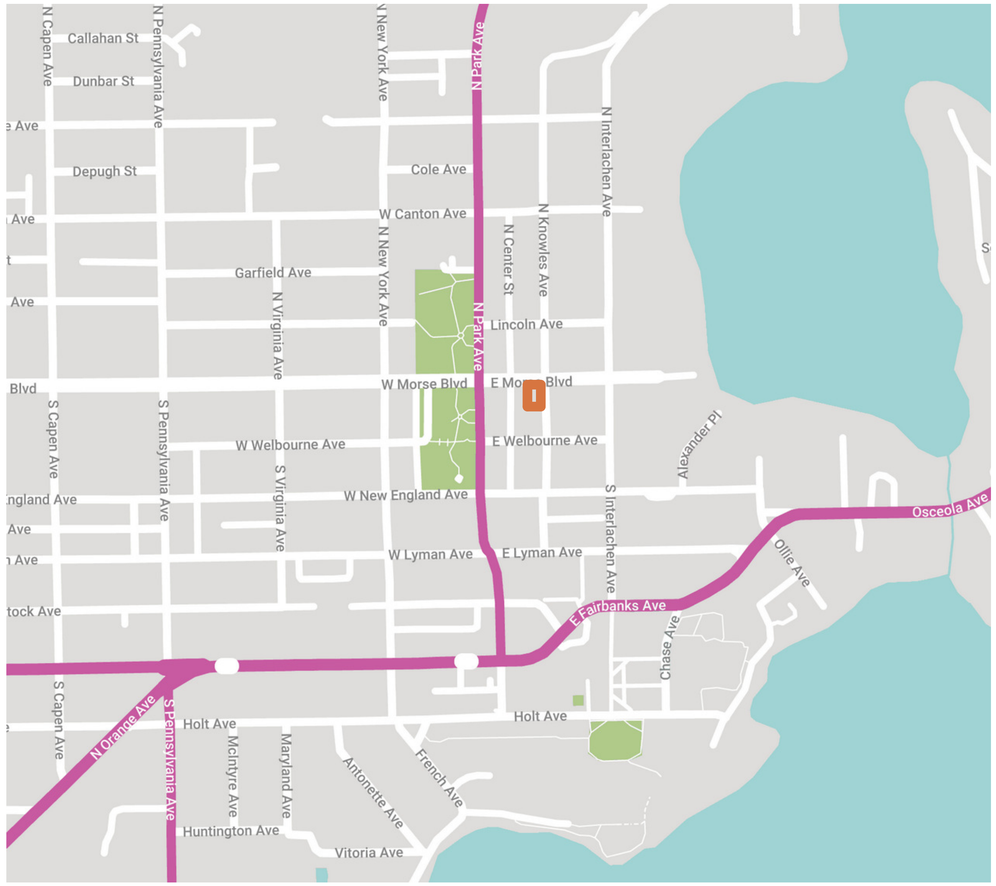
Rev.	Date

Date 08/03/23

Scale
SURVEY

Sheet No.
A100

AERIAL VIEW



MAP

Z

STORYVILLE COFFEE

111 S KNOWLES AVE, WINTER PARK, FL 32789

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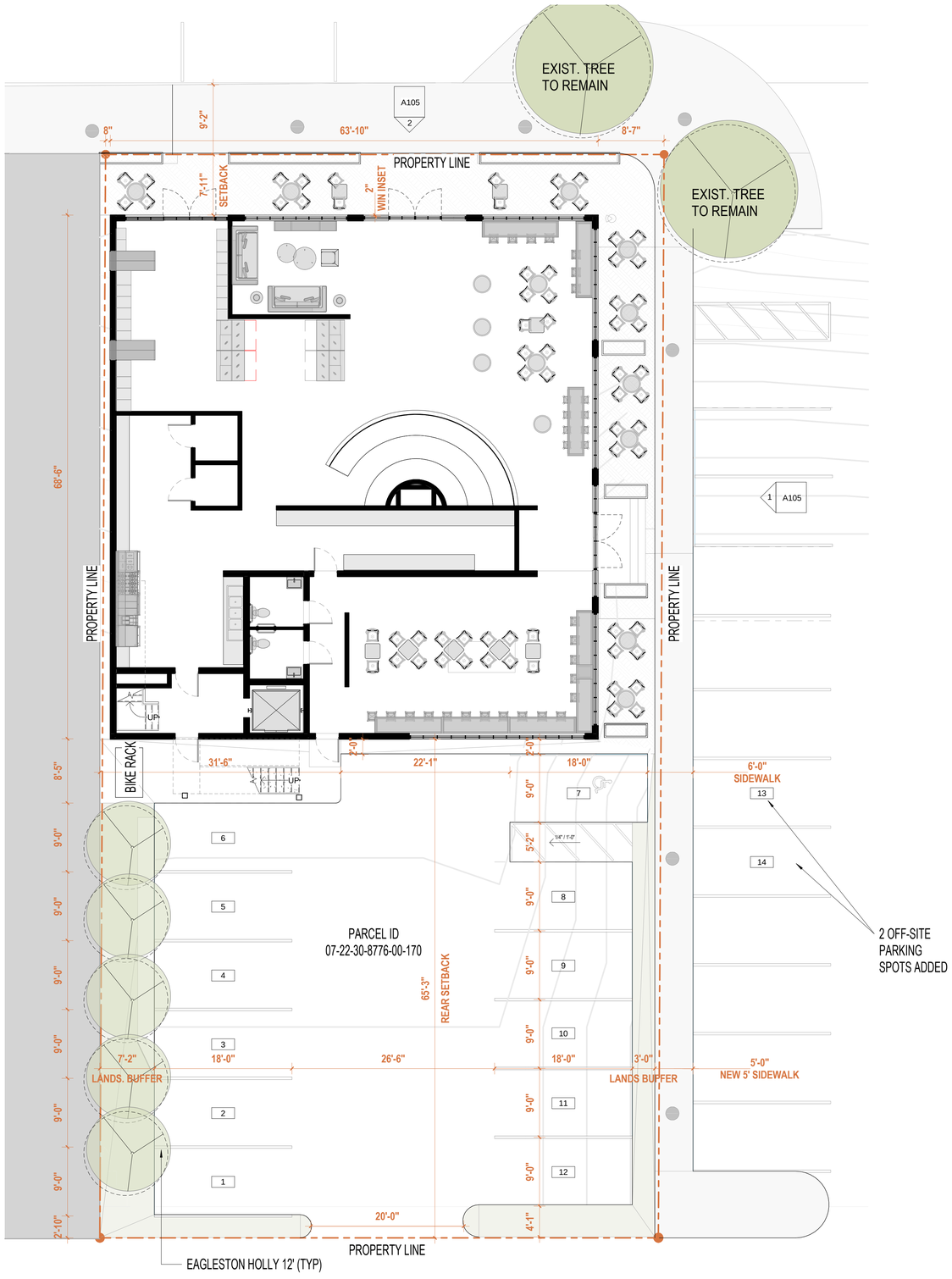
Date 02/08/24

Scale

LOCATION MAP

A100.1

Sheet No.



A101
1 **PROPOSED SITE PLAN**
1/8" = 1'-0"

PROJECT DATA

PARCEL ID 07-22-30-8776-00-170
CITY WINTER PARK
ACREAGE 0.24

PROPERTY DESCRIPTION
J A TROVILLIONS REVISION F/70 LOT 17 & W 23 FT OF LOT 16
(LESS S 10.75 FT THEREOF FOR ST)

LOT LAND AREA
10,349 SQFT (+/-) | 0.24 ACRES (+/-)

LAND USE CODE
1800 - OFFICE LOW-RISE

ZONING
C-2

BUILDING CALCS SQ FT
AC AREA

1ST FLOOR	4230 SF
2ND FLOOR	3100 SF
3RD FLOOR UNIT	2780 SF
TOTAL	**10,110 SF**

GROSS BLDG AREA
11,280 SF

SEATING CAPACITY
104 SEATS
GRAND-FATHERED 104 SEATS (IMPERIAL)
12 P.S

PARKING CALCS	**EXIST.**	**PROPOSED**
GRAND-FATHERED	7,698 SF = 12 P.S	7,320 SF = 11 P.S.
3RD FLOOR UNIT		2 P.S.
	TOTAL ON SITE	**12 P.S**
	OFF SITE PARKING	2 P.S.
	TOTAL	**14 P.S. PROVIDED**

Z

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Rev.	**Date**

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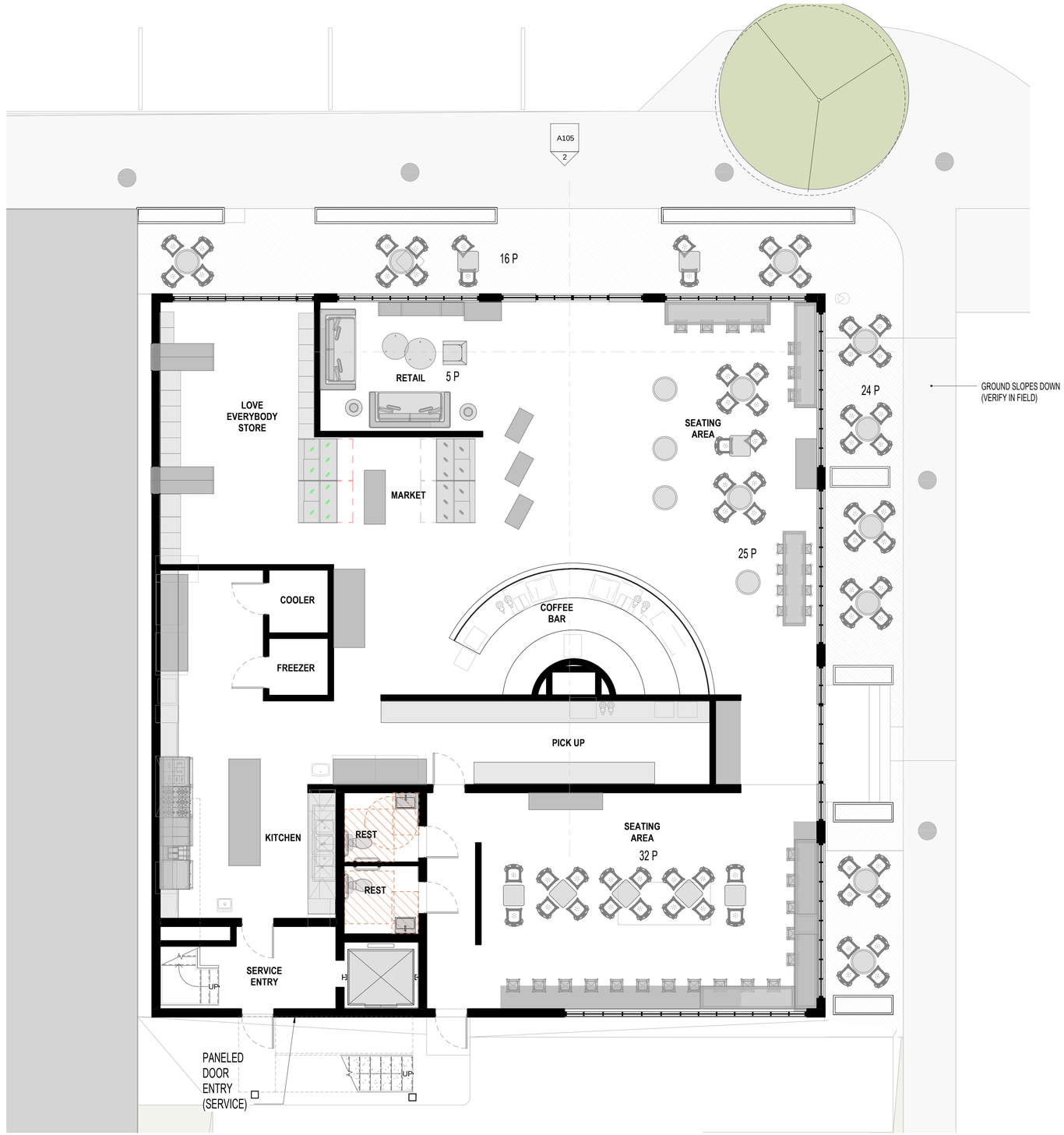
Date 09/18/23

Scale 1/8" = 1'-0"

SITE PLAN

A101

Sheet No.



A102 / 1 **PROPOSED LEVEL 1**
3/16" = 1'-0"

4 / A105

Z

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Date 07/10/23

Scale 3/16" = 1'-0"

FLOOR 1 PLAN

A102

Sheet No.

A103 **1** **PROPOSED LEVEL 2**
1/4" = 1'-0"

A103 **2** **SECTION**
3/8" = 1'-0"

Z

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Date 05/08/23

Scale As indicated

FLOOR 2 PLAN

A103

Sheet No.

A104
1 **ROOF PLAN**
1/4" = 1'-0"

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Date 05/08/23

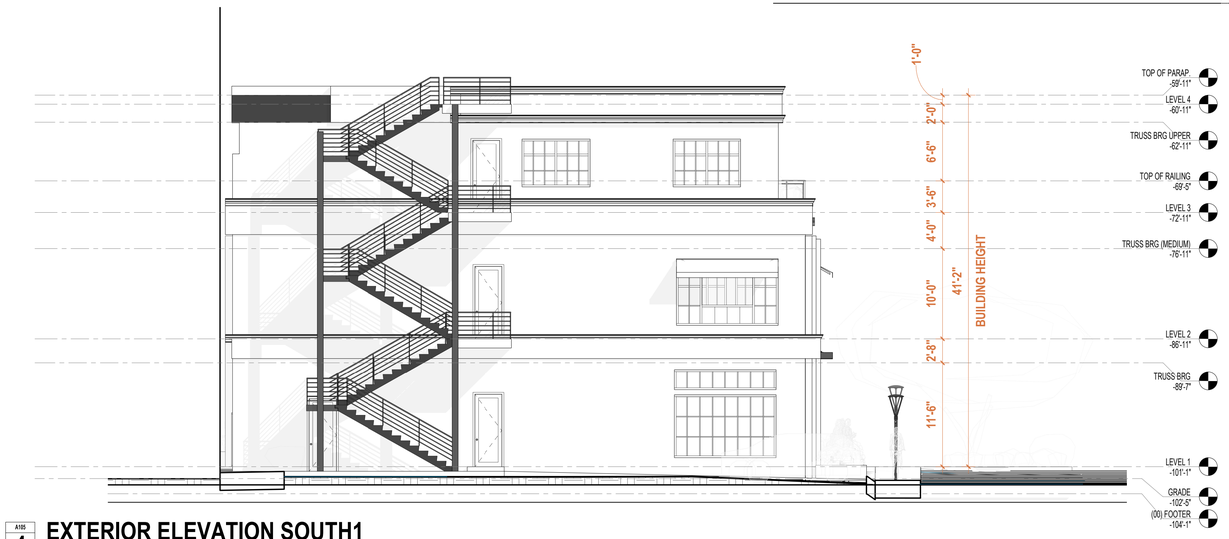
Scale 1/4" = 1'-0"

ROOF PLAN

A104

Sheet No.

A105 **2** **EXTERIOR ELEVATION NORTH**
1/8" = 1'-0"



A105 **4** **EXTERIOR ELEVATION SOUTH1**
1/8" = 1'-0"

A105 **3** **SIGNAGE EAST ELEVATION**
1/4" = 1'-0" TOTAL 15 SF

A105 **5** **SIGNAGE NORTH ELEVATION**
1/4" = 1'-0" TOTAL 15 SF

A105 **1** **EXTERIOR ELEVATION EAST**
1/8" = 1'-0"

Z

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Date 05/08/23

Scale As indicated

EXTERIOR ELEVATION

A105

Sheet No.

STORYVILLE COFFEE
STORYVILLE COFFEE

STORYVILLE COFFEE

STORYVILLE COFFEE
COFFEE
MARKET

STORYVILLE COFFEE

STORYVILLE COFFEE

Planning & Zoning Board

agenda item 4.f

item type
Public Hearings (Public participation and comment on these matters must be in person.)

meeting date
May 7, 2024

prepared by
Jeffrey Briggs

approved by
Allison McGillis, Director of Planning and Zoning

subject
CU #24-08. Request of Rollins College for Conditional Use and Special Permit approval to build a three-story, 50,671 square foot Rollins Faculty & Staff housing building of 30 units.

motion | recommendation
Staff recommendation is for approval with the eight conditions outlined in the staff report.

background
Rollins College is requesting approval to build a three-story, 50,671 square foot, 30-unit faculty and staff housing development on 1.34 acres (58,500 sq. ft.) fronting Welbourne Avenue. This is a continuation and resubmittal of a previous request for a larger project that encompassed additional property that was withdrawn.

Development Proposal: The previous submittal began with a proposal to build an 80,981 square foot, 48-unit faculty and staff housing development that included property fronting on New England Avenue. That proposal was subsequently downsized to 72,933 square feet and 39 units before it was withdrawn for this revised application.

The current site includes nine platted lots with frontage on Welbourne Avenue comprising 58,500 sq. ft. of land that is zoned R-3. The two platted lots on the east end now hold 14 existing apartments referred to as the Dan Hunter apartments (named after the former owner/mayor). There is a Settlement Agreement for the three vacant lots at 316 W. Welbourne Avenue. This arose from a Bert Harris claim by the New England Partners LLC over the adoption of the 2010 Comprehensive Plan. The settlement agreement allows a density of up to 25 units/acre.

The entitled density for these properties is outlined below:

4 Regular lots (210 Va. 308/262 Welbourne) of	26,000 sf	@ 17/acre	=	10 units
3 Settlement Agreement lots (316 Welbourne) of	19,500 sf	@ 25/acre	=	11 units
2 Dan Hunter Apt. lots fronting on Welbourne of	13,000 sf	@ 17/acre	=	7 units
				28 units (total)

The unique feature of this site is the 14 small (550 sf) garden apartments built in 1959, Dan Hunter apartments, on the two eastern lots. Since there are more apartments than the current code would allow, the property is a "non-conforming use", meaning it is now "used" for more than the zoning code allows. However, the zoning code, provides that the City may allow the demolition and redevelopment of a "non-conforming use" to the existing density, if such use is deemed a community benefit. As a result, the two lots upon which the 14 units of the Dan Hunter apartments are now situated is where the portion of this new project is proposed to contain 9 new apartments. That is two (2) units more than the entitlements allow and can be permitted via the City Commission approval of a "special permit" as outlined in Sec 58-64 (f).

Rollins College had previously provided a project narrative outlining the need for faculty and staff housing for the college. One of the goals of the City Commission and the Chamber of Commerce is to find ways to promote 'attainable' housing in the city. The City has been a leader among cities in Florida in promoting 'attainable' housing by assisting non-profit partners of the Winter Park Housing Authority, the Hannibal Square Community Land Trust, and Habitat for Humanity with financial support for the creation of such housing.

Zoning Code Compliance: While this project may have two (2) units more than the entitlements, the building size in total square feet does not exceed the 110% floor area ratio (FAR) permitted by the R-3 Zoning. The proposed total building size is 50,671 sq. ft. which is a floor area ratio of 86.6%. The maximum building size could be up to 64,350 sq. ft. (110% FAR).

Third Floor Building Design: This project is a three-story building with a flat roof within the 35 feet of building height permitted by R-3 zoning. Within the defined Central Business District area and along the New England Avenue corridor, the Comprehensive Plan and Zoning Code allow three-story walls and flat roofs, as existing to the west along New England Avenue. Outside those areas, however, one must have a sloped third floor roof with dormers to reduce the visual impact of the three-story height to appear as two and half (2½) stories. This was the design used for the three-story building that was part of the Winter Park Commons project. On this project site, the lots that front Welbourne Avenue, require the 2½ story design to be used. The College is requesting a setback variance which would allow a 40/12 (33 degree) roof slope versus a 12/12 (45 degree) roof slope. It is a setback variance in the sense that at the midpoint, the third story wall is 3.5 feet closer than the code would permit. This is the exact same design for the third floor as was used for the Park Hill townhomes at 633-645 N. Park Avenue, next to the golf course. To the staff, this small setback variance request is mitigated by the fact that this Welbourne frontage is across the street from the four-story Douglas Grande building.

Parking Compliance: The Code requires 2½ spaces per unit (75 spaces) for the 30 apartments and that is what is being provided. Historically, via Conditional Use approvals for the other apartments on New England Avenue, the City has required 2 spaces per unit, recognizing that on-street parking is available. You will note that a small number of parking spaces are indicated to be grass or gravel. That is to meet the maximum 70% impervious coverage requirement and because the College does not believe that their occupants will need

the full amount of 2½ spaces per unit.

As was discussed at previous public hearings, there is an opportunity to also create more on-street parking along Welbourne Avenue and to make traffic travel safer on that street section. The Welbourne Avenue roadway could be expanded to create indented on-street parking (that does not block the travel lanes) with the sidewalk moved 5 feet onto the project property, as well as designing the layout to allow for bump-outs for new street trees. The added separation distance for those oak trees from the new building would allow for a fuller canopy spread. With the Douglas Grande building located about 10 feet from the street curb the minimally reduced front landscaped yard setback area would not be out of context. Rollins has agreed to provide an easement for this improvement and the City will work with their contractor to have that implemented at the same time as this project is constructed.

Tree Preservation: With respect to tree preservation, there are two trees in the middle of the open field are in poor condition and not worthy of preservation. There are other camphor and wild weed trees along the eastern property line with the Wells Fargo Bank that will be removed. There is one live oak tree in the courtyard of the existing apartment buildings that cannot be saved.

Storm Water Retention: A preliminary storm water retention design has been provided to indicate how underground exfiltration chambers will be used under a portion of the parking lot to provide the required retention to satisfy the City and St. Johns Water Management District criteria. The design does not anticipate bringing in any fill (as we have seen in other instances) to achieve the installation, which would be a challenge regardless, as that would raise the height of the building above the 35-foot allowance. Overflow from this property is carried by storm pipes ultimately to the large retention pond area behind the Ninth Grade Center, so overflow here does not contribute to drainage issues at MLK Jr. Park.

Conditional Use Criteria: As discussed with previous applications for conditional use approval, there are 12 standards or criteria for approval in Sec. 58-90 that are deemed to be satisfied with any approval. The criterion that is often the basis for discussion is that "the project is compatible with the scale and character of the neighborhood". This was the catalyst for the architectural design change to the current version versus the more contemporary or modern design styling of the previous submittal.

Implementation of Conditions of Approval: The previous submittal proposed a Community Benefit Agreement to impose conditions of approval. At this time, the project would move forward, as is typically done with conditions of approval made as part of the Conditional Use approval. Those recommended conditions of approval are:

1. Rollins shall provide a 5-foot easement along the West Welbourne Ave for the City to install on-street parking and street trees in bump-outs.
2. Approval shall prohibit undergrad and grad housing and no classroom instruction space
3. Property to remain subject to ad valorem taxes unless otherwise permitted by FL statutes
4. A landscape plan approved by city staff with no drainage swales along the Welbourne Avenue frontage to inhibit the landscape design
5. Construction plans indicate areas of laydown during construction
6. Lease of units by Rollins College shall be a minimum of 6 months; only plants and patio

furniture on patios and balconies and uniform window coverings
7. Solar on roof (specs TBD)
8. Rollins and City to coordinate undergrounding of powerlines

What is missing from this list of conditions from the previous public hearings is that Rollins is not voluntarily making any commitment to maintain this project as faculty and staff housing for any period of time. As a result, at any time of their choosing, the college can rent the apartments as market rate housing to anyone or alternatively, sell the units as condominiums.

Staff Evaluation and Recommendation: This Rollins Faculty and Staff housing project is important to the College and also the City at-large in providing attainable housing in proximity to their employment. Winter Park's most successful affordable/attainable housing to-date has been done in conjunction with non-profit partners. This project conforms to the maximum building size (FAR) permitted under the existing zoning. This project will be of benefit to the College and to the benefit of the City. It is also interesting to note that what started out by Rollins College was a quest for 47 faculty and staff housing would now result in 30 new residential apartments and the possibility for continuation of the existing 14 garden apartments on their New England frontage for 44 units of attainable housing.

Existing Comprehensive Plan Policies:
Policy 1-2.4.10: Height Restrictions in the Hannibal Square Neighborhood Commercial District. Two-story maximum building heights shall be the maximum permitted, except the City may permit third stories when limited to residential use and deed restricted for residential usage only.
Policy 1-5.4.6: Promote Appropriate Scale & Height for Medium Density Multi-Family Development. Except within the Central Business District geographical area, multi-family residential development within areas designated Medium Density Residential shall not exceed two stories in height unless approved via conditional use by the City Commission. In addition, such third floors must be entirely contained within a sloping roof having a maximum 12:12 roof slope.

Zoning Code - Nonconforming Use Provisions:
(g) Special permit.
(1) The intent and purpose of this section is to recognize that there are limited and special circumstances where overall community and public policy objectives of the city encourage, and shall be served by, the continuation of some nonconforming uses and structures, provided said uses and structures are not detrimental to the surrounding neighborhood and to the community values established in the city's comprehensive plan and city codes. The city commission desires to establish specific standards for this category of special permit in order to allow the continuation of some nonconforming uses and structures notwithstanding any contrary provisions of this article or City Code.
(2) The city commission at a duly held public hearing may grant a special permit to allow the continuation of a nonconforming use or structure provided the following terms and conditions are strictly satisfied:
a. The owner of the property on which the nonconforming use or structure exists files a special permit application provided by the city; and

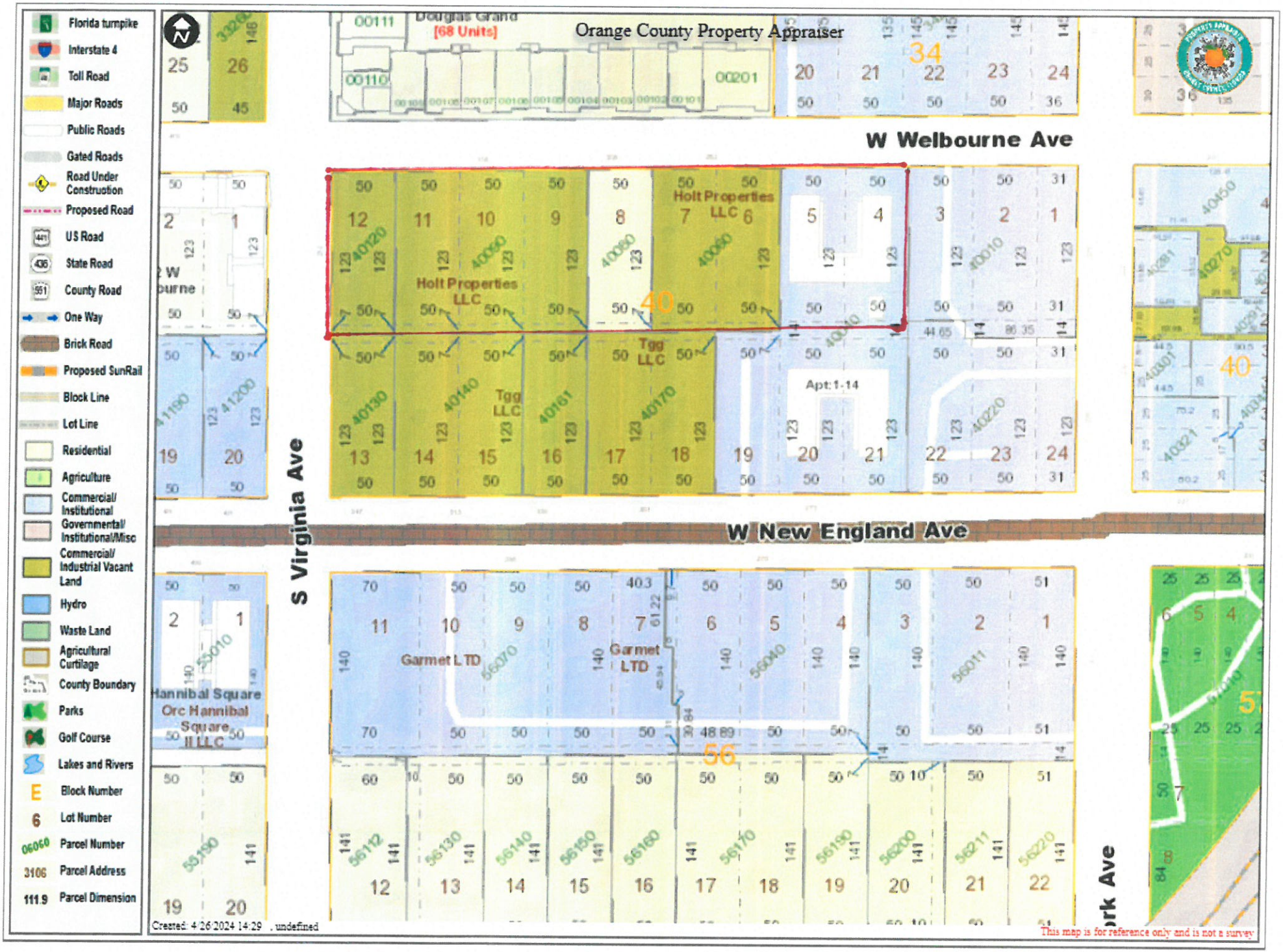
b. The applicant demonstrates that the continuation of the nonconforming use or structure:
1. Is capable of contributing in a positive way to the character and serves the need of the community, or reuse of buildings with architectural or historic value; and reuse of buildings that generate a significant necessary economic benefit to the community; and
2. Is compatible with, and not detrimental to, the surrounding neighborhood in terms of traffic, noise, parking, odor, light, intensity and land uses, hours of operation, landscaping, aesthetics, structural design, and density; and
3. Is consistent with the community values, objectives, and policies established in the city's comprehensive plan and City Code.

alternatives | other considerations

fiscal impact

attachments

1. Map and aerial
2. Rollins Site Plan & Elevation_May 2024
3. ROLLINS FACULTY APARTMENTS DESIGN PACKAGE - 03-14-2024
4. Preliminary Drainage Analysis 4-23-2024


Orange County Property Appraiser
Florida turnpike
Interstate 4
Toll Road
Major Roads
Public Roads
Gated Roads
Road Under Construction
Proposed Road
US Road
State Road
County Road
One Way
Brick Road
Proposed SunRail
Block Line
Lot Line
Residential
Agriculture
Commercial/ Institutional
Governmental/ Institutional/Misc
Commercial/ Industrial Vacant Land
Hydro
Waste Land
Agricultural Curtilage
County Boundary
Parks
Golf Course
Lakes and Rivers
Block Number
Lot Number
Parcel Number
Parcel Address
Parcel Dimension
Douglas Grand [68 Units]
W Welbourne Ave
W New England Ave
S Virginia Ave
Holt Properties LLC
Tgg LLC
Garmet LTD
Hannibal Square Orc Hannibal Square II LLC
Apt:1-14
Created: 4/26/2024 14:29 , undefined
This map is for reference only and is not a survey

Florida turnpike
Interstate 4
Toll Road
Major Roads
Public Roads
Gated Roads
Road Under Construction
Proposed Road
US Road
State Road
County Road
One Way
Brick Road
Proposed SunRail
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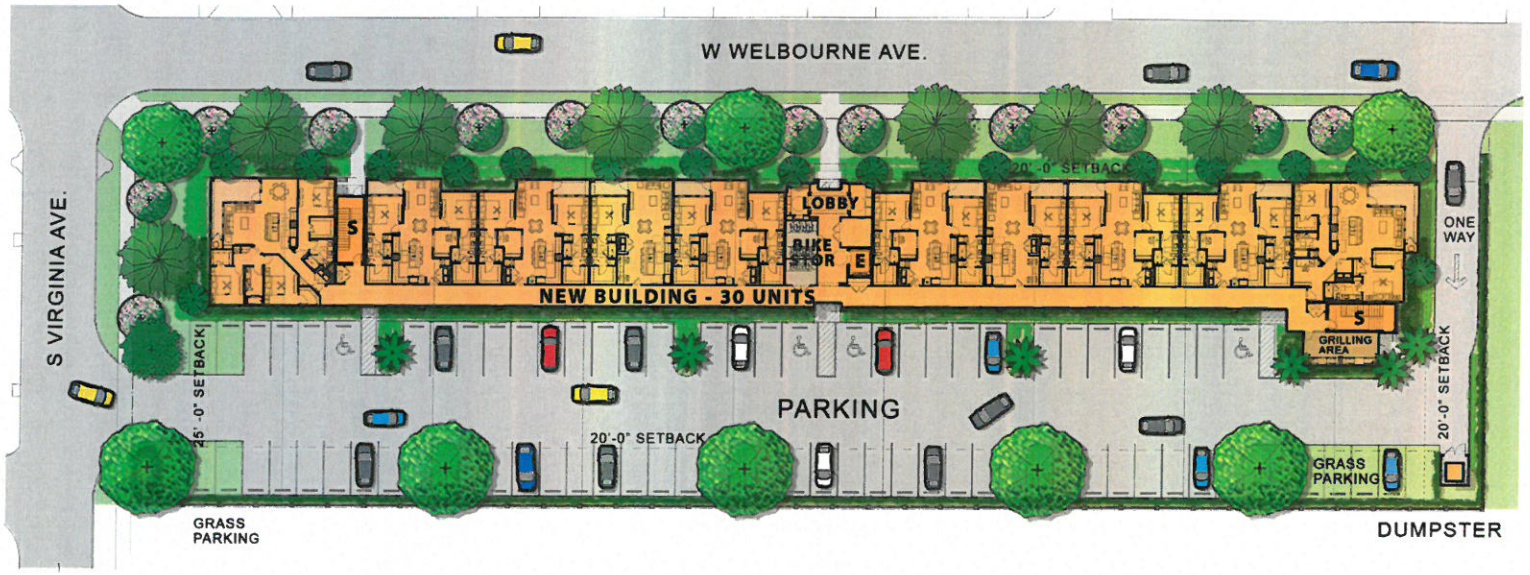
Residential
Agriculture
Commercial/ Institutional
Governmental/ Institutional/Misc
Commercial/ Industrial Vacant Land
Hydro
Waste Land
Agricultural Curtilage
County Boundary
Parks
Golf Course
Lakes and Rivers
E Block Number
6 Lot Number
06060 Parcel Number
3106 Parcel Address
111.9 Parcel Dimension
Orange County Property Appraiser
Created: 4/26/2024 14:30 Aerial 2023, undefined
This map is for reference only and is not a survey



1 SITE PLAN

SCALE: 1" = 30'-0"

N

UNITS

A1 - ONE BED (905 SF)	= 2
A2 - ONE BED (1,014 SF)	= 2
A2.1 - ONE BED (1,036 SF)	= 2
B1 - TWO BED (1,212 SF)	= 6
B2 - TWO BED (1,349 SF)	= 6
B2.1 - TWO BED (1,405 SF)	= 6
B3 - TWO BED (1,380 SF)	= 2
B3.1 - TWO BED (1,460 SF)	= 1
C1 - THREE BED (1,551 SF)	= 2
C1.1 - THREE BED (1,660 SF)	= 1
TOTAL	= 30 UNITS

PARKING

OPEN PARKING	= 62
HANDICAPPED PARKING	= 4
GRASS PARKING	= 9
TOTAL PARKING SPACES	= 75

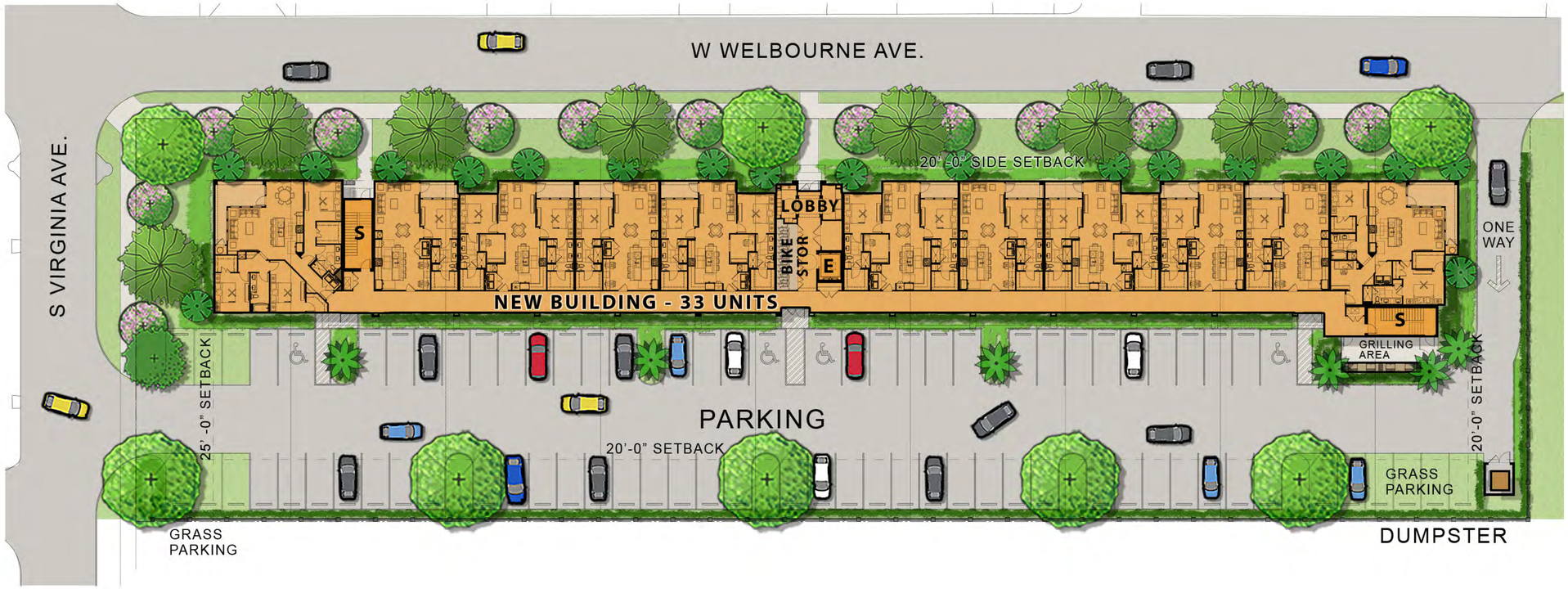
ROLLINS FACULTY APARTMENTS

REVISIONS
PERMIT SET
XX-XX-XX

SLOCUM PLATTS
ARCHITECTS, P.A.
RANDALL J. SLOCUM AR 13350, WILLIAM P. PLATTS AR 13262
670 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751
TEL: (407) 645-2771 FAX: (407) 645-2771
WWW.SLOCUMPLATTS.COM

SITE PLAN
ROLLINS FACULTY APARTMENTS
WINTER PARK FLORIDA

DRAWN: WTB/JK
CHECKED: WPP
DATE: 04-04-2024
SCALE: AS NOTED
JOB NO.: 23-013
SHEET: A1.1



1 SITE PLAN
SCALE: 1" = 20'-0"

N

UNITS

A1 - ONE BED (905 SF) = 5
A2 - ONE BED (1,014 SF) = 5
B1 - TWO BED (1,212 SF) = 4
B2 - TWO BED (1,349 SF) = 4
B2.1 - TWO BED (1,405 SF) = 4
B3 - TWO BED (1,380 SF) = 4
B3.1 - TWO BED (1,460 SF) = 1
C1 - THREE BED (1,551 SF) = 2
C1.1 - THREE BED (1,660 SF) = 2
TOTAL = 33 UNITS

PARKING

OPEN PARKING = 62
HANDICAPPED PARKING = 4
GRASS PARKING = 12
TOTAL PARKING SPACES = 78

ROLLINS FACULTY APARTMENTS

REVISIONS
PERMIT SET
XX-XX-XX

SLOCUM PLATTS
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WWW.SLOCUMPLATTS.COM

SITE PLAN

ROLLINS FACULTY APARTMENTS
WINTER PARK FLORIDA

DRAWN WTBJr
CHECKED WPP
DATE 03-11-2024
SCALE AS NOTED
JOB NO. 23-013
SHEET A1.1

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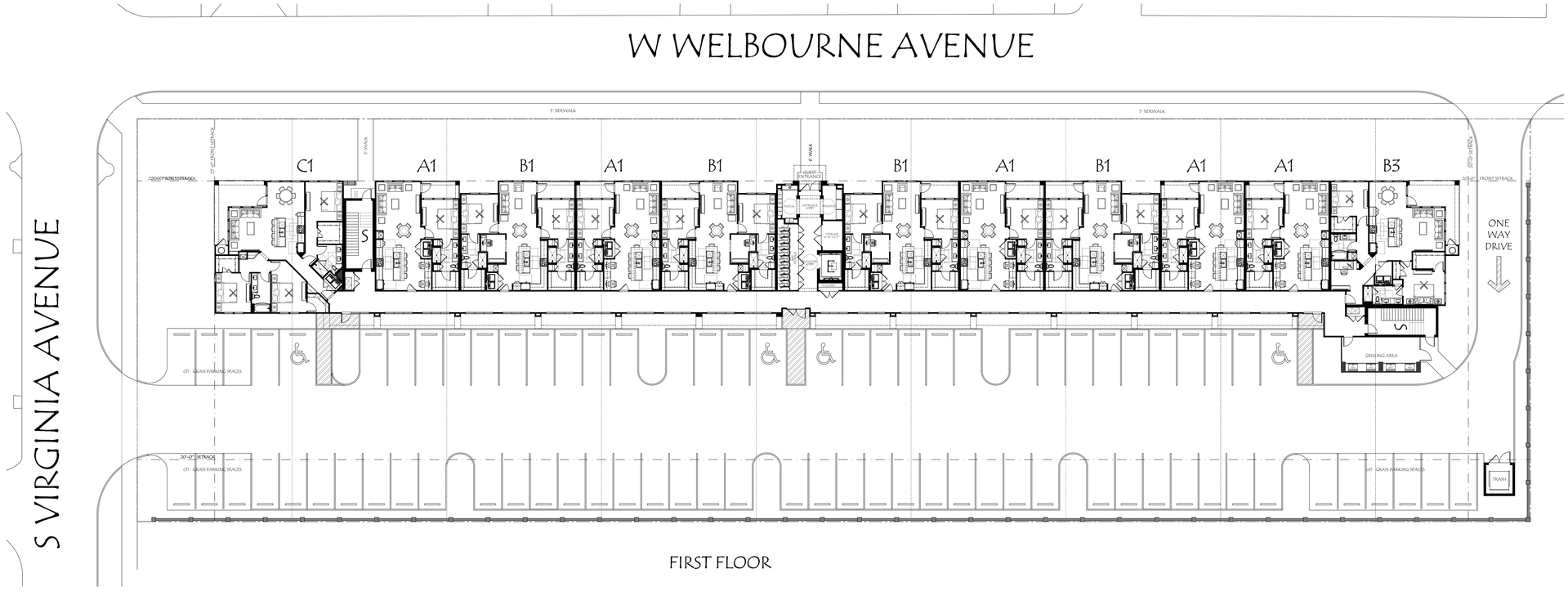

FIRST FLOOR

1 SITE PLAN
SCALE: 1" = 20'-0"

X-

N

REVISIONS
PERMIT SET
XX-XX-XX

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ARCHITECTS, P.A.
RANDALL J. SLOCUM AR 13350 WILLIAM P. PLATTS AR 13262
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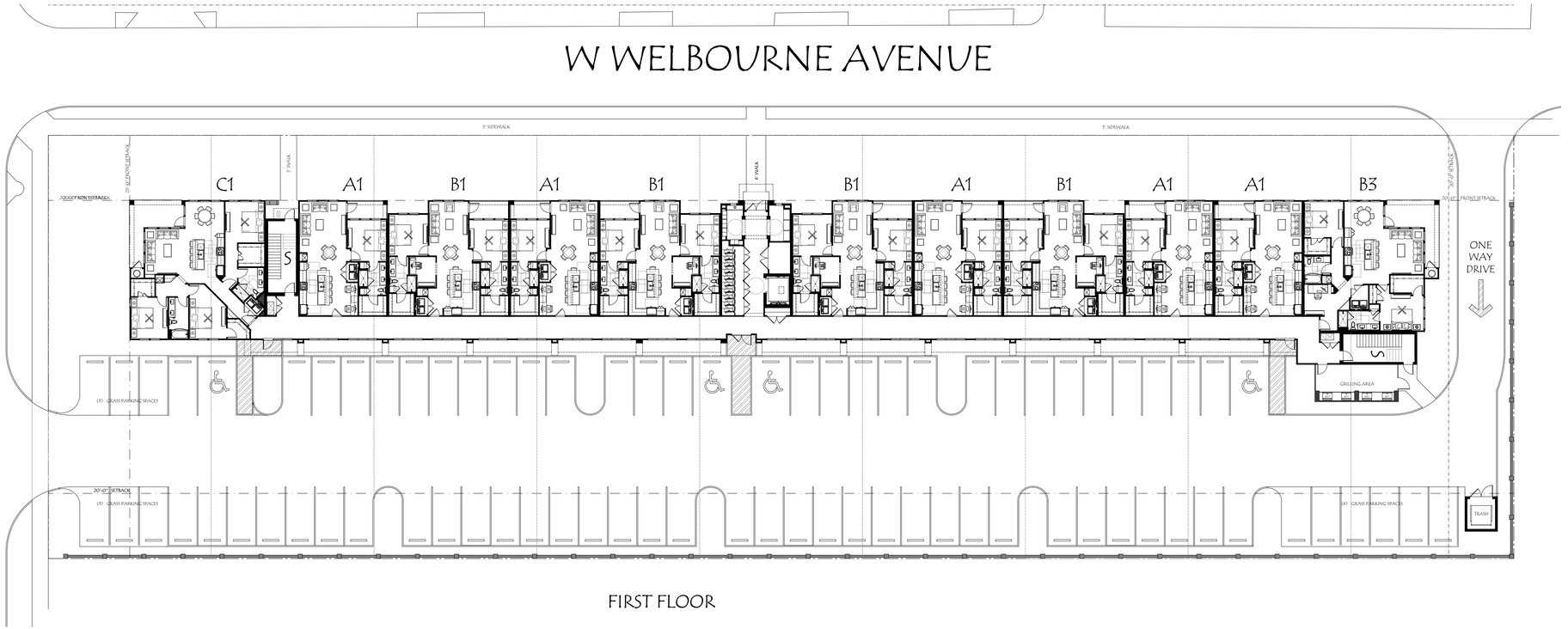
SITE PLAN

ROLLINS FACULTY APARTMENTS

WINTER PARK FLORIDA

DRAWN: WTBJr
CHECKED: WPP
DATE: 03-11-2024
SCALE: AS NOTED
JOB NO.: 23-013
SHEET: A1.1



FIRST FLOOR

PARKING CALCULATIONS	
LOT #'s 4 THRU 12	
W. WELBOURNE AVENUE	
SITE AREA	58,500 SF
TOTAL UNITS IN PROJECT	33 UNITS
PARKING REQUIRED (2.5 PER UNIT)	82.5 SPACES
REGULAR PARKING	62 SPACES
HANDICAP PARKING	4 SPACES
GRASS PARKING	12 SPACES
TOTAL PARKING	78 SPACES

BUILDING COVERAGE CALCS	
LOT #'s 4 THRU 12	
W. WELBOURNE AVENUE	
SITE AREA	58,500 SF
BLDG COVERAGE ALLOWED 40%	23,400 SF
BLDG COVERAGE SHOWN 29.54%	17,163 SF

IMPERVIOUS CALCULATIONS	
LOT #'s 4 THRU 12 & 19 THRU 21	
W. WELBOURNE AVENUE	
SITE AREA	58,500 SF
LOTS 4 THRU 12 = TOTAL SQ FT	58,500 SF
IMPERVIOUS ALLOWED 70%	40,950 SF
IMPERVIOUS SHOWN 69.88%	40,883 SF
PERVIOUS SHOWN 30.12%	17,617 SF

FLOOR AREA RATIO CALCS.	
LOT #'s 4 THRU 12	
W. WELBOURNE AVENUE	
SITE AREA	58,500 SF
MAX FAR (110.00%)	64,350 SF
FAR SHOWN (86.61%)	50,671 SF
FIRST FLOOR	16,069 SF
SECOND FLOOR	17,321 SF
THIRD FLOOR	17,281 SF
NET TOTAL	50,671 SF

UNIT DATA - 3 STORY BLDG		
LOT #'s 4 THRU 12		
W. WELBOURNE AVENUE		
SITE AREA		58,500 SF
A1 UNIT	905 SQ FT	5 UNITS
A2 UNIT	1,014 SQ FT	5 UNITS
A2.1 UNIT	1,036 SQ FT	5 UNITS
B1 UNIT	1,212 SQ FT	4 UNITS
B2 UNIT	1,349 SQ FT	4 UNITS
B2.1 UNIT	1,405 SQ FT	4 UNITS
B3 UNIT	1,380 SQ FT	2 UNITS
B3.1 UNIT	1,460 SQ FT	1 UNITS
C1 UNIT	1,551 SQ FT	2 UNITS
C1.1 UNIT	1,660 SQ FT	1 UNITS
TOTAL UNITS		33 UNITS

1 FIRST FLOOR PLAN ON SITE
SCALE: 1" = 20'-0"

X-

N

REVISIONS
PERMIT SET
XX-XX-XX

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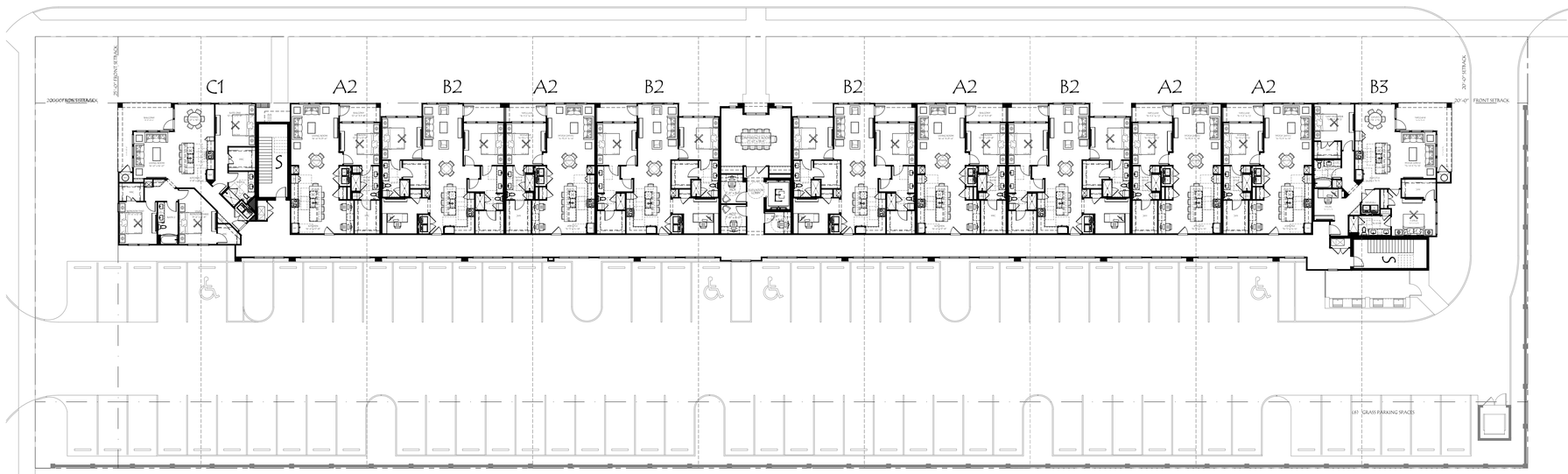
FIRST FLOOR PLAN ON SITE

ROLLINS FACULTY APARTMENTS
WINTER PARK FLORIDA

DRAWN	WTBJr
CHECKED	WPP
DATE	03-11-2024
SCALE	AS NOTED
JOB NO.	23-013
SHEET	A2.1



SECOND FLOOR

1 SECOND FLOOR PLAN
SCALE: 1/20" = 1'-0"

REVISIONS
PERMIT SET XX-XX-XX

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SECOND FLOOR PLAN

ROLLINS FACULTY APARTMENTS

WINTER PARK FLORIDA

DRAWN	WTBJr
CHECKED	WPP
DATE	03-07-2024
SCALE	AS NOTED
JOB NO.	23-013
SHEET	A2.2

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THIRD FLOOR

1 THIRD FLOOR PLAN
SCALE: 1" = 20'-0"

REVISIONS
PERMIT SET XX-XX-XX

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THIRD FLOOR PLAN

ROLLINS FACULTY APARTMENTS
WINTER PARK FLORIDA

DRAWN	WTBJr
CHECKED	WPP
DATE	03-11-2024
SCALE	AS NOTED
JOB NO.	23-013
SHEET	A2.3

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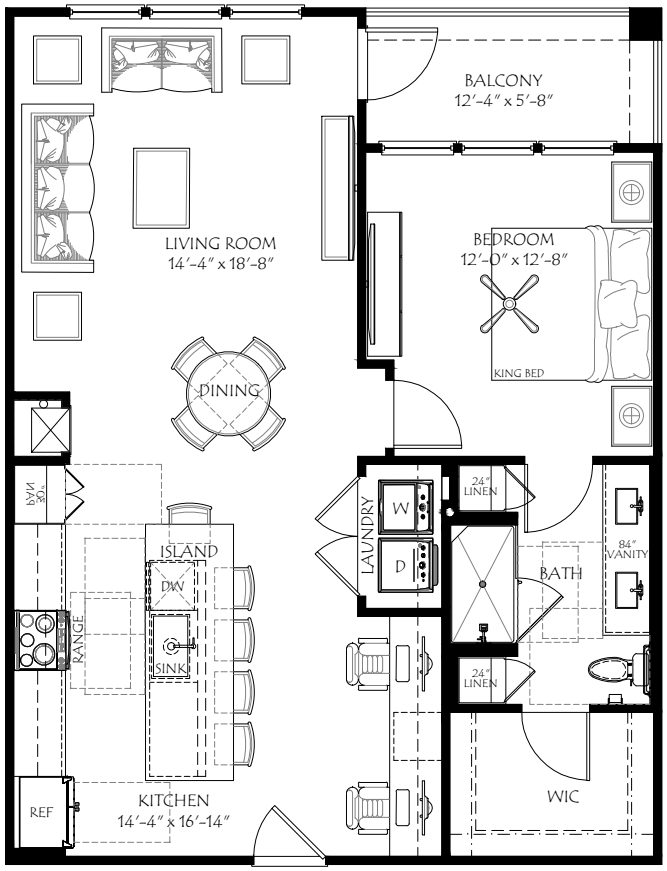

A1 905 SQ FT AC

4 UNITS

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ROLLINS FACULTY APARTMENTS

DATE: 10-30-2023
SPA PROJECT No: 23-013
UNIT LAST USED IN:
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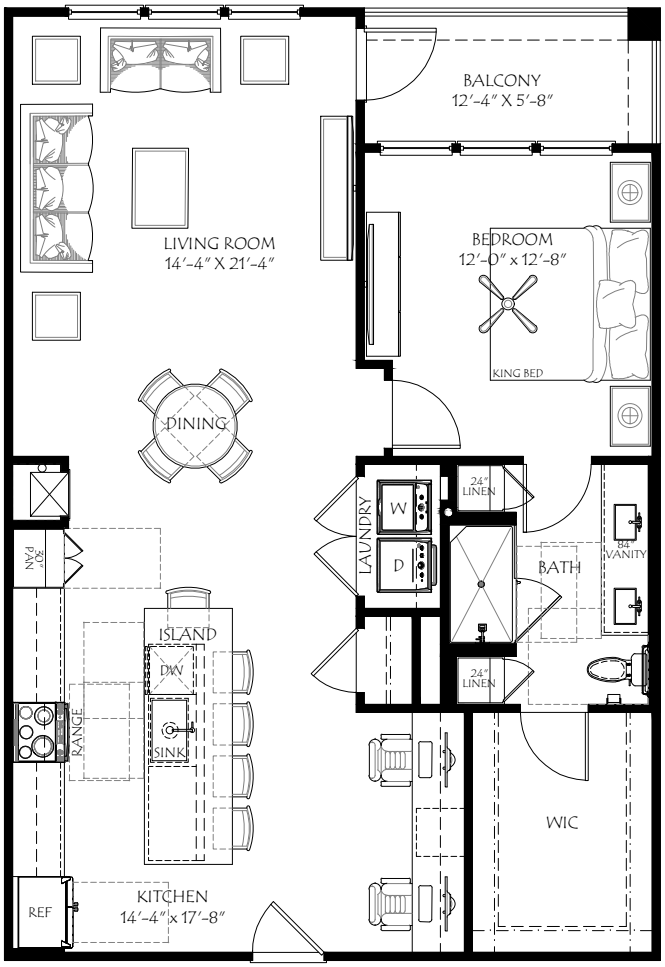

A2 1,014 SQ FT AC

10 UNITS

SLOCUM PLATTS
ARCHITECTS , P.A.
RANDALL J. SLOCUM AR 13350 WILLIAM P. PLATTS AR 13262
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ROLLINS FACULTY APARTMENTS

DATE: 10-30-2023
SPA PROJECT No: 23-013
UNIT LAST USED IN:
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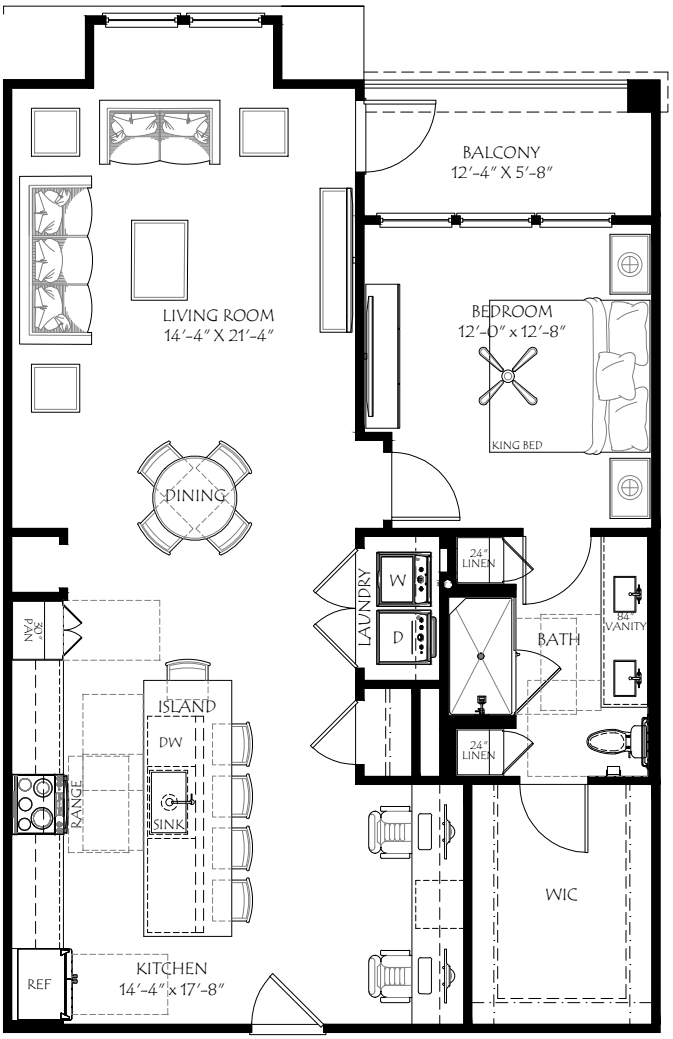

A2.1 1,036 SQ FT AC

5 UNITS

SLOCUM PLATTS
ARCHITECTS , P.A.
RANDALL J. SLOCUM AR 13350 WILLIAM P. PLATTS AR 13262
670 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751
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ROLLINS FACULTY APARTMENTS

DATE: 03-08-2024
SPA PROJECT No: 23-013
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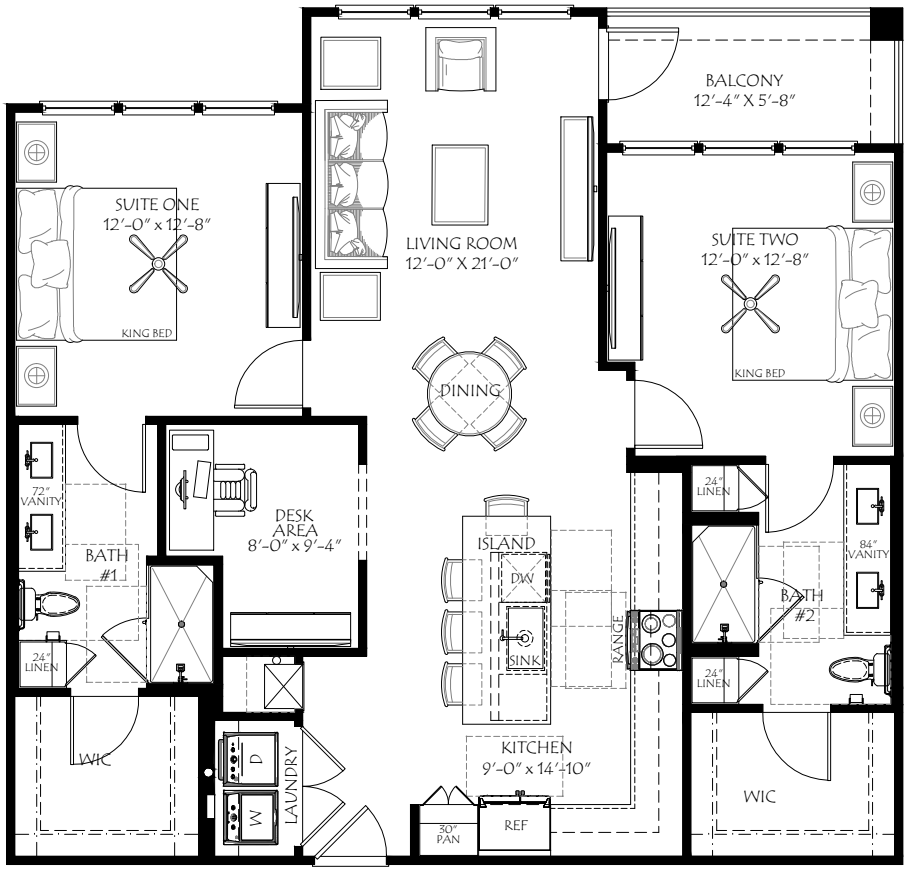

B1

1,212 SQ FT AC

18 UNITS

SLOCUM PLATTS
ARCHITECTS , P.A.
RANDALL J. SLOCUM AR 13350 WILLIAM P. PLATTS AR 13262
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TEL. (407)645-3019 FAX (407)645-2771
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ROLLINS FACULTY APARTMENTS

DATE: 10-30-2023
SPA PROJECT No: 23-013
UNIT LAST USED IN:
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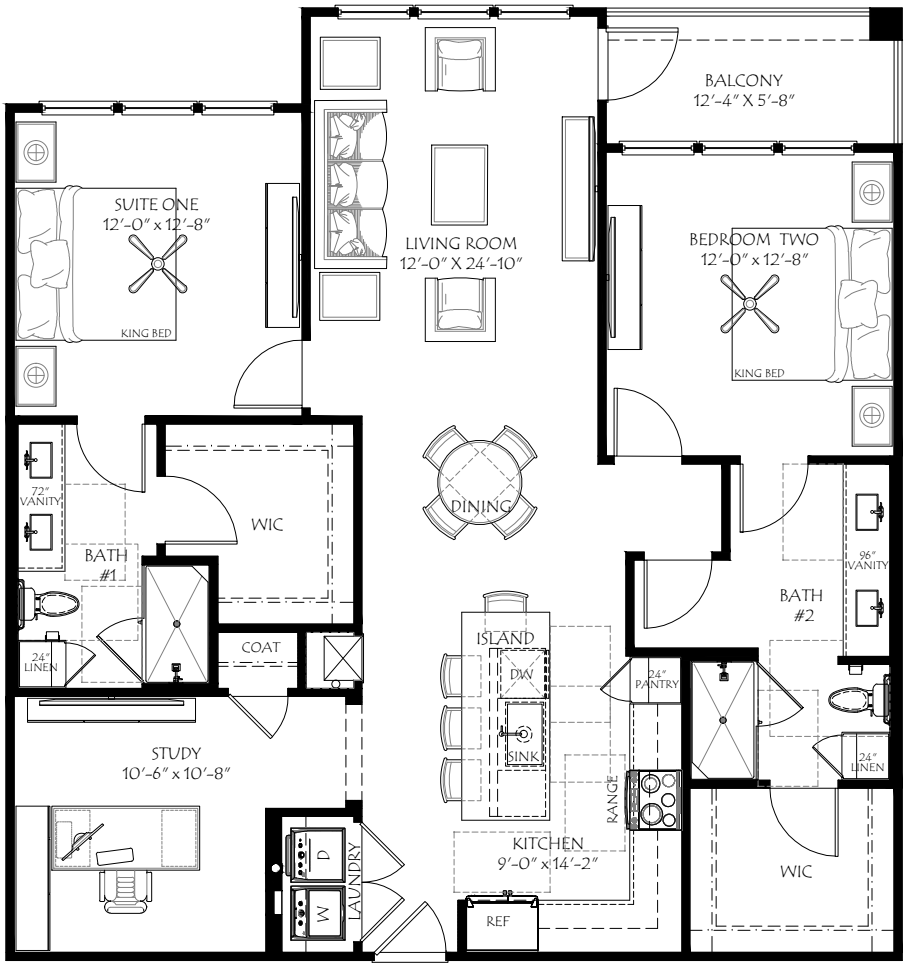

B2

1,362 SQ FT AC

4 UNITS

SLOCUM PLATTS
ARCHITECTS , P.A.
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TEL. (407)645-3019 FAX (407)645-2771
WWW.SLOCUMPLATTS.COM

ROLLINS FACULTY APARTMENTS

DATE: 10-30-2023
SPA PROJECT No: 23-013
UNIT LAST USED IN:
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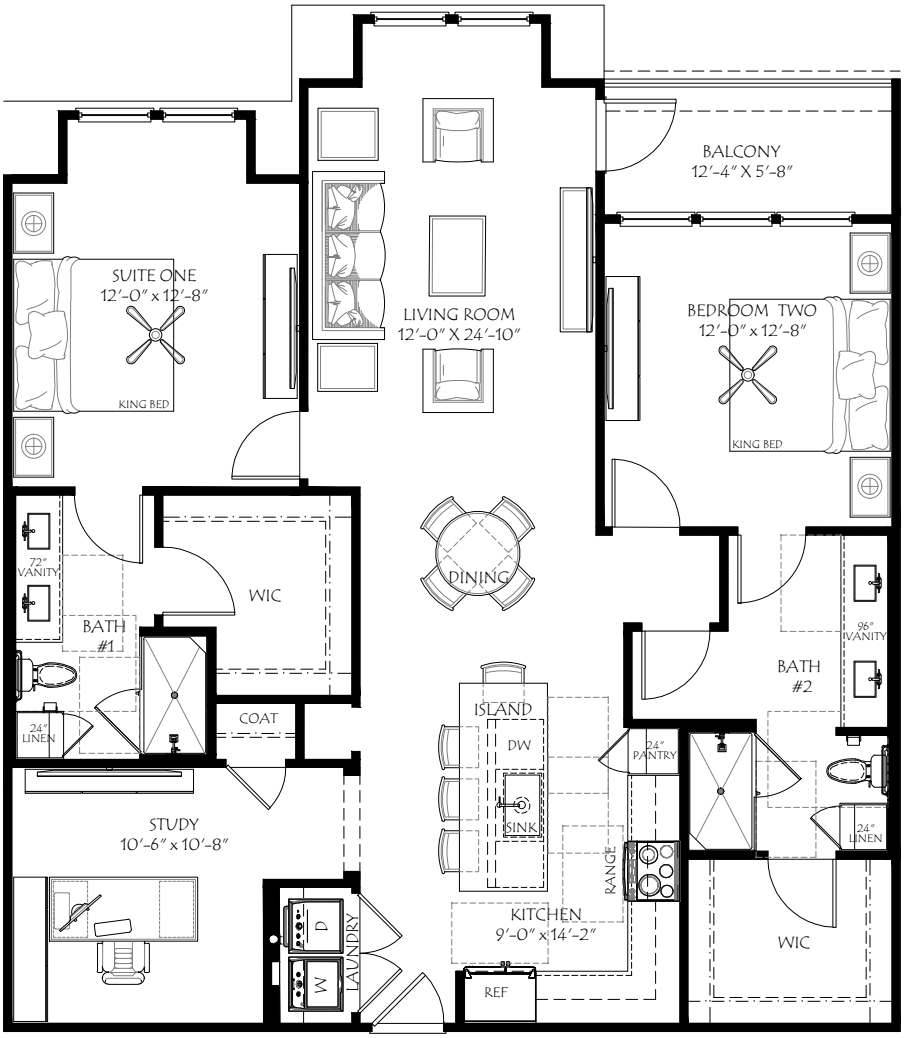

B2.1

1,405 SQ FT AC

4 UNITS

SLOCUM PLATTS
ARCHITECTS , P.A.
RANDALL J. SLOCUM AR 13350 WILLIAM P. PLATTS AR 13262
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ROLLINS FACULTY APARTMENTS

DATE: 10-30-2023
SPA PROJECT No: 23-013
UNIT LAST USED IN:
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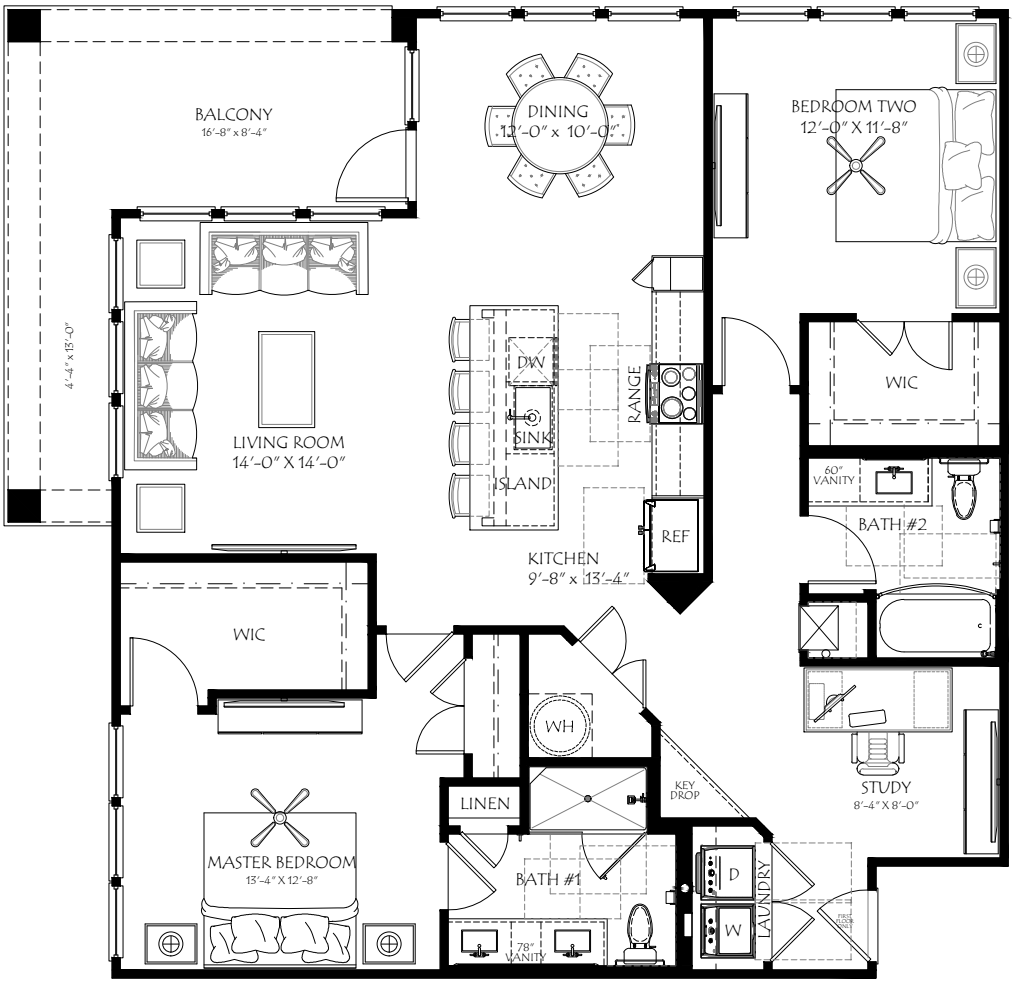

B3.0 1,377 SQ FT AC

SLOCUM PLATTS
ARCHITECTS , P.A.
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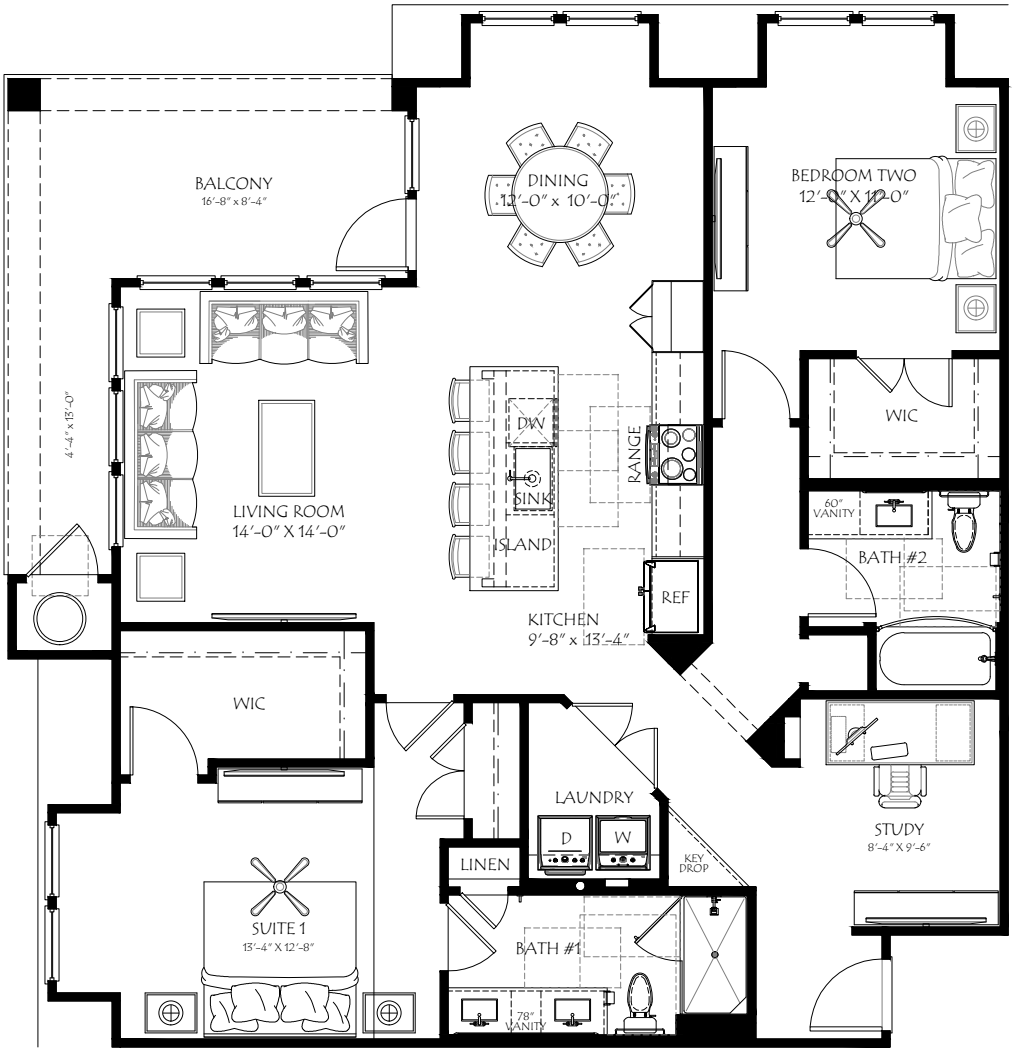
ROLLINS FACULTY APARTMENTS

DATE: 10-26-2023
SPA PROJECT No: 23-013
UNIT LAST USED IN:
FIGURE:



B3.1

1,460 SQ FT AC

1 UNITS

SLOCUM PLATTS
ARCHITECTS , P.A.
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670 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751
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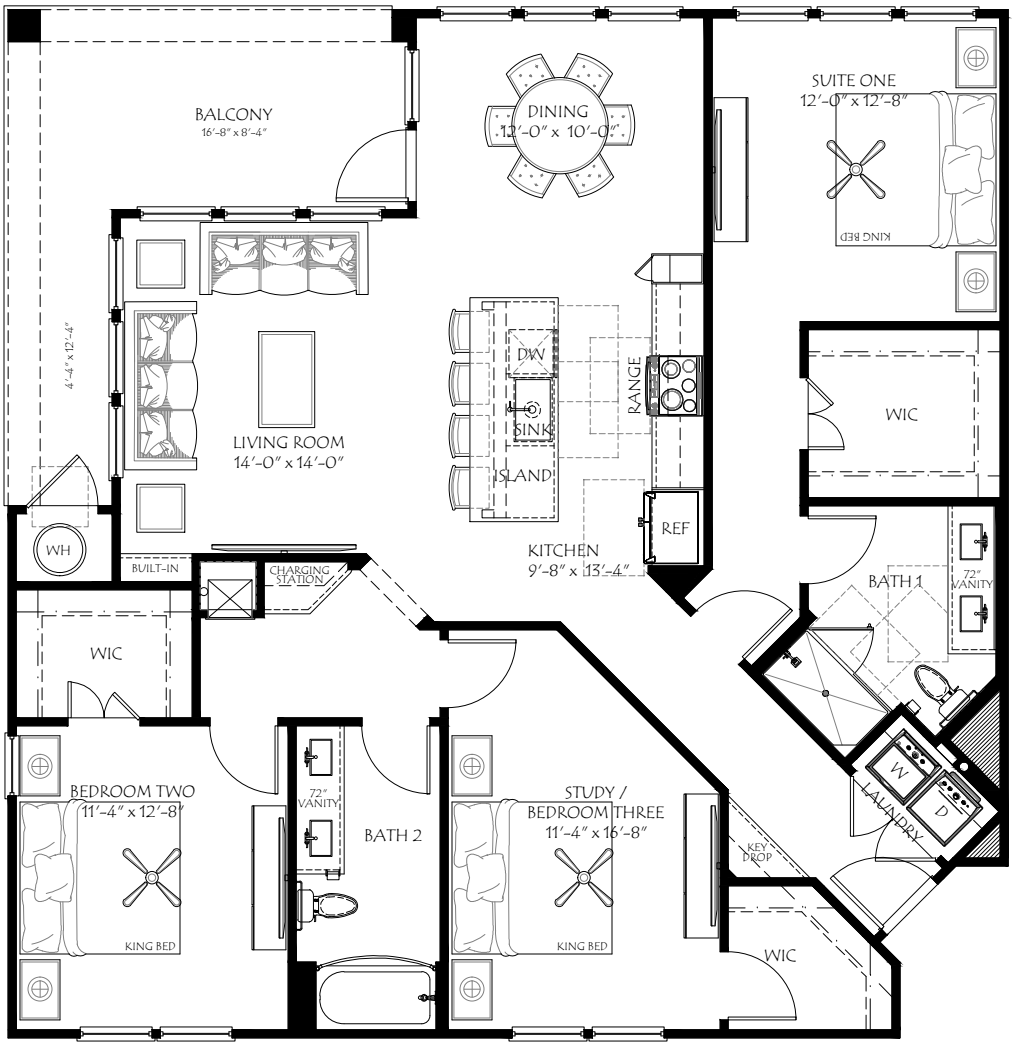
ROLLINS FACULTY APARTMENTS

DATE: 10-26-2023
SPA PROJECT No: 23-013
UNIT LAST USED IN:
FIGURE:



C1

1,551 SQ FT AC

3 UNITS

SLOCUM PLATTS
ARCHITECTS , P.A.
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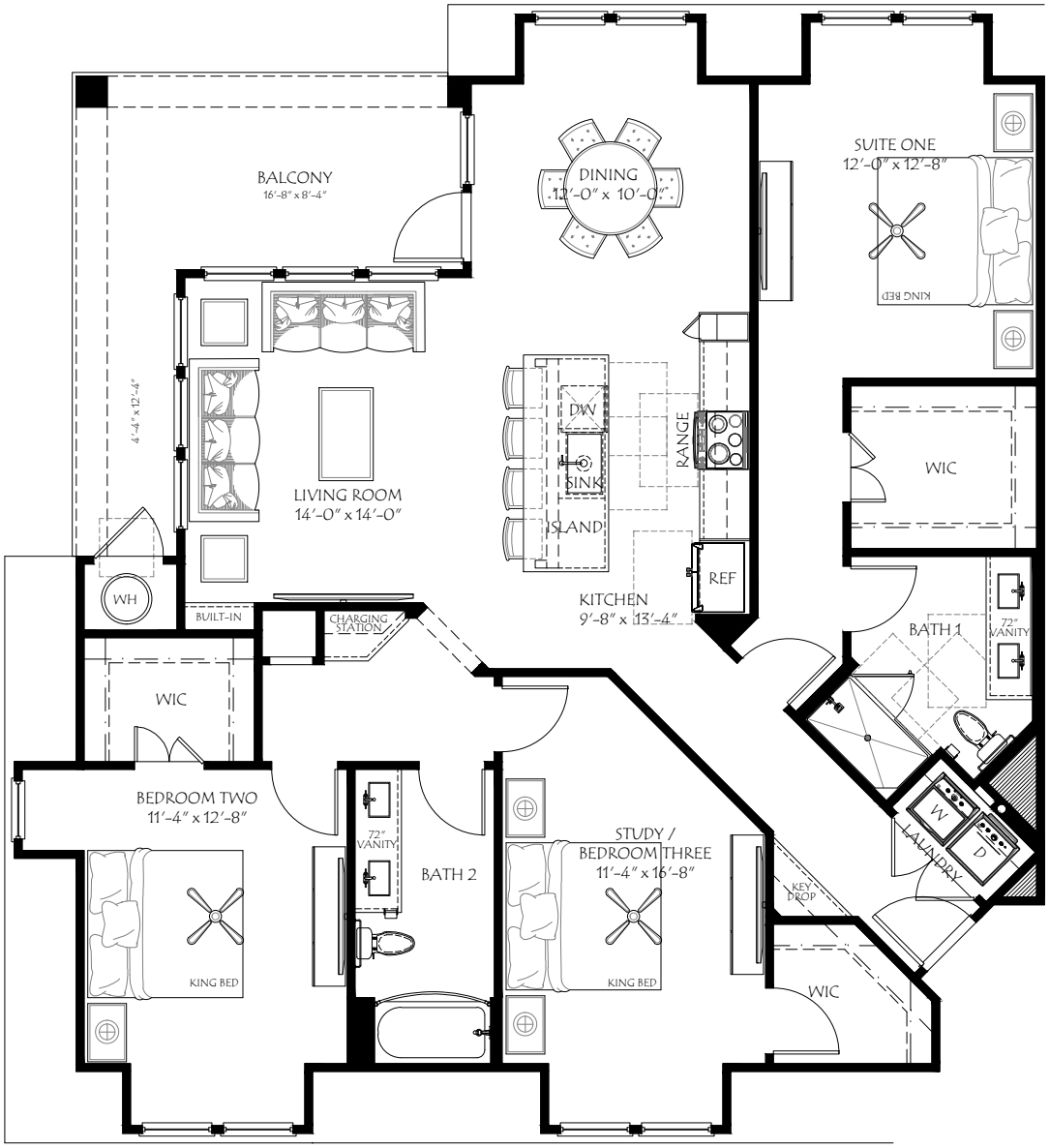
670 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751
TEL. (407)645-3019 FAX (407)645-2771
WWW.SLOCUMPLATTS.COM

ROLLINS FACULTY APARTMENTS

DATE: 10-26-2023
SPA PROJECT No: 23-013
UNIT LAST USED IN:
FIGURE:



C1.1

1,660 SQ FT AC

1 UNITS

SLOCUM PLATTS
ARCHITECTS , P.A.
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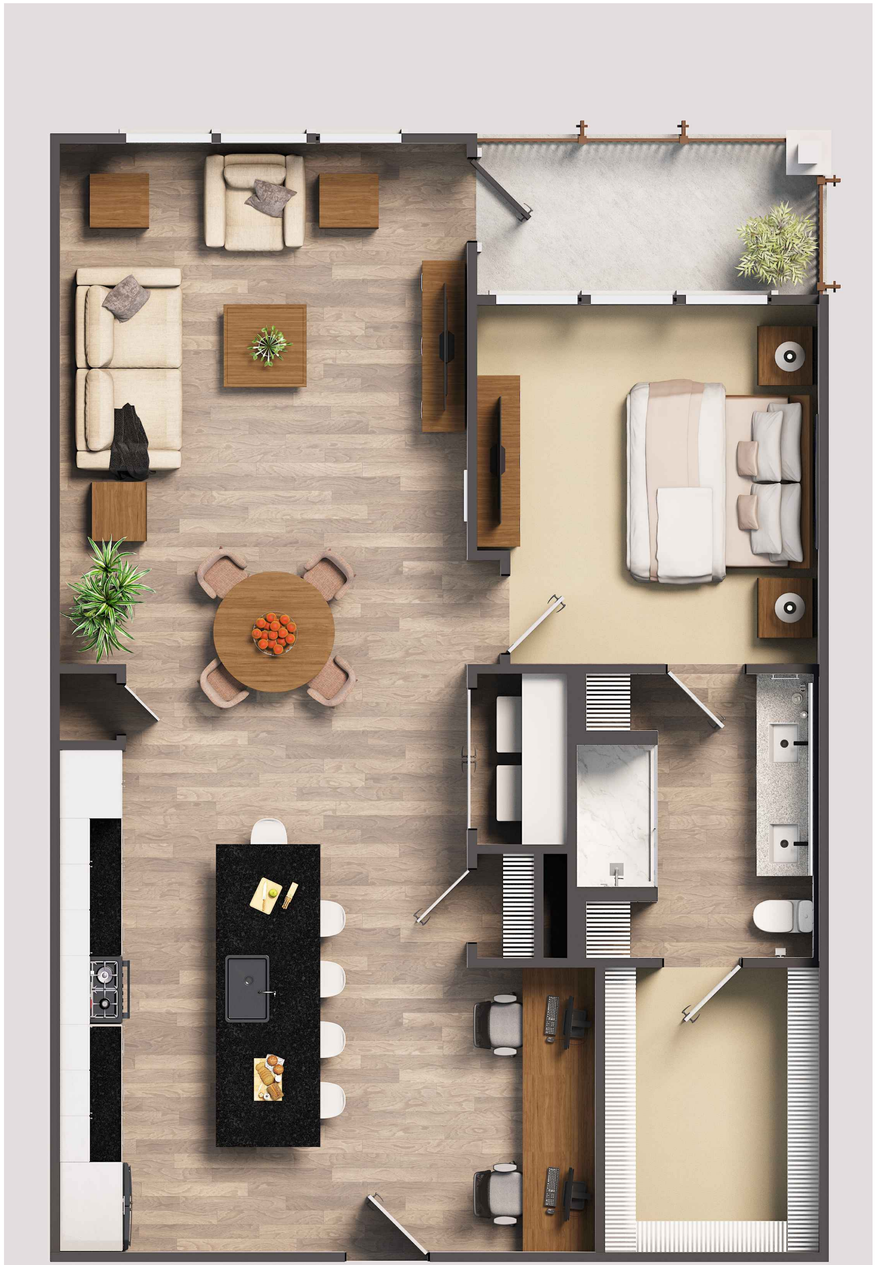
670 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751
TEL. (407)645-3019 FAX (407)645-2771
WWW.SLOCUMPLATTS.COM

ROLLINS FACULTY APARTMENTS

DATE: 10-26-2023
SPA PROJECT No: 23-013
UNIT LAST USED IN:
FIGURE:



1 UNIT A2 - 2D COLOR FLOOR PLAN
SCALE: 3/8" = 1'-0"

	REVISIONS
	PERMIT SET XX-XX-XX

SLOCUM PLATTS
ARCHITECTS, P.A.
RANDALL J. SLOCUM AR 13350, WILLIAM P. PLATTS AR 13262
470 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751
TEL. (407)645-3019 FAX (407)645-2771
WWW.SLOCUMPLATTS.COM

UNIT A2

UNICORP
SUTTON LAKES APARTMENTS
CITY/COUNTY STATE

DRAWN	WTBJr
CHECKED	WPP
DATE	02-19-2024
SCALE	AS NOTED
JOB NO.	22-055
SHEET	A2

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1 UNIT B3 - 2D COLOR FLOOR PLAN
SCALE: 3/8" = 1'-0"

REVISIONS
PERMIT SET XX-XX-XX

SLOCUM PLATTS
ARCHITECTS, P.A.
RANDALL J. SLOCUM AR 13350 WILLIAM P. PLATTS AR 13262
670 NORTH ORLANDO AVENUE SUITE 1001 MAITLAND, FL 32751
TEL (407)645-3019 FAX (407)645-2771
WWW.SLOCUMPLATTS.COM

UNIT B3

ROLLINS FACULTY APARTMENTS

WINTER PARK FLORIDA

DRAWN	WTBJr
CHECKED	WPP
DATE	02-09-2024
SCALE	AS NOTED
JOB NO.	23-013
SHEET	B3

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1 FRONT (WEST WELBOURNE AVENUE) ELEVATION
SCALE: 1/8" = 1'-0"

2 FRONT (WEST WELBOURNE AVENUE) ELEVATION (CONT.)
SCALE: 1/8" = 1'-0"

3 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS
PERMIT SET XX-XX-XX

SLOCUM PLATTS
ARCHITECTS, P.A.
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670 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751
TEL. (407)645-3019 FAX.(407)645-2771
WWW.SLOCUMPLATTS.COM

FRONT + RIGHT ELEVATIONS

ROLLINS FACULTY APARTMENTS
WINTER PARK FLORIDA

DRAWN	WTBJr
CHECKED	WPP
DATE	03-11-2024
SCALE	AS NOTED
JOB NO.	23-013
SHEET	A6.1

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1 REAR ELEVATION
SCALE: 1/8" = 1'-0"

2 REAR ELEVATION (CONT.)
SCALE: 1/8" = 1'-0"

3 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

SW 7051 ANALYTICAL GRAY	SW 7013 IVORY LACE
SW 9172 STUDIO CLAY	SW 7005 PURE WHITE
SW 7048 URBANE BRONZE	SW 7705 WHEAT PENNY

REVISIONS
PERMIT SET
XX-XX-XX

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REAR + LEFT ELEVATIONS

ROLLINS FACULTY APARTMENTS
WINTER PARK FLORIDA

DRAWN WTBJr
CHECKED WPP
DATE 03-11-2024
SCALE AS NOTED
JOB NO. 23-013
SHEET A6.2

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1 FRONT (WEST WELBOURNE AVENUE) ELEVATION
SCALE: 1/8" = 1'-0"

2 FRONT (WEST WELBOURNE AVENUE) ELEVATION (CONT.)
SCALE: 1/8" = 1'-0"

3 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS
PERMIT SET XX-XX-XX

SLOCUM PLATTS
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FRONT + RIGHT ELEVATIONS

ROLLINS FACULTY APARTMENTS
WINTER PARK FLORIDA

DRAWN	WTBJr
CHECKED	WPP
DATE	03-11-2024
SCALE	AS NOTED
JOB NO.	23-013
SHEET	A6.1

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1 FRONT (WEST WELBOURNE AVENUE) ELEVATION
SCALE: 1/8" = 1'-0"

2 FRONT (WEST WELBOURNE AVENUE) ELEVATION (CONT.)
SCALE: 1/8" = 1'-0"

REVISIONS
PERMIT SET
XX-XX-XX

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MANSARD ROOF OPTION - FRONT ELEVATION

ROLLINS FACULTY APARTMENTS
WINTER PARK FLORIDA

DRAWN	WTBJr
CHECKED	WPP
DATE	03-07-2024
SCALE	AS NOTED
JOB NO.	23-013
SHEET	A6.1

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Kimley»Horn

April 23, 2024

City of Winter Park
401 Park Avenue South
Winter Park, FL 32789

Mr. John Harbilas:

A preliminary drainage analysis has been conducted for the proposed Rollins Faculty Apartments project located at 262 W Welbourne Ave, Winter Park to determine an approximate size for a dry detention stormwater vault storage system. This would be in the form of a stormwater exfiltration vault such as a StormTrap vault system. The vault system would provide the storage necessary for water attenuation and water quality treatment.

The site consists of 1.34 acres with type A soils throughout. The seasonal high groundwater table is assumed to be roughly at an 84' elevation or 8' deep, based on geotechnical borings done on the site. The approximate percent impervious area existing on site is 14.77% with a curve number of 47.7. It is assumed that the entire site drains to an existing storm inlet on the North-West corner of the property along S Virginia Ave. Based on Google Earth elevations, the site ranges from 91' to 93' in elevation with the relative slope draining from East to West.

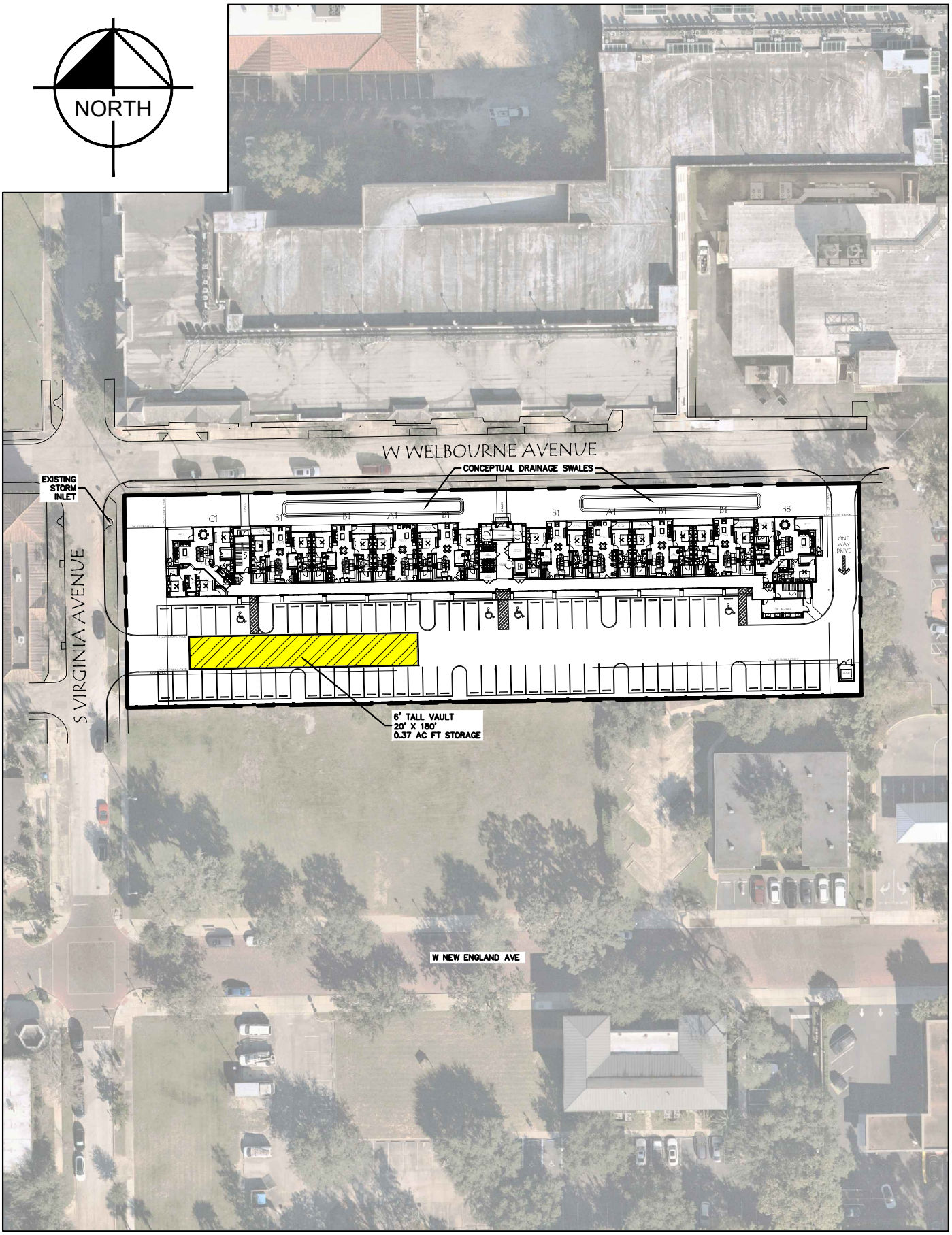
Per the City of Winter Park, Section 58 – Land Development Code, Article V, Division 1 – Stormwater Management, all City of Winter Park underground stormwater systems must meet the following requirements:

1. Two inches of runoff for all contributing impervious area.
2. Bottom of stormwater treatment system shall be constructed a minimum of one foot above the estimated seasonal high ground water elevation.
3. Proposed design shall now allow or permit the grade of the site to be elevated above two feet from the existing grade of the adjoining properties along right-of-ways.

Per the above requirements, a vault storage system has been preliminarily designed to treat and store the additional runoff from the post development. The proposed site has an approximate percent impervious area of 69.88% (or 0.94 Ac) with a curve number of 80.4. A treatment volume size of 0.16 Ac-Ft (0.94 total impervious area x 2") was determined to meet City requirements. The bottom of the vault is set at an elevation of 85' to provide one foot of clearance above the estimated seasonal high water table. In addition to storing the 2" of runoff from the City's requirement, the vault would also need to be sized to discharge equal to or less than the pre-development condition per the St. John's River Water Management District. Therefore, the vault would be sized appropriately to handle the limiting discharge rate. A 0.37 Ac-Ft storage vault size would provide enough storage to limit the discharge rate to match the existing discharge rate conditions for the design storm event defined by the Water Management District. This would be a 6' tall by 180' long by 20' wide concrete vault system that would sit on a rock layer This all would need to be discussed and approved with the St. John's River Water Management District, but a preliminary analysis has determined that the site can handle the underground vault system and would allow this development to be constructed on this property.

Furthermore, swales around the proposed trees would be implemented along the northern property line to add some above ground dry detention storage in addition to the vault.

Please see **Exhibit A** attached for the approximate size and location of the stormwater vault system.



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Drawing name: K:\ORL_Civil\249517000-Rollins Faculty Apartment\DRAINAGE\Preliminary Drainage Calcs\Preliminary Drainage Analysis - Exhibit A 4-22-2024.dwg Layout1 Apr 22, 2024 5:37pm by: Vicky.Tidwell

SCALE	N.T.S.
DESIGNED BY	VNT
DRAWN BY	VNT
CHECKED BY	JRS

Kimley»Horn

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189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

DATE 04/22/2024

PROJECT NO. 249517000

ROLLINS FACULTY APARTMENTS PRELIMINARY DRAINAGE

DESIGN ENGINEER: JEFFREY R. SWISHER

FLORIDA P.E. LICENSE NUMBER: 60275

SHEET NUMBER EX-A

If you have any further questions, please do not hesitate to contact our office, or email me at jeff.swisher@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Jeffrey Swisher, P.E.
Project Manager

Planning & Zoning Board

agenda item 4.g

item type
Public Hearings (Public participation and comment on these matters must be in person.)

meeting date
May 7, 2024

prepared by
John Harbilas, Senior Planner

approved by
Allison McGillis, Director of Planning and Zoning

subject
ANNEX #24-01/CPA #24-01/CU #24-04/ RZ #2401. Request of Verax Florida, LLC:

- To Annex approximately 0.46 acres of real property located at 1820 and 1824 Karolina Avenue; redefining the city boundaries to give the City of Winter Park jurisdiction over said property.
- To establish a Parking Lot Future Land Use on the annexed property at 1820 and 1824 Karolina Avenue and to indicate the annexation on the other maps within the Comprehensive Plan as well as to change the Future Land Use designation on the southeastern 1,000 square-feet of 1800 Karolina Avenue from Parking Lot to Commercial.
- To establish Parking Lot (PL) zoning on the annexed property at 1820 and 1824 Karolina Avenue as well as to change the zoning designation from Parking Lot (PL) to Commercial (C-3) on the southeastern 1,000 square-feet of 1800 Karolina Avenue.
- Conditional Use approval to construct a two-story, 18,790 square-foot office building on the combined properties of 1801/1805 W. Fairbanks Avenue and 1800/1820/1824 Karolina Avenue.

motion | recommendation
Staff recommendation is for approval of all the requests with the following conditions related to the conditional use:

1. Property will grant to the City, an access easement across the parking lot in line with the entrance/exit curb cut, to ensure cross access to adjacent properties is available for future redevelopment to the west.
2. A covered bus stop and trash receptacle to be provided by the Applicant, at the Lynx stop on Fairbanks Ave, which falls within the property frontage.
3. Where approvable by FDOT and the City, canopy trees will be planted along the public rights-of-way. In instances where canopy trees do not work, Japanese blueberry shall be the replacement.
4. Property will provide a sidewalk easement to the City, for the improvements along

Fairbanks Ave. and Clay St. frontages that are within private property.
5. A 7ft tall brick privacy wall with 8ft tall decorative columns will be provided along the Karolina Ave frontage. The wall shall be setback a minimum of 12ft, and have understory trees, shrubs, and plantings between the wall and the public right-of-way.

background

This public hearing is to consider four total requests:

1. Annexation of approximately 0.46 acres of real property located at 1820 and 1824 Karolina Avenue and as more specifically described herein, into the municipal boundaries of the City of Winter Park; redefining the city boundaries to give the City of Winter Park jurisdiction over said property.
2. Establish a Parking Lot Future Land Use on the annexed property at 1820 and 1824 Karolina Avenue and to indicate the annexation on the other maps within the Comprehensive Plan as well as to change the Future Land Use designation on the southeastern 1,000 square-feet of 1800 Karolina Avenue from Parking Lot to Commercial.
3. Establish Parking Lot (PL) zoning on the annexed property at 1820 and 1824 Karolina Avenue as well as to change the zoning designation from Parking Lot (PL) to Commercial (C-3) on the southeastern 1,000 square-feet of 1800 Karolina Avenue.
4. Conditional Use approval to construct a two-story, 18,790-square-foot office building on the combined properties of 1801/1805 W. Fairbanks Avenue and 1800/1820/1824 Karolina Avenue.

Background:

The combined properties at 1801/1805 W. Fairbanks Avenue and to the rear at 1800 Karolina Avenue have been in the same ownership since 1986. The former Paco's restaurant at the corner of W. Fairbanks Avenue and Clay Street closed in October 2016 after 35 years in business. That building and the former locksmith's building next door had been vacant for several years. In the rear, on 1800 Karolina, was zoned R-2, with a somewhat deteriorated 1935 house used as a rental.

In 2020, the combined 36,000 square foot site was under contract for redevelopment. The request annexed the property at 1800 Karolina Ave into the City, with a designation of Parking Lot zoning and future land use. Additionally, a conditional use was granted for a 10,022 square foot, two-story office building that sat at the south end of the site facing Fairbanks Ave, with the parking lot in the rear along Clay St. and Karolina Ave. Ultimately, that project was never constructed.

The current request now seeks to take those same three parcels, along with two additional ones along Karolina, to develop a similar, but slightly larger office development. The site has the advantage of a highly visible location at the traffic light for West Fairbanks and Clay Street and sufficient land for redevelopment. The detriment to the property is that it holds an unattractive lattice cell phone tower that takes up a rather significant portion of the commercially zoned land fronting on Fairbanks.

Request for Annexation and Establish Zoning

In order to utilize this combined redevelopment site, the applicants are seeking annexation of 1820 and 1824 Karolina Avenue and for the City to establish, a Parking Lot future land use designation and Parking Lot (PL) zoning on that annexed property. This would allow for the proposed redevelopment of a new two-story office building on the commercially zoned frontage on West Fairbanks Avenue with the associated required parking to the rear. Separately, the design of the building includes a larger second floor footprint which includes a cantilevered portion along the north façade. This will serve as a covered entrance to the building and provide some articulation in the architecture. However, a portion of the cantilever extends beyond the existing C-3 zoning boundary, by about 20ft, or 1,000 square feet in total, approximately the depth of one parking space. This encroachment requires the footprint of that area to be rezoned to C-3 as well.

Comprehensive Plan/Zoning Code Conformance

Redevelopment of this West Fairbanks gateway corridor has been a long-term project pursued by the City Commissions over the past 15 years. The first step was the annexation of this corridor 15 years ago and then over time, major investments in the public infrastructure. The City has invested over $20 million to install a sanitary sewer system along this West Fairbanks corridor in order to allow for redevelopment. The City has done repaving, installed new mast arm traffic signals and street lights. The City has just recently completed the project to underground electric lines (both the major transmission and service lines).

All of this financial investment along with the removal of several billboards has been done to help encourage the redevelopment of this gateway corridor. The City's image is defined by this major entrance, and the transformation of that entry to a quality experience is the long-term goal of the City, and has been the goal of many Commissions since the major investments have transpired.

To that end, there is the recognition that the north side of the corridor will not redevelop unless owners can increase their values with new buildings. Since the commercial properties only have a depth of 100 feet, this cannot happen without room for additional parking to sustain the new development. The only available room for this ends up being on the R-2 zoned properties to the rear, which front on Karolina Avenue.

Protections for the Adjacent Residential Neighborhood

The Comprehensive Plan does contain a policy (below) that specifically encourages redevelopment on the north side of West Fairbanks Avenue, in the manner as proposed by the applicant. This Comprehensive Plan policy mandates the protection and screening necessary to protect the adjacent residential homes. It should be noted, that the surrounding residential areas are zoned R-2, which does allow for multiple units per property. Generally, R-2 is found in transitional areas between commercialized corridors and the strictly single family districts. This includes a decorative seven-foot brick perimeter wall with eight foot columns, and a landscape program outside the wall to soften that appearance, including street trees to buffer the view of the building. Dumpsters must be located by the buildings. Lighting is low-profile poles with shielding for downlighting only. There can be no driveway curb cuts onto Karolina Avenue. All traffic comes and goes via the side street of Clay Street. This adjacent neighborhood is a dead-end scenario (with all roads leading back to Fairbanks Avenue), there is no reason for any traffic to use the residential streets as a cut-thru. As a result, all generated traffic will come and go via the traffic light at Fairbanks and Clay.

Policy 1-L-11: Provide for & Encourage the Redevelopment of the North Side of Fairbanks Avenue *Given the shallow lot depths on the north side of Fairbanks Avenue, the City shall consider the annexation of properties to the rear/north up to Karolina Avenue and land use designations for parking usage provided that the parking is screened from view by a brick wall, landscape, and ligustrum tree buffer per the template provided by the City; that no driveways are permitted that allow access onto the rear streets and that any lighting has no negative impact on nearby homes.*

Office Building Conditional Use Request

The proposal anticipates a medical office use, though general office remains an option. Parking being provided meets code for a medical use (1 parking space per 200 square feet of building). The building area itself is a modest 33% FAR, in part because of the land needed to be set aside for the cell tower. In an effort to mitigate the tower's restriction on site design, the applicant has given the second floor a larger footprint than the ground floor to provide some visual interest and articulation on the façade. The result is a setback encroachment of 3.5ft on the east side and 5ft on the south side to the peak of the triangular windows. The code does provide a 3.5ft allowance for eaves and overhangs to encroach into the setback, but in this instance, staff felt it necessary to request a variance given some of the encroached areas included habitable space.

The plans include the commitments, as described above, for the brick wall, landscape buffering and the other design requirements for the parking lot. In order to continue this template as the other properties to the west are redeveloped, the applicant has agreed to grant the City a cross access easement allowing for access to/from Clay Street for future development in this block. As an office building, the traffic generation is lower and over fewer business hours versus if commercial redevelopment were proposed, such as a restaurant.

It is important to note that several driveways are being removed along the Fairbanks Avenue frontage. In addition, the applicant is partnering with the City to improve the pedestrian sidewalk along Fairbanks to add a wider sidewalk, oak trees and a landscape pedestrian safety zone by pulling the sidewalk back from the edge of the roadway. Also, underground stormwater retention will be provided, where no stormwater accommodation exists today on the site.

Summary and Recommendation

This project will set the template for the redevelopment desired by the City along the north side of the West Fairbanks Avenue corridor. All of the design elements required by the City, for the rear parking lot to be harmonious with the adjacent residential properties, have been implemented. The existing cell tower on this site could easily have made this the last site to redevelop and not the first. The building architecture will be a great addition to the street image and again set the tone for redevelopment along the corridor.

alternatives | other considerations

fiscal impact

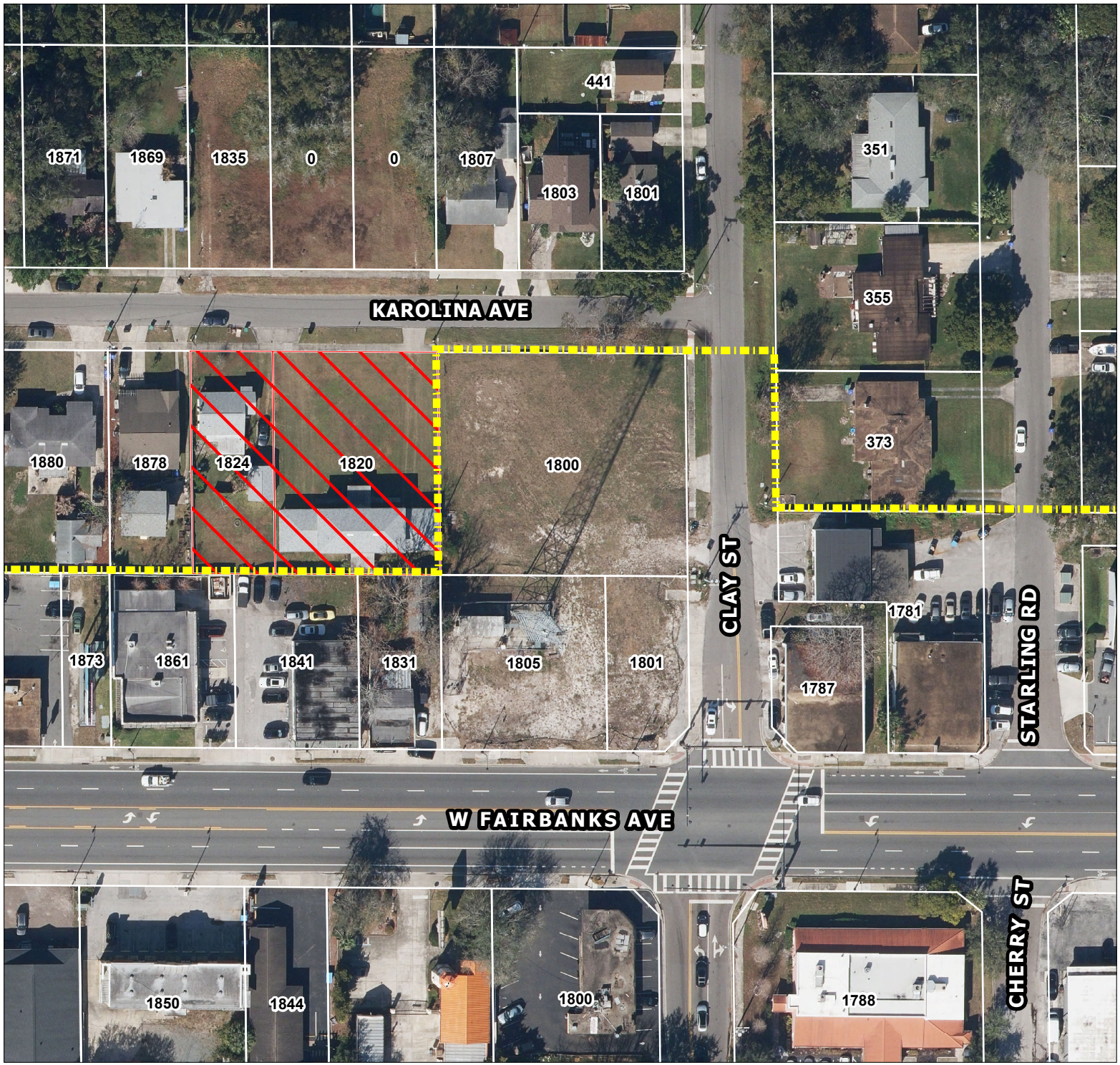
attachments

1. Annexation Area
2. Elevations - Sections
3. Verax Clay Plan Set
4. Building Renderings

ANNEXATION AREA

1820 & 1824 Karolina Ave

City of Winter Park
Florida



ELEVATION LEGEND

03-01	**CMU STEM WALL** STUCCO FINISH PAINTED
04-01	**STUCCO SYSTEM** PAINTED
04-02	**STUCCO SYSTEM** PAINTED
05-01	**EXTERIOR STEEL FASCIA AND COLUMNS** COLOR: PT-1
08-01	**ALUMINUM CURTAINWALL SYSTEM** MANUFACTURER: TBD SYSTEM: TBD COLOR: TBD GLAZING: 1" INSULATED; TBD
08-02	**HOLLOW METAL DOOR** MANUFACTURER: SHERWIN WILLIAMS COLOR: PT-2 FINISH: SATIN

FINISH LEGEND

FLOOR FINISHES
FLR-1 TBD

WALL BASE
WB-1 TBD

WALL FINISH AND PAINT
PT-1 PAINT TBD
PT-2 PAINT TBD
PT-3 PAINT TBD

EXTERIOR STEEL COATING NOTES

ANY AND ALL UNGALVANIZED EXTERIOR STEEL TO BE TREATED WITH THE FOLLOWING:

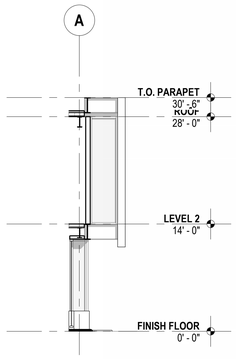
PRIME COAT: HIGH PERFORMANCE POLYAMIDE EPOXY COATING
B.O.D: SHERMAN WILLIAMS MACROPOXY COATING

TOP COAT: HIGH PERFORMANCE POLYURETHANE COATING
B.O.D: SHERMIN WILLIAMS ACROLON ULTRA B65-800 SERIES

GENERAL NOTES - ELEVATIONS

1. ALL GENERAL NOTES SHALL BE CUMULATIVE AND SHALL NOT BE SEPARATED BY TRADE, CRAFTSMANSHIP, SHEETS, OR BY MATERIALS.
2. STOREFRONT OPENING DIMENSIONS ARE TRUE AND NOT TO ROUGH OPENING. REFER TO DETAILS.
3. EXTERIOR STOREFRONT - BASIS OF DESIGN TBD., TBD FRAMING SYSTEM. CENTER GLAZED WITH U-0.44 (LOW-E), STC – 37, 1" THICK. PROVIDE ALL PERIMETER TRIMS, STOOLS, ACCESSORIES SHIMS AND ANCHORS, AND PERIMETER SEALANT OF STOREFRONT UNITS. CONTRACTOR SHALL SUBMIT SAMPLES OF EACH VERTICAL-TO-HORIZONTAL INTERSECTION OF ALUMINUM-FRAMED SYSTEMS, MADE FROM 12" (304.8 MM) LENGTHS OF FULL-SIZE COMPONENTS AND SHOWING DETAILS OF THE FOLLOWING:
   - JOINERY.
   - ANCHORAGE
   - EXPANSION PROVISIONS
   - GLAZING
   - FLASHING AND DRAINAGE
   - COLOR SHALL BE ANODIZE TBD
4. STOREFRONT ENTRY DOOR - BASIS OF DESIGN KAWNEER CO. INC. - AA 250 NARROW STILES HAS 2 1/2" VERTICAL STILES, 2 1/2" TOP RAIL, AND 3 7/8" BOTTOM RAIL. DOOR IS 2 1/4" DEEP. POLYAMIDE THERMAL BREAK, 1" INSULATED GLASS INFILL, OFFSET PIVOTS. CONTRACTOR SHALL SUBMIT FULL SHOPS, HARDWARE PACKAGE, AND ANY ACCESSORIES NOT ACCOUNTED FOR BY ARCHITECT.

KEYNOTE LEGEND



5 **WEST SCALLOP FACE**
1/8" = 1'-0"

dap
ARCHITECT
DAP DESIGN, LLC
1800 NORTH ORANGE AVENUE, SUITE A
ORLANDO, FL 32804
407.426.4370
www.dap.design
AA26003781

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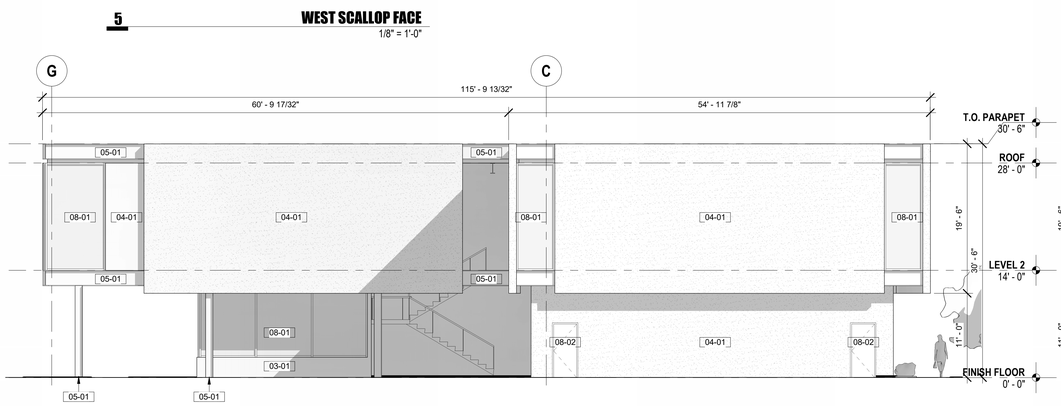
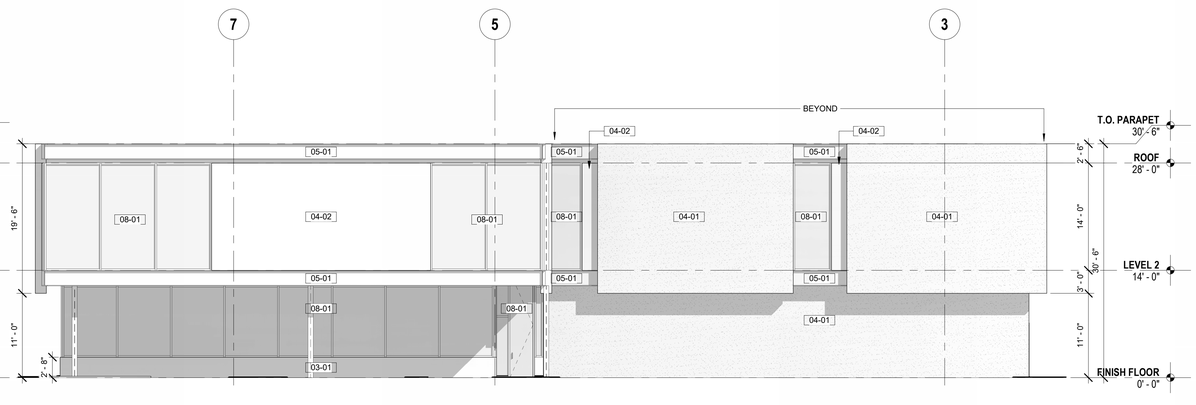
JOEL AUSTIN SETZER
FL LIC. NO. AR99073



4 **BUILDING ELEVATION - WEST**
1/8" = 1'-0"



2 **BUILDING ELEVATION - NORTH**
1/8" = 1'-0"

fairbanks medical office building

1801 W FAIRBANKS AVE
WINTER PARK, FL 32789

REVISIONS

NO.	DESCRIPTION	DATE

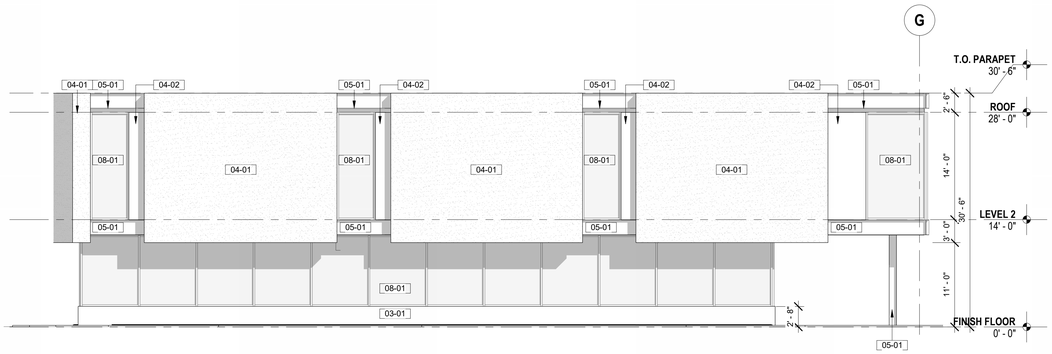
PROJECT NUMBER
23009

DATE
3/11/24

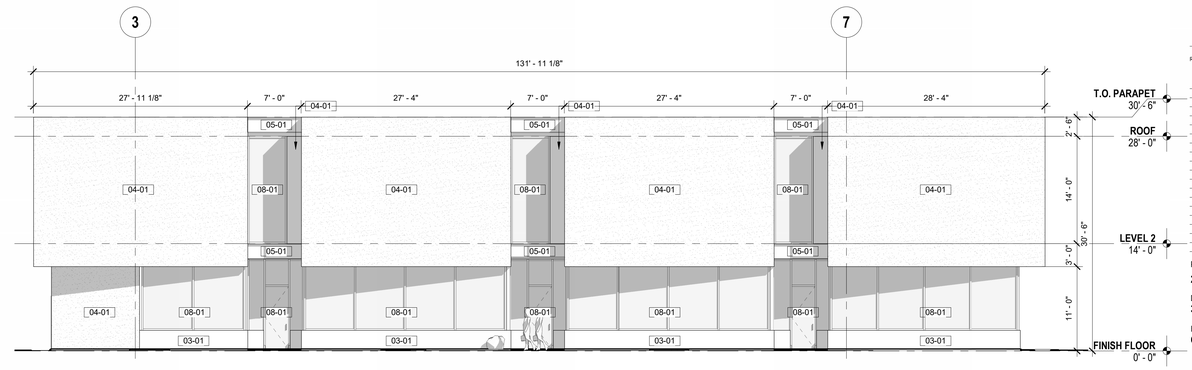
ISSUE
CONCEPTUAL STUDIES

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
TAC-2



1 **BUILDING ELEVATION - EAST**
1/8" = 1'-0"



3 **BUILDING ELEVATION - SOUTH**
1/8" = 1'-0"

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PLOT DATE:
3/11/2024 12:50:35 PM

ARCHITECT
DAP DESIGN, LLC
1800 NORTH ORANGE AVENUE, SUITE A
ORLANDO, FL 32804
407.426.4370
www.dap.design
AA26003781

PURSUANT TO SECTION 102 OF THE COPYRIGHT ACT, 17 U.S.C., ALL CONCEPTS, IDEAS, DESIGNS, ARRANGEMENTS, DRAWINGS AND PLANS INDICATED OR REPRESENTED BY THIS DOCUMENT ARE COPYRIGHTED BY DAP DESIGN LLC. AS SUCH ALL CONCEPTS, IDEAS, DESIGNS, ARRANGEMENTS, DRAWINGS AND PLANS INDICATED OR REPRESENTED BY THIS DOCUMENT ARE OWNED BY AND PROPERTY OF DAP DESIGN LLC AND WERE CREATED, EVOLVED AND DEVELOPED FOR ITS OWN USE. NONE OF THE IDEAS DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, ARCHITECTURAL OR ENGINEERING FIRM, CONSTRUCTION FIRM, SUBCONTRACTING FIRM, SUPPLIER OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DAP DESIGN LLC.

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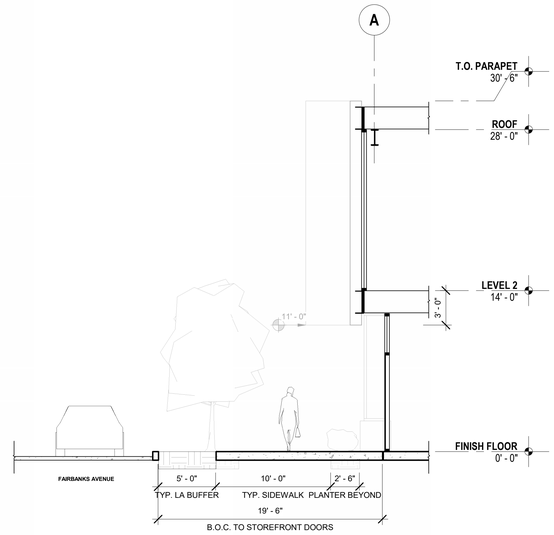
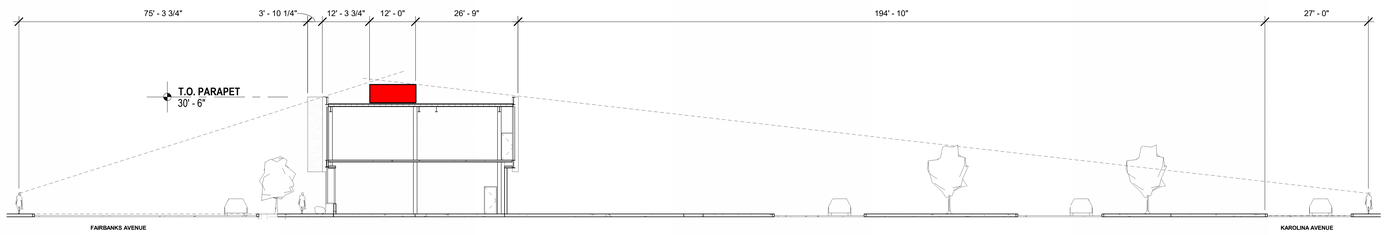
JOEL AUSTIN SETZER
FL LIC. NO. AR99073



1 SECTION - FAIRBANKS AVE STREETSCAPE
3/16" = 1'-0"



2 SITE CROSS SECTION - RTU VISIBILITY
1/16" = 1'-0"

fairbanks medical office building

1801 W FAIRBANKS AVE
WINTER PARK, FL 32789

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER
23009

DATE
3/11/24

ISSUE
CONCEPTUAL STUDIES

SHEET TITLE
WALL SECTIONS

SHEET NO.
TAC-3

© 2019 DAP DESIGN, LLC

PLOT DATE:
3/11/2024 12:56:39 PM

CONSTRUCTION PLANS
FOR
VERAX AT CLAY STREET

12-22-29-4076-04-240, 12-22-29-4076-04-220, 12-22-29-4076-04-010, 12-22-29-4076-04-040, 12-22-29-4076-04-060

1801 WEST FAIRBANKS AVENUE
WINTER PARK, FLORIDA 32789

STATEMENT OF OWNERSHIP:
THE PROPERTY AND ALL IMPROVEMENTS AS SHOWN ARE OWNED AND SHALL BE MAINTAINED BY VERAX CLAY, LLC.

GENERAL STATEMENT:
THE CHARACTER AND INTENDED USE OF THIS DEVELOPMENT SHALL BE THE CONSTRUCTION OF A 18,790 SF OFFICE/RETAIL BUILDING ALONG WITH THE ASSOCIATED UTILITIES, PARKING, ACCESS ROADS AND WATER MANAGEMENT FACILITIES.

SITE DATA:

PROJECT NAME:	VERAX AT CLAY STREET
ADDRESS:	1801 W. FAIRBANKS AVENUE WINTER PARK, FL 32789
OWNER ADDRESS:	265 E. ROLLINS STREET, SUITE 12000 ORLANDO, FL 32804
TELEPHONE:	(407) 895-2525

ZONING/LAND USE DATA:

ZONING:	C-3 AND PL
PROPOSED USE:	18,790 SF OFFICE/RETAIL (APPROXIMATE)
NUMBER OF STORIES:	TWO
MAX. BUILDING HEIGHT:	28 FEET
FAR:	0.334
BUILDING COVERAGE:	14.53% *
PHASING:	ONE PHASE
VEGETATION:	RECENTLY CLEARED WITH ONE HOME AND A DUPLEX REMAINING
WATER SERVICE:	CITY OF WINTER PARK
WASTEWATER SERVICE:	CITY OF WINTER PARK
SOILS:	48-TAVARES FINE SAND
STORMWATER MANAGEMENT:	PROPOSED ON-SITE UNDERGROUND RETENTION SYSTEM
FIRE:	WINTER PARK FIRE DEPARTMENT
SITE AREA:	56,294 SF=1.292 ACRES
IMPERVIOUS (NEW):	44,240 SF=1.016 ACRES AT 78.59% ***
BUILDING:	10,889 SF=0.250 ACRES AT 19.34% **
PAVEMENT/SIDEWALKS:	33,351 SF=0.766 ACRES AT 59.24% ***
IMPERVIOUS (EXISTING TO REMAIN):	3,356 SF=0.077 ACRES AT 5.96% ***
IMPERVIOUS (TOTAL):	47,596 SF=1.093 ACRES AT 84.55%
IMPERVIOUS (EXISTING, PRIOR TO RECENT DEMO):	14,802 SF=0.340 ACRES AT 26.29%
OPEN SPACE:	8,698 SF=0.200 ACRES AT 15.45% ***
OPEN SPACE (EXISTING, PRIOR TO RECENT DEMO):	41,492 SF=0.953 ACRES AT 73.71%

SETBACKS/BUFFERS:

FRONT (SOUTH) (W. FAIRBANKS AVENUE):	10 FEET/10 FEET
REAR (NORTH):	135 FEET/10 FEET
SIDE (EAST) (CLAY STREET):	10 FEET/10 FEET
SIDE (WEST):	5 FEET/5 FEET

PARKING REQUIREMENTS:

PARKING REQUIRED:	
MEDICAL OFFICE:	ONE SPACE PER 200 SF 18,790 SF/200=94 SPACES
TOTAL:	94 SPACES
REGULAR SPACES PROVIDED:	91
HANDICAPPED SPACES PROVIDED:	4
TOTAL SPACES PROVIDED:	95 SPACES

UTILITY COMPANIES:

POWER:	DUKE ENERGY 2801 W. STATE ROAD 426 OVIEDO, FL 32765 (407) 359-4895
SEWER:	WINTER PARK UTILITIES DEPARTMENT 401 SOUTH PARK AVENUE WINTER PARK, FL 32789 (407) 599-3220
WATER:	WINTER PARK UTILITIES DEPARTMENT 401 SOUTH PARK AVENUE WINTER PARK, FL 32789 (407) 599-3220
TELEPHONE:	AT&T DISTRIBUTION 132 COMMERCE WAY SANFORD, FL 32771 (407) 302-7611
GAS:	TECO PEOPLES GAS 600 W. ROBINSON STREET ORLANDO, FL 32801 (407) 420-6649

* INCLUDES FIRST FLOOR FOOTPRINT ONLY

** SECOND FLOOR OVERHANG FOOTPRINT ONLY

*** EXCLUDES ANY OPEN SPACE/IMPERVIOUS BELOW SECOND FLOOR OVERHANG AND ASSUMES 100% OF CELL TOWER LEASE AREA AS IMPERVIOUS (VERY CONSERVATIVE)

LOCATION MAP
NTS
SECTION 12, TOWNSHIP 22, RANGE 29

OWNER:
VERAX CLAY, LLC
DR. RAVI GANDHI
265 E. ROLLINS STREET, SUITE 12000
ORLANDO, FL 32804
(407) 895-2525

LEGAL DESCRIPTION:

LEGAL DESCRIPTION FROM: EXHIBIT A (TITLE SEARCH REPORT FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORT NO. 2307311 3, DATED JULY 05, 2023)

PARCEL 1:

LOTS 1, 2, AND 3, BLOCK D, KAROLINA ON KILLARNEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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PARCEL 4:

LOTS 4, 5 AND 6, BLOCK D, KAROLINA ON KILLARNEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ENGINEER:
MITCH COLLINS, P.E., INC.
801 E. SOUTH STREET
ORLANDO, FL 32801
(407) 850-8557

ARCHITECT:
DAP DESIGN
1800 N. ORANGE AVENUE, SUITE A
ORLANDO, FL 32804
(321) 297-3459

SURVEYOR:
MICHAEL RUDD AND ASSOCIATES, INC.
1210 BAHAMA DRIVE
ORLANDO, FL 32806
(407) 342-0676

LANDSCAPE ARCHITECT:
MAGLEY DESIGN
1817 EAST WASHINGTON STREET
ORLANDO, FL 32803
(407) 758-9456

MITCHELL COLLINS LICENSE No. 54608 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER BRANDON

THIS HAS BEEN DIGITALLY SIGNED AND SEALED BY MITCH COLLINS, P.E. USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

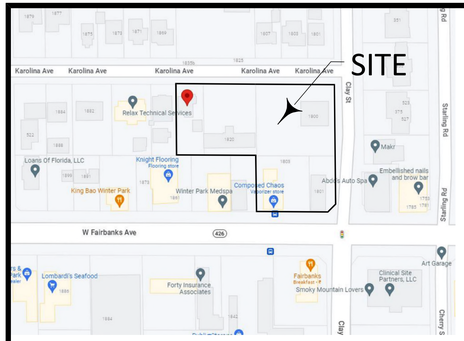
MITCH COLLINS, P.E.# 54608,
STATE OF FLORIDA, C.A.# 9523

DATE

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
	COVER SHEET
1	BOUNDARY AND TOPOGRAPHIC SURVEY
2	BOUNDARY AND TOPOGRAPHIC SURVEY (CONTINUED)
D-1	DEMOLITION PLAN
C-1	SITE LAYOUT PLAN
C-2	GRADING AND DRAINAGE PLAN
C-3	EROSION CONTROL PLAN
C-4	WATER UTILITY PLAN
C-5	SANITARY UTILITY PLAN
C-6	DETAILS AND NOTES
C-7	DETAILS AND NOTES
C-8	DETAILS AND NOTES
C-9	DETAILS AND NOTES
L1	PLANTING PLAN
L2	PLANTING SCHEDULE AND DIAGRAMS
L3	PLANTING NOTES AND DETAILS
I1	IRRIGATION PLAN
I2	IRRIGATION SCHEDULES
I3	IRRIGATION NOTES

mitch collins, pe, inc.
801 east south street
orlando, fl 32801
p. 407.850.8557
c. 407.448.8979
mitchcollins@
mitchcollinspe.com



VICINITY MAP NOT TO SCALE

LEGEND

These standard symbol will be found in drawing.

- Grate
- Telephone Riser
- Manhole
- Power Pole
- Light Pole
- Guy Wire
- Fibre Optic
- Clean Out
- Water Meter
- Fire Hydrant
- Electric Box
- Electric Meter
- Traffic Signal

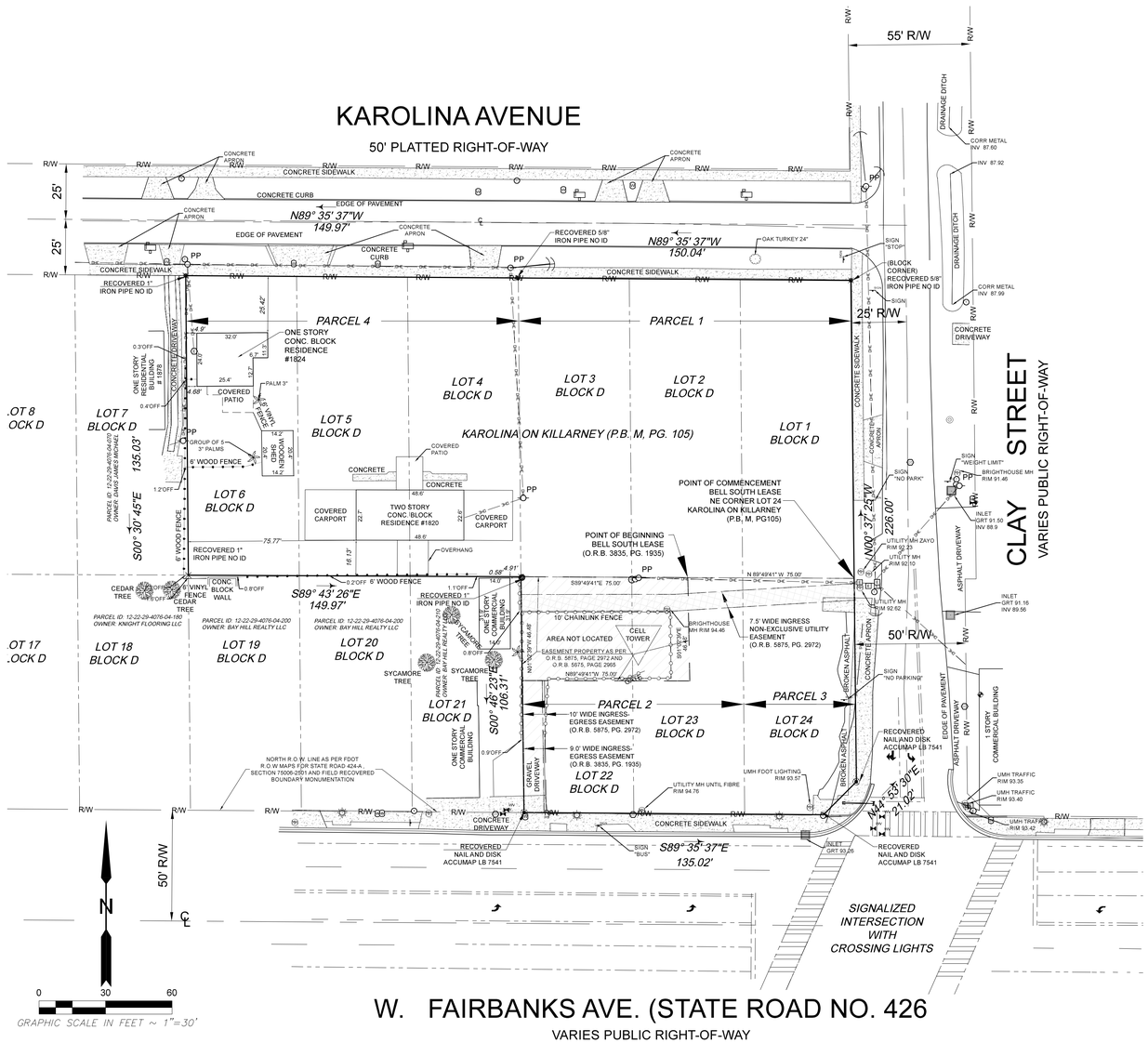
SCHEDULE B-II (FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 5011612-2037-3374783)

ITEMS 1-8 ARE NOT SURVEY MATTERS

9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF KAROLINA ON KILLARNEY, AS RECORDED IN PLAT BOOK M, PAGE(S) 105, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER,THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

10. RESOLUTION ESTABLISHING A MUNICIPAL SERVICE TAXING UNIT RECORDED IN BOOK 2998, PAGE 1056. THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

11. BINDING UTILITY EASEMENT RECORDED AS INSTRUMENT NO. 20190340106 (AS TO LOTS 4 AND 5). THE SURVEYED PROPERTY LIES ENTIRELY WITHIN THIS BLANKET EASEMENT AND IS NOT PLOTTED HEREON.



ABBREVIATIONS:

- ° – DEGREES ' – MINUTES WHEN USED IN A BEARING
- " – SECONDS WHEN USED IN A BEARING
- ' – FEET WHEN USED IN A DISTANCE
- " – INCHES WHEN USED IN A DISTANCE
- # – NUMBER
- ± – MORE OR LESS (OR PLUS OR MINUS)
- N – NORTH
- E – EAST
- W – WEST
- S – SOUTH
- LB – LICENSED BUSINESS
- PLS – PROFESSIONAL LAND SURVEYOR
- PSM – PROFESSIONAL SURVEYOR & MAPPER
- AC – ACRES
- O.R.B. – Official Records Book
- PG. – Page
- P.B. – Plat Book
- P.C. – Point of Curvature
- P.O.C. – Point on a Curve
- P.R. C. – Point of Reverse Curvature
- P.T. – Point of Tangency
- L.S. – Land Surveyor
- ID. – Identification
- R/W – Right of Way
- IRC – Iron Rod & Cap

LEGAL DESCRIPTION FROM: EXHIBIT A (TITLE SEARCH REPORT FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORT NO. 23073113, DATED JULY 05, 2023)

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SURVEYOR'S NOTES:

1. BEARINGS ARE BASED ON THE MONUMENTED NORTH RIGHT OF WAY LINE OF W. FAIRBANKS AVENUE, AS N89°04'30"W, PER PLAT ASSUMED.
2. FIELD SURVEY ACCOMPLISHED WITH A CARLSON CR2 ROBOTIC REFLECTORLESS TOTAL STATION AND CARLSON BRx7 GPS (RTK) ALL TIES ARE DIRECTLY MEASURED OR COMPUTED USING REDUNDANT MEASUREMENTS.
3. ALL BOUNDARY DIMENSIONS AS PER PLAT UNLESS OTHERWISE NOTED.
4. SURVEY PERFORMED IN THE FIELD ON JUNE 20, 2023.
5. SURVEYOR RELIED ON OLD REPUBLIC NATIONA LTITLE INSURANCE COPANY, TITLE SEARCH REPORT , ORT FILE No. 23073113, DATED JULY 05, 2023.
6. THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN ZONE X AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED ,ACCORDING TO THE FIRM MAP NUMBER 12095C0255F, WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
7. GRAPHIC REPRESENTATION OF SYMBOLS EXAGGERATED FOR CLARITY.
8. BUILDING DIMENSIONS ARE TO FACE OF EXTERIOR FINISHED WALLS. SURVEYOR DID NOT EXCAVATE FOUNDATIONS.
9. NO UNDERGROUND LOCATIONS INCLUDED IN THE SCOPE OF THIS AGREEMENT.

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF FLORIDA, CERTIFIES TO: VERAX FLORIDA LLC, a Florida limited liability company THAT THE BOUNDARY, TOPOGRAPHIC AND LOCATION SURVEY WAS MADE ON THE GROUND ON JUNE 20, 2023 UNDER MY DIRECTION AND CORRECTLY SHOWS THE LEGAL DESCRIPTION, LOCATION OF FIXED VISIBLE IMPROVEMENTS AND RECOVERED MONUMENTATION, AND WAS MADE IN ACCORDANCE THE STANDARDS OF PRACTICE FOR A BOUNDARY AND LOCATION SURVEY SET FORTH IN CHAPTER 5J-17.051 and 5J-17.052 FLORIDA ADMINISTRATIVE CODE PURSUANT TO FLORIDA STATUTE 472.027.

MICHAEL RUDD & ASSOCIATES, LLC
Florida Licensed Business L.B. 8067

MICHAEL T. RUDD, PLS

LAND TITLE SURVEYOR REGISTRATION NO. 3960

NOT VALID WITHOUT THE RAISED EMBOSSED SEAL OF THE SIGNING SURVEYOR THE SEAL APPEARING WAS AUTHORIZED BY MICHAEL T. RUDD, PLS]

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY MICHAEL T. RUDD, FLORIDA LICENSED SURVEYOR AND MAPPER ON THE DATE AND TIME SHOWN. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BY	DATE	REVISIONS
MTR	7/19/23	TREES PAINT STRIPING ADDED PER DESIGN TEAM REQUEST
MTR	7/27/23	ADDED 15FT INGRESS-EGRESS EASEMENT (O.R.B. 5875, PG. 2972)
MTR	9/05/2023	CORRECTED 7.5 FT EASEMENT

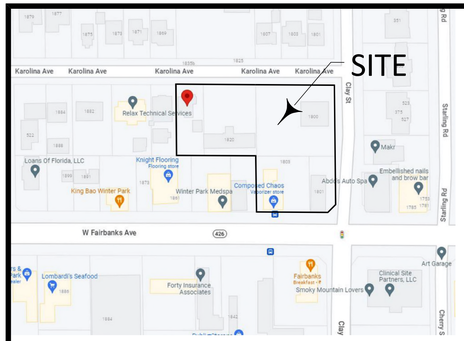
ALTA/NSPS LAND TITLE SURVEY
(BOUNDARY, TOPOGRAPHIC and LOCATION)
VACANT LANDS
1820 & 1824 KAROLINA AVE.
1901 WEST FAIRBANKS AVE.
WINTER PARK, FL 32789, USA
SECTION 12 TWP 22 S RGE 29 E

PREPARED FOR:
VERAX FLORIDA I PROPERTIES
a Florida Limited Liability Company

WWW.MICHAELTRUDD.COM
1234 LANCASTER AVE
ORLANDO FL 32806
PHONE: 407-342-0678
MICHAEL@MICHAELTRUDD.COM

SURVEYOR & MAPPER SINCE 1982
Commercial Land Title Surveying- Platting - Lot Split - Site Plans & Expert Witness

DWG NO.	R23-15 FAIRBANKS.DWG
FIELD BOOK	R23-15 FAIRBANKS.CRD
DWN BY	PV
CHK BY	MTR
SCALE	1"=30'
DRAWING DATE	JUNE 28, 2023
SHEET	1 OF 2
JOB NO	R23-15



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LEGEND

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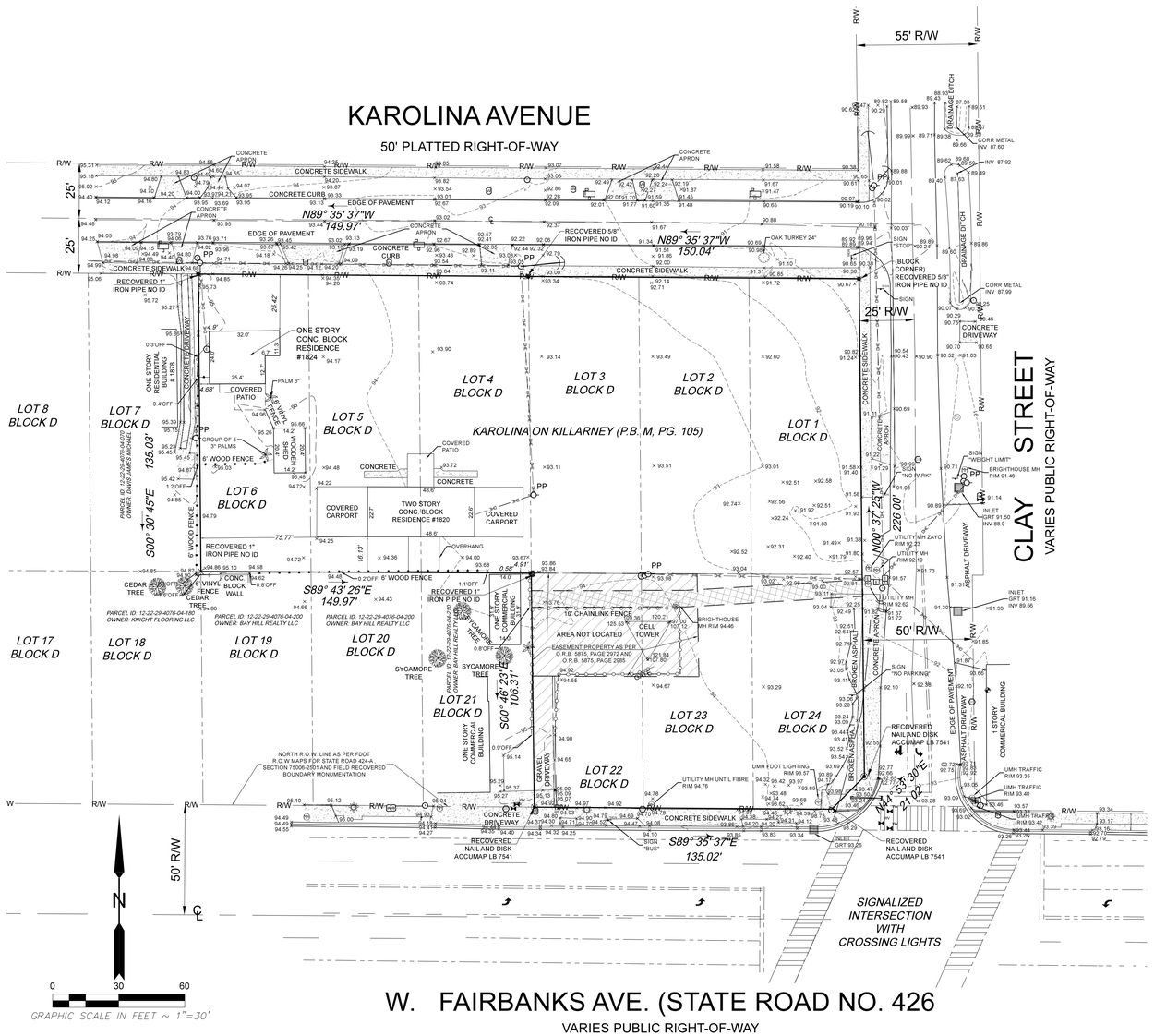

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SURVEYOR'S NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY LINE OF W. FAIRBANKS AVENUE HAVING AN ASSUMED BEARING OF S 89°35'37" E ASSUMED.

THIS SURVEY WAS PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. INFORMATION SHOWN HEREON IS BASED ON THE DOCUMENTS NOTED AND THE FIELD CONDITIONS PRESENT ON THE DATE OF THIS SURVEY.

NON-VISIBLE, AERIAL AND/OR UNDERGROUND IMPROVEMENTS WERE NOT LOCATED, UNLESS SHOWN OTHERWISE.

THERE MAY BE EASEMENTS AND/OR RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN HEREON THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.

UTILITY LOCATIONS AS SHOWN HEREON ARE BASED ON FIELD LOCATION OF OBSERVABLE SURFACE AND ABOVE GROUND EVIDENCE OF UTILITY PROVIDER FACILITIES. THIS SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY UNDERGROUND UTILITY LOCATIONS AND YOUR ATTENTION IS DRAWN TO THE FACT THAT THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT DID NOT HAVE OBSERVABLE SURFACE OR ABOVE GROUND EVIDENCE THAT COULD BE LOCATED AND/OR SHOWN HEREON.

ELEVATIONS AS SHOWN HEREON ARE BASED ON ORANGE COUNTY FLORIDA BENCHMARK 1010005A, WHICH HAS A PUBLISHED ELEVATION OF 90.455. NORTH AMERICAN VERTICAL DATUM OF 1988 AND IS A 80X CUT IN THE TOP OF THE CURB, 20' WEST OF 10LSHORE LANE. ON THE NORTH SIDE OF W. FAIRBANKS AVENUE.

HAVING EXAMINED THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. IT IS THE OPINION OF THIS SURVEYOR THAT THE LANDS SHOWN AND DESCRIBED HEREON LIE IN FLOOD ZONE "C, DEFINED ON SAID AS AREA OF MINIMAL FLOOD HAZARD." SEE MAP NUMBER 12095C0255 F. DATED 9-25-2009.

THE SUBJECT PROPERTY CONTAINS 35.994.6 SQUARE FEET OR 0.826 ACRES. MORE OR LESS

ABBREVIATIONS:

° – DEGREES ' – MINUTES WHEN USED IN A BEARING
" – SECONDS WHEN USED IN A BEARING
' – FEET WHEN USED IN A DISTANCE
" – INCHES WHEN USED IN A DISTANCE
 # – NUMBER
± – MORE OR LESS (OR PLUS OR MINUS)
N – NORTH
E – EAST
W – WEST
S – SOUTH
LB – LICENSED BUSINESS
PLS – PROFESSIONAL LAND SURVEYOR
PSM – PROFESSIONAL SURVEYOR & MAPPER
AC – ACRES
O.R.B. – Official Records Book
PG. – Page
P.B. – Plat Book
P.C. – Point of Curvature
P.O.C. – Point on a Curve
P.R. C. – Point of Reverse Curvature
P.T. – Point of Tangency
L.S. – Land Surveyor
ID. – Identification
R/W – Right of Way
IRC – Iron Rod & Cap

REFER TO SHEET 1 OF 2 FOR DETAILED BOUNDARY SURVEY.

			TREES, PAINT STRIPING ADDED PER DESIGN TEAM REQUEST
			REVISIONS
	7/19/23	MTR	BY
			DATE

ALTA/NSPS LAND TITLE SURVEY
(BOUNDARY TOPOGRAPHIC and LOCATION)
VACANT LANDS
1820 & 1824 KAROLINA AVE.
1801 WEST FAIRBANKS AVE.
WINTER PARK, FL 32789, USA
SECTION 12 TWP 22 S RGE 29 E

PREPARED FOR:
VERAX FLORIDA PROPERTIES
a Florida Limited Liability Company

WWW.MICHAELTRUDD.COM
1900 S. HIAWASSEE
ORLANDO FL 32835
PHONE 407-342-0678
MICHAEL@MICHAELTRUDD.COM

SURVEYOR & MAPPER SINCE 1982
Commercial Land Title Surveying- Platting - Lot Split - Site Plans & Expert Witness

DWG NO.	R23-13-FAIRBANKS.DWG
FIELD BOOK	R23-13-FAIRBANKS.CRD
DWN BY	PV
CHK BY	MTR
SCALE	1"=30'
DRAWING DATE	JUNE 28, 2023
SHEET	2 OF 2
JOB NO	R23-13

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

KAROLINA AVENUE
(50' RIGHT-OF-WAY)

CLAY STREET
(RIGHT-OF-WAY WIDTH VARIES)

WEST FAIRBANKS AVENUE
STATE ROAD 426
(RIGHT-OF-WAY WIDTH VARIES)

W. FAIRBANKS AVE. (STATE ROAD NO. 426)
VARIES PUBLIC RIGHT-OF-WAY

ONE STORY CONC. BLOCK RESIDENCE #1824

TWO STORY CONC. BLOCK RESIDENCE #1820

ONE STORY RESIDENTIAL BUILDING # 1878

PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4

LOT 1 BLOCK D
LOT 2 BLOCK D
LOT 3 BLOCK D
LOT 4 BLOCK D
LOT 5 BLOCK D
LOT 6 BLOCK D
LOT 7 BLOCK D
LOT 8 BLOCK D
LOT 17 BLOCK D
LOT 18 BLOCK D
LOT 19 BLOCK D
LOT 20 BLOCK D
LOT 21 BLOCK D
LOT 23 BLOCK D
LOT 24 BLOCK D

KAROLINA ON KILLARNEY (P.B. M, PG. 105)

PARCEL ID: 12-22-29-4076-04-070
OWNER: DAVIS JAMES MICHAEL

PARCEL ID: 12-22-29-4076-04-180
OWNER: KNIGHT FLOORING LLC

PARCEL ID: 12-22-29-4076-04-200
OWNER: BAY HILL REALTY LLC

PARCEL ID: 12-22-29-4076-04-210
OWNER: BAY HILL REALTY LLC

AREA NOT LOCATED
CELL TOWER

EASEMENT PROPERTY AS PER O.R.B. 5875, PAGE 2972 AND O.R.B. 5875, PAGE 2985

10' WIDE INGRESS-EGRESS EASEMENT (O.R.B. 5875, PG. 2972)

9.0' WIDE INGRESS EGRESS EASEMENT (O.R.B. 3835, PG. 1935)

7.5' WIDE INGRESS NON-EXCLUSIVE UTILITY EASEMENT (O.R.B. 5875, PG. 2972)

POINT OF BEGINNING BELL SOUTH LEASE (O.R.B. 3835, PG. 1935)

POINT OF COMMENCEMENT BELL SOUTH LEASE NE CORNER LOT 24 KAROLINA ON KILLARNEY (P.B. M, PG105)

NORTH R.O.W. LINE AS PER FDOT R.O.W MAPS FOR STATE ROAD 424-A, SECTION 75006-2501 AND FIELD RECOVERED BOUNDARY MONUMENTATION

SIGNALIZED INTERSECTION WITH CROSSING LIGHTS

S00° 30' 45"E 135.03'
S89° 43' 26"E 149.97'
N89° 35' 37"W 149.97'
N89° 35' 37"W 150.04'
S00° 46' 23"W 106.31'
S89° 49' 41"E 75.00'
N89° 49' 41"W 75.00'
S89° 33' 17"E 135.02'

RECOVERED 1" IRON PIPE NO ID
RECOVERED 5/8" IRON PIPE NO ID
RECOVERED NAIL AND DISK ACCUMAP LB 7541

CONCRETE APRON
CONCRETE SIDEWALK
CONCRETE CURB
EDGE OF PAVEMENT
CONCRETE DRIVEWAY
ASPHALT DRIVEWAY
GRAVEL DRIVEWAY
DRAINAGE DITCH
CORR METAL INV 87.60
INV 87.92
CORR METAL INV 87.99
OAK TURKEY 24"
SIGN "STOP"
SIGN "WEIGHT LIMIT"
SIGN "NO PARKING"
SIGN "BUS"
BRIGHTHOUSE MH RIM 91.46
BRIGHTHOUSE MH RIM 94.46
UTILITY MH RIM 92.62
UTILITY MH UNTIL FIBRE M 94.76
UMH FDOT LIGHTING RIM 93.57
UMH TRAFFIC RIM 93.35
UMH TRAFFIC RIM 93.40
UMH TRAFFIC RIM 93.41
ZAYO
CONCRETE DRIVEWAY
BROKEN ASPHALT
1 STORY COMMERCIAL BUILDING
ONE STORY COMMERCIAL BUILDING
EDGE OF ASPHALT DRIVEWAY

6' WOOD FENCE
6' VINYL FENCE
CONC. BLOCK WALL
GROUP OF 5 3" PALMS 6' WOOD FENCE
PALM 3"
COVERED PATIO
COVERED CARPORT
CONCRETE
OVERHANG
CEDAR TREE
SYCAMORE TREE
OAK TREE

0.3'OFF
0.4'OFF
1.2'OFF
0.2'OFF
0.8'OFF
1.1'OFF
0.9'OFF
0.5'OFF

TOP=95.65
E. INV=85.35
W. INV=87.19
TOP=94.38
N. INV=86.18
E. INV=86.19
W. INV=86.24

DEMOLITION LEGEND

DEMOLISH (INCLUDING ALL PAVEMENT BASE AND ANY EXISTING UNDERGROUND UTILITIES, STORM PIPES AND STRUCTURES, **UNLESS OTHERWISE NOTED.**

KEY NOTES: (#)

1. EXISTING BUILDING TO BE DEMOLISHED
2. EXISTING POWER LINE TO BE REMOVED (CONTRACTOR TO COORDINATE WITH POWER COMPANY FOR REMOVAL OF THIS POWER LINE)
3. EXISTING POWER POLE TO BE REMOVED (CONTRACTOR TO COORDINATE WITH POWER COMPANY FOR REMOVAL OF THIS POWER POLE)
4. EXISTING TREE TO BE REMOVED
5. EXISTING SEPTIC SYSTEM/DRAINFIELD IN THIS AREA TO BE REMOVED (CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY DRAINFIELD REMOVAL PERMITTING)
6. EXISTING POWER POLE TO BE REMOVED AND UTILITY BOXES TO BE RELOCATED (CONTRACTOR TO COORDINATE WITH POWER AND FIBER OPTIC COMPANIES FOR REMOVAL/RELOCATION OF THESE UTILITIES)
7. EXISTING POWER LINE TO BE REMOVED/RELOCATED (CONTRACTOR TO COORDINATE WITH POWER AND FIBER OPTIC COMPANIES FOR REMOVAL/RELOCATION OF THESE UTILITIES)
8. EXISTING DRIVEWAY APRON TO BE REMOVED
9. EXISTING CONCRETE SIDEWALK TO BE REMOVED
10. EXISTING WOOD FENCE TO BE REMOVED
11. EXISTING CHAIN-LINK FENCE TO REMAIN
12. SECTION OF EXISTING CHAIN-LINK FENCE TO BE REMOVED
13. EXISTING CONCRETE PAVEMENT TO BE REMOVED
14. SECTION OF EXISTING CURB AND GUTTER TO BE REMOVED
15. EXISTING CONCRETE PAVEMENT TO BE REMOVED (PROTECT EXISTING UTILITY BOXES IN THIS AREA)
16. EXISTING GRAVEL AREA TO BE REGRADED/EXPANDED (SEE PLAN SHEETS C-1 AND C-2) (CONTRACTOR TO COORDINATE WITH CELL TOWER COMPANY FOR THIS WORK)
17. EXISTING CONCRETE DRIVEWAY TO BE REMOVED
18. EXISTING BUS STOP CONCRETE PAVEMENT TO BE REMOVED/REPLACED (SEE PLAN SHEET C-1)
19. EXISTING FIRE HYDRANT TO REMAIN
20. EXISTING LIGHTPOLE TO REMAIN
21. EXISTING CONCRETE SIDEWALK TO BE REMOVED (REMOVE SIDEWALK IN PHASES PER MOT PLAN)
22. EXISTING CURB CUT RAMP AND PORTION OF EXISTING SIDEWALK TO REMAIN
23. EXISTING ASPHALT PAVEMENT TO BE REMOVED
24. EXISTING TRAFFIC SIGNAL POLE TO REMAIN
25. EXISTING UTILITY BOXES AND POLE TO REMAIN (CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR ANY POSSIBLE MODIFICATIONS TO THESE UTILITIES)
26. EXISTING SIGN TO BE REMOVED
27. EXISTING GAS LINE TO REMAIN (CONTRACTOR TO PROTECT GAS LINE DURING DEMOLITION AND CONSTRUCTION AND SHALL COORDINATE WITH GAS COMPANY FOR ANY NECESSARY RELOCATION OF THIS GAS LINE)
28. EXISTING UTILITY BOX TO REMAIN
29. EXISTING BUS STOP SIGN TO REMAIN
30. SECTION OF EXISTING DROP CURB TO BE REMOVED
31. EXISTING SIDEWALK TO REMAIN
32. SAWCUT EXISTING CONCRETE IN THIS AREA

CONTRACTOR TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES FOR ANY NECESSARY UTILITY DISCONNECTIONS.

CONTRACTOR TO BE RESPONSIBLE FOR ANY NECESSARY PERMITTING FOR THE REMOVAL OF ANY EXISTING WELLS OR SEPTIC SYSTEM/DRAINFIELDS.

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

REV/DATE	BY
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DEMOLITION PLAN
FOR
VERAX AT CLAY STREET
WINTER PARK, FLORIDA
1801 WEST FAIRBANKS AVENUE

MITCHELL COLLINS * LICENSE No 24608 * STATE OF FLORIDA * PROFESSIONAL ENGINEER

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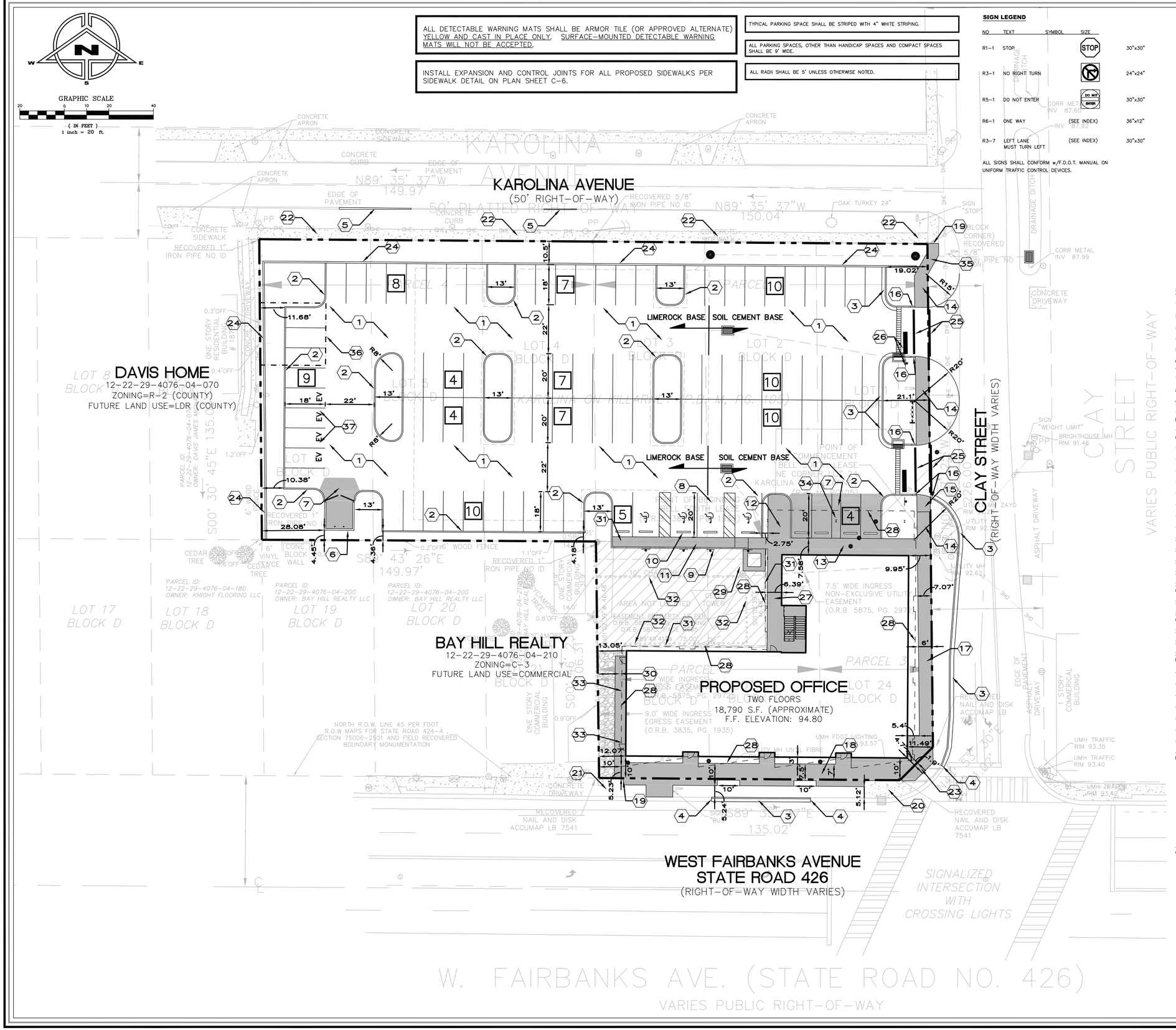
MITCH COLLINS, P.E. # 24608,
STATE OF FLORIDA, C.A.# 29923

DATE

MITCHELL COLLINS ENGINEERING, PLLC
801 CRESTVIEW DRIVE 407.629.5557
ALTAMONTE SPRINGS, FL 32701 407.448.8979
mitch@mcollinspe.com

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	7-13-23
SCALE:	1" = 20'
JOB NO:	222-050
SHEET NO:	D-1 OF C-9



SIGN LEGEND

NO	TEXT	SYMBOL	SIZE
R1-1	STOP	STOP	30"x30"
R3-1	NO RIGHT TURN		24"x24"
R5-1	DO NOT ENTER	DO NOT ENTER	30"x30"
R6-1	ONE WAY	(SEE INDEX)	36"x12"
R3-7	LEFT LANE MUST TURN LEFT	(SEE INDEX)	30"x30"

ALL SIGNS SHALL CONFORM w/F.D.O.T. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

SITE LEGEND

	HANDICAP PARKING
	PROPOSED DRAINAGE INLET
	PROPOSED CURB
	SITE BOUNDARY LINE
	EXISTING EASEMENT (DEPICTED ON PLAN)
	PROPOSED EASEMENT (DEPICTED ON PLAN)
	CENTER LINE OF ROAD
	EXISTING EDGE OF PAVEMENT
TYP	TYPICAL
HC	HANDICAP
10	# OF PARKING SPACES
S/W	SIDEWALK
R5'	5' RADIUS
L.F.	LINEAR FEET
S.F.	SQUARE FEET
B.O.C.	BACK OF CURB
	PROPOSED ASPHALT PAVEMENT (SEE DETAIL)
	PROPOSED CONCRETE PAVEMENT (SEE DETAIL)

KEY NOTES: (#)

1. PROPOSED ASPHALT PAVEMENT (TYP) (SEE DETAIL, SHEET C-6)
2. PROPOSED FDOT TYPE "D" CURB (TYP) (SEE DETAIL, SHEET C-6)
3. PROPOSED FDOT TYPE "F" CURB AND GUTTER (TYP) (SEE DETAIL, SHEET C-6)
4. CONNECT TO EXISTING CURB AND GUTTER (CONNECT AT NEAREST EXISTING JOINT)
5. PROPOSED CURBING TO MATCH EXISTING KAROLINA AVENUE CURBING
6. PROPOSED 6' HIGH MASONRY DUMPSTER ENCLOSURE (SEE SEPARATE PLANS BY ARCHITECT) (TO BE PERMITTED SEPARATELY)
7. PROPOSED CONCRETE PAVEMENT (SEE DETAIL, SHEET C-6)
8. PROPOSED HANDICAP SPACE (TYP-4) (SEE DETAIL, SHEET C-6)
9. PROPOSED HANDICAP SIGN (TYP-4) (SEE DETAIL, SHEET C-6)
10. PROPOSED CONCRETE WHEELSTOP (TYP) (2 FEET MINIMUM FROM FACE OF CURB) (SEE DETAIL, SHEET C-6)
11. PROPOSED CURB CUT RAMP PER FDOT STANDARD INDEX 522-002 (CR-C) (MODIFIED) (SEE DETAIL, SHEET C-6)
12. PROPOSED CONCRETE SIDEWALK AREA (SEE ARCHITECTURAL PLANS)
13. PROPOSED SIDEWALK AT BUILDING-NORTH (SEE DETAIL, SHEET C-6)
14. PROPOSED 6' WDE CONCRETE SIDEWALK (SEE DETAIL, SHEET C-6)
15. RAMP UP AT 1:12
16. TRANSITION CURB DOWN AT 4:1 IN THIS AREA
17. PROPOSED SIDEWALK AT BUILDING-EAST (SEE DETAIL, SHEET C-6)
18. PROPOSED SIDEWALK AT BUILDING-SOUTH (SEE DETAIL, SHEET C-6)
19. CONNECT TO EXISTING SIDEWALK
20. EXISTING CURB CUT RAMP AND SECTION OF SIDEWALK TO REMAIN
21. EXISTING CONCRETE APRON AND SECTION OF SIDEWALK TO REMAIN
22. EXISTING 5' WIDE CONCRETE SIDEWALK
23. EXISTING TRAFFIC SIGNAL POLE
24. PROPOSED 6' HIGH DECORATIVE MASONRY WALL (SEE SEPARATE PLANS BY ARCHITECT) (TO BE PERMITTED SEPARATELY)
25. PROPOSED 12" WHITE THERMOPLASTIC STRIPING AT 6' ON CENTER
26. PROPOSED R1-1 (SEE DETAIL, SHEET C-1) AND 24" WIDE THERMOPLASTIC STOP BAR (TYP-2) (PROVIDE 5' MINIMUM SEPARATION BETWEEN STOP BAR AND CROSS-WALK)
27. PROPOSED SIDEWALK AT BUILDING-WEST (SEE ARCHITECTURAL PLANS)
28. SECOND FLOOR OF BUILDING OVERHANG
29. PROPOSED TRANSFORMER PAD LOCATION (SEE SITE ELECTRICAL PLAN FOR EXACT LOCATION AND ADDITIONAL INFORMATION)
30. EXISTING 10' WIDE ACCESS EASEMENT (BOOK 5875, PAGE 2972)
31. EXISTING LEASE AREA (BOOK 5875, PAGES 2972 AND 2985)
32. EXISTING 10' HIGH CHAIN-LINK FENCE TO REMAIN
33. PROPOSED 5' WDE, 8" THICK CONCRETE PAVEMENT IN THIS AREA
34. PROVIDE BOLLARDS AROUND COLUMN (SEE ARCHITECTURAL PLANS)
35. PROPOSED 5' WIDE CONCRETE SIDEWALK (SEE DETAIL, SHEET C-6)
36. PROPOSED CROSS-ACCESS EASEMENT
37. PROPOSED EV CHARGING SPACES (FOUR TOTAL) (SEE SEPARATE SITE ELECTRICAL PLANS)
38. PROPOSED BICYCLE RACK w/ ROOM FOR 7 BIKES (RACK DESIGN PER ORANGE COUNTY CODE SECTION 38-1485) (MADRAX, CAPITOL SQUARE, POWDER COAT, BLACK)

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

REV/DATE	BY
-	--
-	--
-	--
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-	--
-	--

SITE LAYOUT PLAN
FOR
VERAX AT CLAY STREET
WINTER PARK, FLORIDA
1801 WEST FAIRBANKS AVENUE

MITCHELL COLLINS * LICENSE * No 34608 * STATE OF FLORIDA * PROFESSIONAL ENGINEER

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MITCH COLLINS, P.E. # 34608
STATE OF FLORIDA, C.A.# 8283
DATE

MITCH COLLINS ENGINEERING, INC.
801 CRESTVIEW COURT Phone: 407.365.3557
Goldenrod, FL 32792 Fax: 407.449.9979
mitch@mitchellcollinsengineering.com

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	7-13-23
SCALE:	1" = 20'
JOB NO:	222-050
SHEET NO:	C-1 OF C-9

ALL TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY MICHAEL RUDD AND ASSOCIATES, INC., DATED 6-28-2003, USING DATUM 1988 (NAVD).

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

KAROLINA AVENUE
(50' RIGHT-OF-WAY)

DAVIS HOME
12-22-29-4076-04-070
ZONING=R-2 (COUNTY)
FUTURE LAND USE=LDR (COUNTY)

BAY HILL REALTY
12-22-29-4076-04-210
ZONING=C-3
FUTURE LAND USE=COMMERCIAL

PROPOSED OFFICE
TWO FLOORS
18,790 S.F. (APPROXIMATE)
F.F. ELEVATION: 94.80

CLAYTON STREET
(RIGHT-OF-WAY WIDTH VARIES)

WEST FAIRBANKS AVENUE
STATE ROAD 426
(RIGHT-OF-WAY WIDTH VARIES)

W. FAIRBANKS AVE. (STATE ROAD NO. 426)
VARIES PUBLIC RIGHT-OF-WAY

GRADING LEGEND

EL	ELEVATION
TYP	TYPICAL
L.F.	LINEAR FEET
c.o.	CLEANOUT
INV.	INVERT ELEVATION
49.58	EXISTING ELEVATION
50.23	PROPOSED SPOT ELEVATION
50.23*	PROPOSED SPOT ELEVATION BASED ON EXISTING GRADE
50.73 / 50.23	PROPOSED SPOT ELEVATION (TOP OF SIDEWALK/ASPHALT)
	DRAINAGE INLET
	MITERED END SECTION
	DRAINAGE PIPE
	EXISTING EASEMENT (DEPICTED ON PLAN)
	PROPOSED EASEMENT (DEPICTED ON PLAN)
	SURFACE STORMWATER FLOW
HP	HIGH-PERFORMANCE POLYPROPYLENE PIPE
RCP	REINFORCED CONCRETE PIPE
FF	FINISHED FLOOR
S-1	STORM SEWER STRUCTURE ID
	SILT FENCE BARRIER (SEE SHEET C-3)
	PROPOSED ASPHALT PAVEMENT (SEE DETAIL)
	PROPOSED CONCRETE PAVEMENT (SEE DETAIL)

KEY NOTES: (#)

1. PROPOSED 35 LF OF 15"ø HP STORM PIPE AT 0.29%
2. PROPOSED 72 LF OF 15"ø HP STORM PIPE AT 0.56%
3. PROPOSED 6 LF OF 18"ø HP STORM PIPE AT 1.67%
4. PROPOSED 6 LF OF 18"ø HP STORM PIPE AT 1.67%
5. PROPOSED 45 LF OF 12"ø HP STORM PIPE AT 1.33% (SEE ARCHITECTURAL PLANS FOR DETAILS OF CONNECTION TO BUILDING ROOF DRAIN SYSTEM) (INSTALL CLEANOUT WITH BRASS COVER OUTSIDE OF BUILDING AT INVERT ELEVATION 91.00)
6. PROPOSED 26 LF OF TRENCH DRAIN AT (NEENAH R-4999-L6) (GRATE ELEVATION=92.10; BOTTOM ELEVATION=90.60 TO 90.10) (SLOPE BOTTOM TOWARD CURB INLET) (FORM IN PLACE) (CONNECT TO CURB INLET) (FORM CHANNEL IN PLACE PER NEENAH SPECIFICATIONS)
7. CONNECT TO UNDERGROUND STORM SYSTEM AT INVERT ELEVATION 90.00
8. PROPOSED UNDERGROUND STORMWATER MANAGEMENT SYSTEM (STORMBRIXX OR APPROVED ALTERNATE MEETING AASHTO HS-25 LOAD STANDARDS) (BOTTOM ELEVATION=90.00; TOP ELEVATION=92.00) (SEE CROSS-SECTION, SHEET C-9)
9. SIDEWALK LEVEL WITH ASPHALT IN THIS AREA (SEE CURB CUT RAMP DETAIL)
10. PROPOSED 8 LF OF 15"ø HP STORM PIPE AT 2.50%
11. PROPOSED 88 LF OF 15"ø HP STORM PIPE AT 1.14%
12. PROPOSED 47 LF OF 15"ø RCP STORM PIPE AT 4.25%
13. PROPOSED OPEN CUT (SEE DETAIL, SHEET C-8)
14. INSTALL 20 SF OF 3'-6" ROCK IN THIS AREA (18" DEEP) (TOP ELEVATION=88.00)
15. REGRADE SWALE AS SHOWN AN SOD

STANDARD SPECIFICATION: POLYPROPYLENE DRAINAGE PIPE MATERIAL:

1. PP PIPE MATERIALS:

PIPE SIZES: 12 INCHES THROUGH 60 INCHES NOMINAL DIAMETER TYPE "S" SMOOTH INTERIOR PIPE IN CONFORMANCE WITH AASHTO M330. NOTE: CORRUGATIONS SHALL BE ANNULAR CONFIGURATION ONLY.

PIPE JOINTS: THE JOINT SYSTEM TO BE USED WILL BE INTEGRAL BELL AND SPIGOT MEETING THE REQUIREMENTS OF ASTM 2881 OR AASHTO M330 WITH TWO GASKETS ON THE SPIGOT END OF THE PIPE OVER THE FIRST CORRUGATIONS FOR DEEPEST PENETRATION INTO THE BELL AND HIGHEST PERFORMANCE. THE BELL SHOULD SPAN OVER TWO FULL CORRUGATIONS AT MINIMUM. THE GASKET MATERIAL TO BE USED SHOULD MEET ASTM F-477 AND BE COVERED WITH A PROTECTIVE WRAP TO PREVENT DAMAGE PRIOR TO INSTALLATION.

RESINS: EXTRUDED PIPE AND BLOW MOLDED FITTINGS BLOW MOLDED FITTINGS – EXTRUDED PIPE MUST CONFORM WITH THE REQUIREMENTS OF AASHTO M330.

2. SUBMITTALS: FOR ALL POLYPROPYLENE PIPE AND JOINT PRODUCTS AND MATERIALS, CONTRACTOR MUST SUBMIT THE MANUFACTURER'S CERTIFICATE OF MATERIAL CONFORMANCE WITH THESE SPECIFICATIONS. PIPE MUST BE MANUFACTURED BY AN FDOT APPROVED MANUFACTURER IN AN APPROVED FACILITY.

3. PIPE INSTALLATION:

A. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, ASTM D2321 AND WHERE APPLICABLE, CONTRACTOR SHALL ADHERE TO MORE STRINGENT REQUIREMENTS WITHIN THESE SPECIFICATIONS.

B. MINIMUM PIPE COVER: PROVIDE A MINIMUM OF 12 OF COVER OVER PIPE IN NON-TRAFFIC APPLICATIONS AND IN ALLOWABLE MINIMUM COVER IS H-20 APPLICATIONS, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF PIPE TO TOP OF RIGID PAVEMENT. MINIMUM COVER IN UNPAVED AREAS MUST BE MAINTAINED.

***BOTH COVER REQUIREMENTS ARE MEASURED FROM THE FINISHED GRADE.

C. EXCAVATION: BACKFILL AND COMPACTION SHALL CONFORM MTH APPLICABLE LOCAL AND STATE SPECIFICATIONS.

4. REFERENCES: THE LATEST REVISIONS OF THE FOLLOWING STANDARDS ARE APPLICABLE AS NOTED HEREIN:

AASHTO M330: STANDARD SPECIFICATION FOR POLYPROPYLENE PIPE 12 TO 60 INCH DIAMETER. NOTE: CORRUGATIONS ANNULAR CONFIGURATION ONLY. ASTM F2881: STANDARD SPECIFICATION FOR 12 TO 60 IN. POLYPROPYLENE (PP) DUAL WALL PIPE AND FITTINGS. ASTM D2321: STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF FLEXIBLE THERMOPLASTIC SEWER PIPE. AASHTO: STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES.

STORM STRUCTURE TABULATION

STRUCTURE	TYPE OF STRUCTURE	GRATE EL.	N. INV.	S. INV.	E. INV.	W. INV.	NOTES
S - 1	TYPE 9	92.10	89.50	--	--	--	(FDOT INDEX 425-024)
S - 2	TYPE 9	92.10	--	89.40	--	89.40	(FDOT INDEX 425-024)
S - 3	TYPE "E"	93.80	--	--	89.00	90.10	(FDOT INDEX 425-052)
S - 4	TYPE "E"	93.80	--	90.40	--	90.10	(FDOT INDEX 425-052)
S - 5	TYPE "E"	93.70	--	89.80	88.00	--	(OVERFLOW)(SEE DETAIL)(MANHOLE TOP)
S - 6	STORM MANHOLE	91.20	--	--	87.00	87.00	(SEE DETAIL)
S - 7	TYPE "E"	88.00	--	--	--	85.00	(FDOT INDEX 425-052)

NOTE:
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REV/DATE	BY
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GRADING AND DRAINAGE PLAN
FOR
VERAX AT CLAY STREET
1801 WEST FAIRBANKS AVENUE
WINTER PARK, FLORIDA

MITCHELL COLLINS ★ BENSON ★ BRONSON ★ LICENSE ★ No. 34608 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

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MITCH COLLINS, P.E. # 34608,
STATE OF FLORIDA, C.A. # 30623

DATE

MITCHELL COLLINS, P.E., INC.
801 WEST ORANGE AVENUE, SUITE 2
LAKE ASHTON II, 32GS
WINTER HAVEN, FLORIDA 33884
407.401.5033 (FAX) 407.448.9979
mitch@mcollinspe.com

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	7-13-23
SCALE:	1" = 20'
JOB NO:	222-050
SHEET NO:	C-2 OF C-9

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NPDES PERMIT COVERAGE FOR PROJECT.

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

KAROLINA AVENUE
(50' RIGHT-OF-WAY)

PROPOSED SILT FENCE BARRIER (TYP) (SEE DETAIL)

PROPOSED FILTER FABRIC FOR ALL INLETS (TYP) (SEE DETAIL)

DURING CONSTRUCTION, USE THIS ENTRANCE FOR ENTERING/ EXITING THE SITE. 3"-6" CRUSHED GRAVEL TO BE PLACED AT ENTRANCE DURING CONSTRUCTION.

DAVIS HOME
12-22-29-4076-04-070
ZONING=R-2 (COUNTY)
FUTURE LAND USE=LDR (COUNTY)

BAY HILL REALTY
12-22-29-4076-04-210
ZONING=C-3
FUTURE LAND USE=COMMERCIAL

PROPOSED OFFICE
TWO FLOORS
18,790 S.F. (APPROXIMATE)
F.F. ELEVATION: 94.80

PROPOSED SILT FENCE BARRIER (TYP) (SEE DETAIL)

PROPOSED SILT FENCE BARRIER (TYP) (SEE DETAIL)

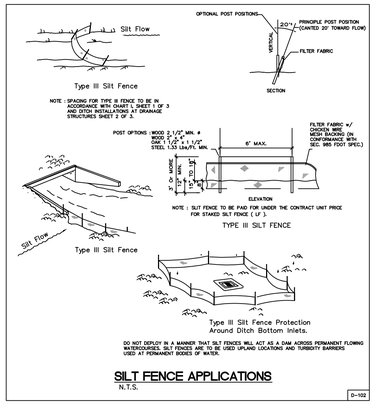
PROPOSED FILTER FABRIC SOCK (TYP)

CLAY STREET
(RIGHT-OF-WAY WIDTH VARIES)

WEST FAIRBANKS AVENUE
STATE ROAD 426
(RIGHT-OF-WAY WIDTH VARIES)

W. FAIRBANKS AVE. (STATE ROAD NO. 426)
VARIES PUBLIC RIGHT-OF-WAY

SIGNALIZED INTERSECTION WITH CROSSING LIGHTS



SILT FENCE APPLICATIONS
N.T.S.

D-102

NUMBER OF WEEKS AFTER BEGINNING CONSTRUCTION: 0 1 2 3 4 5 6 19 20 21 22 23 24

- INSTALL EROSION CONTROL MEASURES
- CLEARING AND GRUBBING
- FACILITY CONSTRUCTION
- MAINTAIN EROSION CONTROL MEASURES
- GRASSING
- REMOVE TEMPORARY EROSION CONTROL MEASURES

LOCATION:

SITE LOCATION: 1801 W. FAIRBANKS AVENUE, WINTER PARK, FL 32789

DISTURBED AREA: 56,294 SF=1.292 ACRES

LAT/LONG: 28°35'37"/81°22'25"

OUTFALL LOCATION: LAKE KILLARNEY

CONSTRUCTION SEQUENCE:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AS REQUIRED
3. STOCKPILE TOPSOIL IF REQUIRED
4. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED
5. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICAL
6. INSTALL STORM SEWER
7. CONSTRUCT BUILDING AND OTHER UNDERGROUND UTILITIES
8. INSTALL PAVEMENT AND CURBING
9. INSTALL LANDSCAPING AND SOD
10. REMOVE ACCUMULATED SEDIMENT FROM BASINS
11. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY BMP MEASURES

SOIL TYPES:

48-TAVARES FINE SAND

DEWATERING METHODS AND LOCATIONS:

DEWATERING SHALL BE UTILIZED ONLY IF NECESSARY BY MEANS OF A WELL POINT SYSTEM. DISCHARGE FROM THE WELL POINT SYSTEM SHALL BE DIRECTED TO THE PROPOSED DRAINAGE STRUCTURES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR WELL POINT SYSTEM PRIOR TO CONSTRUCTION.

EROSION TEMPORARY MEASURES (BMP'S):

A. SILT FENCE BARRIERS SHALL BE USED TO PROTECT PROPOSED INLETS PER DETAILS
B. FILTER FABRIC BARRIERS SHALL BE USED AT THE PERIMETER/LIMITS OF THE PROPOSED CONSTRUCTION TO PREVENT SEDIMENT LEAVING THE PROJECT BOUNDARIES OR DISCHARGING INTO OFF-SITE DRAINAGE FACILITIES
C. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY
D. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET
E. TEMPORARY SEEDING AND MULCHING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING. SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH B ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF THE SEED AND MULCH.
F. MAINTENANCE: SLL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT CONTROL SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
G. GRAVEL CONSTRUCTION ENTRANCE SHALL BE INSTALLED TO A MINIMUM DEPTH OF 4 INCHES TO PREVENT SEDIMENT FROM LEAVING CONSTRUCTION SITE.

PERMANENT EROSION CONTROL MEASURES (BMP'S):

A. PERMANENT SODDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SODDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.
B. MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM: THE PERMITTED STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED, CLEANED AND INSPECTED IN ACCORDANCE WITH THE SJRWMD PERMIT.

INSPECTIONS:

A. CONSTRUCTION SITE WILL BE INSPECTED FOR EROSION PROBLEMS DAILY AFTER EACH RAINFALL GREATER THAN 0.5 INCHES. A RAIN GAGE WILL BE ON SITE TO MEASURE THE RAINFALL AMOUNTS.
B. ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS OR SOMEONE APPOINTED BY THE SUPERINTENDENT. AT LEAST ONCE AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.
C. ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OR REPORTED.
D. BUILT UP SEDIMENT WILL BE REMOVED FROM THE SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
E. THE SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
F. TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
G. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE USED BY THE INSPECTOR IS ATTACHED. THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION CONTROL PLANS OR STORMWATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED. THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
H. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ON-SITE IN GOOD WORKING ORDER AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORTS.

ADDITIONAL NOTES:

A. NON-STORMWATER DISCHARGES:
IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:
1. PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
2. UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).
ALL NON-STORMWATER DISCHARGES WILL BE DIRECTED TO THE PROPOSED DRAINAGE STRUCTURES/SWALES.
B. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL IF IT BECOMES NECESSARY TO MEET THE STATE AND LOCAL STANDARDS.
C. OPERATOR AND/OR RESPONSIBLE AUTHORITY: VERAX CLAY, LLC

CONTRACTOR CERTIFICATIONS:

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

NAME	TITLE	COMPANY NAME, ADDRESS, PHONE NO	DATE	SIGNATURE

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

REV/DATE	BY
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EROSION CONTROL PLAN
FOR
VERAX AT CLAY STREET
WINTER PARK, FLORIDA

1801 WEST FAIRBANKS AVENUE

BROOKS MITCHELL COLLINS LICENSE No 34608 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS HAS BEEN DIGITALLY SIGNED AND SEALED BY MITCHELL COLLINS, P.E. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MITCH COLLINS, P.E. # 34608
STATE OF FLORIDA, C.of A# 29323

DATE:

MITCHELL COLLINS ENGINEERING, PLLC
801 WEST ORANGE AVENUE, SUITE 215, ALTAMONTE SPRINGS, FL 32714
407.389.9557
mitch@mcollinspe.com

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	7-13-23
SCALE:	1" = 20'
JOB NO:	222-050
SHEET NO:	C-3 OF C-9

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

WATER UTILITY PLAN
FOR
VERAX AT CLAY STREET
WINTER PARK, FLORIDA
1801 WEST FAIRBANKS AVENUE

REV/DATE	BY
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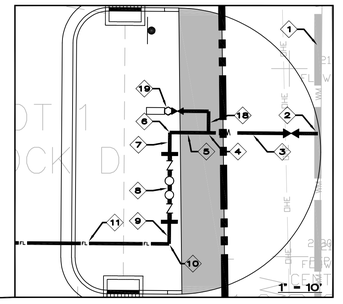
UTILITY LEGEND

- PROPOSED SANITARY MANHOLE
- PROPOSED CLEANOUT
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED REDUCER
- PROPOSED BLOWOFF
- PROPOSED WATER METER
- PROPOSED BACKFLOW PREVENTER
- WL WATER LINE
- FL FIRE LINE
- L.F. LINEAR FEET
- EXISTING EASEMENT (DEPICTED ON PLAN)
- PROPOSED EASEMENT (DEPICTED ON PLAN)

KEY NOTES (WATER): #

1. EXISTING 4"ø CAST IRON WATER MAIN
2. PROPOSED 4" WET TAP (BY CONTRACTOR) (INCLUDE 4" GATE VALVE) WITH 6"X4" REDUCER
3. PROPOSED 14 LF OF 6"ø PVC WATER LINE
4. PROPOSED 6"X2" TEE (PVC)
5. PROPOSED 5 LF OF 6"ø PVC WATER LINE
6. PROPOSED 90° BEND
7. PROPOSED 3 LF OF 6"ø PVC WATER LINE
8. PROPOSED 6" DDCVA (FIRE SYSTEM POINT OF SERVICE) (SIZE TO BE CONFIRMED BY FIRE ENGINEER BEFORE MATERIALS ARE ORDERED) (SEE DETAIL, SHEETS C-7 AND C-9)
9. PROPOSED 3 LF OF 6"ø PVC FIRE LINE (C-900, DR-14, PC-200) (SIZE TO BE CONFIRMED BY FIRE ENGINEER BEFORE MATERIALS ARE ORDERED)
10. PROPOSED 90° BEND
11. PROPOSED 220 LF (TO BUILDING) OF 6"ø PVC FIRE LINE (C-900, DR-14, PC-200) (INCLUDE FITTINGS AS SHOWN) (SIZE TO BE CONFIRMED BY FIRE ENGINEER BEFORE MATERIALS ARE ORDERED)
12. PROPOSED FIRE DEPARTMENT CONNECTION (FDC) AND LF OF 4"ø PVC FIRE LINE (C-900, DR-14, PC-200) (INCLUDE FITTINGS AS SHOWN) (SIZE TO BE CONFIRMED BY FIRE ENGINEER BEFORE MATERIALS ARE ORDERED)
13. EXISTING FIRE HYDRANT
14. EXISTING 12"ø HDPE WATER MAIN
15. PROPOSED 4" WET TAP (BY CONTRACTOR) (INCLUDE 4" GATE VALVE) AND 5 LF OF 4"ø PVC WATER LINE
16. PROPOSED 4"X2"X2" TEE
17. PROPOSED 2" DOMESTIC METERS (TWO) (BY CITY) WITH 2" RPBFPs (BY CONTRACTOR) (SEE DETAIL, SHEET C-7) WITH 2"ø POLY DOMESTIC SERVICE LINES (TWO) TO BUILDING
18. PROPOSED 7 LF OF 2"ø PVC WATER LINE (INCLUDE 90° BEND AS SHOWN)
19. PROPOSED 1" IRRIGATION METER (BY CITY) w/ RPBFP (BY CONTRACTOR) (SEE DETAIL, SHEET C-7)



WATER CONNECTION DETAIL

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MITCH COLLINS, P.E. # 34608,
STATE OF FLORIDA, C.A.# 9253

DATE

MITCHELL COLLINS ENGINEERING, INC.
801 CRESTVIEW DRIVE, SUITE 1 407.365.5557
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mitch@collinsengineering.com

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	7-13-23
SCALE:	1" = 20'
JOB NO:	222-050
SHEET NO:	C-4 OF C-9

NOTE:
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GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

KAROLINA AVENUE
(50' RIGHT-OF-WAY)

N89° 35' 37"W 149.97'

50' PLATTED RIGHT-OF-WAY

N89° 35' 37"W 150.04'

RECOVERED 5/8" IRON PIPE NO ID

OAK TURKEY 24"

CONCRETE APRON

CONCRETE SIDEWALK

CONCRETE CURB

EDGE OF PAVEMENT

RECOVERED 1" IRON PIPE NO ID

SIGN "STOP"

(BLOCK CORNER) RECOVERED 5/8" IRON PIPE NO ID

DRAINAGE DITCH

CORR METAL INV 87.60

INV 87.92

CORR METAL INV 87.99

CONCRETE DRIVEWAY

PARCEL 4

PARCEL 1

LOT 8 BLOCK D

LOT 4 BLOCK D

LOT 3 BLOCK D

LOT 2 BLOCK D

LOT 1 BLOCK D

LOT 5 BLOCK D

KAROLINA ON KILLARNEY (P.B. M, PG. 105)

DAVIS HOME
12-22-29-4076-04-070
ZONING=R-2 (COUNTY)
FUTURE LAND USE=LDR (COUNTY)

ONE STORY RESIDENTIAL BUILDING # 1878

CONCRETE DRIVEWAY

0.3'OFF

0.4'OFF

1.2'OFF

PARCEL ID: 12-22-29-4076-04-070 OWNER: DAVIS JAMES M

S00° 30' 45"E 135.00'

6' WOOD FENCE

RECOVERED 1" IRON PIPE NO ID

LOT 6 BLOCK D

POINT OF COMMENCEMENT BELL SOUTH LEASE NE CORNER LOT 24 KAROLINA ON KILLARNEY (P.B. M, PG105)

POINT OF BEGINNING BELL SOUTH LEASE (O.R.B. 3835, PG. 1935)

CLAY STREET
(RIGHT-OF-WAY WIDTH VARIES)

CLAY STREET

SIGN "WEIGHT LIMIT"

BRIGHTHOUSE MH RIM 91.46

UTILITY MH RIM 92.26

ZAYO

UTILITY MH RIM 92.62

ASPHALT DRIVEWAY

VARIES PUBLIC RIGHT-OF-WAY

CEDAR TREE

0.6'OFF

6' VINYL FENCE

CONC. BLOCK WALL

0.8'OFF

CEDAR TREE

S89° 43' 26"E 149.97'

RECOVERED 1" IRON PIPE NO ID

0.2'OFF 6' WOOD FENCE

1.1'OFF

10' CHAINLINK FENCE

7.5' WIDE INGRESS NON-EXCLUSIVE UTILITY EASEMENT (O.R.B. 5875, PG. 2972)

AREA NOT LOCATED CELL TOWER

EASEMENT PROPERTY AS PER O.R.B. 5875, PAGE 2972 AND O.R.B. 5875, PAGE 2685

N89°48'41"W 75.00'

PARCEL ID: 12-22-29-4076-04-180 OWNER: KNIGHT FLOORING LLC

PARCEL ID: 12-22-29-4076-04-200 OWNER: BAY HILL REALTY LLC

PARCEL ID: 12-22-29-4076-04-200 OWNER: BAY HILL REALTY LLC

PARCEL ID: 12-22-29-4076-04-210 OWNER: BAY HILL REALTY LLC

LOT 17 BLOCK D

LOT 18 BLOCK D

LOT 19 BLOCK D

LOT 20 BLOCK D

LOT 21 BLOCK D

LOT 22 BLOCK D

LOT 23 BLOCK D

LOT 24 BLOCK D

BAY HILL REALTY
12-22-29-4076-04-210
ZONING=C-3
FUTURE LAND USE=COMMERCIAL

ONE STORY COMMERCIAL BUILDING

PROPOSED OFFICE
TWO FLOORS
18,790 S.F. (APPROXIMATE)
F.F. ELEVATION: 94.80

10' WIDE INGRESS EGRESS EASEMENT (O.R.B. 5875, PG. 2974)

9.0' WIDE INGRESS EGRESS EASEMENT (O.R.B. 3835, PG. 1935)

0.9'OFF

S00° 30' 45"E 106.31'

PARCEL 2

PARCEL 3

1 STORY COMMERICAL BUILDING

RECOVERED NAIL AND DISK ACCUMAP LB 7541

UMH LIGHTING RIM 93.57

UTILITY MH UNTIL FIBER RIM 93.57

UMH TRAFFIC RIM 93.35

UMH TRAFFIC RIM 93.40

NORTH R.O.W. LINE AS PER FDOT R.O.W MAPS FOR STATE ROAD 424-A SECTION 75006-2501 AND FIELD RECOVERED BOUNDARY MONUMENTATION

CONCRETE DRIVEWAY

SIGN "BUS"

S89° 35' 37"E 135.02'

TOP=95.65
E. INV=86.35
W. INV=87.19

TOP=94.38
N. INV=86.18
E. INV=86.19
W. INV=86.42

SIGNALIZED INTERSECTION WITH CROSSING LIGHTS

WEST FAIRBANKS AVENUE
STATE ROAD 426
(RIGHT-OF-WAY WIDTH VARIES)

W. FAIRBANKS AVE. (STATE ROAD NO. 426)
VARIES PUBLIC RIGHT-OF-WAY

UTILITY LEGEND

	PROPOSED SANITARY MANHOLE
* c.o.	PROPOSED CLEANOUT
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED REDUCER
	PROPOSED BLOWOFF
	PROPOSED WATER METER
	PROPOSED BACKFLOW PREVENTER
WL	WATER LINE
FL	FIRE LINE
L.F.	LINEAR FEET
	EXISTING EASEMENT (DEPICTED ON PLAN)
	PROPOSED EASEMENT (DEPICTED ON PLAN)

KEY NOTES (SEWER): (#)

1. EXISTING 15"ø SANITARY MAIN
2. EXISTING 6"ø SANITARY LATERAL
3. PROPOSED IN-LINE CLEANOUT AT INVERT ELEVATION 90.00 (SEE DETAIL, SHEET C-9) (INCLUDE BRASS COVER) AND 7 LF OF 6"ø PVC SANITARY LINE AT 1.00% MINIMUM
4. CONNECT TO EXISTING SANITARY LATERAL AT CLEANOUT (INVERT ELEVATION=88.00±)
5. EXISTING SANITARY MANHOLE (RIM=94.38; N. INVERT=86.18; S. INVERT=86.26; E. INVERT=86.19; W. INVERT=86.42)
6. EXISTING SANITARY MANHOLE (RIM=95.65; E. INVERT=86.86; W. INVERT=87.19)
7. EXISTING 6"ø SANITARY LINE
8. EXISTING SANITARY CLEANOUT
9. PROPOSED IN-LINE CLEANOUT AT INVERT ELEVATION 90.50 (SEE DETAIL, SHEET C-9) (INCLUDE BRASS COVER) AND 7 LF OF 6"ø PVC SANITARY LINE AT 1.43%
10. PROPOSED IN-LINE CLEANOUT AT INVERT ELEVATION 90.40 (SEE DETAIL, SHEET C-9) (INCLUDE BRASS COVER)
11. PROPOSED TRAPZILLA GREASE TRAP (MODEL TZ-1826-6)
12. PROPOSED IN-LINE CLEANOUT AT INVERT ELEVATION 90.20 (SEE DETAIL, SHEET C-9) (INCLUDE BRASS COVER)
13. PROPOSED 46 LF OF 6"ø PVC SANITARY LINE AT 1.00% MINIMUM WITH WYE CONNECTION AT DOWNSTREAM END
14. PROPOSED OFF-LINE CLEANOUT (SEE DETAIL, SHEET C-9) (INCLUDE TRAFFIC RATED BRASS COVER)

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

REV/DATE	BY
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SANITARY UTILITY PLAN
FOR
VERAX AT CLAY STREET
WINTER PARK, FLORIDA

1801 WEST FAIRBANKS AVENUE

MITCHELL COLLINS * LICENSE No 34808 * STATE OF FLORIDA * PROFESSIONAL ENGINEER

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MITCH COLLINS, P.E. # 34808
STATE OF FLORIDA, C.A.# 9323

DATE

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801 CRESCENT CENTRE DRIVE, SUITE 600
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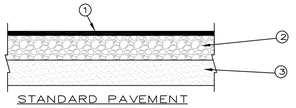
DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	7-13-23
SCALE:	1" = 20'
JOB NO:	222-050
SHEET NO:	C-5 OF C-9



STANDARD PAVEMENT

① 1.5" F.D.O.T. TYPE SP 9.5 OR SP 12.5 ASPHALT CONC.

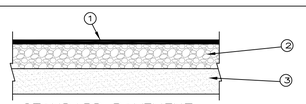
② 8" LIMEROCK (LBR=100) COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAX. DENSITY (ASTM D-1557)

③ 12" STABILIZED SUB-BASE (LBR=40) COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAX. DENSITY (ASTM D-1557)

ON-SITE PAVEMENT DETAIL (LIMEROCK OPTION) (KEYNOTE #1, SHEET C-1)

N.T.S. (FOR ASPHALT/LIMEROCK SURFACE ON SITE)

D-130



STANDARD PAVEMENT

① 1.5" F.D.O.T. TYPE SP 9.5 OR SP 12.5 ASPHALT CONC.

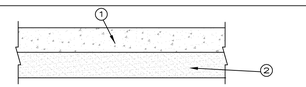
② 6" SOIL CEMENT COMPACTED TO AT LEAST 98% OF STANDARD PROCTOR MAX. DENSITY (AASHTO T-134)

③ 12" WELL DRAINING FINE SAND WITH LESS THAN 5% PASSING THE #200 SIEVE, COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAX. DENSITY (ASTM D-1557)

ON-SITE PAVEMENT DETAIL (SOIL CEMENT OPTION) (KEYNOTE #1, SHEET C-1)

N.T.S. (FOR ASPHALT/SOIL CEMENT SURFACE ON SITE)

D-130



STANDARD PAVEMENT

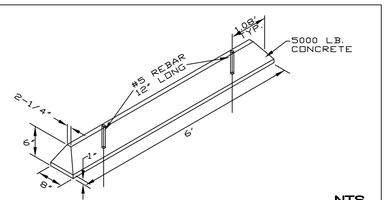
① 8" PORTLAND CEMENT (6x6 10/10 WWF) DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CURRENT PORTLAND CEMENT ASSOCIATION RECOMMENDED METHODS WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI. PROVIDE CONTRACTION JOINTS AT A MAXIMUM SPACING OF 10 FEET. PROVIDE EXPANSION JOINTS AT A SPACING OF 20 FEET.

② 12" SUBGRADE CONSISTING OF WELL-DRAINING FINE SAND WITH LESS THAN 5 PERCENT PASSING THE NO. 200 SIEVE, COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557).

ON-SITE PAVEMENT DETAIL (KEYNOTE #7, SHEET C-1)

N.T.S. (FOR CONCRETE SURFACE)

D-130

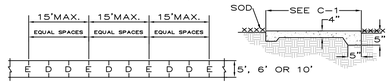


NTS

PRECAST CONC. WHEEL STOP (KEYNOTE #10, SHEET C-1)

D-162

PROVIDE APPROPRIATE EXPANSION JOINT WHERE PROPOSED SIDEWALK WILL BE ADJACENT TO EXISTING/PROPOSED CURB AND GUTTER.

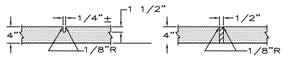


E= EXPANSION JOINT
D= DUMMY JOINT
CONCRETE STRENGTH = 3000 PSI (MIN) CLASS I

NOTES:

1) EXCEPT AS SHOWN IN PLAN, ALL NEW CONC. WALKS SHALL HAVE JOINTS SPACED AS SHOWN ABOVE. EXPANSION JOINTS SHALL BE USED TO SEPARATE NEW CONC. WALKS FROM OTHER NEW OR EXIST. CONC. CONSTRUCTION.

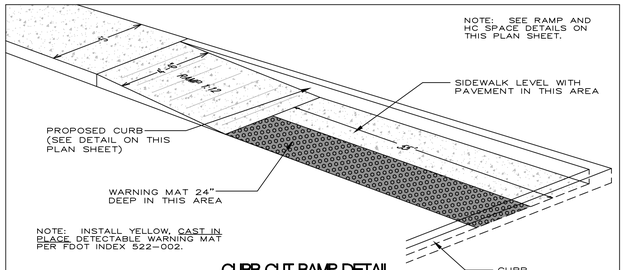
2) SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE w/ F.D.O.T. STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION. (SECTION 522-CONCRETE SIDEWALK)



SIDEWALK DETAIL (TYP) (KEYNOTE #14, SHEET C-1)

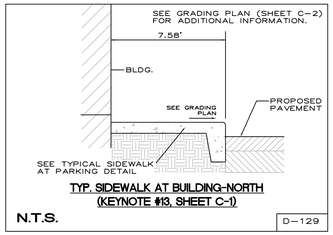
NTS

D-128



N.T.S.

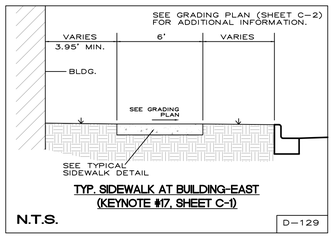
CURB CUT RAMP DETAIL (KEYNOTE #11, SHEET C-1)



N.T.S.

TYP. SIDEWALK AT BUILDING-NORTH (KEYNOTE #13, SHEET C-1)

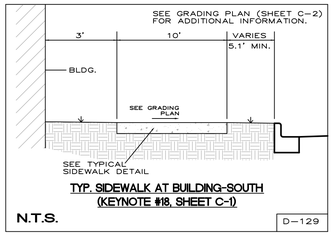
D-129



N.T.S.

TYP. SIDEWALK AT BUILDING-EAST (KEYNOTE #17, SHEET C-1)

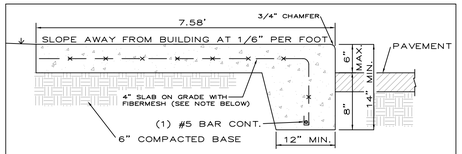
D-129



N.T.S.

TYP. SIDEWALK AT BUILDING-SOUTH (KEYNOTE #18, SHEET C-1)

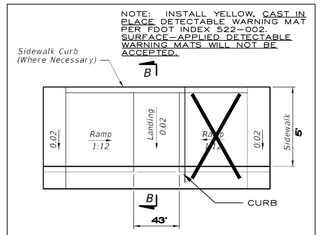
D-129



N.T.S.

TYP. SIDEWALK AT PARKING (KEYNOTE 13, SHEET C-1)

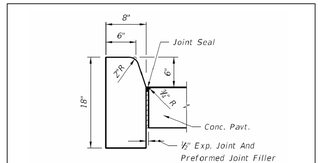
D-129



CR-C (MODIFIED)

N.T.S.

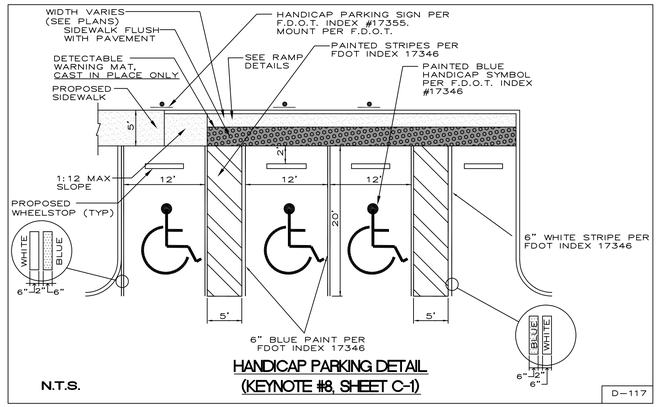
CURB CUT RAMP DETAIL (KEYNOTE #11, SHEET C-1)



TYPE D

F.D.O.T. TYPE "D" CURB (KEYNOTE #2, SHEET C-1)

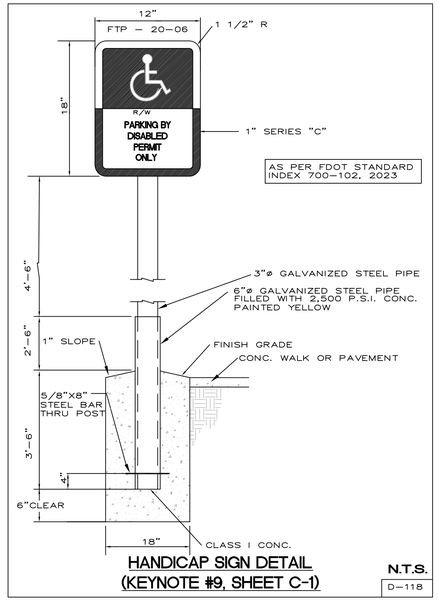
N.T.S.



N.T.S.

HANDICAP PARKING DETAIL (KEYNOTE #8, SHEET C-1)

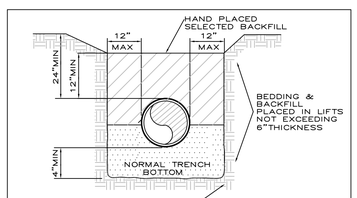
D-117



N.T.S.

HANDICAP SIGN DETAIL (KEYNOTE #9, SHEET C-1)

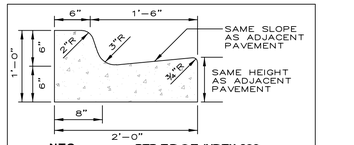
D-118



STANDARD BEDDING DETAIL

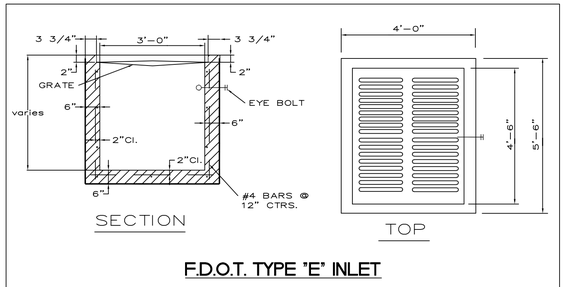
N.T.S. FOR STORM SEWER PIPE ALL BEDDING IN COMPLIANCE WITH (A.S.T.M. D 2321-74)

D-103



N.T.S. PER F.D.O.T. INDEX 300

F.D.O.T. TYPE "F" CURB AND GUTTER (KEYNOTE #3, SHEET C-1)



F.D.O.T. TYPE "E" INLET

N.T.S. SEE F.D.O.T. INDEX # 425-052

D-189

REV/DATE	BY
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DETAILS AND NOTES FOR VERAX AT CLAY STREET

WINTER PARK, FLORIDA

1801 WEST FAIRBANKS AVENUE

MITCHELL COLLINS LICENSE No 34808 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS HAS BEEN DIGITALLY SIGNED AND SEALED BY MITCHELL COLLINS, P.E. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MITCH COLLINS, P.E.# 34808
STATE OF FLORIDA, C.A.# 8523

DATE

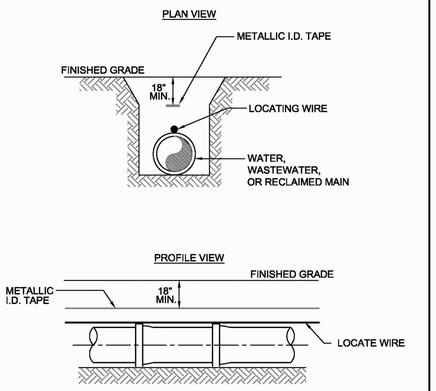
MITCH COLLINS, P.E., INC.
801 CRESTVIEW DRIVE, LONGWOOD, FL 32750
(407) 339-8537 (407) 448-9979
mitch@collinspe.com

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	7-13-23
SCALE:	N.T.S.
JOB NO:	222-050
SHEET NO:	C-6 OF C-9

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

DATE: January 2, 2008 — PIPE LOCATING WIRE & METALLIC TAPE — SCALE: N.T.S

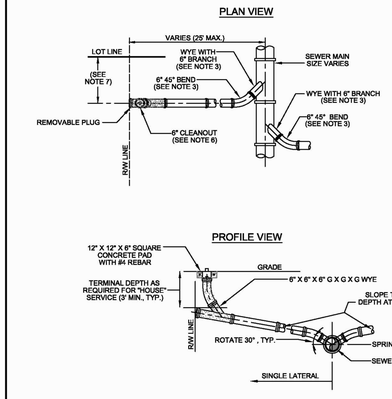


NOTES:
1. ALL PIPES REQUIRE INSULATED WIRE (10 GAUGE SOLID COPPER OR 12 GAUGE COPPERHEAD COPPER COAST STEEL) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE SECURED TO THE TOP CENTERLINE OF THE PIPE.
2. THE LOCATING WIRE SHALL TERMINATE INSIDE THE TEST BOX AND SHALL EXTEND 12" ABOVE FINISHED GRADE.
3. METALLIC I.D. TAPE SHALL BE INSTALLED AT THE CENTERLINE OF THE BURIED MAIN AND A MINIMUM OF 18" BELOW FINISHED GRADE.

FIGURE 3

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

DATE: January 2, 2008 — SERVICE LATERAL — SCALE: N.T.S

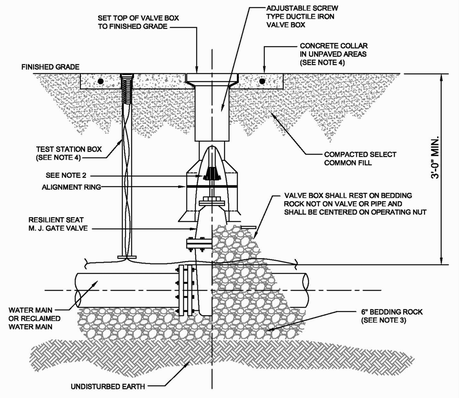


NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. SERVICE LATERAL SHALL BE CAPPED BY DEVELOPER'S CONTRACTOR.
3. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
4. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY CUTTING AN "S" INTO THE CURB DIRECTLY OVER THE LATERAL.
5. BUILDER'S PLUMBER WILL REMOVE PLUG, INSTALL CLEANOUT AND CONNECT LATERAL TO HOUSE.
6. 6" CLEANOUT (SHOWN SHADED) SHALL BE INSTALLED BY THE BUILDER AND/OR CONTRACTOR AT THE PROPERTY LINE IN ACCORDANCE WITH UTILITY STANDARDS.
7. SINGLE LATERALS ARE TO BE INSTALLED PER CITY UTILITY REQUIREMENTS.

FIGURE 4

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

DATE: January 2, 2008 — GATE VALVE & BOX-WATER & RECLAIMED — SCALE: N.T.S



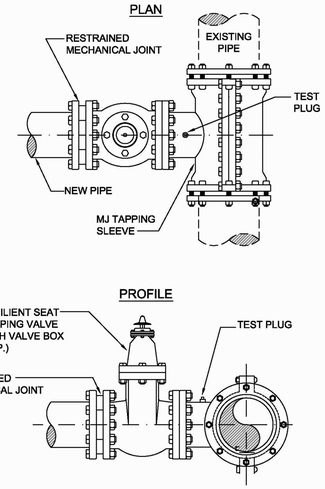
NOTES:
1. C900 PVC OR DUCTILE IRON PIPE SHALL BE USED ON VALVE BOX INSTALLATION.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3' BELOW FINISHED GRADE.
3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. SEE FIGURE 10 AND 42 FOR DETAILED SPECIFICATIONS.
5. THE VALVE COVER BOX SHALL BE MARKED " WATER OR RECLAIMED".

FIGURE 6

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

DATE: January 2, 2008 — MJ TAPPING SLEEVE & TAPPING VALVE — SCALE: N.T.S

(APPROVED FOR UNIVERSAL CAST IRON PIPE)



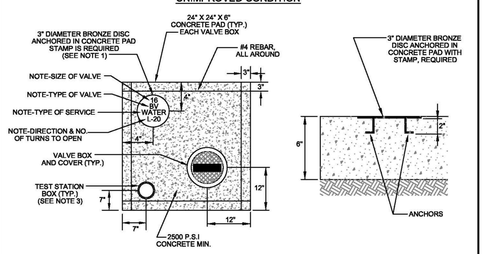
NOTES:
1. AC PIPE REQUIRES SMITH BLAIR MODEL - 655 OR JCM MODEL - 432 TAPPING SLEEVE.

FIGURE 9

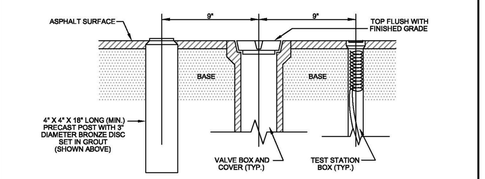
CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

DATE: January 2, 2008 — VALVE COLLAR PAD — SCALE: N.T.S

UNIMPROVED CONDITION



IMPROVED CONDITION



NOTES:
1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES GREATER THAN 2", OR AS REQUIRED BY THE CITY.
2. VALVE COLLAR DIMENSIONS MAY BE REDUCED TO 18" X 18" X 6" ON A 2" ARCH PATTERN CURB BOX.
3. SEE FIGURE 42 FOR DETAILED SPECIFICATIONS.

FIGURE 10

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

DATE: JANUARY 2, 2008 — BACKFLOW PREVENTER (BFP) - WATER/DOMESTIC — SCALE: N.T.S.

COMMERCIAL & RESIDENTIAL

UNDER CITY ORDINANCE 102.26 ADOPTED JUNE 1990 THE ACTUAL AND CURRENT PROCEDURE FOR NEW CONSTRUCTION IS APPLIED AND PRACTICED IN CONJUNCTION WITH THE ENGINEERING DEPARTMENT, BUILDING DEPARTMENT, PERMITTING OFFICE, WATER DISTRIBUTION AND THE CROSS CONNECTION CONTROL DEPARTMENT. ALL TAPS AND NEW SERVICE CONNECTIONS TO THE CITY OF WINTER PARK'S SYSTEM ARE PERFORMED AND INSTALLED BY CITY PERSONNEL ONLY.

RESIDENTIAL: ALL SINGLE FAMILY STRUCTURES AND PRIVATELY OWNED CONDOMINIUMS

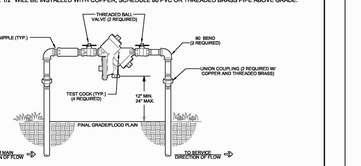
- THERE ARE NO BFP REQUIREMENTS FOR POTABLE WATER SERVICE, UNLESS AN AUXILIARY WATER SOURCE OR POTABLE IRRIGATION SYSTEM IS PRESENT.
- IF AN AUXILIARY WATER SOURCE IS PRESENT A REDUCED PRESSURE ZONE (RPZ) BFP SHALL BE REQUIRED AND INSTALLED AT THE METER.
- WITH ONE DOMESTIC/WATER METER YOU MUST RECEIVE A SURVEY PRIOR TO THE ENGINEER'S AND BUILDING DEPARTMENT FINAL INSPECTION AND A CERTIFICATE OF OCCUPANCY ISSUANCE.

COMMERCIAL: ALL MULTI FAMILY STRUCTURES (APARTMENTS, DUPLEXES, ETC.) AND INDUSTRIAL/COMMERCIAL SITES

- ALL DOMESTIC WATER SERVICES ARE LOCKED OFF AT THE TIME OF INSTALLATION AND MUST PASS INSPECTION AND COMPLY WITH THE REQUIREMENTS FOR A RPZ.

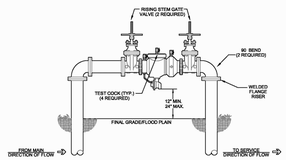
3/4" - 2 1/2" ASSEMBLY
REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTER (BFP)

ALL DEVICES 3/4" TO 2 1/2" WILL BE INSTALLED WITH COPPER, SCHEDULE 80 PVC OR THREADED BRASS PIPE ABOVE GRADE.



3" AND GREATER
REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTER (BFP)

ALL DEVICES 3" OR LARGER WILL BE INSTALLED ON DUCTILE IRON PIPE WITH WELDED FLANGE RISERS, ABOVE GRADE.



ALL PROPOSED UNDERGROUND FITTINGS MUST BE IN ACCORDANCE WITH THE CITY'S JOINT RESTRAINT REQUIREMENTS (SEE FIGURE 34).
ALL BFP'S SHALL BE IN ACCORDANCE WITH APPROVED PLANS BY THE CITY OF WINTER PARK.

FIGURE 15

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

DATE: JANUARY 2, 2008 — BACKFLOW PREVENTER (BFP) - IRRIGATION — SCALE: N.T.S.

COMMERCIAL & RESIDENTIAL

UNDER CITY ORDINANCE 102.26 ADOPTED JUNE 1990 THE ACTUAL AND CURRENT PROCEDURE FOR NEW CONSTRUCTION IS APPLIED AND PRACTICED IN CONJUNCTION WITH THE ENGINEERING DEPARTMENT, BUILDING DEPARTMENT, PERMITTING OFFICE, WATER DISTRIBUTION AND THE CROSS CONNECTION CONTROL DEPARTMENT. ALL TAPS AND NEW SERVICE CONNECTIONS TO THE CITY OF WINTER PARK'S SYSTEM ARE PERFORMED AND INSTALLED BY CITY PERSONNEL ONLY.

RESIDENTIAL: ALL SINGLE FAMILY STRUCTURES AND PRIVATELY OWNED CONDOMINIUMS

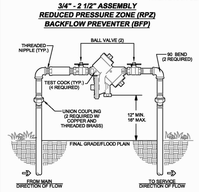
- THERE ARE NO BFP REQUIREMENTS FOR POTABLE WATER SERVICES, UNLESS AN AUXILIARY WATER SOURCE OR POTABLE IRRIGATION SYSTEM IS PRESENT.
- IF IRRIGATION EXISTS AND IS BEING FED BY A DOMESTIC WATER METER OR POTABLE IRRIGATION METER; A PRESSURE VACUUM BREAKER (PVB) OR A REDUCED PRESSURE ZONE (RPZ) BFP IS REQUIRED UPSTREAM OF THE SYSTEM AND ON ANY VALVES OR HOSE BIBS.
- SITES WITH SECONDARY IRRIGATION METERS ARE LOCKED OFF AT TIME OF INSTALLATION AND MUST PASS INSPECTION PRIOR TO ENGINEER'S FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY ISSUANCE.

COMMERCIAL: ALL MULTI FAMILY STRUCTURES (APARTMENTS, DUPLEXES, ETC.) AND INDUSTRIAL/COMMERCIAL SITES

- A PRESSURE VACUUM BREAKER (PVB) OR REDUCED PRESSURE ZONE (RPZ) BFP IS REQUIRED UPSTREAM OF THE SYSTEM AND OF ANY VALVES OR HOSE BIBS.
- ALL IRRIGATION SERVICES ARE LOCKED OFF AT THE TIME OF INSTALLATION AND MUST PASS INSPECTION AND COMPLY WITH THE REQUIREMENTS OF A PVB OR RPZ.

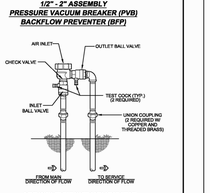
ALL DEVICES 3/4" TO 2 1/2" WILL BE INSTALLED WITH COPPER, SCHEDULE 80 PVC OR THREADED BRASS PIPE, ABOVE GRADE.
ALL IRRIGATION HEADS MUST BE 12" FROM ALL STRUCTURES.
TIMER & RAIN SENSOR ARE REQUIRED.

3/4" - 2 1/2" ASSEMBLY
REDUCED PRESSURE ZONE (RPZ)
BACKFLOW PREVENTER (BFP)



OR

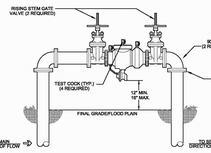
1/2" - 2" ASSEMBLY
PRESSURE VACUUM BREAKER (PVB)
BACKFLOW PREVENTER (BFP)



A PVB SHALL BE INSTALLED A MIN. OF 12' ABOVE THE HIGHEST POINT OF USE IN DOWN STREAM PIPING SUPPLIED BY OR FROM THE ASSEMBLY

3" AND GREATER
REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTER (BFP)

ALL DEVICES 3" OR LARGER WILL BE INSTALLED ON DUCTILE IRON PIPE WELDED FLANGE RISERS, ABOVE GRADE.
ALL IRRIGATION HEADS MUST BE 12" FROM ALL STRUCTURES.
TIMER & RAIN SENSOR ARE REQUIRED.



ALL PROPOSED UNDERGROUND FITTINGS MUST BE IN ACCORDANCE WITH THE CITY'S JOINT RESTRAINT REQUIREMENTS (SEE FIGURE 34).
ALL BFP'S SHALL BE IN ACCORDANCE WITH APPROVED PLANS BY THE CITY OF WINTER PARK.

FIGURE 16

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

DATE: JANUARY 2, 2008 — BACKFLOW PREVENTER (BFP) - FIRELINE — SCALE: N.T.S.

COMMERCIAL & RESIDENTIAL

UNDER CITY ORDINANCE 102.26 ADOPTED JUNE 1990 THE ACTUAL AND CURRENT PROCEDURE FOR NEW CONSTRUCTION IS APPLIED AND PRACTICED IN CONJUNCTION WITH THE ENGINEERING DEPARTMENT, BUILDING DEPARTMENT, PERMITTING OFFICE, WATER DISTRIBUTION AND THE CROSS CONNECTION CONTROL DEPARTMENT. ALL TAPS AND NEW SERVICE CONNECTIONS TO THE CITY OF WINTER PARK'S SYSTEM ARE PERFORMED AND INSTALLED BY CITY PERSONNEL ONLY.

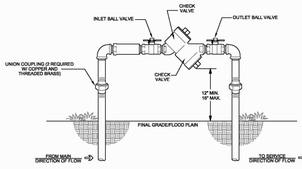
RESIDENTIAL: ALL SINGLE FAMILY STRUCTURES AND PRIVATELY OWNED CONDOMINIUMS

COMMERCIAL: ALL MULTI FAMILY STRUCTURES (APARTMENTS, DUPLEXES, ETC.) AND INDUSTRIAL/COMMERCIAL SITES

- 3/4" TO 2" DOUBLE CHECK (DC) BFP ARE REQUIRED TO BE INSTALLED AS CLOSE TO THE MAIN AS POSSIBLE.
- DEVICES 2 1/2" OR LARGER MUST BE DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) BFP.
- ALL FIRE LINE SERVICES ARE LOCKED OFF AT THE TIME OF INSTALLATION AND MUST PASS INSPECTION, COMPLY WITH THE REQUIREMENTS SPECIFIED FOR THE BFP ASSEMBLY AND HAVE PRIOR APPROVAL OF SYSTEM PLANS, MATERIAL AND DEVICES FROM THE FIRE DEPARTMENT (CITY OR COUNTY) AND THE CITY ENGINEERING DEPARTMENT.

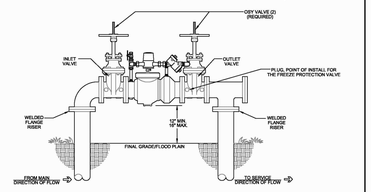
3/4" - 2 1/2" ASSEMBLY
DOUBLE CHECK (DC) BACKFLOW PREVENTER (BFP)

ALL DEVICES 3/4" TO 2 1/2" WILL BE INSTALLED WITH COPPER, SCHEDULE 80 PVC OR THREADED BRASS PIPE ABOVE GRADE.



3" AND GREATER
DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) BACKFLOW PREVENTER (BFP)

ALL DEVICES 3" OR LARGER WILL BE INSTALLED ON DUCTILE IRON PIPE WITH WELDED FLANGE RISERS, ABOVE GRADE.
A FREEZE PROTECTION VALVE MUST BE INSTALLED ON THE OUTLET VALVE (DOLE F.P. 45).



ALL PROPOSED UNDERGROUND FITTINGS MUST BE IN ACCORDANCE WITH THE CITY'S JOINT RESTRAINT REQUIREMENTS (SEE FIGURE 34).
ALL BFP'S SHALL BE IN ACCORDANCE WITH APPROVED PLANS BY THE CITY OF WINTER PARK.

FIGURE 17

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

REV/DATE	BY
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DETAILS AND NOTES
FOR
VERAX AT CLAY STREET
WINTER PARK, FLORIDA
1801 WEST FAIRBANKS AVENUE

MITCHELL COLLINS ★ LICENSE ★ No. 34608 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

THIS HAS BEEN DIGITALLY SIGNED AND SEALED BY MITCHELL COLLINS, P.E. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MITCH COLLINS, P.E. # 34608,
STATE OF FLORIDA, C.A.# 30623

DATE

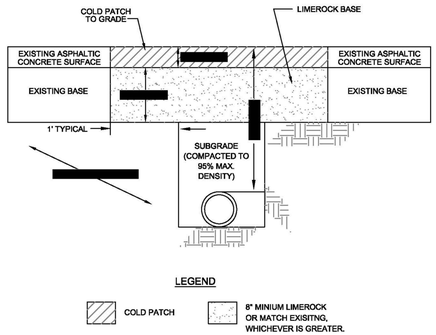
MITCHELL COLLINS ENGINEERING, PLLC
801 SOUTH ORANGE AVENUE, SUITE 500 | ORLANDO, FL 32801 | 407.418.9779
mitch@mcengineer.com

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	7-13-23
SCALE:	N.T.S.
JOB NO:	222-050
SHEET NO:	C-7 OF C-9

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

DATE: January 2, 2008 **TEMORARY MINOR ROADWAY OPENCUT PATCH** SCALE: N.T.S

A MINOR PATCH IS AN AREA 2' X 4' OR LESS

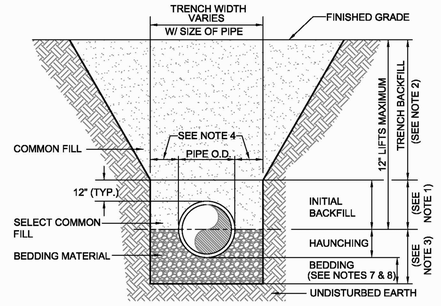


NOTES:
1. SUBGRADE TO BE COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
2. BASE REPLACEMENT SHALL BE LIMEROCK COMPACTED TO 95%, AASHTO T-100.
4. TEMPORARY COLD PATCH TO BE APPLIED TO FINISHED GRADE.
5. MINIMUM COLD PATCH SURFACE THICKNESS SHALL BE 1" OR AS APPROVED BY THE THE COUNTY OR CITY ENGINEER.
6. ALL JOINT CUTS SHALL BE MECHANICALLY SAW CUT.
7. ADDITIONAL REQUIREMENTS MAY BE STATED ON THE APPROVED PERMIT.
8. DENSITY RESULTS SHALL BE PROVIDED TO THE CITY, COUNTY OR FDOT AS REQUIRED.
9. 1' SETBACK OF BASE REMOVAL IS PERFORMED AFTER THE TRENCH IS BACKFILLED AND COMPACTED TO SUBGRADE.

FIGURE 22

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

DATE: January 2, 2008 **BEDDING & TRENCHING - TYPE A** SCALE: N.T.S

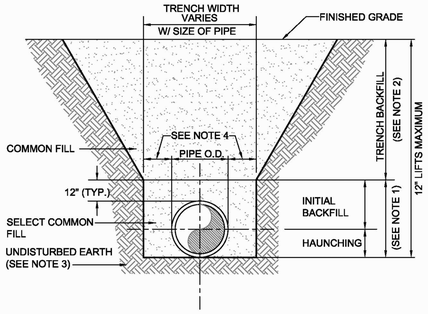


NOTES:
1. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY, PER AASHTO T-180. DENSITY TEST SHALL BE PROVIDED TO THE CITY BY AN APPROVED LAB.
2. TYPE "A" BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
3. 15" MAXIMUM/12" MINIMUM FOR PIPE DIAMETER LESS THAN 24".
4. 24" MAXIMUM/12" MINIMUM FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE A 4" MINIMUM FOR PIPE DIAMETERS UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE (IN THE FIELD) THE REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
9. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF THE GOVERNING AGENCIES. SURFACE RESTORATION WITHIN THE CITY OF WINTER PARK'S SHALL COMPLY WITH THE REQUIREMENTS OF ROW UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

FIGURE 26

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

DATE: January 2, 2008 **BEDDING & TRENCHING - TYPE B** SCALE: N.T.S

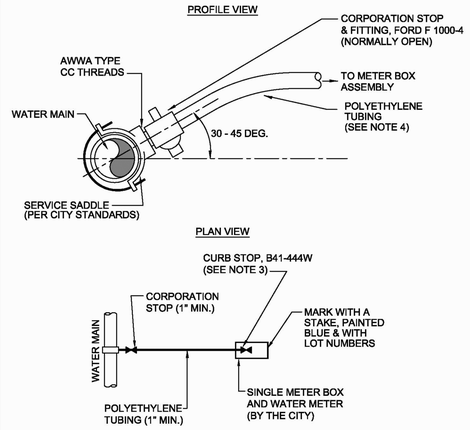


NOTES:
1. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY, PER AASHTO T-180. DENSITY TEST SHALL BE PROVIDED TO THE CITY BY AN APPROVED LAB.
2. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE "A" BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY UTILITIES.
3. 15" MAXIMUM/12" MINIMUM FOR PIPE DIAMETERS LESS THAN 24".
4. 24" MAXIMUM/12" MINIMUM FOR PIPE DIAMETERS 24" AND LARGER
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPES ARE TO BE INSTALLED WITH THE BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF THE GOVERNING AGENCIES. SURFACE RESTORATION WITHIN THE CITY OF WINTER PARK'S ROW SHALL COMPLY WITH THE REQUIREMENTS OF ROW UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

FIGURE 27

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

DATE: January 2, 2008 **1" WATER SERVICE CONNECTION** SCALE: N.T.S

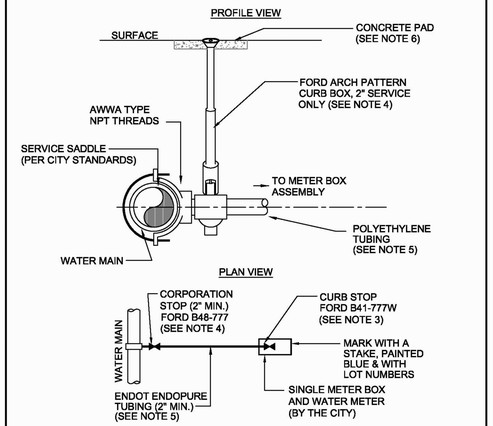


NOTES:
1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER DRIVEWAY OR SIDEWALK.
3. EACH SERVICE SHALL TERMINATE AT A CURB STOP(S) WHICH SHALL BE BURIED APPROXIMATELY 3" BELOW FINAL GRADE AND CLEARLY MARKED WITH A 2" X 2" X 18" STAKE AND PAINTED WITH THE COLOR OF THE PROVIDED UTILITY SERVICE AND LABELED WITH LOT NUMBER IT SERVES.
4. POLYETHYLENE TUBING MUST BE ENDOPURE 200 PSI-PE 3408, AS MANUFACTURED BY ENDOT INDUSTRIES, ASTM D-2737.

FIGURE 28

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

DATE: January 2, 2008 **2" WATER SERVICE CONNECTION** SCALE: N.T.S



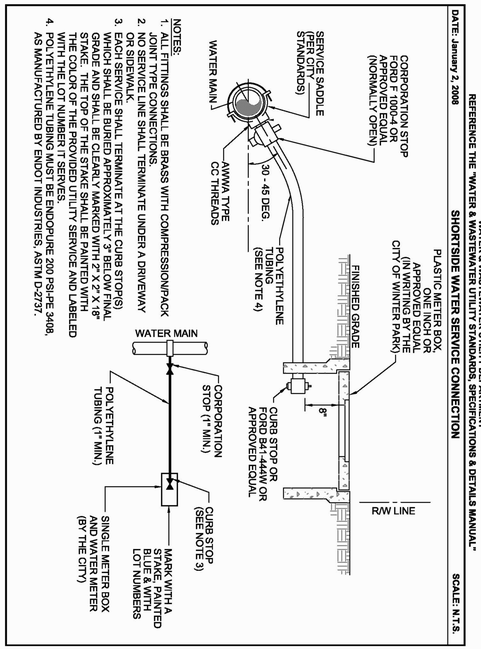
NOTES:
1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY OR SIDEWALK.
3. EACH SERVICE SHALL TERMINATE AT A CURB STOP(S) WHICH SHALL BE BURIED APPROXIMATELY 3" BELOW FINAL GRADE AND CLEARLY MARKED WITH A 2" X 2" X 18" STAKE AND PAINTED WITH THE COLOR OF THE PROVIDED UTILITY SERVICE AND LABELED WITH LOT NUMBER IT SERVES.
4. EACH CORPORATION STOP SHALL HAVE A FORD ARCH PATTERN CURB BOX TYPE PS LID, PLUG STYLE WITH AN ARCH PATTERN BASE PER THE CITY OF WINTER PARK UTILITY DEPARTMENT STANDARDS. SEE FIGURES 1 AND 2 FOR SPECIFICATIONS.
5. POLYETHYLENE TUBING MUST BE ENDOPURE 200 PSI-PE 3408, AS MANUFACTURED BY ENDOT INDUSTRIES, ASTM D-2737.
6. DEPENDENT UPON SURFACE CONDITIONS A CONCRETE PAD MAY BE REQUIRED.

FIGURE 29

FIGURE 31

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

DATE: January 2, 2008 **SHORTSIDE WATER SERVICE CONNECTION** SCALE: N.T.S.

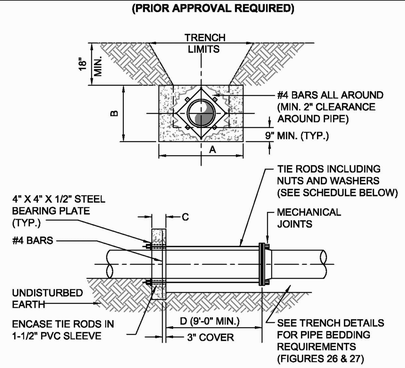


NOTES:
1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY OR SIDEWALK.
3. EACH SERVICE SHALL TERMINATE AT THE CURB STOP(S) WHICH SHALL BE BURIED APPROXIMATELY 3" BELOW FINAL GRADE AND SHALL BE CLEARLY MARKED WITH 2" X 2" X 18" STAKE AND PAINTED WITH THE COLOR OF THE PROVIDED UTILITY SERVICE AND LABELED WITH THE LOT NUMBER IT SERVES.
4. POLYETHYLENE TUBING MUST BE ENDOPURE 200 PSI-PE 3408, AS MANUFACTURED BY ENDOT INDUSTRIES, ASTM D-2737.

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

DATE: January 2, 2008 **THRUST COLLAR - WATER MAIN** SCALE: N.T.S

(PRIOR APPROVAL REQUIRED)



NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE SPECIFIED IN THE STANDARD DRAWING.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILLING.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL.
6. DESIGN PRESSURE: 150 PSI.

SCHEDULE OF DIMENSIONS AND MATERIALS

PIPE SIZE (INCHES)	DIMENSIONS (FT.) A	B	C	D	TIE RODS REQ'D DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.5	3.0	1.0		3/4	2
12	5.0	3.0	1.0		3/4	2
16	6.0	4.0	1.5		3/4	4
20	8.0	5.0	1.5		3/4	6
24	9.0	6.0	1.5		3/4	8

NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2000 LBS/SF SOIL RESTRAINT BEARING.

FIGURE 32

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

DATE: January 2, 2008 **RESTRAINED PIPE TABLE - WATER MAIN** SCALE: N.T.S

* MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)									
TYPE	PIPE SIZE								
	4"	6"	8"	10"	12"	14"	16"	18"	20"
90° BEND	27	37	49	59	69	79	89	97	107
45° BEND	12	16	21	25	29	33	37	41	45
22-1/2° BEND	6	8	10	12	14	16	18	20	22
11-1/4° BEND	3	4	5	6	7	8	9	10	11
PLUG OR BRANCH OF TEE	34	49	54	78	92	106	120	134	148

* TO BE COMPLETED BY THE ENGINEER.

NOTES:
1. FITTINGS SHALL BE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTINGS WHICH YIELD GREATEST LENGTH OF RESTRAINED PIPE.
4. IN-LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF THE RESTRAINED JOINTS FROM OTHER FITTINGS SHOULD BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, WITH THE FOLLOWING ASSUMPTIONS:

WORK PRESSURE: 150 PSI
SOIL DESIGNATION: COHESIVE GRANULAR
LAYING CONDITIONS: TYPE 5

6. FOR PIPE ENCASED IN POLYETHYLENE, INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
7. USE TWO 45 DEGREE BENDS FOR A 90 DEGREE BEND WHERE POSSIBLE. INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.

FIGURE 34

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

REV/DATE	BY
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DETAILS AND NOTES
FOR
VERAX AT CLAY STREET
WINTER PARK, FLORIDA
1801 WEST FAIRBANKS AVENUE

MITCHELL COLLINS * BRENNAN * LICENSE No. 54608 * STATE OF FLORIDA * PROFESSIONAL ENGINEER

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MITCH COLLINS, P.E. # 54608, STATE OF FLORIDA, C.A.# 29523
DATE

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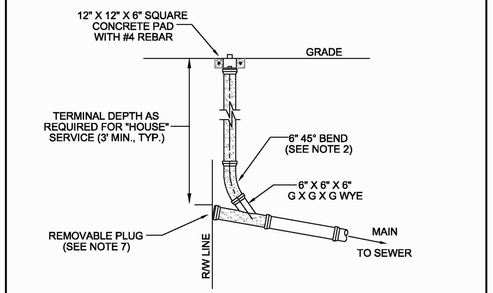
mitch@collinsengineer.com

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	7-13-23
SCALE:	N.T.S.
JOB NO:	222-050
SHEET NO:	C-8 OF C-9

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL."

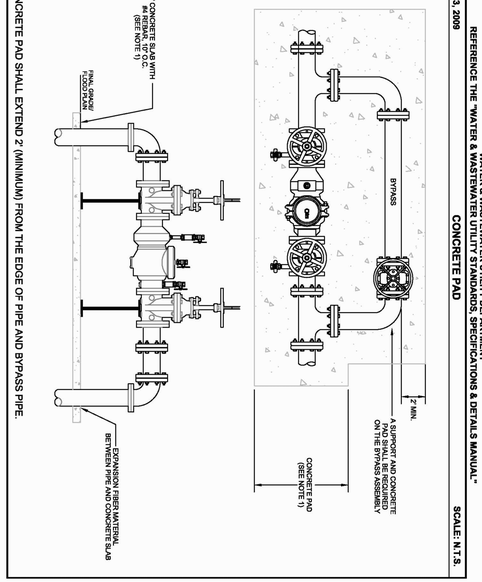
DATE: January 2, 2008 — **CLEANOUT-WASTEWATER** — **SCALE: N.T.S**



NOTES:
1. SERVICE LATERAL SHALL BE CAPPED BY DEVELOPER'S CONTRACTOR.
2. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
3. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY CUTTING AN "S" INTO THE CURB DIRECTLY OVER THE LATERAL.
4. BUILDER'S PLUMBER WILL REMOVE PLUG, INSTALL CLEANOUT AND CONNECT LATERAL TO HOUSE.
5. 6" CLEANOUT (SHOWN SHADED) SHALL BE INSTALLED BY THE BUILDER AND/OR CONTRACTOR AT THE PROPERTY LINE IN ACCORDANCE WITH UTILITY STANDARDS.
6. SINGLE LATERALS ARE TO BE INSTALLED PER CITY UTILITY REQUIREMENTS.
7. FACILITIES LAT BRAUNSHALL BE CONNECTED TO THE 6" X 6" X 6" WYE. CONNECTION TO THE VERTICAL CLEANOUT STACK SHALL NOT BE ALLOWED.

FIGURE 43

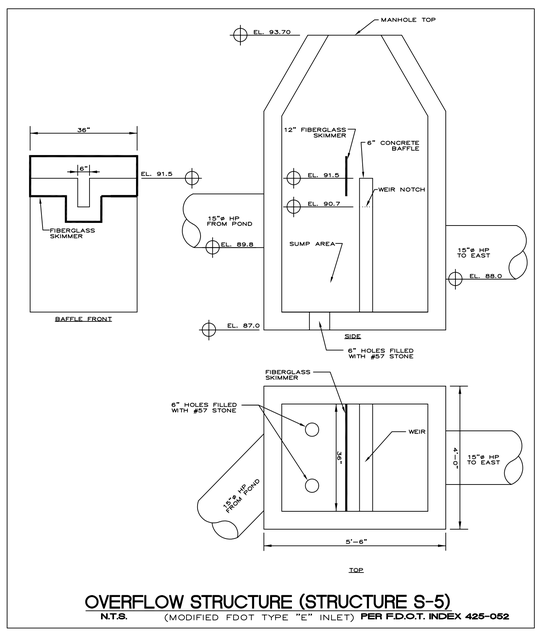
FIGURE 44



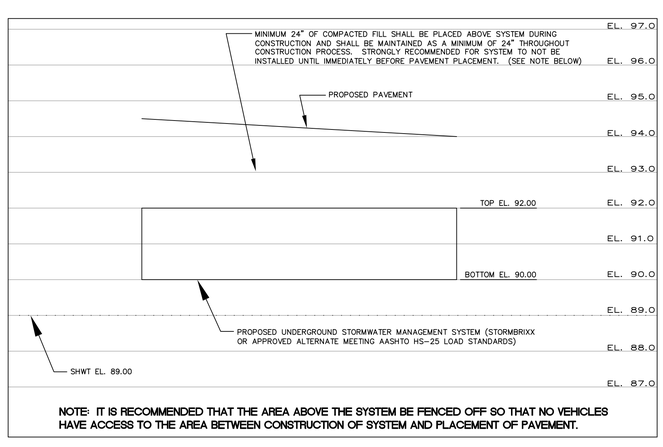
NOTES:
1. THE CONCRETE PAD SHALL EXTEND 2' (MINIMUM) FROM THE EDGE OF PIPE AND BYPASS PIPE.

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

DATE: March 3, 2009 — **CONCRETE PAD** — **SCALE: N.T.S.**



OVERFLOW STRUCTURE (STRUCTURE S-5)
N.T.S. (MODIFIED FDOT TYPE "E" INLET) **PER F.D.O.T. INDEX 425-052**



NOTE: IT IS RECOMMENDED THAT THE AREA ABOVE THE SYSTEM BE FENCED OFF SO THAT NO VEHICLES HAVE ACCESS TO THE AREA BETWEEN CONSTRUCTION OF SYSTEM AND PLACEMENT OF PAVEMENT.

RETENTION SYSTEM TYPICAL SECTION
1" = 10' HORIZONTAL
1" = 2' VERTICAL

SANITARY SEWER AND WATER DISTRIBUTION CONSTRUCTION NOTES:

1. WATER LINES (GREATER THAN 4") TO BE PVC-C900, DR-18, PRESSURE CLASS 150 WITH N.S.F.-P.W. LOGO OR DUCTILE IRON, CLASS 51 IN ACCORDANCE WITH AWWA STANDARDS C-150 AND C-151. WATER LINES (LESS THAN 4") TO BE SCHEDULE 80 PVC IN ACCORDANCE WITH ASTM 1785 OR SDR21, PRESSURE CLASS 200 PVC IN ACCORDANCE WITH ASTM 2241 WITH N.S.F.-P.W. LOGO. 2" TO 12" GATE VALVES TO BE RESILIENT SEAT WEDGE TYPE.
2. ALL TEES, CAPS, PLUGS, BENDS, FIRE HYDRANTS, VALVES, ETC., SHALL BE PROVIDED WITH MECHANICALLY RESTRAINED JOINTS.
3. ALL CLEANOUTS AND WATER VALVES TO HAVE A CAST IRON BOX AND COVER EMBOSSED w/ DESIGNATED USE.
4. WATER LINE JOINTS FOR PVC SHALL BE BELL AND SPIGOT PUSH ON RUBBER GASKET TYPE ONLY. RUBBER JOINTS SHALL BE GASKETED AND CONFORM TO ASTM 1869 OR ASA A21.11.
5. NEW OR RELOCATED, UNDERGROUND WATER MAINS WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
6. NEW OR RELOCATED, UNDERGROUND WATER MAINS WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER).
7. NEW OR RELOCATED, UNDERGROUND WATER MAINS WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
8. NEW OR RELOCATED, UNDERGROUND WATER MAINS WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
9. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST TWELVE INCHES BELOW THE OTHER PIPELINE.
10. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST TWELVE INCHES ABOVE OR BELOW THE OTHER PIPELINE.
11. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL THE WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
12. MAINTAIN 36" COVER ON ALL WATER AND SEWER MAINS (FINISH GRADE OR TOP PAVEMENT).
13. INSTALLATION AND STORAGE OF PIPE SHALL MEET PIPE MANUFACTURER'S SPECIFICATIONS.
14. WATER LINES SHALL BE INSTALLED CLEARED, FLUSHED DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE BY SITE CONTRACTOR; HYDROSTATIC PRESSURE AWWA M23 WATER MAIN SHALL BE SUBJECT TO: DISINFECTION AWWA C651. ALL ABOVE SHALL BE IN ACCORDANCE WITH THE UTILITY COMPANY REQUIREMENTS AND SPECIFICATIONS AND D.E.P. RULES AND REGULATIONS.
15. METALLIC MARKING TAPE SHALL BE PLACED OVER THE MAIN AND SERVICES AT A DEPTH OF EIGHTEEN INCHES (18") BELOW THE SURFACE, AND TIED INTO ALL HYDRANTS AND VALVE BOXES.
16. ALL GRAVITY SANITARY SEWER PIPE SHALL BE P.V.C. SEWER PIPE CONFORMING TO ASTM D-3034 S.D.R. 35, COLOR-CODED GREEN, AND BE INSTALLED IN ACCORDANCE WITH ASTM D-2321. ELASTOMERIC JOINT GASKETS SHALL CONFORM TO ASTM F477.
17. METALLIC MARKING TAPE SHALL BE PLACED OVER THE SEWER MAINS AND LATERALS AT A DEPTH OF EIGHTEEN INCHES (18") BELOW THE SURFACE AND TIED INTO THE MANHOLE FRAME.
18. ALL SANITARY SEWER MAINS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST UNI-BELL LOW PRESSURE AIR TEST STANDARDS. ALL TESTS SHALL BE PERFORMED BY THE CONTRACTOR AT HIS EXPENSE UNDER THE SUPERVISION OF THE ENGINEER OR HIS ASSIGN AND SHALL BE WITNESSED BY A REPRESENTATIVE FROM THE UTILITY COMPANY.
19. MANHOLES TO BE PRECAST CONCRETE 4000 PSI WITH A MIN. WALL THICKNESS OF EIGHT INCHES (8"). JOINTS AND RING AND COVER SEAM TO BE SEALED WITH NON-SHRINK GROUT AND COATED.
20. THE CONTRACTOR SHALL SUPPLY COMPLETE "AS-BUILT" INFORMATION RELATIVE TO INVERTS, AND RIM ELEVATIONS, LOCATION OF MANHOLES AND LENGTHS OF PIPE, WATER LINES LOCATION, SERVICES, ETC. LATERALS SHALL BE LOCATED FROM THE CENTERLINE OF THE NEAREST DOWNSTREAM MANHOLE. THE INFORMATION SHALL BE SUBMITTED ON LEGIBLY MARKED-UP PRINTS TO THE ENGINEER TWO WEEKS AFTER COMPLETION OF SEWER CONSTRUCTION AND TESTING.
21. ALL SANITARY FORCE MAINS TWO TO THREE INCHES IN DIAMETER SHALL CONFORM TO THE REQUIREMENTS OF ASTM D2241, CLASS 1120, OR 1120 (SDR 21) WITH A WORKING PRESSURE RATING OF 200 PSIG WITH INTEGRAL BELL GASKETED JOINTS. PIPE SHALL BE COLOR-CODED GREEN.

GENERAL NOTES:

1. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, HE WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE WORK PERFORMED FOR THIS PROJECT.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND/OR MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN.
3. WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY COMPANY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR FOR ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF EXISTING UTILITIES.
4. ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND F.D.O.T. STANDARDS.
5. THE OWNER, THE STATE, THE CITY AND THE COUNTY SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
6. THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHTS-OF-WAY OR EASEMENTS ADJACENT TO THIS CONSTRUCTION SITE AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARDS SPECIFICATIONS OF ALL GOVERNMENTAL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATION IN THIS LOCATION.
8. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
9. THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION MATERIAL OR PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER. THE COST SHALL BE INCLUDED IN THE CONTRACTOR'S BID FOR THE PROJECT.
10. EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH ANY LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL TAKE PROTECTIVE MEASURES SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS TO AFFECT ANY ADJACENT PUBLIC OR PRIVATE PROPERTY. ANY MUD, SILT OR DEBRIS THAT DOES AFFECT ANY ADJACENT PROPERTY SHALL BE REMOVED IMMEDIATELY.
11. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR A PERIOD SPECIFIED BY THE LOCAL MUNICIPALITY (MINIMUM OF ONE YEAR) FROM THE DATE OF WRITTEN ACCEPTANCE FROM THE OWNER OF THAT PORTION OF THE TOTAL PROJECT WHICH THE CONTRACTOR HAS CONTRACTED TO COMPLETE. THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE UPON WRITTEN NOTICE FROM EITHER THE DESIGN ENGINEER OR THE LOCAL MUNICIPALITY ENGINEER.
12. CONTRACTOR TO VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE IS BUILDING FROM ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHER, TO VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING GOVERNMENTAL AGENCIES AND THE OWNER. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING THE FINAL APPROVAL AND PERMITS, HAVING TO BE ADJUSTED OR RE-DONE, SHALL BE DONE AT THE CONTRACTOR'S SOLE EXPENSE.
13. SHOULD THE CONTRACTOR ENCOUNTER ANY CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING GOVERNMENTAL AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE DESIGN ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR, IF ANY EXPENSES OCCUR DUE TO THESE CONFLICTS.
14. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL EXISTING UTILITIES OR STRUCTURES AT THE PROJECT SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF ANY UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY COMPANY IMMEDIATELY UPON ANY BREAKAGE OR DAMAGE TO ANY EXISTING UTILITY LINE OR APPURTENANCES OR ANY INTERRUPTION OF SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IN WRITING SO THAT THE CONFLICT MAY BE RESOLVED.
15. UNLESS NOTED OTHERWISE, ALL DIMENSIONS SHOWN ON THESE PLANS ARE TO THE FACE OF CURB.
16. THE LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES AS SHOWN ARE BASED UPON THE BEST AVAILABLE RECORDS AT THE TIME THE PLANS WERE PREPARED AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITY COMPANIES SERVING THE PROJECT AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATIONS OF THEIR FACILITIES BEFORE BEGINNING WORK. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF THESE FACILITIES DURING THE COURSE OF THE WORK.
17. THE CONTRACTOR IS TO INSTALL THE SANITARY SEWER AND WATER LEAD(S) TO A DISTANCE OF WITHIN 5 FEET OUTSIDE OF ANY BUILDING AND PLACE A CLEANOUT FOR SEWER AND A GATE VALVE FOR WATER WITH CAST IRON COVER AND BOX OUTSIDE OF BUILDING. CONTRACTOR SHALL VERIFY ALL UTILITY CONNECTION LOCATIONS WITH ARCHITECTURAL PLANS PRIOR TO SUBMITTING ANY BID TO THE OWNER. IF CONFLICTS IN UTILITY LINE CONNECTIONS TO BUILDING ARE DISCOVERED BY CONTRACTOR DURING THE BID PROCESS OR DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT IN WRITING IMMEDIATELY.
18. ALL PROPOSED STORM PIPES LOCATED WITHIN THE F.D.O.T. RIGHT-OF-WAY, SHALL BE WRAPPED WITH FILTER FABRIC PER F.D.O.T. STANDARD INDEX 280.
19. ALL STRIPING WITHIN ANY F.D.O.T. RIGHT-OF-WAY SHALL BE LEAD-FREE THERMOPLASTIC IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX 17346.
20. CONTRACTOR SHALL NOTIFY THE LOCAL F.D.O.T. OFFICE AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AND ANY LANE CLOSURES IN THE F.D.O.T. RIGHT-OF-WAY.
21. IF AN M.O.T. IS REQUIRED, THE SETUP MUST BE SUPERVISED BY A PERSON CERTIFIED BY THE APPROPRIATE GOVERNMENTAL ENTITY.
22. AS-BUILT PLANS SHALL BE REQUIRED IF ANY CHANGES TO THE PROPOSED CONSTRUCTION OCCUR DURING CONSTRUCTION.
23. IF ANY F.D.O.T. CONSTRUCTION IS NECESSARY, AN ENGINEER'S CERTIFICATION SHALL BE SUBMITTED TO F.D.O.T. WITHIN 30 DAYS OF PROJECT COMPLETION. CONTRACTOR SHALL SUPPLY ENGINEER WITH APPROPRIATE AS-BUILT INFORMATION, CERTIFIED BY A REGISTERED SURVEYOR IF ANY F.D.O.T. CERTIFICATIONS ARE NECESSARY.
24. ALL CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST DESIGN STANDARDS AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
25. AFTER CONSTRUCTION IN FDOT RIGHT-OF-WAY IS COMPLETE, CONTRACTOR SHALL SUPPLY FDOT WITH CERTIFIED COPIES OF ALL DENSITY REPORTS.
26. ALL DISTURBED AREAS IN FDOT RIGHT-OF-WAY SHALL BE REGRADED AND SODDED WITH ARGENTINE BAHIA.
27. ANY AND ALL DISTURBED AREAS, ON SITE OR OFF SITE, SHALL BE SODDED.
28. ALL TEST RESULTS TO BE FURNISHED BY CONTRACTOR IF REQUIRED BY LOCAL PERMITTING AGENCY.
29. CONTRACTOR TO UNCOVER AND EXPOSE ANY PROPOSED UTILITY CONNECTIONS FROM POINT OF CONNECTION TO RIGHT-OF-WAY AND/OR UTILITY EASEMENT BOUNDARY PRIOR TO PLACEMENT OF ANY UTILITY LINES ON THE PROJECT SITE.
30. GENERAL CONTRACTOR MUST VISIT THE SITE PRIOR TO SUBMITTING A BID TO THE OWNER ON THIS PROJECT TO FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS. HE MUST BE IMMEDIATELY REPORT ANY CONFLICTS TO THE DESIGN ENGINEER OR THE OWNER.
31. ALL CONSTRUCTION METHODS AND OPERATIONS FOR THIS PROJECT MUST BE DONE BY THE CONTRACTOR IN SUCH A MANNER AS TO PROTECT ANY AND ALL ADJACENT EXISTING BUILDINGS AND SITE ELEMENTS. ANY EXISTING ELEMENTS DAMAGED DURING CONSTRUCTION MUST BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S SOLE EXPENSE.
32. ANY PAVEMENT IN F.D.O.T. RIGHT-OF-WAY DAMAGED BY CONTRACTOR'S OPERATIONS MUST BE REPAVED TO MATCH EXISTING PAVEMENT SECTION (SEE DRAWINGS). ALL PAVEMENT MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. ALL NEW PAVEMENT IN RIGHT-OF-WAY MUST BE SLOPED TO MAINTAIN EXISTING DRAINAGE CHARACTERISTICS.
33. THE CONTRACTOR SHALL MAINTAIN ONE CLEAN SET OF MARKED PLANS ON SITE SHOWING ANY AND ALL CHANGES AND "AS-BUILT" INFORMATION WHICH WILL BE SUBMITTED TO THE DESIGN ENGINEER UPON COMPLETION OF THE PROJECT.
34. IF ANY F.D.E.P. PERMITS ARE REQUIRED FOR THIS PROJECT, THE CONTRACTOR SHALL SUPPLY THE DESIGN ENGINEER WITH AN "AS-BUILT" SURVEY, SIGNED AND SEALED BY A STATE REGISTERED SURVEYOR. THIS SURVEY SHALL INCLUDE ANY WATER AND/OR SEWER CONSTRUCTION COMPLETED WITH THIS PROJECT. THIS SHALL INCLUDE ANY AND ALL UNDERGROUND PRESSURE LINES. IF LOCAL UTILITY COMPANY HAS MORE DETAILED "AS-BUILT" REQUIREMENTS, THEN THE CONTRACTOR SHALL PROVIDE "AS-BUILT" INFORMATION TO THE DESIGN ENGINEER IN ACCORDANCE WITH THE LOCAL UTILITY COMPANY REQUIREMENTS. THESE AS-BUILTS SHALL BE REQUIRED WITHIN 20 DAYS OF THE WATER/SEWER WORK BEING COMPLETED.
35. IF ANY F.D.E.P. PERMITS ARE REQUIRED FOR THIS PROJECT, THE CONTRACTOR SHALL SUPPLY TO THE DESIGN ENGINEER ANY REQUIRED BACTERIOLOGICAL OR PRESSURE TESTS REQUIRED BY THE F.D.E.P. PERMIT.
36. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE THE DESIGN ENGINEER WITH ANY NECESSARY INFORMATION NECESSARY FOR THE DESIGN ENGINEER TO OBTAIN ANY NECESSARY CERTIFICATIONS. THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE CONDITIONS INCLUDED WITH ANY AND ALL PERMITS REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.
37. ALL EXISTING ASPHALT PAVEMENT, TOP SOIL, ORGANIC CONTAMINATED OR WET SOILS OR OTHER DELETERIOUS MATERIALS MUST BE TOTALLY REMOVED FROM SITE. ANY EXISTING SOILS ADEQUATE FOR USE AS FILL MAY BE RETAINED, REPROCESSED AND REINSTALLED AS COMPACTED FILL.
38. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING WITHIN ALL PROPOSED LANDSCAPE AREAS. GRADING WITHIN THESE AREAS SHALL BE AT OR ABOVE THE PROPOSED GRADE AT NEAREST BACK OF CURB OR SIDEWALK.
39. ALL SUBGRADE BENEATH PROPOSED BUILDING AND PAVEMENT SHALL BE PREPARED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL ENGINEER'S REPORT AND SHALL BE NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY (MODIFIED PROCTOR) PER ASTM D-1557-78 (TO DEPTHS OF UP TO 3 FEET BELOW BUILDING AND 2 FEET BELOW PAVEMENT.
40. ENGINEER'S CERTIFICATION REQUIRED 30 DAYS AFTER COMPLETION OF PROJECT.
41. ALL LANDSCAPE AREAS TO BE GRADED WITH CLEAN FILL, ABSENT OF ANY PAVEMENT BASE MATERIALS.
42. SITE CONTRACTOR SHALL REQUEST SOIL REPORT FROM GENERAL CONTRACTOR OR OWNER PRIOR TO SUBMITTAL OF BID FOR THIS PROJECT.
43. ALL BOUNDARY AND TOPOGRAPHIC SURVEYING INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY MICHAEL RUDD AND ASSOCIATES, INC., DATED 6-28-2003.
44. M.O.T. SETUP MUST BE SUPERVISED BY A CERTIFIED PERSON.
45. TEST RESULTS ARE REQUIRED UPON REQUEST.

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

REV/DATE	BY
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DETAILS AND NOTES
FOR
VERAX AT CLAY STREET
WINTER PARK, FLORIDA

1801 WEST FAIRBANKS AVENUE

MITCHELL COLLINS ★ LICENSE No 34608 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER ★ BUNKNOWN

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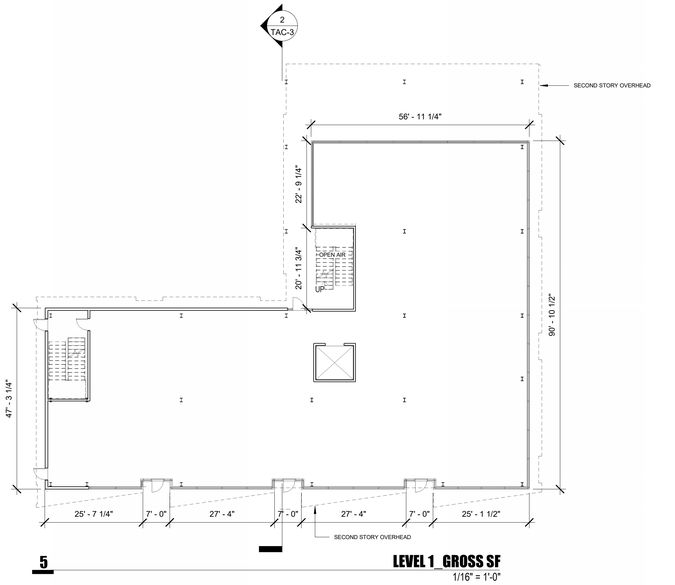
MITCH COLLINS, P.E.# 34608
STATE OF FLORIDA, C.A.# 8623

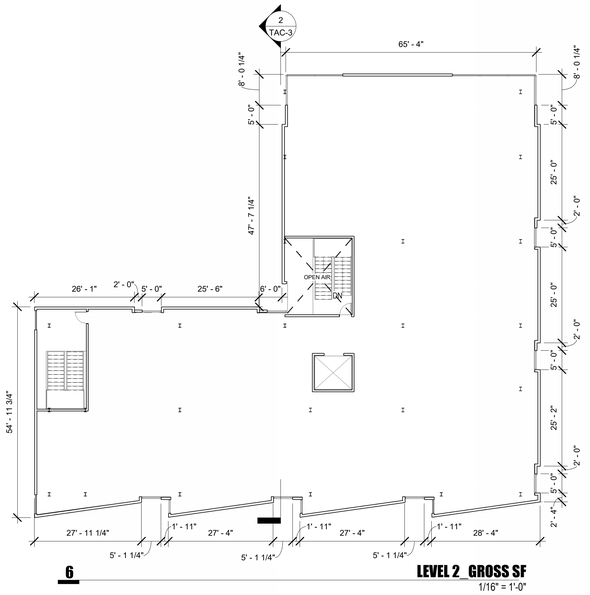
DATE

MITCHELL COLLINS, P.E., P.T.O.E.
521 east Main Street (407) 650-8537
Orlando, FL 32801 (407) 448-2979
mitch@dbisys.com

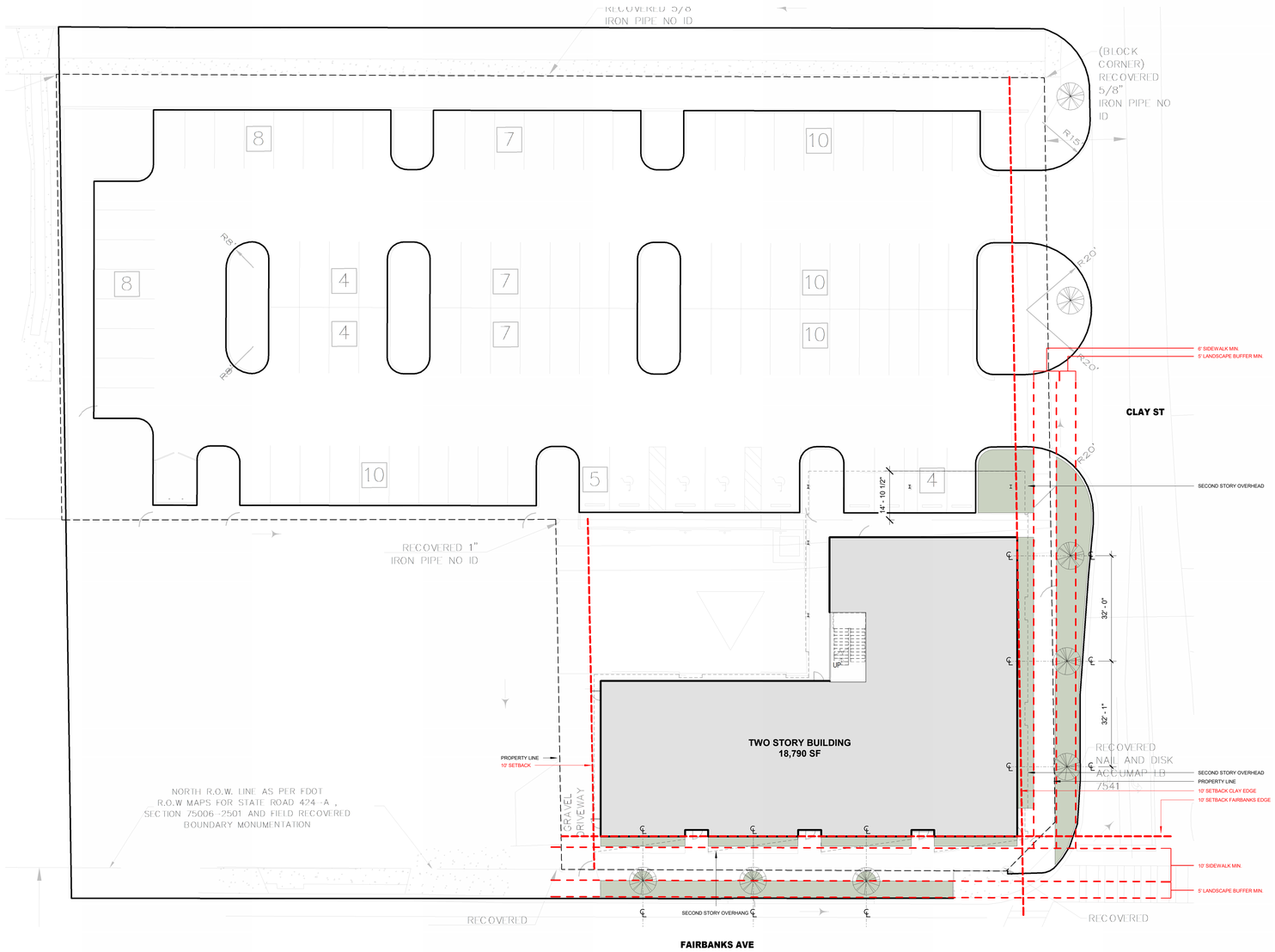
DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	7-13-23
SCALE:	N.T.S.
JOB NO:	222-050
SHEET NO:	C-9 OF C-9



5 **LEVEL 1_GROSS SF**
1/16" = 1'-0"



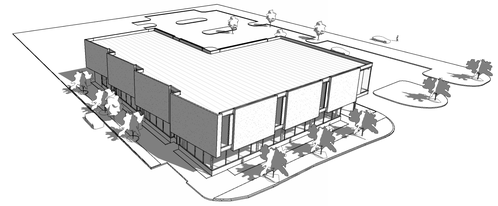
6 **LEVEL 2_GROSS SF**
1/16" = 1'-0"

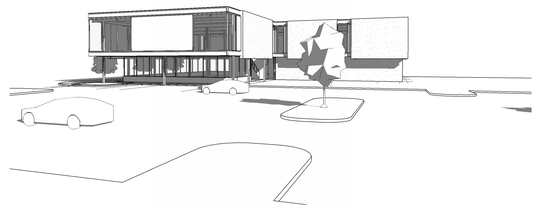


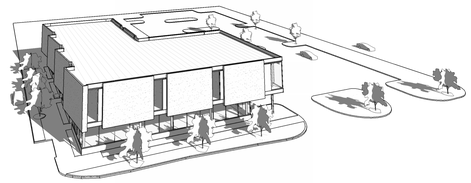
1 **ACHITECTURAL SITE PLAN**
1/16" = 1'-0"

PROJECT DATA

FIRST FLOOR:	8,180 SF
SECOND FLOOR:	10,610 SF
TOTAL:	**18,790 SF**
TOTAL PARKING:	94







dap

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AA26003781

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JOEL AUSTIN SETZER
FL LIC. NO. AR99073

fairbanks medical office building

1801 W FAIRBANKS AVE
WINTER PARK, FL 32789

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER
23009

DATE
3/11/2024

ISSUE
CONCEPTUAL STUDIES

SHEET TITLE
ARCHITECTURAL SITE AND FLOOR PLANS

SHEET NO.
TAC -1

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PLOT DATE:
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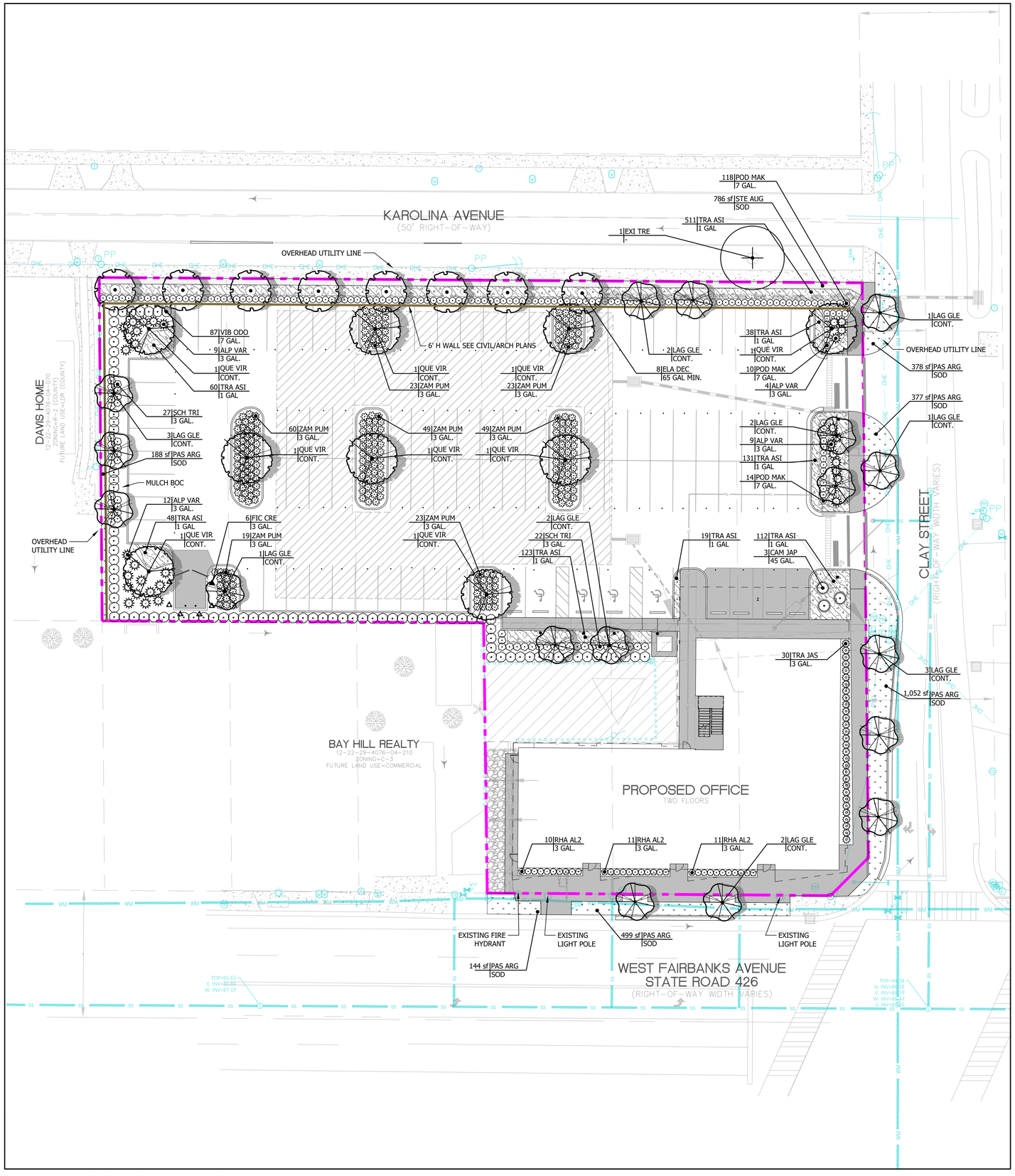

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
EXISTING TREES		
⊕	EXI TRE	EXISTING TREE OAK
SHADE TREES		
	ELA DEC	ELAEOCARPUS DECIPIENS TM JAPANESE BLUEBERRY TREE
	QUE VIR	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
UNDERSTORY TREES		
	LAG GLE	LAGERSTROEMIA INDICA `GLENDORA WHITE` - STANDARD GLENDORA WHITE CRAPE MYRTLE STANDARD
SHRUBS		
✲	ALP VAR	ALPINIA ZERUMBET `VARIEGATA` VARIEGATED SHELL GINGER
⊙	CAM JAP	CAMELLIA JAPONICA CAMELLIA
⊙	POD MAK	PODOCARPUS MACROPHYLLUS MAKI SHRUBBY YEW
⊙	RHA AL2	RHAPHIOLEPIS INDICA `ALBA` WHITE INDIAN HAWTHORN
⊙	SCH TRI	SCHEFFLERA ARBORICOLA `TRINETTE` SCHEFFLERA
⬡	VIB ODO	VIBURNUM ODORATISSIMUM SWEET VIBURNUM
✲	ZAM PUM	ZAMIA PUMILA COONTIE
VINE		
△	FIC CRE	FICUS PUMILA CREEPING FIG
✲	TRA JAS	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE
GROUND COVERS		
	TRA ASI	TRACHELOSPERMUM ASIATICUM `MINIMA` DWARF ASIAN JASMINE
SOD		
	PAS ARG	PASPALUM NOTATUM `ARGENTINE` BAHIA GRASS
	STE AUG	STENOTAPHRUM SECUNDATUM `FLORITAM` FLORITAM ST. AUGUSTINE SOD

20 0 10 20 40
1 Inch = 20 Ft.
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Site Planning
Project Management
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Seal

Mary Katherine Magley
State of Florida Lic. No.: LA 0001375

REVISIONS

REVISION NUMBER	REVISION DESCRIPTION	REVISION DATE

ISSUED

FEBRUARY 2024	CITY OF WINTER PARK

VERAX AT CLAY STREET
1801 W. Fairbanks Winter Park, FL
Dr. Ravi Gandhi

CONCEPTUAL PLANTING PLAN

CONSTRUCTION PLANS

PROJECT NUMBER:	MD#2324
DATE:	FEBRUARY 2, 2024
DRAWN BY:	MD
CHECKED BY:	MKM

SCALE AS INDICATED

L1

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TYPICAL LANDSCAPE NOTES:

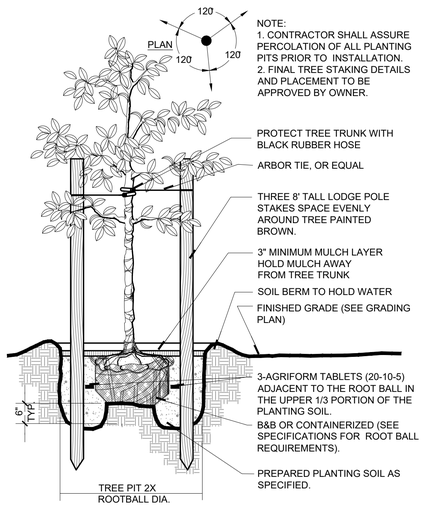
1. ALL TREE CALIPER SIZES NOTED ARE MINIMUM. INCREASE SIZE OR ANY OTHER SPECIFICATIONS AS REQUIRED, PROVIDING MINIMUM PLANT SIZE AND SPECIFICATIONS.
2. ALL CONTAINER SIZES NOTED ARE MINIMUM. INCREASE SIZE OF POT AS REQUIRED, PROVIDING MINIMUM PLANT SIZE AND SPECIFICATIONS. ALL HEIGHT AND SPREAD SPECIFICATIONS ARE MINIMUM.
3. SHRUB AND GROUNDCOVER BED QUANTITIES ARE INDICATED FOR EACH PLANT BED. ALL PLANT QUANTITIES FOR PROPOSALS SHALL BE DERIVED SOLELY FROM DRAWINGS AND SPECIFICATIONS.
4. SHRUB AND GROUND COVER SPACING IS INDICATED ON THE PLANT LIST AND SHALL APPLY FOR ALL "MASS PLANTING" BEDS.
5. OWNERS REPRESENTATIVE MUST TAG AN EXAMPLE OF EACH PALM SPECIES ACCORDING TO THE SPECIFICATIONS IN THE PLANT LIST.
6. SEE PLANT LIST DETAILS AND SPECIFICATIONS FOR FURTHER PLANTING INFORMATION.
7. LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING INSTALLATION WORK. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGE COMMITTED TO EXISTING ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
9. CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. THE LOCATION OF ALL PLANT MATERIAL IS SUBJECT TO FIELD CHANGE.
10. LANDSCAPE CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE IRRIGATION CONTRACTOR AND ALL OTHER TRADES.
11. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED UNTIL PLANT MATERIALS ARE WELL ESTABLISHED, TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL LANDSCAPE AREAS WHERE THE EXISTING OR PROPOSED IRRIGATION IS FOR WHATEVER REASON NOT OPERATING OR NOT OPERATING CORRECTLY.
13. CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED AS DIRECTED DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
14. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, CURRENT EDITION.
15. CONTRACTOR SHALL REMOVE EXISTING SOD AND/OR VEGETATION IN ALL AREAS TO BE PLANTED WITH SHRUB/GROUNDCOVERS AND/OR ALL AREAS TO BE MULCHED.
16. CONTRACTOR SHALL REPLACE SOD IN ALL AREAS WHERE EXISTING VEGETATION IS REMOVED OR RELOCATED, WHERE EXISTING LAWN AREAS ARE DAMAGED BY HIS WORK, AND WHERE NEW VEGETATION IS INSTALLED (UNLESS OTHERWISE NOTED ON PLANS) WITH SAME GRASS SPECIES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADING ALL SUCH AREAS TO BLEND BOTH ELEVATIONS AND SOD INTO EXISTING SURROUNDING LAWN AREAS.
17. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS. PRIOR TO COMMENCEMENT OF THE LANDSCAPING WORK. FOR EVERY BLOCK SECTION OF STREET THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS FOR AT LEAST THREE AREAS UNDISTURBED BY PREVIOUS WORK AND TWO AREAS DISTURBED AND/OR REFILLED. SEE SPECIFICATIONS FOR ADDITIONAL TESTING REQUIREMENTS.
18. THE CONTRACTOR SHALL PROVIDE UNIT PRICES AS REQUESTED WHICH INCLUDE THE TOTAL COST OF THE WORK INCLUDING BUT NOT LIMITED TO ANY AND ALL COSTS FOR EQUIPMENT, MATERIAL, PRODUCTS, OVERHEAD, PROFIT, GUARANTEES, LABOR, INSTALLATION, ETC. TO PROVIDE A COMPLETE JOB AS OUTLINED ON THE DRAWINGS. THE OWNER SHALL HAVE THE OPTION TO ADD OR DEDUCT FROM THE LUMP SUM BID CONTRACT AMOUNT, BASED ON THE QUOTED UNIT PRICES FOR ANY OR THE ITEMS LISTED IN THE "PLANT LIST".
19. CONTRACTOR SHALL PROTECT EXISTING VEGETATION TO REMAIN BY MEANS APPROVED BY THE OWNER/OWNER'S REPRESENTATIVE AND AS DETAILED IN THE DRAWINGS.
20. CONTRACTOR SHALL CLEAN, PRUNE, AND SHAPE EDGES OF EXISTING VEGETATION AS DIRECTED BY OWNER'S REPRESENTATIVE. CREATE SMOOTH BED LINES AROUND EXISTING VEGETATION.
21. CONTRACTOR AND EMPLOYEE VEHICLE PARKING SHALL BE COORDINATED WITH THE OWNER OR OWNER'S REPRESENTATIVE. SHUTTLING OF EMPLOYEES TO THE PROJECT AREAS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL NOT DISRUPT OR CONFLICT IN ANY WAY WITH EXISTING TRAFFIC.
22. CONSTRUCTION ACCESS SHALL BE INDICATED BY THE OWNER. COORDINATION OF HEAVY EQUIPMENT AND MATERIALS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF WORK WITH OTHER TRADES AND THE OWNER OR OWNER'S REPRESENTATIVE.
23. THE CONTRACTOR SHALL TAKE WHATEVER MEANS THAT MAY BE NECESSARY TO FULLY UNDERSTAND ALL THE ACCESS ROUTES AND CONSTRUCTION SCHEDULES IN ORDER TO PROVIDE A COMPLETE AND FINISHED PROJECT ON SCHEDULE.
24. MINI PINE BARK NUGGET MULCH OR APPROVED EQUAL SHALL BE USED (CYPRESS MULCH NOT ALLOWED).

1 LANDSCAPE NOTES

N.T.S.

PLANT SCHEDULE

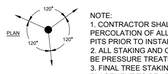
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL	SPECIFICATION	WATER USAGE	NATIVE		REMARKS
EXISTING TREES											
	EXI TRE	1	EXISTING TREE	OAK	-			LOW-MEDIUM	YES		24" DBH TURKEY OAK
SHADE TREES											
	ELA DEC	8	ELAEOCARPUS DECIPIENS TM	JAPANESE BLUEBERRY TREE	65 GAL MIN.	3" CAL MIN	12` H X 48" S	LOW-MEDIUM	NO		SINGLE, STRAIGHT TRUNK, FULL
	QUE VIR	9	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	CONT.	3" CAL MIN	12` HT MIN X 5` SPR	LOW-MEDIUM	YES		SINGLE, STRAIGHT TRUNK, FULL
UNDERSTORY TREES											
	LAG GLE	17	LAGERSTROEMIA INDICA `GLENDORA WHITE` - STANDARD	GLENDORA WHITE CRAPE MYRTLE STANDARD	CONT.	2" CAL. MIN.	6` H X 3` S	LOW-MEDIUM	NO		MULTI-TRUNK, FULL
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	-	SPECIFICATION	WATER USAGE	NATIVE		REMARKS
SHRUBS											
	ALP VAR	34	ALPINIA ZERUMBET `VARIEGATA`	VARIEGATED SHELL GINGER	3 GAL.		13"X18"	LOW-MEDIUM	NO		FULL
	CAM JAP	3	CAMELLIA JAPONICA	CAMELLIA	45 GAL.		36" H X 24" S	MEDIUM	NO		FULL
	POD MAK	142	PODOCARPUS MACROPHYLLUS MAKI	SHRUBBY YEW	7 GAL.		30" H MIN X 24" S	LOW-MEDIUM	NO		FULL, PRUNE TO MATCHING HEIGHT
	RHA AL2	32	RHAPHIOLEPIS INDICA `ALBA`	WHITE INDIAN HAWTHORN	3 GAL.		10" H X 12" S	LOW-MEDIUM	NO		FULL
	SCH TRI	49	SCHEFFLERA ARBORICOLA `TRINETTE`	SCHEFFLERA	3 GAL.		16" H X 16" S	LOW-MEDIUM	NO		FULL
	VIB ODO	87	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	7 GAL.		30" H X 24" S	LOW	NO		FULL
	ZAM PUM	246	ZAMIA PUMILA	COONTIE	3 GAL.		12" H X 12" S	LOW	YES		FULL
VINE											
	FIC CRE	6	FICUS PUMILA	CREEPING FIG	3 GAL.		24" H MIN	LOW-MEDIUM	NO		FULL, 5 RUNNERS MIN.
	TRA JAS	30	TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE	3 GAL.		18" OA	LOW-MEDIUM	NO		FULL, 5 RUNNERS MIN.
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	-	SPECIFICATION	WATER USAGE	NATIVE	SPACING	REMARKS
GROUND COVERS											
	TRA ASI	1,042	TRACHELOSPERMUM ASIATICUM `MINIMA`	DWARF ASIAN JASMINE	1 GAL		10" H X 12" S	LOW-MED	NO	18" o.c.	FULL, 5 RUNNERS MIN., USE MULCH FINES AT ALL ASIAN JASMINE PLANTINGS
SOD											
	PAS ARG	2,638 SF	PASPALUM NOTATUM `ARGENTINE`	BAHIA GRASS	SOD		PALLET	N/A	NO		CLEAN AND WEED FREE
	STE AUG	786 SF	STENOTAPHRUM SECUNDATUM `FLORITAM`	FLORITAM ST. AUGUSTINE SOD	SOD		PALLET	MEDIUM	NO		CLEAN AND WEED FREE



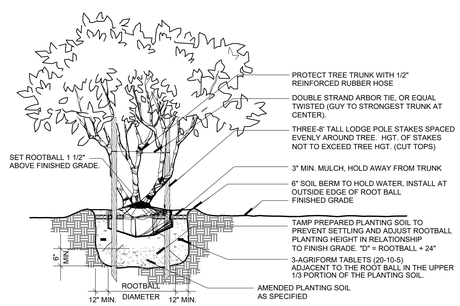
NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

PROTECT TREE TRUNK WITH BLACK RUBBER HOSE
ARBOR TIE, OR EQUAL
THREE 8' TALL LODGE POLE STAKES SPACE EVENLY AROUND TREE PAINTED BROWN.
3" MINIMUM MULCH LAYER HOLD MULCH AWAY FROM TREE TRUNK
SOIL BERM TO HOLD WATER
FINISHED GRADE (SEE GRADING PLAN)
3-AGRIFORM TABLETS (20-10-5) ADJACENT TO THE ROOT BALL IN THE UPPER 1/3 PORTION OF THE PLANTING SOIL.
B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
PREPARED PLANTING SOIL AS SPECIFIED.

2 SMALL TREE PLANTING DETAIL

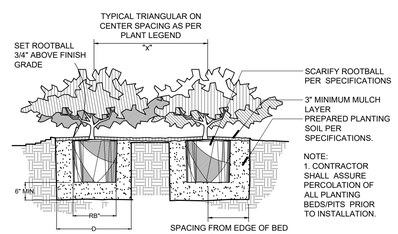


NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BEDS/ PITS PRIOR TO INSTALLATION.
2. ALL STAKING AND CROSS MEMBERS TO BE PRESSURE TREATED PINE.
3. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE OWNER.



PROTECT TREE TRUNK WITH 1/2" REINFORCED RUBBER HOSE
DOUBLE STRAND ARBOR TIE, OR EQUAL TWISTED (GUY TO STRONGEST TRUNK AT CENTER).
THREE-8' TALL LODGE POLE STAKES SPACED EVENLY AROUND TREE. HGT. OF STAKES NOT TO EXCEED TREE HGT. (CUT TOPS)
3" MIN. MULCH, HOLD AWAY FROM TRUNK
6" SOIL BERM TO HOLD WATER, INSTALL AT OUTSIDE EDGE OF ROOT BALL FINISHED GRADE
TAMP PREPARED PLANTING SOIL TO PREVENT SETTLING AND ADJUST ROOTBALL PLANTING HEIGHT IN RELATIONSHIP TO FINISH GRADE. "D" = ROOTBALL + 24"
3-AGRIFORM TABLETS (20-10-5) ADJACENT TO THE ROOT BALL IN THE UPPER 1/3 PORTION OF THE PLANTING SOIL.
AMENDED PLANTING SOIL AS SPECIFIED

3 TYPICAL MULTITRUNK TREE PLANTING DETAIL

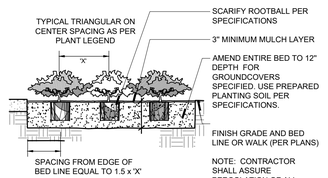


SCARIFY ROOTBALL PER SPECIFICATIONS
3" MINIMUM MULCH LAYER
PREPARED PLANTING SOIL PER SPECIFICATIONS.

NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BEDS/PITS PRIOR TO INSTALLATION.

PLANTING PIT WIDTH D"=2xRB (ROOTBALL WIDTH)

4 TYPICAL SHRUB PLANTING DETAIL

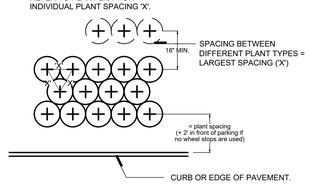


SCARIFY ROOTBALL PER SPECIFICATIONS
3" MINIMUM MULCH LAYER
AMEND ENTIRE BED TO 12" DEPTH FOR GROUNDCOVERS SPECIFIED. USE PREPARED PLANTING SOIL PER SPECIFICATIONS.
FINISH GRADE AND BED LINE OR WALK (PER PLANS)

NOTE: CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BEDS/PITS PRIOR TO INSTALLATION.

5 TYPICAL GROUNDCOVER PLANTING DETAIL

NOTE:
ALL SHRUBS AND GROUNDCOVER MASSES TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING 'X'.



SPACING BETWEEN DIFFERENT PLANT TYPES = LARGEST SPACING ('X')

6 TYPICAL PLANT SPACING DETAIL

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FEBRUARY 2024	CITY OF WINTER PARK

VERAX AT CLAY STREET
1801 W. Fairbanks Winter Park, FL
Dr. Ravi Gandhi

PLANTING NOTES, SCHEDULE, AND DETAILS

CONSTRUCTION PLANS

PROJECT NUMBER:	MD#2324
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DRAWN BY:	MD
CHECKED BY:	MKM

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