



Historic Preservation Board Regular Meeting

Agenda

September 25, 2024 @ 9:00 AM

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](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

-
- 1. Call to Order**
 - 2. Consent Agenda**
 - a. Approve the minutes of the regular meeting, August 14, 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. Request for Historic Designation and Certificate of Review for additions to the house at 1500 Sunset Drive, inclusive of variances. 20 minutes
 - b. Request for approval of the construction plans for 2230 Howard Drive. 15 minutes
 - 5. Action Items**
 - 6. Non-Action Items**
 - 7. Staff Updates**
 - 8. Board Comments**
 - 9. Upcoming Agenda Items**
 - 10. Adjournment**



Historic Preservation Board

agenda item 2.a

item type

Consent Agenda

meeting date

September 25, 2024

prepared by

Mary Bush, Administrative Coordinator III

approved by**subject**

Approve the minutes of the regular meeting, August 14, 2024.

motion | recommendation**background****alternatives | other considerations****fiscal impact****attachments**

1. Draft Historic Preservation Board Regular Meeting Minutes



Historic Preservation Board Regular Meeting Minutes

August 14, 2024 at 9:00 AM

City Hall Commission Chambers
401 S. Park Avenue

Present

Fay Pappas, Aimee Spencer, Kelsey Wolfe, John Skolfield, Wade Miller, N. Lee Rambeau, Kim Burst Wood

Absent

None

Staff Present

Director of Planning & Zoning Allison McGillis, Planning Consultant Jeff Briggs, Administrative Coordinator Mary Bush

1. Call to Order

Chairman Miller called the meeting to order at 9:03 a.m.

2. Consent Agenda

- a. Approve the minutes of July 10, 2024.

Motion made by John Skolfield, seconded by N. Lee Rambeau, to approve the July 10, 2024 meeting minutes.

The motion carried unanimously by a 5-0 vote. (Fay Pappas and Kim Burstwood were not present for the meeting minutes.)

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

The Board heard public comment from the following resident:

Michael Perelman of 1010 Greentree Drive, Winter Park, FL 32789. Mr. Perelman asked the Board to consider removing an element of the historic preservation code that allows for an applicant to tear down a historically designated home, build a new home of a different style, and keep the historic designation.

No one else 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. Certificate of Review for additions to the house at 151 Stirling Avenue, inclusive of variances within the Virginia Heights, East historic district.

Mr. Briggs provided a summary of the item. He noted that the applicant had revised their original conceptual plans to accommodate the recommendations that they received by the Board at their preliminary review hearing on July 10, 2024. Mr. Briggs indicated that the applicant had reduced the living area of their proposed one-story addition to the rear of the house, which eliminated two of the initial requested variances. He added that the proposed porch and pool deck would be placed at the very end of the house. He noted that the only variances that were being requested were for the east-side setback and the street-side setback adjacent to the pool. He then noted that a significantly dense and tall viburnum hedge would be installed along the property line on College Point for privacy and to screen the view of the pool and a significant amount of the porch and house addition. He also noted that the architectural details of the addition would match the existing house. Mr. Briggs then explained that the existing house is a “non-contributing” structure, built in 1960, but the request is significant in maintaining its height and scale, which is compatible with many of the “contributing” structures in the historic district.

Staff recommendation was for approval with the following condition:

- a 5 or 6-foot-tall viburnum hedge must be installed along College Point.

The Board inquired about whether a viburnum hedge is the only option for the privacy hedge and asked for clarification regarding the visibility of the addition's roof ridge.

The applicant's architect, Dave Reynolds addressed the Board and noted that the only fenestration involved in the project would be the double doors on the master bedroom.

The Board expressed favor of the project and felt that it matched the size and scale of the neighborhood. The Board recommended that the applicant consider historically designating the house and that it be considered as a contributing structure.

The Board briefly explained how to apply for historic designation of the home and what benefits it would provide for the applicant and the community.

Motion made by Aimee Spencer, seconded by Kelsey Wolfe to approve additions to the house at 151 Stirling Avenue, inclusive of variances within the Virginia Heights, East historic district, with the following condition:

- **a 5 or 6-foot-tall viburnum hedge must be installed along College Point.**

The motion carried unanimously by a 7-0 vote.

- b. Certificate of Review to add a second floor to the accessory building at 118 W. Comstock Avenue, built in 1935.

Mr. Briggs noted that Historic Preservation Board member John Skolfield was the applicant, so Mr. Skolfield recused himself from the Board's purview on the item.

Mr. Briggs provided a summary of the item. He noted that the applicant had discussed the item and received recommendations from the Board at their preliminary review hearing on July 10, 2024. He then indicated that a solid wall of the adjacent two-story structure of Miller's Hardware faced the applicant's structure three and a half feet away. He also indicated that the applicant had provided the building permit details for the project, which included the exterior materials and elevation notes for the addition. He went on to note that there would be two sides of the applicant's building that would not be visible to the public and would be built with hardie board, while the visible sides would be built with real wood.

Staff recommendation was for approval.

The Board inquired about the material that would be used for the trim and siding for the addition.

The applicant, John Skolfield of 118 W. Comstock Avenue, Winter Park, FL 32789 addressed the Board. Mr. Skolfield went over the materials that would be used for the addition. He noted that he would be using 3/4-inch composite trim boards, cellular PVC for corner trim, and cedar wood for siding. He also noted that he would be matching the architecture of the main house on the addition.

Motion made by Wade Miller, seconded by N. Lee Rambeau, to approve adding a second floor to the accessory building at 118 W. Comstock Avenue, built in 1935.

The motion carried unanimously by a 7-0 vote.

5. Action Items

- a. Request for Preliminary Review for additions to the house at 1500 Sunset Drive, inclusive of variances, subject to historic designation.

Mr. Briggs provided a summary of the item. He explained that the applicant wanted to

increase the square footage of the existing house without building the added square footage as a second story. He further explained that to do so, the proposed additions would need to extend into the setbacks, creating a need for four variances. He then noted that the variances would involve extending the existing one-car carport to create a two-car carport, extending the house toward the interior lot line with the adjacent neighbor at 1510 Sunset Drive, extending the house toward the Edgewater Avenue street side, and creating a four-foot privacy wall on the Wilbar Circle street side. Mr. Briggs then indicated that the applicant wanted to keep the one-story mid-century modern style of the existing house and that the request would be subject to a historic designation.

The applicant, Shane Williams at 1333 Alberta Avenue, Winter Park, FL 32789 addressed the Board. Mr. Williams discussed what could be built if the existing home was torn down. He then reviewed the elevations for the project and noted that the rear patio was pulled back from Wilbar Circle to create a smaller encroachment. He also noted that the project was below the required floor-area-ratio and impervious lot coverage maximums.

The Board inquired about relocation of the sidewalk on Edge Water Avenue, how much the side setback would change, and who would pay for the cost. A brief discussion ensued regarding the setback to the adjacent neighbor and how the proposed house would fit with the aesthetic of the neighborhood. The Board expressed favor of the project and a desire to have the proposed sidewalk stay straight lined. The Board then discussed the applicant using walls from the existing house and whether comments from the neighbors had been received.

Mr. Briggs emphasized that the project was subject to historic designation. A brief discussion ensued on the importance and benefits of historically designating properties. The Board then expressed their favor of the project and its design details.

b. Historic Preservation Procedures

Mr. Briggs provided a summary of the item. He noted that at the last Board meeting on July 10, 2024, the Board had begun discussion regarding amending the city's historic preservation ordinance to help make progress on solving issues with unauthorized demolitions and provide direction on how to address them in the future. He added that the Board's recommended process of having a preliminary review and then a final review for applications has proven beneficial to pointing applicants in the right direction with their projects. He then indicated that the Board had also discussed making a requirement that building permits for historic preservation applications go back to the Historic Preservation Board for a compliance review to ensure that applicants have included a list of the correct exterior materials or have called them out in their plans in lieu of any notations. Mr. Briggs noted that staff would work on draft language to codify this requirement. He then briefly discussed previous applications that had

violations regarding following code and Board approvals. He also explained the authority of the Code Enforcement Board and the Historic Preservation Board with regard to the violations.

The Board then discussed the types of penalties that could be used for unauthorized demolitions and the process for creating and enforcing them. They expressed that they wanted the penalties to be egregious enough to deter builders and applicants from making intentional violations but with available discretion for violations deemed non-intentional. They also wanted to establish clear procedures and penalties that would not be affected by any bias. A brief discussion then ensued regarding having a contracted architect with the city to review the plans for each project and dealing with intentional neglect of historic houses.

The Board inquired and Mr. Briggs responded that the next step would be for staff to come up with a draft of the amendment text for the ordinance for the Board to review.

6. Non-Action Items

7. Staff Updates

8. Board Comments

The Board indicated that they wanted staff to provide an updated survey of contributing structures within the city and to make it a regularly scheduled update.

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 10:54 a.m.

ATTEST:

/s/ Mary Bush, Recording Secretary



Historic Preservation Board

agenda item 4.a

item type

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

meeting date

September 25, 2024

prepared by

Jeffrey Briggs

approved by

Allison McGillis, Director of Planning and Zoning

subject

Request for Historic Designation and Certificate of Review for additions to the house at 1500 Sunset Drive, inclusive of variances.

motion | recommendation

The staff recommendation is for approval of the resolution to provide the historic designation on the home and property at 1500 Sunset Drive and for approval of the plans presented inclusive of all variances and determinations.

background

This is a continuation of this request tabled at the September 5th meeting concerning a new historic designation of the home and property at 1500 Sunset Drive along with a Certificate of Review request for additions to the existing home inclusive of variances and determinations. The historic designation request is contingent upon the approval of the proposed additions.

The property owner, Jill Cotton, with the assistance of Z Properties, desire to keep the existing home, built in 1959, (no tear down) and undertake additions to the home. They believe that other owners would demolish and rebuild a two-story product and their proposals maintain the appearance and scale of the original 1959 home.

The survey and site plan with the additions proposed is attached, including elevations. The goal is to increase the square footage of the home from 1,509 square feet of living area up to 2,327 square feet without building the added square footage as a second story. As such, the proposed additions extend into the setbacks and, as submitted, there would be variance requests, as follows:

1. Extending the open carport out toward the Sunset Drive street frontage to a 10-foot setback in lieu of the 20-foot street setback required. This allows the creation of a full two-car carport versus the one-car carport that exists today.
2. Extending the house toward the interior lot line with the adjacent neighbor at 1510

Sunset Drive to a 3-foot side setback in lieu of the 12½-foot interior side setback required. This is to pick-up living area.

3. Extending the house toward the Edgewater Avenue street side with the closest point at a setback of 5 feet in lieu of the required 15 feet. That side is angled toward the property line, so the setback varies from 5 feet to 15 feet, which is an average setback of 10 feet. This is also to pick up living area. The distance from the sidewalk to the road surface or curb is a mitigating factor. Note that the sidewalk is being relocated within this 60 foot extra wide right-of-way of Edgewater Avenue.

There is an open street front patio shown on the Wilbar Circle street side of the property. As shown, it appears as a 4-foot decorative open wall bordering the patio and no roof/columns, (just an awning for shade). This decorative open wall would be one foot taller than code, but that small increase in height will be much appreciated by the homeowners and un-noticeable to the public.

The odd shape of this property and three street sides and with three street setbacks creates challenges with setbacks and, as such, the staff are generally sympathetic to the variances. The request would be subject to a historic designation preserving the height and one-story scale of the existing home.

An approval by the Historic Preservation Board includes an approval of the determination that the three open-sided carport and the three-sided open porch on the front of a home may be included in the front yard floor area ratio exclusion by an additional 159 sq. ft. (normally a 400 sq. ft. exclusion). Otherwise, the City would need to vacate 6.6 feet of the oversized 60- foot wide right-of-way of Edgewater Avenue (normal right-of-way widths are 50 feet wide). The City would prefer not to vacate, and the relocation of the sidewalk effectively increases the perception of a larger lot size.

At the September 5th meeting, the adjacent neighbor, Stephen Perito expressed to the staff that he was in support of the project and the variances.

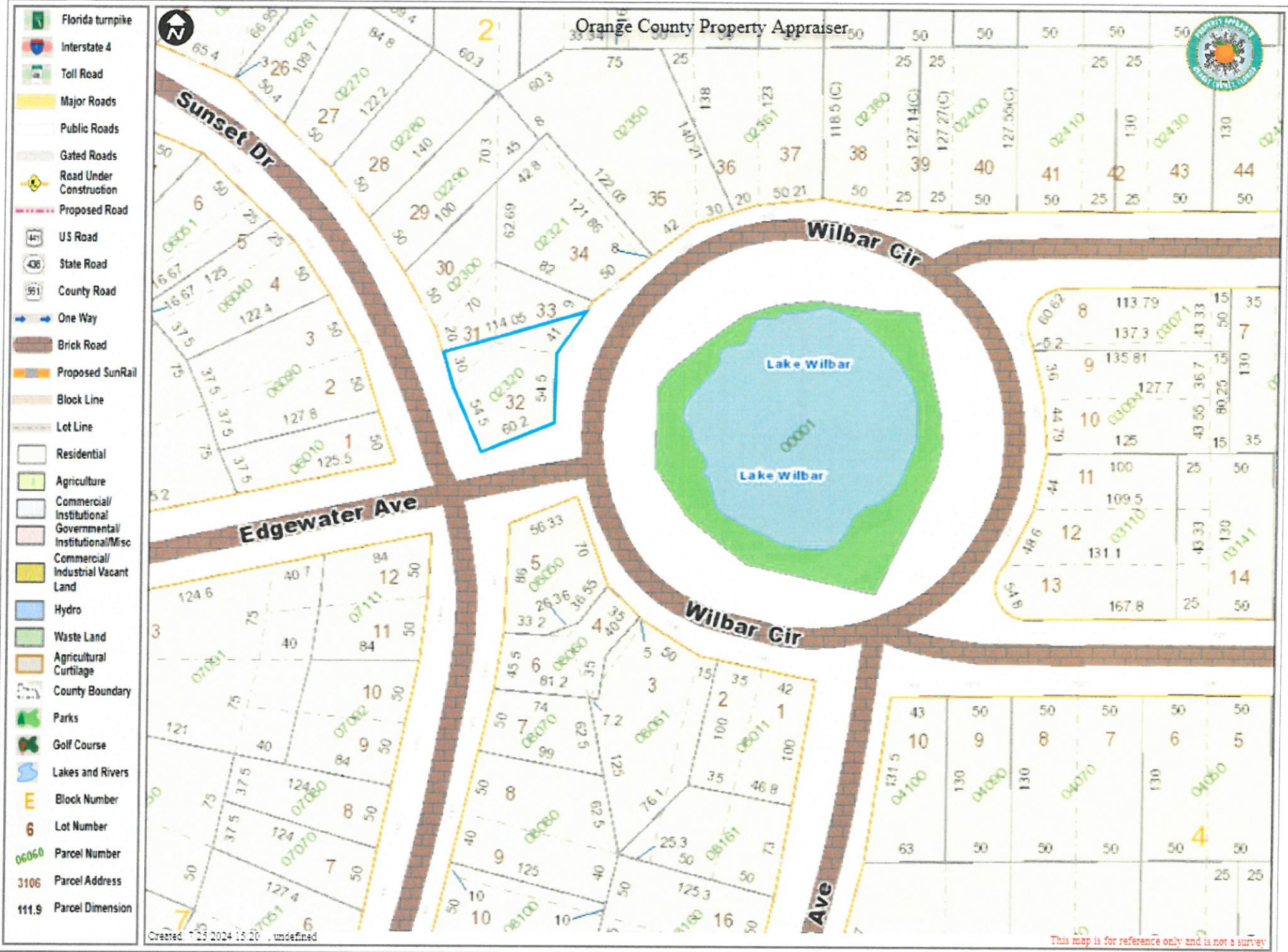
This is a mid-century modern style, built in 1959. If the home were to be demolished, conformance to the required building setbacks would mandate a two-story product in order to achieve a similar amount of living area square footage and a two-car garage. As such, it would likely to be of modern contemporary design. These additions add living space while maintaining the existing height and scale, which is important in preserving architectural heritage in this neighborhood. Together with an attractive landscape package that Z Properties typically implements, this will dramatically improve the appearance of this highly visible property.

alternatives | other considerations

fiscal impact

attachments

1. Location Map
2. Existing House Pictures
3. Sunset Presentation 2 Post HPB Meeting
4. 1500 Sunset Drive Resolution
5. Historic designation application



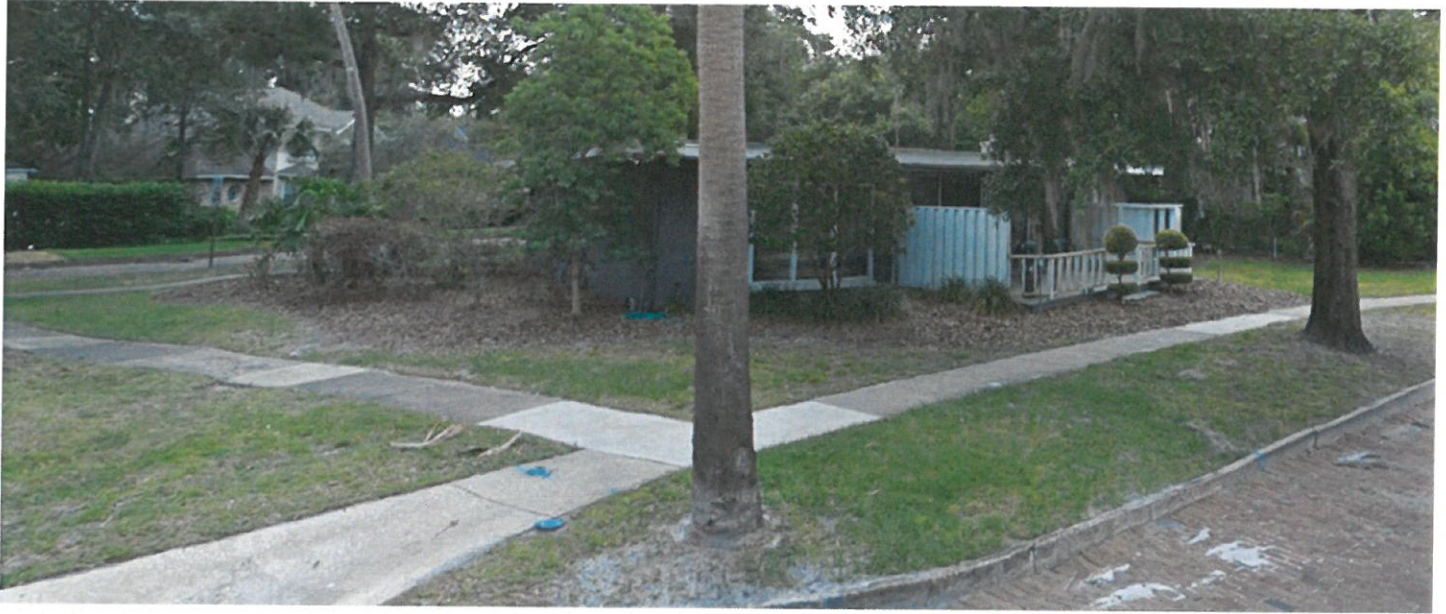
View from Sunset Drive



View showing frontages on Sunset Drive and Edgewater Avenue



Views from the Wilbar Circle street side





1500 Sunset Avenue























R-1AAA	REQUIREMENTS	EXISTING	PROPOSED
ZONING		R-1AAA	R-1AAA
FUTURE LAND USE		SFR	SFR
LOT WIDTH		83'-10" AVR	N/A
LOT DEPTH		75'-5" AVR	N/A
LOT AREA		6,771.42	N/A
FLOOR AREA RATIO	35% (2,370 SF)	1,563.74 SF	34% (2,327.40 SF)
IMPERVIOUS	MAX 50% (3,385.71 SF)		44% (3,007.07 SF)
FRONT SETBACK	30% 15' 0"	18'-11"	4'-0"
SIDE SETBACK	30% 12' 6"	3'-0"/15'	3'-0" FT/ 5'-0" FT
REAR SETBACK	25 FT AVR	18'-3"	10'-8" FT

WILBAR CIRCLE (LAKE FRONT)

MAIN RESIDENCE 2,328 SF
FRONT PORCH 253 SF
COVERED CARPORT 431 SF

ROOMS AND AREAS:

- FRONT PORCH: 336, 215 SF
- LIVING ROOM: 109, 286 SF
- KITCHEN: 102, 205 SF
- BEDROOM 1: 103, 165 SF
- BEDROOM 2: 111, 223 SF
- MASTER BEDROOM: 108, 179 SF
- MASTER BATH: 107, 114 SF
- BATH 1: 105, 97 SF
- BATH 2: 112, 101 SF
- GATHERING: 110, 237 SF
- ENTRY FOYER: 101, 128 SF
- LAUNDRY: 113, 38 SF
- PWR ROOM: 114, 39 SF
- COVERED CARPORT: 319, 439 SF

NEW CONSTRUCTION (indicated by red dashed lines and dimensions)

EXISTING SIDEWALK (indicated by a dashed line)

SUNSET DRIVE

EDGE WATER AVE.

PROPOSED SIDEWALK TO BE REMOVED BY THE CITY (indicated by a red dashed line)

Z

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY LOCATED AT 1500 SUNSET DRIVE, WINTER PARK, FLORIDA AS A HISTORIC RESOURCE ON THE WINTER PARK REGISTER OF HISTORIC PLACES.

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

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

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

WHEREAS, the Winter Park Historic Preservation Board has determined that the property at 1500 Sunset Drive meets the criterion for historic resource status through its association with a Mid-Century Modern architectural style that was predominant in the 1950's and 1960's as built in many places throughout the City by Sorensen & Fletcher and others.

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

Section 1. The City Commission of the City of Winter Park hereby designates the home and property located at 1500 Sunset Drive as a historic resource on the Winter Park Register of Historic Places.

Section 2. That the designation is being made in confirmation of and subject to the approvals and variances granted by the Historic Preservation Board on September 11, 2024 inclusive of the expansion of the front yard exclusion for floor area ratio for both the three-sided open front porch and carport.

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, Rene Cranis



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

City of Winter Park Historic Designation Application

1. 1500 Sunset Drive, Winter Park, FL 32789
Building address
Jill Cotton 200 Carolina Ave. #201 WP 32789 (321)
Owner's name(s) Address Telephone
jill@Socointeriors.com
E-mail Address

2. I, Jill Cotton, as owner of the property described above, do hereby authorize the filing of this application for historic designation for that property.
[Signature] 8/26/24
Owner's Signature Date

Historic Preservation Board Office Use

Criteria for Designation

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

Legal description

Year built

Historic name of building (if any)

Historic district name (if any)

Date received: _____

HPC Meeting: _____

Case File No.: _____

Florida Master Site File No.: OR-

☐ Local Historic Landmark

☐ Local Historic Resource



Historic Preservation Board

agenda item 4.b

item type

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

meeting date

September 25, 2024

prepared by

Jeffrey Briggs

approved by

Allison McGillis, Director of Planning and Zoning

subject

Request for approval of the construction plans for 2230 Howard Drive.

motion | recommendation

Pending sufficient exterior detailing of materials is provided and added to the plans, HPB can approve.

background

At the June 12th meeting of the Historic Preservation Board (HPB), approval was given for additions to the individually designated mid-century modern home at 2230 Howard Drive. The approval was with a condition that the construction plans be approved by the HPB.

On September 18th, those construction plans were submitted. This item was then added to the Agenda since it is likely that the next regularly scheduled meeting on the HPB on October 9th will be canceled and the staff did not want the applicants to wait until the following HPB meeting on November 13th.

The only aspect of the construction plans that is of interest to HPB is the details of the exterior materials. (Pages 2& 3 of the attached plans) HPB has already heard the applicants state that they are going to match the existing materials. The purpose of this review is for the applicants to show HPB on the construction plans, so that the matching of materials will occur by detailing such on the plans.

The submitted plans do show the matching 4 inch block. There is an indication of horizontal siding but no indication what materials are to be used for the siding. There is no detail on the window package or construction detail. It should not be hard to do, but it appears to be so. As a result, the applicant is scrambling to provide those essential and missing details, but this agenda package needs to go out and be posted and this is the current status. Again, staff is trying to assist the applicant who otherwise will have to wait until the November meeting.

alternatives | other considerations

fiscal impact

attachments

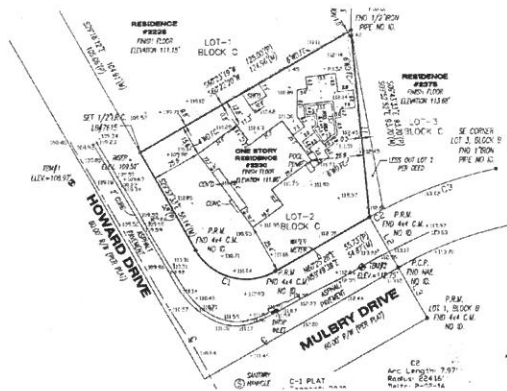
1. Aerial Photo
2. Construction Plan submittal

Courtesy Rick Singh, CFA, Orange County Property Appraiser

HOWARD DR

Created: 3/5/2019 9:43 Aerial 2018

This map is for reference only and is not a survey



EXISTING SITE SURVEY (AS FURNISHED)

SCALE: 1" = 30'

LOT AREA CALCULATIONS:

LOT AREA: 9,100 S.F.
MAX. FAR: 3,459 S.F. (38%)
MAX. ISR: 5,462 S.F. (60%)

EXISTING FAR: 1,574 S.F.
ADDED FAR: 1,216 S.F.
TOTAL NEW FAR: 2,792 S.F. (30.7%)

EXISTING ISR: 9,744 S.F.
ADDED ISR: 1,280 S.F.
TOTAL NEW ISR: 4,130 S.F. (45.4%)

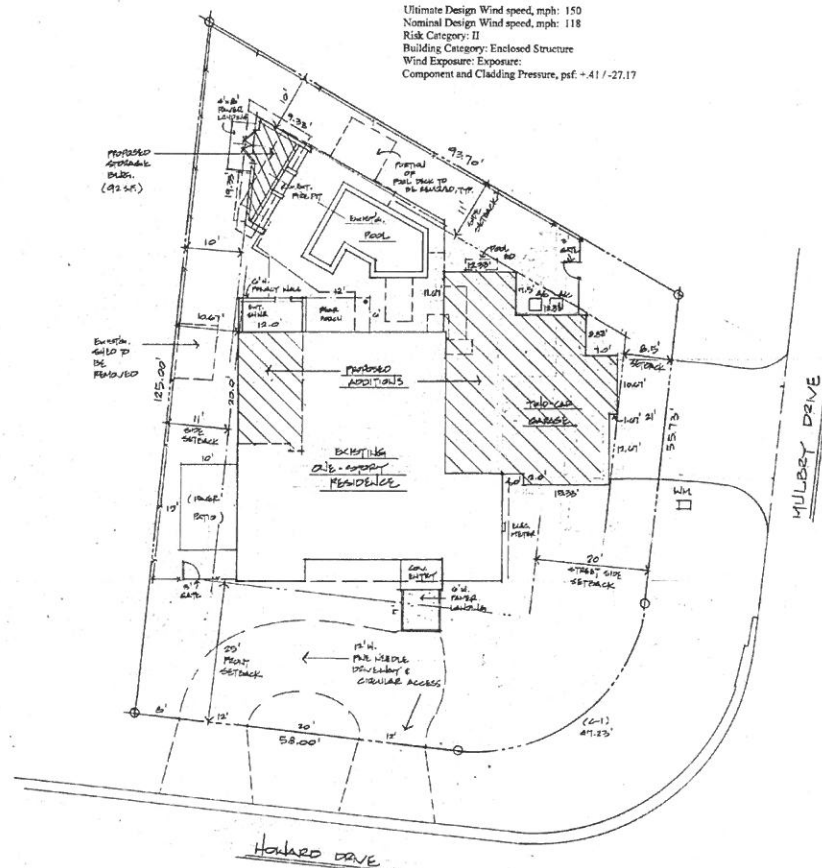
Code Information/Plans Review (Addition Scope Only)

This structure has been designed in accordance with the 2023 Florida Building Code/Residential; 8th Edition.

This structure has been designed to meet or exceed the 150 mph wind speed requirements of Section 1609 of the 2023 Florida Building Code, 8th Edition, and is structurally adequate to withstand 150 mph ultimate design wind speeds.

Wind Load Criteria: (Per 2023 FBC, Section 1609)

Ultimate Design Wind speed, mph: 150
Nominal Design Wind speed, mph: 118
Risk Category: II
Building Category: Enclosed Structure
Wind Exposure: Exposure:
Component and Cladding Pressure, psf: +41/-27.17



ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'



This form has been electronically signed and sealed by David E. Rurnels using a Digital Signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISIONS	BY

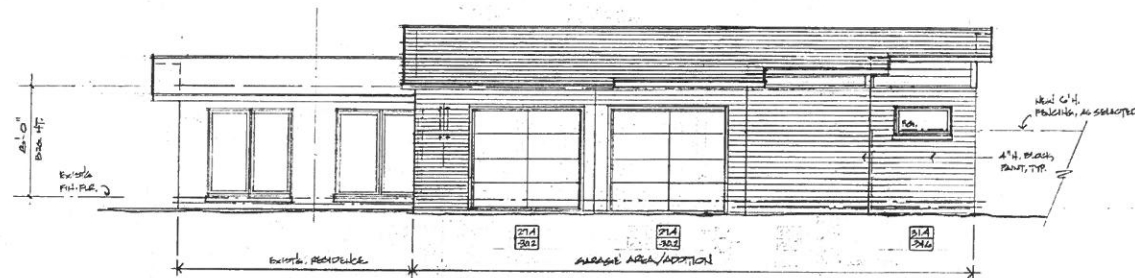
David E. Rurnels, AIA, P.A.
Architect
233 Winter Park Avenue
Winter Park, FL 32789
State License No. AR 0011690

**Remodel and Addition
for 2230 Howard Drive**
Winter Park, FL 32789

DRAWN	DR
CHECKED	DR
DATE	4/10/2024
SCALE	AS NOTED
SHEET NO.	230
PROJECT NO.	230

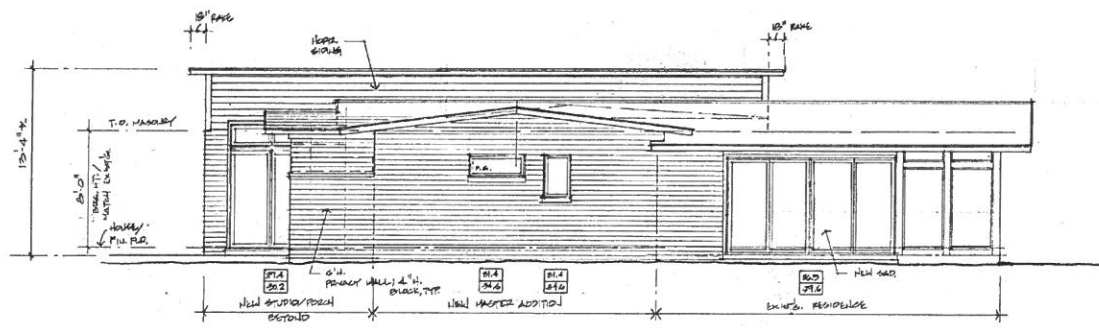
SHEET
SITE PLAN
SITE SURVEY
ONE (1)

6/6 SHEETS SHEETS



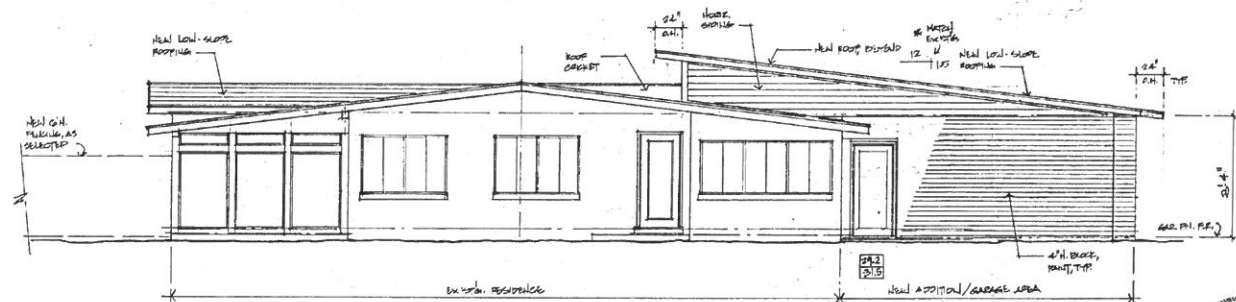
3
4 EAST ELEVATION

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



2
4 WEST ELEVATION

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



1
4 SOUTH ELEVATION

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

Wind Load Criteria: (Per 2023 FBC, Section 1609)

Ultimate Design Wind speed, mph: 150
Nominal Design Wind speed, mph: 118
Risk Category: II
Building Category: Enclosed Structure
Wind Exposure: Exposure
Component and Cladding Pressure, psf: +.41 / -27.17

** See elevation drawings for applicable design wind pressures to be used for exterior window/door components.



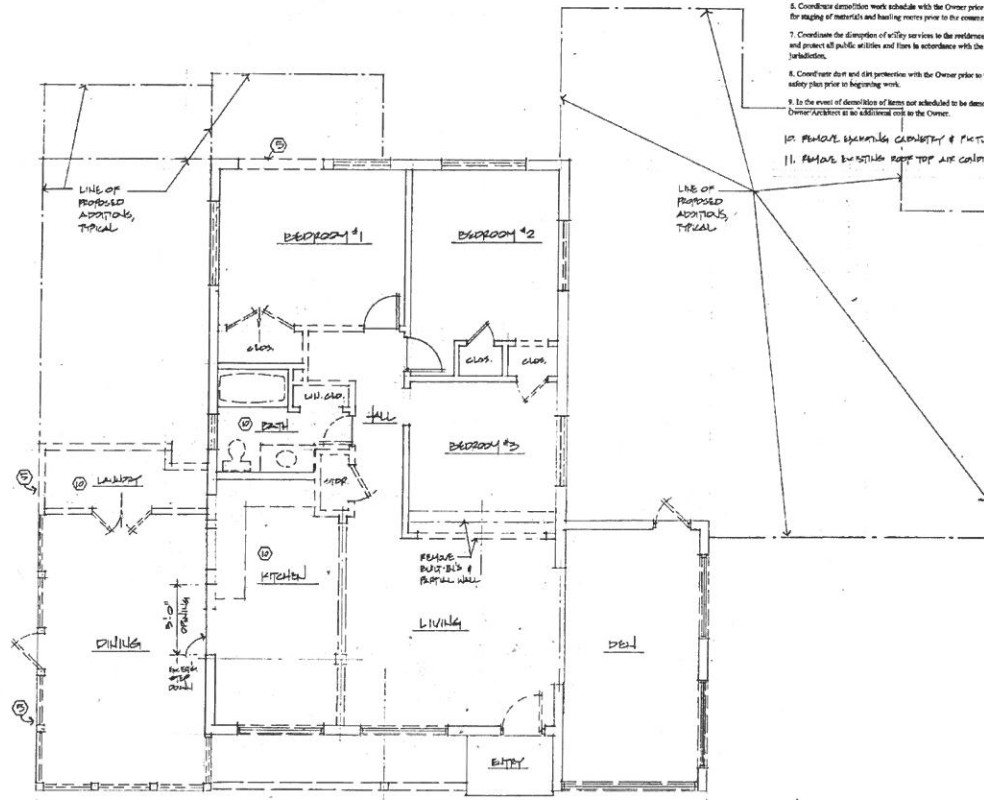
This form has been electronically signed and sealed by David E. Runnels using a Digital Signature and Date. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

REVISIONS	BY

David E. Runnels, AIA, P.A.
Architect
233 West Park Avenue
West Park, FL 32091
State License No. AR 0011659

**Remodel and Addition
for 2230 Howard Drive**

DRAWN	DSE
CHECKED	DSE
DATE	4/14/2024
FILE	AS NOTED
SHEET NO.	233
SHEET	ELEVATIONS
PAUSE (4)	
OF 5 SHEET	SHEETS



EXISTING FLOOR PLAN W/SELECTIVE DEMOLITION NOTES

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

--- WALL TO BE REMOVED
 = WALL TO BE REMOVED

Demolition Notes:

1. In accordance with these drawings, carefully demolish and remove from the site those items shown to be demolished and removed. Verify the extent and location of all selective demolition required. Carefully identify the limits of selective demolition with the Owner/Architect prior to any work.
2. Examine the areas and conditions under which the work will be performed. Current conditions detrimental to safety and proper completion of the work. Do not proceed until satisfactory conditions are corrected.
3. Inspect existing conditions, including elements subject to movement or damage during cutting, excavating, patching and backfilling. Prepare work to minimize effects to existing work to remain.
4. If uncovered conditions are not as anticipated, notify the Architect immediately the proper instructions. Do not proceed until satisfactory conditions are corrected.
5. Provide all required protection including, but not limited to, shoring, bracing, and temporary support as required to maintain the structural integrity of the work.
6. Coordinate demolition work schedule with the Owner prior to commencement. Obtain approval from the Owner for staging of materials and hauling routes prior to the commencement of work.
7. Coordinate the disruption of utility services to the residence prior to the commencement of work. Shut off, cap, and protect all public utilities and lines in accordance with the requirements of the public agency or utility having jurisdiction.
8. Coordinate dust and dirt protection with the Owner prior to the commencement of work. Establish security and safety plan prior to beginning work.
9. In the event of demolition of items not scheduled to be demolished, replace such items to the approval of the Owner/Architect at an additional risk to the Owner.
10. REMOVE EXISTING CLOSET & PICTURE/PILLOW.
11. REMOVE EXISTING ROOF TOP AIR CONDITIONER UNIT.

REVISIONS	BY

David E. Runnels, AIA, P.A.
 Architect
 230 West Park Avenue
 West Park, FL 32789
 State License No. AR 0011659

**Remodel and Addition
 for 2230 Howard Drive**



This item has been electronically signed and sealed by David E. Runnels using a Digital Signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DRAWN	DBP
CHECKED	DBP
DATE	AUGUST 1, 2024
BY	AS NOTED
JOB NO.	2301
SHEET	EXISTING FLOOR PLAN W/DEM. NOTES
TWO (2)	
OF SHEETS	SHEETS

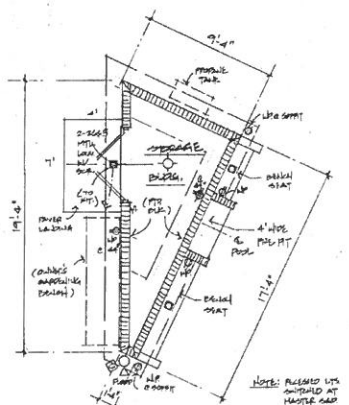
LEGEND	
1	SINGLE POLE SWITCH
2	THREE WAY SWITCH
3	FOUR WAY SWITCH
4	DIMMER SWITCH
5	OVERHEAD LIGHT
6	BROCKET LIGHT
7	SPOTLIGHT
8	RECESSED LIGHT
9	1/4" FLUORESCENT FIXTURE
10	EXHAUST FAN (T.A.)
11	DUPLX RECEPTACLE OUTLET
12	DUPLX RECEPTACLE OUTLET (ONE HOT)
13	250 VOLT RECEPTACLE OUTLET
14	TELEPHONE JACK
15	CEILING FAN
16	SMOKE DETECTOR (S.D.) CABLE HANDICAP
17	TELEVISION OUTLET (TV)
18	ELECTRICAL PANEL

New Construction Notes

1. Verify all measurements and dimensions at the jobsite prior to construction or installation of materials.
2. All structural load bearing walls forming to be #25PP.
3. All new walls and ceilings to be 1/2" drywall plaster, conventional based at wet locations. Match existing base wall and ceiling textures, or as selected by Owner.
4. Hardware to be as selected by Owner. All new doors to match existing lower doors. All frames to be as selected by Owner. Wood trim, casings, etc., to match existing trim or as selected by Owner. All floor finishes, tile, paint and color specifications, etc. to be as selected by Owner.
5. Electrical subcontractor to wire all new power and lighting as shown with new copper wiring to meet the NEC Electrical Codes. Confirm existing panel sizes and upgrade as required by codes. Field coordinate all telephone and cable television requirements with Owner.
6. Plumbing subcontractor to install and connect new plumbing fixtures as shown on plans to the existing house sanitary lines. Coordinate new work with the existing supply and drain lines for the house. All work to meet the 2023 Florida Plumbing Codes.
7. HVAC subcontractor to install new supply and return ductwork as required for the new plan layout. All work to meet the 2023 Florida Mechanical & Energy Codes.

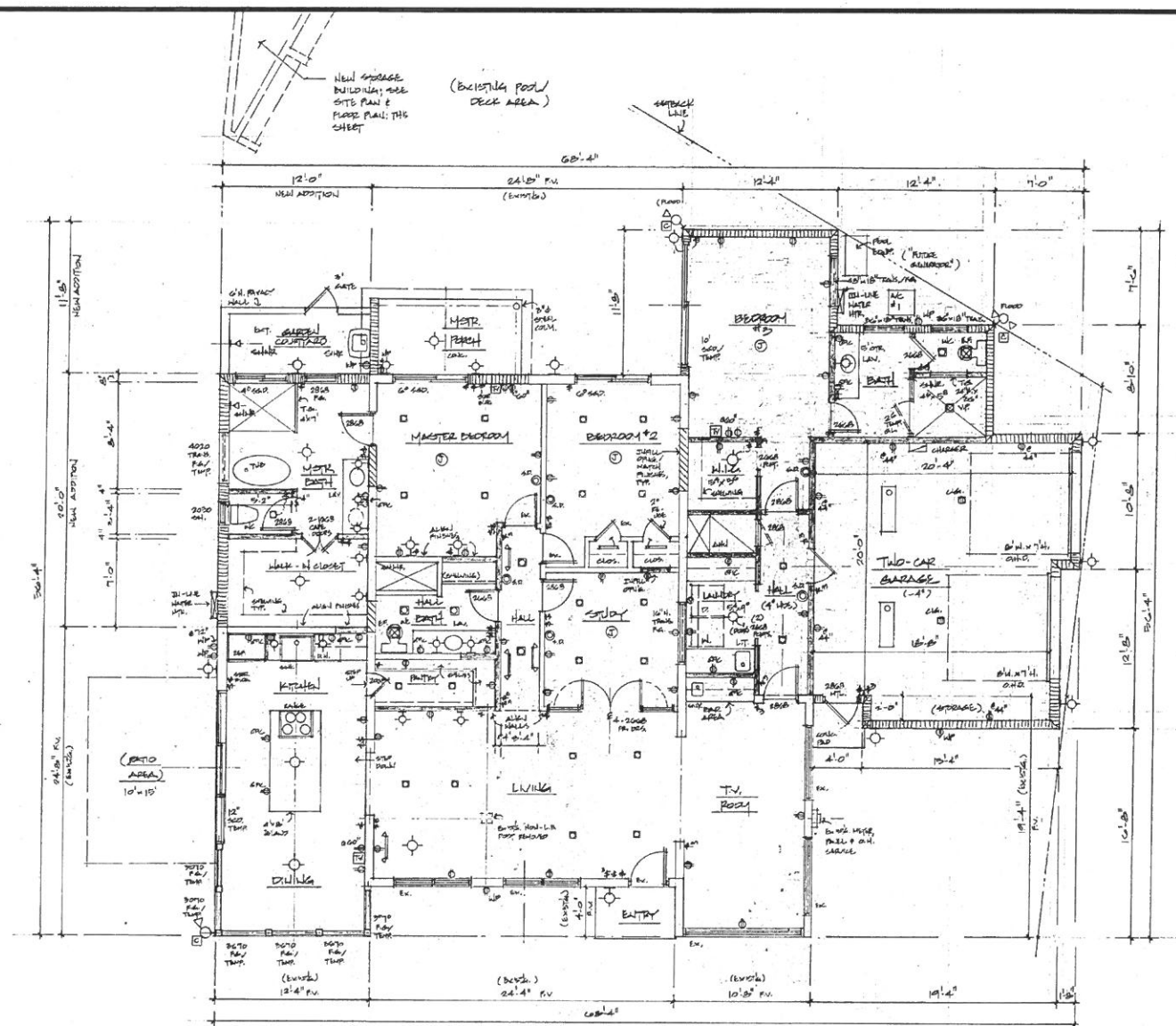
Electrical Notes

1. All new electrical circuits in existing circuits that are altered or extended, are to be made ABC fault protected, per NEC 210.12 (B).
2. Where receptacle outlets are replaced in existing outlet locations provide for GFCI and/or AFCI fault protection per the provisions of NEC 404.4 (D).



STORAGE BLDG - PLAN

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



NEW CONSTRUCTION FLOOR PLAN

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



This form has been electronically signed and sealed by David E. Rummels, AIA, P.A. using a Digital Signature and Code. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISIONS	BY

David E. Rummels, AIA, P.A.
Architect
233 West Park Avenue
Winter Park, FL 32789
State License No. AIA 0011669

Remodel and Addition for 2230 Howard Drive

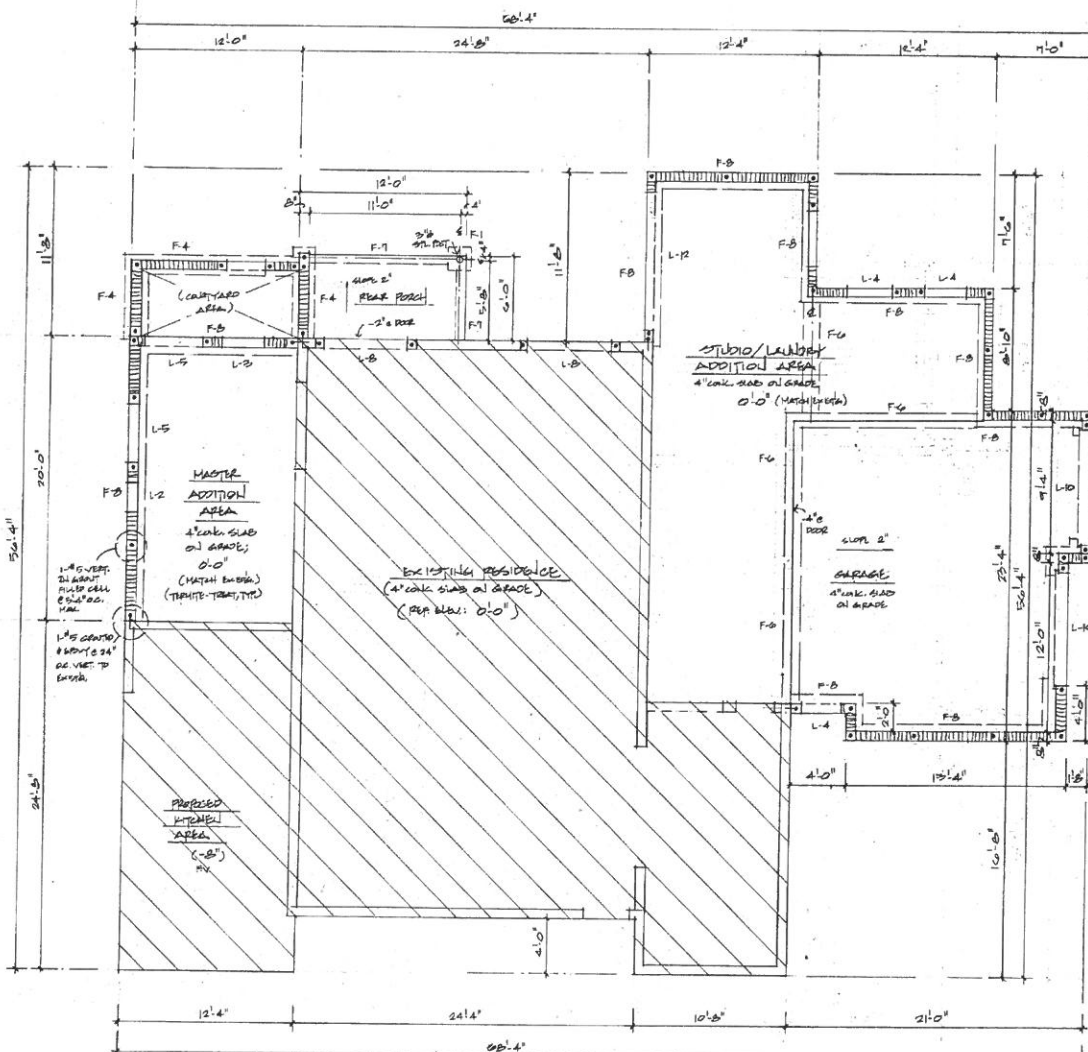
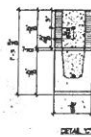
DRAWN	DR
CHECKED	DR
DATE	11/14/2024
SCALE	AS NOTED
SHEET	2891
NEW CONSTRUCTION FLOOR PLAN	
THREE (3)	
OF SEVEN SHEETS	

[illegible]

- [illegible]

[N-1]	36" x 24" x 16" CONC. FOOTING PAD W/ (3) 1% EACH EASY (TYP)
[N-2]	36" x 36" x 16" CONC. FOOTING PAD W/ (3) 1% EACH EASY (TYP)
[N-3]	48" x 48" x 16" CONC. FOOTING PAD W/ (3) 1% EACH EASY (TYP)
[N-4]	18" W/ 36" CONC. FOOTING W/ (3) 1% CONC. x 4" EPS STEPS (TYP)
[N-5]	18" x 36" CONC. FOOTING W/ (3) 1% CONC. x 4" EPS STEPS (TYP)
[N-6]	18" W/ 36" THICKENED CONC. FOOTING W/ (3) 1% CONC. AT INTERIOR BEARING WALLS (TYP)
[N-7]	18" THICKENED EDGE W/ (1) CONC. (TYP)
[N-8]	18" DR x 36" EDGE CONC. NONLOADING EDGE PAD W/ (3) 1% CONC. (TYP)
[N-9]	48" DR x 48" CONC. FOOTING PAD BY (6) 1% EACH EASY (TYP)

Model	Adjusted R ²	Adjusted R ²	Mean Error	RMSE	MAE
1	0.98	0.98	0.00	0.00	0.00
2	0.98	0.98	0.00	0.00	0.00
3	0.98	0.98	0.00	0.00	0.00
4	0.98	0.98	0.00	0.00	0.00
5	0.98	0.98	0.00	0.00	0.00
6	0.98	0.98	0.00	0.00	0.00
7	0.98	0.98	0.00	0.00	0.00
8	0.98	0.98	0.00	0.00	0.00
9	0.98	0.98	0.00	0.00	0.00
10	0.98	0.98	0.00	0.00	0.00
11	0.98	0.98	0.00	0.00	0.00
12	0.98	0.98	0.00	0.00	0.00
13	0.98	0.98	0.00	0.00	0.00
14	0.98	0.98	0.00	0.00	0.00
15	0.98	0.98	0.00	0.00	0.00
16	0.98	0.98	0.00	0.00	0.00
17	0.98	0.98	0.00	0.00	0.00
18	0.98	0.98	0.00	0.00	0.00
19	0.98	0.98	0.00	0.00	0.00
20	0.98	0.98	0.00	0.00	0.00
21	0.98	0.98	0.00	0.00	0.00
22	0.98	0.98	0.00	0.00	0.00
23	0.98	0.98	0.00	0.00	0.00
24	0.98	0.98	0.00	0.00	0.00
25	0.98	0.98	0.00	0.00	0.00
26	0.98	0.98	0.00	0.00	0.00
27	0.98	0.98	0.00	0.00	0.00
28	0.98	0.98	0.00	0.00	0.00
29	0.98	0.98	0.00	0.00	0.00
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33	0.98	0.98	0.00	0.00	0.00
34	0.98	0.98	0.00	0.00	0.00
35	0.98	0.98	0.00	0.00	0.00
36	0.98	0.98	0.00	0.00	0.00
37	0.98	0.98	0.00	0.00	0.00
38	0.98	0.98	0.00	0.00	0.00
39	0.98	0.98	0.00	0.00	0.00
40	0.98	0.98	0.00	0.00	0.00
41	0.98	0.98	0.00	0.00	0.00
42	0.98	0.98	0.00	0.00	0.00
43	0.98	0.98	0.00	0.00	0.00
44	0.98	0.98	0.00	0.00	0.00
45	0.98	0.98	0.00	0.00	0.00
46	0.98	0.98	0.00	0.00	0.00
47	0.98	0.98	0.00	0.00	0.00
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49	0.98	0.98	0.00	0.00	0.00
50	0.98	0.98	0.00	0.00	0.00
51	0.98	0.98	0.00	0.00	0.00
52	0.98	0.98	0.00	0.00	0.00
53	0.98	0.98	0.00	0.00	0.00
54	0.98	0.98	0.00	0.00	0.00
55	0.98	0.98	0.00	0.00	0.00
56	0.98	0.98	0.00	0.00	0.00
57	0.98	0.98	0.00	0.00	0.00
58	0.98	0.98	0.00	0.00	0.00
59	0.98	0.98	0.00	0.00	0.00
60	0.98	0.98	0.00	0.00	0.00
61	0.98	0.98	0.00	0.00	0.00
62	0.98	0.98	0.00	0.00	0.00</



FOUNDATION PLAN

scale: $\frac{1}{4}'' = 1'-0''$



This form has been electronically signed and sealed by David Edwin Rannels using a Digital Signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISIONS	BY

David E. Runnels, AIA, P.A.
Architect
233 West Park Avenue
Winter Park, FL 32789
State License No. AR 0011659

Remodel and Addition **for 2230 Howard Drive**

DRAWN
DPR
CHECKED
DPR
DATE
AUGUST, 2024
SCALE
AS NOTED
JOB NO.
233
SHEET
FOUNDATION
PLAN
ONE (60)
OF SEVEN SHEETS

