Historic Preservation Board
Regular Meeting

Agenda
December 10, 2025 @ 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
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"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 November 12, 2025 regular meeting. 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. HDA 25-05. Request by Dr. Peter and Gail Bove to individually designate their home at 1165 Woodmere Drive, built in 1925, zoned R-1AA, as a historic resource. 5 minutes

   b. COR 25-11. Request by Wieck Gilson Denis to construct a 982-square foot accessory dwelling unit (ADU) located at 1303 Canterbury Road, zoned R-1A, inclusive of side and rear setback variances. 20 minutes

   c. COR 25-12. Request by William R. Prather to split the lot at 210 Stirling Ave into two single-family lots, zoned R-1AA, inclusive of lot dimension variances, located within the Virginia Heights East Historic District. 25 minutes

   d. COR 25-13. Request by Michael Galletta and Elizabeth Gwinn to construct a 626-square foot accessory dwelling unit (ADU) located at 1501 Orange Ave, zoned R-1A, inclusive of side and rear setback variances. 15 minutes

5. **Action Items**

6. **Non-Action Items**

7. **Staff Updates**

   a. Discuss Historic Preservation Awards for May 6, 2026 at Casa Feliz

8. **Board Comments**

9. **Upcoming Agenda Items**

10. **Adjournment**

Historic Preservation Board

agenda item 2.a

item type
Consent Agenda

meeting date
December 10, 2025

prepared by
Mary Jean, Administrative Coordinator IV

approved by

subject
Approve the minutes of the November 12, 2025 regular meeting.

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments
1. Draft Historic Preservation Board Regular Meeting Minutes

Historic Preservation Board
Regular Meeting Minutes

November 12, 2025 at 9:00 AM

City Hall Commission Chambers
401 S. Park Avenue

Present
John Skolfield, Kelsey Wolfe, Kim Burst Wood, Margie Bridges, Rhett Delaney, Cynde Norris

Absent
Lee Rambeau

Staff Present
Director of Planning and Zoning Allison McGillis, Planner II Nicholas Lewis, Director of Communications Clarissa Howard, Events & Marketing Coordinator Stephanie Silva, Administrative Coordinator Mary Bush

1. Call to Order

Chairman Skolfield called the meeting to order at 9:02 a.m.

2. Consent Agenda

a. Approve the minutes of October 8, 2025.

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

Motion made by Margie Bridges, seconded by Kelsey Wolfe, to approve the October 8, 2025, meeting minutes.

The motion carried by a 5-0 vote. (Rhett Delaney was not present for the approval of the minutes. Lee Rambeau was absent from the meeting.)

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

The Board heard from the following resident:

Terry Bryant at 1831 Windsor Drive, Winter Park, FL 32789.

No one else wanted to speak. The public hearing was closed.

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

a. HDA 25-04 Request by Dr. James T. Talbert, Jr. to individually designate his home at 275 North Capen Avenue, built in 1925, zoned R-1A, as a historic resource.

Mrs. McGillis provided a summary of the request. She reviewed the home's location in the Hannibal Square neighborhood and described its architectural characteristics, noting that although the house is not elaborate, it reflects the typical style, scale, and character of homes built there in the 1920s. She indicated that the home retains many original features despite its bright paint color, and it includes a detached rear garage. She concluded that the house contributes to the historic fabric of Winter Park.

Staff recommendation was for approval.

A brief discussion ensued about the home possibly being an old Sears and Roebuck home.

The applicant's daughter, Michelle Talbert of 2098 Lake Marion Drive, Apopka, FL 32712 addressed the Board. Ms. Talbert explained that the home was built by her grandfather, Dr. James Talbert, Jr., using durable cypress wood, which has helped it remain standing over the years. She also described the detached garage, noting that her grandfather constructed it with old Park Avenue and Morse Boulevard bricks purchased from a local brickyard, giving it additional historical character.

A brief discussion ensued about why a structure like the applicant's home might be approved for historic designation. Ms. Talbert addressed the Board again and described how meaningful the house was to her family when it was built, explaining that the greatest excitement came from finally having running water and indoor plumbing. She indicated that the family no longer had to go outside to use facilities, which was far more significant to them than having their own bedrooms.

The Board heard public comment from the following residents:

In Favor:
Linda Faye Washington of 321 N. Capen Avenue, Winter Park, FL 32789.

Opposed:
Ivana Teles of 507 Canton Avenue, Winter Park, FL 32789.

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

Motion made by Kelsey Wolfe, seconded by Margie Bridges, for approval to individually designate the home at 275 North Capen Avenue, built in 1925, zoned R-1A, as a historic resource.

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

b. COR 25-07. Request by El Cortez, Ltd. to demolish the buildings located at 210 E Morse Boulevard, zoned R-4, which are listed as 'contributing' structures in the Interlachen Avenue National Register District. **Tabled from the October 8, 2025, meeting.**

Mrs. McGillis provided a summary of the request. She went over the updates that had been made to the request since the Board's work session in October. The total unit count had been reduced from 6 to 5 to incorporate an articulation of the middle unit. An 8' setback in the center will allow for a small garden feature and trees. Ceiling heights of the units were adjusted using 8' on the garage level, 10' on the main level, and 9' on the upper level to moderate the vertical scale of the structure. Roof slopes had been reduced to slopes indicative of most of the imagery previously brought forward by Board members, while using a hip roof profile with longer overhangs, consistent with southern Spanish/Moorish/Mediterranean influences. Small balconies at the indented center unit were added. Windows were given vertical dimensional prominence; the doors were more richly featured with raised relief characteristic of custom door works; and railings were proposed to be richly detailed for stoops and balcony elements.

Staff recommendation was for approval with the following conditions:

- That the applicant shall install a historic marker on-site to commemorate the historical significance of the property, which shall be completed prior to issuance of a Certificate of Occupancy for any new construction on the site.
- The demolition may not occur until such time as: (1) a portion of the land has been conveyed to the synagogue and (2) a building permit has been issued for the townhomes or the synagogue.

The applicant's architect, Bob Koch of Fugleberg Koch Architects at 2555 Temple Trail, Winter Park, FL 32789 addressed the Board. He expressed appreciation for the Board's continued consideration of the request and their participation at the work session. He indicated that the revision to the entire campus plan had been approached with sensitivity to the concerns that had been expressed.

Discussion then ensued about the changes that had been made to the request, how the underground parking would be accessed, the inspirations for the architectural details that were chosen, and the absence of a materials list.

The applicant's attorney, Rebecca Wilson at 215 North Eola Drive, Orlando, FL 32801

addressed the Board. Attorney Wilson spoke about the city's design standards that the request would need to follow and a submittal to staff of materials that would be included in the rest of the application process. She also reminded the Board that the hearing was for consideration of demolishing the existing buildings.

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

Motion made by Cynde Norris, seconded by Rhett Delaney, for approval to demolish the buildings located at 210 E Morse Boulevard, zoned R-4, which are listed as 'contributing' structures in the Interlachen Avenue National Register District, with the following conditions:

- **That the applicant shall install a historic marker on-site to commemorate the historical significance of the property, which shall be completed prior to issuance of a Certificate of Occupancy for any new construction on the site.**
- **The demolition may not occur until such time as: (1) a portion of the land has been conveyed to the synagogue and (2) a building permit has been issued for the townhomes or the synagogue.**

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

5. Action Items

6. Non-Action Items

a. Discussion item - designating the home at 111 Spring Lane as a historic resource and proposed additions to the front that will require variances

Preliminary review discussion ensued regarding the applicants' plans to add a second bedroom and a family room to their home while preserving key architectural features of the original house, such as mullions and corner windows. They also intend to add a small reflection or splash pool in the front yard, maintain the roofline to respect the mid-century style, and install a low iron fence with thoughtful landscaping to provide privacy without obscuring the house.

Board members expressed appreciation for the approach, noting that the design respects the original architecture and avoids creating a "stacked white box" appearance. They acknowledged the careful matching of materials and details, like the thin ironwork and glass, and emphasized the importance of scale and proportion in preserving the home's mid-century lines. Concerns were raised about the camphor trees lining Spring Lane. While the trees are invasive and not protected, their maintenance, as well as leaves and berries affecting the pool, were noted as

considerations. The Board suggested that the applicants provide further clarification on landscaping in their next submission. The applicants' proposed pool was viewed positively, though the Board acknowledged potential challenges with variances and the visual impact of the addition.

The applicants indicated that they had previously been discouraged by the city from pursuing designation. A brief discussion ensued regarding their intention to designate the property. It was noted that designation could restrict future changes but also emphasized that the current plan strikes a balance between preserving the home's character and updating it for family use. It was also noted that sensitive modernization like this can serve as an example to inspire historic preservation efforts in the neighborhood.

The applicants were requested to provide clarification on landscaping and the materials intended for the new windows and doors. Overall, there was general support for the plan. It was also expressed that it maintains neighborhood character, creates a livable family home, and respects the architectural integrity of the original structure.

7. Staff Updates

a. Discuss historic preservation marketing plan with Communications Department

The city's Director of Communications, Clarissa Howard, and Events & Marketing Coordinator, Stephanie Silva, presented a draft marketing plan for celebrating both Historic Preservation Month in May 2026 and the 25th anniversary of the city's historic preservation ordinance in June 2026. They referenced a previous campaign that increased homeowner registrations and emphasized that the city's communications tools had proven effective. They described a proposed timeline beginning in January 2026, including issuing a press release at the April 22nd City Commission meeting celebrating the anniversary and presenting a proclamation for Historic Preservation Month. They also discussed two public events where the Historic Preservation Board could host informational tables: Memorial Day at City Hall and the city's annual July 4th community event. They also planned to continue distributing and photographing historic home yard signs, posting those images on social media throughout May.

Ms. Silva provided an overview of existing and proposed social media content, including photos of homes with signs, images of historic landmark markers, updated "then and now" comparisons from past campaigns, and "fun fact" posts using archival materials. She confirmed that future posts would use more modern vertical formats and that past posts had received strong engagement.

Mrs. Howard described the communications channels expected to be used, including Facebook, Instagram, X, and Nextdoor, with the option to target specific neighborhoods. Additional tools included exploring collaboration with Rifle Paper

Company on map-related materials, distributing information through the City News email list, adding content to the city's quarterly printed Update newsletter, including utility bill inserts, and posting on the city website. She invited board feedback on any further ideas.

Board members commented that earlier efforts, including designation campaigns and bronze plaques, had increased awareness. One member suggested outreach to owners of older homes that were not designated, noting that some properties identified in prior surveys remained undesignated. Staff confirmed that the 2013 historic resources survey was being updated, that some results would be available earlier than the full update, and that the previous survey could be used until the new one was completed. It was proposed to draft a letter to owners of qualifying but undesignated homes to clarify benefits and encourage participation. There was also discussion of expanding outreach to include the city's historic districts, such as downtown and Virginia Heights, and potentially incorporating maps into the communications. A question was then raised about whether tours would be offered; it was noted that self-guided lists existed, but no guided tours were currently planned, and the idea would be explored for the relevant timeframe. Mrs. Howard indicated that they would proceed with the plan as presented, work with Mrs. McGillis on a letter to undesignated homeowners, and consider the possibility of a guided tour.

The Board heard public comment from the following resident:

Betsy Owens of 656 N. Park Avenue, Winter Park, FL 32789.

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

8. Board Comments

A brief discussion ensued about the ability of the applicant for 275 North Capen Avenue to apply for the city's historic preservation grant.

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 10:52 a.m.

ATTEST:

_____

/s/ Mary Jean, 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
December 10, 2025

prepared by
Allison McGillis, Director of Planning and Zoning

approved by
Allison McGillis, Director of Planning and Zoning

subject
HDA 25-05. Request by Dr. Peter and Gail Bove to individually designate their home at 1165 Woodmere Drive, built in 1925, zoned R-1AA, as a historic resource.

motion | recommendation
Staff recommendation is for approval.

background
The property owners, Dr. Peter and Gail Bove, have requested that their home at 1165 Woodmere Drive, built in 1925, be added to the Winter Park Register of Historic Places. The house is located in the northeast section of the city, between Via Tuscany and Temple Drive, north of Palmer Avenue.

This home meets the city's criteria for individual historic designation due to its distinctive Tudor Revival design, high level of preservation, and ongoing contribution to the character of the neighborhood. The house maintains the classic features of this architectural style like steep gables, a prominent entry, original window proportions, and smooth stucco walls, all of which remain in excellent condition.

Several key historic elements of the original structure were intentionally retained during past improvements, further supporting its integrity. The property's formal landscaping, including its manicured hedges, and symmetrical front garden, further enhances the traditional character of the home and blends seamlessly with the architecture.

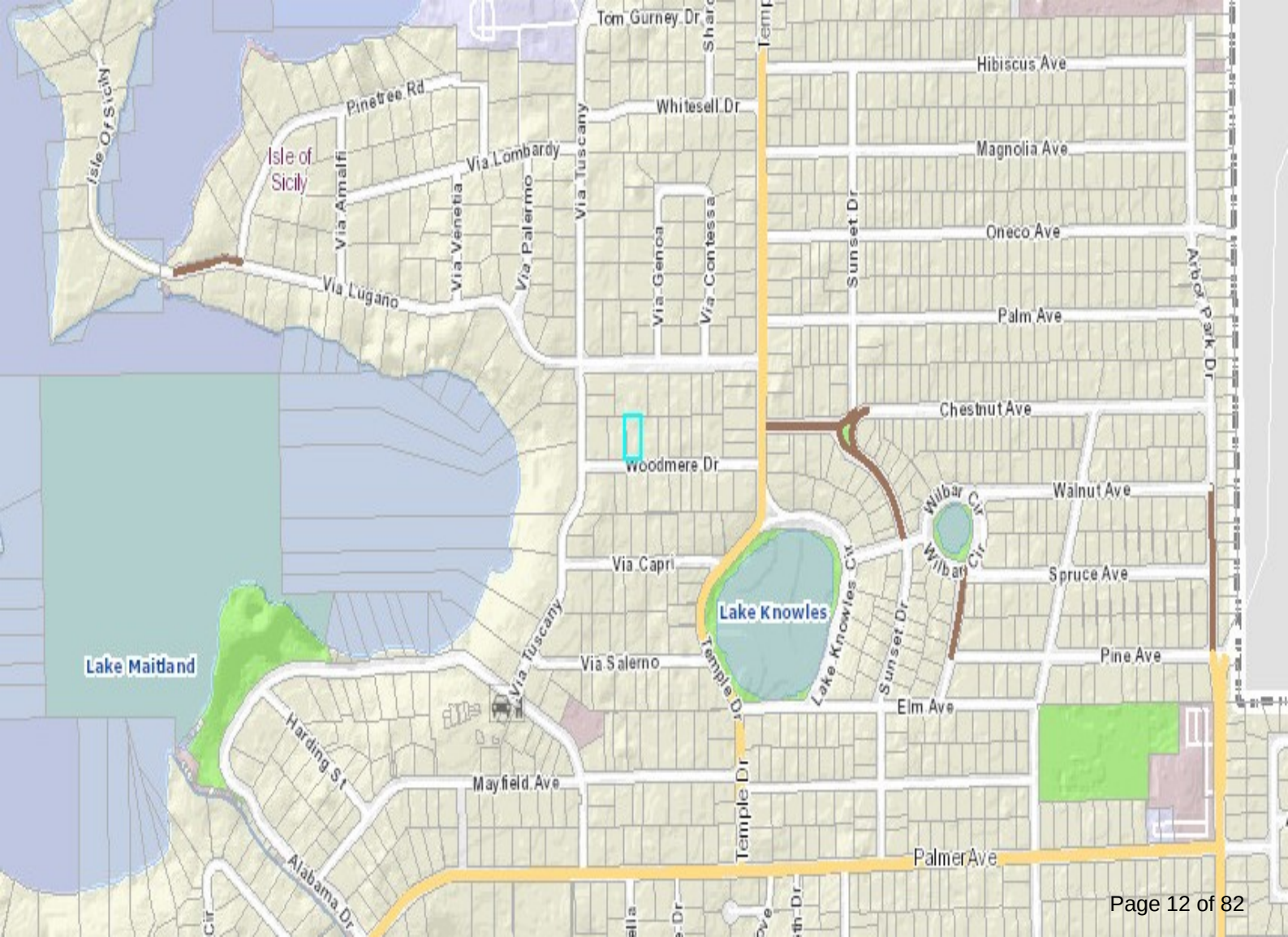
Located in an established Winter Park neighborhood known for its unique historic homes, 1165 Woodmere Drive stands out as a particularly well-preserved and sensitively improved example of Tudor Revival residential architecture. Given its architectural quality, retention of original elements, and continued contribution to the street and neighborhood, staff finds that the property meets the criteria for historic designation and supports its approval.

alternatives | other considerations

fiscal impact

attachments

1. Location Map
2. Aerial Map
3. Front View
4. Zoomed in 1
5. Zoomed in 2
6. Zoomed in 3


Tom Gurney Dr
Hibiscus Ave
Pinetree Rd
Whitesell Dr
Magnolia Ave
Isle of Sicily
Via Amalfi
Via Lombardy
Via Tuscany
Via Venetia
Via Palermo
Via Genoa
Via Contessa
Sunset Dr
Oneco Ave
Via Lugano
Palm Ave
Arbor Park Dr
Chestnut Ave
Woodmere Dr
Walnut Ave
Wilbar Cir
Via Capri
Lake Knowles
Lake Knowles Cir
Spruce Ave
Lake Maitland
Via Tuscany
Via Salerno
Temple Dr
Pine Ave
Elm Ave
Harding St
Mayfield Ave
Alabama Dr
Palmer Ave


Woodmere Dr
B
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03040
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03070
03090
03100
162.69
163.29
123.29
163.89
164.49
125.09
165.05
164.91
1155
1165
1181
1191
1211
1221
1140
1160
1180
1200
1220









Historic Preservation Board

agenda item 4.b

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

meeting date
December 10, 2025

prepared by
Allison McGillis, Director of Planning and Zoning

approved by
Allison McGillis, Director of Planning and Zoning

subject
COR 25-11. Request by Wieck Gilson Denis to construct a 982-square foot accessory dwelling unit (ADU) located at 1303 Canterbury Road, zoned R-1A, inclusive of side and rear setback variances.

motion | recommendation
Staff recommendation is for approval.

background
The property owner, Wieck Gilson Denis, is requesting approval to build an accessory dwelling unit (ADU) to complement the home at 1303 Canterbury Road, which is an individually designated historic home, built in 1951, that is located within Orwin Manor.

Since the main house is an individually designated historic resource, any new structure needs to stay clearly secondary and compatible, and the proposed ADU does that by sitting at the rear of the lot and using materials, rooflines, and window proportions that complement the original house without trying to copy it exactly. Staff worked with the applicant's team to improve the original submittal of the ADU to accomplish this result since the original submittal lacked any compatible materials/design to the existing home. The proposed ADU mimics the same corner window design and round circular window next to the front door.

The overall size of the ADU is proposed at 982-square feet, which stays within the maximum ADU size of 1,000-squre feet, and allowed FAR once the existing home and other site features are accounted for, with a total FAR of 33%. The applicant is requesting a variance to the rear setback at 13.5 feet in lieu of the required 25 feet and interior side setback of 6.3 feet in lieu of the required 8 feet. The existing home has an interior side setback of 7.2 feet at the closest point, so the requested 6.3 feet is not out of character for the lot. The rear property line also has dense vegetation, so with the one-story size of the ADU, there will be minimal impact to the neighbors with the setback variances requested. The resultant impervious coverage is also within the 50% allowance for this lot. In terms of parking, the applicant is proposing a driveway entrance in the rear of the lot next to the ADU that is size appropriately to fit two

cars for the proposed two-bedroom ADU.

Overall, staff finds that the ADU is sized and placed appropriately, fits the character of the property and the neighborhood, and the proposed architecture compliments the existing home on the site.

alternatives | other considerations

fiscal impact

attachments

1. Site Plan- 1303 Canterbury
2. EdsonAraujo_FullSet_Rev.02
3. TD25-1242 - Layout
4. ADU architecture
5. CANTERBURY 2
6. CANTERBURY 3
7. CANTERBURY 1

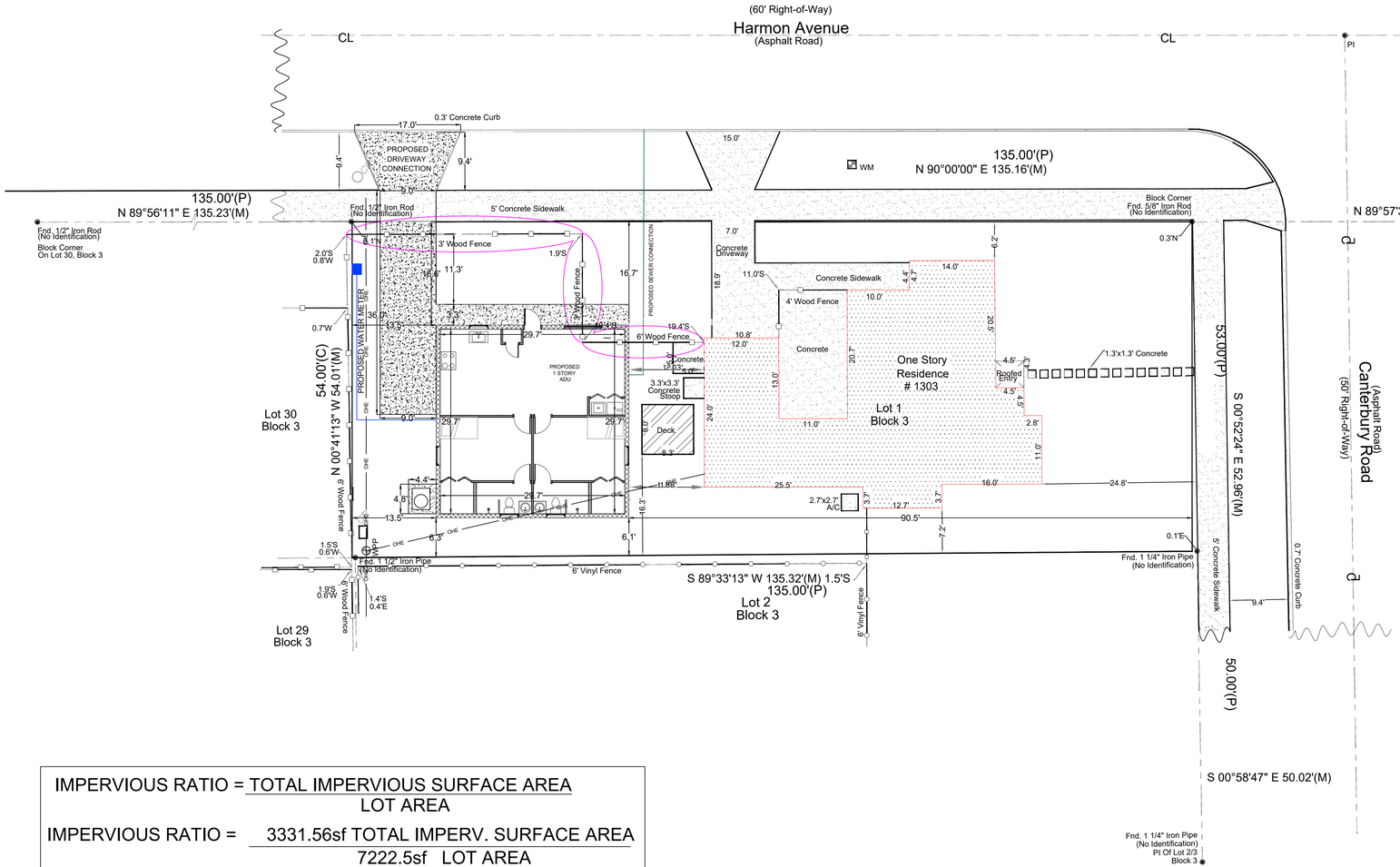
1303 CANTERBURY ROAD, WINTER PARK, FLORIDA 32789

PARCEL ID: 12-22-29-6432-03-010

NOT FIELD SURVEY	ADU CONCEPTUAL DESIGN

N

1 SITE AND DRAINAGE PLAN
ESC. 1/32" = 1"



IMPERVIOUS RATIO = TOTAL IMPERVIOUS SURFACE AREA / LOT AREA

IMPERVIOUS RATIO = 3331.56sf TOTAL IMPERV. SURFACE AREA / 7222.5sf LOT AREA

IMPERVIOUS RATIO = 0.468

FAR = TOTAL BUILDING FLOOR AREA / LOT AREA

FAR = 982sf PROPOSED STRUCTURE
1390sf EXISTING STRUCTURE
2372sf TOTAL BUILDING FLOOR AREA / 7222.5sf LOT AREA

FAR = 0.328

LEGEND:

	=	EXISTING STRUCTURE	BSL	=	BUILDING SETBACK LINE
	=	PROPOSED STRUCTURE	℄	=	PROPERTY LINE
	=	WATER SYSTEM	NG	=	NATURAL GROUND
	=	SEWER SYSTEM	IR&C	=	IRON ROD AND CAP
	=	FOUND SURVEY MONUMENT	IP	=	IRON PIPE
P.U.S.D.E.	=	PUBLIC UTILITIES AND STORM DRAINAGE EASEMENT	P.C.	=	POINT OF CURVATURE
				=	ITEMS TO BE DEMOLISHED
P.U.E.	=	PUBLIC UTILITIES EASEMENT	M	=	MEASURED
O.R.B.	=	OFFICIAL RECORDS BOOK	FND	=	FOUND
PG.	=	PAGE	F.F.E.	=	PROPOSED FINISH FLOOR ELEV.
P	=	PLAT	NO ID	=	NO IDENTIFICATION

LOT SPECIFIC AREA TABLE

WIDTH:	DEPTH:	AREA (SF):
54.01 LF	135.16 LF	7,222 SF

AREA CALCS.

EXISTING STRUCTURE	1390 SF
PROPOSED STRUCTURE	982 SF
TOTAL CONST. AREA	2351 SF

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CONSULTING ENGINEER

P.E. LEONARDO V. QUITERIO P.E. # 89115

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Leonardo Quiterio, P.E. 89115

Digitally signed by Leonardo Quiterio, P.E. 89115
DN: CN="Leonardo Quiterio, P.E. 89115", E=leonardo.quiterio@sconsult.us, OU=Leonardo, SN="Quiterio, P.E. 89115", C=US
Reason: I am the author of this document
Date: 2025.11.05 14:18:42-05'00'

This item has been digitally signed and sealed by Leonardo V. Quiterio, P.E. on 11/05/2025. Printed copies of this are not considered signed and sealed and the signature must be verified on any electronic copies.
This item has been electronically signed & sealed by Leonardo Quiterio,P.E. using a "SHA-1 Authentication Code." Printed copies of this document are not considered signed & sealed and the "SHA-1 authentication code" must be verified on any electronic copies.

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ADDRESS 1303 CANTERBURY ROAD, WINTER PARK, FL 32789

MODEL

CONTENT

SITE PLAN

P.E. SEAL AND SIGN

LEONARDO V. QUITERIO LICENSE No. 89115 STATE OF FLORIDA PROFESSIONAL ENGINEER

DESCRIPTION	DATE

PROJECT

DATE 11/06/2025

DRAWN BY SAMUEL ZAMITH

SCALE AS INDICATED

SHEET

SITE PLAN

EDSON ARAUJO

M O D E L

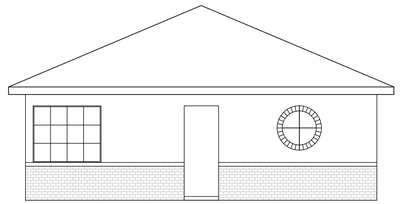


TABLE OF CONTENT

CS	COVER SHEET
A0.0	CONSTRUCTION NOTES
A0.1	CONSTRUCTION NOTES
A1.1	FLOOR PLAN AND NOTES
A1.2	EXTERIOR ELEVATIONS
A1.3	ROOF PLAN AND NOTES
D1.0	CONSTRUCTION DETAILS
D1.1	CONSTRUCTION DETAILS
E1.0	ELECTRICAL PLAN AND NOTES
P1.0	PLUMBING WATER PLAN AND NOTES
P1.1	PLUMBING SEWER PLAN AND NOTES
S1.0	FOUNDATION PLAN AND NOTES
S2.0	LINTEL PLAN AND NOTES

LEGAL DESCRIPTION

LOT SPECIFIC AREA TABLE

WIDTH:	DEPTH:	AREA (SF):
0.0 LF	0.0 LF	0 SF

DESCRIPTION

TYPE:	SRF W/MECH - ELECT. - PLUMB.
STORIES:	1 STORY
BEDROOMS:	2
FULL BATH:	2
ROOFING:	SHINGLE
GARAGE:	N/A
POOL:	N/A
OTHERS:	

AREA CALCS.

LIVING AREA	
FIRST FLOOR	961 SF
NON LIVING AREA	
ENTRY	N/A
GARAGE	N/A
LANAI	N/A
TOTAL CONST. AREA	961 SF

DESIGN CRITERIA

FLORIDA BUILDING CODE 2023 - 8th EDITION, RESIDENTIAL VOLUME

CONSTRUCTION TYPE = HISTORICAL DISTRICT ZONE

NUMBERS OF STORIES = 1 STORY

MEAN ROOF HEIGHT = 13' - 3"

MAX HEIGHT 1 STORY = 17'2" = 26.8 P.S.F. @150 M.P.H

RISK CATEGORY OF BUILDING = CATEGORY (II)

MINIMUM DESIGN LOADS:

DWELLING FLOOR:

		ROOF:		
LIVE LOAD:	40LBS.		LIVE LOAD	20LBS.
DEAD LOAD:	20LBS.		DEAD LOAD:	20LBS.
TOTAL LOAD:	60LBS.		TOTAL LOAD:	40LBS.

Leonardo Quiterio, P.E. 89115

Digitally signed by Leonardo Quiterio, P.E. 89115
DN: CN=Leonardo Quiterio, P.E. 89115", E=leonardo.quiterio@sconsult.us, OU=Leonardo, SN="Quiterio, P.E. 89115", C=US
Reason: I am the author of this document
Date: 2025.11.05 14:20:52-05'00'

DESIGN PARAMETERS

THIS STRUCTURE HAD BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF SECTIONS R301 OF FLORIDA BUILDING CODE 2023 EDITION.

ROOF TRUSSES ARE NOT DESIGNED FOR FUTURE CERAMIC TILE ROOFING MATERIALS.

WIND LOADS

1. BASIC WIND SPEED = 140 M.P.H @ 3SECOND GUST
2. SURFACE ROUGHNESS - CATEGORY(B)
3. WIND EXPOSURE - CATEGORY(B)

EXTERIOR WINDOWS AND DOOR ASSEMBLIES

EXTERIOR WINDOWS AND GLASS DOORS MUST MEET REQUIREMENTS OF R609 OF THE FLORIDA BUILDING CODE 2023 RESIDENTIAL EDITION.

R609 EXTERIOR WINDOWS, SIDING & PATIO GLASS DOORS
R609.3 TESTING AND LABELING

WINDOWS DESIGN WIND PRESSURES =(+20/-25 PSF.)

ENTRY DOOR DESIGN WIND PRESSURES = (+22/-30 PSF.)

SLIDING GLASS DOORS DESIGN WIND PRESSURES =(+21/-28 PSF.)

GARAGE DOORS DESIGN WIND PRESSURES =(+20/-24.5 PSF.)

Exterior windows and glass doors shall be tested by an approved independent testing laboratory, and shall be labeled with an approved label identifying the manufacturer, performance characteristics and approved product certification agency, testing laboratory evaluation entity or Miami-dade product approval to indicate compliance with the requirements of one of the following specification:

ANSI/AAMA/NWWDA 101/I.S.2 or 101/I.S, 2/NAFS or TAS 202 (HVHZ shall comply with TAS 202 utilizing ASTME E 1300 or section 2004.

Glass strength: determination of load resistance of glass for specified loads of products tested and certified in accordance with section 1714.5.2.1 shall be designed to comply with ASTM E 1300 in accordance with section 2404

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P.E. LEONARDO V. QUITERIO P.E. # 89115

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MODEL
EDSON ARAUJO

CONTENT

COVER SHEET

P.E. SEAL AND SIGN

LEONARDO V. QUITERIO LICENSE No. 89115 STATE OF FLORIDA PROFESSIONAL ENGINEER

DESCRIPTION	DATE

PROJECT

DATE

DRAWN BY ISABELA

SCALE AS INDICATED

SHEET

CS

GENERAL NOTES

1 _ THE WORD "CONTRACTOR" AS USED HEREIN SHALL MEAN THE GENERAL CONTRACTOR, SUBCONTRACTORS AND ALL PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM.

2 _ CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH THE FOLLOWINS APPLICABLE COD REQUIREMENTS:

- **A.** ALL LAWS, STATUES, THE MOST RECENT BUILDINGS CODES, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ALL PUBLIC AUTHORITIES HAVING JURISCTION OVER OWNER, CONTRACTOR, ANY SUBCONTRACTOR, THE PROJECT, THE PROJECT SITE, THE WORK, OR THE PROSECUTION OF THE WORK.
- **B.** THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT AND ALL OTHER APPLICABLE CODE REQUIREMENTS RELATING TO SAFETY.
- **C.** THE FAIR HOUSING AMENDMENTS ACT, THE AMERICANS WITH DISABILITIES ACT, AND ALL OTHER APPLICABLE CODE REQUIREMENTS RELATING THERETO.

3 _ CONTRACTOR SHALL CAREFULLY STUDY AND REVIEW THE CONSTRUCTION DOCUMENTS AND INFORMATION FURNISHED BY OWNER, AND SHALL PROMPTLY REPORT IN WRITING TO OWNER'S REPRESENTATIVE ANY ERRORS, INCONSISTENCIES, OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS OR INCONSISTENCIES WITH APPLICABLE CODE REQUIREMENTS OBSERVED BY THE CONTRACTOR.

4 _ ALL WORK TO BE IN ACCORDANCE WITH THE RULES AND REQUIREMENTS OF THE LANDLORD OR OWNER.

5 _ CONTRACTOR TO SECURE ALL PERMITS, INSPECTIONS, ETC, INCLUDING CERTIFICATE OF OCCUPANCY.

6 _ EACH PRIME CONTRACTOR SHALL REPLACE AND OR RESTORE ALL MATERIALS STORED OR INSTALLED ON THE SITE SUBJECT TO DAMAGE OR THEFT.

7 _ CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. IF A DISCREPANCY OCCURS, IMMEDIATELY NOTIFY THE P.E LEONARDO QUITERIO, IN WRITING BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS.

8 _ THE SUBCONTRACTOR SHALL CONSULT WITH THE RESPECTIVE MUNICIPAL FIRE DEPARTMENT AUTHORITIES HAVING JURISDICTION RELATIVE TO REQUIREMENTS OR FIRE EXTINGUISHER PROTECTION IN THE BUILDING AND PROVIDE AS REQUIRED.

9 _ SIDEWALK SLABS SHALL BE MINIMUM 4" THICK CONCRETE WITH NON SLIP FINISH ON COMPACTED EXISTING POROUS SUBBASE OR COMPACTED POROUS FILL AS REQUIRED AND/OR RECOMMENDED BY SOILS ENGINEER. CONTROL JOINTS SHALL BE SPACED AS INDICATED IN DWG'S DOCUMENTS. SIDEWALK TO SLOPE 1/4" PER 1'-0" AWAY FROM THE BUILDING.

10 _ NOTICE TO ALL SUBCONTRACTORS: EACH SUBCONTRACTOR IS EXPECTED TO REVIEW ALL CONTRACT DOCUMENTS. CHANGE ORDER REQUESTS WILL NOT BE APPROVED AS A RESULT OF FAILURE TO DO SO IF THE INFORMATION IS CONTAINED WITHIN THE CONTRACT DOCUMENTS. IT IS RECOMMENDED THAT YOUR BID NOT BE RESPONSIBILITY TO BID YOUR SCOPE OF WORK USING THE COMPLETE SET OF PLANS. SPECIFICATIONS AND ADDENDA'S ISSUED AT TIME OF THE BIDDING PROCESS.

11 _ THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF SOVEREIGN ENGINEERS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED PRIOR WRITTEN CONSENT FROM SOVEREIGN ENGINEERS INC.

12 _ GENERAL CONTRACTOR TO REMOVE DEBRIS GENERATED BY THE CONSTRUCTION FROM THE SITE.

13 _ GENERAL CONTRACTOR TO PROVIDE TEMPORARY SERVICES & UTILITIES AS REQUIRED FOR THE COMPLETION OF THE PROJECT.

14 _ COPIES OF ALL NECESSARY PERMITS AND BUILDING DEPARTAMENT APPROVED DRAWINGS SHALL BE AVAILABLE ON PROJECT SITE.

15 _ IT IS THE INTENT OF THE ENGINEER THAT ALL THIS WORK TO BE IN CONFORMANCE WITH ALL THE RULES AND REGULATIONS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY.

16 _ IF CONTRACTOR PERFORMS WORK WHICH HE KNOWS OR SHOULD KNOW IS CONTRATRY TO APPLICABLE CODE REQUIREMENTS, WHITOUT THE AGREEMENT OF OWNER, CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH WORK AND SHALL BEAR THE RESULTANT LOSSES, INCLUDING, WITHOUT LIMITATION, THE COSTS OF CORRECTING DEFECTIVE WORK.

17 _ ALL EQUIPEMENT AND MATERIALS FURNISHED AND INSTALLED UNDER THESE PLANS SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK BY OWNER UNLESS STIPULATED OTHERWISE.

18 _ ALL TRADE NAMES AND BRAND NAMES CONTAINED HEREIN ESTABLISH QUALITY STANDARDS. SUBSTITUTIONS ARE PERMITTED, WITH PRIOR APPROVAL BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL SUBMIT FOR THE ARCHITECTS AND BUILDER'S APPROVAL ALL MATERIALS OR EQUIPMENT WHICH IS CONSIDERED "OR EQUAL" TO THAT SPECIFIED.

19 _ ALL STANDARD NOTES CONTAINED HEREIN ARE TYPICAL UNLESS NOTED OTHERWISE.

20 _ TYPICAL DETAILS AND SPECIFICATIONS ARE MINIMUM REQUIREMENTS TO BE USED WHEN CONDITIONS ARE NOT SHOWN OTHERWISE.

21 _ SEE ARCHITECTURAL, STRUCTURAL, ELECTRICAL, AND MECHANICAL DRAWINGS FOR PITS, TRENCHES, ROOF OPENINGS, DEPRESSIONS, ETC. NOT SHOWN ON THE OTHER DRAWINGS

SITE WORK

1 _ CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC, AND BURIED ARTIFACTS SUCH AS INDIAN OR DINOSAUR BONES. IF ANY SUCH ITEMS ARE FOUND THE ARCHITECT, CIVIL ENGINEER AND SOILS ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

2 _ CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO FULLY PROTECT ADJACENT PROPERTIES.

3 _ REFER TO THE SOILS REPORT AS PREPARED BY THE GEOTECHNICAL ENGINEER.

4 _ REFER TO CIVIL ENGINEERS CURRENT GRADING AND PLOT PLANS.

5 _ REFER TO THE ENGINEERS CURRENT GRADING PLAN AND CONSTRUCTION DOCUMENTS.

6 _ ALL FOOTINGS SHALL REST ON FIRM NATURAL SOIL OR APPROVED COMPACTED FILL. REFER TO GEOTECHNICAL REPORT.

7 _ EXCAVATIONS FOR FOOTINGS SHALL BE MADE TO THE WIDTH, LENGTH, AND DEPTH REQUIRED AND FINISHED WITH LEVEL BOTTOMS.

8 _ EXCAVATIONS SHALL BE KEPT FREE OF STANDING WATER.

9 _ ALL FINISH GRADES TO DRAIN AWAY FROM THE BUILDING FOOTINGS.

10 _ THERE SHALL BE NO ON-SITE WATER RETENTION.

11 _ THERE SHALL BE NO DRAINAGE TO ADJACENT PROPERTY, UNLESS SPECIFIED BY GRADING PLAN

MASONRY WORK, GENERAL

(F.B.C.-R. R606, R703.7)

1 _ BUILDING STRUCTURES LOCATED WITHIN THE HVHZ SHALL COMPLY WITH THE PROVISIONS OF F.B.C.-R. CHAPTER 44

2 _ ANCHORED MASONRY VENEER SHALL COMPLY WITH THE PROVISIONS OF F.B.C.-R. R703.8

3 _ STONE VENEER UNITS NOT EXCEEDING 10 INCHES IN THICKNESS SHALL BE ANCHORED DIRECTLY TO MASONRY, CONCRETE OR TO STUD CONSTRUCTION BY ONE OF THE APPROVED METHODS LISTED IN F.B.C.-R. R703.7 AND R703.8

4 _ ALL MORTAR JOINTS FOR HOLLOW UNIT MASONRY SHALL EXTEND THE FULL WIDTH OF FACE SHELLS. MORTAR JOINTS FOR SOLID MASONRY SHALL BE FULL HEAD AND BED FULL HEAD BED JOINTS.

5 _ BED JOINTS SHALL BE 3/3 INCH 4+ - 1/3 INCH) THICK. HEAD JOINTS SHALL BE 3/3 INCH (+3/a INC R- 1/4 INCH) THICK.

6 _ THE BED JOINT OF THE STARTING COURSE PLACED OVER FOOTINGS SHALL BE PERMITTED TO VARY IN THICKNESS FROM A MINIMUM OR 1/4 INCH TO A MAXIMUM OR 3/4 INCH.

7 _ MASONRY WALLS SHALL BE RUNNING BOND CONSTRUCTION.

8 _ LONGITUDINAL WIRES OF JOINT REINFORCEMENT SHALL BE FULLY EMBEDDED IN MORTAR OR GROUT WITH A MINIMUM COVER OF 5/8 INCH WHEN EARTH OR WEATHER AND 1/2 INCH WHEN NOT EX USED TO EARTH.

9 _ MASONRY UNITS
CONCRETE MASONRY UNITS SHALL BE HOLLOW OR SOLID UNIT MASONRY IN ACCORDANCE WITH ASTM C 90 OR C 145 AND SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGH OF 1900 PSI.

10 _ MORTAR
GROUT SHALL BE EITHER TYPE M OR S IN ACCORDANCE WITH ASTM C

11 _ GROUT
GROUT SHALL HAVE A MAXIMUM COARSE AGGREGATE SIZE OF 3/8 INCH PLACED AT AN 8 TO 11 INCH SLUMP AND HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS WHEN TESTED IN CONCORDANCE WITH ASTM C 1019 OR SHALL BE IN ACCORDANCE WITH ASTM C

12 _ CONCRETE
CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.

13 _ REINFORCING STEEL
REINFORCING STEEL SHALL BE MINIMUM GRADE 40 AND IDENTIFIED IN ACCORDANCE WITH ASTM A 615, A 616, A 617 OR A 706.

14 _ METAL ACCESSORIES
METAL REINFORCEMENT AND ACCESSORIES SHALL CONFORM TO ARTICLE 2.4 OF TMS 602. WHERE PROVIDED IN EXTERIOR WALLS, JOINT REINFORCEMENT SHALL BE A MINIMUM NO. 9-GAUGE LADDER-TYPE STAINLESS STEEL, HOT DIPPED GALVANIZED, OR EPOXY COATED IN ACCORDANCE WITH TMS 602 SECTION 2.4E1, 2.4F1B OR 2.4F2A AS APPROPRIATE. FBC-R R606.2.13.

15 _ GALVANIZATIONS
METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153. CLASS 8-2. METAL ACCESSORIES FOR USE IN INTERIOR WALL CONSTRUCTION SHALL BE MILL GALVANIZED IN ACCORDANCE WITH ASTM A 641, CLASS 1.

CONCRETE FLOORS

1 _ CONCRETE FLOORS SHALL BE CAST IN PLACE. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 2500 PSI AT 28 DAYS.

2 _ A CONCRETE SLAB-ON-GRADE USED IN CONJUNTION WITH THE EXTERIOR STEMWALL FOUNDATIONS SHALL BE 4" THICK MIN. AND SHALL HAVE 6x6. W1.4xW1.4 WELDED WIRE FABRIC AT MID-HEIGHT OR SYNTHETIC FIBER REINFORCEMENT IN THE SLAB AND THE SHALL BE KEYED INTO THE FOUNDATION. TOP OF THE SLAB SHALL BE AT LEAST 8 INCHES ABOVE FINESHED.

3 _ THE TOP OF A MONOLITHIC SLAB-ON-GRADE SHALL BE AT LEAST 8 INCHES ABOVE FINISHED GRADE. THE SLAB SHALL BE 4" THICK MIN. THE SLAB SHALL HAVE 6x6 WELDED WIRE FABRIC AT MID HEIGHT OR SYNTHETIC FIBER REINFORCEMENT. A DOUBLE LAYER OF WELDED WIRE FABRIC SHALL BE PROVIDED AROUND THE PERIMETER OF THE SLAB FOR A DISTANCE OF THE 3 FT FROM THE EDGE DOUBLE MESH AT FRAME WALLS ONLY.

4 _ REFER TO STRUCTURAL ENGINEERING CALCULATIONS AND SOILS REPORT FOR THE PERFORMANCE REQUIREMENTS FOR CONCRETE FOUNDATIONS.

5 _ ALL FORM WORK SHALL BE DESIGNED, CONSTRUCTED, UTILIZED, AND REMOVED.

6 _ ALL STEEL REINFORCING OF CONCRETE SHALL BE DONE IN ACCORDANCE WITH F.B.C.-R. CHAPTER 4

7 _ TOP OF CONCRETE SLABS TO BE A MINIMUM 6" (8" H.U.D.) ABOVE FINISH GRADE.

8 _ FOUNDATION WIDTHS, DEPTHS, AND REINFORCING, AS SHOWN ON PLANS, ARE SUPERCEDED BY ANY LOCAL CODES OR ORDINANCES WHICH REQUIRE INCREASES OF THE SAME.

9 _ ALL REINFORCEMENT, CONDUIT, OUTLET BOXES, ANCHORS, HANGERS, SLEEVES, BOLTS OR OTHER EMBEDDED MATERIALS AND ITEMS MUST BE SECURED AND APPROPRIATELY FASTENED IN THEIR PROPER LOCATIONS PRIOR TO THE PLACEMENT OF CONCRETE. SUB-CONTRACTOR SHALL VERIFY INSTALLATION OF HOLD-DOWNS, ANCHOR BOLTS, PA ATRAPS, AND OTHER ANCHORAGE MATERIAL AND ITEMS PRIOR TO PLACEMENT OF CONCRETE.

FASTENERS AND CONNECTORS

1 _ FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12-GAGE [0.105 INCH (3 MM)] SHANK WITH A MINIMUM 3/8-INCH-DIAMETER (9.5 MM) HEAD, COMPLYING WITH ASTM F1667, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND NOT LESS THAN 3/4 INCH (19.1 MM) INTO THE ROOF SHEATHING. WHERE THE ROOF SHEATHING IS LESS THAN 3/4 INCH (19.1 MM) THICK, THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING. FBC-R 905.2.5.

2 _ METAL PLATES, NAILS, SCREWS, BOLTS AND CLIPS EXPOSED TO THE WEATHER OR SUBJECT TO SALT CORROSION IN COASTAL AREAS, AS DETERMINED BY THE BUILDING OFFICIAL, SHALL BE STAINLESS STEEL CONFORM. FBC-R 904.5

SAFETY GLAZING

THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR

THE PURPOSES OF GLAZING:

1 _ GLAZING IN DOORS, FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES.

2 _ GLAZING IN DOORS AND ENCLOSURES FOR HOT TUB, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE DRAIN INLET.

3 _ GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24 INCH RADIUS OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FINISHED OR WALKING SURFACE.

4 _ GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS (2) AND (3) ABOVE. THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

- **A.** EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT.
- **B.** BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
- **C.** TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
- **D.** ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.

VERTICAL REINFORCEMENTS

1 _ SEE PLANS FOR LOCATIONS AND QUANTITIES.

2 _ VERTICAL WALL REINFORCEMENT SHALL BE LAP SLICED TO FOUNDATION DOWELS AT ALL LOCATIONS. LAP SPLICES ACCORDINGLY.

3 _ ALL VERTICAL WALL REINFORCEMENT SHALL BE TERMINATED IN THE BOND BEAM AT THE ROOF LEVEL WITH A STANDARD HOOK. THE HOOK MAY BE FORMED BY BENDING THE VERTICAL WALL REINFORCEMENT OR BY LAP SPLICING TO A STANDARD HOOK. THE HOOK SHALL EXTEND TO THE UPPERMOST HORIZONTAL REINFORCEMENT OF THE BOND BEAM AND SHALL BE EMBEDDED A MINIMUM OF 6 INCHES INTO THE BOND BEAM.

ROOF TRUSSES

1 _ PREFABRICATED STRUCTURAL WOOD ROOF TRUSSES SHALL COMPLY WITH NFPA NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION. AWC – WFCM WOOD FRAME CONSTRUCTION MANUAL FOR ONE-AND TWO-FAMILY.

2 _ ALL TRUSSES SHALL BE DESIGNED AND CERTIFIED BY THE TRUSS MANUFACTURER´S REGISTERED ENGINEER.

3 _ CONTRACTOR SHALL COORDINATE WITH TRUSS MANUFACTURER TO ENSURE BEARING IS PROVIDED AND REACTIONS OF ALL GIRDER

4 _ TRUSS MANUFACTERER SHALL SUBMIT SHOP DRAWINGS TO THE CONTRACTOR FOR REVIEW AND APPROVAL PRIOR TO F ABRICATION. CONTRACTOR SHALL BE FOR FIELD VERIFICATION OF DIMENSIONS, MATERIALS AND CONDITIONS

5 _ BRACE TRUSSES DURING ERECTION AND AND AFTER PERMANENT INSTALLATION PER TRUSS ENGINEERS SPECIFICATIONS.

6 _ CONTRACTOR SHALL PROVIDE UPUFT CONNECTORS AT ALL TRUSS BEARING POINTS SIZED PER TRUSS ENGINEERS SPECIFICATIONS.

FOOTING AND FOUNDATION

1 _ FOOTINGS SHALL BE LEVEL OR SHALL BE STEPPED SO THAT BOTH TOP AND BOTTOM OF SUCH FOOTINGS ARE LEVEL. THE BOTTOM OF ALL FOOTINGS, EXCEPT MONOLITHIC SLAB-ON-GRADE INTERIOR FOOTINGS, SHALL BE A MINIMUM OF 12 INCHES BELOW FINISHED GROUD LINE.

2 _ THE OUTER BAR OF FOUNDATION STEEL SHALL BE CONTINUOUS AROUND CORNERS USING CONNER BARS OR BY BENDING THE BAR. IN BOTH CASE, THE MINIMUM BAR LAP SHALL BE 25 INCHES.

3 _ A SOIL OR WASTE PIPE OR A BUILDING DRAIN PASSING UNDER A FOOTING OR THOUGTH A FOUNDATION WALL SHALL BE PROVIDED WITH A RELIEVING ARCH OR OTHER APPROVED METHOD.

4 _ FOOTING DOWEL BARS SHALL BE PROVIDED FOR ALL REQUIRED VERTICAL WALL REINFORCEMENT LOCATIONS.

5 _ FOOTING DOWEL BARS AT EACH LOCATION SHALL BE SAME SIZE AND QUANTITY AS THE VERTICAL WALL REINFORCEMENT ABOVE.

6 _ ALL FOOTING DOWEL BARS SHALL HAVE A STANDARD 90 DEGREE HOOK AND SHALL BE EMBEDDED 5 INCHES IN TO 8 INCHES FOOTING A MINIMUM OF 6 INCHES IN TO ALL OTHER FOOTINGS. DOWEL BARS SHALL LAP VERTICAL WALL REINFORCEMENT A MINIMUM OF 25 INCHES.

ATTIC ACCESS

1 _ ATTIC SPACES SHALL BE PROVIDED WITH AN INTERIOR ACCESS OPENING NOT LESS THAN 22X30 ACCESS OPENING SHALL BE ACCESSIBLE AND PROVIDED WITH LID OR DEVICE THAT IS EASILY REMOVED OR OPENED. WHEN MECHANICAL EQUIPMENT IS INSTALLED IN THE ATTIC, IT SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CODE. ACCESS IS NOT REQUIRED WHEN THE CLEAR HEIGHT OF THE ATTIC SPACE, MEASURED AT THE ROOF PEAK, IS LESS THAN 30 INCHES.

CLEANOUT OPENINGS

1 _ CLEANOUT OPENINGS SHALL BE PROVIDED FOR CELLS CONTAINING SPLICED REINFORCEMENT WHEN THE GROUT POUR EXCEEDS 5 FEET IN HEIGHT.

2 _ WHERE CLEANOUT OPENINGS ARE REQUIRED AN OPENING SHALL BE PROVIDED IN THE BOTTOM COURSE OF THE MANSORY CELL TO BE FILLED.

3 _ CLEANOUT OPENING SHALL HAVE MINIMUM AREA OF 12 SQUARE INCHES AND A MINIMUM OPENING DIMENSION OF 3 INCHES.

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MODEL EDSON ARAUJO

CONTENT

CONSTRUCTIONS NOTES 1

P.E. SEAL AND SIGN

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BOND BEAMS AND PRECAST LINTELS

1 _ BOND BEAMS SHALL BE GROUTED MANSORY. SEE WALL SECTIONS FOR SIZE AND REINFORCING REQUIREMENTS.

2 _ REINFORCEMENT SHALL BE CONTINUOUS AROUND CORNERS.

3 _ FOR "PRECAST LINTELS" SEE DETAIL AT SHEET S1.1 AND S2.1.

REINFORCING STEEL

1 _ REINFORCING STEEL SHALL BE NO. 5 BARS. EXCEPTION: WHERE TWO NO. 5 BARS ARE REQUIRED WITHIN THE SAME GROUTED MASONRY CELL OR BOND BEAM. ONE NO. 7 BAR MAY BE SUBSTITUTED.

2 _ WHEN TWO BARS ARE REQUIRED IN THE SAME CELL OR BOND BEAM. THEY MAY BE BUNDLED.

3 _ SPLICES SHALL BE LAP SPLICES.

A. NON CONTACT LAP SPLICES MAY BE USED PROVIDED REINFORCING BARS ARE NOT SPACED FARTHER APART THAN 5 INCHES FOR Nº 5 BARS AND 7 INCHES FOR Nº 7 BARS.

B. SPLICE LENGTHS SHALL BE A MINIMUM OF 25 INCHES FOR Nº 5 BARS AND 35 INCHES FOR Nº. 7 BARS (40 BAR DIAMETERS. SPLICES OF A Nº. 5 BAR WITH ONE Nº. 7 BAR SHALL BE A MINIMUM OF 25 INCHES, AND TWO Nº 5 BARS WITH ONE Nº 7 BAR SHALL BE A MINIMUM OF 35 INCHES.

4 _ REINFORCEMENT MAY BE BENT IN THE SHOP OR IN THE FIELD PROVIDED:

A. ALL REINFORCEMENT SHALL BE BENT COLD.

B. THE DIAMENTER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX BAR DIAMETERS.

C. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT, EXCEPTION: WHERE BENDING IS NECESSARY TO ALIGN DOWEL BARS WITH A VERTICAL CELL. BARS PARTIALLY EMBEDDED IN CONCRETE SHALL PERMITTED TO BE BENT AT A SLOPE OF NOT MORE THAN 1 INCH OF HORIZONTALDISPLACEMENT TO 6 INCHES OF VERTICAL BAR LENGTH.

COVER OVER REINFORCING STEEL

1 _ FOR FOUNDATIONS MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE: 3 INCHES IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH; OR 1 1/2" INCHES FOR Nº 5 AND SMALLER BARS, AND 2 INCHES FOR Nº 6 AND LARGER BARS WHERE CONCRETE IS FORMED AND WILL BE EXPOSED TO THE EARTH OR WEATHER, IN NARROW FOOTINGS WHERE INSUFFICIENT WIDTH IS AVAILABLE TO ACCOMMODATE A STANDARD 90 DEGREE HOOK AND PROVIDE THE REQUIRED CONCRETE COVER. THE HOOK SHALL BE ROTATED IN THE HORIZONTAL DIRECTION UNTIL THE REQUIRED CONCRETE COVER IS ACHIEVED.

2 _ REINFORCEMENT BARS EMBEDDED IN GROUTED MASONRY CELLS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 1/4 INCH FOR FINE GROUT OR 1/2 INCH FOR COARSE GROUT BETWEEN REINFORCING BARS AND ANY FACE OF A CELL.

3 _ REINFORCING BARS USED IN MASONRY WALLS SHALL HAVE A MASONRY COVER (INCLUDING GROUT) OF NOT LESS THAN:

A. 2" FOR MASONRY UNITS WITH FACE EXPOSED TO EARTH OR WEATHER;

B. 2" FOR MASONRY UNITS NOT EXPOSED TO EARTH OR WEATHER.

DOORS AND WINDOWS

1 _ SEE FLOOR PLANS AND ELEVATIONS FOR SIZES AND TYPES OF DOORS AND WINDOWS AND FOR ANY DIVIDED LITE PATTERNS. COLORS SHALL BE APPROVED BY THE BUILDER AND ARCHITECT.

2 _ EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. (F.B.C.-R. R311.2).

3 _ DOORS OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES THICK, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK OR 20 MINUTE FIRE RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVIDE. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. (F.B.C.-R. 302.5.1)

4 _ PROVIDE SECURITY HARDWARE FOR ALL DOORS AND WINDOWS IN CONFORMANCE WITH ALL CURRENT STATE AND LOCAL CODE REQUIREMENTS.

5 _ GARAGE DOOR SPRINGS MUST BE CONTAINED WITH A RESTRAINT DEVIDE TO ANCHOR THE SPRING OR ANY PART THEREOF IN THE EVENT IT FRACTURES.

6 _ EGRERSS WINDOWS SHALL HAVE A FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ.FT. (EXCEPTION: GRADE FLOOR OPENING SHALL HAVE A MIN NET CLEAR OPENING OF 5.0 SQ. FT.)

7 _ EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

DOORS AND WINDOWS (continued)

8 _ ALL EXTERIOR WINDOW & GLASS DOORS SHALL BE TESTED IN ACCORDANCE WITH ANSI/AMMA/NWWDA 101/IS2 STANDARDS AND BEAR AN AMMA OR WDMA LABEL IDENTIFYING THE MANUFACTURED, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT TESTING ENTITY

9 _ ALL MULLIONS AND ADJACENT DOOR/WINDOW ASSEMBLIES SHALL BE TESTED OR ENGINEERED TO TRANSFER 1.5 TIMES THE DESIGN LOADS TO THE ROUGH OPENING SUBSTRATE.

10 _ INSTALL ALL WINDOW & DOORS ASSEMBLIES PER THE MANUFACTURERS ANCHORING RECOMMENDATIONS TO ACHIEVE THE DESIGN PRESSURES SPECIFIED.

11 _ ALL MANUFACTURED WINDOWS AND SLIDING GLASS DOORS SHALL MEET THE AIR INFILTRATION REQUIREMENTS OF F.B.C.-ENERGY CONSERVATION AND SHALL BE CERTIFIED AND LABELED.

12 _ BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESPACE AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. (F.B.C.-R. R310.1)

GLASS AND GLAZING
(F.B.C.-R R308)

BUILDING STRUCTURES LOCATED WITHIN THE HVHZ SHALL COMPLY WITH THE PROVISIONS OF F.B.C.-R. CHAPTER 44.

1 _ GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH F.B.C.-R R308

2 _ EACH PANE OF TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION SHALL BE ETCHED OR CERAMIC FIRED, OR A TYPE WHICH CANNOT BE REMOVED WITHOUT BEING DESTROYED, ON THE GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED. (F.B.C.-R. 308.1)

3 _ THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS PURPOSES OF GLAZING. (F.B.C.-R 308.4).

A. GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED A HAZARDOUS LOCATION.

B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24-INCH (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION.

C. GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS OF AREA OR HEIGHT ABOVE A WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION.

D. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.

E. GLAZING ADJACENT STAIRS AND RAMPS, GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED A HAZARDOUS LOCATIONS).

4 _ GLAZING SUPPORT AND FRAMING SHALL COMPLY W/ F.B.C.-R. CHAPTER 44.

5 _ HINGED SHOWER DOORS SHALL OPEN OUTWARD.

FRAMING

(F.B.C.-R. R302, R317, R318, R503, R602, R604, R802)

1 _ ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER AITC AND TPI AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTOIN.

2 _ ALL STRUCTURAL WOOD MEMBERS SHALL HAVE EXTREME FIBER STRESS Fb REQUIRED TO WITHSTAND 140 MPH WIND LOADING.

3 _ UNLESS REQUIRED OTHERWISE THE FOLLOWING MINIMUM GRADES SHALL BE

A. STRUCTURAL LIGHT FRAMING SIZE 2 INCHES TO 4 INCHES THICK BY 2 INCHES TO8 INCHES WIDE: NO. 2 OR BETTER.

B. STUDS SIZE 2 INCHES TO 4 INCHES THICK BY 2´ TO 8" WIDE: STUD

C. STRUCTURAL JOISTS AND PLANKS SIZE 2 INCHES TO 4 INCHES THICK BY 5" AND WIDER: NO. 2 OR BETTER.

4 _ PLAYWOOD SHEATHING SHALL BE APA STRUCTURAL I. GROUP 1. SIZE AND SPAN RATING AS SHOWN ON THE DRAWINGS

5 _ ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE-TREATED.

6 _ SOLID BLOCK ALL JOISTS AND RAFTERS AT POINTS OF SUPPORT.

FRAMING (continued)

LUMBER

1 _ ALL LUMBER SHALL MEET THE STANDARDS OF QUALITY AS STATED IN F.B.C.-R. R302, R602, R802.

2 _ ALL PRESERVATIVELY TREATED WOOD REQUIRED TO BE TREATED UNDER F.B.C.-R. R318.1 SHALL BE IDENTIFIED BY THE QUALITY MARK OF AN INSPECTION AGENCY WHICH HAS BEEN APPROVED BY AN ACCREDITATION BODY WHICH COMPLIES WITH THE REQUIREMENTS OF THE AMERICAN LUMBER STANDARD COMMITTEE TREATED WOOD PRORGAM, OR EQUIVALENT. (F.B.C-R. R317.2).

3 _ ALL LUMBER SIZES NOTED AND SPECIFIED ON PLANS ARE NOMINAL SIZES UNLESS SPECIFICALLY INDICATED AS NET SIZE.

GLUE LAMINATED LUMBER

1 _ STRUCTURAL GLUE LAMINATED LUMBERS SHALL BE MANUFACTURED AND IDENTIFIED AS REQUIRED IN AWC.

2 _ REFER TO THE STRUCTURAL ENGINEER'S CURRENT NOTES, CALCULATIONS AND SPECIFICATIONS.

SHEATHING (WALL, FLOOR AND ROOF)
(F.B.C.-R. R503, R602, R604, R703, R803)

1 _ EXTERIOR WALL BRACING AND STRUCTURAL WALL SHEATHING SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN F.B.C.-R. R703.

2 _ ALL WOOD STRUCTURAL PANEL DIAPHRAGMS SHALL CONFORM TO THE REQUIREMENTS IN F.B.C.-R. R 503.2, R602, R604, R703, R803.2.

3 _ WOOD STRUCTURAL PANEL SHEAR WALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS IN F.B.C-R. R703 AND R803.2.

4 _ REFER TO THE STRUCTURAL ENGINEER'S CURRENT SPECIFICATIONS, CALCULATIONS, AND PLANS FOR REQUIRED STRENGTH, GRADE AND THICKNESS FOR PLYWOOD WALL SHEATHING PANELS AND FOR PANEL NAILING.

5 _ WHERE APPLICABLE, REFER TO THE SHEAR WALL SCHEDULE FOR REQUIRED STRENGTH, GRADE, AND THICKNESS OF PLYWOOD SHEAR PANELS AND FOR REQUIRED SHEAR WALL NAILING SCHEDULE.

6 _ WOOD STRUCTURAL PANEL AND ROOF DIAPHRAGMS SHALL CONFORM TO THE REQUIREMENTS ON F.B.C.-R. R703, R803.2.

7 _ REFER TO THE STRUCTURAL ENGINEER'S CURRENT SPECIFICATIONS, CALCULATIONS AND PLANS FOR REQUIRED STRENGTH, GRADE AND THICKNESS FOR PLYWOOD ROOF SHEATHING PANELS AND FOR DIAPHRAGM NAILING.

8 _ REFER TO THE STRUCTURAL ENGINEER'S CURRENT SPECIFICATIONS, CALCULATIONS AND PLANS FOR REQUIRED STRENGTH, GRADE AND THICKNESS FOR PLYWOOD FLOOR SHEATHING PANELS AND FOR DIAPHRAGM NAILING AND ADHESIVE REQUIREMENTS.

FLOOR FRAMING

(F.B.C.-R. CHAPTER 5)

1 _ ALL FLOOR JOISTS SHALL BE BCI TRUSS JOISTS BY "BOISE CASCADE". INSTALLED PER MANUFACTURER'S SPECIFICATIONS. (NER-200).

2 _ ALL RIM JOISTS AND FLOOR BEAMS SHALL BE "BOISE CASCADE" PRODUCTS AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS. (NER-200).

3 _ THE PLACEMENT OF HOLES IN FLOOR JOIST WEBS SHALL BE PER MANUFACTURER'S SPECIFICATIONS. THE NOTCHING OR CUTTING OF FLOOR JOIST FLANGES IS NOT ALLOWED.

4 _ REFER TO THE STRUCTURAL ENGINEER'S CURRENT PLANS AND CALCULATIONS FOR SIZE, SPACING, AND ANCHORAGE OF ALL FLOOR JOISTS; SIZE, LOCATION, AND ANCHORAGE OF ALL FLOOR BEAMS AND HEADERS; AND ALL RELATED FRAMING ISSUES.

ROOF FRAMING

(F.B.C.-R. CHAPTER 8)

1 _ ROOF FRAMINGS SHALL BE BY PRE-MANUFACTURED ROOF TRUSSES SPACED AT 24 INCHES ON CENTER UNLESS NOTED OTHERWISE.

2 _ WOOD TRUSSES SHALL BE DEISGNED IN ACCORDANCE WITH THE REQUIREMENTS OF F.B.C.-B. CHAPTER 23 AND ACCEPTED ENGINEERING PRACTICE. MEMBERS ARE PERMITTED TO JOINED BY NAILS, GLUB, BOLTS, TIMBER CONNECTORES, METAL CONNECTOR PLATES OR OTHER APPROVED FRAMING DEVICES.

3 _ THE MANUFACTURER'S SHALL SUPLY TO THE ARCHITECT AND BUILDER CALCULATIONS AND SHOP DRAWINGS FOR APPROVAL OF DESIGN LOADS, CONFIGURATION (2 OR 5 POINT BEARING), VOLUME CEILING OPTIONS AND SHEAR TRANSFER, PRIOR TO FABRICATION.

4 _ TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICE OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE WRITTEN CONCURRENCE AND APPROVAL OF THE DESIGN ENGINEER ALTERATIONS RESULTING IN THE ADDITION OF LOADS TO ANY MEMBER (e.g. HVAC EQUIPMENT, WATER HEATER) SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING. (F.R.C. R802.10.4).

5 _ THE BRACING OF WOOD TRUSSES SHALL COMPLY TO THEIR APPROPRIATE ENGINEERED DESIGN. (F.B.C.-R. R802.10.3).

6 _ ALL CALCULATIONS AND SHOP DRAWINGS SHALL BE SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHEREIN THE PROJECT IS TO BE BUILT.

7 _ MANUFACTURER IS TO SECURE BUILDING DEPARTMENT APPROVAL OF CALCULATIONS AND SHOP DRAWINGS PRIOR TO FABRICATION.

FRAMING (continued)

VERTICAL FRAMING

1 _ THE SIZE, HEIGHT AND SPACING OF STUDS SHALL BE IN ACCORDANCE WITH F.B.C.-R301.2.1.1 AND R602.3.1.

2 _ STUDS SHALL BE PLACED WITH THEIR WIDE DIMENSION PERPENDICULAR TO THE WALL.

3 _ NOT LESS THAN THREE STUDS SHAL BE INSTALLED AT EACH CORNER OF AN EXTERIOR WALL. EXCEPT A THIRD STUD IS PERMITTED TO BE OMITTED THROUGH THE USE OF APPROVED DEVICES THAT SERVE AS ADEQUATE BACKING FOR FACING MATERIALS.

4 _ BEARING AND EXTERIOR WALL STUDS SHALL BE CAPPED WITH DOUBLE TOP PLATES INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 24 INCHES.

5 _ WHERE BEARING STUDS ARE SPACED AT 24-INCH INTERVALS AND WHERE FLOOR JOISTS, FLOOR TRUSSES OR ROOF TRUSSES THAT THEY SUPPORT ARE SPACED AT MORE THAN 16 INCH INTERVALS, SUCH JOISTS OR TRUSSES SHALL BEAR WITHIN 5 INCHES OF TUE STUDS BENEATH.

6 _ IN NON-BEARING WALLS AND PRATITIONS, STUDS SHALL BE SPACED NOT MORE THAN 24 INCHES OR CENTER AND ARE PERMITTED TO BE SET WITH THE LONG DIMENSION PARALLEL TO THE WALL @ 16" ON CENTER IF NOT PART OF A BRACED WALL LINE.

7 _ STUDS SHALL HAVE FULL BEARING ON A PLATE OR SILL NOT LESS THAN NOMINAL 2 INCHES IN THICKNESS HAVING A WIDTH NOT LESS THAN THAT OF THE WALL STUDS.

8 _ EXTERIOR WOOD STUD WALLS SHALL BE BRACED AS REQUIRED BY F.B.C.-R. CHAPTER 6.

9 _ HEADERS SHALL MEET THE REQUIREMENTS OF F.B.C.-R., CHAPTER 6.

GROUTING

1 _ MANSORY PROTRUSIONS EXTENDING 1/2 INCH OR MORE INTO CELLS ORCAVITIES TO BE GROUTED SHALL BE REMOVED FOR GROUT POURS OVER 5 FT.

2 _ SPACES TO BE GROUTED SHALL BE FREE OF MORTAR DROPINGS, DEBRIS, LOOSE AGGREGATES, AND ANY MATERIAL DELETERIOUS TO MANSORY GROUT.

STAIRWAY

1 _ RISERS AND TREADS

A. THE STAIRS SHALL NOTE BE LESS THAN 36" IN CLEAR WIDTH ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT.

B. THE HEIGHT OF RISERS SHALL NOT EXCEED 7 3/4 INCHES AND TREADS (EXCLUSIVE OF NOSING) SHALL BE NO LESS THAN 10 INCHES WIDE. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTHIS A MIN 11 INCHES.

C. OPEN RISERS SHALL BE PERMITTED PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4 INCHES DIAMETER SPHERE.

2 _ HANDRAIL

A. STAIRWAYS HAVING FOUR OR MORE RISERS ABOVE A FLOOR OR FINISHED GROUND LEVEL, SHALL BE EQUIPPED WITH HANDRAILS LOCATED NOT LESS THAN 3 INCHES NOR MORE THAN 38 INCHES ABOVE THE LEADING EDGE OF A TREAD.

3 _ GUARDRAILS:

A. ALL UNENCLOSED FLOOR AND ROOF OPENING, OPEN GLAZED SIDES OF LANDINGS, STAIRS, RAMPS, BALCONIES AND PORCHES WHICH ARE MORE THAN 30 INCHES ABOVE FINISHED GROUND LEVEL OR A FLOOR BELOW SHALL BE PROTECTED BY A GUARDRAIL.

B. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT A 4 INCH DIAMETER SPHERE CAN NOT PASS THROUGH ANY OPENING, A BOTTOM RAIL OR CURB SHALL BE PROVIDED THAT WILL REJECT THE PASSAGE OF 2-INCH DIAMENTER SPHERE.

C. GUARDRAILS FOR DWELLINGS, WITHIN INDIVIDUAL DWELLING UNITS OR GUEST ROOMS, AND IN RESIDENTIAL CARE/ASSISTED LIVING OCCUPANCIES SHALL BE A MINIMUM OF 36 INCHES HIGH.

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CONTENT

CONSTRUCTIONS NOTES 2

P.E. SEAL AND SIGN

LEONARDO V. QUITERIO LICENSE No. 89115 STATE OF FLORIDA PROFESSIONAL ENGINEER

DESCRIPTION	DATE

PROJECT

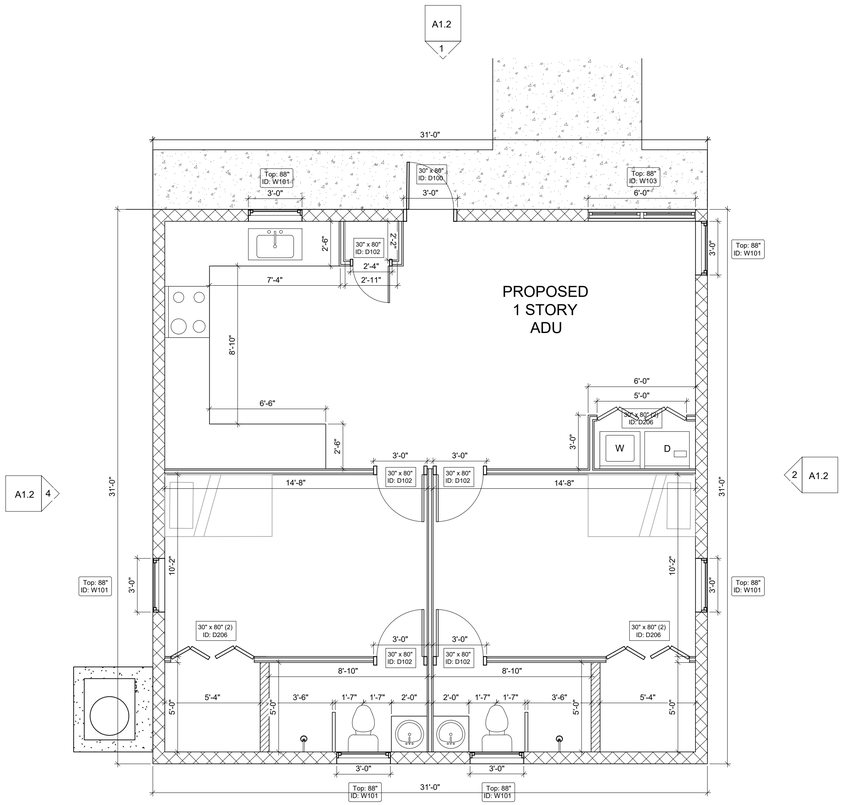
DATE

DRAWN BY ISABELA

SCALE AS INDICATED

SHEET

A0.1



1 FLOOR PLAN

3/16" = 1'-0"

FLOOR PLAN NOTES

1 22" X 38" ATTIC ACCESS (LEAVE COVER)

2 THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE, AS PER FBC 302.6 AND IT SHOUKD BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE THE GARAGE NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. ALL WALLS AND CEILINGS WHICH ARE ADJACENT TO AIR CONTIDIONED SPACE SHALL BE INSOLATED PER ENERGY CALCULATIONS.

3 A/C COMPRESSOR: REF. SPECS. WHEN REQUIRED BY BUILDING PERMIT AUTHORITY. A/C UNIT WILL BE SUPPORTED BY A DIRECT MOUNT HANDING BRACET, MINIMUM OF 8" ABOVE FINISH GRADE W/ OVERHEAD CONDENSING LINE TO EXTERIOR AS REQUIRED.

4 PROVIDE WATER LINE FOR COLD WATER AND FOR ICE MAKER @ REFRIGETOR SPACE.

5 WATER HEATER: REF. SPECS.

6 GALV. METAL DRYER VENT THRU ROOF OR WALL AS SHOWN.

7 AIR HANDLING UNIT: REF SPECS. W// 3/4" P.T. PLYWOOD PLATFORM AT 29 1/2" A.F.F DOOR R.O. TO BE 34"X67" WITH DIRECT VENT BELOW.

8 PROVIDE 1/2" X 10" ANCHOR BOLT OR 5/8" X 7" SLEEVE ANCHOR IN 2" X 6" P.T. GARAGE DOOR BUCK @ 24" O.C. (MIN 3).

9 PRE-FAB LAUNDRY CONNECTION BOX FOR WASHER AND DRYER.

10 KNEE WALL UNDER ISLAND COUNTER TOP - FRAME TO 34 1/2".

AREA CALCS.

LIVING AREA	
FIRST FLOOR	961 SF
NON LIVING AREA	
ENTRY	N/A
GARAGE	N/A
LANAI	N/A
TOTAL CONST. AREA	961 SF

1 _ THE BUILDING CONTRACTOR(S)/OWNER SHALL CHECK SETBACKS AND ZONING REQUIREMENTS, ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL DRAWINGS FOR OPENINGS, WINDOWS, SLEEVES, ANCHORS, HANGERS, SLAB DEPRESSIONS, PITCH AND OTHER RELATED ITEMS AND SHALL ASSUME RESPONSIBILITY FOR THEIR PROPER LOCATION, PLACEMENT AND CONTINUITY AND BEARING POINTS ON ROOF AND FLOOR TRUSS PLANS TO BE REFLECTED ON FOUNDATION IF EXISTING CONDITION APPLY - ALL EXISTING CONDITIONS TO BE VERIFIED BY CONTRACTOR OR OWNER. STRUCTURAL DESIGN SERVICES MUST BE NOTIFIED IN WRITING OF ANY VARIATION OR DEVIATION IN THE DIMENSION, CONDITION, AND SPECIFICATIONS ON THESE PLANS.

NOTES

1 _ ALL INTERIOR DOORS AT 6'-8" UNLESS NOTED OTHERWISE.

2 _ DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY, ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.

3 _ ANCHOR THE CONDENSER UNIT TO SLAB PER CODE M307.3 + 1307.3.1.

4 _ CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.

5 _ ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3 1/2" UNLESS NOTED OTHERWISE.

6 _ ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7 5/8" UNLESS NOTED OTHERWISE.

7 _ PER F.B.C.R. 2023 8th EDITION - R302.7 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" INCH (12.7mm) GYPSUM BOARD.

8 _ FURRING TO BE PROVIDED AT 24" O.C. UNLESS NOTED OTHERWISE.

9 _ PROVIDE BLOCKING IN WALLS AS REQUIRED FOR KICTHEN CABINETS AND CLOSED SHELVING FER DETAILS.

10 _ ALL WET WALLS TO BE 16" O.C. FRAMING OR FURRING.

11 _ ALL EXTERIOR DIMENSIONS ARE MEASURED FROM THE OUTER FACE OF CMU WALL.

12 _ ALL INTERIOR DIMENSIONS ARE MEASURED FROM THE INNER FACE OF EXTERIOR CMU WALL AND THE FACE OF THE STUD WALLS.

13 _ ALL INTERIOR DOORS ARE 6'-8" TALL.

14 _ PROVIDE WINDOW GUARDS TO ALL OPERAIBLE WINDOWS WITH SILL HEIGHT LOWER THAN 24" A.F.F. WHEN ABOVE 6 FT HIGH. (FBCR 312.2.1)

15 _ ALL STRUCTURAL FRAMING - BEAMS, COLUMNS, HEADERS TO BE SYP. BUILT UP COLUMNS TO BE 2x4 SYP NAILED @8" O.C. W/10d STAGGERED ALONG THE LENGHT OF THE COLUMN, EACH LAYER.

16 _ DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM M^26 GAGE 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 302.5.2)

17 _ THE BUILDING CONTRACTOR(S)/OWNER SHALL CHECK SETBACKS AND ZONING REQUIREMENTS, ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL DRAWINGS FOR OPENINGS, WINDOWS, SLEEVES, ANCHORS, HANGERS, SLAB DEPRESSIONS, DIMENSIONS, PITCH AND OTHER RELATED ITEMS AND SHALL ASSUME RESPONSIBILITY FOR THEIR PROPER LOCATION, PLACEMENT AND CONDITION APPLY - ALL EXISTING CONDITIONS TO BE VERIFIED BY CONTRACTOR OR OWNER.

18 _ STRUCTURAL DESIGN SERVICES MUST BE NOTIFIED IN WHITING OF ANY VARIATION OR DEVIATION IN THE DIMENSIONS, CONDITIONS, AND SPECIFICATIONS ON THESE PLANS.

EXTERIOR WINDOWS AND DOOR ASSEMBLIES

EXTERIOR WINDOWS AND GLASS DOORS MUST MEET REQUIREMENTS OF R609 OF THE FLORIDA BUILDING CODE 2023 RESIDENTIAL EDITION.

R609 EXTERIOR WINDOWS, SIDING & PATIO GLASS DOORS
R609.3 TESTING AND LABELING

WINDOWS DESIGN WIND PRESSURES = (+30/ -25 PSF.)

ENTRY DOOR DESIGN WIND PRESSURES = (+22/ -30 PSF.)

SLIDING GLASS DOORS DESIGN WIND PRESSURES = (+21/ -28 PSF.)

GARAGE DOORS DESIGN WIND PRESSURES = (+20/ -24.5 PSF.)

Exterior windows and glass doors shall be tested by an approved independent testing laboratory, and shall be labeled with an approved label identifying the manufacturer, performance characteristics and approved product certification agency, testing laboratory evaluation entity or Miami-dade product approval to indicate compliance with the requirements of one of the following specification:

AWS/AAMA/NWWDA 101/I.S.2 or 101/I.S. 2/NAFS or TAS 202 (HVHZ shall comply with TAS 202 utilizing ASTME E 1300 or section 2004.

Glass strength: determination of load resistance of glass for specified loads of products tested and certified in accordance with section 1714.3.2.1 shall be designed to comply with ASTM E 1300 in accordance with section 2404

DOOR SCHEDULE

ID@PLAN	DOOR SIZE	ROUGH OPENING R-WIDTH	ROUGH OPENING R-HEIGHT	QTY.	TYPE / REMARK
D100	30" x 80"	32"	83"	01	Exterior Open Door - 6 panels - Wood
D102	30" x 80"	32"	83"	05	Interior Open Door - 6 panels - Wood
D206	30" x 80" (2)	61 1/2"	82"	03	Interior Bifold Door - 6 Panels - Wood
TOTAL DOORS				09	

WINDOWS SCHEDULE

ID@PLAN	WINDOWS SIZE WIDTH	WINDOWS SIZE HEIGHT	ROUGH OPENING R-WIDTH	ROUGH OPENING R-HEIGHT	MATERIAL	QTY	TYPE
W101	36"	36"	38"	39"	Vinyl / Tempered Glass	06	Window-Single-Hung for CMU Walls - Safety TEMP or IMPACT to Wet surfaces
W103	72"	62"	74"	64"	Vinyl / Glass	01	Window-Single-Hung for CMU Walls
TOTAL WINDOWS						07	

TYPE WALL

DENOTES C.M.U WALL

DENOTES 2"x4" FRAMED LOAD BEARING WALL

DENOTES 2"x4" FRAME WALL

DENOTES 2"x6" FRAME WALL

DWELLING / GARAGE SEPARATION

PER R302.6 FBC 2023 8TH EDITION

SEPARATION	MATERIAL
FROM THE RESIDENCE AND ATTICS	NOT LESS THAN 1/2" GYPSUM BOARD OF EQUIVALENT APPLIED TO THE GARAGE SIDE
FROM ALL HABITABLE ROOMS ABOVE THE GARAGE	NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

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EDSON ARAUJO

CONTENT

FLOOR PLAN

P.E. SEAL AND SIGN

LEONARDO V. QUITERIO LICENSE No. 89115 STATE OF FLORIDA PROFESSIONAL ENGINEER

DESCRIPTION	DATE

PROJECT

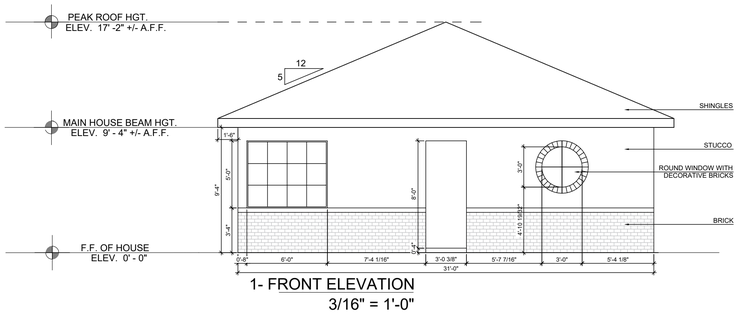
DATE

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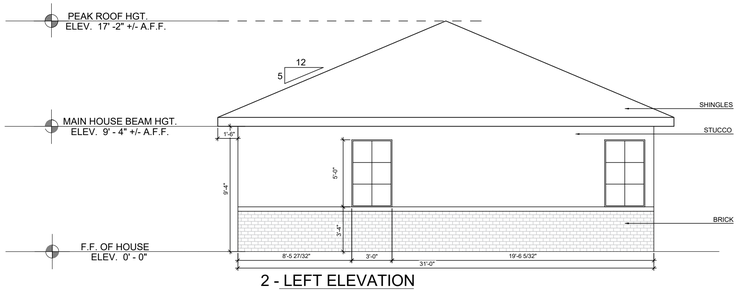
SCALE AS INDICATED

SHEET

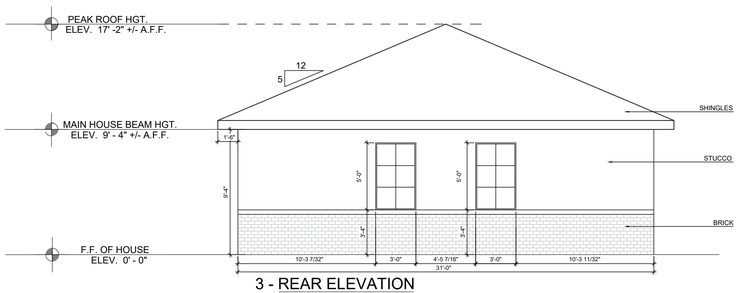
A1.1



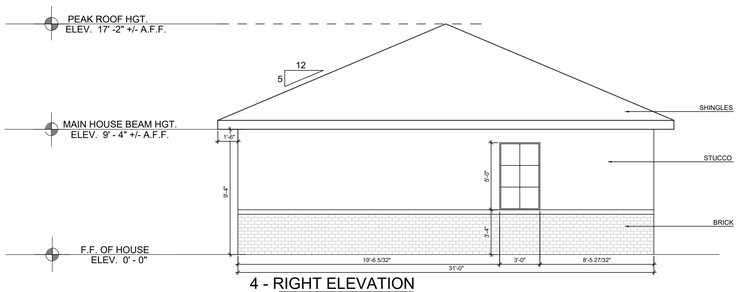
1- FRONT ELEVATION
3/16" = 1'-0"



2 - LEFT ELEVATION
3/16" = 1'-0"



3 - REAR ELEVATION
3/16" = 1'-0"



4 - RIGHT ELEVATION
3/16" = 1'-0"

ELEVATION KEY NOTES:

(#) THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.

1. SHINGLE ROOF
2. LIGHT TEXTURE CEMENT, PANEL DETAILED WITH 1x2 RIP CUTS

UNDERLAYMENT APPLICATION FBC R905.1.1

1 _ THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER-MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILATION CONFIGURATION AND CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED.

EXCEPTION:

1 _ FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE), UP TO 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), UNDERLAYMENT SHALL BE 2 LAYERS APPLIED IN THE FOLLOWING MANNER:

A. TWO LAYERS OF ASTM D226 TYPE II OR ASTM D4869 TYPE III OR TYPE IV UNDERLAYMENT SHALL BE INSTALLED AS FOLLOWS: APPLY A 19-INCH (483 MM) STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36-INCH-WIDE (914 MM) SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES (483 MM); END LAPS SHALL BE 6 INCHES AND SHALL BE OFFSET BY 6 FEET. THE UNDERLAYMENT SHALL BE ATTACHED TO A NAILABLE DECK WITH CORROSION-RESISTANT FASTENERS WITH ONE ROW CENTERED IN THE FIELD OF THE SHEET WITH A MAXIMUM FASTENER SPACING OF 12 INCHES (305 MM) O.C., AND ONE ROW AT THE END AND SIDE LAPS FASTENED 6 INCHES (152 MM) O.C.

2 _ FOR ROOF SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33 PERCENT) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER:

A. A SYNTHETIC UNDERLAYMENT THAT IS APPROVED AS AN ALTERNATIVE TO UNDERLAYMENT COMPLYING WITH ASTM D226 TYPE II AND HAVING A MINIMUM TEAR STRENGTH OF 15 LBF IN ACCORDANCE WITH ASTM D4533AND A MINIMUM TENSILE STRENGTH OF 20 LBF/INCH IN ACCORDANCE WITH ASTM D5035 SHALL BE PERMITTED TO BE APPLIED OVER THE ENTIRE ROOF OVER THE 4-INCH-WIDE (102 MM) MEMBRANE STRIPS. THIS UNDERLAYMENT SHALL BE INSTALLED AND ATTACHED IN ACCORDANCE WITH THE UNDERLAYMENT ATTACHMENT METHODS OF TABLE R905.1.1.1 FOR THE APPLICABLE ROOF COVERING AND SLOPE AND THE UNDERLAYMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS.

LATH FBC R703.7.1

1 _ LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 11/2-INCH-LONG (22.2 MM), 16 GAGE STAPLES, SPACED IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED.

WATER-RESISTIVE BARRIERS FBC R703.7.1

1 _ WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER.THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH AS EACH LAYER PROVIDES SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.8) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTLY BETWEEN THE LAYERS.

EXCEPTION:

1 _ WHERE THE WATER-RESISTIVE BARRIER THAT IS APPLIED OVER WOOD-BASED SHEATHING HAS A WATER RESISTANCE EQUAL TO OR GREATER THAN THAT OF 60-MINUTE GRADE D PAPER AND IS SEPARATED FROM STUCCO BY AN INTERVENING, SUBSTANTIALLY NON WATER-ABSORBING LAYER OR DESIGNED DRAINAGE SPACE.

Leonardo Quiterio, P.E. 89115

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Reason: I am the author of this document
Date: 2025.11.05 14:22:11-05'00'

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MODEL
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CONTENT

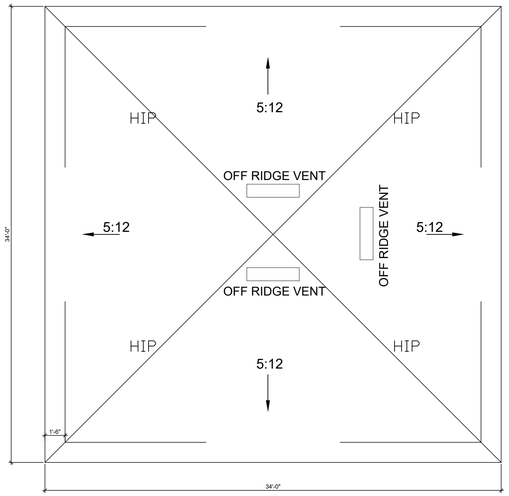
EXTERIOR ELEVATIONS

P.E. SEAL AND SIGN

LEONARDO V. QUITERIO LICENSE No. 89115 STATE OF FLORIDA PROFESSIONAL ENGINEER

DESCRIPTION	DATE

PROJECT
DATE
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SCALE AS INDICATED
SHEET
A1.2



1 ROOF PLAN

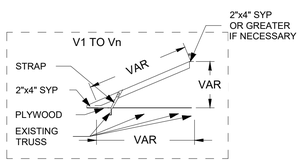
3/16" = 1'-0"

HURRICANE CLIP SCHEDULE

	PRODUCT CODE	DESCRIPTION	FASTENERS		UPLIFT	LATERIAL LOADS f1	LATERIAL LOADS f2	FLOOR	ROOF
1	SIMPSON HEAT A16	TRUSS ANCHOR	7 - 10d x 1/2"		1,450	340	725		
2	SIMPSON MTS12	TRUSS STRAP	14-10d	14-10d x 1 1/2"	860	340	725		
3	SIMPSON MGT	TRUSS ANCHOR	cmu tie beam 5/8" dia. a.b.	TRUSS 22-10 d	3,965				
4	SIMPSON HGT-2	TRUSS ANCHOR	cmu tie beam 3/4" dia. a.b.	TRUSS 8-10 d	10,980				
5	SIMPSON HGT-3	TRUSS ANCHOR	cmu tie beam 3/4" dia. a.b.	TRUSS 8-10 d	9,035				
6	SIMPSON MTT28B	TRUSS ANCHOR	cmu tie beam 3/4" dia. a.b.	TRUSS 24-16 d	4,455				
7	SIMPSON MSTA36B	STRAP TIES	26-10 d		2,135				
8	(2)SIMPSON MSTA36	STRAP TIES	26-10 d x 2		4,270				
11	(2)SIMPSON MST37	STRAP TIES	42-16 d		3,815				
12	SIMPSON MST60	TWISTED STRAP	56-16 d		5,800				
13	SIMPSON LUS28	TRUSS HANGER	header 6-10 d	joist 4-10 d	935			890	115
14	SIMPSON HUS28	TRUSS HANGER	header 22-16 d	joist 8-16 d	2,000			2,580	2,745
15	SIMPSON SP1	CLIP	stud 6-10 d	plate 4-10 d	585				
16	SIMPSON SP2	CLIP	stud 6-10 d	plate 6-10 d	1,065				
17	SIMPSON SP4	CLIP	stud 6-10 d x1 1/2	plate	885				
18	SIMPSON RSP4	CLIP	stud 4-8 d x 1 1/2	plate 4-8 d x 1 1/2	315				
19	SIMPSON LSTA12	STRAP TIES	10-10 d					565	905
20	SIMPSON HTS16	TWISTED STRAP	16-10 d		1,260				
21	SIMPSON HTS20	TWISTED STRAP	20-10 d		1,450				
22	SIMPSON LSTA30	TWISTED STRAP	20-10 d					1,225	1,715
23	SIMPSON HD8A	HOLDDOWN	ANCHOR 7/8"ANCHOR OR bolt 3 7/8" x 3 1/2" bolt	bolt	7,460				
24	SIMPSON MBHA5.5Ø/11.25	HANGER	2 x 3 3/4" a.b.	nails 18-10 d	3,775			6,050	
25	SIMPSON HDQ8-SDSE	HOLDDOWN	ANCHOR 7/8" dia.	n°. of sds screw 20-1/4"x3" wd. screws	8,325				
26	SIMPSON HTT4	HOLDDOWN	ANCHOR 5/8" x 6 1/2" a.b.	nails 18 x 16dx2 1/2"	4,235			6,050	
27	SIMPSON MSC66	STRAP TIES	68-16 d		5,660				

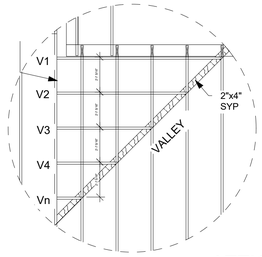
NOTE: TRUSSTES TO C.M.U. USE (1) UNLESS NOTED OTHERWISE

TRUSSTES TO FRAME USE (2) UNLESS NOTED OTHERWISE



NOTE:

TYPICAL TO BE SPACED 24" O.C., SYP 2"x 4"



ATTIC VENTILATION CALCULATION

ROOF	ATITC AREA	SOFFIT AREA (SF)	RIDGE (LF)	TOTAL FREE VENT REQUIRED (AREA/150) SQFT	SQ.IN.	ROOF VENTS - 50% REQUIRED AREA	4' LONG x 12" WIDE) 104 in²	PROVIDED AREA	SOFFIT AND RIDGE VENTS - 50% REQUIRED AREA	SOFFIT 5.87 in²/SQFT	SOFFIT PROVIDED AREA	RIDGE 8 in²/ LF	RIDGE PROVIDED AREA	TOTAL AREA VENTILATION REQUIRED	PROVIDED
ROOF	961 SF	195 SF	0 LF	3.20 SF	460.8 in²	230.4 in²	3	312 in²	230.4 in²	195	14040 in²	0 LF	0 in²	460.8 in²	961 SF
TOTAL AREA VENTILATION														460.8 in²	961 SF

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CONTENT

ROOF PLAN

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DESCRIPTION	DATE

PROJECT

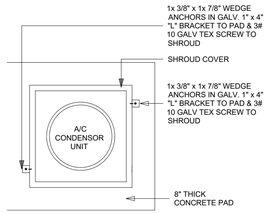
DATE

DRAWN BY ISABELA

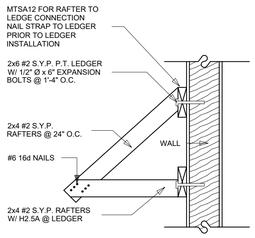
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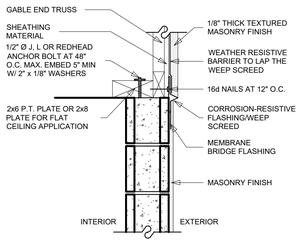
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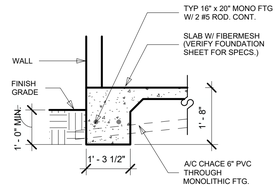
1 FIX CONDENSOR UNIT
N.T.S.

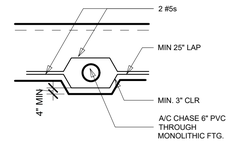


2 ROOF LEDGER @ RAFTER
N.T.S.



3 WEEP SCREED
N.T.S.

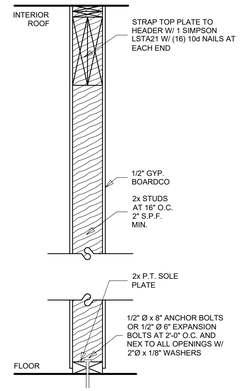




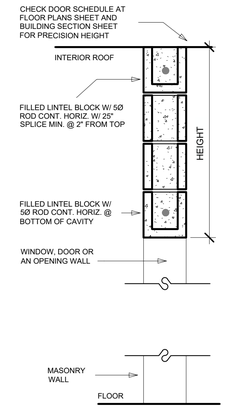
NOTE:

EXTERIOR FOOTING LESS THAN 12" BELOW UNDISTURBED SOIL SHALL REQUIRE A COMPACTION TEST

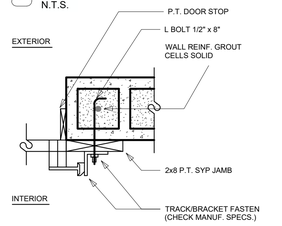
4 SLAB AND PIPES
N.T.S.



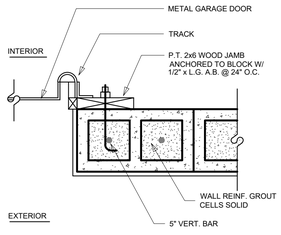
5 FRAME STRUCTURE
N.T.S.



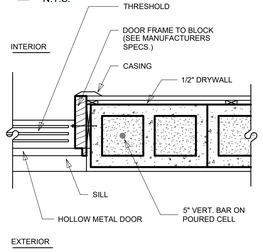
6 LINTEL @ OPEN DETAIL
N.T.S.



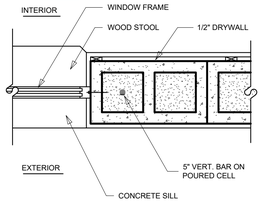
7 DOOR @ MASONRY FIX
N.T.S.



8 SLIDING GLASS DOOR FIX
N.T.S.



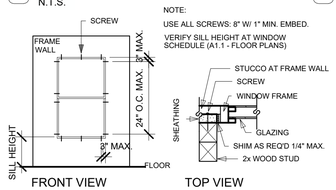
9 DOWELS AND CORNERS
N.T.S.



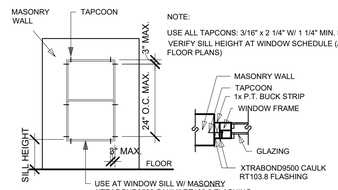
11 JAMB - WINDOW (HEAD SAME)
N.T.S.

12 JAMB - GARAGE DOOR
N.T.S.

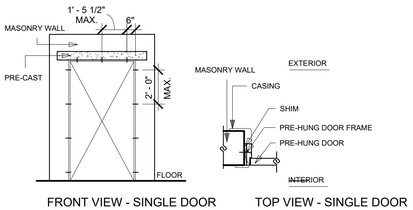
13 JAMB - EXTERIOR DOOR
N.T.S.



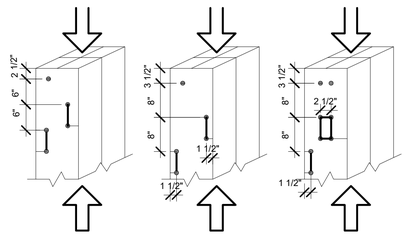
15 WINDOW (FRAME) INSTALLATION
N.T.S.



16 WINDOW (MASONRY) INSTALLATION
N.T.S.



10 SINGLE DOOR FIX
N.T.S.



(2) 2" x 4" LAMINATIONS W/ (1) ROW OF STAGGERED 10d COMMON WIRE NAILS (D = 0.148", L = 3") OR EQUAL

NOTES:
1) ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN

2) ALL NAILS PENETRATE AT LEAST 3/4 OF THE THICKNESS OF THE LAST LAMINATION

3) EACH 30d COMMON NAIL MAY BE REPLACED W/ (2) 16d COMMON NAILS. (ONE INTO EACH OUTSIDE FACE OF B.U.C., SAME NUMBER OF ROWS, SAME SPACING)

(3) 2" x 4" LAMINATIONS W/ (1) ROW OF STAGGERED 30d COMMON WIRE NAILS (D = 0.207", L = 4 1/2") OR EQUAL

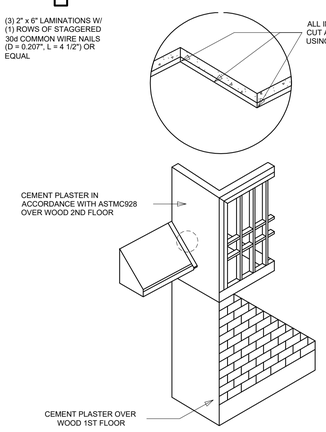
4) FOR 4-PLY, PROVIDE 1/4" DIA. x 5 1/2" LAG SCREWS OR EQUAL (SPACE AS SHOWN FOR 3-PLY)

5) FOR 5-PLY, PROVIDE 1/4" DIA. x 7" LAG SCREWS OR EQUAL (SPACE AS SHOWN FOR 3-PLY)

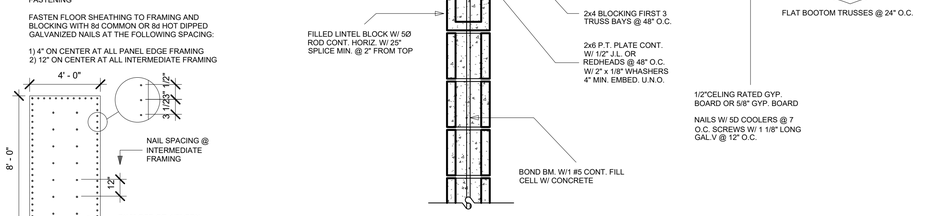
6) REFER TO NDS SECTION 15.3 FOR ADDITIONAL INFORMATION

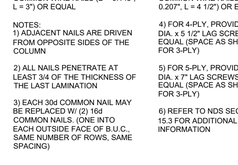
(3) 2" x 6" LAMINATIONS W/ (1) ROWS OF STAGGERED 30d COMMON WIRE NAILS (D = 0.207", L = 4 1/2") OR EQUAL

18 BUILT-UP COLUMNS
NTS



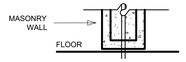
19 DOOR @ MASONRY FIX
NTS



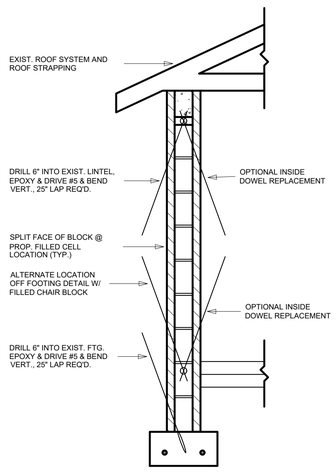


8d NAILS OR EQUIVALENT PNEUMATIC NAILS

14 EXTERIOR WALL SHEATHING
NAILING PATTERN DETAIL



17 GABLE END ROOF
N.T.S.



NOTES:

1) INSERT DOWELS VERTICAL AND STRAIGHT WHEN NO WALL IS PRESENT

2) 3/4" HOLE, BLOW OR BRUSH CLEAN

3) SIMPSON ET EPOXY OR EGINEER APPROVED EQUAL (eg. SIMPSON SET-KIT, SET PAC)

20 DOOR @ MASONRY FIX
3/4" = 1'-0"

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CONSULTING ENGINEER

P.E. LEONARDO V. QUITERIO P.E. # 89115

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DESCRIPTION	DATE

OWNER

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1303 CANTERBURY ROAD, WINTER PARK, FL 32789

MODEL
EDSON ARAUJO

CONTENT

CONSTRUCTIONS DETAILS 1

P.E. SEAL AND SIGN

PROJECT

DATE

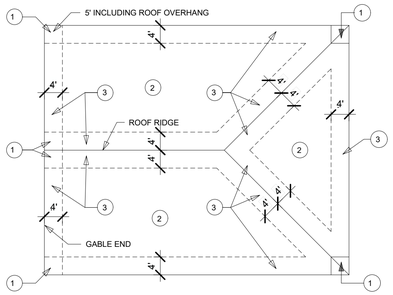
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SCALE AS INDICATED

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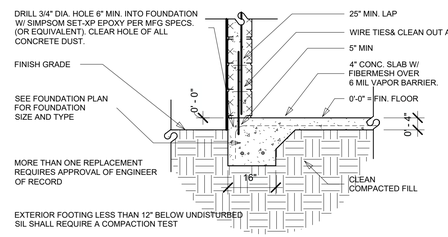
ROOFING ZONE CHART



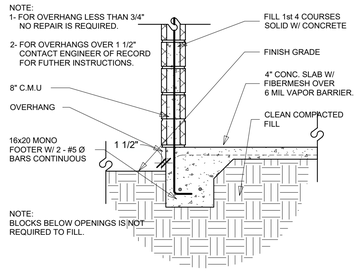
1. 2 1/4" x .099" DIAMETER POWER DRIVEN COATED SCREW OR .113" DIAMETER RING SHANK NAILS MAY BE USED IN LIEU OF 8d COMMON NAILS WITH REDUCED SPACING AS FOLOWS: 12" SPACE CHANGES TO 6"; 6 CHANGES TO 4"; AND 4" CHANGES TO 2 1/2"
2. EDGE SPACING ALSO APPLIES OVER GABLE END WALLS OR TRUSSES.
3. 2 1/2" x .131 DIAMETER POWER DRIVEN COATED SCREW OR .131 DIAMETER RING SHANK NAILS MAY BE USED IN LIEU OF 8d COMMON NAILS W/ NO REDUCED SPACING.
4. LONG SIDE OF SHEATING TO BE PERPENDICULAR TO TRUSSES OR RAFTERS-TYPICAL.
5. ROOF IS DESIGNED AS AN UNBLOCKED DIAPHRAGM. BLOCKING OF ALL PANEL EDGES (INCLUDING RIDGE) IS NOT REQUIRED. HIP AND VALLEYS ARE BLOCKED PER SPAN RATING OF PLYWOOD.
6. SHEATING MUST BE 24/16" SPAN RATED PLYWOOD OR OSB.
7. PER ICC-ES EVALUATION REPORT ESR 1539 - TABLE 2 - NAILS AND STAPLES REFERENCE WITHDRAWL AND DESIGN VALUES. THE 8d COMMON (0.131) ACHIEVES A GREATER WITHDRAWL VALUE AT THE SPECIFIC GRAVITY FOR SYP (0.55) OF 41 LBS PER IOP. COMPARED TO THE 8d RING SHANK (0.113) WHICH HAS A WITHDRAWL VALUE OF 38 LBS PER IOP IN SYP.

ROOF SHEATING FASTENING SCHEDULE

ROOF SHEATING	NAILS	PANEL LOCATIONS	ROOF FASTENING ZONES 1	2	3
7/16" STRCTURAL SHEATING	8d COMMON (SEE NOTE #7)	PANEL EDGES @ SUPPORTS (3)	4" O.C.	6" O.C.	6" O.C.
		PANEL FIELD	6" O.C.	12" O.C.	6" O.C.



7 DOWEL REPLACEMENT DETAIL
N.T.S.



8 RETROFIT WALL OVERHANG DETAIL
FOR OVERHANG BETWEEN 3/4" TO 1 1/2"

SOIL POISONING FOR TERMITE CONTROL

1 _ GENERAL

1.1 _ SCOPE: FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THE APPLICATION OF SOIL POISONING FOR THE TERMITE CONTROL AS SPECIFIED HEREIN.

1.2 _ CONTRACTOR' S QUALIFICATIONS: APPLICATOR SHALL BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE NATIONALLY KNOWN COMPANY.

1.3 _ GUARANTEE

A. TERMITE PROTECTION TREATMENT SHALL BE GUARANTEED FOR PERIOD AT FIVE EARS AGAINST FAULTS INFESTATION. GUARANTEE SHALL INCLUDE ANY YEARLY RENEWAL COS S. REPAIRS OR TERMITE DAMEGE PAID BY TERMITE COMPANY.

B. AT THE OWNER'S OPTION: AT THE TERMINATION OF THE GUARANTEE, AN EXTENSION RENAWAL OF INSPECTION AND SERVICE TREATMENT SHALL BE MADE AVAILABLE TO THE OWNER.

1.4 _ SURETY BOND: GUARANTEE SHALL BE INSURED A SURETY BOND MADE OUT TO THE OWNER. LIABILITY UNDER THE BAND SHALL BE FOR UP TO 75.000.

2 _ PRODUCTS

2.1 _ SOIL POISONS APPLIED TO THE DESIGNATED AREAS SHALL BE WATER BASED EMULSIONS CONTAINING TOXICANTS IN EITHER OF THE TWO COMBINATIONS LISTED BELOW. EACH TOXICANT SHALL BE IN THE CONCENTRATION (BY WEIGHT).

A. CHLORDANE (1.0%) AND DIELDRIN (0.5%)

B. CHLORDANE (1.0%) AND HEPTACHLOR (0.16%)

3 _ EXECUTION

3.1 _ RESTRICTIONS: DO NOT APPLY SOIL TREATMENT SOLUTION UNTIL EXCAVATING. FILING AND GRADING OPERATIONS ARE COMPLETED. EXCEPT AS OTHERWISE REQUIRED IN CONSTRUCTION OPERATIONS. TO ENSURE PENETRATION, DO NOT APPLY SOIL TREATMENT TO EXCESSIVELY NET SOIL OR DURING INCLEMENT WEATHER.

3.2 _ SURFACE PREPARATION: REMOVE FOREIGN MATTER WHICH COULD DECREASE EFFECTIVENESS OF TREATMENT ON AREAS TO BE TREATED. LOOSEN, RAKE AND LEVEL SOIL TO BE TREATED. EXCEPT PREVIOUSLY COMPACTED AREAS UNDER SLABS AND FOUNDATIONS. TOXICANTS MAY APPLY BEFORE PLACEMENT OF COMPACTED FILL UNDER SLABS, IF ACCEPTABLE TO THE ENGINEER.

3.3 _ APPLICATION RATES: APPLY SOIL TREATMENT SOLUTION AS FOLLOW:

A. WITHIN BUILDING AREA, WITH OR WITHOUT SLAB-ON-GRADE, AT THE RATE OF 1,5 GAL. PER 10 SQFT.

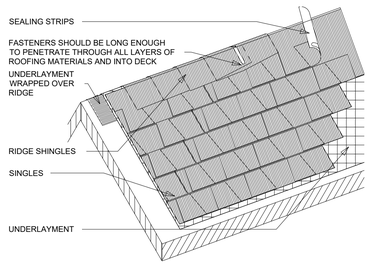
B. UNDER FOUNDATIONS AND FOOTING, INCLUDING HORIZONTAL AND VERTICAL SURFACES OF EXCAVATIONS, AT THE RATE OF 1 GAL. PER 10 SQFT.

C. OUTSIDE BUILDING PERIMETER IN A STRIP AT LEAST 2' WIDE AND UNDER PORCHER, AREAWAY, APRONS, WALKS, PADS, STAIRS LANDING, OR PAVED EXTENSIONS, AT A RATE OF1 GAL. PER 5 SQFT.

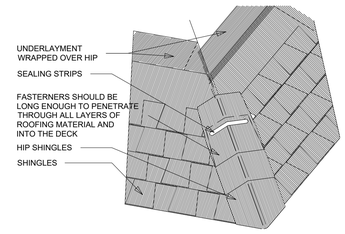
ALLOW NOT LESS THAN 12 HOURS FOR DRYING AFTER APPLICATIONS, BEFORE BEGINNING CONCRETE PLACEMENT OR OTHER CONSTRUCTIONS ACTIVITIES.

3.4 _ POST SIGNS IN THE AREAS OF APPLICATIONS WARNING WORKERS THAT SOIL POISONING HAS BEEN APPLIED. REMOVE SIGNS WHEN AREAS ARE COVERED BY OTHER CONSTRUCTION.

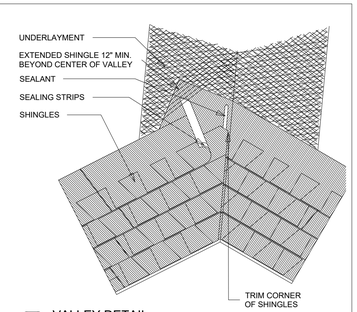
3.5 _ RE-APPLY SOIL TREATMENT SOLUTION TO AREAS DISTRIBUTED BY SUBSEQUENT EXCAVATION OR OTHER CONSTRUCTION ACTIVITIES FOLLOWING APPLICATION



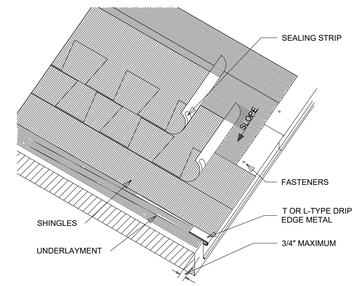
1 RIDGE DETAIL
N.T.S.



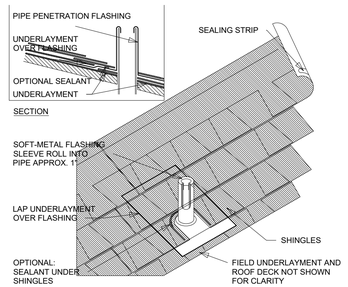
2 HIP / RIDGE DETAIL
N.T.S.



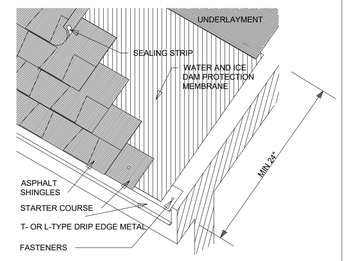
3 VALLEY DETAIL
N.T.S.



4 RAKE DETAIL
N.T.S.



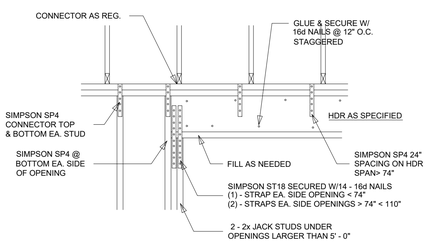
5 VENT STACK FLASHING DETAIL
N.T.S.



6 EAVE DETAIL
N.T.S.

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10 TYPICAL DOWEL POUR
N.T.S.



WOOD HEADER SCHEDULE

SYMBOL (n) IN THIS TABLE IS FOR EXTERIOR (A) OR INTERIOR (B)

SYMBOL	DESCRIPTION	OPENING WIDTH
H1(n)	(2) 2"x12" W/ 1/2" PLYWOOD FLITCH (SEE DETAIL)	7' - 1" TO 11' - 0"
H2(n)	(2) 2"x10" W/ 1/2" PLYWOOD FLITCH (SEE DETAIL)	5' - 1" TO 7' - 0"
H3(n)	(2) 2"x8" W/ 1/2" PLYWOOD FLITCH (SEE DETAIL)	3' - 1" TO 5' - 0"
H4(n)	(2) 2"x6" W/ 1/2" PLYWOOD FLITCH (SEE DETAIL)	0' - 0" TO 3' - 0"
H5(n)	PRE-ENGINEERING HDR BY TRUSS CO. (SEE DETAIL)	
H6(n)	FLOOR CONNECTION AT HDR. (SEE DETAIL)	

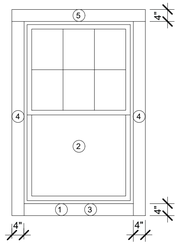
NOTES

1 _ USE HEADER SIZES UNLESS NOTED OTHERWISE ON FRAMING PLAN

2 _ PRIMARY FRAMING (GINDERS, BEAMS, ETC.)
1800 "Fb" EXTREME FIBER IN BENDING (SINGLE)
90 "Fb" HORIZONTAL SHEAR
1.6 E "E" MODULOS OF ELASTICITY

3 _ JOIST, RAFTERS, HEADERS, ETC. WERE SIZED USING
1800 "Fb" EXTREME FIBER IN BENDING (SINGLE)
90 "Fb" HORIZONTAL SHEAR
1.6 E "E" MODULOS OF ELASTICITY

9 TYP. INT.HDR DETAIL
H1B THRU H5B



INSTALLATION NOTES:

1. THROUGHOUT INSTALLATION, KEEP THE WINDOW JAMBS PLUMB AND SQUARE. KEEP HEAD AND SILL LEVEL AND SQUARE. MAKE SURE HEAD AND SILL ARE NOT CROWNED UP OR DOWN.
2. CONSTANTLY CHECK WIDTH AT MEETING RAILS (i.e. DOUBLE HUNGS) TO AVOID "BOWES OUT" INSTALLATION.
3. APPLY GENEROUS BEAD OF CAULK ALONG INTERIOR SURFACE OF NAILING FIN ON ALL SIDES PRIOR TO SETTING WINDOW INTO OPENING.
4. PLACE 1/4" SHIMS AT SILL CORNERS AND SET WINDOW INTO SHIMS. CENTER THE WINDOW IN THE OPENING ALLOWING A 1/4" GAP BETWEEN WINDOW AND FRAMING MATERIAL ON EACH SIDE. WHEN INSTALLATION IS COMPLETE, THESE SHIMS MAY BE REMOVED.
5. INSTALL FASTENERS (STRAIGHT, NOT ANGLED) IN EVERY OTHER FASTENER SLOT STARTING AT THE MIDDLE OF THE WINDOW. FASTENER MUST BE EMBEDDED INTO SOLID WOOD A MINIMUM OF 1" KEEP WINDOW LOCKED UNTIL ALL SIDES ARE SECURED.
6. CAULK OVER FASTENERS AND ANY FASTENER SLOT NOT USED.
7. CAULK OUTSIDE PERIMETER OF INSTALLED WINDOW.
8. INSULATE AROUND PERIMETER WITH BATT TYPE INSULATION. DO NOT USE EXPANDABLE FOAM. THE USE OF EXPANDABLE FOAM WILL VOID WARRANTY.
9. FOR ANY INSTALLATION FINISHED WITH BRICK OR STONE, ALLOW 1/4" GAP AT SILL BETWEEN STRUCTURE AND WINDOW. THEN, CAULK THIS GAP.
10. CAULK GAP BETWWEN INSTALLED WINDOW EXTERIOR PERIMETER AND J-CHANNEL (OR BRICK OR OTHER EXTERIOR FINISHING MATERIAL WHITH SURROUNDS WINDOW).

FLASHING SEQUENCING:

1. APPLY BOTTOM PICE OF SELF-ADHESIVE TYPE FLASHING OVER ALL OF ROUGH OPENING
2. SET WINDOW UNIT.
3. APPLY 2nd BOTTOM PIECE OF SELF-ADHESIVE TYPE FLASHING OVER NAILING FIN AND BLDG PAPER.
4. APPLY SIDE STRIPS OF SELF-ADHESIVE TYPE FLASHING.
5. APPLY TOP PIECE OF SELF-ADHESIVE TYPE FLASHING.
6. FLASHING.

IMPORTANT:

- IT IS THE RESPONSABILITY OF THE OWNER OR BUILDER TO SELECT PRODUCTS IN COMPLIANCE WITH APPLICABLE LAWS AND BUILDING CODES.
- DO NOT USE MURIATC ACID ON HOMES AFTER INSTALLING THIS WINDOW. THE ACID MAY DESTROY THE COIL SPRING BALANCE SYSTEM. WINDOWS WILL NOT BE INDER WARRANTY IF EXPOSED TO MURIATIC ACID.
- DO NOT LAY WINDOWS FLAT OR STORE IN SUN BEFORE INSTALLING. ALL WARRATIES NULL AND VOID IF ANY VERTICAL HOLES ARE PUT INTO WINDOW SILL AREA OF ANY WINDOW.

11 WINDOW FLASHING DETAIL
N.T.S.

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MODEL
EDSON ARAUJO

CONTENT

CONSTRUCTIONS DETAILS 2

P.E. SEAL AND SIGN

LEONARDO V. QUITERIO LICENSE No. 89115 STATE OF FLORIDA PROFESSIONAL ENGINEER

DESCRIPTION	DATE

PROJECT

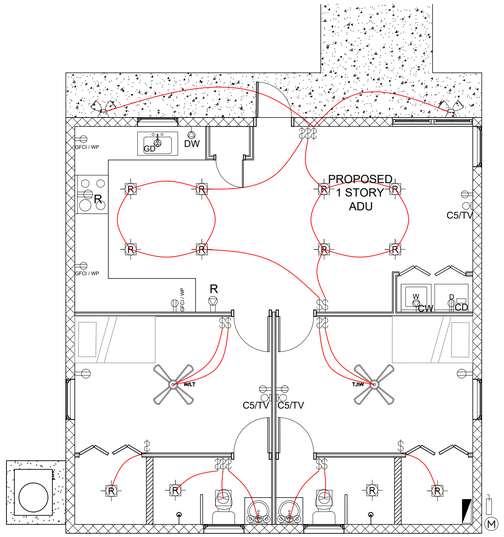
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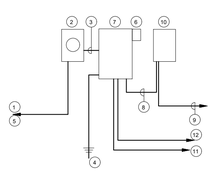


1 ELETRICAL PLAN

3/16" = 1'-0"

ELECTRICAL SCHEDULE

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CEILING FIXTURE	R	REFRIGERATOR
R	RECESSED CEILING FIXTURE	R	ELECTRIC RANGE
D	DROP CORD CEILING FIXTURE	CW	CLOTHES WASHER
$	SINGLE POLE SWITCH	DW	DISH WASHER
$3	THREE WAY SWITCH	GD	GARBAGE DISPOSAL
$4	FOUR WAY SWITCH	M	MICROWAVE
	DUPLEX OUTLET		TELEPHONE OUTLET
	DUPLEX 220V	T	THERMOSTAT
GFCI / WP	WEATHER PROOF DUPLEX OUTLET		BUZZER / GARAGE DOOR (GDO)
	DUPLEX OUTLET -42" CLEAR FLOOR TO BOTTOM	C5/TV	TELEVISION OUTLET / CAT5 CABLE
CD	CLOTHES DRYER		CHIMES
	EXHAUST FAN	SD	SMOKE DETECTOR/CARBON MONOXIDE COMBO DETECTOR W/ INTERCONNECTIONG BATTERY BACK-UP HARDWIRE PER N.F.P.A
WLT	CEILING FAN WITH LIGHT		200 AMP PANEL 120/240 1Ø
	CHANDELIER	M	METER (VERIFY LOCATION W/UTULITY CO.)
	FLUORESCENT FIXTURE 3- BULBS		DISCONNECTING SWITCH
	FLUORESCENT FIXTURE 4- BULBS		150 PAR FLOOD LIGHT
	HOSE BIBS		WALLCAT 5
			GARAGE DOOR OPENER OUTLET (GDO/GFCI)



REFERENCED ELECTRICAL NOTES:

1 _ TO UTILITY POINT OF CONECCTION 240V. 1Ø . POLE & TRANSFORMER 3-3/0 CU IN 2" C OR EQUIVALENT.

2 _ 150 AMP, SELF CONTAINED POWER COMAPANY METER, 120/240V, 1Ø.

3 _ 3-30. CU AND #6 CU GROUND IN 2"C OR EQUIVALENT.

4 _ PROVIDE GROUNDING ELECTRODE PER N.E.C MIN.(2) 10' X 5/8" ROD CU. TO ACHIEVE 25 OHM OR LESS.

5 _ EXTEND TO UTILITY POLE WHEN APPLICABLE ADD PIPE SECTIONS ON THE POLE PER UTILITY REQUIREMENT

6 _ LIGHTNING ARRESTOR

7 _ NEW PANEL 150 AMP M.C.B., 120/240, 1Ø, IN NEMA 3R ENCLOSURE

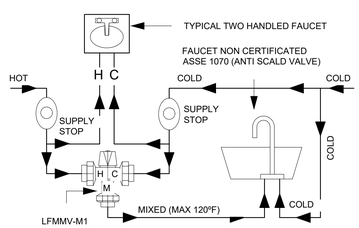
8 _ 3/4'30 CU AND #6 CU GROUND IN 2" OR EQUIVALENT.

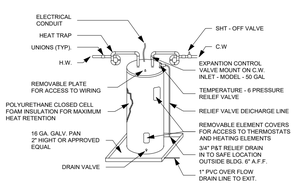
9 _ CIRCUITS TO LIGHTING FIXURE & APPLICANCES

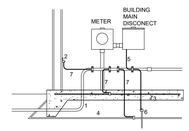
10 _ SUB PANEL, 150A, MLO, 120/240, 1Ø, 42 POSITIONS, 10K AIC

11 _ TO IRRIGATION CONTROLELER (WHERE REQUIERED). SEE PLANS

12 _ A/C COMPRESSOR, MIN #6 WITH GRD & DISCONNECT SWITCH







GROUNDING NOTES

IF AVAILABLE THE FOLLOWING ITEM MUST BE BONDED TOGETHER TO FORM A GROUNDING ELETRODE SYSTEM.

1 _ METAL UNDERGROUND WATER PIPE, NEC 250-50 (A), IF 10 FEET OR LONGER.

2 _ METAL FRAME OF BUILDING, NEC 250-50 (B)

3 _ CONCRETE ENCASED ELECTRODE, NEC 250-50(C), AT LEAST 20FT. REBAR OF BARE N°4 COPPER WIRE.

4 _ GROUNDING RING OR LIGHTING PROTECTION COUNTERPOISE NEC 250-50 (D), AT LEAST 20FT OF BARE N°2 COPPER.

5 _ UNPLICED GROUNDING ELETRODE CONDUCTOR NEC 250-62, SIZED A SHOWN ON THE DRAWING.

6 _ COPPER CLAD UL LISTED GROUND ROD, 5/8"x30FT. MINIMUM OR AS SHOWN ON THE DRAWING, ADD ADDITIONAL AS NEEDED TO PROVIDE 25 OHMS PROVIDE 25 OHMS RESISTENCE TO GROUND.

7 _ BONDING JUMPER SIZED PER NEC TABLE 25-66.

PANEL - "A" - 150 A. | MAIN BREAKER ☐ LUGS ONLY ■ | 1O, 3W, S/N | 120 / 240 V. ■ 120 / 208 V. ☐ | FLUSH ■ SURFACE ☐

CIRCUIT NO.	WIRE SIZE	BRKR SIZE	REMARKER	CIRCUIT NO.	WIRE SIZE	BRKR SIZE	REMARKER
1	(2) * 10	15 A	AIR HANDLER	2	(2) *8	25 A	CONDENSING UNIT
3				4			
5	(2) * 8	40 A	RANGE	6	(2) *10	30 A	HOT WATER HEATER
7				8			
9	*12	20 A	KITCHEN GFI/AFCI	10	(2) *10	30 A	DRYER
11	*12	20 A	KITCHEN GFI/AFCI	12			
13	*12	20 A	DISPOSAL GFI/AFCI	14	*12	20 A	WASHER GFI/AFCI
15	*12	20 A	REFRIGERATOR AFCI	16	*12	20 A	DISHWASHER GFI/AFCI
17	*14	15 A	LIGHT / RECEPTACLES AFCI	18	*12	20 A	DINING ROOM RECEPTACLES AFCI
19	*14	15 A	LIGHT / RECEPTACLES AFCI	20	*14	15 A	LIGHT / RECEPTACLES AFCI
21	*12	20 A	BATH (GFCI)	22	*14	15 A	LIGHT / RECEPTACLES AFCI
23	*14	15 A	LIGHT / RECEPTACLES AFCI	24	*14	15 A	LIGHT / RECEPTACLES AFCI
25	*12	20 A	LAUNDRY (GFCI) GFI / AFCI	26			SPARE

ELECTRICAL LOAD CALCULATIONS:

TYP. PANEL "A" (WORSE CASE)	
GENERAL LIGHTING & RECEPTACLE LOAD	
LIGHTING 961 S.F. @3W	2,883 W
SMALL APPLIANCE x 2	3,000 W
LAUNDRY x 1	1,500 W
	7,383 W
COOKING EQUIPMENT	
RANGE (NEUTRAL @ 70%)	12,000 W
FIXED APPLIANCE LOAD - 240V	
ELECTRIC WATER HEATER	4,500 W
AHU MOTORS (1/3 HP)	828 W
NET FIXED APPLIANCE LOAD (4) OR MORE	9,156 W
DRYER (NEUTRAL @ 70%)	5,000 W
TOTAL FIXED APPLIANCE LOAD	19,484 W
FIXED HEATING LOAD	
5KW AHU (SPECIFIED 3KW)	5,000 W
	5,000 W
FIXED HEAT PUMP / COOLING LOAD	
2,5 TON (18.8 RLA + 1.7 FLA)	4,715 W
	4,715 W
SUMMARY	
GENERAL LIGHTING & RECEPTACLES	7,383 W
COOKING EQUIPMENT	12,000 W
FIXED APPLIANCE LOAD - 140V	19,484 W
TOTAL CONNECTED LOAD LESS HEAT A/C	38,867 W
APPLIED DEMAND FACTORS	
FIRST 10,000 V@ 100%	10,000 W
REMAINDER @ 40% 28,867 x 40%	11,546 W
SUBTOTAL	21,546 W
FIXED HEATING LOAD 5,000 x 65%	3,250 W
FIXED HEAT PUMP LOAD 4,715 x 100%	4,715 W
OPT. LOAD CALCS NEC 220.82	
DEMAND LOAD VA	26,546
AMPS @ 240 VOLTS	111
MINIMUM SERVICE TO USE (AMPS)	150

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MODEL EDSON ARAUJO

CONTENT

ELETRICAL PLAN

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LEONARDO V. QUITERIO LICENSE No. 89115 STATE OF FLORIDA PROFESSIONAL ENGINEER

DESCRIPTION	DATE

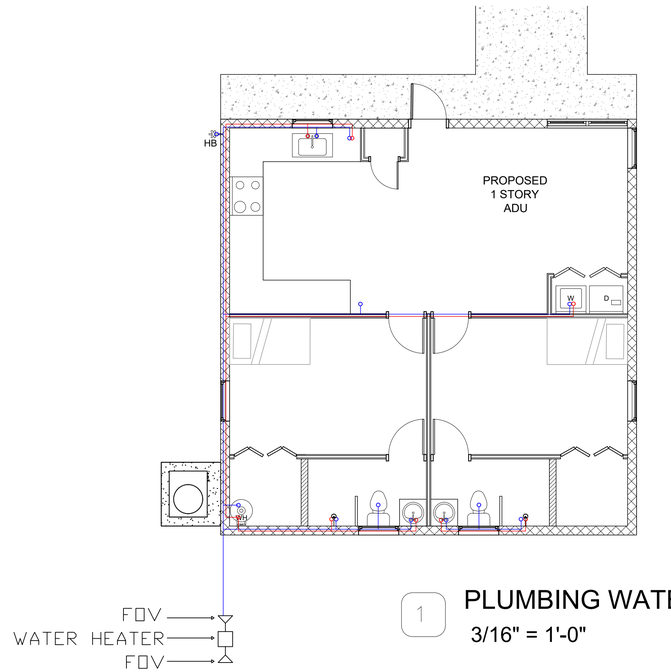
PROJECT

DATE

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SCALE AS INDICATED

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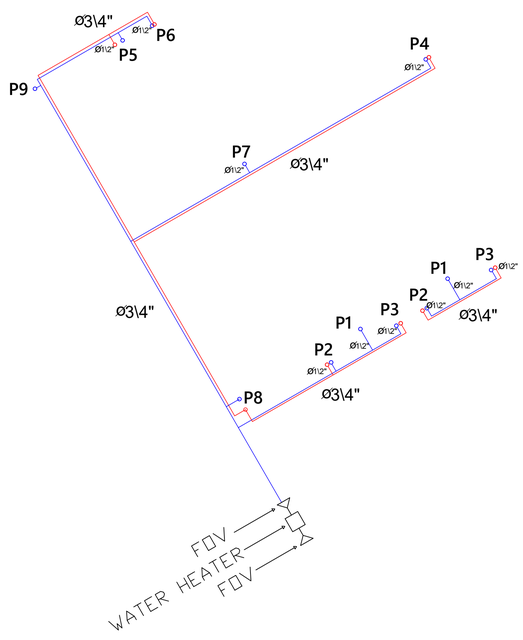


1 PLUMBING WATER

3/16" = 1'-0"

2 ELETRIC WATER HEATER DETAIL

PLUMBING SCHEDULE								
MARK	FIXTURE	SUPPLY				SOIL or WASTE	VENT	QTY
		COLD		HOT				
P1	TOILET (TANK)	1/2"	1/2"	---	---	3"	---	2
P2	LAVATORY	1/2"	1/2"	1/2"	1/2"	2"	2"	2
P3	SHOWER/TUB	1/2"	1/2"	1/2"	1/2"	2"	2"	2
P4	WASHING MACHINE	1/2"	1/2"	1/2"	1/2"	2"	2"	1
P5	KITCHEN SINK	1/2"	1/2"	1/2"	1/2"	2"	2"	1
P6	DISH WASHER	1/2"	1/2"	1/2"	1/2"	2"	2"	1
P7	FRIDGE	1/2"	1/2"	---	---	2"	2"	1
P8	WATER HEATER	3/4"	3/4"	3/4"	3/4"	---	---	1
P9	HOSE BIBS	1/2"	1/2"	---	---	2"	2"	1



REFERENCES

COLD WATER PIPING	
HOT WATER PIPING	

PIPING SPECIFICATION

SOIL PIPING = P.V.C. DWV SCH.40 ASTM D 2665.67

VENT PIPING = P.V.C. DWV SCH.40 ASTM D 2665-67

STORM PIPING = P.V.C. DWV SCH.21 ASTM D 2665-67

WATER PIPING = CPVC PIPE ASTM D2846 (INSIDE)

WATER PIPING = CPVCPIPE ASTM D2846 (OUTSIDE)

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CONTENT

PLUMBING WATER

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DESCRIPTION	DATE

PROJECT

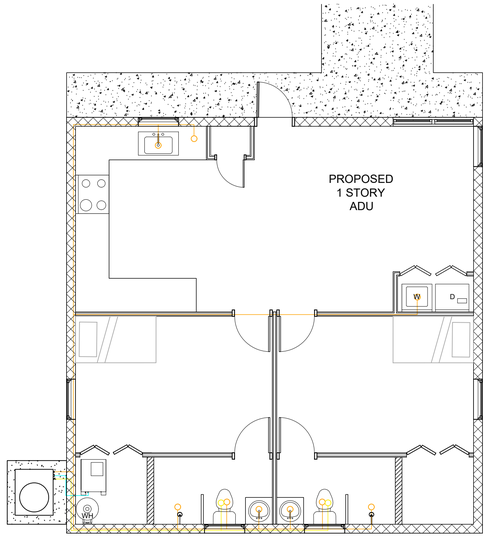
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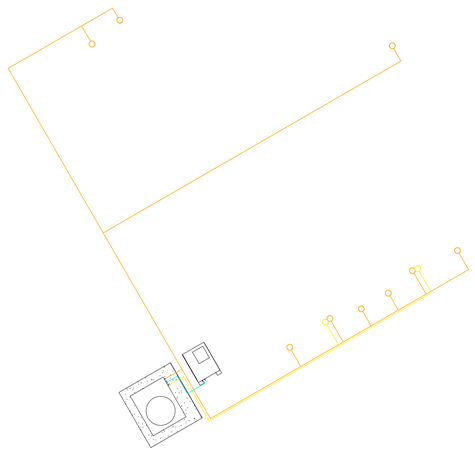
SHEET

P1.0



1 PLUMBING SEWER

3/16" = 1'-0"



2 ELETRIC WATER HEATER DETAIL

PLUMBING SCHEDULE								
MARK	FIXTURE	SUPPLY				SOIL or WASTE	VENT	QTY
		COLD		HOT				
P1	TOILET (TANK)	1/2"	1/2"	---	---	3"	---	2
P2	LAVATORY	1/2"	1/2"	1/2"	1/2"	2"	2"	2
P3	SHOWER/TUB	1/2"	1/2"	1/2"	1/2"	2"	2"	2
P4	WASHING MACHINE	1/2"	1/2"	1/2"	1/2"	2"	2"	1
P5	KITCHEN SINK	1/2"	1/2"	1/2"	1/2"	2"	2"	1
P6	DISH WASHER	1/2"	1/2"	1/2"	1/2"	2"	2"	1
P7	FRIDGE	1/2"	1/2"	---	---	2"	2"	1
P8	WATER HEATER	3/4"	3/4"	3/4"	3/4"	---	---	1
P9	HOSE BIBS	1/2"	1/2"	---	---	2"	2"	1

REFERENCES	
SANITARY SOIL OR WASTE DRAIN PIPING	
VENTILATION PIPING	
OVERHEAD HVAC DRAIN PIPING	

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PLUMBING SEWER

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DESCRIPTION	DATE

PROJECT

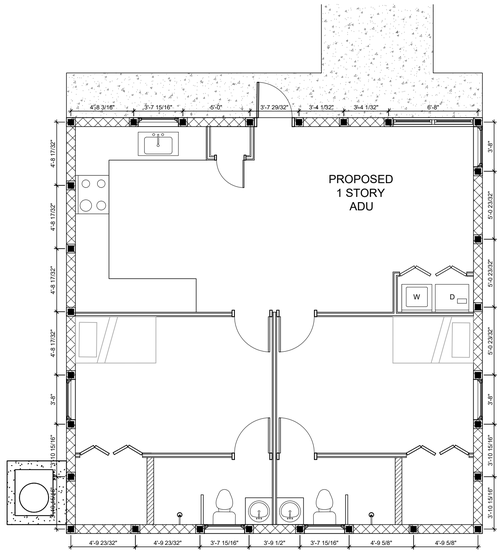
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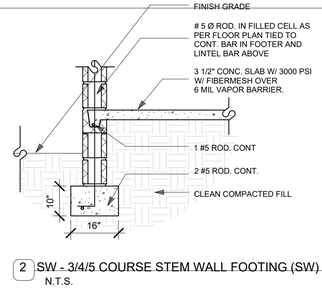
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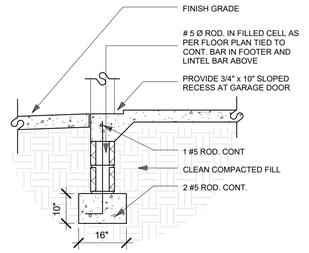
P1.1



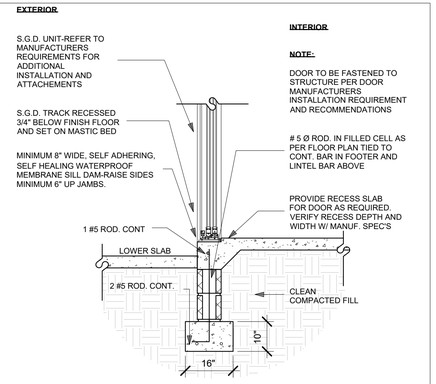
1 FUNDATION PLAN
3/16" = 1'-0"



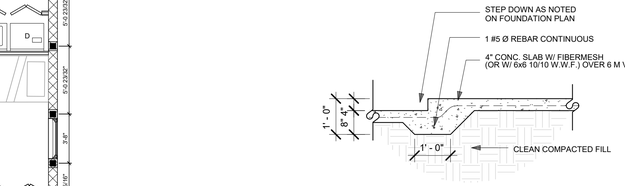
2 SW - 3/4/5 COURSE STEM WALL FOOTING (SW)
N.T.S.



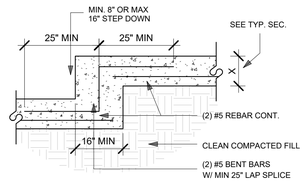
3 SW - GARAGE DOOR - FOOTING (SW)
N.T.S.



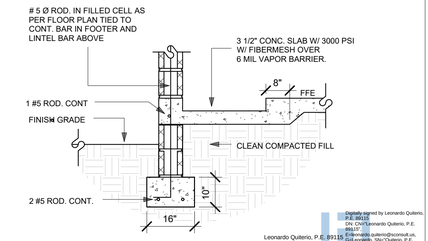
4 SW - RECESS - EXTERIOR BEARING (SW)
N.T.S.



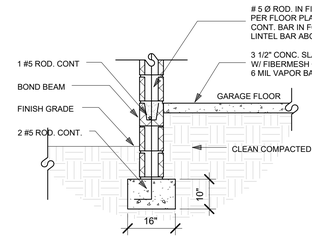
5 TYPICAL STEP DOWN
N.T.S.



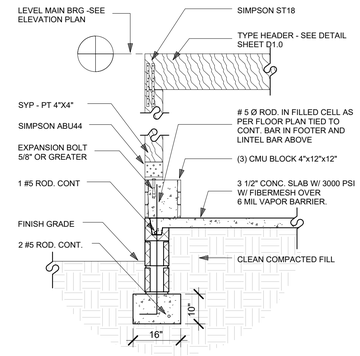
6 TYPICAL STEP DOWN (SW)
N.T.S.



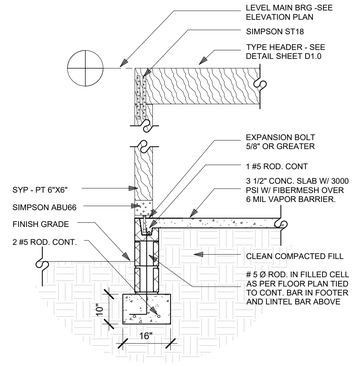
7 SW - SECTION - SHOWER (SW)
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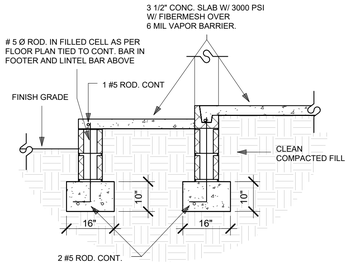
8 SW - GARAGE - EXTERIOR WALL (SW)
N.T.S.



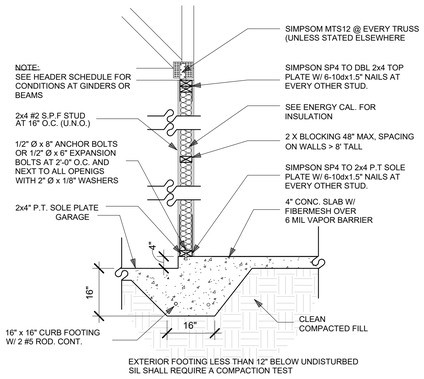
9 - POLE - CMU / WOOD (SW)
N.T.S.



10 SW - POLE - WOOD (SW)
N.T.S.



11 SW - STEP DOWN - PATIO / LANAI (SW)
N.T.S.



12 SW - BEARING WALL SECTION @ GARAGE (SW)
N.T.S.

FOUNDATION NOTEs

1 _ CONCRETE: f'c = 2,500 psi
2 _ REBAR: fy = 60 ksi
3 _ WOOD STRUCTURAL ELEMENTS: S.Y.P. #2
4 _ SOIL (ALLOW, BEARING PRESS.): 2000 psf
5 _ BEARING LEVEL SOILS SHOULD EXHIBIT A DENSITY OF AT LEAST 95% OF THE MAX. DRY DENSITY AS DETERMINED BY ASTM D1557 TO DEPTH OF AT LEAST 1FT BELOW FOUNDATION LEVEL.

NOTE: TRUSS LAYOUT MUST BE CHECKED TO CONFIRM THE LOCATION OF BEARING WALLS

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHAL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND GUIDA DESIGN GROUP. MUST BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS.

FOUNDATION NOTEs

1 _ STEM WALL FOUNDATION AND SLAB ON GRADE ARE TO BE FORMED UPON SOIL WITH A MINIMUM SAFE UNIFORM BEARING CAPACITY OF 2000 P.S.F (REF. TABLE R401.4.1, 7th EDITION FBC, RESIDENTIAL);

2 _ EXPANTION JOINTS SHALL BE SAW-CUT INTO FOUNDATION PER PLAN; GARGE SLAB SHALL BE SAW-CUT WITHIN 24 HOURS OR TOOLED DURING FINISH.

3 _ CONCRETE SHALL BE PLACED AT A 5" SLUMP PLUS OR MINUS 1".1

4 _ ALL SLIDING GLASS DOOR OPENINGS SHALL HAVE A 1 1/2" DEEP RECESS.

5 _ ALL BACK FILL SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY PRIOR TO FOUNDATION MAKE UP.

6 _ SLAB FORM BOARD SHALL BE 2X10 MINIMUM DUE TO 8" FINISH GRADE REQUIREMENT AT GARAGE AND PORCH STEP DOWN.

7 _ PLUMBING PIPES SHALL BE SLEEVED IN CONCRETE SLAB. PIPES OVER 1 1/2" PENETRATION FOOTERS SHALL ALSO HAVE (2) #5 BARS OVER THE PIPE WITH 3" MINIMUM CONCRETE COVER. BARS TO HAVE 45º BENDS AND TIED TO FOOTER STEEL.

8 _ ALL EXTERIOR OUT SWING DOORS SHALL HAVE A 1/2" DEEP RECESS (DOORS OPENING ONTO LANAIS DO NOT REQUIRES A RECESS).

9 _ ALL GARAGE DOOR OPENINGS SHALL HAVE A MINIMUM OF 3/4" DEEP RECESS BY 10" WIDE EXTENDING 4" PASS OPENING AND SLOPING OUTWARD.

10 _ CONCRETE SHALL BE A MINIMUM OF 3000 P.S.I. WITH FIBER MESH.

CONCRETE FIBER MESH

1 _ OPTION FOR THE USE OF FIBER MESH. IT IS THE RECOMMENDATION ON THE DESIGNER THAT STEEL WIRE MESH BE USE TO REINFORCE THE CONCRETE SLAB. THE USE OF FIBER MESH IS INCLUDED IN THESE CONSTRUCTION DOCUMENTS. IF FIBER MESH IS CHOSEN IT SUPERCEDES THE USE OF STEEL WIRE MESH IN ALL REFERENCES.

A/C PAD, 2" FROM WALL, M1307 GROUND-MOUNTED UNITS

1 _ GROUND-MOUNTED UNITS FOR GROUP R3 RESIDENTIAL APPLICATIONS MAY BE ANCHORED WITH #14 SCREWS WITH GASKETED WASHERS ACCORDING TO THE FOLLOWING.

A. FOR UNITS WITH SIDES LESS THAN 12 INCHES (305mm), ONE SCREW

B. FOR UNITS BETWEEN 12 AND 24 INCHES (305mm AND 610mm), TWO SCREWS SHALL BE USED PER SIDE.

C. FOR UNITS BETWEEN 24 AND 36 INCHES (610mm AND 9144mm), THREE SCREWS SHALL BE USED PER SIDE.

D. FOR UNITS GREATER THAN 36 INCHES OR 5 TONS (9144mm AND 18kW), ANCHORAGE SHALL BE DESIGNED IN ACCORDANCE WITH SECTION M1307

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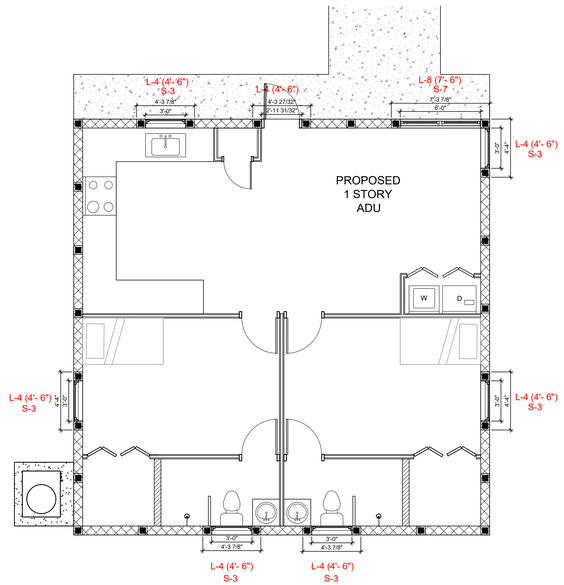
CONTENT
FOUNDATION

P.E. SEAL AND SIGN

LEONARDO V. QUITERIO LICENSE No. 89115 STATE OF FLORIDA PROFESSIONAL ENGINEER

DESCRIPTION	DATE

PROJECT
DATE
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SCALE AS INDICATED
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1

LINTEL PLAN

3/16" = 1'-0"

U-PRECAST LINTEL
(8"x16"COMPOSITE)

MARK Nº	LINTEL LENGTH	CLEAR SPAN	FILLED (1) #5 @ 8" C	FILLED (1) #5 @ 72"oc	FILLED (2) #5 @ 16" oc
L-1	2'-10"	1'-6"	12374	12591	12867
L-2	3'-6"	2'-2"	8488	8680	8871
L-3	4'-0"	2'-8"	6868	7023	7178
L-4	4'-6"	3'-2"	5772	5902	6033
L-5	5'-4"	4'-0"	4546	4649	4753
L-6	5'-10"	4'-6"	4028	4120	4212
L-7	6'-6"	5'-2"	3382	3460	3538
L-8	7'-6"	6'-2"	2908	2975	3042
L-9	9'-4"	8'-0"	2548	2607	2666
L-10	10'-6"	9'-2"	2215	2267	2319
L-11	11'-4"	10'-0"	1918	1936	2009
L-12	12'-0"	10'-8"	1749	1790	1832
L-13	13'-4"	12'-0"	1554	1591	1628
L-14	14'-0"	12'-8"	1438	1473	1507
L-15	14'-8"	13'-4"	1356	1389	1421
L-16 P.S.	15'-4"	14'-0"	1395	1448	1512
L-17 P.S.	17'-4"	16'-0"	1326	1376	1437
L-18 P.S.	19'-4"	18'-0"	1153	1197	1250
L-19 P.S.	21'-4"	20'-0"	1019	1057	1104
L-20 P.S.	22'-0"	20'-8"	980	1017	1063
L-21 P.S.	21'-4"	20'-8"	880	913	954
L-22 P.S.	24'-0"	22'-8"	740	775	801

NOTE: (P.S) PRESTRESSED USING (2) 7/16" Ø P.S STRANDS.

U-PRECAST LINTEL
(8"x8", FILLED & UNFILLED)

MARK Nº	LINTEL LENGTH	CLEAR SPAN	NO FILL NO STELL	FILLED (1) #5 - A	FILLED (2) #5 - B
	2'-10"	1'-6"	6191	7845	8122
	3'-6"	2'-2"	4277	5413	5604
	4'-0"	2'-8"	3466	4383	4538
	4'-6"	3'-2"	2917	3686	3837
	5'-4"	4'-0"	2304	2906	3010
	5'-10"	4'-6"	2045	2577	2669
	6'-6"	5'-2"	1722	2167	2245
	7'-6"	6'-2"	1484	1865	1932
	9'-4"	8'-0"	1138	1425	1476
L-10	10'-6"	9'-2"	989	1236	1281
L-11	11'-4"	10'-0"	904	1128	1170
L-12	12'-0"	10'-8"	807	1004	1042
L-13	13'-4"	12'-0"	749	931	933
L-14	14'-0"	12'-8"	708	783	784
L-15	14'-8"	13'-4"	548	760	765
L-16 P.S.	15'-4"	14'-0"	491	687	681
L-17 P.S.	17'-4"	16'-0"	332	521	523
L-18 P.S.	19'-4"	18'-0"	233	406	408
L-19 P.S.	21'-4"	20'-0"	208	376	377
L-20 P.S.	22'-0"	20'-8"	186	302	303
L-21 P.S.	24'-0"	22'-8"	111	237	239

NOTE: (P.S) PRESTRESSED USING (2) 7/16" Ø P.S STRANDS.

WINDOWS SILLS

MARK Nº	HEADER	SILL
S-1	2'-10"	19"
S-2	3'-6"	26.5"
S-3	4'-6"	37"
S-4	5'-4"	48"
S-5	5'-10"	53"
S-6	6'-6"	60"
S-7	7'-6"	74"
S-8	9'-4"	(2) 48"
S-9	10'-6"	(2) 53"
S-10	11'-4"	(2) 60"
S-11	12'-0"	(2) 60"
S-12	13'-3"	(2) 74"

SAFE LOAD TABLES

FOR GRAVITY, UPLIFT AND LATERAL LOADS

8" PRE-CAST AND PRESTRESSED U-LINTELS

GRAVITY

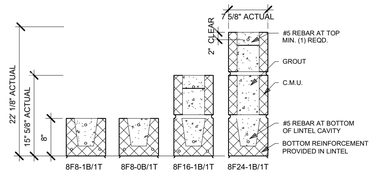
	LINTEL LENGTH	CLEAR SPAN	LINTEL TYPE	8U8	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B
					8F8-1B	8F12-1B	8F16-1B	8F20-1B	8F24-1B	8F28-1B	8F32-1B
L-1	2'-10"	1'-6"	Precast	2302	3166	4473	6039	7526	9004	10472	11936
					3166	4473	6039	7526	9004	10472	11936
L-2	3'-6"	2'-2"	Precast	2302	3138	3377	4689	6001	7315	8630	9947
					3166	4473	6039	7526	9004	10472	11936
L-3	4'-0"	2'-8"	Precast	2029	2325	2496	3467	4438	5410	6384	7358
					2646	4473	6039	7526	9004	10472	11936
L-4	4'-6"	3'-2"	Precast	1651	1787	1913	2657	3403	4149	4896	5644
					2170	4027	6039	7526	9004	10472	9668
L-5	5'-4"	4'-0"	Precast	1184	1223	1301	1809	2317	2826	3336	3846
					1665	2889	5057	6069	5400	6424	7450
L-6	5'-10"	4'-6"	Precast	972	1000	1059	1474	1889	2304	2721	3137
					1459	2464	4144	5457	4437	5280	6122
L-7	6'-6"	5'-2"	Precast	937	1255	2101	3263	2746	3358	3971	4585
					1255	2101	3396	5260	7134	8995	6890
L-8	7'-6"	6'-2"	Precast	767	1029	1675	2385	1994	2439	2886	3333
					1029	1675	2610	3839	5596	6613	5047
L-9	9'-4"	8'-0"	Precast	573	632	1049	1469	1210	1482	1754	2027
					768	1212	1818	2544	3469	4030	3127
L-10	10'-6"	9'-2"	Precast	456	482	802	1125	915	1122	1328	1535
					658	1025	1514	2081	2774	3130	2404
L-11	11'-4"	10'-0"	Precast	445	598	935	1365	1854	2355	1793	2075
					598	935	1365	1854	2441	3155	4044
L-12	12'-0"	10'-8"	Precast	414	545	864	1254	1689	2074	1570	1818
					555	864	1254	1693	2211	2832	3590
L-13	13'-4"	12'-0"	Precast	362	427	726	1028	1331	1635	1224	1418
					485	748	1076	1438	1855	2343	2920
L-14	14'-0"	12'-8"	Precast	338	381	648	919	1190	1462	1087	1260
					455	700	1003	1335	1714	2153	2666
L-15	14'-8"	13'-4"	Prestressed	N.R.	N.R	N.R	N.R	N.R	N.R	N.R	N.R
					465	765	1370	2045	2610	3185	3765
L-16	15'-4"	14'-0"	Prestressed	N.R.	N.R	N.R	N.R	N.R	N.R	N.R	N.R
					420	695	1250	1855	2370	2890	3410
L-17	17'-4"	16'-0"	Prestressed	N.R.	N.R	N.R	N.R	N.R	N.R	N.R	N.R
					310	530	950	1400	1800	2200	2600
L-18	19'-4"	18'-0"	Prestressed	N.R.	N.R	N.R	N.R	N.R	N.R	N.R	N.R
					240	400	750	1090	1400	1720	2030
L-19	21'-4"	20'-0"	Prestressed	N.R.	N.R	N.R	N.R	N.R	N.R	N.R	N.R
					183	330	610	940	1340	1780	2110
L-20	22'-0"	20'-8"	Prestressed	N.R.	N.R	N.R	N.R	N.R	N.R	N.R	N.R
					160	300	570	870	1250	1660	1970
L-21	24'-0"	22'-8"	Prestressed	N.R.	N.R	N.R	N.R	N.R	N.R	N.R	N.R
					130	240	470	720	1030	1350	1610

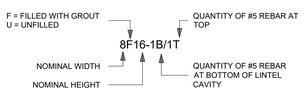
2" RECESSED DOOR HEADERS
(8"x6", FILLED & UNFILLED)

MARK Nº	DOOR SIZE WIDTH	CLEAR SPAN	NO FILL NOSTEEL	FILLED (1) #5T - A
D-1	2'-4"	2'-0"	2612	3917
D-2	2'-8"	2'-4"	2235	3351
D-3	2'-10"	2'-6"	2084	3125
D-4	3'-0"	2'-8"	1952	2927
D-5	3'-4"	3'-0"	1732	2597
D-6	4'-4"	4'-0"	1292	1937
D-7	5'-4"	5'-0"	1076	1589
D-8	6'-4"	6'-0"	831	1367
D-9	8'-4"	8'-0"	623	1051

2" RECESSED DOOR HEADERS
(8"x14", COMPOSITE)

MARK Nº	DOOR SIZE WIDTH	CLEAR SPAN	FILLED (0) #5T (1)#5B - B	FILLED (1)#5T (1)#5B - C	FILLED (1) #5T (2)#5B - D
D-1	2'-4"	2'-0"	7980	8199	8426
D-2	2'-8"	2'-4"	6790	7015	7168
D-3	2'-10"	2'-6"	6320	6539	6642
D-4	3'-0"	2'-8"	6018	6124	6288
D-5	3'-4"	3'-0"	5391	5432	5631
D-6	4'-4"	4'-0"	4956	4049	4198
D-7	5'-4"	5'-0"	3138	3267	3340
D-8	6'-4"	6'-0"	2650	2755	2855
D-9	8'-4"	8'-0"	2026	2078	2130





LINTEL SCHEDULE (DOOR)

LINTEL	QTY	CAST CREATE TYPE	COMMENTS
L-4 (4' 6")	1	8F16 - 1B/1T	8" REGULAR U-LINTEL
TOTAL SILLS	1		

LINTEL SCHEDULE (WINDOW)

LINTEL	QTY	CAST CREATE TYPE	COMMENTS
L-4 (4'-6")	6	8F16 - 1B/1T	8" REGULAR U-LINTEL
L-8 (7' -6")	1	8F16 - 1B/1T	8" REGULAR U-LINTEL
TOTAL SILLS	7		

SILL SCHEDULE

LINTEL	QTY	COMMENTS
S-3 (37")	6	THICK SILL - FINISH STANDARD
S-7 (74")	1	THICK SILL - FINISH STANDARD
TOTAL SILLS	7	

ENGINEERING SPECIFICATIONS

1 _ SAFE LOADS ARE TOTAL SUPERIMPOSED ALLOWABLE LOADS.

2 _ DESIGNER MAY EVALUATE CONCENTRATED LOADS FROM THE SAFE LOAD TABLES BY CALCULATING MAX. RESISTING SHEAR AND MOMENT FOR THE LISTED LINTELS.

3 _ SAFE LOADS LISTED ON ALL TABLES ARE IN UNITS OF POUND PER LINEAR FOOT.

BEAMS AND LINTELS NOTE

1 _ EXTRA TIE BEAMS OR COURSES BETWEEN LINTEL AND TIE BEAM POURED SOLID ARE ACCEPTABLE. A SINGLE SOLID FILLED LINTEL OF THE SAME LENGHT MAY BE USED TO SEPARATE DOORS AND WINDOWS FROM TRANSOM ABOVE. TOP PRECAST TO BE SIZED PER PLAN. ANY RECESSED LINTEL MAY BE SUBSTITUTED FOR A STANDARD LINTEL OF SAME CONFIGURATION.

NOTES

1 _ CODES

1.1 _ FLORIDA BUILDING CODE 2023 8th EDITION.

1.2 _ BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-19).

1.3 _ AMERICAN SOCIETY OF CIVIL ENGINEERS MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7-22).

2 _ CONCRETE

2.1 _ CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS

A. PRE-CAST W/ STANDARD REINFORCEMENT-4000 PSI MIN.

B. PRE-CAST W/ PRESTRESS REINFORCEMENT-6000 PSI MIN.

C. GROUT PER ASTM C476 - 3000 PSI W/ MAX. 3/8" AGGERATE, 8" TO 11" SLUMP.

2.2 _ REINFORCING BARS

A. STEEL PLACED IN PRECAST LINTEL AT TIME OF FABRICATION ASTM A615 (GRADE 60).

B. STEEL IN LINTEL AND KNOCKOUT BLOCK (PLACED IN FIELD) ASTM A615 (GRADE 40).

2.3 _ PRESTRESS STRANDS ASTM A416 7-WIRE, STRESS RELIEVED 270 KSI

2.4 _ DETAIL REINFORCEMENT IN ACCORDANCE WITH ACI 315.

2.5 _ CONCRETING OPERATIONS SHALL COMPLY WITH ACI STANDARDS.

3 _ MASONRY

3.1 _ DESIGN AND CONSTRUCTION SHALL CONFORM TO THE SPECIFICATION OF THE NATIONAL CONCRETE MASONRY ASSOCIATION AND ACI 530-02.

3.2 _ MINIMUM MASONRY UNIT STRENGTH: F'M 1500 PSI.

3.3 _ MORTAR SHALL BE TYPE S.

4 _ STRUCTURAL

4.1 _ SAFE LOAD VALUES ARE BASED ON LINTELS HAVING A BEARING OF 8" (WITH A MINIMUM ACCEPTABLE BEARING OF 4" PER THE FLORIDA BUILDING CODE 2023

4.2 _ FOR LINTELS THAT ARE GREATER THAN 14'-0" CLEAR SPAN THEY SHALL BE PROVIDED A TEMPORARY SUPPORT AND THE TEMPORARY SUPPORT SHALL NOT BE REMOVED UNTIL 2 DAYS AFTER GROUT PLACEMENT.

Leonardo Quiterio, P.E. 89115 Digitally signed by Leonardo Quiterio, P.E. 89115 DN: CN=Leonardo Quiterio, P.E. 89115", E=leonardo.quiterio@sconsult.us, O=Leonardo, SN="Quiterio, P.E. 89115", C=US Reason: I am the author of this document Date: 2025.11.05 14:24:49-05'00

SOVEREIGN
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P.E. LEONARDO V. QUITERIO P.E. # 89115

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OWNER

ADDRESS
1303 CANTERBURY ROAD,
WINTER PARK, FL 32789

MODEL
EDSON ARAUJO

CONTENT

LINTEL PLAN

P.E. SEAL AND SIGN



DESCRIPTION	DATE

PROJECT

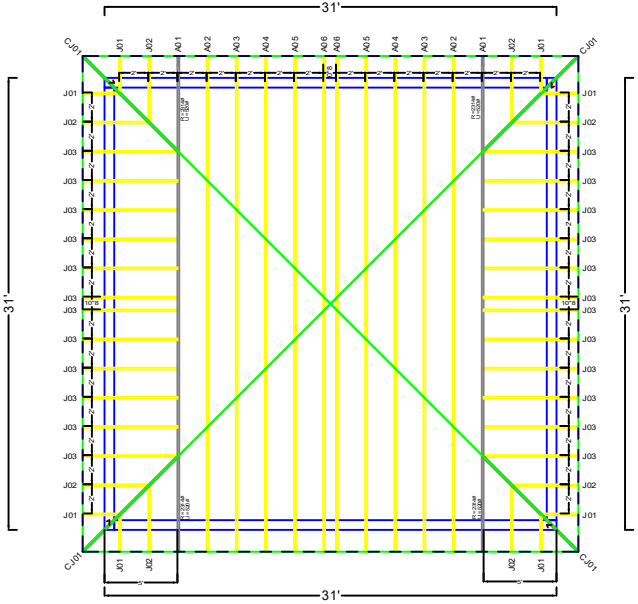
DATE

DRAWN BY ISABELA

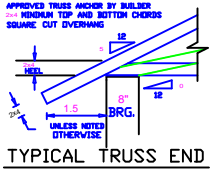
SCALE AS INDICATED

SHEET

S1.0



Bearing Legend	
	09°04'00 ELEVATION



LOADING CRITERIA

		ROOF		FLOOR	
TOP CHORD	LIVE LOAD	20	p.s.f.	20	p.s.
	DEAD LOAD	10	p.s.f.	10	p.s.
BOT CHORD	LIVE LOAD	0	p.s.f.	0	p.s.
	DEAD LOAD	10	p.s.f.	10	p.s.
	TOTAL LOAD	40	p.s.f.	40	p.s.
DURATION FACTOR		1.25		1.00	
BUILDING CODE		FBC 8th Ed. 2023 Res.			

WIND CRITERIA

WIND STANDARD	ASCE 7-22
WIND LOAD TYPE	MWFRS
SPEED	150 m.p.h.
ENCLOSURE	Closed
CATEGORY	Residential - CAT II
EXPOSURE	B

NOTE

IT IS THE RESPONSIBILITY OF THE BUILDING DESIGNER OR ARCHITECT TO ENSURE THAT THE TRUSS DESIGN CRITERIA SHOWN ON THIS DRAWING APPROPRIATE STRUCTURAL FOR REACTIONS SHOWN ON TRUSS ENGINEERING, SPECIAL CONSIDERATIONS FOR MECHANICAL EQUIPMENT AND/OR PLUMBING AND THEIR CONNECTIONS IN TRUSS SPACE MUST BE DIAGRAMMED BY BUILDER ON APPROVED TRUSS LAYOUT PRIOR TO FABRICATION.

THIS COMPANY IS A TRUSS MANUFACTURER WHOSE RESPONSIBILITIES ARE LIMITED TO THOSE SPECIFIED IN WTCA 1-1995 "DESIGN RESPONSIBILITIES", ACCORDINGLY, IT DISCLAIMS ANY RESPONSIBILITIES AND/OR LIABILITY FOR THE CONSTRUCTION DESIGN, DRAWINGS, DOCUMENTS INCLUDING THE INSTALLATION AND BRACING OF TRUSSES MANUFACTURED BY THIS COMPANY.

WARNING

CONVENTIONAL FRAMING, ERECTION AND/OR PERMANENT BRACING IS NOT THE RESPONSIBILITY O THE TRUSS DESIGNER, PLATE MANUFACTURER, OR TRUSS MANUFACTURER. PERSONS ERECTING TRUSSES ARE CAUTIONED TO SEEK PROFESSIONAL ADVICE REGARDING ERECTION BRACING WHICH IS ALWAYS REQUIRED TO PREVENT TOPPLING AND DOMINOING DURING ERECTION, AND PERMANENT BRACING WHICH MAY BE REQUIRED IN SPECIFIC APPLICATIONS. SEE "BRACING WOOD TRUSSES COMMENTARY AND RECOMMENDATIONS" (BCSI 1-03 FOR FURTHER INFORMATION.

TRUSSES SHALL BE INSTALLED IN A STRAIGHT AND PLUMB POSITION, WHERE NO SHEATHING IS APPLIED DIRECTLY TO TOP AND/OR BOTTOM CHORDS, THEY SHALL BE BRACED AS SPECIFIED ON THE ENGINEERED DESIGN. TRUSSES SHALL BE HANDLED WITH REASONABLE CARE DURING ERECTION TO PREVENT DAMAGE OR PERSONAL INJURY.

ATTENTION

"APPROVAL OF THIS TRUSS LAYOUT IS NECESSARY BEFORE FABRICATION. CAREFULLY VERIFY SPANS, PITCHES, OVERHANGS, ELEVATIONS, & BEARING CONDITIONS. ACCEPTANCE OF THIS LAYOUT AS SIGNED IS TOTAL RESPONSIBILITY. THE TRUSSES WILL BE BUILT IN ACCORDANCE WITH THIS LAYOUT"

APPROVED BY: _____

DATE: _____

TRUSS DIRECT

DESIGNER
Lovejoy Engineers, Inc.

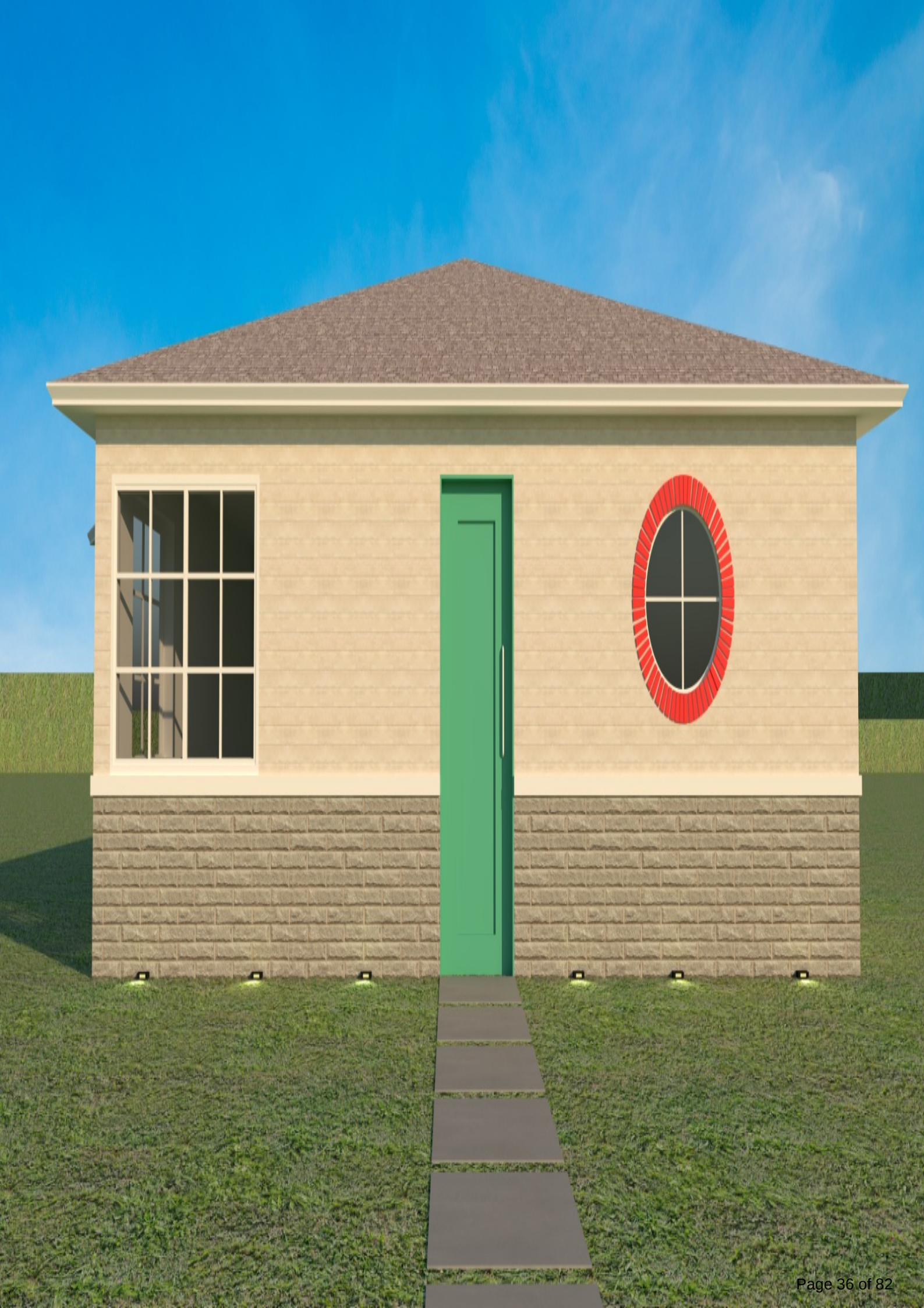
CONTRACTOR

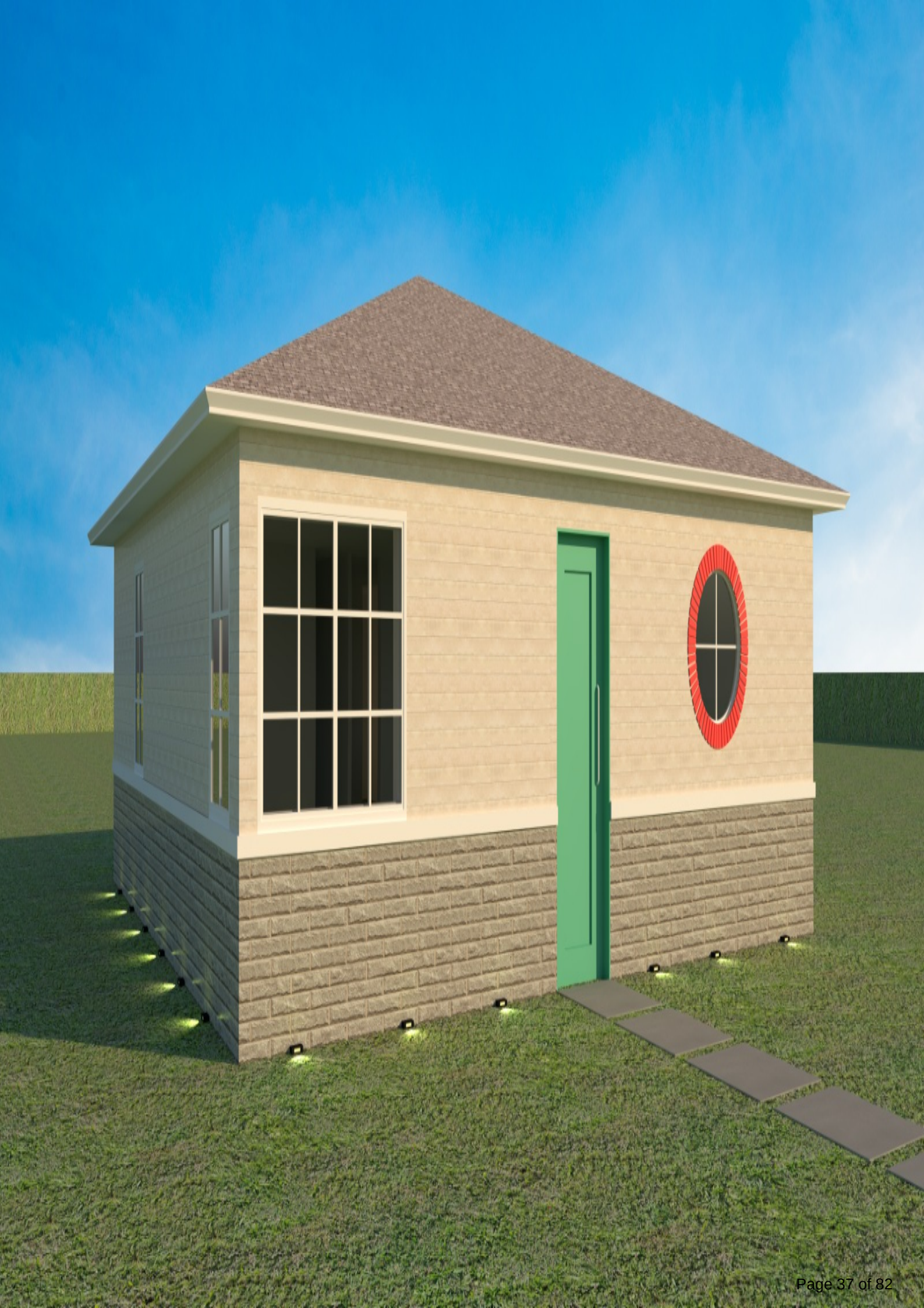
JOB DESCRIPTION
Bellaggio - 1283 CANTERBURY ROAD

JOB ADDRESS
1283 CANTERBURY ROAD, Mims, Fla 32754

DATE	DRAWN BY	JOB NUMBER
DATE	DRAWN BY	JOB NUMBER









Historic Preservation Board

agenda item 4.c

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

meeting date
December 10, 2025

prepared by
Allison McGillis, Director of Planning and Zoning

approved by
Allison McGillis, Director of Planning and Zoning

subject
COR 25-12. Request by William R. Prather to split the lot at 210 Stirling Ave into two single-family lots, zoned R-1AA, inclusive of lot dimension variances, located within the Virginia Heights East Historic District.

motion | recommendation
Staff recommends approval, contingent on the new home securing Certificate of Review approval from the Historic Preservation Board and the successful transfer of the additional lot area from 230 Stirling Avenue to meet the minimum lot area requirements for the new lot.

background
The property owners, Russ and Andi Prather, are requesting to split their lot located at 210 Stirling Avenue, which is zoned R-1AA and is located within the Viriginia Heights East Historic District. The lot split will require variances to the minimum lot dimension requirements of R-1AA.

The Board may recall that the homeowners received some initial feedback on this request as a Non-Action item at the October HPB meeting. Since then, the homeowners have reached out to their neighbors and have submitted 10 letters in support of this request. After 15 years of caring for and preserving their historic home, the owners are now looking to downsize, prompting their request to split the lot and build a smaller home on the new lot.

The minimum requirements for an R-1AA lot are 100 feet in width and 10,000 square feet of area. The new lot is proposed to meet the R-1AA lot width (177 feet at the widest point) in order to save the existing pool and garage on the main house lot, and will be just over the minimum lot area requirements at 10,010 square feet. The "Oklahoma-like" projection along Glencoe is needed to meet the minimum lot area requirements, without it, the lot doesn't pass the Comprehensive Plan test for lot dimension variances. The main difference from the initial proposal is that now they are securing seven feet of width from the western neighbor (230 Stirling Avenue) to minimize the impacts to the existing improvements on the lot, which was a concern of the Board. This transfer of ownership will need to be completed prior to the city's

sign-off on the lot split, provided the lot split is approved. The projection area along Glencoe will remain undeveloped, as it becomes unbuildable once the required setbacks are applied. This also adds to the area that can be used for stormwater retention for the lot.

The resultant lot will need a lot width variance due to it being 96 feet wide in lieu of the required 100 feet, but will meet the 10,000 square feet area requirement. The Comprehensive Plan states that in cases of variance requests for lot dimensions, the City shall not approve such lot dimension variances unless the proposed lot sizes are equal to or exceed the median lot size as established for the properties with the same zoning classifications within 300 feet of the subject property in same block as the subject property. Staff has performed this analysis and has determined that the resultant lot at 96 feet wide meets the median lot size of the properties located within 300 feet. Once created, the lot split would also grandfather in the nonconforming setbacks of the existing lot.

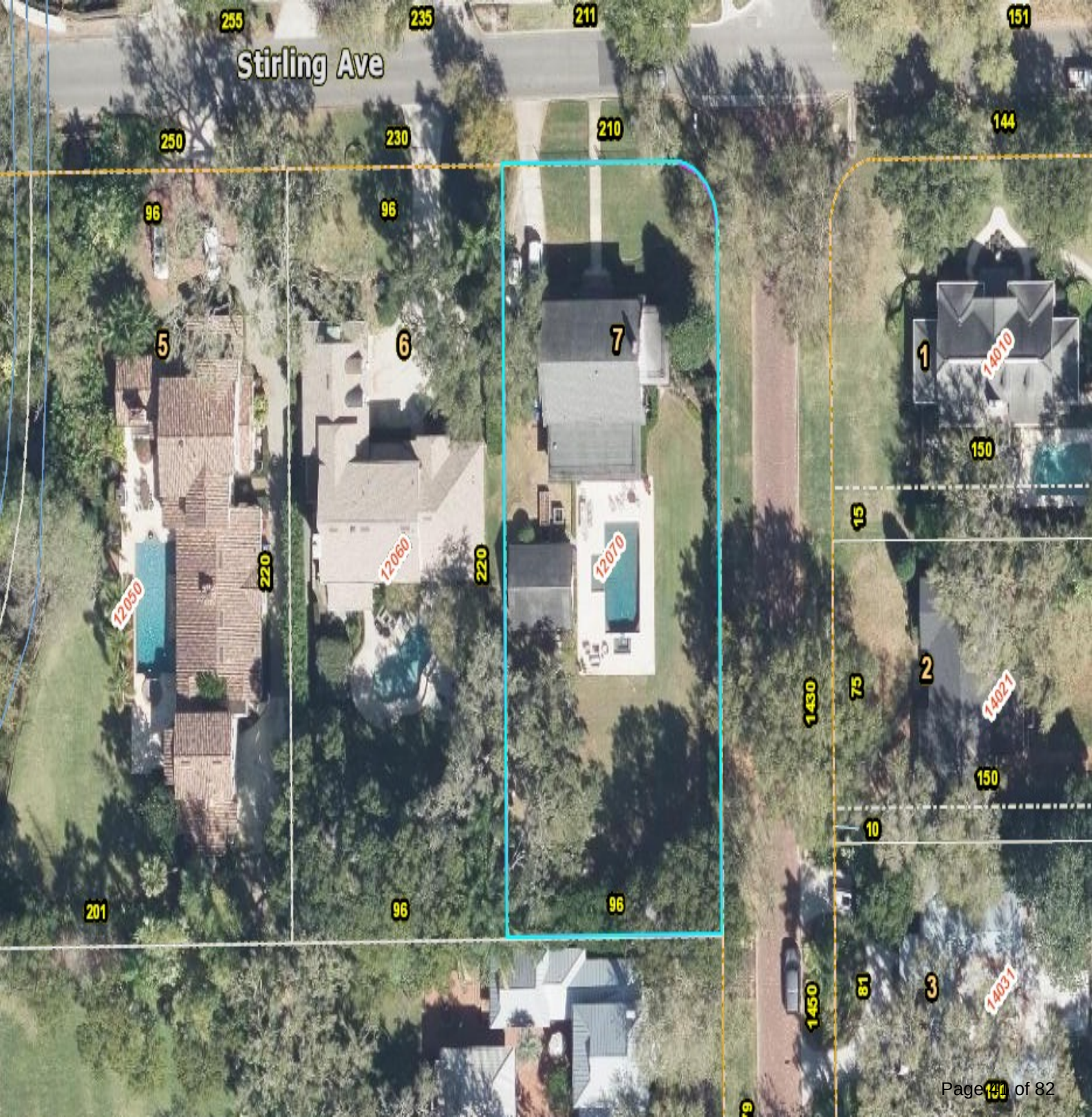
The homeowners have submitted a conceptual design for the proposed new home, which is a modestly scaled, architecturally compatible residence designed to complement the character of the district. The plans show a two-story structure with a front-facing gable and subordinate side gables, traditional window proportions, and a simple, well-balanced façade. Exterior materials include stucco walls, simulated shake shingles, wood clad windows with stone sills. The home's lower height for a two-story home, footprint, and overall massing are intentionally restrained to fit comfortably within the pattern of surrounding homes and to maintain the historic streetscape along Glencoe Avenue where the new home will face.

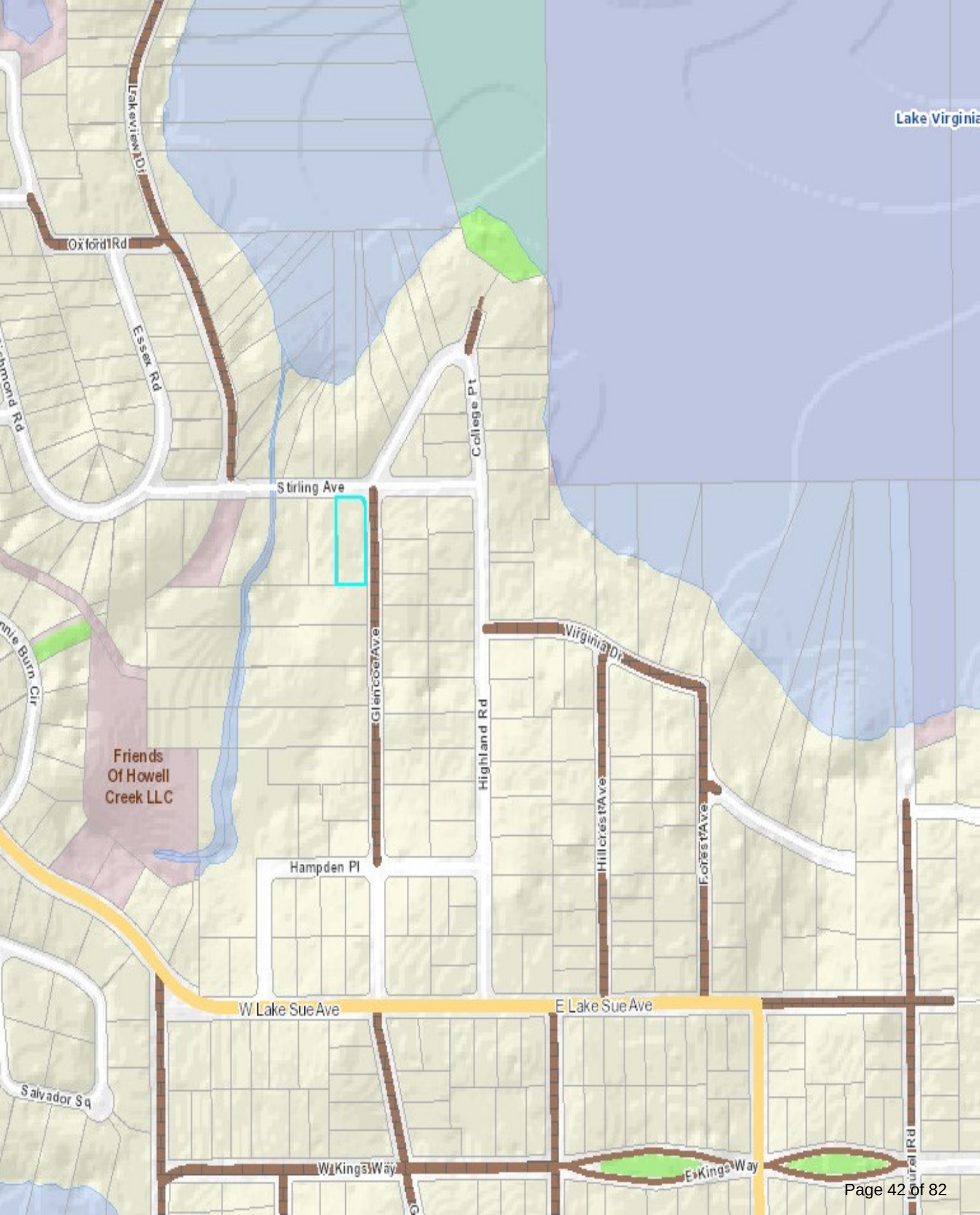
alternatives | other considerations

fiscal impact

attachments

1. Aerial Map
2. Location Map
3. Stirling Ave Frontage
4. Glencoe Rd Frontage
5. s3ZV45_180816_survey_r2
6. Letters of Support (10)
7. 003-3561
8. 004-3563
9. 005-3564
10. 001-3559
11. 002-3560
12. Combined Elevations and Site Plan


Stirling Ave
255
235
211
151
250
230
210
144
96
96
5
6
7
1
14010
150
12050
220
12060
220
12070
15
2
14021
75
150
430
10
201
96
96
3
14031
81
450


Lake Virginia
Lakeview Dr
Oxford Rd
Essex Rd
Richmond Rd
Stirling Ave
College Pt
Glencoe Ave
Highland Rd
Virginia Dr
Hillcrest Ave
Forest Ave
Connie Burn Cir
Friends Of Howell Creek LLC
Hampden Pl
W Lake Sue Ave
E Lake Sue Ave
Salvador Sq
W Kings Way
E Kings Way
Laurel Rd





Boundary Survey

Legal Description:

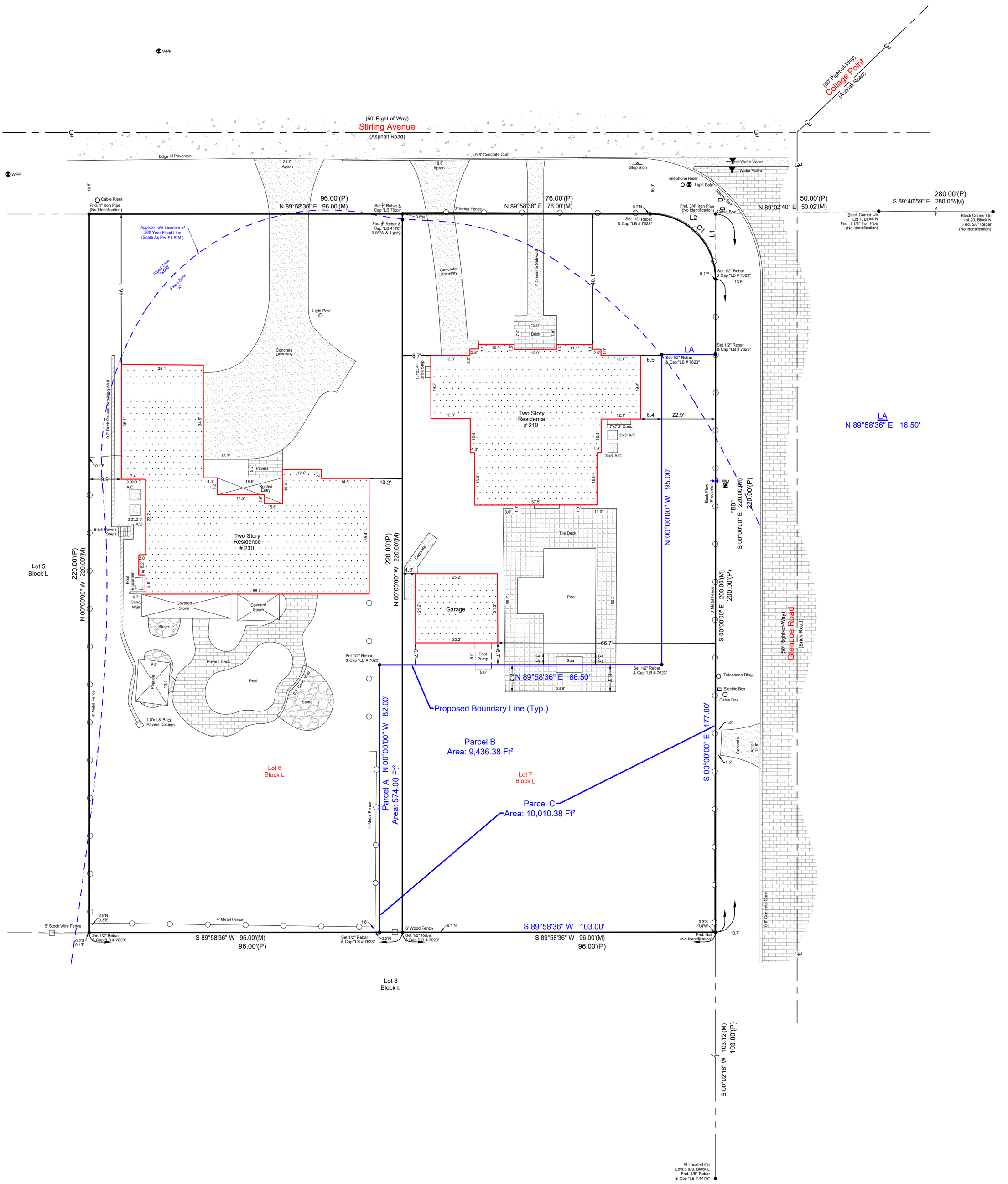
LOT 7, BLOCK L, VIRGINIA HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK G, PAGE 107, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AND LOT 6, BLOCK L, VIRGINIA HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK G, PAGE 107, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

FLOOD DISCLAIMER:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONES X, X500 & AE. THIS PROPERTY WAS FOUND IN ORANGE COUNTY, COMMUNITY NUMBER 120188, DATED 2014-03-07.

CERTIFIED TO:

RUSS PRATHER; EDWARD A STOREY III AND JAMIE L STOREY



OHE = Overhead Electric
WPP = Wood Power Pole
Note: Assumed Bearings.

Graphic Scale
0' 10' 20' 40'
Scale: 1"=20'

L1
20.00'(P)
S 00°00'00" E 20.00'(M)

L2
20.00'(P)
S 89°58'36" W 20.00'(M)

C1
R=20.00'(P)
L=31.42'(C)
Δ=90°00'00"(P)
Chord Bearing=
S 45°00'42" E 28.28'(M)

Field Date: 11/10/25	Date Completed: 11/12/25
Drawn By: SR	File Number: IS-147603

-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	△	- Delta (Central Angle)
P.B.	- Plat Book	–O–	- Chain Link Fence
–□–	- Wood Fence		

-Notes-

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>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.

Revisions
Revised Area Calculations -11/12/25

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 K. IRELAND — STATE OF FLORIDA — PROFESSIONAL SURVEYOR AND MAPPER — NO. 6637

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

Sketch of Description

Parcel A

Legal Description:

A PORTION OF LOT 6, BLOCK L, VIRGINIA HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK G, PAGE 107, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING:

BEGIN AT THE SOUTHEAST CORNER OF LOT 6, BLOCK L, VIRGINIA HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK G, PAGE 107, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, ALONG THE SOUTH LINE OF SAID LOT 6, SOUTH 89°58' 36" WEST 7.00 FEET; THENCE, NORTH 00°00'00" WEST 82.00 FEET; THENCE NORTH 89°58'36" EAST 7.00 FEET TO THE EAST LINE OF LOT 6; THENCE, ALONG SAID EAST LINE, SOUTH 00°00'00" EAST 82.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 574.00 SQUARE FEET MORE OR LESS.

-Legend-

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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	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	△	- Delta (Central Angle)
P.B.	- Plat Book	-X-	- Chain Link Fence
-▫-	- Wood Fence		

This is NOT a Survey.
This is ONLY a Description.
This Sketch and Description consist of two sheets and is not full and or complete without both sheets.

Sketch Date: 11/12/25
Drawn By: JW
Approved By: PKI
Field: N/A

Sketch and Description Certified To:
RUSS PRATHER; EDWARD A STOREY III AND JAMIE L STOREY, CITY OF WINTER PARK

-Notes-

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

Patrick K. Ireland FOR THE FIRM

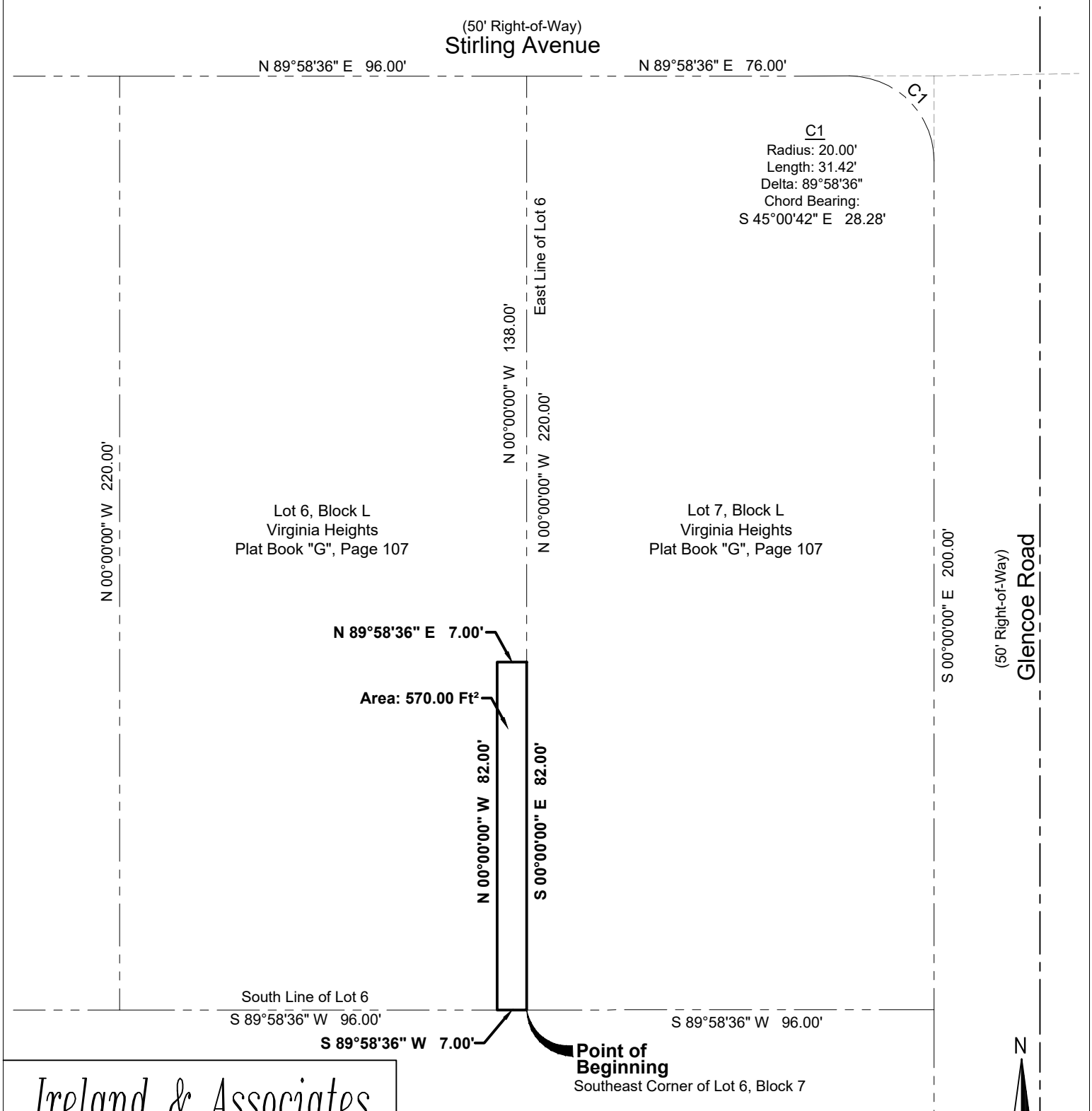
Patrick K. Ireland PSM 6637 LB 7623
Date Signed: 11/12/25

This Sketch is intended ONLY for the use of Said Certified Parties.
This Sketch NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.
File No. IS-147603

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

Sketch of Description

Parcel A



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File No. IS-147603

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Sketch of Description

Parcel B

Legal Description:

A PORTION OF LOT 7, BLOCK L, VIRGINIA HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK G, PAGE 107, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING:

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CONTAINING 9,436.38 SQUARE FEET MORE OR LESS.

-Legend-

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℄	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
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F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency
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FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
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L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set ½" Rebar & Cap "LB 7623"
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P	- Plat	△	- Delta (Central Angle)
P.B.	- Plat Book	-X-	- Chain Link Fence
-▫-	- Wood Fence		

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Sketch Date: 11/12/25
Drawn By: JW
Approved By: PKI
Field: N/A

Sketch and Description Certified To:
RUSS PRATHER; EDWARD A STOREY III AND JAMIE L STOREY, CITY OF WINTER PARK

-Notes-

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

I hereby Certify that this Sketch and Description 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 IRELAND CERTIFICATE NO. 6637 STATE OF FLORIDA REGISTERED LAND SURVEYOR

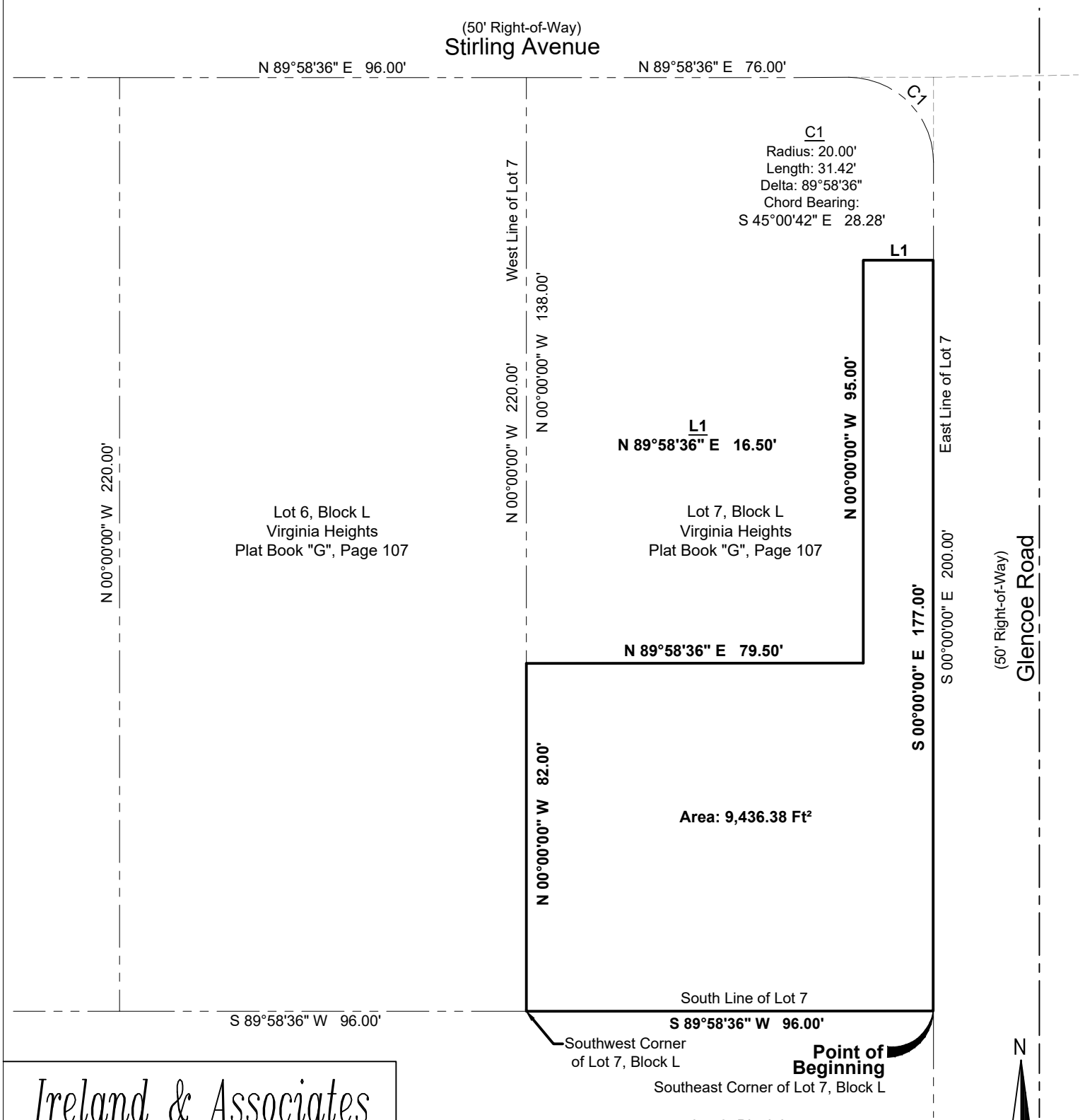
Patrick K. Ireland FOR THE FIRM

Patrick K. Ireland PSM 6637 LB 7623
Date Signed: 11/12/25

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File No. IS-147603

Sketch of Description

Parcel B



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

File No. IS-147603

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Sketch of Description

Parcel C

Legal Description:

A PORTION OF LOTS 6 AND 7, BLOCK L, VIRGINIA HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK G, PAGE 107, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING:

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CONTAINING 10,010.38 SQUARE FEET MORE OR LESS OR 0.230 ACRES

-Legend-

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FFE	- Finished Floor Elevation	Rad.	- Radial
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Sketch Date: 11/12/25	Sketch and Description Certified To:
Drawn By: JW	RUSS PRATHER; EDWARD A STOREY III AND
Approved By: PKI	JAMIE L STOREY, CITY OF WINTER PARK
Field: N/A	

-Notes-

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

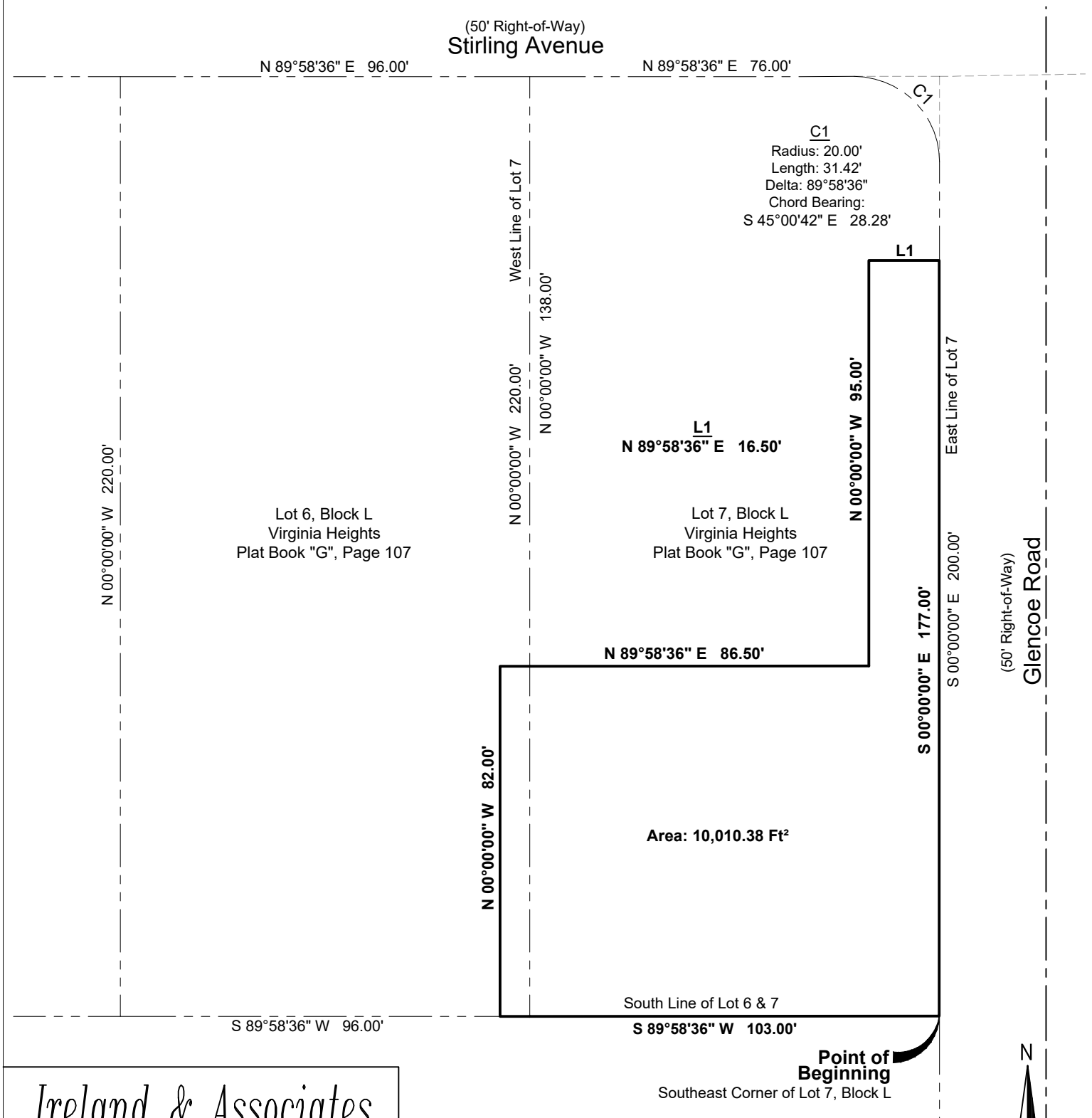
Patrick K. Ireland FOR THE FIRM

Patrick K. Ireland PSM 6637 LB 7623
Date Signed: 11/12/25

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File No. IS-147603

Sketch of Description

Parcel C



Ireland & Associates Surveying, Inc.
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Lake Mary, Florida 32746
www.irelandsurveying.com
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RANDALL BALL ROBERTSON

1350 COLLEGE POINT
WINTER PARK FLORIDA 32789

November 18, 2025

The City of Winter Park

Winter Park, FL 32789

Re: Russ & Andi Prather
210 Stirling Avenue

To Whom It May Concern:

We have been made aware of proposed plans from our dear neighbors, the Prathers, who wish to move into a new phase of their lives with a newly constructed cottage on their existing property. I wholeheartedly endorse their proposal.

Our home is three houses down from 210 Stirling Avenue. We have been in the neighborhood at an historic home twenty years and have witnessed conscientious renovation by the Prathers over time. There aren't many residents of our city who have demonstrated appropriate stewardship of such a landmark property. Andi & Russ renovated their home at Glencoe & Stirling a few years ago and took extraordinary steps to remain faithful to the original architectural elements of what we fondly refer to as the "Skolfield house."

I'm convinced the Prather's plans to build a small cottage on Glencoe Road using an existing curb cut for entry will blend in beautifully with the neighborhood. Their lot is deep and offers plenty of room for this addition.

With kind regards,

Cc: Russ & Andi Prather

Tom Miller
211 Stirling Ave
Winter Park, FL 32789

November 20, 2025

Historic Preservation Board
City of Winter Park
401 S Park Ave
Winter Park, FL 32789

To Whom It May Concern:

I am writing on behalf of my neighbors, Russ and Andi Prather, to offer my full support for their plan to split their residential lot.

I have lived directly across from the Prathers for many years. I have found them to be excellent neighbors. I have watched as they have diligently maintained and improved their historic home. I have full trust that they will bring that same level of care to the design and build of their new cottage home should this lot split be granted.

Sincerely,



Tom Miller.

Historic Preservation Board
City of Winter Park
401 S. Park Avenue
Winter Park, FL 32789

Re: Support for Lot Split – 210 Stirling Ave

Dear Historic Preservation Board Members,

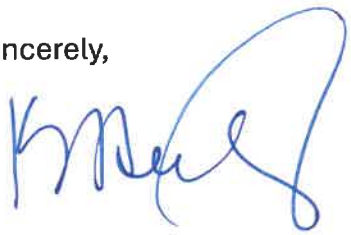
I am a longtime neighbor of Russ and Andi Prather, and I am writing in full support of their request to subdivide their lot to build a small home for themselves and allow a new family to join our neighborhood by moving into their current home.

Russ and Andi have been excellent neighbors who clearly love and respect our historic district. Their existing home is beautifully maintained, and I am confident their new home will be modest, tasteful, and in line with the character of the neighborhood.

The Prathers understand and share the Board's mission to protect and enhance our historic environment, and they can be trusted to create something that complements rather than detracts from the neighborhood we all love.

I strongly urge you to approve their application. This will allow them to stay in the community they cherish while adding another charming home and a new family to our historic city. Thank you for your consideration of this positive addition to our neighborhood.

Sincerely,



Kristen King
100 Stirling Ave
Winter Park, FL 32789

Ed Storey, Esq.
230 Stirling Avenue
Winter Park, FL 32789

November 21, 2025

City of Winter Park
Planning & Zoning Division
401 Park Avenue South
Winter Park, FL 32789

Re: Support for Residential Lot Split – 210 Stirling Avenue

Dear Members of the Planning & Zoning Board:

I am writing as the owner of 230 Stirling Avenue, directly next door to 210 Stirling Avenue, to express my strong support for the lot split application submitted by my neighbors, Russ and Andi Prather.

I know Russ and Andi personally and have discussed their plans with them. They have approached this process thoughtfully and with a clear desire to ensure that any future development remains consistent with the character and scale of our neighborhood. Based on our conversations and my understanding of the proposal, I believe the requested lot split is appropriate for the area and aligns well with the existing residential pattern along Stirling Avenue.

As the adjoining property owner, I have no concerns related to privacy, drainage, traffic, or neighborhood compatibility. To the contrary, I view their plans as a responsible and positive improvement that will help maintain the charm and quality of our street.

I respectfully encourage the City to approve the proposed lot split for 210 Stirling Avenue. Thank you for your time and consideration.

Sincerely,

Ed Storey, Esq.

Historic Preservation Board
City of Winter Park
401 S. Park Avenue
Winter Park, FL 32789

Re: Support for Lot Split – 210 Stirling Ave

Dear Historic Preservation Board Members,

I am writing to express my strong support for Andi and Russ Prather's proposal to subdivide their property in order to construct a small home while preserving their existing historic home in our neighborhood.

As a lifelong Winter Park resident and a current neighbor to the Prathers, I can proudly attest to Russ and Andi's thoughtful, considerate, and deep commitment to our neighborhood and the people who live here. They have always shown great respect for the historic character of our city, maintaining their home beautifully and taking an active interest in the broader Winter Park community.

I have spoken with Russ about their plans for the new cottage, and I am confident that anything they build will be modest in scale, high in quality, and entirely in keeping with the architectural spirit of the district we love.

Granting this lot split will allow Russ and Andi to remain in the community they care about while adding another carefully designed home that future residents will enjoy for generations.

I wholeheartedly support their application and urge the Board to approve it. Thank you for your time and for your ongoing work to preserve the unique character of Winter Park.

Respectfully,

Chris King

Chris King
100 Stirling Ave
Winter Park, FL 32789

Historic Preservation Board
City of Winter Park
401 S. Park Ave,
Winter Park, Fl. 32789

11/21/25

To Whom It May Concern,

My name is Tammy King, and I am reaching out on behalf of Russ and Andi Prather regarding their request to divide their property on Stirling Avenue in order to construct a new home. I want to express my strong support for their plans and my confidence that any home they develop will reflect the values and standards upheld by the Historic Preservation Board.

As homeowners of a historic property in Winter Park ourselves, my husband and I deeply appreciate the significance of maintaining the character of our community. We reside at 358 Virginia Drive—the home where my husband was raised and which we have recently restored with great care to honor its original charm while preparing it for the next chapter of our family's life. Our home, like the Prathers', dates back to the early 1940s, and we share a passion for preserving and enhancing the historic integrity of our neighborhood.

Russ and Andi have been exceptional neighbors and friends who value this community and contribute positively to its character. I have no doubt that the home they intend to build will be thoughtful, well-designed, and harmonious with the historic fabric of Winter Park.

If you have any questions or would like additional insight, I would be glad to speak further on their behalf. Thank you for your time and thoughtful consideration.

Warm regards,

Tammy L. King

Tammy King
358 Virginia Dr.
Winter Park, Fl. 32789

Jamie L. Storey, Esq.
230 Stirling Ave
Winter Park, FL 32789
Jamiestorey19@gmail.com
321-228-3396

November 23, 2025

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

Re: Support for Lot Split – 210 Stirling Ave, Winter Park, FL 32789

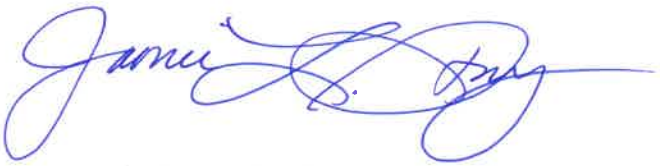
To Whom It May Concern,

I am writing as the homeowner at 230 Stirling Ave to express my full support for the proposed lot split at 210 Stirling Ave, submitted by my neighbors, Russ and Andi Prather. As an adjacent property owner, I believe this request is appropriate for our neighborhood and aligns well with the planning principles and zoning intentions for this area of Winter Park.

The proposed lot split will maintain the established character of Stirling Avenue and is consistent with the existing pattern of lot sizes in the surrounding blocks. I have no concerns regarding compatibility, privacy, traffic, or infrastructure impacts. In my view, the proposal represents a thoughtful improvement that will contribute positively to the long-term vitality and appearance of our community.

Thank you for your consideration of this request. Please feel free to contact me if any additional information is needed.

Sincerely,



Jamie L. Storey, Esq.

Historic Preservation Board
City of Winter Park
401 S. Park Ave,
Winter Park, Fl. 32789

11/21/25

To Whom It May Concern,

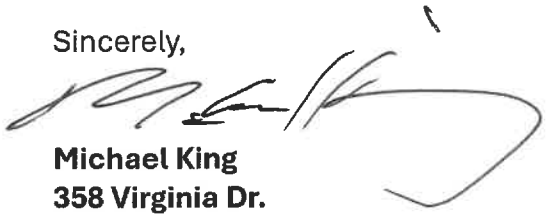
My name is Michael King, and I am writing on behalf of Russ and Andi Prather, who are seeking approval to split the lot on which they live on Stirling Avenue in order to build a home. I cannot overstate how strongly I feel that the home they intend to build would be one the Preservation Board would be proud to see added to our community.

Like my wife and me, the Prathers are stewards of historic homes in Winter Park. My wife and I live at 358 Virginia Drive—the home I grew up in and to which we have recently returned to thoughtfully renovate and prepare for a new season of life for our family. Like the Prathers' residence, our home was built in the early 1940s. We both share a deep appreciation for the charm, character, and responsibility that come with owning older homes here in Winter Park.

The Prathers have been wonderful neighbors, and they care profoundly about both our neighborhood and the broader Winter Park community. I am confident they are fully aligned with the mission of the Historic Preservation Board and that any home they build will reflect the character, quality, and complementary aesthetic that define our historic neighborhoods.

Should you have any questions, I would be more than happy to speak further on their behalf. Thank you in advance for your time and consideration.

Sincerely,



Michael King
358 Virginia Dr.
Winter Park, FL. 32789

Carol Miller
211 Stirling Ave
Winter Park, FL 32789

November 20, 2025

Historic Preservation Board
City of Winter Park
401 S Park Ave
Winter Park, FL 32789

Dear Historic Preservation Board Members,

My husband, Tom, and I have been neighbors of the Prather family for 15 years. We've watched their children grow up just across the street. They have been wonderful neighbors.

I am aware of their desire to split their current lot into two parcels. This would allow them to stay in the neighborhood, building a smaller home on the back lot. I am in favor of this plan. I would like them to remain neighbors and I believe they will build a home that will add to the character of the neighborhood.

I ask that you grant this request.

Sincerely,

Carol Miller

1350 College Point
Winter Park, FL
32789

City of Winter Park,

To all those concerned with making the decision on dividing the property at 210 Sterling Avenue and ruling on the proposed plan to build a small home on the rear lot fronting Glencoe, I want you to know that I am in favor of this petition.

My name is Pat Robertson, and I have lived at 1350 College Point for 20 years and have been a lifelong resident of Winter Park. I served as board chair of Casa Feliz and grew up in the historic Chase/Schenck home at 950 Palmer Ave. I have a deep commitment to historic preservation in our city.

It has been hard for me to see the level of development in the city that has been inconsistent with the charm that has defined our city since it's beginnings. The homes on larger lots have too often led to remodels that are oversized for the lot with a blind eye to neighborhood scale and style. The proposal in front of you has my support because it will contribute in two important ways to the historic neighborhood of Virginia Heights.

1. It will protect us from a home owner that might seek to expand the house by building on the rear lot a garage or some other structure that is not aesthetically pleasing on a highly visible corner lot.
2. It will contribute to Glencoe Road a home that is consistent with the other historic homes on the street in scale and architectural relationship.

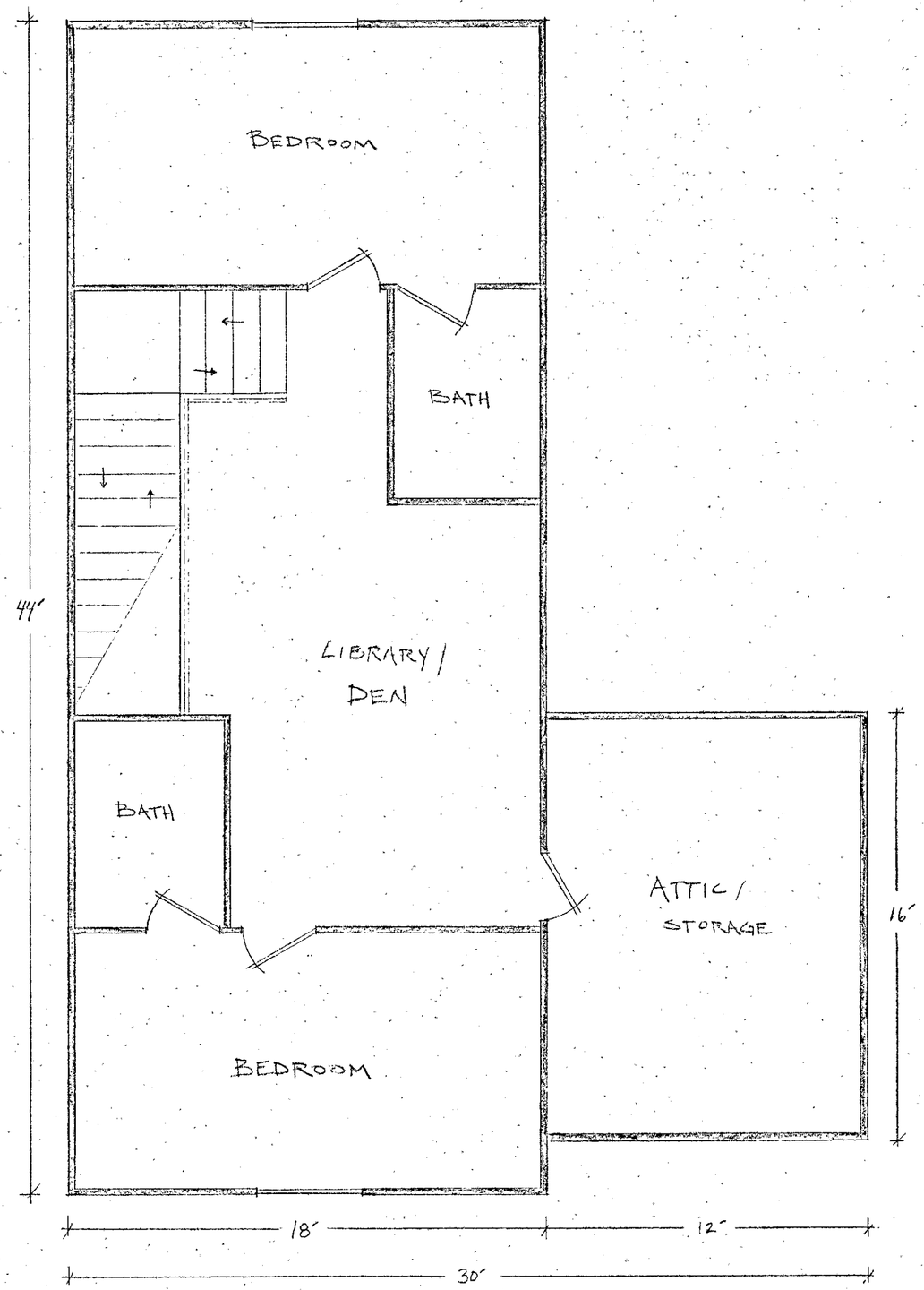
I personally know both Russ and Andi Prather and trust their devotion to our neighborhood as well as their alignment and commitment to the values of maintaining our neighborhood and city charm. Andy and Russ have been wonderful neighbors and excellent custodians of their current historic home and have earned my respect and vote on this project. I hope they will have yours.

Sincerely,

Pat Robertson



FRONT ELEVATION
PRATHER RESIDENCE
SCALE: 1/4" = 1'-0"
DRAWN BY: BAUMHAUS STUDIO LLC



984 sqft

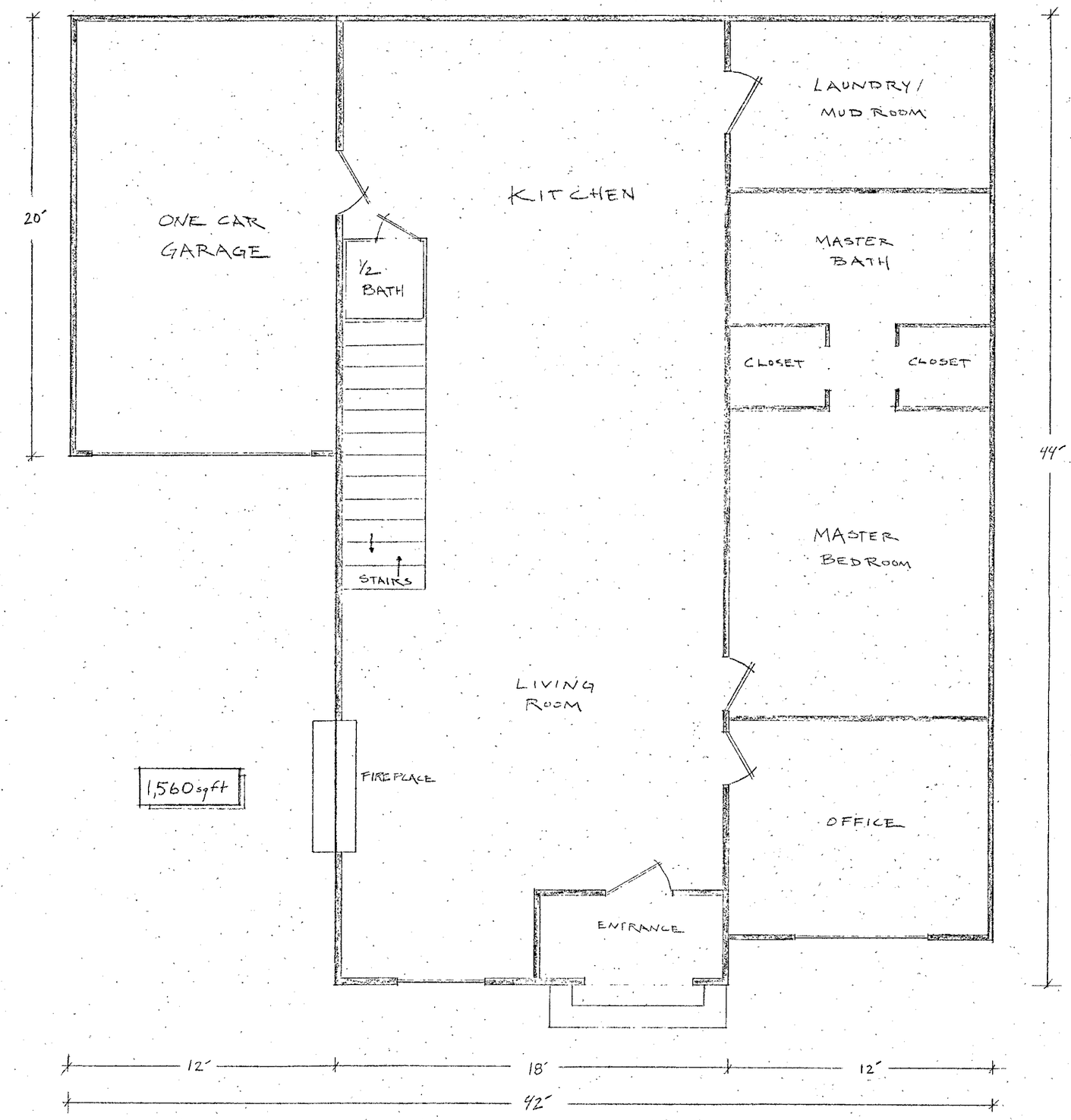
SECOND FLOOR PLAN

PRATHER RESIDENCE

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

DRAWN BY: BAUMHAUS STUDIO LLC

N



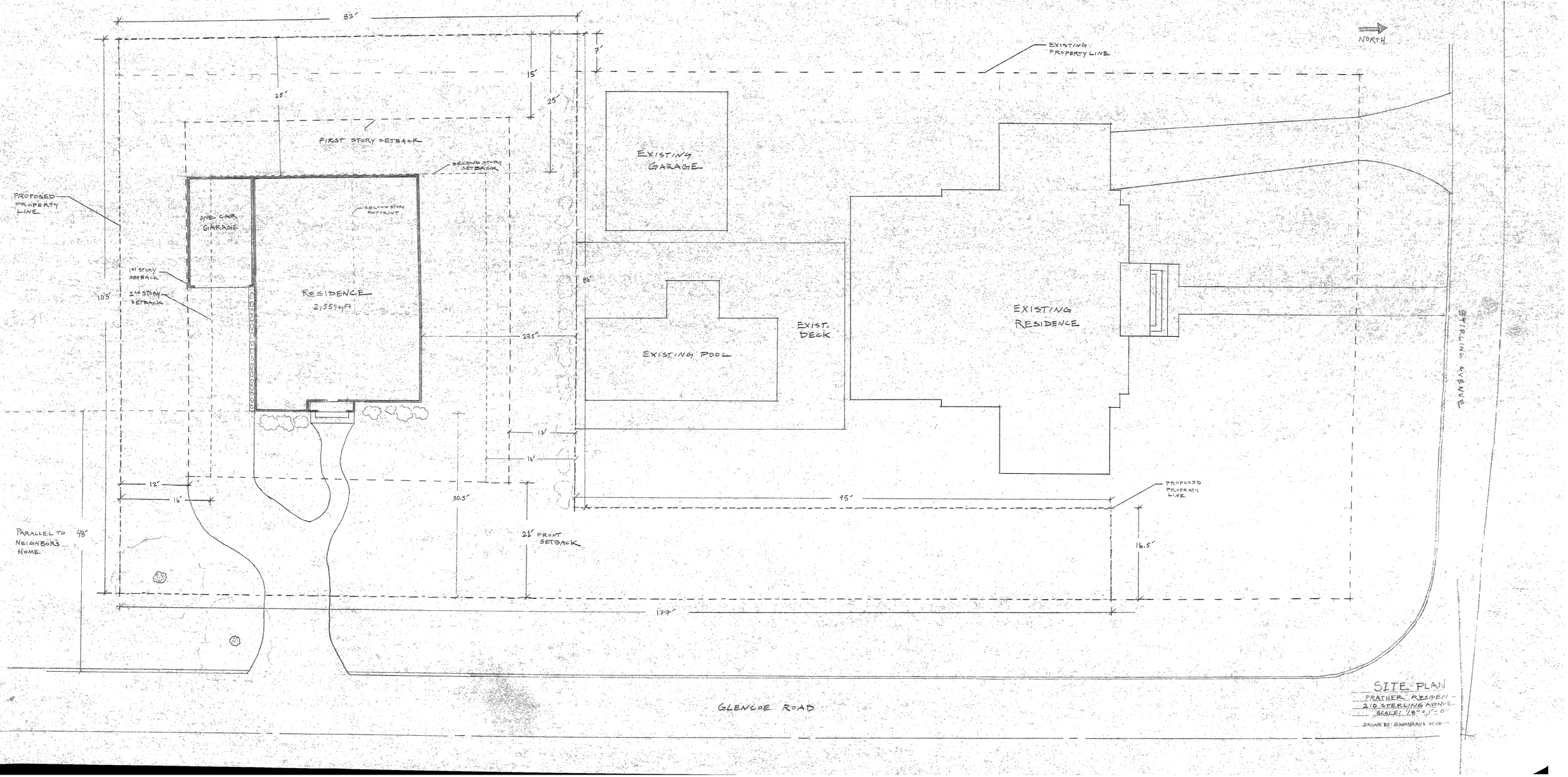
FIRST FLOOR PLAN

PRATHER RESIDENCE

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

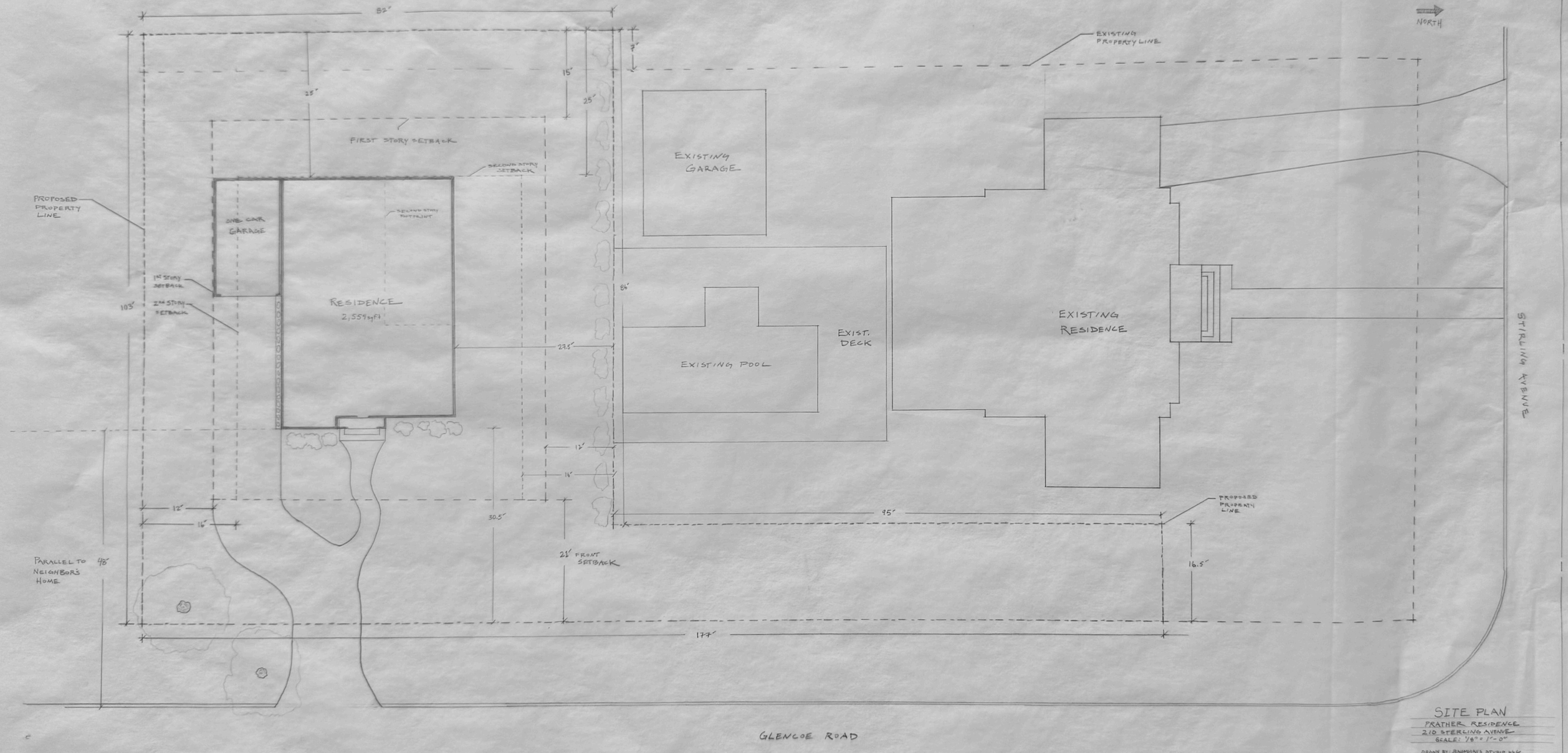
DRAWN BY: BAUMHAUS STUDIO LLC

N


82'
7'
15'
25'
25'
FIRST STORY SETBACK
SECOND STORY SETBACK
PROPOSED PROPERTY LINE
ONE CAR GARAGE
SECOND STORY FOOTPRINT
1st STORY SETBACK
2nd STORY SETBACK
103'
RESIDENCE
2,555 sq ft
EXISTING PROPERTY LINE
EXISTING GARAGE
86'
EXISTING POOL
EXIST. DECK
EXISTING RESIDENCE
27.5'
12'
16'
12'
16'
30.5'
95'
PROPOSED PROPERTY LINE
16.5'
PARALLEL TO NEIGHBOR'S HOME
48'
25' FRONT SETBACK
177'
NORTH
STIRLING AVENUE
GLENCOE ROAD
SITE PLAN
PRATHER RESIDENCE
210 STERLING AVENUE
SCALE: 1/8"=1'-0"
DRAWN BY: BAUMGARTEN & DEVER



WADE MILLER
ARCHITECT ST-2010 "28"



SITE PLAN

PRATHER RESIDENCE
210 STERLING AVENUE
SCALE: 1/8" = 1'-0"

DRAWN BY: BAUMANN STUDIO LLC

WADE MILLER
BAUHAUS STUDIO '25

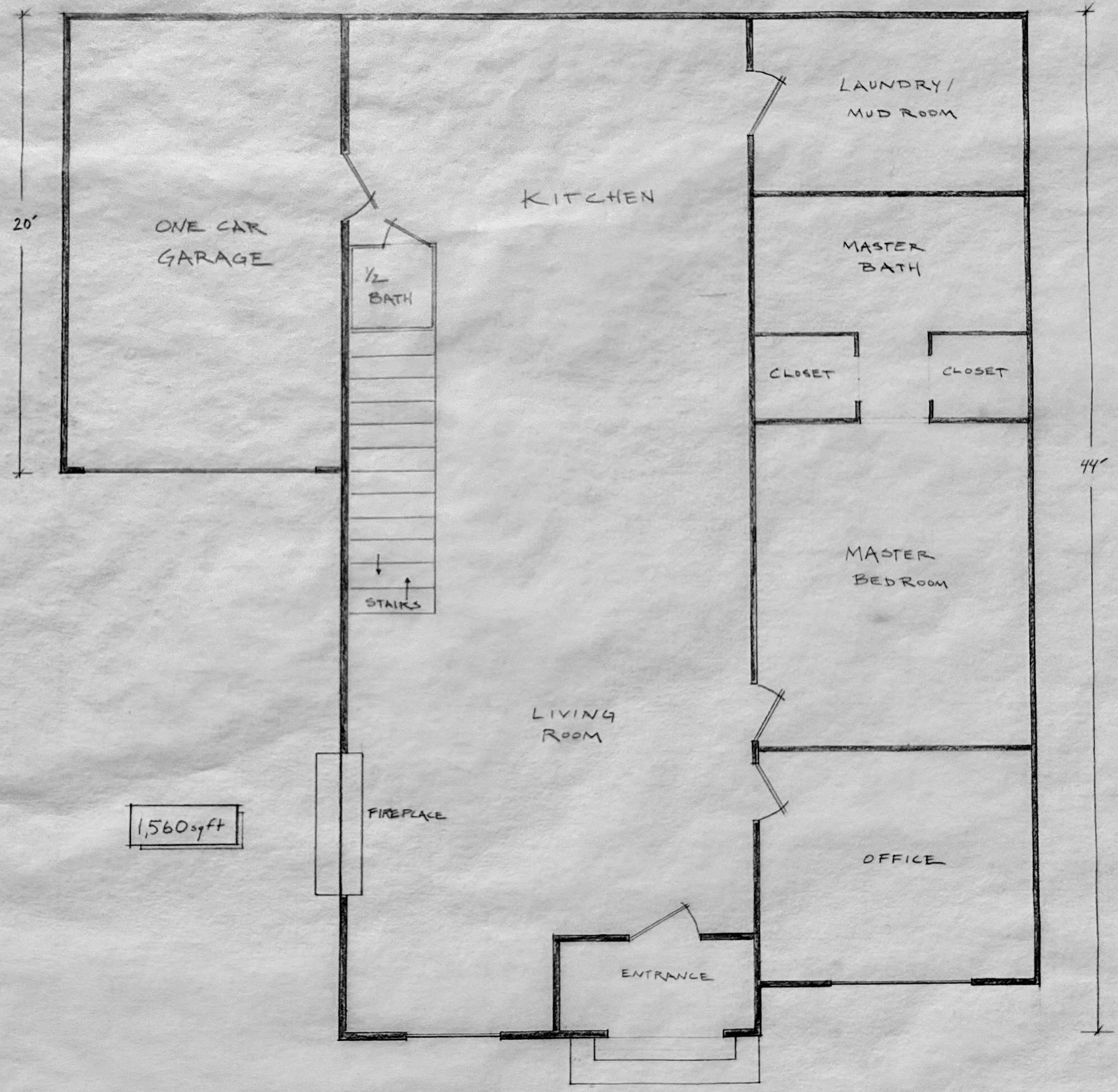


FRONT ELEVATION

PRATHER RESIDENCE

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

DRAWN BY: BAUMHAUS STUDIO LLC

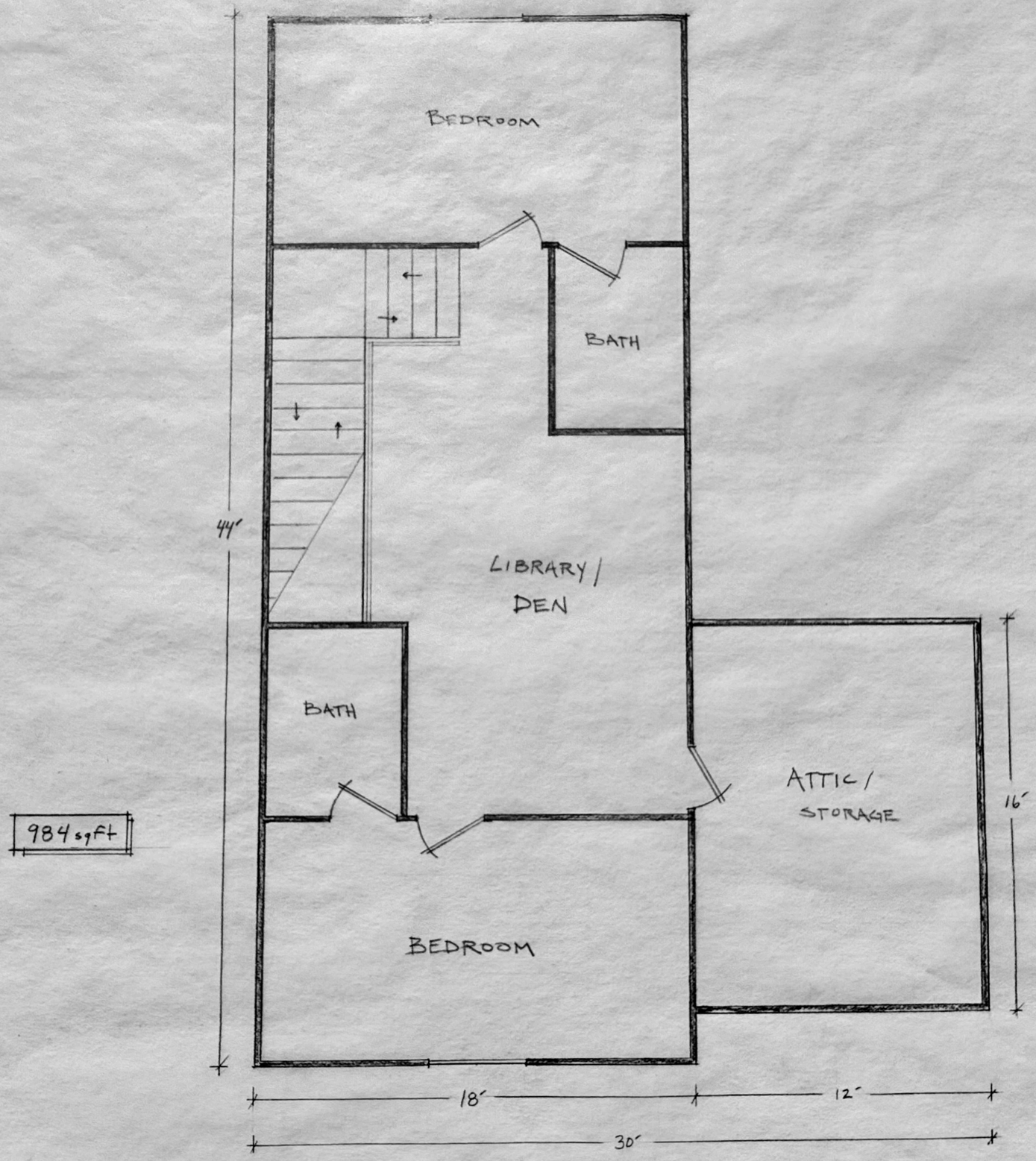


FIRST FLOOR PLAN

PRATHER RESIDENCE

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

DRAWN BY: BAUMHAUS STUDIO LLC



984 sq ft

SECOND FLOOR PLAN

PRATHER RESIDENCE

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

DRAWN BY: BAUMHAUS STUDIO LLC

N

Historic Preservation Board

agenda item 4.d

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

meeting date
December 10, 2025

prepared by
Allison McGillis, Director of Planning and Zoning

approved by
Allison McGillis, Director of Planning and Zoning

subject
COR 25-13. Request by Michael Galletta and Elizabeth Gwinn to construct a 626-square foot accessory dwelling unit (ADU) located at 1501 Orange Ave, zoned R-1A, inclusive of side and rear setback variances.

motion | recommendation
Staff recommendation is for approval.

background
The property owners, Michael Galletta and Elizabeth Gwinn, are requesting approval to build an accessory dwelling unit (ADU) to complement their home at 1501 Orange Avenue, which is an individually designated historic home, built in 1948, that is located within Orwin Manor.

Since the main house is an individually designated historic resource, any new structure needs to stay clearly secondary and compatible, and the proposed ADU does that by sitting at the rear of the lot and using materials, rooflines, and window proportions that complement the original house without trying to copy it exactly.

The overall size of the ADU is proposed at 626-square feet, which stays within the maximum ADU size of 1,000-squre feet, and allowed FAR once the existing home and other site features are accounted for, with a total FAR of 31.4%. The applicant is requesting a variance to the rear setback at 5 feet in lieu of the required 25 feet and a side setback of 5 feet in lieu of the required 10 feet. The existing home has an interior side setback of 6.6 feet at the closest point, so the requested 5 feet is not out of character for the lot. There is also a shed that is in the same general area as the proposed ADU that will be removed as part of this addition. Notice was sent to all neighbors within 500 feet of the property, and staff has not received any objection this this request. The neighbor to the west met with staff, along with the applicant, and stated that they are in favor of the request.

Also proposed is a 128-square foot deck that will be attached to the ADU, and a new 401-square foot patio that will be connected to the main house. The resultant impervious coverage

is within the 50% allowance for this lot. In terms of parking, the applicant is proposing a wider driveway entrance to accommodate enough space for four parking spaces, with the third space expanding into the mulched area already existing on the property that is currently utilized as a parking space. At this time, the applicant is not proposing to rent out this ADU, but if in the future they do, this parking configuration allows for the least number of cars to be blocked in at once.

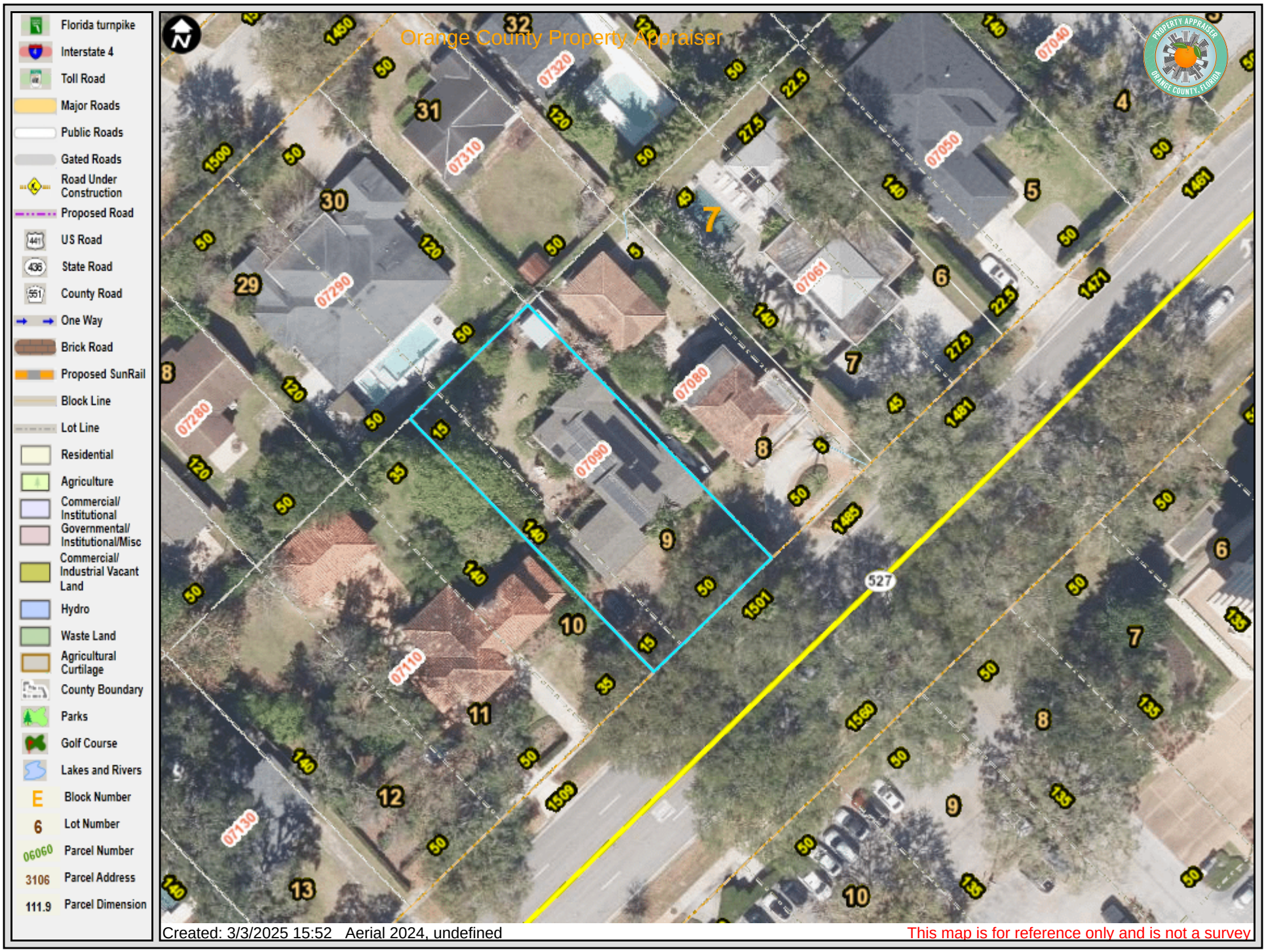
Overall, staff finds that the ADU is sized and placed appropriately, fits the character of the property and the neighborhood, and the proposed architecture compliments the existing home on the site.

alternatives | other considerations

fiscal impact

attachments

1. Aerial Map
2. IMG_4514
3. IMG_4515
4. HPB Submission Galletta-Gwinn 12.10.25


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
Orange County Property Appraiser
Created: 3/3/2025 15:52 Aerial 2024, undefined
This map is for reference only and is not a survey


1301


ACME
805-373-7704
OFF SHORE
DEMOLITION
SITE WORK
805.305.3713
delair.com
1202

GALLETTA - GWINN STUDIO - ADU

APPLICABLE CODE

- Florida Existing Building Code 8th edition (2023)
- FBC Residential 8th edition (2023)
- FBC Accessibility 8th edition (2023)
- National Electrical Code 2020 & FBC 2023 Energy Code 8th Edition
- FBC Fuel Gas Code 8th edition (2023)
- FBC Florida Energy Code 8th edition (2023)
- FBC Mechanical 8th edition (2023)
- FBC Plumbing Code 8th edition (2023)
- Florida Fire Prevention Code 8th edition
- NFPA 101 Life Safety Code (2021) with Florida Amendments
- NFPA 1 Uniform Code (2021) with Florida Amendments
- Engineering Standards Manual, 5th Edition***
- Manual on Uniform Traffic Control Device Standards
- Florida Department of Transportation Design Manual
- Florida Department of Transportation Standard Plans
- Florida Statutes
- Florida Administrative Code

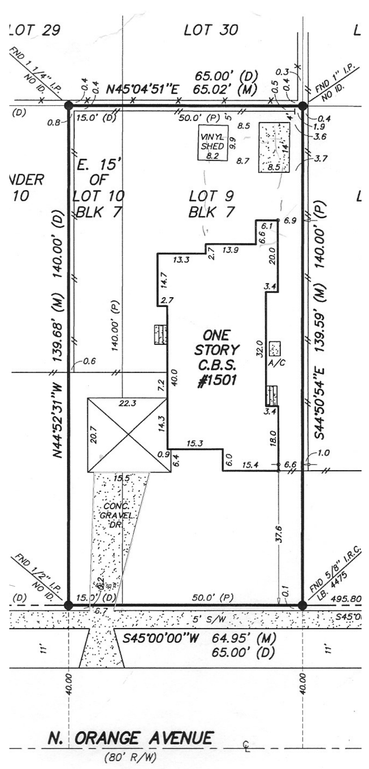
Figure R301.2(4) Ultimate Design Wind Speeds, V_{ult}

1603.1.4 Wind Design Data

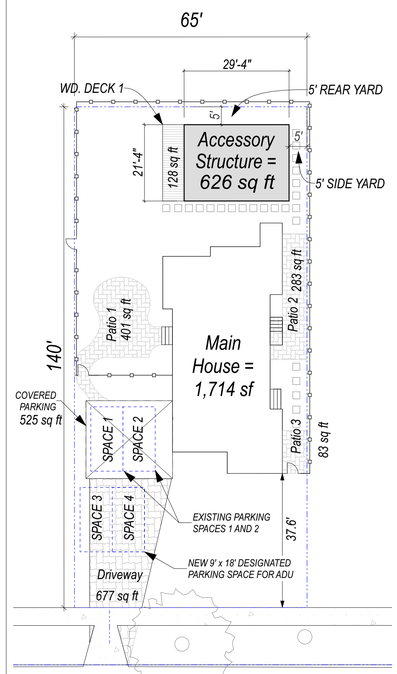
WIND LOADS (PSF) ON COMPONENTS & CLADDING

Ultimate design wind speed, V_{ult}	=	140mph,
Nominal design wind speed, V_{asd}	=	108 mph
2. Risk category II*	=	II
3. Wind exposure category**	=	B, enclosed

*Table 1604.5 FBC
** 1609.4.3 FBC



1 A-1 SURVEY
SCALE: 1" = 20'



1501 N. Orange Ave.

IMPERVIOUS SURFACE RATION CALCULATION:	
GROSS AREA (INC. 525 SF PARKING):	2,239 sf
DRIVEWAY	677 sf
PATIO 1	401 sf
PATIO 2	283 sf
PATIO 3	83 sf
NEW STRUCTURE	626 sf
NEW DECK	128 sf
NEW STEPPING STONES	100 sf
TOTAL IMPERVIOUS SURFACE	4,537 SF **(49.9%)**
Winter Park ISR max is .50 [4,549 sf]	**49.9% is less than < 50%**

1 A-1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'

PROJECT ADDRESS
1501 ORANGE AVE.
WINTER PARK, FL 32789-5521

Property Number: 12-22-29-6432-07-090
ZONE: WP-R-1A (H) Single-family, Historical Designation

Zoning:
There is a historic designation for the property. Per sec. 58-473, the owner is seeking a special certificate of review from the Historic Review Board [HRB] for this project.

CODE ANALYSIS:
Level 2 Alterations. The work consists of less than 50% of renovation. The area of work is highlighted on plan A-1. Construction type V-B, Use Residential (R-3). Use Residential (R-3). There is no change to the existing house.

PROJECT DESCRIPTION:
The work is comprised of a new 626sf accessory structure located at the rear of the property. The structure will serve as an auxiliary dwelling unit [ADU]. There is one parking space designated for the ADU indicated on the Architectural Site Plan. See 1/A-1 on this Cover Sheet. There is no change to the existing house.

PROJECT AREAS:	Existing	Proposed	Change / Note
Lot Area	9,099 sf*		
Existing Livable Area*	1,714 sf*	2,340 sf	+ 626 sf
Existing Gross Area*	2,239 sf*	2,865 sf	+ 626 sf
F.A.R. (.40 max = 3,639 sf)	24.6%	31.4%	less than 40%
ISR (.50 max = 4,549 sf)	.40% (4,808 sf)	49.9% (4,537 sf)	less than < 50%
Building Height (32' max.)	18'		no change

Orange County Property Record Card

NEW ACCESSORY STRUCTURE PROJECT AREAS AND HEIGHTS	Proposed	Note
Total Max. Area (.10 max = 909.9sf)	626 sf	
Building Height (16' max.) Roof Slope and gable ends	14' - 2"	See. Building Elevations 1,2,3,4/A-3. Configured per reg. See Roof plan 2/A-2 and Building Elevations 1,2,3,4/A-3
Exterior wall height (10.5' max)	8' - 10"	Spring Line
Side and Rear Set back max. 10'	5' - 0"	Property has an historic designation, and the owner is seeking a special certificate of review from HPB.

SHEET INDEX

A-1 COVER AND GENERAL INFORMATION
L-1 LANDSCAPE PLAN
A-2 FLOOR PLAN
A-3 BUILDING ELEVATIONS AND WINDOW AND DOOR SCHEDULES
A-4 BUILDING SECTIONS

Client / Owner

Michael Galletta
and Betsy Gwinn
Residence
1501 Orange Ave.
Winter Park FL 32789

Victor Sant'Anna, RA
Winter Park, FL 32789
(202) 270-6025

General Contractor
Not yet selected
Name

Phone

Mechanical Contractor
Not yet selecte
Name

Phone

Electrical Contractor
Not yet selecte
Name

Phone

Mechanical Contractor
Not yet selecte
Name

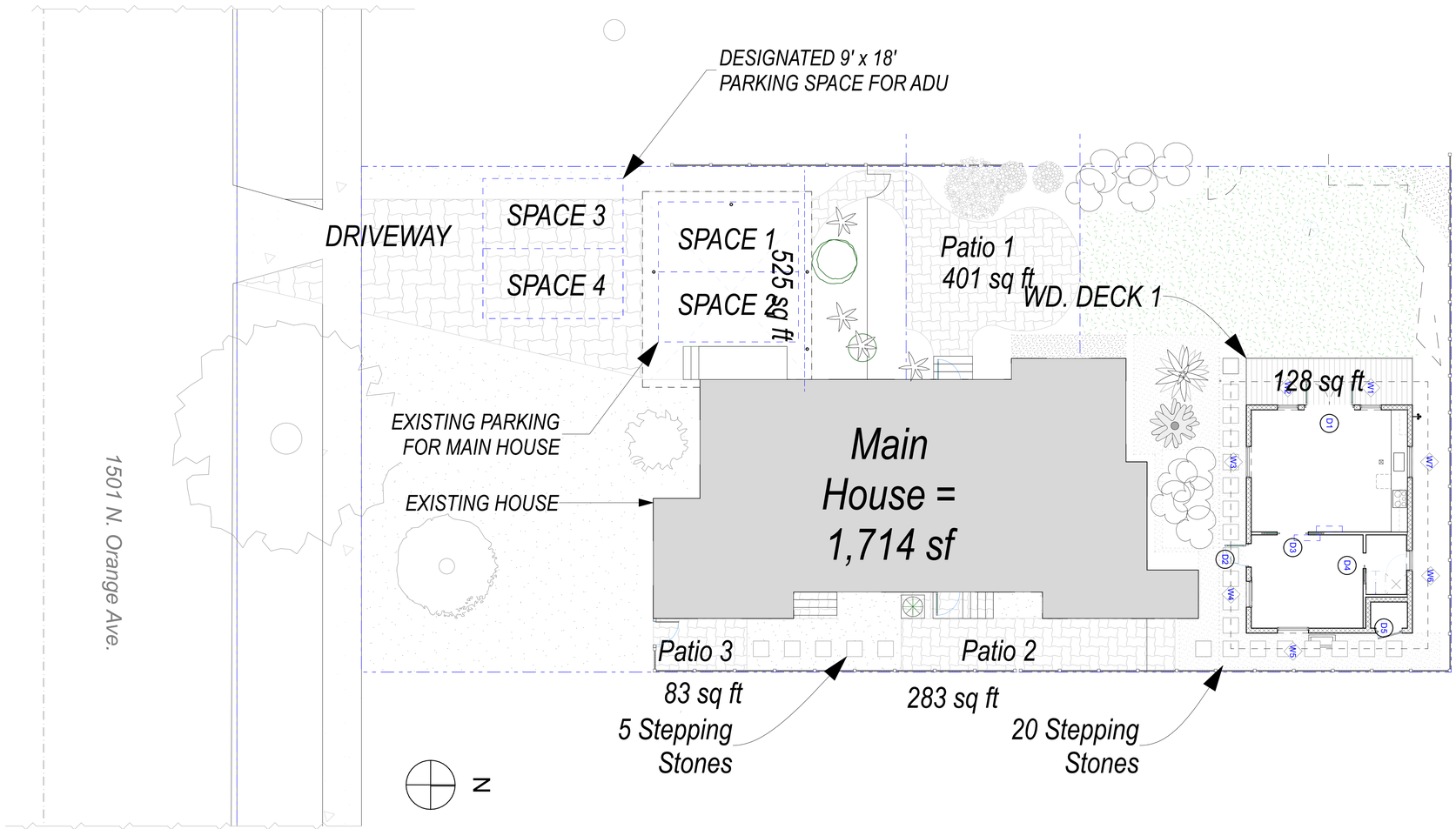
Phone

Victor Sant'Anna, AIA
Galletta Gwinn Studio

PROJECT ADDRESS:
1501 Orange Ave.
Winter Park FL 32789

Progress Meeting	11.03.2025
Preliminary Review Meeting	11.10.2025
Historic Preservation Board	12.10.2025

A-1



A 8" WOOD DECKING
B 6" WOOD DECKING
C CONDRETE PAD
D WHITE SEASHELL
E GRAVEL
F GRASS / SOD
G EXISTING PAVERS
H EXISTING DRIVEWAY

IMPERVIOUS SURFACE RATIO CALCULATION:

GROSS AREA (INC. 525 SF PARKING):	2,239 sf
Driveway	677 sf
Patio 1	401 sf
Patio 2	283 sf
Patio 3	83 sf
Nes Structure	626 sf
New Deck	128 sf
New Stepping Stones (25x4sf)	100 sf
TOTAL IMPERVIOUS SURFACE	4,537 SF (49.9%)
Winter Park ISR max is .50 or 4,549 sf	

Client / Owner

Michael Galletta
and Betsy Gwinn Residence
1501 Orange Ave. Winter Park
FL 32789

Architect:
Victor Sant'Anna, RA
Winter Park, FL 32789
(202) 270-6025

General Contractor
Not yet selected
Name

Phone

Mechanical Contractor
Not yet selected
Name

Phone

Electrical Contractor
Not yet selected
Name

Phone

Mechanical Contractor
Not yet selected
Name

Victor Sant'Anna, AIA

Galletta Gwinn Studio

PROJECT ADDRESS:
1501 Orange Ave.
Winter Park FL 32789

ISSUE	DATE
Progress Meeting	11.03.2025
Preliminary Review Meeting	11.10.2025
Historic Preservation Board	12.10.2025

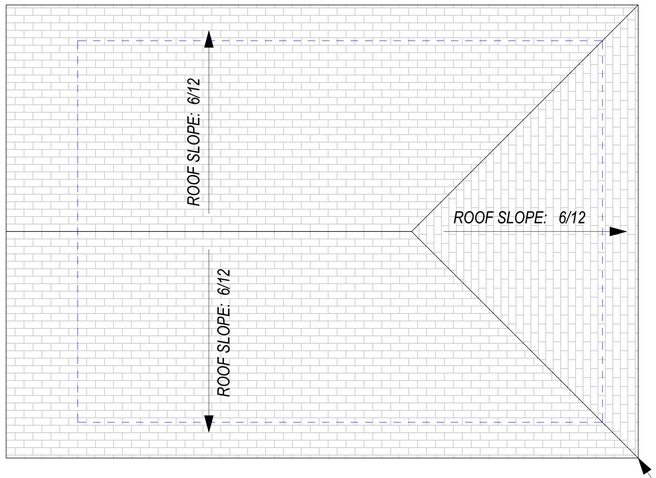
Transmittal Set Name	Date	Comment

PROJECT NO: 2025
DATE: 11/11/25
DRAWN BY: VS
COPYRIGHT Victor Sant'Anna

SHEET TITLE

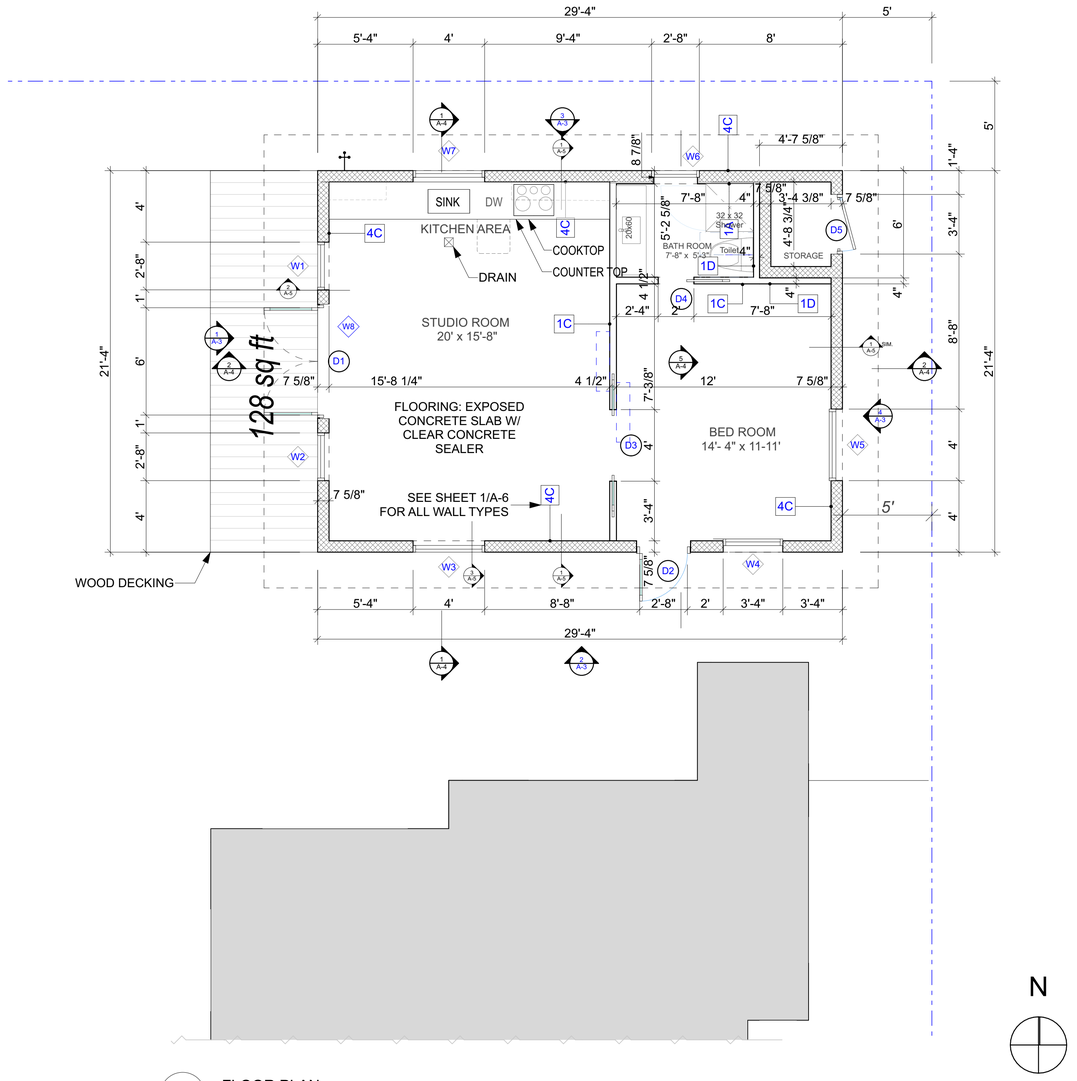
LANDSCAPE PLAN

L-1



ROOFING: ASPHALT SHINGLES OVER 30 LBS FELT OVER
5/8" PLYWOOD (OR OSB) SHEATHING NAILED AT 4" O.C. EDGES 8" O.C.

2 A-2 ROOF PLAN
SCALE: 1/4" = 1'-0"



1 A-2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

N

Client / Owner

Michael Galletta
and Betsy Gwinn Residence
1501 Orange Ave. Winter Park
FL 32789

Architect:
Victor Sant'Anna, RA
Winter Park, FL 32789
(202) 270-6025

General Contractor
Not yet selected
Name

Phone

Mechanical Contractor
Not yet selected
Name

Phone

Electrical Contractor
Not yet selected
Name

Phone

Mechanical Contractor
Not yet selected
Name

Victor Sant'Anna, AIA

Galletta Gwinn Studio

PROJECT ADDRESS:
1501 Orange Ave.
Winter Park FL 32789

ISSUE	DATE
Progress Meeting	11.03.2025
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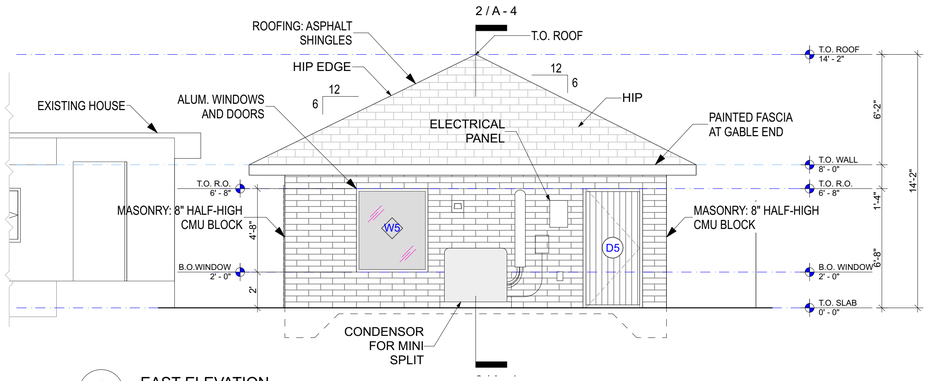
Transmittal Set Name	Date	Comment

PROJECT NO: 2025
DATE: 11/11/25
DRAWN BY: VS
COPYRIGHT Victor Sant'Anna

SHEET TITLE

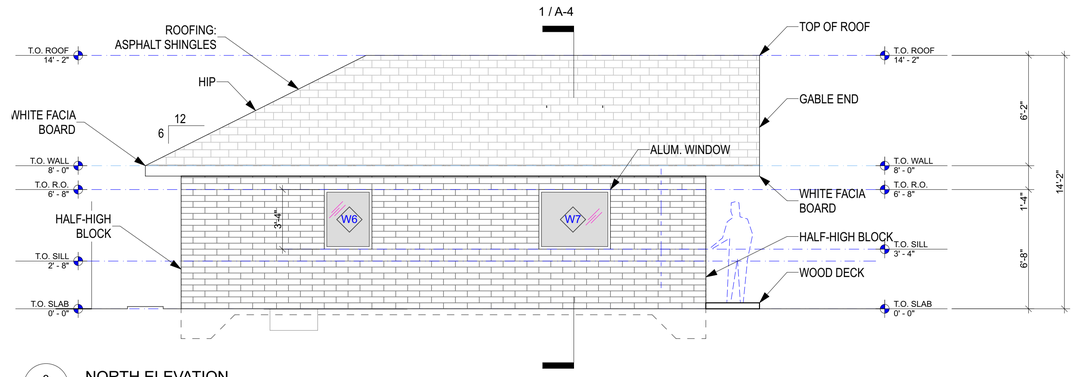
FLOOR PLAN AND ROOF PLAN

A-2



4 / A-3 EAST ELEVATION

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



3 / A-3 NORTH ELEVATION

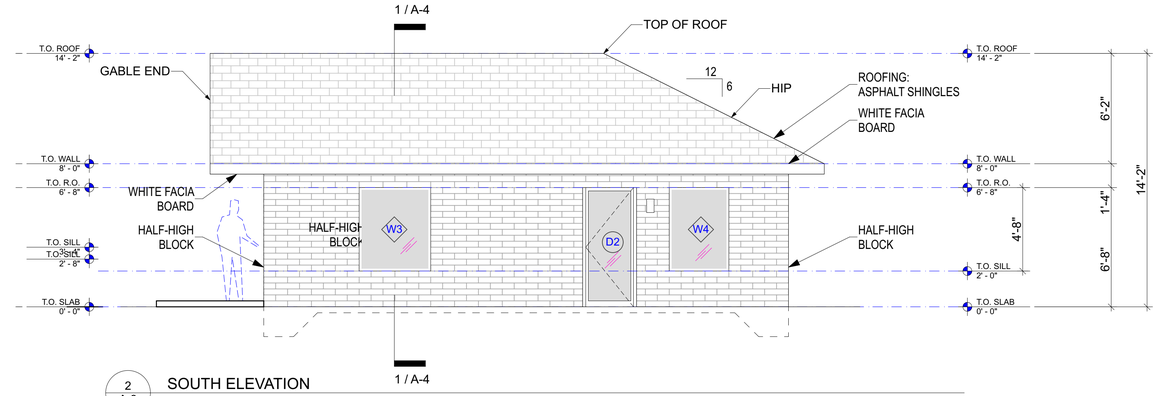
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

ID	SIZE WIDTH	SIZE HEIGHT	ELEVATION	Head Height	Thickness	LOCATION	NOTES
W1	2'-8"	4'-8"		6'-8"	4.50"	LIVING ROOM	Storefront framing system
W2	2'-8"	4'-8"		6'-8"	4.50"	LIVING ROOM	Storefront framing system
W3	4'	4'-8"		6'-8"	4.50"	LIVING ROOM	Storefront framing system
W4	3'-4"	4'-8"		6'-8"	4.50"	Kiln / bedroom	Storefront framing system
W5	4'	4'-8"		6'-8"	4.50"	Kiln / Bedroom	Storefront framing system
W6	2'-8"	3'-4"		6'-8"	4.50"	Bathroom	Storefront framing system
W7	4'	3'-4"		6'-8"	4.50"	LIVING ROOM	Storefront framing stystem

3 / A-3 Window Schedule

SCALE: 1:1.33



2 / A-3 SOUTH ELEVATION

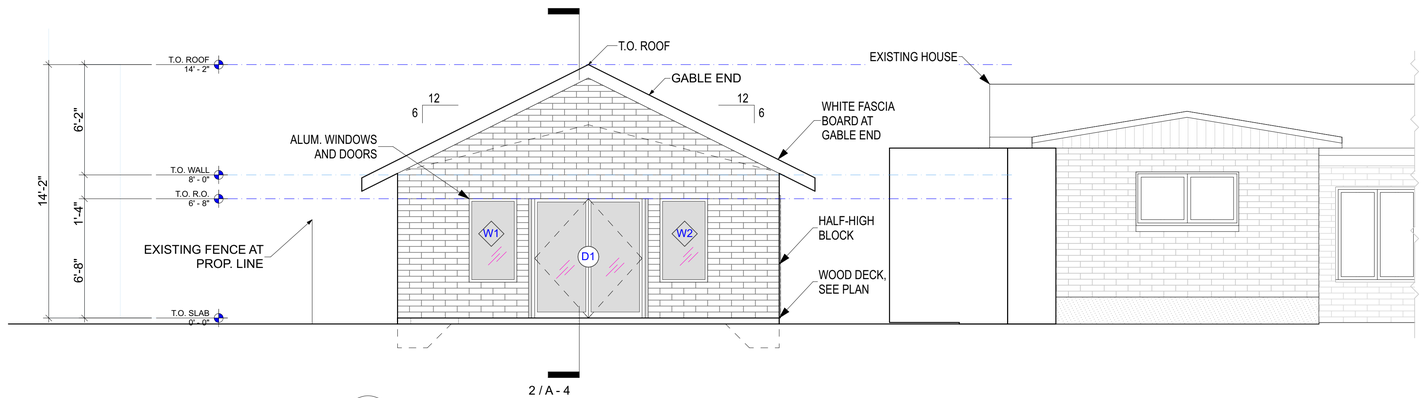
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

ID	View fro…	W	HT	THK	Location to:	Mat.	NOTES
D1		6'	6'-8"	1 3/4"	Entry to Studio		Storefront System
D2		2'-8"	6'-8"	1 3/4"	Entry To Bedroom		Storefront System
D3		4'	6'-8"	1 3/8"	Interior Door to Bedroom		Interior Pocket door, flush solid.
D4		2'	6'-8"	1 3/8"	Bathroom		Interior Pocket door, flush solid.
D5		3'	6'-8"	1 5/8"	Outdoor storage		Painted exterior wood door

1 / A-3 Door Schedule

SCALE: 1:1.33



1 / A-3 WEST ELEVATION

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

Client / Owner

Michael Galletta
and Betsy Gwinn Residence
1501 Orange Ave. Winter Park
FL 32789

Architect:
Victor Sant'Anna, RA
Winter Park, FL 32789
(202) 270-6025

General Contractor
Not yet selected
Name

Phone

Mechanical Contractor
Not yet selected
Name

Phone

Electrical Contractor
Not yet selected
Name

Phone

Mechanical Contractor
Not yet selected
Name

Victor Sant'Anna, AIA

Galletta Gwinn Studio

PROJECT ADDRESS:
1501 Orange Ave.
Winter Park FL 32789

ISSUE	DATE
Progress Meeting	11.03.2025
Preliminary Review Meeting	11.10.2025
Historic Preservation Board	12.10.2025

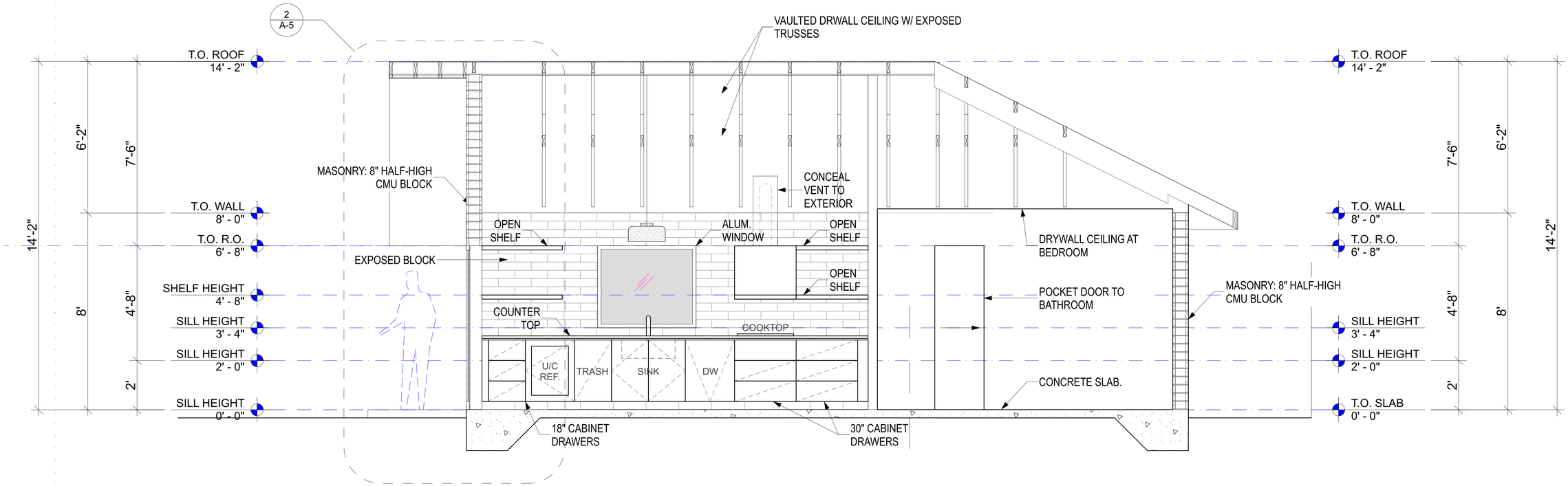
Transmittal Set Name	Date	Comment

PROJECT NO: 2025
DATE: 11/11/25
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SHEET TITLE

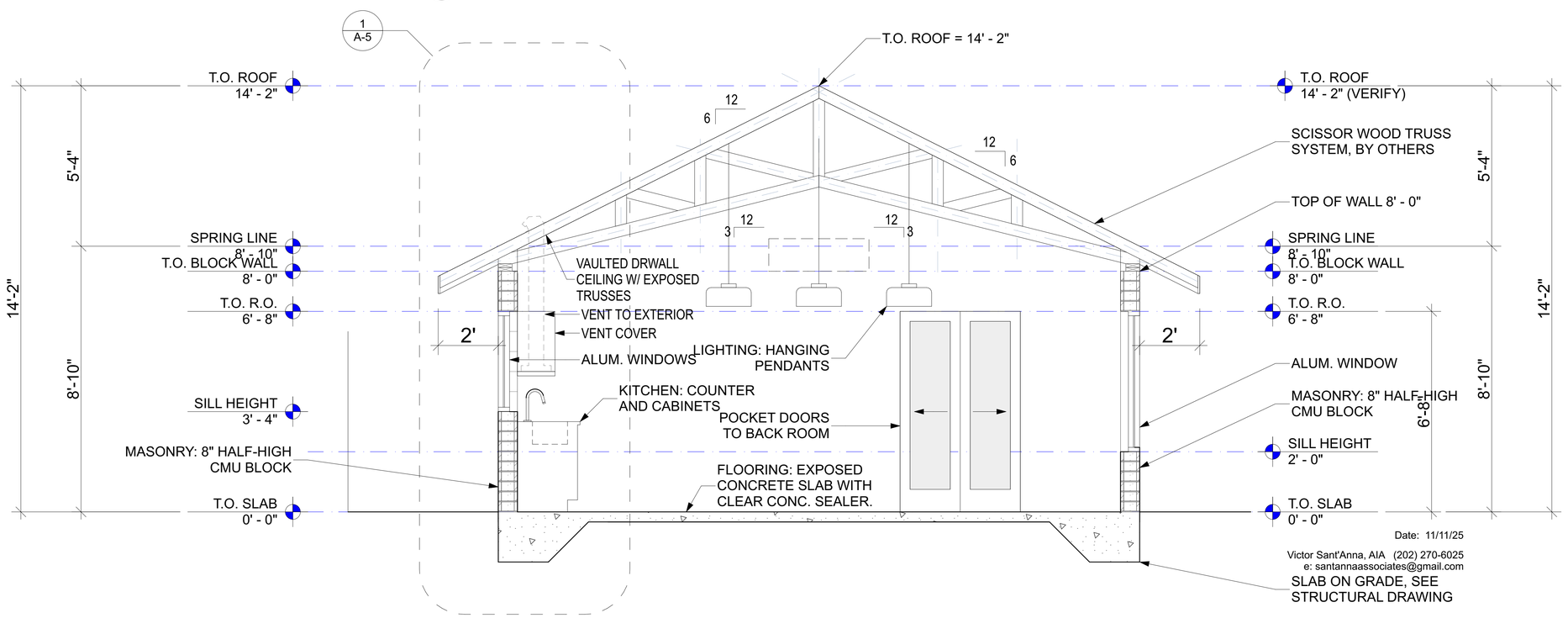
BUILDING ELEVATIONS

A-3



2 A-4 LONG SECTION

SCALE: 1/2" = 1'-0"



1 A-4 Cross Section with Wood Truss- Galletta Gwinn Studio

SCALE: 1/2" = 1'-0"

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Galletta Gwinn Studio

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SHEET TITLE

BUILDING SECTIONS

A-4

Date: 11/11/25

Victor Sant'Anna, AIA (202) 270-6025
e: santannaassociates@gmail.com

Historic Preservation Board

agenda item 7.a

item type
Staff Updates

meeting date
December 10, 2025

prepared by

approved by
Allison McGillis, Director of Planning and Zoning

subject
Discuss Historic Preservation Awards for May 6, 2026 at Casa Feliz

motion | recommendation

background
Categories:

- Excellence in Residential Preservation/Restoration
- Excellence in Commercial Renovation
- Excellence in Preservation Development/Creative Solutions (can also be called Excellence in Adaptive Reuse
- Exceptional Individual

alternatives | other considerations

fiscal impact

attachments
None