



Board of Adjustments Regular Meeting

Agenda

May 19, 2026 @ 5:00 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/meetings/ and include virtual meeting instructions.

decorum

As a courtesy to those present, please silence your mobile devices. If you must take a phone call, please excuse yourself and step outside.

Members of the public shall observe the same rules of propriety, decorum and good conduct applicable to members of the Board. Persons making remarks or exhibiting behavior that disrupts the orderly conduct of this meeting will be subject to removal from the meeting.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

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

board member compliance

Board/Committee members when acting within the scope of their public duties are subject to the Florida Sunshine Law (Ch. 286, F.S.), Florida Public Records Act (Ch. 119, F.S.) and state ethics laws (Ch. 112, F.S.). All discussions with any other board member(s) regarding public items that are likely to come before the board/committee must occur on the record during a public meeting. No member shall vote upon, and no appointed member shall attempt to influence, any item considered which would inure to the special private gain or loss of the member, any principal/parent/subsidiary retaining the member, or any relative or business associate of the member. Members must announce their conflict and file a written conflict disclosure with the City Clerk within 15 days of the meeting.

-
- 1. Call to Order**
 - 2. Consent Agenda**
 - a. Minutes of April 21, 2026. 1 minute
 - 3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 - 4. Public Hearings (Public participation and comment on these matters must be in person.)**
 - a. BOA #26-05. Request of Jason Lee with MJS Designers Group for variance approval from Section 58-65(f)(6), to allow a 28-foot front yard setback in lieu of the required front setback of 35 feet in conjunction with the proposed single-family home, located at 2260 Mulbry Drive, zoned R-1A. 10 minutes
 - 5. Non-Action Items**
 - 6. Staff Updates**
 - 7. Board Comments**
 - 8. Upcoming Agenda Items**
 - 9. Adjournment**



Board of Adjustments

agenda item 2.a

item type

Consent Agenda

meeting date

May 19, 2026

prepared by

Mary Jean, Administrative Coordinator IV

approved by**subject**

Minutes of April 21, 2026.

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

1. Draft Board of Adjustments Regular Meeting Minutes



Board of Adjustments Regular Meeting Minutes

April 21, 2026 at 5:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Michael Clary, Robert Trompke, Jeanne Reynaud, Frank Pruitt, Christopher Morrison, Aimee Hitchner

Absent

Jim Fitch

Staff Present

Director of Planning & Zoning Allison McGillis, Planner II Nicholas Lewis, Planner I Corinna Lundgren, Administrative Coordinator Mary Jean

1. Call to Order

Chairman Trompke called the meeting to order at 5:01 p.m.

2. Consent Agenda

- a. Minutes of March 17, 2026.

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

Motion made by Jeanne Reynaud, seconded by Michael Clary, to approve the March 17, 2026, meeting minutes.

The motion carried unanimously by a 5-0 vote. (Aimee Hitchner was not present for the approval of the minutes. Jim Fitch was absent from the meeting.)

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

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

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

- a. BOA #26-04. Request of Cristiano Pedrosa with Prime Property Construction LLC for variance approval from Section 58-71(j)(1), to allow a 6.1-foot side and 6.9-foot rear setback to the water line of a swimming pool in lieu of the required side and rear water line setback of 10 feet in conjunction with the proposed

swimming pool and pool deck located at 224 Overlook Road,
zoned R-1A.

Mr. Lewis provided a summary of the item. He noted that the property was located within a unique cone-shaped block structure. He added that it is only 90 feet wide with a varying depth of 52.8 feet on the north side and 83.8 feet on the south side and the average lot depth is 68.3 feet. Mr. Lewis then indicated that the required front setback is 23 feet, which is over one third of the property, but the applicant's proposed home and garage met all code requirements, including this setback. He explained that meeting the code requirements left little room for a swimming pool of any kind. He further explained that the applicant's proposal included a deck line that conforms to the requirements of 58- 71(j)(1), but enforcement of the waterline setback severely limits the amount of surface area available for a pool. He then noted that the lot's unique dimensions were created when the lot was originally platted in 1925, and the front setback is derived from the existing structure, constructed in 1936, both well before the applicant's involvement with the property. He added that because of the lot's minimal size, its location as part of an unusual block structure, and the fact that the applicant had provided a plan that otherwise meets all code requirements, staff did not believe that the request would allow for a special privilege to any lands, structures, or buildings in the same zoning district regarding the variance requested.

Staff recommendation was for approval.

Discussion ensued about the purpose of the 10-foot setback requirement, whether the porch could be moved back, why the variance to the 10-foot setback was not considered a special privilege, and whether the house could be moved forward.

The applicant's representative, Luiz Frediani of 3753 Gatlin Place Circle, Orlando, FL 32812 addressed the Board. He discussed the reason for the requested front setback and variances.

The Board heard public comment from the following resident in opposition to the request:

Marty Hall of 200 Overlook Road, Winter Park, FL 32789.

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

Discussion ensued about alternatives to keep the 10-foot setback, the proposed habitable square footage of the house, the front setback average along the street, whether a pool is necessary, whether the garage could be moved forward toward the street, whether the pool bathroom could be incorporated into the house, and whether the lanai could be moved.

Motion made by Chris Morrison, seconded by Jeanne Renaud, for variance approval from Section 58-71(j)(1), to allow a 6.1-foot side and 6.9-foot rear setback to the water line of a swimming pool in lieu of the required side and rear water line setback of 10 feet in conjunction with the proposed swimming pool and pool deck located at 224 Overlook Road, zoned R-1A.

The motion carried unanimously by 6-0 vote. (Jim Fitch was absent from the meeting.)

5. Non-Action Items

6. Staff Updates

7. Board Comments

8. Upcoming Agenda Items

9. Adjournment

Meeting adjourned at 5:39 p.m.

ATTEST:

/s/ Mary Jean, Recording Secretary



Board of Adjustments

agenda item 4.a

item type

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

meeting date

May 19, 2026

prepared by

Nicholas Lewis, Planner II

approved by

Allison McGillis, Director of Planning and Zoning

subject

BOA #26-05. Request of Jason Lee with MJS Designers Group for variance approval from Section 58-65(f)(6), to allow a 28-foot front yard setback in lieu of the required front setback of 35 feet in conjunction with the proposed single-family home, located at 2260 Mulbry Drive, zoned R-1A.

motion | recommendation

Staff recommendation is for approval of the variance requested.

background

The applicant, Jason Lee, with MJS Designers Group, on behalf of the property owner, is requesting variance approval to allow a 28-foot front yard setback for a new single-family home in lieu of the required front setback of 35 feet. The property is zoned R-1A.

Variance Review Criteria:**Special Conditions and Circumstances**

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

The subject property is largely a standard rectangular lot and has a required front setback of 35 feet based on the setback of the existing structure. The property is the only home of the 14 homes along the western side of Mulbry Drive that has a required front setback over 30 feet. Ten of the other homes have a front setback of 26 feet or less. The two homes at the end of the block each have a 20-foot street-side setback. The remaining house has a 30-foot front setback. It is worth noting that the 20% requirement would require a 25-foot front setback. The applicant's proposal is 28 feet, which is three feet behind the 20% requirement and two feet behind the standard front setback of the block (26 feet).

Deprivation of Rights

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

A literal interpretation of Section 58-65(f)(6) requires the front yard setback to be calculated using 20% of the lot depth or the setback of the existing or most recently demolished home, whichever is greater. Therefore, the literal interpretation of the code would require a 35-foot front setback.

The front setback provision intends to ensure compatibility with the neighboring block structure. It is rare to find a street within the city where nearly every home on the side of the block is still oriented towards a consistent setback, 26 feet in this case. Although the difference is not as significant as other cases seen in the past, it is unique in the fact that it is the only home required to be around 10 feet back from all other properties along the block.

Actions of the Applicant

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

The lot was originally platted in 1952, and the existing structure was constructed the same year, and partially on the neighboring property to the north. The property owner bought the property in 2022. Therefore, the existing front setback and any subsequent special conditions and circumstances are not based on any action of the applicant.

Special Privilege

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

The lot and the applicant's request are consistent with the character of the neighborhood, where single-family homes have a setback of around 26 feet. The applicant is proposing a reasonable request that better conforms with the consistency of the block structure and furthers the intent of the applicable provision. Therefore, staff does not believe that the request would allow for a special privilege to any other lands, structures, or buildings in the same zoning district regarding the variance requested.

Summary

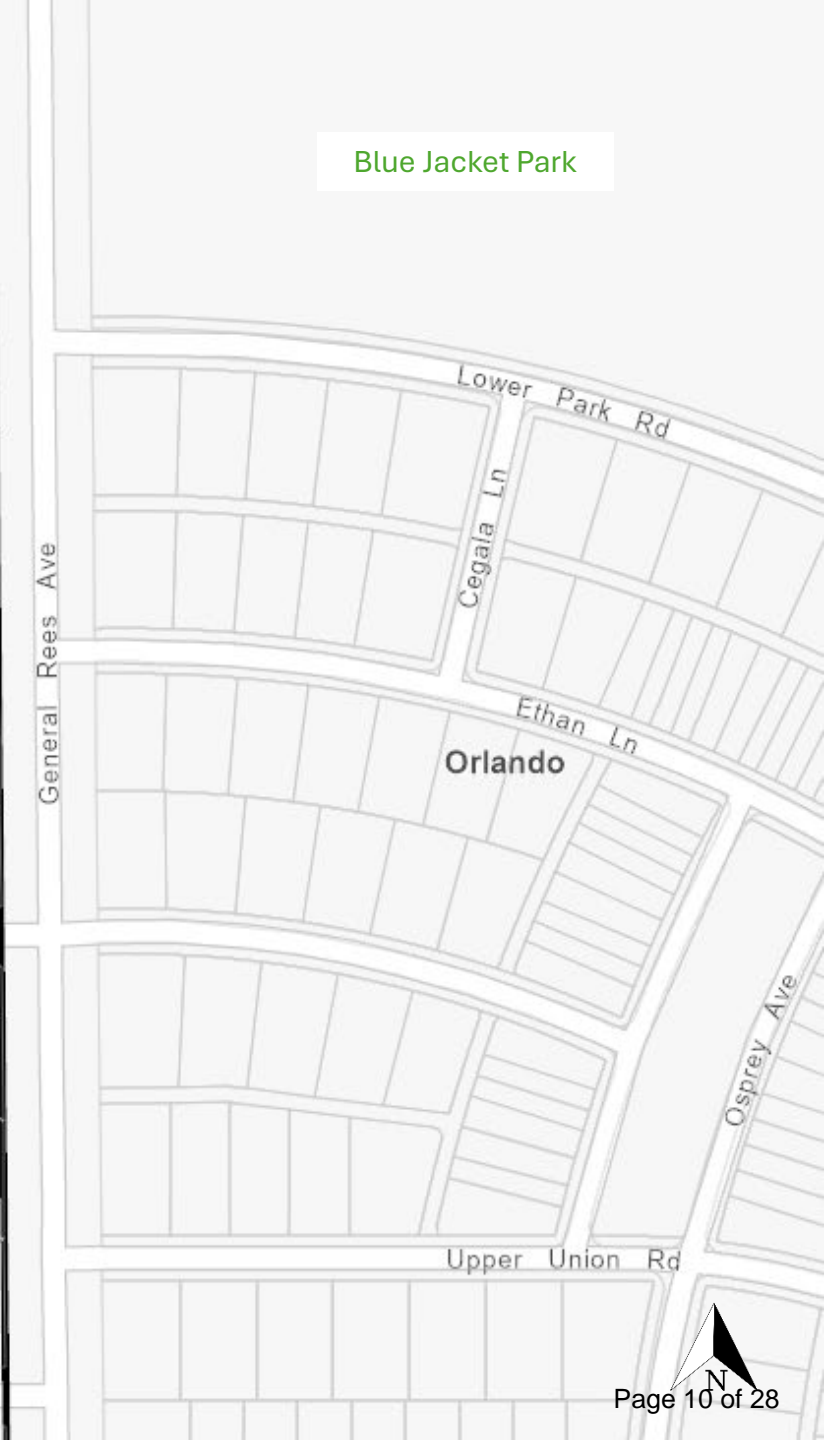
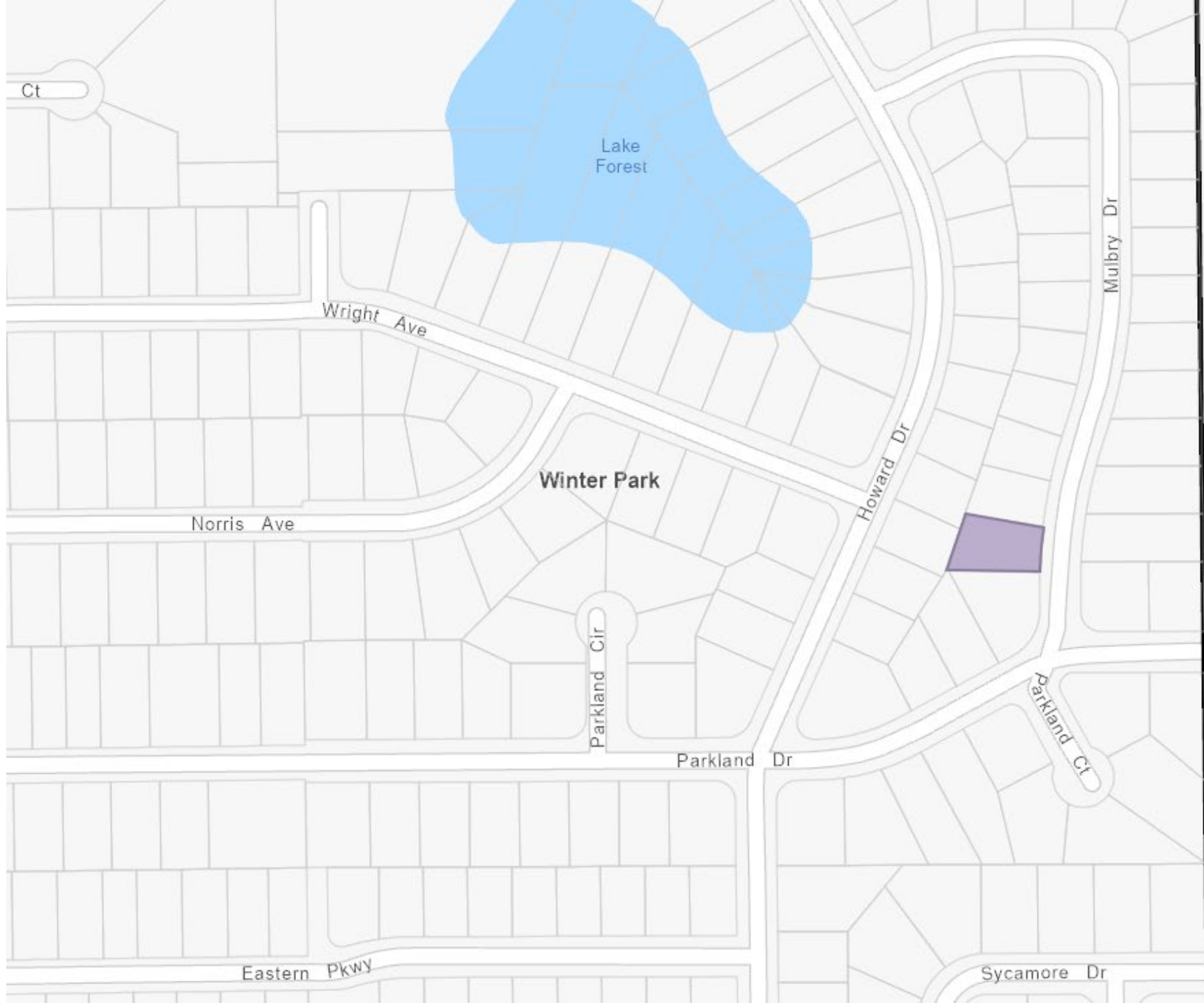
Staff believes that the applicant meets the four criteria required to grant the variance requested.

alternatives | other considerations

fiscal impact

attachments

1. 2260 Mulbry Dr - Maps
2. 2260 Mulbry Dr - Applicant Submittal
3. 2260 Mulbry Dr - Neighbor Survey
4. 2260 Mulbry Dr - Plan Set







* Street-side



PLAN SNAPSHOT REPORT BOA-2026-0005 FOR CITY OF WINTER PARK

Plan Type: Board of Adjustments	Project:	App Date: 04/27/2026
Work Class: Board of Adjustments/Variance Application	District: Winter Park	Exp Date: NOT AVAILABLE
Status: Submitted - Online	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Lewis, Nick	Approval Expire Date:

Description: We respectfully request consideration for an adjustment to the required 35-foot front building setback for the above-referenced property. The adjacent homes on either side of the subject property are positioned forward of the proposed residence, with front elevations averaging between approximately 24 feet and 30 feet from the front property line. To maintain consistency with the established streetscape, we are proposing a 28-foot front setback.

Parcel: 302217443602120	Main	Address: 2260 Mulbry Dr Winter Park, FL 32789	Main	Zone:
Alternate Contact DAVID A KONKOL 815 ORIENTA AVE SUITE 105 ALTAMONTE SPRINGS, FL 32701 Business: (407) 539-2938 Mobile: (407) 539-2938	Applicant Tina Broglin 815 Orienta Ave Suite 1040 Altamonte Springs, FL 32701 Business: (407) 629-6744	Applicant Jason Lee 815 Orienta AVE Suite 1040 Altamonte Springs, FL 32701 Business: (407) 629-6711	Owner MATTHEW R CLEMENT 1624 CHANDELLE LN WINTER GARDEN, FL 34787-5550	

Plan Custom Fields

Is the property on waterfront?	No	Section	Subsection		
Zoning	R-1A	Is this property on historic registry or district?	No	Describe variance	We respectfully request consideration for an adjustment to the required 35-foot front building setback for the above-referenced property. The adjacent homes on either side of the subject property are positioned forward of the proposed residence, with front elevations averaging between approximately 24 feet and 30 feet from the front property line. To maintain consistency with the established streetscape, we are proposing a 28-foot front setback.
How long have you owned the property?	4 years	How long have you occupied the property?	none	Special Condition	The unusual circumstance associated with this property is the established building line created by adjacent homes that are positioned between 24 feet and 30 feet from the front property line. This creates an irregular condition where the required 35-foot setback does not reflect the existing development pattern. The proposed 28-foot setback

PLAN SNAPSHOT REPORT (BOA-2026-0005)

is consistent with the established average and represents a reasonable accommodation based on existing conditions

Rights/Priv

The unusual circumstance associated with this property is the established building line created by adjacent homes that are positioned between 24 feet and 30 feet from the front property line. This creates an irregular condition where the required 35-foot setback does not reflect the existing development pattern. The proposed 28-foot setback is consistent with the established average and represents a reasonable accommodation based on existing conditions.

Hardship

Strict adherence to the 35-foot front setback requirement would create a hardship by forcing the proposed residence to be significantly recessed behind the adjacent homes. This would result in an inconsistent building alignment along the street and limit the functional layout of the home and site. The property is uniquely impacted by the established placement of neighboring homes, which are positioned substantially forward of the required setback, creating a condition where compliance would negatively affect the overall site design and neighborhood compatibility.

Limited Variance Yes, we will be

Attachment File Name	Added On	Added By	Attachment Group	Notes
Clements Variance Paperwork.pdf	04/27/2026 10:53	Broglin, Tina		Site Plan
s3DDKI_174038_survey_r1.pdf	04/27/2026 10:53	Broglin, Tina		Survey
Signed Checklist Clements Variance .pdf	04/27/2026 10:53	Broglin, Tina		Signed Checklist
Signature_Tina_Broglin_4/27/2026.jpg	04/27/2026 10:53	Broglin, Tina		Uploaded via CSS
2260 Mulbry Dr - Neighbor Survey.pdf	04/27/2026 13:55	Lewis, Nick	Available Online	Neighbor Survey

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00072403	Residential Variance Application Fee	\$200.00	\$200.00
Total for Invoice INV-00072403		\$200.00	\$200.00
Grand Total for Plan		\$200.00	\$200.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Board of Adjustments Review v.1	Approved	04/27/2026	04/29/2026	04/27/2026	No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Review	Planning and Zoning	Lewis, Nick	Approved	04/27/2026	04/29/2026	04/27/2026

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		04/27/2026 13:51	04/27/2026 13:51
Board of Adjustments Review v.1	Receive Submittal	04/27/2026 0:00	04/27/2026 13:48
Issue Invoice v.1	Generic Action		04/27/2026 13:51
Final Decision v.1			
Board of Adjustments Decision v.1	Generic Action		

**City of Winter Park
Planning & Zoning Department
Subject: Request for Front Building Setback Adjustment – 28' Front Setback**

To Whom It May Concern,

We respectfully request consideration for an adjustment to the required 35-foot front building setback for the above-referenced property. The adjacent homes on either side of the subject property are positioned forward of the proposed residence, with front elevations averaging between approximately 24 feet and 30 feet from the front property line. To maintain consistency with the established streetscape, we are proposing a 28-foot front setback.

In support of this request, we offer the following explanations:

Hardship

Strict adherence to the 35-foot front setback requirement would create a hardship by forcing the proposed residence to be significantly recessed behind the adjacent homes. This would result in an inconsistent building alignment along the street and limit the functional layout of the home and site. The property is uniquely impacted by the established placement of neighboring homes, which are positioned substantially forward of the required setback, creating a condition where compliance would negatively affect the overall site design and neighborhood compatibility.

Health, Safety & Welfare

Allowing the proposed residence to align more closely with adjacent homes promotes improved visibility, consistent pedestrian interaction, and overall neighborhood cohesion. A recessed structure could create unintended visibility issues, reduce natural surveillance along the street, and disrupt the established pattern of development. Aligning with neighboring homes supports a safer and more cohesive streetscape consistent with the surrounding neighborhood.

Unusual Circumstances

The unusual circumstance associated with this property is the established building line created by adjacent homes that are positioned between 24 feet and 30 feet from the front property line. This creates an irregular condition where the required 35-foot setback does not reflect the existing development pattern. The proposed 29-foot setback is consistent with the established average and represents a reasonable accommodation based on existing conditions.

Character

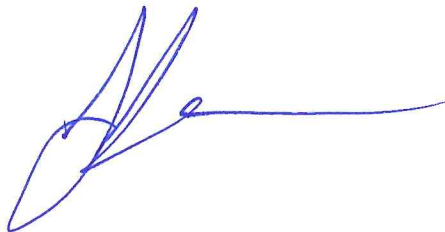
The requested setback adjustment preserves the character of the neighborhood by maintaining a consistent streetscape and architectural rhythm along the street. Positioning the home at 29 feet ensures the proposed residence complements the established building pattern and avoids a recessed condition that would appear inconsistent with surrounding properties. This approach supports the City of Winter Park's goal of maintaining neighborhood compatibility and visual harmony.

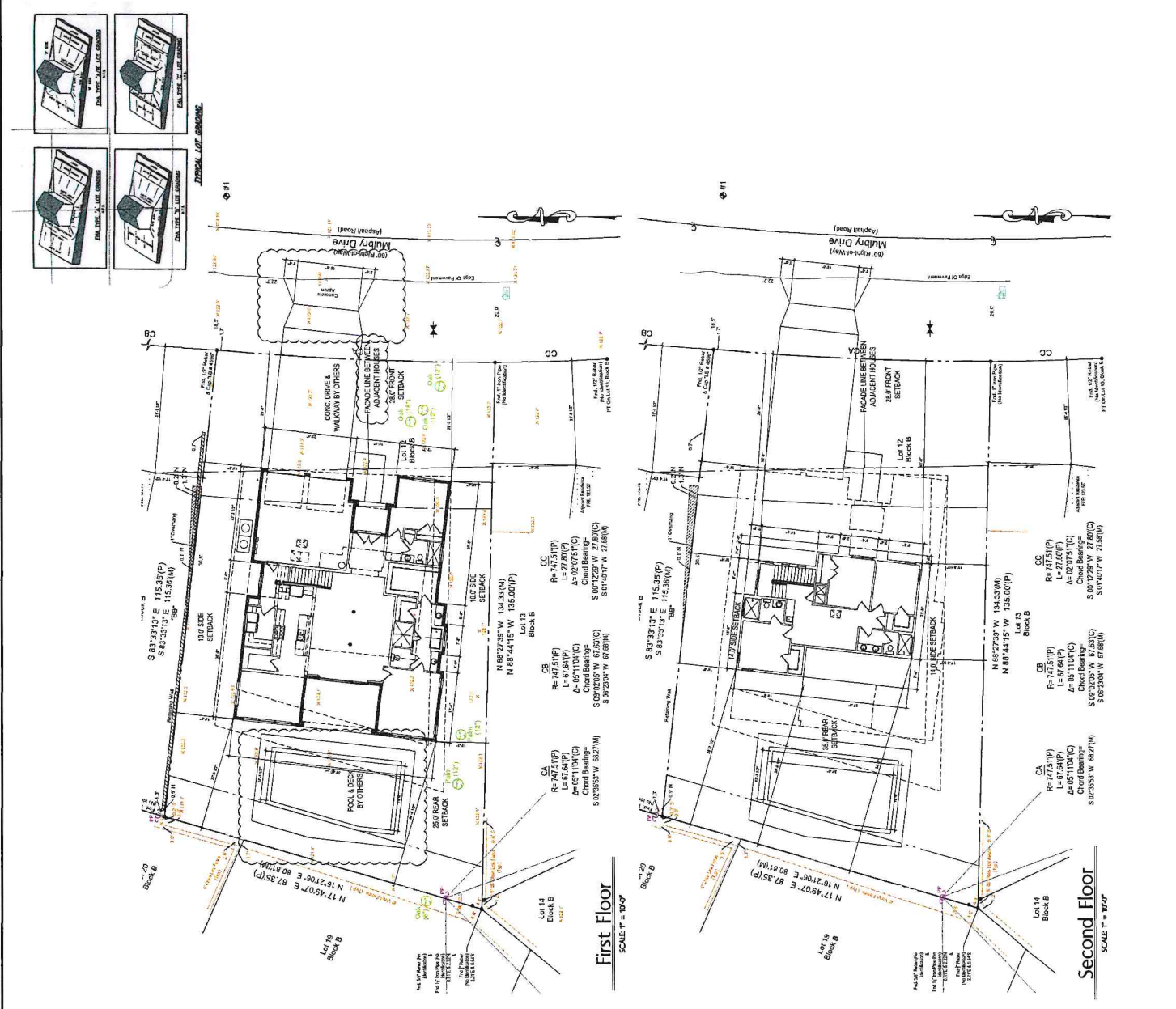
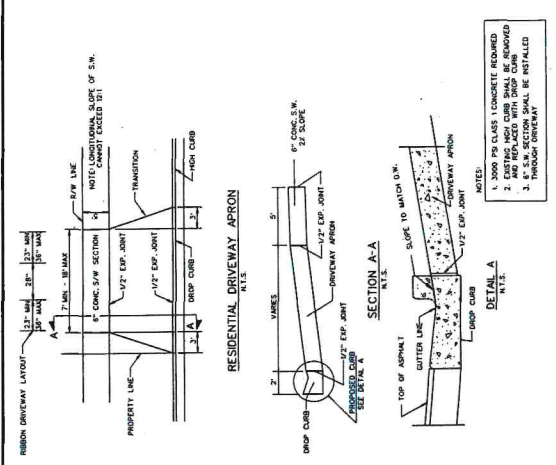
The proposed 29-foot front setback represents a reasonable and compatible solution that aligns with the surrounding homes while maintaining the integrity of the neighborhood.

We respectfully request approval of this front setback adjustment. Please let us know if any additional information or documentation is required.

Sincerely,

Jason Lee
MJS Designers Group





GENERAL NOTES KEY:

1. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CITY. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CITY.

SITE COVERAGE DATA:

IMPERVIOUS AREA
50% MAX. PERMITTED

F.A.R. - 40% = 0.000 SQ. FT. (MAX. PERMITTED)

YARD COVERAGE DATA:

TOTAL FRONT YARD: 2,848 SQ. FT.
60% IMP. MAX. ALLOWED

CLIENTS HOUSE
2260 Midway Dr.
Winter Park, FL 32789

GOBA

MJS
designers group
815 Orange Ave., Suite #1040
Altamonte Springs, FL 32710
Tel: (407) 628-6776
www.mjsdesignersgroup.com

Contractor: KENTON R. KAPPEL, LLC
185 Orange Ave., # 1050
Altamonte Springs, FL 32710
Tel: (407) 628-6776
www.kentonrkappe.com

ISSUE DATE: 09/20/2020
PROJECT: 2260 MIDWAY DR.
DESIGNED BY: MJS
DATE: 09/20/2020
SCALE: AS SHOWN
DATE: 09/20/2020
SCALE: AS SHOWN

Site Plan
S-01
SCALE T = 1/4" = 1'-0"



SETBACK / COVERAGE WORKSHEET

For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)¹

Address:	2260 Mulbry Drive	Lot width²:	9,480
Submitted by:		Lot area³:	

	Maximum % Allowed ⁴	Existing Area ⁹	Maximum Allowed Area	Additional Proposed Area ⁹	New Total Area
IMPERVIOUS LOT COVERAGE	INCLUDE: building footprint, driveways, sidewalks, patios, swimming pools, A/C pads, artificial turf, etc.				
	50%		4,740		

	Maximum % Allowed ⁴	Existing Area ⁹	Maximum Allowed Area	Additional Proposed Area ⁹	New Total Area
FLOOR AREA RATIO (F.A.R.)	INCLUDE: First and second floors, garages/carports, attic areas with permanent access, stair areas on both floors, areas on second floors which are open to the first floor ⁵ , and accessory buildings. EXCLUDE: pool screen enclosure areas and certain open front, side and rear porches ⁶ .				
	Lots 12,500 sq. ft. or less: 40%		3,792		
	Lots over 12,500 sq. ft.: 35% or 5,000 sq.ft., whichever is greater				

Attic Area(s)⁷	3% FAR⁸		284		
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FRONT YARD LANDSCAPE COVERAGE	INCLUDE: All hard surfaces and all driveway surfaces (pervious & impervious). EXCLUDE: All landscaped green areas.				
FRONT LOT AREA	50%				

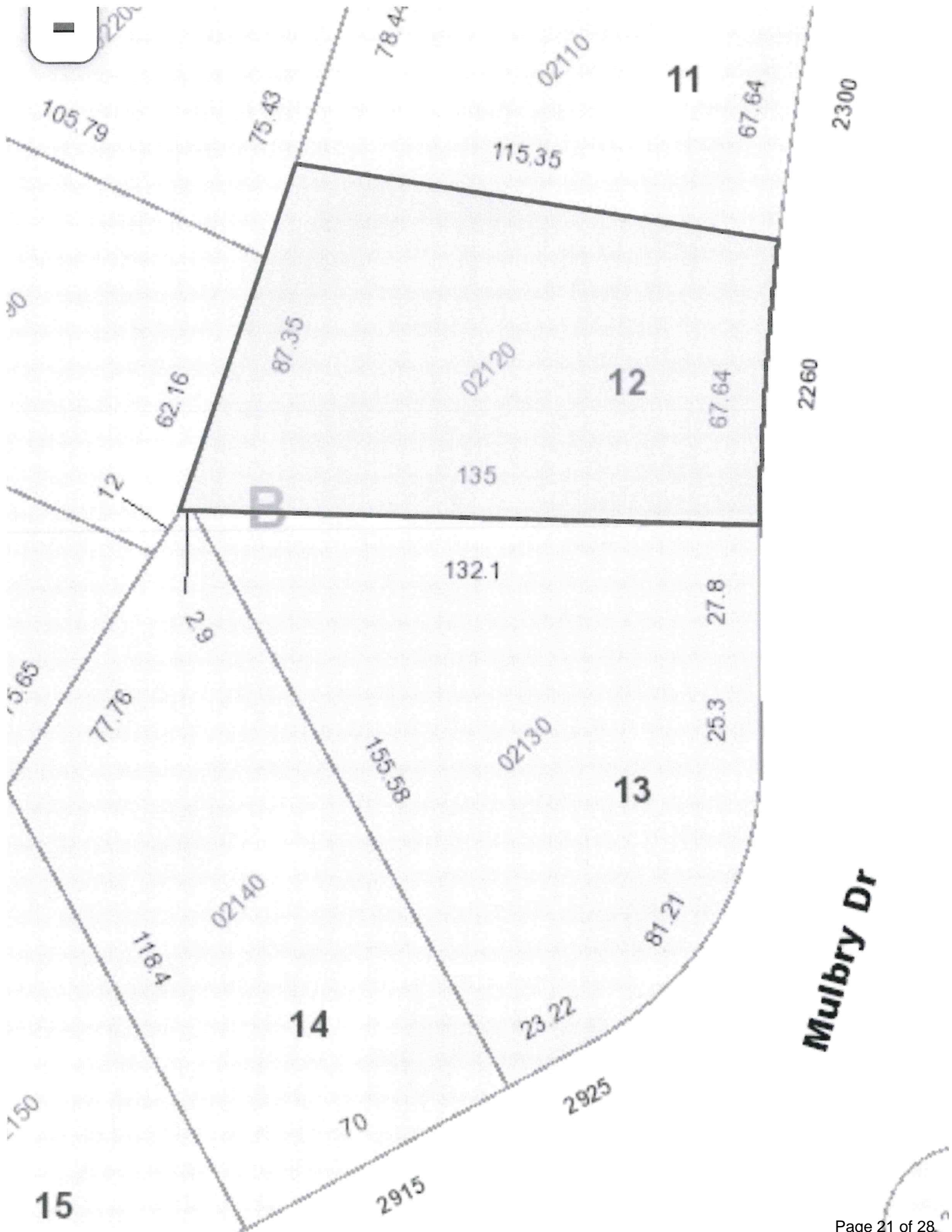
- NOTES:**
1. Windsong & Waterbridge may use these standards, except lot types A, B, & C in Windsong.
 2. Lot width is measured at the front building line across the lot. The building line is located at the required front setback for vacant lots or the front building wall, closest to the street for existing homes.
 3. Submerged lands or land located across the street shall not be included.
 4. Percentage based on the lot area.
 5. Vaulted and cathedral ceiling areas count twice if the height from the floor to the ceiling is 17.5 feet or greater.
 6. The area of open front porches and entries may be excluded from the gross floor area subject to a maximum excluded area of 400 square feet. The area within open or screened rear and/or side porches, lanais, porte cocheres or other covered areas may be excluded from the gross floor area up to 500 square feet in total for all areas.
 7. Attics are defined as the space enclosed within the roof structure of a building accessed by a pulldown ladder. Spaces or rooms on the same floor as living areas, which are more than five (5) feet in height, are not included in the definition of attic, and therefore count towards FAR. Attic areas are not to be habitable areas but shall serve only as storage areas or for mechanical equipment. Attics shall not contain plumbing fixtures or finished room areas. Attics shall have minimal lighting and air-circulation fans.
 8. Any living area directly within the roof slope(s) not accessed by a pulldown ladder, that is over five (5) feet in height, is permitted up to an additional three percent (3%) of the maximum floor area ratio allowed for the lot. These areas include bonus rooms, air-conditioned storage areas, etc. In addition, dormers or windows above the second-story may only face the public right-of-way. Homes with a mansard, gambrel, or flat roof types may not utilize this exception. This area shall also comply with the Building Code.
 9. **These columns only apply to existing homes.**

SETBACKS

	Minimum Allowable Dimensions		Existing		Proposed	
FRONT	20% of the lot depth or existing setback ¹ , whichever is greater ²				27'	
SIDES³			Left	Right	Left	Right
	1st Floor	30% of lot width ^{4,5}			10'	10'
	2nd Floor	40% of lot width ^{4,5}			14'	14'
REAR^{3,6}	1st Floor	25 ft.			25'	
	2nd Floor	35 ft			35'	
	Lakefront	see note 7			N/A	
CORNER LOT (street-side yard)	Lot width of 70 ft. or less	15 ft.			N/A	
	Lot width over 70 ft.	20 ft.			N/A	
BUILDING HEIGHT^{8,9,10}	Lots 12,500 sq. ft. or less	32 ft.			32'	
	Lots over 12,500 sq. ft.	35 ft.				

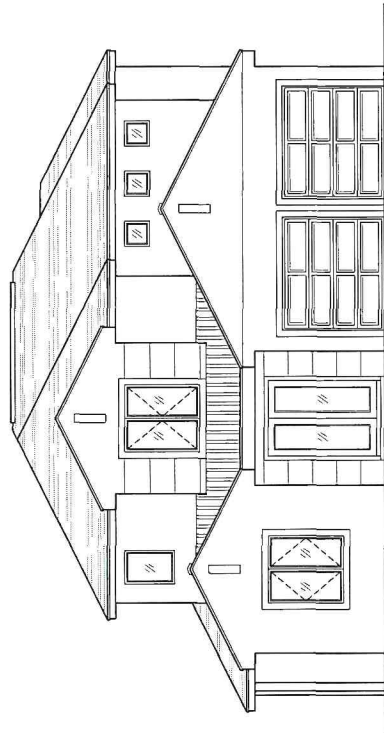
Notes:

1. The existing front setback shall be calculated using the front setback of the existing home or the most recently demolished home, that conformed with the then applicable front setback requirement when constructed.
2. Lot depth is the average distance measured perpendicular to the front lot line and the rear lot line.
3. Any building wall that exceeds 12 ft. in height measured from existing grade to top of the wall plate must meet the setbacks for the second floor.
4. Lot width is measured at the building line across the front of the existing or proposed home.
5. Side setbacks shall be equally divided on each side of the lot, unless otherwise specified in the code.
6. Rear setbacks for properties abutting non-residential zoned, R-3/R-4, or a permanent stormwater retention area over 25 ft. in width may be 10 ft. Lots that are 75 ft. deep or less may utilize a first floor rear setback of 10 ft. and a second floor rear setback of 20 ft. Lots which are 115 ft. deep or less may utilize a first floor setback of 15ft and a second floor setback of 25 ft.
7. **Requires Planning & Zoning Board approval.** Lakefront setback is based on the average setback establish by the adjacent residences or 50 ft., whichever is greater, measured from ordinary high water line.
8. Building height is the vertical distance measured from the average elevation of the existing lot grade measured directly adjacent to the front of the building or proposed building.
9. Roofs with a pitch of 2:12 or less shall be a maximum of 28 ft.
10. Properties or lots exceeding 50,000 square feet in size with at least 100-ft. width at the building line may be permitted building heights up to 40 ft. if all side setbacks are increased to 35 ft.



"CLEMENT HOUSE"

PAD SIZE: 50'-0" x 64'-0"



PROJECT ADDRESS:
2260 Mulbry Dr.
Winter Park, FL 32789

BUILDER:
Konkol
FLORIDA ENTERPRISES, LLC

ENGINEER:
RKE ENTERPRISES, LLC.
Florida Reg. #47515
4707 Wild Turkey Rd.
Mims, FL 32754

DESIGNER:
MJS
615 Orlinda Ave., Suite 1040
Altamonte Springs, FL 32701
PH: (407) 629-6711
WWW.MJSDESIGNGROUP.COM

DISTRIBUTED LIVE LOAD
(BY ROOM PER AREA)
1. UNIFORM LOAD PER AREA
2. POINT LOAD PER AREA
3. UNIFORM LOAD PER LINEAL FOOT
4. POINT LOAD PER LINEAL FOOT
5. UNIFORM LOAD PER SQUARE FOOT
6. POINT LOAD PER SQUARE FOOT
7. UNIFORM LOAD PER CUBIC FOOT
8. POINT LOAD PER CUBIC FOOT
9. UNIFORM LOAD PER LINEAL FOOT
10. POINT LOAD PER LINEAL FOOT
11. UNIFORM LOAD PER SQUARE FOOT
12. POINT LOAD PER SQUARE FOOT
13. UNIFORM LOAD PER CUBIC FOOT
14. POINT LOAD PER CUBIC FOOT

PRE-ENG. TRUSS DESIGN CRITERIA
(BY ROOM PER AREA)
1. UNIFORM LOAD PER AREA
2. POINT LOAD PER AREA
3. UNIFORM LOAD PER LINEAL FOOT
4. POINT LOAD PER LINEAL FOOT
5. UNIFORM LOAD PER SQUARE FOOT
6. POINT LOAD PER SQUARE FOOT
7. UNIFORM LOAD PER CUBIC FOOT
8. POINT LOAD PER CUBIC FOOT
9. UNIFORM LOAD PER LINEAL FOOT
10. POINT LOAD PER LINEAL FOOT
11. UNIFORM LOAD PER SQUARE FOOT
12. POINT LOAD PER SQUARE FOOT
13. UNIFORM LOAD PER CUBIC FOOT
14. POINT LOAD PER CUBIC FOOT

ANSI STANDARD FOR MEASURING HOUSES
1. UNIFORM LOAD PER AREA
2. POINT LOAD PER AREA
3. UNIFORM LOAD PER LINEAL FOOT
4. POINT LOAD PER LINEAL FOOT
5. UNIFORM LOAD PER SQUARE FOOT
6. POINT LOAD PER SQUARE FOOT
7. UNIFORM LOAD PER CUBIC FOOT
8. POINT LOAD PER CUBIC FOOT
9. UNIFORM LOAD PER LINEAL FOOT
10. POINT LOAD PER LINEAL FOOT
11. UNIFORM LOAD PER SQUARE FOOT
12. POINT LOAD PER SQUARE FOOT
13. UNIFORM LOAD PER CUBIC FOOT
14. POINT LOAD PER CUBIC FOOT

ABBREVIATIONS
1. UNIFORM LOAD PER AREA
2. POINT LOAD PER AREA
3. UNIFORM LOAD PER LINEAL FOOT
4. POINT LOAD PER LINEAL FOOT
5. UNIFORM LOAD PER SQUARE FOOT
6. POINT LOAD PER SQUARE FOOT
7. UNIFORM LOAD PER CUBIC FOOT
8. POINT LOAD PER CUBIC FOOT
9. UNIFORM LOAD PER LINEAL FOOT
10. POINT LOAD PER LINEAL FOOT
11. UNIFORM LOAD PER SQUARE FOOT
12. POINT LOAD PER SQUARE FOOT
13. UNIFORM LOAD PER CUBIC FOOT
14. POINT LOAD PER CUBIC FOOT

REVISION SCHEDULE:

NO.	DATE	DESCRIPTION	BY:	TD:
1	06/08/20	REVISION: UPDATE FOUNDATION TO MATCH FROM STEM.		

SHEET INDEX:

A-00	COVER SHEET
FBC-01	FLORIDA BUILDING CODE REFERENCE
FBC-02	FLORIDA BUILDING CODE REFERENCE
A-01	FIRST FLOOR PLAN
A-02	SLAB PLAN
A-03	FRONT & RIGHT ELEVATIONS
A-04	REAR & LEFT ELEVATIONS
A-05	BUILDING & STAIR SECTION
E-01	FIRST FLOOR ELECTRICAL LAYOUT
S0.0	GENERAL NOTES & SCHEDULES
S0.1	GENERAL NOTES & SCHEDULES
S1.0	FOUNDATION AND DOWEL PLAN
S1.1	1ST. FLOOR STRUCTURAL WALL PLAN
S1.2	LINTEL PLAN
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S2.0	2ND. FLOOR STRUCTURAL WALL PLAN
S2.1	ROOF FRAMING PLAN
S2.2	WIND PRESSURES FOR WINDOWS AND DOORS
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S3.0	FOUNDATION DETAILS
S3.1	FOUNDATION DETAILS
S4.0	FRAMING DETAILS
S4.1	FRAMING DETAILS
S4.2	FRAMING DETAILS
S4.3	FRAMING DETAILS

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ISSUE DATE: 06/08/20
PROJECT: 145788
SCALE: AS NOTED
DESIGNED BY: RKE
CHECKED BY: RKE
DATE: 06/08/20
DATE: 06/08/20
DATE: 06/08/20
DATE: 06/08/20

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ISSUE DATE	08/25/2007
PROJECT	24-918
SCALE	AS NOTED
DESIGNED BY	WJS
CHECKED BY	WJS
DATE	08/25/07
PROJECT	24-918
SCALE	AS NOTED
DESIGNED BY	WJS
CHECKED BY	WJS
DATE	08/25/07
PROJECT	24-918
SCALE	AS NOTED
DESIGNED BY	WJS
CHECKED BY	WJS
DATE	08/25/07

GENERAL NOTES KEY:	<p>1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE FLORIDA ELECTRICAL CODE (FEC).</p> <p>2. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE FLORIDA ELECTRICAL CODE (FEC).</p> <p>3. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE FLORIDA ELECTRICAL CODE (FEC).</p> <p>4. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE FLORIDA ELECTRICAL CODE (FEC).</p> <p>5. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE FLORIDA ELECTRICAL CODE (FEC).</p> <p>6. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE FLORIDA ELECTRICAL CODE (FEC).</p> <p>7. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE FLORIDA ELECTRICAL CODE (FEC).</p> <p>8. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE FLORIDA ELECTRICAL CODE (FEC).</p> <p>9. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE FLORIDA ELECTRICAL CODE (FEC).</p> <p>10. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE FLORIDA ELECTRICAL CODE (FEC).</p>
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ELECTRICAL KEY:	<p>1. CEILING MOUNTED LIGHT</p> <p>2. 4" x 4" PANEL LIGHT</p> <p>3. 12" SQUARE LIGHT</p> <p>4. RECESSED LIGHT</p> <p>5. WALL MOUNTED LIGHT</p> <p>6. DOWN LIGHT</p> <p>7. 12" x 12" SQUARE LIGHT</p> <p>8. 12" x 12" SQUARE LIGHT</p> <p>9. 12" x 12" SQUARE LIGHT</p> <p>10. 12" x 12" SQUARE LIGHT</p> <p>11. 12" x 12" SQUARE LIGHT</p> <p>12. 12" x 12" SQUARE LIGHT</p> <p>13. 12" x 12" SQUARE LIGHT</p> <p>14. 12" x 12" SQUARE LIGHT</p> <p>15. 12" x 12" SQUARE LIGHT</p> <p>16. 12" x 12" SQUARE LIGHT</p> <p>17. 12" x 12" SQUARE LIGHT</p> <p>18. 12" x 12" SQUARE LIGHT</p> <p>19. 12" x 12" SQUARE LIGHT</p> <p>20. 12" x 12" SQUARE LIGHT</p> <p>21. 12" x 12" SQUARE LIGHT</p> <p>22. 12" x 12" SQUARE LIGHT</p> <p>23. 12" x 12" SQUARE LIGHT</p> <p>24. 12" x 12" SQUARE LIGHT</p> <p>25. 12" x 12" SQUARE LIGHT</p> <p>26. 12" x 12" SQUARE LIGHT</p> <p>27. 12" x 12" SQUARE LIGHT</p> <p>28. 12" x 12" SQUARE LIGHT</p> <p>29. 12" x 12" SQUARE LIGHT</p> <p>30. 12" x 12" SQUARE LIGHT</p> <p>31. 12" x 12" SQUARE LIGHT</p> <p>32. 12" x 12" SQUARE LIGHT</p> <p>33. 12" x 12" SQUARE LIGHT</p> <p>34. 12" x 12" SQUARE LIGHT</p> <p>35. 12" x 12" SQUARE LIGHT</p> <p>36. 12" x 12" SQUARE LIGHT</p> <p>37. 12" x 12" SQUARE LIGHT</p> <p>38. 12" x 12" SQUARE LIGHT</p> <p>39. 12" x 12" SQUARE LIGHT</p> <p>40. 12" x 12" SQUARE LIGHT</p> <p>41. 12" x 12" SQUARE LIGHT</p> <p>42. 12" x 12" SQUARE LIGHT</p> <p>43. 12" x 12" SQUARE LIGHT</p> <p>44. 12" x 12" SQUARE LIGHT</p> <p>45. 12" x 12" SQUARE LIGHT</p> <p>46. 12" x 12" SQUARE LIGHT</p> <p>47. 12" x 12" SQUARE LIGHT</p> <p>48. 12" x 12" SQUARE LIGHT</p> <p>49. 12" x 12" SQUARE LIGHT</p> <p>50. 12" x 12" SQUARE LIGHT</p> <p>51. 12" x 12" SQUARE LIGHT</p> <p>52. 12" x 12" SQUARE LIGHT</p> <p>53. 12" x 12" SQUARE LIGHT</p> <p>54. 12" x 12" SQUARE LIGHT</p> <p>55. 12" x 12" SQUARE LIGHT</p> <p>56. 12" x 12" SQUARE LIGHT</p> <p>57. 12" x 12" SQUARE LIGHT</p> <p>58. 12" x 12" SQUARE LIGHT</p> <p>59. 12" x 12" SQUARE LIGHT</p> <p>60. 12" x 12" SQUARE LIGHT</p> <p>61. 12" x 12" SQUARE LIGHT</p> <p>62. 12" x 12" SQUARE LIGHT</p> <p>63. 12" x 12" SQUARE LIGHT</p> <p>64. 12" x 12" SQUARE LIGHT</p> <p>65. 12" x 12" SQUARE LIGHT</p> <p>66. 12" x 12" SQUARE LIGHT</p> <p>67. 12" x 12" SQUARE LIGHT</p> <p>68. 12" x 12" SQUARE LIGHT</p> <p>69. 12" x 12" SQUARE LIGHT</p> <p>70. 12" x 12" SQUARE LIGHT</p> <p>71. 12" x 12" SQUARE LIGHT</p> <p>72. 12" x 12" SQUARE LIGHT</p> <p>73. 12" x 12" SQUARE LIGHT</p> <p>74. 12" x 12" SQUARE LIGHT</p> <p>75. 12" x 12" SQUARE LIGHT</p> <p>76. 12" x 12" SQUARE LIGHT</p> <p>77. 12" x 12" SQUARE LIGHT</p> <p>78. 12" x 12" SQUARE LIGHT</p> <p>79. 12" x 12" SQUARE LIGHT</p> <p>80. 12" x 12" SQUARE LIGHT</p> <p>81. 12" x 12" SQUARE LIGHT</p> <p>82. 12" x 12" SQUARE LIGHT</p> <p>83. 12" x 12" SQUARE LIGHT</p> <p>84. 12" x 12" SQUARE LIGHT</p> <p>85. 12" x 12" SQUARE LIGHT</p> <p>86. 12" x 12" SQUARE LIGHT</p> <p>87. 12" x 12" SQUARE LIGHT</p> <p>88. 12" x 12" SQUARE LIGHT</p> <p>89. 12" x 12" SQUARE LIGHT</p> <p>90. 12" x 12" SQUARE LIGHT</p> <p>91. 12" x 12" SQUARE LIGHT</p> <p>92. 12" x 12" SQUARE LIGHT</p> <p>93. 12" x 12" SQUARE LIGHT</p> <p>94. 12" x 12" SQUARE LIGHT</p> <p>95. 12" x 12" SQUARE LIGHT</p> <p>96. 12" x 12" SQUARE LIGHT</p> <p>97. 12" x 12" SQUARE LIGHT</p> <p>98. 12" x 12" SQUARE LIGHT</p> <p>99. 12" x 12" SQUARE LIGHT</p> <p>100. 12" x 12" SQUARE LIGHT</p>
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