



Historic Preservation Board Regular Meeting

Agenda

August 9, 2023 @ 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/bpm and include virtual meeting instructions.

assistance & appeals

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

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

please note

Times are projected and subject to change.

-
1. **Call to Order**
 2. **Consent Agenda**
 - a. [Approval of the July 12, 2023 Meeting Minutes.](#) 1 minute
 3. **Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 4. **Public Hearings**
(Public participation and comment on these matters must be in-person.)
 - a. [Request by Dawn and Tim Cross for approval to demolish the existing one-story home at 151 Stirling Avenue, which is a 'non-contributing' structure within the Virginia Heights, East historic district in order to rebuild a new two-story Mediterranean styled home at the maximum 40% FAR of 4,535 square feet.](#) 40 minutes
 5. **Action Items**
 6. **Non-Action Items**
 7. **Staff Updates**
 8. **Board Comments**
 9. **Upcoming Agenda Items**
 10. **Adjournment**



Historic Preservation Board agenda item

item type	Consent Agenda	meeting date	August 9, 2023
prepared by	Mary Bush	approved by	
board approval	Completed		
strategic objective			

subject

Approval of the July 12, 2023 Meeting Minutes.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[July 12 HPB Draft Minutes.pdf](#)



Historic Preservation Board Regular Meeting Minutes

July 12, 2023, at 9:00 a.m.

City Hall | Commission Chambers
401 S. Park Ave. | Winter Park, Florida

Present

Present: Wade Miller, Aimee Spencer, John Skolfield, Lucy Boudet, N. Lee Rambeau, and Drew Henner. Present Virtually: Kelsey Wolfe. Staff: Assistant Director of Planning and Zoning Allison McGillis, Planner I Corinna Lundgren, and Recording Secretary Mary Bush.

(1) Call to Order

Chairman Miller called the meeting to order at 9:05 a.m.

(2) Consent Agenda

Motion made by John Skolfield, seconded by N. Lee Rambeau, to approve the June 14, 2023 meeting minutes.

Motion carried unanimously with a 7-0 vote.

(3) Public Comments (for items not on the Agenda)

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

(4) Public Hearings

- a. Request of Michael Tudor to designate the property at 1714 Westchester Avenue to the Winter Park Register of Historic Places.

Ms. Lundgren provided a brief summary of the item. She presented to the Board area and aerial maps and photos of the existing property. She noted that the applicant had voluntarily agreed to designate the home to the Winter Park Register of Historic Places. She also noted that the home is an example of the Minimal Traditional architectural style applied to a residence as was popular when the home was built in 1940 along with many others in the Orwin Manor neighborhood. She then expressed that the designation would ensure that the scale and character of the original Orwin Manor homes remains in place. Ms. Lundgren went on to inform the Board that the applicant had mentioned that the original home had sustained major damage from a fire in 2010 but was restored with its original 1940's architectural details.

Staff recommended approval.

The Board briefly expressed their thoughts on the application regarding the style, design, and architectural details of the home. The Board was overall in favor of the designation.

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

Motion made by Aimee Spencer, seconded by N. Lee Rambeau for approval to designate the property at 1714 Westchester Avenue to the Winter Park Register of Historic Places.

Motion carried unanimously with a 7-0 vote.

- b. Request of Renaissance WP LLC for approval to renovate and expand the existing home at 330 Holt Avenue.

Mrs. McGillis provided a brief summary of the item. She noted that at the previous month's Historic Preservation Board meeting there was a preliminary plan presentation of the design direction for the renovation and expansion of the home at 330 Holt Avenue, which is a 'contributing structure' within the College Quarter historic district. She also noted that at the meeting the Board was in concurrence on the design direction and the materials to be used. Mrs. McGillis then explained that the owners had now submitted their formal application for approval. She further explained that the project conformed to the traditional zoning code regulations for setbacks, floor area ratio and coverages however, the expansion of the rear garage with the addition of living space on the second floor required setback variances from that rear and side property line.

Staff recommended approval.

Mr. Skolfield expressed that he supported the request and felt that it was great design work.

The applicants, Jim and Tracy Zboril of 330 Holt Avenue addressed the Board. They presented and reviewed with the Board photos of the existing property and their proposed site plan and elevations. They briefly discussed minor changes that they made to their plans after their discussion with the Board at the previous month's Historic Preservation Board meeting. They noted that they were not yet sure what to do regarding the transition from the back side of the main house to the back parking court. They also shared that they had spoken with the surrounding neighbors about the request and they were all in support of it.

The Board briefly discussed the request with the applicants including their intentions for their final design for the project. The Board requested that any further changes made to the plans by the applicants be sent to the Board for review and that the applicants provide the Board with working drawings of the project before starting construction. The Board also briefly discussed the windows to be used for the project and requested that they be wood aluminum clad applied mutton windows.

The Board heard public comment from the following residents in favor of the request:

Gordon Blich of 695 French Avenue, Winter Park, FL 32789 and Margie Bridges of 767 Antonette Avenue, Winter Park, FL 32789.

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

Motion made by John Skolfield, seconded by N. Lee Rambeau for approval to renovate and expand the existing home at 330 Holt Avenue.

Motion carried unanimously with a 7-0 vote.

(5) Action Items

No action items were discussed.

(6) Non-Action Items

No non-action items.

(7) Staff Updates

No staff updates.

(8) Board Comments

Ms. Wolfe briefly discussed with the Board her concerns regarding the treatment of applicants and the conduct of Board members at the public hearings.

(9) Upcoming Agenda Items

No discussion occurred regarding upcoming agenda items.

(10) Adjournment

Meeting adjourned at 9:43 a.m.

/s/ Recording Secretary Mary Bush



Historic Preservation Board agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date August 9, 2023
prepared by Jeffrey Briggs	approved by
board approval Completed	
strategic objective	

subject

Request by Dawn and Tim Cross for approval to demolish the existing one-story home at 151 Stirling Avenue, which is a 'non-contributing' structure within the Virginia Heights, East historic district in order to rebuild a new two-story Mediterranean styled home at the maximum 40% FAR of 4,535 square feet.

motion / recommendation

Staff recommendation is for denial of the requested setback variances with a resubmittal then required subject to architectural critique by the Historic Preservation Board.

background

Dawn and Tim Cross (owners) purchased this property in March 2022 and are seeking approval from the Historic Preservation Board (HPB) to demolish the existing home at 151 Stirling Avenue and rebuild a new two-story Mediterranean styled home, on this property within the Virginia Heights, East historic district.

The historic assessment survey that was done in 2008, when the Virginia Heights, East historic district was created, deemed the existing home built in 1960 to be "non-contributing" to the historic district. When a structure is deemed "non-contributing" the threshold to be able to demolish and rebuild is only that the replacement structure be compatible architecturally and in scale and character with homes/styles from the period of development of the Virginia Heights, East historic district in the 1920's-1950's.

Background:

When there exists a building that is deemed to be "non-contributing" in a historic district, then the owners have an opportunity to propose demolition of the structure as long as it is to an authentic version of another architectural style that was popular during the era of the original development of the district. This is discretionary on the part of the HPB, to accept this architectural proposal or require modifications to the submittal or reject the submittal. In the past, the HPB has only allowed demolitions and rebuilds, when it is

authentic and produces a building that passerby's would assume looks like a building from that same time period, as in this case, the development of the Virginia Heights, East historic district.

This has been successfully done before at several locations in historic districts such as the three Bungalow cottages built in 2005, near the corner of Pennsylvania Avenue at 530; 546 and 550 Holt Avenue that replaced "unremarkable" structures and now present an image of Bungalow architectural styling from the 1920's. Similarly, Rollins College in 2017, replaced two very "unremarkable" structures at 363 Holt Avenue and at 483 Holt Avenue with authentic replicas of Craftsman houses that were popular in the 1920's.

These were scenarios where a previous HPB felt that the existing buildings did not possess any worthwhile architectural styling and while re-creations, the resultant Bungalow and Craftsman homes, authentically present the image of homes as if they were built in the 1920's.

It has also been unsuccessfully accomplished at 774 Maryland Avenue and at 1471 Highland Road. In those instances, the resultant rebuilds are not readily distinguishable from the typical new custom homes built in the city.

Proposed Architectural Compatibility:

This proposed Mediterranean styled home is intended to be an authentic replica of such a similarly styled home would be in image, scale and character to others that might have been built during those development years of 1920's-1950's. The applicant will describe the elements of that styling and how they believe these architectural features achieve that authenticity. In terms of scale and character consistency with the historic district, the building height of 30 feet appears to be consistent. The size of the proposed home at 4,535 sq. ft. which is at the maximum permitted FAR of 40%, is a more challenging aspect of compatibility.

Proposed Setback Variances:

If this property were not within a historic district, it would be extremely difficult to get setback variances for new construction (on a vacant cleared lot) from the Board of Adjustments (BZA). The Code requirements for a variance are 'hardships' which are situations 'not created by the applicant'. These setbacks variance requests are created by the applicant by virtue of the designs submitted. There is a new house built on a similar shaped lot adjacent to the north of this lot that successfully built without any variances. The BZA would hold that the triangular lot condition was readily apparent to any buyer/owner and it is not the responsibility of the City to provide relief so that one can build a home to the maximum size permitted under code. The BZA often reminds applicants that property shape should have been readily apparent initially or during a due diligence period in determining the size of the home.

In this case, since the property is in a historic district, the venue for the variance decisions rests with the Historic Preservation Board. From the staff's perspective, the HPB should to treat these variance requests the same as would be, by the BZA. All of the variances are self-created by virtue of the design choices. All HPB should be required to do in a rebuild scenario on a vacant lot is judge compatibility, both architecturally and for the scale and character with homes/styles from the period of development of the Virginia Heights, East historic district.

As a result, the staff cannot support any of setback variances requested which are:

- 1) a setback variance for the proposed garage on the Stirling Avenue street side of 27 feet in lieu of the required 31 feet;
- 2) a setback variance for the interior (east) side of the rear of the garage of Zero to 2 feet in lieu of the required 10-foot one-story setback required;
- 3) a setback variance to the College Point street side setback of 9 ft – 9 inches for portions of the first and second floors in lieu of the required 15 feet, as well as for the swimming pool; and
- 4) a setback variance at the northern corner of the property for a six-foot wall in lieu of the maximum three-foot wall height allowable.

Staff Assessment and Recommendation:

Variances #1 and #2, on the list above, result from the design choice to place the two-car garage in a location where it does not fit within the required building setbacks. The garage is offset at a 27 foot front setback and in front of the main house by 4 feet because it is in a location where it does not fit within the 31 feet of front setback required. It does not fit even though the rear of the garage is proposed to be on the property line with a zero or two foot setback. Staff does not recommend approval of Variances #1 and #2.

Variance #3 is a 10-foot setback on the street front of College Point in lieu of the required 15 foot street setback. The new home that was just completed on the adjacent Lot #1 to the north (1370 College Point) has a 20-foot setback to the College Point street. The homes across College Point street are on average setback 35 feet from the College Point street. The HPB is under no obligation to approve variances in order for the property owner to maximize their house size (floor area ratio). To the extent that setback code compliance to College Point street may reduce the square footage of the proposed home, this should have been part of the due diligence before purchase. There also is a very large live oak tree in the street right-of-way of College Point with limbs extending into this lot that appear to be in conflict with the smaller street setback requested. Variance #4 is not needed as the normal street frontage wall heights of 3 feet can screen the pool equipment. Staff does not recommend approval of Variances #3 and #4.

The staff does not have a conclusion on the authenticity of the architectural image to

reflect Mediterranean styling similar to such styling from the 1920's – 1950's. Staff trusts to the judgement of the Historic Preservation Board on that aspect of the request.

Should the Board agree with the recommendation of staff, the applicants would need to redesign the home to meet code required setbacks and resubmit those revised plans to the HPB along with any other design modifications that are warranted based upon the HPB's discussion of compatibility architecturally and of scale and character with the historic district.

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

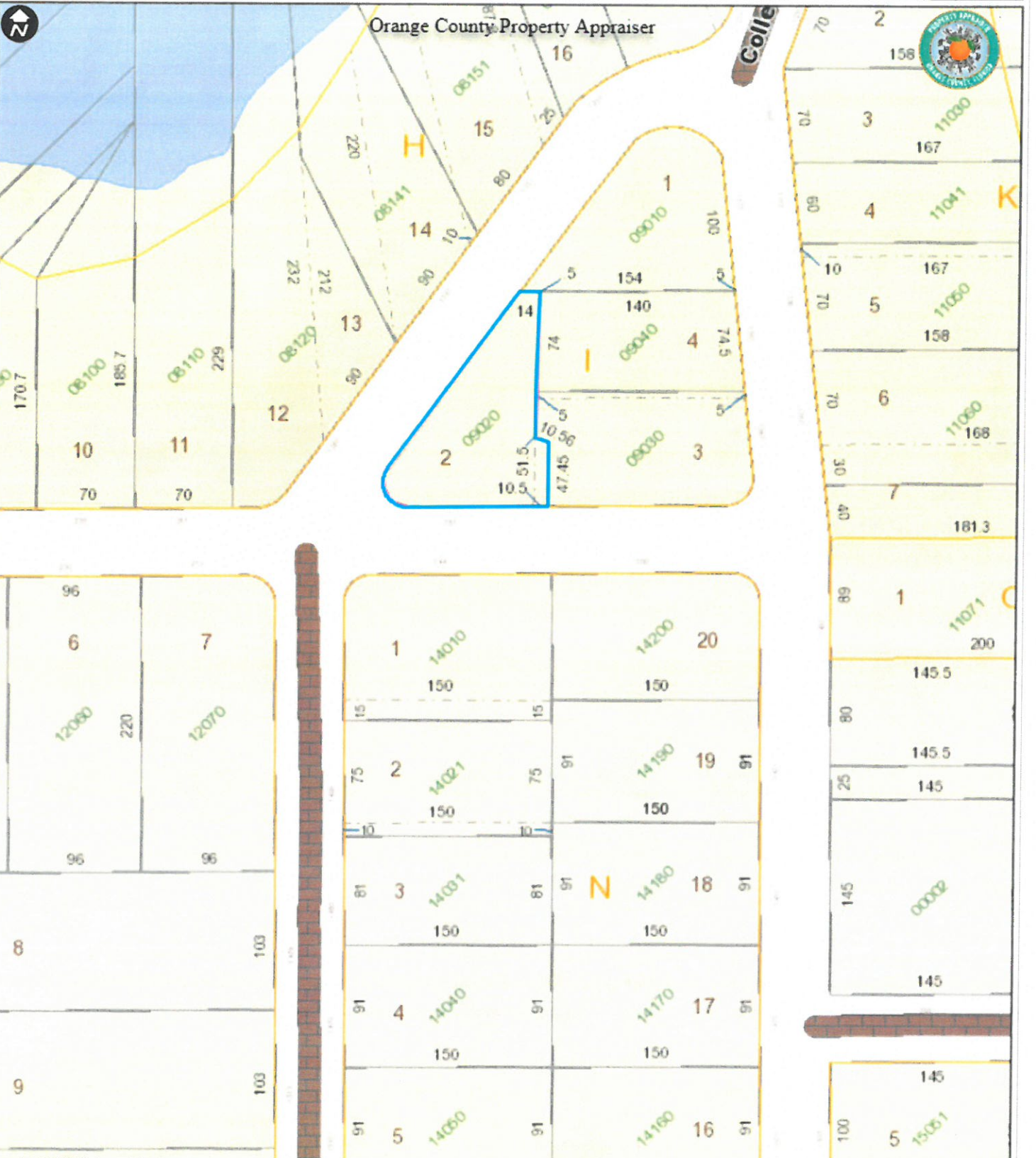
[Map, aerials and site pictures.pdf](#)

ATTACHMENTS:

[151 Stirling_Winter Park Historical design review.pdf](#)

OCPA Web Map

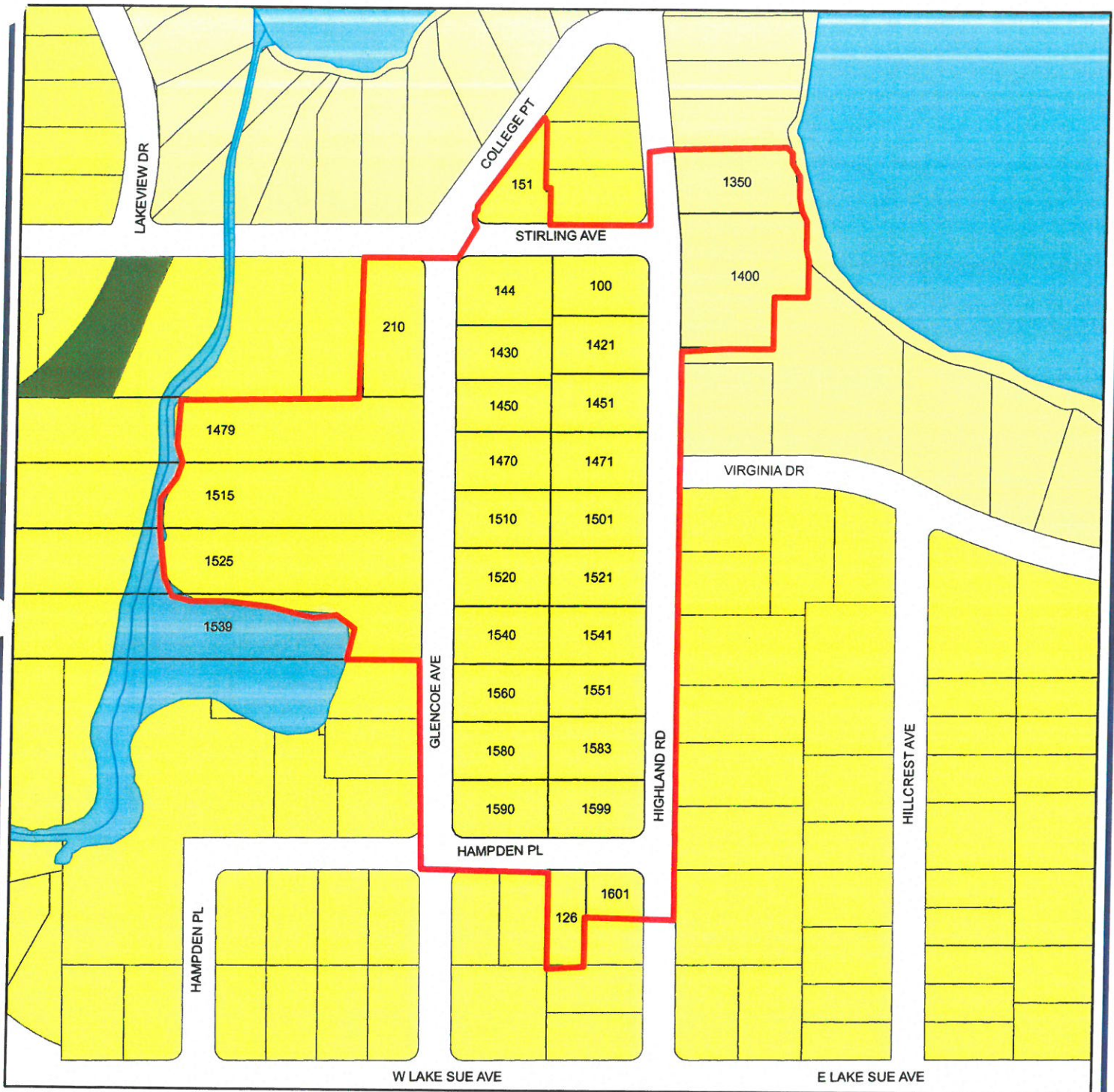
	Florida Turnpike		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Parks	6	Lot Number
	Interstate 4		Public Roads		Agriculture		Agricultural Curtilage		Lakes and Rivers	06060	Parcel Number
	Toll Road		Gated Roads		Commercial/Institutional		Hydro		Building	3106	Parcel Address
	Road Under Construction		Brick Road		Governmental/Institutional/Misc		Waste Land	E	Block Number	111.9	Parcel Dimension
	Block Line		Lot Line								



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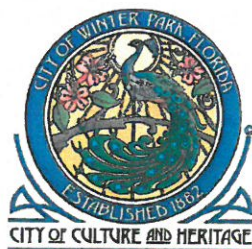
This map is for reference only and is not a survey.

Virginia Heights East Historic District



Winter Park Zoning

- R-1AA
- R-1AAA
- R-2



8

View of Existing Home from Stirling Avenue



View of Existing Home from College Point



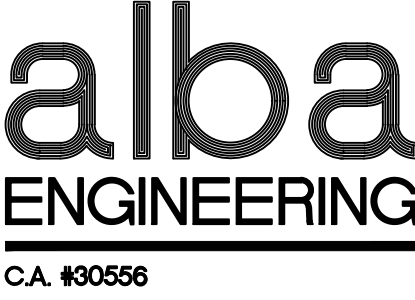
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DESIGN TEAM



Daniel Vaughn, Lead Designer
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Phone: (407) 739-2401

STRUCTURAL ENGINEERING TEAM



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CIVIL ENGINEERING TEAM



Unroe Engineering, Inc.
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P.O. Box 690942
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Phone: (407) 299-0650

GENERAL CONTRACTOR



Brad Fess
431 E. Horatio Ave. Ste. 230
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Phone: (407) 574-5945

RENDERING OF FRONT ELEVATION





CALCULATIONS

AREA CALCULATIONS

LOT	11,338 S.F.	SINGLE FAMILY 40%=4,535 S.F.	
FIRST FLOOR LIVING	1,919 S.F.	FIRST FLOOR LIVING	1,919 S.F.
SECOND FLOOR LIVING	2,078 S.F.	2-CAR GARAGE	538 S.F.
		FRONT ENTRY	24 S.F.
TOTAL LIVING	3,997 S.F.	LANAI	450 S.F.
		FRONT PORCH (UNCOV'D)	159 S.F.
2-CAR GARAGE	538 S.F.		
FRONT ENTRY	24 S.F.	TOTAL	3,090 S.F.= 27.2 %
FRONT PORCH (UNCOV'D)	159 S.F.		
LANAI	450 S.F.		
UNCOVERED BALCONIES	442 S.F.		

IMPERVIOUS LOT COVERAGE

SINGLE FAMILY 50%=5,669 S.F.			
FIRST FLOOR LIVING	1,919 S.F.	FIRST FLOOR LIVING	1,919 S.F.
2-CAR GARAGE	538 S.F.	SECOND FLOOR LIVING	2,078 S.F.
FRONT ENTRY	24 S.F.	2-CAR GARAGE	538 S.F.
FRONT PORCH (UNCOV'D)	159 S.F.	LANAI (TO BE EXCLUDED)	450 S.F.
LANAI	450 S.F.	FRONT ENTRY (TO BE EXCLUDED)	24 S.F.
WALKWAYS	145 S.F.		
DRIVEWAY	458 S.F.	TOTAL	4,535 S.F.= 40.0 %
PAVERS: REAR	1,200 S.F.		
TOTAL	4,893 S.F.= 43.1 %		

KEY MAP

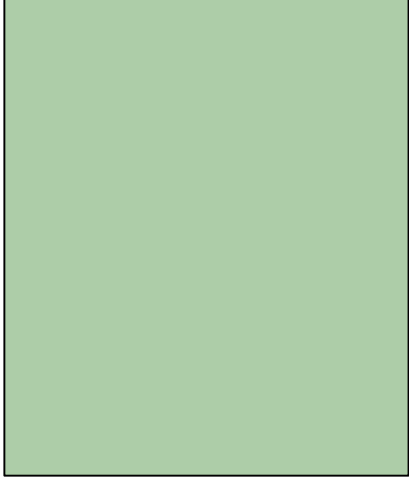


SHEET INDEX

SHEET	SHEET CONTEXT
A0.0	COVER SHEET
R1.1-1.5	MODELED RENDERINGS
AS1.1	SITE PLAN STUDY
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A2.3	EXTERIOR ELEVATIONS



EXTERIOR FINISH COLOR:
PAINT MANUFACTURER: FARROW & BALL
PAINT COLOR: JOA'S WHITE , No. 226



EXTERIOR WINDOW FRAME COLOR &
GARAGE DOOR COLOR:
PAINT MANUFACTURER: JELD-WEN
PAINT COLOR: SURF

LAND USE CODE

0100- SINGLE FAMILY

ZONING

R-1AA

CONSTRUCTION TYPE

VB

LEVELS OF RESIDENCE

2-STORY

BUILDING HEIGHT

30'-7"

AREA CALCULATIONS

1ST FLOOR LIVING	1,919 S.F.
2ND FLOOR LIVING	2,078 S.F.
TOTAL LIVING	3,997 S.F.
2-CAR GARAGE	538 S.F.
LANAI	450 S.F.
COVERED ENTRY	24 S.F.
TOTAL UNDER ROOF	5,009 S.F.
UNCOV. BALCONIES	442 S.F.

WATERPROOFING

WATERPROOFING FOR THIS BUILDING IS THE SOLE RESPONSIBILITY OF THE BUILDER/CONTRACTOR, HENCE NO DETAILS OF FLASHING, FLOOR, SLOPE AND STEP, NOR ANY OTHER WATERPROOFING MEASURES HAVE BEEN INCLUDED IN OUR DRAWINGS. IF SLOPE AND FLOOR STEPS ARE SHOWN ON OUR DRAWINGS, THEY SHALL BE USED ONLY AS A REFERENCE.

PROJECT REQUIREMENTS AND COMPLIANCE

1.

CODE REQUIREMENTS: IT IS THE INTENT THAT ALL WORK SHALL CONFORM TO THE ADOPTED CODES. STANDARDS AND RULES OF THE ADMINISTRATIVE AUTHORITY HAVING JURISDICTION.

2.

ALL WORK SHALL CONFORM WITH DRAWINGS AND SPECIFICATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF ALL THE FOLLOWING WHERE APPLICABLE

(A)

GOVERNING MUNICIPAL AND REGULATORY AGENCIES

(B)

LOCAL STATE AND FEDERAL CODES

APPLICABLE CODES:

-FLORIDA BUILDING CODE 2020 7TH EDITION RESIDENTIAL

-FLORIDA FIRE PREVENTION CODE 2020 7TH EDITION AND CURRENT ADOPTED CODES & STANDARDS BY THE STATE OF FLORIDA

-FLORIDA BUILDING CODE ACCESSIBILITY 2020 7TH EDITION RESIDENTIAL

-NFPA 70, NATIONAL ELECTRICAL CODE 2017 NEC & 7TH FBCR CH. 34-43

-REQUIREMENTS FOR STRUCTURAL CONCRETE- (ACI 318-14)

-SPECIFICATIONS FOR STRUCTURAL CONCRETE- (ACI 301-10)

-BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES -(ACI 530-13)

-NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION- 2015 EDITION

-WOOD FRAMED CONSTRUCTION MANUAL 2015 EDITION

-APA PLYWOOD DESIGN SPECIFICATION 2012 EDITION

-AMERICAN SOCIETY OF CIVIL ENGINEERS: ASCE/SEI 7-16

-ALUMINUM DESIGN MANUAL- 2015 EDITION

REVISIONS

DATE	DESCRIPTION

BUILDING AREA SQUARE FOOTAGE CALCS. ARE THE ULTIMATE RESPONSIBILITY OF THE BUILDER/OWNER. VERIFY PRIOR TO BEGINNING WORK.

MEMBER

A

B

D

AMERICAN INSTITUTE of BUILDING DESIGN

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DESIGN TEAM

Cross Residence
151 Stirling Ave.
Winter Park, FL 32789

COVER SHEET

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LICENSE NUMBER:
DANIEL SOUTER, P.E.
#63901

SHEET NUMBER:

A0.0

15



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DRAWN: DTV
DATE: 6.30.23
CHKD:
SCALE: 1/4" = 1'-0"

Daniel Souter, P.E. P.E.# 63901 P.O. Box 547774 Orlando, FL 32854 Phone: (407) 421-4866

LICENSE NUMBER: DANIEL SOUTER, P.E. #63901
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SHEET NUMBER: R1.1



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Cross Residence 151 Stirling Ave. Winter Park, FL 32789	RENDERINGS

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SHEET NUMBER: R1.3

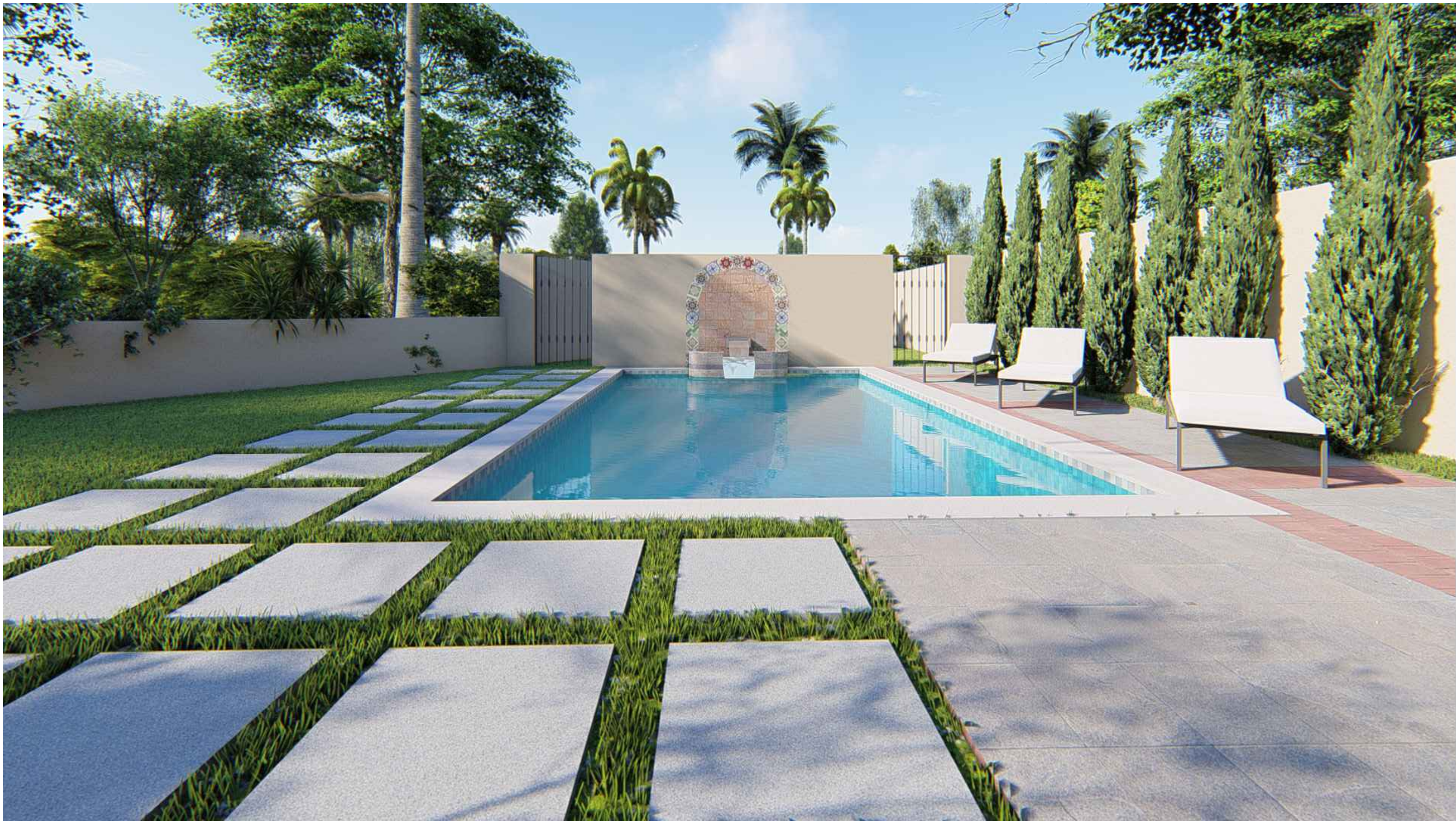


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Vertical Labs, LLC 500 N. Maitland Ave. Suite 211 Maitland, FL 32751 Phone (407) 739•2401		Cross Residence 151 Stirling Ave. Winter Park, Fl. 32789		DRAWN: DTV DATE: 6.30.23 CHKD: SCALE: 1/4" = 1'-0"	
DESIGN TEAM		RENDERINGS		Daniel Souter, P.E. P.E.# 63901 P.O. Box 547774 Orlando, FL 32854 Phone: (407) 421-4866	
				LICENSE NUMBER: DANIEL SOUTER, P.E. #63901	
				SHEET NUMBER: R1.4	

Vertical Labs
DESIGN STUDIO

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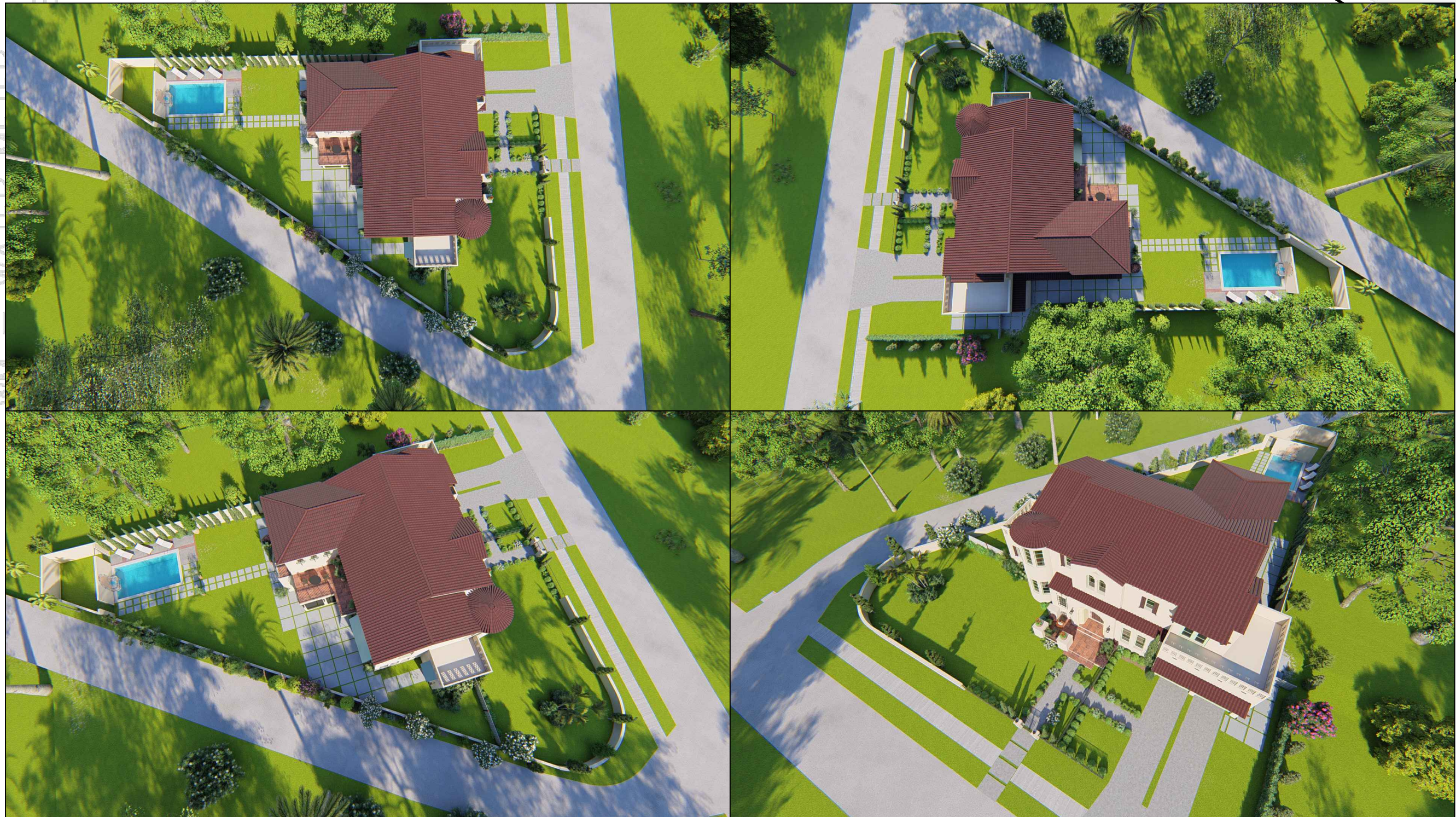
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RENDERINGS	
DESIGN TEAM	

DRAWN: DTV
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LICENSE NUMBER: DANIEL SOUTER, P.E. #63901
--

SHEET NUMBER: R1.4



NOTE:
ANTICIPATED CIVIL ENGINEERING

SITE ENGINEERING WILL PROVIDE UNDERGROUND DRAINAGE. THERE SHALL BE NO PORTION OF THE SITE THAT HOLDS SITTING WATER.

FRONT SETBACK FIRST FLOOR: +30'-0"

FRONT SETBACK SECOND FLOOR

STREET SIDE SETBACK FIRST FLOOR: 20'-0"

STREET SIDE SETBACK SECOND FLOOR

SIDE SETBACK FIRST FLOOR: 30% of width of lot at building line divided by 2 (76'-6")= 76.5'x.30=22.95/2=11.5'

SIDE SETBACK SECOND FLOOR: 76.5'x.40=30.5/2=15.25'

REAR SETBACK FIRST FLOOR: 25'-0"

REAR SETBACK SECOND FLOOR: 35'-0"

1st FLOOR STRUCTURE

2nd FLOOR STRUCTURE



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Vertical Labs, LLC 500 N. Maitland Ave. Suite 211 Maitland, FL 32751 Phone (407) 739-2401	DESIGN TEAM
Cross Residence 151 Stirling Ave. Winter Park, FL 32789	SITE STUDY
Daniel Souter, P.E. P.E.# 63901 P.O. Box 547774 Orlando, FL 32854 Phone: (407) 421-4866	
LICENSE NUMBER: DANIEL SOUTER, P.E. #63901	
SHEET NUMBER: AS1.1	

AREA CALCULATIONS	
1ST FLOOR LIVING	1,919 S.F.
2ND FLOOR LIVING	2,078 S.F.
TOTAL LIVING	3,997 S.F.
2-CAR GARAGE	538 S.F.
LANAI	450 S.F.
COVERED ENTRY	24 S.F.
TOTAL UNDER ROOF	5,009 S.F.
UNCOV. BALCONIES	442 S.F.

AREA CALCULATIONS

LOT	11,338 S.F.
FIRST FLOOR LIVING	1,919 S.F.
SECOND FLOOR LIVING	2,078 S.F.
TOTAL LIVING	3,997 S.F.
2-CAR GARAGE	538 S.F.
FRONT ENTRY	24 S.F.
FRONT PORCH (UNCOV'D)	159 S.F.
LANAI	450 S.F.
UNCOVERED BALCONIES	442 S.F.

IMPERVIOUS LOT COVERAGE

SINGLE FAMILY 50%=5,669 S.F.

FIRST FLOOR LIVING	1,919 S.F.
2-CAR GARAGE	538 S.F.
FRONT ENTRY	24 S.F.
FRONT PORCH (UNCOV'D)	159 S.F.
LANAI	450 S.F.
WALKWAYS	145 S.F.
DRIVEWAY	458 S.F.
PAVERS: REAR	1,200 S.F.

TOTAL	4,893 S.F.= 43.1 %
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MAXIMUM BUILDING COVERAGE

SINGLE FAMILY 40%=4,535 S.F.

FIRST FLOOR LIVING	1,919 S.F.
2-CAR GARAGE	538 S.F.
FRONT ENTRY	24 S.F.
LANAI	450 S.F.
FRONT PORCH (UNCOV'D)	159 S.F.

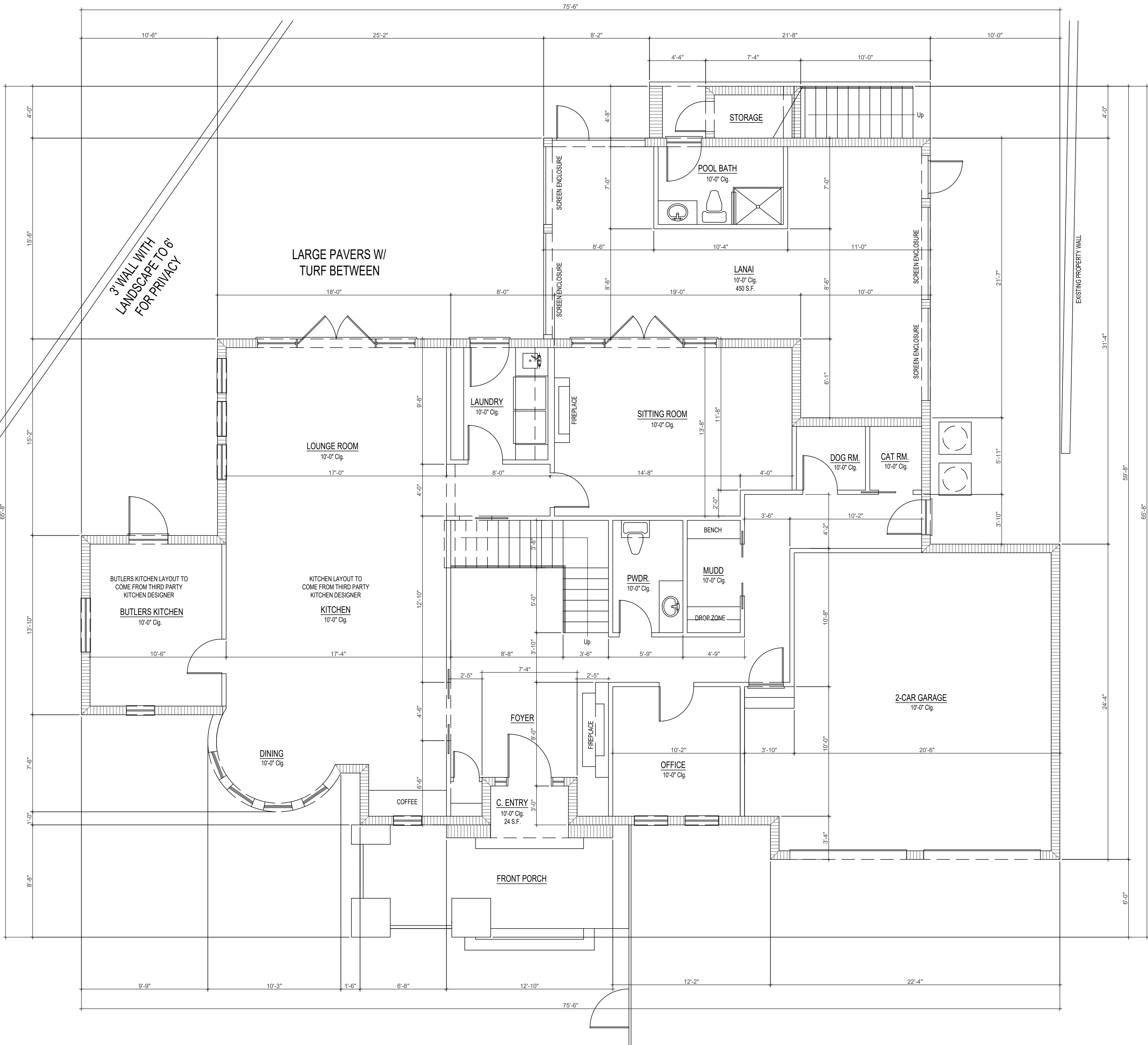
TOTAL	3,090 S.F.= 27.2 %
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FLOOR AREA RATIO (F.A.R.)

SINGLE FAMILY 40%=4,535 S.F.

FIRST FLOOR LIVING	1,919 S.F.
SECOND FLOOR LIVING	2,078 S.F.
2-CAR GARAGE	538 S.F.
LANAI (TO BE EXCLUDED)	450 S.F.
FRONT ENTRY (TO BE EXCLUDED)	24 S.F.

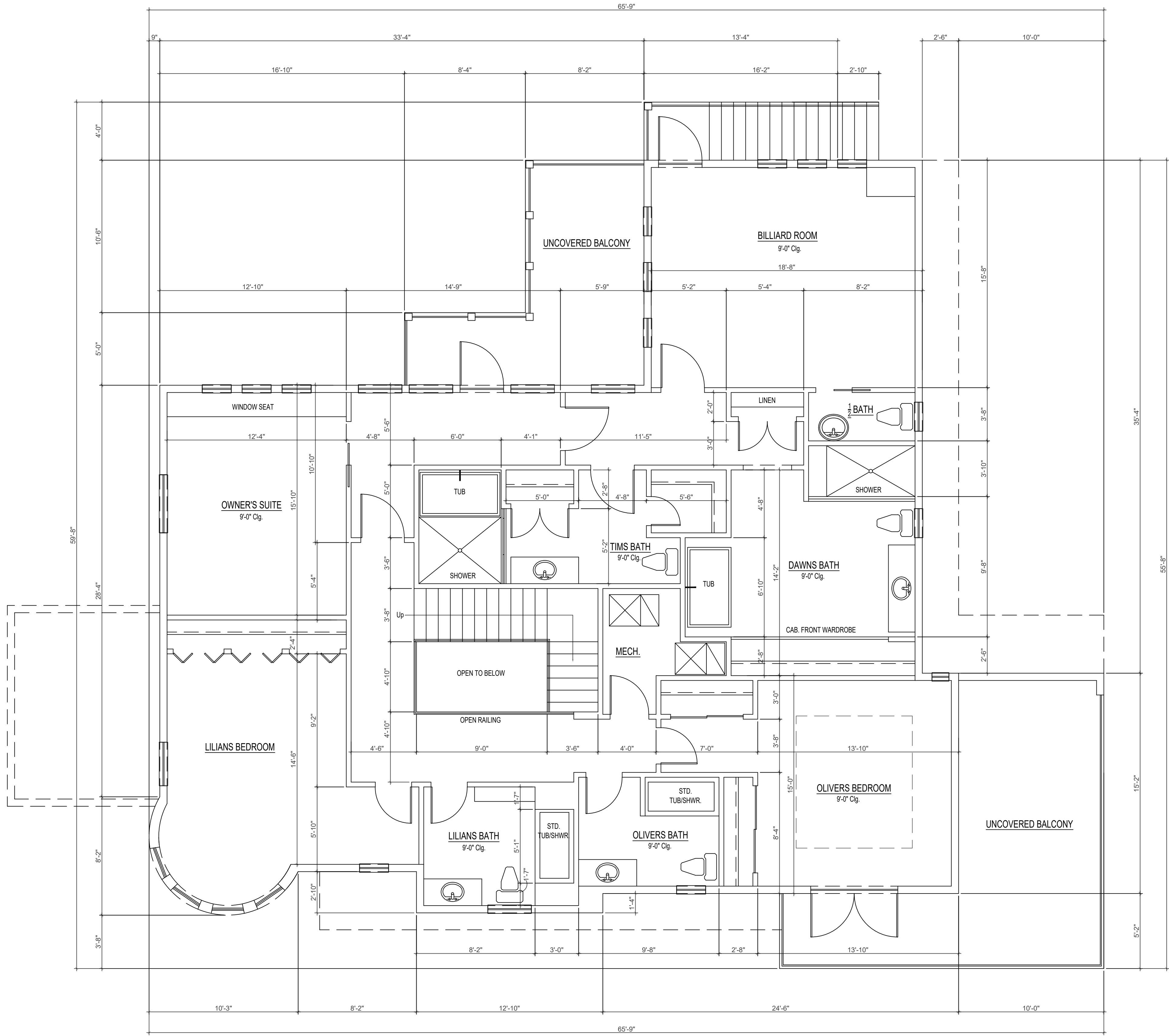
TOTAL	4,535 S.F.= 40.0 %
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1

SECOND FLOOR PLAN

1/4"=1'-0"

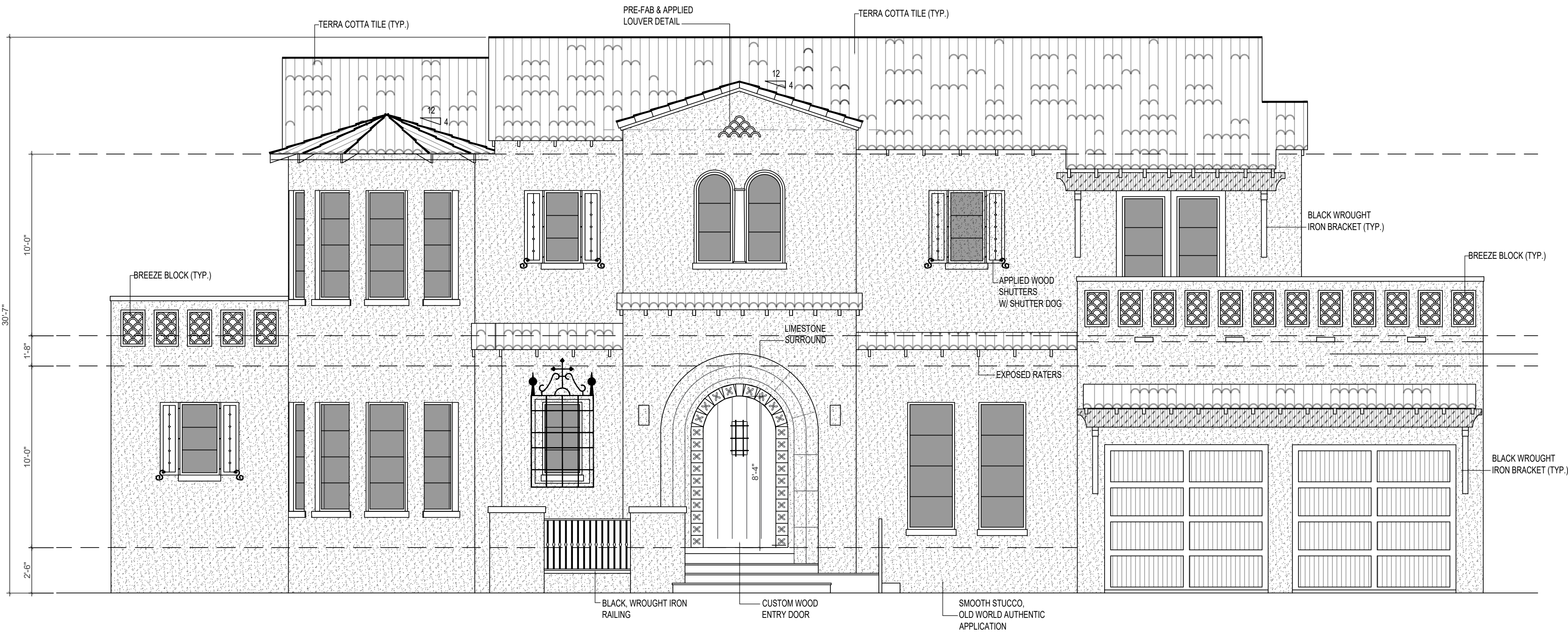


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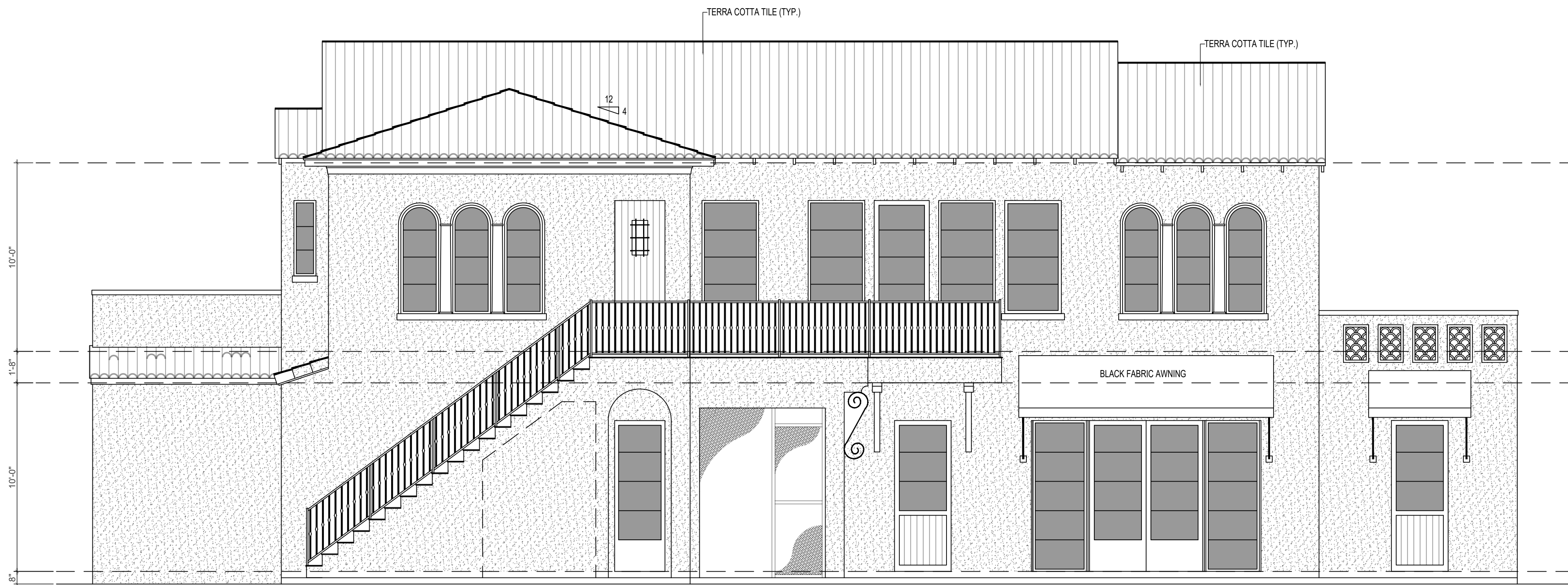


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DRAWN: DTV DATE: 6.30.23 CHKD: SCALE: 1/4" = 1'-0"		Daniel Souter, P.E. P.E.# 63901 P.O. Box 547774 Orlando, FL 32854 Phone: (407) 421-4866		LICENSE NUMBER: DANIEL SOUTER, P.E. #63901	
SHEET NUMBER: A2.1					



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



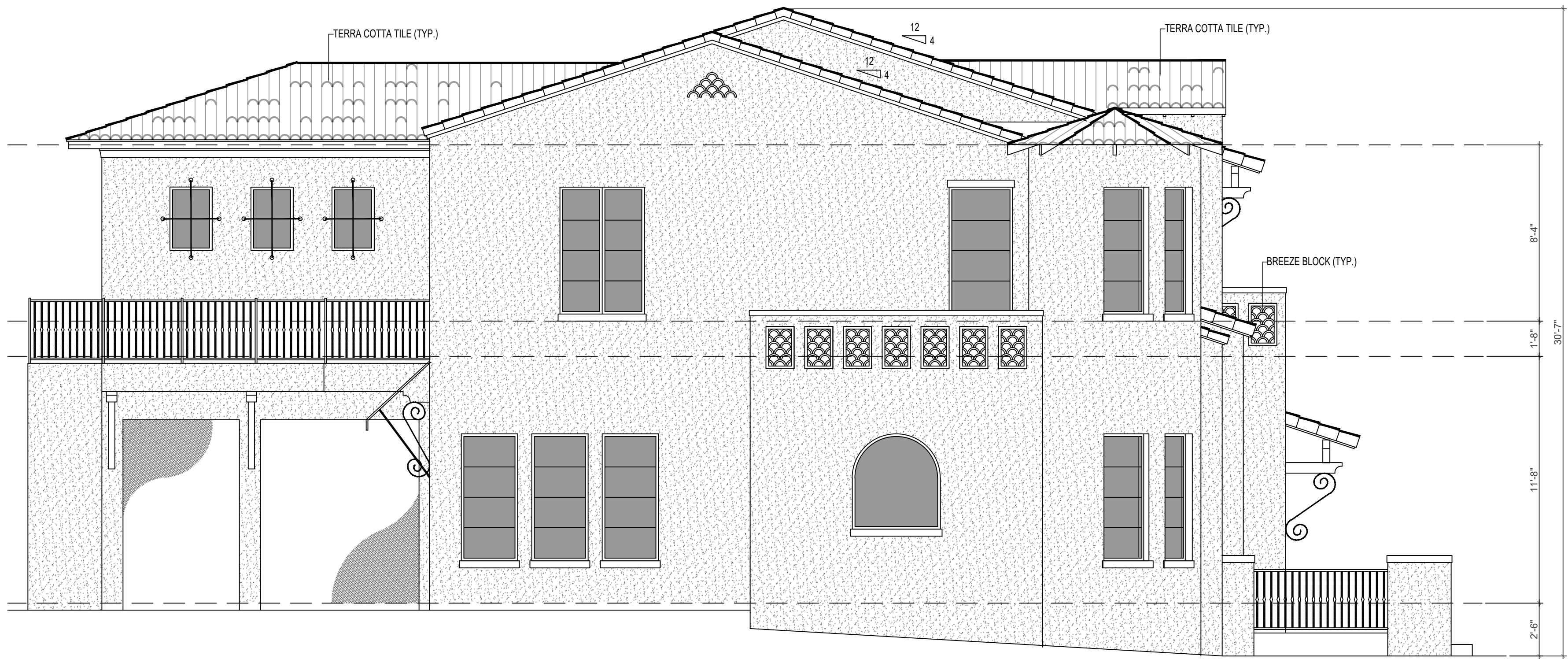
2 REAR ELEVATION
1/4"=1'-0"

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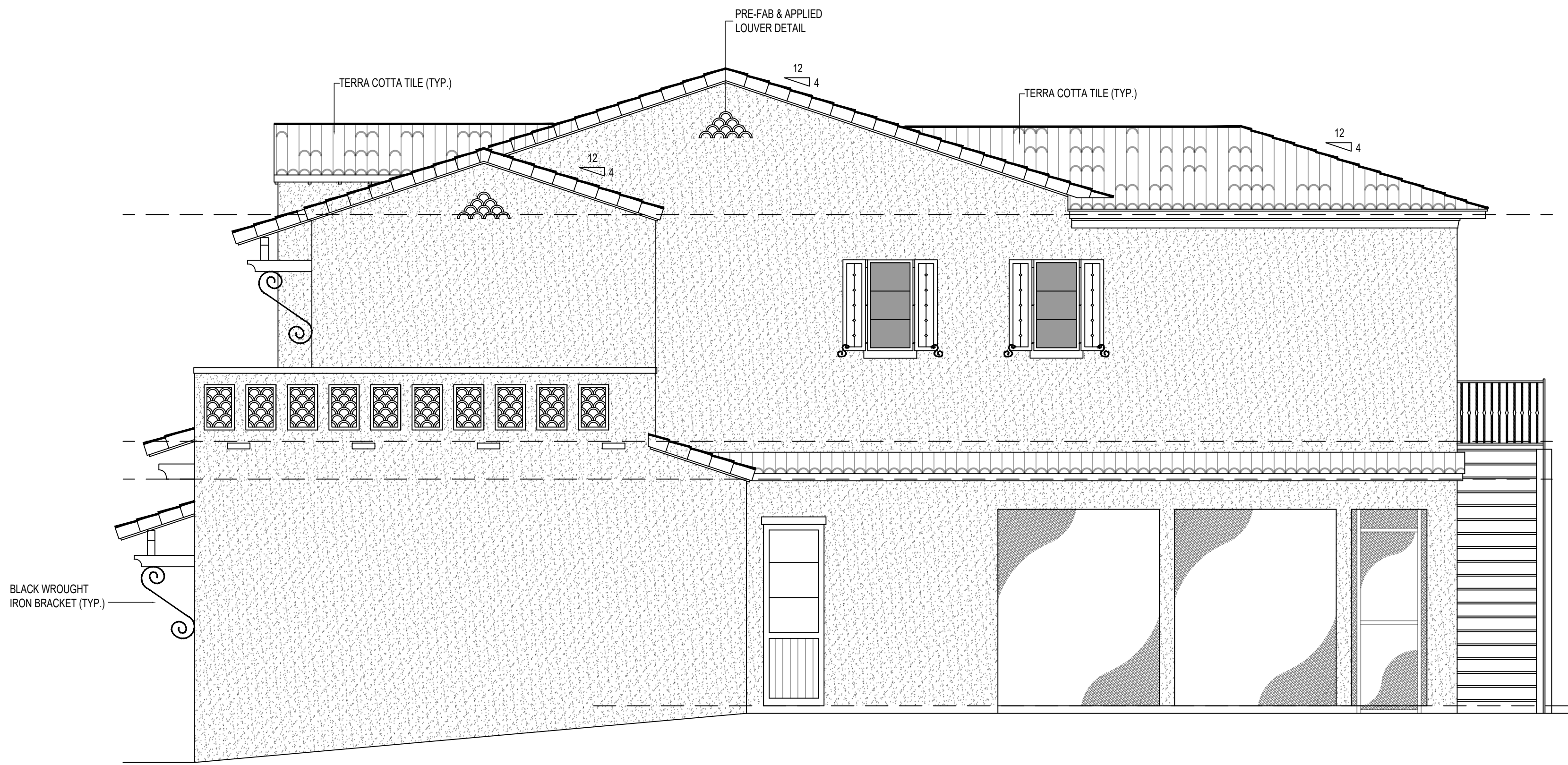


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Vertical Labs, LLC 500 N. Maitland Ave. Suite 211 Maitland, FL 32751 Phone (407) 739-2401	DESIGN TEAM
Cross Residence 151 Stirling Ave. Winter Park, FL 32789	EXTERIOR ELEVATIONS
Daniel Souter, P.E. P.E.# 63901 P.O. Box 547774 Orlando, FL 32854 Phone: (407) 421-4866	LICENSE NUMBER: DANIEL SOUTER, P.E. #63901
SHEET NUMBER: A2.1	



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



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

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EXTERIOR ELEVATIONS		DESIGN TEAM			