



Historic Preservation Board Regular Meeting

Agenda

July 12, 2023 @ 9:00 am

City Hall Commission Chambers
401 S. Park Avenue

welcome

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please note

Times are projected and subject to change.

-
1. **Call to Order**
 2. **Consent Agenda**
 - a. [Approval of the June 14, 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 of Michael Tudor to designate the property at 1714 Westchester Avenue to the Winter Park Register of Historic Places.](#) 10 minutes
 - b. [Request of Renaissance WP LLC for approval to renovate and expand the existing home at 330 Holt Avenue.](#) 30 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	July 12, 2023
prepared by	Mary Bush	approved by	
board approval	Completed		
strategic objective			

subject

Approval of the June 14, 2023 Meeting Minutes.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[June 14 HPB Draft Minutes.pdf](#)



Historic Preservation Board Regular Meeting Minutes

June 14, 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, N. Lee Rambeau, Kelsey Wolfe, and Drew Henner.
Present Virtually: Lucy Boudet. Staff: Director of Planning and Zoning Jeffrey Briggs, Planner I Corinna Lundgren, and Recording Secretary Kim Breland.

(1) Call to Order

Vice-Chair Miller called the meeting to order at 9:01 a.m.

(2) Selection of Chair and Vice Chair

Motion made by John Skolfield, seconded by N. Lee Rambeau to nominate Wade Miller as Chairman of the Board. Mr. Miller accepted the nomination.

By a roll call vote, the motion carried unanimously 7-0.

Motion made by Wade Miller, seconded by John Skolfield to nominate Aimee Spencer as Vice-Chairman of the Board. Mrs. Spencer accepted the nomination.

By a roll call vote, the motion carried unanimously 7-0.

(3) Consent Agenda

Motion made by John Skolfield, seconded by Aimee Spencer, to approve the May 10, 2023 meeting minutes.

Motion carried unanimously with a 7-0 vote.

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

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

(5) Public Hearings

- a. Request by 1530 Berkshire LLC for approval to designate the home, built in 1926 to the Winter Park Register of Historic Places and undertake renovations to the rear accessory building.

Mr. Briggs reminded the Board that the item had been continued from the previous month's Board meeting. He expressed that the building in the rear is too close to the property line to convert the former garage storage area into living space without a variance. He then indicated that at the last Board meeting the Board did not appear to have an issue with the conversion and no objections from any of the adjacent neighbors had been received. He further indicated that the Board felt that it was an opportunity to achieve more of an authentic Mediterranean mission style home, so they expressed desire to consider and require alterations to the exterior of the home in order for the applicant to designate the property and qualify for the variances requested. Mr. Briggs then presented various views of the existing home and accessory building. He also presented examples of homes with Mediterranean mission style details. He went on to explain that there is a deed restriction on the property restricting the rear accessory building from being made into a separate rental property.

Staff recommended approval.

The applicant, Ryan Moody of 1530 Berkshire Avenue, Winter Park, FL 32789 addressed the Board. Mr. Moody let the Board know that he was open to any suggestions the Board wanted to make.

The Board briefly discussed how the front porch was originally built and the applicant applied trim and sills around the windows. The Board continued discussion with the applicant on the home and accessory building regarding the front façade of each, stucco wrapping, the porch railing of the main home, the roof shingles and parapet, and whether or not a kitchen would be included in the accessory building.

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

Motion made by John Skolfield, seconded by Drew Henner for approval to designate the home, built in 1926 to the Winter Park Register of Historic Places and undertake renovations to the rear accessory building with the following conditions:

- that the boards be removed from the front porch opening and replaced with either a step and pathway installation, a railing installation, or be left open. If a railing is installed, it must be an iron railing and no more than 32-inches tall,
- that the larger, approximately 3.5-inch trim, that is on all four sides of the windows in the front be removed and replaced with a small trim, no larger than 1.5-inches, on the left, right, and top sides and either a concrete cast sill or a synthetic product replicating what would have been common, about a 1.5 or 1-3/4-inch sill, be applied on the bottom side,
- that the existing small shed's roof shingles be removed and the roof be returned to a parapet application (an extension of the roof is allowed if it is needed in order to have a parapet with flashing on the inside),
- that the trim be removed from the window in the garage and a smaller sill application similar to the front window requirement be installed with a stucco wrap on the other three sides of the window,
- and that the applied casing around the perimeter of the other exterior windows be removed and stucco repaired, so it returns properly with the sill detail replicated.

Motion carried unanimously with a 7-0 vote.

- b. Request by Matthew and Karoline Staker to construct a new swimming pool, cabana building and rear deck on their property at 1273 Richmond Road, an individually designated historic property.

Mr. Briggs provided a brief summary of the item. He presented and reviewed with the Board an area map, photos of the existing property, and the applicant's proposed site plan and elevations. He noted that the applicant proposed a new covered deck to be added to the rear of the existing home along with a pool, pool deck and cabana. He then indicated that the applicant was requesting a 5-foot side setback for the pool cabana in lieu of the 10-foot required setback. He went on to note that staff required the applicant to match the architectural image of the cabana to the existing house by using the same wood siding and a roof pitch.

Staff recommended approval.

The Board inquired as to whether or not there had been any comments from the neighbors to which Mr. Briggs replied that there had only been comments made by the neighbors at the rear of the property. The Board also asked if Hardie board or real wood would be used for the cabana to which Mr. Briggs answered that real wood would be used.

The Board heard public comment from the following resident:

Charles Leeds of 1280 Arlington Place addressed the Board. Mr. Leeds expressed that his backyard abuts the applicant's back yard. He noted that the applicant's adjacent neighbor had previously built an addition in their backyard, which caused him to lose a lot of sunlight. He wanted to know if the applicant's cabana could be moved back more from the property line and the height decreased.

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

The Board asked if the applicant had any plans for changing the landscaping, specifically the existing bamboo. The applicant, Karoline Staker of 1273 Richmond Road, Winter Park, FL 32789 responded that a lot of the bamboo will be removed in order for the fire pit area to be built. The Board also asked if the applicant would be replacing the existing back fence with new fencing to which the applicant replied that it would be replaced.

Motion made by Aimee Spencer, seconded by N. Lee Rambeau for approval to construct a new swimming pool, cabana building and rear deck on their property at 1273 Richmond Road, an individually designated historic property.

Motion carried unanimously with a 7-0 vote.

- c. Request by Joseph Disanti, to voluntarily designate the property and home built in 1951 at 1299 Harding Street as an individual historic landmark on the Winter Park Register of Historic Places and to allow additions to the existing detached garage/storage building at the rear of the property to add space for a second-floor art studio and exterior porch.

Mr. Briggs provided a brief summary of the item. He presented and reviewed with the Board an area map, photos of the existing property, and the applicant's proposed site plan and elevations. He noted that the applicant was proposing to convert the existing detached garage/storage building at the rear of the property into a second-floor art studio and exterior porch. He expressed that the first floor porch would be covered by the second-floor balcony and there would be an exterior stair case leading up to the second-floor balcony. He went on to briefly discuss the architectural details of the additions. He then noted that the applicant was asking for a variance to the rear setback to accommodate the additions.

Staff recommended approval.

The applicant Joseph Disanti of 1299 Harding Street addressed the Board. Mr. Disanti asked when he would have to pull the request if he changed his mind about the application and if he would be signing a contract for the designation.

The Board inquired with the applicant about the proposed triangular windows on the site plan. Brief discussion then ensued regarding the front façade, fenestration, and dormer of the additions.

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

Motion made by John Skolfield, seconded by Aimee Spencer for approval to voluntarily designate the property and home built in 1951 at 1299 Harding Street as an individual historic landmark on the Winter Park Register of Historic Places and to allow additions to the existing detached garage/storage building at the rear of the property to add space for a second-floor art studio and exterior porch, with the following conditions:

- that either the existing window on the existing home is left in place or is replaced with a similar window, which can be a little bit larger, that replicates the windows on the main home,
- that the dormer on the left side of the second-floor be changed to a shed dormer that starts at a point minimum of 18 inches down from the ridge and provides no more and no shallower than a 3/12 pitched roof,
- and the allowance of as low as a 7-foot ceiling in the bathroom.

Motion carried unanimously with a 7-0 vote.

(6) Action Items

No action items were discussed.

(7) Non-Action Items

Discussion on development plans for 330 Holt Avenue.

Mr. Briggs expressed that the new owners of 330 Holt Avenue wanted to discuss their proposed changes to the home before going to a public hearing. He presented and reviewed with the Board an area map, photos of the existing property, and the applicant's proposed site plan and elevations. He noted that there would be one variance requested for the rear and side property line for the new garage living space.

The applicants, James and Tracy Zboril of 945 Lakeview Drive, Winter Park, FL 32789 addressed the Board. The applicants spoke on the history of the home and their renovation plans. They noted that they were

considering several changes including demolishing an existing one car garage on the property, removing the existing screens on the main home's front porch and creating an open porch, extending the main house, adding a second level on top of the existing three car garage, and adding a bathroom in the new garage addition. Brief discussion ensued regarding the proposed pitch of the roof over the garage addition, the applicants' plans for the driveway, the placement of the stairs on the garage building, and the windows for the garage addition.

(8) Staff Updates

No staff updates.

(9) Board Comments

No Board comments were made.

(10) Upcoming Agenda Items

No discussion occurred regarding upcoming agenda items.

(11) Adjournment

Meeting adjourned at 10:58 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 July 12, 2023
prepared by Jeffrey Briggs	approved by
board approval Completed	
strategic objective	

subject

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

motion / recommendation

Staff recommendation is for approval.

background

Michael Tudor has voluntarily agreed to designate the home at 1714 Westchester Avenue to the Winter Park Register of Historic Places. This home is an example of the Minimal Traditional architectural style applied to a residence as was popular when this home was built in 1940 along with many others in the Orwin Manor neighborhood.

This one-story home is a total of 2,630 square feet with 2,114 square feet of living space as a three-bedroom, two-bath residence with an attached garage and open front porch. While there are no plans to do so at this time, the home could be expanded to the rear.

The Minimal Traditional architectural style was popular during the 1930's and 1940's across the nation. Many people coming out of the depression era had limited financial resources and these plain and simple homes were functional and popular for allowing home ownership. While those with more financial resources during that era might have been able to afford the Craftsman or Bungalow style homes with more exterior ornamentation, there were many young couples or blue-collar workers who built to the Minimal Traditional style in order to achieve home ownership. Orwin Manor has many Minimal Traditional homes along with Spanish Mission styles that were also popular during that era.

In this current residential market environment that emphasizes tear downs and rebuilds, this designation will insure that the scale and character of the original Orwin Manor homes remains in place. 1714 Westchester Avenue was originally constructed in 1940 as

part of the Orwin Manor development, retains its original architectural integrity and is qualified for listing on the Winter Park Register of Historic Places.

As discussed often, designation preserves the look of this home built in 1940, while also maintaining the scale and character of the neighborhood,

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Resolution_1714 Westchester Ave..doc](#)

ATTACHMENTS:

[Designation Application.pdf](#)

ATTACHMENTS:

[1714 Westchester Avenue - Area Map.png](#)

ATTACHMENTS:

[1714 Westchester Avenue - Photo of current home.png](#)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY
OF WINTER PARK, FLORIDA, DESIGNATING THE
PROPERTY LOCATED AT 1714 WESTCHESTER AVENUE,
WINTER PARK, FLORIDA AS A HISTORIC RESOURCE ON
THE WINTER PARK REGISTER OF HISTORIC PLACES.

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

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

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

WHEREAS, the Winter Park Historic Preservation Board has determined and recommended that the property at 1714 Westchester Avenue with the existing home built in 1940 is an example of the Minimal Traditional style architecture popular during that period.

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

SECTION 1. That the City Commission of the City of Winter Park hereby designates 1714 Westchester Avenue as a historic resource on the Winter Park Register of Historic Places.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this _____ day of _____ 2023.

Phillip Anderson, Mayor

ATTEST:

City Clerk



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

City of Winter Park Historic Designation Application

1. 1714 Westchester Ave
Building address

Michael A. Tudor 1714 Westchester Ave 407-402350
Owner's name(s) Address Telephone

managu
E-mail Address

2. I, Michael A. Tudor, as owner of the property described above, do hereby authorize the filing of this application for historic designation for that property.

Michael A. Tudor 06/03/22
Owner's Signature Date

Historic Preservation Board Office Use

Criteria for Designation

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

Legal description

Year built

Historic name of building (if any)

Historic district name (if any)

Date received: _____

HPC Meeting: _____

Case File No.: _____

Florida Master Site File No.: OR- _____

☐ Local Historic Landmark

☐ Local Historic Resource







Historic Preservation Board agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date July 12, 2023
prepared by Jeffrey Briggs	approved by
board approval Completed	
strategic objective	

subject

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

motion / recommendation

Staff recommendation is for approval.

background

At the last 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. The Board was in concurrence on that design direction and the materials to be used. The owners have now made the formal application for approval.

The project conforms 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 requires setback variances from that rear and side property line.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[330 Holt Formal Plan submittal 6-21-23.pdf](#)

ATTACHMENTS:

[330 Holt map.png](#)

ATTACHMENTS:

[Aerial of 330 Holt.png](#)

ATTACHMENTS:

[Picture of 330 Holt.png](#)

WTdesign

Art + Architecture + Design

(407) 450-0945
wvreh@outlook.com

330 Holt Ave,
Winter Park

GENERAL NOTES:

1.

IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE W/ ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE W/ ALL APPLICABLE CODES & REGULATIONS.

2.

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE JOBSITE PRIOR TO COMMENCING WORK.

3.

CONTRACTOR SHALL REPORT ALL DISCREPANCIES IN THE DRAWING AND EXISTING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.

4.

CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD IN THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS, AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.

5.

THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT/OWNER AND MAY NOT BE USED OR REPRODUCED W/OOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT/OWNER.

6.

ALL DETAILS AND SECTIONS SHOWN ON THE DRAWING ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

7.

SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE. FOUNDATIONS ARE DESIGNED FOR A 2500 PSF SOIL BEARING CAPACITY. CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.

8.

CONTRACTOR SHALL INCORPORATE ALL NECESSARY LOCAL/STATE/FEDERAL BUILDING, FIRE AND HANDICAP CODES INTO THE DESIGN AND BASE PROPOSAL FOR A COMPLETE TURN-KEY PROJECT.

9.

PROJECT SHALL BE TURNED OVER TO TENANT IN CLEAN CONDITION W/ ALL TRASH AND DEBRIS REMOVED FROM SITE, ALL WINDOWS AND GLASS CLEAN, ALL HORIZONTAL SURFACES DUSTED AND CLEANED, AND ALL TOILET AND PLUMBING FIXTURES CLEAN AND IN GOOD WORKING ORDER.

10.

CONTRACTOR SHALL HAUL ALL RUBBISH FROM SITE ON A REGULAR BASIS. DO NOT ALLOW TO ACCUMULATE.

11.

CONTRACTOR TO OBTAIN ALL PERMITS AND TO PAY FEES AND TAXES.

12.

DIMENSIONS INDICATED ON THE DRAWINGS IN REFERENCE TO EXISTING CONDITIONS ARE THE BEST AVAILABLE DATA OBTAINABLE, BUT ARE NOT GUARANTEED. BEFORE PROCEEDING W/ ANY WORK THAT IS DEPENDANT UPON THE DATA INVOLVED, THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL DIMENSIONS, GRADES, LINES, LEVELS OR OTHER CONDITIONS OF LIMITATIONS AT THE SITE TO AVOID CONSTRUCTION ERRORS. IF ANY WORK IS PERFORMED BY THE CONTRACTOR OR ANY OF HIS SUBCONTRACTORS PRIOR TO LOCATING VERIFICATION OF APPLICABLE DATA, ANY RESULTANT EXTRA COST FOR ADJUSTMENT OF WORK AS REQUIRED TO CONFORM TO EXISTING LIMITATIONS, SHALL BE ASSUMED BY THE CONTRACTOR W/OOUT REIMBURSEMENT OR COMPENSATION BY THE OWNER.

13.

A DESIGNATED LOCATION FOR STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT SHALL BE DETERMINED BY OWNER AND IDENTIFIED AT THE PRE-CONSTRUCTION MEETING.

14.

CONTRACTOR PERSONNEL ARE CONFINED TO AREAS OF BUILDING NECESSARY FOR COMPLETING THE WORK. FREE ACCESS TO ALL PARTS OF THE BUILDING IS NOT ALLOWED. ALL CONTRACTOR TOOL BOXES, CONTAINER, ETC., ARE SUBJECT TO OWNER'S INSPECTION CONTRACTOR OR RESPONSIBLE FOR SCHEDULING DELIVERY, RECEIVING, UNLOADING, STORING, SETTING IN PLACE, AND PROTECTING FROM DAMAGE ALL NEW EQUIPMENT BY THE CONTRACTOR. THIS SHALL ALSO APPLY TO ITEMS FURNISHED TO OWNER BY THE CONTRACTOR.

CONTINUED:

1.

ALL WIND LOAD CALCULATIONS & DESIGN CRITERIA ARE BASED ON A "ENCLOSED" STRUCTURE, ANY BREACH OR PENETRATION, SUCH AS WINDOWS, DOORS, GARAGE DOORS, ETC., DURING STORM EVENT COULD COMPROMISE STRUCTURAL INTEGRITY.

2.

ALL DOOR AND WINDOW OPENINGS MUST BE INSTALLED PER MANUFACTURER'S SPECIFICATION.

3.

ALL SHEAR WALLS MUST TRANSFER LOADS TO FLOOR JOISTS OR FOUNDATION.

4.

DIAPHRAGM SYSTEMS MUST BE ATTACHED TO END WALLS AND/OR SIDE WALLS.

5.

TRUSSES MUST BE CAPABLE OF TRANSFERRING LATERAL LOADS TO BEARING WALLS.

6.

TRUSSES, GIRDERS AND BEAM TIE DOWNS ARE SIZED PER UPLIFT REQUIREMENTS. ANY QUESTIONS AS TO SIZE, TYPE OR VALUE OF NAIL, STRIP OR CLIP SHOULD BE VERIFIED BY STRUCTURAL ENGINEER.

7.

ALL WINDOWS TO COMPLY W/ THE 2020 FLORIDA BUILDING CODE: 159 MPH WIND LOAD REQUIREMENT.

8.

SUBCONTRACTORS SHALL VERIFY ALL APPLICABLE DIMENSIONS AND FIXTURE LOCATIONS.

9.

ALL INTERIOR SLABS TO HAVE STEEL TROWEL FINISH. ALL EXTERIOR SLABS TO HAVE MEDIUM BROOM FINISH.

10.

REFER TO TUB/SHOWER MANUFACTURER FOR DRAIN LOCATION, PER OWNER'S SELECTION.

11.

ALL PLUMBING TO MEET LOCAL PLUMBING CODES.

12.

PROVIDE STUB-OUT FOR ICE MAKER AT REFRIGERATOR LOCATION. WINDOWS AND EXTERIOR DOORS SHALL COMPLY W/ SBC WIND LOAD REQUIREMENTS.

13.

USE GREENBOARD AT WET WALLS.

14.

PROVIDE BLOCKING AT 3'-36" AFF IN BATHROOM WALLS ABOVE WATER CLOSET, TUB/SHOWER FAUCETS AND TUB SOAP TRANSFER LOADS TO FUTURE GRAB BARS.

15.

CONTRACTOR TO PROVIDE SITE ADDRESS PER SECTION R-319 OF THE 2020 FBCR.

16.

FOAM PLASTIC MATERIALS TO MEET THE REQUIREMENTS OF THE 2020 FBCR.

17.

PROTECTION OF WOOD DECAY TO MEET THE REQUIREMENTS OF THE 2020 FBCR.

18.

PROVIDE HANDICAP ACCESSIBILITY PER SECTION R-320 OF THE 2020 FBCR.

19.

TERMITE TREATING AND PROTECTION TO MEET THE REQUIREMENT OF SECTION R-318 OF THE 2020 FBCR.

20.

FINISHED FLOOR TO MINIMUM 8" ABOVE GRADE. FINISHED FLOOR TO MINIMUM 12" ABOVE CROWN OF ROAD.

21.

THIS STRUCTURE MEETS THE REQUIREMENTS OF THE 2020 FBCR.

TERMITTE NOTE:

R-318 TERMITTE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITCIDES, R-318 TERMITTE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITCIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITTE PROTECTION APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITTE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITCIDE). UPON COMPLETION OF THE (SEE SECTION 202, REGISTERED TERMITCIDE), UPON COMPLETION OF THE APPLICATION OF THE TERMITTE PROTECTION TREATMENT, A CERTIFICATE OF APPLICATION OF THE TERMITTE PROTECTION TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE W/ RULES AND SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE W/ RULES AND LAWS ESTABLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND LAWS ESTABLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES." CONSUMER SERVICES."

USE REGISTERED TERMITCIDES OR OTHER APPROVED METHODS.

SOIL TREATMENTS FOR SUBTERRANEAN TERMITES.

PROTECTION TO BE DONE AFTER ALL EXCAVATION, BACKFILLING, AND COMPACTION IS COMPLETE.

DISTURBED SOIL TREATMENT MUST BE RETREATED.

TREATMENT SHALL BE PROTECTED FROM RAINFALL BY 6 MIL VAPOR BARRIER, IF RAINFALL OCCURS BEFORE BARRIER PLACEMENT, SOIL MUST BE RETREATED.

TREATMENT AROUND EXTERIOR OF FOUNDATION SHALL BE DONE AFTER REMOVAL OF CONCRETE OVER POURS OR ACCUMULATED MORTAR.

TREATMENT APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITH 1 FOOT OF PRIMARY STRUCTURE SIDEWALLS. VERTICAL CHEMICAL BARRIER SHALL BE APPLIED PROMPTLY AFTER CONSTRUCTION COMPLETION (INCLUDING LAND- SCAPING AND IRRIGATION/SPRINKLER INSTALLATION.)

ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PER RULES AND LAWS ESTABLISHED FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

PROTECTIVE SLEEVES AROUND METALLIC PIPING PENETRATING CONCRETE. SLAB-ON-SLAB GRADE FLOORS SHALL NOT BE CELLULOSE-CONTAINING MATERIALS AND RECEIVE AN APPLICATION OF TERMITCIDE IN ANNULAR SPACE BETWEEN SLEEVE AND PIPE.

PLUMBING NOTES:

1.

SANITARY LINES SHALL BE OF CAST IRON, OR PVC (SCHEDULE 40) AS APPROVED BY THE BUILDING OFFICIAL.

2.

WATER SUPPLY LINES SHALL BE PE-X PIPE AS APPROVED BY LOCAL BUILDING CODES

3.

CONDENSATE LINES SHALL BE MINIMUM 3/4" DIAMETER PVC (SCHEDULE 40), INSULATED W/ 1/2" AMFLEX

4.

HOT WATER LINES SHALL BE INSULATED W/ 1" AMFLEX ABOVE, THROUGH AND BELOW CONCRETE SLAB

5.

PROVIDE AIR CHAMBER FOR ALL WATER SUPPLIES

6.

COPPER WATER LINES RUN UNDER SLAB SHALL BE PROTECTED BY MINIMUM 12" EARTH COVER 1" AMFLEX (HOT WATER ONLY) AND SLEEVED 12" ABOVE SLAB TO 12" BELOW SLAB

7.

PROVIDE CONDENSATE DRIP PAN UNDERNEATH ELECTRIC WATER HEATERS. METAL PANS SHALL BE GALVANIZED AND RUST PROOFED. PROVIDE DRAIN LINE FROM DRIP PAN TO EXTERIOR OF BUILDING

8.

SHOWER HEADS TO HAVE FLOW CONTROL DEVICE TO GIVE MAXIMUM FLOW OF THREE GALLONS PER MINUTE EACH

9.

HOSE BIBS TO BE PROVIDED W/ BACK FLOW PREVENTER

10.

ELECTRIC WATER HEATER SHALL HAVE A STANDBY LOSS NOT TO EXCEED 40 WATTS PER SQUARE FOOT OF OF-TANK SURFACE AREA PLUMBING FIXTURES, TRIM, ACCESSORIES COLORS, ETC. SHALL BE SELECTED BY OWNER FROM BUILDER'S OFFERINGS

11.

ALL POOL PLUMBING AND RELATED EQUIPMENT SHALL BE PROVIDED BY POOL CONTRACTOR AND SHALL BE PERMITTED SEPARATELY. SEE POOL CONTRACTOR'S ENGINEERED SHOP DRAWINGS

12.

THE PLUMBING CONTRACTOR SHALL PROVIDE A HOSE BIB AT THE POOL EQUIPMENT LOCATION AND SHALL LOCATE A POOL-FILL LINE W/ A VACUUM BREAKER. PROVIDE ALICE LINE TIED DIRECTLY FROM THE "FILL LOCATION" UNDER POOL DECK SLEEVED IN PVC PIPE) INTO TILE BAND AREA OF POOL. COORDINATE ALL WORK W/ POOL CONTRACTOR TO VERIFY LOCATIONS

13.

ALL CLEANOUTS FLUSH W/ GRADE

14.

NO VENT STACKS SHALL PASS THROUGH ROOF CRICKETS, VALLEYS, RIDGES, OR WITHIN 18" OF FASCIA OR PARAPETS

15.

GANG ALL STACKS TO FACILITATE THE MINIMUM NUMBER OF ROOF PENETRATIONS AS POSSIBLE

16.

PLUMBER TO DIVERT ALL VENTS TO REAR ELEVATION IF POSSIBLE

17.

SIZE AND LOCATION OF CLEANOUTS SHALL CONFORM TO STANDARD BUILDING CODE

18.

FIXTURE SUPPLY SIZES CONFORM TO STANDARD BUILDING CODE

19.

ALL WATER CLOSETS SHALL BE SAVING 16 GALLON FLUSH TYPE

FLASHING NOTES:

FLASHING: FLASHINGS SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE ENTERING THE WALL THROUGH THE JOINT IN THE COPING, THROUGH MOISTURE PERMEABLE MATERIAL, AT INTERSECTIONS W/ THE ROOF PLANE OR AT PARAPET WALL PENETRATIONS.

LOCATIONS: FLASHINGS SHALL BE INSTALLED AT (1) WALL & ROOF LOCATIONS: INTERSECTIONS, (2) AT GUTTERS, (3) WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, AND (4) AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION-RESISTANT W/ A THICKNESS OF NOT LESS THAN 0.019 INCH (26 GAUGE/0.351 MM) GALVANIZED SHEET.

GENERAL NOTES:

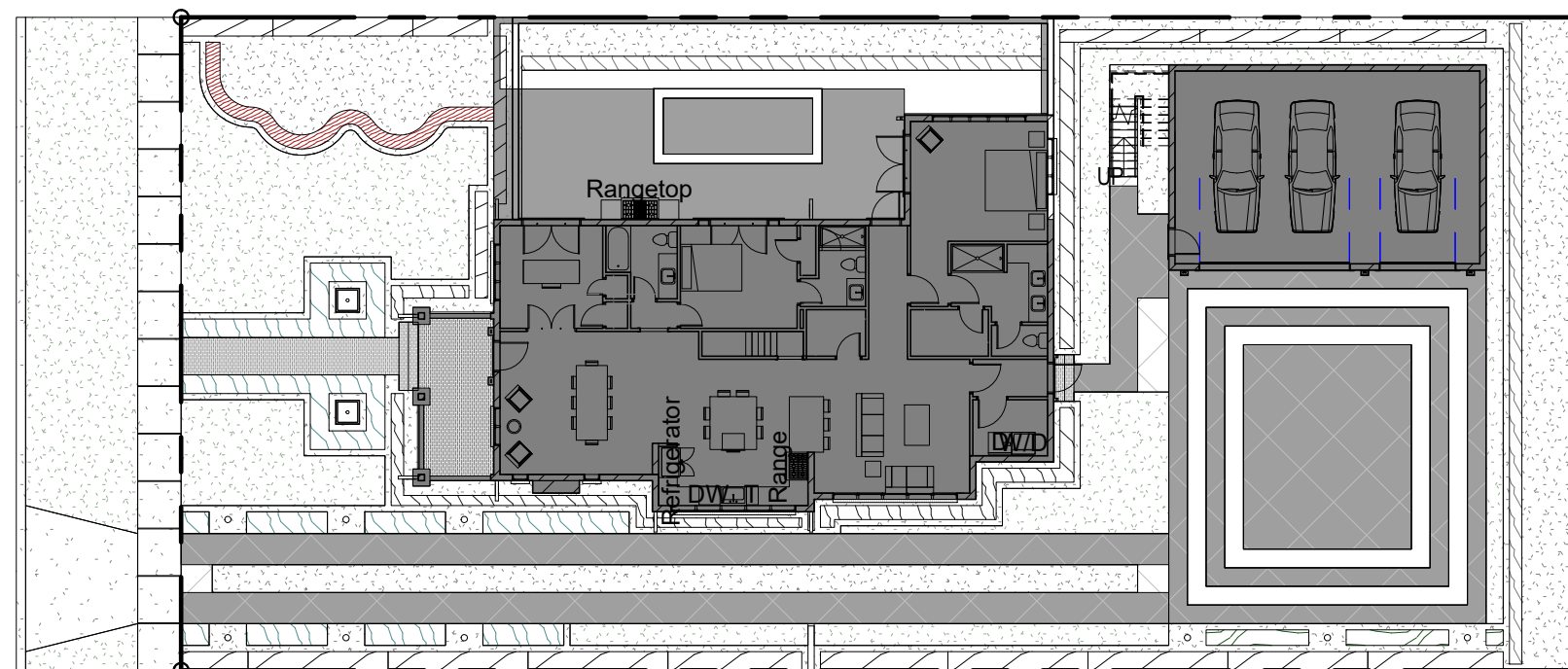
1.

ALL DOOR AND WINDOW ASSEMBLIES AND INSTALLATION TO MEET OR EXCEED THE REQUIREMENT OF THE 159 MPH WIND LOADS OF SECTION 1809 OF THE 2020 FLORIDA BUILDING CODE AND THE ANCHORING REQUIREMENTS OF SECTIONS R612.6 AND R612.8.1 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL.

2.

WINDOW ATTACHMENT IS THE RESPONSIBILITY OF

IMPERVIOUS CALCULATIONS:
TOTAL LOT AREA = 10,562 SF (+/-)
ALLOWABLE IMPERVIOUS COVERAGE: 5,281 SF (50%)
PROPOSED TOTAL IMPERVIOUS COVERAGE: 5,258 SF



② IMPERVIOUS PLAN
1" = 20'-0"

330 HOLT AVE

EDGE OF CURB

105'-10"

150'-0"

34'-0"

10'-2"

5'-1"

22'-0"

42'-11"

70'-0"

6'-0" HIGH CMU BLOCK PRIVACY COURTYARD WALL WITH SOLDIER COURSE CAP

LANDSCAPE BED

16'-0" x 16'-0" PLUNGE POOL

Rangetop

SUMMER KITCHEN

Refrigerator

DW

T

Range

D=I/W/D

SETBACK

12'-4"

6'-0"

10'-6"

5'-1"

34'-0" x 38'-0" PARKING PAD

34'-0"

10'-2"

4'-0" HIGH x 5'-0" WIDE DOUBLE SWING GATE

21'-8"

48'-4"

25'-4"

25'-2"

17'-4"

17'-4"

8'-4"

12'-4"

17'-0"

1 SITE PLAN
1/8" = 1'-0"

NOTE:
RETENTION AREAS MUST BE THE DEPTHS SPECIFIED AFTER SOD IS PLACED.
ADDITIONAL EXCAVATION IS REQUIRED TO OBTAIN THE REQUIRED RETENTION VOLUME.

(407) 450-0945
wvereb@outlook.com

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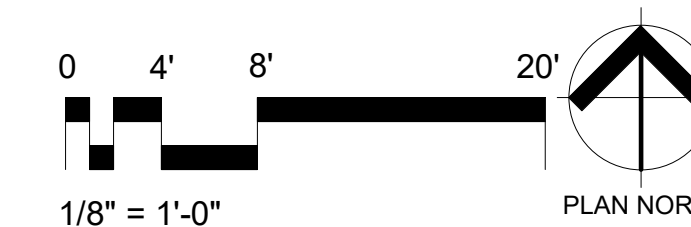
330 Holt Renovation

SITE PLAN

Checked By	WT
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2

Scale	As indicated
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330 Holt Ave.
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[illegible]

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FLOOR PLAN

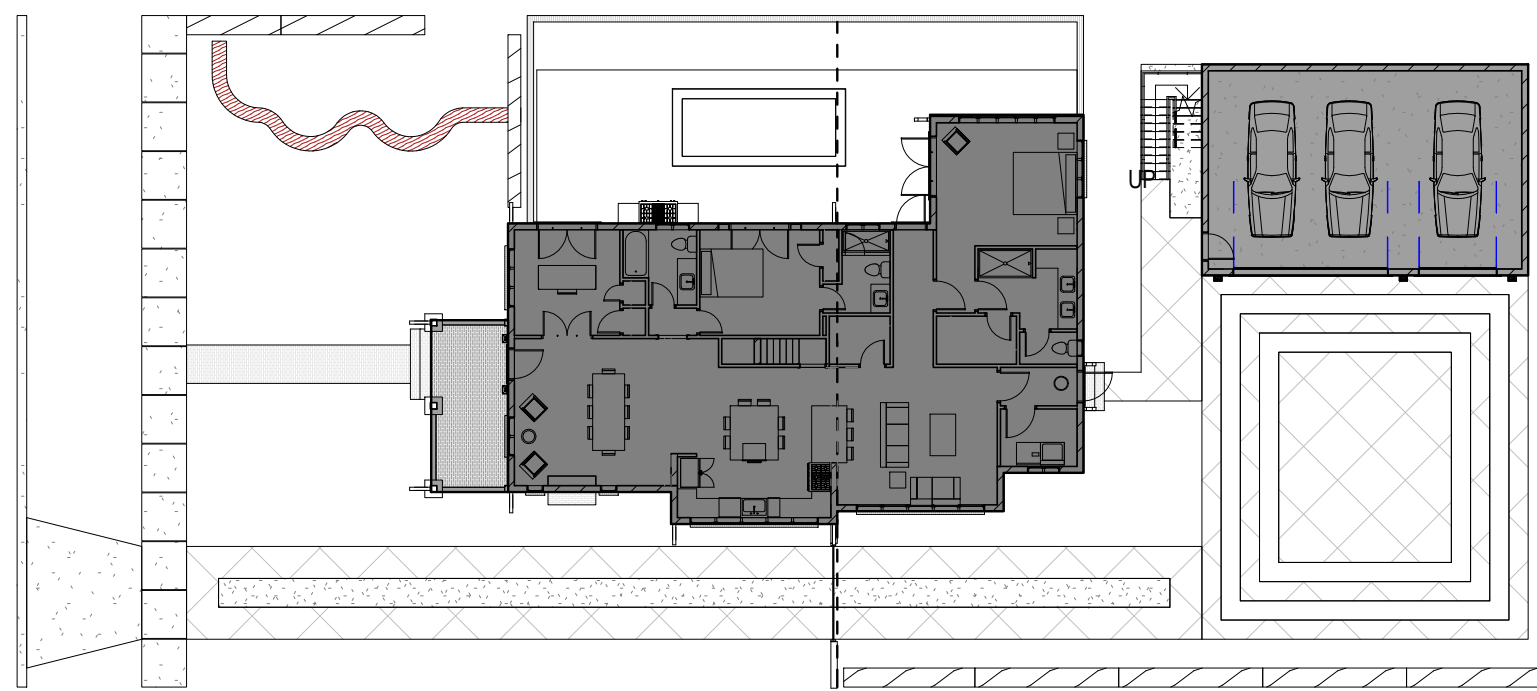
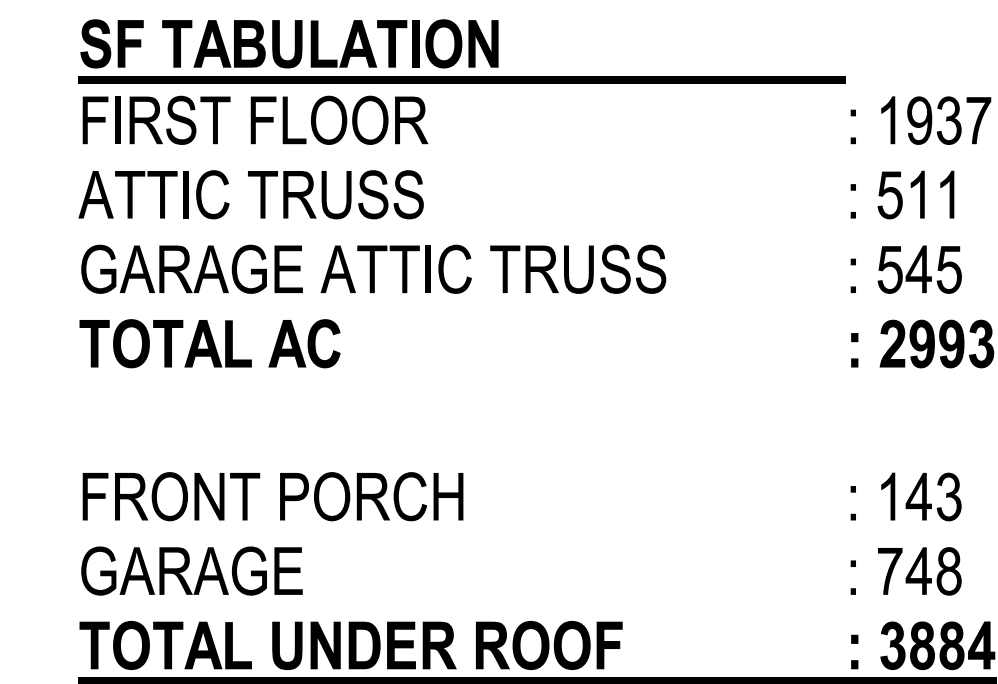
Date	6/21/2023
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Drawn By WT

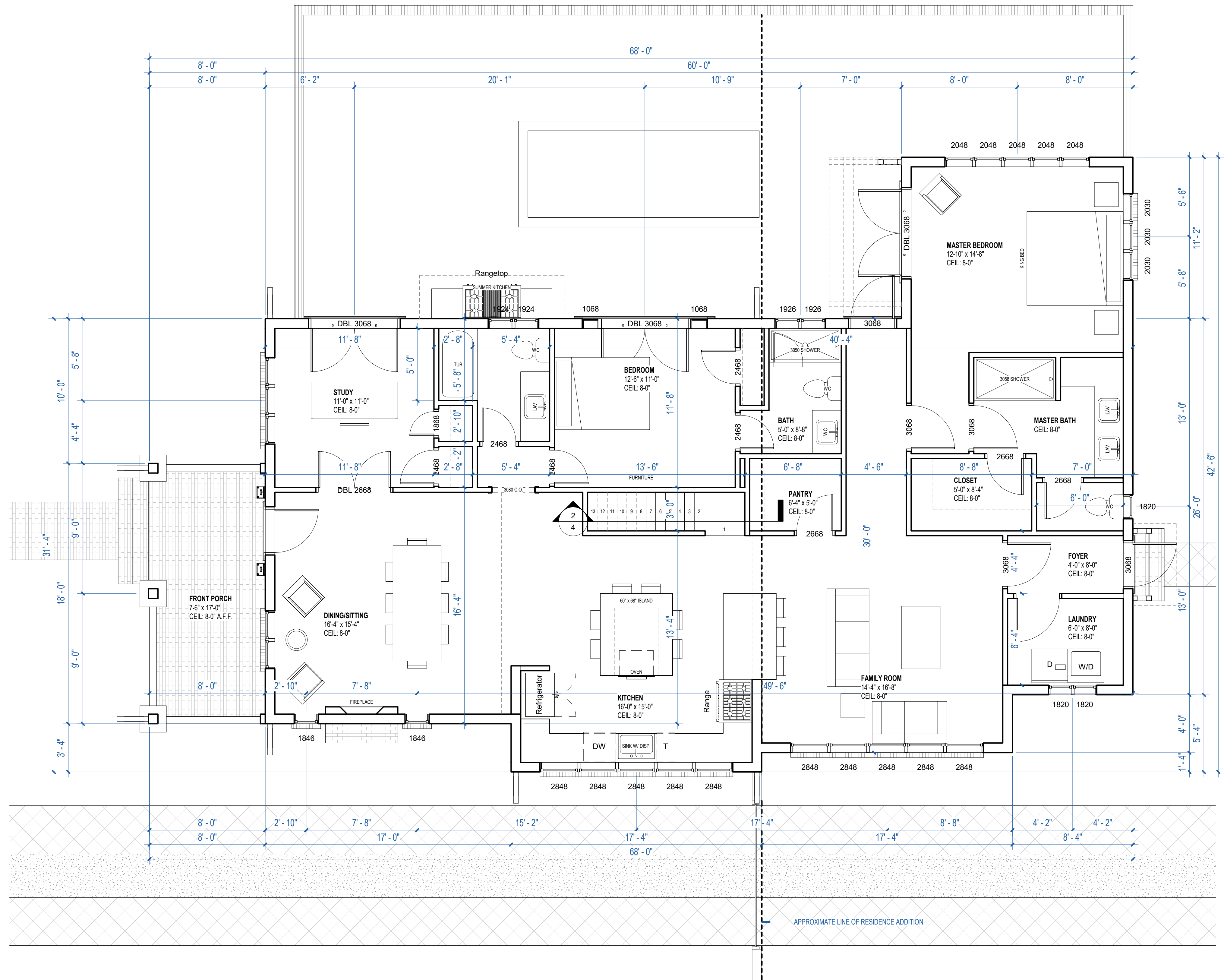
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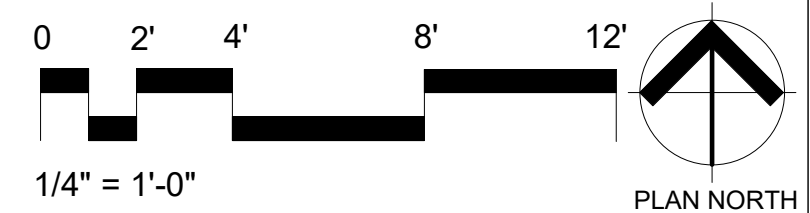
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② FLOOR PLAN - SF CALCS
1" = 20'-0"



1 FLOOR PLAN - FIRST FLOOR
1/4" = 1'-0"



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ATTIC TRUSS FLOOR PLAN

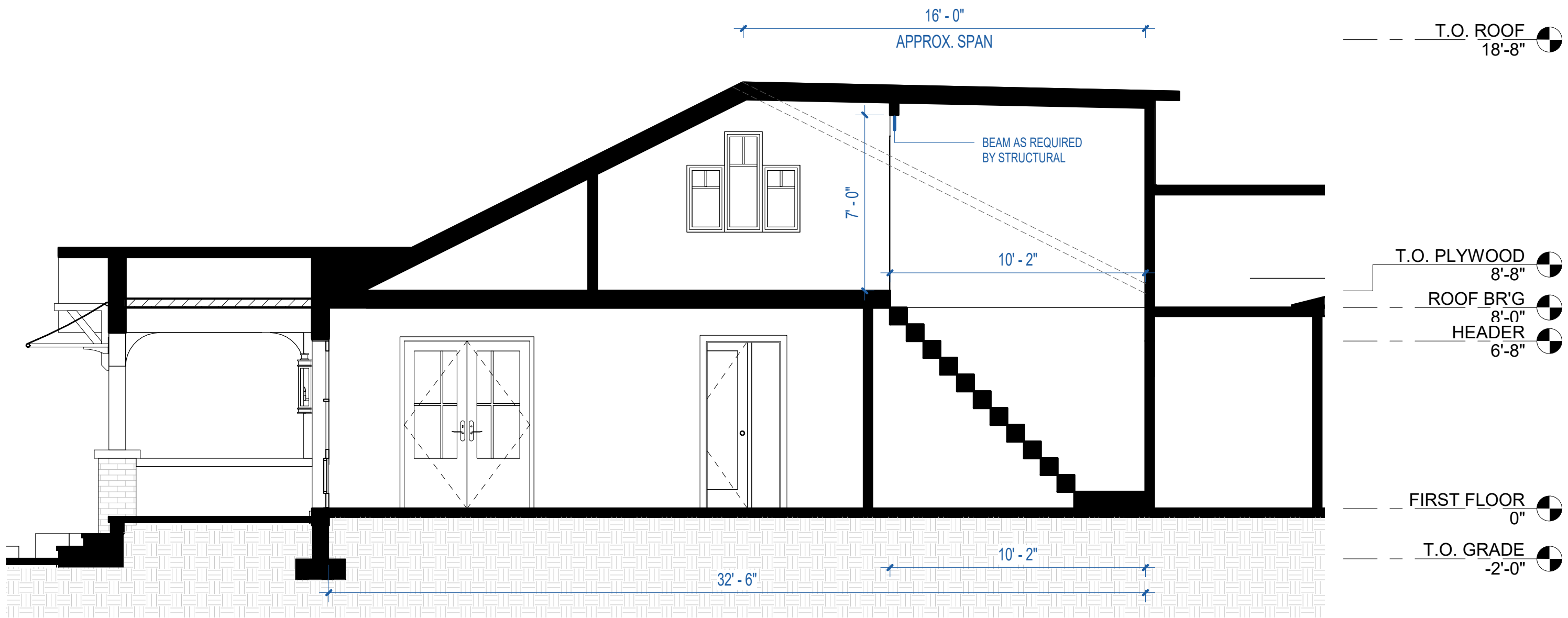
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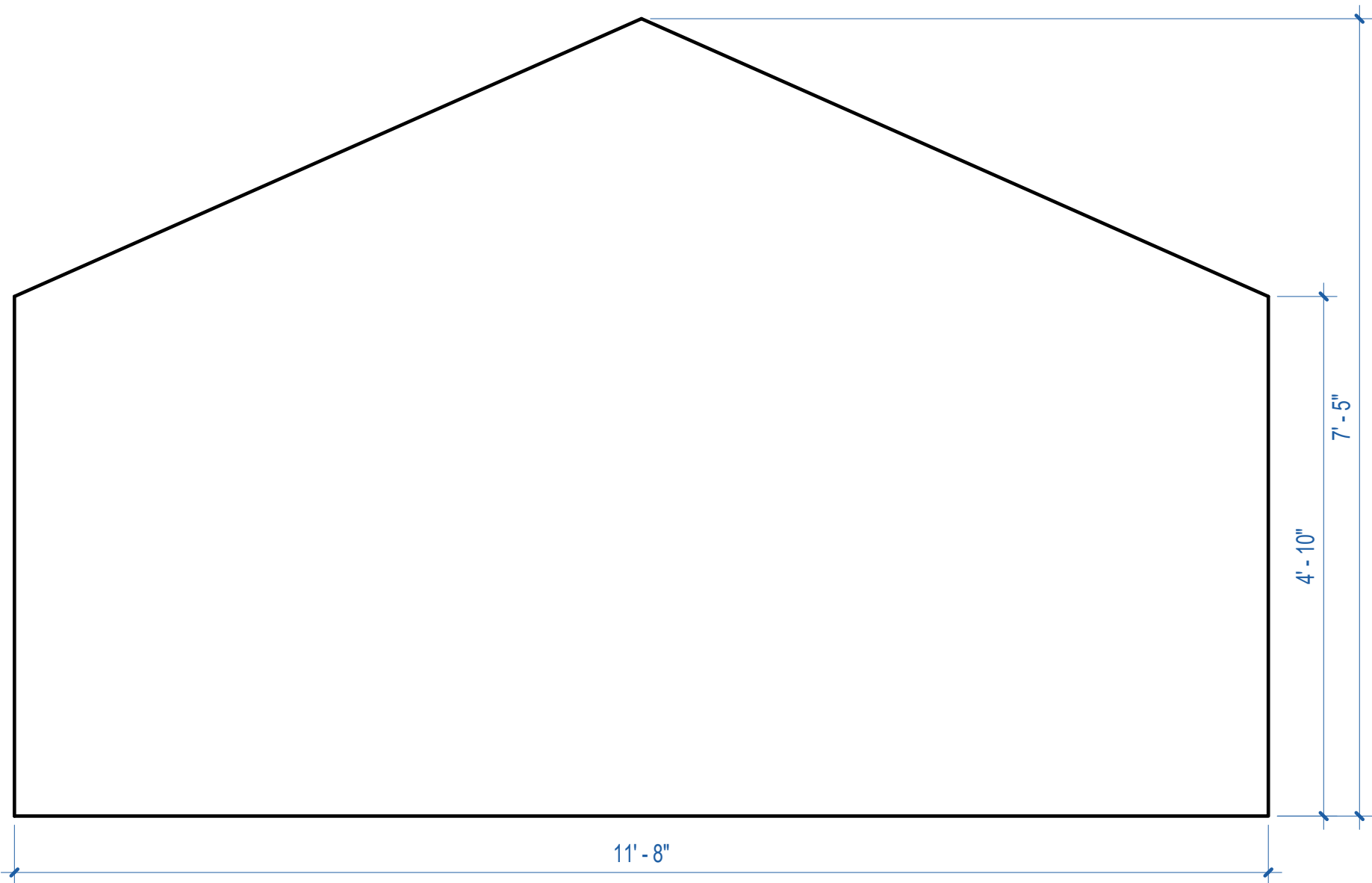
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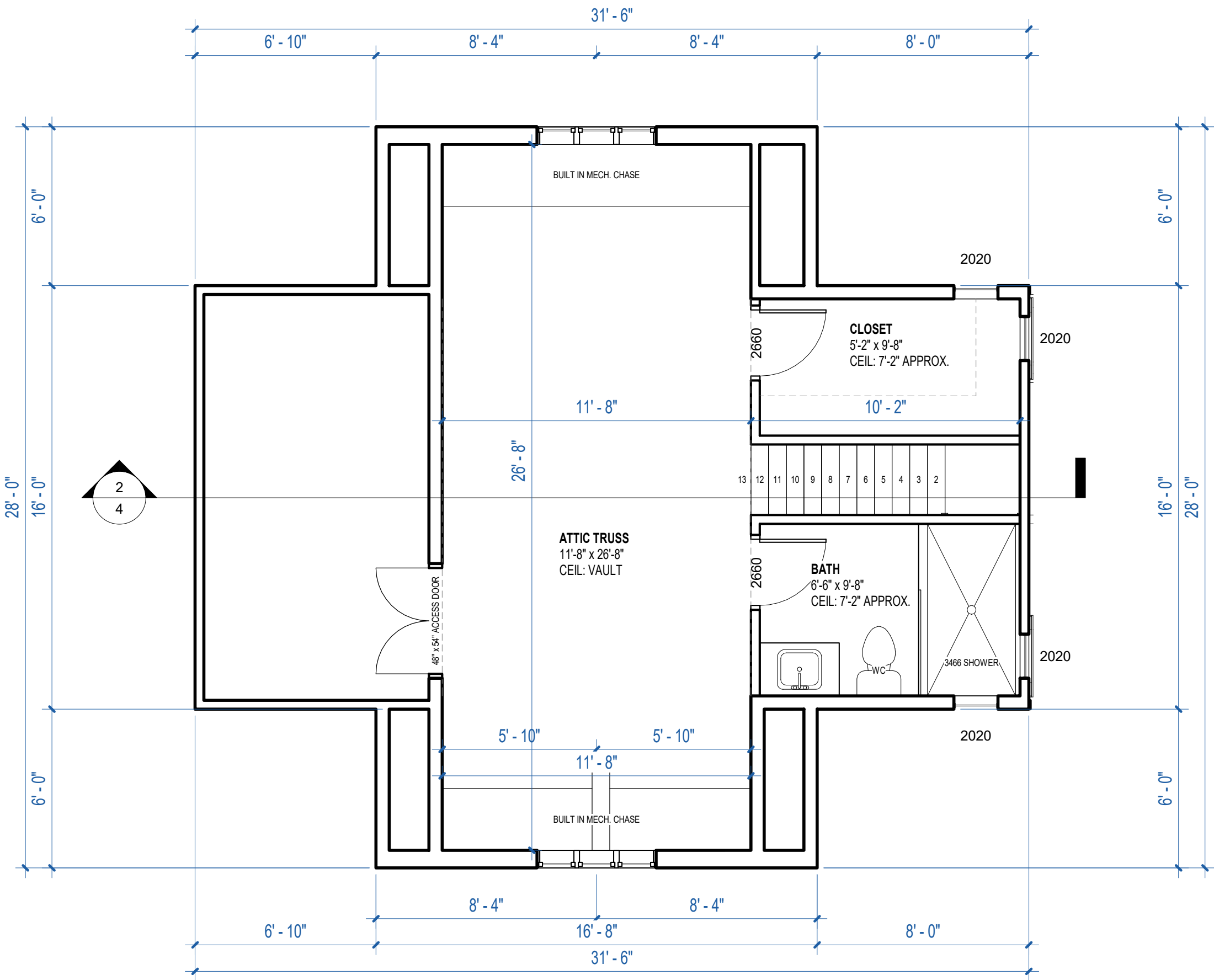
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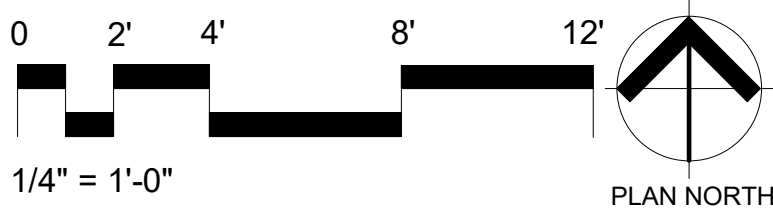
2 SECTION - THRU STAIR
1/4" = 1'-0"



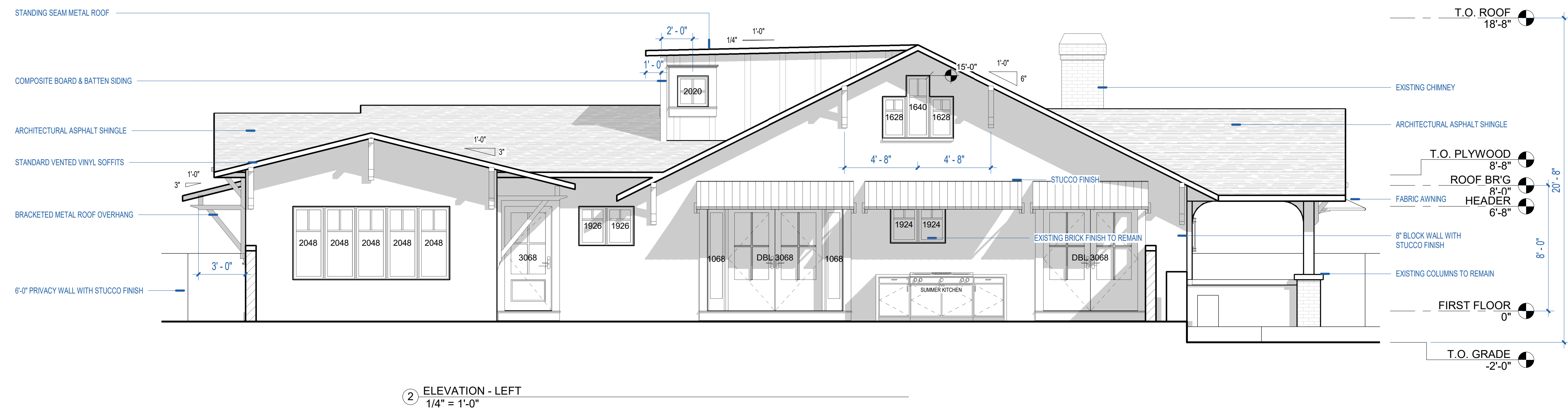
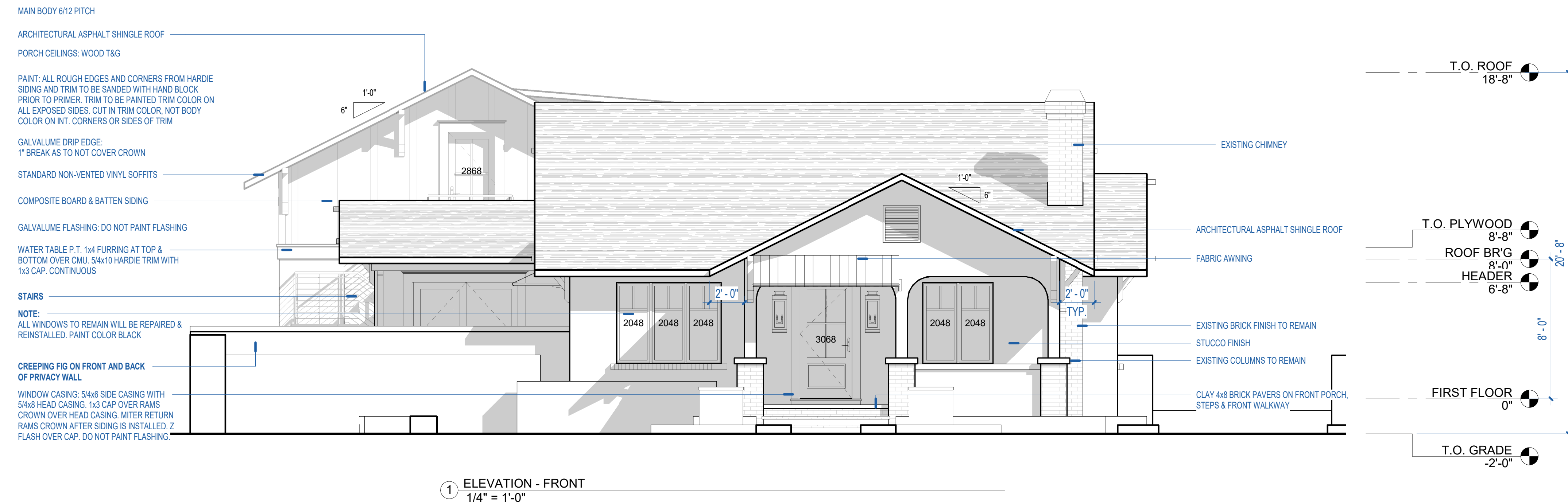
③ ATTIC TRUSS PROFILE
3/4" = 1'-0"



① SECOND FLOOR PLAN - ATTIC TRUSS
1/4" = 1'-0"



330 Holt Ave.
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[illegible]

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ELEVATIONS

Date 6/21/2023

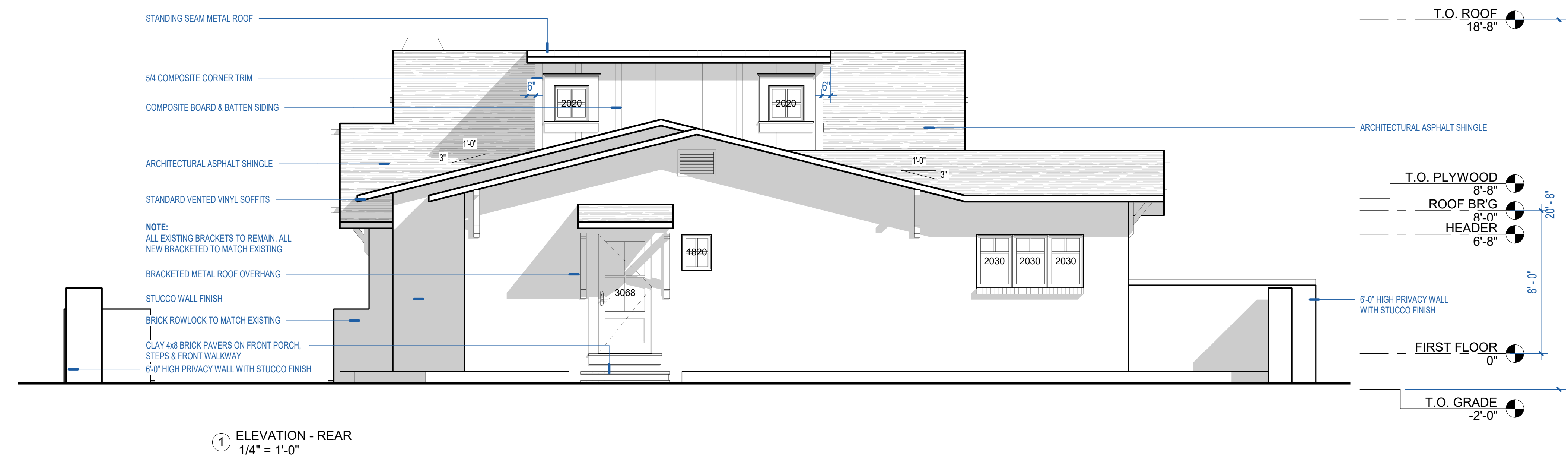
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Checked By WT

6

Scale $1/4" = 1'-0"$

330 Holt Ave,
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[illegible]

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ELEVATIONS

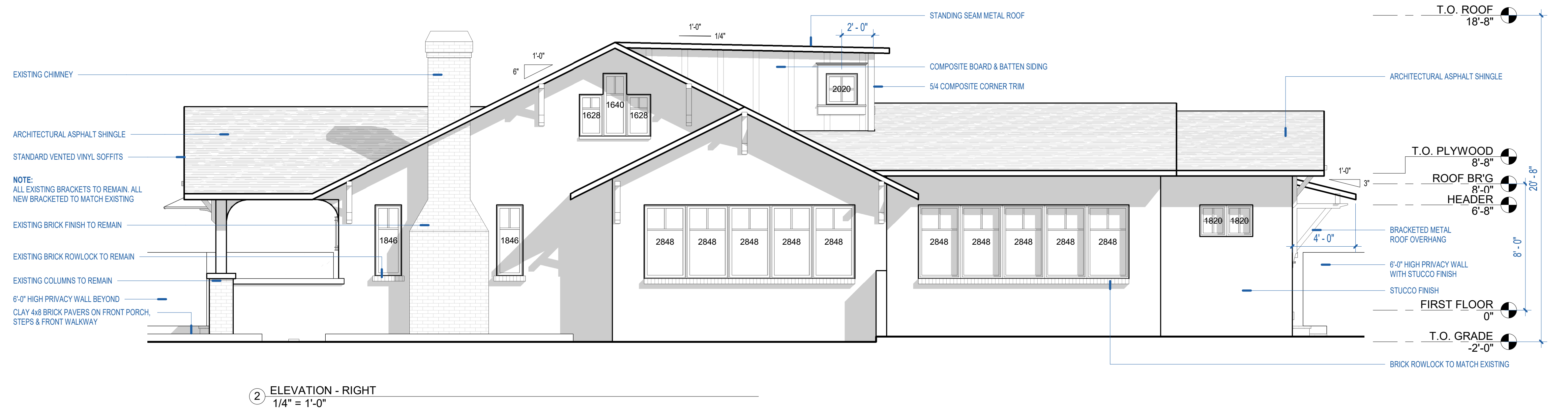
Date 6/21/2023

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Checked By WT

7

Scale $1/4" = 1'-0"$



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GARAGE PLANS

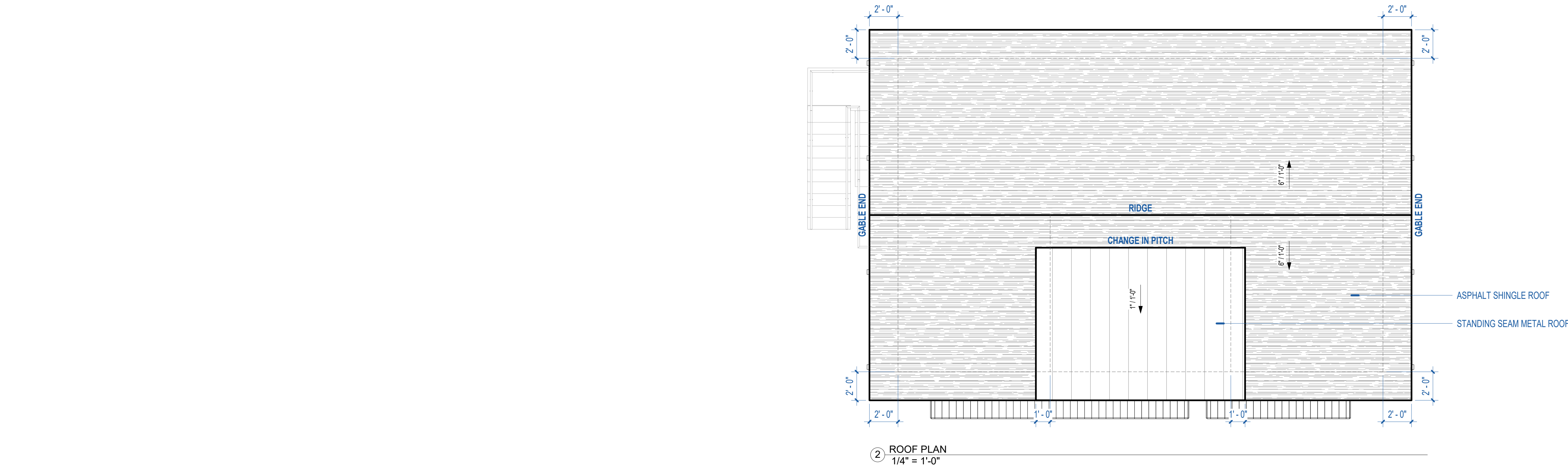
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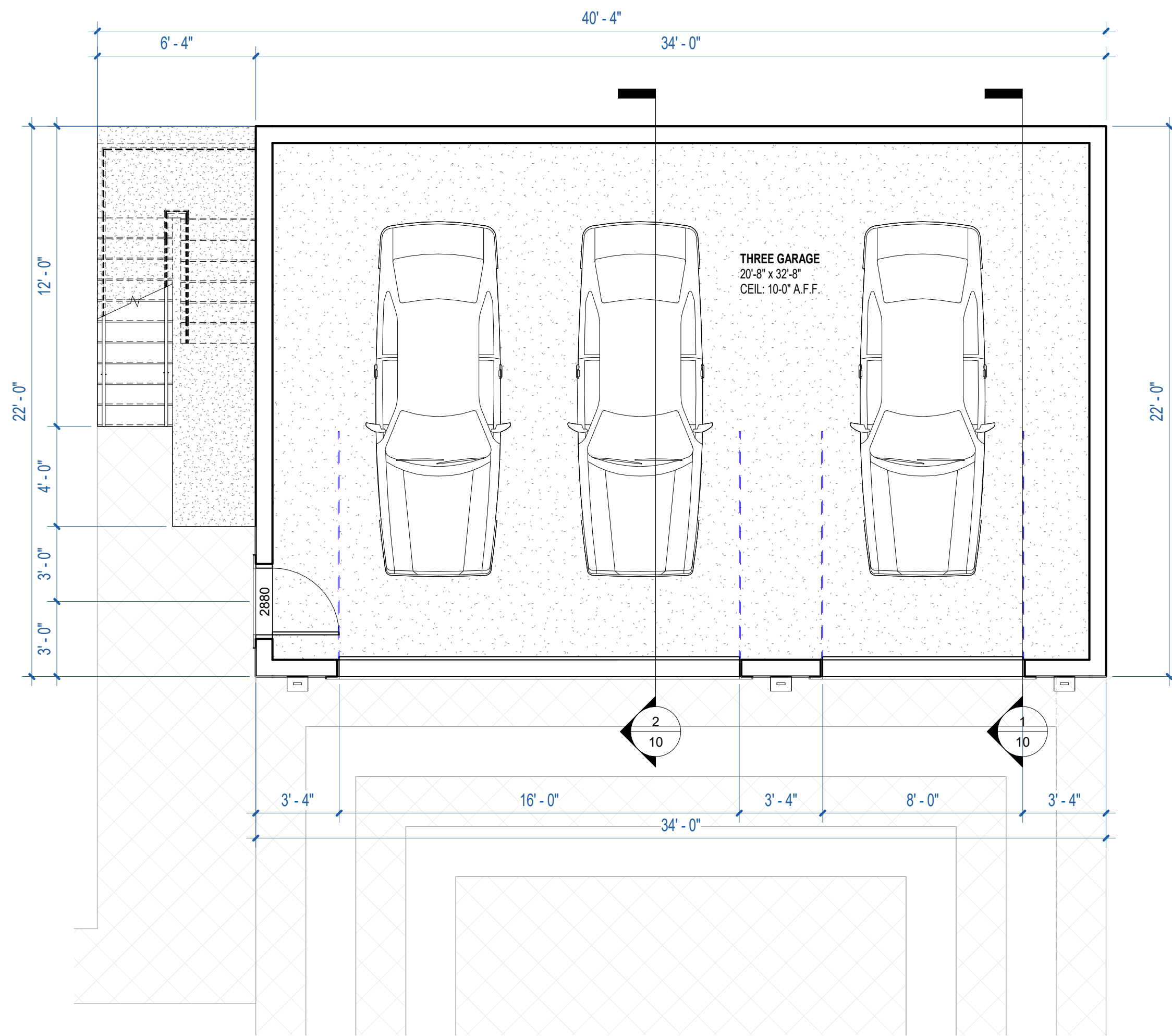
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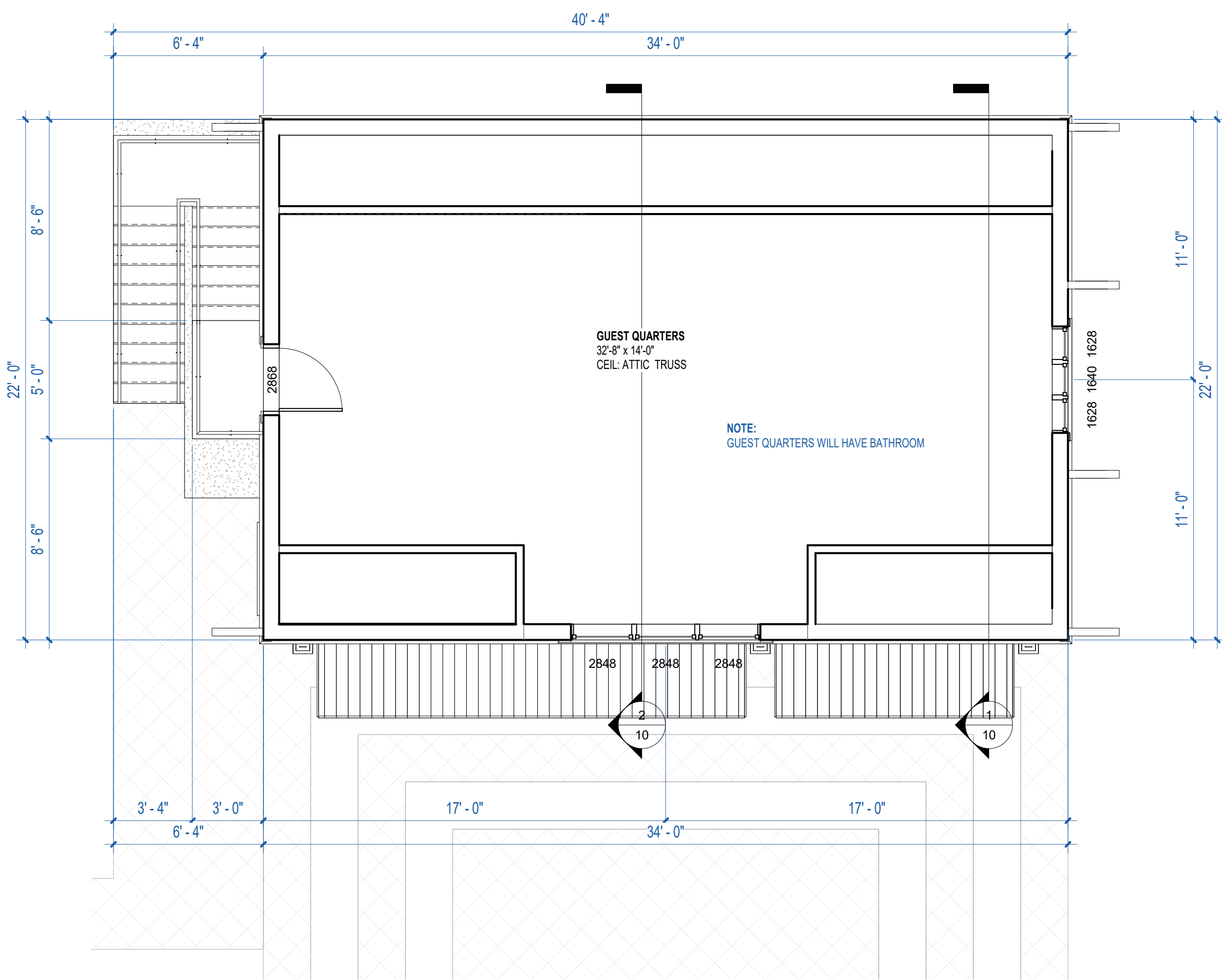
Scale $1/4" = 1'-0"$



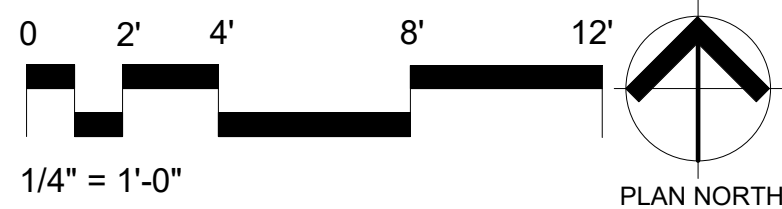
② ROOF PLAN
1/4" = 1'-0"



1 GARAGE PLAN
1/4" = 1'-0"



3 ATTIC TRUSS PLAN - GARAGE
1/4" = 1'-0"



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[illegible]

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GARAGE ELEVATIONS

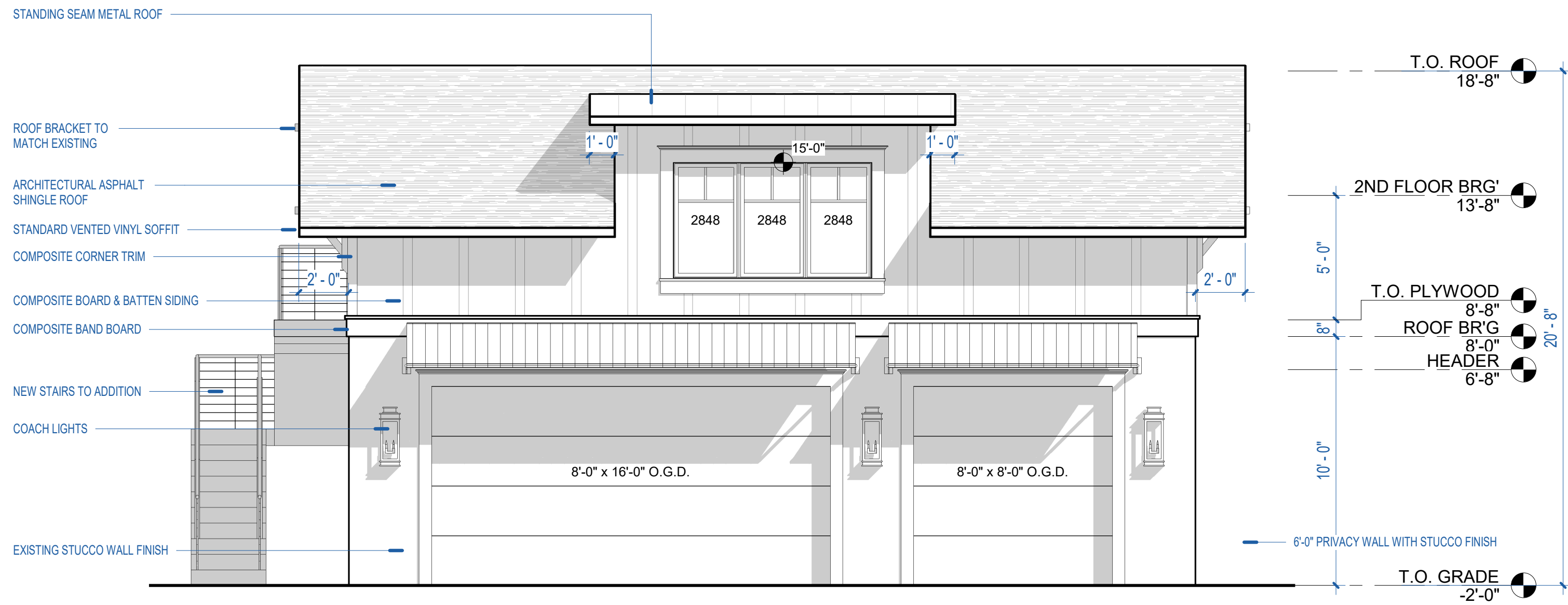
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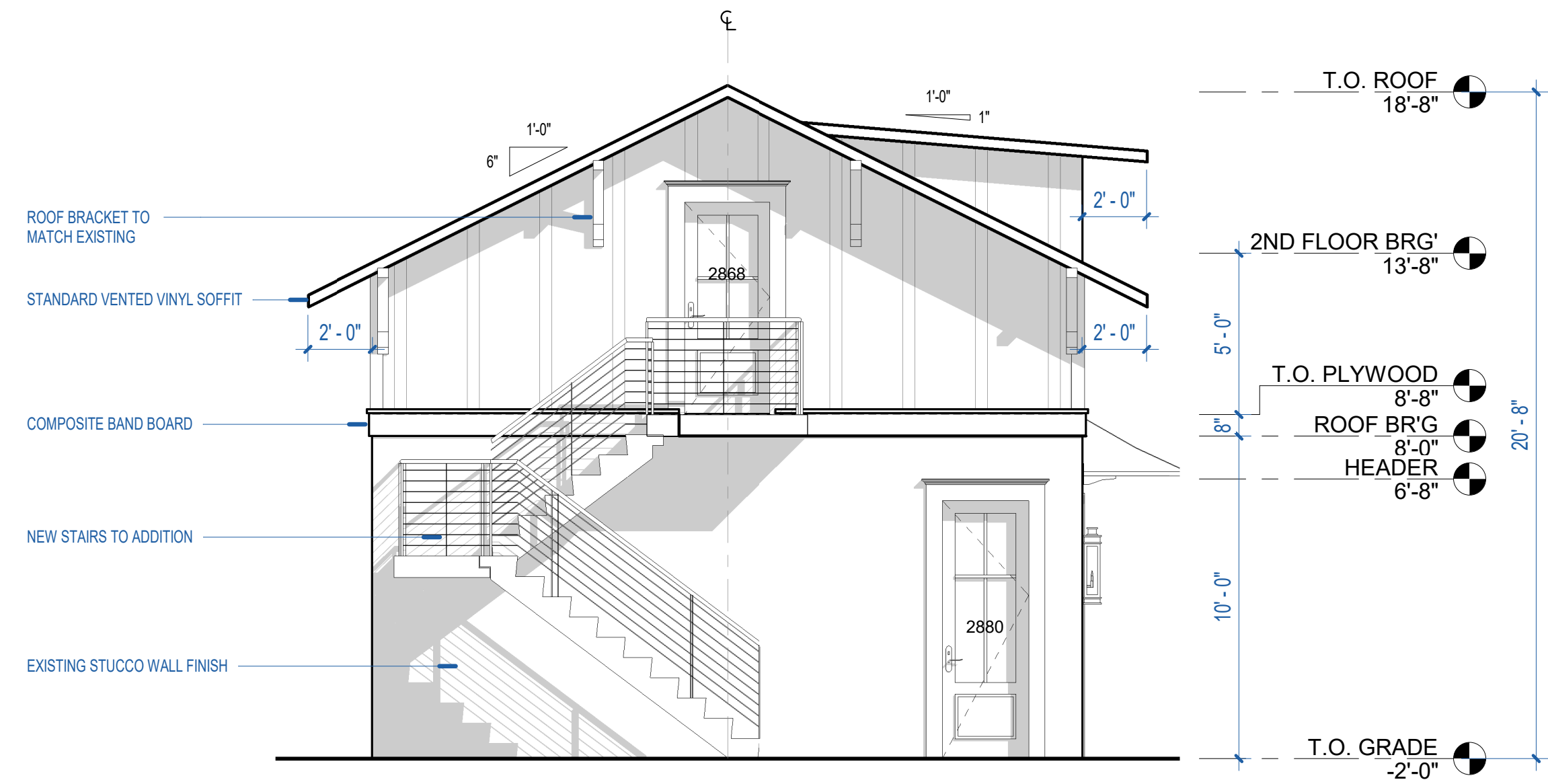
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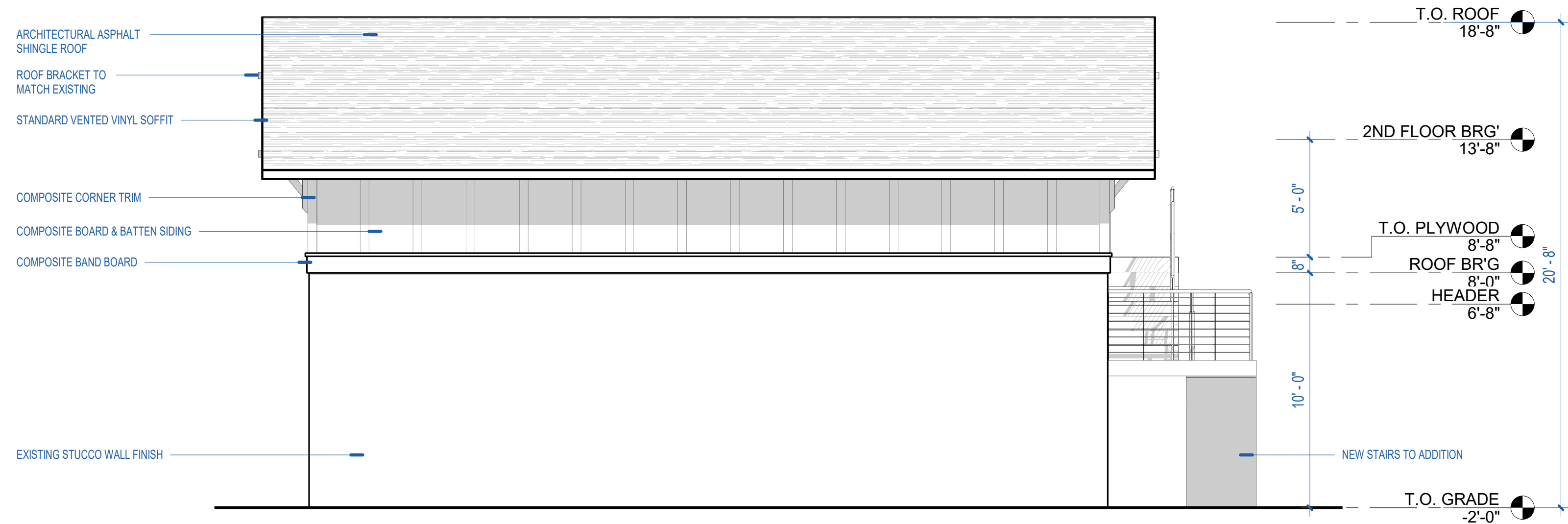
Scale $1/4" = 1'-0"$



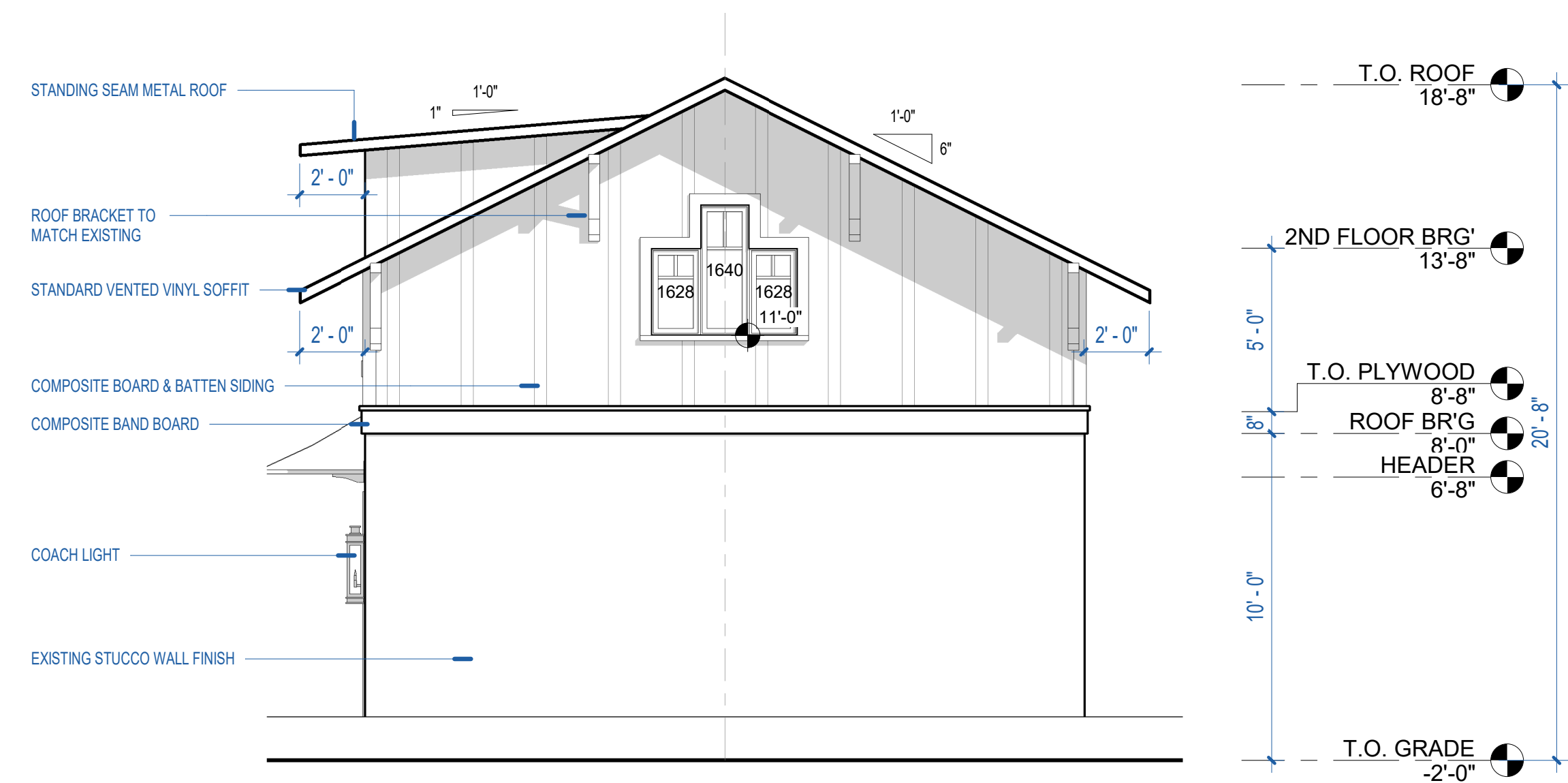
1 ELEVATION - GARAGE FRONT
1/4" = 1'-0"



② ELEVATION - GARAGE LEFT
1/4" = 1'-0"



③ ELEVATION - GARAGE REAR
1/4" = 1'-0"



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



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[illegible]

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GARAGE SECTIONS

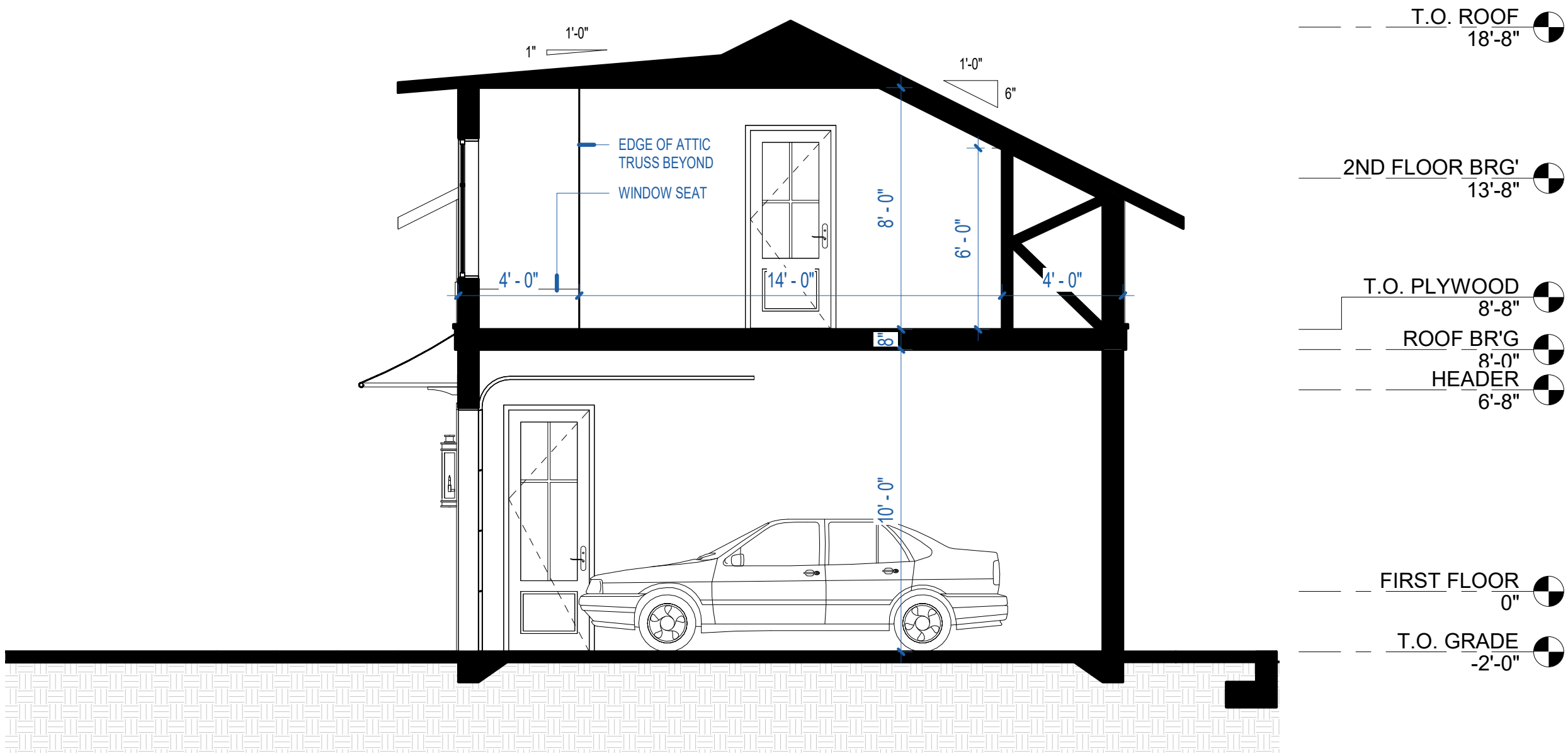
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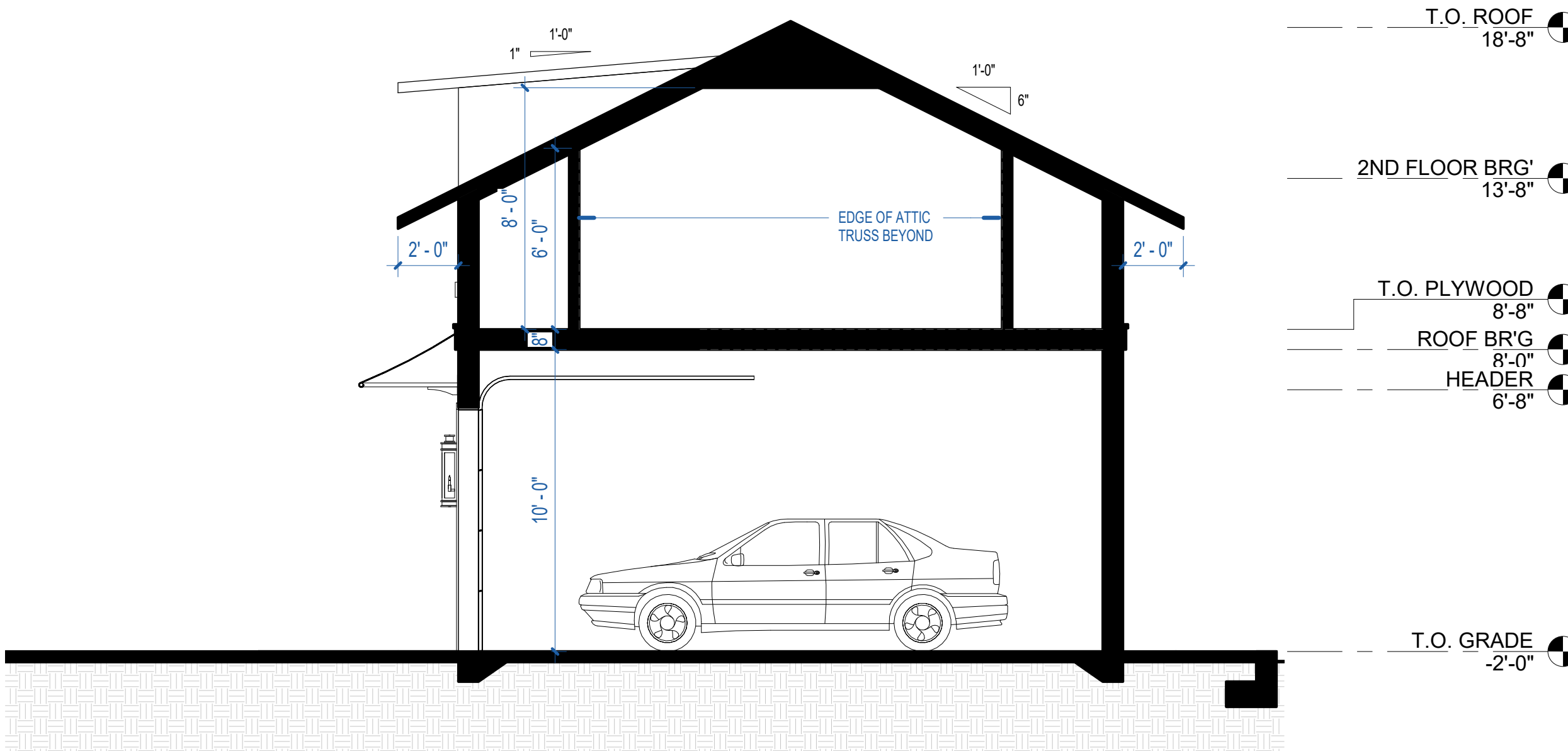
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10

Scale $1/4" = 1'-0"$



② SECTION - GARAGE ATTIC TRUSS
1/4" = 1'-0"



① SECTION - GARAGE STAIR
1/4" = 1'-0"





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RENDERING

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R1

Scale



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[illegible]

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RENDERING

Date	6/21/2023
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R2

Scale



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[illegible]

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RENDERING

Date	6/21/2023
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R3

Scale



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[illegible]

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RENDERING

Date 6/21/2023

Drawn By WT

Checked By WT

R4

Scale



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[illegible]

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RENDERING

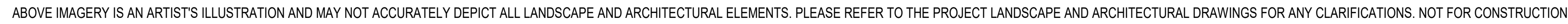
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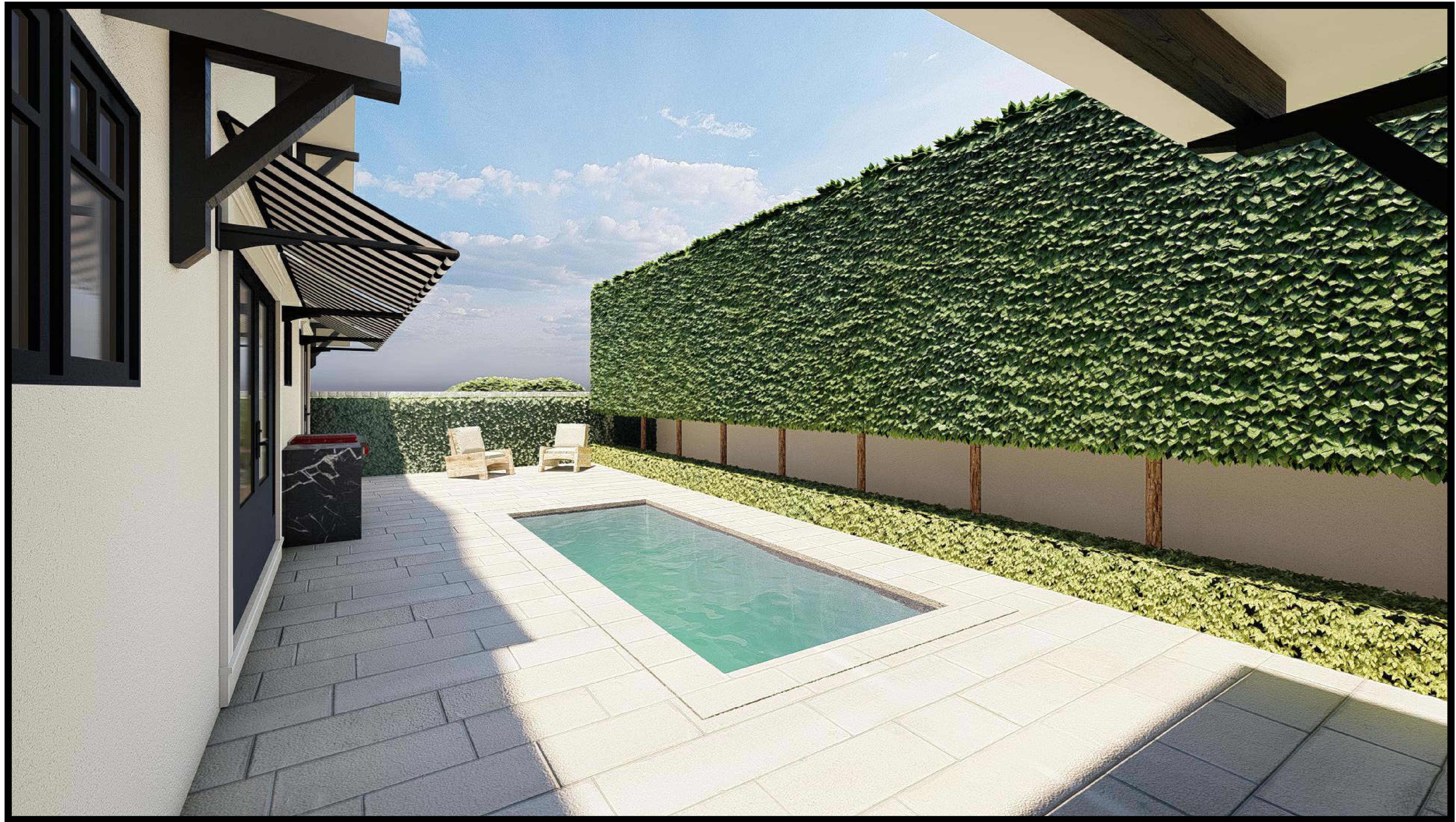
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R6

Scale

Scale



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[illegible]

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RENDERING

Date	6/21/2023
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R9

Scale





