



CITY OF BELLE ISLE, FL

PLANNING & ZONING BOARD MEETING

Held in City Hall Chambers 1600 Nela Ave Belle Isle FL

Held the 4th Tuesday of Every Month

Tuesday, March 22, 2022 * 6:30 PM

AGENDA

UPDATED AGENDA

Planning and Zoning Board Members

District 5 member – Rainey Lane, Chairman

District 1 – David Woods, VChair

District 2 member – Christopher Shenefelt | District 3 member – Michael Statham

District 4 member – Vinton Squires | District 6 member – Andrew Thompson

District 7 member – Dr. Leonard Hobbs

Welcome to the City of Belle Isle Planning & Zoning meeting. Agendas and all backup material supporting each agenda item are available in the City Clerk's office or on the city's website at cityofbelleislefl.org. Any person desiring to appeal a recommended action of the Board should observe the notice regarding appeals below. CAUTION: Untimely filing by any appellant shall result in an automatic denial of the appeal.

1. **Call to Order and Confirmation of Quorum**
2. **Invocation and Pledge to Flag** – Board member Woods, District 1
3. **Approval of Minutes**
 - a. Approval of P&Z meeting minutes - February 22, 2022
4. **Public Hearings**
 - a. **Public Hearing Case #2022-03-011**-PURSUANT TO BELLE ISLE CODE SEC. 42-64, THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE FROM THE REAR BUILDING SETBACK REQUIREMENTS OF A R-1-AA RESIDENTIAL PROPERTY TO ALLOW AN ENCROACHMENT OF 3 FEET INTO THE REQUIRED 35-FOOT REAR SETBACK, SUBMITTED BY APPLICANT DAVID SUTTON, LOCATED AT 4221 KEZAR COURT, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL # 20-23-30-1661-01-040.
5. **Other Business**
 - a. Discussion of Artificial Turf
6. **Adjournment**

APPEALS: "If a person decides to appeal (Belle Isle's City Code Section 42-71) any decision made by the Board with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need 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). A notice of appeal to the City Clerk should be submitted within fifteen (15) days after such recommendation or decision is made "Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-851-7730) at least 48 hours in advance of the meeting. --Page 1 of 1



CITY OF BELLE ISLE, FL PLANNING & ZONING BOARD MEETING

Tuesday, February 22, 2022 * 6:30 pm
MINUTES

The Belle Isle Planning & Zoning Board met in a special session on February 22, 2022, at 6:30 pm at the City Hall Chambers located at 1600 Nela Avenue, Belle Isle, FL 32809.

Present was:

Board member Lane
Board member Squires
Board member Woods
Board member Statham
Board member Hobbs

Absent was:

Board member Thompson
Board member Shenefelt

Also present were City Manager Bob Francis, Attorney Dan Langley, and City Clerk Yolanda Quiceno.

1. Call to Order and Confirmation of Quorum

Chairman Lane called the meeting to order at 6:30 pm. The City Clerk confirmed the quorum.

2. Invocation and Pledge to Flag – Board member Hobbs - District 7

3. Approval of Minutes

- a. Approval of Planning & Zoning meeting minutes - January 25, 2022

As presented, Board member Woods approved the minutes of January 25, 2022.

Board member Statham seconded the motion, which passed unanimously 5:0.

Chairman Lane asked for a motion to excuse Board member Thompson and Board member Shenefelt from tonight's meeting.

Board member Woods moved to excuse the absence of Board member Thompson and Board member Shenefelt.

Board member Hobbs seconded the motion, which passed unanimously 5:0.

4. Public Hearings

- a. Public Hearing Case #2022-01-031- Pursuant to Belle Isle Code Sec. 50-102 (b) (5), Sec. 50-102 (b) (16) and Sec. 42-64, the Board shall consider and take action on a requested variance to place a fence in the front yard of a residential property, submitted by applicant Daniel E. Colpitts located at 2203 Hoffner Avenue, Orlando, FL 32809 also known as Parcel # 18-23-30-5120-00-360.

April Fisher, City Planner, said the application seeks a variance from Sec. 50-102 (b) (5) (a) to allow a fence in the front yard of the property. The applicant has provided information supporting the variance request with additional information about the security and safety issues encountered. They propose a 6-foot fence in the front yard based on the height and style of the fence; it may be construed to be in harmony with the neighborhood. Staff recommends approval of the application.

The applicant Dan Colpitts said Hoffner Avenue is a busy road, and the homeowners have had to replace sprinklers on their yard because of car riders driving on their lawn and strangers knocking on their door asking for money. The request is to place a decorative remote aluminum fence with 6 foot tall vinyl on the side.

Board member Woods said typically, gates in the front yard are required to have enough space for the vehicle to get off the road with the gate closed. It doesn't appear that the applicant has the room with the proposed layout with a ROW

of 50 feet wide, 25 feet on one side with a 12-foot lane. Most vehicles typically are 16-18 feet long, and there should be at least 20-feet off the edge of the road. Mr. Woods said he would not want to create a problem that makes a vehicle hang out on the road. Mr. Colpitts said it is a wide driveway, and cars can safely pull in front of the driveway.

Board member Statham asked if the applicant was willing to recess the gate to allow cars to park off-road. Mr. Colpitts said there would not be enough room to push the gate in further to maneuver a vehicle on the property. The application does not demonstrate the actual dimensional reference to make a determination.

April Fisher said concerning gates and driveways, there is no specified setback. The front setback for a lot applies to the primary building. The idea, in the past, has been if the gate is not swinging out onto the roadway, it is not recognized as a hazard and suffices for the public safety of the code. Discussion ensued.

Mr. Francis said on the south side of Hoffner, there is no right of way, and cars have to park parallel with traffic. There is enough room by the fog line and the fence's location. He is more concerned with the south side of the Hoffner, and they have enough brick driveway to accommodate a vehicle parked going in the direction of traffic.

Chairman Lane opened for public comment.

Stanley Evans, residing at 2203 Hoffner, shared his concern with his family's safety with so many different people knocking on their front door asking for money and the many cars that use our property as a turnaround.

Anthony Carugno residing at 2372 Hoffner Avenue, spoke in favor of the application and said the home is at at-portion of Hoffner and Venetian. Many drivers use this area to make u-turns to get away from the traffic, and he has lost many animals on this road.

Board member Woods said the Board had discussed an overlay for homes on Hoffner. He believes the discussion has established a reasonable probability that vehicles can pull off the road without obstructing traffic.

After discussion, Board Member Squires moved, pursuant to Belle Isle Code Sec. 50-102 (b) (5), Sec. 50-102 (b) (16) and Sec. 42-64 of the Belle Isle Land Development Code, having been met to approve a fence in the front yard of a residential property, submitted by applicant Daniel E. Colpitts located at 2203 Hoffner Avenue, Orlando, FL 32809 also known as Parcel # 18-23-30-5120-00-360.

Board member Hobbs seconded the motion, which passed 4:1 with Board member Statham, nay.

Chairman Lane said a 15-day appeal waiting period before starting any construction.

- b. Public Hearing Case #2022-01-039- Pursuant to Belle Isle Code Sec. 50-102 (b) (7), Sec. 50-102 (b) (16) and Sec. 42-64, the Board shall consider and take action on a requested variance to place a fence taller than four feet within 35 feet of the 86.9 Contour Line or Normal High Water Elevation of Lake Conway submitted by applicant Eric R. Wilson located at 5437 Pasadena Drive, Belle Isle, FL 32809 also known as Parcel #18-23-30-8858-00-020.

April Fisher said this variance application seeks a variance to allow a six-foot-high fence within 35 feet of the Normal High Water Elevation of Lake Conway to provide privacy and security. The proposed fence is directly abutting Lake Conway. A section of the code allows for an 8-foot fence by a public park. However, a standalone section of the code allows for a 4-foot fence 35 feet from the Lake. Staff is recommending approval.

Rick Wilson, the homeowner, asked that he place a wooden fence for security and privacy up to the existing aluminum fence. The City currently has a chain link fence from the boat ramp towards the water.

Chairman Lane opened for public comment. There being none, she closed public comment.

Board member Woods asked why the City is not providing the fencing buffer at our park. Mr. Francis said the current fence was installed approximately 5-years ago by the City and provides the required security. The homeowner is looking to have a privacy fence installed towards the water.

After discussion, Board member Woods moved, pursuant to Belle Isle Code 50-102 (b) (7), Sec. 50-102 (b) (16), and Sec. 42-64 of the Belle Isle Land Development Code having been met to approve a fence up to six feet within 35 feet of the 86.9 contour line or normal high water elevation of Lake Conway submitted by applicant Eric R. Wilson located at 5437 Pasadena Drive, Belle Isle, FL 32809 also known as Parcel #18-23-30-8858-00-020. Board member Squires seconded the motion, which passed unanimously, 5:0.

Chairman Lane said there is a 15-day appeal waiting period before starting any construction.

- c. Public Hearing Case #2022-02-001 - Pursuant to Belle Isle Code Sec. 42-64 and Sec. 50-102 (a) (5) (f), the Board shall consider and take action on a requested variance to allow a detached garage with a covered porch larger than 600 square feet, submitted by applicants Nash and Cherie Shook, located at 5700 Cove Drive, Belle Isle, FL 32812 also known as Parcel # 20-23-30-1660-00-010.

April Fisher said this variance application seeks a variance from Sec. 50-102 (a) (5) (f) to allow a detached garage larger than 600 square feet. The applicant has provided information supporting the variance request with additional information about the original design of the existing home and the character of the property they are trying to maintain through a rebuild of the existing detached garage. The detached structure will allow the applicant to have parking and storage space that the house currently doesn't have. In addition, they are requesting an area porch as a design element and allow them to enjoy the Lake and garden. Staff recommends approval because trying to keep an architectural system is a significant reason. Staff is also recommending the following conditions stipulated in the code that are not for habitable use, parking of vehicle allowed, and is architecturally similar to the principal building.

Nash Shook, the homeowner of 5700 Cove Drive, shared his design concept and renovations to date. He stated that the home does not have much closet space and storage. He said that he does want to keep the mid-century modern look and feel of the property. The site plan did restrict the lake view and asked for the added square footage to allow the added storage and continued lake view.

Board member Woods asked if the applicant had any consideration on capturing the runoff that may be created with the build-out. The applicant said yes, there is a rain garden design to capture the excess runoff on the north property line.

Chairman Lane opened for public comment. There being none, she closed public comment.

After discussion, Board member Hobbs moved, pursuant to Belle Isle Code Sec. 42-64 and Sec. 50-102 (a)(5)(f) of the Belle Isle Land Development Code having been met to allow a detached garage with a covered porch larger than 600 square feet, with the following conditions, (1) no to be used as habitable living space, and (2) architecturally similar to the principal structure submitted by applicants Nash and Cherie Shook, located at 5700 Cove Drive, Belle Isle, FL 32812 also known as Parcel # 20-23-30-1660-00-010. Board member Woods seconded the motion, which passed unanimously, 5:0.

Chairman Lane said there is a 15-day appeal waiting period before starting any construction.

5. Other Business

City Manager Francis and the Board thanked April Fisher for her professional service to the City.

6. Adjournment

There being no further business, Chairman Lane called for a motion to adjourn the meeting, unanimously approved at 7:15 pm.

MEMORANDUM

TO: Planning and Zoning Board

DATE: March 22, 2022

Public Hearing Case #2022-03-011-PURSUANT TO BELLE ISLE CODE SEC. 42-64, THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE FROM THE REAR BUILDING SETBACK REQUIREMENTS OF A R-1-AA RESIDENTIAL PROPERTY TO ALLOW AN ENCROACHMENT OF 3 FEET INTO THE REQUIRED 35-FOOT REAR SETBACK, SUBMITTED BY APPLICANT DAVID SUTTON, LOCATED AT 4221 KEZAR COURT, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL # 20-23-30-1661-01-040.

Background:

1. On February 28, 2022, the applicant, David Sutton, submitted a request, application, and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed on Saturday, March 12, 2022, in Orlando Sentinel.
3. Letters to the abutting property owners were mailed within 300 feet of the subject property on March 8, 2022.

The Board may adopt all, some, or none of these determinations as part of their findings-of-fact. The Board may also add any additional findings of fact that are presented at the public hearing. The Board will need to determine if the criteria outlined in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met and approve, approve with conditions, or deny this request.

SAMPLE MOTION TO APPROVE:

"I move, pursuant to Belle Isle SEC. 42-64 of the Belle Isle Land Development Code having been met **TO APPROVE** A VARIANCE FROM THE REAR BUILDING SETBACK REQUIREMENTS OF A R-1-AA RESIDENTIAL PROPERTY TO ALLOW AN ENCROACHMENT OF 3 FEET INTO THE REQUIRED 35-FOOT REAR SETBACK, SUBMITTED BY APPLICANT DAVID SUTTON, LOCATED AT 4221 KEZAR COURT, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL # 20-23-30-1661-01-040.

SAMPLE MOTION TO DENY:

"I move, pursuant to Belle Isle Code SEC. 42-64, the justifying criteria of the Belle Isle Land Development Code, having NOT been met; [use only if NONE of the justifying criteria have been met] the requirements of, Subsections: [STATE ONLY THE SUBSECTIONS BELOW THAT ARE NOT SATISFIED] having NOT been met; [may be used in addition to above or alone] **TO DENY** A VARIANCE FROM THE REAR BUILDING SETBACK REQUIREMENTS OF A R-1-AA RESIDENTIAL PROPERTY TO ALLOW AN ENCROACHMENT OF 3 FEET INTO THE REQUIRED 35-FOOT REAR SETBACK, SUBMITTED BY APPLICANT DAVID SUTTON, LOCATED AT 4221 KEZAR COURT, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL # 20-23-30-1661-01-040.

SUBSECTION (D), a literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions.

SUBSECTION (E), personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Code or for the purpose of obtaining a variance.

SUBSECTION (F), the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

SUBSECTION (G), the granting of the variance will be in harmony with the general purpose and intent of the Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.

City of Belle Isle

1600 Nela Avenue, Belle Isle, Florida 32809 * Tel 407-851-7730 * Fax 407-240-2222

APPLICATION FOR VARIANCE / SPECIAL EXCEPTION

DATE: Feb 28, 2022

P&Z CASE #:

2022-03-011☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ OTHER

DATE OF HEARING:

March 22, 2022

Applicant <u>DAVID SUTTON</u>	Owner <u>DAVID SUTTON</u>
ADDRESS <u>4221 KAZAR CT Belle Isle</u>	
PHONE: <u>407 595 8964</u>	
PARCEL TAX ID #:	

LAND USE CLASSIFICATION:

Residential

ZONING DISTRICT:

DETAILED VARIANCE REQUEST:

Request variance of Rear Setback

SECTION OF CODE VARIANCE REQUESTED ON:

- The applicant hereby states that the property for which this hearing is requested has not been the subject of a hearing before the Planning and Zoning Board of the kind and type requested in the application within a period of nine (9) months prior to the filing of the application. Further that the requested use does not violate any deed restriction of the property.
- By submitting the application, I authorize City of Belle Isle employees and members of the P&Z Board to enter my property, during reasonable hours, to inspect the area of my property to which the application applies.
- Applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) photograph of the front of the property and at least two photographs (from different angles) of the specific area of the property to which the application applies.
- **Sec. 42-64. - Variances.** The board shall have the power to approve, conditionally approve or deny applications for variance from the terms of the Land Development Code.
 - Criteria. The board shall not approve an application for a variance from terms of the Land Development Code unless and until:
 - a. A written application for a variance is submitted to the city manager or the city manager's designee on a form provided by the city clerk setting forth all of the special conditions and circumstances that exist in favor of the granting of the variance and addressing the requirements of subsections (1)d—g of this section of the criteria set forth in this section. Upon submission of the properly completed application and the appropriate fee, the city manager or the city manager's designee shall refer the application to the board.
 - b. Notice of public hearing for the variance shall be given as required by the article for hearing before the board.
 - c. The public hearing on the application for the variance shall be held. The applicant, the applicant's agent as evidenced by a signed writing, or the applicant's attorney shall appear before the board.
 - d. It is determined that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions.
 - e. It has been determined that personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Land Development Code or for the purpose of obtaining a variance.
 - f. It is determined that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
 - g. It is determined that the granting of the variance will be in harmony with the general purpose and intent of the Land Development Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.

Purpose of this letter

To file a 2'-8" variance for the address little below.

Project:

March 2, 2022

4 Season Rear Lanai with covered entry
David Sutton
4221 Kezar Ct
Belle Isle, FL 32812
(407)-595-8964

City of Belle Isle,

I am applying for this variance because I want to safely enjoy my property. I have been in this home since December 1999. I have an open lanai in the back that I have wanted to enclose since the time I moved into the house. However, I have not been able to afford it until now. The purposed four-foot extension and enclosed area falls within the 35'-0" egress line. The screened in area on the west side extends beyond your code only by 2'-6". This screened in area exceeds your code specifications less than 3 feet or 20 square feet which is insignificant to the entire length of my backyard property.

The reason I need a screened in area of this size is two-fold. One, it provides a covered area that protects the entry to the enclosed area. It would allow family members and guests to come in and out of the backyard through a covered area thereby reducing the tracking of mud, grass, leaves, etc. into the house. Two, I need a sufficient open space to prevent harm to those around me when I barbeque. In addition to preventing harm to people going in and out when I barbeque, I also need sufficient space to safely barbeque without burning down the dwelling. Reducing the size of that area would be a design safety flaw.

Furthermore, my next-door neighbor on the east side has his home approximately 10 feet past this easement. His house extends way beyond what you specify in your code. The aerial view supplied shows it is the entire length of the home that is past the 35'-0" egress line. Also, if you look two doors down on the west side you can see another home that exceeds your code as well. I am sure if you looked at the homes in my neighborhood you would see many that

encroach on the 35'-0" easement. My encroachment is minor and is in harmony with the neighborhood. The space of my backyard is very large, and this addition does not negatively impact the look or function or topography of the land or neighborhood. Furthermore, the HOA has approved the plan. see enclosed letter. I respectfully request that you grant this variance.

I have included the HOA approval and an aerial view in your packets to show the neighboring home and their encroachment on this easement.

Thank you for your time and consideration,

David Sutton
David Sutton

3/2/2022
Date

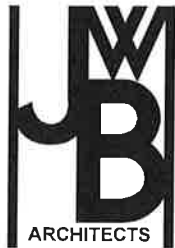




SUTTON RESIDENCE

4221 KEZAR CT.
BELLE ISLE, FL 32812

JWB
ARCHITECTS
2295 S. HIAWASSEE RD.
SUITE 304
ORLANDO, FLORIDA 32835
PH: 407.298.5020
FX: 407.298.5030



ARCHITECT

JWB ARCHITECTS
2295 S. HIAWASSEE RD
SUITE 304
ORLANDO, FLORIDA, 32835
PH: 407.298.5020
FX: 407.298.5030

CODE INFORMATION

PROJECT SQUARE FOOTAGE:		CONSTRUCTION TYPE:	
SQFT CALCULATIONS		TYPE VB - UNPROTECTED (UNSPRINKLERED) AS CONSTRUCTED.	
		OCCUPANCY:	
		R, WITH ADJACENT AUTOMOBILE PARKING GARAGE	
		APPLICABLE BUILDING CODES:	
EXISTING: 1ST FLOOR		• 2020 FBC 7TH EDITION, RESIDENTIAL BUILDING	
2ND FLOOR		• 2020 FBC 7TH EDITION, EXISTING BUILDING	
GARAGE		• 2020 FBC 7TH EDITION, MECHANICAL	
COVERED ENTRY		• 2020 FBC 7TH EDITION, PLUMBING	
LANAI		• 2020 FLORIDA FIRE PREVENTION CODE 6TH EDITION	
EXISTING: GROSS SQUARE FOOTAGE		• 2017 NATIONAL ELECTRIC CODE	
ADDITION: ENCLOSE LANAI ADDING			
SCREENED ENCLOSURE			
NEW TOTAL GROSS SQUARE FOOTAGE			

SHEET INDEX

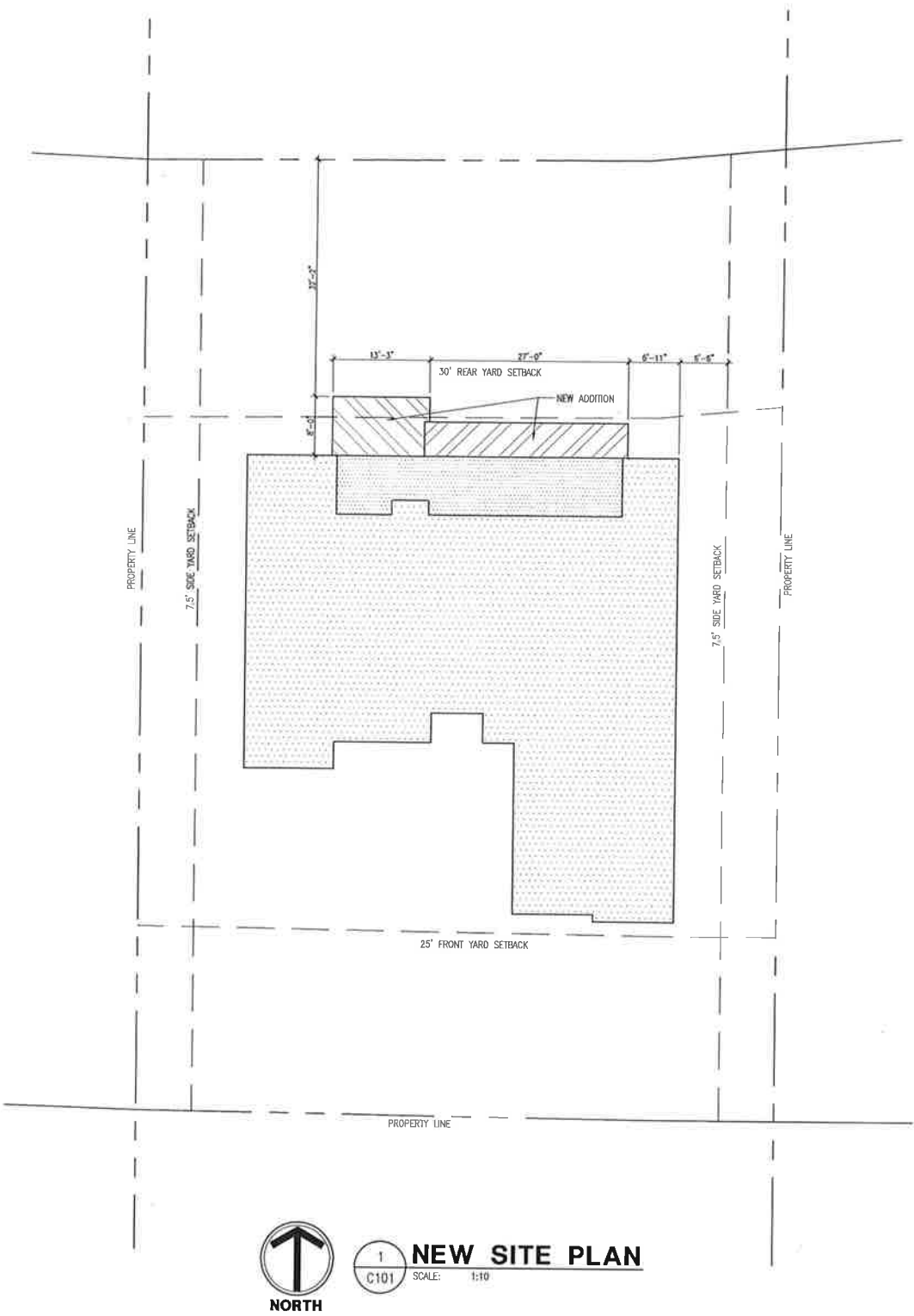
C101	COVER SHEET
A101	SITE PLAN
A102	EXISTING / DEMO FLOOR PLAN
A103	EXISTING / DEMO ROOF PLAN
A200	EXISTING / DEMO ELEVATIONS
A201	NEW FOUNDATION PLAN
A202	NEW FLOOR PLAN
A301	NEW ROOF PLAN
A302	NEW ELEVATIONS
A400	NEW ELEVATIONS
A401	FOUNDATION DETAILS FOR ADDITIONS
A402	FOUNDATION DETAILS FOR NEW
A403	DETAILS AND STRUCTURAL DATA
E201	WALL SECTIONS AND DETAILS
P201	NEW ELECTRICAL PLAN
TR201	NEW PLUMBING PLAN
	NEW ROOF TRUSS PLAN

SUTTON RESIDENCE ADDITION AND ALTERATION

4221 KEZAR CT.
BELLE ISLE, FL 32812

Project 21-011

September 7, 2021

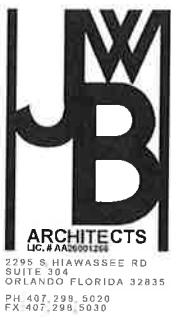


1
C101

NEW SITE PLAN

SCALE: 1/10

EXISTING 1ST FLOOR	1952 SQ. FT.
GARAGE	530 SQ. FT.
COVERED ENTRY	56 SQ. FT.
LANAI	351 SQ. FT.
DRIVEWAY	1075 SQ. FT.
ADDITION ENCLOSE LANAI ADDING	+135 SQ. FT.
NEW SCREENED ENCLOSURE	+103 SQ. FT.
TOTAL IMPERVIOUS AREA	4202 SQ. FT.
DIVIDED BY SITE AREA	11292 SQ. FT.
IMPERVIOUS SURFACE RATIO	37.2% COVERAGE



Owner

DAVID
SUTTON

NEW SITE PLAN
SUTTON RESIDENCE ALTERATIONS
4221 KEZAR CT.
BELLE ISLE, FL. 32812

Architect of Record
John W. Burt - AR00163

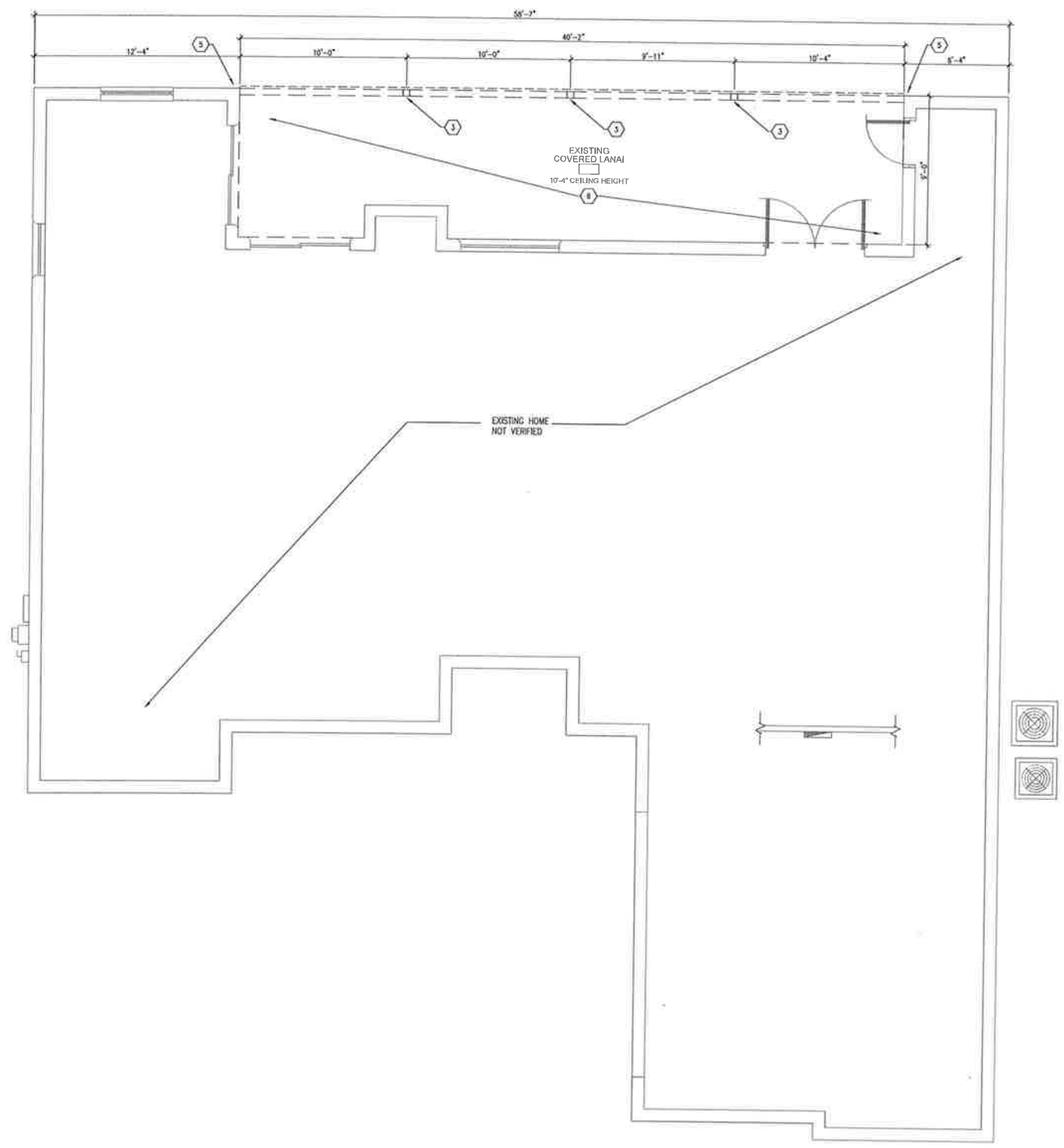
Revisions

Date: 10/18/2021
Drawn By: SCJ/JMD
Checked By: MP

Project No.
21-011

Sheet No.

C101



GENERAL DEMOLITION NOTES:

- A. ALL DEMOLITION WORK REQUIRED IS NOT LIMITED TO THAT INDICATED ON THESE PLANS. THE INTENT IS TO REMOVE ALL MECHANICAL, ELECTRICAL, PLUMBING, COMMUNICATIONS, AND ARCHITECTURAL ITEMS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION.
- B. ALL DIMENSIONS ARE FROM FACE OF STUD, OR FACE OF MASONRY, OR FACE OF CONCRETE WALL. ANY DIMENSIONS NOT SHOWN OR DEEMED QUESTIONABLE ARE TO BE VERIFIED BY ARCHITECT/DESIGNER. DO NOT SCALE DRAWINGS.
- C. PATCH SURFACES TO MATCH EXISTING ADJACENT FINISHES. REFER TO OWNER SPECIFICATIONS FOR CUTTING/PATCHING DETAILS.
- D. ALL ABANDONED MECHANICAL, PLUMBING, AND ELECTRICAL PIPING, RACEWAYS, AND DUCTWORK ARE TO BE REMOVED TO A POINT BELOW EXISTING FLOOR SLAB, BEHIND WALLS, AND AS CLOSE TO CUTTING/PATCHING DETAILS.

DEMO PLAN NOTES:

- 1. DASHED LINES DENOTE AREAS OF DEMOLITION.
- 2. SOLID LINES DENOTE EXISTING TO REMAIN.
- 3. TOTALLY REMOVE COLUMNS, BEAM, CEILING AND TRUSSES OVER LANAI, G.C. TO SUPPLY PROPER PROTECTION FROM THE ELEMENTS DURING CONSTRUCTION.
- 4. REMOVE SHINGLES ONLY IN THIS AREA. EXISTING TRUSSES TO REMAIN.
- 5. PREPARE CORNERS TO RECEIVE THE NEW BLOCK ATTACHMENT POINTS.
- 6. REMOVE EXISTING SLAB.

WJB
ARCHITECTS
LIC. #AA30001238
2295 S. HIAWASSEE RD.
SUITE 304
ORLANDO FLORIDA 32835
PH 407.298.5020
FX 407.298.5030

Owner
DAVID SUTTON

EXISTING / DEMO FLOOR PLAN
SUTTON RESIDENCE ALTERATIONS
4221 KEZAR CT.
BELLE ISLE, FL. 32812

Architect of Record
John W. Bur1 - AR60983

Revisions

Date: 04/01/2021
Drawn By: SCJ/JMD
Checked By: MP

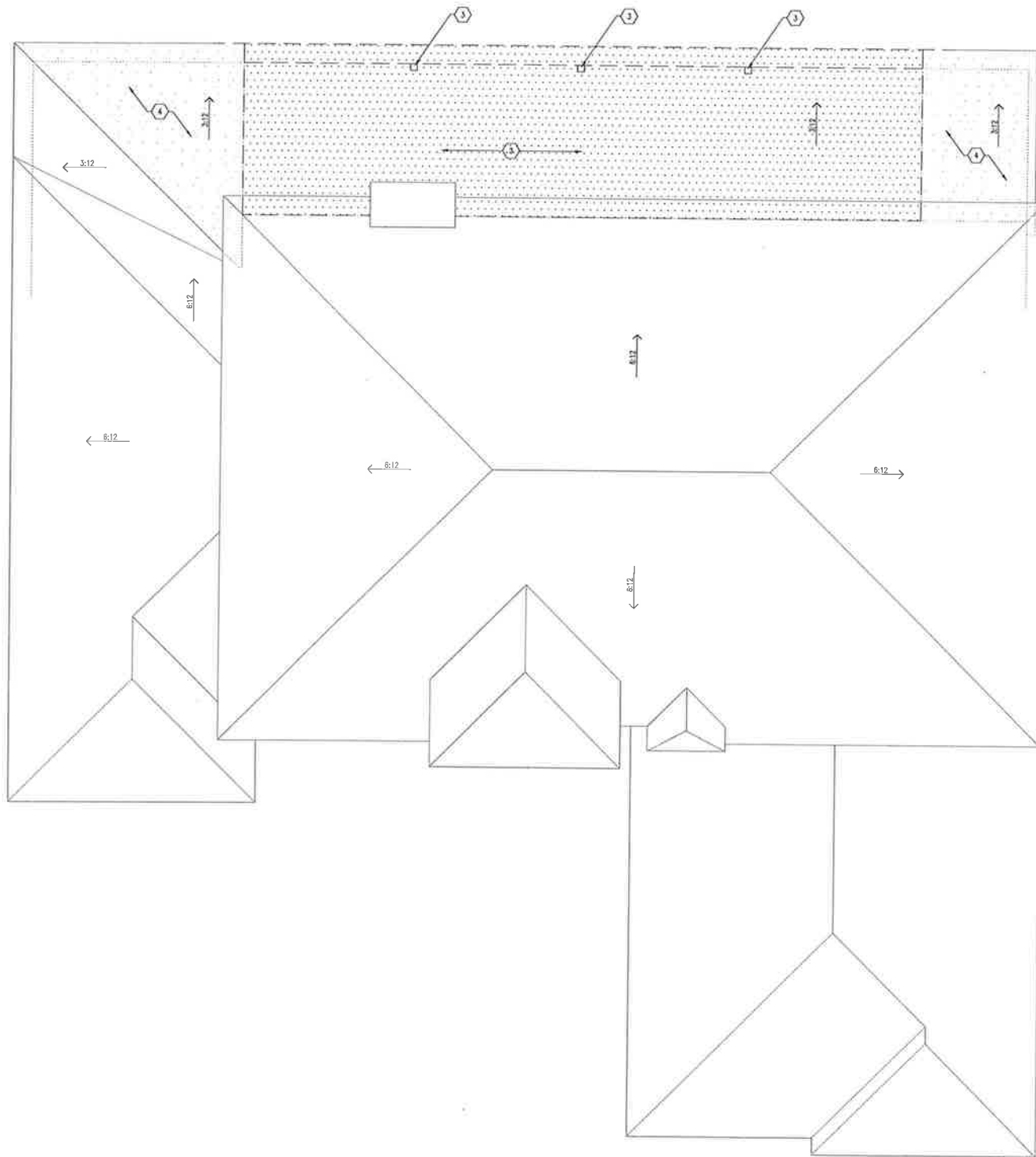
Project No.
21-011

Sheet No.

A101



EXISTING / DEMO FLOOR PLAN
SCALE: 1/4" = 1'-0"



**GENERAL
DEMOLITION NOTES:**

- A. ALL DEMOLITION WORK REQUIRED IS NOT LIMITED TO THAT INDICATED ON THESE PLANS. THE INTENT IS TO REMOVE ALL MECHANICAL, ELECTRICAL, PLUMBING, COMMUNICATIONS, AND ARCHITECTURAL ITEMS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION.
- B. ALL DIMENSIONS ARE FROM FACE OF STUD, OR FACE OF MASONRY, OR FACE OF CONCRETE WALL. ANY DIMENSIONS NOT SHOWN OR DEEMED QUESTIONABLE ARE TO BE VERIFIED BY ARCHITECT/DESIGNER. DO NOT SCALE DRAWINGS.
- C. PATCH SURFACES TO MATCH EXISTING ADJACENT FINISHES. REFER TO OWNER SPECIFICATIONS FOR CUTTING/PATCHING DETAILS.
- D. ALL ABANDONED MECHANICAL, PLUMBING, AND ELECTRICAL PIPING, RACEWAYS, AND DUCTWORK ARE TO BE REMOVED TO A POINT BELOW EXISTING FLOOR SLAB, BEHIND WALLS, AND AS CLOSE TO CUTTING/PATCHING DETAILS.

DEMO PLAN NOTES:

- 1 - - - - - DASHED LINES DENOTE AREAS OF DEMOLITION.
- 2 - - - - - SOLID LINES DENOTE EXISTING TO REMAIN.
- 3 TOTALLY REMOVE COLUMNS, BEAM, CEILING AND TRUSSES OVER LANAI, G.C. TO SUPPLY PROPER PROTECTION FROM THE ELEMENTS DURING CONSTRUCTION.
- 4 REMOVE SHINGLES ONLY IN THIS AREA. EXISTING TRUSSES TO REMAIN.
- 5 PREPARE CORNERS TO RECEIVE THE NEW BLOCK ATTACHMENT POINTS.
- 6 REMOVE EXISTING SLAB.

WMB ARCHITECTS
LIC. # AA26001266
2295 S. HIWASSEE RD.
SUITE 204
ORLANDO, FLORIDA 32835
PH 407.298.5020
FX 407.298.5030

Owner:

**DAVID
SUTTON**

EXISTING / DEMO ROOF PLAN

SUTTON RESIDENCE ALTERATIONS
4221 KEZAR CT.
BELLE ISLE, FL. 32812

Architect of Record:
John W. Burt - AR69163

Revisions:

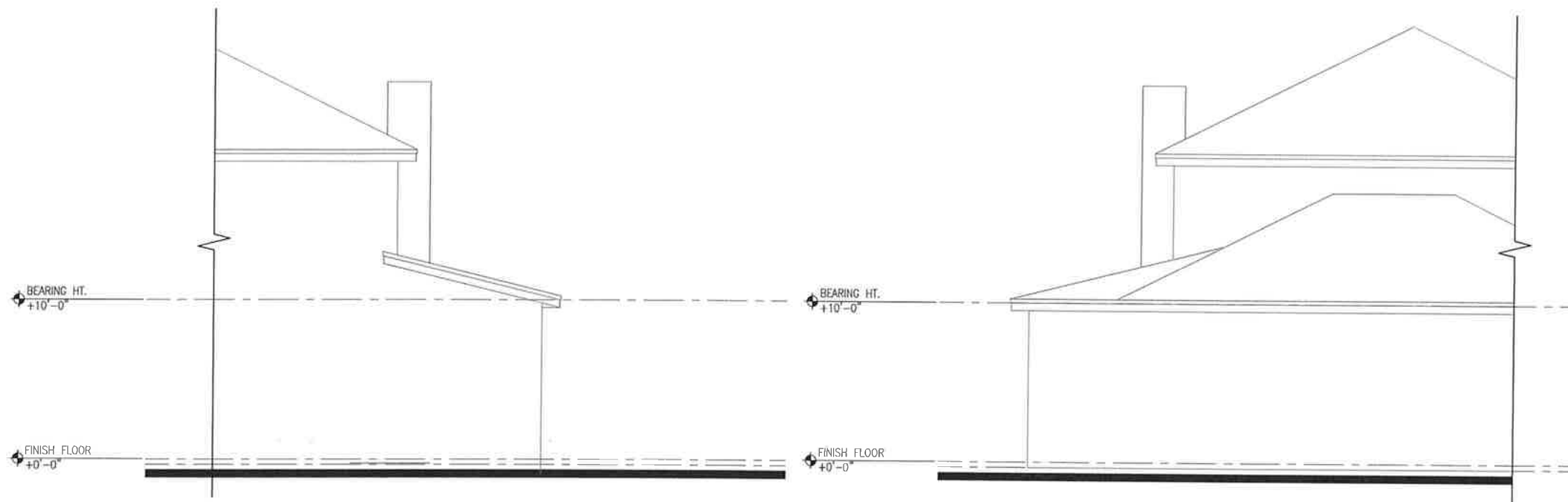
Date:	Drawn By:	Checked By:
04/01/2021	SCJ/JMD	MP

Project No:
21-011

Sheet No:
A102

This document is the property of WMB Architects and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of WMB Architects.

15



1 EAST ELEVATION
A103 SCALE: 1/4" = 1'-0"

2 WEST ELEVATION
A103 SCALE: 1/4" = 1'-0"



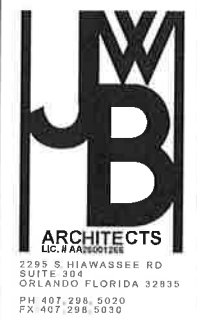
3 NORTH ELEVATION
A103 SCALE: 1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

- A. ALL DEMOLITION WORK REQUIRED IS NOT LIMITED TO THAT INDICATED ON THESE PLANS. THE INTENT IS TO REMOVE ALL MECHANICAL, ELECTRICAL, PLUMBING, COMMUNICATIONS, AND ARCHITECTURAL ITEMS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION.
- B. ALL DIMENSIONS ARE FROM FACE OF STUD, OR FACE OF MASONRY, OR FACE OF CONCRETE WALL. ANY DIMENSIONS NOT SHOWN OR DEEMED QUESTIONABLE ARE TO BE VERIFIED BY ARCHITECT/DESIGNER. DO NOT SCALE DRAWINGS.
- C. PATCH SURFACES TO MATCH EXISTING ADJACENT FINISHES. REFER TO OWNER SPECIFICATIONS FOR CUTTING/PATCHING DETAILS.
- D. ALL ABANDONED MECHANICAL, PLUMBING, AND ELECTRICAL PIPING, RACEWAYS, AND DUCTWORK ARE TO BE REMOVED TO A POINT BELOW EXISTING FLOOR SLAB, BEHIND WALLS, AND AS CLOSE TO CUTTING/PATCHING DETAILS.

DEMO PLAN NOTES:

- 1 DASHED LINES DENOTE AREAS OF DEMOLITION.
- 2 SOLID LINES DENOTE EXISTING TO REMAIN.
- 3 TOTALLY REMOVE COLUMNS, BEAM, CEILING AND TRUSSES OVER LAJOL, G.C. TO SUPPLY PROPER PROTECTION FROM THE ELEMENTS DURING CONSTRUCTION.
- 4 REMOVE SHINGLES ONLY IN THIS AREA. EXISTING TRUSSES TO REMAIN.
- 5 PREPARE CORNERS TO RECEIVE THE NEW BLOCK ATTACHMENT POINTS.
- 6 REMOVE EXISTING SLAB.



Owner:

DAVID
SUTTON

EXISTING / DEMO ELEVATIONS

SUTTON RESIDENCE ALTERATIONS
4221 KEZAR CT
BELLE ISLE, FL 32812

Architect of Record:
John W. Burt - AFS07863

Revisions:

Date	Drawn By	Checked By
04/01/2021	SC/JMD	MP

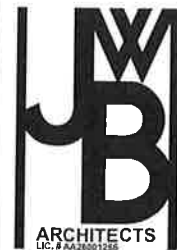
Project No.
21-011

Sheet No.

A103

FOUNDATION PLAN
GENERAL NOTES

1. FOUNDATION DESIGN BASED ON 2000 P.S.F. MIN. ALLOWABLE BEARING PRESSURE.
2. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301.
3. CONCRETE 28 DAY STRENGTH SHALL BE MINIMUM 2500 PSI W/ 3/4" MAXIMUM AGGREGATE.
4. ALL SLABS SHALL BE MIN. 3 1/2" THICK POURED CONCRETE W/ 6x6 10/10 OR FIBERMESH ON 6 MIL VAPOR BARRIER OVER CLEAN WELL COMPACTED TIGHTED TREATED SOIL.
5. REINFORCED STEEL: ASTM A615, GRADE 40. VERTICAL REINFORCEMENT SHALL BE #5 DOWEL BARS W/ A MIN. STD. HOOK LOCATED AS SHOWN ON PLANS. LAP VERTICAL BARS TO DOWELS MIN. 25". CORNER BARS SHALL BE LAPPED 25" TO FORM CONTINUITY IN THE FOOTING.



Owner:
DAVID
SUTTON

NEW FOUNDATION PLAN
SUTTON RESIDENCE ALTERATIONS
4021 KEZAR CT.
BELLE ISLE, FL 32812

Architect of Record
John W. Gurt - A953163

Revisions

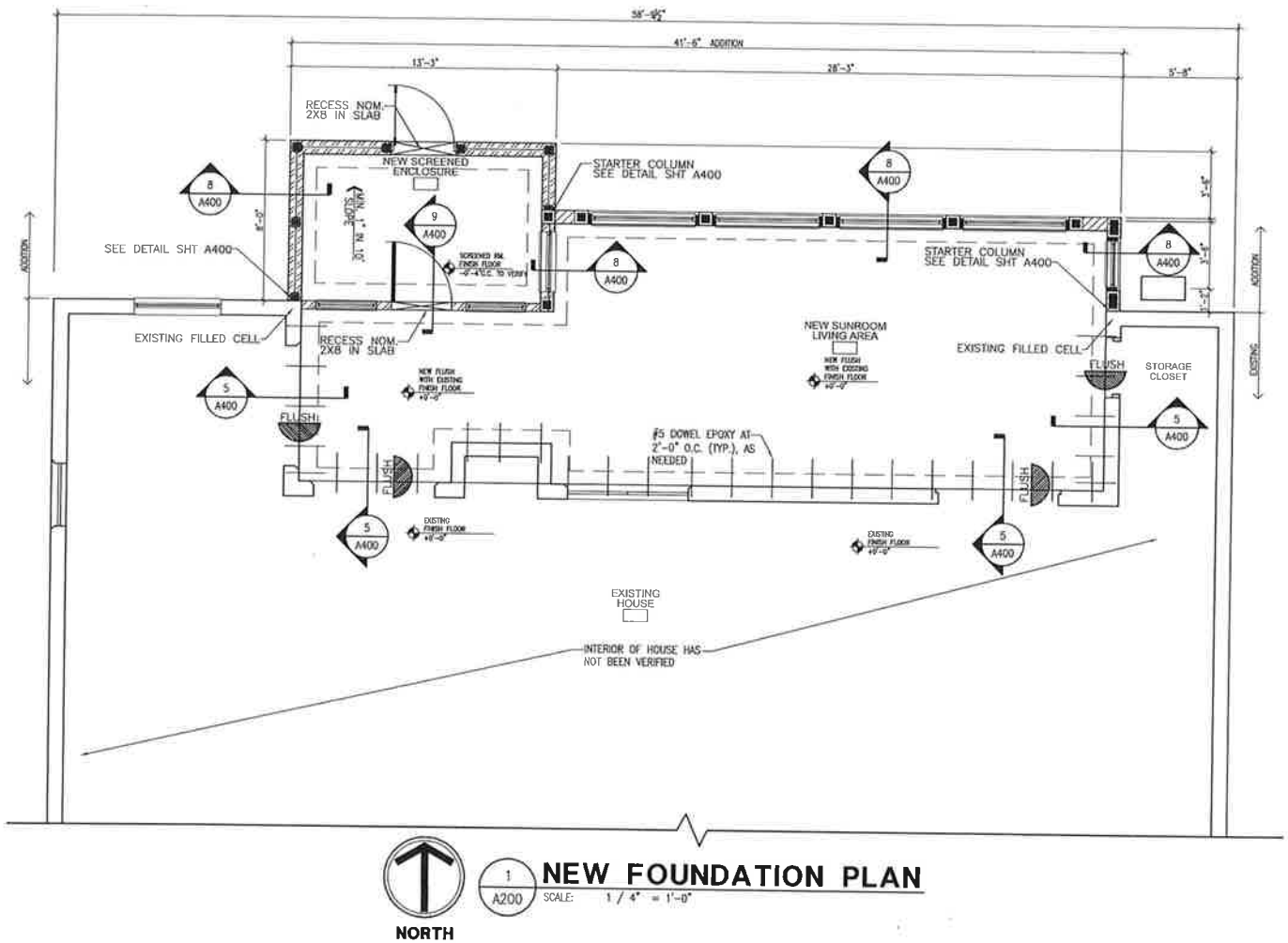
Date	Drawn By	Checked By
04/01/2021	SC/JMD	MP

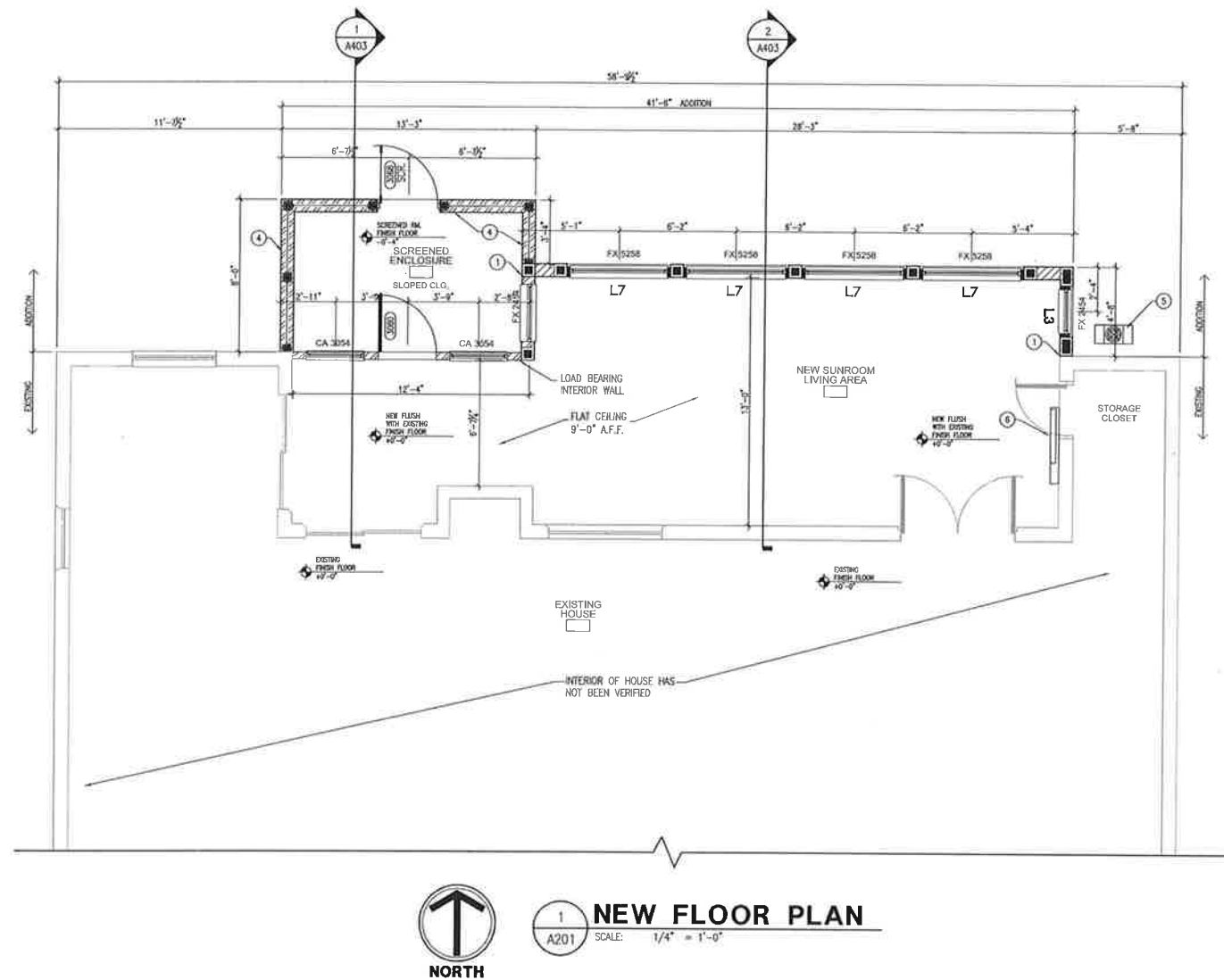
Project No.

21-011

Sheet No.

A200





GENERAL NOTES:

- ALL DIMENSIONS ARE FROM FACE OF STUD, OR FACE OF MASONRY, OR FACE OF CONCRETE WALL. ANY DIMENSIONS NOT SHOWN OR DEEMED QUESTIONABLE ARE TO BE VERIFIED BY ARCHITECT/DESIGNER. DO NOT SCALE DRAWINGS.
- PROVIDE WOOD BLOCKING SUPPORTS AS REQUIRED FOR ALL SURFACE MOUNTED ITEMS.
- COORDINATE WORK OF THIS TRADE WITH OTHER TRADES.
- PROVIDE MISCELLANEOUS SUPPORT FOR ALL CEILING SUSPENDED ITEMS.
- APPLY SEALANT AT ALL JUNCTURES BETWEEN DIFFERENT MATERIALS (I.E. WINDOWS AND CAST STONE).
- APPLY SEALANT AT ALL PLUMBING FIXTURES AT JUNCTURE WITH WALL.
- APPLY SEALANT AT ALL COUNTERTOPS AND BACK SPLASHES AT JUNCTURE WITH WALL.
- MIN. LOAD BEARING INTERIOR STUD WALLS TO BE 24" O.C., U.N.O. LOAD BEARING STUD WALLS TO BE 16" O.C. ALL WOOD STUDS ARE TO BE BRACED ACCORDING TO MANUFACTURER'S LIMITING HEIGHT L/240.
- ALL BEDROOM CLOSETS TO RECEIVE CONTINUOUS WOOD SHELF & ROD W/ METAL BRACKETS AS REQ'D.
- HALLWAY AND BATH LINEN CLOSETS TO RECEIVE WALL TO WALL WOOD SHELVING @ 16" VERTICAL SPACING.
- REFER TO TR200 SERIES AND A300 SERIES SHEETS FOR TRUSS BEARING INFO.
- NOT USED.
- WINDOW NOTATION REFERS TO PGT WINGUARD SERIES SINGLE HUNG WINDOWS W/TRIPLE PANE INSULATED FRAME FINISH: TBO. WINDOWS NOTED AS SEGMENT WINDOWS ARE OPERABLE SEGMENT HEADS. WINDOWS NOTED AS EYEBROW ARE DIRECT SET PICTURE WINDOWS. WINDOW DESIGNATIONS ARE STATED IN FEET & INCHES: I.E.: 3068 = 3'-0" WIDE X 6'-8" TALL. MINI-HUNG OPENING TOP HINGED. FX=FIXED WINDOW. SH=SH-1000 HUNG WINDOW. CA=CASHEMENT WINDOW. TEMP=TEMPERED GLASS.
- ALL HARDWARE TO BE SCHLAGE SERIES- A OR BETTER.
- DOOR DESIGNATIONS ARE STATED IN FEET & INCHES: I.E.: 3068 = 3'-0" WIDE X 6'-8" TALL. BD=BARN DOOR STYLE.
- SEE CLIENT FINISH SPECIFICATIONS FOR ALL INTERIOR & EXTERIOR FINISH'S, INCLUDING DOOR TYPES.

PLAN NOTES:

- ALIGN FINISH FACES.
- NEW SLAB TO ALIGN WITH THE FINISH FLOOR OF THE EXISTING HOUSE.
- NOT USED.
- 24" CMU LOW WALL, SCREEN ENCLOSURE ABOVE.
- MINI SPLIT A/C. EXTERIOR UNIT.
- MINI SPLIT A/C. WALL MOUNTED UNIT, ABOVE DOOR SEE SPECS.

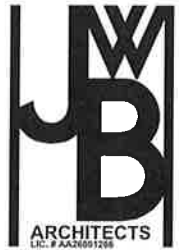
LEGEND:

- | | |
|-------------|---|
| 3068 SH | WINDOW LABEL (SIZE NOTATION IN FT- INCHES 3'-8" 6'-0") |
| 3068 | DOOR LABEL (SIZE NOTATION IN FT- INCHES 3'-0" 8'-0") |
| DINING ROOM | ROOM NAME |
| | ROOM NAME |
| | GROUTED CELL IN 8" CMU EXTERIOR WALL |
| | NEW INTERIOR NON-LOAD BEARING WALL |
| | NEW EXTERIOR LOAD BEARING WALL: NOM. 2x4's 24" O.C. SEE A402. |
| | EXISTING WALL TO REMAIN |
| LxX = | LOTT'S or WICKMA CONCRETE PRODUCTS MARK NO. |

WIND INFORMATION:

- PER 2017 FBC
- ROOF LIVE LOAD = 20 PSF
 - ENCLOSED
 - POS/NEG PRESSURES:
 - INTERNAL (MIN) : 0.18
 - TRUSS B.C.L.L. : 10PD/PSF
 - ATTIC W/STDR. B.C.L.L. : 20 PSF
 - WIND VELOCITY:
 - BASIC WIND SPEED = 145 MPH
 - WIND EXPOSURE = B
 - DESIGN WIND PRESSURE FOR OPENINGS-PER FLORIDA BUILDING CODE FBC 2017 R301.2.1, #3
 - ROOF ZONE#1: -31.5/+16.82 PSF
 - ROOF ZONE#2: -53.96/+19.36 PSF
 - ROOF ZONE#3: -89.64/+21.18 PSF
 - RISK CATEGORY = II
 - FLOOD = N/A
 - SBV = 2,000 PSF COMPONENT/ CLADDING DESIGN
 - WIND PRESSURE = SEE SCHEDULE BELOW

DESIGN WIND PRESSURE FOR OPENINGS-PER FLORIDA BUILDING CODE FBC 2017 R301.2.1			
ZONE 4	ZONE 5	ZONE 4	ZONE 5
10 SOFT	+35.2/-38.2	10 SOFT	+35.3/-47.2
20 SOFT	+33.7/-36.7	20 SOFT	+33.7/-44.0
50 SOFT	+31.6/-34.6	50 SOFT	+31.6/-39.8
100 SOFT	+30.0/-33.0	100 SOFT	+30.0/-36.7
500 SOFT	+26.3/-29.3	500 SOFT	+26.3/-29.3



JWB ARCHITECTS
LIC. # AA20051288
2285 S. HIWASSEE RD
SUITE 304
ORLANDO FLORIDA 32835
PH:407.298.5020
FX:407.298.5030

Owner:

DAVID
SUTTON

NEW FLOOR PLAN

SUTTON RESIDENCE ALTERATIONS

4221 KEZAR CT.
BELLE ISLE, FL 32812

Architect of Record
John W. Burt - A190263

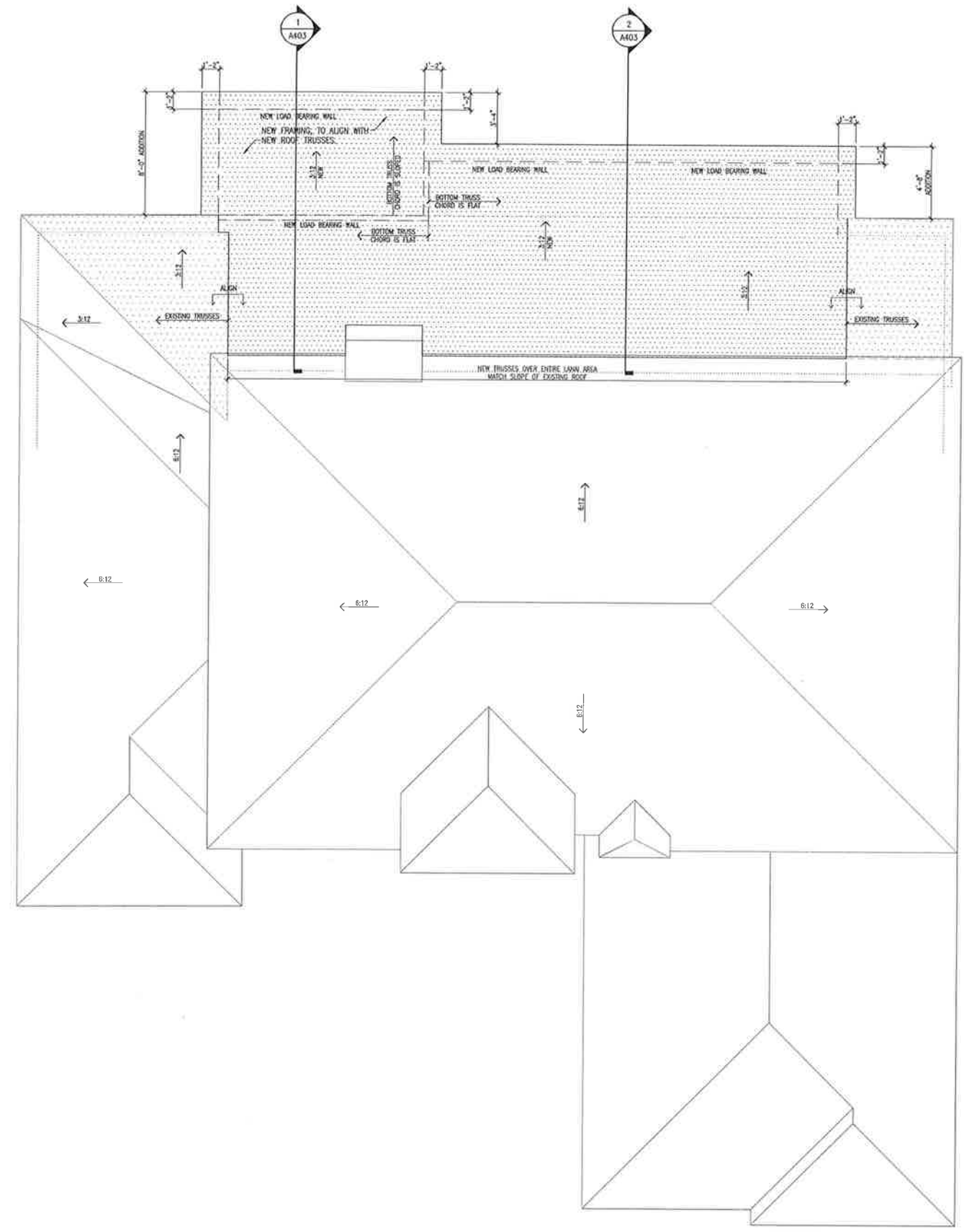
Revisions

Date: 04/01/2021 Drawn By: SCJ/JMD Checked By: MP

Project No.
21-011

Sheet No.

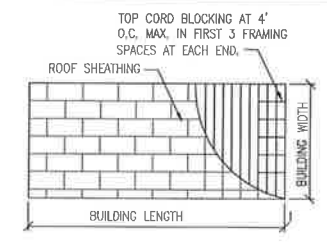
A201



GENERAL ROOF NOTES:

- A. REFER TO THE EXTERIOR FINISH SCHEDULE FOR SHINGLE TYPE.
- B. INSTALL 24" (12" EACH WAY) METAL FLASHING AT ALL VALLEY CONDITIONS.
- C. SEE TRUSS PLAN AND LINTEL SCHEDULE.
- D. FASTENERS - SIMPLEX 1 1/2" CORROSION RESISTANT
- E. METAL FLASHING - MIN. 26 GA. - G-90 CORROSION RESISTANT CONFORMS TO A 525 & ASTM A 90. LEAD FOR STACKS TO BE MINIMUM 2.5#/SQ. FT.
- F. ASPHALT ADHESIVE - PLASTIC ROOF CEMENT CONFORMING TO ASTM D 4566, TYPE I NON-ASBESTOS, NON-RUNNING, HEAVY BODY MATERIAL COMPOSED OF ASPHALT & OTHER MINERAL INGREDIENTS.

ROOF SHEATHING LAYOUT WITH BLOCKING DIAGRAM



JWB
ARCHITECTS
LIC. # AA26001268
2295 S. HIAWASSEE RD.
SUITE 304
ORLANDO, FLORIDA 32835
PH 407.298.5020
FX 407.298.5030

Owner
DAVID SUTTON

NEW ROOF PLAN
SUTTON RESIDENCE ALTERATIONS
4221 KEZAR CT.
BELLE ISLE, FL 32812

Architect of Record
John W. Burt - ARB0083

Revisions		

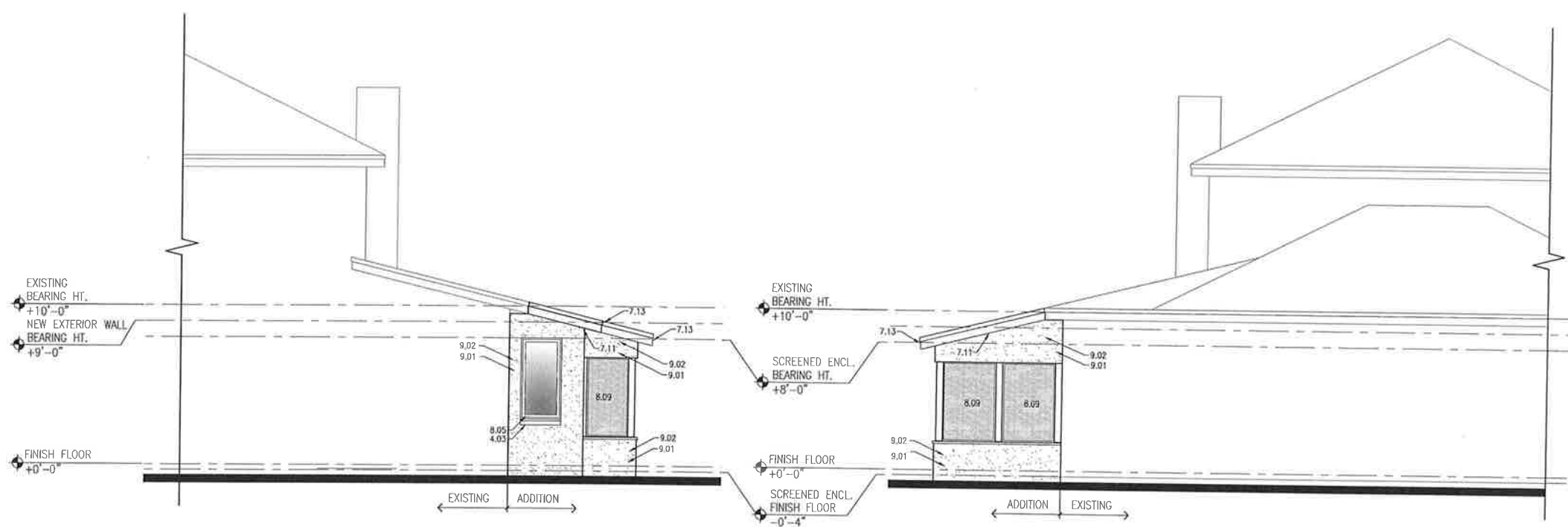
Date	Drawn By	Checked By
04/01/2021	SCJ/MD	MP

Project No.
21-011

Sheet No.
A202

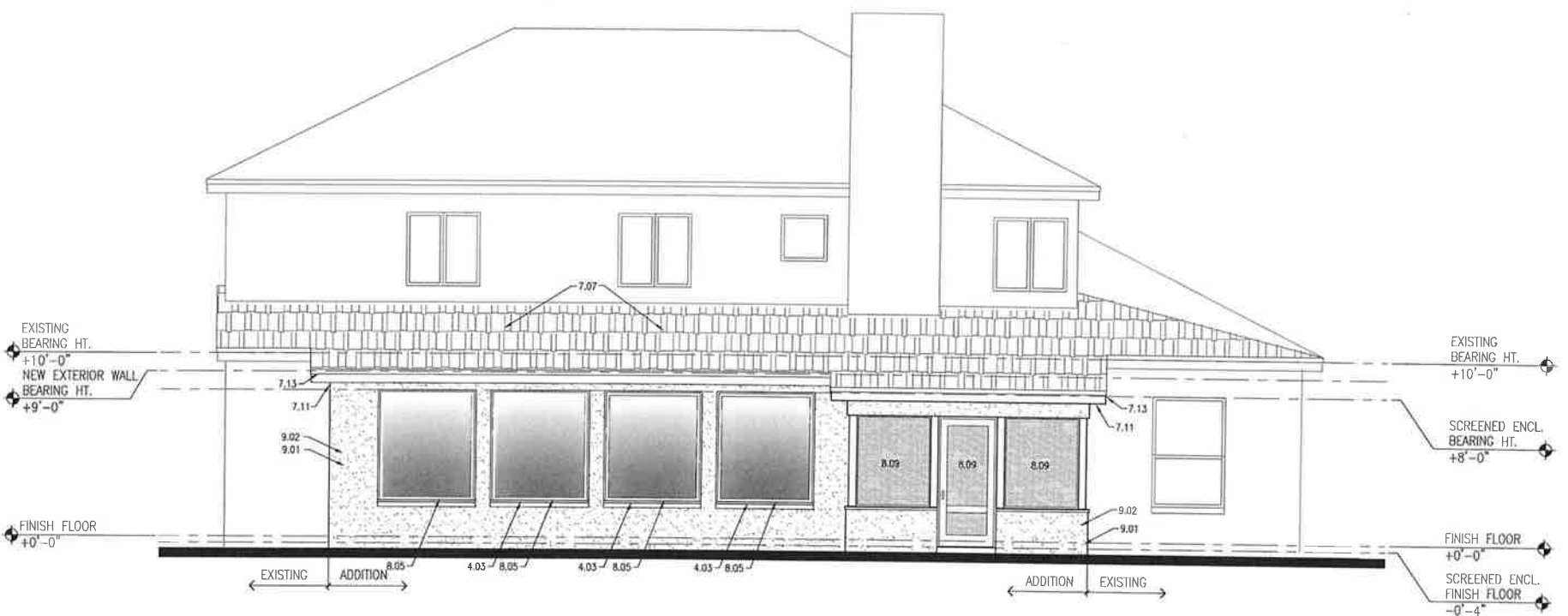
NORTH

1 NEW ROOF PLAN
A202 SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
A301 SCALE: 1/4" = 1'-0"

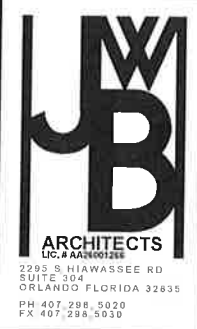
2 WEST ELEVATION
A301 SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
A301 SCALE: 1/4" = 1'-0"

KEYNOTES

- DIVISION 1 - GENERAL REQUIREMENTS**
- 1.1 THESE GENERAL KEYNOTES ARE ORGANIZED BASE UPON 16 DIVISIONS SET UP BY THE CONSTRUCTION SPECIFICATIONS INSTITUTE.
- DIVISION 2 - SITEWORK**
- 2.01 FINISH GRADE.
2.02 TREATED COMPACTED FILL.
2.03 CONCRETE APRON OR PATIO.
- DIVISION 3 - CONCRETE**
- 3.01 CONCRETE SLAB.
3.02 CONCRETE FORMING.
3.03 #4 HORIZONTAL REBAR @ 2'-0" O.C.
3.04 #4 CONT. HORIZ. REBAR.
3.05 #5 VERT. REBAR @ 2'-0" O.C.
3.06 #5 VERT. REBAR @ 2'-0" MIN. LAP IN GROUTED CELL.
3.07 10x10 W/F. USE MASONRY BLOCKS TO HOLD MESH 1'-1/2' ABOVE GROUND.
3.08 1/2" ANCHOR BOLT.
3.09 #5 REBAR EA. WAY @ 8" O.C.
- DIVISION 4 - MASONRY**
- 4.01 800X16 NORMAL WEIGHT C.M.U.
4.02 800X16 NORMAL WEIGHT C.M.U. BOND BEAM W/ (2) #5 CONT.
4.03 EXTRUDED PRECAST CONCRETE SILL.
4.04 EXTRUDED PRECAST CONCRETE UNTEL.
4.05 800X16 SPLIT FACED C.M.U. PAINTED.
4.06 HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. VERTICALLY.
4.07 DRY STACKED STONE VENEER.
- DIVISION 5 - WOOD AND PLASTICS**
- 5.01 PRESSURE TREATED WOOD BLOCKING.
5.02 4x10 ACCENT TRIM.
5.03 PRE-ENGINEERED WOOD ROOF TRUSS. SEE TRUSS PLAN.
5.04 WOOD BLOCKING.
5.05 PRESSURE TREATED 3/4" FLOORING STRIP.
5.06 NOM. 2X4 WOOD STUD WALL FRAMING @ 16" O.C.
5.07 1/2" CDX PLYWOOD SHEATHING.
5.08 1" X HARD-PLANK TRIM (OR EQUIV.)
5.09 INTERIOR TRIM (OWNER TO SELECT).
5.10 (2) NOM. 2X12'S BEAM W/ BLOCKING TO PAD OUT TO 5 1/2" FINISH WIDTH.
5.11 (2) CONTIGUOUS NOM. 2X4 WOOD CAP PLATES. STAGGER JOINTS MIN 2'-0" OVERLAP.
5.12 1" X HARD-PLANK TRIM (OR EQUIV.)
5.13 F.T. NOM. 4x6 COLUMN.
5.14 SIMPSON 2x8x8 POST BASE.
5.15 SIMPSON 2x8x8 HANGER.
5.16 NOM. 2X4 CONTINUOUS SUB-FASCIA.
5.17 1" X WOOD PLANK FINISH (OWNER TO SPEC.).
5.18 (3) PLY NOM. 2X12'S BEAM.
5.19 SIMPSON HUBBIE HANGER.
5.20 2X4 TRUSS CROSS BRACING.
5.21 SIMPSON HUBBIE HANGER.
5.22 3.5" X 7" VERSALAM COLUMN.
5.23 3.5" X 18" VERSALAM BEAM.
5.24 NOM. 2X8 RAFTERS @ 24" O.C.
5.25 NOM. 2X8 STUDWALL FRAMING @ 16" O.C.
5.26 SIMPSON 1128 HANGER.
5.27 BEVELED HARD-PLANK (OR EQUIVALENT) SIDING.
- DIVISION 7 - THERMAL AND MOISTURE PROTECTION**
- 7.01 R-11 MIN. INSULATION.
7.02 R-30 MIN. INSULATION.
7.03 3/4" E-11 MK. R200 INSULATION BOARD.
7.04 2 MIL. POLYETHYLENE VAPOR BARRIER.
7.05 TYVEK TYPE BUILDING PAPER. OVERLAP 4" MIN.
7.06 PREFINISHED METAL ROOF EDGE PER SHINGLE MIN. SPEC.
7.07 50 YR. DIMENSIONAL ARCHITECTURAL ASPHALT SHINGLES. MATCH EXISTING.
7.08 2309 FIBERGLASS-ASPHALT DIMENSIONAL SHINGLES (OWNER TO SELECT).
7.09 SEALANT WITH BACKER ROD.
7.10 ATTIC VENT FAN.
7.11 PREFINISHED ALUMINUM SOFFIT PANELS. MATCH EXISTING.
7.12 50 LB. ASPHALT PAPER.
7.13 24 PREFINISHED ALUMINUM BREAKMETAL FASCIA. MATCH EXISTING.
7.14 R-30 FOLY WRAPPED GLASS FIBER BATT ROOF INSULATION.
7.15 CONTINUOUS METAL FLASHING. TUCKED BEHIND BUILDING PAPER 4" MIN. WEEP SCREED.
7.16 24 PREFINISHED ALUMINUM BREAKMETAL FLASHING WITH DRIP EDGE.
7.17 PREFINISHED CONTINUOUS RAIN CUTTER.
- DIVISION 8 - DOORS AND WINDOWS**
- 8.01 EXTERIOR RATED PRE-HUNG DOOR.
8.02 SECTIONAL OVERHEAD STEEL DOOR.
8.03 WEATHERSTRIPPING.
8.04 ALUMINUM THRESHOLD.
8.05 FIXED WINDOW.
8.06 SINGLE HUNG WINDOW.
8.07 SLIDING GLASS DOOR.
8.08 CASEMENT WINDOW.
8.09 ALUMINUM FRAME SCREEN ENCLOSURE.
8.10 EXTERIOR INSULATED FULL VIEW GLASS DOOR.
- DIVISION 9 - FINISHES**
- 9.01 PAINTED FINISH.
9.02 EXTERIOR STUCCO FINISH SYSTEM. 7/8" OVER SHEATHING, 5/8" OVER BLOCK. (MATCH EXISTING).
9.03 EXTERIOR STUCCO FINISH SYSTEM-APPLIED TRIM PROFILE.
9.04 1/2" S40 RESISTANT GYPSUM BOARD.
9.05 1/2" GYPSUM BOARD.
9.06 BEVELED SIDING - HARD OR EQUIV. (MATCH EXIST.)
9.07 STUCCO SYSTEM Drip PROFILE.
9.08 NEW R200 C.M.U. COLUMN WITH DECORATIVE BASE & CAPITOL.
9.09 EXISTING COLUMN REFINISHED PER DESIGN.
9.10 MANUFACTURED STONE VENEER. (MATCH EXISTING).



Owner
DAVID SUTTON

NEW EXTERIOR ELEVATIONS

SUTTON RESIDENCE ALTERATIONS
4221 KEZAR CT.
BELLE ISLE, FL 32812

Architect of Record
John W. Burt - AR02163

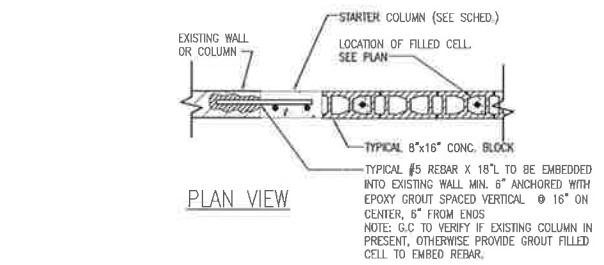
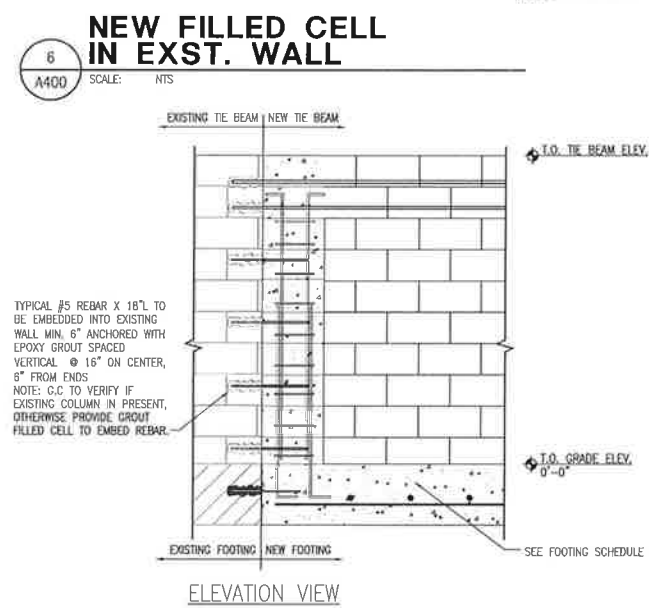
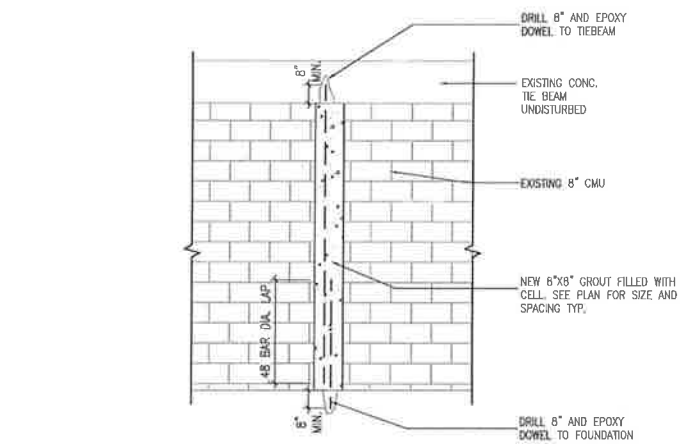
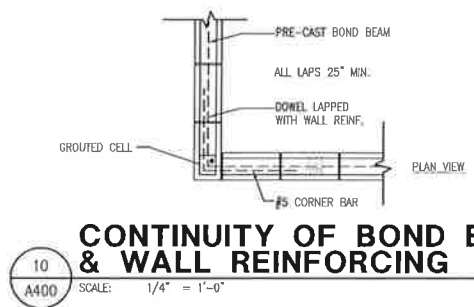
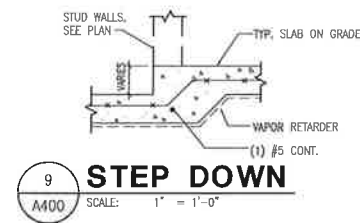
Revisions

Date: 04/01/2021
Drawn By: SCJ/JMD
Checked By: MP

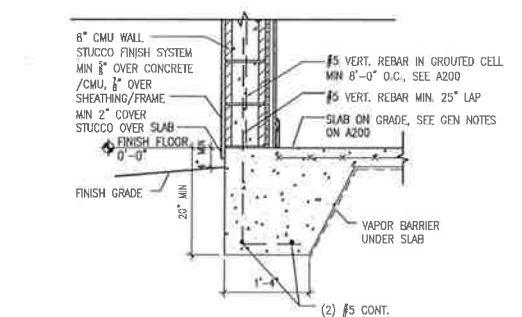
Project No.
21-011

Sheet No.

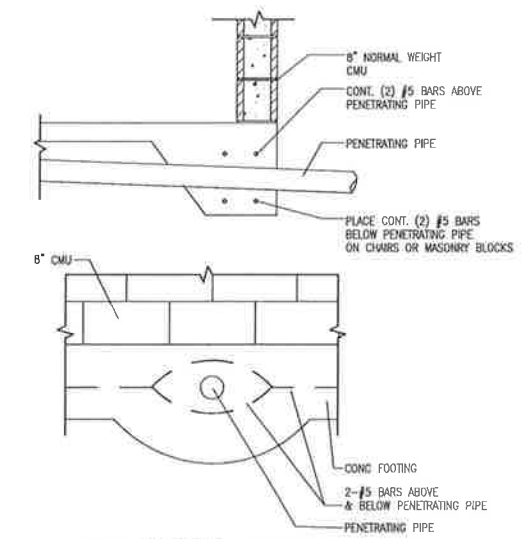
A301



7 STARTER COLUMN DETAIL
SCALE: NTS



8 TYP. ONE STORY MONO FOOTING
SCALE: 1" = 1'-0"

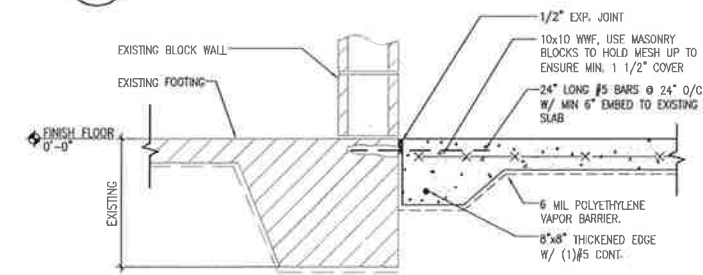


1 BEARING WALL FOOTING PENETRATIONS
SCALE: 3/4" = 1'-0"

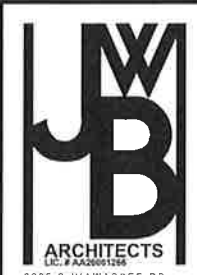
2 NOT USED
SCALE: NTS

3 NOT USED
SCALE: NTS

4 NEW SLAB @ EXST SLAB
SCALE: NTS



5 EXISTING FOUNDATION TO NEW SLAB
SCALE: NTS



Owner:
DAVID SUTTON

FOUNDATION DETAILS FOR ADDITIONS

SUTTON RESIDENCE ALTERATIONS

4221 KEZAR CT.
BELLE ISLE, FL 32812

Architect of Record:
John W. Durr - AP01953

Revisions

Date: 04/01/2021 Drawn By: SC/JMD Checked By: MP

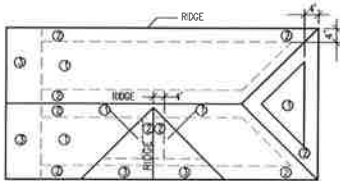
Project No:
21-011

Sheet No:

A400

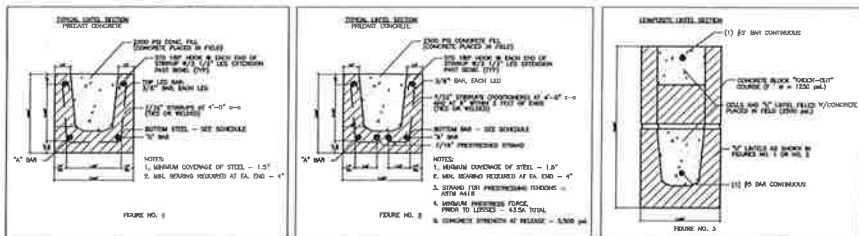
Quality/Lift's/Weeks Precast Lintel (8"x8", filled and unfilled)						
Mark No.	Nominal	Total Allowable Superimposed Load - Pounds Per Linear Foot		Fillet		
		Clear	No Steel	(1) 1/5	(2) 1/5	(2) 1/5
Span	Size		A	B		
L-1	1'-6"	2'-10"	6191	7845	8122	
L-2	2'-2"	3'-6"	4277	5413	5604	
L-3	2'-8"	4'-0"	3466	4383	4536	
L-4	3'-2"	4'-6"	2917	3686	3817	
L-5	4'-0"	5'-4"	23	2905	3010	
L-6	4'-6"	5'-10"	2045	2577	2669	
L-7	5'-2"	6'-6"	1722	2167	2245	
L-8	6'-2"	7'-6"	1464	1855	1932	
L-9	7'-0"	8'-4"	1304	1636	1696	
L-10	8'-0"	9'-4"	1138	1425	1476	
L-11	9'-2"	10'-6"	989	1235	1281	
L-12	10'-0"	11'-4"	904	1128	1170	
L-13	11'-2"	12'-6"	801	1004	1042	
L-14	12'-0"	13'-4"	749	931	953	
L-15	12'-6"	14'-0"	708	783	784	
L-16 (P.S.)	13'-4"	14'-8"	548	760	765	
L-17 (P.S.)	14'-0"	15'-4"	491	687	691	
L-18 (P.S.)	16'-0"	17'-4"	332	521	523	
L-19 (P.S.)	18'-0"	19'-4"	233	426	428	
L-20 (P.S.)	18'-8"	20'-0"	201	376	377	
L-21 (P.S.)	20'-0"	21'-4"	186	302	303	
L-22 (P.S.)	22'-8"	24'-0"	111	237	239	

Quality/Lift's/Weeks Precast Lintel (8"x16" composite)						
Mark No.	Nominal	Total Allowable Superimposed Load - Pounds Per Linear Foot		Fillet		
		Clear	No Steel	(1) 1/5	(2) 1/5	(2) 1/5
Span	Size		A	B		
L-1	1'-6"	2'-10"	12374	12591	12867	
L-2	2'-2"	3'-6"	8488	8690	8871	
L-3	2'-8"	4'-0"	6886	7023	7178	
L-4	3'-2"	4'-6"	5772	5902	6033	
L-5	4'-0"	5'-4"	4546	4649	4753	
L-6	4'-6"	5'-10"	4028	4120	4212	
L-7	5'-2"	6'-6"	3582	3660	3758	
L-8	6'-2"	7'-6"	2958	2975	3043	
L-9	7'-0"	8'-4"	2548	2597	2666	
L-10	8'-0"	9'-4"	2215	2267	2318	
L-11	9'-2"	10'-6"	1918	1936	2009	
L-12	10'-0"	11'-4"	1749	1790	1832	
L-13	11'-2"	12'-6"	1554	1591	1628	
L-14	12'-0"	13'-4"	1438	1473	1507	
L-15	12'-6"	14'-0"	1356	1389	1421	
L-16 (P.S.)	13'-4"	14'-8"	1305	1348	1372	
L-17 (P.S.)	14'-0"	15'-4"	1236	1276	1307	
L-18 (P.S.)	16'-0"	17'-4"	1153	1197	1250	
L-19 (P.S.)	18'-0"	19'-4"	1019	1057	1104	
L-20 (P.S.)	18'-8"	20'-0"	980	1017	1063	
L-21 (P.S.)	20'-0"	21'-4"	880	913	954	
L-22 (P.S.)	22'-8"	24'-0"	740	775	801	

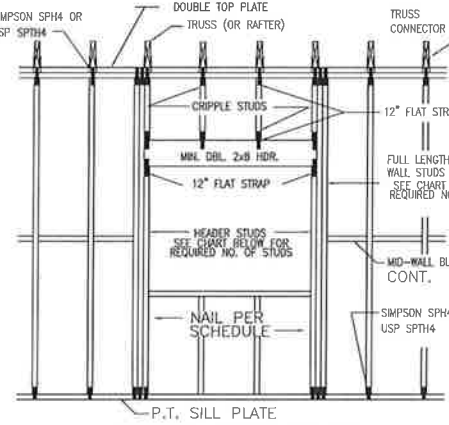


ROOF NAILING ZONE CHART

- TRUSSES MUST BE CAPABLE OF TRANSFERRING LATERAL LOADS TO BEARING WALLS.
- TRUSSES, GIRDERS, AND BEAM TIE DOWNS TO BE SIZED PER TRUSS MANUFACTURERS UPLIFT CALCULATIONS. ANY QUESTIONS AS TO THE SIZE, TYPE, OR VALUE OF A NAIL, STRAP OR CLIP SHOULD BE VERIFIED BY THE STRUCTURAL ENGINEER.
- HEADER STUD REQUIREMENT
2 HEADER STUDS (EACH SIDE) 1'-6" TO 6'-0"
3 HEADER STUDS (EACH SIDE) 6'-0" TO 12'-0"
4 HEADER STUDS (EACH SIDE) 12'-0" TO 18'-0"
- BEARING/SHEAR WALL NAIL PATTERN
1. PLYWOOD: (FIELD) USE 80 NAILS @ 12" O.C. (EDGE) USE 80 NAILS @ 6" O.C.
2. GYPSUM: (FIELD) USE 50 NAILS @ 10" O.C. (EDGE) USE 50 NAILS @ 7" O.C.
- ROOF SHEATHING NAILING PATTERN - REFERENCE FBC 2020 R803.2.3.1 UPLIFT CALCULATIONS. ANY QUESTIONS AS TO THE SIZE, TYPE, OR VALUE OF A UPLIFT CALCULATIONS. ANY QUESTIONS AS TO THE SIZE, TYPE, OR VALUE OF A WOOD STRUCTURAL PANEL SHEATHING SHALL BE FASTENED TO ROOF FRAMING WITH RSRS-01 (2 3/8" x 0.113") NAILS AT 6 INCHES (152 MM) ON CENTER AT EDGES AND 6 INCHES (152 MM) ON CENTER AT INTERMEDIATE FRAMING, UNLESS ROOF OVERHANG DESIGN REQUIRES A CLOSER SPACING. RSRS-01 IS RING SHANK ROOF SHEATHING NAIL MEETING THE SPECIFICATIONS IN ASTM F1567.
WHERE ROOF FRAMING WITH A SPECIFIC GRAVITY, $0.42 \leq G < 0.49$ IS USED, SPACING OF RING-SHANK FASTENERS SHALL BE 4 INCHES ON CENTER IN NAILING ZONE 3 IN ACCORDANCE WITH FIGURE R803.2.3.1, WHERE VULT IS 165 MPH OR GREATER.
EXCEPTIONS:
1. WHERE ROOF FRAMING WITH A SPECIFIC GRAVITY, $0.42 \leq G < 0.49$ IS USED, SPACING OF RING-SHANK FASTENERS SHALL BE PERMITTED AT 12 INCHES (305 mm) ON CENTER AT INTERMEDIATE FRAMING IN NAILING ZONE 1 FOR ANY VULT AND IN NAILING ZONE 2 FOR VULT LESS THAN OR EQUAL TO 140 MPH IN ACCORDANCE WITH FIGURE R803.2.3.1.
2. WHERE ROOF FRAMING WITH A SPECIFIC GRAVITY, $G = 0.49$ IS USED, SPACING OF RING-SHANK FASTENERS SHALL BE PERMITTED AT 12 INCHES (305 mm) ON CENTER AT INTERMEDIATE FRAMING IN NAILING ZONE 1 FOR ANY VULT AND IN NAILING ZONE 2 FOR VULT LESS THAN OR EQUAL TO 150 MPH IN ACCORDANCE WITH FIGURE R803.2.3.1.
3. WHERE ROOF FRAMING WITH A SPECIFIC GRAVITY, $G = 0.49$ IS USED, 6d COMMON OR 6d HOT-DIPPED GALVANIZED BOX NAILS AT 8 INCHES (152 mm) ON CENTER AT EDGES AND 6 INCHES (152 mm) ON CENTER AT INTERMEDIATE FRAMING IN NAILING ZONE 3 IN ACCORDANCE WITH FIGURE R803.2.3.1, WHERE VULT IS 165 MPH OR GREATER.
- 1/2" GYPSUM CEILING: USE 50 NAILS @ 7" O.C.
SENO 2 3/4" X 131 & PASELODE 2 3/4" X .099 PNEUMATIC



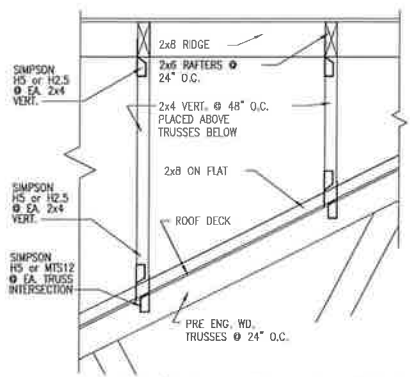
ROOF TRUSS DESIGN CRITERIA			FLOOR DESIGN CRITERIA (STAIR, DECK AND BALCONY)		
TOP CORD LIVE LOAD	20 p.s.f.		TOP CORD LIVE LOAD	40 p.s.f.	
TOP CORD DEAD LOAD	10 p.s.f.		TOP CORD DEAD LOAD	10 p.s.f.	
BOT. CORD DEAD LOAD	10 p.s.f.		BOT. CORD DEAD LOAD	5 p.s.f.	
TOTAL	40 p.s.f.		TOTAL	55 p.s.f.	
WIND SPEED	139 m.p.h.				
DURATION FACTOR	1.25		DURATION FACTOR	1.00	



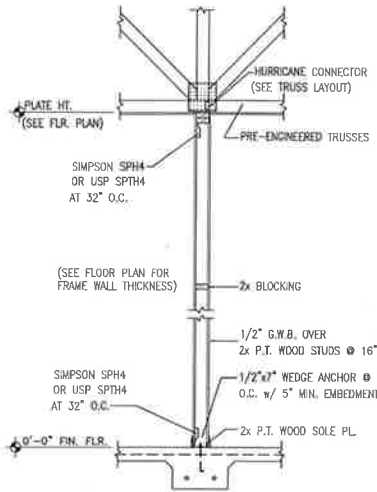
TYPICAL FRAMING AND CONNECTIONS FOR OPENINGS

WALL HEIGHT	STUD SPACING	MAXIMUM HEADER SPAN (ft.)						
		3'	6'	9'	12'	15'	18'	
10' OR LESS	MORE THAN 10'	1	1	2	2	2	2	
		2	2	3	3	3	3	

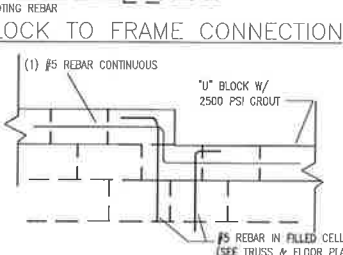
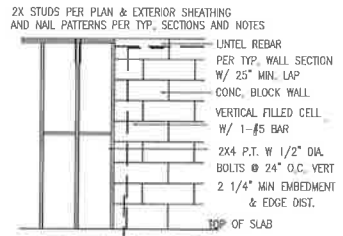
MINIMUM WALL AND HEADER STUD REQUIREMENTS



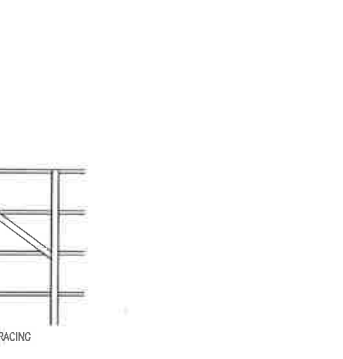
VALLEY/CONV. FRAME DETAIL



INT. BRG. WALL DETAIL



CHANGE IN BEARING HEIGHT

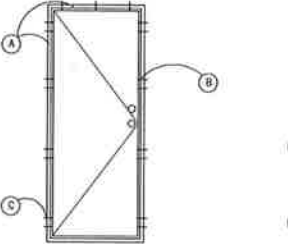


TYP. RESTRAINT DETAIL

LIMITING HEIGHTS OF 2" STUDS

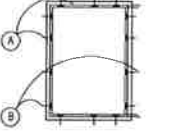
SIZE STUD MATERIAL AT O.C., SPACING	MAX HEIGHT
2"x4" SPRUCE, FIR 24" O.C.	8'-0"
2"x4" SPRUCE, FIR 16" O.C.	9'-0"
2"x4" SPRUCE, FIR 12" O.C.	10'-0"
2"x4" SOUTHERN PINE, FIR 24" O.C.	9'-0"
2"x4" SOUTHERN PINE, FIR 16" O.C.	10'-0"
2"x4" SOUTHERN PINE, FIR 12" O.C.	12'-4"
2"x6" SPRUCE, FIR 24" O.C.	11'-4"
2"x6" SPRUCE, FIR 16" O.C.	13'-9"
2"x6" SPRUCE, FIR 12" O.C.	16'-0"
2"x6" SOUTHERN PINE, FIR 24" O.C.	13'-9"
2"x6" SOUTHERN PINE, FIR 16" O.C.	17'-0"
2"x6" SOUTHERN PINE, FIR 12" O.C.	19'-4"
2"x8" SPRUCE, FIR 24" O.C.	14'-9"
2"x8" SPRUCE, FIR 16" O.C.	18'-0"
2"x8" SPRUCE, FIR 12" O.C.	21'-0"
2"x8" SOUTHERN PINE, FIR 24" O.C.	18'-0"
2"x8" SOUTHERN PINE, FIR 16" O.C.	22'-3"
2"x8" SOUTHERN PINE, FIR 12" O.C.	25'-8"

BUCK ATTACHMENT DATA FOR EXTERIOR DOORS



- BUCKS SHALL BE 2x8 PT AT ALL MASONRY OPENINGS
- ATTACH BUCKS W/ 2 COIL NAILS TOP AND BOTTOM AND 16" O.C. STAGGERED IN THE FIELD.
- WOOD SCREWS DIRECTLY ADJACENT TO JAMBS. DOOR JAMBS SHALL BE SCREWED USING 2 #10 1/2" PH

BUCK ATTACHMENT DATA FOR EXTERIOR WINDOWS



- BUCKS SHALL BE 2x4 PT AT ALL MASONRY OPENINGS
- ATTACH BUCKS TO MASONRY W/ (2) 3" TAPCONS @ 6" O.C. STAGGERED.

LIVE LOAD TABLE R301.5

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per square foot).	
USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20
HABITABLE ATTICS AND ATTICS WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS	40
FIRE ESCAPES	40
GUARDS AND HANDRAILS	200h
GUARD IN-FILL COMPONENTS	50h
PASSENGER VEHICLE GARAGES	30g
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40c

- FOR S1: 1 POUND PER SQUARE FOOT = 0.0479 kPa, 1 SQ. INCH = 645 mm², 1 pound = 4.45 N.
- ELEVATED GARAGE FLOORS SHALL BE CAPABLE OF SUPPORTING A 2000-POUND LOAD APPLIED OVER A 20-SQUARE-INCH AREA.
 - UNINHABITABLE ATTICS WITHOUT STORAGE ARE THOSE WHERE THE CLEAR HEIGHT BETWEEN JOIST AND RAFTERS IS NOT MORE THAN 42", OR WHERE THERE ARE NOT TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATIONS CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE 42" IN HEIGHT AND 24" IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES. THIS LIVE LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENTS.
 - INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300-POUND CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES, WHICHEVER PRODUCES THE GREATER STRESSES.
 - A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
 - SEE SECTION R507.1 FOR DECKS ATTACHED TO EXTERIOR WALLS.
 - GUARD IN-FILL COMPONENTS (ALL THOSE EXCEPT THE HANDRAILS, BALUSTERS AND PANEL FILLERS) SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENTS.
 - UNINHABITABLE ATTICS WITH LIMITED STORAGE ARE THOSE WHERE THE CLEAR HEIGHT BETWEEN JOIST AND RAFTERS IS NOT GREATER THAN 42", OR WHERE THERE ARE NOT TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATIONS CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE 42" IN HEIGHT AND 24" IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES.

- THE LIVE LOAD NEED ONLY BE APPLIED TO THOSE PORTIONS OF THE JOIST TRUSS BOTTOM CHORDS WHERE ALL THE FOLLOWING CONDITIONS ARE MET:
- THE ATTIC AREA IS ACCESSIBLE FROM AN OPENING NOT LESS THAN 20 INCHES IN WIDTH AND 30 INCHES IN LENGTH THAT IS LOCATED WHERE THE CLEAR HEIGHT IN THE ATTIC IS NOT LESS THAN 30 INCHES.
 - THE SLOPES OF THE JOIST OR TRUSS BOTTOM CHORDS ARE NOT GREATER THAN 2 INCHES VERTICAL AND 12 UNITS HORIZONTAL.
 - REQUIRED INSULATION DEPTH IS LESS THAN THE JOIST OR TRUSS BOTTOM CHORD MEMBER DEPTH.
- THE REMAINING PORTIONS OF THE JOIST OR TRUSS BOTTOM CHORDS SHALL BE DESIGNED FOR A UNIFORMLY DISTRIBUTED CONCURRENT LIVE LOAD OF NOT LESS THAN 10 POUNDS PER SQUARE FOOT.
- h. GLAZING USED IN HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED WITH A SAFETY FACTOR OF 4. THE SAFETY FACTOR SHALL BE APPLIED TO EACH OF THE CONCENTRATED LOADS APPLIED TO THE TOP OF THE RAIL, AND TO THE LOAD ON THE IN-FILL COMPONENTS. THESE LOADS SHALL BE DETERMINED INDEPENDENT OF ONE ANOTHER, AND LOADS ARE ASSUMED NOT TO OCCUR WITH ANY OTHER LIVE LOAD.

HEADER SCHEDULE:

OPENING WIDTH	BEARING WALL SHEARWALL	NON-BEARING WALLS
0'-0" TO 3'-0"	2-2x8'S	2-2x4'S
3'-1" TO 5'-0"	2-2x10'S	2-2x4'S
5'-1" TO 7'-0"	2-2x12'S	2-2x6'S
7'-1" TO 9'-0"	2-2x12 W/ 1/2" PLYWD. FLITCH	2-2x8'S
9'-0" TO 12'-0"	2-2x12 W/ 1/2" PLYWD. FLITCH	2-2x12 W/ 1/2" PLYWD. FLITCH
12'-0" TO 16'-0"	2-1 3/4" x 12" LVL BEAMS	

- LATHE ATTACHMENT NOTE
- ALL LATHE AND LATHE ATTACHMENTS SHALL BE CORROSION RESISTANT. EXPANDED METAL OR WOVEN WIRE LATHE SHALL BE ATTACHED W/ 1 1/2" LONG, 11 GAGE NAILS HAVING A 1/2" HEAD OR 1/2" LONG, 16 GAGE STAPLES SPACED NO MORE THAN 6" O.C.

STRUCTURAL SPECIFICATIONS

- DESIGN LOADS
A. IN ACCORDANCE WITH 2020 FBC SECTION R301:
1. ROOF LIVE LOADS OF 20 PSF
2. WIND LOADS IN ACCORDANCE WITH 2020 FBC 139 MPH REGION.
- SOIL
A. NET ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN 2000 PSF FOR CONTINUOUS WALL FOOTINGS.
- CONCRETE AND REINFORCING
A. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318 AND WITH SPECIFICATIONS FOR STRUCTURAL CONCRETE: BUILDING ACI 301.
B. ALL CONCRETE SHALL DEVELOP MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI IN 28 DAYS
C. REINFORCING BARS SHALL CONFORM TO ASTM A616 A618 OR 617, GRADE 40
D. LUMBER (SPACED AT 16" O.C.)
1. ALL STRUCTURAL LUMBER 10 FT. HIGH AND UNDER SHALL BE #2 SPRUCE.
2. ALL STRUCTURAL LUMBER 10'-1" TO 12'-4" FT. HIGH SHALL BE 2x4 #2 SYP.
3. ALL STRUCTURAL LUMBER 12'-5" TO 16'-0" FT. HIGH SHALL BE 2x6 #2 SYP.
4. ALL STRUCTURAL LUMBER 16'-1" TO 19'-0" FT. HIGH SHALL BE 2x6 #2 SYP.
5. ALL LUMBER EXPOSED TO WEATHER, OR AGAINST SOIL, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED
- TRUSSES
A. PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH SBCO. TRUSS MANUFACTURER SHALL SUBMIT SIGNED AND SEALED DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
MASONRY UNITS
1. CONCRETE MASONRY UNITS SHALL BE HOLLOW CORE OR SOLID UNIT MASONRY IN ACCORDANCE WITH ASTM C90 AND C145 AND SHALL HAVE A NET AREA COMPRESSIVE STRENGTH OF 1500 PSI.
MORTAR
1. MORTAR SHALL BE TYPE S IN ACCORDANCE WITH ASTM C270.
METAL ACCESSORIES
1. JOINT REINFORCEMENT, ANCHORS AND TIES SHALL CONFORM TO THE FOLLOWING:
A. ASTM A62 FOR JOINT REINFORCEMENT AND WIRE ANCHORS.
B. ASTM A36 FOR PLATE, HEADED AND BENT BAR ANCHORS.
C. ASTM A36 FOR SHEET METAL ANCHORS AND TIES.
2. METAL PLATES, CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER OR SUBJECT TO SOIL CORROSION SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED MEETING THE REQUIREMENTS OF ASTM A90.
3. INTERIOR WALLS TO BE 2X METAL STUD @ 16" O.C.
MASONRY WORK, GENERAL:
1. ALL MORTAR JOINTS FOR HOLLOW MASONRY UNITS SHALL EXTEND THE FULL WIDTH OF FACE SHELLS. MORTAR JOINTS FOR SOLID MASONRY UNITS SHALL BE FULL HEAD AND BED JOINTS.
2. BED AND HEAD JOINTS SHALL BE 3/8" THICK.
3. MASONRY WALLS SHALL BE RUNNING OR STACK BOND CONSTRUCTION. WHEN MASONRY UNITS ARE LAD STACK BOND, 8 GAGE HORIZONTAL JOINT REINFORCEMENT, IN ADDITION TO VERTICAL REINFORCEMENT SHALL BE PLACED IN BED JOINTS AT NOT MORE THAN 16" O.C.
REINFORCING STEEL, GENERAL:
1. REINFORCING STEEL SHALL BE NO. 5 BARS.
2. WHEN 2 BARS ARE IN THE SAME CELL THEY MAY BE BUNDLED.
3. SPICE LENGTHS SHALL BE A MINIMUM OF 25".
4. REINFORCING STEEL SHALL BE MINIMUM GRADE 40 AND IDENTIFIED IN ACCORDANCE WITH ASTM A615, A616, A617, OR A706.

NAILING CHART:

ITEM	DESCRIPTION OF BUILDING ELEMENT	NUMBER AND TYPE OF FASTENER	EDGES IN INCHES	INTER-MEDIATE SUPPORTS
30	3/8" - 1/2"	60 COMMON (2" x 0.113") NAIL (SUBFLOOR WALL) 80 COMMON (2" x 0.131") NAIL (ROOF)	6	12"
31	19/32" - 1"	80 COMMON NAIL (2" x 0.131")	6	12"
32	1 1/8" - 1 1/4"	100 COMMON (3" x 0.148") NAIL OR 80 (2" x 0.131") DEFORMED NAIL	6	12"
OTHER WALL SHEATHING				
33	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1" GALVANIZED ROOFING NAIL, 1/2" HEAD DIAMETER, OR 1" CROWN STAPLE 16 GA. 1 1/2" LONG	3	6
34	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL, 1 1/2" HEAD DIAMETER, OR 1 1/2" CROWN STAPLE 16 GA. 1 1/2" LONG	3	6
35	1/2" GYPSUM SHEATHING	1 1/2" GALVANIZED SHEATHING NAIL, STAPLE GALVANIZED, 1 1/2" LONG, 1 1/2" SCREWS, TYPE W OR S	7	7
36	5/8" GYPSUM SHEATHING	1 1/2" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1 1/2" LONG, 1 1/2" SCREWS, TYPE W OR S	7	7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING				
37	3/4" AND LESS	50 DEFORMED (2" x 0.120") NAIL, OR 80 COMMON (2" x 0.131") NAIL	6	12"
38	7/8" - 1"	80 DEFORMED (2" x 0.131") NAIL, OR 80 COMMON (2" x 0.120") NAIL	6	12"
39	1 1/8" - 1 1/4"	100 DEFORMED (3" x 0.148") NAIL, OR 80 COMMON (2" x 0.120") NAIL	6	12"

- NAILS ARE SHOOK-COMMON, BOX OR DEFORMED EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM WEDGE BEHIND FIELD STRUTS AS SHOWN: 80 KS FOR SHANK DIAMETERS OF 0.192 INCH (200 COMMON NAIL), 90 KS FOR SHANK DIAMETERS LARGER THAN 0.192 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100 KS FOR SHANK DIAMETERS OF 0.142 INCH OR LESS.
- STAPLES ARE 15 GAGE WIRE AND HAVE A MINIMUM 1/4" ON DIAMETER CORNER WIDTH.
- NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.
- FOUR-FOOT BY 8-FOOT OR 4-FOOT BY 9-FOOT PANELS SHALL BE APPLIED VERTICALLY.
- SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R803.2(3).
- WHERE THE ULTIMATE DESIGN WIND SPEED IS 130 MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE SPACED 6 INCHES ON CENTER. WHERE THE ULTIMATE DESIGN WIND SPEED IS GREATER THAN 130 MPH, WALLS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6 INCHES ON CENTER FOR MAXIMUM 48-INCH DISTANCE FROM RIDGES, SAVES AND GABLE END WALLS AND 4 INCHES ON CENTER TO GABLE END WALL FRAMING.
- GYPSUM SHEATHING SHALL CONFORM TO ASTM C1395 AND SHALL BE INSTALLED IN ACCORDANCE WITH CA 253. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C208.
- SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS NEED NOT BE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THIS CODE. FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.
- WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE TO THIS SCHEDULE, PROVIDE TWO NAILS ON ONE SIDE OF THE RAFTER AND TWO NAILS FROM THE CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOP NAIL OR THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED.

DETAILS AND STRUCTURAL DATA

SUTTON RESIDENCE ALTERATIONS

4221 KEZAR CT.
BELLE ISLE, FL 32812

Architect of Record
John W. Bart - AFA0293

Revisions

Date: 04/01/2021 Drawn By: SCJ/JMD Checked By: MP

Project No: 21-011

Sheet No.

A402

JB

ARCHITECTS

LIC. # AA28001285

2295 S. HIAWASSEE RD
SUITE 304
ORLANDO FLORIDA 32835
PH: 407.299.5020
FX: 407.299.5030

Owner:
DAVID
SUTTON

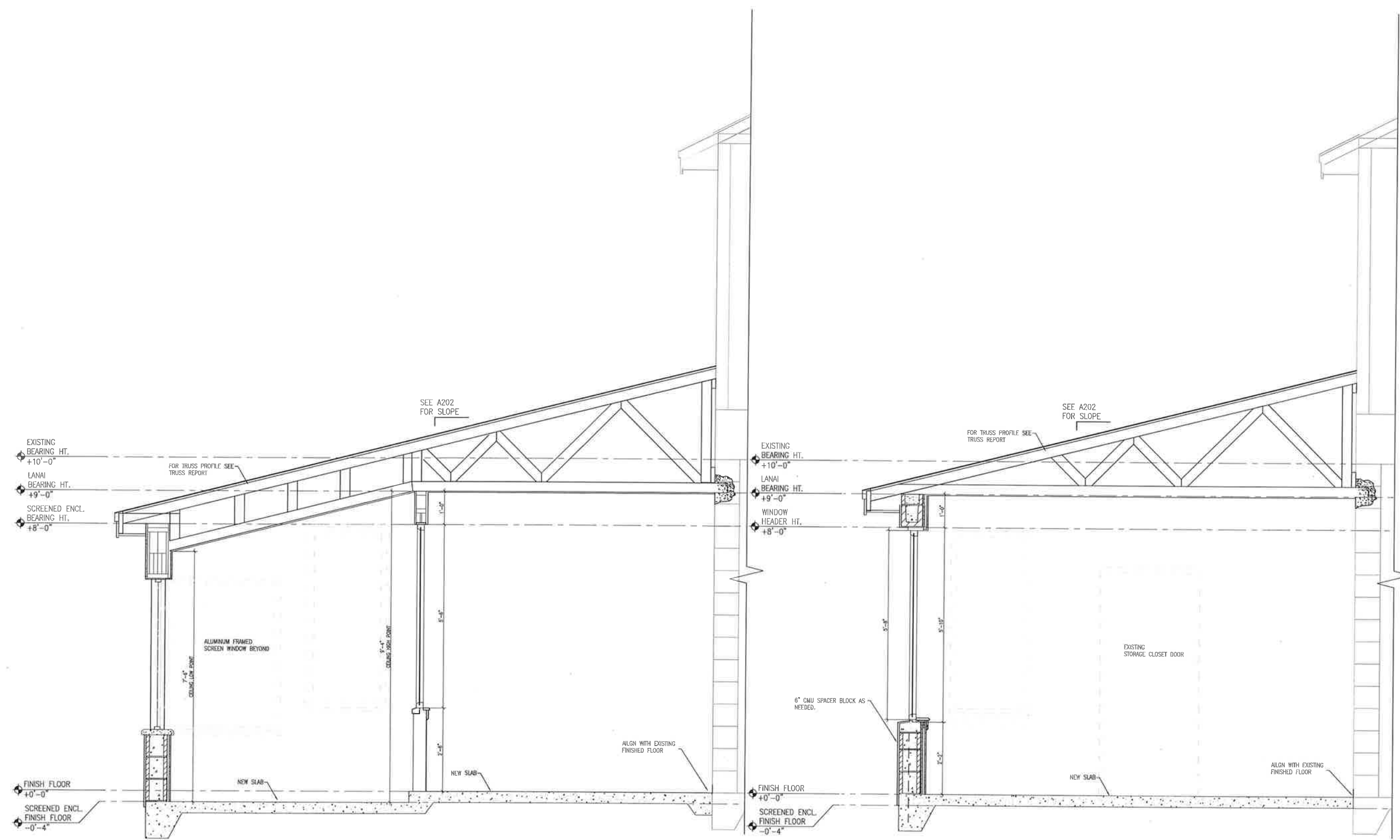
BUILDING SECTIONS

SUTTON RESIDENCE ALTERATIONS

4221 KEZAR CT.
BELLE ISLE, FL 32812

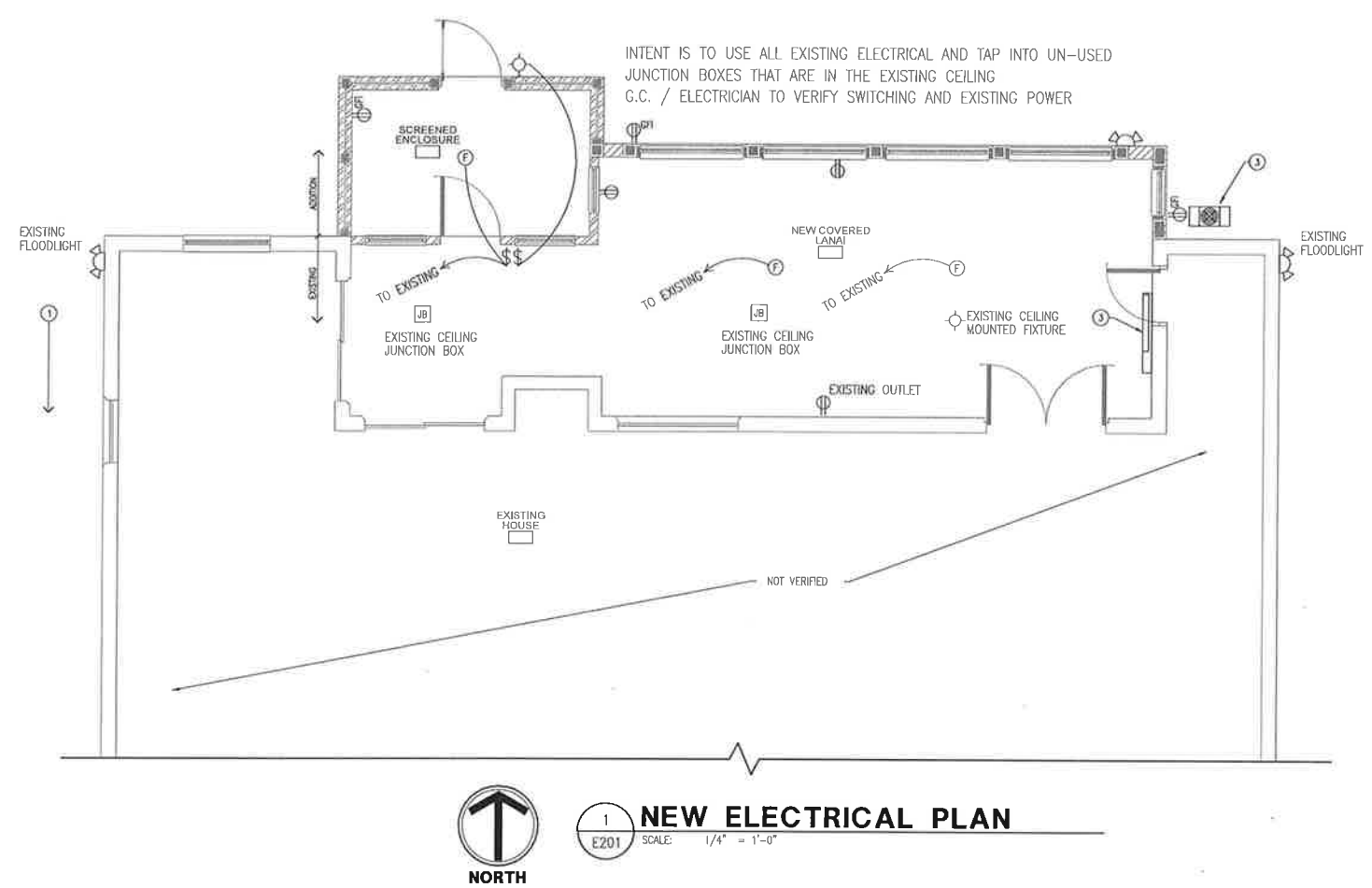
Architect of Record: John W. Burt - A1601953		
Revisions		
Date: 04/01/2021	Drawn By: SC/JMD	Checked By: MP
Project No. 21-011		
Sheet No.		

A403



1 BUILDING SECTION
A403 SCALE: 3/4" = 1'-0"

2 BUILDING SECTION
A403 SCALE: 3/4" = 1'-0"



ELECTRICAL PLAN NOTES:

- NEW ELECTRICAL WILL BE ACCESSING EXISTING SWITCHES AND JUNCTION BOXES WHENEVER POSSIBLE. TO BE VERIFIED BY G.C. / ELECTRICAL CONTRACTOR.

① MAIN DISCONNECT & ELECTRIC METER LOCATED ON THE WEST SIDE OF HOUSE. G.C. TO VERIFY.

② ELECTRIC DISTRIBUTION PANEL LOCATED IN GARAGE. G.C. TO VERIFY.

③ MINI SPLIT A/C. REFER TO A.H.U. OWNER TO SELECT MODEL. REFER TO USER MANUAL FOR ELECTRICAL REQUIREMENTS.

ELECTRICAL LEGEND

- ⌚ SINGLE POLE SWITCH FOR FAN ONLY.
- ⌚ SINGLE POLE SWITCH FOR LIGHT KIT IN FAN.
- ⌚ SINGLE POLE SWITCH
- ⌚ THREE WAY SWITCH
- ⌚ DIMMER SWITCH
- ⌚ OUTLET 110-115
- ⌚ QUAD OUTLET 110-115
- ⌚ OUTLET 110-115, SPLIT WIRED
- ⌚ OUTLET 110-115, FLOOR MOUNTED-RECESSED
- ⌚ OUTLET 110-115, MOUNT 42" A.F.F.
- ⌚ OVERHEAD DOOR OPENER OUTLET WITH 12" OF O.H. DOOR OPENER
- ⌚ GROUND FAULT INTERRUPTION OUTLET
- ⌚ OUTLET 220
- ⌚ SPECIAL PURPOSE OUTLET, REFER TO EQUIPMENT INSTALLATION GUIDE FOR ELECTRICAL REQUIREMENTS
- ⌚ USB MULTI-PORT/OUTLET.
- ⌚ LIGHT FIXTURE, CEILING MOUNTED
- ⌚ LIGHT FIXTURE, WALL MOUNTED
- ⌚ LOW VOLTAGE MINI SPOT W/MR-16 SPOT BULB
- ⌚ RECESSED CAN LIGHT
- ⌚ RECESSED, VAPOR PROOF
- ⌚ RECESSED EYEBALL, ADJUSTABLE
- ⌚ LAMP HOLDER W/ PULL CHAIN
- ⌚ LIGHT / EXHAUST FAN COMBO
- ⌚ ROPE LIGHT
- ⌚ FLUORESCENT FIXTURE WITH ACRYLIC DIFFUSER.
- ⌚ FLOODLIGHTS
- ⌚ TELEVISION OUTLET
- ⌚ DECORATIVE PENDANT
- ⌚ TELEPHONE OUTLET
- ⌚ SMOKE DETECTOR/CARBON MONOXIDE COMBO UNIT
- ⌚ SMOKE DETECTOR
- ⌚ CARBON DIOXIDE DETECTOR
- ⌚ EXHAUST FAN
- ⌚ ELECTRIC METER
- ⌚ DISCONNECT SWITCH
- ⌚ ELECTRICAL PANEL, MDP or SUB
- ⌚ CEILING FAN, INSTALLED
- ⌚ CEILING FAN, PREWIRED
- ⌚ JUNCTION BOX
- ⌚ RECESSED GROUND GFI UP LIGHT

SMOKE DETECTORS

Ⓢ SMOKE DETECTORS SHALL BE IN ALL SLEEPING AREAS. SHALL BE INTERCONNECTED, SHALL BE WITHIN 1' TO 3' OF PEAK, AND SHALL BE 3' FROM THE SUPPLY OR RETURN AIR STREAM AND EQUIPPED WITH A BATTERY BACK-UP.

Ⓢ CARBON MONOXIDE DETECTORS SHALL BE WITHIN 5' OF ALL BEDROOM DOORS.

ELECTRICAL RISER DIAGRAM

EXISTING MAIN DISC. SW

#2/0 ALUM. S.E.R.

#6 RMX TO RANGE

#10/3 TO DRYER

10/2 TO W/H

A/C & A/H T.B.D.

#14 FOR LIGHT & POWER

METER

MAIN DISC.

INTERIOR PANEL

SECONDARY FEED BY UTILITY CO.

GROUND PER N.E.C.

NOTE:

1. ELECTRICAL MATERIALS AND INSTALLATION SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELECTRICAL CODE, LOCAL CODES, AND THE POWER COMPANY.

2. ALL NEW ELECTRICAL OUTLETS SHALL HAVE ARC FAULT PROTECTIONS AND TAMPER PROOF RECEPTACLES PER 2020 FBCR E3902.12.

ARCHITECTS

2295 S. HIAWASSEE RD
SUITE 304
ORLANDO FLORIDA 32835
PH 407.298.5020
FX 407.298.5030

Owner:

DAVID SUTTON

NEW ELECTRICAL PLAN

SUTTON RESIDENCE ALTERATIONS

4221 KEZAR CT.
BELLE ISLE, FL 32812

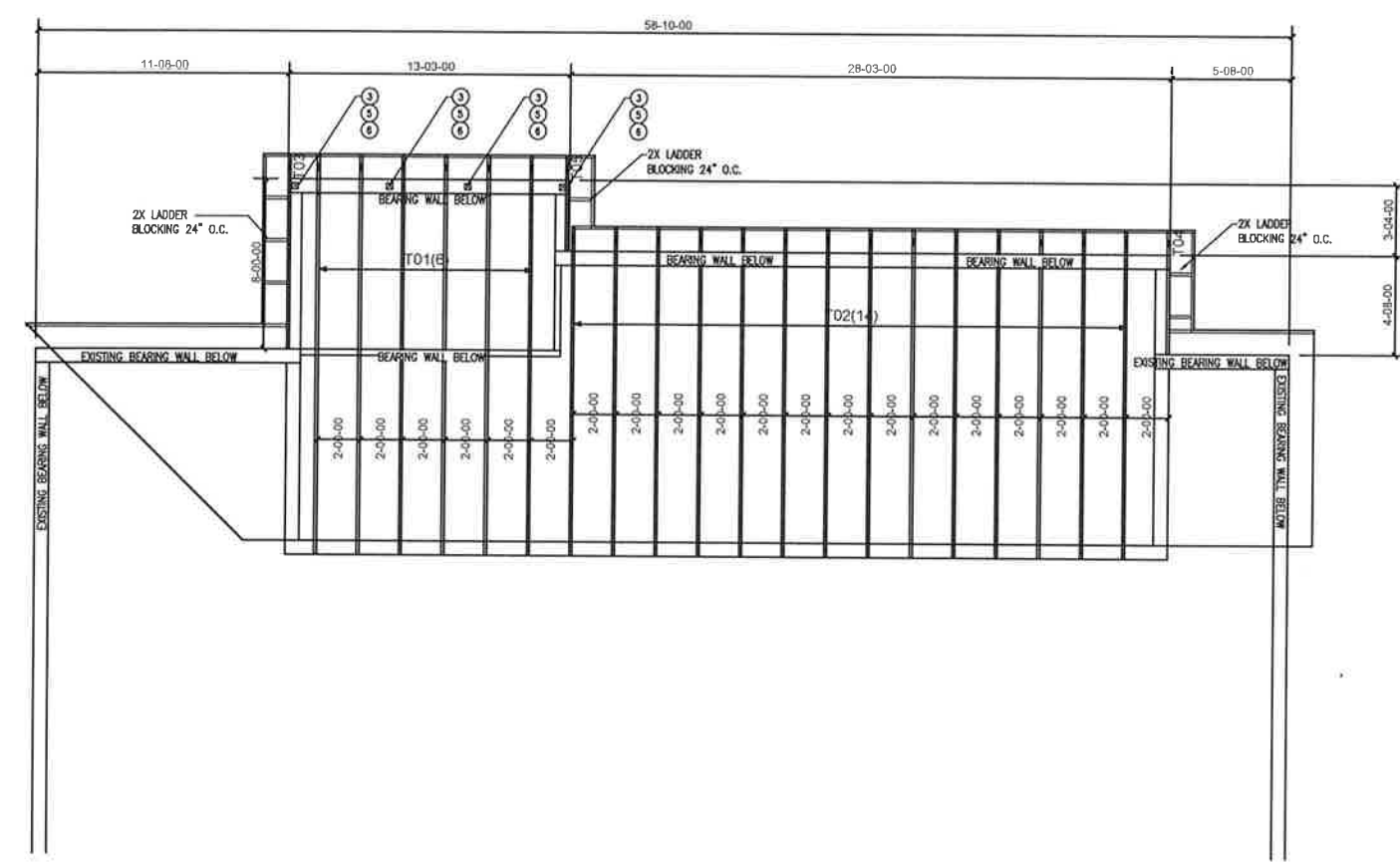
Architect of Record:
John W. Burt - AFS07893

Revisions:

Date	Drawn By	Checked By
04/01/2021	SCJ/MD	MP

Project No:
21-011

Sheet No:
E201



TRUSS CONNECTION SCHEDULE:

- 1) NO TRUSS BRACING REQUIRED OTHER THAN SHOWN ON THIS SHEET OR ON THE TRUSS ENGINEERING.
- 2) TRUSS NAILS (1 1/2\"/>
- 3) USE ANCHOR #35 FOR CONVENTIONAL FRAMED MEMBERS LIKE RAFTERS TO FRAME WALLS UNLESS MARKED.
- 4) ALL TRUSSES USE ANCHOR #36 FOR FRAME WALLS UNLESS MARKED.
- 5) ANCHOR 2ND FLOOR FRAMING TO 1ST FLOOR FRAMING OR BEAM 32\"/>
- 6) ANCHOR 2ND FLOOR WALL DOWN TO 1ST FLOOR WALL OR BEAM BELOW.

#	USP#	SIMPSON#	MAX UPLIFT LBS	MAX GRAVITY LBS
1	HTA20 w/ 7-10d	HTA20 w/ 7-10d	1475	
2	HTA20 w/ 14-10d	HTA20 w/ 14-10d	1890	
3	2-HTA20 w/ 10-10d EA 2-HTA20 w/ 10-10d EA	2500		
4		MGT w/ 3/8\"/>	3985	
5	MSTA36 w/ 28-10d			
6	HUC0412 w/ 20-1/4\"/>	3 1/2\"/>		
7	HUC0412 w/ 14-1/4\"/>	6-1/4\"/>		
8		LTT 31 w/ 3/8\"/>	5400	
9		HDS-SDS2.5 w/ 3/8\"/>		
10		14-1/4\"/>	6800	
11		HGT-2 w/ (2) 3/8\"/>		
12		18-100 NAILS		
13	HUC0210-3 SDS w/ 18-1/4\"/>	2.5\"/>	2510	5400
14		LTT 208 w/ 3/8\"/>	1500	
15		HTT4 w/ 3/8\"/>	3000	

MISSED LINTEL STRAP REPLACEMENT
MTW12 w/ 7-10d
4- 3/8\"/>

#	USP#	SIMPSON#	MAX UPLIFT LBS	MAX GRAVITY LBS
16	2-MSTA18 14-10d		2630	
17	HTT16 w/ 14-10d x 1/2\"/>		1260	
18	HS w/ 8-8d COM		465	
19	MTS12 w/ 14-10d		1000	
20	2-MTS12 w/ 14-10d		2000	
21	2-HTW24 w/ 20-10d		2900	
22		HUC0 412-SDS w/		
23		14 SDS 2\"/>		
24		6 SDS 2\"/>		
25		MSTA40 w/ 52-16d SINKERS	4335	
26		MSTA24 w/ 18-10d	1640	
27		MGT W/HOU4 w/ 12-100 BOTTOM	3900	
28		AND 22-100 TOP, 5/8\"/>		
29		(2)WTR/L w/ (2) 5/8\"/>	5545	
30		AND 32-1/4\"/>		

#	USP#	SIMPSON#	MAX UPLIFT LBS	MAX GRAVITY LBS
31	(COLUMN SIDE)	LTT19 w/ 5/8\"/>	1310	
32		HTT4 w/ 5/8\"/>	3000	
33		HTT5 w/ 5/8\"/>	4350	

USE MTS 12 @ EACH FLOOR TRUSS WITH (14) 100 NAILS TO SECURE BOTTOM PLATE TO FLOOR SYSTEM. USE H4 @ EACH STUD WITH (8) 80 NAILS TO SECURE STUDS TO BOTTOM PLATE.

ARCHITECTS

2295 S HIAWASSEE RD
SUITE 304
ORLANDO FLORIDA 32835
PH 407.298.5020
FX 407.298.5030

DAVID SUTTON

TRUSS PLAN

SUTTON RESIDENCE ALTERATIONS

4221 KEZAR CT.
BELLE ISLE, FL 32812

Architect of Record
John W. Burt - AR00063

Revisions

Date
04/01/2021

Drawn By
SC/JMD

Checked By
MP

Project No.
21-011

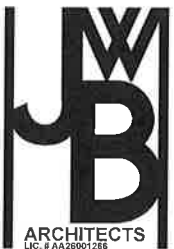
Sheet No.
TR201



1
C102

NEIGHBORHOOD SITE PLAN

SCALE: N.T.S.



ARCHITECTS
LLC, # AA26001266
2295 S. HIWASSEE RD.
SUITE 304
ORLANDO, FLORIDA 32835
PH 407.298.5020
FX 407.298.5030

Owner
DAVID SUTTON

NEIGHBORHOOD SETBACKS

SUTTON RESIDENCE ALTERATIONS

4221 KEZAR CT.
BELLE ISLE, FL 32812

Architect of Record
John W. Burt - AFS0183

Revisions

Date	Drawn By	Checked By
10/16/2021	SCJ/MD	MP

Project No.

21-011

Sheet No.

C102

a.

Conway Groves Homeowners Association, Inc.

c/o Sentry Management Inc. ▪ 2180 West SR 434 Suite 5000 ▪ Longwood, Florida 32779-5044
P. 407-788-6700 ext. 51212 ▪ pbutler@sentrymgt.com

July 2, 2021

CM 12 054820 020104
David Sutton
4221 Kezar Ct
Belle Isle FL 32812

Emailed to: dsutton181@msn.com

Reference: Architectural Request

Dear Homeowner(s):

The Architectural Review Board has reviewed your request. Your application has been **approved** as submitted; we are planning on enclosing our back porch. We will extend it 4 feet and enclose it. Then in another portion we will have a screened area.

The exterior wall will be clock and stucco to match existing structure. Then there will be architectural windows. The roof will match the existing slope and the shingles will match the existing roof.

The exterior paint will be Sherwin Williams 7721 Crescent Cream.

The roof shingles will be GAF shingles timberline HD Shakeswood to match what we reroofed with in April 2020. Architect is Joe Pellegrino.

Please be advised that it is the Homeowner's responsibility to conform to all zoning and building regulations, and to abide by all specifications of the County, State, and local permitting requirements.

If you have any questions, please don't hesitate to contact me by email: pbutler@sentrymgt.com or by phone: 407-788-6700, extension 51212. Thank you.

Regards,

Conway Groves HOA, Inc.

Paula E. Butler

Paula E. Butler, LCAM
Community Association Manager



CITY OF BELLE ISLE, FL

Planning and Zoning: Staff Report

March 22, 2022

Variance Application: 4221 Kezar Court

Applicant Request: PURSUANT TO BELLE ISLE CODE SEC. 42-64 AND SEC. 50-102 (A) THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW AN ENCROACHMENT OF 3 FEET INTO THE REQUIRED 35-FOOT REAR SETBACK, SUBMITTED BY APPLICANT KEVIN SUTTON, LOCATED AT 4221 KEZAR COURT, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL # 20-23-30-1661-01-040.

Existing Zoning/Use: R-1-AA single family home

This variance application seeks a variance from Sec. 50-73 (a) to allow for encroachment of 3 feet into the required 35-foot rear setback.

The applicant has provided information supporting the variance request with additional information about the existing neighborhood design and the character of the property they are trying to expand upon for the rear setback. Please see this information enclosed with this agenda item packet.

Staff Recommendation

Staff provides an evaluation based on the variance criteria for the application below:

1. Special Conditions and/or Circumstances

The proposed rear setback is seeking to have their open lanai in the backyard enclosed to comfortably accommodate family members, guests, and provide space for recreational activities. The property owner cites barbecuing as a common recreational activity and argues sufficient space is needed to partake in this act.

2. Not Self-Created

The request for a variance is not self-created as the property owner is trying to maintain the original design of the home with the exception of the outside lanai. Additionally, the neighboring houses currently impose a greater intrusion into the setback area than the applicant's home. The original neighboring structures were established before Sec. 50-

73 (a) was implemented. The City researched its files for the other setbacks but could not find any additional information.

3. Minimum Possible Variance

The requested variance makes reasonable use of the land. The property would maintain 32' for the backyard, serving as a minor adjustment to the City's rear setback requirements. This alteration will not impact an adjacent parcel on both sides of the house.

4. Purpose and Intent

The requested variance could be construed to be in harmony with the general purpose and intent of the Land Development Code given that the request is in keeping with the overall design of the property, and therefore is not injurious to the neighborhood, nor detrimental to the public welfare, and will not be contrary to the public interest. The property owner has also received a letter of approval for the site plan from the local Homeowner Association.

Staff provides a recommendation to approve the requested variance with the condition that drainage is provided in the applicant's plans to account for exceeding 2.2% of the allowed impervious surface ratio. The applicant can devise a drainage plan that can be reviewed by the City Engineer during the zoning permit process. Overall, the building plan is architecturally similar to the principal building, remaining consistent with the overall character and design layout of the neighboring homes.

Additional Notes

Please note that the Board may approve the proposed variance application as it is presented to them, approve with specific conditions, and continue the application if additional information is being requested for consideration, or deny the application, citing which criteria are not met.

A decision by the Board may be appealed by an aggrieved person to the City Council pursuant to Code Sec. 42-64.