



PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Monday, June 10, 2024 at 6:30 PM

Ryan Santurri
Chair

David Nelson
Vice-Chair

David Gragg
Board Member

Melissa Gibson
Board Member

Todd Nolan
Board Member

AGENDA

WELCOME! We are very glad you have joined us for today’s Planning and Zoning meeting. The Planning and Zoning Board is an advisory board to City Council comprised of citizen members who voluntarily and without compensation devote their time and talents to a variety of zoning and land development issues in the community. All P&Z recommendations are subject to final action by City Council. The results of today’s meeting will be presented at the noted City Council meeting for approval of recommended actions. 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.

A. CALL TO ORDER & PLEDGE OF ALLEGIANCE

B. ROLL CALL AND DETERMINATION OF QUORUM

C. APPROVAL OF MINUTES

- 1. May 13, 2024 Planning & Zoning Meeting Minutes

D. NEW BUSINESS

- 1. Variance 2024-04: 5525 Jessamine Ln. - Rear Setback
- 2. Variances 2024-02 & 2024-03: 425 Oak Lynn Dr. - Pool Equipment & Fence
- 3. Special Exception 2024-01: 220 Verzon Ct. - Guest Cottage
- 4. Proposed Sign Regulation Changes

E. UNFINISHED BUSINESS

F. COMMENTS/ANNOUNCEMENTS

G. ADJOURNMENT

UPCOMING IMPORTANT DATES

Tuesday, June 18, 2024.....City Council Meeting
Thursday, July 4, 2024.....City Hall Closed 4th of July
Monday, July 8, 2024.....Planning & Zoning Meeting (TBD)

Wednesday, July 10, 2024.....1st Budget Workshop
 Tuesday, July 16, 2024.....City Council Meeting

General Rules of Order

You are welcome to attend and express your opinion. The Board is pleased to hear non-repetitive comments related to business before the Board; however, a **five (5) minute time limit per person** has been set by the Board. Large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request Registration Form and give it to the City Clerk. When recognized, state your name and speak directly into the microphone. The City is guided by **Roberts Rules of Order** in governing the conduct of the meeting. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at (407) 851-2920 at least 24 hours in advance of the meeting.

We ask that all electronic devices (i.e. cell phones, pagers) be silenced during our meeting!

Thank you for participating in your government!

Appeals

According to Edgewood City Code Section 26-24 (2), “any person aggrieved by any recommendation of the Board acting either under its general powers or as a Board of Adjustment may file a notice of appeal to the City Council within seven (7) days after such recommendation is filed with the City Clerk. Per **Section 286.0105**, Florida Statutes state that if you decide to appeal a decision made with respect to any matter, you will need a record of the proceeding and may need to ensure that a verbatim record is made.

Americans with Disabilities Act

In accordance with the American Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, he or she should telephone the **City Clerk at (407) 851-2920**.

CALL TO ORDER & PLEDGE OF ALLEGIANCE

ROLL CALL & DETERMINATION OF QUORUM

APPROVAL OF MINUTES



PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Monday, May 13, 2024 at 6:30 PM

Ryan Santurri
Chair

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Melissa Gibson
Board Member

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Board Member

Todd Nolan
Board Member

MINUTES

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Chair Santurri called the meeting to order at 6:30 pm and led everyone in the Pledge of Allegiance.

ROLL CALL AND DETERMINATION OF QUORUM

Permitting and Administrative Manager Sollazzo confirmed there was a quorum with all five Board Members present.

BOARD MEMBERS PRESENT

Chair Ryan Santurri
Vice Chair David Nelson
Board Member David Gragg
Board Member Melissa Gibson
Board Member Todd Nolan

STAFF PRESENT

Brett Sollazzo, Permitting & Administrative Manager
Holly New, City Attorney
Allen Lane, City Engineer

APPROVAL OF MINUTES

March 11, 2024 Planning & Zoning Meeting Minutes

Board Member Gragg made a motion to approve the march 11, 2024 Planning and Zoning meeting minutes as presented. The motion was seconded by Vice Chair Nelson. Approved (5/0) by voice vote.

NEW BUSINESS

1. Variance 2024-01: 465 Mandalay Road SFR Addition Setback Encroachment

Board Member Nolan completed Form 8B to abstain from voting on this agenda item due to being the contractor for the project. This form is attached with the minutes.

Engineer Lane presented Variance request 2024-01 for a single-family home addition at 465 Mandalay Road to encroach on the minimum 50-foot lake setback. The property is zoned R-1AA (lot 1 of MANDALAY SHORES 3/37).

Engineer Lane explained the relevant zoning code (Section 134-579). In the R-1AA district, the minimum side yard setback is 10 feet, and the minimum lake setback is 50 feet from the normal high-water line. The existing home already encroaches on the 50-foot lake setback but complies with the 10-foot side yard requirement. The proposed addition stays within the existing rear porch footprint and doesn't violate side yard setbacks for the master bedroom.

Engineer Lane explained the existing impervious area (buildings, pavers, driveway) covers about 41.13% of the usable lot area (excluding the canal). To meet ISR regulations with the proposed addition, some existing impervious area, like pavers, will be removed. This will ensure the total impervious area, including the addition, stays below the 45% limit. After removing pavers, the final impervious area will be approximately 44.84%.

Engineer Lane reviewed the applicant's justification for the variance and found no objections to the proposed plans. He recommended approval.

A brief discussion ensued between Board Members and Engineer Lane. Chair Santurri asked to comply with ISR regulations, when will the pavers be removed? Engineer Lane replied that the pavers must be removed before construction begins, and he will conduct an inspection to confirm their removal.

Applicant Kevin McElroy agreed with Engineer Lane's assessment, and confirmed the new addition will line up with the existing home and remain within the Impervious Surface Ratio (ISR) limitations.

There were no public comments.

Chair Santurri made a motion to recommend approval of Variance 2024-01 as presented. The motion was seconded by Board Member Gragg. Approved (4/0) by roll call vote.

The motion was approved by roll call vote.

Chair Santurri	Favor
Vice Chair Nelson	Favor
Board Member Gibson	Favor
Board Member Gragg	Favor
Board Member Nolan	Abstained

ADJOURNMENT

The meeting was adjourned at 6:44 PM.

Ryan Santurri, Chair

Brett Sollazzo, Permitting & Administrative Manager

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Nolan Todd M</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Edgewood - Planning & Zoning</i>
MAILING ADDRESS <i>505 Linson Ct</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY <i>Edgewood Orange</i>	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED <i>5/13/24</i>	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Todd Nolan, hereby disclose that on May 13, 2024:

(a) A measure came or will come before my agency which (check one or more)

inured to my special private gain or loss;

inured to the special gain or loss of my business associate, Edgewood Construction;

inured to the special gain or loss of my relative, _____;

inured to the special gain or loss of _____, by whom I am retained; or

inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

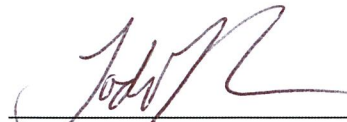
(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Variance for setback to new addition my company Edgewood Construction LLC has been contracted.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

5/13/24

Date Filed



Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

NEW BUSINESS



TO: Planning and Zoning Board
XC: Brett Sollazzo, Administrative Assistant
Drew Smith, City Attorney
Allen C. Lane, Jr., P.E., CPH Engineering
FROM: Ellen Hardgrove, AICP, City Planning Consultant
DATE: May 31, 2024
SUBJECT: Rear Yard Variance for home construction at 5525 Jessamine Lane

REQUEST DESCRIPTION/BACKGROUND

The request is approval of a rear yard variance of 15.5 feet in lieu of 35 feet to allow the construction of a home on the vacant property at 5525 Jessamine Lane. Exhibit 1 shows the property location.

Exhibit 1 - Property Location N↑



The property is a substandard lot of record zoned R1AA. Since the property has yet to have City zoning established since annexation, the County’s R1AA zoning standards apply (Code Section 134-172). County minimum R1AA lot size is 10,000 square feet. Since the subject property is only 9,180 square feet, the property is categorized as a “substandard lot of record” (it was not in similar ownership with adjacent property as of October 7, 1957).

As shown in Exhibit 2, a house meeting the R1AA minimum living area (1,200 square feet) could be built on the property without a setback variance; however, existing Historic and Specimen oaks would likely be significantly damaged, with at least one in need of removal. The green circles on the exhibit denote the recommended distance the new house should be to preserve these trees. The variance is specifically requested in order to save the trees. Exhibit 3 shows the proposed house placement should the variance be approved; Exhibit 4 shows the proposed house front and rear elevations.

Exhibit 2 – House Placement that would meet R1AA
Setbacks and Minimum House Size => tree impact N↑

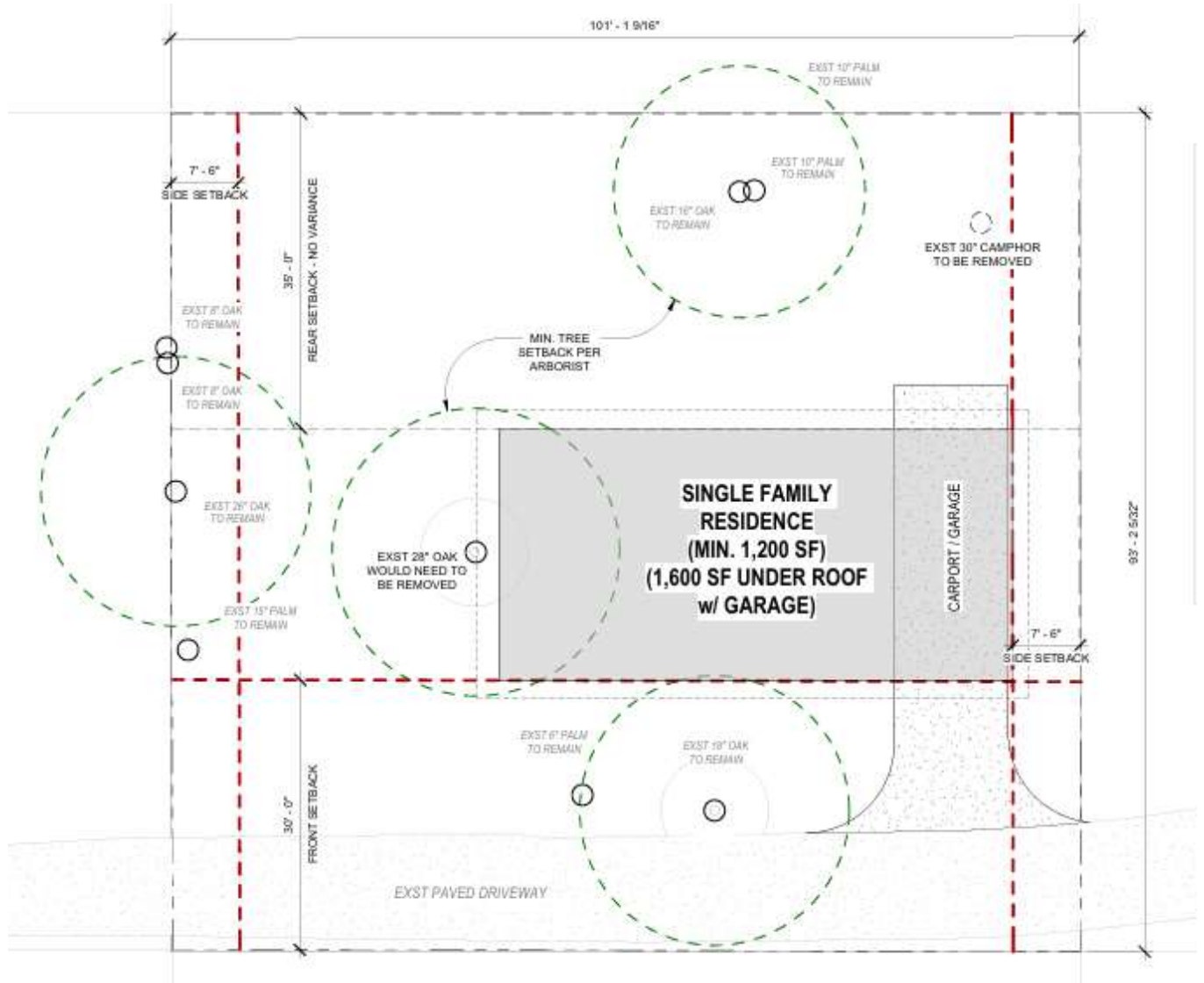


Exhibit 3 – Proposed House with Rear Yard Variance Approved N↑

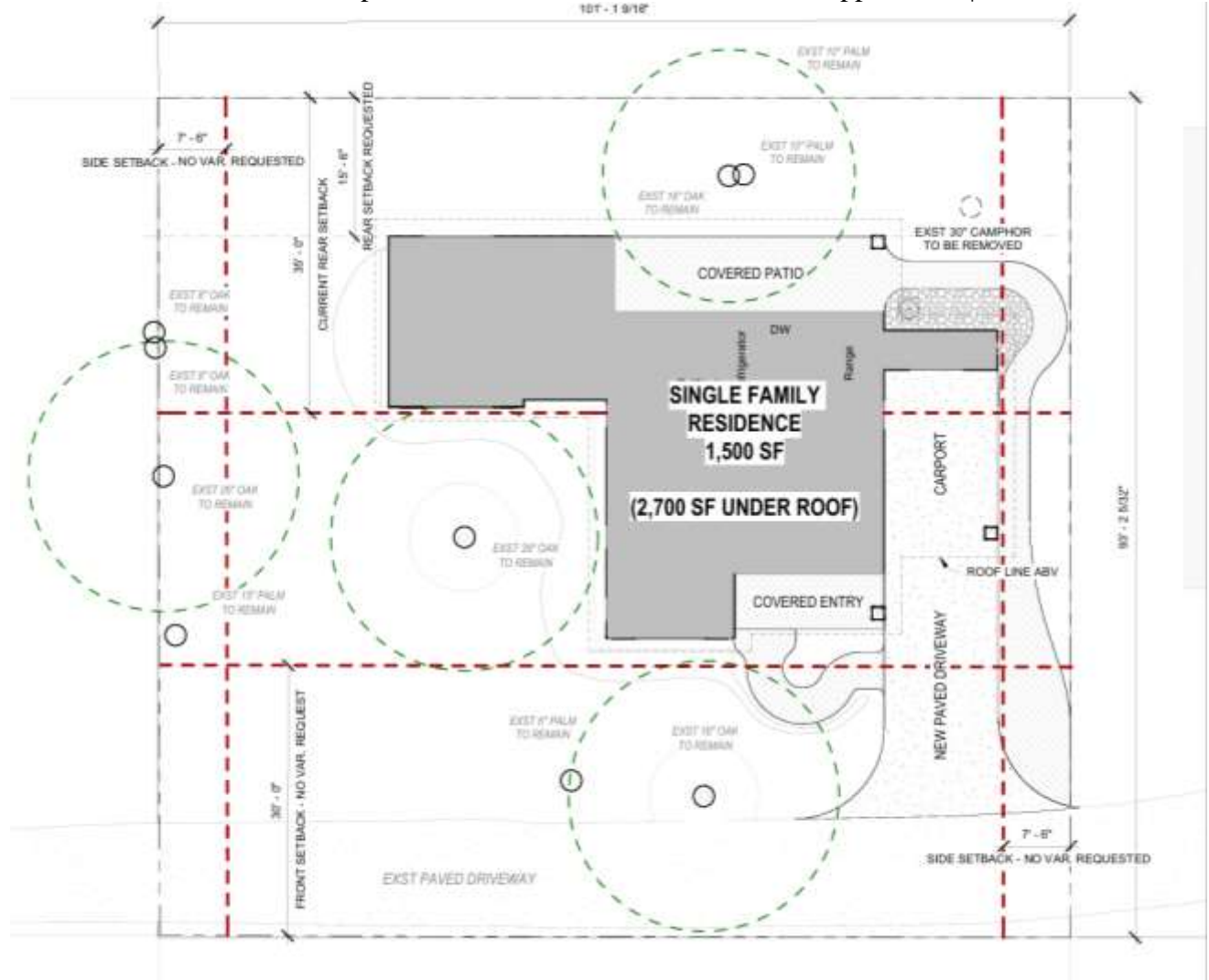


Exhibit 4: Front and Rear Elevations as Currently Proposed



As can be seen on Exhibit 5, the configuration of the lot adjacent to the subject property's rear yard (north) will minimize the impact of this significant rear yard setback reduction; the rear yard of the subject property is contiguous to the driveway of the house to the north. There is also a wall along this shared property line. Also to note, the distances to that shared property line from the structures that exist to the east and west of the subject property (house on the west and garage on the east) are similar to that requested. The house to the east is situated ± 13 from that property line and the garage to the west is situated ± 18 feet from that property line. The subject request is to place a new house 15.5 feet from that property line.

Exhibit 5 – Adjacent Lot Configuration N↑



CRITERIA FOR VARIANCE APPROVAL/STAFF RECOMMENDATION

Typically, variance approval requires a finding that the six criteria listed in Code Section 134-104(3) are true. However, the City does not require these criteria to be met if the basis for the variance request is solely to preserve a historic or specimen tree (Code Section 134-104(3)), which is the case for the subject request.

The staff recommendation is approval of the request for a variance in Code Section 134-172, to allow a rear yard setback (north property line) of 15.5 feet in lieu of County R1AA required 35 feet **conditioned on the site is developed as proposed on the site drawing in this report, which maximizes tree preservation.**



May 22, 2024

Brett Sollazzo
Administrative Project Manager
City of Edgewood
405 Bagshaw Way
Edgewood, FL 32809-3406

**RE: 5525 Jessamine Ln – plan review
CPH project number E7601**

Dear Brett,

We are in receipt of narrative letter, architecture plans, and site plans, received May 15, 2023, for the proposed home construction for the above address. The application is for the construction of a home with a rear setback variance. We also received the City's planning report for the requested rear yard setback variance. We have no objections to the proposed setback and the City Planners report recommending approval of the rear yard variance request.

We reviewed the balance of the site plans to verify they meet the City Code for single family home development. We checked the setback distances for the new home construction and the new total ISR to verify the lot is not over the allowable impervious area. Per City Code, the minimum allowable side yard setback and front yard setback are 7'-6" and 30', respectively. The front setback is shown as 30'. The proposed side yard and rear yard setbacks are 7'-6", 35' and a rear setback of 15'-6", respectively, pending variance approval from the City.

The architect plans show the maximum height as 21'-10" which is less than the allowable 35'.

The existing and proposed property zoning is R-1AA, which, per City code Sec. 134-579, has an allowable maximum impervious lot coverage of 45%. We calculated an ISR of approximately 43.5%, including the gross building area, existing paved driveway, and proposed paved driveway, which is acceptable.

We do not have any objection with the City approving this application for new home construction.



Please be reminded, approval of this application by the City of Edgewood does not grant authority to alter other portions of this property, nor does it waive any permits that may be required by Federal, State, or County agencies which may have jurisdiction. Applicant needs to verify if this project does not require an additional roof permit from the County.

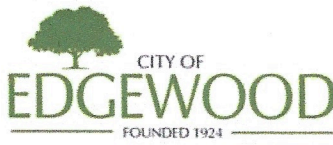
Sincerely,
CPH Consulting, LLC

Allen C. Lane Jr.

Allen C. Lane, Jr., P.E.
Sr Project Manager

CC: Gabriela Caron, E.I.
File

J:\E7601\Civil\City Plans-Application Review\5525 Jessamine SFH plans\letter\5525 Jessamine Rd - plan review.docx



APPLICATION FOR VARIANCE

Reference: Code Sections 134-103 through 134-109

REQUIRED FEES: \$750.00 (Commercial) or \$350 (Residential) Application Fee + \$1000 Pass-Through Fees Initial Deposit (Ordinance 2013-01)

Please note the application fee is non-refundable. Additional pass-through fees may be required throughout the project. If any pass-through balance remains at project completion, it will be reimbursed.

IMPORTANT: A COMPLETE application with all required attachments must be submitted to City Staff 30 days before the next Planning & Zoning meeting. No application shall be deemed accepted unless it is complete and paid for. Notarized letter of authorization from Owner MUST be submitted if application is filed by anyone other than property owner. You can submit all documents electronically to info@edgewood-fl.gov.

Please type or print. Complete carefully, answering each question and attaching all necessary documentation and additional pages as necessary.

Applicant Name: Nathan Aleskovsky, Aleskovsky Architecture, LLC Owner Name: Amy Merenda, VINOLI PROPERTIES LLC

Email: Nathan@Aleskovsky.com Email: ammerenda@aol.com

Phone: (954) 805-5758 Phone: _____

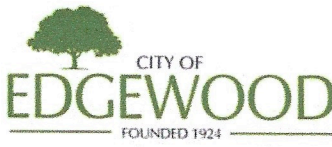
Property Address: 5525 Jessamine Ln, Edgewood, FL 32839

Legal Description: N 93 FT OF S 293 FT OF E 221.1 FT OF SE1/4 OF NW1/4 (LESS W 120 FT) OF SEC 14-23-29

Property Zoning: R-1AA Existing on site: VACANT

Section of Code Variance is being requested: Setbacks

Variance Request: A 12' - 0" rear setback instead of the current 30' - 0" rear setback.



PROVIDE THE FOLLOWING INFORMATION WITH YOUR APPLICATION:

- 1) A signed and notarized Agent Authorization form if the applicant IS NOT the subject property owner.
- 2) Provide a Letter of Explanation which must outline the specifics of the proposed Variance request and include the justification for the subject request. To justify the Variance, the applicant must demonstrate the following:
 - That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
 - That the special conditions and circumstances do not result from the actions of the applicant
 - That approval of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.
 - That literal interpretation of the provisions contained in this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
 - That the variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.
 - That approval of the variance will be in harmony with the general intent and purpose of this chapter and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
 - That the variance sought will be consistent with the Edgewood Comprehensive Plan
- 3) Each application for a Variance shall be accompanied by a site plan. Details of the site plan depend on what section of code you are requesting the Variance for. Please work with City Staff to confirm.

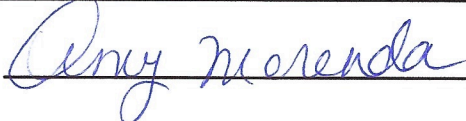
The applicant hereby states that the above request for a Variance does not violate any deed restrictions on the property. Application must be signed by the legal owner, not agent, unless copy of power of attorney is attached.

Applicant Name: Nathan Aleskovsky, Aleskovsky LLC (Aleskovsky Architecture)

Applicant Signature:  Digitally signed by Nathan M Aleskovsky
Reason: I am approving this document
Date: 2024.05.07 13:50:16 -04'00'

Date: 4/19/2024

Owner Name: Amy Merenda, VINOLI PROPERTIES LLC

Owner Signature: 

Date: 5-8-24



Agent Authorization Form

FOR PROJECTS LOCATED IN THE CITY OF EDGEWOOD

Please type or print in **BLACK INK**. Complete carefully, answering each question and attaching all necessary documentation and additional pages as necessary.

I/WE, (PRINT PROPERTY OWNER NAME) Amy Merenda, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, 5525 JESSAMINE LN EDGEWOOD, FL. 32839, DO HEREBY AUTHORIZE TO ACT AS MY/OUR

AGENT (PRINT AGENT'S NAME) NATHAN ALESKOVSKY, TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS AND TO APPEAR ON MY /OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION. BY SIGNING THIS AUTHORIZATION, THE OWNER AGREES TO BE BOUND BY THE ACTIONS OF THE AUTHORIZED AGENT AND THE PROVISIONS OF CHAPTER 101, ARTICLE I, ENTITLED "PASS-THROUGH FEES" AND ACKNOWLEDGE AND AGREES THAT A LIEN MAY BE PLACED ON THE PROPERTY FOR NON-PAYMENT OF PASS-THROUGH FEES AS PROVIDED IN THE CITY CODE.

Date: 5/9/24 [Signature] Amy Merenda
Signature of Property Owner Print Name Property Owner

Date: _____ Signature of Property Owner Print Name Property Owner

STATE OF FLORIDA: COUNTY OF Orange

I certify that the foregoing instrument was acknowledged before me this 9 day of May, 20 24 by Amy Merenda. He/she is personally known to me or has produced _____ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 9 day of May in the year 2024.

(Notary Seal)



JENNY BAEZ-GALYON
Notary Public
State of Florida
Comm# HH450340
Expires 10/7/2027

[Signature]
Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires: 10/7/2027

Legal description(s) or Parcel ID are required
Legal Description: _____

Parcel ID: 14-23-29-0000-00-043

Please return completed application to City Hall in person or via email info@edgewood-fl.gov

May 13, 2024

Project: 5525 Jessamine Lane,
Orlando, FL 32839

Dear Variance Review Team:

We are requesting that a variance be given for the rear setback of this property. Currently the rear setback is 30', but we are requesting a 15' - 6" rear setback. Due to the size and shape of the lot, as well as the design guidelines regarding the size of the home to be built, we would have to remove several large trees, including a historic oak. With a 12' rear setback granted, we can build a house that meets the city's guidelines, while preserving the existing trees on the property.

Sincerely,

Nathan M. Aleskovsky, NCARB
Principal Architect

SITE PLAN NOTES

- THIS ARCHITECTURAL SITE PLAN IS NOT A SURVEY AND IT IS INTENDED FOR GENERAL REFERENCE ONLY. THIS PLAN IS BASED ON A SURVEY OR SITE PLANS PROVIDED BY OTHERS. ALESKOVSKY ARCHITECTURE ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
- THE BUILDER IS RESPONSIBLE TO CHECK AND VERIFY THAT ALL BUILDING FOOTPRINT DIMENSIONS AND THE BUILDING'S POSITION IS WITHIN THE SETBACK LINES BEFORE STARTING CONSTRUCTION AND ADVISE THE DESIGN PROFESSIONAL OF ANY RECOMMENDED MODIFICATIONS BEFORE STARTING WORK.
- ANY DESIGN OR INFORMATION RELATED TO SURVEY DATA, TOPOGRAPHY, GRADE CONTOURS OR ELEVATIONS, STORMWATER DRAINAGE, SOILS BEARING CAPACITY OR PERCOLATION, LANDSCAPE DESIGN, CIVIL ENGINEERING, SWIMMING POOL/SPA DESIGN OR ENGINEERING, FENCING, UTILITIES, EASEMENTS OR ANY OTHER SITE IMPROVEMENTS WILL BE FOUND ON DOCUMENTS PREPARED BY OTHER LICENSED PROFESSIONALS.

SITE DATA

LOCATION: 5525 JESSAMINE LANE, EDGEWOOD, FL 32839
 PARCEL ID: 14-23-29-0000-00-043
 LOCAL MUNICIPALITY: CITY OF EDGEWOOD
 EXISTING & PROPOSED PROPERTY ZONING: R-1AA
 EXISTING & PROPOSED USE: RESIDENTIAL
 PROPERTY AREA: 9,180 SF
 TOTAL LOT IMPERVIOUS AREA: 3,915 SF
 PROPOSED I.S.R.: 43% (MAX. = 45%)
 PROPOSED BUILDING HEIGHT: 21'-10" MAX. / 16'-3" AVG. (MAX. = 35' - 0")

SETBACKS
 FRONT: 30' - 0"
 SIDES: 7' - 6"
 REAR: 15' - 6" * ORIGINAL REAR SETBACK: 35' - 0" * VARIANCE REQUESTED SETBACK

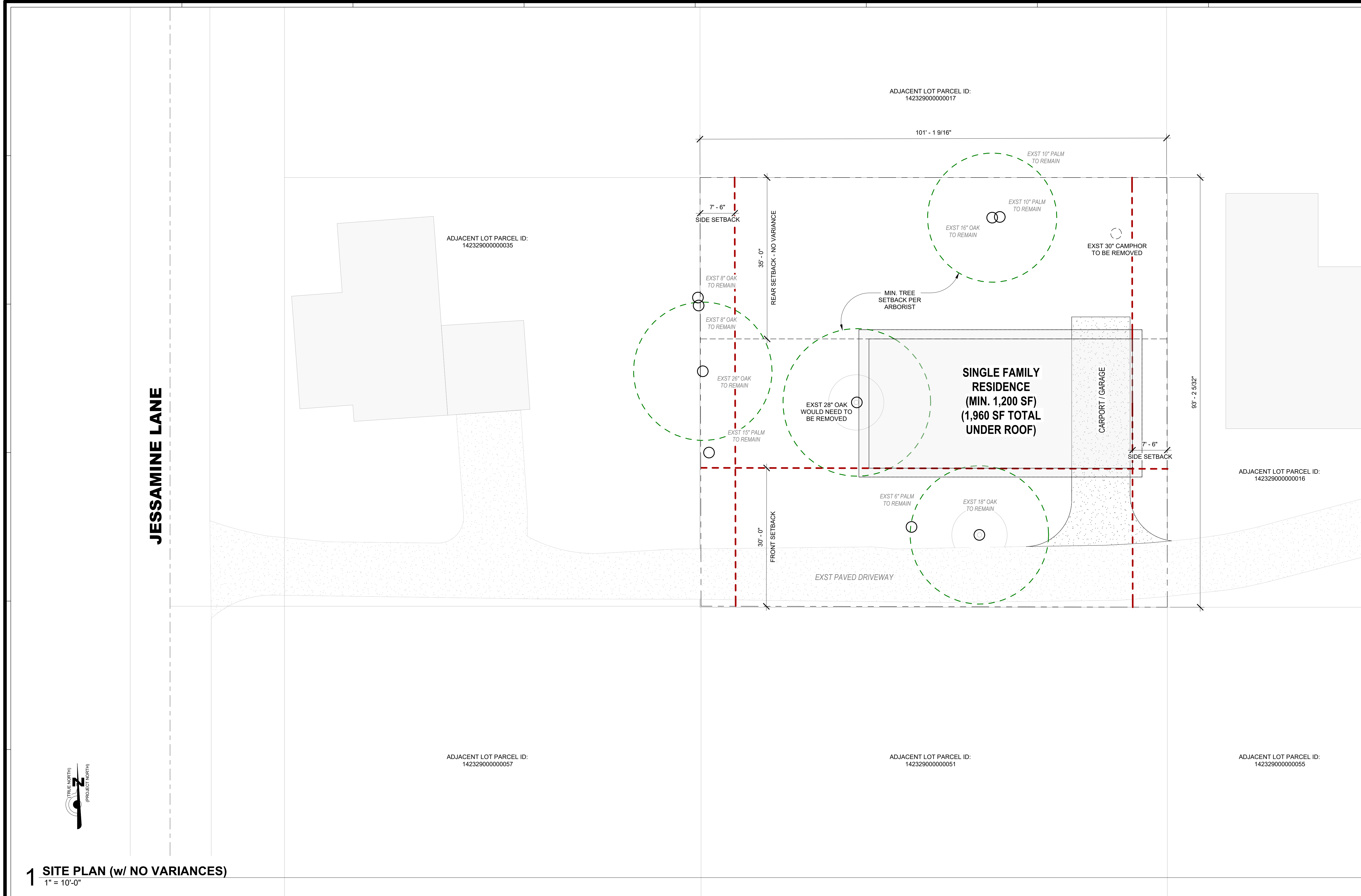
LEGAL DESCRIPTION

LAND DESCRIPTION
 N 83 FT OF S 293 FT OF E 221 1/4 FT OF SE 1/4 OF NW 1/4 (LESS W 120 FT) OF SEC 14-23-29

SF CALCULATIONS

GROSS BUILDING AREA: 1,200 SF
 UNCONDITIONED AREAS:
 GARAGE AREA: 400 SF
 ROOF OVERHANG AREA: 360 SF
 TOTAL UNDER-ROOF AREA: 1,960 SF

RECEIVED
5/14/2024
CITY OF EDGEWOOD



1 SITE PLAN (w/ NO VARIANCES)
 1" = 10'-0"

ALESKOVSKY
 ARCHITECTURE + INTERIORS
 2250 LEE ROAD, SUITE 90, WINTER PARK, FL 32789
 407-720-9788 | NATHAN@ALESKOVSKY.COM | AR98360

NEW CUSTOM HOME
MERENDA RESIDENCE
 5525 JESSAMINE LANE,
 ORLANDO, FLORIDA 32839

REVISIONS

#	DESCRIPTION	DATE

CONSTRUCTION DOCUMENTS

DRAWN BY	NMA / EFT
DATE	11/07/2023
PROJECT NUMBER	23025

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF NATHAN ALESKOVSKY, N.C.A.R.B. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF NATHAN ALESKOVSKY, N.C.A.R.B. ALL RIGHTS RESERVED.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G1-16.005, F.A.C. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY NATHAN M. ALESKOVSKY, N.C.A.R.B. ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SEAL

SITE PLAN (w/ NO VARIANCES)
 SHEET NUMBER
A000

NEW CUSTOM HOME | MERENDA RESIDENCE |

SITE PLAN NOTES

1. THIS ARCHITECTURAL SITE PLAN IS NOT A SURVEY AND IT IS INTENDED FOR GENERAL REFERENCE ONLY. THIS PLAN IS BASED ON A SURVEY OR SITE PLANS PROVIDED BY OTHERS. ALESKOVSKY ARCHITECTURE ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
2. THE BUILDER IS RESPONSIBLE TO CHECK AND VERIFY THAT ALL BUILDING FOOTPRINT DIMENSIONS AND THE BUILDING'S POSITION IS WITHIN THE SETBACK LINES BEFORE STARTING CONSTRUCTION AND ADVISE THE DESIGN PROFESSIONAL OF ANY RECOMMENDED MODIFICATIONS BEFORE STARTING WORK.
3. ANY DESIGN OR INFORMATION RELATED TO SURVEY DATA, TOPOGRAPHY, GRADE CONTOURS OR ELEVATIONS, STORMWATER DRAINAGE, SOILS BEARING CAPACITY OR PERCOLATION, LANDSCAPE DESIGN, CIVIL ENGINEERING, SWIMMING POOL/SPA DESIGN OR ENGINEERING, FENCING, UTILITIES, EASEMENTS OR ANY OTHER SITE IMPROVEMENTS WILL BE FOUND ON DOCUMENTS PREPARED BY OTHER LICENSED PROFESSIONALS.

SITE DATA

LOCATION: 5525 JESSAMINE LANE, EDGEWOOD, FL 32839
 PARCEL ID: 14-23-29-0000-00-043
 LOCAL MUNICIPALITY: CITY OF EDGEWOOD
 EXISTING & PROPOSED PROPERTY ZONING: R-1AA
 EXISTING & PROPOSED USE: RESIDENTIAL
 PROPERTY AREA: 9,180 SF
 TOTAL LOT IMPERVIOUS AREA: 3,915 SF
 PROPOSED I.S.R.: 43% (MAX. = 45%)
 PROPOSED BUILDING HEIGHT: 21'-10" MAX. / 16'-3" AVG. (MAX. = 35' - 0")

SETBACKS
 FRONT: 30' - 0"
 SIDES: 7' - 6"
 REAR: 15' - 6" * ORIGINAL REAR SETBACK: 35' - 0" * VARIANCE REQUESTED SETBACK

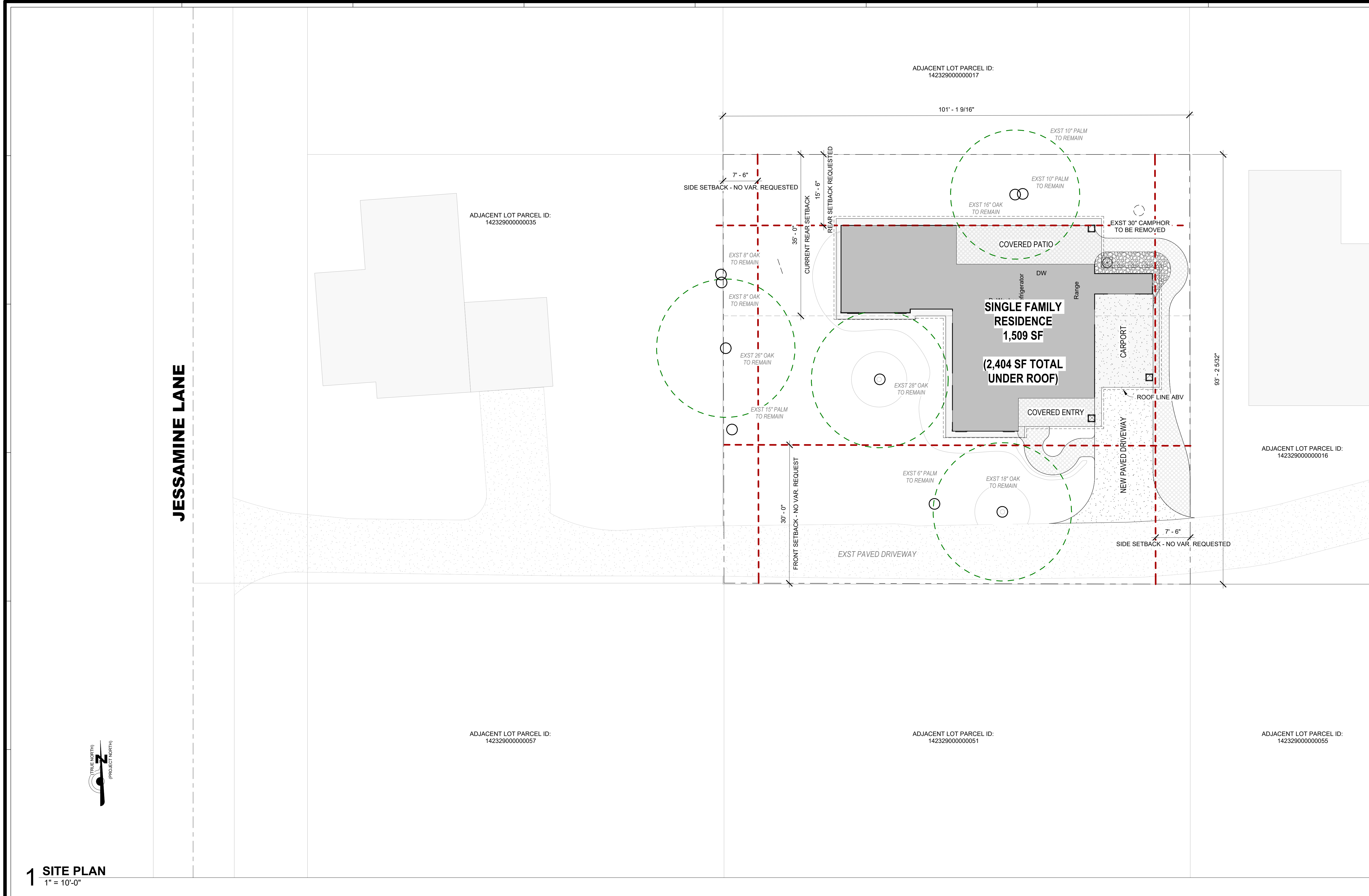
LEGAL DESCRIPTION

LAND DESCRIPTION
 N 83 FT OF S 293 FT OF E 221.1 FT OF SE 1/4 OF NW 1/4 (LESS W 120 FT) OF SEC 14-23-29

SF CALCULATIONS

GROSS BUILDING AREA: 1,509 SF
 (CONDITIONED, INTERNAL AREA): (1,222 SF)
 UNCONDITIONED AREAS:
 COVERED PORCH: 86 SF
 COVERED PATIO: 252 SF
 CARPORT: 239 SF
 ROOF OVERHANG AREA: 318 SF
 TOTAL UNDER-ROOF AREA: 2,404 SF

RECEIVED
5/14/2024
CITY OF EDGEWOOD



1 SITE PLAN
 1" = 10'-0"

ALESKOVSKY
 ARCHITECTURE + INTERIORS
 2250 LEE ROAD, SUITE 90, WINTER PARK, FL 32789
 407-720-9788 | NATHAN@ALESKOVSKY.COM | AR98360

NEW CUSTOM HOME
MERENDA RESIDENCE
 5525 JESSAMINE LANE,
 ORLANDO, FLORIDA 32839

REVISIONS

#	DESCRIPTION	DATE

CONSTRUCTION DOCUMENTS

DRAWN BY	NMA / EFT
DATE	11/07/2023
PROJECT NUMBER	23025

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF NATHAN ALESKOVSKY, NCARB AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF NATHAN ALESKOVSKY, INC. ALL RIGHTS RESERVED.

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SEAL

SITE PLAN
 SHEET NUMBER
A001

NEW CUSTOM HOME | MERENDA RESIDENCE |

MERENDA RESIDENCE

5525 JESSAMINE LANE, ORLANDO, FLORIDA 32839
PCN: 14-23-29-0000-00-043

GENERAL NOTES

- GC SHALL SUBMIT SHOP DRAWINGS AND PRODUCT INFORMATION PRIOR TO PURCHASING, INSTALLATION AND/OR CONSTRUCTION.
- ALL CONSTRUCTION WORK IS REQUIRED TO COMPLY WITH CODES CURRENTLY ADOPTED BY THE AUTHORITY HAVING JURISDICTION.
- ALL EXTERIOR MATERIALS AND ASSEMBLIES ARE REQUIRED TO BE HURRICANE WIND AND LARGE/SMALL MISSILE IMPACT RESISTANT. ALL EXTERIOR MATERIALS AND ASSEMBLIES MUST CARRY A MIAMI DADE NOTICE OF ACCEPTANCE (N.O.A.) AND/OR STATE OF FLORIDA PRODUCT APPROVAL APPLICABLE FOR THE LOCATION AND WIND ZONE IN WHICH THIS PROJECT IS LOCATED.
- ALL FIRE-RATED WALLS MUST BE CLEARLY AND PERMANENTLY LABELED ABOVE FINISH CEILING LEVEL AS REQUIRED BY CODE.
- ELECTRICAL PANELS, JUNCTION BOXES, RECESSED CABINETS, ETC. OCCURRING IN FIRE-RATED WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH UL DESIGN REQUIREMENTS.
- GC SHALL ATTACH AND STAGGER WALL BOARD ON ALL FIRE RATED WALLS AS REQUIRED BY UL DESIGN DESCRIPTION.
- ALL WOOD LUMBER AND PLYWOOD MATERIALS SHALL BE FIRE RESISTANT AND/OR FIRE RATED AS REQUIRED BY CODE.
- GC SHALL PROVIDE AND INSTALL PORTABLE FIRE EXTINGUISHERS AS INDICATED ON PLAN AND AS REQUIRED BY AUTHORITY HAVING JURISDICTION. MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER SHALL BE 75 FEET.
- U.N.O. GC SHALL CONTRACT WITH A SPECIALTY ENGINEER LICENSED IN THE STATE OF FLORIDA FOR DESIGNING AUTOMATIC SPRINKLER SYSTEMS AS REQUIRED BY CODE. GC SHALL SUBMIT SPRINKLER DESIGN AND LAYOUT TO OWNER AND ARCHITECT FOR REVIEW PRIOR TO PURCHASE, INSTALLATION AND/OR CONSTRUCTION.
- GC SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PURCHASING, INSTALLATION, AND/OR CONSTRUCTION.
- THE CONTRACTOR SHALL BRING ANY CONFLICTS OR DISCREPANCIES FOUND IN THE DRAWINGS TO THE ATTENTION OF THE ARCHITECT PRIOR TO PURCHASING, INSTALLATION AND/OR CONSTRUCTION.
- DO NOT SCALE DRAWINGS FOR DIMENSIONS. IF A DIMENSION IS UNCLEAR OR NOT MARKED ON THE DRAWINGS, CONTACT ARCHITECT.
- U.N.O. DIMENSIONS ARE TYPICALLY TAKEN TO THE FACES OF CMU WALLS AND THE FACES OF STUDS.
- GC IS RESPONSIBLE FOR KEEPING CONSTRUCTION SITE AND SURROUNDING AREAS CLEAN AND FREE FROM DAMAGE OR DEBRIS AT ALL TIME. UPON COMPLETION OF CONSTRUCTION, GC SHALL CLEAN THE SITE TO OWNERS APPROVAL.
- GC IS RESPONSIBLE FOR LOCATING ALL UTILITY INFRASTRUCTURES AND PROTECTING THEM FROM DAMAGE DURING THE CONSTRUCTION PROCESS.
- GC SHALL TAKE NECESSARY MEASURE TO ENSURE THAT NEIGHBORING TENANTS AND RESIDENTS ARE NOT DISTURBED IN ANY WAY DURING THE CONSTRUCTION PROCESS.
- GC IS RESPONSIBLE FOR PROVIDING AND INSTALLING ADDRESS/UNIT NUMBER SIGNAGE AT FRONT AND REAR ENTRIES OR AS INDICATED ON DRAWINGS. SIGNAGE TO MEET LOCAL CODES.
- GC IS RESPONSIBLE FOR CONTRACTING WITH AN ENGINEER LICENSED IN THE STATE OF FLORIDA TO PROVIDE LIGHT GAUGE STEEL STUD FRAMING DESIGN (SPACING, GAUGES, SIZES, ETC.).
- ALL ATTACHMENT HARDWARE SHALL BE APPROPRIATELY CAMOUFLAGED AND CONCEALED. FINISH COLOR OF ALL ATTACHMENT HARDWARE SHALL MATCH ADJACENT SURFACES U.N.O.
- GC IS RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS.
- GC IS RESPONSIBLE FOR WORKSITE SAFETY.
- FF&E IS BY OWNER.

DRAWING INDEX

SHEET #	SHEET NAME	REVISION #	REV. DATE	REV. DESCRIPTION
S202	ROOF FRAMING DETAILS			
00-GENERAL				
G001	COVER SHEET			
G002	GENERAL SPECIFICATIONS & NOTES			
01-ARCHITECTURAL				
A000	SITE PLAN (w/ NO VARIANCES)			
A001	SITE PLAN			
A101	REFERENCE PLAN			
A102	DIMENSION PLAN			
A103	REFLECTED CEILING PLAN			
A104	ROOF PLAN			
A201	FRONT & REAR ELEVATIONS			
A202	SIDE ELEVATIONS			
A301	BUILDING SECTIONS			
A601	STANDARD DETAILS			
A701	SCHEDULES & TYPES			
A900	3D VIEWS			
LD101	LANDSCAPE DESIGN			
02-STRUCTURAL				
S101	FOUNDATION & LINTEL PLAN			
S102	FOUNDATION DETAILS			
S201	ROOF FRAMING PLAN			
03-MECHANICAL				
M101	MECHANICAL PLAN			
04-ELECTRICAL				
E101	POWER PLAN			
E102	LIGHTING PLAN			
05-PLUMBING				
P101	PLUMBING PLANS			

RECEIVED
5/14/2024
CITY OF EDGEWOOD

PROJECT DESCRIPTION / SCOPE

THE CONSTRUCTION OF A GROUND UP, NEW CUSTOM HOME ON A VACANT RESIDENTIAL LOT.

DEVELOPMENT TEAM

OWNER: AMY MERENDA
VINOLI PROPERTIES LLC
ARCHITECT: ALESKOVSKY ARCHITECTURE
& INTERIORS (AA+I)
GENERAL CONTRACTOR: LORAAL CONSTRUCTION

PRODUCT APPROVAL INFORMATION

DOORS:
WINDOWS:
CLADDING:
ROOFING:

CODE REFERENCES

FLORIDA RESIDENTIAL BUILDING CODE - 2020 7TH EDITION
FLORIDA PLUMBING CODE - 2020 EDITION
FLORIDA FUEL GAS CODE - 2020 EDITION
FLORIDA MECHANICAL CODE - 2020 EDITION
FLORIDA ACCESSIBILITY CODE - 2020 EDITION
FLORIDA ENERGY CONSERVATION CODE - 2020 EDITION
FLORIDA FIRE PREVENTION CODE - 2020 (7TH) EDITION
NATIONAL ELECTRICAL CODE - 2017 EDITION
NFPA LIFE SAFETY CODE - 2020 FLORIDA FIRE PREVENTION CODE,
7TH EDITION, NFPA1 (2018) & 101 (2018) w/ FLORIDA AMENDMENTS.

BUILDING DATA

PROPOSED OCCUPANCY: RESIDENTIAL
CLASSIFICATION: R-1AA
CONSTRUCTION TYPE: V-B
YEAR BUILT: N/A
OF STORIES: 1
MEAN ROOF HEIGHT: 21' - 0"

SF CALCULATIONS

GROSS BUILDING AREA: 1,509 SF
(CONDITIONED INTERNAL AREA): (1,222 SF)
UNCONDITIONED AREAS:
COVERED PORCH: 86 SF
COVERED PATIO: 252 SF
CARPORT: 239 SF
ROOF OVERHANG AREA: 318 SF
TOTAL UNDER-ROOF AREA: 2,404 SF

LIFE SAFETY

SYSTEMS
SPRINKLERS: N/A
ALARM: N/A
EMERG. LIGHTING: N/A
EXIT SIGNAGE: N/A
EGRESS
DISTANCE ALLOWED: N/A
DISTANCE PROVIDED: N/A
OCCUPANT LOAD (PER FBC) N/A

LOCATION INFORMATION



ABBREVIATIONS

# & @	Pound OR Number And At	HVAC	Heating, Ventilating, Air Conditioning
ACT	Acoustic Ceiling Tile	IRGWB	Impact Resistant Gypsum Board
AD	Area Drain	ILO	In Lieu Of
AFF	Above Finished Floor	INSUL	Insulated or Insulation
ALUM	Aluminum	INT	Interior
ANOD	Anodized	LO	Low
BSMT	Basement	MAX	Maximum
BYND	Beyond	MO	Masonry Opening
BOT	Bottom	MECH	Mechanical
CIP	Cast In Place	MEMBR	Membrane
CHNL	Channel	MIN	Minimum
CJ	Control Joint	MRGWB	Moisture-Resistant Gypsum Board
CLG	Ceiling	MTL	Metal
CLR	Clear	NIC	Not In Contract
CMU	Concrete Masonry Unit	NO	Number
COL	Column	NOM	Nominal
COMPR	Compressible	OC	On Center
CONC	Concrete	OH	Overhang or Opposite Hand
CONT	Continuous	OPP	Opposite or Opposite Hand
CPT	Carpet	OZ	Ounce
CT	Ceramic Tile	PCC	Pre-Cast Concrete
CTYD	Courtyard	PLUMB	Plumbing
DBL	Double	PLYD	Plywood
DEMO	Demolish or Demolition	PT	Pressure Treated
DIA	Diameter	PNT	Paint or Painted
DIM	Dimension	PVC	Polyvinyl Chloride
DIMS	Dimensions	RBR	Rubber
DN	Down	RCP	Reflected Ceiling Plan
DR	Door	RD	Roof Drain
DWG	Drawing	REQD	Required
EA	Each	RH	Room
EJ	Expansion Joint	SIM	Similar
EL	Elevation	SPEC	Specified OR Specification
ELEC	Electrical	SPK	Sprinkler or Speaker
ELEV	Elevator or Elevation	SSTL	Stainless Steel
EPDM	Ethylene Propylene Diene M-Class	STC	Sound Transmission Coefficient
EQ	Equal	STL	Steel
EXIST	Existing	STRUCT	Structure or Structural
EXT	Exterior	T&G	Tongue And Groove
FD	Floor Drain or Fire Department	TELE	Telephone
FEC	Fire Extinguisher Cabinet	TLT	Toilet
FIXT	Fixture	TME	To Match Existing
FLR	Floor	TO	Top Of
FM	Filled Metal	TOC	Top Of Concrete
FO	Face Of	TOS	Top Of Steel
FND	Foundation	TP	Toilet Paper Dispenser
GA	Gauge	T/D	Telephone/Data
GALV	Galvanized	TYP	Typical
GYP. BRD.	Gypsum Wall/Ceiling Board	UNO	Unless Noted Otherwise
HC	Hollow Core	U/S	Underside
HM	Hollow Metal	VIF	Verify In Field
HP	High Point	VP	Vision Panel
HR	Hour	W/	With
		WD	Wood

SYMBOLS

	BUILDING ELEVATION		NORTH ARROW
	INTERIOR ELEVATION		STRUCTURAL GRID
	SECTION CUT		VIEW REFERENCE
	CALLOUT		BREAK LINE
	ELEVATION MARK		CENTER LINE
	ROOM TITLE		KEYNOTE
	DOOR TAG		WINDOW TAG
	WALL TAG		REVISION TAG

ARCHITECT'S STATEMENT OF FACT

BY SIGNING AND SEALING THIS DRAWING, THE ARCHITECT CERTIFIES THAT TO THE BEST OF HIS/HER KNOWLEDGE, THESE DRAWINGS AND THE PROPOSED WORK COMPLY WITH THE MINIMUM APPLICABLE BUILDING CODES AND FIRE SAFETY REGULATIONS AS DETERMINED BY THE LOCAL AUTHORITY.

ALESKOVSKY
ARCHITECTURE + INTERIORS

2250 LEE ROAD, SUITE 90, WINTER PARK, FL 32789
407-720-9788 | NATHAN@ALESKOVSKY.COM | AR98360

NEW CUSTOM HOME
MERENDA RESIDENCE

5525 JESSAMINE LANE,
ORLANDO, FLORIDA 32839

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SEAL	

COVER SHEET	
SHEET NUMBER	G001

NEW CUSTOM HOME | MERENDA RESIDENCE |

ARCHITECTURAL NOTES

1. **ARCHITECT'S STATUS:**
 - A. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION METHODS, TECHNIQUES, PROGRAMS OR PROCEDURES IN CONNECTION WITH THE WORK. HIS OR SHE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL, CHARGE OR BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTORS OR ANY OF THEIR AGENTS OR EMPLOYEES OR ANY OTHER PERSON PERFORMING ANY OF THE WORK ON THE JOBSITE.
2. **BUILDING CODES:**
 - A. ALL CODES HAVING JURISDICTION SHALL BE STRICTLY OBSERVED IN THE CONSTRUCTION OF THE PROJECT. THIS INCLUDES ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, PLUMBING, FIRE AND SAFETY CODES. THE CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS AND BRING ANY DISCREPANCY BETWEEN THE CODES AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.
 - B. THESE PLANS AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD ACCORDING TO ALL PROVISIONS OF THIS CODE.
3. **JOB CONDITIONS:**
 - A. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO THE SUBMITTAL OF A BID AND OR CONTRACT NEGOTIATIONS TO VERIFY EXISTING SITE CONDITIONS. DISCREPANCIES BETWEEN THESE CONDITIONS AND THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING FOR PURPOSES OF CLARIFICATION. WHERE INTENT OF THE SAID DOCUMENTS IS IN DOUBT, NO BIDS OR CONTACT NEGOTIATIONS SHOULD BE FINALIZED PRIOR TO CLARIFICATION OF THE SAME. NO BACK CHARGES WILL BE ACCEPTED.
 - B. IF THE PROJECT IS WITHIN AN EXISTING STRUCTURE OR IS AN ADDITION TO AN EXISTING BUILDING, EXISTING CONDITIONS IN RESPECT TO STRUCTURAL, ARCHITECTURAL, MECHANICAL AND ELECTRICAL SYSTEMS MUST BE VERIFIED ANY DISCREPANCIES BETWEEN EXISTING SITE CONDITIONS AND THE CONSTRUCTION DOCUMENTS SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING PRIOR TO SUBMISSION OF BIDS OR CONTRACT NEGOTIATIONS. ALL WORK BY TRADES SHOULD BE SCHEDULED AND COORDINATED IN A MANNER THAT WHEN COMPLETED IT WILL BE IN ACCORDANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.
 - C. THE CONTRACTOR IS RESPONSIBLE FOR STRUCTURAL AND NON-STRUCTURAL BRACING OF MEMBERS DURING CONSTRUCTION.
4. **SITE MAINTENANCE:**
 - A. THE CONTRACTOR MUST MAINTAIN THE JOBSITE KEEPING IT CLEAN AND FREE OF ALL TRASH, BUILDING RUBBLE AND DEBRIS. ALL ADJACENT WORK AND CONSTRUCTION SHOULD BE PROTECTED FROM DAMAGE, SOILING, OVERS PRAYING ETC. THE PROPERTY SHOULD BE LEFT CLEAN AND READY FOR OCCUPANCY ON COMPLETION OF THE WORKS.
 - B. THE CONTRACTOR WILL REPAIR / REPLACE ALL ITEMS DAMAGED BY THE PROCESS OF CONSTRUCTION. ALL PATCH-WORK AND REPAIRS MUST MATCH ADJACENT AREAS AND SURFACES.
5. **EARTH WORK:**
 - A. FOUNDATIONS TO BE MONOLITHIC OR SPREAD FOOTINGS BASED ON A SOIL BEARING CAPACITY OF 2500 PSF. FINAL WRITTEN VERIFICATION OF THE SAME SHALL BE PROVIDED TO THE OWNER AND ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
 - B. AFTER THE STANDARD CLEANING AND GRUBBING HAS BEEN COMPLETED AND APPROVED, APPLY VIBRATORY COMPACTOR FOR A MINIMUM OF FOUR PASSES. SOIL SHOULD BE COMPACTED TO 95% MODIFIED PROCTOR (ASTM D1157) TO A DISTANCE OF 5 FEET BEYOND ALL BUILDING EDGES. A MINIMUM OF ONE FIELD DENSITY TEST MUST BE COMPLETED FOR EACH 2500 SF OF BUILDING AREA. DENSITY TESTS ARE TO BE RUN AT 12 INCHES BELOW COMPACTED SURFACE. TEST RESULTS TO BE PROVIDED TO THE ARCHITECT AND OR ENGINEER.
 - C. FILL TO BE CLEAN, WALL GRADED AND FREE OF VEGETATION (SW PER ASTM D2487-69 [75] WITH LESS THAN 12% PASSING THROUGH A 200 SIEVE). SOIL TO BE COMPACTED IN LAYERS OF NOT MORE THAN 12" AS DESCRIBED ABOVE. TERMITES PROTECTION TO BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
6. **CONCRETE:**
 - A. ALL CONCRETE WORK TO COMPLY TO RECOMMENDATIONS OF ACI 318.
 - B. CONCRETE SHALL BE 2500 PSI AT 28 DAYS. ALL ELSE TO BE 3000 PSI.
 - C. PORTLAND CEMENT TO BE ASTM C-150 TYPES 1 OR 2, LOW ALKALI, SILL TESTED AND CLARIFIED. TYPE V CEMENT TO BE USED FOR SOILS CONTAINING SULFATE CONCENTRATIONS OF MORE THAN 2%.
 - D. WATER TO BE DOMESTIC WATER, CLEAN, POTABLE AND FREE OF ALL ORGANIC MATERIALS.
 - E. AGGREGATES AND SAND TO BE IN ACCORDANCE WITH ASTM C-33 FOR SLABS ON GRADE.
 - F. FOUNDATIONS AS PER THE CONSTRUCTION DRAWINGS OR AS AMENDED BY THE FINAL SOIL REPORT.
 - G. VAPOR BARRIER BENEATH SLABS TO BE 6 MIL. POLYETHYLENE.
 - H. CONCRETE TO BE READY MIX WITH A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI FOR FOOTINGS, SLABS ON GRADE AND 3000 PSI AT 28 DAYS FOR BEAMS. ALL CONCRETE WORK TO COMPLY WITH ACI BUILDING CODE (ACI 318), THE ACI DETAILING MANUAL (ACI 315), THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301), CONCRETE COVER TO BE IN ACCORDANCE WITH ACI SPECIFICATIONS, WELDED WIRE MESH TO COMPLY WITH ASTM A-185 UNLESS OTHERWISE SPECIFIED, FABRIC TO A PLACED 2" DOWN FROM TOP OF SLAB WITH A MINIMUM OF 6" LAP. REINFORCING STEEL TO BE OF HIGH TENSILE BILLET STEEL IN ACCORDANCE WITH ASTM DESIGNATION A-615 GRADE 60. LAP ALL BARS 48 DIA. U.N.O. ON DRAWINGS. ALL HOOKS SHOWN SHALL BE ACI RECOMMENDED HOOKS.
7. **REINFORCING STEEL:**
 - A. WORK TO COMPLY WITH ACI'S PUBLISHED "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", EXCEPT WHERE OTHERWISE SPECIFIED IN THE CONSTRUCTION DOCUMENTS.
 - B. MINIMUM COVERAGE OF REINFORCING STEEL.
 - A. SLAB ON VAPOR BARRIER, 1 1/2"
 - B. BEAMS & COLUMNS, 1 1/2"
 - C. FORMED CONCRETE BELOW GRADE, 2"
 - D. UNFORMED CONCRETE BELOW GRADE, 3"
 - E. FOOTING, 3" CLEAR AT BOTTOM AND SIDES, 2" CLEAR AT TOP WALLS, 2" CLEAR AT OUTSIDE FACE & 1 1/2" CLEAR INSIDE
 - F. SLABS, 3/4" CLEAR AT TOP (INTERIOR), 1 1/4" CLEAR AT TOP (EXTERIOR)
 - G. BEAMS, 1 1/2" CLEAR TO STIRRUPS
 - H. COLUMNS, 1 1/2" CLEAR TO TIES
 - C. REINFORCING MESH, ON GRADE BUILDING SLABS TO BE ACI-318 ELECTRICALLY WELDED WIRE FABRIC IN SIZES AND GAUGES AS SHOWN ON THE DRAWINGS.
 - D. BEAM NOTES:
 - A. HOOPS OR STIRRUPS TO BE PLACED AT EACH AND OF BEAM U.N.O. BUNDLE SIR. BEAM TOP BARS IN PAIRS OVER SUPPORT WITH TOP BARS FROM ADJACENT BEAMS.
 - B. THE BEAM REINFORCING TO EXTEND INTO SPAN OF ANY ADJ. STR. BEAM PER THE STD ASTM BENDING SCHEDULE I DIAGRAM.
 - C. THE BEAM DEPTHS ARE MINIMUM AND MAY BE INCREASED (8" MAX) TO FIT BLOCK, WORK OR WINDOW AND DOOR HEADS.
 - D. DROP THE BEAM BOTTOM, AS REQUIRED, AT WINDOW AND DOOR HEADS (28" MAX BEAM DEPTH) & ADD 2# BOTTOM IF DROP EXCEEDS 5". ALL ADDED LONGITUDINAL BEAM REINFORCING TO EXTEND 6" MIN. INTO SUPPORT U.N.O.
8. **THERMAL MOISTURE PROTECTION:**
 - A. INSULATION: INSULATION MUST BE PROVIDED AND INSTALLED AS PER FLORIDA MODEL ENERGY CODE, SECTION 9. MINIMUM OF R-30 INSULATION AT ROOFS AND R-13 AT FRAME WALLS, R-7 AT MASONRY WALLS UNLESS OTHERWISE NOTED. PROVIDE THERMAL INSULATION AT ALL EXTERIOR STUD WALLS (EXTENDED FULL HEIGHT OF WALLS AND FILLED TIGHTLY BETWEEN STUDS). VERIFY REQUIRED INSULATION VALUES TO BE INSTALLED AGAINST THE FLORIDA MODAL ENERGY CODE.
 - B. ROOF / ROOF TILE: TILE / SHEETING AS INDICATED ON DRAWING AND AS SELECTED BY ARCHITECT / DESIGNER. INSTALLATION AS PER MANUFACTURERS RECOMMENDATIONS AND FLORIDA BUILDING CODE. AT THE COMPLETION OF THE WORKS, THE CONTRACTOR SHALL FURNISH A ROOFERS WRITTEN GUARANTEE COVERING WORK AND A MANUFACTURER'S GUARANTEE FOR THE REPLACEMENT OF THE SAME AT NO COST TO THE OWNER WITHIN THE GUARANTEE PERIOD.
9. **STRUCTURAL STEEL:**
 - A. WORKMANSHIP: MUST COMPLY WITH THE LATEST EDITION OF A.I.S.C. MANUAL OF STEEL CONSTRUCTION, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
 - B. STRUCTURAL STEEL: ASTM A-36, SHAPES AND PLATES.
 - C. PIPE: STANDARD STEEL PIPE - ASTM-53, GRADE B OR AS OTHERWISE SPECIFIED ON THE DRAWINGS. TUBE STRUCTURE A-500 GRADE B, MB-A325 WELDS AWS A5.1 E70XX.
 - D. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC CODE. STRUCTURAL STEEL MUST CONFORM TO ASTM SPECIFICATION A36. ALL STEEL TUBING MUST BE IN ACCORDANCE WITH ASTM SPECIFICATION A-500 GRADE B (FY = 48KSI). ALL STEEL TO BE COATED WITH RUST INHIBITIVE PAINT. SHOP AND SITE WELDING TO BE COMPLETED BY QUALIFIED WELDERS AS PER THE AMERICAN WELDERS SOCIETY'S STANDARD QUALIFICATION PROCEDURE (ASW D1. 1). ALL STEEL RODS TO BE E70XX ELECTRODES.
10. **TIMBER:**
 - A. STRUCTURAL TIMBER TO BE SOUTHERN PINE FT2 (MIN.) STRESS GRADE LUMBER OR APPROVED EQUAL. MINIMUM ALLOWABLE PROPERTIES ARE -FB = 1,150 PSI, FV = 90 PSI E = 1.6 MILLION PSI AND PRESSURE TREATED FOR USE AGAINST CONCRETE AND MASONRY.
 - B. ALL TIMBER AND CONNECTION TO COMPLY WITH: AMERICAN INSTITUTE OF TIMBER CONSTRUCTION - TIMBER CONSTRUCTION MANUAL, NATIONAL FOREST ASSOCIATION - NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, AMERICAN PLYWOOD ASSOCIATION - PLYWOOD DESIGN SPECIFICATION, AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS, NATIONAL LUMBER ASSOCIATION - NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS.
 - C. ALL LUMBER CONNECTIONS TO BE MADE USING PREFABRICATED CONNECTORS. TOE NAILING WILL NOT BE PERMITTED. SUBMIT MANUFACTURER'S DATE FOR APPROVAL. FASTENERS TO BE AS MANUFACTURED BY USP OR SIMPSON.
11. **DOORS & WINDOWS:**
 - A. "C" LABEL DOOR AND FRAME WITH CLOSER AND METAL THRESHOLD BETWEEN HOUSE AND GARAGE, WHERE APPLICABLE.
 - B. SAFETY GLAZING: (TEMPERED GLASS) DOOR SIDELITES WITHIN 12" OF DOOR, GLASS TUB AND SHOWER ENCLOSURES, WINDOW AND MIRRORS AT TUB, FRENCH DOORS AND SHOWERS WITH SILLS LESS THAN 60" AFFL.
 - C. EGRESS WINDOW TO BE OPERABLE FROM INSIDE WITHOUT USE OF TOOLS. THEY ARE TO PROVIDE A CLEAR OPENING OF NO LESS THAN 20'X24" WITH A 5' SF CLEAR AREA. THE BOTTOM OF THE OPENING CAN NOT BE MORE THAN 44" ABOVE THE FLOOR AND THE LATCH TO BE NO HIGHER THAN 54" ABOVE FFL.
 - D. WINDOW UNITS TO DISPLAY LABELS INDICATING COMPLIANCE WITH THE FLORIDA ENERGY CODE.
12. **FIRE:**
 - A. THE PROPOSED PROJECT SHALL MEET THE REQUIREMENTS OF THE FIRE PREVENTION CODE INCLUDING NFPA 1 AND NFPA 101 AND ALL OTHER APPLICABLE CODES AND STANDARDS.
 - B. CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 241.

13. **ROUGH CARPENTRY:**
 - A. TIMBER DESIGN BASED ON USE OF SYP NO. 2 SURFACED DRY OR GREEN. USED AT MAXIMUM 19% MOISTURE CONTENT. LUMBER USED FOR LOAD SUPPORTING SHALL HAVE GRADE MARKS COMPLYING WITH PROCEDURES AND AGENCIES APPROVED BY US PROCEDURE PS 20-94.
 - B. PLYWOOD: PRODUCT STANDARD PS-1-73 AND RULES FOR DFPA GRADE TRADEMARKS OF AMERICAN PLYWOOD ASSOCIATION.
 - C. MARKING: WOOD AND LUMBER TO BE MARKED WITH ITS GRADE AND PLYWOOD WITH ITS GRADE TRADEMARK IN ACCORDANCE WITH THE REFERENCED STANDARDS. A PIECE WITH DEFECTS SHALL NOT BE USED REGARDLESS OF ITS GRADING.
 - D. ALL STRUCTURAL LUMBER TO HAVE FIBER STRESS OF 1200 PSI, A MINIMUM E=1,600,000 PSI AND A MINIMUM FV=90 PSI UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 - E. FLOOR JOISTS, HEADERS, LINTELS, CEILING JOISTS AND RAFTERS TO BE S4S SEASONED SYP NO.2 UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 - F. CONCEALED FLOOR BEAMS, ROOF BEAMS & POSTS TO BE S4S SEASONED SYP NO.2 UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 - G. EXPOSED FLOOR BEAMS, ROOF BEAMS AND POSTS TO BE SAW SIZED SEASONED SYP NO. 2, FREE OF HEART CANTER UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 - H. ALL SIDING, BLOCKING, FURRING AND PLATES LO BE SEASONED "STUD" SYP NO. 2 DRY, UNLESS OTHERWISE NOTED.
 - I. EXTERIOR PLYWOOD SHEATHING TO BE GROUP 1 STANDARD (C-D) EXT-DFPA, STRUCTURAL I (D-D) EXT-DFPA OR STRUCTURAL I (C-C) EXT-DFPA.
 - J. SUB SILL - PRESSURE TREATED NO.2 OR BETTER.
 - K. STUD WALLS - 2'X4" AT 16" O.C. UNLESS OTHERWISE NOTED. PLUMB TO 1/8" IN 8'-0". ALL EXTERIOR STUDS TO BE FULL LENGTH TO CEILING. ALL STUD WALLS OVER 8'-0" HIGH, 2 ROWS OF 2'X4" BLOCKING BETWEEN STUDS.
 - L. ALL BEAMS INSTALLED WITH CROWN UP UNLESS OTHERWISE NOTED. CANTILEVERED BEAMS WILL BE INSTALLED CROWN DOWN.
 - M. 4" MINIMUM BEARING BY BEAMS AND GIRDEES ON MASONRY OR CONCRETE.
 - N. PROVIDE 4'X4" POSTS OR (2) 2'X4" STUDS MINIMUM UNDER ALL BEAMS AND HEADERS UNLESS OTHERWISE NOTED.
 - O. ALL SUB-SILLS WITH LENGTH LONGER THAN 8' TO BE (2) 2'X4".
 - P. DOUBLE 2'X4" POSTS MAY BE USED IN LIEU OF 4'X4" POSTS WHERE CONTAINED WITHIN THE BUILDING AND UNLESS EXPRESSLY NOTED TO THE CONTRARY ON THE PLANS.
 - Q. ALL LUMBER IN CONTACT WITH CONCRETE OR STEEL TO BE PRESSURE TREATED, HAVE AN APPROVED SEPARATING MATERIAL OR BE MOUNTED ON AN APPROVED GALVANIZED ANCHOR SEAT.
 - R. BUILDING PAPER (U-I-B-790). INSTALL UNDER ROOFING AND TRIM. INSTALL TO FORM WATERTIGHT BARRIER WITH EACH LAYER OVERLAPPING THE LAST BY A MINIMUM OF 6". WHERE THE PAPER MEETS ANY OPENING, IT MUST BE LAPPED OVER THE FRAME TO PREVENT WATER INFILTRATION BEHIND THE FRAME. FIT SILICA KRAFT PAPER AT EXTERIOR DOOR AND WINDOW FRAMES.
 - S. ALL BEARING PARTITIONS SHALL BE SECURED TO ADJACENT PARTITIONS AND MUST HAVE A MINIMUM OF A DOUBLE STUD POST AT ALL ENDS, CORNERS AND EITHER SIDE OF ALL WINDOW AND DOOR OPENINGS.
 - T. ROOF SHEETING: 5/8" THICK STANDARD PLYWOOD SHEETING, EXTERIOR GLUE CDX GRADE, 4 PLY, INDES 24/0, APA GRADE TRADEMARKED. APPLY WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND STAGGER JOINTS.
 - U. HANGERS, FRAMING ANCHORS AND FASTENERS: STAMPED AND FABRICATED OF THE TYPE INDICATED. NAILS TO BE THOSE FURNISHED OR RECOMMENDED BY THE MANUFACTURER FOR THE PARTICULAR USE. NAILS TO BE COMPLETELY DRIVEN INTO ALL HOLES IN THE ANCHOR. ALL HANGERS AND ANCHORS TO BE GALVANIZED.
 - V. CONNECTIONS: ALL NAILS IN STRAP CONNECTIONS TO BE 16D. NAILS IN ALL HOLES IN STRAP, UNLESS OTHERWISE NOTED BY THE MANUFACTURER.
 - W. NAILS: ALL WOOD FRAMING TIMBERS SHALL BE NAILED IN ACCORDANCE WITH THE CODE SECTIONS APPLICABLE. ALL EXTERIOR NAILS MUST BE GALVANIZED. NAILING FOR FRAMES WILL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2014, TABLE 2306.1.
 - X. DRAFT STOPPING: IN FLOOR AND CEILING ASSEMBLIES NOT TO EXCEED 500 SF. IN ATTICS FOR AREAS OVER 9000 SF.
 - Y. FIRE BLOCKING: INSTALL IN ALL CONCEALED SPACES BOTH VERTICAL & HORIZONTAL, INCL. BUT NOT LIMITED TO STUD WALLS, SOFFITS, CHIMNEYS, TRUSSES, DROP CEILINGS, STAIR STRINGERS, COVES, VENT & DUCT OPENINGS, FURRED SPACES.

DEMOLITION NOTES

1. THE FOLLOWING REQUIREMENTS FOR DEMOLITION, CUTTING AND PATCHING APPLY TO ALL WORK WHICH IS ALTERED, WHETHER SUCH WORK IS NEW, EXISTING, ADDING, RENOVATED OR REPLACED.
2. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK. NOTIFY OWNER IN WRITING OF ANY DISCREPANCY OR CONFLICTS PRIOR TO START OF DEMOLITION.
3. CONFORM TO APPLICABLE CODES FOR DEMOLITION OF ITEMS TO REMOVE.
4. INSTALLATIONS OF THIS WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH LOCAL CODES AND ORDINANCES, STANDARD BUILDING CODE, NATIONAL PLUMBING CODE, NATIONAL ELECTRICAL CODE, STATES AND FEDERAL CODES APPLICABLE TO THIS PROJECT AND OSHA REQUIREMENTS.
5. PROTECT ALL EXISTING ITEMS TO REMAIN FROM DAMAGE. CONTRACTOR SHALL BEAR ALL COSTS OF REPAIRING, REFINISHING, REPLACING, ETC. OF EXISTING ITEMS DAMAGED.
6. PRIOR TO START DEMOLITION WORK, REVIEW AND VERIFY EXTENT OF DEMOLITION WORK RELATIVE TO PORTIONS OF EXISTING ITEMS TO REMAIN, AND CONSULT WITH OWNER REGARDING ANY CLARIFICATION NEEDED AND FOR QUESTIONS ABOUT ANY DISCOVERED DISCREPANCIES PERFORM DEMOLITION WORK TO CAUSE A LITTLE INCONVENIENCE TO ADJACENT AREAS TO REMAIN.
7. PRIOR TO DEMOLITION, CUTTING AND PATCHING, THE CONTRACTOR SHALL LOCATE AND DISCONNECT UTILITY SERVICES AND ELECTRICAL / MECHANICAL SYSTEMS, OR TEMPORARILY CAP OFF SUCH SERVICES TO THE AFFECTED AREAS. GIVE NOTICE TO, AND COORDINATE WITH UTILITY COMPANIES. OBTAIN WRITTEN APPROVAL FROM, AND COOPERATE WITH OTHER PARTIES WHO MAY BE AFFECTED BY INTERRUPTION OF SERVICES.
8. CLEARLY MARK THE AREAS AND LIMITS OF DEMOLITION, CUTTING AND PATCHING. IF FEASIBLE, PRECUT THE LINE OF SEPARATION BETWEEN AREAS OF DEMOLITION AND AREAS TO BE PRESERVED. UTILIZE DEMOLITION AND CUTTING TECHNIQUES WHICH ARE LEAST LIKELY TO DAMAGE SURROUNDING OR ADJOINING WORK. WHERE FEASIBLE, USE HAND TOOLS AND SMALL POWER TOOLS THAT ARE DESIGNED FOR SAWING AND GRINDING, NOT HAMMERMING OR CHOPPING. DO NOT USE EXPLOSIVES.
9. STRUCTURAL REQUIREMENTS: DO NOT CUT AND PATCH STRUCTURAL WORK IN A MANNER WHICH WILL REDUCE LOAD-CARRYING CAPACITY OR LOAD-DEFLECTION RATIO. WHERE STRUCTURAL WORK MUST BE CUT, PROVIDE ADEQUATE TEMPORARY SUPPORT (BRACING AND/OR SHORING) TO RESIST VERTICAL, LATERAL AND DYNAMIC LOADS IN THE ENTIRE TRIBUTARY AREA OF THE AFFECTED STRUCTURAL MEMBERS. WHERE REQUIRED, ENGAGE A LICENSED STRUCTURAL ENGINEER TO DESIGN SHORING / BRACING SYSTEMS AND JOINT OR CONNECTION DETAILS.
10. OPERATIONAL AND SAFETY LIMITATIONS: DO NOT CUT AND PATCH OPERATIONAL ELEMENTS OR SAFETY RELATED COMPONENTS IN A MANNER WHICH WILL REDUCE INTENDED PERFORMANCE OR SAFETY FACTOR, OR WHICH WILL RESULT IN INCREASED MAINTENANCE OR REDUCED OPERATIONAL LIFE.
11. VISUAL REQUIREMENTS: DO NOT CUT AND PATCH WORK IN A MANNER WHICH WILL RESULT IN LESSENING OF THE AESTHETIC QUALITIES OF THE BUILDING OR SITE, OR THAT WILL RESULT IN VISUAL EVIDENCE OF CUT AND PATCH WORK. WHERE REQUIRED, EXTEND FINISH MATERIALS OVER ENTIRE UNBROKEN SURFACE AREAS AFFECTED BY CUT AND PATCH WORK. REMOVE AND REPLACE CUT AND PATCH WORK WHICH DOES NOT MEET VISUAL REQUIREMENTS.
12. PROTECTION: PROTECT OTHER WORK DURING CUTTING AND PATCHING OPERATIONS TO PREVENT DAMAGE. PROVIDE PROTECTION OF ALL WORK FROM ADVERSE WEATHER CONDITIONS. WHERE OPENINGS ARE CREATED IN ROOF OR EXTERIOR WALLS, PROVIDE TEMPORARY ENCLOSURE OF SUCH OPENINGS ON A DAILY BASIS, AND WHENEVER ADVERSE WEATHER THREATENS OR EXISTS.
13. DEMOLISH ALL EXISTING FLOORING MATERIAL AS REQUIRED FRO AREAS OF RENOVATION.
14. LEVEL ALL FLOOR AREAS THROUGHOUT HOUSE AND PREP. TO RECEIVE NEW FLOORING MATERIAL.

ELECTRICAL NOTES

1. E.C. TO COORDINATE NEW PANEL SCHEDULE WITH TENANT/GO/ AND FURNITURE VENDOR.
2. ALL CONTRACTORS ARE RESPONSIBLE FOR ALL DIMENSIONS, FIELD CONDITIONS AND THE WORK OF OTHER TRADES BEFORE PROCEEDING WITH THEIR WORK.
3. AUTOMATIC CONTROL DEVICES SHALL BE INSTALLED TO AUTOMATICALLY TURN OFF LIGHTS WITHIN 30 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE. OCCUPANCY SENSORS SHALL BE INSTALLED IN ALL CLASSROOMS, LECTURE, TRAINING ROOMS, CONFERENCE, MEETING, MULTIPURPOSE ROOMS, COPY, PRINT ROOMS, LOUNGES, EMPLOYEE LUNCH, BREAK ROOMS, PRIVATE OFFICES, RESTROOMS, STORAGE ROOMS, JANITORIAL CLOSETS, LOCKER ROOMS, WAREHOUSES AND OTHER SPACES 300 SQUARE FEET OR LESS THAT ARE ENCLOSED BY FLOOR TO-CEILING HEIGHT PARTITIONS. (SECTION C405.2.1)
4. THE PROVISIONS FOR ELECTRICAL DISTRIBUTION FOR ALL SECTIONS OF THIS CODE ARE SUBJECT TO THE DESIGN CONDITIONS IN ASHRAE STANDARD 90.1, SECTION 8.4.2, (C405.6.1) CONTROLLED RECEPTACLES SHALL BE MARKED ACCORDING TO 2014 NEC ARTICLE 406.3 (E).
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND GOVERNING MUNICIPAL, STATE AND LOCAL CODES. ALL MATERIAL SHALL BE NEW AND SHALL BEAR THE UL LABEL WHERE APPLICABLE.
6. ALL WERE SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST-CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY THE OWNER.
7. IT IS NOT THE INTENT OF THESE PLANS TO YOUR SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER. THE CONTRACTOR SHALL MAKE ALL NECESSARY CUTTING AND DO ALL THE RE-PATCHING AS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK.
8. AFTER COMPLETION OF THE INSTALLATION, THE SYSTEM SHALL TEST FREE FROM SHORT CIRCUITS AND GROUNDS.
9. WHERE ELECTRICAL CONDUCTORS ARE INSTALLED IN CONDUIT, THE CONDUIT SHALL COMPLY WITH THE N.E.C. REQUIREMENTS.
10. ALL CONDUCTORS SHALL BE COPPER, NO CONDUCTOR SHALL BE SMALLER THAN #12 AWG AND SHALL BE RATED FOR 600 VOLTS THWN OR THHN INSULATION. INSTALL A GROUNDING CONDUCTOR WITH ALL CIRCUITS, UNLESS NOTED OTHERWISE. SIZED PER N.E.C. 250-122.
11. VERIFY BREAKER AND CORRESPONDING WIRE SIZES FOR ALL ELECTRICAL EQUIPMENT. DO NOT ORDER MATERIAL BEFORE VERIFYING BREAKER AND WIRE SIZE. REPORT ANY DISCREPANCY IMMEDIATELY TO THE ENGINEER OR ARCHITECT FOR RECORD.
12. ALL OUTDOOR DISCONNECTS AND ELECTRICAL PANELS IN A SALT SPRAY AREA TO BE NEMA-4X. PANELS SHALL BE SQUARE 'D', GENERAL ELECTRICAL OR EQUAL. TYPE AND NUMBER OF BREAKERS AS INDICATED ON PANEL SCHEDULE. STENCIL PANEL DESIGNATION ON INSIDE OF PANEL. ALL TWO-POLE BREAKERS SHALL BE COMMON TRIP. PROVIDE TYPE WRITTEN SCHEDULE IN EACH LOAD CENTERS. CONNECTION TO MAIN BUS SHALL BE WITH BOUND ANNUAL COMPRESSION LUGS. PANEL'S NC RATING SHALL BE AS INDICATED ON PLANS.
13. PROVIDE NAMEPLATES FOR ALL PANEL BOARDS, DISCONNECTS, TRANSFORMER, TERMINAL CABINETS AND ALL ELECTRICAL EQUIPMENT IDENTIFIED BY NAME IN THE DRAWINGS.
14. ALL ELECTRICAL MATERIALS, DEVICES, APPLIANCES AND EQUIPMENT SHALL BE LABEL LISTED BY AN APPROVED THIRD PARTY TESTING AGENCY. LOAD DATA IS BASED ON INFORMATION GIVEN TO ARCHITECT/ENGINEER AT THE TIME OF DESIGN. VERIFY ALL EQUIPMENT AND PANEL SIZES BEFORE ORDERING AND BEFORE INSTALLATION.
15. ALL EXTERIOR ELECTRICAL EQUIPMENT SHALL BE ANCHORED LO COMPLY WITH LOCAL CODE FOR WIND RESISTANCE.
16. ALL ELECTRICAL AND COMMUNICATION OUTLETS TO BE AT 15" AFFL TO BOTTOM OF OUTLET UNLESS OTHERWISE NOTED.
17. ALL LIGHT SWITCHES SHALL BE AT 48" AFFL TO FOP OF SWITCH.
18. TIME CLOCK FOR ELECTRICAL LIGHTING CONTROL TO BE AN ASTRONOMICAL TIME CLOCK.
19. THE CONTRACTOR SHALL CONTACT THE LOCAL POWER COMPANY AND OBTAIN, IN WRITING, THE AVAILABLE FAULT CURRENT OF THE UTILITY TRANSFER. THE CONTRACTOR SHALL ENSURE THAT ALL ELECTRICAL EQUIPMENT HAS AN AIMP INTERRUPTING RATING CAPACITY (AIC) GREATER THAN THE AVAILABLE FAULT CURRENT AT ANY POINT IN THE ELECTRICAL DISTRIBUTION SYSTEM.
20. WIRING METHOD - ALL CONDUCTORS SHALL BE INSTALLED IN ELECTRICAL METALLIC LUBING (EMT) OR MC CABLE & FLEXIBLE METAL CONDUIT (GREENFIELD) AS PER NEC 330-10. PROVIDED IT IS USED IN NON-DESTRUCTIVE OR CORROSIVE SURROUNDINGS AS SPECIFIED IN NEC 2011 330-12. ALL FITTINGS AND COUPLINGS FOR EMT PROVIDED SHALL BE ALL STEEL, RAIN TIGHT COMPRESSION TYPE OR ALL STEEL CONCRETE TIGHT SET SCREW TYPE SCHEDULE 40 PVC CONDUIT, WITH FITTINGS AND COUPLINGS APPROPRIATE FOR THE USE, SHALL BE USED UNDERGROUND OR BELOW SLABS ON GRADE.
21. BRANCH-CIRCUIT WIRING, OTHER THAN 2-WIRE OR MULTI WIRE BRANCH CIRCUITS SUPPLYING POWER TO LUMINAIRES CONNECTED THROUGH, SHALL NOT BE PASSED THROUGH AN OUTLET BOX THAT IS AN INTEGRAL PART OF A LUMINAIRE UNLESS THE LUMINAIRE IS IDENTIFIED FOR THROUGH-WIRING. LUMINAIRES SHALL NOT BE USED AS A RACEWAY FOR CIRCUIT CONDUCTORS UNLESS LISTED AND MARKED FOR USE AS A RACEWAY. PROVIDE J-BOXES AS REQUIRED.
22. SEAL ALL NEW CONDUIT PENETRATIONS THROUGH FIRE RATED WALLS, CEILINGS, FLOORS ETC. TO MAINTAIN EXISTING FIRE RATING CONDITIONS. FURNISH AND INSTALL FIRE RATED ENCLOSURES FOR ALL EQUIPMENT PENETRATING FIRE RATED ENVELOPES, SPACES ETC.
23. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE WIRING FOR HVAC SYSTEM: A/C EQUIPMENT(S), SMOKE DETECTORS, THERMOSTATS, TEST STATIONS, MOTORIZED VOLUME DAMPERS, ETC. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL DRAWINGS AND PROVIDE ALL NECESSARY CONTROL WIRING. ELECTRICAL CONTRACTOR TO THOROUGHLY REVIEW MECHANICAL PLANS AND PROVIDE POWER TO ANY MECHANICAL EQUIPMENT OR DEVICE THAT IS NOT SHOWN ON THE ELECTRICAL PLANS BUT THAT IS SHOWN ON THE MECHANICAL PLANS.
24. INSTALL "GFCI" GROUND FAULT INTERRUPTER RECEPTACLES WILL 1" WATERPROOF COVER WITHIN 25 FT OF HVAC EQUIPMENT. MOUNT RECEPTACLE ON UNISTRUT (UNLESS HVAC EQUIPMENT IS SPECIFIED WITH FACTORY INSTALLED CONVENIENCE RECEPTACLE).
25. WHEN NEW ELECTRIC SERVICE IS BEING INSTALLED, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH UTILITY ENGINEERS ON THE SIZE OF THE UTILITY TRANSFORMER THAT IS REQUIRED TO PROVIDE THE NEW ELECTRIC SERVICE SHOWN ON THE ELECTRIC PLANS. GC HAS TO INFORM THE OWNER ABOUT ANY ADDITIONAL UTILITY CHARGES THAT MIGHT OCCUR IN ORDER TO PULL NEW SERVICE. THIS HAS TO BE UNDERTAKEN AS EARLY AS POSSIBLE DURING THE BIDDING PROCESS.
26. ELECTRICAL SERVICE EQUIPMENT MUST BE 3 FT ABOVE MSL AND 8 FT ABOVE N.A.G.D. VERIFY AT SITE. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED ABOVE FLOOD LEVEL.
27. CONTRACTOR MUST VISIT THE SITE PRIOR TO BID OR CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS. BEFORE SUBMITTING BID, BECOME THOROUGHLY FAMILIAR WITH ACTUAL EXISTING CONDITIONS AT THE BUILDING SITE. THE INTENT OF THE WORK AS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN AFTER. BY THE ACT OF SUBMITTING A BID PROPOSAL FOR WORK, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH A STUDY AND EXAMINATION AND TO ACCEPT ALL CONDITIONS PRESENT AT THE SITE. NO REQUEST FOR ADDITIONAL PAYMENT SHALL BE CONSIDERED VALID DUE TO THE FAILURE TO ALLOW FOR CONDITIONS THAT MAY EXIST. CONTRACTOR TO REPLACE ANY EXISTING DEVICE OR COMPONENT THAT IS CALLED AS EXISTING IF IT IS NOT FULLY OPERATIONAL.
28. WIRING METHODS IN ALL PATIENT CARE AREAS TO BE IN COMPLIANCE WITH REDUNDANT GROUNDING REQUIREMENTS OF NEC 2011 SECTION 517.13.
29. ALL DIMMING MECHANISMS TO BE COMPATIBLE WITH FIXTURE DIMMING REQUIREMENTS. CONTRACTOR TO VERIFY ALL DIMMING MECHANISM AND FIXTURE DIMMING REQUIREMENTS BEFORE ORDERING, INSTALLING OR WIRING OF ANY DIMMING MECHANISMS AND FIXTURES.
30. ALL OUTDOOR RECEPTACLES TO BE GFCI & WEATHER PROOF.

PLUMBING NOTES

1. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, AND EQUIPMENT NECESSARY FOR THE INSTALLATION OF A COMPLETE SCOPE OF WORK. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE FLORIDA BUILDING CODE, APPLICABLE LOCAL CODES, RULES, AND ORDINANCES.
2. THE PLUMBING CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME THOROUGHLY FAMILIAR WITH ALL THE EXISTING CONDITIONS.
3. ALL MATERIALS SHALL BE NEW AND OF GOOD QUALITY.
4. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMAN LIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY-OPERATIONAL. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
5. PLUMBING CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND TESTS. PLUMBING CONTRACTOR SHALL OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT. PLUMBING CONTRACTOR MUST BE PRESENT FOR ALL INSPECTIONS OF HIS WORK BY REGULATORY AUTHORITIES.
6. DRAWINGS ARE DIAGRAMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC.
7. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. REPORT ANY DISCREPANCY TO ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
8. VERIFY LOCATION, SIZE, DIRECTION OF FLOW AND INVERT ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION. ADVISE ARCHITECT OF ANY DISCREPANCIES.
9. ALL FIRE RATED FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY PROTECTED FROM FIRE SMOKE AND WATER PENETRATION BY FILLING ANNUAL SPACE BETWEEN PIPING AND SLEEVES WITH INTUMESCENT CAULK, TO ACHIEVE THE SAME RATING AS WALLS OR FLOORS, AS PART OF THE PLUMBING CONTRACTOR'S WORK.
10. PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES. ACCESS PANELS IN RATED WALLS SHALL MAINTAIN THE SAME RATING AND SHALL MATCH THE FINISH OF THE WALL IN WHICH IT IS INSTALLED.
11. PROVIDE DIELECTRIC COUPLINGS OR FLANGES BETWEEN ALL DISSIMILAR METALS IN PIPING AND EQUIPMENT CONNECTIONS.
12. NO COMBUSTIBLE MATERIAL SHALL BE INSTALLED IN MECHANICAL ROOMS NOR IN CEILING SPACES WHERE USED AS RETURN AIR PLENUMS.
13. NO WATER, SANITARY OR DRAINAGE PIPING SHALL BE INSTALLED IN ELECTRICAL OR ELEVATOR EQUIPMENT ROOMS.
14. CONDENSATE DRAIN PIPING SHALL BE TYPE "L" COPPER WITH ARMAFLEX INSULATION AND A VAPOR-BARRIER JACKET PER FLORIDA BUILDING CODE 6TH EDITION (2017) - ENERGY CONSERVATION, TABLE C403.2.8. PVC WITHOUT INSULATION IS ACCEPTABLE FOR RISERS AND BELOW GRADE PIPING. WHEN USED IN A RETURN AIR PLENUM, CPVC PIPING WITH INSULATION IS ACCEPTABLE IN LOCATIONS WHERE ALLOWED BY LOCAL CODES.
15. CONDENSATE PIPING ARRANGEMENT IS EXEMPT FROM MINIMUM EQUIPMENT CLEARANCE REQUIREMENTS PER FLORIDA BUILDING CODE 6TH EDITION (2017), SECTION 1522.35. ALL HORIZONTAL RAINWATER PIPING RUN ABOVE FINISHED FLOOR THAT RECEIVES CONDENSATE DISCHARGE SHALL BE INSULATED WITH ARMAFLEX AND A VAPOR-BARRIER JACKET.

SLOPE OF HORIZONTAL DRAINAGE PIPE (FBC, PLUMBING TABLE 704.1)	
SIZE	MINIMUM SLOPE (IN PER FT)
1-1/2 OR LESS	1/4
3 TO 6	1/8
8 OR LARGER	1/16



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NEW CUSTOM HOME
MERENDA RESIDENCE
5525 JESSAMINE LANE,
ORLANDO, FLORIDA 32839

REVISIONS		
#	DESCRIPTION	DATE

CONSTRUCTION DOCUMENTS	
DRAWN BY	NMA / EFT
DATE	11/07/2023
PROJECT NUMBER	23025
THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF NATHAN ALEKOVSKY, NCARB AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF NATHAN ALEKOVSKY, NCARB. ALL RIGHTS RESERVED.	
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61031-16.000, F.A.C. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY NATHAN ALEKOVSKY, NCARB ON THE DATE AND/OR THE STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.	

SEAL	GENERAL SPECIFICATIONS & NOTES
	SHEET NUMBER G002

NEW CUSTOM HOME | MERENDA RESIDENCE |

SITE PLAN NOTES

1. THIS ARCHITECTURAL SITE PLAN IS NOT A SURVEY AND IT IS INTENDED FOR GENERAL REFERENCE ONLY. THIS PLAN IS BASED ON A SURVEY OR SITE PLANS PROVIDED BY OTHERS. ALESKOVSKY ARCHITECTURE ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
2. THE BUILDER IS RESPONSIBLE TO CHECK AND VERIFY THAT ALL BUILDING FOOTPRINT DIMENSIONS AND THE BUILDING'S POSITION IS WITHIN THE SETBACK LINES BEFORE STARTING CONSTRUCTION AND ADVISE THE DESIGN PROFESSIONAL OF ANY RECOMMENDED MODIFICATIONS BEFORE STARTING WORK.
3. ANY DESIGN OR INFORMATION RELATED TO SURVEY DATA, TOPOGRAPHY, GRADE CONTOURS OR ELEVATIONS, STORMWATER DRAINAGE, SOILS BEARING CAPACITY OR PERCOLATION, LANDSCAPE DESIGN, CIVIL ENGINEERING, SWIMMING POOL/SPA DESIGN OR ENGINEERING, FENCING, UTILITIES, EASEMENTS OR ANY OTHER SITE IMPROVEMENTS WILL BE FOUND ON DOCUMENTS PREPARED BY OTHER LICENSED PROFESSIONALS.

SITE DATA

LOCATION: 5525 JESSAMINE LANE, EDGEWOOD, FL 32839
 PARCEL ID: 14-23-29-0000-00-043
 LOCAL MUNICIPALITY: CITY OF EDGEWOOD
 EXISTING & PROPOSED PROPERTY ZONING: R-1AA
 EXISTING & PROPOSED USE: RESIDENTIAL
 PROPERTY AREA: 9,180 SF
 TOTAL LOT IMPERVIOUS AREA: 3,915 SF
 PROPOSED I.S.R.: 43% (MAX. = 45%)
 PROPOSED BUILDING HEIGHT: 21'-10" MAX. / 16'-3" AVG. (MAX. = 35' - 0")

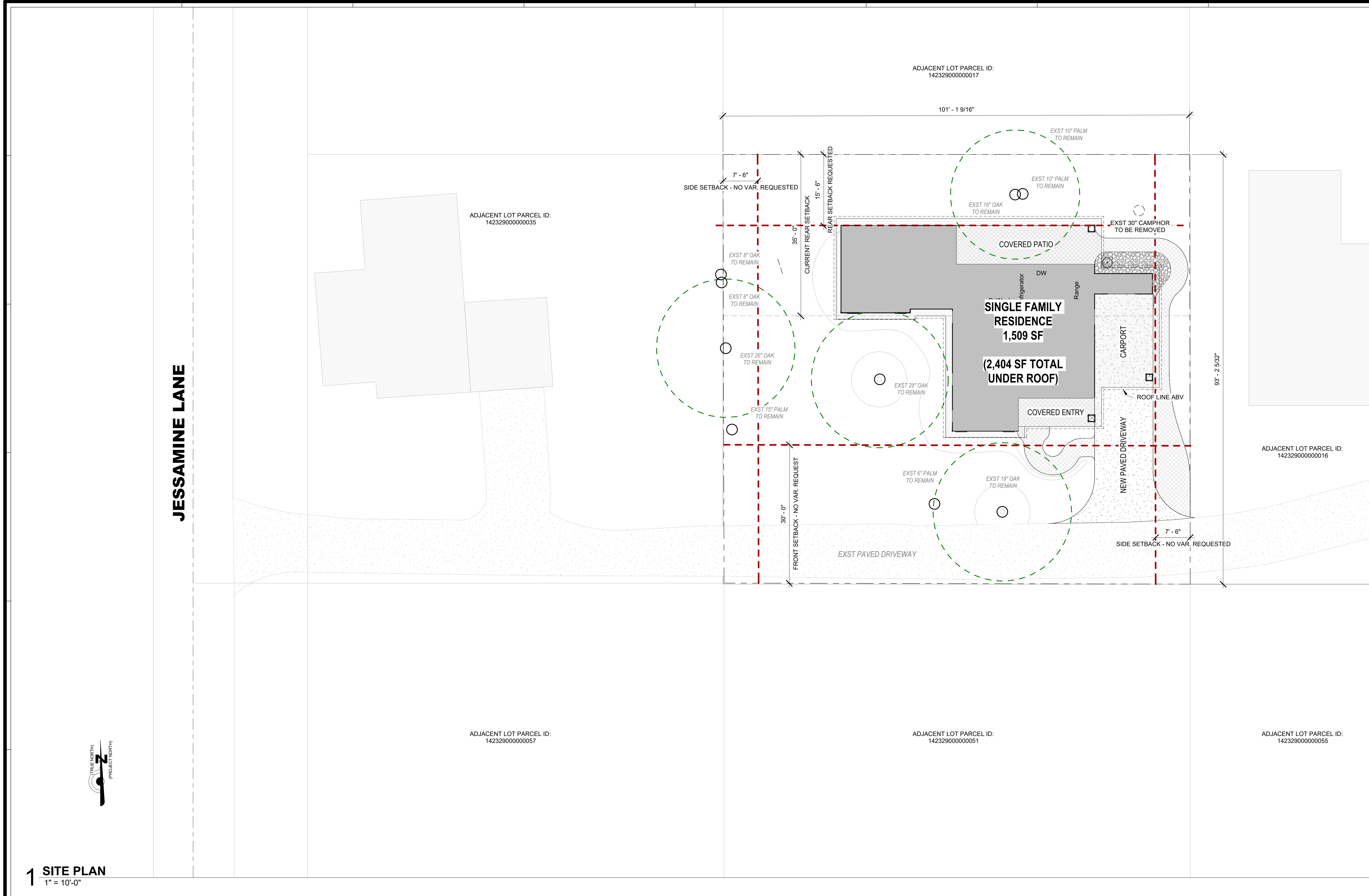
SETBACKS
 FRONT: 30' - 0"
 SIDES: 7' - 6"
 REAR: 15' - 6" * ORIGINAL REAR SETBACK: 35' - 0" * VARIANCE REQUESTED SETBACK

LEGAL DESCRIPTION

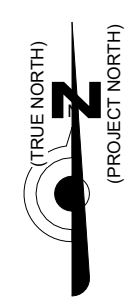
LAND DESCRIPTION
 N 83 FT OF S 293 FT OF E 221.1 FT OF SE 1/4 OF NW 1/4 (LESS W 120 FT) OF SEC 14-23-29

SF CALCULATIONS

GROSS BUILDING AREA: 1,509 SF
 (CONDITIONED, INTERNAL AREA): (1,222 SF)
 UNCONDITIONED AREAS:
 COVERED PORCH: 86 SF
 COVERED PATIO: 252 SF
 CARPORT: 239 SF
 ROOF OVERHANG AREA: 318 SF
 TOTAL UNDER-ROOF AREA: 2,404 SF



JESSAMINE LANE



1 SITE PLAN
 1" = 10'-0"

ALESKOVSKY
 ARCHITECTURE + INTERIORS
 2250 LEE ROAD, SUITE 90, WINTER PARK, FL 32789
 407-720-9788 | NATHAN@ALESKOVSKY.COM | AR98360

NEW CUSTOM HOME
MERENDA RESIDENCE
 5525 JESSAMINE LANE,
 ORLANDO, FLORIDA 32839

REVISIONS

#	DESCRIPTION	DATE

CONSTRUCTION DOCUMENTS

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DATE	11/07/2023
PROJECT NUMBER	23025

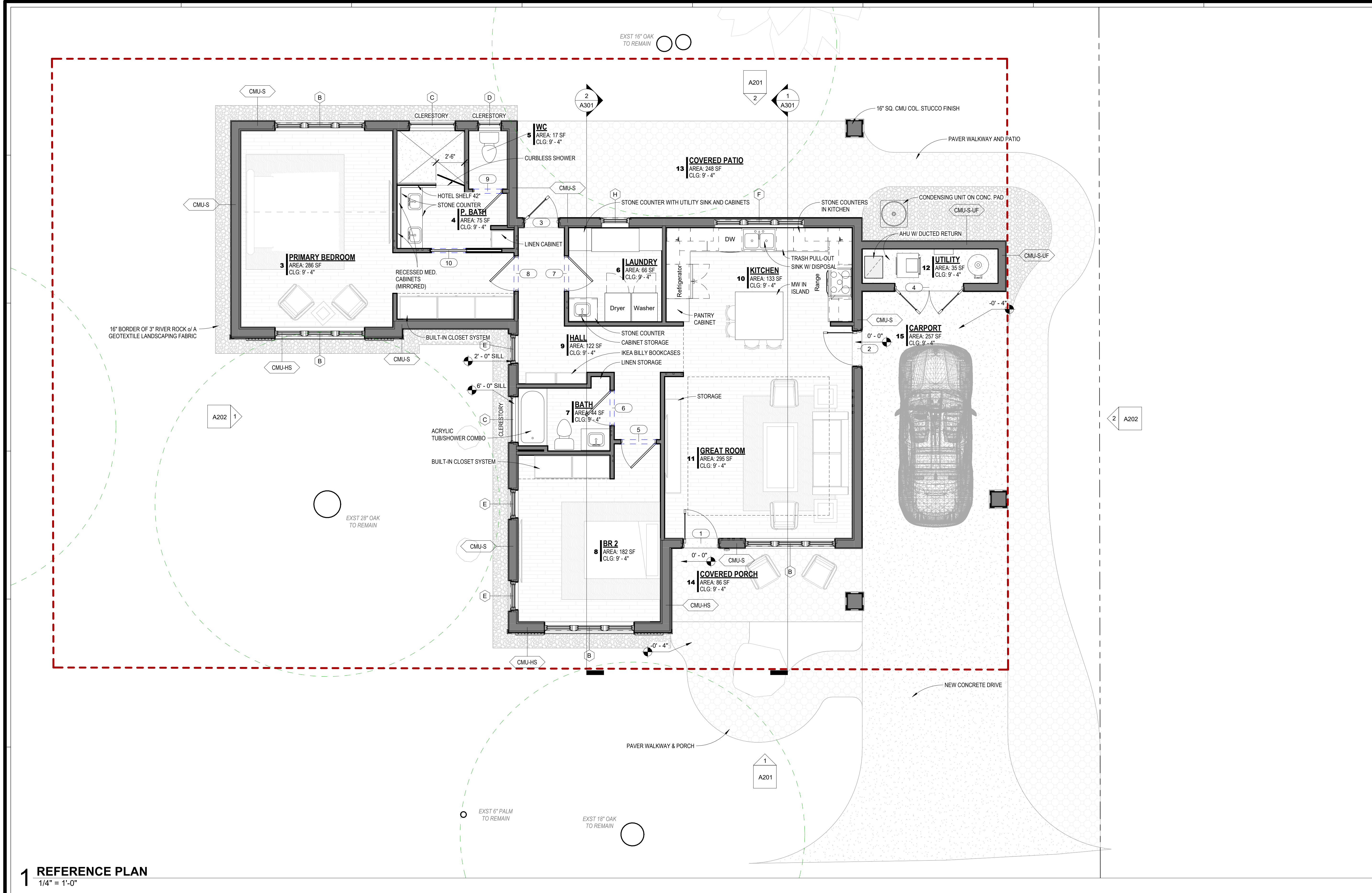
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SEAL

SITE PLAN
 SHEET NUMBER
A001

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GENERAL NOTES

- INTERIOR ROOM DIMENSIONS AND CEILING HEIGHTS ARE APPROXIMATE.
- FURNISHINGS: ANY FURNITURE OR FURNISHINGS SHOWN IN THE PLAN ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT PART OF THE CONSTRUCTION CONTRACT.
- FLOORING: IF NOT OTHERWISE ILLUSTRATED, COORDINATE ALL FLOORING FINISHES AND FLOORING TRANSITIONS WITH THE DESIGN PROFESSIONAL.
- OUTDOOR FLOOR SURFACES EXPOSED TO WEATHER: SLOPE 2% OR 1/8" PER FOOT MINIMUM, UNLESS NOTED OTHERWISE.
- BATHROOM EXHAUST FANS AND KITCHEN COOKTOP EXHAUST HOOD: ROUTE THROUGH ROOF OR THROUGH SIDEWALL TO EXTERIOR. TERMINATION INTO ATTIC OR SOFFITS IS NOT ACCEPTABLE.
- ALL INTERIOR WALLS SHALL BE WALL TYPE 1C UNLESS NOTED OTHERWISE.
- TYPICAL MOUNTING HEIGHTS & LOCATIONS OF FIXTURES, ACCESSORIES AND SELECT EQUIPMENT ARE SHOWN ON SHEET G200.
- PATCH AND LEVEL FLOORS AT DEMOLISHED WALLS. PROVIDE LEVEL SURFACES AND PREP FLOOR FOR SCHEDULED FINISH.
- PATCH EXISTING WALLS WHICH ARE NOT AFFECTED BY THE NEW WORK BUT REQUIRE SURFACE REPAIR DUE TO WATER DAMAGE, MISUSE, ACCIDENTAL DAMAGE AND DEMOLITION OR REMOVAL OF WALL MOUNTED EQUIPMENT OR ACCESSORIES. REMOVE OR REPAIR AREAS WHERE SURFACES ARE LOOSE, SPALLING OR DISPLACED. PATCH AND FILL ALL CRACKS AND OPENINGS. PREPARE SURFACES FOR FINAL FINISHES. ALL EXISTING WALL SURFACES SCHEDULED TO RECEIVE NEW FINISHES SHALL BE PATCHED AND PREPARED IN THIS FASHION.
- LOCATE INTERIOR GYPSUM BOARD CONTROL JOINTS (CJ) AT THE LATCH SIDE OF EVERY INTERIOR DOOR AND THE RIGHT-HAND SIDE OF EVERY EXTERIOR WINDOW, U.N.O.
- PROVIDE BLOCKING FOR ALL OVERHEAD STORAGE FURNITURE. COORDINATE FINAL LOCATIONS WITH FURNITURE DRAWINGS & SPECIFICATIONS.
- GENERAL CONTRACTOR (G.C.) TO FIELD VERIFY EXISTING CONDITIONS, WHICH INCLUDE, BUT NOT LIMITED TO EXISTING WALLS, STRUCTURAL COLUMNS, PLUMBING, ELECTRICAL, HVAC, ETC. G.C. TO REPORT ANY CONFLICTS OR DEVIATIONS TO THE ARCHITECT.

CONCEALED BLOCKING

IN ADDITION TO LOCATIONS INDICATED ON THE DRAWINGS, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL REQUIRED CONCEALED BLOCKING AND / OR FRAMING FOR ALL WALL MOUNTED ACCESSORIES AND EQUIPMENT.

INTERNAL AREAS		
Number	Name	Area
3	PRIMARY BEDROOM	286 SF
4	P. BATH	75 SF
5	WC	17 SF
6	LAUNDRY	66 SF
7	BATH	44 SF
8	BR 2	182 SF
9	HALL	122 SF
10	KITCHEN	133 SF
11	GREAT ROOM	295 SF
12	UTILITY	35 SF
13	COVERED PATIO	248 SF
14	COVERED PORCH	86 SF
15	CARPORT	257 SF
Grand total: 13		1849 SF

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

ALESKOVSKY
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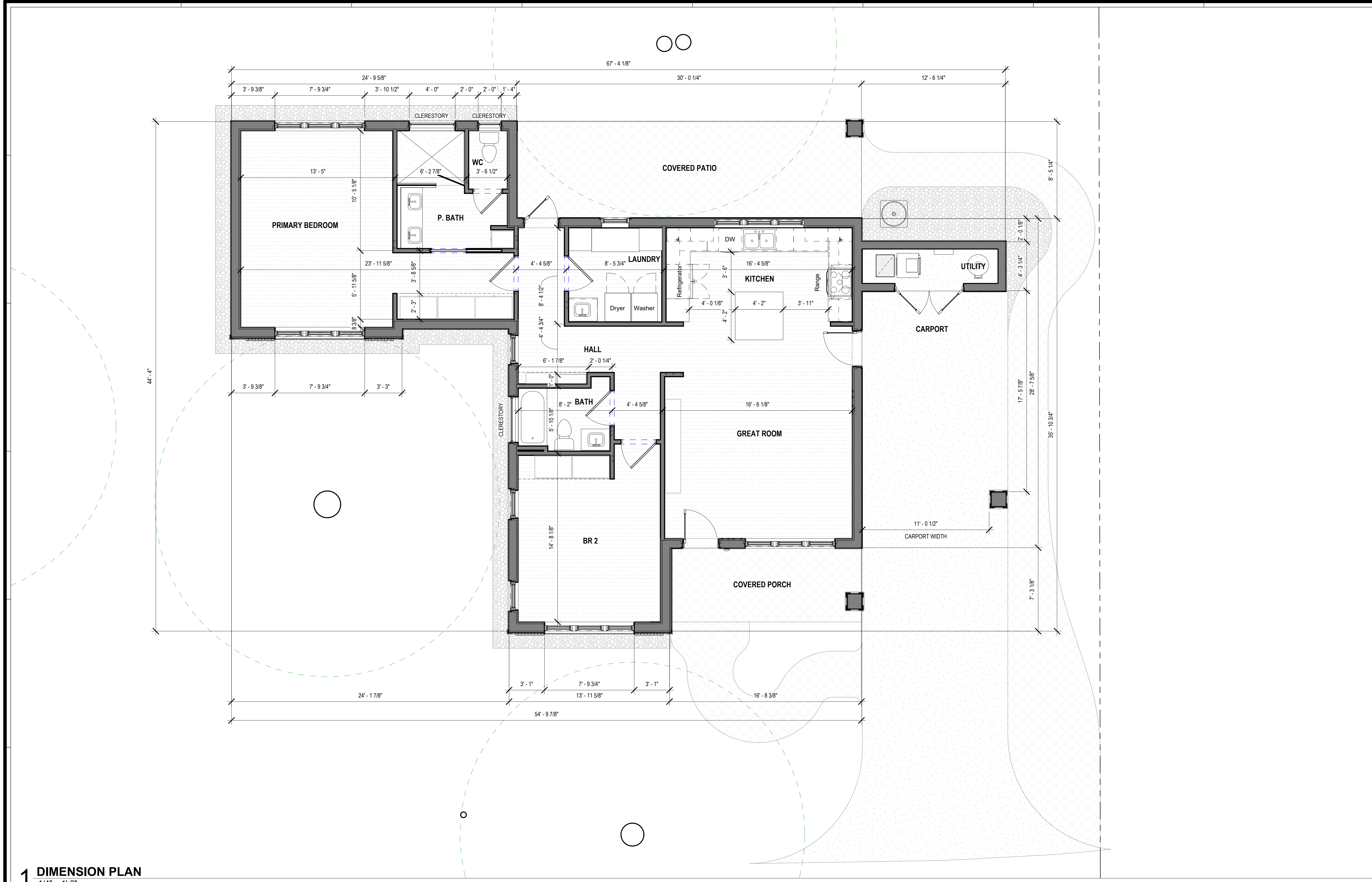
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SEAL

REFERENCE PLAN
SHEET NUMBER
A101



DIMENSION PLAN NOTES

- WRITTEN DIMENSIONS GOVERN. G.C. SHALL VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT/DESIGN PROFESSIONAL IN THE EVENT OF ANY CONFLICT PRIOR TO PROCEEDING WITH THE WORK. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON ALL DRAWINGS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- DO NOT SCALE THE DRAWINGS TO OBTAIN REQUIRED DIMENSIONS.
- IF DIMENSIONS FOR DOOR OPENINGS ARE ABSENT, THEN THEY ARE EITHER CENTERED OR 4" AWAY FROM THE CLOSEST CORNER. DOUBLE CHECK THE WIDTH OF THE DOOR CASING PROFILES/SPECIFICATIONS TO ENSURE THAT DOOR OPENINGS HAVE THE PROPER CLEARANCE NEEDED FOR THE CASINGS AND ADJUST THE DOOR OPENING PLACEMENT ACCORDINGLY.
- REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615-84A GRADE 40.
- ALL LINTELS SHALL HAVE A #5 BAR AND FILLED WITH CONCRETE TOP AND BOTTOM, WHEN APPLY.
- ALL INTERIOR DIMENSIONS ARE 3 1/2" (2X4 STUD WALLS) AND OUTSIDE FACE OF STUDS UNLESS NOTED OTHERWISE.
- ALL EXTERIOR DIMENSIONS OF THE FLOOR PLANS ARE TO THE FACE OF CMU WALLS, UNLESS NOTED OTHERWISE, WHEN APPLY.
- BORA CARE TERMITE TREATMENT SHALL BE APPLIED AT THE FRAMING STAGE.
- UNLESS NOTED OTHERWISE, WALL WITH ONE SIDE ADJACENT TO A CONCEALED SPACE MAY HAVE A GYPSUM BOARD ON THE EXPOSED SIDE ONLY.
- PROVIDE BLOCKING IN WALL MOUNTED ITEMS INCLUDING OWNER FURNISHED ITEMS.
- MAXIMUM HEIGHT LISTED ABOVE IS FOR 5 PSF L/240 LIMITING HEIGHTS. WALLS RECEIVING TILE TO MEET 5 PSF L/360 LIMITING HEIGHTS (NOT SHOWN ABOVE).
- PROVIDE WATER RESISTANT GYPSUM BOARD AT ALL PLUMBING FIXTURE LOCATIONS UNLESS CEMENTITIOUS BACKER BOARDS IS NOTED. EXTEND MINIMUM 3 FEET IN EACH DIRECTION FROM THE CENTERLINE OF FIXTURES HORIZONTALLY AND FROM FLOOR TO 8'-0" A.F.F. VERTICALLY.
- PROVIDE WATER RESISTANT GYPSUM BOARD AT CERAMIC TILE LOCATIONS NOT NOTED TO RECEIVE CEMENTITIOUS BACKER BOARD.

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

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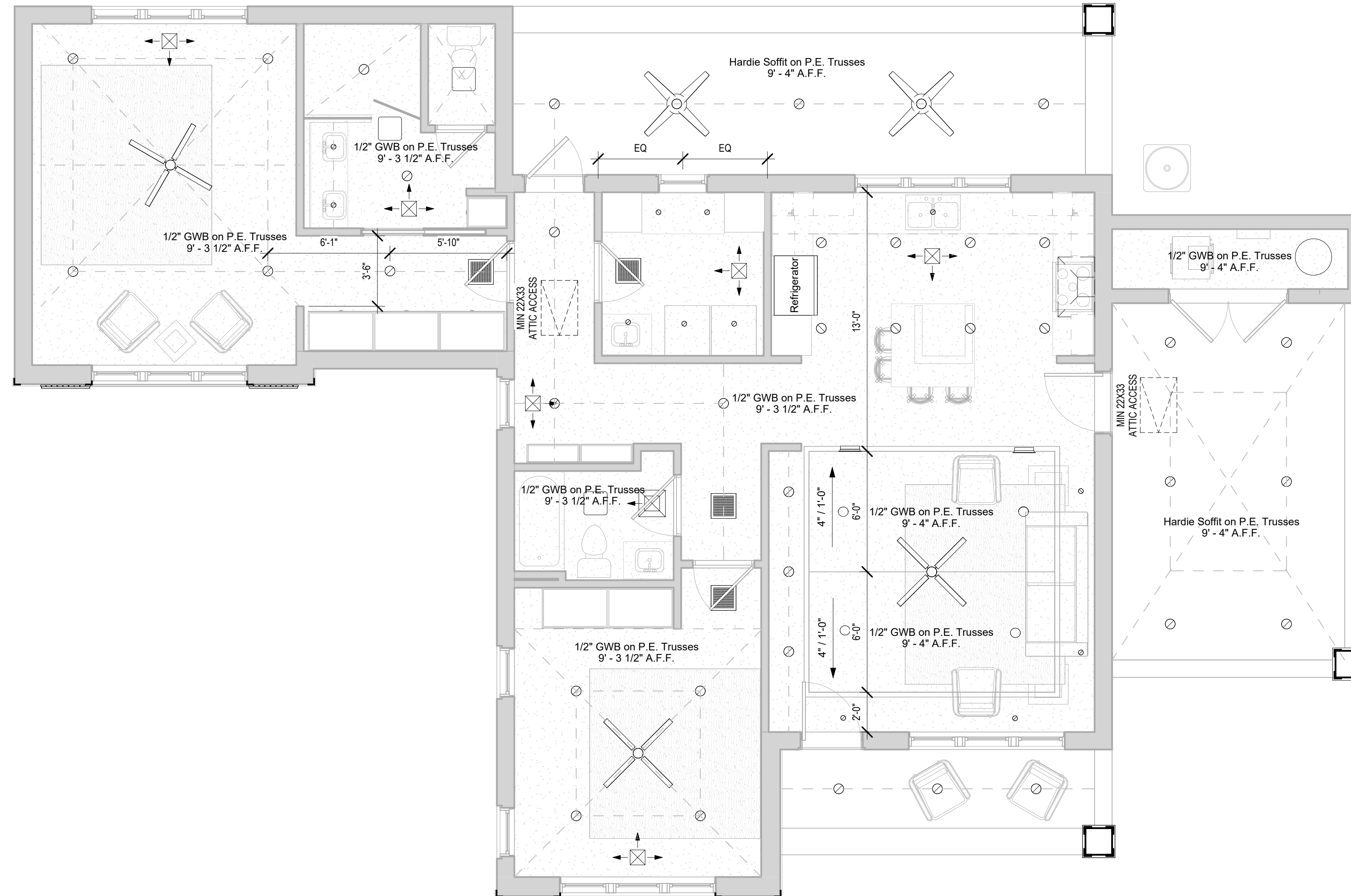
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SEAL

DIMENSION PLAN

SHEET NUMBER
A102

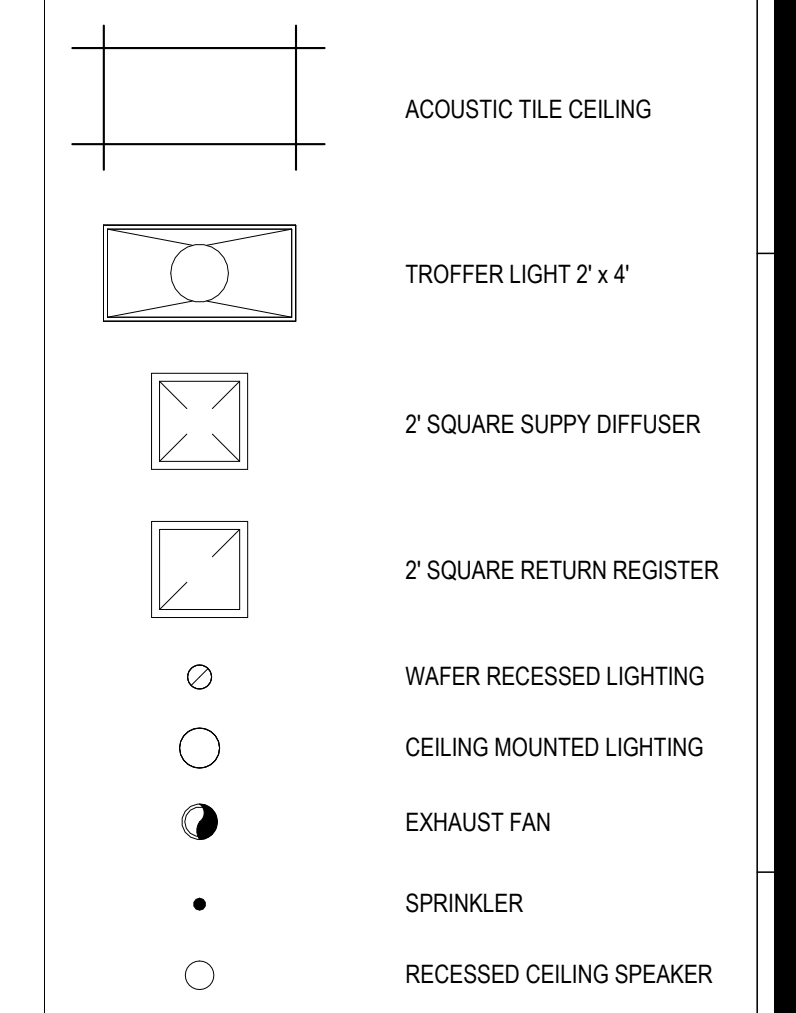
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RCP NOTES

1. LOCATION OF LIGHTING FIXTURES, DIFFUSERS, SPRINKLER HEADS, SMOKE DETECTORS, SPEAKERS, EXIT LIGHTS, ECT., SHALL BE GENERALLY LOCATED AS SHOWN & SHALL BE COORDINATED FROM THE REFLECTED CEILING PLANS.
2. EXISTING CEILING GRID TO REMAIN.
3. ALL SMOKE DETECTORS SHALL BE BAGGED WITHIN THE CONSTRUCTION AREA. BAGS SHALL BE REMOVED AT THE END OF EACH WORKDAY.
4. A MINIMUM 4" CEILING TILE BORDER WILL BE ACCEPTED. CONTRACTOR SHALL CUT AN OVERSIZED TILE TO ELIMINATE SMALL SLIVERS OF CEILING TILE. ACOUSTIC PANEL CEILING LAYOUTS SHALL NOT BE MODIFIED WITHOUT ARCHITECT'S APPROVAL.
5. CONTRACTOR SHALL MATCH, PATCH & REPAIR ALL FIREPROOFING AFTER INSTALLATION OF ANY ABOVE CEILING EQUIPMENT SUPPORTS.

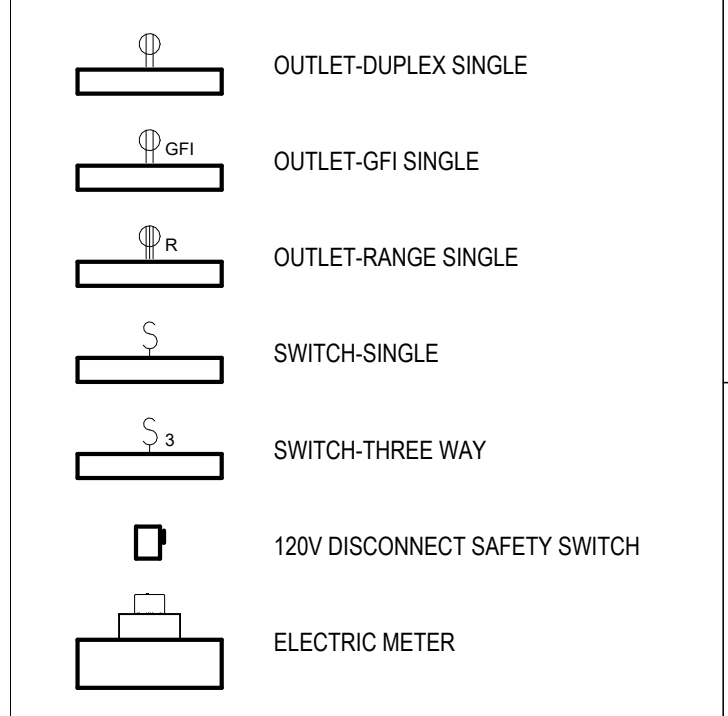
RCP & FIXTURES LEGEND



ELECTRICAL PLAN GENERAL NOTES

1. THE LOCATION OF FLOOR OUTLETS ARE TO BE CONFIRMED BY ARCHITECT & OWNER PRIOR TO ANY SLAB POUR.
2. OUTLETS ARE TO BE MOUNTED 14" A.F.F. (TO MATCH EXISTING) UNLESS NOTED OTHERWISE.
3. GFI OUTLETS ARE TO BE MOUNTED 48" A.F.F. (TO MATCH EXISTING) UNLESS NOTED OTHERWISE.

ELECTRICAL POWER LEGEND



1 REFLECTED CEILING PLAN
1/4" = 1'-0"

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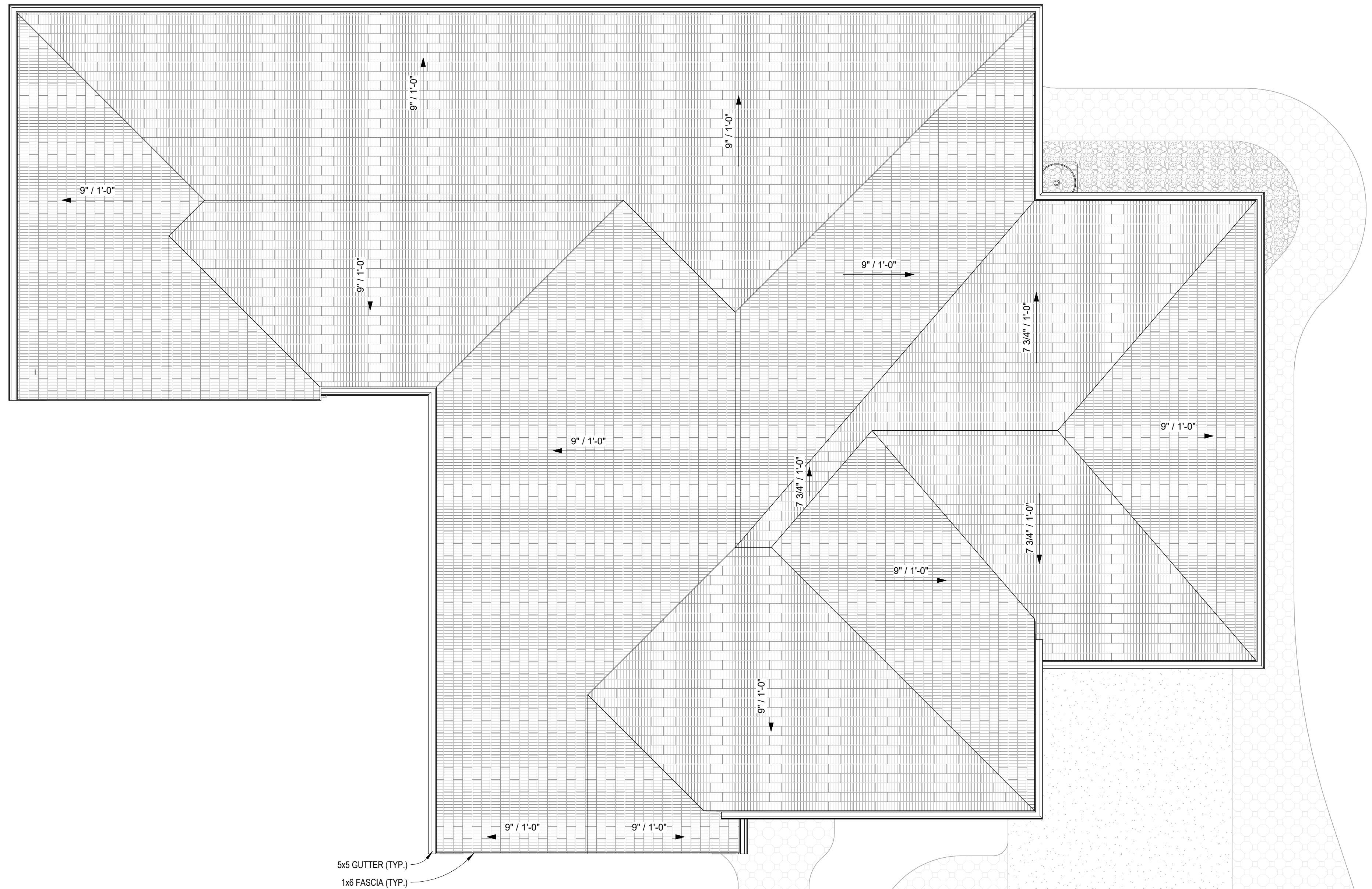
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SEAL

REFLECTED CEILING PLAN
SHEET NUMBER
A103

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VENTILATION NOTES

- ROUTE ALL VENTS OR OTHER ROOF PENETRATIONS TO THE REAR OR SIDE ROOF WHERE POSSIBLE. THEIR FINISH SHOULD BE PAINTED TO MATCH AND BLEND WITH THE ROOFING COLOR AS CLOSE AS POSSIBLE.
 - VERIFY THE ATTIC VENTILATION REQUIREMENTS WITH THE BUILDING CODE AND THE SPECIFIED VENT MANUFACTURER. THE VENTILATION CALCULATIONS AND VENT QUANTITIES SHOWN ARE APPROXIMATE AND THE ACTUAL NUMBER OF ROOF VENTS MAY NEED TO BE ADJUSTED ACCORDINGLY.
- R806.1 VENTILATION REQUIRED. ENCLOSED ATTIC AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH (6.4 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH (6.4 MM) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.1.8. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.
- R806.2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.
- EXCEPTION: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED IF:
- AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, WHERE THE LOCATION OF THE WALL OR ROOF FRAMING CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS. INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR THE HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

ROOF VENT CALCULATIONS

ZONE 1		REQUIRED
TOTAL ROOF AREA	2,893.56 300	10.56 MIN. NET FREE VENTED AREA REQ.'D
10 SF/2 = 5.0 OFF RIDGE MIN. NET FREE VENTED AREA REQ.'D (50%)		PROVIDED
# OF OHAGEN VENTS	3 @ (.675SF)	2.1 SF NET FREE VENTED AREA
VENTILATED SOFFIT	183.56 SF X .58	106.46 SF VENTED SOFFIT

NON VENTED IF SPRAYED FOAM IS USED

ROOF PLAN LEGEND

- ALUMINUM DOWNSPOUT

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

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SEAL

ROOF PLAN
SHEET NUMBER
A104

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1 FRONT (SOUTH) ELEVATION
1/4" = 1'-0"



2 REAR (NORTH) ELEVATION
1/4" = 1'-0"

ELEVATION NOTES

- FOR ARCHITECTURAL REFERENCE, FINISHED ELEVATION AND BEARING HEIGHT SHOWN ARE BASED ON A REFERENCE FINISHED FLOOR SLAB ELEVATION OF 0'-0" WHICH MAY VARY FROM THE ACTUAL GRADE ELEVATIONS.
- PAINT: PAINT PROTRUDING BUILDING ELEMENTS FROM INSIDE CORNER TO INSIDE CORNER. DO NOT STOP OR START A DIFFERENT PAINT COLOR ON OUTSIDE CORNERS.
 - WINDOW OPENINGS: PAINT THE INSIDE OF RECESSED WINDOW OPENINGS THE SAME COLOR AS THE WINDOW TRIM COLOR, NOT THE FIELD COLOR. IF THERE IS NO WINDOW TRIM, USE THE FIELD COLOR.
 - UTILITIES: PAINT ALL NON-DECORATIVE FEATURES OR UTILITIES SUCH AS ELECTRICAL METERS, DISCONNECTS OR NON-DECORATIVE VENTS THE SAME COLOR AS THE SURROUNDING FIELD COLOR.
 - PORCH COLUMNS AND BEAM COLOR: PAINT ALL SIDES WHITE, INCLUDING THE INSIDE FACE AND UNDERSIDE OF THE BEAM.
 - ROOF PENETRATIONS: ALL ROOF PENETRATIONS SHOULD BE PAINTED TO MATCH AND BLEND WITH THE ROOFING COLOR AS CLOSE AS POSSIBLE.
- PORTLAND CEMENT PLASTER (WHEN APPLIED)
 - EXTERIOR CMU WALLS: MIN. 5/8" THICKNESS, CEMENTITIOUS EXTERIOR FINISH SYSTEM (2 COAT APPLICATION)
 - FRAME WALLS: MIN. 7/8" THICKNESS, CEMENTITIOUS EXTERIOR FINISH SYSTEM OVER PAPERBACK LATH (3 COAT APPLICATION)
 - PAPERBACK LATH: DIAMOND MESH LATH OVER GRADE D BUILDING PAPER
 - RAISED BANDS AND CONTROL JOINTS: EZ BEAD ON WINDOWS @ WOOD WALLS
 - FINISH LIGHT TEXTURE WALLS
 - WALLS: SKIP TROWEL
 - BANDS: SMOOTH SAND FINISH
- INSTALLATION:
 - EXTERIOR USE OF PORTLAND CEMENT PLASTER SHALL COMPLY WITH THE APPLICATION REQUIREMENTS OF ASTM C-926.
 - INSTALLATION OF EXTERIOR LATHING AND FRAMING SHALL COMPLY WITH THE APPLICATION REQUIREMENTS OF ASTM C-1063.
 - WHERE CEMENT PLASTER (PCF) IS APPLIED TO LATH OVER FRAME CONSTRUCTION, TAKE MEASURES TO PREVENT BONDING BETWEEN THE CEMENT PLASTER AND THE WATER RESISTIVE BARRIER. PROVIDE A BOND BREAK BETWEEN THE WATER RESISTIVE BARRIER AND THE CEMENT PLASTER (PCF) CONSISTING OF ONE OF THE FOLLOWING:
 - TWO LAYERS OF AN APPROVED WATER RESISTANT BARRIER MATERIAL COMPLYING WITH SECTION R703.2 OF THE INTERNATIONAL BUILDING CODE RESIDENTIAL OR
 - ONE LAYER OF AN APPROVED WATER RESISTANT BARRIER COMPLYING WITH SECTION R703.2 AND ASTM D 226 OVER AN APPROVED PLASTIC HOUSE WRAP, OR
 - OTHER APPROVED METHODS OR MATERIALS APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - WINDOW AND DOOR WIND DESIGN PRESSURES: COORDINATE WITH STRUCTURAL ENGINEER, DOOR AND WINDOW MANUFACTURERS.

MATERIAL SCHEDULE

MARK	DESCRIPTION
	<varies>
AS-1	Asphalt roofing shingle
GWB	Gypsum Wall Board
HS-1	Hardie Siding, shingle
HT-1	Hardie Trim
HT-2	Hardie Trim Wood
S1	Stucco (SW7566)

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SEAL

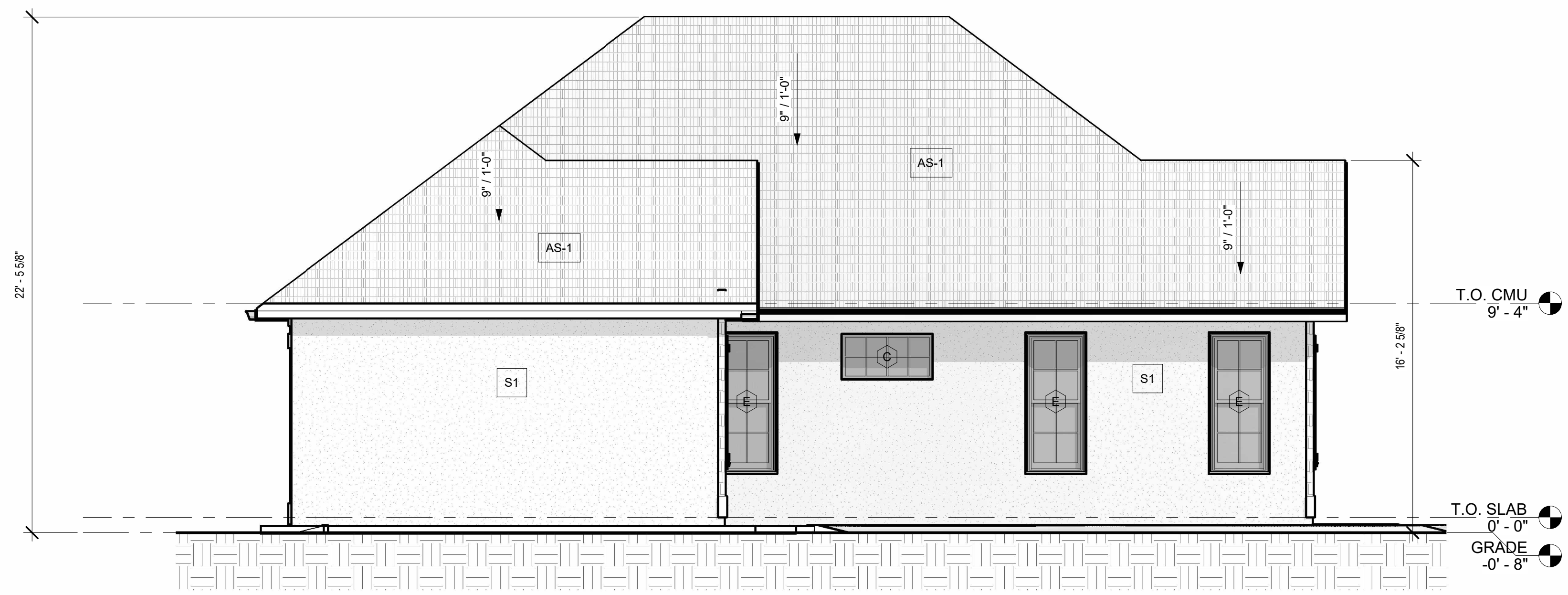
FRONT & REAR ELEVATIONS

SHEET NUMBER
A201

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ELEVATION NOTES

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 - WINDOW OPENINGS: PAINT THE INSIDE OF RECESSED WINDOW OPENINGS THE SAME COLOR AS THE WINDOW TRIM COLOR, NOT THE FIELD COLOR. IF THERE IS NO WINDOW TRIM, USE THE FIELD COLOR.
 - UTILITIES: PAINT ALL NON-DECORATIVE FEATURES OR UTILITIES SUCH AS ELECTRICAL METERS, DISCONNECTS OR NON-DECORATIVE VENTS THE SAME COLOR AS THE SURROUNDING FIELD COLOR.
 - PORCH COLUMNS AND BEAM COLOR: PAINT ALL SIDES WHITE, INCLUDING THE INSIDE FACE AND UNDERSIDE OF THE BEAM.
 - ROOF PENETRATIONS: ALL ROOF PENETRATIONS SHOULD BE PAINTED TO MATCH AND BLEND WITH THE ROOFING COLOR AS CLOSE AS POSSIBLE.
- PORTLAND CEMENT PLASTER (WHEN APPLY)
 - EXTERIOR CMU WALLS: MIN. 5/8" THICKNESS, CEMENTITIOUS EXTERIOR FINISH SYSTEM (2 COAT APPLICATION)
 - FRAME WALLS: MIN. 7/8" THICKNESS, CEMENTITIOUS EXTERIOR FINISH SYSTEM OVER PAPERBACK LATH (3 COAT APPLICATION)
 - PAPERBACK LATH: DIAMOND MESH LATH OVER GRADE D BUILDING PAPER.
 - RAISED BANDS AND CONTROL JOINTS: EZ BEAD ON WINDOWS @ WOOD WALLS.
 - FINISH LIGHT TEXTURE WALLS.
 - WALLS: SKIP TROWEL
 - BANDS: SMOOTH SAND FINISH
1. VINYL STEP BEADS WITH CORROSION RESISTANT FASTENERS
 2. CAULK BUTT JOINTS, INTERSECTIONS AND ENDS WITH ELASTOMERIC CAULKING.
 3. USE 1" OR 1 1/2" PLASTIC STOP FOR BANDING.
 4. PVC CONTROL JOINTS: VINYL CORP. # 1500 SERIES OR EQUAL: INSTALL ALONG HORIZONTAL AND/OR VERTICAL WALL PLANES IN ALL LARGE AREAS OF CEMENT PLASTER FINISH FOR STRESS RELIEF AS REQUIRED BY ASTM C-1063 (144 SQ. FT. MAX.)
 PORTLAND CEMENT PLASTER FINISH (PCF) INSTALLATION:
 - EXTERIOR USE OF PORTLAND CEMENT PLASTER SHALL COMPLY WITH THE APPLICATION REQUIREMENTS OF ASTM C-926.
 - INSTALLATION OF EXTERIOR LATHING AND FRAMING SHALL COMPLY WITH THE APPLICATION REQUIREMENTS OF ASTM C-1063.
 - WHERE CEMENT PLASTER (PCF) IS APPLIED TO LATH OVER FRAME CONSTRUCTION, TAKE MEASURES TO PREVENT BONDING BETWEEN THE CEMENT PLASTER AND THE WATER RESISTIVE BARRIER. PROVIDE A BOND BREAK BETWEEN THE WATER RESISTIVE BARRIER AND THE CEMENT PLASTER (PCF) CONSISTING OF ONE OF THE FOLLOWING:
 - TWO LAYERS OF AN APPROVED WATER RESISTANT BARRIER MATERIAL COMPLYING WITH SECTION R703.2 OF THE INTERNATIONAL BUILDING CODE RESIDENTIAL OR
 - ONE LAYER OF AN APPROVED WATER RESISTANT BARRIER COMPLYING WITH SECTION R703.2 AND ASTM D 226 OVER AN APPROVED PLASTIC HOUSE WRAP, OR
 - OTHER APPROVED METHODS OR MATERIALS APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - WINDOW AND DOOR WIND DESIGN PRESSURES: COORDINATE WITH STRUCTURAL ENGINEER, DOOR AND WINDOW MANUFACTURERS.



1 LEFT (WEST) ELEVATION
1/4" = 1'-0"



2 RIGHT (EAST) ELEVATION
1/4" = 1'-0"

MATERIAL SCHEDULE

MARK	DESCRIPTION
	<varies>
AS-1	Asphalt roofing shingle
GWB	Gypsum Wall Board
HS-1	Hardie Siding, shingle
HT-1	Hardie Trim
HT-2	Hardie Trim Wood
S1	Stucco (SW7566)

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ARCHITECTURE + INTERIORS
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NEW CUSTOM HOME
MERENDA RESIDENCE
5525 JESSAMINE LANE,
ORLANDO, FLORIDA 32839

REVISIONS

#	DESCRIPTION	DATE

CONSTRUCTION DOCUMENTS

DRAWN BY	NMA / EFT
DATE	11/07/2023
PROJECT NUMBER	23025

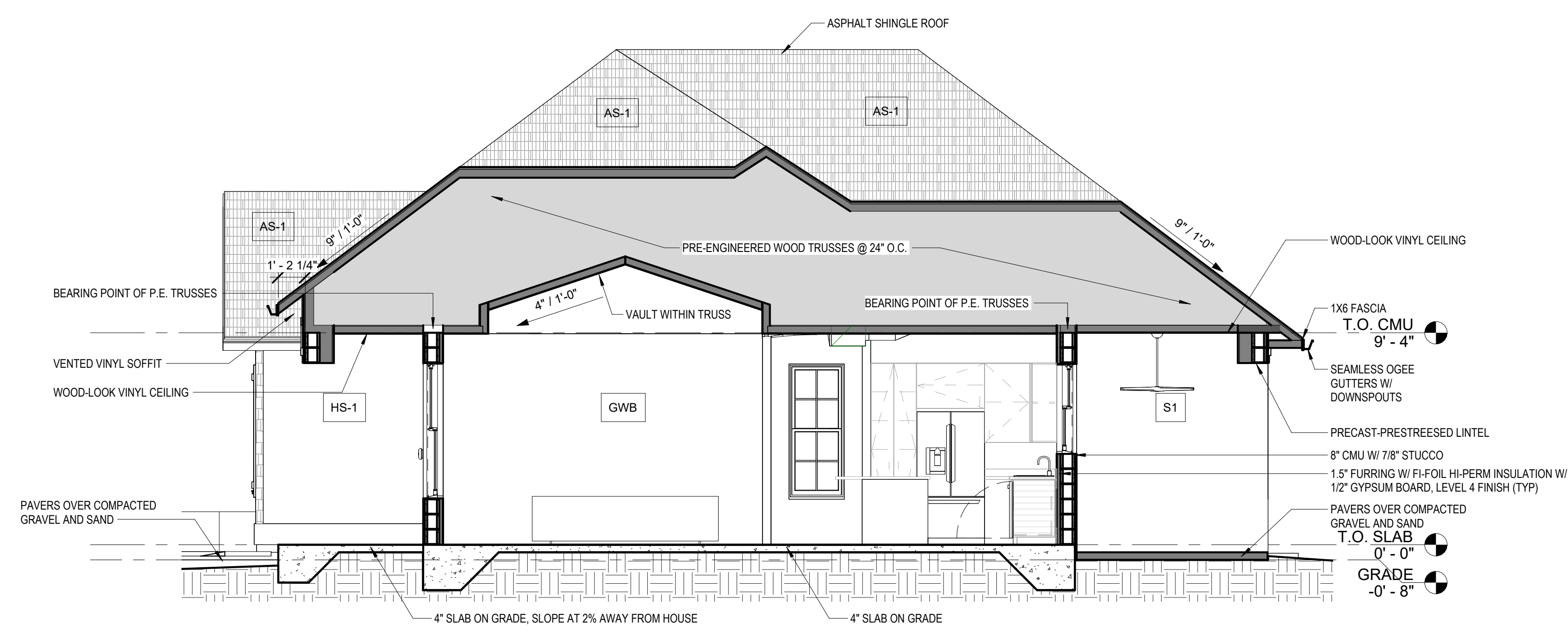
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SEAL

SIDE ELEVATIONS
SHEET NUMBER
A202

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1 BUILDING SECTION 1
1/4" = 1'-0"



2 BUILDING SECTION 2
1/4" = 1'-0"

SECTION NOTES

1. THE PURPOSE OF THESE WALL SECTIONS IS TO SHOW GENERAL ARCHITECTURAL DESIGN INTENT ONLY. THE BEST STANDARD CONSTRUCTION PRACTICES WILL TAKE PRECEDENCE IN THE EVENT OF A CONFLICT.
2. THESE CONSTRUCTION DOCUMENTS SHOW BASIC FRAMING DETAILS. THE BUILDER IS RESPONSIBLE TO PROVIDE STANDARD CONSTRUCTION DETAILING AND PRACTICES THAT WILL PROVIDE A STRUCTURALLY SOUND AND WEATHER-PROOF FINISHED STRUCTURE. NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY OF ANY DISCREPANCIES, CONFLICTS OR PROBLEMS OBSERVED OR PERCEIVED PRIOR TO STARTING CONSTRUCTION.
3. **STRUCTURAL COMPONENTS:** ROOF TRUSSES, FLOOR JOISTS, GIRDERS, BEAMS AND ANY OTHER STRUCTURAL COMPONENT (INCLUDING THEIR SPAN DIRECTIONS) ARE SHOWN FOR GENERAL REFERENCE AND ARCHITECTURAL INTENT ONLY. ACTUAL STRUCTURAL COMPONENT TYPES MAY VARY FROM THOSE DEPICTED HEREIN. THE APPROVED STRUCTURAL AND/OR TRUSS ENGINEERING DOCUMENTS WILL TAKE PRECEDENCE.

MATERIAL SCHEDULE

MARK	DESCRIPTION
	<varies>
AS-1	Asphalt roofing shingle
GWB	Gypsum Wall Board
HS-1	Hardie Siding, shingle
HT-1	Hardie Trim
HT-2	Hardie Trim Wood
S1	Stucco (SW7566)

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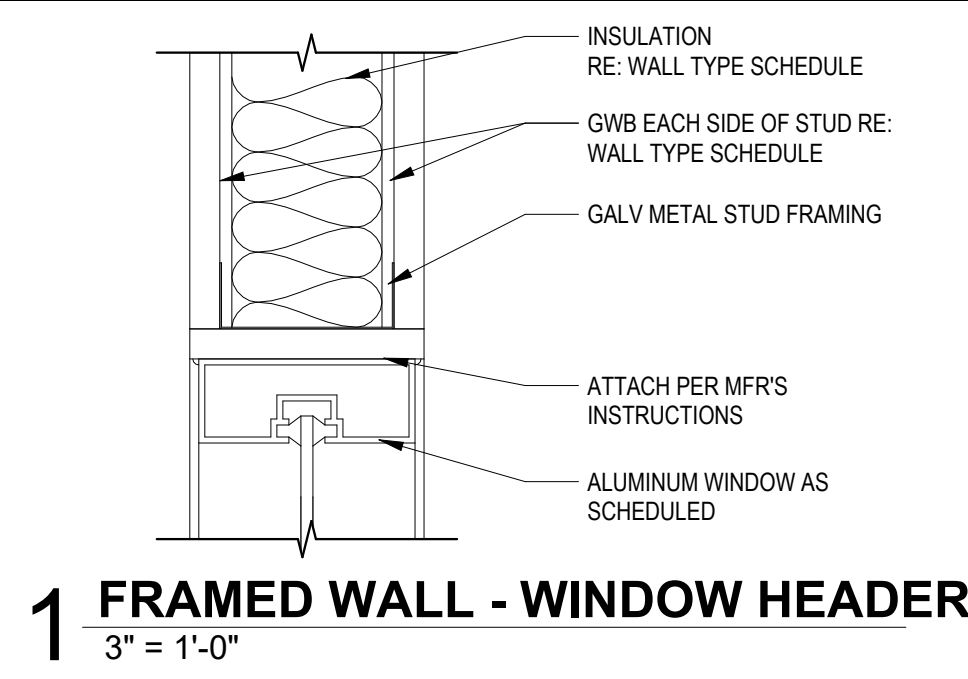
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SEAL

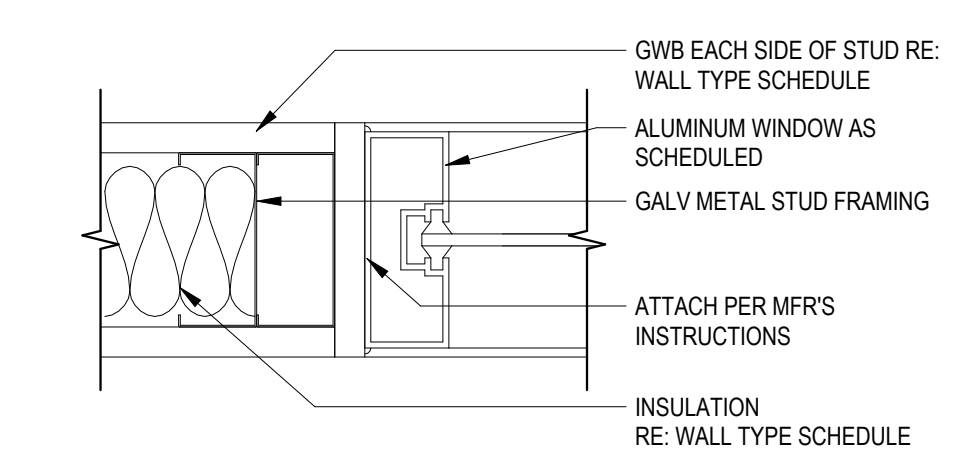
BUILDING SECTIONS

SHEET NUMBER
A301

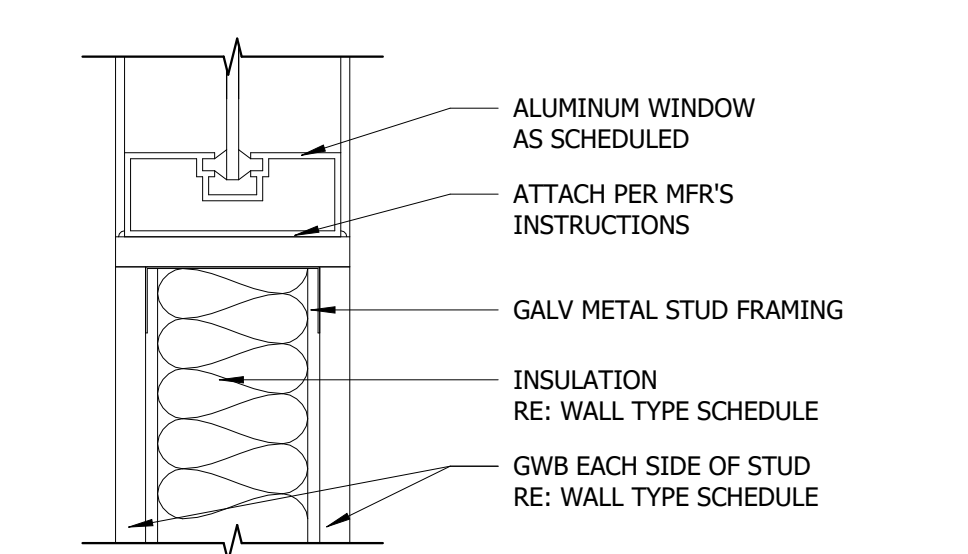
TYP. FRAMED DETAILS



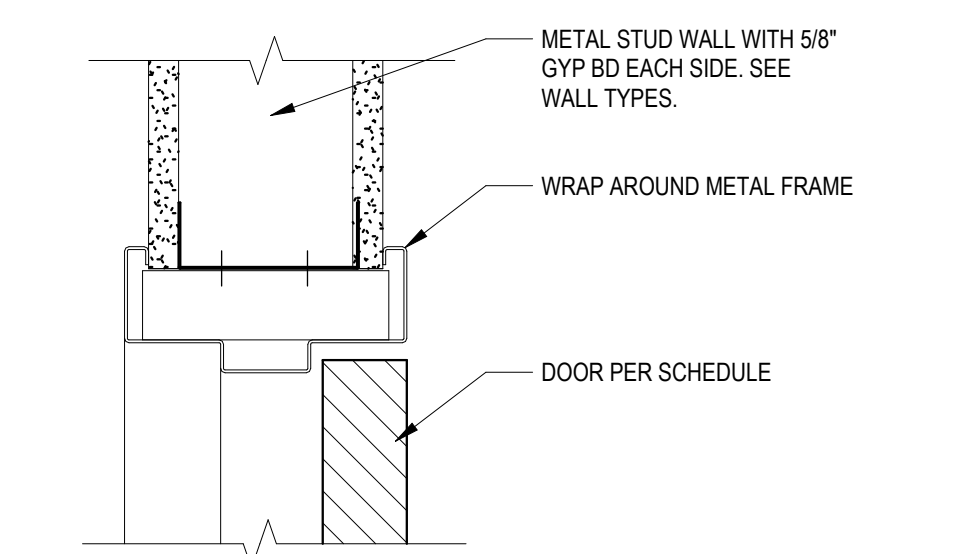
1 FRAMED WALL - WINDOW HEADER
3" = 1'-0"



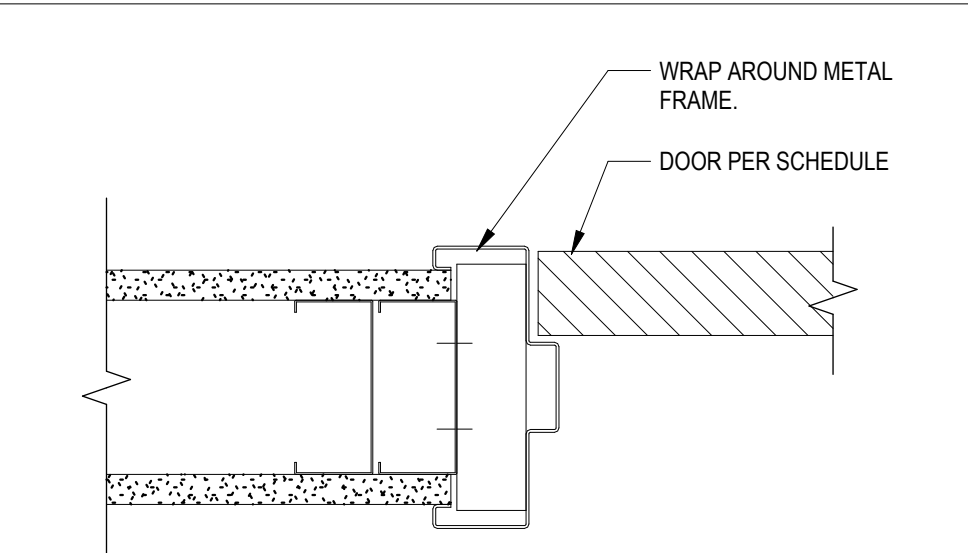
2 FRAMED WALL - WINDOW JAMB
3" = 1'-0"



3 FRAMED WALL - WINDOW SILL
3" = 1'-0"

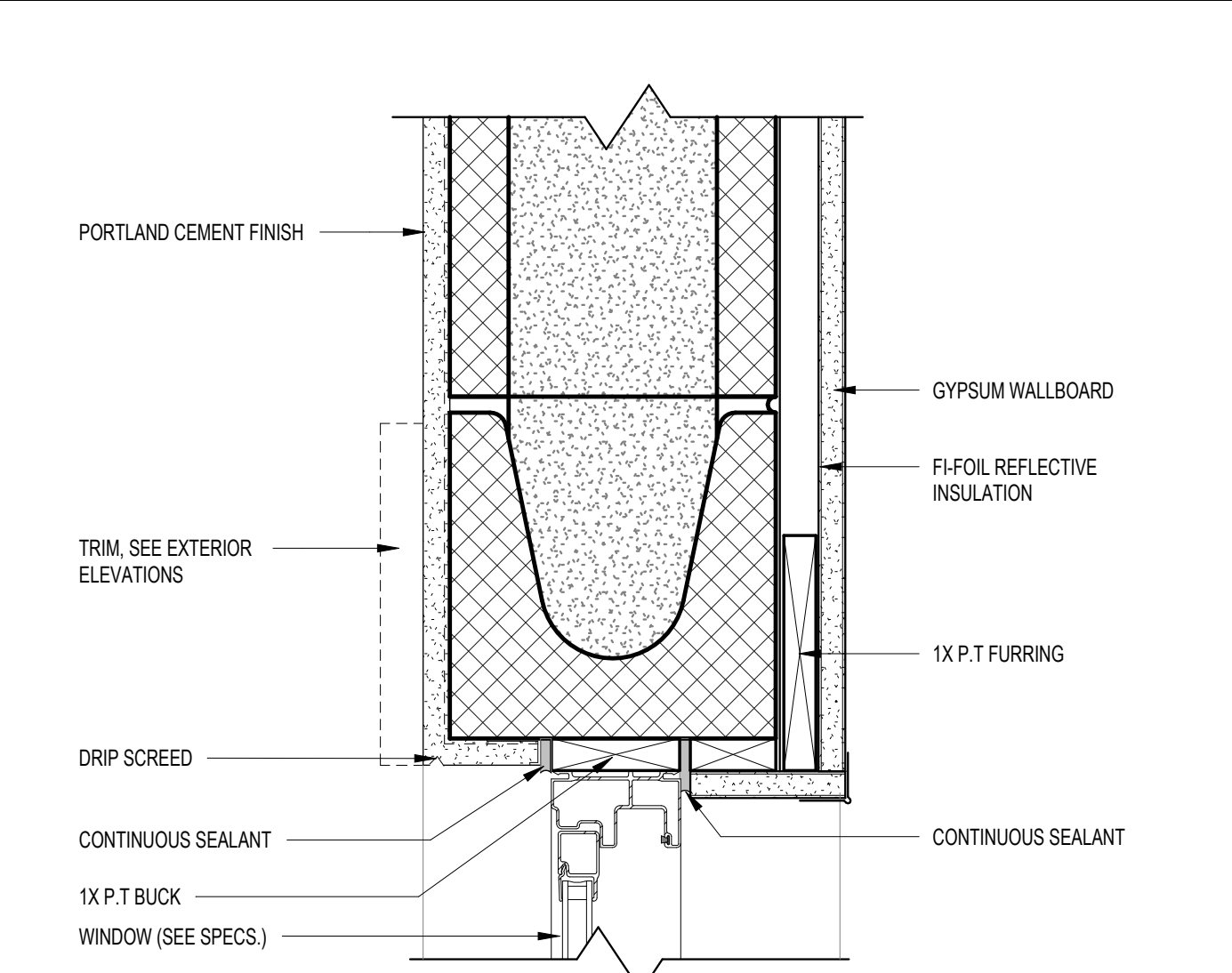


4 FRAMED WALL - DOOR HEADER
3" = 1'-0"

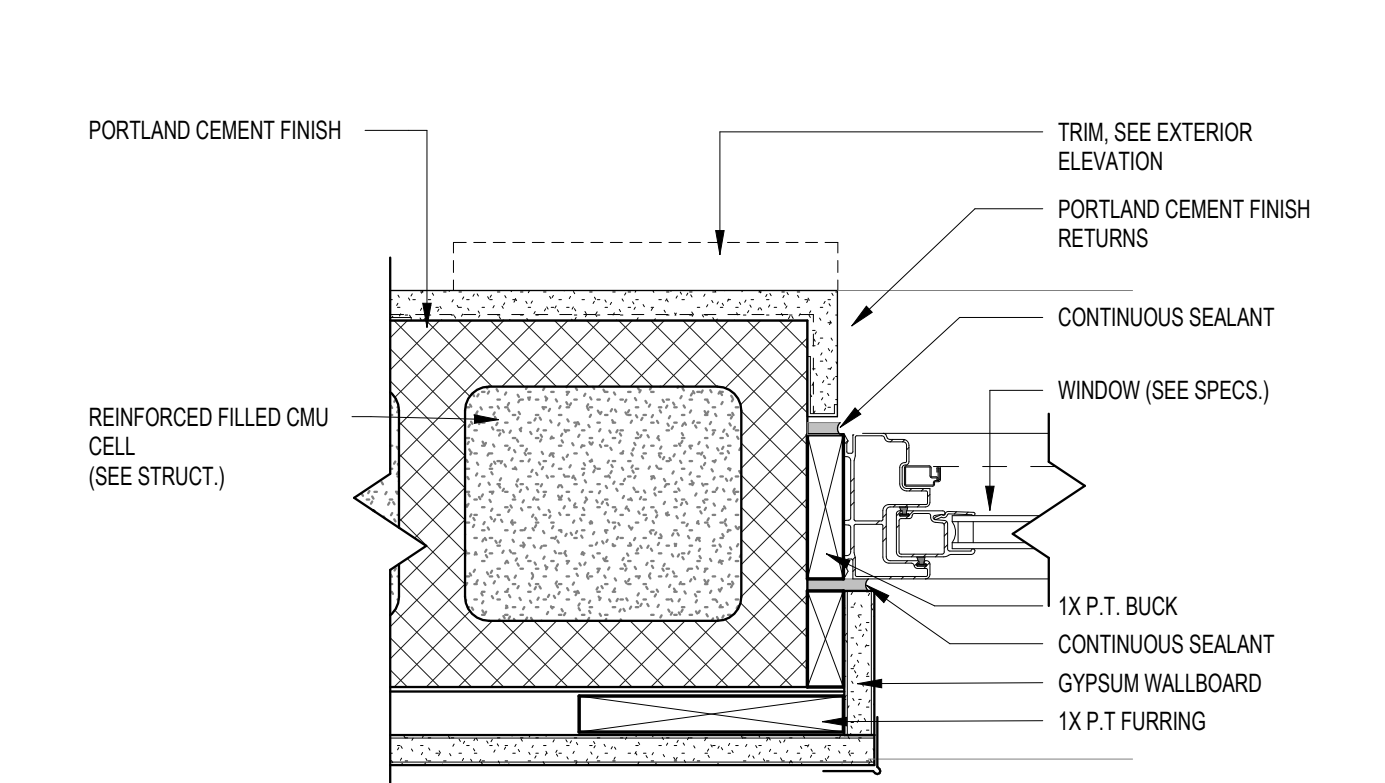


5 FRAMED WALL - DOOR JAMB
3" = 1'-0"

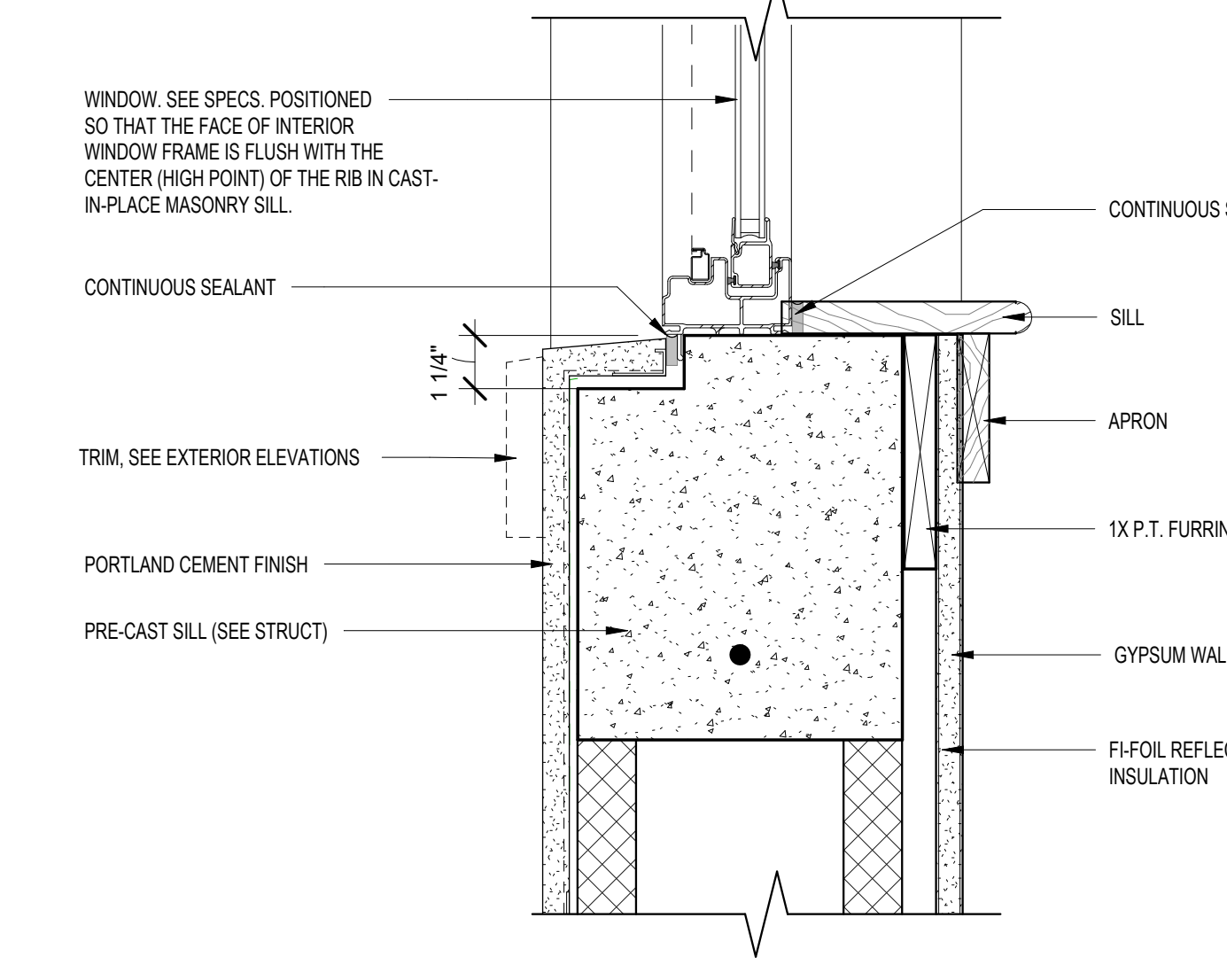
TYP. FOR CMU WALLS



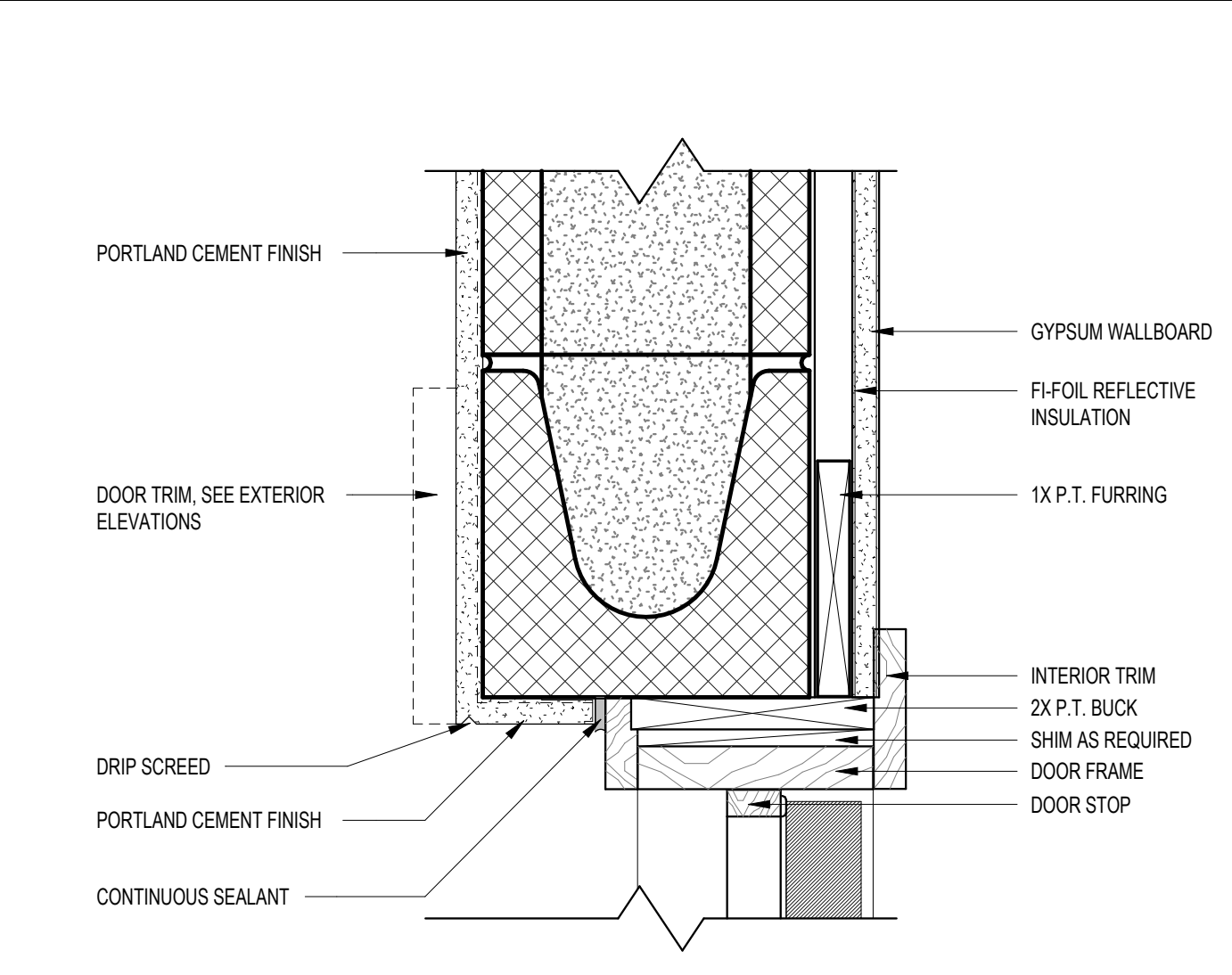
6 CMU WALL - WINDOW HEADER
3" = 1'-0"



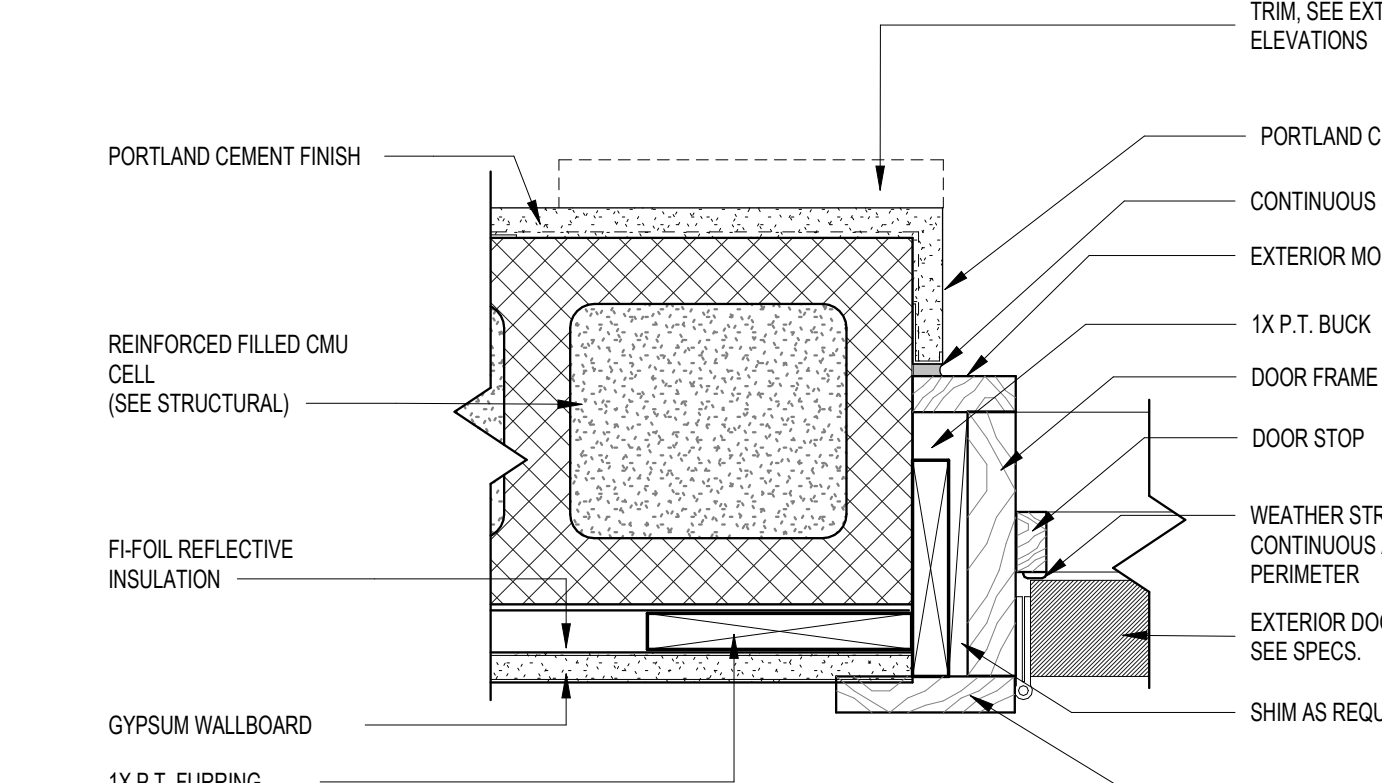
7 CMU WALL - WINDOW JAMB
3" = 1'-0"



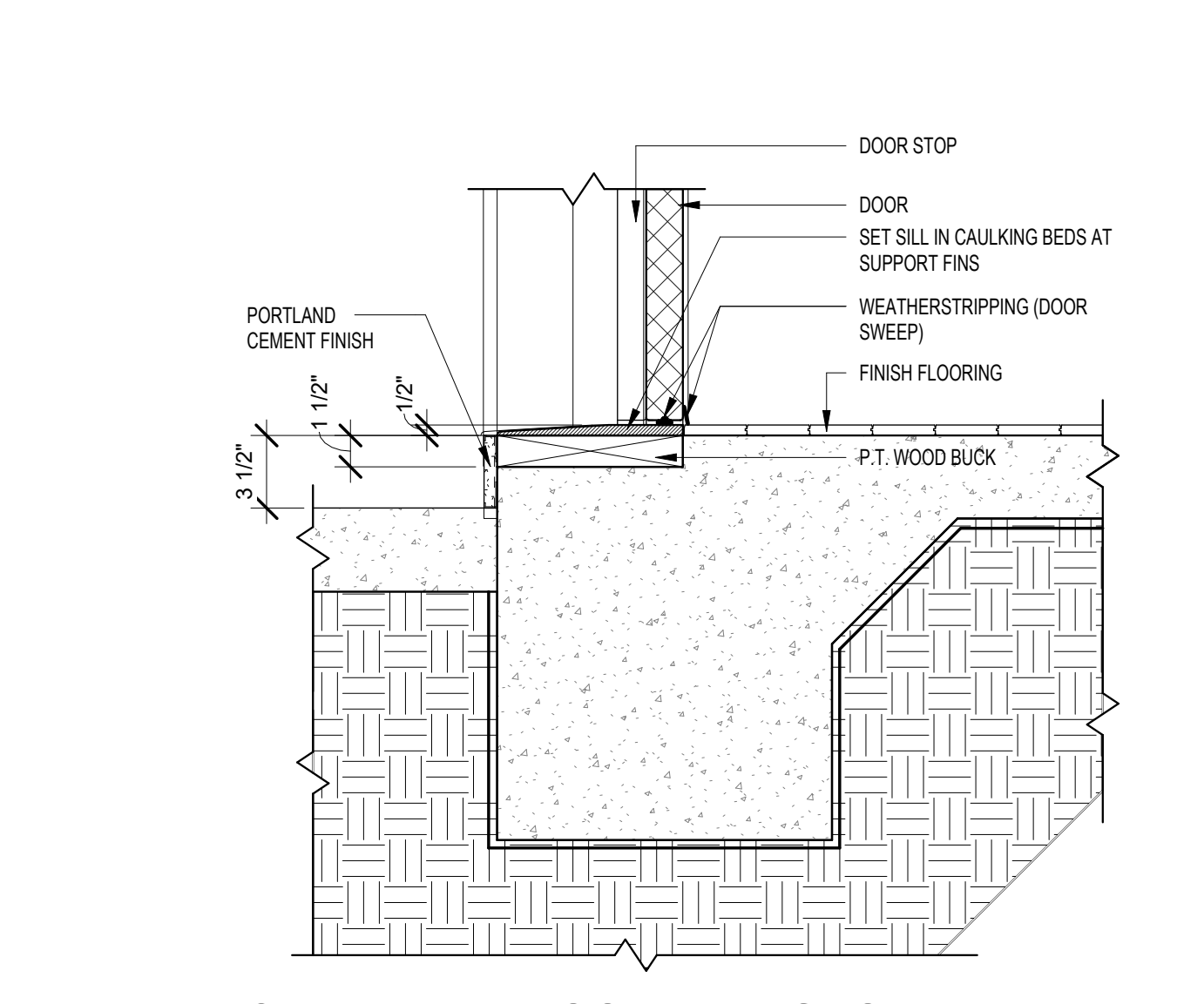
8 CMU WALL - WINDOW SILL
3" = 1'-0"



9 CMU WALL - DOOR HEADER WOOD FRAME
3" = 1'-0"



10 CMU WALL - DOOR JAMB
3" = 1'-0"



11 CMU WALL - DOOR THRESHOLD
1 1/2" = 1'-0"

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NEW CUSTOM HOME
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ORLANDO, FLORIDA 32839

REVISIONS		
#	DESCRIPTION	DATE

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STANDARD DETAILS

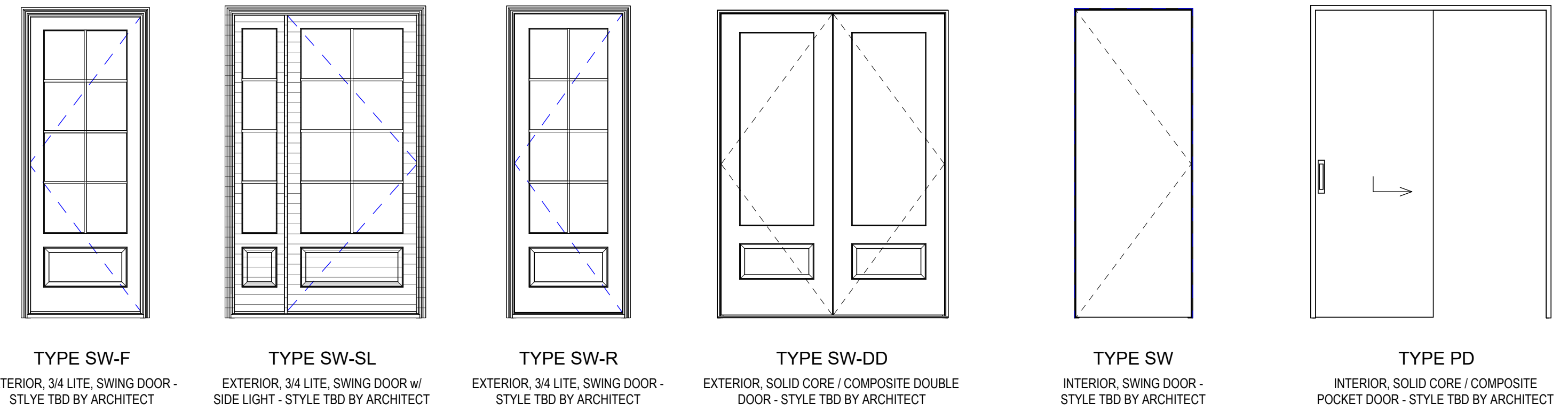
SHEET NUMBER
A601

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WINDOW SCHEDULE								
TYPE	WINDOW			GLAZING	MANUFACTURER	FRAME	FL PRODUCT APPROVAL	NOTES
	HEIGHT	WIDTH	SILL					
B	5' - 11 1/2"	7' - 9 3/4"	2' - 0 1/2"		Marvin Windows and Doors			DOUBLE WINDOW
B	5' - 11 1/2"	7' - 9 3/4"	2' - 0"		Marvin Windows and Doors			DOUBLE WINDOW
B	5' - 11 1/2"	7' - 9 3/4"	2' - 0"		Marvin Windows and Doors			DOUBLE WINDOW
B	5' - 11 1/2"	7' - 9 3/4"	2' - 0"		Marvin Windows and Doors			TRIPLE WINDOW
C	2' - 0"	4' - 0"	6' - 0"		Marvin Windows and Doors			CLERESTORY-FIXED
C	2' - 0"	4' - 0"	6' - 0"		Marvin Windows and Doors			CLERESTORY-FIXED
D	2' - 0"	4' - 0"	6' - 0"		Marvin Windows and Doors			CLERESTORY-FIXED
E	5' - 11 1/2"	2' - 5 1/4"	2' - 0"		Marvin Windows and Doors			
E	5' - 11 1/2"	2' - 5 1/4"	2' - 0"		Marvin Windows and Doors			
E	5' - 11 1/2"	2' - 5 1/4"	2' - 0"		Marvin Windows and Doors			
F	3' - 11 1/2"	7' - 9 3/4"	4' - 0"		Marvin Windows and Doors			TRIPLE WINDOW
H	3' - 11 1/2"	2' - 5 1/4"	4' - 0"		Marvin Windows and Doors			DOUBLE WINDOW

DOOR SCHEDULE														
DOOR #	Type	Door				Material	Finish	Fire Rating	Hardware	Frame				Comments
		Width	Height	Thickness						Type	Material	Finish	Jamb	
1	SW-F	3' - 1 7/16"	7' - 11 1/2"	0' - 1 3/4"										
2	SW-F	3' - 1 7/16"	7' - 11 1/2"	0' - 1 3/4"										
3	SW-R	3' - 0"	8' - 0"	0' - 2 1/4"										
4	SW-DD	6' - 0"	8' - 0"	0' - 1 3/4"										
5	SW	3' - 0"	8' - 0"	0' - 1 1/2"										
6	SW	3' - 0"	8' - 0"	0' - 1 1/2"										
7	SW	3' - 0"	8' - 0"	0' - 1 1/2"										
8	SW	3' - 0"	8' - 0"	0' - 1 1/2"										
9	SW	2' - 6"	8' - 0"	0' - 1 1/2"										
10	PD	3' - 0"	8' - 0"	0' - 2"										

HARDWARE SET SCHEDULE									
Set #	Set Name	Latch	Hinge	Handle	Closer	Panic Bar	Threshold	Weather Stripping	Miscellaneous
H1	STOREFRONT	ADAMS RITE MS-1890 DEADLOCK / COMBINATION	SF MFR	-	DELAYED ACTION	-	SF LOW PROFILE	SF MFR	RAINDRIP
H2	REAR EXIT	ADAMS MS-1890 DEADLOCK / COMBINATION	SF MFR	Schlage ALX40 SAT 626	DELAYED ACTION	-	SF LOW PROFILE	SF MFR	RAINDRIP
H3	PRIVACY - RESTROOM	Schlage ALX40 SAT 626	PAIR 1.5	Schlage ALX40 SAT 626	DELAYED ACTION	-	-	-	-
H4	PRIVACY	Schlage ALX40 SAT 626	PAIR 1.5	Schlage ALX40 SAT 626	-	-	-	-	-
H5	STANDARD	-	PAIR 1.5	Schlage ALX40 SAT 626	-	-	-	-	-



DOOR TYPES
3/8" = 1'-0"

WALL SCHEDULE										
MARK	WALL WIDTH	STRUCTURAL MATERIAL			GWB TYPE	INSULATION	FIRE RATING	DESCRIPTION	UL DESIGN	UL DETAILS
		DEPTH	MATERIAL	IN. O.C.						
Exterior										
CMU-HS	0' - 11 7/16"	7-5/8"	CMU							
CMU-L	1' - 4"		CMU							
CMU-S	0' - 10 1/2"	7-5/8"	CMU							
CMU-S-UF	0' - 8 1/2"	7-5/8"	CMU							
WS4	0' - 4 1/2"	3.5"	WOOD STUDS	18"	1/2"		2x4 P.T. WOOD STUDS w/ 1/2" GYP EA SIDE	Int_MII3_5/8_Gyp5/8_Gyp5/8		
Interior										
	0' - 0 1/2"									

WALL TYPES LEGEND			
EXTERIOR		INTERIOR	
CMU-S 	CMU-HS 	WS-4 	

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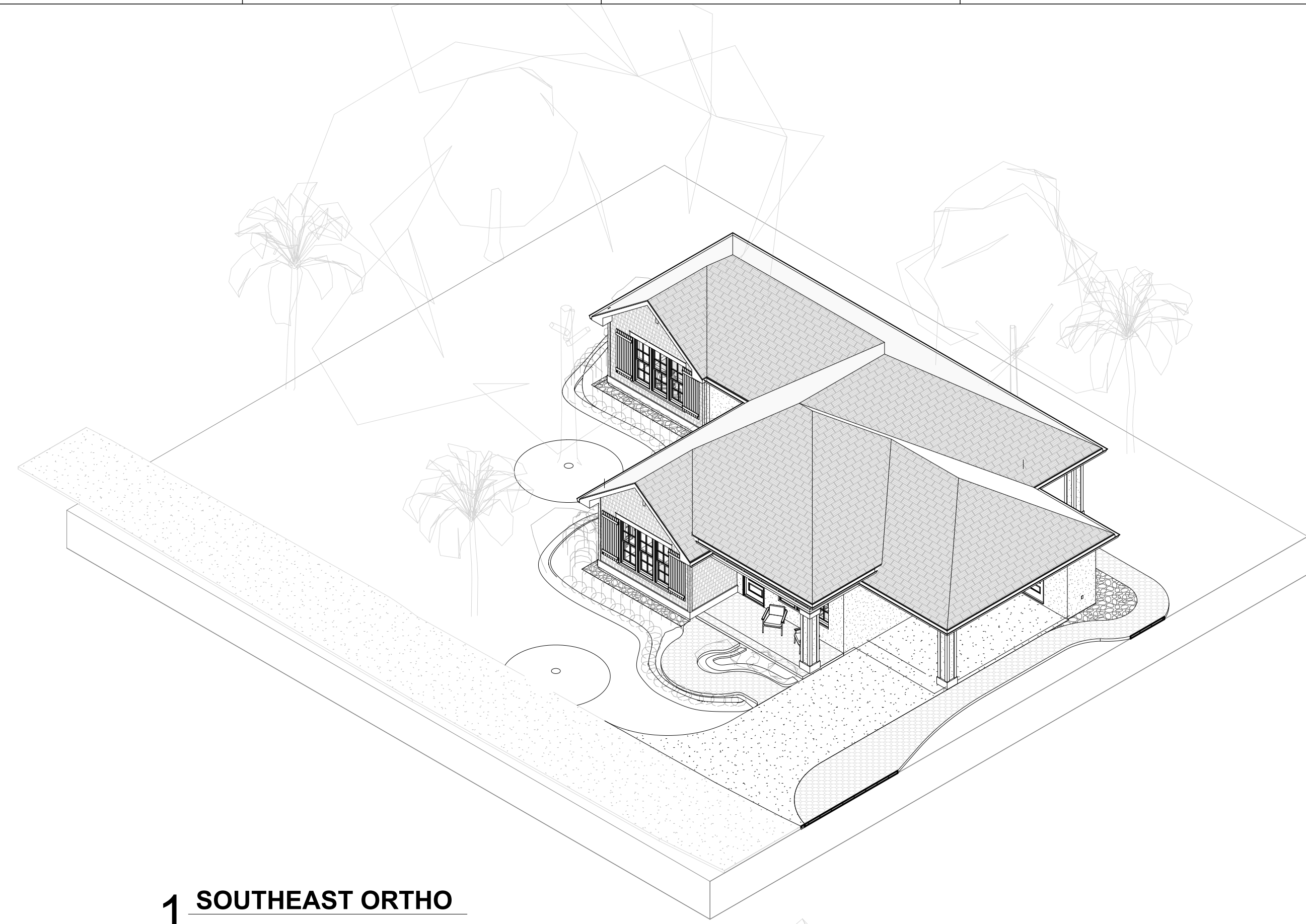
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MERENDA RESIDENCE
 5525 JESSAMINE LANE,
 ORLANDO, FLORIDA 32839

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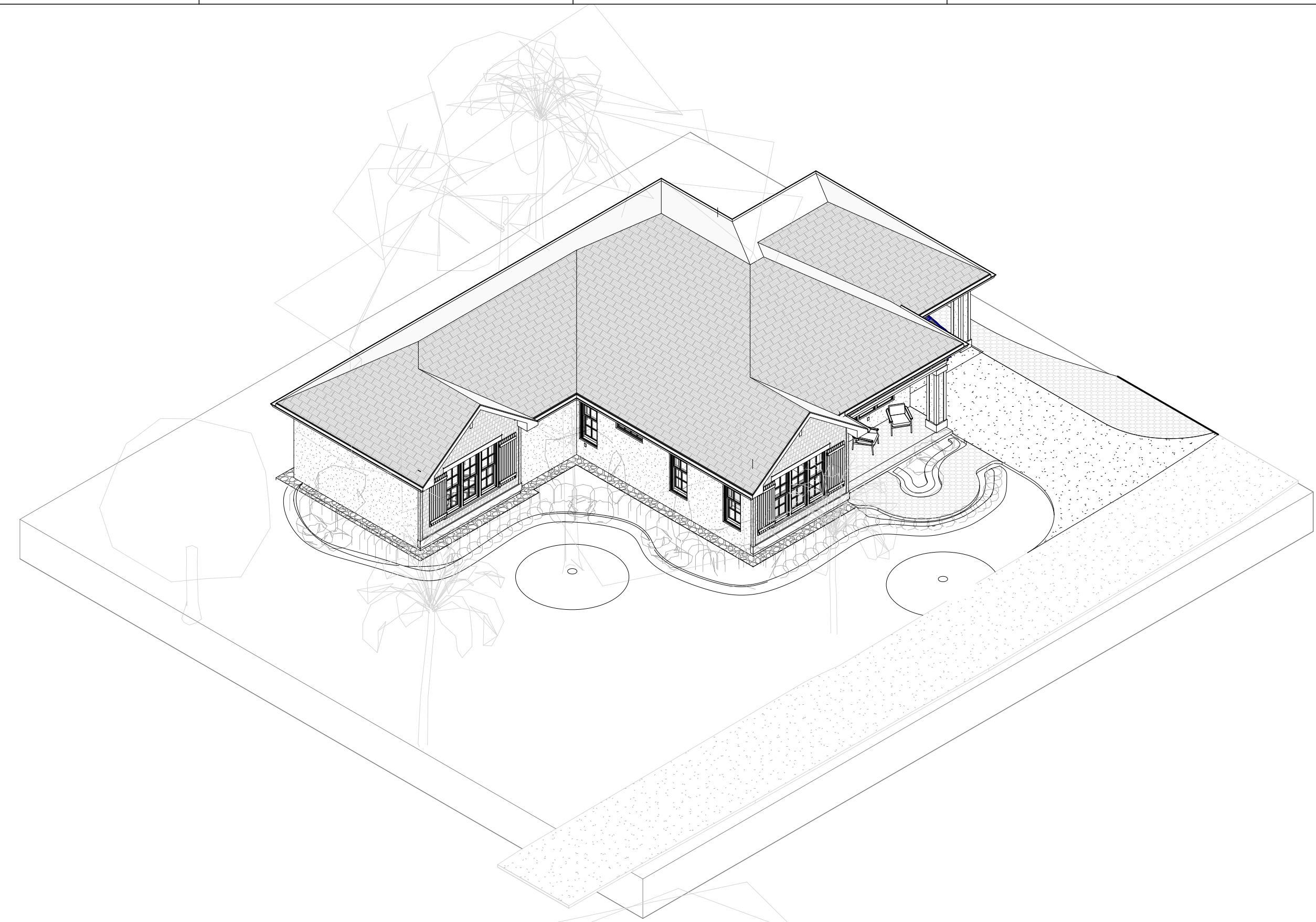
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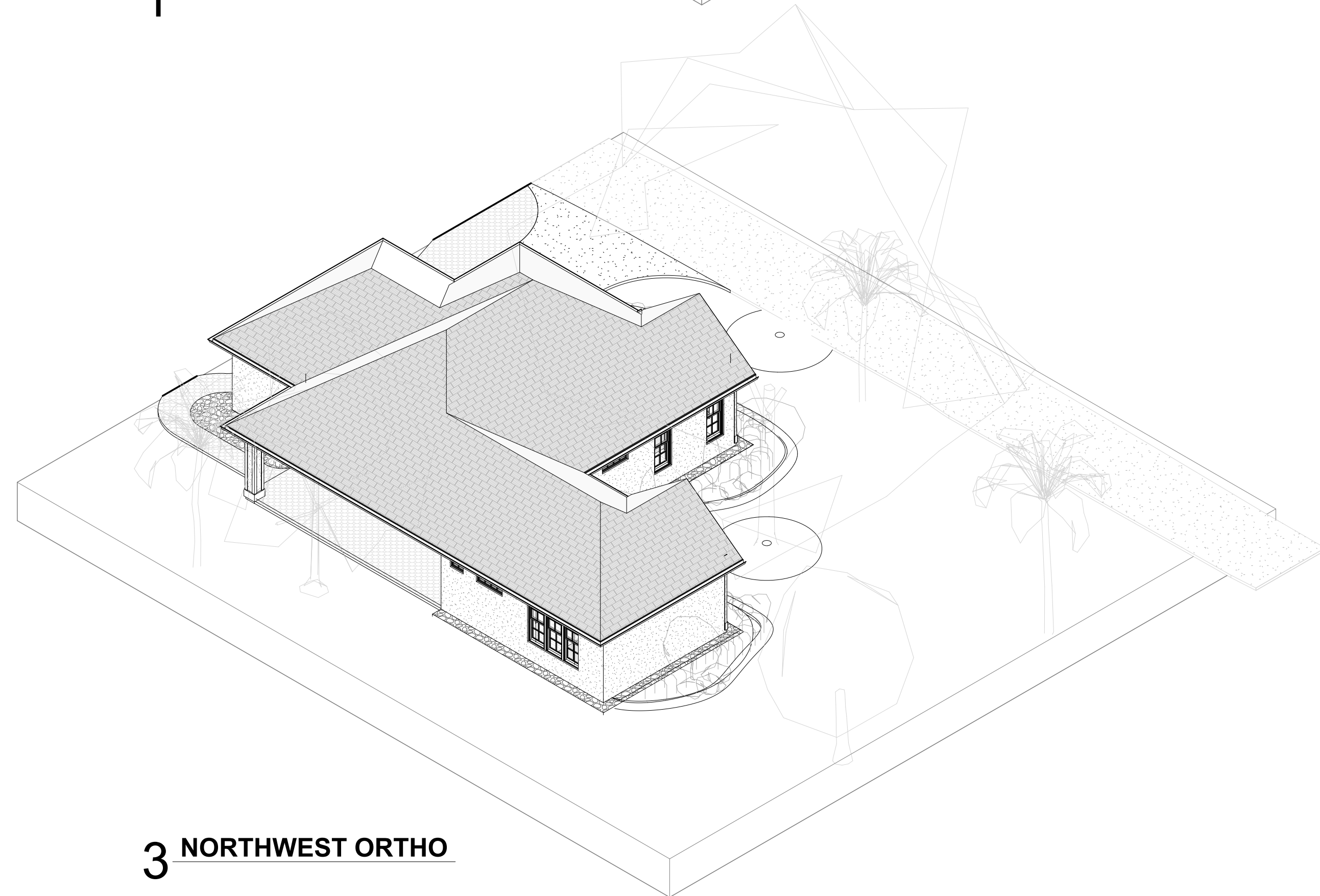
SCHEDULES & TYPES
 SHEET NUMBER
A701



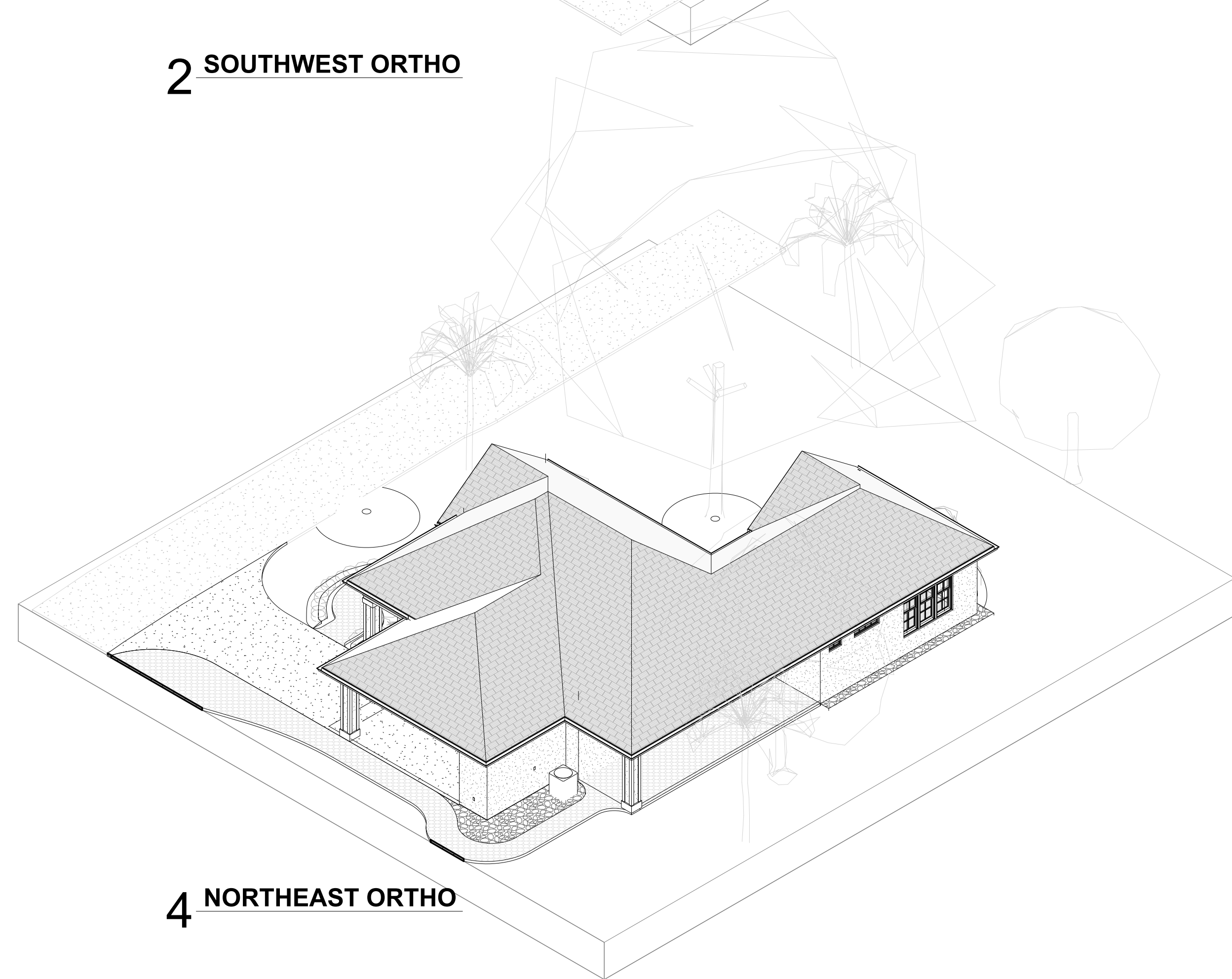
1 SOUTHEAST ORTHO



2 SOUTHWEST ORTHO



3 NORTHWEST ORTHO



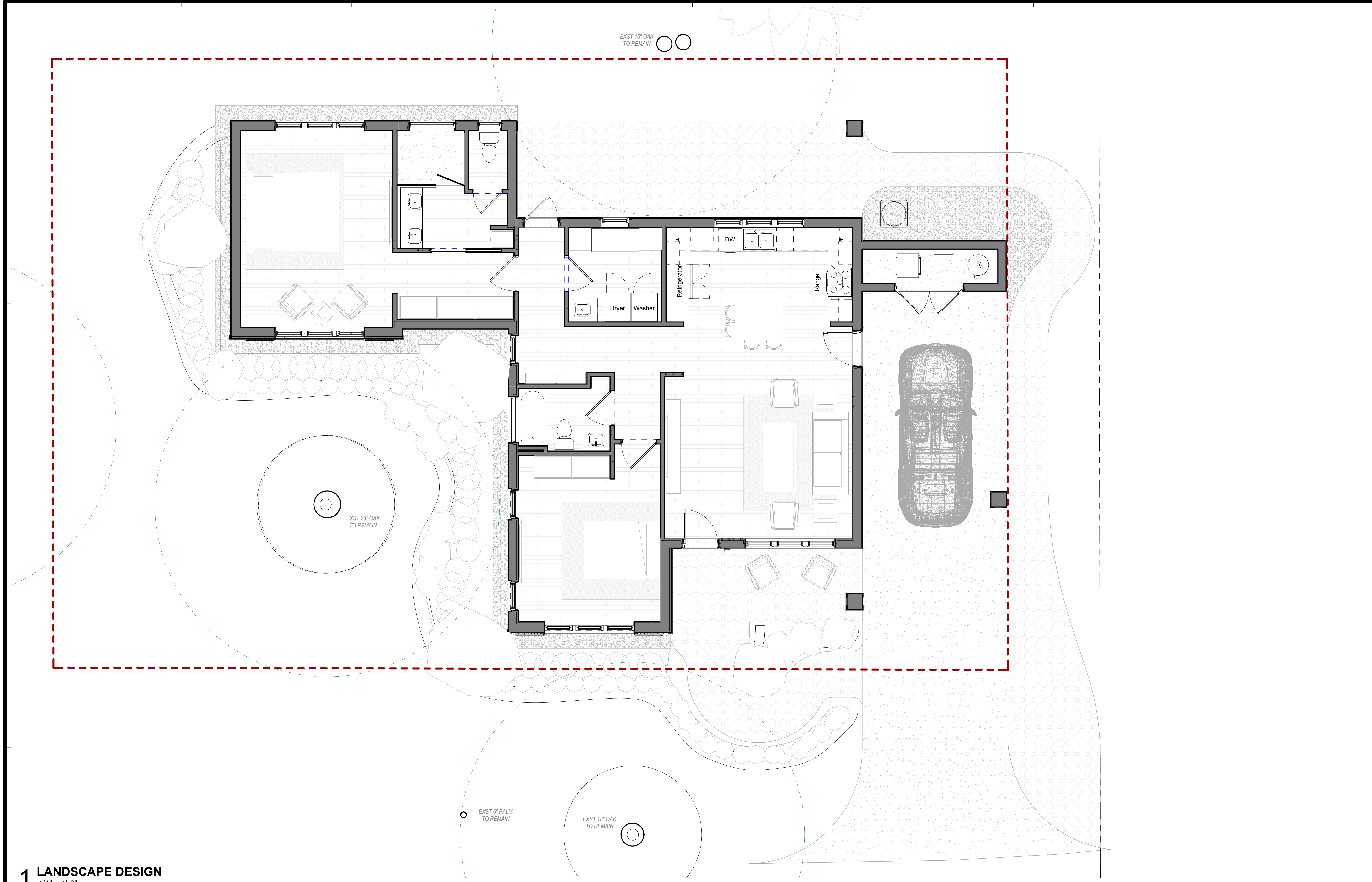
4 NORTHEAST ORTHO

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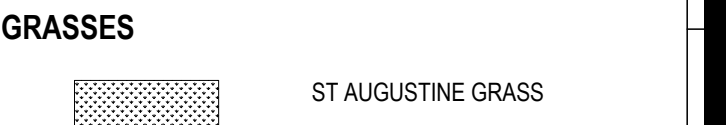
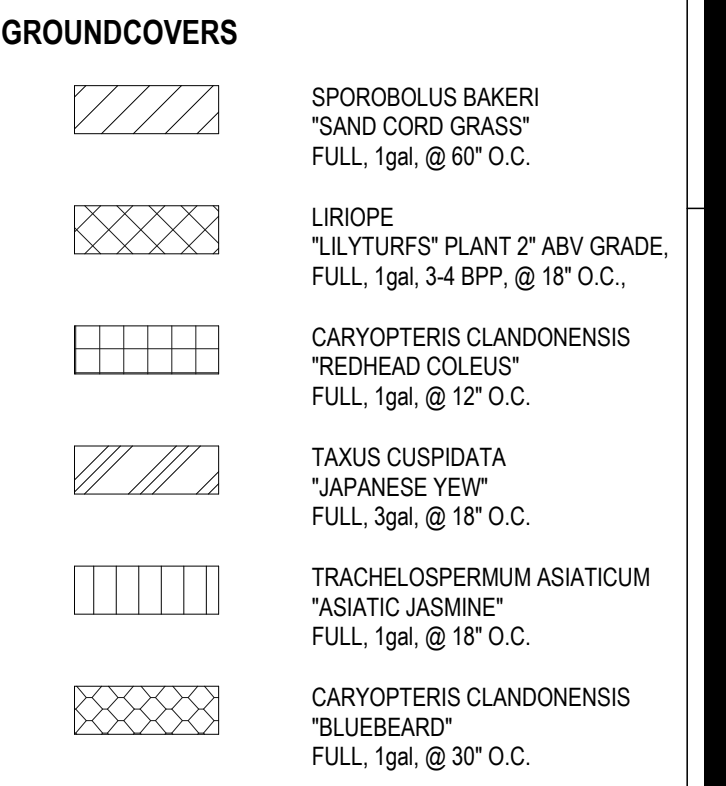
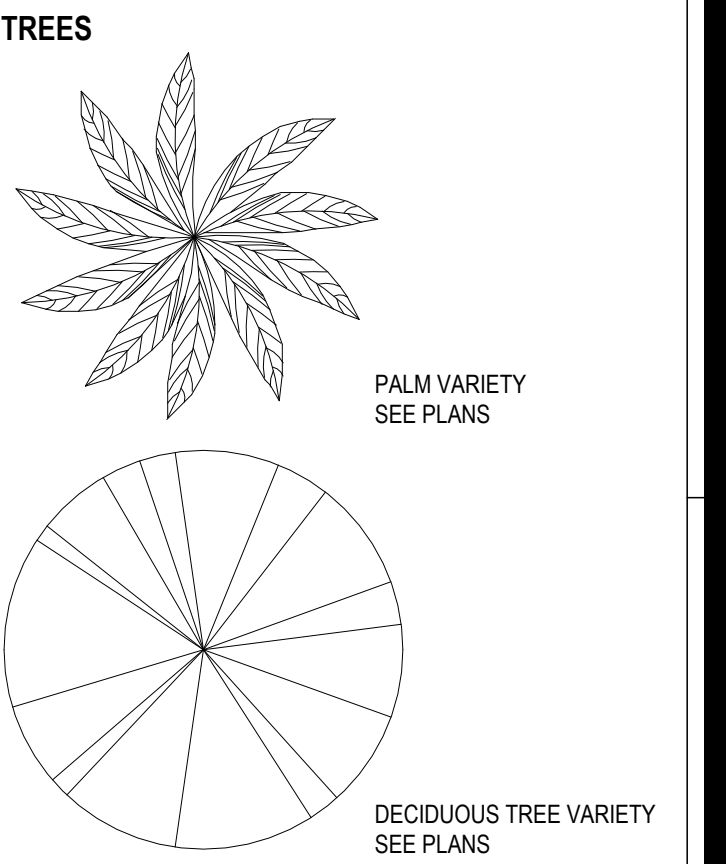
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SEAL

3D VIEWS
SHEET NUMBER A900



LANDSCAPE LEGEND



1 LANDSCAPE DESIGN
1/4" = 1'-0"

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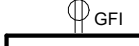

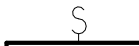


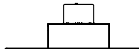
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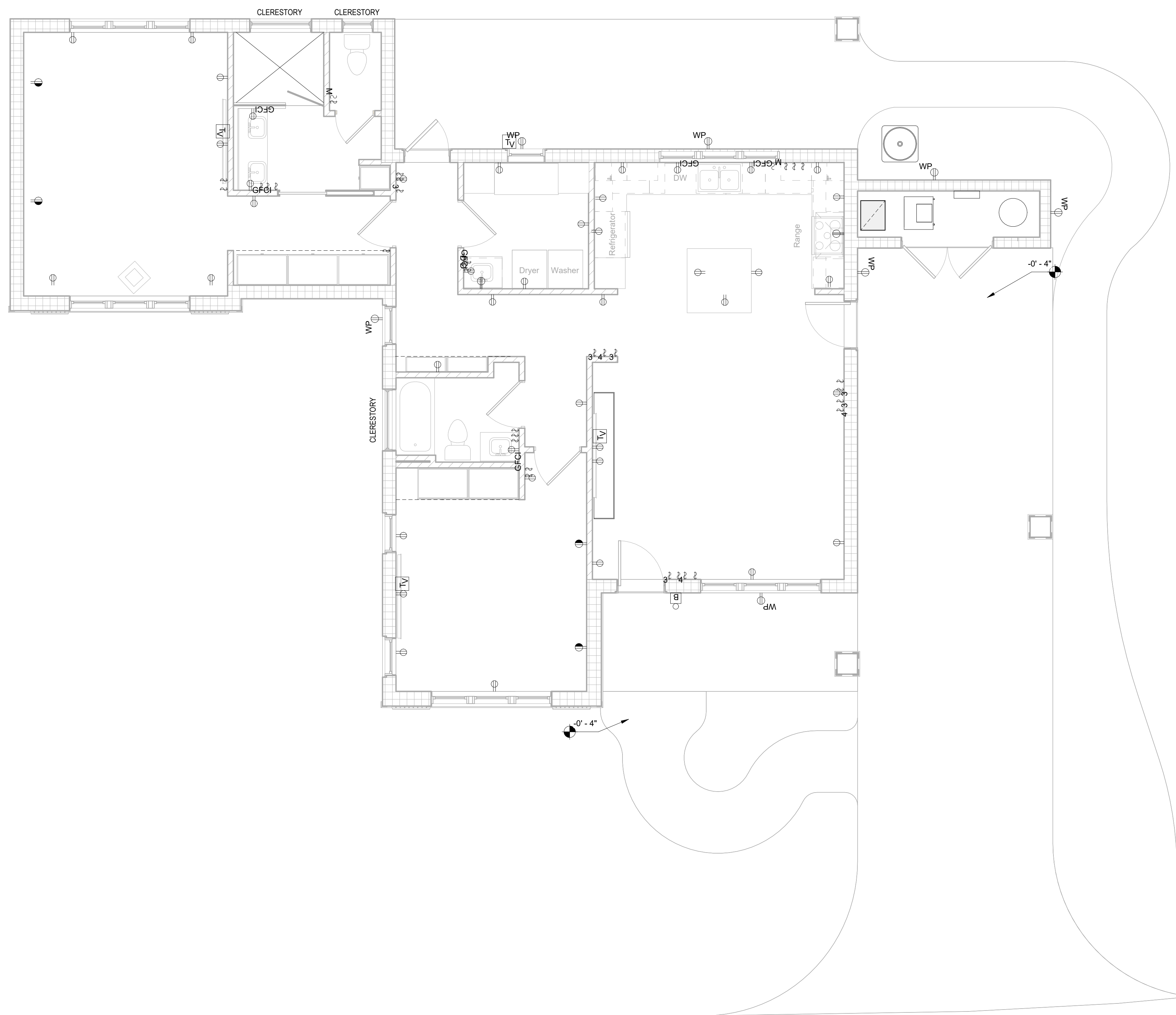
SHEET NUMBER
LD101

ELECTRICAL PLAN GENERAL NOTES

1. THE LOCATION OF FLOOR OUTLETS ARE TO BE CONFIRMED BY ARCHITECT & OWNER PRIOR TO ANY SLAB POUR.
2. OUTLETS ARE TO BE MOUNTED 14" A.F.F. (TO MATCH EXISTING) UNLESS NOTED OTHERWISE.
3. GFI OUTLETS ARE TO BE MOUNTED 48" A.F.F. (TO MATCH EXISTING) UNLESS NOTED OTHERWISE.

ELECTRICAL POWER LEGEND

-  OUTLET-DUPLEX SINGLE
-  OUTLET-GFI SINGLE
-  OUTLET-RANGE SINGLE
-  SWITCH-SINGLE
-  SWITCH-THREE WAY
-  120V DISCONNECT SAFETY SWITCH
-  ELECTRIC METER



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

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MERENDA RESIDENCE
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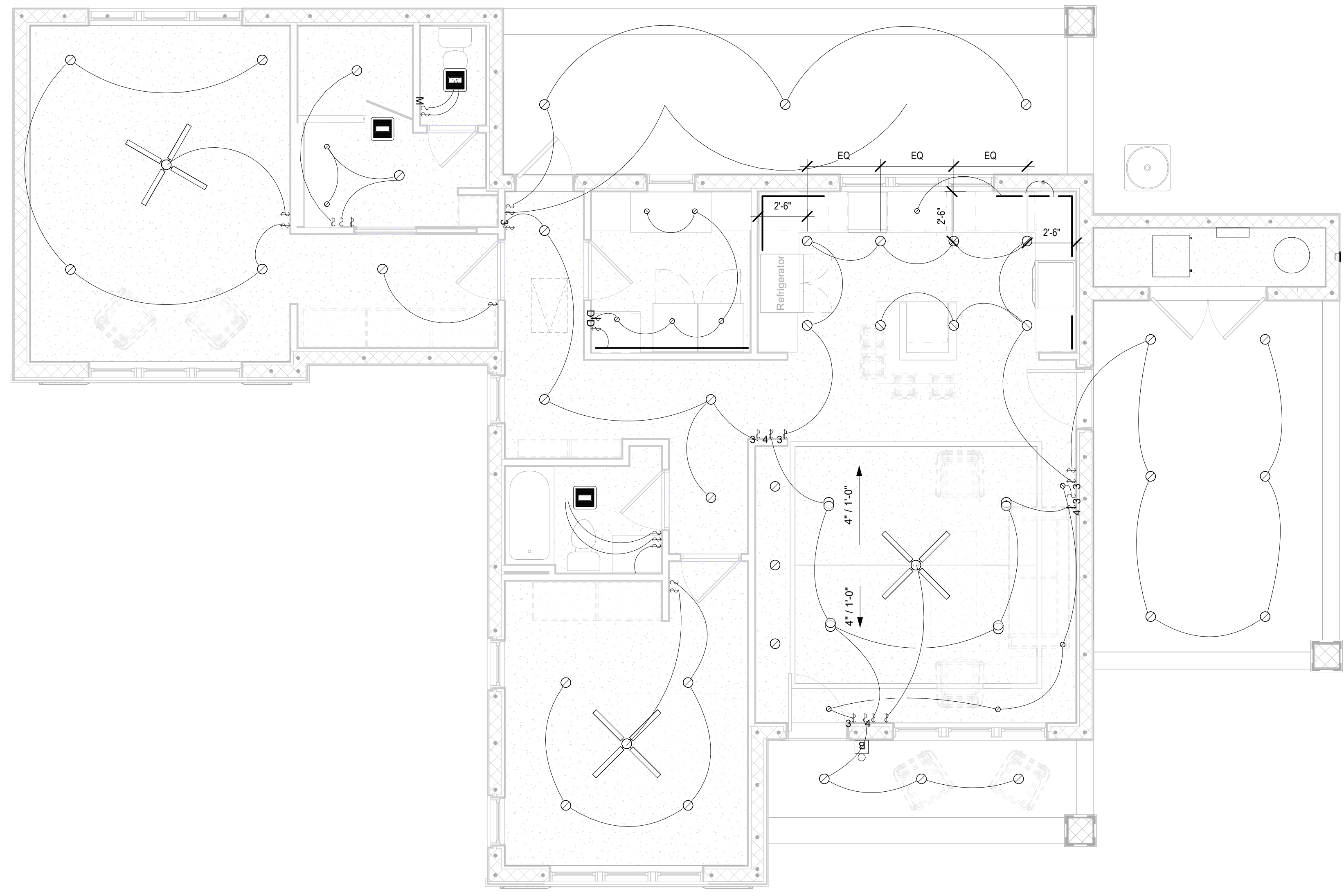
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SEAL

POWER PLAN

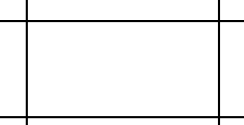
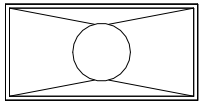
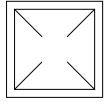
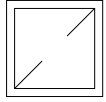
SHEET NUMBER
E101



RCP NOTES

1. LOCATION OF LIGHTING FIXTURES, DIFFUSERS, SPRINKLER HEADS, SMOKE DETECTORS, SPEAKERS, EXIT LIGHTS, ECT., SHALL BE GENERALLY LOCATED AS SHOWN & SHALL BE COORDINATED FROM THE REFLECTED CEILING PLANS.
2. EXISTING CEILING GRID TO REMAIN.
3. ALL SMOKE DETECTORS SHALL BE BAGGED WITHIN THE CONSTRUCTION AREA. BAGS SHALL BE REMOVED AT THE END OF EACH WORKDAY.
4. A MINIMUM 4" CEILING TILE BORDER WILL BE ACCEPTED. CONTRACTOR SHALL CUT AN OVERSIZED TILE TO ELIMINATE SMALL SLIVERS OF CEILING TILE. ACOUSTIC PANEL CEILING LAYOUTS SHALL NOT BE MODIFIED WITHOUT ARCHITECT'S APPROVAL.
5. CONTRACTOR SHALL MATCH, PATCH & REPAIR ALL FIREPROOFING AFTER INSTALLATION OF ANY ABOVE CEILING EQUIPMENT SUPPORTS.




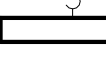
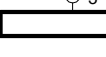


RCP & FIXTURES LEGEND

-  ACOUSTIC TILE CEILING
-  TROFFER LIGHT 2 x 4'
-  2' SQUARE SUPPLY DIFFUSER
-  2' SQUARE RETURN REGISTER
- WAFER RECESSED LIGHTING
- CEILING MOUNTED LIGHTING
- EXHAUST FAN
- SPRINKLER
- RECESSED CEILING SPEAKER

ELECTRICAL PLAN GENERAL NOTES

1. THE LOCATION OF FLOOR OUTLETS ARE TO BE CONFIRMED BY ARCHITECT & OWNER PRIOR TO ANY SLAB POUR.
2. OUTLETS ARE TO BE MOUNTED 14" A.F.F. (TO MATCH EXISTING) UNLESS NOTED OTHERWISE.
3. GFI OUTLETS ARE TO BE MOUNTED 48" A.F.F. (TO MATCH EXISTING) UNLESS NOTED OTHERWISE.

ELECTRICAL POWER LEGEND

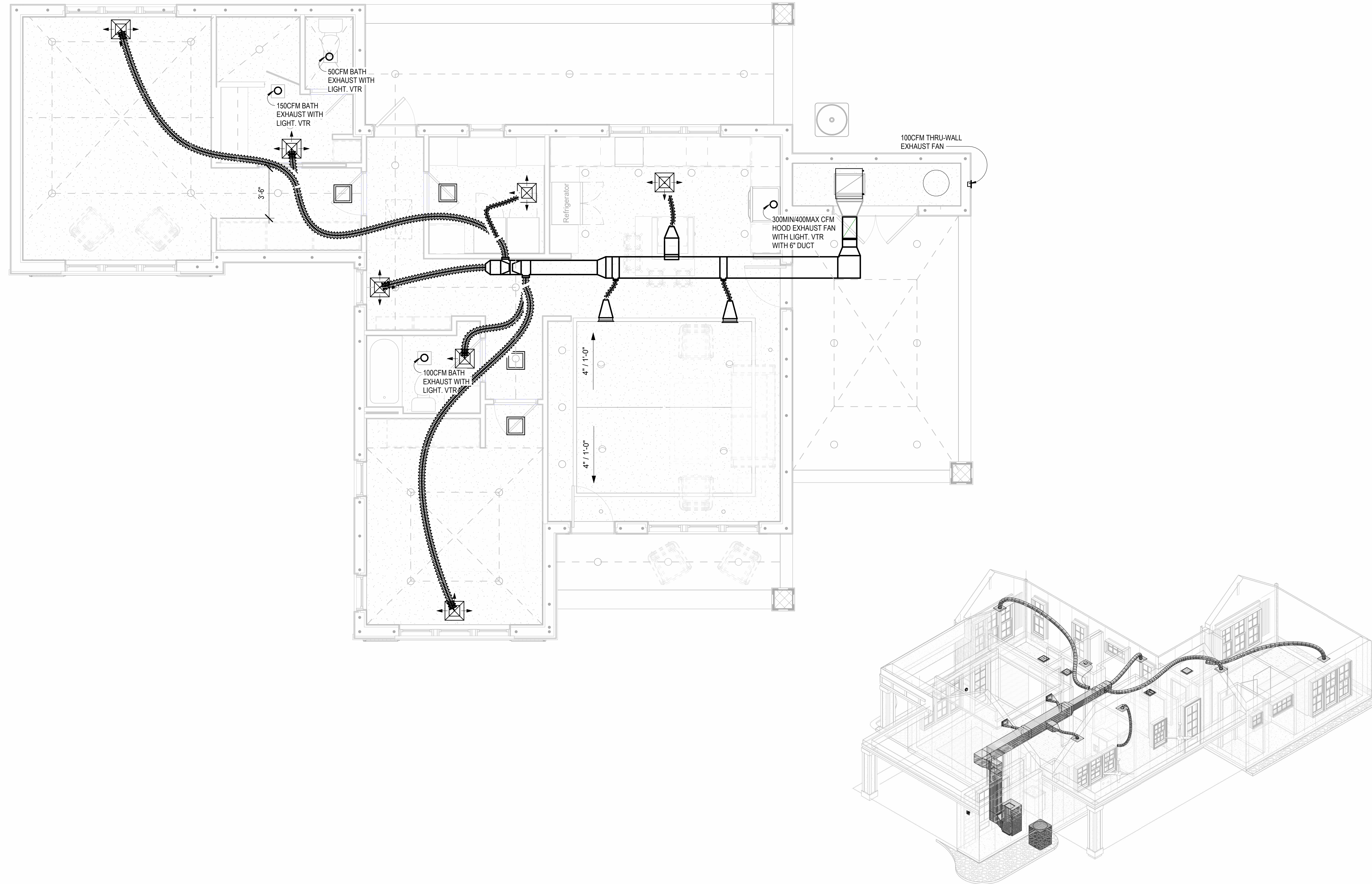
-  OUTLET-DUPLEX SINGLE
-  OUTLET-GFI SINGLE
-  OUTLET-RANGE SINGLE
-  SWITCH-SINGLE
-  SWITCH-THREE WAY
-  120V DISCONNECT SAFETY SWITCH
-  ELECTRIC METER

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

REVISIONS		
#	DESCRIPTION	DATE

CONSTRUCTION DOCUMENTS	
DRAWN BY	NMA / EFT
DATE	11/07/2023
PROJECT NUMBER	23025
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SEAL



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

2 3D VIEW - HVAC

ALESKOVSKY
ARCHITECTURE + INTERIORS
2250 LEE ROAD, SUITE 90, WINTER PARK, FL 32789
407-720-9788 | NATHAN@ALESKOVSKY.COM | AR98360

NEW CUSTOM HOME
MERENDA RESIDENCE
5525 JESSAMINE LANE,
ORLANDO, FLORIDA 32839

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SEAL

MECHANICAL PLAN
SHEET NUMBER
M101

NEW CUSTOM HOME | MERENDA RESIDENCE |

PLUMBING NOTES

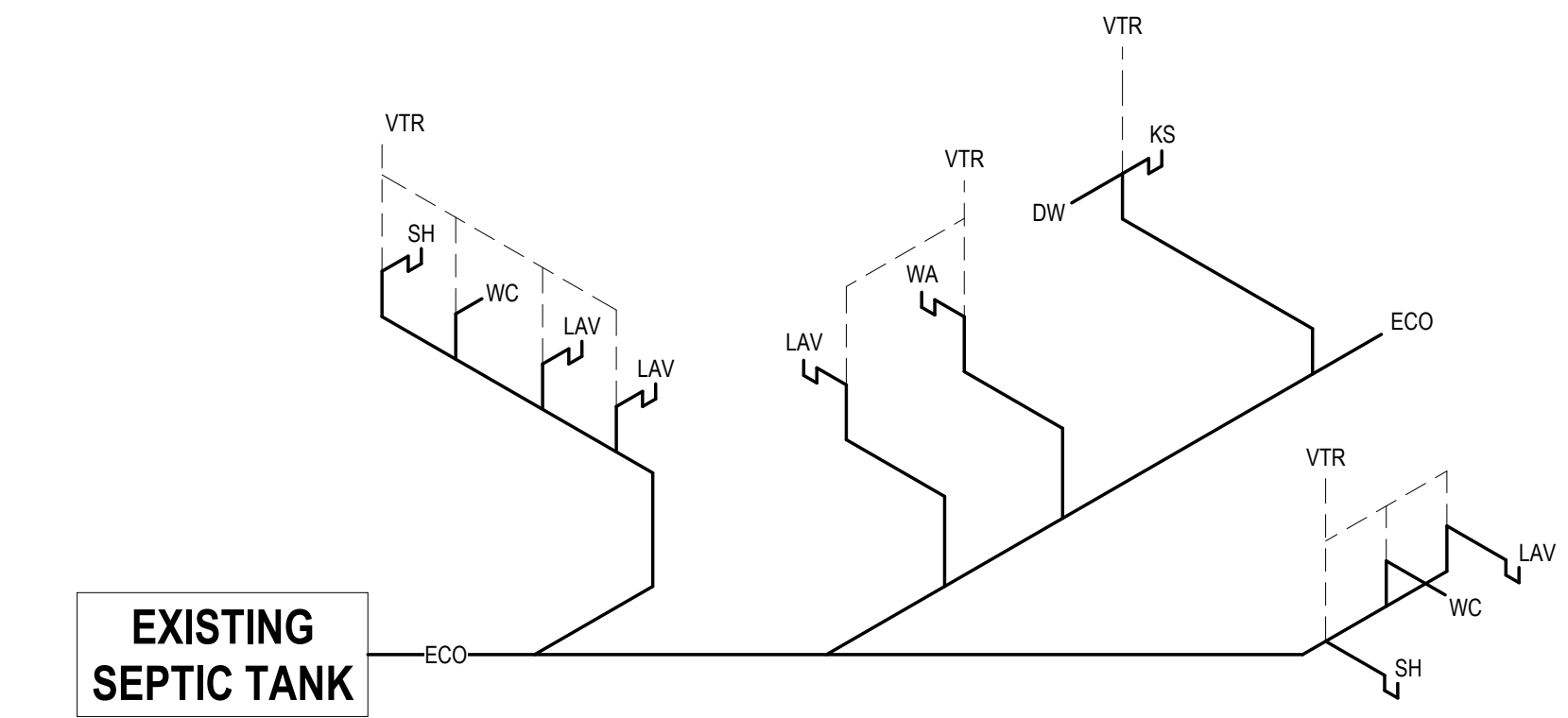
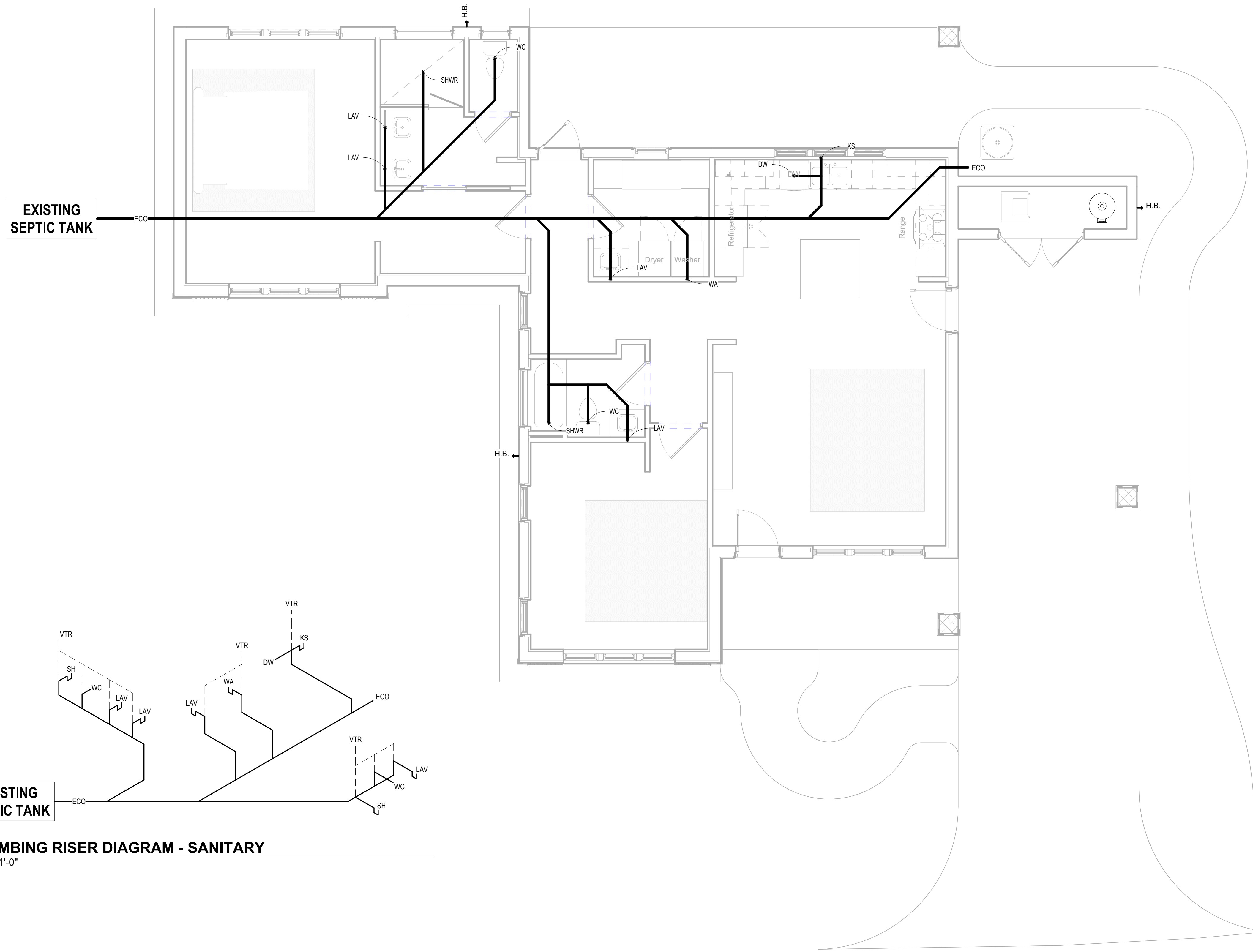
- COORDINATE ALL PIPE ROUTING WITH ALL OTHER TRADES PRIOR TO INSTALLATION. ROUTE ALL PIPING TO AVOID DUCTWORK, ELECTRICAL RACEWAYS AND BUILDING STRUCTURE. IF PENETRATIONS THROUGH STRUCTURAL MEMBERS ARE REQUIRED FOR PLUMBING INSTALLATIONS, NOTIFY STRUCTURAL ENGINEER PRIOR TO INSTALLATION TO ENSURE THAT STRUCTURAL INTEGRITY IS MAINTAINED.
- PIPE ROUTING IS DIAGRAMMATIC AND IS INTENDED TO INDICATE GENERAL ROUTING. PLUMBING CONTRACTOR SHALL PROVIDE ANY ADDITIONAL OFFSETS AND FITTINGS REQUIRED FOR PROPER INSTALLATION AND TO MAINTAIN CLEARANCES AS ENCOUNTERED IN
- ALL PLUMBING INSTALLATIONS AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH FLORIDA PLUMBING CODE 2020, AND FEDERAL CODES REGULATIONS, APPLICABLE STANDARDS AND AUTHORITY HAVING JURISDICTION OVER THIS PROJECT.

PLUMBING LEGEND

- EXISTING SANITARY PIPING
- PROPOSED SANITARY PIPING
- VENTILATION PIPING
- CLEAN OUT
- ECO
- VENT THROUGH ROOF w/ SIZE
- HOSE BIBB
- ROOF DRAIN PIPING
- WATER HEATER 40 Gallons
- CLEAN OUT FLUSH WALL WITH FINISH GRADING

PIPING SPECIFICATIONS

- SOIL = P.V.C. DWV SCH.40 ASTM D 2665-67
- VENT = P.V.C. DWV SCH.40 ASTM D 2665-67
- WATER = P.V.C. DWV SCH.21 ASTM D 2665-67
- STORM = CPVC ASTM B 86-669(INSIDE)
- WATER = CPVC ASTM B 86-669(OUTSIDE)



2 PLUMBING RISER DIAGRAM - SANITARY
1/8" = 1'-0"

1 PLUMBING PLAN - SANITARY
1/4" = 1'-0"

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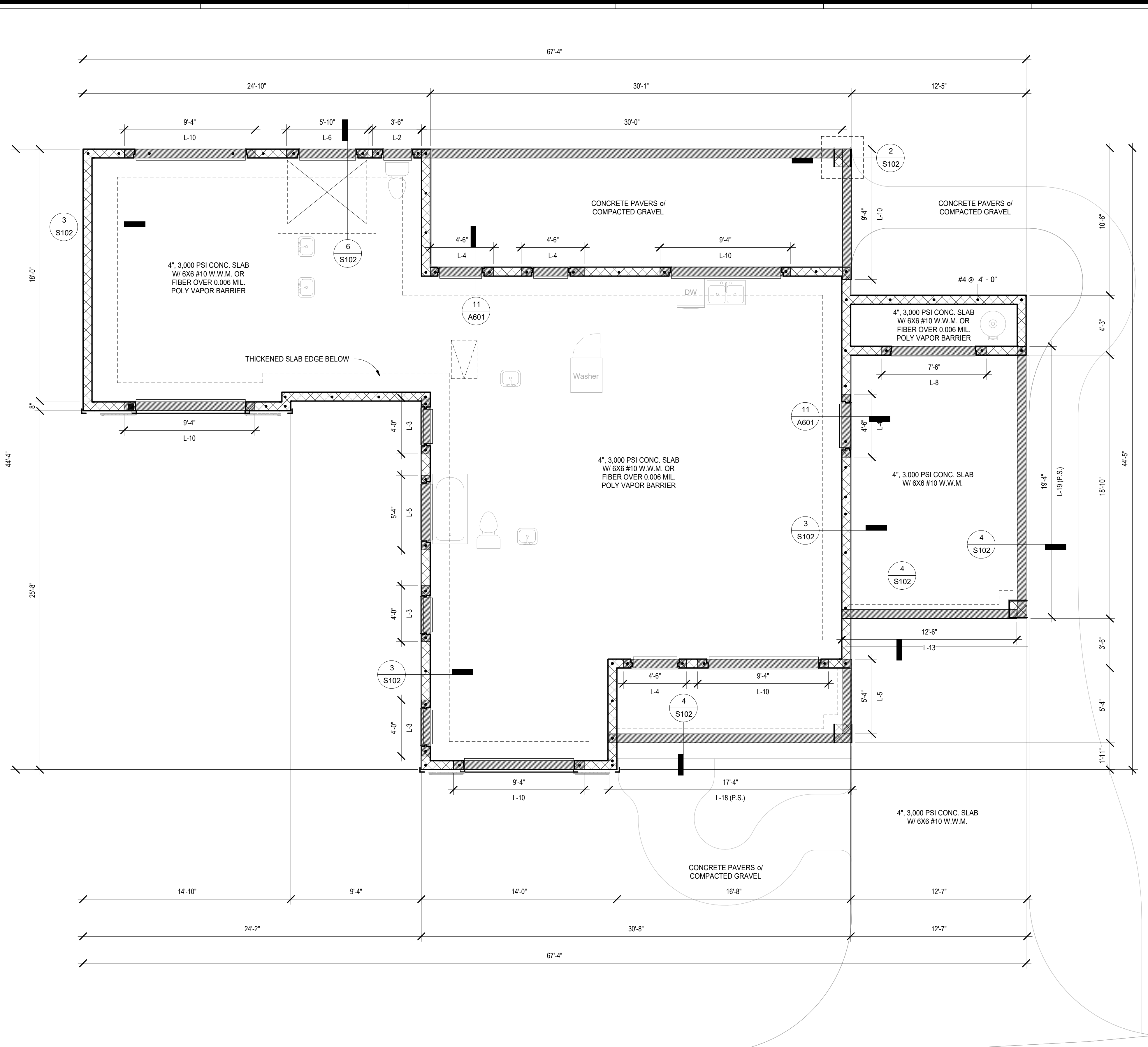
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SEAL

PLUMBING PLANS
SHEET NUMBER
P101

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1 FOUNDATION & LINTEL PLAN
1/4" = 1'-0"

FOUNDATION PLAN GENERAL NOTES

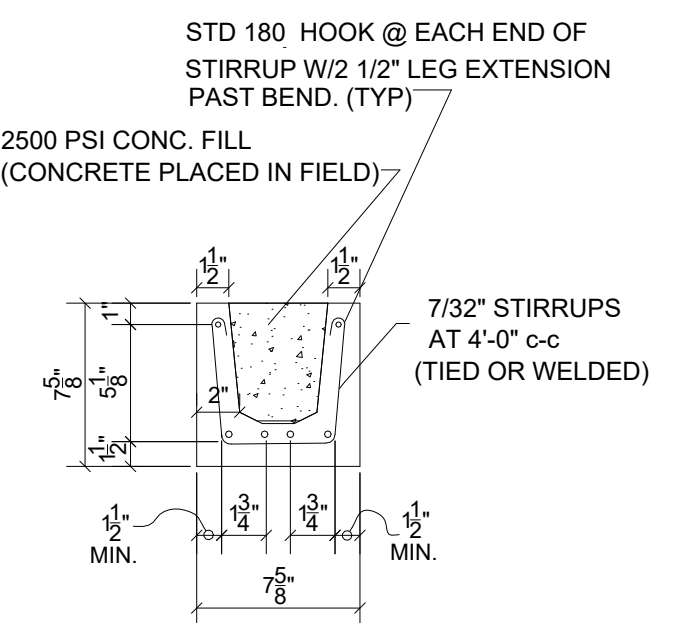
- INDICATES 8" MASONRY BEARING WALLS REINFORCED WITH (1) #5 BAR (VERT.) INSIDE FILLED CELLS AND 4" O.C. (MAX.) U.N.O. ON PLAN. PROVIDE ADDITIONAL BARS AT ALL CORNERS, INTERSECTIONS, ADJACENT EXTEND VERTICAL REINFORCING BARS THRU MASONRY OPENINGS AND ENDS OF WALLS. (U.N.O.) ALL LEVELS (SPUCELAP AS REQ'D.) TO UPPER MOST CONC. THE BEAR OR KNOCK-OUT BLK. BEAM AND TERMINATE BARS W/ 90° HOOK.
- DO NOT SCALE DRAWINGS. SEE ARCHL. DRAWINGS FOR ADDITIONAL DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS WITH ARCHL. DRAWINGS PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES SHOULD OCCUR - CONTACT THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
- 4" (TOTAL) CONCRETE SLAB REINFORCED WITH FIBER REINFORCEMENT OR #6-10 W.W.M. SUPPORTED ON CHAIRS @ 3" O.C. EA. WAY OVER 10 MIL. VAPOR BARRIER ON COMPACTED SUBGRADE. COORDINATE ANY AND ALL SLAB SLOPES, DEPRESSIONS AND LIMITS THERE OF WITH ARCHL. DRAWINGS.
- FOR ACTUAL TOP OF SLAB ELEVATIONS, SEE ARCHL. AND/OR CIVIL DRAWINGS.
- THE MAX. SPACING OF SLAB CONTROL JOINT FOR ENCLOSURE SPACE SHALL BE 20'-0" O.C. AND FOR OPEN SPACE SHALL BE 8'-0" O.C. SEE CONTROL JOINT SECTION 7/53.02 FOR FURTHER INFORMATION.
- PROVIDE CORNER BARS AT FOOTINGS. SEE SECTION 6/55.01 FOR FURTHER INFORMATION.
- PRIOR TO CONCRETE PLACEMENT PROVIDE TERMITES SOIL TREATMENT IN ACCORDANCE W/ F.B.R.-320 UNLESS BORACARE IS USED.
- PRIOR TO CONCRETE PLACEMENT CONFIRM THE LOCATIONS OF FLOOR OUTLETS WITH ARCHITECT & OWNER.
- SEE ARCHL. DRAWINGS FOR LOCATIONS/LIMITS AND CONSTRUCTION INFORMATION OF INTERIOR NON-BEARING PARTITION WALLS NOT SHOWN ON PLAN. SEE GENERAL NOTES FOR ADDITIONAL WALL FRAMING INFORMATION.

PRECAST LINTEL

(8"x16" Composite)

Mark No.	Nominal Clear Span	Total Lintel Span	Filled (1) #5 T&B C	Total Filled
L-1	1'8"	2'10"	12374	12374
L-2	2'2"	3'6"	8488	8488
L-3	2'8"	4'0"	8888	8888
L-4	3'2"	4'6"	5772	5772
L-5	4'0"	5'4"	4546	4546
L-6	4'6"	5'10"	4028	4028
L-7	5'2"	6'6"	3382	3382
L-8	6'2"	7'6"	2306	2306
L-9	7'0"	8'4"	2548	2548
L-10	8'0"	9'4"	2215	2215
L-11	9'2"	10'6"	1918	1918
L-12	10'0"	11'4"	1749	1749
L-13	11'2"	12'6"	1554	1554
L-14	12'0"	13'4"	1438	1438
L-15	12'8"	14'0"	1356	1356
L-16 (P.S.)	13'4"	14'8"	1305	1305
L-17 (P.S.)	14'0"	15'4"	1326	1326
L-18 (P.S.)	16'0"	17'4"	1153	1153
L-19 (P.S.)	18'0"	19'4"	1019	1019
L-20 (P.S.)	18'8"	20'0"	980	980

Note: (P.S.) represent precast lintels prestressed using (2) 7/16" Diameter Prestressing Strands.



- NOTES:
- MINIMUM COVERAGE OF STEEL - 1.5"
 - MIN. BEARING REQUIRED AT EA. END - 4"

GENERAL NOTES FOR P.C. LINTELS

- CODES:
 - FLORIDA BUILDING CODE 2017, 6th EDITION
 - BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-07)
 - AMERICAN SOCIETY OF CIVIL ENGINEERS MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7-07)
- CONCRETE:
 - CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS:
 - PRE-CAST W/ STANDARD REINFORCEMENT - 3500 PSI
 - PRE-CAST W/ PRESTRESS REINFORCEMENT - 5000 PSI
 - CONCRETE FILL (PLACED IN FIELD) - 2500 PSI
 - REINFORCING BARS:
 - STEEL PLACED IN PRECAST LINTEL AT TIME OF FABRICATION ASTM A615 (GRADE 60)
 - STEEL IN LINTEL AND KNOCKOUT BLOCK (PLACED IN FIELD) ASTM A615 (GRADE 40)
 - PRESTRESS STRANDS ASTM A416 7-WIRE
 - DETAIL REINFORCEMENT IN ACCORDANCE WITH ACI 315
 - CONCRETE OPERATIONS SHALL COMPLY WITH ACI STANDARDS.
- MASONRY:
 - DESIGN AND CONSTRUCTION SHALL CONFORM TO THE SPECIFICATION OF THE NATIONAL CONCRETE MASONRY ASSOCIATION AND ACI 530.
 - MINIMUM MASONRY UNIT STRENGTH: fm 1250 PSI.
 - MORTAR SHALL BE TYPE S.
- STRUCTURAL:
 - SAFE LOAD VALUES ARE BASED ON LINTELS HAVING A BEARING OF 8" (WITH A MINIMUM ACCEPTABLE BEARING OF 4" PER FLORIDA BUILDING CODE 2020 7th EDITION).

NOTE: IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW ALL DRAWINGS BEFORE CONSTRUCTION BEGINS. ABACUS CONSTRUCTION SVCS IS RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THIS PROJECT ONLY. ANY DISCREPANCY BETWEEN FIELD CONDITIONS, OTHER DESIGN PROFESSIONALS' SHOP DRAWINGS, CONTRACTORS' BUILDING METHODS, AND THESE SIGNED AND SEALED DRAWING MUST BE BROUGHT ATTENTION OF ABACUS CONSTRUCTION SVCS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

Model No.	Ga.	Dimensions (in.)			Fasteners (in.)		Allowable Loads (DF, SP, LVL, PSL, LSL)			
		W	H	B	GFCMU and Concrete	Joist	Uplift (160)	Download (100/115/125)		
Double 2x Sizes										
LGUM26-2-SDS	12	3 3/4	5 1/2	4	(4) 3/8 x 4	(4) 1/4 x 2 1/2	1,430	1,430	5,595	
LGUM28-2-SDS	12	3 3/4	7 3/4	4	(6) 3/8 x 4	(6) 1/4 x 2 1/2	2,435	2,435	8,250	
LGUM210-2-SDS	12	3 3/4	9 3/4	4	(8) 3/8 x 4	(8) 1/4 x 2 1/2	3,575	3,575	9,575	
Triple 2x Sizes										
LGUM26-3-SDS	12	4 3/4	5 1/2	4	(4) 3/8 x 4	(4) 1/4 x 2 1/2	1,430	1,430	5,610	
LGUM28-3-SDS	12	4 3/4	7 1/4	4	(6) 3/8 x 4	(6) 1/4 x 2 1/2	2,435	2,435	8,290	
LGUM210-3-SDS	12	4 3/4	9 1/4	4	(8) 3/8 x 4	(8) 1/4 x 2 1/2	3,575	3,575	9,715	
Quadruple 2x Sizes										
LGUM26-4-SDS	12	6 3/4	5 1/2	4	(4) 3/8 x 4	(4) 1/4 x 2 1/2	1,430	1,430	5,625	
LGUM28-4-SDS	12	6 3/4	7 3/4	4	(6) 3/8 x 4	(6) 1/4 x 2 1/2	2,435	2,435	8,335	
LGUM210-4-SDS	12	6 3/4	9 3/4	4	(8) 3/8 x 4	(8) 1/4 x 2 1/2	3,575	3,575	9,860	
4x Sizes										
LGUM46-SDS	12	3 3/4	4 1/2	4	(4) 3/8 x 4"	(4) 1/2" x 2 1/2"	1,430	1,430	5,600	
LGUM48-SDS	12	3 3/4	6 1/4	4	(6) 3/8 x 4"	(6) 1/2" x 2 1/2"	2,435	2,435	8,260	
LGUM10-SDS	12	3 3/4	8 1/4	4	(8) 3/8 x 4"	(8) 1/2" x 2 1/2"	3,575	3,575	9,620	
Engineered Wood and Structural Composite Lumber Sizes (Heavy Duty)										
HGUM5-25-SDS	7	5 1/4		5 1/4	(8) 3/8 x 5"	(24) 1/2" x 2 1/2"	4,105	5,075	14,025	14,770
HGUM5-50-SDS	7	5 1/4		5 1/4	(8) 3/8 x 5"	(24) 1/2" x 2 1/2"	4,105	5,075	14,000	14,915
HGUM7-00-SDS	7	7	11 to 30	5 1/4	(8) 3/8 x 5"	(24) 1/2" x 2 1/2"	4,105	5,075	13,840	14,915
HGUM7-25-SDS	7	7 1/4		5 1/4	(8) 3/8 x 5"	(24) 1/2" x 2 1/2"	4,105	5,075	13,810	14,915
HGUM9-00-SDS	7	9		5 1/4	(8) 3/8 x 5"	(24) 1/2" x 2 1/2"	4,105	5,075	13,625	14,915

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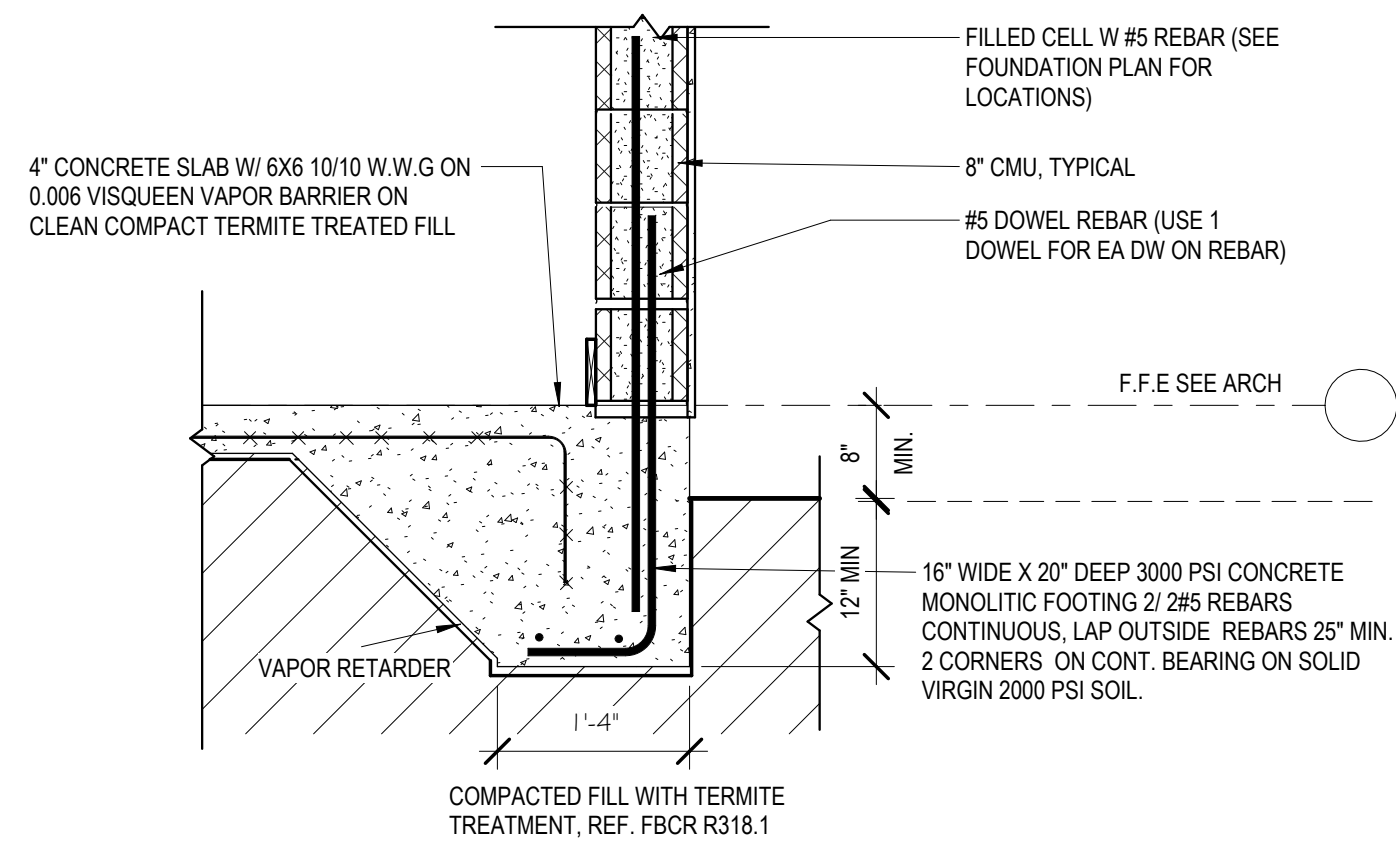
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SEAL

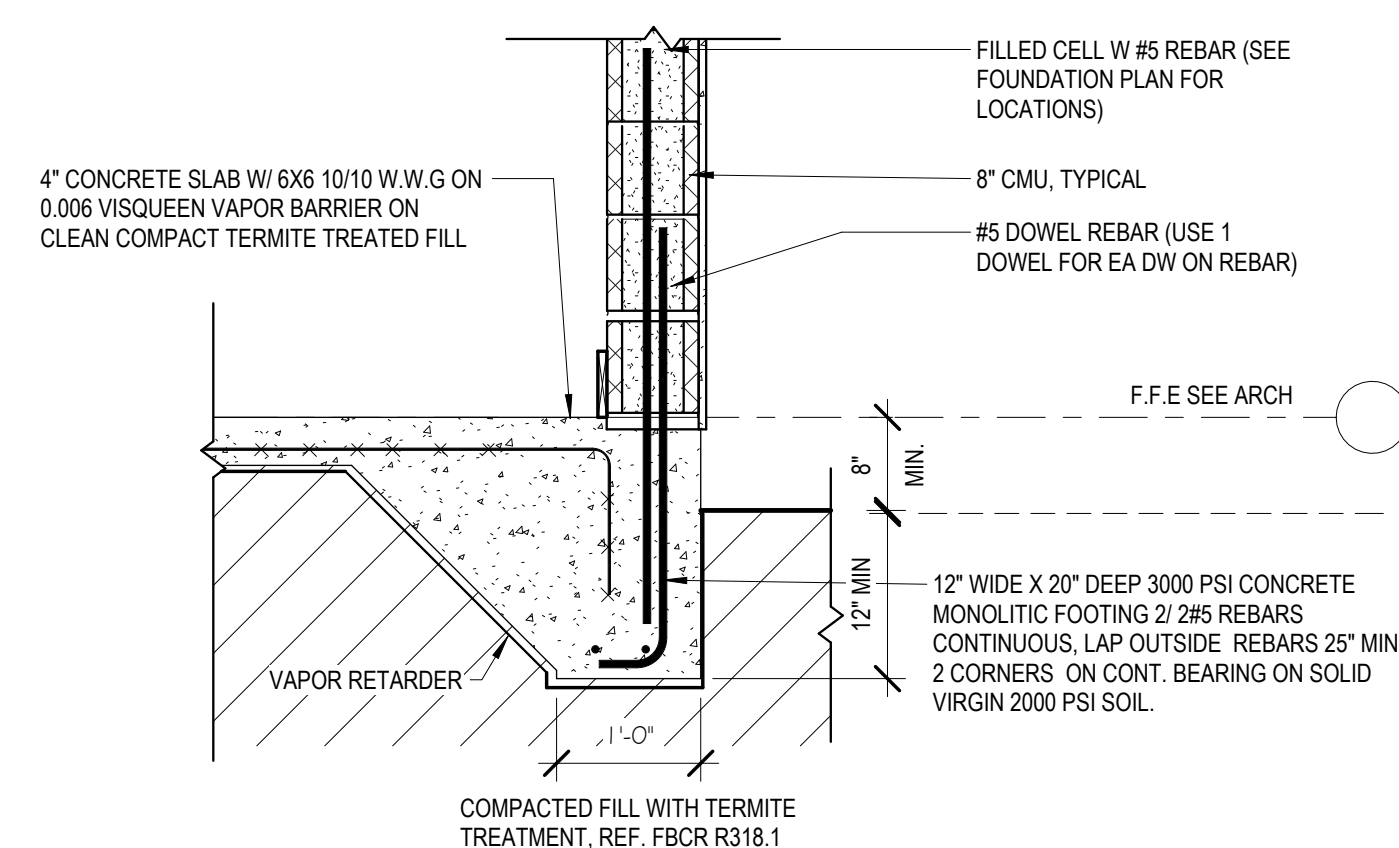
FOUNDATION & LINTEL PLAN

SHEET NUMBER
S101

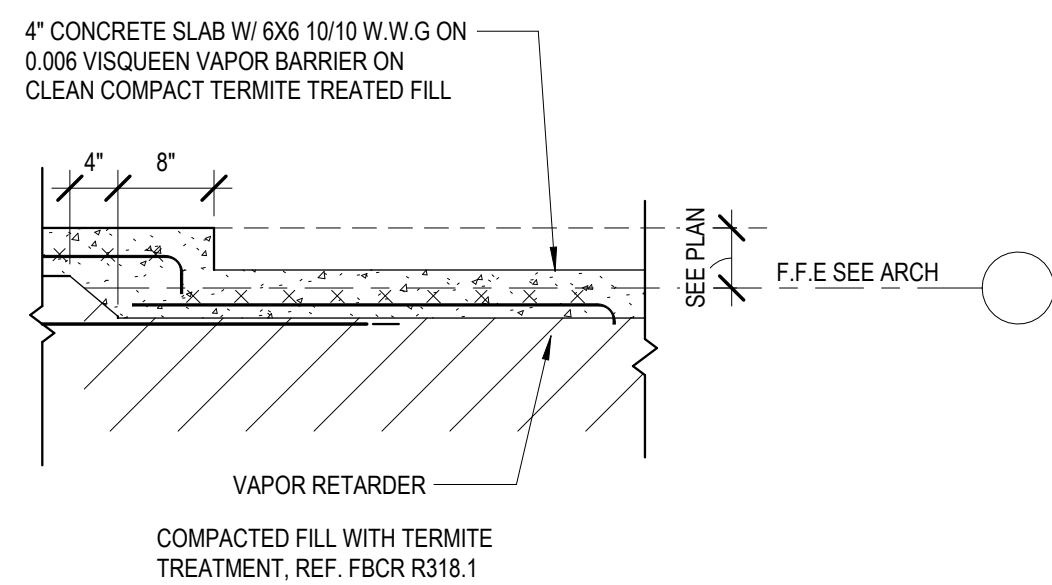
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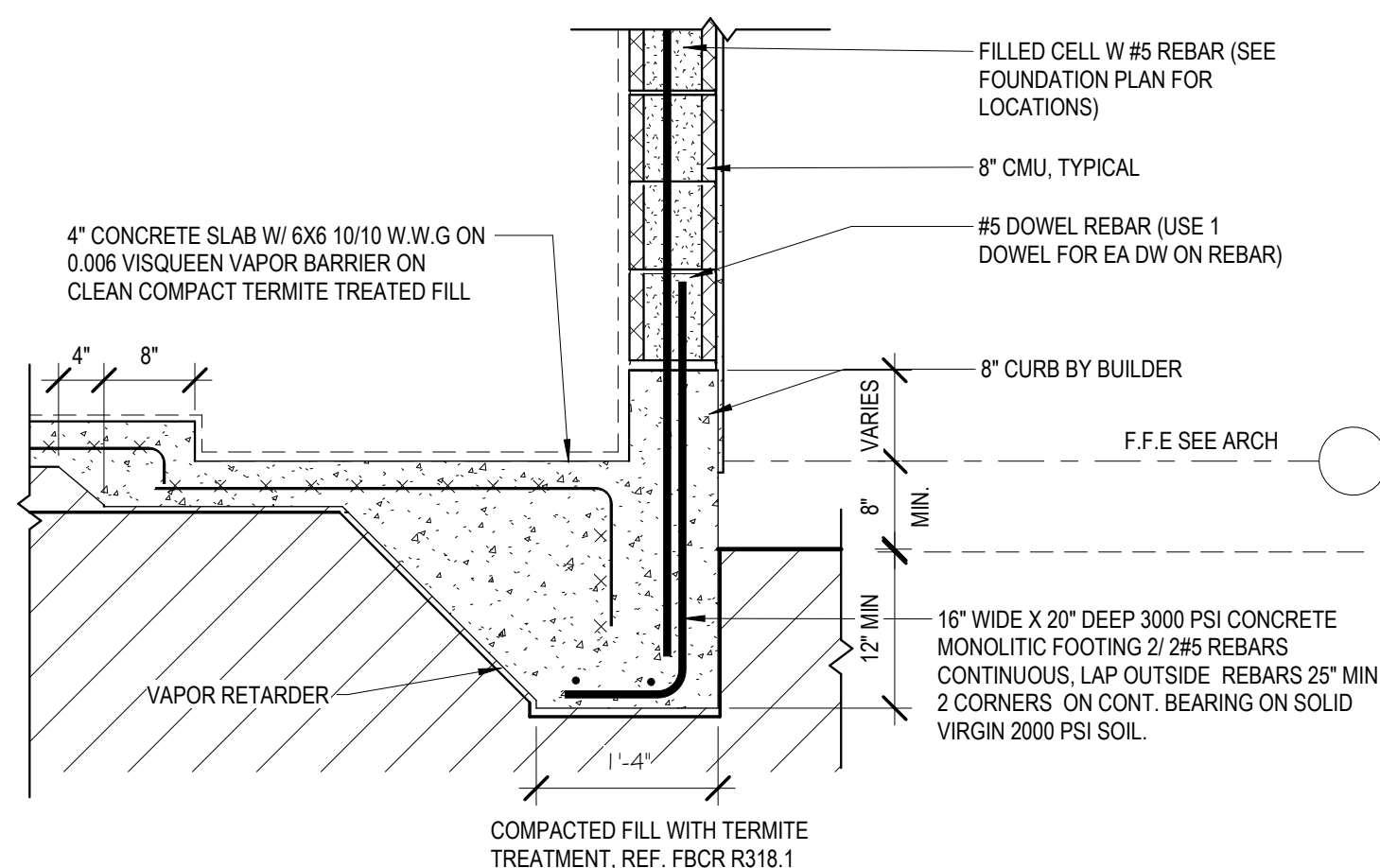
3 FOOTING DETAIL- MONOLITIC @ SINGLE STORY
3/4" = 1'-0"



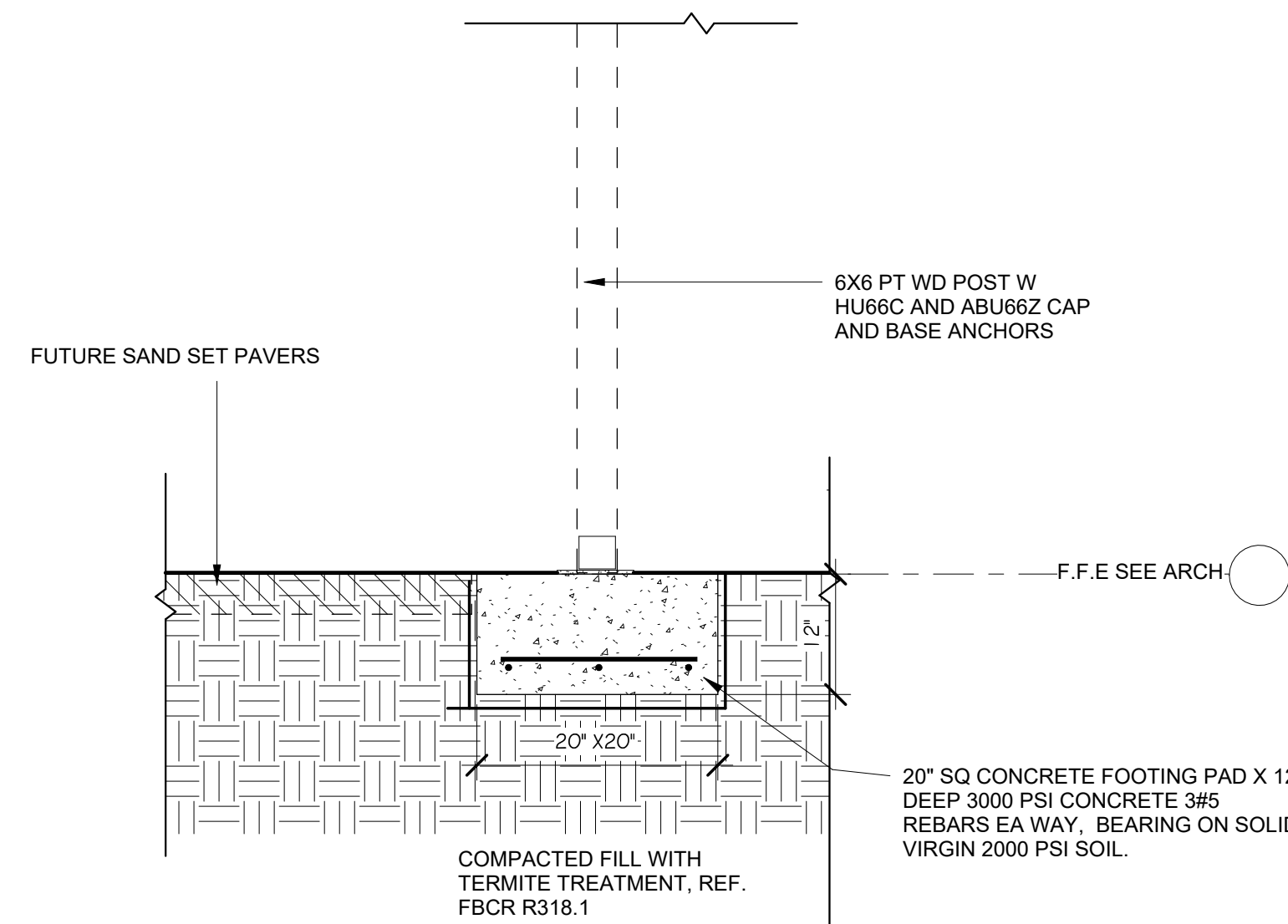
4 FOOTING DETAIL - REDUCED MONOLITIC
3/4" = 1'-0"



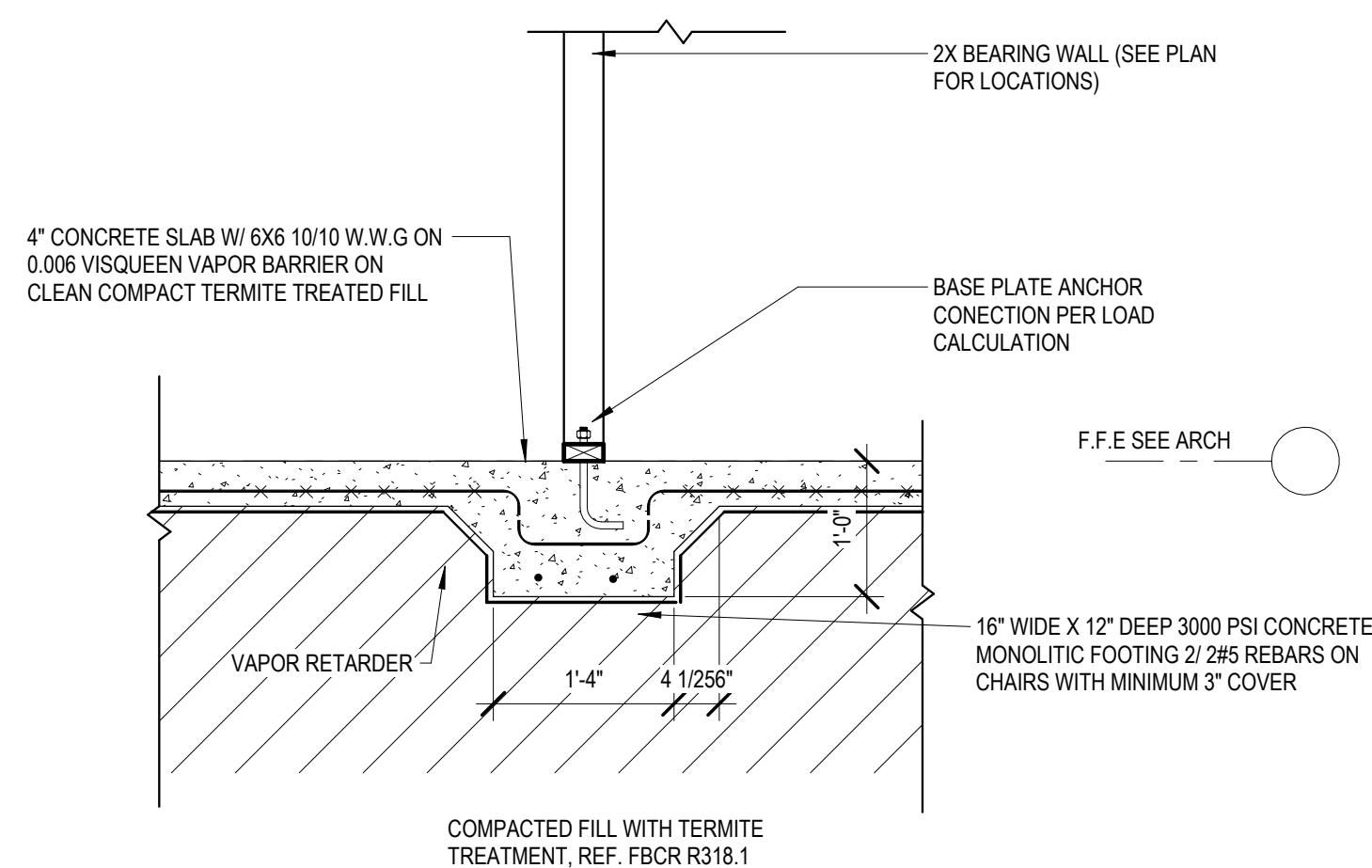
7 FOOTING STEP DOWN DETAIL @ NON INT. BEARING WALL
3/4" = 1'-0"



6 FOOTING SECTION @ RECESSED SHOWER
3/4" = 1'-0"



2 FOOTING DETAIL- 20X20 COLUMN PAD
3/4" = 1'-0"



1 FOOTING DETAIL @ INT. BEARING WALL
3/4" = 1'-0"

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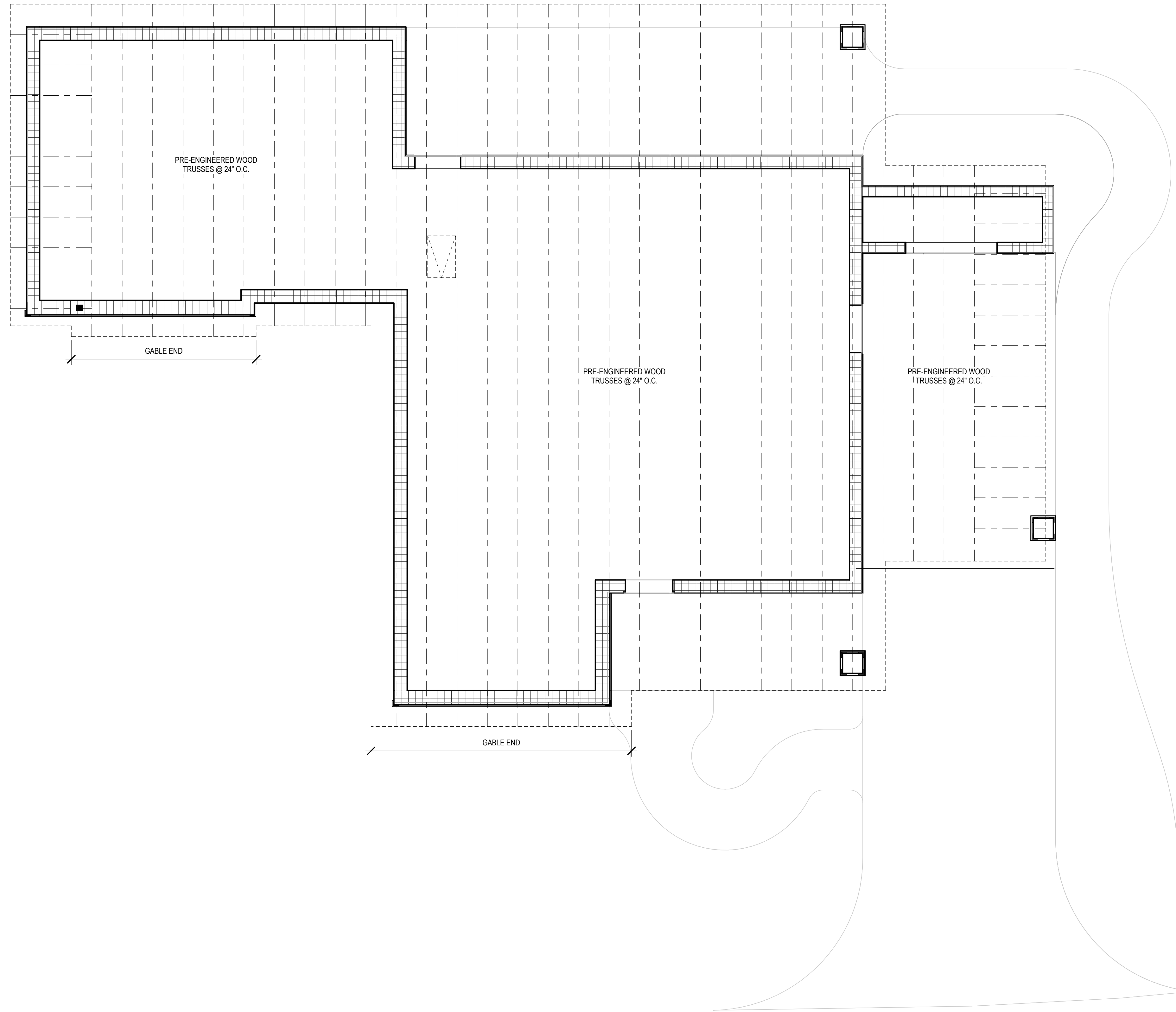
FOUNDATION DETAILS
SHEET NUMBER
S102

ROOF FRAMING NOTES

1. THE G.C. MUST REVIEW THE ARCHITECTURAL PLANS IN THEIR ENTIRETY AND VERIFY ALL RAFTER BEARING CONDITIONS FOR CONSISTENCY BETWEEN THE FLOOR PLANS, ELEVATIONS AND WALL SECTIONS. REPORT ANY DISCREPANCIES TO THE DESIGN PROFESSIONAL PRIOR TO COMPLETING RAFTER SHOP DRAWINGS.
2. PROVIDE TEMPORARY FRAMING BRACING/BLOCKING DURING ERECTION IN ACCORDANCE WITH BUILDING COMPONENT SAFETY INFORMATION. GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD FRAMING.
4. REVIEW ALL PLANS AND INTERIOR ELEVATIONS FOR ANY INTERIOR CEILING FEATURES THAT WILL AFFECT THE RAFTER DESIGN, SUCH AS COFFERED CEILINGS THAT MAY REQUIRE VAULTING, STEPPING UP, OR NOTCHING THE RAFTER BOTTOM CHORDS.
6. COORDINATE ALL AC DUCTS AND PLUMBING PIPING.

CONNECTOR SCHEDULE

HURRICANE ANCHOR AT EACH RAFTER USE MTS16/ MTS24 STRAP U.N.O. OR EQ. @ EA. RAFTER PER LOAD AND UPLIFT CONDITIONS



1 ROOF FRAMING PLAN
1/4" = 1'-0"

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SEAL

ROOF FRAMING PLAN

SHEET NUMBER
S201

TO: Planning and Zoning Board
XC: Sandy Riffle, City Clerk
 Brett Sollazzo, Administrative Assistant
 Drew Smith, City Attorney
 Allen C. Lane, Jr., P.E., CPH Engineering
FROM: Ellen Hardgrove, AICP, City Planning Consultant
DATE: May 17, 2024
SUBJECT: Variances Requested for Property at 425 Oak Lynn Drive/Lot 2 Oak Lynn Place

Request Description/Background

The request is to allow pool equipment and a fence in the west 15 feet of the subject property, allowance for such requires variance approvals. The subject property is shown in Exhibits 1 and 2.

Exhibit 1 Subject Property  N ↑



Exhibit 2 – Aerial of Subject Property



Pool Equipment Location Variance Request

Code Section 134-483(e) requires appurtenant fixtures to a residence, including but not limited to pool equipment, to conform to building setbacks, which, for the subject property according to Code Section 134-484(g) would be 15 feet, which is re-iterated in Code Section 134-550(b),

Section 134-483(e). Location of accessory structures in residential areas.

Unless specifically provided otherwise elsewhere in this Code, accessory fixtures, including but not limited to, generators, air conditioning/heating and ventilation components, and swimming pool pumps/heaters, appurtenant to any building are considered a part of such building and shall conform to all requirements of this section and shall not be construed as an accessory structure.

Section 134-484 (g). Yards.

In all districts, no structure shall be erected closer than 15 feet from a side street lot line or any intersecting street right-of-way.

Section 134-550 (b) Other provisions.

On any corner lot, no part of any structure shall be closer than 15 feet from a side street.

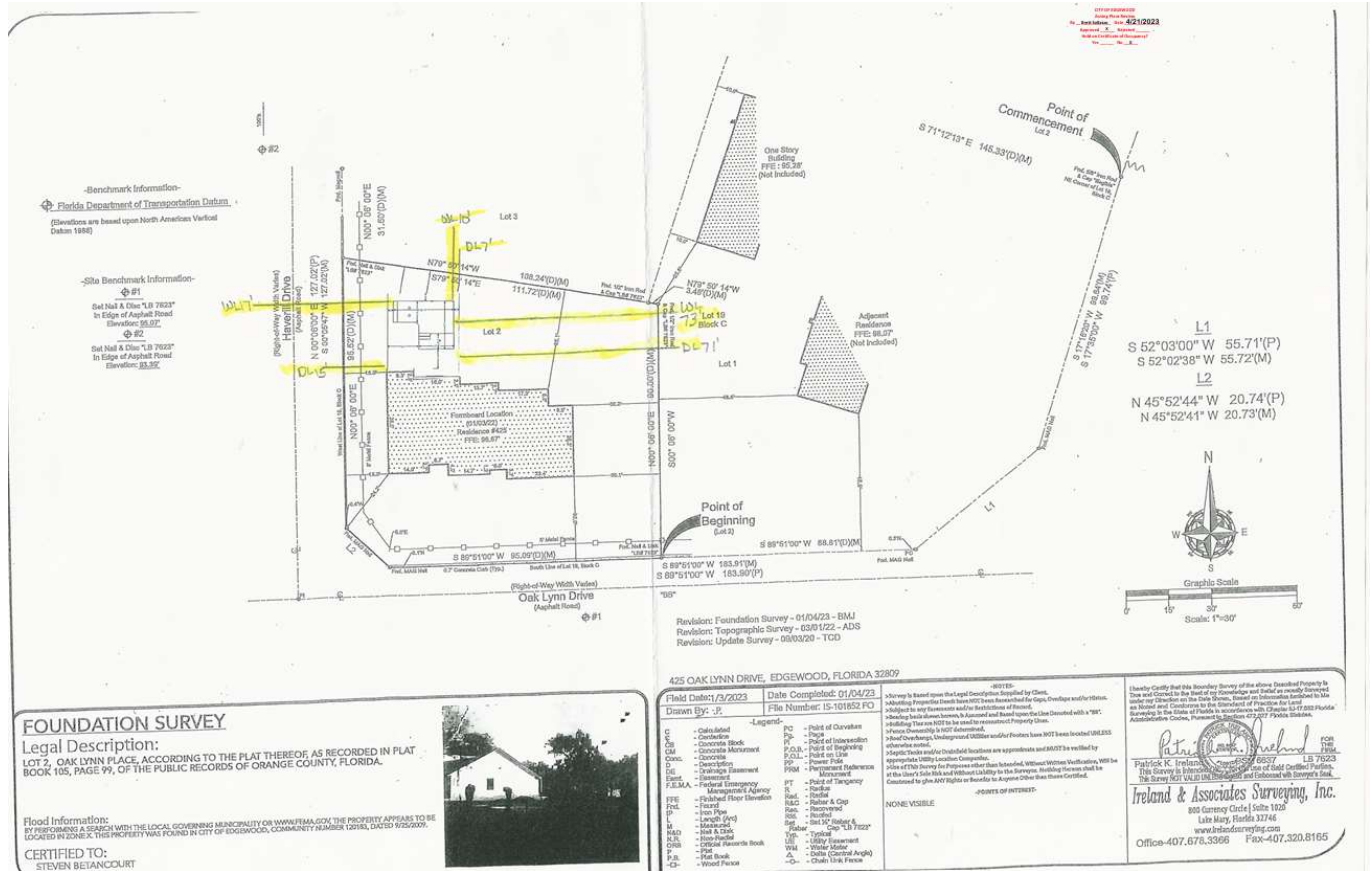
Pool equipment has already been installed 12 feet from the west property line; i.e., the side street as shown in Exhibit 3.

Exhibit 3 – Existing Pool Equipment (looking north from Oak Lynn/Haverill Road on the left)



The equipment location was never reviewed by City staff and the County must not have been aware of the City’s regulations. In addition, the application submitted to the County included a survey (as presented in Exhibit 4) that did not show the west 15 feet of the subject property as a right-of-way easement. The equipment could have been located on the north side of the house in accordance with Code.

Exhibit 4 – Survey Submitted with Pool Permit Application (larger image in appendix)



The subdivision plat (see appendix Oak Lynn Place ORB 105/Pg 99) clearly shows the west 15 feet of the property is a right-of-way easement. The easement was established with the approval of the subdivision (November 17, 2020). The easement, granted by variance, substituted for the Code required dedication of the west 25 feet needed to create a standard right-of-way width for Haverill Drive. As a right-of-way, the public has the right to walk on/within the easement and the land could be used for road widening, construction of a sidewalk, or future utilities such as, but not limited to, central sewer lines.

Criteria for Variance Approval

The six criteria for variance approval, according to Code Section 134-104(3), that must be found to be true are as follows.

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
2. That the special conditions and circumstances do not result from the actions of the applicant.
3. That approval of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.
4. That literal interpretation of the provisions contained in this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

5. That the variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.
6. That approval of the variance will be in harmony with the general intent and purpose of this chapter and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Staff Recommendation of Equipment/Appurtenant fixtures Variance Request

To date, the six criteria for approval of variances to Code Sections 134-484(g) and 134-550(b) to allow appurtenant/accessory fixtures that are considered a part of a residence to be 12 feet from the west property instead of 15 feet have not been demonstrated. Staff recommends denial.

If documentation that the six approval criteria is demonstrated at the public hearing, the variances should be conditioned on City Council approval of a right-of-way utilization permit and property owner acceptance that should the City need to use the right-of-way easement in the future, any equipment/appurtenant/accessory fixtures within the easement will be removed at that time solely at the owner’s expense.

Fence Location Variance Request

The property owner would like to erect a 6 feet high fence 10 feet from the west property line. Exhibit 5 provides illustrations of the request.

Exhibit 5 - Proposed Fence Location and Fence Rendering



Code Section 134-517(c)(1)c. requires the fence to be 15 feet from this property line. Code Section 134-484.(g) also would require the fence to be setback 15 feet from the side street.

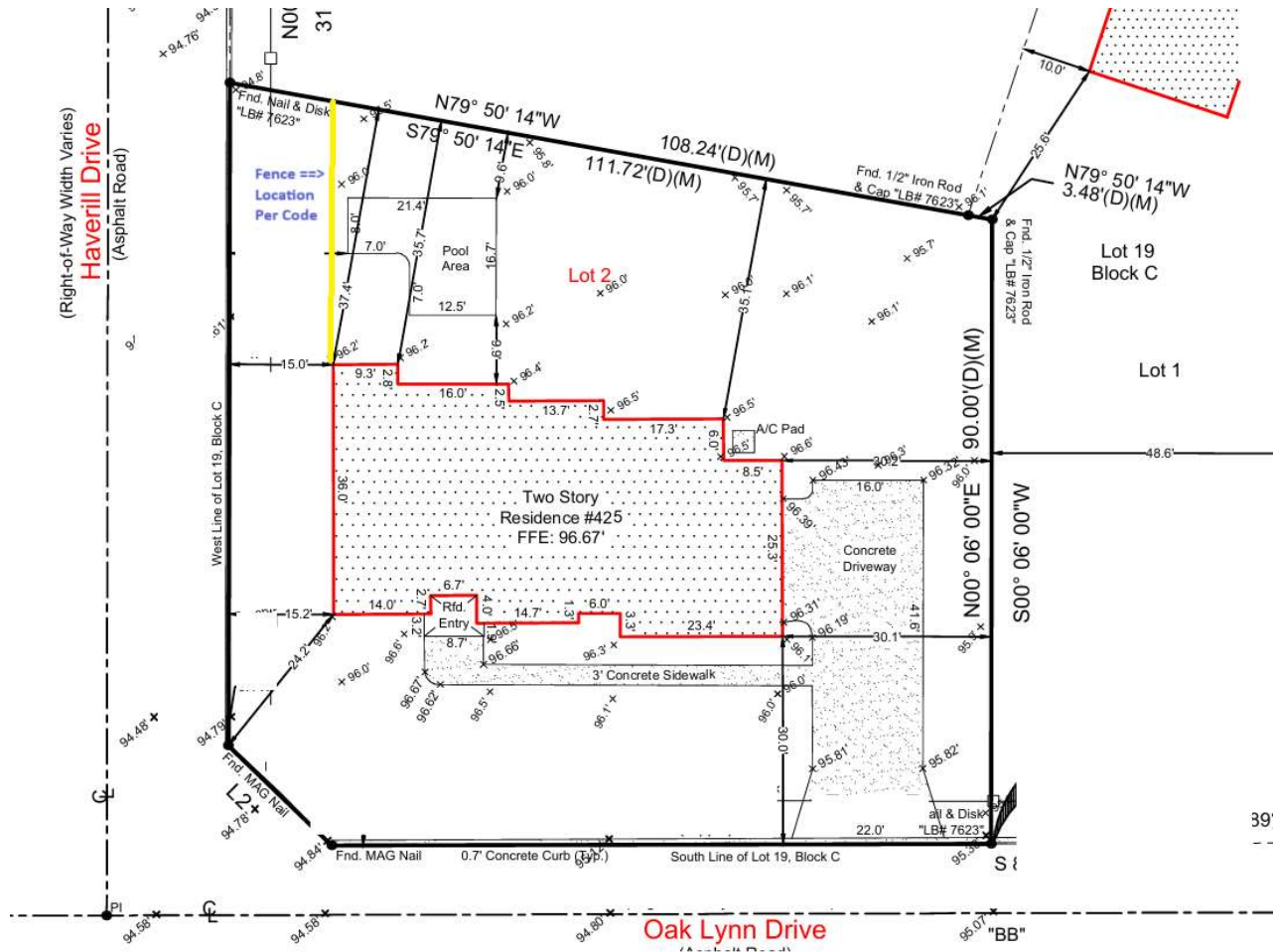
Section 134-517(c)(1)c. Unless abutting a FDOT functionally classified arterial or collector, on any corner lot, abutting the side of another lot, a fence/wall along the side street exceeding four feet in height shall be set back 15 feet from the street side property line.

Section 134-484.(g) In all districts, no structure shall be erected closer than 15 feet from a side street lot line or any intersecting street right-of-way.

Like the pool equipment, the requested fence location is complicated by the fact that the west 15 feet of the property is a right-of-way easement that was established to provide for future road widening, sidewalk, or utilities such as, but not limited to central sewer lines.

Unlike the pool equipment, the fence has yet to be approved and the fence could be placed in accordance with Code and outside the easement by extending the fence directly north from the northwest corner of the house as shown in Exhibit 6.

Exhibit 6 – Fence Location in Accordance with Code (larger image in appendix)



Staff Recommendation of Fence Variance Request

To date, the six criteria for variance approval to allow a 6 feet high fence within 10 feet from the west property instead of 15 feet has not been demonstrated. The staff recommendation is denial.

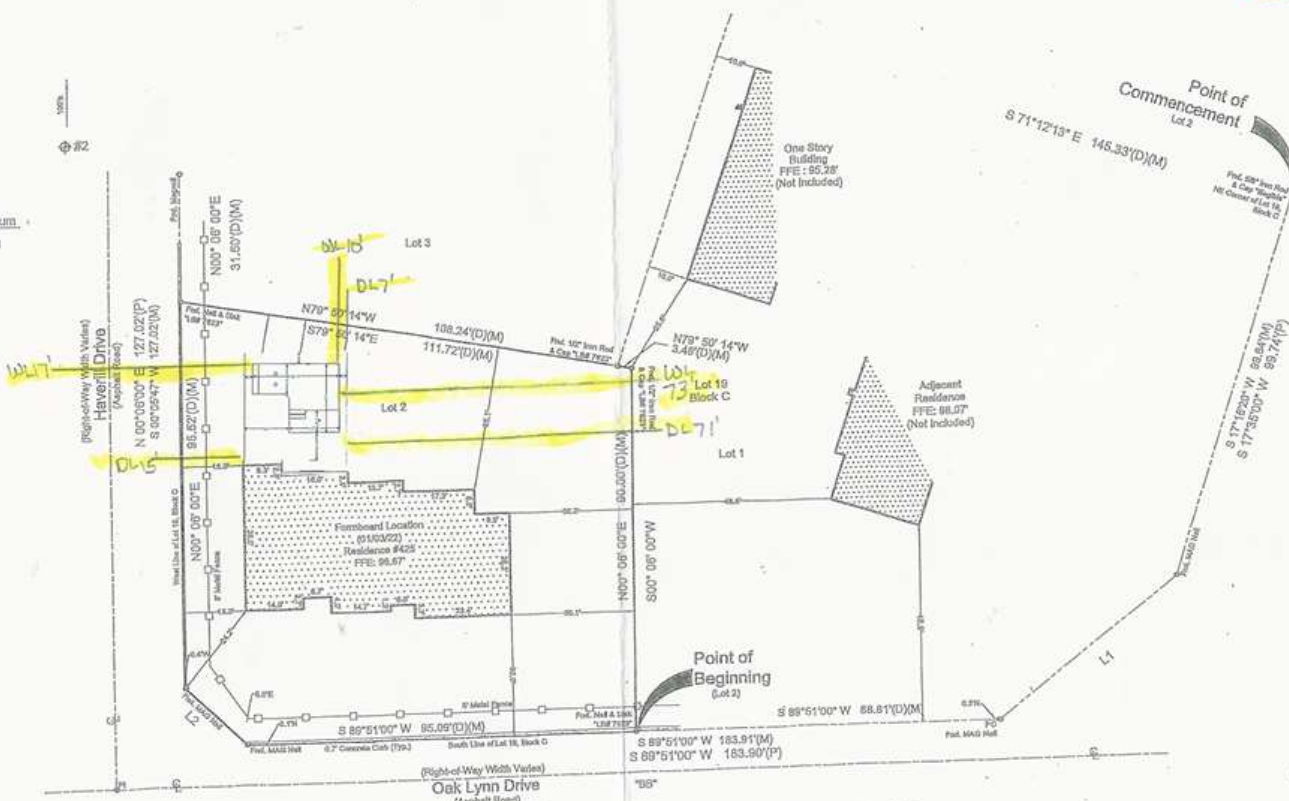
If demonstrated at the public hearing, the variance approvals to Code Sections 134-517(c)(1)c and 134-484.(g) should be conditioned on City Council approval of a right-of-way utilization permit and acceptance that should the City need to use the right-of-way easement in the future, the fence will be removed at that time solely at the owner's expense.

Appendix to follow

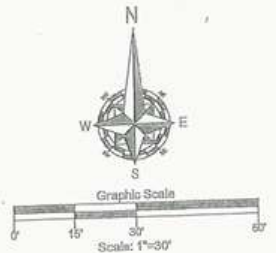
01/04/2023
 Survey Plan No. 15-101852-FO
 Date of Issue: 01/04/2023
 Author: S. Betancourt
 Title: Surveyor
 State: Florida

Benchmark Information
 Florida Department of Transportation Datum
 (Elevations are based upon North American Vertical Datum 1988)

Site Benchmark Information
 #1
 Set Nail & Disc "LB 7623"
 In Edge of Asphalt Road
 Elevation: 85.97'
 #2
 Set Nail & Disc "LB 7625"
 In Edge of Asphalt Road
 Elevation: 83.35'



L1
 S 52°03'00" W 55.71'(P)
 S 52°02'38" W 55.72'(M)
L2
 N 45°52'44" W 20.74'(P)
 N 45°52'41" W 20.73'(M)



Revision: Foundation Survey - 01/04/23 - BMJ
 Revision: Topographic Survey - 03/01/22 - ADS
 Revision: Update Survey - 09/03/20 - TCD

425 OAK LYNN DRIVE, EDGEWOOD, FLORIDA 32809

FOUNDATION SURVEY

Legal Description:
 LOT 2, OAK LYNN PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGE 99, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Flood Information:
 BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF EDGEWOOD, COMMUNITY NUMBER 129183, DATED 9/25/2009.

CERTIFIED TO:
 STEVEN BETANCOURT



Field Date: 03/2023 Date Completed: 01/04/23
 Drawn By: S.P. File Number: 15-101852-FO

Legend

CGC	- Calculated	PC	- Point of Curvature
CB	- Centerline	PP	- Page
CSB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
Dist.	- Distance Measurement	PRM	- Permanent Reference Monument
F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency
F.F.E.	- Finished Floor Elevation	R	- Radius
Frd.	- Fenced	Rd.	- Road
IP	- Iron Pipe	R&C	- Rubber & Cap
L	- Length (Arc)	Rac.	- Recovered
MAQ	- Metal & Disk	RdC	- Road
M.R.	- Non-Fenced	Rst.	- Rusted
ORR	- Official Records Book	S&T	- Set 1/2" Rubber & Cap "LB 7622"
P.B.	- Plat Book	TYP	- Typical
W.F.	- Wood Fence	UL	- Utility Easement
		WM	- Water Meter
		Δ	- Delta (Central Angle)
		—○—	- Chain Link Fence

NOTES
 > Survey is based upon the Legal Description supplied by Client.
 > Allowing Proposed Driveway have NOT been Assessed for Opt. Overlap and/or Status.
 > Subject to any Easements and/or Restrictions of Record.
 > Reading bear slow down, to Accurate and based upon the Line Described with a "B".
 > Building that are NOT to be used to reconstruct Property Lines.
 > Fence Ownership is NOT determined.
 > Road Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
 > Specific Trunks and/or Driveway locations are approximate and NOT to be relied by appropriate Utility Location Companies.
 > This Survey is Intended for Use as a Guide. Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Holding Parties shall be Constructed to give ANY Rights or Benefits to Anyone Other than those Certified.

POINTS OF INTEREST:
 NONE VISIBLE

I hereby Certify that this Boundary Survey of the above Described Property is true and correct to the best of my knowledge and belief as a duly Licensed Surveyor in the State of Florida.
 Patrick K. Ireland, Surveyor No. 8837, License No. LB 7623
 This Survey is Intended for Use as a Guide. Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Holding Parties shall be Constructed to give ANY Rights or Benefits to Anyone Other than those Certified.
Ireland & Associates Surveying, Inc.
 800 Gansney Circle | Suite 1020
 Lake Mary, Florida 32746
 www.irelandssurveying.com
 Office-407.676.3366 Fax-407.320.8165



APPLICATION FOR VARIANCE

Reference: Code Sections 134-103 through 134-109

REQUIRED FEES: \$750.00 (Commercial) or \$350 (Residential) Application Fee + \$1000 Pass-Through Fees Initial Deposit (Ordinance 2013-01)

Please note the application fee is non-refundable. Additional pass-through fees may be required throughout the project. If any pass-through balance remains at project completion, it will be reimbursed.

IMPORTANT: A COMPLETE application with all required attachments must be submitted to City Staff 30 days before the next Planning & Zoning meeting. No application shall be deemed accepted unless it is complete and paid for. Notarized letter of authorization from Owner MUST be submitted if application is filed by anyone other than property owner. You can submit all documents electronically to info@edgewood-fl.gov.

Please type or print. Complete carefully, answering each question and attaching all necessary documentation and additional pages as necessary.

Applicant Name: Lauren & Steven Betancourt Owner Name: Lauren & Steven Betancourt

Email: lec1211@hotmail.com Email: Stevenbetancourt23@gmail.com

Phone: 321-331-5237 Phone: 407-233-8469

Property Address: 425 Oak Lynn Drive

Legal Description: Parcel ID: 13-23-29-6057-00-020

Property Zoning: Residential Existing on site: _____

Section of Code Variance is being requested: 134.483(e) AND 134.517(c)(1)(c)

Variance Request: Request to allow pool equipment within 15 feet of the west property line. Specifically, existing pool equipment sits within 3 feet of the structure and 12 feet from the property line.

Additional request: to allow a 6 foot, stockade cedar privacy fence to be placed 10 feet from the west property line.



PROVIDE THE FOLLOWING INFORMATION WITH YOUR APPLICATION:

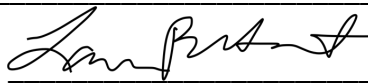
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2) Provide a Letter of Explanation which must outline the specifics of the proposed Variance request and include the justification for the subject request. To justify the Variance, the applicant must demonstrate the following:

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3) Each application for a Variance shall be accompanied by a site plan. Details of the site plan depend on what section of code you are requesting the Variance for. Please work with City Staff to confirm.

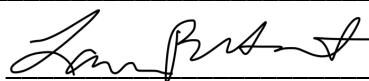
The applicant hereby states that the above request for a Variance does not violate any deed restrictions on the property. Application must be signed by the legal owner, not agent, unless copy of power of attorney is attached.

Applicant Name: Lauren & Steven Betancourt

Applicant Signature: 

Date: 5/14/24

Owner Name: Lauren & Steven Betancourt

Owner Signature: 

Date: 5/14/24



Office Use Only:

Received by: Brett Sollazzo

Date Received: 5/15/24

Forwarded to: Ellen Hardgrove - City Planner

Date Forwarded: 5/15/24

P&Z Meeting Date: 6/10/24

City Council Meeting Date: 6/18/24

Notes: _____

City of Edgewood,

We are writing to request a variance from the city code regarding the placement of our pool equipment. This applies to City Code Section 134.483(e). We are asking that a variance is granted to allow this equipment which is already in place 12 feet from the west property line. Additionally, we are seeking permission to construct a privacy fence ten feet from the road (Haverill Drive) rather than the city code's mandated fifteen feet. This is located on the west side of our property located at 425 Oak Lynn Drive, Edgewood. Specifically, these two requests total a five foot variance on the west side of our property only.

A survey completed by Ireland and Associates Surveying on March 18, 2021, was submitted by our pool contractor upon signing the contract for our pool. The contractor was successful in obtaining the necessary permits from the city and county to construct the pool. At this point we have been made aware by the city that our pool equipment is in violation of Code 126-288 because it sits within the ROW easement. At no time were we or the pool contractor aware of this violation due to an error and missing information on the survey. The survey does not dictate the 15-foot ROW easement. The reason for this request is because of the error done by the survey company who did not properly label the land survey. Our main goal is to avoid the burden of moving this equipment and any mishaps. Furthermore, we have privacy and safety in mind while upholding the aesthetic appeal within our neighborhood.

The current city code requiring fences to be set back fifteen feet from the road significantly impacts the fair use of our property. We understand that this is a utility easement. Utility markers have been placed by surveyors and are all accessible and not impeded by this request.

Allowing the privacy fence ten feet from the road would let us maximize our land and ensure safety and privacy within the neighborhood regarding our swimming pool. We also believe that enclosing the pool equipment on the west side of our home would be visually pleasing to our neighborhood. The fence as we are requesting would sit approximately fifty feet from the corner of Haverill and Oak Lynn without obstructing view on Haverill. Please consider that there are other homes within the neighborhood that have fences that sit within the 15-foot guideline. In particular, 500 Linson Court is a similar style fence on a corner lot and sits much closer to Alleman Drive than we are requesting along Haverill Drive.

We understand the importance of adhering to city regulations but believe that granting both of these variances would not only benefit us as homeowners but also contribute positively to our neighborhood. We are committed to ensuring that the design and construction of the fence comply with all other relevant codes and regulations. By reducing the setback to ten feet, we can create a more functional and visually pleasing outdoor space for our family to enjoy while at the same time ensuring a level of privacy, safety, and aesthetic appeal that we strive to maintain in our neighborhood.

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We are more than willing to provide any additional information or documentation needed to support this request and gladly invite you onto our property to see firsthand.

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Lauren & Steen Betancourt





APPLICATION FOR VARIANCE

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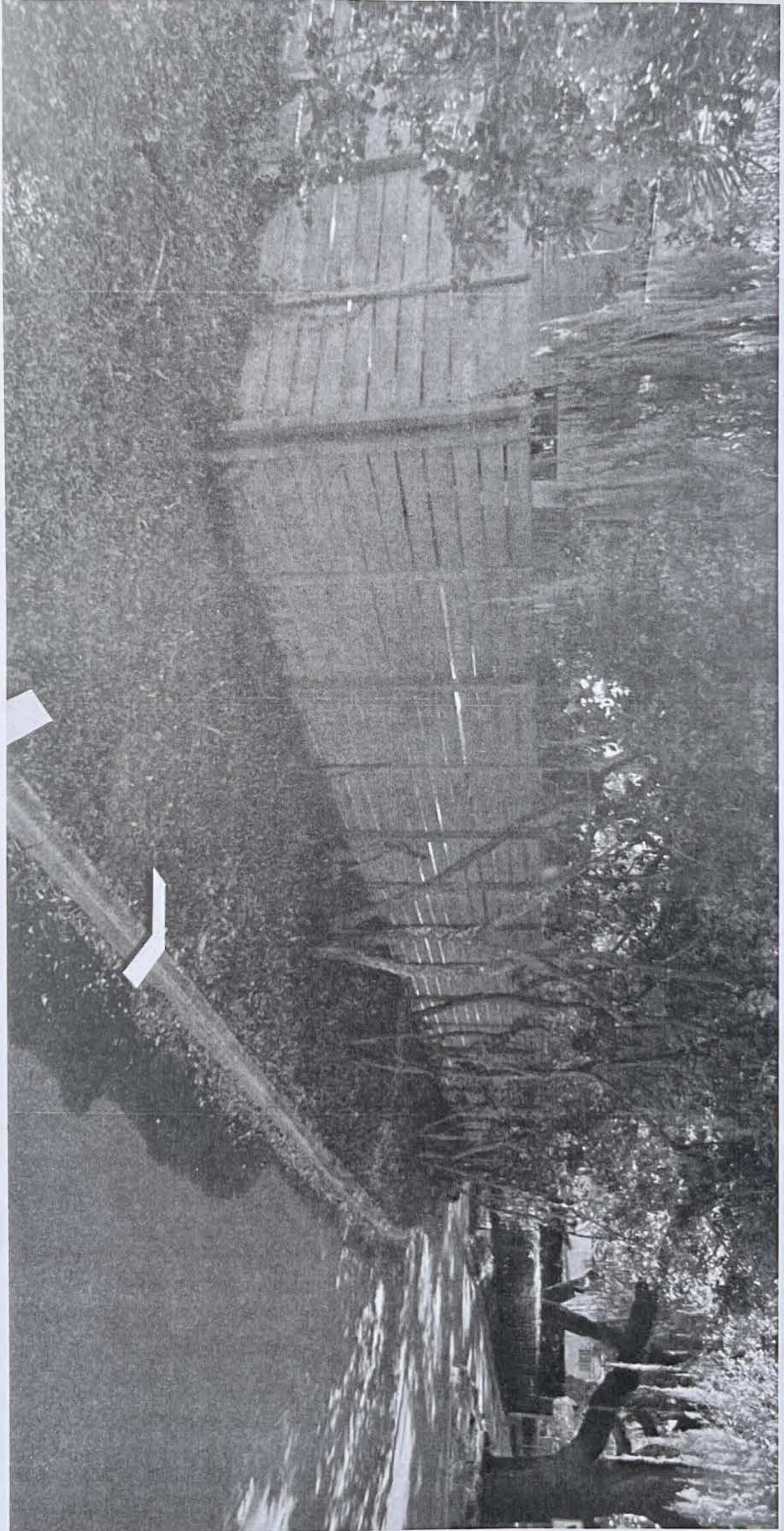
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Thank you for your time and consideration.

Lauren & Steen Betancourt



500 Linson Ct.











Date: May 23, 2024
To: Planning and Zoning Board
From: Ellen Hardgrove, City Planning Consultant
XC: Sandy Riffle, City Clerk
Brett Sollazzo, Administrative Assistant
Drew Smith, City Attorney
Re: Special Exception Request for Guest Cottage at 220 Verzon Court

Request:

This agenda item relates to a request by the property owner at 220 Verzon Court to add a “guest cottage” to the property. The property is zoned R1A (Single Family Residential), the location is shown in Exhibit 1. A one-story 2,570 square feet single family house exists onsite. Construction of a guest cottage on the property requires approval of a special exception.

A “guest cottage” is defined as living quarters within a detached accessory building located on the same lot or parcel of land as the principal building, to be used exclusively for housing members of the family occupying the principal building and their nonpaying guests; such quarters can have no kitchen facilities and cannot be rented or otherwise used as a separate dwelling. Exhibit 2 is the proposed site plan for the guest cottage.

Approval of a special exception is dependent upon compatibility with the character of the neighborhood, its effect on the value of surrounding lands, required open space on the lot, and no negative impact to parking in the neighborhood. A special exception cannot be approved unless and until P&Z and City Council make a finding that the granting of the special exception shall not adversely affect the public interest.

Analysis:

Character of the Neighborhood

The property is part of the Lake Jessamine Estates single family residential subdivision; the construction of the guest cottage should not change the character of the neighborhood.

As shown in Exhibit 2, even though the guest cottage is viewed as an accessory structure, the guest cottage will be located consistent with the minimum setbacks for a principal building in the R1A district (front – 30 feet, rear 35 feet, side 10 feet). In

addition, the construction will not exceed the R1A maximum impervious surface of 45% and the required private recreation area on the site (40%) will continue to be met.

The same square footage could be added to the house without a special exception. This is possible since the subject lot size is nearly three times larger than the typical lot in this subdivision due to the subdivision layout. According to the Orange County Property Appraiser's website, the subject lot is 20,038 square feet (0.46 acre); the typical lot in this subdivision is 7,500 square feet (0.17 acre).

The proposed location of the guest cottage will also help to maintain the character of the neighborhood. The structure will not be visible from the street. Since the adjacent land is a railroad track and a drainage canal and stormwater pond as shown in Exhibit 3, the only lot where the guest cottage will be visible from is the lot to the north and a letter of support from that resident was submitted to City Hall May 23, 2024. Furthermore, given the limitation of occupants of the guest cottage by definition, the "single family" character of the neighborhood will not be affected.

Its effect on the value of surrounding lands

Given the "single family" character of the neighborhood will not be affected, the surrounding property values should not be negatively affected. The value of the adjacent nonresidential land use (the railroad and commercial uses east of the railroad, the drainage canal and the stormwater pond) also should not be affected by the construction of guest cottage on the subject property.

Required Open Space

As submitted by the applicant, the required open space for the lot will continue to be met (40%) and the maximum impervious surface for the R1A district will not be exceeded.

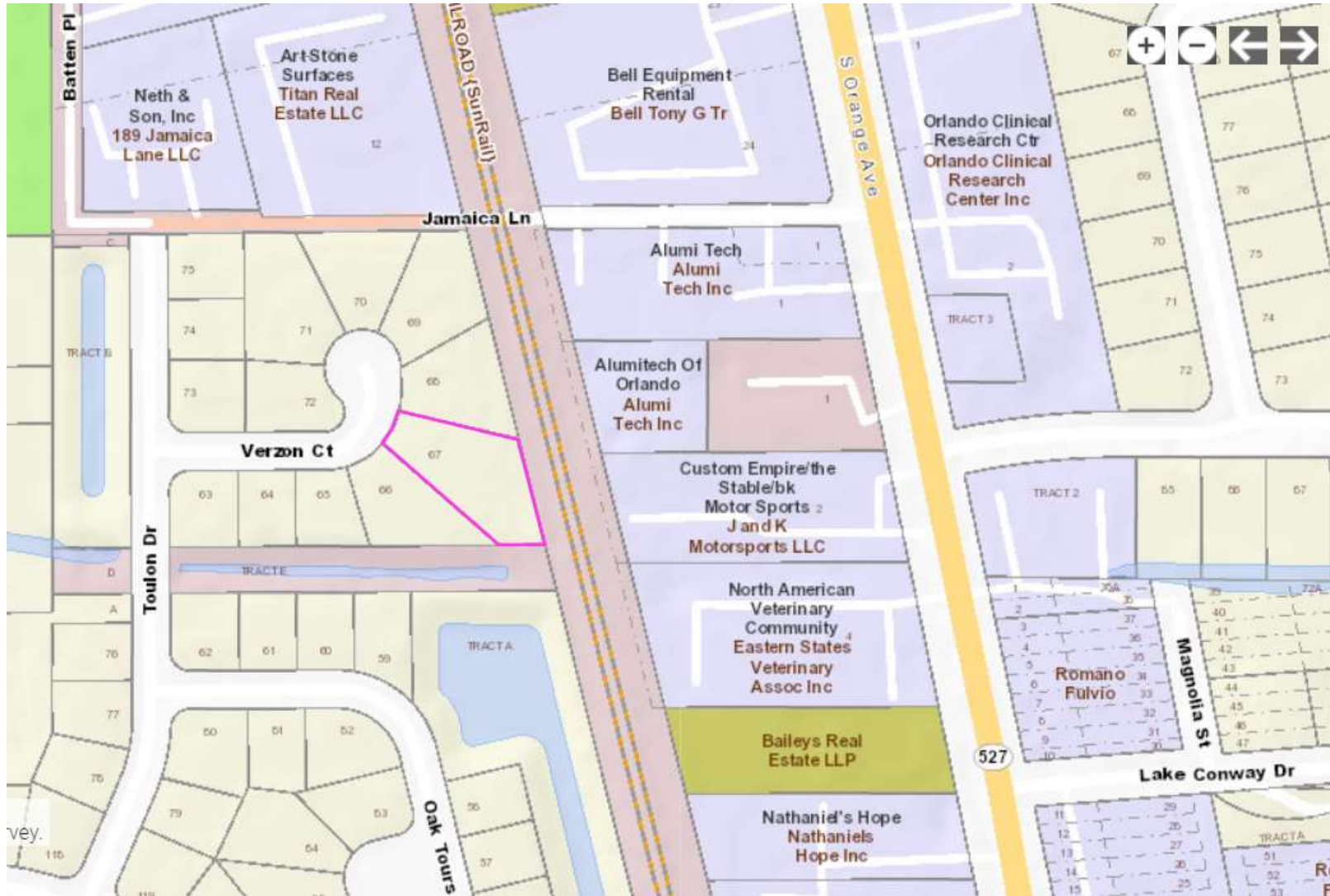
Parking

No additional parking spaces are being proposed. Any additional parking needed due to the guest cottage can be accommodated on the extra-long driveway (± 50 feet), which exists since the house is setback further than the minimum front setback.

Staff Recommendation:

Staff recommends approval of the request, finding a guest cottage on the property will not affect the public interest.

Exhibit 1 – Subject Property Location



Special Exception Guest Cottage 220 Verizon Court

May 23, 2024
Page 3 of 6

Exhibit 2 – Proposed Guest Cottage Site Plan

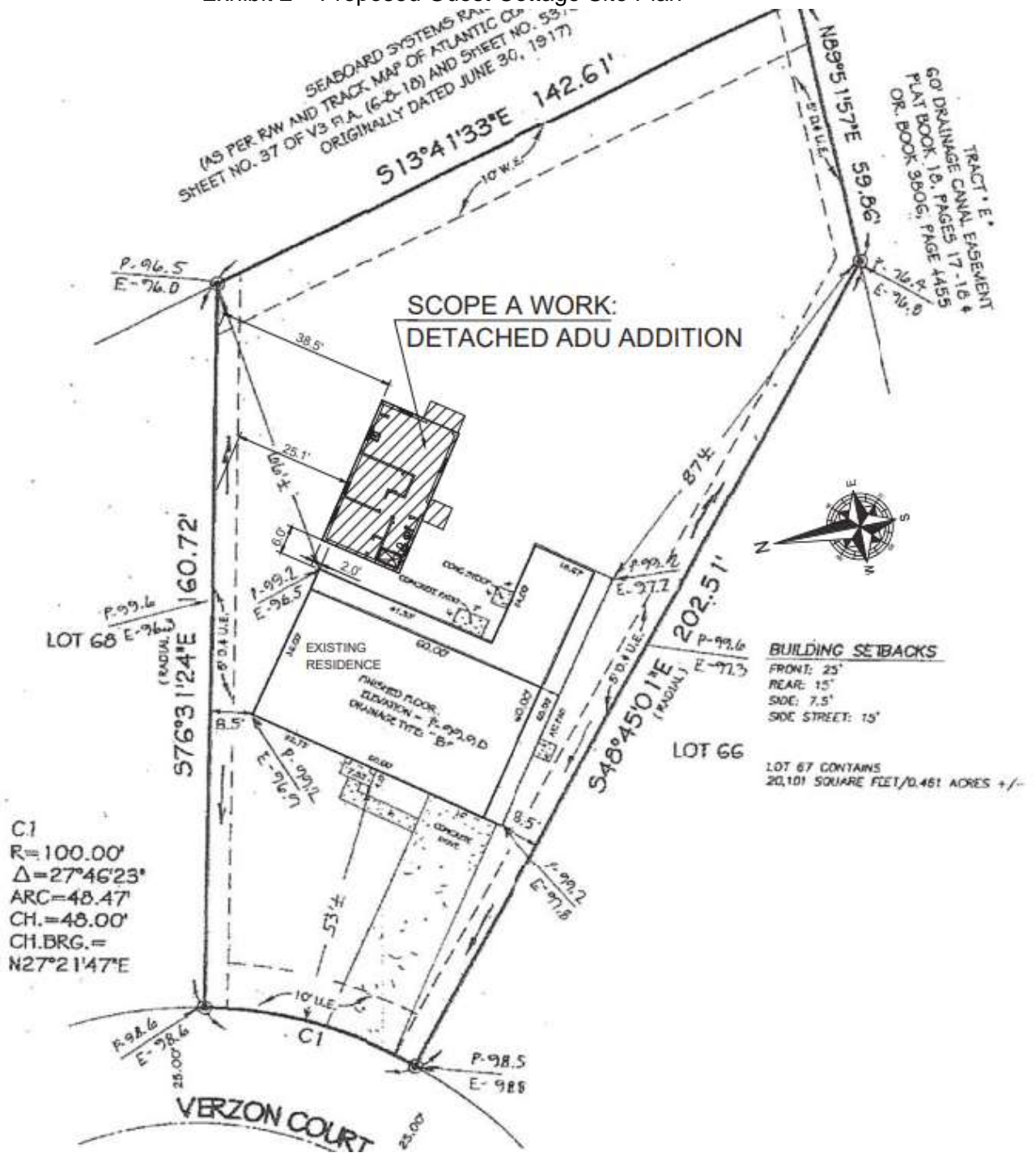
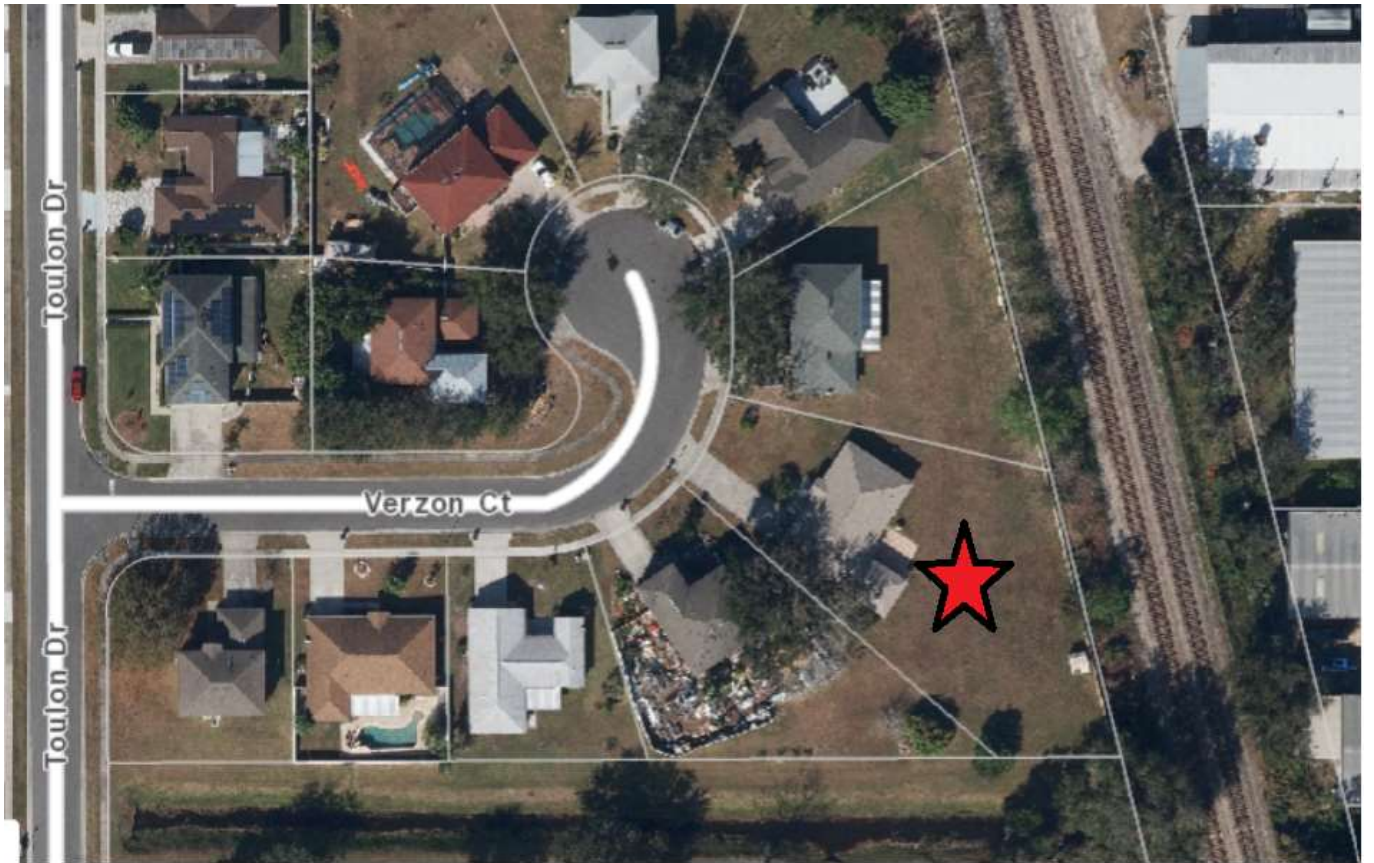


Exhibit 3 – Surrounding Land Use



Special Exception Guest Cottage 220 Verzon Court

Exhibit 4 – Potential Parking Garage & Extra Long Driveway for Parking



 Subject Property



RECEIVED

MAY 16 2024

CITY OF EDGEWOOD

APPLICATION FOR SPECIAL EXCEPTION

Reference: Code Sections 134-103 through 134-109

REQUIRED FEES: \$750.00 Application Fee + \$1000 Pass-Through Fees Initial Deposit (Ordinance 2013-01)

Please note the application fee is non-refundable. Additional pass-through fees may be required throughout the project. If any pass-through balance remains at project completion, it will be reimbursed.

IMPORTANT: A COMPLETE application with all required attachments must be submitted to City Staff 30 days before the next Planning & Zoning meetings. No application shall be deemed accepted unless it is complete and paid for. Notarized letter of authorization from Owner MUST be submitted if application is filed by anyone other than property owner. You can submit all documents electronically to info@edgewood-fl.gov.

Please type or print. Complete carefully, answering each question and attaching all necessary documentation and additional pages as necessary.

New Special Exception Request Amendment to Special Exception Date SE granted: _____

Applicant Name: LAUTARO MALDONADO Owner Name: LAUTARO MALDONADO

Email: alexmaldo3@hotmail.com Email: alexmaldo3@hotmail.com

Phone: 407-616-4718 Phone: 407-616-4718

Property Address: 220 VERZON CT. ORLANDO FL. 32839

Legal Description: PRIVATE EXISTING RESIDENCE

ONE STORY CONCRETE BLOCK

Property Zoning: R-1A Existing on site: EXISTING RESIDENCE

Surrounding Zoning Designations:

North: R-1A South: R-1A East: ECD West: R-1A

Section of Code Special Exception being requested: _____

134-220(c)(5)

Special Exception Request: SEE ATTACHED LETTER OF EXPLANATION



PROVIDE THE FOLLOWING INFORMATION WITH YOUR APPLICATION:

- 1) A signed and notarized Agent Authorization form if the applicant IS NOT the subject property owner.
- 2) Provide a Letter of Explanation which must outline the specifics of the proposed Special Exception request and include the justification for the subject request. If applicable, please include the following:
 - Summary of business operation including hours of operation, seating capacity, required parking and loading spaces, number of employees, number of anticipated clients/customers, site concerns that may impact adjacent properties, etc.
- 3) Each application for a Special Exception shall be accompanied by a site plan. Details of the site plan depend on what section of code you are requesting the Special Exception for. Please work with City Staff to confirm.
- 4) During the Special Exception review, City Staff may request the following information if applicable:
 - Detailed site plan, landscape plan, existing and/or proposed structures, septic systems, drain fields, easements, buffers, signage, fire lanes, driveways, etc.

The applicant hereby states that the above request for Special Exception does not violate any deed restrictions on the property. Application must be signed by the legal owner, not agent, unless copy of power of attorney is attached.

Applicant Name: LAUTARO MALDONADO

Applicant Signature: [Signature]

Date: 5-14-24

Owner Name: LAUTARO MALDONADO

Owner Signature: [Signature]

Date: 5-14-24

Office Use Only:

Received by: Brett Sollazzo

Date Received: 5/16/2024

Forwarded to: City Planner - Ellen Hardgrove

Date Forwarded: 5/16/2024

P&Z Meeting Date: 6/10/2024

City Council Meeting Date: 7/16/2024

Notes: _____

LETTER OF EXPLANATION

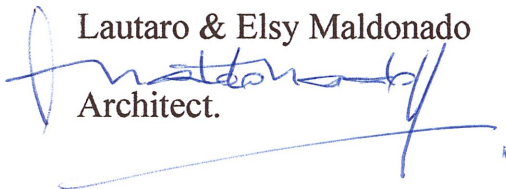
I would like to submit this application to the City Council and City Staff, for my wife and I, we are retired Senior Citizens, who have worked hard. We are in a new stage of our life where we need support and care. Our daughter is willing to move in with her family to our home to assist us, in order for my daughter to move in, my wife and I decided to build this mother-in-law room, on which we can have the privacy and at the same time, the support, care and love that we need. Who better than my own family to provide those things for my wife and I. We would also like to dedicate our leisure hours enjoying some recreational activities such as painting, music, reading etc. in a peaceful and private environment without disturbing anybody.

Please, I ask you to take this into consideration and to give a favorable acceptance and positive vote to get the approval of my special request.

We will be very thankful, and we will greatly appreciate your kindness and understanding on my petition.

Thank you!

We will be forever grateful.

Lautaro & Elsy Maldonado

Architect.


Parcel Plus #51257

From: Eldolgie Crawford <eldolgie@icloud.com>
Sent: Thursday, May 23, 2024 10:48 AM
To: Parcel Plus #51257
Subject: Support of Neighbor

Sent from my iPhone

I Eldolgie Crawford Jr., resident of 214 Verzon Ct. Orlando Fl. 32839 have no objections to my neighbor Lautaro Alex Maldonado 32839 adding construction to his home.

The addition to his home in no way interferes with my home and I give my full support to his planned construction.


Sincerely: Eldolgie Crawford Jr.

IMPERVIOUS AREA CALCULATION WORKSHEET

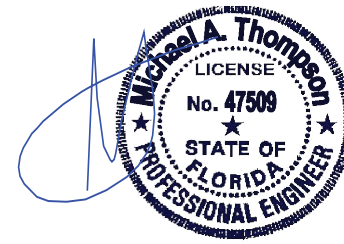
IMPERVIOUS AREA IN SQUARE FEET:		5430 4430 sq ft
		TOTAL
TOTAL HOUSE FOOT PRINT		2,618 SF
TOTAL DRIVEWAYS AND SIDEWALKS		888 SF
TOTAL PATIO/DECK/SLAB AREA		336 SF
TOTAL POOL SURFACE "WATER" AREA (if applicable) (Total surface water area of pool is divided by 2)		N/A
TOTAL OUT BUILDINGS		58 587 SF
TOTAL IMPERVIOUS AREA IN SQUARE FEET (A)		4430 SF
Total Lot Square Feet (B)		20,126 SF
TOTAL % IMPERVIOUS COVERAGE (A÷B)x100		22.01% #DIV/0!

Impervious surface ratio (ISR) means a surface which has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. It includes most conventionally surfaced streets, roofs, sidewalks, parking lots, patios, wet pond surface areas at normal or control elevation, 50 percent of water surface of swimming pools, and other similar nonporous surfaces, but does not include dry bottom stormwater facilities or wood decks over soil (with spaces between planks). Determinations regarding permeability of material or surface shall be at the sole discretion of the city engineer or designee. "Impervious surface ratio" is the impervious surface of a parcel or lot divided by the total parcel or lot area, expressed as a percent. ISR requirement controls the intensity of development by restricting the amount of land covered by any type of impervious surface. The ISRs listed in this Code for various zoning districts shall be the maximum allowed. The ISR requirement for a particular parcel or lot area shall be supported by the necessary drainage calculations and shall be determined at the discretion of the city engineer.

Braille and Large Print Request - You can request a copy of this statement in Braille or Large Print by calling 800-432-1000 or going to bankofamerica.com and enter Visually Impaired Access from the home page.

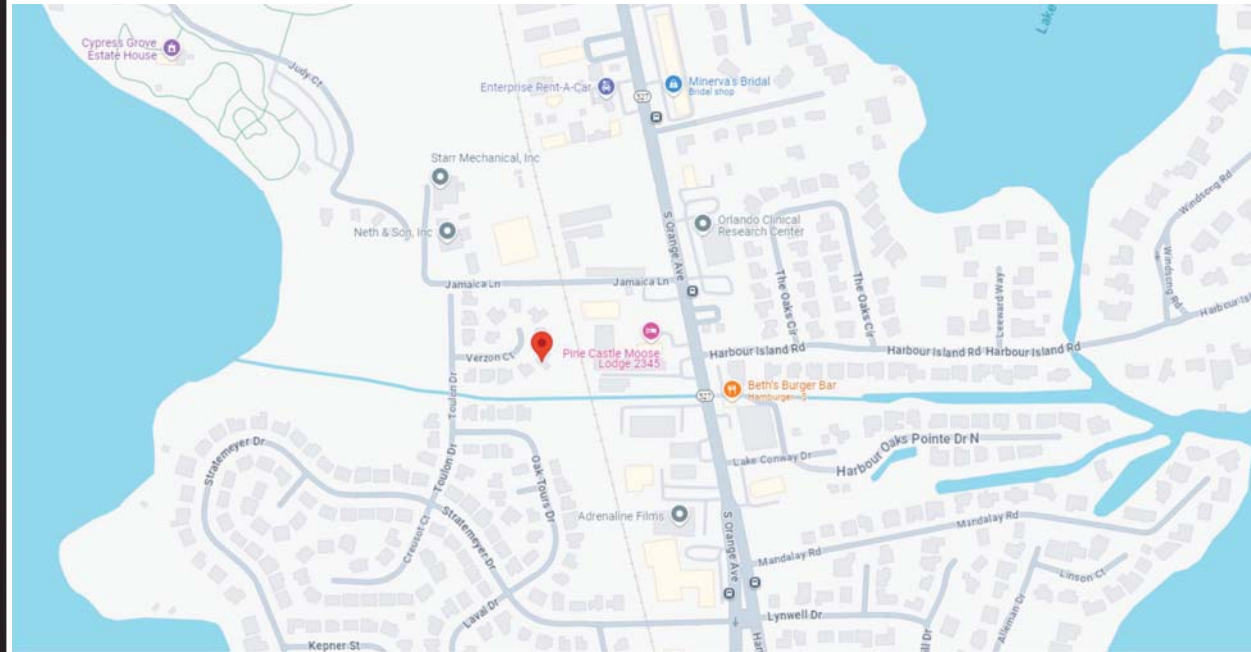
INDEX OF DRAWINGS

A0	INDEX OF DRAWINGS, SITE LOCATION MAP, SITE PLAN	S0	STRUCTURAL NOTES & WIND PRESSURES
A1	FLOOR PLAN	S1	FOUNDATION PLAN
A2	FRONT & REAR ELEVATIONS	S2	FOOTING & CONCRETE DETAILS
A3	RIGHT & LEFT ELEVATIONS	S3	PRECAST LINTEL PLAN & SCHEDULE
A4	ROOF PLAN	S4	SCHEMATIC ROOF FRAMING PLAN
A5	GENERAL NOTES WINDOW & DOOR & SCHEDULE	S5	BUILDING SECTION
A6	WINDOW JAMB / SILL DETAILS & GENERAL FLASHING	S6	BUILDING SECTION
P1	PLUMBING FLOOR PLAN	S7	STRUCTURAL FRAMING DETAILS
E1	ELECTRICAL FLOOR PLAN	S8	PRECAST LINTEL TABLES & NOTES

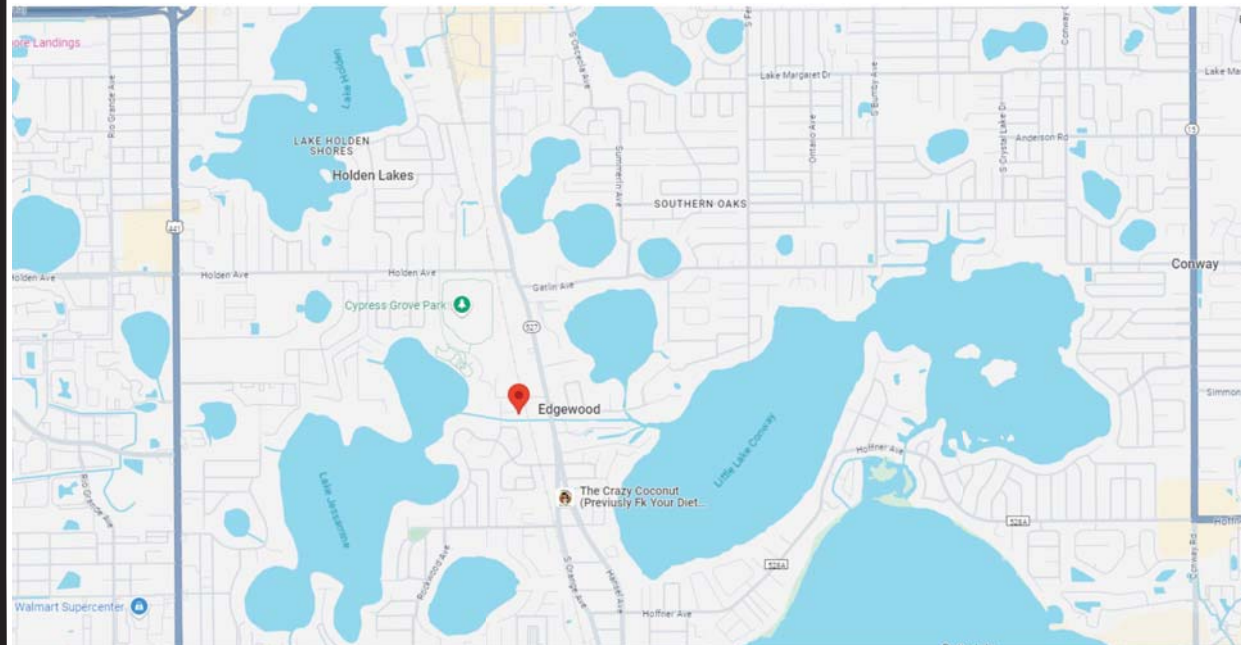


Digitally signed by MICHAEL THOMPSON
 Reason: This item has been digitally signed & sealed by Michael A. Thompson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
 Date: 2024.05.02 18:30:25 -04'00'

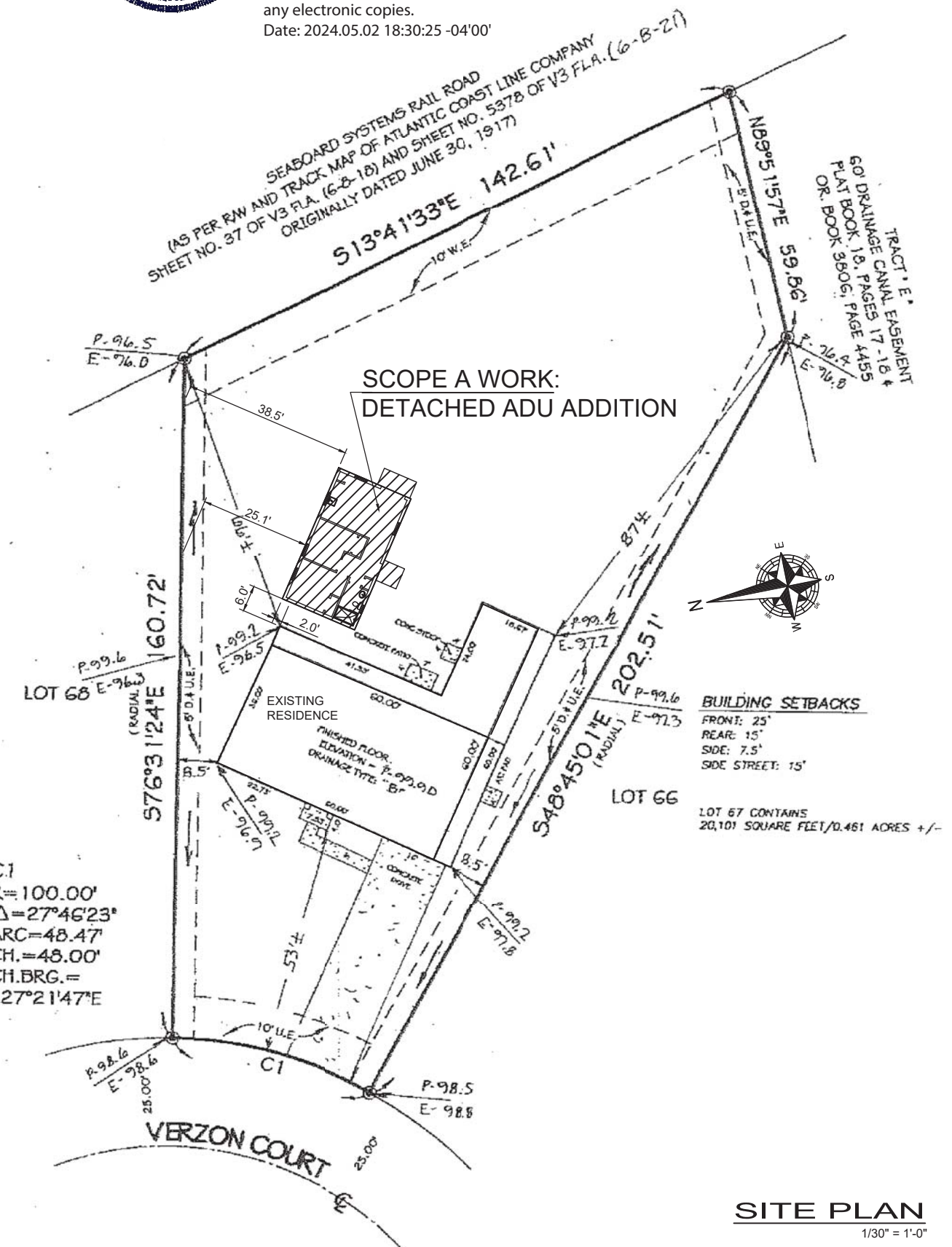
REVISIONS:



LOCATION OF PROPOSED CONSTRUCTION



SITE LOCATION MAP



SITE PLAN
 1/30" = 1'-0"

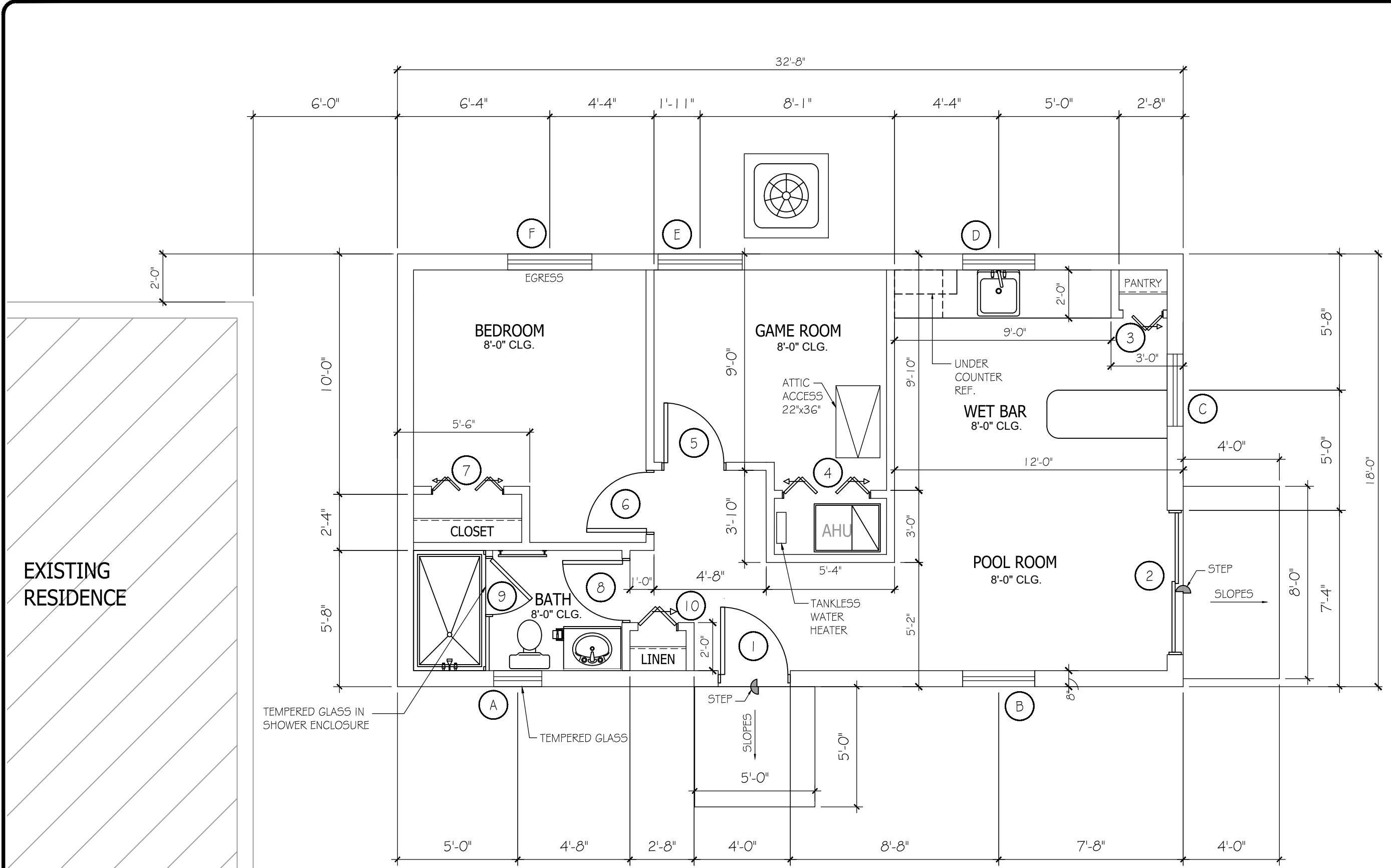
THIS IS NOT A SURVEY

DETACHED ADU ADDITION
220 VERZON CT.
ORLANDO, FL 32839



DATE: 04/26/24
 SCALE: AS NOTED
 DRAWN BY: J.F.

SHEET
A0



EXISTING RESIDENCE

TEMPERED GLASS IN SHOWER ENCLOSURE

TEMPERED GLASS

AREA CALCULATIONS

A / C AREA :	588 SQ. FT.
TOTAL AREA:	588 SQ. FT.

FLOOR PLAN

1/4" = 1'-0"

NOTE: EMERGENCY EGRESS OPENINGS SHALL HAVE A NET CLEAR HEIGHT OPENING NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES. NOTE: A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET IS REQUIRED. GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET.

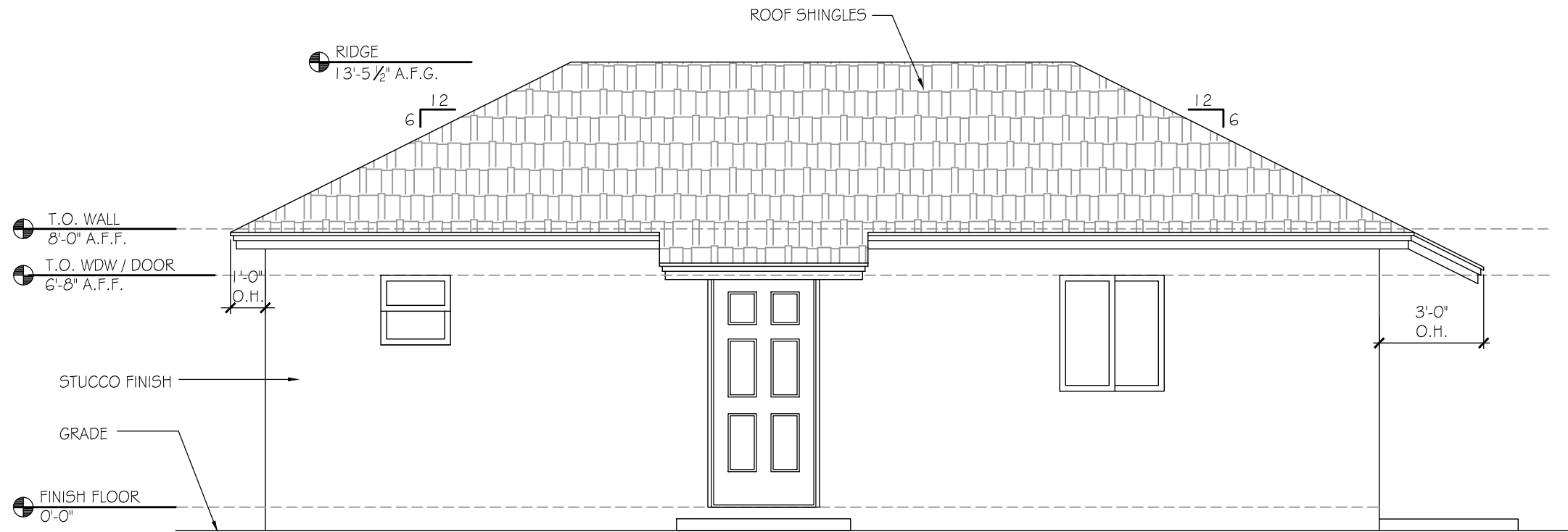
DETACHED ADU ADDITION
220 VERZON CT.
ORLANDO, FL 32839

ITEG
THOMPSON ENGINEERING GROUP, INC.
Michael A. Thompson
PE # 47509
4401 Vineland Road, Suite A6
Orlando, FL 32811
407-734-1450
www.tegfl.com

DATE: 04/26/24
SCALE: AS NOTED
DRAWN BY: J.F.

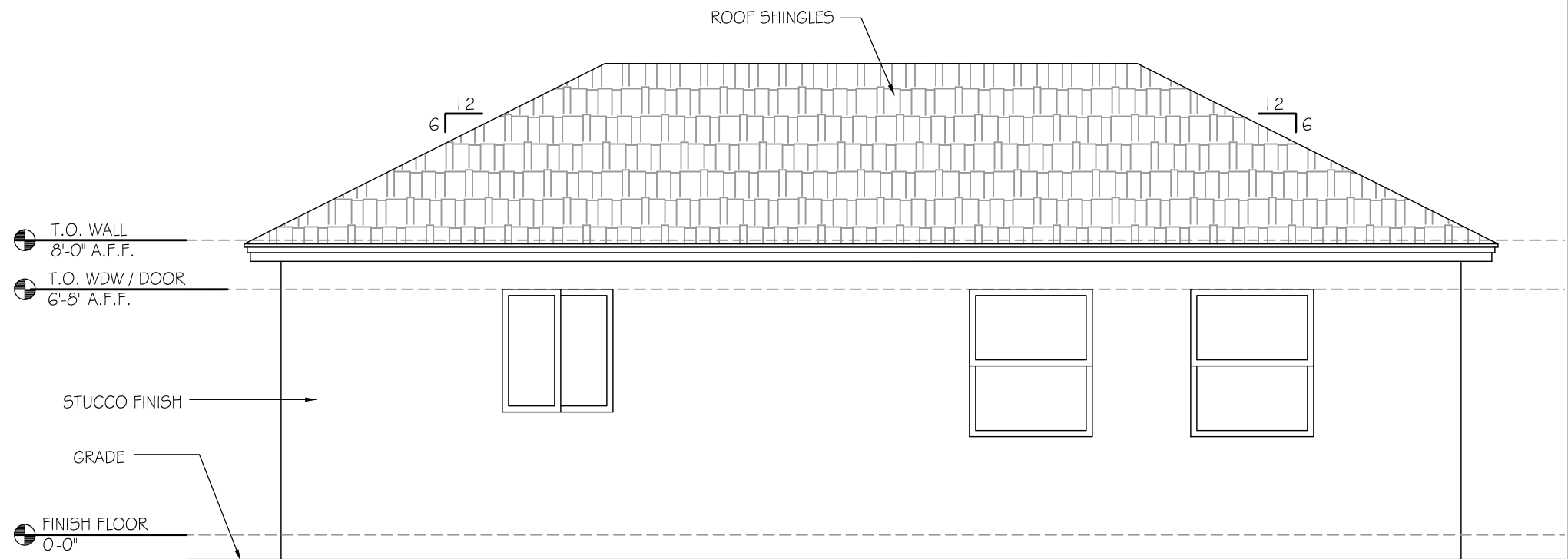
SHEET
A1

REVISIONS:



FRONT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

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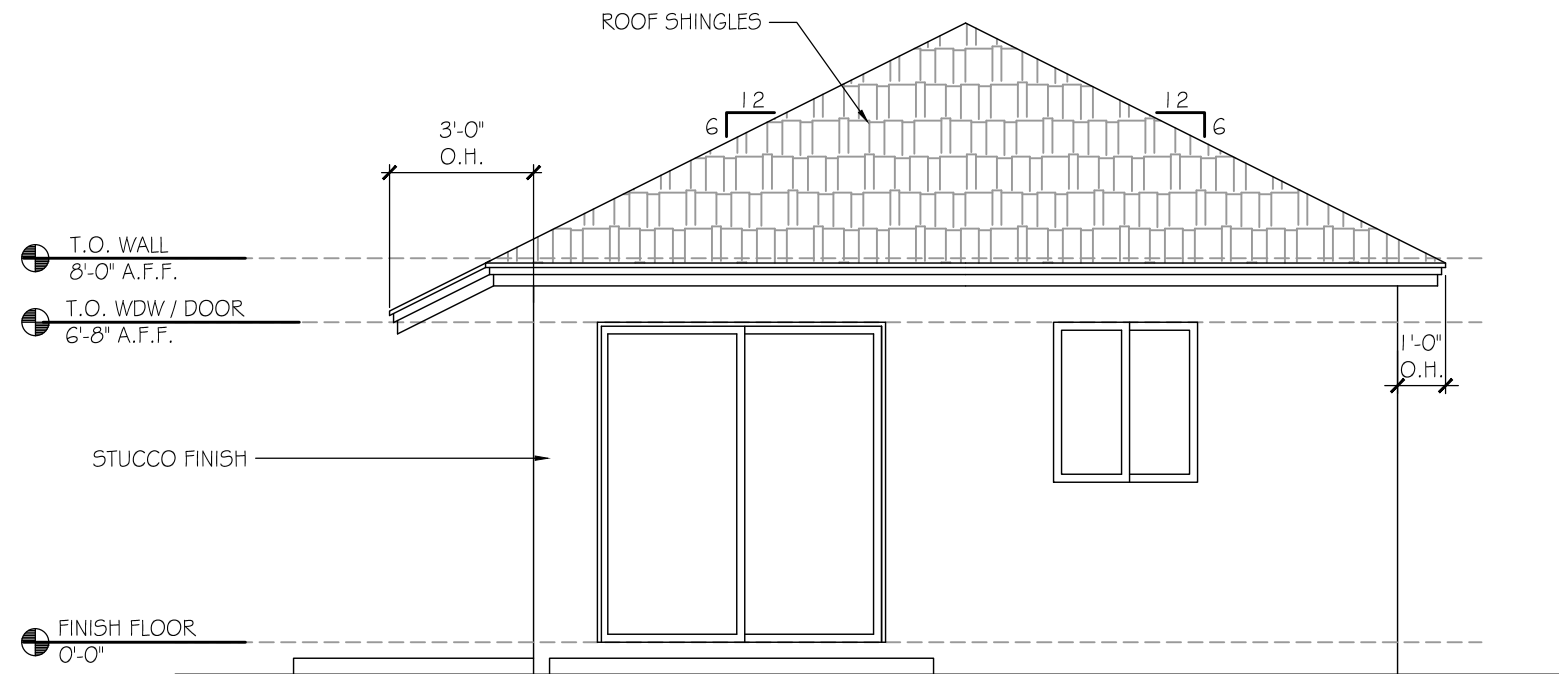
DATE: 04/26/24

SCALE: AS NOTED

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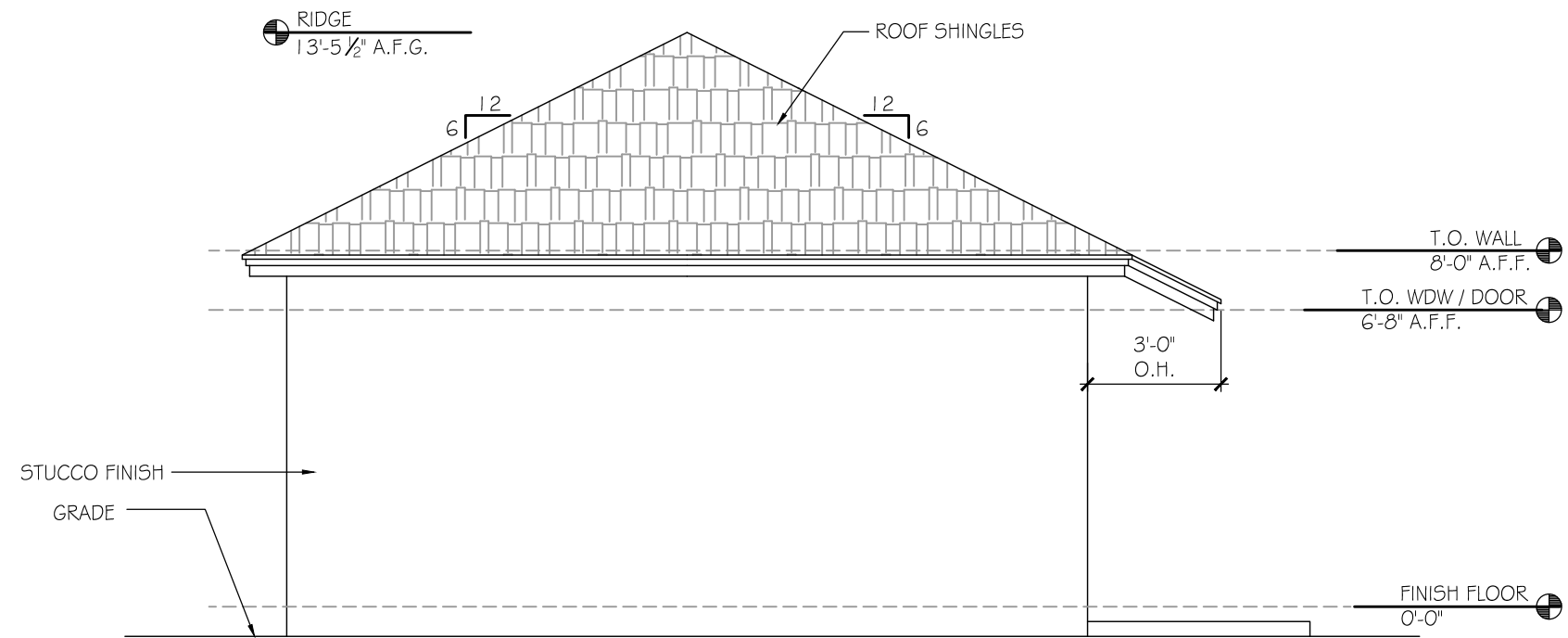
SHEET

A2



RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

NOTE: 7/8" STUCCO FINISH BY WITH

- TWO WATER-RESISTIVE BARRIERS INSTALLED AS REQUIRED BY R703.2. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS. (FBC-RESIDENTIAL R703.2 ONE LAYER AND R703.7.3 STUCCO)
- LATH AND LATH ATTACHMENT. (R703.1)
- STUCCO (EXTERIOR PLASTER) THICKNESS OVER CONCRETE AND WOOD FRAME. (R703.7.2, ASTM C926)
- WEEP SCREED FOR FRAME TRANSITIONS AND TERMINATIONS. (R703.7.2.1)

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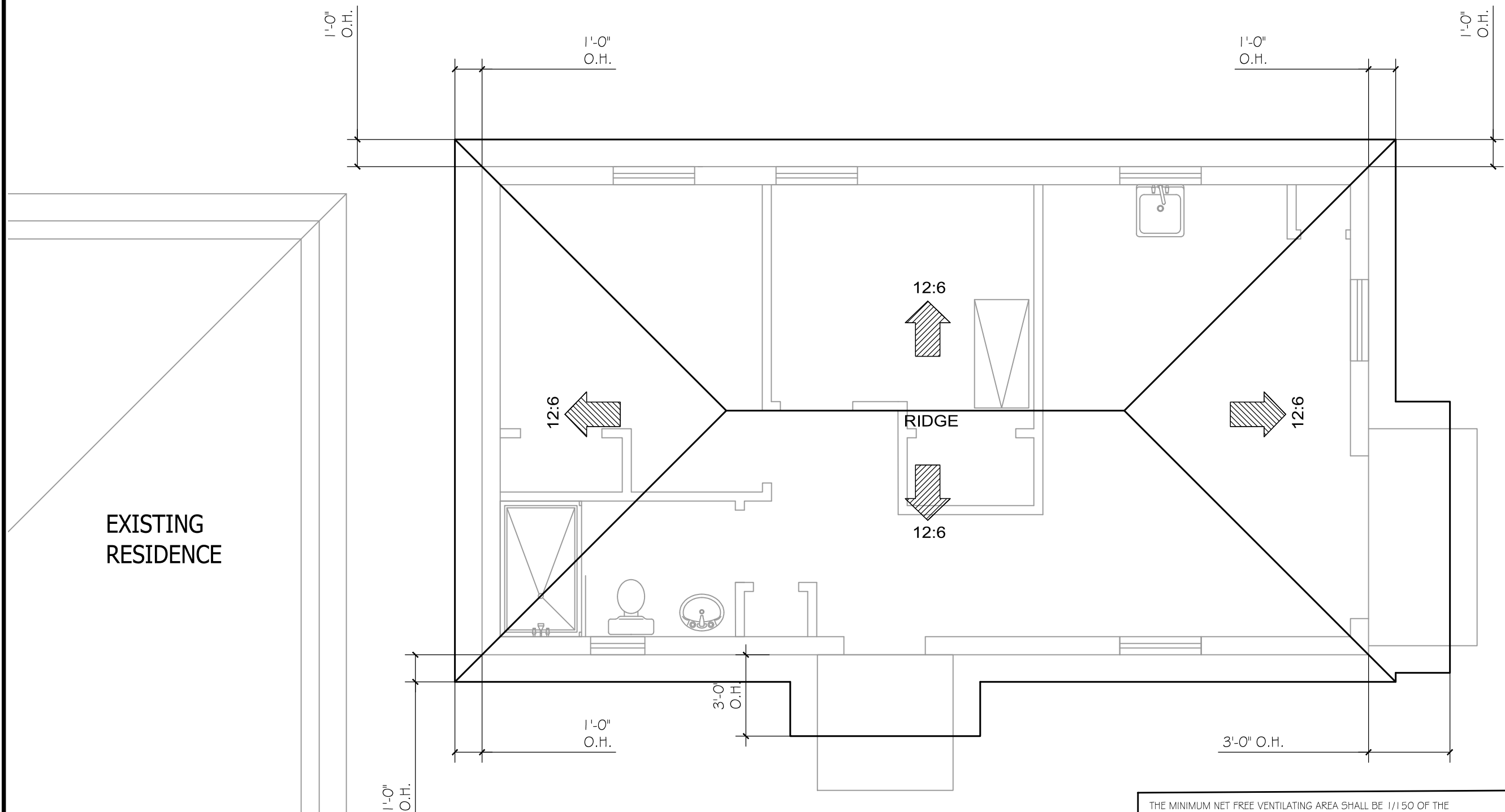
SCALE: AS NOTED

DRAWN BY: J.F.

SHEET

A3

REVISIONS:



EXISTING RESIDENCE

ROOF PLAN

1/4" = 1'-0"

THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. (FBC-RESIDENTIAL 806.2)

ATTIC VENTILATION CALCULATION

PER FBC2023 8TH EDITION R806: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

THE MINIMUM NET VENTILATION AREA SHALL BE 1/150 OF VENTED SPACE:

TOTAL VENTED SPACE = TOTAL SQF / 150 = NET SQF NET FREE VENTILATION REQUIRED

TOTAL VENTED SPACE = 588 / 150 = 3.92 SQF

GENERAL CONTRACTOR TO PROVIDE OPENING ROOF VENTS AS REQUIRED TO EXCEED 3.92 SQF OF ROOF VENTILATION

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 DRAWN BY: J.F.
 SHEET
A4

General Notes

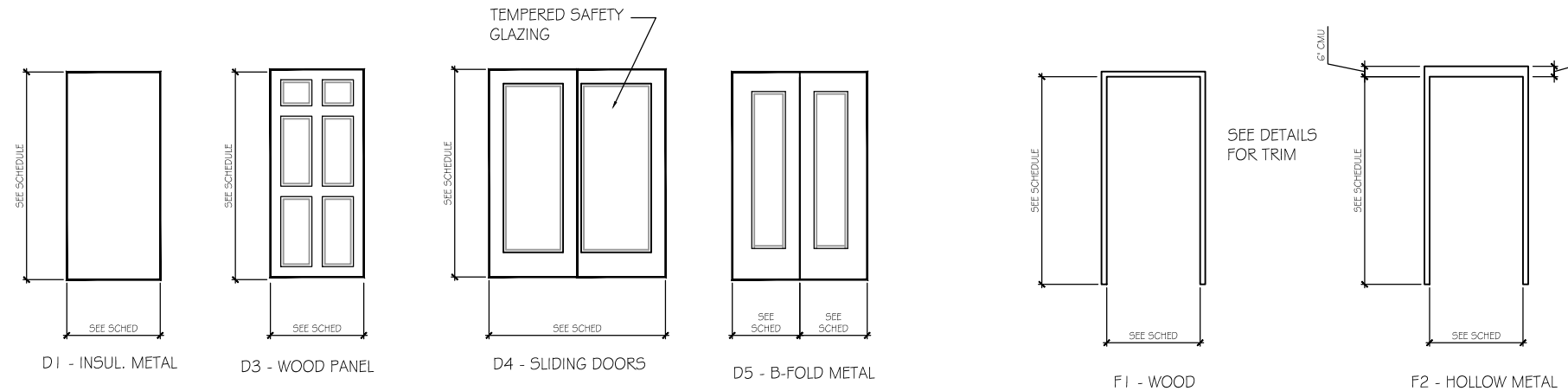
1. WINDOW PRESSURES: ALL WINDOWS TO BE DESIGNED FOR WIND LOAD PRESSURES AS NOTED IN SCHEDULE.
2. ALL NEW EXTERIOR DOORS AND FRAMES TO BE DESIGNED TO WITHSTAND 135 MPH ULTIMATE WIND LOAD (FBC).
3. VERIFY ALL DOOR SIZES AND FRAMES PRIOR TO INSTALLATION TO ASSURE PROPER OPERATION OF DOOR UNIT.
4. SUBMIT EXTERIOR DOOR AND WINDOW COMPLIANCE REPORTS SIGNED AND SEALED BY LOCAL LICENSED STRUCTURAL ENGINEER FOR ANY NEW DOORS OR WINDOWS.
5. ALL TRIM AROUND WINDOWS AND DOORS TO BE VERIFIED W/ OWNER.
6. FIELD VERIFY WINDOW AND DOOR MANUFACTURER'S ROUGH OPENING DIMENSIONS AND COORDINATE W/ REQUIRED BLOCKING FOR ACTUAL ROUGH OPENING IN CMU WALLS. MAXIMUM SHIM SPACE SHALL BE 1/4" ALL AROUND.
7. ALL HANDLES TO BE LEVER HANDLES AND SAME FINISH.
8. ALL EXTERIOR DOORS TO HAVE METAL THRESHOLDS, WEATHERSTRIPPING AND KEYED VANDAL RESISTANT LOCKSET WITH NRP HINGES.
9. COORDINATE LOCK REQUIREMENTS ON DOORS WITH OWNER. BEDROOM & BATHROOM DOORS TO HAVE PRIVACY LOCK.

Door / Window Legend

AL - ALUM. STOREFRONT - FAC. FIN. - SEE WDW ELEV.	H5 - HORIZONTAL SLIDER
BF - BI-FOLD	IM - INSULATED METAL
BP - BI-PASS	NO - NONE
DH - DOUBLE HUNG	PKT - POCKET
FP - FIBERGLASS REINFORCED PLASTIC	SC - SOLID CORE WOOD
FR - FRENCH	SGD - SLIDING GLASS DOOR
FX - FIXED	SH - SINGLE HUNG
GLB - GLASS BLOCK	ST - STEEL
HC - HOLLOW CORE WOOD	WD - WOOD
HM - HOLLOW METAL	WDP - WOOD PAINT
	WDV - WOOD VARNISH
	WP - WOOD PANEL

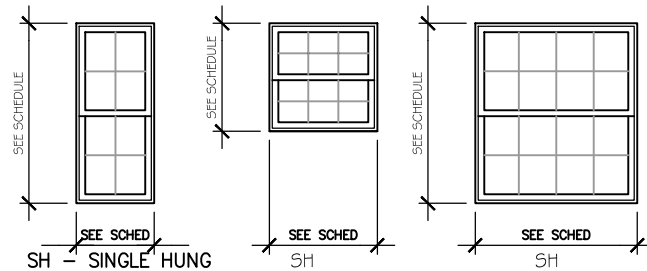
Finish Hardware

1. FINISH HARDWARE SHALL BE INSTALLED IN ACCORDANCE WITH PROPER PRACTICES RECOGNIZED BY THE DOOR AND HARDWARE INSTITUTE, 7711 OLD SPRINGHOUSE ROAD, MCLEAN, VA. 22102-3474 (VERIFY LATEST ADDRESS AND PHONE) AND ANSI BHMA A-156 SERIES, ADA, AND FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS ACCESSIBILITY STANDARDS.
2. SUPPLIER: FINISH HARDWARE SHALL BE FURNISHED BY A COMPANY HAVING APPROPRIATE TECHNICAL KNOWLEDGE AND EXPERIENCE TO CORRECTLY INTERPRET DRAWINGS AND SPECIFICATIONS. SUPPLIER SHALL BE PREPARED AT ALL TIMES DURING PROGRESS OF INSTALLATION TO PROMPTLY PROVIDE COMPETENT ARCHITECTURAL HARDWARE CONSULTANT (AHC) TO APPROVE ITS COMPLETE INSTALLATION IN ORDER THAT ALL ITEMS SHALL BE INSTALLED IN THE BEST MANNER AND FUNCTION PROPERLY.



A DOOR TYPE ELEVATIONS
N.T.S.

B DOOR FRAME TYPES
N.T.S.



C WINDOW TYPE ELEVATIONS
N.T.S.

WINDOW SCHEDULE #				C&C WIND PRESSURE (ULTIMATE)			
LOCATION	I.D.	ROUGH OPNG. SIZE	TYPE		AREA SQF.	NET W/ +GC _{P1} (psf)	NET W/ -GC _{P1} (psf)
BATH	A	2'-0" x 2'-0"	Aluminum	Single Hung	4.0	+46.8	-62.6
POOL ROOM	B	3'-0" x 3'-4"	Aluminum	Horiz. Slider	10.0	+46.8	-62.6
WET BAR	C	3'-0" x 3'-4"	Aluminum	Horiz. Slider	10.0	+46.8	-62.6
WET BAR	D	3'-0" x 3'-4"	Aluminum	Horiz. Slider	10.0	+46.8	-62.6
GAME ROOM	E	3'-6" x 4'-0"	Aluminum	Single Hung	14.0	+46.8	-62.6
BEDROOM	F	3'-6" x 4'-0"	Aluminum	Single Hung	14.0	+46.8	-62.6

NOTES: - ALL WINDOWS ARE WEATHER MASTER, FIXED OR SINGLE HUNG WITH SCREENS, INSULATED E-GLASS
- ALL WINDOW DIMENSIONS ARE NOMINAL, TO COORDINATE W/ WINDOW MANUFACTURER TO ROUGH OPNG. DIMS.

DOOR SCHEDULE #					C&C WIND PRESSURE (ULTIMATE)		
LOCATION	I.D.	SIZE	COLOR	MATL	AREA SQF.	NET W/ +GC _{P1} (psf)	NET W/ -GC _{P1} (psf)
ENTRY	1	3'-0" x 6'-8"	By Owner	Metal	53.6	+44.7	-58.4
POOL ROOM	2	(2)3'-0" x 6'-8"	By Owner	Metal	40.2	+41.9	-52.8
PANTRY	3	1'-8" x 6'-8"	By Owner	Wood	11.2	-	-
CLOSET	4	(2)2'-0" x 6'-8"	By Owner	Wood	26.8	-	-
GAME ROOM	5	2'-8" x 6'-8"	By Owner	Wood	18.1	-	-
BEDROOM	6	2'-8" x 6'-8"	By Owner	Wood	18.1	-	-
CLOSET	7	(2)2'-0" x 6'-8"	By Owner	Wood	26.8	-	-
BATH	8	2'-8" x 6'-8"	By Owner	Wood	18.1	-	-
SHOWER	9	2'-6" x 6'-8"	By Owner	Wood	16.8	-	-
LINEN	10	1'-8" x 6'-8"	By Owner	Wood	11.4	-	-

DETACHED ADU ADDITION
220 VERZON CT.
ORLANDO, FL 32839

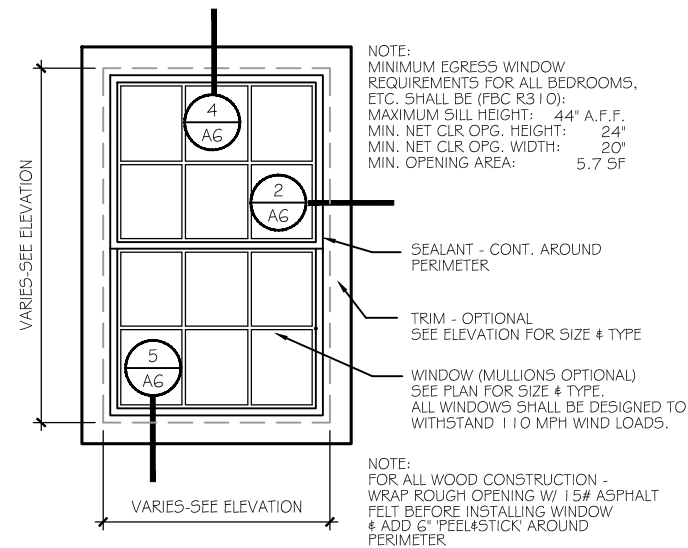
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DATE: 04/26/24

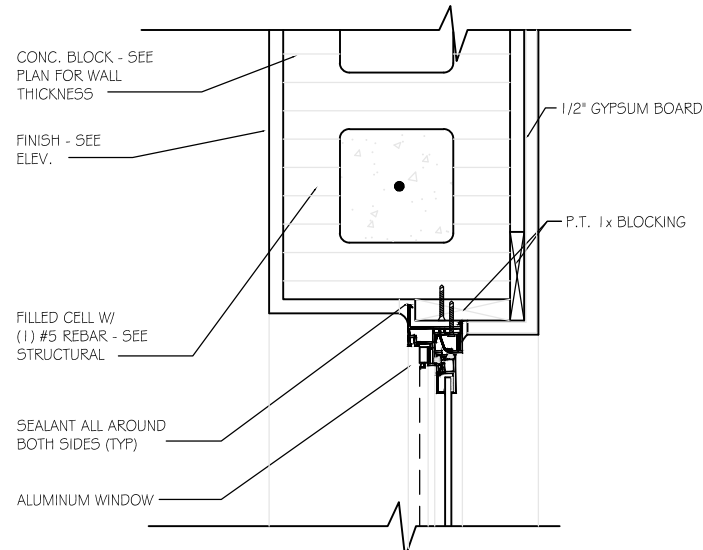
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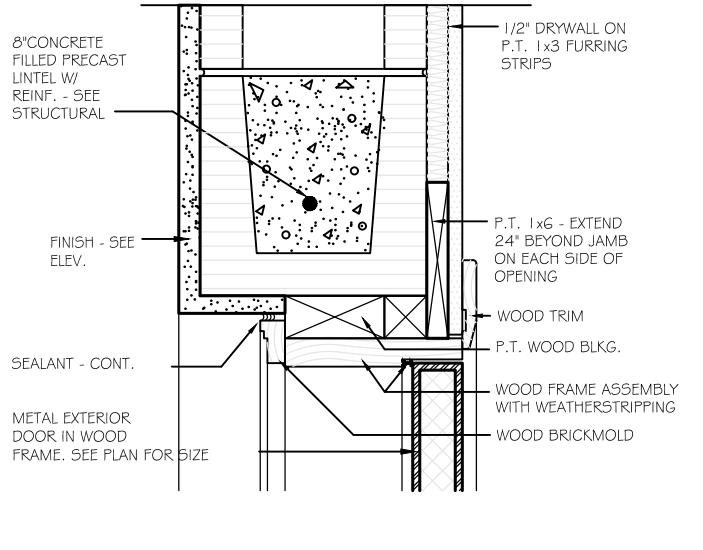
SHEET
A5



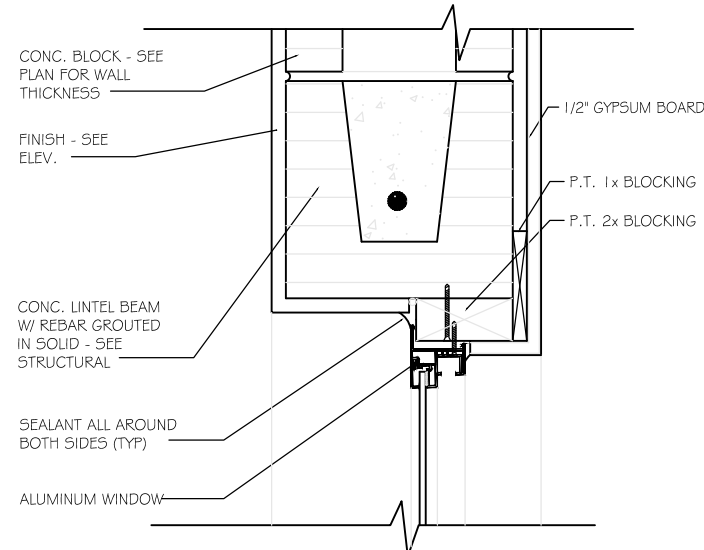
1 TYPICAL WINDOW ELEVATION N.T.S.



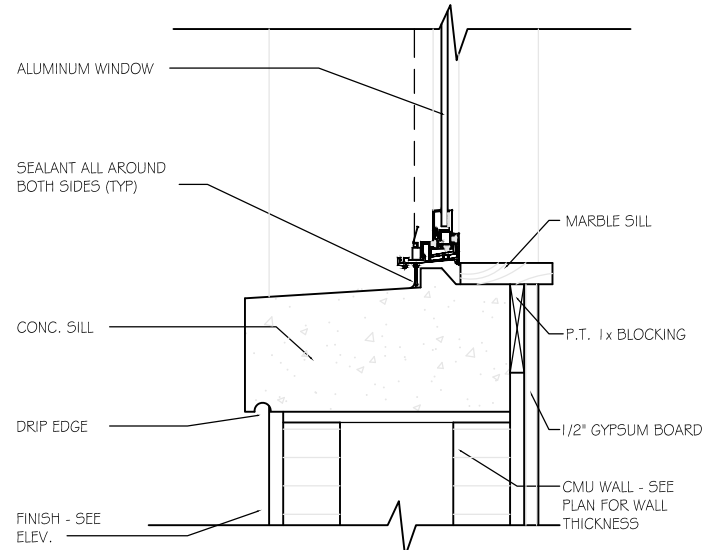
2 WINDOW JAMB DETAIL N.T.S.



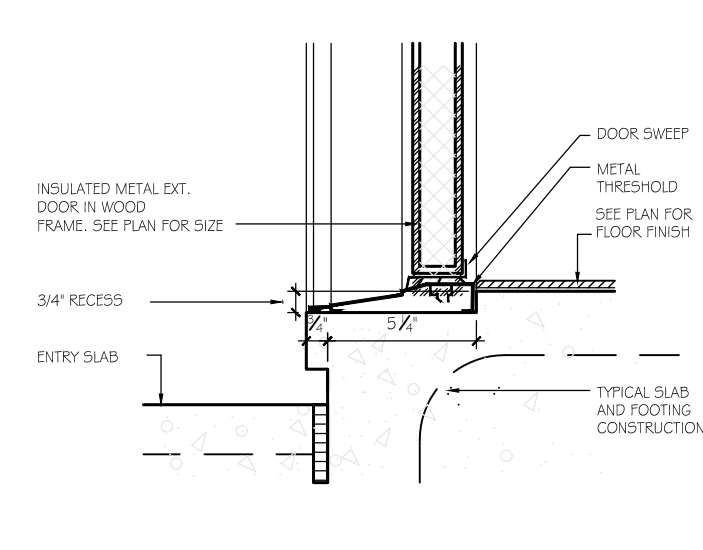
3 DOOR HEAD (JAMB SIM) N.T.S.



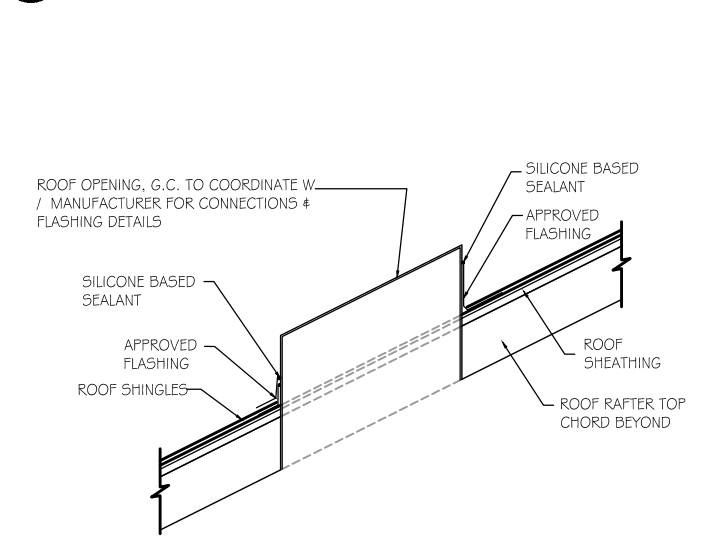
4 WINDOW HEAD DETAIL N.T.S.



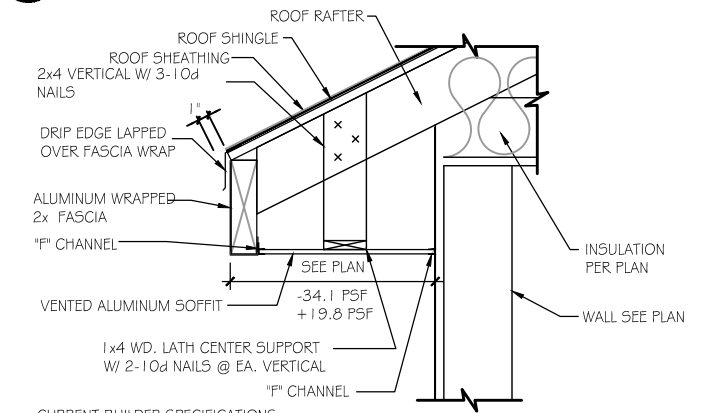
5 WINDOW SILL DETAIL N.T.S.



6 DOOR THRESHOLD N.T.S.



7 OPNG. PENETRATION THRU ROOF DTL N.T.S.



- CURRENT BUILDER SPECIFICATIONS:
1. SOFFIT SHALL BE ALUMINUM SOFFIT MANUFACTURED BY KAYCAN LTD.
 2. SOFFIT SHALL BE 1 1/2" ALUMINUM SOFFIT (0.012" THICK 3105 H28 ALUM.)
 3. KAYCAN LTD. SOFFIT HAS BEEN TESTED AND APPROVED FOR THE DESIGN PRESSURES NOTED IN THESE DRAWINGS. THE ENGINEERING AND TEST DATA CAN BE REFERENCED IN FLORIDA PRODUCT APPROVAL # FL24564 THIS PRODUCT APPROVAL HAS BEEN REVIEWED AND COMPLIES WITH THE CURRENT BUILDING CODE & THESE STRUCTURAL DRAWINGS.
 4. DETAILS BY KAYCAN LTD. HAS BEEN INCLUDED IN THIS SET OF CONSTRUCTION DRAWINGS AS AN INSTALLATION AND INSPECTION AID SHOWING IMAGES OF THIS PRODUCT APPROVAL WITH FASTENING REQUIREMENTS.

8 ROOF EAVE DETAIL N.T.S.

REVISIONS:

DETACHED ADU ADDITION
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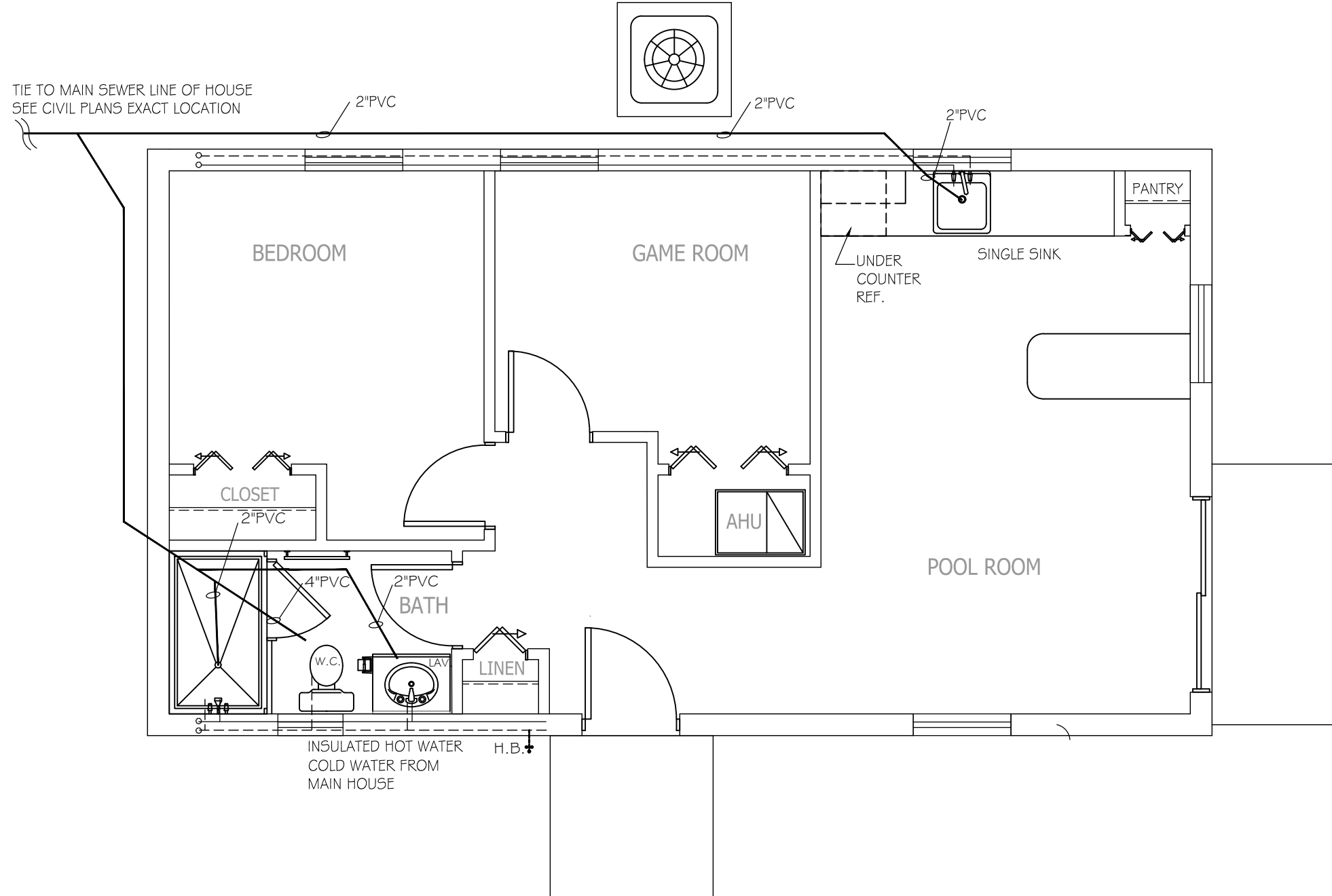
DATE: 04/26/24

SCALE: AS NOTED

DRAWN BY: J.F.

SHEET
A6

REVISIONS:



PLUMBING SPECIFICATIONS
SUMMARY OF WORK
 FURNISHING ALL LABOR APPLIANCES EQUIPMENT AND MATERIALS FOR ALL PLUMBING WORK. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ALL FIELD MEASUREMENTS AND SHALL INCORPORATE IN THE WORK ALL OFF-SETS AS REQUIRED. THE WORK SHALL INCLUDE WATER SUPPLY AND DRAINAGE PIPING.

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

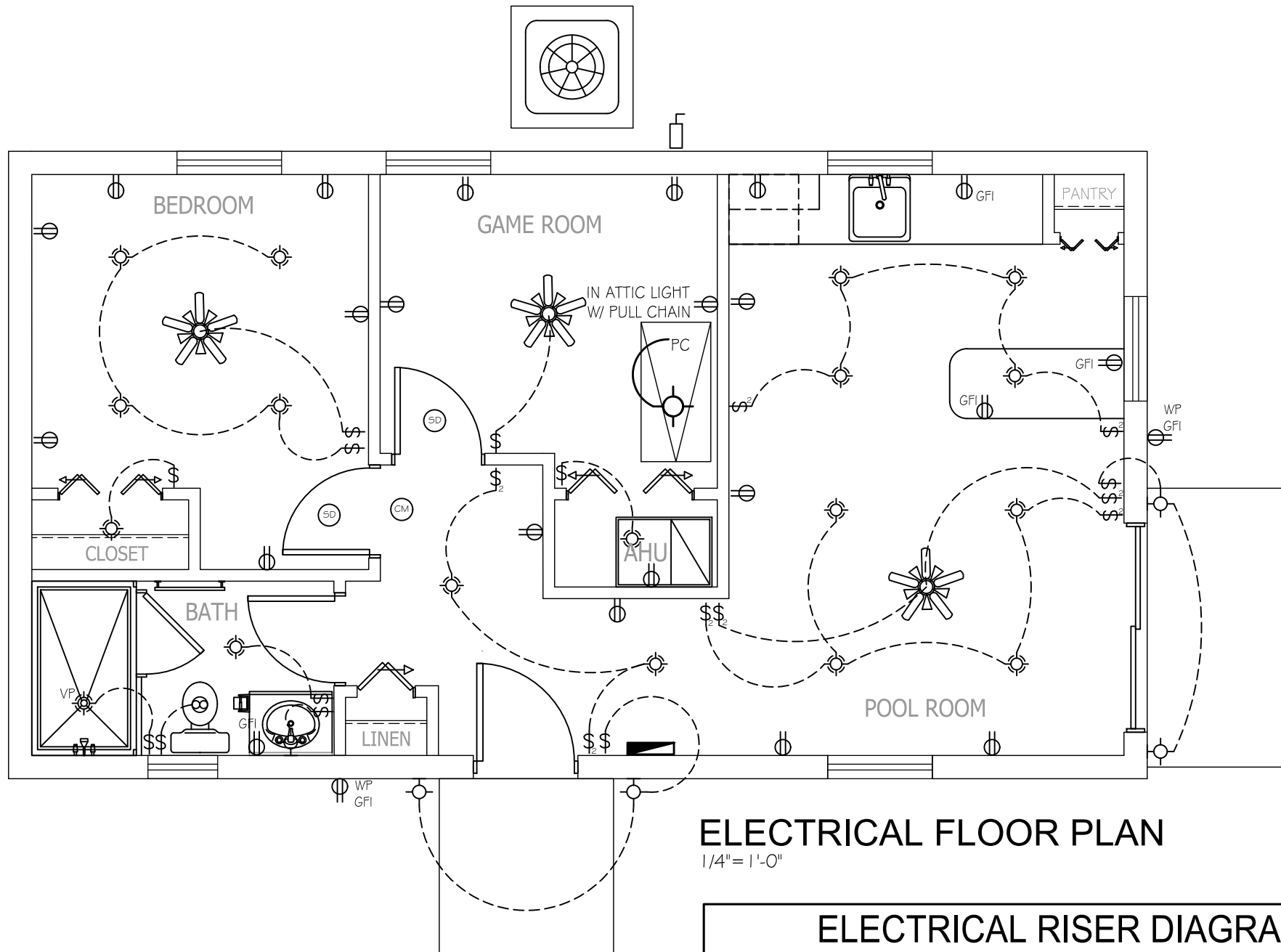
WALL KEY	
-----	COLD WATER
_____	HOT WATER
_____	WASTE WATER

DETACHED ADU ADDITION
 220 VERZON CT.
 ORLANDO, FL 32839

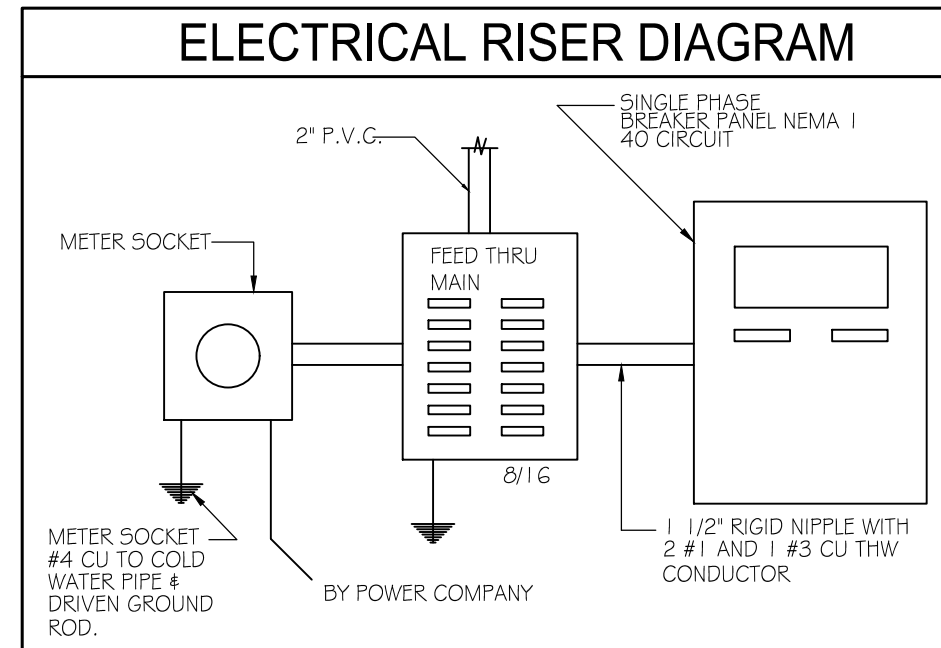
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DATE: 04/26/24
 SCALE: AS NOTED
 DRAWN BY: J.F.

SHEET
P1



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



ELECTRICAL LEGEND

- DUPLEX RECEPTACLE
- GFI WP GROUND FAULT INDICATOR/WATER PROOF
- 220 VOLTS
- SPECIAL OUTLET
- SWITCH
- 4 WAY SWITCH
- 3 WAY SWITCH
- INCANDESCENT LIGHT
- INCANDESCENT LIGHT WALL MOUNT
- RECESSED LIGHT
- VP VAPOR PROOF
- SWITCHED OUTLET
- FLUSH MOUNT FLUORESCENT LIGHT
- GARBAGE DISPOSAL MOTOR
- THEATRICAL STRIP
- ETHERNET OUTLET
- TELEVISION OUTLET
- PH PHONE OUTLET
- EXHAUST FAN
- PB POWER BUTTON
- SOFFIT WASH CAN LITE
- SD SMOKE DETECTOR CLG. MOUNT
- SW SMOKE DETECTOR WALL MOUNT
- CM CARBON MONOXIDE DETECTOR CLG. MOUNT
- CEILING FAN WITH LIGHT
- AP ALARM PANEL
- DISCONNECT SWITCH
- ELECTRICAL PANEL
- PCL. PURPOSE 220-240

NOTES:

- SMOKE DETECTORS SHALL BE INSTALL INSIDE EACH BEDROOM AND IN THE IMMEDIATE VICINITY OF EACH BEDROOM.
- CARBON MONOXIDE DETECTORS SHALL BE INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
- 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.

DETACHED ADU ADDITION
220 VERZON CT.
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DATE: 04/26/24

SCALE: AS NOTED

DRAWN BY: J.F.

SHEET

E1

STRUCTURAL NOTES

GENERAL:

- Live Load
Roof: 20 psf.
- Ultimate design wind speed $V_{ult} = 135$ mph, 3-sec. gust
- Nominal design wind speed $V_{asd} = 105$ mph, 3-sec. gust
- Occupancy importance factor = 1.0
- Risk category II
- Wind exposure C
- Internal pressure coefficients = +0.18 and -0.18
- All work to be in strict accordance with the 2023 Florida Building code 8th edition
- Only written changes approved by the engineer of record shall be permitted.
- Structural analysis is based on an enclosed structure.
- Should there be any discrepancy between the HOA and the FBC, the EOR shall be notified immediately.
- All setbacks, grades & heights shown on plan must be reviewed & verified by contractor prior to start of any construction activities.
- Ordering materials prior to plans permit approval is at the sole risk of the owner and/or general contractor.

WOOD:

- All wood framing shall be designed, detailed and fabricated in accordance with the procedures and requirements outlined in the latest edition of the National Design Specifications for Wood Construction.
- For Structural lumber, provide the following grade and species (equivalent or better) U.O.N.:
Southern Pine or Spruce Pine Fir surfaces dry used at 19% MAX. M.C. Grade No. 2.
- All wood framing in direct contact with earth or concrete to be Pressure Treated. The use of metal seat plates in lieu of Pressure Treated wood is acceptable.
- Provide galvanized metal hangers and framing anchors of the size and type as shown in these documents, connect as per manufacturer recommendations. (Simpson Strong Tie or equivalent)
- All bolts used for wood construction shall be a minimum of $\frac{1}{2}$ " diameter (ASTM A-307) with 7" minimum embed (U.O.N. in plans).
- Provide framing members of sizes and of spacing shown, or if not shown, comply with the recommendations of the Florida Building Code, Latest Edition.
- Do not splice structural members between supports.
- Provide anchorage and nailing for members and sheathing as shown in the DWG's and to comply with the Florida Building Code, Latest Edition.
- Roof framing sheathing:
 $1\frac{5}{32}$ " inch thick CDX, Rated "Exp. 1". See detail "B/S7" for nailing pattern.
- Wall sheathing:
 $1\frac{5}{32}$ " inch thick CDX, Rated "Exp. 1". See detail "A/S7" for nailing pattern.

MASONRY:

- Design, material and workmanship shall be in accordance with the ACI Standard Building Code requirements for concrete masonry structures: ACI 530/ACI 530.1.
- CMU Block shall have 8" minimum nominal thickness.
- CMU cells indicated in plan or notes as filled cells shall be grouted with 3000 PSI concrete. (8" to 10" slump).
- CMU concrete blocks shall conform to ASTM C-90 (28 day strength 2000 PSI) ($f_m = 1500$ PSI), laid in running bond.
- Mortar shall be type S or M.
- Lap Splice for a #5 bar to be 30 inches.
- Steel Reinforcement for filled cells shall be Grade 60.

PRE-CAST CONCRETE:

- Pre-Cast concrete shall have a minimum compressive strength of 3500 PSI.
- Manufacturer shall be responsible for the design of the pre-cast unit, including the location of all reinforcement, anchorage's and any additional reinforcement required to control warping and shrinkage. The units shall be designed to carry the super imposed loads as indicated.
- Shims shall be as specified by the PRE-CAST MANUFACTURER.
- Steel reinforcement shall be GRADE 60 or 40 ASTM A 615.

CONCRETE

- All work to be in strict accordance with the ACI 318.
- MIX DESIGN CRITERIA: Refer to the specifications, All concrete Type I Portland Cement, (ASTM C 150) 3000 PSI compressive strength @ 28 days, (U.O.N.)
W/C ratio less or equal to 0.58
Slump- Slab on grade 5"
Other 3"
Water- Potable
Chloride- None
- Concrete with a compressive strength of 3000 PSI @ 28 days is acceptable for Slabs.
- Provide normal weight aggregates in compliance with the requirements of ASTM C 33.
- Reinforcing bars as per ASTM A615 Grade 60.
- Earth supported slabs to be 4 inch thick with 6x6 W1.4xW1.4 WWF at mid depth of the slab. Fibermesh may be use in lieu of WWF at the contractors discretion.
- Exterior grade to be a minimum of 8 inches below top of concrete slab

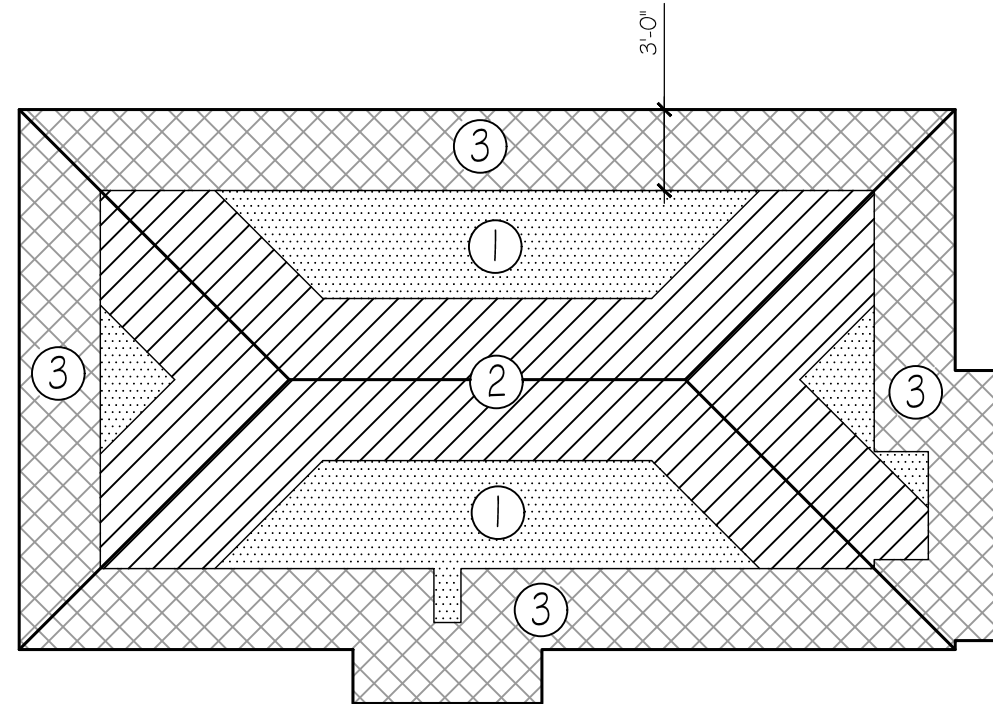
FOUNDATIONS:

- Footing design based on safe minimum allowable soil bearing pressure of 2000 PSF.
- Contractor shall verify, prior to placement of the foundations, that the soil is capable of supporting 2000 PSF. of bearing pressure.
- If footing elevation occurs in disturbed, unstable or unsuitable soil, the Engineer of Record shall be notified and necessary adjustments shall be made per their instructions.
- Preparation of the sub grade shall be in strict accordance with instructions outlined in the Geotechnical report.
- Steps in wall footings shall not exceed a slope of (1) vertical to (2) horizontal.
- Caution shall be used when operating vibratory compaction equipment near existing structures to avoid the risk of damaging the existing structure.
- Reinforcing bars as per ASTM A615 Grade 40.
- MIX DESIGN CRITERIA: Refer to the specifications, All concrete Type I Portland Cement, (ASTM C 150) 2500 PSI compressive strength @ 28 days, (U.O.N.)
W/C ratio less or equal to 0.58
Slump - 3"
Water - Potable
Chloride - None

VERIFICATION OF FIELD CONDITIONS:

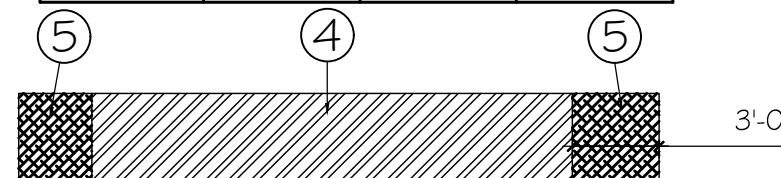
- Contractor shall verify all field conditions and dimensions relative to same. Where there are conflicts between actual field conditions and data presented in the drawings, such conditions shall be called to the Architect's and or to the Engineer of Record's (EOR) attention and necessary adjustments made per their instructions.
- If there are any discrepancies between these Structural Notes and the Structural Details, the stricter of the two shall govern.
- These structural drawings represent a renovation of an existing building. Unanticipated field conditions may be uncovered during construction.
- Prior to the start of any construction activities the general contractor shall coordinate with the licensed land surveyor to establish final finish floor elevation (FFE) which shall govern.

COMPONENTS AND CLADDING ULTIMATE WIND PRESSURES



ROOF PRESSURES ULTIMATE PRESSURES IN PSF.

TRIBUTARY AREA	INTERIOR (1) [stippled]	INTERIOR (2) [diagonal hatching]	INTERIOR (3) [cross-hatching]
A <= 20	-42.8 +27.0	-74.5 +27.0	-110.2 +27.0
20 < A <= 50	-41.6 +24.6	-68.5 +24.6	-103.0 +24.6
50 < A <= 100	-40.1 +21.4	-60.7 +21.4	-93.5 +21.4
100 < A	-38.9 +19.1	-54.7 +19.1	-86.4 +19.1



WALL PRESSURES ULTIMATE PRESSURES IN PSF.

TRIBUTARY AREA	INTERIOR (4) [diagonal hatching]	EXTERIOR (5) [cross-hatching]
A <= 20	-50.7 +46.8	-62.6 +46.8
20 < A <= 50	-48.7 +44.7	-58.4 +44.7
50 < A <= 100	-45.9 +41.9	-52.8 +41.9
100 < A	-43.8 +39.8	-48.6 +39.8

NOTE: TO OBTAIN NOMINAL "ASD" WIND PRESSURES MULTIPLY VALUES SHOWN ON TABLE BY A FACTOR OF 0.6

REVISIONS:

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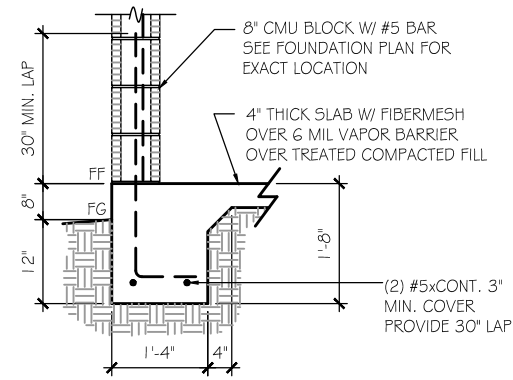
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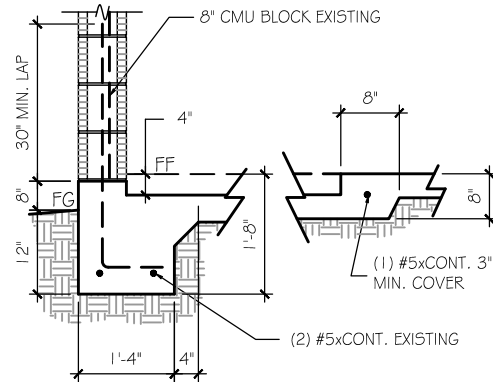
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SHEET

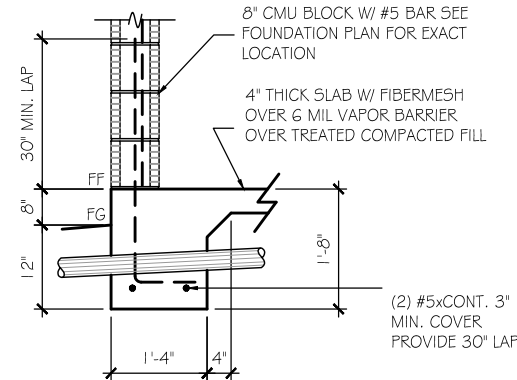
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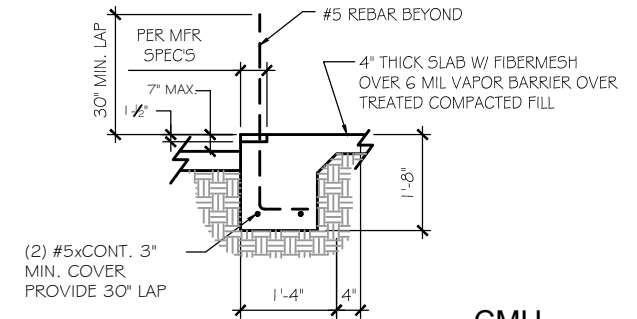
1 BEARING FOOTER
N.T.S.



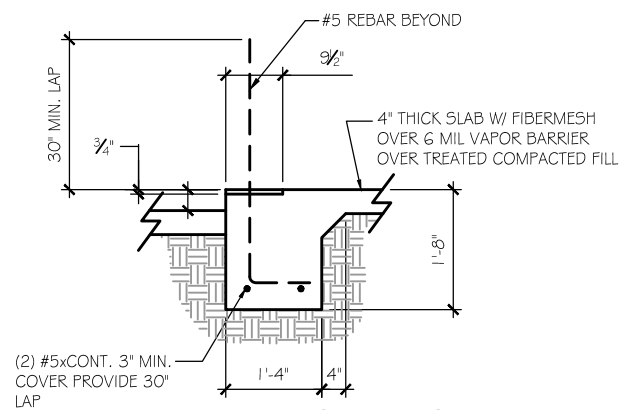
2 FOOTER AT SHOWER
N.T.S.



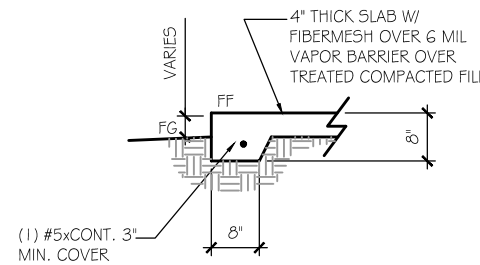
3 UTILITY CHASE
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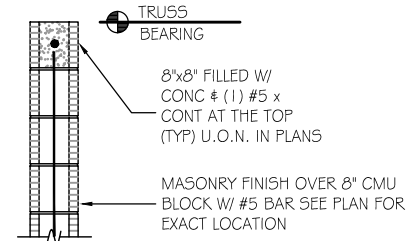
4 FOOTER AT SL GLASS DOOR
N.T.S.



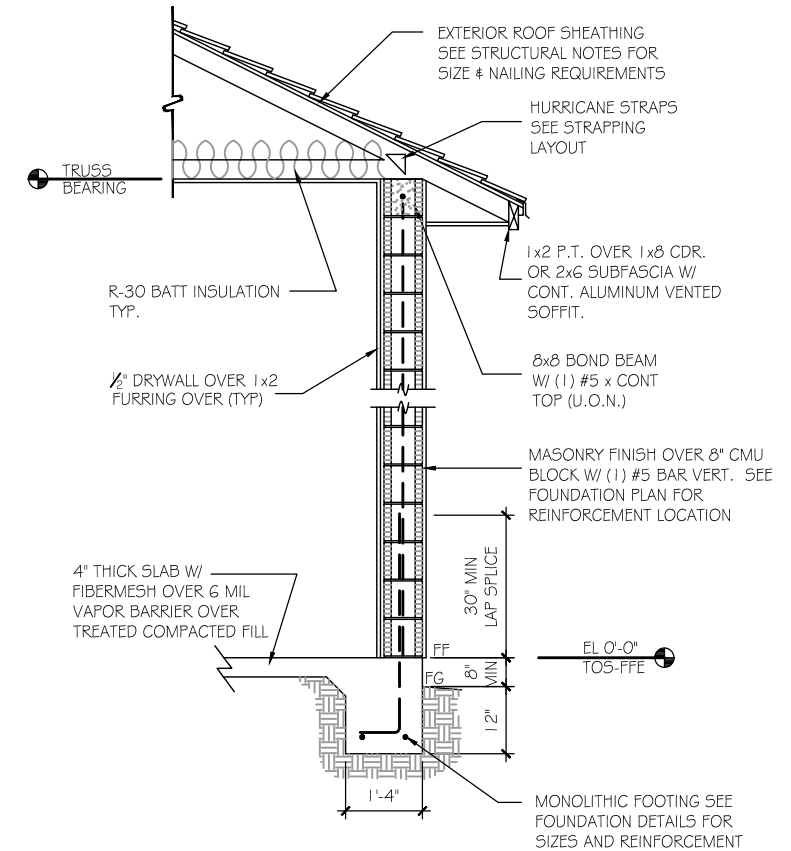
5 CMU FTG AT OUT-SWING DOORS
N.T.S.



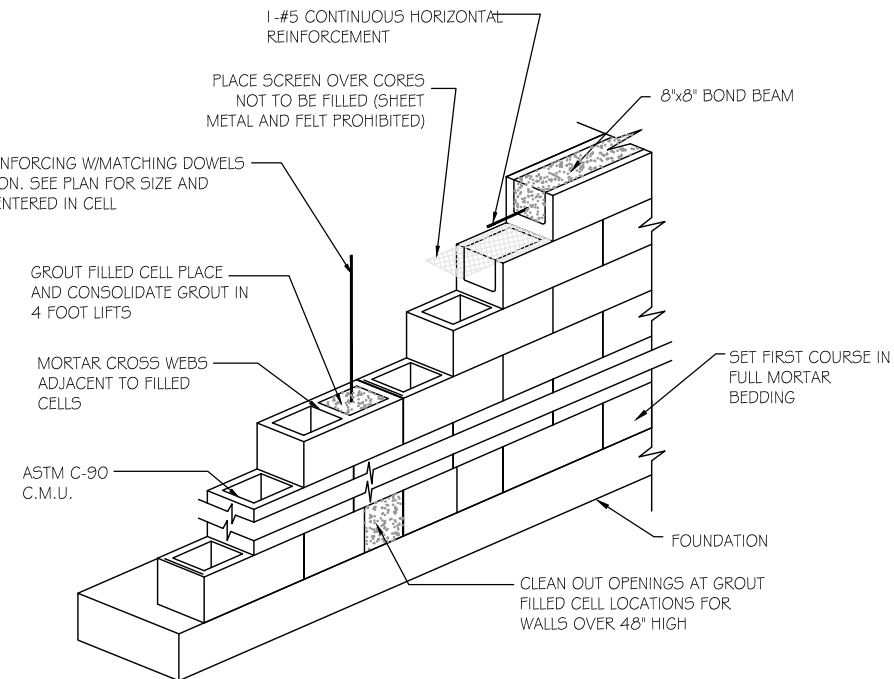
6 THICKENED EDGE
N.T.S.



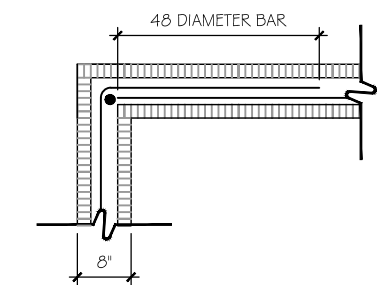
A BOND BEAM A TOP OF WALL
N.T.S.



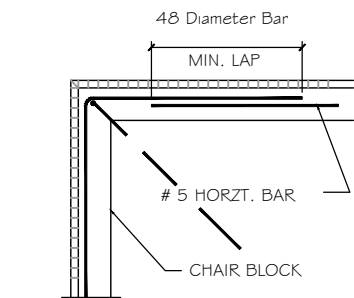
E TYPICAL WALL SECTION ONE STORY CMU (MONOLITHIC)
N.T.S.



D TYPICAL MASONRY CONSTRUCTION DETAIL
N.T.S.



B BOND BEAM TYP. CORNER DTL.
N.T.S.



C CHAIR BLOCK RE-INFORCEMENT DETAIL
N.T.S.

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S2

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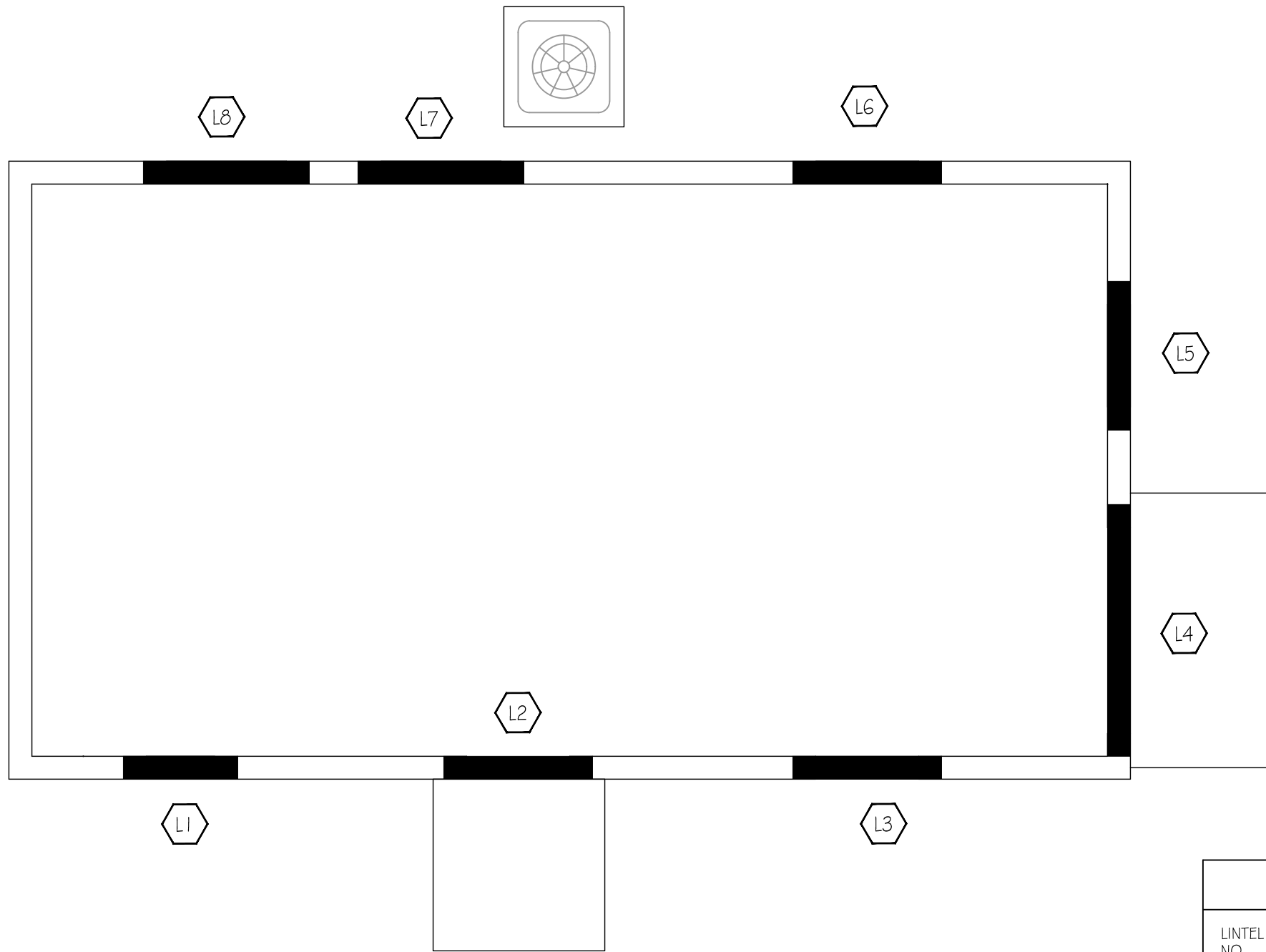
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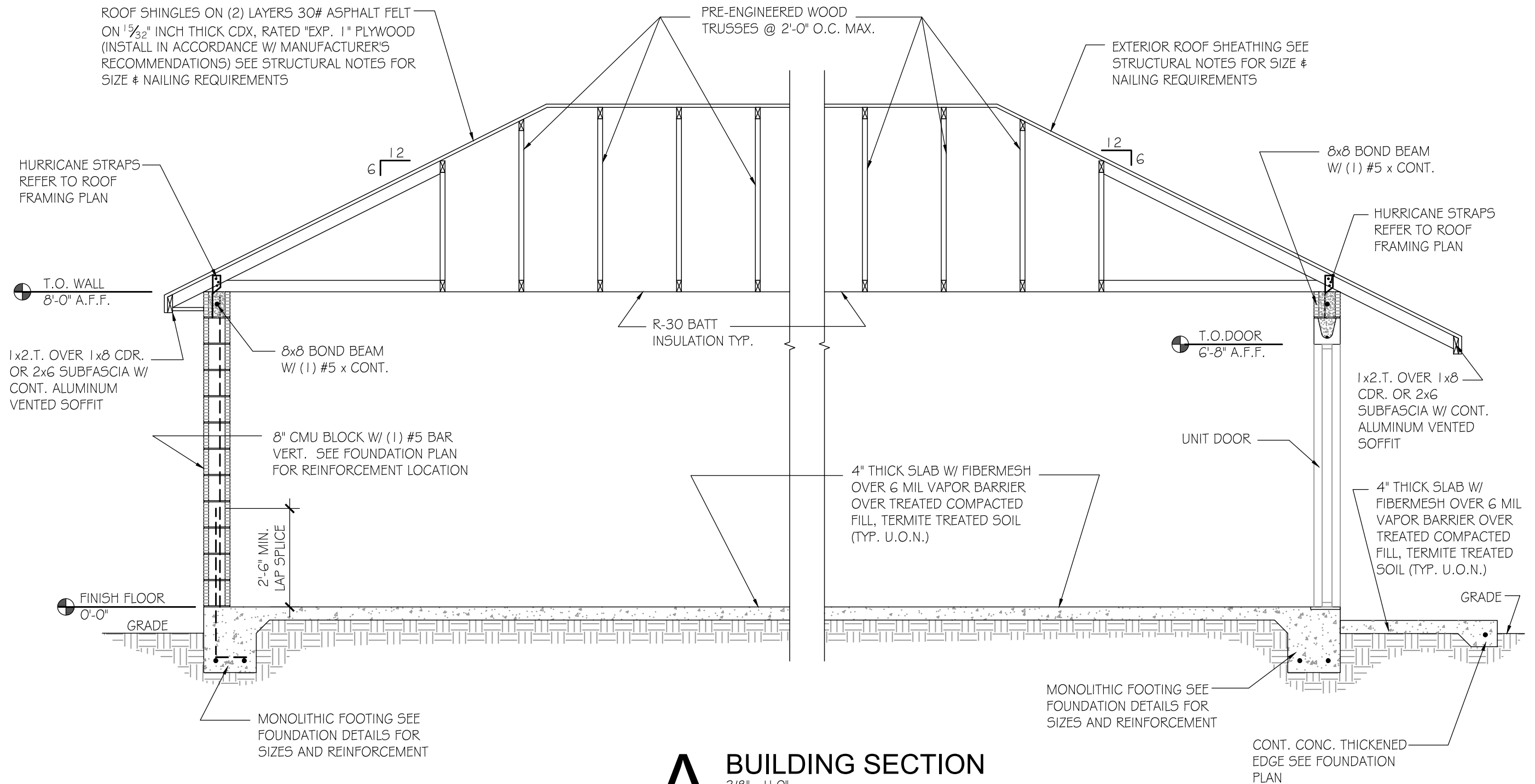
S3



LINTEL SCHEDULE #				
LINTEL NO.	OPENING LENGTH	MIN. LINTEL LENGTH	LINTEL TYPE	COMMENTS
L 1	2'-0"	3'-6"	8F16-1B/IT	BATH
L 2	3'-0"	4'-6"	8RF14-1B/IT	ENTRY
L 3	3'-0"	4'-6"	8F16-1B/IT	POOL ROOM
L 4	6'-0"	7'-6"	8F16-1B/IT	POOL ROOM
L 5	3'-0"	4'-6"	8F16-1B/IT	WET BAR
L 6	3'-0"	4'-6"	8F16-1B/IT	WET BAR
L 7	3'-6"	5'-4"	8F16-1B/IT	GAME ROOM
L 8	3'-6"	5'-4"	8F16-1B/IT	BEDROOM

SEE PRECAST LINTEL TABLES & NOTES IN SHEET S8

PRECAST LINTEL PLAN
 1/8"=1'-0"



A BUILDING SECTION
3/8" = 1'-0"

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SHEET	S5

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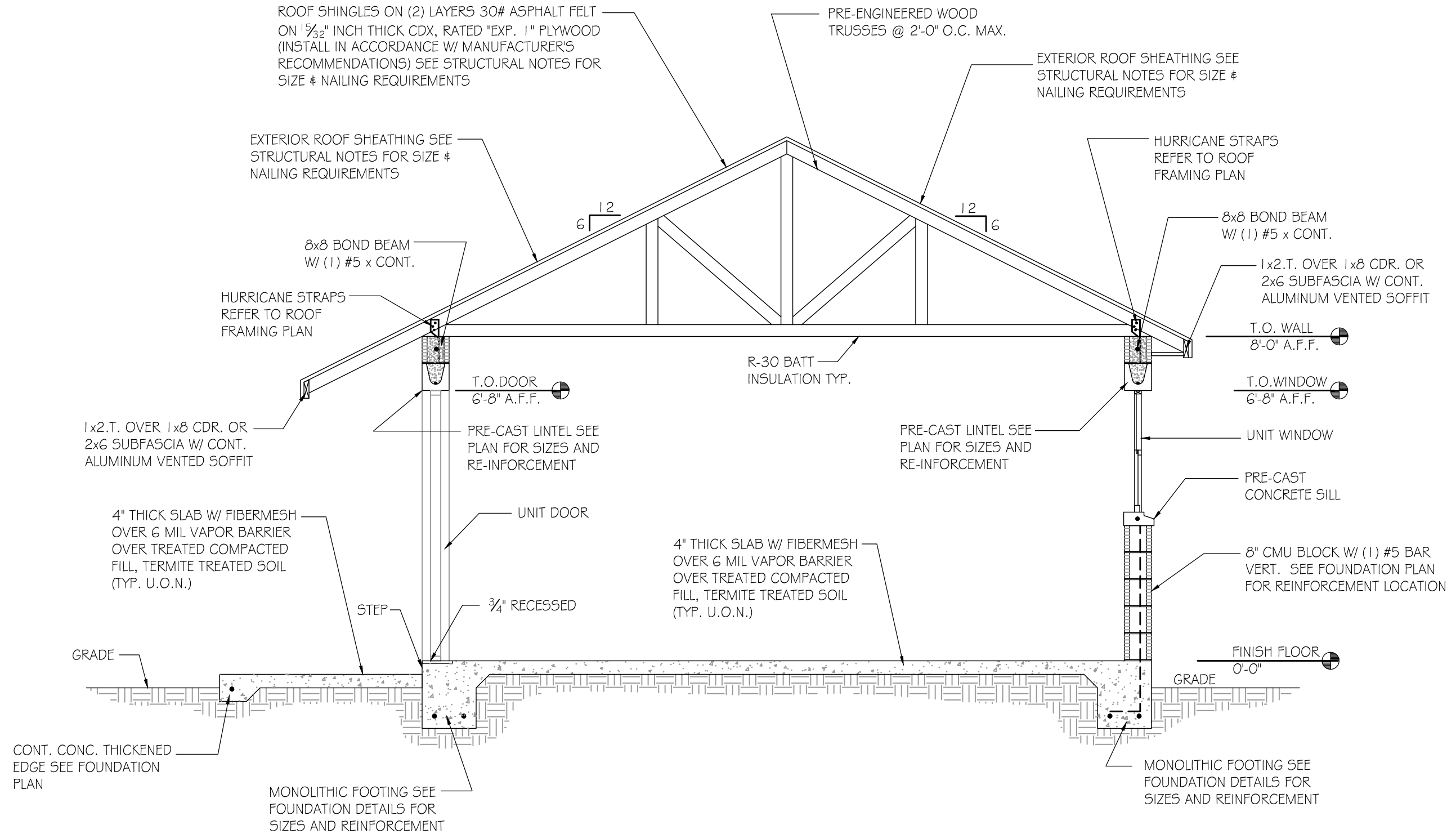
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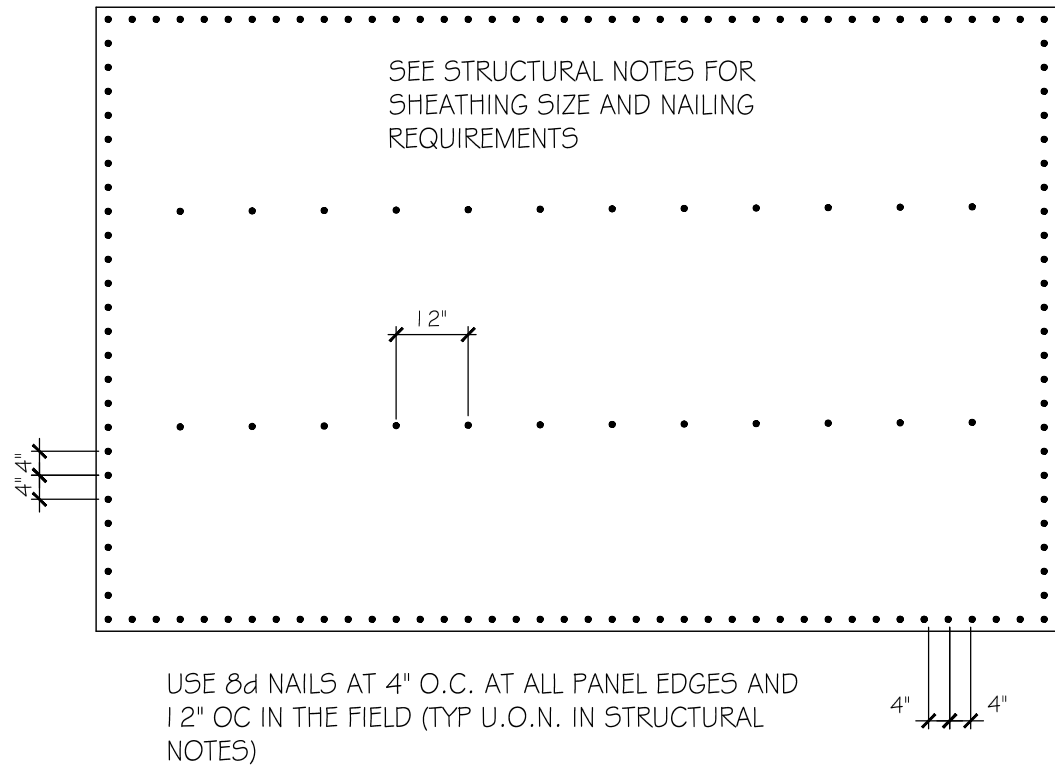
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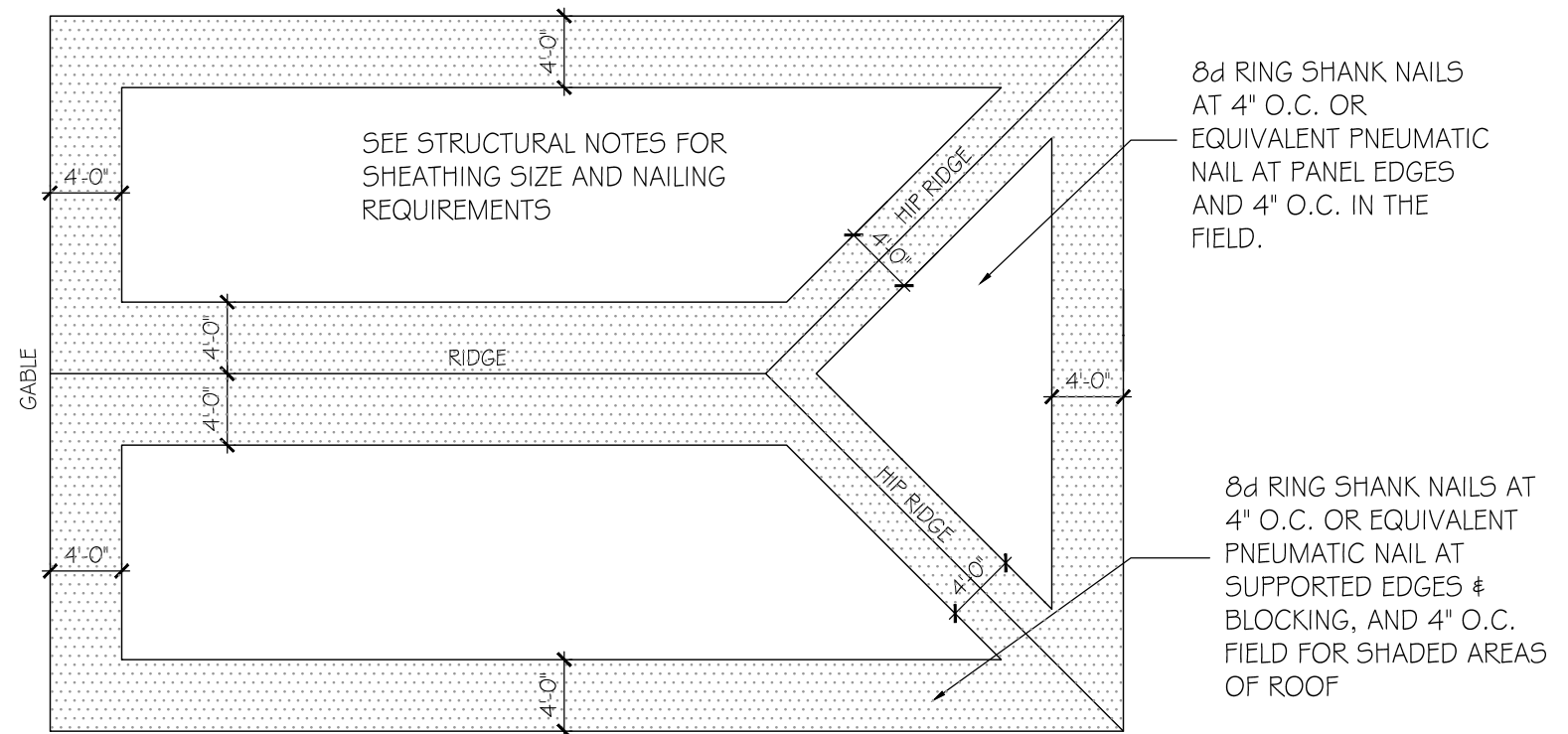
S6



A BUILDING SECTION
 3/8" = 1'-0"



A EXT. WALL SHEATHING NAILING PATTERN
N.T.S.



NOTE: IF A BLOCKED DIAPHRAGM ZONE IS CALLED FOR ON ROOF PLAN PROVIDE 2x4 BLOCKING @ ALL PLYWOOD PANEL EDGES & NAILS @ 4" O.C. FOR BLOCKED DIAPHRAGM ZONE

B ROOF SHEATHING NAILING PATTERN
N.T.S.

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SHEET	S7

MATERIALS

1. f_c precast lintels = 3500 psi.
2. f_c prestressed lintels = 6000 psi.
3. f_c grout = 3000 psi w/ maximum 3/8" aggregate.
4. Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
5. Rebar provided in precast lintel per ASTM A615 GR60. Field rebar per ASTM A615 GR40 or GR60.
6. Prestressing strand per ASTM A416 grade 270 low relaxation.
7. 7/32 wire per ASTM A510.
8. Mortar per ASTM C270 type M or S.

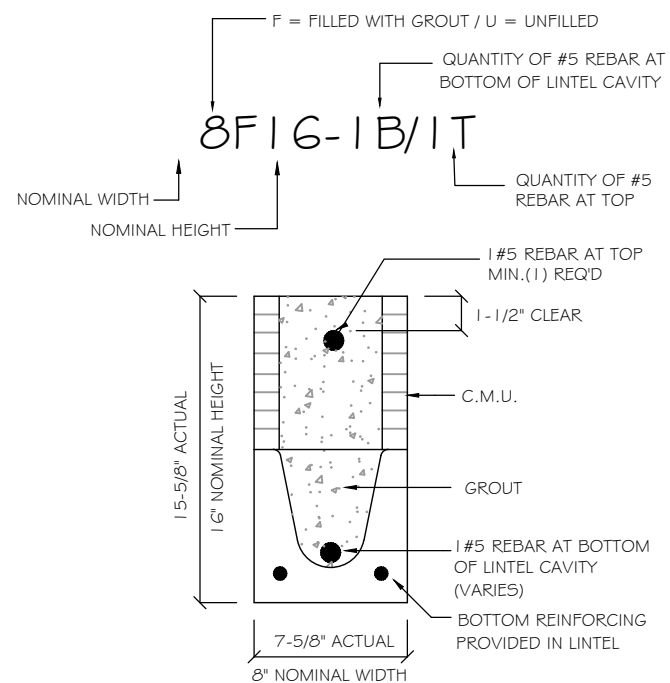
GENERAL NOTES

1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural drawings.
4. Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
5. All lintels meet or exceed 1/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed 1/180.
6. Bottom field added rebar to be located at the bottom of the lintel cavity.
7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete in composite lintel in lieu of concrete masonry units.
9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530

SAFE LOAD TABLE NOTES

1. All values based on minimum 4" bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6-1/2". Safe loads for all recessed lintels based on 8" nominal bearing.
2. N.R. = Not Rated.
3. Safe loads are total superimposed allowable load on the section specified.
4. Safe loads based on grade 40 or grade 60 field rebar.
5. Additional lateral load capacity can be obtained by the designer by providing additional reinforced masonry above the precast lintel.
6. One #7 rebar may be substituted for two #5 rebars in 8" lintels only.
7. The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d -away from the face of support.
8. For composite lintel heights not shown, use safe load from next lower height.
9. All safe loads in units of pounds per linear foot, calculating the maximum resisting moment and shear at d -away from the face of support.

TYPE DESIGNATION



SAFE LOAD TABLES

FOR GRAVITY, UPLIFT & LATERAL LOADS

8" PRECAST & PRESTRESSED U-LINTELS

LENGTH	TYPE	8U8	GRAVITY								
			8F8-OB	8F12-OB	8F16-OB	8F20-OB	8F24-OB	8F28-OB	8F32-OB		
			8F8-1B	8F12-1B	8F16-1B	8F20-1B	8F24-1B	8F28-1B	8F32-1B		
2'-10" (34")	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936		
3'-6" (42")	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936		
4'-0" (48")	PRECAST	2029	2646	4473	6039	7526	9004	10472	11936		
4'-6" (54")	PRECAST	1651	1787	1913	2657	3403	4149	4896	5644		
5'-4" (64")	PRECAST	1184	1223	1301	1809	2317	2826	3336	3846		
5'-10" (70")	PRECAST	972	1000	1059	1474	1889	2304	2721	3137		
6'-6" (78")	PRECAST	937	1255	2101	3396	5260	7134	8995	6890		
7'-6" (90")	PRECAST	767	1029	1675	2610	3839	5596	6613	5047		
9'-4" (112")	PRECAST	573	632	1049	1469	1210	1482	1754	2027		
10'-6" (126")	PRECAST	456	482	802	1125	915	1122	1328	1535		
11'-4" (136")	PRECAST	445	598	935	1365	1854	2441	3155	4044		
12'-0" (144")	PRECAST	414	545	864	1254	1689	2074	1570	1818		
13'-4" (160")	PRECAST	362	427	726	1028	1331	1635	1224	1418		
14'-0" (168")	PRECAST	338	455	700	1003	1335	1714	2153	2666		
14'-8" (176")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR		
15'-4" (184")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR		
17'-4" (208")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR		
19'-4" (232")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR		
21'-4" (256")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR		
22'-0" (264")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR		
24'-0" (288")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR		

8" PRECAST & PRESTRESSED U-LINTELS

LENGTH	TYPE	UPLIFT								LATERAL	
		8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T	8U8	8F8	
		8F8-2T	8F12-2T	8F16-2T	8F20-2T	8F24-2T	8F28-2T	8F32-2T			
2'-10" (34")	PRECAST	2727	2878	4101	5332	6569	7811	9055	2021	2021	
3'-6" (42")	PRECAST	2165	2289	3260	4237	5219	6204	7192	1257	1257	
4'-0" (48")	PRECAST	1878	1989	2832	3680	4532	5387	6245	938	938	
4'-6" (54")	PRECAST	1660	1762	2507	3257	4010	4767	5525	727	727	
5'-4" (64")	PRECAST	1393	1437	2050	2670	3293	3920	4549	505	505	
5'-10" (70")	PRECAST	1272	1357	1930	2505	3084	3665	4247	418	418	
6'-6" (78")	PRECAST	1141	1200	1733	2250	2769	3290	3812	707	887	
7'-6" (90")	PRECAST	990	1029	1466	1907	2351	2797	3245	591	657	
9'-4" (112")	PRECAST	801	755	1192	1550	1910	2271	2634	454	630	
10'-6" (126")	PRECAST	716	611	1039	1389	1711	2034	2358	396	493	
11'-4" (136")	PRECAST	666	439	696	899	1104	1309	1515	363	556	
12'-0" (144")	PRECAST	607	400	631	816	1001	1186	1372	340	494	
13'-4" (160")	PRECAST	500	340	532	686	841	997	1153	302	398	
14'-0" (168")	PRECAST	458	316	493	635	778	922	1065	286	360	
14'-8" (176")	PRESTRESSED	243	295	459	591	724	857	990	N.R.	357	
15'-4" (184")	PRESTRESSED	228	278	430	553	677	801	925	N.R.	327	
17'-4" (208")	PRESTRESSED	188	236	361	464	567	670	774	N.R.	255	
19'-4" (232")	PRESTRESSED	165	207	313	401	490	578	667	N.R.	204	
21'-4" (256")	PRESTRESSED	145	186	278	356	433	512	590	N.R.	172	
22'-0" (264")	PRESTRESSED	142	212	336	477	635	807	993	N.R.	161	
24'-0" (288")	PRESTRESSED	124	186	290	408	538	680	833	N.R.	135	

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR

8" PRECAST W/ 2" RECESS DOOR U-LINTELS

LENGTH	TYPE	8RUG	GRAVITY							
			8RF6-OB	8RF10-OB	8RF14-OB	8RF18-OB	8RF22-OB	8RF26-OB	8RF30-OB	
			8RF6-1B	8RF10-1B	8RF14-1B	8RF18-1B	8RF22-1B	8RF26-1B	8RF30-1B	
4'-4" (52")	PRECAST	1489	1591	3053	2982	3954	4929	5904	6880	
4'-6" (54")	PRECAST	1357	1449	2782	2714	3600	4487	5375	6264	
5'-8" (68")	PRECAST	785	832	1602	1550	2058	2566	3075	3585	
5'-10" (70")	PRECAST	735	1153	2162	4074	6472	6516	5814	6839	
6'-8" (80")	PRECAST	822	779	1500	1449	1924	2400	2876	3352	
7'-6" (90")	PRECAST	665	1103	2051	3811	6472	6516	5450	6411	
9'-8" (116")	PRECAST	371	907	1677	2933	2576	3223	3872	4522	
			907	1677	2933	4100	6730	8177	6707	
			761	1377	2252	1958	2451	2944	3439	
			764	1377	2329	3609	5492	6624	5132	
			420	834	1253	1071	1342	1614	1886	
			535	928	1497	2179	2618	3595	2875	

8" PRECAST W/ 2" RECESS DOOR U-LINTELS

LENGTH	TYPE	UPLIFT								LATERAL	
		8RF6-1T	8RF10-1T	8RF14-1T	8RF18-1T	8RF22-1T	8RF26-1T	8RF30-1T	8RUG	8RF6	
		8RF6-2T	8RF10-2T	8RF14-2T	8RF18-2T	8RF22-2T	8RF26-2T	8RF30-2T			
4'-4" (52")	PRECAST	1244	1573	2413	3260	4112	4967	5825	932	932	
4'-6" (54")	PRECAST	1192	1507	2311	3121	3937	4756	5577	853	853	
5'-8" (68")	PRECAST	924	1172	1795	2423	3055	3689	4325	501	501	
5'-10" (70")	PRECAST	896	1138	1742	2352	2965	3581	4198	469	469	
6'-8" (80")	PRECAST	778	882	1513	2042	2573	3107	3642	830	1100	
7'-6" (90")	PRECAST	688	697	1325	1810	2280	2753	3227	710	941	
9'-8" (116")	PRECAST	533	433	808	1123	1413	1704	1995	516	614	
			533	527	1009	1369	1728	2088	2450		

*REDUCE VALUE BY 15% FOR GRADE 40 FIELD REBAR

REVISIONS:

DETACHED ADU ADDITION
220 VERZON CT.
ORLANDO, FL 32839

ITEG
THOMPSON ENGINEERING GROUP, INC.
Michael A. Thompson
PE # 47509
4401 Vineland Road, Suite A6
Orlando, FL 32811
407-734-1450
www.tegf.com

DATE: 04/26/24

SCALE: AS NOTED

DRAWN BY: J.F.

SHEET

S8



Date: June 6, 2024
To: Planning and Zoning Board
From: Ellen Hardgrove, City Planning Consultant
XC: Sandy Riffle, City Clerk
Brett Sollazzo, Administrative Assistant
Drew Smith, City Attorney

This agenda item relates to changes in the City's sign regulations; i.e., Chapter 122 of the City's Code. It contains 18 sections as listed below.

- Sec. 122-2. - Definitions.
- Sec. 122-3. - Permits and fees.
- Sec. 122-4. - Permit applications.
- Sec. 122-5. - Comprehensive sign plan applications.
- Sec. 122-6. - Appeals.
- Sec. 122-7. - Substitution of non-commercial speech for commercial speech.
- Sec. 122-8. - Content neutrality as to sign message.
- Sec. 122-9. - Exemptions from sign permitting.
- Sec. 122-10. - Prohibited signs.
- Sec. 122-11. - General standards.
- Sec. 122-12. - Supplemental temporary sign standards.
- Sec. 122-13. - Signs subject to permitting.
- Sec. 122-14. - Comprehensive sign program.
- Sec. 122-15. - Nonconforming signs.
- Sec. 122-16. - Removal of signs.
- Sec. 122-17. - Conflicting requirements.
- Sec. 122-18. - Severability.

Over the years, the city has made changes and tweaks to the regulations, which has resulted in some inconsistencies and remaining outdated terminology. Staff has completed a full review of the regulation and recommends the changes noted in this report in order to meet the goals of clarity for all users, including code enforcement; elimination of sign clutter; and protection of the health and safety and welfare of the city's citizens, businesses, and visitors.

The recommended changes are listed by code section and follow the symbol ❖, with the changes in strike-through/underline format. Staff comments related to the change follow in **green text**.

Sec. 122-1. - Purpose. No Change

Sec. 122-2. - Definitions. The following changes and additions to the definition section are as follows.

- ❖ *Awning:* A shelter above a door or window, projecting from and supported by the exterior wall of a building constructed of rigid or non-rigid durable, weather-resistant materials on a supporting framework that may include a type that can be retracted, folded or collapsed against the wall of a supporting building. Minimum vertical clearance for the awning from the underneath floor is 7’6”.

Staff Comment: Recommended for clarity. In addition, staff recommends moving the term “Awning” to Code Section 134-1, Zoning Definitions since it is a general term and not only applicable to signs.

- ❖ *Awning sign:* A sign incorporated ~~into an~~ onto the material of an awning.

Staff Comment: Recommended for clarity

- ❖ *Banner:* A sign applied to cloth, plastic, paper, fabric or other light pliable material of any kind either with or without frames; and which is suspended, mounted or attached across its longest side to buildings ~~or attached at two ends to building, poles or natural elements.~~

Staff Comment: The recommended deletion provides consistency with the temporary sign regulation and also consistent with the snipe sign definition: signs “attached to poles and trees or other vegetation;” snipe signs are currently and have always been prohibited.

- ❖ *Building frontage:* With the exception of the term building frontage used in the Code section related to attached signage on multi-occupant parcels, the vertical side of a principal building which faces a public right-of-way and is built to the principle plane without an intermittent building between the building and the right-of-way. For irregular wall surfaces, a single straight line is used to determine the frontage length.

Staff Comment: This change is recommended to prevent excessive signage on a parcel that has many accessory buildings on the property as well as meet one of the intents of the regulation, which is to regulate signage that is seen from the road. Due to this change, the term Principal Building is also recommended to be added as follows:

Principal Building: The main building in which the principal use(s) on a lot is conducted; the term excludes accessory buildings and structures.

- ❖ ~~*Construction sign:* A temporary on-site sign identifying the ongoing construction activity during the time that a building permit is active and prior to completion of the work for which the permit was issued, and containing sign copy that is limited to the ongoing construction activity and identifying the contractor, professionals and/or any subcontractor engaged to perform construction activity on the site.~~

Staff Comment: Term is not used

- ❖ Feather Flag: A temporary freestanding vertical sign with a tapered, blade-shaped copy area that is designed to be displayed outdoors attached to a flexible pole inserted securely into the ground.

Staff comment: This term needs to be added as other sections reference it.

- ❖ *Flag:* A piece of fabric of distinctive design of which the narrowest side is attached to a permanent staff, halyard, structure, or flag pole. Flags are not banners.

Staff comment: This change is recommended to further distinguish a flag is not a banner. As currently in the regulation, a “flag” could be hung on a “structure” as a banner since copy cannot be regulated according to the US Supreme Court.

- ❖ *Ground sign:* A freestanding sign placed in or upon the ground, specifically a Low Profile Sign, Tall Profile Sign, or, if qualified, a Large Parcel Sign.

Staff comment: Added for clarity

- ❖ *Permanent sign:* Any sign which, when installed, is intended for permanent use. For the purposes of this chapter, any sign with an intended use in excess of ~~90~~ 60 days from the date of installation shall be deemed a permanent sign unless otherwise indicated elsewhere in this chapter.

Staff comment: The referenced time length of “excess of 90 days” needs to be changed to 60 days for consistency with the current Temporary Sign definition limit: “Temporary sign: A sign which is not designed, constructed, or intended to be placed for a period of 60 days or fewer.”

- ❖ *Pole sign:* A freestanding sign that is supported from the ground up by one or more vertical supports and which does not meet the definition of a low-profile sign or tall-profile sign. The definition of pole sign does not include flags, a feather flag used as a new business sign, traffic control device signs, or parking space identifications signs.

Staff Comment: If “feather flags” are approved to be used for new businesses, the pole sign definition needs to be modified. The qualifier “new business” is recommended in the definition for clarity that the only instance that feather flags are not considered pole signs is when used for a new business.

- ❖ *Safety sign: See Warning signs.*

Staff Comment: Neither warning nor safety sign is used in the regulation.

- ❖ Single Occupant Parcel: A tax parcel with a building(s) occupied by only one occupant or tenant who leases the entire space. There are no other businesses or individuals renting portions of the property.

Staff Comment: This is a term used in the document.

Sec. 122-3. - Permits and fees. No change recommended.

Sec. 122-4. - Permit applications. No change recommended.

Sec. 122-5. - Comprehensive sign plan applications. No change recommended.

Sec. 122-6. - Appeals. No change recommended.

Sec. 122-7. - Substitution of non-commercial speech for commercial speech. No change recommended.

Sec. 122-8. - Content neutrality as to sign message. No change recommended.

Sec. 122-9. - Exemptions from sign permitting. The following changes are recommended.

- ❖ (4) Temporary on-site signs erected pursuant to and in accordance with section 122-12, excluding banners and new business signs, which require permits.

Staff Comment: Signs that have time limits need to be permitted.

- ❖ (5) Traffic control device signs.

Staff Comment: Recommended for clarity.

- ❖ (7) Up to three flags located so the flag when fully extended is at least ten feet from any right-of-way the front property line and at least 20 feet from side property lines, mounted on hardware permanently attached to a ~~structure or pole not exceeding 35 feet in height and that is~~ permanently anchored within the ground with concrete or a pole attached to a building in a permanent anchor. When more than one flag is located on a parcel, the flag poles shall be clustered to be no further apart than the flag width when completely extended and located within 15 feet of the principal building or at least 30 feet from a right-of-way, whichever is furthest from the right-of-way. On a parcel zoned for residential purpose, the highest point of the flag or flag pole shall be a maximum of 20 feet above the natural ground elevation and the flag shall be a

maximum 5 feet x 8 feet in size; for non-residential zoned property, the highest point of the flag/flag pole shall be a maximum of 35 feet above the natural ground elevation and shall be a maximum 6 feet x 10 feet.

Staff Comment: Changes are made to clarify the existing regulation. First, right-of-way needs to be used rather than front property line to reflect that corner parcels only have one “front.” Second, to make a distinction of flag pole height in residential and nonresidential areas. Third, the changes here are meant to avoid clutter along the road if flags are used as signs.

❖ (8) Warning/Safety Signs

Staff Comment: Although there is a definition in Section 122-2, the term is not used in the regulation, though should be added to exempt signs.

❖ (9) Statutory Signs

Staff Comment: These signs should be exempt.

Sec. 122-10. - Prohibited signs. The following changes are recommended.

- ❖ ~~(17) Snipe signs.~~ Any sign tacked, nailed, fastened, affixed to, painted, posted, pasted, glued or otherwise attached to trees or other vegetation (living or dead), telephone poles, utility poles, or fences, with the message appearing thereon not applicable to the owner of utility poles or present use of the premises upon which the sign is located, includes, but is not limited to, snipe signs.

Staff Comment: The recommended change is to be specific that all signs that do not follow the placement standards, including handmade signs meant to be temporary, are prohibited, not just what someone would define as a “snipe sign.”

- ❖ Signs attached to temporary structures, except as expressly allowed within this chapter.

Staff Comment: This is to clarify that some temporary signs are allowed.

- ❖ (23) Window signage except as expressly allowed within this chapter. ~~Window signage lawfully existing as of June 21, 2022, shall be allowed to remain until the earlier of: 1) voluntary removal of the window signage; or 2) a change of occupancy in the unit upon which the window signage is located.~~

Staff Comment: This change reflects the change that is proposed to window signs in Section 122-13, which is listed below, which is primarily proposed in response to code enforcement and the continued desire to eliminate window clutter; thus, improving the aesthetics along the Orange and Hansel Avenues. Although the current window sign regulation was created in 2022, the clutter of window signage continues and the 2022 regulation has been found difficult to enforce. The proposed change provides clarity as to allowable window signage and requires that as of October 2024 all window

signage will be required to comply. If approved as recommended, the plan is to notify all businesses of the need to comply with BTR renewal notification (letters go out July 1 and BTR renewal is required by Sept 30). The proposed change exempts all permit costs until the end of 2024 to facilitate compliance. In addition to the compliance changes, additional window signage is proposed reflecting issues that have been experienced with the 2022 regulatory changes.

Section 122-13. *Window signs.* Window signs shall be allowed only on the ground floor windows of a building. Permitted window signage shall be either one window sign that is attached, painted, or placed on the glass of a business provided such does not exceed five square feet in copy area or two identical matching window signs attached, painted, or placed on adjacent windows at the same height from the ground with each sign located on a different window of the same leased space in a symmetrical manner not exceeding a cumulative seven square feet in copy area shall be allowed. The remaining window(s) of the business shall remain transparent. A glass door shall be categorized as a window for this regulation. One additional window sign with LED/neon/or similar lettering and hung inside the business and visible through the window from outside, but not attached to the window, shall be allowed proximate the primary business entry door provided such sign does not exceed 2 square feet in total sign copy area. This regulation shall allow the same window signage on business locations that have windows on different elevation planes (e.g., a leased space in a corner location). All window signage shall be counted in the total copy area allowed.

- ❖ (25) Any sign bordered or containing string lights or light strips, including LED strips, except as expressly allowed in this chapter.

Staff Comment: Added to prohibited signs for clarity. The prohibition of string lights is included in other sections of code. This addition does not create nonconforming signs since it is already prohibited in other sections of code.

- ❖ (26) More than three flags on one tax parcel.

Staff Comment: Added to the list of prohibited signs for clarity. Currently code says maximum three flags, but is silent on if more than three are desired.

- ❖ (27) Changeable copy on any sign

Staff Comment: The ability for changeable copy was eliminated in 2018. To improve clarity, a specific reference to the prohibition needs to be provided.

- ❖ (28) Feather flags except when used as new business signs.

Staff Comment: to avoid any misinterpretation that a feather flag could be one of the permissible temporary signs (both residential and non-residential zoned parcels), except for new business signs.

Sec. 122-11. - General standards. The following changes are recommended.

- ❖ (a) *Distance requirements.* Except as otherwise provided herein, no sign shall be located within 20 feet of any side property line of a parcel and at least 20 feet from existing public road curbs or pavement. No freestanding sign shall be located within 50 feet of any other permanent freestanding sign, including those on adjacent property.

Staff Comment: For clarity for the user as to how sign separation is measured.

- ❖ (g) *Sight visibility triangles.* No sign shall be located within a sight visibility triangle as defined below:

(1) *Driveway/road corner:* The area on both sides of a driveway formed by the intersection of the driveway and the public or private right-of-way line with two sides of each triangle being ten feet in length from the point of intersection and the third side being a line connecting the ends of the other sides. The driveway measurement shall be along the driveway curb front, or pavement if no curb exists. The right-of-way length shall be measured along the right-of-way line.

(2) *Road/road corner:* The area of property located at a corner formed by the intersection of two public rights-of-way, public or private, with two sides of the triangular area being measured 30 feet in length along the right-of-way lines from their point of intersection, and the third being a line connecting the ends of the other two lines.

Staff Comment: Change recommended for clarity that the visibility triangle applies to both public and private roads/rights-of-way.

Sec. 122-12. - Supplemental temporary sign standards. The following changes are recommended.

- ❖ Sec. 122-12. - Supplemental Temporary sign standards.

Staff Comment: No need for the word “supplemental.”

- ❖ (1) General Rules:

- a. Temporary signs shall be removed within three days after the date upon which the sign has fulfilled its purpose (e.g., a scheduled event or occurrence has concluded) or on the regulatory date expressly stated in this chapter.
- b. ~~(5)~~ Temporary signs shall not be illuminated.
- c. ~~(6)~~ Temporary signs shall be repaired or removed immediately if they become faded, worn, broken, decayed, or otherwise fall into poor repair. The City will acquire a temporary sign that remains after the allowable time limit.

Staff Comment: Recommended changes and reorganization for clarity for user and code enforcement

- ❖ (2) On property in residential zoned districts, except property occupied by a place of worship that has been authorized by special exception approval, the following signs shall be allowed:
 - a. One temporary freestanding rectangular sign no greater than six square feet in copy area with sign height no greater than three feet shall be allowed on the premises at any time.
 - b. In addition to the sign allowed in subsection (2)a., above, one temporary freestanding sign no greater than nine square feet in copy area with sign height no greater than six feet shall be allowed on the premises during any period in which the property upon which such sign is located is listed for sale or lease.
 - c. In addition to the signs allowed in subsections (2)a. and b., above, two temporary freestanding signs no greater than six square feet in copy area with sign height no greater than three feet shall be allowed on the premises during any period beginning 60 days prior to any local, state or federal election and lasting until three days after such election.
 - d. These temporary signs must not be located in or extend into any right-of-way, driveway, or sidewalk.

Staff Comment: Change is recommended to allow temporary signs on church property that is zoned residential. The shape addition is to provide clarity of the type of sign intended.

- ❖ (3) On property ~~zoned other than residential~~ in non-residential zoned districts and occupied by a place of worship that has been authorized by special exception approval in residential districts the following signs shall be allowed.
 - a. Banner Signs: One temporary banner sign no greater than 40 square feet in copy area attached to a building ~~and~~ subject to the following conditions:
 - 1. Any banner sign may not be displayed on any premises for more than 30 consecutive days;
 - 2. Any banner sign may not be displayed on any premises for more than 60 cumulative days in a calendar year;
 - 3. Prior to display of any banner sign, the party erecting such sign must provide notice to the city clerk's office on a form provided by the city including at a minimum, the property address, dates the banners sign will be displayed, and dimensions of the banner sign.
 - 4. Banner signs shall not cover a building address or hung in a manner that would impede pedestrian travel; the minimum vertical clearance for a banner positioned over a pedestrian path shall be 7'6".

Staff Comment: The additional criterion for banners is recommended for consistency with window sign regulations and safety concerns. The minor change in #3, fixes a typographical error.

b. Freestanding Signs:

1. One rectangular temporary sign no greater than 18 square feet in copy area with sign height no greater than six feet shall be allowed on the premises during any period in which any portion of the property upon which the sign is located is for sale or lease or during any period in which any portion of the property is under construction.

~~c. In addition to the signs allowed in subsections (3)a., and b., one temporary freestanding sign per 75 linear feet of any property line of the parcel which abuts a public road right-of-way; provided, however, no more than four temporary signs of any category provided in this section shall be allowed on a tax parcel at any one time; said signs shall be no greater than six square feet in copy area with sign height no greater than three feet.~~

2. ~~d. In addition to the signs allowed in subsections (3)a. and b.,~~ other allowable temporary signs, ~~above,~~ three temporary rectangular signs no greater than six square feet each in copy area with sign height no greater than three feet shall be allowed on the premises during any period beginning 60 days prior to any local, state or federal election and lasting until three days after such election.

3. ~~(4)~~ These temporary freestanding signs must be at least five feet from any right-of-way, and at least ten feet from the side and rear property lines, and outside all Sight Visibility Triangles, and shall not extend into any drive aisle, sidewalk, or parking space.

Staff Comment: The shape addition is to provide clarity of the type of sign intended.

c. New Business Sign

Staff Comment: This new category of temporary signs would be a policy change. In previous revisions to the sign regulation, the use of temporary signs was significantly reduced to align with the goal of improving the land use pattern and aesthetic along Orange and Hansel Avenues. It has been suggested that additional temporary signage be allowed specifically for new businesses.

1. One feather flag or one banner sign shall be allowed to be placed on the parcel of a new business location, as specifically provided herein.

2. Approval of the New Business Sign may only occur for a new business or existing business relocating to an entirely new tax parcel as demonstrated by the City's issuance of a new business tax receipt (BTR).

3. The New Business Sign may only be displayed for a period not to exceed 30 days with the start date within the first three months following the issuance of the associated BTR.

4. If the New Business Sign is a banner, the banner shall be consistent with the size, location, and material for a banner as stated in other parts of the temporary sign standards.
5. If the New Business Sign is a feather flag, the feather flag shall meet the following standards:
 - a) Maximum height of the feather flag shall be 8 feet and maximum width is 3 feet.
 - b) The feather flag pole shall be full fiber-glass and designed and installed to withstand sustained wind speeds of wind force 8 (46 mph) and wind gusts of wind force 10 (62 mph).
 - c) All parts of the feather flag shall be at least ten feet from any public or private right-of-way line, at least 20 feet from a side property line, and outside all onsite sight visibility triangles.
 - d) No part of the feather flag shall extend into any right-of-way, parking space, sidewalk or drive aisle.
 - e) No part of the feather flag shall obscure the building address.
6. For multi-occupant parcels, no more than three New Business Signs shall be allowed at any one time and such signs shall be spaced/separated from any other New Business Sign by a minimum of fifty 50 feet.
7. On parcels with more than one road frontage, one New Business Sign shall be allowed facing each road in accordance with the above standards for New Business Signs.

Staff Comment: Renumbered/lettered to avoid confusion in the type of and conditions for temporary signs. Furthermore, "c." was approved (Ordinance 2021-12) with a sunset date of November 30, 2022; that date has been past.

Sec. 122-13. - Signs subject to permitting. This section is recommended to be re-organized in a manner as to how the regulation is implemented. That is, there are two main categories of permanent signs: those that apply to residential development and those that apply to non-residential development. In the non-residential category, signage is then divided into single user properties and multi-occupant properties. The current regulations that apply to each are not organized together, thus sometimes difficult for the user to follow. The following is the proposed re-organization without the strike-through/underline format for easier readability except where a proposed change is substantive and not merely for organization. Substantive changes are underlined.

❖ **Sec. 122-13. Signs subject to permitting Permanent Signs.**

- (a) *Residential Communities*. The following signs shall be permitted to identify a residential community.

One permanent freestanding sign up to 64 square feet of total copy area and up to eight feet in height may be erected at each entrance into a single-family subdivision or multi-family development. In lieu of one 64 square foot sign, two permanent single-faced signs each not exceeding 32 square feet in total sign face area may be located at each entrance, provided that such signs are placed in a symmetrical manner, are located on opposite sides of the entrance to which they are oriented and outside all sight visibility triangles. Such signs shall only be erected on privately-owned property. All such signs shall be installed in a landscaped and irrigated area consisting of shrubs and/or ground cover not less than three feet in width around the entire base of the sign. Notwithstanding the above, existing permanent freestanding signs located at the entrance into a single-family subdivision or multifamily development are hereby grandfathered and may be replaced with new signage of the same dimensions and in the same footprint of such existing signage.

- (b) *Uses on property in non-residential zoned districts and places of worship that have been authorized by special exception approval in residential districts*. The following signs shall be allowed.

(1) Single Occupant Parcel

- a) *General*: Unless otherwise specified, a single occupant parcel shall be allowed a maximum total copy area of ~~two~~ 1.5 square feet for each linear foot of building frontage or 100 square feet, whichever is less. The allowable copy area may be distributed amongst the ground sign, attached sign, and window signage at the owner's discretion provided such is consistent with chapter 122.

Staff Comment: The change from 2 to 1.5 square feet for each linear foot of building frontage has already been adopted for ECD.

- b) *Ground Signs*: The maximum ground sign face is 72 square feet.

Staff Comment: The previous maximum copy area for some reason was not brought forward during the 2018 sign regulation rewrite. This maximum does not create any nonconforming situations and provides ample copy area; for a low profile sign, the 72 square feet sign would be 8.5'x8.5' and for the tall profile sign, the sign area would be 8'x9'.

- c) *Attached signs*:

- i. *General*: One wall sign, one projecting sign, or one hanging sign shall be allowed per principal building façade facing a public road right-of-way for each principal building located on a parcel; such sign or signs allowed herein do not have to be located on the building façade facing the public

- road right-of-way, but only one such sign shall be allowed per building façade.
- ii. Wall Sign: No wall sign or supporting structure for a wall sign shall project more than 12 inches from the wall of a building nor over any public right-of-way. Wall signs may not disrupt architectural features of the building and must be architecturally compatible and consistent with the building. Further, no wall sign shall extend above the roofline except where an exterior parapet wall projects above the roofline, in which case such sign may extend to the top of such wall.
 - iii. Projecting Sign: No projecting sign shall extend more than three feet beyond the face of the building. No sign face of any projecting sign may be greater than six square feet in area. A projecting sign shall be hung at a 90-degree angle from the face of the building and the bottom of the projecting sign shall be at least seven feet six inches above grade.
 - iv. Hanging Sign: The edge of any hanging sign furthest from the building shall not extend beyond the edge of the roofline. No sign face of any hanging sign may be greater than six square feet in area. A hanging sign shall be hung either parallel to or at a 90-degree angle from the face of the building. The bottom of the hanging sign shall be at least seven feet six inches above grade.
 - v. Awning Signs: In addition to the attached signs, one awning sign shall be allowed per awning installed upon the principal building located upon the premises. The maximum copy area permitted on any awning shall be one-half of a square foot for each linear foot of awning parallel to the public right-of-way or drive aisle as measured along the lower edge of the awning parallel to the ground; the copy area shall not exceed a height of 1.5 feet.
- d) *Window signs.* Window signs shall be allowed only on the ground floor windows of a building. Permitted window signage shall be either one window sign that is attached, painted, or placed on the glass of a business provided such does not exceed five square feet in copy area or two identical matching window signs attached, painted, or placed on adjacent windows at the same height from the ground with each sign located on a different window of the same leased space in a symmetrical manner not exceeding a cumulative seven square feet in copy area shall be allowed. The remaining window(s) shall remain transparent. A glass door shall be categorized as a window for this regulation. One additional window sign with LED/neon/or similar lettering and hung inside the business and visible through the window from outside, but not attached to the window provided such sign does not exceed 2 square feet in total sign copy area. This regulation shall allow the same window signage on business locations that

have windows on different elevation planes (e.g., a leased space in a corner location). All window signage shall be counted in the total copy area allowed.

(2) Multi-Occupant Parcel.

- a) Ground Sign: A multi-occupant tax parcel shall be allowed one ground sign with a maximum total sign face of 1.5 square feet for each linear foot of building frontage or 72 square feet, whichever is less, unless the tax parcel qualifies for a Large Parcel Sign, then the maximum ground sign face shall be 200. Such ground signs may include multiple sign panels subject to the following:
 - i. No airspace shall exist between sign panels or sign cabinets;
 - ii. Sign panels located on the same horizontal plane shall be of the same height and configured so that the top and bottom edge of each panel is aligned; and
 - iii. When multiple sign panels are located on the same horizontal plane immediately above or below another row of multiple sign panels, all sign panels in such rows shall be of equal width and aligned so that the left and right edge of each panel is aligned.
- b) Attached Signs:
 - i. General: In addition to the ground sign, each business location with an individual exterior entrance location within a building on a multiple occupant parcel, shall be permitted one of the following attached signs: Wall Sign, Projecting Sign, or Hanging Sign. The type of attached signs shall be consistent within the development (e.g., all tenants use only wall signs). Such signs shall be located proximate to the primary entrance to such business location. The total maximum copy area for the attached signs available for each occupant shall be based on a formula of 1.5 square feet of copy area for each linear foot of building frontage on a multi-occupant parcel. Each occupant of the building(s) shall then be allocated sign copy area square footage based on their rental (or owned) square footage percentage of the total available square footage in the building(s). In no event, however, may any one business location exceed a maximum of 55 square feet of total copy area except as otherwise authorized for an anchor tenant. The building frontage for this specific code section shall include all sides that have the primary business entrances regardless if the sides face different roads or the parking lot. A single occupant building existing on a multi-occupant parcel shall be treated as part of the calculation as if the building was connected to the multi-tenant structure.

- ii. Anchor Tenant Signs: The attached sign for an anchor tenant shall be allowed an additional one square foot of attached sign copy area for each linear foot of building frontage of that portion of the building occupied by the anchor tenant over 100 linear feet. Said additional copy area shall not exceed 120 square feet of copy area per anchor.
 - iii. Wall Signs: No wall sign or supporting structure for a wall sign shall project more than 12 inches from the wall of a building nor over any public right-of-way. Wall signs may not disrupt architectural features of the building and must be architecturally compatible and consistent with the building. Further, no wall sign shall extend above the roofline except where an exterior parapet wall projects above the roofline, in which case such sign may extend to the top of such wall.
 - iv. Projecting Signs: No projecting sign shall extend more than three feet beyond the face of the building. No sign face of any projecting sign may be greater than six square feet in area. A projecting sign shall be hung at a 90-degree angle from the face of the building and the bottom of the projecting sign shall be at least seven feet six inches above grade.
 - v. Hanging Signs: The edge of any hanging sign furthest from the building shall not extend beyond the edge of the roofline. No sign face of any hanging sign may be greater than six square feet in area. A hanging sign shall be hung either parallel to or at a 90-degree angle from the face of the building. The bottom of the hanging sign shall be at least seven feet six inches above grade.
 - vi. Awning Signs: In addition to the attached signs, one awning sign shall be allowed per awning installed upon the principal building located upon the premises. The maximum copy area permitted on any awning shall be one-half of a square foot for each linear foot of awning parallel to the public right-of-way, as measured along the lower edge of the awning parallel to the ground; the copy area shall not exceed a height of 1.5 feet.
- c. Window signs. Window signs shall be allowed only on the ground floor windows of a building. Permitted window signage shall be either one window sign that is attached, painted, or placed on the glass of a business provided such does not exceed five square feet in copy area or two identical matching window signs attached, painted, or placed on adjacent windows at the same height from the ground with each sign located on a different window of the same leased space in a symmetrical manner not exceeding a cumulative seven square feet in copy area shall be allowed. The remaining window(s) shall remain transparent. A glass door shall be categorized as a window for this regulation. One additional window sign with LED/neon/or similar lettering and hung inside the business and visible through the window from outside, but not attached to the window, shall be

allowed proximate the primary business entry door provided such sign does not exceed 2 square feet in total sign copy area. This regulation shall allow the same window signage on business locations that have windows on different elevation planes (e.g., a leased space in a corner location). All window signage shall be counted in the total copy area allowed.

(3) Multiple Road Frontage Nonresidential Parcels

For any parcel abutting multiple public road rights-of-way, one additional ground sign shall be allowed per secondary road frontage. The additional ground sign face shall not exceed 32 square feet or 50% of the square footage of the sign face along the primary road right of way, whichever is greater. The sign location along the secondary frontage shall be at least 100 feet from the point of road intersection with the primary road, as measured along the right-of-way. The secondary frontage shall be the road with the lowest traffic count.

(4) Gas Stations One fuel pump sign with copy area no greater than two square feet located upon a functional and properly licensed fuel pump. Fuel pump signs shall not be included in the calculation of maximum total copy area.

Sec. 122-14. - Comprehensive sign program. No change recommended

Sec. 122-15. - Nonconforming signs. Recommended changes are as follows.

- ❖ ~~(4) Temporary signs, including window signs, shall be brought into compliance with the provisions of this chapter no later than March 31, 2018.~~ Window signs shall be brought into compliance as of December 31, 2024.

Staff Comment: Deleted portion is no longer needed. Recommended addition establishes the timeline for the new window sign compliance.

- ❖ (6) Window Sign permit application fees shall be waived for any application made prior to December 31, 2024 ~~July 31, 2018~~ to bring any existing nonconforming sign into compliance with this chapter.

Staff Comment: Allows for no-fee for compliance within the deadline.

- ❖ ~~(7) A party adversely affected by this section 122-15 may petition the city council for relief from its strict application as follows:~~

- a. ~~A petition for relief shall: 1) state the specific subsection or subsections claimed to adversely affect the party; 2) identify the sign or signs at issue; 3) state the date of construction of the sign or signs at issue; 4) include a copy of all permits related to the sign or signs at issue or a statement as to why copies of such permits are not available; 5) include the cost or approximate cost of the sign or signs when originally constructed or a statement as to why such cost or approximation of cost cannot be provided; 6) include an estimate of the depreciated value of the sign structure; 7) provide an estimate of the cost to modify the sign or signs in a manner~~

~~consistent with this chapter or state the reasons why the sign or signs cannot be modified in a manner consistent with this chapter; 8) provide an estimate of the cost to replace the sign or signs in a manner consistent with this chapter; 9) include a statement of the relief requested; and 10) include a non-refundable filing fee in the amount of \$250.00.~~

- ~~b. Upon receipt of a petition for relief, the city shall schedule a public hearing before the city council. Any pending action by the city related to the sign or signs at issue in the petition shall be abated until after the hearing and determination on the petition by the city council.~~
- ~~c. At the hearing on the petition, the city council shall consider all competent, substantial evidence presented and shall, at a minimum, consider the following factors:
 - ~~1. The age of the sign or signs at issue;~~
 - ~~2. The condition of the sign or signs at issue;~~
 - ~~3. The value of the sign structure or structures at issue;~~
 - ~~4. Any other value claimed intrinsic to the sign or signs at issue;~~
 - ~~5. The adverse impact claimed by the petitioner and how such impacts would be caused by strict application of this section 122-15;~~
 - ~~6. How strict application of this section 122-15 would deprive the petitioner of rights enjoyed by similarly situated parties subject to this chapter;~~
 - ~~7. The available methods and estimated costs of bringing the sign or signs into compliance with this chapter;~~
 - ~~8. The available methods; estimated costs; and potential impacts of mitigating any nonconformities in ways that may not fully comply with the terms of this chapter.~~~~
- ~~d. At the conclusion of the public hearing and after reviewing the evidence and testimony placed before it, the city council shall act upon the request either to approve, deny, or approve in part and deny in part the request for relief made by the applicant.~~

Staff Comment: Antiquated text; related to bringing pole signs into compliance

Sec. 122-16. - Removal of signs. No changes recommended

Sec. 122-17. - Conflicting requirements. No changes recommended

Sec. 122-18. - Severability. No changes recommended

END

UNFINISHED BUSINESS

COMMENTS & ANNOUNCEMENTS

ADJOURNMENT