



Planning & Zoning Board Meeting

November 17, 2022 at 6:00 PM
Howey-in-the-Hills Town Hall
101 N. Palm Ave.,
Howey-in-the-Hills, FL 34737

Join Zoom

Meeting: <https://us06web.zoom.us/j/85219166357?pwd=NkE2SGNrWm5HbjNMUFRIYW9OcW1VZz09>

Meeting ID: 852 1916 6357 | **Passcode:** 881468

CALL TO ORDER ROLL CALL

CONSENT AGENDA

Routine items are placed on the Consent Agenda to expedite the meeting. If Town Council/Staff wish to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on the remaining item(s); and (3) Discuss each pulled item and vote.

- 1.** Consideration and Approval of the October 27, 2022, Planning and Zoning Board Meeting minutes.

PUBLIC HEARING

OLD BUSINESS

- 2.** Consideration and Recommendation: **Grid Street Comprehensive Plan Amendment**

NEW BUSINESS

- 3.** Consideration and Approval: **Venezia Townhomes Elevations Submission**
- 4.** Consideration and Approval: **107 E Croton Way Elevation Approval**
- 5.** Consideration and Approval: **1100 N Temple Ave Elevation Submission**
- 6.** Consideration and Recommendation: **Ellen Yarckin applicant for the Planning and Zoning Board**

PUBLIC COMMENTS

Any person wishing to address the Planning and Zoning Board and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker.

ADJOURNMENT

To Comply with Title II of the Americans with Disabilities Act (ADA):

Qualified individuals may get assistance through the Florida Relay Service by dialing 7-1-1. Florida Relay is a service provided to residents in the State of Florida who are Deaf, Hard of Hearing, Deaf/Blind, or Speech Disabled that connects them to standard (voice) telephone users. They utilize a wide array of technologies, such as Text Telephone (TTYs) and ASCII, Voice Carry-Over (VCO), Speech to Speech (STS), Relay Conference Captioning (RCC), CapTel, Voice, Hearing Carry-Over (HCO), Video Assisted Speech to Speech (VA-STTS) and Enhanced Speech to Speech.

NOTICE: ONE OR MORE COUNCILORS MAY BE PRESENT TO HEAR OR PARTICIPATE IN DISCUSSION REGARDING MATTERS WHICH MAY COME BEFORE TOWN COUNCIL FOR ACTION.

Howey Town Hall is inviting you to a scheduled Zoom meeting.

Topic: Planning & Zoning Board Meeting

Time: Nov 17, 2022 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/85219166357?pwd=NkE2SGNrWm5HbjNMUFRIYW9OcW1VZz09>

Meeting ID: 852 1916 6357

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Dial by your location

+1 646 558 8656 US (New York)

+1 720 707 2699 US (Denver)

+1 346 248 7799 US (Houston)

Meeting ID: 852 1916 6357

Passcode: 881468

Find your local number: <https://us06web.zoom.us/j/85219166357>

Please Note: In accordance with F.S. 286.0105: Any person who desires to appeal any decision or recommendation at this meeting will need a record of the proceedings, and that for such purposes may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The Town of Howey-in-the-Hills does not prepare or provide this verbatim record. Note: In accordance with the F.S. 286.26: Persons with disabilities needing assistance to participate in any of these proceedings should contact Town Hall, 101 N. Palm Avenue, Howey-in-the-Hills, FL 34737, (352) 324-2290 at least 48 business hours in advance of the meeting.



Planning & Zoning Board Meeting

October 27, 2022 at 6:00 PM
 Howey-in the-Hills Town Hall
 101 N. Palm Ave.,
 Howey-in-the-Hills, FL 34737

MINUTES

CALL TO ORDER ROLL CALL

BOARD MEMBERS PRESENT

Board Member Richard Mulvany | Board Member Shawn Johnson | Board Member Frances Wagler (Arrived on Zoom and attended the meeting virtually and was two minutes late for the meeting) | Vice-Chair Ron Francis III | Chair Tina St. Clair

BOARD MEMBERS ABSENT

Board Member Alan Hayes

STAFF PRESENT

Sean O'Keefe, Town Administrator | John Brock, Town Clerk | Tom Harowski, Town Planner | Jack Pavlik, Building Services Clerk

CONSENT AGENDA

Routine items are placed on the Consent Agenda to expedite the meeting. If Town Council/Staff wish to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on the remaining item(s); and (3) Discuss each pulled item and vote.

1. Consideration and Approval of the September 22, 2022, Planning and Zoning Board Meeting minutes.

Motion made by Vice-Chair Francis III to approve the Consent Agenda; seconded by Board Member Johnson. Motion approved unanimously by voice vote.

Voting

Yea: Board Member Mulvany, Board Member Johnson, Vice-Chair Francis III, Chair St. Clair

Nay: None

PUBLIC HEARING

2. Consideration and Recommendation: **Grid Street Comprehensive Plan Amendment**

Tina St. Clair, Board Chairperson, asked Tom Harowski, Town Planner, to introduce and explain this item. Mr. Harowski explained that this item had been placed on the meeting's agenda due to a decision of the Town Council requesting that the Town's Comprehensive Plan be amended to take out the

requirement to extend developments with grid streets. Mr. Harowski explained that the effected policy was in the Future Land Use Element, and it was objective 1.11, which has six individual supporting policies within it. The specific requirement for the grid street pattern was 1.11.6.

Mr. Harowski also suggested that a requirement within the Town's Land Development Code (LDC) be reviewed and amended. The requirement that Mr. Harowski suggested reviewing was that if there were 50 or more lots in a development, the development is required to have two points of access.

Tina St. Clair, Board Chairperson, opened Public Comment.

Tim Everline, 1012 N Lakeshore Blvd. – Mr. Everline asked what a vehicular connection was. Mr. Everline stated that he did not want to cut off neighbors from visiting, allowing pedestrian traffic and bicycle traffic but he does not want any vehicle access; with the exception of perhaps an emergency gate connected neighborhoods for use by Police or Fire department.

Marie V. Gallelli, 1104 N Tangerine Ave – Councilor Gallelli suggested that the word “shall” in policy 1.11.6 to be changed to “may”.

Carol Roque, 505 Mission Ln. – Mrs. Roque stated that her dogs are terrorized by golf carts and wanted there to be no connections at all between neighborhoods.

Paula Abney, 411 E Orchid Way – Mrs. Abney doesn't think that the interconnection of neighborhoods should be allowed at all.

Board Chair, Tina St. Clair, closed Public Comment.

Board Member Johnson made a motion to eliminate Policy 1.11.6 from the Comprehensive Plan, and there was no second for this motion.

Motion made by Vice-Chair Francis III to continue the item to the November 17, 2022 Planning & Zoning Board Meeting; Seconded by Board Member Mulvany. Motion approved unanimously by roll-call vote.

Voting

Yea: Board Member Mulvany, Board Member Johnson, Board Member Wagler, Vice-Chair Francis III, Chair St. Clair

Nay: None

Mr. Harowski stated that he would bring back additional language in reference to dual access requirements for neighborhoods and replacement language for policy 1.11.6 for the Board to consider at the next meeting.

OLD BUSINESS

None

NEW BUSINESS

3. Consideration and Recommendation: **Ellen Yarckin applicant for the Planning and Zoning Board**

Tina St. Clair, Board Chairperson, stated that Ellen Yarckin was not in attendance at the meeting.

Motion made by Board Member Mulvany to continue this item till the next Board meeting; seconded by Board Member Johnson. Motion approved unanimously by voice vote.

Voting

Yea: Board Member Mulvany, Board Member Johnson, Board Member Wagler, Vice-Chair Francis III, Chair St. Clair

Nay: None

PUBLIC COMMENTS

Any person wishing to address the Planning and Zoning Board and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker.

Paula Abney, 411 E Orchid Way – Mrs. Abney stated that she would like a representative from the Police Department to come and speak on the grid street policy.

Marie V. Gallelli, 1104 N Tangerine Ave – Councilor Gallelli stated that she felt that the Grid Street Comprehensive Plan amendment should be discussed separately from the LDC requirement of neighborhoods being required to have two points of access.

Tim Everline, 1012 N Lakeshore Blvd. – Mr. Everline stated that he lives on Lakeshore Blvd. and that he meets people from Venezia, Talichet, and Mission Inn in town already with them walking and that people do not need vehicle access.

ADJOURNMENT

There being no further business to discuss, a motion was made by Board Member Johnson to adjourn the meeting; Board Member Wagler seconded the motion. Motion was approved unanimously by voice vote.

The Meeting adjourned at 6:47 p.m. | **Attendees: 22**

Tina St. Clair Chairperson

ATTEST:

John Brock, Town Clerk



TMHConsulting@cfl.rr.com
97 N. Saint Andrews Dr.
Ormond Beach, FL 32174
PH: 386.316.8426

MEMORANDUM

TO: Howey-in-the-Hills Planning Board
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Revisions to Grid Street Policy
DATE: November 3, 2022

The Town has decided to modify the Future Land Use element Policy 1.11.6 requiring the use of a grid street network to be applied in some circumstances where new residential development is proposed. The policy directive is to remove the policy completely or modify the policy so that the application of the policy is not mandatory. At the October regular meeting of the Planning Board, the issue was discussed in some detail and the Planning Board requested that the item be brought back to the Board with additional explanation so that the Board may make recommendation to the Town Council on language to amend the policy. The comprehensive plan objective and supporting policies as currently adopted are listed below:

OBJECTIVE 1.11: *Innovative Land Development Applications.* Future growth and development shall be managed through the preparation, adoption, implementation and enforcement of innovative land development regulations.

POLICY 1.11.1: *Use of Mixed Use Developments.* To discourage urban sprawl and to maximize existing and planned public facilities, the Town has adopted the Village Mixed Use and Town Center Mixed Use land uses.

Mixed Use designations may include single family, multiple family, commercial, recreation, open space and institutional land uses not to exceed development densities and intensities of use established for these land uses in this *Element*.

POLICY 1.11.2: *Use of Cluster Developments.* To promote the conservation of permeable surface area and maintain the Town's rural character, cluster developments shall be promoted by the Town during the development review process. Developers of Mixed Use/Planned Unit Developments and residential subdivisions shall be encouraged to cluster development in order to preserve open space.

- POLICY 1.11.3:** *Maintaining Innovative Land Development Regulations.* The Town shall maintain innovative land development regulations that encourage mixed-use developments and incorporate site design planning techniques that will enhance the quality of large scale developments or redevelopment area(s).
- POLICY 1.11.4:** *Establishing Architectural Guidelines.* By December 2012, the Town shall amend the Land Development Regulations to establish architectural guidelines for the Town Center Mixed Use and Village Mixed Use land use to maintain the unique and hometown charm of Howey-in-the-Hills. The Town shall encourage historical and traditional styles native to the Howey-in-the-Hills area and new and innovative architectural design when appropriate.
- POLICY 1.11.5:** *Requiring Underground Utilities.* The Town shall require all new subdivisions, residential and commercial developments, approved after the adoption of this *Comprehensive Plan*, to have underground telephone, cable and electrical utility lines to provide a more attractive, efficient, and safer development.
- POLICY 1.11.6:** *New Development Following the Town's Existing Street Grid Pattern.* The Town shall require all new subdivisions, residential and commercial developments, approved after the adoption of this *Comprehensive Plan*, to follow the Town's existing street grid pattern when appropriate.

Proposed Policy Amendment Options

Proposed amendments to the current policy group include three proposed actions. First is a minor revision to Policy 1.11.4 to reflect that the action directed by this policy has been completed. The second action is to delete policy 1.11.6 or modify the policy so that identified actions are not mandatory. The third action is to add a policy that clarifies the basis on which subdivisions require more than one general public access as a support for and clarification of the access requirement currently included in the Town's land development regulations. Proposed amendment language is presented below.

OBJECTIVE 1.11: *Innovative Land Development Applications.* Future growth and development shall be managed through the preparation, adoption, implementation and enforcement of innovative land development regulations.

- POLICY 1.11.1:** *Use of Mixed Use Developments.* To discourage urban sprawl and to maximize existing and planned public facilities, the Town

has adopted the Village Mixed Use and Town Center Mixed Use land uses.

Mixed Use designations may include single family, multiple family, commercial, recreation, open space and institutional land uses not to exceed development densities and intensities of use established for these land uses in this *Element*.

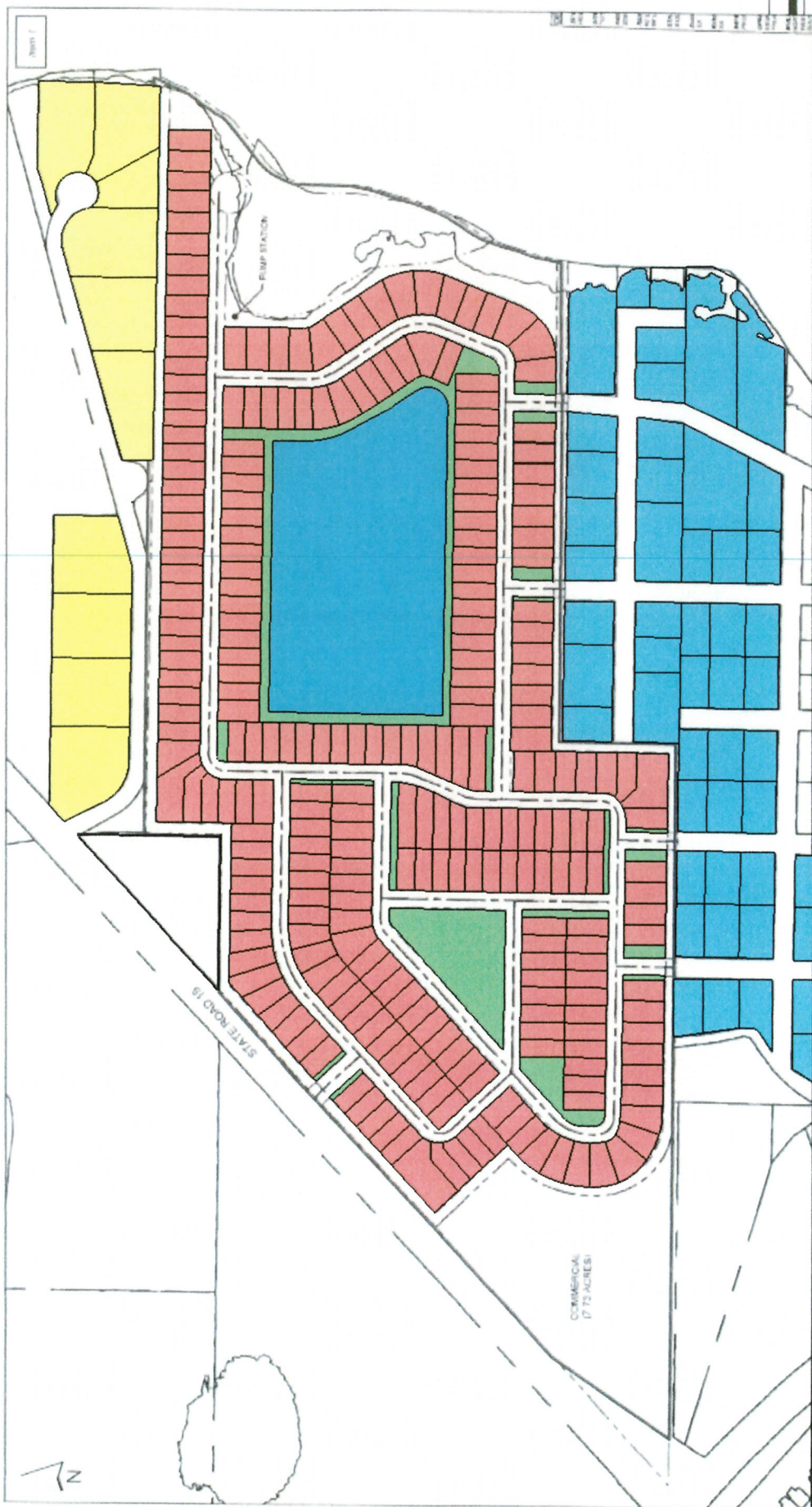
- POLICY 1.11.2:** *Use of Cluster Developments.* To promote the conservation of permeable surface area and maintain the Town's rural character, cluster developments shall be promoted by the Town during the development review process. Developers of Mixed Use/Planned Unit Developments and residential subdivisions shall be encouraged to cluster development in order to preserve open space.
- POLICY 1.11.3:** *Maintaining Innovative Land Development Regulations.* The Town shall maintain innovative land development regulations that encourage mixed-use developments and incorporate site design planning techniques that will enhance the quality of large scale developments or redevelopment area(s).
- POLICY 1.11.4:** *Establishing Architectural Guidelines.* ~~By December 2012,~~ The Town shall amend continue to apply the Land Development Regulations ~~to establish~~ for architectural guidelines for the Town Center Mixed Use and Village Mixed Use land use to maintain the unique and hometown charm of Howey-in-the-Hills. The Town shall encourage historical and traditional styles native to the Howey-in-the-Hills area and new and innovative architectural design when appropriate.
- POLICY 1.11.5:** *Requiring Underground Utilities.* The Town shall require all new subdivisions, residential and commercial developments, approved after the adoption of this *Comprehensive Plan*, to have underground telephone, cable and electrical utility lines to provide a more attractive, efficient, and safer development.
- ~~**POLICY 1.11.6:** *New Development Following the Town's Existing Street Grid Pattern.* The Town shall require all new subdivisions, residential and commercial developments, approved after the adoption of this *Comprehensive Plan*, to follow the Town's existing street grid pattern when appropriate. (Option A)~~
- POLICY 1.11.6:** *Promoting interconnected neighborhoods.* The Town shall support the development of interconnected neighborhoods using pedestrian linkages, bicycle facilities, and alternative

transportation methods such as golf carts as appropriate. (Option B)

POLICY 1.11.6: *Promoting interconnected neighborhoods.* The Town shall support the development of interconnected neighborhoods using pedestrian linkages, bicycle facilities, alternative transportation methods such as golf carts, and vehicular connections as appropriate. (Option C)

POLICY 1.11.7 Multiple access to subdivisions: The Town shall require new developments consisting of 50-acres or more to have a minimum of two points of vehicular access. The use of access points restricted to “emergency use only” as one of the required access points shall only be approved as a last resort when at least two points of full vehicular access cannot physically be provided. This policy shall not be construed as prohibiting private streets or prohibiting the use of emergency only access points in addition to the standard vehicular access requirement. (New policy)

The options provided for Policy 1.11.6 are to simply delete the policy (Option A) or provide for neighborhood interconnections based on non-automotive methods (Option B) or neighborhood interconnections using both automotive and non-automotive methods. (Option C). For Options B and C the use of any one technique is available but not mandatory. The inclusion of the term “as appropriate” allows the Town Council to consider all factors in deciding which, if any, interconnection options should be applied given the specifics of the individual case. Having a policy supporting interconnected neighborhoods gives the Town Council a strong standing to pursue integrated neighborhoods to the extent that it is reasonable and desirable to do so.



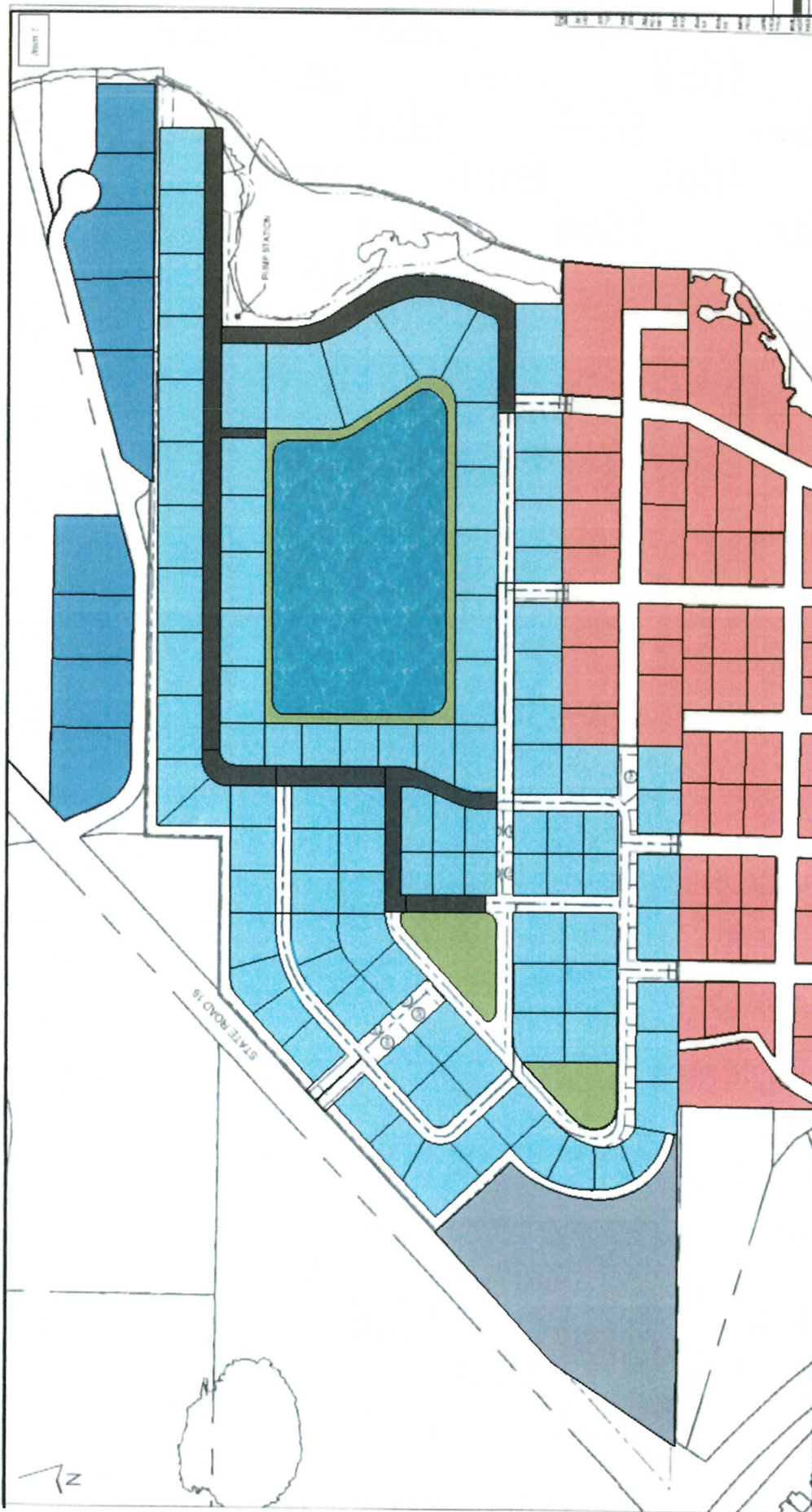
Thompson Grove Site

Site Plan

Lake County, FL

269 Homes

Item 2.



Project Boundary

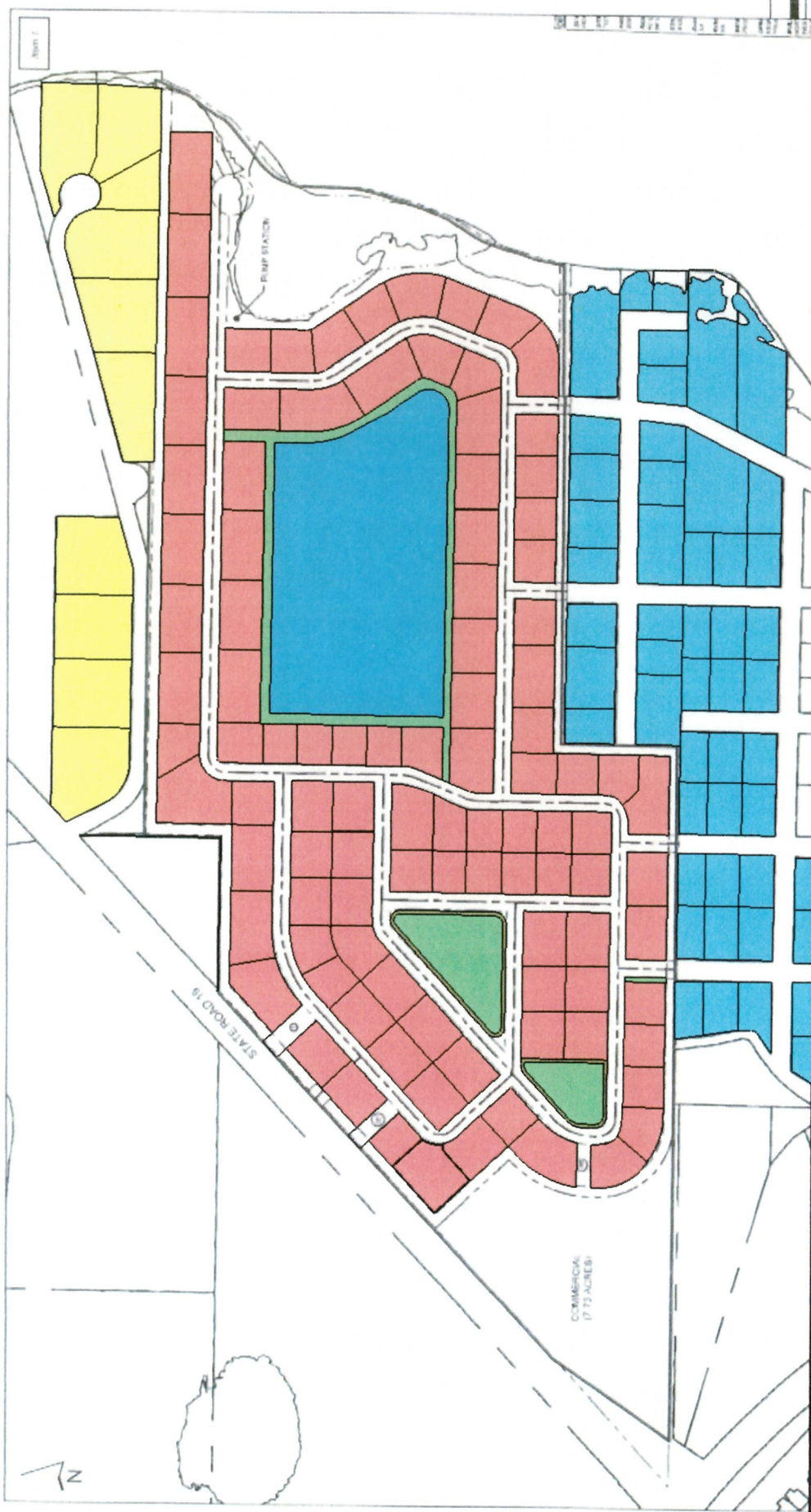
**Thompson Grove Site
Site Plan**

Lake County, FL

100 Homes

Site Number: 433333 - Revised: 04/19/2010 - 1/20/2010

Item 2.



Thompson Grove Site

Site Plan

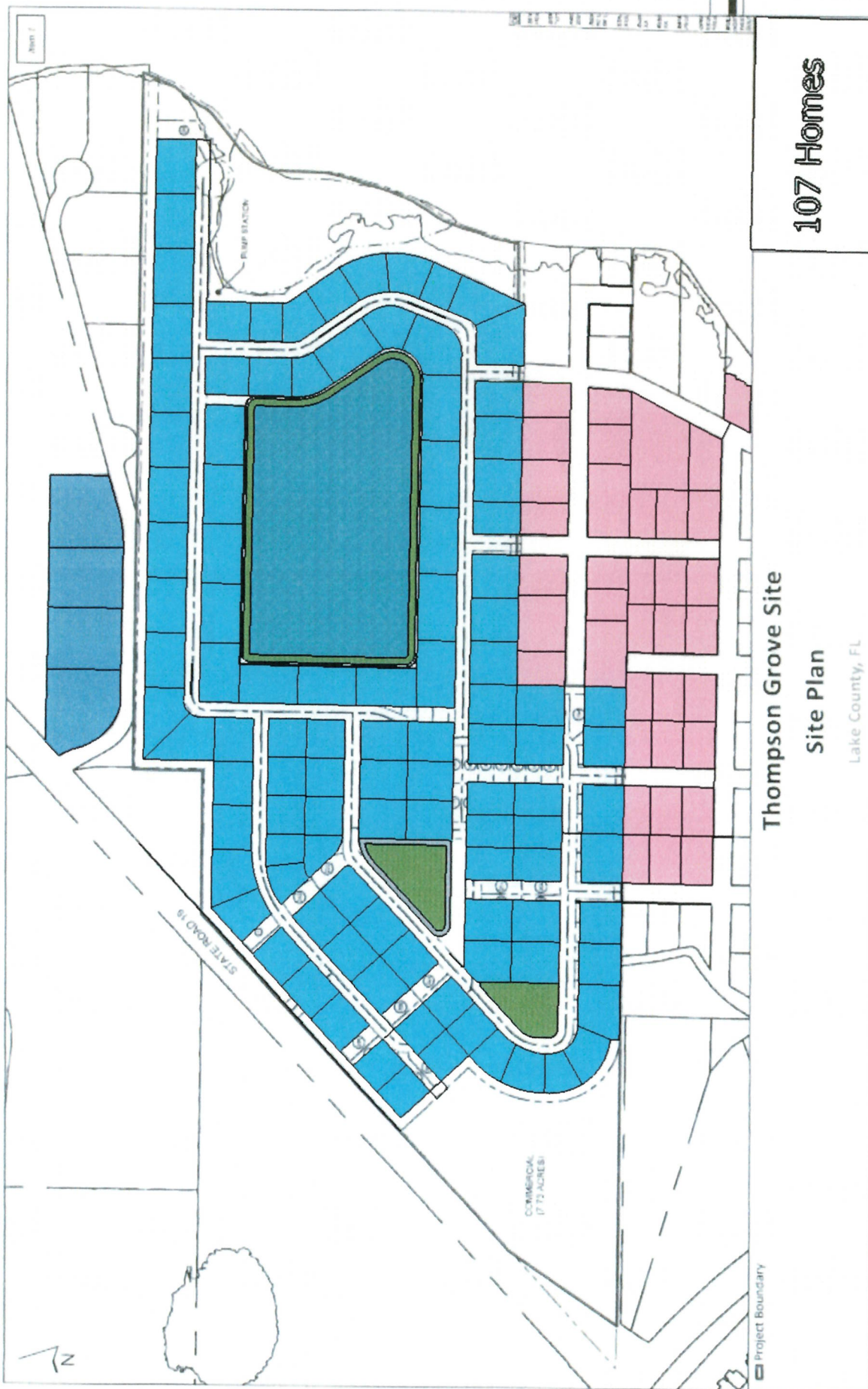
Lake County, FL

101 Homes

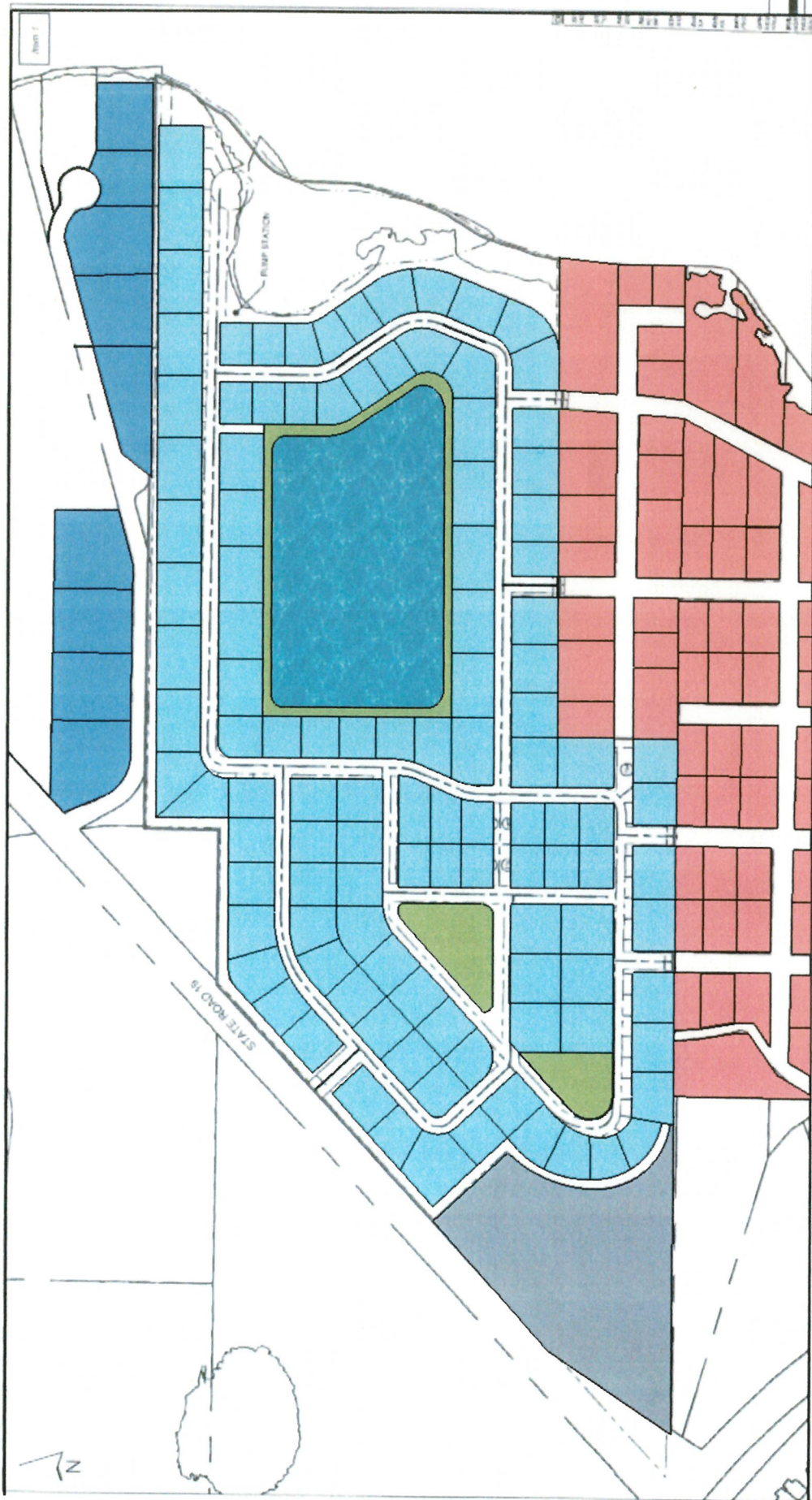
Project No. 101-101-001 - Revised 10/10/01

Item 2.





Item 2.



Thompson Grove Site
Site Plan
 Lake County, FL

110 Homes

Project Number: 110 Homes - Thompson Grove Site - 11/20/11

Item 2.



TMHConsulting@cfl.rr.com
97 N. Saint Andrews Dr.
Ormond Beach, FL 32174
PH: 386.316.8426

MEMORANDUM

TO: Town of Howey-in-the-Hills Planning Board
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Venezia Townhouse Design Approval
DATE: November 3, 2022

D.R. Horton has submitted a building design for the proposed 5-unit and 6-unit townhouse buildings to be constructed in the Venezia subdivision. The plans as submitted fail to meet the minimum design requirements as set forth in the final subdivision plan approval granted by the Howey-in-the-Hills Town Council at their regular meeting of February 14, 2022. The applicant needs to revise the plans and resubmit a design meeting or exceeding the minimum standards established in the approved plans. The Town Council motion for approval reads as follows:

A motion was made to “conditionally approve the Venezia Townhomes Subdivision Plan contingent on the developer ensuring the shutters and corbeling were placed around the rear windows of the six townhome buildings that have their rears backing Venezia Boulevard (as shown in Exhibit B of the Venezia Townhomes exhibit attachment of this meetings packet).”

The plans as submitted show neither the shutters nor the corbeling for either the 5-unit or 6-unit buildings. A revised submittal is required to meet at least this minimal standard. To improve the overall quality of the project this design treatment should be applied to each building in the development.

Additionally, the applicant has provided three different paint color applications with a base wall color, a trim color and an accent color for doors and shutters. Each paint combination applies a base color to the end units that is different than the base color for the interior units. The applicant should identify which buildings will use each paint combination by submitting a layout with each building’s color assignment.

The staff recommends the Planning Board not approve the building design until plans are submitted which meet at least the minimum standard established by the Town Council final subdivision plan approval.

Attachments: Town Council Minutes for February 14, 2022
DR Horton undated submittal of project plans with color combinations

D·R·HORTON® **DHI**
Listed
NYSE
America's Builder

To the Attention of the Town Council of Howey In The Hills, the below exhibits depict the rear of our product and the shutters that will be added to the rear windows.

Exhibit A



Exhibit B





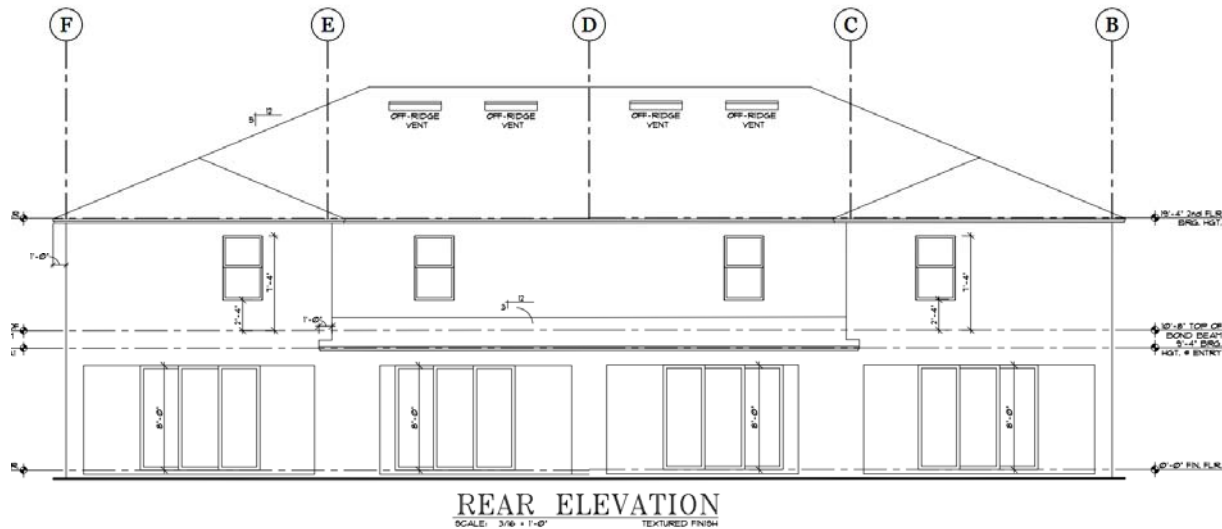
To the attention of the Town Council of Howey In The Hills

We have thoughtfully considered the suggestions of the advisory board regarding our Townhome product.

As a part of this submittal we have added a series of color schemes for our townhomes. These will be submitted to the Architectural Review Board to ensure our designs conform to the existing design standards of the HOA.

Concern was expressed regarding the dimensions of the rear of our buildings. A member of the board wanted to ensure that there would not be a simple flat surface visible from the street.

The rear of our Townhome product has a break in volume every 20ft of mass. The ground level has a covered lanai as depicted in the exhibit below.



Venezia Townhomes

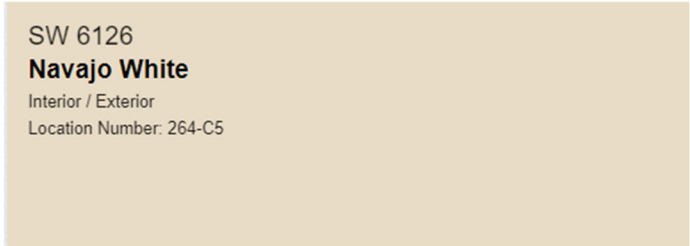
Exterior Color Schemes

Actual color may vary from on-screen representation. To confirm color choices prior to purchase, please view a physical color chip, color card, or painted sample, per Sherwin-Williams.com.

Scheme 1:



Main Body: SW 6072 Versatile Gray

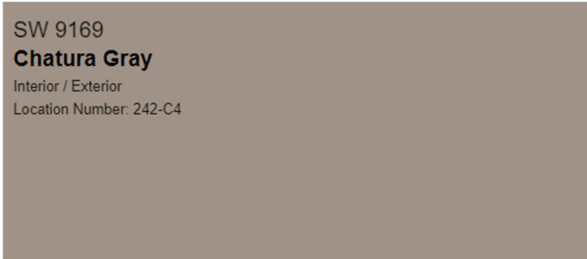
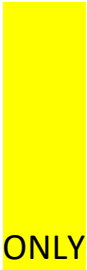


Trim: SW 6126 Navajo White



Gray October
SWVS 419

Doors/Shutters: SW VS 419 Gray October

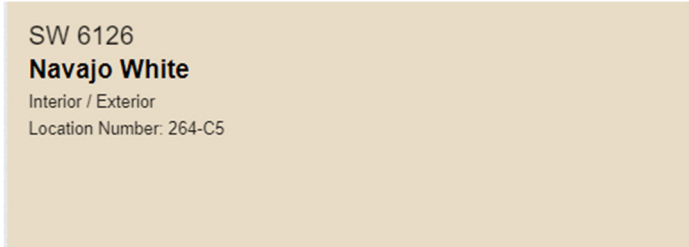


End Units **ONLY**: SW 9169 Chatura Gray

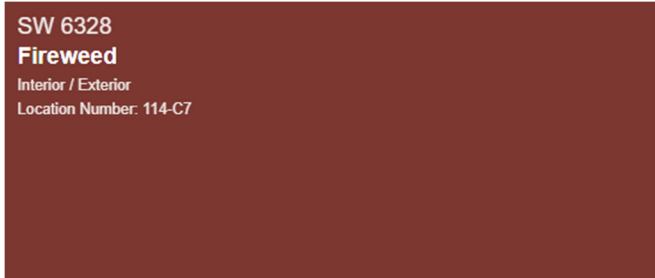
Scheme 2:



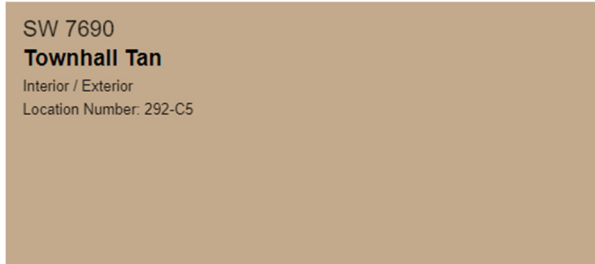
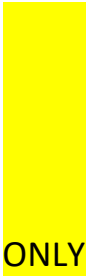
Main Body: SW 7689 Row House Tan



Trim: SW 6126 Navajo White



Doors/Shutters: SW 6328 Fireweed



End Units **ONLY**: SW 7690 Townhall Tan

Scheme 3:

SW 7732
Lemongrass
Interior
Location Number: 297-C1

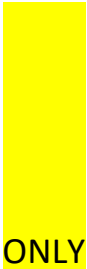
Main Body: SW 7732 Lemongrass

SW 6126
Navajo White
Interior / Exterior
Location Number: 264-C5

Trim: SW 6126 Navajo White

SW 6258
Tricorn Black
Interior / Exterior
Location Number: 251-C1

Doors/Shutters: SW 6258 TRICORN BLACK



SW 7736
Garden Sage
Interior / Exterior
Location Number: 297-C2

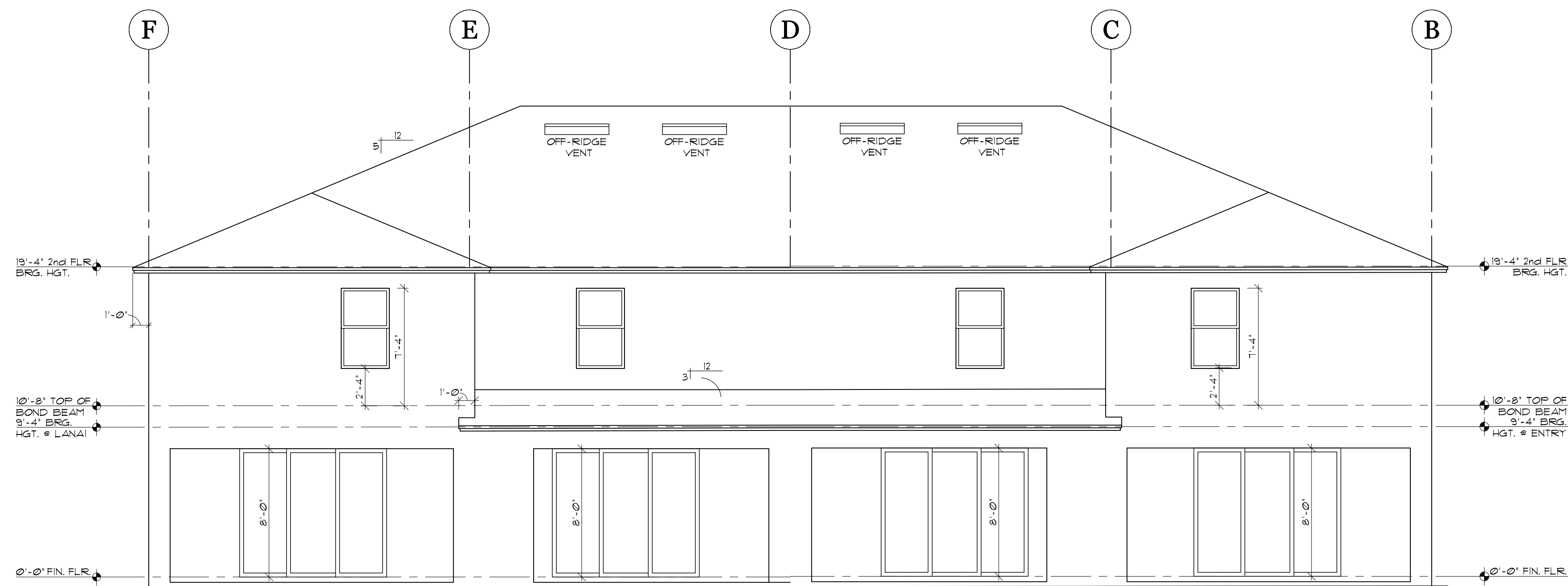
End Units **ONLY**: SW 7736 Garden Sage



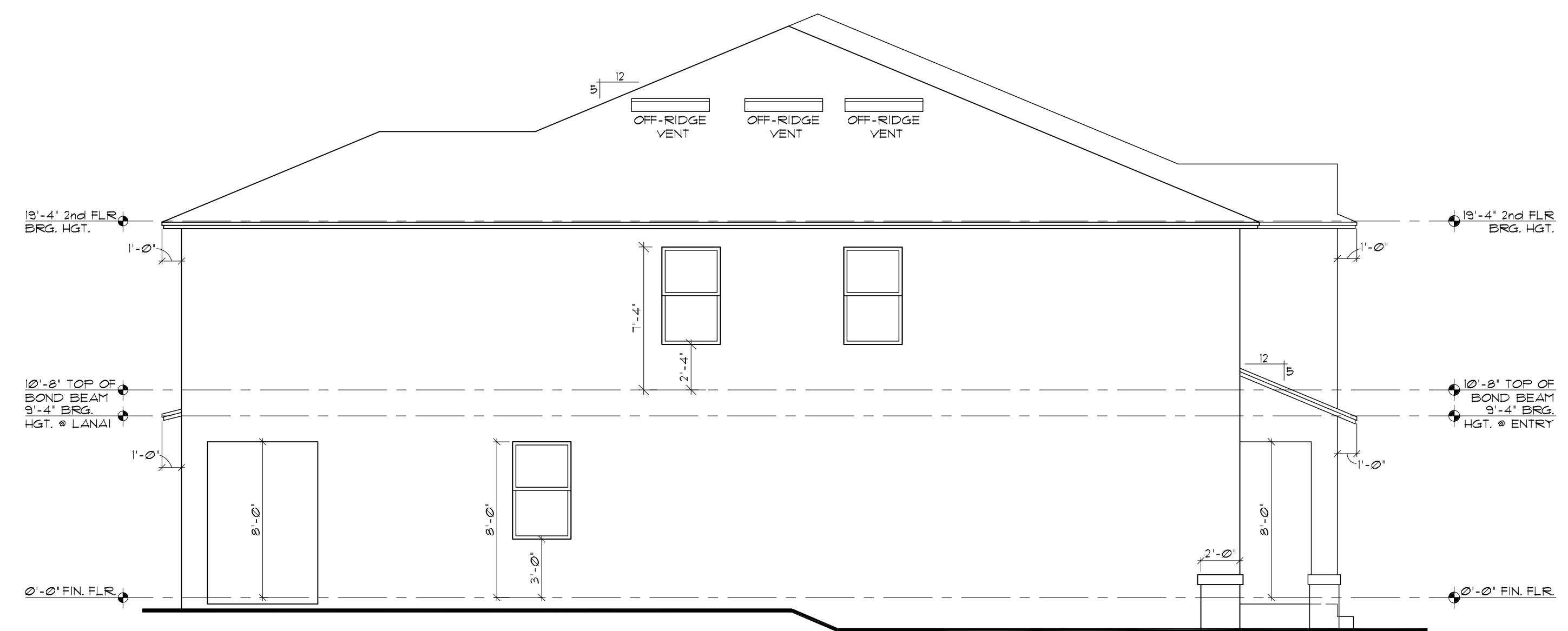
COLOR SCHEME A

FRONT ELEVATION
 SCALE: 3/16" = 1'-0" TEXTURED FINISH
 NOTE: WALL PENETRATION FLASHING AS PER FBCR 103.4

4 UNIT BLDG

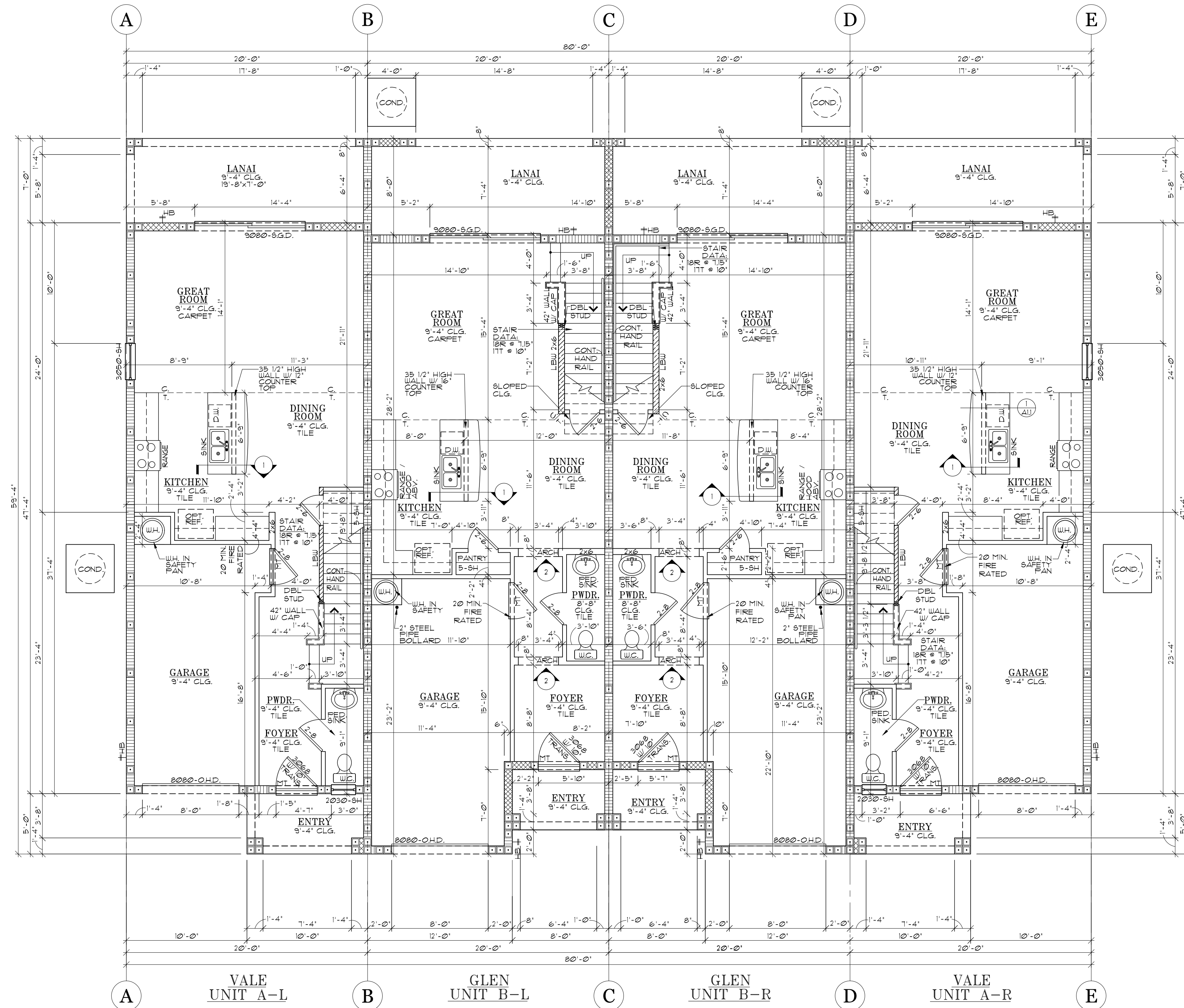


REAR ELEVATION
 SCALE: 3/16" = 1'-0" TEXTURED FINISH



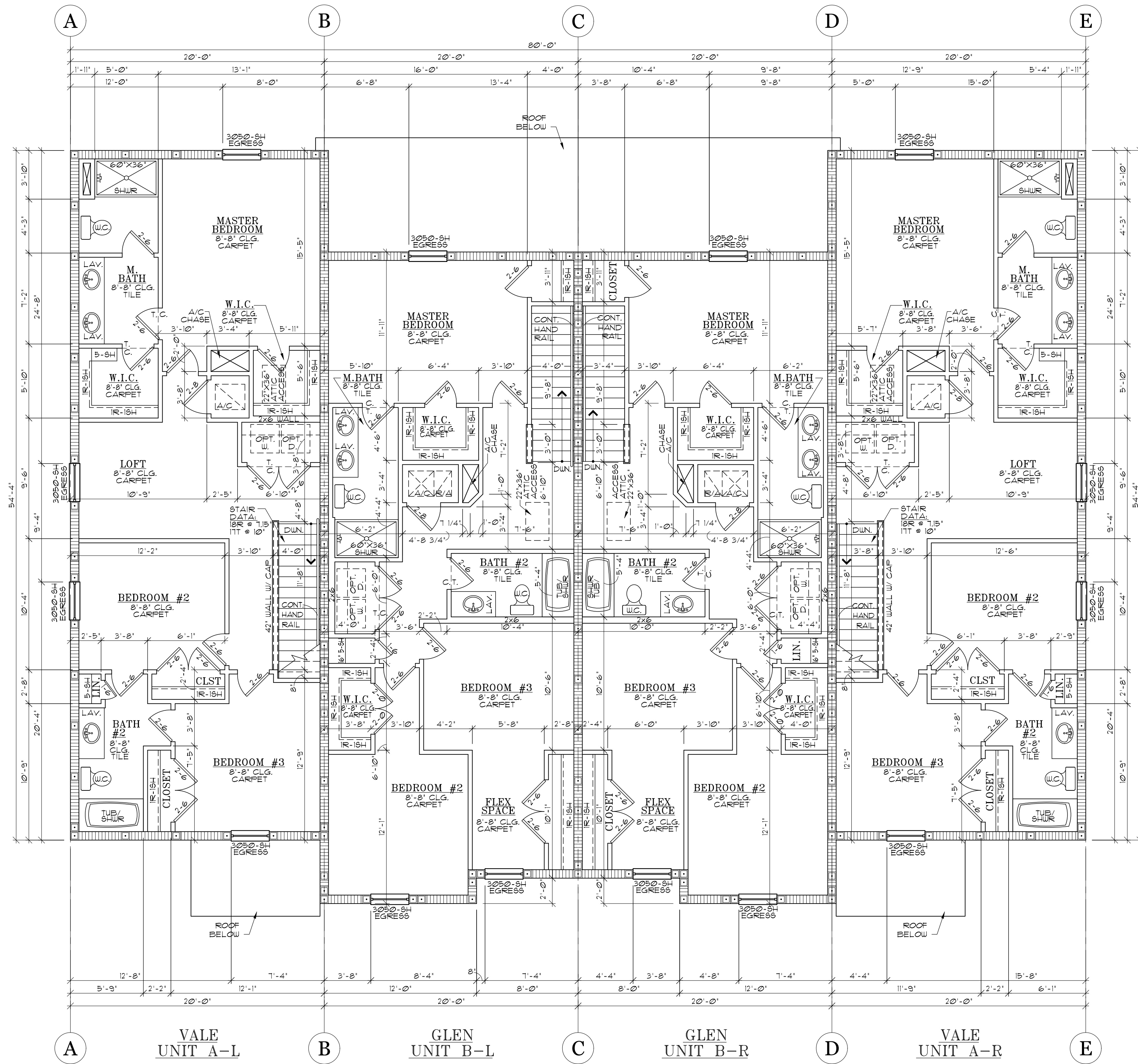
LEFT ELEVATION
 SCALE: 3/16" = 1'-0" TEXTURED FINISH
 TYPICAL FOR ALL UNIT COUNT BUILDINGS

4 UNIT BLDG FLOOR PLANS



FIRST FLOOR PLAN

4 UNIT BLDG FLOOR PLANS

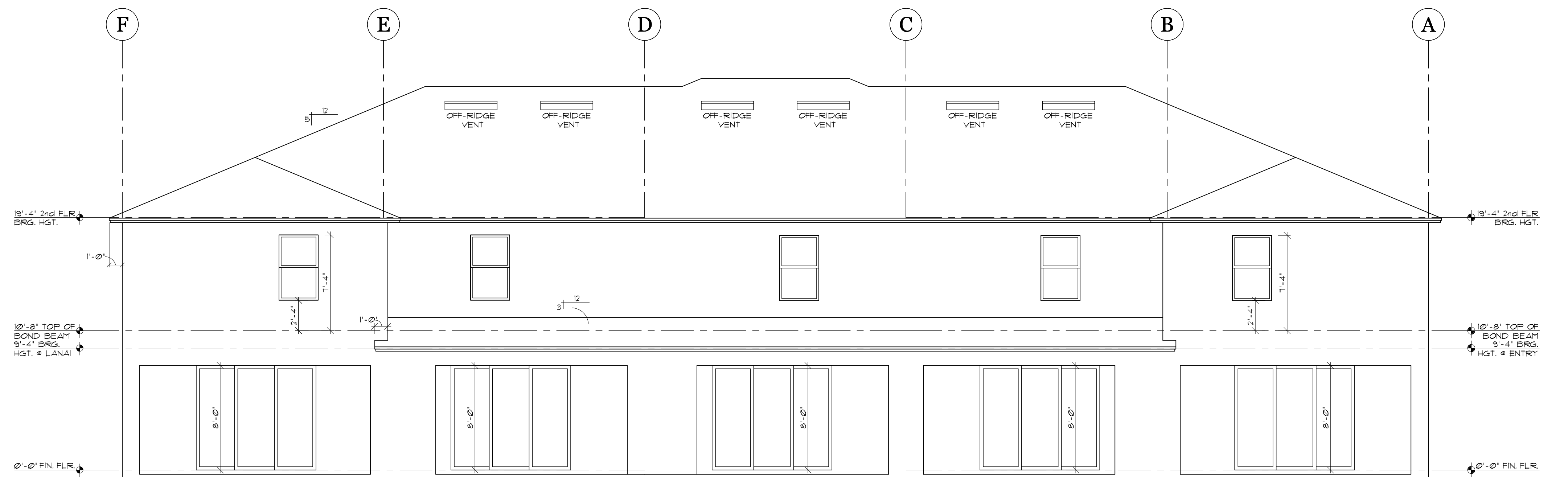


SECOND FLOOR PLAN

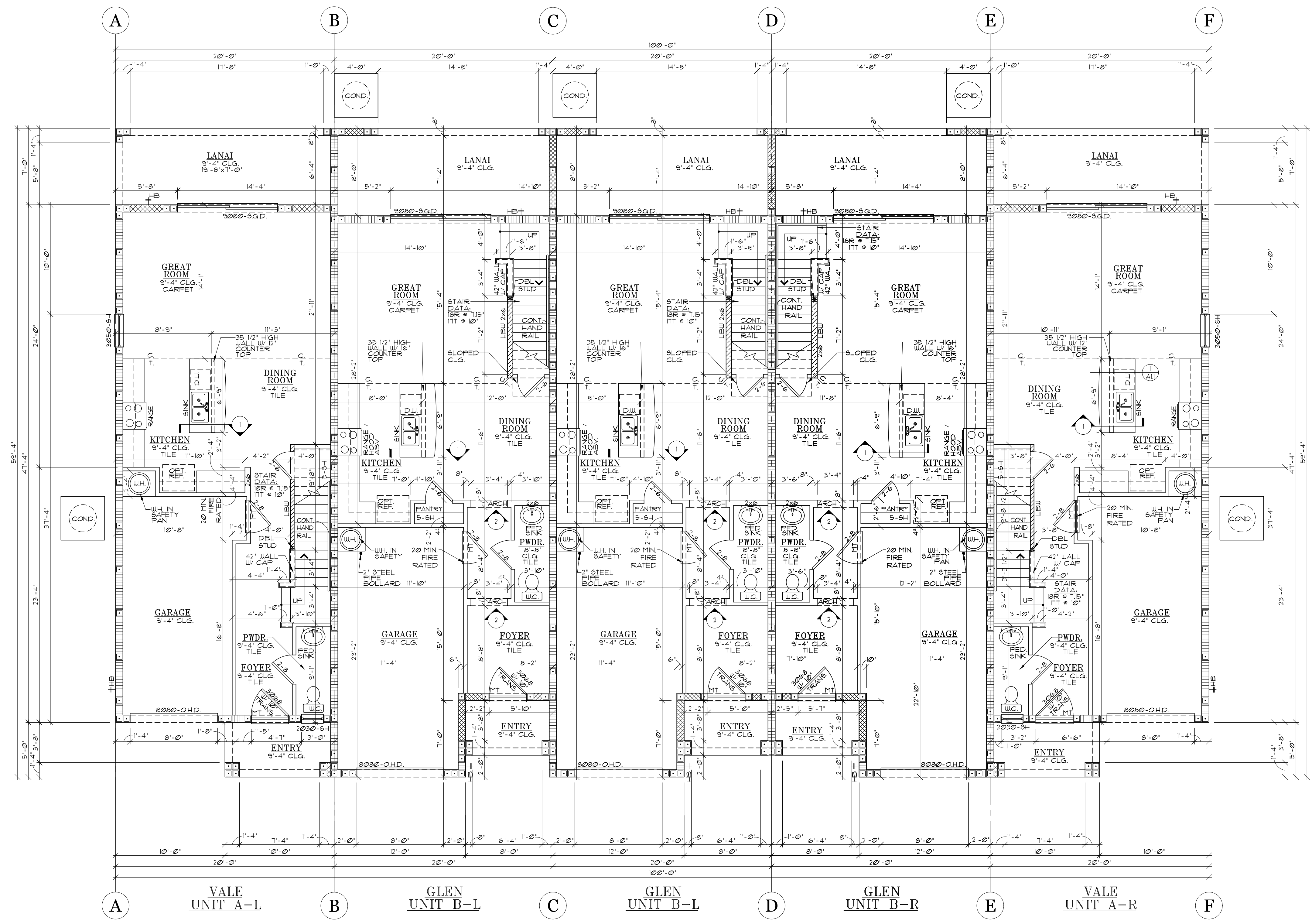


FRONT ELEVATION
 SCALE: 3/16" = 1'-0" TEXTURED FINISH
 NOTE: WALL PENETRATION FLASHING AS PER FBCR 103.4

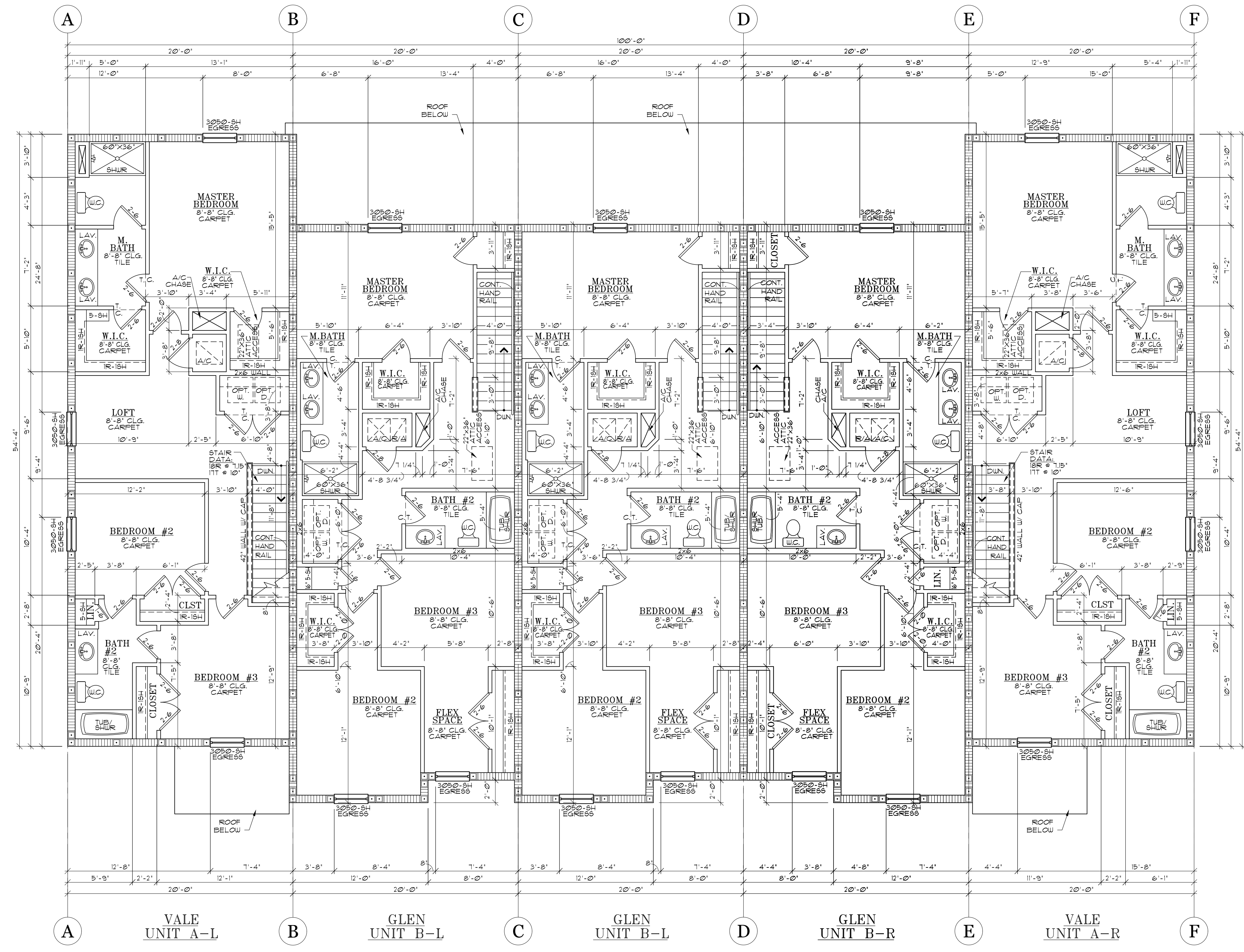
5 UNIT BLDG



REAR ELEVATION
 SCALE: 3/16" = 1'-0" TEXTURED FINISH



FIRST FLOOR PLAN

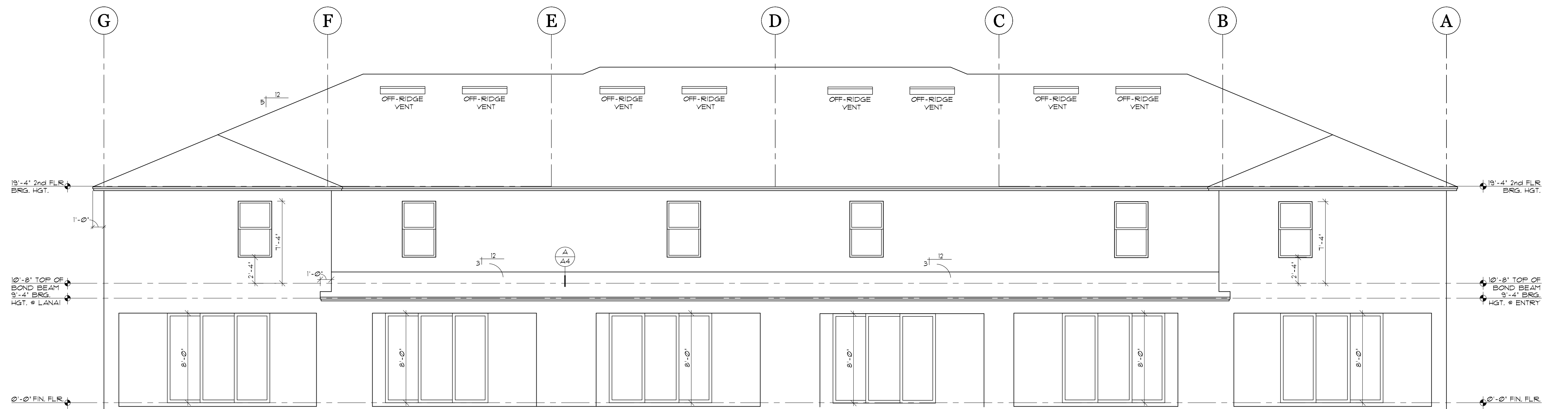


SECOND FLOOR PLAN

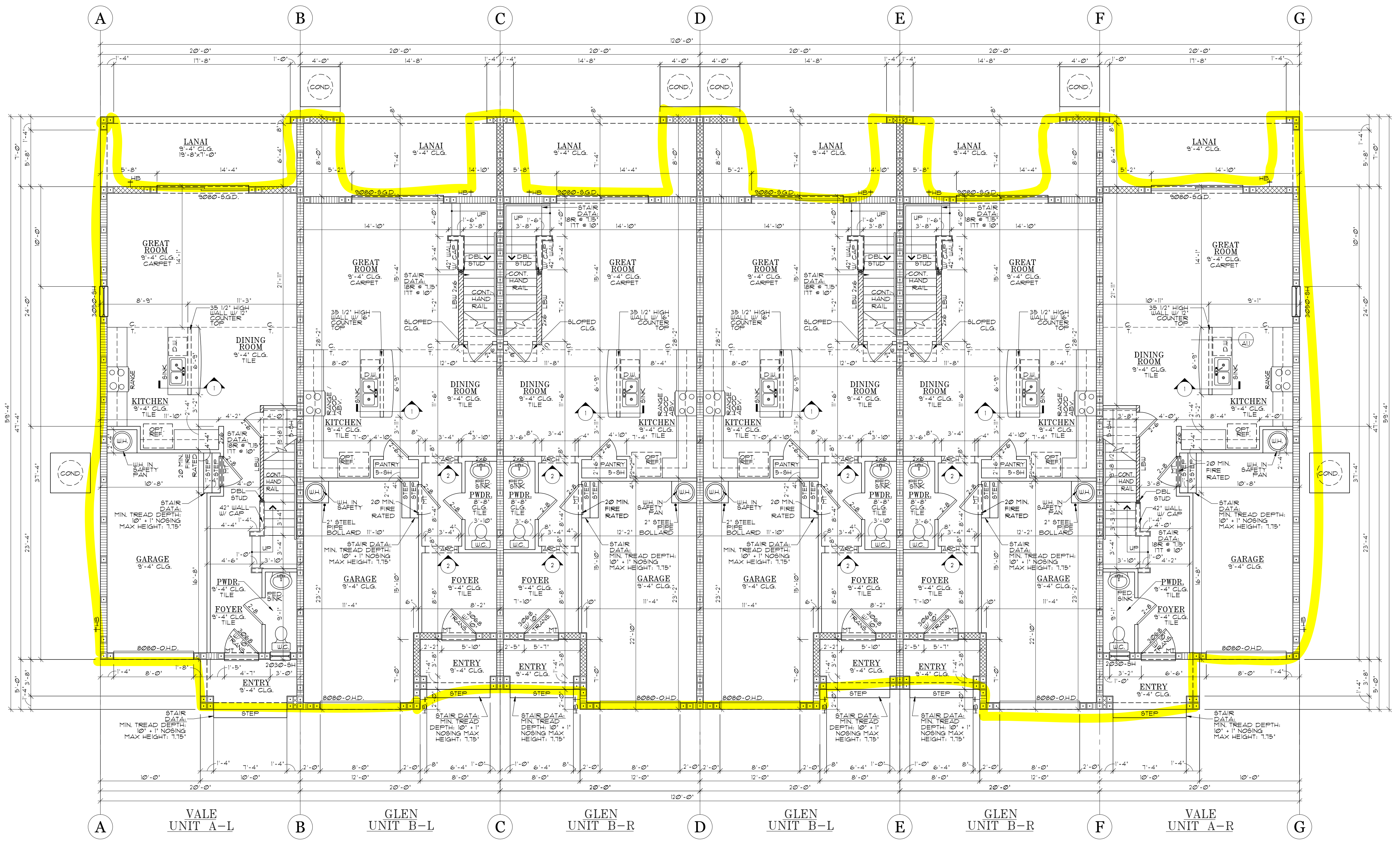


FRONT ELEVATION
 SCALE: 3/16" = 1'-0" TEXTURED FINISH
 NOTE: WALL PENETRATION FLASHING AS PER FBCCR 103.4

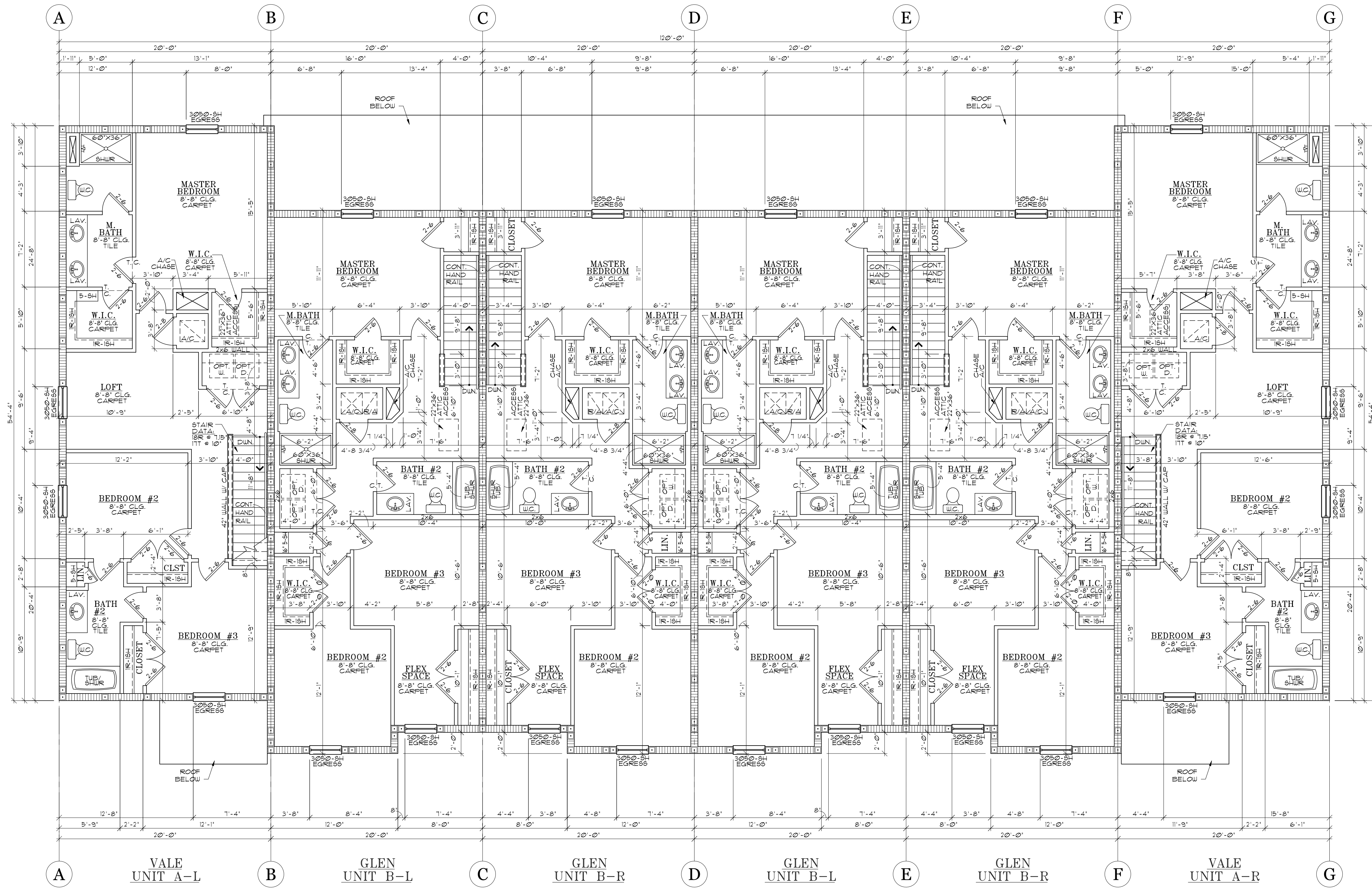
6 UNIT BLDG



REAR ELEVATION
 SCALE: 3/16" = 1'-0" TEXTURED FINISH



FIRST FLOOR PLAN



SECOND FLOOR PLAN

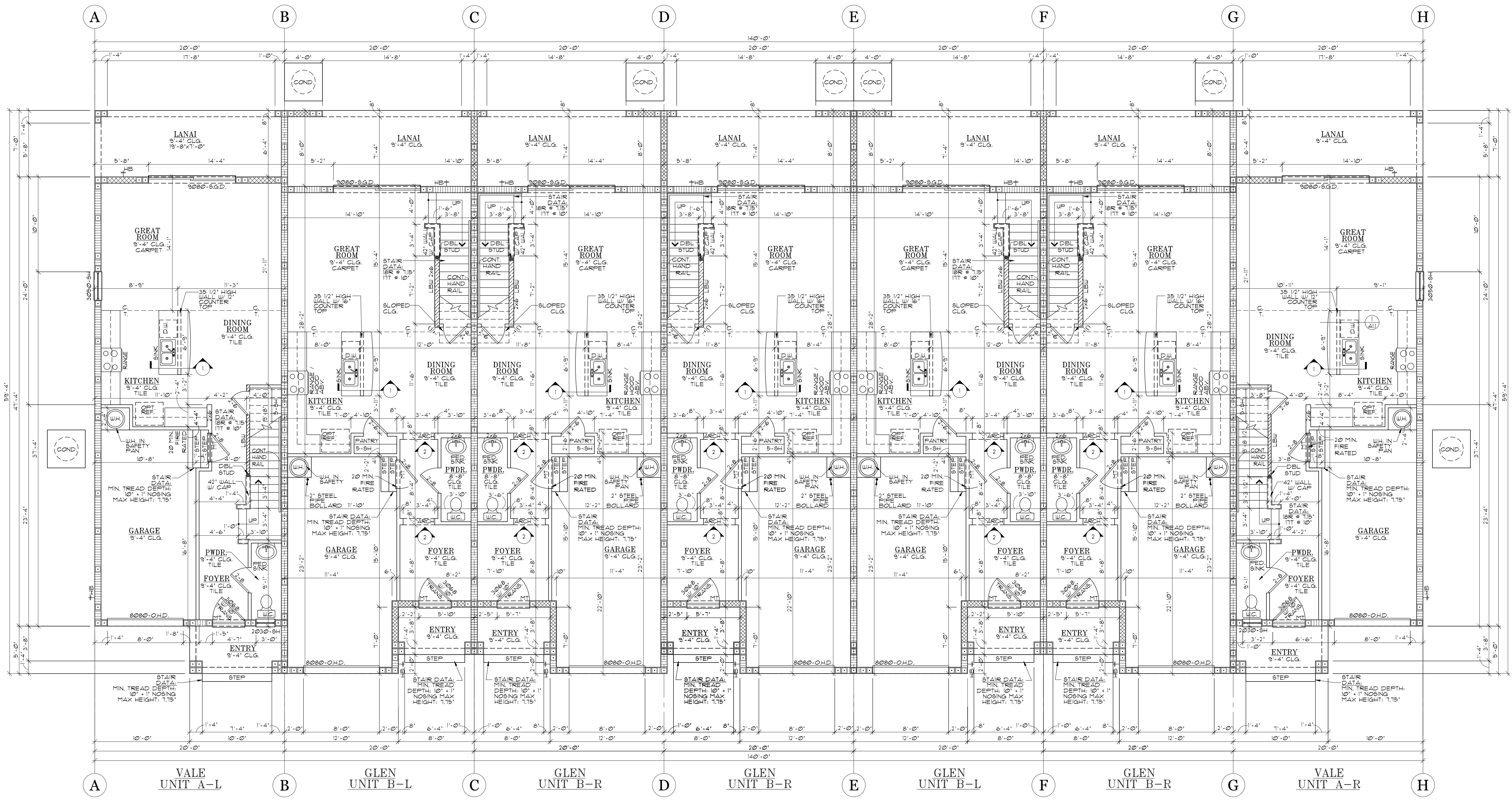


FRONT ELEVATION
 SCALE: 3/16" = 1'-0" TEXTURED FINISH
 NOTE: WALL PENETRATION FLASHING AS PER FBCR 103.4

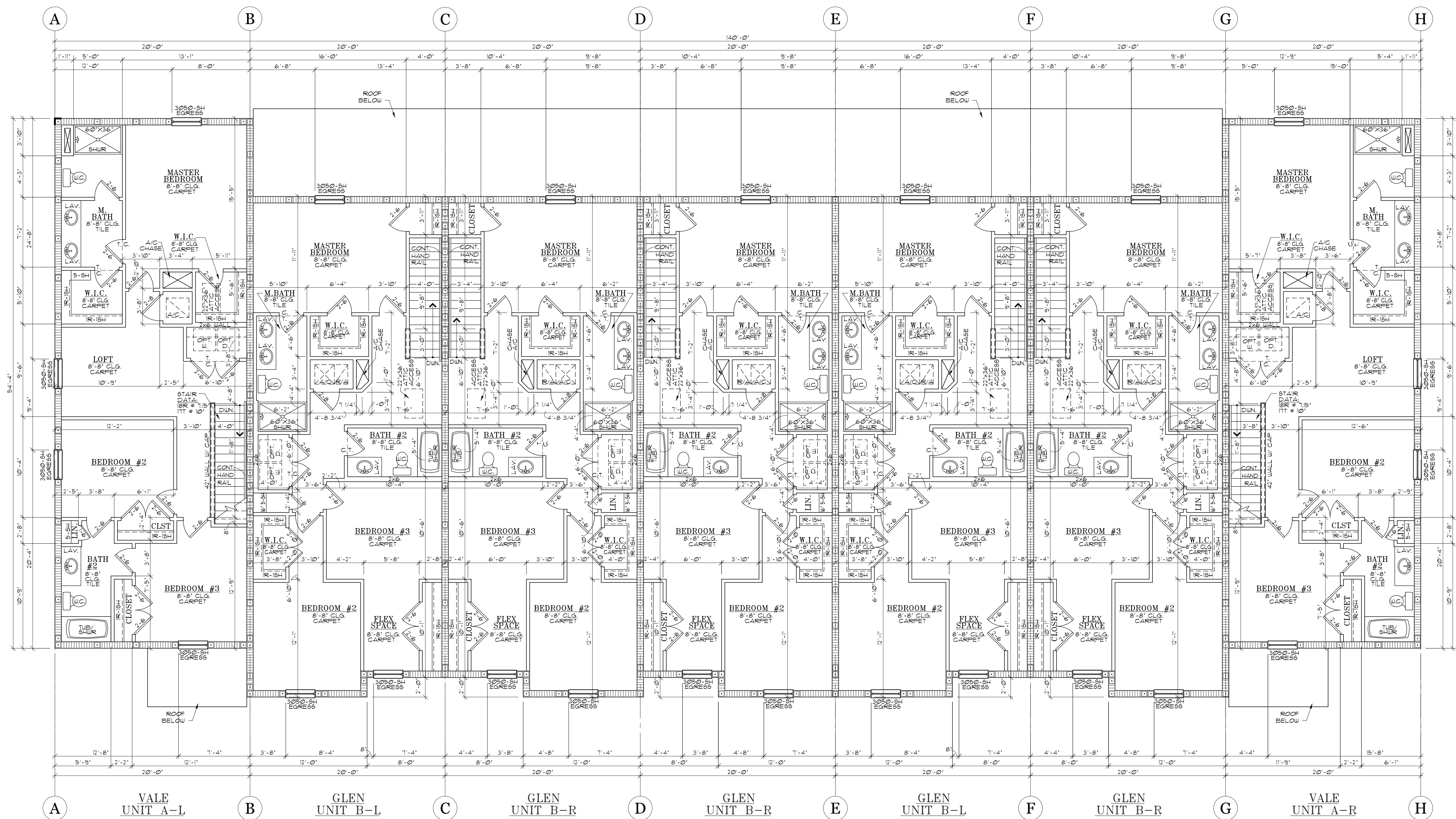
7 UNIT BLDG



REAR ELEVATION
 SCALE: 3/16" = 1'-0" TEXTURED FINISH



FIRST FLOOR PLAN



SECOND FLOOR PLAN

COMPONENT AND CLADDING WIND LOADS



FRONT ELEVATION (LEFT)
 SCALE: 3/16" = 1'-0" TEXTURED FINISH
 NOTE: WALL PENETRATION FLASHING AS PER FBCR 103.4

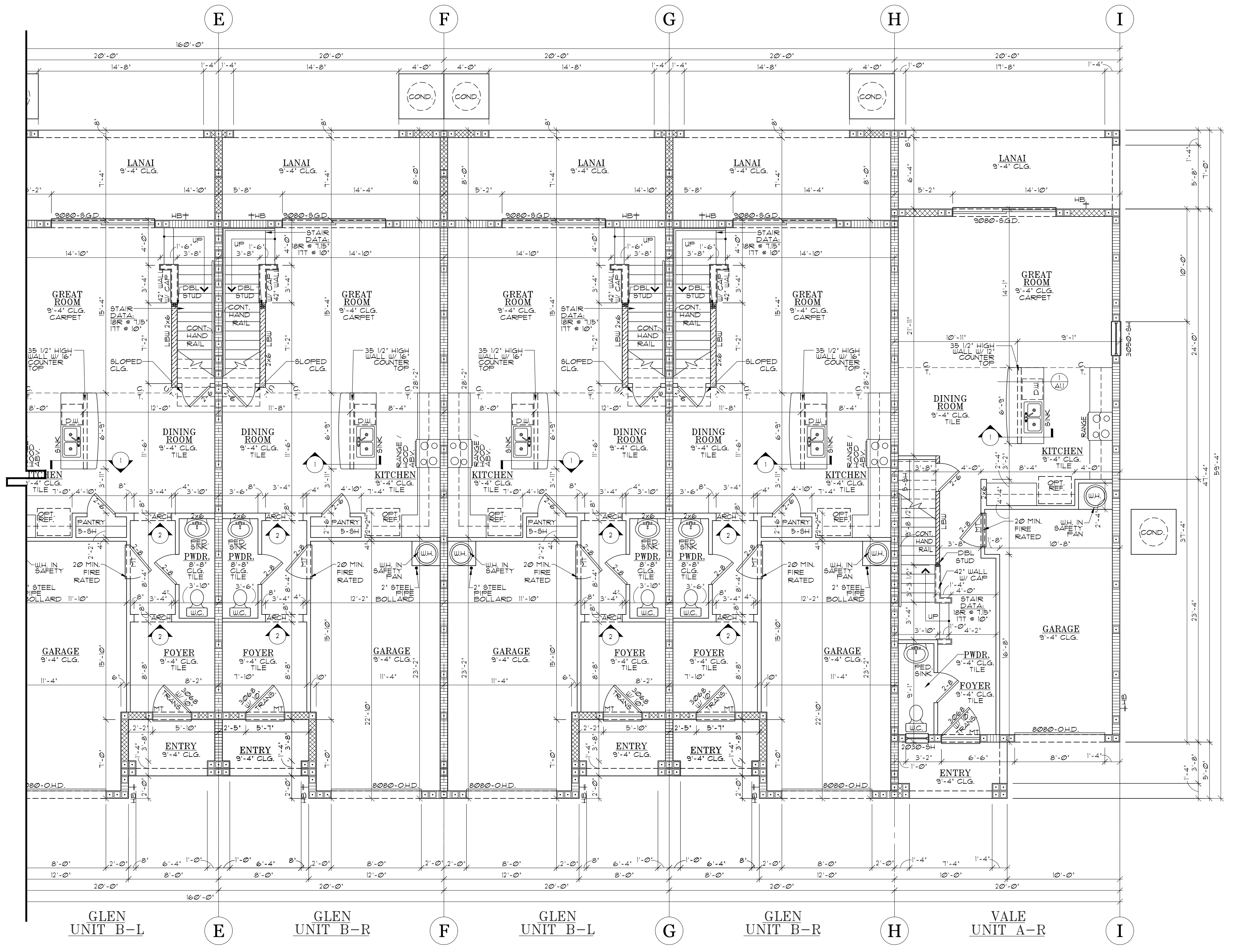
FRONT ELEVATION (RIGHT)
 SCALE: 3/16" = 1'-0" TEXTURED FINISH
 NOTE: WALL PENETRATION FLASHING AS PER FBCR 103.4

8 UNIT BLDG



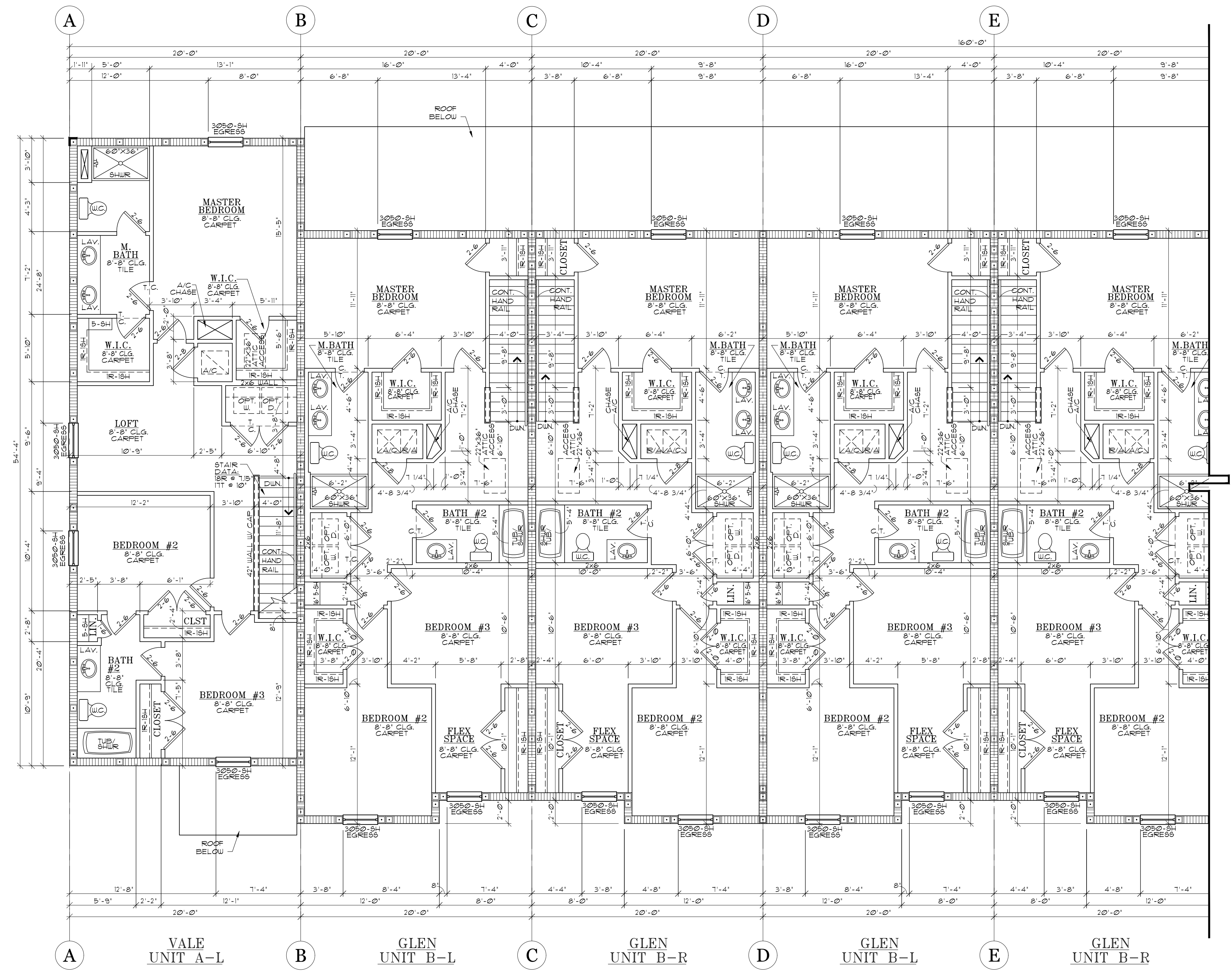
REAR ELEVATION
 SCALE: 3/16" = 1'-0" TEXTURED FINISH

REAR ELEVATION
 SCALE: 3/16" = 1'-0" TEXTURED FINISH

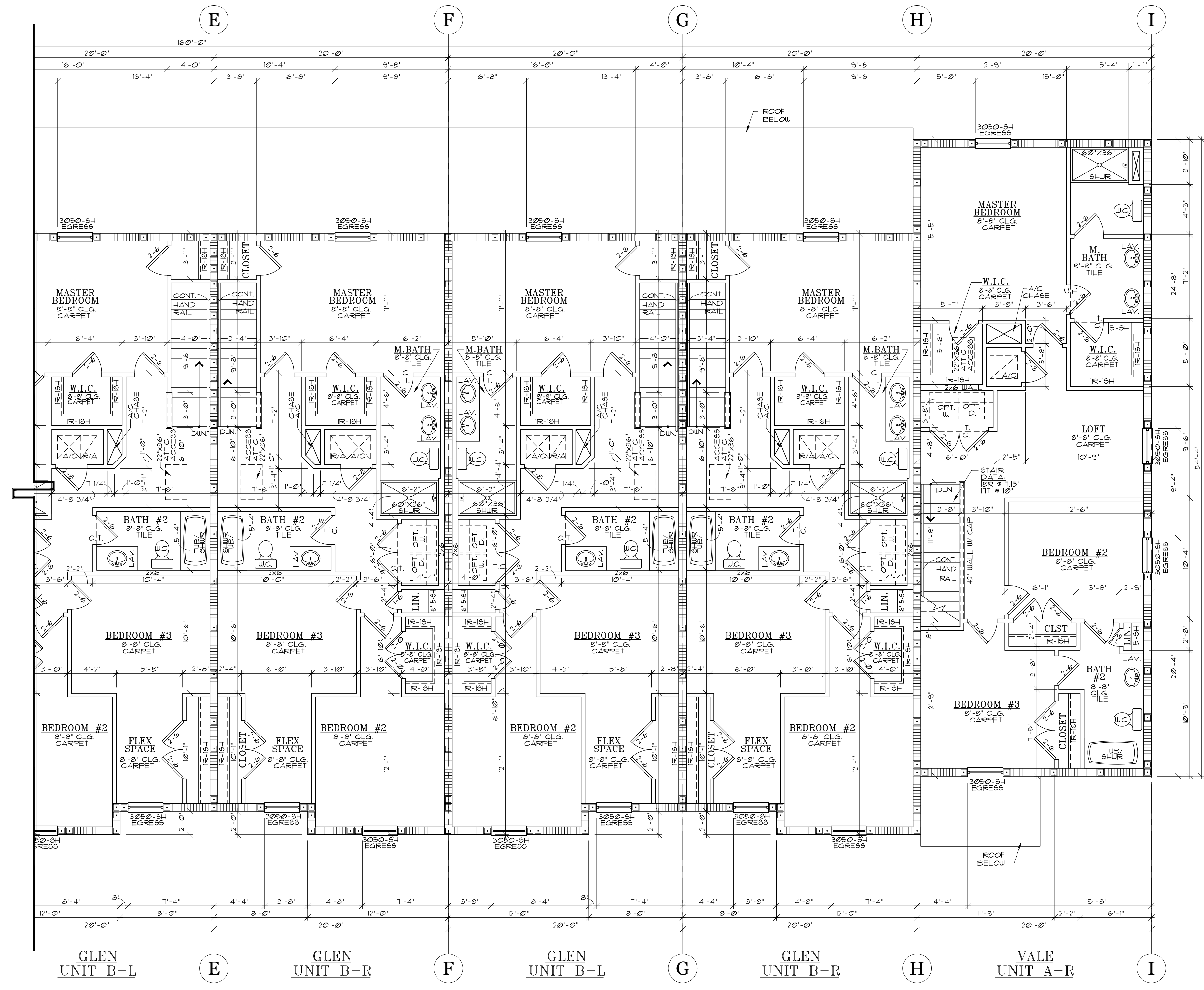


COMPONENT AND CLADDING WIND LOADS BASIC WIND EXPOSURE FOR 3 SECOND GUSTS				
OPENINGS AND TYPE	SQUARE FOOTAGE	ZONE	140 MPH WIND (WU)	REMARKS

FIRST FLOOR PLAN (RIGHT)



SECOND FLOOR PLAN (LEFT)



SECOND FLOOR PLAN (RIGHT)

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America's Builder

ORANGE COUNTY, FLORIDA

FLORIDA BUILDING CODE (FBCR) 2020 RES. 7TH EDITION		
OCCUPANCY: RESIDENTIAL, R3 CONSTRUCTION TYPE: V-B UN-SPRINKLED WIND DESIGN LOAD: 140 MPH EXP C MIN. INT. FINISH CLASS: "B"		
SPECIFIC PARAMETERS FROM FBCR 2020 CH. R301 USED FOR DESIGN INCLUDE:		
<ul style="list-style-type: none"> • SSTD-10 • CONCRETE MASONRY RESIDENTIAL CONSTRUCTION • WOOD FRAME CONSTRUCTION MANUAL • WOOD PRODUCTS PROMOTION COUNCIL • AMERICAN SOCIETY OF CIVIL ENGINEERS 7-16 		
STATE OF FLORIDA CERTIFIED BUILDING CONTRACTOR:		
<ul style="list-style-type: none"> • STATE OF FLORIDA PROFESSIONAL ARCHITECT: ROLAND A. ABOUCHACRA AR NO 93723 	<ul style="list-style-type: none"> A.B. DESIGN GROUP, INC. 1441 RONALD REAGAN NORTH LONGWOOD, FLORIDA 32750 Tel: (407) 774-6078 Fax: (407) 774-4078 	
GENERAL NOTES:		
<ol style="list-style-type: none"> ALL WORK SHALL CONFORM TO THE FLORIDA BUILDING CODE 2020 RESIDENTIAL PER SECTION R301 ASCE 7-16, BUILDING CODE AND ALL OTHER LOCAL APPLICABLE RULES AND REGULATIONS. SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS, DETAILS AND DIMENSIONS BEFORE PROCEEDING WITH THE WORK AND SHALL BE NOTIFIED OF ANY DISCREPANCIES. DO NOT SCALE DRAWINGS. ALL WORK IN QUESTION INCLUDING MATERIALS, FINISHES AND COLORS SHALL BE COORDINATED WITH THE PROJECT MANAGER. MECHANICAL AND ELECTRICAL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SUBMITTING DRAWINGS AND OBTAINING THEIR RESPECTIVE PERMITS. NUMBER SHALL BE DISPLAYED TO BE EASILY SEEN FROM SHEET IN COLORS THAT CONTRAST TO BLDG. STRUCTURAL DESIGN OF BUILDING LOCATED WITHIN WIND-BORNE DEBRIS REGIONS AS PER 2020 FLORIDA BUILDING CODE, RESIDENTIAL FIGURE R301.2(4), PER SECTION R301 ASCE 7-16. BASIC WIND SPEEDS FOR 50-YEAR RECURRING INTERVAL IS BASED ON ALL DOORS AND WINDOWS TO BE IMPACT RESISTANT MEETING THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND OF ASTM E 1886 OR SUCH OPENINGS SHALL COMPLY WITH SECTION 1609 OF THE 2020 FLORIDA BUILDING CODE, BUILDING. 		
ADDRESS CRITERIA		
<p>APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS SO THAT THE NUMBER OR ADDRESS IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMERALS SHALL BE NOT LESS THAN THREE INCHES IN HEIGHT FOR RESIDENTIAL BUILDINGS, STRUCTURES, AND AT LEAST SIX INCHES IN HEIGHT FOR ALL OTHER BUILDINGS, STRUCTURES. FPFC 3-7.1</p>		
REVISIONS		
REV.	DATE	DESCRIPTION

BUILDING DESCRIPTION	
# OF UNITS CONFIGURED: 5 UNIT BUILDING	
UNIT CONFIGURATION FROM LEFT TO RIGHT: UNIT "A" UNIT "B" UNIT "B" UNIT "B" UNIT "A"	
STRUCTURAL LOADS:	
<p>FLOORS @ SLEEPING AREA-30PSF LIVE 10PSF DEAD FLOORS @ NON-SLEEPING AREA-40PSF LIVE 10PSF DEAD BALCONIES-60PSF LIVE 10PSF DEAD DECKS-40PSF LIVE 10PSF DEAD STAIRS-40PSF LIVE 10PSF DEAD ROOFS- W/ FIBERGLASS SHINGLES 20PSF LIVE 17PSF DEAD ROOFS- W/ TILE 20PSF LIVE 25PSF DEAD</p>	
DESIGN CRITERIA:	
<ol style="list-style-type: none"> ALLOWABLE UNIT STRESS AND DESIGN CRITERIA: A. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318 B. FLORIDA BUILDING CODE 2020/RESIDENTIAL 7TH ED. AND ALL APPLICABLE LOCAL AND STATE CODES SOIL: A. NET ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN 2000 PSF FOR CONTINUOUS WALL FOOTINGS. CONCRETE AND REINFORCING: A. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318 AND WITH SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDING ACI 301. B. ALL CONCRETE SHALL DEVELOP MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS C. REINFORCING BARS SHALL CONFORM TO ASTM A615 A616 OR 617, GRADE 40 DESIGN LOADS: A. IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (FBCR) 2020/ RESIDENTIAL PER SECTION R301 ASCE 7-16 CHAPTER 16 ROOF LIVE LOADS OF 20 PSF, DEAD LOAD 17 PSF WIND LOADS IN ACCORDANCE WITH FBC, SECTION R301, 2020 EDITION FOR 140 MPH REGION. INTERIOR PARTITIONS PSF PERPENDICULAR TO WALL FACE (DETERMINATION OF WIND FORCES AS PER FBCR 2020 7TH ED., SECTION R301) B. BASIC WIND SPEED MPH (M/S)= 140 C. INTERNAL PRESSURE CO-EFFICIENT=+ .18 D. BUILDING CATEGORY-II LUMBER: A. ALL STRUCTURAL LUMBER SHALL BE SOUTHERN YELLOW PINE #2 OR BETTER, UNLESS NOTED OTHERWISE. B. STRUCTURAL LUMBER CONSISTS (U.N.O) OF : RAFTERS, VERTICAL STRONGBACKS, LEDGERS, BEAMS, AND POSTS. C. ALL LUMBER EXPOSED TO WEATHER, OR AGAINST SOIL, CONCRETE OR MASONRY MUST BE PRESSURE TREATED. TRUSSES: A. PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH FBC 2020/RESIDENTIAL 7TH EDITION TRUSS MANUFACTURER SHALL SUBMIT SIGNED AND SEALED DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. GARAGE DOOR: A. ENGINEERED FOR 140 MPH 3 SEC. GUST MIN. WIND LOAD. B. DETAIL TO BE SUPPLIED BY GARAGE DOOR SUPPLIER C. DETAIL TO BE ATTACHED TO PERMIT PACKAGE BY BUILDER 	

INDEX OF DRAWINGS	
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FL1.2A	FIRE RATED WALL DETAILS
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A1A	VALE STAIR SECTION DETAILS
A1B	GLEN STAIR SECTION DETAILS
A2	SECOND FLOOR PLAN
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S6	ROOF FRAMING PLAN
SN1	DETAILS
SFD1	SOFFIT INFORMATION BY OTHERS
SFD2	SOFFIT INFORMATION BY OTHERS

FLOOR PLAN CONFIGURATION

VALE UNIT A-L GLEN UNIT B-L GLEN UNIT B-L GLEN UNIT B-R VALE UNIT A-L

FIRST FLOOR

VALE UNIT A-L GLEN UNIT B-L GLEN UNIT B-L GLEN UNIT B-R VALE UNIT A-L

SECOND FLOOR

VALE UNIT A-L GLEN UNIT B-L GLEN UNIT B-L GLEN UNIT B-R VALE UNIT A-L

SQUARE FOOTAGE

SQ.FT. CALC.'S VALE	
1ST LIVING	109 SQ. FT.
2ND LIVING	1049 SQ. FT.
TOTAL AC	1158 SQ. FT.
GARAGE	231 SQ. FT.
LANAI	140 SQ. FT.
ENTRY	48 SQ. FT.
TOTAL UNDER ROOF	2183 SQ. FT.

SQ.FT. CALC.'S GLEN	
SQ. FT. 101	1ST LIVING
SQ. FT. 972	2ND LIVING
SQ. FT. 1673	TOTAL AC
SQ. FT. 268	GARAGE
SQ. FT. 160	LANAI
SQ. FT. 41	ENTRY
SQ. FT. 2142	TOTAL UNDER ROOF

ARCHITECTS
A.B. Design Group LLC

1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
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AA #: 0003325

DATE	DESCRIPTION
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MASTER

TITLE SHEET
VALE AND GLEN
5 UNIT TOWNHOMES
COVER SHEET
JOB #
02353.000
140 MPH EXP. C

ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 9/21/2021
SCALE: AS NOTED
SHEET NO:
CS



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LONGWOOD, FL 32750
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MASTER

TITLE SHEET
VALE AND GLEN
5 UNIT TOWNHOMES
BUILDING
ELEVATIONS
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JOB #
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ARCHITECT:
STATE OF FLORIDA

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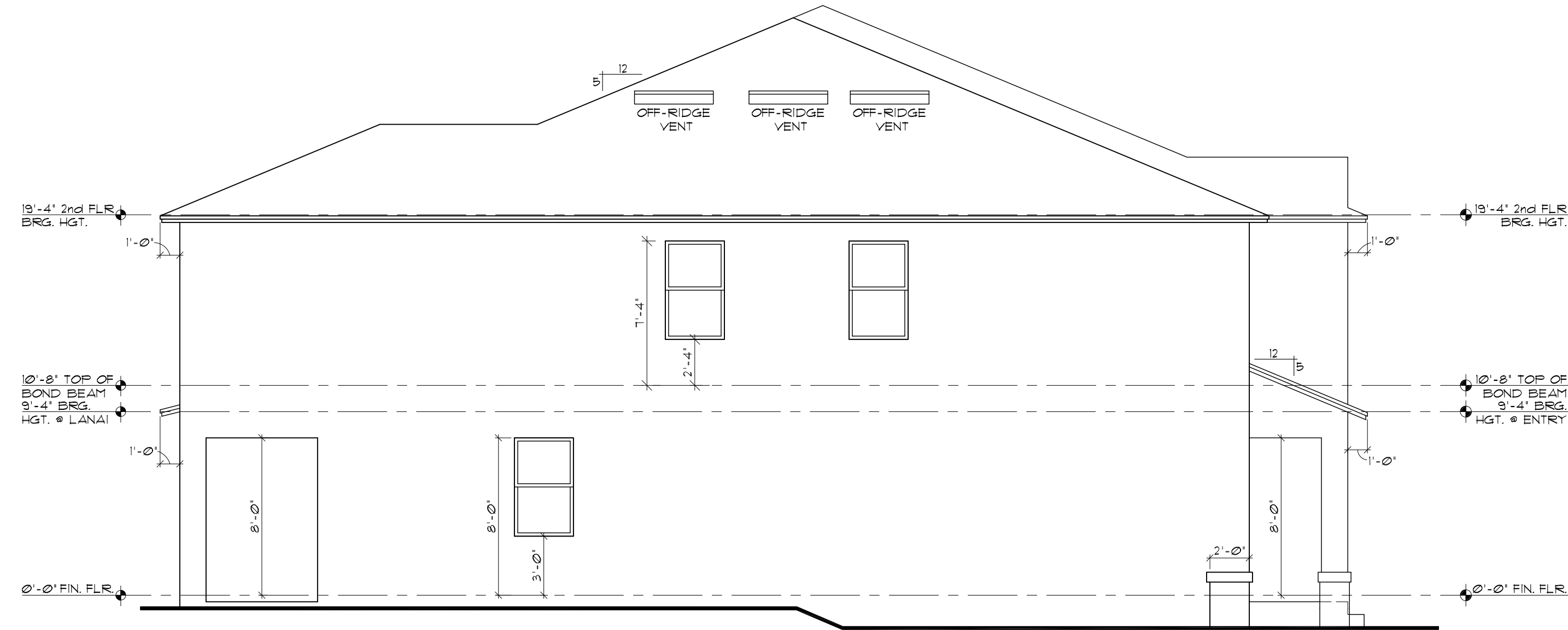
DATE: 9/21/2021

SCALE: AS NOTED
SHEET NO:

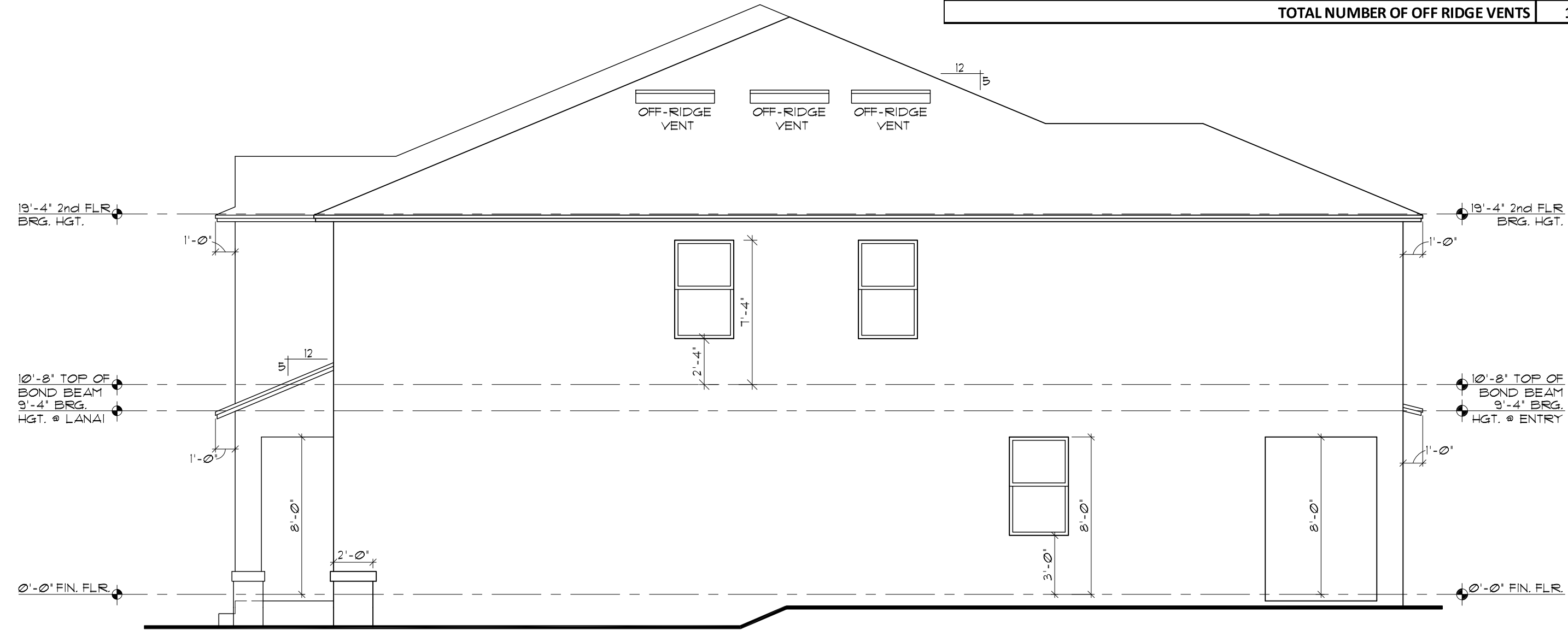
A3



FRONT ELEVATION
SCALE: 3/16" = 1'-0" TEXTURED FINISH
NOTE: WALL PENETRATION FLASHING AS PER FBOR 103.4



LEFT ELEVATION
SCALE: 3/16" = 1'-0" TEXTURED FINISH

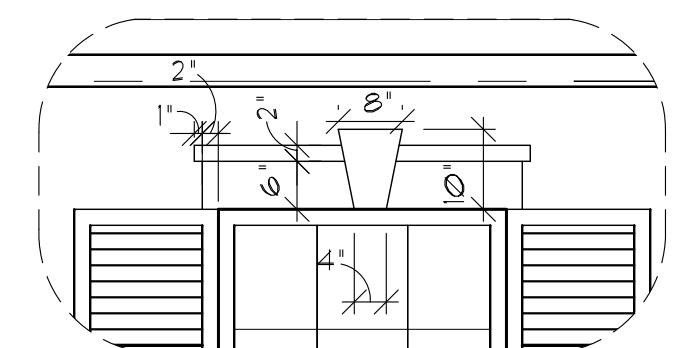


RIGHT ELEVATION
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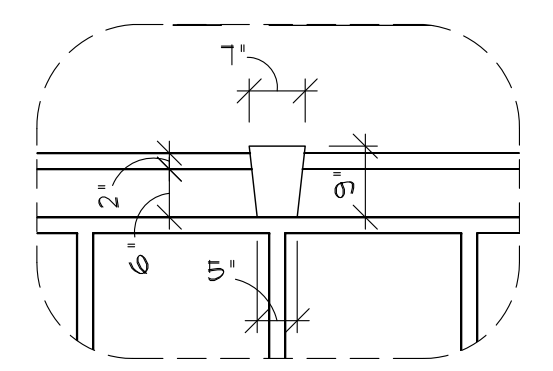


REAR ELEVATION
SCALE: 3/16" = 1'-0" TEXTURED FINISH

OFF RIDGE VENT CALCULATION FOR ATTIC AREA ABOVE DRAFT STOP CONFINES OF UNIT "A"	
AREA OF ATTIC*	1202 SQ. FT.
REQUIRED VENTILATION AREA AT 1 PER 300	4.01 SQ. FT.
VENTILATION AREA X SQ. INCHES PER FT. (144)	576.96 SQ. IN.
MIN. REQUIRED VENTILATION IN UPPER PORTION OF ATTIC (50% OF TOTAL REQUIRED VENTILATION AREA)	288.48 SQ. IN.
NUMBER OF LOMANCO 770-D VENTS REQUIRED AT 140 SQ. IN. PER VENT	3 UNITS
OFF RIDGE VENT CALCULATION FOR ATTIC AREA ABOVE DRAFT STOP CONFINES OF UNIT "B"	
AREA OF ATTIC*	1043 SQ. FT.
REQUIRED VENTILATION AREA AT 1 PER 300	3.48 SQ. FT.
VENTILATION AREA X SQ. INCHES PER FT. (144)	500.64 SQ. IN.
MIN. REQUIRED VENTILATION IN UPPER PORTION OF ATTIC (50% OF TOTAL REQUIRED VENTILATION AREA)	250.32 SQ. IN.
NUMBER OF LOMANCO 770-D VENTS REQUIRED AT 140 SQ. IN. PER VENT	2 UNITS
OFF RIDGE VENT CALCULATION FOR ATTIC AREA ABOVE DRAFT STOP CONFINES OF UNIT "B"	
AREA OF ATTIC*	1043 SQ. FT.
REQUIRED VENTILATION AREA AT 1 PER 300	3.48 SQ. FT.
VENTILATION AREA X SQ. INCHES PER FT. (144)	500.64 SQ. IN.
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AREA OF ATTIC*	1202 SQ. FT.
REQUIRED VENTILATION AREA AT 1 PER 300	4.01 SQ. FT.
VENTILATION AREA X SQ. INCHES PER FT. (144)	576.96 SQ. IN.
MIN. REQUIRED VENTILATION IN UPPER PORTION OF ATTIC (50% OF TOTAL REQUIRED VENTILATION AREA)	288.48 SQ. IN.
NUMBER OF LOMANCO 770-D VENTS REQUIRED AT 140 SQ. IN. PER VENT	3 UNITS
TOTAL NUMBER OF OFF RIDGE VENTS	12



A DECO. DTL.
SCALE: 1/2" = 1'-0"



B DECO. DTL.
SCALE: 1/2" = 1'-0"

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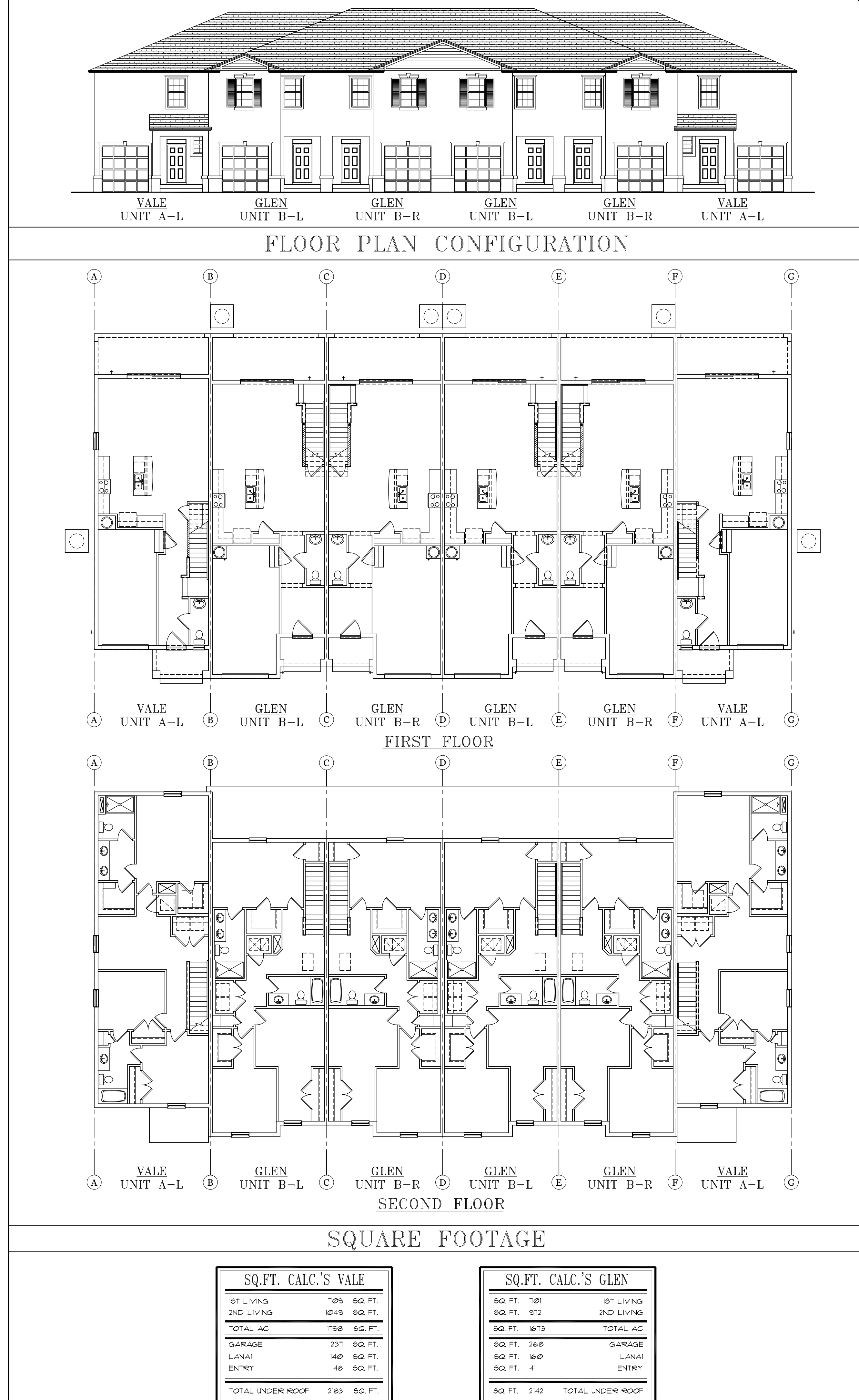
America's Builder

ORANGE COUNTY, FLORIDA

FLORIDA BUILDING CODE (FBCR) 2020 RES. 7TH EDITION		
OCCUPANCY: RESIDENTIAL, R3 CONSTRUCTION TYPE: V-B UN-SPRINKLED WIND DESIGN LOAD: 140 MPH EXP C MIN. INT. FINISH CLASS: "B"		
SPECIFIC PARAMETERS FROM FBCR 2020 CH. R301 USED FOR DESIGN INCLUDE:		
<ul style="list-style-type: none"> • SSTD-10 • CONCRETE MASONRY RESIDENTIAL CONSTRUCTION • WOOD FRAME CONSTRUCTION MANUAL • WOOD PRODUCTS PROMOTION COUNCIL • AMERICAN SOCIETY OF CIVIL ENGINEERS 7-16 		
STATE OF FLORIDA CERTIFIED BUILDING CONTRACTOR:		
<ul style="list-style-type: none"> • STATE OF FLORIDA PROFESSIONAL ARCHITECT: ROLAND A. ABOUCHACRA AR NO 93723 	<ul style="list-style-type: none"> A.B. DESIGN GROUP, INC. 1441 RONALD REAGAN NORTH LONGWOOD, FLORIDA 32750 Tel: (407) 774-6078 Fax: (407) 774-4078 	
GENERAL NOTES:		
<ol style="list-style-type: none"> ALL WORK SHALL CONFORM TO THE FLORIDA BUILDING CODE 2020 RESIDENTIAL PER SECTION R301 ASCE 7-10, BUILDING CODE AND ALL OTHER LOCAL APPLICABLE RULES AND REGULATIONS. SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS, DETAILS AND DIMENSIONS BEFORE PROCEEDING WITH THE WORK AND SHALL BE NOTIFIED OF ANY DISCREPANCIES. DO NOT SCALE DRAWINGS. ALL WORK IN QUESTION INCLUDING MATERIALS, FINISHES AND COLORS SHALL BE COORDINATED WITH THE PROJECT MANAGER. MECHANICAL AND ELECTRICAL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SUBMITTING DRAWINGS AND OBTAINING THEIR RESPECTIVE PERMITS. NUMBER SHALL BE DISPLAYED TO BE EASILY SEEN FROM SHEET IN COLORS THAT CONTRAST TO BLDG. STRUCTURAL DESIGN OF BUILDING LOCATED WITHIN WIND-BORNE DEBRIS REGIONS AS PER 2020 FLORIDA BUILDING CODE, RESIDENTIAL FIGURE R301.2(4), PER SECTION R301 ASCE 7-16. BASIC WIND SPEEDS FOR 50-YEAR RECURRING INTERVAL IS BASED ON ALL DOORS AND WINDOWS TO BE IMPACT RESISTANT MEETING THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM F 1996 AND OF ASTM E 1886 OR SUCH OPENINGS SHALL COMPLY WITH SECTION 1609 OF THE 2020 FLORIDA BUILDING CODE, BUILDING. 		
ADDRESS CRITERIA		
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REVISIONS		
REV.	DATE	DESCRIPTION

BUILDING DESCRIPTION	
# OF UNITS CONFIGURED: 6 UNIT BUILDING	
UNIT CONFIGURATION FROM LEFT TO RIGHT: UNIT "A" UNIT "B" UNIT "B" UNIT "B" UNIT "B" UNIT "A"	
STRUCTURAL LOADS:	
FLOORS @ SLEEPING AREA-30PSF LIVE 10PSF DEAD FLOORS @ NON-SLEEPING AREA-40PSF LIVE 10PSF DEAD BALCONIES-60PSF LIVE 10PSF DEAD DECKS-40PSF LIVE 10PSF DEAD STAIRS-40PSF LIVE 10PSF DEAD ROOFS- W/ FIBERGLASS SHINGLES 20PSF LIVE 17PSF DEAD ROOFS- W/ TILE 20PSF LIVE 25PSF DEAD	
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AA #: 0003325

DATE DESCRIPTION

1 2 3 4 5 6 7 8 9

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MASTER

TITLE SHEET
VALE AND GLEN
6 UNIT TOWNHOMES
COVER SHEET
140 MPH EXP. C

JOB #
02353.000

ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 9/21/2021
SCALE: AS NOTED
SHEET NO:
CS

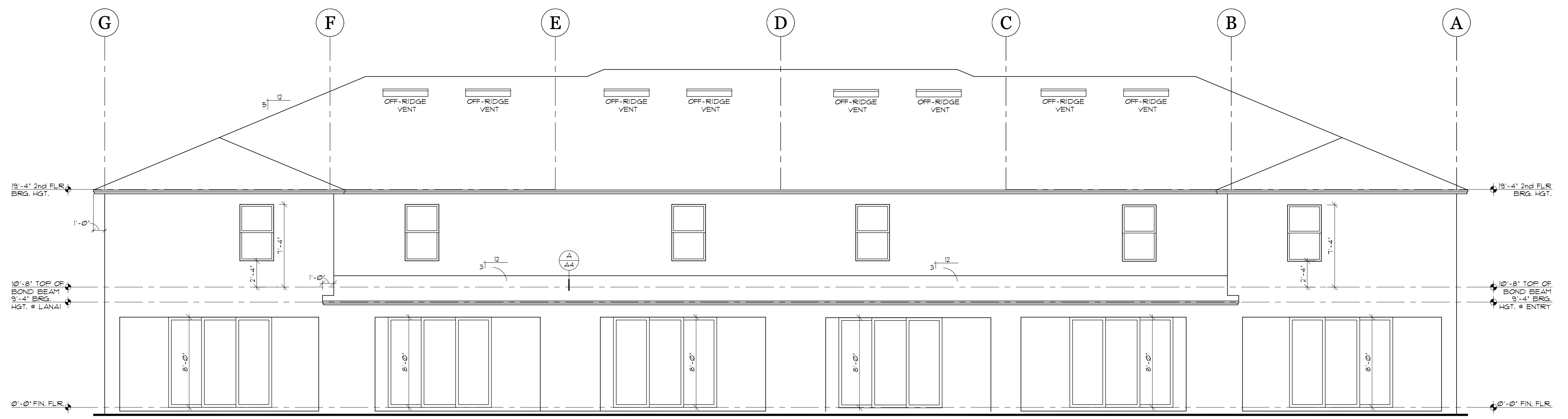


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FOR OFF-RIDGE VENT CALCULATIONS
SEE SHEET A4



FRONT ELEVATION
SCALE: 3/16" = 1'-0" TEXTURED FINISH
NOTE: WALL PENETRATION FLASHING AS PER FBCR 103.4



REAR ELEVATION
SCALE: 3/16" = 1'-0" TEXTURED FINISH

DATE	DESCRIPTION
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CBC055300

MASTER

TITLE SHEET
VALE AND GLEN
6 UNIT TOWNHOMES
BUILDING FRONT &
REAR ELEVATIONS
140 MPH EXP. C

JOB #
02353.000

ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 9/21/2021
SCALE: AS NOTED
SHEET NO:
A3



1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE	DESCRIPTION
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8	
9	



MASTER

TITLE SHEET
VALE AND GLEN
6 UNIT TOWNHOMES
BUILDING LEFT &
RIGHT ELEVATIONS
140 MPH EXP. C

JOB #
02353.000

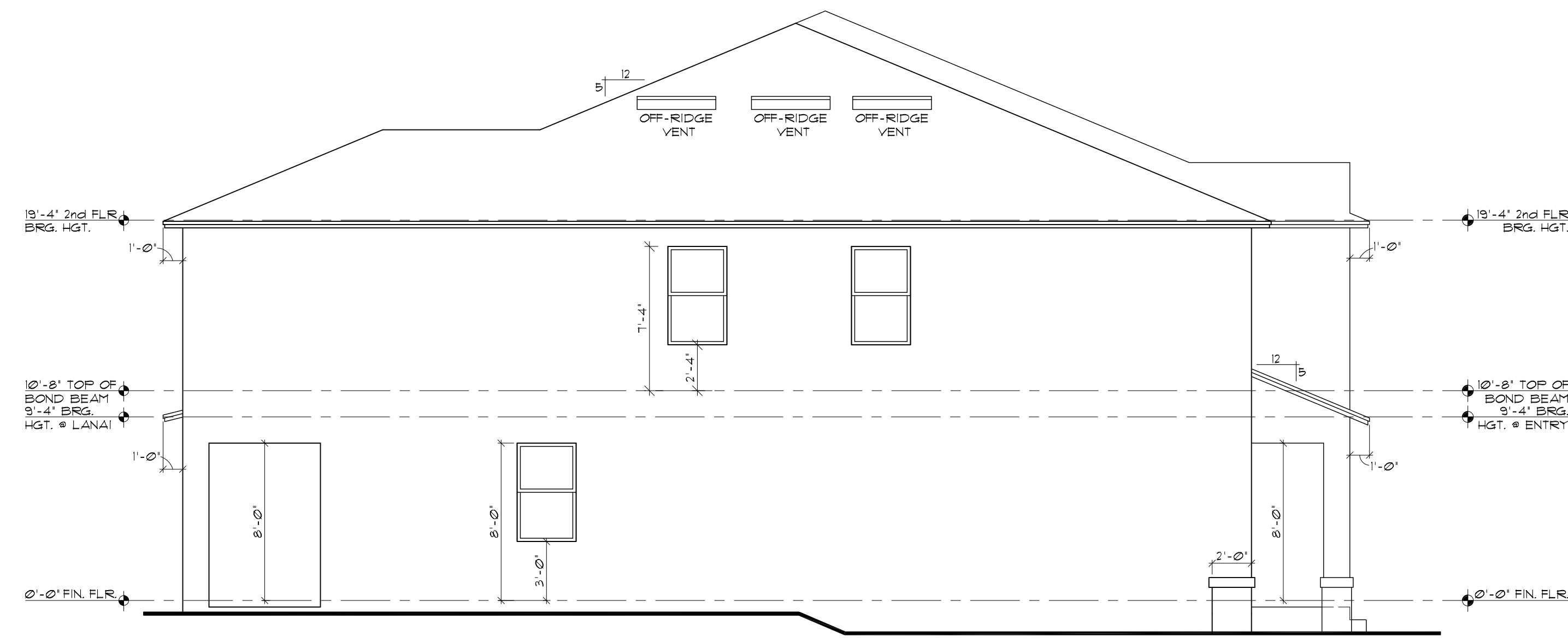
ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

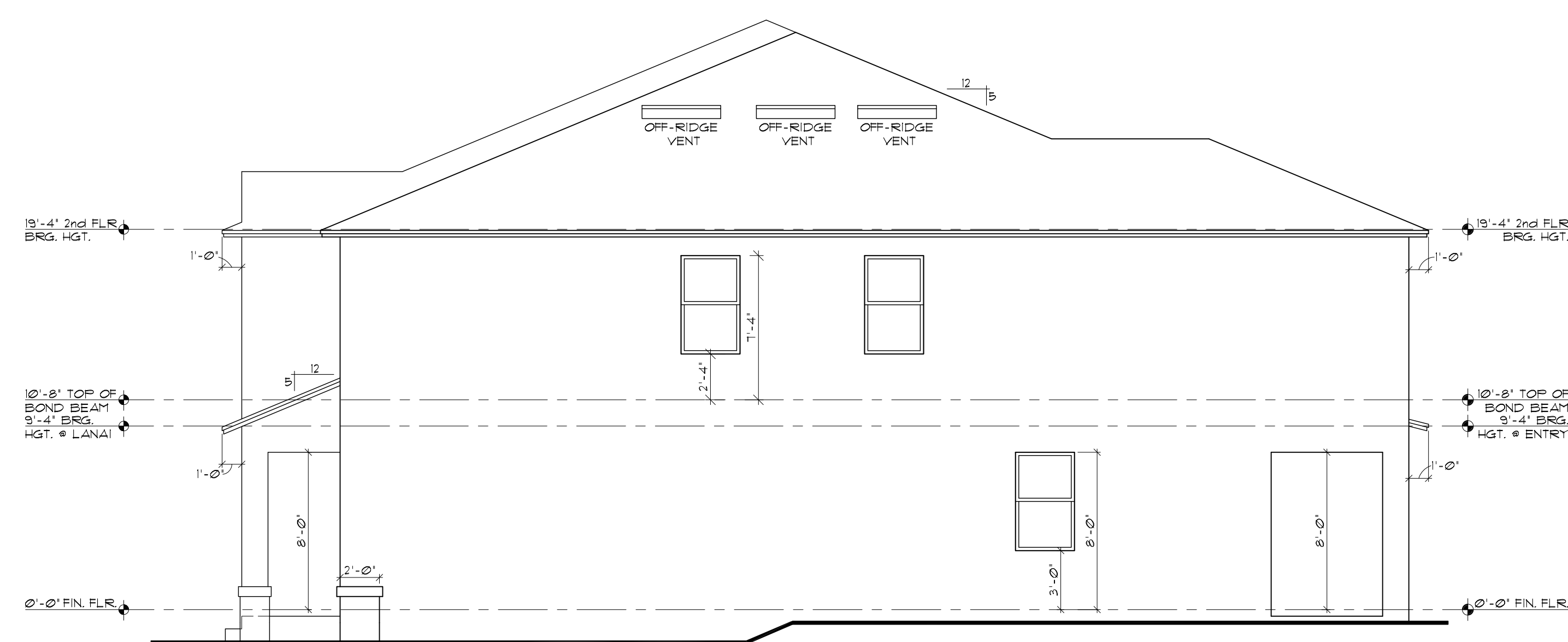
DATE: 9/21/2021

SCALE: AS NOTED
SHEET NO:

A4

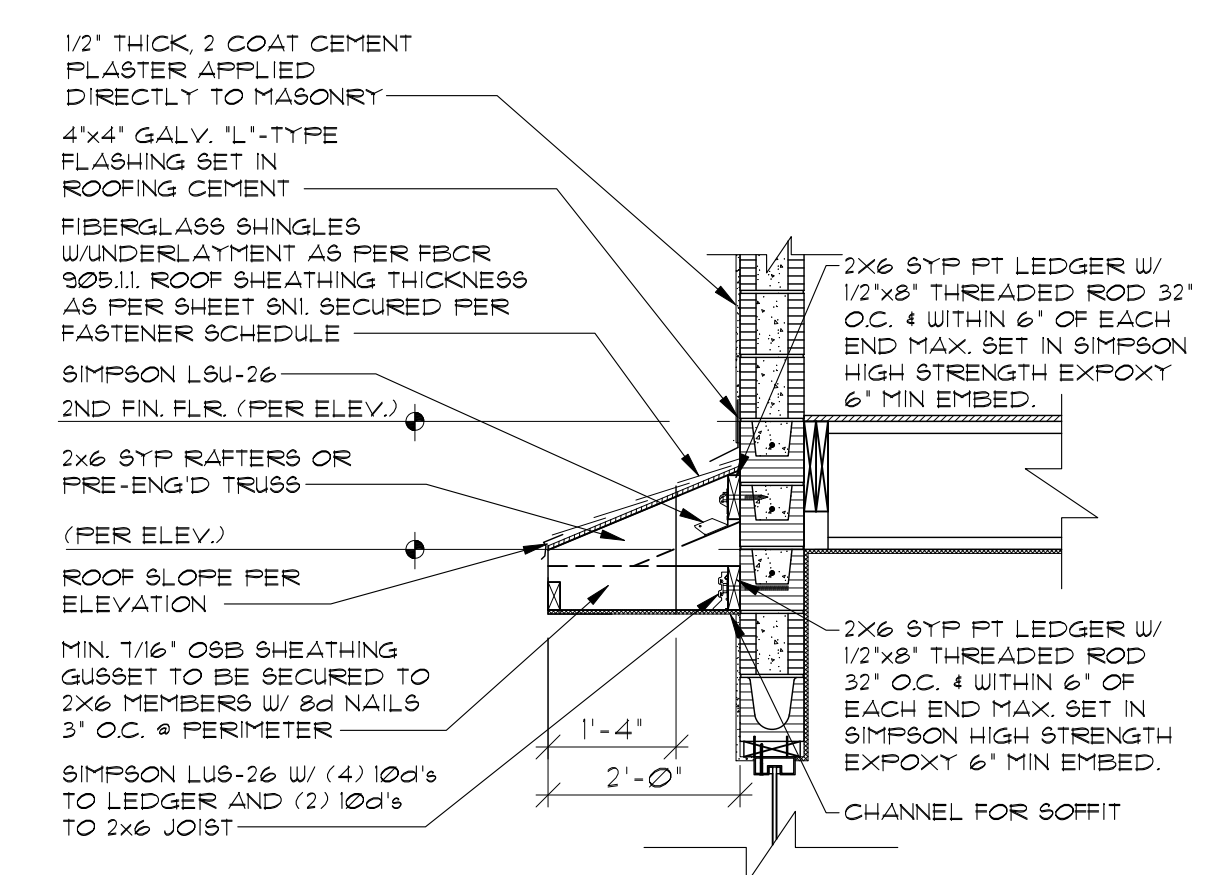


LEFT ELEVATION
SCALE: 3/16" = 1'-0" TEXTURED FINISH

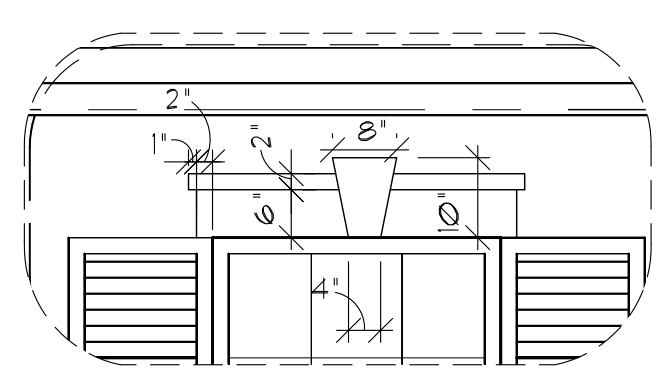


RIGHT ELEVATION
SCALE: 3/16" = 1'-0" TEXTURED FINISH

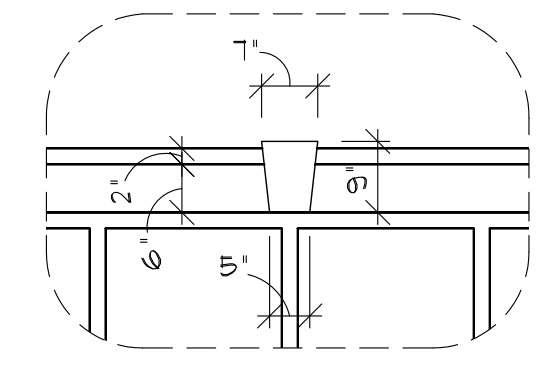
OFF RIDGE VENT CALCULATION FOR ATTIC AREA ABOVE DRAFT STOP CONFINES OF UNIT "A"	
AREA OF ATTIC*	1202 SQ. FT.
REQUIRED VENTILATION AREA AT 1 PER 300	4.01 SQ. FT.
VENTILATION AREA X SQ. INCHES PER FT. (144)	576.96 SQ. IN.
MIN. REQUIRED VENTILATION IN UPPER PORTION OF ATTIC (50% OF TOTAL REQUIRED VENTILATION AREA)	288.48 SQ. IN.
NUMBER OF LOMANCO 770-D VENTS REQUIRED AT 140 SQ. IN. PER VENT	3 UNITS
OFF RIDGE VENT CALCULATION FOR ATTIC AREA ABOVE DRAFT STOP CONFINES OF UNIT "B"	
AREA OF ATTIC*	1043 SQ. FT.
REQUIRED VENTILATION AREA AT 1 PER 300	3.48 SQ. FT.
VENTILATION AREA X SQ. INCHES PER FT. (144)	500.64 SQ. IN.
MIN. REQUIRED VENTILATION IN UPPER PORTION OF ATTIC (50% OF TOTAL REQUIRED VENTILATION AREA)	250.32 SQ. IN.
NUMBER OF LOMANCO 770-D VENTS REQUIRED AT 140 SQ. IN. PER VENT	2 UNITS
OFF RIDGE VENT CALCULATION FOR ATTIC AREA ABOVE DRAFT STOP CONFINES OF UNIT "B"	
AREA OF ATTIC*	1043 SQ. FT.
REQUIRED VENTILATION AREA AT 1 PER 300	3.48 SQ. FT.
VENTILATION AREA X SQ. INCHES PER FT. (144)	500.64 SQ. IN.
MIN. REQUIRED VENTILATION IN UPPER PORTION OF ATTIC (50% OF TOTAL REQUIRED VENTILATION AREA)	250.32 SQ. IN.
NUMBER OF LOMANCO 770-D VENTS REQUIRED AT 140 SQ. IN. PER VENT	2 UNITS
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MIN. REQUIRED VENTILATION IN UPPER PORTION OF ATTIC (50% OF TOTAL REQUIRED VENTILATION AREA)	288.48 SQ. IN.
NUMBER OF LOMANCO 770-D VENTS REQUIRED AT 140 SQ. IN. PER VENT	3 UNITS
TOTAL NUMBER OF OFF RIDGE VENTS	14



OVERHANG DETAIL
SCALE: 1/2" = 1'-0"



B DECO. DTL.
SCALE: 1/2" = 1'-0"



C DECO. DTL.
SCALE: 1/2" = 1'-0"



Town Council Meeting
February 14, 2022 at 6:00 PM
In Person and via Zoom

MINUTES

Mayor MacFarlane called the Town Council Meeting to order at 6:00 p.m.
 Mayor MacFarlane led the attendees in the Pledge of Allegiance to the Flag
 Councilor Marie Gallelli led the Town Council with an Invocation

ROLL CALL

Acknowledgement of Quorum

MEMBERS PRESENT:

Councilor George Lehning | Councilor Marie V Gallelli | Councilor Rick Klein | Mayor Pro-Tem Ed Conroy |
 Mayor Martha MacFarlane

STAFF PRESENT:

Sean O'Keefe, Town Administrator | John Brock, Town Clerk | Rick Thomas, Police Chief | Morgan Cates,
 Public Works Director | Azure Botte, Code Enforcement Officer (via ZOOM) | James Southall, Public Utilities
 Supervisor (via ZOOM)

AGENDA APPROVAL/REVIEW

Motion made by Mayor Pro-Tem Conroy to approve of the agenda; Seconded by Councilor Lehning. Motion approved unanimously by voice vote.

Voting

Yea: Councilor Lehning, Councilor Gallelli, Councilor Klein, Mayor Pro-Tem Conroy, Mayor MacFarlane

Nay: None

CONSENT AGENDA

Routine items are placed on the Consent Agenda to expedite the meeting. If Town Council/Staff wish to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on the remaining item(s); and (3) Discuss each pulled item and vote.

1. The approval of the minutes and ratification and confirmation of all Town Council actions at the January 24, 2022 Town Council Meeting.
2. The approval of the minutes and ratification and confirmation of all Town Council actions at the January 26, 2022 Town Council Workshop Meeting.

Motion made by Mayor Pro-Tem Conroy to approve the Consent Agenda; Seconded by Councilor Gallelli. Motion approved unanimously by voice vote.

Voting**Yea:** Councilor Lehning, Councilor Gallelli, Councilor Klein, Mayor Pro-Tem Conroy, Mayor MacFarlane**Nay:** None**PUBLIC HEARING**

None

OLD BUSINESS**3. Discussion: Utility Consultants Review**

Mayor MacFarlane asked Town Administrator, Sean O’Keefe, to introduce this topic. Mr. O’Keefe gave an update on the process of the town hiring a consultant for Public Utilities: Water and Wastewater services. Mr. O’Keefe stated that the town had spoken with several different consultants including Black & Veatch, who suggested that the town should work with the Florida Government Utilities Authority (FGUA). Mr. O’Keefe stated that the town could enter an intergovernmental agreement with FGUA and that they could help the town through all of the steps including feasibility studies, engineering, planning, 10-year projects, all the way up to and including getting funding sources for obtaining and building utilities. The FGUA typically works with municipalities to assist with an acquisition plan over time.

Mayor Pro-Tem Conroy thought that it was important to do studies on both water and wastewater because they are linked together. This is due to reclaimed water from wastewater being utilized with irrigation lines. Mayor Pro-Tem Conroy wants the town to get a comprehensive plan for both.

Councilor Klein was concerned with the cost of feasibility studies and thought that the town would need to move forward carefully and perhaps do one study at a time, doing just the water study for now.

Public Comment:

Peter Tuite, 300 E Croton Way- Mr. Tuite thought that the town getting a comprehensive consultant was important. Mr. Tuite was also concerned about the town’s water quality. Mr. Tuite is concerned about sulfur in the water, the town’s CUP, springs in Yalaha going dry, the town’s water ph level, and possibility of lead in the town’s water. Mr. Tuite was also concerned about the Lake County School Board building new buildings within the town.

Doug Hower, 444 Bellissimo Place – Mr. Hower wanted to know about the status of the town purchasing property for Well #5.

NEW BUSINESS**4. Consideration and Approval: Venezia Townhomes Final Subdivision Plan Review**

Mayor MacFarlane asked Town Administrator, Sean O’Keefe, to introduce this topic. Mr. O’Keefe gave an overview of this topic and read out the seven conditions that the town’s Planning and Zoning Board had placed on their recommendation for this item to the Town Council.

Mayor MacFarlane asked Town Planner, Tom Harowski, to give his staff report on this topic. Mr. Harowski explained that the rear of the six townhome buildings, adjacent to Venezia Boulevard, should have variation in their roofline and these variation standards were minimally met without adding gables on the rear of the buildings. Mr. Harowski stated that the rear of the six townhome buildings adjacent to Venezia Blvd. would be considered a primary façade and would be required to have four design elements. The windows, shutters, and doors would each count as one design element per category. Some other trim design would need to be evident to meet this requirement for a fourth element.

Dave Matt, representative from DR Horton, was available for questions to the developer.

Public Comment:

Renee Lannaman, 710 Calabria Way – Mrs. Lannaman stated that she was on the Venezia HOA and their HOA does not allow short-term rentals.

Doug Hower, 444 Bellissimo Place – Mr. Hower was concerned about stucco falling off the walls on the townhomes.

Richard Mulvany, 308 W Dupont Circle - Mr. Mulvany stated that state code required two layers of water barrier beneath stucco, so that it would not fall off. Mr. Mulvany also suggested that the corbeling around the windows in the picture that was shown in Exhibit B of the Venezia Townhome Exhibits from DR Horton should work for the fourth design element necessary for the rear of the townhomes adjacent to Venezia Blvd.

Ron Francis III, - Mr. Francis did not believe that roof line should be a design element. Mr. Francis also stated that he wanted the townhomes to have to have a two-car garage like a normal single-family residency would be required to have.

Dave Matt, representative from DR Horton – Mr. Matt stated that DR Horton would be willing to add the corbeling around the windows that was shown in Exhibit B of their submitted Venezia – Townhome Exhibit.

Motion made by Mayor Pro-Tem Conroy to conditionally approve the Venezia Townhomes Subdivision Plan contingent on the developer ensuring that shutters and corbeling were placed around the rear windows of the six townhome buildings that have their rears backing Venezia Boulevard (as shown in Exhibit B of the Venezia – Townhome Exhibits attachment of this meeting’s Packet); Seconded by Councilor Gallelli. Motion was approved unanimously by roll call vote.

Voting

Yea: Councilor Lehning, Councilor Gallelli, Councilor Klein, Mayor Pro-Tem Conroy, Mayor MacFarlane

Nay: None

DEPARTMENT REPORTS

5. Town Hall

Town Clerk, John Brock, gave the Town Hall report for January 2022. Mr. Brock also gave a short training to Town Councilors on using the new Town Council Meeting Packets feature on the town’s website.

6. Police Department

Police Chief, Rick Thomas, gave Police Department report for January 2022. Chief Thomas also gave a brief update on the car crash that Mr. Frank von Frankenstein, the town’s Building Official, was in.

7. Code Enforcement

Code Enforcement Officer, Azure Botts, gave the January 2022 Code Enforcement report/update.

8. Public Works

Public Utilities Supervisor, James Southall, gave the January 2022 Public Utilities report.

Item 3.

Public Works Director, Morgan Cates, gave the January 2022 Public Works Department report. Mr. Cates also gave updates on the Town Marker project, Downtown Sewer Project, and Town Hall Messenger Sign Project. Mayor Pro-Tem Conroy suggested that Public Works consider using solar lights for the Town Marker project.

9. Library

Town Administrator, Sean O’Keefe, gave an update on the town’s library. Mr. O’Keefe stated that there were two members of the town’s Library Board with terms that would be expiring soon, and he encouraged citizens to volunteer to be on the board.

10. Parks & Recreation Advisory Board / Special Events

Town Administrator, Sean O’Keefe, explained that the Parks & Recreation Advisory Board had met the previous week and had given suggestions on updates to the town’s 5-year Capital Improvement Plan (CIP). The CIP plan would next come to Town Council for approval at the 2nd February meeting.

11. Town Attorney

Tom Wilkes, the Town Attorney, had nothing to report this month.

12. Town Administrator / Finance Manager - Finance and Development Reports

Sean O’Keefe, Town Administrator, gave the January 2022 Financial Report.

COUNCIL MEMBER REPORTS

13. Mayor Pro-Tem Conroy

Mayor Pro-Tem Conroy wished everyone a Happy Valentine’s Day.

14. Councilor Lehning

Councilor Lehning explained that he had attended a Howey Library Event recently, this event had been sponsored by the Friends of the Library (FOL). Councilor Lehning said that the FOL was looking for suggestions for how the library could better serve the town’s residents.

15. Councilor Gallelli

Councilor Gallelli had nothing to report.

16. Councilor Klein

Councilor Klain had nothing to report.

17. Mayor MacFarlane

Mayor MacFarlane solicited the Town Council for dates for the next Town Council Charter Workshop Meeting. There was a consensus from the Town Council, that this meeting should occur on February 28th at 5:15pm, just prior to the normal 6pm Town Council meeting.

Mayor MacFarlane also discussed that the town still does not have a Special Magistrate for Code Enforcement. Mayor MacFarlane asked that if anyone had a suggestion for a Special Magistrate for the town, that they should let Town Hall know. Mayor MacFarlane stated that if the town could not find a

Special Magistrate, the town would need to consider moving to a fines and court system for Code Enforcement.

PUBLIC COMMENTS

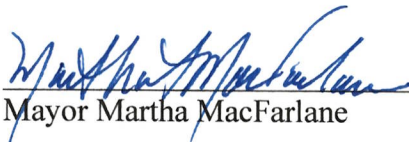
Any person wishing to address the Mayor and Town Council and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker.

None

ADJOURNMENT

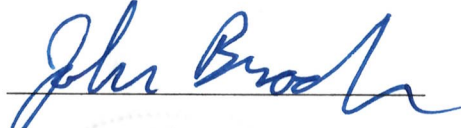
There being no further business to discuss, a motion was made by Councilor Gallelli to adjourn the meeting; Councilor Lehning seconded the motion. Motion was approved unanimously by voice vote.

The Meeting adjourned at 7:57 p.m. | **Attendees: 33**

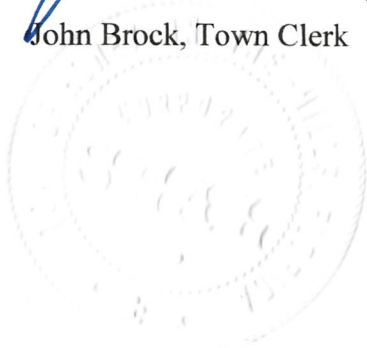


Mayor Martha MacFarlane

ATTEST:



John Brock, Town Clerk





TMHConsulting@cfl.rr.com
97 N. Saint Andrews Dr.
Ormond Beach, FL 32174
PH: 386.316.8426

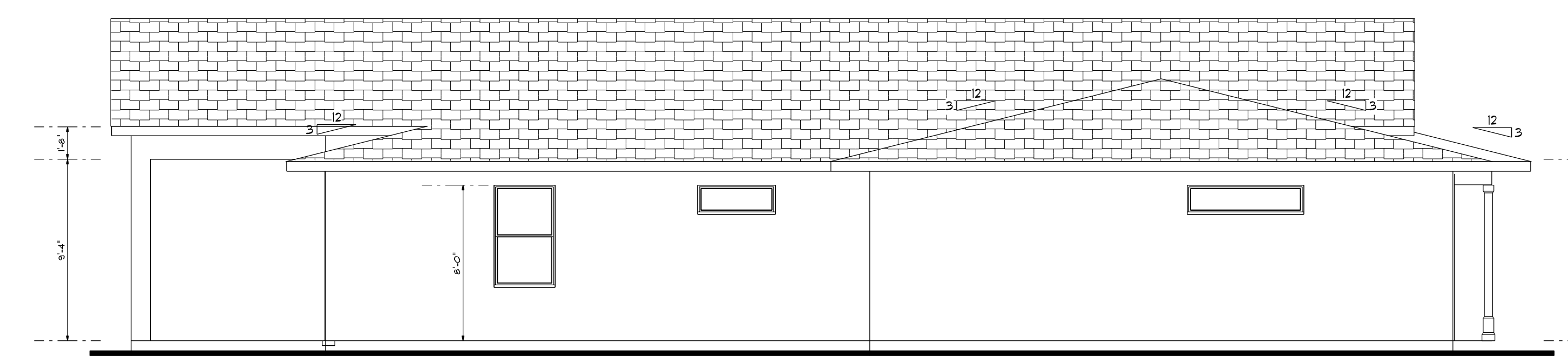
MEMORANDUM

TO: Howey-in-the-Hills Planning Board
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP
SUBJECT: 107 E. Croton Way Design Review
DATE: November 11, 2022

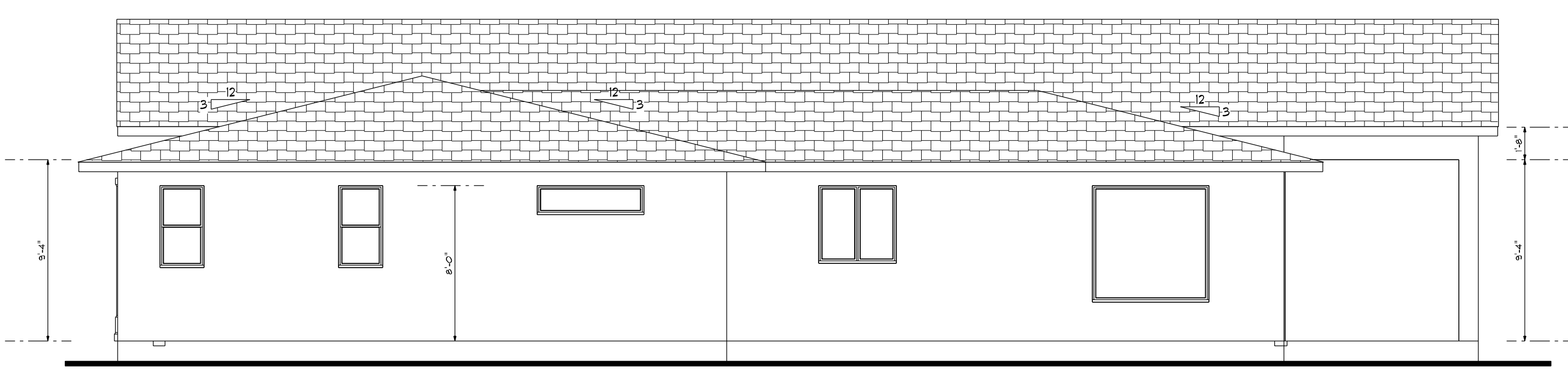
The Town's land development code establishes architectural design requirements for single-family residences. The Town's practice has been to present the residential design to the Planning Board for approval based on compliance with the design requirements as set forth in Section 4.06.03. According to the code primary facades (street facing walls) are required to include four design elements and secondary facades are required to include two design elements. The code also has requirements for variations in roof lines and roofing materials, wall materials and wall colors. A minimum of two colors are required.

The plans for the proposed residence at 107 East Croton Way have been reviewed for compliance with the code requirements and the results are as follows:

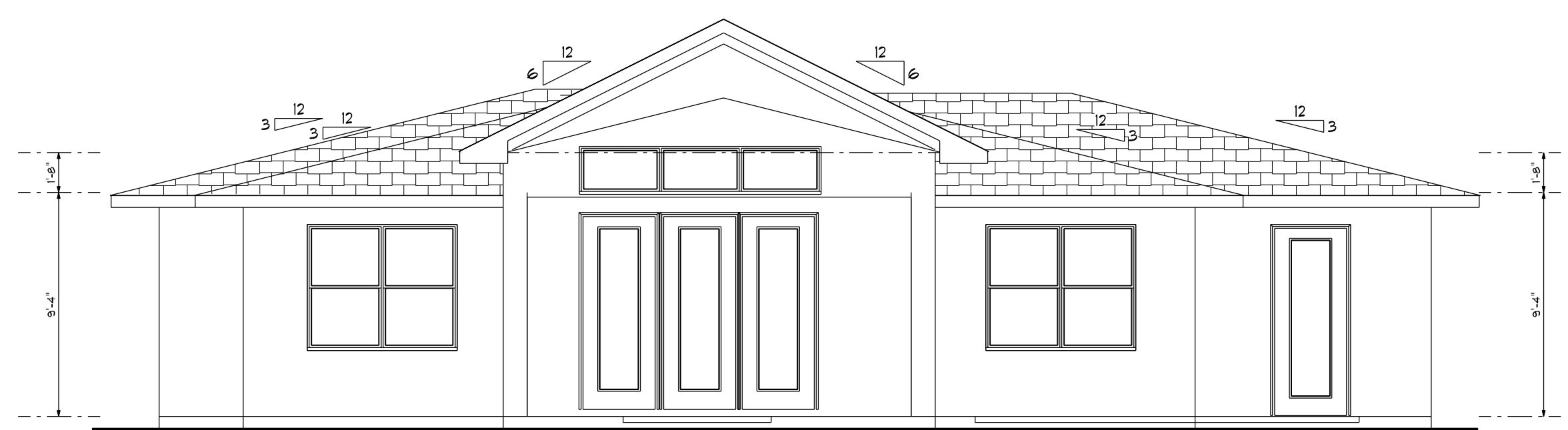
1. The roof design uses an approved material and includes a variation in the roof line as required.
2. The design calls for stucco exterior walls which meet the wall material requirements for the rear and side walls and Hardiboard for the front façade.
3. The design includes four design elements for the front (primary) façade.
4. The design includes two architectural design elements for the secondary facades.
5. The plans do not specify the color palette, so the applicant needs to confirm that at least two colors are proposed.
6. The proposed design meets zoning requirements for building area, building height, required garage area, and minimum floor area.
7. The lot is slightly undersized for the MDR-1 zoning classification with 14,700 square feet of lot area (15,000 required) and 98 feet of lot width (100 feet



LEFT ELEVATION
3/16" = 1'-0"



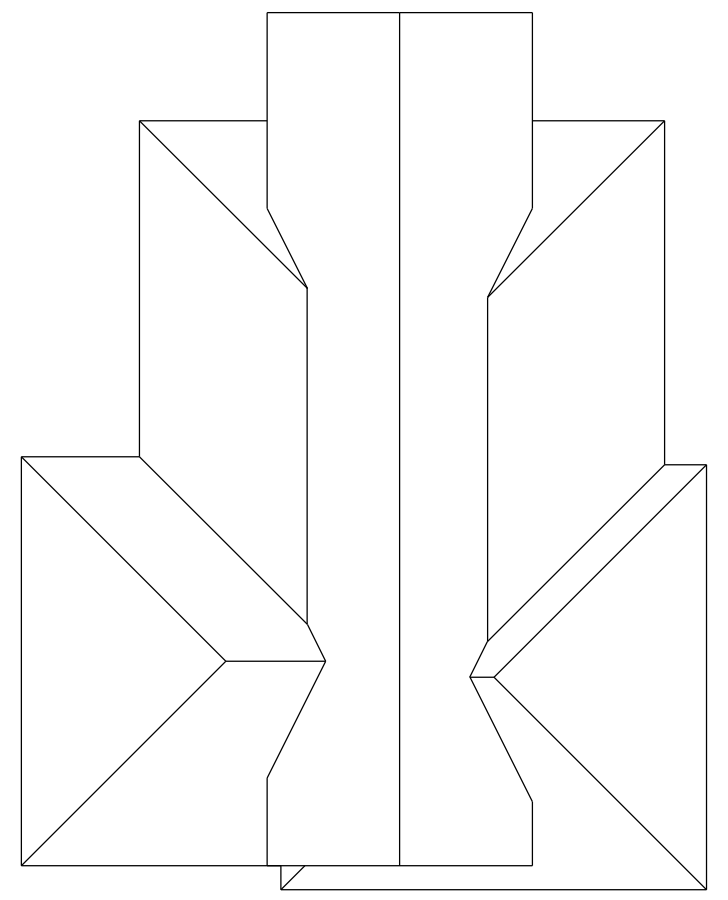
RIGHT ELEVATION
3/16" = 1'-0"



REAR ELEVATION
3/16" = 1'-0"



FRONT ELEVATION
3/16" = 1'-0"



ROOF TOP VIEW

ROOF SLOPE 3:12 / 6:12

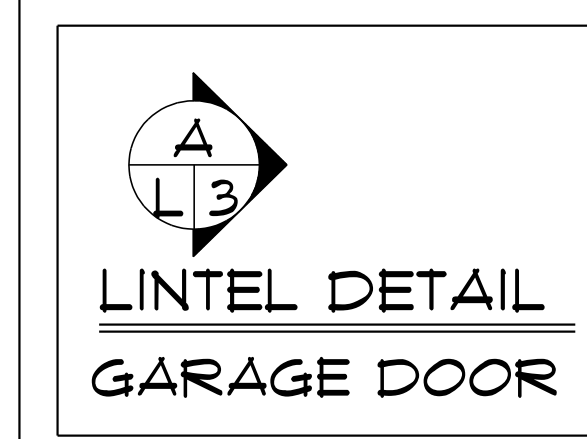
OVERHANGS: 24" EAVE / 12" GABLE
FIBERGLASS SHINGLES OR METAL ROOFING AS DETAILED BY MANUFACTURER.
FINISHED ROOF : 2020 FBCR 905.1.1 / UNDERLAYMENT 2020 FBCR 905.1 / ROOF COVERING NOTED INSTALLED AS SPECIFIED BY MFG'R FOR DESIGN PRESSURES NOTED.
VINYL OR ALUM SOFFIT / VENTED / NON VENTED INSTALLED PER MFG'R'S SPEC'S. FOR DESIGN PRESSURES NOTED.
ROOF SHEATHING - EXPOSURE B Min 7/16" OSB SHEATHING w/ 8d R.S. NAILS AT 6" oc EDGES 6" oc FIELD

WALL FINISH:
FRAME
HARDI BOARD SIDING ON VAPOR BARRIER INSTALLED AS DETAILED BY MANUFACTURER.

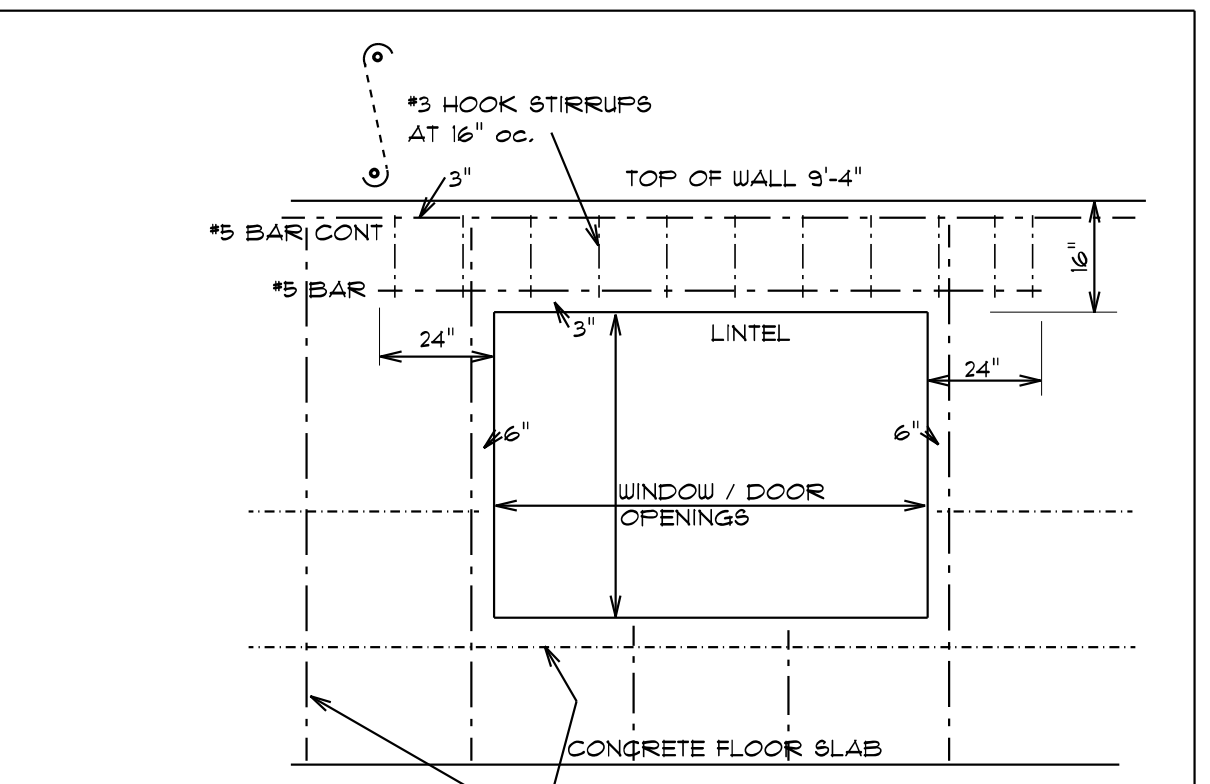
ATTIC VENTILATION: 1 sf per 150 sf AREA
3066 sf / 150 = 21 sf VENTS
WHEN R-30 BATT INSULATION IS INSTALLED.

VENTILATION IS NOT REQUIRED WHEN R-20 SPRAY FOAM INSULATION IS INSTALLED.

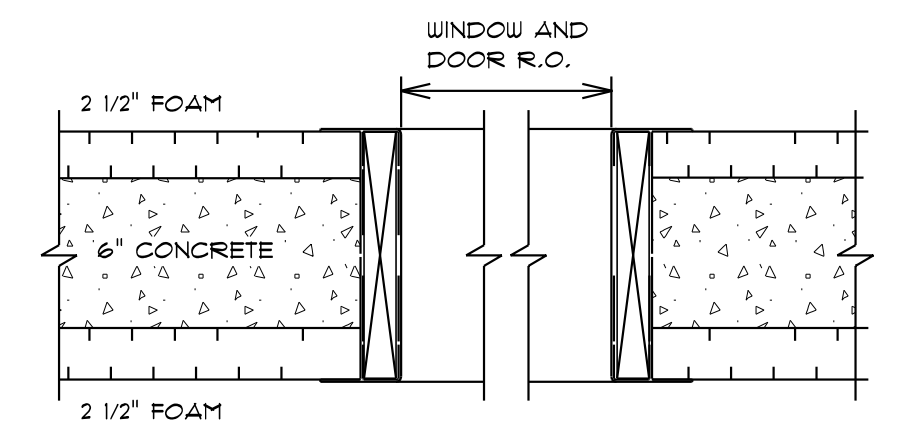
FIBERGLASS SHINGLES OR METAL INSTALLED AS DETAILED BY MFG'R.



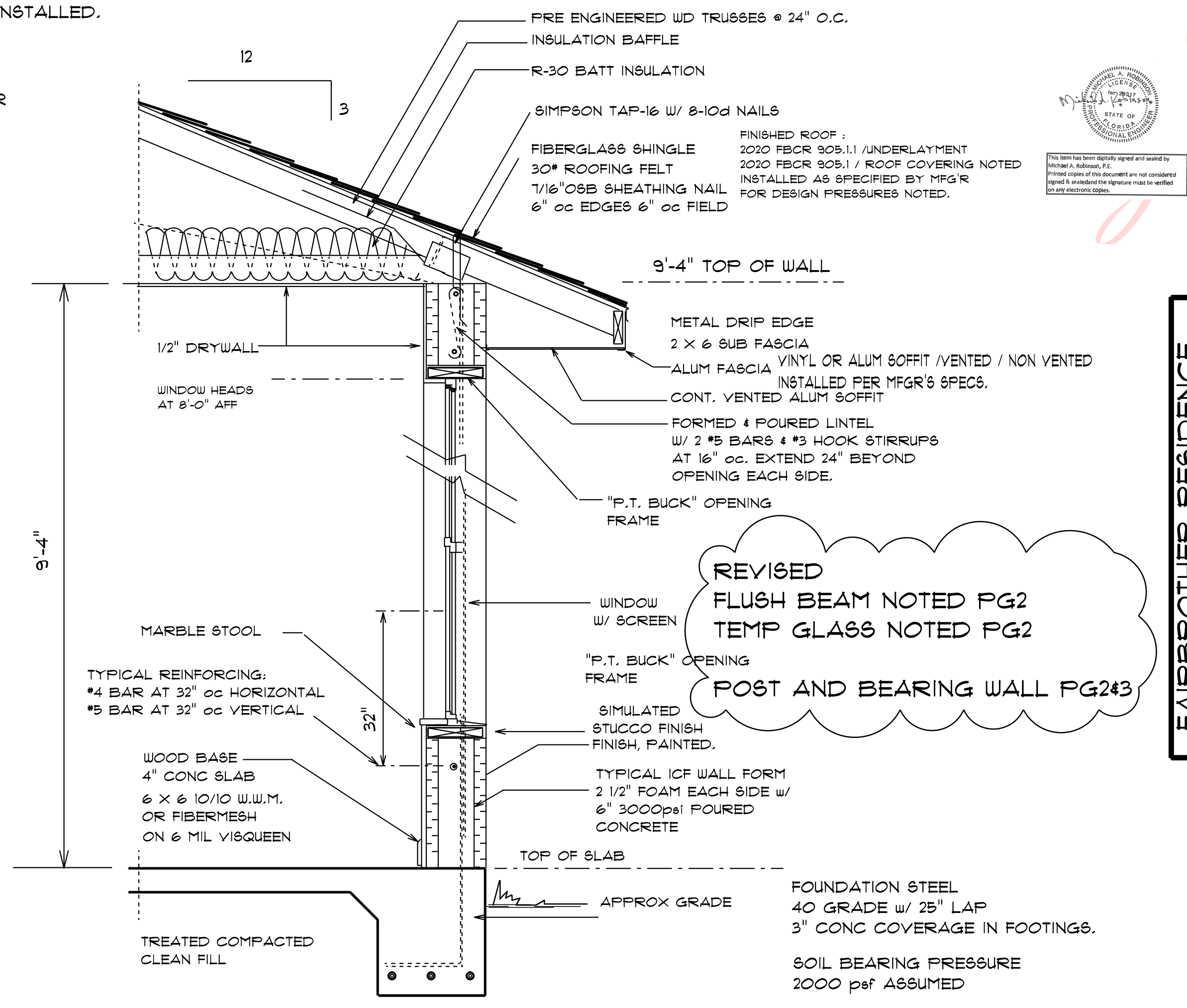
LINTEL DETAIL
GARAGE DOOR



TYPICAL REINFORCING:
#5 BAR AT 32" oc VERTICAL,
#4 BAR AT 32" oc HORIZONTAL.
AT OPENINGS
PLACE #5 BAR WITHIN 6" OF OPENING SIDES AND #5 BAR AT SILL HEIGHT EXTENDING 2' BEYOND OPENING WIDTH. LINTEL EXTEND 2' BEYOND OPENING.

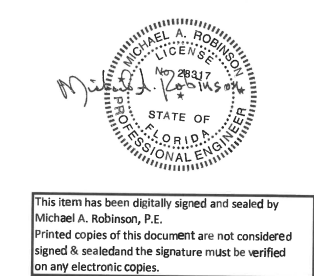


"P.T. BUCK" IS INSTALLED ON ALL 4 SIDES OF WALL OPENINGS BEFORE CONCRETE IS PLACED. WINDOWS ARE ANCHORED AS SPECIFIED BY MFG'R.
P.T. BUCK DETAIL
NO SCALE



TYPICAL I.C.F. WALL SECTION
SCALE: 3/4" = 1'-0"

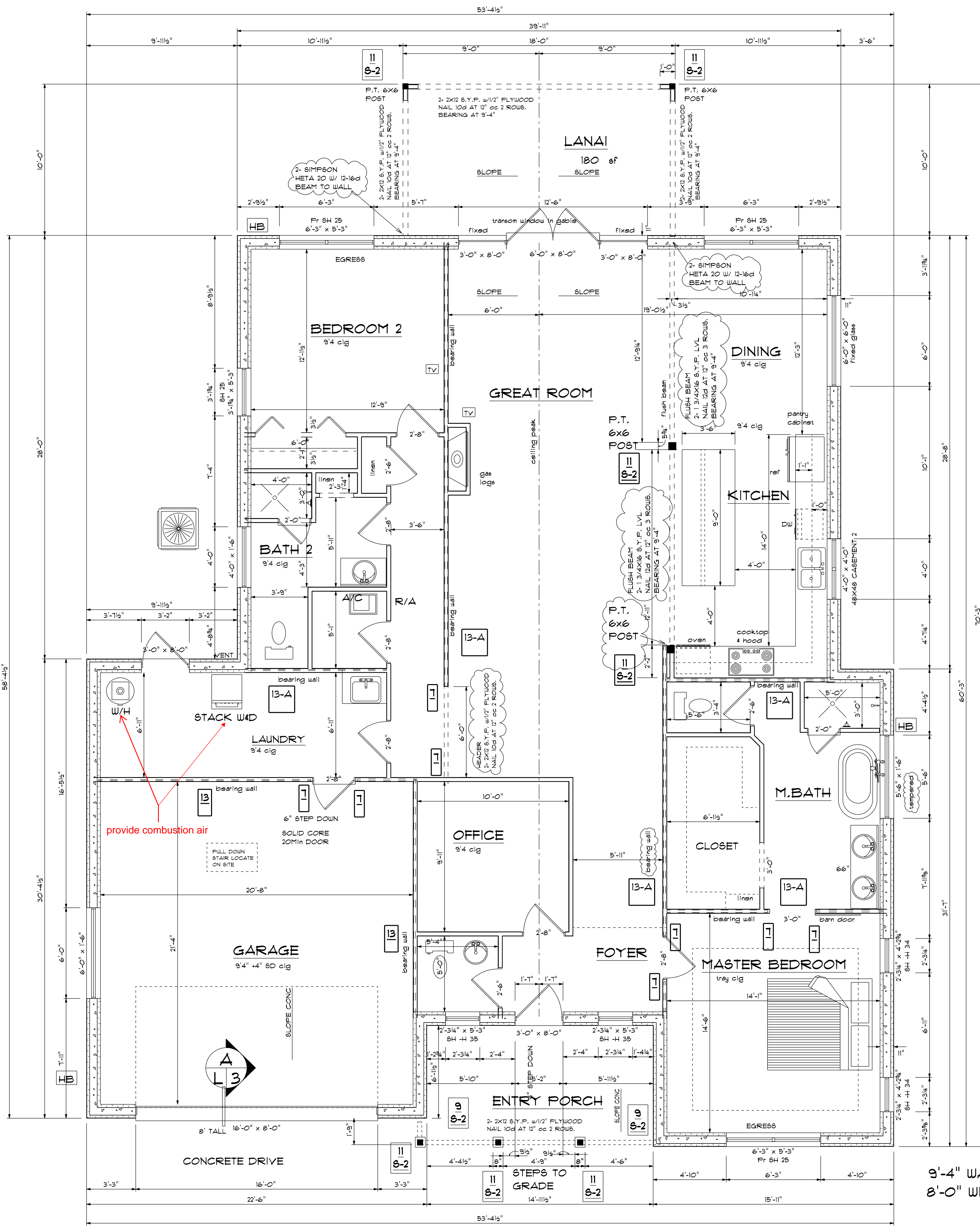
REVISED
FLUSH BEAM NOTED PG2
TEMP GLASS NOTED PG2
POST AND BEARING WALL PG2#3



This form has been digitally signed and is sealed by the seal of the Professional Engineer. Printed copies of this document are not considered legal if a signature or signature must be verified by an electronic copy.



Reviewed For Residential Requirements Of
FBC 107.3.5, Any Errors Or Omissions In
The Plans Shall Be Corrected, FBC 105.4.1.



AREAS

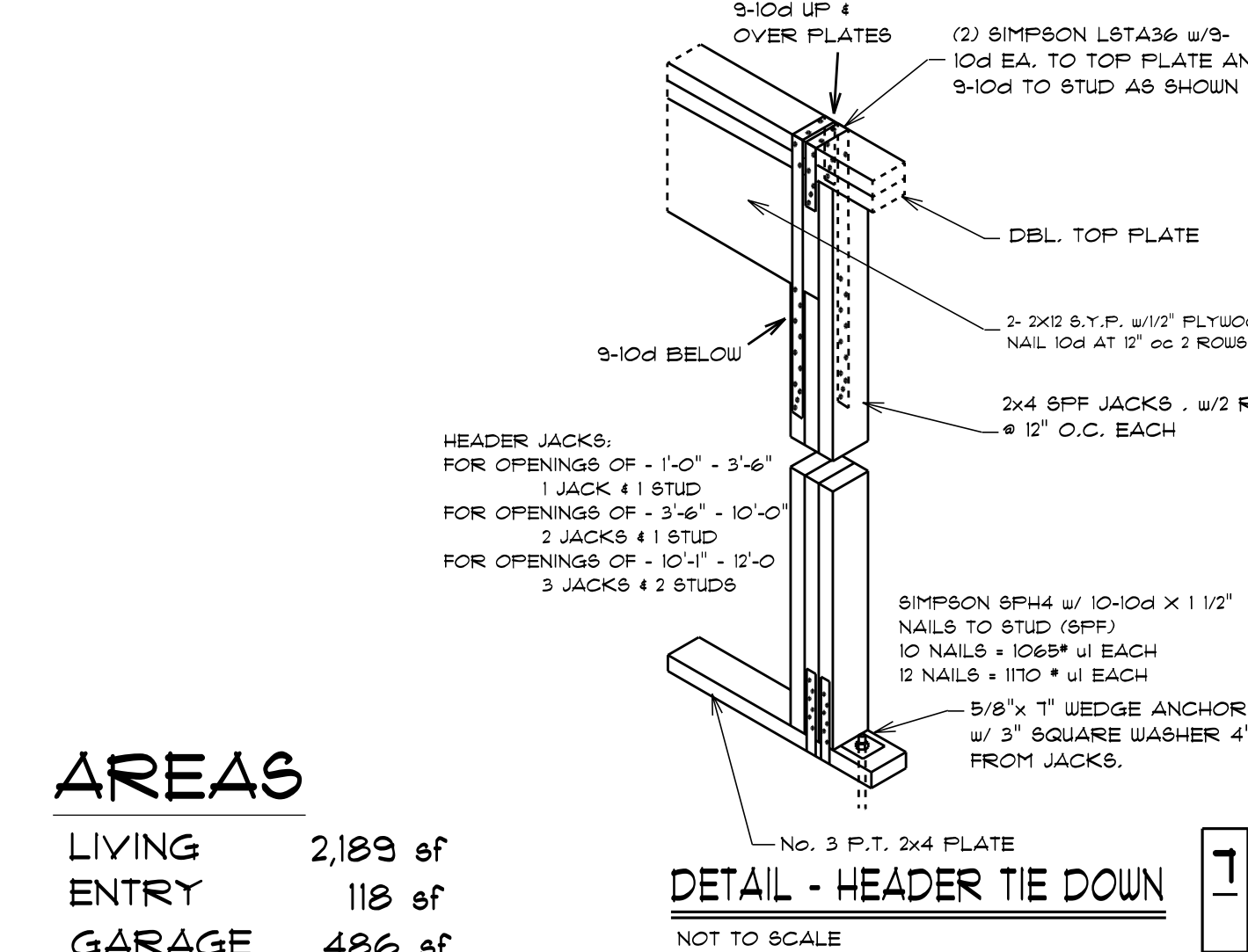
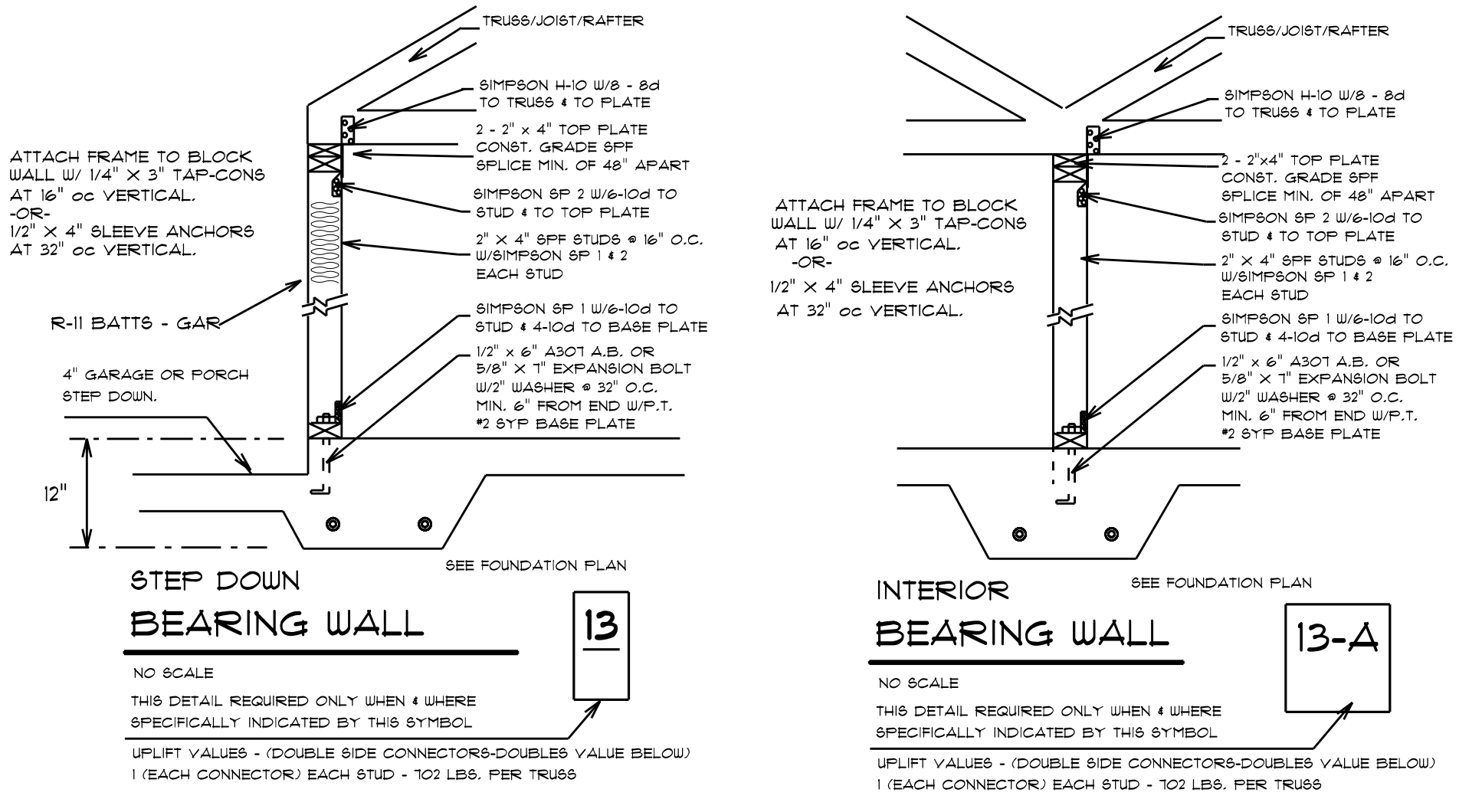
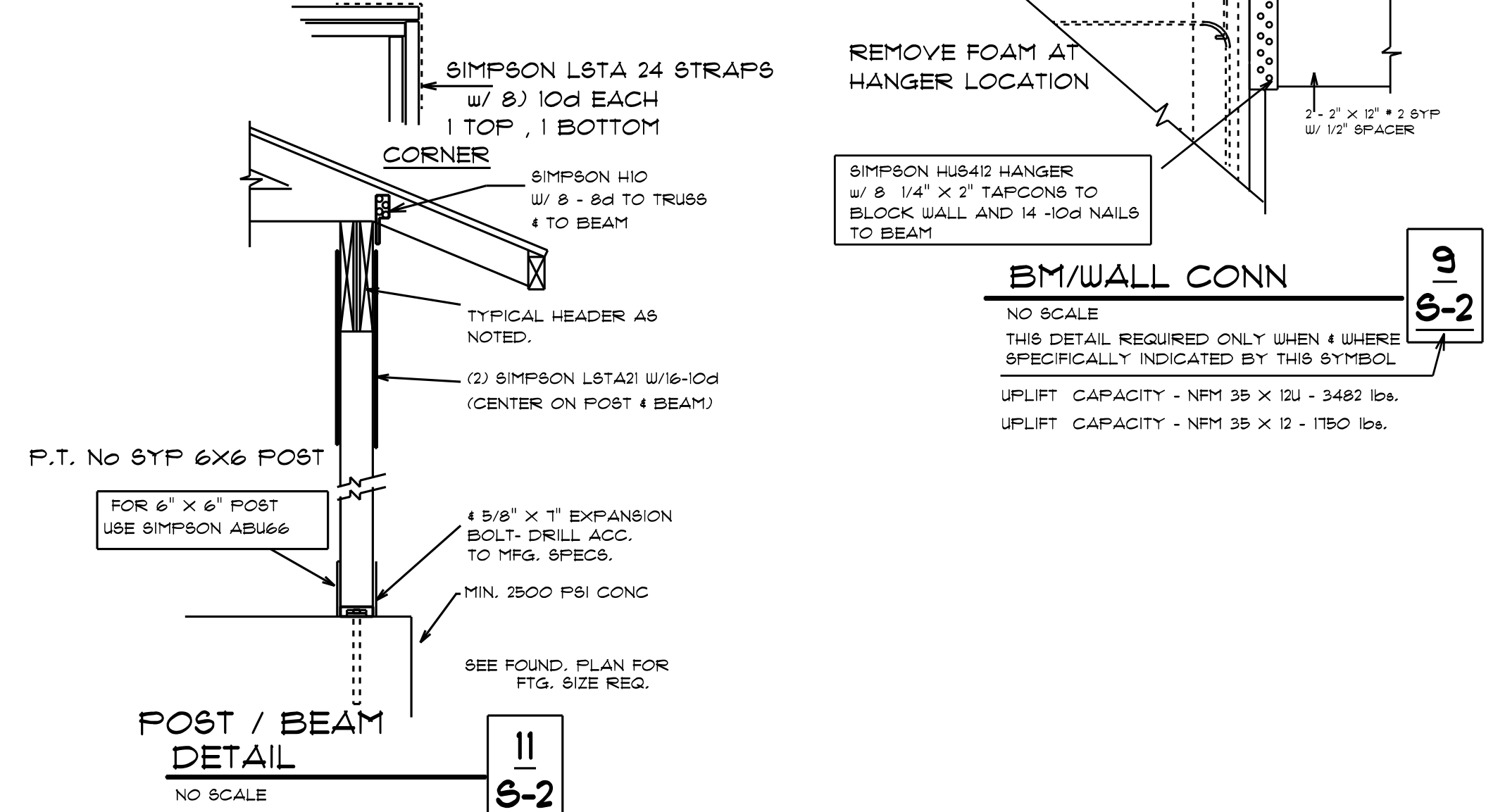
LIVING	2,189 sf
ENTRY	118 sf
GARAGE	486 sf
LANA I	180 sf
TOTAL UNDER ROOF	2,973 sf

9'-4" WALLS
8'-0" WINDOW HEADS



EXTERIOR WALL

SYMBOL	DESCRIPTION
(Symbol)	2.5" FOAM
(Symbol)	6" 3000 psi CONCRETE
(Symbol)	2.5" FOAM



NOTES:

- GARAGE / DWELLING R302.5.1 Opening protection, 20 min solid core door shown
- R302.5.2 Dust penetration, 26 ga. METAL
- R302.5.3 Other penetrations, FIRE CAULK AND SEAL
- 1/2" GYPSUM BOARD APPLIED TO WALL AND CEILING
- PROVIDES THE DWELLING/GARAGE AND ATTIC SEPARATION PER TABLE R302.6
- THE PULL DOWN STAIR SHALL HAVE A MINIMUM DIMENSION OF 22" X 30" AND BE LOCATED FOR A MINIMUM 30" CLEAR HEADROOM

REVISION- 6/09/22
CENTER ENTRY/ DOOR ON REAR LANA I

REVISION- 6/10/22
CHANGE EXTERIOR WALLS TO I.C.F. SYSTEM
MAINTAIN INTERIOR DIMENSIONS.

bttd
Bill Tucker Designs

1th Ed. 2020 FLORIDA BUILDING CODE
WINDSPEED 140MPH/150 mph
RISK CATEGORY II EXPOSURE B
INTERNAL PRESSURE COEF. 1.18
COMPONENT AND CLADDING
+30 / -33 psf
NATIONAL ELECTRICAL CODE 2017

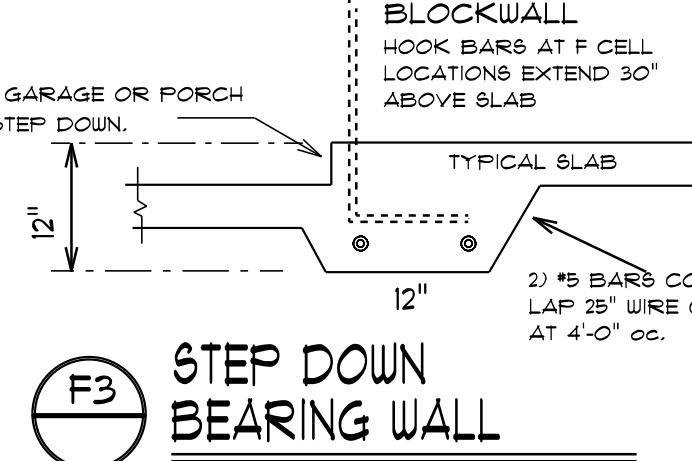
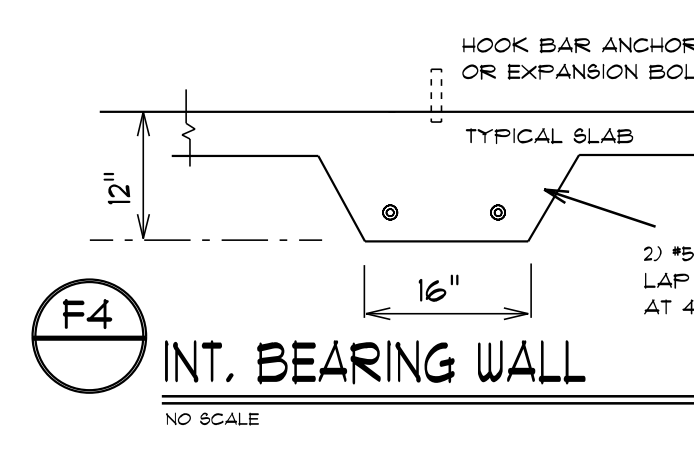
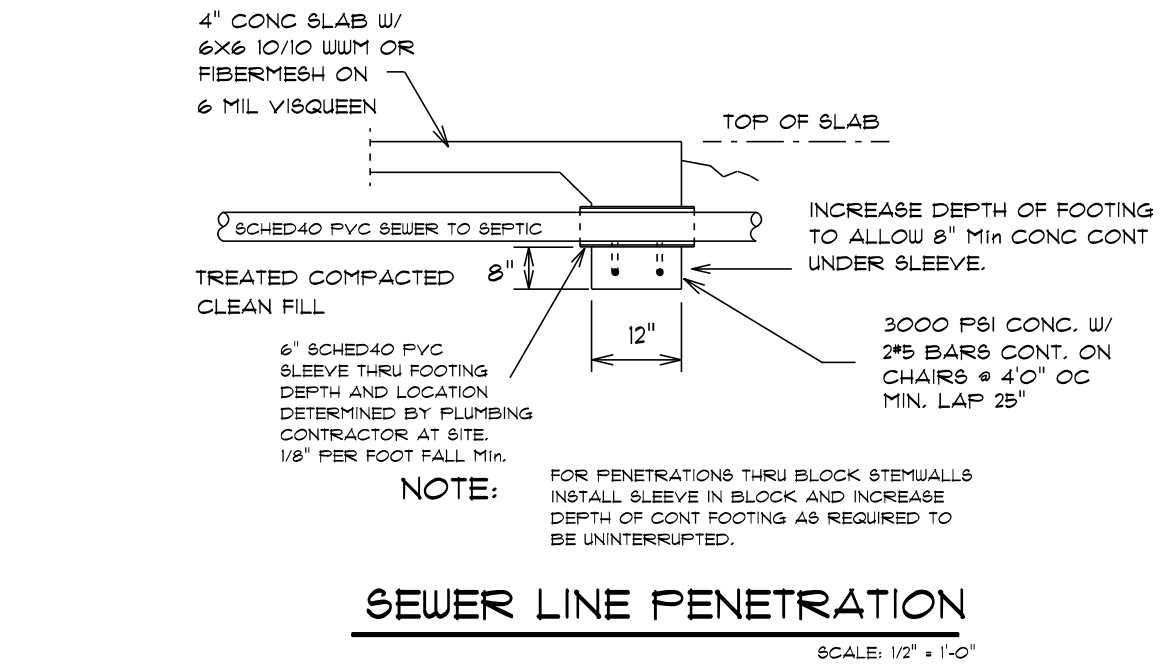
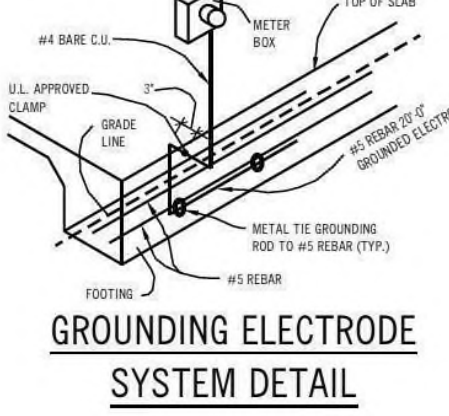
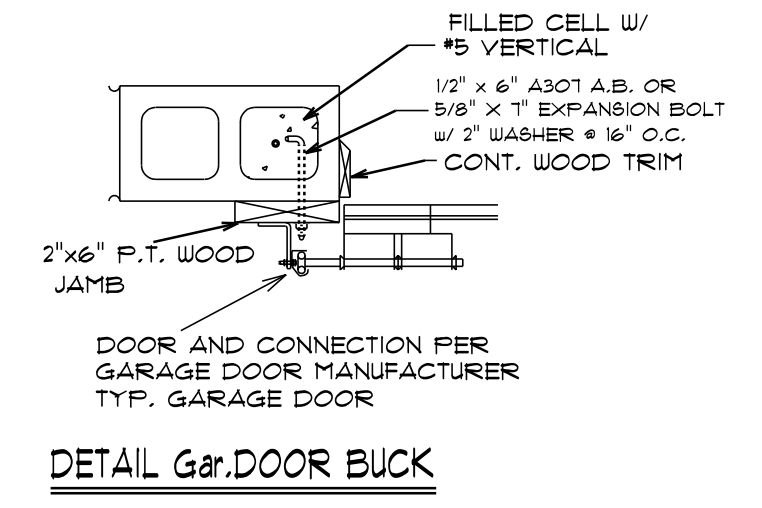
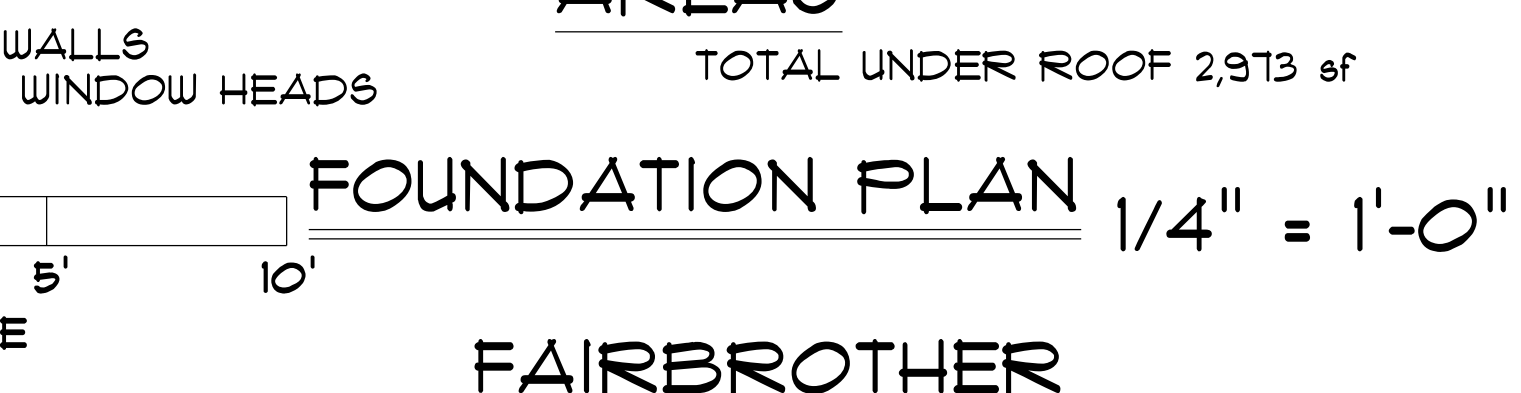
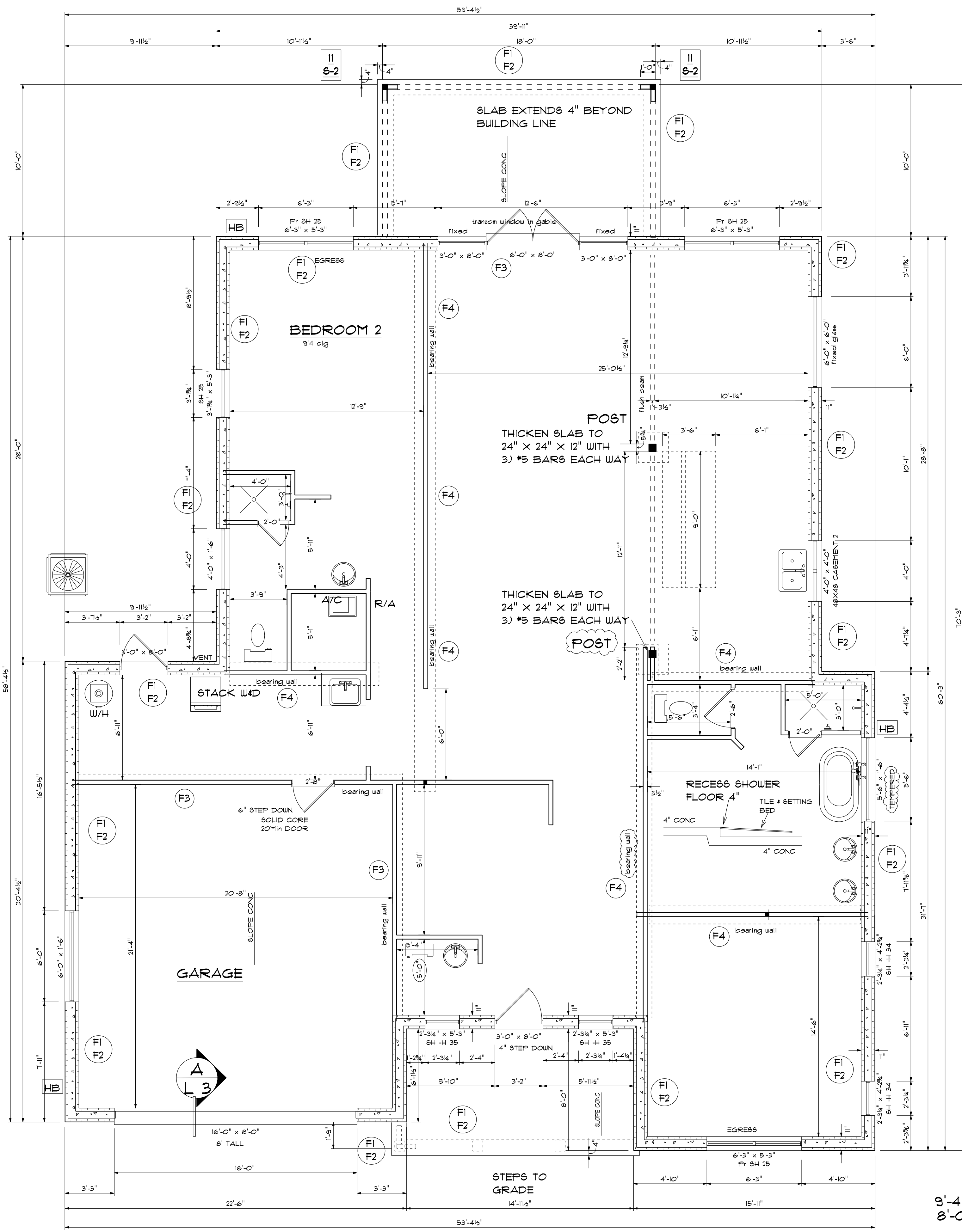
RESIDENTIAL HOME / ADDITIONS
I HAVE REVIEWED THE ATTACHED DESIGN AND FOUND IT TO BE IN COMPLIANCE WITH THE EDITION 2020 FLORIDA BUILDING CODE / RESIDENTIAL STRUCTURAL ENGINEERING, INC. MICHAEL A. ROBINSON P.E. 321 Shadow Drive Suite 200 Lakeland, Florida 34601

Digitally signed by Michael Robinson
Date: 2022.10.10 11:28:40 -04'00'

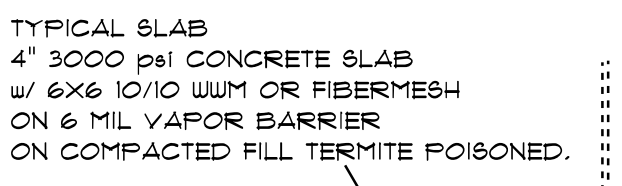
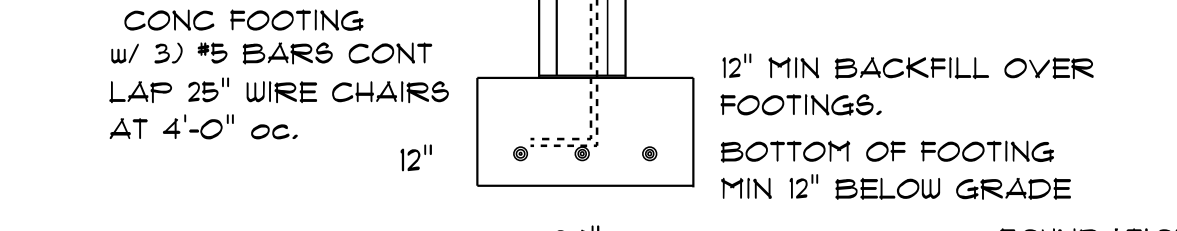
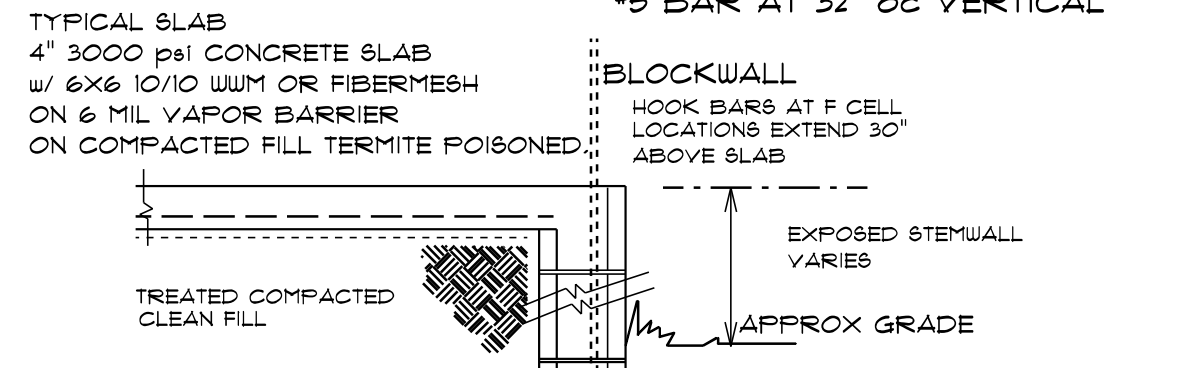
FAIRBROTHER RESIDENCE
CROTON WAY
HOWEY IN THE HILLS, FL

HICORNERS
PROPERTY SOLUTIONS

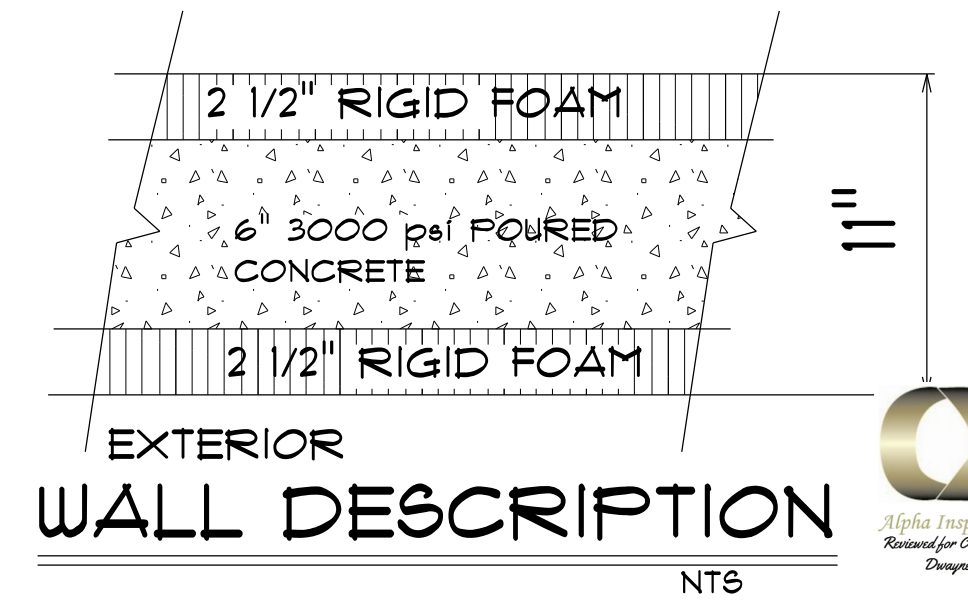
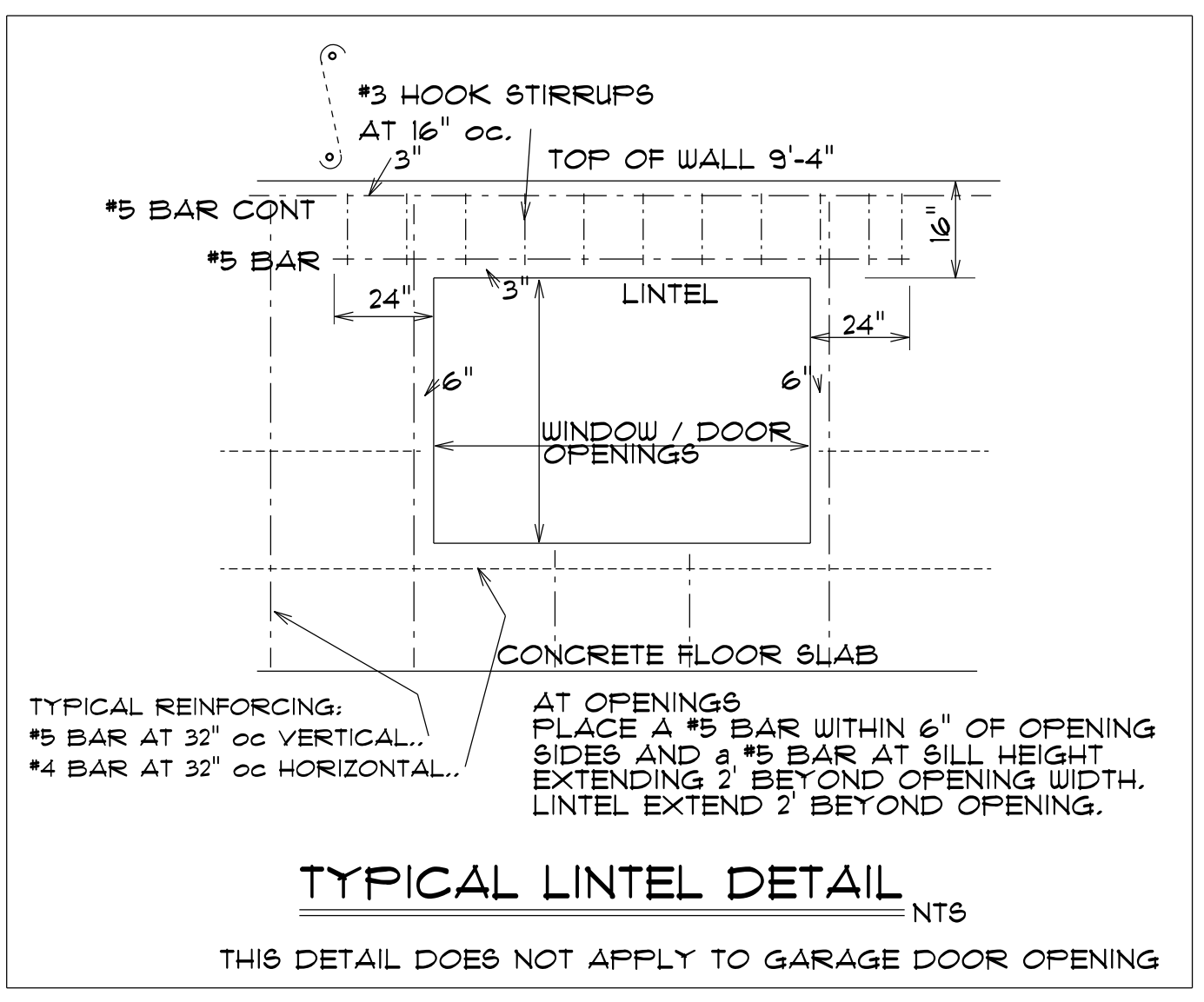
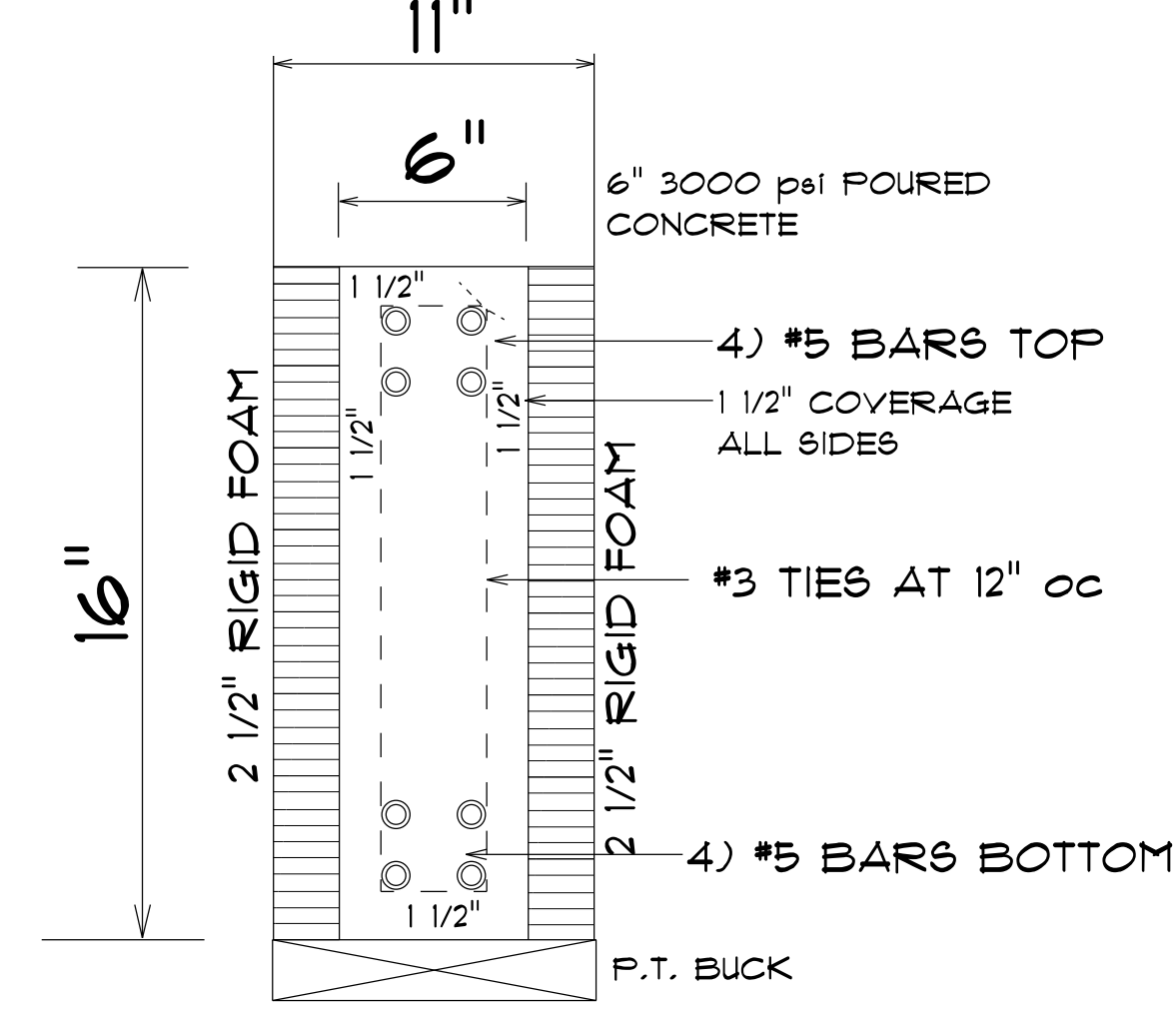
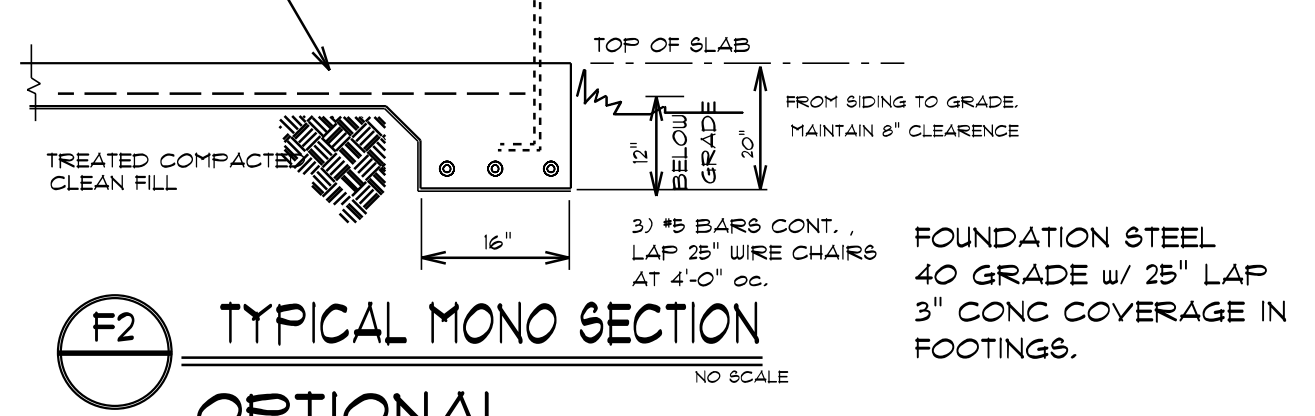
DRAWN: bid
REVISIONS:
PROJECT
SHEET NUMBER
2
Monday, October 10, 2022



TYPICAL REINFORCING:
 #4 BAR AT 32" OC HORIZONTAL
 #5 BAR AT 32" OC VERTICAL



TYPICAL REINFORCING:
 #4 BAR AT 32" OC HORIZONTAL
 #5 BAR AT 32" OC VERTICAL



bttd
 Bill Tucker Designs

RESIDENTIAL HOME / ADDITION
 11000 Highway 101, Lakeland, FL 34001
 I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DESIGN AND FOUND IT TO BE IN COMPLIANCE WITH THE 2010 FLORIDA BUILDING CODE / RESIDENTIAL COMPONENT AND CLADDING +30 ; -33 p.s.f.

STRUCTURAL ENGINEERING INC.
 MICHAEL A. ROBINSON P.E.
 931 Shadow Drive Suite 3 Lakeland, FL 34001

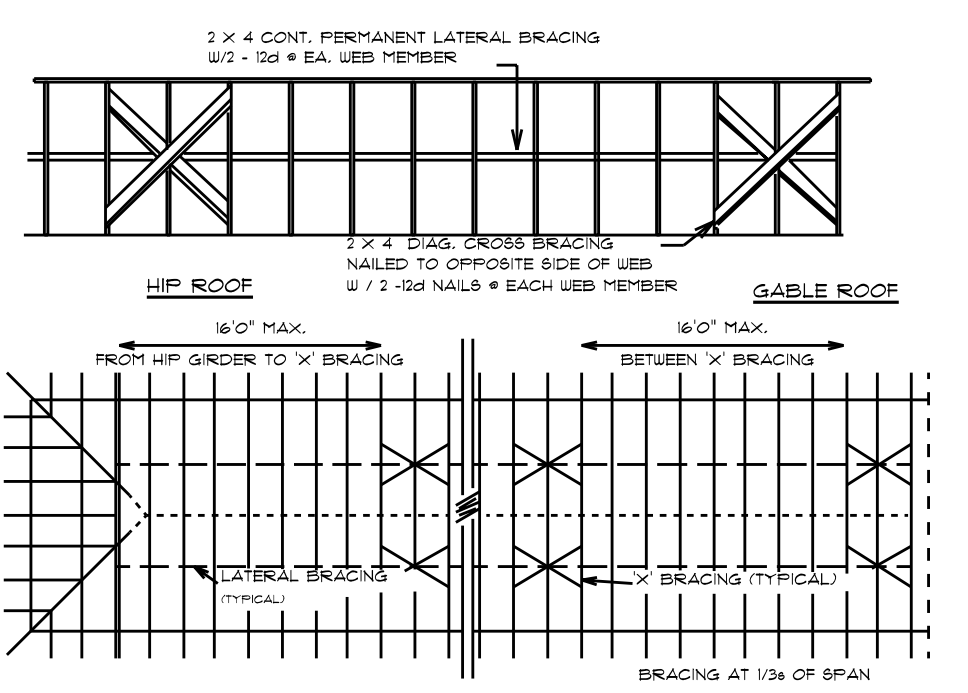
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 Date: 2022.10.10 11:29:01 -0400

FAIRBROTHER RESIDENCE
 CROTON WAY
 HOWEY IN THE HILLS, FL

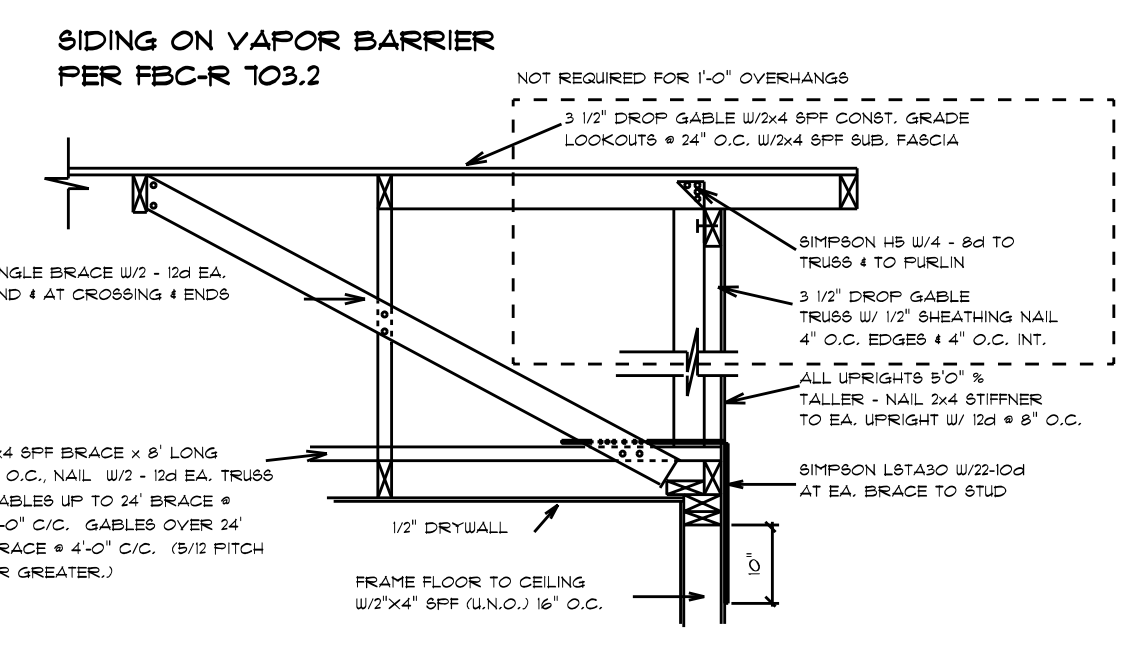
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 PROPERTY SOLUTIONS

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 SHEET NUMBER: 3 OF 3
 Monday, October 10, 2022

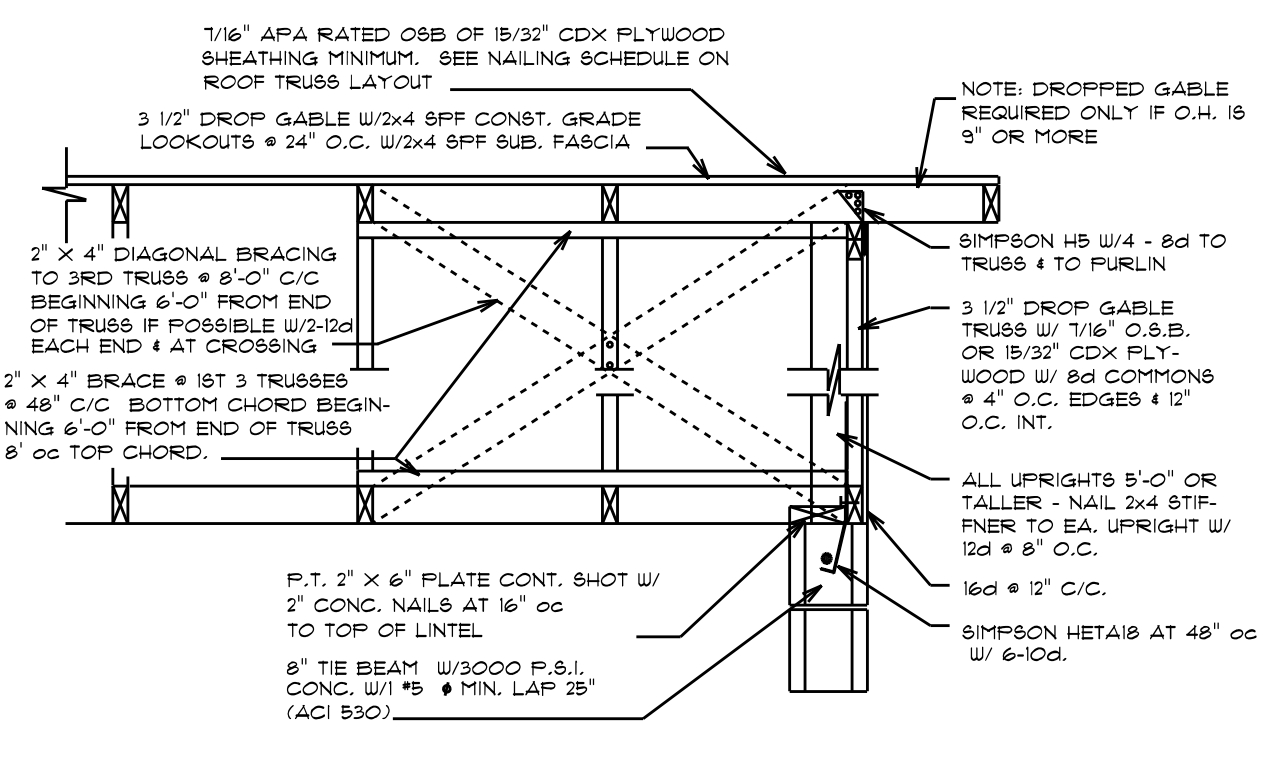
Reviewed For Residential Requirements Of
 FBC 107.3.5, Any Errors Or Omissions In
 The Plans Shall Be Corrected, FBC 105.4.1.



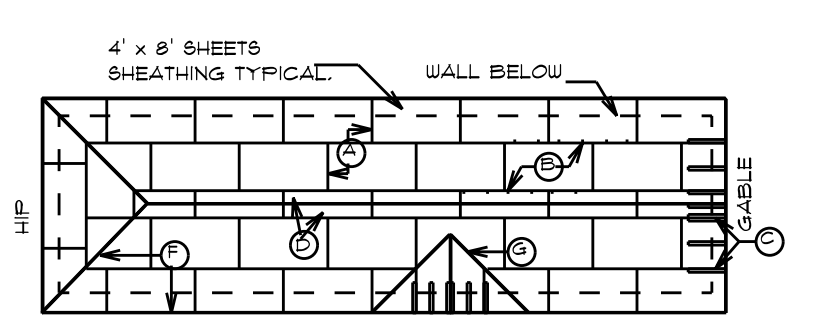
TYPICAL PERMANENT TRUSS BRACING DIAGRAM



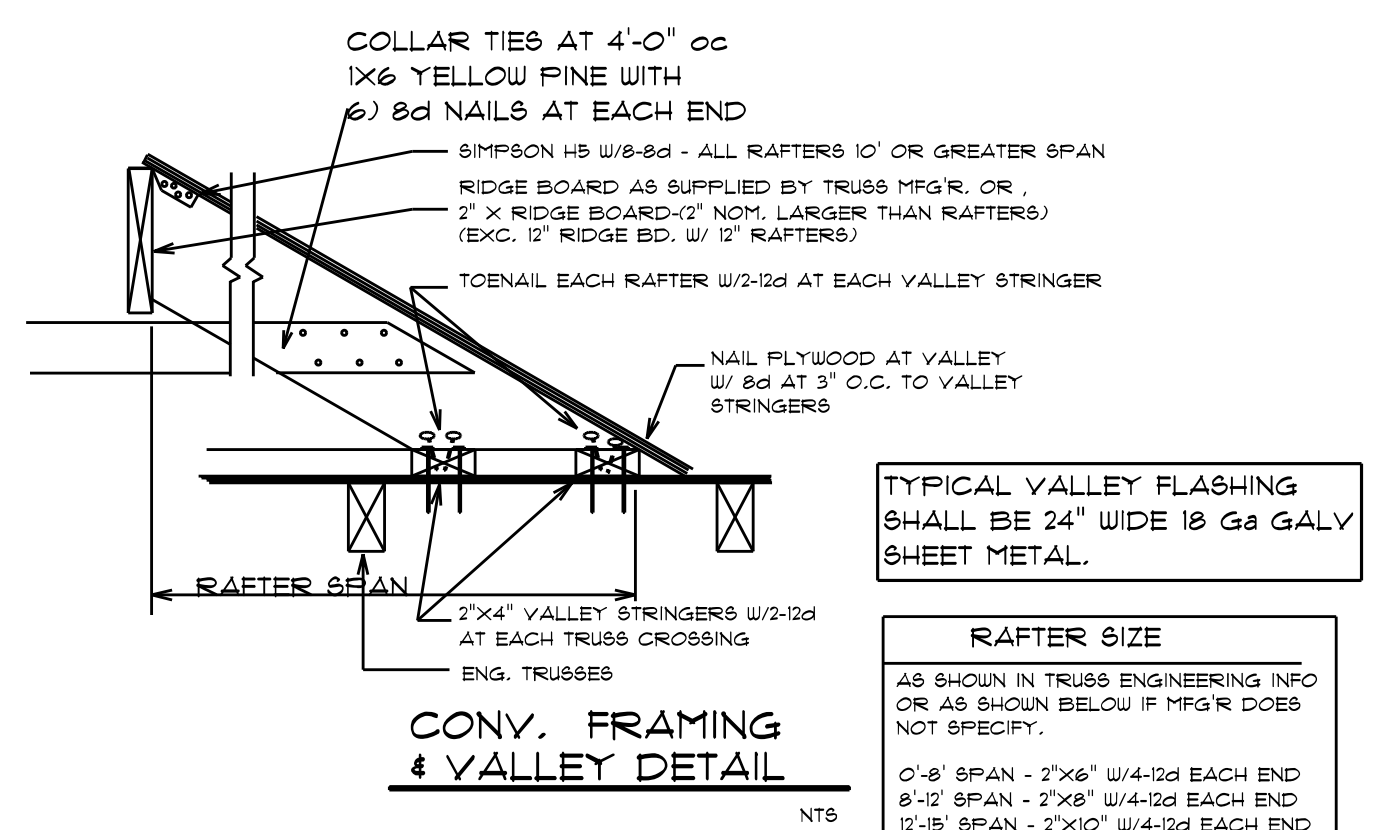
FRAME WALL GABLE & CEILING DIAPHRAM



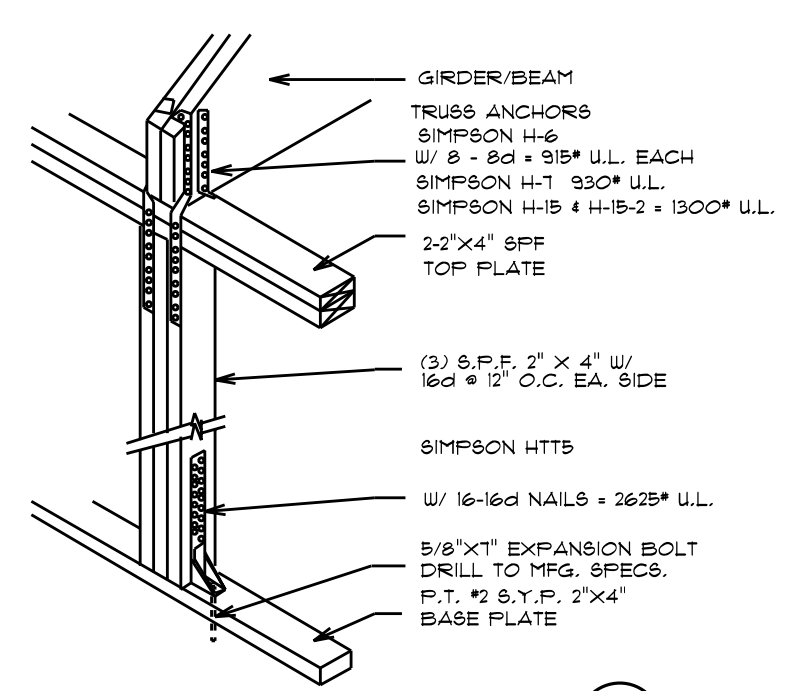
GABLE END DETAIL



ROOF DIAPHRAM NAILING SCHEDULE



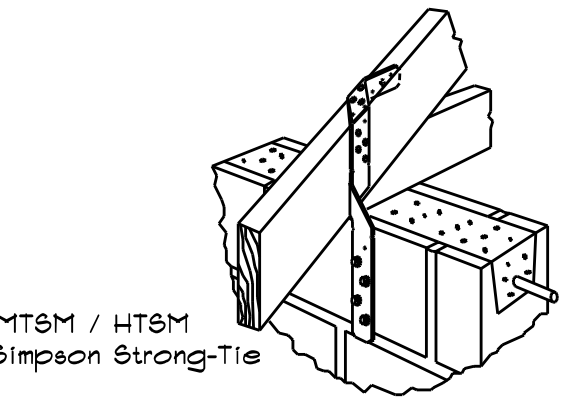
CONV. FRAMING & VALLEY DETAIL



FRAME WALL GIRDER/BEAM CONN.

SIMPSON FRAME ANCHOR LOADS

- SIMPSON H-1 w/ 10-10d x 1 1/2" = 490* U.L.
- H-2.5 w/ 10-8d x 1 1/2" = 425* U.L.
- H-6 w/ 16-8d = 915* U.L.
- H-7 w/ 14-8d = 930* U.L.
- H-10 w/ 16-8d = 905* U.L.
- H-15 w/ 15-2 w/ 20-8d = 1300* U.L.

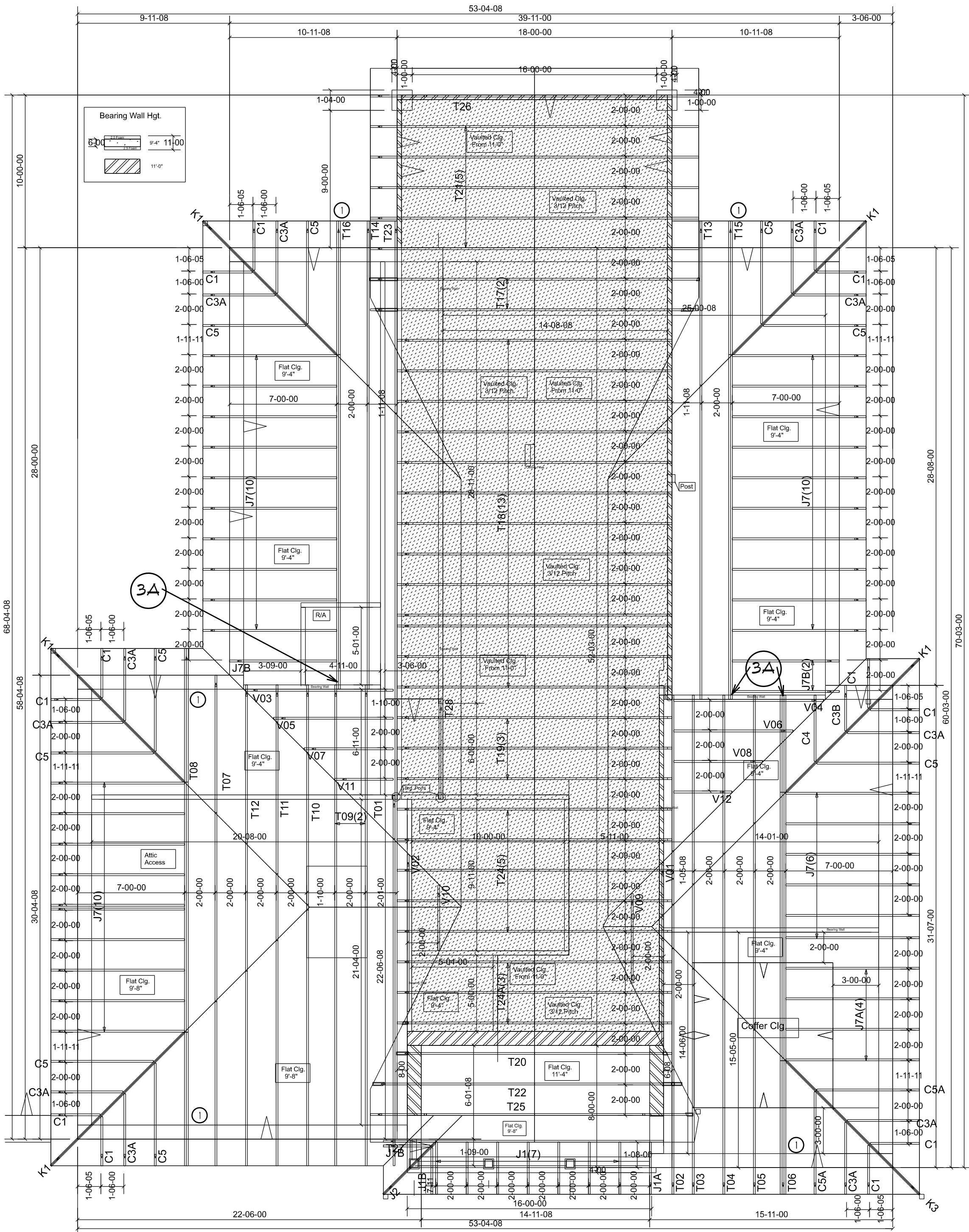


TO RELOCATE A TRUSS STRAP:
 USE A SIMPSON MTSM STRAP
 USE 1- 10d NAIL FOR EACH 150" OF UPLIFT SHOWN
 USE 1- 3" X 1/4" TAPCON TO BLOCK FOR EACH 300" UPLIFT SHOWN.
 MTSM16 w/ 1) 10d & 4) 1/4" x 2 1/4" CONG SCREWS = 860 U.L.
 HTSM16 w/ 8) 10d & 4) 1/4" x 2 1/4" CONG SCREWS = 1115 U.L.

GIRDER / HIPSETS

- 1- SIMPSON HETA 20 w/ 10-10d x 1 1/2" 1850 * U.L.
- 1- PLY GIRDER.
- 2- SIMPSON HETA 20 w/ 10-10d x 1 1/2" 2035 * U.L.
- 2- PLY GIRDER.
- 2- SIMPSON HETA 20 w/ 12-16d 2500 * U.L.
- SIMPSON HGT-2 w/ (2) 3/4" x 1" WEDGE ANCHOR TO TIE BEAM, 16) 10d TRUSS 10,880 * U.L.
- SIMPSON MGT w/ 5/8" x 1" WEDGE ANCHOR TO TIE BEAM, 22) 10d TRUSS 3,965 * U.L.

ANCHOR TRUSS TO FRAME WALL / BEAM
 SIMPSON H-10 w/ 8 - 8d EACH MEMBER = 905* U.L.
 SIMPSON H-6 w/ 8 - 8d EACH MEMBER = 915* U.L.
 ANCHOR TRUSS TO BLOCK WALL
 SIMPSON META 20 w/ 9-10d x 1 1/2" 1450 * U.L.
 7-16d 1450 * U.L.
NOTE:
 USE 16d NAILS IN 2 PLY TRUSS GIRDERs



VERIFY EXISTING DIMENSIONS AND ROOF FRAMING ON SITE.

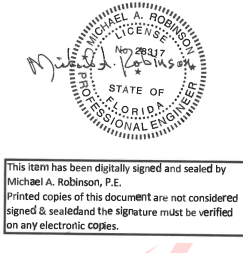
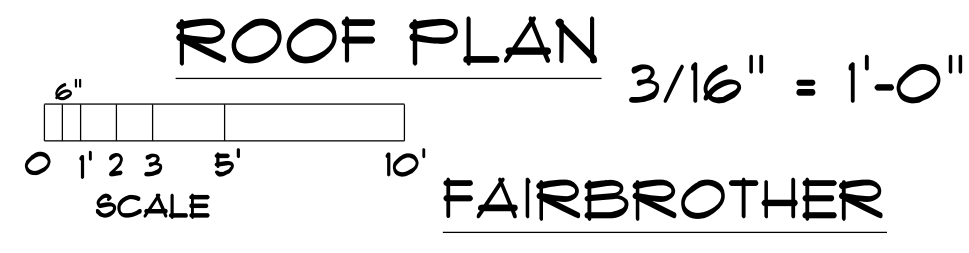
TYPICAL ANCHOR / NOTES

ENGINEERED ROOF TRUSSES AT 24" OC.
 TRUSS DESIGN LOAD 31* psf MIN SHINGLED/METAL ROOF.

BLOCK SIMPSON HETA-16 STRAP @ EACH TRUSS. W/8-10d.
 FRAME SIMPSON H-10. W/ 16-8d.

ATTIC VENTILATION: 1 sf per 150 sf AREA
 2913 sf / 150 = 20 sf VENTS

EXTERIOR WALL		AREAS	
SYMBOL	DESCRIPTION		
[Symbol]	2.5" FOAM	LIVING	2,189 sf
[Symbol]	6" 3000 psi CONCRETE	ENTRY	118 sf
[Symbol]	2.5" FOAM	GARAGE	486 sf
		LANAI	180 sf
		TOTAL UNDER ROOF	2,913 sf



Digitally signed by Michael Robinson
 Date: 2022.10.10
 11:29:18 -04'00' L, P.E. No 28317

btd
 Bill Tucker Designs

10th Ed. 2020 FLORIDA BUILDING CODES
 UNDESIGNED - 10th Edition
 RISK CATEGORY II EXPOSURE B
 INTERNAL PRESSURE COEF. V-1B
 2020 FLORIDA BUILDING CODE RESIDENTIAL COMPONENT AND CLADDING
 +30 ; +35 p.s.f.
 NATIONAL ELECTRICAL CODE 2017
 STRUCTURAL ENGINEERING INC.
 MICHAEL A. ROBINSON P.E.
 391 Shadow Drive Suite 101, Lakeland, Florida

FAIRBROTHER RESIDENCE
 CROTON WAY
 HOWEY IN THE HILLS, FL

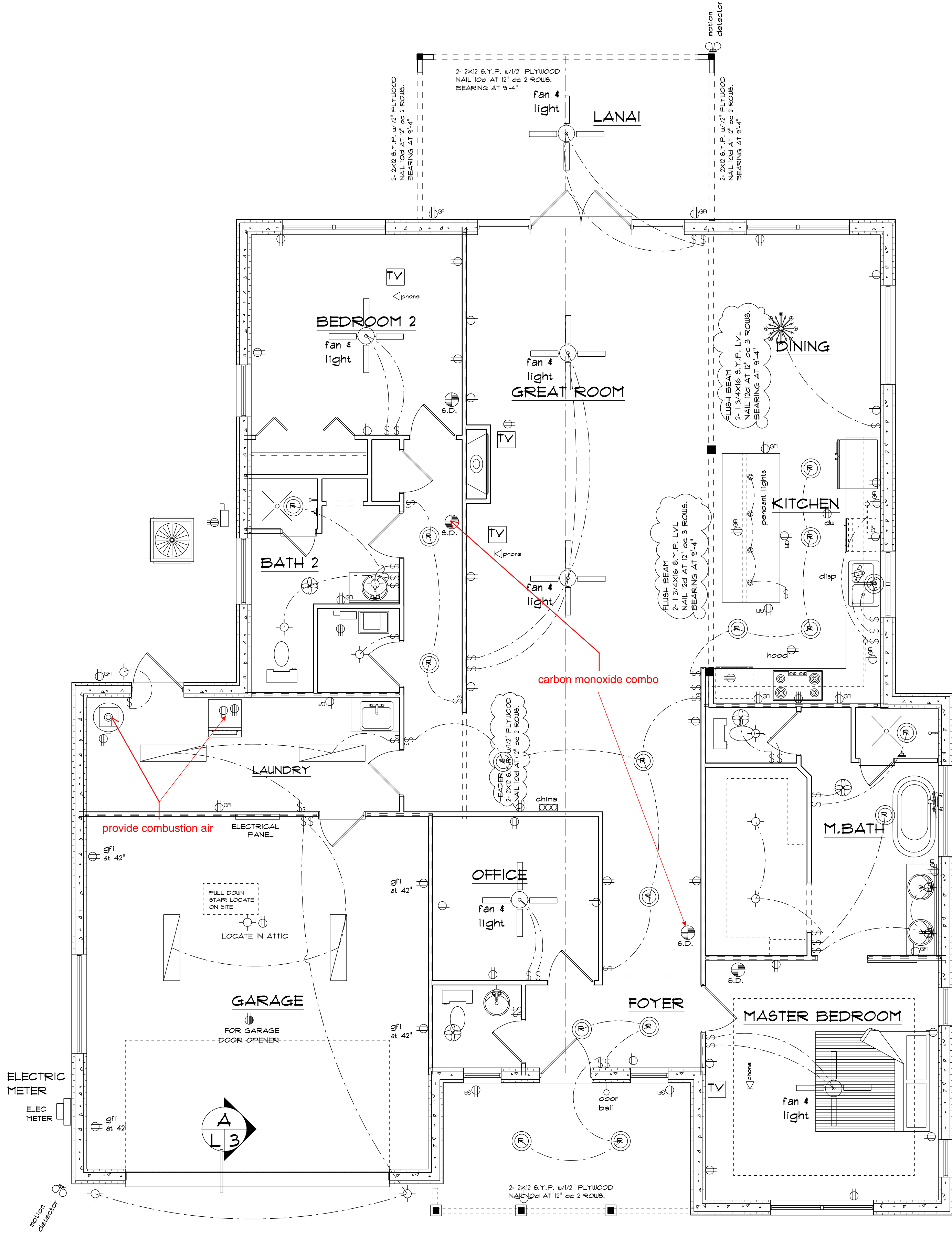
HORNERS
 PROPERTY SOLUTIONS

REVISIONS:	DATE:

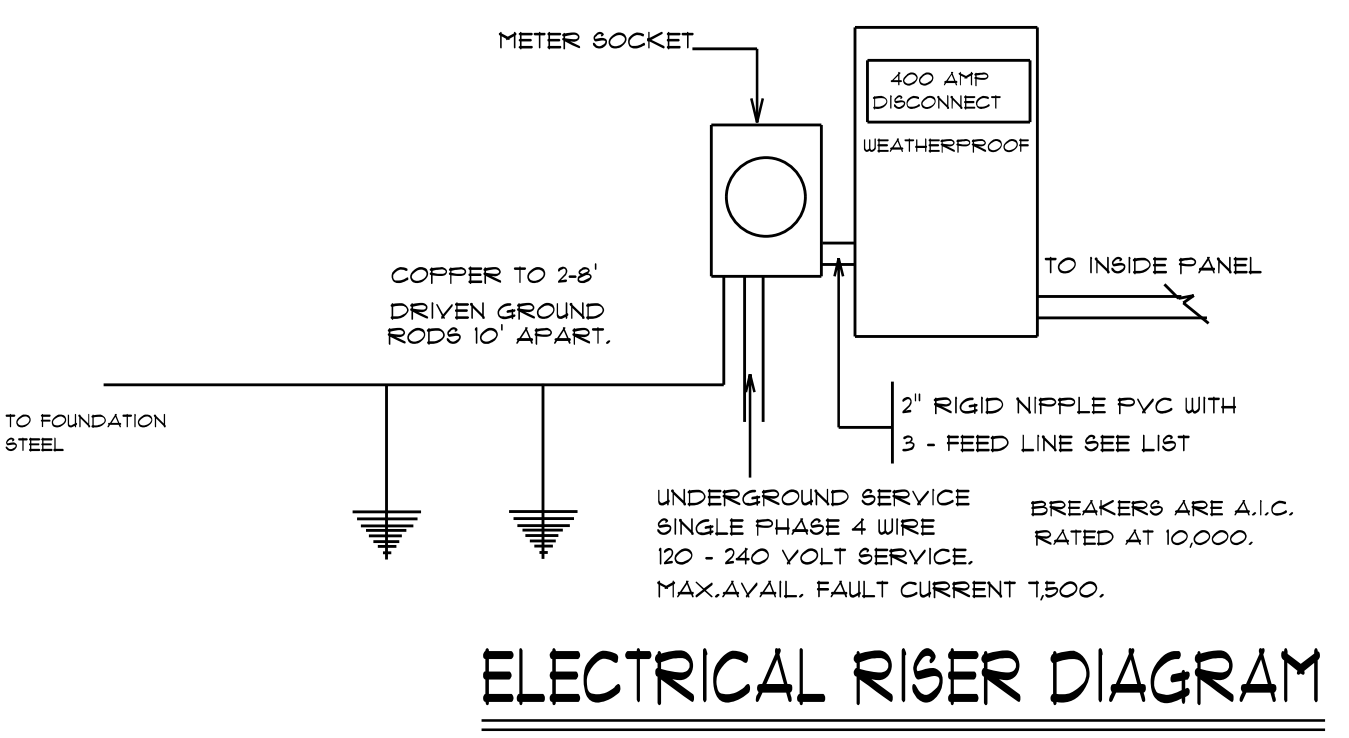
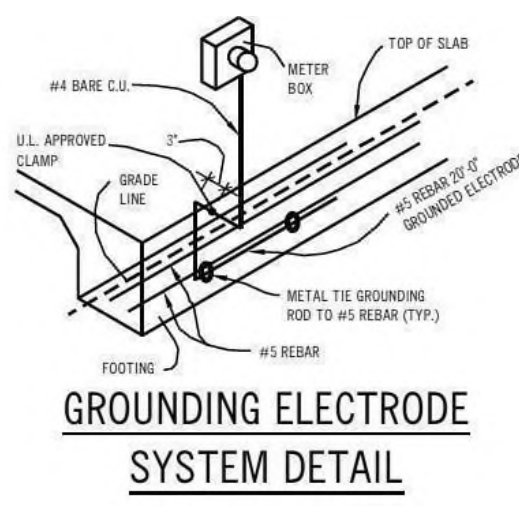
SHEET NUMBER
4
 OF
5



Reviewed For Residential Requirements Of
 FBC 107.3.5, Any Errors Or Omissions In
 The Plans Shall Be Corrected, FBC 105.4.1.



ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
motion detector	
ATTIC ELEC	
ELEC. PANEL	
FAN CEILING	
GAR OPENER	
LIGHT RECESS 2	
Light	
SMOKE DECT.	
TV	
door bell	
outlet	
outlet 220v	
outlet gfi	
outlet gfi 42 aff	
switch	
light	
bath fan	
phone	
under cabinet strip	
pendant globe	
disconnect	
ceiling classic	
fluorescent light 1 x 4	
meter	
switch 3 way	
disposal	
door chime	



LIVING AREA	SERVICE CAPACITY	FEED LINE GAUGE
MIN - 1500 sf	100 AMP	3 AWG CU THHN
1500-1800 sf	150 AMP	1 AWG CU THHN
1800-2500 sf	200 AMP	2/0 AWG CU THHN
2500-3000 sf	225 AMP	4/0 AWG CU THHN
3000-4500 sf	300 AMP	3/0 AWG CU THHN
4500-6000 sf	400 AMP	800 AWG CU THHN

ELECTRICAL NOTES:
 DIMMER SWITCHES AND FAN CONTROLS TO BE DETERMINED BY OWNER AND CONTRACTOR.
 SECURITY SYSTEM AND CONTROL OF FLOOD LIGHTING TO BE DETERMINED BY OWNER AND CONTRACTOR.
 PROVIDE LANDSCAPE LIGHTING ALLOWANCE

2017 N.E.C.

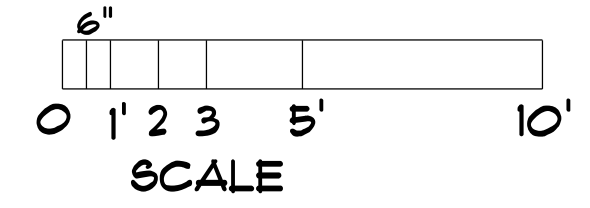
PROVIDE "A.F.C.I." BREAKERS ON BEDROOM OUTLET CIRCUITS.
 PROVIDE TAMPERPROOF OUTLETS.
 NOTE: SMOKE DETECTORS SHALL BE COMBINATION CO2 & SMOKE UNITS

NOTE: SMOKE DETECTORS SHALL BE COMBINATION CO2 & SMOKE UNITS

AREAS

LIVING	2,189 sf
ENTRY	118 sf
GARAGE	486 sf
LANAI	180 sf
TOTAL UNDER ROOF	2,973 sf

ELECTRICAL PLAN



FAIRBROTHER

The Electrical Plan Is Not Part Of This Review. All Electric Shall Be In Accordance With NEC 2017.

btd
 Bill Tucker Designs

RESIDENTIAL HOME / ADDITIONS
 I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DESIGN AND FOUND IT TO BE IN COMPLIANCE WITH THE 2017 FLORIDA BUILDING CODE / RESIDENTIAL COMPONENT AND CLADDING.
 MICHAEL A. ROBINSON P.E.
 931 Shadow Drive Suite 103 Lakeland, Florida

Digitally signed by Michael Robinson
 Date: 2022.10.10 11:29:38 -04'00'

FAIRBROTHER RESIDENCE
 CROTON WAY
 HOWEY IN THE HILLS, FL

4CORNERS
 PROPERTY SOLUTIONS



Reviewed For Residential Requirements Of FBC 107.3.5, Any Errors Or Omissions In The Plans Shall Be Corrected, FBC 105.4.1.



TMHConsulting@cfl.rr.com
97 N. Saint Andrews Dr.
Ormond Beach, FL 32174
PH: 386.316.8426

MEMORANDUM

TO: Howey-in-the-Hills Planning Board
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: 1101 North Temple Residential Design Review
DATE: November 11, 2022

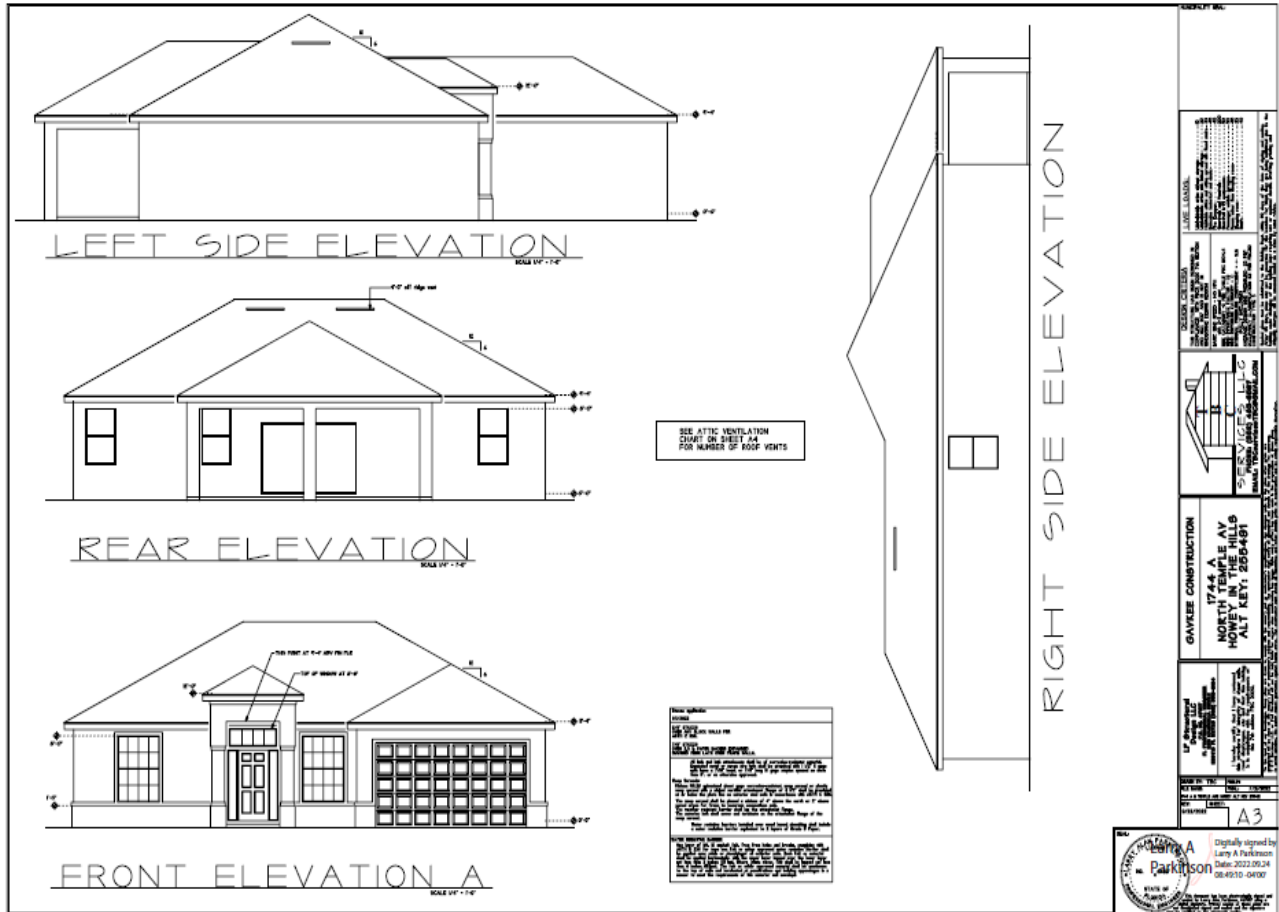
The Town's land development code establishes architectural design requirements for single-family residences. The Town's practice has been to present the residential design to the Planning Board for approval based on compliance with the design requirements as set forth in Section 4.06.03. According to the code primary facades (street facing walls) are required to include four design elements and secondary facades are required to include two design elements. The code also has requirements for variations in roof lines and roofing materials, wall materials and wall colors. A minimum of two colors are required.

The plans for the proposed residence at 1101 North Temple Avenue have been reviewed for compliance with the code requirements and the results are as follows:

1. The roof design uses an approved material and includes a variation in the roof line as required.
2. The design calls for stucco exterior walls which meet the wall material requirements.
3. The design includes four design elements for the front (primary) façade.
4. The design includes two architectural design elements for the secondary facades.
5. The plans do not specify the color palette, so the applicant needs to confirm that at least two colors are proposed.
6. The proposed design meets zoning requirements for building area, building height, required garage area, and minimum floor area.
7. The lot meets the minimum requirements for MDR-1

- 8. The Town's permit review agency, Alpha Inspections will confirm compliance with setbacks and lot coverage.

Based on these findings, staff is recommending approval for zoning and design compliance conditioned on the applicant confirming the painting choices. The building official will review the plans for building code compliance.



GAYKEE CONSTRUCTION

PLAN:



1744

PROJECT:

N. TEMPLE AVE, HOWEY. ALT KEY: 2555491

COMPONENT & CLADDING DESIGN PRESSURE TABLES

TABLE R301.2 (2)

WALL	10 SQ FT	21.2	-22.9	WALL	10 SQ FT	21.2	-28.3
	20 SQ FT	20.2	-22.0		20 SQ FT	20.2	-26.4
50 SQ FT	19.0	-20.7	50 SQ FT	19.0	-23.9		
100 SQ FT	18.0	-19.8	100 SQ FT	18.0	-22.0		
500 SQ FT	15.8	-17.6	500 SQ FT	15.8	-17.6		

140 WIND SPEED DESIGN UP TO A MEAN ROOF HEIGHT OF 30' IN EXPOSURE "B". EXPOSURE "C" MULTIPLY THE PRESSURE BY 1.40. EXPOSURE "D". MULTIPLY THE PRESSURE BY 1.66.

THE ADDITIONAL PRESSURES OF THE ALTERNATE EXPOSURE CATEGORIES WILL NOT RESULT IN ANY ADDITIONAL CONSTRUCTION PARAMETERS THAT ARE NOT ALREADY INCLUDED IN THESE PLANS. THIS CONCLUSION IS BASED ON THE FACT OF DESIGN PARAMETERS ARE BASED ON 140 MPH AND NOT THE NOMINAL WIND DESIGN NUMBERS IN THE BUILDING CODE

GARAGE DOOR PRESSURES:	9x7	18.5	-20.9
	16x7	17.7	-19.7

INDEX OF DRAWINGS

SHEET #	TITLE
CS	COVER SHEET
A1	FOUNDATION PLAN
A2	FLOOR PLAN
A3	ELEVATIONS
A4	ROOF FRAMING
A5	ELECTRICAL/PRECAST PLAN
DI	DETAIL PAGES

TYP STRUCTURAL NOTES

- MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED WITH (I) SIMPSON MTS12 TWIST STRAP WITH (4) 3/16" DIA. x 2 1/4" LONG MASONRY ANCHORS TO BOND BEAM BLOCK AND (7) 1/8" COMMON TO TRUSS FOR UPLIFTS OF 1000 LBS OR LESS. USE (2) FOR 2000 LBS OR LESS.
- MISSED "J" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED WITH 1/2" DIA. ANCHOR BOLTS SET IN 3/4" DIA. x 6" DEEP UNITEK "PROPOXY" 300 ADHESIVE BINDER FOLLOWING ALL MANUFACTURER'S RECOMMENDATIONS. (OR 1/2" x 6" RAWL STUD EXPANSION ANCHOR)
- WINDOW ATTACHEMENT INSTALLATION IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR AS PER THE PARTICULAR WINDOW MFG'S. DESIGN REQUIREMENTS & MUST BE SIGNED AND SEALED BY A LICENSED ENGINEER FROM THE STATE OF FLORIDA.
- CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS
- ALL SPICES IN STEEL REINFORCEMENT SHALL HAVE A MINIMUM LAP OF 25" AND NOT SPACED FARTHER APART THAN 5" FOR #5 REBAR
- ALL INTERIOR PARTITION DIMENSIONS ARE 3 1/2" WIDE UNLESS OTHERWISE NOTED.
- STEEL COVERAGE: FOOTINGS AND SLAB AGAINST EARTH: 3 INCHES
- CONCRETE MASONRY UNITS SHALL CONFORM WITH ASTM C-90 HOLLOW LOAD BEARING CONCRETE MASONRY UNITS. TYPE I GRADE I NORMAL WEIGHT. 8" x 8" x 16"
- MORTAR SHALL CONFORM WITH ASTM C-91 FOR MASONRY CEMENT AND ASTM C-150 FOR PORTLAND CEMENT. MORTAR SHALL BE TYPE "M"
- CONTRACTOR SHALL VERIFY ADEQUATE SOIL CONDITIONS BEFORE COMMENCING WORK. 2500 PSF MINIMUM BEARING CAPACITY REQUIRED.
- DIM. FROM EXTERIOR BLOCK WALLS ARE MEASURED FROM THE FURRING STRIPS. BLK. WALL-7 5/8" - FURRING-3/4". TOTAL - 8 3/8"
- ALL #5 REBAR IN HOUSE TO BE GRADE 40 OR BETTER
- ALL SOL OR WASTE PIPE OR BUILDING DRAINS UNDER A FOOTING OR THROUGH A FOUNDATION WALL SHALL HAVE A PIPE 2 SIZES GREATER THAN THE PIPE PASSING THRU.
- AT ALL BLOCK WORK THAT OVERHANGS THE SLAB 3/4" BUT NO GREATER THAN 1 1/2". FILL ALL CELLS SOLID WITH CONCRETE (3000 P.S.I.) UP TO 4'-0" AFF. IF A WINDOW/SLAB IS PRESENT, POUR UP TO THE UNDERSIDE OF SILL WITH SOLID CONCRETE.
- BASE AND COUNTER FLASHING SHALL BE INSTALLED AS FOLLOWS: 1. IN ACCORDANCE WITH MFG. INSTALLATION'S INSTRUCTIONS, OR 2. A CONTINUOUS METAL, MIN 4" x 4" L" FLASHING SHALL BE SET IN APPROVED FLASHING CEMENT AND SET FLUSH TO BASE OF WALL AND OVER THE UNDERLAYMENT. BOTH HORIZ AND VERT METAL FLANGES SHALL BE FASTENED 6" ON CENTER WITH APPROVED FASTENERS. ALL LAPS SHALL BE A MIN OF 4" FULLY SEALED IN APPROVED FLASHING CEMENT. FLASHING SHALL START AT THE LOWER PORTION OF ROOF TO ENSURE WATER-SHEDDING CAPABILITIES OF ALL METAL LAPS. THE ENTIRE EDGE OF THE HORIZ FLANGE SHALL BE SEALED COVERING ALL NAIL PENETRATIONS WITH APPROVED FLASHING CEMENT AND MEMBRANE. SHINGLES SHALL OVERLAP THE HORIZ FLANGE AND SHALL BE SET IN APPROVED FLASHING CEMENT.

- BASE FLASHING SHALL BE OF EITHER CORROSION-RESISTANT METAL PROVIDED IN SECTION R903.2.81 OR MINERAL SURFACE ROLL ROOFING WEIGHING A MIN OF 77 POUNDS PER 100 SQ FEET. COUNTER FLASHING SHALL BE CORROSION-RESISTANT METAL WITH A MIN THICKNESS PROVIDED IN TABLE R903.2.1.
- R903.2: FLASHING SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.
- FOR FUTURE REPAIR OF FAILED DOWNCALL POURS THAT DO NOT FILL UP WITH GROUT PROPERLY, THE BUILDER WILL KNOCK OUT AN APPROX. 4" DIA HOLE AT THE TOP OF THE VOID. THEN THE CELL CAN BE PUMPED SOLID WITH 3000 P.S.I. GROUT TO THE TOP OF THE VOID.
 - ALL CEILINGS IN HOUSE TO BE COVERED WITH 1/2" CEILING BOARD.
 - THE SCUTTLE HOLE IN THE GARAGE TO BE COVERED WITH 1/2" CEILING BOARD.
 - DOORS BETWEEN THE GARAGE AND RESIDENCE SHALL BE MIN 1 3/8" THICK SOLID CORE AND EQUIPPED WITH A SELF CLOSING DEVICE PER R302.5.1
 - THE A/C COMPRESSOR IS TO BE ANCHORED TO THE CONC. PAD WITH 1 1/2" HLT) PINS AT EACH CORNER OR (2) 1/4" x 2" MASONRY SCREWS, ONE EACH AT OPPOSITE CORNERS.
 - OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" (35 MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" (35 MM) THICK, OR 20-MINUTE FIRE RATED DOORS.
 - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2-INCH (12.7 MM) GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8 INCH (15.9 MM) TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2 INCH (12.7 MM) GYPSUM BOARD OR EQUIVALENT.
 - DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (10.48 MM) SHEET STEEL, RIGID NONMETALLIC DUCT OF CLASS 0 CLASS 1 DUCT MATERIAL IN ACCORDANCE WITH UL (B) OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO GARAGE.
 - ALL AIR HANDLER UNITS SHALL HAVE A MINIMUM 3 INCH CLEARANCE AROUND THEM. THE TOP WIDTH OF THE TOTAL WIDTH OF THE ENCLOSED SPACE BEING AT LEAST 12" WIDER THAN THE APPLIANCE.
 - UNDER STAIR PROTECTION: ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" (12.7mm) GYPSUM BOARD.
 - ALL NEW SINGLE FAMILY, DUPLEXES, TRIPLEXES, CONDOMINIUMS AND TOWNHOUSES SHALL PROVIDE AT LEAST ONE BATHROOM, LOCATED WITH MAXIMUM POSSIBLE PRIVACY, WHERE BATHROOMS ARE PROVIDED ON HABITABLE GRADE LEVELS WITH A DOOR THAT HAS A 20" (1737MM) CLEAR OPENING. HOWEVER, IF ONLY A TOILET ROOM IS PROVIDED AT GRADE LEVEL, SUCH TOILET ROOMS SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 29" (1737MM).
 - BATHROOM VENTILATION: GLAZED AREAS SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT AND A MECHANICAL VENTILATION SYSTEM ARE PROVIDED. THE MINIMUM VENTILATION RATES SHALL BE 50 CFM (23.6 L/S) FOR INTERMITTENT VENTILATION OR 20 CFM (9.4 L/S) FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.
 - ALL ANCHOR BOLTS USED IN THE PROJECT WILL HAVE A MINIMUM EMBEDMENT OF 7" AND BE AT A MINIMUM OF 1/2" DIA.
 - ALL SHOWER ENCLOSURES WILL COMPLY WITH FBCR 308.
 - THE ATTIC ACCESS TO BE FRAMED WITH A MINIMUM ROUGH FRAMED OPENING OF 22" x 30" AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. THE MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30" AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS.
 - ALL WOOD THAT COMES IN CONTACT WITH THE GROUND OR CONCRETE SHALL BE PRESSURE TREATED.

- R312.2.1: WINDOW SILLS:
In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches above the finished floor and greater than 72 inches above the finished grade or other surface below the exterior of the building, the operable window shall comply with one of the following:
1. Operable windows with openings that will not allow a 4 inch diameter sphere to pass through the opening where the opening is in its largest opened position.
2. Operable windows that are provided with window fall prevention devices that comply with ASTM F2090
3. Operable windows that are provided with window opening control devices that comply with section R312.2.2
- EMERGENCY ESCAPE: WINDOW SILLS
Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches above the floor.
- BUILDING ADDRESS NUMBERS SHALL BE A MINIMUM 4" HIGH WITH A MINIMUM STROKE OF A 1/2"
- UNDERLAYMENT APPLICATION: Underlayment for asphalt, metal roof shingles, mineral surfaced roll roofing, slate and slate-type shingles, and metal roof panels shall comply with one of the following methods:
1. The entire roof deck shall be covered with an approved self-adhering polymer-modified bitumen underlayment complying with ASTM D1970 installed in accordance with both the underlayment mfg's and roof covering mfg's installation instructions for the deck material, roof ventilation configuration and climate exposure for the roof covering installed.
Exception: An existing self-adhering modified bitumen underlayment that has been previously installed over the roof decking and where it is required, re-nailing off the roof sheathing in accordance with section R908.7.1 can be confirmed or verified. An approved underlayment in accordance with Table R905.1.1 for the application of roof covering shall be applied over the entire roof over the existing self-adhered modified bitumen underlayment.
2. A minimum 4 inch wide strip of self-adhering polymer-modified bitumen membrane complying with ASTM D1970, installed in accordance with the mfg's instructions for the deck material, shall be applied over all joints in the roof decking. An approved underlayment in accordance with Table R905.1.1 for the application of roof covering shall be applied over the entire roof over the 4 inch wide membrane strips.
Exception: A synthetic underlayment that is approved as an alternative to underlayment complying with ASTM D226 type 2 and having a minimum tear strength of 15lb/ft in accordance with ASTM D4533 and a minimum tensile strength of 20 lb/ft in accordance with ASTM D5035 shall be permitted to be applied over the entire roof over the 4 inch wide membrane strips. This underlayment shall be installed and attached in accordance with the underlayment attachment methods of Table R905.1.1 for the applicable roof covering and slope and the underlayment mfg's installation instructions.
3. A minimum 3 3/4 inch wide strip of self-adhering flexible flashing tape complying with AAMA 78, level 3 for exposure up to 176 deg F, installed in accordance with the mfg's instructions for the deck material, shall be applied over all joints in the roof decking. An approved underlayment in accordance with Table R905.1.1 for the application of roof covering shall be applied over the entire roof over the 4 inch wide flashing tape.
Exception: A synthetic underlayment that is approved as an alternative to underlayment complying with ASTM D226 type 2 and having a minimum tear strength of 15lb/ft in accordance with ASTM D4533 and a minimum tensile strength of 20 lb/ft in accordance with ASTM D5035 shall be permitted to be applied over the entire roof over the 4 inch wide membrane strips. This underlayment shall be installed and attached in accordance with the underlayment attachment methods of Table R905.1.1 for the applicable roof covering and slope and the underlayment mfg's installation instructions.
4. Two layers of ASTM D226 type 2 or ASTM D4869 type 3 or type 4 underlayment shall be installed as follows: Apply a 19 inch strip of underlayment felt parallel to and starting at the eaves, fastened sufficiently to hold in place. Starting at the eave, apply 36" wide sheets of underlayment, overlapping successive sheets 10 inches, and laps shall be 6 inches and shall be offset by 6 feet. The underlayment shall be attached to a nailable deck with corrosion resistant fasteners with one row centered in the field of the sheet with a maximum fastener spacing of 12 inches o.c. and one row at the end and side laps fastened 6 inches o.c.. Underlayment shall be attached using annular ring or deformed shank nails with metal or plastic caps with a nominal cap diameter of not less than 1 inch. Metal caps are required where the ultimate design wind speed, Vult equals or exceeds 170 MPH. Metal caps shall have a thickness of not less than 3/2 gage sheet metal. Power driven metal caps shall have a minimum thickness of 0.010 inch. Minimum thickness of the outside edge of plastic caps shall be 0.035 inch. The cap nail shall be not less than 0.083 inch for ring shank cap nails. Cap nail shank shall have a length sufficient to penetrate through the roof sheathing not less than 3/4 inch into the roof sheathing.
5. Two layers of a reinforced synthetic underlayment that has a product approval as an alternative to underlayment complying with ASTM D226 type 2 shall be permitted to be used. Synthetic underlayment shall have a minimum tear strength of 15 lb/ft in accordance with ASTM D4533 and a minimum tensile strength of 20 lb/ft per inch in accordance with ASTM D 5035, and shall meet the liquid water transmission test of section 8.6 of ASTM D 4869.
Synthetic underlayment shall be installed as follows: Apply a strip of synthetic underlayment that is half the width of a full sheet parallel to and starting at the eaves, fastened sufficiently to hold in place. Starting at the eaves, apply full sheets of reinforced synthetic underlayment, overlapping successive sheets half the width of a full sheet plus the width of the mfg's single ply overlap. End laps shall be 6 inches and shall be offset by 6 feet. Synthetic underlayment shall be attached to a nailable deck with corrosion resistant fasteners with a maximum fastener spacing, measured horizontally and vertically, of 12 inches o.c. between side laps, and one row at the end and side laps fastened 6 inches o.c..
Synthetic underlayment shall be attached using annular ring or deformed shank nails with metal or plastic caps with a nominal cap diameter of not less than 1 inch. Metal caps are required where the ultimate design wind speed, Vult equals or exceeds 170 MPH. Metal caps shall have a thickness of not less than 3/2 gage sheet metal. Power driven metal caps shall have a minimum thickness of 0.010 inch. Minimum thickness of the outside edge of plastic caps shall be 0.035 inch. The cap nail shall be not less than 0.083 inch for ring shank cap nails. Cap nail shank shall have a length sufficient to penetrate through the roof sheathing not less than 3/4 inch into the roof sheathing.
- R905.3.3 for concrete and clay tile:
Required underlayment shall comply with the underlayment mfg's installation instructions in accordance with the FRSA/TRI Florida high wind concrete and clay roof tile installation manual, sixth edition where the Vast is determined in accordance with Section R301.2.1.3 or the recommendation of RAS 118, 119 or 120.
- DRIP EDGE
Provide drip edge at eaves and gables of shingle roofs. The overlap is to be a minimum of 3 inches. Eave drip edges shall extend 1/2 inch below sheathing and extend back on the roof a minimum of 2 inches. Drip edge at eaves shall be permitted to be installed either over or under the underlayment. If it is installed over the underlayment, there shall be a minimum 4 inch width of roof cement installed over the drip edge flange. The drip edge shall be mechanically fastened a maximum of 4 inches o.c.
- INTERCONNECTION:
Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with R304.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.
- R608.8.1.2: VERTICLE REINFORCEMENT IN BLOCK WALLS
Not less than one (1) No. 4 bar (grade 40) shall be provided on each side of openings equal or greater than two feet in width. The verticle reinforcement required by this section shall extend the full height of the wall story and shall be located within 12 inches of each side opening.

MUNICIPALITY SEAL:

LIVE LOADS:

Uninhabitable areas without storage	10
Uninhabitable areas with limited storage	20
Residential (interior) and decks	40
Residential (exterior) and decks	40
Garage and porches	200
Garage and porches	200
Garage and porches	200
Roofs other than sleeping room	50
Sleeping room	40
Staircase	40

DESIGN CRITERIA
THIS STRUCTURE HAS BEEN DESIGNED IN COMPLIANCE WITH FBCR 2020 7th EDITION AND NEC 2020 AND IS NOT IN ACCORDANCE WITH ANY PREVIOUS EDITIONS OF FBCR OR NEC.
RISK CATEGORY: 2, PER TABLE FBC 604.4
WIND EXPOSURE CATEGORY: C
WIND SPEED: 140 MPH
WIND DESIGN WIND PRESSURE: -.25 PSF
AVERAGE DESIGN WIND WIND PER FBCR301.2.1.3
CONSTRUCTION TYPE 5

TBC SERVICES LLC
PHONE: (352) 483-6597
EMAIL: TBCservices@tbcogmail.com

GAYKEE CONSTRUCTION
1744-A
NORTH TEMPLE AV
HOWEY IN THE HILLS
ALT KEY: 2555491

LF Structural Design LLC
FL PROFESSIONAL ENGINEER
BUSINESS LICENSE # 983-894

I hereby certify that I have reviewed this structure for integrity of shear walls, columns, beams, and other structural members in compliance with the requirements of the 7th edition FBCE 2020.

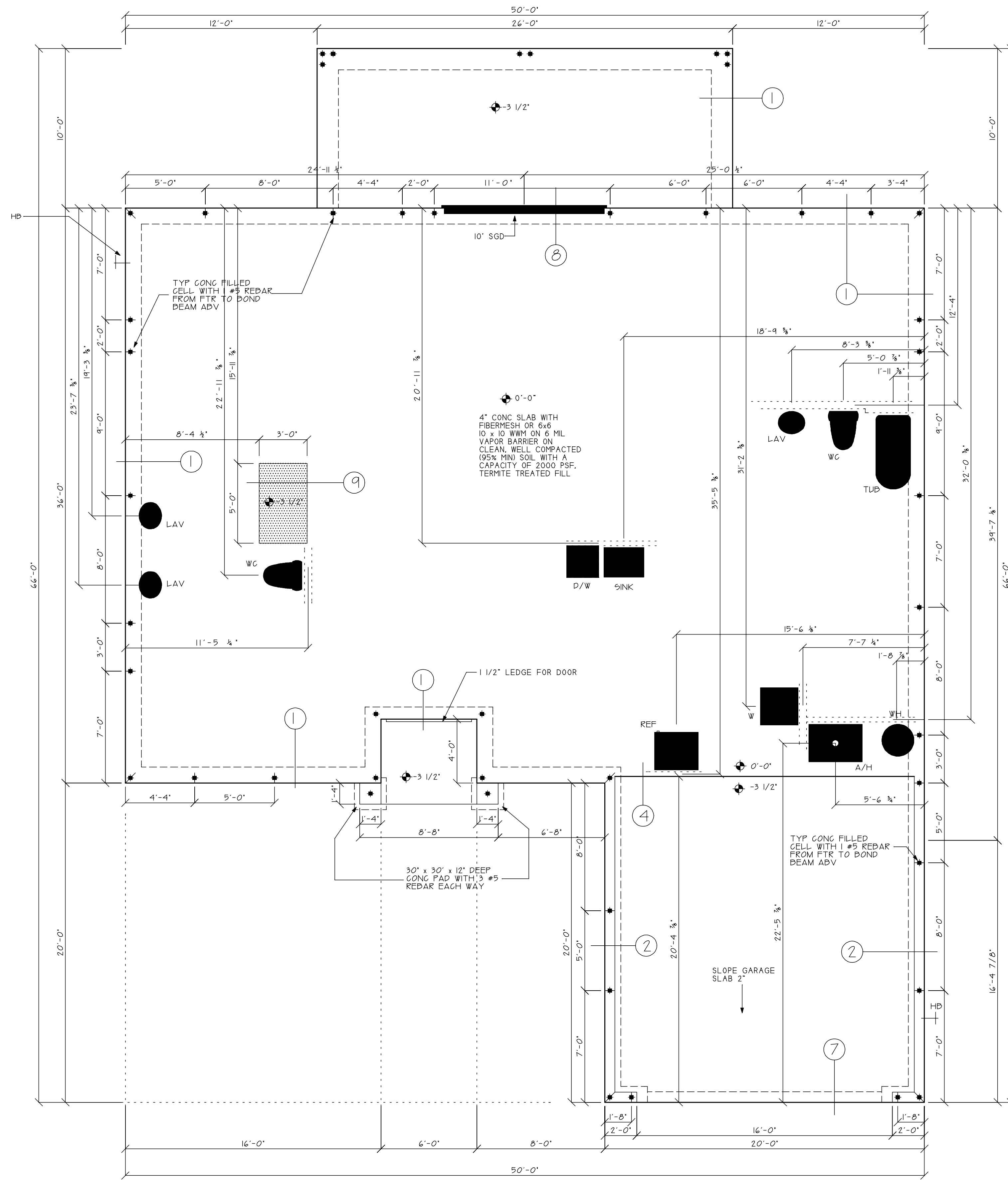
After 60 days, plans may not be accurate for the location or which they are being submitted due to the change in conditions. The contractor shall verify all dimensions and details of the structure prior to construction and the contractor shall be responsible for any errors or omissions. The contractor shall check, dimensions and other details prior to construction and the contractor shall be responsible for any errors or omissions.

DRAWN BY: TDC	PRELIM:
FILE NAME:	FINAL: 7/21/2022
REV: 9/22/2022	SHEET: 05

SEAL:

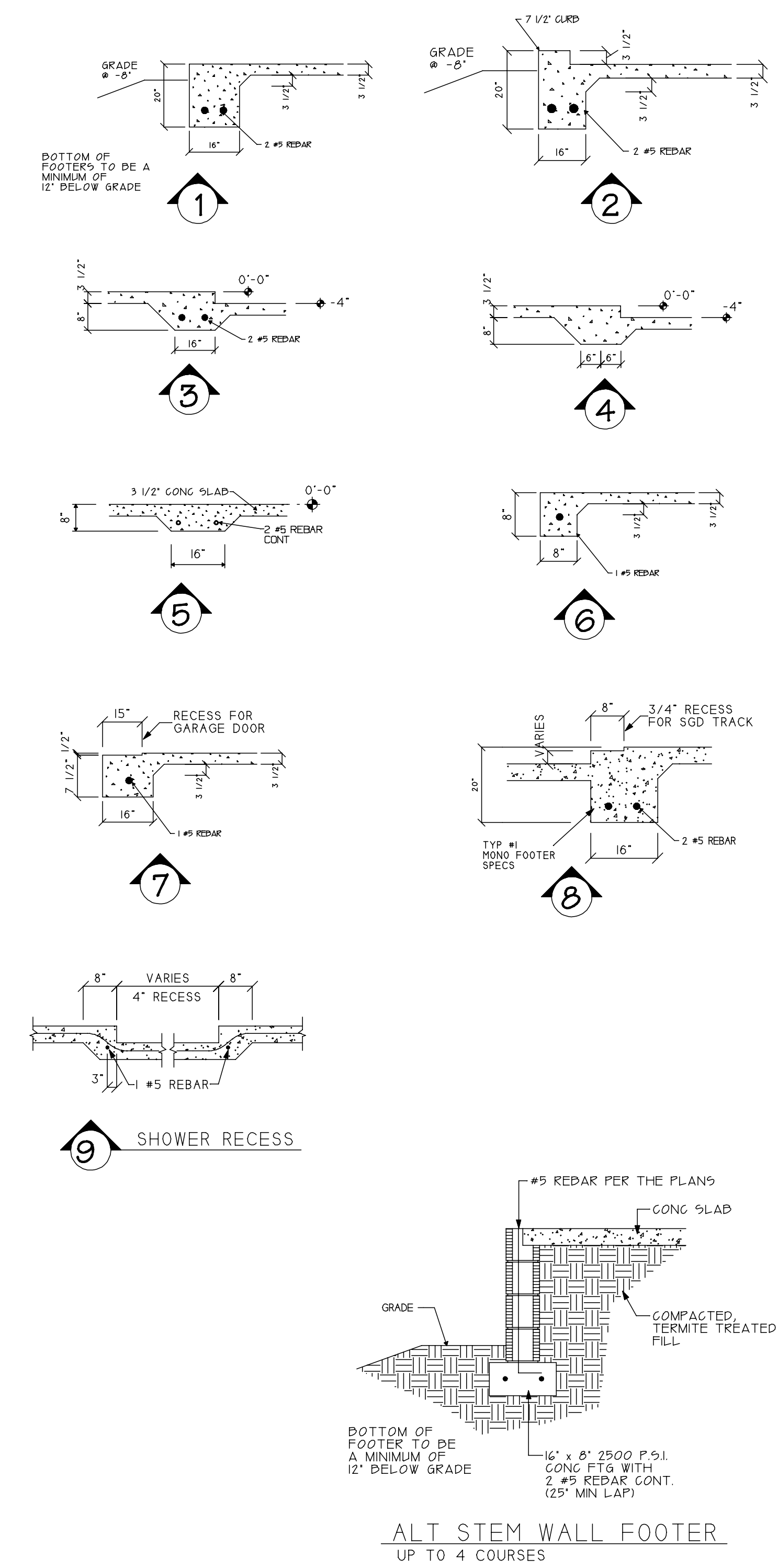
Digitally signed by Larry A Parkinson
Date: 2022.09.24 08:48:18 -0400

This document has been electronically signed and sealed by Larry A Parkinson, #4767 using a digital signature. Printed copies of these plans are not considered signed and sealed and the signature must be verified on any electronic copies.



FOUNDATION PLAN

SCALE 1/4" = 1'-0"



GENERAL FOUNDATION NOTES:

1. ALL CONCRETE SLABS SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 2500 P.S.I. AT 28 DAYS. SLABS SHALL BE REINFORCED WITH FIBER MESH OR 6x6 IOXIO W.W.M. ON 6 MIL VAPOR BARRIER OVER CLEAN COMPACTED FILL.
2. CONCRETE FOOTINGS SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 2500 P.S.I. AT 28 DAYS. REINFORCE FOOTINGS WITH #5 BARS AS INDICATED. ALL BARS CLEAN AND FREE FROM RUST AND SCALE. SPLICE SHALL BE OVERLAP 25" MIN.
3. FOR CONCRETE BLOCK WALLS PROVIDE CONCRETE FILLED CELLS 1 #5 BAR VERTICALLY CONT. FROM FOOTING TO THE BEAM AT ALL CORNERS AND WHERE OTHERWISE NOTED AS PER FOUNDATION PLAN.
4. EXTEND SLAB 1/2" AT DOOR OPENINGS
5. EXTEND SLAB 1/2" AND RECESS 3/4" FOR SLIDING GLASS DOOR TRACKS
6. BOTTOM OF ALL EXTERIOR FOOTERS TO BE A MINIMUM OF 12" BELOW GRADE.

MUNICIPALITY SEAL:

LIVE LOADS:	
10	Uninhabitable areas without storage
20	Uninhabitable areas with limited storage
30	Residential (single family)
40	Business (retailer) and decks
50	Garage and Headroom
60	Garage and Headroom
70	Garage and Headroom
80	Garage and Headroom
90	Garage and Headroom
100	Garage and Headroom
110	Garage and Headroom
120	Garage and Headroom
130	Garage and Headroom
140	Garage and Headroom
150	Garage and Headroom
160	Garage and Headroom
170	Garage and Headroom
180	Garage and Headroom
190	Garage and Headroom
200	Garage and Headroom

DESIGN CRITERIA
 THIS STRUCTURE HAS BEEN DESIGNED IN COMPLIANCE WITH FBCR 2020 7th EDITION AND IBC 2020. THIS PROJECT IS NOT IN A SEISMIC HAZARD ZONE.
 BASIC WIND SPEEDS REGION: 115 MPH
 RISK CATEGORY: 2 PER TABLE FBC 604.4
 WIND EXPOSURE CATEGORY: C
 WIND EXPOSURE COEFFICIENT: 0.018
 WIND EXPOSURE CATEGORY: C
 WIND EXPOSURE COEFFICIENT: 0.018
 AVERAGE DESIGN WIND PRESSURE: -25 PSF
 AVERAGE DESIGN WIND UPLIFT: 10 PSF PER FBC603
 CONSTRUCTION TYPE 5

Sealed plans not to be submitted to the Building Dept. with 60 days of the date of signing and sealing. After 60 days, plans may not be accurate for the location for which they are being submitted due to the possibility of changes in building codes, zoning ordinances, and other regulations. The contractor shall verify all dimensions and details of the drawings for accuracy. Shipping charges will be assessed based on a case by case review.

GAYKEE CONSTRUCTION
 1744-A NORTH TEMPLE AV
 HOWEY IN THE HILLS
 ALT KEY: 255491

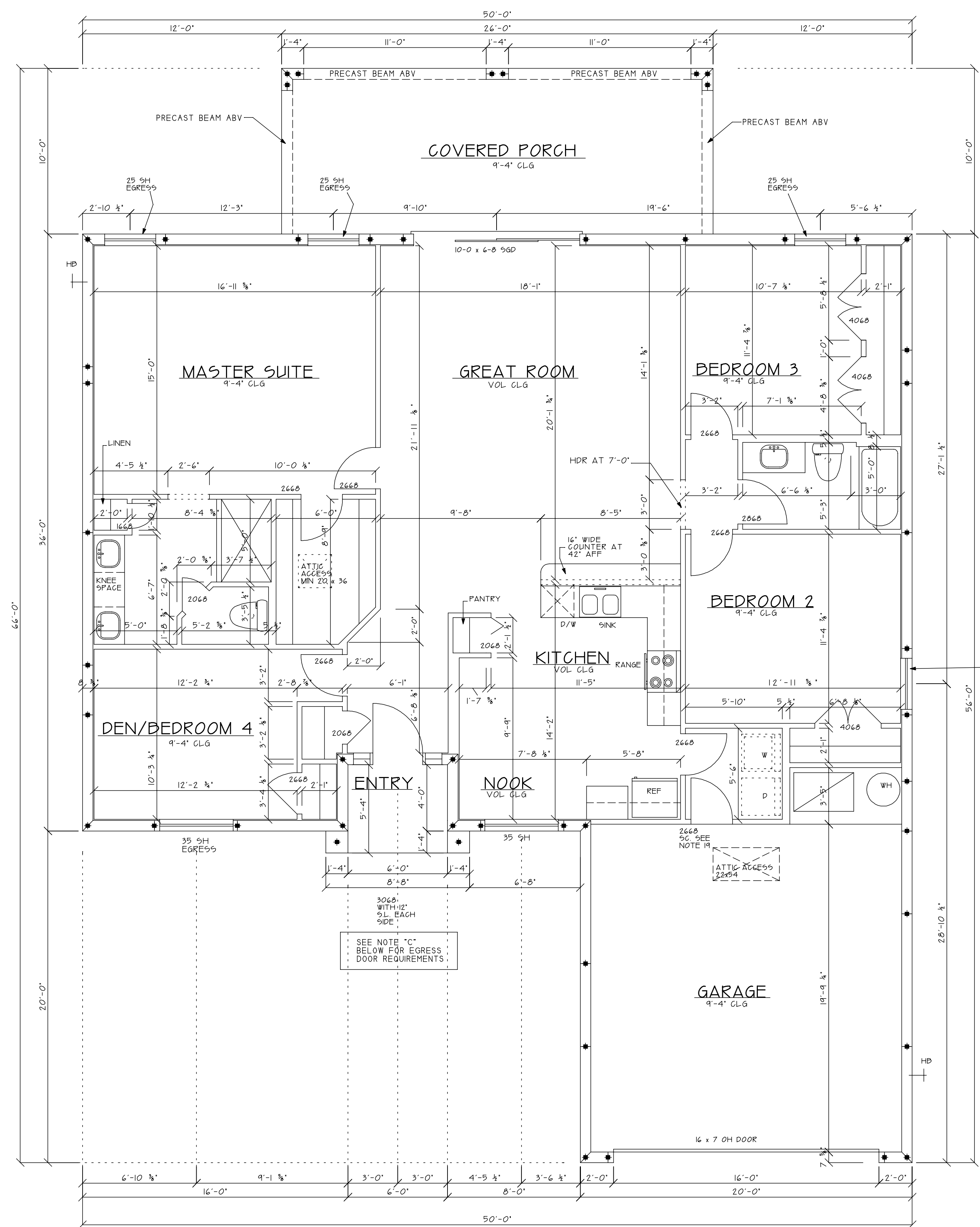
LP Structural Design LLC
 FL PROFESSIONAL ENGINEER
 1744-A NORTH TEMPLE AV
 HOWEY IN THE HILLS
 ALT KEY: 255491
 PHONE: (352) 833-1894

I hereby certify that I have reviewed this structure for integrity of shear walls, columns, and other vertical elements and that it is in compliance with the requirements of the 7th edition FBC 2020.

DRAWN BY: TDC	PRELIM:
FILE NAME:	FINAL: 7/21/2022
1744 A N TEMPLE AVE HOWEY ALT KEY 255491	
REV:	SHEET:
9/22/2022	

SEAL:

Digitally signed by Larry A Parkinson
 Date: 2022.09.24 08:48:36 -04'00'



FLOOR PLAN

SCALE 1/4" = 1'-0"

FLOOR PLAN NOTES

- A: PANTRY SHELVING: 5 EACH
LINEN SHELVING: 3 EACH
- B: WOOD BLOCKING TO BE INSTALLED AT ALL CABINET LOCATIONS:
ABV 54", 34" DOWN, 84" BELOW AND 96" DOWN
- C: R3II.3J FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS.
LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS
DOOR SHALL NOT BE MORE THAN 1 1/2' LOWER THAN THE
TOP OF THE THRESHOLD.
EXCEPTION: THE LANDING OR FLOOR ON THE EXTERIOR SIDE
SHALL NOT BE MORE THAN 7 3/4' BELOW THE
TOP OF THE THRESHOLD.
- D: SHOWER OPENING HEADERS AT 7'-6" AFF

WINDOW SIZING CHART			
CALL OUT	STYLE	DIMENSIONS	
BLOCK WALLS		WIDTH	HEIGHT
1/2 33	SH: SINGLE HUNG	27" x 36"	
1/2 34	SH: SINGLE HUNG	27" x 48"	
1/2 35	SH: SINGLE HUNG	27" x 60"	
1/2 36	SH: SINGLE HUNG	27" x 72"	
23	SH: SINGLE HUNG	37" x 36"	
24	SH: SINGLE HUNG	37" x 48"	
25	SH: SINGLE HUNG	37" x 60"	
26	SH: SINGLE HUNG	37" x 72"	
33	SH: SINGLE HUNG	52" x 36"	
34	SH: SINGLE HUNG	52" x 48"	
35	SH: SINGLE HUNG	52" x 60"	
36	SH: SINGLE HUNG	52" x 72"	

NOTES: ALL WINDOW DESIGNATIONS WILL BE LABELED AT EACH INDIVIDUAL OPENING AND WILL REFER TO THIS CHART.
IF THE STYLE DESIGNATION STATES "DH", IT WILL BE A DOUBLE HUNG.
IF THE WINDOW DESIGNATION STATES A "DBL", THEN THE SIZE: TAKE THE WIDTH (FIRST NUMBER IN THE CHART) AND MULTIPLY IT BY 2 AND ADD 1" FOR WINDOW MULL BAR. FOR ANY (3) OR TRIPLE WINDOW DESIGNATIONS, MULTIPLY IT BY 3 AND ADD 2". THE HEIGHT REMAINS THE SAME.
SAFETY GLASS WILL BE CALLED OUT AT EACH SPECIFIC WINDOW LOCATION
FRAME WALL WINDOW DESIGNATIONS: THE NOTE AT EACH WINDOW WILL BE CALLED OUT AS THE ACTUAL SIZE OF THE WINDOW. EXAMPLE "3050" STANDS FOR 36" WIDE X 5' TALL

AREAS	
A/C AREA	1744
GARAGE:	432
ENTRY:	35
PORCH:	260
TOTAL UNDER ROOF:	2471

MUNICIPALITY SEAL:

LIVE LOADS:

Uninhabitable areas without storage	10
Uninhabitable areas with limited storage	20
Attic (ceiling joists and joists) - 1st floor	20
Balconies (ceiling and joists) - 1st floor	40
Balconies (ceiling and joists) - 2nd floor	200
Garage and Headroom	200
Garage and Headroom	50
Roofs other than sleeping room	40
Sleeping room	40
Stairs	40

DESIGN CRITERIA
THIS STRUCTURE HAS BEEN DESIGNED IN COMPLIANCE WITH FBOR 2020 7th EDITION AND IBC 2021 AND IS NOT IN EXCESSIVE SEVERE REGION
BASIC WIND SPEED: 115 MPH
RISK CATEGORY: 2 PER TABLE FBOR 004.4
WIND EXPOSURE CATEGORY: C
NEUTRALLY ENCLOSED
AVERAGE DESIGN WIND PRESSURE: .25 PSF
CONSTRUCTION TYPE 5

TBC SERVICES LLC
PHONE: (352) 483-6597
EMAIL: TBCservices@TBCOGMAIL.COM

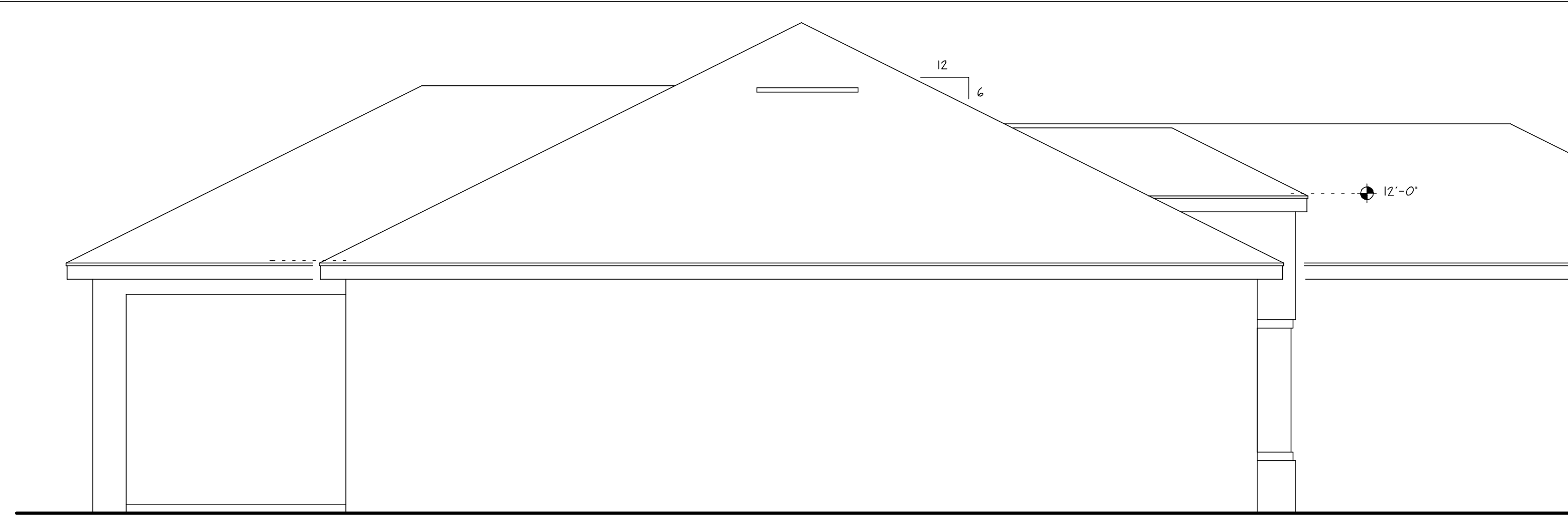
GAYKEE CONSTRUCTION
1744 A NORTH TEMPLE AV
HOWEY IN THE HILLS
ALT KEY: 255491

LP Structural Design LLC
FL PROFESSIONAL ENGINEER
EUSTACE W. WATSON, P.E.
EUSTACE W. WATSON, P.E. (954) 353-1894

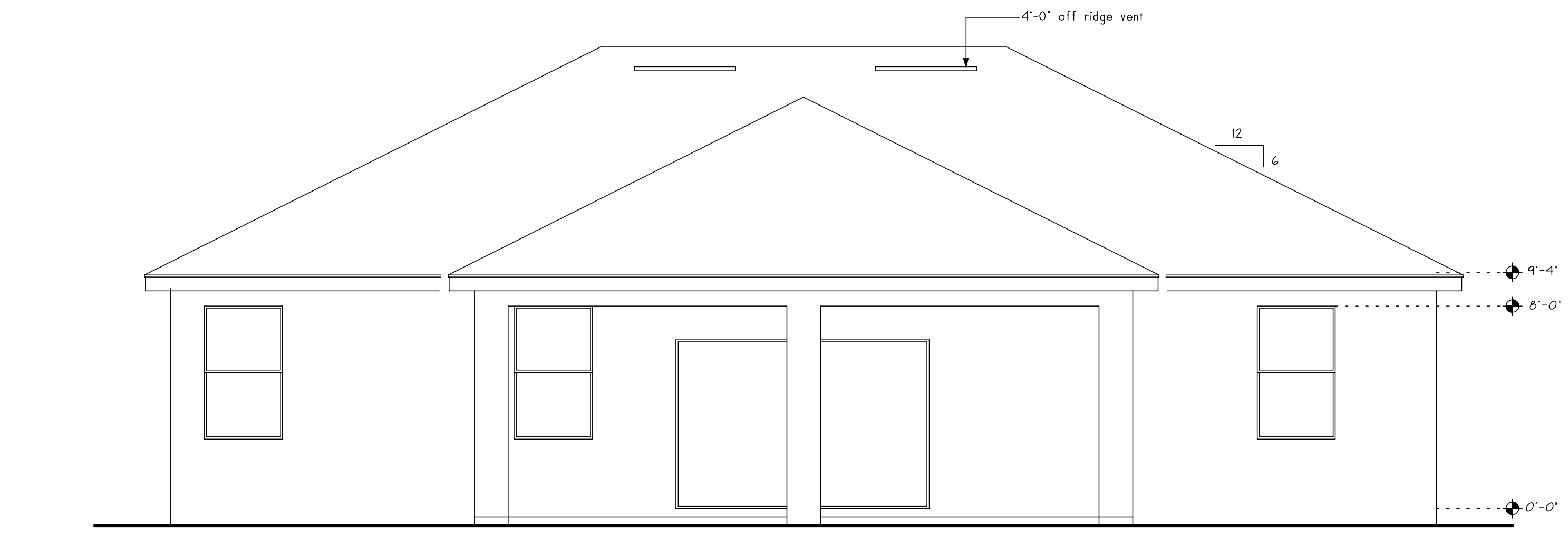
I hereby certify that I have reviewed this structure for integrity of shear walls, columns, and other vertical members and is in compliance with the requirements of the 7th edition FBOR 2020.
The contractor shall verify all dimensions and details of the structure for accuracy. The contractor shall check all dimensions and details prior to construction and be solely responsible therefor. The contractor shall check all dimensions and details prior to construction and be solely responsible therefor.

DRAWN BY: TDC	PRELIM:
FILE NAME:	FINAL: 7/27/2022
1744 A N TEMPLE AVE HOWEY ALT KEY 255491	
REV:	SHEET:
9/22/2022	A2

SEAL: **Larry A Parkinson**
Digitally signed by Larry A Parkinson, #4767 using a digital signature. Printed copies of these plans are not considered signed and sealed and the signature must be verified on any electronic copies.

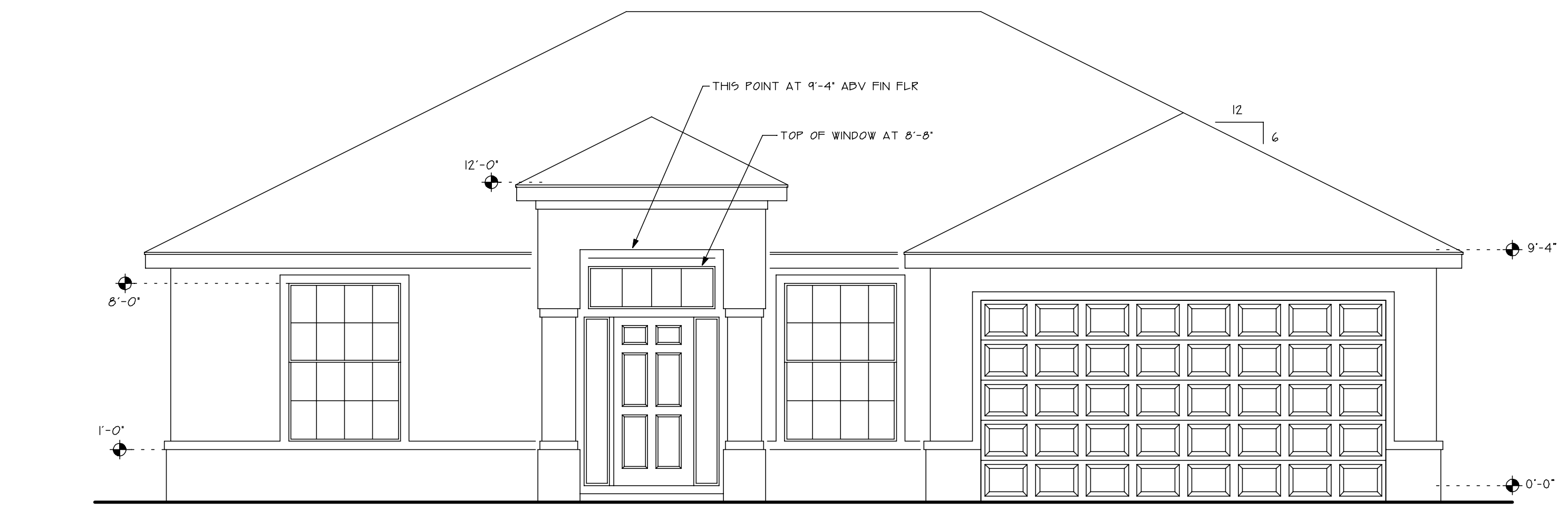


LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



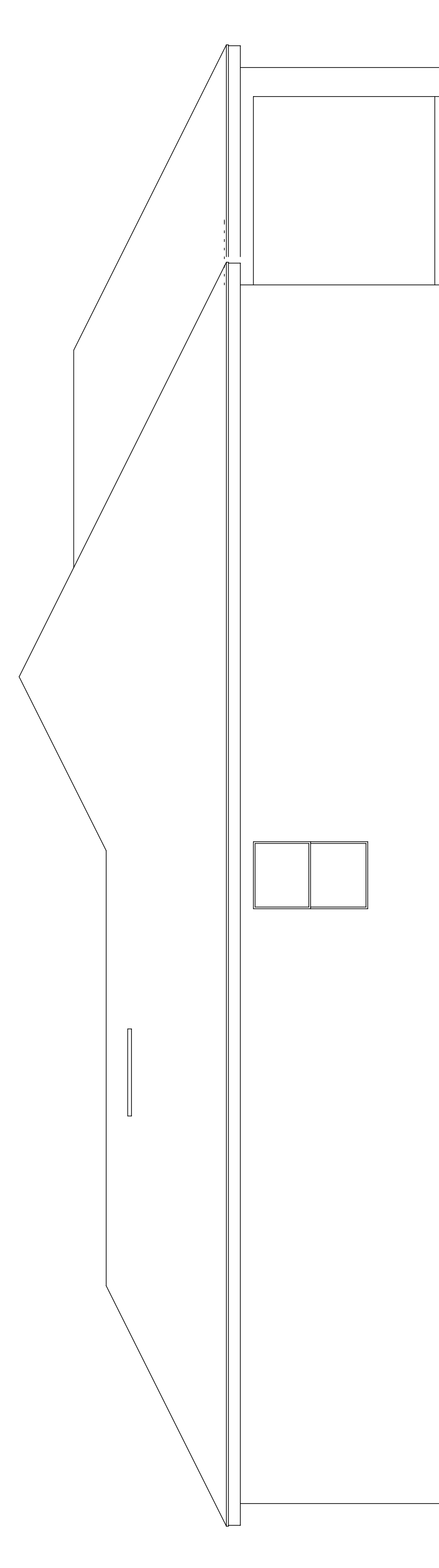
REAR ELEVATION
SCALE 1/4" = 1'-0"

SEE ATTIC VENTILATION CHART ON SHEET A4 FOR NUMBER OF ROOF VENTS



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

Stucco application
1/11/2022
5/8" STUCCO OVER ANY BLOCK WALLS PER ASTM C 926.
7/8" STUCCO OVER 2.5 lb PAPER BACKED EXPANDED DIAMOND MESH LATH OVER FRAME WALLS.
All lath and lath attachments shall be of corrosion-resistant material. Expanded metal or woven wire lath shall be attached with 1/2" ll gage nails have a 7/16" head, or 7/8" long 16 gage staples spaced no more than 6" or as otherwise approved.
Keep Screeds: Minimum NO.26 galvanized sheet gage corrosion-resistant keep screed or plastic keep screed with a minimal vertical attachment flange of 3/16" shall be provided at or below the plate line on exterior stud walls in accordance with ASTM C 926. The keep screed shall be placed a minimum of 4" above the earth or 2" above paved areas for frame to concrete connections only. The weather resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the keep screed.
Water resistive barriers installed over wood based sheathing shall include a water resistive barrier equivalent to 2 layers of Grade D Paper.
WATER RESISTIVE BARRIER
One layer of NO. 15 asphalt felt, free from holes and breaks, complying with ASTM D 226 for type one felt or other approved water resistive barrier shall be applied over studs or sheathing of all exterior walls. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51 mm). Where joints occur, felt shall be lapped not less than 6 inches (152mm). The felt or other approved material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope.



RIGHT SIDE ELEVATION

MUNICIPALITY SEAL:

LIVE LOADS:

Uninhabitable areas without storage	10
Uninhabitable areas with limited storage	20
Attics (without storage)	10
Attics (with limited storage)	20
Balconies (terraces) and decks	40
Garages	200
Garages and Headrooms	50
General in-fill components	200
Roofs, other than sleeping rooms	40
Sleeping rooms	20
Stairs	40

DESIGN CRITERIA
THIS STRUCTURE HAS BEEN DESIGNED IN COMPLIANCE WITH FBCR 2020 7th EDITION AND IBC 2021. ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2020 FBCR AND IBC 2021. THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE CONSTRUCTION DOCUMENTS AND HAS NOT CONDUCTED A VISUAL GENERAL VERIFICATION OF THE CONSTRUCTION DOCUMENTS. THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE CONSTRUCTION DOCUMENTS AND HAS NOT CONDUCTED A VISUAL GENERAL VERIFICATION OF THE CONSTRUCTION DOCUMENTS. THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE CONSTRUCTION DOCUMENTS AND HAS NOT CONDUCTED A VISUAL GENERAL VERIFICATION OF THE CONSTRUCTION DOCUMENTS.

TBC SERVICES LLC
EMAIL: TBCservices@TBCOGMAIL.COM
PHONE: (382) 483-6597

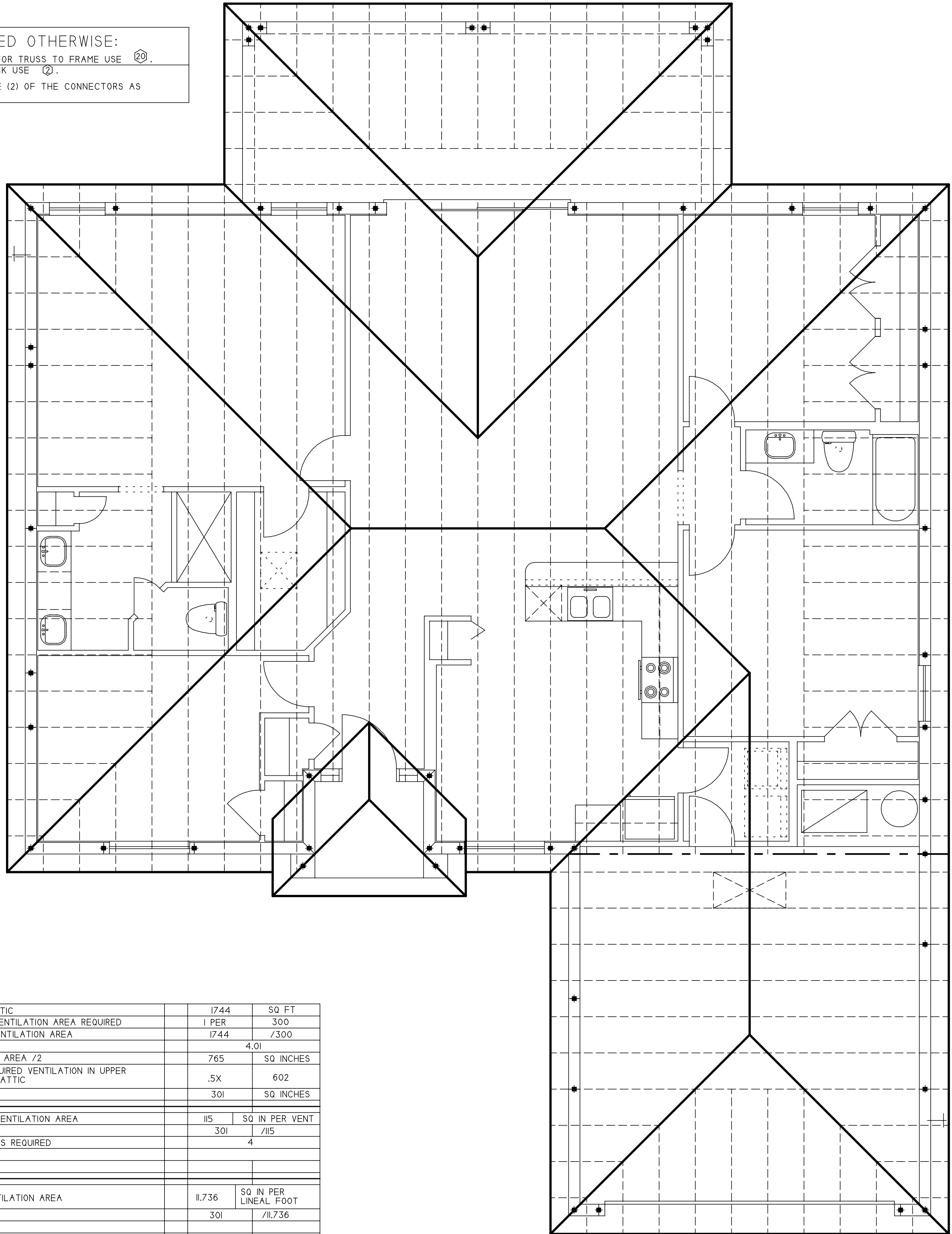
GAYKEE CONSTRUCTION
1744 A NORTH TEMPLE AV
HOWEY IN THE HILLS
ALT KEY: 255491

LP Structural Design LLC
FL PROFESSIONAL ENGINEER
BUSINESS LICENSE NO. 1894
I hereby certify that I have reviewed this structure for integrity of shear walls, columns and beams and that the design is in compliance with the requirements of the 7th edition FBC 2020.

DRAWN BY: TDC PRELIM:
FILE NAME: FINAL: 7/21/2022
1744 A N TEMPLE AVE HOWEY ALT KEY 255491
REV: SHEET:
9/22/2022

SEAL: **LARRY A PARKINSON**
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. **Parkinson**
Digitally signed by **Larry A Parkinson**
Date: 2022.09.24 08:49:10 -04'00'

UNLESS NOTED OTHERWISE:
 WHERE CONNECTOR NOT NOTED FOR TRUSS TO FRAME USE (20),
 TRUSS TO BLOCK USE (2).
 FOR TYP GIRDER LOCATIONS: USE (2) OF THE CONNECTORS AS
 NOTED IN THE STATEMENT ABV



AREA OF ATTIC	1744	SQ FT
NET FREE VENTILATION AREA REQUIRED	1 PER 300	
REQUIRED VENTILATION AREA	1744	/300
VENTILATION AREA /2	765	SQ INCHES
MINIMUM REQUIRED VENTILATION IN UPPER PORTION OF ATTIC	.5X 602	
	301	SQ INCHES
OFF RIDGE VENTILATION AREA	115	SQ IN PER VENT
	301	/115
TOTAL VENTS REQUIRED	4	
SOFFIT VENTILATION AREA	11,736	SQ IN PER LINEAL FOOT
	301	/11,736
TOTAL LINEAL FT OF SOFFIT VENTING REQUIRED	25.64	LINEAL FEET
	55' PROVIDED	

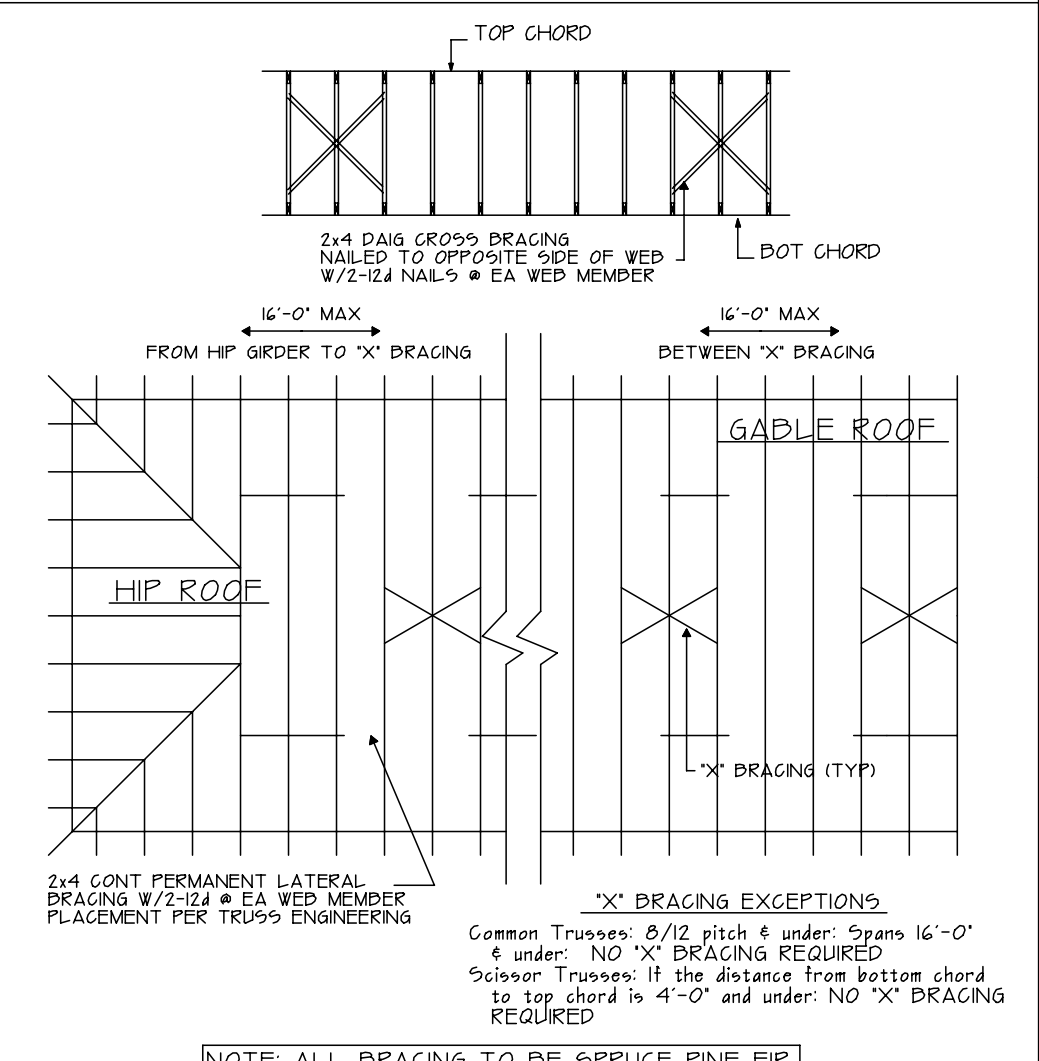
* AREA OF ATTIC IS THE PERIMETER OF THE HOUSE, LESS THE OVERHANG (EXTERIOR OF WALL TO EXTERIOR OF WALL, NO OVERHANGS INCLUDED)

UNLESS NOTED OTHERWISE:
 WHERE CONNECTOR NOT NOTED FOR TRUSS TO FRAME USE (20),
 TRUSS TO BLOCK USE (2).
 FOR TYP GIRDER LOCATIONS: USE (2) OF THE CONNECTORS AS
 NOTED IN THE STATEMENT ABV

CONNECTOR SCHEDULE

SIMPSON

CONNECTOR	FASTENERS	UPLIFT (lbs)
① MTT28B	(24) 1/4" AND 5/8" OR 3/4" ANCHOR BOLTS	4455
② HETA20	1 PLY (6) 1/4" x 15 2/3 PLY (9) 1/4"	1805 (x2- 2500) 1805 (x2- 2500)
③ MTS16	(14) 1/4"	860 (x2- 1720)
④ MTS12	(14) 1/4"	860 (x2- 1720)
⑤ LTT20B	(10) 1/4" AND 1/2", 5/8, OR 3/4 ANCHOR BOLTS	1750
⑥ HTS20	(24) 1/4" x 1 1/2"	1450 (x2- 2800)
⑦ HGT-2 or 3	(2) 3/4" ANCHORS	8665
⑧ SP-1	(6) 1/4"	585
⑨ SP-2	(6) 1/4"	890
⑩ SP-4	(6) 1/4" x 1 1/2"	735
⑪ SP-6	(6) 1/4" x 1 1/2"	735
⑫ LSTA12	(10) 1/4"	805
⑬ LSTA24	(18) 1/4"	1235
⑭ LSTA30	(22) 1/4"	1640
⑮ LSTA36	(24) 1/4"	1640
⑯ MSTA36	(26) 1/4"	2050
⑰ HTT22	(32) 1/4" Sinkers + 5/8" A.BOLT	5250
⑱ ABU44	(12) 1/4" + 5/8" A. BOLT	2200
⑲ ABU66	(12) 1/4" + 5/8" A. BOLT	2300
⑳ HIO	(16) 8d x 1-1/2"	905
㉑ ST-12	(10) 1/4"	945
㉒ HZ.5	(10) 8d	415
㉓ HZ.5A	(10) 8d	600



LOCATIONS FOR FLASHING:

FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT.

EXCEPTION: FLASHING IS NOT REQUIRED AT HIP AND RIDGE JUNCTIONS.

METAL FLASHING MATERIAL

MATERIAL	GAGE MIN THICKNESS (INCHES)	GAGE	WEIGHT (LBS PER SQ FT)
COPPER	0.024	1 (16 OZ)	
ALUMINUM	0.024		
STAINLESS STEEL	28		
GALVANIZED STEEL	0.0179	26 (AZ50 ALUM ZINC)	26 (ZINC COATED G90)
ALUMINUM ZINC COATED STEEL	0.0179	26 (AZ50 ALUM ZINC)	
ZINC ALLOY	0.027		
LEAD	2.5 (40 OZ)		
PAINTED TERNE	1.25 (20 OZ)		

ROOF SHEATHING NOTES

Minimum roof sheathing thickness with trusses spaced at 24" o.c.
 Exposure B in 140 MPH: 7/16"
 Exposure C and D in 140 MPH: 19/32"

Roof Sheathing shall not cantilever more than 9" beyond the gable end wall unless supported by gable overhang framing.

Sheathing shall be fastened to roof framing in accordance with table R803.2.3.1 Where the sheathing thickness is 15/32" and less, sheathing shall be fastened with ASTM F1667 RSR-01 (2 3/8" x 0.131") nails. Where the sheathing thickness is greater than 15/32", sheathing shall be fastened with ASTM F1667 RSR-03 (2 1/2" x 0.131") nails or ASTM F1667 RSR-04 (3"x0.120") nails. RSR-01, RSR-03, RSR-04 are ring shank nails meeting the specifications in ASTM F 1667.

ROOF SHEATHING ATTACHMENT:

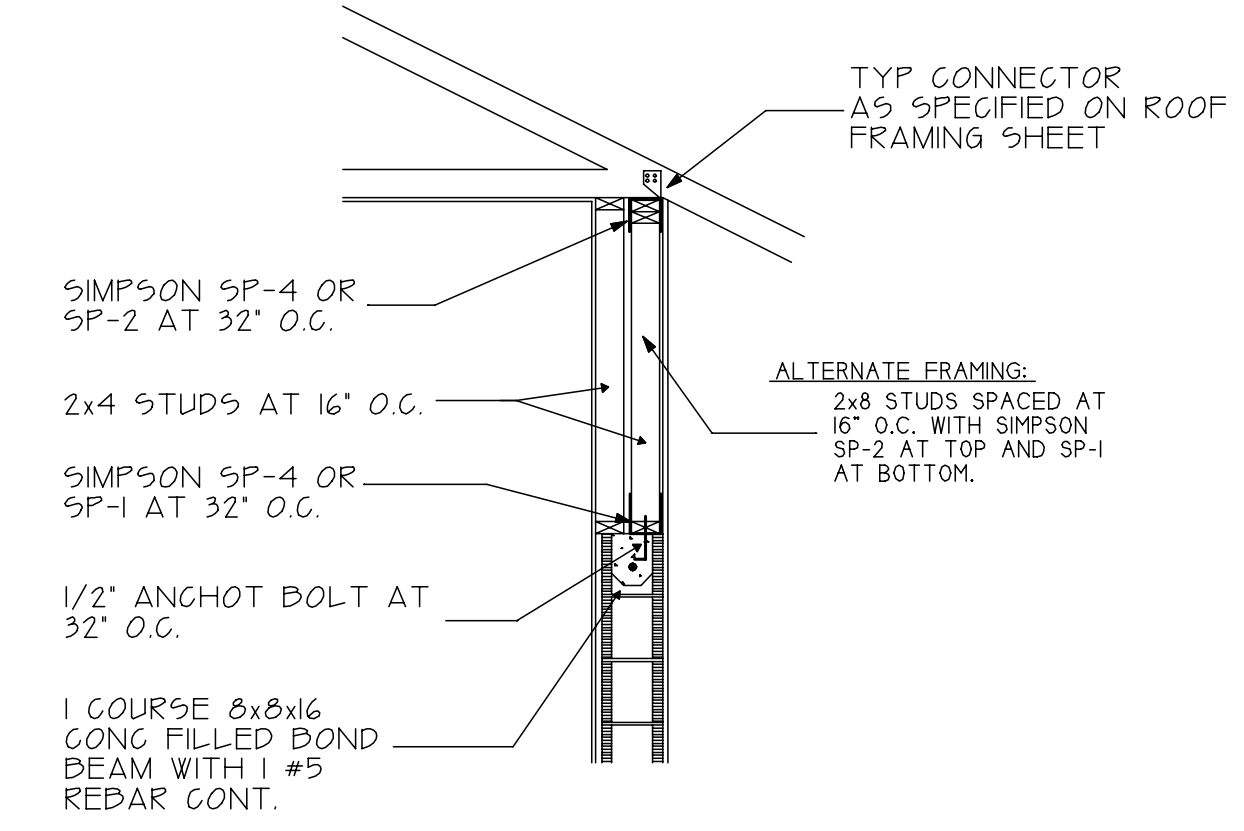
TRUSS SPACING AT 24" O.C. IN EXPOSURE B AT 140 MPH WIND SPEED:
 SG-0.42 NAIL SPACING 6" O.C. ALONG PANEL EDGES
 SG-0.49 NAIL SPACING 6" O.C. ALONG PANEL EDGES

SG-0.42 NAIL SPACING 6" O.C. ALONG INTERMEDIATE SUPPORTS IN THE PANEL FIELD
 SG-0.49 NAIL SPACING 6" O.C. ALONG INTERMEDIATE SUPPORTS IN THE PANEL FIELD

TRUSS SPACING AT 24" O.C. IN EXPOSURE C&D AT 140 MPH WIND SPEED:
 SG-0.42 NAIL SPACING 4" O.C. ALONG PANEL EDGES
 SG-0.49 NAIL SPACING 6" O.C. ALONG PANEL EDGES

SG-0.42 NAIL SPACING 4" O.C. ALONG INTERMEDIATE SUPPORTS IN THE PANEL FIELD
 SG-0.49 NAIL SPACING 6" O.C. ALONG INTERMEDIATE SUPPORTS IN THE PANEL FIELD

For sheathing located a minimum of 4" from the perimeter edge of the roof, including 4" on each side of ridges and hips, nail spacing is permitted to be 6" o.c. along panel edges and 6" o.c. along intermediate supports in the panel field.



TYPICAL BLOCK WALL SECTION WITH KNEE WALL SECTION ABV
 AT FRONT ENTRY

MUNICIPALITY SEAL:

LIVE LOADS:

10	Uninhabitable areas without storage	20	Roofs on other than sleeping rooms
15	Uninhabitable areas with limited storage	25	Roofs on sleeping rooms
20	Uninhabitable areas with limited storage and balconies (overlaid) and decks	30	Roofs on sleeping rooms
25	Uninhabitable areas with limited storage and balconies (overlaid) and decks	40	Roofs on sleeping rooms
30	Uninhabitable areas with limited storage and balconies (overlaid) and decks	50	Roofs on sleeping rooms
35	Uninhabitable areas with limited storage and balconies (overlaid) and decks	60	Roofs on sleeping rooms
40	Uninhabitable areas with limited storage and balconies (overlaid) and decks	70	Roofs on sleeping rooms
45	Uninhabitable areas with limited storage and balconies (overlaid) and decks	80	Roofs on sleeping rooms
50	Uninhabitable areas with limited storage and balconies (overlaid) and decks	90	Roofs on sleeping rooms
55	Uninhabitable areas with limited storage and balconies (overlaid) and decks	100	Roofs on sleeping rooms
60	Uninhabitable areas with limited storage and balconies (overlaid) and decks	110	Roofs on sleeping rooms
65	Uninhabitable areas with limited storage and balconies (overlaid) and decks	120	Roofs on sleeping rooms
70	Uninhabitable areas with limited storage and balconies (overlaid) and decks	130	Roofs on sleeping rooms
75	Uninhabitable areas with limited storage and balconies (overlaid) and decks	140	Roofs on sleeping rooms
80	Uninhabitable areas with limited storage and balconies (overlaid) and decks	150	Roofs on sleeping rooms
85	Uninhabitable areas with limited storage and balconies (overlaid) and decks	160	Roofs on sleeping rooms
90	Uninhabitable areas with limited storage and balconies (overlaid) and decks	170	Roofs on sleeping rooms
95	Uninhabitable areas with limited storage and balconies (overlaid) and decks	180	Roofs on sleeping rooms
100	Uninhabitable areas with limited storage and balconies (overlaid) and decks	190	Roofs on sleeping rooms
105	Uninhabitable areas with limited storage and balconies (overlaid) and decks	200	Roofs on sleeping rooms
110	Uninhabitable areas with limited storage and balconies (overlaid) and decks	210	Roofs on sleeping rooms
115	Uninhabitable areas with limited storage and balconies (overlaid) and decks	220	Roofs on sleeping rooms
120	Uninhabitable areas with limited storage and balconies (overlaid) and decks	230	Roofs on sleeping rooms
125	Uninhabitable areas with limited storage and balconies (overlaid) and decks	240	Roofs on sleeping rooms
130	Uninhabitable areas with limited storage and balconies (overlaid) and decks	250	Roofs on sleeping rooms
135	Uninhabitable areas with limited storage and balconies (overlaid) and decks	260	Roofs on sleeping rooms
140	Uninhabitable areas with limited storage and balconies (overlaid) and decks	270	Roofs on sleeping rooms
145	Uninhabitable areas with limited storage and balconies (overlaid) and decks	280	Roofs on sleeping rooms
150	Uninhabitable areas with limited storage and balconies (overlaid) and decks	290	Roofs on sleeping rooms
155	Uninhabitable areas with limited storage and balconies (overlaid) and decks	300	Roofs on sleeping rooms

DESIGN CRITERIA
 THIS STRUCTURE HAS BEEN DESIGNED IN COMPLIANCE WITH FBCR 2020 7th EDITION AND IBC 2020. THIS IS NOT IN ACCORDANCE WITH ANY OTHER CODES OR REGULATIONS.
 BASIC WIND SPEEDS REGION 1 MPH
 RISK CATEGORY 2 PER TABLE FBC 604.4
 WIND EXPOSURE CATEGORY - C
 INTERNALLY FINISHED
 AVERAGE DESIGN WIND PRESSURE - .25 PSF
 CONSTRUCTION TYPE 5
 Sealed plans sent to the building Dept. within 60 days of the date of signing and sealing. After 60 days, plans may not be accurate for the location for which they are being submitted due to the possibility of changes in zoning, building codes, or other regulations. Building Department approval and shipping charges will be assessed based on a case by case review.

GAYKEE CONSTRUCTION
 1744-A NORTH TEMPLE AV
 HOWEY IN THE HILLS
 ALT KEY: 2554491

LP Structural Design LLC
 FL PROFESSIONAL ENGINEER
 EUSTACE W. WATSON, P.E.
 EUSTACE W. WATSON, P.E. 853-884-1894

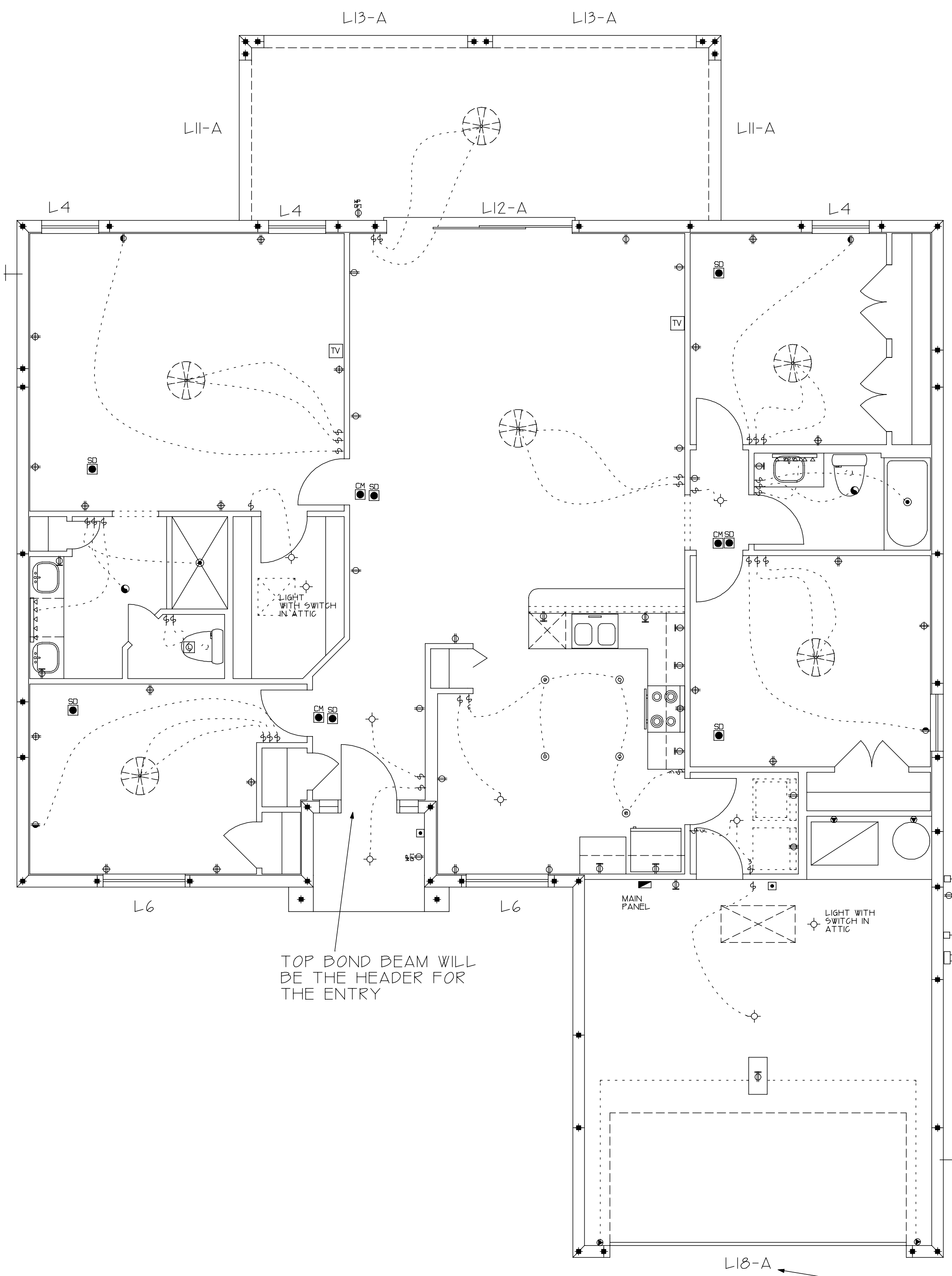
I hereby certify that I have reviewed this structure for integrity of shear walls, columns, and other vertical members and that it is in compliance with the requirements of the 7th edition FBC 2020.

Drawn by: TDC
 File Name: 1744 A N TEMPLE AVE HOWEY ALT KEY 25549
 Rev: 9/22/2022

Digitally signed by Larry A Parkinson
 Date: 2022.09.24 08:49:26 -0400'

ROOF FRAMING PLAN A

SCALE 1/4" = 1'-0"



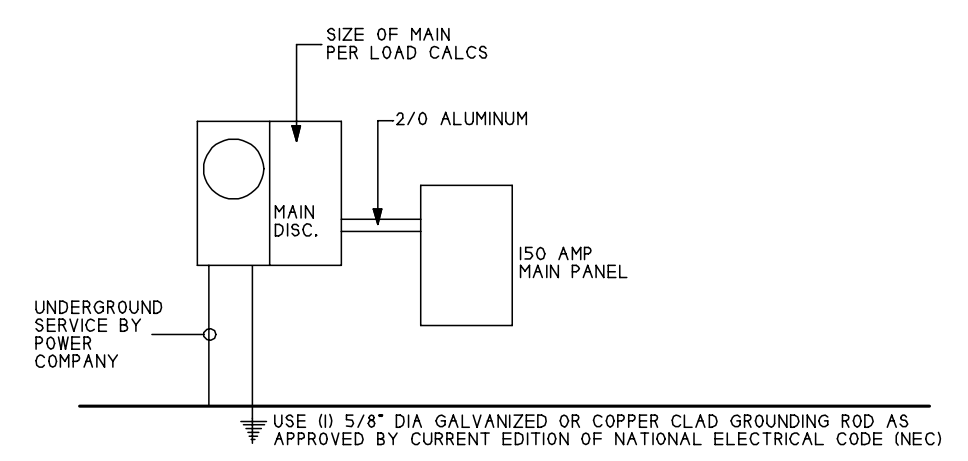
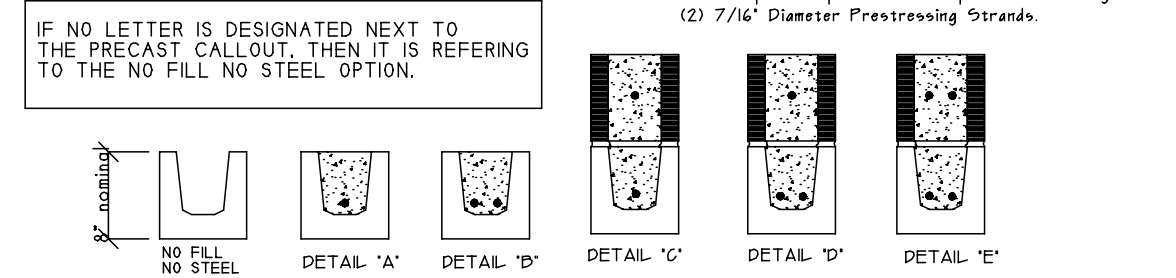
QUALITY PRECAST COMPANY
 "STRONG ON SERVICE"
 P.O. Box 8 - Dadeville, Florida 33508-0008
 (800) 426-9608
 Fax: (800) 426-3240

Precast Lintel (8'x8', filled and unfilled)

Mark No.	Clear	Total	No Fill	Filled	Filled
Clear	Line	Line	No Steel	Steel	Steel
Span	Size	Size	Weight	Weight	Weight
L-1	7'0"	7'0"	699	7845	8544
L-2	5'0"	5'0"	477	5413	5890
L-3	2'8"	4'0"	3466	4381	4538
L-4	3'0"	4'0"	297	3696	3993
L-5	4'0"	5'4"	2304	2950	3200
L-6	4'0"	5'0"	2005	2577	2869
L-7	5'0"	6'0"	1742	2267	2545
L-8	6'0"	7'0"	1484	1905	2153
L-9	7'0"	8'4"	1024	1326	1596
L-10	8'0"	9'4"	838	1075	1283
L-11	8'0"	10'0"	989	1256	1481
L-12	8'0"	10'4"	904	1162	1370
L-13	8'0"	10'8"	807	1054	1242
L-14	8'0"	11'0"	749	958	1153
L-15	8'0"	11'4"	708	883	1084
L-16 (P.S.)	10'4"	14'8"	548	760	765
L-17 (P.S.)	10'0"	14'0"	490	687	691
L-18 (P.S.)	10'0"	13'0"	332	526	533
L-19 (P.S.)	10'0"	12'0"	233	406	408
L-20 (P.S.)	10'0"	11'0"	208	376	377
L-21 (P.S.)	10'0"	10'0"	186	329	330
L-22 (P.S.)	10'0"	9'0"	167	297	299

Precast Lintel (8'x16' composite)

Mark No.	Clear	Total	Filled	Filled	Filled
Clear	Line	Line	Weight	Weight	Weight
Span	Size	Size	Weight	Weight	Weight
L-1	10'0"	13'0"	874	1058	1247
L-2	10'0"	12'0"	800	980	1170
L-3	10'0"	11'0"	726	906	1096
L-4	10'0"	10'0"	652	832	1022
L-5	10'0"	9'0"	578	758	948
L-6	10'0"	8'0"	504	684	874
L-7	10'0"	7'0"	430	610	800
L-8	10'0"	6'0"	356	536	726
L-9	10'0"	5'0"	282	462	652
L-10	10'0"	4'0"	208	388	578
L-11	10'0"	3'0"	134	314	504
L-12	10'0"	2'0"	60	140	230



ARCH FAULT OUTLET
DUPLEX OUTLET
G.F.I. OUTLET
DUPLEX HALF SWITCHED OUTLET
220 VOLT OUTLET
WEATHER PROOF OUTLET "GFI"
FLOOR OUTLET
SPECIAL PURPOSE OUTLET
RECESSED LIGHT MOISTURE RESIS.
RECESSED OUTLET
LED DISK LIGHT
WALL MOUNT LIGHT
CEILING FIXTURE
EXHAUST FAN-5S CFM
RECESSED EYEBALL FIXTURE
R314: All smoke alarms shall be listed and labeled in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning equipment of NFPA 72
SEE NOTE 36 FOR MORE INFO ON R314.5
CARBON MONOXIDE DETECTOR
DUAL SMOKE/CARBON DETECTOR
EXHAUST FAN WITH LIGHT-5SCFM
CABLE TV OUTLET
TELEPHONE JACK
INTERCOM SYSTEM
FLOOR LIGHT
TRACK LIGHT
2 BULB 4' FLUOR FIXTURE
CEILING FIXTURE
DISCONNECT SWITCH
GARBAGE DISPOSAL
CEILING FAN PREWIRE
IF THIS SYMBOL IS USED IN THE PLAN AND IT HAS TWO LINES RUNNING FROM IT FROM TWO DIFFERENT SWITCHES, IT REPRESENTS A FAN/LIGHT COMBO.
PANEL BOX
DOOR CHIME
PUSH BUTTON
SWITCH
3 WAY SWITCH
4 WAY SWITCH
MINI RECESSED LIGHT
DATA CONNECTION
VANITY FIXTURE
CEILING FIXTURE VAPOR PROOF
WASHING MACHINE SINGLE GFI

LOAD CALCS

1744	50 FT GENERAL LIGHTING X 3VA PER SQ FT	5232 VA
2	20 amp APPLIANCE CIRCUIT AT 1500 VA EA.	3000 VA
1	LAUNDRY CIRCUIT	1500 VA
1	RANGE AT NAME PLATE RATING OR COOKTOP/OVEN	12000 VA
1	WATER HEATER	5000 VA
1	DISHWASHER	1200 VA
1	CLOTHES DRYER	5000 VA
1	DISPOSAL 1/3 HP	745 VA
SUBTOTAL OF LOAD		33290 VA
FIRST 10 KVA OF GENERAL LOAD AT 100%		10000 VA
REMAINDER OF LOAD AT 40%		23290 VA x .4 = 9316 VA
TOTAL NET GENERAL LOAD		19316 VA
3 TON HEAT PUMP #1 27 AMPS x 240v		6480 VA
5 KW ELEC HEAT AT 65%		3250 VA
NET GENERAL LOAD		19316 VA
NET TOTAL HEAT		9730 VA
TOTAL LOAD		29046 VA
CALCULATED LOAD FOR SERVICE		
29046 VA / 240v =		121.02 AMP
150 AMP SERVICE		

THE PRECAST DESIGNATIONS ARE LISTED AT EACH OPENING WITH THE LETTER "L" AT THE BEGINNING OF THE NOTE. LOOK AT THE PRECAST CHART FOR CORRESPONDING LOADS.

ELECTRICAL/PRECAST PLAN

SCALE 1/4" = 1'-0"

MUNICIPALITY SEAL:

LIVE LOADS:

Uninhabitable areas without storage	10
Uninhabitable areas with limited storage	20
Residential (living and dining)	40
Residential (kitchen)	200
Residential (bathrooms)	50
Residential (bedrooms)	20
Residential (other than sleeping room)	20
Sleeping room	20
Storage	20

DESIGN CRITERIA

THIS STRUCTURE HAS BEEN DESIGNED IN COMPLIANCE WITH THE 2020 IBC AND THE 2020 IRC. THE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE 2020 IBC AND THE 2020 IRC. THE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE 2020 IBC AND THE 2020 IRC.

TBC SERVICES LLC
 PHONE: (352) 433-6597
 EMAIL: TBCservices@TBCOGMAIL.COM

GAYKEE CONSTRUCTION
 1744-A NORTH TEMPLE AV
 HOWEY IN THE HILLS
 ALT KEY: 255491

LP Structural Design LLC
 FL PROFESSIONAL ENGINEER
 BUSINESS LICENSE #18914

I hereby certify that I have reviewed this structure for integrity of shear walls, columns, beams, and other structural members and that the design complies with the requirements of the 7th edition of the Florida Building Code, Chapter 6, Part 9, and the Florida Building Code, Chapter 10, Part 10. I am a duly licensed Professional Engineer in the State of Florida, License No. 18914.

DATE: 09/22/2022

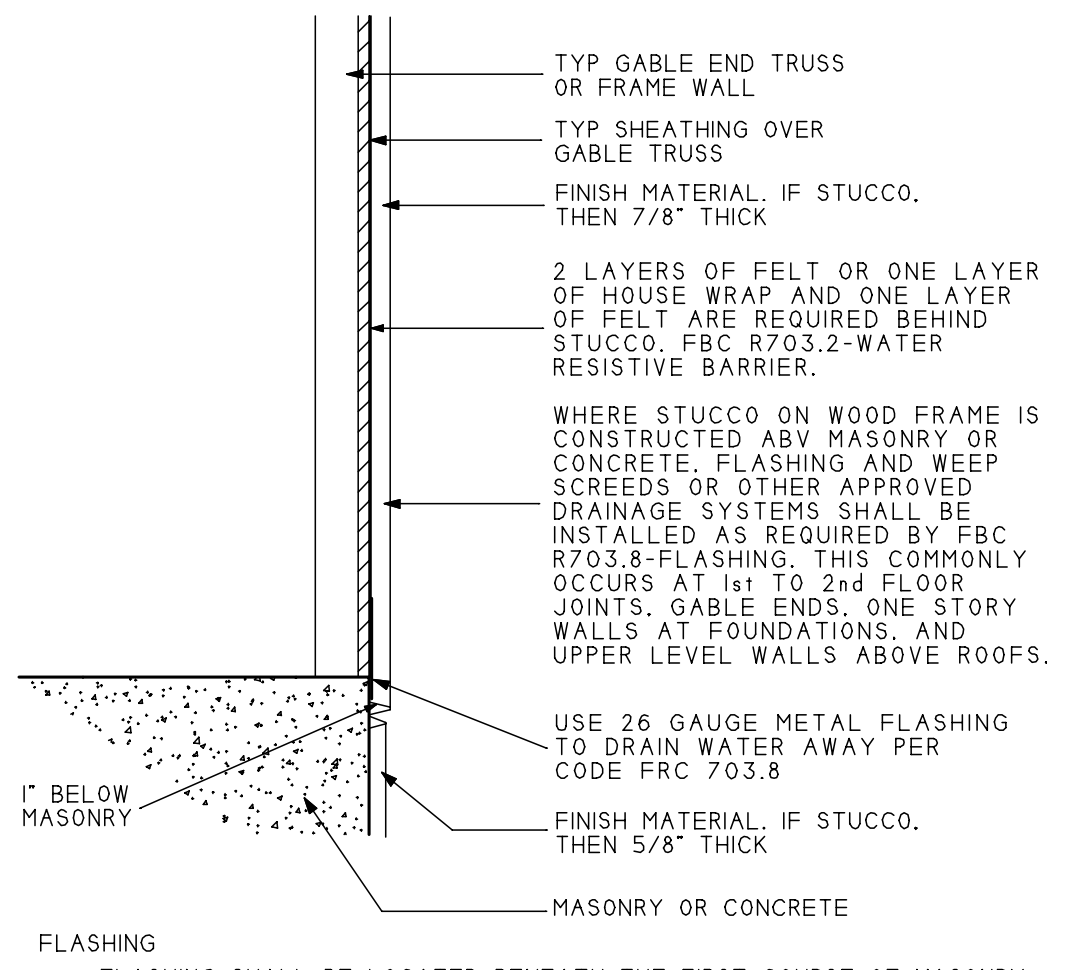
DRAWN BY: TDC PRELIM:
 FILE NAME: FINAL: 7/27/2022
 1744 A N TEMPLE AVE HOWEY ALT KEY 25549
 REV: SHEET:
 9/22/2022

A5

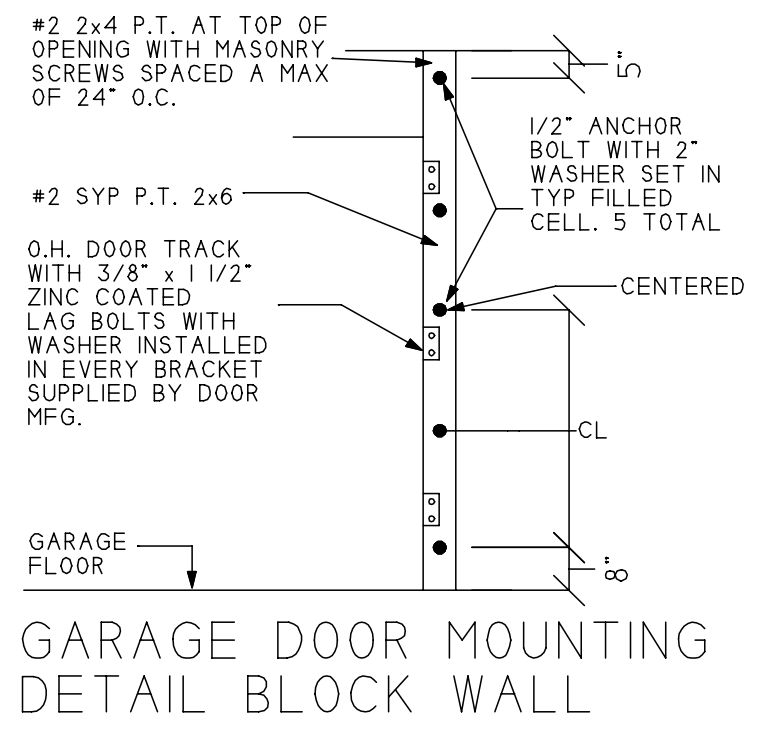
SEAL: **Larry A Parkinson** Digitally signed by Larry A Parkinson Date: 2022.09.24 08:49:42 -0400

STATE OF FLORIDA PROFESSIONAL ENGINEER

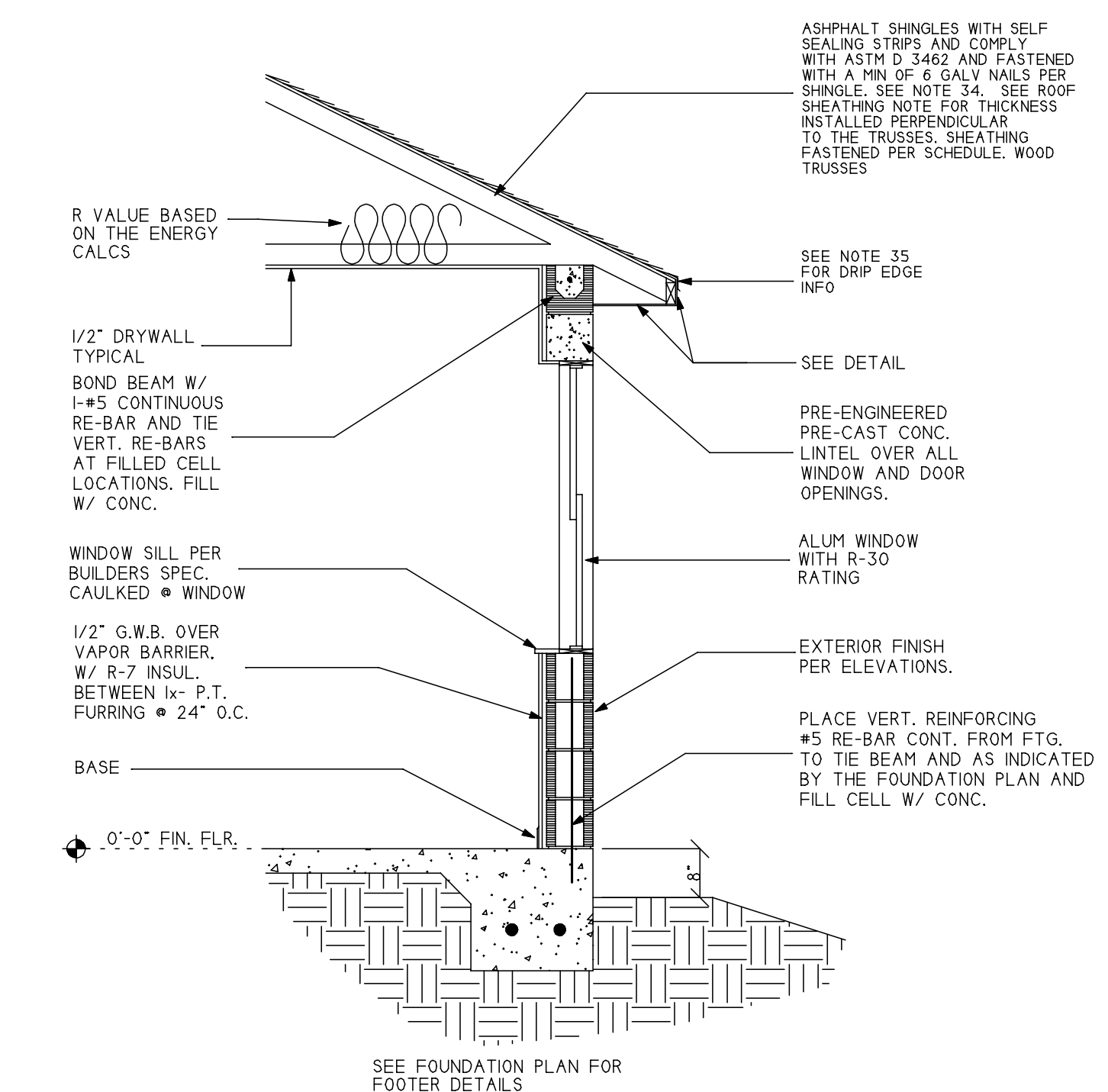
This document has been electronically signed and sealed by Larry A Parkinson, #4767 using a digital signature. Printed copies of these plans are not considered signed and sealed and the signature must be verified on any electronic copies.



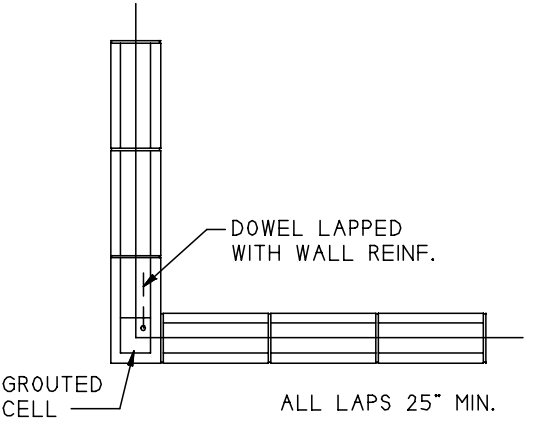
FLASHING DETAIL



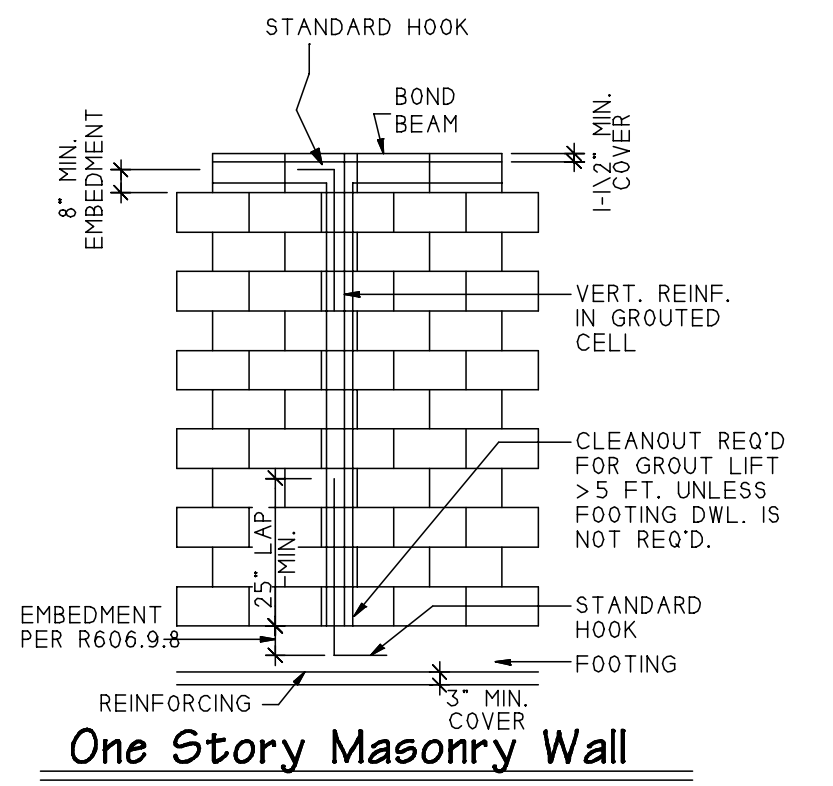
GARAGE DOOR MOUNTING DETAIL BLOCK WALL



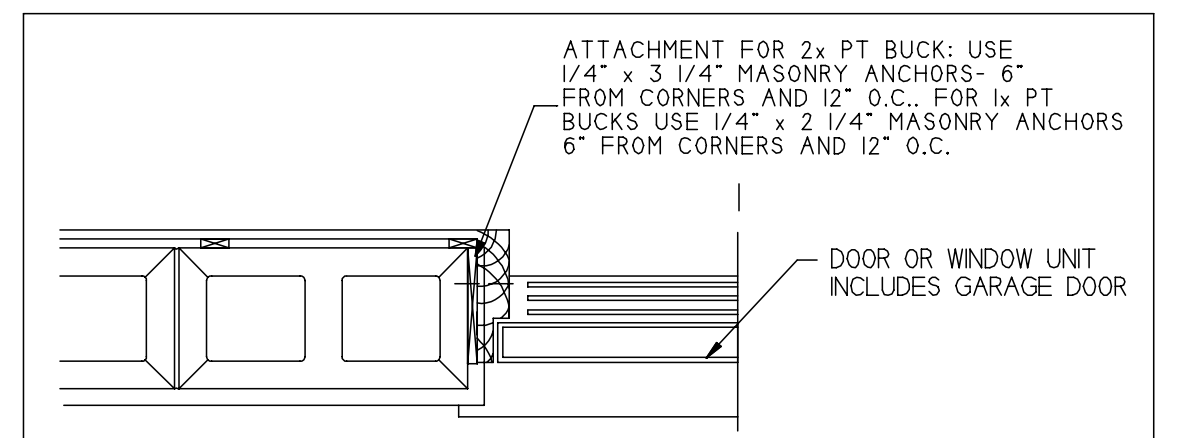
One Story Typ. Block Wall Section



Corner Continuity of Bond Beam and Wall Reinforcement



One Story Masonry Wall

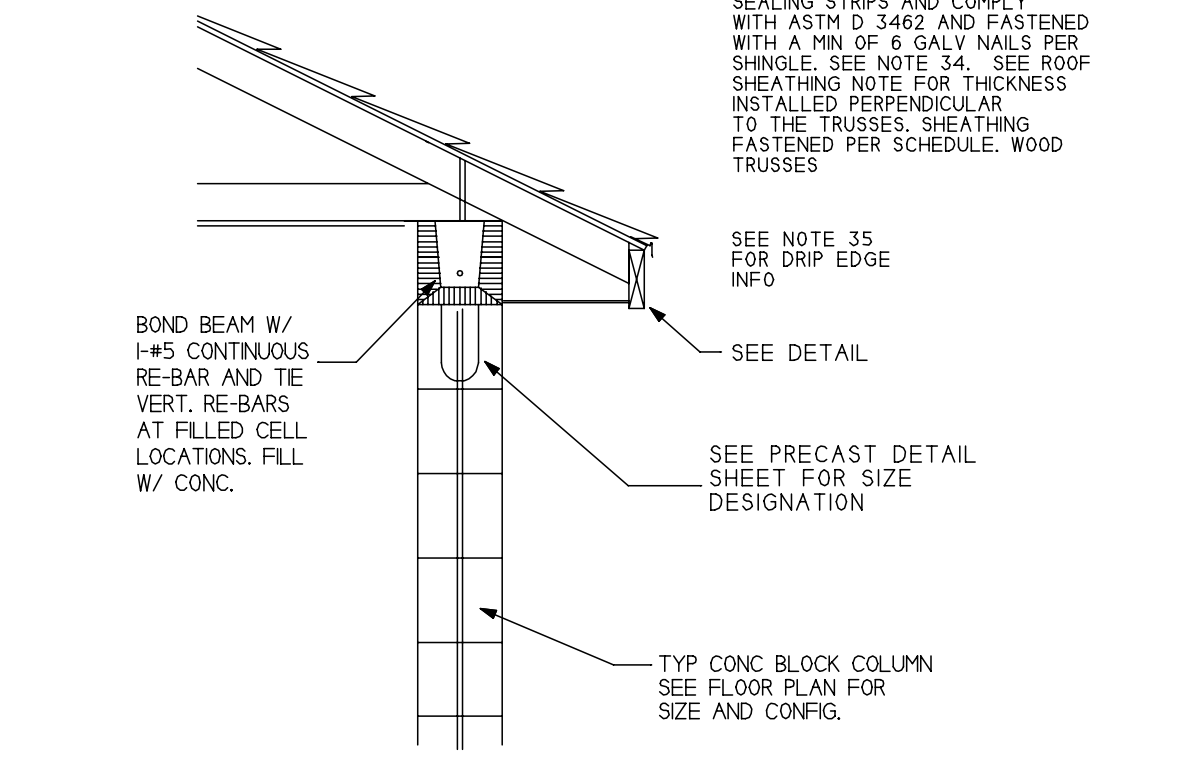


WINDOW ATTACHMENT:



DOOR ATTACHMENT:

DOOR/WINDOW BUCK & UNIT INSTALLATION DETAIL



Typ. Block Column Section AT REAR COVERED PORCH

MUNICIPALITY SEAL:

LIVE LOADS:

Uninhabitable areas without storage	10
Uninhabitable areas with limited storage	20
Residential (interior) and decks	40
Residential (exterior) and decks	40
Garage and Headroom	200
General in-fill components	50
Roofs other than sleeping room	20
Sleeping room	20
Stairs	40

DESIGN CRITERIA

THIS STRUCTURE HAS BEEN DESIGNED IN COMPLIANCE WITH FBOR 2020 7th EDITION AND IBC 2020. WIND IS NOT IN APPLICABLE WIND SPEED REGION.

BASIC WIND SPEED REGION: 15 MPH
 RISK CATEGORY: 2, PER TABLE FBC 604.4
 WIND EXPOSURE CATEGORY: C
 WIND EXPOSURE COEFFICIENT: 0.18
 AVERAGE DESIGN WIND PRESSURE: .25 PSF
 CONSTRUCTION TYPE 5

TBC SERVICES LLC
 PHONE: (352) 483-6597
 EMAIL: TBCservices@tbcogmail.com

GAYKEE CONSTRUCTION
 1744 A NORTH TEMPLE AV
 HOWEY IN THE HILLS
 ALT KEY: 255491

LP Structural Design LLC
 FL PROFESSIONAL ENGINEER
 BUSINESS LICENSE # 3831894

I hereby certify that I have reviewed this structure for integrity of shear walls, columns, and concrete. Printed copies of these plans are in compliance with the requirements of the 7th edition of the Florida Building Code. The contractor shall verify all dimensions and details of the structure for accuracy. The contractor shall check all dimensions and other details prior to construction and be solely responsible therefor.

DRAWN BY: TDC	PRELIM:
FILE NAME: 1744 A N TEMPLE AVE HOWEY ALT KEY 255491	FINAL: 7/27/2022
REV: 9/22/2022	SHEET: A6

SEAL:

Digitally signed by Larry A Parkinson
 Date: 2022.09.24 08:49:57 -04'00'

TOWN OF HOWEY-IN-THE-HILLS APPLICATION FOR BOARDS/COMMITTEES

Please Print Legibly

Name: Ellen Yarckin Date: 05/04/2022

Home Mailing Address: 800 Citrus Ave Howey in the Hills, FL 34737

Home Physical Address: 800 Citrus Ave Howey in the Hills, FL 34737

Florida Drivers License or ID: _____

Phone Number: 407-252-5703 E-mail Address: Eyarckin@aol.com

Education: Masters in Mental Health Counseling from Rollins

Business (Name & Type): Neal Development Group Commercial and Residential Building inspections and site development.

Business Address: 29305 CR 561

Business Phone: 352-240-1360 Position: Owner VP

Training or experience related to activities of boards or committees to which appointment is sought:

Underground Utility Contractor's License. Home Inspection License, 12 years of commercial experience in subdivision growth inspections

Professional Organizations: Board of CFCAR(Commercial Real Estate Association)

Have you served on a Town Board(s)/Committee(s) in the past? Yes x No

Name of Boards/Committee(s):	Dates Served:
_____	_____
_____	_____
_____	_____

Please check Board(s)/Committee(s) that interest you.

- | | |
|---|---|
| <input type="checkbox"/> Cemetery Board | <input type="checkbox"/> Police Pension Board |
| <input checked="" type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Utility Advisory Board |
| <input type="checkbox"/> Library Board | <input type="checkbox"/> Visioning Committee |
| <input type="checkbox"/> Parks & Recreation Board | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Planning & Zoning Board | <input type="checkbox"/> Other |

I will attend meetings in accordance with the adopted policies of the Town of Howey-in-the-Hills. If at any time my business or professional interests conflict with the interests of this Board or Committee, I will not participate in such deliberations. References may be secured from the following individuals:

	Name	Address	Phone Number
1	Larry Morris	Howey in the Hills	352-603-0034
2	Fran O'Keefe	Howey in the Hills	352-874-0209
3	Sue Garner	Howey in the Hills	407-808-2674

Ellen Yarckin
Signature of Applicant

In completing this application, you are acknowledging that personal information you provide is subject to Florida's Public Records Policy as stated in Chapter 119, Florida Statutes, and Article I, Section 24 of the State Constitution.

Additional information may be attached to this form.

FOR TOWN HALL USE

Received by _____ Date _____

Reviewed by Board _____

Appointed by Town Council _____ Date _____