



**MEETING AGENDA
SESSION OF THE HISTORIC PRESERVATION BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
MONDAY, JANUARY 8, 2024 AT 5:15 PM**

- 1. MEETING CALLED TO ORDER**
- 2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
- 3. MINUTES**
 - 3.A May 8, 2023 Historic Preservation Board (HPB) Meeting Minutes
 - 3.B November 14, 2022 Historic Preservation Board (HPB) Meeting Minutes
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - 5.A 509 Verona Street
 - 5.B 802 Harford Street
 - 5.C 605 Mabbette Street
 - 5.D 16 North Orlando Avenue
- 6. DISCUSSION**
- 7. HEAR CHAIRMAN AND BOARD MEMBERS**
- 8. ADJOURNMENT**

In accordance with Florida Statutes 286.105: Any person wishing to appeal any decision made by the Historic Preservation Board with respect to any matter considered at such meeting or hearing will need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

In accordance with Florida State 286.26, persons needing assistance to participate in any of these proceedings should contact the Office of the City Clerk, 101 Church Street, Kissimmee, Florida, (407) 518-2309.

ITEM 3.A**May 8, 2023 Historic Preservation Board (HPB) Meeting Minutes****Request**

Approval of May 8, 2023 Historic Preservation Board (HPB) Meeting Minutes.

Explanation**Recommendation**

REQUESTED HISTORIC PRESERVATION ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. May 8, 2023 HPB Minutes



**MEETING MINUTES
SESSION OF THE HISTORIC PRESERVATION BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
MONDAY, MAY 8, 2023 AT 5:15 PM**

1. MEETING CALLED TO ORDER

Members Present: Vice-Chairman Scott Grenald, Member Adriana Serrano, Member Maria Lebron, Member Edgar Silva, Member Kimberly Murray

Staff Present: Senior Planner Ashley Cornelison

Members Absent: Chairman Scott Brooks, Member Debra Rosado

Vice-Chairman Grenald called the meeting to order at 05:15 PM.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. MINUTES Planner Cornelison requested to continue the review and approval of the November 14, 2022 minutes until the next Historic Preservation Board meeting.

Vice-Chairman Grenald made a motion to continue . Member Serrano seconded the motion.

AYE: Vice-Chairman Grenald, Member Serrano, Member Lebron, Member Silva, Member Murray

Motion to Approve Passed 5 - 0.

4. OLD BUSINESS

5. NEW BUSINESS

5.A Small Matching Grant for Historic Survey

Planner Cornelison requested Board approval to apply for a \$50,000 small matching grant to conduct a historical survey thru the Division of Historical Resources. The recommendation is for these types of surveys to be conducted every 5-10 years. However, due to lack of staff and funding, the last historical survey was completed in 2004. The City of Kissimmee has committed \$10,000 towards this grant, even though not required as the City of Kissimmee is considered a certified local government. The intention of this survey is to capture the condition of structures over 50 years old primarily in the Downtown CRA area . This survey would also give insight on possible new historic districts or local designations to be established. If approved by this Board, this request will need City Commission approval to apply for the grant. The grant application would be submitted at the beginning of June 2023 with work beginning in June or July of 2024. If it is accepted, this Board will receive periodic updates on the grant and the survey.

Member Lebron questioned the purpose and use of the survey. Planner Cornelison stated this is a way of taking inventory and to identify structures in need of repair. The survey would provide a viable opportunity to perhaps look into some local grants from the CRA or CDBG Housing Assistance to make the necessary repairs.

In response to Member Murray, Planner Cornelison stated typically a grant application would include a list of stakeholders. However, this grant is more of a research survey. The City intends to hire a consultant to conduct the actual survey and an approved scope of services will be provided with the grant application.

Planner Cornelison added that if the grant is not approved, the \$10,000 the City of Kissimmee intends to contribute will be allocated elsewhere.

Vice-Chairman Grenald made a motion to Approve . Member Serrano seconded the motion.

AYE: Vice-Chairman Grenald, Member Lebron, Member Silva, Member Serrano, Member Murray
NAY: None

Motion to Approve Passed 5 - 0.

6. DISCUSSION

7. **HEAR CHAIRMAN AND BOARD MEMBERS** Member Serrano and Member Lebron both expressed their approval of this grant and the positive impact this grant will provide to the community.
Member Lebron suggested also setting up an event for the community to tour these properties.

Planner Cornelison informed the Board that she has had discussions with the state office to gather ideas to be more active in the community. Some possible options are off-location meetings to visit some historical areas and talking with homeowners about grant opportunities. Staff would like to invite members of the Osceola Historical Society to come speak about some of their activities in the community; potential tax incentives; reviewing the process of the survey and establishing local or national designations; signage for designations and to establish a better social media presence.

Member Murray asked if there is a connection with Historic Preservation and Kissimmee Main Street. Kissimmee Main Street is a private /public organization. However, Planner Cornelison stated that she could reach out to their Director to discuss possible grant opportunities. Member Murray stated that she is working on finding a satellite location downtown for the Osceola Historical Society and staff to run that office. Member Murray will refer Staff inquiries about the history of the community to Planner Cornelison.

Planner Cornelison gave a brief report on the Freebee system that has recently been established in the downtown area.

Member Serrano mentioned the brand new homes in the Parade of Homes of Orlando and suggested a parade of historical homes to draw attention to the area.

Member Lebron suggested having a booth at a local City event to distribute flyers or maps once the survey is completed to generate interest and get the community excited about the

history. Planner Cornelison stated that a consultant generated a wonderful interactive map for another community and hopes to be able to do that for Kissimmee as well.

8. ADJOURNMENT

There being no further business to come before the Historic Preservation Board, Vice-Chairman Grenald adjourned the meeting at 05:34 PM.

Board Chairman

ATTEST:

Board Secretary

ITEM 3.B**November 14, 2022 Historic Preservation Board (HPB) Meeting Minutes****Request**

Approval of November 14, 2022 Historic Preservation Board (HPB) Meeting Minutes.

Explanation**Recommendation**

REQUESTED HISTORIC PRESERVATION ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. November 14, 2022 HPB Minutes



**MEETING MINUTES
SESSION OF THE HISTORIC PRESERVATION BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
MONDAY, NOVEMBER 14, 2022 AT 5:15 PM**

- 1. MEETING CALLED TO ORDER** Members Present: Scott Brooks, Maria Lebron, Adriana Serrano, Edgar Silva, Kimberly Murray, Scott Grenald
Member Absent: Debra Rosado
Staff Present: Senior Planner Ashley Cornelison, Board Clerk Cathy Finneran

Member Brooks called the meeting to order a 5:15 p.m.

- 2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE.**
- 3. MINUTES**

- 3.A July 21, 2021 Historic Preservation Board meeting minutes.
Requesting approval of the July 21, 2021 Historic Preservation Board meeting minutes. Member Lebron made a motion for approval. Seconded by Member Serrano.

Upon roll call, the vote was as follows:

Member Scott	AYE
Member Lebron	AYE
Member Serrano	AYE
Member Silva	AYE
Member Murray	AYE
Member Grenald	AYE

Motion carried 6-0

- 4. OLD BUSINESS** None.
- 5. NEW BUSINESS**

- 5.A 721 Mabbette Street - Change of Use - Exterior property improvements
Requesting approval of exterior improvements to the property at 721 Mabbette Street.

Planner Ashley Cornelison provided an overview of the request for exterior improvements to the property located at 721 Mabbette Street. The applicant, Fernando Homs, is requesting conditional use approval to change the use of the structure from residential to office and make minor amendments to the exterior of the structure. These minor amendments include adding parking spaces and bringing the property into compliance with accessibility standards. This request will still need to be reviewed and approved by the Development Review Committee (DRC) and the Planning Advisory Board (PAB).

Staff recommends approval of this request subject to 2 conditions.

Fernando Homs, 721 Mabbette Street, applicant for this request addressed the Board and was available for any questions.

Chairman Brooks expressed concern about the trash cans being visible. Mr. Homs stated that a fence is on both sides of the property and he owns the property to the rear. Mr. Homs agreed to place a screen around the trash cans and move them to the rear of the property.

Member Serrano made a motion for approval subject to the staff's 2 conditions and adding a third condition to properly screen, per code, and relocate waste containers to the rear of the property. Motion seconded by Vice Chairman Grenald.

1. Remove the ramp that connects to the sidewalk on Mabbette Street. Like other residential conversions in the area, the ramp should connect to the parking area and have a minimal impact to the integrity of the structure. The ramp should only connect to the parking area and shall not extend in front of the front facade.
2. Slats for the ramp shall match the style of other similar style improvements within the district and be consistent with slat styles appropriate for the bungalow style. Samples have been included in the backup.
3. Properly screen, per code, and relocate waste containers to the rear of the property.

Upon roll call, the vote was as follows:

Chairman Brooks	AYE
Vice Chairman Grenald	AYE
Member Lebron	AYE
Member Serrano	AYE
Member Silva	AYE
Member Murray	AYE

Motion carried 6-0

6. DISCUSSION

Appointment of Chairman and Vice-Chairman.

Member Serrano nominated Member Scott Brooks for Chairman. Seconded by Member LeBron.

Upon roll call, the vote was as follows:

Member Scott	AYE
Member Lebron	AYE
Member Serrano	AYE
Member Silva	AYE
Member Murray	AYE
Member Grenald	AYE

Motion carried 6-0

Member Grenald nominated himself for Vice-Chairman. Seconded by Member LeBron.

Upon roll call, the vote was as follows:

Member Scott	AYE
Member LeBron	AYE
Member Serrano	AYE
Member Silva	AYE
Member Murray	AYE
Member Grenald	AYE

Motion carried 6-0

7. **HEAR CHAIRMAN AND BOARD MEMBERS** Planner Cornelison informed the Board that she has been in discussion with the State Office for additional training for staff, especially since Kissimmee is not an active community. It is anticipated that there will be a HPB meeting in March of 2023.

The Board took a moment to introduce themselves.

8. **ADJOURNMENT**

There being no further business to come before the Board, Chairman Brooks adjourned the meeting at 05:36 PM.

CHAIRMAN

BOARD CLERK

ITEM 5.A

509 Verona Street

Request

New 72-square foot machine room at 509 Verona Street.

Explanation

This was a request for a 72-square foot building addition of a new mechanical room at 509 West Verona Street. The structure at 509 West Verona Street is a Mediterranean style, constructed in 1919. These improvements are on the west side of the building, close to the entrance from a parking lot accessed from Verona and will not impact any architectural elements or features.

Since these improvements were triggered by life-safety issues where the staff at this facility had no way to move some residents from the first floor to the second, the Building Official and Development Services Director instructed staff to approve this application without Board approval. Therefore, this item has been approved and was provided to the Board for informational purposes only.

Recommendation

REQUESTED HISTORIC PRESERVATION ADVISORY BOARD ACTION:

No Action

There is no recommendation for this request.

Attachment(s):

1. Proposed Work Location
2. Current Conditions
3. Plans



MABBETTE ST

1920

2.5

2

1.3

1

73.79'
70.55'

65.0'
60.00'

73.75'

N BEAUMONT AVE

N ORLANDO AVE

3

4

2095

1346.00'

VERONA ST

View from Verona Street





PARKING BY
DISABLED
PERMIT
ONLY
\$200 FINE



SCOPE OF WORK:
CONSTRUCT NEW ELEVATOR MECHANICAL ROOM

GENERAL NOTES:

- 1.0 ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- 1.1 SHOP DRAWINGS IN THE FORM OF REPRODUCIBLE SEPIAS ARE PROHIBITED WITHOUT EXPRESS WRITTEN PERMISSION FROM DESIGNER/ENGINEER.
- 1.2 MANUFACTURERS OF ANY PRE-ENGINEERED, PRE-FABRICATED SYSTEM OR COMPONENT SHALL SUBMIT SHOP DRAWINGS FOR THE DESIGNER/ ENGINEER APPROVAL PRIOR TO FABRICATION OR ERECTION OF SYSTEM/COMPONENT. THESE SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER.
- 1.3 THE BUILDING IS DESIGNED IN ACCORDANCE WITH THE LATEST FLORIDA BUILDING CODE FOLLOW ALL APPLICABLE PROVISIONS FOR ALL PHASES OF CONSTRUCTION.
- 1.4 THE STRUCTURAL INTEGRITY OF THE COMPLETED STRUCTURE DEPENDS UPON THE INTERACTION OF VARIOUS CONNECTED COMPONENTS. PROVIDE ADEQUATE BRACING, SHORING, AND OTHER TEMPORARY SUPPORTS AS REQUIRED TO SAFELY COMPLETE THE WORK.

FOUNDATIONS:

- 2.0 SOIL SHOULD HAVE A MIN. BEARING PRESSURE OF 2,000 P.S.F. CONTRACTOR SHALL VERIFY THE MINIMUM BEARING PRESSURE.
- 2.1 SPREAD FOOTINGS SHALL BEAR ON SOIL COMPACTED TO A DENSITY OF AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DENSITY (A.S.T.M. D1557). THE SOIL SHALL BE COMPACTED TO THIS DENSITY TO A DEPTH OF AT LEAST TWO FEET BELOW THE BOTTOM OF THE FOOTINGS.
- 2.2 FILL UNDER FLOOR SLABS SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DENSITY (A.S.T.M. D1557).TO A DEPTH OF AT LEAST ONE FOOT BELOW BOTTOM OF THE SLAB

CONCRETE:

- 3.0 DESIGN OF REINFORCED CONCRETE CONFORMS WITH BUILDING CODE REQUIREMENTS FOR REINFORCED
- 3.1 CONCRETE SHALL HAVE AN UNCONFINED COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS U.N.O.
- 3.2 GENERAL CONTRACTOR SHALL CHECK DESIGN, MECHANICAL AND ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, SLAB DEPRESSIONS AND ANY OTHER ITEMS RELATED TO CONCRETE WORK, AND SHALL ASSUME FULL RESPONSIBILITY FOR THEIR PROPER LOCATION, BEFORE POURING CONCRETE.
- 3.3 AT OPENINGS IN SLABS OR WALLS, PROVIDE 2 - #6 BARS EACH 6'-0" LONGER THAN WIDTH OF OPENING ON EACH OF 4 SIDES OF OPENINGS, UNLESS SHOWN OTHERWISE.
- 3.4 PITCH CONCRETE SLABS, WHERE REQUIRED, TO FLOOR DRAINS SHOWN ON THE STRUCTURAL AND MECHANICAL DRAWINGS.
- 3.5 ALL CONC. SLABS & FOOTERS SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THEN 2,500 P.S.I. @28 DAYS SLAB SHALL BE REINFORCED WITH FIBER MESH ON 8 MIL. VAPOR BARRIER OVER CLEAN COMPACTED TERMITE TREATED FILL.
- 3.6 CONCRETE (GROUT) FOR LINTEL & FILLED CELLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. @ 28 DAYS.
- 3.7 REINFORCE FOOTING WITH #5 BARS AS INDICATED. ALL BARS SHALL BE DEFORMED, AND SHALL CONFIRM TO ASTM. DESIGNATION A305, AND BE CLEAN AND FREE FROM RUST AND SCALE. SPLICES SHALL OVERLAP AT LEAST 25". ALL REBAR TO BE GRADE 40
- 3.8 FOR CONC. BLOCK WALLS PROVIDE CONCRETE FILLED CELLS WITH 1-#5 BAR VERTICALLY CONTINUOUS FROM FOOTING TO TIE BEAM AT ALL CORNERS AND WHERE OTHERWISE NOTED AS PER FOUNDATION PLAN.
- 3.9 EXTEND SLAB - 1/2" @ DOOR OPENINGS
EXTEND SLAB 1 1/2" & RECESS 3/4" FOR SLIDING GLASS DOOR TRACK. (VERIFY W/ DOOR MANUF.)
- 3.10 FOOTING SHALL BE PLACED ON COMPACTED SOIL FREE OF ORGANIC DEBRIS.
- 3.11 REINFORCING STEEL SHALL BE MIN. OF GRADE 40 (ASTM A615)
- 3.12 WELDED WIREMESH SHALL BE IN ACCORDANCE W/ ASTM 185.

CONCRETE PROTECTION FOR REINFORCING BARS SHALL BE AS FOLLOWS:

- 4.0 FOOTINGS 3" CLEAR, BOTTOM AND SIDES, 2" CLEAR, TOP
- 4.1 WALLS 2" CLEAR, OUTSIDE FACE, 1-1/2" CLEAR, INSIDE FACE
- 4.2 SLABS 3/4" CLEAR
- 4.3 BEAMS 1-1/2" CLEAR TO STIRRUPS
- 4.4 COLUMNS 1-1/2" CLEAR TO TIES

DESIGN MIXES:

- PROVIDE NORMAL WEIGHT CONCRETE WITH THE FOLLOWING PROPERTIES:
- 5.0 3000 PSI 28-DAY COMPRESSIVE STRENGTH, 480 LBS. TYPE I PORTLAND CEMENT PER CU. YD. MINIMUM, W/C RATIO, 0.50 MAXIMUM (NON-AIR ENTRAINED), 0.46 MAXIMUM AIR ENTRAINED, NO FLY ASH OR OTHER POZZOLAN IS PERMITTED. SLUMP LIMIT 3" TO 5".
- 5.1 CONTRACTOR SHALL FURNISH ALTERNATE, CONCRETE MIX DESIGN FOR ENGINEER'S/OWNER'S APPROVAL. THIS CONCRETE MIX SHALL BE FOR PUMP MIX 3,000 PSI CONCRETE USING SUPER PLASTICIZER. USE THIS CONCRETE ONLY AFTER WRITTEN APPROVAL BY ENGINEER.

CONCRETE ANCHORS AND FASTENERS:

- 6.0 EMBEDMENT ANCHORS SHALL BE APPROVED ANCHORS WITH FLUSH ENDS, SIZE AND SPACING AS INDICATED ON THE DRAWINGS. STUDS SHALL BE END WELDED IN ACCORDANCE WITH RECOMMENDATIONS OF THE STUD WELDING COMPANY.
- 6.1 EXPANSION ANCHORS SHALL BE WEDGE ANCHORS AS MANUFACTURED BY APPROVED MANUFACTURER.
- 6.2 IN LIEU OF EXPANSION ANCHORS,CAST-IN-PLACE INSERTS WILL BE PERMITTED AS MANUFACTURED.
- 6.3 ALL FASTENERS TO PRESTRESSED ELEMENTS SHALL BE DRILL- IN TYPE WITH MAXIMUM PENETRATION OF 3/4" TO SLABS OR 1-1/2" TO BEAMS, OR SHALL BE CAST-IN-PLACE INSERTS.

PRECAST U-LINTELS:

- 7.0 ALL "U" TYPE PRECAST LINTELS INDICATED ON DRAWINGS ARE TO BE PRECAST AND/OR PRESTRESSED IN ACCORDANCE WITH SPAN AND LOAD CAPACITIES AS INDICATED IN "DESIGN MANUAL".
- 7.1 ALL "U" TYPE PRECAST LINTELS SHALL HAVE 8" MINIMUM BEARING EACH END WHEN FRAMED TO MASONRY WALLS AND 1-1/2" MINIMUM BEARING EACH END WHEN FRAMED TO CONCRETE WALLS OR COLUMNS, UNLESS NOTED OR SHOWN OTHERWISE.
- 7.2 NON-LOAD BEARING MASONRY WALLS SHALL HAVE MINIMUM 8" X 8" U-SHAPED PRECAST LINTEL WITH 1#5 BAR UP TO 4'-0" OPENING. LARGER THAN 4'-0" AND UP TO 10'-0" OPENING, LINTELS SHALL BE 8" X 8" U-SHAPED PRECAST WITH 8" KNOCKOUT BLOCK WITH 1#5 IN EACH COURSE. THESE LINTELS CAN SUPPORT UP TO 14'-0" HIGH, 8" CMU WALLS.
- 7.3 SPECIFIED COMPOSITE LINTEL DEPTH IS THE MIN. ACCEPTABLE. ANY EXTRA COURSES OF BLOCK ABOVE LINTEL ARE ACCEPTABLE AS LONG AS ALL COURSES ABOVE P.C. LINTEL ARE FILLED W/ GROUT. HOWEVER, IF TOTAL COMPOSITE LINTEL EXCEED 48" DEPTH, APPLY U-BLOCK LINTEL W/ 1-#5 EACH ADDITIONAL 24" HEIGHT.

REINFORCING STEEL:

- 8.0 REINFORCING STEEL SHALL BE NEW BILLET STEEL CONFORMING TO A.S.T.M. A615-GRADE 60. PROVIDE MILL CERTIFICATES WITH ALL REBAR DELIVERIES. ALL DETAILING AND ACCESSORIES SHALL CONFORM TO TYPICAL DETAILS SHOWN IN THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES ACI 315, LATEST EDITION".
- 8.1 ALL CONTINUOUS VERTICAL OR HORIZONTAL BARS IN FOOTING, FOUNDATIONS WALLS, SLABS AND OTHER CONCRETE SHALL BE LAP-SPLICED, WHERE NECESSARY OR DESIRABLE, BY WIRING TOGETHER IN CONTACT. LENGTH OF ALL LAPS SHALL BE 48-BAR DIAMETERS OR 2'-0" MINIMUM, WHICHEVER IS GREATER (EXCEPT AS NOTED BY DRAWINGS). ALL BARS AT END OF CONTINUOUS FOOTINGS OR BEAMS SHALL BE CONT. TO FAR SIDES OF INTERSECTING ELEMENTS.
- 8.2 ALL SLABS ON GRADE SHALL BE OF THICKNESS AS SHOWN ON DRAWINGS AND REINFORCED WITH 6 X 6 - W1.4 X W1.4 W.W.F. UNLESS OTHERWISE NOTED. LAP MESH 8" AT EDGES AND ENDS AND PROVIDE ADDITIONAL REINFORCING WHERE SHOWN ON DRAWINGS. PLACE MESH IN CENTER OF SLAB. MOISTURE BARRIER BENEATH FLOOR SLABS SHALL BE 10 MIL. POLYETHYLENE.

CONCRETE MASONRY:

- 9.0 ALL CONCRETE MASONRY CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF "SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY: OF THE NATIONAL CONCRETE MASONRY ASSOCIATION".
- 9.1 CONCRETE MASONRY UNITS SHALL CONFORM TO A.S.T.M. C-90. ALL CONCRETE BLOCKS SHALL HAVE AN ULTIMATE NET COMPRESSIVE STRENGTH OF 2000 PSI MINIMUM TO GIVE A MINIMUM COMPRESSIVE STRENGTH OF MASONRY ASSEMBLAGE (f'm) OF 1500 PSI, UNLESS NOTED OTHERWISE.
- 9.2 MORTAR SHALL BE A.S.T.M. C-270, TYPE "S" FRESHLY PREPARED AND UNIFORMLY MIXED WITH MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI @ 28 DAYS.
- 9.3 GROUT USED IN CONCRETE BLOCKS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. MAXIMUM HEIGHT OF GROUT POUR SHALL BE 4'-0" UNLESS CLEAN OUT OPENINGS ARE PROVIDED AT THE BOTTOM OF CELLS TO BE FILLED. ALL GROUT SHALL BE PUDDLED WITH GROUT STICK IMMEDIATELY AFTER POURING. FILL ALL CELLS WITH CONCRETE GROUT CONTAINING REINFORCING STEEL.
- 9.4 CONTINUOUS INSPECTION IS REQUIRED FOR ALL MASONRY WALL CONSTRUCTION.

GENERAL LUMBER NOTES:

- 10.0 ALL LUMBERS TO BE SOUTHERN YELLOW PINE #2 STUDS MAY BE SPRUCE #2 WITH MAX. CONTENT OF MOISTURE 19%. LUMBER IN CONTACT W/ CONCRETE TO BE PRESSURE TREATED. STUDS MAY BE SPF STUD GRADE.
- 10.1 PROVIDE ADEQUATE BRACING & BRIDGING TO TRUSSES TO RESIST WIND & OTHER LATERAL FORCES.
- 10.2 ALL GIRDERS AND GANGED MEMBERS SHALL HAVE AN EQUAL NUMBER OF GANGED STUDS IN SUPPORT OF THE MEMBERS.
- 10.3 ALL TOP PLATE SPLICES SHALL OCCUR OVER A STUD.
- 10.4 APPLY BUILDING PAPER BETWEEN WD. & CMU TYP.
- 10.5 PROTECTION OF WOOD AND WOOD BASED PRODUCTS AGAINST DECAY IS REQUIRED WHEN WOOD FRAMING MEMBERS REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES FROM THE EXPOSED GROUND. (FBC-RESIDENTIAL R317)
- 10.6 PROTECTION OF WOOD AND WOOD BASED PRODUCTS AGAINST DECAY IS REQUIRED WHEN WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAS A CLEARANCE OF LESS THAN 6 1/2" INCHES FROM THE GROUND. (FBC-RESIDENTIAL R317)
- *ALL WOOD AND WOOD BASE PRODUCTS SHALL BE A MIN. OF 8" ABOVE GROUND)
- 10.7 *ALL WOOD IN CONTACT WITH THE GROUND AND THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESERVATIVE TREATED WOOD FBC R317.1.2"

GENERAL DOOR NOTES:

- 11.0 ALL EXTERIOR DOORS & DOORS TO GARAGE MUST BE FLORIDA APPROVED TO WITHSTAND DESIGN PRESSURE SHOWN ON FLOOR PLAN. CONTRACTOR TO PROVIDE FLORIDA PRODUCT APPROVAL, NOTES, SPECIFICATIONS & INSTALLATION DETAILS FROM MANUFACTURE.
- 11.1 DOOR ATTACHMENT INSTALLATION IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR AS PER THE PARTICULAR MANUFACTURER'S INSTALLATION REQUIREMENTS TO MEET DESIGN PRESSURE AND MUST BE SIGNED AND SEALED BY A LICENSED ENGINEER FROM THE STATE OF FLORIDA.
- 11.2 THE DESIGN PRESSURE SHOWN ON THE FLOOR PLAN SHEET IS TO BE USED AS A GUIDELINE FOR PROPER DOOR DESIGN CRITERIA.
- 11.3 THE BUILDER MUST PROVIDE ENGINEERED MATERIAL AND INSTALLATION DETAILS FROM THE MANUFACTURER OF THE DOORS (INCLUDING ROLL-UP DOORS) THIS MUST BE AVAILABLE ON SITE IN THE INSPECTION BOX BEFORE FRAMING INSPECTION TAKES PLACE.
- 11.4 WINDOWS OR FIXED GLASS IN DOORS: ALL GLASS LESS THAN 18" A.F.F. TO BE TEMPERED GLASS.
- 11.5 DOORS TO MEET U-FACTOR (0.4) AND SHGC (0.25).

UNDERLAYMENT APPLICATION:

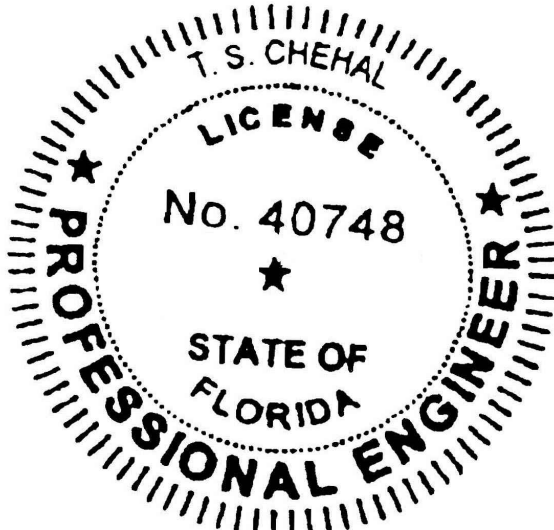
- 13.0 FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE), UP TO 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), UNDERLAYMENT SHALL BE 2 LAYERS APPLIED IN THE FOLLOWING MANNER. APPLY A 19" FELT (483MM) STRIP OF UNDERLAYMENT FELT PARALLEL WITH AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 38" WIDE (914MM) SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19"(483MM), AND FASTENED SUFFICIENTLY TO HOLD IN PLACE.DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. FOR ROOF SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER. UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES (51 MM), FASTENED SUFFICIENTLY TO HOLD IN PLACE. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. END LAPS SHALL BE OFFSET BY 6 FEET (1829MM).

LATH:

- 14.0 ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN. WIRE LATH SHALL BE ATTACHED WITH 1 3/8" (38 MM) LONG, 11 GAGE NAILS HAVING 1/4" (11.1MM) HEAD, OR 3/8" (22.2MM) LONG, 16 GAGE STAPLES, SPACED AT 6" (152MM) MAX.

WATER- RESISTIVE BARRIERS:

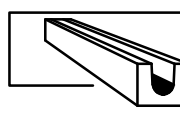
- 15.0 WATER- RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD- BASED SHEATHING, SHALL INCLUDE A WATER- RESISTIVE VAPOR- PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH AS EACH LAYER PROVIDES SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.8) INTENDED TO DRAIN THE THE WATER- RESISTIVE BARRIER IS DIRECTLY BETWEEN THE LAYERS.
- 15.1 EXCEPTIONS: WHERE THE WATER- RESISTIVE BARRIER THAT IS APPLIED OVER WOOD- BASED SHEATHING HAS A WATER RESISTANCE EQUAL TO OR GREATER THAN THAT OF 60- MINUTES GRADE D PAPER AND IS SEPARATED FROM STUCCO BY AN INTERVENING, SUBSTANTIALLY NONWATER- ABSORBING LAYER OR DESIGNED DRAINAGE SPACE.



This item has been electronically signed and sealed by T.S. Chehal, P.E. using a digital signature. Printed copies of this document are not considered sign & sealed and the signature must be verified on any electronic copy.

STRUCTURAL NOTES & SPECIFICATIONS

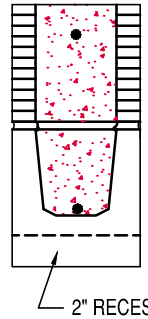
(NOT ALLSTRUCTURAL NOTES & SPECIFICATIONS ARE USED)



QUALITY PRECAST COMPANY

Orlando (407) 877-1000

TABLE NO. 13 REINFORCING SCHEDULE & LOAD CAPACITIES SAFE WORKING LOADS (PLF) 8" x 16" RECESS DOOR HEADER										
MARK NO.	TOTAL LENGTH	CLEAR SPAN	LINTEL TYPE	TOP BAR	LINTEL BOTTOM BAR		GRAVITY SAFE LOAD		UPLIFT SAFE LOAD	
					A BAR	B BAR	SOLID #5(1)U/L	SOLID #5(1)U/L	SOLID #5(1)U/L	SOLID #5(1)U/L
							DETAIL DD	DETAIL DE	DETAIL DD & DE	DETAIL DG
D-1	3'-6"	2'-4"	Precast	(2) #3	(2) #2	NONE	4520	10000	9198	10000
D-2	4'-0"	2'-8"	Precast	(2) #3	(2) #2	NONE	3651	10000	7440	10000
D-3	4'-0"	2'-10"	Precast	(2) #3	(2) #2	NONE	3306	9556	5743	10000
D-4	4'-4"	3'-0"	Precast	(2) #3	(2) #2	NONE	3008	8053	5139	9556
D-5	4'-8"	3'-4"	Precast	(2) #3	(2) #2	NONE	2519	6231	5150	7216
D-6	5'-0"	4'-4"	Precast	(2) #3	(2) #3	NONE	3574	3810	3277	1042
D-7	6'-0"	5'-4"	Precast	(2) #3	(2) #4	NONE	2738	2738	2259	2895
D-8	7'-8"	6'-4"	Precast	(2) #3	(2) #4	NONE	2108	2108	1645	2219
D-9	8'-8"	7'-4"	Precast	(2) #3	(2) #4	NONE	1809	1710	1247	1795
D-10	9'-6"	8'-4"	Precast	(2) #3	(2) #4	NONE	1516	1436	974	1505



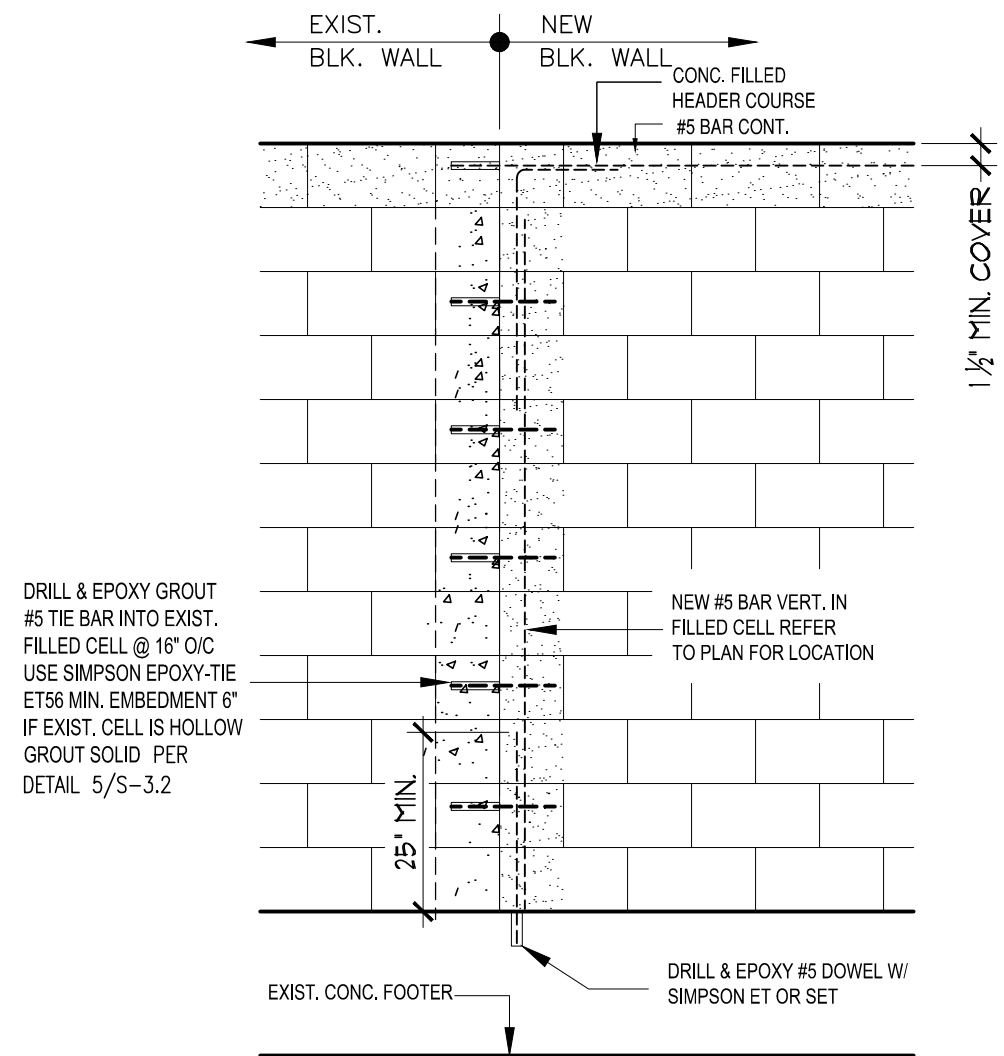
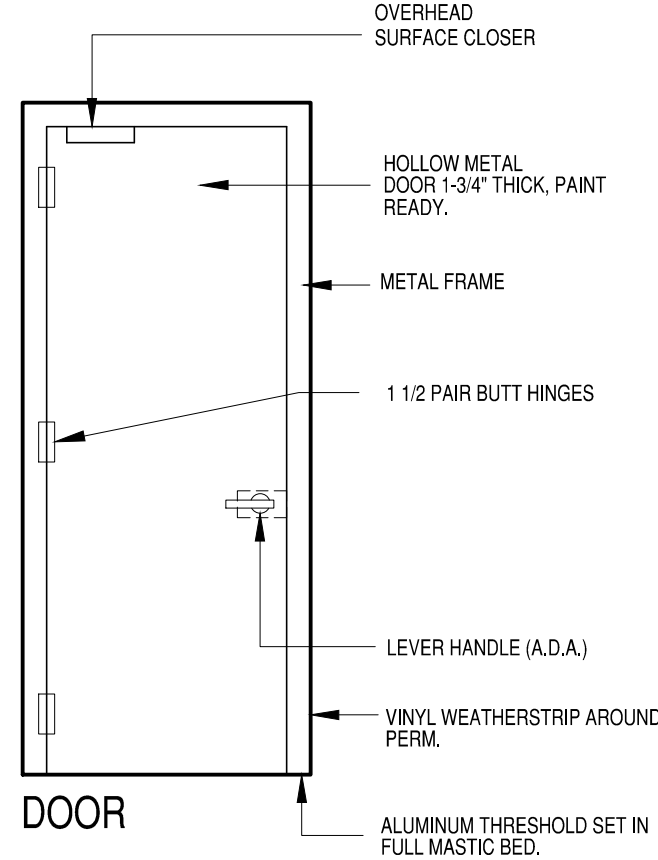
DETAIL "DE"

DOOR SCHEDULE						NOTE: REFER TO DOOR MANUF. SPECS. & DETAILS
TYPE	SIZE	JAMB	THRESHOLD	MATERIAL	LOCK	REMARKS
(1) (A)	3'-0"X6'-8"	MTL	ALUM.	HOLLOW MTL.	KEY LOCKSET (STORE ROOM LOCK)	45 MIN. 'B' LABEL

GENERAL DOOR NOTES:

- 1) INSTALL WALL OR FLOOR MOUNTED DOOR STOPS AS APPLICABLE
- 2) ALL DOOR HARDWARE shall be in accordance with Current Adopted Codes (Door Manuf. to verify)
- 3) VERIFY KEY SCHEDULE WITH OWNER (NO KEY OPERATION TO BE INSTALLED IN DIRECTION OF EXIT)

THRESHOLD TO COMPLY WITH:
a) Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.
b) Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.
c) Beveled. A change in level of 1/2 inch (13 mm) is permitted to be 1/4 inch (6.4 mm) vertical plus 1/4 inch (6.4 mm) beveled. However, in no case may the combined change in level exceed 1/2 inch (13 mm).

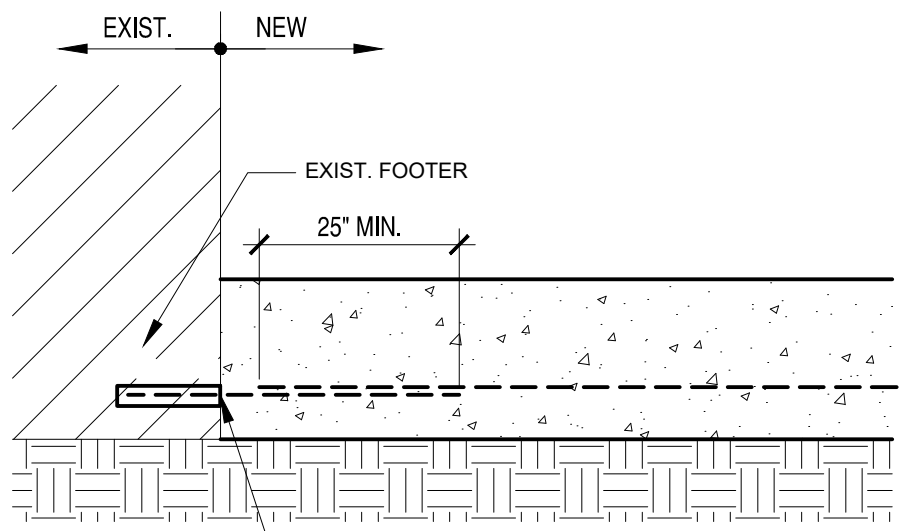


NEW / EXISTING C.M.U. INTERSECTION

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

2

S-1.0



NEW/EXIST FOOTER DETAIL

SCALE 3/4" = 1'-0"

1

S-1.0

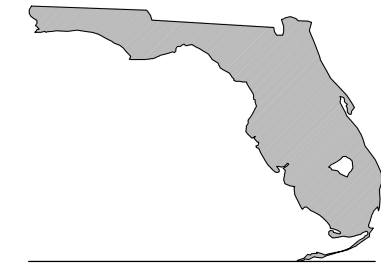
PROJECT:
COMMERCIAL - ELEVATOR MECHANICAL ROOM
GreenLeaf Assisted Living Facility
509 Verona Street
Kissimmee, FL 34741

SHEET TITLE:
STRUCTURAL NOTES & DETAILS

CODE COMPLIANCE:
THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE FOLLOWING: ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE, AS AMENDED, AND THE FLORIDA MASONRY CODE, AS AMENDED, AND THE FLORIDA WOOD PRESERVATION CODE, AS AMENDED. A VAPOR BARRIER SHALL BE PROVIDED FOR ENCLOSED BUILDING IS 18" AND HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT IS 1.00.

OWNER:
T.S. CHEHAL P.E.
624 Executive Park Court Suite 1024-C
Apopka, FL 32703
TEL: (407) 521-6557
FAX: (407) 521-5434

INFORMATIONAL COPY ONLY, UNLESS EMBOSSED WITH PROFESSIONAL ENGINEER'S SEAL APPROVED BY:



DATE: 10-15-2023
PER0340148

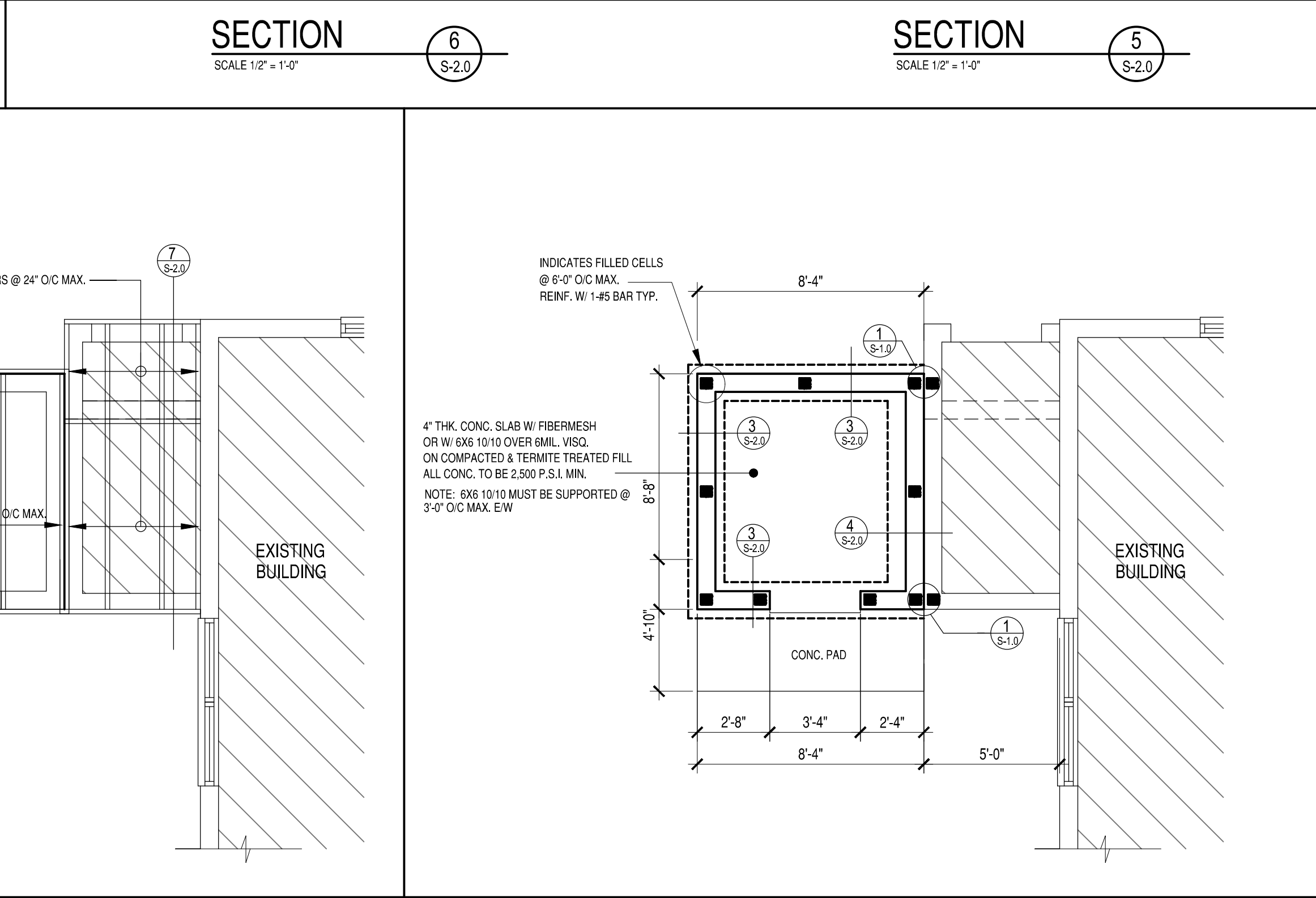
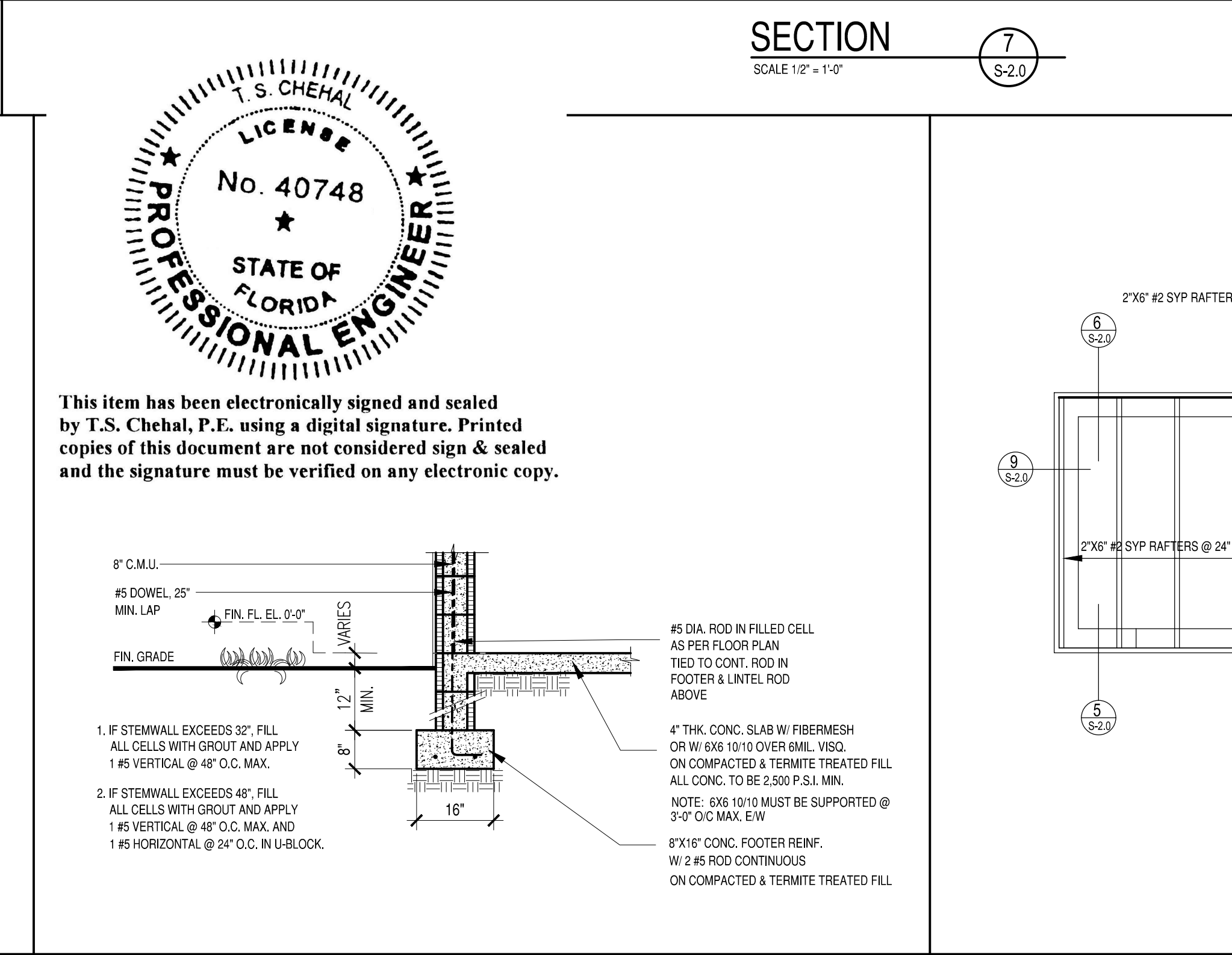
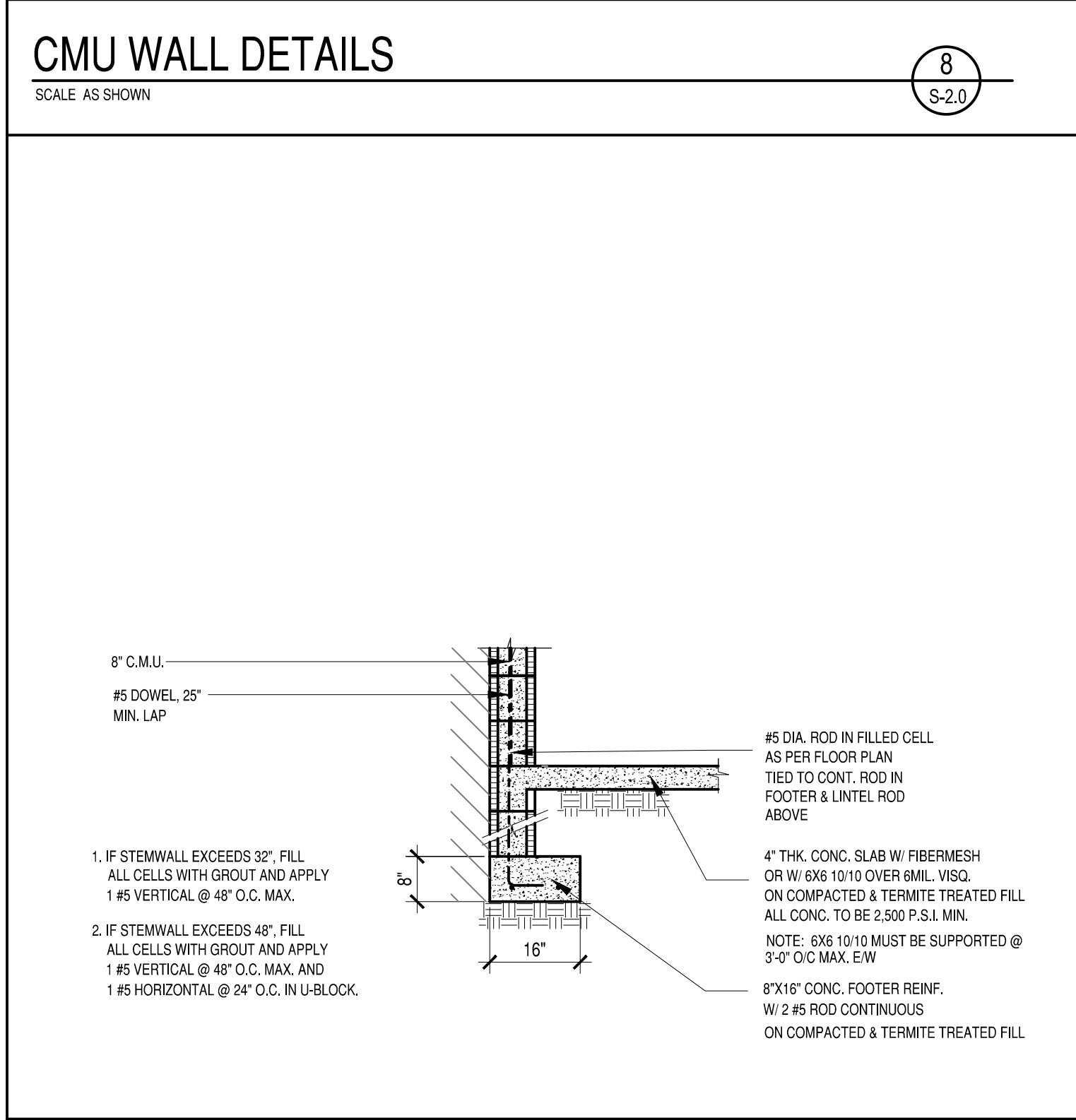
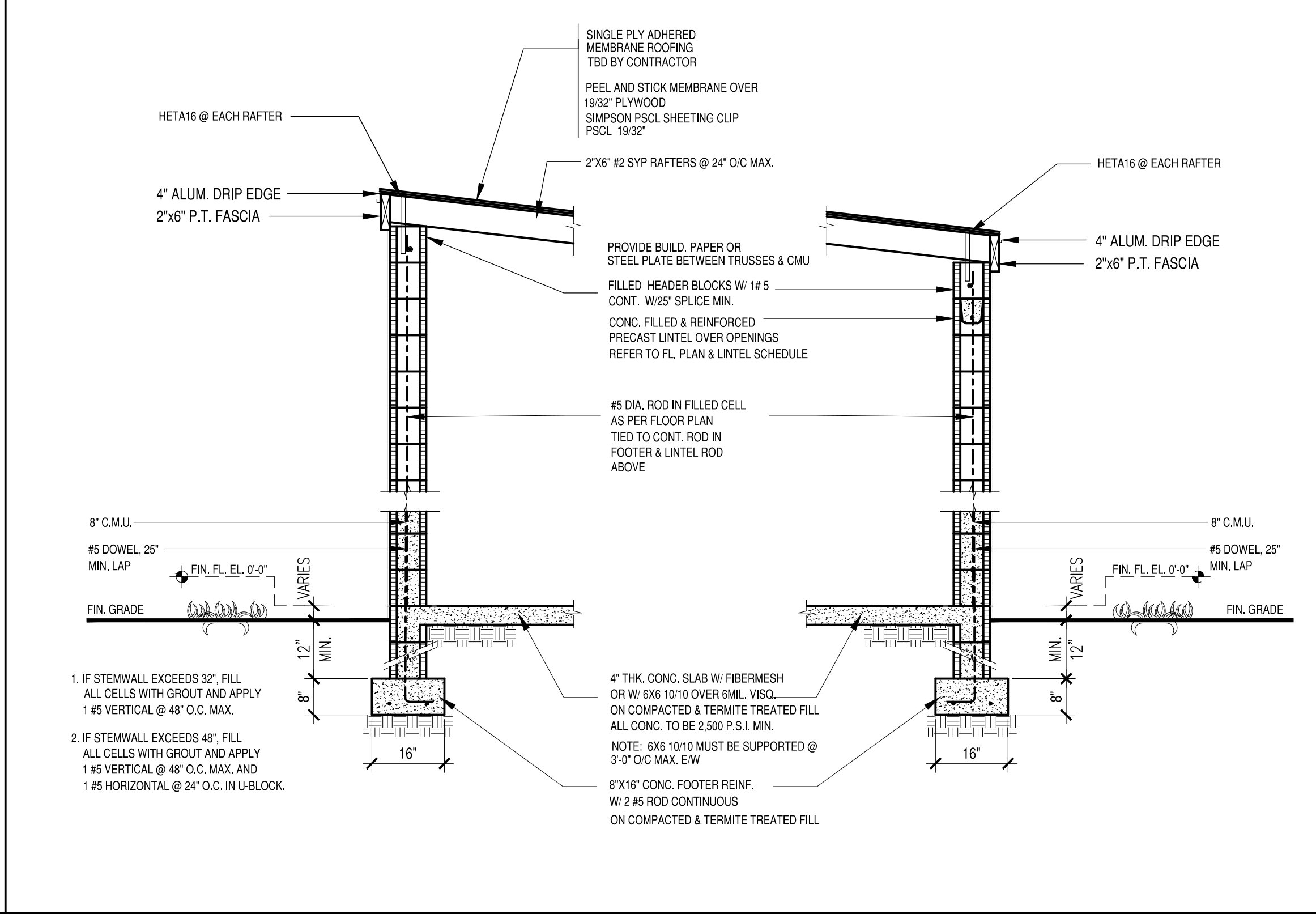
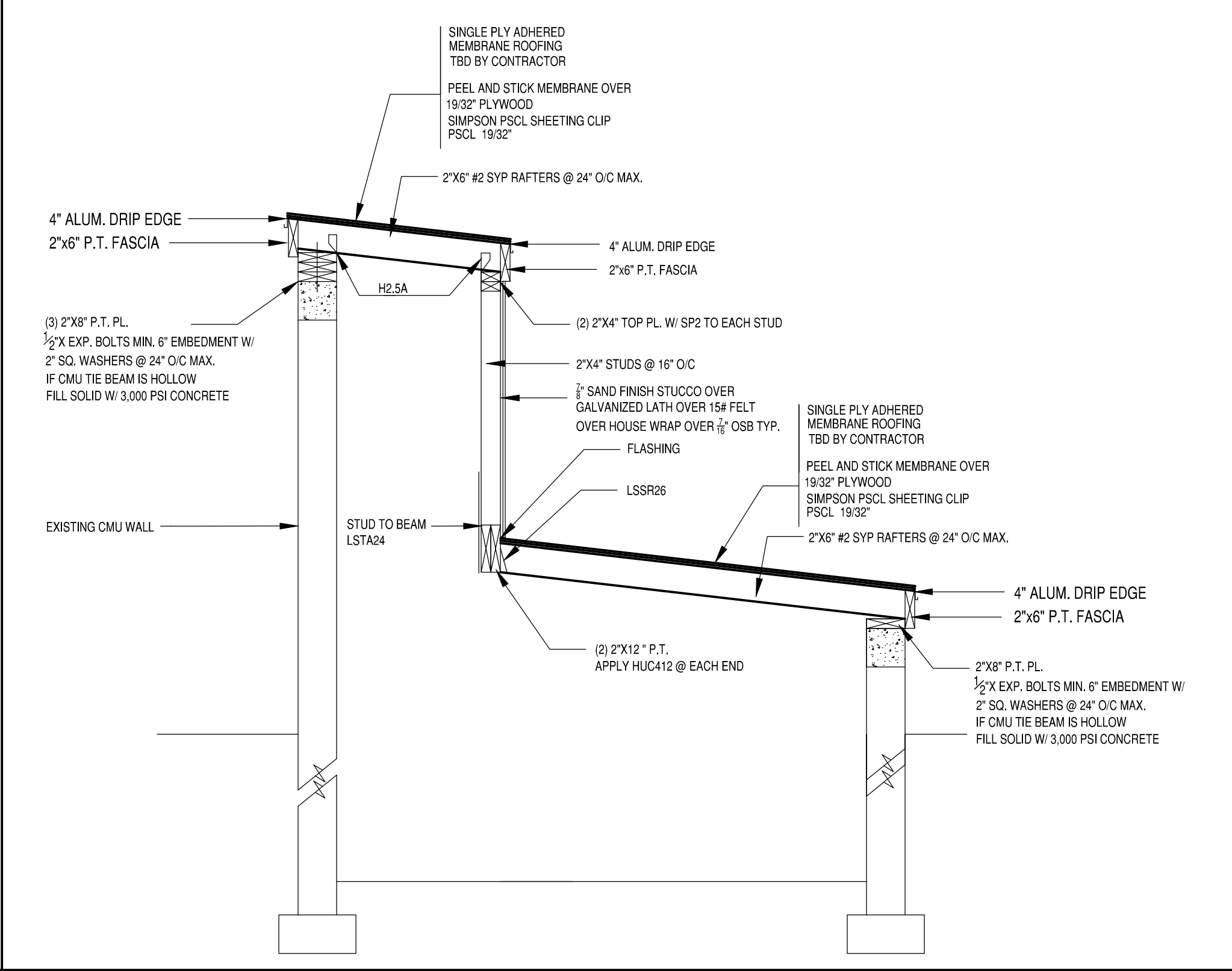
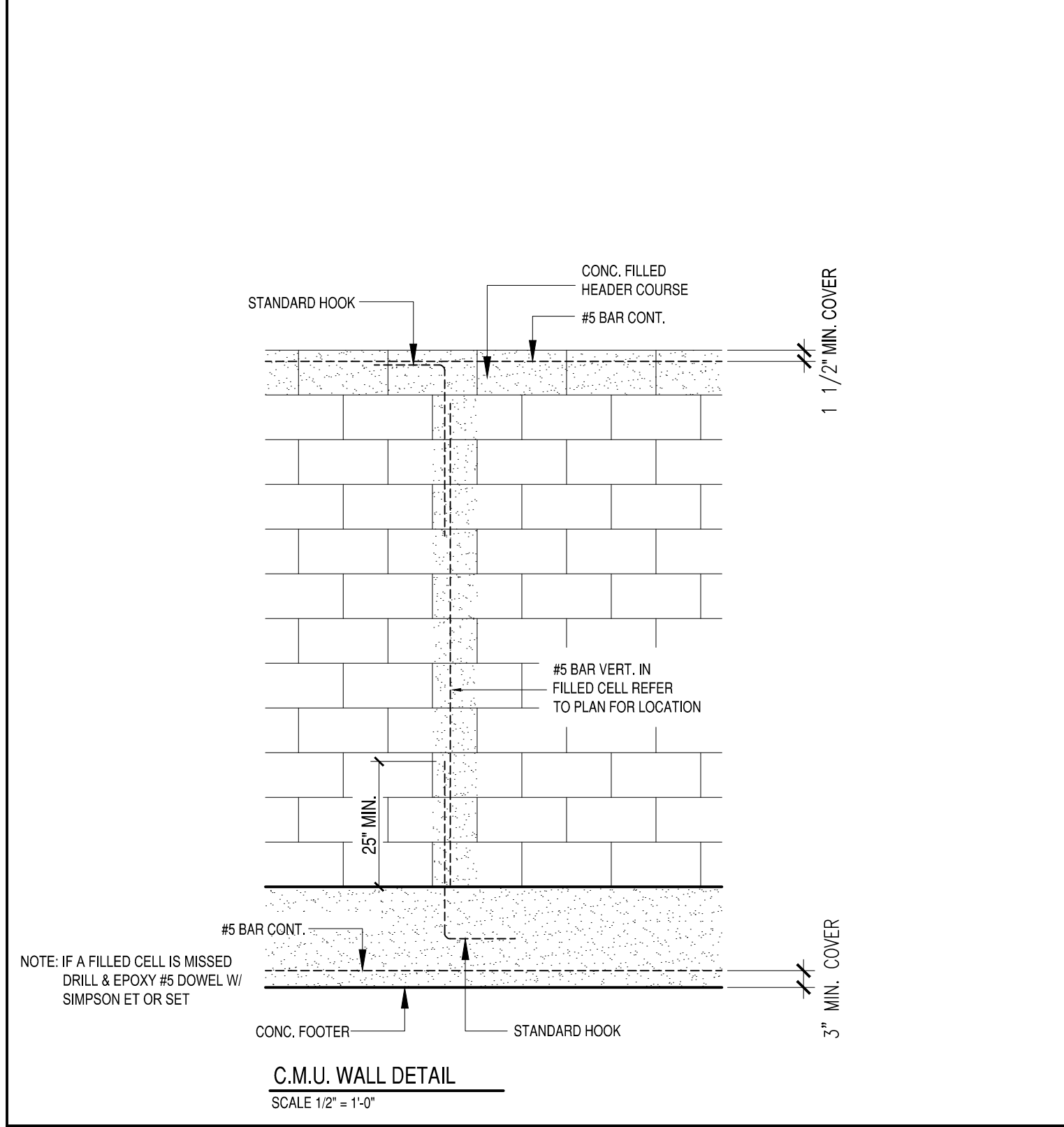
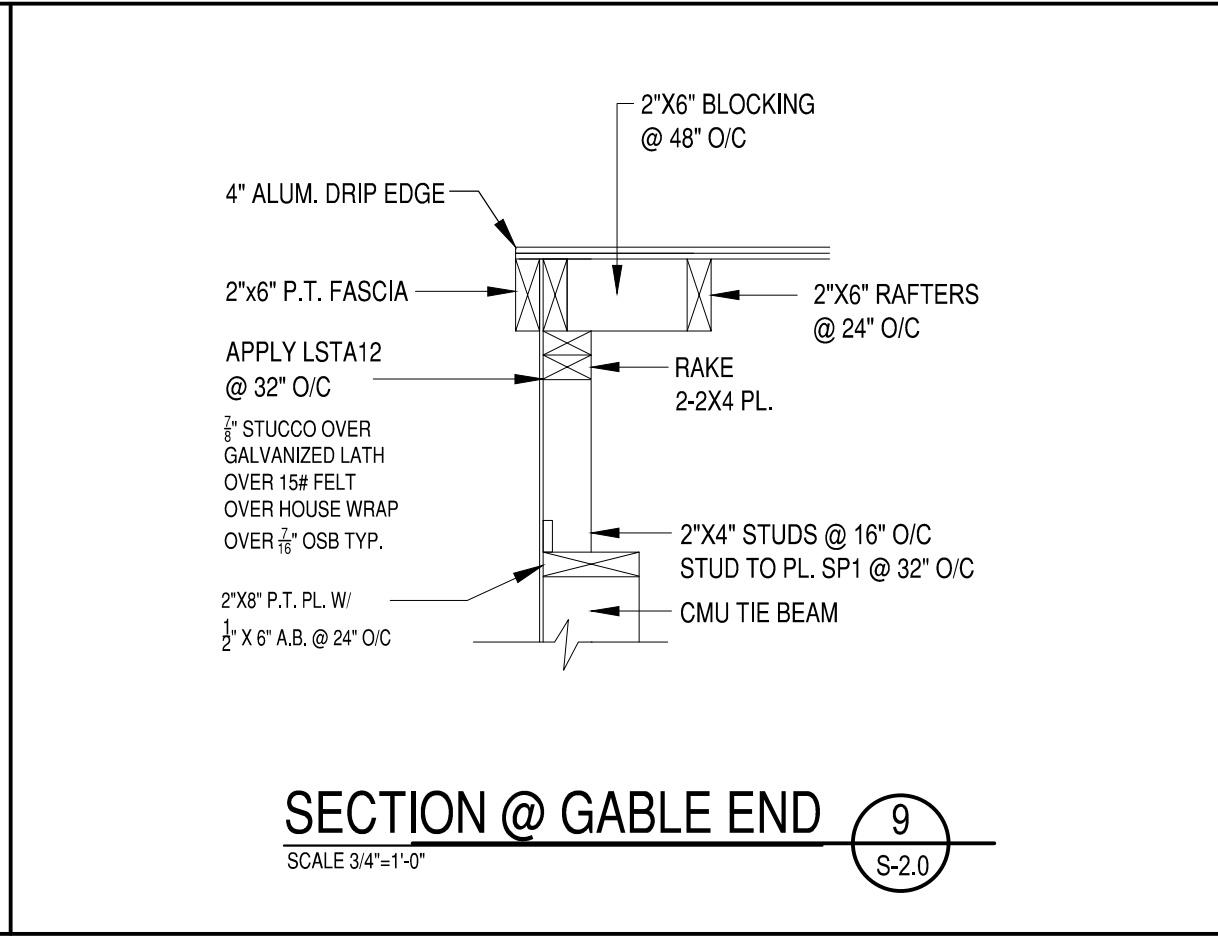
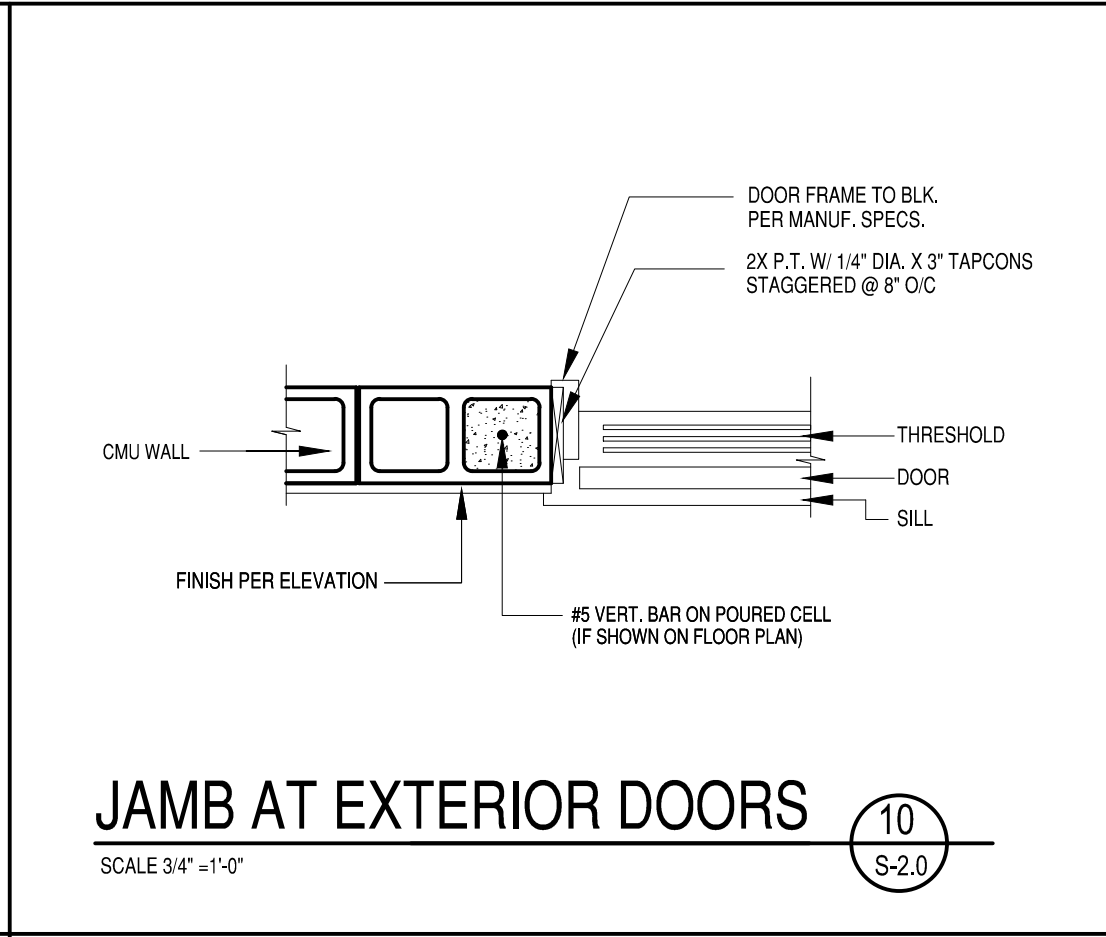
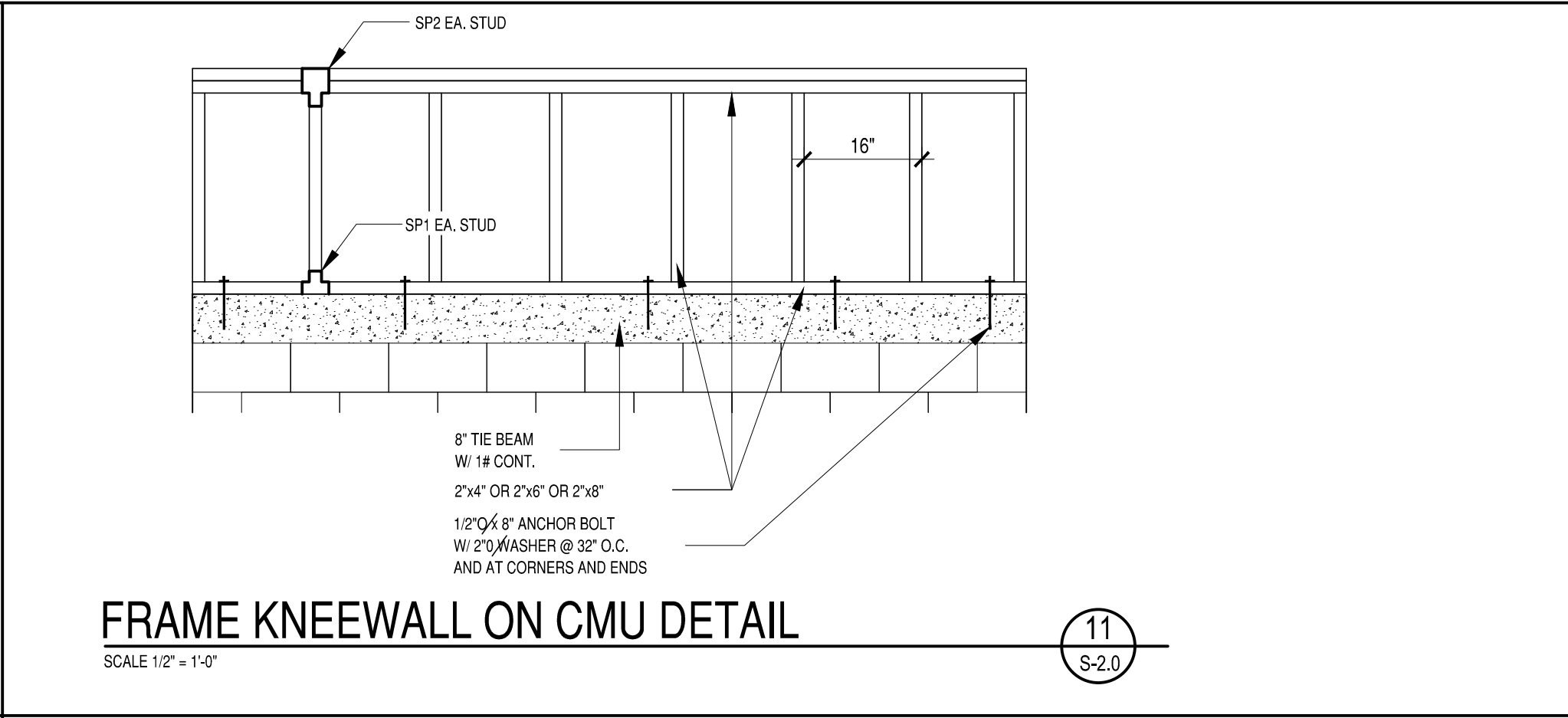
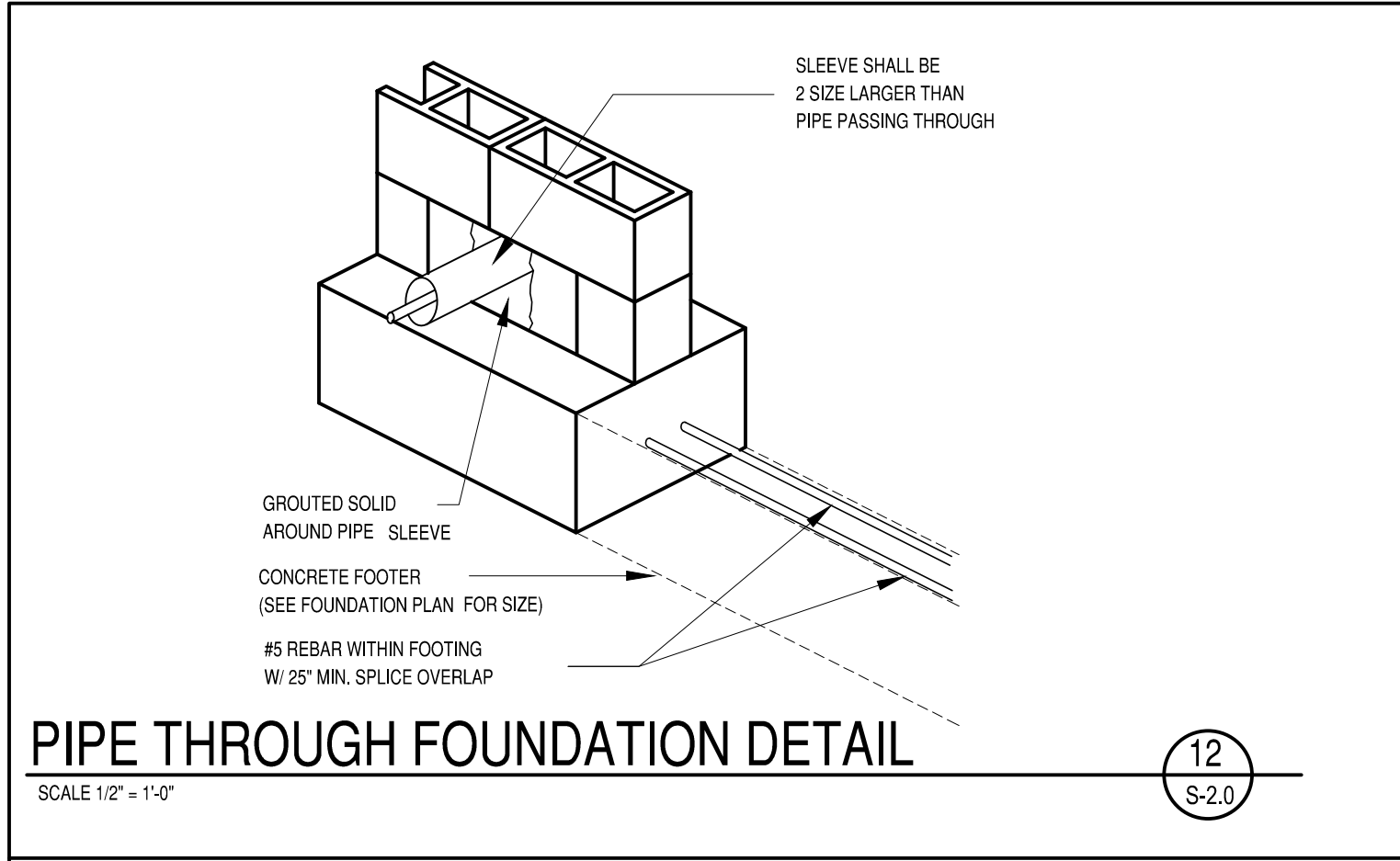
SCALE: AS SHOWN
DRAWN BY: GR
CHECKED BY: JF
DATE: 03-14-2023
PROJECT NO:

KAD 3571

SHEET NO:

S-1.0

KAD - Designs Inc.
6900 Touristek Lakes Blvd Suite 400 Orlando Florida 32827 Tel: 407-344-4122 Fax: 407-344-1322 Email: karim.kad@designs@gmail.com
KAD - PROPOSED - Last Modified on 10-15-2023
These Drawings must not be used without written permission from KAD - Designs Inc.



KAD Designs Inc.
6900 Touristek Lakes Blvd Suite 400 Orlando Florida 32827 Tel: 407-344-4122 Fax: 407-344-1322 Email: karim.kad@kadsigns@gmail.com

PROJECT:
COMMERCIAL - ELEVATOR MECHANICAL ROOM
GreenLeaf Assisted Living Facility
509 Verona Street
Kissimmee, FL 34741

SHEET TITLE:
STRUCTURAL DETAILS

CONTRACTOR:
T.S. CHEHAL P.E.
624 Executive Park Court Suite 1024-C
Apopka, FL 32703
TEL: (407) 521-5557
FAX: (407) 521-5434

DATE: 10-15-2023
PERIOD: 10-15-2023

SCALE: AS SHOWN
DRAWN BY: GR
CHECKED BY: GR
DATE: 03-14-2023
PROJECT NO: KAD 3571

SHEET NO: S-2.0

NAIL SPACING @
INTERMEDIATE FRAME
6" O/C

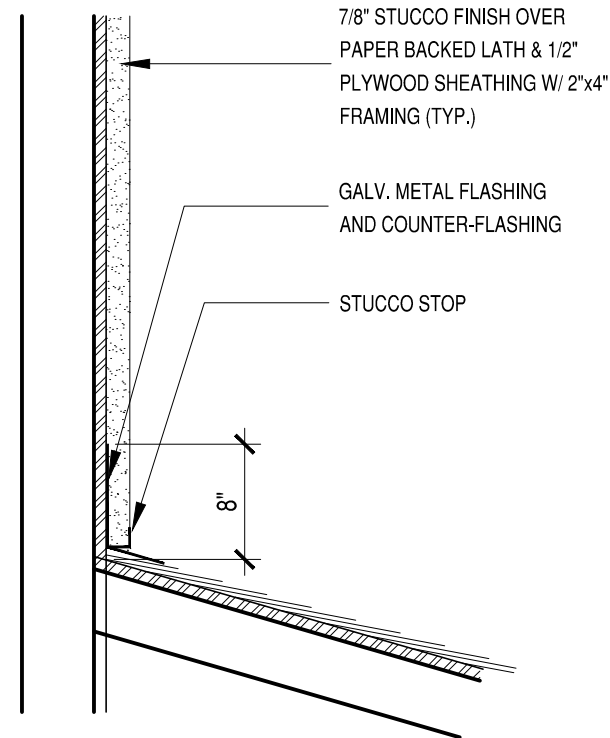
STUDS @ ALL JOINTS
& AT START & FINISH POINTS
USE 8d NAILS

4"

3/8"

3/4"

EDGE SPACING



Technical drawing showing a cross-section of a window detail. The drawing includes a side elevation of the window frame and a cross-section of the wall assembly. The wall assembly consists of the following layers from exterior to interior:

- 7/8" CEMENTITIOUS FINISH
- FELT PAPERBACKED LATH MATERIAL
- LAPPED MOISTURE BARRIER (HOUSE WRAP)
- WOOD SHEATHING
- MOISTURE BARRIER (WALL TRANSITION)
- DRIP EDGE
- 3/4" CEMENTITIOUS FINISH
- CONCRETE BLOCK OR SOLID CEMENT OR CONCRETE LINTEL BEAM

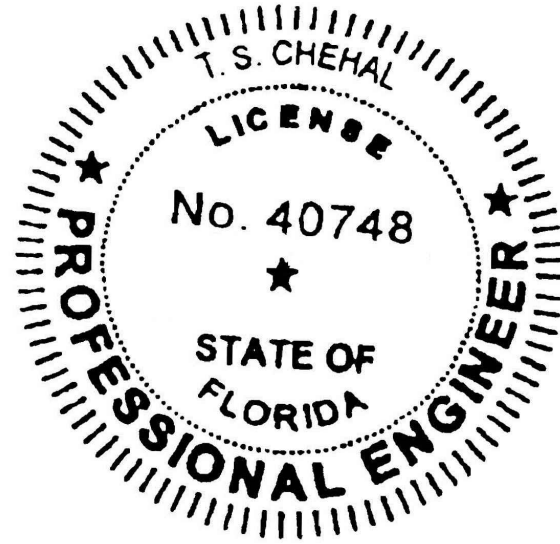
Dimensions and other callouts include:

- 1" BELOW WOOD (pointing to the exterior finish)
- 600" (vertical dimension on the right side)
- 3/4" (horizontal dimension at the bottom right)

NOTE:

- 1- ALL EXTERIOR ACCESSORIES SHALL BE PVC MATERIAL CONFORMING TO ASTM STANDARDS D1784, C926, C1063, AND D4216.
- 2- CAULK ALL BUTT JOINTS, ENDS, ANGLES, AND INTERSECTIONS AT THE DISCREMINATION

STUCCO DETAILS



**This item has been electronically signed and sealed
by T.S. Chehal, P.E. using a digital signature. Printed
copies of this document are not considered sign & sealed
and the signature must be verified on any electronic copy**



N.T.S.

3
S-3.0

N.T.S.



N.T.S.

KAD Designs Inc.

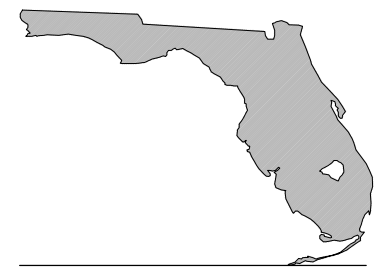
il: karim.kaddesigns@gmail.com

Fax: 407-344-1322

Tel. 407-344-4122

ENGINEER:
T.S. CHEHAL P.E.
6624 Executive Park Court Suite 1024-C
Apopka, FL 32703
TEL. (407) 521-5557
FAX. (407) 521-5434

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EMBOSSSED WITH PROFESSIONAL
ENGINEER'S SEAL



DATE: 10-10-2023
PE#004074

SCALE : AS SHOWN
DRAWN BY : GR
CHECKED BY : qk
DATE : 02-14-2023

KAD 3571

SHEET NO.

S-3.0

REVISIONS

PROJECT :
COMMERCIAL - ELEVATOR MECHANICAL ROOM
GreenLeaf Assisted Living Facility
509 Verona Street
Kissimmee, FL 34741

SHEET TITLE :
STRUCTURAL DETAILS

CODE COMPLIANCE :
THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE
WIND LOAD REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE - BUILDING
BASIC WIND SPEED = 140 MPH ULTIMATE WIND SPEED (V_W) AND 100 MPH (V₅₀)
RISK CATEGORY 2
CONSTRUCTION TYPE - 1B
WIND EXPOSURE - CATEGORY 8
INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDING IS .18
EIGHT & EXPOSURE ADJUSTMENT COEFFICIENT IS 1.00

ITEM 5.B

802 Harford Street

Request

New duplex at 802 Harford Street.

Explanation

This is a request for a new two-story duplex on the vacant property at 802 Harford Street. This property is along the northern boundary of the South Beaumont Historic District and fronts Harford Street, which is a +/- 350 foot road that ends in a cul-de-sac. The proposed structure has a porch with recessed garages, shown in the elevations and the floor plan. There are no special adornments or architectural features/style.

When considering the request, staff reviewed the architectural styles of structures surrounding this property and found a mixture of new and historic construction with many of the structures to the north (outside the South Beaumont district) more modern while those to the south (within the South Beaumont district) are historic and have a distinct architectural style. Staff also reviewed the request in context to its location and scale.

Since this property is on the edge of the South Beaumont district, and the only parcel fronting on Harford within the district, staff did not hold issue with a more modern design for the front of the structure. However, the proposed building is two stories and will be approximately 40-feet from the back of single-story structure at 725 Mabbette and the back and rear elevations will be seen from Mabbette. Due to this, staff is recommending that the applicant add architectural features to those elevations (sides and rear) to provide relief to the almost blank walls currently proposed. It is recommended to add additional windows and use some of the features from surrounding structures (e.g. a wide banding around the windows, a different window style, shutters, even window placement, and/or varying roof levels on the back). This will help make the transition between new and historic less awkward while respecting this property's location and proximity to newer construction.

Recommendation

REQUESTED HISTORIC PRESERVATION ADVISORY BOARD ACTION:

Approve w/Conditions

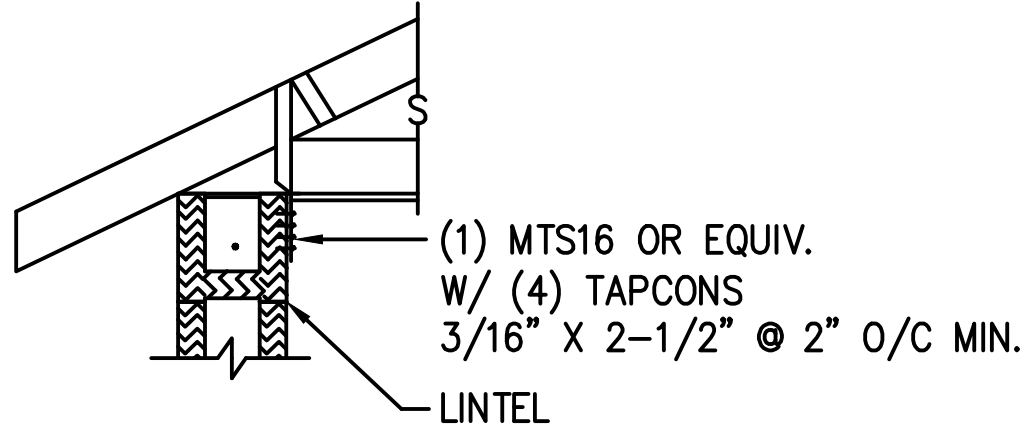
Approval with the conditions that additional features be added to provide a smoother transition to the historic structures to the south.

Attachment(s):

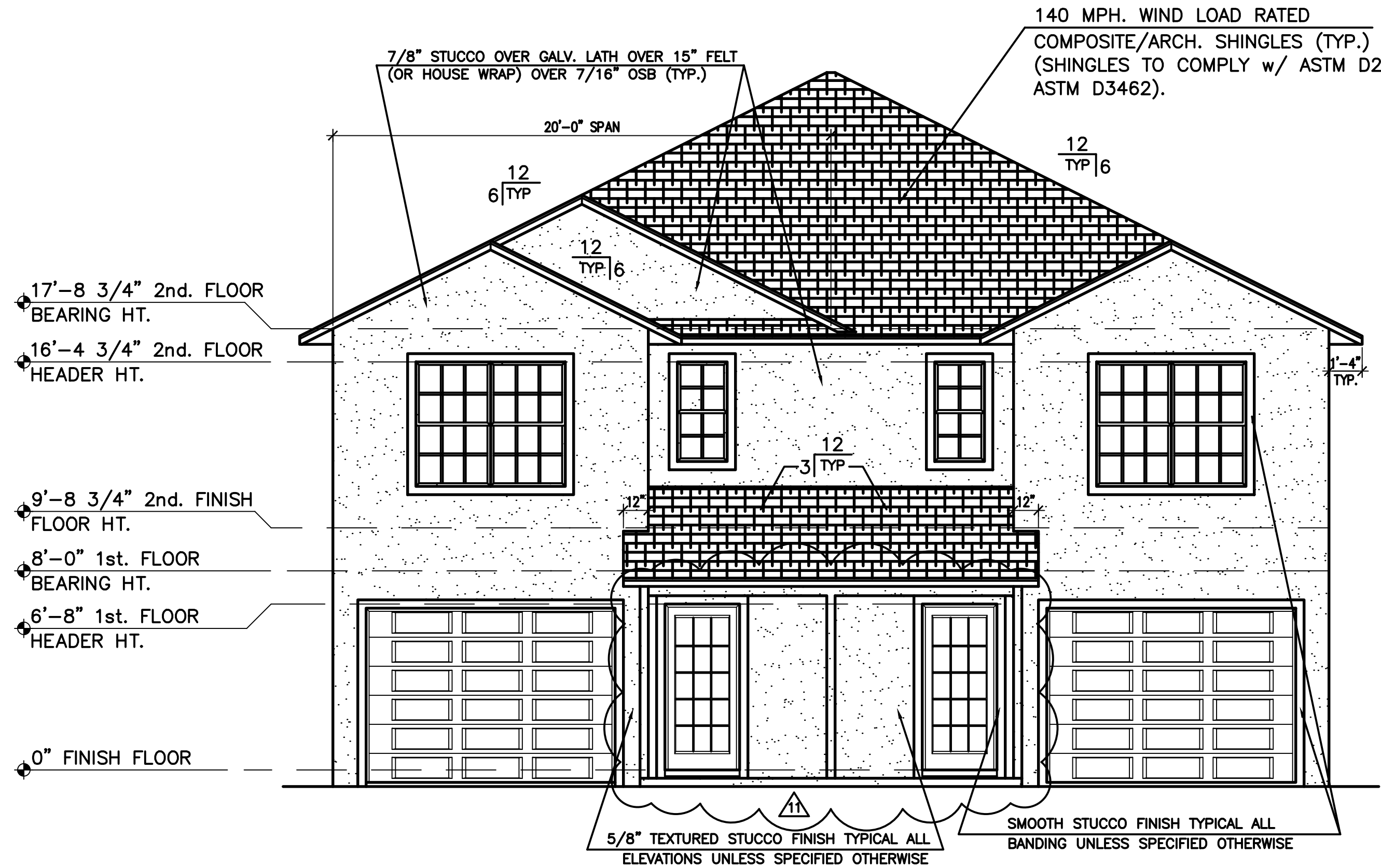
1. Vicinity Map
2. Elevations
3. Site Plan
4. Interior Layout

802 HARTFORD ST

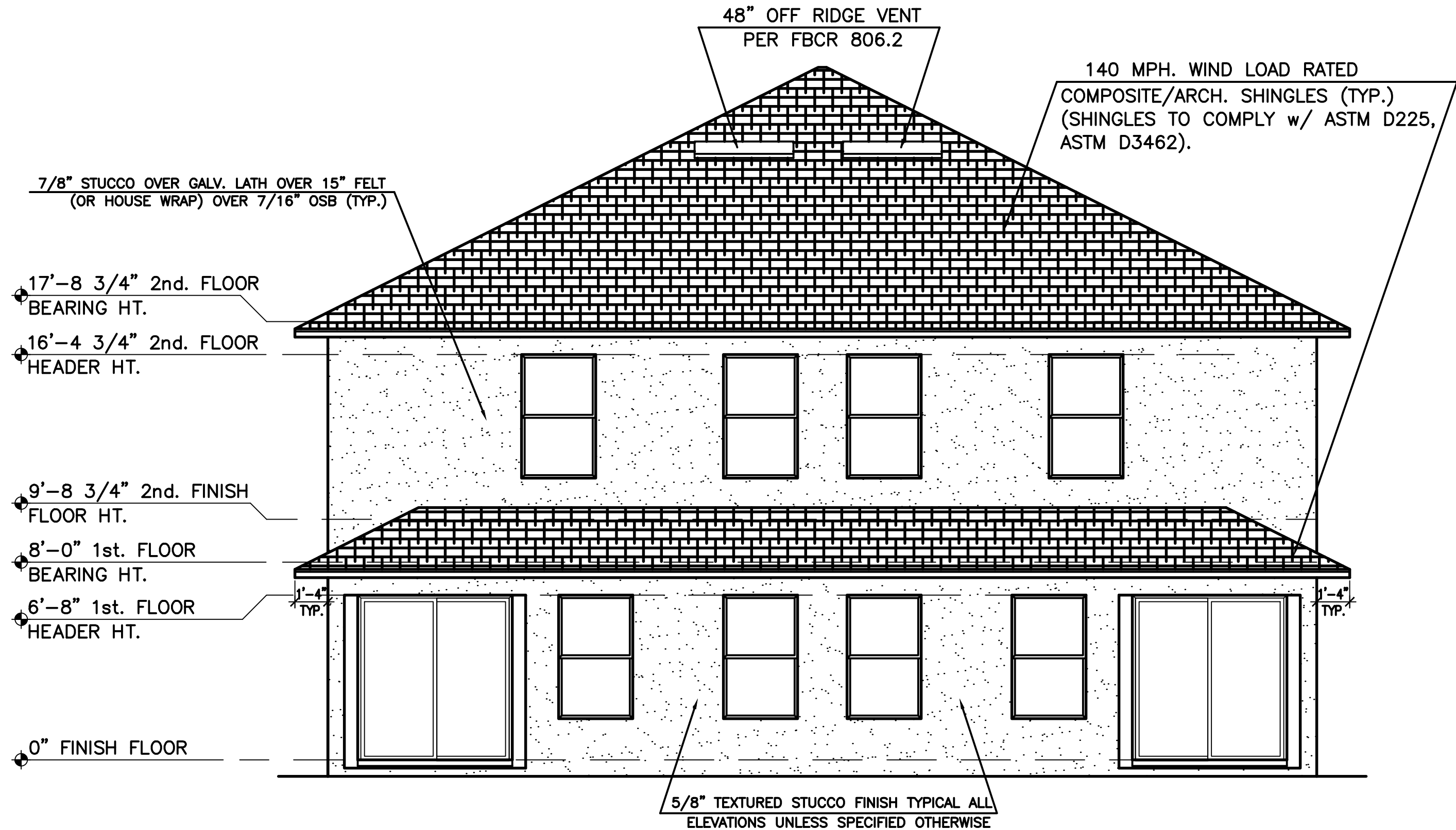




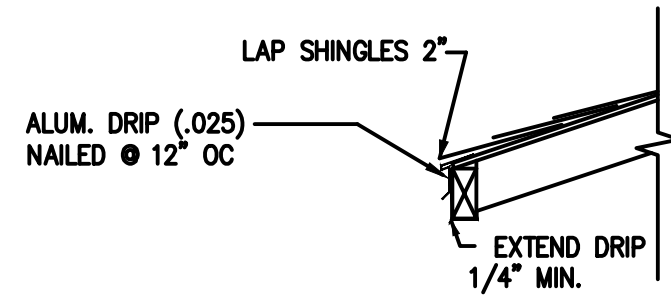
MISSED LINTEL STRAP DETAIL
FOR ROOF TRUSS TO LINTEL
N.T.S.



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



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



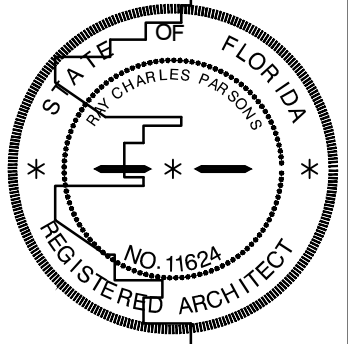
TYP. DETAIL @ DRIP
N.T.S.

MECHANICAL
* All mechanical shall be in accordance with the 2020 FBCR Mechanical Code
PLUMBING
* All plumbing shall be in accordance with the 2020 FBCR Plumbing Code

THIS STRUCTURE HAS BEEN DESIGNED TO MEET
OR EXCEED THE WIND LOAD REQUIREMENTS OF
THE 2020 FLORIDA BUILDING CODE, RESIDENTIAL
701. EXISTING SECTION 1301 DESIGN CRITERIA
AND ASCE 7-16 AND NFPA 70 TO NEC.
1. BASIC WIND SPEED= 140 MPH ULTIMATE
WIND SPEED (VULT) AND 108 MPH (VASD)
2. RISK CATEGORY 2
3. CONSTRUCTION TYPE: SINGLE FAMILY
RESIDENCE (TYPE V)
4. WIND EXPOSURE= CATEGORY B
5. INTERNAL PRESSURE COEFFICIENT FOR
ENCLOSED BUILDING IS .18 AND HEIGHT AND
EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40

REVISIONS	DATE
1	M.M.

Ray E. Parsons Architect, LLC
Architects / Planners
1178 Broadway Ave - Kissimmee, Florida 34741
Phone: (407) 908-0001 - E-mail: ray@parsonsgroup.net
Reg. #A30011824



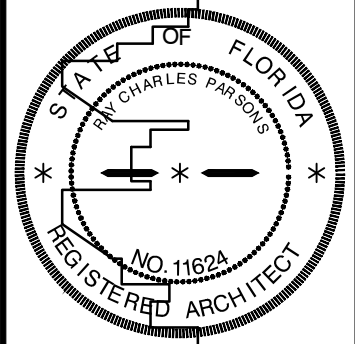
CUSTOM DUPLEX PLANS
for LAJUAN CHAMBERS
HARFORD STREET, KISSIMMEE
OSCEOLA COUNTY, FLORIDA 34741

DRAWN M.M.
CHECKED R.P.
DATE 08/31/2023
SCALE AS SHOWN
JOB NO. N/A
SHEET

A-4

REVISIONS	DATE
△	M.M.
△	M.M.
△	M.M.

Ray E. Parsons Architect, LLC
Architects / Planners
1178 Broadway Ave - Kissimmee, Florida 34741
Phone: (407) 908-0001 - E-mail: ray@parsonsgroup.net
Reg. #A00016824

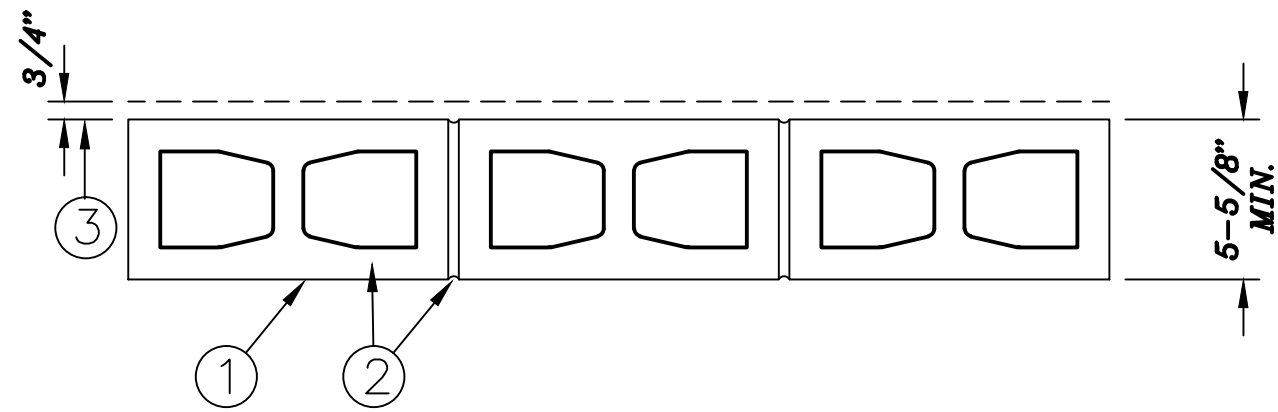


CUSTOM DUPLEX PLANS
for LAJUAN CHAMBERS
HARFORD STREET, KISSIMMEE
OSCEOLA COUNTY, FLORIDA 34741

DRAWN M.M.
CHECKED R.P.
DATE 08/31/2023
SCALE AS SHOWN
JOB NO. N/A
SHEET

A-5

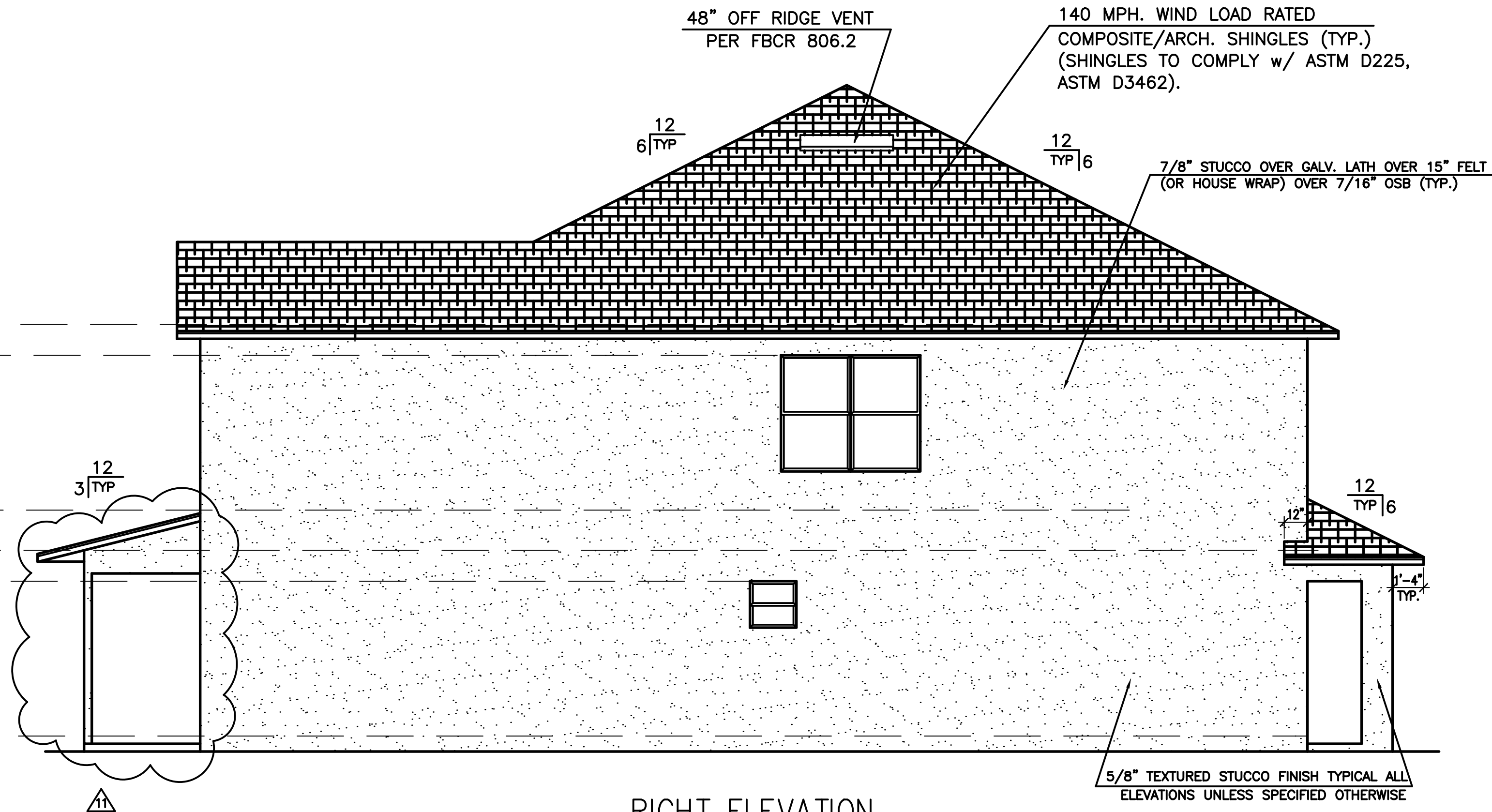
DESIGN NO. U906
BEARING WALL RATING - 2 HR.
NONBEARING WALL RATING - 2 HR.



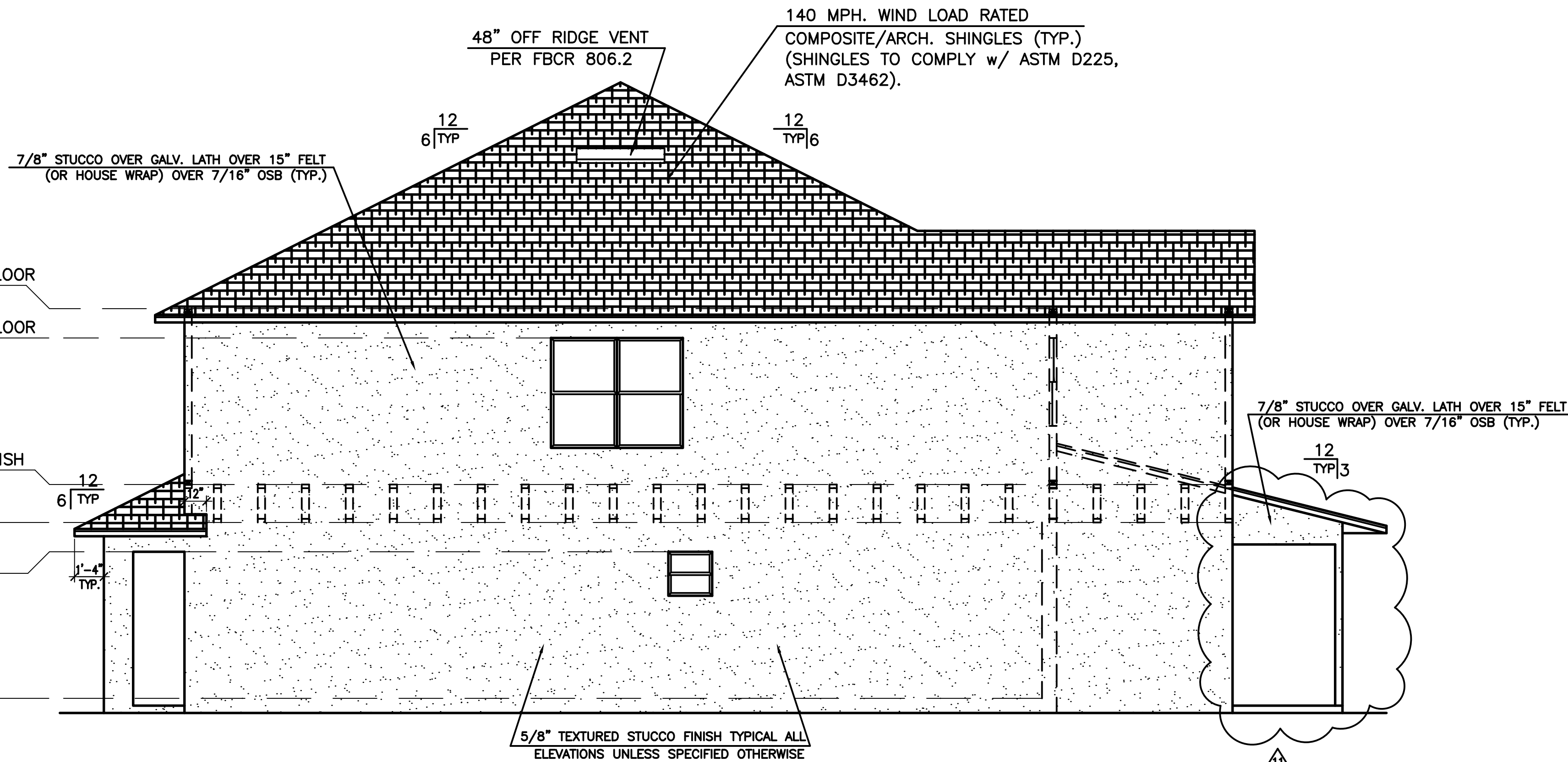
1. **CONCRETE BLOCKS**— * NOMINALS 6 BY 8 BY 16 IN, HOLLOW OR SOLID. CLASSIFICATION D-2 (2 HR).
ANCHOR CONCRETE PRODUCTS, INC.
EMPIRE MATERIAL CO.
FLORIDA ROCK INDUSTRIES, INC.
2. **MORTAR**— BLOCKS LAID IN FULL BED OF MORTAR, NOM. 3/8" IN. THICK, OF NOT LESS THAN 2-1/4" AND NOT MORE THAN 3-1/2 PARTS OF CLEAN SHARP SAND TO 1 PART PORTLAND CEMENT (PROPORTIONED BY VOLUME) AND NOT MORE THAN 50 PERCENT HYDRATED LIME (BY CEMENT VOLUME). VERTICAL JOINTS STAGGERED.
3. **PORTLAND CEMENT STUCCO OR GYPSUM PLASTER**— ADD 1/2 HR. TO CLASSIFICATION IF USED. ATTACHED TO CONCRETE BLOCKS (ITEM 1)
4. **FOAMED PLASTIC**— * (OPTIONAL—NOT SHOWN)— 1-1/2 IN. THICK MAX, 4 FT. WIDE SHEATHING ATTACHED TO CONCRETE BLOCKS (ITEM 1)

CELOTEX CORP— TYPE THERMAX
* BEARING THE UL CLASSIFICATION MARKING

- 17'-8 3/4" 2nd. FLOOR BEARING HT.
- 16'-4 3/4" 2nd. FLOOR HEADER HT.
- 9'-8 3/4" 2nd. FINISH FLOOR HT.
- 8'-0" 1st. FLOOR BEARING HT.
- 6'-8" 1st. FLOOR HEADER HT.
- 0" FINISH FLOOR



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION w/ THRU SECTION
SCALE: 1/4" = 1'-0"

MECHANICAL
* All mechanical shall be in accordance with the 2020 FBCR Mechanical Code
PLUMBING
* All plumbing shall be in accordance with the 2020 FBCR Plumbing Code

- SYSTEM NO. W-J-1028
F RATINGS— 1 & 2 HR. (SEE ITEM 3)
T RATINGS— 0 HR.
- SECTION A-A
1. **WALL ASSEMBLY**— MIN. 2-1/2 IN. THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED **CONCRETE BLOCKS***. MAX DIAM OF OPENING IS 12-1/2 IN. SEE **CONCRETE BLOCKS** (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURERS.
 2. **THROUGH-PENETRANTS**— ONE METALLIC PIPE, CONDUIT OR TUBING TO BE CENTERED WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN PIPES, CONDUIT OR TUBING AND PERIPHERY OF OPENING SHALL BE MIN. 1/2 IN. TO MAX 7/8 IN. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:
 - A. **STEEL PIPE**— NOM. 10 IN. DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.
 - B. **CONDUIT**— NOM. 4 IN. DIAM (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR NOM 6 IN. DIAM (OR SMALLER) STEEL CONDUIT.
 - C. **COPPER TUBING**— NOM 4 IN. DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.
 - D. **COPPER PIPE**— NOM. 4 IN. DIAM (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.
 3. **FILL, VOID OR CAVITY MATERIAL*—SEALANT**— MIN. 5/8 IN. OR 1-1/4 IN. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF WALL FOR 1HR. AND 2HR. FIRE-RATED WALLS, RESPECTIVELY.
HILTI CONSTRUCTION CHEMICALS, DIV OF
HILTI INC.— FS601 OR FS— ONE SEALANT
* BEARING THE CLASSIFICATION MARK

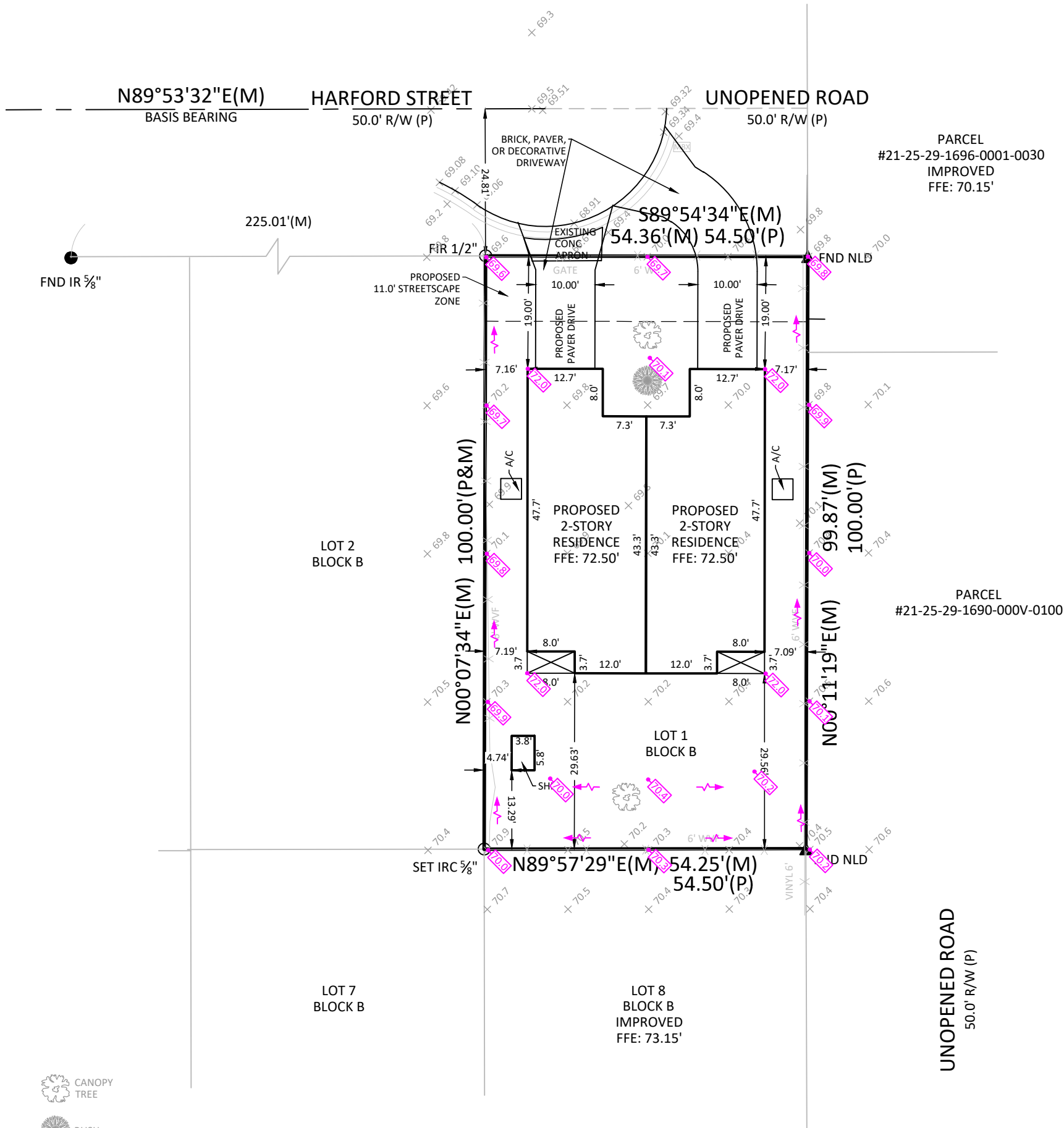
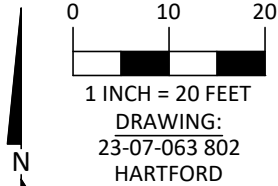
THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE, RESIDENTIAL 701. EXISTING SECTION R301 DESIGN CRITERIA AND ASCE 7-16 AND NFPA 70 NEC.
1. BASIC WIND SPEED= 140 MPH ULTIMATE WIND SPEED (VULT) AND 108 MPH (VASD)
2. RISK CATEGORY 2
3. CONSTRUCTION TYPE: SINGLE FAMILY RESIDENCE (TYPE V)
4. WIND EXPOSURE= CATEGORY B
5. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDING IS .18 AND HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40



SITE PLAN

LEGAL DESCRIPTION

LOT 1, BLOCK B, T.M. MABBETTS,
AS RECORDED IN PLAT BOOK A, PAGE 18,
PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.



VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM OF 1988 BASED ON THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS): FLKS, ORL1, & FLCC.

HORIZONTAL DATUM

NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, ZONE 0901, FLORIDA EAST. THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTHERLY LINE OF BLOCK B, BEING N89°53'32"E, AS MEASURED.

LEGEND & SYMBOLS

PSM = PROFESSIONAL SURVEYOR & MAPPER		= BENCHMARK
LB = LICENSED BUSINESS		= DRAINAGE ARROW
LS = LICENSED SURVEYOR		= ROAD GRADE
FND = FOUND		= GROUND GRADE
SET = SET "LB 8291"		= PROPOSED GRADE
IR[C] = IRON ROD [8 & CAP]		= SANITARY MANHOLE
NL[D] = NAIL [8 DISK]		= WELL
CM = CONCRETE MONUMENT		= WATER METER
TYP = TYPICAL		= ELECTRIC METER
FFE = FINISHED FLOOR ELEVATION		= CLEANOUT
BFE = BASE FLOOD ELEVATION		= ELECTRICAL RISER
BSL = BUILDING SETBACK LINE		= TELEPHONE RISER
BM = BENCHMARK		= CABLE RISER
PP = POWER POLE		= POWER POLE
CONC = CONCRETE		= VALVE
SW = SIDEWALK		= IR[C] FOUND
EP = EDGE OF PAVEMENT		= 5/8" IRC SET
CMP = CORRUGATED METAL PIPE		= NLD FOUND
D.E. = DRAINAGE EASEMENT		= CM FOUND
U.E. = UTILITY EASEMENT		= CM SET
WBF = WOOD BOARD FENCE		
CLF = CHAIN LINKED FENCE		
WVF = WHITE VINYL FENCE		
HWF = HOG WIRE FENCE		
BWF = BARBED WIRE FENCE		
(P) = PLAT (M) = MEASURED (C) = CALCD		
CULVERT		
UTILITIES		
SEPTIC / SEWER		

FIELD DATE: 08/11/2023

FIELD CREW: BH

LOT SIZE: 5,430 SQ. FT.

LOT ADDRESS:
802 HARFORD STREET,
KISSIMMEE, FL 34741.

REV	DATE	COMMENT

FEMA FIRM INFORMATION:

BASED UPON MY REVIEW OF THE "FLOOD INSURANCE RATE MAP" OF CITY OF KISSIMMEE, FLORIDA, COMMUNITY PANEL No. 12097C0066G WITH AN EFFECTIVE DATE OF 06/18/2013, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" DEFINED IN FEMA STANDARDS.

SURVEYOR'S NOTES

ADDITIONS, MODIFICATIONS, OR DELETIONS TO THIS SURVEY IS PROHIBITED WITHOUT WRITTEN CONSENT BY THE SIGNING SURVEYOR.

PROPERTY LINES SHOULD NOT BE RE-ESTABLISHED BY NOTED FENCE OR BUILDING TIES.

NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED, INCLUDING BUT NOT LIMITED TO BURIED UTILITIES, FOUNDATIONS, AND FOOTERS.

NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP OR ENCUMBRANCES WERE PROVIDED, EXCEPT AS NOTED, NOR DID THE SURVEYOR ABSTRACT THESE LANDS.

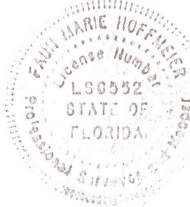
PRINT DATE: 10/12/2023

DRAFTER: EH

MODEL: APEX CUSTOM DUPLEX

CERTIFICATIONS:
APEX CONSTRUCTION

I HEREBY CERTIFY THAT THIS SITE PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS REQUIRED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES. THIS SITE PLAN IS NOT VALID WITHOUT EITHER THE SIGNED AND ORIGINAL RAISED SEAL OF THE SURVEYOR OR DIGITAL SIGNATURE IF VIEWING A PDF COPY OF THE SURVEY. THE DIGITAL COPY OF THE SIGNATURE IS NOT VALID WHEN PRINTED.



Digitally signed
by Faun
Hoffmeier
Date:
2023.10.12
08:43:22 -04'00'

FAUN M. HOFFMEIER, PSM LS 6552
H & H SURVEY CONSULTANTS LB 8291
AN EXACTA LAND SURVEYING COMPANY

LEGEND	
SYMBOL	DESCRIPTION
	8" CMU WALL w/ BLOCK CELL FILLED w/ CONCRETE & (1) #5 ROD FROM FOOTING UP TO LINTEL THE BEAM.
	WOOD FRAME WALL
	INTERIOR BEARING WALL (2x4 STUDS @ 16" O.C. U.N.O.)
	PLANT SHELF AT 8'-4" A.F.F.

HEADER SCHEDULE	
HEADER NO.	DESCRIPTION
HDR-1	DOUBLE 2x12 w/ 1/2\"/>
HDR-2	PRECAST WITHOUT LINTEL WITH (1) #5 BAR
HDR-3	PRECAST WITH LINTEL AND (1) #5 BAR

NOTES:

1. ALL STRUCTURAL CONCRETE HEADERS SHALL BE HDR-3 UNLESS OTHER WISE NOTED. FILL REINFORCE PRECAST WHEN 6 FT OR GREATER
2. ALL STRUCTURAL WOOD HEADERS SHALL BE HDR-1 UNLESS OTHER WISE NOTED.
3. SHEAR WALLS TO EQUAL OVER 40% OF WALL EACH SIDE OF ALL EXTERIOR OPENINGS

WINDOW SCHEDULE			
MASONRY CONSTRUCTION			
CALL SIZE	ROUGH OPENING	CALL SIZE	ROUGH OPENING
SH 12	19 7/8\"/>	SH 22	37 3/4\"/>
SH 13	19 7/8\"/>	SH 23	37 3/4\"/>
SH 14	19 7/8\"/>	SH 24	37 3/4\"/>
SH 15	19 7/8\"/>	SH 24/5 (EGRESS)	37 3/4\"/>
SH 16	19 7/8\"/>	SH 25 (EGRESS)	37 3/4\"/>
SH H32	27 1/4\"/>	SH 26 (EGRESS)	37 3/4\"/>
SH H33	27 1/4\"/>	SH 32	53 7/8\"/>
SH H34	27 1/4\"/>	SH 33	53 7/8\"/>
SH H35	27 1/4\"/>	SH 34	53 7/8\"/>
SH H36	27 1/4\"/>	SH 34/5 (EGRESS)	53 7/8\"/>
DBL SH 25	74 7/8\"/>	SH 35 (EGRESS)	53 7/8\"/>
TPL SH 25	112\"/>	SH 36 (EGRESS)	53 7/8\"/>

NOTES:

1. ALL ADDITIONAL WINDOWS ARE TO RESIST 27.6 P.S.I.
2. PRESSURE @ 140 MPH.
3. ALL WINDOW ROUGH OPENINGS SHALL BE VERIFIED BY WINDOW CONTRACTOR PRIOR TO CONSTRUCTION.
4. SUB-CONTRACTORS SHALL VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS WITH GENERAL CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
5. MANUFACTURER TO PROVIDE CERTIFICATION OF COMPLIANCE TO 140 MPH WIND LOAD FOR EACH UNIT

GENERAL NOTES

1. FINAL ROOM DIMENSIONS WILL VARY FROM ORIGINAL CONCEPT DEPENDING ON FINAL WALL LOCATION AND WALL FINISH.
2. ALL INTERIOR DIMENSIONS ARE BASED FROM THE OUTER EDGE OF THE FOUNDATION SLAB.
3. ALL SOIL UNDER SLAB AND FOOTINGS SHALL BE TREATED FOR TERMITES.
4. ALL REINFORCING STEEL LAPS SHALL BE 40 BAR DIAMETER MIN.
5. CONCRETE FOR SLAB AND FOOTERS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
6. CONCRETE (GROUT) FOR LINTELS AND FILLED CELLS SHALL HAVE A MIN. COMPRESSIVE STRENGTH 3000 PSI AT 28 DAYS.
7. MORTAR SHALL BE TYPE S.
8. REINFORCING STEEL SHALL BE MIN. OF GRADE 40.
9. ALL EXTERIOR WALLS ASSUMED TO BE 8\"/>
10. ALL INTERIOR NON-BEARING WALLS SHALL BE CONVENTIONAL 2x4 FRAMING @ 24\"/>
11. ALL ANGLES ASSUMED TO BE 45 DEGREES U.N.O.
12. ALL INTERIOR DOOR HEIGHTS TO BE 6\"/>
13. ALL THRESHOLDS TO BE 3/4\"/>
14. SAFETY GLASS REQUIRED IN ALL HAZEROUS AREAS.
15. ANY DOOR BETWEEN GARAGE & LIVING AREA OF HOUSE SHALL BE 20 MIN/ SOLID CORE
16. WALL BETWEEN GARAGE & LIVING AREA OF HOUSE SHALL HAVE 1/2\"/>
17. GARAGE CEILING TO BE 5/8\"/>

AREA CALCULATIONS	
UNIT 1 FIRST FLOOR LIVING	670 S.F.
UNIT 1 2nd FLOOR LIVING	835 S.F.
UNIT 2 FIRST FLOOR LIVING	670 S.F.
UNIT 2 2nd FLOOR LIVING	835 S.F.
TOTAL LIVING	3010 S.F.
ENTRY	194 S.F.
UNIT 1 REAR PORCH	30 S.F.
UNIT 2 REAR PORCH	30 S.F.
UNIT 1 GARAGE	270 S.F.
UNIT 2 GARAGE	270 S.F.
TOTAL UNDER ROOF	3804 S.F.

ELECTRICAL

- * All electrical shall be in accordance with the NFPA 70 National Electric Code

MECHANICAL

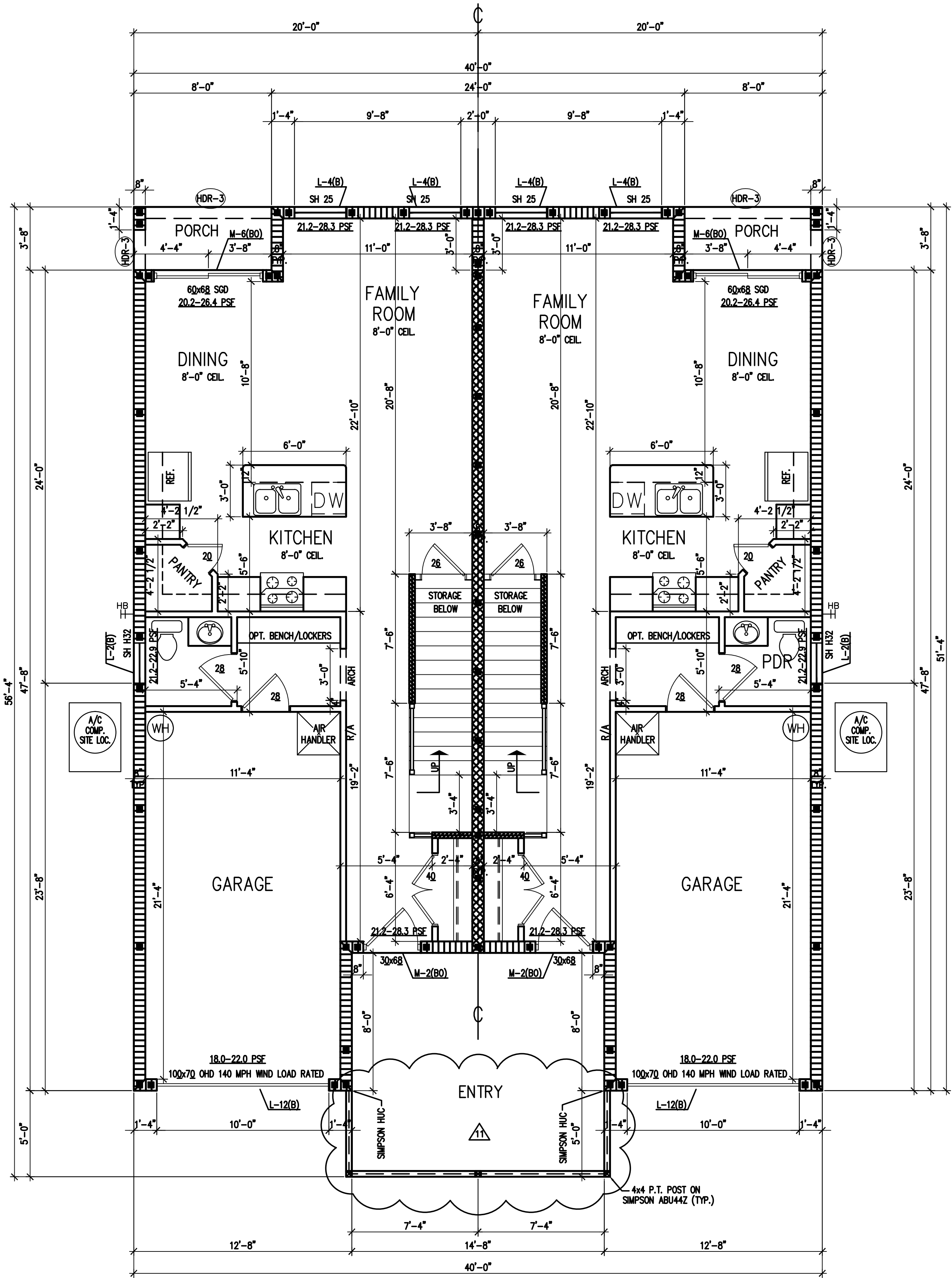
- * All mechanical shall be in accordance with the 2020 FBCR Mechanical Code

PLUMBING

- * All plumbing shall be in accordance with the 2020 FBCR Plumbing Code

STAIR CALCULATIONS PER
FBCR 2020 SECTION R311.7.5

CALCULATED TOTAL HEIGHT: 9'-8 3/4"
TOTAL NUMBER OF RISER: 16
CALCULATED RISER HEIGHT: 7 5/16"
CALCULATED TREAD: 10" w/ 3/4" NOSING



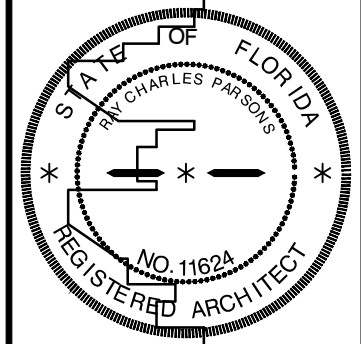
1st. FLOOR PLAN
SCALE: 1/4" = 1'-0"

TRUSS BEARING HT. SCHEDULE
NOTE: 1st FLOOR FIN. FLR. @ 0'-0"
+ 8'-0" AFF
+ 17'-8 3/4" AFF

REVISIONS	DATE
	10/12/23

Ray E. Parsons Architect, LLC
Architects / Planners

1178 Broadway Ave - Kissimmee, Florida 34741
Phone: (407) 908-0001 - E-mail: ray@parsonsgroup.net
Reg. #A30011824



CUSTOM DUPLEX PLANS
for LAJUAN CHAMBERS
HARFORD STREET, KISSIMMEE
OSCEOLA COUNTY, FLORIDA 34741

DRAWN M.M.
CHECKED R.P.
DATE 08/31/2023
SCALE AS SHOWN
JOB NO. N/A
SHEET

A-2

THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE, RESIDENTIAL 7th EDITION SECTION R301 DESIGN CRITERIA AND ASCE 7-16 AND NFPA 70 NEC.

1. BASIC WIND SPEED= 140 MPH ULTIMATE WIND SPEED (VULT) AND 108 MPH (VASD)
2. RISK CATEGORY 2
3. CONSTRUCTION TYPE: SINGLE FAMILY RESIDENCE (TYPE V)
4. WIND EXPOSURE= CATEGORY B
5. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDING IS .18 AND HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40

LEGEND

SYMBOL	DESCRIPTION
	8" CMU WALL w/ (1) #5 ROD FROM FOOTING UP TO TIE BEAM
	WOOD FRAME WALL
	INTERIOR BEARING WALL (2x4 STUDS @ 16" O.C. U.N.O.)
	PLANT SHELF AT 8'-4" A.F.F.

HEADER SCHEDULE

HEADER NO.	DESCRIPTION
HDR-1	DOUBLE 2x12 w/ 1/2" FLITCH PLATE NAILED w/ 10d @ 12" O.C. TWO ROWS STAGGERED
HDR-2	PRECAST WITHOUT LINTEL WITH (1) #5 BAR
HDR-3	PRECAST WITH LINTEL AND (1) #5 BAR

WINDOW SCHEDULE

FRAME CONSTRUCTION

CALL SIZE	ROUGH OPENING	CALL SIZE	ROUGH OPENING
2024	23 7/8"x27 1/2"	3024	35 7/8"x27 1/2"
2030	23 7/8"x35 1/2"	3030	35 7/8"x35 1/2"
2038	23 7/8"x43 1/2"	3038	35 7/8"x43 1/2"
2044	23 7/8"x51 1/2"	3044	35 7/8"x51 1/2"
2050	23 7/8"x59 1/2"	3044/5 (EGRESS)	35 7/8"x53 1/2"
2060	23 7/8"x71 1/2"	3050 (EGRESS)	35 7/8"x59 1/2"
2424	27 7/8"x27 1/2"	3060 (EGRESS)	35 7/8"x71 1/2"
2430	27 7/8"x35 1/2"	3424	39 7/8"x27 1/2"
2438	27 7/8"x43 1/2"	3430	39 7/8"x35 1/2"
2444	27 7/8"x51 1/2"	3438	39 7/8"x43 1/2"
2450 (EGRESS)	27 7/8"x59 1/2"	3444	39 7/8"x51 1/2"
2460 (EGRESS)	27 7/8"x71 1/2"	3450 (EGRESS)	39 7/8"x59 1/2"
2824	31 7/8"x27 1/2"	3460 (EGRESS)	39 7/8"x71 1/2"
2830	31 7/8"x35 1/2"	3824	43 7/8"x27 1/2"
2838	31 7/8"x43 1/2"	3830	43 7/8"x35 1/2"
2844	31 7/8"x51 1/2"	3838	43 7/8"x43 1/2"
2850 (EGRESS)	31 7/8"x59 1/2"	3844	43 7/8"x51 1/2"
2860 (EGRESS)	31 7/8"x71 1/2"	3850 (EGRESS)	43 7/8"x59 1/2"

NOTES:

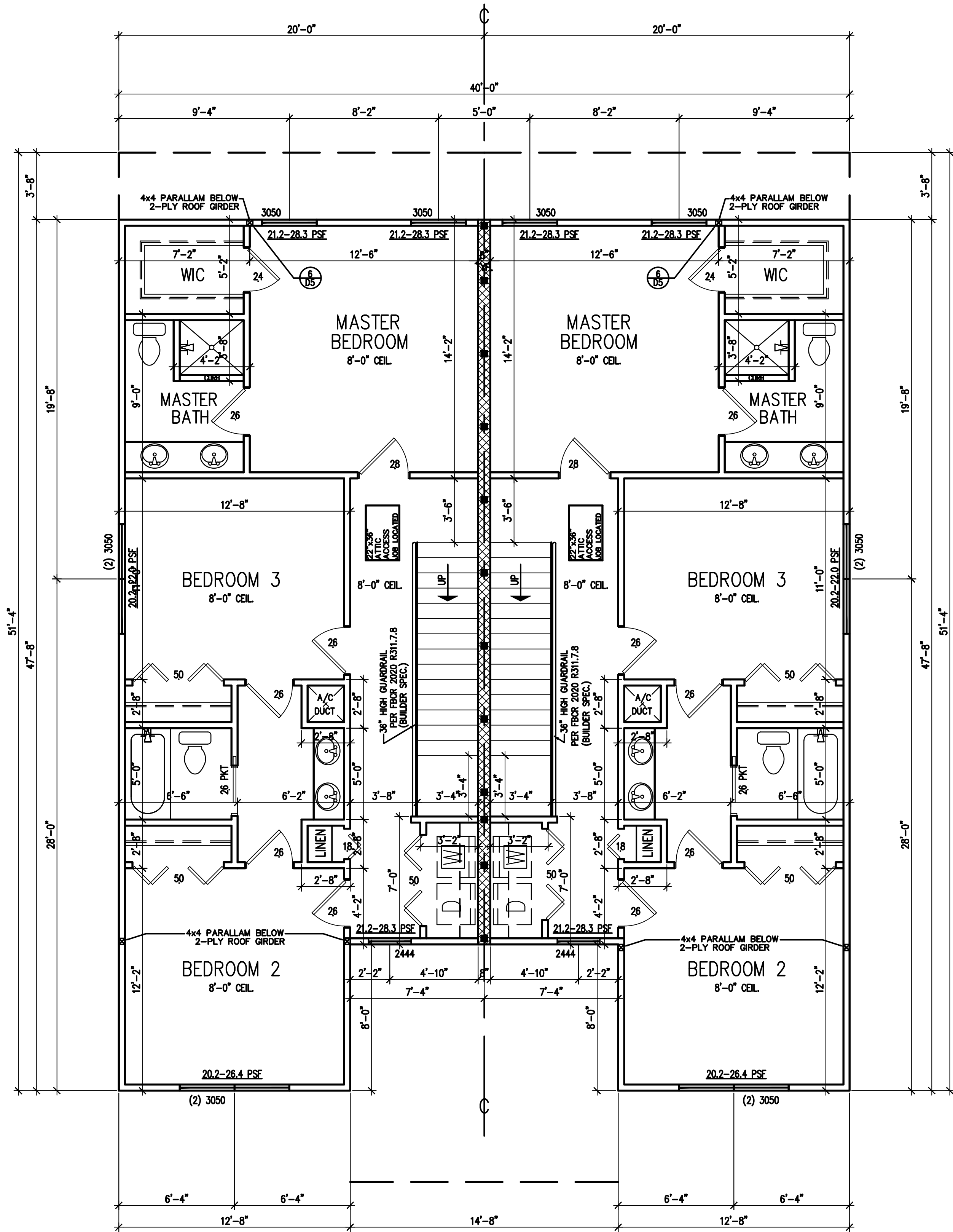
1. ALL WINDOWS ARE TO RESIST 27.6 P.S.I. PRESSURE @ 140 MPH.

2. ALL WINDOW ROUGH OPENINGS SHALL BE VERIFIED BY WINDOW CONTRACTOR PRIOR TO CONSTRUCTION.

3. SUB-CONTRACTORS SHALL VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS WITH GENERAL CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.

4. MANUFACTURER TO PROVIDE CERTIFICATIION OF COMPLIANCE TO 140 MPH WIND LOAD FOR EACH UNIT

- ELECTRICAL
- * All electrical shall be in accordance with the NFPA 70 National Electric Code
- MECHANICAL
- * All mechanical shall be in accordance with the 2020 FBCR Mechanical Code
- PLUMBING
- * All plumbing shall be in accordance with the 2020 FBCR Plumbing Code



2nd. FLOOR PLAN
SCALE: 1/4" = 1'-0"

THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE, RESIDENTIAL 706. EXISTION SECTION R301 DESIGN CRITERIA AND ASCE 7-16 AND NFPA 70 NEC.

1. BASIC WIND SPEED= 140 MPH ULTIMATE WIND SPEED (VULT) AND 108 MPH (VASD)

2. RISK CATEGORY 2

3. CONSTRUCTION TYPE: SINGLE FAMILY RESIDENCE (TYPE V)

4. WIND EXPOSURE= CATEGORY B

5. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDING IS .18 AND HIGHT AND EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40

REVISIONS

DATE

Ray E. Parsons Architect, LLC

Architects / Planners

117B Broadway Ave - Kissimmee, Florida 34741

Phone: (407) 908-0001 - E-mail: ray@parsonsgroup.net

Reg. #A30011824

STATE OF FLORIDA

REGISTERED ARCHITECT

NO. 11624

CHARLES P. PARSONS

CUSTOM DUPLEX PLANS

for LAJUAN CHAMBERS

HARFORD STREET, KISSIMMEE

OSCEOLA COUNTY, FLORIDA 34741

DRAWN

M.M.

CHECKED

R.P.

DATE

08/31/2023

SCALE

AS SHOWN

JOB NO.

N/A

SHEET

A-3

ITEM 5.C

605 Mabbette Street

Request

Requesting alterations and new construction for the property at 605 Mabbette Street.

Explanation

This is a request for alterations to the existing structure and construction of a new duplex unit for the property at 605 Mabbette Street. This is a frame vernacular structure constructed in 1938.

ROOF

1. While the roofing material will remain the same, the rafter tails are proposed to be removed. Per South Beaumont Historic Preservation guidelines, any decorative features that are important to the architectural character of the structure shall be retained and left visually exposed.

ENTRIES/PORCHES/BALCONIES

1. The front of the existing structure was reconfigured to add a small porch with the door recessed and off-center. Porches on frame vernacular homes typically span the entire front of the structure and the door is not recessed and centered. Per South Beaumont Historic Preservation guidelines, no porch, balcony or entry may be added to a structure unless compatible with historical, architectural character of the structure.
2. It appears that the front porch was enclosed at some point. An option is to open this area (it could be screened) and restore the porch, which would be consistent with the style and historic guidelines.

WINDOWS/DOORS

1. There are windows/doors on the existing structure that are being reduced/removed and some window frames appear to be adjusted.

Per South Beaumont Historic Preservation guidelines:

1. Original or existing framing, mullions, glazing, sills, glass, lintels, pediments, size, placement and character of all façade windows and doors that reflect the historic character of the building shall be retained wherever possible.
2. Adding doors and windows: New openings and any enclosures shall only be permitted on secondary facades unless the change is made to return the structure to its original architectural character.
3. Changes to doors and windows: Replacement of windows and doors shall be the same size as the original or existing opening and materials shall be compatible with the architectural character of the structure, including but not limited to mullions, proportion and configuration. Original transoms, sidelights and trim shall be retained wherever possible. Glass tinting will be reviewed on a case-by-case basis.

4. Decorative features on doors and windows: Existing brackets, mullions, shutters, cornices or other decorative features shall be retained and exposed wherever possible. Shutters or awnings that are undersized or oversized or that obscure the window shall not be permitted.

EXTERIOR MATERIALS

1. The proposed improvements include a LAP siding, which is not consistent with the width or style of the existing structure. Staff recognizes that time will result in an upgrade in materials, but the existing width and style should remain as close to the existing as possible.
2. There is a pressure-treated lattice added to the bottom of the structure. Unless reasonable justification is given, this is not architecturally consistent with the style and should be removed.
3. Per South Beaumont Historic Preservation guidelines, wood siding that is repairable or in good condition shall be preserved. Deteriorated wood that is unsalvageable shall be replaced with wood siding that matches the existing size, shape and texture whenever possible. Trim and details shall be left visually exposed and preserved wherever possible. The exterior of the structure, materials, textures, decorative features, depth, width and type of lap shall be retained wherever possible. Covering exposed wood, masonry, stone or other historic surfaces is not permitted unless materials are not salvageable.

FORM BASED CODE

1. The Form Based Code prohibits new access points on heavily traveled roads. The proposed driveway on Mabbette must be removed and access can be obtained through the side-street. A knee-wall may be needed for the parking area off the side street, as well.

Based on the above, Staff is recommending denial of this request.

Recommendation

REQUESTED HISTORIC PRESERVATION ADVISORY BOARD ACTION:

Deny

Attachment(s):

1. Vicinity Map
2. Current Conditions
3. Elevations
4. Floor Plans
5. Site Plan
6. 3D Rendering

605 MABBETTE ST

















Angel M. Lopez

STATE OF FLORIDA PROFESSIONAL
LIC. #65179

Phone: 321.746.3945 - E-mail: alopez.engineer@gmail.com
1641 W. Oak Ridge Rd. Apt. B - Orlando, FL 32809
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NEW DUPLEX

San Felipe Invesment Group, LLC

605 W Mabbette St, Kissimmee, FL 34741

ELEVATIONS



This item has been electronically signed and sealed by
Angel M. Lopez,
State of Florida,
Professional Engineer
Lic. No. 65179

or/date shown on digital signature(s). Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

No.	Description	Date
1	REV-1	06-15-2023

Project Number JB-200

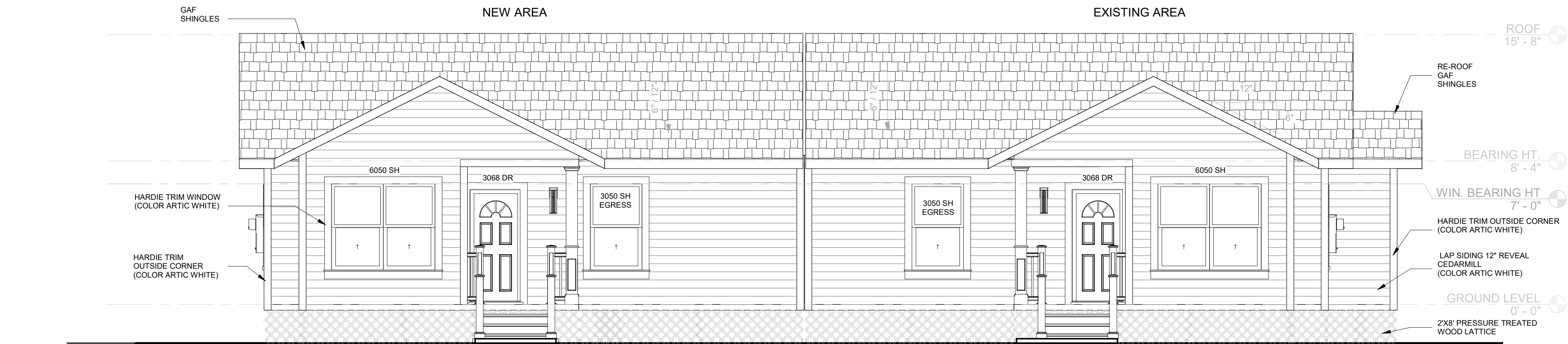
Date 11-10-2022

Drawn By JB

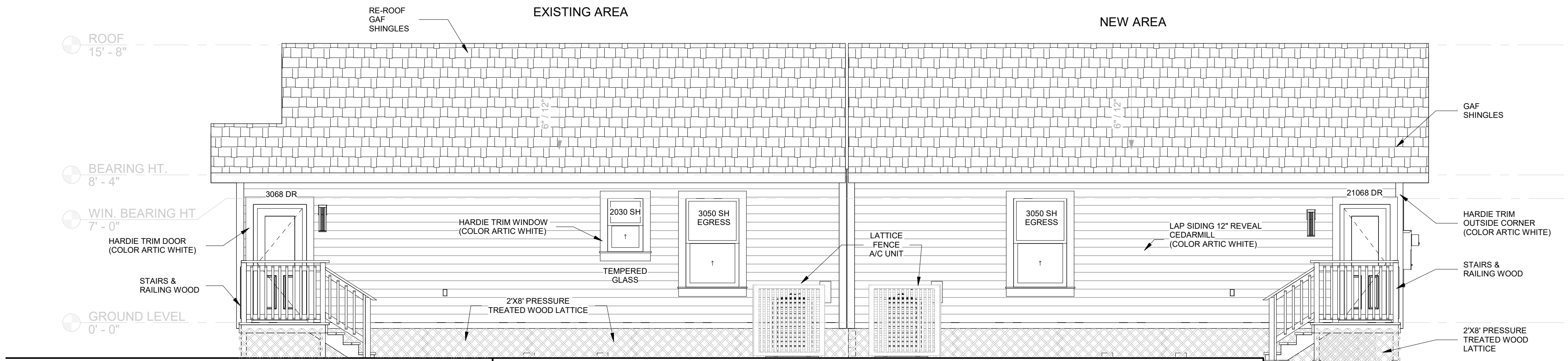
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A004

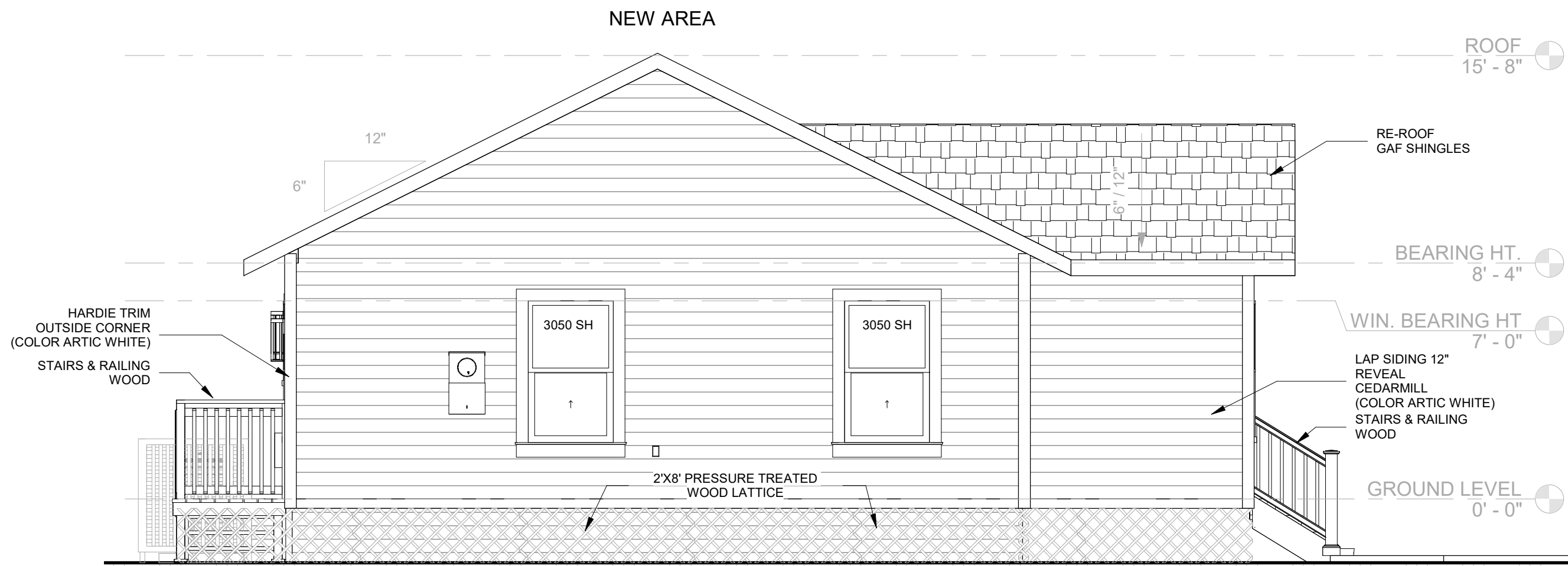
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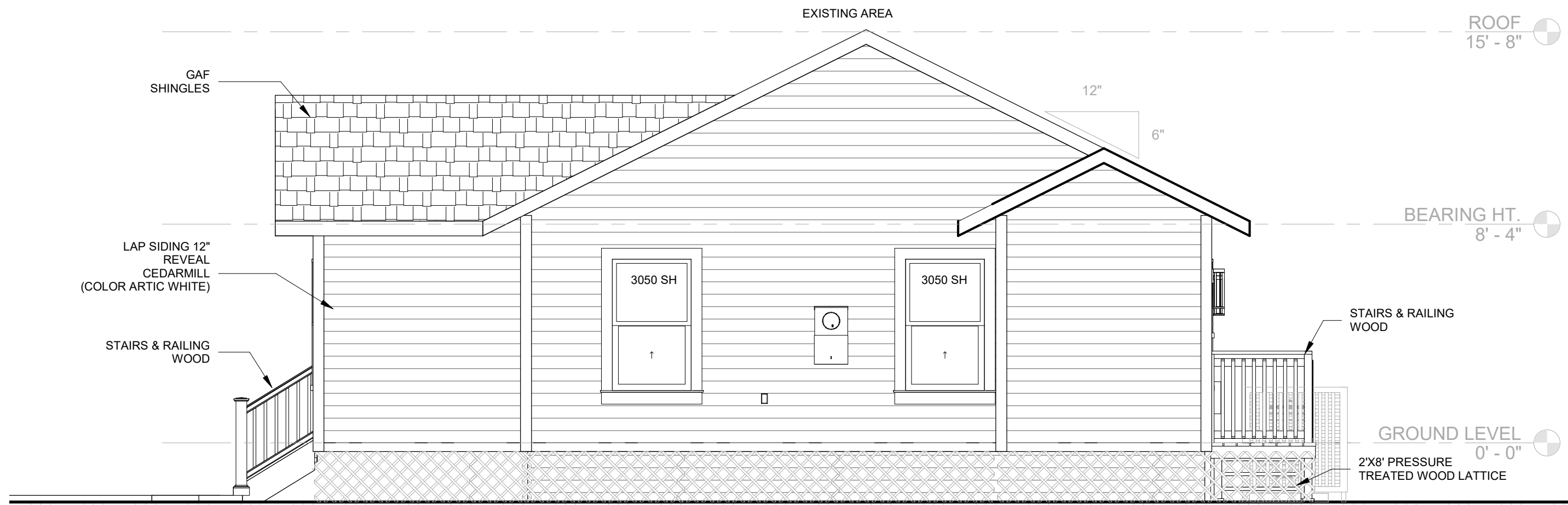
1 FRONT ELEVATION
1/4" = 1'-0"



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



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



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

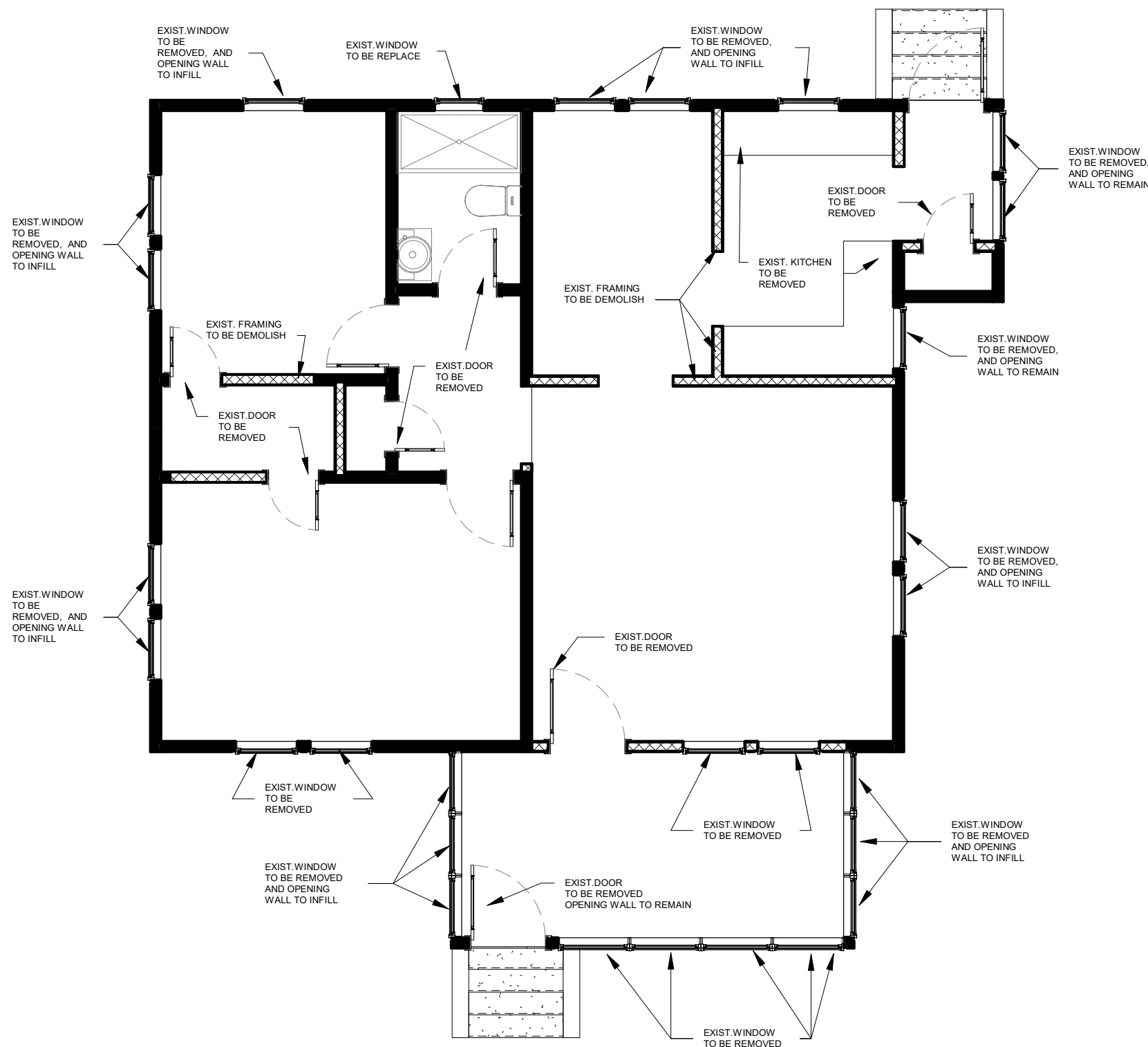
Angel M. Lopez

STATE OF FLORIDA PROFESSIONAL
LIC. #65179

Phone: 321.746.3945 - E-mail: alopez.engineer@gmail.com

1641 W. Oak Ridge Rd. Apt. B - Orlando, FL 32809

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WALL TYPE LEGEND

- EXISTING WALL TO REMAIN
- TO BE REMOVED

NOTE:

- DO NOT USE CHIPPING HAMMER.
- LEAVE ALL LINTELS IN PLACE.
- DO NOT DISTURB REMAINING STRUCTURE.
- REMOVE ALL INT. DOORS, LIGHTS, AND PLUMBING FIXTURES.
- EXIST. ROOF STRUCTURE TO BE EXPANDED TOWARDS REAR.
- SEE ROOF PLANS & DETAILS.
- ALL EXISTING WINDOWS TO BE REMOVE

1 EXISTING FLOOR PLAN
3/16" = 1'-0"

GENERAL DEMOLITION NOTES

GENERAL

1. FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES IN WRITING PRIOR TO ON SET OF DEMOLITION.
2. DEMOLITION/RESTORATION ITEMS MAY NOT BE ALL INCLUSIVE. THE DEMOLITION CONTRACTOR IS TO REVIEW THE REQUIREMENTS OF NEW CONSTRUCTION AND IS TO COMPLETE ALL DEMOLITION/RESTORATION, CUTTING, AND PATCHING NECESSARY TO ACHIEVE INTENDED NEW CONDITION AND QUALITY.
3. SELECTIVE DEMOLITION IS NOT INDICATED IN AREAS WHERE IT MAY BE NECESSARY TO DEMOLISH ALL OR PART OF AN EXISTING BUILDING COMPONENT TO GAIN ACCESS TO AREAS FOR TIE-IN TO BUILDING SYSTEMS, OR WHICH MAY BE REQUIRED TO INSTALL NEW CONSTRUCTION INDICATED ON THE DRAWINGS. DEMOLITION FOR THESE PURPOSES SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER, AND THE AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION PRIOR TO BEGINNING CONSTRUCTION.
4. DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH THE LOCAL BUILDING CODES.
5. EXERCISE EXTREME CAUTION IN THIS DEMOLITION. COST OF REPAIR TO ANY ADJACENT CONDITIONS WHICH ARE DAMAGED AS A RESULT OF THIS DEMOLITION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. RELOCATION OF MATERIAL; RELOCATION OF ANY ITEMS INVOLVED IN THE PROJECT IS SUBJECT TO THE ABILITY TO DO SO WITHOUT PERMANENTLY DAMAGING OR MARRING THE ITEMS TO BE RELOCATED. IF RELOCATION OF ANY ITEM IS NO POSSIBLE AS PRESCRIBED HEREIN, NEW MATERIALS SHALL BE SUBSTITUTED TO MATCH EXISTING. SAFELY STORE MATERIAL TO BE REUSED UNTIL TIME OF INSTALLATION.
7. CERTAIN ITEMS ARE TO BE RETURNED TO THE BUILDING OWNER. COORDINATE WITH THE BUILDING OWNER WHICH ITEMS ARE TO BE RETURNED AND THE LOCATION SAID ITEMS ARE TO BE STORED.
8. ALL MATERIALS TO BE DISPOSED OF ARE TO BE DISPOSED OF BY THE CONTRACTOR OFF THE PROJECT SITE IN ACCORDANCE WITH LOCAL RESTRICTIONS UNLESS NOTED OTHERWISE HEREIN.
9. ALL AREAS SHALL BE KEPT IN A BROOM CLEAN CONDITION AT ALL TIMES.

SITE

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK. INACTIVE OR ABANDONED UTILITIES SHALL BE CAPPED IN ACCORDANCE WITH LOCAL RESTRICTIONS. REMOVE INACTIVE SERVICES (PLUMBING, MECHANICAL, ELECTRICAL, ETC.) AS REQUIRED TO MAINTAIN OPERATION.
2. MAINTAIN COMPLETE SECURITY OF THE JOB SITE WHILE JOB IS IN PROGRESS AND UNTIL JOB IS COMPLETE.
3. PROVIDE TEMPORARY WATER, POWER, AND TOILET FACILITIES AS REQUIRED.

ARCHITECTURE

1. THE BUILDING ENVELOPE SHALL BE MAINTAINED IN A WATER TIGHT CONDITION AT ALL TIMES.
2. ALL DOORS TO BE REMOVED ARE TO BE PUT IN STORAGE FOR FUTURE USE BY BUILDING OWNER. BUILDING OWNER IS TO DIRECT CONTRACTOR AS TO WHERE THESE ITEMS SHOULD BE STORED.

STRUCTURAL

1. PROTECT ALL STRUCTURAL MEMBERS FROM DAMAGE.
2. DURING DEMOLITION, BRACE ALL EXISTING STRUCTURES AS NEEDED.
3. DO NOT CUT STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY OR LOAD/DEFLECTION RATIO. NOTIFY ENGINEER OF ALL STRUCTURAL CUTS PRIOR TO EXECUTION TO OBTAIN APPROVAL.
4. IN ALL AREAS WHERE DEMOLITION CAUSES UNEVENNESS IN THE FLOOR SLAB, PERFORM THE NECESSARY WORK REQUIRED TO PROVIDE A SMOOTH SLAB PREPARED TO RECEIVE NEW FINISHES.

NEW DUPLEX

San Felipe Invesment Group, LLC

605 W Mabbette St, Kissimmee, FL 34741

EXISTING FLOOR PLAN & DEMOLITION NOTES



This item has been electronically signed and sealed by
Angel M. Lopez,
State of Florida,
Professional Engineer
Lic. No. 65179

or(date shown on digital signatures). Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

No.	Description	Date
1	REV-1	06-15-2023

Project Number JB-200

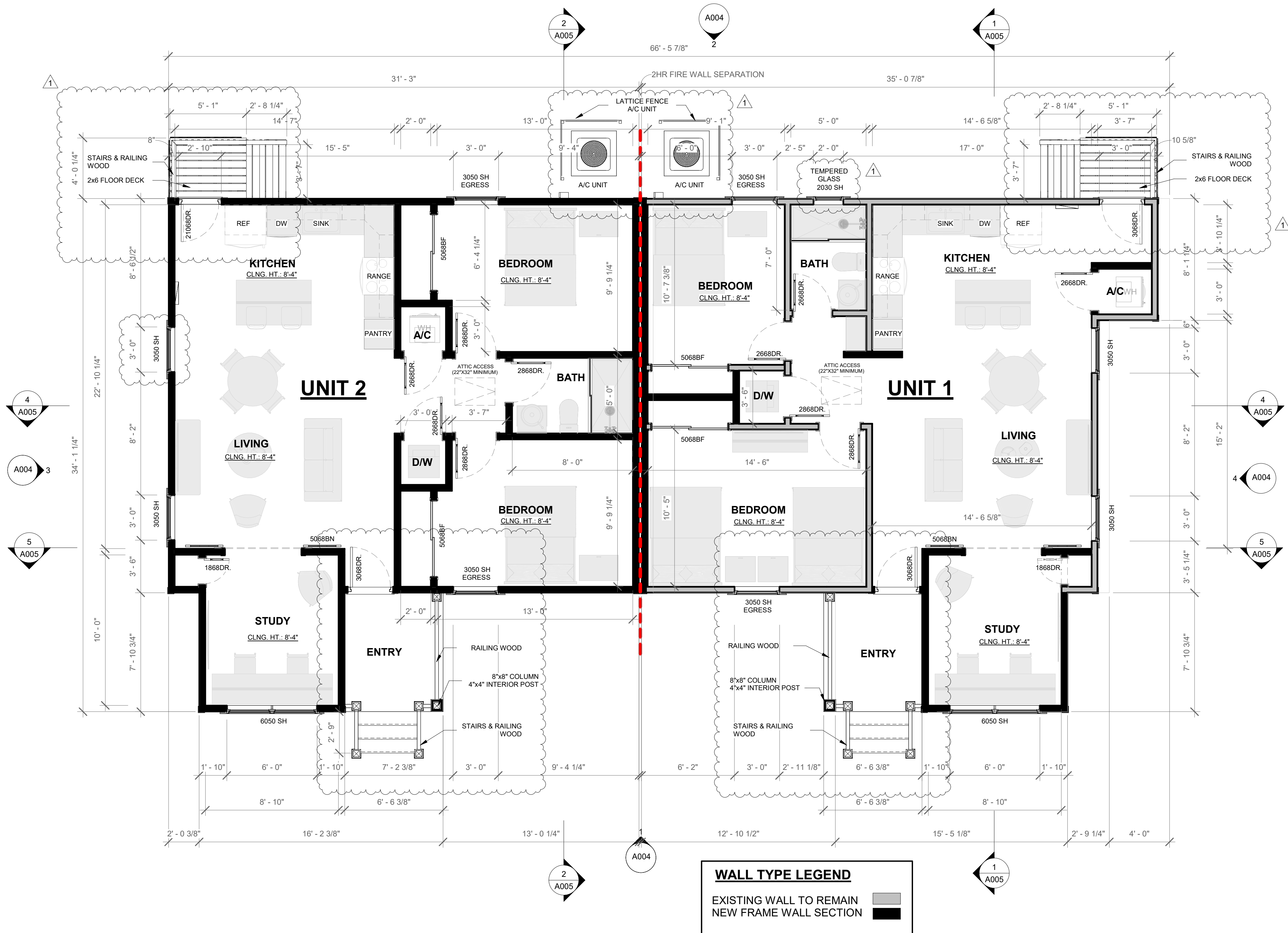
Date 11-10-2022

Drawn By JB

Checked By AL

A002

Scale 3/16" = 1'-0"



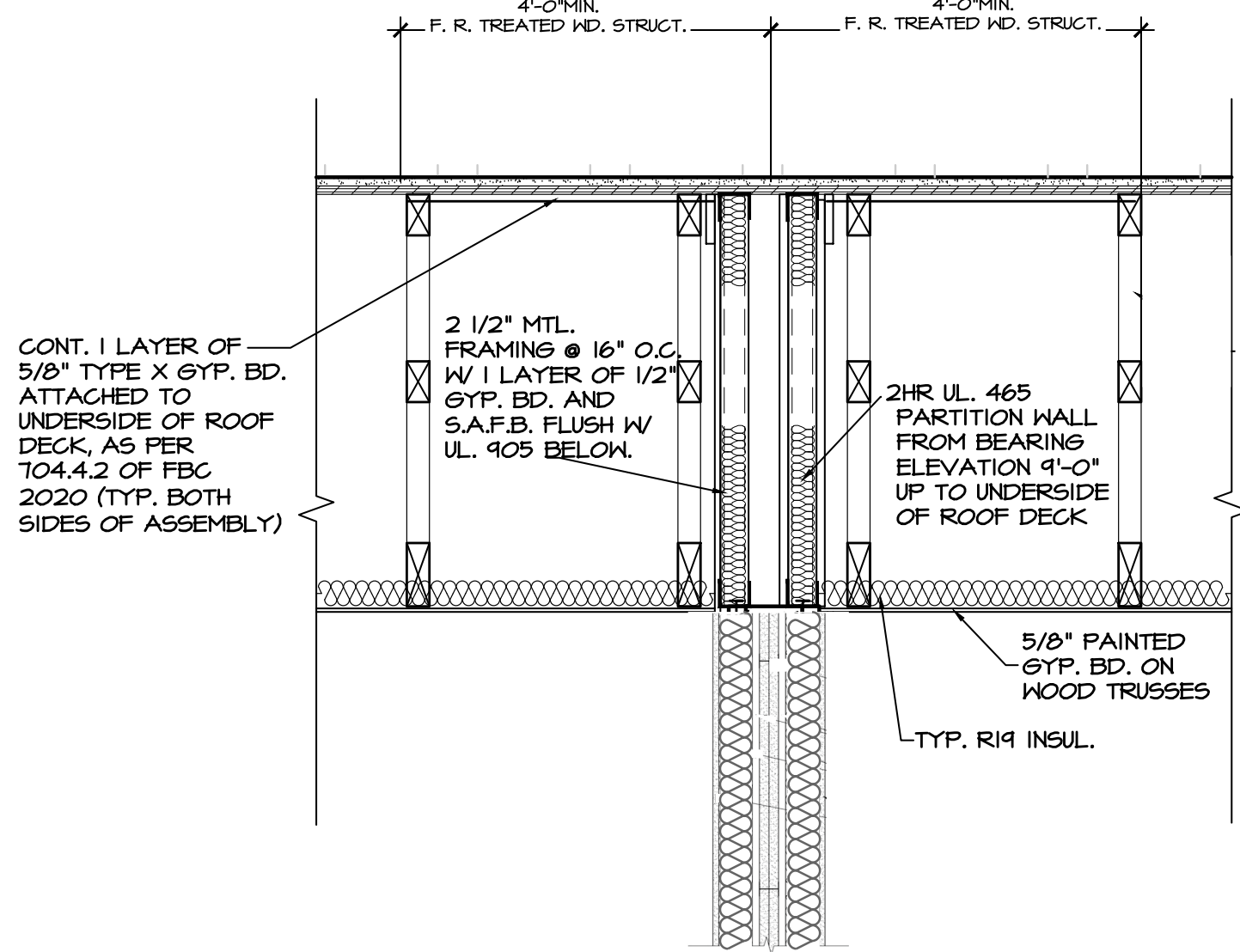
1 FLOOR PLAN
1/4" = 1'-0"

DOOR SCHEDULE					
DOOR	SIZE	THKNS	MAT'L	FRAME	COMMENTS
21068 DR.	2'-10"x6'-8"		METAL/GLASS	HM	EXTERIOR DOOR
3068 DR.	3'-0"x6'-8"		METAL/GLASS	HM	EXTERIOR DOOR
1868DR.	1'-8"x6'-8"		SOLID CORE WOOD	WD	INTERIOR DOOR
2068DR.	2'-0"x6'-8"		SOLID CORE WOOD	WD	INTERIOR DOOR
2668DR.	2'-6"x6'-8"		SOLID CORE WOOD	WD	INTERIOR DOOR
2868DR.	2'-8"x6'-8"		SOLID CORE WOOD	WD	INTERIOR DOOR
5068 BF	5'-0"x6'-8"		SOLID CORE WOOD	WD	BI-PASS INT. DOOR
5068 BN	5'-0"x6'-8"		SOLID CORE WOOD	WD	BARN INTERIOR DOOR

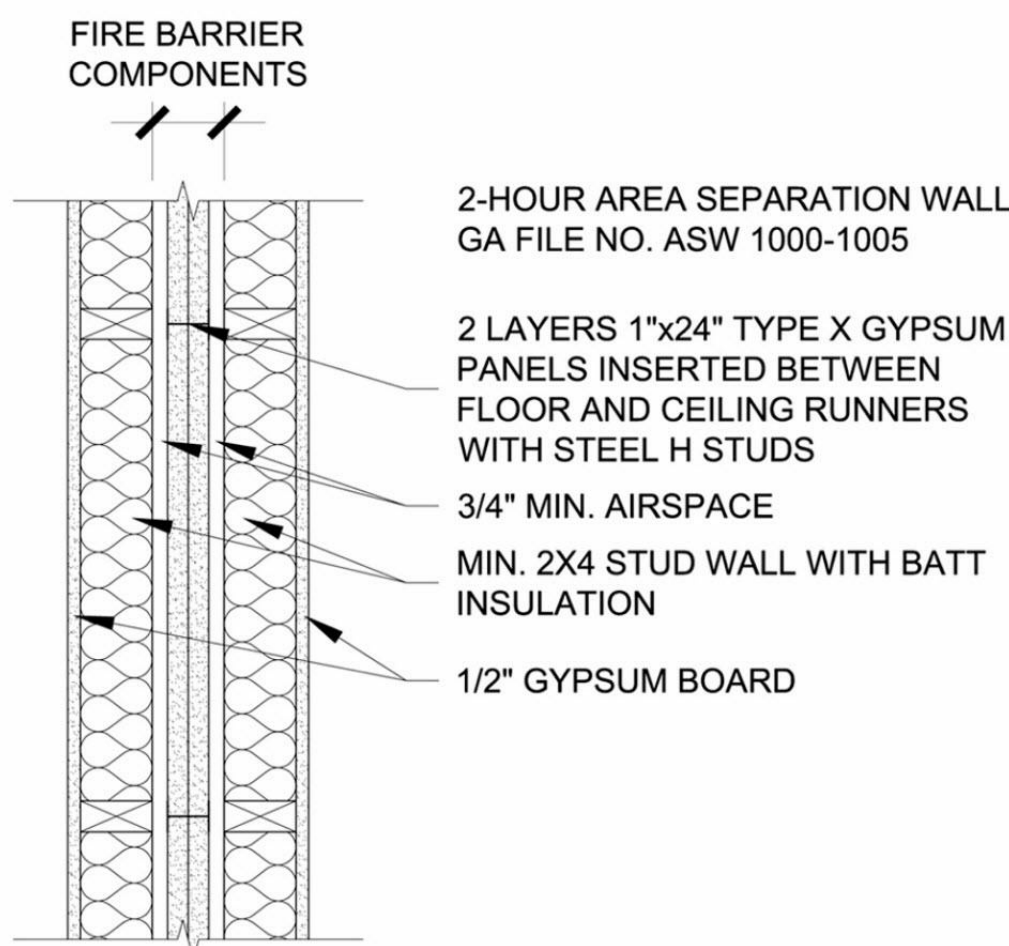
WINDOW SCHEDULE					
MODEL#	SIZE	THKNS	MAT'L	FRAME	COMMENTS
2030SH	2'-0"x3'-0"		VINYL / GLASS	VINYL	SINGLE HUNG
3050SH	3'-0"x5'-0"		VINYL / GLASS	VINYL	SINGLE HUNG EGRESS WIN
6050SH	6'-0"x5'-0"		VINYL / GLASS	VINYL	SINGLE HUNG

THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. (FBC-RESIDENTIAL 806.2)
ATTIC VENTILATION CALCULATION
PER FBC-2020 7TH EDITION R806: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).
THE MINIMUM NET VENTILATION AREA SHALL BE 1/300 OF VENTED SPACE:
TOTAL VENTED SPACE= TOTAL SQ.F. / 300 = NET SQ.F. NET FREE VENTILATION REQUIRED
TOTAL VENTED SPACE = 1449 / 300 = 4.83 SQ.F.
GENERAL CONTRACTOR TO PROVIDE/INIE NG ROOF VENTS AS REQUIRED TO EXCEED 4.83 SQ.F. OF ROOF VENTILATION

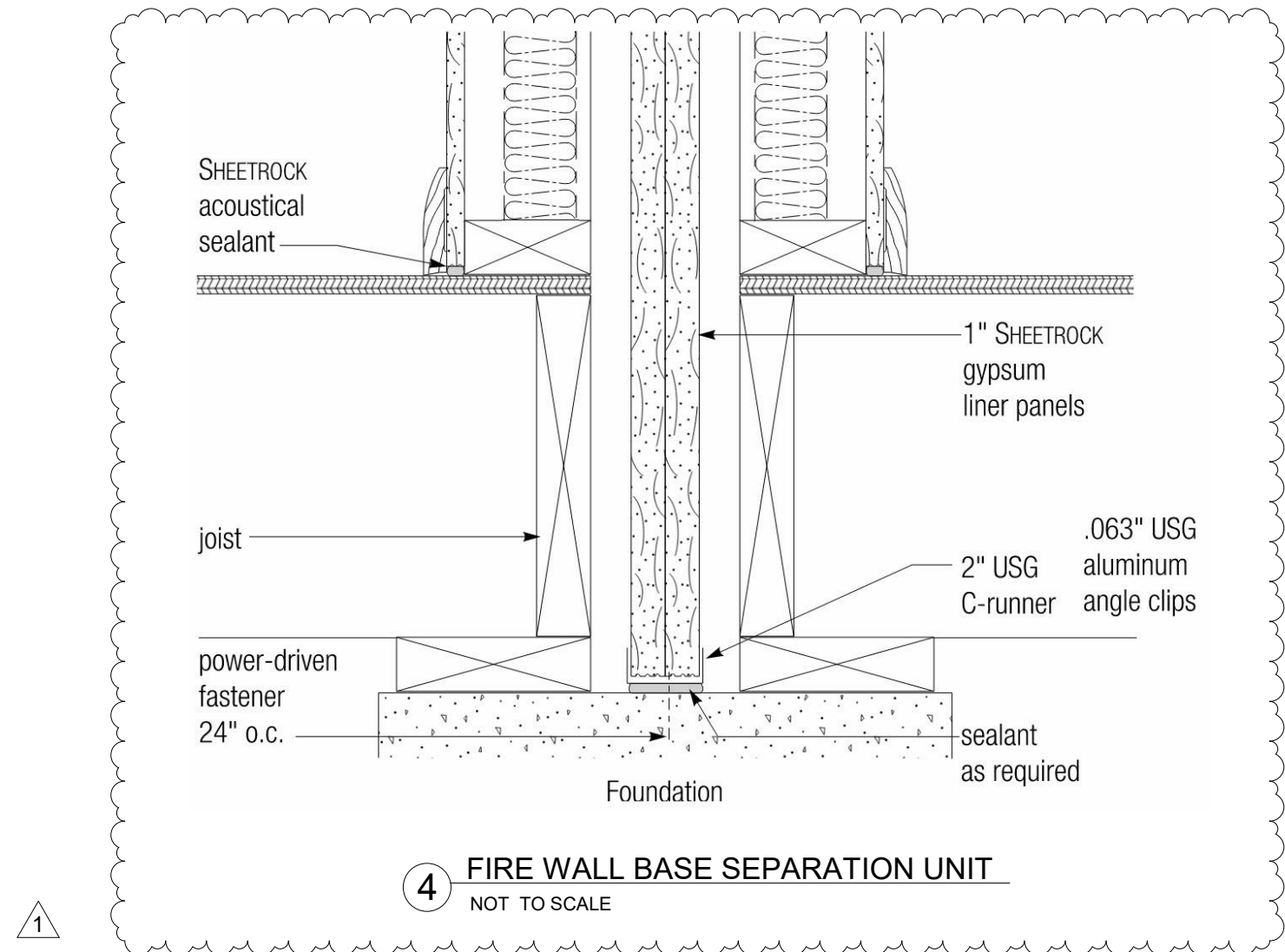
AREAS SCHEDULE	
LIVING AREA 1	955 SQ FT
LIVING AREA 2	947 SQ FT
TOTAL AREA	1,902 SQ FT



3 FIRE WALL ROOF SEPARATION UNIT
NOT TO SCALE



2 FIRE WALL SEPARATION UNIT
NOT TO SCALE



4 FIRE WALL BASE SEPARATION UNIT
NOT TO SCALE

JBERRIO CONSULTING

BIM MODELING + DRAWING
jberrioconsulting@gmail.com 786.498.3167

This structure has been designed to withstand forces generated by 140 m.p.h. winds plus three second gust factor in compliance with section 1609 of the 2020 Florida Building Code, 7th Ed. Any alterations or use of these plans without consent of the Engineer does constitute fraud, and is a violation of Chapter 471 of Florida Statutes. The plans are not valid for permitting without raised seal and signature of the Engineer of record.

Angel M. Lopez

STATE OF FLORIDA PROFESSIONAL
LIC. #65179

Phone: 321.746.3945 - E-mail: alopez.engineer@gmail.com
1641 W. Oak Ridge Rd. Apt. B - Orlando, FL 32809

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NEW DUPLEX

San Felipe Invesment Group, LLC

605 W Mabbette St, Kissimmee, FL 34741

PROPOSED FLOOR PLAN



This item has been electronically signed and sealed by
Angel M. Lopez,
State of Florida,
Professional Engineer
Lic. No. 65179
(update shown on digital signature). Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

No.	Description	Date
1	REV-1	06-15-2023
Project Number		JB-200
Date		11-10-2022
Drawn By		JB
Checked By		AL

A003

Scale 1/4" = 1'-0"



605 West Mabbette Street Kissimmee, FL 34741

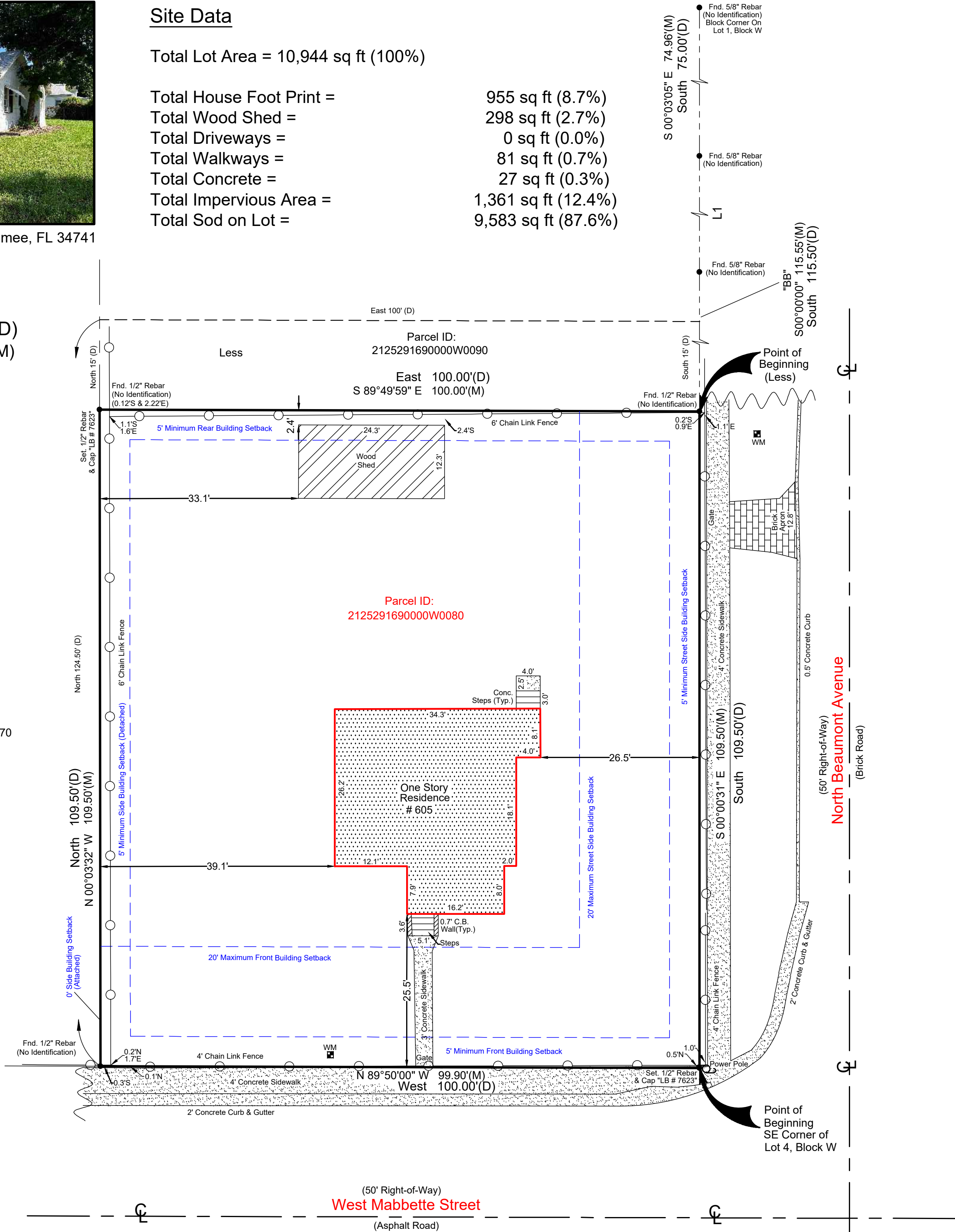
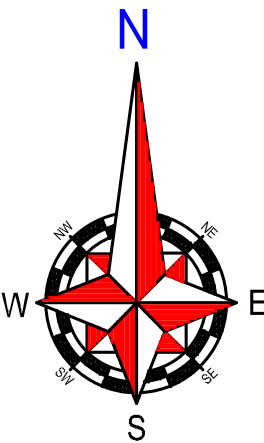
Site Data

Total Lot Area = 10,944 sq ft (100%)

Total House Foot Print = 955 sq ft (8.7%)
Total Wood Shed = 298 sq ft (2.7%)
Total Driveways = 0 sq ft (0.0%)
Total Walkways = 81 sq ft (0.7%)
Total Concrete = 27 sq ft (0.3%)
Total Impervious Area = 1,361 sq ft (12.4%)
Total Sod on Lot = 9,583 sq ft (87.6%)

L1
South 75.00'(D)
S 00°01'17" E 75.00'(M)

Parcel ID:
2125291690000W0070



Note:

Building Setback requirements are depicted as provided for a T4-O District as specified by client.

Boundary Survey

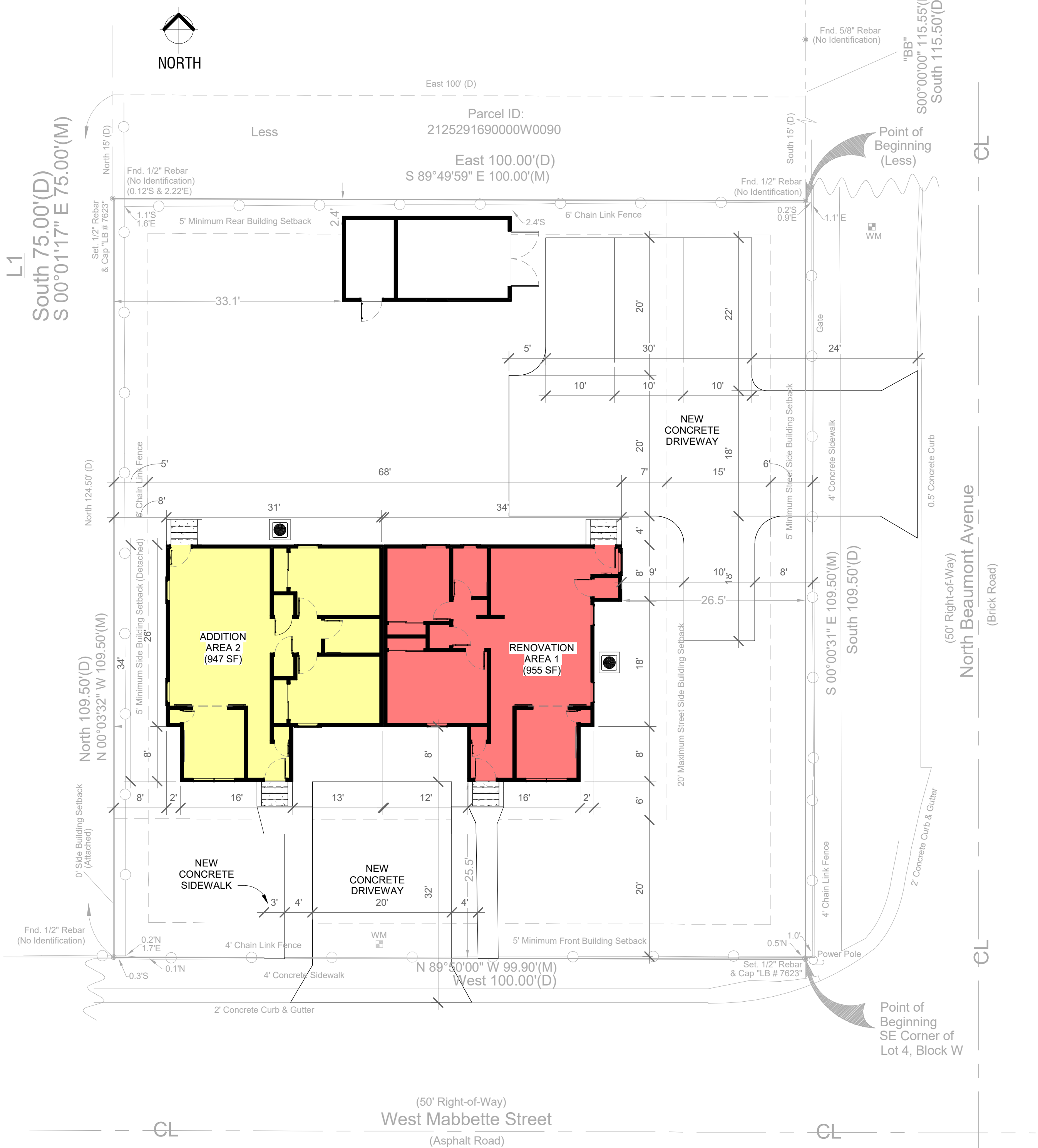
Legal Description:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK W, HENRY A. MATHEWS ADDITION TO THE TOWN OF KISSIMMEE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE(S) 6, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, RUN WEST 100 FEET, NORTH 124 1/2 FEET, THENCE EAST 100 FEET, THENCE SOUTH 124 1/2 FEET TO THE POINT OF BEGINNING, LESS: BEGINNING AT A POINT 109.5 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 4, BLOCK W, HENRY A. MATHEWS ADDITION TO THE TOWN OF KISSIMMEE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE(S) 6, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, RUN NORTH 15 FEET; RUN THENCE WEST 100 FEET; RUN THENCE SOUTH 15 FEET; AND RUN THENCE EAST 100 FEET TO THE POINT OF BEGINNING, SOMETIMES DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK W, HENRY A. MATHEWS ADDITION TO THE TOWN OF KISSIMMEE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE(S) 6, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, RUN WEST 100 FEET, NORTH 109.5 FEET, THENCE EAST 100 FEET, THENCE SOUTH 109.5 FEET TO THE POINT OF BEGINNING, BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK W, HENRY A. MATHEWS ADDITION TO THE TOWN OF KISSIMMEE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE(S) 6, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, RUN WEST 100 FEET, NORTH 124 1/2 FEET, THENCE EAST 100 FEET, THENCE SOUTH 124 1/2 FEET TO THE POINT OF BEGINNING, LESS: BEGINNING AT A POINT 109.5 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 4, BLOCK W, HENRY A. MATHEWS ADDITION TO THE TOWN OF KISSIMMEE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE(S) 6, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, RUN NORTH 15 FEET; RUN THENCE WEST 100 FEET; RUN THENCE SOUTH 15 FEET; AND RUN THENCE EAST 100 FEET TO THE POINT OF BEGINNING, SOMETIMES DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK W, HENRY A. MATHEWS ADDITION TO THE TOWN OF KISSIMMEE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE(S) 6, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, RUN WEST 100 FEET, NORTH 109.5 FEET, THENCE EAST 100 FEET, THENCE SOUTH 109.5 FEET TO THE POINT OF BEGINNING.

Flood Information: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF WINTER PARK, COMMUNITY NUMBER 120188, DATED 09-25-2009.

CERTIFIED TO:

VITOR GONZALEZ



1 SITE PLAN
3/32" = 1'-0"

IMPERVIOUS SURFACE RATIO SCHEDULE:	SF
TOTAL HOUSE AREA	955
NEW ADDITION HOUSE AREA	947
WOOD SHED	298
NEW DRIVEWAY	2607
NEW SIDEWALK	96
SIDEWALK	81
CONCRETE	27
NEW CONCRETE	9
TOTAL IMPERVIOUS AREA (TIA)	5020
TOTAL PERVIOUS AREA (TPA)	10944
TIA: 5020 SF / TOTAL LAND AREA 10944 SF = 0.46	
TOTAL SURFACE RATIO(%) =	46%

JBERRIO CONSULTING

BIM MODELING + DRAWING
jberrioconsulting@gmail.com 786.498.3167

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Angel M. Lopez

STATE OF FLORIDA PROFESSIONAL
LIC. #65179

Phone: 321.746.3945 - E-mail: alopez.engineer@gmail.com

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Residence Renovation

San Felipe Invesment Group, LLC

605 W Mabbette St, Kissimmee, FL 34741

SITE PLAN & SURVEY



This item has been electronically signed and sealed by:

Angel M. Lopez,
State of Florida,
Professional Engineer
Lic. No. 65179

(on date shown on digital signature). Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

Project Number JB-200

Date 11-10-2022

Drawn By JB

Checked By AL

A001

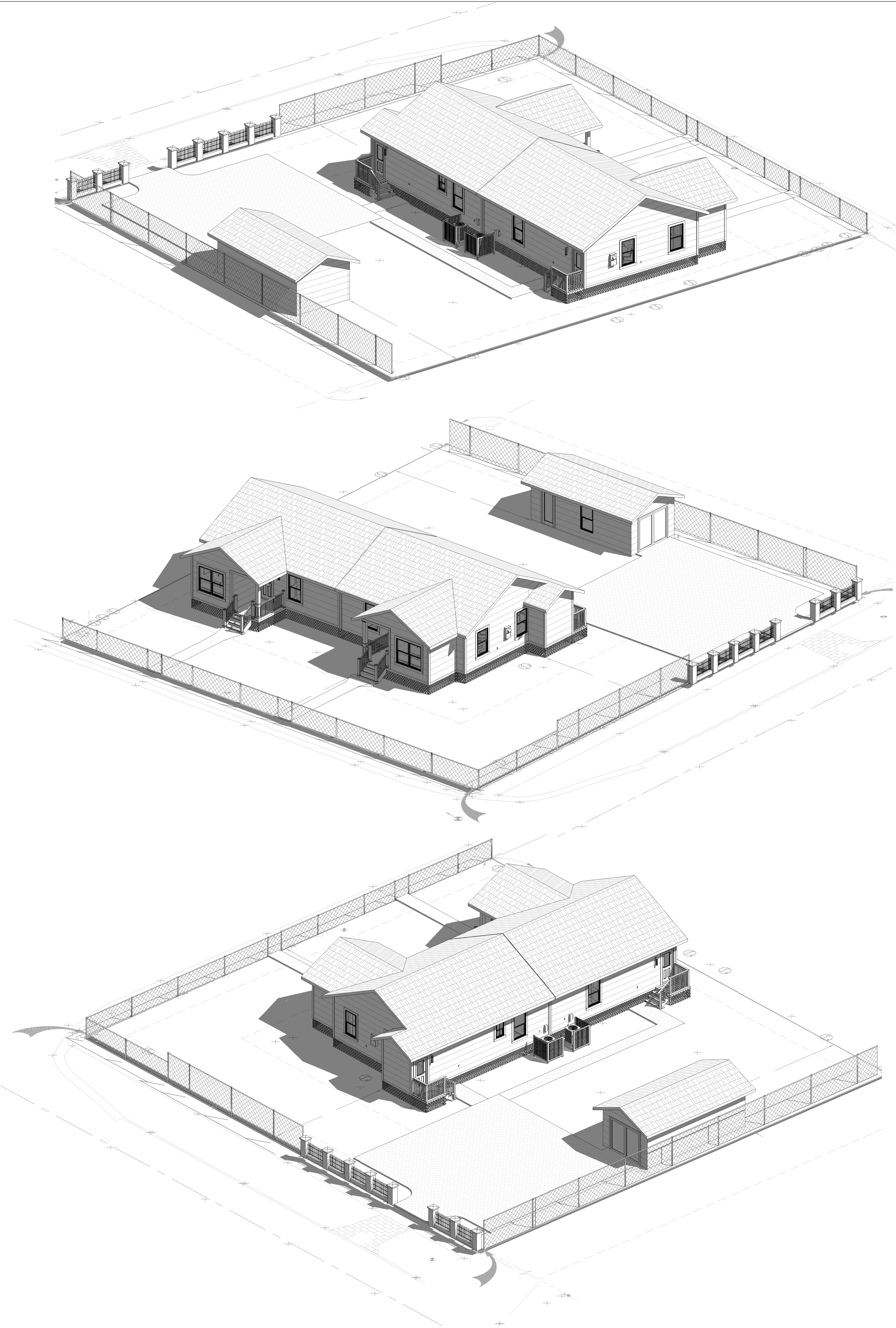
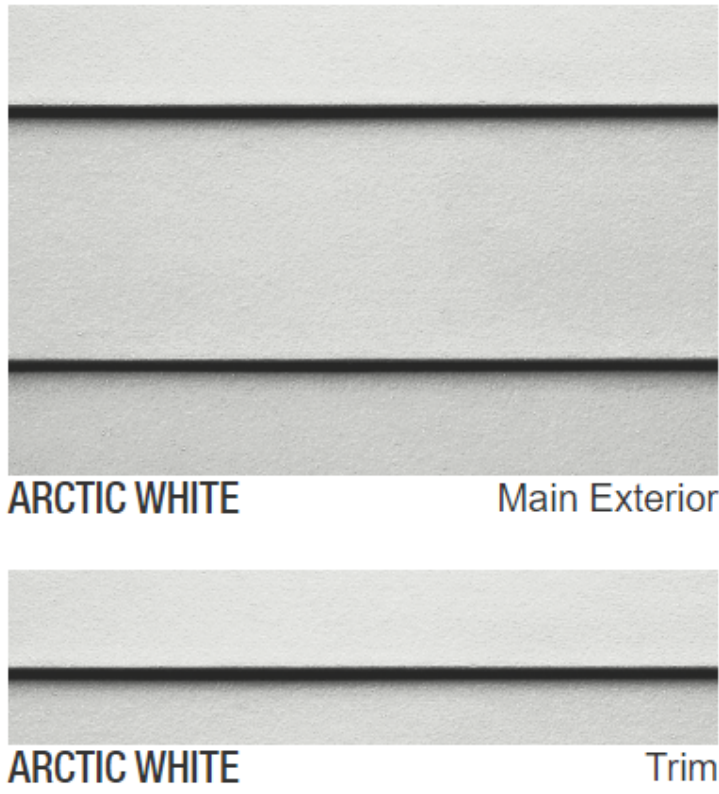
Scale 3/32" = 1'-0"



Roof



Window



JBERRIO CONSULTING

BIM MODELING + DRAWING
jberrioconsulting@gmail.com 786.498.3167

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NEW DUPLEX

San Felipe Invesment Group, LLC

605 W Mabbette St, Kissimmee, FL 34741

3D VIEWS



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Angel M. Lopez,
State of Florida,
Professional Engineer
Lic. No. 65179

No.	Description	Date
1	REV-1	06-15-2023

Project Number JB-200

Date 11-10-2022

Drawn By JB

Checked By AL

A006

Scale

ITEM 5.D

16 North Orlando Avenue

Request

Construction of a new 240-square foot shed.

Explanation

This is a request for a 240-square foot shed at 16 North Orlando Avenue. The primary structure is a 1640-square foot frame vernacular style structure constructed in 1910. The shed is proposed to be of wood construction and is intended for storage.

After reviewing the application, staff recommends approval of the request subject to two conditions:

1. Roofing materials shall be consistent with the existing structure.
2. Siding on the shed shall be consistent with the existing structure in material, width, and direction.

Recommendation

REQUESTED HISTORIC PRESERVATION ADVISORY BOARD ACTION:

Approve w/Conditions

Recommending approval with the conditions that the roof and siding be consistent with the existing structure in both material, width, and direction.

Attachment(s):

1. Vicinity Map
2. Photos
3. Survey
4. Drawings

Vicinity Map - 16 N. Orlando Avenue



16 North Orlando shown from North Orlando Avenue



16 N. Orlando showing the shed location.



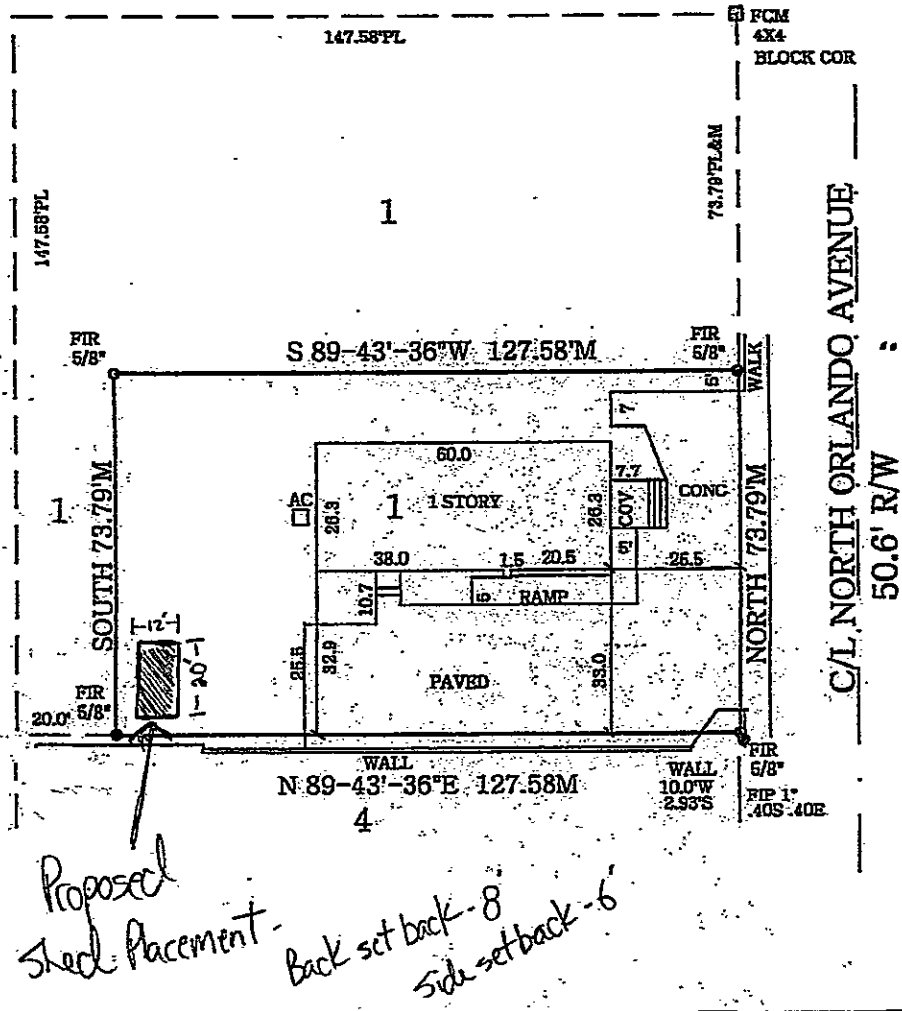


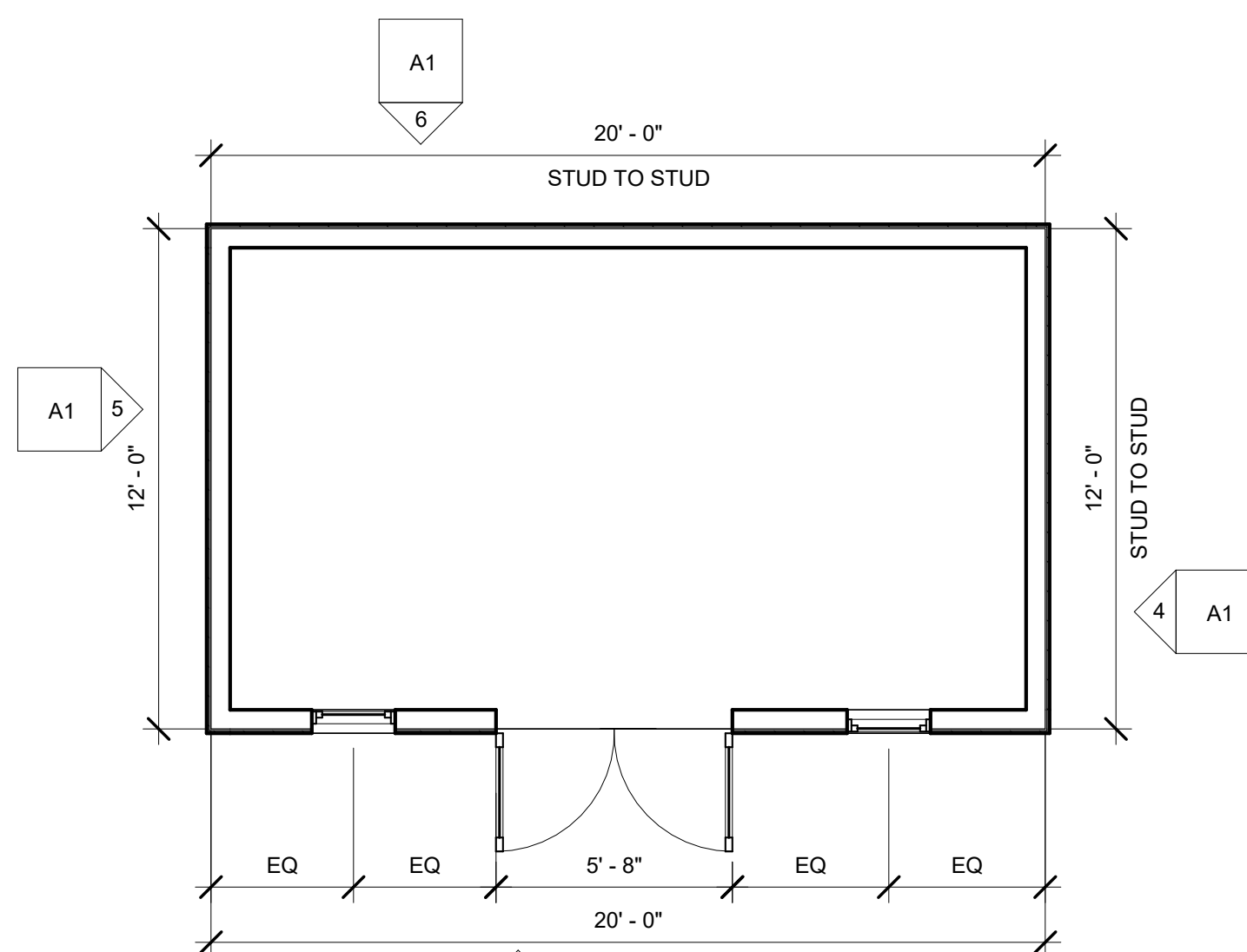


MAP SHOWING SURVEY OF

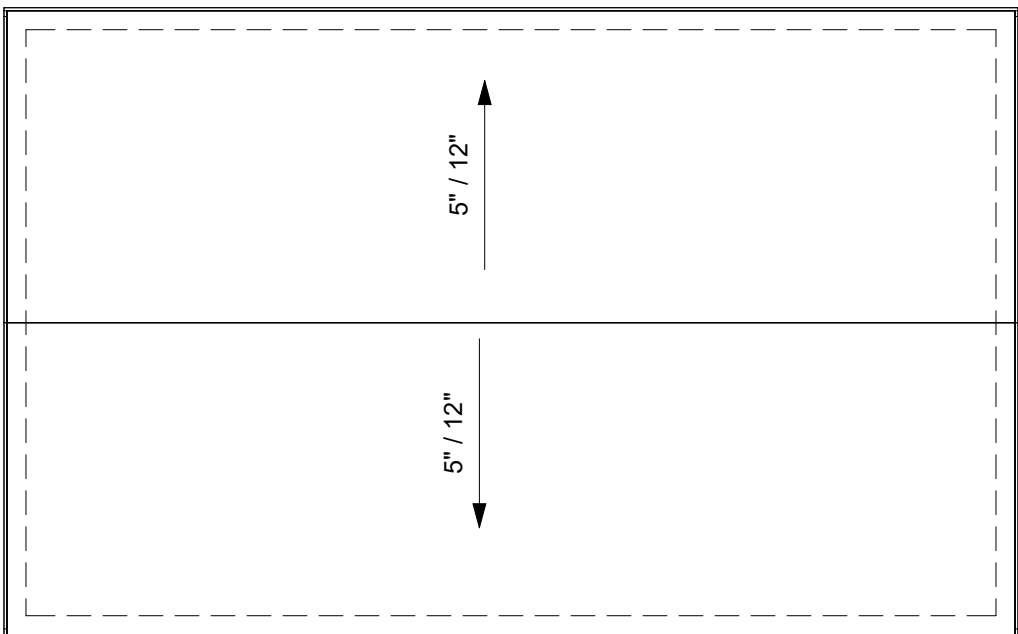
THE EAST 127.58 FEET OF THE SOUTH 73.79 FEET OF LOT 1, BLOCK G, W.A. PATRICK & CO. AND U.P. HUGHEY'S ADDITION TO THE TOWN OF KISSIMMEE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE 1, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

CERTIFIED TO: REGINA CASSIDY
STEWART TITLE COMPANY
STEWART TITLE GUARANTY COMPANY

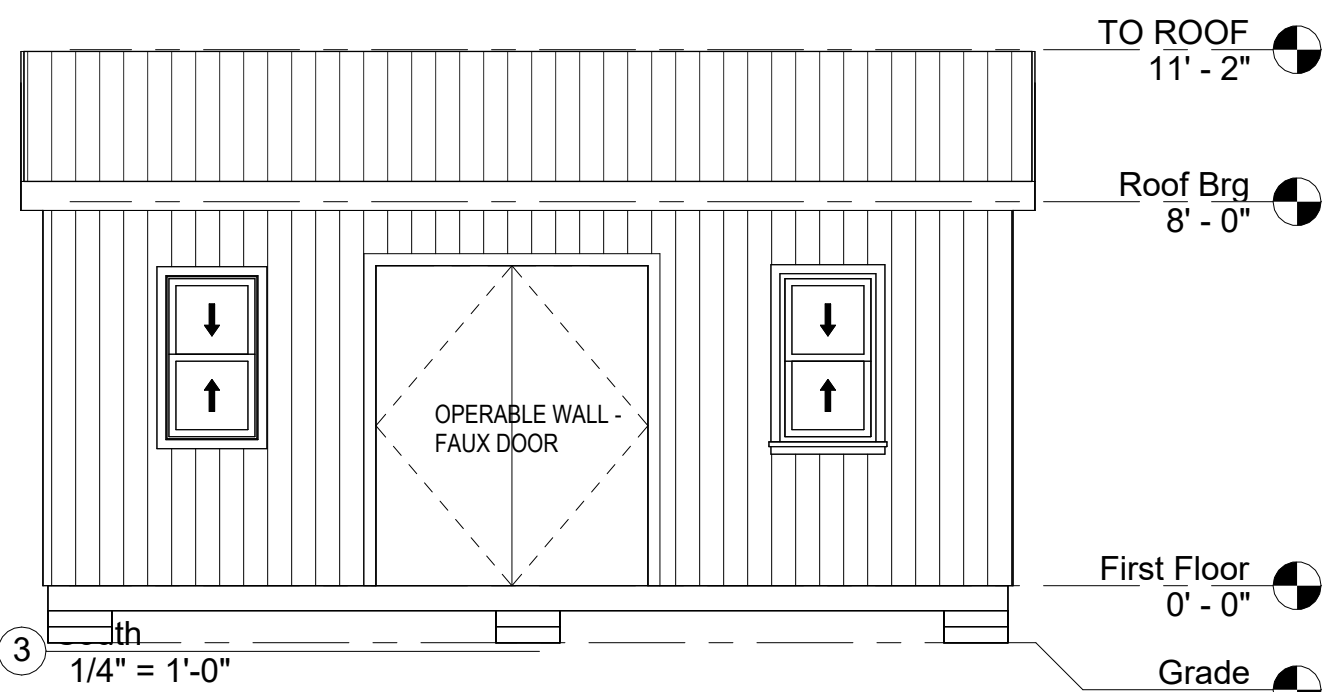




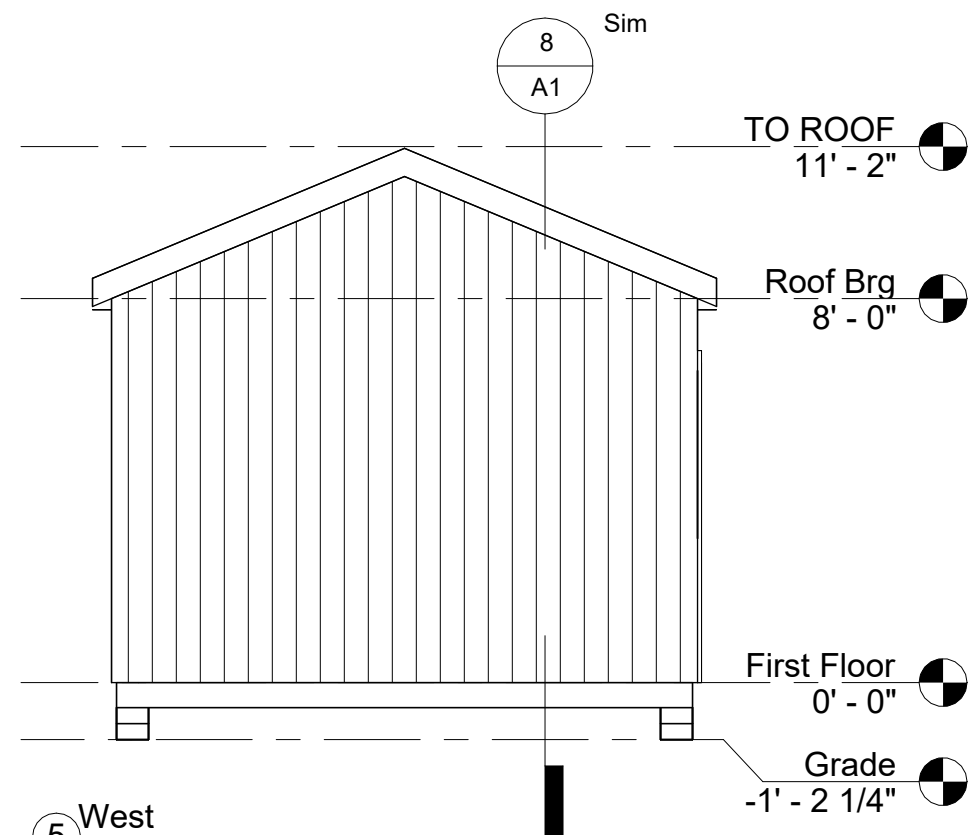
1 First Floor
1/4" = 1'-0"



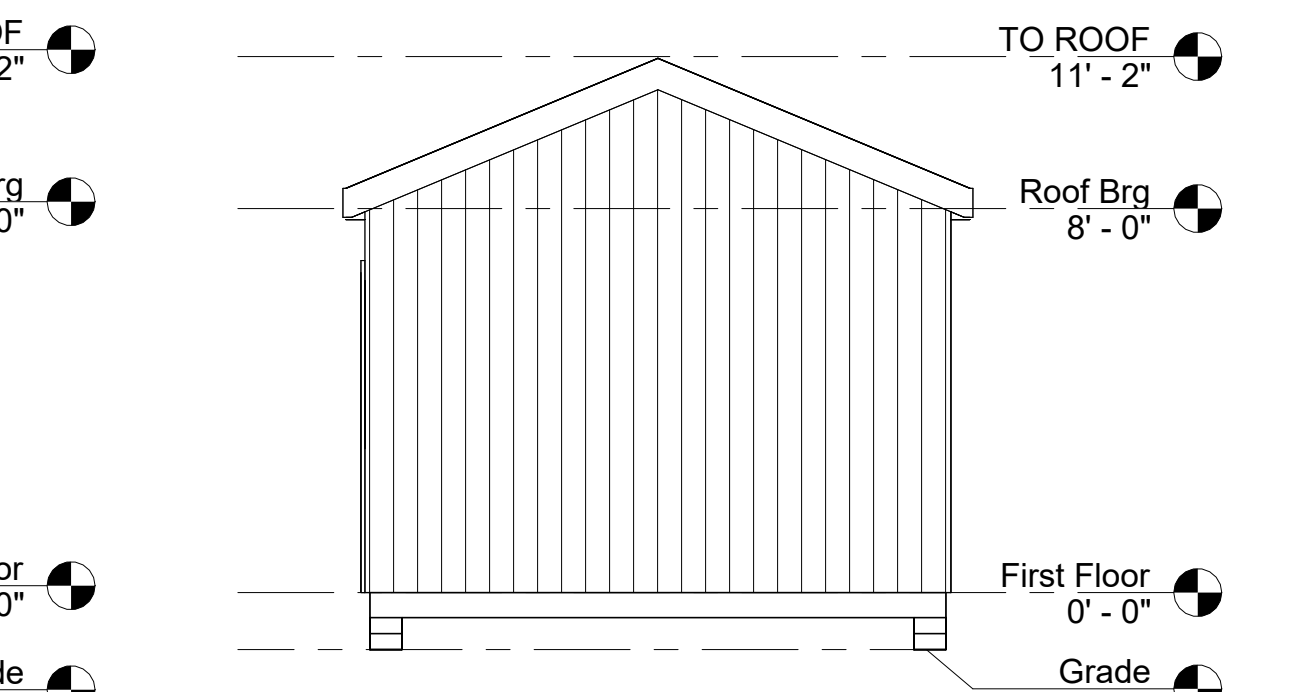
2 Roof Plan
1/4" = 1'-0"



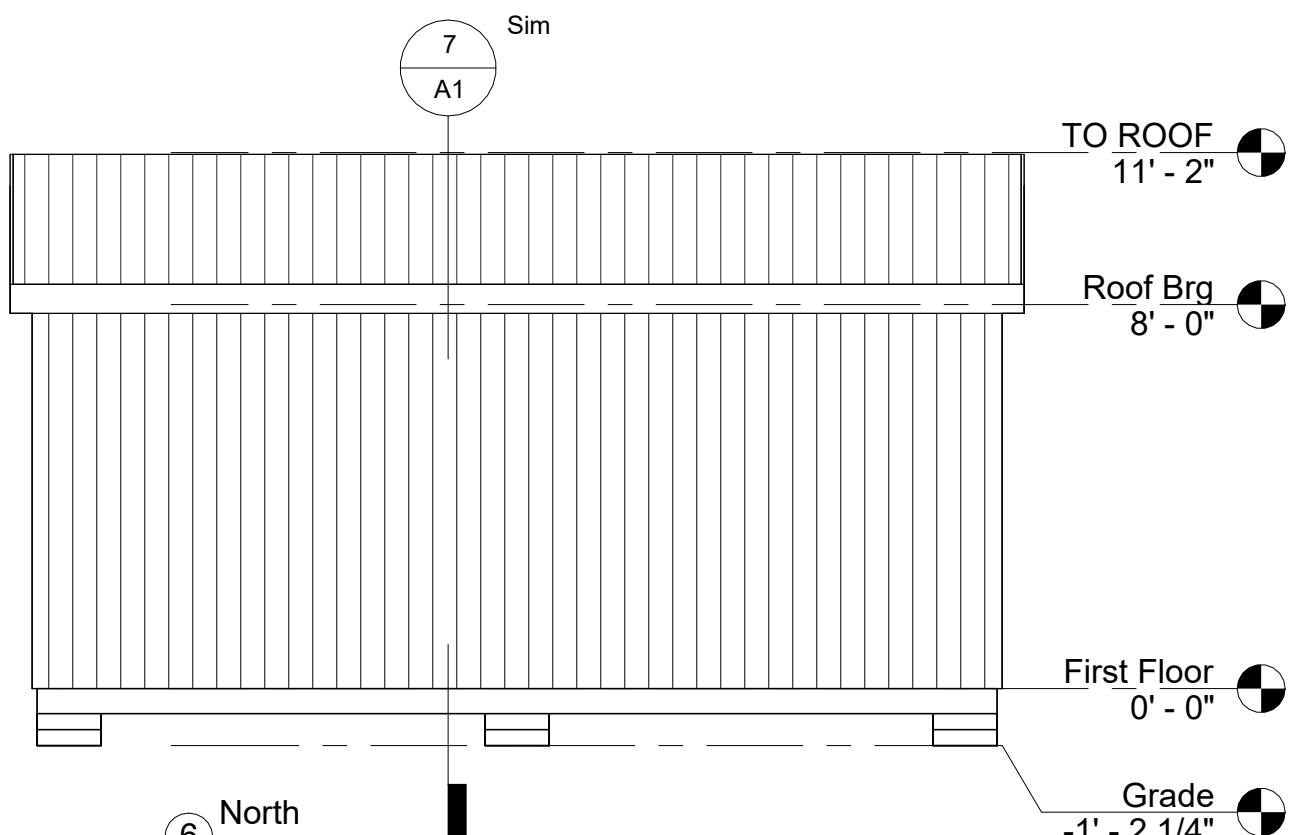
3 South
1/4" = 1'-0"



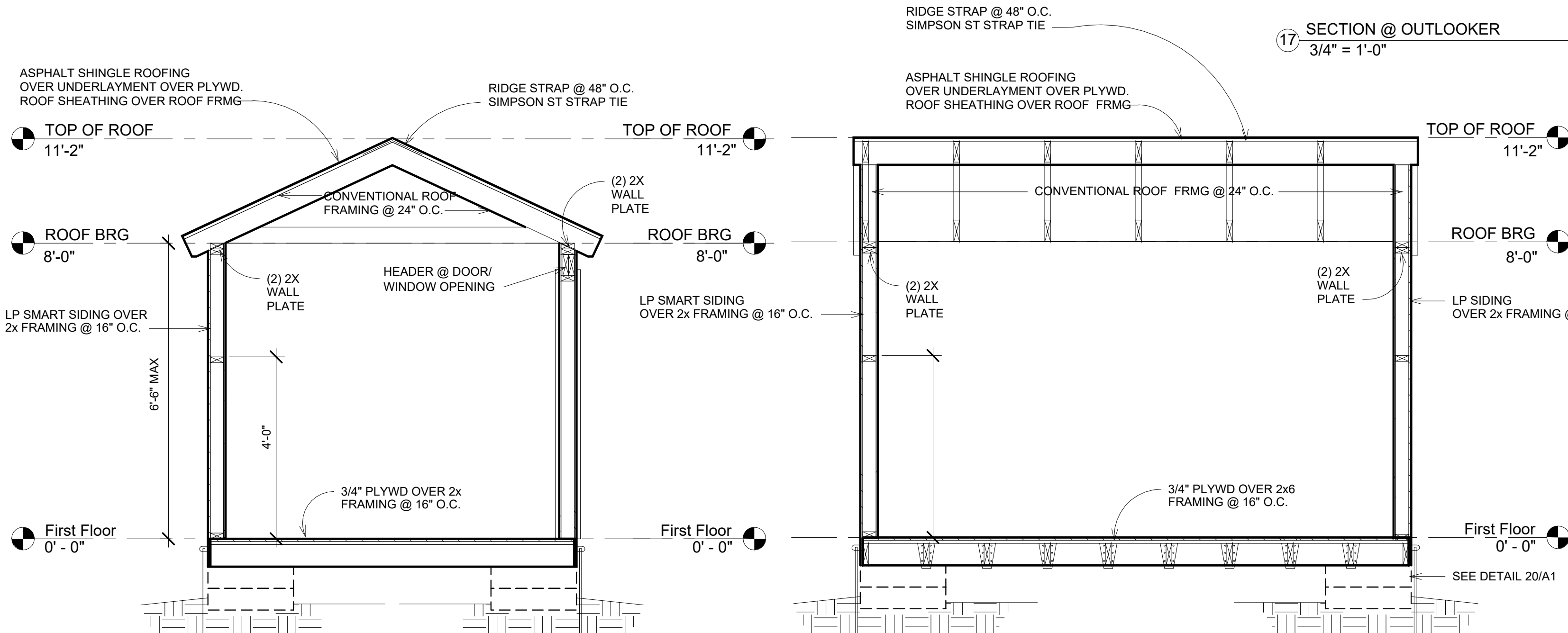
5 West
1/4" = 1'-0"



4 East
1/4" = 1'-0"



6 North
1/4" = 1'-0"



7 Section 1
1/2" = 1'-0"

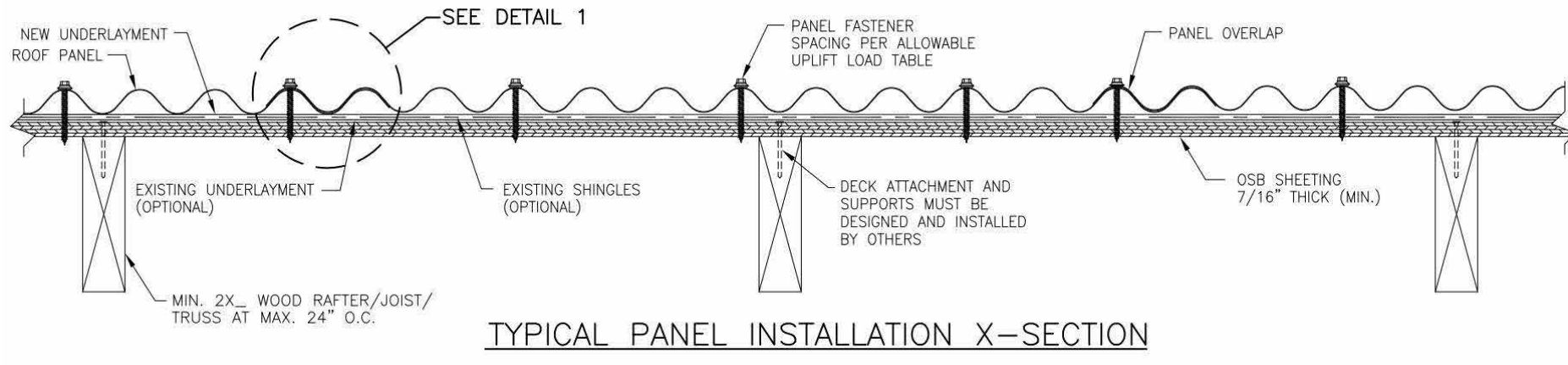
8 Section 2
1/2" = 1'-0"

- GENERAL NOTES:
- DO NOT SCALE DRAWINGS.
 - ALL DIMENSIONS ARE TO FACE OF STUD/BAND BOARD EXCEPT WHERE NOTED...
 - FIELD VERIFY ALL DIMENSIONS.
 - COORDINATE ALL WORK W/ ANY ACCESSORY ENGINEERING DRAWINGS, NOTES, OR REPORTS.
 - COORDINATE PLANS W/ KITCHEN, BATH AND OTHER INTERIOR DRAWINGS AS REQUIRED.
 - VERIFY ALL WORK WITH OWNER PRIOR TO INITIALIZATION.
 - COORDINATE ALL DIMENSIONS WITH ACTUAL EQUIPMENT, CABINETS, OR OTHER AS SUPPLIED OR SELECTED BY OWNER.

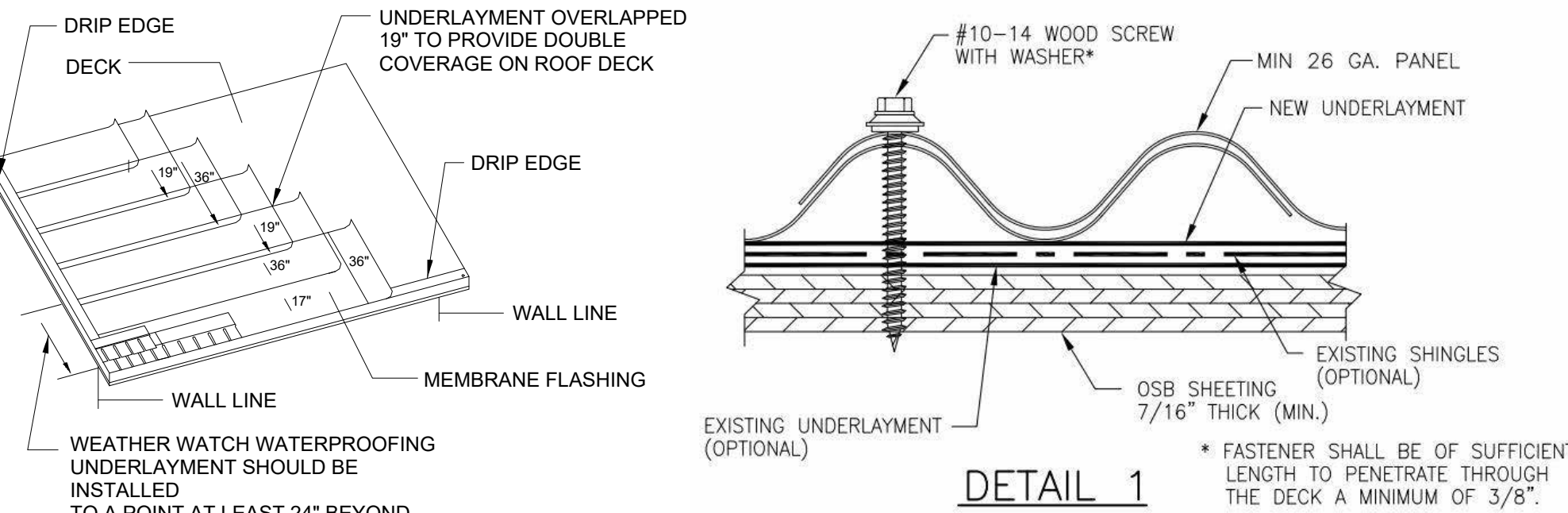
	FLORIDA PRODUCT APPROVAL
Window	10943.1
Siding	9091.3
Shingles	N/A
Underlayment	10626.1

- ROOFING NOTES:
- INSTALL SELECTED ROOFING AS SELECTED BY OWNER PER MANUF. RECOMMENDATIONS EXCEPT WHERE NOTED.
 - INSTALL ALUMINUM VALLEY, STEP, AND BASE FLASHING AS REQUIRED.
 - INSTALL ALUMINUM DRIP EDGES.
 - SEE SECTIONS FOR ADDITIONAL PLATE HEIGHT INFORMATION.
 - SEE SOFFIT DETAILS FOR SOFFITS, GABLES, ETC. IF REQUIRED

NOTE:
ROOFING TO BE ASPHALT SHINGLE OVER UNDERLAYMENT AS REQUIRED BY CODE & ROOFING MANUF. REQ.

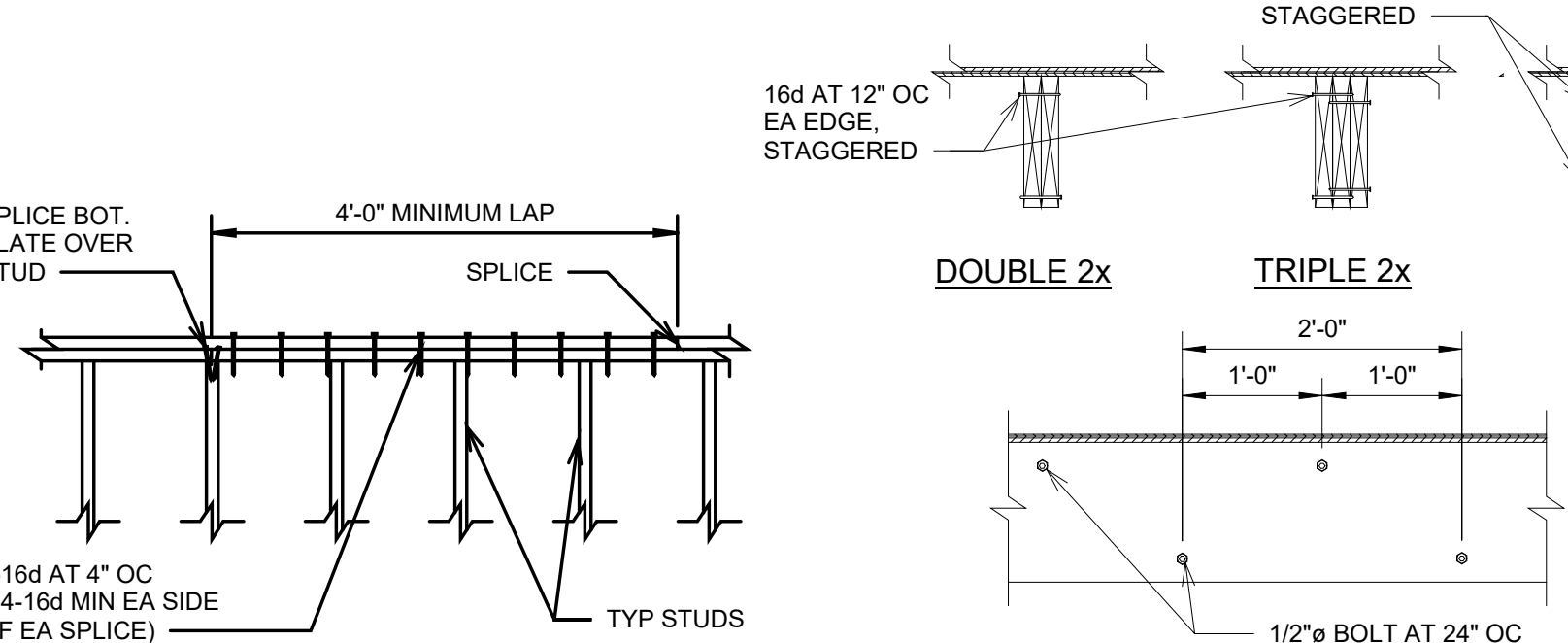


9 METAL ROOF INSTALLATION DETAIL
N.T.S.



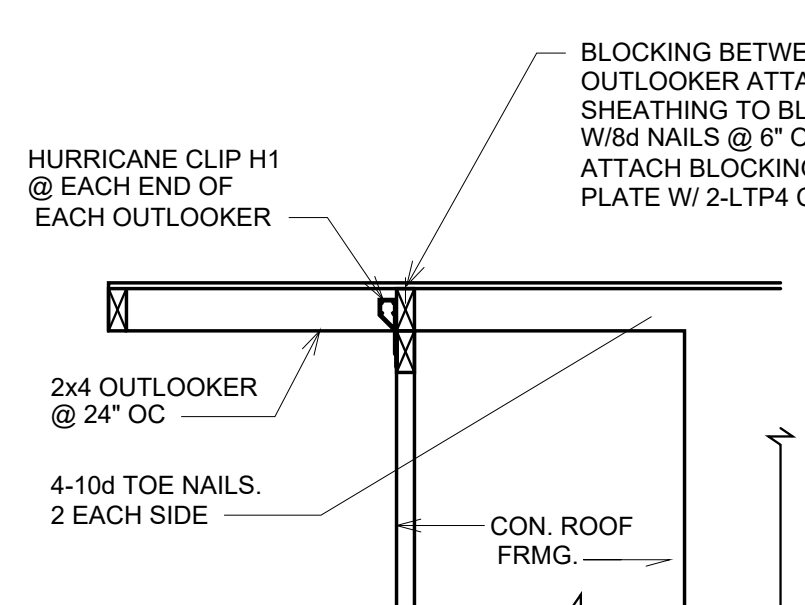
10 UNDERLAYMENT DETAIL
N.T.S.

- GENERAL NOTES:
- ARCHITECTURAL ROOF PANEL HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (FBC).
 - ROOF PANELS SHALL BE MINIMUM 26 GA. MAXIMUM COVERAGE WIDTH IS 29.33".
 - THE ROOF PANELS SHALL BE INSTALLED OVER SHEATHING & STRUCTURE AS SPECIFIED ON THIS DRAWING.
 - REQUIRED DESIGN WIND LOADS SHALL BE DETERMINED FOR EACH PROJECT. THIS PANEL SYSTEM MAY NOT BE INSTALLED WHEN THE REQUIRED DESIGN WIND LOADS ARE GREATER THAN THE ALLOWABLE WIND LOAD TABLE.
 - ALL FASTENERS MUST BE IN ACCORDANCE WITH THIS DRAWING & THE FLORIDA BUILDING CODE. IF A DIFFERENCE OCCURS BETWEEN THE MINIMUM REQUIREMENTS OF THIS DRAWING & THE CODE, THE CODE SHALL CONTROL.
 - RAFTERS/JOISTS/TRUSSES MUST BE DESIGNED TO WITHSTAND WIND LOADS AS REQUIRED FOR EACH APPLICATION AND ARE THE RESPONSIBILITY OF OTHERS.



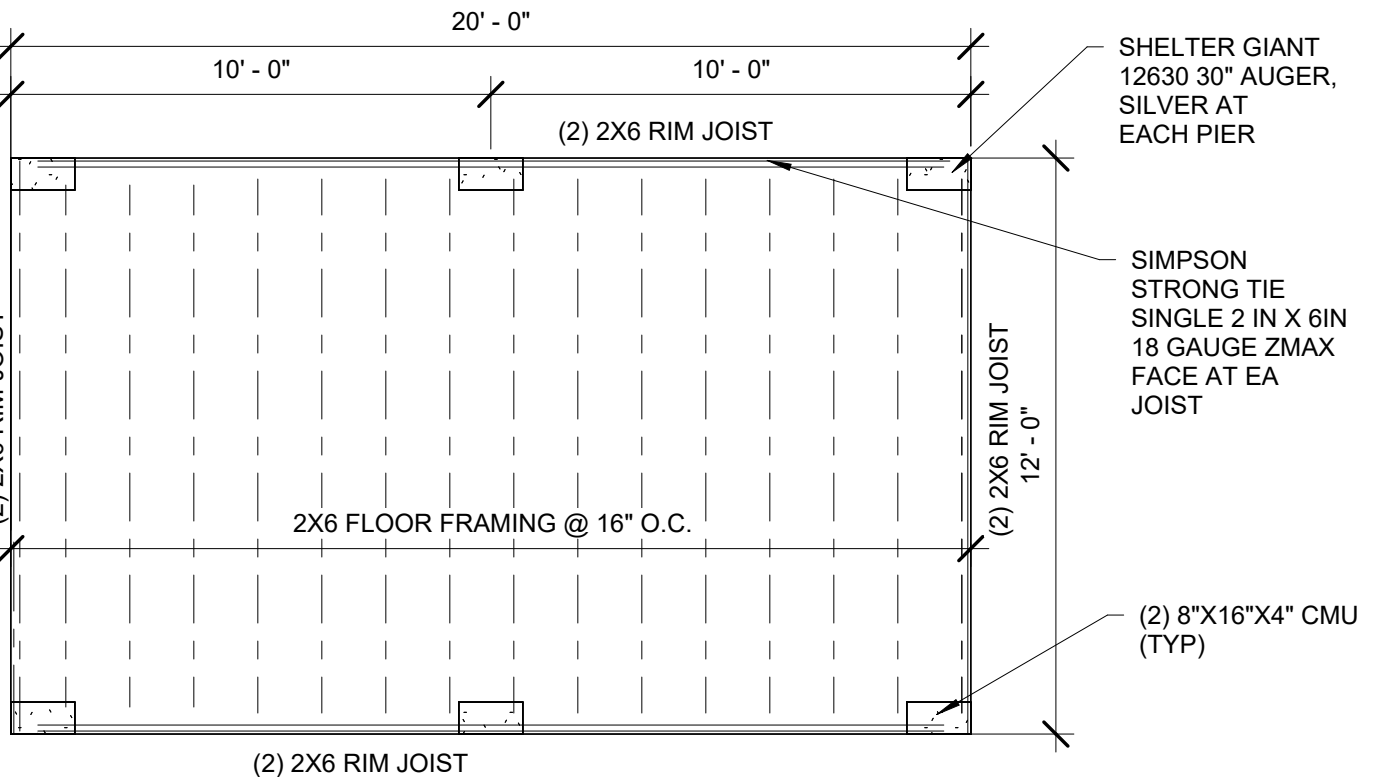
12 TYP TOP PLATE SPLICE
3/4" = 1'-0"

13 BUILT-UP BEAMS
3/4" = 1'-0"

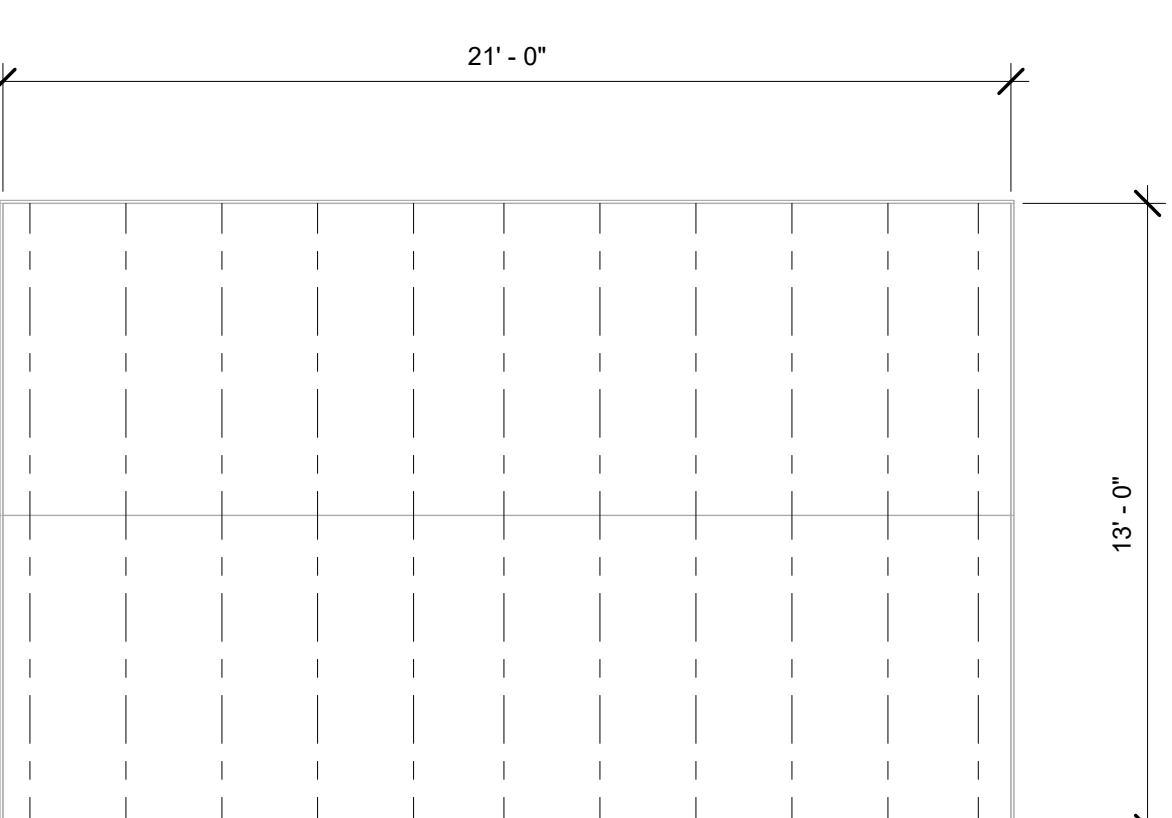


17 SECTION @ OUTLOOKER
3/4" = 1'-0"

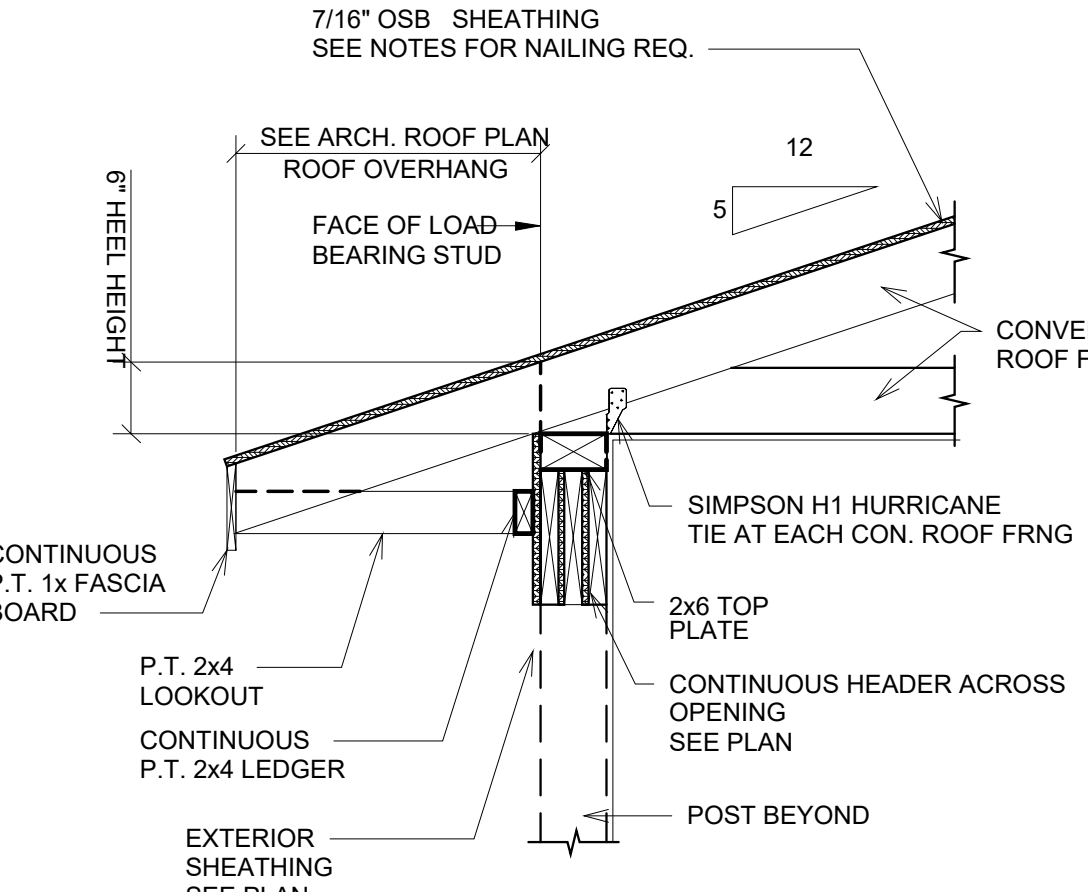
HEADER SCHEDULE	
NOTES: 1) USE THIS SCHEDULE ONLY FOR HEADERS AND BEAMS THAT ARE NOT CALLED OUT ON PLAN. 2) ALL HEADERS AND BEAMS SHALL BE FASTENED TOGETHER AS PER DETAIL.	
LOCATION	HEADER
INTERIOR LOAD BEARING	3-2x4 OR 2-2x4
	SPAN < 4'-0" : 3-2x4
EXTERIOR	SPAN < 6'-0" : 3-2x4
	SPAN < 9'-0" : 3.5x9.25 LVL



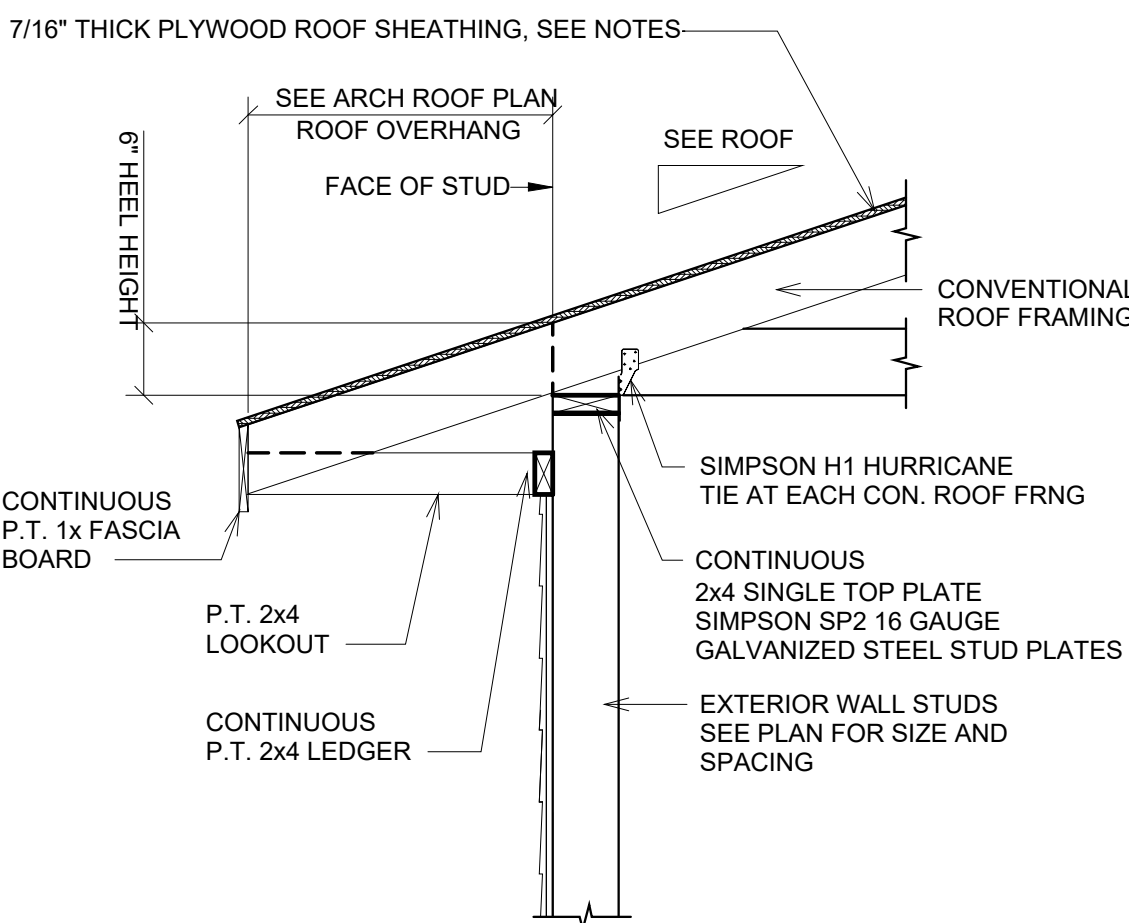
13 FOUNDATION / FLOOR FRAMING PLAN
1/4" = 1'-0"



14 Roof Framing
1/4" = 1'-0"

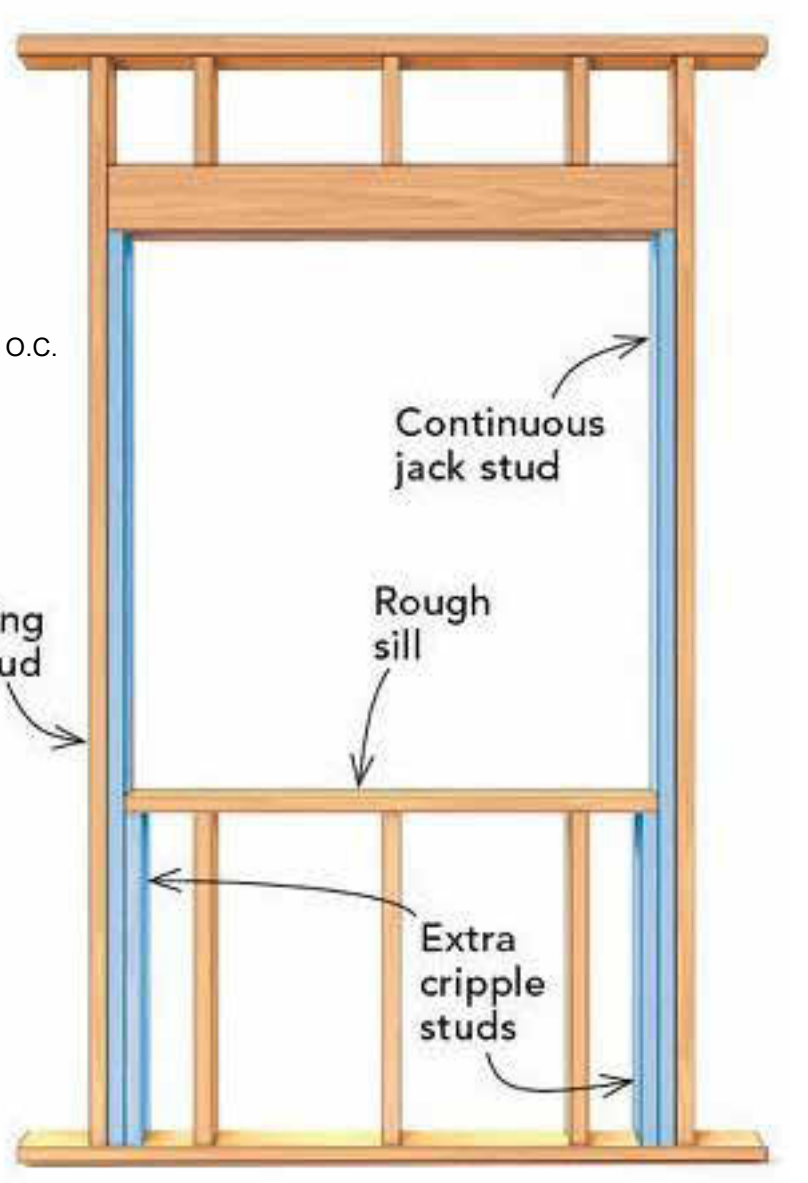


16 TYPICAL EXTERIOR ROOF BEARING OVER WALL OPENING
3/4" = 1'-0"



15 TYPICAL EXTERIOR ROOF BEARING OVER WALL OPENING
3/4" = 1'-0"

Continuous jacks with cripple studs at the ends of the rough sill use more lumber, but add support to the rough sill.



CONNECTION	COMMON NAIL	NUMBER OR SPACING
SOLE PLATE TO TRUSS OR BLOCKING	16d	8" OC
STUD TO SOLE PLATE, JOE NAIL	8d	
DOUBLE STUDS, FACE NAIL	10d	16" OC
DOUBLE TOP PLATES, FACE NAIL	10d	16" OC MIN.
TOP PLATES LAPS AND INTERSECTIONS	10d	3
TRUSSES, LAPS OVER WALLS, FACE NAIL	16d	4
BUILT-UP CORNER STUDS	16d	24" OC
STUDS TO SOLE PLATE, END NAIL	16d	2

CODE ANALYSIS	
FLORIDA RESIDENTIAL CODE 2020	
BUILDING INFORMATION:	
OVERALL AREA 240 SF	

GENERAL NOTES

CONCRETE

ALL REINFORCING SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES IN CONFORMANCE WITH CRSI MANUAL OF STANDARD PRACTICE AND ACI 315 DURING THE PLACING OF THE CONCRETE.

FASTENERS

FLOOR: 3" RING SHANK NAILS, 6" SPACING ON EDGES, 8" ACROSS FIELD
ROOF: 3" RING SHANK NAILS, 6" SPACING ON EDGES, 8" ACROSS FIELD
SIDING: 1 1/2" X 7/16" CONSTRUCTION STAPLES, DIRECTLY TO STUDS AT 8" SPACING

WOOD

CLIPS, CONNECTIONS, HANGERS, HOLD-DOWNS, ETC. SHOWN ON THESE DRAWINGS ARE SIMPSON STRONG-TIE CONNECTORS, UON. FASTENERS OF OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THE LOAD VALUES OF THE SUBSTITUTED FASTENER FOR GROUP II WOOD SPECIES EQUALS OR EXCEEDS THE SPECIFIED FASTENER.

ALL NAILS SHALL BE COMMON WIRE NAILS UNLESS SHOWN OTHERWISE OR MANUFACTURE'S CONNECTOR LITERATURE SPECIFIES OTHERWISE

ROOF SHEATHING SHALL BE 7/16" THICK APA RATED SHEATHING, EXPOSURE 1 WITH 24/16 SPAN RATING. USED FOR ASPHALT SHINGLED OR STANDING SEAM METAL ROOFS.

ROOF DECKING SHALL BE NAILED WITH 8D NAILS AT 7/16" & 1/2" DECK AND 10d NAILS AT 5/8" & 3/4" DECK. SPACE NAILS AT 6" AT SUPPORTED EDGES OF DECK (4" AT EXTERIOR WALLS) AND 12" SPACING AT INTERMEDIATE SUPPORTS. AT GABLE ENDS, NAIL ROOF DECK AT 4" AT PANEL EDGES AND AT 6" AT INTERMEDIATE SUPPORTS FOR A DISTANCE OF 5'-2" FROM THE END WALL.

PROVIDE 2x4 BLOCKING FOR SUPPORT OF ROOF SHEATHING AT HIPS AND VALLEYS.

WALL SHEATHING SHALL BE 7/16" MINIMUM APA RATED SHEATHING, EXPOSURE 1 WITH 24/16 SPAN RATING. SHEATHING MAY BE ORIENTED VERTICALLY OR HORIZONTALLY FOR FLEXIBLE WALL FINISHES. SHEATHING MUST BE ORIENTED HORIZONTALLY FOR BRITTLE WALL FINISHES (STUCCO) UNLESS STRUCTURAL 1 RATED SHEATHING OR 15/32" 5-PLY/5-LAYER PLYWOOD OR 15/32" OSB IS USED.

NON SHEAR WALL WOOD WALL SHEATHING SHALL BE FASTENED TO BLOCKING & STUDS w/ 8d @ 6" OC AT PANEL EDGES AND AT 12" OC AT INTERMEDIATE SUPPORTS. FOR NAILING REQUIREMENTS AT SHEAR WALLS, SEE SHEAR WALL SCHEDULE.

PROVIDE A MINIMUM OF 2 STUDS UNDER BEAMS OR CON. ROOF FRAMING CARRYING ROOF LOADS. AT BEAMS WIDER THAN 3 1/2", CON. ROOF FRMG AND AT ALL CORNERS PROVIDE MINIMUM OF 3 STUDS FULL HEIGHT.

ALL HEADERS AND BEAMS SHALL BE FASTENED TOGETHER PER DETAIL. HEADERS SHALL BE 2-2x4 IN 2x4 WALLS OR 3-2x4 IN 2x6 WALLS UNLESS OTHERWISE NOTED ON PLAN OR IN THE HEADER SCHEDULE. HEADERS ARE BELOW PLATE, UON.

STRESS GRADE: SPRUCE-PINE-FIR NO. 2 OR ENGINEER APPROVED EQUAL. ALL DESIGN VALUES ARE UNDER NORMAL LOADING AND IN DRY CONDITIONS OF SERVICE.

PRESSURE-TREATED LUMBER IN ACCORDANCE WITH THE MANUAL OF RECOMMENDED PRACTICE OF THE AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA).

ALL FASTENERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE MADE OF TYPE 304 OR TYPE 316 STAINLESS STEEL OR ASTM A653 TYPE S185 ZINC COATED STEEL.

UNLESS OTHERWISE NOTED, USE THE FOLLOWING MINIMUM GRADE OF LUMBER FOR FRAMING.

FRAMING SILL ON FOUNDATION WALLS OR SLAB ON GRADE	MINIMUM GRADE NO. 3 SPF
JOISTS, RAFTERS & HEADERS	NO. 2 SPF
PLATES, CAPS & BUCKS	NO. 2 SPF
STUDS	NO. 3 SPF
POSTS & COLUMNS (INCLUDE ALL VERTICAL MEMBERS SPECIFICALLY	NO. 2 SPF

2X4 FRAMING MEMBERS FOR ROOF TRUSSES ST 24" O.C.
2X6 PRESSURE TREATED YELLOW PINE FLOOR JOISTS, SET 16" OC
2X4 WALL FRAMING 24" O.C. EACH STUD MIN 73" IN LENGTH
SIDING LP 38 SERIES SMARTSIDE PANEL WALLS

FASTENERS

THE 4 CORNER HAVE GALVANIZED STRAPPING ATTACHED TO NO LESS THAN 18" GROUND AUGUR ANCHORS, OR IN THE CASE OF A CONCRETE PAD, RAMSET NAILS TO ANCHOR DIRECTLY INTO THE CONCRETE PAD. WHEN REQUIRED BY CUSTOMER AND/OR CITY OF RESIDENCE.

SIMPSON 6", 18 GAUGE GALVANIZED STEEL RAFTER TIES AT ALL TRUSS AND TOP SILL PLATE TO STUD. HITS
SIMPSON SP1 16 GAUGE GALVANIZED STEEL STUD PLATES CONNECTING BOTTOM SILL PLATE TO STUDS EVERY STUD



Weeks Architecture and Design



Marvin L Weeks
MARVIN WEEKS
AR98684

50% Owner Review:
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Revision Information		
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SHED
16 N Orlando Ave
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A1