



City of Gainesville
Department of Doing
Planning Division

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HISTORIC PRESERVATION BOARD STAFF REPORT

PUBLIC HEARING DATE:	August 7, 2018
ITEM NO:	1 under New Business
PROJECT NAME AND NUMBER:	Construct an addition to a single-family dwelling at 621 NE 5 th Street, HP-18-00060
APPLICATION TYPE:	Quasi-Judicial COA: Add a two-story addition.
RECOMMENDATION:	Staff recommends approval with recommendations as noted under "Recommendations" at the end of this report.
CITY PROJECT CONTACT:	Jason Simmons

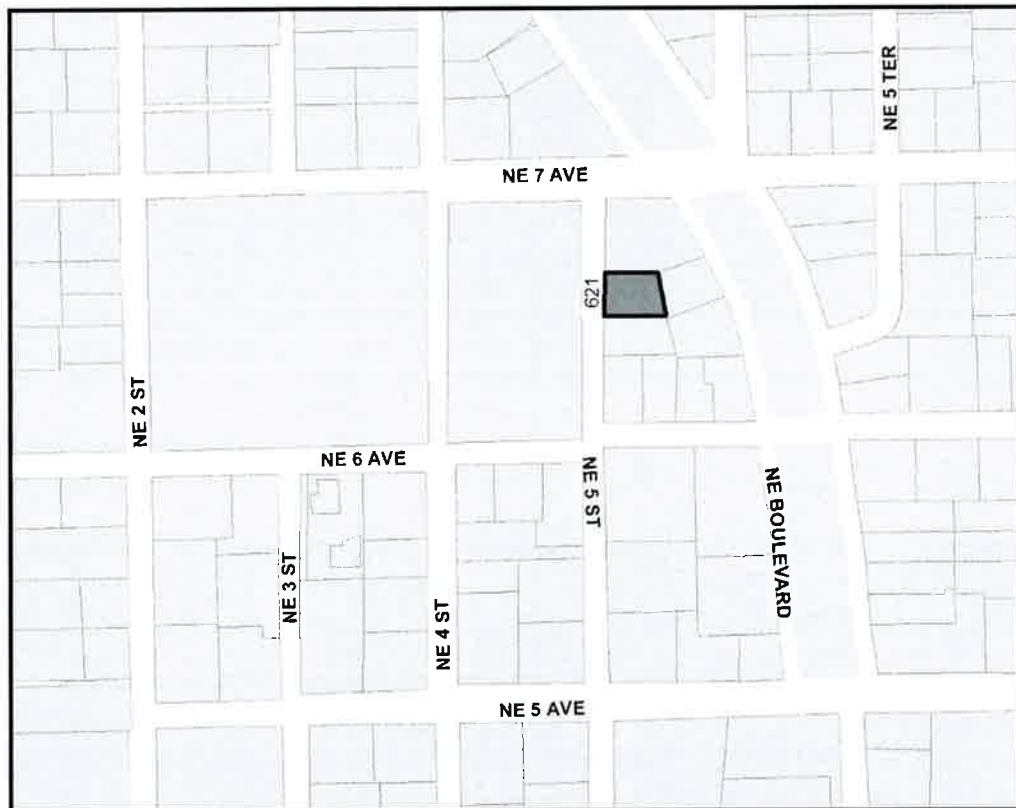


Figure 1: Location Map

APPLICATION INFORMATION:

Property Owner(s): Peter Adams

SITE INFORMATION:

Address: 621 NE 5th Street.
Parcel Number(s): 12285-000-000
Existing Use(s): Single-Family Residential
Zoning Designation(s): RSF-3
Historic District: Northeast
Historic District Status: Contributing
Date of construction: c. 1930 (AL County Property Appraiser's Office)

PURPOSE AND DESCRIPTION:

Amelia Tanner, Straight Line Construction, agent for Peter Adams. Certificate of Appropriateness to construct an addition to an existing single-family dwelling and an application for modification of the north side yard setback. Located at 621 NE 5th Street. This building is contributing to the Northeast Residential Historic District.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The existing property is the James Davis house, which is located at 621 NE 5th Street. The c. 1930 house is a two-story wood frame Bungalow on piers, with conventional framing and a gable/hip roof with asphalt shingles as the roof material. The square footage of the structure is 1,504 on the first floor with 459 square feet on the second floor for a total of 1,963 square feet of heated space. There is a 740 square foot carport on the north side of the house and a small entry on the front (west elevation) with a stone tile floor and two brick columns. The existing windows on the front include two six over six windows on the ground floor, with three paired two over one windows in the second floor dormer.

PROPOSED

The proposed project will add a one-story addition to the side of the first floor and an addition in the rear on the second floor. The proposed first floor addition is approximately 213 square feet and will accommodate a new kitchen while the existing kitchen will be converted into a dining room. The

second floor addition will be approximately 134 square feet in area and will be part of the work to expand an existing bedroom, add a new bathroom, and add two new walk-in closets on the second floor. The total square footage for the additions is 347 square feet, which is greater than the 300 square feet that staff can approve. In addition to this, a door opening will be enveloped by the addition and slightly modified, a window on the front side of the house is to be removed, and the roof form of the structure will be modified with the additions. All of this means that the Historic Preservation Board must review the application and determine whether the work is consistent with the Secretary of the Interior's Standards and City of Gainesville's *Historic Preservation Rehabilitation & Design Guidelines*.

The first floor work will involve the demolition of the existing door to the family room and the expansion of the opening to provide three new steps for the transition from new kitchen to family room. The existing steps to the kitchen will be demolished and filled-in. The second floor work involves the demolition of the back wall and the existing windows. The addition will add four new windows to replace the two windows to be removed. The new windows will match the trim of the replaced windows and will be Jeld-Wen custom wood double-hung windows. The rear addition will be positioned such that it will not be visible from directly in front of the house. The second floor interior work will also include adding two smaller closets on the west side of the floor, which involves adding a wall that will take out the middle pair of dormer windows. The window will be replaced by siding to match the existing siding of the house.

REVIEW

The review is based on the Secretary of the Interior's Standards and City of Gainesville's *Historic Preservation Rehabilitation & Design Guidelines*.

ADDITIONS TO EXISTING BUILDINGS

This section references the Additions to Existing Buildings section of the *Historic Preservation Rehabilitation and Design Guidelines* (see Exhibit 1).

According to the City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines new additions should be designed to minimize the impact on the visual character and materials of the historic structure. Staff finds the new additions appropriate because the second story addition on the east side of the building will not destroy historic materials that characterize the property and will be attached to the rear and the least conspicuous side of the building. This addition will not be readily visible from the right-of-way. The addition to the family room is located behind the front facade of the house. The existing family room includes a door on the west side that is visible from the right-of-way; the door will be removed but the opening will be kept and expanded as this front area of the family room will become internal space with the addition. A window to be located over the kitchen sink on the west side of the addition will maintain the visual opening on this elevation after the enclosure of the door opening. The two additions will be differentiated from the existing house because of the proposed rooflines, including a higher roofline for the first floor addition and a roofline that has much less of a pitch for the second story addition. The new additions are

consistent with Standard 9: *"New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment."*

Under Standard 9, additions should be clearly distinguished from original portions of the building and should result in minimal damage to its integrity. Character-defining features of a historic building should not be radically changed, obscured, damaged, or destroyed in the process of adding new construction. The size and scale of the new addition should be in proportion to the historic portion of a building and clearly subordinate to it. Additions should be attached to the rear or least conspicuous side of a building. Under Standard 10, they should be constructed so that if removed in the future, the essential form and integrity of a building will be unimpaired.

Recommended

3. Construct a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
4. Locate an attached exterior addition at the rear or on inconspicuous side of a historic building; and limit its size and scale in relationship to the historic building.

Staff finds that the proposed design for the additions generally complies with Standard 9 as the design is compatible with the existing house in its materials, scale and proportion and use of custom-made windows to match the existing. The new work is differentiated from the old by the different rooflines for the additions. The first floor addition is in the back of the main portion of the historic building while the second story addition is to be located at the rear of the building, not readily visible from the street.

Windows

The Guidelines state:

Board Approval Guidelines

New windows on additions should be compatible with those of the nearest window on the historic building in terms of proportions, frames, sills and lintels. Installing window designs reflective of a historic period is discouraged. Designs that match the proportions of existing historic windows, but are simple in detailing, are preferred.

Criteria for compatibility of new windows are:

1. *Trim detail;*
2. *Size, shape of frame, sash;*
3. *Location of meeting rail;*
4. *Reveal or setback of window from wall plane;*

5. *Separate planes of two sash;*
6. *Color, reflective qualities of glass;*
7. *Muntin, mullion profiles, configuration.*

If these criteria are fulfilled, the new windows need not be exact replicas of the originals.

As indicated earlier, the second floor interior work will also include adding two smaller closets on the west side of the floor, which involves adding a wall that will take out the middle pair of dormer windows. The window will be replaced by siding to match the existing siding of the house. A historic photo indicates that the work will restore the dormer window configuration back to what it was at the time of the photograph. There will also be a new window in the new kitchen, placed by the sink and facing west. This window will be visible from the street.

Staff finds the proposed new windows for the addition to be appropriate.

Roof and Roof Surface

The Guidelines indicate that:

The roof shape of the building, structure or object shall be visually compatible with the buildings to which it is visually related. It is important to identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape as hipped, gambrel or mansard; decorative features such as cupolas, cresting and chimneys; and roofing materials such as slate, clay and tile.

Rooftop additions are another common change to historic buildings. They are generally not suitable for smaller buildings of three stories or less or for buildings with very distinctive rooflines. They can, however, meet Standard 9 if certain conditions are met. The addition should be designed to be distinguished from the historic portion of the building; be set back from the wall plane; and be placed so it is inconspicuous when viewed from the street.

Recommended

1. Alterations to the configuration or shape of a historic roof should be confined to portions of the building not visible from the right-of-way.

Board Approval Guidelines

Rooftop additions are not discouraged if they do not destroy significant historic or architectural fabric and if their design is compatible in size, scale, color, materials and character of the property and the neighborhood.

Rooftop additions should be inconspicuous when viewed from the street and be clearly distinguished from what is historic.

Staff finds that the proposed roof forms for the additions are acceptable because they do not destroy significant historic or architectural fabric and the designs are compatible in size, scale, color, materials, and character with the property and the neighborhood. The roof forms will be inconspicuous when viewed from the street or not visible at all they will be distinguished from what is historic because of the change in roofline.

Doors and Entrances

The Guidelines state:

9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

Replacement doors should either match the design of the original under Standard 6, or substitute new materials and designs sympathetic to the original under Standard 9.

Recommended

1. Retain and repair historic door openings, doors, screen doors, trim and details such as transom, sidelights, pediments, frontispieces, hoods and hardware where they contribute to the architectural character of the building.

The existing family room includes a door on the west side that is visible from the right-of-way. This door will be enveloped by the first floor addition and will be removed, but the opening will be kept and expanded as this front area of the family room will become internal space with the addition. The addition will include a new kitchen and the floor plans show a window to be located over the kitchen sink on the west side of the addition. This visual opening will prevent having a blank wall on the primary frontage west elevation. Staff finds the proposed door removal acceptable and consistent with the guidelines.

Zoning Modification Request

This lot is located in the RSF-3 zoning district. The family room addition on the ground floor will require a side yard reduction at the north property line to 1'-0" where 7'-5" is required. The adjacent house is approximately 1'-2" off that property line.

Using the Land Development Code requirements as an additional basis for review: The modification "will not affect the public safety, health, or welfare of abutting property owners or the district;" the proposed change is "consistent with historic development, design patterns or themes in the historic

district,” as many historic accessory structures are close to or on side yard property lines; and “the proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district.” Lastly, per the Land Development Code, “*where the proposed modification would encroach into a side or rear yard setback that adjoins an existing lot, notice will be provided to the adjacent property owner.*” As this pertains to the side yard setback, the adjacent lot owner has been notified.

As the request meets the above requirements, and as the addition will not further encroach into the required setback and it will maintain the historic setback for the north side of this existing residential structure, staff recommends approval of the modification.

RECOMMENDATION

Staff recommends approval of the application with the following conditions:

- Provide siding information.
- The HPB concurrently approve the Application for Administrative Modification reducing the north side yard setback from 7.5 feet to 1 foot.
- Notify staff of any changes during construction.

BACKGROUND:

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A staff approved Certificate of Appropriateness (HP-11-00017) was issued on March 2, 2011, for the replacement of four casement type windows on an enclosed Sleeping Porch with horizontal sliding windows with no muntins.

▪

POST-APPROVAL REQUIREMENTS:

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Requirements to be met after the vote on the Certificate of Appropriateness include any staff recommended conditions and any conditions that may be imposed by the Historic Preservation Board. The proposed work will need to obtain the appropriate building permits which will be reviewed by the historic preservation staff.

LIST OF EXHIBITS:

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|-------------------------|--|
| <u>Exhibit 1</u> | City Of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines: Additions to Existing Buildings, Windows, Shutters & Awnings, Roof and Roof Surface, Doors and Entrances</i> |
| <u>Exhibit 2</u> | COA Application |
| <u>Exhibit 3</u> | Photographs |

Exhibit 4 **Product Information**

Exhibit 5 **Drawings**

Exhibit 1 Historic Preservation Rehabilitation and Design Guidelines

THE ***HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES***, BASED ON THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION, WHICH HAS BECOME THE AUTHORITATIVE GUIDELINES FOR REHABILITATION STATE:

Additions to Existing Buildings

Applicable Secretary Standards

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
9. *New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Additions to historic buildings are often required to make projects economically feasible, to satisfy fire and building code requirements, to house mechanical systems, and for other personal or practical reasons. They are allowed under the Secretary of the Interior's Standards and specifically addressed in Standards 9 and 10.

Although additions are usually acceptable, they should be undertaken only after it has been determined that the new use cannot be successfully met by altering non-character defining interior spaces. If undertaken, additions should not significantly alter original distinguishing qualities of buildings such as the basic form, materials, fenestration, and stylistic elements under Standard 2. Additions that imitate the style of the existing building or other historical styles should be avoided under Standard 3.

Under Standard 9, additions should be clearly distinguished from original portions of the building and should result in minimal damage to its integrity. Character-defining features of a historic building should not be radically changed, obscured, damaged, or destroyed in the process of adding new construction. The size and scale of the new addition should be in proportion to the historic portion of a building and clearly subordinate to it. Additions should be attached to the rear or least conspicuous side of a building. Under Standard 10, they

should be constructed so that if removed in the future, the essential form and integrity of a building will be unimpaired.

In order to comply with the Americans with Disabilities Act (ADA) handicap access was required. The addition of a handicap access ramp as required by ADA must comply with Standards 9 and 10. The ramp must be clearly distinguished from the historic portion of the building by its form and construction. Access ramps are clearly not historic features. At the same time the design should be well integrated with the building through the use of appropriate materials and matching paint colors. The ramp location should be considered a design issue. No significant historic features should be impacted. The size and scale of the ramp shall be appropriate to the building and clearly subordinate to it. Under Standard 10, ramps could be removed in the future without altering the form of the building or any significant features. See Design Guidelines for more information on handicap access.

Before considering an addition to a historic building, attempt to accommodate the needed function within the existing structure. Enclosing a historic porch, however, is discouraged.

New additions should be designed to minimize the impact on the visual character and materials of the historic structure. The applicant should take care to preserve as much of the original building wall as possible by utilizing existing openings for passageways rather than increasing their size.

New additions should be compatible in terms of mass, materials, vertical or horizontal projection, relationship of solids and voids, symmetry or asymmetry and size and scale with the principal structure. However, the character of the historic resource should be identifiable after the addition is constructed. Additions should be constructed in a manner that clearly distinguishes the footprint and plan for the historic building.

Recommended

1. Place functions and services required for a new use in non-character defining interior spaces rather than installing a new addition.
2. Protect architectural details and features that contribute to the character of the building during the course of constructing the addition.
3. Construct a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
4. Locate an attached exterior addition at the rear or on inconspicuous side of a historic building; and limit its size and scale in relationship to the historic building.
5. Design new additions in a manner that clearly distinguishes historic and non-historic features.
6. Design additional stories, when required for a new use, which are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

Not Recommended

1. Expanding the size of a historic building by constructing a new addition when the new use could be met by altering non-character-defining interior spaces.
2. Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.
3. Designing a new addition so that its size and scale are out of proportion to the historic building, thus, diminishing its historic character.
4. Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
5. Imitating a historic style or period of architecture in new additions, especially those used for contemporary uses.
6. Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.
7. Using the same wall plane, roof line, cornice height, materials, siding lap or window type to make additions appear to be part of a historic building.
8. Adding height to a building that changes its scale and character. Changes in height should not be visible when viewing the principal facades.

Staff Approval Guidelines

Additions that meet all of the following conditions can be approved by staff:

Addition to historic building is sited in the rear yard and does not front on two or more streets;

Do not exceed 1-story in height and 300 sq. ft. area;

Utilizes materials and textures consistent with the principal building;

Window openings are of the same proportion as the nearest windows on the principal building;

Existing window and door openings that will be enveloped by the addition are retained and not modified.

Board Approval Guidelines

Plans that propose adding floors to buildings are inappropriate and are unlikely to be approved.

Windows, Shutters & Awnings

Applicable Secretary Standards

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place and use. Do not undertake changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*
- 9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

Windows

Identify, retain, and preserve windows and their functional features that contribute to defining the building. Such features include frames, sash muntins, glazing, sills and moldings.

The placement, design, and materials of windows are often a significant part of the architectural character of a building. Common historic windows in the Gainesville's Historic Districts are double-hung sash in a 1/1, 2/2, 6/6 or multi-light/1 pattern, wooden or steel casement types, and commercial show windows. Windows often offer or contain significant stylistic elements. Examples include lancet windows with stained glass in Gothic Revival churches; multi-light upper sash in Bungalows; and round arch windows in buildings associated with Mediterranean influenced styles. Non-historic windows include awning, jalousie, and pivot types.

Under Standard 2, the visual role of historic window design and its detailing or craftsmanship should be carefully considered in planning window repair or replacement. Factors to consider include the size and number of historic windows in relationship to a wall surface and their pattern of repetition; their overall design and detailing; their proximity to ground level and key entrances; and their visibility, particularly on key elevations.

Whether to repair or replace windows is an issue that can pose considerable problems in rehabilitation. Distinctive windows that are a significant part of the overall design of a building should not be destroyed under Standard 6. Careful repair is the preferred approach. If repair is not technically or economically feasible, new windows that match the original in size, general muntin/mullion configuration, and reflective qualities may be substituted for missing or irreparable windows.

Window design to enhance appearance is not permissible under the standards. The proper procedure is to improve existing windows first. Weather stripping and other energy conservation methods should be employed. If after careful evaluation, window frames and sashes are so deteriorated they need replacement, they should be duplicated in accordance with Standard 6.

The following steps are recommended for evaluating historic windows. First, analyze their significance to the building. Consider their size, shape, color, and detailing. Then consider the condition of the window. Inspect the sill, frame, sash, paint and wood surface, hardware, weather-stripping, stops, trim, operability, and glazing. Then, establish repair and replacement needs for existing windows.

If, following careful evaluation, window frames are deteriorated, and then they can be replaced. Replacement windows must be selected with care. They should match the original sash, pane size, configuration, glazing, muntin detailing, and profile. Small differences between replacement and historic windows can make big differences in appearance.

If 50 percent or more are deteriorated or missing, then wholesale replacement of windows is allowable. When choosing replacements, the qualities of the original windows should be used as criteria. Consider the following features of the original:

1. trim detail;
2. size, shape of frame, sash;
3. location of meeting rail;
4. reveal or setback of window from wall plane;
5. separate planes of two sash;
6. color, reflective qualities of glass;
7. muntin, mullion profiles, configuration.

If these criteria are fulfilled, the new windows need not be exact replicas of the originals. The Standards further permit new windows to be constructed of non-historic materials such as aluminum and to have a tint of up to 10 percent. Of course, matching the original materials and visual qualities is always preferable. In general, changes to window openings should be avoided.

Owners often wish to replace windows to create a new look, for energy efficiency, to decrease maintenance costs or because of problems operating existing units. Highly tinted windows, windows with reflective qualities, or stock windows of incompatible design and materials often result from such an approach and conflict with Standards 3, 6, and 9.

The rhythm of window and door openings is an important part of the character of buildings. In some instances, new window or door openings may be required to fulfill code requirements or for practical needs. New openings should be located on nonsignificant walls. For commercial buildings these would be common or party walls or secondary

elevations. For residential buildings, these would be side or rear walls not readily visible from a main thoroughfare.

Alterations

The alteration of historic windows may be approved by staff if the replacement sash is of the same material, design, features size and configuration of that of the original window. When replacing historic windows, special care should be taken to match the trim detail, the width of the frames and sash, the location of the meeting rail, the setback of the window from the wall plane, the separate planes of the two sashes, and the reflective qualities of the glass. "Snap-in" grids are not allowed.

Repairing window frames and sashes by patching, splicing, consolidating, or otherwise reinforcing the window is encouraged.

The design of replacement windows, which seek to replicate or duplicate a missing historic window, must be documented through historical, physical or photographic sources.

Enclosing historic window openings is discouraged. If a window is no longer needed for its intended use, the glass should be retained and the backside frosted, screened, painted black, or shuttered so that it gives a functional appearance.

Window openings on facades or highly visible elevations shall not be relocated, enlarged or reduced.

Altering historic windows by use of awning, glass jalousie, picture or any other modern window material is not permissible in any wall of an historic structure that is visible from a right-of-way.

Replacement windows for irreparable historic windows should be made of the same materials. Compatible substitute materials may be considered only on a case-by-case basis depending on building use and generally when the replacement window is on a less-visible secondary elevation.

Window Additions

New window openings are inappropriate on the principal facade(s); new openings should be placed on secondary elevations.

The addition of modern windows, metal sash, sliding glass windows or any type of window, which is inappropriate to the period, shall be confined to "less visible secondary elevations."

Shutters

Shutters, which are appropriate to the period and design of the building, can be introduced to facilitate energy efficiency.

Under Standard 3, unless there is physical or documentary evidence of their existence, shutters should not be mounted. If shutters are found to be appropriate, they should be operable or appear to be operable and measure the full height and one-half the width of the window frame. They should be attached to the window casing rather than the exterior finish material. Wooden shutters with horizontal louvers are the preferred type although exact types vary with style. Avoid metal and vinyl types except in new construction.

Awnings

Awnings shall be considered on a case-by-case basis depending on the proposal's impact on the historic character and materials of the building.

Canvas awnings were sometimes featured on buildings, particularly Mediterranean styled buildings, Bungalows, and commercial buildings. They are functional, decorative, and appropriate to the many historic buildings. Standard 3 should be considered when awnings are proposed as part of a rehabilitation plan.

Under Standard 9, new awnings should be of compatible contemporary design. They should follow the lines of the window opening. Round or bell shaped is appropriate for Mediterranean styled buildings. Angled, rectangular canvas awnings are most appropriate for flat-headed windows and storefronts. Fiberglass and metal awnings and awnings that obscure significant detailing are inappropriate.

Recommended

1. Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings and shutters where they contribute to the architectural and historic character of the building.
2. Improve the thermal performance of existing windows and doors through adding or replacing weather-stripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.
3. Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general mintage and mullion proportion and configuration, and reflective qualities of the glass.
4. Install awnings that are historically appropriate to the style of the building or that are of compatible contemporary design. Awnings should follow the lines of window or door opening they are intended to cover.

Not Recommended

1. Introducing or changing the location or size of windows, and other openings that alter the architectural and historic character of a building.
2. Replacing window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
3. Removing window features that can be repaired where such features contribute to the historic and architectural character of a building.
4. Changing the size or arrangement of windowpanes, muntins, and rails where they contribute to the architectural and historic character of a building.
5. Installing on significant facades shutters, screens, blinds, security grills, and awnings, which are historically inappropriate and detract from the building's character.

6. Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.
7. Installing heating/air conditioning units in window frames when the sash and frames may be damaged. Window installations should be considered only when all other visible heating/cooling systems would result in significant damage to historic materials. If installation proves necessary, window units should be placed on secondary elevations not readily visible from public thoroughfares.
8. Installing metal or fiberglass awnings.
9. Installing awnings that obscure architecturally significant detailing or features.
10. Replacing architecturally significant detailing, such as commercial canopies, with awnings.

Staff Approval Guidelines

Staff can approve repair of existing historic windows.

Additions of the new windows that meet the italicized conditions can be approved by staff:

New window openings can be introduced on "less-visible secondary elevations" provided that they are of the same size or proportions as the nearest window and utilize the same material as the historic windows. "Less visible secondary elevation" is defined as the portion of the building, which is more than halfway behind the front and not fronting on street;

Alterations to non-historic portions of contributing buildings provided they are compatible in scale, design and materials with but distinguishable for the historic proportions.

Board Approval Guidelines

New windows on additions should be compatible with those of the nearest window on the historic building in terms of proportions, frames, sills and lintels. Installing window designs reflective of a historic period is discouraged. Designs that match the proportions of existing historic windows, but are simple in detailing, are preferred.

Roof and Roof Surface

Applicable Secretary Standards

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*
- 9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

The roof shape of the building, structure or object shall be visually compatible with the buildings to which it is visually related. It is important to identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape as hipped, gambrel or mansard; decorative features such as cupolas, cresting and chimneys; and roofing materials such as slate, clay and tile.

Roofs are highly visibly components of historic buildings in Gainesville's Historic Districts. They are an integral part of a building's overall design and often help define its architectural style. Examples include mansard and belvederes, which are primary features of the Second Empire and the Airplane Bungalow styles, respectively. Materials such as clay tile and ornamental metals, which cover roofs in Gainesville are also significant and should be preserved in the course of rehabilitating a building.

Roof forms comprise an important part of streetscapes in the historic district and create a unified rhythm with neighboring buildings. The most numerous residential roof types are gable, hip, or a combination. Other common examples are pyramidal, gambrel, and clipped gable (jerkinhead). Flat roofs with parapets predominate in commercial buildings in the Pleasant Street District.

In planning roof repairs, it is important to identify significant features and materials and treat them with sensitivity under Standards 2 and 5. Under Standard 6, significant features and materials should be repaired rather than replaced. If replacement of a deteriorated feature is necessary, the new materials should closely match the original.

Roofs perform an essential function in keeping a building weather tight. As a result, they are particularly subject to change. In the local district the most common original roofing materials were embossed or crimped sheet metal and sawn wood shingles. Virtually all-original wood shingle coverings have been removed and often replaced with ornamental sheet metal. Such historic changes to roofs have gained significance in their own right and should be respected under Standard 4.

Where existing roofing material is non-original and not significant, there is greater flexibility. The existing roof may be retained, or replaced in a manner known to be accurate based on documentation or physical evidence, or treated in a contemporary style in compliance with Standards 6 and 9. In reviewing replacement of non-historic roof surfacing, it is important to keep in mind, Standard 9. Even if the existing surfacing is inappropriate, the replacement material must be compatible with the overall design of the building.

Rooftop additions are another common change to historic buildings. They are generally not suitable for smaller buildings of three stories or less or for buildings with very distinctive rooflines. They can, however, meet Standard 9 if certain conditions are met. The addition should be designed to be distinguished from the historic portion of the building; be set back from the wall plane; and be placed so it is inconspicuous when viewed from the street.

Recommended

1. Alterations to the configuration or shape of a historic roof should be confined to portions of the building not visible from the right-of-way.
2. Repointing of chimney mortar joints shall match the existing composition, joint size, and profile.
3. Retain and preserve the roof's shape, historic roofing materials and features.
4. Preserve the original roof form in the course of rehabilitation.
5. Provide adequate roof drainage and insure that the roofing material provides a weather tight covering for the structure.
6. Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture.
7. Retain or replace where necessary dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, and other distinctive architectural or stylistic features that give a roof its essential character.
8. Design rooftop additions, when required for a new use that are set back from a wall plane and are as inconspicuous as possible when viewed from the street.

Not Recommended

1. Removal of existing chimneys is discouraged. Removal of historic or architectural roofing features should be avoided, if possible. If removal is unavoidable, replacement material

should match the existing fabric in composition, design, color, texture and other visual qualities.

2. Mortar with high Portland cement content shall not be used.
3. Masonry surfaces shall not be sandblasted.
4. Avoid applying paint or other coatings to roofing materials, which historically have not been painted.

Staff Approval Guidelines

Additions and alterations to the roof that meet all of the following conditions can be approved by staff:

Vents and pipes for water heaters, dryers, stoves, etc., are appropriate.

Skylights, which are located on portions of the roof not visible from the right-of-way and have flat surfaces and do not destroy or damage historic roofing features, shapes or materials;

Solar collectors, antennae and satellite dishes which are placed on portions of the roof not visible from the right-of-way and do not destroy or damage historic roofing features, shapes or materials;

Replacing non-historic roofing material with a material of similar composition and design provided that the entire structure will be covered;

Replacing historic roofing material with a material of similar composition and design provided that the entire structure will be covered;

Chimneys that are designed in a manner appropriate to the period of the house, placed on the side elevation, located on the exterior of the building and do not destroy or damage historic roofing features, shapes or materials; and

Alterations to non-historic portions of contributing buildings provided they are compatible in scale, design and materials but distinguishable from the historic portions.

Board Approval Guidelines

Rooftop additions are not discouraged if they do not destroy significant historic or architectural fabric and if their design is compatible in size, scale, color, materials and character of the property and the neighborhood.

Rooftop additions should be inconspicuous when viewed from the street and be clearly distinguished from what is historic.

Dormers should be added to portions of the building not visible from the right-of-way. When a dormer must be constructed, the new dormer should generally match the appearance of existing dormers or, if none are present, draw inspiration from the architectural details on the building such as roof pitch, molding or window style.

Contemporary dormers would generally detract from the overall historic character of the building.

Roof decks and balconies should only be added to portions of the building not visible from the right-of-way and constructed in a subordinate manner to the historic building.

Roof decks and balconies should be composed of materials that are sympathetic with the historic building.

Roof windows and skylights should be placed on portions of the building not visible from the right-of-way. Flat skylights, which project minimally from the roof, are the recommended treatment.

The design of roofing features, shapes or materials that seek to replicate or duplicate a missing historic feature must be documented through historical, physical or photographic sources.

Doors and Entrances

Applicable Secretary Standards

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*
- 9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

Principal doors and entrances are an integral part of historic buildings. They frequently contain decorative or stylistic features, such as transom and sidelights or detailed surrounds. Under Standard 2, doors and entrances and associated detailing should be preserved. Changes to door size and configuration should be avoided. If a historic entrance cannot be incorporated into a contemporary use for the building, the opening and any significant detailing should, nevertheless, be retained.

Replacement doors should either match the design of the original under Standard 6, or substitute new materials and designs sympathetic to the original under Standard 9. Under Standard 3, historic doors that do not match the composition and stylistic details of the building should not be substituted. Contemporary stock doors and screen doors are inappropriate replacements. Replacement screen doors should be simple and any ornamentation should be based on historic precedent and in keeping with the character of the entry. Aluminum, metal, and jalousie doors should be avoided except where documented historically.

Codes or practicality may require new entrances. Placement on principal facades should be avoided under Standard 2. Under Standard 9, new doors should not be readily visible from the public right-of-way.

Recommended

1. Retain and repair historic door openings, doors, screen doors, trim and details such as transom, sidelights, pediments, frontispieces, hoods and hardware where they contribute to the architectural character of the building.
2. Replace missing or deteriorated doors with doors that match the original, or that are of compatible contemporary design.

3. Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.
4. Add simple or compatibly designed wooden screen doors where appropriate.

Not Recommended

1. Introducing or changing the location of doors and entrances that alter the architectural character of the building.
2. Removing significant door features that can be repaired.
3. Replacing deteriorated or missing doors with stock doors or doors that are inappropriate designs or constructed of inappropriate materials.
4. Replacing historic doors, transoms or sidelights with blocking.
5. Adding aluminum or other inappropriate screen doors.

Staff Approval Guidelines

Staff can approve any rehabilitation of entrances and doors that meet the following conditions:

New entrances that do not occur on facades facing principal streets and whose design and materials are compatible with that of the existing building.

Board Approval Guidelines

The board may consider new designs that utilize different materials for entry projects provided the new entry does not destroy contributing architectural features of the main entrance.

CITY OF
GAINESVILLE
every path starts with passion
FLORIDA

**CERTIFICATE OF
APPROPRIATENESS
APPLICATION**

Planning & Development Services 306 N.E. 6th Avenue

Gainesville, Florida 32601

352.334.5022 Fax 352.334.3259

www.cityofgainesville.org/planningdepartment

REQUIREMENTS

**CONTACT THE HISTORIC
PRESERVATION OFFICE FOR A
PRE-APPLICATION CONFERENCE
334.5022**

**REVIEW THE CHECKLIST FOR A
COMPLETE SUBMITTAL** (If all
requirements are not submitted it
could delay your approval.)

**PLEASE PROVIDE ONE (1) DISK OR
USB FLASH DRIVE CONTAINING
ALL OF THE FOLLOWING:**

**1 ORIGINAL SET OF PLANS TO
SCALE SHOWING ALL DIMENSIONS
AND SETBACKS.**

**LIST IN DETAIL YOUR PROPOSED
REPAIR AND/OR RENOVATION**

**A SITE PLAN OR CERTIFIED
SURVEY**

**PHOTOGRAPHS OF EXISTING
CONDITIONS**

**ANY ADDITIONAL BACKUP
MATERIALS AS NECESSARY**

**AFTER THE PRE-CONFERENCE,
TURN IN YOUR COMPLETED COA
APPLICATION TO THE PLANNING
OFFICE (RM 210, THOMAS CENTER-
B), PAY APPROPRIATE FEES, AND
PICK UP PUBLIC NOTICE SIGN TO BE
POSTED 10 DAYS IN ADVANCE OF
THE MEETING.**

**MAKE SURE YOUR APPLICATION
HAS ALL THE REQUIREMENTS.**

**FAILURE TO COMPLETE THE
APPLICATION AND SUBMIT THE
NECESSARY DOCUMENTATION WILL
RESULT IN DEFERRAL OF YOUR
PETITION TO THE NEXT MONTHLY**



PROJECT TYPE: Addition ☒ Alteration ☐ Demolition ☐ New Construction ☐ Relocation ☐
Repair ☐ Fence ☐ Re-roof ☐ Other ☐

PROJECT LOCATION:

Historic District: Northeast
Site Address: 621 NE 5th Street
Tax Parcel #: 12285-000-000

OWNER

Peter Adams
Owner(s) Name

Corporation or Company

621 NE 5th St.
Street Address
Gainesville FL 32601
City State Zip

Home Telephone Number
352-275-8100
Cell Phone Number

Fax Number
E-Mail Address
ppete1@gmail.com /
carrie.reinhardt@gmail.com

APPLICANT OR AGENT

Ameria Tanner
Applicant Name

Straight Line Construction
Corporation or Company

1021 SW 71st Ct.
Street Address

Ocala FL 34476
City State Zip

Home Telephone Number
352-260-8223
Cell Phone Number

Fax Number

E-Mail Address
straightline dan@gmail.com

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$ 121.50
EZ Fee: \$ 60.75

HP # 18-00060
Contributing Y ☒ N ☐
Zoning RSF-3
Pre-Conference Y ☐ N ☒
Application Complete Y ☐ N ☒
Enterprise Zone Y ☒ N ☐

Request for Modification of Setbacks
Y ☐ N ☐

Received By Jason Simmons
Date Received 6/5/18

- ☐ Staff Approval—No Fee (HP Planner initial)
☒ Single-Family requiring Board approval (See Fee Schedule)
☐ Multi-Family requiring Board approval (See Fee Schedule)
☐ Ad Valorem Tax Exemption (See Fee Schedule)
☐ After-The-Fact Certificate of Appropriateness (See Fee Schedule)
☐ Account No. 001-660-6680-3405
☐ Account No. 001-660-6680-1124 (Enterprise Zone)
☐ Account No. 001-660-6680-1125 (Enterprise—Credit)

DID YOU REMEMBER?

CHECK YOUR ZONING AND
SETBACKS FOR
COMPLIANCE

REVIEW THE HISTORIC
PRESERVATION
REHABILITATION AND
DESIGN GUIDELINES

REVIEW THE SECRETARY
OF INTERIOR'S STANDARDS
FOR REHABILITATION

CHECK TO SEE IF YOU
WOULD BE ELIGIBLE FOR A
TAX EXEMPTION FOR
REHABILITATION OF A
HISTORIC PROPERTY

THE HPB MEETINGS ARE
HELD MONTHLY AT CITY
HALL, 200 EAST

UNIVERSITY AVE,
GAINESVILLE, FL 32601, CITY
HALL AUDITORIUM AT 5:30PM.
THE SCHEDULE OF MEETINGS
IS AVAILABLE ON THE
PLANNING DEPARTMENT
WEBSITE.

THE HISTORIC PRESERVATION
OFFICE STAFF CAN PROVIDE
ASSISTANCE AND GUIDANCE
ON THE HP BOARD'S REVIEW
PROCESS, AND ARE AVAILABLE
TO MEET WITH PROPERTY
OWNERS OR AGENTS. IF YOU
NEED ASSISTANCE, PLEASE
CONTACT THE HISTORIC
PRESERVATION PLANNER AT
(352) 334-5022 OR (352) 334-
5023.

PERSONS WITH DISABILITIES AND CONTACT INFORMATION

PERSONS WITH DISABILITIES
WHO REQUIRE ASSISTANCE TO
PARTICIPATE IN THE MEETING
ARE REQUESTED TO NOTIFY
THE EQUAL OPPORTUNITY
DEPARTMENT AT 334-5051
(TDD 334-2069) AT LEAST 48
HOURS PRIOR TO THE
MEETING DATE.
FOR ADDITIONAL
INFORMATION, PLEASE CALL
334-5022.

OVERVIEW

The Historic Preservation Board (HPB) is an advisory board to the City of Gainesville's Commission composed of citizens who voluntarily, without compensation commit their time and expertise to the stewardship of historic resources in our community.

The HPB approval is a procedure which occurs for alterations, construction, restorations, or other significant changes to the appearance of an structure in Gainesville's Historic Districts which have an impact on the significant historical, architectural, or cultural materials of the structure and/or the district. The City's historic review guidelines are available online at www.cityofgainesville.org/planningdepartment and within the Land Development Code, Section 30-112.

After submission of an application, the Historic Preservation Planner prepares a written recommendation for the board meeting which addresses whether the proposed changes are compatible with the criteria of the SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION and the City of Gainesville's HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES. Once staff has prepared and completed the staff report, an Agenda of the proposed meeting and the staff report will be posted online approximately 5 to 7 days prior to the HPB meeting and can be found at www.cityofgainesville.org/planningdepartment — Citizen Advisory Boards — Historic Preservation Board.

Public notice signage is required to be posted at the property by the applicant no later than 10 day s prior to the scheduled Historic Preservation Board meeting. The notarized *Public Notice Signage Affidavit* must be submitted once the sign is posted.

The applicant and/or owner of the property should be present at the Historic Preservation Board meeting and be prepared to address inquiries from the board members and/or the general public. The HPB meeting is a quasi-judicial public hearing with procedural requirements. The review body may approve, approve with conditions, or deny projects. It is not necessary for owners to be present at the HPB meeting if your COA has been staff approved.

In addition to a Certificate of Appropriateness (COA), a building permit may be required for construction from the Building Department. This is a separate process with submittal requirements. Building permits will not be issued without proof of a COA and the Historic Preservation Planner signing the building permit. After the application approval, the COA is valid for one year.

Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.

CERTIFICATION

BY SIGNING BELOW, I CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AT THE TIME OF THE APPLICATION. I ACKNOWLEDGE THAT I UNDERSTAND AND HAVE COMPLIED WITH ALL OF THE SUBMITTAL REQUIREMENTS AND PROCEDURES AND THAT THIS APPLICATION IS A COMPLETE SUBMITTAL. I FURTHER UNDERSTAND THAT AN INCOMPLETE APPLICATION SUBMITTAL MAY CAUSE MY APPLICATION TO BE DEFERRED TO THE NEXT POSED DEADLINE DATE.

1. I/We hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Planning and Development Services Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that Certificates of Appropriateness are only valid for one year from issuance.
4. It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.
5. The COA review time period will not commence until your application is deemed complete by staff and may take up to 10 days to process.
6. Historic Preservation Board meetings are conducted in a quasi-judicial hearing and as such ex-parte communications are prohibited (Communication about your project with a Historic Preservation Board member).

SIGNATURES

Owner
Applicant or Agent

AST

Date

Date 6/5/18 2

PROJECT DESCRIPTION

1. DESCRIBE THE EXISTING CONDITIONS AND MATERIALS Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions as well as the surrounding context.

Two story addition.

Conventional framing.

Current house is wood frame on piers.

Upstairs- expand master bedroom and bathroom.

Downstairs- expand kitchen.

2. DESCRIBE THE PROPOSED PROJECT AND MATERIALS Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

Continuous additions.

Change roof line on back of house.

Conventional wood framing on pier foundation.

DEMOLITIONS AND RELOCATIONS (If Applicable)

Especially important for demolitions, please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, county, or neighborhood, and feasibility of reproducing such a building, structure, or object. For demolitions, discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value. For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.) Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historic context.

MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Section 30-112(d)(4)b.

Please describe the zoning modification and attach completed, required forms.

A **pre-application conference** with the Historic Preservation Planner **is required** before the submission of a Certificate of Appropriateness (COA) application. A concept review with the City of Gainesville's Historic Preservation Board is optional.

For a single-family structure, accessory structures and all other structures which require Historic Preservation Board review, there is an **application fee**. Fees vary by the type of building and change annually. Please consult with planning staff or online at www.cityofgainesville.org/planningdepartment to determine the amount of the application fees for your project. There is no fee for a staff approved Certificate of Appropriateness. Please consult the *FAQ's Living and Developing in a Historic District* and the *Historic Preservation Rehabilitation and Design Guidelines* for restoration & rehabilitation that is staff approvable. **The COA review time period will not commence until your application is deemed complete by staff.**

The application is **due by 11:00 a.m.** on the **application deadline date** as noted on the attached annual meeting and cut-off schedule.

THIS CHECKLIST IS A GUIDE TO BE USED FOR PROPER COA SUBMITTAL. SOME ITEMS MAY NOT APPLY TO YOUR PERMIT APPLICATION.

Please provide all documents on one (1) disk or USB Flash Drive. One full sized printed set of drawings may also be requested on a case-by-case basis. Materials will not be returned to applicant.

A completed application may include the following:

SUBMITTAL REQUIREMENT CHECKLIST

		Applicant	HP Planner
Survey and Site Plan	A drawing giving dimensions of property; location of building(s) showing distances from property lines (building set-back lines (dimensioned), names of streets front and sides, and north/south orientation. A current site plan or survey may be submitted for this requirement, if it provides the requested information.	<input type="checkbox"/>	<input type="checkbox"/>
Drawings to Scale	One complete set of plans (with all (4) exterior elevations) and specifications for the project. All drawings must be clear, concise and drawn to scale. All rooms shall be dimensioned and labeled for use. Height measurement and square footage of different areas shall be on plans. Indicate features on the exterior (i.e.: chimney), the roof pitch, placement of windows and doors and label all materials and textures. A scaled line elevation drawing & footprint drawing is required for all new construction.	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> ▪ Elevations ▪ Floor Plan ▪ Square Footage ▪ Dimensions & Height ▪ Materials & Finishes 			
Photographs	Photographs of existing building(s) (all facades or elevations of structure) and adjacent buildings. Photographs should clearly illustrate the appearance and conditions of the existing building(s) affected by the proposed project, close-up views of any specific elements under consideration i.e., windows or doors if proposed to be modified or removed, as well as photographic views of its relationship with neighboring buildings. Photos shall be submitted in jpeg or PDF format. (City staff may take photographs of your property prior to the board meeting as part of their review procedure. The photos will be used for presentation to the Historic Preservation Board.)	<input type="checkbox"/>	<input type="checkbox"/>
Specific Items	Specific items may be requested, such as landscape plans, wall sections, roof plans, perspective drawings, a model, a virtual illustration and/or verification of economic hardship.	<input type="checkbox"/>	<input type="checkbox"/>
Modification of Existing Zoning	Attach separate form requesting a zoning modification based on competent demonstration by the petitioner of Section 30-112(d)(4)b.	<input type="checkbox"/>	<input type="checkbox"/>
Demolition Report	In the case of demolition provide substantiating report(s) based on competent demonstration by the petitioner of Section 30-112(d)(6)c.	<input type="checkbox"/>	<input type="checkbox"/>
Notarized Consent Letter	Notarized letter of consent from the property owner, if the applicant is not the owner of the property or is in the process of purchasing the property.	<input type="checkbox"/>	<input type="checkbox"/>

CERTIFICATE OF APPROPRIATENESS

(TO BE COMPLETED BY CITY STAFF)

IF STAFF APPROVAL ALLOWS THE ISSUANCE OF THE CERTIFICATE OF APPROPRIATENESS, THE BASIS FOR THE DECISION WAS:

☐ This meets the *Secretary of Interior's Standards for Rehabilitation* and the City of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines*.

HISTORIC PRESERVATION PLANNER _____ DATE _____

THE HISTORIC PRESERVATION BOARD CONSIDERED THE APPLICATION OF HP _____ AT THE _____ MEETING. THERE WERE _____ MEMBERS PRESENT.

THE APPLICATION WAS ☐ APPROVED ☐ DENIED BY A _____ VOTE, SUBJECT TO THE FOLLOWING CONDITIONS:

THE BASIS FOR THIS DECISION WAS:

☐ This meets the *Secretary of Interior's Standards for Rehabilitation* and the City of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines*.

CHAIRPERSON _____ DATE _____

It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.

After the application approval, the COA is valid for one year.

Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.

TAX SAVINGS FOR HOMEOWNERS OF HISTORIC PROPERTIES

The improvements to your historic property may qualify for a property tax exemption. The City of Gainesville permits an Ad Valorem property tax exemption for renovations, rehabilitations, and restorations to contributing properties within Historic Districts.

The amount of the exemption shall be determined by the Alachua County Property Appraiser based upon its usual process for post-construction inspection and appraisal of property following rehabilitation or renovation. The duration of the exemption shall continue regardless of any change in the authority of the City to grant such exemptions or any change in ownership of the property. In order to retain an exemption, however, the historic character of the property, and improvements which qualified the property for an exemption, must be maintained over the period for which the exemption was granted.

This is an excerpt from the Code of Ordinances ARTICLE IV. TAX EXEMPTION FOR HISTORIC PROPERTIES Sec. 25-61—66

An Overview of the Application Process:

An applicant (owner of record or authorized agent) seeking an ad valorem tax exemption for historic properties must file with the city manager or designee the two-part Historic Preservation Property Tax Exemption Application with "Part 1: Preconstruction Application" (Part 1) completed. In addition, the applicant shall submit the following:

- A completed application for a Certificate of Appropriateness for the qualifying restoration, renovation, or rehabilitation.
- An application fee of not more than five hundred dollars (\$500.00) to be determined by the city manager or designee based on the estimated cost of the work to be performed and the administrative costs to be incurred by the city in processing the application and monitoring compliance.

The City of Gainesville Historic Preservation Board (HPB) shall review Part 1 applications for exemptions. The HPB shall determine whether the property is an eligible property and whether the Part 1 proposed improvement is consistent with the Secretary of Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and is therefore an eligible improvement.

Upon completion of work specified in the "Part 1" application, the applicant shall submit a "Part 2: Final Application for Review of Completed Work" (Part 2). The HPB shall conduct an inspection of the subject property to determine whether or not the completed improvements are in compliance with the work described and conditions imposed in the approved Part 1 application. Appropriate documentation may include paid contractor's bills and canceled checks, as well as an inspection request by the applicant within two (2) years following approval of the Part 1 application.

On completion of review of the Part 2 application, the HPB shall recommend that the city commission grant or deny the exemption. The recommendation and reasons therefore, shall be provided in writing to the applicant and to the city commission.

A majority vote of the city commission shall be required to approve a Part 2 application and authorize the ad valorem tax exemption. If the exemption is granted, the city commission shall adopt an ordinance.

The property owner shall have the historic preservation exemption covenant recorded in the official records of Alachua County, and shall provide a certified copy of the recorded historic preservation exemption covenant to the city manager or designee.

The effective date of the ad valorem tax exemption shall be January 1 of the year following the year in which the application is approved by the city commission and a historic preservation exemption covenant has been transmitted to the Alachua County Appraiser. Please submit Part 2 applications by the **October** Historic Preservation Board deadline in order to ensure enough time for it to go before the City Commission and be processed by the Tax Appraiser's office.

To qualify for an exemption, the property owner must enter into a covenant with the City of Gainesville for the term for which the exemption is granted. The covenant shall be binding on the current property owner, transferees, and their heirs, successors, or assigns.

Violation of the covenant or agreement will result in the property owner being subject to the payment of the differences between the total amount of taxes which would have been due in March in each of the previous years in which the covenant or agreement was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in F.S. § 212.12(3), as amended.

Please review City of Gainesville's Code of Ordinances Section 25-61 for qualification and process information.

This information is available online at www.municode.com for the City of Gainesville, FL Chapter 25 Section 25-61—25-65.

For an application form, please contact the Planning Department at (352) 334-5022 or (352) 334-5023.



PLANNING

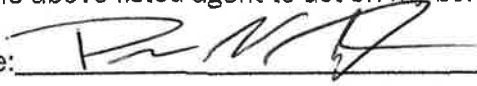


P.O. Box 490, Station 11
Gainesville, Florida 32602-0490

352.334.5022

352.334-5023

Fax: 352.334.3259

www.cityofgainesville.org/planningdepartment

Owners Name: <u>Peter and Carrie Adams</u>			
Address: <u>621 NE 5th St. Gainesville 32601</u>		Phone: <u>352-275-8100</u>	
		Email: <u>geopete1@gmail.com</u>	
Agent Name: <u>Straight Line Construction</u>			
Address: <u>10121 SW 71st Ct. Ocala FL 34476</u>		Phone: <u>352-870-3024</u>	
		Email: <u>Straightlineben@gmail.com</u>	
Parcel No.: <u>12285 - 000 - 000</u>			
Acreage:	S: <u>04</u>	T: <u>10</u>	R: <u>20</u>
<p>I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.</p> <p>Property owner signature: <u></u></p> <p>Printed name: <u>Peter N. Adams</u></p> <p style="text-align: right;">Date: <u>6-14-2018</u></p>			
<p>The foregoing affidavit is acknowledged before me this <u>14</u> day of <u>June</u>, 2018 by <u>Peter Adams</u>, who is/are personally known to me, or who has/have produced <u>Driver's License</u> as identification.</p> <p><u>A352-674-71-457-0</u></p>			
NOTARY SEAL		 <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> AMELIA TANNER MY COMMISSION # GG098730 EXPIRES April 27, 2021 </div>	
		<p>Signature of Notary Public, State of <u>FL</u></p> <p style="text-align: center;"><u></u></p>	

001-660-1124 (EZ Zone) \$121.50
001-660-1125 (EZ Credit) (\$60.75)

Operator: Michael Hoge

Receipt no: 75825

Item	Description	Account No	Payment	Payment Reference	Paid
HP-18-00060 00621 NE 5TH ST Peter Adams House Addition	Cert of Appropriateness - Single Family/Accessory	001-660-6680-3405	CREDIT		\$60.75
Total:					\$60.75

Transaction Date: 06/05/2018

Time: 12:15:30 EDT



Simmons, Jason A.

From: Amelia Tanner <service@levelheadedproperties.com>
Sent: Friday, July 27, 2018 10:40 AM
To: Simmons, Jason A.
Subject: Re: HPB meeting for COA @ 621 NE 5th Street



Amelia Tanner
Service Manager
Level Headed Properties
352-727-0984

On Fri, Jul 27, 2018 at 7:09 AM, Amelia Tanner <service@levelheadedproperties.com> wrote:
Thank you! You will hear from me shortly.

PUBLIC NOTICE SIGNAGE AFFIDAVIT

Petition Name HP-18-60
Applicant (Owner or Agent) Amelia Tanner
Tax parcel(s) 12285-000-000

Being duly sworn, I depose and say the following:

1. That I am the owner or authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above;
2. That this property constitutes the property for which the above noted petition is being made to the City Of Gainesville;
3. That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than ten (10) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
5. That the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application.
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

7. Amelia Tanner
8. Applicant (signature)

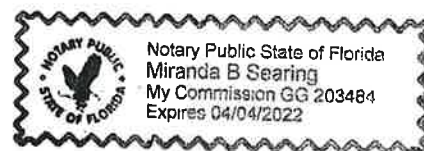
Applicant (print name)

**STATE OF FLORIDA,
COUNTY OF ALACHUA**

Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 21 day of June, 2018, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.

Miranda B. Searing Notary
Public
My Commission expires: 04/04/2022

RECORDING SPACE



Form revised on March 11, 2014. Form location: <http://www.cityofgainesville.org/PlanningDepartment.aspx>

FOR OFFICE USE ONLY

Petition Number HP-18-60 Planner Jason Simmons

Simmons, Jason A.

From: Amelia Tanner <service@levelheadedproperties.com>
Sent: Thursday, June 21, 2018 3:23 PM
To: Simmons, Jason A.
Subject: Re: HPB meeting for COA @ 702 NW 2nd Avenue and 621 NE 5th Street

Jason,

Attached is a picture of the sign at 621 NE 5th St. I'll be stopping by shortly to get the affidavit signed.

Thanks!



Amelia Tanner
Service Manager





Property Search Results

The data displayed is the most current data available to the Property

Appraiser.

Search Date: 6/18/2018 at 3:49:29 PM

Printer Friendly Page

Parcel: 12285-000-000 [GIS Map](#)

Taxpayer:	ADAMS PETER N & CARRIE H REINHARDT	Legal:	HIGHLANDS PB A-135 COM NW COR LOT 31 POB S 89 DEG 57 MIN 41 SEC E 84.15 FT N 84 DEG 42 MIN 22 SEC E 2.79 FT S 06 DEG 36 MIN 00 SEC W 10.98 FT S 11 DEG 02 MIN 12 SEC E 59.58 FT S 89 DEG 30 MIN 41 SEC W 97.06 FT N 00 DEG E 70 FT POB OR 3240/0841
Mailing:	621 NE 5TH ST GAINESVILLE, FL 32601		
9-1-1 Address:	621 NE 5TH ST GAINESVILLE		
Sec-Twn-Rng:	04-10-20		
Property Use:	00100 - Single Family		
Tax Jurisdiction:	Gainesville 3600		
Area:	Duck Pond Area		
Subdivision:	Highlands		

<u>Year</u>	<u>Property Use</u>	<u>Land Value</u>	<u>Land Just Value</u>	<u>Building Value</u>	<u>Misc Value</u>	<u>Total Just Value</u>	<u>Deferred Value</u>	<u>County Assessed</u>	<u>School Assessed</u>	<u>County Exempt</u>	<u>School Exempt</u>	<u>County Taxable</u>	<u>School Taxable</u>
2017	Single Family	46000	46000	166100	2300	214400	45900	168500	168500	50000	25000	118500	143500
2016	Single Family	46000	46000	146200	2300	194500	29460	165040	165040	50000	25000	115040	140040
2015	Single Family	46000	46000	128000	2300	176300	12400	163900	163900	50000	25000	113900	138900
2014	Single Family	46000	46000	114300	2300	162600	0	162600	162600	50000	25000	112600	137600
2013	Single Family	46000	46000	115200	2400	163600	0	163600	163600	50000	25000	113600	138600
2012	Single Family	46000	46000	123800	2400	172200	0	172200	172200	50000	25000	122200	147200
2011	Single Family	46000	46000	137900	2400	186300	0	186300	186300	50000	25000	136300	161300
2010	Single Family	46000	46000	146200	2500	194700	3730	190970	190970	50000	25000	140970	165970

2009	Single Family	46000	46000	46000	147500	2500	196000	10050	185950	185950	50000	25000	135950	160950
2008	Single Family	46000	46000	46000	157300	2500	205800	20030	185770	0	50000	0	135770	0

Land

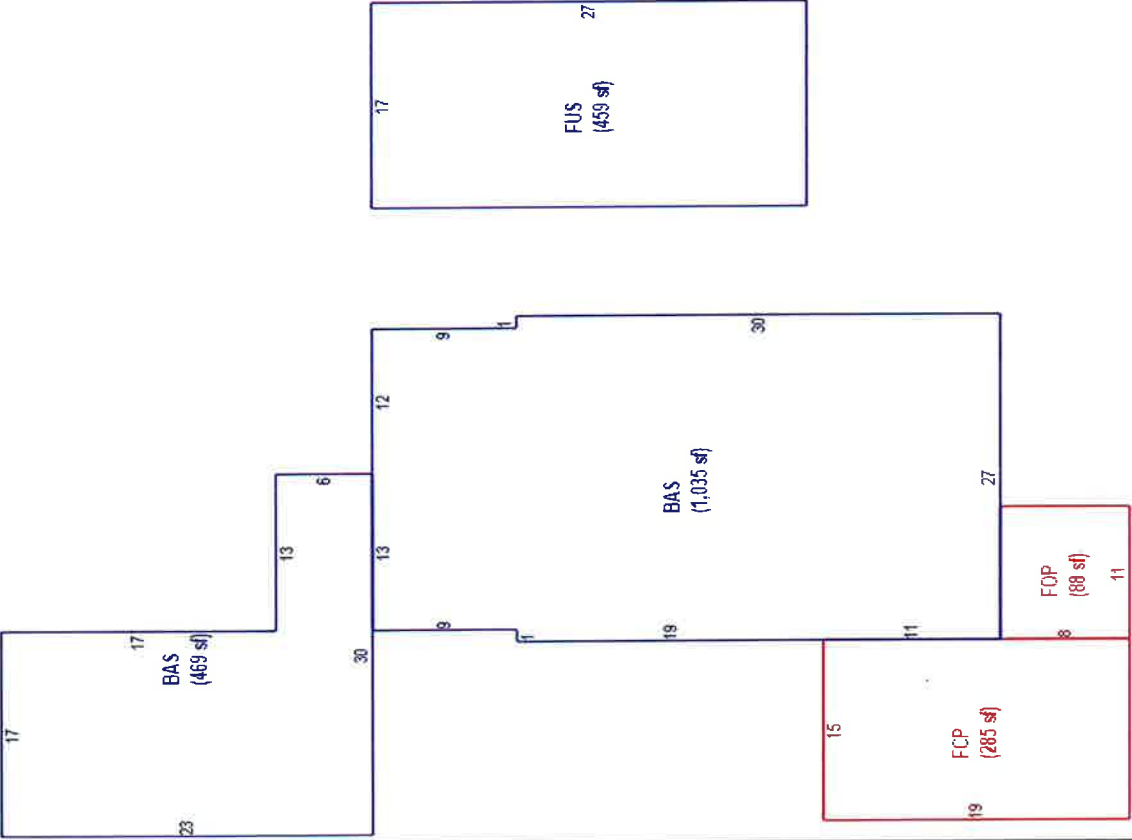
<u>Use</u>	<u>Zoning_Type</u>	<u>Zoning_Desc</u>												<u>Unit_Type</u>	<u>Units</u>
SFR	RSF3													Square Feet	6534

Building

<u>Actual Year Built</u>	1930
<u>Effective Year Built</u>	1985
<u>Building Quality</u>	Average
<u>Building Style</u>	01
<u>Building Use</u>	0100 - Single Family
<u>Bedrooms</u>	4
<u>Baths</u>	1.5
<u>Stories</u>	2.0
<u>Exterior Wall 1</u>	Single Siding
<u>Exterior Wall 2</u>	N/A
<u>Interior Wall 1</u>	Plaster
<u>Interior Wall 2</u>	N/A
<u>Floor Cover 1</u>	Hardwood
<u>Floor Cover 2</u>	N/A
<u>Roof Cover</u>	Asphalt
<u>Roof Structure</u>	Gable/Hip
<u>AC</u>	Central
<u>Heating_Type</u>	Forced Air
<u>Heating System</u>	Electric
<u>Total Square Feet</u>	2336

<u>Heated Square Feet</u>	1963

<u>Area Type</u>	<u>Square Footage</u>
BAS (BASE AREA)	1504
FCP (FINISHED CARPORT)	285
FOP (FINISHED OPEN PORCH)	88
FUS (FINISHED UPPER STORY)	459



Miscellaneous

<u>Description</u>	<u>Unit Type</u>	<u>Units</u>
0800 - Drive/Walk	SF	175
0958 - FP 1	UNITS	1

1641 - Patio 1		SF	130
2222 - Stg 2		SF	120
2221 - Stg 1		SF	80

Sale

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

<u>Date</u>	<u>Price</u>	<u>Vac/Imp</u>	<u>Qualified</u>	<u>OR Book</u>	<u>OR Page</u>	<u>Instrument</u>	<u>OR Link (Clerk)</u>
10/13/2005	278000	I	Q	3240	841	WD	Official Public Record

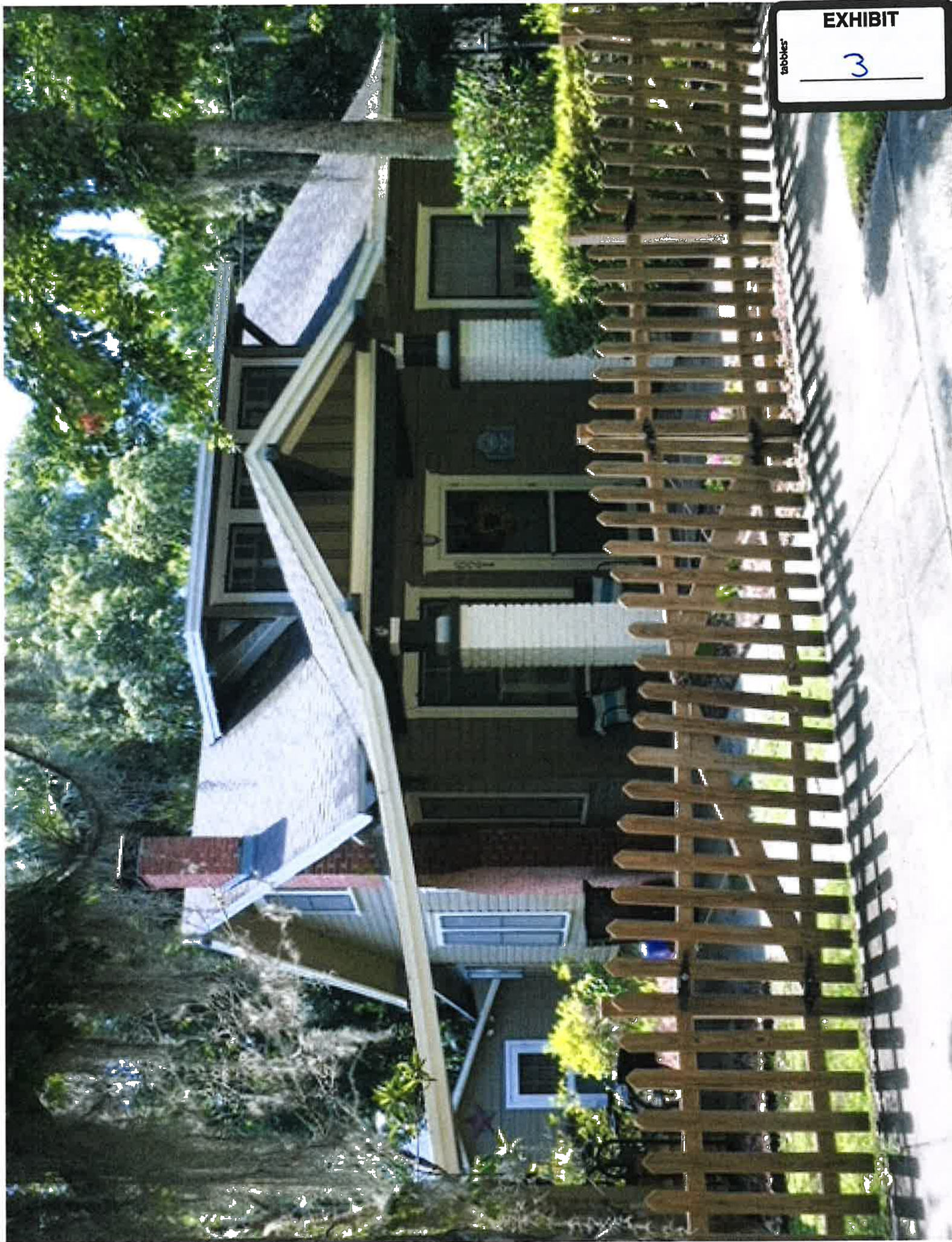
[Link to TaxCollector Record](#)

The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

Alachua County Property Appraiser • 515 N Main Street Suite 200 • Gainesville, FL 32601 • 352-374-5230 (FAX) 352-374-5278

tables.

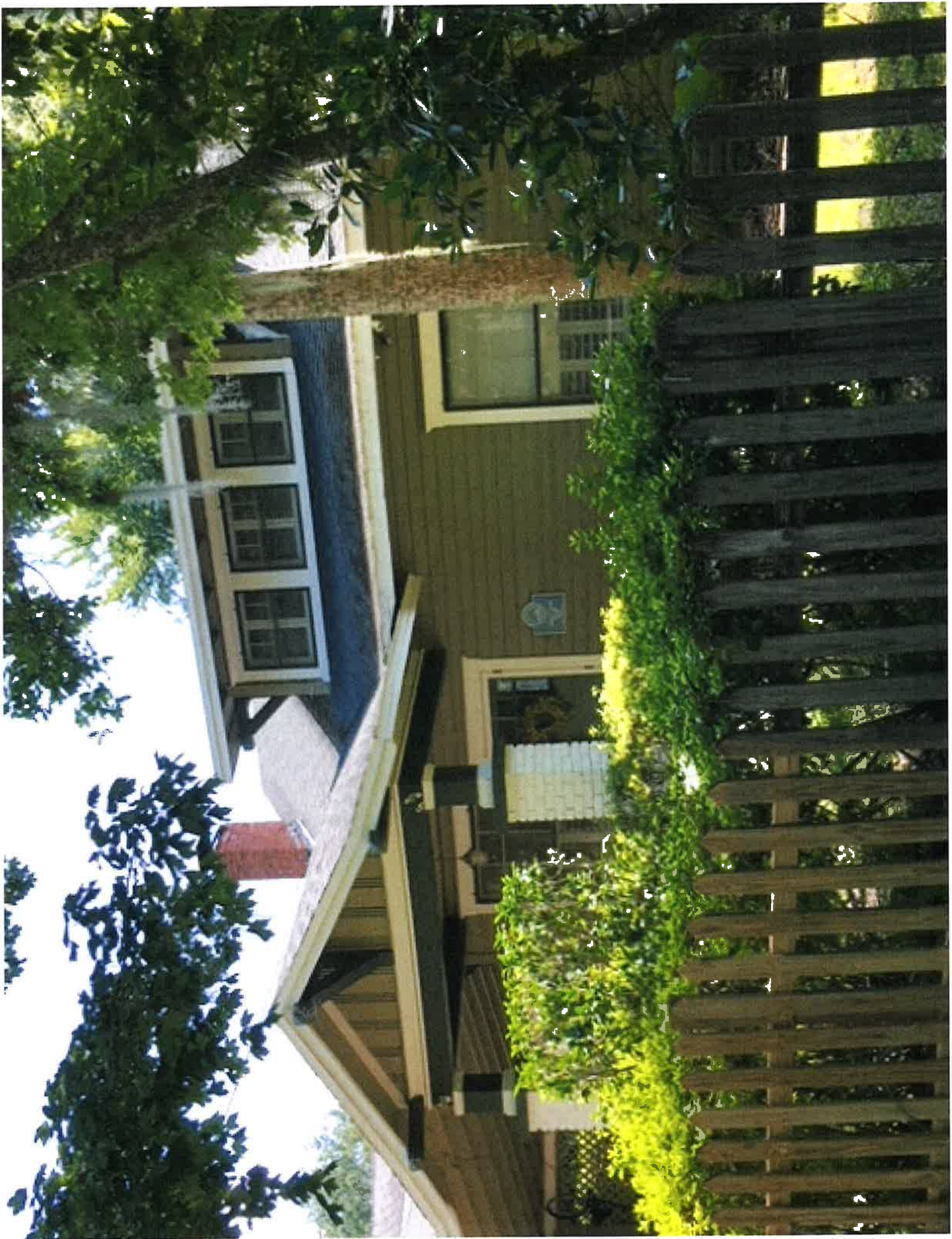
3











FL10674.1



CAUTION: Do not mix bundles with different plant locations. See side of bundle.

OWENS CORNING



PRECAUCIÓN: No mezcle paquetes que provengan de diferentes plantas. Consulte la parte lateral del paquete.

Application Instructions

Before installing this product, check local building codes for their roofing requirements.

These shingles are designed for new or reroofing work over any properly built and supported wood roof deck having adequate nail holding capacity and a smooth surface. Check local building codes.

Precautionary Note:

The manufacturer will not be responsible for problems resulting from any deviation from the recommended application instructions and the following precautions: Roof Top Loading: Lay shingle bundles flat. Do not bend over the ridge.

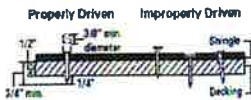
Roof Deck: - 8" Maximum roof deck boards - Minimum 3/8" plywood - Minimum 7/16" OSB Regardless of deck type used, the roofing installer must:

1. Install the deck material in strict compliance with the deck manufacturer's instructions.
2. Prevent the deck from getting wet before, during and after installation.

Ventilation: Must meet or exceed FHA Minimum Property Standards.

Handling: Use extra care in handling shingles when the temperature is below 40°F. Storage: Store in a covered ventilated area at a maximum temperature of 110°F. Bundles should be stacked flat. Protect shingles from weather when stored at the job site. Do not store near steam pipes, radiators, etc.

Fastener requirement: Use galvanized steel, stainless steel, or aluminum nails minimum 12 gauge shank with 3/8" diameter head. Owens Corning™ recommends that fasteners comply with ASTM F 1667. Check local building codes.



All Fasteners must penetrate at least 3/4" into the wood deck or completely through sheathing.

Notice: Owens Corning™ recommends the use of nails as the preferred method of attaching shingles to wood decking or other nailable surface.

1. Specialty Eave Flashing:

Where required by code.

WeatherLock® underlayment or equivalent eave and flashing membrane applied to a point at least 24" beyond interior wall line. See manufacturer's installation instructions. See Fig. 1.

2. Underlayment:

Standard Slope (4" in 12" or more)

Application of underlayment, metal drip edges, and eaves flashing: See Fig. 2. (A) Apply one layer of underlayment over metal drip edge at eaves. Use only enough fasteners to hold in place.

(B) Overlap successive courses 2". Overlap course ends 4". Side laps are to be staggered 6" apart. (C) Apply metal drip edge over underlayment at rake.

Fig. 1 Specialty Eave Flashing
Tapajuntas especial para aleros

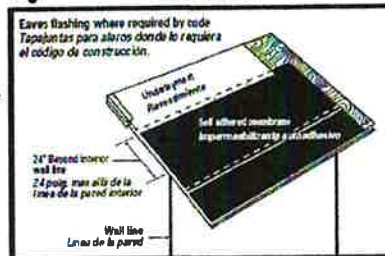


Fig. 3 Underlayment Low Slope
Pendiente baja del revestimiento

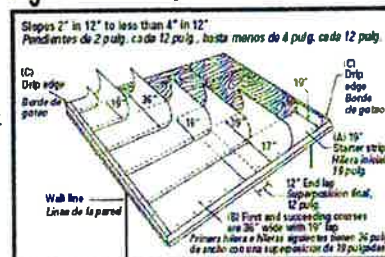


Fig. 4 Standard Fastening Pattern
Esquema de instalación estándar

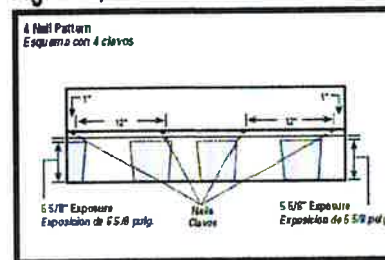


Fig. 4B Mansard or Steep Slope Fastening Pattern
Esquema de instalación en pendientes pronunciadas o mansardas

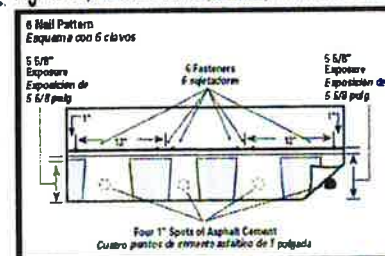


Fig. 2 Underlayment Standard Slope
Pendiente estándar del revestimiento

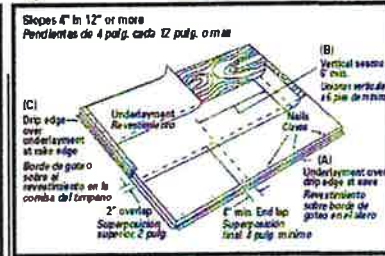


Fig. 3A Underlayment Low Slope
Pendiente baja del revestimiento

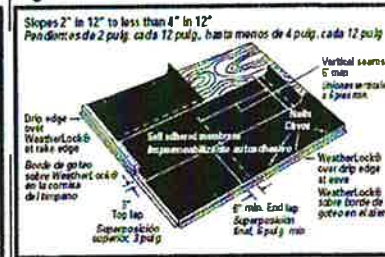


Fig. 4A Six Nail Fastening Pattern
Esquema de instalación con seis clavos

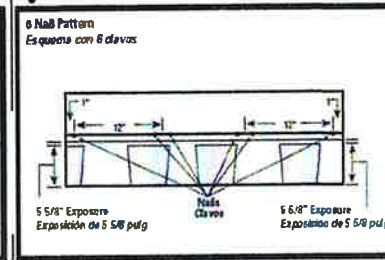
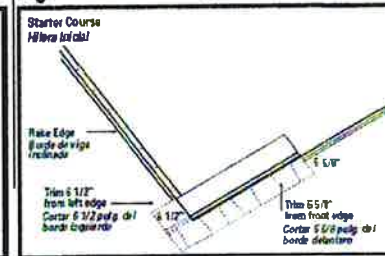


Fig. 5 Shingle Application
Instalación de tejas



Instrucciones de instalación

Antes de colocar este producto, verifique los códigos locales de construcción para conocer los requisitos de su techo.

Estas tejas han sido diseñadas para la construcción de techos nuevos o el arreglo de techos existentes sobre plataformas de madera correctamente construidas y que poseen una capacidad de sujeción de clavos y una superficie lisa.

Consulte los códigos de construcción locales.

Aviso Importante:

El fabricante no se hará responsable por los problemas que surjan como consecuencia de no seguir exactamente las instrucciones de instalación recomendadas y de los siguientes avisos importantes: Carga sobre los techos: Coloque los paquetes de tejas de manera plana sobre el techo.

No lo doble sobre la cumbrera.

Plataforma del techo: - Tablas de la plataforma del techo de 5 pulg. de máximo - 3/8 pulg. como mínimo de madera triplay - 7/16 pulg. como mínimo para paneles de fibra orientada

Cualquiera que sea el tipo de superficie utilizada, el instalador del techo debe:

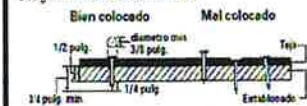
1. Instalar el material de la plataforma siguiendo estrictamente las instrucciones del fabricante.
2. Evitar que la plataforma se moje antes, durante y después de la instalación.

Ventilación: Debe cumplir o exceder las normas mínimas para propiedades, establecidas por el FHA. Uso: Tenga mucho cuidado al usar y colocar las tejas cuando la temperatura sea inferior a los 40°F.

Almacenamiento: Almacene en un área cubierta y ventilada a una temperatura que no sobrepase los 110°F/43°C.

Almacenar en forma plana. Proteja las tejas del clima cuando las almacene en el lugar de trabajo. No las almacene cerca de tuberías de vapor, radiadores, etc.

Requisito de sujetador: Use clavos de acero galvanizado, acero inoxidable o de aluminio, de calibre 12 como mínimo, con un diámetro de cabeza de 3/8 pulg. Owens Corning™ recomienda que los sujetadores cumplan con la norma ASTM F 1667. Consulte los códigos de construcción locales.



Todos los sujetadores deben penetrar al menos 3/4 pulg. en la plataforma del techo de madera o atravesar completamente los revestimientos de madera triplay.

Aviso: Owens Corning™ recomienda el uso de clavos como método preferido para fijar tejas a superficies de madera u otras superficies aptas para clavos.

1. Tapajuntas especial para aleros:

Donde lo requiera el código.

Revestimiento WeatherLock®, o impermeabilizante equivalente para aleros y tapajuntas instalada hasta un punto de al menos 24 pulg. pasando la línea de la pared interior.

Consulte las instrucciones de instalación del fabricante. Ver la Fig. 1.

2. Revestimiento:

Pendiente estándar (4 pulg. cada 12 pulgadas o más)

Instalación del revestimiento, bordes de goteo metálicos y tapajuntas de aleros: Ver la Fig. 2 (A) Instale una sección del revestimiento sobre el goterón metálico del alero. Utilice la cantidad estrictamente necesaria de sujetadores para mantenerla en su lugar.

(B) Sobreponga las hileras siguientes 2 pulgadas. Sobreponga los extremos de las hileras 4 pulgadas. Los ancos laterales deben escalonarse a 6 pies de

Central Florida Window and Door, LLC
2500 SW 17th Rd
Unit 100
Ocala, FL. 34471
Office 352-854-8900
Fax 352-854-6044



QUOTE BY: MMiller

QUOTE #: JMM101425

SOLD TO: Straightline

SHIP TO:

PROJECT NAME: Historical Renovation

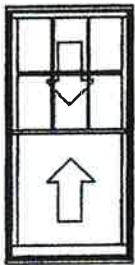
PO#:

REFERENCE:

Ship Via: Ground/Next Truck

A proper overhang is required for installation of all JELD-WEN Wood Doors. Please refer to the JELD-WEN warranty 'Appropriate Protection for Exterior Doors'. Doors used in applications with improper exposure will not be covered under the JELD-WEN warranty. JELD-WEN Fiberglass Doors should be used in these instances.

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	QTY
Line-1	RO Size: 36 1/8 X 72 3/4	<i>FL10943.16 (window)</i> CWD3572 Frame Size : 35 3/8 X 72 (Outside Casing Size: 35 3/8 X 72) Custom Wood Double Hung, Auralast Pine, Primed Exterior, Natural Interior, No Exterior Trim, 4 9/16 Jamb, Standard Double Hung, Beige Jambliner, Concealed Interior Jamb Liner White Hardware, Deluxe Cam Lock(s) w/Concealed Tilt Latch No Finger Lifts, Florida - FBC, PG 35, FL# 10943.16 Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood SDL, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 3 Wide 2 High Top, No Screen, **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening: 32w, 31.1h, 6.9 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.43, Energy Rating: 13.00, CPD: JEL-N-672-08146-00001 PEV 2018.2.0.2116/POV 6.367 (04/09/18) PW	



Viewed from Exterior. Scale: 1/4" = 1'

PRODUCT SPECIFICATIONS

EXTERIOR FINISH

The standard exterior is factory-applied latex primer with an option for unfinished (stain grade) natural pine exterior available.

AURALAST® WOOD

AuraLast® wood is fundamentally different from wood treated in traditional millwork preservation processes in that it uses a proprietary vacuum/pressure process to provide protection throughout the wood parts used to make windows and doors. AuraLast® wood is distinguished from wood using traditional preservation methods by its unique ability to achieve greater penetration of the active ingredients into the wood parts, with a minimum treatment penetration of 92%.

INTERIOR FINISH

Interior surfaces are unfinished clear pine ready for on-site finishing. Optional prefinished pine interiors include four acrylic colors (Moderate White, Extra White, Natural Choice, Pure White), four stains (Wheat, Cherry, Fruitwood, Cordovan) and a clear lacquer topcoat. Primed interior is also available.

FRAME

Frame is assembled from select kiln-dried pine AuraLast® wood on all exterior parts, factory primed. Standard jamb width is 4-9/16".

SASH

1-7/16" thick select kiln-dried pine AuraLast® wood. Exterior surface is factory primed. Corner joints are mortised-and-tenoned, glued and nailed from the interior, with the glass mounted into the sash using silicone glazing compound, then secured with interior applied profiled wood stops. The upper sash of the Sector Top Single-Hung is fixed, with the lower sash operational.

GLAZING

Insulating glass is constructed from two panes of glass, utilizing a continuous roll formed stainless steel spacer with dual seal sealant. The glass is mounted into the sash using a silicone-glazing compound and secured with interior applied profiled wood stops. All insulating glass units comply with the performance requirements of IGCC in accordance with either ASTM E774 or E2190.

GLAZING OPTIONS

Insulating glass available in Low-E with Argon, Low-E, Low-E 366, Clear, Neat Glass, Seedy Reamy, tinted, reflective, or obscure, tempered or other specialty glass as specified. Preserve® film is a 0.003" thick polyethylene film with a low tack acrylic adhesive applied to the glass for protection during shipping and installation. Installations at 4,000 foot elevations and higher require a capillary tube to equalize environmental stress (otherwise known as High Altitude glazing). High Altitude glazing does not allow the use of Argon as listed under glazing options.

WEATHER-STRIPPING

Engineered system combines a concealed non-compression jamb liner forming a compression seal with dual durometer bulb seal weather-stripping against the sash stiles, and dual durometer bulb seal compressed between the top and bottom rails of the sash and frame, bulb seal between the top rail and the head filler stop, as well as a bulb seal compressed between the sash meeting rails.

HARDWARE

Concealed block and tackle balance system is utilized to facilitate tilting and removal of the sash for cleaning. The interior sash locks are a cam action design with the lock case finish available in the standard finish options of White, Chestnut Bronze, and Desert Sand, with optional finishes in plated Polished Brass, Antique Brass, Polished Chrome, Brushed Chrome and Oil Rubbed Bronze. Recessed sash retainers restrain the upper and lower sash and provide a tracking system for the jamb liner. Interior sash lifts are optional, are sold separately, and are available in matching finishes.

EXTERIOR INSECT SCREENS

Charcoal fiberglass screen cloth (18x16 mesh) set in painted roll formed aluminum frame fitted to the outside of the window with all necessary hardware, in Brilliant White, Chestnut Bronze, Desert Sand, French Vanilla, Hartford Green, Mesa Red, Black Licorice, Heirloom White, Hunter Green, Redwood, Sage Brown, and Smoke finishes. Interior Phantom screens are available in Pine. Insect screens are intended to allow air and light in and to keep insects out. They are not intended to keep anyone or anything from falling through an open window. For safety screens or other security devices contact your local building supply retailer.

GRILLES

SDL (Simulated Divided Lites) - extruded pre-primed aluminum muntins permanently applied to the exterior of the insulating glass unit (not available on textured glass) in 7/8", 1-1/8", or 1-3/8" widths. Profiles are bead stop in all widths, and a putty profile in the 7/8" and 1-1/8" widths only. 1" Copper SDL is also available. SDL is standard with a light bronze internal shadow bar to give a true divided lite appearance. As an option, SDL may be ordered with a silver shadow bar or without a shadow bar. Clear wood interior muntin bars match the exterior muntin width and are permanently bonded to the interior of the glass. Also available is a 2-5/16" SDL bar, which simulates a double-hung checkrail.

PDL (Precise Divided Lites) - Wood or extruded aluminum muntins permanently applied to the exterior of the insulating unit (not available on textured glass) in 3/4" and 1-1/2" widths. Clear wood interior muntin bars match the exterior muntin width and are permanently bonded to the interior of the glass.

Full Surround Removable Wood Grilles - Rectangular, unfinished interior clear pine wood grilles in 7/8", 1-1/8", and 1-3/8" are available in patterns selected by the owner.

GBG (Grilles between the Glass) - 5/8" (15.9mm) flat and 23/32" or 1" contour mounted between the glass panes suspended within the air cavity, or without a shadow bar.

EXTERIOR TRIM

Brickmould standard with optional 3-1/2", 4-1/2", 5-1/2" flat trim, 3-1/2" Adams and 1 x 4 Backband trim. Optional mull covers to accommodate 1" (spread only), 2", 3-1/2" and 6" spread and stud pocket mull.

EXTENSION JAMBS

Extensions are applied to the interior on all four sides of the frame in wall depths up to 9-1/8" for 4/4, factory applied.

Continued on next page

PRODUCT SPECIFICATIONS

INSTALLATION

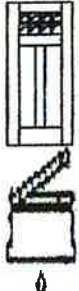
Installation per JELD-WEN Installation Method for Wood Windows.
See www.jeld-wen.com/resources for instructions.

PERFORMANCE

NFRC Certified - (rated and labeled in accordance with NFRC 100 and 200 procedures)

ANSI/AAMA/NWDA/101/I.S.2-97
AMMA/WDMA/CSA 101/I.S.2/A440-05
WDMA Hallmark Certified

See www.jeld-wen.com for architectural and performance information.

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	QTY
Line-2		Main Line Item	
OJD=: 37 1/2 x 81 3/4		IWP Craftsman, (Sys 1) Ext Wood Single Door System , 1381 Flat Top Door, African Mahogany , 3-00 6-08 (OJD= X) 1 3/4 Thick 5/8 Flat Panel (Shaker), Shaker Stop Moulding, Clear Safety Glass (Door) Insulated Primed , L/H Inswing Active door, Lock Prep Only BS:2-3/8(2-1/8) cylinder LP: Std LP: 42 7/8 , Concealed-Bearing Hinge 4-1/2 X 4-1/2 Oil-Rubbed Bronze Square Corner HP1: 7 1/2 HP2: 37 7/16 HP3: 67 3/8 Bronze Sweep, 4-9/16" Jamb, #20 Brickmould Exterior Primed, #13 Interior Casing Primed, Bronze Adjustable Sill , Sill 6-1/2 Wide, With Sill Horn,	
	Viewed from Exterior. Scale: 1/8" = 1'		
		PEV 2018.2.0.2050/PDV 6.188 (04/05/18) IT	

Line-2-1 (D1)	CWDR1381AMGL3068
Size: 36 x 80	IWP Craftsman, 1381 Flat Top Door, African Mahogany , 3-00 6-08 1 3/4 Thick , Stile: 6 , 5/8 Flat Panel (Shaker), Shaker Stop Moulding, Primed , Clear Safety Glass , Insulated 3/16 Wprefit, 1 3/16 Hprefit, Bev: 1/S L/H Inswing Active door, Lock Prep Only BS:2-3/8(2-1/8) cylinder LP: Std LP: 42 7/8 , 1 x 2-1/4 Latch Plate, Hinge Prep Only 4-1/2 X 4-1/2 SQ. Hinge Prep, BS: 1/4 (.134) HP1: 7 3/8 HP2: 37 5/16 HP3: 67 1/4 HP4: 0 HP5: 0 Bronze Sweep,

Line-2-2 (F1)	IWP Craftsman, Ext Insignia Sys 1 Flat Top Door, African Mahogany , 3-01 -1/2 6-09 -3/4 , L/H Inswing Active door, 4-9/16" Jamb, Primed , #20 Brickmould Exterior Primed, #13 Interior Casing Primed, Bronze Adjustable Sill Sill 6-1/2 Wide, 40-1/2" Long, Concealed-Bearing Hinge 4-1/2 X 4-1/2 Oil-Rubbed Bronze Square Corner Hinges, HP1: 7 1/2 HP2: 37 7/16 HP3: 67 3/8
Size: 37 1/2 x 81 3/4	

 Protect yourself when you choose JELD-WEN® AuraLast® pine products backed by a limited lifetime warranty against wood rot and termite damage.



The protection of your door is a major factor in its maintenance requirements and longevity. To adequately protect your door and extend its life, several factors must be considered. Door type, climate, exposure, color choice and the use of a storm door all have an effect on the durability of a door.

Every door type weathers differently. Wood doors, for example, are more susceptible to the elements than steel or fiberglass. The following are some guidelines for designing the best combination of door material, overhang protection, and other factors affecting the long-term performance of the door.

OVERHANG

An overhang as shown is required for wood doors, and recommended for steel and fiberglass doors. Overhangs protect the door's finish, minimize the need for refinishing and help keep the weather out of the home. An example formula for determining the correct overhang (in many climates) is: $D (\text{Depth}) = 1/2H (\text{Height})$. For example, if the measurement from the base of the door to the bottom of the overhang is 10 feet, then the overhang should extend at least 5 feet. This formula can change based on the climate and the direction the door faces. The following section will explain how to modify the formula based on these factors.



CLIMATE & EXPOSURE

Also consider the variables specific to your region. The climate and the direction a door faces play a key role in determining a proper overhang. Typically, southern and western exposures are harshest. With southern exposures, the sun beats down on the door from sunrise to sunset. In western exposures, the door receives sunlight in the hottest part of the day.

Please consult the following chart and adjust the depth of the overhang as needed.

Climate	Direction the door faces			
	North	South	East	West
Dry	$D = 1/2H$	$D = 2H$	$D = 1/2H$	$D = 2H$
Ocean	$D = 1/2H$	$D = H$	$D = 1/2H$	$D = H$
Wet	$D = H$	$D = H$	$D = H$	$D = H$
Mild	$D = 1/2H$	$D = H$	$D = 1/2H$	$D = H$

Without adequate overhangs, doors with a southern, southwestern, southeastern or western exposure will require more frequent maintenance. Doors without appropriate protection may also experience performance problems such as rapid finish deterioration, color fading, wood splitting, warping, moulding shrinkage, wood joint separation, and water penetration between the mouldings, panels, and glass.

With proper overhangs, doors may face any direction (north, south, east or west). Doors installed in these types of applications still require finish maintenance. Wood doors, for instance, may need to be refinished every two to five years.

COLOR CHOICE

No matter what type of exterior door is selected, color choice may effect how quickly the exterior of the door weathers in extreme climates. In general, darker colors absorb more heat than lighter colors. The exterior face of a door exposed to the sun in harsh environments can reach temperatures well in excess of 120 degrees. As a rule of thumb, if you cannot hold your hand on the face of the door for more than 30 seconds, the door is too hot. These extreme temperatures can cause noticeable damage to the door including finish deterioration and accelerated color fading.

—Continued

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(09/10)

RELIABILITY for real life®



COLOR CHOICE - CONTINUED

In addition, extreme temperature changes can cause warping, sticking and other performance problems. For doors with little protection or doors installed in hot environments, light colors may help reflect the heat and slow down heat build-up. Depending on the exposure and environment, other precautions (such as overhangs) should be taken to protect the door from the effects of the sun.

STORM DOORS

Storm doors provide additional protection for exterior doors in many climates. They shelter the door mainly from rain and wind, though a storm door with dual pane Low-E glass will also block UV rays. In hot climates, adding a storm door may not be a good choice. Heat builds up between the two doors and can cause substantial damage like warping, color fading, and wood joint separation on the door. A storm door in front of a dark colored exterior door can accelerate heat build up even more. Storm doors selected for these situations should be vented to relieve excess heat build-up.

PATIO DOORS

Steel and fiberglass French and Patio doors have the same overhang requirements as the other entry door types. Provide an adequate overhang to protect them from exposure. Some patio doors are specially built to withstand water intrusion and can be safely placed in locations with more exposure. For more information, consult your product's specific certification information or contact us.

JELD-WEN WARRANTIES

This document provides general information about measures that can be taken to better protect exterior doors, but no warranties are provided by this document. For specific product information and available product warranties please refer to www.jeld-wen.com or contact us at 1-800-JELD-WEN (1-800-535-3936).



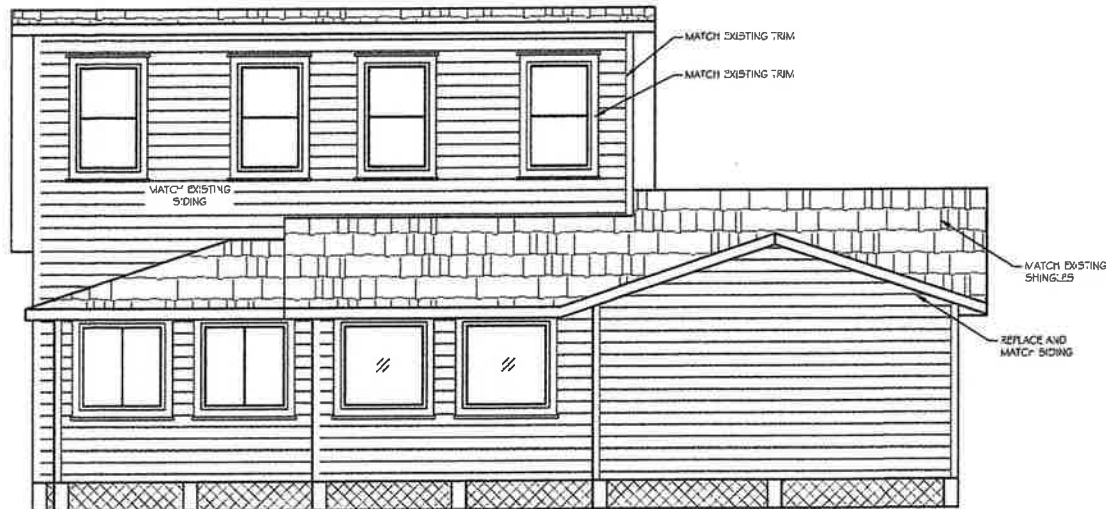
VENTILATION CALCULATION	ROOF CRITERIA
FORMULA = S.F. / 300 PER SECTION 2306 = UNIFORM FEET OF GAP MASTER FLOW RIDGE & 30°F VENTS OR EQUAL	• PLUMB CUT PASCIA • ROOF PITCH PER ELEVATION • WIND LOAD CALC. PER ASCE 7-10 (REFER TO PLAN) • SINGLE ROOF LOADING 7LSS TOP • C-ORC, 0 LBS 3" CHORD, 7" U.V.O. PER TRUSS MANUF. • ROOFERS TO CONFIRM W/ RIDGE VENT MANUF. PRIOR TO INSTALL.
3,247 SF = RIDGE VENT: 37 SOFIT VENT: 92	



FRONT ELEVATION

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

DESIGN CRITERIA
140 MPH, EXPOSURE B



REAR ELEVATION

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

1. THE DESIGN OF THIS STRUCTURE HAS BEEN REVIEWED FOR COMPLIANCE WITH THE WINDLOAD PROVISIONS OF CHAPTER 16, 2017 FLORIDA BUILDING CODE, 6th EDITION, BUILDING (FBCB) AND ASCE 7-10, USING THE FOLLOWING CRITERIA:

ULTIMATE DESIGN WIND SPEED, V_{ult} = 140 M.P.H. (3 SECOND GUST)
NOMINAL DESIGN WIND SPEED, V_{nom} = 108 M.P.H.
BUILDING RISK CATEGORY = II
EXPOSURE CATEGORY = B (WORST CASE, ALL DIRECTIONS)
INTERNAL PRESSURE COEFFICIENT:
+ 0.18 FOR ENCLOSED STRUCTURES
+ 0.05 FOR PARTIALLY ENCLOSED STRUCTURES
+ 0.00 FOR OPEN STRUCTURES

2. NOMINAL (ASD) COMPONENTS AND CLADDING NET WIND PRESSURES IN POUNDS PER SQUARE FOOT (PSF) TO BE USED FOR DESIGN AND TESTING OF EXTERIOR COMPONENT AND CLADDING MATERIALS SHALL BE IN COMPLIANCE WITH ASCE 7-10 CHAPTER 30 AS FOLLOWS UNLESS SHOWN OTHERWISE ON THE FLOOR PLAN:

EFFECTIVE AREA (SF)	1	2	3	4	5
A: 0 ≤ 10	+20.3, -32.3	+20.3, -32.3	+20.3, -32.3		+35.3, -47.2
B: 11 ≤ 20	+18.5, -31.4	+18.5, -31.4	+18.5, -31.4		+33.7, -44.0
C: 21 ≤ 50	+16.1, -30.2	+16.1, -30.2	+16.1, -30.2	SEE ZONE 5	+31.6, -39.8
D: 51 ≤ 100	+14.3, -29.3	+14.3, -29.3	+14.3, -29.3		+30.0, -36.7
E: OVER 100	+14.3, -29.3	+14.3, -29.3	+14.3, -29.3		+30.0, -36.7

3. ALL EXTERIOR WALL COVERINGS AND SOFFITS SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURES FOR WALLS IN ACCORDANCE WITH FBC 2017 CHAPTER 16 USING THE MINIMUM DESIGN PRESSURES SHOWN ABOVE. MANUFACTURED SOFFITS SHALL BE APPROVED, LABELED AND INSTALLED IN COMPLIANCE WITH FBC 2017 SECTION 1710.9

4. DESIGN LIVE AND DEAD LOADS USED IN THE ANALYSIS ARE AS FOLLOWS:

STRUCTURE TYPE	DEAD LOAD (PSF)	LIVE LOAD (PSF)
ROOF TRUSS TOP CORD WITH SHINGLES	7	20
ROOF TRUSS TOP CORD WITH TILES	18	20
ROOF TRUSS BOTTOM CORD	10	NA
FIRST ELEVATED FRAME FLOOR	10	40
SECOND ELEVATED FRAME FLOOR	10	40
BALCONY FRAME FLOOR	10	60
PORCH, LOFT OR DECK FRAME FLOOR	10	40
GARAGE CONCRETE FLOOR	50	50

5. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE, BUILDING.

6. FOUNDATIONS AND FOOTINGS ARE DESIGNED FOR THE FOLLOWING ASSUMED SOIL BEARING CONDITIONS: LOOSE GRANULAR MATERIAL WITH NO APPRECIABLE CLAY OR ORGANIC MATERIAL WITH A MINIMUM ALLOWABLE BEARING PRESSURE OF 2000 PSF PER FBCB TABLE 1806.2. COMPACT FILL TO 95% MODIFIED PROCTOR.

7. ALL EGRESS DOORS AND STAIRS SHALL HAVE A LANDING WIDTH NOT LESS THAN DOOR SERVED WIDTH, 36" DIMENSION IN DIRECTION OF TRAVEL.

8. MASONRY CONSTRUCTION SHALL CONFORM TO REQUIREMENTS OF CHAPTER 21, FBCB. NET AREA COMPRESSIVE STRENGTH OF MASONRY IS 1500 PSI. TYPE M, OR S MORTAR SHALL BE USED. ALL MASONRY SHALL BE LAID IN RUNNING BOND PATTERN WITH HEAD JOINTS IN SUCCESSIVE COURSES OFFSET BY NOT LESS THAN ONE-FOURTH THE UNIT LENGTH. THICKNESS OF BED JOINTS SHALL NOT EXCEED 5/8". GLASS UNIT MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 2110, FBCB.

9. GROUT USED TO FILL CELLS, UNTELS AND BOND BEAMS SHALL CONFORM TO REQUIREMENTS OF ASTM C478 AND CHAPTER 21, FBCB. REQUIRED MINIMUM COMPRESSIVE STRENGTH IS 2000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED.

10. CONCRETE SHALL CONFORM TO REQUIREMENTS OF CHAPTER 16, FBCB, AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED.

11. REINFORCING BARS SHALL BE GRADE 40 OR 60 MINIMUM IN FOUNDATIONS, MASONRY FOUNDATION WALLS, AND CMU WALLS UNLESS OTHERWISE NOTED. REINFORCING BARS SHALL BE DEFORMED BILLET STEEL BARS AND COMPLY WITH ASTM A 615 REQUIREMENTS. JOINT REINFORCING IF USED, SHALL BE 3 GAGE, GALVANIZED STEEL CONFORMING TO ASTM A 32 REQUIREMENTS. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 REQUIREMENTS. WIRE FABRIC SHALL BE SUPPORTED AS REQUIRED IN CHAPTER 19, FBCB. SYNTHETIC FIBER REINFORCEMENT SHALL CONFORM TO REQUIREMENTS OF CHAPTER 19, FBCB.

12. WOOD ROOF AND WALL SHEATHING SHALL BE APA-RATED PANELS. WALL SHEATHING FASTENERS SHALL BE 80 COMMON OR GALVANIZED BOX NAILS WITH SPACING ALONG PANEL EDGES 6" O.C. AND INTERMEDIATE FASTENERS AT 12" O.C. UNLESS OTHERWISE NOTED. ROOF SHEATHING FASTENERS SHALL BE 80 RING SHANK NAILS WITHOUT EXCEPTION WITH SPACING 6" O.C. WITHIN 4" DISTANCE OF EYES, HIPS, RIDGES, GABLE ENDS, LOOKOUT BLOCKS AND OUTLOOKERS AND INTERMEDIATE FIELD SPACING AT 8" O.C. UNLESS OTHERWISE NOTED. THICKNESS OF WOOD PANELS ARE NOTED ON THE DRAWINGS.

13. WOOD STUDS AND GIRDER SUPPORT POSTS USED FOR BEARING WALL FRAMING SHALL BE HEM-FIR, S-P-F, OR S-Y-P #2 GRADE OR BETTER. ALL POSTS UNDER GIRDERS SHALL HAVE A MINIMUM OF ONE STUD PER GIRDER PLY. WALL OPENINGS SHALL BE CONSTRUCTED WITH TABLES 2308.5.5 AND 2308.6.8, FBCB, UNLESS OTHERWISE NOTED. WOOD BEAMS, HEADERS, RAFTERS AND OTHER HORIZONTAL LOAD BEARING ELEMENTS SHALL BE S-Y-P #2 GRADE OR BETTER.

14. FASTENING OF WOOD FRAMING SHALL CONFORM TO TABLE 2304.3.1, FBCB, UNLESS OTHERWISE NOTED.

15. DESIGN OF PREFABRICATED WOOD TRUSSES IN FLOORS AND ROOFS IS DELEGATED TO THE TRUSS MANUFACTURER'S ENGINEER. THE TRUSS ENGINEER SHALL SUBMIT ENGINEERING DOCUMENTS FOR REVIEW FOR CONFORMANCE WITH THE DESIGN INTENT OF THE PROJECT. INSTALLATION OF PREFABRICATED WOOD TRUSSES SHALL FOLLOW THE RECOMMENDATIONS OF THE MANUFACTURER. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL TEMPORARY AND PERMANENT TRUSS BRACING REQUIRED BY THE MANUFACTURER IN ADDITION TO ANY SUPPLEMENTAL BRACING SHOWN ON THE DRAWINGS.

16. WOOD CONSTRUCTION CONNECTORS SHOWN ON THE DRAWINGS REPRESENT THE DESIGNER'S INTENT TO FURNISH A COMPLETE LOAD PATH FROM ROOF TO FOUNDATION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING THE SPECIFIED CONNECTOR OR A SUBSTITUTE CONNECTOR WITH DOCUMENTED EQUIVALENT CAPACITY.

17. DEVIATIONS FROM THESE DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER. MODIFICATIONS OF STRUCTURAL DETAILS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING WITH THE MODIFICATION. ALL CHANGES TO STRUCTURAL DETAILS CONSTRUCTED WITHOUT PRIOR APPROVAL OF THE ENGINEER ARE AT THE CONTRACTOR'S AND OWNER'S RISK.



LEFT ELEVATION

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

EXHIBIT
5

**BLUEWATER
DRAFTING, INC.**
1075 W. Gulf to Lake Hwy, Locust, FL 34461
Phone: 352-434-4225 Mobile: 352-522-4650
FAX: 352-434-4205
EMAIL: jblue@bluewaterdrafting.com

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS SHOWN AND THAT ALL CONSTRUCTION COMPLES WITH THE DESIGN AND ELEVATIONS PROVIDED BY THE CLIENT. BLUEWATER DRAFTING, INC. SHALL BE HELD HARMLESS FROM ANY CLAIMS THAT ARISE THROUGH THE REPRODUCTION OF ANY PLANS OR CONSTRUCTION OF ANY FORME RELATED OR UNRELATED TO ANY CLAMOR OR CONSTRUCTION PROJECT. ALL ASSUMED: ALL COPYRIGHT RESPONSIBILITY.

A REMODEL PLAN FOR:
THE ADAMS RESIDENCE

Project: BW-6993
Date: 2-26-18
Prelim: 2-26-18
6-4-18

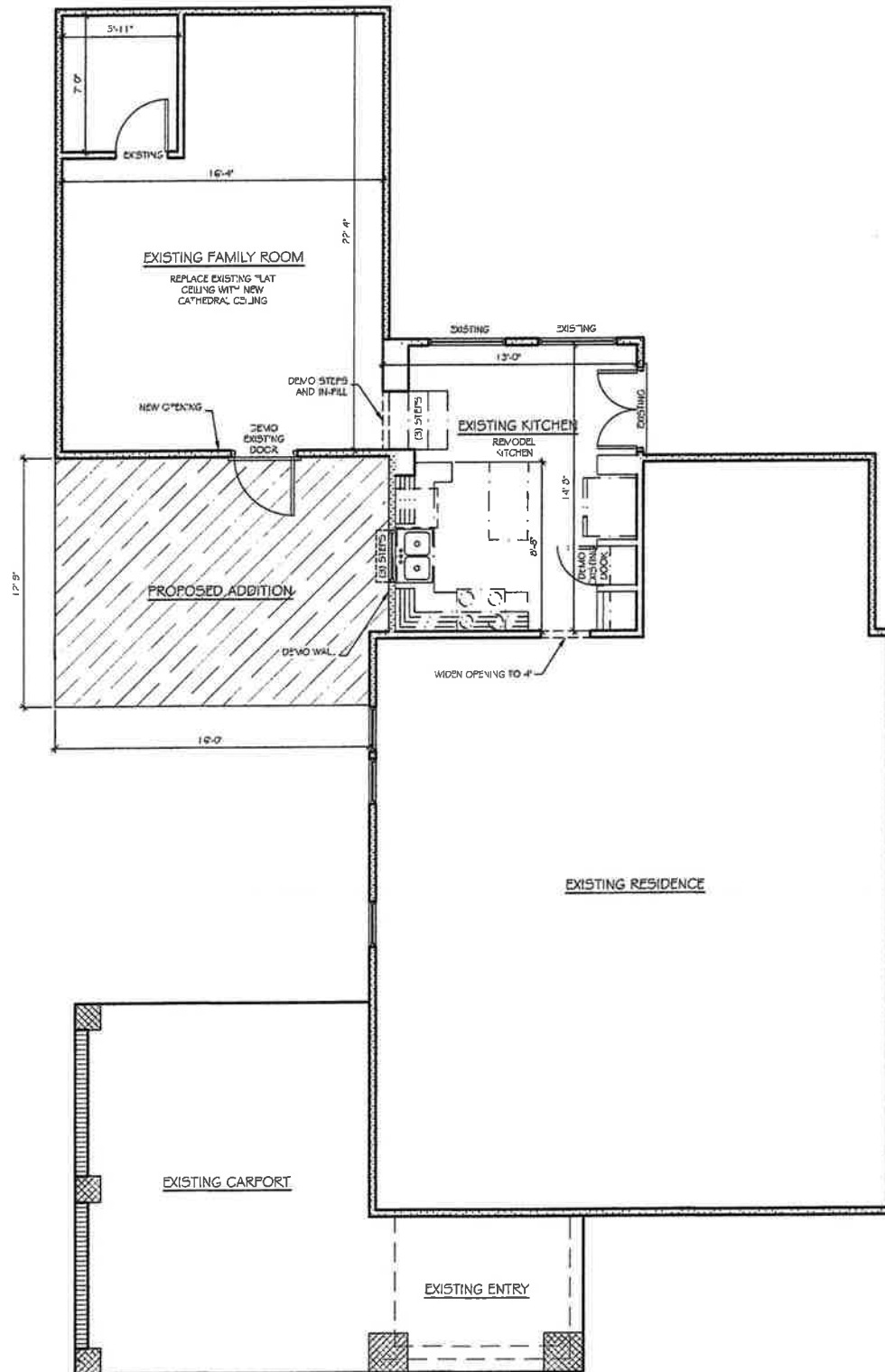
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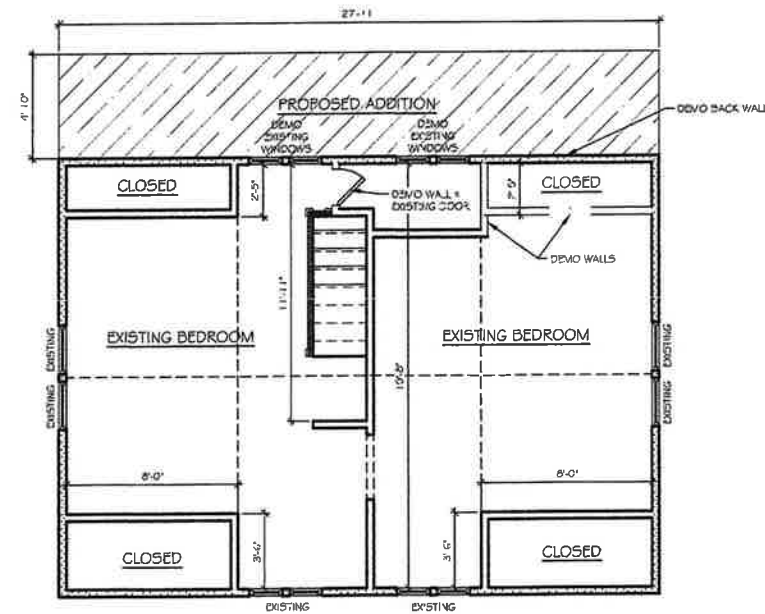
THE STRUCTURAL SYSTEM FOR THIS BUILDING HAVE BEEN REVIEWED FOR COMPLIANCE WITH CHAPTER 16 OF THE 2017 FLORIDA BUILDING CODE, 6TH EDITION, USING ASCE 7-10 140 M.P.H. 3 SECOND GUST.

Michael A. Robinson, P.E.
PRELIMINARY
STRUCTURAL ENGINEERING, INC.
10000 W. US HWY 1, SUITE 200
FORT MYERS, FL 33907
OFFICE: 941-935-3541
FAX: 941-935-3541
EMAIL: mrobinson@se-inc.com

Florida Registration No. 28317



AS-BUILT GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



AS-BUILT 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXG. SQUARE FOOTAGE		
1ST LIVING	1,504	S.F.
2ND LIVING	568	S.F.
CARPORT	740	S.F.
ENTRY	88	S.F.
TOTAL	2,900	S.F.

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAVE BEEN REVIEWED FOR COMPLIANCE WITH CHAPTER 16 OF THE 2017 FLORIDA BUILDING CODE, 6TH EDITION, USING ASCE/SEI 7-10 140 M.P.H. 3 SECOND GUST.

Nicholas A. Robinson, P. E.

PRELIMINARY DRAFT

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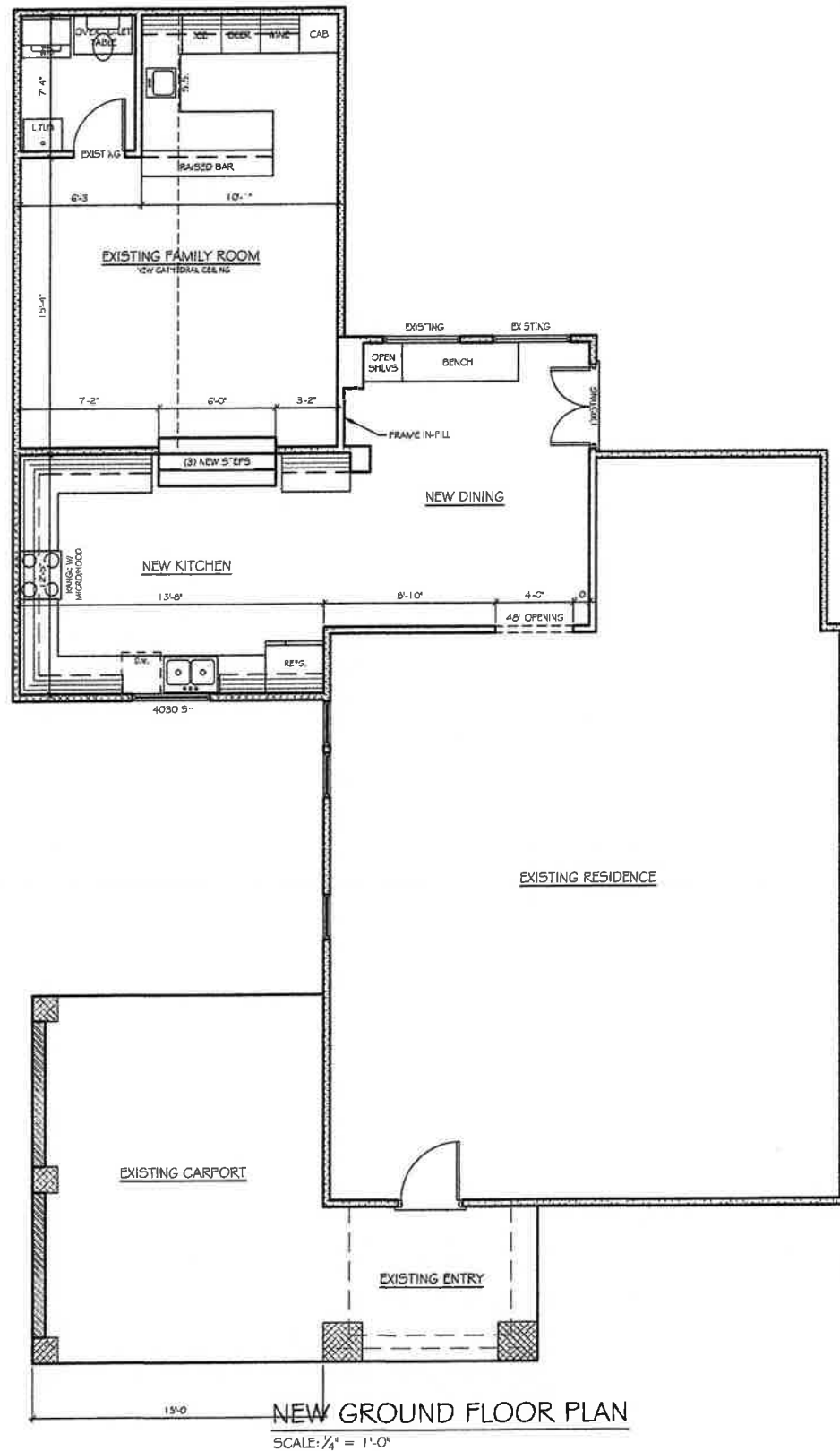
Florida Registration No. 28517

THIS CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS SHOWN AND THAT ALL CONSTRUCTION COMPLIES WITH LOCAL BUILDING CODES & ORDINANCES. DESIGN AND ELEVATIONS WERE PROVIDED BY THE CLIENT. BLUEWATER DRAFTING, INC. SHALL BE HELD HARMLESS FROM ANY CLAIMS OR DAMAGES OF ANY KIND, INCLUDING BUT NOT LIMITED TO, ANY LOSS OF PROFITS OR REVENUE, OR ANY LOSS OF ANY KIND, ARISING OUT OF OR FROM ANY USE OF ANY INFORMATION OR ANY COPY RIGHT INFRINGEMENT. OWNER SHALL ASSUME ALL COPYRIGHT RESPONSIBILITY.

A REMODEL PLAN FOR:
THE ADAMS RESIDENCE

Project: BW-6993
Date: 2-26-18
Prelim: 2-26-18, 6-4-18
Final:

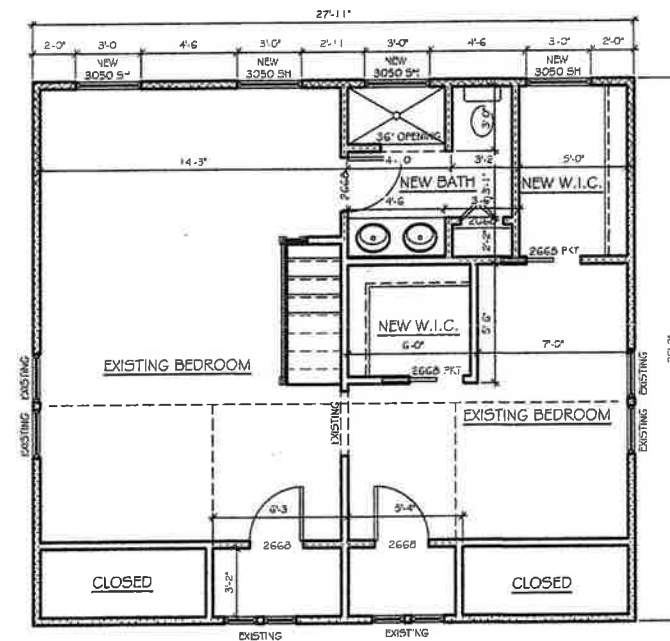
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NEW GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

OPENING NOTES:
1. ALL WINDOWS AND DOORS IN EXTERIOR WALLS SHALL BE CENTERED BY THE MANUFACTURER TO RESIST A MINIMUM DESIGN PRESSURE AS PER GENERAL NOTES.
2. ALL UNITS ARE PRECAST TYPE L-1 U.N.O.
3. MASONRY TO VERIFY WITH OWNER OPENING SIZE FOR ENTRY DOOR WITH SIDE LITES

WINDOW LEGEND			
Unit	FRAMING OPENING	BLOCK OPENING	AREA (S.F.)
12	19'-0" X 26'-2"	19'-0" X 26"	5.62
13	19'-0" X 35'-2"	19'-0" X 35"	5.42
14	19'-0" X 50'-2"	19'-0" X 50"	7.08
15	19'-0" X 63'-2"	19'-0" X 63"	8.75
16	19'-0" X 72'-2"	19'-0" X 72"	10.14
22	26'-0" X 26'-2"	27'-0" X 26"	4.68
23	26'-0" X 38'-2"	27'-0" X 38"	7.31
24	26'-0" X 50'-2"	27'-0" X 50"	9.92
25	26'-0" X 63'-2"	27'-0" X 63"	12.25
26	26'-0" X 72'-2"	27'-0" X 72"	14.20
32	37'-0" X 26'-2"	37'-0" X 26"	6.86
33	37'-0" X 38'-2"	37'-0" X 38"	10.28
34	37'-0" X 50'-2"	37'-0" X 50"	9.92
35	37'-0" X 63'-2"	37'-0" X 63"	16.63
36	37'-0" X 72'-2"	37'-0" X 72"	19.26
42	53'-0" X 26'-2"	53'-0" X 26"	9.75
43	53'-0" X 38'-2"	53'-0" X 38"	14.63
44	53'-0" X 50'-2"	53'-0" X 50"	19.13
45	53'-0" X 63'-2"	53'-0" X 63"	23.63
46	53'-0" X 72'-2"	53'-0" X 72"	27.36
HS 4040	48'-0" X 48'-2"	48'-0" X 48"	16.68
HS 5040	61'-0" X 48'-2"	61'-0" X 48"	20.76



NEW 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTES:
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SETBACKS, AND OVERALL SITE CONDITIONS PRIOR TO CONSTRUCTION.
2. IF ANY DISCREPANCIES BETWEEN THIS PLAN AND EXISTING CONSTRUCTION ARE FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.

WALL LEGEND	
	EXISTING CMU
	EXISTING LOAD-BEARING FRAME WALL
	NEW LOAD-BEARING FRAME WALL
	EXISTING NON-BEARING FRAME WALL

NEW SQUARE FOOTAGE		
1ST LIVING	1,717	S.F.
2ND LIVING	702	S.F.
CARPORT	740	S.F.
ENTRY	88	S.F.
TOTAL	3,247	S.F.

EXG. SQUARE FOOTAGE		
1ST LIVING	1,504	S.F.
2ND LIVING	568	S.F.
CARPORT	740	S.F.
ENTRY	88	S.F.
TOTAL	2,900	S.F.

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAVE BEEN REVIEWED FOR COMPLIANCE WITH CHAPTER 16 OF THE 2017 FLORIDA BUILDING CODE, 6TH EDITION, USING ASCE/SEI 7-10 160 M.P.S. 3 SECOND GUST.
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A REMODEL PLAN FOR:
THE ADAMS RESIDENCE

Project: BW-6993
Date: 2-26-18
Prelim: 2-26-18,
6-4-18

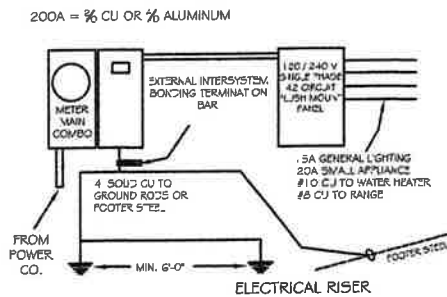
Final:

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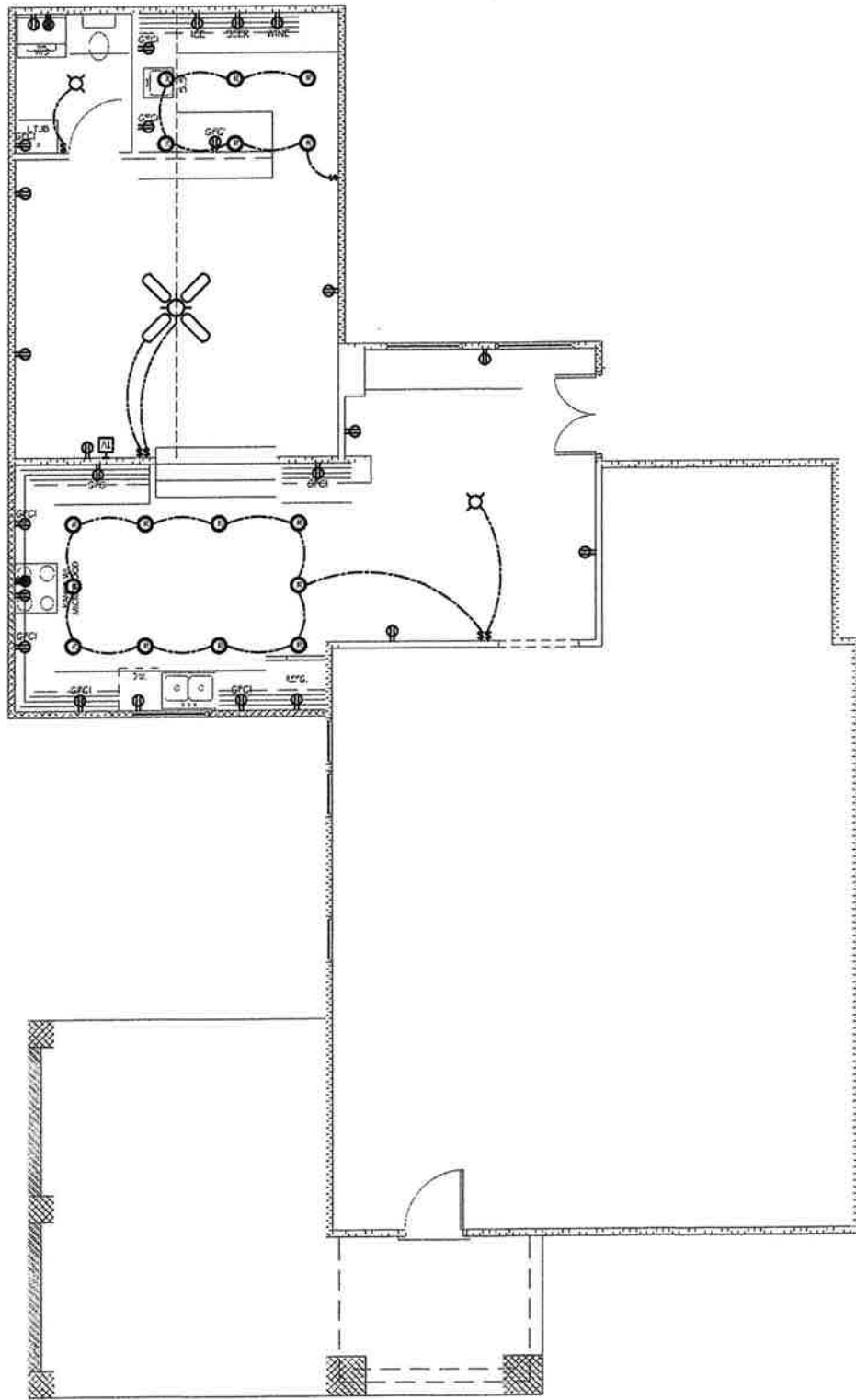
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ELECTRICAL LEGEND	
	SINGLE RECEPTACLE
	DUPLEX RECEPTACLE
	220V RECEPTACLE
	SWITCHED RECEPTACLE
	QUADRAPLEX RECEPTACLE
	SINGLE FLOOR RECEPTACLE
	DUPLEX FLOOR RECEPTACLE
	SWITCHED FLOOR RECEPTACLE
	QUADRAPLEX FLOOR RECEPTACLE
	GROUND FAULT CIRCUIT INTERRUPTER
	WEATHERPROOF GROUND FAULT CIRCUIT INTERRUPTER
	ARC FAULT CIRCUIT INTERRUPTER
	VAPOR PROOF
	24x48 FLOOR FIXTURE
	12x48 FLOOR FIXTURE
	EXHAUST FAN w/ LIGHT
	EXHAUST FAN
	CEILING FAN
	CEILING FAN w/ LIGHT
	ELECTRIC CO. METER
	GAS CO. METER
	BSL
	KEY PAD
	SINGLE FLOOD - WALL MOUNTED
	DOUBLE FLOOD - WALL MOUNTED
	SINGLE FLOOD - SOFFIT MOUNTED
	DOUBLE FLOOD - SOFFIT MOUNTED
	LIGHT FIXTURE - CEILING MOUNTED
	LIGHT FIXTURE - WALL MOUNTED
	RECESSED HIGH HAT
	UNDER CABINET FLUOR. FIXTURE ABOVE 10' FLOOR
	SINGLE POLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	PUSHBUTTON
	DISCONNECT SWITCH
	JUNCTION BOX
	TV JACK
	PHONE JACK - PREWIRE ONLY
	COMPUTER OUTLET w/ GENERAL USE DUPLEX RECEPTACLE
	PHOTOCELL - SOFFIT MOUNT
	PHOTOCELL - WALL MOUNT
	ELECTRICAL PANEL
	ON DEMAND WATER
	SMOKE DETECTOR
	ALARM PANEL
	DOOR CHIME

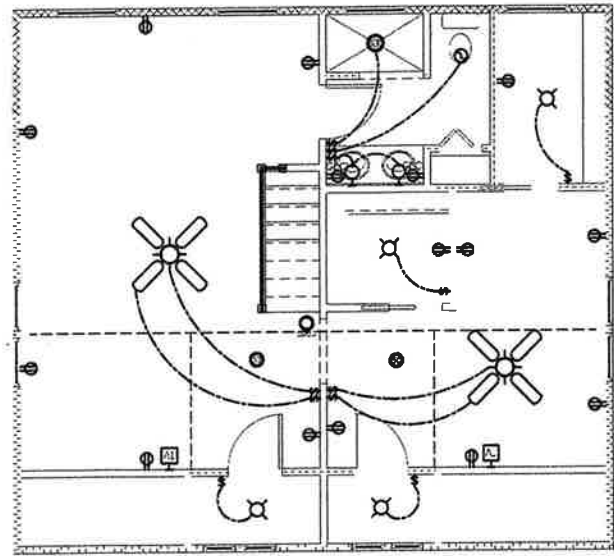
- NOTES:**
- ELECTRICAL PER 2017 FLORIDA BUILDING CODE RESIDENTIAL 6TH EDITION CHAPTER 27 & NFPA 70
 - ONE SMOKE DETECTOR LOCATED WITHIN 1' OF EACH BED ROOM SHALL BE SUPPLIED WITH CARBON MONOXIDE DETECTOR
 - ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCHED CIRCUITS SUPPLYING OUTLETS INSTALLED IN DRYING UNIT SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER. COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCHED CIRCUIT
 - ALL 125 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED IN A RESIDENCE SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. NO EXCEPTIONS FOR RECEPTACLES ON CEILINGS, ABOVE COUNTERS OR BEHIND APPLIANCES



BUILDING TO BE PROVIDED BY ARC FAULT PROTECTION
ALL DETECTOR OUTS OF ROOMS ARE SMOKE/CO COMBO DETECTORS
ALL OUTS OF RECEPT. TO BE GFI AND WP
ALL RECEPT. TO BE TAMPER RESISTANT



ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAVE BEEN REVIEWED FOR COMPLIANCE WITH CHAPTER 16 OF THE 2017 FLORIDA BUILDING CODE, 6TH EDITION, USING ASCE/SEI 7-10 160 M.P.H. 3 SECOND QUST.

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PRELIMINARY DRAFT

Florida Registration No. 25317

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS SHOWN AND THE CONSTRUCTION OF THE WORK WITH LOCAL BUILDING CODES & ORDINANCES. DESIGN AND ELEVATIONS WERE PROVIDED BY THE CLIENT. BLUEWATER DRAFTING, INC. SHALL BE HELD HARMLESS FROM ANY CLAIMS THAT ARISE THROUGH THE REPRODUCTION OF THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS SHOWN AND THE CONSTRUCTION OF THE WORK WITH LOCAL BUILDING CODES & ORDINANCES. DESIGN AND ELEVATIONS WERE PROVIDED BY THE CLIENT. BLUEWATER DRAFTING, INC. SHALL BE HELD HARMLESS FROM ANY CLAIMS THAT ARISE THROUGH THE REPRODUCTION OF THIS DRAWING.

A REMODEL PLAN FOR:
THE ADAMS RESIDENCE

Project: BW-6993
Date: 2-26-18
Prelim: 2-26-18,
6-4-18

Final:

SHEET

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