



**City of Gainesville
Department of Doing
Planning Division**

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

HISTORIC PRESERVATION BOARD STAFF REPORT

PUBLIC HEARING DATE:	March 5, 2019
ITEM NO:	#5 under New Business
PROJECT NAME AND NUMBER:	Pleasant Street Bungalow Number 3, HP-19-0022
APPLICATION TYPE:	Quasi-Judicial: New construction
RECOMMENDATION:	Staff recommends approval with recommendations as noted under "Recommendations" at the end of this report.
CITY PROJECT CONTACT:	Jason Simmons

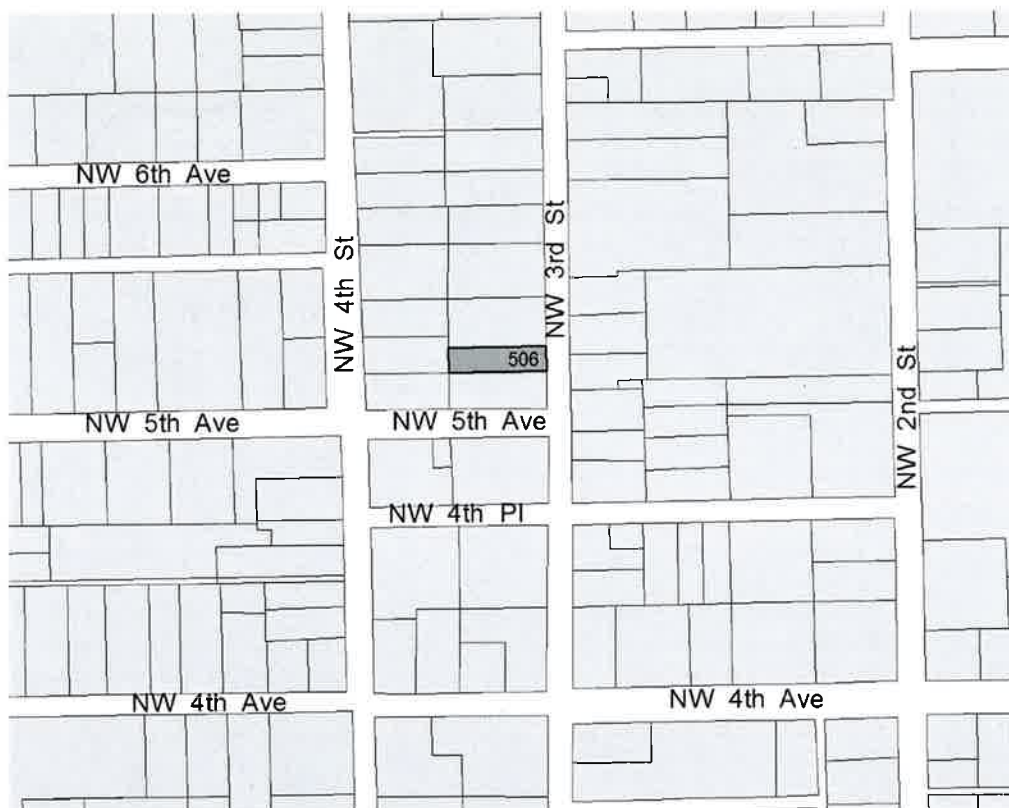


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Andrew Coffey
Property Owner(s): Eastwood Construction, LLC

SITE INFORMATION:

Address: 506 NW 3rd Street
Parcel Number(s): 14305-000-000
Existing Use(s): Vacant Single-Family Residential
Zoning Designation(s): RC
Historic District: Pleasant Street
Historic District Status: N/A
Date of construction: N/A

PURPOSE AND DESCRIPTION:

Andrew Coffey, Eastwood Construction, LLC. Certificate of Appropriateness for new construction of a single-family house and an application for modification of the side building setback line. Located at 506 NW 3rd Street. This building will be a non-contributing structure to the Pleasant Street Historic District. Related to Petition HP-19-00023.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The existing house is a one-story, frame vernacular, wood frame residence, with a steep pyramid roof and four paneled and molded square columns that rest on tall brick piers which are placed on the ground. There is a bay window on the north facade and a brick chimney. The roof has composition shingles and the windows are double-hung, two over two, wood windows. The structure is a contributing structure to the Pleasant Street Historic District, and the Florida Master Site file for the property indicates that the building contributes in scale and character to the Fifth Avenue neighborhood. The house was built in 1930 according to the Alachua County Property Appraisers office. However, the structure is shown on the 1913 Sanborn Map, and is estimated to have been built around 1911.

PROPOSED

The project involves the construction of a new single-family residence. The house will be 3 bedrooms and 2 bathrooms, with approximately 1,326 square feet of conditioned space and a 120

square foot front porch. It will be a 1 story structure that will be facing NW 3rd Street. The house will feature primarily 2/2 double-hung vinyl windows and a few 1/2 windows which would match the existing front window on the current structure, the Silver Line by Andersen V3 series. The exterior door will be a Simpson wood exterior door. The foundation for the house will be a masonry stem wall with a concrete slab and the porch will have brick or brick veneer column bases. The proposed siding for the house includes Hardie lap siding on the side and rear elevations and wood novelty siding on the front elevation under the porch. The roof will be composed of architectural shingles. (See elevations in Exhibit 3)

REVIEW

Pleasant Street Historic District- Development Pattern (Guidelines Ch. 6)

There are two distinct historic areas of development in the Pleasant Street Historic District, identified as zone A and B, which date between 1875 and 1935. The first area, Zone A, includes all but a small enclave in the southeast corner of the district. This portion is a historically African-American residential neighborhood. The second area, Zone B, is a traditionally white neighborhood that developed during the same period in conjunction with the downtown commercial area.

This proposal is sited within Zone A. In general in the neighborhood, the majority of two-story residences in the Pleasant Street Historic District are located in Zone B, or at the north border of the district (such as 730 NW 2nd Street) with very few two-story houses throughout Zone A.

General Physical Character of the Pleasant Street Historic District (Guidelines Ch. 6)

The house forms and styles of the Pleasant Street Historic District are representative of those of many American communities affected by the rapid growth of the nation's railroads during the 1850 to 1890 period.

The majority of the residences in both zones are wood frame vernacular structures that reflect the six distinctive varieties of house shapes that dominated American domestic construction for almost the first five decades of the twentieth century: gable front, gable front and wing, hall and parlor, I-house, side gable and pyramidal. The district also contains a number of Bungalows and residences reflecting the Queen Anne and Colonial Revival traditions.

Gable front houses appear to be the most common types in the district. These include the shotgun houses and bungalows and variations on the type found in the district.

Setting

- *Entrances: facing all primary streets.*
- *Streetscape features: minimal sidewalks, some fence lined properties, concrete curbing, and no walls.*
- *Subdivision layout: rectangular lots and blocks flanking the primary streets.*
- *Facade lines, front and side setbacks: detached residences with minimal front setbacks and minimal side setbacks.*
- *Lot size and density of development: small lot size and low to medium density.*

- *Block patterns: Commercial: 300 feet in length on east and west and 400-600 feet on their north and south ends. Residential: rectangular 300 feet in length on east and west and 300 feet on their north and south ends.*
- *Patterns of vacant lots and open spaces: vacant lots throughout*

Building Characteristics

- *Height: number of stories: Primarily single story. Range of 1-2.*
- *Width: number of bays or vertical divisions: one.*
- *Types: residential, commercial, institutional*
- *Predominant architectural styles and design influences: Frame.*
- *Massing or overall form: single rectangular structures.*
- *Orientation: both compass orientation and horizontal or vertical orientation.*
- *Foundations: Residential elevated wood frame on brick piers or masonry piers. Commercial: continuous brick or masonry perimeter wall and slab on grade.*
- *Roofs: primary and secondary roof structures: gable, hip with standard pitch.*
- *Materials: Primarily wood frame*
- *Windows: Primarily wood frame double hung sash in 6/6, 2/2, or 1/1 light pattern.*
- *Repetitive features: Porches and detached outbuildings*
- *Decoration: Minimal. Religious: brick corbeling. Stained glass. Residential: minimal wood millwork such as brackets, fretwork, spindles.*
- *Predominate Architectural Styles: Wood Frame Vernacular, Queen Anne and Eastlake influence, Romanesque Revival*

Materials

Wood frame and siding is the primary and traditional construction material within the district. Weatherboard and drop siding types are prominent.

Building Styles

Wood frame vernacular houses represent the largest building category in the district with 123 examples. Bungalows are the second largest category style with 91 examples. The buildings are traditionally wood frame residences raised on brick or concrete piers ranging in size, form and style. On the small scale are Shotgun and hall and parlor vernacular structures to the larger structures of two-story I- houses and Queen Anne residences with large porches and verandahs.

Plans

The floor plans of the smaller houses are generally simple rectangular plans with a small rear ell, or are variations of the L-plan. Few residences have garages or other outbuildings on the same property.

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

Basis for Review – Design Guidelines for New Construction using the General Physical Character of the Pleasant Street Historic District (Guidelines Ch. 6)

Attached are the Design Guidelines for New Construction in the Pleasant Street Historic District.

The proposed new structure was reviewed in light of the 11 criteria listed in the City's Historic Preservation Rehabilitation and Design Guidelines. New construction should complement historic architecture. With sound planning and good design, new construction can respect and reinforce the existing patterns of a historic district. Good infill design does not have to imitate demolished buildings to be successful. Instead it utilizes significant patterns, such as height, materials, roof form, massing, setbacks and the rhythm of openings and materials to insure that a new building fits with the context.

1. *Rhythm of the Street.* In the Pleasant Street Historic District, the subdivision layout is mostly rectangular lots and blocks flanking the primary streets. Lot sizes are typically small with low to medium density. Repetitive features are porches.

The Guidelines state that rhythm is the layering of many features that add up to what is generally described as "character." The careful placement of buildings on lots is essential to maintaining the building patterns of each district. The construction of the 1 story residence with a compatible setback to other buildings in the area to replace the existing structure that is to be demolished will improve the rhythm of the street as the new structure will be consistent in scale and spacing with the adjacent historic contributing buildings.

Compatible

2. *Setbacks.* In the Pleasant Street Historic District, building setbacks vary considerably, with some buildings sited at the front property line while others are sited at a depth ranging from 10 to 15 feet or more. The district is comprised of all or portions of 15 rectangular blocks of varying size, which are laid out on an irregular grid pattern. The blocks contain lots ranging in size from 40' x 60' to 100' by 200'.

The required front yard setback in the RC zoning district is ten feet. The applicants are indicating an approximately 12 feet, 5 inch setback from the property line to the front of the porch on NW 3rd Street. The required side yard setback in the RC district is five feet; the applicants are indicating a 7 foot setback from the south property line to the side walls of the building. The required rear yard setback is 20 feet in the RC zoning district.

This proposal is requesting a zoning modification for the side setback. The RC zone requires a 5 foot side setback while the proposal is requesting approximately 3 feet, 3 inches, on the north side of the house. As the proposed modification does encroach into the side yard setback that adjoins an existing lot, notice was provided to the adjacent property owner. The proposed modification will improve the public safety, health, and welfare of abutting property owners and the historic district by enabling the development of a single-family house consistent with the traditional development pattern in the district. The requested modification is appropriate for the zoning district and the particular situation at this location.

Compatible

3. *Height.* In the Pleasant Street Historic District, the buildings are primarily single story with one bay in width. Zone A is primarily one-story residences.

The proposed new 1 story structure is compatible in height to the surrounding historic buildings. The proposed height is 19 feet from the finished floor elevation to the peak of roof and 21 feet, 6 inches above grade. The RC zoning district allows a maximum height of up to three stories.

Compatible

4. *Roof Forms.* In the Pleasant Street Historic District, the roofs represented are either side or front gable roofs with v-crimp metal sheeting or asphalt shingles.

The material to be used for the roof is architectural shingles. The proposed roof is consistent with roofing styles found throughout the Pleasant Street Historic District.

Compatible

5. *Rhythm of Entrances and Porches.* In the Pleasant Street Historic District, entrances face all primary streets and repetitive features are porches.

The Guidelines state that porches are strongly encouraged and should have sufficient size to accommodate outdoor furniture and easy accessibility. Their widths and depths should reflect that which can be found on other historic buildings in the district. The proposed new structure maintains the same relationship of the front door entry and porch to the street, with adequate space for outdoor furniture.

Compatible

6. *Walls of Continuity.* In the Pleasant Street Historic District, streetscape features are minimal sidewalks, fence lined properties, concrete curbing, and no walls.

Compatible

7. *Scale of Building.* Scale is defined as relative size and composition of openings, roof forms and details to the building mass and its configuration.

In the Pleasant Street Historic District, Zone A, the building scale is relatively small, with one-story residences, low pitch roofs, regular openings and details that keep the scale small. The proposed new structure is compatible with the adjacent structures in terms of massing and size.

Compatible

8. *Directional Expression.* In the Pleasant Street Historic District, orientation is both compass orientation and horizontal or vertical orientation. Massing or overall form is typically single rectangular structures.

In the vicinity of the subject property, there are many single rectangular forms, such as bungalows and shotguns, which are more horizontal, or square in expression, and also some gable-end-and-wing-forms, which are more vertical in expression. As there are a variety of vertical and horizontal expressions in the district and vicinity of the subject property, the vertical orientation of the proposed house is appropriate and complies with the guidelines.

Compatible

9. *Proportion of the Front Facade.* The width of the building, structure, or object to the height of the front elevation in relationship to its immediate context. The height to width ratios establish a pattern of proportions that follow closely from building to building despite differences in height and style. This ratio test can be applied to the facade of any building to check its relationship to structures along the street and block.

Similar to the directional expression, there are a variety of proportional relationships in the historic district. The proposed new structure has compatible height with its adjacent neighbors and a proposed width not out of scale with structures throughout the Pleasant Street Historic District.

Compatible

10. *Proportion of Openings.* The width and height relationship of the windows and doors in a building or structure to the principle facade. The relationship of the width of the windows in a building, structure or object shall be visually compatible with buildings and places to which the building, structure or object is visually related.

In the Pleasant Street Historic District, there are both vertical and horizontal proportions of windows. In the vicinity of the proposal, there are more squared-proportioned windows than vertical, although vertical do exist.

Compatible

11. *Rhythm of Solids to Voids.* The relationship of the width of the windows in a building, structure or object should be visually compatible with the context of the district block and street. The rhythm and ratio of solids (walls) and voids (windows and doors) of new construction buildings should relate to and be compatible with facades (i.e., expressed in terms of proportion of wall area to void area) on adjacent historic buildings.

The rhythm of solids to voids is appropriate for the historic district, as there is more wall surface than window surface.

Compatible

RECOMMENDATION

Staff recommends approval of the application with the following conditions:

- Windows shall utilize the Simulate Divided Light grilles for the chosen 2x2 and 1x2 grille pattern.
- Provide information sheets for the proposed windows and roofing material.
- The HPB concurrently approve the Application for Administrative Modification reducing the side yard setback(s) from 5 feet to no less than 3 feet.
- Notify staff of any changes during construction.

POST-APPROVAL REQUIREMENTS:

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:

- | | |
|-------------------------|--|
| <u>Exhibit 1</u> | <i>City Of Gainesville Historic Preservation Rehabilitation and Design Guidelines: Northeast, Southeast, & Pleasant Street Historic Districts</i> |
| <u>Exhibit 2</u> | COA Application with Application for Administrative Modification |
| <u>Exhibit 3</u> | Site Plan, Elevations, and Floor Plan |

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:

DESIGN GUIDELINES FOR NEW CONSTRUCTION

Northeast, Southeast, & Pleasant Street Historic Districts

MAINTAINING THE HISTORIC CHARACTER OF THE DISTRICTS

New construction should complement historic architecture. Through sound planning and design, it can respect and reinforce the existing patterns of a historic district. Good infill design does not have to imitate demolished or extant buildings to be successful. Rather, it utilizes significant patterns, such as height, materials, roof form, massing, setbacks and the rhythm of openings and materials to insure that a new building fits with the context.

While the Secretary of the Interior's Standards are oriented toward rehabilitation of existing historic buildings, Standards 2, 3, and 9 apply to new construction in historic districts and near individual landmarks. Under Standard 2, the setting of historic buildings should be preserved when new construction is undertaken. The relationship of new construction to adjacent buildings, landscape and streetscape features, and open spaces should also be considered. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Such construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings under Standard 3. Under Standard 9, new construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color, material, and character of adjacent buildings and their historic setting. This allows for considerable interpretation in the design of new structures.

The architectural character of buildings often varies considerably from one street or block to another, even within the same district. This diversity makes the design of compatible new structures a challenge for designers, builders, staff and the review board. Since almost every street in the three districts has a different pattern of building, it is impossible to show every design scenario. The guidelines illustrate the Standards of Visual Compatibility established to preserve the historic districts as a strategy of thinking about compatibility rather than a set of stylistic recipes.

DEFINING THE CRITERIA

Without careful attention to overall design, materials, scale, massing, and setbacks, contemporary construction in an Historic District can threaten the coherence of the historic context. As often the case, context has been sacrificed through ignorance, indifference, and in the effort to make new projects absolutely cost efficient.

The following criteria are used to evaluate the compatibility of new construction proposed for the historic districts. These criteria should be considered during the design process to ensure compatibility and to avoid unnecessary conflicts in the review process. The terms are adapted from the eleven standards of visual compatibility found in the City's Land Development Code.

Please note, however, that "Scale" is broken up into two parts, Scale of the Street and Building Scale emphasizing the importance of these two related but very different issues of scale.

1. *Rhythm of the Street*. The relationship of the buildings, structures and open spaces along a street that creates a discernible visual and spatial pattern.
2. *Setbacks*. The size of buildings, structures and open spaces and their placement on a lot relative to the street and block.
3. *Height*. The overall height of buildings and structures related to those sharing the same street or block.
4. *Roof Forms*. The shape of a building or structure roof system in relationship to its neighbors.
5. *Rhythm of Entrances and Porches*. The relationship of entrance elements and porch projections to the street.
6. *Walls of Continuity*. Appurtenances of a building or structure such as walls, fences, landscape elements that form linked walls of enclosure along a street and serve to make a street into a cohesive whole.
7. *Scale of Building*. Relative size and composition of openings, roof forms and details to the building mass and its configuration.
8. *Directional Expression*. The major orientation of the principle facade of a building or structure to the street.
9. *Proportion of the Front Facade*. The width of the building, structure, or object to the height of the front elevation in relationship to its immediate context.
10. *Proportion of Openings*. The width and height relationship of the windows and doors in a building or structure to the principle facade.
11. *Rhythm of Solids to Voids*. The pattern and overall composition of openings such as windows and doors in the front facade.
12. *Details and Materials*. The relationship of details, materials, texture and color of building facades, structures, objects and landscaped areas to the existing context.

Recommended

1. Keep new construction to a minimum through rehabilitation and adaptive use of existing structures and landscapes.

2. Design new buildings to be compatible in scale, size, materials, color, and texture with the surrounding buildings.
3. Employ contemporary design that is compatible with the character and feel of the historic district.

Not Recommended

1. Designing new buildings whose massing and scale is inappropriate and whose materials and texture are not compatible with the character of the district.
2. Imitating an earlier style or period of architecture in new construction, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group.

RHYTHM OF THE STREET

New construction should add to the existing rhythm of streets and blocks. This rhythm is a complex layering of many features that add up to what is described generally as “character.” Spacing between buildings, divisions between upper and lower floors, porch heights, and alignment of windows and windowsills are examples of such rhythms. New construction in historic districts should try to maintain or extend these shared streetscape characteristics in blocks where they appear.

SETBACKS

The careful placement of buildings on lots is essential to maintaining the building patterns of each district. The distance a building is located from its property lines is referred to as “setbacks.” Buildings in historic districts often share a common front and side setback although these setbacks vary from block to block and street to street, even within the same district. In locating new buildings, the front, side and rear setbacks should be maintained and be consistent with the facades of surrounding historic buildings.

No new structure can be placed closer to or further from the street, sidewalk, or alley than that distance which has been predetermined by existing historic structures with a one-block proximity of the proposed structure. The distance is measured from the principal mass of the building (excluding the porch and other projections). New buildings should reflect the existing spacing or rhythm of buildings of an entire block.

HEIGHT

The height and width of new construction should be compatible with surrounding historic buildings: Design proposals should consider the width to height relationships as well as the depth of setback to height relationship.

ROOF FORMS

Similar roof form and pitch are characteristics of buildings in many historic districts. Most residential buildings in the districts have pitched roofs with the gable or hip roof as the predominate type. Gambrel, pyramidal, and clipped gable (jerkinhead) are also found in

abundance. A significant number of Mediterranean influenced structures having flat roofs concealed behind parapets are found in all districts. A few structures of merit have flat planar roof forms dating from the 1940's and 50s. These structures trace their influence to the Sarasota School in Florida and are beginning to come of age for historic recognition. Commercial buildings found within the Pleasant Street District generally have flat roofs with parapets. In general, roof designs should be compatible with surrounding buildings.

RHYTHM: ENTRANCES & PORCHES

The relationship of entrances and projections to sidewalks of a building, structure, object or parking lot shall be visually compatible to the buildings and places to which it is visually related. New porches, entrances, and other projections should reflect the size, height, and materials of porches of existing historic buildings found along the street and contribute to a continuity of features.

Porches are strongly encouraged and should have sufficient size to accommodate outdoor furniture and easy accessibility. Their widths and depths should reflect that which can be found on other historic buildings in the district.

WALLS OF CONTINUITY

Appurtenances of a building or structure such as walls, fences, landscape elements that form linked walls of enclosure along a street and serve to make a street into a cohesive whole are defined as "walls of continuity." These conditions are by no means uniform along streets and illustrate the importance of relating individual properties to their context. The drawing on this page shows how walls, fences, and landscape elements create the impression of a surface along the street edge.

SCALE OF THE BUILDING

Scale is defined as relative size and composition of openings, roof forms and details to the building mass and its configuration.

DIRECTIONAL EXPRESSION

New buildings should visually relate to adjacent buildings in the directional character of its facade. The directional expression may be vertical, horizontal, or non-directional, and it encompasses structural shape, placement of openings, and architectural details.

PROPORTION OF FRONT FACADE

In examples from the Northeast district, the height to width ratios establish a pattern of proportions that follow closely from building to building despite differences in height and style. This ratio test can be applied to the facade of any building to check its relationship to structures along the street and block.

PROPORTION & RHYTHM OF OPENINGS

The relationship of the width of the windows in a building, structure or object shall be visually compatible with buildings and places to which the building, structure or object is visually related.

Window designs and muntin configurations should reflect that found on historic windows on surrounding contributing structures. Contemporary windows including those in which the meeting rail is not equidistant from window head and sill are discouraged.

New doors should relate to historic door styles found on historic buildings throughout the district.

RHYTHM OF SOLIDS TO VOIDS

The relationship of the width of the windows in a building, structure or object should be visually compatible with the context of the district block and street. The rhythm and ratio of solids (walls) and voids (windows and doors) of new construction buildings should relate to and be compatible with facades (i.e., expressed in terms of proportion of wall area to void area) on adjacent historic buildings.

DETAILS AND MATERIALS

Materials that are compatible in quality, color, texture, finish, and dimension to those common to the district should be used in new construction. Buildings in the Pleasant Street, Northeast and Southeast Districts exhibit a superb library of material juxtapositions, detailing, and craft.



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

RECEIVED

FEB 4 2019

STAMP

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

PROJECT LOCATION:

Historic District: Pleasant Street
Site Address: 506 NW 3rd St
Tax Parcel #: 14305-000-000

OWNER

Eastwood Construction, LLC
Owner(s) Name

Corporation or Company

300 E University Ave, Ste 110
Street Address

Gainesville, FL 32601
City State Zip

(352) 335-8442
Home Telephone Number

Cell Phone Number

Fax Number

andy@dcoffeykw.net
E-Mail Address

APPLICANT OR AGENT

ANDREW COFFEY
Applicant Name

Corporation or Company

Street Address

City State Zip

Home Telephone Number

Cell Phone Number

Fax Number

E-Mail Address

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$ 121.50

EZ Fee: \$ 60.75

HP # 19-00022

Contributing Y ☒ N ☐

Zoning RC

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 2/4/19

- ☐ 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 days 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 POSTED 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

Date

Date

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.

Existing wood frame house. Declared "Dangerous Building."

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.

Demolish existing structure. Construct new single-family dwelling.
See attached plans and specifications.

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.

See attached report on existing building.

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.

Reduce side setbacks from 5'-0" to 3'-0".

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 checked="" type="checkbox"/>	<input type="checkbox"/>
Drawings to Scale <ul style="list-style-type: none"> ▪ Elevations ▪ Floor Plan ▪ Square Footage ▪ Dimensions & Height ▪ Materials & Finishes 	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 checked="" type="checkbox"/> <i>To follow/attached</i>	<input type="checkbox"/>
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 checked="" 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 checked="" 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 checked="" type="checkbox"/> <i>To follow/attached</i>	<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

PROPERTY OWNER AFFIDAVIT

Owners Name: <u>Eastwood Construction, LLC</u>			
Address: <u>300 E Church Ave</u>		Phone: <u>(352) 335-8442</u>	
<u>Suite 10</u>		Email: <u>andy@decoffeylaw.net</u>	
<u>Gainesville, FL 32601</u>			
Agent Name: <u>Andrew Coffey</u>			
Address:		Phone:	
		Email:	
Parcel No.: <u>14305-000-000</u>			
Acreage: <u>0.07 +/-</u>	S: <u>5</u>	T: <u>10</u>	R: <u>20</u>

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.

Property owner signature: _____

Printed name: ANDREW COFFEY for Eastwood Construction, LLC

Date: 2/4/19

The foregoing affidavit is acknowledged before me this 4 day of Feb., 2019, by ANDREW COFFEY, who is/are personally known to me, or who has/have produced FL ID as identification.

NOTARY SEAL Claudia Giffuni
Signature of Notary Public, State of Florida



CLAUDIA GIFFUNI
Commission # GG 171584
Expires January 1, 2022
Bonded Thru Budget Notary Services

Operator: Kara A Paulson

Receipt no: 82441

Item	Description	Account No	Payment	Payment Reference	Paid
HP-19-00022 00506 NW 3RD ST COA New SFD	Cert of Appropriateness-Single Family/Accessory-EZ	001-660-6680-1124	CHECK	1146	\$60.75
Total:					\$60.75

Transaction Date: 02/04/2019

Time: 13:30:38 EST



APPLICATION FOR ADMINISTRATIVE MODIFICATION
Planning & Development Services Department

OFFICE USE ONLY	
Petition No. <u>HP-19-00022</u>	Hearing Date: <u>3/5/19</u>

CHECK ONE: ☒ Historic District: Pleasant St ☐ Individual Listing

Owner(s) of Record (please print)		Agent Authorized to Act on Owner Behalf	
Name: <u>Eastwood Construction, LLC</u>		Name: <u>Andrew Coffey</u>	
Address: <u>3002 University Ave, Ste 110</u>		Address:	
<u>Gainesville, FL 32601</u>			
E-mail Address: <u>andy@eastwoodllc.com</u>		E-mail Address:	
Phone: <u>(352) 375 8442</u>		Phone:	
Fax:		Fax:	
PROPERTY INFORMATION:			
Street address: <u>506 NW 3rd St</u>			
Tax parcel no(s): <u>14305-000-000</u>			
Legal description (may be attached): <u>attached / Lot 5 less N 16' per PB A-88</u>			
Existing Zoning: <u>RC</u>	Lot size: <u>0.077 ac</u>		
Present use: <u>SFR</u>	Proposed use: <u>SFR</u>		
Present structures (type) and improvements upon the land: <u>Dangerous k/dy</u>			
SURROUNDING PROPERTY INFORMATION: (List all uses surrounding the subject property under "Existing use." Staff is available to supply zoning and land use information.)			
	Zoning	Land Use	Existing Use
North	<u>RC</u>	<u>RL</u>	<u>SFR</u>
South	<u>UG</u>	<u>UMU</u>	<u>commercial</u>
East	<u>RC</u>	<u>RL</u>	<u>SFR</u>
West	<u>RC</u>	<u>RL</u>	<u>Vacant</u>

The requested modification will change the following
zoning or building requirement in this manner:

(select only those that apply)

	Required	Existing	Proposed
<input checked="" type="checkbox"/> Front, <u>Side</u> , Or Rear Building Setback Line	<u>5'-0"</u>	<u>Ø</u>	<u>3'-0"</u>
<input type="checkbox"/> Building Height			
<input type="checkbox"/> Building Separation			
<input type="checkbox"/> Floor Area Ratio			
<input type="checkbox"/> Maximum Lot Coverage			

Certified Cashier's Receipt

The following information must be collected to demonstrate the foundation for the requested modification as specifically required by the Land Development Regulations. As the applicant, you bear the burden of proving the administrative modification criteria.

1. Document that the proposed modification(s) will not impact the public safety, health, or welfare of the abutting property owners or the historic district.

Proposed setback is permitted by Florida Residential Building Code and will allow new structure to be constructed in compliance with modern safety standards.

2. Describe the neighboring building patterns or historic development conditions that are consistent with the proposed modification(s).

Structures within Pleasant St were constructed without regard for many property boundaries in many cases.

3. What particular design elements or composition of the proposed modification(s) contribute to the existing building patterns or historic development of the historic district?

Existing building is wider than the lot. New structure could be constructed under to more closely resemble the existing.

4. Affirm that applicable site design requirements such as utilities, stormwater, and access, as per the Land Development Code of the proposed development are in compliance.

So affirmed. There are existing utility services on NW 3rd St. No off-street driveway is required but can be constructed within proposed setbacks.

Please continue on additional pages as needed

SIGNATURES

1. (a) I 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.
(b) I 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.
2. I/We understand that this petition becomes a part of the permanent records of the Planning Division. I/We hereby certify that the above statements and the statements or showings made in any document or plans submitted herewith are true and correct to the best of my/our knowledge.

Property Owner Signature: _____

Date: 2/4/19

For Eastern Construction, LLC

STATE OF FLORIDA

COUNTY OF Alachua

Sworn to and subscribed before me this 4 day of Feb. 2019.

by (Name) Marcus Coffey

Claudia Giffuni
Signature - Notary Public



CLAUDIA GIFFUNI
Commission # GG 171584
Expires January 1, 2022
Bonded Thru Budget Notary Services

Personally Known ☒ OR Produced Identification ☐ (Type) _____

IN SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST,
ALACHUA COUNTY, FLORIDA

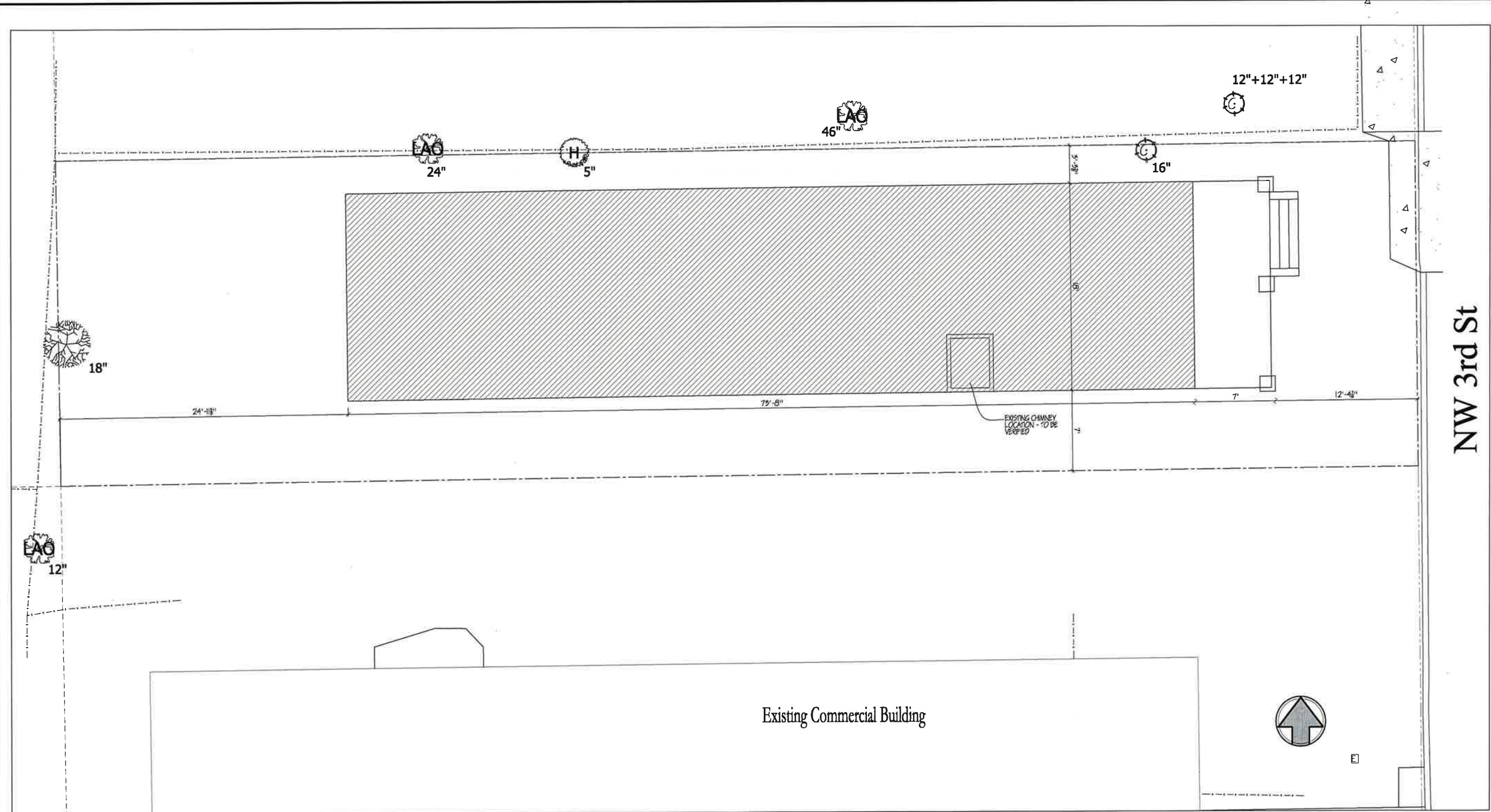


Educational background

EASTWOOD-2025 STREET LIGHTS

EASIMOOD HOMES LLC

1 OF 1



Per Certificate of Appropriateness HP-19-00523, the building setbacks may be adjusted based on actual location of the existing chimney to be preserved, provided that the North side setback shall be not less than 3'-0" and the rear (West) setback shall not be less than 10'-0".

Site Plan

1/4"=1'-0"

Scope: new single family residence
Construction to be completed in accordance with Florida Building Code 2017 6th edition
Project Owner/Contractor:
Eastwood Homes, LLC
300 E University Ave. # 110
Gainesville, FL 32601
Project Location:
506 NW 3rd Street
Gainesville, FL

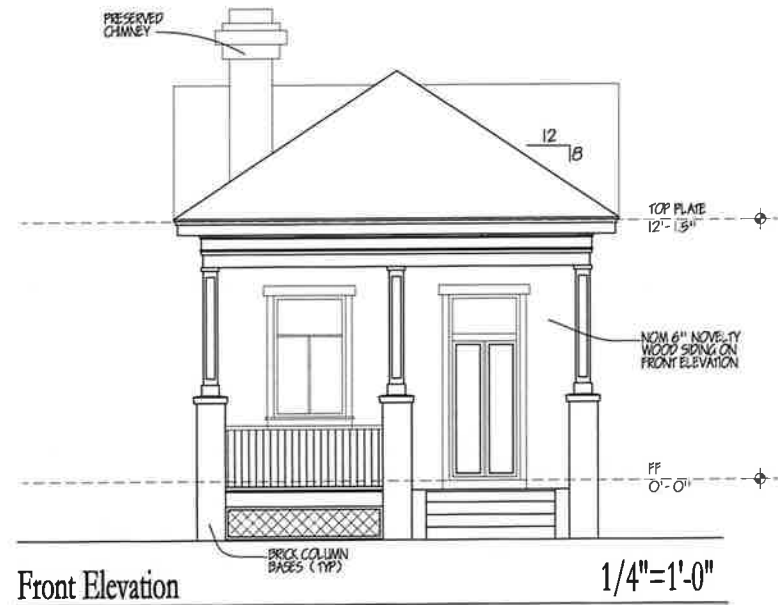
FEB 23 2019

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWING INDEX	
C.100	Site Plan
A.100	Floor Plans
A.200	Elevations
M.100	Mechanical Plans
E.100	Electrical Plans
S.100	Foundation & Roof Plans
S.200	Typ. Sections/Structural Details/Windloads
S.300	Typ. Sections/Structural Details

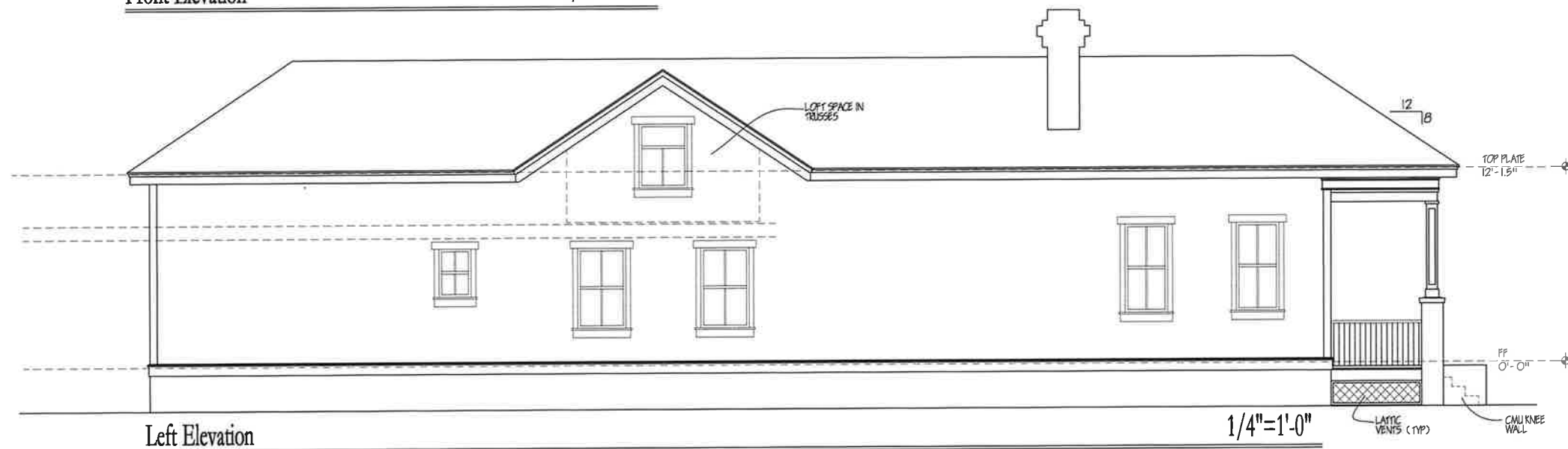
February 15, 2019

Cover



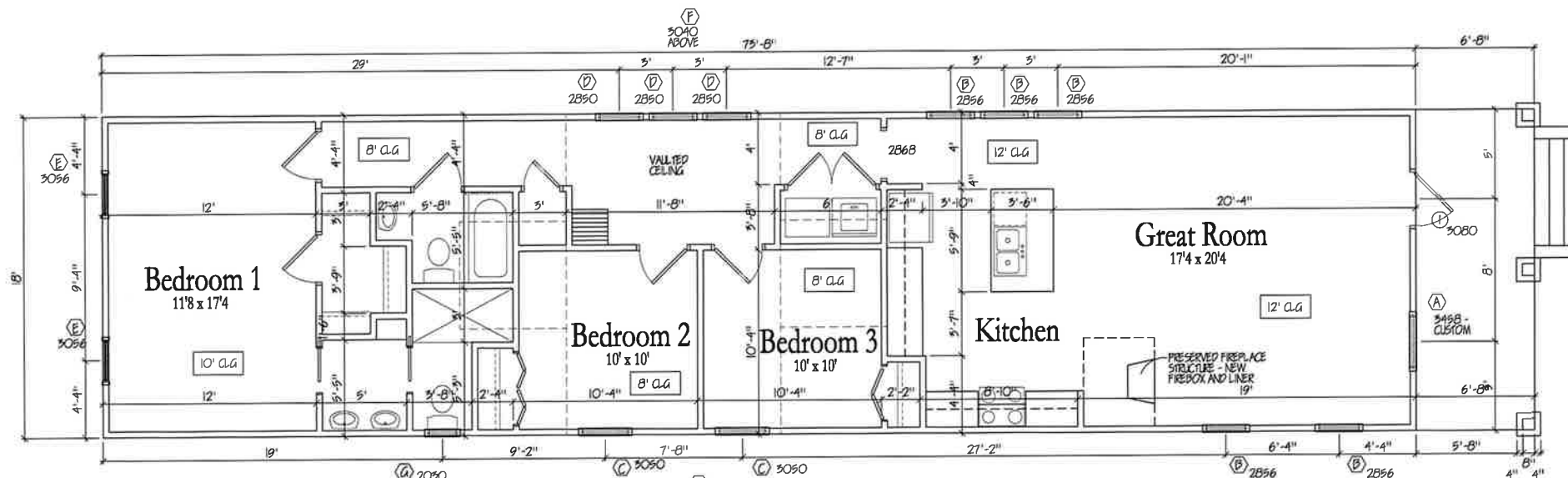
Front Elevation

1/4"=1'-0"



Left Elevation

1/4"=1'-0"



First Floor Plan

1/4"=1'-0"

1326 sqft cond

Area		Window Schedule		Quantity
CONDITIONED	1326 SQ. FT.	(A) 3458 CUSTOM WOOD		1
FRONT PORCH	120 SQ. FT.	(B) 2856 DH		5
		(C) 3050 DH		2
		(D) 2850 DH		3
		(E) 3056 DH		2
		(F) 3040 CASEMENT		2
TOTAL UNDER ROOF	1446 SQ. FT.	(G) 2030 DH		1

SILVERLINE VS DOUBLE-HUNG (NO OPTIONAL FLANGE) OR BETTER WITH SCL. AND FULL SCREENS

* ALL GLAZING TO HAVE U-VALUE OF .35 AND SHGC OF .30 OR BETTER
* TOTAL WINDOW-TO-FLOOR AREA LESS THAN 15%

Door Schedule	
(1) 3080 - 1/4 GLASS CRAFTSMAN	1

SIMPSON WOOD EXTERIOR DOOR

* .21 U-VALUE FOR OPAQUE AREAS AND .27 U-VALUE FOR GLAZING OR BETTER REQUIRED

INTERIOR DOOR TO BE 2 PANEL SMOOTH MASONITE OR EQ.

Hardware Notes

Use double cylinder dead bolts for all doors with glass panels.

Water Proofing Notes

Install doors and windows per manufacturers' recommendation. Tape all joints @ house wrap.

Flash all horizontal joints.

Insulation and Sealing Notes

All insulation shall be installed to Grade 1 level.

Verify installation of insulation behind all shower and tub surrounds.

Caulk top edge of vertical sheetrock to top plate.

All Batt Insulation to be Unfaced.

Use sill seal.

Framing Notes

Center Line of Bearing Front Porch = 4" inside Foundation (Typ.)

Allow Attic Storage in all accessible areas

Use OSB w/ integrated radiant barrier for roof sheathing.

Mull double windows and door arrangements w/ triple studs

Use Double 2x10 Headers for all openings and porch headers except as noted for front porch.

Strap each side of all openings top & bottom & at Floor-to-Floor connections as required by code.

Use additional hold-downs per plans.

Solid block 4" oc out to 4" min from wall @ gable end walls.

Splice Rafter over interior bearing walls as needed. Use (1)H2.5A clip at each rafter at all bearing locations throughout.

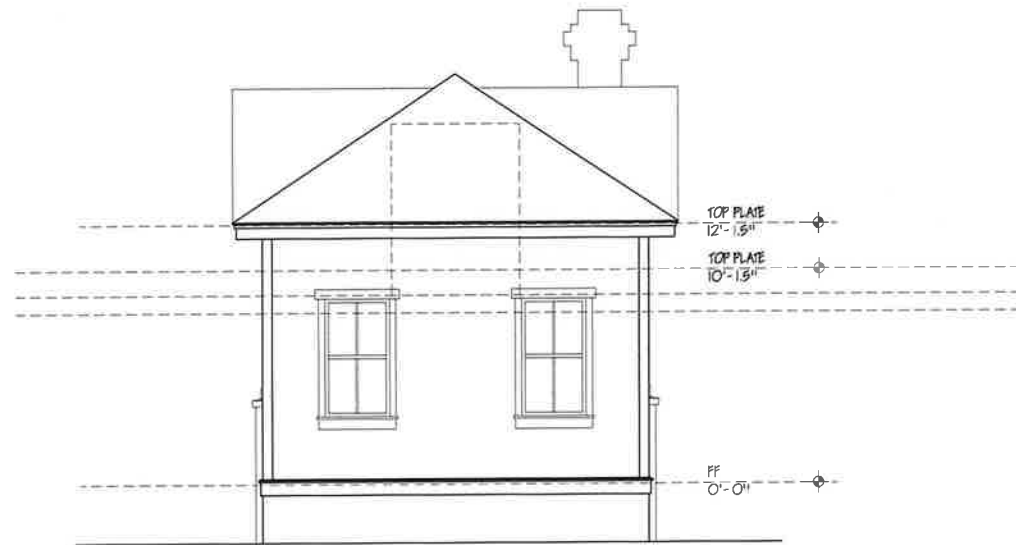
All framing, siding, and exterior trim nails and connectors to be galvanized.

No wood products to be used on exterior trim unless otherwise noted.

Install blocking in bathrooms and closets for towel bars, cabinets, and shelving.

Notify Architect immediate of any document conflicts, inconsistencies or unforeseen site conditions

PRELIMINARY - NOT FOR CONSTRUCTION



Rear Elevation 1/4"=1'-0"



Right Elevation 1/4"=1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION