

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

**APPLICATION INFORMATION:**

**Property Owner(s):** Larkin Rentals II LLC

**SITE INFORMATION:**

**Address:** 300 block of NW 5<sup>th</sup> Avenue, parcel 3  
**Parcel Number(s):** 14288-003-000  
**Existing Use(s):** Urban 6  
**Historic District** Pleasant Street  
**Historic District Status:** Non-contributing  
**Date of construction:** NA

**PURPOSE AND DESCRIPTION:**

**Petition HP-20-127.** Elliot Larkin, owner. Certificate of Appropriateness to construct a duplex building and a request for modification of the front building placement requirement. Located in the 300 block of NW 5<sup>th</sup> Avenue, parcel 3. This building will be a non-contributing structure to the Pleasant Street Historic District.

**STAFF REVIEW AND RECOMMENDATION:**

**EXISTING**

The property is located in the 300 block of NW 5<sup>th</sup> Avenue on the south side of the street, east of the Old Mount Carmel Baptist Church and on the southwest corner of NW 5<sup>th</sup> Avenue and NW 3<sup>rd</sup> Street, with a zoning designation of U6 (Urban 6) (See Figure 1). This property has recently gone through the process of creating a minor subdivision from the parent tax parcel 14288-000-000. The subdivision created three lots which at this point in time are designated as parcels 1, 2, and 3. The minor subdivision and the lots are located in the Pleasant Street Historic District. The property is currently vacant and has been for many years. The parent tax parcel was approximately 8,752 square feet or 0.201 acres in size. Parcel 1 has a land area of approximately 2,653.5 square feet, parcel 2 has approximately 2,631.4 square feet, and parcel 3 has approximately 3,468 square feet. The project involves building one duplex on each lot, creating six dwelling units. The proposed duplexes will be non-contributing structures to the Pleasant Street Historic District.

## PROPOSED

The project involves the construction of a new duplex residential building on parcel 3 of the minor subdivision. The 2-story structure will have one unit on each floor, 3 bedrooms and 2 full bathrooms in each unit, with approximately 2,436 square feet of conditioned space and 2,721 square feet of total space for the building. The structure will be facing NW 4<sup>th</sup> Street but also has frontage on the south side of the property on NW 4<sup>th</sup> Place. The house will feature primarily 1/1 single-hung white vinyl windows. All of the windows will be from the Mi 3500 vinyl series. The proposed exterior doors will be Therma-Tru doors. The foundation for the house is proposed to be a stem wall foundation approximately 24 inches above grade, which will be coated with stucco for a smooth finish and then painted. The front porch will be tongue and groove lumber on piers covered in brick. The proposed siding for the house is Hardie lap siding and trim. The proposed roof will be a gable roof using a TAMKO 30 year architectural shingle roof system. (See elevations in Exhibit 4)

## 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 in the transition area between Zone A and Zone B. 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 2<sup>nd</sup> 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 2 story residence with a compatible setback to other buildings in the area 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 zoning map identifies a hierarchy of street types that determine the relationship of buildings to the street and the standards for the design of street landscaping and sidewalks. NW 5<sup>th</sup> Avenue is designated as a Storefront street. The required front building placement in the Urban 6 (U6) zoning district along a Storefront street is a minimum of 20 feet and a maximum of 25 feet from the back of curb. This proposal is requesting an administrative modification for the front (north) building placement distance. The applicants are indicating a distance of approximately 10 feet, 5 inches from the back of curb to the front edge of the proposed building, which is the porch. 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 multiple-family building on a property that is vacant. The new development will be consistent with the traditional development pattern in the district. The proposed setback for the duplex is compatible with the setback for the adjacent historic church to the west, and the commercial businesses across the street from the subject property are right on the sidewalk. The requested modification is appropriate for the zoning district and the particular situation at this location.

The required side yard setback in the U6 district is five feet; the applicants are indicating a 5 foot setback on the west side of the property and a 7 foot, 7 inch setback on the east side of the property. The required rear yard setback is 15 feet in the U6 zoning district and the proposed structure is shown at approximately 15 feet, 2 inches away from the rear property line.

### **Compatible**

3. *Height.* The overall height of buildings and structures related to those sharing the same street or block. In the Pleasant Street Historic District, the buildings are primarily single story with one bay in width. However, Zone B is a mix of one-story and two-story residences.

The proposed new 2-story structure is compatible in height to the surrounding historic buildings. The proposed height is 28 feet, 3 inches from the finished floor elevation to the peak of the roof. However, the existing church building to the west of the property is an institutional structure that is taller than the proposed duplexes. There is also a 2-story structure located on the property south of NW 4<sup>th</sup> Place, the Rising Sun Lodge. The U6 zoning district allows a maximum height of up to 4 stories by right and up to 5 stories in accordance with the development bonus system. As noted earlier, the proposed stem wall foundation will be approximately 2 feet above grade.

### **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 a TAMKO 30 year architectural shingle roof system. The proposed roof is consistent with roofing styles found throughout the Pleasant Street Historic District, including across the street from the subject property.

### **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 B, the building scale is larger than in Zone A, with a mix of one-story and two-story residences, with more decorative detailing and more formalized styles.

The proposed new structure is compatible with the adjacent structures in terms of massing and size, composition of openings, roof forms and details to the building mass and its configuration. The proposed building will be next to the Old Mount Carmel Baptist Church, an institutional structure that is taller than the proposed duplex.

### **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 horizontal 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. The windows shown on the elevations for the new building are compatible with the windows on other buildings in the vicinity. The proposal is compatible with window and door proportions in the district.

### **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:

- The HPB concurrently approve the administrative modification for the front (north) yard setback from 20 feet minimum and 25 feet maximum to 10 feet, 5 inches from the back of curb.
- Provide information sheets for the proposed windows, doors, and the architectural shingle roof system.
- Notify staff of any changes during construction.

**LIST OF EXHIBITS:**

- |                         |  |
|-------------------------|--|
| <b><u>Exhibit 1</u></b> | <b><i>City Of Gainesville Historic Preservation Rehabilitation and Design Guidelines: Northeast, Southeast, &amp; Pleasant Street Historic Districts</i></b> |
| <b><u>Exhibit 2</u></b> | <b>COA Application</b>   |
| <b><u>Exhibit 3</u></b> | <b>Pictures</b>  |
| <b><u>Exhibit 4</u></b> | <b>Survey, Site Plan, Floor Plan, Elevations</b>   |



## **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.

## HISTORIC PRESERVATION BOARD (HPB)

## Certificate of Appropriateness (COA) Application

Thomas Center - Building B  
306 NE 6th Ave Gainesville, FL 32601  
352.393.5022  
[www.cityofgainesville.org](http://www.cityofgainesville.org)  
[HPB@cityofgainesville.org](mailto:HPB@cityofgainesville.org)

## USE THIS FORM TO

Apply for approval for projects located within historic districts. Projects may require either a Board-level review or a Staff-level review.

## FEES

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

Type of Review	Fee	EZ Fee
Certificate of Appropriateness (COA): Staff Review	FREE	FREE
Certificate of Appropriateness (COA): Board Review - Single Family Structure or its Accessory Structure	\$127.50	\$63.75
Certificate of Appropriateness (COA): Board Review - All Other Structures	\$638.25	\$319.13
After-the-Fact Certificate of Appropriateness (COA): if work begun prior to issuance of a COA	\$473.25 + above applicable fee	\$473.25 + above applicable fee

## BASIS FOR REVIEW

All applications, whether Staff or Board review, are reviewed for consistency with the City of Gainesville Comprehensive Plan, Land Development Code, and applicable guidelines such as the Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

## PROJECT TYPE:

- ☒ New Construction
 ☐ Addition
 ☐ Alteration
 ☐ Demolition
 ☐ Fence  
☐ Relocation
 ☐ Repair
 ☐ Re-roof
 ☐ Sign
 ☐ Request to lift demolition delay  
☐ Other:
 ☐ Amendment to COA (HP \_\_\_\_ - \_\_\_\_ )

## APPROVAL TYPE:

See [Certificate of Appropriateness Matrix](#)

- ☐ Staff Approval  
☒ Board Approval: ☐ Conceptual or ☐ Final

 PROPERTY INFORMATION: Property information can be found at the [Alachua County Property Appraiser's Website](#)

Historic District: ☐ Northeast (Duckpond) ☐ Southeast ☒ Pleasant Street  
☐ University Heights (North) ☐ University Heights (South) ☐ Not in an HD

Site Address (Unofficial) 426 NW 3rd St Gainesville, FL 32601

Parcel ID #(s) 14288-003-000 (Parcel 3)

## OWNER OF RECORD

As recorded with the [Alachua County Property Appraiser](#)

## APPLICANT OR AGENT

If other than owner. If an agent will be representing the owner, an [Owner's Authorization For Agent Representation](#) form must be included

Owner(s) Name

Elliot Larkin

Company (if applicable)

Larkin Rentals II LLC

Street Address

1005 NE 5th Ave

City State Zip

Gainesville FL 32601

Telephone Number

352-214-3997

E-Mail Address

elliottlarkin@gmail.com

Applicant Name

Company (if applicable)

Street Address

City State Zip

Telephone Number

E-Mail Address

Historic Preservation Board Meetings are held the 1<sup>st</sup> Tuesday of the month at 5:30PM in the City Commission Chambers (200 E. University Ave.)

Application Deadline (12:30PM)	Dec 02 2019	Jan 06 2020	Feb 03 2020	Mar 02 2020	Apr 09 2020	May 04 2020	Jun 04 2020	Jul 06 2020	Aug 03 2020	Sep 07 2020	Oct 05 2020	Nov 02 2020
Meeting Date	Jan 07 2020	Feb 04 2020	Mar 03 2020	Apr 07 2020	May 05 2020	Jun 02 2020	Jul 07 2020	Aug 04 2020	Sep 01 2020	Oct 06 2020	Nov 03 2020	Dec 01 2020



## IMPORTANT NOTES



### PRE-APPLICATION MEETING

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Preservation Planner prior to submitting your application. This should be done prior to your anticipated submittal date to allow time for review.

Staff approval applications are accepted on a rolling basis and are generally completed within 5 business days. Please note that projects can only begin after receiving a Certificate of Appropriateness (COA) and a building permit (if required).



### CONCEPTUAL APPROVALS

Conceptual approvals are provided by the HPB as a courtesy to the applicant in an effort to allow comment from the Historic Preservation Board during the conceptual design process. The HPB will provide the applicant with feedback and guidance relating to the proposal. In all cases, the applicant must return to the HPB to seek final approval of their projects. There is no additional fee for this review above the Certificate of Appropriateness fee.



### APPLICATION REQUIREMENTS

- ☐ A complete/ signed application. (If all requirements are not submitted it could delay your approval);
- ☐ Proof of Ownership (copy of deed or tax statement);
- ☐ A current survey of the property, for new construction and any change to existing footprint. (no older than two years);
- ☐ 1 digital set of elevations & plans (to scale);
- ☐ Photographs;
- ☐ Any additional backup materials, as necessary;
- ☐ If applying as an agent, [Owner's Authorization for Agent Representation](#) form must be signed/ notarized and submitted as part of the application;
- ☐ For window replacement, a [Window Survey](#) must be completed.

## PROJECT DESCRIPTION

### 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).

The original parent parcel was 14288-000-000, we successfully created a minor subdivision resulting in 3 total parcels (3 vacant lots). The corner lot is 46.56'x75.14' with frontage on NW 3rd St, NW 4th Pl, and NW 5th Ave. The two interior lots are each 35'x75.2' with frontage on NW 4th Pl and NW 5th Ave. Our intention is to build a duplex on each vacant lot. They will each be two stories, share the same floor plan and each building will have 2436 sqft cooled & 2721 sqft total. Using a stemwall foundation approximately 24" above grade which will be coated with stucco for a smooth finish and then painted. The front porches will be tongue and groove lumber on piers covered in brick. The construction will be 2x4 pine with Hardie Lap Siding. Ceiling heights of 9' each floor. Gable Roof and nice front porches. Directly North is the Daybreak Restaurant and other businesses. Directly West is the large Pleasant Hill Baptist Church brick building. Directly South

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric	N/A		
Doors	Thermatru	Half Lite Vinyl Door	White
Windows	Mi	Single Hung Vinyl	3540 White
Roofing	Tamko	30Yr Architectural Shing	Thunderstorm Gr
Fascia/Trim	Hardie	5/4" Trim Boards	Painted
Foundation		Stemwall/Stucco, Piers/B	
Shutters	N/A		
Porch/Deck		Beadboard Ceiling	
Fencing	N/A		
Driveways/Sidewalks		Concrete sidewalk/drives	
Signage	N/A		
Other			

**PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.**



### DID YOU REMEMBER...

- ☐ Review the Historic District Application Checklist to ensure you are including all required materials. If all requirements are not submitted, it may delay your approval;
- ☐ Review the applicable [Guidelines](#);
- ☐ Review the [Secretary of the Interior's Standards](#);
- ☐ A pre-application meeting is required before a final application for Board Review can be processed. Please call 352 393-8686 to schedule an appointment.



Please see the City of Gainesville Code of Ordinances for detailed information:

- ☐ *Historic preservation/conservation overlay* – see Sec. 30-4.28.
- ☐ *Historic Preservation Board*– see Sec. 30-3.5.
- ☐ *Variances* – see Sec. 30-3.55.

The Code of Ordinances is available for review at  
[www.municode.com](http://www.municode.com)



### APPEALS

**Board Decisions** - Persons with standing, as defined in Section 30-3.58(B) of the Land Development Code, may appeal a decision of the HPB, as outlined in Article III, Division 12 – *Appeals* of the land Development Code.

**Administrative Decisions** - Persons with standing, as defined in Section 30-3.57(B) of the Land Development Code, may appeal a decision of the HPB, as outlined in Article III, Division 12 – *Appeals* of the land Development Code.

### DEMOLITIONS (If Applicable)

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.

N/A - There is no structure on the parent parcel.

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.

N/A

### RELOCATIONS (If Applicable)

For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.)

N/A

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.

The Pleasant Street Historic District has a nice variety of homes and it would fit the neighborhood to build narrow buildings with narrow lots utilizing historic elements.



### MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Section 30-4.28(D) of the Land Development Code.

Modification of dimensional requirements. To facilitate new construction, redevelopment, rehabilitation, or relocation of buildings or structures in historic districts or individually listed on the local register, the city manager or designee or the appropriate board within the development review process may determine dimensional requirements such as front, side, and rear setbacks, building height, separation between buildings, floor area ratios, and maximum lot coverage for buildings and structures based on historic development patterns. Any change shall be based on competent demonstration by the petitioner of the following:

- The proposed development 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. Such patterns may include reduced front, rear, and side yard setbacks, maximum lot coverage and large floor area ratios;*
- The proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district; and*
- The proposed complies with utility, stormwater, access requirements, and other requirements related to site design in the Land Development Code.*

Where the proposed modification would encroach into a side or rear yard setback that adjoins an existing lot, notice shall be provided to the adjacent property owner. Staff or the appropriate reviewing board will document the basis for its decision. If staff makes the decision, it will provide a written determination on the complete modification request within 21 calendar days of receiving the request. If the adjacent property owner objects to the encroachment in writing within 16 calendar days of the date from which the notice was mailed, the request shall be referred to the development review board, which shall review the request using the same standards in this section used by staff. If the decision is to be made by a board, the board shall hear the objection of the adjacent property owner as part of its public hearing. The remainder of the requirements, regulations and procedures set forth in this chapter shall remain applicable.

Modification of building code requirements. Structures and buildings listed individually on the local register or deemed contributing to the character of a district listed on the local register shall be deemed historic and entitled to modified enforcement of the standard codes where appropriate.

Please describe the requested zoning modification, addressing a through d above:

No modifications are requested.

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, Side, Or Rear Building Setback Line	20'-25'	NA	10' 5"
<input type="checkbox"/> Building Height			
<input type="checkbox"/> Building Separation			
<input type="checkbox"/> Floor Area Ratio			
<input type="checkbox"/> Maximum Lot Coverage			

jj 12/30/20

## 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 have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), 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 Department of Sustainable Development 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 the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic Preservation Board meeting.
5. I/We understand that the 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).
6. I/We understand 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 Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HPB before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HPB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the HPB; otherwise the decision of the HPB will be final.
9. I/We understand that Certificates of Appropriateness are only valid for one (1) year from issuance.

**Elliot Larkin**

Digitally signed by Elliot Larkin  
DN: cn=Elliot Larkin, o, ou, email=elliottlarkin@gmail.com, c=US  
Date: 2020.11.02 13:03:50 -05'00'


**11/02/2020**

**Applicant (Signature)**

**Date**

**Elliot Larkin**

**Applicant (Print)**

 <p>Please submit this application and all required supporting materials via email to <a href="mailto:cogplanning@cityofgainesville.org">cogplanning@cityofgainesville.org</a>.</p> <p>Once the application is received and deemed complete we will contact you regarding payment. For questions regarding application submission, please call 352 393-5022</p>	<b>TO BE COMPLETED BY CITY STAFF</b>		<b>Date Received</b> <u>12/11/20</u>	<b>Received By:</b> <u>Jason Simmons</u>
	<b>HP 20- 00127</b>			
	<b>Zoning:</b> <u>Urban 6</u>			
	<b>Contributing?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Staff Approval — No Fee <input type="checkbox"/> Single Family Structure or its Accessory Structure <input checked="" type="checkbox"/> Multi-Family requiring Board approval	
	<b>Pre-Conference?</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Ad Valorem Tax Exemption <input type="checkbox"/> After-The-Fact Certificate of Appropriateness	
	<b>Application Complete</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Account No. 001-660-6680-3405 <input type="checkbox"/> Account No. 001-660-6680-1124 (Enterprise Zone) <input type="checkbox"/> Account No. 001-660-6680-1125 (Enterprise—Credit)	
<b>Enterprise Zone?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Request for Modification of Setbacks?</b>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

# City of Gainesville

## DEPARTMENT OF SUSTAINABLE DEVELOPMENT

### HISTORIC PRESERVATION BOARD (HPB)

#### Owner's Authorization for Agent Representation

Thomas Center - Building B  
306 NE 6th Ave Gainesville, FL 32601  
352.393.5022  
[www.cityofgainesville.org](http://www.cityofgainesville.org)  
[HPB@cityofgainesville.org](mailto:HPB@cityofgainesville.org)

USE THIS FORM TO: Grant an agent authorization to represent you in applying for applications to the City of Gainesville Department of Sustainable Development.

I /WE \_\_\_\_\_  
(print name of property owner(s))

hereby authorize: \_\_\_\_\_  
(print name of agent)

to represent me/us in processing an application for: \_\_\_\_\_  
(print type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

\_\_\_\_\_  
(Signature of owner)

\_\_\_\_\_  
(Signature of owner)

\_\_\_\_\_  
(Print name of owner)

\_\_\_\_\_  
(Print name of owner)

STATE OF FLORIDA }  
COUNTY OF ALACHUA } ss

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization,  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_,  
by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public


\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
My Commission Expires

☐ Personally Known  
OR

☐ Produced Identification ID Produced: \_\_\_\_\_






City of Gainesville  
1000 East University Avenue  
Gainesville, FL 32601  
352-336-5000 | [www.gainesville.org](http://www.gainesville.org)

City Hall Auditorium  
1000 East University Avenue

# HISTORIC

Alteration or Repair/ ☐ Demolition ☐  
New Construction/ ☒

Want to learn more?  
352-336-5000 | [www.gainesville.org/historic](http://www.gainesville.org/historic)



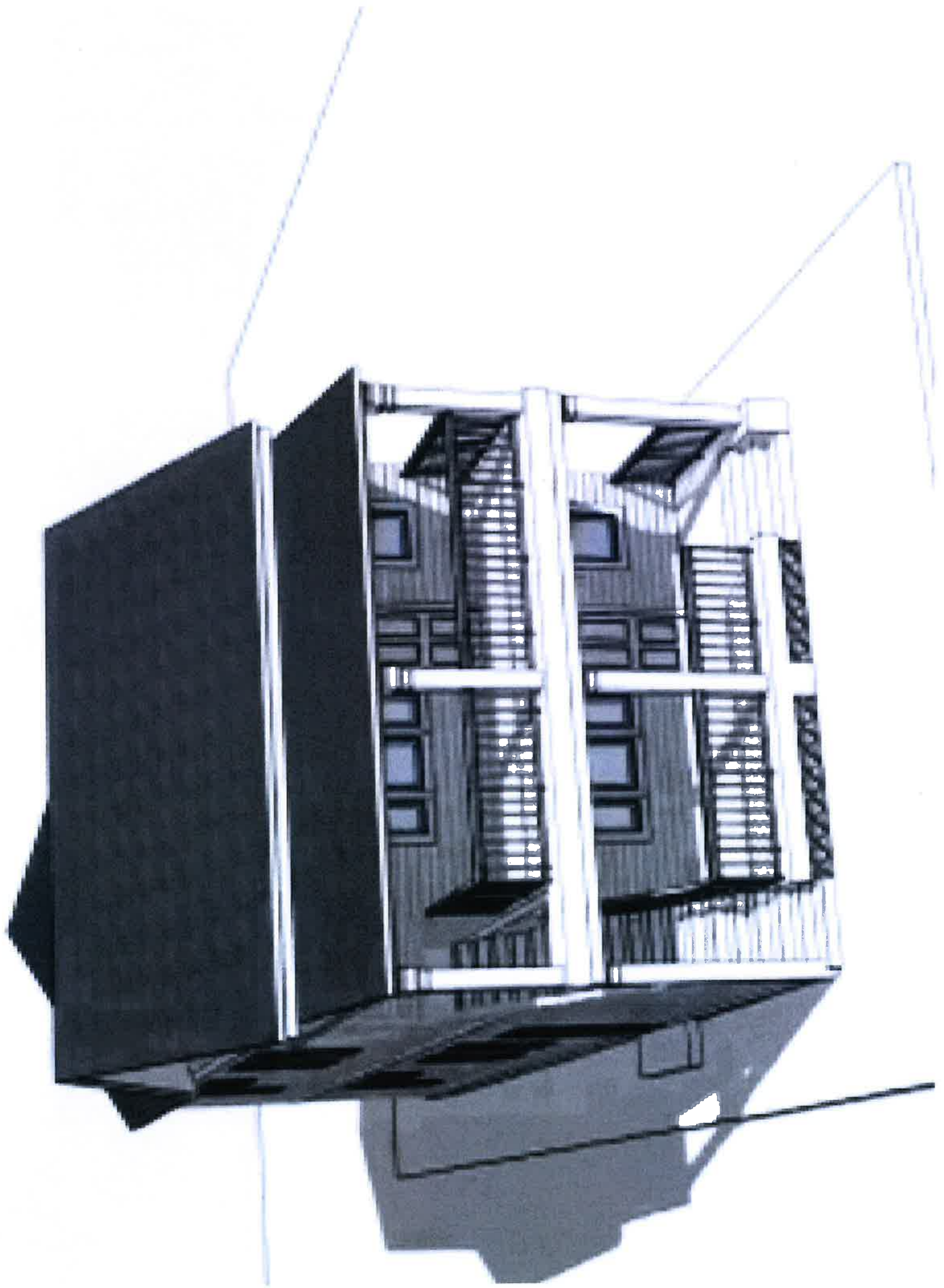
**Gainesville.**  
Culture. Community.  
People empowered.

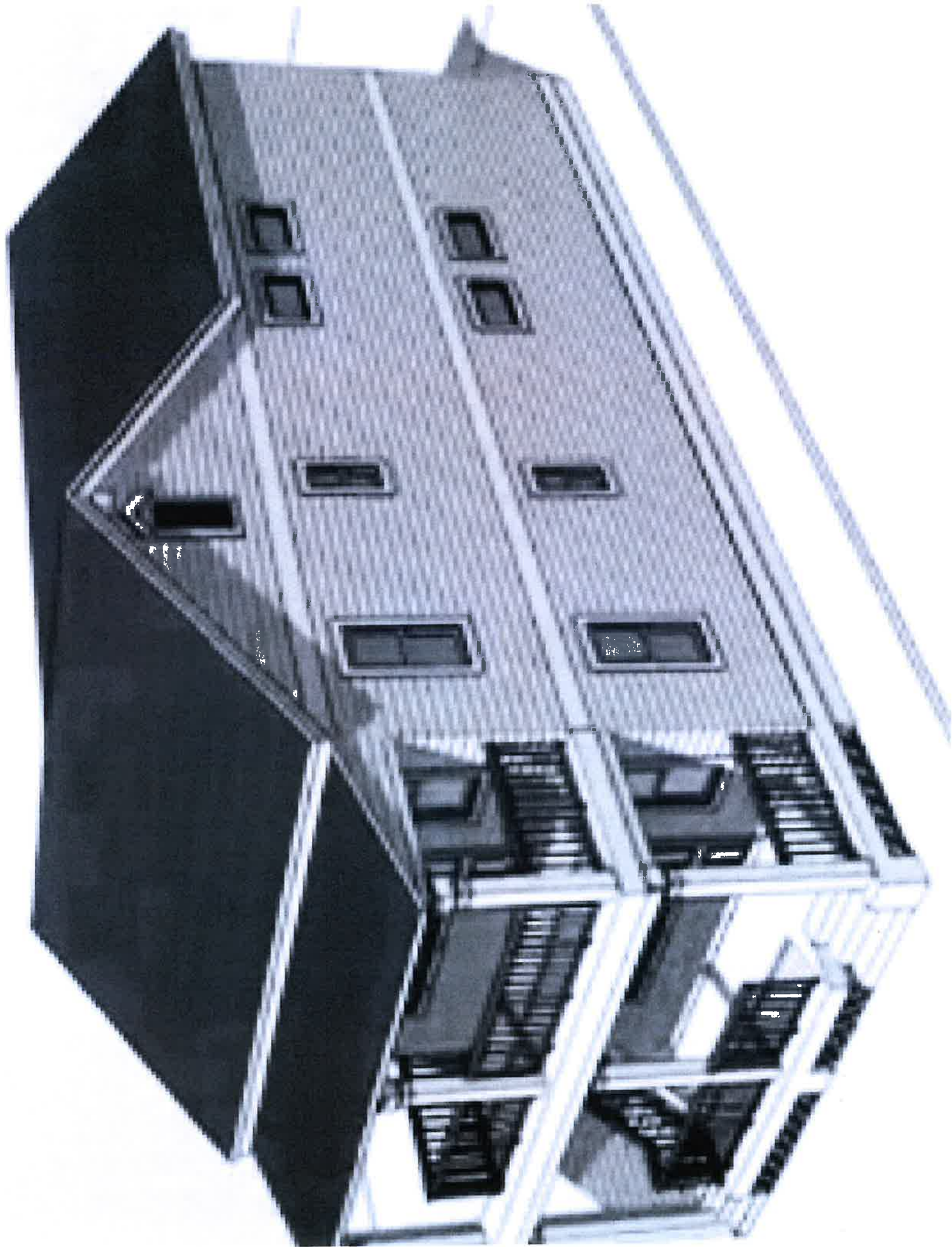
Form with various fields and checkboxes, likely a permit application or survey form.



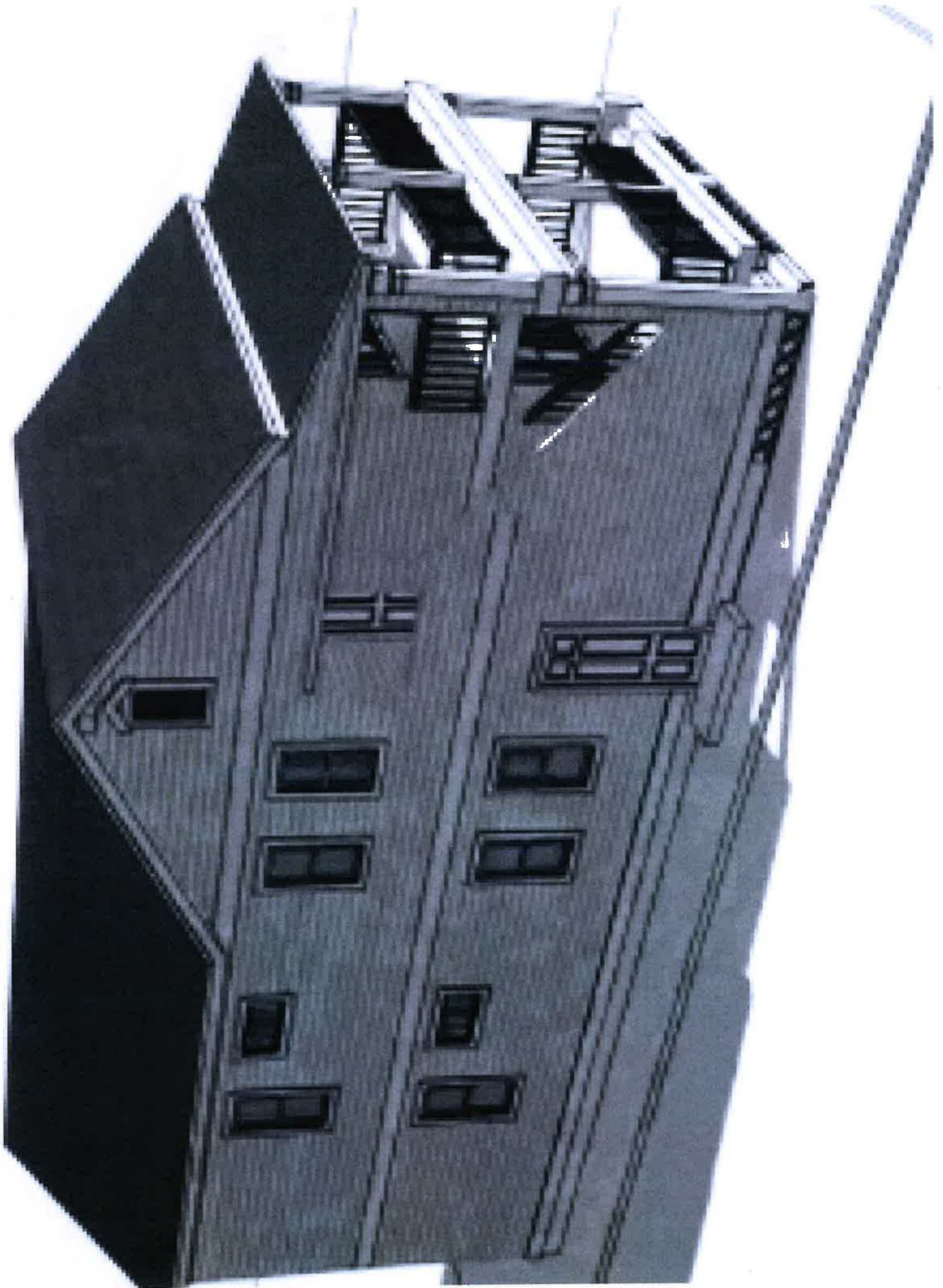




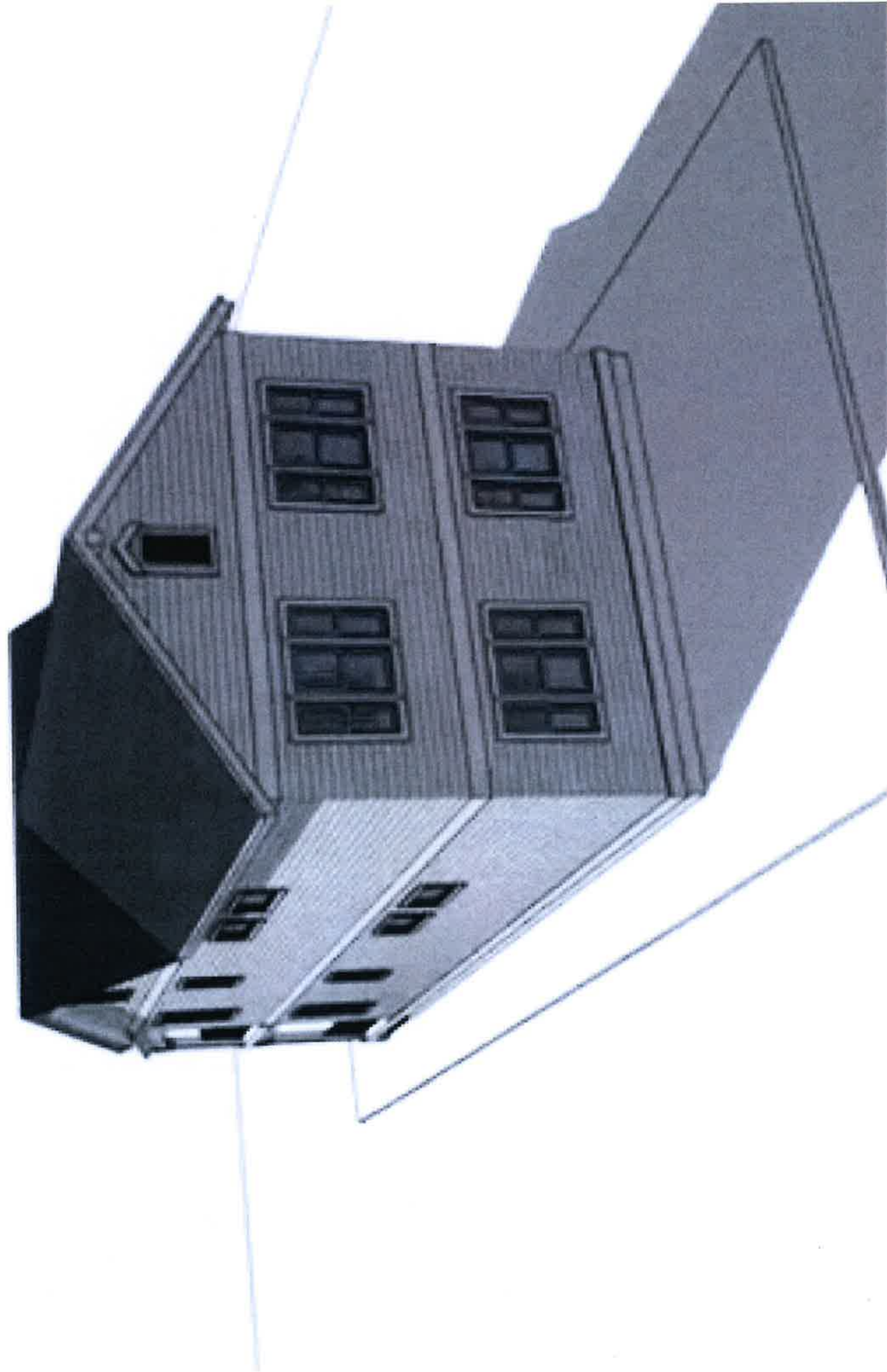






















































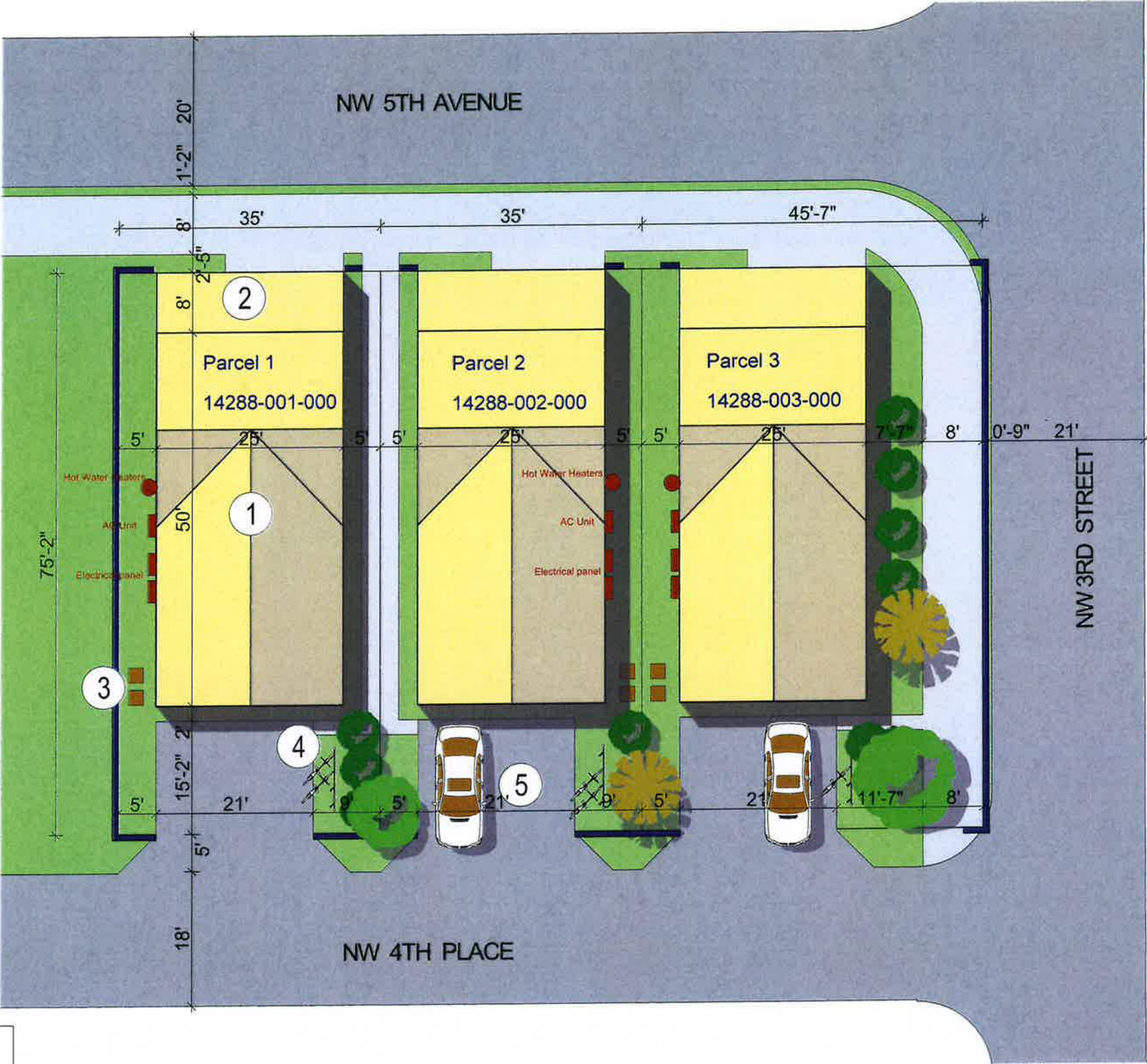
"THIS IS NOT A RECORDED PLAT"



1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH RIGHT-OF-WAY LINE OF NW 4TH AVENUE AS BEARING S 89°34'30" W.
2. THE BOUNDARY AND MINOR SUBDIVISION SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND CALCULATIONS DATED NOVEMBER 1, 2011.
3. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. MEASURED BEARINGS AND DISTANCES WERE IN SUBSTANTIAL AGREEMENT WITH RECORD DATA UNLESS OTHERWISE NOTED.
5. PROPERTY TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.
6. MUNICIPAL WATER AND SANITARY SEWER SERVICES ARE AVAILABLE TO EACH PARCEL WITHIN THIS MINOR SUBDIVISION FROM FACILITIES LOCATED WITHIN THE ADJACENT RIGHTS-OF-WAY OF NW 5TH AVENUE, NW 4TH PLACE AND NW 3RD STREET. GAINESVILLE REGIONAL UTILITIES (GRU) WILL COMPLETE THE WORK OF OPENING APPROXIMATELY A WIDTH OF 15' OF STREET ALONG NW 4TH PLACE TO TAP A SEWER LATERAL FOR PARCEL 1 AS WELL AS BORING FROM NW 3RD STREET FOR THE WATER LINE AND SETTING TWO WATER METER SLOTS. PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 76



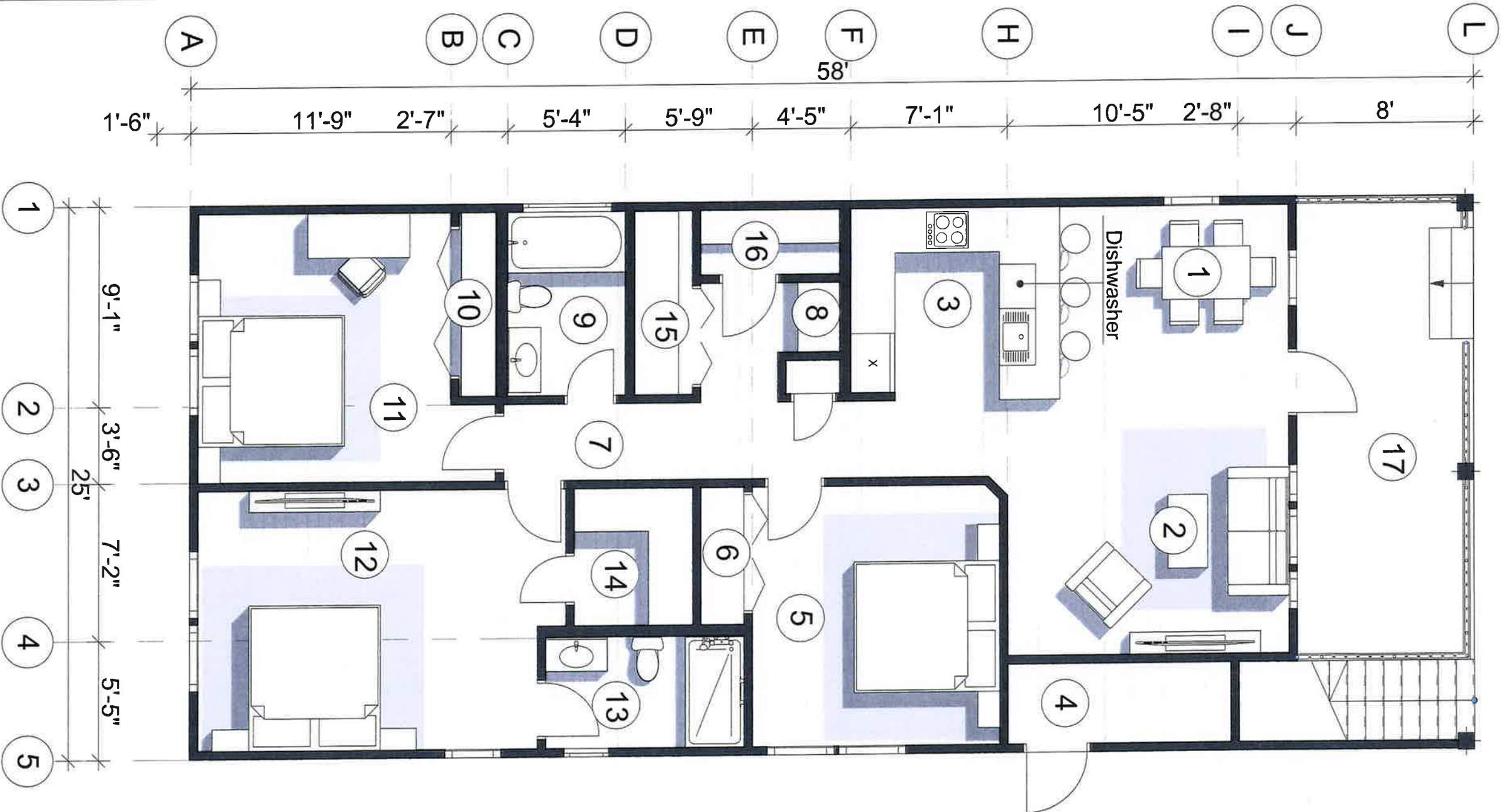
MASTER PLAN



No	TITLE
1	HOUSE
2	TERRACE
3	GARBAGE
4	BICYCLE PARKING
5	PARKING

CLIENT:	VARIATIONS: REV: DESCRIPTION: INT: DATE:	SITE ADDRESS:	DATE:      SHEET N°:		
			SCALE:	of	
OWNER .....	DATE .....	DRAWN: Serge Kirichenko	PHONE:	REVISION N°:	JOB N°:
BUILDER .....	DATE .....	EMAIL: homeincome.design@gmail.com			

1-ST FLOOR



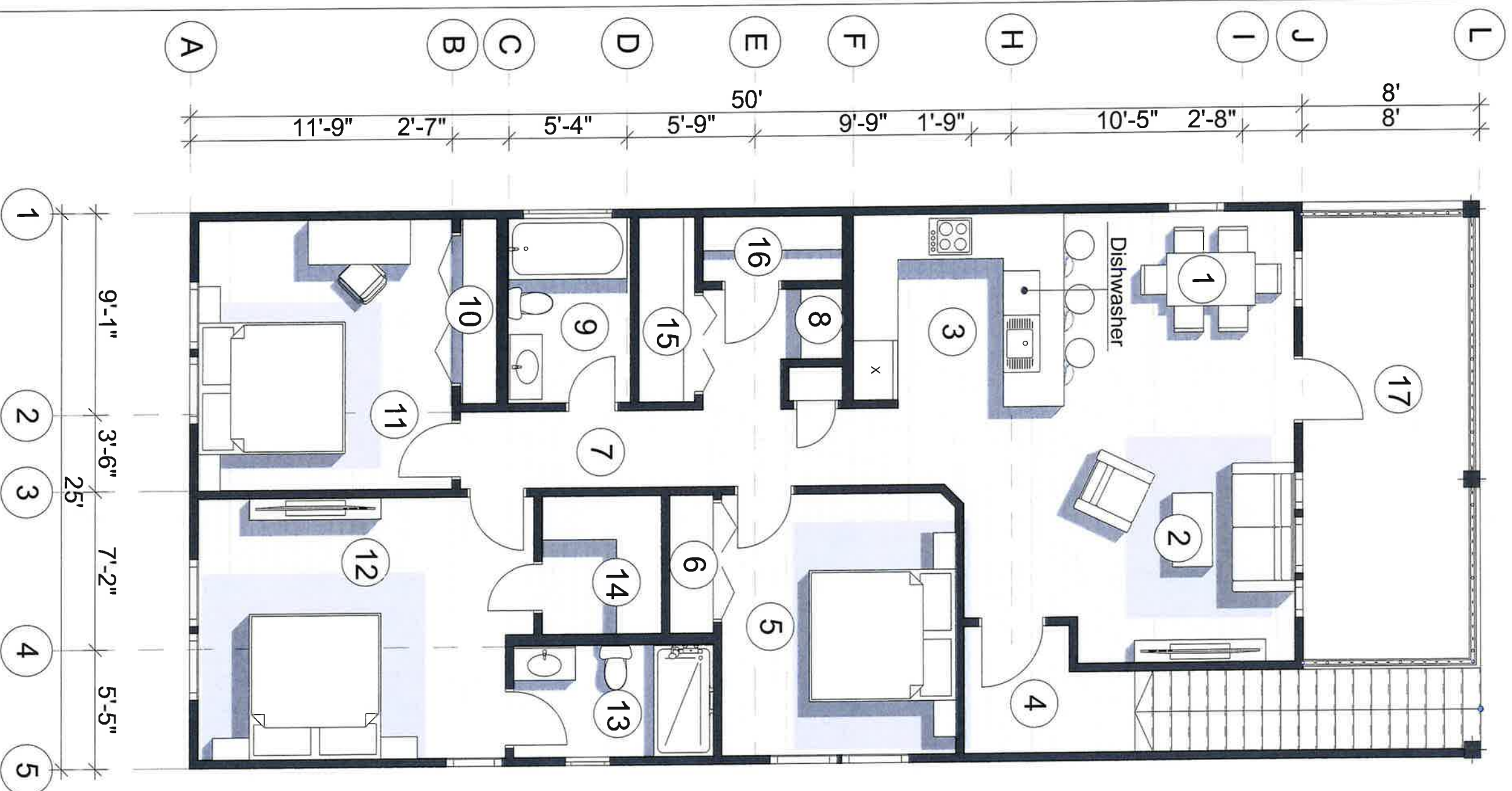
No	Title	Area sq.ft
1	Dining	90,31
2	Kitchen	133,52
3	Living room	118,67
4	Shed	36,46
5	Bedroom	131,44
6	Closet	12,16
7	Corridor	73,59
8	Mudroom	14,55
9	Bathroom	43,11
10	Closet	13,69
11	Bedroom	144,92
12	Bedroom	187,43
13	Bathroom	43,97
14	Closet	33,16
15	Closet	20,73
16	AC room	18,56
17	Terrace	167,74
Total:		1286,01

CLIENT:	VARIATIONS:	INT:	DATE:	SITE ADDRESS:	DATE:	SHEET N°:
OWNER:	REV. DESCRIPTION:			DRAWN: Serge Krivenko	PHONE:	of
BUILDER:	DATE:			EMAIL: homeincome.design@gmail.com	REVISION N°:	

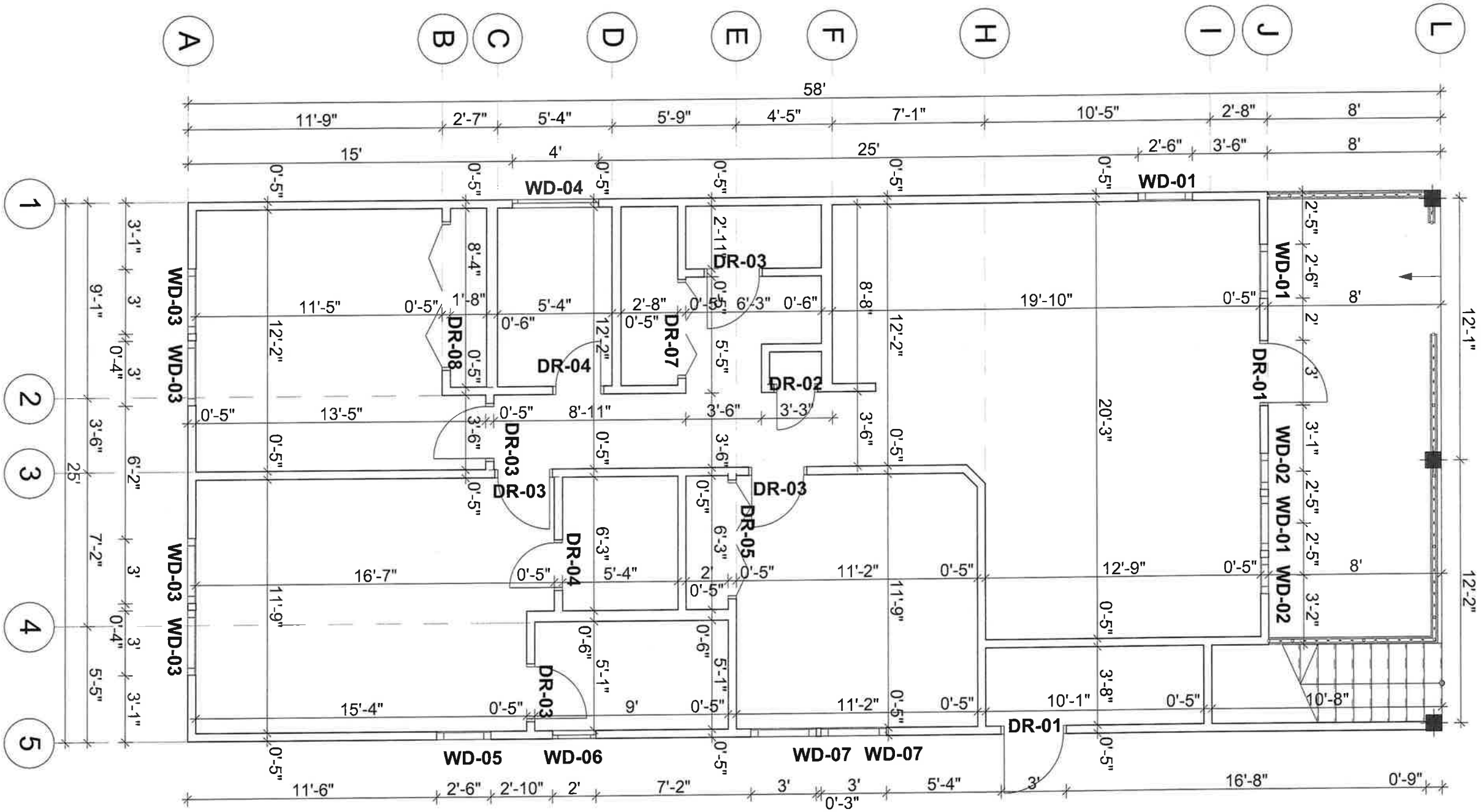


## 2-ND FLOOR

No	Title	Area sq.ft
1	Dining	90,31
2	Kitchen	145,06
3	Living room	118,67
4	Entry	27,95
5	Bedroom	123,82
6	Closet	12,16
7	Corridor	80,44
8	Mudroom	14,55
9	Bathroom	43,11
10	Closet	13,69
11	Bedroom	137,97
12	Bedroom	169,75
13	Bathroom	43,97
14	Closet	33,16
15	Closet	20,73
16	AC room	18,56
17	Terrace	167,74
Total:		1218,53

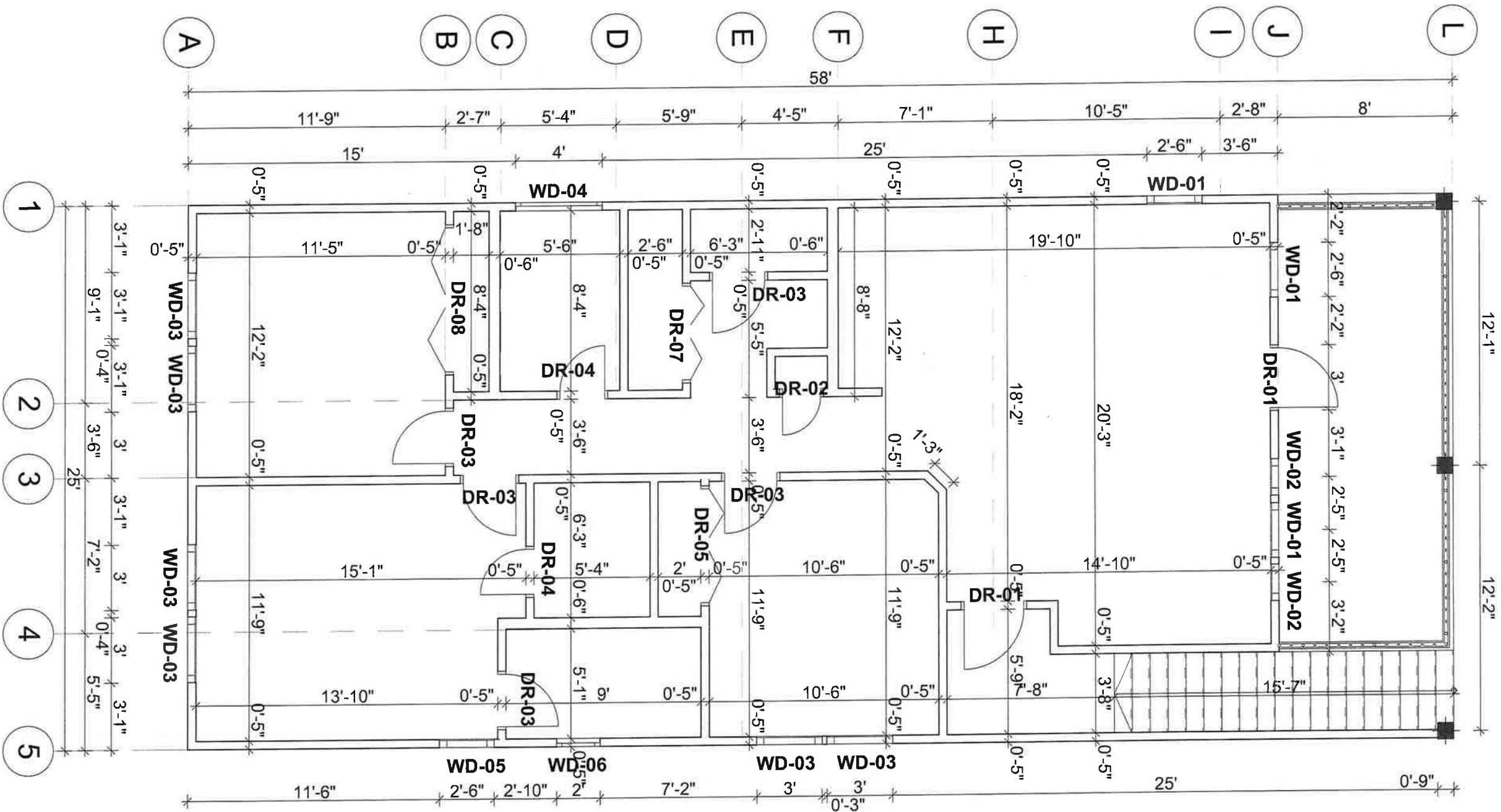


CLIENT:		VARIATIONS:		SITE ADDRESS:	
REV.	DESCRIPTION:	INT:	DATE:		
1					
2					
3					
4					
5					
6					
7					
8					
OWNER: DATE:		DRAWN: Serge Kirichenko		DATE:	
BUILDER: DATE:		PHONE:		SCALE:	
		EMAIL: homeincome.design@gmail.com		REVISION N°:	
				SHEET N°:	
				of	
				JOB N°:	

















CLIENT:	VARIAIONS:	INT:	DATE:	SITE ADDRESS:	DATE:	SHEET N°:
OWNER:	REV:	DESCRIPTION:	DATE:	DRAWN:	SCALE:	of
BUILDER:	7"	8"	7"	EMAIL:	REVISION N°:	JOB N°:
	6"			homecomadesign@gmail.com		
	5"					
	4"					
	3"					
	2"					







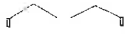















CLIENT:	VARATIONS:	INT:	DATE:	SITE ADDRESS:	DRAWN:	PHONE:	DATE:	SHEET N°:
OWNER:	REV:	DESCRIPTION:			Serge Kirichenko		SCALE:	of
BUILDER:	DATE:				EMAIL: homeincome.design@gmail.com		REVISION N°:	JOB N°:

Specification of windows

Item	WD-01	WD-02	WD-03	WD-04	WD-05	WD-06	WD-07
Quantity	6	4	10	2	2	2	2
Dimension W/H	2'-6"×6'-0"	1'-8"×6'-0"	3'-0"×6'-0"	4'-0"×1'-6"	2'-6"×6'-0"	2'-0"×2'-6"	3'-0"×6'-0"
Window-sill height	2'-0"	2'-0"	2'-0"	6'-6"	2'-0"	5'-6"	2'-0"
2-D Symbol							
Frontal view							

Specification of doors

Item	DR-01	DR-02	DR-03	DR-04	DR-05	DR-06	DR-07	DR-07	DR-08
Quantity	4	2	10	4	1	1	1	2	1
Dimension W/H	3'-0"×6'-8"	2'-0"×6'-8"	2'-8"×6'-8"	2'-4"×6'-8"	5'-6"×6'-8"	6'-11"×6'-8"	5'-6"×6'-8"	4'-7"×6'-8"	6'-11"×6'-8"
2-D Symbol									
Frontal view									

CLIENT:

VARIATIONS:

REV: DESCRIPTION:

INT:

DATE:

SITE ADDRESS:

OWNER ..... DATE .....

BUILDER ..... DATE .....

DRAWN: Serge Kirichenko PHONE:

EMAIL: homeincome.design@gmail.com

DATE:

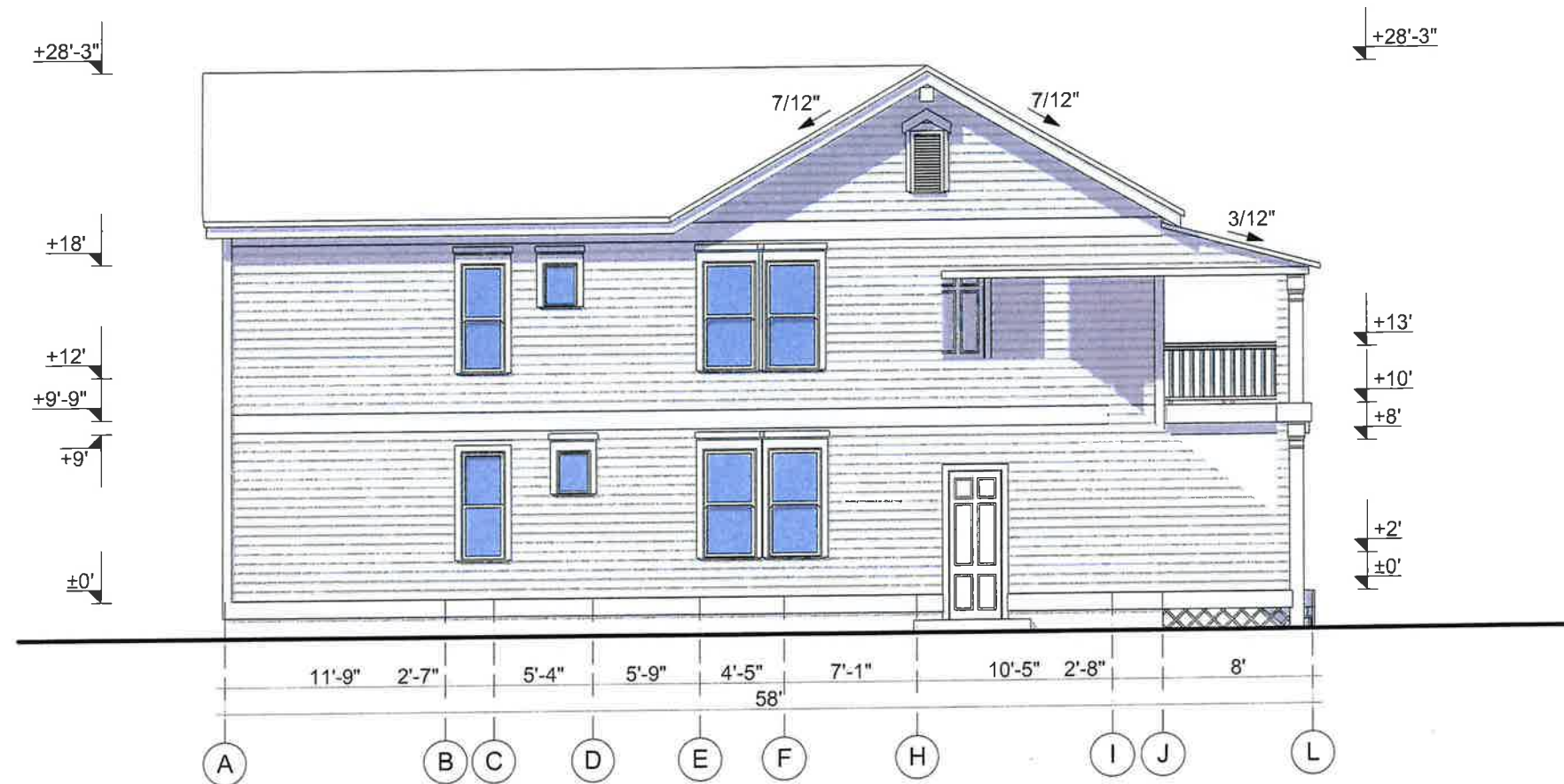
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REVISION N°:

SHEET N°:

of

JOB N°:



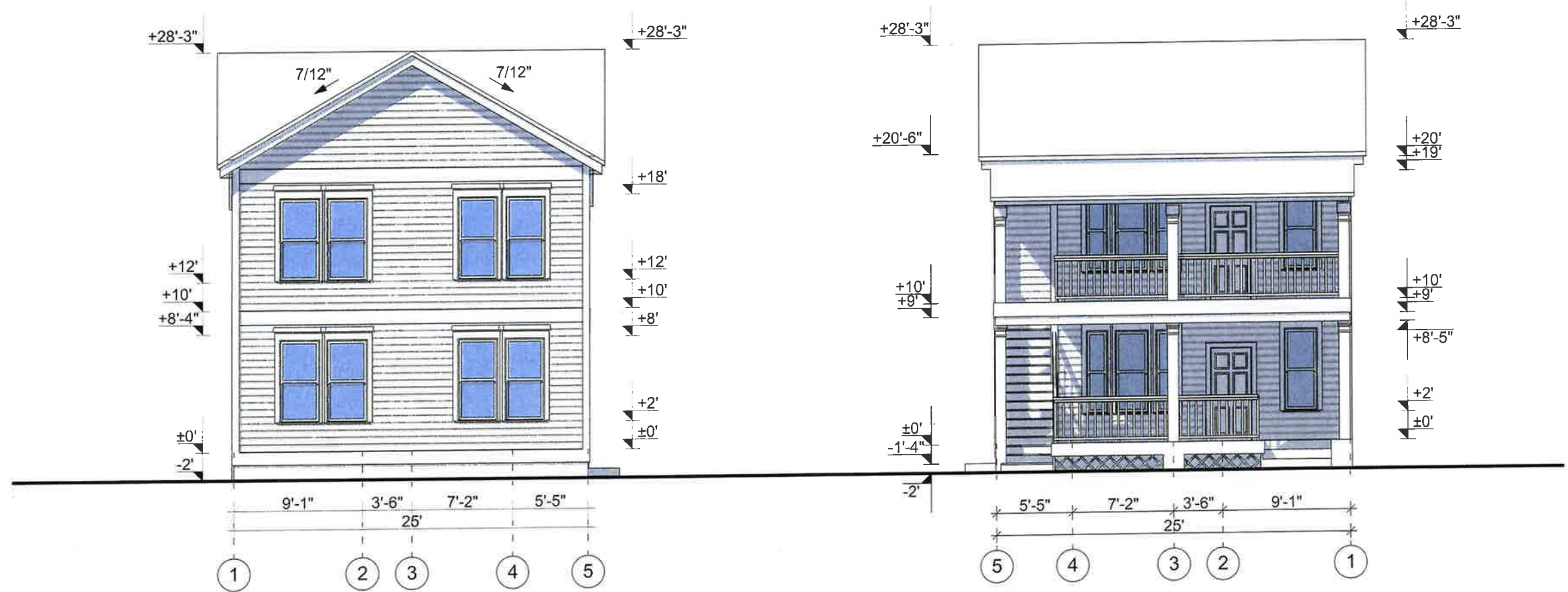
Hardie siding and trim

30 Year Shingle Roof

Stemwall foundation for the main floorplan, Piers with crawlspace for the front porches. 24" above grade.

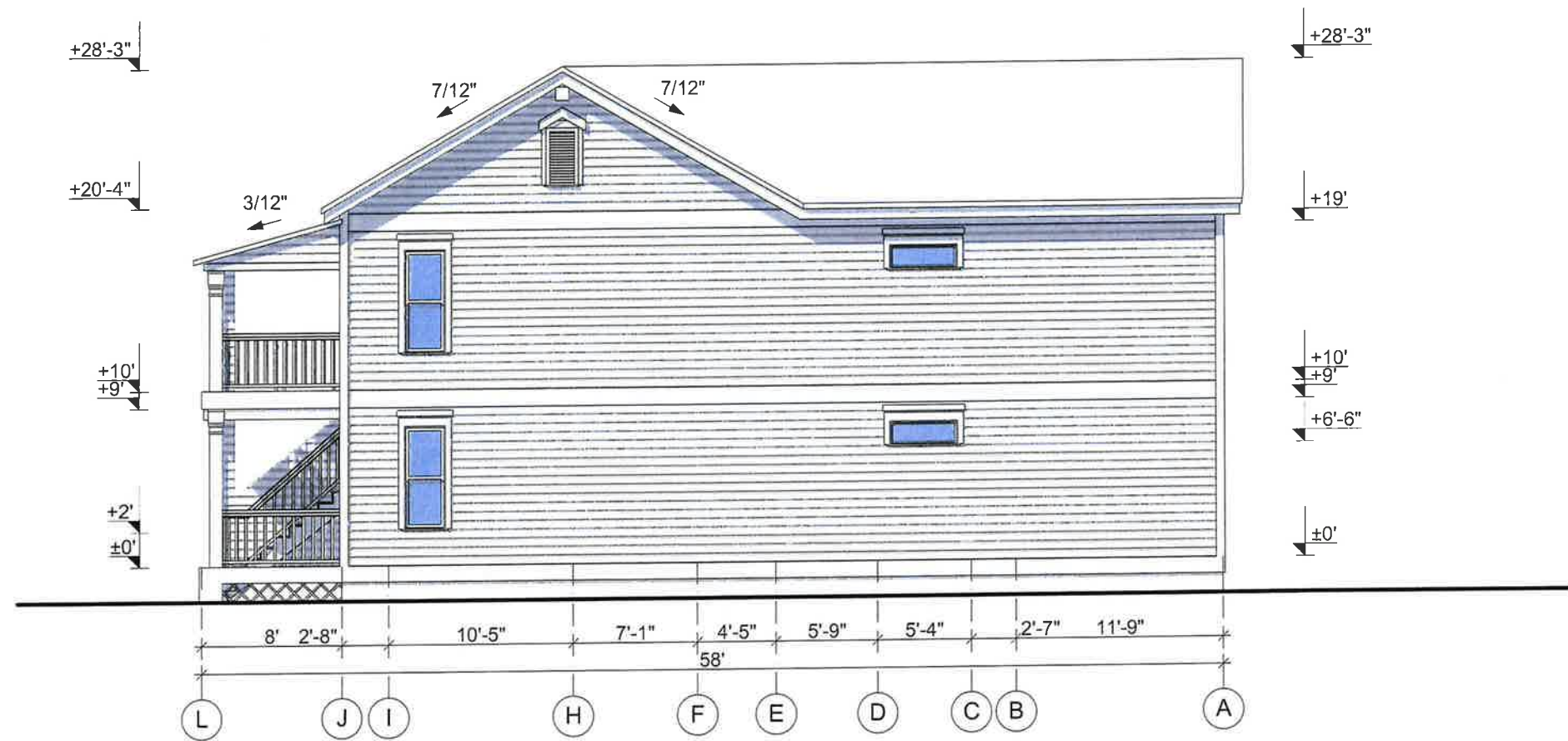
Mi Windows 3500 - White, Single Hung with Low E

	CLIENT:	VARIATIONS: REV: DESCRIPTION: INT: DATE:	SITE ADDRESS:		
	OWNER ..... DATE .....			DATE:	SHEET N°:
	BUILDER ..... DATE .....		DRAWN: Serge Kirichenko PHONE:	REVISION N°:	JOB N°:
			EMAIL: homeincome.design@gmail.com		

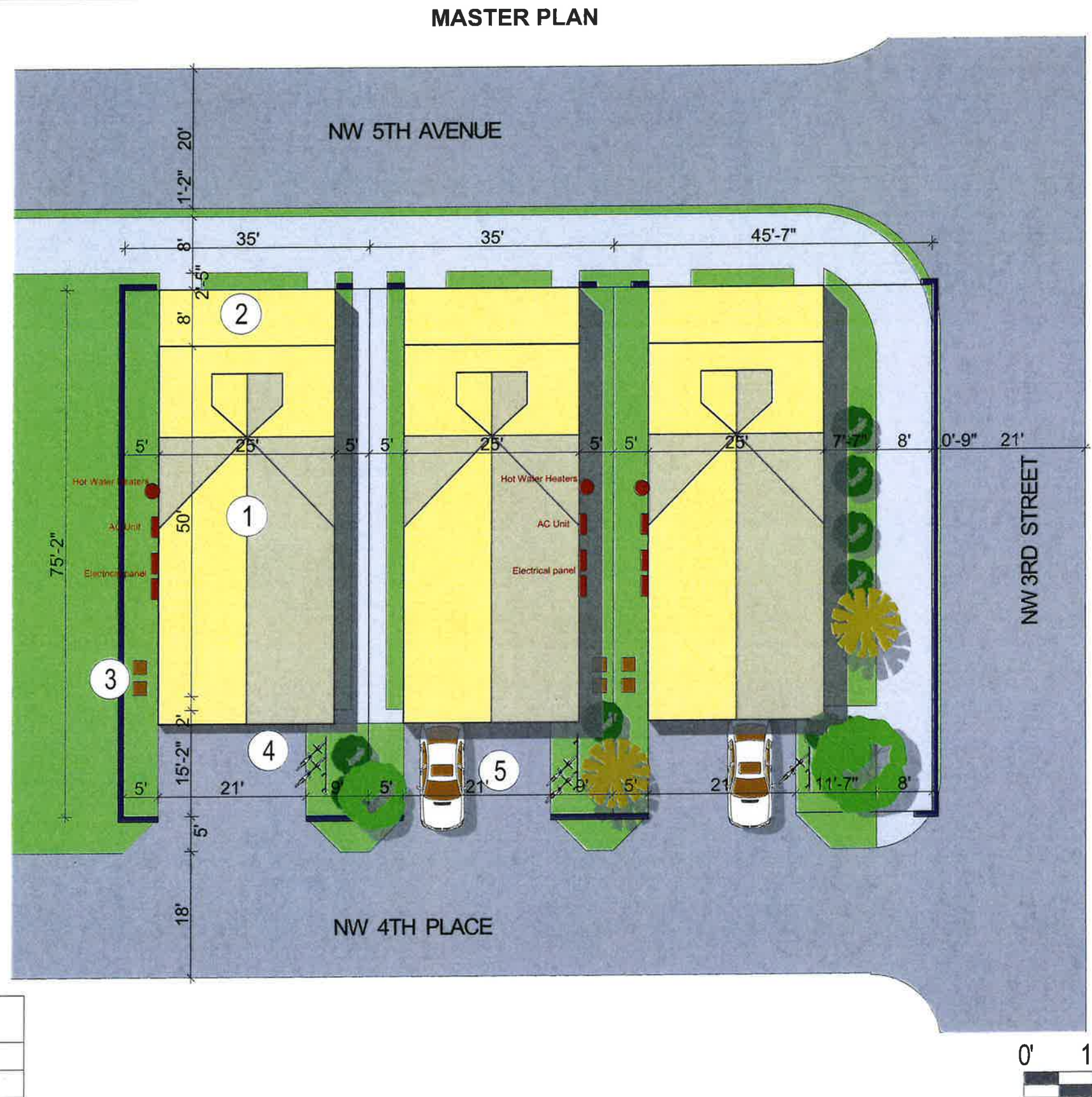


CLIENT:	VARIATIONS:	INT:	DATE:	SITE ADDRESS:	
	REV: DESCRIPTION:				
OWNER .....	DATE .....				
BUILDER .....	DATE .....				
DRAWN: <b>Serge Kirichenko</b> PHONE: .....				REVISION N°:	SHEET N°: .....
EMAIL: <b>homeincome.design@gmail.com</b>				JOB N°:	of .....





CLIENT:	VARIATIONS: REV: DESCRIPTION: INT: DATE:	SITE ADDRESS:		
			DATE:	SHEET N°:
OWNER: .....	DATE: .....	DRAWN: <b>Serge Kirichenko</b> PHONE: .....	SCALE:	of
BUILDER: .....	DATE: .....		EMAIL: <b>homeincome.design@gmail.com</b>	REVISION N°:

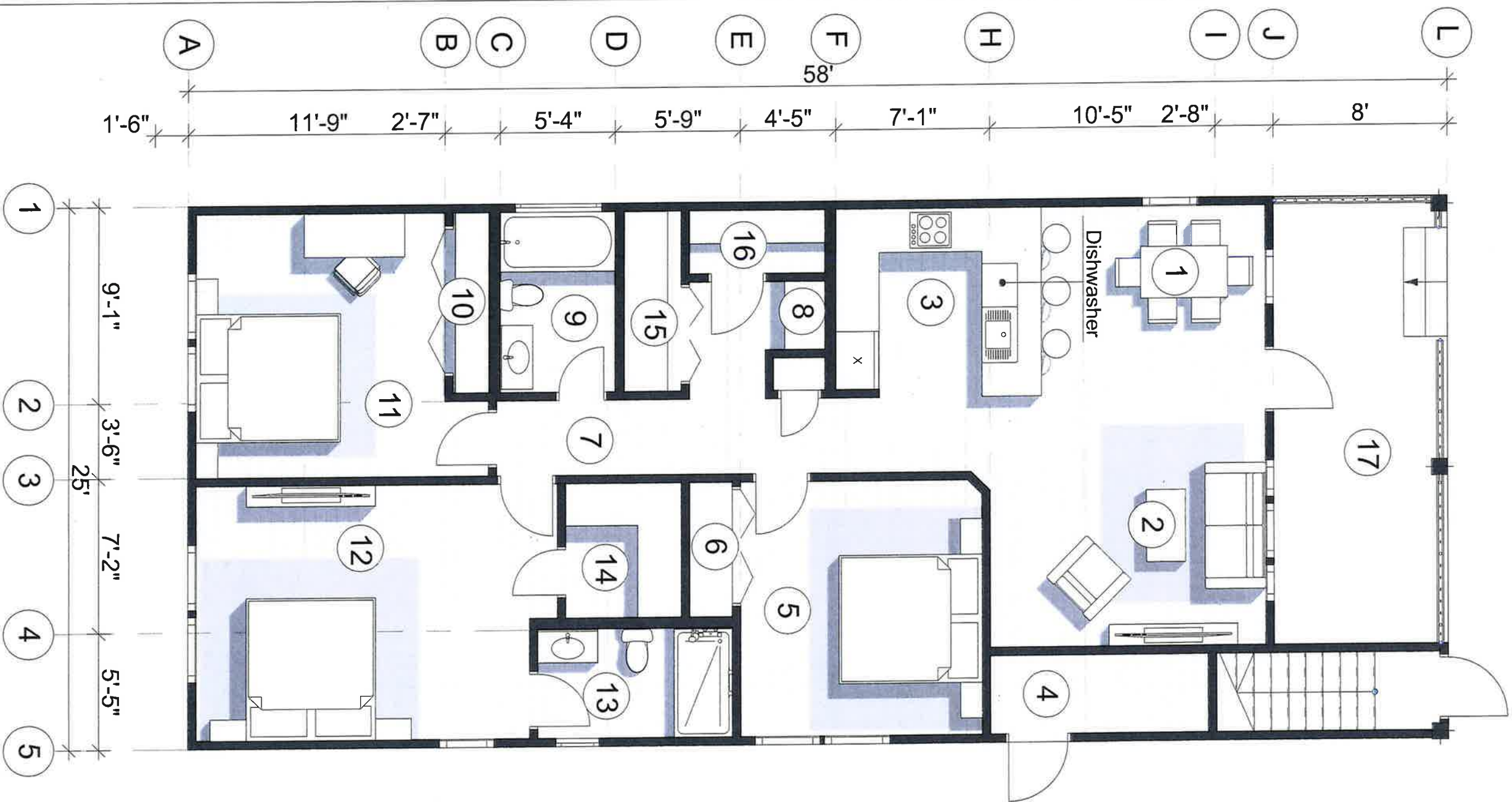


No	TITLE
1	HOUSE
2	TERRACE
3	GARBAGE
4	BICYCLE PARKING
5	PARKING

<div>CLIENT:</div> <div>OWNER .....</div> <div>BUILDER .....</div>	<div>DATE .....</div> <div>DATE .....</div>	<div>VARIATIONS:</div> <div>REV: 1' 2' 3' 4' 5' 6' 7' 8'</div> <div>DESCRIPTION:</div>	<div>INT:</div> <div>DATE:</div>	<div>SITE ADDRESS:</div> <div> </div>	<div>DATE:</div> <div>SCALE:</div>	<div>SHEET N°:</div> <div>of</div>
	<div>DRAWN: Serge Kirichenko</div> <div>PHONE:</div> <div>EMAIL: homeincome.design@gmail.com</div>			<div>REVISION N°:</div> <div>JOB N°:</div>		



1-ST FLOOR

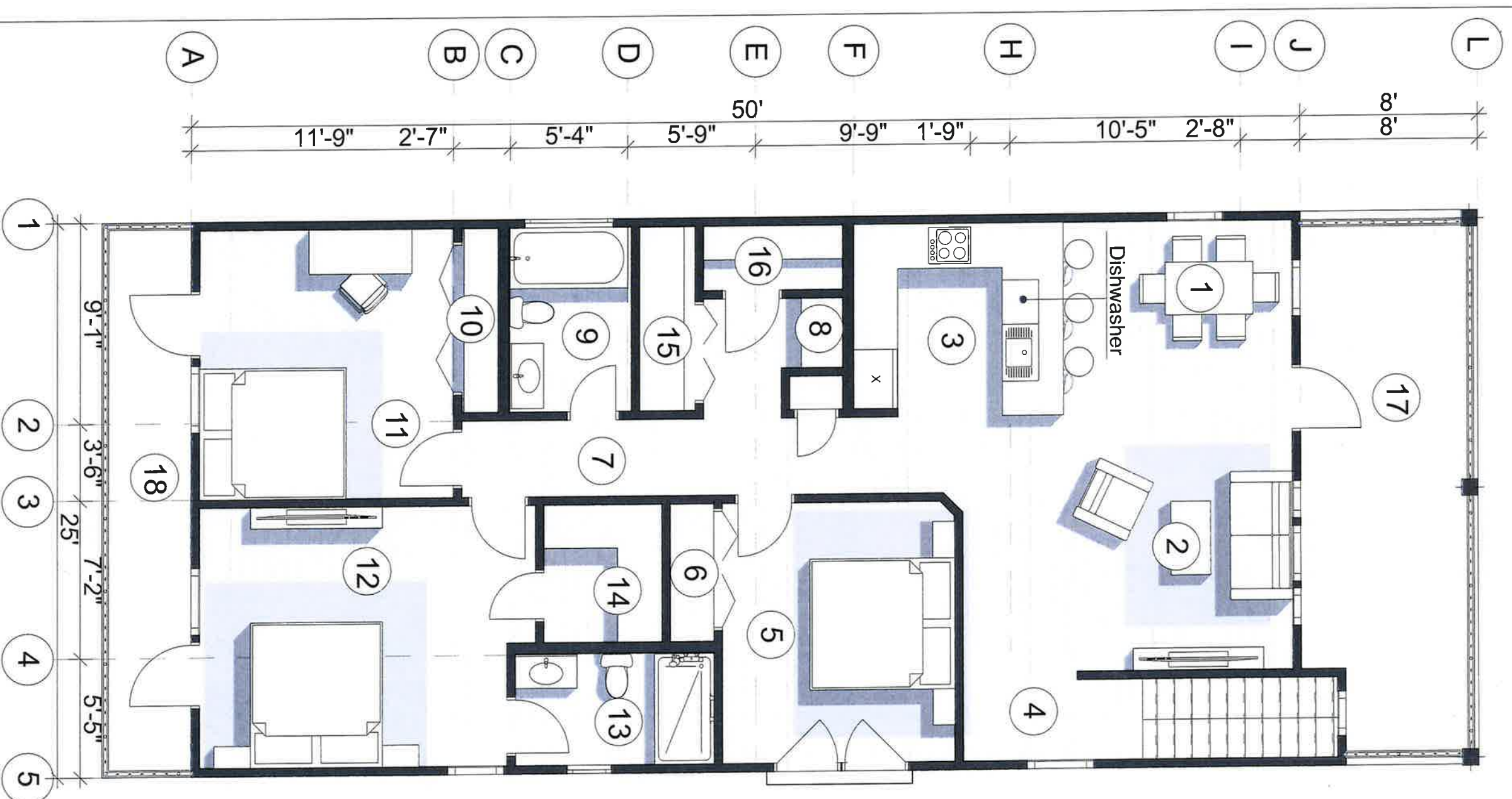


No	Title	Area sq.ft
1	Dining	90,31
2	Kitchen	133,52
3	Living room	118,67
4	Shed	36,46
5	Bedroom	131,44
6	Closet	12,16
7	Corridor	73,59
8	Mudroom	14,55
9	Bathroom	43,11
10	Closet	13,69
11	Bedroom	144,92
12	Bedroom	187,43
13	Bathroom	43,97
14	Closet	33,16
15	Closet	20,73
16	AC room	18,56
17	Terrace	167,74
Total:		1286,01

CLIENT:	VARIATIONS:	INT:	DATE:	SITE ADDRESS:
OWNER:	REV:			
BUILDER:	DESCRIPTION:			
DATE:	1			
	2			
	3			
	4			
	5			
	6			
	7			
	8			
DRAWN: Serge Kirichenko	PHONE:		DATE:	SHEET N°:
EMAIL: homeincomedesign@gmail.com			SCALE:	of
			REVISION N°:	JOB N°:



## 2-ND FLOOR



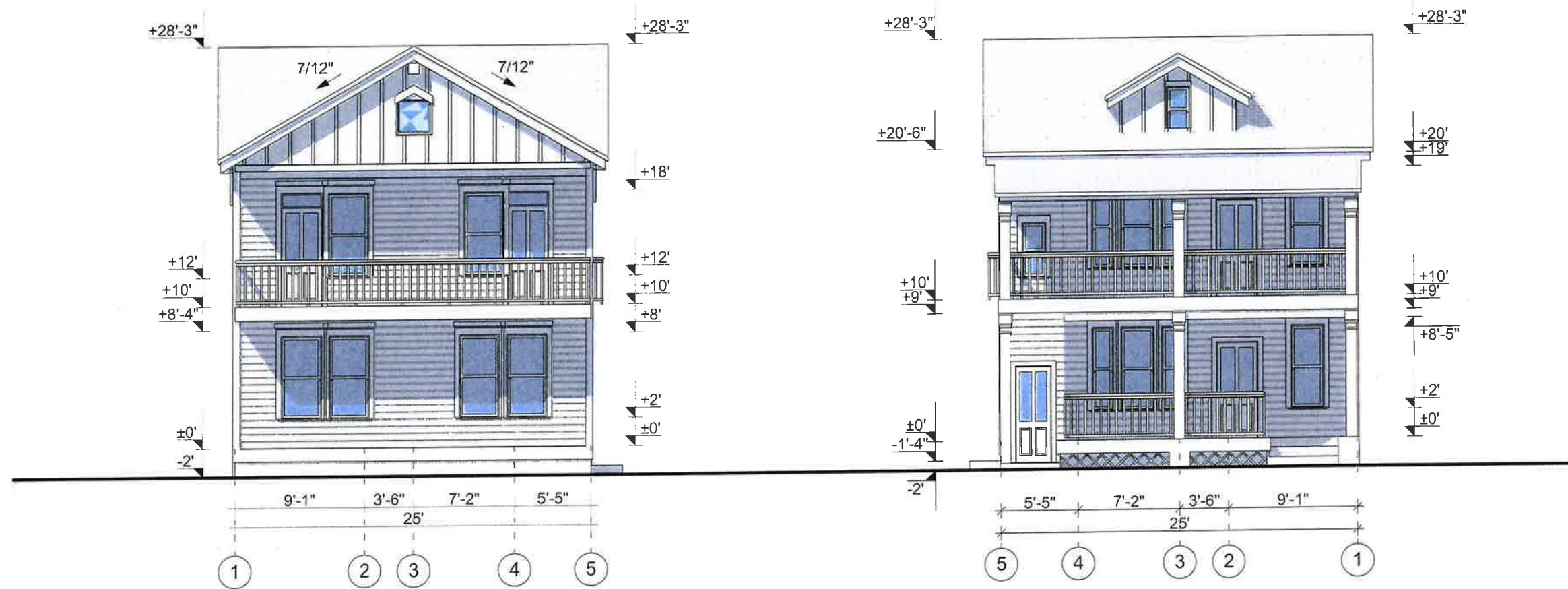
No	Title	Area sq.ft
1	Dining	90,31
2	Kitchen	145,06
3	Living room	118,67
4	Entry	27,95
5	Bedroom	123,82
6	Closet	12,16
7	Corridor	80,44
8	Mudroom	14,55
9	Bathroom	43,11
10	Closet	13,69
11	Bedroom	137,97
12	Bedroom	169,75
13	Bathroom	43,97
14	Closet	33,16
15	Closet	20,73
16	AC room	18,56
17	Terrace	167,74
18	Terrace	100,00
Total:		1218,53

<b>CLIENT:</b>	<b>VARIATIONS:</b>	<b>SITE ADDRESS:</b>
<b>REV:</b>	<b>DESCRIPTION:</b>	
<b>INT:</b>	<b>DATE:</b>	
1'		
2'		
3'		
4'		
5'		
6'		
7'		
8'		
<b>OWNER:</b>	<b>DATE:</b>	
<b>BUILDER:</b>	<b>DATE:</b>	
<b>DRAWN:</b> Serge Kirichenko	<b>PHONE:</b>	
<b>EMAIL:</b> homeincome.design@gmail.com		
<b>DATE:</b>	<b>SHEET N°:</b>	
<b>SCALE:</b>		
<b>REVISION N°:</b>	<b>JOB N°:</b>	
	of	



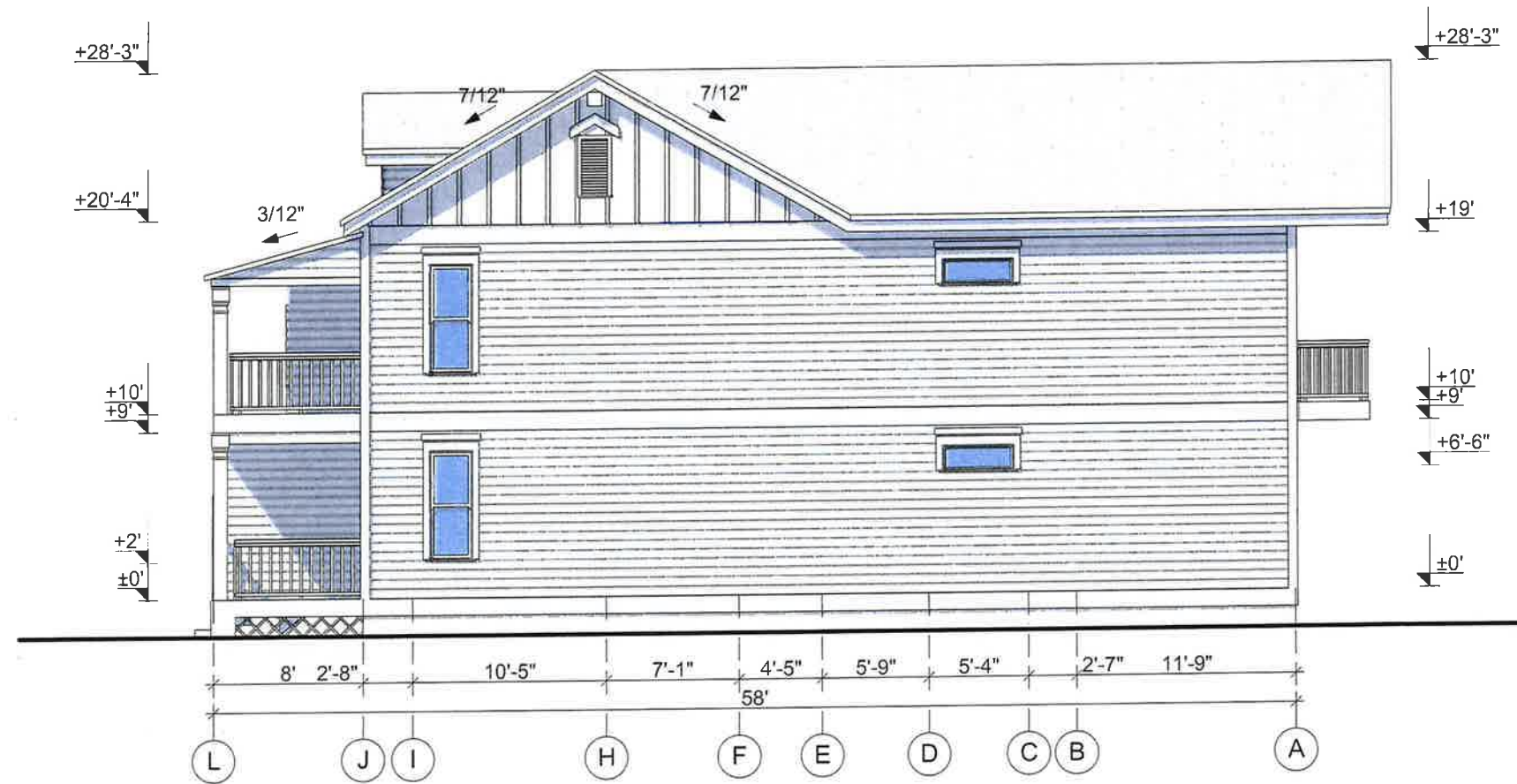
CLIENT:	VARIATIONS:	INT:	DATE:	SITE ADDRESS:		
	REV: DESCRIPTION:				DATE:	SHEET N°:
OWNER .....	1'				SCALE:	of
BUILDER .....	2'				REVISION N°:	JOB N°:
	3'					
	4'					
	5'					
	6'					
	7'					
	8'					

DATE: **Serge Kirichenko** PHONE: **homeincome.design@gmail.com**



CLIENT:	VARIATIONS: REV: DESCRIPTION: INT: DATE:	SITE ADDRESS:			
			DATE:	SHEET N°:	
OWNER .....	DATE .....	DRAWN: Serge Kirichenko	PHONE:	SCALE:	of
BUILDER .....	DATE .....	EMAIL: homeincome.design@gmail.com		REVISION N°:	JOB N°:





CLIENT:	VARIATIONS:	INT:	DATE:	SITE ADDRESS:		
	REV: DESCRIPTION:				DATE:	SHEET N°:
OWNER .....	1'				SCALE:	of
DATE .....	2'					
	3'					
	4'					
	5'					
	6'					
	7'					
	8'					
BUILDER .....					DRAWN: Serge Kirichenko	PHONE:
DATE .....					EMAIL: homeincome.design@gmail.com	REVISION N°:
						JOB N°: