

APPLICATION INFORMATION:

Agent/Applicant: Tidewater Properties LLC
Property Owner(s): Tidewater Properties LLC

SITE INFORMATION:

Address: 427 NW 2nd Street
Parcel Number(s): 14792-001-001
Existing Use(s): Vacant
Zoning Designation(s): DT (Downtown)
Historic District Pleasant Street
Historic District Status: NA
Date of construction: NA

PURPOSE AND DESCRIPTION:

Petition HP-21-13. Tidewater Properties LLC, owners. Certificate of Appropriateness to construct a single-family dwelling. Located at 427 NW 2nd Street. This building will be a non-contributing structure to the Pleasant Street Historic District.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The property is located at 427 NW 2nd Street on the east side, with a zoning designation of DT (Downtown) (See Figure 1). The site under tax parcel 14792-001-001 is located within a recently approved minor subdivision. The subject property is located in the Pleasant Street Historic District and is approximately 0.07 acres in size. The proposed single-family dwelling will be a non-contributing structure to the Pleasant Street Historic District.

PROPOSED

The project involves the construction of a new single-family residence. The house will be 3 bedrooms and 2 bathrooms, with approximately 1,110 square feet of living area. It will be a 1 story structure that will be facing NW 2nd Street. The house will feature a raised monolithic concrete foundation, Hardie fiber-cement lap siding with Kaycan aluminum vented fascia and trim, Plastpro fiberglass exterior doors, Tamko 30 year Dimensional shingles in Rustic Black, and MI Fin Frame

vinyl windows. The proposed windows are white single-hung vinyl with 4 / 1 mullion arrangements. The porch will be made from 3000 PSI concrete. (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 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 with traditionally very few two-story houses throughout Zone A. In recent years however, there have been more two-story homes that have been proposed and are currently built or under construction throughout Zone A and not just on the north border. Zone B which has a mix of one-story and two-story residences.

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 will improve the rhythm of the street as the new structure will be consistent in scale and spacing with the adjacent historic contributing buildings. It will also occupy a vacant lot, thus filling in a “gap” in the street rhythm.

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 DT zoning district is 15 to 20 feet. The applicants are indicating a 16 foot front setback from the curb to the front wall of the building. The required side yard setback is 0 feet; the house shows a 3.47 foot minimum setback on the north and south sides of the house. The required rear setback in DT is 0 feet with no alley; the house is shown with a 36 to 40 foot (approximately) setback to the rear property line.

Compatible

3. *Height.* 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 height of the new 1-story structure is generally compatible with the surrounding historic buildings. The proposed height to the peak of the roof is approximately 17 feet, 11 inches. The DT zoning district allows a maximum height of up to 12 stories by right and up to 14 stories with bonuses.

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 asphalt 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 some 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.

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 recently constructed structures in the general area 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.

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 Simulated Divided Light grilles for the grille pattern or actual divided light grilles for the chosen window.
- Provide information sheets for the proposed windows, doors, and roofing material.
- Notify staff of any changes during construction.

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 |
| <u>Exhibit 3</u> | Pictures of Proposed Exterior Features |
| <u>Exhibit 4</u> | Survey, Elevations, Floor Plans, & Site 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.

HP 21-00013

City of Gainesville

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

Thomas Center - Building B
306 NE 6th Ave Gainesville, FL 32601
352.393.5022
www.cityofgainesville.org

HISTORIC PRESERVATION BOARD (HPB)

Certificate of Appropriateness (COA) Application

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	E2 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 427 NW 2nd Street
 Parcel ID #(s) 14792-001-001

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 Tidewater Properties LLC	Applicant Name
Company (if applicable)	Company (if applicable)
Street Address 527 Turkey Creek	Street Address
City State Zip Alachua, FL 32615	City State Zip
Telephone Number 352-275-1616	Telephone Number
E-Mail Address info@durationbuilders.com	E-Mail Address

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

Application Deadline (12:30PM)	Dec 07 2020	Jan 04 2021	Feb 01 2021	Mar 01 2021	Apr 05 2021	May 03 2021	Jun 07 2021	Jul 02 2021	Aug 02 2021	Sep 03 2021	Oct 04 2021	Nov 01 2021
Meeting Date	Jan 05 2021	Feb 02 2021	Mar 02 2021	Apr 06 2021	May 04 2021	Jun 01 2021	Jul 06 2021	Aug 03 2021	Sep 07 2021	Oct 05 2021	Nov 02 2021	Dec 07 2021

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).

Building a 1100Sq Ft, 3 Bed, 2 Bath Single Family Residence, with the same character and description as the previously approved houses on this block. We choose to build smaller single family homes with the goal of offering new product in this area at a more affordable price.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric	Hardie	Fiber-Cement Lap Sid	SW 6207 Retreat
Doors	Plastpro	Fiberglass Exterior	White
Windows	MI	Fin Frame	White
Roofing	Tamko	30Yr Dimensional	Rustic Black
Fascia/Trim	Kaycan	Aluminum Vented	White
Foundation	Raised monolithic concrete	3000PSI concrete w/ lattice + brick accents	White
Shutters	Shutters	Shown on Plans as	Option Only
Porch/Deck	Concrete	3000PSI Concrete	White
Fencing	N/A		
Driveways/Sidewalks	Concrete	3000PSI Concrete	White
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



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.

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.

RELOCATIONS (If Applicable)

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

Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historic context.

MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Section 30-4.28(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:

- a. *The proposed development will not affect the public safety, health, or welfare of abutting property owners or the district;*
- b. *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;*
- c. *The proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district; and*
- d. *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:

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

(select only those that apply)	Required	Existing	Proposed
<input type="checkbox"/> Front, Side, Or Rear Building Setback Line			
<input type="checkbox"/> Building Height			
<input type="checkbox"/> Building Separation			
<input type="checkbox"/> Floor Area Ration			
<input type="checkbox"/> Maximum Lot Coverage			

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.



 Applicant (Signature)

01/29/2021

Date

Britton Jones

Applicant (Print)

 Please submit this application and all required supporting materials via email to cogplanning@cityofgainesville.org . Once the application is received and deemed complete we will contact you regarding payment. For questions regarding application submission, please call 352 393-5022	TO BE COMPLETED BY CITY STAFF		Date Received 2/1/2021	Received By: Jason Simmons
	HP 21-00013			
	Zoning: DT			
	Contributing?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Staff Approval — No Fee	
	Pre-Conference?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Single Family Structure or its Accessory Structure	
	Application Complete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Multi-Family requiring Board approval	
Enterprise Zone?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Ad Valorem Tax Exemption		
Request for Modification of Setbacks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> After-The-Fact Certificate of Appropriateness		
		<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)		

 **CITY OF GAINESVILLE**
200 East University Avenue
Gainesville, FL 32601
781-234-5043 | www.cityofgainesville.org

City Hall Auditorium
200 East University Avenue

HISTORIC

Alteration or Repair/ ☐ Demolition ☐
New Construction/ ☐

Want to learn more?
252-234-5043 | cityplanning@cityofgainesville.org



Gainesville.
Citizen centered
People empowered

Prepared by:
RONALD D. SURRENCY
200 N.E. First Street
Gainesville, FL 32601
(352) 376-4671
Fax: (352) 376-6017

Return to:
RONALD D. SURRENCY
200 N.E. First Street
Gainesville, FL 32601
(352) 376-4671
Fax: (352) 376-6017

WARRANTY DEED

(Statutory Form- Section 689.02 F.S.)

This Indenture, made this 4th day of March, 2019, Between Carl Rose, individually and as Guardian of Mary Lucille Hines Rose aka Mary Lucille Rose, (ward)*, Husband and Wife, whose post office address is 20120 SW 191st Ave, Archer, FL 32618, GRANTOR, and Tidewater Properties, LLC a Florida Limited Liability Company, whose post office address is 527 Turkey Creek, Alachua, FL 32615, GRANTEE.

Witnesseth that said grantor, for and in consideration of the sum of TEN DOLLARS, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in ALACHUA County, Florida, to-wit: SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Subject to Restrictions, conditions, reservations, and easements of record.

Subject to taxes for the current and subsequent years.

Together with all tenements, hereditaments and appurtenances belonging or anyway appertaining.

To Have and to Hold, the same in fee simple forever

*Plenary Guardian of Person and Property of Mary Lucille Hines Rose (ward) pursuant to Alachua County Circuit Court Case No: 2018 GA 002521. Letters of Guardianship Attached hereto.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, Grantor has set Grantor's hand and seal the date first above written.

Signed, sealed, and delivered in our presence:

[Signature]
First Witness to Grantor

Carl Rose INDIVIDUALLY AND AS
GUARDIAN OF MARY LUCILLE HINES ROSE

Carl Rose individually and as Guardian of Mary Lucille Hines Rose aka Mary Lucille Rose, (ward), * Husband and Wife, GRANTOR

Ronald D. Surrency
Printed or Typed Name

Patricia Lee Hanna
Second Witness to Grantor

PATRICIA LEE HANNA
Printed or Typed Name

STATE OF FLORIDA, COUNTY OF Alachua

BEFORE ME, the undersigned authority, personally appeared, Carl Rose individually and as Guardian of Mary Lucille Hines Rose aka Mary Lucille Rose (ward)*, GRANTOR, who acknowledged the foregoing and that he executed the foregoing document. Personally known ✓ or Produced Identification ✓ Type ID: Driver License
Witness my hand and official seal in the County and State last aforesaid this 4th day of March, 2019. R 200-120-31-29

Patricia Lee Hanna
Notary Public printed name:

My commission expires:

Aug 13, 2021

Patricia Lee Hanna



Exhibit A

Parcel 1; 14791-000-000:

Commence at the Southwest corner of Lot 1 of Block 1, Range 8, ORIGINAL SURVEY OF THE CITY OF GAINESVILLE, according to the Plat thereof recorded in Plat Book A, Page 52, of the Public Records of Alachua County, Florida, and run North 64 feet to the Point of Beginning; thence run East along the South line of Lot 2 of Block 1, Range 8, ORIGINAL SURVEY OF THE CITY OF GAINESVILLE, according to the Plat thereof recorded in Plat Book A, Page 52, Public Records of Alachua County, Florida, 100 feet; thence run North 106 feet; thence run West 100 feet; thence run South 106 feet to the Point of Beginning. Such property also described as the West 100 feet of Lot 2 and South 42 feet of the West 100 feet of Lot 3 of a Subdivision of Block 1, Range 8, ORIGINAL SURVEY OF THE CITY OF GAINESVILLE, according to the Plat thereof recorded in Plat Book A, Page 52, Public Records of Alachua County, Florida.

AND

Parcel 2: 14792-000-000:

Lots 3, 4, and 5, Block 1, Range 8, LESS the South 42 feet of the West 100 feet of Lot 3 of ORIGINAL SURVEY OF THE CITY OF GAINESVILLE, according to the map or plat thereof as recorded in Plat Book A, Page 52, Public Records of Alachua County, Florida.

**IN THE CIRCUIT COURT
OF THE EIGHTH JUDICIAL CIRCUIT
IN AND FOR ALACHUA COUNTY, FLORIDA**

**CASE NUMBER: 01-2018-GA-002521
Probate Division A**

IN RE: The Guardianship/Guardian Advocacy of

**MARY LUCILE HINES ROSE,
Ward.**

**LETTERS OF PLENARY GUARDIANSHIP OF THE PERSON AND PROPERTY
(Total incapacity - no known advance directive)**

TO ALL WHOM IT MAY CONCERN:

WHEREAS, CARLL ROSE been appointed plenary guardian of the person and property of Mary Lucille Hines Rose (the Ward), and taken the prescribed oath and performed all other acts prerequisite to issuance of plenary letters of guardianship of the person and property of the Ward,

NOW THEREFORE, I, the undersigned circuit judge, declare duly qualified under the laws of the State of Florida to act as plenary guardian of the person and property of Mary Lucille Hines Rose, with full power to have the care, custody and control of the Ward, to exercise all delegable legal rights and powers of the Ward, to administer the property of the Ward according to law, and to take possession of and to hold, for the benefit of the Ward, all the property and income of the Ward.

DONE AND ORDERED on Friday, February 8, 2019.

01-2018-GA-002521 02/08/2019 08:21:54 AM



Denise R. Ferrero, Circuit Judge
01-2018-GA-002521 02/08/2019 08:21:54 AM

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that copies have been furnished by U.S. Mail or via filing with the Florida Courts E-Filing Portal on Friday, February 8, 2019 to the following:

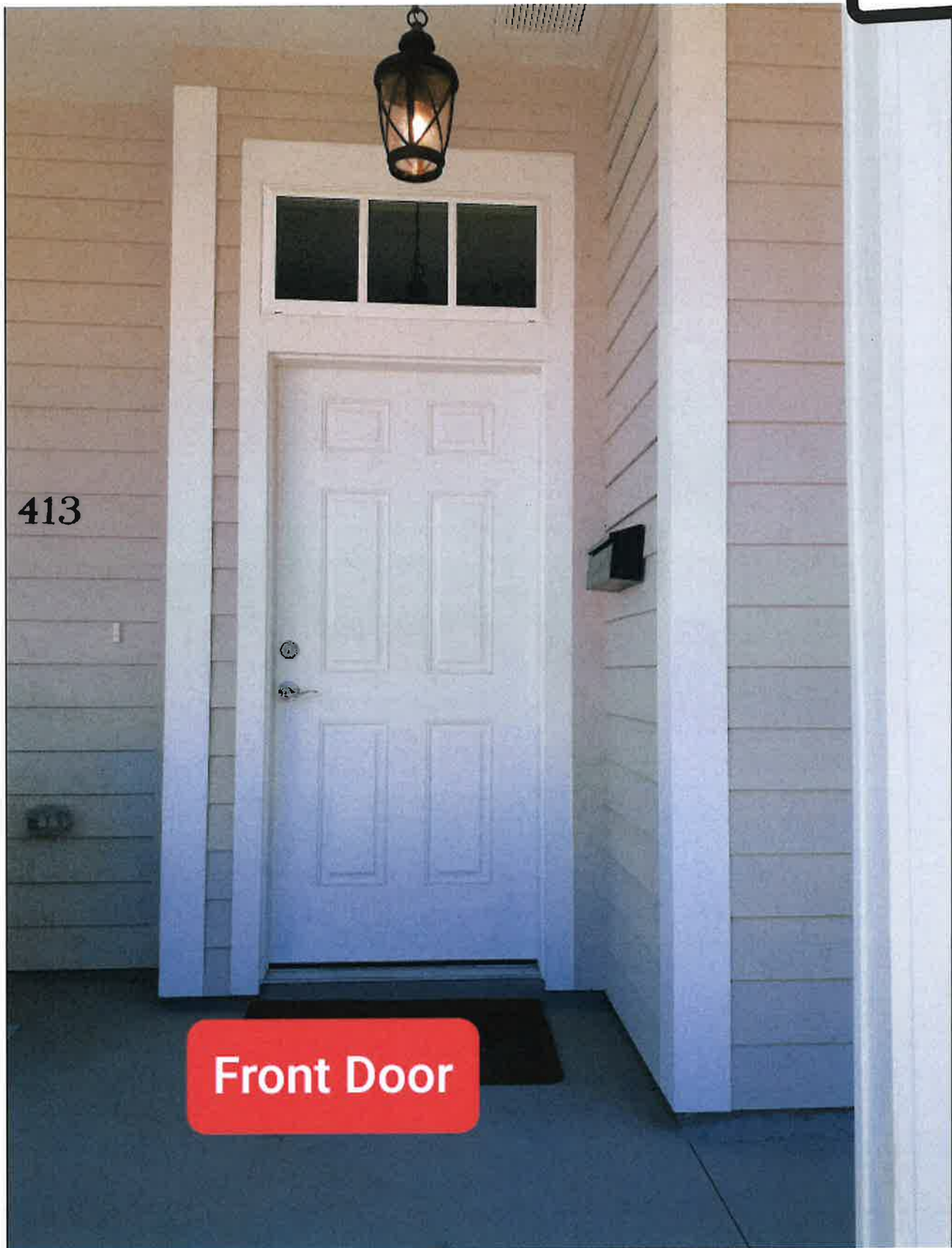
Judith B Paul Paul
judy@jbpaullaw.com
legalsecretary@jbpaullaw.com

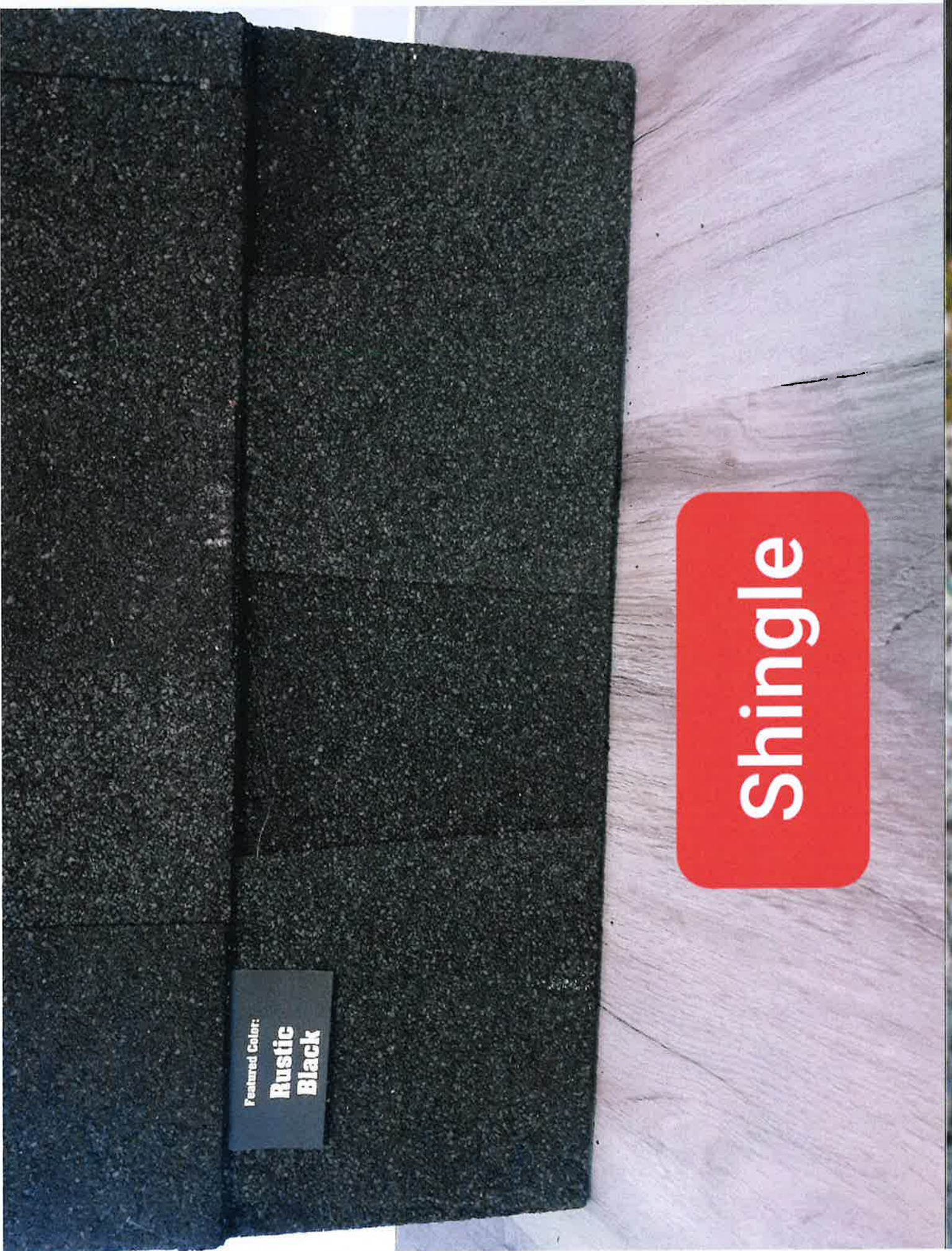
01-2018-GA-002521 02/08/2019 11:39:30 AM

Raina M. Feagle

Raina M. Feagle, Judicial Assistant
01-2018-GA-002521 02/08/2019 11:39:30 AM

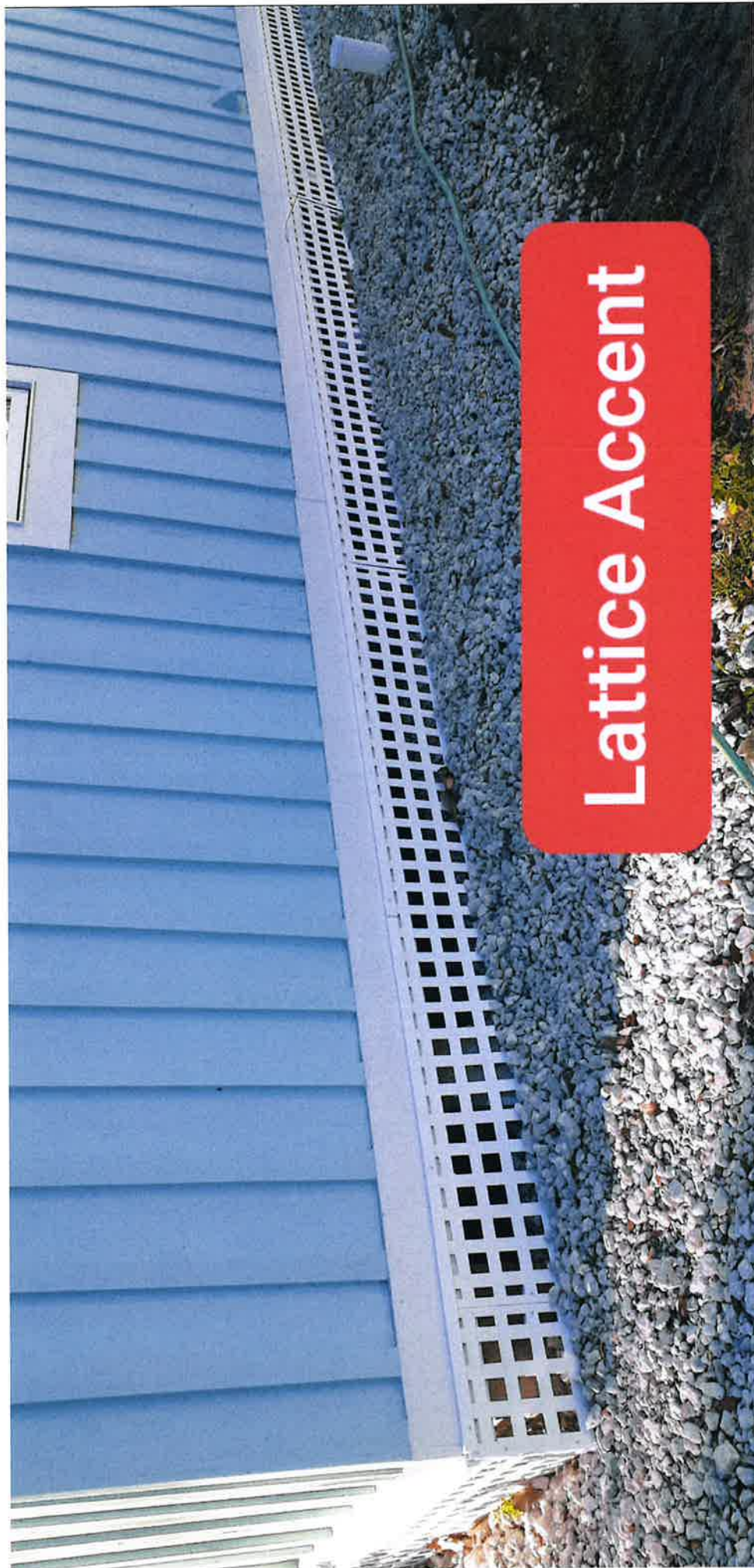
Under the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in a proceeding, you are entitled to be provided with certain assistance at no cost to you. Please contact the ADA Coordinator at (352) 337-6237 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 1-800-955-8770 via Florida Relay Service.

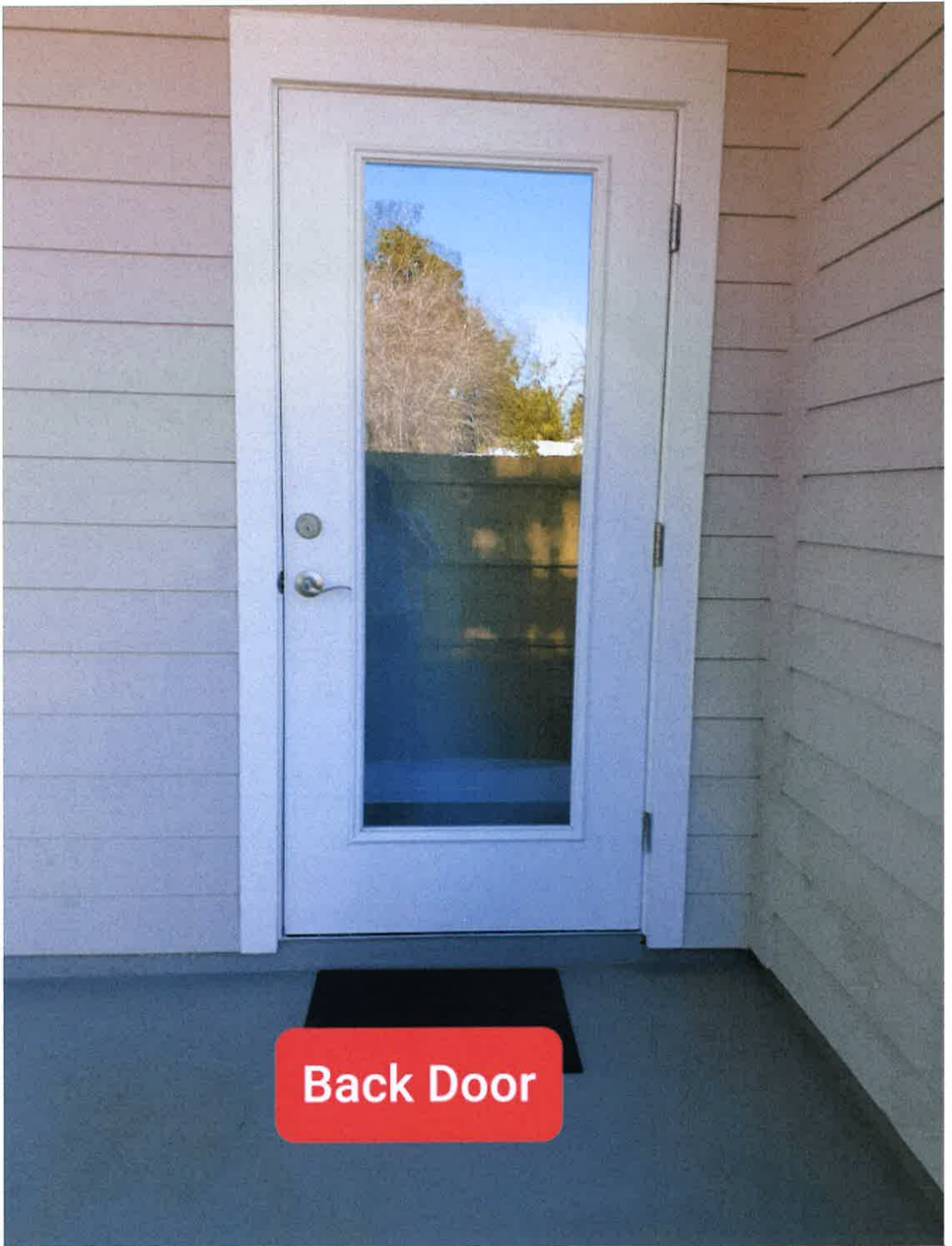


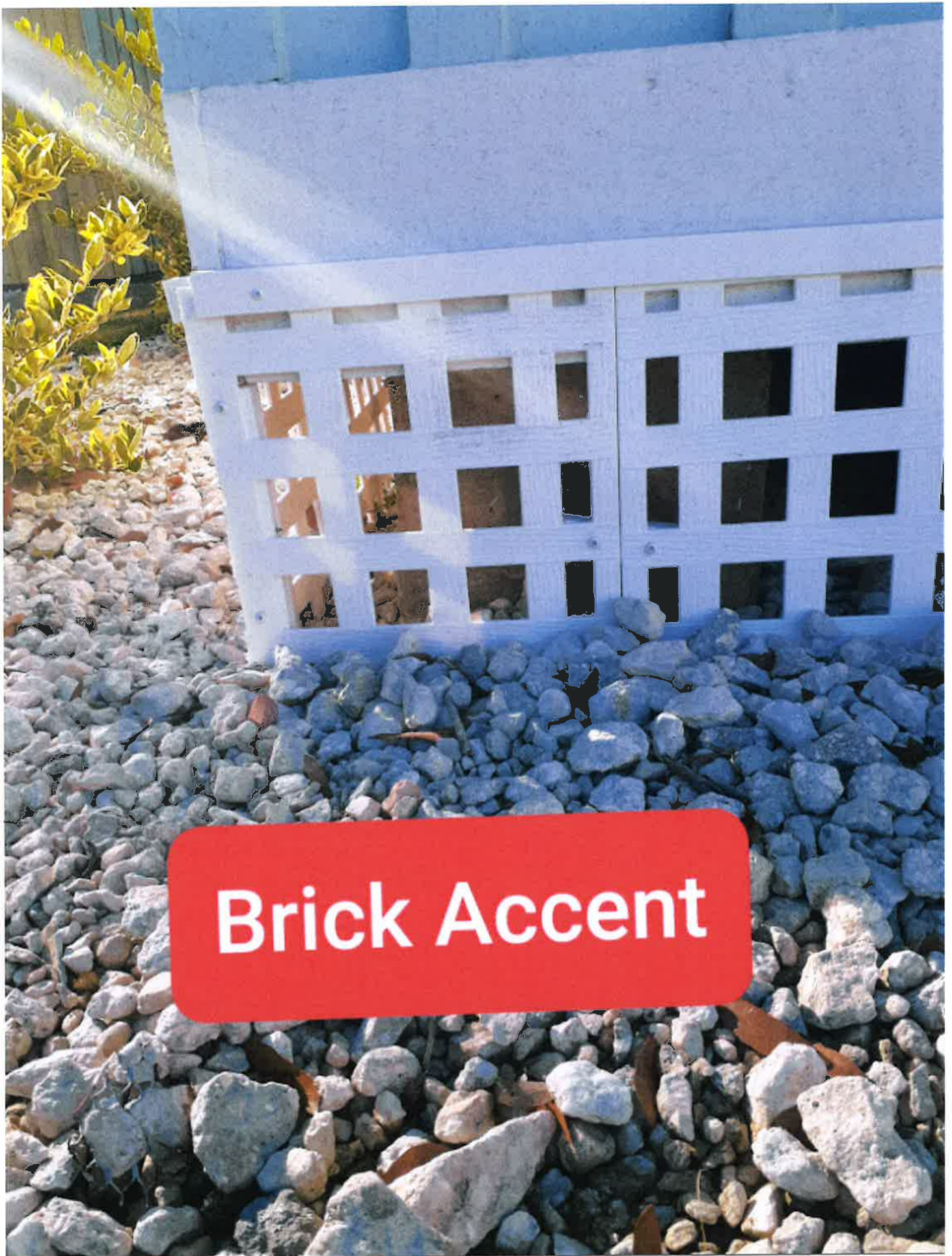


Featured Color:
**Rustic
Black**

Shingle









Soffit/Fascia

Exterior

SW 6206

Oyster Bay

SW 6207

Retreat

MINOR SUBDIVISION & BOUNDARY SURVEY

LYING IN SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST,
WITHIN THE CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA
- THIS IS NOT A RECORD PLAT -

LEGAL DESCRIPTIONS

PARENT PARCEL - BY THIS FIRM

LOT 5, BLOCK 1, RANGE 8, ORIGINAL SURVEY OF CITY OF GAINESVILLE, AS PER PLAT BK. A, PAGE 52, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA
CONTAINING 0.303 ACRES, MORE OR LESS.

PARCEL 1

COMMENCE AT THE NORTHWEST CORNER OF LOT FIVE (5) OF BLOCK 1, RANGE 8, ORIGINAL GAINESVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 52, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE RUN S89°59'20"E ALONG THE SOUTH RIGHT OF WAY LINE OF NW 5TH AVENUE, A DISTANCE OF 102.41 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY RUN S00°17'12"E, A DISTANCE OF 33.68 FEET; THENCE RUN N89°59'20"W, A DISTANCE OF 102.24 FEET TO THE EAST RIGHT OF WAY LINE OF NW 2ND STREET; THENCE RUN N00°33'52"W, A DISTANCE OF 33.68 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING;

PARCEL 2

COMMENCE AT THE NORTHWEST CORNER OF LOT FIVE (5) OF BLOCK 1, RANGE 8, ORIGINAL GAINESVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 52, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND RUN S00°33'52"E ALONG THE EAST RIGHT OF WAY OF NW 2ND STREET, A DISTANCE OF 33.68 FEET TO THE POINT OF BEGINNING; THENCE RUN S89°59'20"E, A DISTANCE OF 102.24 FEET; THENCE RUN S00°17'12"E, A DISTANCE OF 30.95 FEET; THENCE RUN N89°58'52"W, A DISTANCE OF 102.09 FEET TO THE EAST RIGHT OF WAY LINE OF NW 2ND STREET; THENCE RUN N00°33'52"W, A DISTANCE OF 30.94 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING;

PARCEL 3

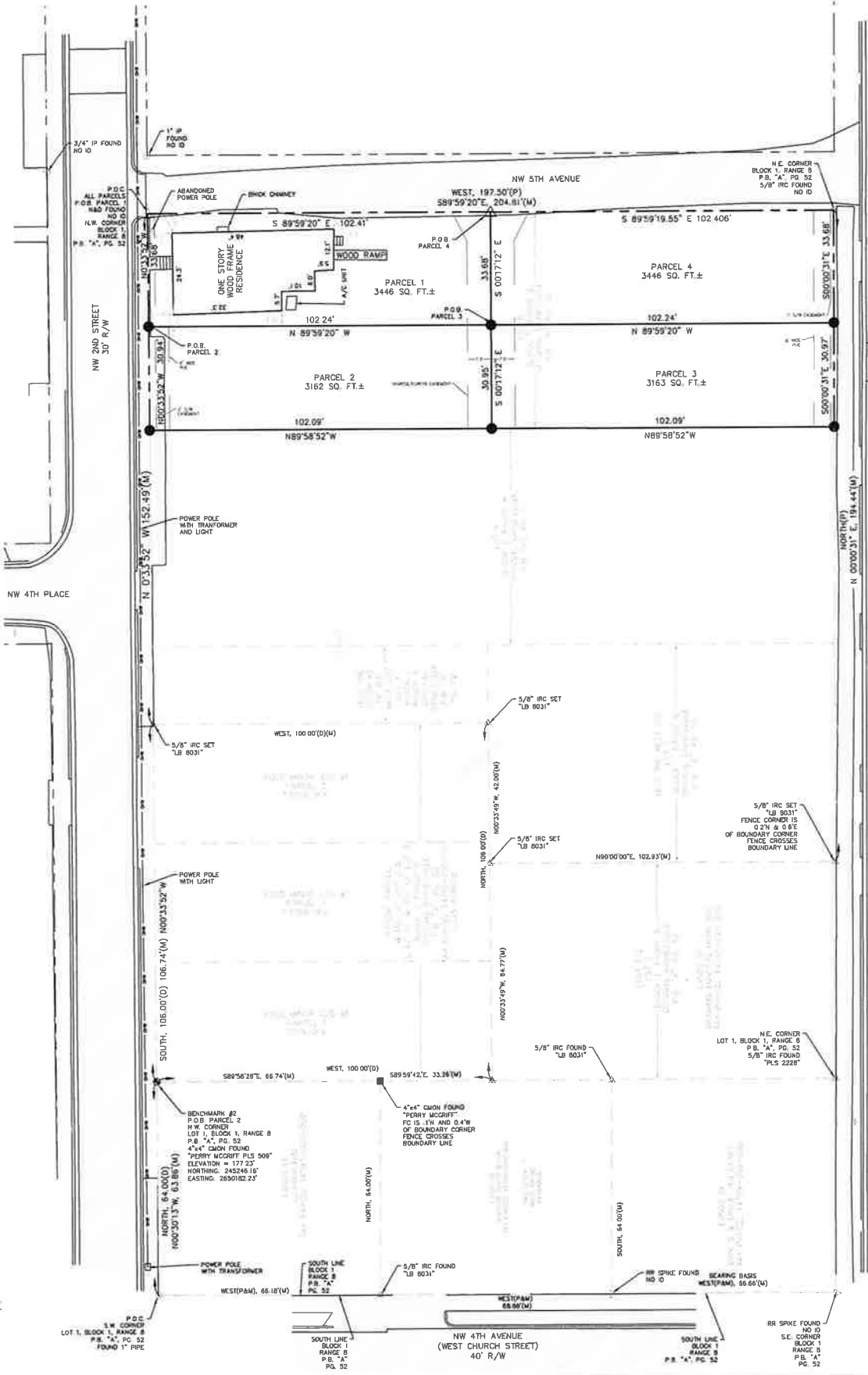
COMMENCE AT THE NORTHWEST CORNER OF LOT FIVE (5) OF BLOCK 1, RANGE 8, ORIGINAL GAINESVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 52, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND RUN S00°33'52"E ALONG THE EAST RIGHT OF WAY OF NW 2ND STREET, A DISTANCE OF 33.68 FEET; THENCE RUN S89°59'20"E, A DISTANCE OF 102.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°59'20"E, A DISTANCE OF 102.24 FEET TO THE WEST RIGHT OF WAY LINE OF NW 1ST STREET; THENCE RUN S00°00'31"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 30.97 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN N89°58'52"W, A DISTANCE OF 102.09 FEET; THENCE RUN N00°17'12"W, A DISTANCE OF 30.95 FEET TO THE POINT OF BEGINNING;

PARCEL 4

COMMENCE AT THE NORTHWEST CORNER OF LOT FIVE (5) OF BLOCK 1, RANGE 8, ORIGINAL GAINESVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 52, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND RUN S89°59'20"E ALONG THE SOUTH RIGHT OF WAY LINE OF NW 5TH AVENUE, A DISTANCE OF 102.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°59'20"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 102.41 FEET TO THE WEST RIGHT OF WAY LINE OF NW 1ST STREET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY OF NW 5TH AVENUE RUN S00°17'12"E ALONG THE WEST RIGHT OF WAY LINE OF NW 1ST STREET, A DISTANCE OF 33.68 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN N89°59'20"W, A DISTANCE OF 102.24 FEET; THENCE RUN N00°17'12"W, A DISTANCE OF 33.68 FEET TO THE POINT OF BEGINNING;

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE AN ASSUMED VALUE OF DUE WEST FOR THE SOUTH LINE OF BLOCK 1, RANGE 8, ORIGINAL GAINESVILLE, AS RECORDED IN P.B. A, PG. 52.
2. THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED BETWEEN 16 JANUARY AND 30 JANUARY, 2019.
3. NO UNDERGROUND UTILITIES WERE LOCATED IN THE COURSE OF THIS SURVEY.
4. ADDITIONAL ENCUMBRANCES MAY AFFECT THE SUBJECT PARCEL THAT DO NOT APPEAR ON THIS MAP.
5. MUNICIPAL WATER AND SANITARY SEWER SERVICES FOR PARCELS 1-2 ARE AVAILABLE ALONG NW 2ND STREET AND 3-4 ALONG NW 1ST STREET.
6. FUTURE DEVELOPMENT OF PARCELS 1-4 SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS SET FORTH PER THE DESIGNATED ZONING.
7. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR DIAGRAM PURPOSES ONLY AND MAY NOT REFLECT ACTUAL SCALE.
8. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS THAT MAY ENCROACH.
9. CURRENT ZONING AT THE TIME THIS DOCUMENT WAS RECORDED IS DT.
10. BUILDING SETBACKS SHOULD COMPLY WITH CURRENT ZONING REGULATIONS AT THE TIME OF CONSTRUCTION.



MINOR SUBDIVISION BOOK

EXHIBIT
4

Owner's Certification:

KNOW ALL MEN BY THESE PRESENTS THAT TIDEWATER
HEREBY CERTIFY THAT THEY ARE THE OWNER OF THE
PROPERTY AND DO HEREBY CONSENT TO THIS MINOR SUBDIVISION.

WITNESS

BRITTON A. JONES
AS MANAGER FOR:
TIDEWATER PROPERTIES, LLC.

WITNESS

Certificate of Approval for the City of Gainesville, Florida:

WE THE UNDERSIGNED DO HEREBY CERTIFY THAT THIS MAP CONFORMS TO ALL
APPLICABLE ORDINANCES AND REGULATIONS OF THE CITY OF GAINESVILLE
PURSUANT TO SECTION 30-189 (MINOR SUBDIVISIONS).

PLANNER OR DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES DATE

DIRECTOR OF PUBLIC WORKS DATE

GENERAL MANAGER FOR GAINESVILLE REGIONAL UTILITIES DATE

RECEIVED AND FILED AS AN UNRECORDED MAP IN ACCORDANCE WITH SECTION
177.132, FLORIDA STATUTES.

CLERK OF THE COURT DATE

Certificate of Land Surveyor:

I DO HEREBY CERTIFY THAT THIS MINOR SUBDIVISION IS A TRUE AND CORRECT
REPRESENTATION OF THE HEREON DESCRIBED PROPERTY ACCORDING TO A
BOUNDARY SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION
AND THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET
FORTH PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

TROY V WRIGHT, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NUMBER: 157210
CERTIFICATE OF AUTHORIZATION NO. LB8031
PHONE 352 375-8999

DATE
JBROWN PROFESSIONAL GROUP INC.
3530 NW 43RD STREET
GAINESVILLE, FLORIDA, 32606-6104
FAX 352 375-0833

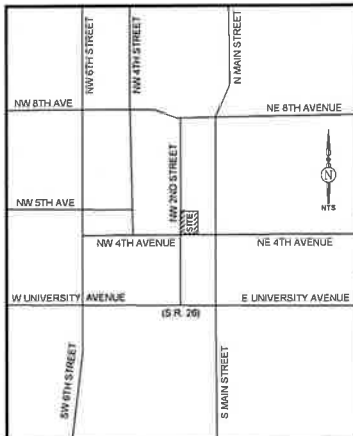
SYMBOL LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- TAX PARCEL/LOT LINE
- IRON ROD - CAPPED
- NL & DISK
- CONCRETE MONUMENT
- PIPE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

ABBREVIATIONS

- (D) = DEED
- (P) = PLAT
- BK = BOOK
- CMON = CONCRETE MONUMENT
- FC = FENCE CORNER
- IRC = IRON ROD - CAPPED
- JBPRO = JBROWN PROFESSIONAL GROUP
- LB = LICENSED SURVEYING BUSINESS
- LS = LICENSED SURVEYOR
- N&D = NAIL AND DISK
- NTS = NOT TO SCALE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PLS = PROFESSIONAL LAND SURVEYOR
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- RAW = RIGHT-OF-WAY
- S/D = SUBDIVISION

LOCATION MAP



NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR & MAPPER OR VALID DIGITAL
SIGNATURE IN ELECTRONIC FORM

Prepared By:
JBrown
Professional Group Inc
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbrowngroup.com

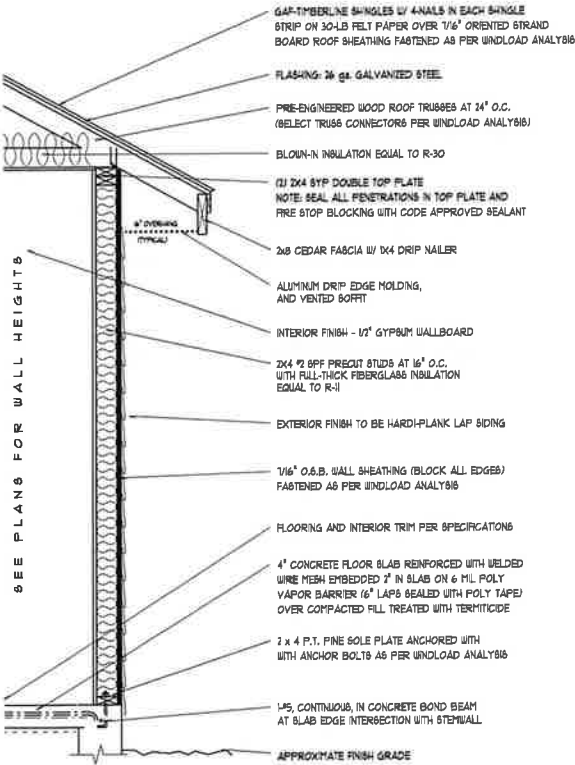
ALL DRAWINGS NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

Design Criteria		
FL Building Code	Residential	8th Ed.
Occupancy Class	Residential	
Type of Construction	Residential	
FL Electrical	Residential	8th Ed.
FL Plumbing	Residential	8th Ed.
FL Mechanical	Residential	8th Ed.
Wind Load Design	Residential	8th Ed.
Roof Live Load	20 PSF	
Floor Live Load	40 PSF	
Floor Live Load BRM	30 PSF	

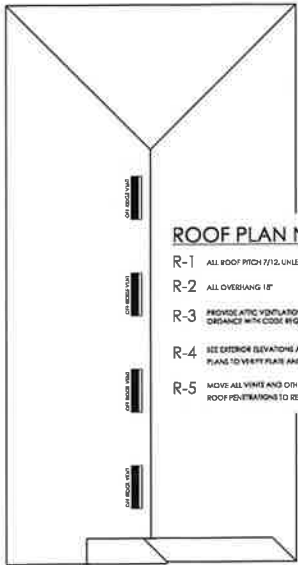
Product	FL Code#	Version
Windows	FL 17676 R8 (1, 16, 17)	2017
Exterior Doors	FL 15213 R3 (14, 1, 17)	2017
Soffit	FL 24564 (2)	2017
Tamko Shingles	FL 18355 R4 (1)	2017
Hardie Siding	FL 13192 R5 (1)	2017

WIND LOAD DESIGN DATA

- 1.) BASIC WIND SPEED = 135 MPH
2.) WIND IMPORTANCE FACTOR = 1
3.) BUILDING CATEGORY = II
4.) WIND EXPOSURE = B

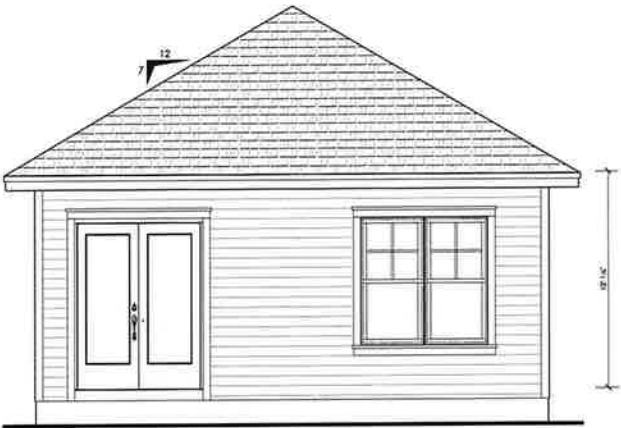


TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



- ROOF PLAN NOTES
- R-1 ALL ROOF PITCH 12/12 UNLESS OTHERWISE NOTED
R-2 ALL OVERHANG 1'-0"
R-3 PROVIDE ATIC VENTILATION IN ACCORDANCE WITH CODE REQUIREMENTS
R-4 SEE EXTERIOR ELEVATIONS AND FLOOR PLANS TO VERIFY PLUMB AND RISE HEIGHTS
R-5 MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

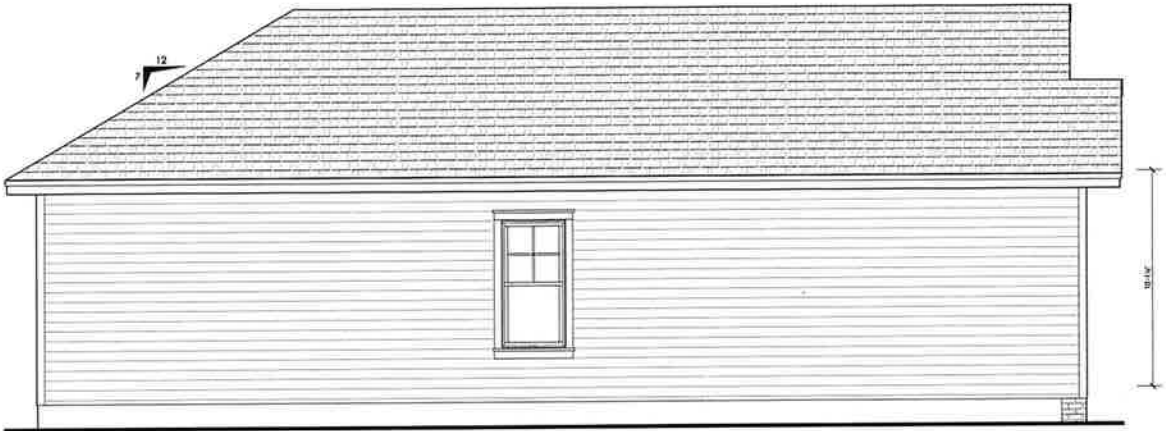
ROOF PLAN
SCALE: 1/8" = 1'-0"



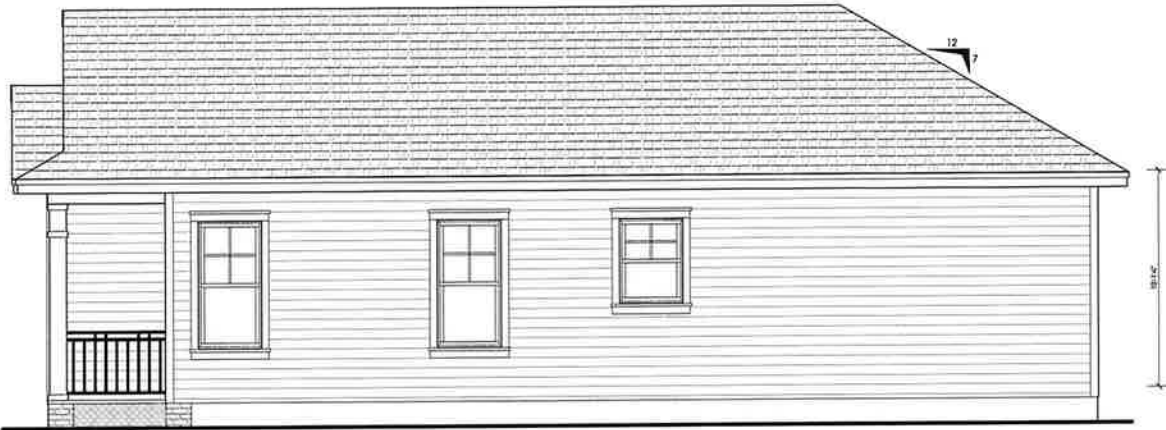
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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





DDS Studios LLC
ddsstudios.com
386-365-1892

A NEW HOUSING PROJECT BY DURATION BUILDERS:

ROSE MODEL, LOT-2

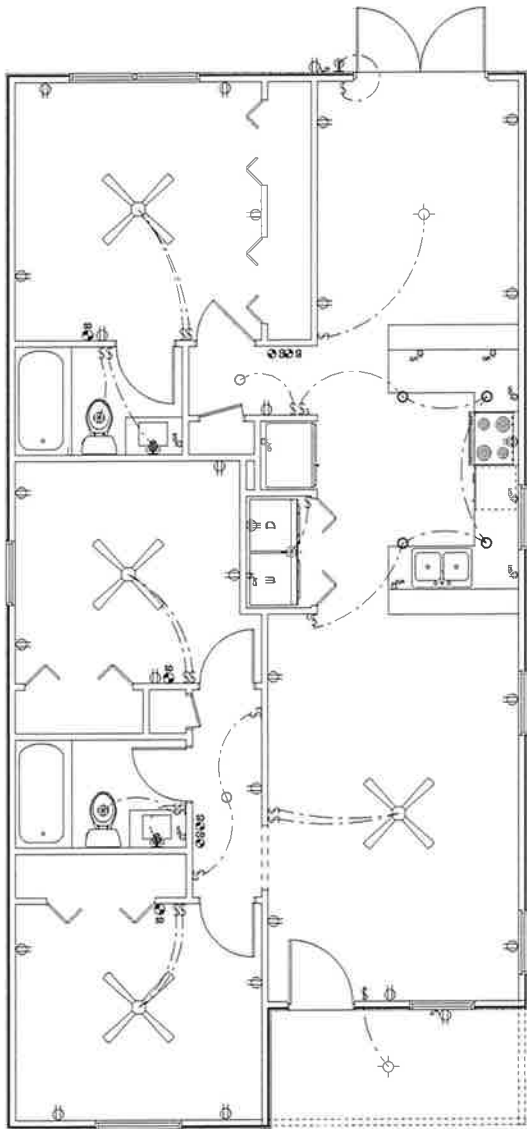
COPYRIGHT, DDS STUDIOS LLC 2020

Daniel Shaheen

FOUNDATION PLAN
FLOOR PLAN
ELECTRICAL PLAN

SHEET NUMBER
2 of 3

All work shall comply with the standard building code, and all applicable local codes and ordinances.
Contractor shall verify all dimensions prior to commencing construction.



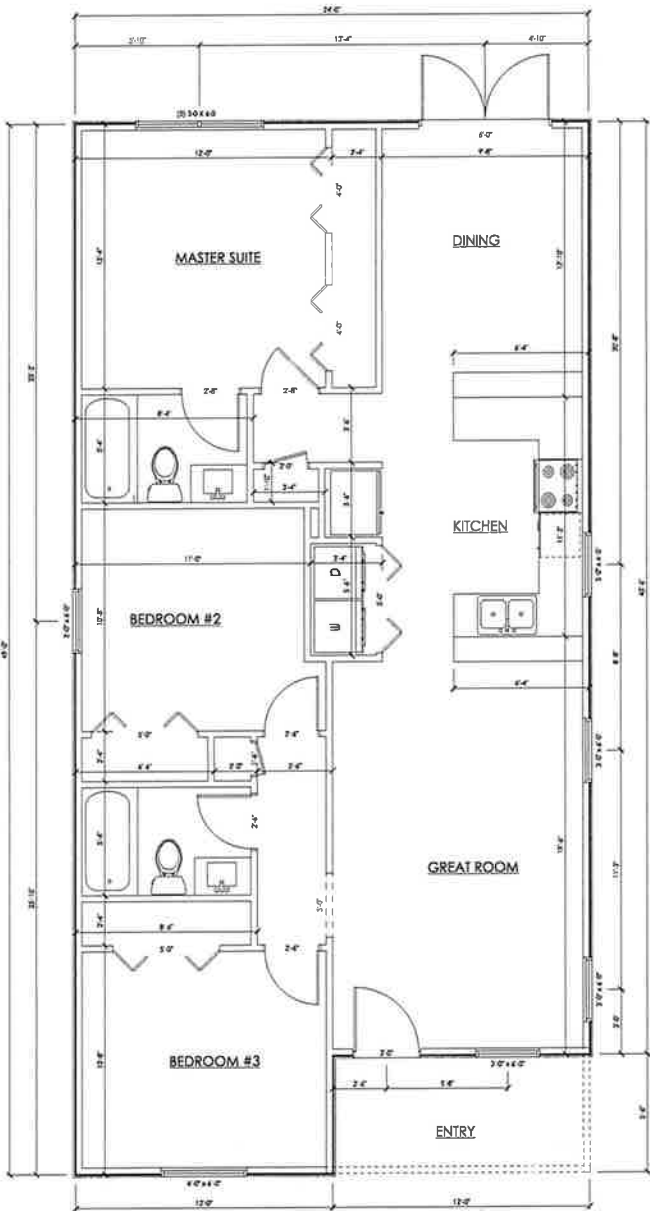
ELECTRICAL PLAN
SCALE: 1/4" = 1'

ELECTRICAL PLAN NOTES

INSTALLATION SHALL BE PER 2014 N.E.C. E.C.C. CODE.
ELECTRICAL SERVICE PANEL SHALL BE ORIGINATED TO FOUNDATION REEL WITH #4 BARE COPPER WIRE.
WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.
CONSULT THE OWNER FOR THE NUMBER OF SEPARATE TELEPHONE LINES TO BE INSTALLED.
ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER, INSTALLED IN EACH AND NEAR ALL BEDROOMS.
ANY BUILDING HAVING A POSSIBLE BURNING HEATER OR APPLIANCE, A PROHIBIT ON AN ATTACHED GARAGE SHALL HAVE CARBON MONOXIDE DETECTORS WITHIN 10' OF ALL BEDROOMS, 12' ABOVE FINISHED FLOOR, INTERLOCKED TOGETHER.
TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS & IN ACCORDANCE WITH APPLICABLE SECTIONS OF N.E.C. LATEST EDITION.
ALL BEDROOM RECEPTACLES SHALL BE AFCI (ARC FAULT CIRCUIT INTERRUPT).

NOTE:
THIS ELECTRICAL PLAN IS A SCHEMATIC WITH SUGGESTED SWITCH, RECEPTACLE, AND LIGHT FIXTURE LOCATIONS, DUE TO VARYING LOCAL AND STATE CODES, REGULATIONS, AND STATUTES, IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO COMPLY WITH ALL LOCAL AND STATE CODES, REGULATIONS AND STATUTES.

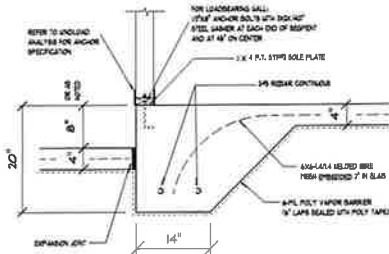
ELECTRICAL SERVICE PROVIDED BY



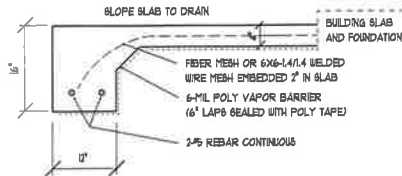
NOTE: ALL CEILINGS 10' UNLESS OTHERWISE NOTED

FLOOR PLAN
SCALE: 1/4" = 1'

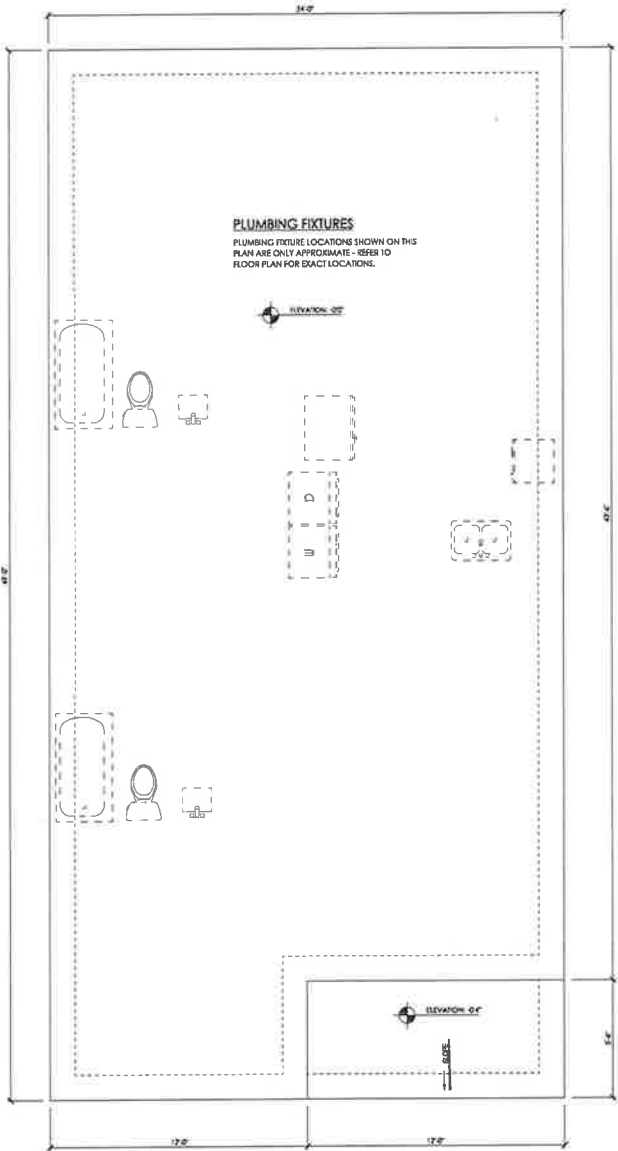
NAME	AREA
Living Area	1,110.0 sq ft.
Entry	66.0 sq ft.
TOTAL	1,176 sq ft.



TYPICAL STEPPED SLAB / SECTION C
SCALE: 3/4" = 1'



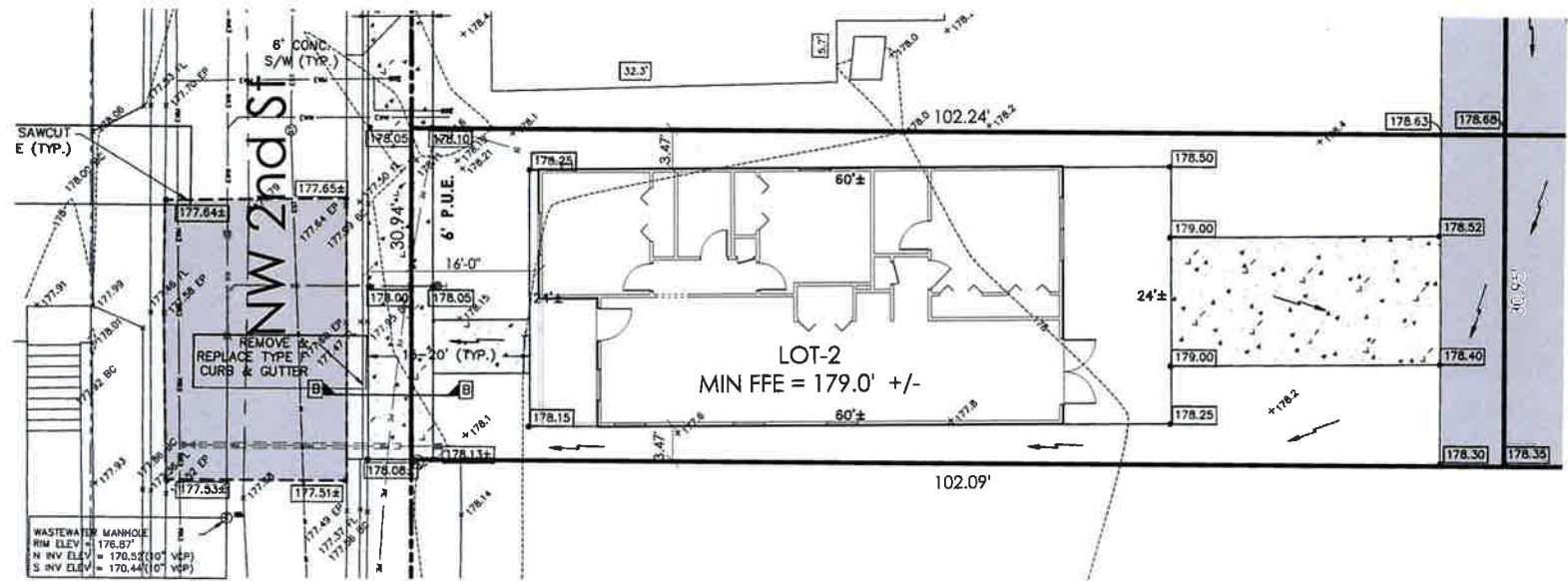
TYPICAL PORCH SLAB / SECTION B
SCALE: 3/4" = 1'



FOUNDATION PLAN
SCALE: 1/4" = 1'



DDS Studios LLC
ddsstudios.com
386-365-1892



A NEW HOUSING PROJECT BY DURATION BUILDERS:

ROSE MODEL, LOT-2

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SITE PLAN

SHEET NUMBER
3 of 3

All work shall comply with the standard building code, and all applicable local codes and ordinances.

Contractor shall verify all dimensions prior to commencing construction.

Daniel Shaheen