



STAFF REPORT

City of Gainesville Historic Preservation Board

AGENDA ITEM: **Public Hearing 6**
Petition HP-21-00110, Certificate of Appropriateness for the new construction of a 500 square foot Accessory Dwelling Unit (ADU).

ADDRESS/PARCEL: 630 NW 1st Street
14191-000-000

**DESIGNATION/
CLASSIFICATION:** Pleasant Street, Non-Contributing Structure (New Construction)

**DATE OF
CONSTRUCTION:** 2021

OWNER: Alan Weinstein

**PROPERTY
DESCRIPTION:** The property located at 630 NW 1st Street is on the eastern-most border of the Pleasant Street Historic District. The primary residence is being constructed at this time, and is an excellent example of good infill in a historic district.

**PROJECT
DESCRIPTION:** The applicant is proposing to build a one-story 500 square foot ADU to serve as a guest house or studio apartment. It will have no kitchen.

The property is zoned RC, and the required setbacks are 5' to the side and 5' to the rear when there is no alleyway. The proposed ADU falls within these setbacks, providing for 5'5" to the rear property line and 20' to the side property.

The proposed ADU was designed to stay in keeping with the character of the primary residence currently under construction. It features a front porch supported by thick piers on the outer walls and slender columns to either side of the main entrance. Doors and windows are well articulated with multiple lites and classical molded lintels and casings.



STAFF

EVALUATION:

Section 30-5.35 of the Land Development Code are the Standards for Accessory Dwelling Units (ADUs). These standards were created to provide property owners with flexibility in establishing separate living quarters for purposes such as caring for seniors, providing housing for additional family members, or obtaining rental income.

The intent was to increase the range of housing choices and the supply of accessible and affordable housing units within the community while still ensuring that the development of ADUs met neighborhood design standards. The ADU standards that are applicable in this project include:

2. Each ADU must comply with all standards applicable within the zoning district, including required setbacks and building height limits.

This project complies.

4. Each allowed ADU may not exceed 850 square feet.

This project complies.

5. ADUs must be designed as a subordinate structure to the primary structure on the lot in terms of its mass, size, height, and architectural character. The architectural design, character, style, and appearance of the ADU must be consistent and compatible with the primary structure.

This project will sit well behind the new residence and detached garage structure, to the rear of the pool.

6. New detached ADUs may not comprise more than 50% of the total visible façade area parallel to the front property line.

This project complies.

**APPLICABLE
SECRETARY OF
THE INTERIOR
STANDARDS:**

The *Secretary of the Interior's Standards for Rehabilitation* are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Standards that apply, in this situation, are Standards 9 and 10.



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

This is not a historic property but it is in a historic district. The proposed ADU, while referencing some historic elements such as classically inspired door and window surrounds and columns, is more modern in design and would not be confused as a historic structure. The size and scale are compatible and it does not overwhelm the existing property.

STANDARD 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

There is no historic building on the lot that would be affected.

**RECOMMENDATION
FROM STAFF:**

Staff recommends that application 21-00110 for the construction of a new 500 square foot ADU be approved.

EXHIBIT 1: Map of the property
EXHIBIT 2: Photographs
EXHIBIT 3: COA Application



Department of Sustainable Development

PO Box 490 Station 11

Gainesville, FL 32627

EXHIBIT

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HISTORIC PRESERVATION BOARD

November 2, 2021

PUBLIC HEARING 6, Petition HP-21-00110

EXHIBIT 1: Maps of Property located at 630 NW 1st Street
Source: Department of Sustainable Development Interactive Map





Department of Sustainable Development

PO Box 490 Station 11

Gainesville, FL 32627

EXHIBIT

2

HISTORIC PRESERVATION BOARD

November 2, 2021

PUBLIC HEARING 6, Petition HP-21-00110

EXHIBIT 2: Photographs of Property located at 630 NW 1st Street



HISTORIC PRESERVATION BOARD (HPB)**Certificate of Appropriateness (COA) Application**

Thompson
308 NE 6th Ave
www.cityofgainesville.com

EXHIBIT**3****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 630 NW 1ST Street Gainesville, FL 32601Parcel ID #(s) 14191-000-000**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

Alan Weinstein

Applicant Name

Timothy Pagel

Company (if applicable)

Company (if applicable)

Tim Pagel Construction LLC

Street Address

2242 NW 2nd Ave

Street Address

3551 NW 60th Ave

City State Zip

Gainesville, FL 32603

City State Zip

Chiefland, FL 32626

Telephone Number

Telephone Number

352-538-5049

E-Mail Address

agw1967@yahoo.com

E-Mail Address

tpcllc1111@gmail.com

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).

Construct 500 Sq Ft. Studio Apt (guest house) with no kitchen.

Currently this land is having a home built and the homeowner decided to add a separate studio apt (guest house).

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric		rustic pine beveled siding	white
Doors	Therma Tru	French	white
Windows	Fixed	Simonton	white
Roofing	Oc Duration	Shingle	white
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage			
Other			

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

City of Gainesville

HISTORIC PRESERVATION BOARD (HPB)

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

Owner's Authorization for Agent Representation

Thomas Center - Building B
306 NE 6th Ave Gainesville, FL 32601
352.393.5022
www.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 Alan Weinstein
(print name of property owner(s))

hereby authorize: Timothy Pagel of Tim Pagel Construction LLC
(print name of agent)

to represent me/us in processing an application for: Build Studio Apt without kitchen
(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.

Alan Weinstein
(Signature of owner)

(Signature of owner)

Alan Weinstein
(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 8th day of September, 2021,

by Alan Weinstein

Melony Poorman
Notary Public

Melony Poorman

Printed Name

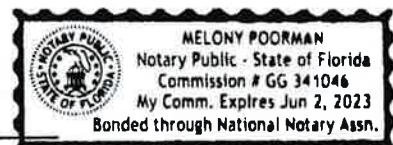
June 2, 2023

My Commission Expires

☒ Personally Known
OR

☐ Produced Identification

ID Produced: _____



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)

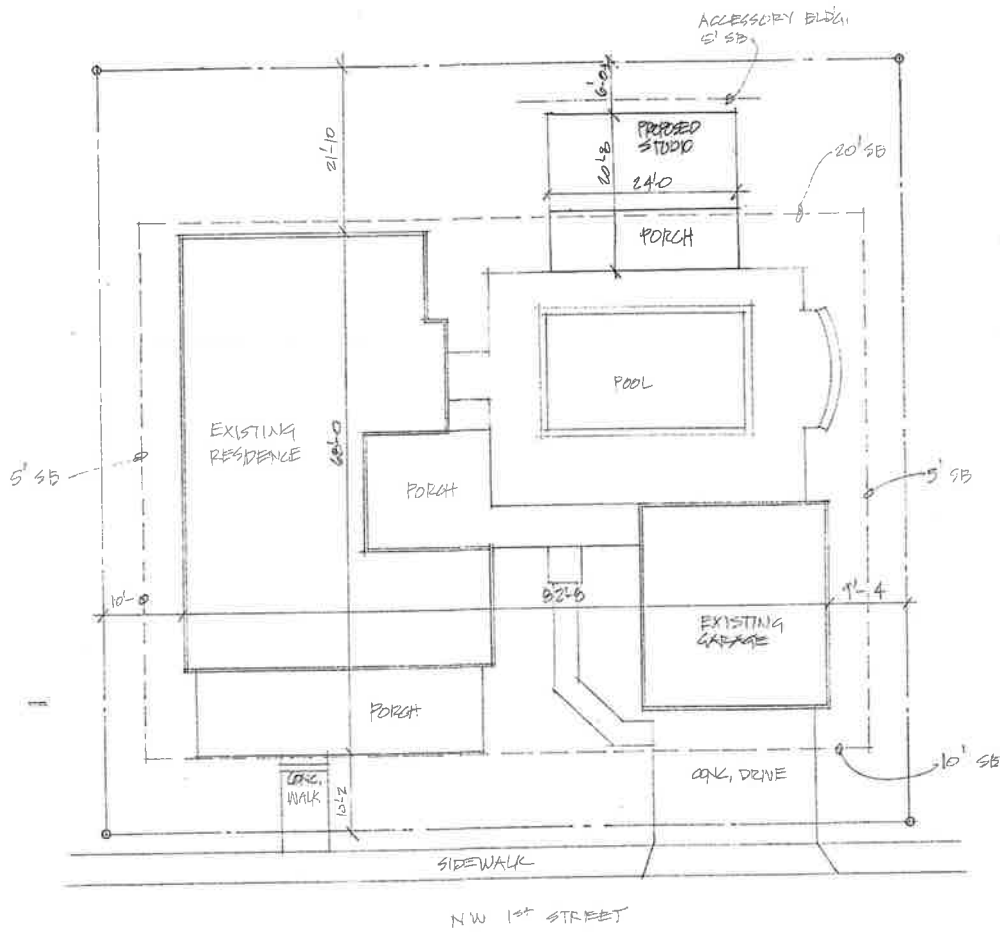
09/08/2021

Date

Timothy Pagel of Tim Pagel Construction LLC

Applicant (Print)

 <p>Please submit this application and all required supporting materials via email to cogplanning@cityofgainesville.org</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>	TO BE COMPLETED BY CITY STAFF		Date Received <u>9.8.2021</u>	Received By: <u>Kathleen Kauffman</u>
	HP 20-			
Zoning: <u>RC</u>		<input type="checkbox"/> Staff Approval — No Fee		
Contributing?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Single Family Structure or its Accessory Structure		
Pre-Conference?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Multi-Family requiring Board approval		
Application Complete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Ad Valorem Tax Exemption		
Enterprise Zone?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> After-The-Fact Certificate of Appropriateness		
Request for Modification of Setbacks?	<input 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)		

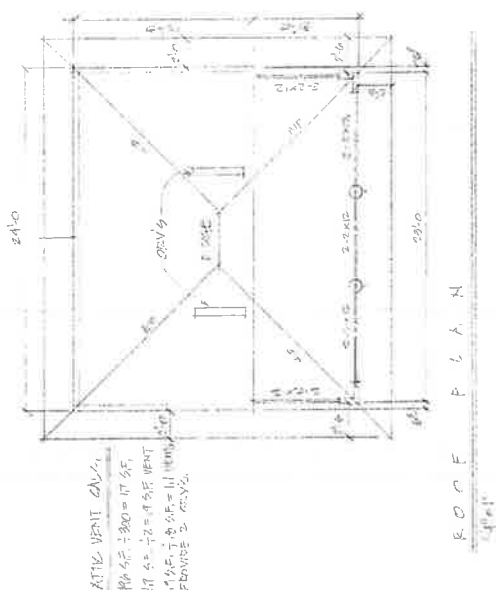
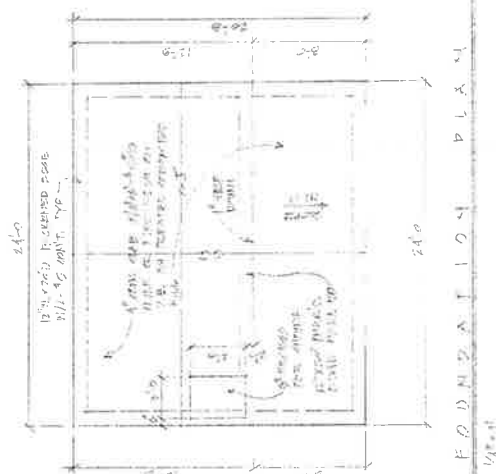
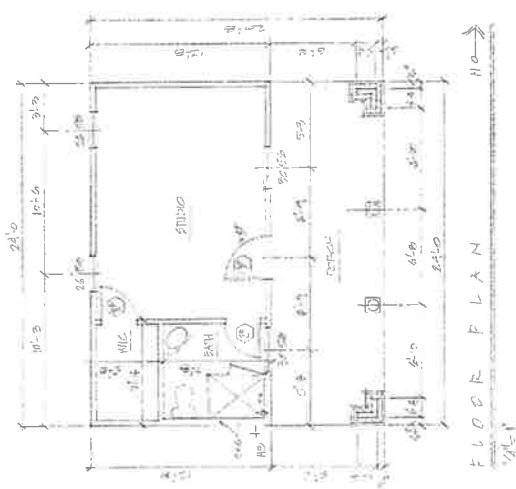
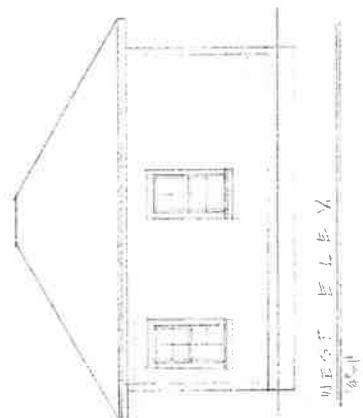
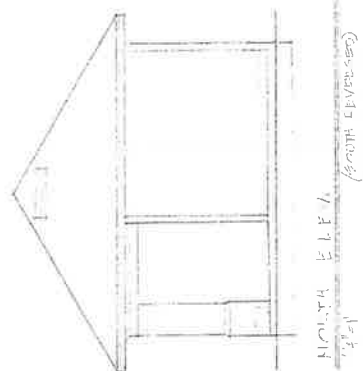
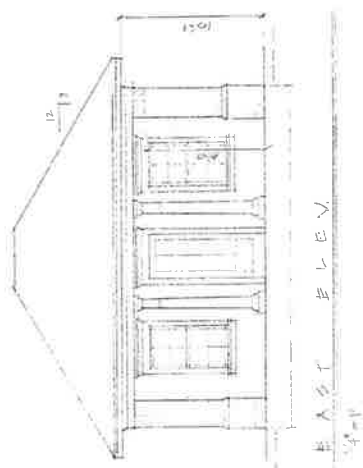


SITE PLAN

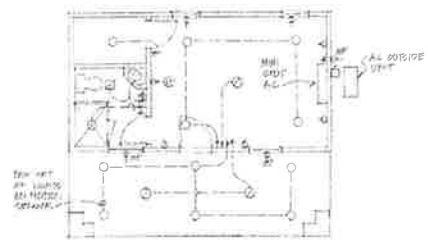
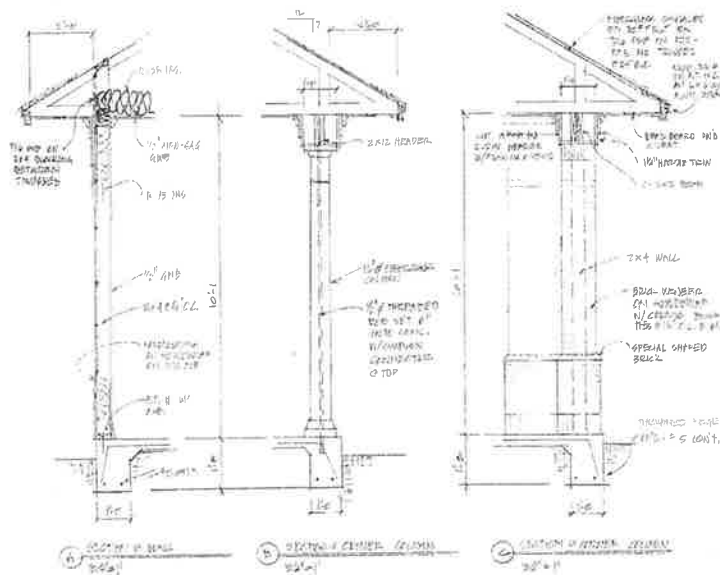
1"=10'



Project Number: 2021-46 Date: 7-20-21	WEINSTEIN RESIDENCE STUDIO	
	Architecture Planning Interiors	626 NW 1st STREET GAINESVILLE, FLORIDA
P.O. Box 13803, Gainesville, FL 32604		Copyright Andrew Kaplan architect 2021
Ph: 352.373.2726 / E-mail: kaplanarchitect@gmail.com		
Andrew Kaplan, architect LE No. AR0007673		
Project Number: 2021-46 Date: 7-20-21 Sheet of 3		



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by AndySeal
Date:
2021.09.02
14:00:45 -0400



ELECTRICAL PLAN

4/11

WEINSTEIN RESIDENCE STUDIO
425 NW 1 STREET
GAINESVILLE, FLORIDA

Architect
Andrew Kaplan, architect
P.O. Box 2000, Gainesville, FL 32604
Tel: 352.333.7771 (local) 1-800-888-8888

Scale
1/8" = 1'-0"

Sheet
A3



Manual S Compliance Report

Entire House

Bounds Heating and Air

Job:
Date: Aug 26, 2021
By:

Email: jlegler@boundshvac.com

Project Information

For: Weinstein Studio, Tim Pagel

Cooling Equipment

Design Conditions

Outdoor design DB:	92.2°F	Sensible gain:	6517	Btuh	Entering coil DB:	76.5°F
Outdoor design WB:	75.8°F	Latent gain:	946	Btuh	Entering coil WB:	63.2°F
Indoor design DB:	75.0°F	Total gain:	7463	Btuh		
Indoor RH:	50%	Estimated airflow:	301	cfm		

Manufacturer's Performance Data at Actual Design Conditions

Equipment type:	Split ASHP		
Manufacturer:	Carrier	Model:	38MARBQ09AA3+40MAHBQ12XA3
Actual airflow:	301	cfm	
Sensible capacity:	8400	Btuh	129% of load
Latent capacity:	3600	Btuh	381% of load
Total capacity:	12000	Btuh	161% of load SHR: 70%

Heating Equipment

Design Conditions

Outdoor design DB:	33.2°F	Heat loss:	8262	Btuh	Entering coil DB:	67.3°F
Indoor design DB:	68.0°F					

Manufacturer's Performance Data at Actual Design Conditions

Equipment type:	Split ASHP		
Manufacturer:	Carrier	Model:	38MARBQ09AA3+40MAHBQ12XA3
Actual airflow:	301	cfm	
Output capacity:	12000	Btuh	145% of load
Supplemental heat required:	0	Btuh	
Capacity balance:	28	°F	
Economic balance:	-99	°F	

Backup equipment type:	Elec strip		
Manufacturer:		Model:	
Actual airflow:	301	cfm	
Output capacity:	2.4	kW	100% of load Temp. rise: 50 °F

Meets all requirements of ACCA Manual S.



Right-Suite® Universal 2021 21.0.08 RSU01870

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Project Summary Entire House Bounds Heating and Air

Job:
Date: Aug 26, 2021
By:

Email: jiegler@boundshvac.com

Project Information

For: Weinstein Studio, Tim Pagel

Notes:

Design Information

Weather: Gainesville Regional, FL, US

Winter Design Conditions

Outside db	33 °F
Inside db	68 °F
Design TD	35 °F

Heating Summary

Structure	7415 Btuh
Ducts	847 Btuh
Central vent (0 cfm) (none)	0 Btuh
Humidification	0 Btuh
Piping	0 Btuh
Equipment load	8262 Btuh

Infiltration

Method	Simplified
Construction quality	Semi-tight
Fireplaces	0

	Heating	Cooling
Area (ft²)	304	304
Volume (ft³)	3040	3040
Air changes/hour	0.41	0.22
Equiv. AVF (cfm)	21	11

Heating Equipment Summary

Make	Carrier
Trade	Performance High Wall Mini-Spl...
Model	38MARBQ09AA3
AHRI ref	
Efficiency	13 HSPF
Heating input	12000 Btuh @ 47°F
Temperature rise	36 °F
Actual air flow	301 cfm
Air flow factor	0.036 cfm/Btuh
Static pressure	0 in H2O
Space thermostat	
Capacity balance point = 28 °F	

Backup:
Input = 2 kW, Output = 8253 Btuh, 100 AFUE

Summer Design Conditions

Outside db	92 °F
Inside db	75 °F
Design TD	17 °F
Daily range	M
Relative humidity	50 %
Moisture difference	44 gr/lb

Sensible Cooling Equipment Load Sizing

Structure	5385 Btuh
Ducts	1133 Btuh
Central vent (0 cfm) (none)	0 Btuh
Blower	0 Btuh
Use manufacturer's data	n
Rate/swing multiplier	0.97
Equipment sensible load	6335 Btuh

Latent Cooling Equipment Load Sizing

Structure	731 Btuh
Ducts	216 Btuh
Central vent (0 cfm) (none)	0 Btuh
Equipment latent load	946 Btuh

Equipment Total Load (Sen+Lat)	7281 Btuh
Req. total capacity at 0.70 SHR	0.8 ton

Cooling Equipment Summary

Make	Carrier
Trade	Performance High Wall Mini-Spl...
Cond	38MARBQ09AA3
Coil	40MAHBQ12XA3
AHRI ref	
Efficiency	14.7 EER, 25.5 SEER
Sensible cooling	8400 Btuh
Latent cooling	3600 Btuh
Total cooling	12000 Btuh
Actual air flow	301 cfm
Air flow factor	0.046 cfm/Btuh
Static pressure	0 in H2O
Load sensible heat ratio	0.87

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.



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Page 1



Duct System Summary

Entire House

Bounds Heating and Air

Job:
Date: Aug 26, 2021
By:

Email: jlegler@boundshvac.com

Project Information

For: Weinstein Studio, Tim Pagel

	Heating	Cooling
External static pressure	0 in H2O	0 in H2O
Pressure losses	0 in H2O	0 in H2O
Available static pressure	0 in H2O	0 in H2O
Supply / return available pressure	0.000 / 0.000 in H2O	0.000 / 0.000 in H2O
Lowest friction rate	0 in/100ft	0 in/100ft
Actual air flow	301 cfm	301 cfm
Total effective length (TEL)		0 ft

Supply Branch Detail Table

Name	Design (Btuh)	Htg (cfm)	Clg (cfm)	Design FR	Diam (in)	H x W (in)	Duct Matl	Actual Ln (ft)	Ftg.Eqv Ln (ft)	Trunk
studio-A	c 6517	301	301	0	0	0x0	VIFx	0	0	

Return Branch Detail Table

Name	Grille Size (in)	Htg (cfm)	Clg (cfm)	TEL (ft)	Design FR	Veloc (fpm)	Diam (in)	H x W (in)	Stud/Joist Opening (in)	Duct Matl	Trunk
rb1	0x0	301	301	0	0	0	0	0x0		VIFx	



wrightsoft™
A.M.I. Inc. - Software Engineering Company

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Page 1

juris luzins
architect

PLLC

AR 0007907

Wind Load Design

Date 30 July 2021

Job Name Weinstein Studio

Location 626 NW 1st Street

The Wind Load Design for this structure is in compliance with the 2020 Florida Building Code 7th Edition Section 1609

Method of Design ASCE7- 10 Chapter 28 and 30 Parts 2

Criteria:

Building Risk Category II

Basic Wind Speed (3 second Gust) Wind map Figure 1609A FBC 130 MPH

Topographic Factor N/A

Wind Exposure Category B

Internal Pressure Coefficients: Partially Enclosed Buildings +0.55
-0.55

Enclosed Buildings +0.18
-0.18

Open Buildings 0.00

Maximum lateral load transferred through roof diagram 5440 #

Design Wind pressure for Components and Cladding:
(maximum values)

Roof -39.4 psf

Wall -34.3 psf



Juris
Luzins
Digitally signed
by Juris Luzins
Date:
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08:15:52 -04'00'

9320 nw 13th place • gainesville, fl • 32606
352-224-8673 • jurisluzins@cox.net

Shearwalls and Exterior Sheathing

Wall Sheathing 7/16" OSB
Transverse: Shearwalls (accumulated length) 25'-4"
Fasteners: @edges 8 d Nails Staples Screws 4 "o.c.
@interior 8 d Nails Staples Screws 8 "o.c.
Longitudinal Shearwalls (accumulated length) 32'
Fasteners: @edges 8 d Nails Staples Screws 4 "o.c.
@interior 8 d Nails Staples Screws 8 "o.c.
Drag Strut: 10 d Nails @ 12" o.c. all top plates

Vertical Tension Resistance:

Wall Straps _____
Sheathing Fasteners 8d @ 4" o.c. top & bottom

Tie Columns _____

Anchorage to Concrete Slabs:

Anchor Bolts 1/2" ϕ x 10" Spacing 48" o.c. Washer 2" x 2"
Corner Hold-down 1/2" AB w/ 2" x 2" Location 8" ea. way @ corners
Distance to first anchor bolt from corner 24"
Corner Hold-down at wood floor system _____ Location _____

Foundations: 12" x 20" dp monolithic w/ 2# 5 ϕ cont.
12" x 12" monolithic w/ 2# 5 ϕ cont. interior

Porch Column Anchors:

Column to Beam Simptm LSTA 24 - 2 ea. corner 1/2" threaded rod @
Column to Slab Simptm SP 4 - 2 ea. corner 2 columns

Anchorage @ Wall Openings

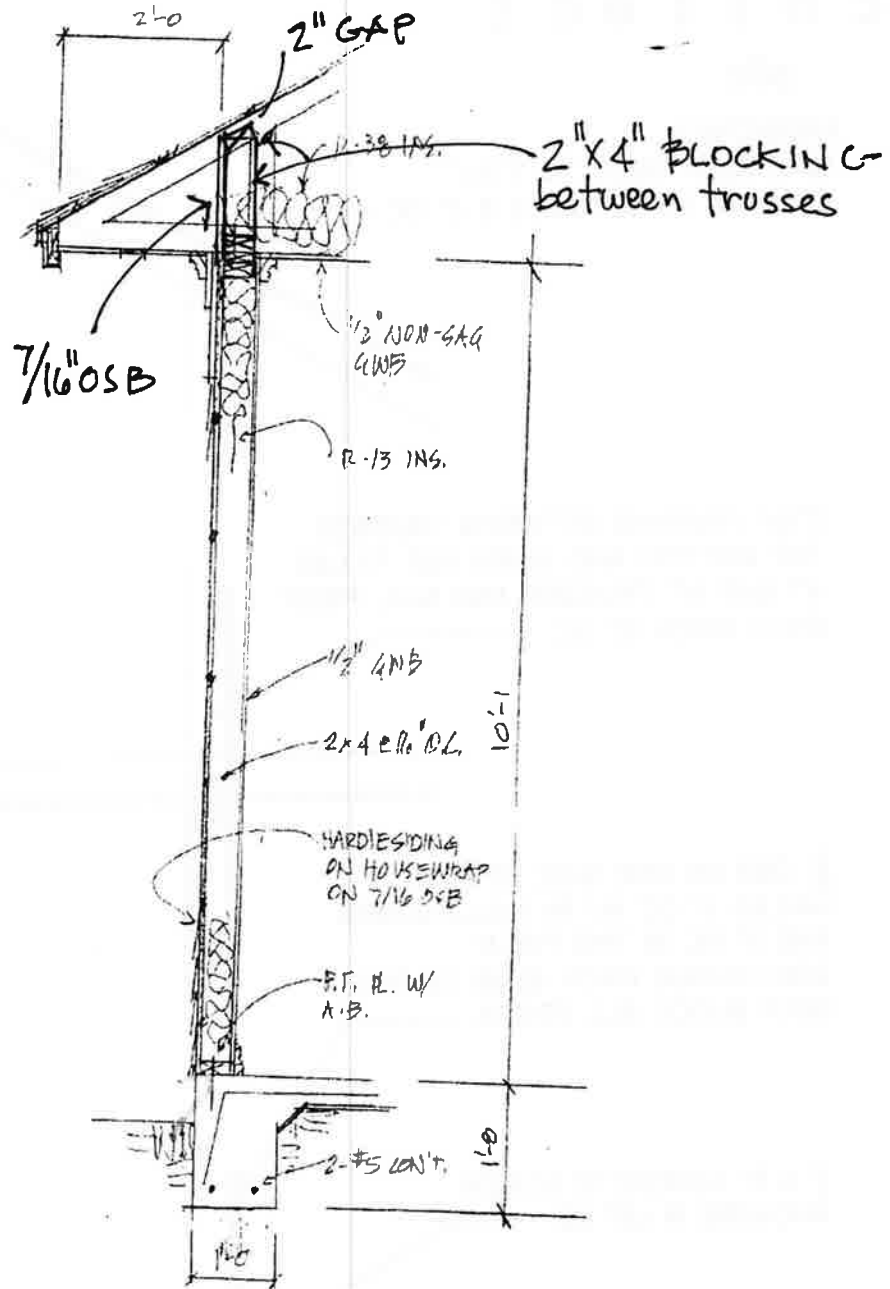
Simptm SP 4 ea. side top & bottom @ King studs


Juris Luzins
AR0007907



Juris
Luzins

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by Juris Luzins
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(A) SECTION C WALL
 3/4" = 1'



Juris
 Luzins

Digitally signed
 by Juris Luzins
 Date:
 2021.07.31
 08:18:05 -04'00'

Wind Design and Analysis

Method of design - Compliance w/ ASCE 7-10 Chapter 28 Part 2
And Chapter 30 Part 2 and Chapter 16 Section 1609 Florida Building
Code 2020 7th Edition

Job - Weinstein Studio

Location - 626 NW 1st Street

Building size - 24' x 20' - 8"

Height of exterior wall - 10' - 1"

Overhang - 2'

Roof cross slope - 7 ¹² 30.26°

Mean roof height - 13' - 8"

End zone - 4'

Wind velocity - 130 MPH (3 sec.gust)

Importance factor - 1.0

Wind exposure category - B

Degree of enclosure - ENCLOSED

Maximum lateral loads on building - 8812[#]

Deadloads

Roof 11 psf
Walls 70 plf
Foundation 250[#]/1ft.



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juris luzins
architect

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January 3, 2021

PLLC

AR 0007907

Construction

Studs SF No1-No2

Trusses SF

Sheathing 7/16" OSB

MWFRS

Wall Design Wind Pressure ASCE 7-10 Figure 28.6-1

end 35.3 psf
int 24.5 psf

Components and Cladding ASCE 7-10 Figure 30.5-1

-34.3 psf

Roof Design Wind Pressure ASCE 7-10 Table 28.6-1

7/12

end 20.6 psf
int 16.5 psf

Components and Cladding ASCE 7-10 Figure 30.5-1

-39.4 psf

Roof Diaphragm AF&PA SDPWS Table 4.2C

Nailing 8d Common or Ring shank @ 4" oc edges
6" oc int.

Shearwalls AF&PA SDPWS Table 4.3A (Case A) Transverse 25'-4"

Nailing 8d Common @ (Case B) Longitudinal 32'

Drag Strut

10d @ 12" oc

5440/41'-4" = 131#



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Roof uplift at top of wall (ASCE 7-10 Figure 28.6-1

(ASCE 7-10 Figure 28.6-1 Overhangs)

Roof -24 psf

Overhang -35.3

$$24.67 \times 11 = 271$$

$$20.67 \times 24 = 496$$

$$4 \times 35.3 = 141$$

$$\begin{array}{r} 637 \\ - 271 \\ \hline 365 \# \end{array}$$

Truss anchors
Simpson H2.5A

Capacity 535 #

Lateral 110 #

See Truss Engineering for specific truss layout, uplift and lateral load values

$$365 / 2 = 183 \frac{\#}{ft.}$$

Header tie-downs

Span 7'

$$\begin{array}{r} 7 \times 183 = 1281 \\ 1281 / 2 = 642 \# \end{array}$$

Sheathing nailing AF&PA SDPWS Table 4.4.1

8" @ 4" o.c. top & bottom and @ any blocking

Uplift at top of footing

Uplift 113 #/ft.

$$183 - 70 = 113 \frac{\#}{ft.}$$

Weight of footing 250 #/ft.

Anchor bolts 1/2" ϕ x 10"

Corner Hold down 1/2" AD w/ 2" x 2" @ 8" ea. way @ corners

Porch columns 1/2" Thread rods ftg. to top plates



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Case A Transverse Wall

$8 \times 10 = 80$	$80 \times 35.3 = 2824$	1412
$16 \times 10 = 160$	$160 \times 24.5 = 3920$	1960

Roof

$28 \times 7.17 \frac{1}{2} = 100$	$100 \times 20.6 = \frac{2068}{8812}$	$\frac{2068}{5440}$
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Case B Longitudinal

Wall

$6 \times 10 = 60$	$60 \times 35.3 = 2118$	1059
$8.67 \times 10 = 87$	$87 \times 24.5 = 2132$	1066

Roof

$24.67 \times 7.17 \frac{1}{2} = 88$	$88 \times 20.6 = \frac{1813}{6063}$	$\frac{1813}{3938}$
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Case A shearwalls

$$5440 / 25'-4" = 215 \text{ \# / ft.}$$

Case B shearwalls

$$3938 / 32' = 123 \text{ \# / ft.}$$



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Gainesville.
Citizen centered
People empowered

Building Division
 306 NE 6th AVE, BLDG B
 PH: 352-334-5050
 FAX: 352-334-2207
 E-MAIL: bldg@cityofgainesville.org

Contractor Sub-list for One and Two Family Dwellings

Project Address: 630 NW 1st Street Gainesville, FL
 Permit Number: BP-21-06045
 Builders State License Number: CGC1517228
 Building Contractor: Tim Pagel Construction

Subcontractor Information	
Electrical Contractor	Name: <u>AES Electric</u> Company Name: <u>AES Electric</u> Address: <u>P.O. Box 35747</u> Phone Number: <u>352-271-9333</u> State License # <u>FLEC 13004237</u>
Plumbing Contractor	Name: <u>Premier Plumbing</u> Company Name: <u>Premier Plumbing</u> Address: <u>4605 NW 6th St Gainesville, FL 32609</u> Phone Number: <u>352-219-5880</u> State License # <u>CFC 1426552</u>
Mechanical Contractor	Name: <u>Bounds Heating & Air</u> Company Name: <u>Bounds Heating & Air</u> Address: <u>P.O. Box 1617 25045 W. Newberry Rd.</u> Phone Number: <u>352-472-2761</u> State License # <u>CAC 057642</u>
Gas Contractor	Name: _____ Company Name: _____ Address: <u>N/A</u> Phone Number: _____ State License # _____
Roofing Contractor	Name: <u>Duffield</u> Company Name: <u>Duffield Home Improvements</u> Address: <u>4566 NW 5th Blvd Ste J Gainesville, FL</u> Phone Number: <u>352-375-7008</u> State License # <u>CCC1325785 / SCC 13114975</u>

The above building contractor certifies that this subcontractor list accurately reflects the licensed individuals working on this dwelling.


 SIGNATURE OF BUILDING CONTRACTOR