City of Mount Dora
Planning and Development
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HISTORIC PRESERVATION BOARD

City Hall – 1st Floor Board Room,
510 N. Baker Street, Mount Dora, FL
August 28, 2024 at 3:00 PM

AGENDA

I. Call To Order

II. Roll Call With Determination Of Quorum

III. Approval of Minutes from July 31, 2024

IV. Public participation/comment on items not on the agenda

V. Certificate of Appropriateness

1.) 622 N. Donnelly Street – Re-Roof
   - I. Ex Parte Communication
   - II. Swearing in Staff/ Applicant
   - III. Staff Presentation
   - IV. Applicant Presentation
   - V. Public Comment
   - VI. Board Discussion

2.) 957 Gorham Street - Addition
   - I. Ex Parte Communication
   - II. Swearing in Staff/ Applicant
   - III. Staff Presentation
   - IV. Applicant Presentation
   - V. Public Comment
   - VI. Board Discussion

VI. Other Business

3.) Simpson Farmhouse Expansion
4.) Electric/ Utility Historic Lights

VII. Staff Update

VIII. Board Updates

IX. Announcement of next scheduled meeting date: September 25, 2024

X. Adjournment

All meetings are held the last Wednesday of each month at 3:00 p.m. at City Hall – 510 N. Baker Street

NOTICE: Please note that, for purposes of Section 286.011, Florida Statutes, two or more members of the City Council may be present at this meeting, and this meeting may be considered a City Council meeting.

NOTICE: If any person decides to appeal any decisions at this meeting with respect to any matter considered, such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

NOTICE: For purposes of Section 286.011, *Florida Statutes*, two (2) or more members of the City Council may be present at this meeting and this meeting may be considered a City Council meeting although no decision of the City Council will be made at this meeting and the City Council shall comply with the requirements of controlling State law in every respect.

NOTICE: In accordance with the Americans with Disabilities Act ("ADA") and Florida Statutes, Section 286.26, persons with disabilities needing a reasonable accommodation to participate in a public hearing or meeting should contact the City of Mount Dora's ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted by phone at 352735-7126, ext. 1111, or by email at clerk@cityofmountdora.com.

If hearing impaired, telephone the Florida Relay Service numbers (800) 955-8771 (TDD) or (800) 955- 8770 (Voice) for assistance.

CITY OF MOUNT DORA
HISTORIC PRESERVATION BOARD
JULY 31, 2024 MEETING MINUTES

The City of Mount Dora Historic Preservation Board met on Wednesday, July 31, 2024, in the City Chambers on the first floor of City Hall, located at 510 N Baker Street, Mount Dora, Florida to exercise their powers as established in the Land Development Code.

I. Call To Order

Having been duly noticed as required by law, the July 31, 2024, meeting of the Mount Dora Historic Preservation Board was called to order at 2:59 p.m. by Det Joks, Chairman.

II. Roll Call With Determination Of Quorum

Present: Amanda Kelley, Kathleen Benjamin, John Miller, Robert Gordon, Det Joks, Donald Marx, Patricia Huizing

Absent: None

City Staff: Michele Janiszewski, Senior Planner; Catherine Hutcheson, Administrative Coordinator; Ryan Winkler, Senior Planner and Andrew Hand, Esq., City Attorney

III. Approval of Meeting Minutes from May 31, 2024 & June 26, 2024

MOTION by Mr. Miller, SECONDED by Ms. Kelley, to APPROVE both sets of minutes as presented.

FOR: Amanda Kelley, Kathleen Benjamin, John Miller, Robert Gordon, Det Joks, Donald Marx, Patricia Huizing

AGAINST: None

MOTION CARRIED, 7 – 0

IV. Public participation/hearing for non-agenda items

No public comment.

V. Certificate of Appropriateness

a. 308 E 5th Avenue – Remove Ramp

i. Ex Parte Communication
ii. Swearing in of staff/Applicant
iii. Staff presentation
iv. Applicant Presentation
v. Public Comment
vi. Board Discussion

Mr. Hand swore in all staff and applicants who were present and providing testimony.

Ms. Janiszewski presented the application and recommended approval of the application..

Mr. Michael Wieland, Building Official for the City of Mount Dora, gave a description of the development plans for the new building which will house the Building Department. Mr. Wieland stated that the goal is to get the building back to its original look by removing the ramp which was installed in the 1970s.

Mr. Joks asked whether a ramp would be required to meet ADA.

Mr. Wieland stated that the use and occupancy of the building is not changing and the current ramp is not complaint with the Florida Building Code nor is it safe. Since there is no change in use or occupancy, vertical accessibility is not requires if five or less people occupying the second floor. He stated that they hope to remove the interior stairs and add an elevator in the future.

Ms. Kelley discussed if the bricks removed will be used or saved. Mr. Wieland stated they are not original and will try to match as closely as they can. Ms. Kelley stated that she thinks it looks great.

Further discussion on the future use of the building.

Mr. Miller discussion on the handrails for the building. Mr. Wieland stating they are looking at the 1912 period design for the railing. The color being black and iron.

Mr. Miller discussed whether or not the board members have to approve the railings. Ms. Janiszewski stated it is included in their application and they are proposing to remove the current with an iron railing. Further discussion on the balusters and railings.

Ms. Huizing discussed adding this building to the Local Historic Registry and Nominating it.

MOTION by Ms. Kelley, SECONDED by Mr. Marx, to accept staff's findings of fact and recommendation, and to APPROVE the application as presented.

FOR: Amanda Kelley, Kathleen Benjamin, John Miller, Robert Gordon, Det Joks, Donald Marx, Patricia Huizing

AGAINST: None

MOTION CARRIED, 7 – 0

MOTION by Ms. Huizing, SECONDED by Mr. Gordon, to nominate the Old School House at 308 N. Tremain Street be added to the Local Historic Registry.

FOR: Amanda Kelley, Kathleen Benjamin, John Miller, Robert Gordon, Det Joks, Donald Marx, Patricia Huizing

AGAINST: None

MOTION CARRIED, 7 – 0

Ms. Huizing mentioned that the Mount Dora Community Trust has a fund called the "Jones & Thomas Crick Legacy Fund" which may be able to provide financial assistance for projects.

b. 947 Gorham Street- Chimney

i. Ex Parte Communication
ii. Swearing in of staff/Applicant
iii. Staff presentation
iv. Applicant Presentation
v. Public Comment
vi. Board Discussion

Ms. Huizing recused herself as she is related to the applicant.

Ms. Janiszewski presented the application. The applicant is seeking to remove the chimney as it is nonfunctioning and cannot be seen from the road. Staff could not recommend approval of this as it does not meet the standards of review which recommend replacing defining architecture features.

Ms. Joyce Andrasz, the Applicant, gave a description, via zoom, of her 1927 home and why she is seeking to remove the chimney in the back of the house. She stated that the chimney is not an architecturally defining chimney since the site survey does not mention a chimney on the site survey and was not originally on the house. She stated the chimney is not visible from the street. She stated that she is seeking to remove the asphalt shingles and replace with a metal roof and was concerned that the integrity of the roof would be ruined by cutting a hole to keep it.

Ms. Janiszewski stated when she went to take photos she could not see the chimney from the street.

Mr. Miller asked what the chimney was originally used for. The applicant was not sure as to the usage. She gave a brief description on removing an old oil tank but there is no longer an oil burner inside the house.

Mr. Miller discussed if the brick continued below the ceiling line or does it stop at the ceiling joust. Ms. Andrasz stated it continues down.

Mr. Miller discussed the placement of the windows near the chimney. The applicant explained the chimney is further in from the windows. Ms. Kelley confirmed this.

Mr. Gordon asked if there was a flu in the house. The applicant was not sure. Ms. Kelley stated there is no fireplace. Further discussion amongst board members on the possible location of a flu.

Ms. Kelley questioned why the fireplace is needed.

Mr. Joks stated chimneys have been brought to the board many times, also stating that it is definitely a characteristic of the house and does not think it should be removed.

Ms. Andrasz stated the price issues with metal vs. asphalt roof in keeping the chimney. She feels a metal roof would be historically beautiful. However, if you cut a hole in a metal roof it does something to the integrity of the roof as well as leaking issues.

Audience member asked about what the inside of the home looks like and how the chimney works from the inside. The board stated that they have no purview of what happens inside of the home.

Ms. Kelley stated she knows it is not the popular vote but would make a motion to approve the removal of the chimney as aesthetically it will look better.

Further discussion on the pros and cons of the chimney removal. Some board members did not like the idea of setting a precedent of the removal of chimneys.

Ms. Andrasz informed the board that in order to keep the chimney after re-roofing will require capping and caging it, stating the charming chimney seen now will not look the same.

Mr. Joks stating the applicant will have to return if any changes are needed for the chimney.

MOTION by Mr. Gordon, SECONDED by Mr. Miller, to accept staff's findings of fact and DENY the application because the application is inconsistent with the Standards of Review.

FOR: Kathleen Benjamin, John Miller, Robert Gordon, Det Joks, Donald Marx

AGAINST: Amanda Kelley

MOTION CARRIED, 5 - 1

c. 816 N. Grandview Street – Front Porch

i. Ex Parte Communication
ii. Swearing in staff/Applicant
iii. Staff presentation
iv. Applicant Presentation
v. Public Comment
vi. Discussion

Ms. Janiszewski presented the application. The applicant is seeking to construct a new front porch with wood and stone columns and new front steps. The staff recommended approval of the application.

Jack Lait from Vedder Construction, the Applicant, gave a description of the project to board members. He stated they did some research of similar architectural styles when designing the porch. The current front stoop is not code compliant, the new design will make the porch functional as right now it barely has enough space to stand and open the door. The steps would be a little further from the home as the porch is deeper.

Mr. Miller asked if it is going to be poured concrete. Mr. Lait stating it will be a combination of concrete and a crawl space style.

Ms. Kelley asked if the windows will be switched out and if there will be a new roof.

Mr. Lait stated that there will be no new windows and they will not reside the entire house but they will be reshingling the rest of the roof.

Mr. Miller discussed his concerns of a 1950s home with a bungalow style porch. Board discussed the different architectural styles and how they did and did not fit with the bungalow and ranch style.

Mr. Lait stated the design is reminiscent of a 1950 style "Chip and Dale" style railing.

Mr. Miller disagreed stating he has not seen one of those railings on a 1920 style home before.

Ms. Huzing stated it looks like the style is "arts and crafts" like two designs being put together.

Mr. Lait stating the design is similar to the Queen Design.

Mr. Gordon asked about the peak of the roof and whether it will exceed the current roof. Mr. Lait stating that it will a bit but not a lot; only 14" or 16".

MOTION by Ms. Kelley, SECONDED by Mr. Marx, to accept staff's Findings of Fact and APPROVE the application, as presented.

FOR: Kathleen Benjamin, Robert Gordon, John Miller, Amanda Kelley, Det Joks, Donald Marx

AGAINST: Ms. Huizing

MOTION CARRIED, 6 – 1

d. 326 N. Tremain Street – Siding

i. Ex Parte Communication
ii. Swearing in staff/ applicant
iii. Staff presentation
iv. Applicant presentation
v. Public Comment
vi. Discussion

Ms. Janiszewski presented the application and stated that staff recommended approval. The applicant is seeking to replace the siding.

Mr. Soslan of Berga Constructions, LLC, the Applicant, gave a description of the proposed work and stated that the siding needed to be replaced due to termite damage and wood rot and the proposed material is the same shape and style as the original siding. The property was issued a stop work order as the siding on the southern elevation has already been removed and half of it has been replaced with hardi board planks.

Ms. Kelley stating she did not agree as she had seen this house two years ago before the work was done. Mr. Hand advised Ms. Kelley to be cautious as it sounded like she was introducing facts into evidence and board members cannot provide testimony.

Mr. Miller discussed the siding options with the applicant. He asked if all the novelty siding on the house was original.

The Applicant stated that it was original.

Mr. Joks asked whether only one side would be replaced or will the siding be replaced on the whole house.

The Applicant stated that they were only replacing the one side at the time and will be doing the other sides in the future. The Applicant stated that the current side being replaced has three out of four of the windows leaking.

Ms. Kelley stated that did not make sense as they were now putting a bigger clap piece of hardy board versus the clap wood board which is not the same size.

Mr. Miller discussed what would be done with the exterior trim of the windows. Mr. Soslan stated the trim will be replaced with cedar treated wood, exactly the same size.

Further discussion on the exterior siding being used. Ms. Kelley commenting that hardie board will completely change the look of the house which will give it a more modern look. She noted that the existing and proposed siding have a completely different profile.

The board discussed with the applicant on what should have been done and gave advice on how to be compliant with the historic guidelines. The Board discussed having the siding replaced with the same material (novelty siding) to be consistent with the guidelines.

The Applicant agreed to use novelty wood siding and stated the owner will be upset on having to change the material. Ms. Kelley informed him that he should have known to come to the board first before removing the siding off of a historic house.

MOTION by Ms. Huizing, SECONDED by Ms. Kelley, to accept staff's findings of fact and APPROVE the application with the condition that the replacement siding be novelty wood siding with wood trim to match the existing materials to be consistent with the Standards of Review which state that material for the siding be duplicated as close as possible with the same size, shape and material as the original wood siding.

FOR: Amanda Kelley, Kathleen Benjamin, John Miller, Robert Gordon, Det Joks, Donald Marx, Patricia Huizing

AGAINST: None

MOTION CARRIED, 7 – 0

e. 340 N. Tremain Street – Roof

i. Ex Parte Communication
ii. Staff presentation
iii. Applicant presentation
iv. Public comment
v. Board discussion

Ms. Janiszewski presented the application and stated that staff recommended approval.

Mr. Bobbie Rhodes with Eco Construction, the Applicant, gave a description of the proposed project. The main house will have the Victorian shingle and the back portion will have the metal standing seam, this is due to the slope of the roof being different from the main house, requiring it to be the standing seam.

Ms. Kelley stated she liked it and that the proposed work will match the existing conditions.

MOTION by Ms. Kelley, SECONDED by Ms. Huizing, to accept staffs Finding of Fact and APPROVE the application, as presented.

FOR: Amanda Kelley, Kathleen Benjamin, John Miller, Robert Gordon, Det Joks, Donald Marx, Patricia Huizing

AGAINST: None

MOTION CARRIED, 7 – 0

Discussion on whether or not there is a chimney on the home amongst the board members. Ms. Janiszewski stated there will be no changes made to the chimney except for the flashing.

f. 1010 N. Tremain Street – Addition of Breezeway

i. Ex Parte Communication
ii. Staff presentation
iii. Applicant presentation
iv. Public comment
v. Board discussion

Ms. Janiszewski presented the application and stated that staff recommends approval.

The Board discussed the definition of a carport versus a garage, and the scope of work. Ms. Janiszewski described the project.

Mr. Wayne Aiello with Aiello Contracting Company, the Applicant, provided additional information on the proposed project. He indicated that they will be enclosing the breezeway and incorporating it into the kitchen.

Further discussion on the details of the project.

MOTION by Mr. Miller, SECONDED by Mr. Gordon, to APPROVE the application, as presented, based on staff's recommendation.

FOR: Amanda Kelley, Kathleen Benjamin, John Miller, Robert Gordon, Det Joks, Donald Marx, Patricia Huizing

AGAINST: None

MOTION CARRIED, 7 – 0

VI. Other Business

a. Historic Society Markers

Ms. Janiszewski gave a presentation for the Historic Preservation Markers for a formal recommendation from the board. The Historic Society are seeking to install 12" x 8" markers on 25 buildings within the downtown. They will be affixed to the buildings by gold fixtures and are planned to last at least 10 years. Staff is seeking a motion of support for the project.

Mr. Joks discussed the new sign ordinance and wanting to confirm that the markers are compliant with that.

Ms. Janiszewski clarified that the marker would not count as copy area towards the businesses and that was the reason behind bringing it formally before the board and City Council as a City endorsed endeavor.

Ms. Janiszewski stated staff is taking the route that the marker is not signage trying to advertise or sell anything but a specific program endorsed by the Historic Society but stated she will review the sign code as well.

Ms. Huizing suggested tabling the discussion.

Mr. Joks stated no, they could continue but in future it may need to go before council to modify the sign ordinance.

MOTION by Ms. Kelley, SECONDED by Ms. Benjamin, to SUPPORT the Historic Marker Project.

FOR: Amanda Kelley, Kathleen Benjamin, John Miller, Robert Gordon, Det Joks, Donald Marx, Patricia Huizing

AGAINST: None

MOTION CARRIED, 7 – 0

Mr. Barnette Shortzman from the Mount Dora Historical Society, stated there was a typo on the presentation. The signs will be 12x18 not 12x8.

Mr. Joks stated the board is very much in support of the project.

Mr. Shortzman stated he thought it was something special.

Ms. Kelley agreed.

Ms. Huizing discussed a conversation she had with Ms. Susan Myers in the grocery store about keeping a seat open designated for one of their board members to keep open communication between the two boards.

Mr. Shortzman confirmed he has spoken with Ms. Meyers on that topic and it was to be brought up at their next meeting.

Mr. Miller discussed expanding the project to the residential area.

Mr. Shortzman stated he had not heard of any discussion in involving residential areas. They are so far just sticking to the downtown area.

b. Demolition by Neglect

Ms. Janiszewski gave a presentation at the board's request.

Ms. Kelley discussed the church. Ms. Janiszewski stated that the church is within Orange County and not within the jurisdiction of Mount Dora.

Ms. Kelley discussed the need for code enforcement amongst the buildings within the historic district that are in bad shape. Ms. Janiszewski stated we have two code officers and praised them for what they have been doing.

Further discussion on how to get more action form code compliance and how it gets to the point of demolition by neglect.

Mr. Joks stating that code enforcement should be doing routine checks and residents and board members can follow up on complaints made. Ms. Kelley agreed.

Discussion on the ordinance and enforcement of it, and how to better serve/ help the community.

Discussion on providing educational material to the residents about owning a historic property/ home.

Discussion on possibly bringing in someone or a company to help those in need within the historic district.

Mr. Joks requested bringing this topic up periodically to check in on these properties and how they are doing.

Discussion on how Code Enforcement can get the word out to people who may be able to help the residents in need of assistance with the up keep of their historic homes.

Ms. Kelley stated creating a public list of the homes not in compliance to get the word out.

Ms. Janiszewski stated once it is put into or system it has become public record but that no list is created stating who is not in compliance.

Ms. Kelley gave an example and stated that if the complaints were made public that maybe someone would step up to assist. Similar to a volunteer program.

Ms. Janiszewski discussed the cleanup event that took place in the Northeast recently. Stating the turnout of people was much lower than expected.

Mr. Joks stating to put on the agenda every 3 months or so to keep updated.

VII. Staff Update

Ms. Janiszewski discussed the lighting work on Dora Drawdy Way stating that the Electric Department was going to give any salvageable historic light fixtures to the Historic Society.

Mr. Joks discussed an email he had received in regards to lighting and if there was any way to pursue the replacement of the historical lights.

Ms. Janiszewski stated she would have to discuss with the Electric Department. She stated she would ask if he can be at the next board meeting to speak on it. She stated Mr. Zimmerman did indicate the light fixtures on Royellou Lane were recoverable and they were donated to DMHS. Mr. Joks stating he would like to preserve them on the other lane as well. Further discussion on historic lighting fixtures.

Ms. Janiszewski gave a brief update on the bird bath and the expansion of the Simpson Family Farmhouse.

Mr. Chris Carson discussed a new art piece, a singing harp, to go in front of the Community Building and the removal of the older art piece. Stating the current pieces do not fit the building aesthetic. Discussion on whether approval from the board is needed in regards for landscaping/ sculptures.

VIII. Board Update

Mr. Joks indicated for Mr. Gordon to bring up what he had discussed at the last meeting about LDC Section 3.6.

Ms. Janiszewski stated she had gone through the landscaping code, section by section, for the Planning & Zoning Commission and stated she can do a presentation on that as well. The board was in agreement with that.

Mr. Gordon confirmed that he was more so looking for the board to be more involved with the Historic Society

Ms. Huizing recalled what she had previously discussed earlier in the meeting.

Further discussion on intermingling the Historic Society and the Historic Preservation Board.

IX. Announcement of next scheduled meeting: August 28, 2024

X. Adjournment

MOTION by Mr. Marx, SECONDED by Ms. Huizing, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 4:58 p.m.

_____ _____

Dek Joks, Chairman,
Historic Preservation Board

Catherine Hutcheson
Administrative Coordinator

CITY OF MOUNT DORA

Planning and Development
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DATE: August 28, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - Certificate of Appropriateness; 622 N Donnelly Street (Location); Re-roof (Proposed Work); PEACE LOVING TRUST (Owner); Jamil Jalloul-NUTRAVIL INC (Applicant).**

Property Information:

Address:	622 N Donnelly Street	**Current Use:**	Restaurant
Zoning District:	C-2	**Land Use:**	Commercial

Structure Information:

Date of Construction:	1923	**Style:**	Frame Vernacular
Siding:	Wood / Plywood	**Stories:**	One
Roof Type:	Gables	**Chimneys:**	One; Brick
Roof Material:	Metal	**Porch:**	One, Covered

Background on Architectural Style:
Vernacular buildings were first constructed by lay or self-taught carpenters to provide basic shelter without attention to architectural style. These were ordinary homes for ordinary people. The buildings reflect locally available building materials, the skills and regional background of the builder and environmental conditions. Often ornamentation was applied at a later date, reflecting an owner's new prosperity. Vernacular buildings were widely constructed in Mount Dora from the 1880s through the 1930s.

This style of architecture is characterized with horizontal wood siding (less common, wood shingles, board and Batten); gable roof with wood shingles during 19th Century, metal during late 19th century, and composition and asbestos shingles beginning in 1920s; and simple detailing including jig-sawn woodwork on porches, around eaves, corbeling on chimneys.

Requested Action:
Per the Application, the Applicant is to remove the existing metal with 26 gauge R-panels roof and replace with GAF Timberline shingles FL10124-35.

Guidance from Land Development Code (LDC)

LDC Section 3.4.6 (2)(b) states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes. Visual compatibility will be defined in terms of the following criteria:

1. *Height.* The height of proposed buildings or modifications will be visually compatible in comparison or relation to the height of existing structures and buildings.
   Not Applicable.

2. *Front facade proportion.* The front facade of each building or structure will be visually compatible with and in direct relationship to the width of the building and to the height of the front elevation of other adjacent or adjoining buildings within a historic preservation review area.
   Not Applicable.

3. *Proportion of openings (windows and doors).* The openings of any building within a historic preservation review area will be visually compatible with the openings exemplified by the prevailing historic architectural styles within the historic preservation review area. The relationship of the width of windows and doors to the height of windows and doors among buildings within the historic preservation review area will be visually compatible.
   Not Applicable.

4. *Rhythm of solids to voids—Front facades.* The relationship of solids to voids in the front facade of a building or structure will be visually compatible with the front facades of historic buildings or structures within the historic preservation review area.
   Not Applicable.

5. *Rhythm of buildings on streets.* The relationship of building(s) to open space between it or them and adjoining building(s) will be visually compatible with the relationship between historic sites, buildings, structures within a historic preservation review area.
   Not Applicable.

6. *Rhythm of entrance and/or porch projections.* The relationship of entrances and porch projections to the sidewalks of a building will be visually compatible with the prevalent architectural styles of entrances and porch projections on historic sites, buildings and structures within a historic preservation review area.
   Not Applicable.

7. *Relationship to materials and texture.* The relationship of materials and texture of the facade of a building will be visually compatible with the predominant materials used in the historic sites, buildings and structures within a historic preservation review area.
   The property to the south and the three buildings across the street all have asphalt shingles. The property to the north have metal panel roofing. Allowing an asphalt roof on the subject structure will be consistent with the surrounding structures.

8. *Roof shapes.* The roof shape of a building or structure will be visually compatible with the roof shape(s) of a historic site, building or structure within a historic preservation review area.
   Not Applicable.

9. *Walls of continuity.* Appearances of a building or structure such as walls, wrought-iron fences, evergreen landscape masses, or building facades, will form cohesive walls of enclosure along a street to insure visual compatibility of the building to historic buildings, structures or sites to which it is visually related.
   Not Applicable.

10. *Scale of building.* The size of a building, the building mass in relation to open spaces, windows, door openings, balconies and porches will be visually compatible with the building size and building mass of historic sites, buildings and structures within a historic preservation review area.
    Not Applicable.

11. *Directional expression of front elevation.* A building will be visually compatible with the buildings, structures and sites in its directional character: vertical, horizontal or non-directional.
    Not Applicable.

Guidance from the Historic Design Guidelines:

Pursuant to the Mount Dora Historic Design Guidelines, roofs are highly visible components of historic buildings and are an integral part of a building's overall design and often help define its architectural style. Roof shapes in Mount Dora include gable, hip, flat and gambrel. Historic roofing materials include standing seam metal, pressed metal shingle, composition shingle and barrel tile.

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

Where existing roofing material is non-original and non-significant, there is greater flexibility. The existing roof may be retained, replaced in a historically accurate manner, or treated in a contemporary style in compliance with Standards 6 and 9. Even if existing surfacing is inappropriate, the replacement material must be compatible with the overall design of the building.

Recommendations:

1. Identify, retain, and preserve roofs – and their functional and decorative features – that are important in defining the overall historic character of the building. This includes the roof's

shape, such as hip, gambrel, and mansard; decorative features such as cupolas, cresting, chimneys and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

2. Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture.

3. Replace in kind an entire feature of the roof that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Avoid:

1. Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

2. New materials, such as roll roofing, whose composition, size, shape, color, and texture alter the appearance of the building.

3. Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform or "improved" appearance.

Staff Analysis:

The Application indicates that the existing roof is old and needs to be replaced. The application states that the current roof material is metal with 26 gauge R-panels. The 2020 Site Survey states that the roof material is wood shingles. A staff report prepared in 2016 for the installation of a hood vent noted that the roof material was metal shingles. Permitting documents associated with the hood vent installation only state that it is a metal roof.

Between the 2020 site form and the 2024 site visit, it appears the roof has been painted as well. Based on visual evidence, it appears that the roof has Victorian metal shingle with a horseshoe stamp.

Figure 1- Roof from 2020 Site Survey

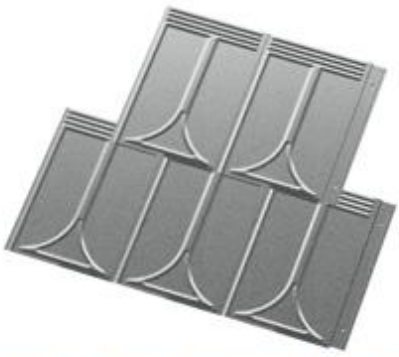


Figure 2 - Example of Victorian Metal Shingle

Figure 2 - Roof in 2024 Site Visit

Findings of Fact:

LDC Section 3.6.4 (2) (a), states that the Historic Preservation Board shall utilize the most recent U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation and the Mount Dora Historic Preservation Design Guidelines as the standards by which applications for certificate of appropriateness are to be evaluated. The Mount Dora Historic Design Guidelines are based on the U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation.

LDC Section 3.6.4 (2)(b), states it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Staff has reviewed the application for consistency with the U.S. Secretary of Interior's Standards for Historic Rehabilitation, Mount Dora Historic Preservation Design Guidelines, and the standards for visual compatibility established in LDC Section 3.6.4 (2)(b) (hereto referred to the 'Standards of Review'), and found:

1. The request is promotes visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b), since the majority of the surrounding structures also have roofs with asphalt shingles; and

2. The request is consistent with the Mount Dora Historic Design Guidelines which recommend replacing deteriorated roof surfacing with matching materials or new

materials, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture; and

3. The proposed work is compatible with the frame vernacular style of the building which is characterized as having roofs of composition and asbestos shingles beginning in 1920s.

Therefore, based on these Findings of Fact, staff recommends **Approval** of the application, as presented.

Board Action:
The Historic Preservation Board may:

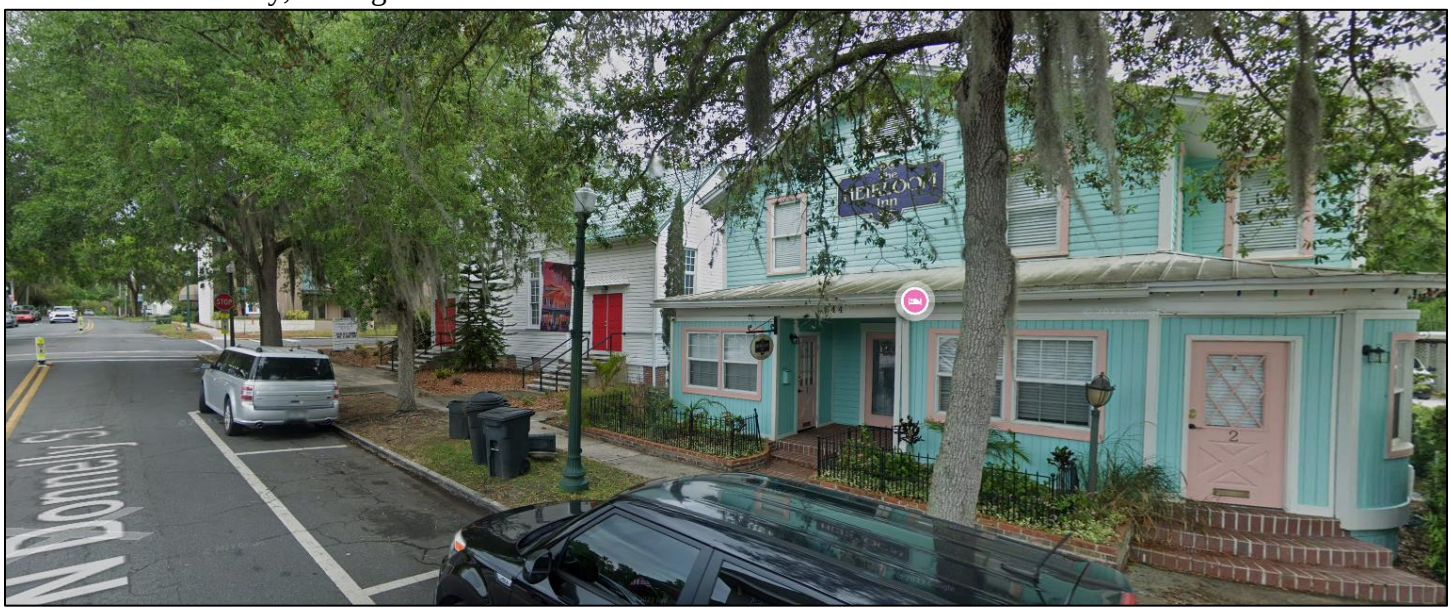
1. Accept Staff's Findings of Fact and Approve the application, as presented;
    a. Motion to accept staff's findings of fact and approve the application, as presented.
2. Partially accept Staff's Findings of Fact and Approve the application with conditions to ensure the application is consistent with the Standards of Review.
    a. The motion should clearly state the Standards of Review the proposed conditions will address.
    b. Motion to accept staff's findings of fact and approve the application with the condition that [PROPOSED CONDITION] to ensure the application is consistent with the standards of review which state [STANDARD OF REVIEW].
3. Reject Staff's Findings of Fact and Deny the application based on inconsistencies between the application and the Standards of Review.
    a. The motion will need to include reasoning as to why the application is inconsistent with the Standards of Review.
    b. Motion to reject staff's findings of fact and deny the application because the application is not consistent with [STANDARD OF REVIEW].

Attachments:
Photos
Application
2008 Site Form
2020 Site Form

CITY OF MOUNT DORA

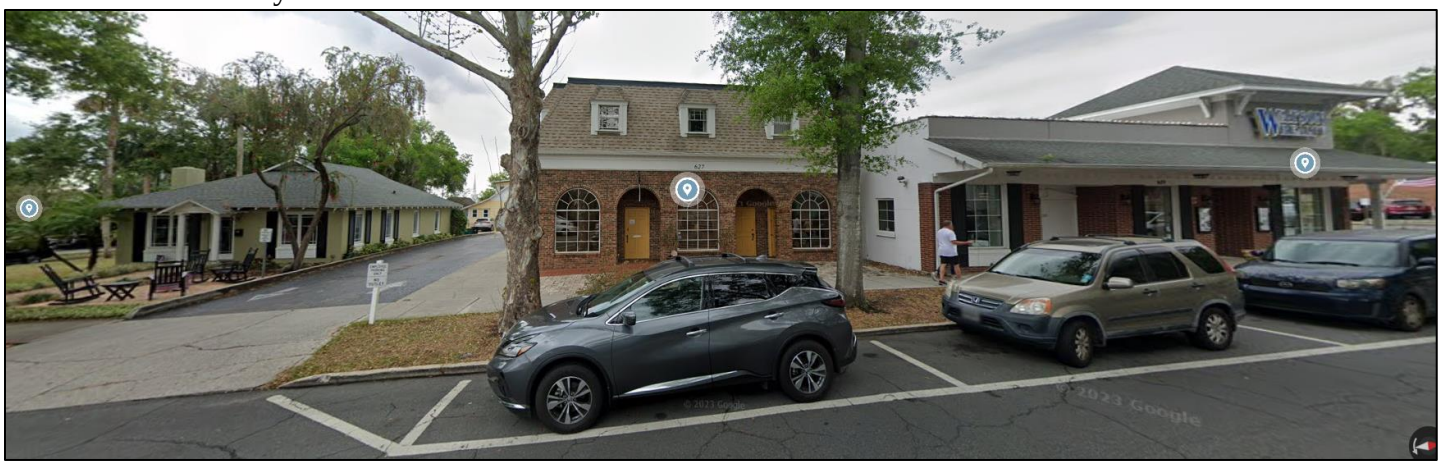
Site Photos

East Side of Donnelly, Facing North



East side of Donnelly, Facing South

West side of Donnelly



CITY OF MOUNT DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
plandev@cityofmountdora.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Renovations, Additions and New Construction

Property Address: 622 N Donnelly St Alternate Key No.: 1465044

Property Owner: Peace Loving Trust

Applicant: Jamil Jalloul- NUTRAVIL INC CCC1331440

Applicant's Mailing Address: 2916 Barrymore Ct Orlando, FL 32835

Applicant's Phone Number: 407-617-5567

Applicant's Email Address: NUTRAVILINC@GMAIL.COM

Current Building Use (e.g. residential or commercial): COMMERCIAL- CAFE

Application Type:

- ☐ New Construction
- ☐ Addition
- ☑ Renovation

Check any structural systems or elements which will be affected by this project:

- ☐ Steps or Stairways
- ☐ Foundation
- ☐ Siding/Stucco/Façade Work
- ☐ Windows
- ☐ Porches or Porte Cochere
- ☐ Walls/Structural
- ☐ Doors
- ☐ Chimney
- ☑ Roof
- ☐ Walls or Fences
- ☐ Exterior Lighting
- ☐ Landscape Features

Existing Materials / Style: Metal with 26 gauge R-panels

Proposed Materials / Style: GAF Timberline shingles FL10124-35

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: GAF Timberline shingles FL10124-35

Reason for Addition / Modification: OLD ROOF THAT NEEDS TO BE REPLACED

For Window & Door Modifications, will the grid pattern be replicated? N/A

Is there a chimney on the building and will it be affected? There is a chimney but will not be appffected.

Note: This application is for a Certificate of Appropriateness from the Historic Preservation Board only. The proposed work must also meet Zoning and Building Code Requirements; additional permits may be required. Submission of the application implies permission is granted to the City of Mount Dora to inspect and document any necessary information needed to process this request. All formal correspondences will be provided via email.

Find a contractor

Back to Parent

Timberline UHDZ®

Timberline UHDZ® (Ultra High Definition) shingles offer a combination of beauty and benefits that go beyond any other GAF shingle.

★★★★★ 4.9 (83) WRITE A REVIEW

Find a contractor

All Products | Your Area

Address

Enter your address

Pewter Gray

Barkwood

Charcoal

Shakewood

Slate

Jump to
Overview

Unique aesthetic and strong warranties

Get ready to go beyond your expectations with Timberline UHDZ® shingles. These ultra high definition shingles provide richer color, advanced algae protection and innovate technology to look beautiful and help provide protection.

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00324
Recorder # 94
Field Date 3/15/2008
Form Date 3/15/2008
FormNo 200803
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 622 N Donnelly St Multiple Listing (DHR only)
Other Names >>
Survey or Project Name Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
622	North	Donnelly	Street	

Cross Streets (nearest/ between)
City / Town (within 3 miles) Mount Dora In Current City Limits? YES
County Lake Tax Parcel #(s)
Subdivision Name Block Lot
Ownership
Name of Public Tract (e.g., park)
Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name Publication Date >> EUSTIS;1980
Township: Range: Section: 1/4 section: >> 19S ;27E ;30;UNSP
Irregular Section Name:
Landgrant
UTM: Zone Easting Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Frame Vernacular Other Style
Exterior Plan Irregular Other Exterior Plan
Number of Stories 1
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Continuous
Other Foundation Types
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s)
Exterior Fabric(s) >> Wood/Plywood
Other Exterior Fabric(s)
Roof Type(s) >> Gable
Other Roof Type(s)
Roof Material(s) >>
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >>
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA00324

DESCRIPTION (continued)

Window Descriptions: metal sash, fixed

Main Entrance Description (stylistic details):

Porches: #open: 1 #closed: #incised: Location(s):
Porch Roof Types(s):
Exterior Ornament:
Interior Plan: Other Interior Plan:
Condition: Good

Structure Surroundings

Commercial: MOSTly this category Residential:
Institutional: Undeveloped:

Ancillary Features (Number / type of outbuildings, major landscape features):

Archaeological Remains (describe):
If archaeological remains are present, was an Archaeological Site Form completed?
Narrative Description (optional):

HISTORY

Construction year: 1923
Architect (last name first): Builder (last name first):

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

Structure Use History

Use: Year Use Started: Year Use Ended: >> Office;1923;

Other Structure Uses:

Ownership History (especially original owner, dates, profession, etc.):

RESEARCH METHODS

Research Methods: >> Examine local tax records
Other research methods:

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible:
Idividually Eligible for National Register? NO
Potential Contributor to NR District? YES

Area(s) of historical significance: >>
Other Historical Associations:

Explanation of Evaluation (required): Because the resource retains much of its historic integrity and is located in a well-preserved collection of historic buildings, it appears to contribute to a historic district.

HISTORICAL STRUCTURE FORM

8LA00324

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

Recorder Address / Phone 4104 St. Augustine Road Jacksonville, FL

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

****** MASTER SITE FILE USE ONLY ******

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/24/2008

Form Comments: _____

REQUIRED PAPER ATTACHMENTS	(1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED (2) LARGE SCALE STREET OR PLAT MAP (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

LA00324-200803

Supplementary Printout

> **USGS map name/year of publication or revision:**
EUSTIS;1980

> **Township/Range/Section/Qtr:**
19S ;27E ;30;UNSP

> **Structural system(s):**
Wood frame

> **Foundation types:**
Continuous
Slab

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Wood/Plywood

> **Roof types:**
Gable

> **Roof materials:**

> **Roof secondary structures (dormers etc):**

> **Change status/year changed/date noted/nature:**

> **Original, intermediate, present uses/year started/year ended:**
Office;1923;

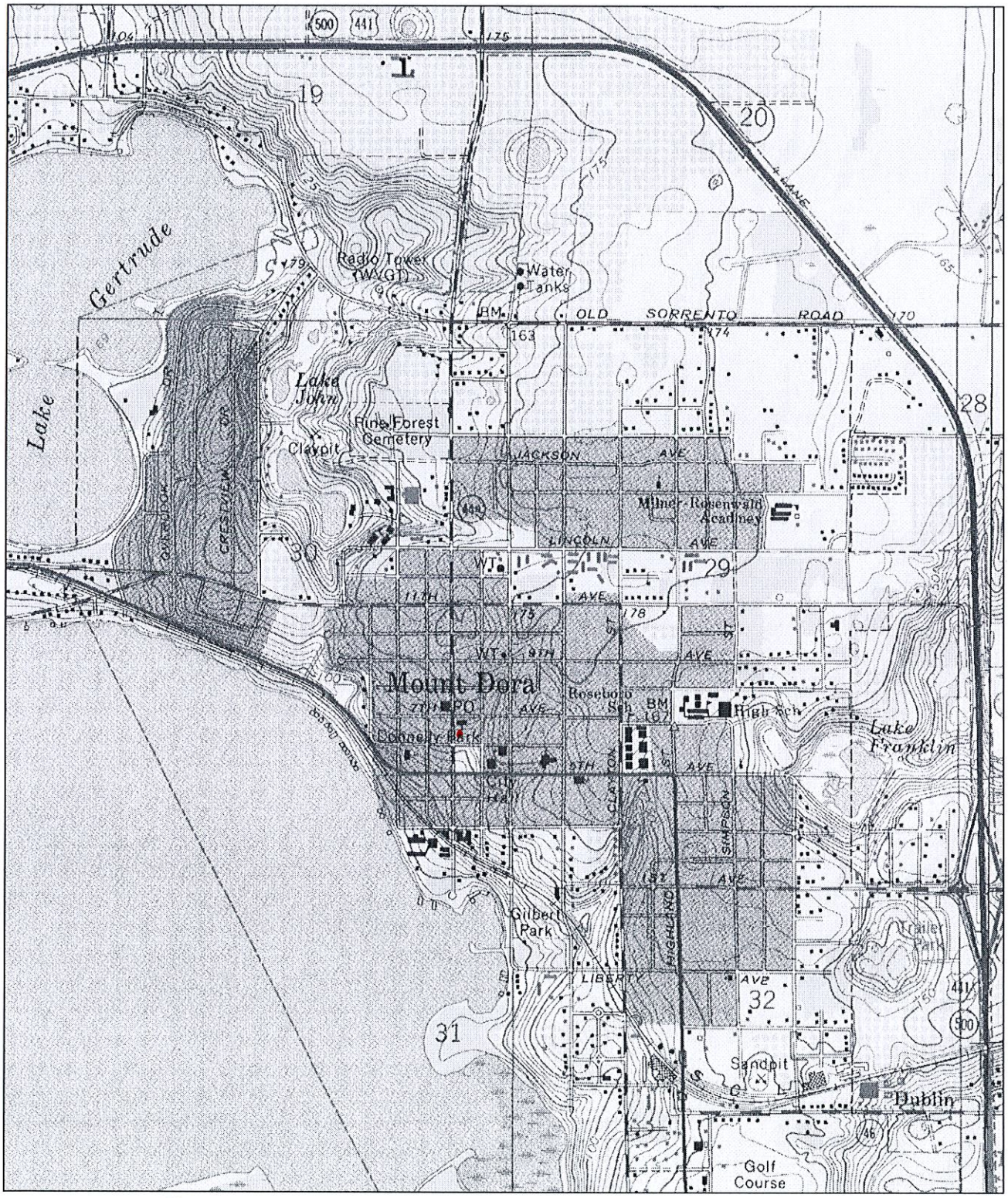
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

> **Area(s) of historical significance:**

> **Repositories: Collection/Housed/Accession#/Describe**

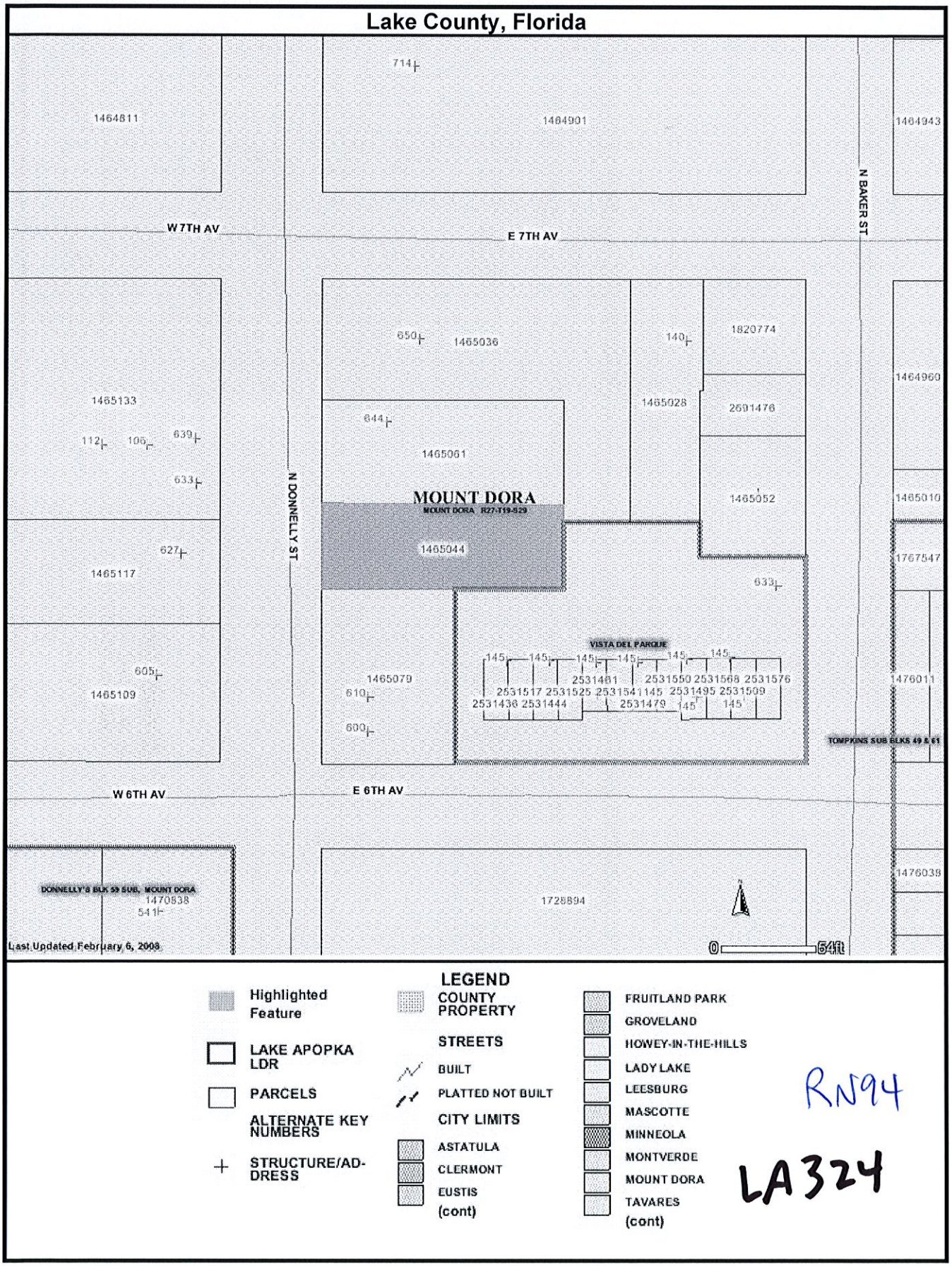
> **[Other name(s)]:**

94



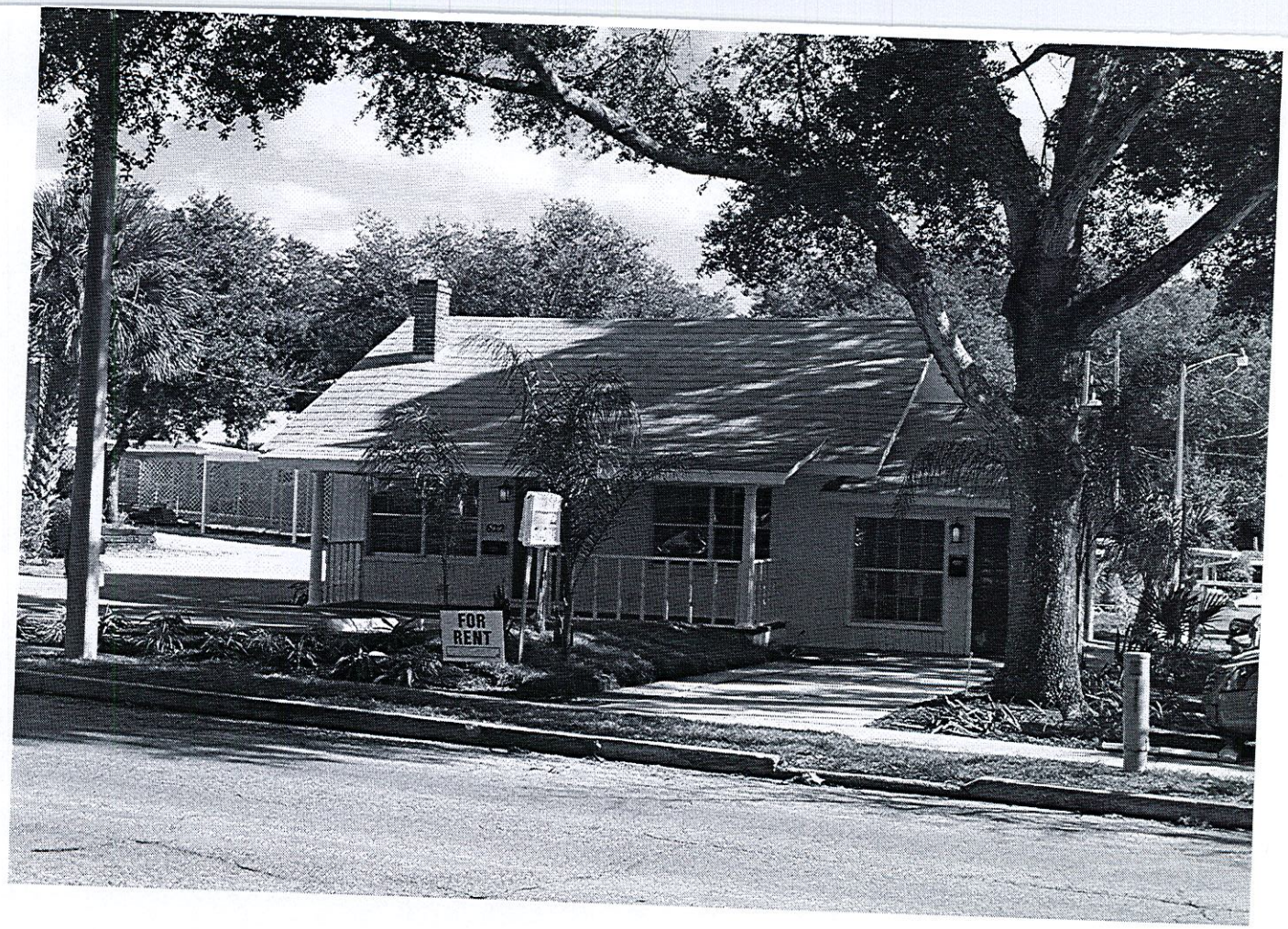
Map provided by MyTopo.com

LA324


Lake County, Florida
1464811
714
1464901
1464943
W 7TH AV
E 7TH AV
N BAKER ST
650
1465036
140
1820774
1464960
1465133
644
1465028
2691478
112
106
639
1465061
633
MOUNT DORA
MOUNT DORA R27-T19-S29
1465052
N DONNELLY ST
1465010
627
1465044
1767547
1465117
633
VISTA DEL PARQUE
605
145
145
145
145
145
145
1465079
2531481
2531550 2531568 2531576
1476011
610
2531517 2531525 2531541145 2531495 2531509
1465109
2531436 2531444
2531479
145
145
600
TOMPKINS SUB BLKS 49 & 61
W 6TH AV
E 6TH AV
DONNELLY'S BLK 59 SUB, MOUNT DORA
1470838
541
1728894
1476038
Last Updated February 6, 2008
0
54ft
LEGEND
Highlighted Feature
LAKE APOPKA LDR
PARCELS
ALTERNATE KEY NUMBERS
STRUCTURE/ADDRESS
COUNTY PROPERTY
STREETS
BUILT
PLATTED NOT BUILT
CITY LIMITS
ASTATULA
CLERMONT
EUSTIS
(cont)
FRUITLAND PARK
GROVELAND
HOWEY-IN-THE-HILLS
LADY LAKE
LEESBURG
MASCOTTE
MINNEOLA
MONTVERDE
MOUNT DORA
TAVARES
(cont)

RN94

LA324



94

LA
324

Clear Form Values

Page 1

☐ Original
☒ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 LA00324
Field Date 3-4-2020
Form Date 3-4-2020
Recorder # 58

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 622 North Donnelly Street — Multiple Listing (DHR only) _____
Survey Project Name Mount Dora Historic Resources Survey — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
622	N	Donnelly	Street	

Address:
Cross Streets (nearest / between) N Donnelly St. & E 6th Ave
USGS 7.5 Map Name EUSTIS — USGS Date 2018 — Plat or Other Map _____
City / Town (within 3 miles) Mount Dora — In City Limits? ☒yes ☐no ☐unknown — County Lake
Township 19S — Range 27E — Section 29 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 29-19-27-0010-050-00002 — Landgrant _____
Subdivision Name MOUNT DORA 30-19-27 — Block 50 — Lot 2
UTM Coordinates: Zone ☐16 ☒17 — Easting 4 3 7 1 1 0 — Northing 3 1 8 6 2 0 4
Other Coordinates: X: -81.64446 E — Y: 28.80186 N — Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1923 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Residence, private — From (year): _____ — To (year): _____
Current Use Restaurant — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address N/A
Alterations: ☐yes ☒no ☐unknown — Date: _____ — Nature _____
Additions: ☐yes ☒no ☐unknown — Date: _____ — Nature _____
Architect (last name first): Unknown — Builder (last name first): Unknown
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown — Describe Historic District Boundary

DESCRIPTION

Clear Description Values

Style Frame Vernacular — Exterior Plan Irregular — Number of Stories 1
Exterior Fabric(s) 1. Wood/Plywood — 2. _____ — 3. _____
Roof Type(s) 1. Gable — 2. _____ — 3. _____
Roof Material(s) 1. Wood shingles — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.)

metal sash, fixed

Distinguishing Architectural Features (exterior or interior ornaments)

former carport is now enclosed dining area, wood flooring is original

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

HISTORICAL STRUCTURE FORM

Site # LA00324

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 1 Chimney Material(s): 1. Brick 2.

Structural System(s): 1. Wood frame 2. 3.

Foundation Type(s): 1. Continuous 2.

Foundation Material(s): 1. Poured Concrete Footing 2.

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

Porch Descriptions (types, locations, roof types, etc.)

Covered front porch

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous

Narrative Description of Resource

Archaeological Remains ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☐FMSF record search (sites/surveys)	☐library research	☒building permits	☐Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☐cultural resource survey (CRAS)	☐historic photos	☐interior inspection	☐HABS/HAER record search

☒other methods (describe) Field visit and documentation

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information

Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

This structure does not appear to meet the National Register listing individually, however, the structure is an example of successful adaptive reuse and contributes to the Mount Dora Historic District.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. 5.

2. Community planning & developm 4. 6.

DOCUMENTATION

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type Maintaining organization

Document description File or accession #'s

2) Document type Maintaining organization

Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Bradley Benmoshé, CNU-A Affiliation Other

Recorder Contact Information 6500 North Andrews Avenue, Fort Lauderdale, Florida 33309 / 954-776-1616

(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

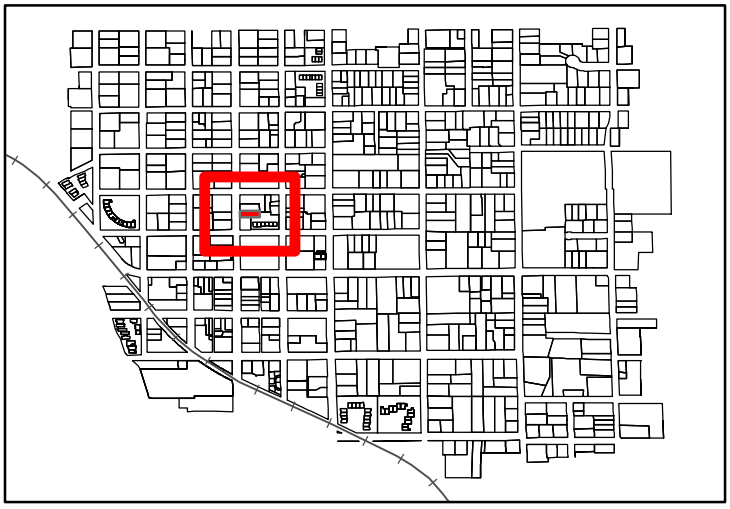
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Street Map

N

622 NORTH DONNELLY ST MOUNT DORA FL 32757

0 37.5 75 150
Feet

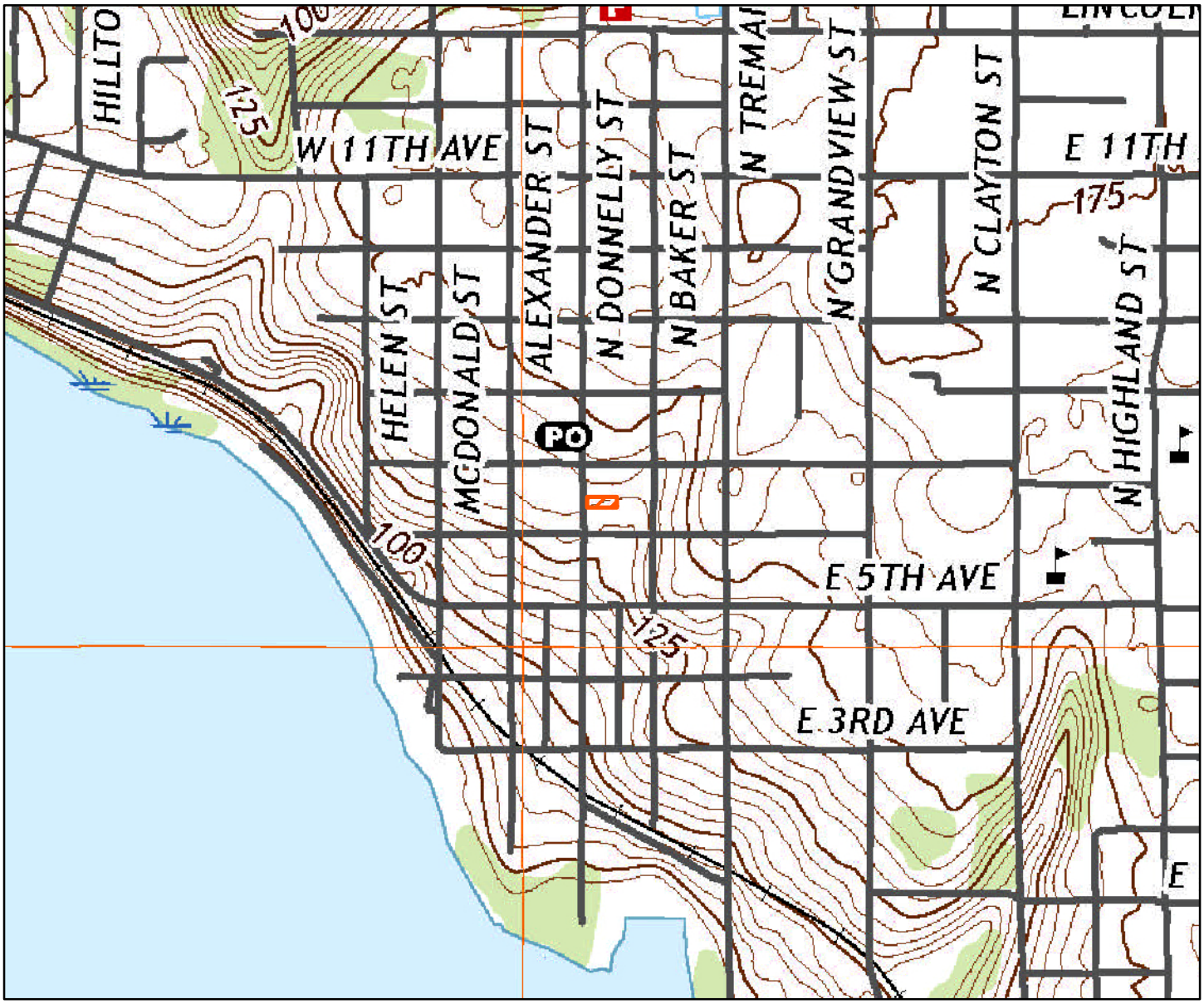


LA00324

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



N

LA00324

622 NORTH DONNELLY ST MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

622
Tony's
Chowder House
Welcome Aboard
FISH
SHRIMP
CHICKEN
and
MORE
EXIT ONLY
TONYSCHOWDER.COM
5X WORLD CHAMPION

CITY OF MOUNT DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
plandev@cityofmountdora.com

DATE: August 28, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 2 - Certificate of Appropriateness; 957 Gorham (Location); Porch Modification (Proposed Work); Hurley Family Partnership (Owner); Sunshine Properties Source, LLC (Applicant).**

Property Information:

Address:	957 Gorham Street	**Current Use:**	Residential
Zoning District:	R-2	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1924	**Style:**	Bungalow
Siding:	Drop Siding	**Stories:**	One
Roof Type:	Gable	**Chimneys:**	One
Roof Material:	Composition Shingles	**Porch:**	One, Open

Background on Architectural Style:

During the first three decades of the 20th century, the Bungalow became the most common style of residential architecture in the United States. Bungalows came in various shapes and forms, but small size, simplicity, and economy generally characterized the style.

Bungalows are typically one or two stories in height and typically have a rectangular floor plan; exterior material comprised of horizontal wood siding and shingles (less frequently, stucco, brick); gable roof; tapered chimneys; simple; exposed structural elements (ridge beams, truss work, rafters, purlins); gable porch roof; and open porches. Roofing materials were typically sheet metal or composition shingles.

Bungalows typically feature a balanced and well-proportioned, but not symmetrical, appearance from the front; a low, exposed roof, often with beams or rafters showing; 1.5 stories in height; a modest front porch or veranda; and square, tapered columns, sometimes called "bungalow columns."

Requested Action:

Demolish the existing porch on the rear of the residence and construct a new porch with utility room.

Guidance from Land Development Code (LDC)

LDC Section 3.4.6 (2)(b) states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes. Visual compatibility will be defined in terms of the following criteria:

1. *Height.* The height of proposed buildings or modifications will be visually compatible in comparison or relation to the height of existing structures and buildings.
   The proposed addition is shorter than the existing residence and will not be visible from the street.

2. *Front facade proportion.* The front facade of each building or structure will be visually compatible with and in direct relationship to the width of the building and to the height of the front elevation of other adjacent or adjoining buildings within a historic preservation review area.
   No Change.

3. *Proportion of openings (windows and doors).* The openings of any building within a historic preservation review area will be visually compatible with the openings exemplified by the prevailing historic architectural styles within the historic preservation review area. The relationship of the width of windows and doors to the height of windows and doors among buildings within the historic preservation review area will be visually compatible.

4. *Rhythm of solids to voids—Front facades.* The relationship of solids to voids in the front facade of a building or structure will be visually compatible with the front facades of historic buildings or structures within the historic preservation review area.
   No Change.

5. *Rhythm of buildings on streets.* The relationship of building(s) to open space between it or them and adjoining building(s) will be visually compatible with the relationship between historic sites, buildings, structures within a historic preservation review area.
   No Change.

6. *Rhythm of entrance and/or porch projections.* The relationship of entrances and porch projections to the sidewalks of a building will be visually compatible with the prevalent architectural styles of entrances and porch projections on historic sites, buildings and structures within a historic preservation review area.
   No Change.

7. *Relationship to materials and texture.* The relationship of materials and texture of the facade of a building will be visually compatible with the predominant materials used in the historic sites, buildings and structures within a historic preservation review area.
   The proposed porch addition will have hardi board ship lap siding. Horizontal wood siding is a common exterior material within the Historic Review Area.

8. *Roof shapes.* The roof shape of a building or structure will be visually compatible with the roof shape(s) of a historic site, building or structure within a historic preservation review area.
   The proposed addition will have a gable roof which matches the existing residence and is a common roof shape within the Historic Review Area.

9. *Walls of continuity.* Appearances of a building or structure such as walls, wrought-iron fences, evergreen landscape masses, or building facades, will form cohesive walls of enclosure along a street to insure visual compatibility of the building to historic buildings, structures or sites to which it is visually related.
   No Change.

10. *Scale of building.* The size of a building, the building mass in relation to open spaces, windows, door openings, balconies and porches will be visually compatible with the building size and building mass of historic sites, buildings and structures within a historic preservation review area.
    The proposed porch addition will be taller than the existing porch but will still be shorter than the residence.

11. *Directional expression of front elevation.* A building will be visually compatible with the buildings, structures and sites in its directional character: vertical, horizontal or non-directional.
    No Change.

Guidance from the Historic Design Guidelines:

If an addition is being constructed, generally it should not be added to the main historic facade of the building. If possible, locate it away from the principal public view, possible to the rear of the building. Respect the proportions of the building to which it is being added, so the addition does not dominate its historic environment. Do not obstruct the character-defining features of the historic building with the addition. It is inappropriate to imitate a historic style, or use the same roof line, wall plane, or historic details in an attempt to make the addition look like it was originally part of the building. The addition may be contemporary, or may incorporate design motifs that tie it into the historic building. No matter what its design, it should be of quality workmanship and materials.

Porches have been a traditional and significant feature of Florida architecture since the early nineteenth century. They were often the principal location for ornamentation and detailing, such as brackets and other jig-sawn woodwork, posts, columns, and balustrades. Size, style, ornateness or simplicity, sense of openness, and detailing were all-important attributes of porches. Such features should be preserved during the course of rehabilitating a building under Standard 2.

There are a number of common problems associated with porch treatments. Owners are often tempted to enclose porches for additional weatherproof living space, especially in smaller homes such as Bungalows, Cottages, and some Vernacular structures. Although porch enclosures are generally not recommended, they can meet Standards 5, 9, and 10 under limited circumstances.

Transparent materials, such as clear glass enclosures or screens, which are set behind balustrade and structural systems and maintain the visual openness of the porch are permitted. Removal or encasement of significant porch features or enclosure with non-transparent materials are not acceptable treatments. Permitted enclosures should be attached in such a way that, if removed, the form and integrity of the porch would remain.

Because they are open to the elements, porches require frequent maintenance and repair. Under Standard 6, deteriorated porch features should be repaired rather than replaced. When replacement proves necessary, replacement features and material should approximate the originals as closely as possible. If wholesale replacement is required, the new porch should be rebuilt based on historical research and physical evidence. If a porch or individual features of it are missing and no documentation or physical evidence is available, a new porch design that is compatible with the scale, design, and materials of the remainder of the building is appropriate under Standard 9.

Recommendations:

1. Identify, retain, and reserve porches, and their functional and decorative features, that are important in defining the overall historic character of the building-such as columns, balustrades, and stairs.

2. Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick, and other historical materials.

3. Repair will also generally include the limited replacement in kind – or with compatible substitute material – of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns, and stairs.

4. Replace in kind an entire porch that is too deteriorated to repair – if the form and detailing are still evident – using the physical evidence as a model to reproduce the feature. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

5. Design and construct a new porch when the historic porch is completely missing. It may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building.

6. Design and install additional porches when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character defining elevations.

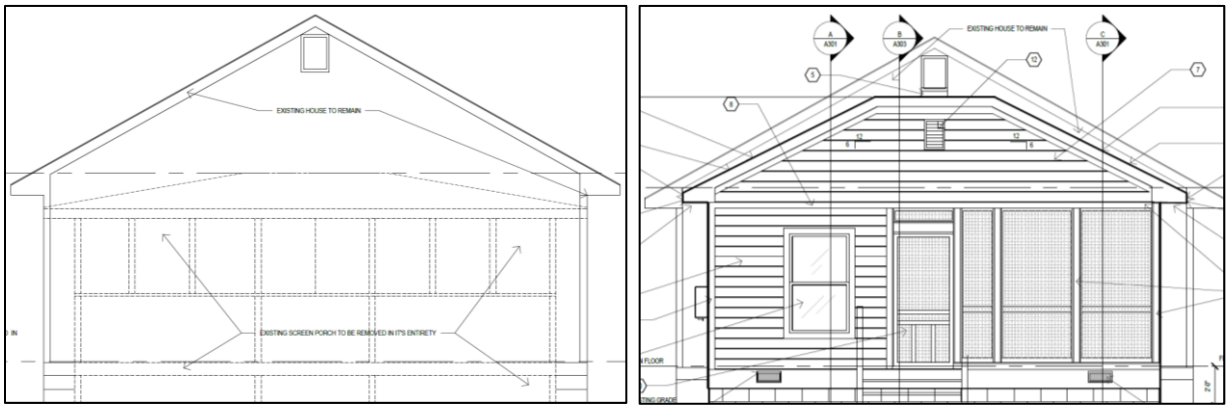
Staff Analysis:

The residence was constructed in 1924. The existing porch is located on the rear of the residence and not visible from the street. The 1998 and 2008 site form indicate that the residence has a concrete footing while the subject porch does not which means it may not be original to the residence. The Applicant indicated that the porch is old and has settled so they are proposing to demolish the existing porch and construct a larger porch with utility room.

Figure 1 - Demolition Area

Figure 2 - Porch Foundation

Figure 3 - Bird's Eye View of Residence



The proposed addition will have a gable roof with asphalt shingles which will match the existing roof. The Applicant is proposing to use James Hardie artisan ship lap siding. The current residence and porch have novelty drop siding. The existing doors to the porch will remain and the addition will include a new window, door between the utility area and the screen room, and a screen door between the screen room and the backyard.

Findings of Fact:

LDC Section 3.6.4 (2) (a), states that the Historic Preservation Board shall utilize the most recent U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation and the Mount Dora Historic Preservation Design Guidelines as the standards by which applications for certificate of appropriateness are to be evaluated. The Mount Dora Historic Design Guidelines are based on the U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation.

LDC Section 3.6.4 (2)(b), states it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Staff has reviewed the application for consistency with the U.S. Secretary of Interior's Standards for Historic Rehabilitation, Mount Dora Historic Preservation Design Guidelines, and the

standards for visual compatibility established in LDC Section 3.6.4 (2)(b) (hereto referred to the 'Standards of Review'), and found:

1. The request is consistent with the Mount Dora Historic Design Guidelines which state that if an addition is being constructed, generally it should not be added to the main historic facade of the building and, if possible, located it away from the principal public view; and

2. The request is consistent with the Mount Dora Historic Design Guidelines which state that it is inappropriate to imitate a historic style, or use the same roof line, wall plane, or historic details in an attempt to make the addition look like it was originally part of the building; and

3. The existing porch is located on the rear elevation and not visible from the street so it is not a character defining feature of the structure; and

4. The request is promotes visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

Therefore, based on these Findings of Fact, staff recommends **Approval** of the application, as presented.

Board Action:
The Historic Preservation Board may:

1. Motion to accept staff's findings of fact and approve the application, as presented.

2. Motion to accept staff's findings of fact and approve the application with the condition that [PROPOSED CONDITION] to ensure the application is consistent with the standards of review which state [STANDARD OF REVIEW].

3. Motion to reject staff's findings of fact and deny the application because the application is not consistent with [STANDARD OF REVIEW].

Attachments:
Photos
Application
1998 Site Form
2008 Site Form

CITY OF MOUNT DORA

Site Photos

CITY OF MOUNT DORA

RECEIVED
JUL 16 2024

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
plandev@cityofmountdora.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Property Address: 957 Gorham street Alternate Key No.: 1665817

Property Owner: Hurley Family Partnership

Applicant: Sunshine Properties Source LLC

Applicant's Mailing Address: 21015 Wolf Branch Rd., Mt Dora, FL 32757

Applicant's Phone Number: 352-636-3845

Applicant's Email Address: sunshinepropertiessource@gmail.com

Current Building Use (e.g. residential or commercial): residential

Application Type:

- ☐ New Construction
- ☐ Addition
- ☒ Renovation

Check any structural systems or elements which will be affected by this project:

- ☒ Steps or Stairways
- ☒ Windows
- ☒ Doors
- ☐ Walls or Fences
- ☒ Foundation
- ☒ Porches or Porte Cochere
- ☐ Chimney
- ☐ Exterior Lighting
- ☒ Siding/Stucco/Façade Work
- ☐ Walls/Structural
- ☒ Roof
- ☐ Landscape Features

Existing Materials / Style: wood frame w/ lap siding and screen

Proposed Materials / Style: wood frame w/ lap siding and screen

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: demo existing screen porch and construct new porch with laundry/utility room. Concrete footings, wood frame floor, walls & roof Half with be screen with other half lap siding

Reason for Addition / Modification: existing screen porch is old and has settled. The new porch will be larger giving room for proper utility room.

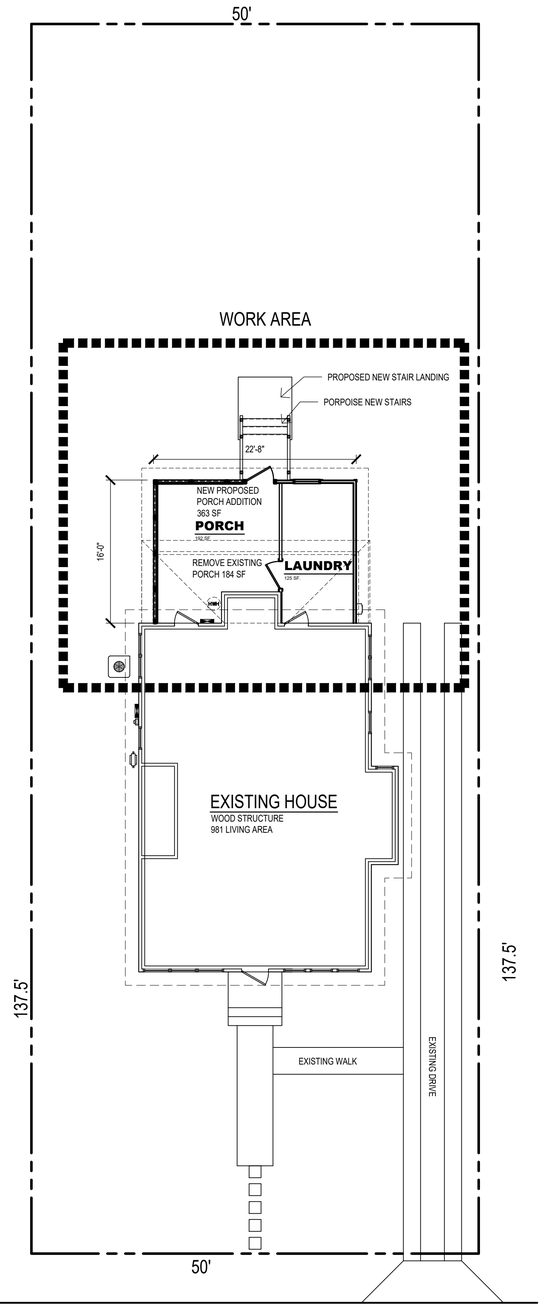
For Window & Door Modifications, will the grid pattern be replicated? window w/ mullion/screen door

Is there a chimney on the building and will it be affected? yes and no

Note: This application is for a Certificate of Appropriateness from the Historic Preservation Board only. The proposed work must also meet Zoning and Building Code Requirements; additional permits may be required. Submission of the application implies permission is granted to the City of Mount Dora to inspect and document any necessary information needed to process this request. All formal correspondences will be provided via email.

SCREENED PORCH ADDITION

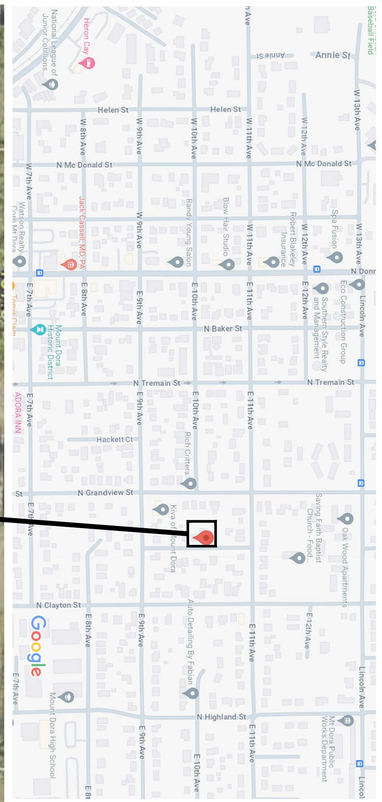
957 GORHAM STREET, MOUNT DORA, FLORIDA , 32757, LAKE COUNTY



SITE INFO:
ALTERNATE KEY : 1665817
PARCEL NUMBER:29-19-27-1100-00A-01100
LOCATION: 957 GORHAM ST, MOUNT DORA, FLORIDA 32757
DESCRIPTION: MOUNT DORA, GOTHAM'S SUB LOT 11 BLK A
PB 42 ORB 4251 PG 834

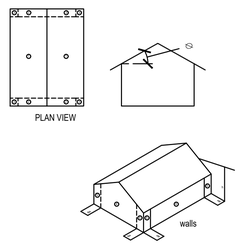
SITE PLAN

SCALE 1/8" =1'-0



LOCATION MAP

SCALE NONE



gable roof 27< 0 ≤ 45 degrees
wind speed 133

Roofs-Zone 1 ,

@ 10 SQFT	+ 15.8	/ -30.1	PSF
@ 20 SQFT	+ 13.6	/ -25.8	PSF
@ 50 SQFT	+ 10.8	/ -20.1	PSF
@ 100 SQFT	+ 8.6	/ -15.8	PSF

Roofs-Zone 2

@ 10 SQFT	+ 15.8	/ -35.5	PSF
@ 20 SQFT	+ 13.6	/ -30.1	PSF
@ 50 SQFT	+ 10.8	/ -23.0	PSF
@ 100 SQFT	+ 8.6	/ -17.6	PSF

Roofs-Zone 3

@ 10 SQFT	+ 15.8	/ -46.3	PSF
@ 20 SQFT	+ 13.6	/ -38.7	PSF
@ 50 SQFT	+ 10.8	/ -28.7	PSF
@ 100 SQFT	+ 8.6	/ -21.2	PSF

WALLS

Wall Zone 4

@ 10 SQFT	+ 21.2	/ -22.9	PSF
@ 20 SQFT	+ 20.2	/ -22.0	PSF
@ 50 SQFT	+ 18.9	/ -20.7	PSF
@ 100 SQFT	+ 18.0	/ -19.8	PSF

Wall Zone 5

@ 10 SQFT	+ 21.2	/ -28.3	PSF
@ 20 SQFT	+ 20.2	/ -26.4	PSF
@ 50 SQFT	+ 18.9	/ -23.9	PSF
@ 100 SQFT	+ 18.0	/ -22.0	PSF

Wind

Results:

Wind Speed	133 Vmph
10-year MRI	78 Vmph
25-year MRI	90 Vmph
50-year MRI	101 Vmph
100-year MRI	110 Vmph
300-year MRI	120 Vmph
700-year MRI	133 Vmph
1,700-year MRI	140 Vmph
3,000-year MRI	150 Vmph
10,000-year MRI	160 Vmph
100,000-year MRI	170 Vmph
1,000,000-year MRI	180 Vmph

Data Source: ASCE/SEI 7-22, Fig. 26.5-1B and Figs. CC.2-1–CC.2-4, and Section 26.5.2
Date Accessed: Fri Jun 28 2024

Flood

Results:

Flood Zone Categorization: X (unshaded)

Base Flood Elevation:

Data Source: FEMA National Flood Hazard Layer - Effective Flood Hazard Layer for US, where modernized (https://msc.fema.gov/portal/search)
Date Accessed: Fri Jun 28 2024
FIRM Panel: If available, download FIRM panel here
Insurance Study Note: Download FEMA Flood Insurance Study for this area here

DRAWING INDEX

Sheet Number	Sheet Title
CS001	COVER SITE PLAN
CS002	SPECIFCATION
A101	DEMOLITION & FLOOR PLANS
A102	FOUNDATION & FLOOR FRAMIG PLANS
A103	ROOF FRAMING PLAN
A201	EXTERIOR ELEVATIONS EXISTING & NEW
A301	BUILDING & WALL SECTIONS
A302	SECTION AND DETAILS
A303	SECTIONS & DETAILS
A501	STRUCTURAL DETAILS FONDATION
A502	STRUCTURAL DETAILS FRAMING
A503	STRUCTURAL DETAILS ROOF
EP-101	ELECTRICAL & PLUMBING PLAN & DETIALS

SCOPE OF WORK

EXISTING COVERED SCREEN IN PORCH TO BE REMOVED IN ITS ENTIRETY 184 SQ. FT.
CONSTRUCT NEW COVER SCREENED IN PORCH WITH LAUNDRY AND STORAGE AREA (16' X 22'-8") 363 SQ .FT.
CONCRETE FOOTING AND CMU FOUNDATION WALLS
WOOD CONSTRUCTION FLOOR, WALLS, & ROOF
PLUMBING PROVIDE LAUNDRY CONNECTIONS FAUCETS AND DRAIN , NEW WALL PACK WATER HEATER
ELECTRICAL INSTALL NEW OUTLETS AND LIGHTING
NO HVAC WORK, AREAS TO BE UNCONDITIONED

PRODUCT APPROVAL INFORMATION

BUILDER TO PROVIDE PRODUCT APPROVAL INFO.
FLORIDA APPROVAL NUMBERS:
EXISTING HOUSE:
WINDOWS EXISTING TO REMAIN
DOORS: EXISTING TO REMAIN
ROOFING EXISTING TO REMAIN
PROPOSED PORCH:
ROOF: PER-ENGINEERED WOOD TRUSSES
SHINGLES: (TO MATCH HOUSE REFER TO EXTERIOR ELEVATION SHEETS) FL# 10124.1
DOOR : WOOD SCREEN
WOOD CONNECTORS SIMPSON
REFER TO PLANS AND CONNECTION SCHEDULES

BUILDING & CODE DATA

AREA:

EXISTING SINGLE FAMILY RESIDENCE			
LIVING AREA	FIRST FLOOR	981	S.F.
	OPEN PORCH	64	S.F.
EXISTING SCREEN PORCH TO BE REMOVE		184	
EXISTING HOUSE TOTALS		1,229	S.F.
TOTAL MINUS REMOVED PORCH		1,045	S.F.
PROPOSED PORCH/LAUNDRY		363	S.F.
TOTAL GROSS AREA		1,408	S.F.
TOTAL INCREASE IN AREA		179	S.F.

2023 FLORIDA BUILDING CODE- RESIDENTIAL -8TH EDITION

USE GROUP:	R-3 (31O.5) RESIDENTIAL GROUP
CONSTRUCTION TYPE:	V B (TABLE 601) NON- SPRINKLER-BUILDING ELEMENTS) RATING 0
ALLOWABLE BUILDING HEIGHT:	40 FEET (fbc-b TABLE 504.3)
ACTUAL BUILDING HEIGHTS:	
EXISTING BUILDING	APPROX 18 FEET
NEW COVERED PORCH	APPROX 15.5 FEET
ALLOWABLE NUMBER OF STORIES:	3 STORIES (fbc-b TABLE 504.4)
ACTUAL NUMBER OF STORIES:	
EXISTING BUILDING	1 STORY
NEW COVER PORCH	1 STORY
ALLOWABLE BUILDING AREA:	UNLIMITED (TABLE fbc-b 506.2)
ACTUAL BUILDING AREA:	
REFER TO BREAK DOWN ABOVE	

DESIGN LOADS:TABLE R301.5 LIVE LOAD:

RESIDENTIAL FLOOR	40 PSF	BASIC WIND SPEED TABLE R301.2.1.3	Vult 133-Vasd 101
SLEEPING ROOMS	30 PSF	WIND IMPORTANCE FACTOR	1.0
BALCONY AND DECKS (EXTERIOR)	40 PSF	BUILDING RISK CATEGORY	II
STAIRS	40PSF	WIND EXPOSURE R301.2.1.4.3	C
CONVENTIONAL WOOD FRAMING DEAD LOAD:	15 PSF	EXPOSURE COEFF. TABLE R301.2	1.21
ROOF LIVE LOADS:	20 PSF		
CEILING JOIST LIVE LOAD:	5 PSF		

NEW COVER PORCH WORK TO COMPLY WITH 2023 FLORIDA BUILDING CODE- RESIDENTIAL , 8TH EDITION
ROOF STRUCTURAL WORK TO COMPLY WITH FBC-R CHAPTER 8 SECTIONS R802.10 WOOD TRUSSES,R803 ROOF SHEATHING

PROFESSIONAL SIGNATURE

PROFESSIONAL SEAL

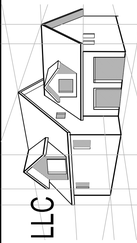
STATE OF FLORIDA
RAYMOND S. BASHAM
AR91749
REGISTERED ARCHITECT

PROFESSIONAL OF RECORD:

RAYMOND S. BASHAM, ARCHITECT
FLORIDA LICENSE AR91749

to the best of my knowledge and belief, these documents are within the applicable minimum requirements of the current adopted issue of the florida building and Residential codes, 8th edition 2023

PROJECT NUMBER 957 GORHAM	
	DRAWN BY:
ISSUE DATE: 7-1-24	RB
REVIEW DATE:	
REVISION:	
REVISION:	
REVISION:	



30 years of architectural experience

ARCHITECTURAL SERVICES PROVIDED BY:
Ray Basham, Architect LLC
1905 Canterbury lane # 3E
Sun City Center, Florida 33573
tel: 614-216-1948
Florida,Ohio, Indiana,Michigan, North Carolina,South Carolina, and NCARB Licensed. MEMBER A.I.A.

NEW COVERED SCREEN PORCH ADDTION TO RESIDENCE

PROJECT ADDRESS:
957 GORHAM STREET.
MOUNT DORA, FLORIDA 32757

SHEET TITLE
COVER SHEET
SITE PLAN

SHEET NUMBER
CS001

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PROFESSIONAL SIGNATURE

7-1-24

PROFESSIONAL SEAL

STATE OF FLORIDA
RAYMOND S. BASHAM
AR91749
REGISTERED ARCHITECT

PROFESSIONAL OF RECORD:

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FLORIDA LICENSE AR91749

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DRAWN BY:

ISSUE DATE: 7-1-24 RB

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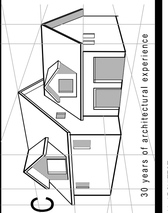

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Florida Ohio Indiana Michigan,
North Carolina South Carolina
and NCARB Licensed. MEMBER A.I.A.

NEW COVERED SCREEN PORCH ADDTION TO RESIDENCE

PROJECT ADDRESS:
957 GORHAM STREET.
MOUNT DORA, FLORIDA 32757

SHEET TITLE

SPECIFICATIONS

SHEET NUMBER

CS002

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DIVISION 1 - GENERAL REQUIREMENTS

1.01 CONTRACT DOCUMENTS

01. THE CONTRACT DRAWINGS ARE A GRAPHIC REPRESENTATION OF THE CONDITIONS AND THE WORK TO BE PERFORMED.
02. THE DRAWINGS ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY ANY ONE IS BINDING AS IF CALLED FOR BY ALL.
03. THE WORK SHALL BE EXECUTED IN CONFORMITY WITH THE DOCUMENTS.
04. THE CONTRACT DOCUMENTS ARE THE INTELLECTUAL PROPERTY OF THE ARCHITECT/ENGINEERAND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PRIOR CONSENT OF THE ARCHITECT/ENGINEER.
05. ANY DEVIATION FROM THE CONTRACT DOCUMENTS MUST BE APPROVED BY THE ARCHITECT/ ENGINEER PRIOR TO CONSTRUCTION. UNAPPROVED DEVIATIONS, INCLUDING THE COST OF REMEDIAL CORRECTIONS, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
06. THE SCOPE OF THE WORK SHALL INCLUDE ALL INCIDENTAL LABOR AND/OR MATERIALS NECESSARY TO COMPLETE THE SCOPE OF WORK AS INDICATED BY THE CONTRACT DOCUMENTS OR AS MAY BE REASONABLY INFERRED FROM THE CONTRACT DOCUMENTS.
07. THE DRAWINGS ARE GRAPHIC AND DIAGRAMMATIC REPRESENTATIONS OF MATERIALS AND ASSEMBLIES AND SHOULD NOT BE SCALED. TEXT HAS PRIORITY OVER GRAPHICS AND LARGE SCALE GRAPHICS HAVE PRIORITY OVER SMALLER SCALE GRAPHICS.

1.02 ARCHITECT/ENGINEER

01. THE ARCHITECT/ENGINEER HAS NOT BEEN RETAINED FOR CONSTRUCTION PHASE SERVICES WHICH INCLUDES CONSTRUCTION OBSERVATION.
02. THE ARCHITECT/ENGINEER SHALL NOT HAVE CONTROL OVER, HAVE CHARGE OF OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES. SPECIFICALLY, PROJECT SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

1.03 CONTRACTOR

01. THE CONTRACTOR SHALL EXECUTE THE SCOPE OF THE PROJECT IN STRICT COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL CODES APPLICABLE TO THE SCOPE OF THE PROJECT.
02. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OSHA RULES AND REGULATIONS AND SHALL CONTINUOUSLY MAINTAIN SAFE WORKING CONDITIONS FOR ALL ACTIVITIES.
03. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS; DISCREPANCIES, ERRORS OR OMISSIONS SHALL IMMEDIATELY BE CALLED TO THE ATTENTION OF THE ARCHITECT/ENGINEER BY THE CONTRACTOR PRIOR TO PROCEEDING WITH CONSTRUCTION.
04. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT AND COORDINATION OF THE OF ALL TRADES.
05. THE CONTRACTOR SHALL FURNISH NEW MATERIALS, SYSTEMS AND EQUIPMENT AS INDICATED OR SPECIFIED. INSTALLATIONS SHALL COMPLY WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND/OR RECOMMENDATIONS.
06. THE CONTRACTOR SHALL BE RESPONSIBILITY FOR PROJECT SITE SECURITY.
07. MATERIALS SHALL BE STORED IN AN ORDERLY FASHION AND SHALL BE PROTECTED FROM THE ELEMENTS AS APPROPRIATE.
08. THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND ORDERLY; PROVIDE DAILY HOUSEKEEPING TO KEEP WORK AREAS FREE OF DERBIES. KEEP ACCESS ROUTE DRIVES AND STREETS CLEAN.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL EQUIPMENT AND FIXTURES NOT BEING INSTALLED BY OWNER. COORDINATE WITH OWNER PRIOR TO I INSTALLATION

DIVISION 02 - SITE IMPROVEMENTS

2.01 EARTHWORK

01. OWNER IS RESPONSIBLE TO PROVIDE A TOPOGRAPHICAL SURVEY OF THE SITE AND GEOTECHNICAL SOILS REPORT AS NEEDED. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION AND REPORT ANY CONCERNS OF DISCREPANCY
02. BENCHMARKS, MONUMENTS AND OTHER REFERENCE POINTS IDENTIFIED ON THE SURVEY SHALL BE USED TO LOCATE AND ESTABLISH VERTICAL DATUM FOR CONSTRUCTION. CAREFULLY MAINTAIN THE BENCHMARKS AND OTHER REFERENCE POINTS.
03. THE WORDS FINISH GRADE MEAN THE REQUIRED FINAL GRADE ELEVATIONS INDICATED. INDICATED SPOT ELEVATIONS GOVERN AND SITE AREAS SHALL BE GIVEN UNIFORM SLOPE BETWEEN POINTS WHERE FINISH GRADES ARE SHOWN.
04. TREES TO REMAIN SHALL BE PROTECTED PER THE DRAWING DETAILS.
05. DURING EARTHWORK OPERATIONS, EXERCISE CARE TO ADEQUATELY PROTECT EXISTING SITE INDICATED TO REMAIN UNDISTURBED.
06. EXCAVATIONS SHALL BE MADE TO ELEVATIONS AND DIMENSIONS INDICATED PLUS AMPLE SPACE FOR CONSTRUCTIONS OPERATIONS AND INSPECTION. FOOTINGS AND FOUNDATIONS MUST REST ON UNDISTURBED AND FIRM BOTTOMS, FREE OF LOOSE MATERIAL AND WATER. PREVENT SURFACE WATER OR GROUND WATER FROM FLOWING INTO EXCAVATIONS. OVEREXCAVATED FOUNDATIONS AND FOOTINGS SHALL BE FILLED WITH CONCRETE TO THE REQUIRED ELEVATION.
07. PERFORM ALL CUTTING, FILLING, BACKFILLING AND GRADING REQUIRED TO BRING SUBGRADES TO THE PROPER COMPACTED ELEVATION FOR THE IMPROVEMENTS THE AREAS ARE SCHEDULED TO RECEIVE
08. REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL EXCAVATED MATERIAL UNSUITED OR NOT REQUIRED FOR FILL.

2.02 CONSTRUCTED IMPROVEMENTS

01. UNLESS OTHERWISE NOTED OR DETAILED ON THE DRAWINGS, CONSTRUCTED IMPROVEMENTS SHALL BE AS FOLLOWS:
    01.1 CONCRETE WALKS, STEPS ON GRADE AND EXTERIOR CONCRETE FLATWORK SHALL BE A MINIMUM 4" THICK 3000 PSI UNREINFORCED CONCRETE ON COMPACTED EARTH.

2.03 TREATMENT FOR TERMITE PROTECTION

01. SOIL POISONING OR OTHER APPROVED METHODS FOR PROTECTION FROM TERMITE INFESTATION IS REQUIRED AND SHALL BE IN STRICT COMPLIANCE WITH THE PROVISIONS OF THE FBC/FRC. TERMITICIDE SHALL BE A PRODUCT REGISTERED FOR USE AS A PREVENTATIVE TREATMENT FOR TERMITES FOR NEW CONSTRUCTION BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

DIVISION 03 - CONCRETE

3.1 ALL CONCRETE SHALL BE NORMAL WEIGHT UNLESS OTHERWISE NOTED.
3.2 APPLICATION:

USAGE	f'c
FOUNDATION	3000 PSI
WALLS	4000 PSI
SLAB ON GRADE	2500 PSI
CIP COLS, BMS, SLABS, STIARS	4000 PSI

3.3 DESIGN MIXES TO BE PREPARED PER ACI 301
3.4 FLY ASH CONTENT NOT TO EXCEED 35% OF CEMENT CONTENT PER WEIGHT.
3.5 OPERATION INSTALLATION AND PROCEDURE TO COMPLY WITH ACI STANDARDS
3.6 CONCRETE TO ATTAIN MINIMUM COMPRESSIVE STRENGTH OF 3,000 psi AT 28 DAYS (U.O.N.)
3.7 REINFORCEMENT REBARS ASTM A615 GRADE 60 U.N.O.
3.8 WELD WIRE FABRIC (WWF ASTM A185)
3.9 LAP SPLICES AND HOOKS SEE TABLE.
3.10 CONCRETE FORM WORK
A.) ALL FORM WORK AND SHORING SHALL BE DESIGNED FOR ACI STANDARD 347. RECOMMENDED PRACTICE FOR CONCRETE FORMWORK.

DIVISION 03 - CONCRETE

3.11 REINFORCING STEEL

3.12 ALL REINFORCING STEEL FOR GENERAL USE SHALL CONSIST OF GRADE 60 DEFORMED BARS AND CONFORM TO ASTM A615. REINFORCING STEEL FOR BEAMS SHALL BE ASTM A615, GRADE 60 `` DEFORMED BARS.

3.13 REINFORCING SHALL BE SUPPORTED BY CHAIRS,BOLSTERS, OR OTHER APPROVED SPACERS T0 MAINTAIN PROPER CONCRETE COVERAGE.

3.14 STEEL REINFORCEMENT COVERAGE
(SEE ACI CHAPTER 7.7):
3.14.1 EXTERIOR WEATHER EXPOSURE
3.14.2 FORMED SURFACES
3.14.3 CAST AGAINST EARTH
3.144 W.W.M. SLAB REINF.

3.15 WELDED WIRE MESH IN ACCORDANCE TO ASTM A185 SHALL BE PROVIDED.
3.15.1 WELDED WIRE MESH SHALL BE LAP SPLICED 2 SQUARES MIN.

3.16 SYNTHETIC FIBER MESH IN ACCORDANCE TO ASTM C1116/C 1116M, TYPE III FIBER REINFORCED CONC.
3.16.1 EQUAL TO 10 /10 6 X6 POLYCARBON MATERIAL

3.17 MASONRY JOINT REINFORCEMENT: ASTM A951.
MAXIMUM SPACING OF CROSS WIRES IN LADDER-TYPE AND POINTS OF CONNECTION OF CROSS WIRES OF TRUSS- TYPE JOINT REINFORCING SHALL BE 16".

3.18 ANCHORS,TIES,AND ACCESSORIES:
3.7.1 PLATE AND BENT-BAR ANCHORS: ASTM A36/A36M
3.7.2 SHEET-METAL ANCHORS AND TIES: ASTMA1008/A1008M
3.7.3 WIRE MESH TIES: ASTMA185/A185M
3.7.4 WIRE TIES AND ANCHORS: ASTM A82/A82M
3.7.5 HEADED ANCHOR BOLTS: ASTM A307, GRADE A

3.19 COATINGS FOR CORROSION PROTECTION, UNLESS OTHERWISE REQUIRED, PROTECT CARBON STEEL JOINTS REINFORCEMENT , TIES, AND ANCHORS FOR CORROSION BY GALVANIZING OR EPOXY COASTING IN CONFORMANCE WITH THE FOLLOWING MINIMUMS:
3.19.1 MILL GALVANIZED COATINGS
a. JOINT REINFORCEMENT: ASTMA641 (0.1 oz/ft²)
b. SHEET METAL ANCHORS AND TIES: ASTM A653 COATING DESIGNATION G60
3.19.2 HOT-DIPPED GALVANIZED COATINGS:
a. JOINT REINFORCEMENT ,WIRE TIES, AND WIRE ANCHORS: ASTM A153 (1.50oz/FT²
b. SHEET METAL ANCHORS AND TIES: ASTM A153 CLASS B
3.19.3 EPOXY COATINGS:
a. JOINT REINFORCEMENT:ASTM A885 CLASS A TYPE 1->7 MIL
b. WIRE TIES AND ANCHORS: ASTM A899 CLASS 20 MILS C -
c. SHEET METAL ANCHORS AND TIES: 20 MILS PER MANUFACTURES' SPECIFICATIONS.

DIVISION 4 - MASONRY

4.1 CONCRETE MASONRY UNITS: ASTM C90.
4.1.1 WEIGHT CLASSIFICATION: MEDIUM WEIGHT UNLESS OTHERWISE INDICATED.
4.1.2 COLOR(S) AND TEXTURE(S): TO STANDARD GRAY COLOR AND SMOOTH TEXTURE UNLESS NOTED OTHER WISE ON DRAWINGS
4.2 MORTAR AND GROUT MATERIALS:
4.2.1.SPEC MIX MASONRY MORTAR PRE-BLENDED FACTORY MIX: ASTM C270 AND ASTM C1714.
a.NATURAL GRAY COLOR.
4.2.2 GROUT FOR MASONRY: ASTM C476.
a.FLY ASH: ASTM C618.
b. GROUND GRANULATED BLAST FURNACE SLAG: ASTM C989.
c. PROVIDE GROUT OTHER THAN SELF-CONSOLIDATING GROUT WITH A SLUMP OF 8 TO 11 NCHES PER TMS 602/ACI 530.1/ASCE 6 ARTICLE 2.6 B.
4.3 WATER: POTABLE.
4.4 ADMIXTURES:
4.4.1 THE USE OF ADMIXTURES SHALL NOT BE PERMITTED EXCEPT AS SPECIFIED HEREIN, OR AS APPROVED BY THE DESIGN PROFESSIONAL AND THE BUILDING OFFICIAL.
4.4.2 PRE MIX PRODUCTS GROUT ADDITIVE MANUFACTURED BY E-Z MIX, INC. USE PER MANUFACTURER'S SPECIFICATIONS.
4.5 CONTROL ACCESSORIES:
4.5.1 RUBBER PREFORMED CONTROL-JOINT GASKET PER ASTM D2000, DESIGNATION M2AA-805
4.5.2 PVC PREFORMED CONTROL-JOINT GASKET PER ASTM D2287, TYPE PVE654-4

DIVISION 4 - MASONRY

4.6 INSTALLATION:
4.6.1COMPLY WITH CONSTRUCTION TOLERANCES IN TMS 602/ACI 530.1/ASCE 6, ARTICLE 3.3F.
4.6.2 CONSTRUCT CLEANOUTS IN THE BOTTOM COURSE OF MASONRY FOR EACH GROUT POUR WHEN THE GROUT POUR HEIGHT EXCEEDS 5 FT 4IN.
4.6.2.1 HOLLOW-UNIT MASONRY: CREATE CLEAN OUT BY CUTTING OFF ENTIRE FACE SHELL OF THE CMU. REPLACE FACE SHELL AFTER INSPECTION AND BEFORE GROUTING.
4.6.2.2 SOLID-UNIT MULTIWYTHE MASONRY: CREATE CLEANOUT BY LEAVING OUT EVERY OTHER UNIT. INSTALL UNIT AFTER INSPECTION AND BEFORE GROUTING.
4.6.2.3 BRACE CLEANOUT CLOSURE TO RESIST GROUT PRESSURE.
4.6.2.4 FOR PARTIALLY GROUTED MASONRY, CONSTRUCT CLEANOUTS AT BOTTOM OF EACH CELL TO BE GROUTED.
4.6.2.5 FOR SOLID GROUTED MASONRY, SPACE CLEANOUTS HORIZONTALLY A MAXIMUM 32 IN. ON CENTER.
4.6.3 ALL MASONRY SHALL BE LAID TRUE, LEVEL, PLUMB, AND IN ACCORDANCE WITH THE DRAWINGS.
4.6.4 ENSURE ALL VERTICAL CELLS TO BE GROUTED ARE ALIGNED AND UNOBSTRUCTED OPENINGS FOR GROUT ARE PROVIDED IN ACCORDANCE WITH PROJECT DRAWINGS.
4.6.5 EXPOSED MASONRY SHALL BE LAID IN RUNNING BOND UNLESS OTHERWISE INDICATED IN PROJECT DRAWINGS.
4.6.6 CONCEALED MASONRY WITH SHALL BE LAID IN RUNNING BOND UNLESS OTHERWISE INDICATED.
4.6.7 BRACE MASONRY DURING CONSTRUCTION TO ASSURE STABILITY. DESIGN, PROVIDE, AND INSTALL BRACING.
4.7 MORTAR BEDDING AND JOINTING:
4.7.1 PLACE MORTAR IN ACCORDANCE WITH TMS 602/ACI 530.1/ASCE 6 ARTICLE 3.3 B.
4.7.2 INITIAL BED JOINT SHALL NOT BE LESS THAN 1/4 INCH NOR MORE THAN 3/4 INCH.
4.7.3 ALL HEAD AND BED JOINTS, EXCEPT AS IN 3.4 B., SHALL BE A NOMINAL 3/8 IN. THICK, UNLESS OTHERWISE REQUIRED.
4.7.4 THICKNESS OF BED JOINTS SHALL NOT EXCEED 5/8 INCH.
4.7.5 LAY HOLLOW UNITS WITH HEAD AND BED JOINTS FILLED WITH MORTAR FOR THE THICKNESS OF THE FACE SHELL.
4.7.6 LAY SOLID UNITS WITH FULL HEAD AND BED JOINTS. DO NOT FILL HEAD JOINTS BY SLUSHING WITH MORTAR. BED JOINTS SHALL NOT BE FURROWED DEEP ENOUGH TO PRODUCE VOIDS.
4.7.7 REMOVE MORTAR PROTRUSIONS EXTENDING 1/2 IN. OR MORE INTO CELLS TO BE GROUTED.

DIVISION 5 - METALS

RESERVED-NONE REQUIRED THIS PROJECT

DIVISION 6 - WOOD AND PLASTICS

6.01 COORDINATION

0.1 SEE STRUCTURAL DRAWINGS FOR ALL WOOD FRAMING INFORMATION NOT OTHERWISE INCLUDED ON THIS SHEET. WHERE THERE IS CONFLICTING OR INCONSISTENT INFORMATION,THE REQUIREMENTS OF THE STRUCTURAL DRAWINGS SHALL GOVERN.

6.02 GENERAL CONSTRUCTION

01. LAYOUT, CUT, FIT, AND ERECT FRAMING, SHEATHING, BRIDGING, BLOCKING, NAILERS AND ALL ITEMS OF TRIM AND OTHER CARPENTRY. BRACE, PLUMB AND LEVEL ALL MEMBERS AND SECURE WITH SUFFICIENT HOT-DIPPED FRAMING ANCHORS, NAILS, SPIKES, SCREWS AND BOLTS TO INSURE RIGIDITY. STAPLES ARE NOT PERMITTED. NAILS SHALL BE COMMON OR RING SHANK OF APPROPRIATE LENGTH, SET FLUSH WITH THE SURFACE AND NOT OVERDRIVEN.
02. INSTALL ALL FRAMING CLOSELY FITTED AND ACCURATELY SET. REINFORCE ALL OPENINGS WITH HEADERS AND BRIDGE AS SHOWN OR REQUIRED. SPACE STUDS AND FURRING AT 16" C/C UNLESS OTHERWISE SPECIFIED. PROVIDE SOLE, TOP AND CAP PLATES OF THE SAME WIDTHAS FRAMING MEMBERS UNLESS SPECIFICALLY INDICATED OTHERWISE.
03. INSTALL ALL TRIM IN THE LONGEST POSSIBLE LENGTHS TO AVOID JOINTS. MITER EXTERNAL CORNERS AND COPE INTERNAL CORNERS AND CAREFULLY SCRIBE WOODWORK TO OTHER ADJACENT WORK. PROVIDE PROFILES TO MATCH EXISTING TRIM AND ANCHOR ALL TRIM WITH FINISH NAILS, SET SLIGHTLY BELOW SURFACE AND FILL WITH WOOD FILLER.
04. INSTALL ALL PLYWOOD SHEATHING WITH THE LONG DIMENSION OF THE PANEL ACROSS SUPPORTS AND WITH THE PANEL CONTINUOUS OVER TWO OR MORE SPANS. STAGGER END JOINTS. ALLOW 1/8" SPACING AT ALL PANEL ENDS AND SIDES UNLESS RECOMMENDED OTHERWISE.

6.03 CONCEALED WORK OF OTHER TRADES

01. PERFORM THE CUTTING OF CARPENTRY ITEMS FOR THE WORK OF OTHER TRADES THAT WILL BE CONCEALED WITHIN FRAMING ASSEMBLIES.
02. THE ROUGH-IN WORK OF OTHER TRADES THAT WILL BE CONCEALED WITHIN FRAMING SHALL BE COMPLETE, INSPECTED AND APPROVED PRIOR TO REQUESTING AN INSPECTION OF ANY COMPONENT OF THAT FRAMING.

6.04 BUILDERS HARDWARE

01. RECEIVE, STORE AND INSTALL ALL ITEMS OF BUILDERS HARDWARE. FIT ALL HARDWARE ACCURATELY AND SECURELY. ADJUST FOR PROPER OPERATION.

6.05 CLEAN UP

01. COLLECT ALL DEBRIS GENERATED BY CARPENTRY OPERATIONS DAILY AND DEPOSIT IN CONTAINERS TO BE REMOVED FROM THE SITE WHEN FILLED TO CAPACITY. CAVITIES THAT WILL BE CONCEALED BY SUBSEQUENT FINISHES SHALL BE FREE OF TRASH AND SAWDUST.

DIVISION 7 - THERMAL/MOISTURE

7.01 ROOFING SYSTEMS-GENERAL

01. ROOFER SHALL INSPECT SHEATHING OR SUBSTRATE AND REPORT TO A/E ANY DEFECTS THAT MAY IMPACT PERFORMANCE OF THE ROOFING SYSTEM.
02. ROOFING MATERIALS SHALL BE OBTAINED FROM ONE MANUFACTURER AND SHALL BE APPROPRIATE TO THE ROOF PITCH.
03. INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
04. ROOFER SHALL BE RESPONSIBLE FOR EFFECTIVE FLASHING OF ALL ROOF PENETRATIONS. VALLEYS, SIDEWALL AND KICK-OUT CONDITIONS. INSTALL COUNTER FLASHING FOR SELF-FLASHING SKYLIGHTS OR OTHER ROOFTOP EQUIPMENT. FLASH EQUIPMENT CURBS.
05. METAL FLASHING SHALL BE ALUMINUM OR STAINLESS STEEL, NOT GALVANIZED STEEL
06. THE COMPLETED INSTALLATION SHALL BE COMPLETELY WATERTIGHT IN ALL WEATHER.
07. REFER TO EXTERIOR ELEVATIONS FOR ROOFING AND UNDERLAYMENT INFORMATION.

7.02 THERMAL INSULATION-GENERAL

01. BATT INSULATION SHALL BE FIBERGLASS OF THE REQUIRED THICKNESS TO PROVIDE THE INDICATED 'R VALUE'. BATTS SHALL BE DOUBLE FACED OR IF SINGLE FACED, THE FACED SIDE SHALL BE TOWARD THE BUILDING EXTERIOR.
0.2 BATT INSULATION SHALL BE OF THE APPROPRIATE WIDTH OF THE SPACE BETWEEN STUDS,JOISTS OR RAFTERS. TRIM TO FIT WHERE NECESSARY FOR A FRICTION FIT DO NOT COMPRESS BATTS.
03. BATT INSULATION IN ATTICS SHALL BE RESTRAINED AT VENTED SOFFITS WITH BAFFLES TO ALLOW UNRESTRICTED AIR FLOW FOR ATTIC VENTILATION.
04. RIGID EXTRUDED OR FOAMED PLASTIC INSULATION BOARDS ARE PERMITTED WHEN ISOLATED FROM OCCUPIED SPACES BY GYPSUM BOARD PER FBC REQUIREMENTS.
05. OWNER OPTION: CLOSED CELL SPRAY ON INSULATION TO BE USED IN ATTIC. REFER TO WALL SECTIONS FOR ADDITIONAL INFORMATION.

7.03 SEALANTS

01. PROVIDE FOAM ROPE BACKING WHERE REQUIRED BY THE MANUFACTURER'S RECOMMENDATION.
02. SEAL JOINTS AFTER ADJACENT WORK HAS BEEN COMPLETED; CLEAN JOINTS PRIOR TO SEALING TO INSURE MAXIMUM ADHESION.
03. FINISHED SEALANT JOINTS SHALL BE OF FULL DEPTH, STRAIGHT LINES FREE OF GAPS. APPLY SEALANT IN MANNER TO INSURE MAXIMUM ADHESION.

7.04 SIDING

01. FIBER CEMENT LAP SIDING, TRIM, MOLDING AND ACCESSORIES
1.1.1 JAMES HARDIE HZ10 ENGINEERED FOR CLIMATE SIDING
1.1.2 FACTORY -FINISH AS SELECTED BY OWNER
02. ASTM D 3359- STANDARD TEST METHOD FOR MEASURING ADHESION BY TAPE TEST , TOOL AND TAPE
ASTM E 136 - STANDARD TEST METHOD FOR BEHAVIOR OF MATERIALS IN VERTICAL TUBE FURNACE AT 705 DEGREES C
03. SIDING AND TRIM
3.1.1 HARDIE PLANK HZ10 LAP SIDING MATERIAL
3.1.1.1. FIBER -CEMENT SIDING COMPILES WITH ASTM C 1186 TYPE A GRADE II
ASTM E 136 AS A NONCOMUSTIBLE MATERIAL
ASTM E 84 FLAME SPREAD INDEX = 0 SMOKE DEVELOPED INDEX = 5
FLORIDA STATE PRODUCT APPROVAL-FL13192, FL13223, & FL 13265, REFER TO ELEVATIONS
04. LAP SIDING TYPE SMOOTH 7 -1/4" WITH 6 INCH EXPOSURE
05. CEMENT FIBER TRIM BOARDS TEXTURE SMOOTH, THICKNESS ⅝" TO 1"
5.1.1. SIZES AS SHOWN ON ELEVATIONS
a. 3-½" WIDTH
b. 5-½" WIDTH
c. 7-½" WIDTH
d. 9-½" WIDTH
e. 11-¼" WIDTH
06. TRIM INSTALLATION
6.1 INSTALL MATERIALS IN STRICT ACCORDANCE WITH THE MANUFACTURES'S INSTALLATION INSTRUCTION. INSTALL FLASHING AROUND ALL WALL OPENINGS
6.2 FASTEN THOUGHT INTO STRUCTURAL FRAMING OR CODE COMPLYING SHEATHING. FASTENERS MUST PENETRATE MIN ¾" OR FULL THICKNESS OF SHEATHING , ADDITIONAL FASTENERS MAY BE REQUIRED TO ENSURE ADEQUATE SECURITY
6.3 PLACE FASTENERS NO CLOSER THAN ¾" AND NO FURTHER THAN 2" FORM SIDE EDGE OF TRIM BOARD AND NO CLOSER THAN 1" FORM END , FASTEN MAXIMUM 16" ON CENTER
6.3 ALLOW ¼" GAP BETWEEN TRIM AND SIDING, SEAL GAP WITH HIGH QUALITY ,PAINT-ABLE CAULK
07. SIDING INSTALLATION
7.1 APPLY PLANKS HORIZONTALLY WITH MINIMUM 1 ¼" WIDE LAPS AT TOP. THE BOTTOM EDGE OF FIRST PLANK OVERLAPS THE STARTER STRIP
7.2 ALLOW MINIMUM VERTICAL CLEARANCE BETWEEN THE EDGE OF SIDING AND OTHER MATERIAL IN STRICT ACCORDANCE WITH THE MANUFACTURE'S INSTALLATION INSTRUCTION.
7.3 BUTT JOINTS MUST NOT FALL WITHIN 4" OF A STUD, FURRING. DO NOT NAIL WITH 2" OF THE END OF PLANKS.
7.4 LOCATE SPLICES AT LEAST ONE STUD, FURRING CAVITY AWAY FROM WINDOW AND DOOR OPENINGS
7.5 MAINTAIN CLEARANCE BETWEEN SIDING AND ADJACENT FINISH GRADE, PER MANUFACTURE INSTRUCTIONS
08. MASONRY WALL
8.1 AERICO STUD NAILS, ET&F ASM NO. -144-125 ,0.14" SHANK BY 03.00 " HEAD BY 2" LONG CORROSION RESISTANT NAILS

DIVISION 8 - DOORS/WINDOWS/GLASS

8.01 DOORS/FRAMES-GENERAL

01. DOOR MATERIAL, TYPE, THICKNESS AND SIZE SHALL BE PER DOOR SCHEDULE.
02. ALL EXTERIOR GLASS DOORS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ANSI/AMMA/AWWDA 101/I/S2 STANDARD AND BEAR AN AMMA OR WDDMA LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND THE APPROVING TESTING AGENCY.
03. SEE PRODUCT APPROVAL TABLE FOR PRODUCT INFORMATION

8.02 WINDOWS-GENERAL

01. WINDOW MATERIAL, TYPE, THICKNESS AND SIZE SHALL BE PER WINDOW SCHEDULE.
02. ALL EXTERIOR WINDOWS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ANSI/AMMA/AWWDA 101/I/S2 STANDARD AND BEAR AN AMMA OR WDDMA LABEL IDENTIFYING THE MANUFACTURER ,PERFORMANCE CHARACTERISTICS AND THE APPROVING TESTING AGENCY.
03. PROTECT WINDOWS FROM DAMAGE BEGINNING WITH STORAGE AND EXTENDING THROUGH FINAL COMPLETION.
04. SEE PRODUCT APPROVAL TABLE FOR PRODUCT INFORMATION.

8.03 GLASS-GENERAL

01. GLAZING MATERIAL, TYPE, THICKNESS AND SIZE SHALL BE PER DOOR/WINDOW SCHEDULES
02. INSTALL SAFETY GLASS IN DOORS, SIDELIGHTS, WINDOWS ADJACENT TO OPENINGS OR BATH.
03. PROTECT GLASSING FROM BREAKAGE AND LEAVE CLEAN.

DIVISION 9 - FINISHES

0.01 GYPSUM WALLBOARD

01. PRODUCTS FOR GYPSUM WALLBOARD INSTALLATION AND FINISHING SHALL BE FROM ONE USA BASED MANUFACTURER.
02. GYPSUM WALLBOARD INSTALLED ON VERTICAL FRAMING SHALL BE 1/2" THICKNESS ASTM C 36
03. GYPSUM WALLBOARD INSTALLED ON HORIZONTAL FRAMING SHALL BE 1/2" THICKNESS.SAG RESISTANT TYPE, ASTM C1395.
04. GYPSUM WALLBOARD INSTALLED IN FIRE RATED ASSEMBLIES SHALL BE TYPE 'X'.
05. WONDER BOARD ,DUROCK OR EQUIVALENT INSTALLED IN DAMP AREAS SHALL BE MOISTURE RESISTANT.
06. GYPSUM WALLBOARD SHALL BE INSTALLED WITH THE LONG DIMENSION SPANNING AS MANY FRAMING MEMBERS AS PRACTICAL WITH DRYWALL SCREWS SPACED PER FBC/FRBC.
07. INSTALL VINYL CORNER BEADS, EXPANSION JOINTS, J TRIM AND OTHER ACCESSORIES TO PRODUCE SHARP, PLUMB AND TRUE CORNERS AND EDGES.
08. TAPE, APPLY JOINT COMPOUND, SAND SAND JOINTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO PRODUCE SURFACES WITHOUT SEAM DEFINITION

9.02 STUCCO

01. STUCCO ON MASONRY, ASTM C 926:
01.1 SECURELY INSTALL VINYL SCREEDS, CASING BEADS, CORNER BEADS AND OTHER TRIM.
01.2 SELF-FURRING METAL LATH: DIAMOND MESH, 3.4# PER SQUARE YARD.
01.3 PREPARE STUCCO MIX USING MATERIALS FROM ONE MANUFACTURE IN RECOMMENDED RATIOS.
01.4 APPLY STUCCO IN TWO EVEN, LEVEL COATS, ALLOWING SUFFICIENT DRYING TIME BETWEEN APPLICATIONS, PRODUCING A UNIFORM THICKNESS OF 5/8" OF UNIFORM TEXTURE.
01.5 FOLLOW CURING PROCEDURES PER ASTM C 926.
02. STUCCO ON WOOD FRAMING, ASTM C 926:
02.1 SECURELY INSTALL VINYL SCREEDS, CASING BEADS, CORNER BEADS AND OTHER TRIM.
02.2 SELF-FURRING METAL LATH: DIAMOND MESH, 3.4# PER SQUARE YARD.
02.3 PREPARE STUCCO MIX USING MATERIALS FROM ONE MANUFACTURE IN RECOMMENDED RATIOS.
02.3 APPLY STUCCO IN THREE EVEN, LEVEL COATS, ALLOWING SUFFICIENT DRYING TIME BETWEEN APPLICATIONS, PRODUCING A UNIFORM THICKNESS OF 7/8" OF UNIFORM TEXTURE.
02.4 FOLLOW CURING PROCEDURES PER ASTM C 926.

9.03 PAINTING

01. PREPARE SURFACES BY CLEANING AND SANDING TO PROVIDE PROPER ADHESION OF PRIMER.
02. PRIME SURFACES WITH A PRIME COAT SPECIFICALLY RECOMMENDED FOR THE MATERIAL TO BE PAINTED. CMU TO BE PRIMED WITH A FILLER/PRIMER.
03. APPLY SECOND COAT OF PAINT AFTER LIGHTLY SANDING PRIMER, IF NECESSARY. ALLOW SUFFICIENT DRYING TIME AND APPLY THIRD COAT.
04. COVERAGE SHALL BE UNIFORM AND COMPLETE; FINISHED SURFACES SHALL BE FREE OF RUNS, SAGS OR BLEMISHES; DO REMEDIAL PAINTING TO CORRECT DEFICIENCIES.
05. COVERAGE SHALL BE UNIFORM AND COMPLETE; DO REMEDIAL PAINTING WHERE NECESSARY.

DIVISION 10 - SPECIALITIES

RESERVED-NONE REQUIRED THIS PROJECT

DIVISION 11 - EQUIPMENT

RESERVED-NONE REQUIRED THIS PROJECT

DIVISION 12 - FURNISHINGS

RESERVED-NONE REQUIRED THIS PROJECT

DIVISION 13 - SPECIAL CONSTRUCTION

RESERVED-NONE REQUIRED THIS PROJECT

DIVISION 14 - CONVEYING SYSTEMS

RESERVED-NONE REQUIRED THIS PROJECT

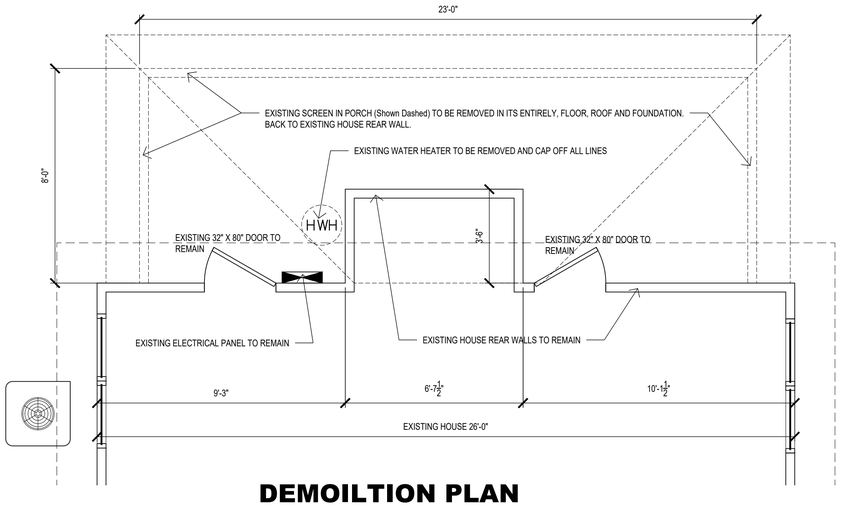
DIVISION 15 - MECHANICAL SYSTEMS

15.01 HVAC SYSTEMS

01. FURNISH AND INSTALL ALL MATERIAL, TOOLS, EQUIPMENT AND LABOR REQUIRED FOR INSTALLATION OF COMPLETE HVAC SYSTEM FOR AUTOMATED CLIMATE CONTROLLED INTERIOR

15.02 ENVIRONMENT.

01. CONFIGURE, EQUIP, SIZE AND INSTALL THE SYSTEM TO CONFORM TO THE STANDARD MECHANICAL CODE, NFPA 90A AND NFIPA 96, SMACNA, ACCA AND THE ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION, LATEST EDITIONS.
2. COORDINATE AND VERIFY ELECTRICAL CHARACTERISTIC OF EQUIPMENT WITH ELECTRICAL SUB-CONTRACTOR.
03. COORDINATE AVAILABLE SPACE FOR EQUIPMENT, DUCT ROUTING, AND LOCATIONS OF GRILL

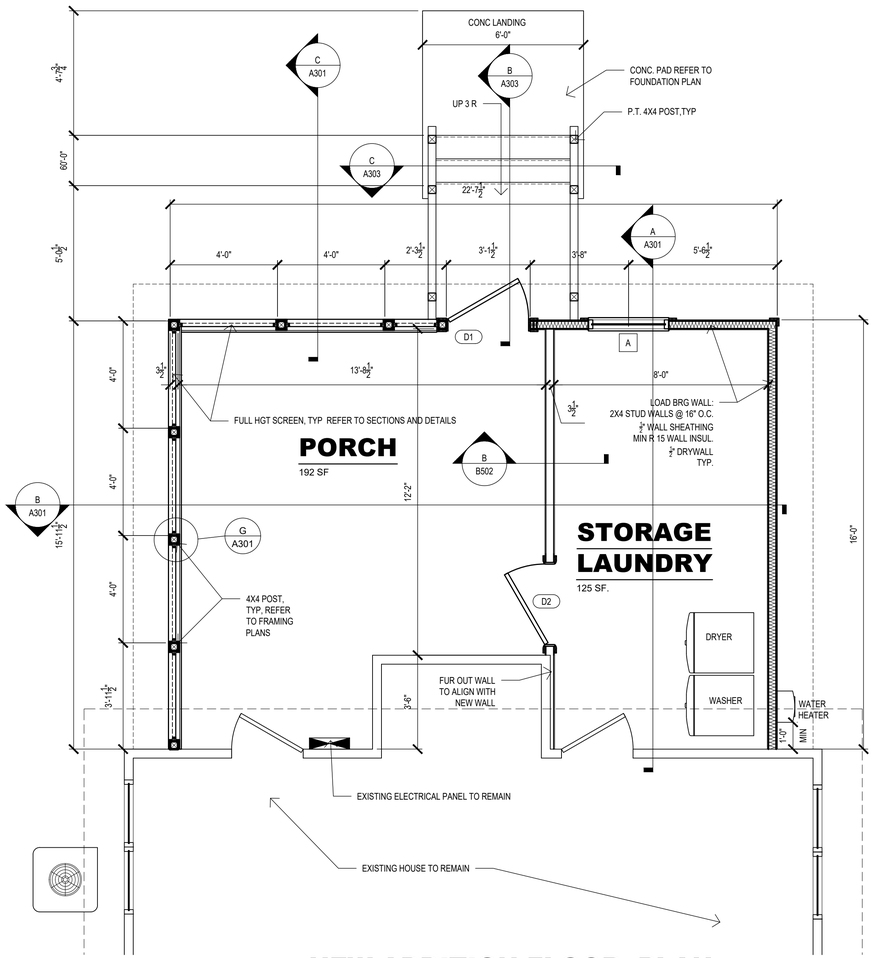


DEMOILTION PLAN

SCALE 3/8" = 1'-0"

DEMOILTION AREA

SCALE NONE



NEW ADDITION FLOOR PLAN

SCALE 3/8" = 1'-0"

EXISTING SQUARE FOOTAGE BREAK DOWN:

EXISTING LIVING AREA	981 S.F.
EXISTING SCREE PORCH REMOVED	184 S.F.
EXISTING OPEN PORCH	64 S.F.
TOTAL	1,229 S.F.

PROPOSED SQUARE FOOTAGE BREAK DOWN:

EXISTING LIVING AREA TO REMAIN	981 S.F.
EXISTING OPEN PORCH AREA TO REMAIN	64 S.F
PROPOSED NEW SCREEN PORCH AND LAUNDRY AREA	363 S.F.
TOTAL	1,408 S.F.

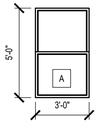
PROFESSIONAL SIGNATURE

7-1-24

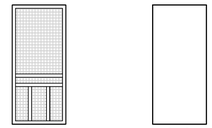
WINDOW SCHEDULE

1. OWNER/MANUFACTURE TO PROVIDE PROOF OF WINDOW COMPLIANCE WITH CODE R301.2.1.1 PROTECTION OF OPENING, OR INSTALL WOOD PANEL PROTECTION PER EXCEPTION.
2. ALL WINDOWS ARE ALUMINUM WITH LOW E INSULATING GLASS-IMPACT RESISTANT
3. ALL BEDROOM WINDOWS SHALL COMPLY WITH THE EMERGENCY EGRESS REQUIREMENTS PER THE RESIDENTIAL BUILDING CODE. SECTION R310.2.1 (MIN. OPENING AREA OF 5.7 SQ.FT.) OWNER TO PROVIDE COMPLIANCE.
4. ALL OPERABLE WINDOWS SHALL HAVE INTEGRAL SCREENS
5. WINDOWS TO PROVIDE MIN . VENTILATION TO MEET 4% OF ROOM FLOOR AREA . PER CODE SECTION R303.1
6. WINDOWS TO PROVIDE MIN. GLAZING TO MEET 8% OF ROOM AREA. PER CODE R303.1

REFER TO LINTEL SCHEDULE SHEET A103
NOTE:
VINYL WINDOWS ARE SPEICIFED OWNER HAS THE OPTION TO SELECTED EQUAL STYLE AND SIZE ALUMINUM.



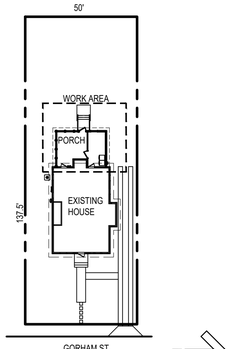
WINDOWS :
"PGT " SINGLE HUNG VINLY WINGUARD SERIES SH5500 ,IMPACT RESISTANT, INSULATED WITH LOW E GLASS, FRAME COLOR AS SELECTED BY OWNER, GLASS TINT AS SELECTED BY OWNER, GRID AS SHOWN ON FRONT WINDOW ONLY , ALL WINDOW TO HAVE SCREENS . SINGLE HUNG FL# 239.
"PGT " SINGLE HUNG VINLY WINGUARD SERIES SH5400 ,NON-IMPACT RESISTANT, INSULATED WITH LOW E GLASS, FRAME COLOR AS SELECTED BY OWNER, GLASS TINT AS SELECTED BY OWNER, GRID AS SHOWN ON FRONT WINDOW ONLY , ALL WINDOW TO HAVE SCREENS . SINGLE HUNG FL# 239.



D1 EXTERIOR DOORS SCREEN (36X80)

D2 INTERIOR DOORS FLUSH (36X80)

EXTERIOR DOOR:
SCREEN TIGHT FINGER JOINT WOOD HINGED SCREEN DOOR
"LOWE'S " MODEL #WCRK36
DURABLE MORTISE AND TENON CONSTRUCTION- NO SAGGING
SOLID FINGER JOINT WOOD PROVIDES STRAIGHTENS AND DIMENSIONAL STABILITY DECREASING WARPING AND / OR TWISTING
PAINTED/STAINED PER OWNER SELECTION
INTERIOR DOOR:
"MASONITE" MOLDED PANEL SERIES, HOLLOW CORE, 1⅜" THICK, WOOD RAILS , CORRUGATED CELL CORE, WOOD FIBER FINISH, PAINTED PER OWNER SELECTION.



KEY PLAN

SCALE 1/32" = 1'-0"

PROFESSIONAL SEAL

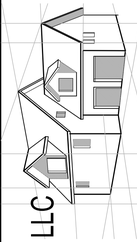
STATE OF FLORIDA
RAYMOND S. BASHAM
AR91749
REGISTERED ARCHITECT

PROFESSIONAL OF RECORD:

RAYMOND S. BASHAM, ARCHITECT
FLORIDA LICENSE AR91749

to the best of my knowledge and belief, these documents are within the applicable minimum requirements of the current adopted issue of the Florida Building and Residential codes, 8th edition 2023

PROJECT NUMBER 957 GORHAM	
	DRAWN BY:
ISSUE DATE: 7-1-24	RB
REVIEW DATE:	
REVISION:	
REVISION:	
REVISION:	



30 years of architectural experience

ARCHITECTURAL SERVICES PROVIDED BY:
Ray Basham, Architect LLC
1905 Canterbury lane # 3E
Sun City Center, Florida 33573
tel: 614-216-1948
Florida,Ohio, Indiana,Michigan, North Carolina,South Carolina, and NCARB Licensed MEMBER A.I.A.,

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NEW COVERED SCREEN PORCH ADDTION TO RESIDENCE

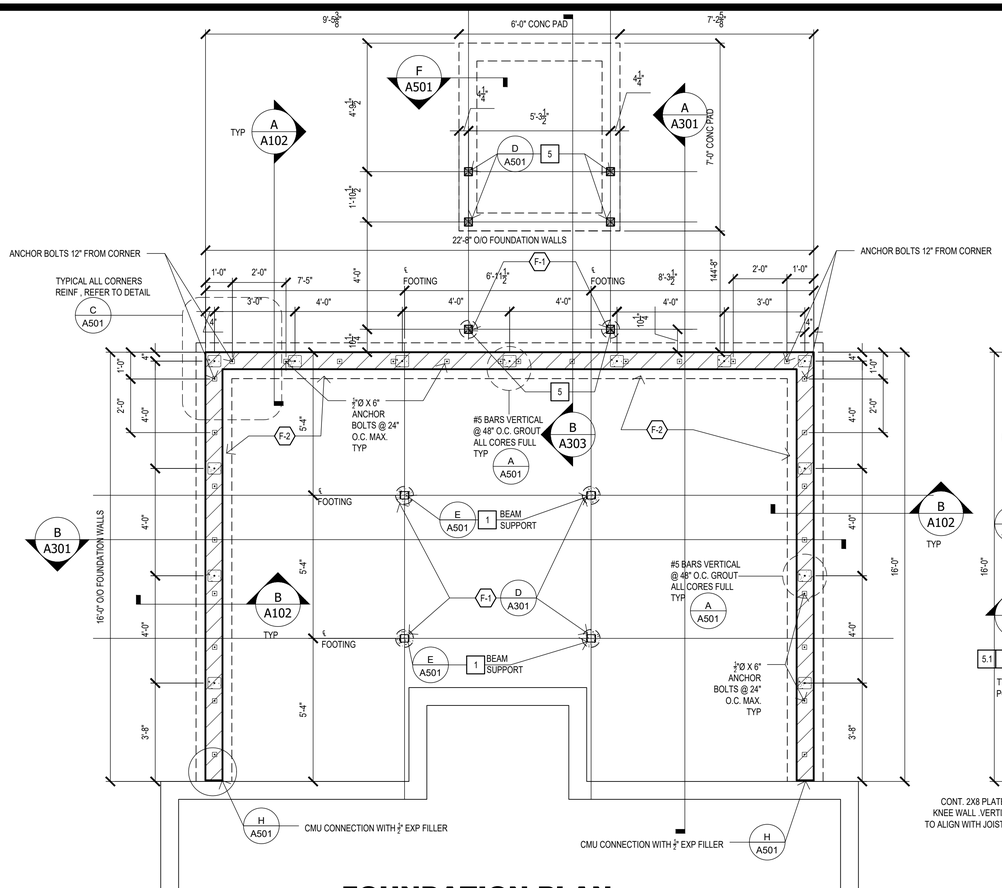
PROJECT ADDRESS:
957 GORHAM STREET.
MOUNT DORA, FLORIDA 32757

SHEET TITLE

DEMO PLAN
FLOOR PLAN

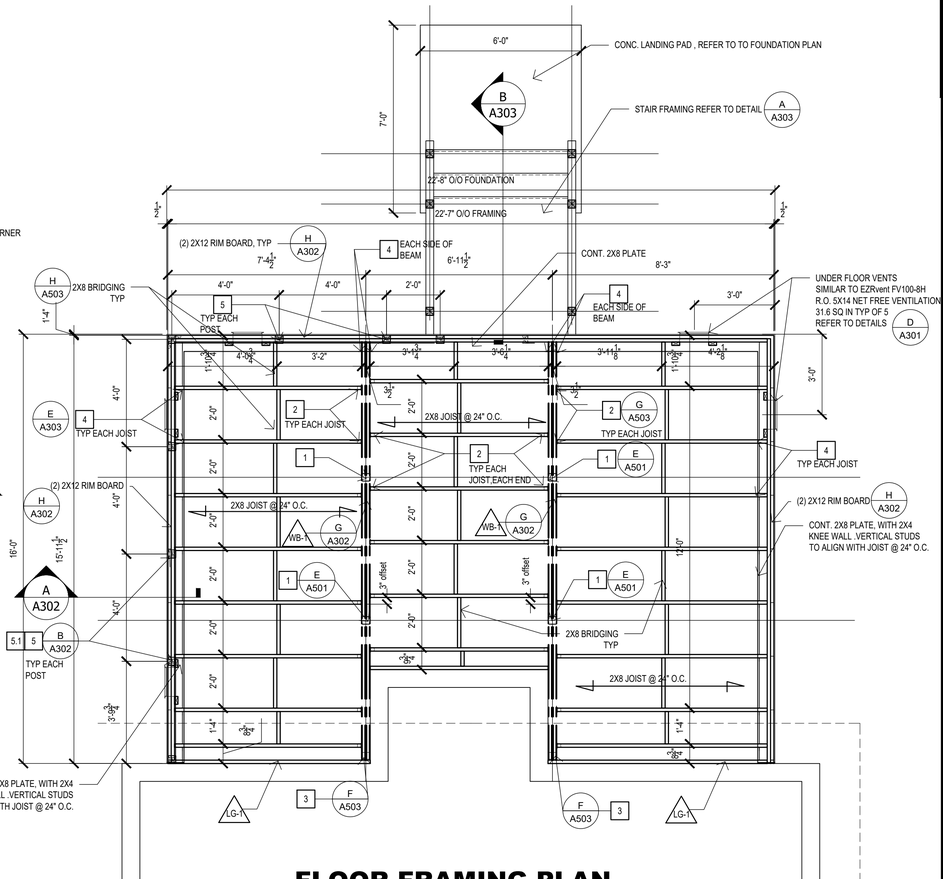
SHEET NUMBER

A101



FOUNDATION PLAN

SCALE 3/8" = 1'-0"



FLOOR FRAMING PLAN

SCALE 3/8" = 1'-0"

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE-RESIDENTIAL , 8TH EDITION, AND ANY OTHER APPLICABLE LOCAL CODES OR REGULATIONS
2. CONTRACTOR TO VERIFY ALL DIMENSION AND CONDITION AT SITE.
3. ALL MATERIALS, CONNECTORS AND FASTENERS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES REGULATION AND INSTRUCTIONS.
4. ALL NEW EXTERIOR WALLS ARE CONSIDERED AS SHEAR RESISTING COMPONENTS
5. ALL FORMING, SHORING, AND CONSTRUCTION TECHNIQUES SHALL BE PER MANUFACTURER'S SPECIFICATIONS AND CURRENT PRACTICES.
6. PROVIDE VERTICAL BARS AT ALL WALL CORNERS, INTERSECTIONS AND ON EACH SIDE OPENINGS PER SCHEDULE
7. CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS WITH MANUFACTURERS' INSTALLATION INSTRUCTIONS.
8. PROVIDE CORNER BARS TO LAP WITH HORIZONTAL WALL REINFORCING, REFER TO DETAILS
9. VERTICAL WALL REINFORCEMENT SHALL BE #5 GROUTED FULL IN CMU CORES, REFER TO DETAILS
10. REBAR SHALL BE 60 KSI STEEL

FOUNDATION NOTES:

1. FOUNDATION DESIGN BASED ON 1500 PSF NET SOIL BEARING CAPACITY AS PERMITTED BY SECTION R403 AND TABLE R403.1(1) OF THE FLORIDA BUILDING CODE-RESIDENTIAL.
2. ALL PENETRATIONS SHALL BE FORMED WITH A PVC SLEEVE 2 TIMES THE DIAMETER OF THE REQUIRED CONDUIT SIZE.
3. FOR CONCRETE CAST AGAINST EARTH USE CLEAR COVER OF 3".
4. PROVIDE CORNER BARS TO LAP LONG. FOUNDATION REINF. REFER TO DETAIL

CMU WALL REINFORCING:

1. ALL CMU WALLS TO HAVE #5 BARS @ MAX 48" O C GROUT CORES FULL.
2. PROVIDE CORNER BARS TO LAP LONG. FOUNDATION REINF. REFER DETAIL
3. THE BUILDER IS RESPONSIBLE FOR PROVIDING ANY AND ALL TEMPORARY SHORING OF THE RETAINING STEM WALLS UNTIL A MINIMUM OF 3 DAYS AFTER THE SLAB IS POURED. SHORING IS TO BR DESIGNED BY OTHERS

WOOD FRAMING NOTES

1. DIMENSIONED LUMBER SHALL BE DRESSED S4S, AND SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.
2. ALL LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
3. FRAMING WALLS AND COLUMNS.
   - 3.1 MINIMUM OF 3 PLY STUD COLUMNS TO BE INSTALLED AT BEAM OR GIRDER TRUSS BEARING LOCATIONS. UNLESS NOTED OTHERWISE.
   - 3.2 S.Y.P. #2 GRADE OR BETTER FASTEN PLYS TOGETHER USING 16d COMMON NAILS 6" O.C. AS EACH MEMBER IS APPLIED (U.N.O.)
   - 3.3 4 PLY OR AND LARGER STUD COLUMNS SHALL BE FASTENED TOGETHER AS STATED ABOVE PLUS CS16 COIL STRAPPING WRAPPED AROUND COLUMN WITH A 4" END CAP AT 16" O.C. OR 1/2"< THRU BOLTS AT 24" O.C.
   - 3.4 ALL FRAMING LUMBER SHALL BE #2 SPRUCE-PINE-FIR OR BETTER U.N.O.
   - 3.5 INTERIOR LOAD BEARING (IF APPLICABLE) WALLS SPACED AT 16" O.C. AND LESS THAN 8'-0 IN HEIGHT SHALL BE STUD GRADE, SPRUCE-PINE-FIR OR BETTER.
   - 3.6 INTERIOR NON-LOAD BEARING WALLS SHALL BE UTILITY GRADE OR BETTER
   - 3.7 INSTALL BLOCKING IN ALL WALL STUDS OVER 8'-0 AT MID-HEIGHT, AND SHEATHING JOINT, BRACE GABLE END WALLS AT 4'-0 O.C. AS SHOWN IN DRAWINGS
4. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED OR NATURAL DURABLE WOOD.
5. PRESSURE TREATED LUMBER SHALL BE IMPREGNATED WITH A CCA SALT TREATMENT IN ACCORDANCE WITH F.S. 11-W-571 AND BARE THE AMERICAN WOOD PRESERVES INSTITUTE EQUALITY MARK LP-2.
6. A.P.A. RATED STRUCTURAL SHEATHING EXTERIOR GRADE. ALL ROOF SHEATHING TO BE INSTALLED WITH PLY CLIPS (MAXIMUM 24" O.C.). (SEE PLANS FOR SHEATHING THICKNESS.) FOR ALL SHEATHING ATTACHMENT, SEE TYPICAL NAILING SCHEDULE.
   - 6.1 ROOF: SHINGLE, 7/16" MIN. THICK SUPPORTED OVER 24" MAX. SPAN; TILE, 1/2" MIN. THICK SUPPORTED OVER 24" MAX. SPAN.
   - 6.2 WALL: 7/16" MIN. THICK SUPPORTED OVER 24" MAX. SPAN
   - 6.3 FLOOR: CARPET, VINYL, WOOD, ETC., 3/4" MIN. TONGUE AND GROOVE SUPPORTED OVER 24" MAX. SPAN CERAMIC TILE, MARBLE, ETC., SEE MANUFACTURERS RECOMMENDATIONS
7. ALL NAILING AND BOLTING SHALL COMPLY WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION REQUIREMENTS. ALL NAILS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
8. ALL CONNECTION HARDWARE SHALL BE GALVANIZED AND SUPPLIED BY SIMPSON STRONG TIE CO., USP, KC METAL, OR EQUIVALENT. SUBMIT CUT SHEETS FOR ALL CONNECTION HARDWARE TO ENGINEER FOR APPROVAL. ALL NAIL HOLES SHALL BE FILLED OR AS PRESCRIBED BY THE MANUFACTURER.
9. BRACING: TEMPORARY BRACING OF THE ROOF SYSTEM SHALL BE INSTALLED PER BCSI RECOMMENDATIONS AND SHALL BE UTILIZED AS THE PERMANENT BRACING FOR THE ROOF SYSTEM (U.N.O.)
10. ALL WOOD FRAMING SHALL BE IN COMPLIANCE WITH THE LATEST NDS EDITION FOR WOOD CONSTRUCTION.
11. CUTTING AND NOTCHING WOOD FRAMING SHALL BE IN COMPLIANCE WITH FBC, RESIDENTIAL SECTION R802

FOOTING SCHEDULE

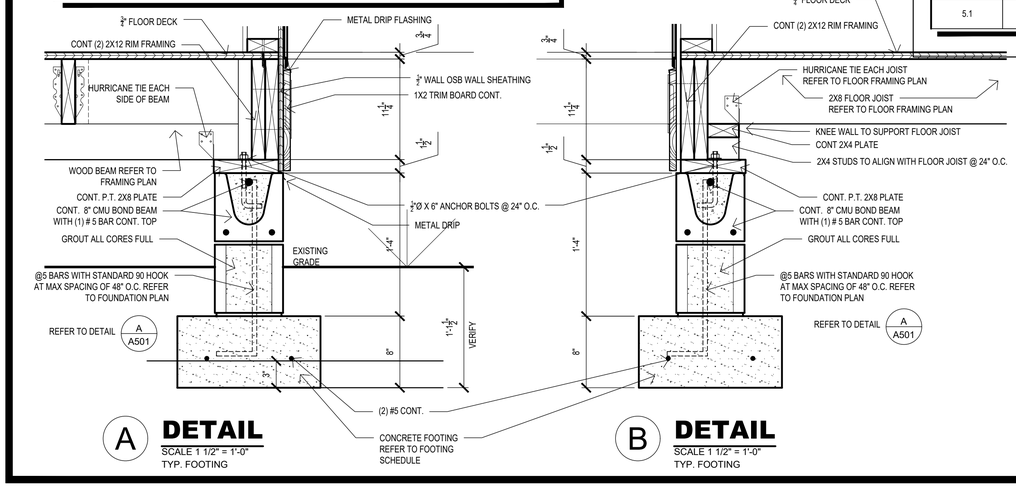
	SIZE	MATERIAL/REINF
F1	POST HOLE FOOTINGS MIN 8"Ø X 24" deep	(4) #5 BARS vertical & (2) #5 BARS horizitional
F2	CONT . 8" CMU WALL FOOTING 16" wide X 8" deep	(2) -# 5 BARS CONT.
F3		

FLOOR CONNECTION SCHEDULE

MARK	CATEGORY	SUBCATEGORY	PRODUCT MANUFACTURER	MODEL	FASTENERS	APPROVAL NUMBER
1	STRUCTURE COMPONENTS	WOOD CONNECTORS& ANCHORS	SIMPSON STRONG TIE	CBSQ44-SDS2	(14) 1/4" X 2" SDS SCREWS	FL10860.8
2	STRUCTURE COMPONENTS	WOOD CONNECTORS& ANCHORS	SIMPSON STRONG TIE	LUS28	HEAD (6) SD9112 SCREWS , JOIST (4) SD9212 SCREWS	FL 10531.17
3	STRUCTURE COMPONENTS	WOOD CONNECTORS& ANCHORS	SIMPSON STRONG TIE	HUCQ412-SDS	HEAD (14) 1/4" X 2 1/2" SDS, BEAM (6) 1/4" X 2 1/2" SDS	FL 10531.10
4	STRUCTURE COMPONENTS	WOOD CONNECTORS& ANCHORS	SIMPSON STRONG TIE	H3	HEAD (4) SD9112 SCREWS ,JOIST (4) SD9112	FL10456.7
5	STRUCTURE COMPONENTS	WOOD CONNECTORS& ANCHORS	SIMPSON STRONG TIE	ABW44Z	(1) 1/2" Ø X 5" LAG BOLT. (8) SD9112, POST	FL10860.3
5.1	STRUCTURE COMPONENTS	WOOD CONNECTORS& ANCHORS	SIMPSON STRONG TIE	GA2	(6) #9X1 1/2" SD	FL 10446

FLOOR FRAMING SCHEDULE

MARK	MATERIAL	SIZE
WB-1	WOOD	(2) 2X12 WITH 1/2" PLYWOOD FLITCH (3 1/2" X 11 1/4")
LG-1	WOOD	CONT. 2X12 LEDGER WITH (2) TWO ROWS OF 1/2" Ø LAG SCREWS @ 16" O.C.



A **DETAIL**

SCALE 1 1/2" = 1'-0"

TYP. FOOTING

B **DETAIL**

SCALE 1 1/2" = 1'-0"

TYP. FOOTING

PROFESSIONAL SIGNATURE

7-1-24

PROFESSIONAL SEAL

STATE OF FLORIDA
RAYMOND S. BASHAM
AR91749
REGISTERED ARCHITECT

PROFESSIONAL OF RECORD:

RAYMOND S. BASHAM, ARCHITECT
FLORIDA LICENSE AR91749

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ARCHITECTURAL SERVICES PROVIDED BY:
Ray Basham, Architect LLC
1905 Canterbury lane # 3E
Sun City Center, Florida 33573
tel: 614-216-1948
Florida Ohio, Indiana Michigan, North Carolina South Carolina and NCARB Licensed MEMBER A.I.A.
30 years of architectural experience

NEW COVERED SCREEN PORCH ADDTION TO RESIDENCE
PROJECT ADDRESS:
957 GORHAM STREET.
MOUNT DORA, FLORIDA 32757

SHEET TITLE

FOUNDATION PLAN
FLOOR FRAMING PLAN

SHEET NUMBER

A102

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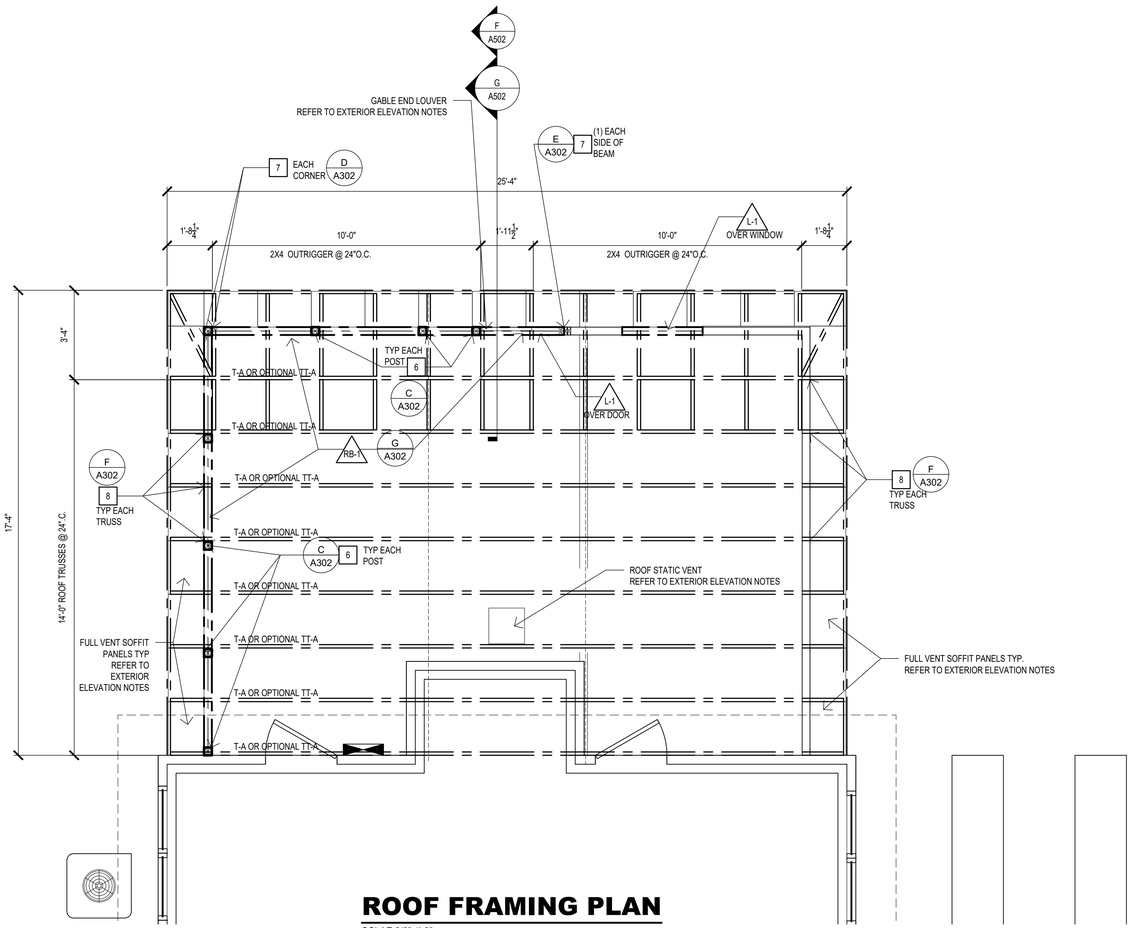
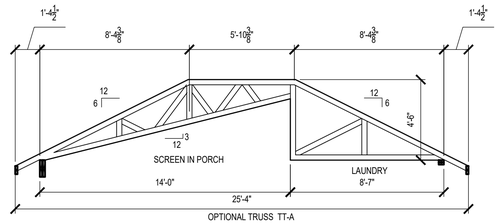
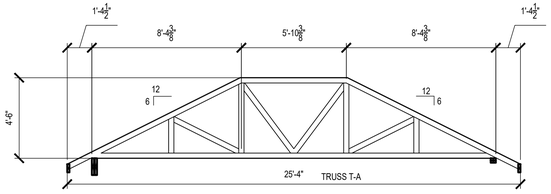


ROOF FRAMING PLAN

SCLAE 3/8" 1'-0"



OPTIONAL TRUSS TT-A



TRUSS T-A

TRUSS DIAGRAM

SCALE 1/4" = 1'-0

ROOF FRAMING SCHEDULE

MARK	MATERIAL	SIZE
RB-1	WOOD	(2) 2X12 WITH ¾" PLYWOOD FLITCH (3 ¼" X 11 ¼")
L-1	WOOD	(2) 2X6 WITH ¾" PLYWOOD FLITCH (3 ½" X 5 ½")
C-1	WOOD	P.S. # 2 4X4 POST

ROOF CONNECTION SCHEDULE

MARK	CATEGORY	SUBCATEGORY	PRODUCT MANUFACTURER	MODEL	FASTENERS	APPROVAL NUMBER
6	STRUCTURE COMPONENTS	WOOD CONNECTORS& ANCHORS	SIMPSON STRONG TIE	BC4	(12) SD10112 SCREWS	FL10860.6
7	STRUCTURE COMPONENTS	WOOD CONNECTORS& ANCHORS	SIMPSON STRONG TIE	LCE4	BEAM (14) SD10112 SCREWS , POST (10) SD10112 SCREWS	FL 10446
8	STRUCTURE COMPONENTS	WOOD CONNECTORS& ANCHORS	SIMPSON STRONG TIE	H3	HEAD (4) SD9112 SCREWS ,JOIST (4) SD9112	FL 10456.7

ATTIC VENTILATION CALCULATIONS

957 GORHAM ATTIC VENT

ATTIC AREA S.F.	363.00 SQ. FT.	
AREA S.F /300	1.2100 SQ. FT.	
S.F TO SQ. IN.	174.2400 SQ. IN.	
GABLE END VENT FREE AREA	59.40	SQ.IN.
ROOF VENT NET FREE AREA:	150.00	SQ. IN.
TOTAL TOP VENTS	209.40	SQ.IN
SOFFIT VENT NET FREE AREA:	5.90	SQ. IN. PER LINEAR FEET
REQUIRED VENTILATION		
TOTAL SQ.IN. DIVIDED BY 2 (TOP& BOTTOM)=	87.12	SQ. IN.
SQ.IN. TOP DIVIDED BY GABLE VENT FREE AREA=	0.42	NEEDED
SQ. IN. BOTTOM DIVIDE BY SOFFIT VENT FREE AREA=	14.77	L.F. NEEDED
PROVIDED VENTILATION		
NUMBER OFGABLE VENTS PROVIDED =	1	
NUMBER OF ROOF VENTS PROVIDED	1	
LINEAR FEET OF SOFFIT VENT PROVIDED=	16	

PROFESSIONAL SIGNATURE

Raymond S. Basham

7-1-24

ROOF FRAMING NOTES

1. INSTALL MIN 5" ALUM. OGEE GUTTERS AND DOWN SPOUTS SEE ARCHITECTURAL ELEVATIONS FOR DRAINAGE LOCATION.
2. REFER TO COVER SHEET FOR GENERAL NOTES.
3. SHEATHING SHALL BE A MINIMUM OF 5/8" APA EXTERIOR RATED SHEATHING. PER FBC-R TABLE R803.1
4. SHEATHING SHALL BE APPLIED WITH AXIS OF STRENGTH PARALLEL TO SUPPORTS. PLYWOOD SHALL BE INSTALLED WITH PLY CLIPS SPACED @ 24" o.c.
5. ALL VALLEYS, RIDGES, & HIP LINES TO BE BLOCKED W/ 2x4 MEMBERS.
6. ROOF SHEATHING SHALL BE FASTENED PER FBC-R TABLE R803.2.3.1 WITH FASTENERS MEETING ASTMF1667, MIN RSRS-03 2 ½" X 0.131 NAILS OR RSRS-04 (3" X .0120) RING SHANK NAILS 4"O.C. AT EDGE SUPPORTS AND 6" O.C. AT INTERIOR SUPPORTS.
7. ALL ROOF CLADDING PRODUCTS ARE THE RESPONSIBILITY OF THE MANUFACTURER. THE ROOF CLADDING MANUFACTURER IS RESPONSIBLE FOR THE VALIDITY OF THE COMPONENTS PROVIDED. THE CONTRACTOR, AS PROJECT COORDINATOR, SHALL BE RESPONSIBLE FOR ENSURING THAT THE APPROPRIATE ROOFING MATERIAL IS USED AND THAT IT HAS BEEN INSTALLED PER MANUFACTURER'S SPECIFICATIONS SUCH THAT IT WILL WITHSTAND THE COMPONENTS AND CLADDING PRESSURES REQUIRED BY THE SEALED PLANS.
8. ALL PRE MANUFACTURED WOOD TRUSS DESIGN AND ALL TRUSS TO TRUSS CONNECTIONS TO BE ENGINEERED BY STATE LICENSED ENGINEER .DRAWINGS ARE TO BE PREPARED WITH THE ENGINEER'S SEAL AFFIXED AND SUBMITTED TO PERMIT AUTHORITIES AND ARCHITECT FOR APPROVAL PRIOR TO MANUFACTURING.

ROOF TRUSSES

ROOF TRUSSES SHALL BE DESIGNED BY STRUCTURAL ENGINEER REGISTERED IN THE STATE OF FLORIDA. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD, AND IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURE OF METAL-PLATE -CONNECTED WOOD TRUSSES SHALL COMPLY WITH ANSI/TPI-1. TRUSS DESIGN DRAWING TO COMPLY WITH FBC-R R602.1

ROOF TRUSSES SHALL BE DESIGNED TO SUPPORT THE FOLLOWING LOADS:

TOP CHORD LIVE LOAD TOP CHORD=	20 PSF
TOP CHORD DEAD LOAD =	5 PSF (15 PSF IF SLATE OR TITLE SHINGLES ARE USED)
BOTTOM CHORD LIVE LOAD =	0 PSF
BOTTOM CHORD DEAD LOAD TOTAL LOAD=	10 PSF
TOTAL LOADING=	37 PSF (50 PSF IF SLATE OR TITLE SHINGLES ARE USED)

ADD LIVE LOAD OF A MIN OF 30 PSF IN GARAGE ATTIC STORAGE AREA
ROOF TRUSSES SHALL BE DESIGNED TO COMPLY WITH THE FOLLOWING:
DEFLECTION CRITERIA: LIVE LOAD DEFLECTION = L/360 (MAX. = 0.50 INCHES) DEAD LOAD DEFLECTION = L/360 (MAX. = 0.50 INCHES)

PROFESSIONAL SEAL

STATE OF FLORIDA
RAYMOND S. BASHAM
AR91749
REGISTERED ARCHITECT

PROFESSIONAL OF RECORD:

RAYMOND S. BASHAM, ARCHITECT
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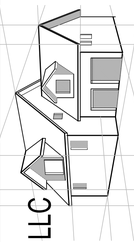

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PROJECT ADDRESS:
957 GORHAM STREET.
MOUNT DORA, FLORIDA 32757

SHEET TITLE

ROOF FRAMING PLAN

SHEET NUMBER

A103

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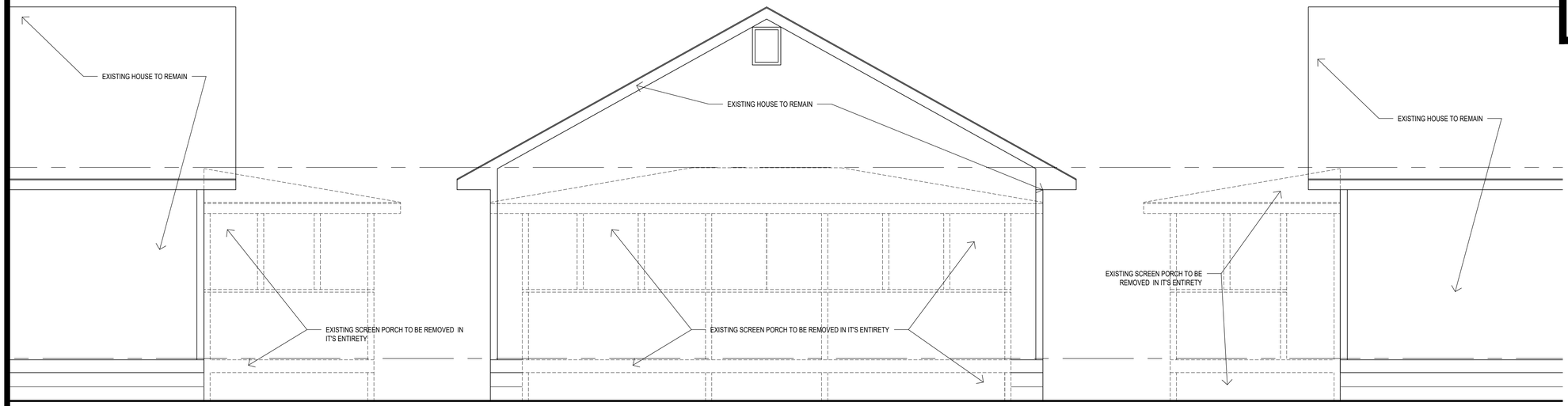
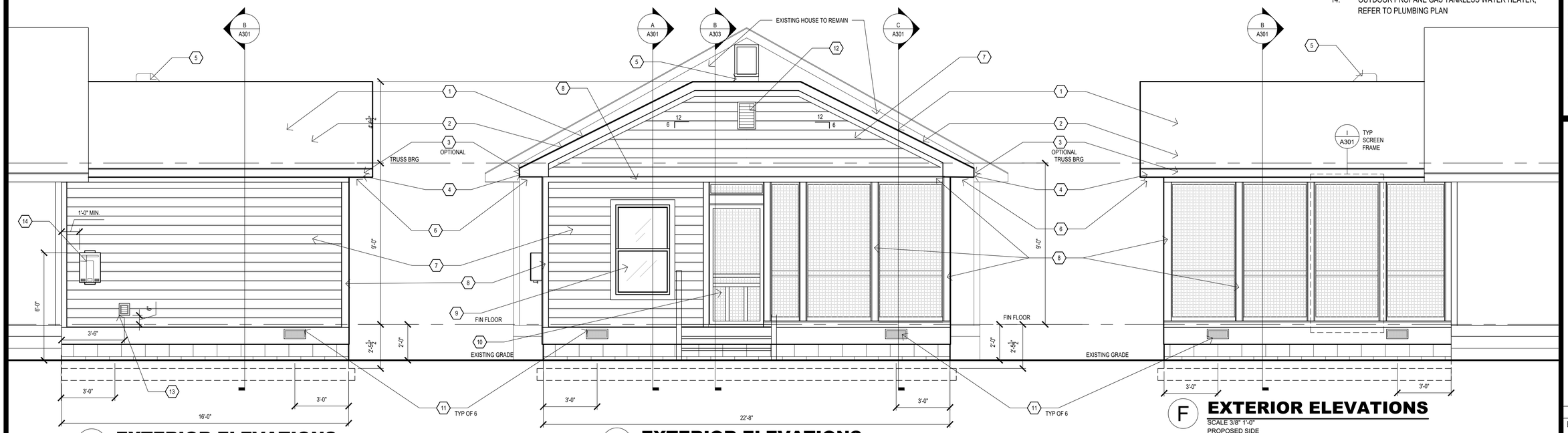


B **EXTERIOR ELEVATIONS**
SCALE 3/8" 1'-0"
EXISTING SIDE

A **EXTERIOR ELEVATIONS**
SCALE 3/8" 1'-0"
EXISTING REAR

C **EXTERIOR ELEVATIONS**
SCALE 3/8" 1'-0"
EXISTING SIDE



E **EXTERIOR ELEVATIONS**
SCALE 3/8" 1'-0"
PROPOSED SIDE

D **EXTERIOR ELEVATIONS**
SCALE 3/8" 1'-0"
PROPOSED REAR

F **EXTERIOR ELEVATIONS**
SCALE 3/8" 1'-0"
PROPOSED SIDE

PROFESSIONAL SIGNATURE

7-1-24

EXTERIOR FINISHES SCHEDULE:

ROOF:

1. ASPHALT SHINGLES PER FBC-R SECTION R905.,COLOR TO MATCH EXISTING , UNDERLAYMENT COMPLY WITH ASTM D 226 TYPE II ASTM D 4869 TYPE IV OR ASTM D 6757 OR SELF ADHERING POLYMER MODIFIED BITUMEN SHEET MEETING ASTM D 1970, "GAF" CORPORATION , UNDERLAYMENT FL. APP. #- 10626.1
2. SHINGLES : "GAF" TIMBERLINE HDZ Ⓡ LAMINATED SHINGLES WITH LAYER LOCK TECHNOLOGY & STAIN GUARD PLUS ALGAE PROTECTION FL. APP. #- 10124.1
3. OWNER OPTION: TO INSTALL ALUM. GUTTERS AND DOWN SPOUTS, COLOR AS SE;ECTED BY OWNER
4. ALUM WRAP FASCIA TO EXISTING HOUSE FASCIA, OR OWNER OPTION
5. STATIC VENT: AIRVENT-Airhawk SLP150 SLANT BACK PLASTIC VENT , 150 SQ IN NFA, FLORIDA APPROVAL # 40168.1

OVERHANG SOFFIT:

6. SOFFIT MATERIAL - CERTAIN VINYL SOFFIT PANEL UNIVERSAL TRIPLE 4" FULLY VENTED -FLORIDA APPROVAL # 13389.1

WALLS:

7. JAMES HARDIE ARTISAN SIDING, SHIP LAP OVER STUD WALLS ,COLOR AS SELECTED BY OWNER.FL #10477.1
8. JAMES HARDIE TRIM BOARDS HZ10 4 / 4 SMOOTH BANDS AND WINDOW TRIM, COLOR AS SELECTED BY OWNER , REFER TO EXTERIOR ELEVATIONS

WINDOWS:

9. "PGT" "WINDGUARD SERIES" SINGLE HUNG WINDOW FL# 239.0 REFER TO WINDOW SCHEDULE TP = TEMPER GLASS (PER SECTION R308)

DOORS:

10. EXTERIOR STORM DOOR DOOR: PGT MODEL CD-290 ALUMN. CABANA SWING DOOR ,FL # 33.1 REFER TO DOOR SCHEDULE.

MISC:

11. FOUNDATION VENTILATION VENTS, EZRvent -FV 100-8H
12. AIRVENT, RECTANGLE GABLE LOUVER VENT,MODEL # 12X18 WH NFA 59.4
13. DRYER EXHAUST VENT, REFER TO ELECTRICAL/ PLUMING PLAN
14. OUTDOOR PROPANE GAS TANKLESS WATER HEATER, REFER TO PLUMBING PLAN

PROFESSIONAL SEAL

STATE OF FLORIDA
RAYMOND S. BASHAM
AR91749
REGISTERED ARCHITECT

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MOUNT DORA, FLORIDA 32757

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A201

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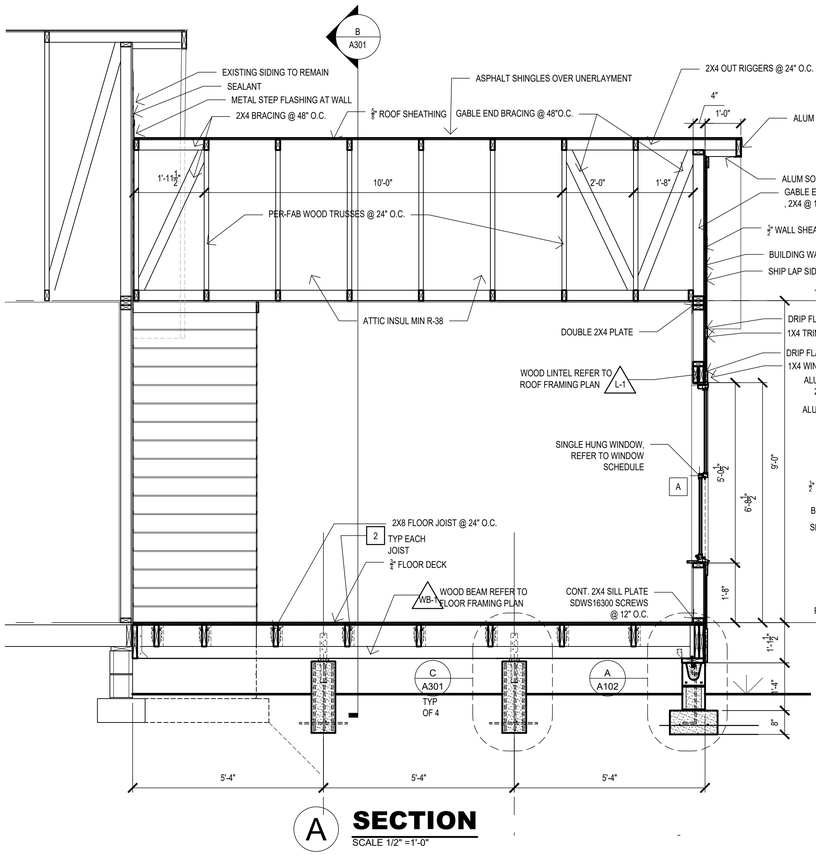
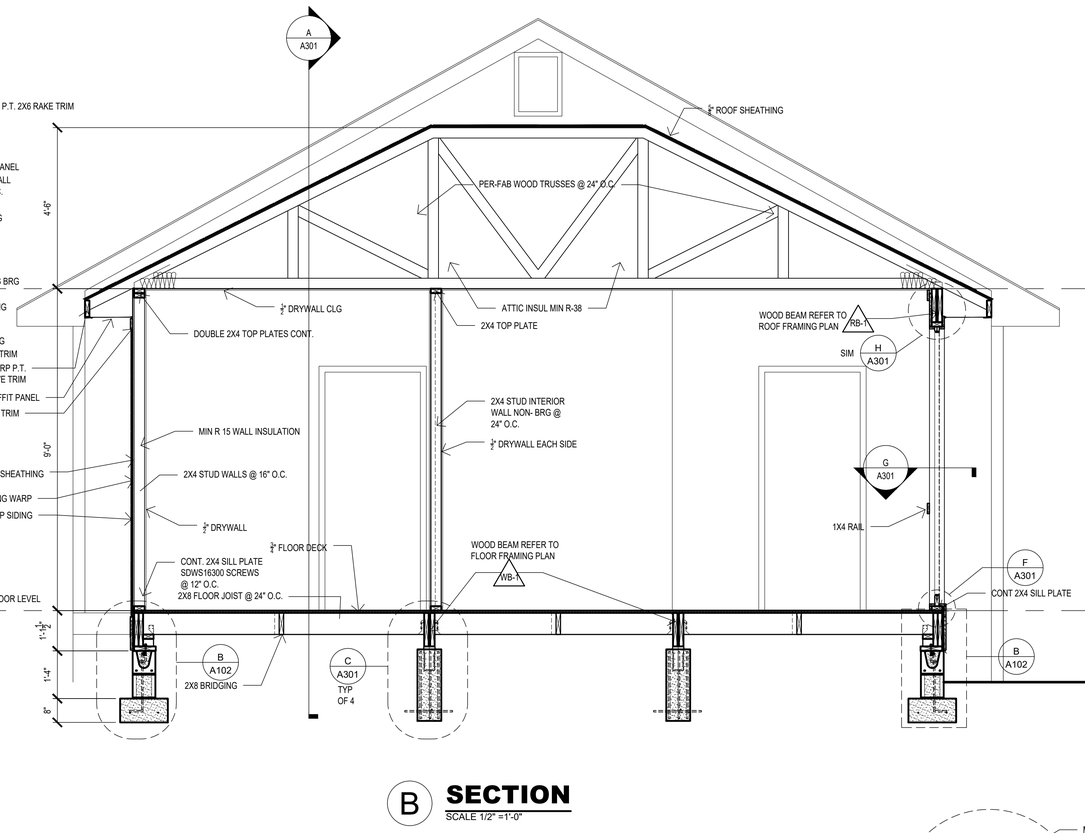
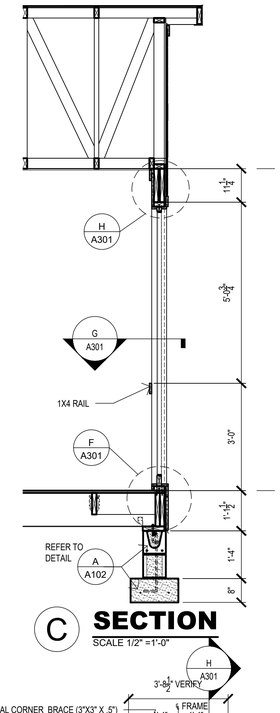


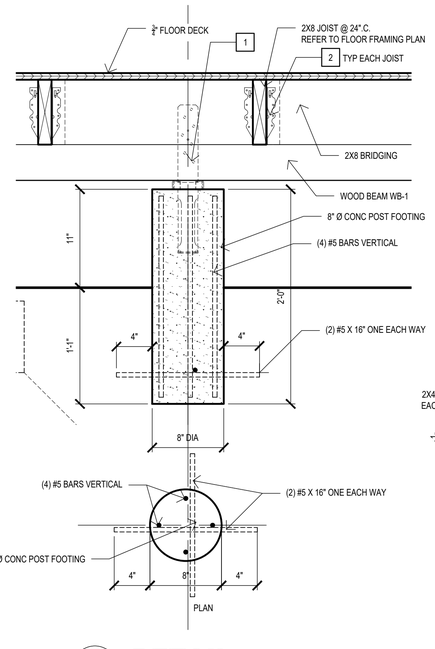
A **SECTION**
SCALE 1/2" =1'-0"



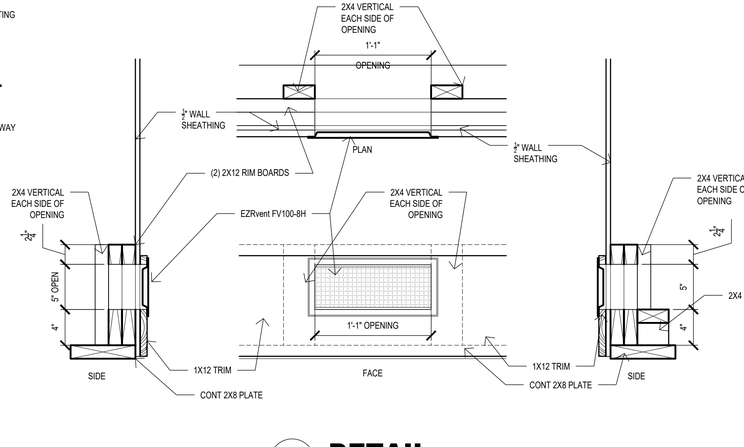
B **SECTION**
SCALE 1/2" =1'-0"



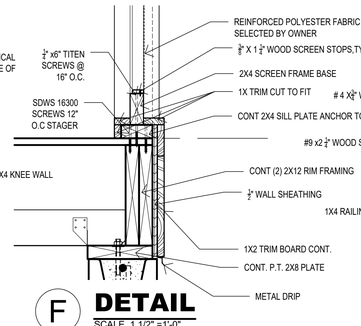
C **SECTION**
SCALE 1/2" =1'-0"



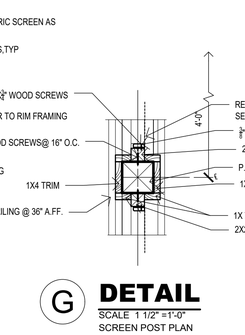
D **DETAIL**
SCALE 1 1/2" =1'-0"
FOOTING



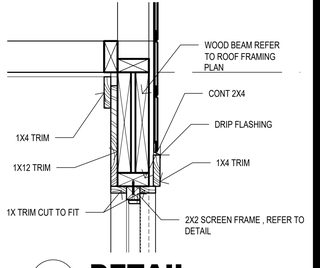
E **DETAIL**
SCALE 1 1/2" =1'-0"
VENT



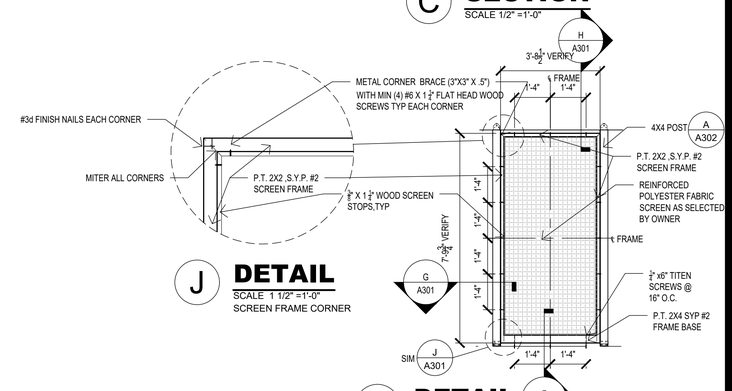
F **DETAIL**
SCALE 1 1/2" =1'-0"
SCREEN SIIL



G **DETAIL**
SCALE 1 1/2" =1'-0"
SCREEN POST PLAN



H **DETAIL**
SCALE 1 1/2" =1'-0"
SCREEN HEAD



J **DETAIL**
SCALE 1 1/2" =1'-0"
SCREEN FRAME CORNER

I **DETAIL**
SCALE 3/8" =1'-0"
SCREEN FRAME

PROFESSIONAL SIGNATURE

7-1-24

PROFESSIONAL SEAL

STATE OF FLORIDA
RAYMOND S. BASHAM
AR91749
REGISTERED ARCHITECT

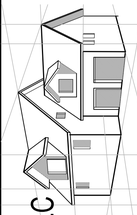
PROFESSIONAL OF RECORD:

RAYMOND S. BASHAM, ARCHITECT
FLORIDA LICENSE AR91749

to the best of my knowledge and belief, these documents are within the applicable minimum requirements of the current adopted issue of the Florida Building and Residential codes, 8th edition 2023

PROJECT NUMBER 957 GORHAM

	DRAWN BY:
ISSUE DATE: 7-1-24	RB
REVIEW DATE:	
REVISION:	
REVISION:	
REVISION:	



ARCHITECTURAL SERVICES PROVIDED BY:
Ray Basham, Architect LLC
1905 Canterbury lane # 3E
Sun City Center, Florida 33573
tel: 614-216-1948
Florida Ohio, Indiana Michigan,
North Carolina,South Carolina
and NCARB Licensed. MEMBER A.I.A.,
30 years of architectural experience

NEW COVERED SCREEN PORCH ADDITION TO RESIDENCE
PROJECT ADDRESS:
957 GORHAM STREET.
MOUNT DORA, FLORIDA 32757

SHEET TITLE

BUILDING SECTIONS
WALLS SECTIONS
DETAILS

SHEET NUMBER

A301

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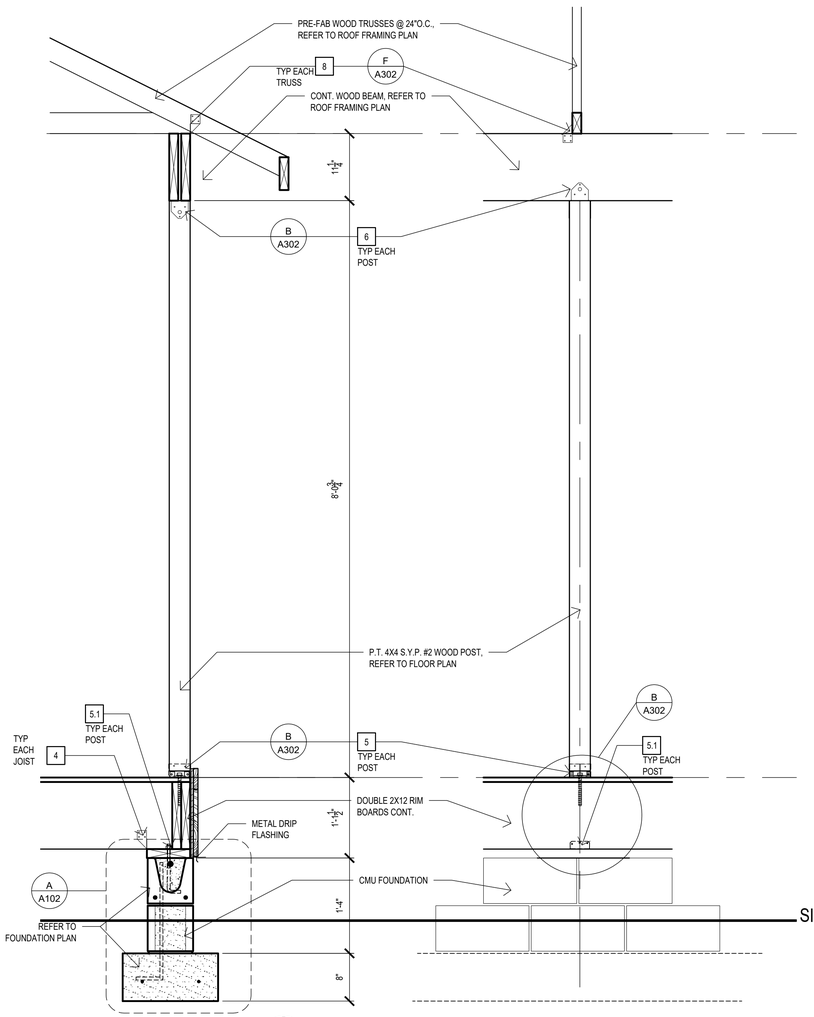
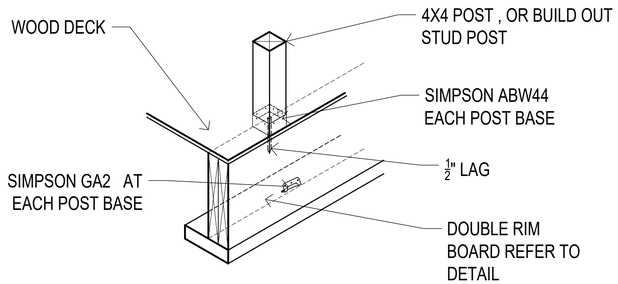
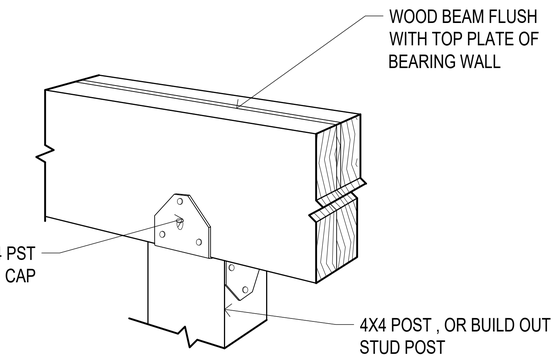


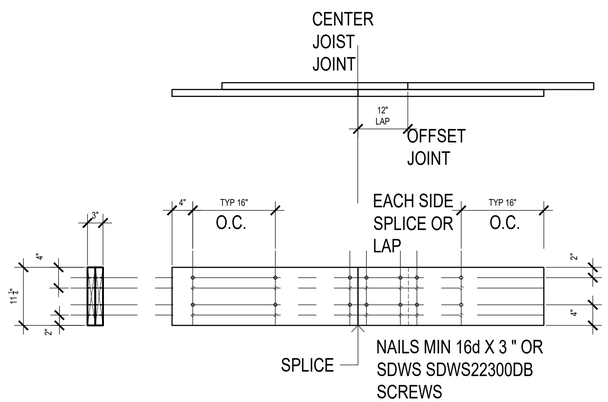
A SECTION
SCALE 1" =1'-0"



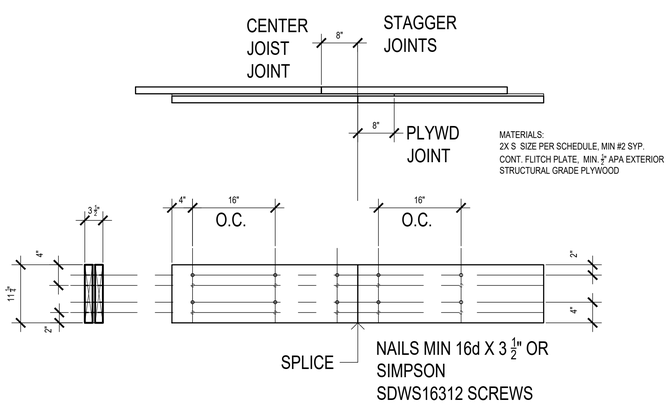
B CONNECTION DETAIL
SCALE: NONE
POST BASE



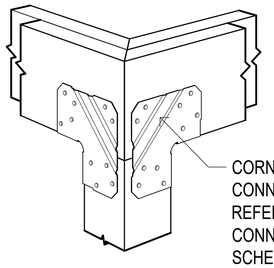
C CONNECTION DETAIL
SCALE: NONE
POST AND BEAM



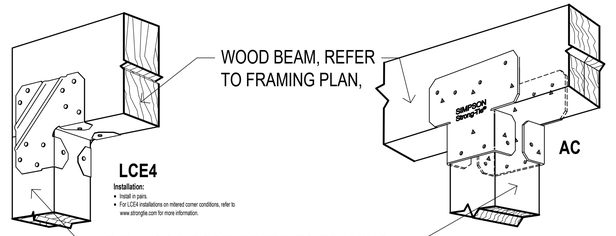
H RIM BOARDS
SCALE : NONE



G BUILD UP BEAM
SCALE : NONE



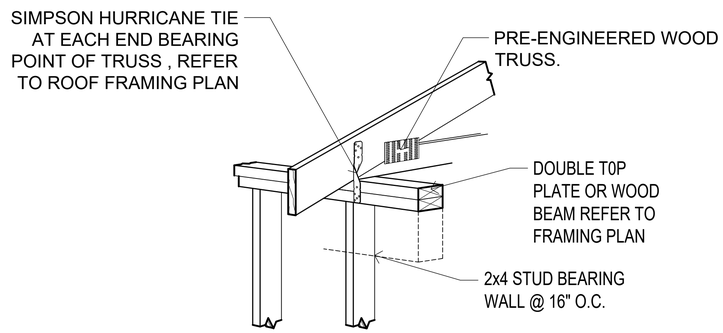
D CONNECTION DETAIL
SCALE: NONE
POST AND BEAM CORNER



Model No.	Dimensions (in.)		Fasteners			
	W	L	Nails		SD Screws	
			Beam	Post	Beam	Post
AC4Z	3 9/16	6 1/2	14-16d	14-16d	14-SD #10x1½	14-SD #10x1½
AC6Z	5 1/2	8 1/2	14-16d	14-16d	14-SD #10x1½	14-SD #10x1½
LPC4Z	3 9/16	3 1/2	8-10d	8-10d	8-SD #9x1½	8-SD #9x1½
LPC6Z	5 9/16	5 1/2	8-10d	8-10d	-	-
LCE4Z	-	5 3/8	14-16d	10-16d	14-SD #10x1½	10-SD #10x1½

1. Indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

E CONNECTION DETAIL
SCALE: NONE
POST AND BEAM CORNER



F WOOD BEARING WALL TRUSS CONNECTION
SCALE: NONE

PROFESSIONAL SIGNATURE

7-1-24

PROFESSIONAL SEAL

STATE OF FLORIDA
RAYMOND S. BASHAM
AR91749
REGISTERED ARCHITECT

PROFESSIONAL OF RECORD:

RAYMOND S. BASHAM, ARCHITECT
FLORIDA LICENSE AR91749

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PROJECT NUMBER 957 GORHAM	
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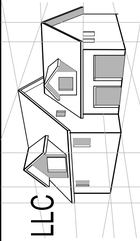
REVISION:	
REVISION:	
REVISION:	



30 years of architectural experience

ARCHITECTURAL SERVICES PROVIDED BY:
Ray Basham, Architect LLC
1905 Canterbury lane # 3E
Sun City Center, Florida 33573
tel: 614-216-1948
Florida Ohio, Indiana Michigan, North Carolina South Carolina and NCARB Licensed. MEMBER A.I.A.

NEW COVERED SCREEN PORCH ADDTION TO RESIDENCE
PROJECT ADDRESS:
957 GORHAM STREET.
MOUNT DORA, FLORIDA 32757

SHEET TITLE
SECTIONS
DETAILS

SHEET NUMBER
A302

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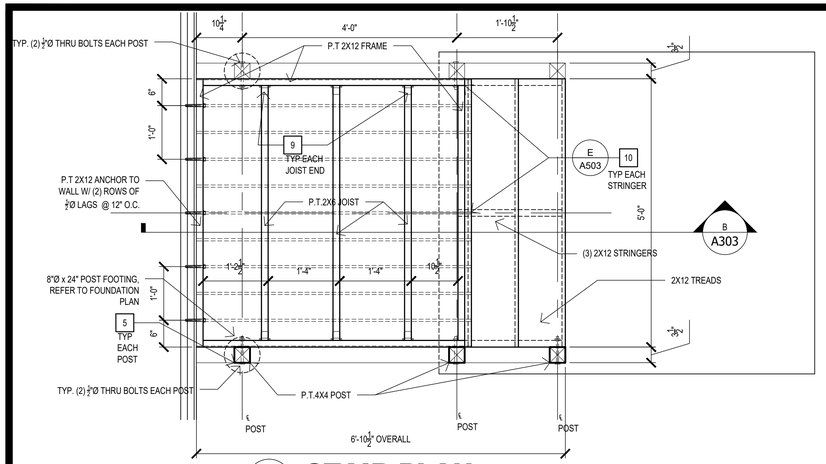
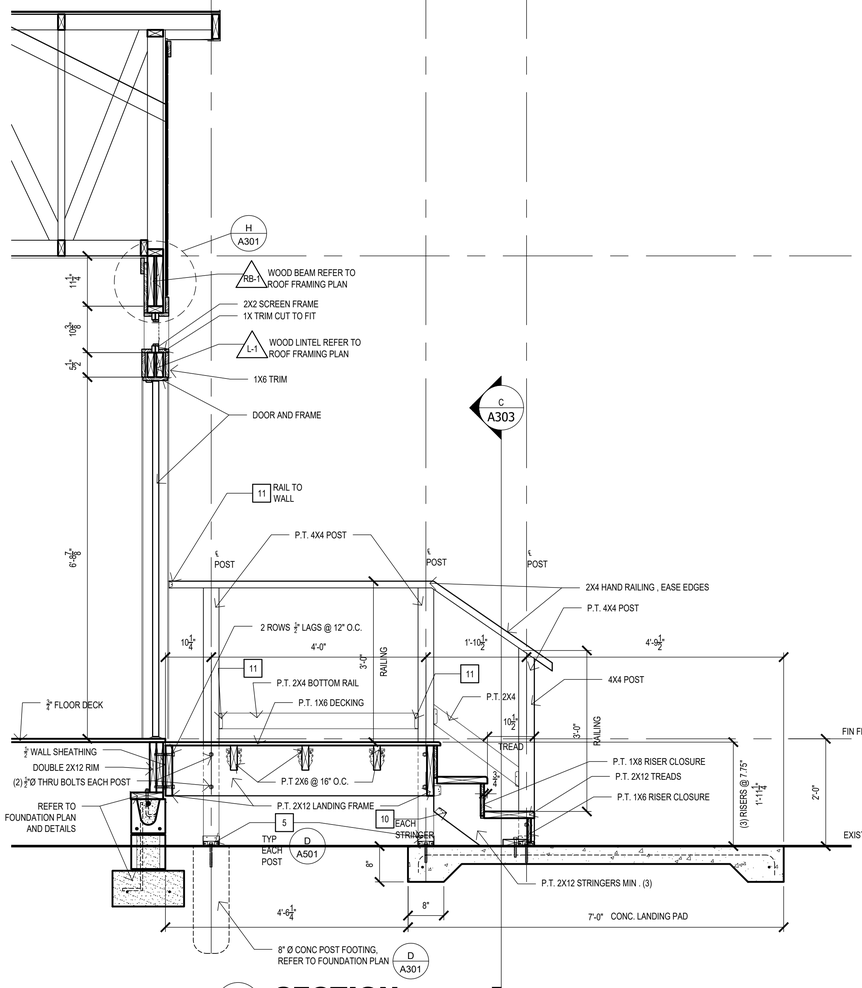


A STAIR PLAN

SCALE: 3/4" = 1'-0"
FRAME PLAN

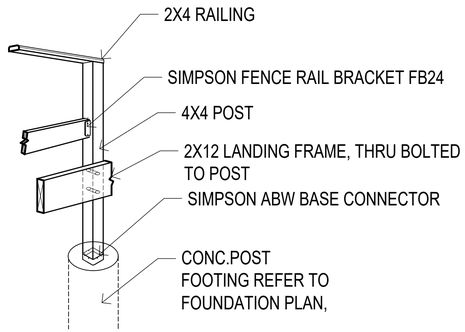
STAIR CONNECTION SCHEDULE

MARK	CATEGORY	SUBCATEGORY	PRODUCT MANUFACTURER	MODEL	FASTENERS	APPROVAL NUMBER
9	STRUCTURE COMPONENTS	WOOD CONNECTORS& ANCHORS	SIMPSON STRONG TIE	LUS26	(4) SD9112 SCREWS,HEADER, (4) SD9212 JOIST	FL 10531.17
10	STRUCTURE COMPONENTS	WOOD CONNECTORS& ANCHORS	SIMPSON STRONG TIE	LSCZ	RIM (8) SD9112 SCREWS , STRINGER (9) SD9112 SCREWS	FL 10446
11	STRUCTURE COMPONENTS	WOOD CONNECTORS& ANCHORS	SIMPSON STRONG TIE	FB24Z	(2) SD9112 POST, (3) SD9112 RAIL	



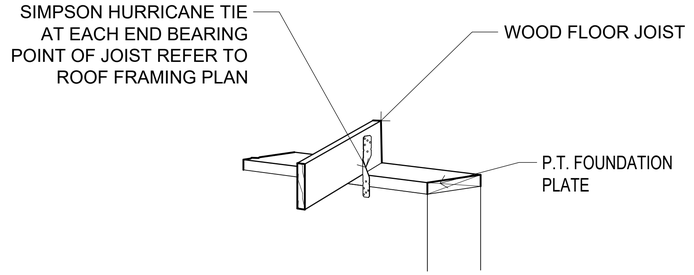
B SECTION

SCALE 3/4" = 1'-0"
STAIR ENTRY



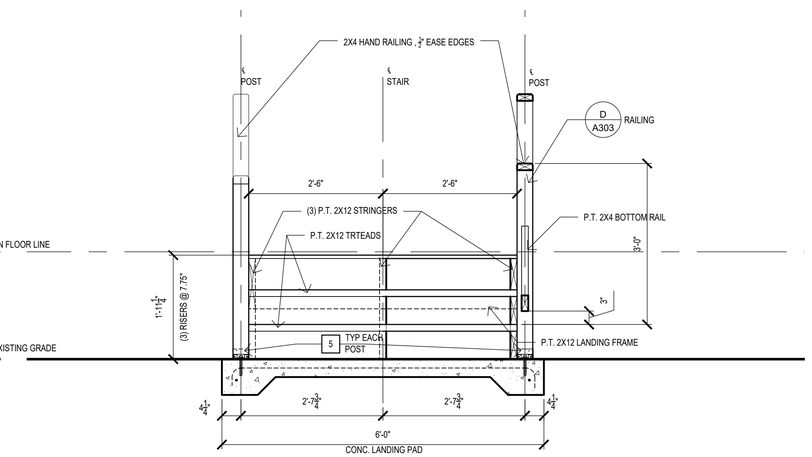
D CONNECTION DETAIL

SCALE: NONE
STAIR



E JOIST CONNECTION

SCALE: NONE



C SECTION

SCALE 3/4" = 1'-0"
STAIR ENTRY

PROFESSIONAL SIGNATURE

7-1-24

PROFESSIONAL SEAL

STATE OF FLORIDA
RAYMOND S. BASHAM
AR91749
REGISTERED ARCHITECT

PROFESSIONAL OF RECORD:

RAYMOND S. BASHAM, ARCHITECT
FLORIDA LICENSE AR91749

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REVIEW DATE:	
REVISION:	
REVISION:	
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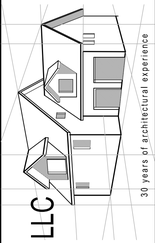

30 years of architectural experience

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tel: 614-216-1948
Florida Ohio Indiana Michigan,
North Carolina South Carolina,
and NCARB Licensed. MEMBER A.I.A.

NEW COVERED SCREEN PORCH ADDTION TO RESIDENCE
PROJECT ADDRESS:
957 GORHAM STREET.
MOUNT DORA, FLORIDA 32757

SHEET TITLE
SECTIONS AND DETAILS

SHEET NUMBER
A303

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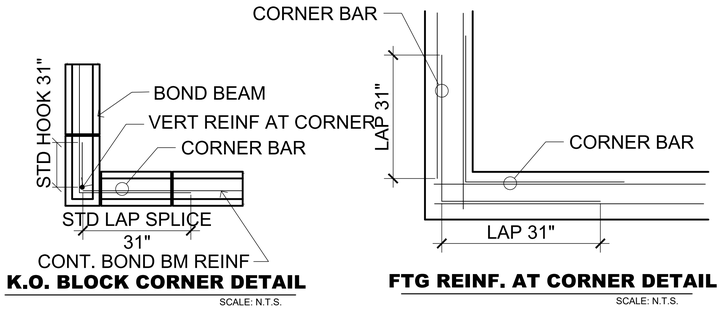
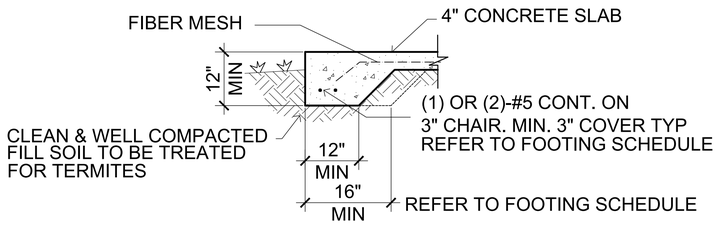


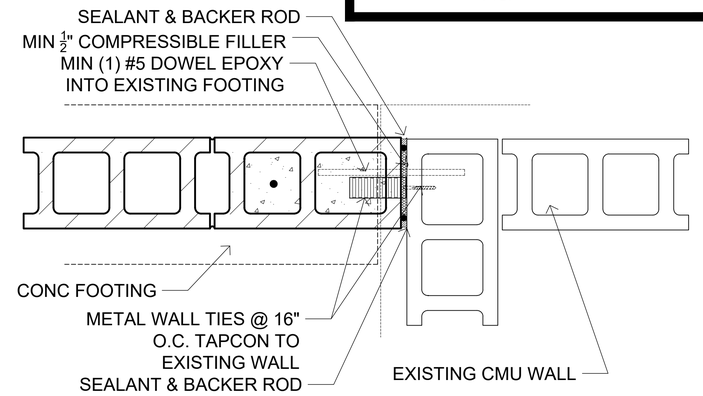
K.O. BLOCK CORNER DETAIL
SCALE: N.T.S.

FTG REINF. AT CORNER DETAIL
SCALE: N.T.S.

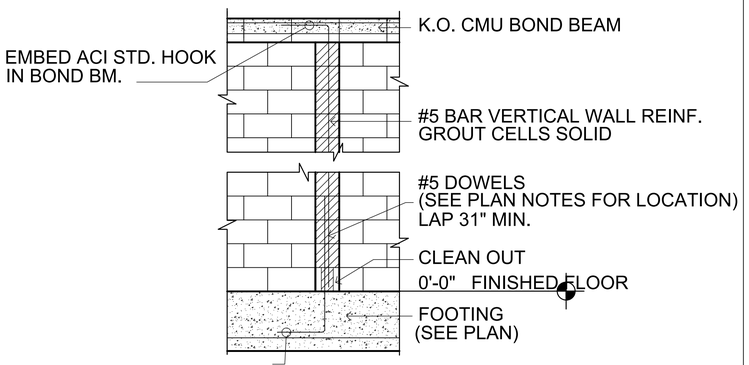
C CORNER REINFORCED DETAILS
SCALE: NONE



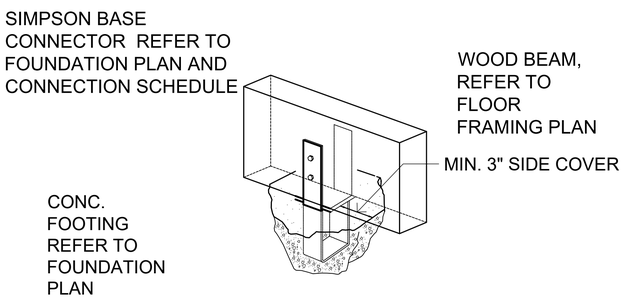
F SLAB ON GRADE TURNDOWN EDGE
SCALE : NONE



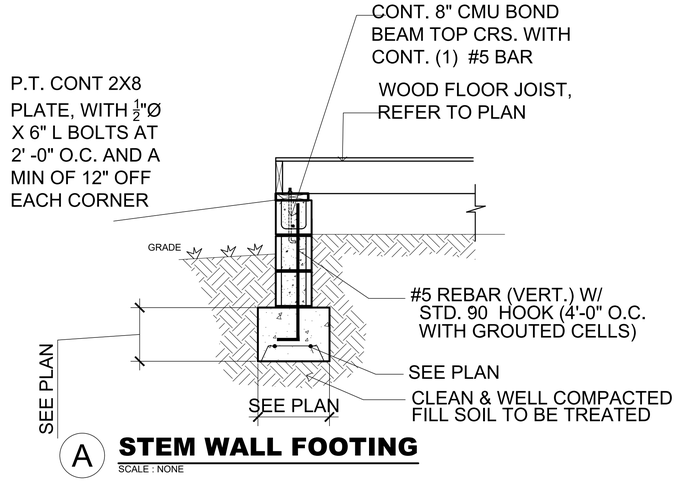
H MASONRY WALL CONNECTION
SCALE: NONE



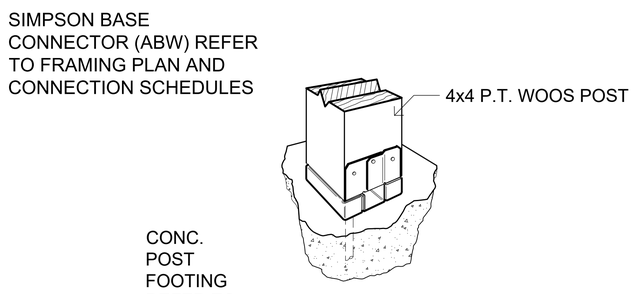
B MASONRY WALL REINFORCED CELL DETAIL
SCALE: NONE



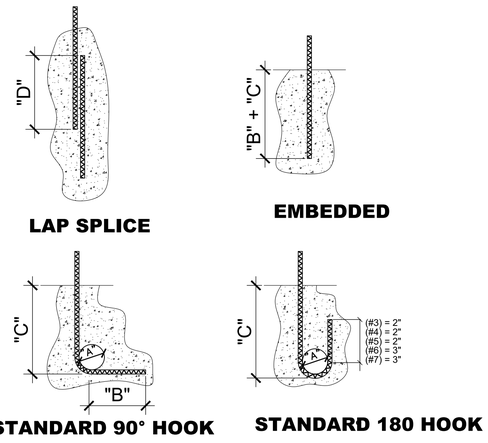
E WOOD POST BASE DETAIL
SCALE : NONE
WOOD BEAM GROUND CONNECTION



A STEM WALL FOOTING
SCALE : NONE



D WOOD POST BASE DETAIL
SCALE : NONE
WOOD POST GROUND CONNECTION



REQUIRED REBAR LENGTHS				
GRADE 60				
BAR SIZE	BEND DIAMETER	LENGTH		LAP SPLICE
	"A"	"B"	"C"	"D"
#3	2 1/4"	4 1/4	9 1/4	21
#4	3"	5 5/8	12 1/2	29
#5	3 3/4"	7	15 1/2	36
#6	4 1/2"	8 7/16	18 1/2	43
#7	5 1/4"	9 13/16	21 3/4	50

REBAR LAP AND HOOK SCHEDULE

SIMPSON BASE CONNECTOR, REFER TO SCHEDULE

G REINFORCEING DETAILS
SCALE: NONE

PROFESSIONAL SIGNATURE

7-1-24

PROFESSIONAL SEAL

STATE OF FLORIDA
RAYMOND S. BASHAM
AR91749
REGISTERED ARCHITECT

PROFESSIONAL OF RECORD:

RAYMOND S. BASHAM, ARCHITECT
FLORIDA LICENSE AR91749

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PROJECT NUMBER 957GORHAM

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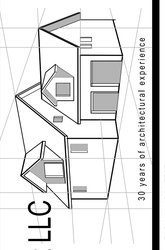
ISSUE DATE: 7-1-24	RB
REVIEW DATE:	
REVISION:	
REVISION:	
REVISION:	



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tel: 614-216-1948
Florida,Ohio, Indiana,Michigan, North Carolina,South Carolina, and NCARB Licensed. MEMBER A.I.A.

NEW COVERED SCREEN PORCH ADDTION TO RESIDENCE

PROJECT ADDRESS:
957 GORHAM STREET.
MOUNT DORA, FLORIDA 32757

SHEET TITLE
STRUCTURAL DETAILS

SHEET NUMBER
A501

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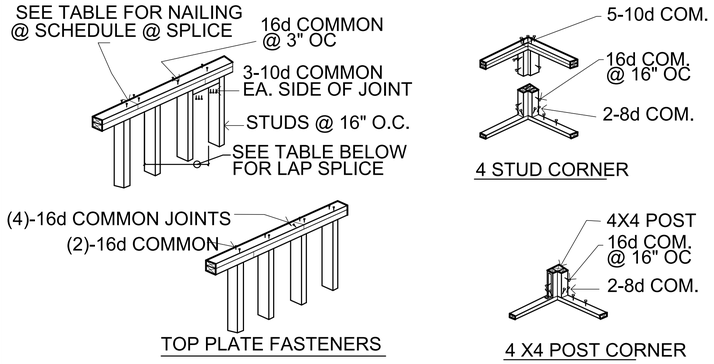
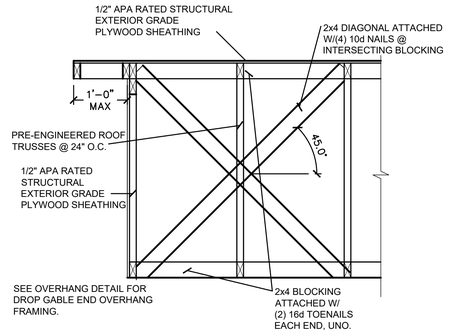


TOP PLATE FASTENER SCHEDULE		
LAP SPLICE	NAILING @ SPLICE	ALL OTHER NAILING
36"	2-ROWS 16d @ 3" O/C	10d @ 8" O/C

C GENERAL WOOD ATTACHMENT DETAILS

SCALE: NONE



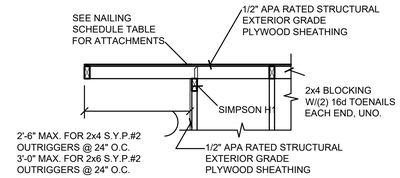
CABLE END

NOTE: CROSS BRACING AND ALL BLOCKING TO BE REPEATED 48" O.C. TYP.

NOTE: DETAIL SIM WHEN CONNECTED TO WOOD BELOW. SEE CONNECTOR SCHEDULE.

G ROOF END DETAILS

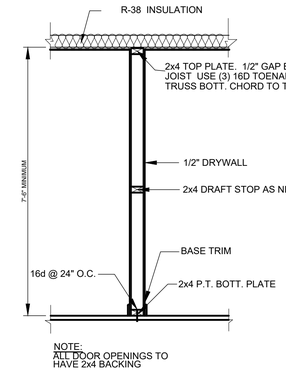
SCALE : NONE



OVERHANG

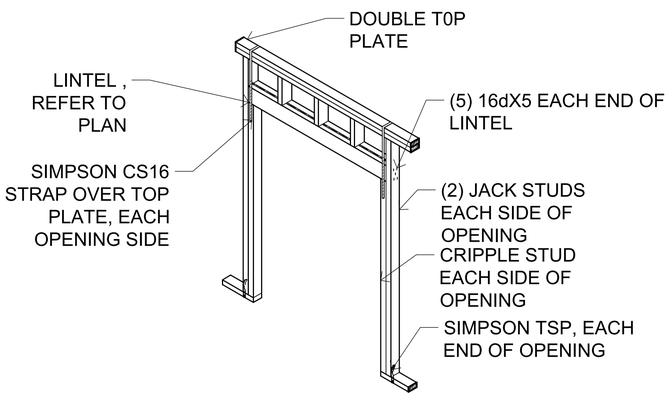
F ROOF END DETAILS

SCALE : NONE



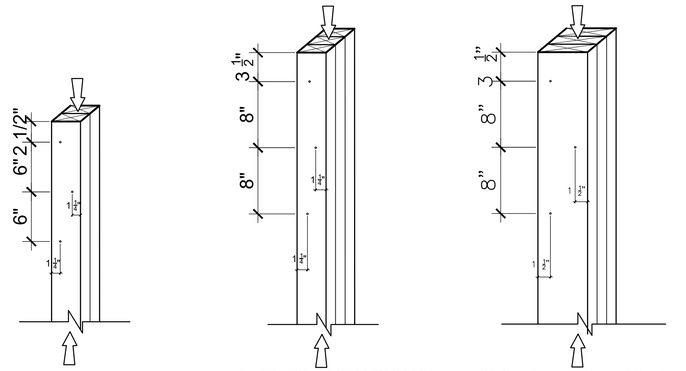
B NON-LOAD BEARING WALL

SCALE : NONE



A DOOR OPENING LINTEL CONNECTIONS

SCALE: NONE
DOOR -BEARING WALL



(2) 2"x4"LAMINATIONS W/(1) ROW OF STAGGERED 10d COMMON WIRE NAILS (D=0.148, L=3") OR EQUAL

(3) 2"x4"LAMINATIONS W/(1) ROW OF STAGGERED 30d COMMON WIRE NAILS (D=0.207, L=4 1/2") OR EQUAL

(3) 2"x6"LAMINATIONS W/(2) ROW OF STAGGERED 30d COMMON WIRE NAILS (D=0.207, L=4 1/2") OR EQUAL

D TYPICAL NAILING SCHEDULES FOR BUILT-UP COLUMNS

SCALE : NONE

NOTES:

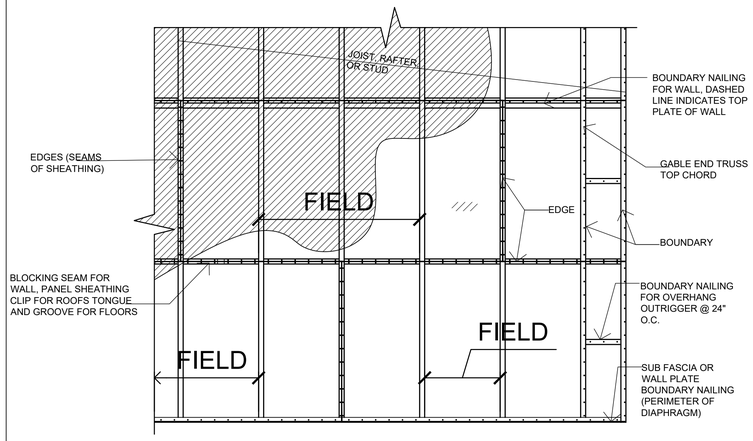
1) ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN

2) ALL NAILS PENETRATE AT LEAST 3/4 OF THE THICKNESS OF THE LAST LAMINATION

3) EACH 30d COMMON NAIL MAY BE REPLACED W/(2) 16d COMMON NAILS. (ONE INTO EACH OUTSIDE FACE OF B.U.C. SAME NUMBER OF ROES, SAME SPACING)

4) FOR 4-PLY, PROVIDE 1/4" DIA. X 5 1/2" LAG SCREWS OR EQUAL (SPACE AS SHOWN FOR 3-PLY)

5) REFER TO NDS SECTION 15.3 FOR ADDITIONAL INFORMATION



NOTE:
ON 16-24" PANELS DOUBLE PLYCLIP THE SIDE ADJACENT TO THE FULL WIDTH PANEL. NOT REQUIRED AT RIDGE OR HIP. AT 12" OR LESS USE LUMBER ONLY BLOCKING 2"x4" FLATWISE OR EDGEWISE ON BOTH PANEL

TYPICAL NAILING SCHEDULE REFER TO TABLE 2304.10.1 FBC- CHAPTER 23					
	NAIL	SHEATHING	BOUNDARY	EDGE	FIELD
ROOF	8d	RING SHANK 1/2"	4"	6"	12"
WALL	8d	COMMON 1/2"	4"	6"	12"
FLOOR	8d	COMMON 3/4" T.G.	4"	6"	12"
ALL SHEATHING APA APPROVED, EXTERIOR GRADE, STRUCTURAL. FOR ROOF SHEATHING, USE 2" FULL HEAD RING SHANK					

E NAILING PATTERNS SCHEDULE

SCALE: NONE
FLOOR,ROOF & WALLS

PROFESSIONAL SIGNATURE

7-1-24

PROFESSIONAL SEAL

STATE OF FLORIDA
RAYMOND S. BASHAM
AR91749
REGISTERED ARCHITECT

PROFESSIONAL OF RECORD:

RAYMOND S. BASHAM, ARCHITECT
FLORIDA LICENSE AR91749

to the best of my knowledge and belief, these documents are within the applicable minimum requirements of the current adopted issue of the Florida Building and Residential codes, 8th edition 2023

PROJECT NUMBER 957 GORHAM

	DRAWN BY:
ISSUE DATE: 7-1-24	RB
REVIEW DATE:	
REVISION:	
REVISION:	
REVISION:	

30 years of architectural experience

ARCHITECTURAL SERVICES PROVIDED BY:
Ray Basham, Architect LLC
1905 Canterbury lane # 3E
Sun City Center, Florida 33573
tel: 614-216-1948
Florida,Ohio,Indiana,Michigan, North Carolina,South Carolina, and NCARB Licensed. MEMBER A.I.A.,

NEW COVERED SCREEN PORCH ADDTION TO RESIDENCE
PROJECT ADDRESS:
957 GORHAM STREET.
MOUNT DORA, FLORIDA 32757

SHEET TITLE
STRUCTURAL DETAILS

SHEET NUMBER
A502

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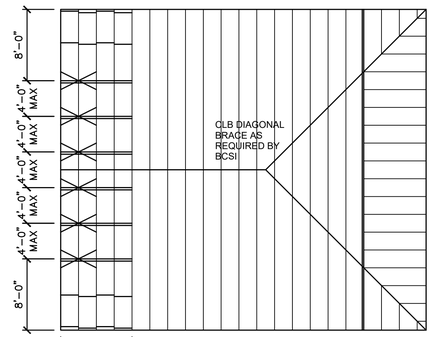
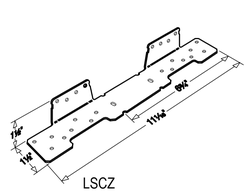


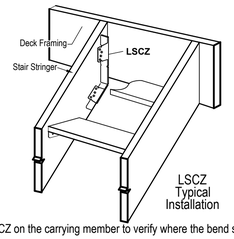
NOTE:CLB BRACING AND DIAPHRAGM BLOCKING DETAILS ARE IN ADDITION TO TRUSS ENGINEERING REQUIREMENTS

NOTE: TEMPORARY BRACING OF THE ROOF SYSTEM AS INSTALLED PER BCSI RECOMMENDATIONS (PROVIDED BY TRUSS ENGINEER) SHALL BE UTILIZED AS THE PERMANENT BRACING OF THE ROOF DIAPHRAGM SYSTEM.

B CLB BRACING DIAGRAM

SCALE : NONE





Installation:

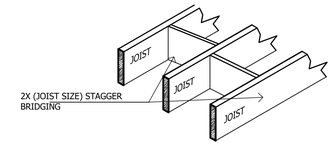
- Before fastening, position the stair stringer with the LSCZ on the carrying member to verify where the bend should be located.
- Tabs on the LSCZ must be positioned to the inside of the stairs.
- The fastener that is installed into the bottom edge of the stringer must go into the second-to-last hole.
- A minimum distance of ¾" measured from the lowest rim-joist fastener to the edge of rim joist is required.

Model No.	Fasteners					
	Nails			SD Screws		
	Rim Joist	Stringer Wide Face	Stringer Narrow Face	Rim Joist	Stringer Wide Face	Stringer Narrow Face
LSCZ	8-10dx1½	8-10dx1½	1-10dx1½	8-SD #9x1½	8-SD #9x1½	1-SD #9x1½

1. ▷ indicates connector is available in stainless steel. Replace Z in model number with *SS* when ordering. Stainless steel models must be fastened with nails.
2. Refer to current *Wood Construction Connectors* catalog for additional information.

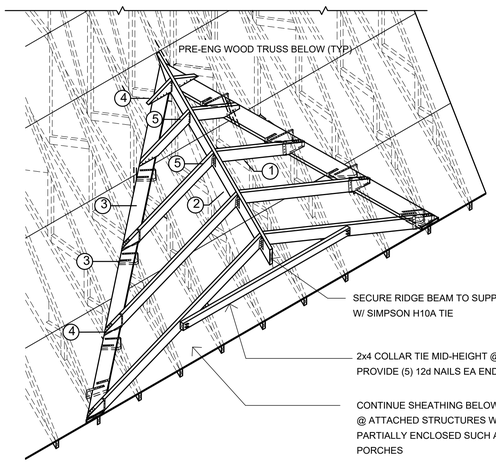
E WOOD STAIR DETAIL

SCALE : NONE
STRINGER CONNECTION



H FLOOR BRIDGING

SCALE: NONE

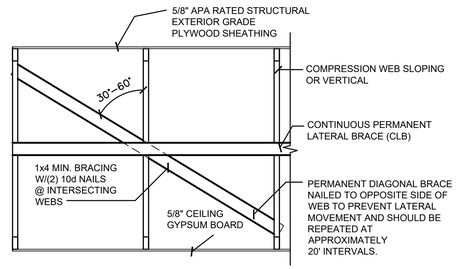


NOTES:

1. ALL RAFTERS SHALL BE #2 SOUTHERN YELLOW PINE. SECTION SIZE SHALL BE DETERMINED ACCORDING TO THE LENGTH OF SPAN AS FOLLOWS:
   - UP TO 8'-0" 2x6
   - 8'-0" TO 12'-0" 2x8
   - 12'-0" TO 15'-0" 2x10
   - 15'-0" TO 18'-0" 2x12
2. RIDGE BEAM SHALL BE #2 SOUTHERN YELLOW PINE. SECTION SIZE SHALL BE 2" (NOMINAL) LARGER THAN RAFTERS W/ A MAXIMUM RIDGE SIZE OF 2x12 FOR 2x12 RAFTERS.
3. CLEAT SHALL BE A #2 SOUTHERN YELLOW PINE 2x10. IT SHALL BE FASTENED AS SHOWN W/ MTS16 TENSION STRAPS @ EACH TRUSS USING THE STRAP BY CUTTING A HOLE INTO THE SHEATHING AT SIDE OF TRUSS AND THREADING THE STRAP FROM BOTTOM OF TRUSS TOP CHORD TO TOP OF CLEAT.
4. SECURE RAFTERS TO CLEAT USING SIMPSON MTS16 TENSION STRAPS SPANS LESS THAN 4'-0" SHALL BE TOE-NAILED TO CLEAT W/ (8) 10d NAILS.
5. SECURE RAFTERS TO RIDGE BEAM USING SIMPSON LSU26 SLOPING JOIST SEAT W/ (10) 10d NAILS INTO RIDGE BEAM AND (7) 10d SPANS LESS THAN 4'-0" MAY BE TOE-NAILED TO RIDGE BEAM W/ (8) 10d NAILS.

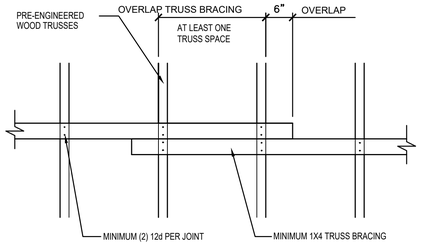
A OVER CONVENTIAL ROOF FRAMING

SCALE: NONE



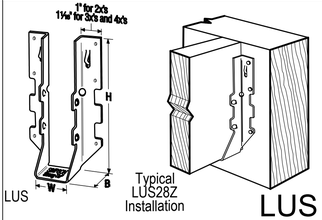
D CLB BRACING @ 20' MAX. INTERVALS

SCALE : NONE
NOTE: THREE OR MORE REPEATED IDENTICAL TRUSSES SHALL HAVE DIAGONAL BRACES. (AS REQUIRED BY HIB-91)



C TRUSS BRACING OVERLAP DETAIL

SCALE : NONE



Installation:

- LUS hangers install with double shear nailing.
- For installations into single 2x headers or ledgers, use the specified full length fasteners into the joist and the following fasteners into the header for reduced loads in accordance with www.strongtie.com:
  - 10dx1½ nails for installations with Nails
  - SD #9x1½ for LUS28Z and LUS210Z installations with SD Screws
  - SD #10x1½ for LUS26-2Z and LUS210-2Z installations with SD Screws

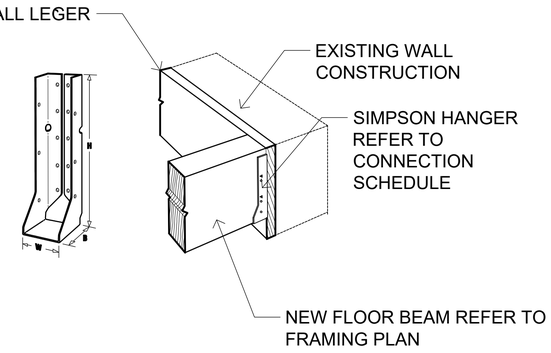
LUS Joist Hangers

Model No.	Dimensions (in.)			Fasteners			
				Nails		SD Screws	
	W	H	B	Header	Joist	Header	Joist
▷ LUS26Z	1 9/16	4 3/4	1 3/4	4-10d	4-10d	-	-
▷ LUS28Z	1 9/16	6 5/8	1 3/4	6-10d	4-10d	6-SD #9x2½	4-SD #9x2½
▷ LUS210Z	1 9/16	7 13/16	1 3/4	8-10d	4-10d	8-SD #9x2½	4-SD #9x2½
▷ LUS26-2Z	3 1/8	4 7/8	2	4-16d	4-16d	4-SD #10x2½	4-SD #10x2½
▷ LUS210-2Z	3 1/8	9	2	8-16d	6-16d	8-SD #10x2½	6-SD #10x2½

1. ▷ indicates connector is available in stainless steel. Replace Z in model number with *SS* when ordering.
2. Refer to current *Wood Construction Connectors* catalog for additional information.

G WOOD JOIST DETAIL

SCALE : NONE
HANGER CONNECTION



F BEAM CONNECTION

SCALE : NONE

PROFESSIONAL SIGNATURE

7-1-24

PROFESSIONAL SEAL

STATE OF FLORIDA
RAYMOND S. BASHAM
AR91749
REGISTERED ARCHITECT

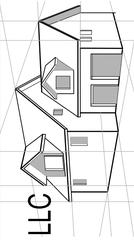
PROFESSIONAL OF RECORD:

RAYMOND S. BASHAM, ARCHITECT
FLORIDA LICENSE AR91749

to the best of my knowledge and belief, these documents are within the applicable minimum requirements of the current adopted issue of the Florida Building and Residential codes, 8th edition 2023

PROJECT NUMBER 957 GORHAM

	DRAWN BY:
ISSUE DATE: 7-1-24	RB
REVIEW DATE:	
REVISION:	
REVISION:	
REVISION:	



30 years of architectural experience

ARCHITECTURAL SERVICES PROVIDED BY:
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1905 Canterbury lane # 3E
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Florida Ohio Indiana Michigan, North Carolina South Carolina and NCARB Licensed. MEMBER A.I.A.

NEW COVERED SCREEN PORCH ADDTION TO RESIDENCE
PROJECT ADDRESS:
957 GORHAM STREET.
MOUNT DORA, FLORIDA 32757

SHEET TITLE
STRUCTURAL DETAILS

SHEET NUMBER
A503

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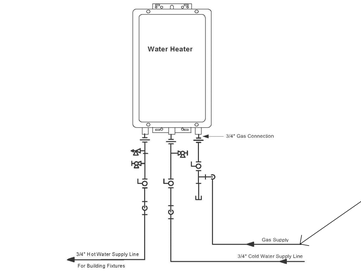
PLUMBING NOTES

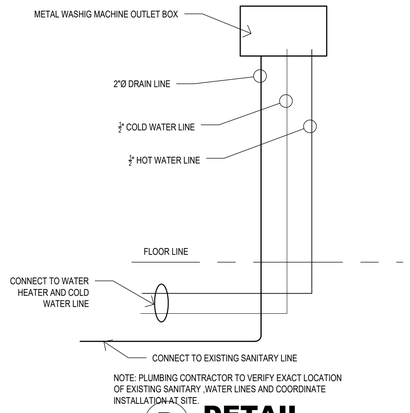
1. ALL DRAWINGS ARE SCHEMATIC AND NOT INTENDED FOR SCALING, QUANTITIES OR DETAILED CODE COMPLIANCE.
2. ALL WORK SHALL CONFORM TO APPLICABLE CODES.
3. PLUMBING CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL VENTS, STACKS, AND PIPES PRIOR TO CONSTRUCTION. DEVIATIONS SHALL BE BROUGHT TO THE OWNERS ATTENTION THROUGH THE GENERAL CONTRACTOR. PLUMBING CONTRACTOR SHALL VERIFY THE DESIGN OF, AND GUARANTEE INSTALLED SYSTEM TO FUNCTION PROPERLY ALL WITHIN HIS ORIGINAL PROPOSAL.
4. MAKE PROVISIONS FOR TESTING PER PLUMBING CODE.
5. PLUMBER SHALL INSTALL AND CONNECT ANY FIXTURES FURNISHED BY OTHERS, EG DISPOSAL.
6. SLEEVE ALL PIPING THROUGH WALLS, SLABS, ETC. GAPS SHALL BE FILLED WITH INSULATION TO PROVIDE THERMAL, SOUND AND FIRE PROTECTION.
7. CAULK TIGHT ALL PLUMBING PIPES, ETC WHICH PENETRATE COMMON WALLS.
8. FLOOR DRAINS SHALL RECEIVE DISCHARGE FROM A 1/2" CONTINUOUS DRIP TRAP PRIMER FROM COLD WATER SUPPLY . PROVIDE VALVETO SHUT OFF PRIMER
9. PRESSURE RELIEF VALVE FROM WATER HEATER SHALL DISCHARGE TO FLOOR DRAIN WITH A MINIMUM 2" AIR GAP OR TO EXTERIOR WITH AIR GAP FITTING.
10. PROVIDE SHUT-OFF VALVES AT ALL FIXTURE SUPPLY LINES. PROVIDE A MASTER SHUT-OFF VALVE TO EACH UNIT.
11. PLUMBING PERMITS SHALL BE OBTAINED AND FEES SHALL BE PAID BY THE PLUMBING CONTRACTOR.
12. HOSE BIBBS (HB) FREEZE-PROOF W/ NON-REMOVEABLE VACUUM BREAKER SHALL BE PROVIDED PER DRAWINGS AND MOUNTED 18" ABOVE FINISHED FLOOR.
13. ALL EXPOSED FIXTURE TRAPS SHALL BE 20 GAUGE METAL OR SCHEDULE 40 PVC.
14. STACK ROOF PENETRATIONS SHALL BE MADE ON THE REAR ROOF SLOPE.
15. CONDENSATE FROM ALL COOLING COILS OR EVAPORATORS SHALL BE CONVEYED FROM THE DRAIN OUTLET TO AN APPROVED PLACE OF DISPOSAL. SUCH PIPING SHALL MAINTAIN A MINIMUM HORIZONTAL SLOPE IN THE DIRECTION OF DISCHARGE OF NOT LESS THAN ¼" UNIT VERTICAL IN 12 UNIT HORIZONTAL(1 PERCENT SLOPE) . CONDENSATE SHALL NOT DISCHARGE INTO A STREET , ALLEY OR OTHER AREAS WHERE IT WOULD CAUSE A NUISANCE.

MINIMUM SIZE OF FIXTURE-SUPPLY PIPE

Type of Fixture or Device	Pipe Size (Inches)
Bath tubs	1/2
Combination sink/tray	1/2
Drinking fountain	3/8
Dishwasher (domestic)	1/2
Kitchen sink (res.)	1/2
Pantry sink (comm.)	3/4
Lavatory	3/8
Laundry tray, 1, 2, or 3 Comp	1/2
Shower (single head)	1/2
Wall hydrant	1/2
Sinks (service,slop)	1/2
Sinks (flushing rim)	3/4
Urinal (flush tank)	1/2
Urinal (direct flush valve)	3/4
Water closet (tank type)	1/2
Water closet (flush valve type)	1/2



A **DETAIL**
SCALE NONE
WATER HEATER DIAGRAM



NOTE: PLUMBING CONTRACTOR TO VERIFY EXACT LOCATION OF EXISTING SANITARY ,WATER LINES AND COORDINATE INSTALLATION AT SITE.

B **DETAIL**
SCALE NONE
WASHER

PROPANE GAS NOTES

- Any compound used on the threaded joint of the gas piping shall be a type which resists the action of liquefied petroleum gas (propane / LPG).
- The gas supply line shall be gas tight, sized, and so installed as to provide a supply of gas sufficient to meet the maximum demand of the heater and all other gas consuming appliances at the location without loss of pressure.

INFORMATION

- Refer to an approved pipe sizing chart if in doubt about the size of the gas line.

Size the gas pipe

The gas supply must be capable of handling the entire gas load at the location. Gas line sizing is based on gas type, the pressure drop in the system, the gas pressure supplied, and gas line type. For gas pipe sizing in the United States, refer to the *National Fuel Gas Code, NFPA 54*. The below information is provided as an example. The appropriate table from the applicable code must be used.

1. For some tables, you will need to determine the cubic feet per hour of gas required by dividing the gas input by the heating value of the gas (available from the local gas company). The gas input needs to include all gas products at the location and the maximum BTU usage at full load when all gas products are in use.
2. Use the table for your gas type and pipe type to find the pipe size required. The pipe size must be able to provide the required cubic feet per hour of gas or the required BTU/hour.

$$\text{Cubic Feet per Hour (CFH)} = \frac{\text{Gas Input of all gas products (BTU / HR)}}{\text{Heating Value of Gas (BTU / FT}^3\text{)}}$$

Example:

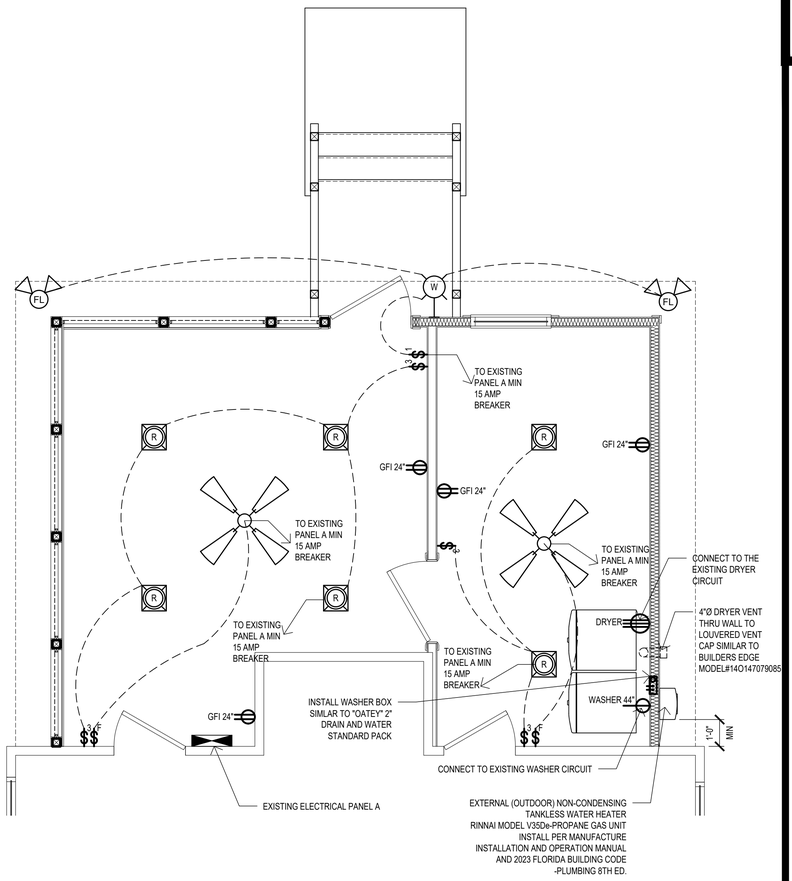
The heating value of natural gas for your location is 1000 BTU/FT^3. The gas input of the V538e is 120,000 BTU/HR. Additional appliances at the location require 65,000 BTU/hr. Therefore the cubic feet per hour = (120,000 + 65,000) / 1000 = 185 FT^3/HR. If the pipe length is 20 feet then the 3/4 inch pipe size is capable of supplying 188 FT^3/HR of natural gas.

Pipe Sizing Table - Natural Gas
Schedule 40 Metallic Pipe
Inlet Pressure: less than 2 psi (55 inches W.C.)
Pressure Drop: 0.3 inches W.C.
Specific Gravity: 0.60
cubic feet per hour

Length	Pipe Size (inches)			
	3/4	1	1 1/4	1 1/2
10	273	514	1060	1580
20	188	353	726	1090
30	151	284	583	873
40	129	243	499	747
50	114	215	442	662
60	104	195	400	600
70	95	179	368	552
80	89	167	343	514
90	83	157	322	482
100	79	148	304	455

Pipe Sizing Table - Propane Gas
Schedule 40 Metallic Pipe
Inlet Pressure: 11.0 inches W.C.
Pressure Drop: 0.5 inches W.C.
Specific Gravity: 1.50
Capacity in Thousands of BTU per Hour

Length	Pipe Size (inches)			
	1/2	3/4	1	1 1/4
10	291	608	1150	2350
20	200	418	787	1620
30	160	336	632	1300
40	137	287	541	1110
50	122	255	480	985
60	110	231	434	892
80	101	212	400	821
100	94	197	372	763



ELECTRICAL/PLUMBING PLAN

SCALE 3/8" = 1'-0"

EXISTING PANEL 'A'

RECESSED 120/240 VOLT 1 PHASE/3 WIRE 60 HZ
100 AMP MAIN LUGS w/ SOLID NEUTRAL & GROUND.

NOTE	CKT	LOAD	WIRE	CB/P	MAIN LUGS	CB/P	WIRE	LOAD	CKT	NOTE
	1	EXISTING	#12	20/1		40/2	#8	EXISTING	2	
	3	EXISTING	#12	20/1					4	
	5	EXISTING	#12	20/1		30/2	#10	EXISTING DRYER	6	
	7	EXISTING	#12	20/1					8	
	9	EXISTING	#12	20/1		15/1	#14	NEW LIGHTING AND FANS	10	
	11	EXISTING	#12	20/1		201	#12	NEW OUTLETS	12	(2)
	13	EXISTING	#12	20/1		20/1	#12	EXISTING	14	
	15	EXISTING	#12	20/1		20/1	#12	EXISTING	16	
	17	EXISTING	#12	20/1		20/1	#12	EXISTING	18	
	19	EXISTING	#12	20/1		20/1	#12	EXISTING	20	

NOTE:

(1) Provide AFCI protection for ALL DWELLING UNIT WIRING PER NEC SECTION 210.12.
(2) Provide GFCI protection for KITCHEN SMALL APPLIANCE & BATHROOM receptacles.
(3) Provide WEATHER PROOF (W.P.) GFCI receptacles at all OUTDOOR LOCATIONS.
(4) Provide HACR BREAKER
(5) All SMOKE and CO2 detectors to be hard wired to house panel

PROFESSIONAL SIGNATURE

Raymond S. Basham

7-1-24

ELECTRICAL LEGEND

- 44" / 18" — SINGLE OUTLET(MOUNTING HGT.) / DUPLEX OUTLET(MOUNTING HGT.)
- SPLIT — SPLIT SWITCHED OUTLET
- FLOOR — FLOOR OUTLET
- GFI — GROUND FAULT OUTLET
- GFI/WP — WEATHER PROOF OUTLET
- 220V — 220v OUTLET
- EF — EXHAUST FAN
- JB — JUNCTION BOX
- DIRECT WIRE
- ELECTRICAL PANEL
- ELECTRIC METER
- DISCONNECT SWITCH
- BUTTON
- SINGLE SWITCH / 3-WAY SWITCH / 4-WAY SWITCH / DIMMER SWITCH
- FAN SWITCH / C — CEILING FAN CONTROL
- PHONE SERVICE
- TV — CABLE T.V. JACK
- INET — INTER-NET SERVICE (CAT5)
- CH — CHIMES
- T — THERMOSTAT
- R — RECESSED CAN LIGHT
- VP — RECESSED VAPOR PROTECTED LIGHT
- WP — RECESSED WATER PROTECTED LIGHT
- C — CEILING LIGHT
- P — PENDANT LIGHT
- W — WALL LIGHT
- CL — CLOSET LIGHT (PC, PULL CHAIN)
- VP — EXTERIOR LED VAPOR PROTECTED LIGHT
- SD — SMOKE DETECTOR
- CMD — CARBON MONOXIDE DETECTOR
- FL — SECURITY LIGHT
- CEILING FAN
- FAN LIGHT — CEILING FAN WITH LIGHT

ELECTRICAL NOTES:

1. ALL ELECTRICAL TO MEET N.E.C. AND 2023 FBC-R 8TH EDITION ELECTRICAL CHAPTERS 37,38,39,40,41
2. EXISTING SINGLE PHASE SERVICE HOUSE PANEL TO REMAIN. COORDINATE WITH POWER COMPANY.
3. PROVIDE ALL COPPER WIRING. MAIN SERVICE CAN BE ALUM.
4. ELECTRICAL CONTRACTOR TO CONNECT ALL FIXTURES, DEVICES AND APPLIANCES.
5. CONTRACTOR TO HAVE VALID FLORIDA LICENSE TO DO ALL ELECTRICAL WORK.
6. ELECTRICAL CONTRACTOR TO VERIFY AND PROVIDED PROPER ELECTRICAL GROUNDING TO FOUNDATION STEEL. PER SECTION E3607.
7. PROVIDE ARC FAULT CIRCUIT INTERRUPTER FOR ALL OUTLETS IN ALL BEDROOMS (N.E.C. 210-12)
8. ALL ELECTRICAL DEVICES TO BE A MIN. OF 12" ABOVE FLOOD ELEVATION.
9. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL DESIGN AND SIZING OF ELECTRICAL SERVICE AND OUTLETS.
10. COORDINATE ELECTRICAL SERVICE TO BUILDING WITH POWER COMPANY ANY CHANGES OR DAMAGE TO BE BROUGHT TO THE ATTENTION OF THE ELECTRICAL COMPANY.
11. ALL SMOKE AND CARBON MONOXIDE DETECTORS IF INSTALLED SHALL BE HARD WIRED INTO ELECTRICAL PANEL. PER FBC-R SECTION R314.4
12. ALL CARBON MONOXIDE ALARMS SHALL BE REQUIRED WITHIN 10' OF ALL ROOMS FOR SLEEPING PURPOSES IN BUILDINGS HAVING A FOSSIL-FUEL BURNING HEATER OR APPLIANCE, A FIREPLACE OR ATTACHED GARAGE., PER FBC-R SECTION R315.1
13. SMOKE DETECTION SYSTEM PER FBC-R R314 TO BE INSTALLED PER SECTION FBC-R R314.4 IN EACH SLEEPING ROOM,OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH STORY OF THE DWELLING, INCLUDING BASEMENT AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
14. RECESSED LIGHTS,FANS AND JUNCTION BOXES NOT SPECIFICALLY DIMENSIONED. MAY BE LOCATED PER OWNER'S DISCRETION.
15. ALL APPLIANCES, HVAC UNITS AND OTHER ELECTRICAL EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
16. ALL/ANY CABLE TV OR INTERNET OUTLETS TO BE PLACE IN ROOM TO BE LOCATED BY OWNER AND INSTALL PER CABLE /INTERNET PROVIDER.

PROFESSIONAL SEAL

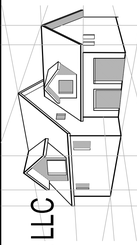
STATE OF FLORIDA
RAYMOND S. BASHAM
AR91749
REGISTERED ARCHITECT

PROFESSIONAL OF RECORD:

RAYMOND S. BASHAM, ARCHITECT
FLORIDA LICENSE AR91749

to the best of my knowledge and belief, these documents are within the applicable minimum requirements of the current adopted issue of the Florida Building and Residential codes, 8th edition 2023

PROJECT NUMBER 957 GORHAM	
	DRAWN BY:
ISSUE DATE: 7-1-24	RB
REVIEW DATE:	
REVISION:	
REVISION:	
REVISION:	



30 years of architectural experience

ARCHITECTURAL SERVICES PROVIDED BY:
Ray Basham, Architect LLC
1905 Canterbury lane # 3E
Sun City Center, Florida 33573
tel: 614-216-1948
Florida Ohio Indiana Michigan, North Carolina South Carolina, and NCARB Licensed. MEMBER A.I.A.,

NEW COVERED SCREEN PORCH ADDTION TO RESIDENCE
PROJECT ADDRESS:
957 GORHAM STREET.
MOUNT DORA, FLORIDA 32757

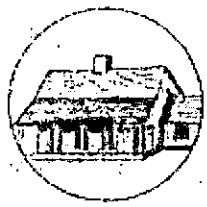
SHEET TITLE
ELECTRICAL PLAN
MISC MEP- DETAILS

SHEET NUMBER
EP-101

AWCPA (1990) COPYRIGHT PROTECTED INTELLECTUAL PROPERTY WITH ALL RIGHTS RESERVED BY THE ARCHITECT/ENGINEER OF RECORD. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION OF THE RAY BASHAM ARCHITECT

Page 1

☒ Original
☐ Update
(give site#)



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 3.0 11/96

Consult *Guide to Historical Structure Forms* for detailed instructions.

Site #8 LA ~~2411~~ 3949
Recorder # FF24-23
Field Date 4 / 20 /1998
Form Date 10 / 21 /1999

Site Name(s) (address if none) Adams House — *Multiple Listing [DHR only]*
Survey Mount Dora Historical Survey Phase II — *Survey #*
National Register Category (Please check one: consult with Site File before using last four): ☒ building ☐ structure ☐ district ☐ site ☐ object

LOCATION & IDENTIFICATION

Address (Include N,S,E,W; #; St., Ave., etc.) 957 Gorham
Cross Streets (nearest / between) 9th Ave /10th Ave
City / Town (within 3 miles) Mount Dora — In Current City Limits: ☒ y ☐ n ☐ unknown
County Lake — Tax Parcel #(s) 1471699
Subdivision name Gorham — Block A — Lot Lot 11
Ownership (Please check one): ☐ private-profit ☒ private-individual ☐ city ☐ county ☐ Native American ☐ private-nonprofit ☐ private-unspecified ☐ state ☐ federal ☐ foreign ☐ unknown
Name of Public Tract (e.g., park)
Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name & Date Eustis 1966 PR 1980
Township 19S Range 27E Section 29. ¼ section: ☐NW ☐SW ☐SE ☐NE ☐Irregular-name: NA
Landgrant NA — UTM: Zone ☐16 ☐17 Easting ___ ___ ___ ___ ___0 Northing ___ ___ ___ ___ ___0
Plat or other map (map's name, location) Plat Book 4 Page 25

DESCRIPTION

Style* Bungalow — Exterior Plan* Irregular — Number of Stories 1
Structural System(s)* Balloon wood frame
Foundation: Type(s)* Continous — Material(s)* Molded concrete block
Exterior Fabric(s)* Novelty siding,
Roof: Type(s)* Gable — Material(s)* Composition shingles
Roof secondary strucs. (dormers etc.)*
Chimney: No. 1 — Material(s)* Brick — Location(s)* N/Exterior, wall
Windows (types, materials, etc.)* Casement /Jalousie /DHS; wood; 6/1

Main Entrance (stylistic details) Gable over front door supported by metal columns
Porches: #open 0 #closed 0 #incised 0 Location(s) E/Entrance
Porch roof type(s)
Exterior Ornament Brackets on wall at gable ends; inappropriate "Victorian" ornament in peak of entry way gable

Interior Plan* Irregular interior plan
Condition (Please check one): ☒excellent ☐good ☐fair ☐deteriorated ☐ruinous
Surroundings (N=None, S=Some, M=Most, A=All/nearly all): __commercial _A_ residential ___institutional __undeveloped
Ancillary Features (No., type of outbuildings; major landscape features. Use continuation sheet for descriptions of interior, landscaping, etc)
Detached garage at rear of yard, no longer has the original door, lot shaded by large trees

Archaeological Remains ☐ Check if Archaeological Form completed

* Consult *Guide to Historical Structure Forms* for preferred descriptions (coded fields at the Site File).

DHR USE ONLY OFFICIAL EVALUATIONS DHR USE ONLY

NR DATE ___/___/___	*KEEPER-NR ELIGIBILITY* ☐yes ☐no	*Date* ___/___/___
	SHPO-NR ELIGIBILITY: ☐yes ☐no ☐potentially elig. ☐insufficient Info	*Date* ___/___/___
DELIST DATE ___/___/___	*LOCAL DESIGNATION:*	*Date* ___/___/___
	Local office	

National Register Criteria for Evaluation ☐a ☐b ☐c ☐d (See *National Register Bulletin 15*, p. 2)

HISTORICAL STRUCTURE FORM

Site #8 LA

Consult *Guide to Historical Structure Forms* for detailed instructions.

HISTORY

Construction date: Exactly _____ (year) Approximately _____ (year) Earlier than _____ (year) Later than _____ (year)
Architect (last name first): _____ Builder (last name first): _____
Moves: ☐yes ☐no ☐unknown Dates _____ Original address _____
Alterations: ☐yes ☐no ☐unknown Dates _____ Nature* _____
Additions: ☐yes ☐no ☐unknown Dates _____ Nature* _____
Original Use* (give date ranges) Residence
Intermediate Uses* (give date ranges) _____
Present Use* (give date ranges) Residence
Ownership History (especially original owner, dates, profession, etc.) _____

*Consult *Guide to Historical Structure Forms* for preferred descriptions (coded fields at the Site File).

RESEARCH METHODS (Check all choices that apply; if needed write others at bottom)

☐ formal archaeological survey	☐ past surveys search at FMSF	☒ local library research	☒ Sanborn maps
☐ informal archaeological inspection	☐ past sites search at FMSF	☒ non-local library research	☒ subdivision maps
☐ Public Lands Survey (DEP)	☐ FL Archives (Gray Building)	☐ building permits	☒ plat maps
☐ tax records/property deeds	☒ FL Photo Archives (Gray Building)	☐ demolition permits	☒ local newspaper files
☒ tax records only	☐ occupant/owner interview	☐ commercial permits	
☐ interior inspection	☐ neighbor interview	☐ occupation permits	

☒ other methods (specify) local historical society research, interview with old families, local history books

SURVEYOR'S EVALUATION OF SITE (Check one choice on each line)

Potentially eligible for local register? ☒yes: name register at right ☐no ☐insufficient info Name of local register if eligible: Mount Dora
Individually eligible for National Register? ☐yes ☐no ☒insufficient info
Potential contributor to Nat. Reg. district? ☒yes ☐no ☐insufficient info
Area(s) of Historical Significance (See *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

Explanation of Evaluation (**required**, whether positive or not; limit to three lines; attach longer statement, if needed, on separate sheet)

DOCUMENTATION (Photos, Plans, etc.)

Bibliographic References (Use Continuation Sheet, give FMSF Manuscript # if relevant) Clerk of Court, Archives Research

Photographs (**required**) B&W print(s) at least 3 x 5, at least one main facade.
Location of negatives & negative numbers Melanie V. Barr 216 NE 5th St. Gainesville FL 32601 352-377-4217

RECORDER

Name (last name first) / Address / Phone / Fax / Email / Affiliation Barr, Melanie, 216 NE 5th St. Gainesville FL 32601
Phone/Fax 352-377-4217, e-mail - mvbdta@gru.net

Remember: Use a *Supplement for Site Forms* or other continuation sheet for descriptions that do not fit in the spaces above.

REQUIRED:

(1) USGS 7.5' MAP WITH STRUCTURE PINPOINTED IN RED
(2) LARGE SCALE STREET OR PLAT MAP
(3) PHOTO OF MAIN FACADE, PREFER B&W, AT LEAST 3X5

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03949
Recorder # 493
Field Date 3/15/2008
Form Date 3/15/2008
FormNo 200803
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

Site Name (address if none) 957 N GORHAM ST
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
957	North	GORHAM	Street	

Cross Streets (nearest/ between)
City / Town (within 3 miles) Mount Dora
In Current City Limits? YES
County Lake
Tax Parcel #(s)
Subdivision Name
Block
Lot
Ownership
Name of Public Tract (e.g., park)
Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name
Publication Date
>> EUSTIS;1980
Township:
Range:
Section:
1/4 section:
>> 19S ;27E ;29;UNSP
Irregular Section Name:
Landgrant
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Bungalow
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 1
Structural System(s)
>> Wood frame
Other Structural System(s)
Foundation Type(s)
>> Continuous
Other Foundation Types
Foundation Material(s)
>> Poured Concrete Footing
Other Foundation Material(s)
Exterior Fabric(s)
>> Drop siding
Other Exterior Fabric(s)
Roof Type(s)
>> Gable
Other Roof Type(s)
Roof Material(s)
>>
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc)
>>
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA03949

DESCRIPTION (continued)

Window Descriptions JALOUSIE, CASEMENT 6, 6/1

Main Entrance Description (stylistic details)

Porches: #open 1 #closed #incised Location(s)
Porch Roof Types(s)
Exterior Ornament
Interior Plan Other Interior Plan
Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category
Institutional: Undeveloped:

Ancillary Features (Number / type of outbuildings, major landscape features)

Archaeological Remains (describe):
If archaeological remains are present, was an Archaeological Site Form completed?
Narrative Description (optional)

HISTORY

Construction year 1924
Architect (last name first): Builder (last name first):

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

Structure Use History

Use Year Use Started Year Use Ended >> Private residence;1924;
Other Structure Uses

Ownership History (especially original owner, dates, profession, etc.)

RESEARCH METHODS

Research Methods >> Examine local tax records
Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible
Idividually Eligible for National Register? NO
Potential Contributor to NR District? YES

Area(s) of historical significance >>
Other Historical Associations

Explanation of Evaluation (required) Because the resource retains much of its historic integrity and is located in a well-preserved collection of historic buildings, it appears to contribute to a historic district.

HISTORICAL STRUCTURE FORM

8LA03949

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents:

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

Recorder Address / Phone 4104 St. Augustine Road Jacksonville, FL

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

****** MASTER SITE FILE USE ONLY ******

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

SHPO's Evaluation of Resource

_____ Date _____

Supplement Information Status: NO SUPPLEMENT FMSF Staffer: _____

Supplement File Status: NO SUPPLEMENT FILE Computer Entry Date: 5/31/2008

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

(1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED

(2) LARGE SCALE STREET OR PLAT MAP

(3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

LA03949-200803

Supplementary Printout

> **USGS map name/year of publication or revision:**
EUSTIS;1980

> **Township/Range/Section/Qtr:**
19S ;27E ;29;UNSP

> **Structural system(s):**
Wood frame

> **Foundation types:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Drop siding

> **Roof types:**
Gable

> **Roof materials:**

> **Roof secondary structures (dormers etc):**

> **Change status/year changed/date noted/nature:**

> **Original, intermediate, present uses/year started/year ended:**
Private residence;1924;

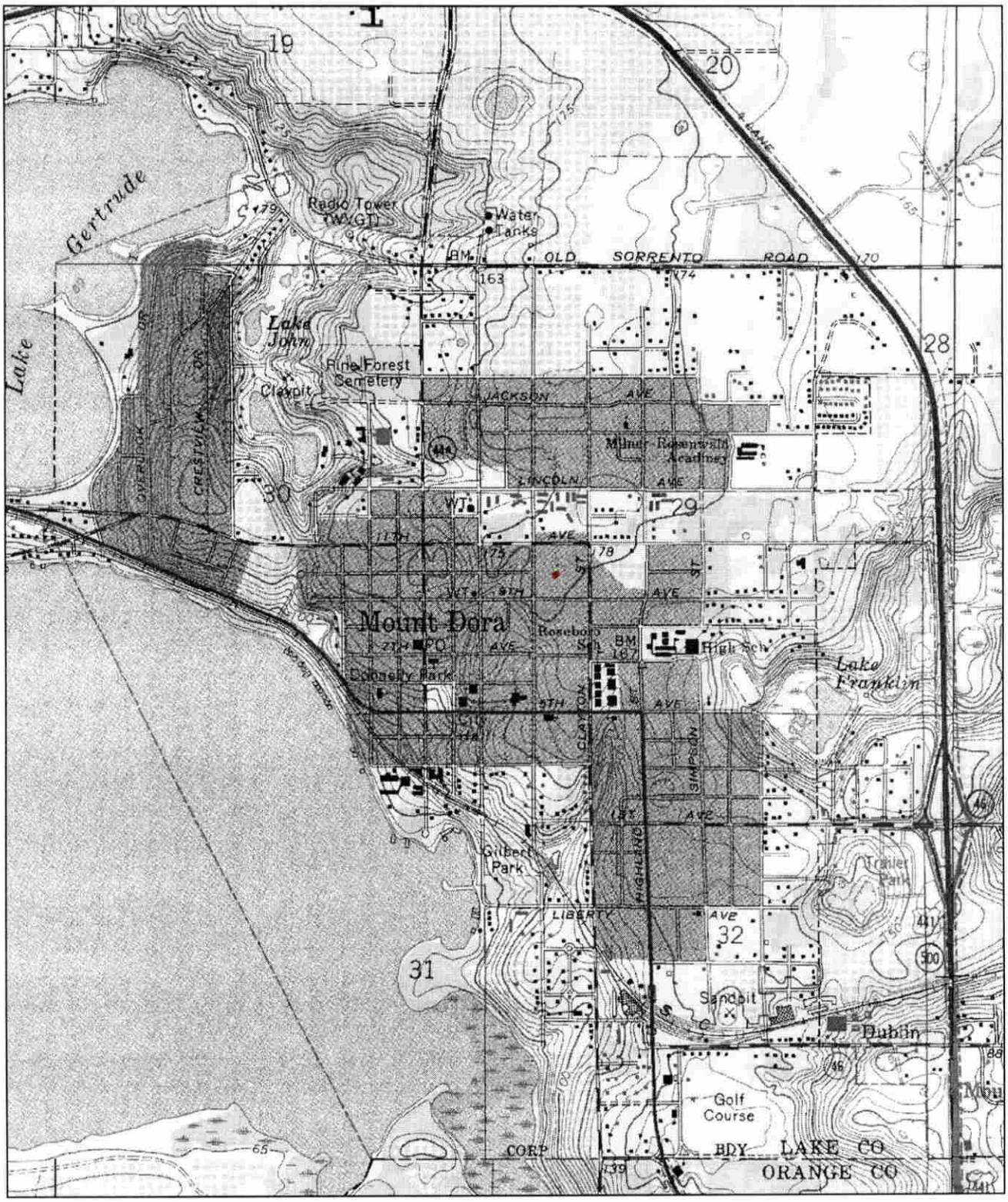
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

> **Area(s) of historical significance:**

> **Repositories: Collection/Housed/Accession#/Describe**

> **[Other name(s)]:**

LA3949
E. ELEVENTH AVENUE
N. HIGHLAND STREET
MARY FRANCIS CT.
E. TENTH AVENUE
E. NINTH AVENUE
E. EIGHTH AVENUE
565-571
CLARONO CIRCLE
560-566
E. SEVENTH AVENUE
HIGHLAND COURT
N. GRANDVIEW STREET
N. CORHAM STREET
N. CLAYTON STREET
CREST COURT



Map provided by MyTopo.com

493
LA3949

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03949
Recorder # 493
Field Date 3/15/2008
Form Date 3/15/2008
FormNo 200803
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

Site Name (address if none) 957 N GORHAM ST Multiple Listing (DHR only)
Other Names >>
Survey or Project Name Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
957	North	GORHAM	Street	

Cross Streets (nearest/ between)
City / Town (within 3 miles) Mount Dora In Current City Limits? YES
County Lake Tax Parcel #(s)
Subdivision Name Block Lot
Ownership
Name of Public Tract (e.g., park)
Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name Publication Date >> EUSTIS;1980
Township: Range: Section: 1/4 section: >> 19S ;27E ;29;UNSP
Irregular Section Name:
Landgrant
UTM: Zone Easting Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Bungalow Other Style
Exterior Plan Irregular Other Exterior Plan
Number of Stories 1
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Continuous
Other Foundation Types
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s)
Exterior Fabric(s) >> Drop siding
Other Exterior Fabric(s)
Roof Type(s) >> Gable
Other Roof Type(s)
Roof Material(s) >>
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >>
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA03949

DESCRIPTION (continued)

Window Descriptions JALOUSIE, CASEMENT 6, 6/1

Main Entrance Description (stylistic details)

Porches: #open 1 #closed #incised Location(s)
Porch Roof Types(s)
Exterior Ornament
Interior Plan Other Interior Plan
Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category
Institutional: Undeveloped:

Ancillary Features (Number / type of outbuildings, major landscape features)

Archaeological Remains (describe):
If archaeological remains are present, was an Archaeological Site Form completed?
Narrative Description (optional)

HISTORY

Construction year 1924
Architect (last name first): Builder (last name first):

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

Structure Use History

Use Year Use Started Year Use Ended >> Private residence;1924;
Other Structure Uses

Ownership History (especially original owner, dates, profession, etc.)

RESEARCH METHODS

Research Methods >> Examine local tax records
Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible
Idividually Eligible for National Register? NO
Potential Contributor to NR District? YES

Area(s) of historical significance >>
Other Historical Associations

Explanation of Evaluation (required) Because the resource retains much of its historic integrity and is located in a well-preserved collection of historic buildings, it appears to contribute to a historic district.

HISTORICAL STRUCTURE FORM

8LA03949

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

Recorder Address / Phone 4104 St. Augustine Road Jacksonville, FL

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

****** MASTER SITE FILE USE ONLY ******

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/31/2008

Form Comments: _____

REQUIRED PAPER ATTACHMENTS	(1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED (2) LARGE SCALE STREET OR PLAT MAP (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

LA03949-200803

Supplementary Printout

> **USGS map name/year of publication or revision:**
EUSTIS;1980

> **Township/Range/Section/Qtr:**
19S ;27E ;29;UNSP

> **Structural system(s):**
Wood frame

> **Foundation types:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Drop siding

> **Roof types:**
Gable

> **Roof materials:**

> **Roof secondary structures (dormers etc):**

> **Change status/year changed/date noted/nature:**

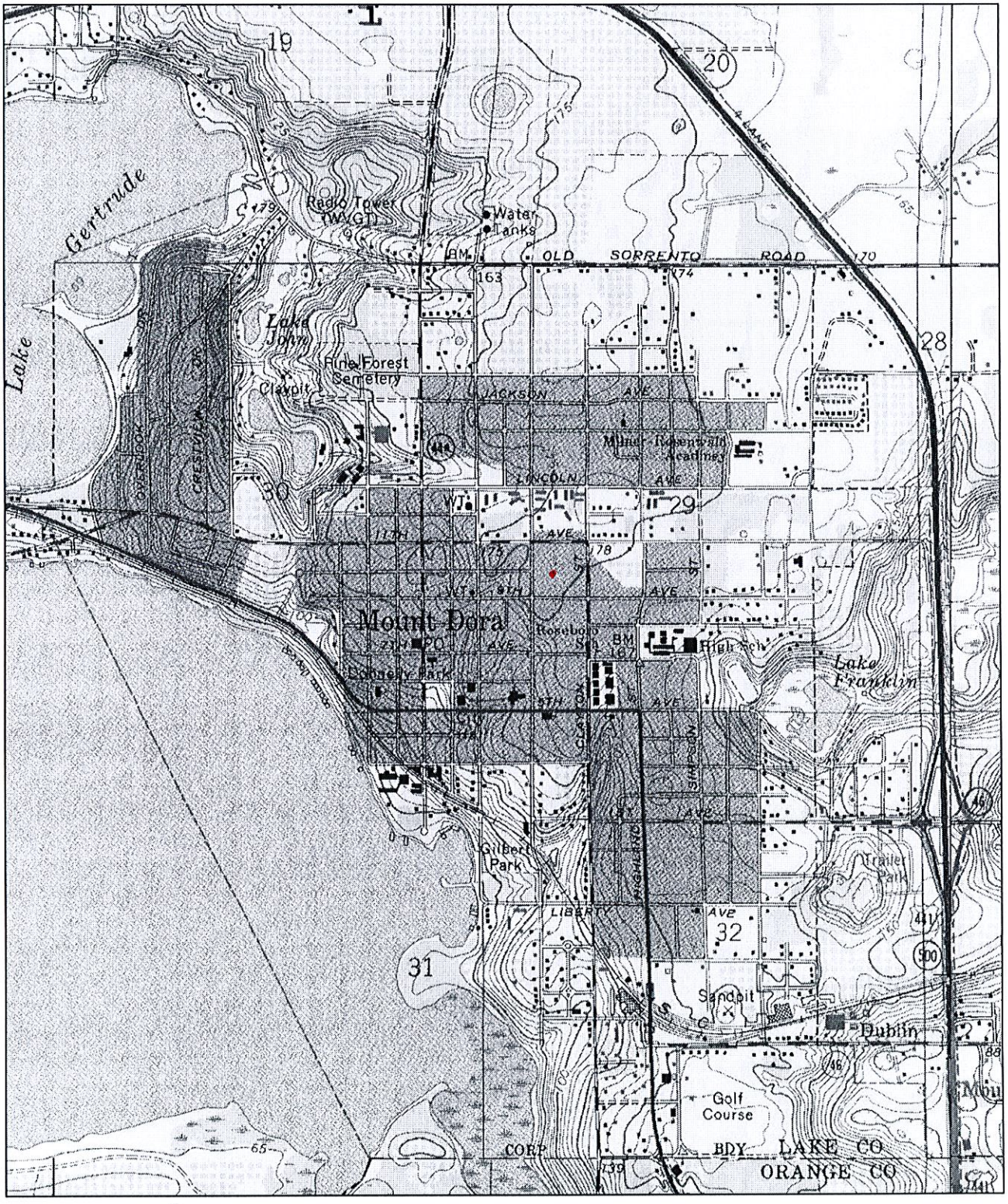
> **Original, intermediate, present uses/year started/year ended:**
Private residence;1924;

> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

> **Area(s) of historical significance:**

> **Repositories: Collection/Housed/Accession#/Describe**

> **[Other name(s)]:**



Map provided by MyTopo.com

493
LA3949

LA3949
E. ELEVENTH AVENUE
N. HIGHLAND STREET
MARY FRANCIS CT.
E. TENTH AVENUE
N. GRANDVIEW STREET
N. CORHAM STREET
N. CLAYTON STREET
E. NINTH AVENUE
565-571
CLARONO CIRCLE
560-566
E. EIGHTH AVENUE
E. SEVENTH AVENUE
HIGHLAND COURT
LCREST COURT

493

LA
3949