



Residence
A French Country Manor

Groninger Custom Homes
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Permitting Jurisdiction
City of Winter Park
401 Park Avenue South
Winter Park FL 32789
(407) 599-3237 tel
(407) 599-3499 fax
www.cityofwinterpark.org

Area Calcs

3319 1st floor
1962 2nd floor
406 cabana
5687 AC space
92 mechanical
1154 garages
621 porches
7558 total
6841 FAR
7759 allowed

Lot Area

23511 Lot
3319 1st floor
406 cabana
1154 garage/mech
621 porches
800 pool area (future)
3689 driveway
500 sidewalks pending
10489 total
10580 45% allowed

Retention

Drainage Type A/C

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Legal Description

This does not constitute a survey. Refer to actual survey for detailed information.

DesignCriteria:

This structure has been designed to meet or exceed the wind load requirements of the 2014 Florida Building Code Residential 5th Ed. Section R301 Design Criteria and ASCE 7-10.

1. Risk Category 2
2. Construction Type = Single Family Residential (V)
3. Wind Speed = 139 MPH Ultimate Wind Speed (Vult) and 108 MPH (Vasd)
4. Wind Exposure = Category C
5. Internal Pressure Coefficient for Enclosed Buildings is 0.18 and Height & Exposure Adjustment Coefficient is 1.40

Design Loads per FRBC 2014 edition
Shingle Roof dead load = 17psf
Building is not in an airborne debris area

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03/06/17

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Window Schedule:

- 0580 windows
- D LH casement <24x32>
- D LH casement <24x32>
- D fixed casement <24x32>
- D fixed casement <24x32>
- D fixed casement <24x32>
- D fixed casement <24x32>
- D fixed casement <24x32>
- D fixed casement <24x32>
- D fixed casement <24x32>
- D fixed casement <24x32>
- J RH casement <30x56>
- J RH casement <30x56>
- J RH casement <30x56>
- J RH casement <30x56>
- K LH casement <30x60>
- K RH casement <32x60>
- K fixed arch <32x16>
- K fixed arch <32x16>
- L LH casement <32x44>
- L RH casement <32x44>
- L RH casement <32x44>
- M fixed arch <72x36>
- N fixed oval <28x32>
- N fixed oval <28x32>

Door Schedule:

- 0550 interior doors
- 21 <32x16 transom>
- 21 <32x16 transom>
- 21 LH <32x80 panel>
- 21 LH <32x80 panel>
- 21 RH <32x80 panel>
- 21 RH <32x80 panel>
- 21 RHIS <32x80 panel>
- 22 PD <28x80 panel>
- 22 PD <28x80 panel>
- 22 PD <28x80 panel>
- 22 PD <28x80 panel>
- 22 PD <28x80 panel>
- 22 PD <28x80 panel>
- 22 RH <28x80 panel>
- 22 RH <28x80 panel>
- 22 RH <28x80 panel>



A2 - Floor Plan 2

Scale: 1/4" = 1'-0"

All details and sections shown on the drawings are intended to be typical and shall apply to any similar situation shown elsewhere except where specific reference is given.
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See F1 & F2 for Dimensions, Door and Window Schedules

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Insulation:

CMU Walls insulated with Core-Fill 500 foam R-value: 9.1
Frame Walls insulated with Icynene Classic Max foam R-value: 20
Roof Deck insulated with Icynene Classic Max foam R-value: 20

Windows & Doors:

Design Pressures allowed per Window and Door Size
-39.6 PSF - less than 20 SQ FT
-37.0 PSF - greater than 20 and up to 50 SQ FT
-33.4 PSF - greater than 50 and up to 100 SQ FT
-30.8 PSF - greater than 100 and up to 500 SQ FT

All Windows shall meet U-Factor (0.4) and SHGC (0.25)
All 2nd story Windows shall be min. 24" above finished floor

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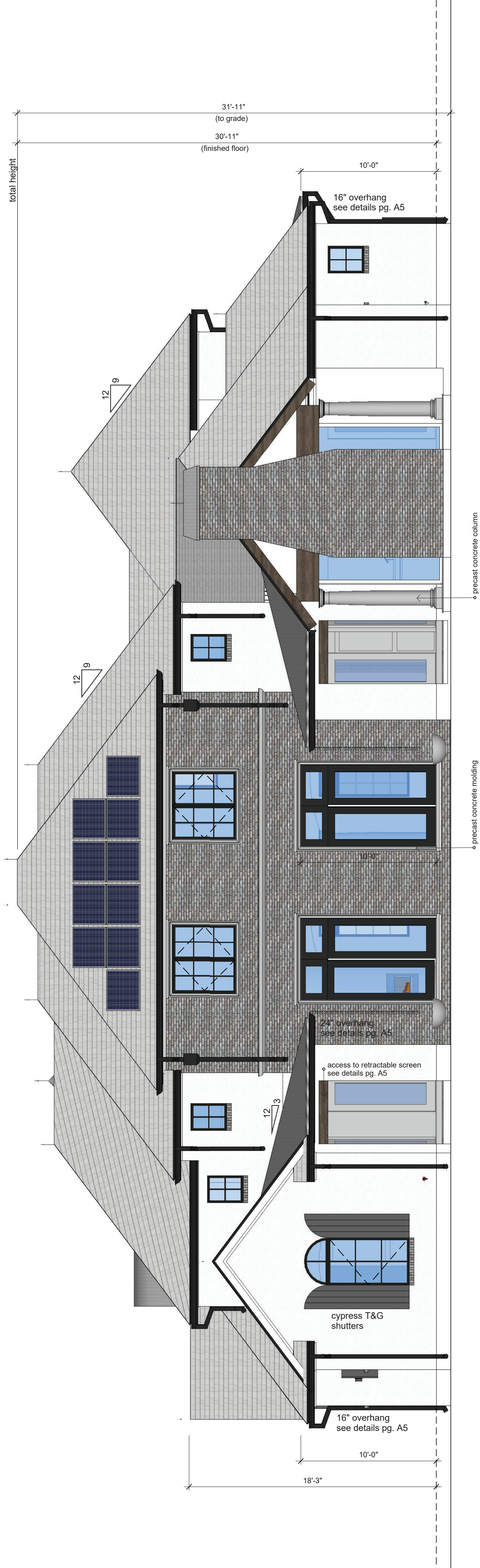
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Rear (South)

Exterior:

7/8" Stucco on wood framing
w/ galvanized lath on #15 felt
over housewrap on 7/16" OSB
(typical detail at 2nd floor)

Cypress T&G Shutters as shown

Roof:

Metal Roof as shown shall be standing seam with anodized finish
Shingle Roofing shall be CertainTeed Landmark or similar architectural
Foam Insulation (sealed attic with no roof vents)

5/8" plywood roof deck

16" overhang typical (see A5 for details)
"Hardi-board" soffits (no venting)

All Roof Penetrations

shall not be visible from the front of the house

Windows & Doors:

Design Pressures allowed per Window and Door Size

-39.6 PSF - less than 20 SQ FT

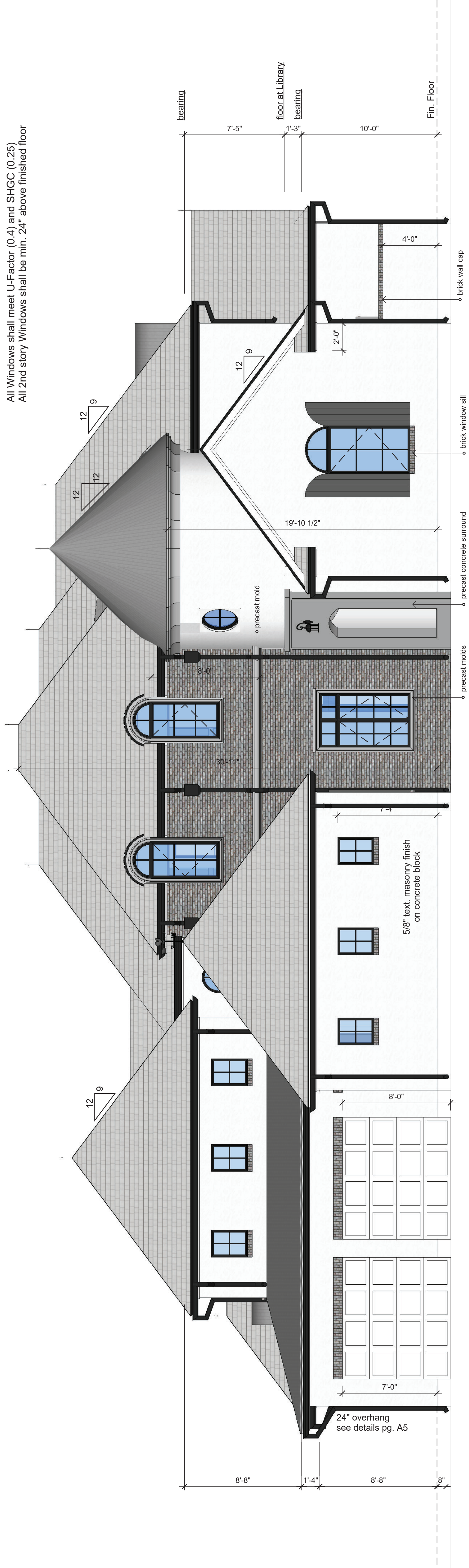
-37.0 PSF - greater than 20 and up to 50 SQ FT

-33.4 PSF - greater than 50 and up to 100 SQ FT
-30.8 PSF - greater than 100 and up to 500 SQ FT

-30.8 PSF - greater than 100 and up to 500 SQ FT

All Windows shall meet U-Factor (0.4) and SHGC (0.25)

All 2nd story Windows shall be min. 24" above finished floor



Front (North)

Design Criteria:

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A3 - Elevations

Scale: 1/4" = 1'-0"

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See F1 & F2 for Dimensions, Door and Window Schedules

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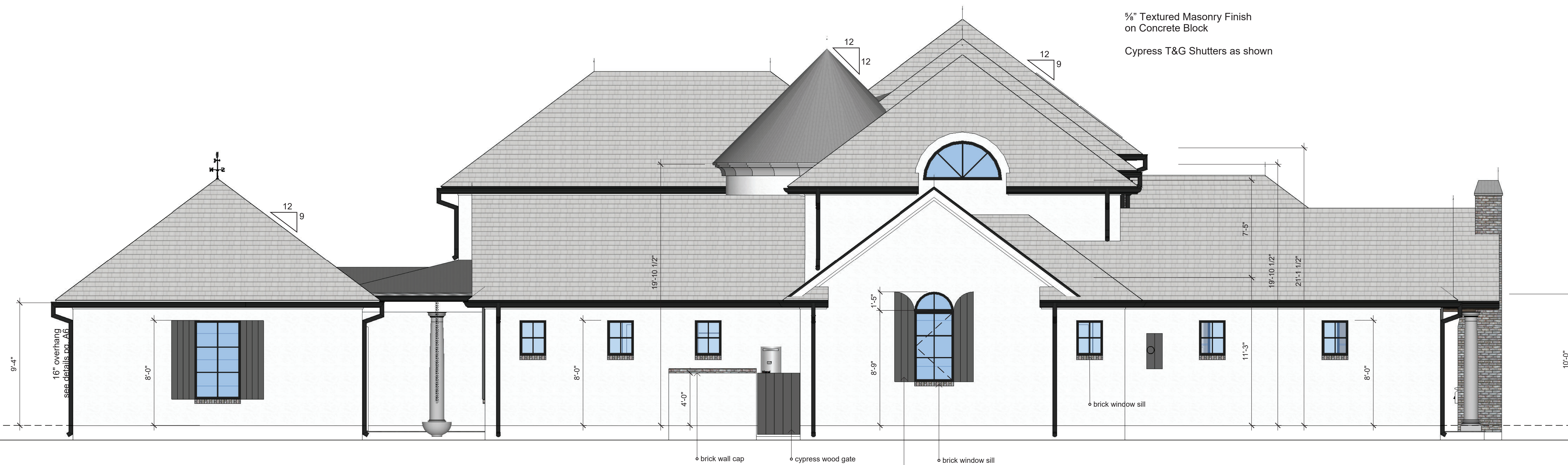
Right (West)

Exterior:

¾" Stucco on wood framing
w/ galvanized lath on #15 felt
over housewrap on 7/16" OSB
(typical detail at 2nd floor)

¾" Textured Masonry Finish
on Concrete Block

Cypress T&G Shutters as shown



Left (East)

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Building is not in an airborne debris area

A4 - Elevations

Scale: 1/4" = 1'-0"

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All structural notes are shown on corresponding drawings: Concrete, Masonry, Framing.

See F1 & F2 for Dimensions, Door and Window Schedules

Roof:

Metal Roof as shown shall be standing seam with anodized finish
Shingle Roofing shall be CertainTeed Landmark or similar architectural
Foam Insulation (sealed attic with no roof vents)

¾" plywood roof deck
16" overhang typical (see A5 for details)
"Hardi-board" soffits (no venting)

All Roof Penetrations
shall not be visible from the front of the house

Windows & Doors:

Design Pressures allowed per Window and Door Size
-39.6 PSF - less than 20 SQ FT
-37.0 PSF - greater than 20 and up to 50 SQ FT
-33.4 PSF - greater than 50 and up to 100 SQ FT
-30.8 PSF - greater than 100 and up to 500 SQ FT

All Windows shall meet U-Factor (0.4) and SHGC (0.25)
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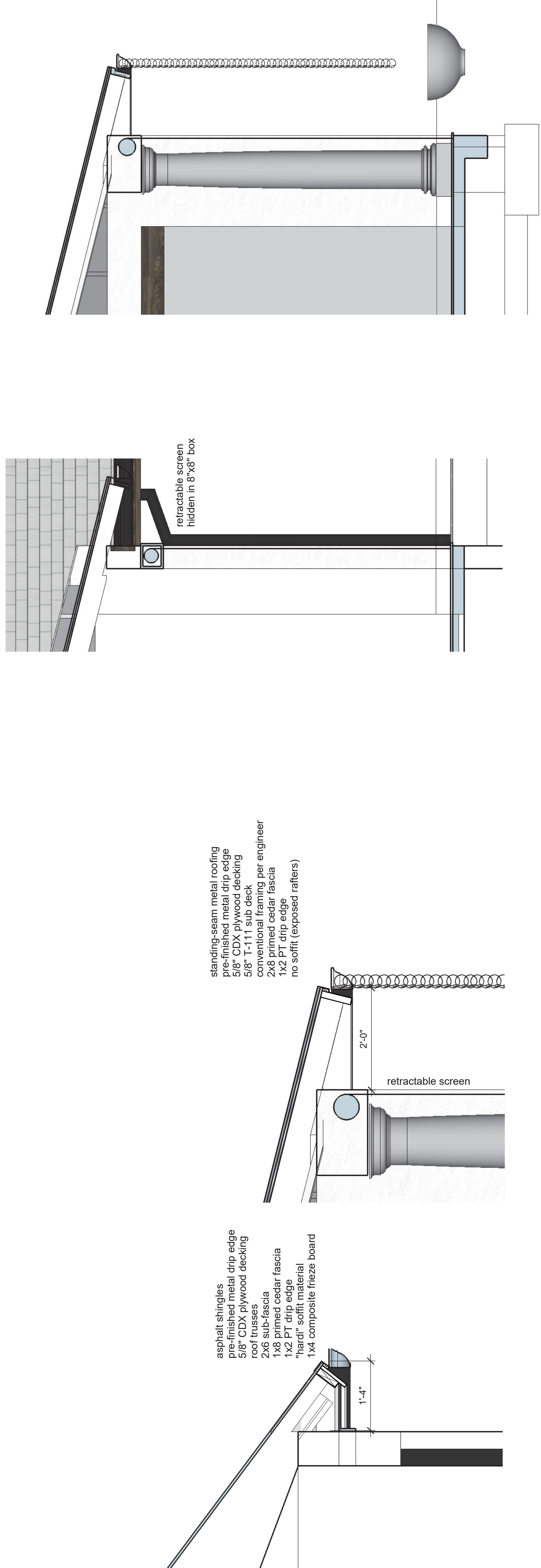
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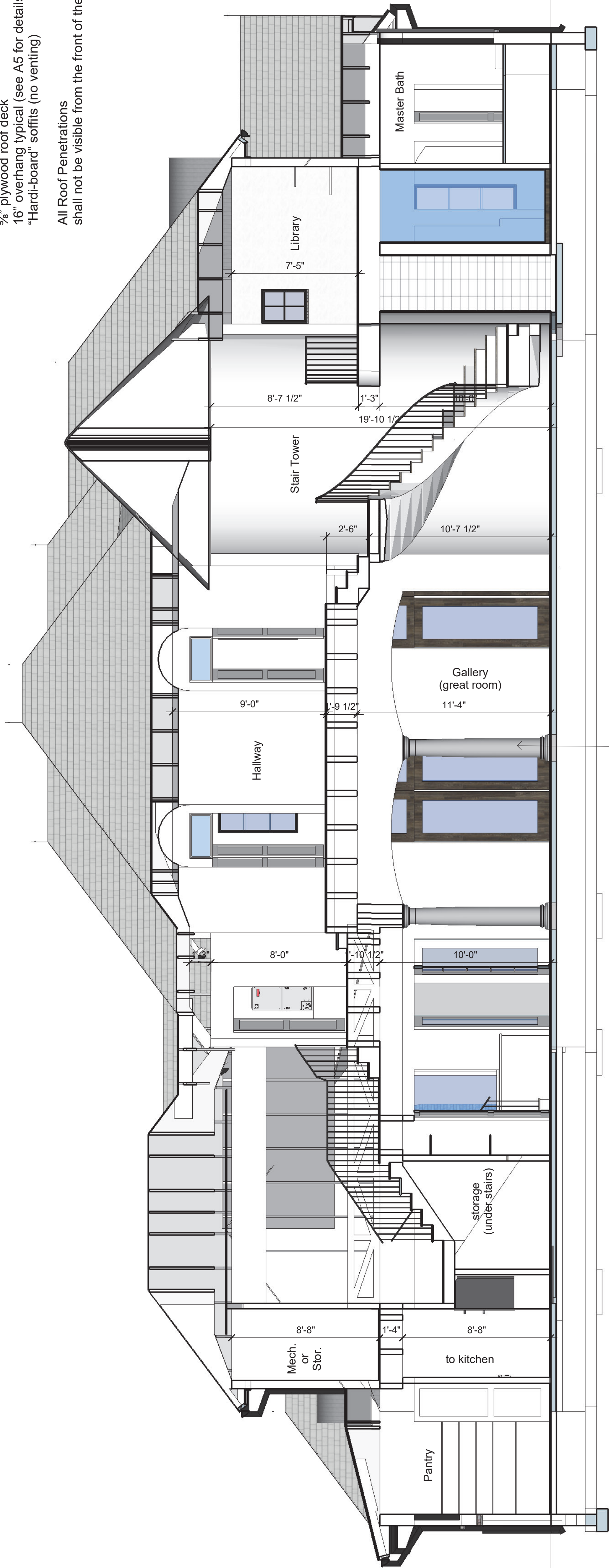
Roof Overhang:
Scale: 3/4" = 1'-0"

Retractable Screens:
(Scale: 1/2" = 1'-0")

Roof:
Metal Roof as shown shall be standing seam with anodized finish
Shingle Roofing shall be CertainTeed Landmark or similar architectural
Foam Insulation (sealed attic with no roof vents)

3/4" plywood roof deck
16" overhang typical (see A5 for details)
"Hard-board" soffits (no venting)

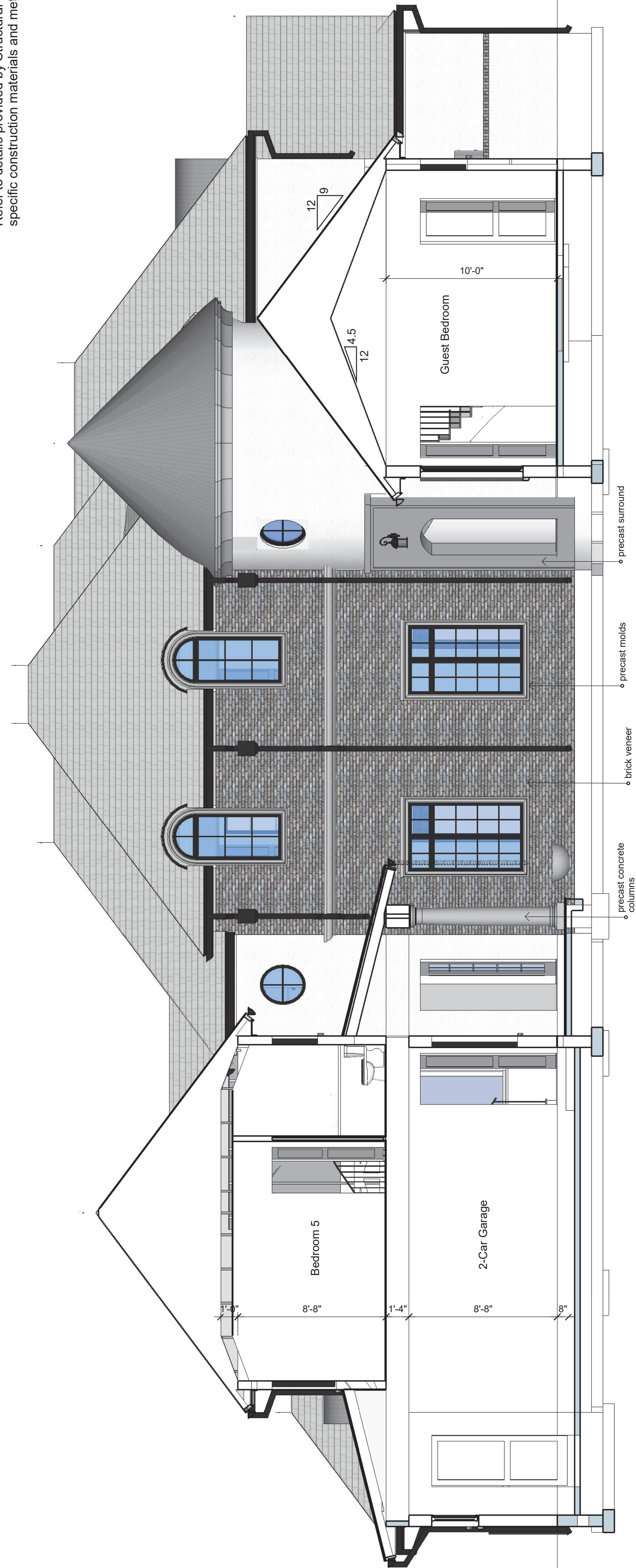
All Roof Penetrations
shall not be visible from the front of the house



Stairs:
10 risers @ 7.5" = 10'-0"
15 treads @ 11" = 13'-9"
see F3 for stair and railing details

Stairs:
21 risers @ 7.5" = 13'-1.5"
20 treads @ 11" = 18'-4"
see F3 for stair and railing details

Cross Section views are shown for illustrative purposes.
Refer to details provided by Structural Engineer for
specific construction materials and methods.



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A5 - Sections

Scale: 1/4" = 1'-0"

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