



COHEN RESIDENCE

1204 N Park Ave
Winter Park, FL 32789
SINGLE FAMILY RESIDENCE

10.09.2019

GENERAL CONTRACTOR

Z Properties, Inc
271 N. Pennsylvania Ave., Ste 1
Winter Park, FL 32789

tel: 407.949.8639
www.zpropertiesinc.com

SURVEYOR

Ireland & Associates Surveying, Inc.
800 Currency Circle, Suite 1020
Lake Mary, FL 32746

tel: 407.678.3366

STRUCTURAL ENGINEER

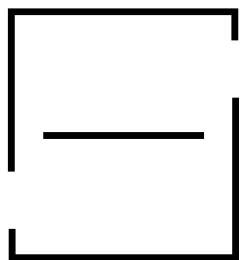
Monta Consulting & Design
1035 Greenwood Blvd #173
Lake Mary, FL 32746

tel: 407.681.1917
www.montaconsulting.com

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No	Issue	Date
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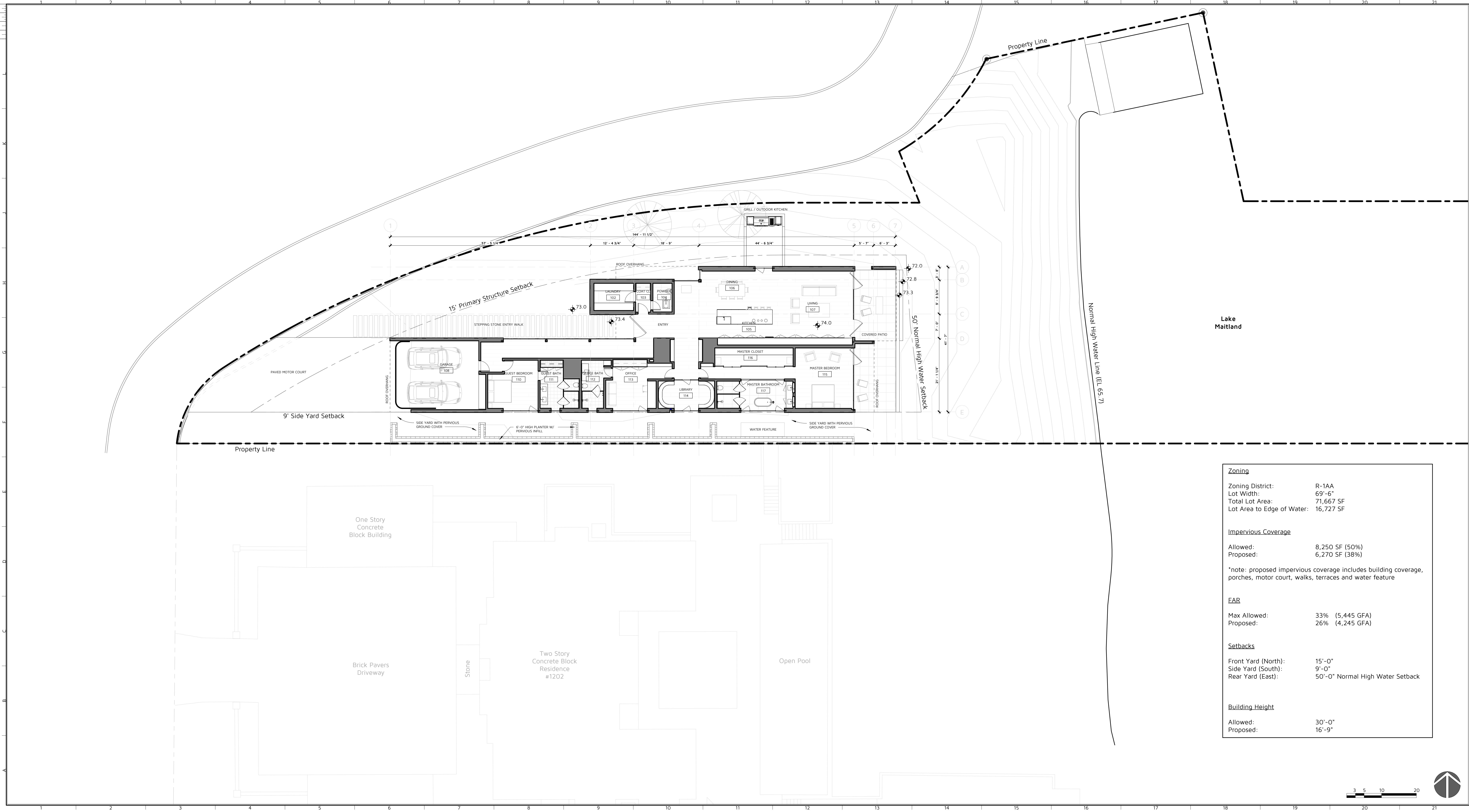
 Oza
Sabbeth
Architects

COVER PAGE

A000

SCALE:	
DATE:	10.09.2019
DRAWN BY:	OSA

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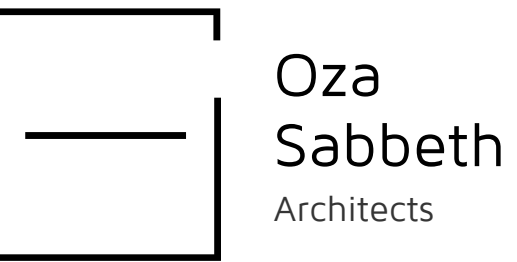


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Zoning	
Zoning District:	R-1AA
Lot Width:	69'-6"
Total Lot Area:	71,667 SF
Lot Area to Edge of Water:	16,727 SF
Impervious Coverage	
Allowed:	8,250 SF (50%)
Proposed:	6,270 SF (38%)
*note: proposed impervious coverage includes building coverage, porches, motor court, walks, terraces and water feature	
FAR	
Max Allowed:	33% (5,445 GFA)
Proposed:	26% (4,245 GFA)
Setbacks	
Front Yard (North):	15'-0"
Side Yard (South):	9'-0"
Rear Yard (East):	50'-0" Normal High Water Setback
Building Height	
Allowed:	30'-0"
Proposed:	16'-9"

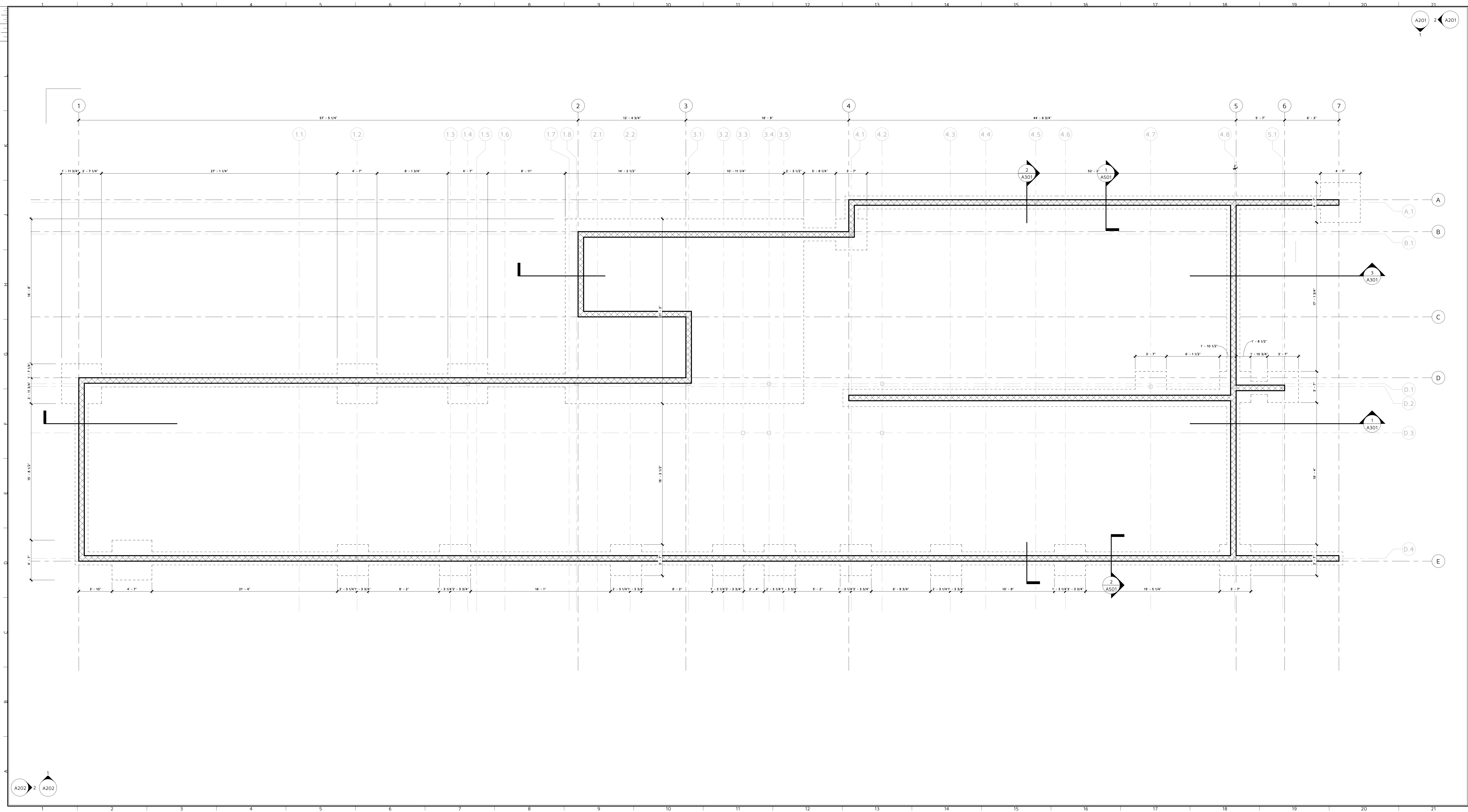


SITE PLAN

A001

SCALE:	1" = 10'-0"
DATE:	10.09.2019
DRAWN BY:	OSA

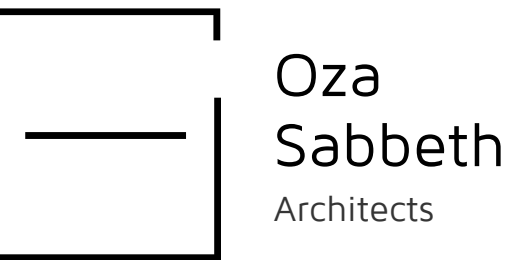
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FOUNDATION PLAN

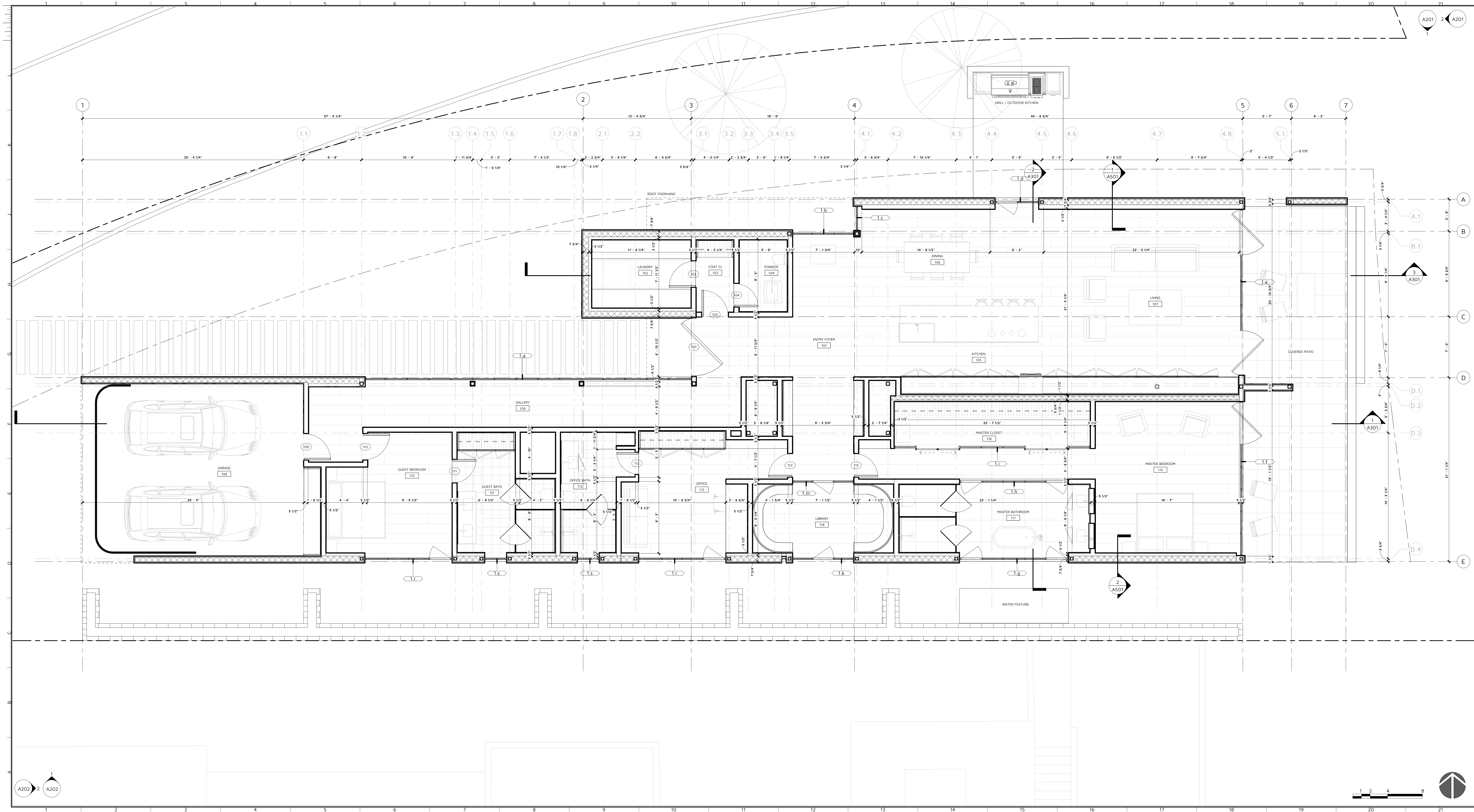
A101

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

DATE: 10.09.2019

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FLOOR PLAN

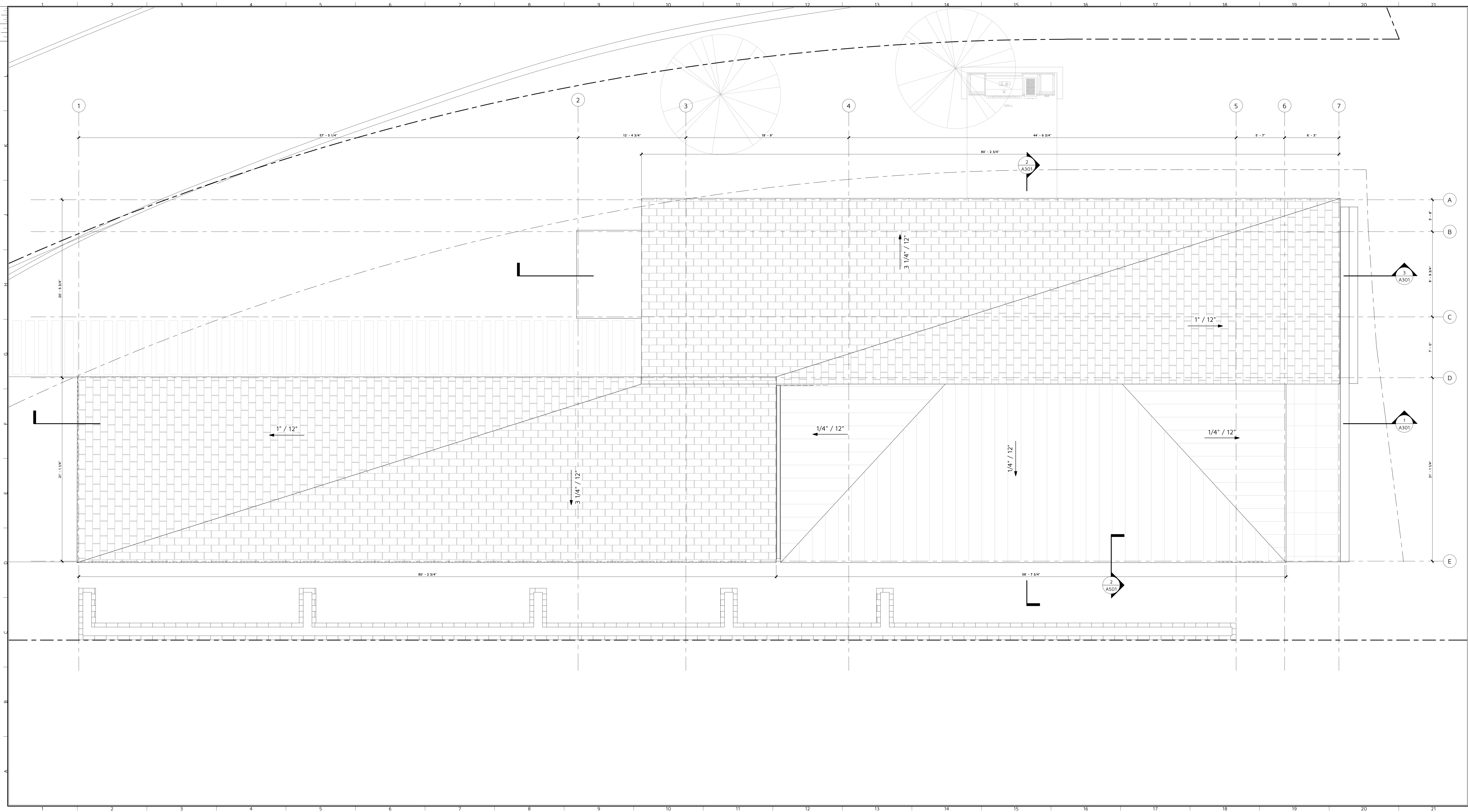
A102

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

DATE: 10.09.2019

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ROOF PLAN

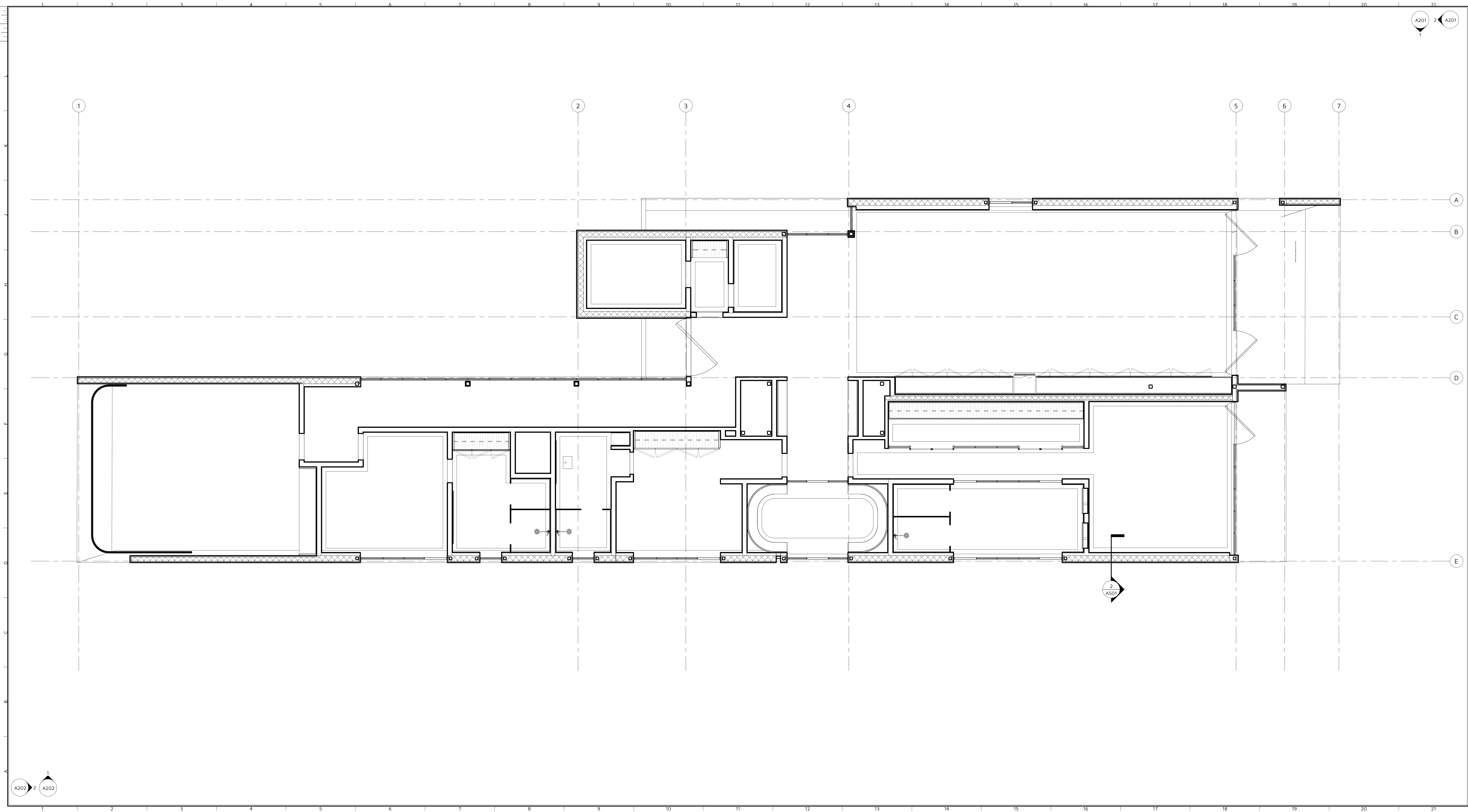
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DATE: 10.09.2019

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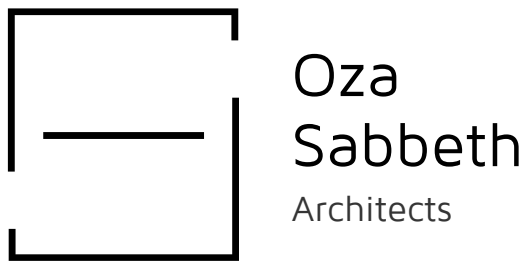
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REFLECTED CEILING PLAN

A112

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

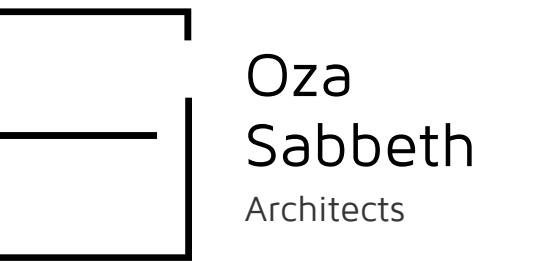
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ELEVATIONS

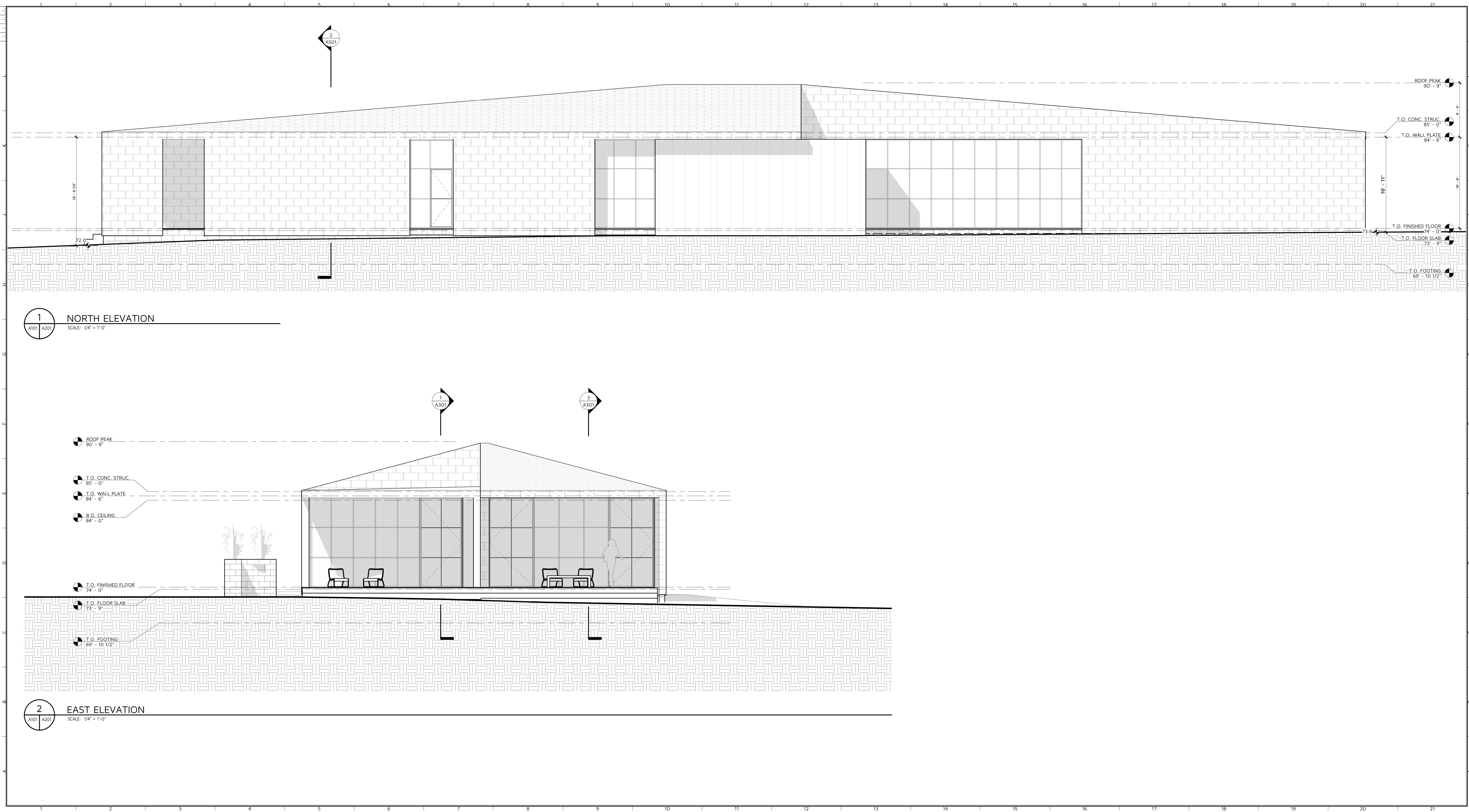
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DATE: 10.09.2019

DRAWN BY: OSA

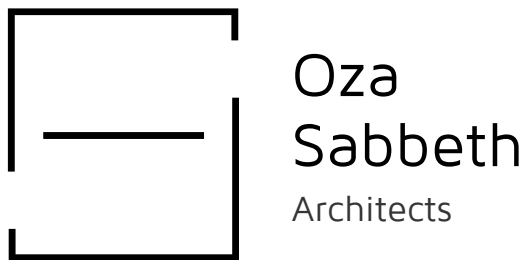
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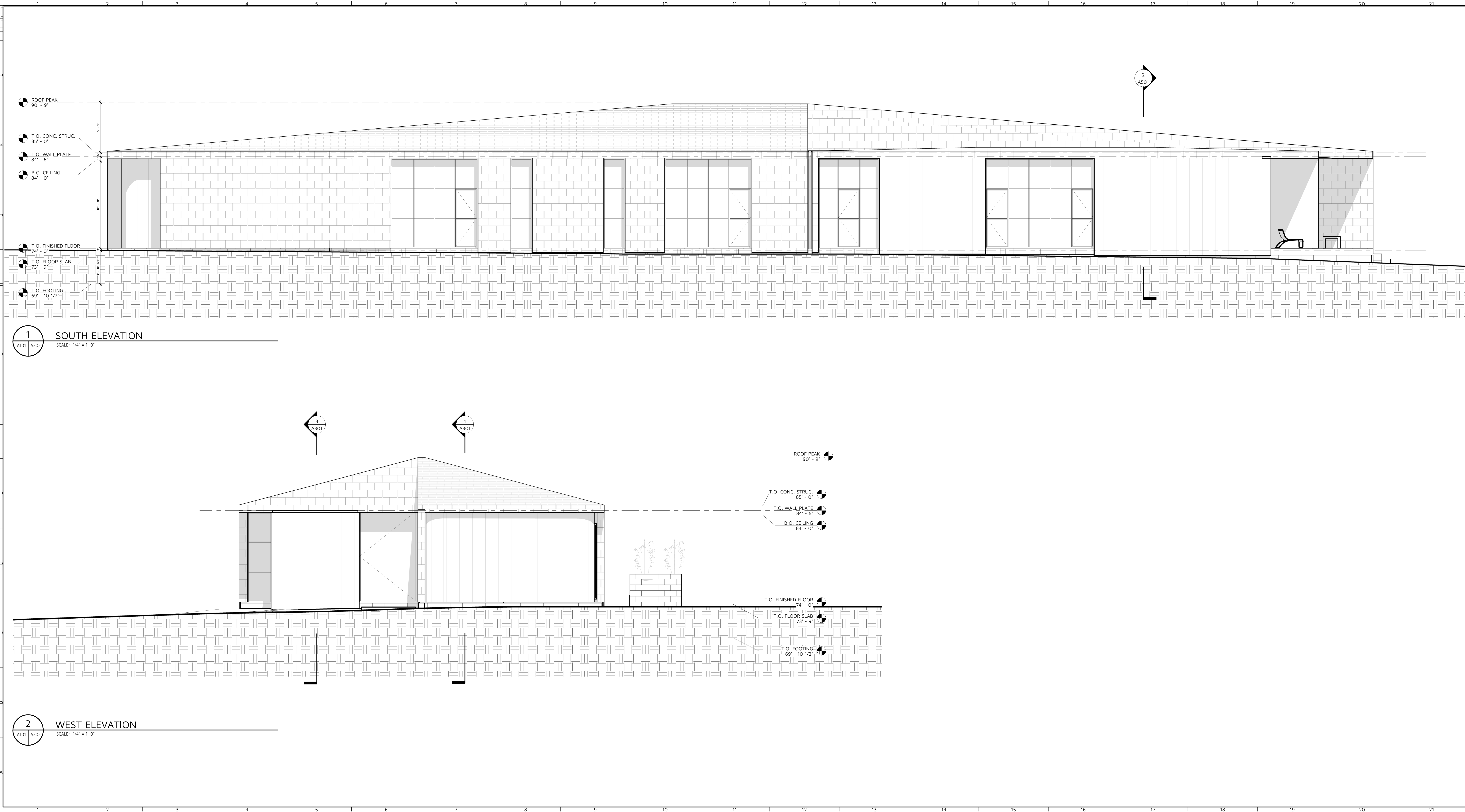
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SECTIONS

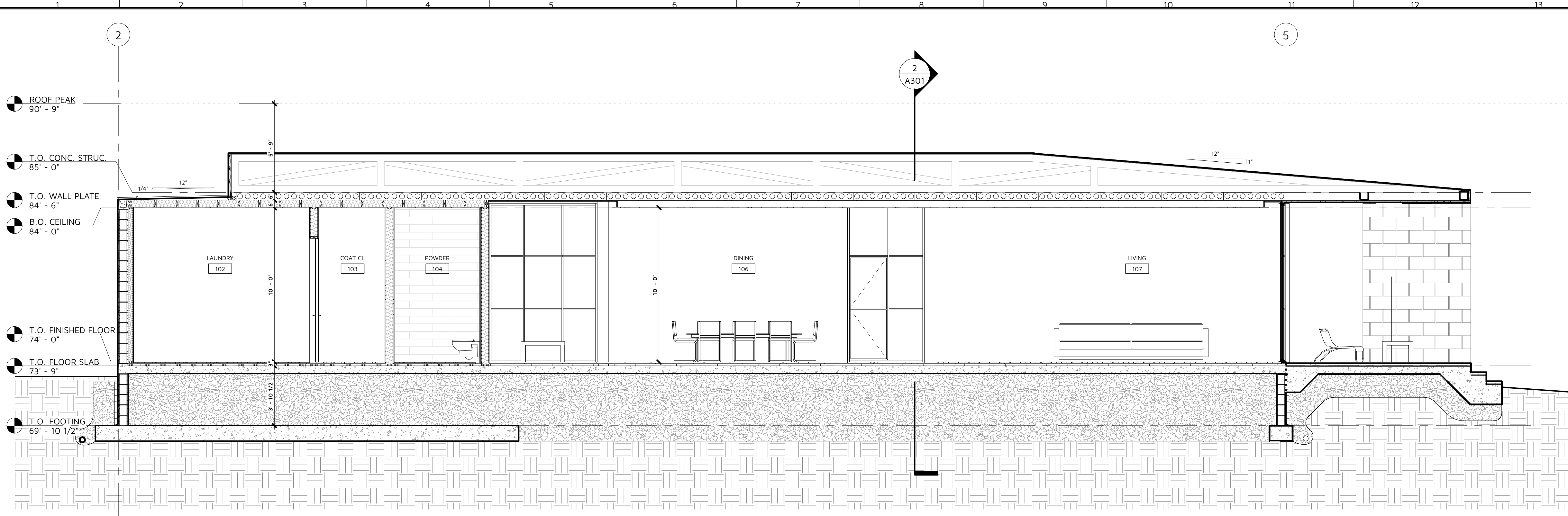
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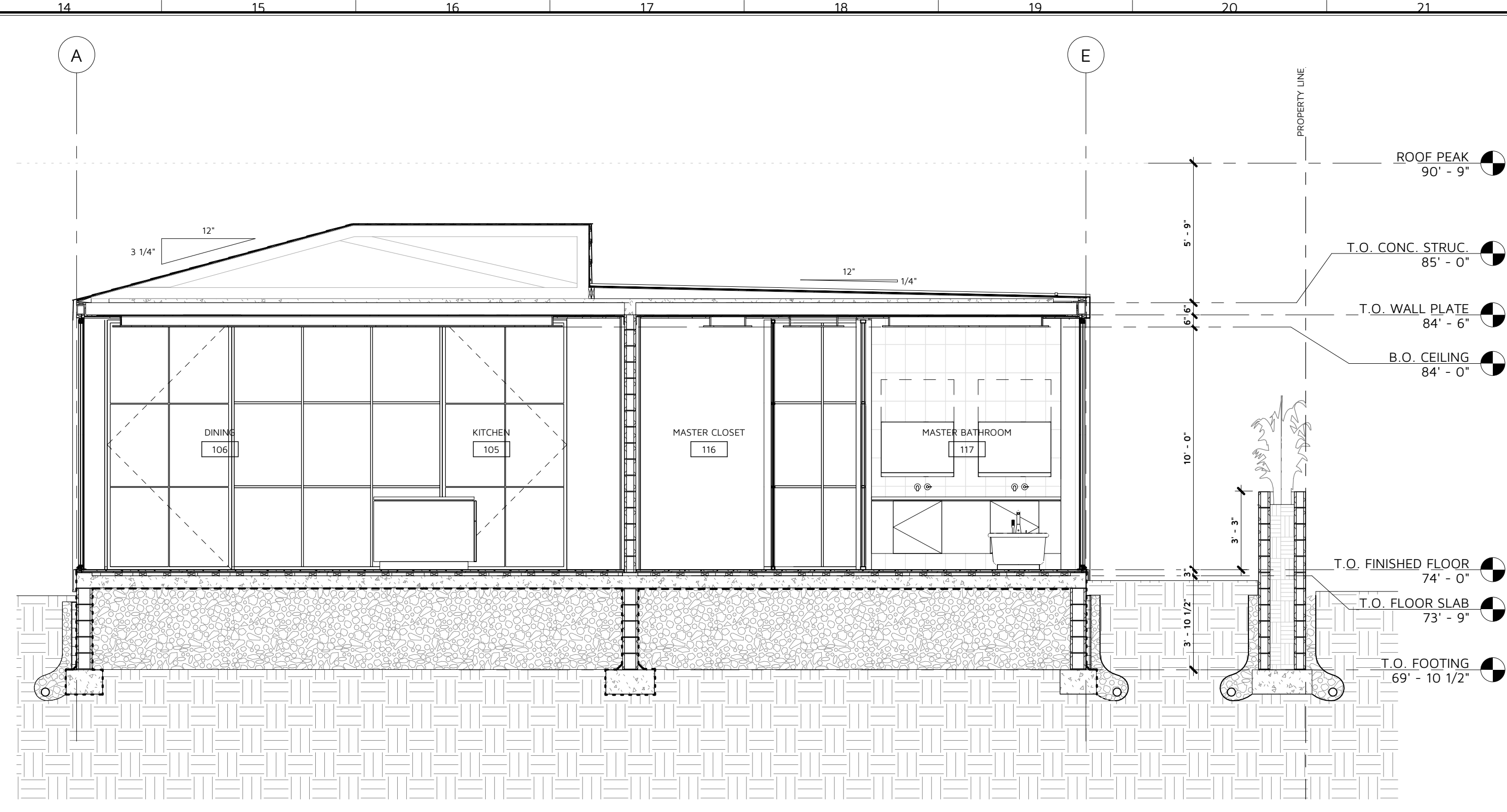
DATE: 10.09.2019

DRAWN BY: OSA

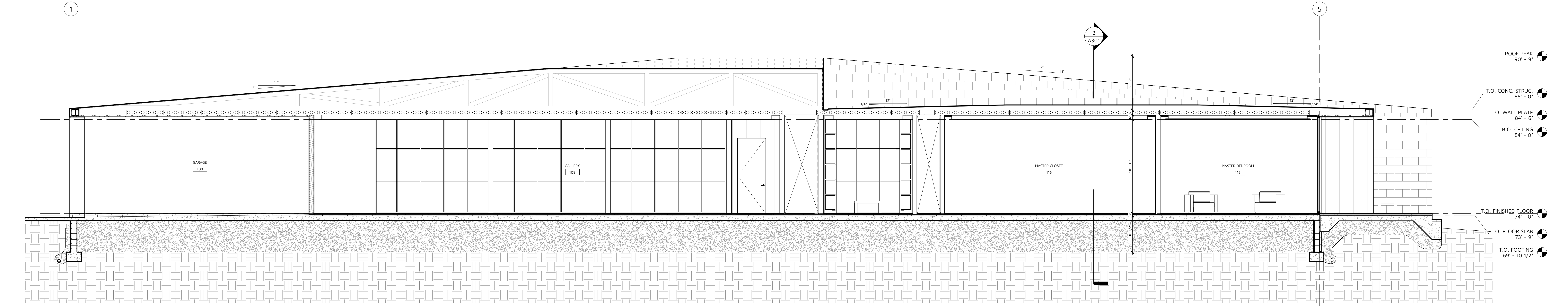
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3 LONGITUDINAL SECTION 02
SCALE: 1/4" = 1'-0"



2 TRANSVERSE SECTION
SCALE: 1/4" = 1'-0"

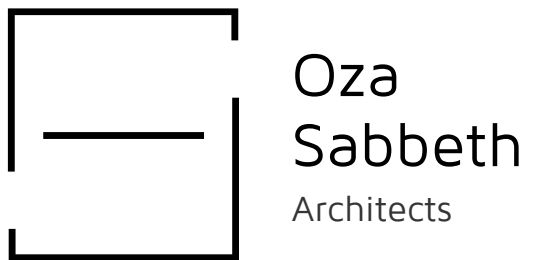


1 LONGITUDINAL SECTION 01
SCALE: 1/4" = 1'-0"

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WALL SECTIONS

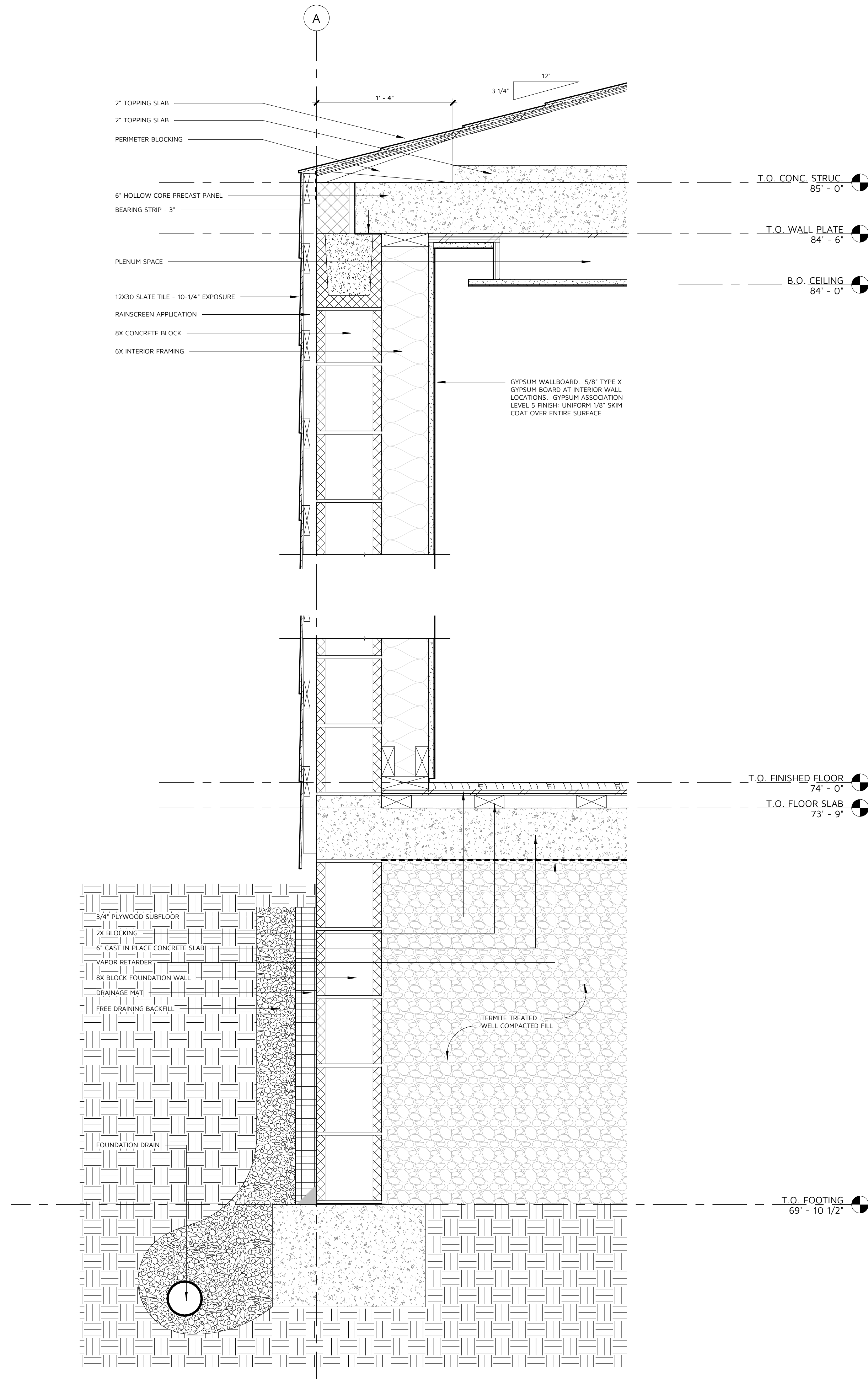
A501

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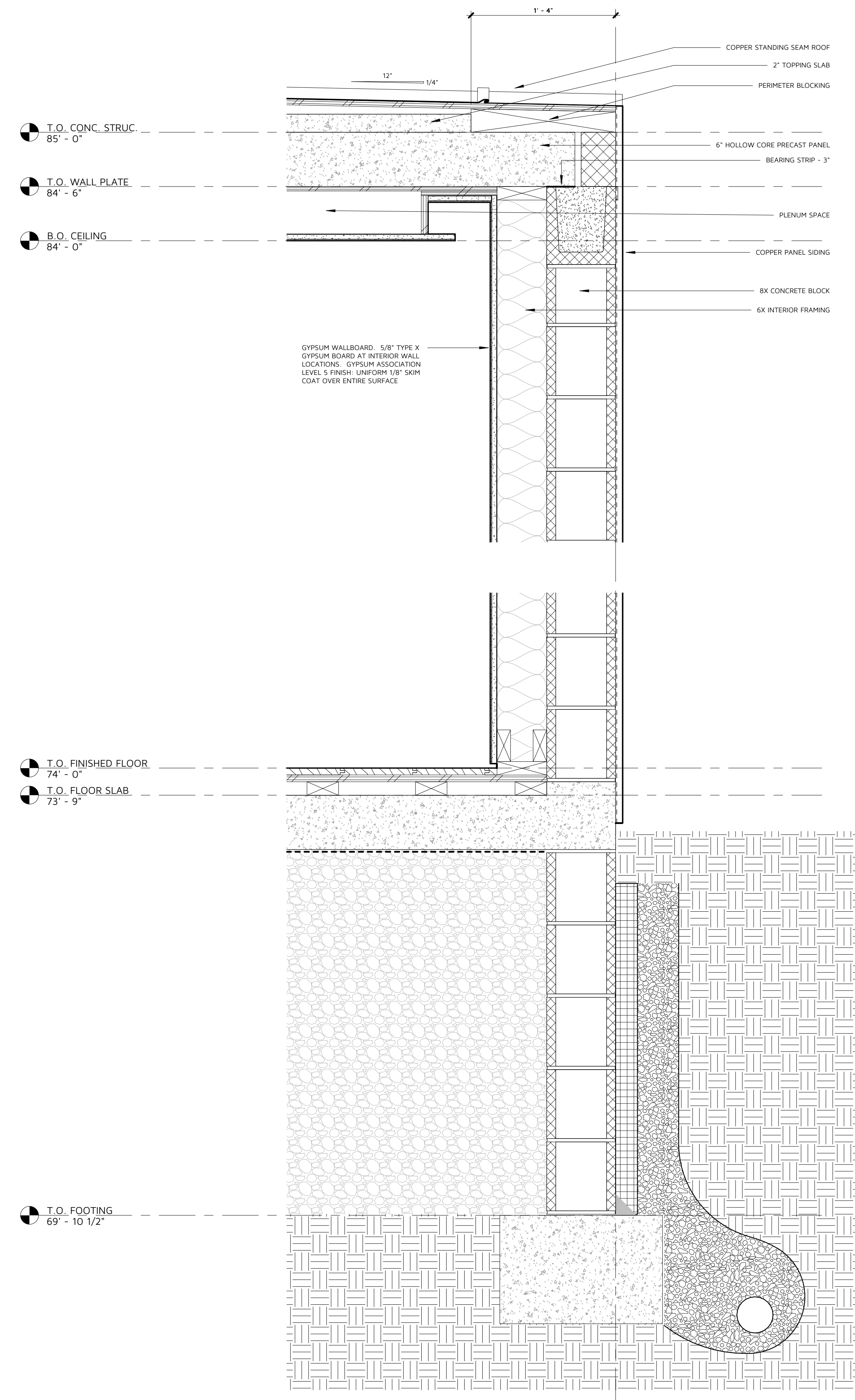
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1
A101 A501
WALL SECTION @ SLATE WALL
SCALE: 1 1/2" = 1'-0"

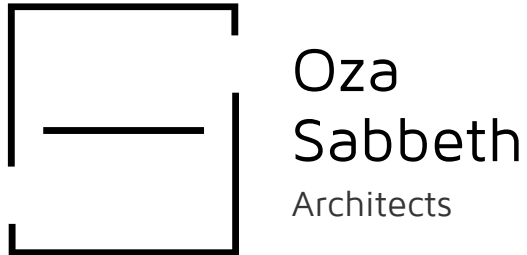


2
A101 A501
WALL SECTION @ COPPER WALL
SCALE: 1 1/2" = 1'-0"

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SCHEDULES

A601

SCALE: 3/8" = 1'-0"

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DOOR SCHEDULE

NO.	DOOR				COMMENTS
	WIDTH	HEIGHT	THICKNESS	FRAME TYPE	
101	6' - 7"	10' - 6"	0' - 3"	FLUSH	Entry Pivot Door
102	3' - 0"	8' - 0"	0' - 2 1/4"	FLUSH	EzyJamb Inswing Door or sim. - RocYork Concealed Hinges w/ NoHa Invisible Handles
103	3' - 0"	8' - 0"	0' - 2 1/4"	FLUSH	"
104	2' - 8"	8' - 0"	0' - 2 1/4"	FLUSH	"
109	3' - 0"	8' - 0"	0' - 2 1/4"	FLUSH	"
110	3' - 0"	8' - 0"	0' - 2 1/4"	FLUSH	"
111	2' - 8"	8' - 0"	0' - 2 1/4"	FLUSH	"
112	2' - 8"	8' - 0"	0' - 2 1/4"	FLUSH	"
113	2' - 8"	8' - 0"	0' - 2 1/4"	FLUSH	"
115	2' - 8"	8' - 0"	0' - 2 1/4"	FLUSH	"

LIGHTING FIXTURE SCHEDULE

MARK	COUNT	DESCRIPTION	LAMP	WATTAGE	COMMENTS
	1		T-12	40 W	

WINDOW SCHEDULE

COUNT	NO.	TYPE	MANUFACTURER	MODEL	COMMENTS
1	1.a	Steel Window	TBD		Thermally Broken - 0.27 Proposed U-Factor, 0.32 Proposed SHGC
1	1.b	Steel Window	TBD		"
1	1.c	Steel Window	TBD		"
1	1.d	Steel Window	TBD		"
1	1.e	Steel Window	TBD		"
1	1.f	Steel Window	TBD		"
1	1.g	Steel Window	TBD		"
1	1.h	Steel Window	TBD		"
1	1.i	Steel Window	TBD		"
1	1.k	Steel Window	TBD		"
1	1.m	Steel Window	TBD		"
2	1.f	Steel Window	TBD		"
2	1.s	Steel Window	TBD		"

