



City of Ocala
 Growth Management Department
 201 S.E. 3rd Street, 2nd Floor
 352-629-8421 | www.ocalafl.org

Case File # 167
 COA 24-0004
 Meeting Date: Jan 2
 Product Approval # _____

Application for a Certificate of Appropriateness (COA)

As required by [Section 94-82\(g\)](#) of the City of Ocala Code of Ordinances, Ocala Historic Preservation Advisory Board (OHPAB) decisions on the COAs will be based on the [Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings](#) the [Ocala Historic Preservation Design Guidelines](#), and the [Ocala Historic Preservation Code](#).

COA Application Procedure:

1. Arrange an informal pre-application conference with Planning staff.
2. Fill out and submit COA application and required material to Planning staff 30 days prior to OHPAB meeting. Please email application packets: historic@ocalafl.org.
3. Attend OHPAB meeting or send a representative with a letter of authorization.
4. Meetings are held the 1st Thursday of each month at 4:00 p.m.
5. Meeting Location: City Council Chambers, 2nd floor of City Hall (110 SE Watula Ave.)

If applicant fails to notify staff and does not attend the meeting, the application may be tabled for one month. If applicant fails to notify staff and does not attend the next monthly meeting, the application may be denied without prejudice.

There is no application fee; however, if work is performed without an approved COA, a fee of \$100 will be assessed.

Parcel #:	2820-010-006	Property Address:	316 SE Alvarez Ocala, FL 34471
Owner:	Rolando Sosa	Owner Address:	2026 SE Laurel Run Ocala, Florida 34471
Owner Phone #:	352-425-1027	Owner Email:	sosa@sosarchitect.com
Will there be an additional meeting representative? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If yes, representative will need a letter of authorization*)			
Rep. Name:		Rep. Email:	

Project Type:	<input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Repair	<input type="checkbox"/> New Construction <input type="checkbox"/> Reroof <input type="checkbox"/> Relocation	<input type="checkbox"/> Site Work <input type="checkbox"/> Fence <input type="checkbox"/> Other
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Describe, by list, specific changes you are requesting to do to your property. Include the types of materials to be used, as well as dimensions. A site plan must be provided for additions to buildings, new construction (including garages, sheds, other accessory buildings), fences and site work (including driveways, parking areas and other improvements). The site plan must show setbacks of the proposed new work items from property lines. Attach additional pages as necessary.

Replacement of windows.

Required additional materials for submission:

- Completed and signed COA application
- Detailed drawings and specifications for all new materials – windows, doors, siding, roofing materials, fencing etc.
- Site plan
- Copy of property deed or proof of ownership
- Authorization letter for non-property owner representative*
- For New Construction: a set of building plans, no larger than 11 x 17, for structural changes or new construction. This includes all four elevations with drawn to scale dimensions. *
- Please list any additional attachments:

-Survey
 -MCPA Property Record Card (Proof of ownership)
 -Floor Plan and Elevations

11/7/2024

Applicant Signature

Date

Details for New Materials

Quote Date: 10/11/2024



Customer Name:
Address:

Project Name: Architecture Studio (BS2004, LLC)
Quote Name: Historical District - Rear Building TRP
Quote Number: 5464329
Order Date: Quote Not Ordered
PO Number:

Phone:
Fax:

Customer Information:

Comments:

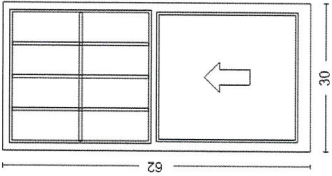
ITEM & SIZES LOCATION / TAG PRODUCT DESCRIPTION

Line Item: 100-1

Quantity: 11

RO Size: 31.75" X 63"

Unit Size: 30" X 62"



*** PRODUCT ***
Row 1 3540 Single Hung - Vent - 1 Units - 30W x 62H
*** DIMENSIONS ***

30W x 62H

*** FRAME ***

*** GLASS ***

South, Vinyl, Frame Type - Flange, Exterior Color - White

Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon

Gas, Glass Strength - SSB

*** GRILLES ***

Grille Type - GBG, Grille Thickness/Style - 5/8" Flat, Grille Pattern - Colonial

Top Glass: Grille Division Type - Custom, Number Wide - 4, Number High - 2

*** SCREEN ***

Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes

*** HARDWARE ***

Factory Applied WOCD

*** NFRC ***

Series 3540::SingleHung, U-Factor::0.3, SHGC::0.19, VT::0.4

*** Performance ***

Series 3540::SingleHung, Calculated Positive DP Rating::50.13,

Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating

Type::DesignPressure, Performance Grade::LC-PG35*, Water

Rating::5.43, FL ID::41886, STC Rating::27, OITC Data::23

3540 Single Hung - Vent - CustomCustom

Units are viewed from the Exterior

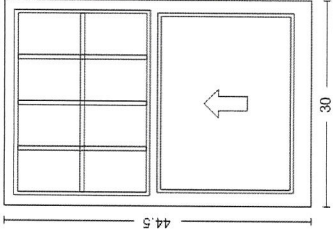
ITEM & SIZES LOCATION / TAG PRODUCT DESCRIPTION

Line Item: 200-1

Quantity: 2

RO Size: 31.75" X 45.5"

Unit Size: 30" X 44.5"



*** PRODUCT ***
 Row 1 3540 Single Hung - Vent - 1 Units - 30W x 44.5H
 *** DIMENSIONS ***
 30W x 44.5H
 *** FRAME ***
 South, Vinyl, Frame Type - Flange, Exterior Color - White
 *** GLASS ***
 Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - SSB
 *** GRILLES ***
 Grille Type - GBG, Grille Thickness/Style - 5/8" Flat, Grille Pattern - Colonial
 Top Glass: Grille Division Type - Custom, Number Wide - 4, Number High - 2
 *** SCREEN ***
 Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes
 *** HARDWARE ***
 Factory Applied WOCD
 *** NFRC ***
 Series 3540::SingleHung, U-Factor::0.3, SHGC::0.19, VT::0.4
 *** Performance ***
 Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating Type::DesignPressure, Performance Grade::LC-PG35*, Water Rating::5.43, FL ID::41886, STC Rating::27, OITC Data::23

3540 Single Hung - Vent - CustomCustom

Units are viewed from the Exterior

ITEM & SIZES LOCATION / TAG PRODUCT DESCRIPTION

Line Item: 300-1 None Assigned Installation

Quantity: 1

RO Size:

Unit Size:

Units are viewed from the Exterior

Windows to be replaced



East



South

Windows to be replaced

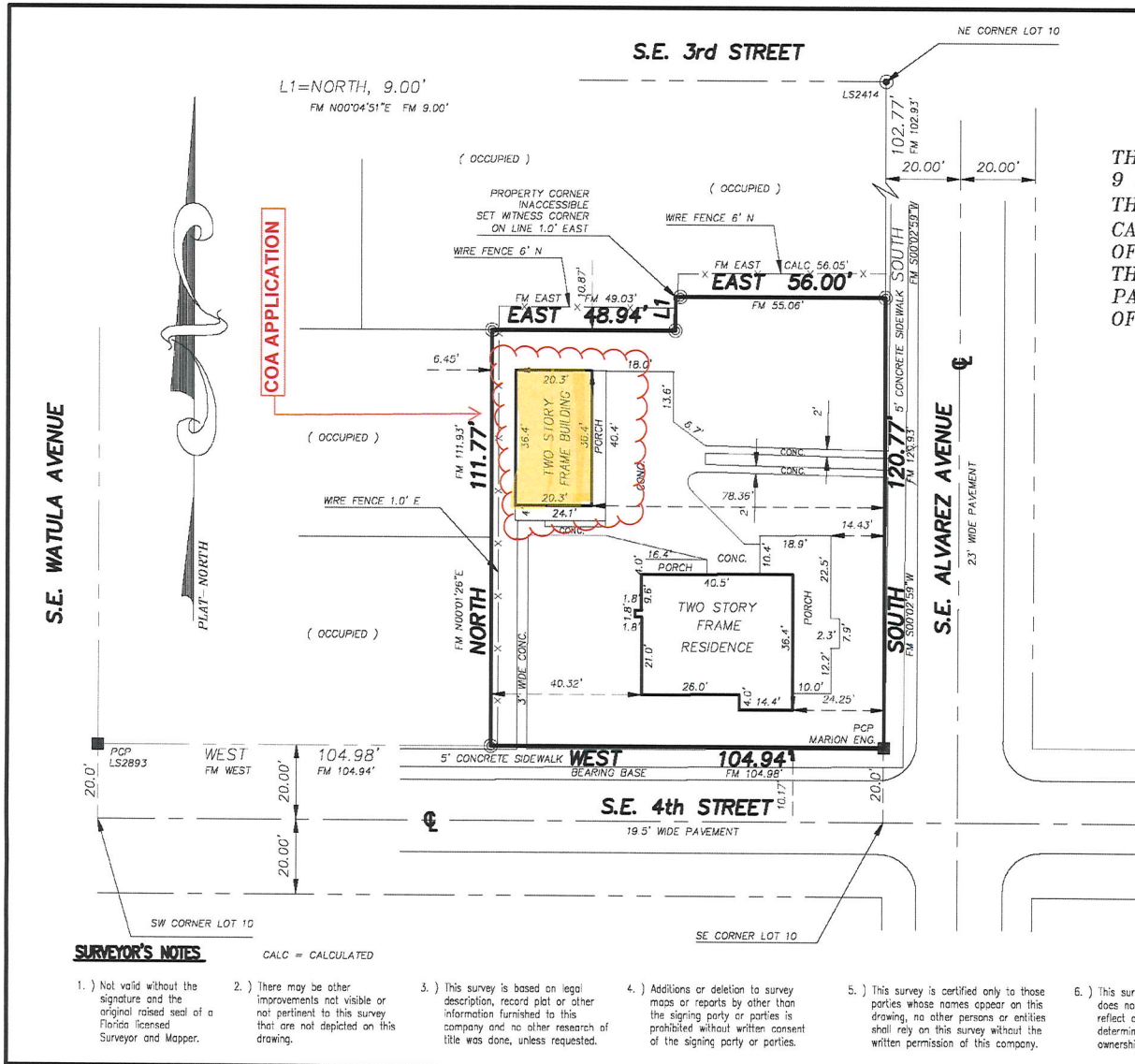


West



North

Site Plan



MAP OF SURVEY
CERTIFIED TO
ROLAND & SARA SOSA

LEGAL DESCRIPTION: (AS FURNISHED)
 THE SOUTHEAST 1/4 AND THE SOUTH 9 FEET OF THE EAST 56 FEET OF THE NE 1/4 OF LOT 10 OF CALDWELL'S ADDITION TO THE CITY OF OCALA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK E, PAGE 4B, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

FLOOD STATEMENT:
 THE ABOVE DESCRIBED APPEARS TO BE IN A ZONE "C" (A NOT FLOOD PRONE AREA) ZONE "A" (A FLOOD PRONE AREA), AS SCALED ON THE FLOOD MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY THE FEDERAL INSURANCE ADMINISTRATION; COMMUNITY PANEL No. 120330 0001 C EFFECTIVE DATE: SEPTEMBER 22, 1982

FURTHER CERTIFIED TO:
 FLORIDA CHOICE BANK
 R. WILLIAM FUTCH, P.A.
 FIRST AMERICAN TITLE INSURANCE COMPANY

- LEGEND:**
- FOUND CONCRETE MONUMENT
 - SET CONCRETE MONUMENT
 - FOUND REBAR AND CAP
 - SET REBAR AND CAP
 - FOUND NAIL AND TAB
 - SET NAIL AND TAB
 - POLE
 - WELL
 - WATER METER
 - UTILITY BOX
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - X WIRE FENCE
 - ASPH ASPHALT
 - BLK BLOCK
 - BDY BOUNDARY
 - CONC CONCRETE
 - EL ELEVATION
 - FM FIELD MEASURED
 - PCP PERMANENT CONTROL POINT
 - P- PROPOSED ELEVATION
 - WV WATER VALVE
 - PRM PERMANENT REFERENCE MONUMENT
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - PRO PROPOSED
 - RGE RANGE
 - RES RESIDENCE
 - R/W RIGHT OF WAY
 - SEC SECTION
 - ST SEPTIC TANK
 - TWP TOWNSHIP
 - TYP TYPICAL
 - U/C UNDER CONSTRUCTION
 - UE UTILITY EASEMENT
 - CL CENTERLINE
 - GW GUY WIRE OR ANCHOR
 - DRA DRAINAGE RETENTION AREA
 - EB ELECTRIC BOX
 - WPF WOOD PRIVACY FENCE
 - OHL OVER-HEAD LINES
 - E- EXISTING ELEVATION

THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE

CARLOS SILVESTRE JR. Signature Date
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. LS 4265
 COPYR:GHT ©

SILVESTRE & ASSOCIATES, INC
PROFESSIONAL LAND SURVEYORS
 CERTIFICATE OF AUTHORIZATION No. LB 6506
 177 ALMOND ROAD
 OCALA, FLORIDA 34472
 352-694-5233 694-7110 FAX 694-2288

JOB # 06-0581
 DATE BY
 REVISIONS

TYPE OF SURVEY TOPOGRAPHIC SURVEY SPECIFIC PURPOSE SURVEY

Proof of Ownership

10-10-Rec
10/15/00-Doc

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY
DATE: 04/08/2004 09:54:01 AM
FILE #: 2004045542 OR BK/PG 03689/1028

THIS INSTRUMENT PREPARED BY AND RETURN TO:
PAMELA J. FALK
SafeTitle Company
2935 S.E. 58th Avenue
Ocala, Florida 34471

RECORDING FEES 6.00

DEED DOC TAX 1,015.00

Property Appraisers Parcel Identification (Folio) Numbers:
2820-010-006
Grantees SS #s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 1st day of April, A.D. 2004 by JEAN L. MCRAE, an unmarried widow, herein called the grantor, to ROLANDO SOSA and SARA P. SOSA, husband and wife whose post office address is 5783 NE 62ND COURT ROAD, SILVER SPRINGS, FL 34488, hereinafter called the Grantees:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, allens, remises, releases, conveys and confirms unto the grantees all that certain land situate in MARION County, State of Florida, viz:

The Southeast 1/4 and the South 9 feet of the East 56 feet of the NE 1/4 of Lot 10 of Caldwell's Addition to The City of Ocala, according to the plat thereof recorded in Plat Book E, Page 4B, of the Public Records of Marion County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2004 and thereafter.

Grantor herein covenant that she was married to ANGUS A. MCRAE from the time of acquisition of the above described property and was continuously married without an intervening divorce, up until the demise of ANGUS A. MCRAE.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Susan M. Rains
Witness #1 Signature

Susan M. Rains
Witness #1 Printed Name

Pamela J. Falk
Witness #2 Signature

Pamela J. Falk
Witness #2 Printed Name

Jean L. McRae
JEAN L. MCRAE L.S.
1165-NE 7TH STREET, OCALA, FL 34470 34480
1791 SE 80th Street

STATE OF FLORIDA
COUNTY OF MARION

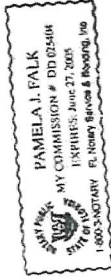
The foregoing instrument was acknowledged before me this 1st day of April, 2004 by JEAN L. MCRAE who is personally known to me or has produced *St. PA* as identification.

SEAL

Pamela J. Falk
Notary Signature

Printed Notary Signature

My Commission Expires:



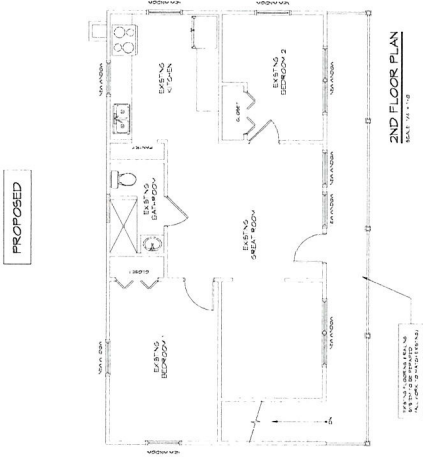
File # 24-1106

DATE: 08/04/2024
 11:58 AM EDT
 Copyright © 2024

AS BUILT FOR:
 316 ALVAREZ AVE.
 Ocala, FL 34471

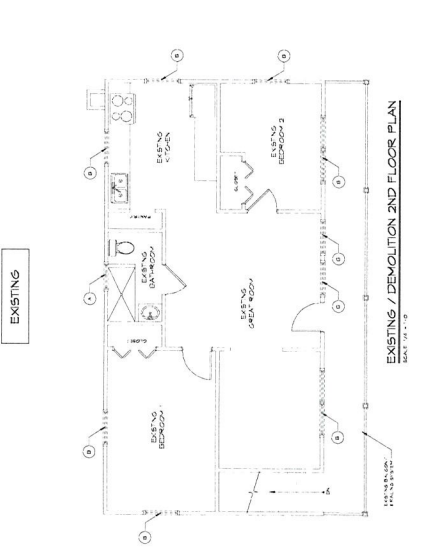
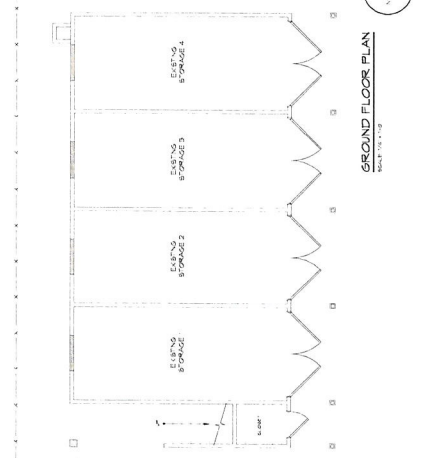
PROJECT NO.	24108
SHEET NO.	A100
DATE	11/05/24
BY	JP

PRELIMINARY DOCUMENTS



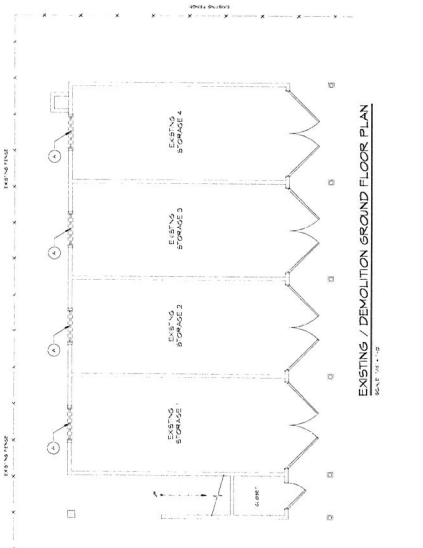
DEMOLITION SCHEDULE

- 1. EXISTING GREAT ROOM
- 2. EXISTING BEDROOM 1
- 3. EXISTING BEDROOM 2
- 4. EXISTING BATHROOM

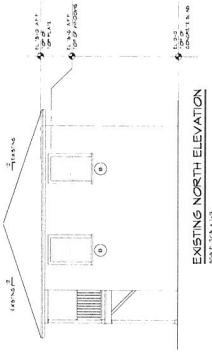


DEMOLITION SCHEDULE

- 1. EXISTING GREAT ROOM
- 2. EXISTING BEDROOM 1
- 3. EXISTING BEDROOM 2
- 4. EXISTING BATHROOM



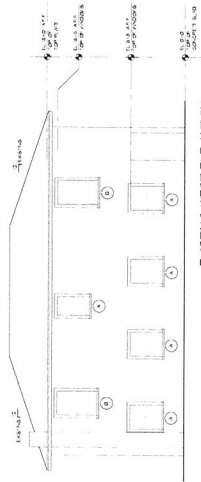
EXISTING



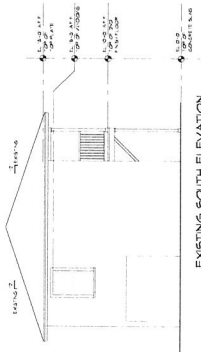
EXISTING NORTH ELEVATION
SCALE 3/4" = 1'-0"

DEMOLITION SCHEDULE

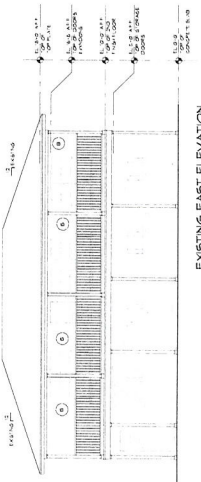
1. DEMOLITION OF EXISTING ROOF
2. DEMOLITION OF EXISTING WALLS
3. DEMOLITION OF EXISTING FLOOR
4. DEMOLITION OF EXISTING PORCH
5. DEMOLITION OF EXISTING STAIRS



EXISTING WEST ELEVATION
SCALE 3/4" = 1'-0"

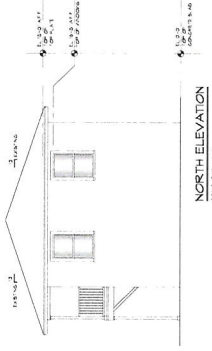


EXISTING SOUTH ELEVATION
SCALE 3/4" = 1'-0"

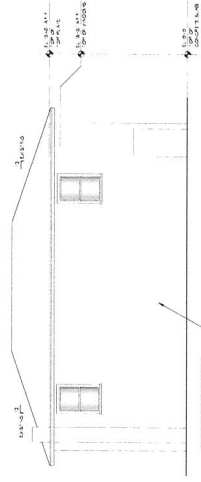


EXISTING EAST ELEVATION
SCALE 3/4" = 1'-0"

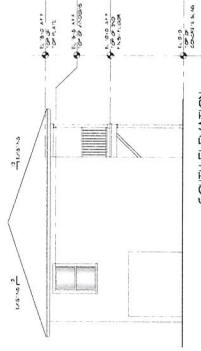
PROPOSED



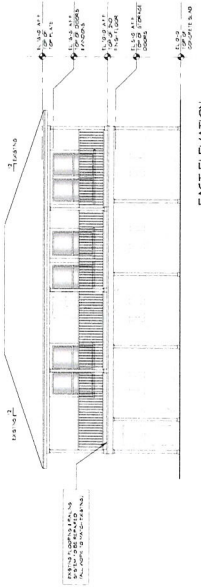
PROPOSED NORTH ELEVATION
SCALE 3/4" = 1'-0"



PROPOSED WEST ELEVATION
SCALE 3/4" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE 3/4" = 1'-0"



PROPOSED EAST ELEVATION
SCALE 3/4" = 1'-0"

architecture studio
great design shapes the future

1823 EAST VAN KENT STREET, SUITE 122, OCALA, FL 34471
134949@architect.com / 352.281.1111
www.architect.com / 352.281.1111
P: 352.281.0948 | 352.281.0949 | 352.281.0950

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OCALA, FL 34471
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PRELIMINARY DOCUMENTS	
PROJECT NO.	0000
DATE	11/15/24
BY	JP
SCALE	3/4" = 1'-0"
SHEET NO.	
TOTAL SHEETS	

New Windows Example

