

Plans versus Observed Construction

These photographs are directly related to the same section of this report identified above.

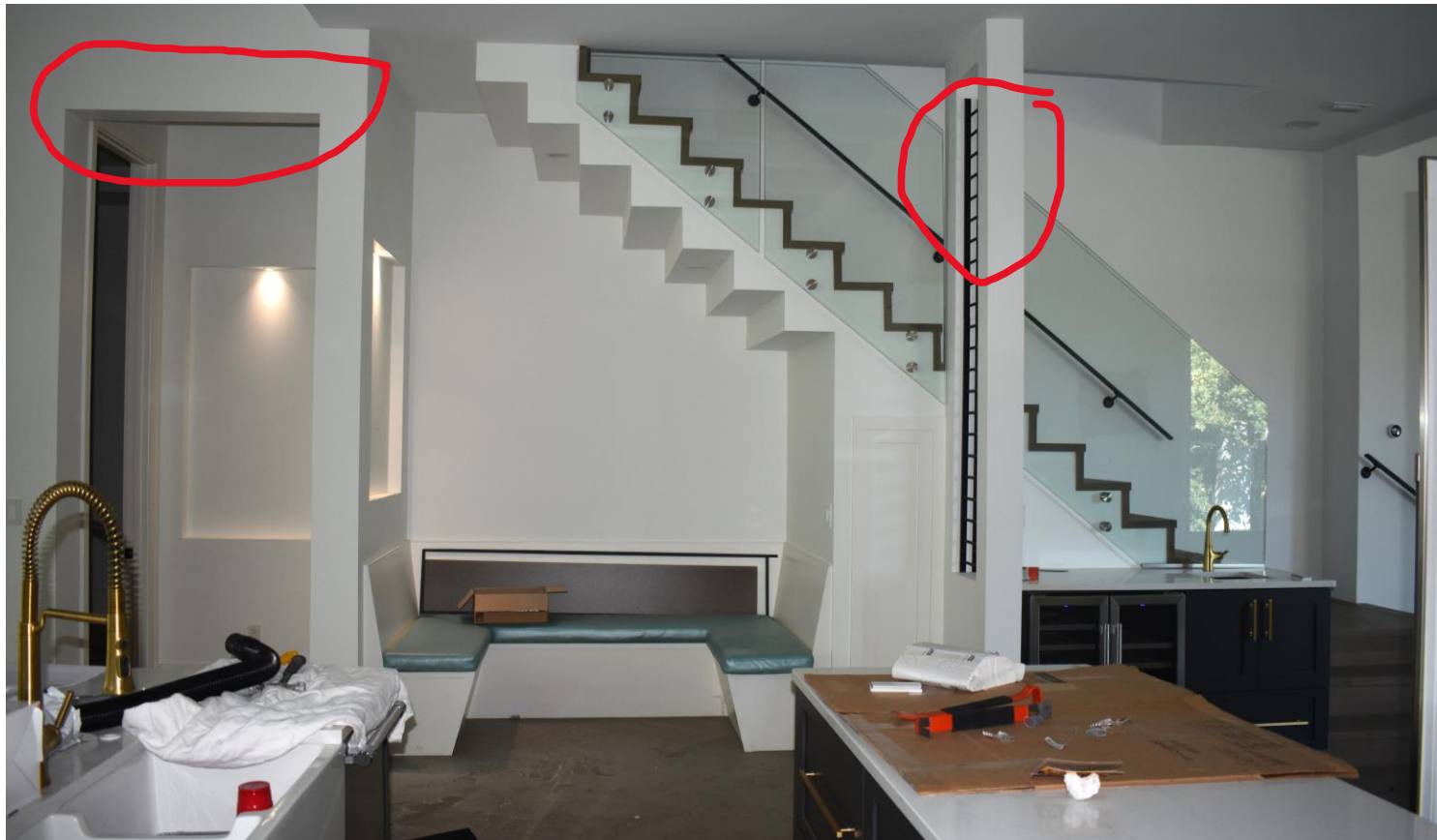
The Original and As-built drawings are basically the same drawings. Only noticeable difference is the exterior stairway is shown in the as-built location and the pantry exterior door is shown but the door orientation is wrong. No change to the revision long noted.

The As-built drawings were submitted to the City of Winter Park Building Department on 11/30/2022. The drawings were subsequently stamped "Reviewed for Compliance" by the Building Department. Thus, accepting the project complete and issued a Certificate of Occupancy but not on an official county form.

2078 Plans versus Observed Construction

The wall pictured from left to right is load bearing and shall contain areas where multiple King studs are used, The bedroom egress wall, the short-wet bar wall are also load bearing. Three pre-engineered laminated columns are also designated for use. At least two laminated posts designed for 3100 SP are missing.

City of Winter Park Building Inspectors failed to enforce Drawings/Engineering



2128 Wet Bar Area

Wire rack installed in lieu of required laminate post for structural integrity.

A short load bearing wall was not installed that contained a pre-engineered laminate post.

These structural changes were completed without any review by the truss engineer or architect. No drawing or details provided for what was completed.

These three load bearing walls support the main floor ceiling structure, roof trusses and roofing system.

Elimination and re-design of these load bearing walls significantly compromises the load bearing capability and is a serious code violation.

Life safety issue as well.

City of Winter Park failed to enforce compliance with plans submitted



2068 Plans versus Observations- Front Elevation



Each window and main entrance door were to have a transom window. The substitute windows and door are larger and would require the same type of alteration of the masonry wall to fit as observed for other walls. This would compromise the lintel and side column widths for load bearing support. The signed cut sheet does eliminate the main entrance transom. No details or drawing revisions were issued. Serious code violation at a minimum.

City of Winter Park failed to enforce compliance with plans submitted

2069 Plans versus Observed



The original and as-built plans show this roof design as a gable end, meaning it would be sloped towards the front and not vertical as observed. This change was completed without review by stakeholders as this requires the approval of the truss manufacturer, the architect, developer, and local building department. No evidence that this occurred. Clear code violation.