THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Technical Review Committee

FROM: Planning Department

RE: Project: #22-04000001

MEETING DATE: April 21, 2022

Conditional Use with New Construction – Blackman Residence – 1627 Thumb Point Drive

The applicant is proposing the construction of a single-family home with a height of 33'-11"-5/8.

Per City Code Section 125-191. – Single-Family Low Density Zone (R-1)(b)(4);
Building heights. No building shall exceed a height of 28 feet above grade, except that conditional uses with buildings that have a maximum height of 35 feet above grade may be approved.

Please e-mail comments to ***planning_dl@cityoffortpierce.com*** prior to Tuesday, April 19, 2022.

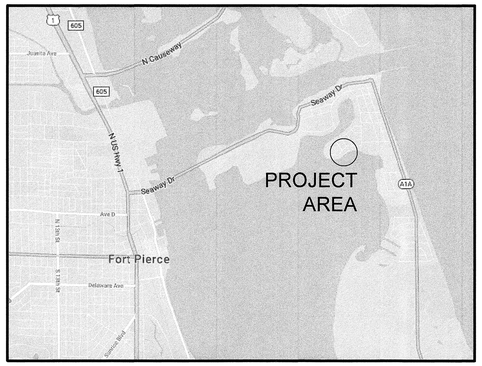
If you have any questions, please call the Planning department at 772-467-3737.

Thank You

LEGAL DESCRIPTION

LOT 1, SUSAN D. CULVERHOUSE ESTATES, ACCORDING TO THE PLAT THERE OFON FILE IN PLAT BOOK 89, PAGE 21 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

VICINITY MAP

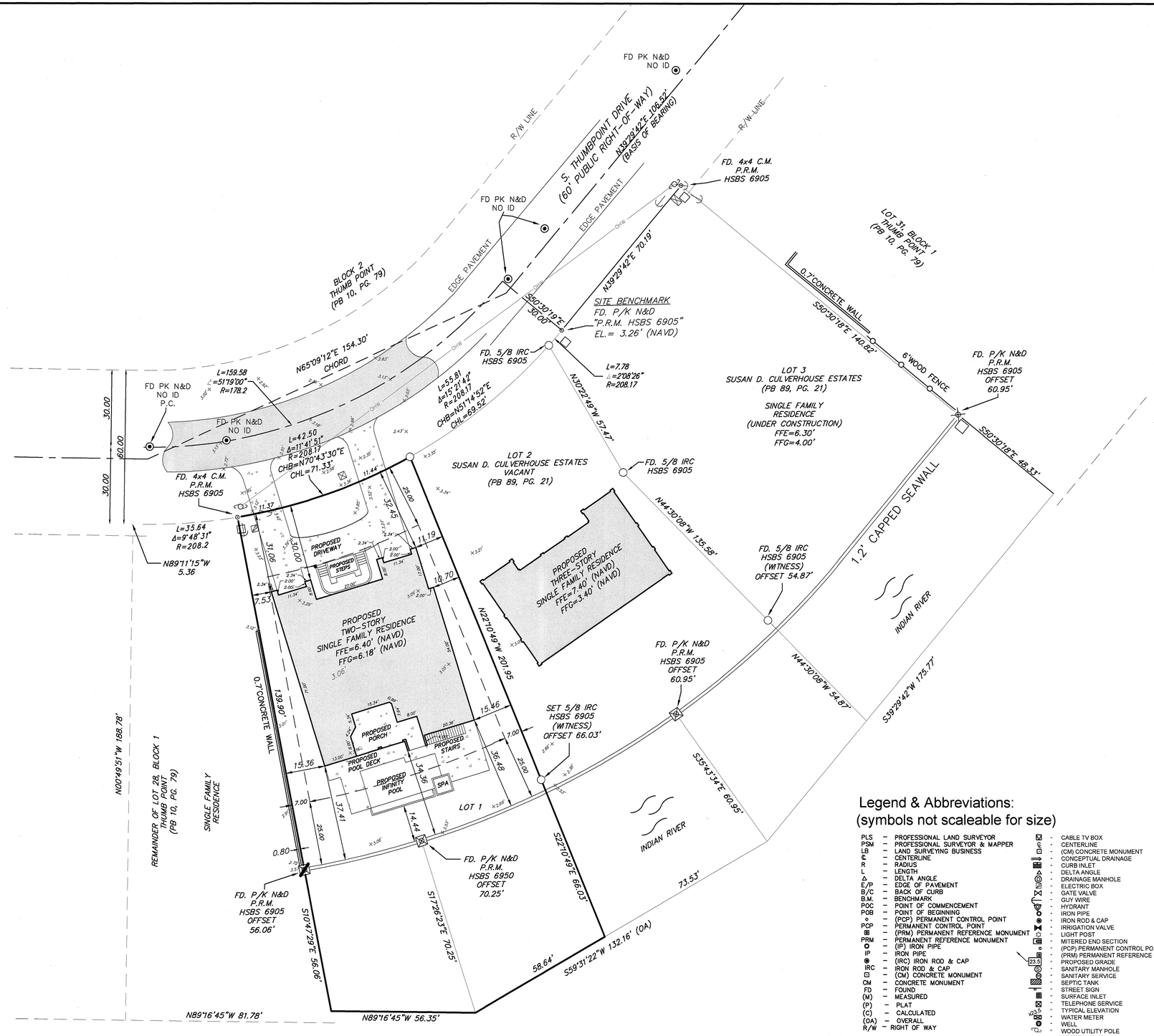


Report of Survey:

- TYPE OF SURVEY: BOUNDARY
- THIS SURVEY PERFORMED BY:

MERIDIAN LAND SURVEYORS LB#6905
1717 INDIAN RIVER BLVD. SUITE 201
VERO BEACH, FLORIDA

- PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE: BILLY M. MOODY P.S.M. #5336
- THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA MINIMUM TECHNICAL STANDARDS AS CONTAINED IN 5J-17, FLORIDA ADMINISTRATIVE CODE.
- ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- THE LAST DATE OF FIELD WORK WAS: 03/18/21
- BUILDING SETBACK LINES, IF SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION, BUT ARE NOT CERTIFIED TO. THE SETBACKS MUST BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.
- THE BEARING BASE FOR THIS SURVEY IS A GRID BEARING OF S39°29'42"W, ALONG THE CENTERLINE OF S. THUMBPOINT DRIVE
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND IMPROVEMENTS: UTILITIES, FOUNDATIONS, OR ENCROACHMENTS, EXCEPT AS SHOWN.
- NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEYOR, EXCEPT AS SHOWN.
- NO TITLE OPINION OR GUARANTEE IS EXPRESSED OR IMPLIED.
- UNLESS A COMPARISON IS SHOWN, PLAT VALUES AND MEASURED VALUES ARE THE SAME.
- LEGAL DESCRIPTION IS AS PROVIDED BY THE CLIENT.
- UNLESS OTHERWISE INDICATED, FOUND MONUMENTATION. IS UNIDENTIFIED.
- THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "AE-5", PER FLOOD INSURANCE RATE MAP #12111C0183 K, DATED FEBRUARY 19TH, 2020.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE SUBJECT PROPERTY CONTAINS APPROXIMATELY 0.27 ACRES (11,918.04 SF)



Legend & Abbreviations:
(symbols not scaleable for size)

PLS	– PROFESSIONAL LAND SURVEYOR		CABLE TV BOX
PSM	– PROFESSIONAL SURVEYOR & MAPPER		CENTERLINE
LB	– LAND SURVEYING BUSINESS		(CM) CONCRETE MONUMENT
℄	– CENTERLINE		CONCEPTUAL DRAINAGE
R	– RADIUS		CURB INLET
L	– LENGTH		DELTA ANGLE
Δ	– DELTA ANGLE		DRAINAGE MANHOLE
E/P	– EDGE OF PAVEMENT		ELECTRIC BOX
B/C	– BACK OF CURB		GATE VALVE
B.M.	– BENCHMARK		GUY WIRE
POC	– POINT OF COMMENCEMENT		HYDRANT
POB	– POINT OF BEGINNING		IRON PIPE
○	– (PCP) PERMANENT CONTROL POINT		IRON ROD & CAP
PCP	– PERMANENT CONTROL POINT		IRRIGATION VALVE
⊞	– (PRM) PERMANENT REFERENCE MONUMENT		LIGHT POST
PRM	– PERMANENT REFERENCE MONUMENT		MITERED END SECTION
O	– (IP) IRON PIPE		(PCP) PERMANENT CONTROL POINT
IP	– IRON PIPE		(PRM) PERMANENT REFERENCE MONUMENT
⊗	– (IRC) IRON ROD & CAP	23.5	PROPOSED GRADE
IRC	– IRON ROD & CAP		SANITARY MANHOLE
⊡	– (CM) CONCRETE MONUMENT		SANITARY SERVICE
CM	– CONCRETE MONUMENT		SEPTIC TANK
FD	– FOUND		STREET SIGN
(M)	– MEASURED		SURFACE INLET
(P)	– PLAT		TELEPHONE SERVICE
(C)	– CALCULATED		TYPICAL ELEVATION
(OA)	– OVERALL		WATER METER
R/W	– RIGHT OF WAY		WELL
			WOOD UTILITY POLE
			STREET LIGHT
			CONCRETE POWER POLE

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: LB6905@BELLSOUTH.NET

PROJECT# 18-061-1	
DATE: 03/29/21	
F.B. 334	PG. 76
DRAWN BY: NJL	
CHECKED BY: BM	
SCALE: 1"=20'	
SHEET 1 OF 1	

North

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PLAT OF SURVEY FOR
HUEY BLACKMAN
1629 THUMB POINT DR.
FORT PIERCE, FL 34949

NO.	DATE	REVISIONS	
2.	09/24/21	REVISED PROP. HOUSE LOCATION	BDR
1	8/31/21	PLOT PLAN	NJL
NO.	DATE	DESCRIPTION	BY

SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

BILLY M. MOODY — 10/11/2021
PROFESSIONAL SURVEYOR AND MAPPER #5336

4-12-21
10-1-21
1-25-22
2-2-22

THESE DRAWINGS ARE IN COMPLIANCE WITH CODE OF ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA CHAPTER 125, ARTICLE VII, DIVISION 1, SECTION 125-314 (STRUCTURE ONLY)

[SECTION 125-313 SITE PLAN DEVELOPMENT **BY OTHERS**]

RESIDENCE

FOR

HUEY & KAREN BLACKMAN

1627 S. THUMBPOINT DRIVE
FORT PIERCE, FLORIDA

LIST OF DRAWINGS

SHEET NO.	DESCRIPTION
0	SITE PLAN • LEGAL DESCRIPTION • TOP OF SLAB ELEVATION INFO
1	FOOTING/SLAB PLAN • FOOTING DETAILS
2	LOWER LEVEL DIMENSIONAL FLOOR PLAN
3	LOWER LEVEL DESCRIPTIVE FLOOR PLAN • LOWER LEVEL AREA TABULATIONS
4	UPPER LEVEL DIMENSIONAL FLOOR PLAN • INTERIOR LOAD BEARING WALL DETAIL
5	UPPER LEVEL DESCRIPTIVE FLOOR PLAN • UPPER LEVEL AREA TABULATIONS
6	WINDOW SCHEDULE • DOOR SCHEDULE • WINDOW AND DOOR PRESSURES
7	CMU WALL ELEVATIONS • CMU HEADER DETAILS
8	UPPER LEVEL FLOOR FRAMING PLAN • LEDGER CONNECTION DETAILS
9	ROOF PLAN • ROOF VENT TABULATIONS • MIN. ROOF SHEATHING THICKNESS
10	NORTH ELEVATION • EAST ELEVATION • BUILDING HEIGHT DIMENSIONS
11	SOUTH ELEVATION • WEST ELEVATION
12	BUILDING SECTION A/12 • BUILDING SECTION B/12
13	BUILDING SECTION A/13 • BUILDING SECTION B/13
14	BUILDING SECTION A/14 • BUILDING SECTION B/14
15	BUILDING SECTION A/15 • WALL/WINDOW SECTION • SOUTH STAIR DETAIL • NORTH ENTRY STEP DETAIL
16	LOWER LEVEL ELECTRICAL FLOOR PLAN • ELECTRICAL RISER DIAGRAM
17	UPPER LEVEL ELECTRICAL FLOOR PLAN
18	FOOTING DETAILS • WALL DETAILS • ROOF DETAILS • MISCELLANEOUS DETAILS
SUPPLEMENT 'A'	FLASHING DETAILS

GENERAL NOTES

I CERTIFY THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 7TH EDITION, 2020 RESIDENTIAL AND 2020 FOR BUILDINGS.
THIS BUILDING IS A RISK CATEGORY II STRUCTURE DESIGNED TO WITHSTAND 160 MPH WIND SPEED REQUIRMENTS.
THESE DESIGN DOCUMENTS HAVE BEEN PREPAIRED UNDER MY SUPERVISION AND COMPLY WITH THE APPLICABLE CODE REQUIREMENTS AND SAFETY STANDARDS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTERS 533 AND 553 OF THE FLORIDA STATE STATUTES.

TERMITE INFESTATION PROBABILITY VERY HIGH

DESIGN REQUIRMENTS
LIVE LOADS
- ROOFS ——— 20 PSF
- FLOORS ——— 40 PSF
- STAIRS ——— 40 PSF
- BALCONIES —— 40 PSF
- HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS-30 PSF
- GUARDS • HANDRAILS — ——————— 200 PSF
- GUARDS AND IN-FILL COMPONENTS — 50 PSF
- PASSENGER AND VEHICLE GARAGES —— 40 PSF
- ROOMS OTHER THAN SLEEPING ROOMS — ——————— 40 PSF
- SLEEPING ROOMS-30 PSF

ENCLOSURE CLASSIFICATION ENCLOSED GCPi +0.18, -0.18
WIND DIRECTION FACTOR 0.85
EXPOSURE — C
ASCE STANDARD 7-16 FOR WIND

RESIDENCE DESIGNED TO WITHSTAND AN ULTIMATE WIND SPEED OF 160 MPH WITH A NORMAL WIND SPEED (VASD) OF 124 MPH

STRUCTURAL ENGINEER
CHARLES BELK BAKER
P.E. NO.—14706
404 SOUTH 12TH STREET
LEESBURG, FL. 34748
PHONE NO.352-787-1144

Project Name & Address	*Office use only this side*	
RESIDENCE FOR BLACKMAN	*Permit #*	
1627 S. THUMBPOINT DRIVE	*Occ. Type*	
FT. PIERCE, FLORIDA	*Const. Type*	

Certification Statement:

I certify that, to the best of my knowledge and belief, these plans and specifications have been designed to comply with the applicable structural portion of the building codes currently adopted and enforced by the City of Ft. Pierce. I also certify that structural elements depicted on these plans provide adequate resistance to the wind loads and forces specified by current code provisions.

Design Parameters and Assumptions Used: ***(please check or complete the appropriate box)***

[ ] Building Code Edition used *(year)* 2020 FBC ■ ASCE 7-10 □ Other _____
[ ] Building Design is *(check one)* X Enclosed _____ Partially Enclosed _____ Open Building
[ ] Mean Roof Height: 29 Ft. Roof Angle: 22°40' E Degrees Wind Speed Used in Design: 160 MPH
[ ] Wind Exposure Classification *(Refer to Exposure Tables in ASCE 7)*: C
[ ] Wind Velocity Pressure *(Refer to FBC Tables 1609.4 A,B,C)*: 47 PSF Components and Cladding 41.6 PSF
[ ] Wind Velocity Pressure on Exterior Faces of Structure: Minimum 26 PSF ~and~ Peak 47 PSF
[ ] Importance / Use Factor *(Obtain from FBC Table 1604.5)*: 1
[ ] Height and Exposure Adjustment Coefficient (*FBC Table 1609.6.2(2)*): 1.40
[ ] Applicable Internal Pressure Coefficients (*Table 6-7 ASCE 7)*: -7.48
[ ] Loads: Floor: 40 PSF Roof/Dead: 18 PSF Roof/Live: 20 PSF
[ ] Were Shear Walls Considered for Structure? *(Check one)* X Yes ___No *(If No, attach explanation)*
[ ] Is a Continuous Load Path Provided? *(Check one)* X Yes ___No *(If No, attach explanation)*
[ ] Are Component and Cladding Details Provided? *(Check one)* X Yes ___No *(If No, attach explanation)*
[ ] Minimum Soil Bearing Pressure: 2000 PSF

Design Professional Certification:

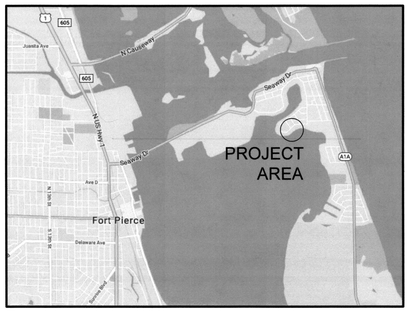
As witnessed by my seal, I hereby certify that the information included with this certification is true and accurate, to the best of my knowledge and belief.

Name CHARLES BELK BAKER Certification No. 14706
(check one) [ ] Architect ☎ Engineer
[SEAL HERE]
Design Firm NOT APPLIED Date 10-11-2021

LEGAL DESCRIPTION

LOT 1, SUSAN D. CULVERHOUSE ESTATES, ACCORDING TO THE MAP OR PLAT THERE OF, TO BE RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

VICINITY MAP



Report of Survey:

- TYPE OF SURVEY: BOUNDARY
- THIS SURVEY PERFORMED BY:

MERIDIAN LAND SURVEYORS LB#6905
1717 INDIAN RIVER BLVD. SUITE 201
VERO BEACH, FLORIDA

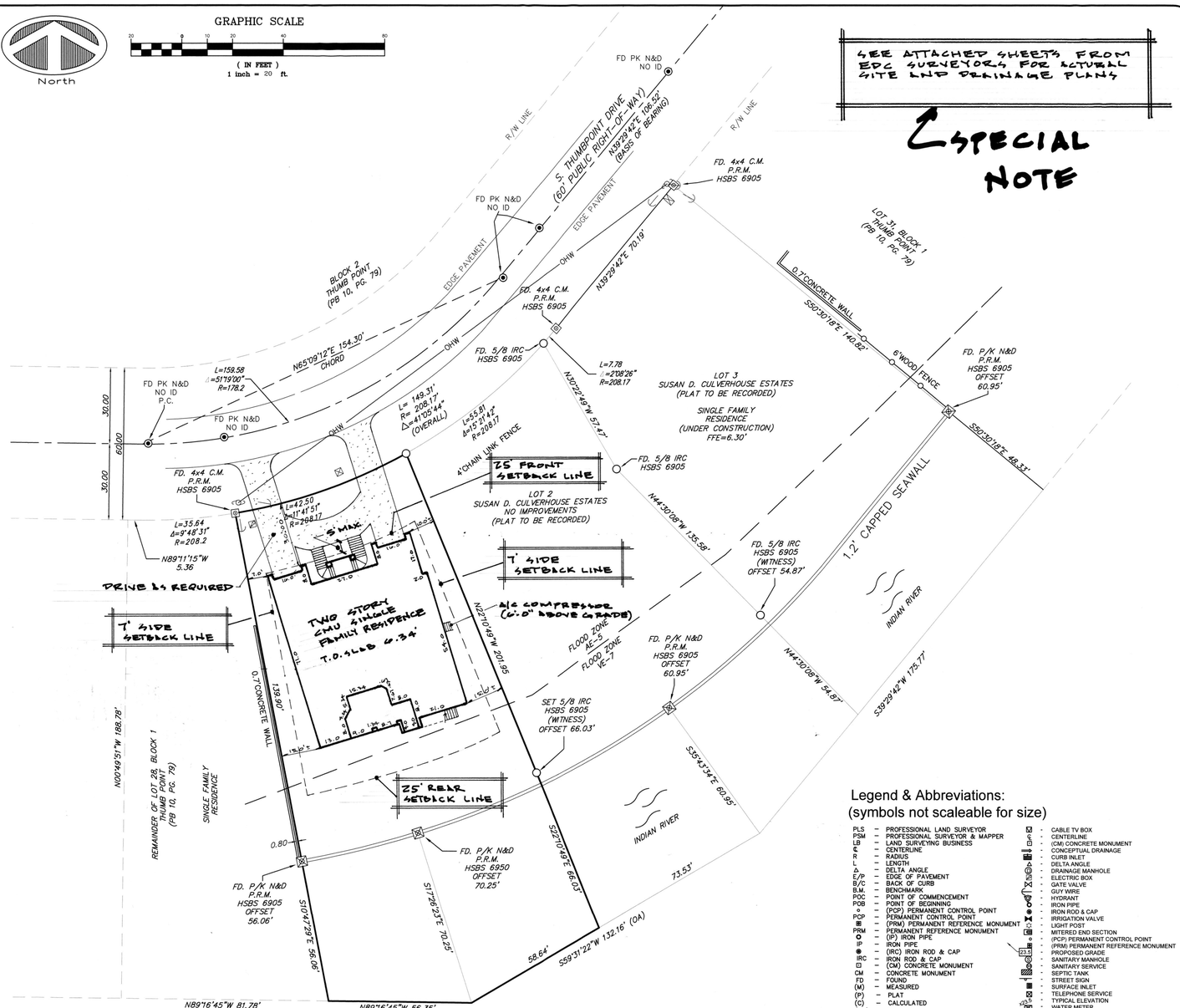
- PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:
MATTHEW CROWLEY P.S.M. #7214
- THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA MINIMUM TECHNICAL STANDARDS AS CONTAINED IN 5J-17, FLORIDA ADMINISTRATIVE CODE.
- ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- THE LAST DATE OF FIELD WORK WAS: 02/12/20
- BUILDING SETBACK LINES, IF SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION, BUT ARE NOT CERTIFIED TO. THE SETBACKS MUST BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.
- THE BEARING BASE FOR THIS SURVEY IS A GRID BEARING OF S39°29'42"W, ALONG THE CENTERLINE OF S. THUMBPOINT DRIVE
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND IMPROVEMENTS: UTILITIES, FOUNDATIONS, OR ENCROACHMENTS, EXCEPT AS SHOWN.
- NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEYOR, EXCEPT AS SHOWN.
- NO TITLE OPINION OR GUARANTEE IS EXPRESSED OR IMPLIED.
- UNLESS A COMPARISON IS SHOWN, PLAT VALUES AND MEASURED VALUES ARE THE SAME.
- LEGAL DESCRIPTION IS AS PROVIDED BY THE CLIENT.
- UNLESS OTHERWISE INDICATED, FOUND MONUMENTATION. IS UNIDENTIFIED.
- THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "AE", ELEV.= 5.0', AND FLOOD ZONE "VE", ELEV.= 7.0', PER FLOOD INSURANCE RATE MAP #12111C0183 J, DATED FEBRUARY 16, 2012.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE SUBJECT PROPERTY CONTAINS APPROXIMATELY 0.27 ACRES (11,918.04 SF)

North

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SEE ATTACHED SHEETS FROM EDC SURVEYORS FOR ACTUAL SITE AND DRAINAGE PLANS

SPECIAL NOTE



Legend & Abbreviations:
(symbols not scaleable for size)

PLS	– PROFESSIONAL LAND SURVEYOR	CATV	– CABLE TV BOX
PSM	– PROFESSIONAL SURVEYOR & MAPPER	℄	– CENTERLINE
LB	– LAND SURVEYING BUSINESS	(CM)	– (CM) CONCRETE MONUMENT
℄	– CENTERLINE		– CONCEPTUAL DRAINAGE
R	– RADIUS		– CURB INLET
L	– LENGTH	Δ	– DELTA ANGLE
Δ	– DELTA ANGLE		– DRAINAGE MANHOLE
E/P	– EDGE OF PAVEMENT	E	– ELECTRIC BOX
B/C	– BACK OF CURB		– GATE VALVE
B.M.	– BENCHMARK		– GUY WIRE
POC	– POINT OF COMMENCEMENT		– HYDRANT
POB	– POINT OF BEGINNING		– IRON PIPE
●	– (PCP) PERMANENT CONTROL POINT		– IRON ROD & CAP
PCP	– PERMANENT CONTROL POINT		– IRRIGATION VALVE
■	– (PRM) PERMANENT REFERENCE MONUMENT		– LIGHT POST
PRM	– PERMANENT REFERENCE MONUMENT		– MITERED END SECTION
	– (IP) IRON PIPE		– (PCP) PERMANENT CONTROL POINT
IP	– IRON PIPE		– (PRM) PERMANENT REFERENCE MONUMENT
	– (IRC) IRON ROD & CAP	23.1	– PROPOSED GRADE
IRC	– IRON ROD & CAP		– SANITARY MANHOLE
	– (CM) CONCRETE MONUMENT		– SANITARY SERVICE
CM	– CONCRETE MONUMENT		– SEPTIC TANK
FD	– FOUND		– STREET SIGN
(M)	– MEASURED		– SURFACE INLET
(P)	– PLAT		– TELEPHONE SERVICE
(C)	– CALCULATED	23.5	– TYPICAL ELEVATION
(OA)	– OVERALL		– WATER METER
R/W	– RIGHT OF WAY		– WELL
			– WOOD UTILITY POLE
			– STREET LIGHT
			– CONCRETE POWER POLE

N

SITE PLAN
SCALE 1"=20'

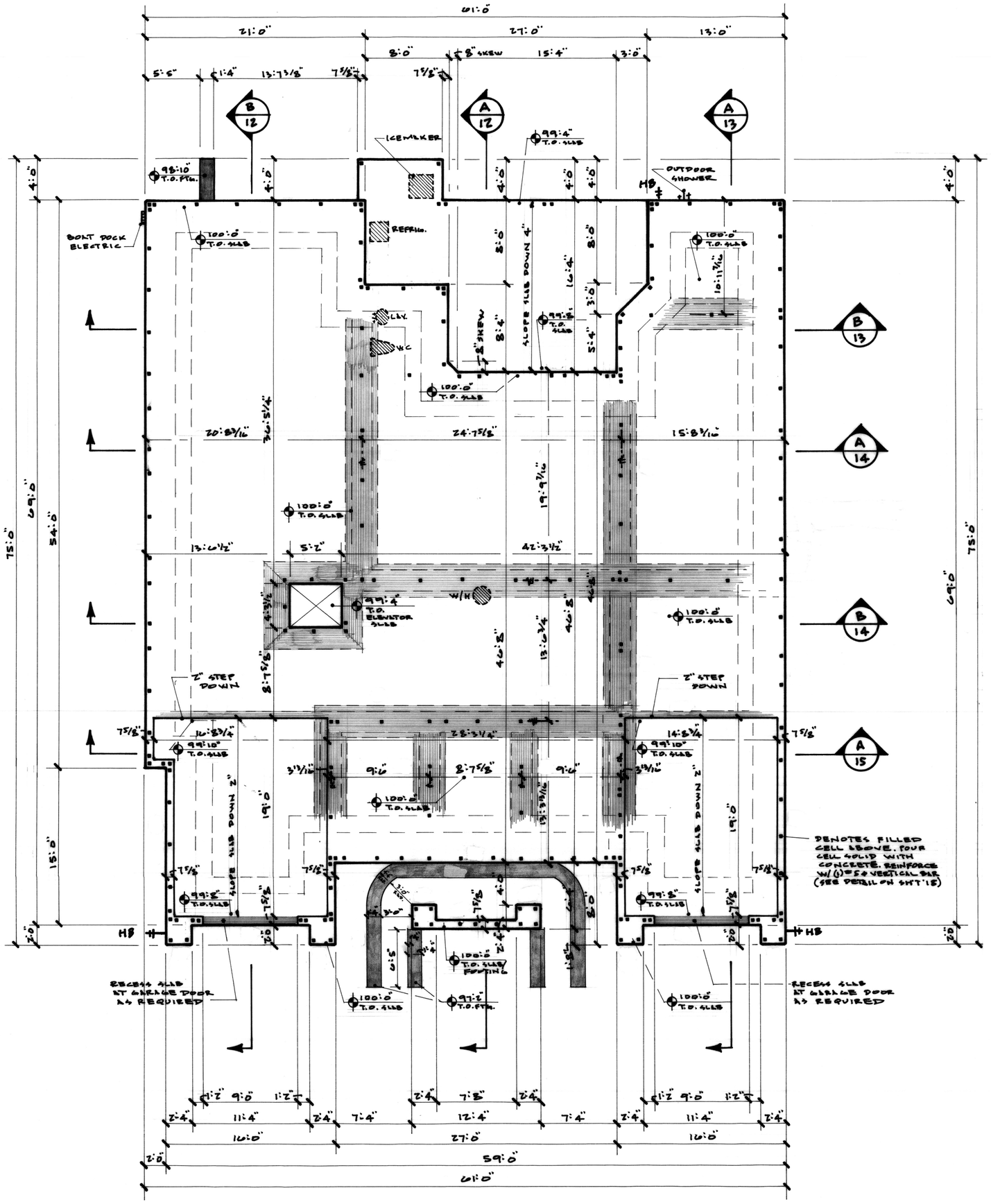
TOP OF SLAB ELEVATION 6.34' (ACTUAL)
(THE FOLLOWING SHEETS SHOW TOP OF SLAB ELEVATION OF 100.0'. THIS ELEVATION IS FOR CONSTRUCTION REFERENCE ONLY)

REVISIONS	BY
3.21.21	AJ
4.12.21	AJ
10.1.21	AJ
1.25.22	AJ
2.2.22	AJ

Architectural Designer
A.J. KROEGER
1150 SHERWOOD FOREST DR
APOPKA, FL 32712
PHONE 407-592-9235

RESIDENCE FOR
HUEY & KAREN BLACKMAN

DRAWN A.J.K.
DATE 3-17-21
SCALE NOTED



NOTES:

1) TOP OF SLAB ELEVATION OF 100'-0" IS FOR REFERENCE ONLY
2) FOOTING DESIGN IS BASED ON SOIL BEARING OF 2000 PSF ON EXISTING SOIL
3) CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 3000 PSI
4) CMU GROUT SHALL HAVE A MINIMUM STRENGTH OF 2500 PSI
5) CMU MORTAR SHALL BE TYPE 'S' IN LCCORDANCE WITH ASTM-C476
6) REINFORCING SHALL BE GRADE 40 MINIMUM. BARS SHALL HAVE A MINIMUM OF 25" OVERLAP
7) SEE UPPER LEVEL PLAN FOR ADDITIONAL FIXTURES THAT MAY REQUIRE UNDER SLAB PVC PLACEMENT
8) SEE STRUCTURAL DRAWINGS FOR BELOW SLAB DETAILS
9) ALL LUMBER THAT COMES IN CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED OR HAVE MOISTURE BARRIER BETWEEN
10) SEE SHEET '18' FOR ADDITIONAL DETAILS

SPECIAL NOTE

SEE ATTACHED SHEETS 'S1', 'S2', 'S3' AND 'S4' FROM MK STRUCTURAL ENGINEERING FOR GRADE BEAM / FOOTING AND PILE LAY OUT

N

FOOTING • SLAB PLAN

SCALE — 1/4"=1'-0"

REVISIONS	BY
3-31-21	AJ
4-12-21	AJ
10-1-21	AJ
1-25-22	AJ
2-2-22	AJ

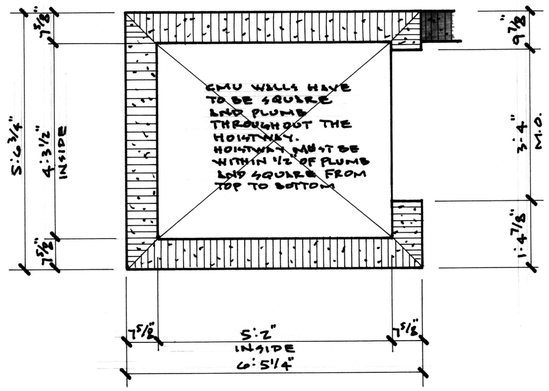
Architectural Designer
A.J. KROEBER
1151 WOODCREST CIRCLE
APOPKA, FL 32712
PHONE 407-592-9235

RESIDENCE FOR HUEY & KAREN BLACKMAN

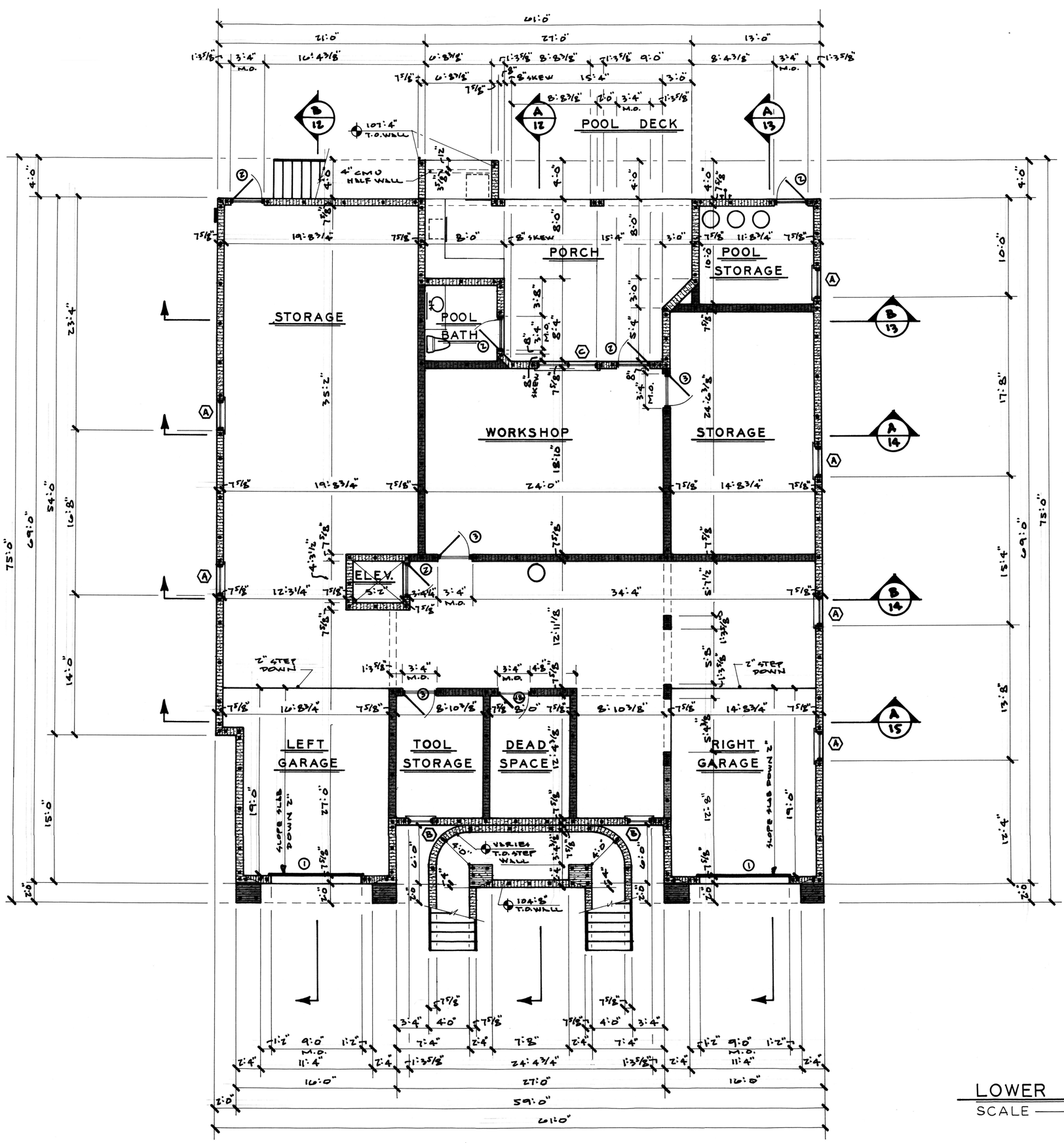
DRAWN A.J.K.
DATE 3-17-21
SCALE NOTED

NOTES:

1) WINDOW MARK "O" SEE SHEET 6 FOR WINDOW SCHEDULE
2) DOOR MARK "O" SEE SHEET 6 FOR DOOR SCHEDULE
3) M.O. BELOW DIMENSION LINES DENOTES MASONRY (CMU) OPENING
4) ALL EXTERIOR AND INTERIOR WALLS TO BE 7 5/8". 8"x8"x16" CONCRETE MASONRY UNITS (CMU)
5) SEE SHEET 7 FOR CMU HELPER TYPES AT WINDOWS AND DOORS
6) ALL ANGLES ON PLAN ARE 45°
7) ALL INTERIOR WALLS SHADED ON PLAN ARE AT ELEVATION 108'-0"
8) SEE SHEET 18 FOR ADDITIONAL DETAILS



ELEVATOR PLAN



LOWER LEVEL DIMENSIONAL FLOOR PLAN

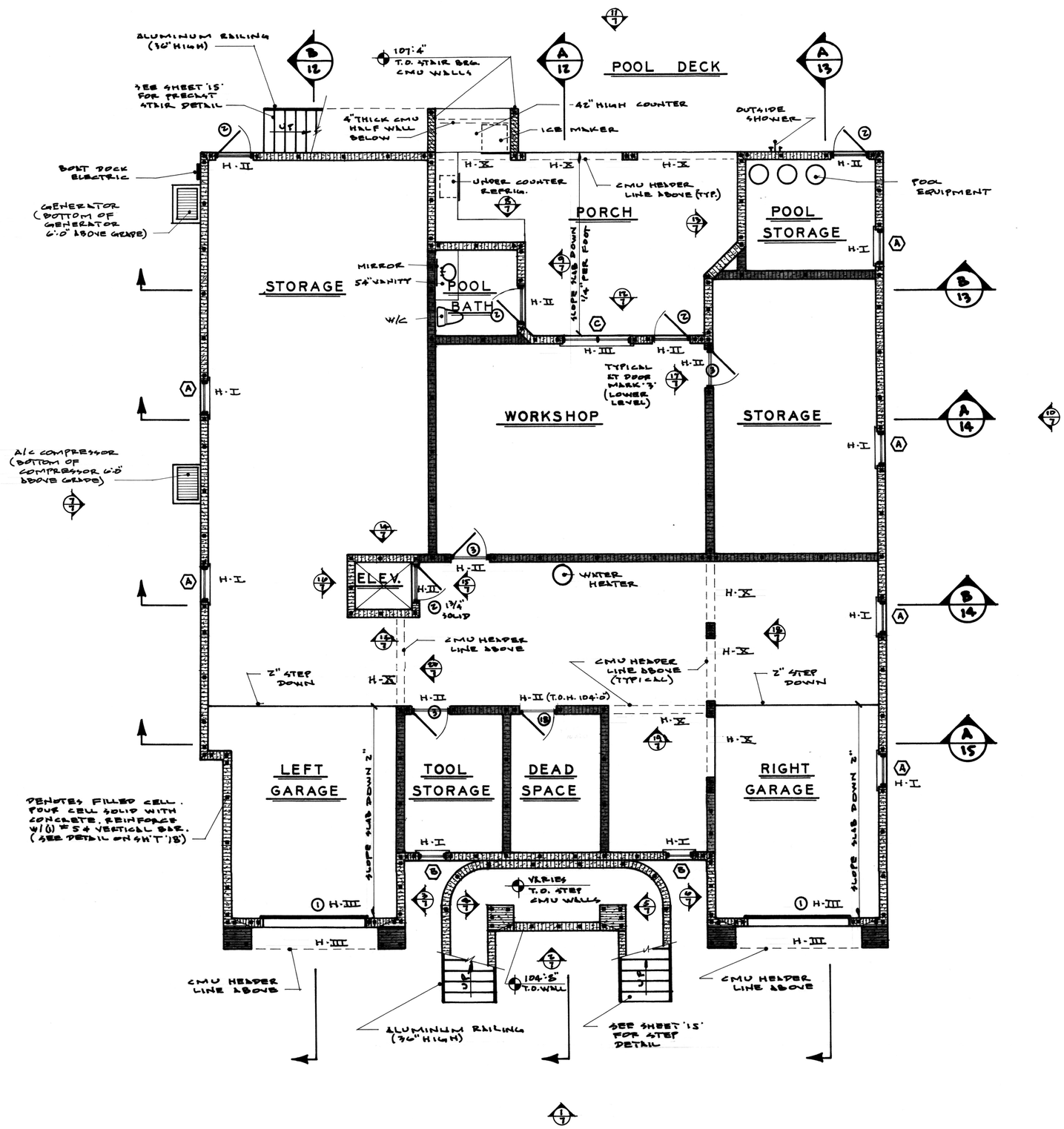
SCALE 1/4"=1'-0"

REVISIONS	BY
3.21.21	AJ
4.12.21	AJ
10.1.21	AJ
1.25.22	AJ
2.2.22	AJ

Architectural Designer
A.J. KROEGER
1193 LARKSPUR COURT
LONGWOOD, FL 32750
PHONE 407-592-9235

RESIDENCE FOR HUEY & KAREN BLACKMAN

DRAWN A.J.K.
DATE 3.17.21
SCALE NOTED



NOTES:

1) WINDOW MARK "○" SEE SHEET '6' FOR WINDOW SCHEDULE
2) DOOR MARK "○" SEE SHEET '6' FOR DOOR SCHEDULE
3) DENOTES EXTERIOR CMU AND INTERIOR CMU WALL ELEVATIONS WITH WINDOW ¹, DOOR HEADERS (ELEVATION NUMBER / SHEET NUMBER)
4) SEE SHEET '18' FOR ADDITIONAL DETAILS
5) TOP OF SHADED WALLS TO BE AT ELEVATION 108'-0"
6) EXTERIOR WINDOW AND DOOR PRESSURES

WINDOW DESIGN PRESSURE REQUIREMENTS:
ALL SIZES & CONFIGURATIONS:
POSITIVE PRESSURE OF +39.0 P.S.F.
NEGATIVE PRESSURE OF -51.5 P.S.F.

DOOR DESIGN PRESSURE REQUIREMENTS:
SLIDING GLASS DOORS:
ALL SIZES & CONFIGURATIONS:
POSITIVE PRESSURE OF 24.3 p.s.f.
NEGATIVE PRESSURE OF 51.0 p.s.f.
ENTRY DOORS:
ALL SIZES & CONFIGURATIONS:
POSITIVE PRESSURE OF +36.03 P.S.F.
NEGATIVE PRESSURE OF -38.57 P.S.F.
GARAGE DOORS:
ALL SIZES & CONFIGURATIONS:
POSITIVE PRESSURE OF +34.03 P.S.F.
NEGATIVE PRESSURE OF -38.57 P.S.F.

7) SEE SHEET '7' FOR WINDOW AND DOOR HEADER (H) DETAILS

LOWER LEVEL AREA TABULATIONS

PORCH	350 S.F.
POOL BATH	50 S.F.
POOL STORAGE	118 S.F.
WORKSHOP	452 S.F.
GARAGE	914 S.F.
STORAGE AND OTHER SPACES	1847 S.F.
TOTAL LOWER LEVEL	3737 S.F.

N

LOWER LEVEL DESCRIPTIVE FLOOR PLAN

SCALE — 1/4"=1'-0"

REVISIONS	BY
3.22.21	AJ
4.12.21	AJ
10.1.21	AJ
1.25.22	AJ
2.2.22	AJ

Architectural Designer
A.J. KROEGER
1193 LARKSPUR COURT
LAKE MARY, FL 32746
PHONE 407-592-9235

RESIDENCE FOR
HUEY & KAREN BLACKMAN

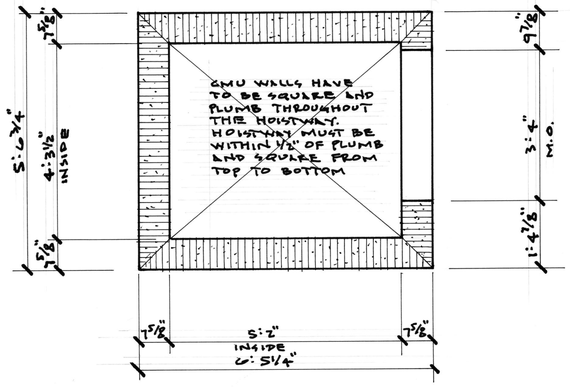
DRAWN: A.J.K.
DATE: 3.17.21
SCALE: NOTED

REVISIONS	BY
3-21-21	AJ
4-22-21	AJ
10-1-21	AJ
1-25-22	AJ
2-2-22	AJ

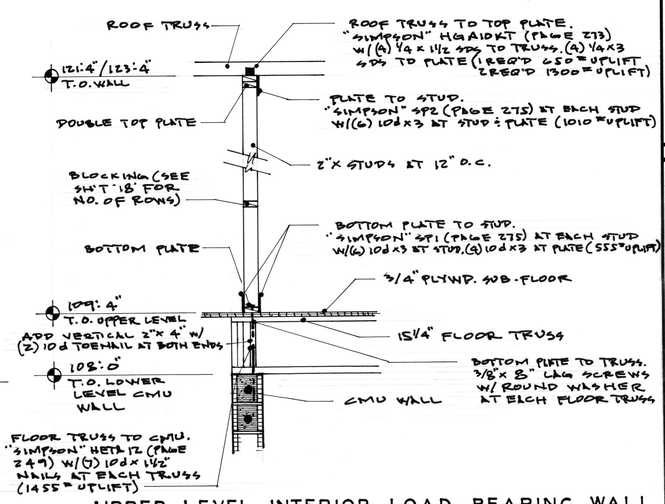
Architectural Designer
A.J. KROEGER
1151 LONGLAKE COURT
LONGWOOD, FL 32750
PHONE 407-592-9235

NOTES:

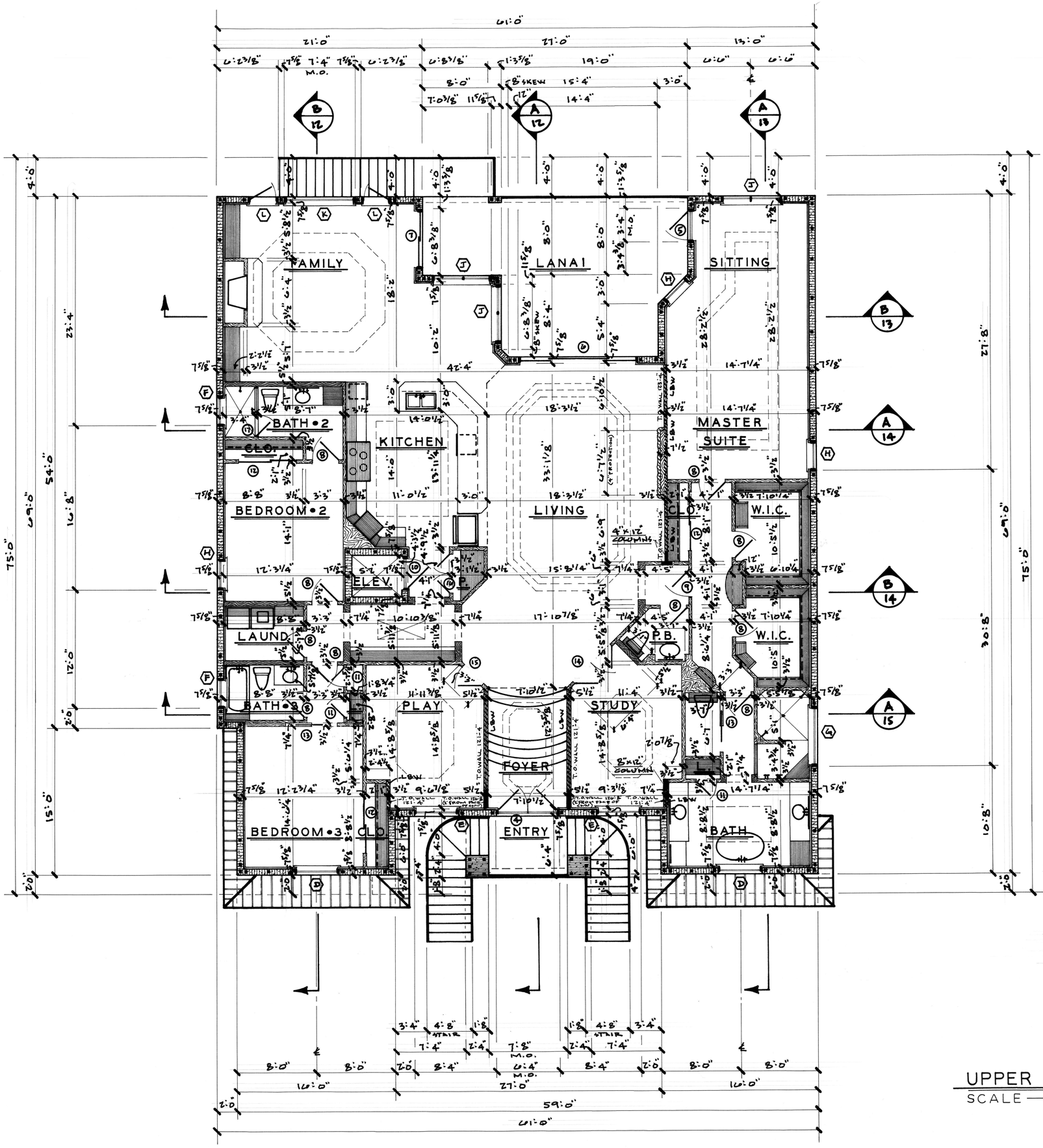
1) WINDOW MARK "○" SEE SHEET 'G' FOR WINDOW SCHEDULE
2) DOOR MARK "○" SEE SHEET 'G' FOR DOOR SCHEDULE
3) M.O. BELOW DIMENSION LINES DENOTES MASONRY (CMU) OPENING
4) ALL EXTERIOR WALLS TO BE 7 5/8", 8"x8"x16" CONCRETE MASONRY UNITS (CMU)
5) INTERIOR ELEVATOR SHAFT WALLS TO BE 7 5/8", 8"x8"x16" CONCRETE MASONRY UNITS (CMU)
6) INTERIOR WALLS DIMENSIONED:
   3 1/2" — 2"x 4" STUDS AT 16" O.C.
   5 1/2" — 2"x 6" STUDS AT 16" O.C (SHADED ON PLAN)
   7 1/4" — 2"x 8" STUDS AT 16" O.C. (SHADED ON PLAN)
7) SEE SHEET 'J' FOR CMU HELPER TYPES AT WINDOWS AND DOORS
8) ALL ANGLES ON PLAN ARE 45°
9) SEE SHEET 'I8' FOR ADDITIONAL DETAILS
10) ▨ DENOTES INTERIOR LOAD BEARING WALL (LBW)
11) SEE SHEET 'S' FOR ADDITIONAL INFO
12) SEE BELOW FOR UPPER LEVEL LOAD BEARING INTERIOR WALL DETAIL



ELEVATOR PLAN



UPPER LEVEL INTERIOR LOAD BEARING WALL



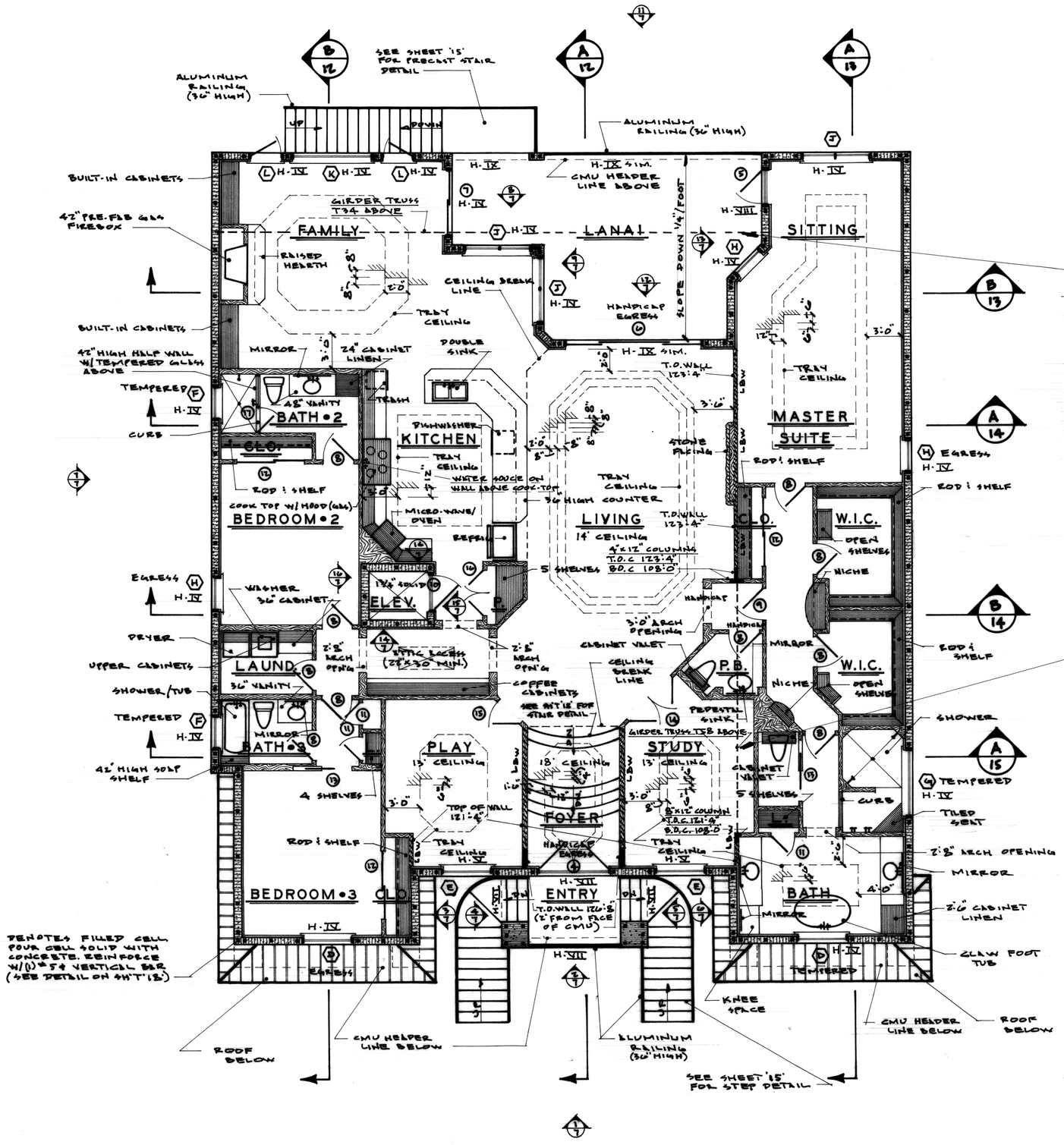
N

UPPER LEVEL DIMENSIONAL FLOOR PLAN

SCALE 1/4"=1'-0"

RESIDENCE FOR HUEY & KAREN BLACKMAN

DRAWN A.J.K.
DATE 3.17.21
SCALE NOTED



DENOTES FILLED CELL FOUR CELL SOLID WITH CONCRETE. REINFORCE W/(1) #5 VERTICAL BAR (SEE DETAIL ON SH'T '15')

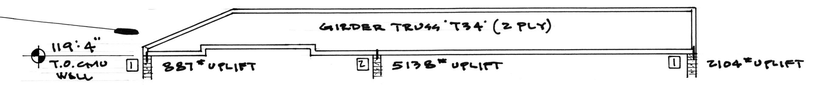
NOTES:

1) WINDOW MARK "⬡" SEE SHEET '6' FOR WINDOW SCHEDULE.
2) DOOR MARK "○" SEE SHEET '6' FOR DOOR SCHEDULE
3) DENOTES EXTERIOR CMU AND INTERIOR CMU WALL ELEVATIONS WITH WINDOW & DOOR HEADERS
4) SEE SHEET '15' FOR ADDITIONAL DETAILS
5) EXTERIOR WINDOW AND DOOR PRESSURES

WINDOW DESIGN PRESSURE REQUIREMENTS
ALL SIZES & CONFIGURATIONS
POSITIVE PRESSURE OF + 38.44 P.S.F.
NEGATIVE PRESSURE OF - 51.60 P.S.F.

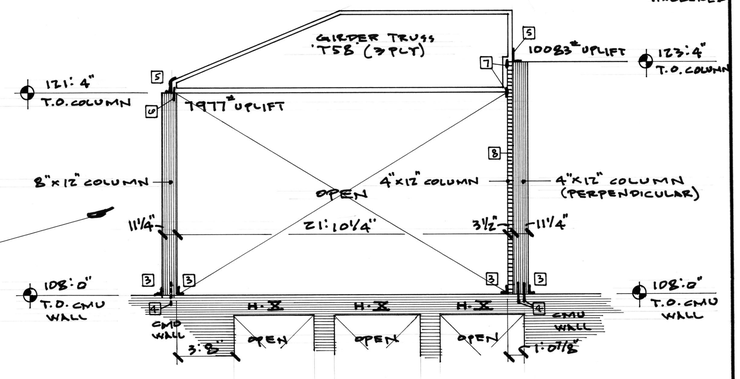
DOOR DESIGN PRESSURE REQUIREMENTS
SLIDING GLASS DOORS:
ALL SIZES & CONFIGURATIONS:
POSITIVE PRESSURE OF 24.9 P.S.F.
NEGATIVE PRESSURE OF 31.5 P.S.F.
ENTRY DOORS:
ALL SIZES & CONFIGURATIONS:
POSITIVE PRESSURE OF +25.05 P.S.F.
NEGATIVE PRESSURE OF -38.5 P.S.F.
GARAGE DOORS:
ALL SIZES & CONFIGURATIONS:
POSITIVE PRESSURE OF +33.05 P.S.F.
NEGATIVE PRESSURE OF -38.5 P.S.F.

6) ▨ DENOTES INTERIOR LOAD BEARING WALL (LBW)
7) SEE SHEET '7' FOR WINDOW AND DOOR (H) DETAILS
8) SEE SHEET '4' FOR UPPER LEVEL LOAD BEARING INTERIOR WALL DETAIL



TRUSS 'T34' CONNECTIONS

1 "SIMPSON" HHETAIL (PAGE 249) W/(10) 10d x 1½ NAILS (2120# UPLIFT)
2 "SIMPSON" V6TL/R (PAGE 253) 2 REQUIRED W/(32) ¼" x 3 SDS TO TRUSS, (2) 5/8" ϕ ANCHORS TO CMU (5545# UPLIFT)
3 "SIMPSON" MGT (PAGE 254) W/(22) 10d x 3" NAILS TO COLUMN, (1) 5/8 ANCHOR TO CMU (3965# UPLIFT)
4 "SIMPSON" MSTAM24 (PAGE 250) W/(9) 10d x 3" NAILS TO COLUMN, (5) ¼ x 2¼ TITEN 2 TO CMU (1915# UPLIFT) (NOT VISABLE FROM GARAGE OR WORKSHOP)
5 "SIMPSON" MGT (PAGE 279) W/(22) 10d x 3" NAILS TO TRUSS, (1) 5/8 ANCHOR TO COLUMN (3965# UPLIFT)
6 "SIMPSON" H5T2 (PAGE 265) W/(6) 5/8" BOLT 4 x 3½" (5220# UPLIFT)
7 "SIMPSON" LUS73-4DX2.5 (PAGE 279) W/(26) 10d x 3½ NAILS TO COLUMN, (12) ¼ x 2½ SDS TO TRUSS (3480# UPLIFT)
8 CONNECT COLUMN TO PERPENDICULAR COLUMN W/ SIMPSON" SDS25300 (¼"x8") AT 8" O.C. STAGGERED



TRUSS 'T38' CONNECTIONS

UPPER LEVEL AREA TABULATIONS

LIVING	3260 S.F.
LANAI	350 S.F.
COVERED ENTRY	80 S.F.
TOTAL UPPER LEVEL	3690 S.F.

N

UPPER LEVEL DESCRIPTIVE FLOOR PLAN

SCALE — 1/4"=1'-0"

REVISIONS	BY
4-12-21	AJ
10-1-21	AJ
1-25-22	AJ
2-2-22	AJ

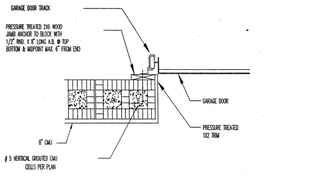
Architectural Designer
A.J. KROEGER
1151 LINKSIDE COURT
APOPKA, FL 32712
PHONE 407-592-9235

RESIDENCE FOR HUEY & KAREN BLACKMAN

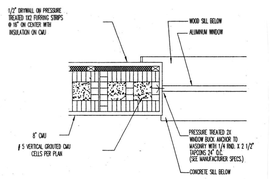
DRAWN A.J.K.
DATE 3.17.21
SCALE NOTED

WINDOW SCHEDULE

MARK	QTY.	TYPE	SIZE	HEADER	PRESSURE	TOP OF WINDOW	REMARKS
A	6	25 SH	3'-1 3/4" x 5'-3"	HEADER H-I (SEE SH'T '7')	SEE BELOW	100'-8"	
B	2	1H3 SH	2'-3 1/4" x 3'-2 7/8"	HEADER H-I (SEE SH'T '7')	SEE BELOW	100'-8"	
C	1 PAIR	25 SH	6'-3" x 5'-3"	HEADER H-III (SEE SH'T '7')	SEE BELOW	100'-8"	
D	2	35 SH	4'-6" x 5'-3"	HEADER H-IV (SEE SH'T '7')	SEE BELOW	117'-4"	
E	2	36 SH	4'-6" x 6'-0"	HEADER H-V (SEE SH'T '7')	SEE BELOW	118'-4"	
F	2	3'-0" x 1'-4" FIXED	3'-0" x 1'-4"	HEADER H-IV (SEE SH'T '7')	SEE BELOW	117'-4"	
G	1	6'-0" x 1'-4" FIXED	6'-0" x 1'-4"	HEADER H-IV (SEE SH'T '7')	SEE BELOW	117'-4"	
H	3	25 SH	3'-1 3/4" x 5'-3"	HEADER H-IV (SEE SH'T '7')	SEE BELOW	117'-4"	
I	3 PAIR	25 SH	6'-3" x 5'-3"	HEADER H-IV (SEE SH'T '7')	SEE BELOW	117'-4"	
K	1	7'-4" x 5'-0" FIXED	7'-4" x 5'-0"	HEADER H-IV (SEE SH'T '7')	SEE BELOW	117'-4"	
L	2	3'-0" x 5'-0" CLYMENT	3'-0" x 5'-0"	HEADER H-IV (SEE SH'T '7')	SEE BELOW	117'-4"	
M	4	1H5 SH	2'-3 1/4" x 5'-3"	HEADER H-VI (SEE SH'T '7')	SEE BELOW	124'-0"	ENTRY / FOYER WINDOWS

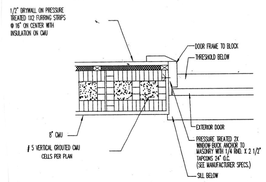


GARAGE DOOR JAMB 8" CMU



WINDOW JAMB 8" CMU

NOTE: WHEN BUCKS ARE LESS THAN 1 1/2" THICK TAPCONS MUST BE 1/4" x 3 1/2" LONG AND RAN THROUGH WINDOW MULLIONS AND BUCK STRIPS TO CMU TO SEE MFGS. SPECS.



JAMB AT EXTERIOR DOOR

WINDOW DESIGN PRESSURE REQUIREMENTS
ALL SIZES & CONFIGURATIONS
POSITIVE PRESSURE OF +75.0 p.s.f.
NEGATIVE PRESSURE OF -81.8 p.s.f.

DOOR DESIGN PRESSURE REQUIREMENTS
SLIDING GLASS DOORS :
ALL SIZES & CONFIGURATIONS ;
POSITIVE PRESSURE OF 24.3 p.s.f.
NEGATIVE PRESSURE OF 31.5 p.s.f.
ENTRY DOORS :
ALL SIZES & CONFIGURATIONS
POSITIVE PRESSURE OF +59.03 p.s.f.
NEGATIVE PRESSURE OF -76.5 p.s.f.
GARAGE DOORS :
ALL SIZES & CONFIGURATIONS
POSITIVE PRESSURE OF +59.03 p.s.f.
NEGATIVE PRESSURE OF -76.5 p.s.f.

DOOR SCHEDULE

MARK	QTY.	TYPE	SIZE	HEADER	PRESSURE	TOP OF DOOR	REMARKS
1	2	STEEL	9'-0" x 7'-0"	HEADER H-III (SEE SH'T '7')	SEE ABOVE	100'-8"	OVERHEAD GARAGE DOOR W/ LOW HEADROOM
2	5	STEEL	3'-0" x 6'-8" x 1 3/8"	HEADER H-II (SEE SH'T '7')	SEE ABOVE	100'-8"	PANEL
3	3	STEEL	3'-0" x 6'-8" x 1 3/8"	HEADER H-II (SEE SH'T '7')	N.A.	100'-8"	PANEL
4	1 PAIR	STEEL	3'-0" x 8'-0" x 1 3/4"	HEADER H-VII (SEE SH'T '7')	SEE ABOVE	113'-10"	1 LITE
5	1	STEEL	3'-0" x 8'-0" x 1 3/4"	HEADER H-VIII (SEE SH'T '7')	SEE ABOVE	117'-4"	1 LITE
6	1	SGD	12'-0" x 8'-0"	HEADER H-IX SIM (SEE SH'T '7')	SEE ABOVE	117'-4"	SLIDING GLASS DOOR
7	1	SGD	6'-0" x 8'-0"	HEADER H-IV (SEE SH'T '7')	SEE ABOVE	117'-4"	SLIDING GLASS DOOR
8	10	FIBERGLASS	2'-8" x 8'-0" x 1 3/8"	(2) 2" x 6"	N.A.	117'-4"	PANEL
9	1	FIBERGLASS	3'-0" x 8'-0" x 1 3/8"	(2) 2" x 6"	N.A.	117'-4"	PANEL
10	1	STEEL	3'-0" x 8'-0" x 1 3/4"	HEADER H-VIII (SEE SH'T '7')	N.A.	117'-4"	PANEL
11	3	FIBERGLASS	2'-0" x 8'-0" x 1 3/8"	(2) 2" x 6"	N.A.	117'-4"	PANEL
12	3	FIBERGLASS	6'-0" x 8'-0" x 1 3/8"	(2) 2" x 8"	N.A.	117'-4"	PANEL / SLIDER
13	2	FIBERGLASS	2'-8" x 8'-0" x 1 3/8"	(2) 2" x 8"	N.A.	117'-4"	PANEL / POCKET
14	1 PAIR	FIBERGLASS	2'-8" x 8'-0" x 1 3/8"	(2) 2" x 8"	N.A.	117'-4"	1 LITE
15	1	FIBERGLASS	2'-8" x 8'-0" x 1 3/8"	(2) 2" x 6"	N.A.	117'-4"	1 LITE
16	1 PAIR	FIBERGLASS	2'-0" x 8'-0" x 1 3/8"	(2) 2" x 6"	N.A.	117'-4"	PANEL
17	1	GLASS	2'-0" x	N.A.	N.A.	—	TEMPERED GLASS SHOWER DOOR
18	1	STEEL	3'-0" x 4'-0" x 1 3/8"	HEADER H-II (SEE SH'T '7') SIMILAR	N.A.	104'-0"	PANEL / BEAD SPACE DOOR

NATIONAL PRINTPAKS NO. 186A-30X42

ENGINEERING
SPECIFICATIONS

PRODUCT DESCRIPTION

High strength precast and prestressed concrete bonds designed to be used certified or to form a composite reinforced concrete beam using concrete masonry units.

MATERIALS

- f'c = precast beam = 7000 psi
- f'c of prestressed, 4" and 12" precast bonds = 6000 psi
- f'ci = at release of prestressing = 4000 psi, 3/4 of design strength
- Concrete mixtures with 6.0% ± 1.5% air content
- Maximum water cement ratio = 0.45
- Rebar per ASTM A615 Grade 60
- Prestressing strand per ASTM A416 Grade 270 low relaxation
- 1/2" cover per ACI 318-05
- Anchor per ASTM C 270 Type M or S

GENERAL NOTES

1. Provide full interior header and bed joint reinforcement as shown on plans.
2. Installation of each course using wet-bed construction and/or standard dry-stacking.
3. Provide temporary bracing for each bond during installation.
   - Provide for accommodation vertical and lateral loads.
4. All bonds must be stamped (TOP) and not reversed.
5. Bonds shall be "Precast Concrete Lintels" by Precast Supply Corp. Height of 8" must be stated (8").
6. Bottom flush cement mortar to be finished at the bottom of the lintel units.
7. Grout fill all cells containing reinforcement.
8. Cure for maximum exchange.
9. Cold weather concrete may be provided in compaction base.
10. Lintels shall be installed level.
11. Tuck point voidings based on optional design analysis.
12. ACI 318 and ACI 530.
13. Product Approvals: Miami-Dade County, Florida; Test Protocols 201 and TAS 202 & 203.

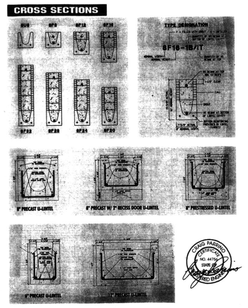
SAFE LOAD TABLE NOTES

1. All values based on minimum 4 inch bearing. Exceptions: Safe loads for confined lintels must be reduced by 50% of bearing capacity for 2 1/2" lintels. Safe loads for all recessed lintels based on 2" recessed bearing.
2. S.F. = Not Rated.
3. Safe loads based on experimental allowable load on the section specified.
4. Safe loads based on Grade 60 or Grade 60 Rebar.
5. Additional lintel load capacity can be obtained by the designer by providing additional reinforced concrete above the pre-cast lintel.
6. One #7 rebar may be substituted for two #5 rebars in 8" lintels only.
7. The designer may calculate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at 2 cores from the load.
8. For composite lintel heights not shown, use width as lintel face over lintel height.
9. All safe loads in units of pounds per linear foot.

REINFORCING SCHEDULE

OVERALL LENGTH	TOP STEEL	BOTTOM STEEL	OVERALL LENGTH	TOP STEEL	BOTTOM STEEL
4'-0"	1 #5 REBAR	2 #5 REBAR	8'-0"	1 #5 REBAR	3 #5 REBAR
4'-8"	1 #5 REBAR	2 #5 REBAR	8'-8"	1 #5 REBAR	3 #5 REBAR
5'-0"	1 #5 REBAR	2 #5 REBAR	9'-0"	1 #5 REBAR	3 #5 REBAR
5'-8"	1 #5 REBAR	2 #5 REBAR	9'-8"	1 #5 REBAR	3 #5 REBAR
6'-0"	1 #5 REBAR	2 #5 REBAR	10'-0"	1 #5 REBAR	3 #5 REBAR
6'-8"	1 #5 REBAR	2 #5 REBAR	10'-8"	1 #5 REBAR	3 #5 REBAR
7'-0"	1 #5 REBAR	2 #5 REBAR	11'-0"	1 #5 REBAR	3 #5 REBAR
7'-8"	1 #5 REBAR	2 #5 REBAR	11'-8"	1 #5 REBAR	3 #5 REBAR
			12'-0"	1 #5 REBAR	3 #5 REBAR

CROSS SECTIONS

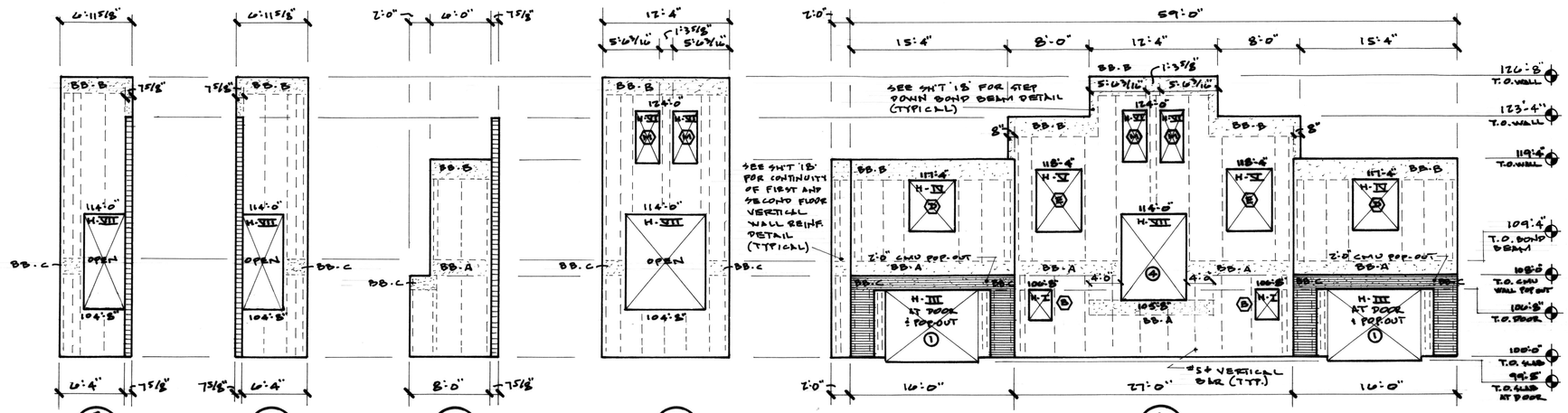


8 INCH LINTEL
SAFE LOADS

LENGTH \ TYPE	WEIGHT	SBF16-08 / SBF16-08	SBF16-10 / SBF16-10	SBF16-12 / SBF16-12	SBF16-14 / SBF16-14	SBF16-16 / SBF16-16	SBF16-18 / SBF16-18	SBF16-20 / SBF16-20	SBF16-22 / SBF16-22
2'-10" (34") PRECAST	282	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
3'-4" (40") PRECAST	332	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
3'-8" (44") PRECAST	365	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
4'-0" (48") PRECAST	398	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
4'-8" (56") PRECAST	465	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
5'-0" (60") PRECAST	498	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
5'-4" (64") PRECAST	531	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
5'-8" (68") PRECAST	564	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
5-10" (70") PRECAST	581	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
6'-0" (72") PRECAST	597	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
6'-4" (76") PRECAST	630	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
6'-8" (80") PRECAST	663	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
7'-0" (84") PRECAST	696	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
7'-4" (88") PRECAST	729	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
7'-8" (92") PRECAST	762	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
8'-0" (96") PRECAST	795	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
8'-4" (100") PRECAST	828	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
8'-8" (104") PRECAST	861	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
9'-0" (108") PRECAST	894	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
9'-4" (112") PRECAST	927	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
9'-8" (116") PRECAST	960	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
10'-0" (120") PRECAST	993	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
10'-4" (124") PRECAST	1026	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
10'-8" (128") PRECAST	1059	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
11'-0" (132") PRECAST	1092	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
11'-4" (136") PRECAST	1125	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
11'-8" (140") PRECAST	1158	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
12'-0" (144") PRECAST	1191	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
12'-4" (148") PRECAST	1224	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
12'-8" (152") PRECAST	1257	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
13'-0" (156") PRECAST	1290	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
13'-4" (160") PRECAST	1323	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
13'-8" (164") PRECAST	1356	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
14'-0" (168") PRECAST	1389	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
14'-4" (172") PRECAST	1422	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
14'-8" (176") PRECAST	1455	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
15'-0" (180") PRECAST	1488	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
15'-4" (184") PRECAST	1521	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
15'-8" (188") PRECAST	1554	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453
16'-0" (192") PRECAST	1587	9150 / 4573	8397 / 4198	7626 / 3813	6936 / 3468	6327 / 3163	5797 / 2898	5327 / 2663	4907 / 2453

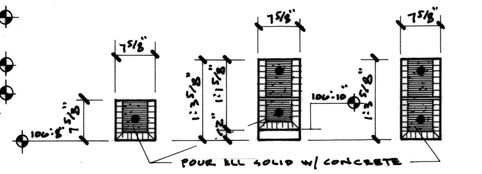
8 INCH LINTEL
SAFE LOADS

| LENGTH \ TYPE | WEIGHT | SBF16-24 / SBF16-24 | SBF16-26 / SBF16-26 | SBF16-28 / SBF16-28 | SBF16-30 / SBF16-30 | SBF16-32 / SBF16-32 | SBF16-34 / SBF16-34 | SBF16-36 / SBF16-36 | SBF16-38 / SBF16-38 | SBF16-40 / SBF16-40 | SBF16-42 / SBF16-42 |



NOTES:

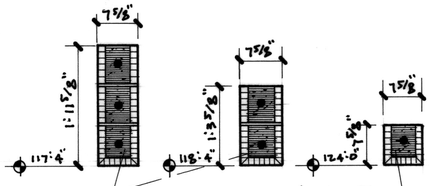
1) WINDOW MARK "○" SEE SHEET '6' FOR WINDOW SCHEDULE
2) DOOR MARK "○" SEE SHEET '6' FOR DOOR SCHEDULE
3) ALL CMU HEADERS TO HAVE A 3½" MINIMUM BEARING ON CMU WALLS BELOW
4) CMU HEADERS BELOW BLKED ON "CAST-CRETE" SIDE LOADS
5) SEE SHEET '1B' FOR ADDITIONAL DETAILS
6) ALL REBAR SHOWN BELOW ON HEADER DETAILS TO BE #5 # UNLESS NOTED OTHERWISE
7) CMU BOND BEAM DESIGNATION BB-XX
8) SEE SHEET '3' FOR WALL ELEVATION DESIGNATIONS
   (7) ELEVATION NUMBER



H·I BFB-1T (1) #5+

H·II BRF14-18/1T RECESS DOOR HEADER (2) #5+

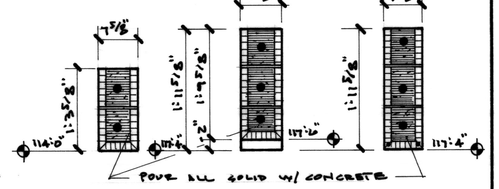
H·III BFU0-18/1T (2) #5+



H·IV BFZ4-18/1M/1T (3) #5+

H·V BFU0-18/1T (2) #5+

H·VI BFB-1T (1) #5+

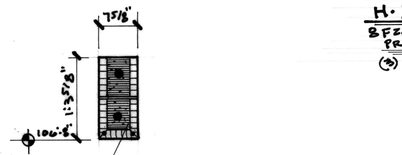


H·VII BFU0-18/1T (2) #5+

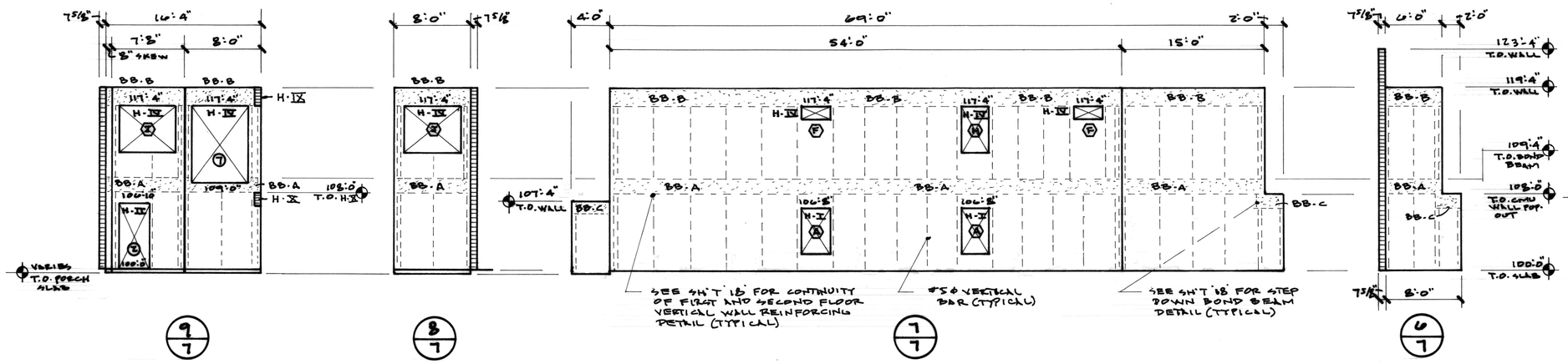
H·VIII BRF22-18/1M/1T RECESS DOOR HEADER (3) #5+

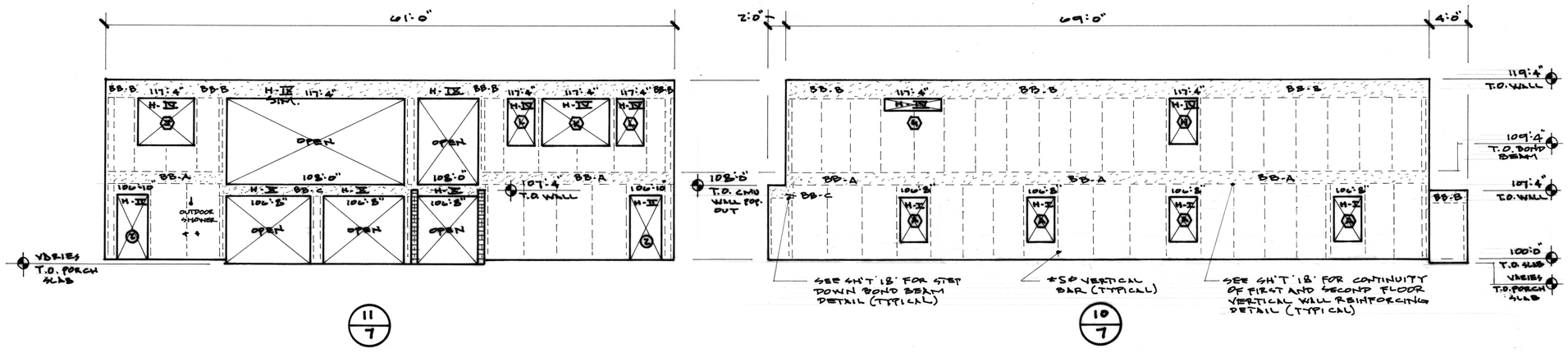
H·IX BFZ4-18/1M/1T PRESTRESS (3) #5+

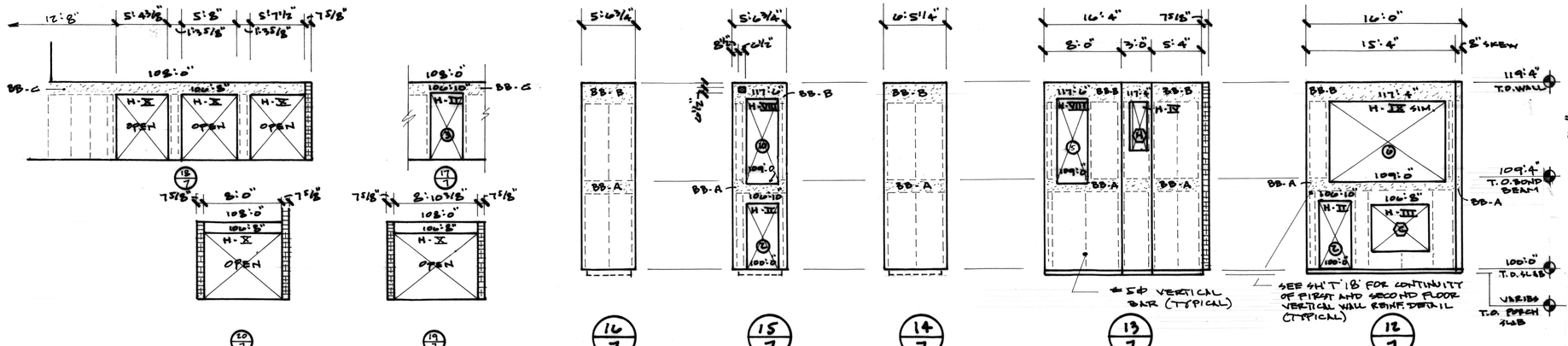
H·IX SIM. BFZ4-18/1M/1T PRESTRESS (3) #7+



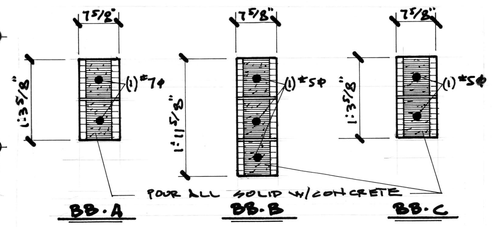
H·X BFU0-18/1T PRESTRESS (2) #7+







CMU HEADER DETAILS



BB-A **BB-B** **BB-C**

CMU BOND BEAM DETAILS

CMU WALL ELEVATIONS

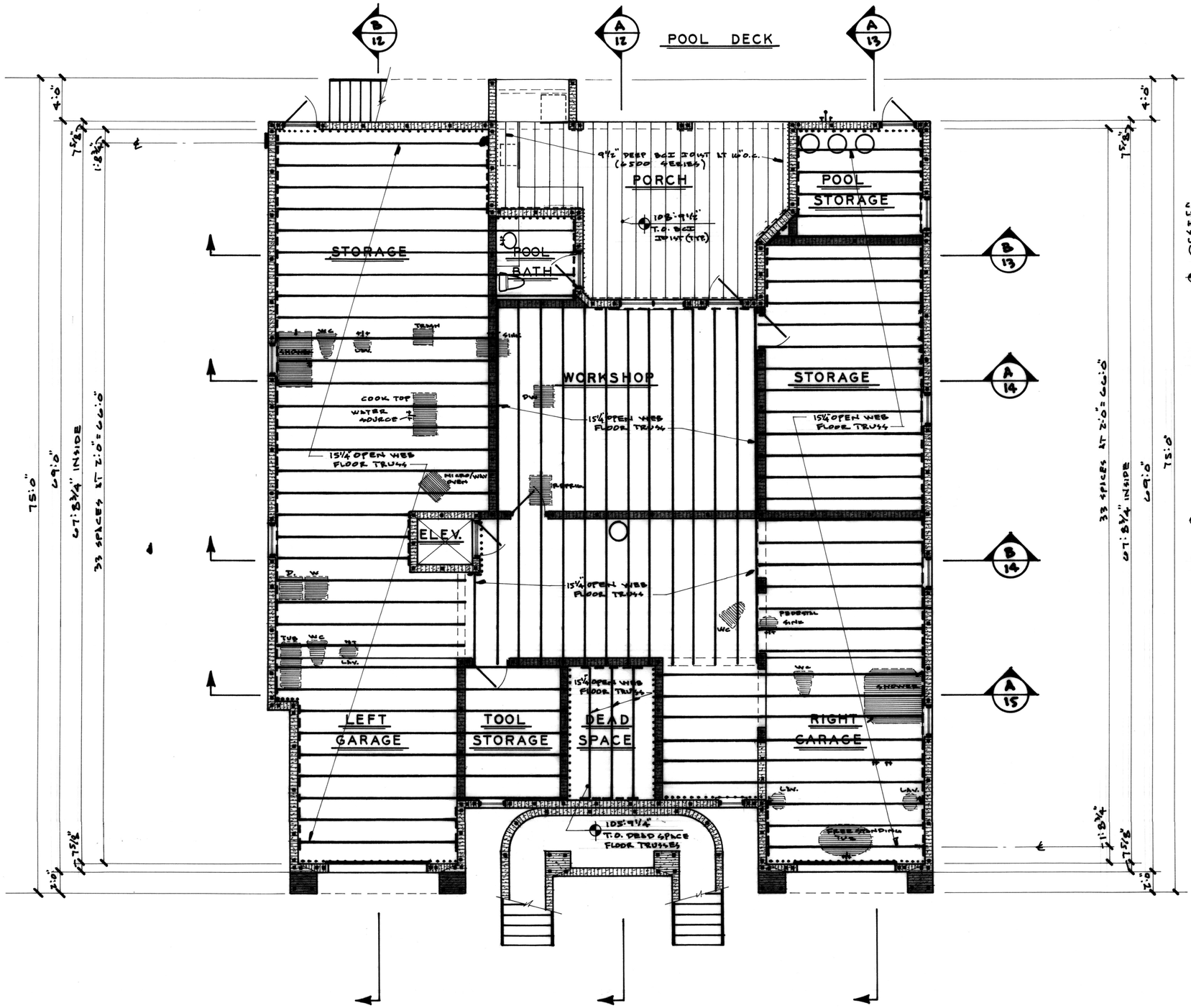
SCALE — 3/16" = 1'-0"

REVISIONS	BY
3-21-21	AJ
4-12-21	AJ
10-1-21	AJ
12-11-21	AJ
1-25-22	AJ
2-2-22	AJ

A.J. KROEGER
Architectural Designer
1107 CRYSTAL LAKE DR.
APOPKA, FL. 32712
PHONE 407-592-9235

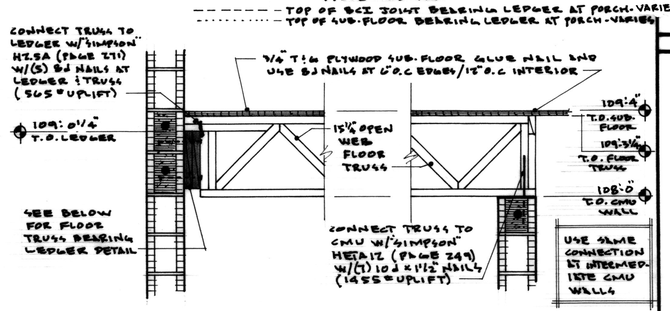
RESIDENCE FOR HUEY & KAREN BLACKMAN

DRAWN A.J.K.
DATE 3-17-21
SCALE NOTED

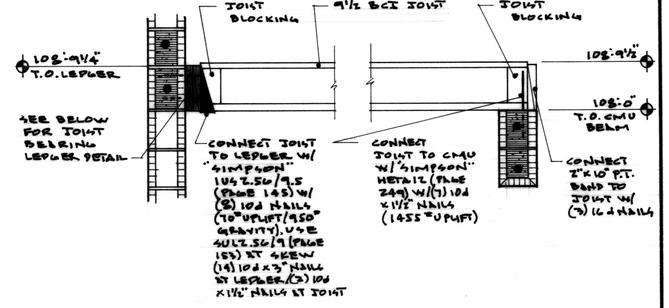


NOTES:

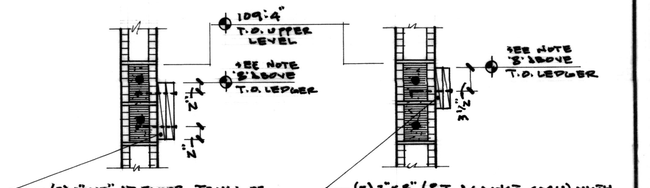
1) THIS FLOOR TRUSS LAYOUT IS TO ASSIST TRUSS MANUFACTURER. TRUSS MANUFACTURER TO FURNISH SIGNED AND SEALED TRUSS LAYOUT AND INDIVIDUAL TRUSS DESIGN
2) ALL TRUSSES TO BE DESIGNED BY A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF FLORIDA REPRESENTING THE TRUSS MANUFACTURER
3) SEE SHEET 18 FOR ADDITIONAL DETAILS
4) ALL FLOOR TRUSSES TO BE 15¼" DEEP OPEN WEB 24" O.C. MAX
5) PORCH JOIST TO BE 6500 SERIES 9½" BCI JOIST AT 16" O.C.. TOP OF JOIST TO BE AT ELEVATION 105'-9½"
6) TOP OF SHADED CMU WALLS TO BE AT ELEVATION 108'-0"
7) TOP OF FLOOR TRUSSES TO BE AT ELEVATION 109'-3¼" UNLESS NOTED OTHERWISE
8) TOP OF LEDGER DESIGNATION
   - – – – – – TOP OF FLOOR TRUSS BEARING LEDGER - 109'-0¼"
   - ····· TOP OF SUB-FLOOR BEARING LEDGER 109'-3¼"
   - – – – – – TOP OF FLOOR TRUSS BEARING LEDGER AT DEAD SPACE - 105'-0¼"
   - ····· TOP OF SUB-FLOOR BEARING LEDGER AT DEAD SPACE - 105'-9¼"
   - – – – – – TOP OF BCI JOIST BEARING LEDGER AT PORCH - VARIES
   - ····· TOP OF SUB-FLOOR BEARING LEDGER AT PORCH - VARIES



FLOOR TRUSS CONNECTIONS



BCI JOIST CONNECTIONS



(2) 2"x12" AT FLOOR TRUSS OR (2) 2"x10" AT BCI JOIST (P.T. AGAINST CMU) WITH 2 ROWS OF ⅝" "J" BOLTS OR 2 ROWS OF ⅝" EXPANSION BOLTS, ALL W/ 2" WASHER AND 5½" MIN. EMBED WITH MAXIMUM OF 8" END SPACING THEN 24" O.C. MAXIMUM SPACING. (SPLICE OF FRONT & REAR LEDGER SHOULD LAP A MIN. OF 4'-0")

BEARING LEDGER

(2) 2"x8" (P.T. AGAINST CMU) WITH 1 ROW OF ½" "J" BOLTS OR 1 ROW OF ½" EXPANSION BOLTS, ALL W/ 2" WASHER AND 5½" MIN. EMBED WITH MAXIMUM OF 8" END SPACING THEN 24" O.C. MAXIMUM SPACING (SPLICE OF FRONT & REAR LEDGER SHOULD LAP A MINIMUM OF 4'-0")

SUB-FLOOR BEARING LEDGER

N

UPPER LEVEL FLOOR FRAMING PLAN

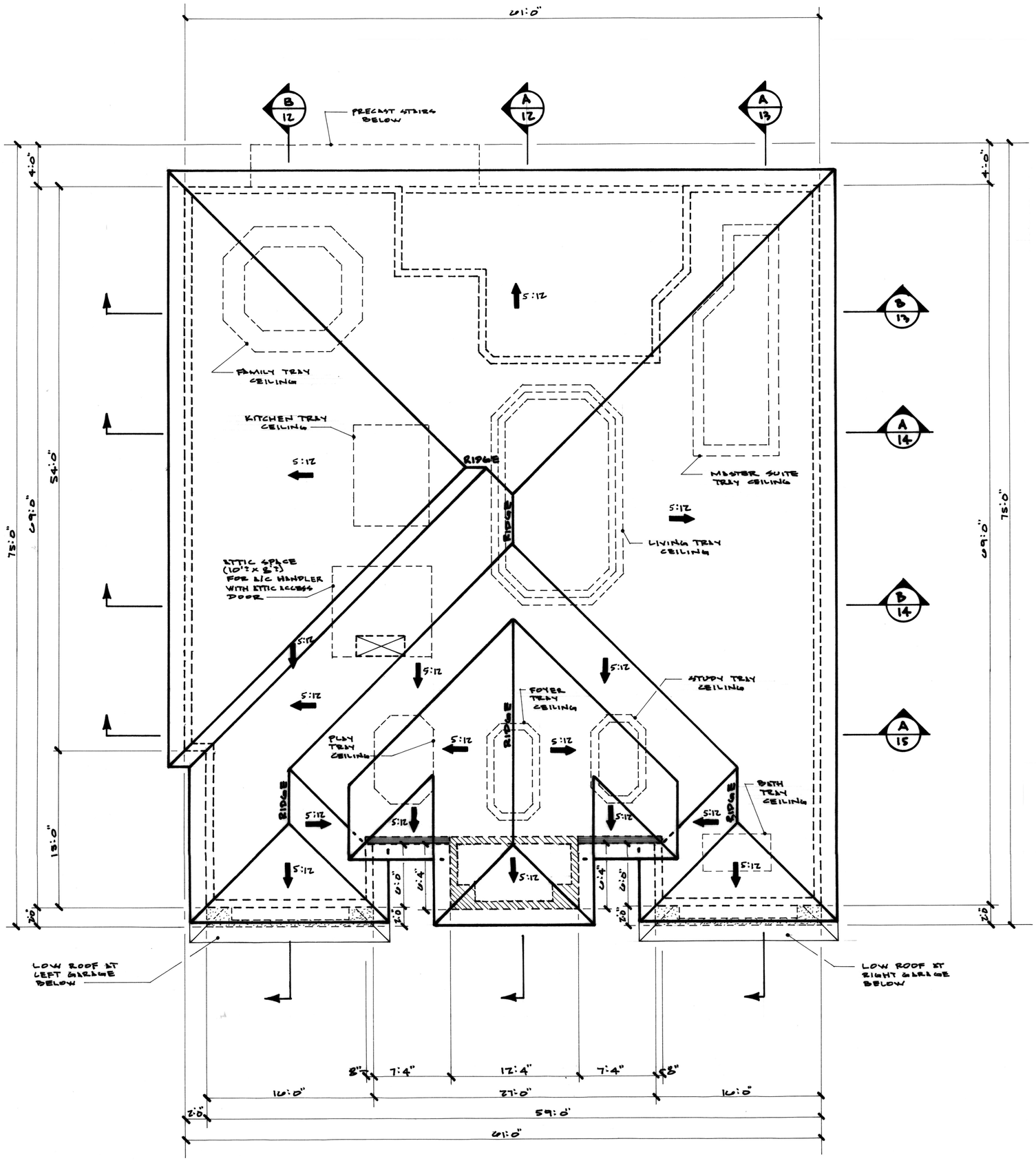
SCALE — 1/4"=1'-0"

REVISIONS	BY
3-21-21	AJ
4-12-21	AJ
10-1-21	AJ
1-25-22	AJ
2.2.22	AJ

A.J. KROEGER
Architectural Designer
1193 LINKSIDE COURT
APOPKA, FL. 32712
PHONE 407-592-9235

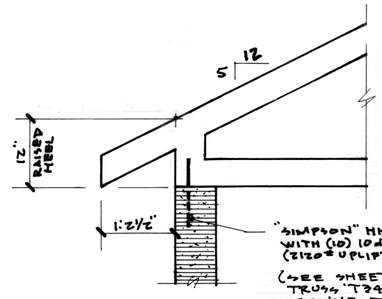
RESIDENCE FOR HUEY & KAREN BLACKMAN

DRAWN A.J.K.
DATE 3.17.21
SCALE NOTED



NOTES:

1) ➡ DENOTES ROOF SLOPE DOWN WITH PITCH
2) ALL TRUSSES TO BE DESIGNED BY A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF FLORIDA REPRESENTING THE TRUSS MANUFACTURER
3) SEE SHEET '8' FOR ADDITIONAL DETAILS
4) SEE SHEETS '3' AND '5' FOR TRAY CEILING INFO
5) TOP OF CMU WALL DESIGNATION
   - ▨ — TOP OF WALL ELEVATION 108'-0"
   - ▭ — TOP OF WALL ELEVATION 119'-8"
   - ▩ — TOP OF WALL ELEVATION 123'-4"
   - ▨ — TOP OF WALL ELEVATION 126'-8"



BEARING TRUSS END

ROOF VENT TABULATIONS

BLOWN IN ICYNENE INSULATION WILL BE USED THROUGHOUT ATTIC. NO ROOF VENTS REQUIRED

MINIMUM ROOF SHEATHING THICKNESS

Rafter/Truss Spacing 24 in. o.c.	WIND SPEED							
	115 mph	120 mph	130 mph	140 mph	150 mph	160 mph	170 mph	180 mph
Minimum Sheathing Thickness, inches (Panel Span Rating) Exposure B	7/16 (24/16)	7/16 (24/16)	7/16 (24/16)	7/16 (24/16)	15/32 (32/16)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)
Minimum Sheathing Thickness, inches (Panel Span Rating) Exposure C	7/16 (24/16)	7/16 (24/16)	15/32 (32/16)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	23/32 (48/24)
Minimum Sheathing Thickness, inches (Panel Span Rating) Exposure D	15/32 (32/16)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	23/32 (48/24)	23/32 (48/24)

N

ROOF PLAN

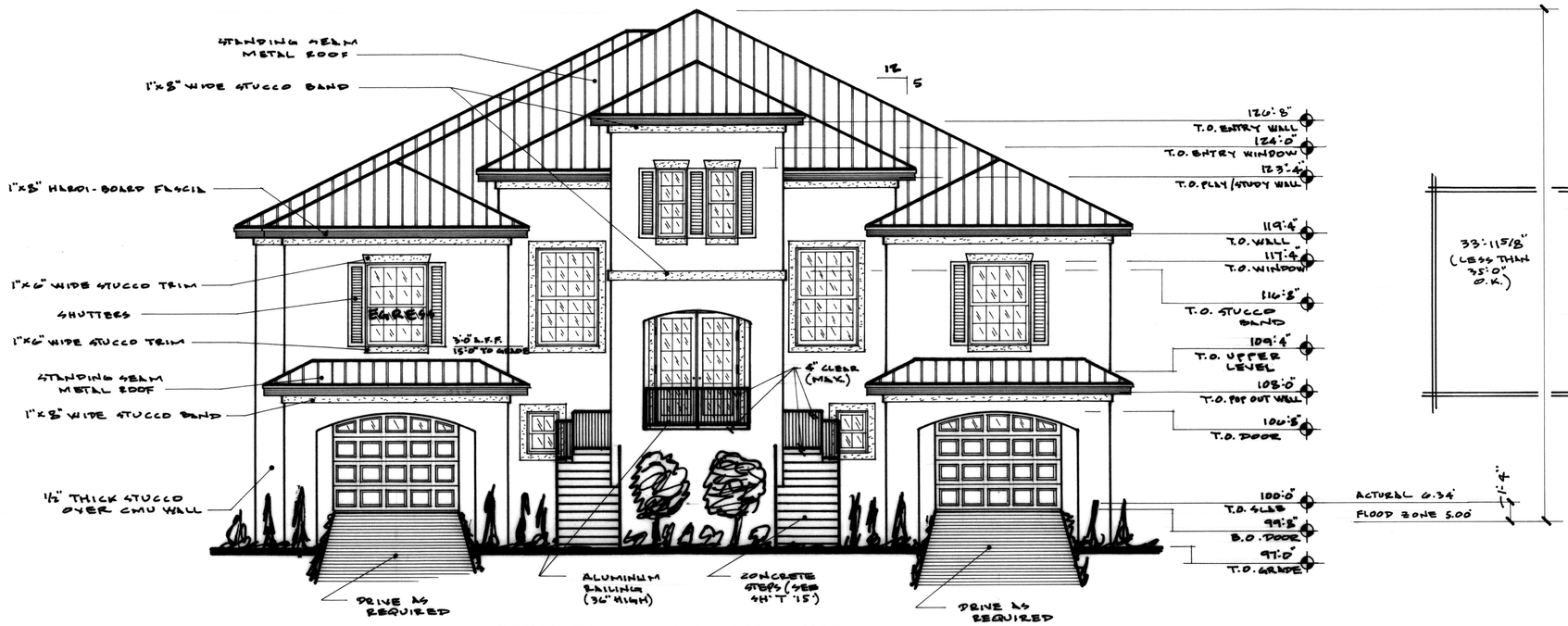
SCALE ——— 1/4"=1'-0"

REVISIONS	BY
3-21-21	AJ
4-12-21	AJ
10-1-21	AJ
1-25-22	AJ
2-2-22	AJ

Architectural Designer
A.J. KROEBER
1151 DOUGLAS AVENUE
ALTAMONTE SPRINGS, FL 32714
PHONE 407-592-9235

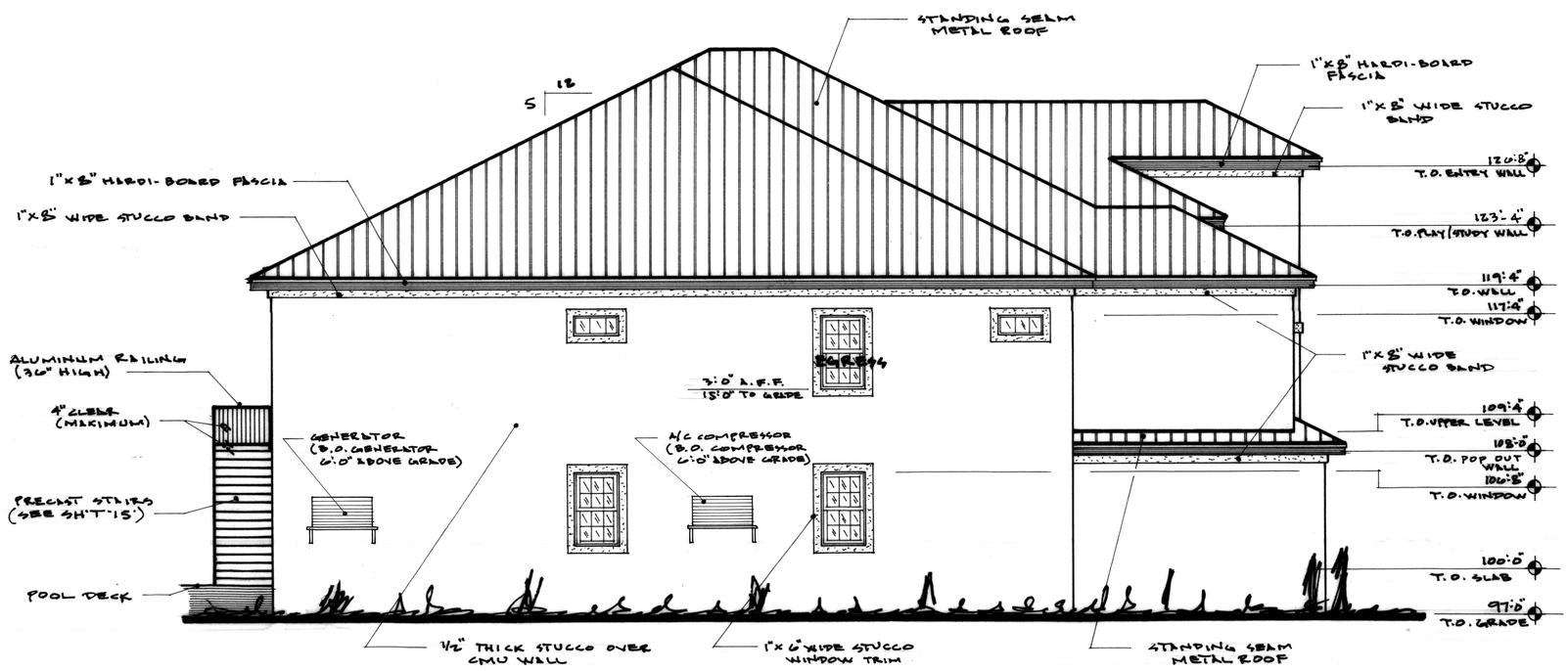
RESIDENCE FOR HUEY & KAREN BLACKMAN

DRAWN A.J.K.
DATE 3-17-21
SCALE NOTED



NORTH ELEVATION

SCALE — 1/4"=1'-0"



EAST ELEVATION

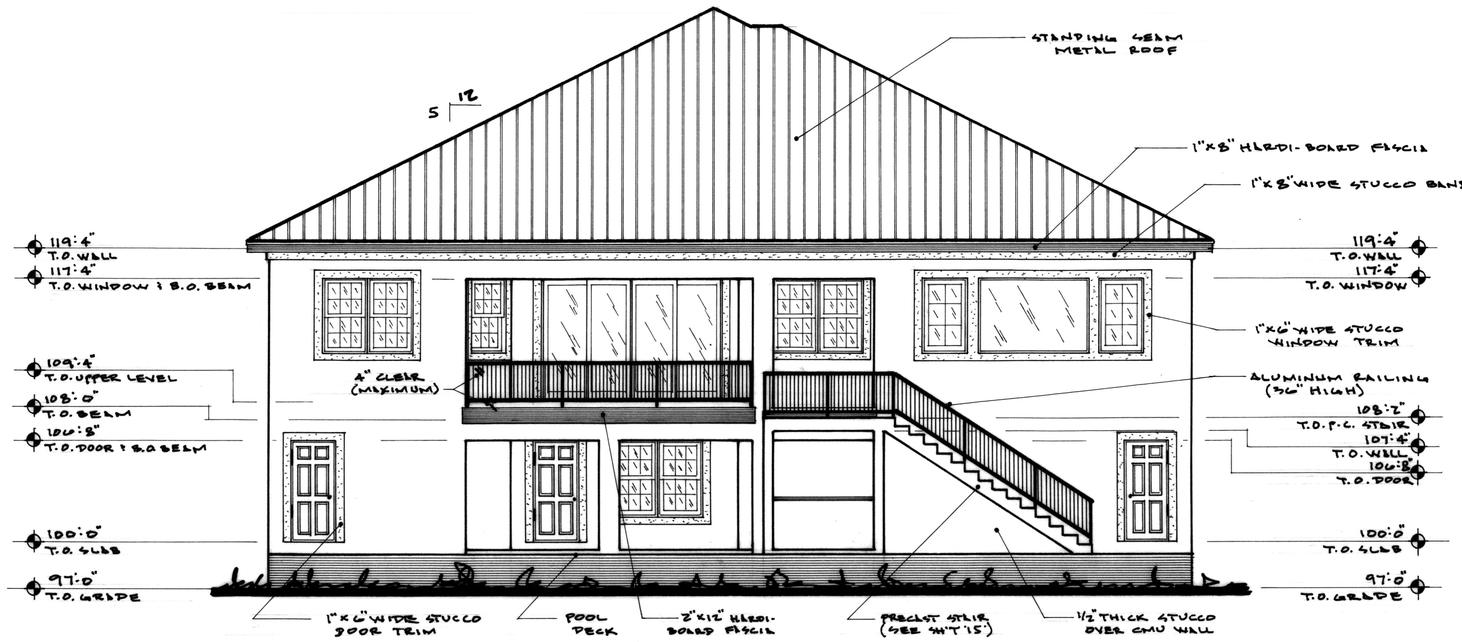
SCALE — 1/4"=1'-0"

REVISIONS	BY
3-21-21	AJ
4-12-21	AJ
10-1-21	AJ
1-25-22	AJ
2-2-22	AJ

Architectural Designer
A.J. KROEGER
1151 LINGER COURT
APOPKA, FL 32712
PHONE 407-592-9235

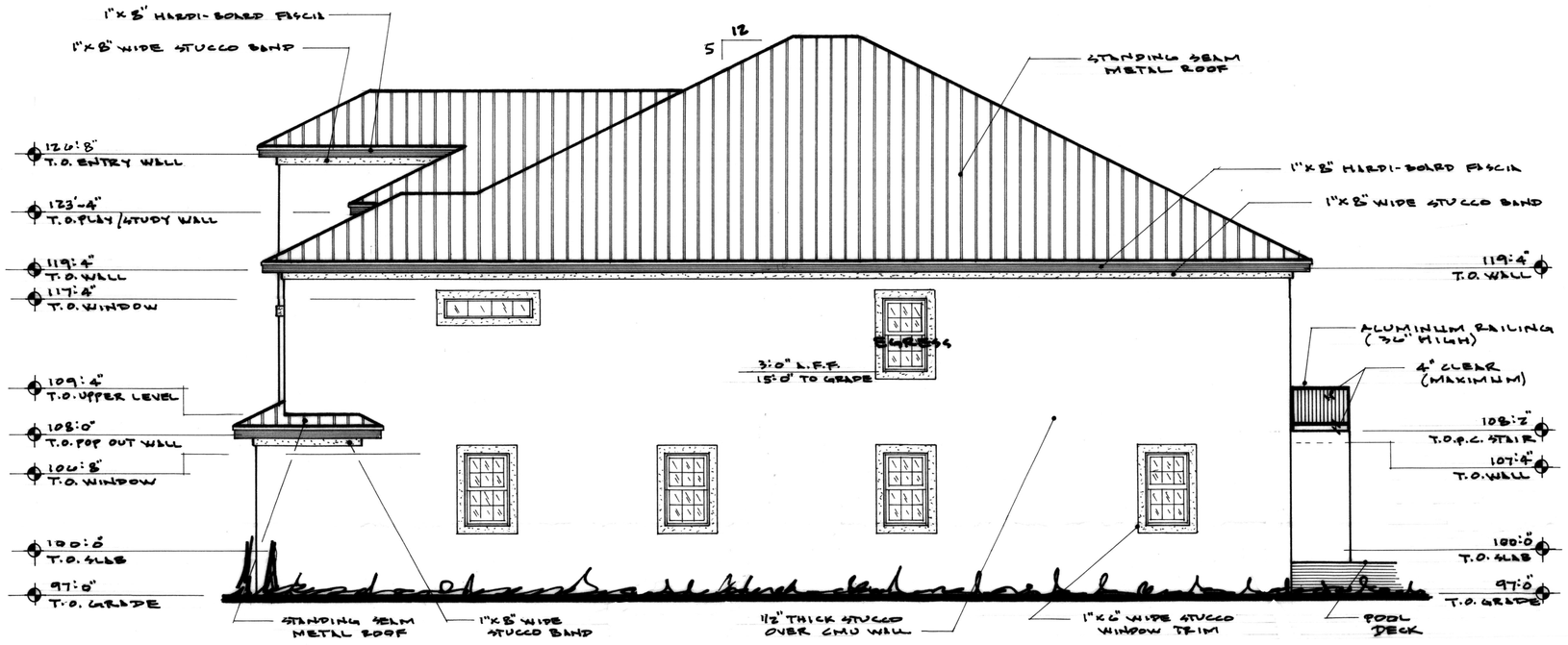
RESIDENCE FOR HUEY & KAREN BLACKMAN

DRAWN A.J.K.
DATE 3-17-21
SCALE NOTED



SOUTH ELEVATION

SCALE 1/4"=1'-0"



WEST ELEVATION

SCALE 1/4"=1'-0"

REVISIONS	BY
3-12-21	AJ
4-12-21	AJ
10-1-21	AJ
1-25-22	AJ
2-2-22	KJ

Architectural Designer
A.J. KROEGER
1193 LINKSIDE COURT
APOPKA, FL 32712
PHONE 407-592-9235

RESIDENCE FOR

HUEY & KAREN BLACKMAN

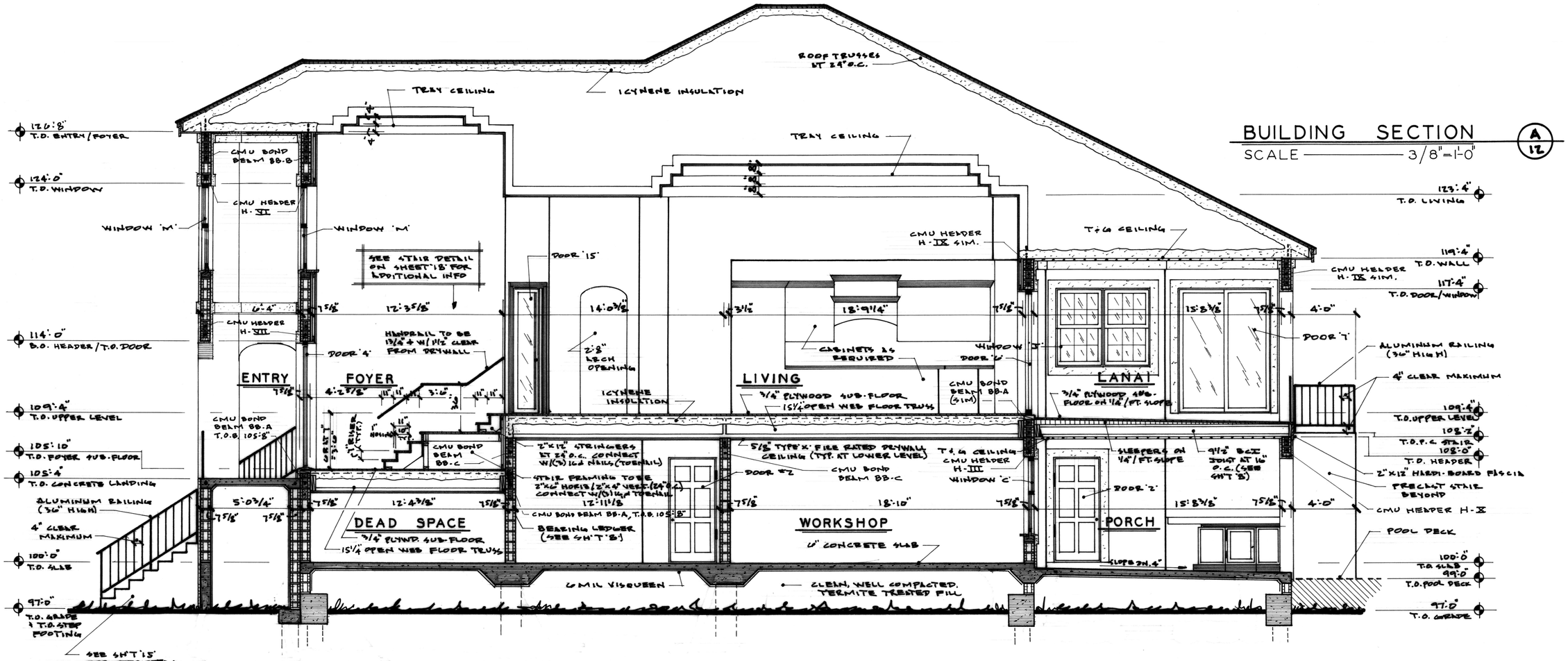
DRAWN A.J.K.

DATE 3.17.21

SCALE NOTED

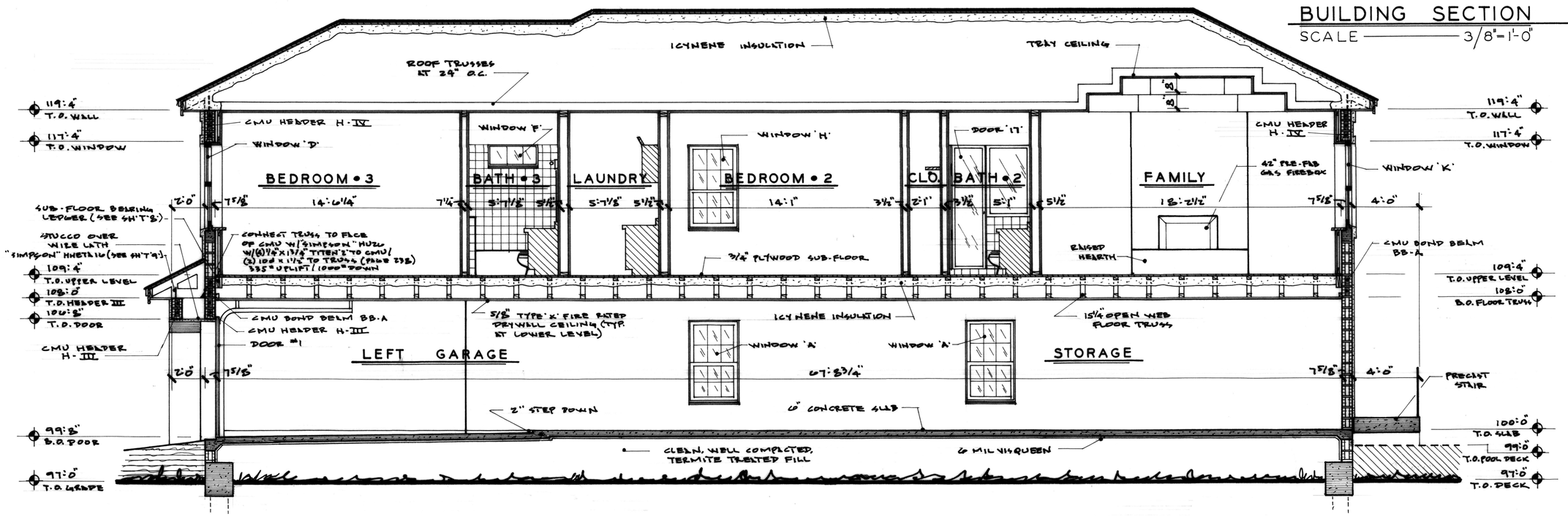
BUILDING SECTION (A/12)

SCALE — 3/8"=1'-0"



BUILDING SECTION (B/12)

SCALE — 3/8"=1'-0"



REVISIONS	BY
3.21.21	AJ
4.12.21	AJ
10.1.21	AJ
1.25.22	AJ
2.2.22	AJ

Architectural Designer
A.J. KROEGER
1193 LANSING COURT
APOPKA, FL. 32712
PHONE 407-592-9235

RESIDENCE FOR HUEY & KAREN BLACKMAN

DRAWN A.J.K.
DATE 3-17-21
SCALE NOTED

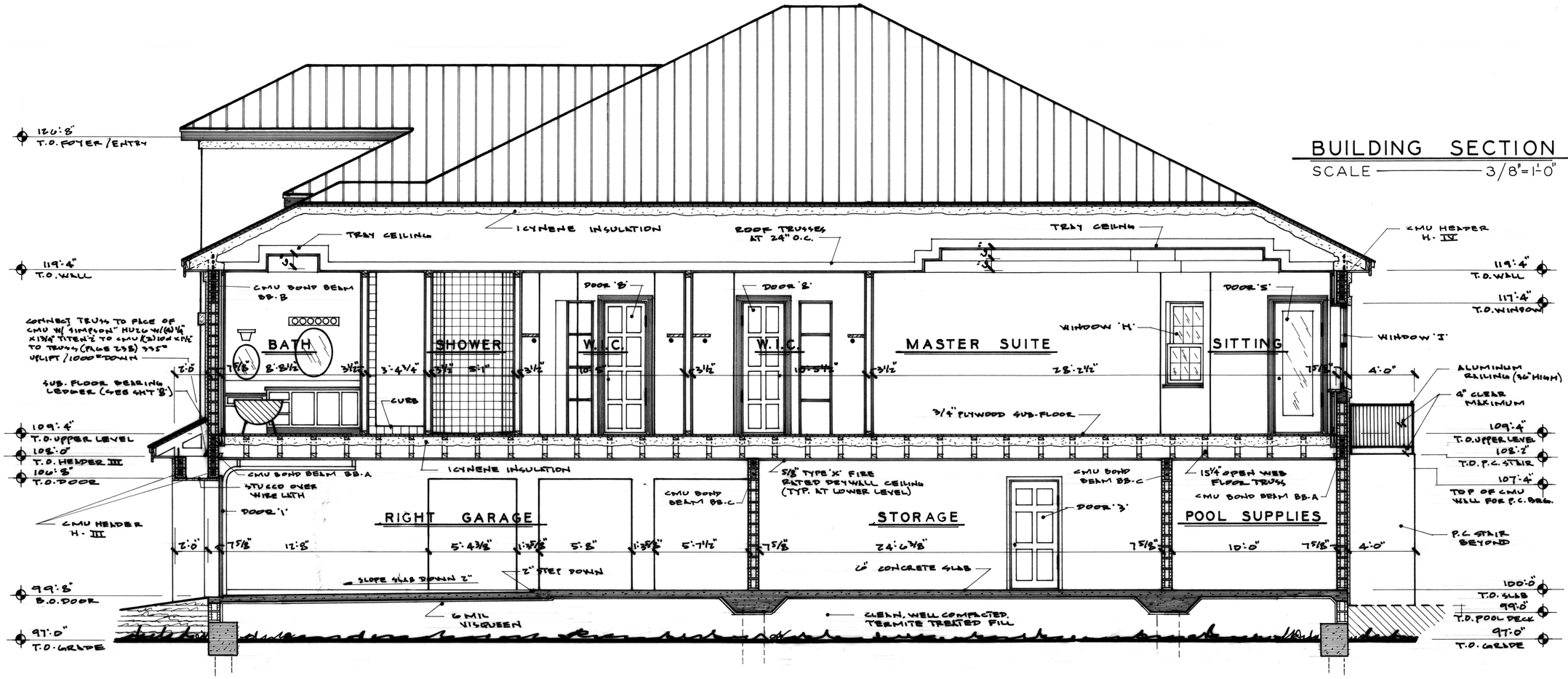
REVISIONS	BY
3.21.21	AJ
4.12.21	AJ
10.1.21	AJ
1.25.22	AJ
2.2.22	AJ

Architectural Designer
A.J. KROEBER
1153 LINKSCORNER
APOPKA, FL 32712
PHONE 407-592-9235

BUILDING SECTION

SCALE — 3/8"=1'-0"

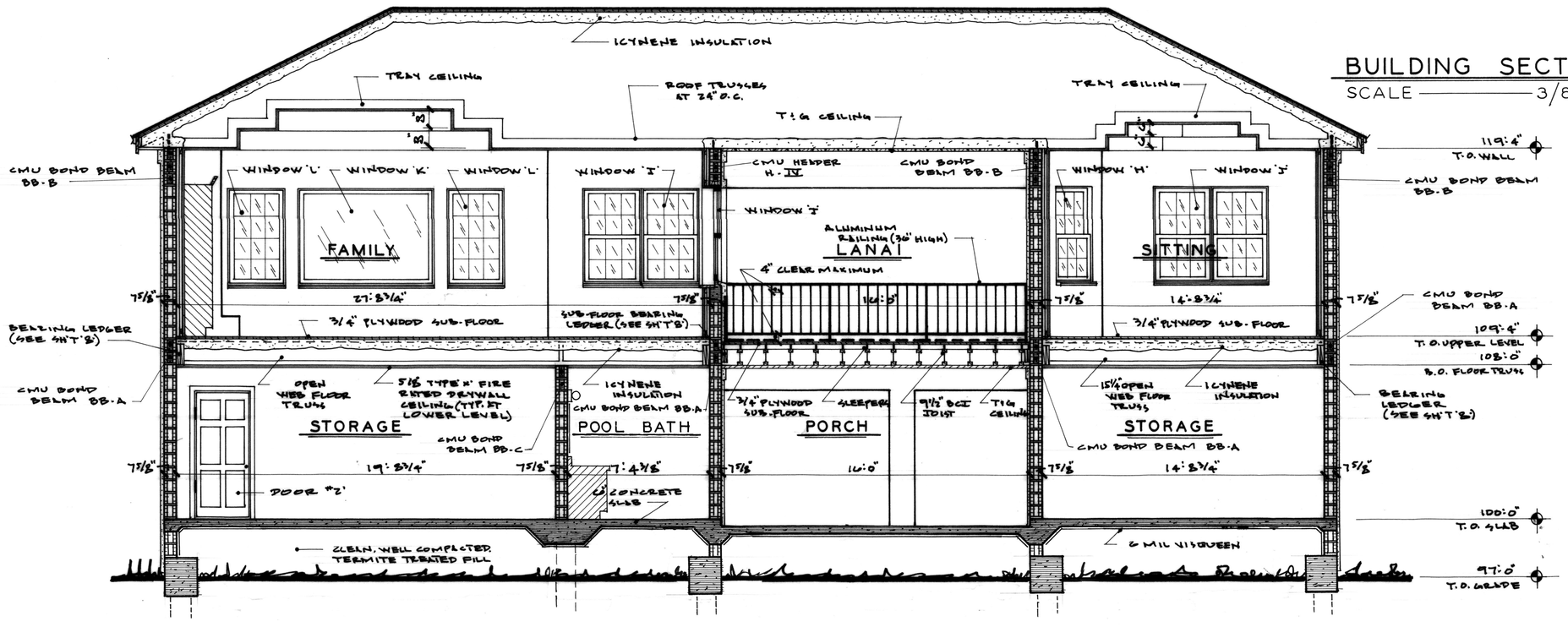
A / 13



BUILDING SECTION

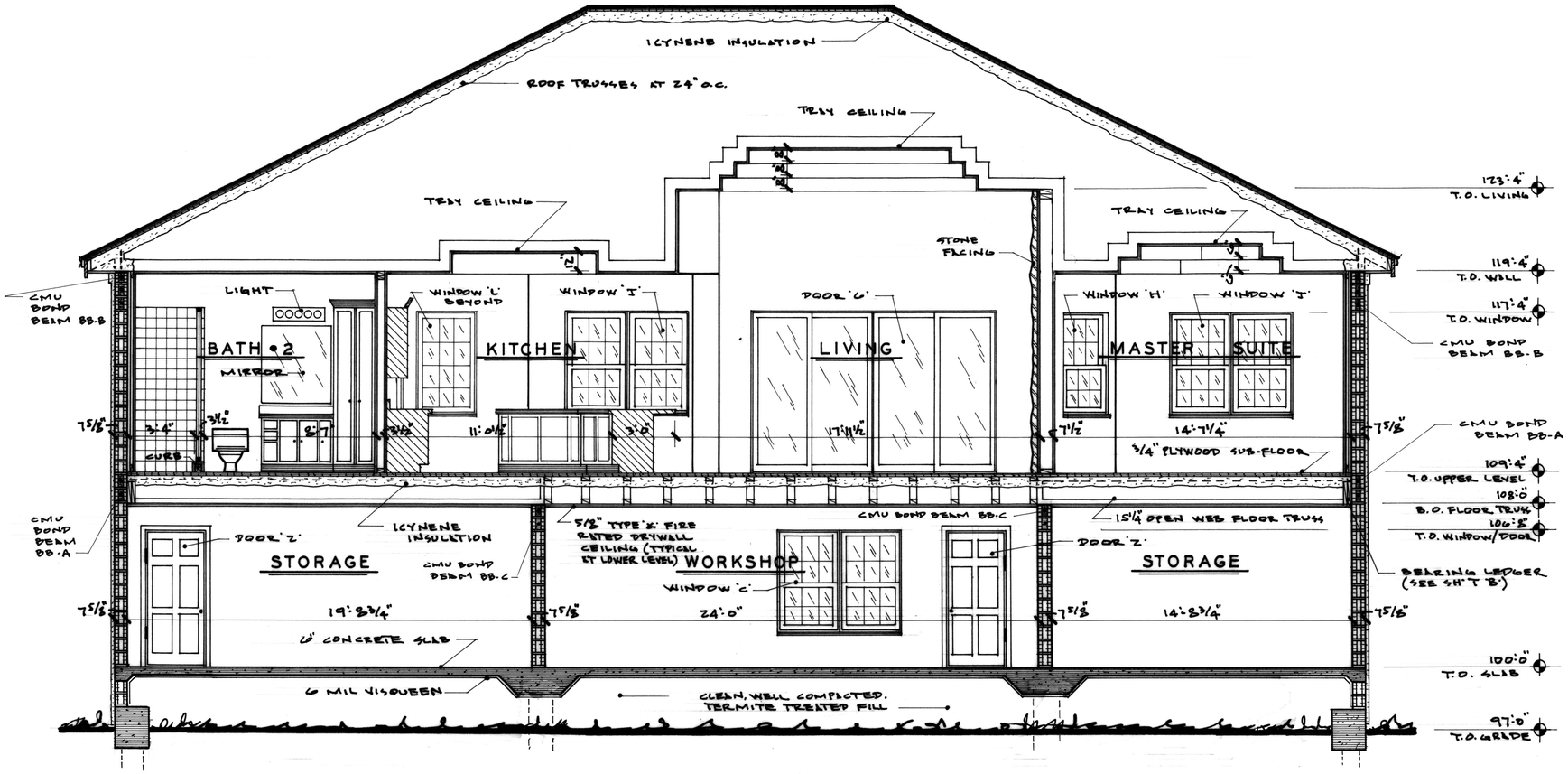
SCALE — 3/8"=1'-0"

B / 13



RESIDENCE FOR HUEY & KAREN BLACKMAN

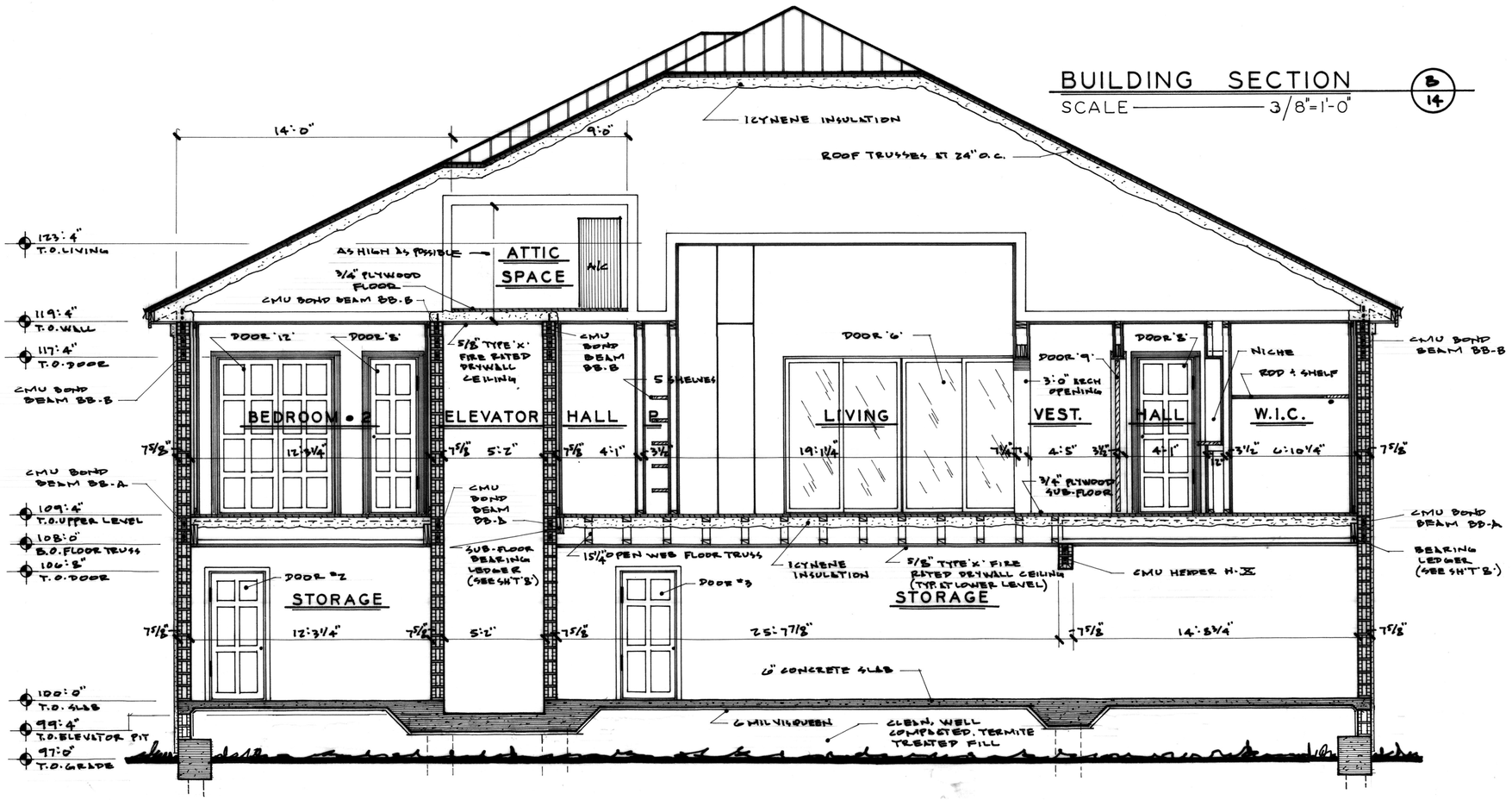
DRAWN	A.J.K.
DATE	3-17-21
SCALE	NOTED



BUILDING SECTION

SCALE — 3/8"=1'-0"

A / 14



BUILDING SECTION

SCALE — 3/8"=1'-0"

B / 14

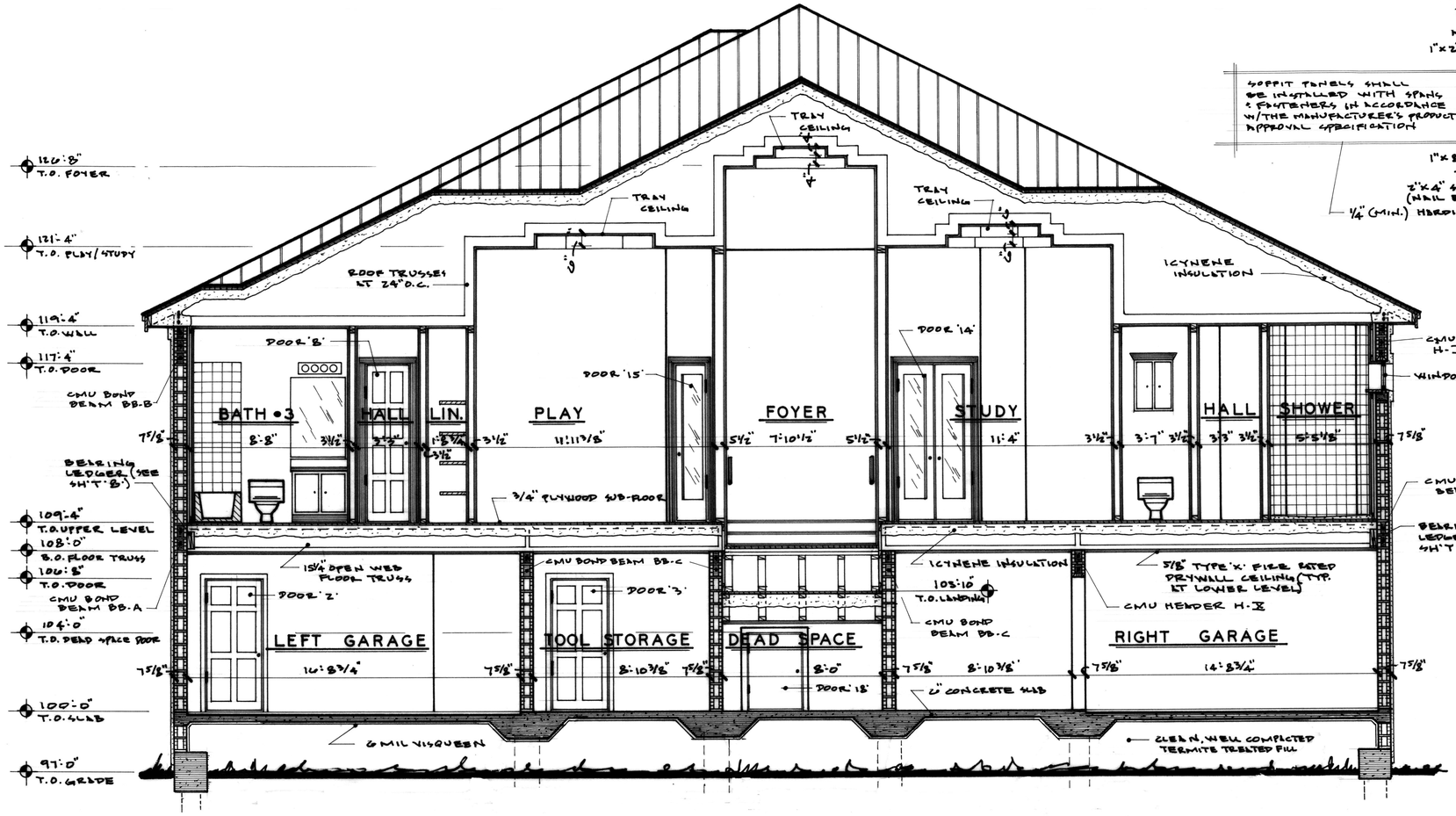
REVISIONS	BY
3.21.21	AJ
4.12.21	AJ
10.1.21	AJ
1.25.22	AJ
2.2.22	AJ

Architectural Designer
A.J. KROEBER
1151 JOANN CIR.
CASSELBERRY, FL. 32707
PHONE 407-592-9235

RESIDENCE FOR

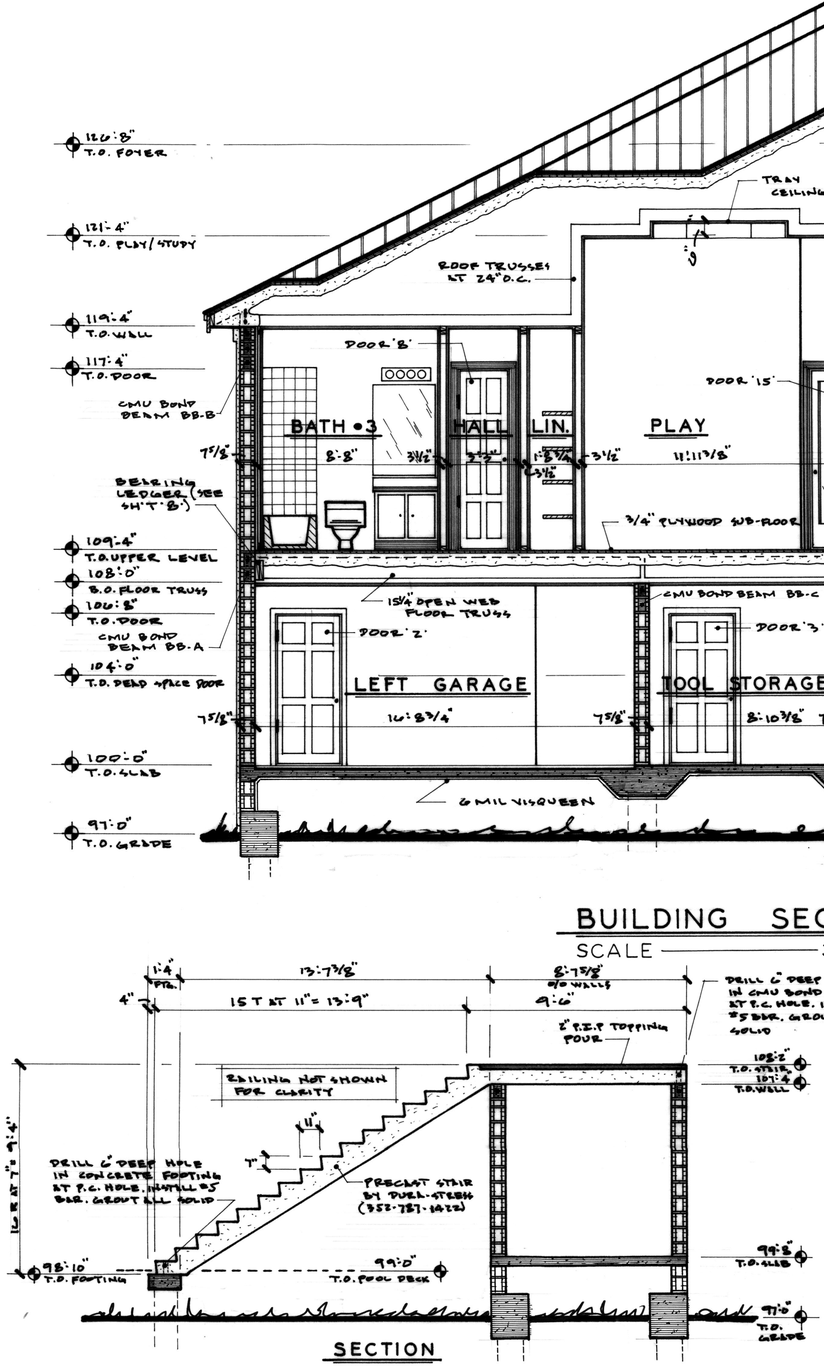
MR. & MRS. HUEY & KAREN BLACKMAN

DRAWN A.J.K.
DATE 3-17-21
SCALE NOTED

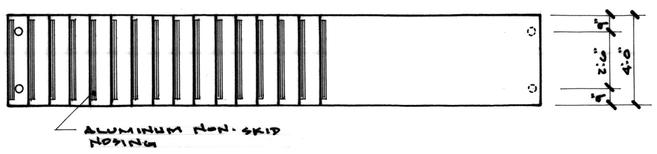


BUILDING SECTION

SCALE — 3/8"=1'-0"

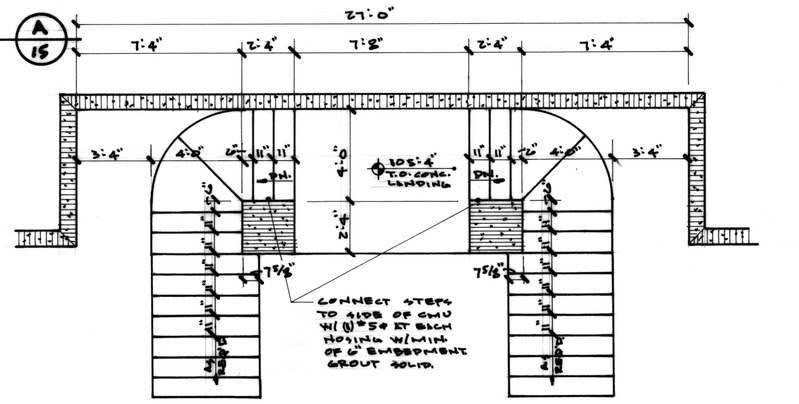


SECTION

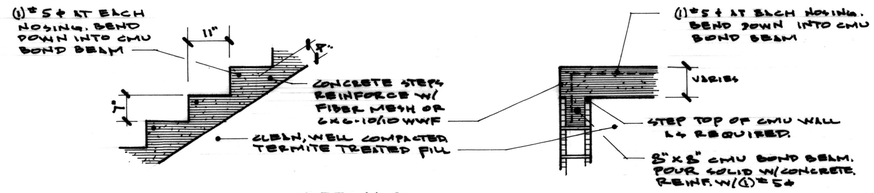


PLAN

SOUTH STAIR DETAIL

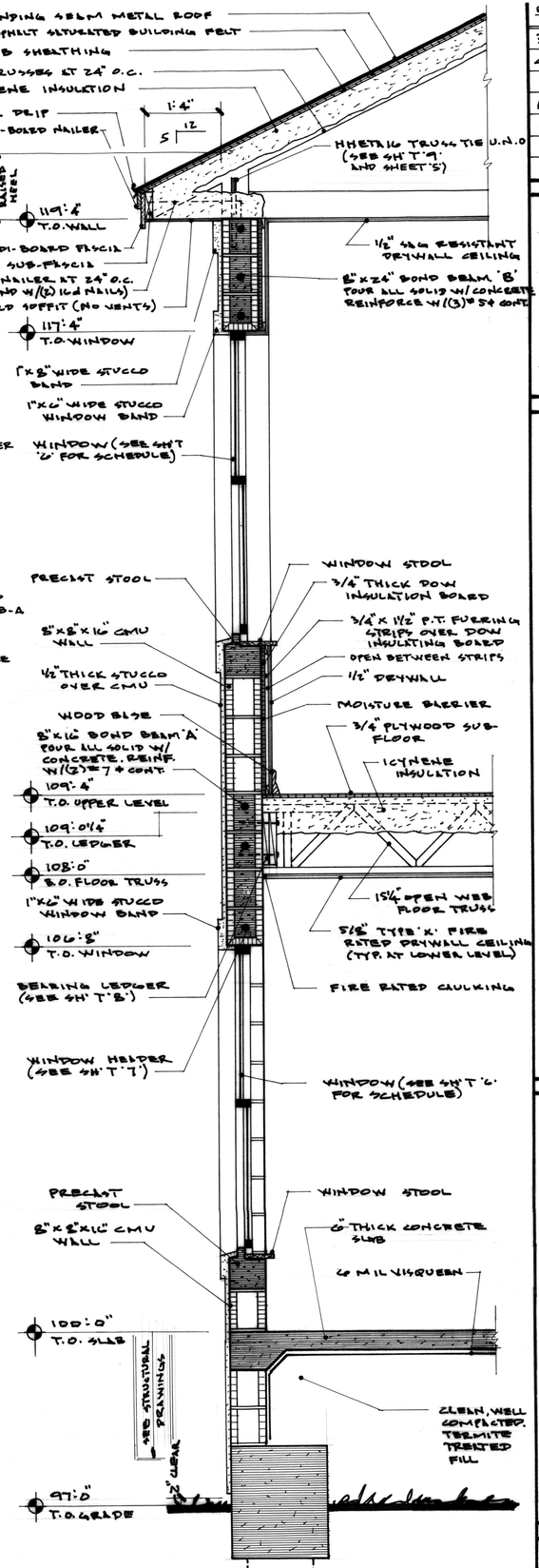


PLAN



DETAILS

NORTH ENTRY STEP DETAIL



WALL • WINDOW SECTION

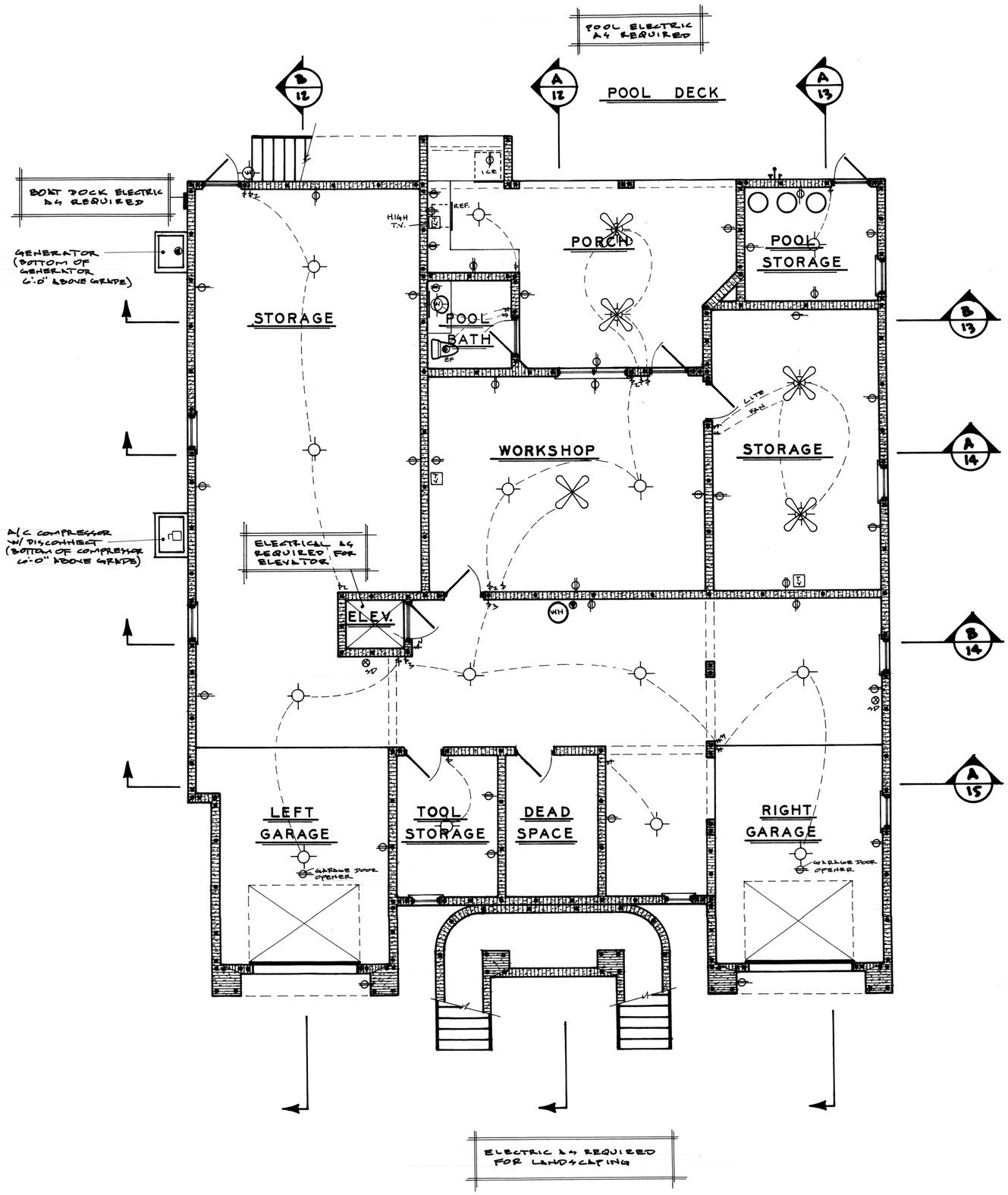
SCALE — 1"=1'-0"

REVISIONS	BY
3-21-21	AJ
4-12-21	KJ
10-1-21	AJ
12-11-21	AJ
1-25-22	AJ
2-2-22	AJ

Architectural Designer
A.J. KROEGER
1150 LONGDALE COURT
LONGWOOD, FL 32750
PHONE 407-592-9235

RESIDENCE FOR HUEY & KAREN BLACKMAN

DRAWN A.J.K.
DATE 3-17-21
SCALE NOTED

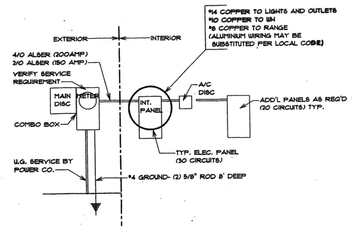


NOTES:

1) ALL ELECTRICAL TO BE IN ACCORDANCE WITH 2017 NATIONAL ELECTRIC CODE
2) GFI CIRCUITS TO BE IN ALL WET AREAS
3) CARBON MONOXIDE DETECTORS TO BE WITHIN TEN FEET OF ALL BEDROOMS
4) ALL AFCI PROTECTION TO BE PER NEC 2017 SECTION 210.12
5) ELECTRICAL KEY

- RECESSED 100 WATT FIXTURE
- SURFACE MOUNT CEILING FIXTURE
- WALL MOUNTED FIXTURE
- FLUORESCENT TUBE FIXTURE
- SMOKE DETECTOR
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- TELEVISION/CABLE
- TELEPHONE
- EXHAUST FAN
- FLOOR OUTLET
- DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- CEILING CHANDELIER
- DIMMER SWITCH
- WEATHERPROOF OUTLET
- DOUBLE EXTERIOR FLOOD LIGHTS
- CEILING FAN
- THERMOSTAT
- CHIMES DOORBELL
- SPLIT WIRED DUPLEX/CRYSTALLE OUTLET
- DUPLEX OUTLET ABOVE CABINET AS REQ'D.
- RECESSED 100 WALL FIXTURE, EYEBALL
- CEILING HEATER AT SHOWER

6) ALL ELECTRIC TO BE A MINIMUM OF 3'-0" ABOVE FLOOR AT LOWER LEVEL



ELECTRICAL RISER DIAGRAM

NOTE
ELECTRICIAL MATERIAL AND INSTALLATIONS SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELEC. CODE, LOCAL CODES, AND LOCAL POWER CO.

N

LOWER LEVEL ELECTRICAL FLOOR PLAN

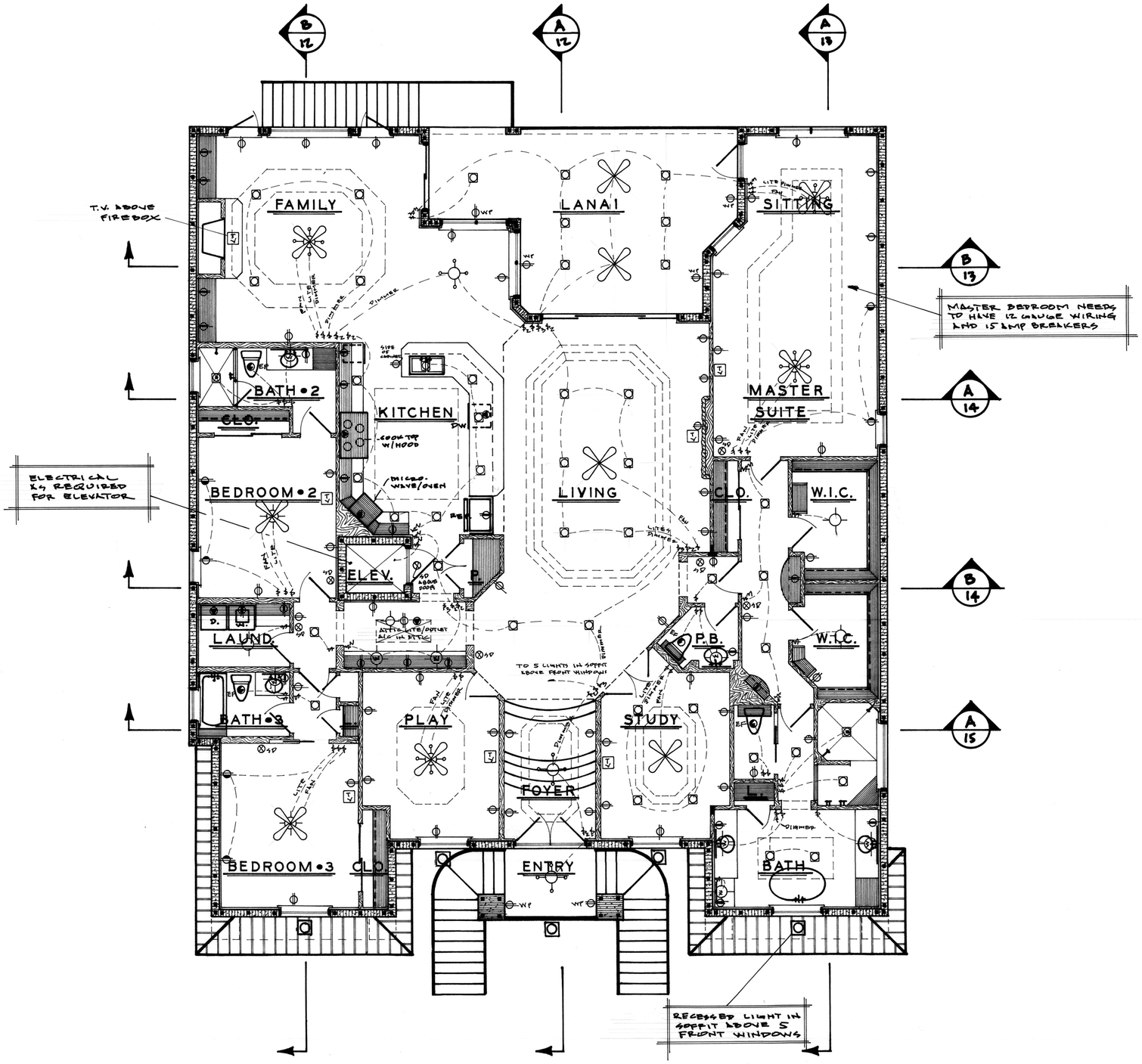
SCALE 1/4"=1'-0"

REVISIONS	BY
3-21-21	AJ
4-12-21	AJ
10-1-21	AJ
1-25-22	AJ
2-2-22	AJ

Architectural Designer
A.J. KROEGER
1150 CRESCENT DRIVE
APOPKA, FL 32712
PHONE 407-592-9235

RESIDENCE FOR
HUEY & KAREN BLACKMAN

DRAWN A.J.K.
DATE 3-17-21
SCALE NOTED



NOTES:

1) ALL ELECTRICAL TO BE IN ACCORDANCE WITH 2017 NATIONAL ELECTRIC CODE
2) GFI CIRCUITS TO BE IN ALL WET AREAS
3) CARBON MONOXIDE DETECTORS TO BE WITHIN TEN FEET OF ALL BEDROOMS
4) ALL AFCI PROTECTION TO BE PER NEC 2017 SECTION 210.12
5) ELECTRICAL KEY

- RECESSED 100 WATT FIXTURE
- SURFACE MOUNT CEILING FIXTURE
- WALL MOUNTED FIXTURE
- FLUORESCENT TUBE FIXTURE
- SMOKE DETECTOR
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- TELEVISION/CABLE
- TELEPHONE
- EXHAUST FAN
- FLOOR OUTLET
- DUPLEX OUTLETS
- SPECIAL PURPOSE OUTLET
- CEILING CHANDELIER
- DIMMER SWITCH
- WEATHERPROOF OUTLET
- DOUBLE EXTERIOR FLOOD LIGHTS
- CEILING FAN
- THERMOSTAT
- CHIMES DE DOORBELL
- SPLIT WIRED DUPLEX/RECEPTACLE OUTLET
- DUPLEX OUTLET ABOVE CABINET IS RECP.
- RECESSED 100 WALL FIXTURE, EYEBOLL
- CEILING HEATER AT SHOWER

UPPER LEVEL ELECTRICAL FLOOR PLAN

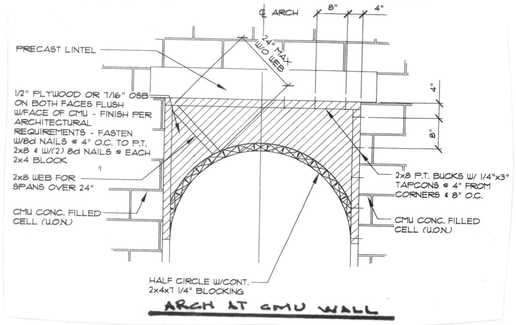
SCALE — 1/4"=1'-0"

REVISIONS	BY
3.21.21	AJ
4.12.21	AJ
10.1.21	AJ
9.25.22	AJ
2.2.22	AJ

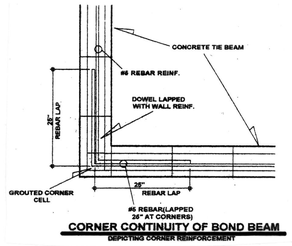
Architectural Designer
A.J. KROEGER
1155 LINKSIDE COURT
ORLANDO, FL 32825
PHONE 407-592-9235

RESIDENCE FOR HUEY & KAREN BLACKMAN

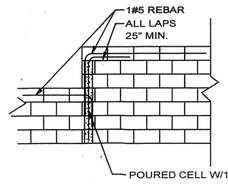
DRAWN A.J.K.
DATE 3.17.21
SCALE NOTED



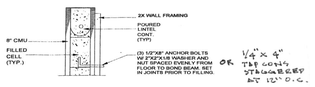
ARCH AT CMU WALL



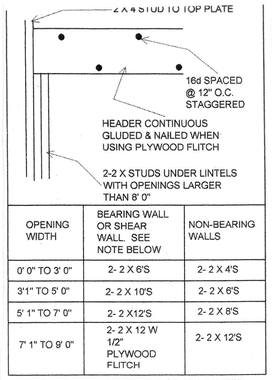
CORNER CONTINUITY OF BOND BEAM
DEPICTING CORNER REINFORCEMENT



Step Down Tie Beam
(BOND BEAM)



STUD WALL TO CMU DETAILS

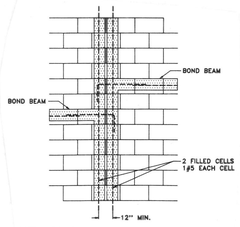


OPENING WIDTH	BEARING WALL OR SHEAR WALL SEE NOTE BELOW	NON-BEARING WALLS
0' 0" TO 3' 0"	2- 2 X 6'S	2- 2 X 4'S
3'1" TO 5' 0"	2- 2 X 10'S	2- 2 X 6'S
5' 1" TO 7' 0"	2- 2 X12'S	2- 2 X 8'S
7' 1" TO 9' 0"	2- 2 X 12 W 1/2" PLYWOOD FLITCH	2- 2 X 12'S

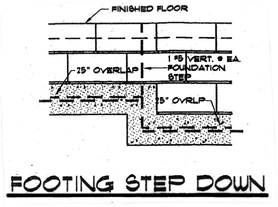
NOTE: HEADERS SUPPORTING CONCENTRATED LOADS ARE INDIVIDUALLY DESIGNED AND SPECIFIED.

HEADER SCHEDULE

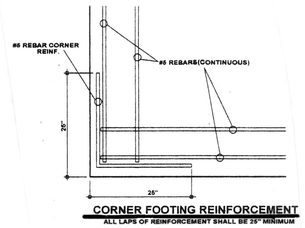
HEADERS TO BE S.Y.P. #2



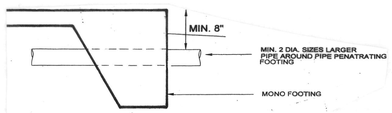
CHANGES IN BOND BEAM HEIGHT



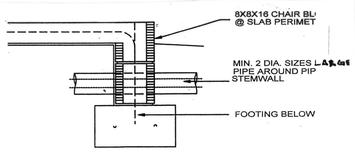
FOOTING STEP DOWN



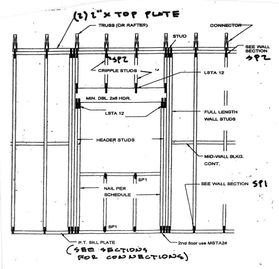
CORNER FOOTING REINFORCEMENT
ALL LAPS OF REINFORCEMENT SHALL BE 25" MINIMUM



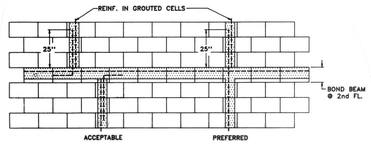
PENETRATION DETAIL



PENETRATION DETAIL



CMU WALL VERTICAL REINFORCING DETAIL



CONTINUITY OF FIRST AND SECOND FLOOR VERTICAL WALL REINFORCING

TYPICAL FRAMING AND CONNECTIONS FOR OPENINGS

LOAD BEARING WALLS
HEADER/STUD/STRAP CHART

#2 S.Y.P. HEADER SIZE	MAXIMUM SPAN	HEADER STUDS @ EACH END	FULL LENGTH STUDS @ EACH END	STRAP(S) AT EACH END OF HEADER
(2) 2"X8"	5'-1"	1	1	1
(2) 2"X8"	6'-0"	1	1	1
(2) 2"X10"	6'-2"	2	2	2
(2) 2"X12"	7'-0"	2	2	2

NOTE: FOR 6" or 8" WALLS ADD EXTRA BEAM PLYS AND PLYWOOD FLITCH'S TO FLUSH OUT WIDTH

* SIMPSON LSTA 12 OR USP LST12 WITH SIMPSON SP4 OR USP SPT4 @ EA. JACK STUD.

PROVIDE 1 SIMPSON SP4 OR USP SPT4 @ THE TOP AND BOTTOM OF ONE WALL STUD AT EACH SIDE OF OPENINGS.

** ANY ALLOWABLE HEADERS THAT EXCEED THE MAXIMUM SPAN SHALL BE NOTED ON THE ROOF PLAN.

STUD WALLS AND HEADERS

LIMITING HEIGHT OF STUDS

SIZE, #2 GRADE	O.C. SPACING	BLOCKING # OF ROWS	MAX HEIGHT
2x4 SPRUCE FIR	16"	NONE	8'-0"
2x4 SPRUCE FIR	12"	ONE	10'-0"
2x4 SPRUCE FIR	16"	TWO	12'-0"
2x4 SPRUCE FIR	12"	THREE	14'-0"
2x4 SOUTHERN PINE	16"	THREE	13'-4"
2x4 SOUTHERN PINE	12"	THREE	16'-0"
2x6 SPRUCE FIR	16"	NONE	9'-6"
2x6 SPRUCE FIR	12"	TWO	14'-4"
2x6 SPRUCE FIR	12"	THREE	18'-0"
2x6 SOUTHERN PINE	16"	THREE	17'-0"
2x6 SOUTHERN PINE	12"	THREE	19'-8"
2x8 SPRUCE FIR	16"	THREE	18'-0"
2x8 SPRUCE FIR	12"	THREE	21'-0"
2x8 SOUTHERN PINE	16"	THREE	22'-4"
2x8 SOUTHERN PINE	12"	THREE	24'-0"

ALL LUMBER TO BE #2 SOUTHERN YELLOW PINE AT ALL EXTERIOR & INTERIOR WALLS AND ROOF/FLOOR

FOOTING DETAILS

WALL DETAILS

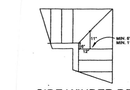
FLOOR SHEATHING

3/4" T&G PLYWOOD GLUE NAIL
USE 8d NAILS 6" O.C. EDGES
8d NAILS 12" O.C. INTERIOR

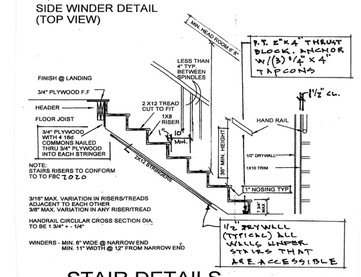
WALL SHEATHING

1/2" CDX PLYWOOD or 7/16" OSB
USE 8d NAILS 6" O.C. EDGES
8d NAILS 12" O.C. INTERIOR

MISCELLANEOUS DETAILS



SIDE WINDER DETAIL
(TOP VIEW)

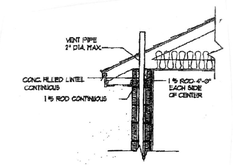


STAIR DETAILS

NAILING SCHEDULE

UNLESS NOTED OTHERWISE IN DRAWINGS

	CONNECTION	NAILING[1]
1.	JOIST TO SILL OR GIRDER, TOENAIL	(3) 8d
2.	BRIDGING TO JOIST, TOENAIL EACH END	(2) 8d
3.	1"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	(2) 8d
4.	WIDER THAN 1"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	(3) 8d
5.	2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	(3) 8d
6.	BOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	Well as 16"oc
7.	TOP PLATE TO STUD, END NAIL	(2) 16d
8.	STUD TO BOLE PLATE	(4) 8d, TOENAIL OR (2) 16d, END NAIL
9.	DOUBLE STUDS, FACE NAIL	16d @ 24" o/c.
10.	DOUBLED TOP PLATES, FACE NAIL	16d @ 16" o/c.
11.	TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	(2) 16d
12.	CONTINUOUS HEADER, TWO PIECES	16d @ 16" o/c ALONG EACH EDGE
13.	CEILING JOISTS TO PLATE, TOENAIL	(3) 8d
14.	CONTINUOUS HEADER TO STUD, TOENAIL	(4) 8d
15.	CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	(3) 16d
16.	CEILING JOISTS TO PARALLEL, RAFTERS, FACE NAIL	(3) 16d
17.	RAFTERS TO PLATE, TOENAIL	(3) 8d
18.	1" BRACE TO EACH STUD AND PLATE, FACE NAIL	(2) 8d
19.	1"x6" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	(2) 8d
20.	WIDER THAN 1"x6" SHEATHING TO EACH BEARING, FACE NAIL	(3) 16d
21.	BUILT-UP CORNERS STUDS	16d @ 24" o.c.
22.	BUILT-UP GIRDER AND BEAMS	16d@ 32" o.c. TOP AND BOTTOM AND STAGGERED (2) 16d @ ENDS AND @ EACH SPLICE
23.	2" PLANKS	(2) 16d @ EACH BEARING
24.	PLYWOOD AND FASTBOARD - 1. SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING): 5/16" AND LESS	6d[2]
	15/32" + 3/4	8d[2] or 8d[3]
	1 1/8" - 1"	8d[2]
	1 1/8" - 1 1/4"	10d or 8d[3]
	COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING): 3/4" AND less	8d[2]
	1 1/8" - 1"	8d[2]
	1 1/8" - 1 1/4"	10d[2] or 8d[3]
25.	PANEL SIDING (TO FRAMING): 1/2" OR LESS	6d[4]
	5/8"	8d[4]
26.	FIBERBOARD SHEATHING:[5] 1/2"	No. 11 ga.[4] 1 1/2" No. 16 ga.[4]
	25/32"	No. 11 ga.[4] 1 3/4" No. 16 ga.[4]



VENT PIPE DETAIL

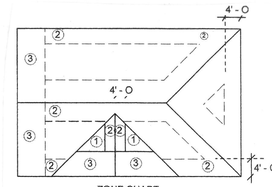
Roof Sheathing Attachment[a,b]

Roof Sheathing Attachment						
Rafter/Truss Spacing 24 in. o.c.	Wind Speed					
	140 mph		150 mph		160 mph	
	E	F	E	F	E	F
Exposure B						
Rafter/Truss SG = 0.42	6	6	6	6	4	4
Rafter/Truss SG = 0.49	6	6	6	6	6	6
Exposure C						
Rafter/Truss SG = 0.42	4	4	4	4	4	4
Rafter/Truss SG = 0.49	6	6	6	6	6	6
Exposure D						
Rafter/Truss SG = 0.42	4	4	4	4	3	3
Rafter/Truss SG = 0.49	6	6	4	4	4	4

Minimum Roof Sheathing Thickness

Roof Sheathing Thickness			
Rafter/Truss Spacing 24 in. o.c.	Wind Speed		
	140 mph	150 mph	160 mph
Minimum Sheathing Thickness, inches (Panel Span Rating) Exposure B	7/16 (24/16)	15/32 (32/16)	19/32 (40/20)
Minimum Sheathing Thickness, inches (Panel Span Rating) Exposure C	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)
Minimum Sheathing Thickness, inches (Panel Span Rating) Exposure D	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)

sheathing thickness is greater than 15/32 inches, roof sheathing is required to be fastened with ASTM F1667 RSRS-03 (2 ½" × 0.131") nails or ASTM F1667 RSRS-04 (3" × 0.120") nails. The RSRS designation indicates the fastener is a ring shank roof sheathing nail.



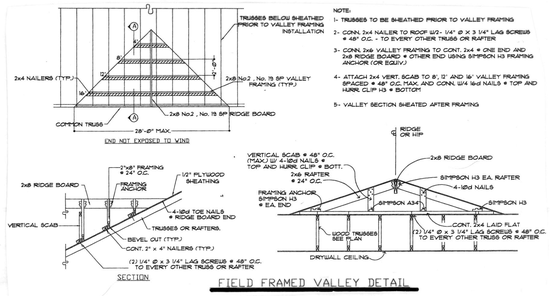
ZONE CHART

ROOF SHEATHING NAILING ZONES

ROOF SHEATHING NAILING PATTERN

ZONE 1: USE 8d RING SHANK 4" O.C. @ SHEATHING EDGES & 6" O.C. INTERMEDIATE
ZONE 2: USE 8d RING SHANK 4" OC.
ZONE 3: USE 8d RING SHANK 4" O.C.

USE 8d RING SHANK NAILS



FIELD FRAMED VALLEY DETAIL

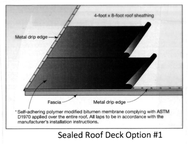
ROOF DETAILS

REVISIONS	BY
3.21.21	AJ
4.12.21	AJ
10.1.21	AJ
1.25.22	AJ
2.2.22	AJ

Architectural Designer
A.J. KROEGER
1153 LINKSIDE COURT
APOPKA, FL. 32712
PHONE 407-592-9235

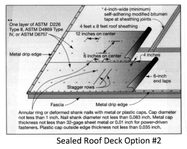
RESIDENCE FOR
KAREN BLACKMAN
HUEY

DRAWN A.J.K.
DATE 3-17-21
SCALE NOTED



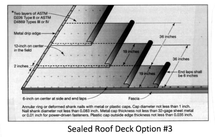
Sealed Roof Deck Option #1

*3 ¾ inch AAMA 711 flashing tape is also permitted.
**Synthetic underlayment meeting the performance requirements specified is also permitted.



Sealed Roof Deck Option #2

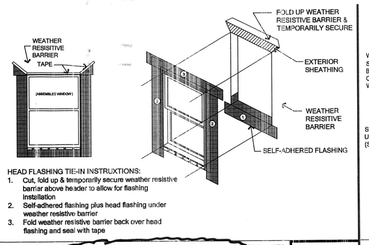
*Synthetic underlayment meeting the performance requirements specified is also permitted.



Sealed Roof Deck Option #3

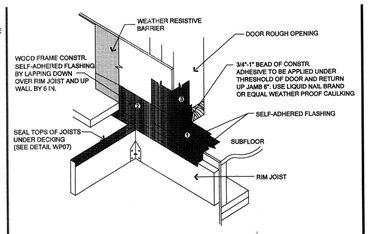
For asphalt, metal, mineral surfaced, slate and slate-type roof coverings, Options 1, 2, or 3 are permitted. ***For concrete and clay roof tile***, underlayment is required to be in accordance with the FRSA/TRI *Florida High Wind Concrete and Clay Roof Tile Installation*

ROOF FLASHING

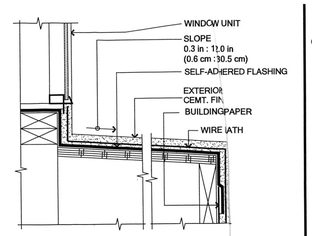


SELF-ADHERED FLASHING
FLANGED WINDOW
FLASHING INSTALLATION AFTER WEATHER RESISTIVE BARRIER

Scale: NTS



SELF-ADHERED FLASHING
EXTERIOR DOOR WITH DECK - SECTION A



SELF-ADHERED FLASHING
CEMT. FINISH SILL/ POTSHELF/ CHIMNEY SHOULDER

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.

SELF-ADHERED FLASHING PRODUCTS DETAILS

TWO LAYERS OF FELT OR ONE LAYER OF HOUSE WRAP AND ONE LAYER OF FELT ARE REQUIRED BEHIND STUCCO. FBC R703.2.1

Detail Instructions

Refer to the number marked as (#) in each detail that corresponds to the numbered items in the list of instructions below:

1. Install self-adhered flashing in order as shown by numbers
2. Install flashing and weather resistive barrier to form water shedding laps
3. Self-adhered flashing can be substituted for building paper
4. Split the release paper using the ripcord (Split release on demand, embedded in the adhesive layer) - for ease of installation and to minimize scoring cuts
5. Remove all release paper per standard installation instructions and adhere to substrate using a square piece of flashing material (6" x 6" Minimum)
6. Fold as shown by arrows
7. Angle of corner may vary, adjust folding of the flashing accordingly to fit tight to corner
8. Mechanically fasten as necessary

FLASHING REQUIREMENTS

R612.1.0 Flashing, Sealants and Weatherstripping. Flashing and sealants for exterior windows shall comply with Section R703.8.

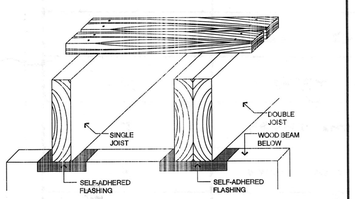
R703.2 Weather-resistant sheathing paper. One layer of No.15 asphalt felt, free from holes and breaks, complying with ASTM D 226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51 mm). Where joints occur, felt shall be lapped not less than 6 inches (152 mm). The felt or other approved material shall be continuous to the top of walls and terminated at penetratons and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1

Exception: Omission of the water-resistive barrier is permitted in the following situations:
1. In detached accessory buildings.
2. Under exterior wall finish materials as permitted in

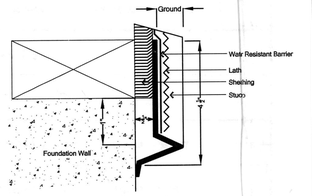
R703.8 Flashing. Approved corrosion-resistant flashing shall be applied shingle-fashion in a manner to prevent entry of water into thewall cavity or penetration ofwater to the building structural framing components. Self-adhered membranes used as flashing shall comply with AAMA 711. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashings shall be installed at all of the following locations:

1. Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface ot he exterior wall finish or to the water-resistive barrier for subsequent drainage. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following or other approved method:
   1.1 The fenestration manufacturer's written flashing instructions.
   1.2 The flashing manufacturer's written installation instructions.
   1.3 In accordance with FMA/AAMA 100, FMA/AAMA 200, or FMA/WDMA 250.
   1.4 In accordance with the flashing method of a registered design professional.
2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
3. Under and at the ends of masonry, wood or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
6. At wall and roof intersections.
7. At built-in gutters.

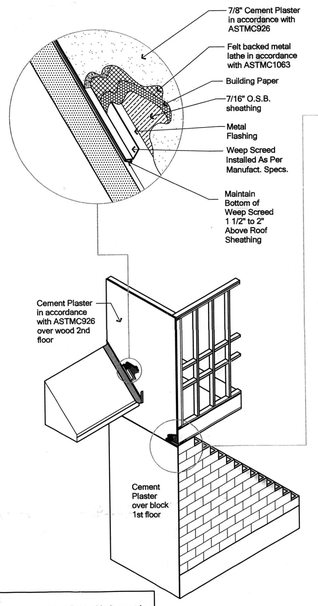
Drained assembly wall over mass assembly wall. Where wood frame or other types of drained wall assemblies are constructed above mass wall assemblies, flashing or other approved drainage system shall be installed as required by R703.8.



SELF-ADHERED FLASHING
DECK JOIST

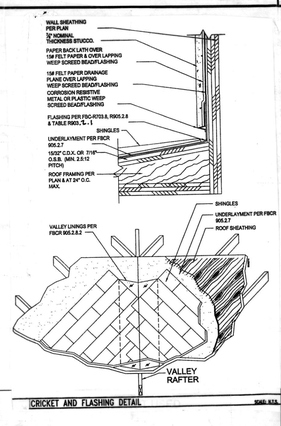


FOUNDATION WEEP SCREED

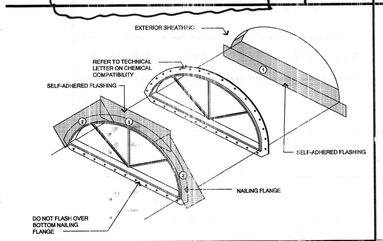


Note:
The building paper and metal lath must be installed over the top of the weep screed.

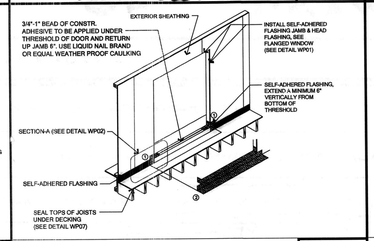
WEEP SCREED DETAIL
SCALE: NOT TO SCALE



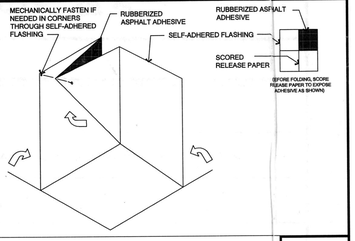
CRICKET AND FLASHING DETAIL
SCALE: NTS



SELF-ADHERED FLASHING
HALF ROUND WINDOW



SELF-ADHERED FLASHING
EXTERIOR DOOR WITH DECK



SELF-ADHERED FLASHING
INSIDE CORNER

Underlayment.

Underlayment for roof slopes 2:12 and greater shall conform to the applicable standards listed in this chapter. **Underlayment materials required to comply with ASTM D226, D1970, D4869 and D6757 shall bear a label indicating compliance to the standard designation and, if applicable, type classification** indicated. Underlayment for roof slopes 2:12 and greater shall be applied and attached in accordance with Section R905.1.1.1, R905.1.1.2 or R905.1.1.3, as applicable.

Exception: Compliance with Section R905.1.1.1 is not required for structural metal panels that do not require a substrate or underlayment.

R905.1.1.1Underlayment for asphalt, metal, mineral surfaced, slate and slate-type roof coverings.

Underlayment for asphalt shingles, metal roof shingles, mineral surfaced roll roofing, slate and slate-type shingles, and metal roof panels shall comply with one of the following methods:

1. The entire roof deck shall be covered with an approved self-adhering polymer-modified bitumen underlayment complying with ASTM D1970installed in accordance with both the underlayment manufacturer's and roof covering manufacturer's installation instructions for the deck material, roof ventilation configuration and climate exposure for the roof covering to be installed.

   Exception: An existing self-adhering modified bitumen underlayment that has been previously installed over the roof decking and where it is required, renailing off the roof sheathing in accordance with Section R908.7.1 can be confirmed or verified. An approved underlayment in accordance with Table R905.1.1.1 for the applicable roof covering shall be applied over the entire roof over the existing self-adhered modified bitumen underlayment.

2. A minimum 4-inch-wide (102 mm) strip of self-adhering polymer-modified bitumen membrane complying with ASTM D1970, installed in accordance with the manufacturer's instructions for the deck material, shall be applied over all joints in the roof decking. An approved underlayment in accordance with Table R905.1.1.1 for the applicable roof covering shall be applied over the entire roof over the 4-inch-wide (102 mm) membrane strips.

Exception: A synthetic underlayment that is approved as an alternative to underlayment complying with ASTM D226 Type II and having a minimum tear strength of 15 lbf in accordance with ASTM D4533 and a minimum tensile strength of 20 lbf/inch in accordance with ASTM D5035 shall be permitted to be applied over the entire roof over the 4-inch-wide (102 mm) membrane strips. This underlayment shall be installed and attached in accordance with the underlayment attachment methods of Table R905.1.1.1 for the applicable roof covering and slope and the underlayment manufacturer's installation instructions.

3. A minimum $3^{9}/_{4}$-inch wide (96 mm) strip of self-adhering flexible flashing tape complying with AAMA 711, Level 3 [for exposure up to 176°F (80°C)], installed in accordance with the manufacturer's instructions for the deck material, shall be applied over all joints in the roof decking. An approved underlayment in accordance with Table R905.1.1.1 for the applicable roof covering shall be applied over the entire roof over the 4-inch-wide (102 mm) flashing strips.

Exception: A synthetic underlayment that is approved as an alternative to underlayment complying with ASTM D226 Type II and having a minimum tear strength of 15 lbf in accordance with ASTM D4533 and a minimum tensile strength or 20 lbf/inch in accordance with ASTM D5035 shall be permitted to be applied over the entire roof over the 4-inch-wide (102 mm) flashing strips. This underlayment shall be installed and attached in accordance with the underlayment attachment methods of Table R905.1.1.1 for the applicable roof covering and slope and the underlayment manufacturer's installation instructions.

4. Two layers of ASTM D226 Type II or ASTM D4869 Type III or Type IV underlayment shall be installed as follows: Apply a 19-inch (483 mm) strip of underlayment felt parallel to and starting at the eaves, fastened sufficiently to hold in place. Starting at the eave, apply 36-inch-wide (914 mm) sheets of underlayment, overlapping successive sheets 19 inches (483 mm); end laps shall be 6 inches and shall be offset by 6 feet. The underlayment shall be attached to a nailable deck with corrosion-resistant fasteners with one row centered in the field of the sheet with a maximum fastener spacing of 12 inches (305 mm) o.c., and one row at the end and side laps fastened 6 inches (152 mm) o.c. Underlayment shall be attached using annular ring or deformed shank nails with metal or plastic caps with a nominal cap diameter of not less than 1 inch. Metal caps are required where the ultimate design wind speed, V_{ult}, equals or exceeds 170 mph. Metal caps shall have a thickness of not less than 32-gage sheet metal. Power-driven metal caps shall have a minimum thickness of 0.010 inch. Minimum thickness of the outside edge of plastic caps shall be 0.035 inch. The cap nail shank shall be not less than 0.083 inch for ring shank cap nails. Cap nail shank shall have a length sufficient to penetrate through the roof sheathing or not less than $^{3}/_{4}$ inch into the roof sheathing.

5. Two layers of a reinforced synthetic underlayment that has a product approval as an alternative to underlayment complying with ASTM D226Type II shall be permitted to be used. Synthetic underlayment shall have a minimum tear strength of 15 lbf in accordance with ASTM D4533 and a minimum tensile strength of 20 lbf/inch in accordance with ASTM D5035, and shall meet the liquid water transmission test of Section 8.6 of ASTM D4869. Synthetic underlayment shall be installed as follows: Apply a strip of synthetic underlayment that is half the width of a full sheet parallel to and starting at the eaves, fastened sufficiently to hold in place. Starting at the eave, apply full sheets of reinforced synthetic underlayment, overlapping successive sheets half the width of a full sheet plus the width of the manufacturer's single-ply overlap. End laps shall be 6 inches and shall be offset by 6 feet. Synthetic underlayment shall be attached to a nailable deck with corrosion-resistant fasteners with a maximum fastener spacing, measured horizontally and vertically, of 12 inches (305 mm) o.c. between side laps, and one row at the end and side laps fastened 6 inches (152 mm) o.c. Synthetic underlayment shall be attached using annular ring or deformed shank nails with metal or plastic caps with a nominal cap diameter of not less than 1 inch. Metal caps are required where the ultimate design wind speed, V_{ult}, equals or exceeds 170 mph. Metal caps shall have a thickness of not less than 32-gage sheet metal. Power-driven metal caps shall have a minimum thickness of 0.010 inch. Minimum thickness of the outside edge of plastic caps shall be 0.035 inch. The cap nail shank shall be not less than 0.083 inch for ring shank cap nails. Cap nail shank shall have a length sufficient to penetrate through the roof sheathing or not less than $^{3}/_{4}$ inch into the roof sheathing.

UNDERLAYMENT WITH SELF-ADHERING STRIPS OVER ROOF DECKING JOINTS

ROOF COVERING	UNDERLAYMENT TYPE	UNDERLAYMENT ATTACHMENT	
		2:12 < ROOF SLOPE < 4:12	ROOF SLOPE ≥ 4:12
Asphalt Shingles, Metal Roof Panels, Prefoundled Shingles	ASTM D226 Type II or ASTM D4869 Type III or IV ASTM D6757	Apply in accordance with Section R905.1.1.1, Item 4 or Section R905.1.1.3, Item 3 as applicable to the type of roof covering.	Underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 4 inches (51 mm); end laps shall be 6 inches and shall be offset by 6 feet. The underlayment shall be attached to a nailable deck with one row centered in the field of the sheet with a maximum fastener spacing of 12 inches (305 mm) o.c., and one row at the end and side laps fastened 6 inches (152 mm) o.c. Underlayment shall be attached using annular ring or deformed shank nails with metal or plastic caps with a nominal cap diameter of not less than 1 inch. Metal caps are required where the ultimate design wind speed, V_{ult}, equals or exceeds 170 mph. Metal caps shall have a thickness of not less than 32-gage sheet metal. Power-driven metal caps shall have a minimum thickness of 0.010 inch. Minimum thickness of the outside edge of plastic caps shall be 0.035 inch. The cap nail shank shall be not less than 0.083 inch for ring shank cap nails and 0.080 inch for smooth shank cap nails. Cap nail shank shall have a length sufficient to penetrate through the roof sheathing or not less than $^{3}/_{4}$ inch into the roof sheathing.

SUPPLEMENT 'A'

BLACKMAN RESIDENCE

1627 THUMB POINT DRIVE
FORT PIERCE, FL

FEBRUARY 02, 2022

PLANTING PLAN

PLANTING SPECIFICATIONS

1. All plant materials shall be Florida Number 1 as provided in the most current edition of the “Grades and Standards for Nursery Plants, Parts I & II” prepared by the state Department of Agriculture and Consumer Services.
2. All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.
3. Quantities listed on the Plant List are for estimating purposes. Contractor shall verify all quantities.
Mulch, Topsoil, Fertilizer, etc. shall be included in the unit cost of the lants.
4. Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or Plant List, the plan takes precedence.
5. All planting beds and water basins for trees shall be covered with a 3” minimum depth of shredded bark of eucalyptus or Floramulch grade “B” or better. Refer to the Plant List for the specified mulch type. Alternative mulch material is required to be approved by Landscape Architect.
6. The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.
7. PLANTING SOIL: All trees and shrubs shall be planted with a minimum of 12” topsoil around and beneath the rootball. Minimum topsoil shall be 6” for groundcover areas.
8. Planting soil to be a weed-free mixture of 50% sand and 50% much or other organic planting material suitable to the Landscape Architect
9. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be reparied at no additional cost to the Owner.
10. Contractor shall be responsible for providing final grading of all associated planting areas.
11. After final grade, area to be raked to 6” depth and all rock and foreign inorganic materials removed and disposed of properly off site.
12. All planting holes to be hand dug except where machine dug holde will not adversely affect or damage utilities or improvements (see note 7).
13. No plunging of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.
14. Contractor shall stake and guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during the Warranty Period and removal and disposal of staking after the establishment period.
15. Fertilizer is required for plantings and shall be NPK 16-4-8 aat 12.5 lbs/1000 s.f. or 345 lbs/acre. Nitrogen 50% slow release form and fertilizer to include secondary/minor micronutrients.
16. SUBSTITUTIONS AND CHANGES: All substitutions and changes shall be approved in writing prior to installation. Anu discrepancies between plans, site and specifications shall be brought to the immediate attention of the Landscape Architect, the Owner and governing municipality.
17. WATERING: All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition, Contractor will continue watering of plant material until substantial completion and as needed and thereafter for a period of 2-months.
18. All new plant material shall be guaranteed for 1-year from time of final acceptance of the project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 10-days of notification. For all replacement plant material, the warranty period shall be extended an additional 45-days beyond the original warranty period. All trees that lean or are blown over, caused by winds less than 75-MPH, will be re-set and braced by the contractor at no additional cost to the Owner.
19, The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.
20. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
21. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
22. Root prune all field grown trees a minimum of 8-weeks prior to planting.

GENERAL REQUIREMENTS

1. All dimensions 6” and less are exaggerated for illustrative purposes only.

2. Plant containers shall be removed prior to planting. If plants are not container grown, remove a minimum of the top 1/3 of burlap, fabric, or wire mesh. Never lift or handle the tree by the trunk.

3. The uppermost root on all trees shall be covered by no more than 1” of soil. Use hand tools to carefully remove all excess soil. The top of root ball shall be set 1” – 2” above finish grade and set plumb to the horizon. If planting pit is too deep, remove the tree and firmly pack additional soil in the bottom of the planting pit to raise the rootball. After positioning the tree in the planting pit slice through rootballs with 3 or 4 vertical slices (top to bottom) equally distributed around the tree.

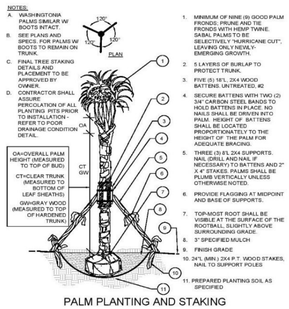
4. Backfill shall be loosened existing soil. Remove rocks, sticks, or other deleterious material greater than 1” in any direction prior to backfilling. Water and tamp to remove air pockets. If existing soils contain excessive sand, clay, or other material not conducive to proper plant growth, contact Landscape Architect prior to planting.

5. Soil rings shall be constructed of existing soil at the outer edge of the planting pit, with a height of 3” and gently sloping sides. Do not pile soil on top of rootball.

6. Mulch shall be a 3” deep layer placed to the edge of the trunk flare, around the base of shrub, or solidly around groundcover. Never pile mulch against the plant trunk. Allow air to meet trunk of all plants.

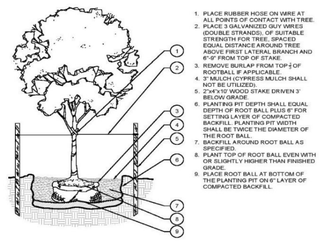
7. Straps shall be a minimum 1” wide nylon or polypropylene. All wood stakes or anchors shall be located beyond the edge of soil ring and located below finished grade, unless otherwise specified. Remove above ground guying systems at the end of the establishment period.

PLANTING DETAILS



PALM PLANTING AND STAKING

1. MINIMUM OF NINE (9) GOOD PALM FRONDS. PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
2. 3 LAYERS OF BURLAP TO PROTECT TRUNK.
3. FIVE (5) 16'G., 2X4 WOOD BATTENS. UNTREATED. #2
4. SECURE BATTENS WITH TWO (2) 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
5. THREE (3) 3'L 2X4 SUPPORTS. NAIL (DRILL AND NAIL) TO BATTENS WITH 3" NAILS AND 2" X 4" STAKES. PALMS SHALL BE PLUMB VERTICALLY UNLESS OTHERWISE NOTED.
6. PROVIDE FLAGGING AT MIDPOINT AND BASE OF SUPPORTS.
7. TOP-MOST ROOT SHALL BE VISIBLE AT THE SURFACE OF THE ROOTBALL, SLIGHTLY ABOVE SURROUNDING GRADE.
8. 3" SPECIFIED MULCH
9. FINISH GRADE
10. 24"L (MIN.) 2X4 P.T. WOOD STAKES, NAIL TO SUPPORT RULES.
11. PREPARED PLANTING SOIL AS SPECIFIED



1. PLACE RUBBER HOSE ON WIRE AT ALL POINTS OF CONTACT WITH TREE.
2. PLACE 3 GALVANIZED GUY WIRES (DOUBLE STRANDED, FLEXIBLE WIRE) AT EQUAL SPACES AT EQUAL DISTANCE AROUND TREE ABOVE FIRST LATERAL BRANCH AND 6'-9" FROM TOP OF STAKE.
3. REMOVE BURLAP FROM TOP-1/ OF ROOTBALL IF APPLICABLE.
4. 3" MULCH (CYPRESS MULCH SHALL NOT BE UTILIZED).
5. 2"x4"x 10' WOOD STAKE DRIVEN 3' BELOW GRADE.
6. PLANTING PIT DEPTH SHALL EQUAL DEPTH OF ROOT BALL PLUS 6" FOR SETTLING. LAYER OF COMPACTED BACKFILL. PLANTING PIT WIDTH SHALL BE TWICE THE DIAMETER OF THE ROOT BALL.
7. BACKFILL AROUND ROOT BALL AS SPECIFIED.
8. PLANT TOP OF ROOT BALL EVEN WITH OR SLIGHTLY HIGHER THAN FINISHED GRADE.
9. PLACE ROOT BALL AT BOTTOM OF THE PLANTING PIT ON 6" LAYER OF COMPACTED BACKFILL.

TREE PLANTING AND STAKING

PLANT LIST

QTY	COMMON NAME	BOTANICAL NAME	N*	WW*	SIZE/NOTES
TREES					
1	Live Oak	Quercus virginiana	X	X	12' Ht., 2 ½" DBH
2	Magnolia 'Little Gem'	Magnolia grandiflora 'Little Gem'	X	X	12' Ht., 2 ½" DBH
1	Pink Tabebuia	Tabebuia pallida			12' Ht., 2 ½" DBH
2	Tree Ligustrum	Ligustrum lucidem			8' Ht., 2" DBH
PALMS					
2	Christmas Palm	Adonidia merrillii			8' Ht., Tripple
1	European Fan Palm	Chamaerops humilis			6' Grey Wood, Tripple
4	Foxtail Palm	Wodyetia bifurcata			8' Ht., 8' Grey Wood
6	Lady Palm	Rhapis excelsa			5' Ht., 3-Sterns
2	Roebelinii Palm	Phoenix roebelinii			4' Ht., 4' GW, Double
4	Queen Palm	Syagrus romanzoffiana			6' GW
3	Royal Palm	Roystonea regia	X		6' GW, Matched
SHRUBS					
50	Clusia	Clusia guttifera, Dwarf	X	X	3 Gal., 2' Ht.
20	Cocoplum Red Tip	Chrysobalanus icaco 'Red Tip'	X	X	3 Gal., 2' Ht.
42	Croton Petra	Codiaeum variegatum 'Petra'			3 Gal., 2' Ht.
10	Croton Gandin Road	Codiaeum variegatum 'Gandin Rd'			3 Gal., 2' Ht.
15	Firebush	Hamelia patens Dwarf	X	X	3 Gal., 2' Ht.
28	Fountain Grass, White	Pennisteum alopecuroides		X	3 Gal., 2' Ht.
23	Loropetalum Rubrum	Loropetalum chinense 'Rubrum'			3 Gal., 2' Ht.
5	Red Sister Ti Plant	Cordyline fruticosa 'Red Sister'			10 Gal., 6' Ht. Tripple
10	Yesterday, Today, Tomorrow	Brunfelsia pauciflora			7 Gal.
15	Walter's Viburnum	Viburnum obovatum	X	X	3 Gal.
GROUNDCOVERS					
134	Aztec Grass	Ophiopogon intermedius			1 Gal.
25	Liriope Big Blue	Liriope muscari 'Big Blue'			1 Gal.
14	Muhly Grass	Muhlenbergia capillaris	X	X	1 Gal.
90	Parson's Juniper	Juniperus chinensis 'Parsonii'		X	1 Gal.
LAWN					
See Plan	SA – St. Augustine 'Floratam'	Stenothphurm secundatum			Solid Sod

NOTE: * N = Florida Native; WW = Water Wise (drought tolerant)

AZTEC GRASSS

PARSON'S JUNIPER

WHITE FOUNTAIN GRASS

LORO[ETALUM

LADY PALM

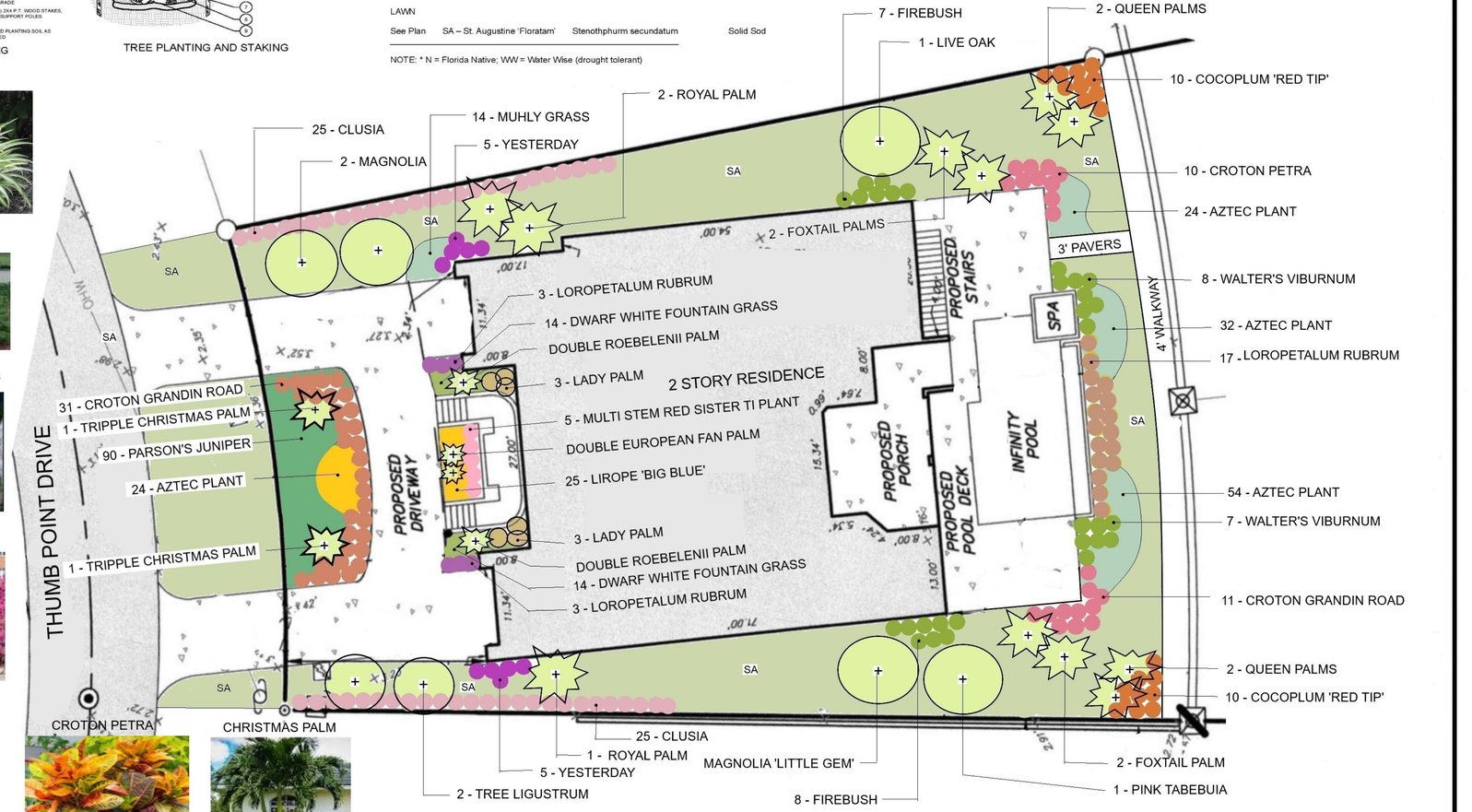
LIRIOPE 'BIG BLUE'

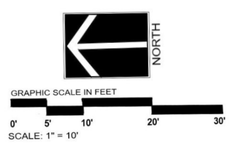
CROTON PETRA

CLUSIA

CHRISTMAS PALM

WALTER'S VIBURNUM



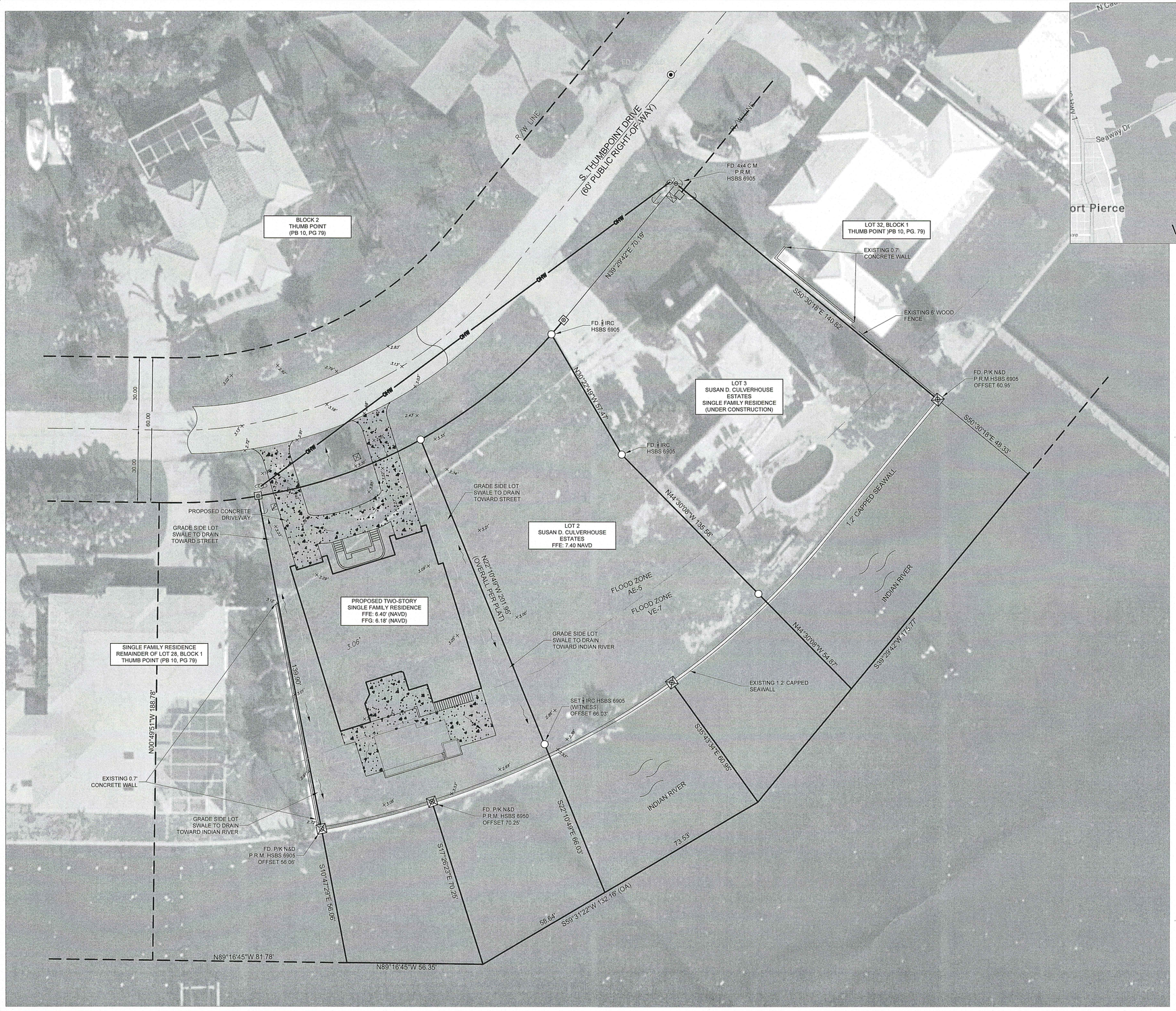


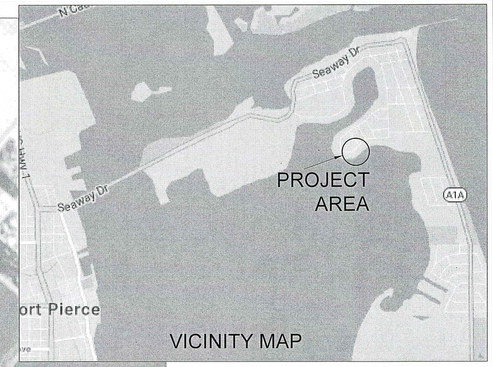
SEAL

PREPARED BY: FL REG NO: 0000422

GEORGE BOTNER PLA AICP
LANDSCAPE ARCHITECTS & PLANNERS
4320 SE COVE LAKE CIRCLE, SUITE 104, STUART, FL
34997. (772) 221-9558 CELL: (954) 798-7158
botnerg@aol.com www.georgebotner.com

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.





LEGEND

- EXISTING ASPHALT
- PROPOSED CONCRETE
- PROPOSED FLOW DIRECTION
- EXISTING UTILITY POLE

N

0 20

(IN FEET)
1 inch = 20 ft.

VERTICAL DATUM NOTE:
ALL ELEVATION SHOWN HERE REFERENCE THE NORTH AMERICAN VERTICAL DATUM NAVD88.
CONVERSION: NGVD29 = NAVD88 + 1.5

FLOOD ZONE: AE5/VE7
FIRM PANEL: 12111C0183K

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	MDL
DRAWN BY	TMR
FILENAME	21-506 blackmon drainage exhibit (10-20-21).dwg
LAYOUT	Layout2
SCALE	AS SHOWN
DATE	26OCT2021

REVISION COMMENTS

DATE

BLACKMON - THUMB POINT DR

POST DEVELOPMENT DRAINAGE EXHIBIT

FORT PIERCE FLORIDA

R.J. KENNEDY, P.E. (DATE)
#56218 STATE OF
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-462-2455

21-506

1 OF 1

This Instrument Prepared By and Return to:
FRANK H. FEE, III, ESQ. of
FEE, YATES & FEE, PLLC
426 Avenue A
Fort Pierce, FL 34950

Property Appraiser's Parcel Identification (Folio Number):

2401-700-0001-000-3

THIS CONVEYANCE IS MADE PURSUANT TO A CONFIRMED BANKRUPTCY PLAN AND AS SUCH IT IS NOT SUBJECT TO FLORIDA DOCUMENTARY TAXES BEYOND THE MINIMUM PURSUANT TO THE PROVISIONS OF RULE 12B-4.015(15) F.A.R. SEE AFFIDAVIT OF BANKRUPTCY COUNSEL FILED IMMEDIATELY FOLLOWING THIS DEED.

WARRANTY DEED

THIS WARRANTY DEED, made the 15th day of September, 2020, by **JOHN B. CULVERHOUSE a/k/a JOHN B. CULVERHOUSE, SR., a single adult, and JOHN B. CULVERHOUSE, JR., a single adult, as tenants in common,** whose post office address is 1635 Thumbpoint Drive, Fort Pierce, Florida, 34949, hereinafter called the Grantor, to **HUEY BLACKMAN,** whose post office address is 411 Baker Avenue, Altamonte Springs, Florida, 32714, hereinafter called the Grantee.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee all that certain land, situate in St. Lucie County, Florida, viz:

> **Lot 1 of SUSAN D. CULVERHOUSE ESTATES, according to the plat thereof on file in Plat Book 89, page 21 of the Public Records of St. Lucie County, Florida.**
>
> **SUBJECT TO restrictions, reservations, limitations and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same, and taxes for the current and subsequent years.**

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 the Grantee 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, 2019.

of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

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:

Witness Signature

FRANK HAFEG, JR

Printed Name

Witness Signature

Lisa L. Bolton

Printed Name

[WITNESSES AS TO BOTH GRANTORS]

JOHN B. CULVERHOUSE a/k/a JOHN B. CULVERHOUSE, SR.

JR.

JOHN B. CULVERHOUSE, JR.

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical presence **JOHN B. CULVERHOUSE a/k/a JOHN B. CULVERHOUSE, SR. and JOHN B. CULVERHOUSE, JR.** known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. (Check one:) ☒Said person(s) is/are personally known to me. ☐Said person(s) provided the following type of identification:_____.

Witness my hand and official seal in the County and State last aforesaid this 15th day of September, 2020.

NOTARY RUBBER STAMP SEAL

LISA L. BOLTON
Commission # GG 023053
Expires August 21, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Signature

Printed Notary Name

d/#/propCard/188496

Michelle Franklin

Certified Florida Appraiser

✖ Close Property Card

Buildings | Features/Yard Items | Values | Sales | Permits | Tax Estimate/Tools | Property Card

Property Identification

7 THUMB POINT DR
01/35S/40E
00-0001-000-3
Pierce

Use Type: 0000
Account #: 188496
Map ID: 24/01S
Zoning: SF Low Den

p

(LF EST)
(LF EST)

ıs, FL 32714

scription

'ERHOUSE ESTATES (PB 89-21) LOT 1 (0.275 AC - 11,979 SF)

Values

$477,300
$477,300
$0
$477,300

kes are subject to change upon change of ownership.

ɜs are not a reliable projection of future taxes.
of a property will prompt the removal of all exemptions,
ıent caps, and special classifications.

el: SLC Tax Collector's Office
ır this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.28
Land Size (SF):	11,979

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

2021 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
SAINT LUCIE COUNTY TAXING AUTHORITIES

DO NOT PAY
THIS IS NOT A BILL

Parcel ID 2401-700-0001-000-3

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of the PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

Huey Blackman (LF EST) / Karen Blackman
411 Baker AVE
Altamonte Springs, FL 32714-5421

Account Number: 188496
Tax Code: 9022 Fort Pierce
Location: 1627 THUMB POINT DR
Legal Desc: SUSAN D. CULVERHOUSE ESTATES (PB 89-21) LOT 1
(0.275 AC - 11,979 SF)

TAXING AUTHORITY	Column 1* Your Last Year's Tax Rate & Property Taxes		Column 2* Your Tax Rate & Taxes This Year If No Budget Change is Made		Column 3* Your Tax Rate & Taxes This Year If Budget Change is Made		A Public Hearing on the Proposed Taxes and Budget will be held:
	Tax Rate	Tax Amount	Tax Rate	Tax Amount	Tax Rate	Tax Amount	
GENERAL COUNTY							
SLC General Fund	4.2077	1,171.00	3.9640	1,892.02	4.2077	2,008.34	September 9, 2021 6:00 PM
Jail,Law Enf	3.2324	899.58	3.0542	1,457.77	2.9824	1,423.50	2300 Virginia Ave 3rd Floor, Fort Pierce
Erosion Dist E	0.1763	49.06	0.1656	79.04	0.1763	84.15	(772) 462-1670
Mosquito Control	0.1352	37.63	0.1269	60.57	0.1352	64.53	
County Parks	0.2313	64.37	0.2172	103.67	0.2313	110.40	
County Transit	0.1269	35.32	0.1192	56.89	0.1269	60.57	
PUBLIC SCHOOLS							
By State Law	3.7010	1,029.99	3.4525	1,647.88	3.6050	1,720.67	September 14, 2021 5:01 PM
By Local Board	3.2480	903.92	3.0299	1,446.17	3.2480	1,550.27	9461 Brandywine Ln, PSL
							(772) 429-3970
MUNICIPALITY							
Fort Pierce	6.9000	1,920.27	6.5954	3,147.98	6.9000	3,293.37	September 7, 2021 5:05 PM
							100 North US Hwy 1, Fort Pierce
							(772) 467-3000
WATER MANAGEMENT							
S FL Wtr Mgmt Dist	0.1103	30.70	0.1061	50.64	0.1103	52.65	September 9, 2021 5:15 PM
SFWMD-Okee Basin	0.1192	33.17	0.1146	54.70	0.1192	56.89	3301 Gun Club Rd Bldg B-1, WPB
Everglades Project	0.0380	10.58	0.0365	17.42	0.0380	18.14	(561) 686-8800
INDEPENDENT DISTRICTS							
SLC Fire Dist	3.0000	834.90	2.8191	1,345.56	3.0000	1,431.90	September 8, 2021 5:01 PM
							5160 NW Milner Dr, PSL
							(772) 621-3400
FL Inland Nav Dist	0.0320	8.91	0.0306	14.61	0.0320	15.27	September 9, 2021 5:30 PM
							200 Military Trl, Jupiter
							(561) 627-3386
Children`s Services	0.4765	132.61	0.4478	213.73	0.4544	216.89	September 7, 2021 5:01 PM
							546 NW University Blvd, PSL
							(772) 408-1100
VOTER APPROVED DEBT SERVICE							
Total Property Taxes		$7,162.01		$11,588.65		$12,107.54	

SEE BELOW FOR EXPLANATION OF THE COLUMNS ABOVE.

***Column 1 - "Your Last Year's Tax Rate & Property Taxes"**
This column shows the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

***Column 2 - "Your Tax Rate & Taxes This Year If No Budget Change is Made"**
This column shows what the tax rate and your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

***Column 3 - "Your Tax Rate & Taxes This Year If Budget Change is Made"**
This column shows what the tax rate and your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

*NOTE: Amounts shown on this form DO NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	AMOUNT
Fort Pierce Stormwater	Stormwater Mgmt (772) 467-3782	0.40000	69.000	27.60
Total Non-Ad Valorem Assessment				$27.60

Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments, contact the levying local governing board.

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice, such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city or any special district.

TOTAL AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS IF BUDGET CHANGES ARE MADE $12,135.14

WEB PRINT 1/24/2022 2:10:49 PM **WEB PRINT**

Detailed Project Narrative

1627 Thumb Point Drive

Fort Pierce, Florida 34949

Our goal is to create a single family coastal home with an appreciation of this location's natural beauty. My parents have lived in Fort Pierce 30 plus years just down the street from our lot. This is the main reason why we brought the lot, and will be moving from Altamonte Springs to Fort Pierce. This is even more important living here due to my father/father in law passing last September 2021. My mother/mother in law is 85 years old, and my wife plans is to take care of her and create memories with our children/grandchildren.

We have obtained the services of A.J. Kroeger, Architect, and MK structural engineers to ensure that the structure meets our needs, is properly designed, and incorporates into the neighborhood and surrounding location. The home we have designed is two story plan with the first floor is all garage and storage, and second level is 3260 square feet in living area, with 3 bedrooms, 3 full baths, 2 half baths, office, and playroom for our grandchildren. It has architectural detail and metal roofing that makes it compatible with neighboring structures. Design elements include first and second floor CEM with texture stucco. All windows will be PGT impact windows, and many will have electric hurricane shutters. We have chosen for exterior color by Sherwin Williams 7004 snowbound for the main body of the house, SW 7070 Site White for Trim, and the Accent shutters will be SW 6508 Secure Blue, and the front door and garage doors will be SW 2808 Rookwood Dark Brown (See attached samples colors). Our landscape plants and trees will be supplied by Greenland Nursery and Landscaping. They came highly rated in Fort Pierce and been in business since 1986.

We submit this conditional use application to ask for approval of our building's height at 33 feet 11-5/8 inches. This will allow us to meet our needs without increasing our footprint on the lot, and we feel it will assimilate into the neighborhood and be in keeping with the architecture and height of the surrounding homes.

Thank you for your attention to this matter. We look forward to speaking with you and addressing any questions you may have.

Huey and Karen Blackman

Huey: 407-509-7266