



TO: TECHNICAL REVIEW COMMITTEE

THROUGH: KEVIN FREEMAN, PLANNING DIRECTOR

FROM: MARIA LEWICKA, AICP, HISTORIC PRESERVATION PLANNER

RE: **MINOR SITE PLAN**
951 N 12TH STREET
TECHNICAL REVIEW PROJECT# 23-07000003

DATE: JANUARY 5, 2023

Minor Site Plan Application – 951 N 12th Street

Parcel ID: 2404-804-0020-000-0

Attached is an Application for Minor Site Plan submitted by John George, G.C., to build three (3) duplexes with parking, landscaping, drainage and other associated improvements.

The property is zoned R-4, Medium Density Residential and is designated as RM, Medium Density Residential Future Land Use. The subject site has approximately 0.61 acres.

Please review and provide comments on the project. Please send all comments to my email mlewicka@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments please respond by January 13, 2023.

Please do not hesitate to contact me should you require any additional information at 772-467-3738.

Thank you.

Maria Lewicka, AICP

Attachments



DEVELOPMENT REVIEW

Property Information

Property address or Location 951 N 12th ST FORT PIERCE FL 34950
 Parcel ID #(s) 2404-804-0020-000-0
 Project description PROPOSED DUPLEX

Application Type

- Site Plan Conditional Use w/New Construction Conceptual Development Plan
 Minor Amendment Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: _____ Site Acreage: _____
Residential: Proposed Units: 6 Proposed Sq. Ft.: 5,370 Site Acreage: 26,600

VINCENT MARCELLINO
Property Owner(s)

JOHN GEORGE GC
Applicant/Representative, Title, Company

5625 NW WAXMAN CT
Street Address

686 OLD DIXIE HWY
Street Address

PORT ST LUCIE FL 34950
City State Zip

VERO BEACH FL 33962
City State Zip

954 914 5090
Phone Number

772 834 7001
Phone Number

HORIZON.PALMS@HOTMAIL.COM
Email Address

GEORGE.CONSTRUCTION3@GMAIL.COM
Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS
 CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM
 For more information, please refer to the website:
<https://www.cityoffortpiece.com/971/Application-Submittal-for-Technical-Rev1>



DESIGN REVIEW

Property Information

Property address or Location 951 N 12th ST FORT PIERCE FL 34950
 Parcel ID #(s) 2404-804-0020-000-0
 Project description PROPOSED DUPLEX

VINCENT MARCE LUND
 Property Owner(s)

John GEORGE G.C.
 Applicant/Representative, Title, Company

5625 NW KAWWAN CT
 Street Address

686 OLD DIXIE HWY
 Street Address

PORT ST LUCIE FL 34986
 City State Zip

VERO BEACH FL 33962
 City State Zip

954 914 5090
 Phone Number

772 834 7001
 Phone Number

HORIZON-PALMS@HOTMAIL.COM
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GEORGE.CONSTRUCTION@GMAIL.COM
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This Document Prepared By and Return to:
Melissa Harnage
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Fort Pierce, FL 34982

Parcel ID Number: 2404-804-0027-000/9

Warranty Deed

This Indenture, Made this 2nd day of October, 2020 A.D., Between
Antoynette Barker and Louise Robinson and Latonya Robinson

of the County of Wakulla, State of Florida, grantors, and
Vincent Marcellino

whose address is: 5625 NW Wawan Ct., Port St. Lucie, FL 34986

of the County of St. Lucie, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of St. Lucie State of Florida to wit:

Lot 7, Block 2, Nobles and Nottingham, according to the Plat thereof
as recorded in Plat Book 4, page(s) 41, of the Public Records of St.
Lucie County, Florida.

The property herein conveyed is vacant and unimproved land and DOES NOT
constitute the HOMESTEAD property of the Grantor.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Mary Reinke
Printed Name: Mary Reinke
Witness

Antoyette Barker
Printed Name: Antoyette Barker (Seal)
P.O. Address: 29 Renegade Rond, Crawfordville, FL 32327

Leon Roy
Printed Name: Leon Roy
Witness

STATE OF Florida
COUNTY OF Wakulla

The foregoing instrument was acknowledged before me by means of physical presence or _____ online
notarization, this 2nd day of October, 2020 by
Antoyette Barker

who are personally known to me or who have produced their Passport
as identification.



SHANNON K LARSON
MY COMMISSION # GG 053824
EXPIRES: January 21, 2021
Bonded Thru Budget Notary Services

Shannon K Larson
Printed Name: Shannon K Larson
Notary Public
My Commission Expires: 1/21/21

Warranty Deed - Page 2

Parcel ID Number: 2404-804-0027-000/9

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Printed Name: Melissa Harnage
Witness

[Signature] (Seal)
Louise Robinson
P.O. Address: 2310 Avienda Avenue, Fort Pierce, FL 34946

② [Signature]
Printed Name: Repl. Wolfer
Witness

[Signature] (Seal)
Latonya Robinson
P.O. Address: 2310 Avienda Avenue, Fort Pierce, FL 34946

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online
notarization, this 2 day of October, 2020 by
Louise Robinson and Latonya Robinson

who are personally known to me or who have produced their
_____ as identification.

[Signature]
Printed Name: _____
Notary Public
My Commission Expires: _____



Property Identification

Site Address: 951 N 12th ST
Sec/Town/Range: 04/35S/40E
Parcel ID: 2404-804-0020-000-0
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 17735
Map ID: 24/04S
Zoning: Medium Den

Ownership

Vincent Marcellino
8015 Plantation Lakes DR
Port St Lucie, FL 34986

Legal Description

NOBLES AND NOTTINGHAM S/D BLK 2 LOTS 1, 2, 3 AND 7 (0.61 AC - 26,600 SF)

Current Values

Just/Market Value: \$34,000
Assessed Value: \$31,570
Exemptions: \$0
Taxable Value: \$31,570



Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)
Download TRIM for this parcel: [Download PDF](#)

Total Areas

Finished/Under Air (SF): 0
Gross Sketched Area (SF): 0
Land Size (acres): 0.61
Land Size (SF): 26,600

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

SITE CONSTRUCTION FOR MARCELLINO DUPLEX 951 N 12TH STREET FORT PIERCE, FLORIDA 25 JULY 2022

- CONTENTS:**
COVER
 SITE PLAN
 C-1: DEMOLITION/EROSION CONTROL PLAN
 C-2: SITE PLAN LAYOUT
 C-3: DRAINAGE PLAN
 C-4: PROTECT DETAILS
 C-5: PROTECT DETAILS
 C-6: PROTECT DETAILS
 C-7: UTILITIES PLAN
 L-1: LANDSCAPE PLAN
 L-2: IRRIGATION PLAN
 L-3 LANDSCAPE DETAILS
 L-T-1 LIGHTING PLAN
OWNER:
 VINCENT MARCELLINO
 5625 NW WAWAN COURT
 PORT ST LUCIE, FL. 34986
 (954)914-5090
ENGINEERS:
 DESIGNWEST ENGINEERS
 111 MONUMENT AVENUE
 KISSIMMEE, FL 34741
 (203)914-4221
SURVEYOR:
 RENNEN BURGESS
 LAND SURVEYING
 801 S.E. 6TH AVENUE
 SUITE 203
 DELRAY BEACH, FL 33483
 (561) 243-4624
CONTRACTOR:
 GEORGE AND ASSOCIATES INC
 FORT PIERCE, FL 34950
 772-834-7001

PROJECT DESCRIPTION PROJECT SUMMARY

- A- THE DUPLEX PROJECT 2 BEDROOMS 1 BATH 860 SQFT LIVING SPACE IS PLANNED FOR LOW INCOME WORKING FAMILY AND RETIREES. EACH UNIT WILL BE COMPRISED OF 2 BEDROOMS 1BATH A KITCHEN SPACE AND A COMMON AREA (GREAT ROOM) FOR THE FAMILY.
 B- PARKING REQUIREMENTS GENERATED BY THIS PROJECT WILL BE ACCOMMODATED 2 PARKING SPACE FOR EACH UNIT.
 C- OCCUPANCY FOR THIS PROJECT IS SCHRUDLED FOR WINTER 2023

PROPOSAL, BUILDING AND CONTRACTING DELIVERY METHOD

- A- THE OWNER HAS DECIDED TO USE HIS CONTRACTOR "DELIVERY METHOD" FOR THIS PROJECT WITH AN EARLY SITE PACKAGE TO COMPLY WITH THE SCHEDULE.
 B- FOOTINGS- SPREAD FOOTING BASE ON ENGINEER RECOMMENDATION.
 C- SLAB ON GRADE- 4 INCH THICK SLAB CONCRETE ON GRADE, ON COMPACTED FILL COMPLYING WITH REQUIREMENTS OF FLORIDA 2020 BUILDING CODE.

SUBSTRUCTURE FOUNDATIONS

- A- FOUNDATION: 3,000 PSI CAST INPLACE CONCRETE.
 B- FOOTINGS- SPREAD FOOTING BASE ON ENGINEER RECOMMENDATION.
 C- SLAB ON GRADE- 4 INCH THICK SLAB CONCRETE ON GRADE, ON COMPACTED FILL COMPLYING WITH REQUIREMENTS OF FLORIDA 2020 BUILDING CODE.

DESIGNWEST ENGINEERS AND ASSOCIATE INC.



VINCENT MARCELLINO
PROJECT DUPLEX
FORT PIERCE, FL

CONSULTING ENGINEERS
 REGISTERED PROFESSIONAL ENGINEERS
 FLS 1808
 KASSIEA GAARDOLF, P.E.
 DESIGNWEST ASSOCIATE

DESIGNWEST ENGINEERS AND ASSOCIATES INC. 2020 FLORIDA BUILDING CODE, AND 2017 NBC
 CONSTRUCTION 165 KPH WIND EXPOSURE CATEGORY C-1 AND WIND UPLIFT
 FACTOR = 1.0 INTERNAL PRESSURE COEFFICIENT = +.55 3 WINDOWS, DOORS, AND CLADDING TO BE DESIGNED TO WEET

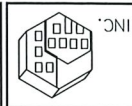
BLOCKS		DATE	
SCALE		PROJECT NO.	
AS SHOWN		PH 203-514-5221	
DATE		KISSIMMEE, FL 34741	
PROJECT NO.		111 Monument Avenue, Suite 300	
PROJECT NO.		Kissimmee, FL 34741	
PROJECT NO.		PH 203-514-5221	
PROJECT NO.		designwestassoc@aol.com	

SHEET NO
COVER



Building designed with 2020 Florida Building Code 7th Edition Residential and include the applicable wind criteria (Ultimate design wind speed (Vult) and 3-second gust/nominal wind speed (Vasd) both in miles per hour, wind exposure and risk category. All documents are properly signed, dated and sealed as required for the method of submittal. (FBC 107)

NO.	DATE	REVISIONS
1	03/02/2021	ISSUE FOR PERMITS
2	03/02/2021	REVISED PER COMMENTS
3	03/02/2021	REVISED PER COMMENTS
4	03/02/2021	REVISED PER COMMENTS
5	03/02/2021	REVISED PER COMMENTS
6	03/02/2021	REVISED PER COMMENTS

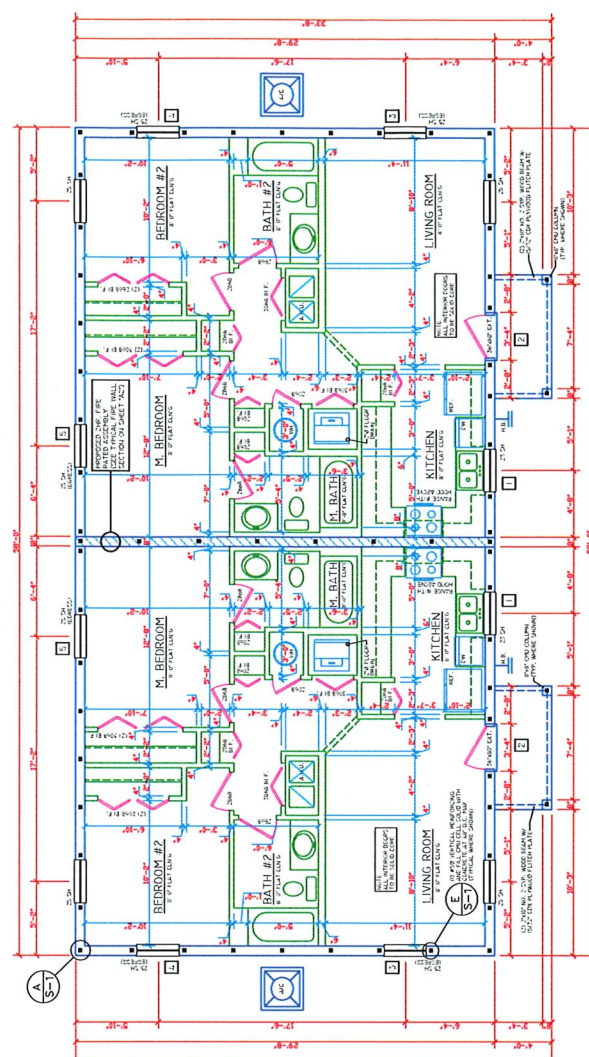


EDC
ENGINEERING AND DESIGN CONCEPTS, INC.
2415 FORT BAY ROAD, STE. 6
FORT LAUDERDALE, FL 33309
TEL: (954) 497-0700
FAX: (954) 946-4200

DUPLEX FOR
MARCELLINO
BUILDING 2
951 N. 12TH ST., FORT PIERCE, FL 34950

DESIGNED BY
EDWARD F. SHINSKIE, P.E.
LICENSE NO. 14556
CHECKED BY
EDWARD F. SHINSKIE, P.E.
LICENSE NO. 14556
DATE: 03/02/2021

AI
SHEET 1 OF 7
DATE: 03/02/2021



UNIT #101
SCALE: 1/4" = 1'-0"

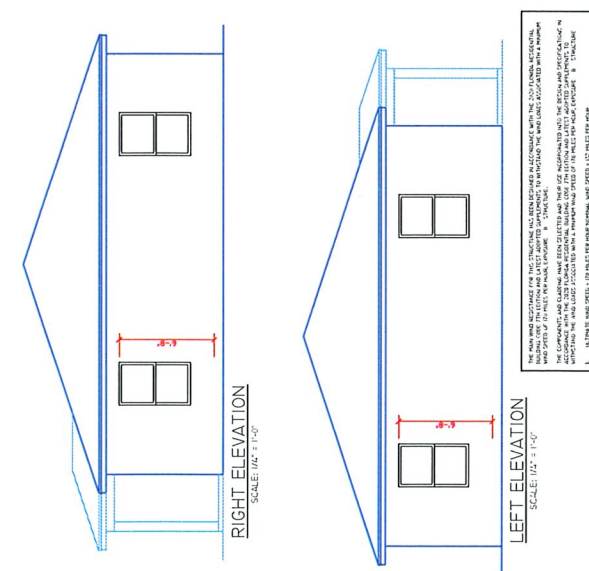
UNIT #102
SCALE: 1/4" = 1'-0"

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

ACI 308-7-16
Wind Openings
Wind Load Program
Wind Load Data
Wind Load Results

WIND LOAD DESIGN INFORMATION			
WIND SPEED (MPH)	WIND EXPOSURE	WIND DIRECTION	WIND PRESSURE COEFFICIENT
15	B	15	0.00
15	B	30	0.00
15	B	45	0.00
15	B	60	0.00
15	B	75	0.00
15	B	90	0.00
15	B	105	0.00
15	B	120	0.00
15	B	135	0.00
15	B	150	0.00
15	B	165	0.00
15	B	180	0.00
15	B	195	0.00
15	B	210	0.00
15	B	225	0.00
15	B	240	0.00
15	B	255	0.00
15	B	270	0.00
15	B	285	0.00
15	B	300	0.00

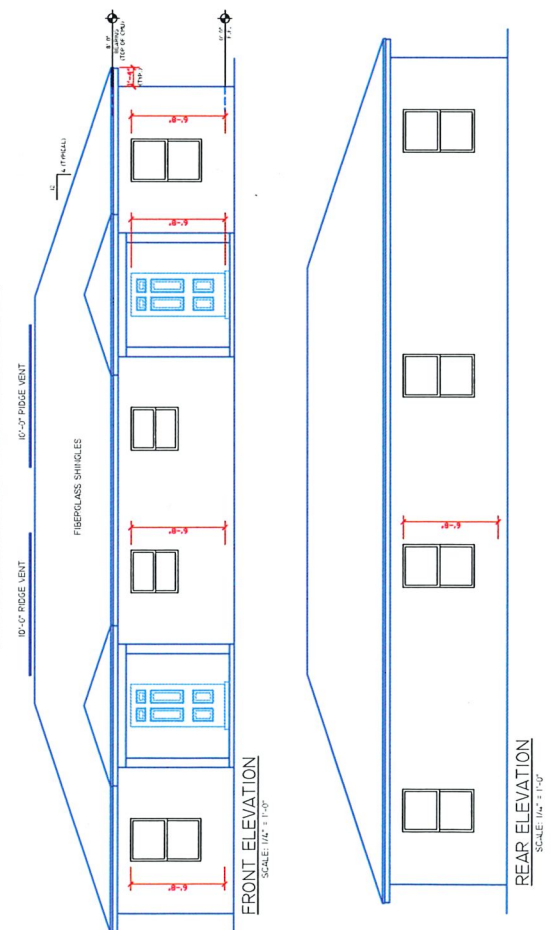
ATTIC VENTILATION CALCULATION UNIT "A" AND "B"
REQUIRED ATTIC VENTILATION IS 1.00 SQ. FT. OF THE TOTAL CEILING SQUARE FOOTAGE, BASED ON AN APPROPRIATE WIND SPEED. THE REQUIRED ATTIC VENTILATION IS 1.00 SQ. FT. OF ATTIC VENTILATION PER SQUARE FOOT OF CEILING. CONTINUOUS VENTILATION SHALL BE PROVIDED THROUGHOUT THE ENTIRE ATTIC SPACE. CONTINUOUS VENTILATION SHALL BE PROVIDED THROUGHOUT THE ENTIRE ATTIC SPACE. CONTINUOUS VENTILATION SHALL BE PROVIDED THROUGHOUT THE ENTIRE ATTIC SPACE.



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

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

ALL ROOF AND WINDOW UNITS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS (WHERE APPLICABLE). THE STRUCTURE SHALL BE CONSIDERED AS A FULLY FINISHED STRUCTURE. THIS STRUCTURE IS CLASSIFIED AS A PERMANENT DWELLING. THE STRUCTURE SHALL BE CONSIDERED AS A PERMANENT DWELLING. THE STRUCTURE SHALL BE CONSIDERED AS A PERMANENT DWELLING.



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

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

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FOLLOWING PLANS COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE 2020 FLORIDA RESIDENTIAL BUILDING CODE 7th EDITION AND LATEST ADOPTED SUPPLEMENTS.

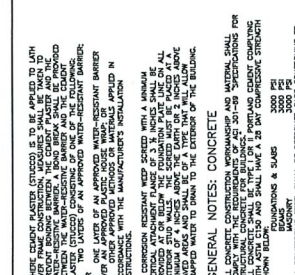
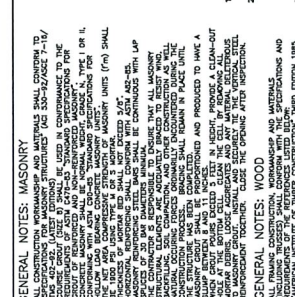
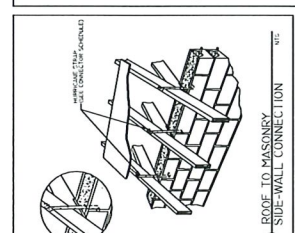
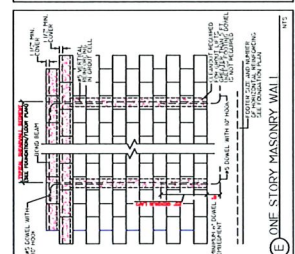
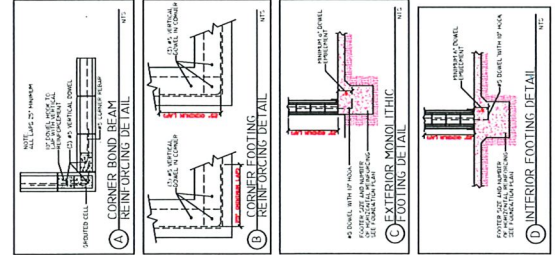
Edward F. Shinskie Jr.
Digitally signed
by Edward F. Shinskie Jr.
Date: 2021.03.02
14:56:29 -0500'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND VERIFIED BY THE SIGNER. THE SIGNATURE IS A DIGITAL REPRESENTATION OF THE SIGNER'S SIGNATURE. THE SIGNATURE IS A DIGITAL REPRESENTATION OF THE SIGNER'S SIGNATURE. THE SIGNATURE IS A DIGITAL REPRESENTATION OF THE SIGNER'S SIGNATURE.

DESIGN CRITERIA

FULLY ENCLOSED	WIND SPEED	70 MPH
EXPOSURE	B	
BUILDING CATEGORY	II	

GENERAL NOTES
1. THE DRAWING SHALL BE USED IN CONJUNCTION WITH THE PERMITS AND ALL APPLICABLE CODES AND REGULATIONS.
2. THE DRAWING SHALL BE USED IN CONJUNCTION WITH THE PERMITS AND ALL APPLICABLE CODES AND REGULATIONS.
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REVISIONS

1	DATE	DESCRIPTION

GENERAL NOTES: MASONRY

- ALL CONSTRUCTION INFORMATION AND MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF THE BUILDING CODE OF THE STATE OF FLORIDA.
- REINFORCEMENT SHALL BE PLACED IN THE MIDDLE OF THE WALL.
- REINFORCEMENT SHALL BE DEVELOPED IN ACCORDANCE WITH ACI 308R-02.
- REINFORCEMENT SHALL BE PROTECTED WITH A MINIMUM OF 2" CONCRETE COVER.
- REINFORCEMENT SHALL BE TIED TO THE EXISTING REINFORCEMENT.
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GENERAL NOTES: WOOD

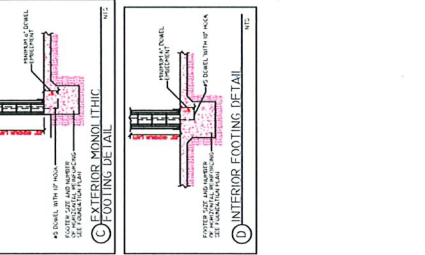
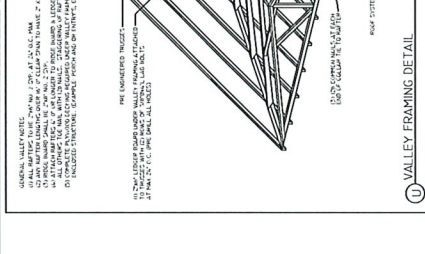
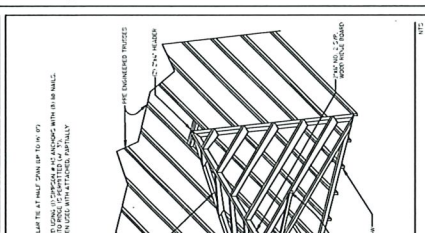
- ALL WOOD SHALL BE DRY KILN DRIED TO A MAXIMUM MOISTURE CONTENT OF 19%.
- WOOD SHALL BE PROTECTED WITH A MINIMUM OF 1/2" PLYWOOD SHEATHING.
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GENERAL NOTES: CONCRETE

- ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE BUILDING CODE OF THE STATE OF FLORIDA.
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GENERAL NOTES

- THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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ENGINEERING AND DESIGN CONCEPTS, INC.
EEDC
 BUILDING 2
 931 N. 12TH ST., FORT PIERCE, FL 34950

DUPLEX FOR MARCELLINO

ENGINEER OF RECORD
 EDWARD F. SHINSKIE, P.E.
 4202 WILD TURKEY ROAD
 MRS. F. MARCELLINO
 FL 34950
 PH: 321-653-5223

EDWARD F. SHINSKIE, P.E.
 Digitally signed by Edward F. Shinskie Jr.
 Shinskie Jr., Date: 2021.03.02 15:01:33 -05'00'

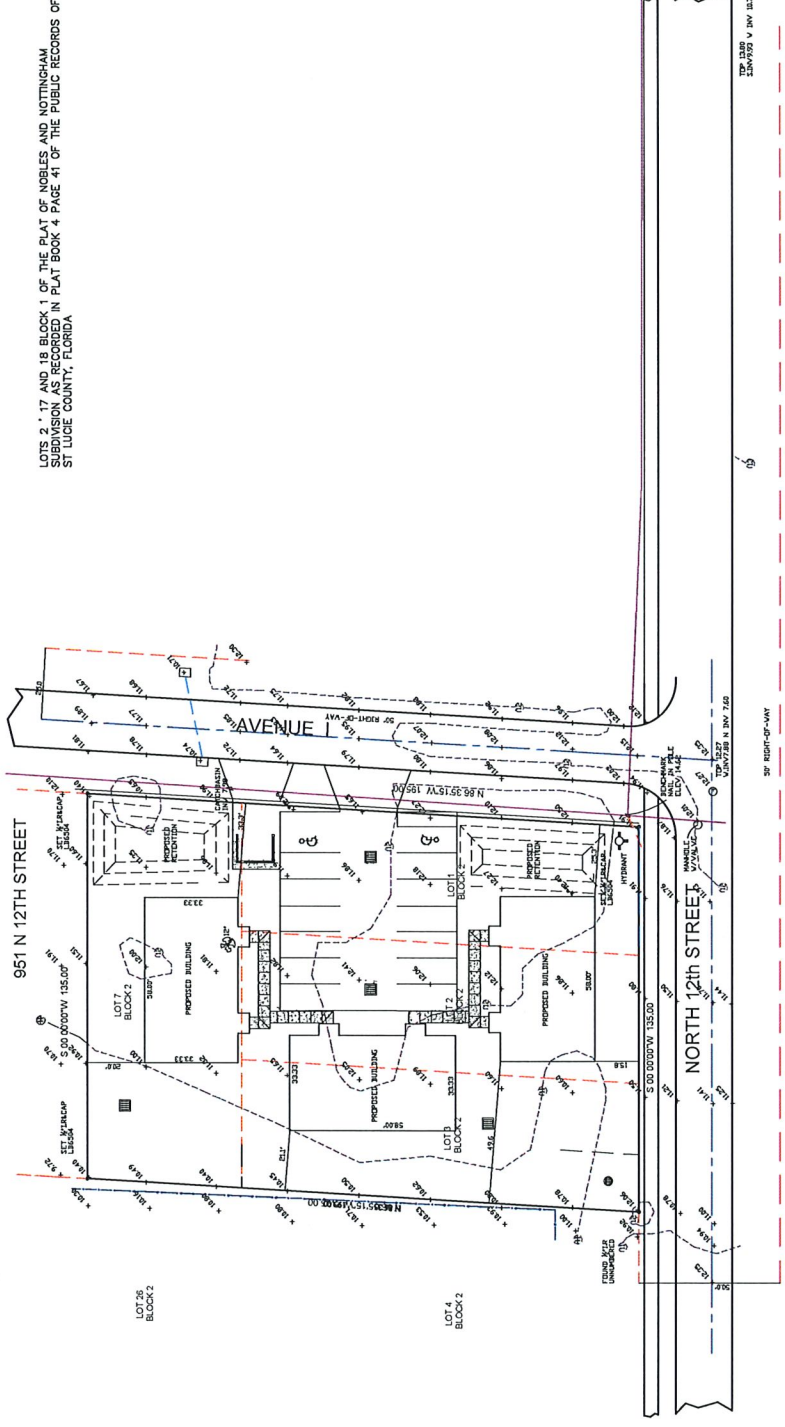
THIS DRAWING HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, P.E. ON THE DATE AND UNDER THE STAMP SHOWING USING A DIGITAL SIGNATURE.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID UNLESS THEY ALSO HAVE THE ORIGINAL SIGNATURE AND SEAL OF THE ENGINEER OF RECORD.
 THIS DOCUMENT IS A DIGITAL COPY.
 MUST BE USED IN AN ELECTRONIC COPY.

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 MUST BE USED IN AN ELECTRONIC COPY.

THIS DRAWING HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, P.E. ON THE DATE AND UNDER THE STAMP SHOWING USING A DIGITAL SIGNATURE.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID UNLESS THEY ALSO HAVE THE ORIGINAL SIGNATURE AND SEAL OF THE ENGINEER OF RECORD.
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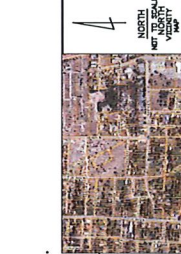
LOTS 2, 7 AND 18 BLOCK 1 OF THE PLAT OF NOBLES AND NOTTINGHAM SUBDIVISION AS RECORDED IN PLAT BOOK 4 PAGE 41 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

PROPOSED SURVEY SITE PLAN

Renner Burgess LAND SURVEYING
 801 SE 10th Ave, Suite 203
 Delray Beach, FL 33443
 Phone: 243-1824
 Fax: 243-1098

Project: 243-1824
 Digitally signed by Harry A. Burgess
 AUTHORIZATION NUMBER: LMS004
 HARRY A. BURGESS PL 0008
 DATE: 1-20-2008
 TIME: 7:09:02Z
 CERTIFIED TO: HARRY A. BURGESS PL 0008

FLUID 2540 X
 MAP NO. 1848 877 K
 MAP DATED 8-19-2005
 DATE: 1-20-2008
 TIME: 7:09:02Z
 NOT VALID WITHOUT ORIGINAL SURVEYORS SEAL



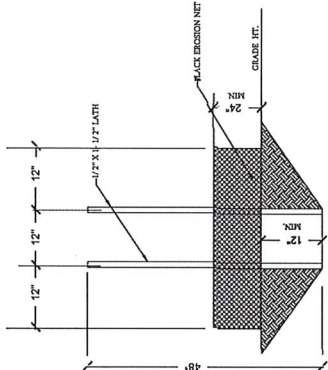
AS SHOWN FROM THE PLAT OF NOBLES AND NOTTINGHAM SUBDIVISION AS RECORDED IN PLAT BOOK 4 PAGE 41 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 2. ALL BEARINGS ARE TRUE BEARINGS.
 3. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON BOLTS.
 4. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE STREETS.
 5. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE STREETS.
 6. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE STREETS.
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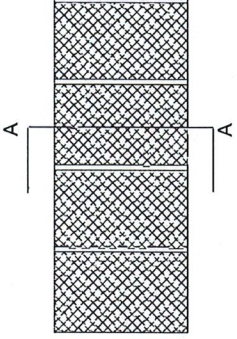
- D MARKED BROWN IRON AND ALUMINUM
- D DISTANCE OF ANY CURBWORK IN RESTRICTIONS TO RECORD
- D DISTANCE OF ANY CURBWORK IN RESTRICTIONS TO RECORD
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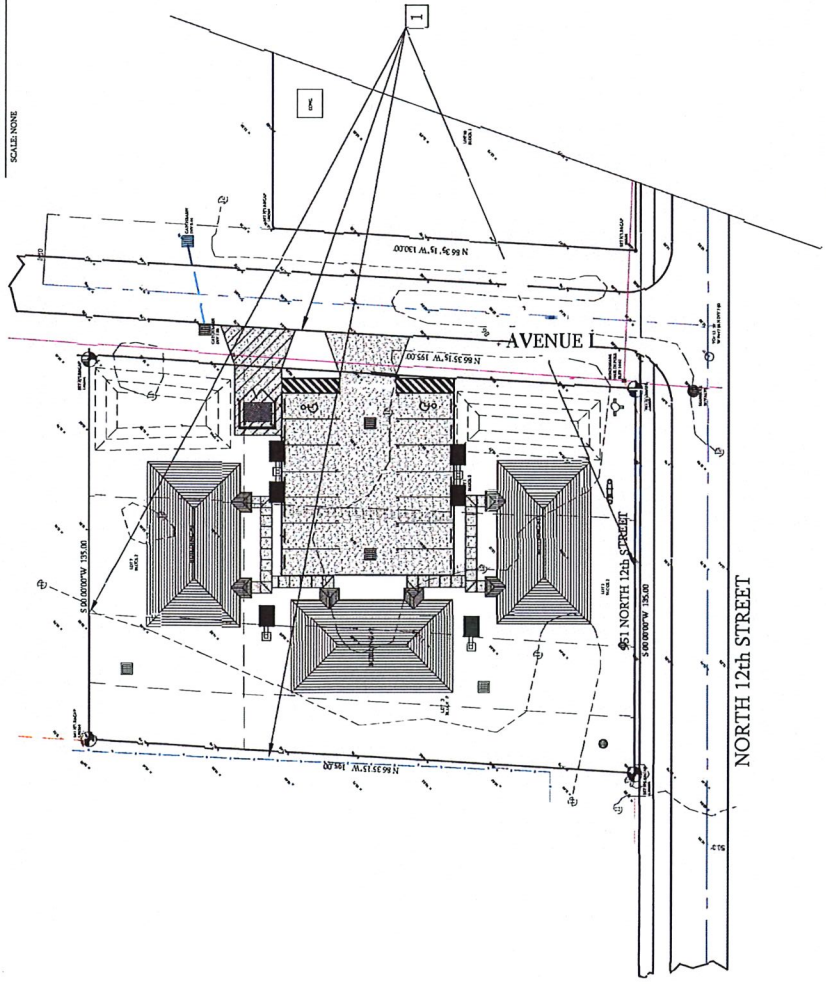
105117
 -0500



EROSION DETAIL
SCALE: NONE



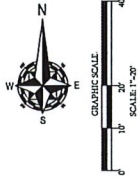
SECTION



DEMOLITION & EROSION CONTROL PLAN

Building designed with 2020 Florida Building Code 7th Edition Residential and include the applicable wind criteria (Ultimate design wind speed (Vult) and 3-second gust/nominal wind speed (Vasd) both in miles per hour, wind exposure and risk category.
All documents are properly signed, dated and sealed as required for the method of submittal. (FBC 107)

LOTS 2, 17 AND 18 BLOCK 1 OF THE PLAT OF NOBLES AND NOTTINGHAM
SUBDIVISION AS RECORDED IN PLAT BOOK 4 PAGE 41 OF THE PUBLIC RECORDS OF
ST. LUCIE COUNTY, FLORIDA



- EROSION CONTROL/DEMOLITION/REMOVAL NOTES:**
- 1- INSTALL Silt FENCE PER DETAILS SHOWN ON THIS SHEET;
 - 2- REMOVE ALL MATERIAL WITHIN THE LIMITS OF THE BUILDING;
 - 3- REMOVE CURB WITHIN THE LIMITS OF THE SITE IMPROVEMENTS SHOWN ON THIS SHEET
 - 4- PROTECT ALL WATERSEWER MAIN PIPING.

- SITE DEMOLITION & EROSION CONTROL NOTES:**
- (1) CONTRACTOR SHALL VERIFY THE ACTUAL LOCATION OF EXISTING UTILITIES AND RECORD THEM ON THE SUBMITTAL OF THE DEMOLITION AND CONSTRUCTION ACTIVITIES.
 - (2) EROSION AND SEDIMENT CONTROL DEVICES AND OTHER NECESSARY EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DEMOLITION AND CONSTRUCTION PERIOD.
 - (3) ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) EROSION CONTROL MANUAL.
 - (4) Silt FENCES SHALL BE MAINTAINED AND NOT ALLOWED TO COLLECT ON ANY OFF-PERMITTER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, CREEKS, RIVERS, CANALS, AND OTHER WATERWAYS.
 - (5) DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF THESE EROSION CONTROL MEASURES.
 - (6) ALL Silt FENCES SHALL BE MAINTAINED AND NOT ALLOWED TO COLLECT ON ANY OFF-PERMITTER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, CREEKS, RIVERS, CANALS, AND OTHER WATERWAYS.
 - (7) EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE FDOT ROADWAY & BRIDGE CONSTRUCTION MANUAL.
 - (8) Silt FENCE LOCATION SHOWN ON PLANS IS THE MINIMUM EROSION AND SEDIMENTATION CONTROL MEASURES TO BE INSTALLED. THE CONTRACTOR SHALL DETERMINE THE ACTUAL EROSION AND SEDIMENTATION CONTROL MEASURES TO BE INSTALLED BASED ON THE ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATIONS.
 - (9) CONTRACTOR SHALL OBTAIN PHOTOGRAPHIC RECORDS OF THE EXISTING SITE AND PERIMETER FACILITIES PRIOR TO BEGINNING ANY SITE WORK.

DESIGNWEST ENGINEERS AND ASSOCIATE INC.
951 NORTH 12th STREET
FORT PIERCE, FL
VINCENT MARCELLINO
PROJECT DUPLEX

111 Monument Avenue, Suite 300
Kissimmee, FL 34741
PH 203-514-5221
designwestinc@aol.com

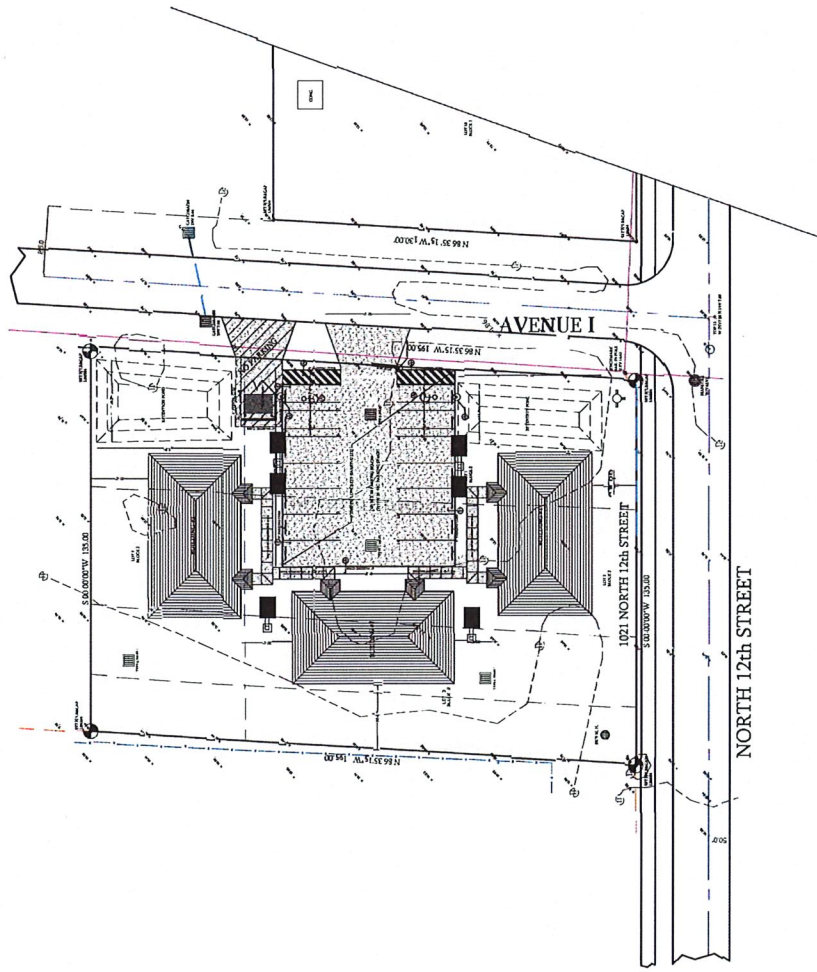
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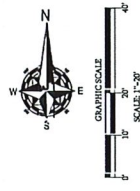
SHEET NO
C-2

BLDG NO. AS SHOWN
DATE
PH. 203-514-5221
Kissimmee, FL 34741
111 Monument Avenue, Suite 300
The Architectural Design

DESIGNWEST ENGINEERS AND ASSOCIATE INC.
951 NORTH 12th STREET
FORT PIERCE, FL
VINCENT MARCELLINO
PROJECT DUPLEX
DW



LOTS 1, 2, 3, AND 7 BLOCK 2 OF THE PLAT OF NOBLES AND NOTTINGHAM SUBDIVISION AS RECORDED IN PLAT BOOK 4 PAGE 41 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.



Plum - Downed Tree Type
(18") - Diameter of Tree measured at Chest Height
D.E. - Drainage Easement

SITE LAYOUT
--- EXISTING GRADE HT.
--- NEW GRADE HT.

The final floor elevations in an elevation of 0.0 feet above the datum of the road. Property lines shown are the public line right-of-way.

PROPOSED SITE LAYOUT
SITE DATA:

ZONING: RM
EXISTING LAND USE: RESIDENTIAL
BUILDING TYPE OF CONSTRUCTION: TWO (2) STORY BUILDING LESS THAN 30' IN HEIGHT
BUILDING SETBACK REQUIRED
FRONT: 25 FT.
SIDE: 10 FT.
REAR: 20 FT.
PARKING REQUIREMENTS:
PROVIDED
SFR
OVERALL AREA CALCULATION: 100%
TOTAL GARAGE AREA: 286 SF
PROPOSED BUILDING: 286 SF
TOTAL IMPAVED AREA: 784.35 - 15% OF TOTAL SITE
TOTAL PAVED AREA: 666.09 - 66% OF TOTAL SITE
DRAINAGE
* DRAINAGE WITH SLOPE TOWARD ROADS

RETENTION
4000 S.F. X 1.125 RAINFALL / 17" = 387 C.F. REQUIRED
188 C.F. + 50 C.F. = 238 C.F.
COMPENSATING STORAGE CALCULATED:
297 C.F. = 322.95 C.F. - 25.95 C.F. OF SOIL REMOVED

NOTE:
THE CITY OF FORT PIERCE GUIDELINES FOR EROSION SEDIMENT CONTROL (AKA THE BLUE SHEET) WILL GUIDE THE IMPLEMENTATION OF EROSION SEDIMENT CONTROL MEASURES.

Building designed with 2020 Florida Building Code 7th Edition Residential and include the applicable wind criteria (Ultimate design wind speed (Vult) and 3-second gust/nominal wind speed (Vasd) both in miles per hour, wind exposure and risk category. All documents are properly signed, dated and sealed as required for the method of submittal. (FBC 107)



VINCENT MARCELLINO
PROJECT DUPLEX
FORT PIERCE, FL

CONSTRUCTION OF 1 STORY TOWNHOME WITH WIND EXPOSURE CATEGORY C AND WIND WIND CHARGE FACTOR = 1.0 EXTERIOR PRESSURE COEFFICIENT = .55 3 WINDOWS, DOORS, AND CLADDING ARE TO BE DESIGNED TO MEET

DESIGNWEST ENGINEERS AND ASSOCIATE INC. 951 N 12TH STREET



SHEET NO
C-3

111 Monument Avenue, Suite 300
Kissimmee, FL 34741
PH 203-514-5221 designwestassociates@aol.com

NORTH 12th STREET



GRAPHIC SCALE
SCALE: 1"=30'

LOTS 1, 2, 3, AND 7 BLOCK 2 OF THE PLAT OF NOBLES AND NOTTINGHAM
TRUST PARCELS SHOWN IN PLAT BOOK 4 PAGE 41 OF THE PUBLIC RECORDS OF
ST. LUCIE COUNTY, FLORIDA

Item Abbrev:
Plain - Denotes True Type
(R) - Diameter of Item measured at Crest Height
D.E. - Drillage Element

SITE DRAINAGE PLAN
EXISTING GRADE HT.
NEW GRADE HT.

The final floor elevation is a minimum of 2.0 feet above the crestline of the road.
Property is shown for informational purposes only.

PROPOSED SITE LAYOUT

SITE DATA:

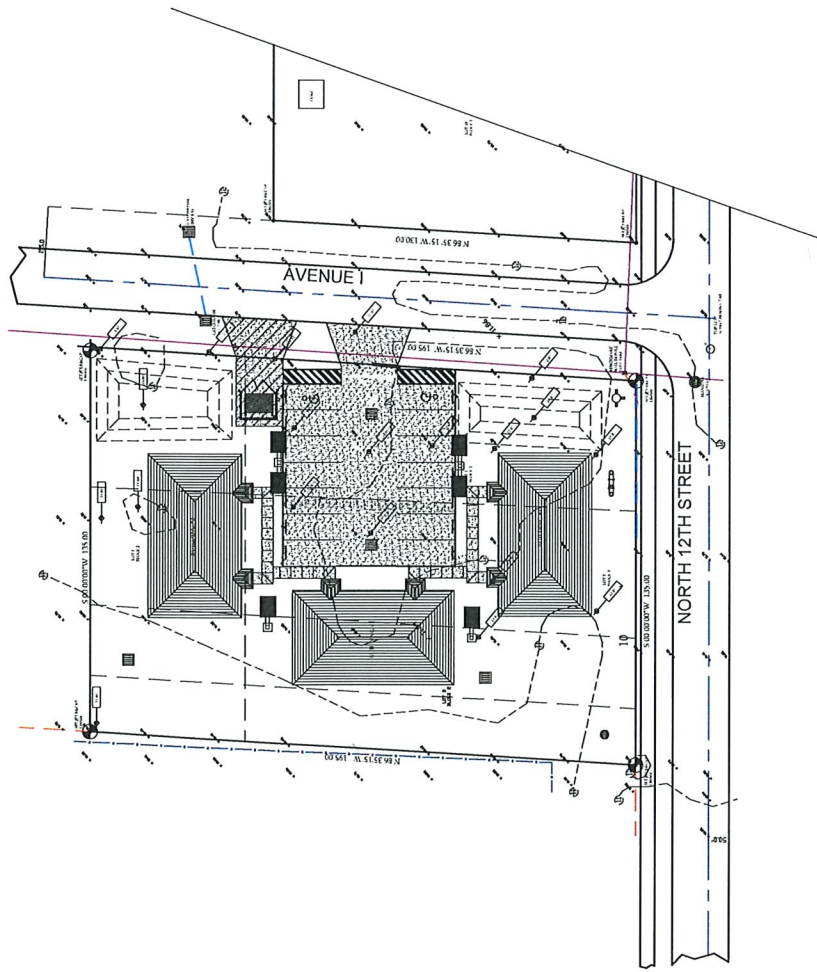
ZONING: R4
EXISTING LAND USE: RESIDENTIAL
BUILDING TYPE OF CONSTRUCTION: TWO (2) OR
1 STORY BUILDING LESS THAN 20' IN HEIGHT
BUILDING SETBACK REQUIRED
FRONT: 25 FT.
REAR: 0 FT.
SIDE: 20 FT.
PARKING REQUIREMENTS:
PROVIDED

SFR
TOTAL AREA CALCULATION: 100%
PROPOSED BUILDING: 284 SF = 9.9%
PROPOSED CONC. PAVEMENT/ALGORITM: 641.35 SF = 53.3%
TOTAL IMPERVIOUS AREA: 725.35 SF = 45.4% OF TOTAL SITE
TOTAL PERVIOUS AREA: 384.65 SF = 36.6% OF TOTAL SITE
"X" DRAINAGE WITH SLOPE TOWARD ROADS

RETENTION
4000 S.F. X 1.25 RAINFALL/12" = 387 C.F. REQUIRED
168 C.F. = 50 C.F. = 218 C.F. = 217 C.F.
COMPENSATING STORAGE CALCULATION:
297 C.F. = 252 C.F. = 322.45 C.F. = 322.45 C.F. OF SOIL REMOVED

NOTE:
THE CITY OF FORT PIERCE GUIDELINES FOR EROSION/SEDIMENT CONTROL (AKA THE BLUE SHEET)
WILL GUIDE THE IMPLEMENTATION OF EROSION/SEDIMENT CONTROL MEASURES."

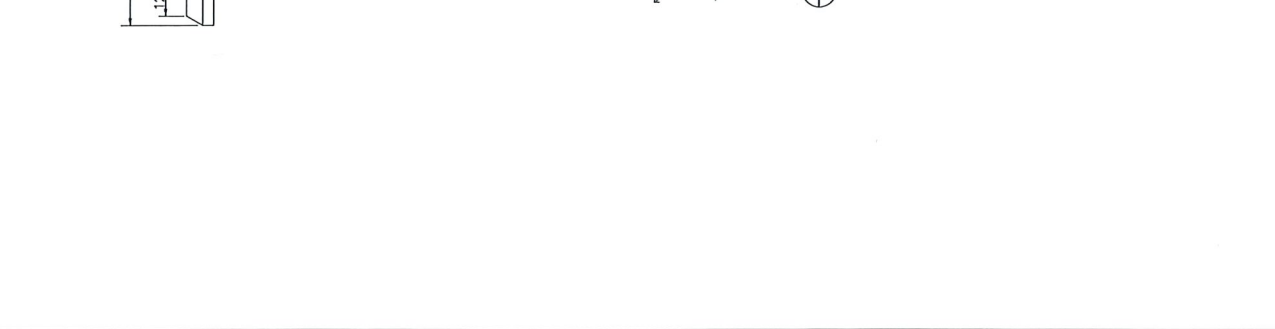
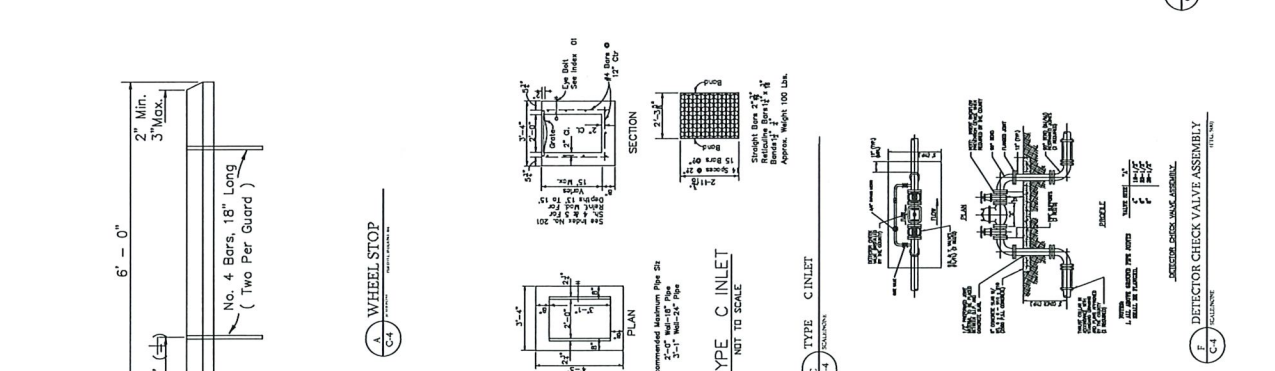
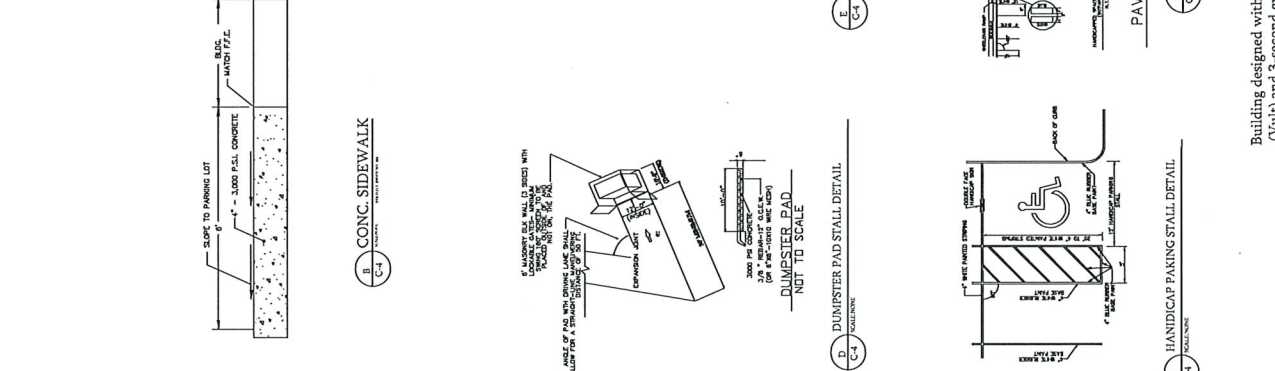
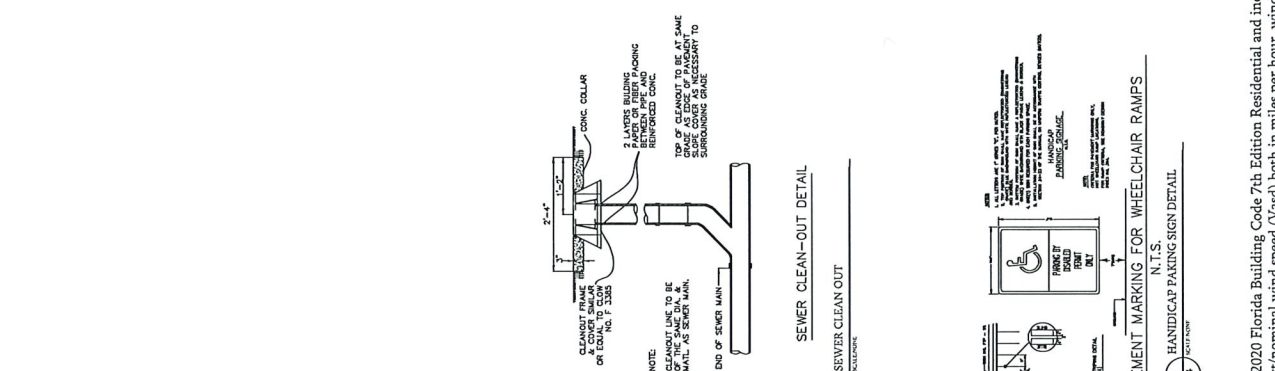
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DESIGNWEST ENGINEERS AND ASSOCIATE INC.
 951 N 12TH STREET
 FORT PIERCE, FL
 VINCENT MARCELINO
 PROJECT DUPLEX

FINE ARCHITECTURAL DESIGN
 111 Monument Avenue, Suite 300
 Kissimmee, FL 34741
 PH 203-514-5221
 designwestassociates@aol.com

REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 12574
 REGISTERED PROFESSIONAL ARCHITECT
 LICENSE NO. 12574



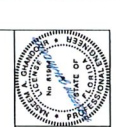


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designwestassoc@aol.com

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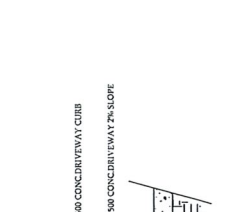
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C-5



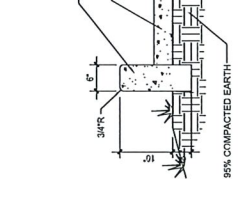
DESIGN WEST ENGINEERS AND ASSOCIATE INC. 951 N 12TH STREET



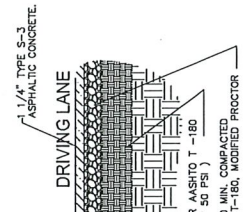
A TYP. CONCRETE BUMPER GUARD
SCALE: NONE



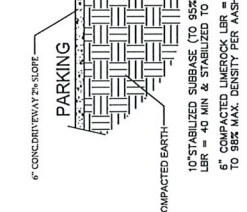
B TYP. CONCRETE PAVEMENT EDGE DETAIL
SCALE: NONE



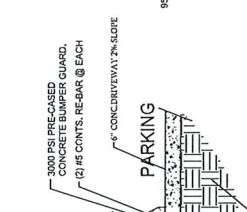
C TYPICAL CONC. CAR STOP DETAIL
SCALE: NONE



D TYPICAL CONC. SIDEWALK CURB DETAIL
SCALE: NONE



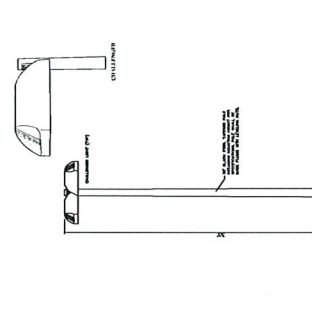
E DEPARTMENT OF PUBLIC WORKS DRIVEWAY DETAILS
SCALE: NONE



F SIDEWALK LIGHT FIXTURE, IN-GRADE, IN-CURB
SCALE: NONE

NO.	DATE	BY	CHKD BY	DESCRIPTION
1	11/11/18	MM	MM	ISSUED FOR PERMIT
2	11/11/18	MM	MM	ISSUED FOR PERMIT
3	11/11/18	MM	MM	ISSUED FOR PERMIT
4	11/11/18	MM	MM	ISSUED FOR PERMIT
5	11/11/18	MM	MM	ISSUED FOR PERMIT
6	11/11/18	MM	MM	ISSUED FOR PERMIT
7	11/11/18	MM	MM	ISSUED FOR PERMIT
8	11/11/18	MM	MM	ISSUED FOR PERMIT
9	11/11/18	MM	MM	ISSUED FOR PERMIT
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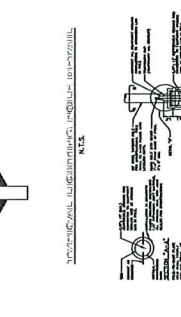
INDUSTRIES
1111 MONUMENT AVENUE, SUITE 300
KISSIMMEE, FL 34741
PH 203-514-5221
designwestassoc@aol.com



G SIDEWALK LIGHT FIXTURE, IN-GRADE, IN-CURB
SCALE: NONE



H SIDEWALK LIGHT FIXTURE, IN-GRADE, IN-CURB
SCALE: NONE




I SIDEWALK LIGHT FIXTURE, IN-GRADE, IN-CURB
SCALE: NONE



J SIDEWALK LIGHT FIXTURE, IN-GRADE, IN-CURB
SCALE: NONE

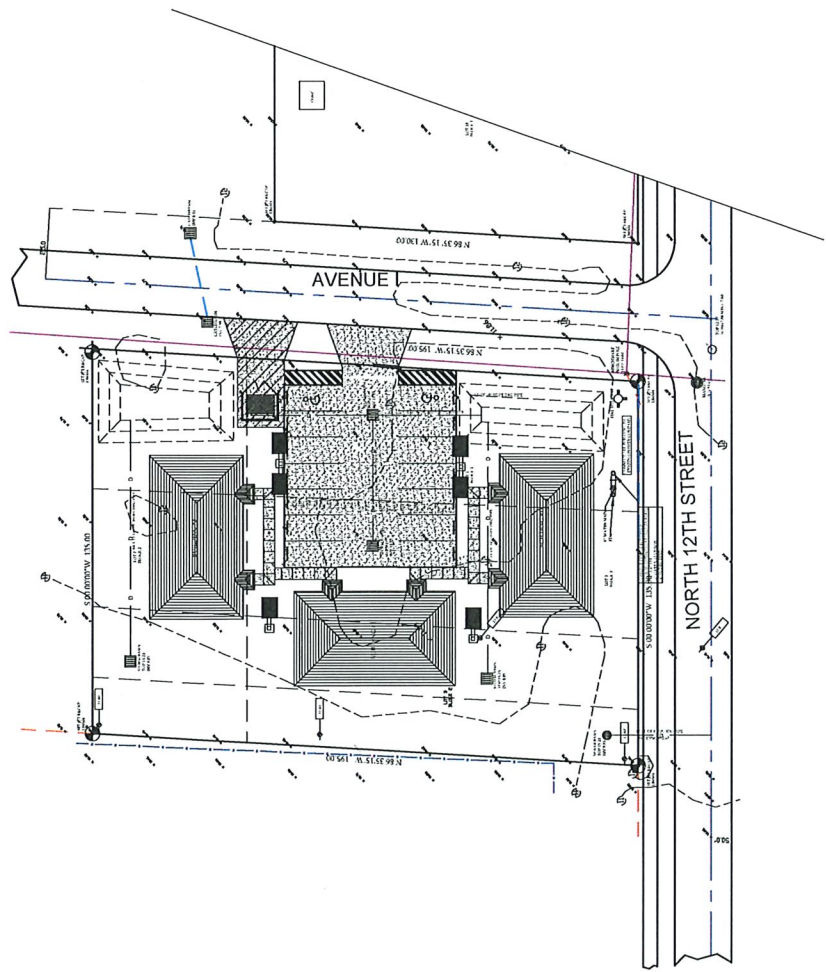
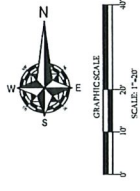
Building designed with 2020 Florida Building Code 7th Edition Residential and include the applicable wind criteria (Ultimate design wind speed (Vult) and 3-second gust/nominal wind speed (V3s)) both in miles per hour, wind exposure and risk category. All documents are properly signed, dated and sealed as required for the method of submittal. (FBC 107)

DESIGNWEST ENGINEERS AND ASSOCIATE INC. 951 N 12TH STREET

		VINCENT MARCELLINO PROJECT DUPLEX FORT PIERCE, FL	
CONSULTING ENGINEER FORT PIERCE DESIGNWEST ASSOCIATE		FINE ARCHITECTURAL DESIGN 111 Monument Avenue, Suite 300 Kissimmee, FL 34741 PH 203-514-5221 designwestassoc@aol.com	
SHEET NO C-7	DESIGNWEST ENGINEERS AND ASSOCIATE INC. 951 N 12TH STREET		



UTILITIES PLAN



LOTS 17 AND 18 BLOCK 1 OF THE PLAT OF HOMES AND NOTTINGHAM SUBDIVISION AS RECORDED IN PLAT BOOK # PAGE 41 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Building designed with 2020 Florida Building Code 7th Edition Residential and include the applicable wind criteria (Ultimate design wind speed (Vult) and 3-second gust/nominal wind speed (Vasc)) both in miles per hour, wind exposure and risk category. All documents are properly signed, dated and sealed as required for the method of submittal. (FBC 107)

PLANTING SPECIFICATIONS

1. ALL PLANT MATERIALS SHALL BE FLORIDA NUMBER 1 AS PROVIDED IN THE MOST CURRENT EDITION OF THE FLORIDA LANDSCAPE ARCHITECTURE CODE (FLAC) AND SHALL BE PROVIDED BY THE CONTRACTOR TO THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. ALL PLANTING SHALL BE INSTALLED IN COMPLIANCE WITH THE FLORIDA LANDSCAPE ARCHITECTURE CODE (FLAC) AND ANY OTHER APPLICABLE REGULATIONS.
3. ALL PLANTING SHALL BE INSTALLED IN COMPLIANCE WITH THE FLORIDA LANDSCAPE ARCHITECTURE CODE (FLAC) AND ANY OTHER APPLICABLE REGULATIONS.
4. ALL PLANTING SHALL BE INSTALLED IN COMPLIANCE WITH THE FLORIDA LANDSCAPE ARCHITECTURE CODE (FLAC) AND ANY OTHER APPLICABLE REGULATIONS.
5. ALL PLANTING SHALL BE INSTALLED IN COMPLIANCE WITH THE FLORIDA LANDSCAPE ARCHITECTURE CODE (FLAC) AND ANY OTHER APPLICABLE REGULATIONS.
6. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH THE FLORIDA LANDSCAPE ARCHITECTURE CODE (FLAC) AND ANY OTHER APPLICABLE REGULATIONS.
7. PLANTING SOIL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLORIDA LANDSCAPE ARCHITECTURE CODE (FLAC) AND ANY OTHER APPLICABLE REGULATIONS.
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15. PLANTING SOIL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLORIDA LANDSCAPE ARCHITECTURE CODE (FLAC) AND ANY OTHER APPLICABLE REGULATIONS.

LANDSCAPE PLANTING PLAN



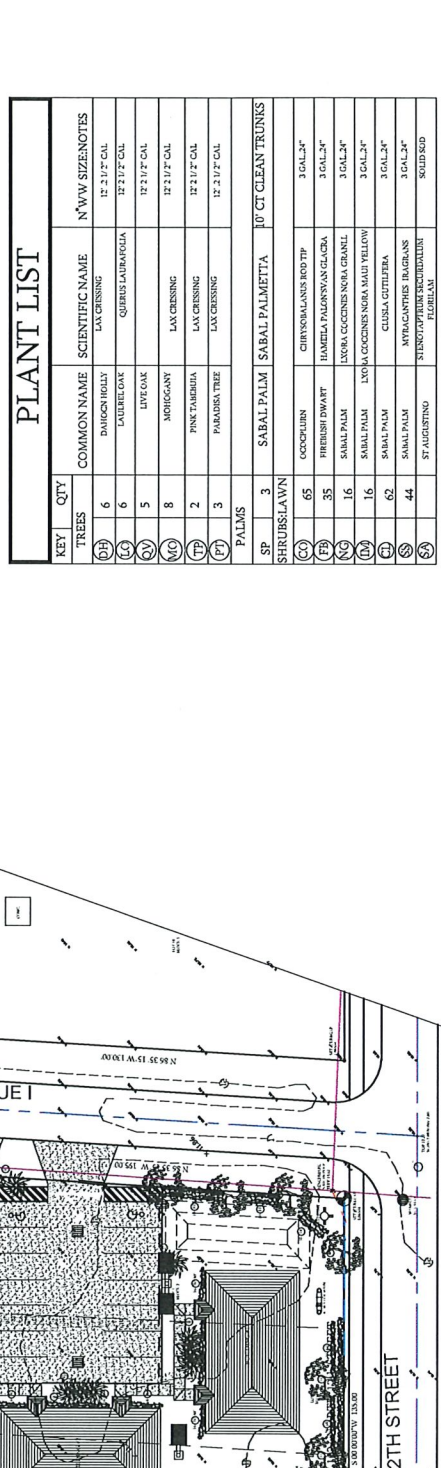
LOTS 2, 17 AND 18 BLOCK 1 OF THE PLAT OF LOTS AND NOTTINGHAM SUBDIVISION AS RECORDED IN PLAT BOOK 4 PAGE 41 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PLANTING NOTES

1. ALL PLANTING SHALL BE INSTALLED IN COMPLIANCE WITH THE FLORIDA LANDSCAPE ARCHITECTURE CODE (FLAC) AND ANY OTHER APPLICABLE REGULATIONS.
2. ALL PLANTING SHALL BE INSTALLED IN COMPLIANCE WITH THE FLORIDA LANDSCAPE ARCHITECTURE CODE (FLAC) AND ANY OTHER APPLICABLE REGULATIONS.
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PLANT LIST

KEY	QTY	COMMON NAME	SCIENTIFIC NAME	N'WW SIZENOTES
(T1)	6	DUNGON HILL	LAX CRESSING	12' 2 1/2" GAL
(L1)	6	LAUREL OAK	QUERUS LAURIFOLIA	12' 2 1/2" GAL
(O1)	5	LIVE OAK	QUERUS LAURIFOLIA	12' 2 1/2" GAL
(M1)	8	MOROGGAN	LAX CRESSING	12' 2 1/2" GAL
(T2)	2	PINK TABERHIA	LAX CRESSING	12' 2 1/2" GAL
(T3)	3	PAVANE TREE	LAX CRESSING	12' 2 1/2" GAL
PALMS				
(SP)	3	SABAL PALM	SABAL PALMETTO	10' CT CLEAN TRUNKS
SHRUBS/LAWN				
(C1)	65	COCCULIN	CHENOPOLIALES BOD TIP	3 GALL"*
(F1)	35	FRESH DWART	HAMELIA PALMISTAN GLABRA	3 GALL"*
(L1)	16	SABAL PALM	LORNA COCCINUS NORA GRANIF	3 GALL"*
(M1)	16	SABAL PALM	LORNA COCCINUS NORA MAHI YELLOW	3 GALL"*
(C1)	62	SABAL PALM	CLUSA CUTIFLORA	3 GALL"*
(C1)	44	SABAL PALM	MYRANTHUS BURGANS	3 GALL"*
(S1)		ST. AUGUSTINE	STENOCHYTUS BICUCUTATUS FLORIBUN	SOLOID SOLO



DESIGNWEST ENGINEERS AND ASSOCIATE INC. 951 N 12TH STREET
 FORT PIERCE, FL
 VINCENT MARCELLINO
 PROJECT DUPLEX

DATE: 08/08/14
 SHEET NO: L-1
 111 Monument Avenue, Suite 300
 Kissimmee, FL 34741
 PH: 203-514-5221
 designwestassoc@aol.com

Building designed with 2020 Florida Building Code 7th Edition Residential and include the applicable wind criteria (Ultimate design, wind speed (Vult) and 3-second gust/nominal wind speed (V3s)) both in miles per hour, wind exposure and risk category. All documents are properly signed, dated and scaled as required for the method of submittal. (FBC 107)

DESIGNWEST ENGINEERS AND ASSOCIATE INC. 951 N 12TH STREET

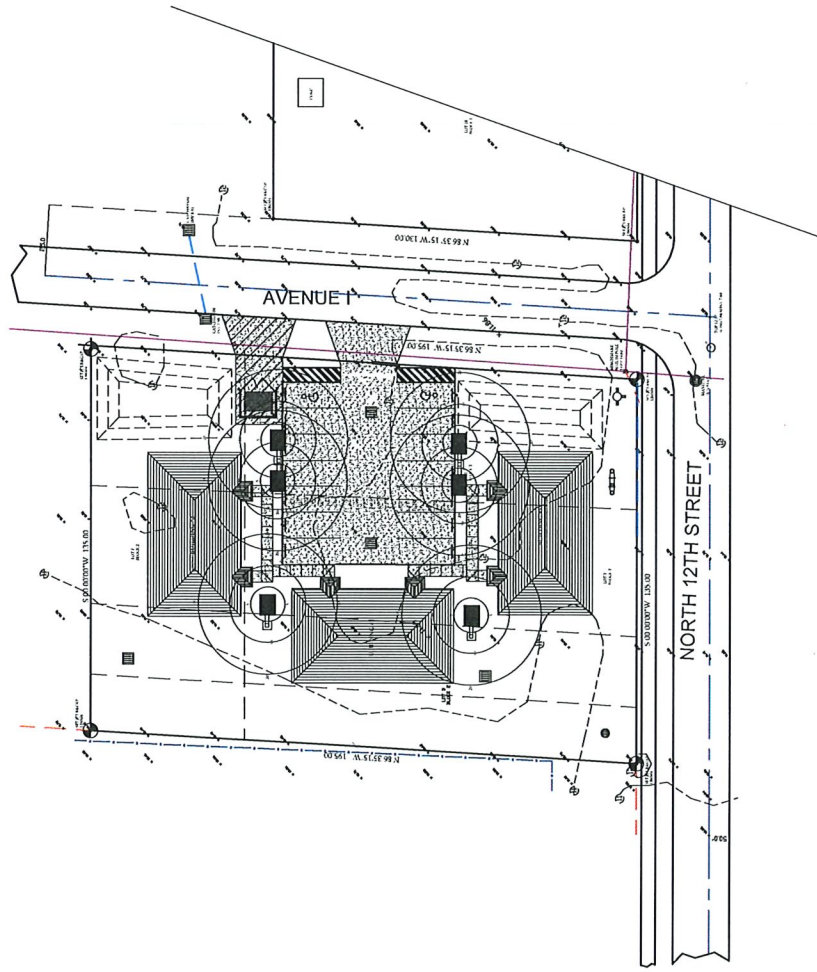


VINCENT MARCELLINO
PROJECT DUPLEX
FORT PIERCE, FL

DESIGNWEST ASSOCIATE
KASSEL GARDNER, P.E.
PIE 81864

SHEET NO	LT-1
PROJECT	AS SHOWN
DATE	PH 203-514-5221 designwestassoc@aol.com
DRAWN BY	111 Monument Avenue, Suite 300 Kissimmee, FL 34741
CHECKED BY	Fine Architectural Design
DATE	
REVISIONS	

SHEET NO
LT-1



PARKING LOT NOTES:
ALL PARKING LOT LIGHTING HAS 20'
AVERAGES FOOT-CANDEL, FFC 3000 SEC 802

PARKING LOT LIGHTING

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