



**DEVELOPMENT REVIEW**

**Property Information**

Property address or Location 215 NORTH SECOND STREET, FORT PIERCE, FL 34950  
 Parcel ID #(s) 2410-503-0033-000-9  
 Project description ONE STORY ADDITION TO EXISTING TWO STORY ACCESSORY BUILDING.

**Application Type**

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

**Site Information**

*Non-Residential:* Proposed Sq. Ft.: 1981SF                      Site Acreage: \_\_\_\_\_  
*Residential:*                      Proposed Units: \_\_\_\_\_                      Proposed Sq. Ft.: \_\_\_\_\_                      Site Acreage: \_\_\_\_\_

**GLORIA ROA BODIN**

Property Owner(s)  
3815 SOUTH INDIAN RIVER DRIVE  
 Street Address  
FORT PIERCE FL 34982  
 City                      State                      Zip  
772-429-2888  
 Phone Number  
GGLOBO@AOL.COM  
 Email Address

**ERIC BODIN**

Applicant/Representative, Title, Company  
3815 SOUTH INDIAN RIVER DRIVE  
 Street Address  
FORT PIERCE FL 34982  
 City                      State                      Zip  
305-776-3069  
 Phone Number  
EABODIN@GMAIL.COM  
 Email Address

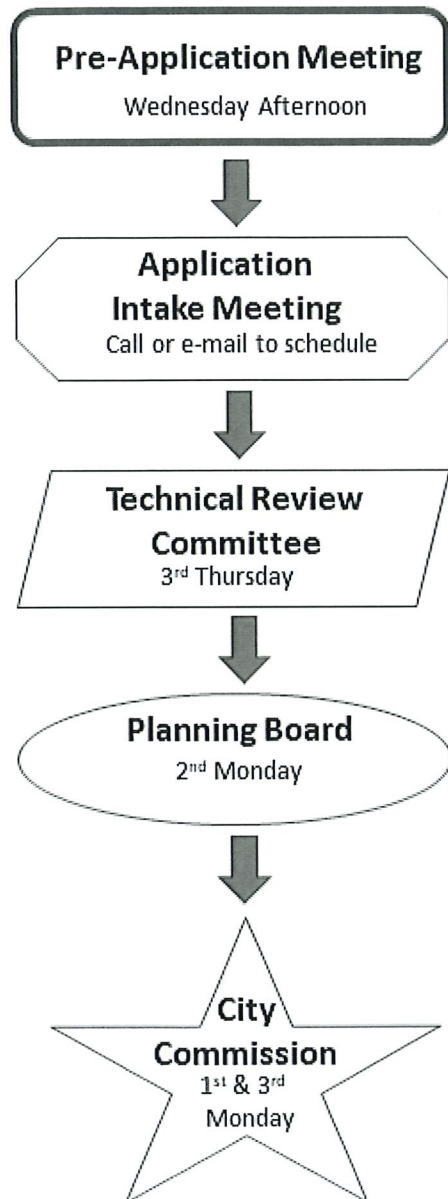
*Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other 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.*

*Eric Bodin*                      04/14/2023  
 Property Owner(s) Signature(s)

**APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS**  
 CALL 772.467.3737 OR E-MAIL [PLANNING\\_DL@CITYOFFORTPIERCE.COM](mailto:PLANNING_DL@CITYOFFORTPIERCE.COM)  
 For more information, please refer to the website:  
<https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Rev>

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - <https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule->
- Public Notice Fees - <https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees->



**Site Plan submittal requirements:**

*Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.*

- Complete application
- Warranty Deed
- SLC Property Record Card
- Detailed project description
- General location map (see Section 125-313)
- Survey (see Section 125-313)
- Site Plan (see Section 125-313)
- Landscaping Plan (see Section 123-37)
- Conceptual Drainage Plan (see Section 125-313)
- N/A  Environmental Impact Report
- N/A  Beach/Dune System protection plan, if applicable (see Section 125-313)
- Lighting Plan (see Section 125-313)
- Design Review submittals (see Design Review application)
- Traffic Impact Report (SEE TRAFFIC STATEMENT ON SHEET C1.1)
- Concurrency Review submittals (see Concurrency Review application)

Prepared by and Bruce R. Abernethy, Jr.  
Return to: Bruce R. Abernethy, Jr., P.A.  
130 S. Indian River Dr., Suite 201  
Fort Pierce, FL 34950

Parcel I.D. No: 2426-801-0004-000/1

THIS WARRANTY DEED, Made the 13 day of <sup>January, 2020</sup> ~~December, 2019~~, by Gloria Roa Bodin, a married woman, (hereinafter referred to as the "Grantor"), joined by her husband, Eric A. Bodin, to Gloria Roa Bodin, Trustee, or her successors in trust, under the Gloria Roa Bodin Living Trust dated December 6, 2019, as amended and restated from time to time, whose post office address is 3815 South Indian River Drive, Fort Pierce, Florida 34982, (hereinafter referred to as the "Grantee"). The Grantee shall have full power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property herein conveyed as trustee under the provisions of section 689.073 Florida Statutes.

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

The South half of the following described tract of land to wit:

Begin at the Northwest corner of Lot 2 in CARD'S SUBDIVISION as recorded in Plat Book 4, page 62 of the Public Records of St. Lucie County, Florida, and run Southeasterly along the Westerly boundary of Lot 2, aforesaid, 75 feet for point of beginning; thence run East parallel with the North boundary of said Lot 2 to the water's edge of the Indian River; thence run Southeasterly along the shore line of said Indian River 150 feet; thence West, parallel with the North boundary line of said Lot 2, to the Westerly boundary of Lot 3 in said CARD'S SUBDIVISION, thence Northwesterly along the Westerly boundary of Lots 3 and 2 aforesaid to point of beginning. LESS rights of way for public roads.

Subject to taxes and assessments for the year 2015 and all subsequent years; comprehensive land use plans, zoning and other land use restrictions, prohibitions and other requirements imposed by governmental authority, restrictions and matters appearing on the plat or otherwise common to the subdivision, outstanding oil, gas, and mineral rights of record without right of

entry, and unplatted public utility easements of record, but reference hereto shall not serve to reimpose same.

Subject to Easements, Restrictions, Covenants, Conditions and Limitations of record, if any.

**TITLE HAS NOT BEEN EXAMINED BY SCRIVENER.**

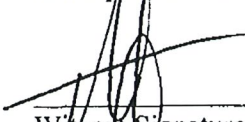
**TOGETHER**, with all the tenements, hereditaments, and appurtenances thereto belonging or in any manner appertaining.

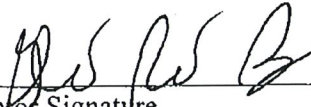
**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the Grantor hereby covenants with said 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, 2018**.

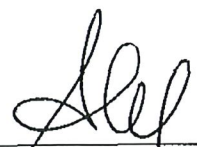
**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.


Signed, sealed, and delivered  
in the presence of:


  
\_\_\_\_\_  
Witness Signature  
Printed Name: Abigail Maldonado

  
\_\_\_\_\_  
Grantor Signature  
Printed Name: Gloria Roa Bodin

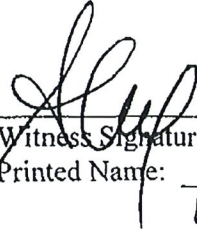
Address  
3815 South Indian River Drive  
Fort Pierce, Florida 34982

  
\_\_\_\_\_  
Witness Signature  
Printed Name: Jose Valencia

  
\_\_\_\_\_  
Witness Signature  
Printed Name: Abigail Maldonado

  
\_\_\_\_\_  
Joined By  
Printed Name: Eric A. Bodin

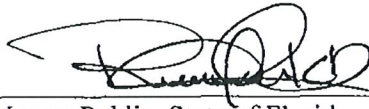
Address  
3815 South Indian River Drive  
Fort Pierce, Florida 34982

  
\_\_\_\_\_  
Witness Signature  
Printed Name: Jose Valencia

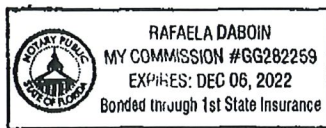
STATE OF FLORIDA  
COUNTY OF Miami-Dade

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Gloria Roa Bodin** and **Eric A. Bodin**, 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. Said person is personally known to me or provided a Florida driver's license as identification.

Witness my hand and official seal in the County and State last aforesaid this 13 day of ~~December, 2019~~ January, 2020

  
\_\_\_\_\_  
Notary Public, State of Florida - at Large  
Printed Name of Notary: Rafaela Daboin  
My Commission Expires: 12/06/2022

Notary Stamp/Seal:



**Property Identification**

Site Address: 215 N 2nd ST  
 Sec/Town/Range: 10/35S/40E  
 Parcel ID: 2410-503-0033-000-9  
 Jurisdiction: Fort Pierce

Use Type: 1700  
 Account #: 23046  
 Map ID: 24/10N  
 Zoning: Central Co

**Ownership**

Gloria Roa Bodin PA  
 90 Almeria Ave # 200  
 Coral Gables, FL 33134



**Legal Description**

AARON LEE'S MAP OF FORT PIERCE BLK E LOT 4 AND N 1/2 OF PALM TERRLYG S OF LOT 4-BEING 25 FT- (MAP24/10B) (OR 2449-1824)

**Current Values**

Just/Market Value: \$444,400  
 Assessed Value: \$307,670  
 Exemptions: \$0  
 Taxable Value: \$307,670

**Total Areas**

Finished/Under Air (SF): 2,228  
 Gross Sketched Area (SF): 2,508  
 Land Size (acres): 0.26  
 Land Size (SF): 11,250

**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.

**Building Design Wind Speed**

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

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

Download TRIM for this parcel: [Download PDF](#)

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 24, 2005	2449 / 1824	XX00	WD	Chmilarski Mary A	\$405,000
Jun 25, 2002	1545 / 0673	XX01	QC	Chmilarski Lee A	\$100
Jul 16, 1984	0967 / 0854	XX01	QC	Nicholson Frances P	\$100
Mar 1, 1980	0327 / 2522	XX00	CV		\$55,000
Feb 1, 1977	0264 / 0112	XX00	CV		\$40,000

**Building Information (1 of 2)**

Finished Area: 1,444 SF

Gross Sketched Area: 1,598 SF

**Exterior Data**

View:	Roof Cover: Metal	Roof Structure: Hip
Building Type: LROF	Year Built: 1928	Frame: Conc Blk
Grade: Y_A	Effective Year: 1975	Primary Wall: CB Stucco
Story Height: 2 Story	No. Units: N/A1	Secondary Wall:

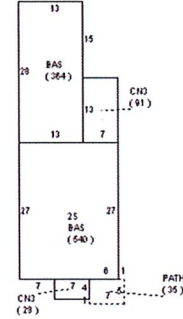
**Interior Data**

Bedrooms: 0	Electric: AVERAGE	Primary Int Wall:
-------------	-------------------	-------------------

Full Baths: 0  
 Half Baths: 0  
 A/C %: 100%

Heat Type: FrcdHotAir  
 Heat Fuel: ELEC  
 Heated %: 100%

Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	540	540	94
BAS	BASE AREA	904	904	176
CN3	CANOPY	119	0	62
PATH	Patio High (Flooring over Slab-Tile,Pavers,etc)	35	0	24

**Building Information (2 of 2)**

Finished Area: 784 SF

Gross Sketched Area: 910 SF

**Exterior Data**

View:  
 Building Type: LROF  
 Grade: Y\_A  
 Story Height: 2 Story

Roof Cover: Metal  
 Year Built: 1928  
 Effective Year: 1980  
 No. Units: 1

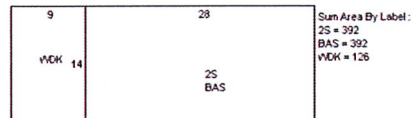
Roof Structure: Hip  
 Frame: Conc Blk  
 Primary Wall: CB Stucco  
 Secondary Wall:

**Interior Data**

Bedrooms: 0  
 Full Baths: 0  
 Half Baths: 0  
 A/C %: 100%

Electric: AVERAGE  
 Heat Type: FrcdHotAir  
 Heat Fuel: ELEC  
 Heated %: 100%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: 100%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
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2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	392	392	84
BAS	BASE AREA	392	392	84
WDK	WOOD DECK	126	0	46

### Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	1300	2007

### Current Year Values

#### Current Values Breakdown

Building:	\$281,300
Land:	\$163,100
Just/Market:	\$444,400
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$136,730
Assessed:	\$307,670
Exemption(s):	\$0
Taxable:	\$307,670

#### Current Year Exemption Value Breakdown

### Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2020	0041	2.4	Fort Pierce Stormwater Charge	\$165.60

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office [📄](#).

### Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2022	\$444,400	\$307,670	\$0	\$307,670
2021	\$279,700	\$279,700	\$0	\$279,700
2020	\$283,000	\$283,000	\$0	\$283,000
2019	\$284,700	\$284,700	\$0	\$284,700

### Permits

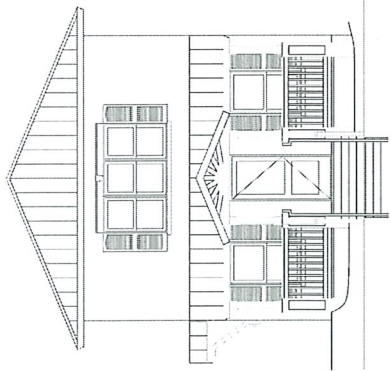
Number	Issue Date	Description	Amount	Fee
CR200632	Apr 6, 2006	Alterations/Remodeling	\$25,000	\$325
MC2006226	Mar 20, 2007	Air Conditioning Only	\$10,000	\$175
RF20052497	Aug 17, 2005	Roof	\$18,592	\$186

Notice: This does not necessarily represent all the permits for this property.

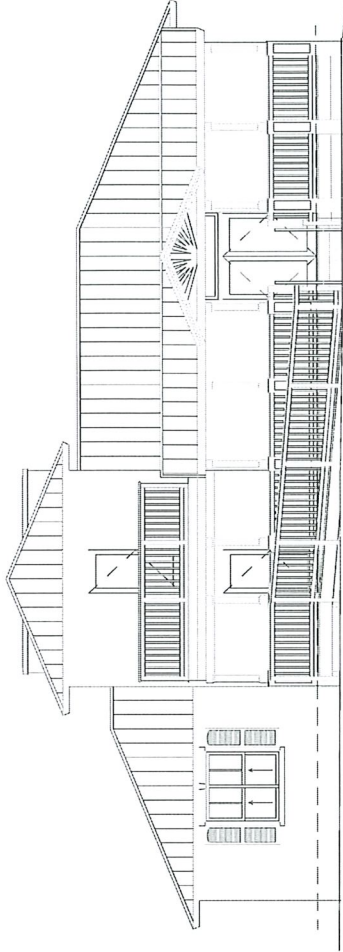
Click the following link to check for additional permit data in Fort Pierce [🔗](#)

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.

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MAIN BUILDING EAST ELEVATION



ACCESSORY BUILDING EAST ELEVATION

# Bodin Law Office Expansion

## CODE ANALYSIS

APPLICABLE BUILDING CODES:  
 FLORIDA BUILDING CODE 2018 EDITION  
 FLORIDA PLUMBING CODE 2018 EDITION  
 FLORIDA MECHANICAL CODE 2018 EDITION  
 FLORIDA FIRE PREVENTION CODE 2018 EDITION  
 NFPA 1010

CONSTRUCTION TYPE: COMBUSTIBLE  
 BUILDING SEPARATION / OCCUPANCY SEPARATION:  
 4" AT PROPOSED ROOF OVERHANG TO MOST PROPERTY BOUNDARY.  
 AREA CALCULATIONS AND OCCUPANCY:  
 EXISTING TWO-STORY OFFICE BUILDING: 656 SF  
 ONE-STORY ADDITION: 1,465 SF  
 NO CHANGE OF OCCUPANCY FROM B-BUSINESS.  
 B-B-BUSINESS OCCUPANCY AREA 1981 SF  
 OCCUPANT LOAD 1 PER 195 SF  
 TOTAL OCCUPANCY: 19 OCCUPANTS

PLUMBING REQUIREMENTS:  
 13 OCCUPANTS  
 1 TOTAL TOILETS REQUIRED  
 1 SINK  
 1 DRINKING FOUNTAIN / NOT REQ. UNDER 30 OCCUPANTS  
 1 UTILITY SINK

PLUMBING FIXTURES PROVIDED:  
 2 STAFF TOILETS (UNSEXY NOTE: FIRST FLOOR ADA COMPLIANT)  
 1 SINK  
 1 UTILITY BASIN

## SITE DATA

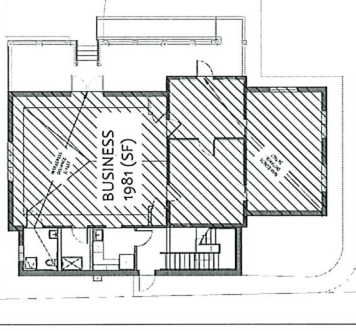
LEGAL DESCRIPTION:  
 LOT 4, BLOCK "E", AND THE NORTH 1/4 OF PALM TERRACE LYING SOUTH OF LOT 4, ACCORDING TO THE PLAT OF FORT PIERCE MADE BY AMON LEE AS RECORDED IN PLAT BOOK 1, PAGE 195 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.  
 SAID LAND CONTAINS 0.26 ACRES, MORE OR LESS.

AUTHORITIES HAVING JURISDICTION:  
 CITY OF FORT PIERCE BUILDING DEPARTMENT  
 ST. LUCIE COUNTY FIRE DISTRICT  
 CENTRAL COMMERCIAL ZONE (C-1)

PARCEL ID:  
 2410-09-0033-000-9

SITE ADDRESS:  
 151 AND STREET, FORT PIERCE, FL 34939

## EGRESS & OCCUPANCY DIAGRAM



## PROJECT TEAM

PROPERTY OWNER:  
 PA  
 90 ALAMITA AVE #200  
 WEST PALM BEACH, FL 33414  
 774-222-4888  
 GLOBE@ALC.COM

ARCHITECT:  
 NATURE ARCHITECTURE, LLC  
 200 S. INDIAN RIVER DRIVE, SUITE 302  
 WEST PALM BEACH, FL 33411  
 VALERIE BECKLE-MAC, AIA, NCARB, LEED BD-C  
 FLORIDA LIC #AR03793  
 (773) 594-3414 (CELL)  
 (773) 594-3414 (CELL)  
 studio@naturedesign.us

STRUCTURAL ENGINEER:  
 1525 INDIAN RIVER BLVD SUITE B-445  
 WEST PALM BEACH, FL 33411  
 TERRY SCHEUTTE  
 (773) 946-9988 (OFFICE)  
 info@huntingengineering.com

CONTRACTOR:  
 3815 SOUTH INDIAN RIVER DRIVE  
 WEST PALM BEACH, FL 33411  
 ERIC A. BOON  
 (305) 776-9488 (OFFICE)  
 eboon@total.com

## SCOPE

ONE-STORY ADDITION (1,465 SF) TO EXISTING TWO-STORY ACCESSORY BUILDING (656 SF), WITH EXTERIOR FRISBEE AND MATERIALS TO MATCH EXISTING BUILDING. EXTERIOR FINISHES TO MATCH EXISTING BUILDING. AREA IMPACT WINDOWS TO MATCH THOSE AT PRIMARY BUILDING, AND NEW STANDING SEAM METAL ROOFING. PHOTOVOLTAIC PANELS WILL BE MOUNTED ON THE SOUTH-FACING ROOF OF THE ACCESSORY BUILDING. THE FRONT STEPS, SIDEWALK AND FRONT PORCH AT THE PRIMARY BUILDING WILL BE REPLACED. NEW DRIVEWAY, PARKING, AND LANDSCAPE LAYOUT WILL IMPROVE ACCESSIBILITY AND CURB APPEAL.

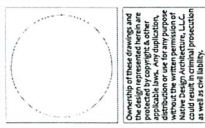
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0-3	ELEVATIONS	A-4	BUILDING ELEVATIONS
0-4	EXISTING SITE PICTURES	A-5	BUILDING SECTIONS
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1-2	DETAILS	A-13	DETAILS
1-3	DETAILS	A-14	DETAILS

DATE	DESCRIPTION
11/15/2023	ISSUE FOR PERMITS
11/15/2023	ISSUE FOR PERMITS
11/15/2023	ISSUE FOR PERMITS
11/15/2023	ISSUE FOR PERMITS
11/15/2023	ISSUE FOR PERMITS
11/15/2023	ISSUE FOR PERMITS
11/15/2023	ISSUE FOR PERMITS
11/15/2023	ISSUE FOR PERMITS
11/15/2023	ISSUE FOR PERMITS

Native Design  
 Native Design Architecture, LLC  
 1005 Park Road Drive, Suite 302  
 Fort Pierce, Florida 34939  
 (772) 931-9224  
 www.native-design.com

OFFICE EXPANSION FOR  
 GLORIA ROA BODIN, P.A.  
 ATTORNEY AT LAW  
 151 AND STREET, FORT PIERCE, FL 34939



Ownership of these drawings and the design represented herein is retained by Native Design Architecture, LLC. Any reproduction, distribution, or use of these drawings without the written permission of Native Design Architecture, LLC is prohibited. This drawing is a critical production as well as a bill of sale.

TITLE: COVER SHEET  
 DATE: 11/15/23  
 DRAWING NO.: 2410-09-0033-000-9  
 PROJECT NO.: 2410-09-0033-000-9

SCALE: 0.0



NO. REVISION	DATE
1	06/20/2021
2	08/10/2021
3	08/10/2021
4	08/10/2021
5	08/10/2021
6	08/10/2021
7	08/10/2021
8	08/10/2021
9	08/10/2021
10	08/10/2021

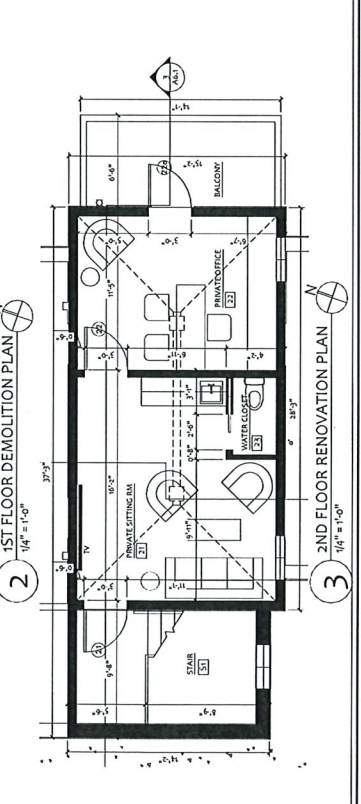
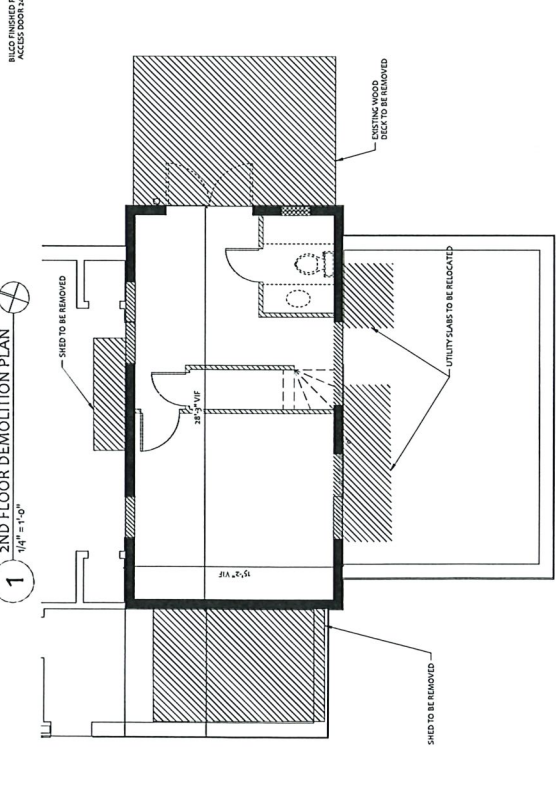
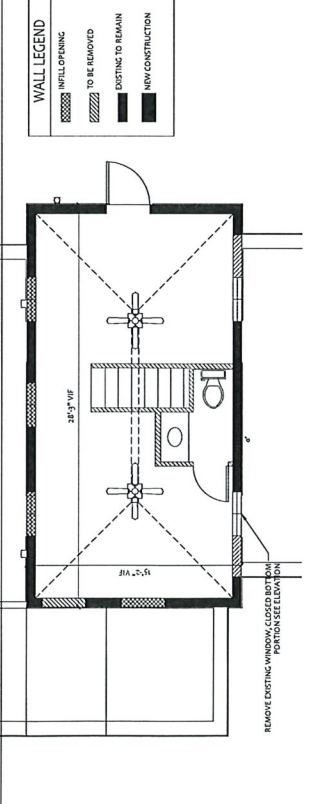
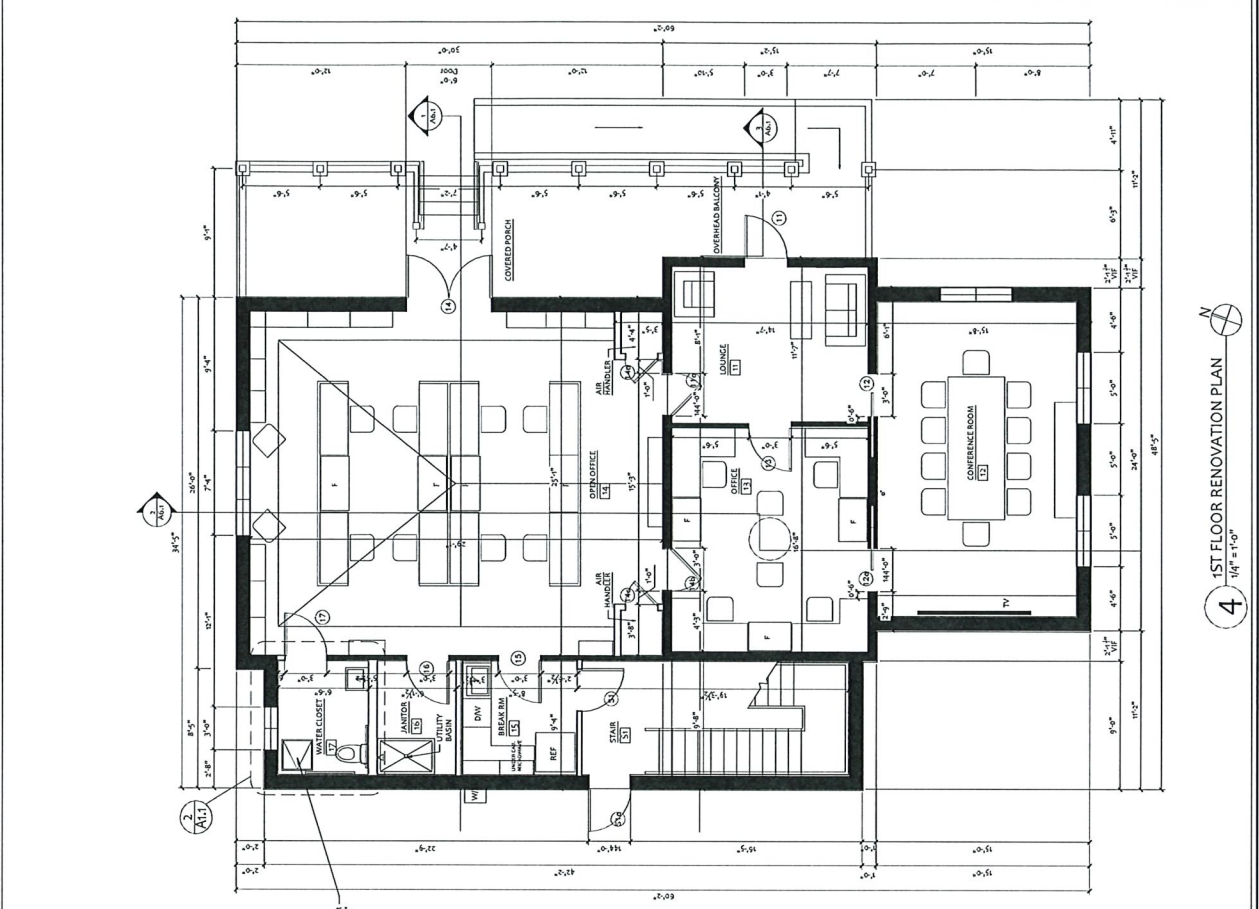
Native Design  
 Valerie Daley, Architect, LLC  
 215 N Second Street  
 Fort Worth, Texas 76102  
 (727) 341-5228 val@nativedesign.com

OFFICE EXPANSION FOR  
 GLORIA ROA BODIN, P.A.  
 ATTORNEY AT LAW  
 Fort Worth, TX 76102

Demolition of existing structure and the design represented herein are the design professional's best estimate of the conditions of the existing structure. Any modifications to the design without the written permission of the design professional could result in a critical structural failure as well as civil liability.

SCALE: AS NOTED  
 DRAWN: MNC & DAC  
 CHECKED: VOS  
 PROJECT NO.: 202007  
 DATE: SEPT. 16, 2020  
 TITLE: DEMOLITION & RENOVATION 1ST & 2ND FLOOR PLANS

DRAWING NO. **A2.1**







NO.	REVISION	DATE
1	ISSUE FOR	
2	FOR REVIEW	
3	FOR REVIEW	
4	FOR REVIEW	
5	FOR REVIEW	
6	FOR REVIEW	
7	FOR REVIEW	
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9	FOR REVIEW	
10	FOR REVIEW	
11	FOR REVIEW	
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17	FOR REVIEW	
18	FOR REVIEW	
19	FOR REVIEW	
20	FOR REVIEW	

Native Design  
 Value Design Architecture, LLC  
 200 S. Broken River Drive, Suite 502  
 Fort Worth, TX 76102  
 (772) 201-1224 [www.ndesign.com](http://www.ndesign.com)

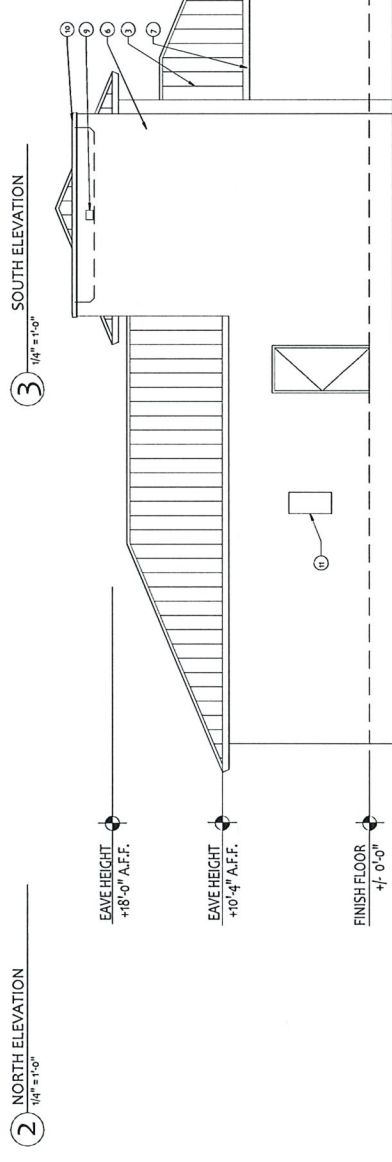
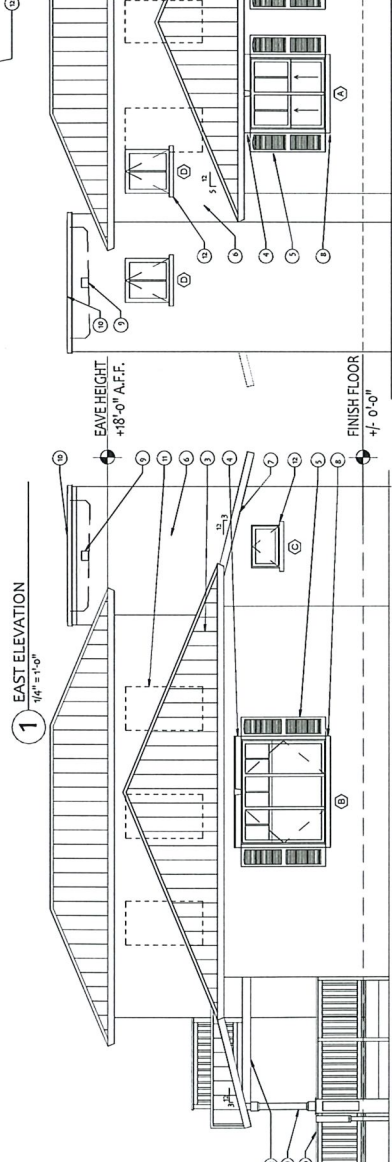
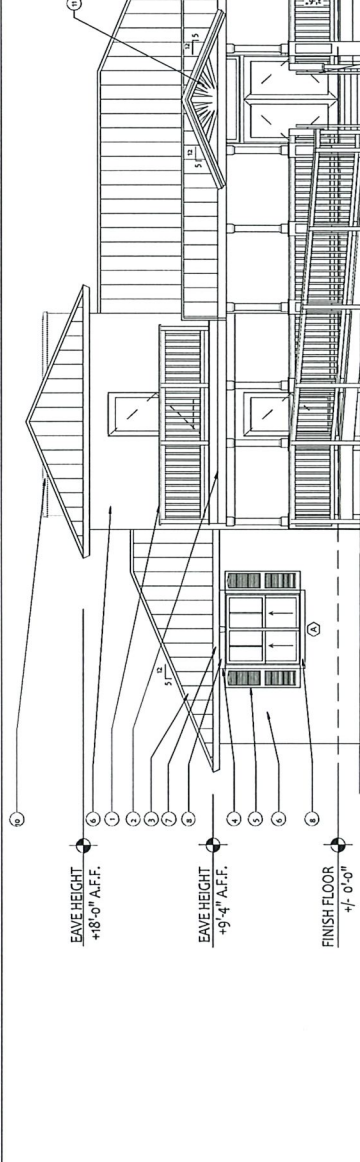
OFFICE EXPANSION FOR  
 GLORIA ROA BODIN, P.A.  
 ATTORNEY AT LAW  
 Fort Worth, TX 76102  
 215 N. Second Street

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SCALE: AS NOTED  
 DRAWING: MNC & EAG  
 CHECKED: VOS  
 DATE: SEPT. 16, 2022  
 PROJ. NO.: 202007  
 TITLE: BUILDING ELEVATIONS

DRAWING NO. A5.1

- EXTERIOR ELEVATIONS KEY NOTES
1. 1/4" x 10" PT. OR CEDAR WOOD BAILING, PAINTED
  2. PAINTED BEAM (SEE STRUCTURALS)
  3. GALVANIZED S.V. CRIMP
  4. 1" DIA. STILCO WINDOW HEADER WITH KEYPSTONE, EXTENDS 3" FROM EACH SIDE OF WINDOW
  5. DECORATIVE VINYL SHUTTER
  6. CEMENTITIOUS, WATER BASED FINISH. FINISH CAN BE PAINTED AFTER SET
  7. 1" DIA. CEDAR WOOD FASCIA, SIZE 1/2" x 1/2" x 1/2"
  8. 1" DIA. STILCO GUT, EXTENDS 3" FROM EACH SIDE OF WINDOW
  9. 1/4" x 10" PT. WOOD LITTER POST CAP AND 1/4" x 10" SQUARED WOOD LITTER POST
  10. PARAPET SEE DETAIL V.A.3
  11. FINISH IN RED BRICK, STUCCO TO MATCH EXISTING, SEE FINISH SCHEDULE
  12. PARAPETS SHALL BE MOUNTED AT LEAST 3" BELOW FINISH FLOOR
  13. PARAPETS REACHED OUT TO SPECIFICATION FOR BUILDING CODE
  14. 1/4" x 10" DIA. METAL HANDRAIL
  15. 1/4" x 10" DIA. METAL HANDRAIL WALKING SURFACE, HANDRAILS TO BE MOUNTED TO FINISH FLOOR AT BOTTOM STEP.
  16. 1" DIA. STILCO SHALL EXTEND 3" OUT FROM EACH SIDE OF WINDOW

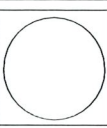




NO. 1	ISSUE FOR
DATE	
SCHEMATIC DESIGN	
PERMITS	
CONTRACT ADMINISTRATION	
CONSTRUCTION ADMINISTRATION	
PROJECT CLOSEOUT	

Native Design  
 Valerie Dale Smith, AIA  
 100 S. Palm Beach Blvd., Suite 202  
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 (772) 201-5228 vdale@nativedesign.com

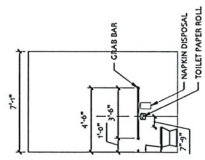
OFFICE EXPANSION FOR  
 GLORIA ROA BODIN, P.A.  
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 219 N. Second Street  
 Fort Worth, TX 76102



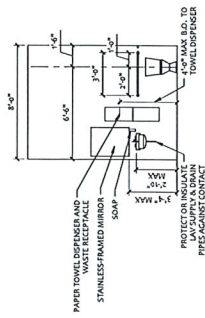
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SCALE: AS NOTED  
 DRAWING: MNC & EAC  
 CHECKED: MNC  
 DATE: SEPT. 16, 2023  
 PROJECT: 202007  
 TITLE: INTERIOR ELEVATIONS & PLANS

DRAWING NO.  
**A8.1**



2 WEST INTERIOR WATER CLOSET ELEVATION  
 1/4" = 1'-0"



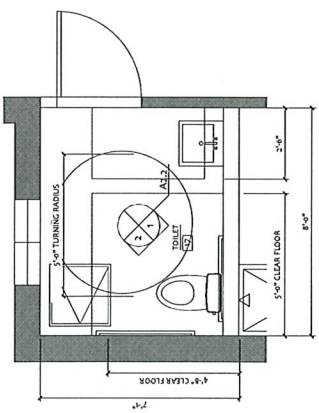
1 SOUTH INTERIOR WATER CLOSET ELEVATION  
 1/4" = 1'-0"

**FINISH SCHEDULE**

RM#	ROOM NAME	FLOORING	BASE	WALLS	CEILING	REMARKS
11	LOUNGE	TILE	WD	PTD	PTD	
12	CONFERENCE ROOM	CFT	WD	PTD	PTD	
13	OFFICE	TILE	WD	PTD	PTD	
14	OPEN OFFICE	TILE	WD	PTD	PTD	
15	BRKRM	TILE	WD	PTD	PTD	
16	WATER CLOSET	TILE	WD	PTD	PTD	
17	WATER CLOSET	TILE	WD	PTD	PTD	
18	WATER CLOSET	TILE	WD	PTD	PTD	
19	WATER CLOSET	TILE	WD	PTD	PTD	
20	WATER CLOSET	TILE	WD	PTD	PTD	
21	PRIVATE OFFICE	CFT	WD	PTD	PTD	
22	PRIVATE OFFICE	CFT	WD	PTD	PTD	
23	WATER CLOSET	TILE	WD	PTD	PTD	

**PLUMBING SCHEDULE**

RM#	ROOM NAME	FLOORING	BASE	WALLS	CEILING	REMARKS
11	LOUNGE	TILE	WD	PTD	PTD	
12	CONFERENCE ROOM	CFT	WD	PTD	PTD	
13	OFFICE	TILE	WD	PTD	PTD	
14	OPEN OFFICE	TILE	WD	PTD	PTD	
15	BRKRM	TILE	WD	PTD	PTD	
16	WATER CLOSET	TILE	WD	PTD	PTD	
17	WATER CLOSET	TILE	WD	PTD	PTD	
18	WATER CLOSET	TILE	WD	PTD	PTD	
19	WATER CLOSET	TILE	WD	PTD	PTD	
20	WATER CLOSET	TILE	WD	PTD	PTD	
21	PRIVATE OFFICE	CFT	WD	PTD	PTD	
22	PRIVATE OFFICE	CFT	WD	PTD	PTD	
23	WATER CLOSET	TILE	WD	PTD	PTD	



3 ENLARGED WATER CLOSET PLAN  
 1/4" = 1'-0"

NO. ISSUED FOR	
DATE	
REVISIONS	
DATE	
BY	
DESCRIPTION	
DATE	
BY	
DESCRIPTION	
DATE	
BY	
DESCRIPTION	
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SCALE: AS NOTED  
 DRAWN: MJC & EAG  
 CHECKED: VVS  
 PROJECT NO.: 202207  
 DATE: SEPT. 16, 2022  
 TITLE: WINDOW & DOOR SCHEDULES, SECTIONS & DETAIL  
 DRAWING NO. A9.1

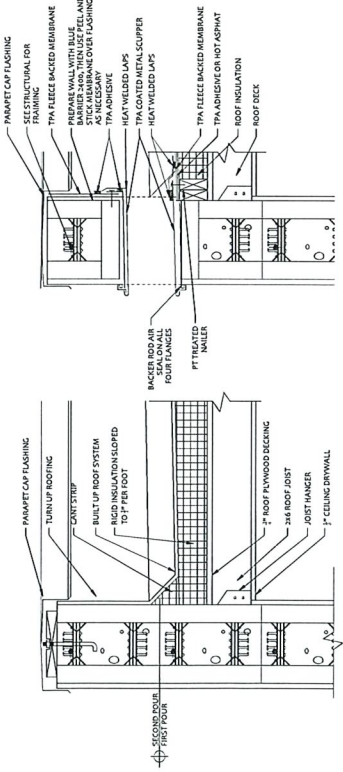
### DOOR SCHEDULE

MARK	LOCATION	DOOR	SIZE	FRAME	ALUMINUM PER NOA	GLASS	FPA / NOA	REMARKS
11	LOUNGE	ENTRY	3'-0" x 6'-0" x 1'-0"	ALUMINUM	.45	.46	24-985111	FRENCH ADA THRESHOLD, IMPACT RATED
12	CONFERENCE ROOM	INTERIOR	3'-0" x 6'-0" x 1'-0"	WALNUT				GLASS LIGHT
13	CONFERENCE ROOM	INTERIOR	3'-0" x 6'-0" x 1'-0"	WALNUT				GLASS LIGHT
14	OFFICE	INTERIOR	3'-0" x 6'-0" x 1'-0"	ALUMINUM	.45	.46	24-985111	DOUBLE FRENCH ADA THRESHOLD, IMPACT RATED, WITH TRANSGLOSS FPV, FPV NOA 24-985193
15	OFFICE	INTERIOR	3'-0" x 6'-0" x 1'-0"	WALNUT				VENTIL VENTS FOR AIR HANDLERS
16	OFFICE	INTERIOR	3'-0" x 6'-0" x 1'-0"	WALNUT				VENTIL VENTS FOR AIR HANDLERS
17	TOILET	INTERIOR	3'-0" x 6'-0" x 1'-0"	WALNUT				VENTIL VENTS FOR AIR HANDLERS
18	STAIR	INTERIOR	3'-0" x 6'-0" x 1'-0"	STEEL	.N	.J1	2102.1	ADA THRESHOLD, IMPACT RATED, INSULATED, THERMA TRU 3308
19	PRIVATE SITTING RM	INTERIOR	3'-0" x 6'-0" x 1'-0"	WALNUT				
20	PRIVATE OFFICE	INTERIOR	3'-0" x 6'-0" x 1'-0"	ALUMINUM	.45	.46	24-985111	FRENCH, IMPACT RATED, REGULAR NOT ADA THRESHOLD

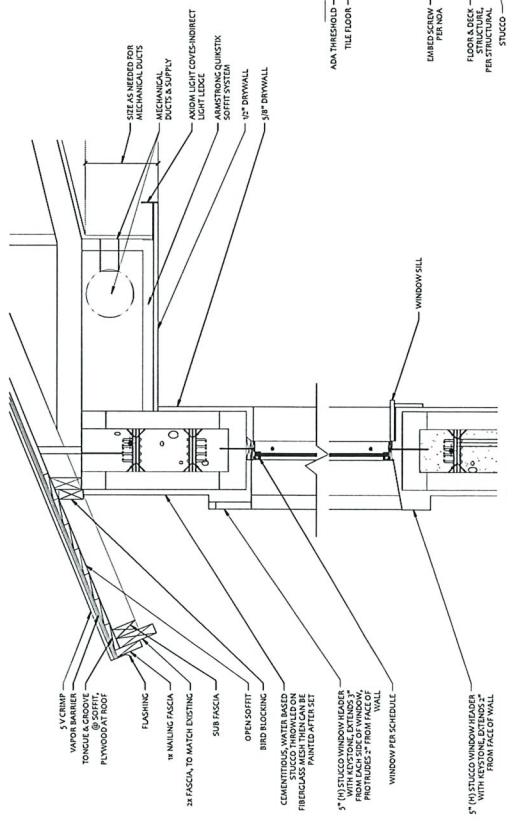
### WINDOW SCHEDULE

MARK	LOCATION	UNIT # & MODEL	UNIT # & SIZE	ROUGH OPG	U-VALUE	SHGC	FPA / NOA	IMPACT	REMARKS
A	CONFERENCE ROOM	7799 SERIES SINGLE	5'-0" x 5'-4"	1-0	.44	.44	24-979-04	YES	2 SINGLE HUNG MULLED
B	OPEN OFFICE	3800 SERIES CASSETTE	7'-6" x 6'-0"	1-0	.46	.46	24-983-03	YES	2 CASSETTES WITH CENTER LITE
C	WATER CLOSET 1	3800 SERIES CASSETTE	3'-4" x 3'-0"	1-0	.46	.46	24-983-03	YES	AWNING
D	PRIVATE OFFICE	3800 SERIES CASSETTE	3'-4" x 3'-0"	1-0	.46	.46	24-983-03	YES	AWNING

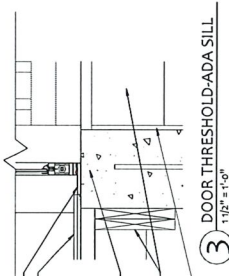
NOTE: ALL DOOR AND WINDOW UNITS TO BE WHITE.



1 1/2" x 1'-0"  
 PARAPET-SCUPPER DETAIL



2 1/2" x 1'-0"  
 SOFFIT & WINDOW SECTION



3 1/2" x 1'-0"  
 DOOR THRESHOLD-ADA SILL

DATE	
DESIGNED BY	
CHECKED BY	
APPROVED BY	
PROJECT NO.	
DATE	
SCALE	
TITLE	
DRAWING NO.	

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SCALE: AS NOTED  
 DRAWN: MGC & EAD  
 CHECKED: VOS  
 APPROVED: MGC & EAD  
 PROJECT NO.: 2022007  
 DATE: 02/20/23





























TITLE: PLANTING PLAN & LEGEND  
 DRAWING NO. LP1.1

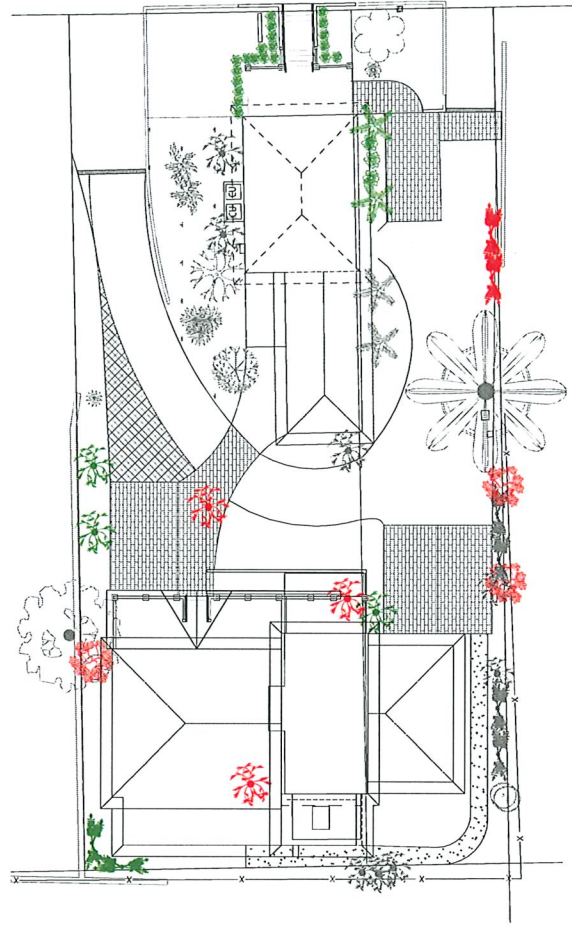
COLOR DENOTES PLANT STATUS

 EXISTING TO REMAIN

 EXISTING TO BE REMOVED OR RELOCATED

 NEW OR RELOCATED

PLANT LEGEND	
	ARECA PALM
	BANYAN
	BOTTLE PALM
	CACTUS
	CARROT WOOD
	CEDAR
	CROWN OF THORNS
	DYPISIS LUTESCENS
	FICUS BENGHALENSIS
	HYPHORBE LAGENICAU LIS
	CACTACEAE
	CUPANIOPSIS ANACARDIODES
	JUNIPERUS
	EUPHORBIA MILLII
	LAUREL OAK
	CALLBERRY
	GIANT BIRD OF PARADISE
	GREEN FOUNTAIN GRASS
	IXORA
	LIGUSTRUM
	SABAL PALM
	QUERCUS IMBRICARIA
	ILEX GLABRA
	STRELITZIA NICOLAI
	PENNISETACUM SETACEUM
	IXORA
	LIGUSTRUM JAPONICUM
	SABAL PALMETTO



1 PLANTING PLAN  
 1" = 10'-0"











### Connector Schedule

Member Type/ Mark	Connector Type	Connector	Load Provided	Comments
A- 2x8 Top String at CMU/Conc.	MT15A	(1) 1.5" x 1.5" Nails @ 12" O.C.	2,500 lbs.	Impression of Equal
B- 2x8 Top String at CMU/Conc.	MT15B	(1) 1.5" x 1.5" Nails @ 12" O.C.	2,500 lbs.	Impression of Equal
C- End Strap	MT15A/B	(1) 1.5" x 1.5" Nails @ 12" O.C.	450 lbs.	Impression of Equal
D- Post Cap	UP42	(1) 1.5" x 1.5" Nails @ 12" O.C.	192 lbs.	Impression of Equal
E- 2x8 Top String at CMU/Conc.	MT15A/B	(1) 1.5" x 1.5" Nails @ 12" O.C.	2,500 lbs.	Impression of Equal
F- Framing Clip	AN4	(1) 1.5" x 1.5" Nails @ 12" O.C.	440 lbs.	Impression of Equal
G- Joint Hanger to Wood	LJ27A	(1) 2x4 @ 12" O.C.	500 lbs.	Impression of Equal
H- Joint Hanger to Wood	LJ27B	(1) 2x4 @ 12" O.C.	792 lbs.	Impression of Equal
I- Beam Hanger to Wood	HU27A	(1) 2x4 @ 12" O.C.	500 lbs.	Impression of Equal
J- Beam Hanger to Wood	HU27B	(1) 2x4 @ 12" O.C.	792 lbs.	Impression of Equal
K- Beam Hanger to Wood	HU27C	(1) 2x4 @ 12" O.C.	500 lbs.	Impression of Equal
L- Beam Hanger to Wood	HU27D	(1) 2x4 @ 12" O.C.	792 lbs.	Impression of Equal
M- Beam Hanger to Wood	HU27E	(1) 2x4 @ 12" O.C.	500 lbs.	Impression of Equal
N- Beam Hanger to Wood	HU27F	(1) 2x4 @ 12" O.C.	792 lbs.	Impression of Equal
O- Post Base	ABU62	(1) 2x4 @ 12" O.C.	2,000 lbs.	Impression of Equal
P- Stringer Hanger to Wood	SG2	(1) 2x4 @ 12" O.C.	792 lbs.	Impression of Equal
Q- Framing Clip	AN4	(1) 1.5" x 1.5" Nails @ 12" O.C.	440 lbs.	Impression of Equal
R- Framing Clip	AN4	(1) 1.5" x 1.5" Nails @ 12" O.C.	440 lbs.	Impression of Equal
S- Joint Hanger to Wood	LJ27A	(1) 2x4 @ 12" O.C.	500 lbs.	Impression of Equal
T- Joint Hanger to Wood	LJ27B	(1) 2x4 @ 12" O.C.	792 lbs.	Impression of Equal
U- Beam Hanger to Wood	HU27A	(1) 2x4 @ 12" O.C.	500 lbs.	Impression of Equal
V- Beam Hanger to Wood	HU27B	(1) 2x4 @ 12" O.C.	792 lbs.	Impression of Equal
W- Beam Hanger to Wood	HU27C	(1) 2x4 @ 12" O.C.	500 lbs.	Impression of Equal
X- Beam Hanger to Wood	HU27D	(1) 2x4 @ 12" O.C.	792 lbs.	Impression of Equal
Y- Beam Hanger to Wood	HU27E	(1) 2x4 @ 12" O.C.	500 lbs.	Impression of Equal
Z- Beam Hanger to Wood	HU27F	(1) 2x4 @ 12" O.C.	792 lbs.	Impression of Equal

Note: Two Ply Members may require 2x4's. See Manufacturer's Specs. Top String at CMU/Conc. to Be "B" UNCL.

### Beam Schedule

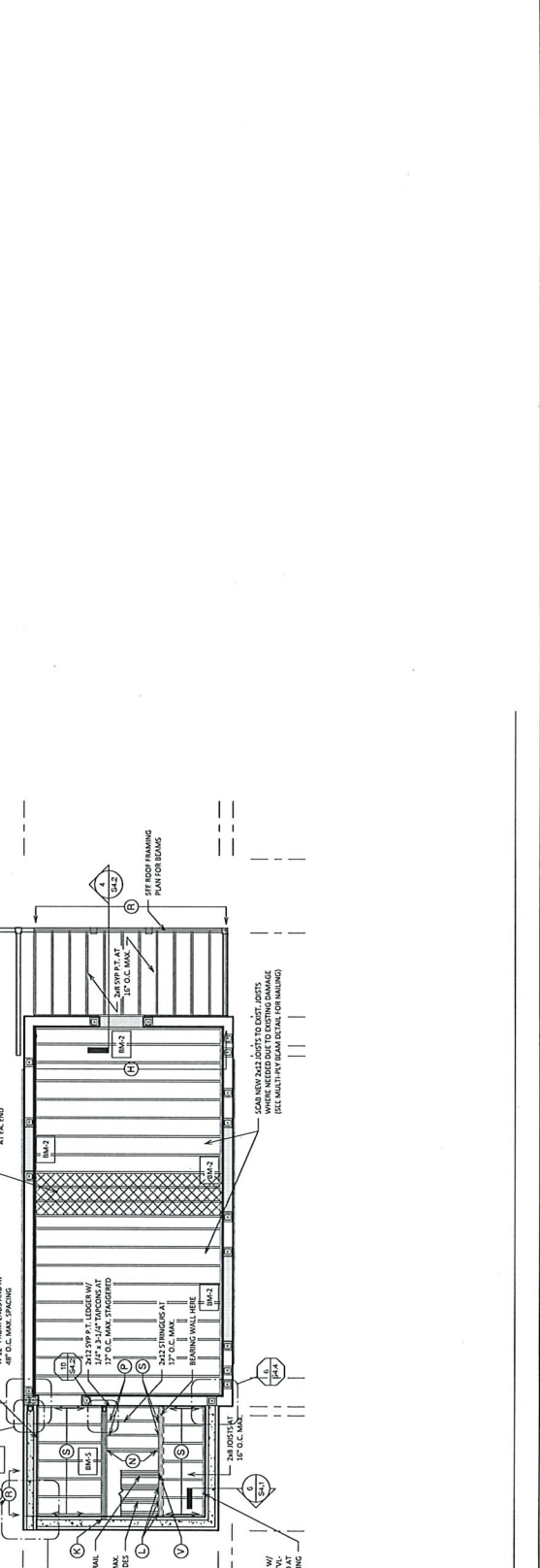
Mark	Beam	Beam Size	Reinforcement	Comment
BM-1	Reinforced Concrete	8" x 8"	(1) #5 TIEB w/ #2 Hooks at 6" O.C. Max	Down to Existing Wall Per Detail
BM-2	Reinforced Concrete	8" x 15"	(1) #5 TIEB w/ #2 Hooks at 6" O.C. Max	Down to Existing Wall Per Detail
BM-3	Wood 2x12	2x12	#4 @ 12" O.C. Spacing at Occur	See Detail
BM-4	Wood 2x12	2x12	#4 @ 12" O.C. Spacing at Occur	See Detail
BM-5	Wood 2x12	2x12	#4 @ 12" O.C. Spacing at Occur	See Detail
BM-6	Wood 2x12	2x12	#4 @ 12" O.C. Spacing at Occur	See Detail
BM-7	Wood 2x12	2x12	#4 @ 12" O.C. Spacing at Occur	See Detail
BM-8	Wood 2x12	2x12	#4 @ 12" O.C. Spacing at Occur	See Detail
BM-9	Wood 2x12	2x12	#4 @ 12" O.C. Spacing at Occur	See Detail
BM-10	Reinforced Concrete	8" x 15"	(1) #5 TIEB w/ #2 Hooks at 6" O.C. Max	Down to Existing Wall Per Detail

Note: Connector may use BM-5 in lieu of BM-1 for consistency of placement.

2x4 SYP BRACING w/ (2) 120 NAILS TO 2x8 CHORD ON EACH SIDE

CONNECTION - SEE SCHEDULE  
 BEAM - SEE SCHEDULE  
 COLUMN - SEE SCHEDULE

Framing Legend  
 1/4" = 1/4"





PROJECT NUMBER:	17700D
DATE:	
DESCRIPTION:	
NO.	
ISSUE DATE:	9/19/2022
STATUS:	PERMIT SET
DESIGNER:	ZN
REVIEWER:	TS

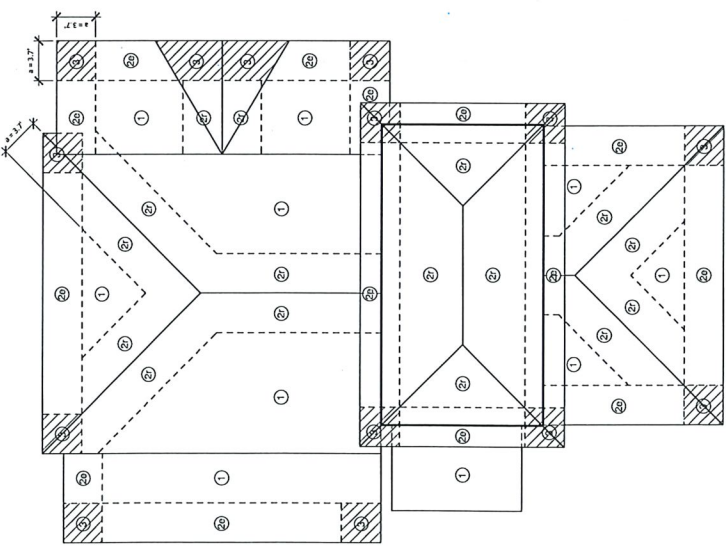
**ENGINEERING**  
**T.E. SCHLITZ**  
 1555 INDIAN RIVER BLVD., SUITE B-15  
 VERO BEACH, FL 33560  
 772.300.8998  
 INFO@SCHLITZENGINEERING.COM  
 CA# 22955  
 MATTHEW 712-2-29

ST. LUCIE COUNTY, 34950  
 215 N. SECOND STREET  
 GLORIA ROA BODIN, P.A.  
 FORT PIERCE, FL  
 Roof Zone and Framing  
 Submittal Plan  
 2023  
 6 of 10

COMPONENTS AND CLADDING WIND PRESSURE FOR ROOF SHOOTING (psf)	
ZONE 1 - INTERIOR:	+27/50
ZONE 2 - INTERIOR:	+27/50
ZONE 2 - RIDGE:	+27/70
ZONE 3 - CORNER:	+150/100
WIND SPACING:	
6" O.C.	
6" O.C.	
6" O.C.	
6" O.C.	

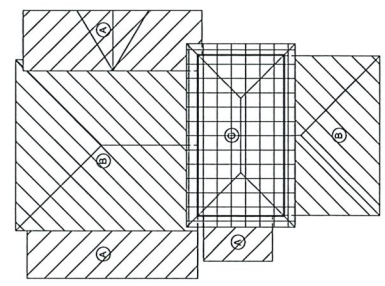
COMPONENT AND CLADDING WIND PRESSURE FOR TAG (psf)	
ZONE 1 - INTERIOR:	+27/50
ZONE 2 - INTERIOR:	+27/50
ZONE 2 - RIDGE:	+27/70
ZONE 3 - CORNER:	+150/100
WIND SPACING:	
6" O.C.	
6" O.C.	
6" O.C.	
6" O.C.	

NOTES: EDGE DISTANCE = 3'-7"  
 THE EFFECTIVE AREA FOR ZONE 1 IS 15.5 SF.  
 THE EFFECTIVE AREA FOR ZONE 2 IS 15.5 SF.  
 THE EFFECTIVE AREA FOR ZONE 3 IS 15.5 SF.  
 TAG SHALL BE 2x4 STRUCTURAL LUMBER. TAGS SHALL BE 6" DIA. TAGS SHALL BE 1.5" EMBEDMENT. FIELD AND EDGE SPACING SHALL BE THE SAME.



1. Roof Zone Plan  
 3/8" = 1'-0"

ZONE A - HAND FRAMED MATTERS DESIGNED AND SPECIFIED BY THE ENGINEER OF RECORD  
 ZONE B - PRE-ENGINEERED TRUSSES PER FIG. 107.3.1.1  
 ZONE C - EXISTING ROOF FRAMING/STRUCTURE TO REMAIN  
 PRELIMINARY THE CONTRACTOR SHALL SUBMIT THE DIFFERENTIAL TRUSS FRAMING PLAN TO THE ENGINEER OF RECORD PRIOR TO THE START OF CONSTRUCTION.



2. Roof Framing Submittal Plan  
 1" = 1'-0"







