



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

Certificate of Appropriateness Application

RECEIVED

Building & Site Information

APR 24 2024

Address of the Site: 426 Douglas Ct

Parcel ID #: 2409-501-0200-000-1

Type of Designation: Contributing Non-contributing Site within the Lincoln Park Historic District

Individually Designated Site, City Commission Resolution No. _____

CITY OF FORT PIERCE
PLANNING & ZONING

Property Owner / Applicant Information

Property Owner(s) Name(s): Eastern Capital Investments LLC/ John Morris, Jr.

Mailing Address: 16877 E Colonial Dr Ste 212, Orlando, FL 32820

Phone Number(s): 407-434-1384 Email: scheduling@eastern-homes.com

Applicant Name(s): NJ Morris Holdings LLC dba Eastern Homes

Mailing Address: 16877 E Colonial Dr Ste 212, Orlando, FL 32820

Phone Number(s): 407-434-1384 Email: scheduling@eastern-homes.com

Representative Name(s): John Morris, Jr

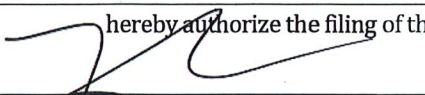
Mailing Address: 16877 E Colonial Dr Ste 212, Orlando, FL 32820

Phone Number(s): 407-434-1384 Email: scheduling@eastern-homes.com

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 Historic Preservation staff for purposes of consideration of this Application and/or presentation to the Historic Preservation Board.

Eastern Capital Investments LLC/John Morris, Jr.

I / We, _____ as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.



Signature of Owner

03/21/2024

Date

Description of Requested Work

Please indicate the type of work requested:

- Fence
- Shed
- Door(s)
- Roof
- Window(s)
- Signage
- Shutter(s)
- Porch

- Rehabilitation
- New Construction
- Demolition
- Relocation

Site Improvements (describe) Construct new one story single family residence

Other (describe) _____

Please provide a detailed description of the proposed work to be performed: _____

Construct a new one-story single family residence

Have other alterations been made to the site within the last 12 months? No Yes, _____

Will the proposed work require a Zoning Variance? No Yes, Code Section(s): _____

Application Requirements

- \$10.00 Application fee
- Site Plan with dimensions.
- Architectural Drawings:
 - Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
 - Drawings should indicate materials to be used.
- Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.
- Material(s) specifications and/or sample(s)
- Color samples.

- Demolition – Plans for what will be taking the demolished structure’s place should be submitted.



131 W. BROADWAY ST
STE 1001
OVIEDO, FL 32765
OFFICE: (407) 542-4977
INFO@HNHSURVEY.COM
LB: 8291

LEGAL DESCRIPTION

LOT 08, BLOCK 07 LINCOLN PARK C PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SITE ADDRESS

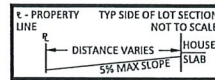
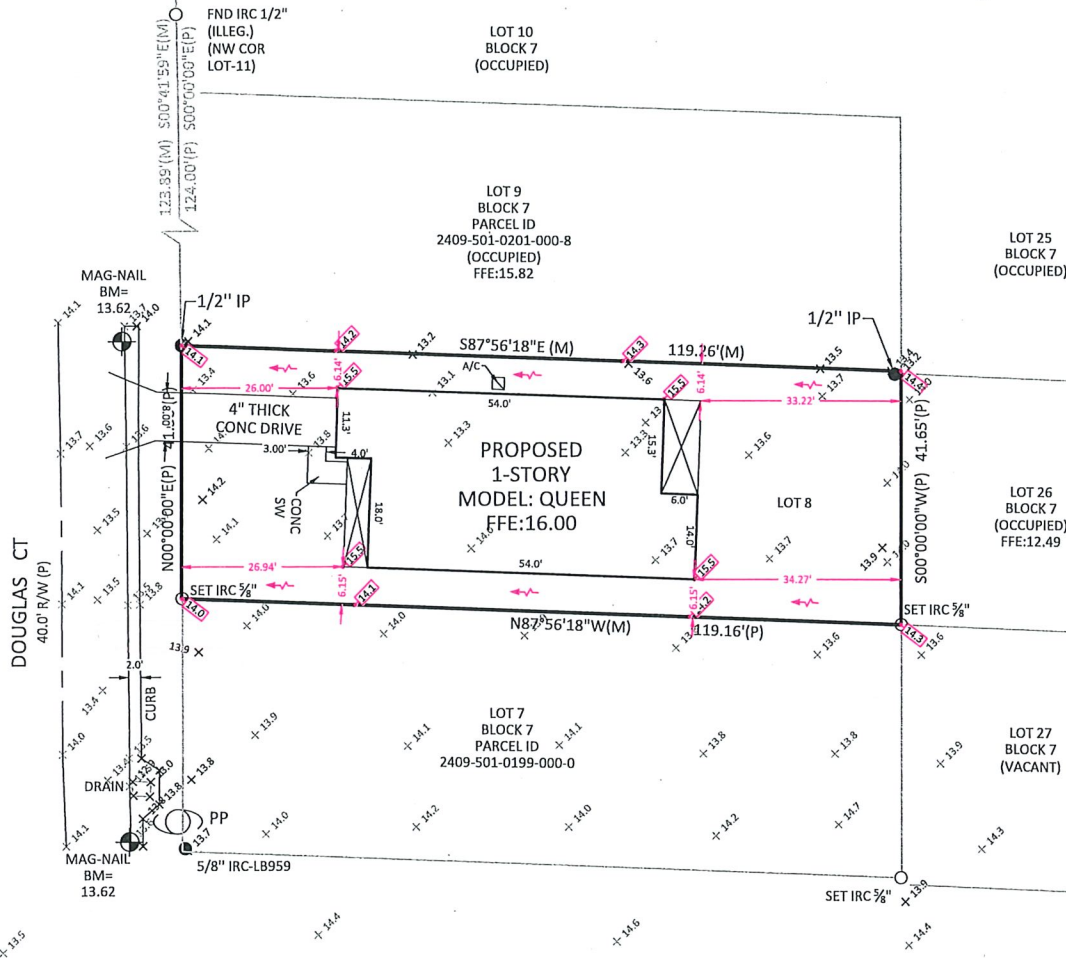
426 DOUGLAS CT, FORT PIERCE, FLORIDA 34954

JOB NUMBER

23-10-089-SP

SITE PLAN

DRAINAGE TYPE "A"



VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM OF 1988 BASED ON THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS): STA1, STA2, & STA3.

HORIZONTAL DATUM

NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, ZONE 0901, FLORIDA EAST. THE BASIS OF BEARING FOR THIS SURVEY IS THE WESTERLY LOT LINE, BEING N00°00'00"E, PER PLAT.

LEGEND & SYMBOLS

PSM = PROFESSIONAL SURVEYOR & MAPPER	⊕ = BENCHMARK
LB = LICENSED BUSINESS	→ = DRAINAGE ARROW
LS = LICENSED SURVEYOR	— = ROAD GRADE
FND = FOUND	⊗ 0.0 = GROUND GRADE
SET = SET "LD 8391"	⊗ 0.0 = PROPOSED GRADE
IR(C) = IRON ROD [8 CAP]	SS = SANITARY MANHOLE
NI(D) = NAIL [8 DISK]	W = WELL
CM = CONCRETE MONUMENT	W = WATER METER
TYP = TYPICAL	E = ELECTRIC METER
FFE = FINISHED FLOOR ELEVATION	⊕ = CLEANOUT
BFE = BASE FLOOD ELEVATION	⊕ = ELECTRICAL RISER
BSL = BUILDING SETBACK LINE	⊕ = TELEPHONE RISER
BM = BENCHMARK	⊕ = CABLE RISER
PP = POWER POLE	⊕ = POWER POLE
CONC = CONCRETE	⊕ = VALVE
SW = SIDEWALK	⊕ = IR(C) FOUND
EP = EDGE OF PAVEMENT	⊕ = 5/8" IRC SET
CMP = CORRUGATED METAL PIPE	⊕ = NI(D) FOUND
INV = INVERT	⊕ = NI(D) SET
R/W = RIGHT-OF-WAY	⊕ = CM FOUND
A/C = AIR CONDITIONER	⊕ = CM SET
D.E. = DRAINAGE EASEMENT	
U.E. = UTILITY EASEMENT	
WBF = WOOD BOARD FENCE	
CLF = CHAIN LINKED FENCE	
WVF = WHITE VINYL FENCE	
HWF = HOOG WIRE FENCE	
BWF = BARBED WIRE FENCE	
(P) = PLAT (M) = MEASURED (C) = CALCULATED	
EXISTING	PROPOSED
UTILITIES	
SEPTIC / SEWER	

FIELD DATE: 10/27/2023

SIGN DATE: 01/11/24

FIELD CREW:

DRAFTER: P.O.

LOT SIZE:

MODEL: QUEEN-LH

CLIENT NAME:

CERTIFICATIONS:

EASTERN HOMES

Eastern Homes

CLIENT FILE NUMBER:

FEMA FIRM INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN ST LUCIE COUNTY, MAP NUMBER 120286, DATED 02/19/20.

SURVEYOR'S NOTES

ADDITIONS, MODIFICATIONS, OR DELETIONS TO THIS SURVEY ARE PROHIBITED WITHOUT WRITTEN CONSENT BY THE SIGNING SURVEYOR.

PROPERTY LINES SHOULD NOT BE RE-ESTABLISHED BY NOTED FENCES OR BUILDING TIES.

NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED, INCLUDING BUT NOT LIMITED TO BURIED UTILITIES, FOUNDATIONS, AND FOOTERS.

NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP OR ENCUMBRANCES WERE PROVIDED, EXCEPT AS NOTED, NOR DID THE SURVEYOR ABSTRACT THESE LANDS.

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS REQUIRED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES. THIS SURVEY IS NOT VALID WITHOUT EITHER THE SIGNED AND ORIGINAL RAISED SEAL OF THE SURVEYOR, OR DIGITAL SIGNATURE IF VIEWING A PDF COPY OF THE SURVEY. THE DIGITAL COPY OF THE SIGNATURE IS NOT VALID WHEN PRINTED.

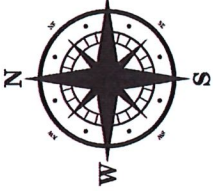


Digitally signed by Paul Hoffmeier
Date: 2024.01.15
15:23:12 -05'00'

FAUN HOFFMEIER
H&H SURVEY CONSULTANTS
AN EXACTA COMPANY

LS 6552
LB 8291

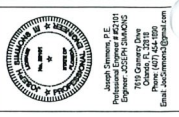




Eastern Homes

Let us guide you home

PARCEL I.D.#: 2409-501-0199-000-0
 426 DOUGLAS COURT, FORT PIERCE, FL 34950



DESIGN STATEMENT:

THIS DRAWING MEETS THE STRUCTURAL REQUIREMENTS OF ASCE 7-16 AND THE FLORIDA BUILDING CODE 2020 (7TH EDITION)

THE MINIMUM DESIGN PRESSURES FOR MW, F, S, ARE DETERMINED BY ASCE 7-16 CHAPTER 27 SECTION 27.5 USING TABLES 27.5-1, 27.5-1A & 27.5-2

THE MINIMUM DESIGN PRESSURES FOR EXPOSED WALLS ARE DETERMINED BY ASCE 7-16 CHAPTER 27 SECTION 27.5-2 USING TABLES 27.5-1, 27.5-1A & 27.5-2

DESIGN WIND SPEED: 160 MPH, RISK CATEGORY II

EXPOSURE CATEGORY: C

BUILDING ENCLOSED

WALLS - 42 P.S.F. COEFFICIENT F_w - .18%

ROOF - 42 P.S.F.

THE MINIMUM DESIGN PRESSURES FOR COMPONENTS & CLADDING ARE DETERMINED BY ASCE 7-16 CHAPTER 30, SECTION 30.5 USING TABLES 30.5-1 & FIGURE 30.5-1

WALLS (ZONE 1) - 28.82 P.S.F. - 34.59 P.S.F.

ROOF FITCH 7-27 DEGREES - 28.17 P.S.F.

ROOF ZONE 1 - 18.44 P.S.F. - 28.17 P.S.F.

ROOF ZONE 2 - 18.44 P.S.F. - 28.17 P.S.F.

ROOF ZONE 3 - 18.44 P.S.F. - 28.17 P.S.F.

LIVE LOADS:

- a. Attic without storage: 10psf
- b. Attic with limited storage: 20psf
- c. Habitable attics (or w/inv. stairs): 30psf
- d. Balconies and decks (exterior): 40psf
- e. Guardrails and handrails: 20psf
- f. Guardrails in-fill components: 50psf
- g. Passenger vehicle garages: 50psf
- h. Rooms other than sleeping room: 40psf
- i. Sleeping rooms: 30psf
- j. Stairs: 40psf

WINDOW AND DOOR AREA (SQ. FT.)	DESIGN PRESSURE
LESS THAN 20 SQUARE FEET	-39.8 PSF
GREATER THAN 20 & UP TO 100 SQ. FT.	-37.0 PSF
GREATER THAN 100 & UP TO 500 SQ. FT.	-34.4 PSF
GREATER THAN 500 SQ. FT.	-30.8 PSF

BUILDING CODES:

JURISDICTION AUTHORITY:
 FLORIDA BUILDING CODE (BUILDING DIVISION)
 300 ORANGE AVENUE
 FORT PIERCE, FL 34854
 (772) 467-3718

ADOPTED CODES:
 BUILDING: FLORIDA BUILDING CODE - 2020 (WI NO AMENDMENTS)

FIRE: FLORIDA FIRE PREVENTION CODE - 2020

PLUMBING: FLORIDA BUILDING CODE, PLUMBING - 2020

MECHANICAL: FLORIDA BUILDING CODE, MECHANICAL - 2020

ELECTRICAL: FLORIDA BUILDING CODE, BUILDING - 2017 CHAPTER 27 - (NFPA 70, NATIONAL ELECTRICAL CODE)

CHAPTER 11 - FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION

CHAPTER 11 - FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION

ENERGY: FLORIDA BUILDING CODE, BUILDING - CODE CHAPTER 13 - FLORIDA ENERGY EFFICIENCY FOR BUILDING CONSTRUCTION

SCOPE OF WORK:

NEW SINGLE FAMILY HOUSE

CONTACT INFORMATION:

BUILDING DESIGNER:
 NICE PLANS
 1517 INDIANA AVENUE
 WINTER PARK, FL 32789
 CELL: (407) 738-1933
 CONTACT: JOE LEPORE

BUILDER:
 NJ MORRIS HOLDINGS DBA EASTERN-HOMES
 JOHN MORRIS
 CELL: (772) 971-5659
 EMAIL: INFO@EASTERN-HOMES.COM

ENGINEER:
 JOE SIMMONS III, P.E. #52101
 7619 GRAMERCY DRIVE
 ORLANDO, FL 32818
 PHONE: (407) 454-1800
 EMAIL: JOESIMMONS@GMAIL.COM
 CONTACT: JOE SIMMONS

FOOTAGE:

- A/C LIVING 1,335 sq. feet
- GARAGE 226 sq. feet
- COV. ENTRY 72 sq. feet
- LANAI 92 sq. feet
- TOTAL 1,725 sq. feet

DRAWING INDEX:

A1	COVER
A2	FOUNDATION
A3	MASONRY
A4	FLOOR
A5	ELEVATIONS
A6	DETAILS
E1	ELECTRICAL

QUEEN COVER

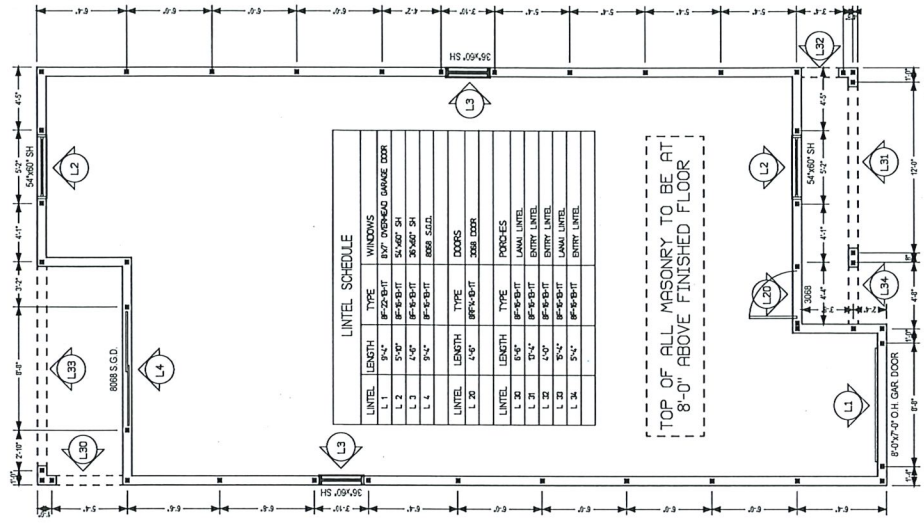
426 DOUGLAS COURT
 FT. PIERCE, FL 34950

NO.	DATE	DESCRIPTION
1	12-20-20	ISSUED FOR PERMIT
2	12-20-20	ISSUED FOR PERMIT
3	12-20-20	ISSUED FOR PERMIT
4	12-20-20	ISSUED FOR PERMIT
5	12-20-20	ISSUED FOR PERMIT
6	12-20-20	ISSUED FOR PERMIT
7	12-20-20	ISSUED FOR PERMIT
8	12-20-20	ISSUED FOR PERMIT
9	12-20-20	ISSUED FOR PERMIT
10	12-20-20	ISSUED FOR PERMIT

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A1

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LINTEL SCHEDULE

LINTEL	LENGTH	TYPE	WINDOWS
L 1	8'-2"	8F-24-BIT	8'7" OVERHEAD GARAGE DOOR
L 2	5'-0"	8F-24-BIT	35'-0" SH
L 3	4'-0"	8F-24-BIT	8'0" SH
L 4	9'-2"	8F-24-BIT	8'0" SH
L 5	4'-0"	8F-24-BIT	8'0" SH
L 6	4'-0"	8F-24-BIT	8'0" SH
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L 16	4'-0"	8F-24-BIT	8'0" SH
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L 97	4'-0"	8F-24-BIT	8'0" SH
L 98	4'-0"	8F-24-BIT	8'0" SH
L 99	4'-0"	8F-24-BIT	8'0" SH
L 100	4'-0"	8F-24-BIT	8'0" SH

TOP OF ALL MASONRY TO BE AT 8'-0" ABOVE FINISHED FLOOR

GRAVITY & UPLIFT SAMPLE LOADS (P-U)

LINTEL	LENGTH	TYPE	GRAVITY	UPLIFT
L 1	8'-2"	8F-24-BIT	1000	1000
L 2	5'-0"	8F-24-BIT	1000	1000
L 3	4'-0"	8F-24-BIT	1000	1000
L 4	9'-2"	8F-24-BIT	1000	1000
L 5	4'-0"	8F-24-BIT	1000	1000
L 6	4'-0"	8F-24-BIT	1000	1000
L 7	4'-0"	8F-24-BIT	1000	1000
L 8	4'-0"	8F-24-BIT	1000	1000
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L 27	4'-0"	8F-24-BIT	1000	1000
L 28	4'-0"	8F-24-BIT	1000	1000
L 29	4'-0"	8F-24-BIT	1000	1000
L 30	4'-0"	8F-24-BIT	1000	1000
L 31	4'-0"	8F-24-BIT	1000	1000
L 32	4'-0"	8F-24-BIT	1000	1000
L 33	4'-0"	8F-24-BIT	1000	1000
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L 57	4'-0"	8F-24-BIT	1000	1000
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L 63	4'-0"	8F-24-BIT	1000	1000
L 64	4'-0"	8F-24-BIT	1000	1000
L 65	4'-0"	8F-24-BIT	1000	1000
L 66	4'-0"	8F-24-BIT	1000	1000
L 67	4'-0"	8F-24-BIT	1000	1000
L 68	4'-0"	8F-24-BIT	1000	1000
L 69	4'-0"	8F-24-BIT	1000	1000
L 70	4'-0"	8F-24-BIT	1000	1000
L 71	4'-0"	8F-24-BIT	1000	1000
L 72	4'-0"	8F-24-BIT	1000	1000
L 73	4'-0"	8F-24-BIT	1000	1000
L 74	4'-0"	8F-24-BIT	1000	1000
L 75	4'-0"	8F-24-BIT	1000	1000
L 76	4'-0"	8F-24-BIT	1000	1000
L 77	4'-0"	8F-24-BIT	1000	1000
L 78	4'-0"	8F-24-BIT	1000	1000
L 79	4'-0"	8F-24-BIT	1000	1000
L 80	4'-0"	8F-24-BIT	1000	1000
L 81	4'-0"	8F-24-BIT	1000	1000
L 82	4'-0"	8F-24-BIT	1000	1000
L 83	4'-0"	8F-24-BIT	1000	1000
L 84	4'-0"	8F-24-BIT	1000	1000
L 85	4'-0"	8F-24-BIT	1000	1000
L 86	4'-0"	8F-24-BIT	1000	1000
L 87	4'-0"	8F-24-BIT	1000	1000
L 88	4'-0"	8F-24-BIT	1000	1000
L 89	4'-0"	8F-24-BIT	1000	1000
L 90	4'-0"	8F-24-BIT	1000	1000
L 91	4'-0"	8F-24-BIT	1000	1000
L 92	4'-0"	8F-24-BIT	1000	1000
L 93	4'-0"	8F-24-BIT	1000	1000
L 94	4'-0"	8F-24-BIT	1000	1000
L 95	4'-0"	8F-24-BIT	1000	1000
L 96	4'-0"	8F-24-BIT	1000	1000
L 97	4'-0"	8F-24-BIT	1000	1000
L 98	4'-0"	8F-24-BIT	1000	1000
L 99	4'-0"	8F-24-BIT	1000	1000
L 100	4'-0"	8F-24-BIT	1000	1000



GRAVITY & UPLIFT SAMPLE LOADS (P-U)

LINTEL	LENGTH	TYPE	GRAVITY	UPLIFT
L 1	8'-2"	8F-24-BIT	1000	1000
L 2	5'-0"	8F-24-BIT	1000	1000
L 3	4'-0"	8F-24-BIT	1000	1000
L 4	9'-2"	8F-24-BIT	1000	1000

UNLESS OTHERWISE NOTED:

1. USE HETA16 (1810#) CNU TO TRUSSES, JOISTS & BEAMS.
2. USE LSTA30 (1610#) OR HTS20 (1450#) FRAME TO JOISTS & BEAMS.
3. USE MTS12 (1000#) FRAME TO TRUSSES.
4. USE HUS26 (1528#) AS 1 PLY HANGER & HGS26-2 (2155#) AS 2 PLY HANGER.
5. UNDER GIRDERS & BEAMS, APPLY MINIMUM SAME NUMBER OF STUDS AS THE NUMBER OF PLYS IN GIRDER OR BEAM.
6. ALL EXTERIOR WALLS TO BE TREATED AS BEARING WALLS.
7. LINTEL STRAP MISSING: APPLY (1) HTSM16 W/(4)1/4" X 2 1/4" TAPCONS FOR 1, 75 LBS & (2) HTSM16 (875#) FOR 2,350 LBS UPLIFT.
8. MSTA36 (205#) & HTS20 (1450#) MAY BE INTERCHANGED.
9. ALL GANGED (MULTIPLE) STUDS TO HAVE SP4. ALSO SP4 MAY BE USED IN LIEU OF SP1 & SP2.
10. PROVIDE HIP ROOF DECK SUPPORT PER APA GUIDELINES.

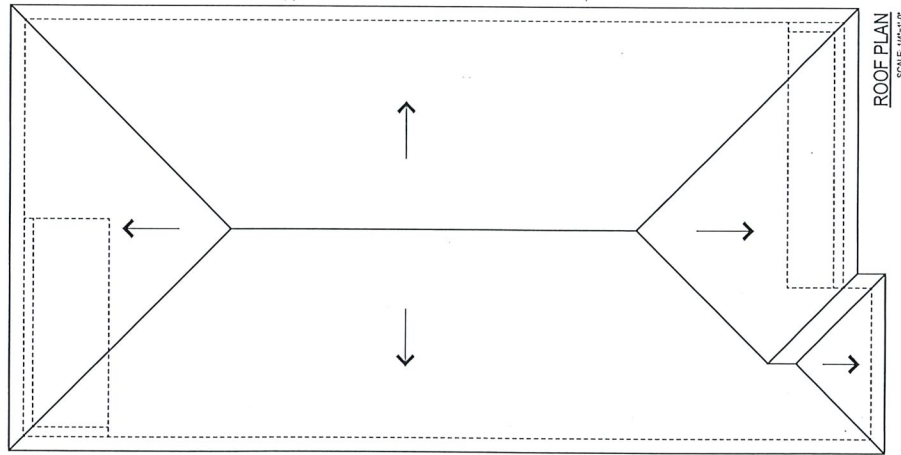
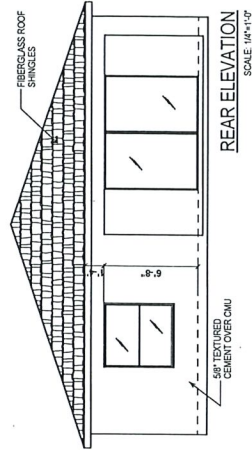
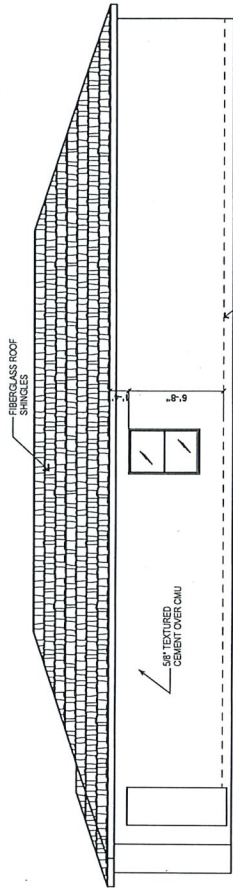
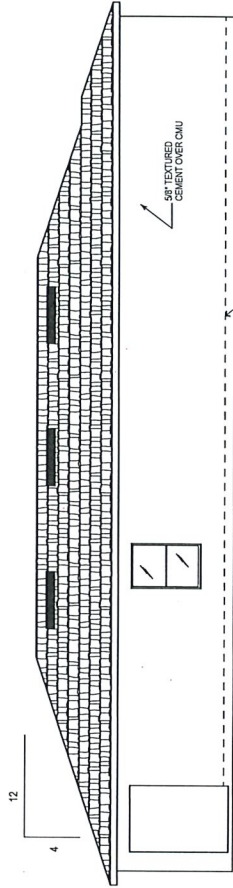
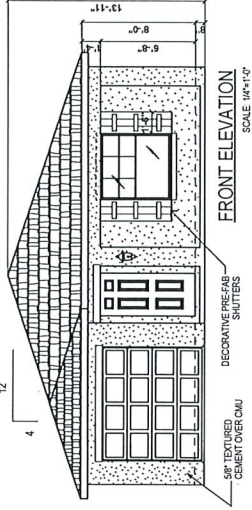
*HT4, HTTS, MGT W/5/8" DIAM ANCHOR BOLTS W/6" EMBEDMENT. ALL STRAPPING HARDWARE TO P.T. LUMBER TO BE GALVANIZED

NUMBER OF STUDS WILL BEAR 50% RESPONSIBILITY FOR THE LATERAL AND ANCHORAGE OF THE MANUFACTURER'S DESIGN TO THE NUMBER OF STUDS. PROVIDE MINIMUM SAME NUMBER OF STUDS TO THE NUMBER OF RECORD.

EXTERIOR FINISHES

ALL EXTERIOR FINISHES SHALL BE APPLIED IN ACCORDANCE WITH RESPECTIVE MANUFACTURERS GUIDELINES, SPECIFICATIONS, OR INSTALLATION INSTRUCTIONS

VENT CALCS:
1,725 SQUARE FEET OF ROOF
1,725 DIVIDED BY 150 = 11.50
PROVIDE MIN. 12 SQUARE FEET
OF ROOF VENTS.



QUEEN ELEVATIONS

FT. PIERCE, FL 34950

MEMBER **A I B D** ASSOCIATION OF ARCHITECTS

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Phone: (888) 445-5100
Email: nicplans@nicplans.com

Professional Engineer: JOSEPH SAMANO
Professional Architect: JAMES W. WILSON



Eastern Homes
Let us build you home

PROJECT NO.	12-252
DATE	12-25-22
DESIGNER	NICE PLANS
SCALE	1/4" = 1'-0"
GENERAL	1/4" = 1'-0"

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A5



House Base

SW 7005
Pure White
Expert Pick

Roof



Soffit/Trim/Exterior Doors

SW 6258
Tricorn Black

