

Administrative Certificates of Appropriateness

Certificates of Appropriateness issued administratively in January 2025.

- #PZCOA2025-00001, 512 S 9th Street – Bedroom Addition



CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

PZCOA#2025-00001

HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 512 S 9th Street

Contributing

Non-Contributing

Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Bedroom and bathroom addition to the non-contributing structure, not visible from the street.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

 KeAndrea Davis, Chair Date
 Historic Preservation Board


 _____ 01/29/2025
 Maria Lewicka, AICP Date
 Historic Preservation Planner

This alteration meets the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of Fort Pierce Code of Ordinances.

Should you have any further questions or concerns, contact Maria Lewicka, Historic Preservation Planner, at (772) 467-3738 or via e-mail at mlewicka@cityoffortpierce.com.

Thank you for your efforts to preserve and redevelop historic Fort Pierce through your participation in the Certificate of Appropriateness Application process. Staff looks forward to working with you in the future to preserve and rehabilitate our historic neighborhoods and structures.

Provided to:	Name/Address	Via
Applicant/Owner	Maurice Shazier 512 S 9 th Street Fort Pierce, FL 34950	E-Mail maurice.shazier@yahoo.com

PROJECT INFORMATION:

SITE ADDRESS:
512 S 9th Street,
Fort Pierce, Florida 34982

OWNER:
Andrew Brown

ENGINEER OF RECORD
JOSEPH SIMMONS, III, P.E.
FL, P.E. LIC. NO. 52101
7619 GRAMERCY DR
ORLANDO, FL 32818
407-454-1890
JOESIMMONS3@GMAIL.COM

ANALYSIS:

OCCUPANCY GROUP: R-1-12
SINGLE FAMILY DWELLING

HOME SHALL BE CONSTRUCTED TO ALL LOCAL CODE REQUIREMENTS OF ST. LUCIE COUNTY.

ALL WORK SHALL COMPLY WITH THE CURRENT FLORIDA BUILDING CODE.

SCOPE OF WORK:

ADD MASTER BEDROOM, BATHROOM AND CLOSETS

LOADS:

ATTIC WITHOUT STORAGE: 10 PSF
ATTIC WITH LIMITED STORAGE: 20 PSF
ROOMS OTHER THAN SLEEPING ROOMS: 40 PSF
SLEEPING ROOMS: 30 PSF

GENERAL NOTES:

- ALL DIMENSIONS ARE TO FACE OF STUD OR CONCRETE. EXTERIOR WALLS AND PLUMBING WALLS SHALL BE FRAMED WITH 2x6 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE. INTERIOR WALLS SHALL BE 2x4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH CONCRETE BLOCK TYPE "X" GYPSUM BOARD INSTALLED FLOOR TO CEILING.
- ALL WING WALLS AND ARCHES SHALL BE FRAMED WITH A MINIMUM WIDTH OF 6" UNLESS NOTED OTHERWISE.
- PROVIDE INSULATION AT ALL EXTERIOR WALLS AND CEILINGS AND FLOORS THAT MEET OR EXCEED CODE REQUIREMENTS.
- ALL FLOOR COVERINGS AND FURNISHINGS SHALL BE CHOSEN/APPROVED BY OWNER UNLESS NOTED OTHERWISE.
- CONSULT OWNER FOR LOCATION OF HOSE BIBBS.

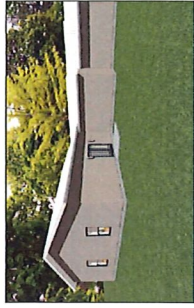
MECHANICAL NOTES:

- FLUE VENTS AND EXHAUST FAN VENTS SHALL BE AT LEAST 3' ABOVE AND OUTSIDE AIR INLET LOCATED WITHIN 10' AND AT LEAST 4' FROM A PROPERTY LINE.
- BATHROOMS AND LAUNDRY ROOMS WITHOUT AN OPERABLE WINDOW ARE REQUIRED TO HAVE EXHAUST FANS PROVIDING 5-AIR CHANGES PER HOUR TO OUTSIDE.
- COMBUSTION AIR TO BE PROVIDED TO MECHANICAL ROOMS VEGAS FIRSD EQUIPMENT #12 RELIEF AIR TO MECHANICAL (HAC (MINIMUM) ROOM FROM EXTERIOR.
- FLUE AND EXHAUST VENTS WILL TERMINATE 4'-0" BELOW OR 4'-0" HORIZ AND AT LEAST 1'-0" ABOVE A DOOR OPERABLE WINDOW OR GRAVITY AIR INLET.
- THE DOWLING MUST BE PROVIDED WITH HEATING CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 70 DEGREES AT A POINT THREE FEET ABOVE THE FLOOR.

PLUMBING NOTES:

- PROVIDE FLOOR DRAIN AT WATER HEATER, UNLESS ITS TANKLESS
- SHOWER SIZE MINIMUM 60" SQ. INCHES WITH A 4" DIAMETER CIRCLE WITHIN AREA. TUB/SHOWER AREA WALLS SHALL BE FINISHED WITH APPROVED TYPE BACKING BOARD AND TILE, MARBLE, OR ED. TO A HEIGHT OF 7'0" ABOVE THE FLOOR DRAIN.
- WATER CLOSET CLEARANCES OF 30" WIDTH, 24" IN FRONT OF CLOSET REQUIRED.
- REQUIRED LOW FLUSH WATER CLOSET, MAXIMUM 1.8 GALLONS PER FLUSH.
- FLOW RATE OF SHOWER HEAD MAXIMUM 2.5 GALLONS/MINUTE.
- PLUMBING VENTS SHALL BE AT LEAST 3' ABOVE OR 10' OUTSIDE AIR INTAKE OPENINGS.
- FREEZELESS BACKFLOW PREVENTION HOSE BIBBS REQUIRED.

#1 DATA FLORIDA RESIDENTIAL 2023 BUILDING CODE 6TH EDITION
1609.1.3 ROOF SNOW LOAD 0 PSF
1609.2.4 WIND DESIGN DATA: 105 MPH Vel. 124 MPH Vel.
ENCLOSURE ENCLOSURE 5' HORIZONTAL DIRECTION / NO TOPOGRAPHIC EFFECTS
WIND EXPOSURE 2
WIND CATEGORY 2
ENCLOSURE 5
WALL - COMPONENTS & CLAD. PHOT + 25.4 PSF - 42.7 PSF
WIND CODE ASCE 7-18
SEISMIC IMPORTANCE FACTOR 1
SEISMIC DESIGN PARAMETERS Ss .0714 S1 .038
SITE ACCELERATION PARAMETERS Ssa .060 Sbf .048
DRR ACCELERATION PARAMETERS Sds .060 Sdf .048
BASIC SEISMIC FORCE RESISTING SYSTEM-BUILDING FRAME - INTERMEDIATE
DESIGN BASE SHEAR 254 lb INCHES (MINIMUM-WEIGHTED WOOD SHIP WALLS)
SEISMIC RESPONSE COEFFICIENT Ca 0.228
ANALYSIS USED EQUIVALENT LATERAL FORCE ANALYSIS



PROPOSED ADDITION

Andrew Brown
512 S. 9th Street
Fort Pierce, Florida 34982

ARCHITECTURAL PLANS:

- | | |
|---------------------------------|----------------------------------|
| C1 COVER SHEET / SPECIFICATIONS | A9 FENESTRATION / DETAILS |
| A1 FOUNDATION PLAN | A11 FENESTRATION DETAILS WINDOWS |
| A2 FLOOR PLAN | A12 FENESTRATION DETAILS DOORS |
| A3 PROPOSED ELEVATIONS | E1 ELECTRICAL LAYOUT |
| A4 LINTEL LAYOUT | P2 PLUMBING LAYOUT WATER |
| A5 WALL SECTIONS | M1 MECHANICAL |
| A6 TRUSS LAYOUT | D1 WALL DETAILS |
| A7 WALL SECTIONS | S1 SITE PLAN |
| A8 DOOR/WINDOW SCHEDULE | |

ALL CONTRACTORS TO FOLLOW ALL CURRENT & APPLICABLE CODES.
PROVIDE VAPOR BARRIER BETWEEN ALL NON PRESSURE TREATED LUMBER & CONCRETE.
ALL SIMPSON STRAPPING IS TO BE INSTALLED PER MANUFACTURER SPECS. & REQUIREMENTS.
IT IS THE RESPONSIBILITY OF THE BUILDER TO COORDINATE THE INSTALLATION OF ALL WATERPROOFING METHODS NECESSARY TO PROVIDE A WATER TIGHT BUILDING ENVELOPE.
REFER TO MFR. INSTALLATION RECOMMENDATION FOR ALL SELECTED WATER PROOFING MATERIALS, FLASHING, SEALERS AND AD-MIX COMPONENTS.

AREA TABULATION:

CONDITIONED AREA:	ADDITION SPACE	832 SQ. FT.
		832 SQ. FT.

COMMUNITY:

LOT

OWNERS:

Andrew Brown
Fort Pierce, Florida 34982
OWNER REVIEW ACKNOWLEDGMENT

OWNER'S SIGNATURE

DATE

OWNER'S SIGNATURE

DATE

OWNER'S SIGNATURE

DATE



This form was electronically signed by Joseph Simmons III, P.E. 5/21/24 in the presence of a digital notary. Printed copies of this form are not valid. For more information on digital signatures, visit www.flcourts.gov or call 1-800-352-3333.

TRUSSES:	SHOWN
DRAWN BY:	GG
DATE:	4/26/2024
ENGINEER:	Joseph Simmons P.E.
DATE:	4/26/2024
ENGINEER #:	52101
REVISED:	

SHEET NO.
C-1

Date: Joseph Simmons III, P.E.
Engineer of Record # 52101

COMMUNITY:	
OWNERS	
Andrew Brown Fort Pierce, Florida 34982	OWNER REVIEW ACKNOWLEDGMENT
OWNER'S SIGNATURE	DATE
OWNER'S SIGNATURE	DATE
OWNER'S SIGNATURE	DATE

ENGINEER OF RECORD
JOSEPH SIMMONS, III, P.E.
 7816 GRANVACY DR
 ORLANDO, FL 32818
 407-454-1890
 JOESIMMONS@GMAIL.COM

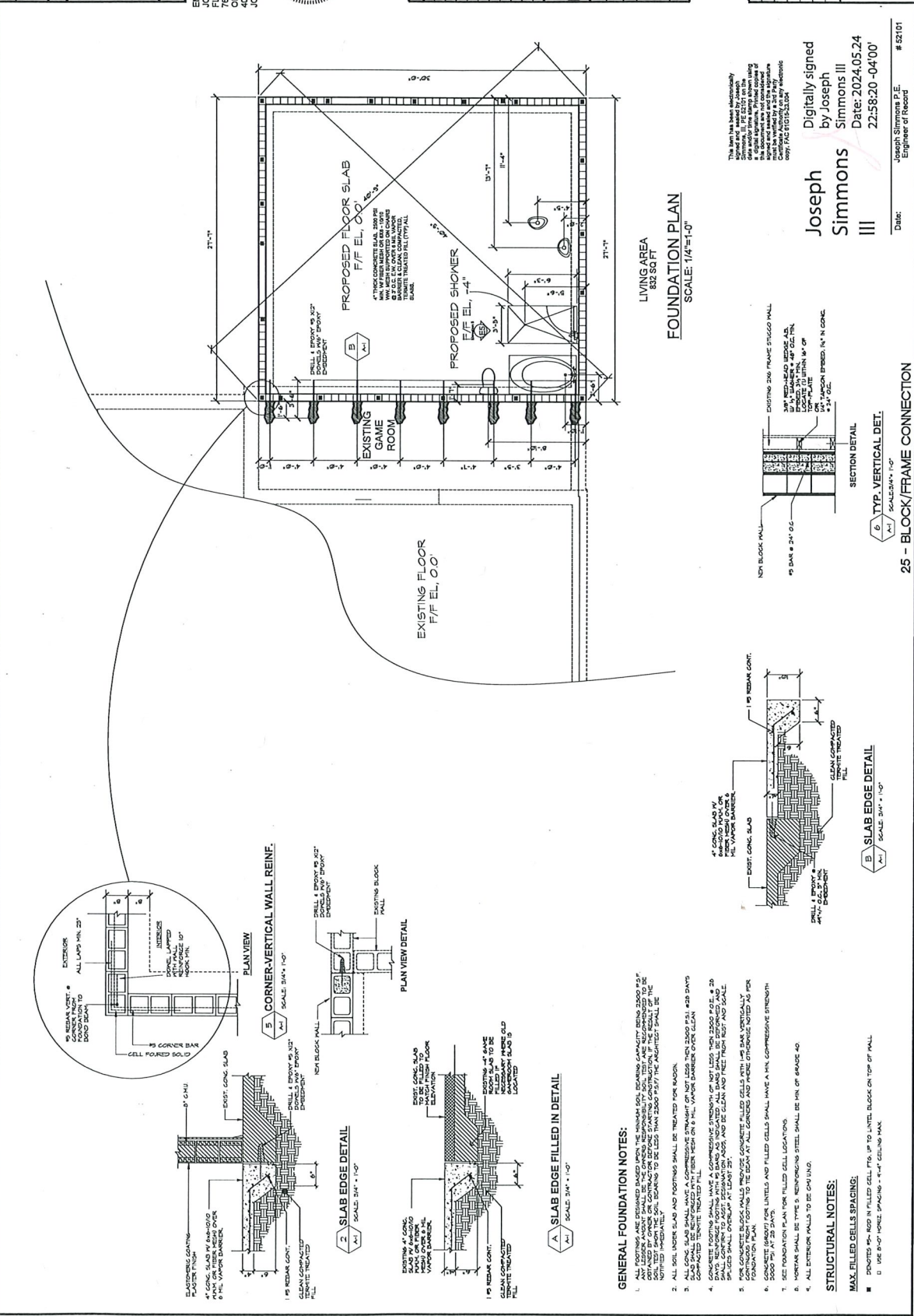


REVISIONS

AREA TABULATION	PROPOSED	832 SQ. FT.
TOTAL	832	SQ. FT.

4282024
 832 SQ. FT.

FEAR SERIES: X
CONTRACT NO. 16
BUILDING NO. 66
DRAWN BY: JS
CHECKED BY: JS
SHEET NO.
A-1
DATE: 2024.05.24
FILE: *



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Joseph Simmons
 III
 Digitally signed by Joseph Simmons III
 Date: 2024.05.24 22:58:20 -04'00'

DATE: 2024.05.24
 SCALE: 1/4" = 1'-0"
 # 52101
 Joseph Simmons P.E.
 Engineer of Record

25 - BLOCK/FRAME CONNECTION
 SCALE: 3/4" = 1'-0"

COMMUNITY:

OWNERS: Andrew Brown
Fort Pierce, Florida 34982
OWNER REVIEW ACKNOWLEDGMENT

OWNER'S SIGNATURE: _____ DATE: _____
OWNER'S SIGNATURE: _____ DATE: _____

DESIGNED BY: _____ DATE: _____
CHECKED BY: _____ DATE: _____

ENGINEER OF RECORD
JOSEPH SIMMONS, III, P.E.
1715 W. UNIVERSITY BLVD.
SUITE 200
ORLANDO, FL 32818
407-454-1880
JOESIMMONS@GMAIL.COM

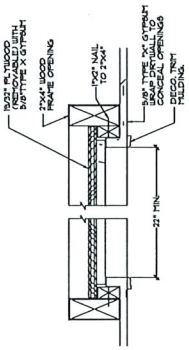


TABLE No. 31-C
42
THIS DETAIL IS TO BE USED FOR ONE LAYER TYPE "X" GYPSUM WALLBOARD
IF CERTAIN GRADES OF 1/2" THICK METAL DECK ARE USED. OTHERWISE, THE
DETAIL IS TO BE USED FOR TWO LAYER TYPE "X" GYPSUM WALLBOARD.
SEE THE NOTES FOR THE JOIST JOISTS AND INSULATION. THE INSULATION
SHOULD BE OF CELLULOSE INSULATION HAVING A MINIMUM
R-VALUE OF R11.

1 ATTIC ACCESS DETAIL
N.T.A.

UNLESS NOTED OTHERWISE:

1. USE HETA16 C.M.U. TO TRUSSES, JOISTS & BEAMS.
2. USE LSTA30 OR HSTA20 FRAME TO JOISTS & BEAMS.
3. USE MTS12 FRAME TO TRUSSES.
4. USE H26 AS LIFT HANGER AND HIGUS26-2 AS LIFT.
5. UNDER GIRDERS & BEAMS, APPLY MINIMUM SAME NUMBER OF STUDS AS THE NUMBER OF PILES IN GIRDER OR BEAM.
6. ALL EXTERIOR WALLS TO BE TREATED AS BEARING WALLS.
7. IF A LINTEL STRAP IS MISSED, APPLY (1) LSTA16 W/ (4) 1/4" X 2-1/4" PIONS FOR 1,175 LBS. LIFT AND (2) HSTM16 FOR 2,346.60 LBS. LIFT.
8. MSTA38 AND HSTA20 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.

PROPOSED	832 SQ. FT.
TOTAL	832 SQ. FT.

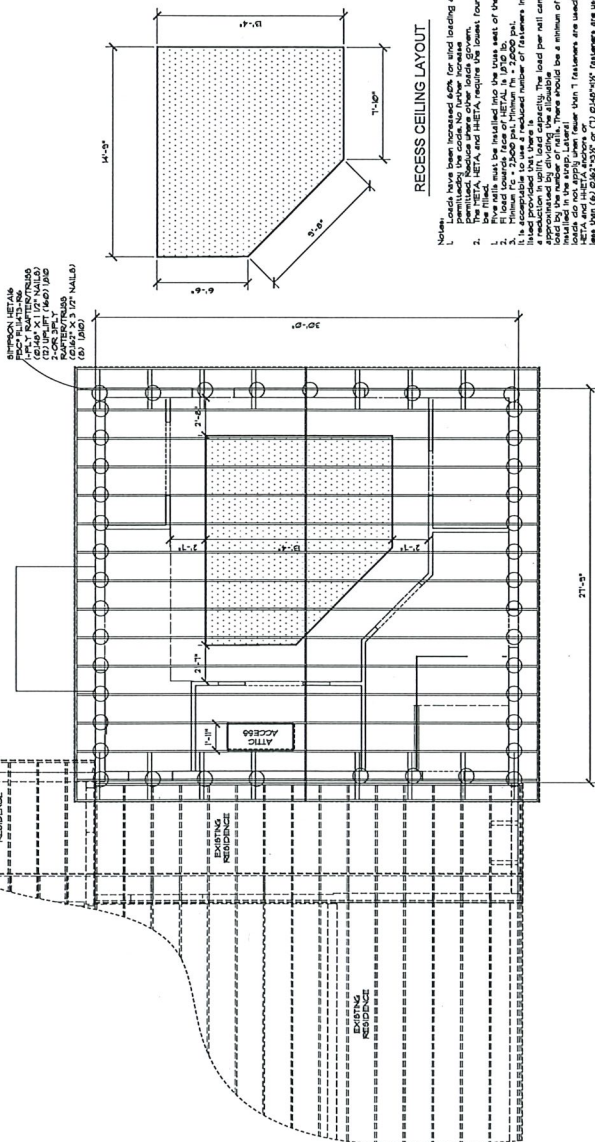
4282024
832 SQ. FT.

FEATR SERIES: X
CONTRACT NGR: OWNER
BUILDER: OWNER
DRAWN BY: GCS
CHECKED BY: GCS

SHEET NO.
A-6

LAST PLOT DATE: 05/04/24
FILE: 4282024

The entire roof deck shall be covered with an approved self-adhering polymer modified bitumen waterproofing membrane. The waterproofing shall be installed in accordance with both the manufacturer's instructions and the manufacturer's installation instructions for roof covering waterproofing membrane. The waterproofing shall be installed in accordance with the manufacturer's instructions for the roof covering to be installed.



TRUSS LAYOUT
SCALE: 1/8" = 1'-0"

RECESS CEILING LAYOUT

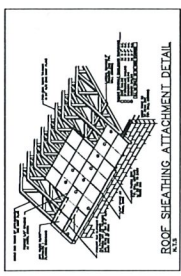
- Notes:
1. Recess has been dimensioned left for field loading.
 2. The recess shall be installed in the field of the truss. No other trusses shall be affected.
 3. The recess shall be installed in the field of the truss. No other trusses shall be affected.
 4. The recess shall be installed in the field of the truss. No other trusses shall be affected.
 5. The recess shall be installed in the field of the truss. No other trusses shall be affected.
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 7. The recess shall be installed in the field of the truss. No other trusses shall be affected.
 8. The recess shall be installed in the field of the truss. No other trusses shall be affected.
 9. The recess shall be installed in the field of the truss. No other trusses shall be affected.
 10. The recess shall be installed in the field of the truss. No other trusses shall be affected.

ROOF SHEATHING NAILING SCHEDULE

1. 8d 4" O.C. EDGES-6" O.C. FIELD
 2. 8d 4" O.C. EDGES-6" O.C. FIELD
 3. 8d 4" O.C. EDGES-6" O.C. FIELD
 4. 8d 4" O.C. EDGES-6" O.C. FIELD
 5. 8d 4" O.C. EDGES-6" O.C. FIELD
- *1" CORNER DISTANCE= 5'-0"




This form has been electronically signed by Joseph Simmons, III, P.E. on 05/04/24 at 10:00 AM. The signature is located in the bottom right corner of the drawing. The signature is a digital signature. Printed name of the signatory: Joseph Simmons, III, P.E. The signature is located in the bottom right corner of the drawing. The signature is a digital signature. Printed name of the signatory: Joseph Simmons, III, P.E.




ROOF SHEATHING NAILING SCHEDULE

Date: _____
Joseph Simmons, P.E.
Engineer of Record
52101

COMMUNITY:	
	
OWNERS Guilene Margelle 2808 Camomille Drive San Francisco, CA 94116 OWNER REVIEW ACKNOWLEDGMENT	
OWNER'S SIGNATURE	DATE
OWNER'S SIGNATURE	DATE
THE SIGNATURE OF THE CONTRACTOR SHALL BE VERIFIED BY THE ARCHITECT OR AN AUTHORIZED REPRESENTATIVE OF THE ARCHITECT'S FIRM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE TO COMPLY WITH ALL REGULATIONS.	

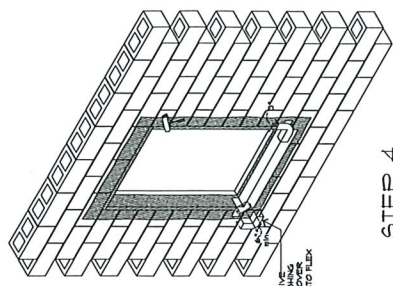
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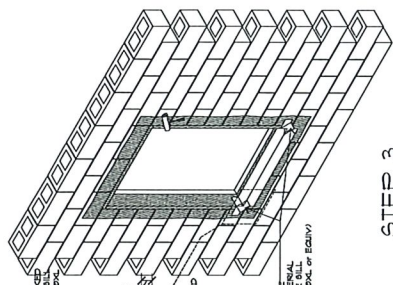
REVISIONS
X
X
X

AREA TABULATION	
SPECIAL SPECIFICATIONS AND NOTES: 1. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT. 2. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS. 3. WARNING: SEALANTS/JAMMERS MAY REACT TO CERTAIN SURFACES. VERIFY COMPATIBILITY BEFORE USE.	
PROPOSED	832 SQ. FT.
TOTAL	832 SQ. FT.

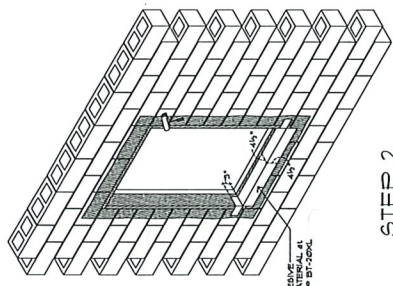
4282024	
832 SQ. FT.	
FEATR SERIES: X	
CONTRACT MGR: WS	
BUILDER: WS	
DRAWN BY: GG	
CHECKED BY: GG	
SHEET NO.	
A-9	
LAST PLOT	
DATE: 4/23/2022	



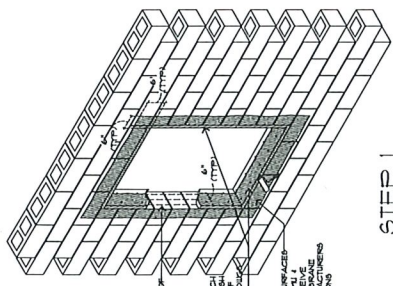
STEP 1



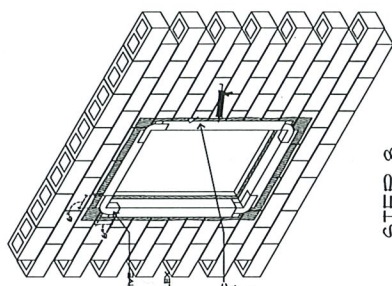
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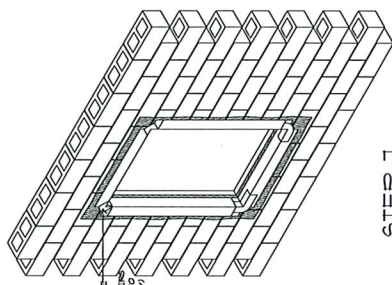
STEP 3



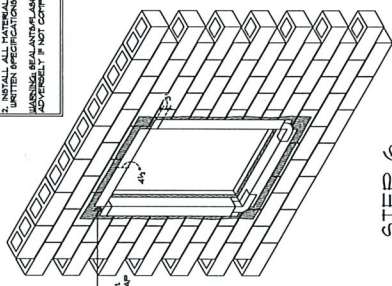
STEP 4



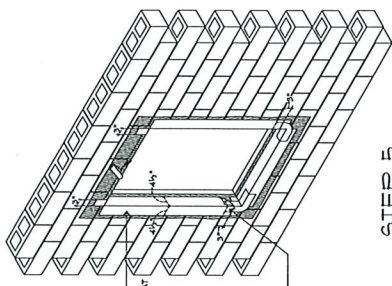
STEP 5



STEP 6



STEP 7



STEP 8

NOTE:
 1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE COMPATIBILITY OF ALL MATERIALS AND SEALANTS.
 2. INSTALL ALL MATERIALS PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
 3. WARNING: SEALANTS/JAMMERS MAY REACT TO CERTAIN SURFACES. VERIFY COMPATIBILITY BEFORE USE.

Joseph Simmons P.E.
 Digitally signed by Joseph Simmons III
 Date: 2024.05.25 11:02:13 -0400

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Joseph Simmons P.E.
 No. 42101
 State of California
 Date: 4/23/2022

COMMUNITY:	
OWNERS:	Joseph Simmons III, P.E. Fort Pierce, Florida 34982
OWNER'S SIGNATURE:	DATE
OWNER'S SIGNATURE:	DATE
OWNER'S SIGNATURE:	DATE

ENGINEER OF RECORD
JOSEPH SIMMONS III, P.E.
 7819 GERMANY DR
 ORLANDO, FL 32818
 407-454-1800
 JOESIMMONS3@GMAIL.COM



NO.	DATE	DESCRIPTION

AREA TABULATION	
PROPOSED	832 SQ. FT.
TOTAL	832 SQ. FT.

FEATS SERIES X
CONTRACT MGR. CHINER
BUILDER CHINER
DRAWN BY: GGG
CHECKED BY: GGG
SHEET NO.
D-1
DATE: 4/26/24
FILE: *

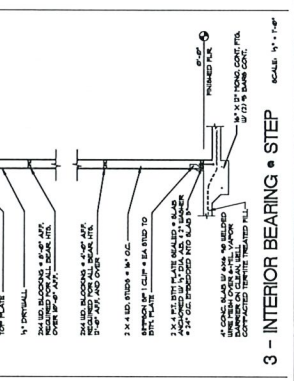
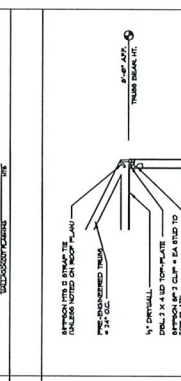
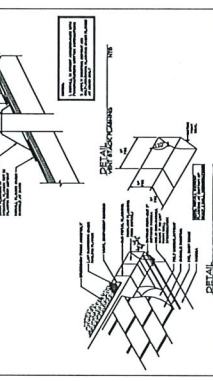
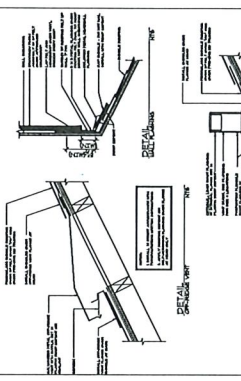
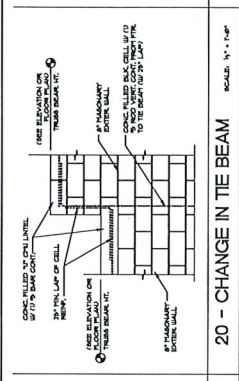
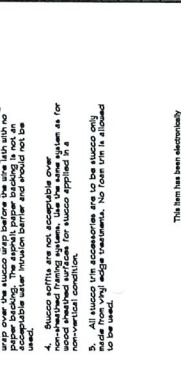
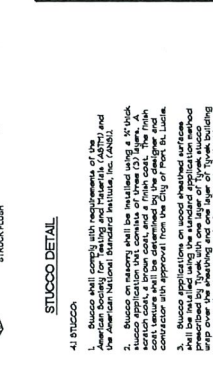
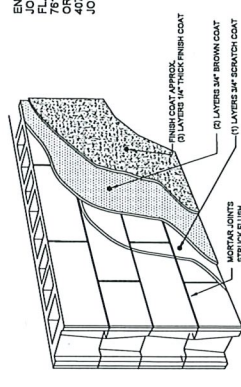
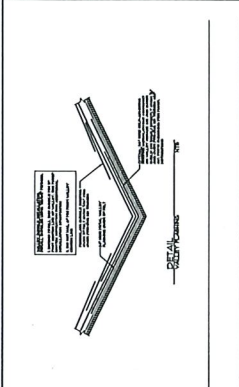


TABLE 1: THICK BEARING STUD HEIGHT

STUD	SPACING	OC	CONNECTION	STUD HEIGHT
25A	16"	16"	16"	16"
25B	16"	16"	16"	16"
25C	16"	16"	16"	16"
25D	16"	16"	16"	16"
25E	16"	16"	16"	16"
25F	16"	16"	16"	16"
25G	16"	16"	16"	16"
25H	16"	16"	16"	16"
25I	16"	16"	16"	16"
25J	16"	16"	16"	16"
25K	16"	16"	16"	16"
25L	16"	16"	16"	16"
25M	16"	16"	16"	16"
25N	16"	16"	16"	16"
25O	16"	16"	16"	16"
25P	16"	16"	16"	16"
25Q	16"	16"	16"	16"
25R	16"	16"	16"	16"
25S	16"	16"	16"	16"
25T	16"	16"	16"	16"
25U	16"	16"	16"	16"
25V	16"	16"	16"	16"
25W	16"	16"	16"	16"
25X	16"	16"	16"	16"
25Y	16"	16"	16"	16"
25Z	16"	16"	16"	16"

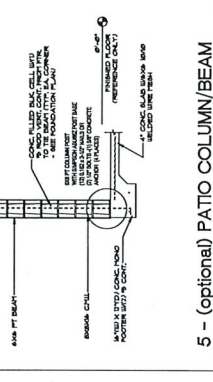
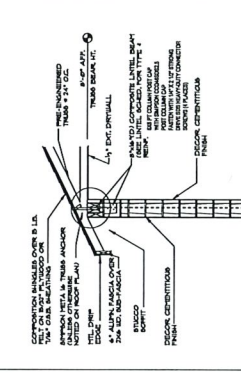
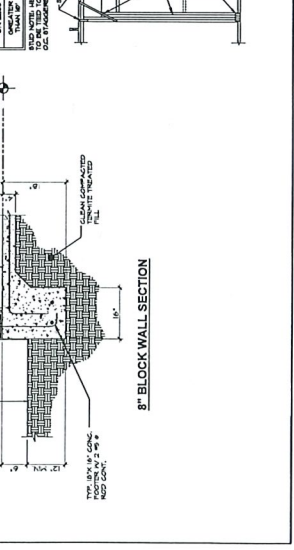
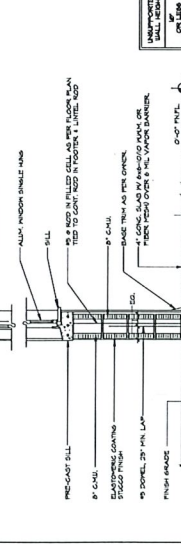
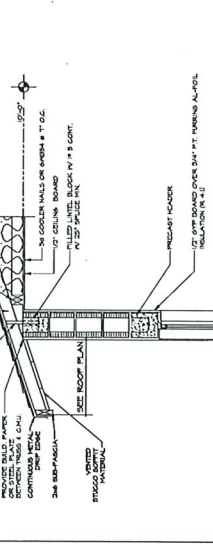
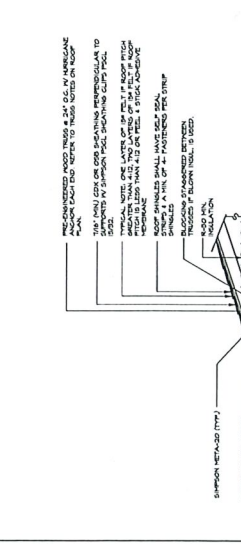
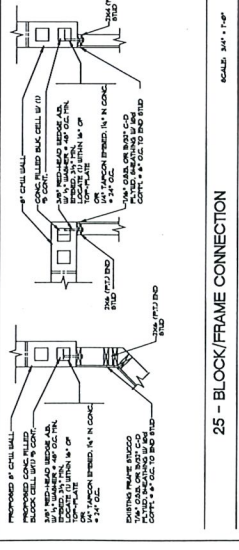
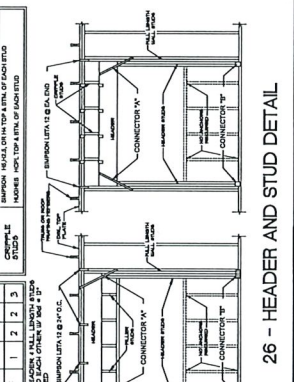


TABLE 2: STUDS

STUD	TYPE	SIZE	SPACING	OC	CONNECTION	STUD HEIGHT
5A	1	2	2	2	2	2
5B	1	2	2	2	2	2
5C	1	2	2	2	2	2
5D	1	2	2	2	2	2
5E	1	2	2	2	2	2
5F	1	2	2	2	2	2
5G	1	2	2	2	2	2
5H	1	2	2	2	2	2
5I	1	2	2	2	2	2
5J	1	2	2	2	2	2
5K	1	2	2	2	2	2
5L	1	2	2	2	2	2
5M	1	2	2	2	2	2
5N	1	2	2	2	2	2
5O	1	2	2	2	2	2
5P	1	2	2	2	2	2
5Q	1	2	2	2	2	2
5R	1	2	2	2	2	2
5S	1	2	2	2	2	2
5T	1	2	2	2	2	2
5U	1	2	2	2	2	2
5V	1	2	2	2	2	2
5W	1	2	2	2	2	2
5X	1	2	2	2	2	2
5Y	1	2	2	2	2	2
5Z	1	2	2	2	2	2



20 - CHANGE IN TIE BEAM
 SCALE: 1/4" = 1'-0"

25 - BLOCK/FRAME CONNECTION
 SCALE: 3/4" = 1'-0"

5 - (optional) PATIO COLUMN/BREAM
6 - 6X6 PT BEAM COLUMN/BREAM
 SCALE: 1/4" = 1'-0"

3 - INTERIOR BEARING STEP
 SCALE: 1/4" = 1'-0"

26 - HEADER AND STUD DETAIL
 SCALE: 3/4" = 1'-0"

Joseph Digitally signed
 by Joseph
 Simmo
 ns III
 Date: 2024.05.25
 11:34:46 -0400

Joseph Simmons P.E.
 Engineer of Record
 #52101

