

HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, February 24, 2025 - 2:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES**
 - a. Minutes from the December 16, 2024 meeting
5. **ELECTION OF VICE-CHAIR**
6. **PUBLIC HEARINGS**
 - a. Certificate of Appropriateness PZCOA2025-00003 - Demolition - Single-family Residence - 1105 Avenue D
7. **NEW BUSINESS**
 - a. Administratively Approved Certificates of Appropriateness - January 2025
8. **COMMENTS FROM THE PUBLIC**
9. **CONSIDERATION OF ABSENCES**

10. **ADJOURNMENT**

Any person seeking to appeal any decision by the Historic Preservation Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3052 at least 48 hours prior to the meeting.

Historic Preservation Board

4. a.

Meeting Date: 02/24/2025

Re: Minutes from the December 16, 2024 meeting

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Minutes from the December 16, 2024 meeting

Attachments

HPB Minutes 12/16/24

Form Review

Form Started By: Alicia Rosenthal

Started On: 12/17/2024 04:57 PM

Final Approval Date: 01/14/2025

DRAFT



CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, DECEMBER 16, 2024, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Ms. Dava entered the meeting at 2:07 PM. Ms. Anicito, Vice-Chair, ran the meeting.

Present: Charlie Hayek; Betty Jo Starke; Anthony Westbury; Andrea Anicito, Chair; KeAndrea Davis

Absent: Minnie Spivey; Patrece Frisbee

Staff Present: Andrea Duenas, Assistant City Attorney
Maria Lewicka, Historic Preservation Planner
Alicia Rosenthal, Planning and Development Organizer

4. **APPROVAL OF MINUTES**

a. Minutes from the October 28, 2024 meeting

Motion was made by Betty Jo Starke, and seconded by Charlie Hayek to approve the minutes from the October 28, 2024 meeting.

AYE: Betty Jo Starke, Anthony Westbury, Chair Andrea Anicito, Charlie Hayek
Passed

5. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness PZCOA 2024-00011 - Fence - 427 North 10th Street**

The clerk introduced Certificate of Appropriateness 2024-00011 for a fence located at 427 N. 10th Street.

The City Attorney explained the Quasi-Judicial Hearing procedures.

When acting as a quasi-judicial body, the Board is held to certain procedural requirements.

Quasi-judicial proceedings are less formal than proceedings before a circuit court, but are more formal than the other aspects of today's meeting. Quasi-judicial proceedings must follow basic standards of notice and due process, and decisions must be made based on competent substantial evidence. Therefore, board members have a duty to conduct quasi-judicial proceedings more like judges than legislators. This afternoon, the Board will follow the same uniform procedure in all quasi-judicial hearings.

The chair called the proceeding to order.

The clerk confirmed the City complied with the advertisement and notice requirements.

The chair inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Mr. Westbury - no
Ms. Davis - no
Mr. Hayek - no
Ms. Starke - no
Chair Anicito- no

The chair opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on the item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth.

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, stated the subject structure is a one-story single family residential building with a hip roof, and small porch and the St. Lucie County Property Appraiser's Property Record Card indicates the year of construction as 1981. The applicant is requesting approval of a Certificate of Appropriateness (COA) for installation of 63 feet of a 4-foot-high vinyl picket fence with one 12-foot wide double gate. Ms. Lewicka said there is currently a chain link fence on the side of the house. She said the new fence will enhance the property's overall appearance and its contribution to the historic character of the Lincoln Park Historic District. Ms. Lewicka said staff recommends that the Board approve the request for the installation of a new 4-foot-high fence with a 12-foot wide gate, with the recommendation that the fence material will be changed to wood as referenced by the Fort Pierce Historic Districts Fence Guide.

Board questions for staff: Ms. Anicito asked why the fence was not administratively approved.

Applicant Representative: Chris Burke, Sales Representative from the fence company, stated a vinyl fence will hold up longer than a wood fence and is easier to maintain.

Board questions for applicant: Mr. Hayek asked Mr. Burke if he would be installing the fence. Ms. Starke asked about the price difference between a wood and vinyl fence.

Staff final comments: Ms. Lewicka stated all fences located on the front of the property require Board approval. A wooden picket fence can be administratively approved.

Applicant final comments: none

The Chair, seeing no one else, closed the public hearing.

Comments by the Board: none

Motion was made by Betty Jo Starke, and seconded by Charlie Hayek in accordance with the Fort Pierce Historic District fence guide, the recommendation that the fence material be changed to wood for Certificate of Appropriateness PZCOA2024-00011 located at 427 N. 10th Street.

AYE:Charlie Hayek, Betty Jo Starke, Chair Andrea Anicito

NAY:Anthony Westbury, KeAndrea Davis

Motion Failed

After the last public hearing, the Assistant City Attorney recalled this item. She stated the vote was 3 to 2 and, since the Historic Preservation Board is a majority Board, there needed to be 4 votes to concur in order for the motion to pass. The motion did not pass. She stated a new motion could be made, or the item could be re-noticed for another hearing.

Board discussion ensued on the recommended Historic Preservation fence guidelines and making a motion with a recommendation instead of a requirement.

Ms. Davis made a motion to approve the new 4-foot-high fence and 12-foot-wide wooden gate as requested.

No one seconded the motion.

Motion failed.

Ms. Lewicka explained the fence guidelines are only a recommendation and the applicant could appeal to the City Commission.

Motion was made by KeAndrea Davis, and seconded by Charlie Hayek to approve the request for the installation of a new 4-foot-high fence and a 12-foot-wide gate as requested, with the recommendation that the fence material be changed to wood.

AYE: Anthony Westbury, KeAndrea Davis, Charlie Hayek, Betty Jo Starke, Chair Andrea Anicito

Passed

b. **Certificate of Appropriateness PZCOA2024-00014 - Single Family Residence - 708 South 9th Street**

The clerk introduced Certificate of Appropriateness 2024-00014 for a single family residence located at 708 S. 9th Street.

The chair called the proceeding to order.

The clerk confirmed the City complied with the advertisement and notice requirements.

The chair inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Ms. Davis - no
Mr. Hayek - no
Ms. Starke - no
Mr. Westbury - no
Chair Anicito- no

The chair opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on the item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth.

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, stated the subject site is located in the Oakland Park Historic District and the zoning designation is Single-Family Low Density (R-1). The applicant is requesting approval of a Certificate of Appropriateness for construction of a single family residence with associated driveway and landscaping. Ms. Lewicka showed the proposed site plan, floor plan, elevations, material palette and neighboring residential structures. Ms. Lewicka noted the proposed residence has a smaller square footage than the existing house. She highlighted the residence will have an open floor plan with a variety of gardens and hedges wrapped around the sides of the house.

Ms. Lewicka stated the subject residence design meets the technical aspects of the Secretary of the Interior regarding size, scale, materials and massing and is similar to the existing structure proposed for demolition. She said the new construction shows an understanding of the characteristics of historic buildings and site features. Ms. Lewicka noted the proposed modern architectural style is clearly represented in the approach to the design of the function and form of the residence.

Board questions for staff: none

Applicant Representative: Jeffrey Huber, Architect and Landscape Architect, stated they will be demolishing the original home due to structural issues. He noted it is more expensive to upgrade the home to a safe manor than to build a new home. Mr. Huber said the home has a modern mid-century motif and is in character with the surrounding buildings. He said Florida friendly landscaping will be used, and the home will have an abundance of daylight organized around an open courtyard to maintain privacy and open the home up aesthetically. Mr. Huber highlighted that a lot of Dade County pine from the original home will be harvested and utilized in the new structure.

Board questions for applicant: Mr. Hayek asked if the roof was a truss system.

Staff final comments: none

Applicant final comments: none

The Chair, seeing no one else, closed the public hearing.

Comments by the Board: none

Motion was made by Charlie Hayek, and seconded by KeAndrea Davis to approve the design of the residence as proposed for Certificate of Appropriateness PZCOA2024-00014 located at 708 S. 9th Street.

AYE: KeAndrea Davis, Charlie Hayek, Betty Jo Starke, Anthony Westbury, Chair Andrea Anicito

Passed

c. Certificate of Appropriateness PZCOA2024-00013 - Demolition - 708 South 9th Street

The clerk introduced Certificate of Appropriateness 2024-00013 for demolition of the single family residence located at 708 S. 9th Street.

The chair called the proceeding to order.

The clerk confirmed the City complied with the advertisement and notice requirements.

The chair inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Mr. Hayek - no

Ms. Starke - no

Mr. Westbury - no

Ms. Davis - no

Chair Anicito- no

The chair opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on the item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth.

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, stated the subject is a one-story building with a flat roof that was built in 1950. The applicant is requesting Certificate of Appropriateness approval for the demolition of an existing home to build a new residential structure. Ms. Lewicka said the building proposed for demolition does not meet the owners' functional and aesthetic design needs and renovation and changes to the architecture and function of the house would be difficult, and the cost would be substantial. Given that the applicant presented a new interesting, innovative and beautiful design, staff recommends the Historic Preservation Board approve the demolition request with a recommendation that a new development will take place as soon as possible.

Board questions for staff: none

Applicant Representative: Erin O'Brien, owner, said the current home has numerous leaks, HVAC problems, and the windows and electrical system are not efficient. She said it would take a huge investment to make the needed changes.

Board questions for applicant: Ms. Starke asked if the trees in front of the residence would be kept.

Staff final comments: none

Applicant final comments: none

The Chair, seeing no one else, closed the public hearing.

Comments by the Board: none

Motion was made by KeAndrea Davis, and seconded by Anthony Westbury to approve the Certificate of Appropriateness PZCOA2024-00013 for the demolition at 708 S. 9th Street.

AYE: Charlie Hayek, Betty Jo Starke, Anthony Westbury, Chair Andrea Anicito, KeAndrea Davis

Passed

6. NEW BUSINESS

- a. Administratively Approved Certificates of Appropriateness - November 2024

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. CONSIDERATION OF ABSENCES

Motion was made by KeAndrea Davis, and seconded by Charlie Hayek to approve the absences of Dr. Frisbee and Ms. Spivey.

AYE: Betty Jo Starke, Anthony Westbury, KeAndrea Davis, Chair Andrea Anicito, Charlie Hayek

Passed

9. ADJOURNMENT

Historic Preservation Board

6. a.

Meeting Date: 02/24/2025

Information

REQUESTED ACTION

Certificate of Appropriateness PZCOA2025-00003 - Demolition - Single-family Residence - 1105 Avenue D

SUMMARY

Application submitted by property owner Karla Zevallos, to demolish the single-family residence located on a designated historic site at 1105 Avenue D.

LOCATION

1105 Avenue D (Parcel ID #2409-501-0211-000-1)

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Applicant Submittal
Property Card
Public Notification

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 02/18/2025

Started On: 02/13/2025 10:35 AM



FEBRUARY 24, 2025

PZCOA2025-00003

Owner/Applicant

Karla Zevallos

Location

1105 Avenue D

Parcel

2409-501-0211-000-1

Historic Status

Contributing structures located in the Lincoln Park Historic District.

Requested Action

Demolition

Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



SUBJECT BUILDING

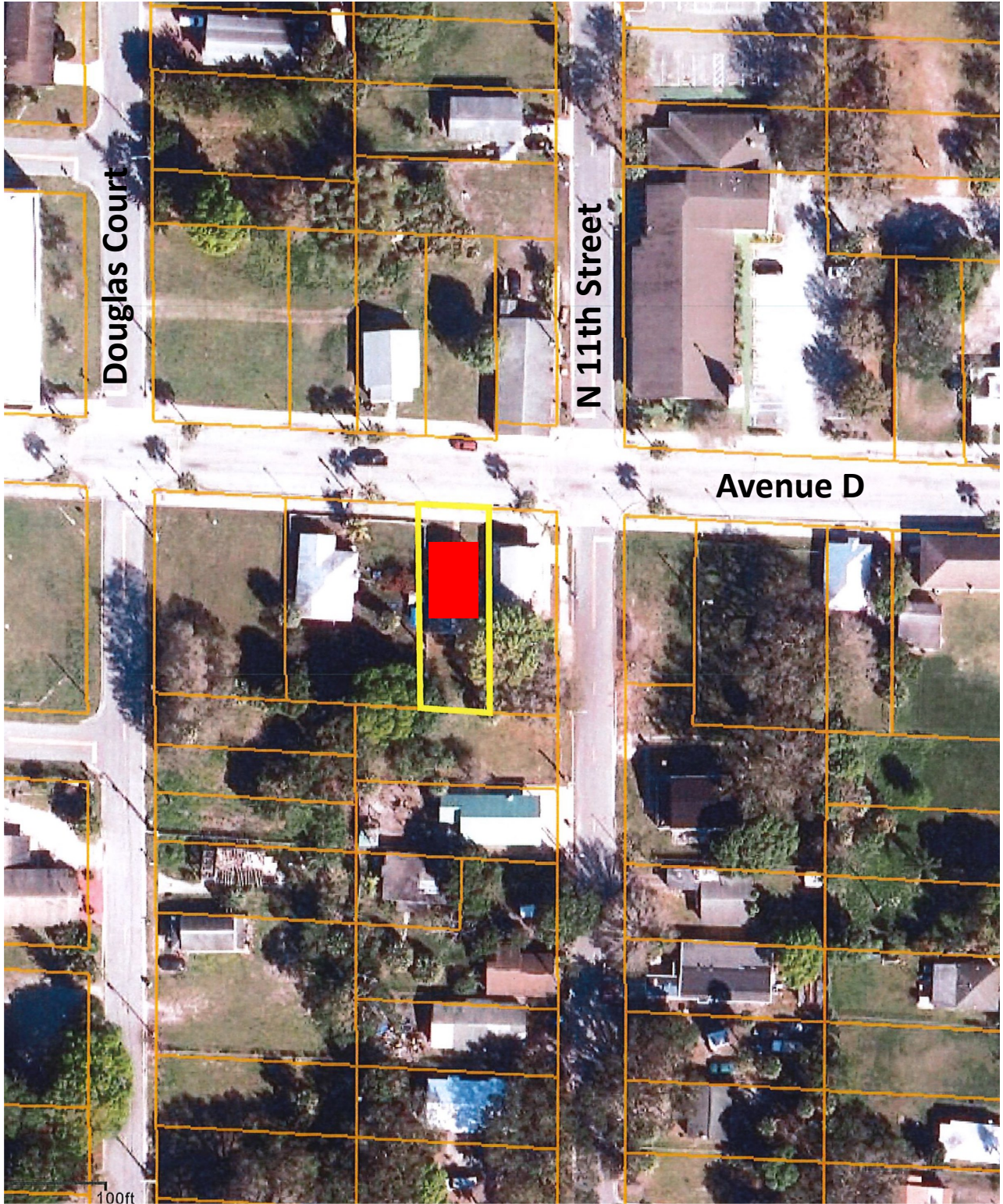
B A C K G R O U N D


The subject structure is a one story buildings with shingle gable roof and open porch. It was built in 1938.

Property is located within General Commercial (C-3) Zoning District and is currently vacant.

R E Q U E S T

The applicant is requesting COA approval for the demolition of the deteriorated structure. A new structure will be constructed that will add value to the surroundings.



 Building proposed for the demolition

SUBJECT PROPERTY - AERIAL PHOTO

Criteria for Demolition (Sec. 111-157): 1105 Avenue D	Applicant Responses
A. Is the structure of such interest or quality that it would reasonably meet national, state, or local criteria for designation as a significant historic or architectural site or structure?	No. This house is destroyed. The roof and floor are collapsing, and is dangerous for my neighbors. It is a regular house made of wood.
B. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?	No. It is a small home made of wood. Nothing valuable for the City.
C. Is the structure one of the last remaining examples of its kind in the city, county or region?	No
D. Does the structure contribute significantly to the historic character of a designated historic district?	No at all.
E. Would retention of the structure promote the general welfare of the city by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?	No, the house is now home for homeless. I called the police many times because of invaders even there is a sign of no trespassing that I bought from the city of Ft Pierce.
F. Are there definite plans for re-use of the property if the proposed demolition is carried out and what will be the effect of those plans on the character of the surrounding area?	House will be demolished, and we will build a new home according to the city codes. We want to contribute with a beautiful structure to the city that can add important value to the surroundings.



Network: Jan 2, 2025 at 10:16:53 AM EST



Network: Jan 2, 2025 at 10:17:15 AM EST

EXTERIOR DAMAGE

STAFF RECOMMENDATION

The building proposed for demolition is in very poor condition. It was left to deteriorate for an extended period of time. The roof is caving, the support poles for the porch are loose and the porch boards are rotting,

While reconstruction of the building is possible, it would be at considerable expense.

Given that the application meets A, B, C, D, and E criteria for demolition of a structure within a designated historic district, staff recommends the Historic Preservation Board approve the demolition request with recommendation that a new development will take place as soon as possible and in a style and manner compatible with the surrounding Historic District.



STREET VIEW

Maria Lewicka

From: KARLA ZEVALLOS <kzevallos25@hotmail.com>
Sent: Friday, February 7, 2025 12:35 PM
To: Maria Lewicka
Subject: Re: PZCOA2025-00003, 1105 AVENUE D, Demolition

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

The subject building is a contributing structure located within Lincoln Park Historic District. Could you please provide more information why this building should be demolished and what it will be replaced with?

The city wants to fine me because the structure is unsafe. This house cannot be repaired it is in a very rough shape, and it needs to be demolished.

I am planning to replace it with a brand-new structure according to the city laws.

Also please provide answers to the following questions (as required by Sec. 111-157):

a. Is the structure of such interest or quality that it would reasonably meet national, state, or local criteria for designation as a significant historic or architectural site or structure?

No. This house is destroyed. The roof and floor are collapsing, and it is dangerous for my neighbors. It is a regular house made of wood.

b. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty, expense, or undue economic hardship?

No. It is a small home made of wood. Nothing valuable for the city

c. Is the structure one of the last remaining examples of its kind in the city, county or region?

No

d. Does the structure contribute significantly to the historic character of a designated district?

No at all.

e. Would retention of the structure promote the general welfare of the city by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?

No, the house is now home for homeless. I called the police many times because of invaders even though there is a sign of no trespassing that I bought from the city of Ft pierce.

f. Are there definite plans for re-use of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?

House will be Demolished, and we will build a new home according to the city codes. We want to contribute with a beautiful structure to the city that can add important value to the surroundings.



This demolition project will be done by hiring 2 dumpsters. No materials will be used since the house will be demolished complete. The house is made of wood.

Property Identification

Site Address: 1105 AVENUE D
 Sec/Town/Range: 09/35S/40E
 Parcel ID: 2409-501-0211-000-1
 Jurisdiction: Fort Pierce

Use Type: 0100
 Account #: 21210
 Map ID: 24/09N
 Zoning: General Co

Ownership

Karla Zevallos
 1535 Miller RD
 Coral Gables, FL 33146-2309



Legal Description

LINCOLN PARK NO 2 BLK 7 LOT 19

Current Values

Just/Market Value: \$33,300
 Assessed Value: \$29,810
 Exemptions: \$0
 Taxable Value: \$29,810

Total Areas

Finished/Under Air (SF): 1,116
 Gross Sketched Area (SF): 1,270
 Land Size (acres): 0.11
 Land Size (SF): 4,800

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
Apr 22, 2021	4598 / 2822	0001	WD	Gatto Lyssa	\$35,000
Apr 20, 2021	4596 / 1586	0111	WD	Gatto Lyssa	\$0
Mar 30, 2021	4583 / 2799	0001	WD	Square Foot Holdings Inc	\$5,000
Aug 3, 2015	3775 / 1978	0111	TXDEED	Reynolds Randall	\$8,500
Oct 24, 2008	3034 / 0182	XX07	WD	Smith (TR) John W	\$61,500
Oct 27, 2007	2898 / 1750	XX01	CertTitle	Jean-Louis Maxime	\$100
Jul 21, 2005	2311 / 0556	XX00	WD	Robinson Latecia	\$70,000
Apr 30, 2004	1982 / 2846	XX01	QC	Owens Bobby J	\$100
Feb 1, 1985	0456 / 0604	XX00	CV		\$25,000
Feb 1, 1985	0456 / 0603	XX01	CV		\$11,000

Building Information (1 of 1)

Finished Area: 1,116 SF

Gross Sketched Area: 1,270 SF

Exterior Data

View:
 Building Type: SFF
 Grade: SFF-High
 Story Height: 1 Story

Roof Cover: Mtl Shingles
 Year Built: 1938
 Effective Year: 1938
 No. Units: 1

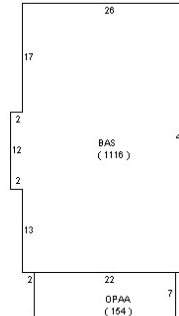
Roof Structure: Gable
 Frame:
 Primary Wall: Frm Stucco
 Secondary Wall:

Interior Data

Bedrooms: 3
 Full Baths: 1
 Half Baths: 0
 A/C %: 0%

Electric: AVERAGE
 Heat Type:
 Heat Fuel:
 Heated %: 0%

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1116	1116	140
OPAA	Open Porch Attached Average	154	0	58

Special Features and Yard Items

Type	Qty	Units	Year Blt
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Current Year Values

Current Values Breakdown

Building and SFYI:	\$5,600
Land:	\$27,700
Just/Market:	\$33,300
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$3,490
Assessed:	\$29,810
Exemption(s):	\$0
Taxable:	\$29,810

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	\$69.00

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
2024	\$33,300	\$29,810	\$0	\$29,810
2023	\$27,100	\$27,100	\$0	\$27,100
2022	\$25,500	\$25,500	\$0	\$25,500
2021	\$20,600	\$13,310	\$0	\$13,310

Permits

Number	Issue Date	Description	Amount	Fee
RR2006105	Apr 27, 2006	Alterations/Remodeling	\$800	\$50

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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PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: PZCOA2025-00003 – Demolition – 1105 Avenue D

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37. Public Hearings (a)

NOTICE BY NEWSPAPER: February 14, 2025

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 2/14/2025

Historic Preservation Board

7. a.

Meeting Date: 02/24/2025

Information

REQUESTED ACTION

Administratively Approved Certificates of Appropriateness - January 2025

SUMMARY

Certificates of Appropriateness issued administratively in January 2025

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

LOCATION

512 S 9th Street (Parcel ID #2410-709-0037-000-9)

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Administrative COA Approval, January 2025

Form Review

Form Started By: Maria Lewicka

Started On: 02/13/2025 10:12 AM

Final Approval Date: 02/13/2025

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 FINISHINGS 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 FIBRO EQUIPMENT #12 RELIEF AIR TO MECHANICAL (HVAC (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" DIA. CIRCULAR WITHIN AREA. TUB/SHOWER AREA WALLS SHALL BE FINISHED WITH APPROVED TYPE BACKING BOARD AND TILE, MARBLE, OR ED. TO A HEIGHT OF 70" 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
1505.1.3 ROOF WIND LOAD 9 PSF
1505.2 WIND DESIGN DATA 155 MPH Vel. 124 MPH Vel.
ENCLOSURE ENCLOSURE 5' HORIZONTAL DIRECTION / NO TOPOGRAPHIC EFFECTS
WIND EXPOSURE WIND EXPOSURE 1
WALL - COMPONENTS & CLAD. PHOT + 25.4 PSF - 42.7 PSF
WIND CODE ASCE 7-18
RISK CATEGORY 2
SEISMIC IMPORTANCE FACTOR 1
SEISMIC DIRECTION PARAMETERS S_a .0714 S₁ .038
SITE ACCELERATION PARAMETERS S_{0a} .060 S₀₁ .048
DRR ACCELERATION PARAMETERS S_{0a} .060 S₀₁ .048
BASIC SEISMIC FORCE RESISTING SYSTEM-BUILDING FRAME - INTERMEDIATE
DESIGN BASE SHEAR 254.4 lb HORIZ. (NON-FORCED WOOD SHIP WALLS)
SEISMIC RESPONSE COEFFICIENT C_s 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 | P1 PLUMBING LAYOUT WATER |
| A5 WALL SECTIONS | P2 PLUMBING LAYOUT SEWER |
| A6 TRUSS LAYOUT | M1 MECHANICAL |
| A7 WALL SECTIONS | D1 WALL DETAILS |
| A8 DOOR/WINDOW SCHEDULE | S1 SITE PLAN |

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

BY: I have reviewed the plans and approve them for construction.

DATE

BY: I have reviewed the plans and approve them for construction.

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 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
I HEREBY ACKNOWLEDGE THAT I HAVE REVIEWED THE CONTRACT DOCUMENTS AND I AGREE TO THE TERMS AND CONDITIONS THEREOF.	

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

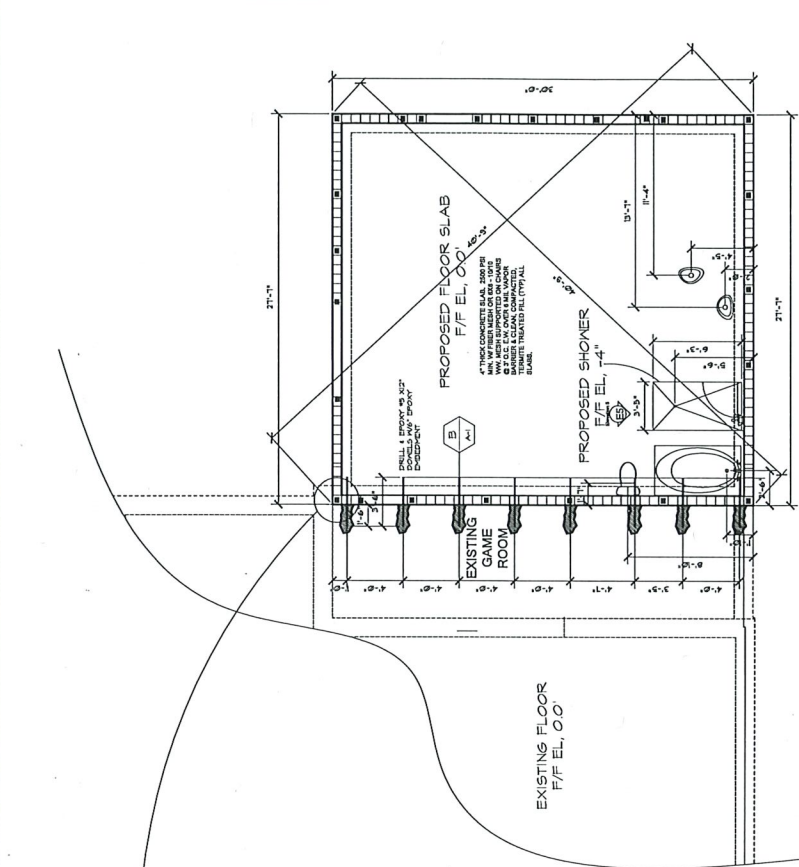


REVISIONS

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: 02/24/24
FILE: *

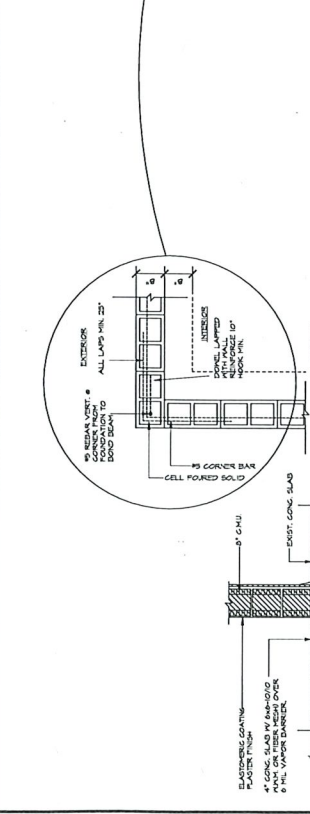


LIVING AREA
 832 SQ. FT.
 FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

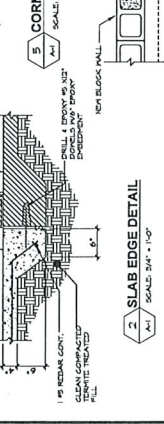
This form has been electronically signed by Joseph Simmons, III, P.E. on 02/24/24. The digital signature is located in the bottom right corner of this page. A digital signature is a unique electronic signature that is created by a computer program and is used to verify the identity of the signer and to ensure that the document has not been altered or tampered with. For more information, please contact the Florida Department of Banking and Finance at (850) 487-1300.

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

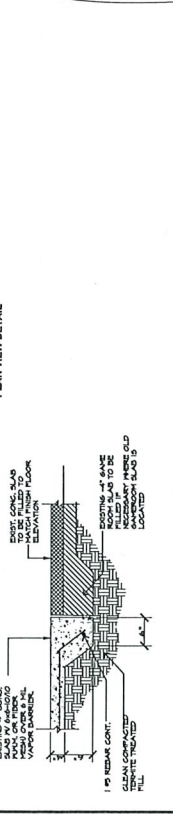
Joseph Simmons P.E.
 Engineer of Record
 # 82101



PLAN VIEW
 CORNER VERTICAL WALL REIN.
 SCALE: 3/4" = 1'-0"



2 SLAB EDGE DETAIL
 SCALE: 3/4" = 1'-0"



A SLAB EDGE FILLED IN DETAIL
 SCALE: 3/4" = 1'-0"

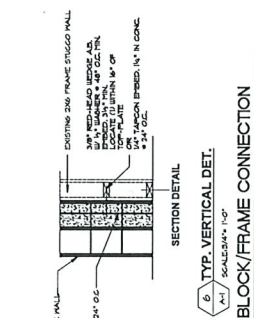
GENERAL FOUNDATION NOTES:

- ALL FOOTINGS ARE DESIGNED BASED UPON THE MAXIMUM SOIL BEARING CAPACITY FROM 2500 P.S.F. ANY EXCESS AVOIDED SHALL BE THE OWNER'S RESPONSIBILITY. ALL SOIL TESTS ARE REFERENCED TO BE THE SAME TYPE OF SOIL. SOIL BEARING TO BE LESS THAN 2500 P.S.F. THE ANALYST SHALL BE THE ANALYST'S RESPONSIBILITY.
- ALL SOIL BENEATH SLABS AND FOOTINGS SHALL BE TREATED FOR MOISTURE.
- ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 2500 P.S.F. 420 DAYS.
- CONCRETE FOOTINGS SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 2500 P.S.F. 28 DAYS. REINFORCING FOOTING WITH BARS AS INDICATED. ALL BARS SHALL BE DEFORMED AND SPACINGS SHALL OVERLAP AT LEAST 20".
- FOR CONCRETE BLOCK WALLS REINFORCING CONCRETE FILLING CELLS WITH 1/2" BARS VERTICALLY AND 1/2" BARS HORIZONTALLY. ALL BARS AND FILLING SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 2500 P.S.F. 420 DAYS.
- SEE FOUNDATION PLAN FOR FILLED CELL LEGATIONS.
- REINFORCING SHALL BE TYPE S REINFORCING STEEL SHALL BE MIN. OF GRADE 40.
- ALL EXTERIOR WALLS TO BE CONCRETE.

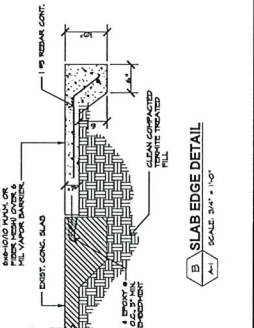
STRUCTURAL NOTES:

MAX. FILLED CELLS SPACING:

- POINTS 15'-00" IN FILLED CELL, UP TO 10" IN LITE BLOCK ON TOP OF WALL
- USE 8" X 16" HORIZ. SPACING = 8" X 16" CELLING MAX.



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



B SLAB EDGE DETAIL
 SCALE: 3/4" = 1'-0"

25 - BLOCK/FRAME CONNECTION

COMMUNITY:	
OWNERS	
Andrew Brown Fert Pierce, Florida 34882	
OWNER REVIEW ACKNOWLEDGEMENT	
OWNER'S SIGNATURE	DATE
OWNER'S SIGNATURE	DATE
REVISIONS	

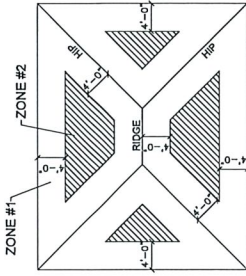
ENGINEER OF RECORD
JOSEPH SIMMONS III P.E.
 7619 GRAMERCY DR
 ORLANDO, FL 32818
 JOESIMMONS@GMAIL.COM



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

AREA TABULATION	
ON WALLS, FLOORS AND CEILING	
PRESUMED TO BE FINISHED ON	
FINISHES AND MATERIALS	
AS NOTED	

4282024
832 SQ FT
REAR SERIES: X
CONTRACT NO.: OWNER
BUILDER: OWNER
DRAWN BY: GGG
CHECKED BY: GGG
SHEET NO.
A-5
DATE: 2024.05.24
FILE: 4282024



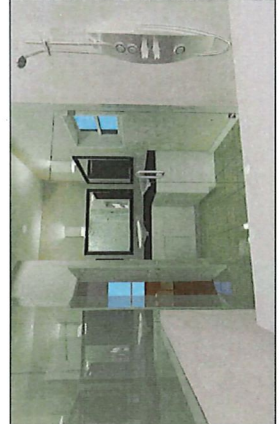
VERIFY ALL DIMENSIONS & CEILING CONDITIONS PRIOR TO APPROVAL. SOME CEILING FRAMING MAY BE REQUIRED IN FIELD BY THE BUILDER.

BUILDER / CONTRACTOR TO VERIFY ALL DIMENSIONS & BEARING HEIGHTS PRIOR TO CONSTRUCTION & TRUSS MANUFACTURING.

THE ENGINEER WILL BEAR NO RESPONSIBILITY FOR ERRORS IN TRUSS / LVL DESIGN OR MANUFACTURE. THE BUILDER & THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR VERIFYING ALL SPANS, DIMENSIONS, PITCHES & QUANTITIES BEFORE MANUFACTURE AND SHALL REFER ANY QUESTIONS ON LOADING OR DESIGN TO THE ENGINEER OF RECORD.

ROOF NAILING PATTERN:

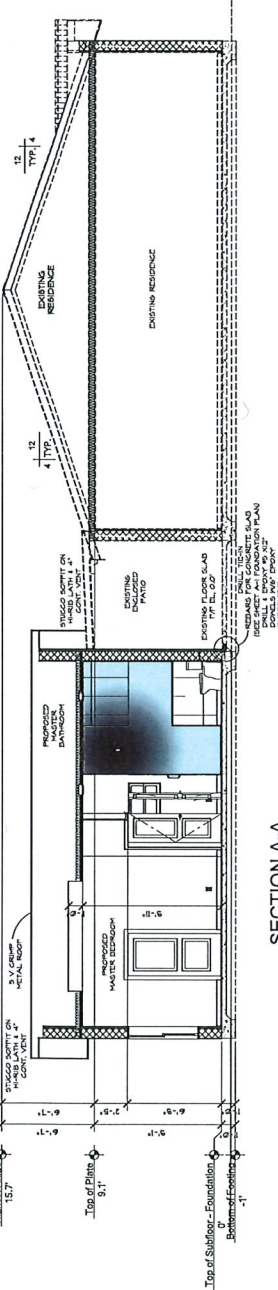
- ZONE 1 - USE 8D RING SHANK NAILS @ 6" O.C. SPACING (FIELD) & 4" O.C. AT SUPPORTED EDGES.
 - ZONE 2 - USE 8D RING SHANK NAILS @ 6" O.C. SPACING (SUPPORTED EDGES) & 8" O.C. AT FIELD.
- PNEUMATIC NAILS MAY BE USED IN LIEU OF 8D RING SHANK NAILS. NAILED 4" O.C. AT EDGES & 8" O.C. AT FIELD. (SENCO 2-1/4" X .131 & PASELODE 2-1/4" X .099).
- GYPSUM BOARD NAILING PATTERN: USE 5D NAILS @ 7" O.C. SPACING.



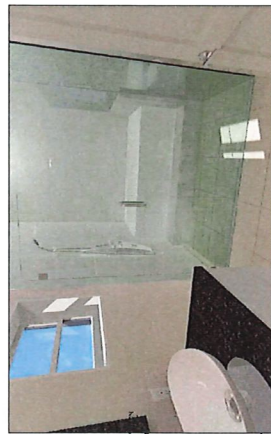
VIEW LOOKING TOWARDS BATHROOM VANITYS

This sign has been electronically signed and sealed. It is not valid for use on any project until the original signed and sealed drawing is provided. The original drawing shall be provided to the contractor. The contractor shall verify the accuracy of the electronic copy. FAC 61G15-23.001 Electronic

Date: _____ Joseph Simmons III
 Engineer of Record # 52101



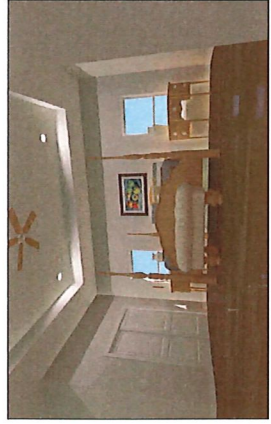
SECTION A-A
 SCALE: 1/4" = 1'-0"



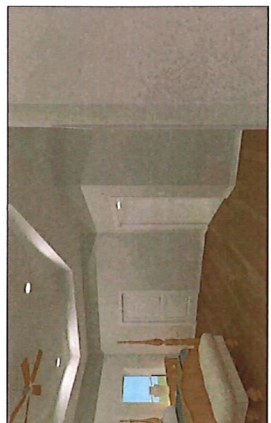
VIEW LOOKING THRU WALK-IN SHOWER TO TUB

WINDOW (H&S SQ. FT.)	Area
4.11' x 5.00'	20.50 sq ft
5.00' x 5.00'	25.00 sq ft
5.00' x 5.00'	25.00 sq ft
5.00' x 5.00'	25.00 sq ft
GLASS IN FLOOR AREA 6.00' x 6.00'	36.00 sq ft
TOTAL PROPOSED WINDOW AREA	111.50 sq ft


SECTION B-B
 SCALE: 1/4" = 1'-0"



MASTER BEDROOM RECESS CEILING



Joseph Simmons III
 Digitally signed by Joseph Simmons III
 Date: 2024.05.24 23:00:12 -04'00'

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 INDEPENDENT PROFESSIONAL ENGINEER TO COMPLY WITH ALL REGULATIONS TO COMPLY WITH ALL REGULATIONS	

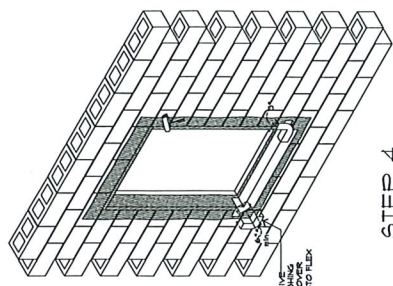
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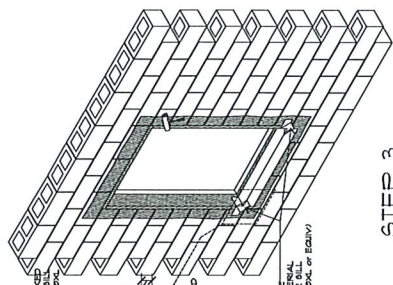
REVISIONS	
X	
X	
X	

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

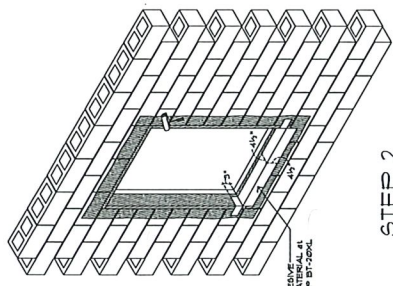
4282024	
832 SQ. FT.	
FEATR SERIES: X	
CONTRACT MGR: WS	
BUILDER: WS	
DRAWN BY: GG	
CHECKED BY: GG	
SHEET NO.	
A-9	
LAST PLOT	
DATE: 4/23/2022	



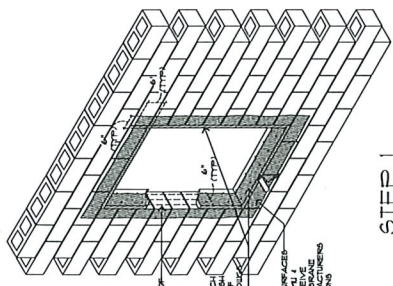
STEP 1



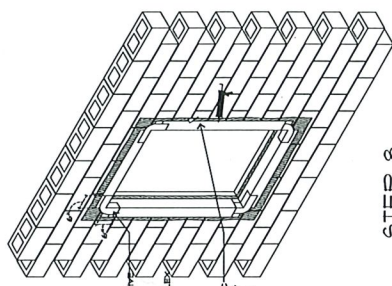
STEP 2



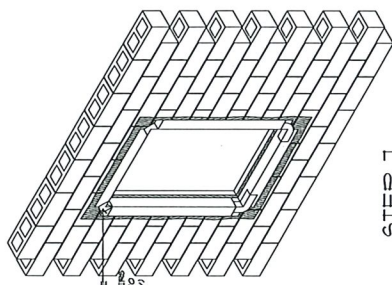
STEP 3



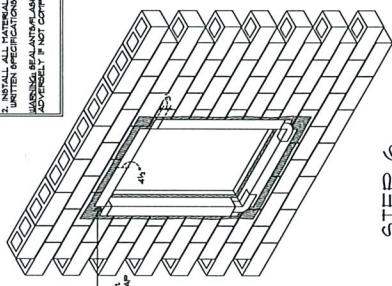
STEP 4



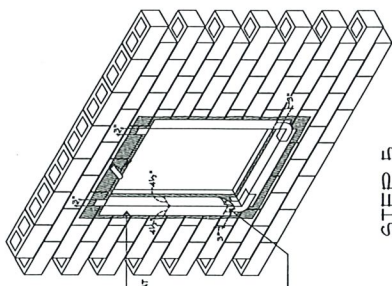
STEP 5



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 INSTALLATION.

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

Joseph Simmons P.E.
 No. 62101
 State of California
 Date: 4/23/2022

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COMMUNITY:

CUNTERS

Andrew Brown
Fort Pierce, Florida 34982
OWNER REVIEW ACKNOWLEDGMENT

OWNER'S SIGNATURE DATE

OWNER'S SIGNATURE DATE

REMOVED THE REPORT TO

ENGINEER OF RECORD
JOSEPH SIMMONS, III, P.E.
FL P.E. LIC. NO. 52101
1000 W. UNIVERSITY AVENUE
ORLANDO, FL 32816
407-454-1890
JOESIMMONS3@GMAIL.COM



REVISIONS

X	
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AREA TABULATION

PROPOSED	1242	SQ. FT.
COV. PATIO	1346.64	SQ. FT.
EXCL. PATIO	192.47	SQ. FT.
TOTAL	1721.11	SQ. FT.

4282024

1723.11 SQ. FT.

REAR SERIES: X

CONTRACT NO. OWNER

BUILDER: OWNER

DRAWN BY: GGG

CHECKED BY: GGG

SHEET NO.

E-1

LAST PLOT DATE: 4/26/24

52101

- GENERAL ELECTRICAL NOTES:
- THE ELECTRICAL PLAN IS A SUMMARY OF THE ELECTRICAL SYSTEMS AND SHALL BE USED TO VERIFY THE ELECTRICAL CONTRACTORS' WORK. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE ELECTRICAL PLAN AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 - ELECTRIC AND GAS METERS SHALL BE IN NONPOTENTIAL LOCATIONS AS FAR FROM FRONT OR REAR OF THE BUILDING AS PRACTICABLE.
 - PANEL BOX SHALL BE SIZED TO ACCOMMODATE ALL CALCULATED LOADS AND SHALL PROVIDE FOR A MINIMUM OF 10% OVERHEAD SERVICE CAPACITY.
 - PROVIDE SERVICE FOR ALL APPLIANCES AND EQUIPMENT (E.G. REFRIGERATOR, FREEZER, DISH WASHER, DISPOSAL, COFFEE MAKER, TOASTER, MICROWAVE, DRYER, WASH DRYER, WINE COOLER, WATER HEATER, SINK, SUMP PUMP, ETC.) AND VERIFY THAT DESIGN INTENT IS MAINTAINED. NOTIFY CONTRACTOR BEFORE ANY CONTACT WIRE.
 - GENERAL CONTRACTOR AND ELECTRICAL SUBCONTRACTOR SHALL MARK THROUGH PIPES TO BE INSTALLED AND VERIFY THAT DESIGN INTENT IS MAINTAINED. NOTIFY CONTRACTOR BEFORE ANY CONTACT WIRE.
 - WIRING SHALL BE LOCATED CLEAR TO, BUT NOT INTERFERING WITH, MECHANICAL SYSTEMS. VERIFY FROM SIZE AND LOCATION OF MECHANICAL SYSTEMS. PROVIDE CLEARANCE TO ALL MECHANICAL SYSTEMS. SEE MECHANICAL DRAWINGS FOR DETAILS.
 - ALL OUTLETS IN DAMAGE LOCATIONS AND NEAR WATER CONDITIONS (E.G. WASHERS, SINKS, TUBS, SHOWERS, ETC.) SHALL BE INSTALLED IN DAMAGE LOCATIONS AND NEAR WATER CONDITIONS. PROVIDE CLEARANCE TO ALL MECHANICAL SYSTEMS. SEE MECHANICAL DRAWINGS FOR DETAILS.
 - LIGHT FIXTURES SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THAT SHOWN ON THIS PLAN. FIXTURES SHALL BE INSTALLED IN DAMAGE LOCATIONS AND NEAR WATER CONDITIONS. PROVIDE CLEARANCE TO ALL MECHANICAL SYSTEMS. SEE MECHANICAL DRAWINGS FOR DETAILS.
 - VERIFY WITH CONTRACTOR FOR LANDSCAPE AND ALL OUTLET LOCATIONS AND SWITCHES. PROVIDE OUTLET AT ALARM PANEL LOCATION. USE SEE OUTLET LOCATIONS AND VERIFY WITH CONTRACTOR.
 - VERIFY WITH CONTRACTOR FOR LANDSCAPE AND ALL OUTLET LOCATIONS AND SWITCHES. PROVIDE OUTLET AT ALARM PANEL LOCATION. USE SEE OUTLET LOCATIONS AND VERIFY WITH CONTRACTOR.
 - VERIFY WITH CONTRACTOR FOR LANDSCAPE AND ALL OUTLET LOCATIONS AND SWITCHES. PROVIDE OUTLET AT ALARM PANEL LOCATION. USE SEE OUTLET LOCATIONS AND VERIFY WITH CONTRACTOR.
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 - VERIFY WITH CONTRACTOR FOR LANDSCAPE AND ALL OUTLET LOCATIONS AND SWITCHES. PROVIDE OUTLET AT ALARM PANEL LOCATION. USE SEE OUTLET LOCATIONS AND VERIFY WITH CONTRACTOR.



REAR SERIES: X

CONTRACT NO. OWNER

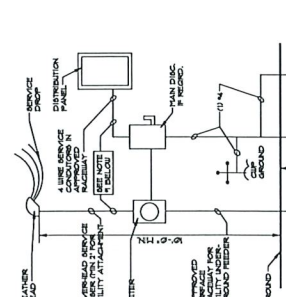
BUILDER: OWNER

DRAWN BY: GGG

CHECKED BY: GGG

SHEET NO.

E-1



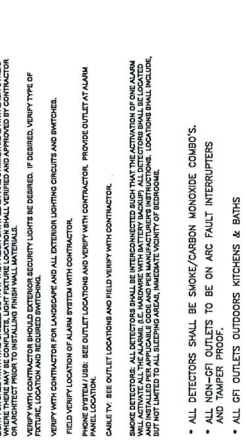
EXISTING ELECTRICAL RISER

This has been electronically signed and sealed by Joseph Simmons III on 2024.05.25 11:15:14 -0400. The document is not controlled. It is not to be used for construction. Copy: FAC P10153.004

Joseph Simmons P.E.
Engineer of Record

Date: # 52101

- LOAD CALCULATIONS:
- 832 Sq. Ft. X 3.0 watts per/Sq. Ft. = 2496 watts
- 1 Bathroom 1@ 1500 watts = 1500 watts
- Sub Total = 3996 watts



LOAD CALCULATIONS:

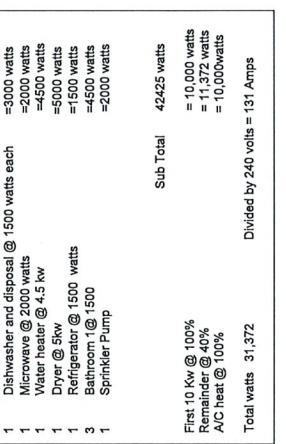
150 Amp PANEL

832 Sq. Ft. X 3.0 watts per/Sq. Ft. = 2496 watts

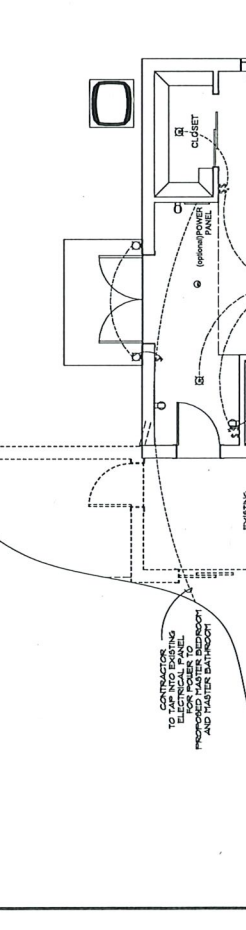
1 Bathroom 1@ 1500 watts = 1500 watts

Sub Total = 3996 watts

- LOAD CALCULATIONS:
- 150 Amp PANEL
- 2975 Sq. Ft. X 3.0 watts per/Sq. Ft. = 8925 watts
- 1 Appliance cir. @ 1500 watts each = 1500 watts
- 1 Laundry cir. @ 1500 watts each = 1500 watts
- 1 Range @ 8 kw = 8000 watts
- 1 Dishwasher and disposal @ 1500 watts each = 3000 watts
- 1 Microwave @ 2000 watts = 2000 watts
- 1 Water heater @ 4.5 kw = 4500 watts
- 1 Dryer @ 5kw = 5000 watts
- 1 Refrigerator @ 1500 watts = 1500 watts
- 3 Bathroom 1@ 1500 = 4500 watts
- 1 Sprinkler Pump = 2000 watts
- Sub Total = 42425 watts
- Final 10 Kw @ 100% = 10,000 watts
- Remainder @ 40% = 11,372 watts
- AC heat @ 100% = 10,000watts
- Total watts 31,372
- Divided by 240 volts = 131 Amps



- GENERAL ELECTRICAL NOTES:
- THE ELECTRICAL PLAN IS A SUMMARY OF THE ELECTRICAL SYSTEMS AND SHALL BE USED TO VERIFY THE ELECTRICAL CONTRACTORS' WORK. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE ELECTRICAL PLAN AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 - ELECTRIC AND GAS METERS SHALL BE IN NONPOTENTIAL LOCATIONS AS FAR FROM FRONT OR REAR OF THE BUILDING AS PRACTICABLE.
 - PANEL BOX SHALL BE SIZED TO ACCOMMODATE ALL CALCULATED LOADS AND SHALL PROVIDE FOR A MINIMUM OF 10% OVERHEAD SERVICE CAPACITY.
 - PROVIDE SERVICE FOR ALL APPLIANCES AND EQUIPMENT (E.G. REFRIGERATOR, FREEZER, DISH WASHER, DISPOSAL, COFFEE MAKER, TOASTER, MICROWAVE, DRYER, WASH DRYER, WINE COOLER, WATER HEATER, SINK, SUMP PUMP, ETC.) AND VERIFY THAT DESIGN INTENT IS MAINTAINED. NOTIFY CONTRACTOR BEFORE ANY CONTACT WIRE.
 - GENERAL CONTRACTOR AND ELECTRICAL SUBCONTRACTOR SHALL MARK THROUGH PIPES TO BE INSTALLED AND VERIFY THAT DESIGN INTENT IS MAINTAINED. NOTIFY CONTRACTOR BEFORE ANY CONTACT WIRE.
 - WIRING SHALL BE LOCATED CLEAR TO, BUT NOT INTERFERING WITH, MECHANICAL SYSTEMS. VERIFY FROM SIZE AND LOCATION OF MECHANICAL SYSTEMS. PROVIDE CLEARANCE TO ALL MECHANICAL SYSTEMS. SEE MECHANICAL DRAWINGS FOR DETAILS.
 - ALL OUTLETS IN DAMAGE LOCATIONS AND NEAR WATER CONDITIONS (E.G. WASHERS, SINKS, TUBS, SHOWERS, ETC.) SHALL BE INSTALLED IN DAMAGE LOCATIONS AND NEAR WATER CONDITIONS. PROVIDE CLEARANCE TO ALL MECHANICAL SYSTEMS. SEE MECHANICAL DRAWINGS FOR DETAILS.
 - LIGHT FIXTURES SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THAT SHOWN ON THIS PLAN. FIXTURES SHALL BE INSTALLED IN DAMAGE LOCATIONS AND NEAR WATER CONDITIONS. PROVIDE CLEARANCE TO ALL MECHANICAL SYSTEMS. SEE MECHANICAL DRAWINGS FOR DETAILS.
 - VERIFY WITH CONTRACTOR FOR LANDSCAPE AND ALL OUTLET LOCATIONS AND SWITCHES. PROVIDE OUTLET AT ALARM PANEL LOCATION. USE SEE OUTLET LOCATIONS AND VERIFY WITH CONTRACTOR.
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REAR SERIES: X

CONTRACT NO. OWNER

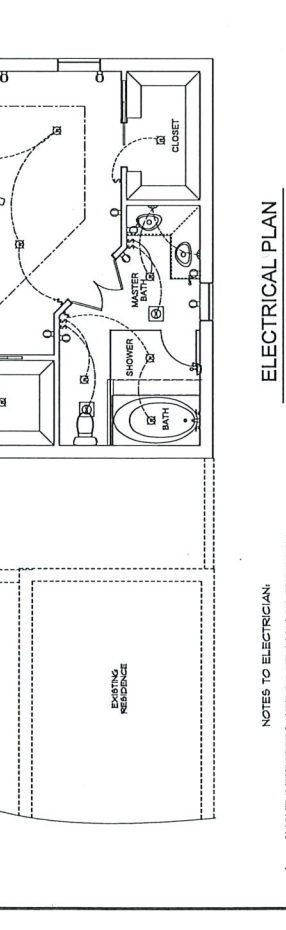
BUILDER: OWNER

DRAWN BY: GGG

CHECKED BY: GGG

SHEET NO.

E-1



EXISTING ELECTRICAL RISER

This has been electronically signed and sealed by Joseph Simmons III on 2024.05.25 11:15:14 -0400. The document is not controlled. It is not to be used for construction. Copy: FAC P10153.004

Joseph Simmons P.E.
Engineer of Record

Date: # 52101

CONTRACTOR TO CALL INTO EXISTING ELECTRICAL PANEL AND PROVIDE SERVICE TO EXISTING MASTER BEDROOM AND MASTER BATHROOM

EXISTING RESIDENCE

EXISTING GAME ROOM

EXISTING RESIDENCE

EXISTING RESIDENCE

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

ELECTRICAL PLAN

- NOTES TO ELECTRICIAN:
- SMOKE DETECTORS ARE TO BE IN EACH BEDROOM COMMON AREA NEAR BEDROOMS ON EACH STORY AND CLOSE TO BATHROOM. DETECTORS MUST BE WITHIN 3'-0" OF BATHROOM.
 - CARBON MONOXIDE DETECTORS ARE TO BE WITHIN 10' OF SLEEPING ROOMS COMBINATION UNITS THAT BE USED.
 - ALL SHALL HAVE AFCI CIRCUITS & TAMPER PROOF RECF.
 - USE UL LISTED SUPPORT BOX FOR ALL FAN PRESURES.
 - ELECTRICAL DESIGN SHALL COMPLY WITH THE 7TH EDITION NEC- R CHAPTER 34 THROUGH 43 WITH ANY APPLICABLE LOCAL CODES RULES AND ORDINANCES.
 - ALL ELECTRICAL LOCATIONS ARE NOT TO SCALE AND SHALL BE USED FOR GENERAL PLACEMENT. FINAL LOCATION TO BE FIELD LOCATED PER CODE.
 - ANY OUTLET WITHIN 6'-0" FROM A WATER FIXTURE SHALL BE GFCI.



