HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, June 23, 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 May 27, 2025 meeting

5. **PUBLIC HEARINGS**

   a. Certificate of Appropriateness PZCOA2025-00017
   Single-Family Residence - 524 N. 15th Street

   b. Certificate of Appropriateness PZCOA2025-00018
   Re-Roof of Detached Garage - 701 S. 7th Street

   c. Certificate of Appropriateness PZCOA2025-00008
   Single Family Residence - 511 N. 14th Street
   (Rehearing)

6. **NEW BUSINESS**

7. **COMMENTS FROM THE PUBLIC**

8. **CONSIDERATION OF ABSENCES**

9. **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 - 2:00 PM **4. a.**

Meeting Date: 06/23/2025

Re: Historic Preservation Board Minutes 5/27/25

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Minutes from the May 27, 2025 meeting

Attachments

Historic Preservation Board Minutes 5/27/25

Form Review

Form Started By: Alicia Rosenthal Started On: 05/28/2025 04:44 PM

Final Approval Date: 05/29/2025

D R A F T

CITY OF FORT PIERCE

HISTORIC PRESERVATION BOARD

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, MAY 27, 2025, 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

Prior to roll call, Chair Davis introduced the new Historic Preservation Board member, Susan Garrett.

Present:	Anthony Westbury; Betty Jo Starke; Jacob Vinson; Susan Garrett; KeAndrea Davis, Chair
Absent:	Minnie Spivey; Charlie Hayek
Staff Present:	Kev Freeman, Planning Director Felicia Holloman, Assistant City Attorney Alicia Rosenthal, Planning and Development Organizer

4. APPROVAL OF MINUTES

a. Minutes from the April 28, 2025 meeting

Motion was made by Betty Jo Starke, and seconded by Jacob Vinson to approve the minutes from the April 28, 2025 meeting.

AYE: Anthony Westbury, Betty Jo Starke, Jacob Vinson, Chair KeAndrea Davis
Other: Susan Garrett (ABSTAIN)
Passed

5. PUBLIC HEARINGS

d. **Tabled from April 28, 2025**
Certificate of Appropriateness PZCOA2025-00015
8-Plex Residential Development - 1204 Avenue E

The clerk introduced Certificate of Appropriateness 2025-00015 for an 8-plex residential development located at 1204 Avenue E.

The chair called the proceeding to order.

The Board 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 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. Starke - no
Mr. Vinson - no
Ms. Garrett - no
Mr. Westbury - no
Chair Davis - 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:
Kev Freeman, Planning Director, stated the historic status of the property is non-contributing, and it is located in the Lincoln Park Historic District. The vacant site is .73 acres with a zoning of R-4 and a Future Land Use of Residential Medium Density. The application is for new construction of 8-units split into two blocks with 4-units each. The rendering shows the parking lot in the front with a substantial landscape buffer. No dumpster was shown in the rendering and the dumpster requirement will be referred to Public Works. Mr. Freeman said the Secretary of Interior Standards looks at how the new construction affects the historic district as a whole. He noted the city is looking to improve the area by bringing it up to a higher standard. He said staff recommended that architectural features, such as decorative shutters and differentiating color banding, be incorporated into the final design to better comply with the characteristics of the Lincoln Park Historic District and large areas of solid blank wall should be avoided. Mr. Freeman stated the landscape plan did not show any additional landscaping. He stated that in the current layout, the dumpster will have to be located in the front of the buildings and the layout does not meet the city's design standards. He provided the applicant with a possible layout, which recommended moving the parking lot and adding a dumpster to

the rear of the property.

Board questions for staff: Mr. Westbury asked how much room was in the back of the buildings and if there was enough room for a refuse collection truck on either side to empty the dumpster. Mr. Westbury also asked to see pictures of neighboring lots. Ms. Starke asked if the handicap parking space was sufficient to back out. Ms. Starke asked if there would be a sidewalk. Mr. Vinson asked about access to the rear of the property and if the dumpster could be left up front if a fence was placed around it. Ms. Starke asked how the windows could be dressed up. Ms. Garrett asked how the dumpster condition with Public Works would play out and if the structures are relocated, would the application come back to the Board for review. The chair asked if the colors provided were going to be used and if exceptions could be made to the setbacks.

Mr. Freeman answered the questions from the Board. He suggested moving the buildings forward, adding a driveway in the rear for the refuse collection truck to maneuver, and a "T" arrangement for parking in the rear. He noted the buildings may need to be redesigned and have a different floor plan. He said the city code states that dumpsters should be located in an area that minimizes public view and are to be screened with a wall or fence. Mr. Freeman highlighted that Public Works prefers a dumpster in multifamily buildings for efficiency and to cut down on staff time. Mr. Freeman explained that prior to the issuance of a building permit, Public Works, Engineering, Drainage, Fire, Building, and Planning will ensure the application meets city code and external agencies ensure the application is compliant with the state. Mr. Freeman said the color choice is what was provided by the applicant. Mr. Freeman said the mitigation of trees is penalized by a cost factor and a certain percentage of trees need to be replanted.

Applicant Presentation: Terry Coley, owner and general contractor, sworn and Monique Neal, applicant, sworn, introduced themselves. Mr. Coley said he purchased three (3) lots and combined them into one and, based on the size of the lot, the current configuration of the buildings is the only way the buildings are going to fit. There is not enough space to build side-by-side buildings. Mr. Coley said there should not be a requirement for a dumpster. He said he plans to split the lots and have an address for each building with regular garbage cans for each building. He noted there would be banding around the windows and the outside of the buildings. Mr. Coley said he would save the trees if he could. Mr Coley said he plans to build two more lots on the backside of the property.

Board questions for applicant: Ms. Starke asked who would pay for the garbage cans.

Staff final comments: Mr. Freeman suggested that the Board may want to build in some flexibility if the plan needs to be amended due to a dumpster requirement. The Board may want the application to be brought back to the Board if the change is significant or a variance is needed.

Applicant final comments: none

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

Comments by the Board: Ms. Garrett said the application will need to come back to the Board if a variance is required. Chair Davis asked staff to work with the applicant on meeting the code and to bring the application back to the Board if a variance is needed. Chair Davis said the project is an improvement to the area. Ms. Starke asked that the Public Works department decides how they want to handle the refuse collection.

Motion was made by Betty Jo Starke, and seconded by Anthony Westbury to approve Certificate of Appropriateness PZCOA2025-00015 for an 8-Plex Residential Development at 1204 Avenue E with the following four (4) conditions:

1. A Landscaping Plan in accordance with the City's landscaping code shall be submitted with a subsequent and incorporate buffer landscaping between the parking lot and the right-of-way.
2. A tree survey and mitigation plan will be required prior to building permit.
3. Solid Waste disposal shall be agreed with the Public Works department, who may require the provision of a dumpster. A dumpster should not be located in front of the buildings.
4. Should the location of the buildings require a variance, the application would need to return to the Historic Preservation Board for determination.

AYE: Betty Jo Starke, Jacob Vinson, Susan Garrett, Anthony Westbury, Chair KeAndrea Davis

Passed

6. NEW BUSINESS

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. CONSIDERATION OF ABSENCES

Mr. Hayek and Ms. Spivey were excused.

9. ADJOURNMENT

CITY OF FORT PIERCE

HISTORIC PRESERVATION BOARD

May 27, 2025

PZCOA2025-00015

1204 AVENUE E- NEW BUILD

OWNER: TELCO INVESTMENTS, LLC

APPLICANT: Monique Neal

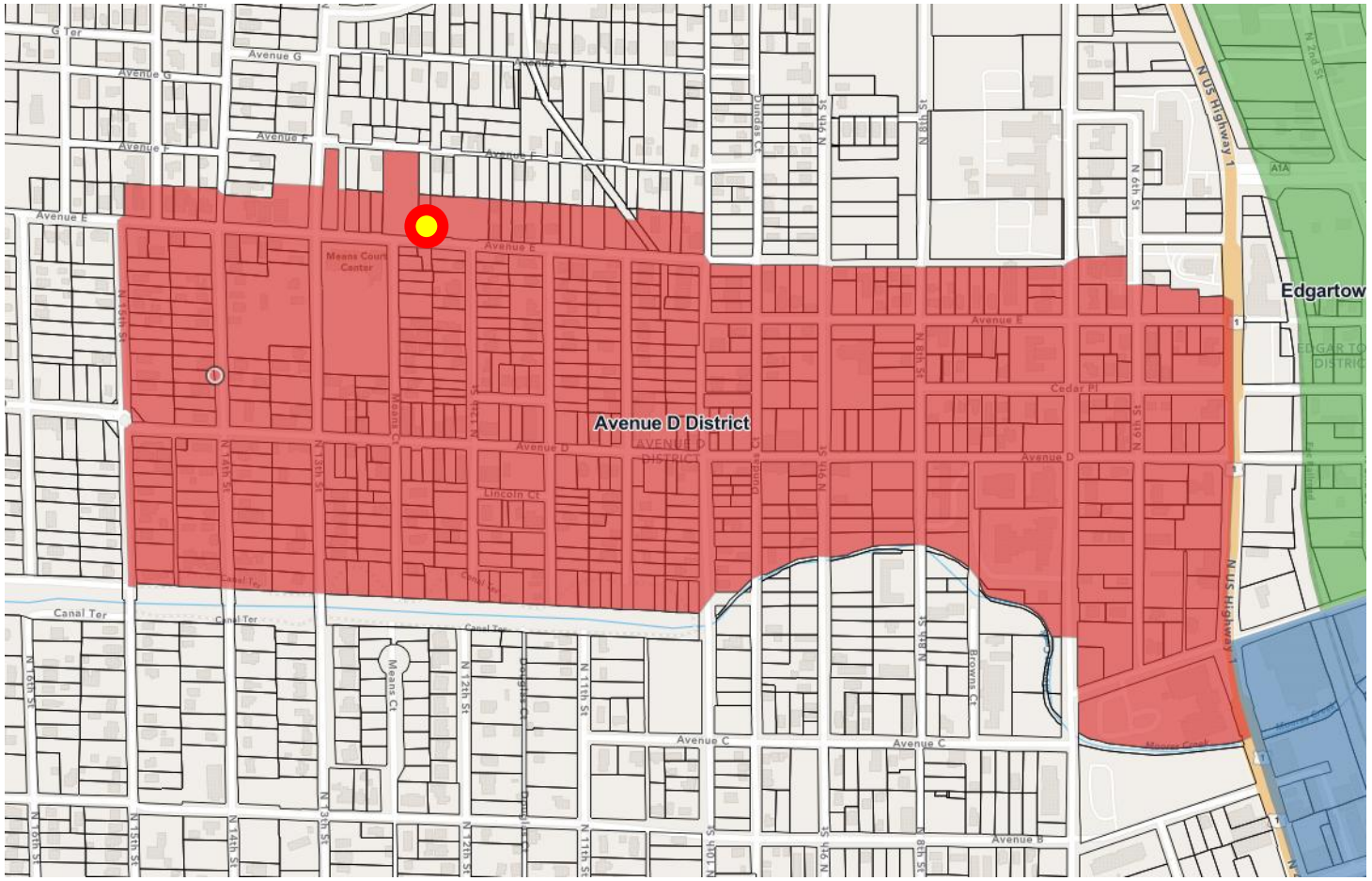
LOCATION: 1204 AVENUE E Fort Pierce.

PARCEL: 2404-823-0007-050-7

HISTORIC STATUS:

Non-Contributing

Lincoln Park (Avenue D Historic District)



REQUEST

The application for a new build construction of an 8-unit residential building on a vacant lot.

SITE LOCATION

SITE AREA: 0.73 Ac

Zoning: R-4

Future Land Use: Residential Medium Density

Legal Description:
E L DAVIS` S/D LOTS 4, 5, 6-LESS S 5 FT AVE E RD R/W- AND WALLACE`S S/D E 86 FT OF LOT 8-LESS N 150 FT AND LESS S 5 FT AVE E RD R/W- (0.73 AC - 31,605 SF)

N



STREET VIEW



PHOTO/RENDERING



SECRETARY OF INTERIOR'S STANDARDS FOR CONSIDERATION

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials features, size, scale and proportions, and massing, to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

RECOMMENDATION

The 8-unit residential development is proposed at the northern edge of the Lincoln Park Historic District. Design of the new building meets the technical aspects of the Secretary of the Interior regarding size, scale and massing.

However, staff recommends that architectural features, such as decorative shutters, and differentiating color banding be incorporated into the final design to better compose with the characteristics of the Lincoln Park Historic District. Also, large areas of solid blank wall should be avoided.

Staff recommend that the following conditions be attached

1. A Landscaping Plan in accordance with the City's landscaping code shall be submitted with a subsequent and incorporate buffer landscaping between the parking lot and the right-of-way.
2. A tree survey and mitigation plan will be required prior to building permit.
3. Solid Waste disposal shall be agreed with the Public Works department, who may require the provision of a dumpster. A dumpster should not be located in front of the Buildings.

RECOMMENDATION

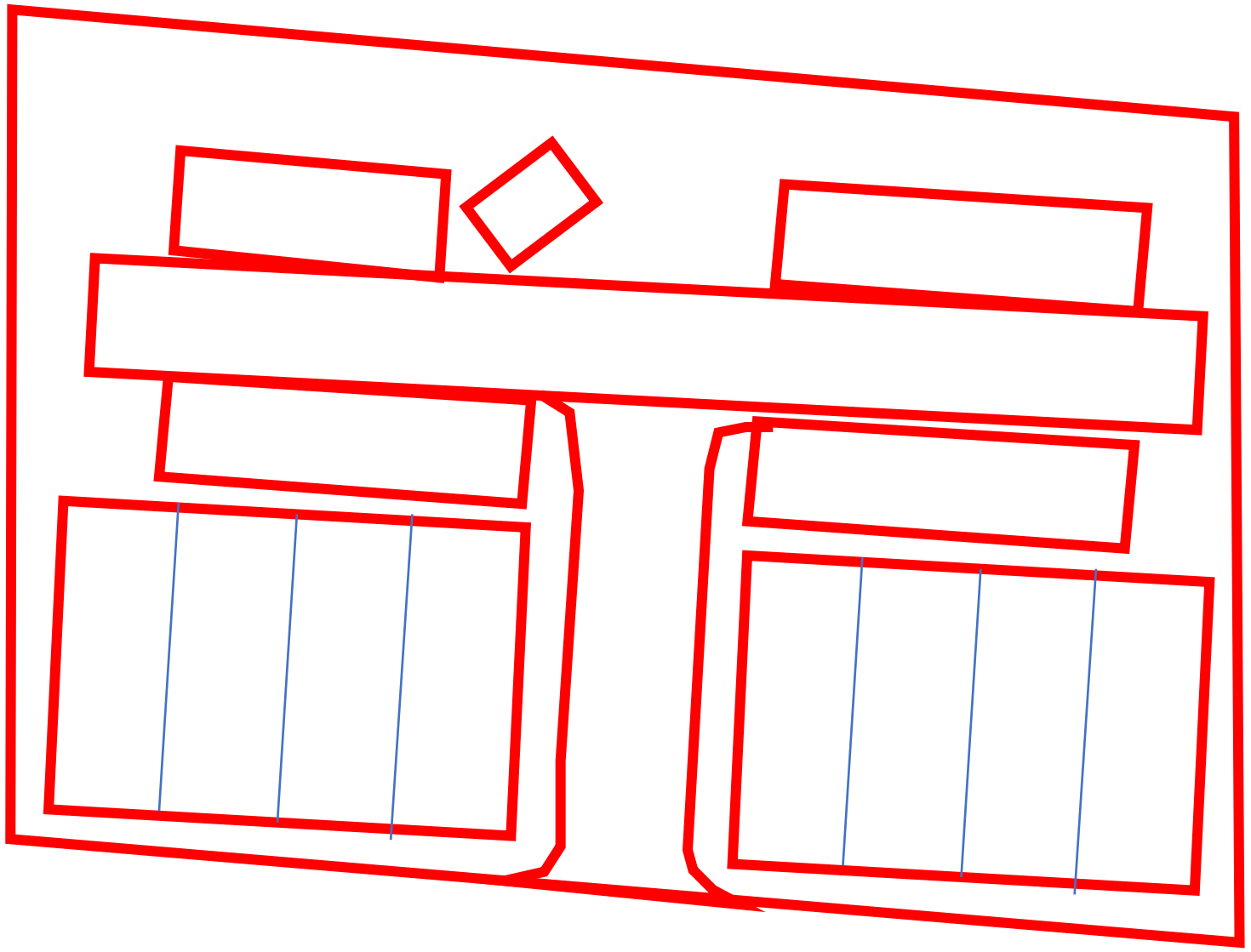
The Historic Preservation Board may:

- Approve the request as proposed
- Approve the request with a recommendation
- Deny the request

DUMPSTERS

(10)Screening of refuse collection areas. Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick up days and must be closed following pick up. Such screening shall consist of a six-foot-high masonry wall or wooden fence. In addition, when feasible, one shrub or hedge shall be planted at two-foot centers along the outside perimeter of the screen. Dumpsters shall be located in an area that minimizes public view. This subsection shall apply to dumpsters servicing structures built on or after June 1, 1996.

SITE PLAN



N

Historic Preservation Board - 2:00 PM **5. a.**

Meeting Date: 06/23/2025

Information

REQUESTED ACTION

Certificate of Appropriateness PZCOA2025-00017
Single-Family Residence - 524 N. 15th Street

SUMMARY

An Application submitted by agent Albert Wagner Construction Inc. on behalf of property owner L 1 Ventures LLC, to construct a 1268 sq/ft Single-Family Home located on a designated historic site located at **524 N 15TH ST, Fort Pierce.**
The Parcel ID is **2409-503-0018-000-4**.
The legal description of the property is:
GOLDSMITH'S S/D BLK 2 LOT 3 AND W 7.5 FT OF VAC ALLEY ADJ ON E

LOCATION

524 N 15TH ST, Fort Pierce.
The Parcel ID is **2409-503-0018-000-4**.

RESPONSIBLE STAFF

Kev Freeman, Planning Director.

RECOMMENDATION

The Historic Preservation Board may:

- Approve the request as proposed
- Approve the request with a recommendation
- Deny the request

Attachments

Staff Report
Site Plan
Landscape Plan
Architectural Rendering
Survey
Materials
Photos
Public Notification Certification

Form Review

Form Started By: Kev Freeman Started On: 06/16/2025 01:39 PM
Final Approval Date: 06/16/2025

CITY OF FORT PIERCE

HISTORIC PRESERVATION BOARD

APRIL 28, 2025

PZCOA2025-00017

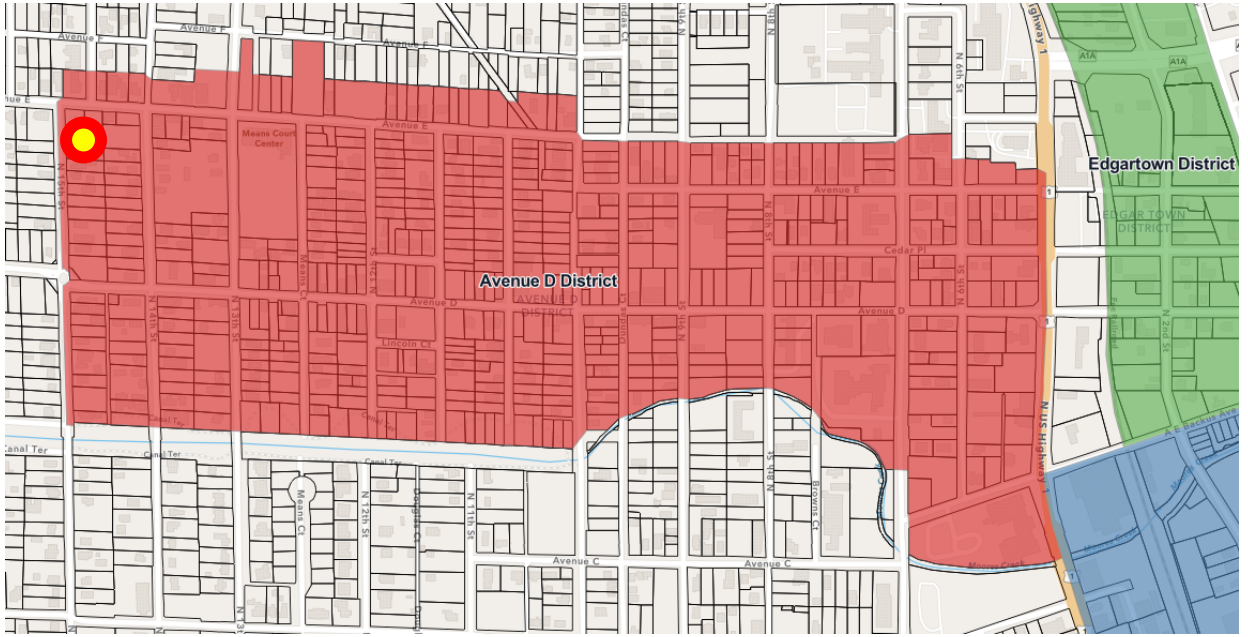
524 N 15TH ST - NEW BUILD

OWNER: L 1 Ventures LLC

APPLICANT: Albert Wagner
Construction Inc

LOCATION: 524 N 15TH ST Fort Pierce.

PARCEL: 2409-503-0018-000-4



HISTORIC STATUS:

Non-Contributing

Lincoln Park (Avenue D Historic District)

REQUEST

The application for a new build construction of a 1268 sq/ft Single Family Home on a vacant lot.

SITE LOCATION

SITE AREA: 0.17 Ac

Zoning: R-4

Future Land Use: Residential Medium Density

Legal Description:
GOLDSMITH`S S/D BLK 2 LOT 3 AND W 7.5 FT OF VAC ALLEY ADJ ON E (OR 1683-1167)



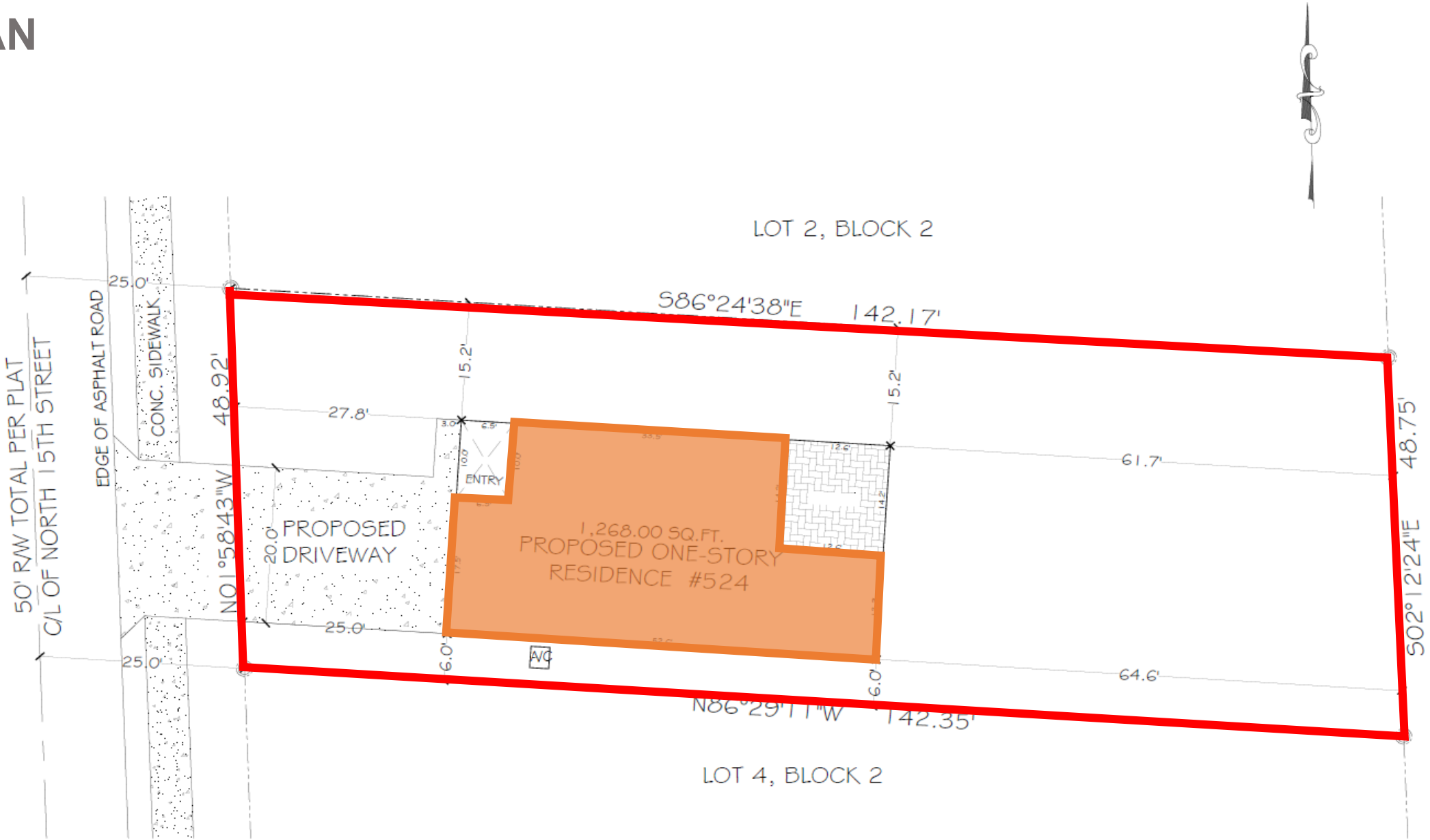
N

STREET VIEW © 2025 Google

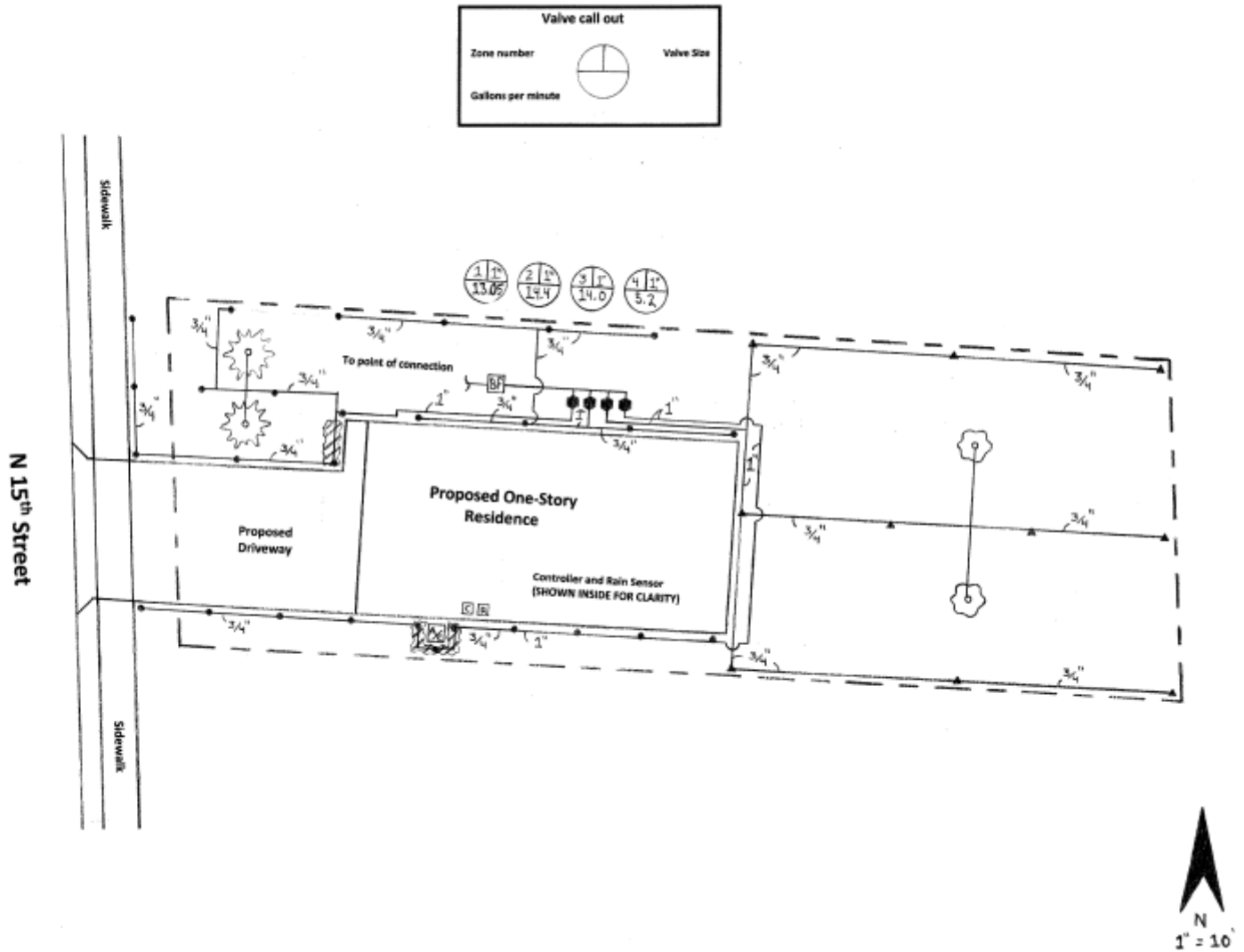




SITE PLAN


LOT 2, BLOCK 2
S86°24'38"E 142.17'
50' R/W TOTAL PER PLAT
C/L OF NORTH 15TH STREET
EDGE OF ASPHALT ROAD
CONC. SIDEWALK
25.0'
48.92'
N01°58'43"W
15.2'
27.8'
ENTRY
PROPOSED
DRIVEWAY
20.0'
1,268.00 SQ.FT.
PROPOSED ONE-STORY
RESIDENCE #524
A/C
6.0'
25.0'
61.7'
48.75'
S02°12'24"E
64.6'
N86°29'11"W 142.35'
LOT 4, BLOCK 2
N
PROPOSED SITE PLAN

LANDSCAPE PLAN



N

ARCHITECTURAL (note that the Landscape Plan does not reflect the renderings)



FRONT VIEW

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



LEFT VIEW

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



REAR VIEW

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



RIGHT VIEW

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

ARCHITECTURAL Design Palette

PRIMARY COLORS

- Pantone 290 C
- Pantone 489 C
- Pantone 705 C
- Pantone 7499 C
- Pantone Cool Gray 1 C
- Pantone 486 C
- Pantone 475 C
- Pantone 317 C
- Pantone 559 C
- Pantone 346 C
- Pantone 495 C
- Pantone 7506 C
- Pantone 156 C
- Pantone 721 C

SECONDARY ACCENT

(USE MINIMALLY)

for awnings, decorative trim and patterns, metal balconies, etc.

- Pantone 7644 C
- Pantone 7614 C
- Pantone 7455 C
- Pantone 7476 C
- Pantone 2767 C
- Pantone 7637 C

SECRETARY OF INTERIOR'S STANDARDS FOR CONSIDERATION

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials features, size, scale and proportions, and massing, to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

RECOMMENDATION

The subject single-family home is proposed on a prominent site on the edge of the Lincoln Park Historic District. Design of the new building meets the technical aspects of the Secretary of the Interior regarding size, scale and massing.

Staff recommend that a conditions be attached:

1. The color of the new home shall comply with the City's Architectural Standards Color Palette.
2. A Tree mitigation calculation shall be submitted prior to submittal of building permit.
3. A minimum of four trees (palms count as one tree) be provided and irrigated on site prior to final Certificate of Occupancy. (City Code 123-36 (2)).
4. The public right-of-way which abuts the property shall be sodded and maintained by the owner to the back edge of the pavement prior to final Certificate of Occupancy. (City Code 123-37 (4)).

RECOMMENDATION

The Historic Preservation Board may:

- Approve the request as proposed
- Approve the request with a recommendation
- Deny the request

#	REVISION DATE	BY
1	10-17-2024	B.D.

4617 10th Ave. N
Lake Worth, FL 33463
Phone: 561-642-7729
Fax: 561-432-5544

GCD

LOT 2, BLOCK 2

S86°24'38"E 142.17'

25.0'

EDGE OF ASPHALT ROAD

CONC. SIDEWALK

50' R/W TOTAL PER PLAT
C/L OF NORTH 15TH STREET

48.92'

N01°58'43"W

27.8'

15.2'

3.0'

6.5'

10.0'

ENTRY

6.5'

33.5'

12.6'

14.2'

14.2'

12.6'

15.2'

61.7'

48.75'

S02°12'24"E

20.0'

PROPOSED
DRIVEWAY

17.5'

1,268.00 SQ.FT.
PROPOSED ONE-STORY
RESIDENCE #524

13.3'

25.0'

52.6'

6.0'

A/C

6.0'

64.6'

25.0'

N86°29'11"W 142.35'

LOT 4, BLOCK 2

PROPOSED SITE PLAN

SCALE: 3/16"= 1'-0"

GCD, Inc.
YURI TORRICO
4617 10 Th. Ave. N.
LAKE WORTH, FL. 33463
(561) 248-7013

DATE: 01-07-2025
SCALE: 3/16"=1'
PROJECT #: 2501AACP
DRAWING by: Y.TORRICO

LI VENTURES LLC
524 N 15TH N STREET
FORT PIERCE, FL 34950

SHEET
S.P

Notes:

- Backflow preventer to be a 1" Zurn Wilkins 710 Pressure Vacuum Breaker or equivalent. Location on plan drawn schematically for clarity. Actual location to be determined by contractor based upon field conditions.
- Valves will be installed in 12" × 17" or 10" round plastic valve boxes.
- Zone line piping will be PVC class 200 pipe.
- 1" Mainline to be PVC sch-40 pipe.
- Sleeving under hardscapes to be sch-40 PVC, 2 pipe sizes larger than zone piping.
- All heads to be installed with flexible swing joints (funny pipe).
- Irrigation system to provide 100% coverage with 50% overlap.
- Wiring to be direct burial #18-gauge multi-strand conductor.
- Irrigation controller to be a Rain Bird ESP-ME3 or equivalent. Location on plan drawn schematically for clarity. Actual location to be determined by contractor based upon field conditions.
- Water meter location TBD. Sprinkler system designed for water meter to provide 15 GPM at 30-40 psi.

Irrigation Legend

- Rain Bird #1800 pop-up spray head with MPR nozzle
- Rain Bird #1800 pop-up spray head with Hunter MP rotator nozzle
- Rain Bird #1404 pressure-compensating bubbler
- 1" Irritrol 205 series solenoid valve
- BF 1" Zurn Wilkins 710 Pressure Vacuum Breaker
- C Rain Bird ESP-ME3 digital controller
- R Rain Bird Wireless rain sensor

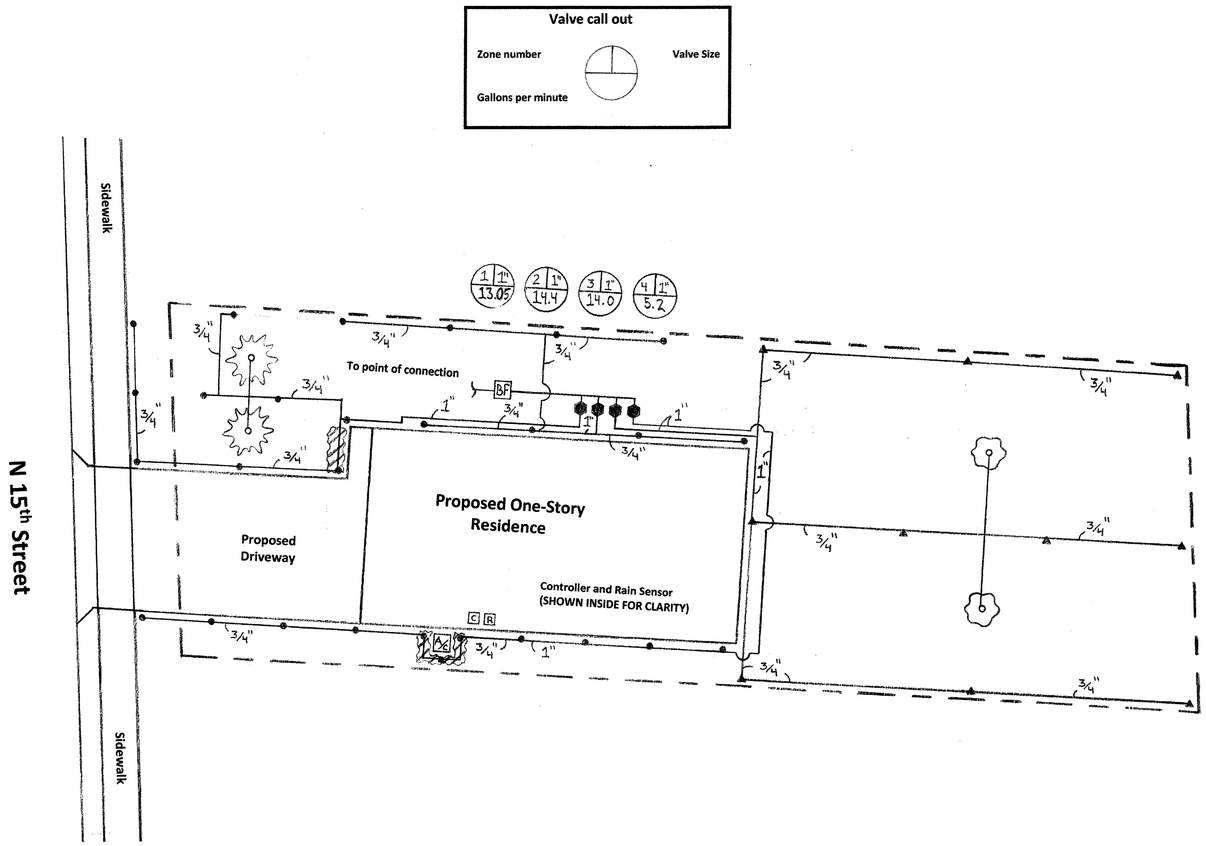
Landscape Legend

- Foxtail Palm (Wodyetia bifurcate)
- Crape Myrtle (Lagerstroemia)
- Red-Tip Cocoplum (Chrysobalanus Icaco)

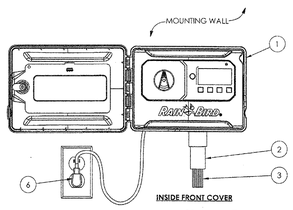
Valve call out

Zone number — Valve Size

Gallons per minute

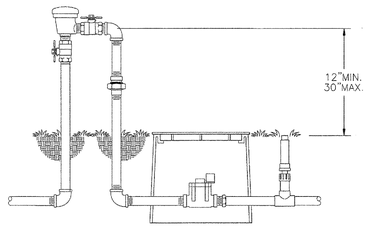


N
1" = 10'



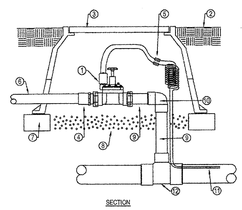
GENERAL NOTES:

1. MODULAR HYBRID CONTROLLER: RAIN BIRD ESP-ME3 INSIDE WALL MOUNT
2. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES
4. STANDARD MODULE FOR 4-STATION CONTOLLERS
5. OPTIONAL MODULES FOR 22-STATION CONTROLLER
6. STANDARD 120 V PLUG
7. 120 VAC, 60 HZ INTERNAL TRANSFORMER



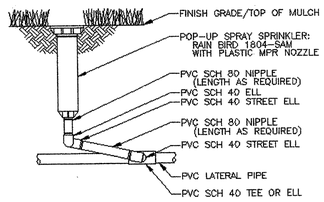
DIRECTION OF FLOW

WILKINS MODEL 710
PRESSURE VACUUM BREAKER ASSEMBLY
OUTDOOR HORIZONTAL INSTALLATION



SECTION

LEGEND:
1. IRRITROL 205SF ELECTRIC CONTROL VALVE.
2. FINISH GRADE.
3. VALVE BOX (HEIGHT ABOVE GRADE AS REQUIRED).
4. PVC SCHEDULE 40 SLIP BUSHING (IF REQUIRED).
5. WATERPROOF WIRE CONNECTORS.
6. PVC LATERAL LINE-ANGLE TO PROPER DEPTH WITH 45D ELLS.
7. COMMON RED BRICK (4 REQUIRED).
8. PEA GRAVEL - 12" DEEP.
9. PVC SCHEDULE 80 PIPE.
10. PVC SCHEDULE 40 S ELL.
11. COMMON AND CONTROL WIRES TO CONTROLLER LOCATION.
12. PRESSURE MAIN LINE PIPING WITH MAIN LINE FITTING (DEPTH AS REQUIRED).



REVISIONS	BY

1003 NW 11th Street
Boynton Beach, FL 33426
(561) 734-3997
Fax (561)734-3377

Bob Irsay Irrigation Design, Inc.

Irrigation Plan

Residence
524 N 15th Street
Fort Pierce, FL 34950

Date 2/7/25
Scale 1" = 10'
Drawn
Job
Sheet 1
Of 1 Sheets



FRONT VIEW

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



LEFT VIEW

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



REAR VIEW

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



RIGHT VIEW

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

INVOICE NO.: 72774

DATE:	DESCRIPTION:
12-10-2024	BOUNDARY SURVEY
01-22-2025	PLOT PLAN

ABBREVIATIONS / SYMBOLS:

A/C = AIR CONDITIONING UNIT
ADJ = ADJACENT
BCR = BROWARD COUNTY RECORDS
BM = BENCHMARK
CALC = CALCULATED
CA = CENTRAL ANGLE
C/L = CENTERLINE
CB = CATCH BASIN
CBS = CONCRETE BLOCK WALL
CHATT = CHATTAHOOCHEE
CONC = CONCRETE
CM = CONCRETE MONUMENT
COL = COLUMN
D = DEED
DE = DRAINAGE EASEMENT
DS = DRAINAGE STRUCTURE
ELEV. = ELEVATION
EOW = EDGE OF WATER
FD = FOUND
FF = FINISHED FLOOR
ID = IDENTIFICATION
INV = INVERT
IP = IRON PIPE
IR = IRON ROD
L = LENGTH
LAE = LIMITED ACCESS EASEMENT
LME = LAKE MAINTENANCE EASEMENT
LP = LIGHT POLE
M = MEASURED
N/D = NAIL AND DISC
N/G = NATURAL GROUND
NR = NON RADIAL
NTS = NOT TO SCALE
OHC =OVERHEAD CABLES
ORB = OFFICIAL RECORD BOOK
P = PLAT
PB = PLAT BOOK
PBCR = PALM BEACH COUNTY RECORDS
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PCP = PERMANENT CONTROL POINT
PG = PAGE
PI = POINT OF INTERSECTION
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS
RGE = RANGE
ROE = ROOF OVERHANG EASEMENT
R/W = RIGHT OF WAY
SEC = SECTION
S/W = SIDEWALK
TOB = TOP OF BANK
TYP = TYPICAL
UE = UTILITY EASEMENT
WF = WOOD FENCE
WPP = WOOD POWER POLE (UTILITY POLE)

OVERHEAD CABLES
METAL FENCE
WOOD FENCE
PLASTIC FENCE
EASEMENT LINES
CENTERLINE (C/L)
PLATTED LOT LINE
BOUNDARY LINE

XX.XX' INDICATES N.A.V.D. 88 ELEVATION

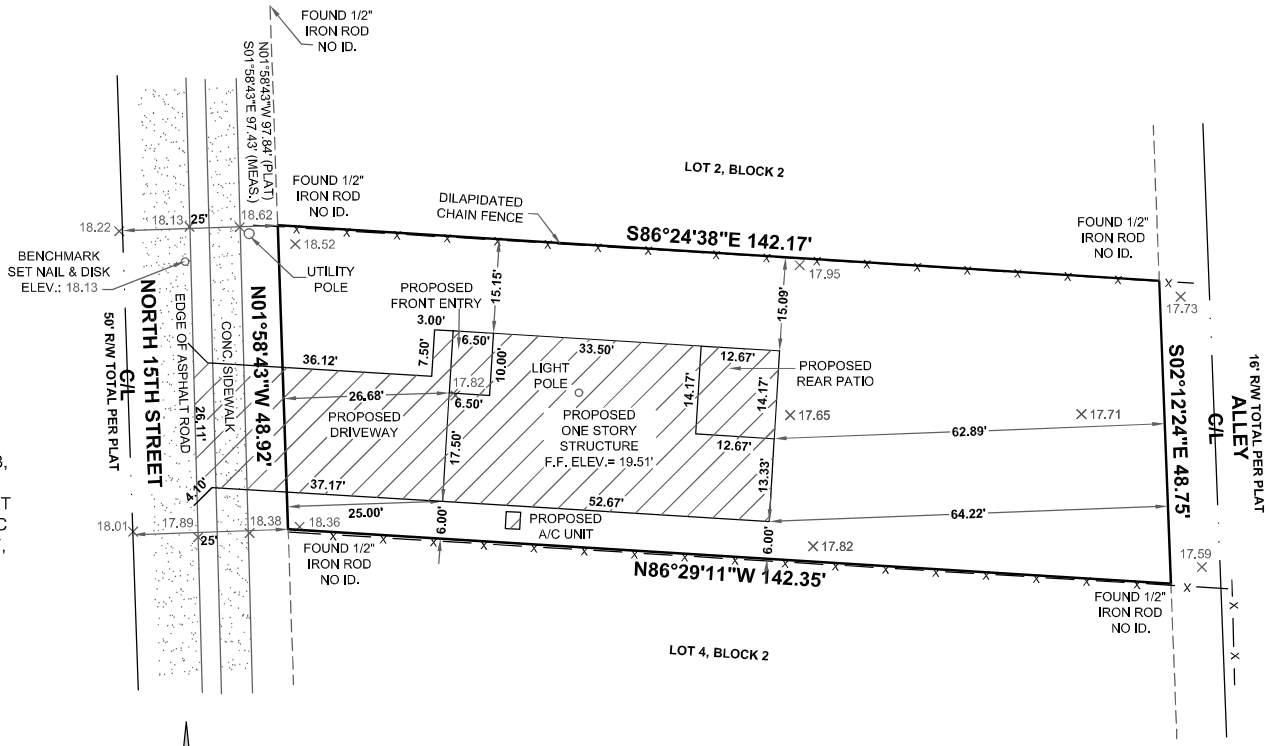
CONVERSION INCHES TO DECIMAL
1" = 0.08'
2" = 0.17'
3" = 0.25'
4" = 0.33'
5" = 0.42'
6" = 0.50'
7" = 0.58'
8" = 0.67'
9" = 0.75'
10" = 0.83'
11" = 0.92'
12" = 1.0'

PROPERTY ADDRESS:
524 NORTH 15TH STREET, FORT PIERCE, FLORIDA 34950

LEGAL DESCRIPTION:
GOLDSMITH'S S/D BLOCK 2 LOT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 49, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CERTIFICATIONS:
- RALPH LOWE

FLOOD DATA:
FLOOD ZONE: X
COMMUNITY NUMBER: 120286
COMMUNITY NAME: CTIY OF FORT PIERCE
PANEL NUMBER: 12111C0179K



SCALE: 1"=20'

GT SURVEYOR SERVICES INC.
1660 SOUTHERN BLVD. UNIT K
WEST PALM BEACH
FLORIDA 33406-1747
OFFICE: 561-753-0353
E-MAIL gtsurveying@gmail.com

I HEREBY CERTIFY: THAT THIS **MAP OF BOUNDARY SURVEY** WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. FURTHERMORE THIS SURVEY SKETCH MEETS THE INTENT OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

SIGNED:
GINO FURLANO SURVEYOR AND MAPPER
FLORIDA LICENSE NO.: 5044
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.

GENERAL NOTES:
- BEARING BASIS PER G.P.S COORDINATE SYSTEM NAD 83, 1990 ADJUSMENT (UNLESS OTHERWISE NOTED)
- THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED.
- ELEVATION ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D. 1988) UNLESS OTHERWISE NOTED.
- IN SOME CASES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED FOR CLEARER ILLUSTRATION. MEASURED RELATIONSHIP SHALL HAVE PRECEDENCE OVER SCALE POSITIONS.
- ALL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 (FT)
- "ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES." (CHAPTER 61G17-6.003 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

** "5J-17.052 STANDARDS OF PRACTICE: SPECIFIC SURVEY, MAP, AND REPORT REQUIREMENTS.
(2) BOUNDARY MONUMNETS- (b6) **WHEN A CORNER FALLS IN A HARD SURFACE SUCH AS ASPHALT OR CONCRETE, ALTERNATE MONUMENTATION MAY BE USED THAT IS DURABLE AND IDENTIFIABLE** ." (EXAMPLES: FENCE POST, BLDG. CORNERS, ETC.)

Date: 05/30/2025

Property Address: 524 N 15th Street, Fort Pierce, FL

Reference: Certificate of Appropriateness

List of Materials:

1)CBS Construction

2)Black dimensional Shingles

3)White impact windows and slider

4)White or light gray exterior walls

5)Black Front Door

6)Black Roof trim

7)Concrete sidewalk and driveway

8)White Stucco Bands around front windows and door.

9)Colonial style windows.

10)Front porch area



Aerial view



Front



Left



Rear



Right



FRONT VIEW



LEFT VIEW



REAR VIEW



RIGHT VIEW

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: PZCOA2025-000017 - 524 N 15TH ST

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37.

NOTICE BY NEWSPAPER: June 13th , 2025

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Kev Freeman **TITLE:** Planning Director

SIGNATURE:  **DATE:** June 16th, 2025

Historic Preservation Board - 2:00 PM **5. b.**

Meeting Date: 06/23/2025

Information

REQUESTED ACTION

Certificate of Appropriateness PZCOA2025-00018
Re-Roof of Detached Garage - 701 S. 7th Street

SUMMARY

Application submitted by agent Rack'D Roofing & Construction, on behalf of property owner James D Anderson, to replace an existing roof on a detached garage, located on a designated historic site at 701 S 7TH ST Fort Pierce.
The Parcel ID is 2410-709-0140-000-4.
The legal description of the property is:
OAKLAND PARK BLK 16 LOT 1 AND N 25FT OF LOT 4 AND E 5 FT OF VAC ALLEY ADJ ON W (MAP 24/10F) (OR 3875-1001)

LOCATION

701 S 7TH ST Fort Pierce. Parcel ID# **2410-709-0140-000-4**.

RESPONSIBLE STAFF

Kev Freeman, Planning Director.

RECOMMENDATION

The Historic Preservation Board may:

- Approve the request as proposed
- Approve the request with a recommendation
- Deny the request

Attachments

Staff Report
Aerial
Existing Roof
Proposed Roof
Color Chart
Application
Public Notification Certification

Form Review

Form Started By: Kev Freeman Started On: 06/16/2025 04:05 PM
Final Approval Date: 06/16/2025

CITY OF FORT PIERCE

HISTORIC PRESERVATION BOARD

APRIL 28, 2025

PZCOA2025-00018

702 S 7 TH ST – RE-ROOF GARAGE

OWNER: James D Anderson

APPLICANT: Rack'D Roofing & Construction

LOCATION: 701 S 7TH ST Fort Pierce.

PARCEL: 2410-709-0140-000-4

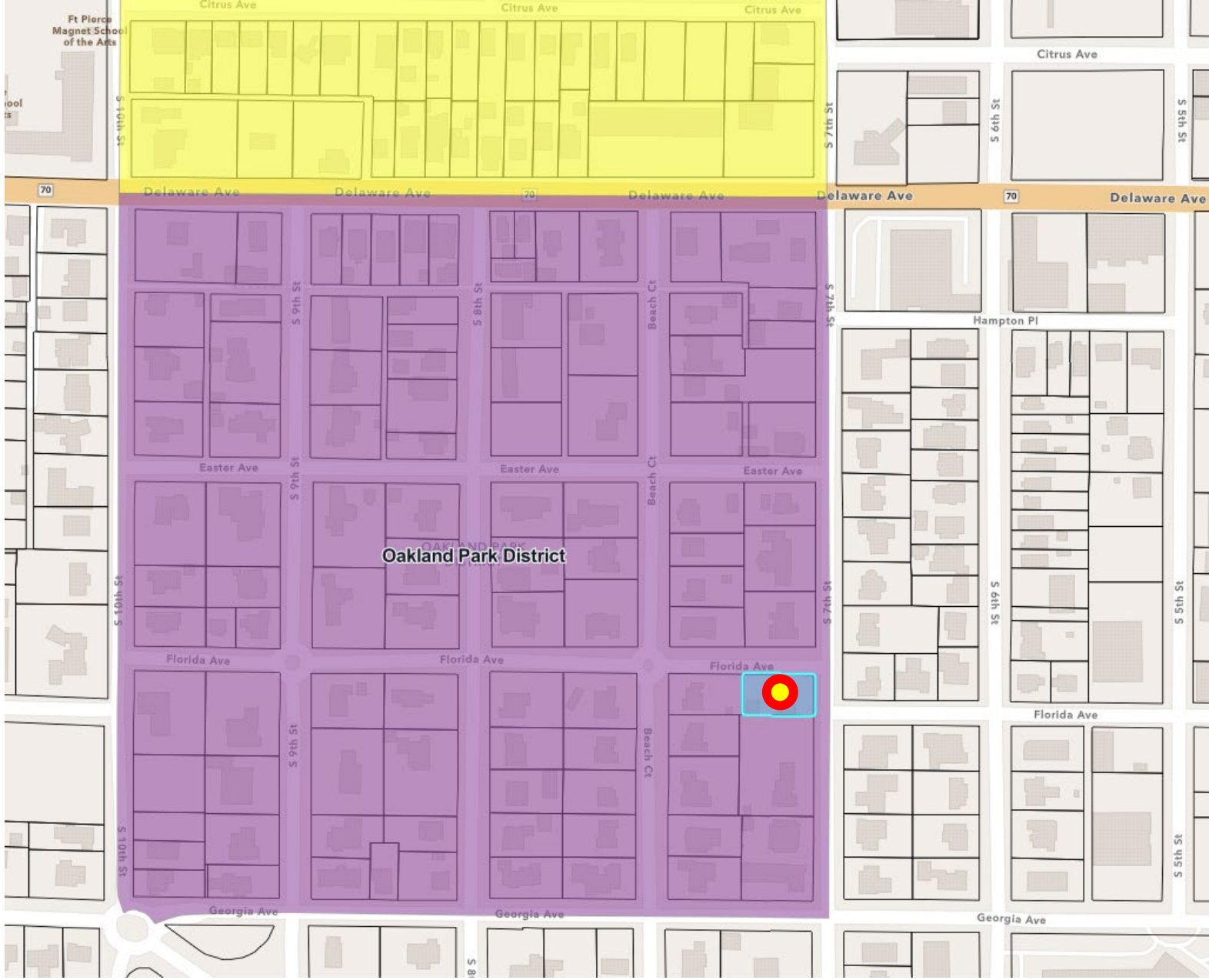
HISTORIC STATUS:

Contributing

Oakland Park

REQUEST

The application to re-roof a garage.



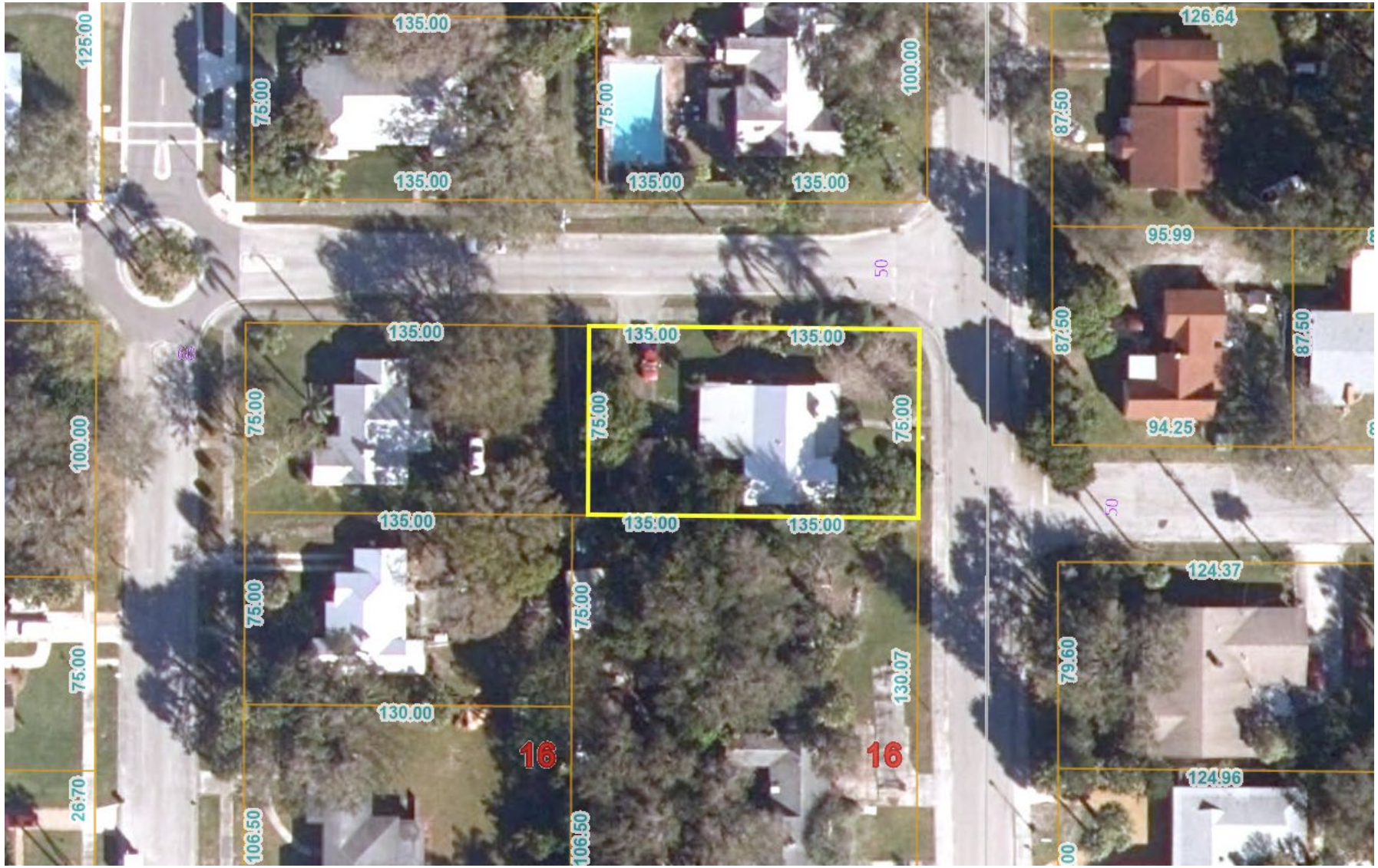
SITE LOCATION

SITE AREA: 0.23Ac

Zoning: R-1

Future Land Use: Residential Low Density

Legal Description:
OAKLAND PARK BLK 16 LOT 1 AND N 25FT OF LOT 4 AND E 5 FT OF VAC ALLEY ADJ ON W (MAP 24/10F) (OR 3875-1001)



N

STREET VIEW © 2025 Google





EXISTING ROOF



PROPOSED ROOF





Product Specifications

- **Material:** 24-, 26-gauge steel, .032, .040 aluminum
- **Slope:** 3:12 or greater
- **Support:** Wood deck 15/32-inch or greater plywood or wood plank
- **Coverage:** 21 inches or 24 inches
- **Rib Height and Spacing:** 3/8 inch, 10-1/2 or 12 inches on center
- **Finish:** 70% PVDF (Kynar 500®), mill-finished MaxAlúme
- **Sustainability:** LEED eligible†
- **Quality:** Keystone Quality Assurance Program, Miami-Dade Quality Assurance Program

SECRETARY OF INTERIOR'S STANDARDS FOR CONSIDERATION

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials features, size, scale and proportions, and massing, to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

RECOMMENDATION

The subject property is located at the intersection of Florida Ave and S 7 TH STEET the proposed materials to be used in the reroofing of the detached garage meets the technical aspects of the Secretary of the Interior.

RECOMMENDATION

The Historic Preservation Board may:

- Approve the request as proposed
- Approve the request with a recommendation
- Deny the request

Florida Ave

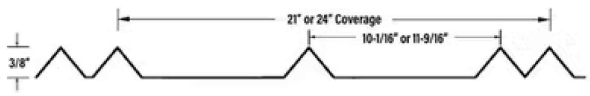

9/23/2024, 15:11

EXTREMEMETAL FABRICATORS
SKILLED CRAFTERS OF METAL ROOFING SYSTEMS

VMAX
5V CRIMP PANEL









The Trusted Name in Quality and Performance Metal Panel Systems

Classic design plus value, **VMAX** is one of the most widely used metal panels for a reason. The V-shaped rib and low-profile style offer enduring strength and classic appeal. More cost-effective than most traditional roofing panel systems, **VMAX** is the answer when you need to keep an eye on budget, while maintaining attractiveness and versatility in form and function.

Product Features

- Residential, agricultural, architectural, commercial use
- Double “V” profile
- Heavy gauge for durability
- Low profile design
- Exposed fasteners
- Nearly 40 colors
- Striated, double-ribbon bead, or flat panel
- Custom lengths to meet your specs
- Fast, easy installation
- No-charge onsite production
- Warranties on materials and finishes up to 40 years

Product Specifications

- **Material:** 24-, 26-gauge steel, .032, .040 aluminum
- **Slope:** 3:12 or greater
- **Support:** Wood deck 15/32-inch or greater plywood or wood plank
- **Coverage:** 21 inches or 24 inches
- **Rib Height and Spacing:** 3/8 inch, 10-1/2 or 12 inches on center
- **Finish:** 70% PVDF (Kynar 500®), mill-finished MaxAlúme
- **Sustainability:** LEED eligible†
- **Quality:** Keystone Quality Assurance Program, Miami-Dade Quality Assurance Program

†LEED credit eligibility based on SRI of color selection

Product Testing

- **Uplift Resistance:** UL 580, UL 1897, TAS 125
- **Wind-Driven Rain:** TAS 100
- **Tensil Strength:** ASTM E8

- **Fire Rating:** UL 790
- **Florida Building Code:** Approved HVHZ/Non-HVHZ
- **Miami-Dade County:** Product Control Approved

VMAX Profile Card - Download pdf
VMAX Installation Guide - Download pdf
VMAX Product Approval

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Warranties
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COLOR GUIDE

Fluropon®

70% PVDF Coatings

containing

KYNAR500® BY ARKEMA

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WE'RE YOUR METAL TITAN.

Metal Alliance has the metal you need, when you need it. We stock one of the largest inventories of quality coil and flats in the Southeast. Ready-to-ship in the most widely used gauges and sizes, we offer the best selection of colors and strongest partner warranties in the industry. Whatever your requirements, we want to be the metal supplier you can count on, ***every order, every day.***

844.Metal 4U

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Due to variations in monitors and browsers, representation of colors may appear differently than actual colors. To confirm color, order a metal sample prior to placing metal order.

Premium Paint Finishes for Beautiful and Long-Lasting Performance

✔Best in class performance ✔Outstanding color & gloss retention ✔High film integrity & adhesion ✔Resistance to UV rays, humidity & heat

70% PVDF containing KYNAR500® by ARKEMA | Fluropon® by SHERWIN-WILLIAMS Coil Coatings

Standard Coatings

- TERRA COTTA
- COLONIAL RED
- BURGUNDY
- SLATE BLUE
- DARK BRONZE
- MANSARD BROWN
- MEDIUM BRONZE
- BAYSIDE BLACK
- MATTE BLACK
- CHARCOAL GRAY
- ALMOND
- BUCKSKIN
- SIERRA TAN
- SANDSTONE
- SLATE GRAY
- HARTFORD GREEN
- EVERGREEN
- AGED COPPER
- PATINA GREEN
- TROPICAL PATINA
- HEMLOCK GREEN
- DOVE GRAY
- REGAL WHITE
- SOLAR WHITE
- GALVALUME® *ACRYLIC-COATED*

Premium Coatings

DELUXE COLLECTION

- REGAL RED
- REGAL BLUE
- CHAMPAGNE METALLIC
- COPPER METALLIC
- SILVER METALLIC
- PRE-WEATHERED

INFINITE COLLECTION

- ECLIPSE
- MILLENNIUM BLUE
- COSMIC DUSK
- CELESTIAL BRONZE

Ultra-Premium Coatings*

VINTAGE COLLECTION

- VINTAGE GALVALUME
- VINTAGE COPPER
- VINTAGE STEEL

**Ultra-Premium coatings are special order and may require minimum quantities.*

GOING COASTAL?

If your project is close to the sea, it will be subjected to extreme conditions. Now when you choose Fluropon 70% PVDF on aluminum, you're covered† against premature chalking, cracking, fading and loss of adhesion, even on the coast. Ask us about the enduring beauty and performance of Fluropon for your coastal projects.

METAL ALLIANCE BUILDING PRODUCTS ARE:

- ✔ Energy-Efficient
- ✔ 100% Recyclable
- ✔ Eligible for up to 2 LEED credits†

LEED ELIGIBLE

PROUDLY FINISHED WITH SHERWIN-WILLIAMS Coil Coatings | KYNAR500® by ARKEMA

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†LEED credit eligibility based on SRI of color selection. Contact a Metal Alliance representative for complete product information and specifications, warranty details and exclusions.

Fluropon®

70% PVDF Color Guide

	Galvalume®				Aluminum				ISR Initial Solar Reflectivity	EMI Emissivity	SRI Solar Reflectance Index
	24ga		26ga		.032"		.040"				
	Coil	Flat	Coil	Flat	Coil	Flat	Coil	Flat			
AGED COPPER ⌀	✔	✔			✔	✔			0.47	0.85	53
ALMOND ⌀	✔	✔			✔	✔			0.63	0.86	75
BAYSIDE BLACK	✔	✔			✔	✔			0.05	0.89	1
BUCKSKIN ⌀	✔	✔			✔	✔			0.38	0.86	41
BURGUNDY	✔	✔			✔	✔			0.15	0.87	11
CELESTIAL BRONZE ⌀	✔★	✔★			✔★	✔★			0.36	0.82	36
CHAMPAGNE METALLIC ⌀	✔★	✔★			✔★	✔★			0.33	0.83	33
CHARCOAL GRAY	✔	✔			✔	✔			0.29	0.86	29
COLONIAL RED ⌀	✔	✔	✔	✔	✔	✔			0.33	0.87	35
COPPER METALLIC ⌀	✔★	✔★	✔	✔	✔★	✔★			0.41	0.85	44
COSMIC DUSK	✔★	✔★			✔★	✔★			0.31	0.85	31
DARK BRONZE	✔	✔	✔	✔	✔	✔			0.26	0.84	24
DOVE GRAY ⌀	✔	✔	✔	✔	✔	✔			0.43	0.86	48
ECLIPSE ⌀	✔★	✔★			✔★	✔★			0.33	0.85	34
EVERGREEN	✔	✔	✔	✔	✔	✔			0.30	0.85	30
GAVALUME *ACRYLIC-COATED* ⌀	✔	✔	✔	✔					0.67	0.14	56
HARTFORD GREEN	✔	✔			✔	✔			0.29	0.86	29
HEMLOCK GREEN	✔	✔			✔	✔			0.30	0.87	31
MANSARD BROWN	✔	✔	✔	✔	✔	✔			0.27	0.86	26
MATTE BLACK	✔	✔	✔	✔	✔	✔			0.26	0.86	26
MEDIUM BRONZE	✔	✔	✔	✔	✔	✔			0.30	0.86	30
MILLENNIUM BLUE	✔★	✔★			✔★	✔★			0.08	0.87	2
PATINA GREEN	✔	✔			✔	✔			0.25	0.87	24
PRE-WEATHERED	✔★	✔★			✔★	✔★			0.30	0.79	27
REGAL BLUE	✔★	✔★	✔	✔	✔★	✔★			0.26	0.87	25
REGAL RED ⌀	✔★	✔★			✔★	✔★			0.44	0.86	49
REGAL WHITE ⌀	✔	✔	✔	✔	✔	✔	✔	✔	0.65	0.86	78
SANDSTONE ⌀	✔	✔	✔	✔	✔	✔			0.47	0.86	53
SIERRA TAN	✔	✔	✔	✔	✔	✔			0.30	0.85	30
SILVER METALLIC ⌀	✔★	✔★			✔★	✔★	✔★	✔★	0.60	0.77	68
SLATE BLUE	✔	✔			✔	✔			0.29	0.87	29
SLATE GRAY ⌀	✔	✔	✔	✔	✔	✔			0.37	0.88	40
SOLAR WHITE ⌀	✔	✔			✔	✔			0.66	0.85	79
TERRA COTTA ⌀	✔	✔	✔	✔	✔	✔			0.35	0.87	37
TROPICAL PATINA	✔	✔			✔	✔			0.30	0.86	30
VINTAGE COPPER ⌀	♦★★	♦★★							0.45	0.88	51
VINTAGE GALVALUME ⌀	♦★★	♦★★							0.49	0.84	55
VINTAGE STEEL ⌀	♦★★	♦★★							0.32	0.89	34

✔= Available ♦= Special Order; *Min. Quantities May Apply* ⌀= LEED Eligible for Roof Pitch >2:12 ★=Premium Finish ★★=Ultra-Premium Finish

Illumipon™

FEVE Color Guide

Due to global demand and supply chain issues affecting the PVDF resin market, some Fluropon colors may not be available and substituted with Illumipon™, a best in-class FEVE-based coating from Sherwin-Williams.

BAYSIDE BLACK					✔	✔			0.05	0.89	1
REGAL WHITE ⌀					✔	✔	✔	✔	0.70	0.86	85
SILVER METALLIC ⌀					✔★	✔★	✔★	✔★	0.58	0.76	65

NOTES ON **AVAILABILITY**

- Metal products, finishes, colors and sizes available are subject to change without notice. Contact Metal Alliance representative for current pricing and availability.
- Metal and finish warranty† information available upon request.
- To ensure color is accurate, request a metal sample before placing order.
- Custom colors and finishes available. Minimum charges and quantities may apply.
- Oil canning is an inherent characteristic of light-gauge, cold-formed metal products, does not affect the integrity of metal panels, and is not a cause for rejection.

PVDFCOLOR Rev 12/22

METALALLIANCE

844.638.2548 orders@metalalliance.com metalalliance.com

CORPORATE OFFICE 2120 SW Poma Drive, Palm City, FL 34990 ADDITIONAL LOCATIONS ▪ Maryland ▪ Texas

THE SUNRISE CITY
FORT PIERCE
Florida

DPCR Submittal Package may be emailed to:

dpcr@cityoffortpierce.com

DEVELOPMENT PERMIT COMPLIANCE REVIEW APPLICATION

(This is NOT an application for Building Permit)

Office Use Only: DPCR#	Project Name: Anderson - Detached Garage
Property Address: 701 S 7th Street Fort Pierce FL 34950	
Owner Name: Anderson, James	Parcel ID #: 2410-709-0140-000-4
Email: dement.julie@gmail.com	Phone Number: 410-320-2102
Applicant's Name: Ryan Crum / Rack'D Roofing & Construction	
Applicant's Mailing Address: 2605 Orange Ave	
City: Fort Pierce / State: FL / Zip: 34947	
Email: info@rackdrc.com	Phone Number: 772-801-5492
Architect/Engineer:	
Email:	Phone Number:
Description of Work: Tear off existing roof to deck, renail to code, apply self adhered underlayment and install SV roof to code.	
	Construction Value: $4900.00
Total Square feet of building: 700 / Number of Stories: 1 / Occupancy Group: Residential	

THIS IS NOT AN APPLICATION FOR BUILDING PERMIT

Signature of Applicant

4/30/25
Date

Ryan Crum
Print Name

For Office Use Only:

Received by:	Date Received:	Total Fee Amount: Cash Credit Check

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: PZCOA2025-00018 - 701 S 7TH ST

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37.

NOTICE BY NEWSPAPER: June 13th , 2025

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Kev Freeman **TITLE:** Planning Director

SIGNATURE:  **DATE:** June 16th, 2025

Historic Preservation Board - 2:00 PM **5. c.**

Meeting Date: 06/23/2025

Information

REQUESTED ACTION

Certificate of Appropriateness PZCOA2025-00008
Single Family Residence - 511 N. 14th Street
(Rehearing)

SUMMARY

Application submitted by agent Monique Neal on behalf of property owner Vincent Marcellino, to construct a 1482 sq/ft single-family home located on a designated historic site at 511 N. 14th Street, Fort Pierce.
The legal description of the property is: GOLDSMITH'S S/D BLK 1 LOT 9 AND E 7.5 FT OF VAC ALLEY ADJ ON W
The subject site is a vacant, residential parcel located in the Lincoln Park Historic District. The applicant proposes a single-family dwelling on the parcel (2409-503-0010-000-8).
The property has a non-contributing status within the Lincoln Park (Avenue D Historic District).

LOCATION

511 N 14TH ST Fort Pierce: Parcel ID#(2409-503-0010-000-8).

RESPONSIBLE STAFF

Kev Freeman, Planning Director.

RECOMMENDATION

The Historic Preservation Board may:

- Approve the request as proposed
- Approve the request with a recommendation
- Deny the request

Attachments

Staff Report
Site Plan/Survey
Architectural Drawings
Renderings
Color Board
Public Notification Certification
Architectural Design Standards

Form Review

Form Started By: Alicia Rosenthal Started On: 06/16/2025 02:15 PM
Final Approval Date: 06/17/2025

CITY OF FORT PIERCE

HISTORIC PRESERVATION BOARD

JUNE 23, 2025

PZCOA2025-00008

511 N 14TH ST - NEW BUILD

OWNER: Vincent Marcellino

APPLICANT: Monique Neal

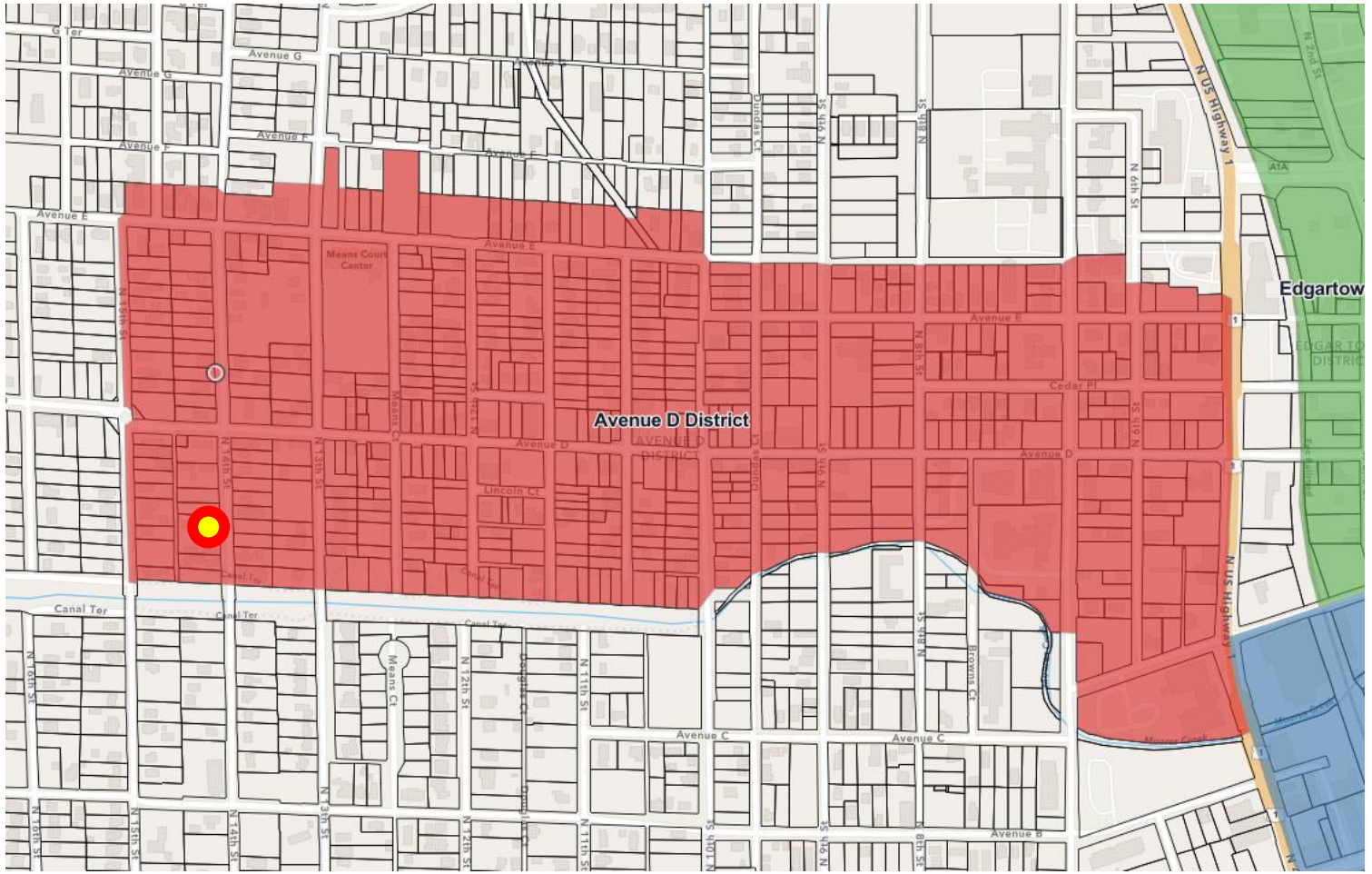
LOCATION: 511 N 14TH ST Fort Pierce.

PARCEL: 2409-503-0010-000-8

HISTORIC STATUS:

Non-Contributing

Lincoln Park (Avenue D Historic District)



REQUEST

The application for a new build construction of a 1482 sq/ft Single Family Home on a vacant lot.

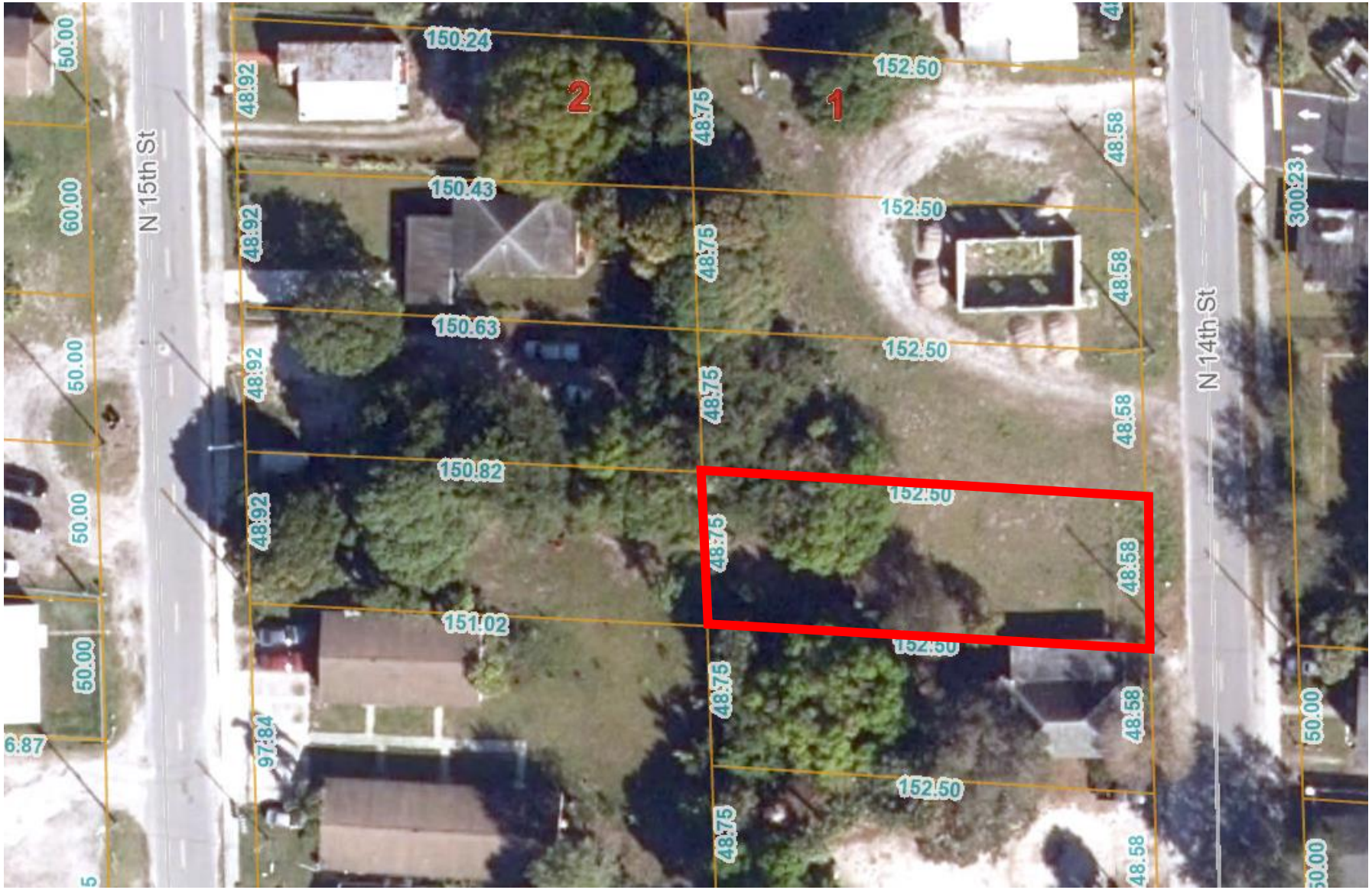
SITE LOCATION

SITE AREA: 0.17 Ac

Zoning: R-4

Future Land Use: Residential Medium Density

Legal Description:
GOLDSMITH`S S/D BLK 1 LOT 9 AND E 7.5 FT OF VAC ALLEY ADJ ON W



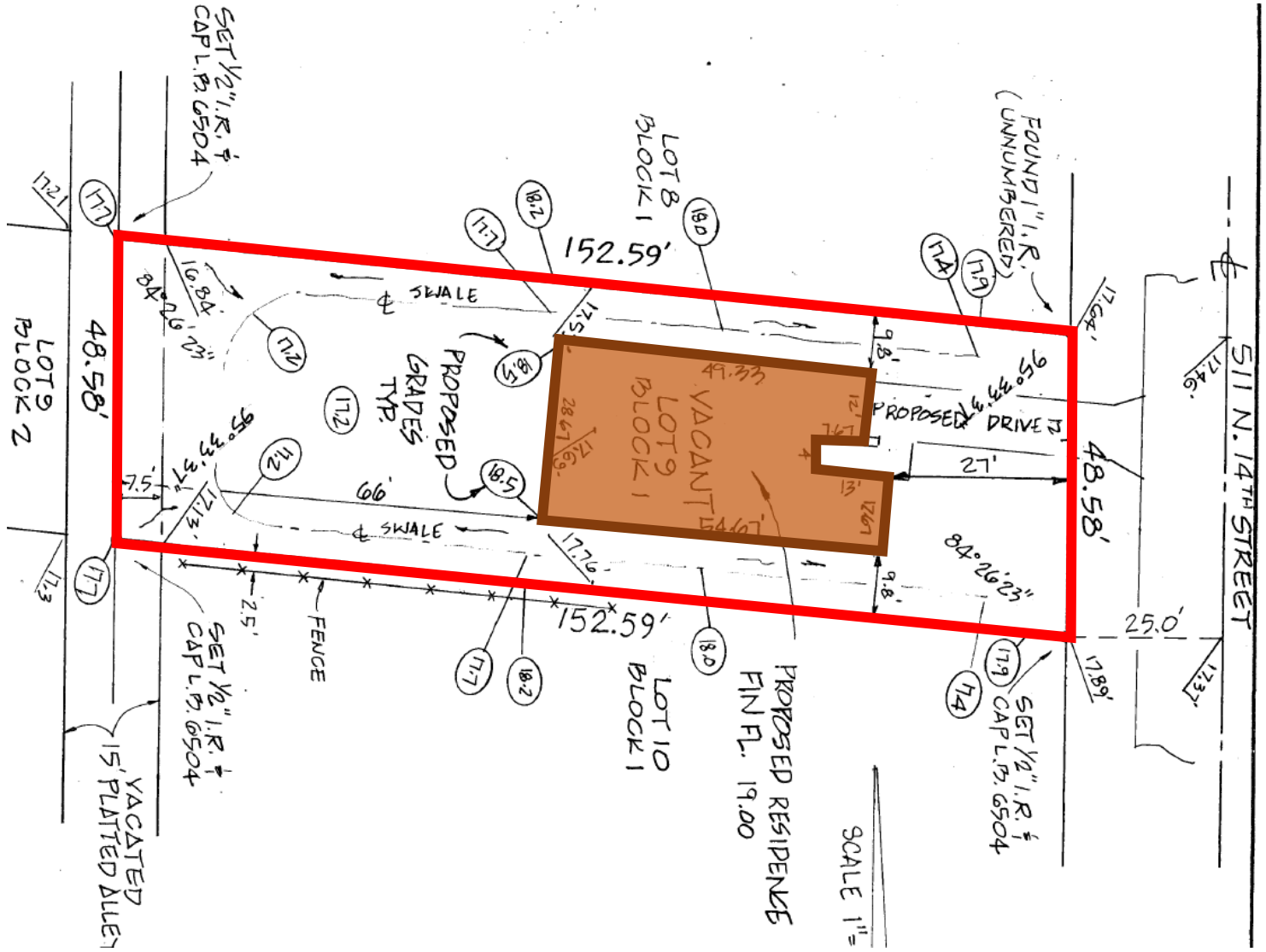
N

STREET VIEW





SITE PLAN



N

FORT PIERCE, FL · THE SUNRISE CITY ·

Historic Preservation Board Recommendations (Illustrated from April meeting)









City of Fort Pierce Architectural Standards

The Architectural Standards act as basic standards in the review of new construction in the locally designated historic districts.

The purpose of historic preservation in general and the architectural guidelines is to protect and preserve the rich architectural heritage and the visual public character of Fort Pierce.

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings will be used as a foundation for the architectural standards applied within the City's Historic Districts.

City of Fort Pierce Architectural Standards

The standards for Single Family, Townhome and Duplex Residential buildings apply to all new and substantially reconstructed buildings (greater than 51% of the original structure), which are located within the Fort Pierce Community Redevelopment Area, Historic District, Planned Development or part of an Innovative Community Development.

Façades
The design of buildings shall reflect traditional proportions and architectural vocabularies demonstrated in local precedents or regional building types and styles.

Roofs
Principal pitched roofs of wood vernacular styles shall be a symmetrical hip with a slope of 6:12 to 10:12. Pitched roofs of designs reflecting Mediterranean, Mission, Spanish Eclectic, Craftsman and Prairie styles may have slopes of 3:12 to 6:12.

Entrances
Dwellings shall have architectural features such as porches or roof overhangs that delineate or emphasize entrances. This entrance shall face the public right-of-way, be well-defined architecturally and readily visible to pedestrian and vehicular traffic.

Windows
Windows shall have well-defined frames, transoms, or sills, and shall be accentuated with shutters or Bahamas awnings where appropriate. Material of frames, shutters and awnings shall be painted or stained wood, aluminum or vinyl-clad wood, steel, or aluminum.

SECRETARY OF INTERIOR'S STANDARDS FOR CONSIDERATION

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials features, size, scale and proportions, and massing, to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

RECOMMENDATION

The subject single-family home is proposed on a prominent site in the Lincoln Park Historic District. Design of the new building meets the technical aspects of the Secretary of the Interior regarding size, scale and massing.

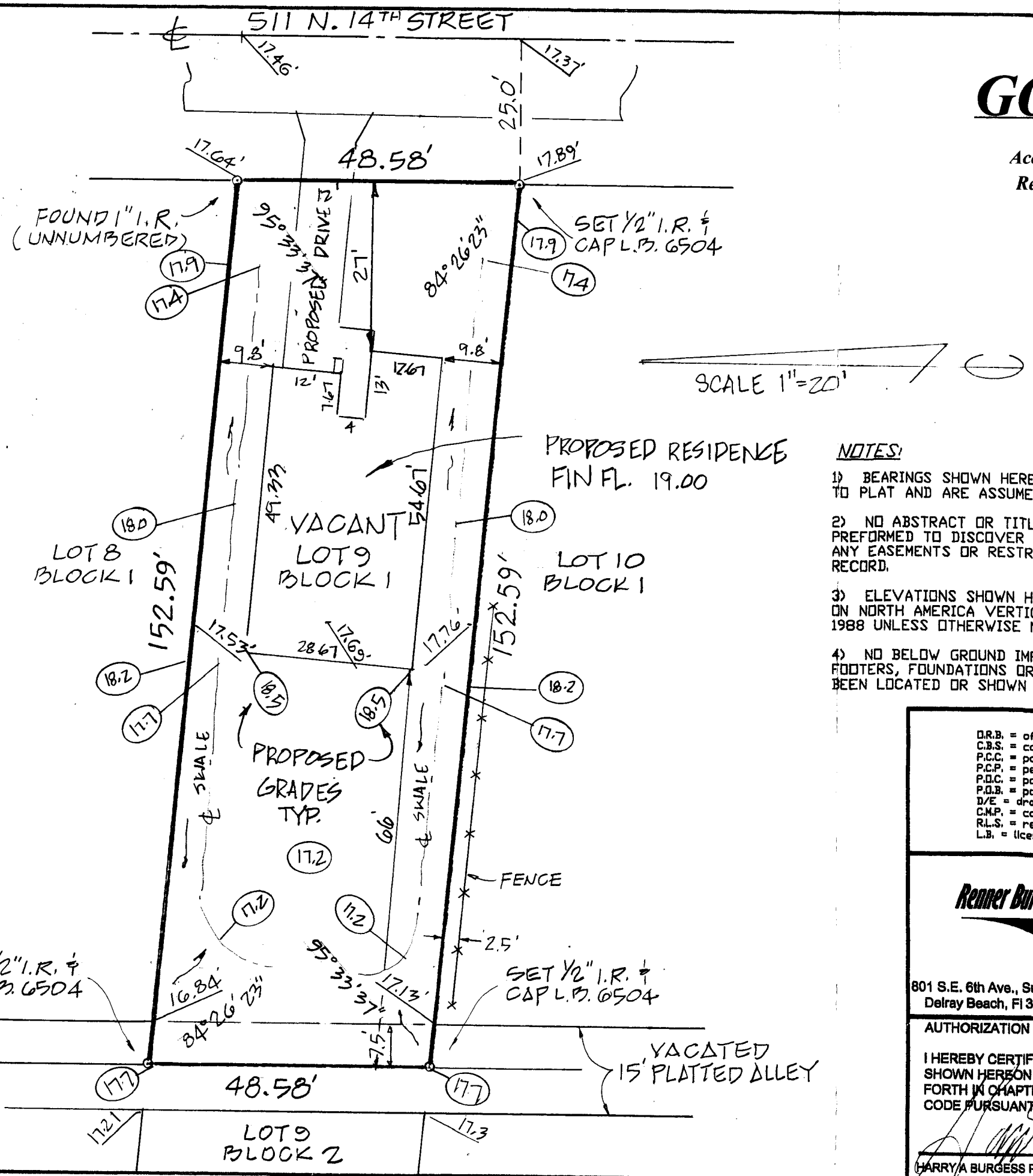
However, staff recommends that architectural features, such as decorative shutters, be incorporated into the final design to better compose with the characteristics of the Lincoln Park Historic District. Also, large areas of solid blank wall should be avoided.

Staff recommend that a condition be attached requiring that a Landscaping Plan be submitted with a subsequent Building Permit in accordance with City Code of Ordinances Sec. 123-36. - Landscaping design standards for single and two-family residential structures.

RECOMMENDATION

The Historic Preservation Board may:

- Approve the request as proposed
- Approve the request with a recommendation
- Deny the request



LOT 9 AND THE EAST 7.50 FEET OF THE VACATED ALLEY

GOLDSMITH'S SUBDIVISION

According To The Plat Recorded In Plat Book 6, Page 49, Recorded In The Public Record Of Saint Lucie County, Florida Said Land Situate, Lying, And Being In Saint Lucie County, Florida .

LOT CONT. 7412.8 SQ FT.
HOUSE CONT. 1451 SQ FT 20%
IMPERVIOUS 376 SQ FT. 5.1%
PERVIOUS AREA 74.9%

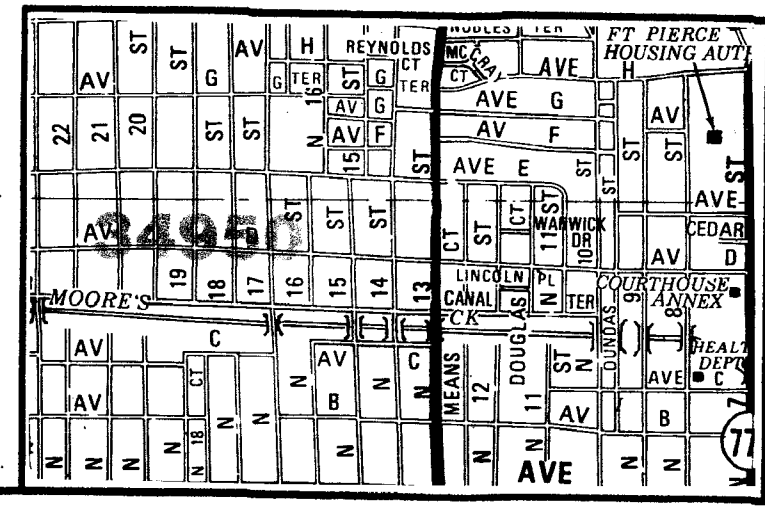
NOTES:

1) BEARINGS SHOWN HEREON ARE RELITAVE TO PLAT AND ARE ASSUMED.

2) NO ABSTRACT OR TITLE SEARCH WAS PREFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.

3) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICA VERTICAL DATUM OF 1988 UNLESS OTHERWISE NOTED.

4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.



NORTH
NOT TO SCALE
NORTH VICINITY MAP

O.R.B. = official record book
C.B.S. = concrete block structure
P.C.C. = point of compound curve
P.C.P. = permanent control point
P.O.C. = point of commencement
P.O.B. = point of beginning
D/E = drainage easement
C.M.P. = corrugated metal pipe
R.L.S. = registered land surveyor
L.B. = licensed business

TRAN. = transformer pad
F.P.&L. = Florida power and light
CM = concrete monument
P.R.C. = point of reverse
P.I. = point of intersection
P.T. = point of tangency
* = not field measured
WPF = wood privacy fence
CHATT = chattahoochee
ELEV = elevation

P.B. = plat book
TYP. = typical
R/W = right-of-way
△ = central angle
(B) = bearing basis line
ASPH = asphalt
M.H. = manhole
U/E = utility easement
C.L.F = chain link fence
P.R.M. = permanent reference monument

P = plat
Ø = power pole
M = MEASURED
I.P. = IRON PIPE
RP = radius point
L = ARC LENGTH
CL = centerline
ALUM. = aluminum
P.C. = point of curvature

P.G. = page
I.R. = iron rod
R = radius
D = deed
O/S = offset
CONC. = concrete
ESMT. = easement
CALC. = calculated

Renner Burgess, Inc. LAND SURVEYING
801 S.E. 6th Ave., Suite 203
Delray Beach, Fl 33483
Phone 561-243-4624
Fax 243-4869

CERTIFIED TO:

AUTHORIZATION NUMBER LB6504

I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER SJ-17-050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

HARRY A BURGESS PLS 5089

FLOOD ZONE: "X"
MAP NO.: 12111C 0179 K
MAP DATE: 02-19-20
DATE: 07-08-24
JOB NO. 07-24-015
REVISED:

NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL

SITE 8-24-24

-SINGLE FAMILY RESIDENCE FOR-
511 N. 14TH ST.
FORT PIERCE, FL 34950

SHEET INDEX	
A0	COVER SHEET
A1	ELEVATIONS, WINDLOAD DESIGN CRITERIA, AND ATTIC VENT CALCULATIONS
A2	FLOOR PLAN, WALL SECTIONS, AND NOTES
A3	LINTEL SCHEDULE, WALL SECTIONS, AND NOTES
A4	FOUNDATION PLAN, AND FOOTING DETAILS
A5	TRUSS LAYOUT, REACTION SUMMARY, CONNECTOR SCHEDULE, AND CONNECTOR DETAILS
S-1	DETAILS, NOTES, AND ROOF SHEATHING NAIL SCHEDULE
EP1	ELECTRICAL LAYOUT, ELECTRICAL RISER DIAGRAM, ELEC. NOTES, ELEC. LOAD CALCS., ELEC. PANEL SCHEDULE, AND PLUMBING RISER DIAGRAM

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FOLLOWING PLANS COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE 8TH EDITION AND LATEST ADOPTED SUPPLEMENTS

CONSTRUCTION TYPE: TYPE 5B

OCCUPANCY GROUP: R3 (SFR)

AREA TABULATION (5-9-24)

LIVING	1193 SQ.FT.
GARAGE	258 SQ.FT.
ENTRY	31 SQ.FT.
TOTAL	1482 SQ.FT.

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

DESIGN CRITERIA	
FULLY ENCLOSED	
WIND SPEED	170 MPH
EXPOSURE	B
BUILDING CATEGORY	TWO (2)

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REISSUED: 1-9-25
1 ***
2 ***

215 PALM BAY ROAD STE. 6
PALM BAY, FL. 32905
TEL. (321) 724-0740
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ENGINEERING AND DESIGN CONCEPTS, INC.

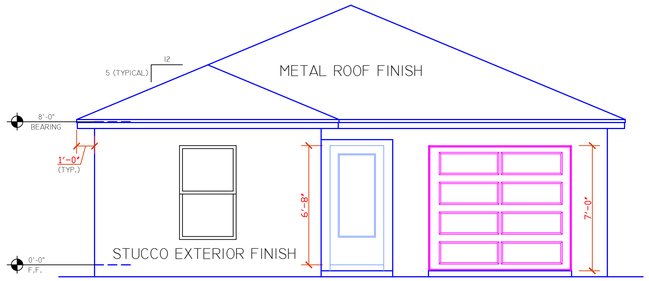
-SFR FOR-
MARCELLINO
511 N. 14TH ST. FORT PIERCE, FL 34950

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A0

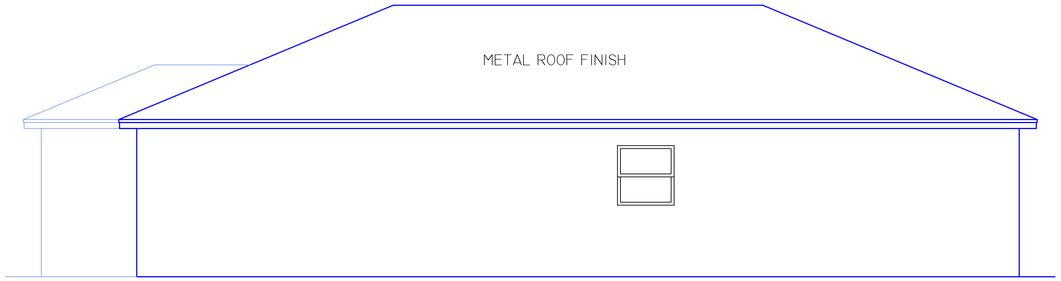
SHEET 1 OF 8

-DRAWN BY-
DANIEL FRECHETTE



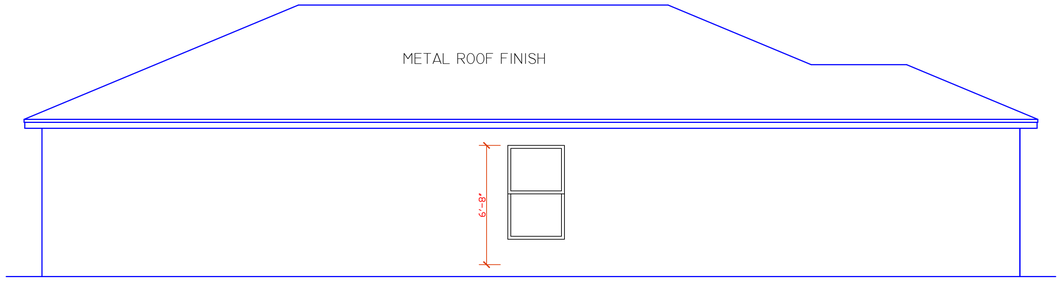
FRONT ELEVATION

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



RIGHT ELEVATION

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



LEFT ELEVATION

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

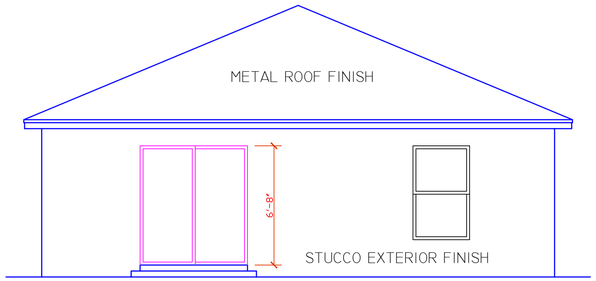
THE MAIN WIND RESISTANCE FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA RESIDENTIAL BUILDING CODE 8TH EDITION AND LATEST ADOPTED SUPPLEMENTS TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM WIND SPEED OF 170 MILES PER HOUR, EXPOSURE " B" STRUCTURE.

THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH THE 2023 FLORIDA RESIDENTIAL BUILDING CODE 8TH EDITION AND LATEST ADOPTED SUPPLEMENTS TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM WIND SPEED OF 170 MILES PER HOUR, EXPOSURE " B" STRUCTURE

1. ULTIMATE WIND SPEED = 170 MILES PER HOUR/NOMINAL WIND SPEED = 132 MILES PER HOUR
2. WIND IMPORTANCE FACTOR = 1 / BUILDING CATEGORY = 2 / ENCLOSED (FULLY)
3. WIND EXPOSURE = EXPOSURE " B"
4. INTERNAL PRESSURE COEFFICIENT: + 0.18 / - 0.18
5. COMPONENTS & CLADDING: + 24.8 PSF / - 28.4 PSF

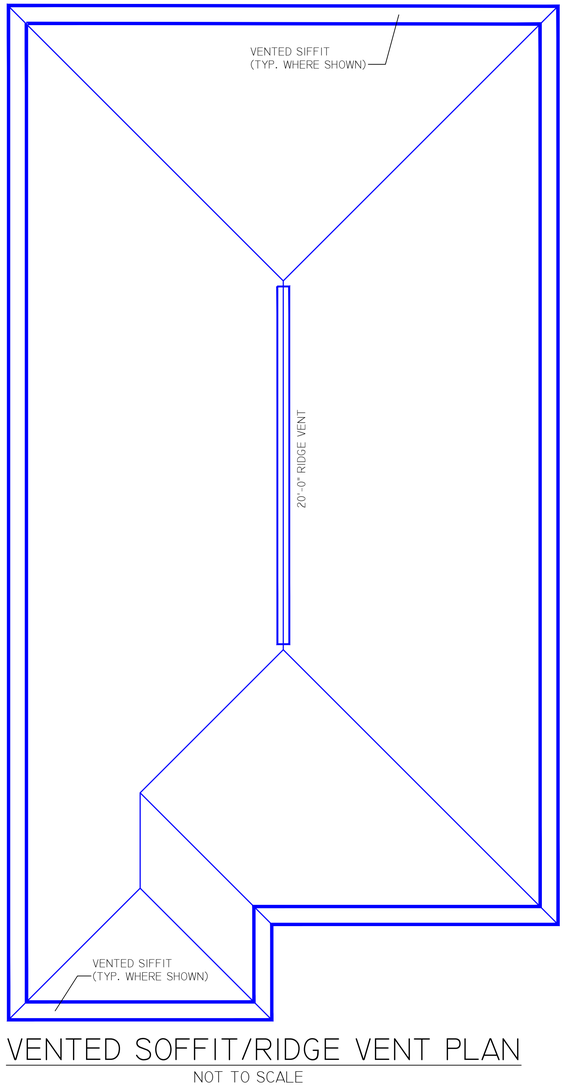
ALL DOOR AND WINDOW UNITS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS (WHERE APPLICABLE)

THIS STRUCTURE HAS BEEN DESIGNED AS A FULLY ENCLOSED STRUCTURE. THIS STRUCTURE IS LOCATED IN A WIND-BORNE DEBRIS ZONE PER FLORIDA BUILDING CODE. GLAZING PROTECTION (IMPACT GLASS AND/OR HURRICANE SHUTTERS) IS REQUIRED TO BE INSTALLED.



REAR ELEVATION

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



VENTED SOFFIT/RIDGE VENT PLAN

NOT TO SCALE

GENERAL NOTES

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4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

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REISSUED: 1-9-25
1 ***
2 ***

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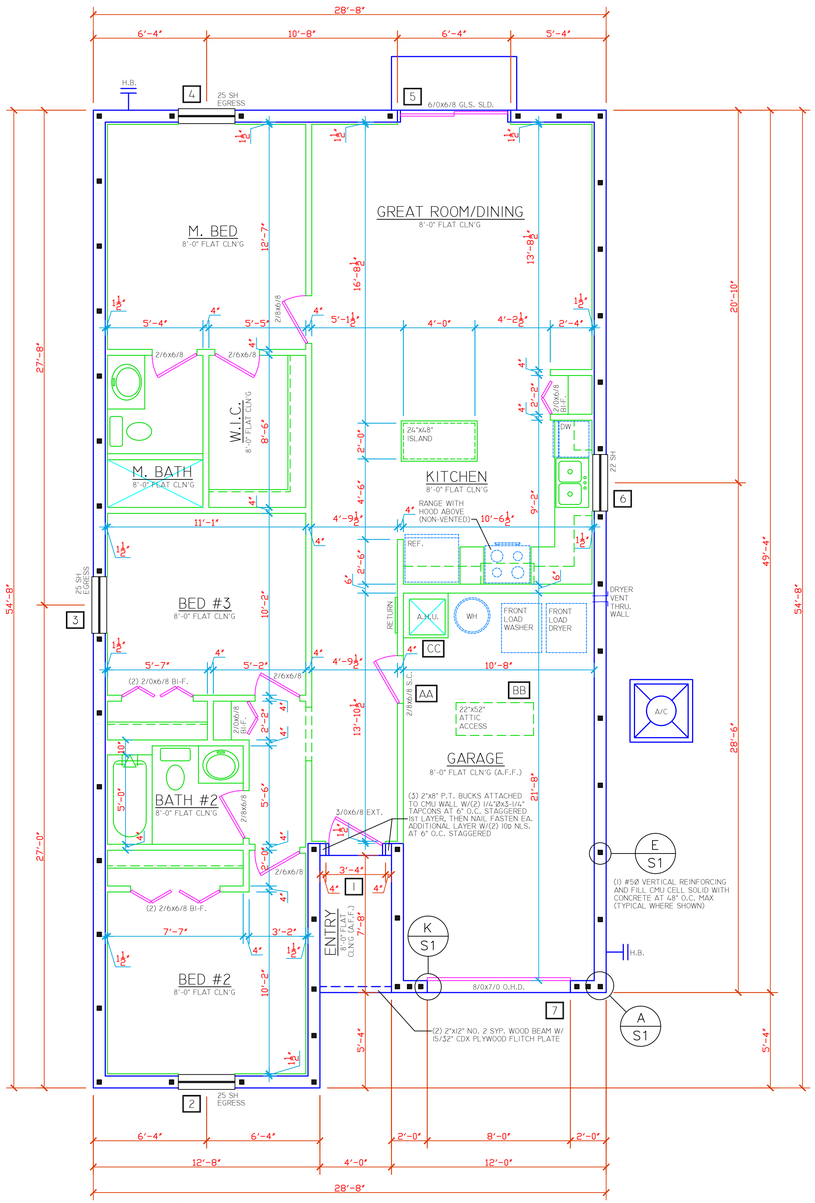
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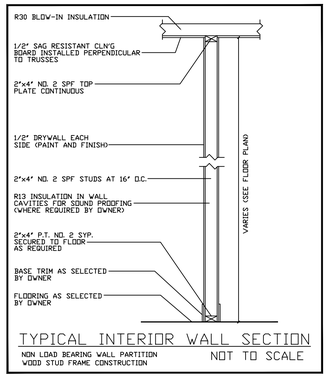
SHEET 2 OF 8

-DRAWN BY-
DANIEL FRECHETTE



FLOOR PLAN

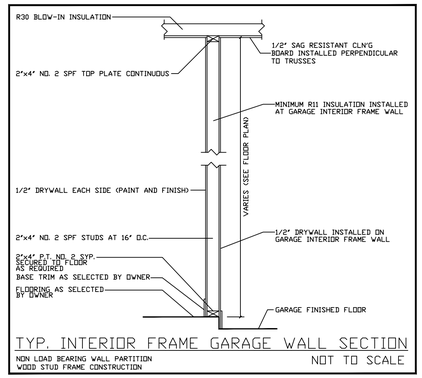
SCALE: 1/4" = 1'-0"



TYPICAL INTERIOR WALL SECTION

NON LOAD BEARING WALL PARTITION
WOOD STUD FRAME CONSTRUCTION

NOT TO SCALE



TYP. INTERIOR FRAME GARAGE WALL SECTION

NON LOAD BEARING WALL PARTITION
WOOD STUD FRAME CONSTRUCTION

NOT TO SCALE

R703.4FLASHING.
APPROVED METAL FLASHING, VINYL FLASHING, SELF-ADHERED MEMBRANES AND MECHANICALLY ATTACHED FLEXIBLE FLASHING SHALL BE APPLIED SHINGLE-FASHION OR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. METAL FLASHING SHALL BE CORROSION RESISTANT. FLUID-APPLIED MEMBRANES USED AS FLASHING SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL FLASHING SHALL BE APPLIED IN A MANNER TO PREVENT THE ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. ALL EXTERIOR FENESTRATION PRODUCTS SHALL BE SEALED AT THE JUNCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 800 OR ASTM C920 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION. ASTM C1281, AAMA 812, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING
   1.1. THE FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.
   1.2. IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.
   1.3. IN ACCORDANCE WITH OTHER APPROVED METHODS.
   1.4. IN ACCORDANCE WITH FMA/AAMA 100, FMA/AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300 OR FMA/AAMA/WDMA 400.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

STUCCO EXTERIOR FINISH NOTES

EXTERIOR USE OF PORTLAND CEMENT PLASTER SHALL COMPLY WITH THE APPLICATIOIN REQUIREMENTS OF ASTM C 926.

INSTALLATION OF EXTERIOR LATHING AND FRAMING SHALL COMPLY WITH THE APPLICATIOIN REQUIREMENTS OF ASTM C 1063.

WHERE CEMENT PLASTER (STUCCO) IS TO BE APPLIED TO LATH OVER FRAME CONSTRUCTION, MEASURES SHALL BE TAKEN TO PREVENT BONDING BETWEEN THE CEMENT PLASTER AND THE WATER-RESISTIVE BARRIER. A BOND BREAK SHALL BE PROVIDED BETWEEN THE WATER-RESISTIVE BARRIER AND THE CEMENT PLASTER (STUCCO) CONSISTING OF ONE OF THE FOLLOWING:

1. TWO LAYERS OF AN APPROVED WATER-RESISTANT BARRIER MATERIAL; OR
2. ONE LAYER OF AN APPROVED WATER-RESISTANT BARRIER OVER AN APPROVED PLASTIC HOUSE WRAP; OR
3. OTHER APPROVED METHODS OR MATERIALS APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

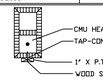
WINDOW AND DOOR BUCK INSTALLATION (MASONRY)

MASONRY	TAP-CONS	PAF'S	PDN'S
ROUGH OP'NG.	BUCK TO HEAD AND JAMB		
UP TO 8'-0"	3/16" @ 16" O.C.	.145 @ 8" O.C.	.120 @ 6" O.C.
8'-1" TO 10'-0"	3/16" @ 12" O.C.	.145 @ 6" O.C.	.120 @ 6" O.C.
10'-1" TO 12'-0"	3/16" @ 8" O.C.	.145 @ 4" O.C.	.120 @ 4" O.C.
12'-1" AND BEYOND	BY DESIGN	BY DESIGN	BY DESIGN

LEGEND:
PAF = POWDER ACTUATED FASTENERS
PDN = PNEUMATICALLY DRIVEN FASTENERS

NOTES:
* MAINTAIN 3" EDGE CLEARANCE FOR PAF'S
* EMBED PAF'S 1.25" MIN. INTO CMU OR CONC.
* EMBED TAP-CONS 1.50" MIN. INTO CMU OR CONC.

NOTE:
FOAM SEAL AT ALL BUCKS, WINDOWS AND DOORS



NOTE: IF DOOR/WINDOW BUCK IS LESS THAN 1-1/2" DOOR/WINDOW MUST BE ANCHORED THROUGH JAMB INTO THE STRUCTURAL SUBSTRATE

NOTE: WINDOWS AND DOORS SHALL BE ANCHORED PER MANUFACTURERS SPECIFICATIONS

NOTE:
DRAWINGS INDICATES APPLIED EXTERIOR FINISH OVER APPROVED WATER BARRIER OVER WOOD FRAMING MEMBERS. OWNER IS RESPONSIBLE TO INSTALL ALL REQUIRED SEALANT, FLASHING, ETC TO MAINTAIN WATERPROOF BARRIER TO PREVENT MOISTURE INFILTRATION INTO STRUCTURE. OWNER IS RESPONSIBLE FOR PERIODIC MAINTAINANCE AND UPKEEP OF EXTERIOR APPLIED FINISH TO MAINTAIN WATERPROOF INTEGRITY TO PREVENT DAMAGE TO INTERIOR COMPONENTS

NOTE:
COORDINATE ALL ROUGH OPENINGS FOR EXTERIOR DOORS AND WINDOWS WITH MANUFACTURER'S SPECS.

CABINETRY NOTE:
CABINET LAYOUT SHOWN AT KITCHEN, BATHROOMS, AND ANY OTHER LOCATIONS ARE DIAGRAMMATIC ONLY. COORDINATE FINAL CABINET DESIGN W/OWNER/BUILDER PRIOR TO ANY FABRICATION/INSTALLATION

AA	MIN. 1-3/8" SOLID CORE 20 MINUTE FIRE RATED DOOR
BB	ATTIC ACCESS PANEL OR ATTIC STAIR ENCLOSURE MUST HAVE A 20 MINUTE FIRE RATING (TYPICAL)
CC	PROVIDE MIN. 26 GA. SHEET METAL DUCT MATERIAL W/MIN R4.2 INSULATION WRAP AT HVAC EQUIP. IN GARAGE

WINDLOAD SOLUTIONS

ASCE 7-22

General Information

Design Wind Speed	Nominal	
Wind Speed, V (mph)	170	Click Here to find the right wind speed
Exposure Category	B	(ASCE 7-22, Sect. 26.7)
Enclosure Classification	Enclosed	(ASCE 7-22, Section 26.12 & Figure 26.13-1)

Building Information

Height above ground, z (ft.)		Elevation of raised structure (i.e. house floor on piles)
Building Width, B (ft)	28.67	-
Building Length, L (ft)	54.67	-

Frequency Information

Damping Ratio, β	0.0150	(Suggested Range = 0.010-0.070)
Period Coef., C_t	0.0200	(Suggested Range = 0.0220-0.0351, (T = $C_t h_n^{3/4}$), and T = $1/f_1$)

Roof Information

Roof Type	Hip w/Overhang	
Ridge Height, h_r (ft)	14.50	($h_r \geq h_e$), Roof Peak Height
Eave Height, h_e (ft.)	7.33	($h_r \geq h_e$), Roof Edge @ Wall
Overhang, h_o (ft.)	1.00	
Parapet Along Roof Perimeter (ft.)		
Roof Slope (x:12)	5.00	
Mean Roof Height (ft) - (h_z)	11.33	($h=(h_r+h_e)/2$, for roof angle >10 deg.)

Topographic Information

Hill Shape	Flat - No Hill	Click to view Topographic Diagram
H_h (ft.)		
L_h (ft.)		
x_h (ft.)		
z (ft.)		

Project Information

Client	
Address	
Company	Wind Load Solutions, LLC
Job Number	20230115
Preparer	Wind Load Solutions, LLC

Determinations

Internal Pressure	0.18
Roof Angle, θ (degrees)	22.62
Edge Strip, a (ft.)	3.00
Directionality Factor, K_d	0.85
Topo. Factor, K_{zt}	1.00
Gust Factor, G	0.85
Building Type	Rigid

Components & Cladding (C&C)

WALL OPENINGS - user entry

WALL OPENING INFORMATION								WIND LOAD PRESSURES		NOA INFORMATION		VENDOR INFORMATION	
								Nominal Wind Load Pressures					
HITO.	DESCRIPTION	ZONE	OPENING ELEVATION (ft.)	WIDTH (in.)	LENGTH (in.)	EFFECTIVE WIND AREA (sq.ft.)		MAXIMUM POSITIVE PRESSURE (psf)	MAXIMUM NEGATIVE PRESSURE (psf)	NOA Approval Number	Max Pressure Per NOA	Manufacturer	Model Number
	1	4	4	36.0	80.0	20.0		**24.4**	**-26.5**				
	2	4	4	36.0	62.0	15.5		**24.8**	**-26.9**				
	3	4	4	36.0	62.0	15.5		**24.8**	**-26.9**				
	4	4	4	36.0	62.0	15.5		**24.8**	**-26.9**				
	5	4	4	72.0	80.0	40.0		**23.2**	**-25.4**				
	6	4	4	36.0	40.0	10.0		**25.5**	**-27.7**				
	7	5	4	96.0	84.0	56.0		**22.7**	**-24.4**				

GENERAL NOTES

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2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

AREA TABULATION (5-9-24)

LIVING	1193 SQ.FT.
GARAGE	258 SQ.FT.
ENTRY	31 SQ.FT.
TOTAL	1482 SQ.FT.

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REISSUED: 1-9-25
1 ***
2 ***

2115 PALM BAY ROAD STE. 6
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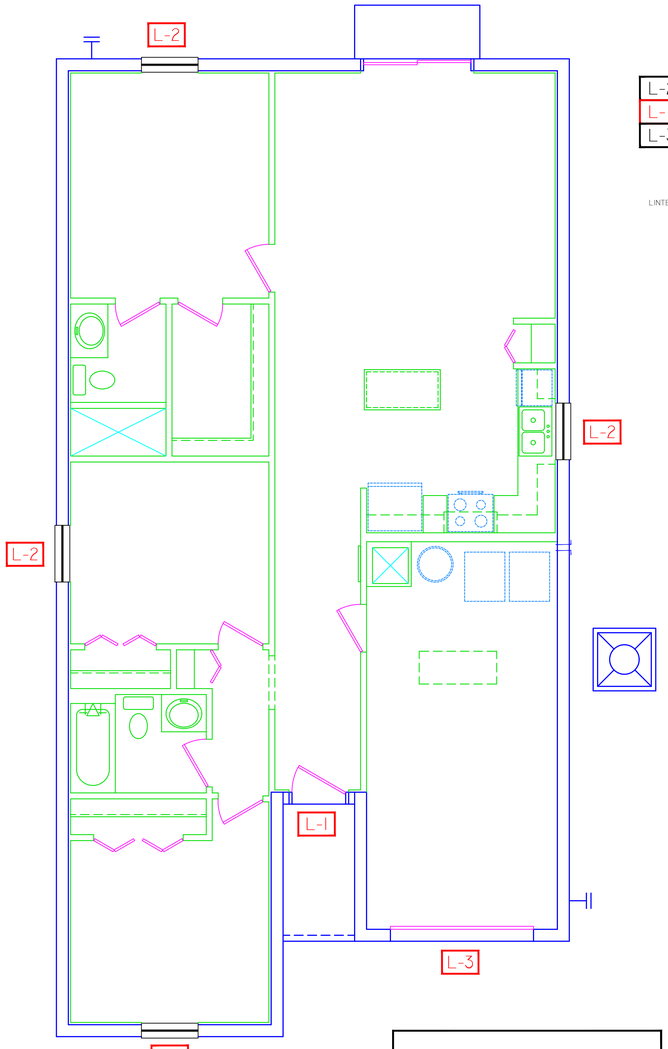
511 N. 14TH ST. FORT PIERCE, FL 34950

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A2

SHEET 3 OF 8

-DRAWN BY-
DANIEL FRECHETTE



LINTEL SCHEDULE

NOT TO SCALE

SAFE GRAVITY LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

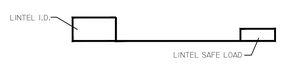
CAST-CRETE	SAFE LOAD - POUNDS PER LINEAR FOOT	
TYPE		8F12-08 / 8F16-08
LENGTH		8F12-1B / 8F16-1B
L-2 4'-6" (54") PRECAST		2110 / 2931
		4375 / 6113
L-1 5'-4" (64") PRECAST		1418 / 1989
		3090 / 5365
L-3 9'-4" (112") PRECAST		1160 / 1625
		1245 / 1843

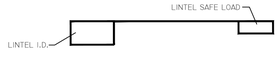
(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GR40 FIELD ADDED REBAR.

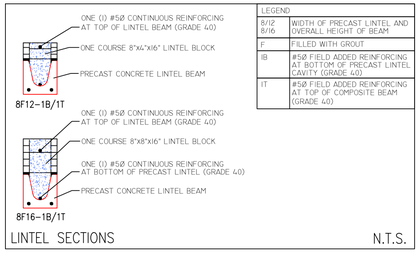
SAFE UPLIFT LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

CAST-CRETE	SAFE LOAD - POUNDS PER LINEAR FOOT	
TYPE		8F12-1T / 8F16-1T
LENGTH		8F12-2T / 8F16-2T
L-2 4'-6" (54") PRECAST		1940 / 2724
		1940 / 2724
L-1 5'-4" (64") PRECAST		1632 / 2290
		1632 / 2290
L-3 9'-4" (112") PRECAST		680 / 1133 (66)
		851 / 1326

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GR40 FIELD ADDED REBAR.

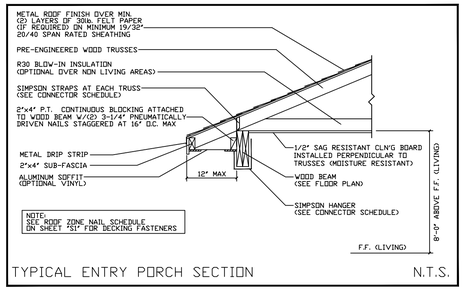




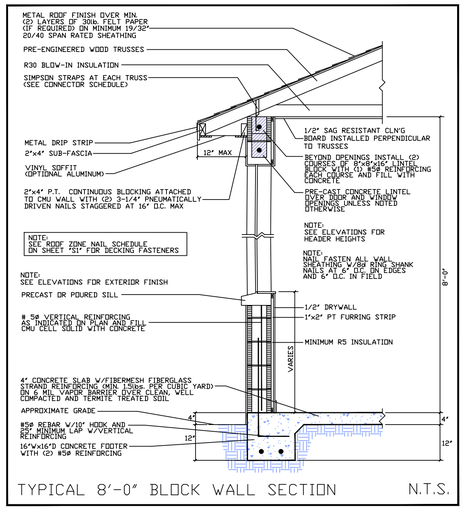


LEGEND	
8/12 8/16	WIDTH OF PRECAST LINTEL AND OVERALL HEIGHT OF BEAM
F	FILLED WITH GROUT
1B	#5@ FIELD ADDED REINFORCING AT BOTTOM OF PRECAST LINTEL CAVITY (GRADE 40)
1T	#5@ FIELD ADDED REINFORCING AT TOP OF COMPOSITE BEAM (GRADE 40)

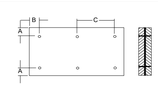
LINTEL SECTIONS N.T.S.



TYPICAL ENTRY PORCH SECTION N.T.S.



TYPICAL 8'-0" BLOCK WALL SECTION N.T.S.



A = MINIMUM = 2" C = 12"
B = MINIMUM = 3"

CONNECTORS ARE: 3-1/2" PNEUMATIC GUN NAILS

(2) 2"x12" NO. 2 SYP. WOOD BEAM W/ 15/32" CDX PLYWOOD FLITCH PLATE

WOOD BEAM CONNECTION DIAGRAM
N.T.S

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DO NOT SCALE DRAWINGS

SPECIFICATIONS

ENGINEERING

PRODUCT DESCRIPTION

High strength precast concrete lintels designed to be unfilled or filled to form a composite reinforced beam using concrete masonry units.

MATERIALS

- f'c 8" precast lintels = 2500 psi
- f'c 8" prestressed, 6" and 12" precast lintels = 6000 psi
- f'c 4" precast lintels = 2000 psi
- Grout per ASTM C476 f'g = 2000 psi w/ maximum 3/8 inch aggregate and 8 to 11 inch slump.
- Concrete masonry units (CMU) per ASTM C90 with minimum net area compressive strength = 1900 psi
- Rebar per ASTM A615 Grade 60
- Prestressing strand per ASTM A416 Grade 270 low relaxation
- 7/32 inch wire per ASTM A510
- Mortar per ASTM C270 Type M or S

GENERAL NOTES

1. Provide full mortar head and bed joints.
2. Store filled lintels as required.
3. Installation of lintel must comply with architectural and/or structural drawings.
4. U-lintels are manufactured with 5-1/2 inch long notches at ends to accomodate vertical cell reinforcing and grouting.
5. Reference the CAST-CRETE Load Deflection Graph Brochure for lintel deflection information.
6. Bottom field added rebar to be located at the bottom of lintel cavity.
7. 7/32 inch diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load ratings based on national design analysis per ACI 318 and ACI 530
10. Product Approvals: Miami Dade County, Florida No. 13-0625.05 and 13-0625.04, Florida Certificate of Product Approval number FL158.
11. The exterior surface of lintels installed in exterior concrete masonry walls shall have a coating of stucco applied in accordance with ASTM C926 or other approved coating.
12. Lintels loaded simultaneously with vertical (gravity or uplift) and horizontal (lateral) loads should be checked for the combined loading with the following equation:

$$\frac{\text{Applied vertical load}}{\text{Safe vertical load}} + \frac{\text{Applied horizontal load}}{\text{Safe horizontal load}} \leq 1.0$$

SAFE LOAD TABLE NOTES

1. All values based on minimum 4 inch nominal bearing. Exception: Safe loads for unfilled lintels must be reduced by 25 % if bearing length is less than 6-1/2 inches.
2. NA = Not Rated.
3. Safe loads are superimposed allowable load.
4. Safe loads based on Grade 40 or Grade 60 field rebar.
5. Additional lateral load capacity can be obtained by the designer by providing additional reinforced masonry above the precast lintel. See Reinforced CMU on Page 4.
6. One #7 rebar may be substituted for two #5 rebars in 8" lintels only.
7. The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at midway from the face of support.
8. For composite lintel heights not shown, use safe load from next lower height.
9. For lintel lengths not shown, use safe load from next longest length.
10. All safe loads in units of pounds per linear foot.
11. All safe loads based on simply supported span.
12. The number in the parenthesis indicates the percent reduction for grade 40 field added rebar.
    Example: 7'-0" lintel Type 8F12-1B safe gravity load = 6472 (25) w/ 25% reduction = 6472 (.25) = 2308 plf

TABLE R301.6 MINIMUM ROOF LIVE LOADS IN POUNDS-FORCE PER SQUARE FOOT OF HORIZONTAL PROJECTION

ROOF SLOPE	TRIBUTARY LOADED AREA IN SQUARE FEET FOR ANY STRUCTURAL MEMBER		
	0 to 200	201 to 600	Over 600
FLAT OR RISE LESS THAN 4 INCHES PER FOOT (1:3)	20	16	12
RISE 4 INCHES PER FOOT (1:3) TO LESS THAN 12 INCHES PER FOOT (1:1)	16	14	12
RISE 12 INCHES PER FOOT (1:1) AND GREATER	12	12	12

FOR SI: 1 SQUARE FOOT = 0.0929 M², 1 POUND PER SQUARE FOOT = 0.0479 KPA, 1 INCH PER FOOT = 83.3 MM/M.

TABLE R903.2.1 METAL FLASHING MATERIAL

MATERIAL	GAGE MINIMUM THICKNESS (INCHES)	GAGE	WEIGHT (LBS. PER SQ. FT.)
COPPER	0.024		1 (16 OZ)
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0179	26 (ZINC COATED G90)	26 (ZINC COATED G90)
ALUMINUM ZINC COATED STEEL	0.0179	26 (AZ50 ALUM ZINC)	26 (AZ50 ALUM ZINC)
ZINC ALLOY	0.027		
LEAD			2.5 (40 OZ)
PAINTED TERNE			1.25 (20 OZ)

TABLE R301.2 (1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN: SPEED[d] MPH	WIND DESIGN: TOPOGRAPHIC EFFECTS[k]	SEISMIC DESIGN CATEGORY[f]	SUBJECT TO DAMAGE FROM: WEATHERING[a]	SUBJECT TO DAMAGE FROM: FROST LINE DEPTH[b]	SUBJECT TO DAMAGE FROM: TERMITE[c]	WINTER DESIGN TEMP[e]	ICE BARRIER UNDERLAYMENT REQUIRED[h]	FLOOD HAZARDS[g]	AIR FREEZING INDEX[i]	MEAN ANNUAL TEMP[j]
NA	SEE FIG. R301.2(4)		NA	NEGLIGIBLE	NA	VERY HEAVY		NA		NA	NA

FOR SI: 1 POUND PER SQUARE FOOT = 0.0479 KPA, 1 MILE PER HOUR = 0.447 M/S.

A. WEATHERING MAY REQUIRE A HIGHER STRENGTH CONCRETE OR GRADE OF MASONRY THAN NECESSARY TO SATISFY THE STRUCTURAL REQUIREMENTS OF THIS CODE. THE WEATHERING COLUMN SHALL BE FILLED IN WITH THE WEATHERING INDEX(NEGLIGIBLE,) MODERATE OR SEVERE FOR CONCRETE AS DETERMINED FROM FIGURE R301.2(3). THE GRADE OF MASONRY UNITS SHALL BE DETERMINED FROM ASTM C34, C55, C62, C73, C90, C129, C145, C216 OR C652.

B. RESERVED.

C. TERMITE INFESTATION PER FIGURE R301.2(6) IS 'VERY HEAVY.'?

D. WIND SPEED SHALL BE FROM THE BASIC WIND SPEED MAP (FIGURE R301.2(4)). WIND EXPOSURE CATEGORY SHALL BE DETERMINED ON A SITE-SPECIFIC BASIS IN ACCORDANCE WITH SECTION R301.2.1.4.

E. THE OUTDOOR DESIGN DRY-BULB TEMPERATURE SHALL BE SELECTED FROM THE COLUMNS OF 97 1/2-PERCENT VALUES FOR WINTER FROM APPENDIX D OF THE FLORIDA BUILDING CODE, PLUMBING. DEVIATIONS FROM THE APPENDIX D TEMPERATURES SHALL BE PERMITTED TO REFLECT LOCAL CLIMATES OR LOCAL WEATHER EXPERIENCE AS DETERMINED BY THE BUILDING OFFICIAL.

F. RESERVED.

G. THE APPLICABLE GOVERNING BODY SHALL, BY LOCAL FLOODPLAIN MANAGEMENT ORDINANCE, SPECIFY (A) THE DATE OF THE JURISDICTION'S ENTRY INTO THE NATIONAL FLOOD INSURANCE PROGRAM (DATE OF ADOPTION OF THE FIRST CODE OR ORDINANCE FOR MANAGEMENT OF FLOOD HAZARD AREAS), (B) THE DATE(S) OF THE FLOOD INSURANCE STUDY AND (C) THE PANEL NUMBERS AND DATES OF THE CURRENTLY EFFECTIVE FIRMS AND FBFMS OR OTHER FLOOD HAZARD MAP ADOPTED BY THE AUTHORITY HAVING JURISDICTION, AS AMENDED.

H. RESERVED.

I. RESERVED.

J. RESERVED.

K. RESERVED.

L. RESERVED.

M. RESERVED.

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per square foot)

USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE[g, i]	20
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS[e]	40
FIRE ESCAPES	40
GUARDS AND HANDRAILS[d]	200[a]
GUARD IN-FILL COMPONENTS[f]	50[a]
PASSENGER VEHICLE GARAGES[a]	50[a]
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40[c]

FOR SI: 1 POUND PER SQUARE FOOT = 0.0479 KPA, 1 SQUARE INCH = 645 MM , 1 POUND = 4.45 N.

A. ELEVATED GARAGE FLOORS SHALL BE CAPABLE OF SUPPORTING A 2,000-POUND LOAD APPLIED OVER A 20-SQUARE-INCH AREA.

B. UNINHABITABLE ATTICS WITHOUT STORAGE ARE THOSE WHERE THE CLEAR HEIGHT BETWEEN JOISTS AND RAFTERS IS NOT MORE THAN 42 INCHES, OR WHERE THERE ARE NOT TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATIONS CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE 42 INCHES IN HEIGHT BY 24 INCHES IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES. THIS LIVE LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENTS.

C. INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300-POUND CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES, WHICHEVER PRODUCES THE GREATER STRESSES.

D. A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.

E. SEE SECTION R507.1 FOR DECKS ATTACHED TO EXTERIOR WALLS.

F. GUARD IN-FILL COMPONENTS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.

G. UNINHABITABLE ATTICS WITH LIMITED STORAGE ARE THOSE WHERE THE CLEAR HEIGHT BETWEEN JOISTS AND RAFTERS IS NOT GREATER THAN 42 INCHES, OR WHERE THERE ARE TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATIONS CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE 42 INCHES IN HEIGHT BY 24 INCHES IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES.

THE LIVE LOAD NEED ONLY BE APPLIED TO THOSE PORTIONS OF THE JOISTS OR TRUSS BOTTOM CHORDS WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:

1. THE ATTIC AREA IS ACCESSED FROM AN OPENING NOT LESS THAN 20 INCHES IN WIDTH BY 30 INCHES IN LENGTH THAT IS LOCATED WHERE THE CLEAR HEIGHT IN THE ATTIC IS NOT LESS THAN 30 INCHES.
2. THE SLOPES OF THE JOISTS OR TRUSS BOTTOM CHORDS ARE NOT GREATER THAN 2 INCHES VERTICAL TO 12 UNITS HORIZONTAL.
3. REQUIRED INSULATION DEPTH IS LESS THAN THE JOIST OR TRUSS BOTTOM CHORD MEMBER DEPTH.

THE REMAINING PORTIONS OF THE JOISTS OR TRUSS BOTTOM CHORDS SHALL BE DESIGNED FOR A UNIFORMLY DISTRIBUTED CONCURRENT LIVE LOAD OF NOT LESS THAN 10 POUNDS PER SQUARE FOOT.

H. GLAZING USED IN HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED WITH A SAFETY FACTOR OF 4. THE SAFETY FACTOR SHALL BE APPLIED TO EACH OF THE CONCENTRATED LOADS APPLIED TO THE TOP OF THE RAIL AND TO THE LOAD ON THE IN-FILL COMPONENTS. THESE LOADS SHALL BE DETERMINED INDEPENDENT OF ONE ANOTHER, AND LOADS ARE ASSUMED NOT TO OCCUR WITH ANY OTHER LIVE LOAD.

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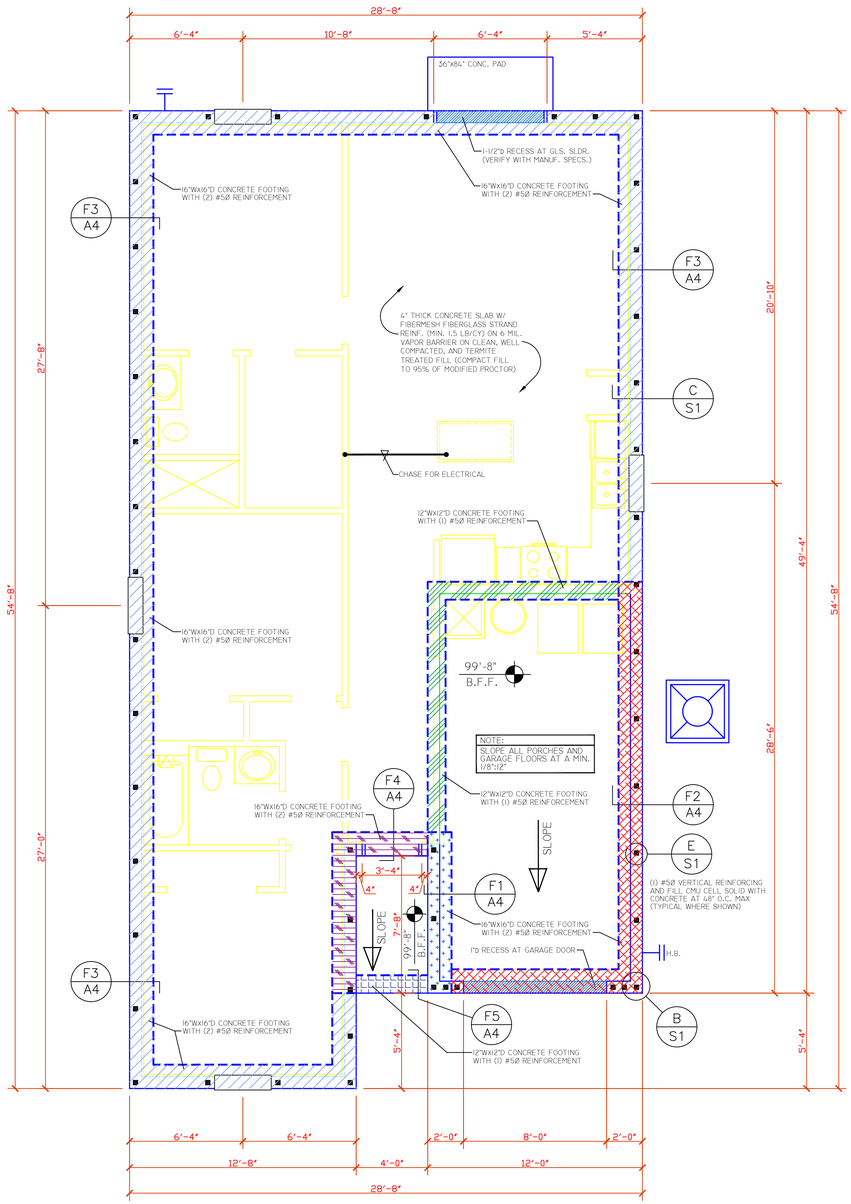
2115 PALM BAY ROAD STE. 6
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ENGINEER OF RECORD
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MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A4
SHEET 4 OF 8
-DRAWN BY-
DANIEL FRECHETTE



FOUNDATION PLAN

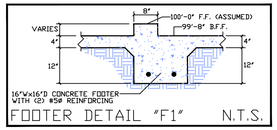
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SITE PREPARATION NOTES:

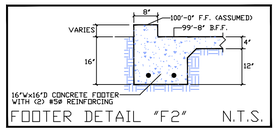
THE PROPOSED BUILDING AREA, PLUS A MINIMUM MARGIN OF FIVE FEET BEYOND THE PROPOSED BUILDING LIMITS SHALL BE STRIPPED AND GRUBBED OF SURFACE DEBRIS, INCLUDING VEGETATION, ROOTS AND ORGANIC MATTER AND ANY REMNANTS OF PREVIOUS CONSTRUCTION SUCH AS OLD FOOTINGS AND SLABS.

THE BUILDING AND PAVEMENT AREAS SHALL BE FILLED TO THE DESIRED GRADES. THE HORIZONTAL PORTION OF THE BUILDING PAD SHALL EXTEND A MINIMUM FIVE FEET BEYOND THE BUILDING AND PAVEMENT AREAS. CLEAN IMPORTED FILL MATERIAL SHALL BE PLACED IN MAXIMUM LOOSE LAYERS OF 12 INCH LIFTS IN THICKNESS. EACH LIFT SHALL BE COMPACTED TO 95% OF A MODIFIED PROCTOR.

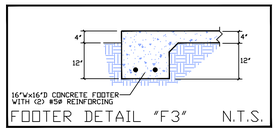
FIELD DENSITY TESTS AND ON-SITE INSPECTION ARE REQUIRED TO BE PERFORMED, BY A STATE OF FLORIDA LICENSED GEOTECHNICAL ENGINEER, AT APPROPRIATE TIMES DURING THE EARTH WORK OPERATIONS IN ORDER TO VERIFY THAT THE SITE PREPARATIONS HAVE BEEN PROPERLY CONSTRUCTED. A MINIMUM SOIL BEARING CAPACITY OF 2000 POUNDS PER SQUARE FOOT IS REQUIRED.



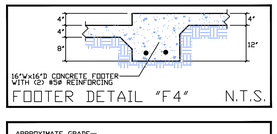
FOOTER DETAIL "F1" N.T.S.



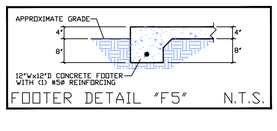
FOOTER DETAIL "F2" N.T.S.



FOOTER DETAIL "F3" N.T.S.



FOOTER DETAIL "F4" N.T.S.



FOOTER DETAIL "F5" N.T.S.

GENERAL NOTES

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2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

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REVISIONS
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REISSUED: 1-9-25
1 ***
2 ***

2115 PALM BAY ROAD STE. 6
PALM BAY, FL. 32905
TEL. (321) 724-0740
FAX. (321) 914-4206
EMAIL: DFRECHETTE1350 @CFL.RR.COM

EDC
ENGINEERING AND DESIGN CONCEPTS, INC.

-SFR FOR- MARCELLINO

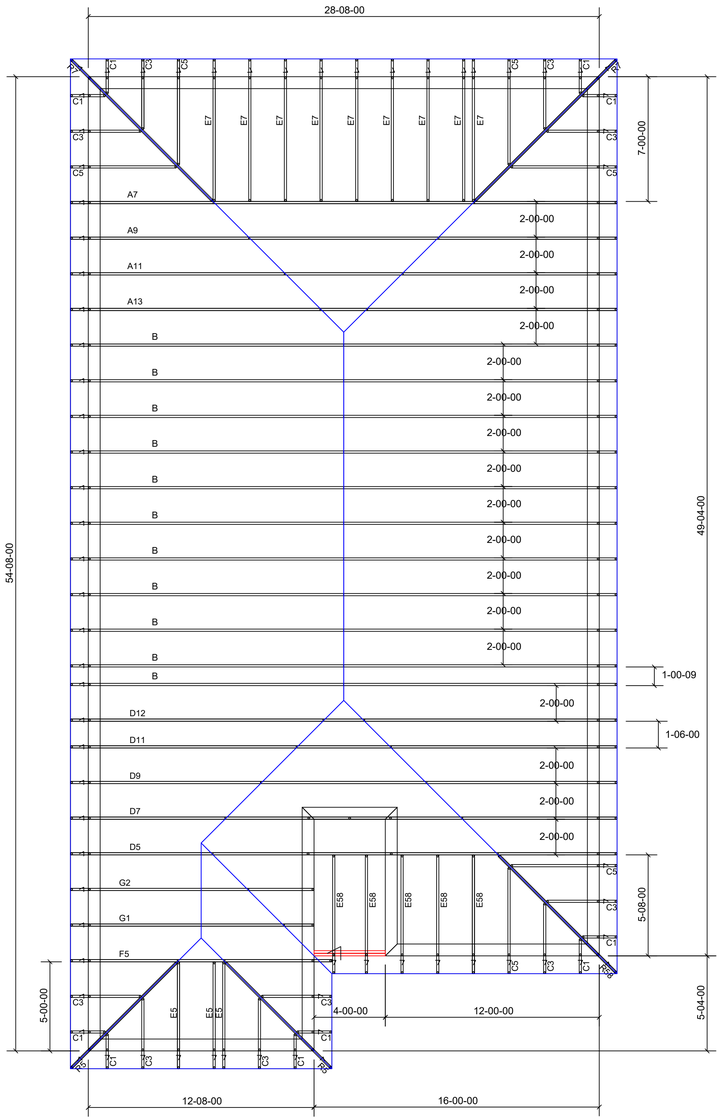
511 N. 14TH ST. FORT PIERCE, FL 34950

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A5

SHEET 5 OF 8

-DRAWN BY-
DANIEL FRECHETTE

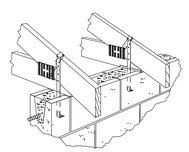


Builder: Cash Tony Conant
Subdivision: IC INVESTMENT SPEC
Jurisdiction:
State: FL
Lot:
Model: IC INVESTMENT SPEC
Shipment: Roof
Elevation:
Option:

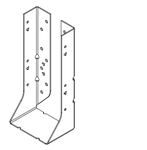
OnLine Job No:
Pick Ticket:
Sales No:
Acct No:
Ship Date:
Designer: Anderson, Alan
AppWrt JobNo: 4056182

	A11	Jnt-2 8.0"		Jnt-7 8.0"				
	1	Gravity	1206 lbs	Gravity	1206 lbs			
		Uplift	-399 lbs	Uplift	-399 lbs			
	A13	Jnt-2 8.0"		Jnt-7 8.0"				
	1	Gravity	1206 lbs	Gravity	1206 lbs			
		Uplift	-399 lbs	Uplift	-399 lbs			
	A7	Jnt-2 8.0"		Jnt-7 8.0"				
	1	Gravity	2477 lbs	Gravity	2552 lbs			
		Uplift	-776 lbs	Uplift	-797 lbs			
	A9	Jnt-2 8.0"		Jnt-8 8.0"				
	1	Gravity	1206 lbs	Gravity	1206 lbs			
		Uplift	-399 lbs	Uplift	-399 lbs			
	B	Jnt-2 8.0"		Jnt-6 8.0"				
	11	Gravity	1206 lbs	Gravity	1206 lbs			
		Uplift	-399 lbs	Uplift	-399 lbs			
	C1	Jnt-2 8.0"		Jnt-3 1.5"		Jnt-4 1.5"		
	10	Gravity	129 lbs	Gravity	10 lbs	Gravity	14 lbs	
		Uplift	-95 lbs	Uplift	-4 lbs	Uplift	-2 lbs	
	C3	Jnt-2 8.0"		Jnt-3 1.5"		Jnt-4 1.5"		
	10	Gravity	186 lbs	Gravity	74 lbs	Gravity	51 lbs	
		Uplift	-90 lbs	Uplift	-39 lbs	Uplift	0 lbs	
	C5	Jnt-2 8.0"		Jnt-3 1.5"		Jnt-4 1.5"		
	6	Gravity	262 lbs	Gravity	136 lbs	Gravity	88 lbs	
		Uplift	-102 lbs	Uplift	-75 lbs	Uplift	0 lbs	
	D11	Jnt-2 8.0"		Jnt-7 8.0"				
	1	Gravity	1206 lbs	Gravity	1206 lbs			
		Uplift	-399 lbs	Uplift	-399 lbs			
	D12	Jnt-2 8.0"		Jnt-7 8.0"				
	1	Gravity	1206 lbs	Gravity	1206 lbs			
		Uplift	-399 lbs	Uplift	-399 lbs			
	D5	Jnt-2 8.0"		Jnt-14 8.0"		Jnt-12 8.0"		
	1	Gravity	484 lbs	Gravity	796 lbs	Gravity	1506 lbs	
		Uplift	-202 lbs	Uplift	-356 lbs	Uplift	-858 lbs	
	(cont) D5 1	Jnt-9 8.0"						
		Gravity	706 lbs					
		Uplift	-301 lbs					
	D7	Jnt-2 8.0"		Jnt-14 3.5"		Jnt-12 64.0"		
	1	Gravity	460 lbs	Gravity	812 lbs	Gravity	815 lbs	
		Uplift	-175 lbs	Uplift	-228 lbs	Uplift	-200 lbs	
	(cont) D7 1	Jnt-11 3.5"		Jnt-8 8.0"				
		Gravity	-1 lbs	Gravity	460 lbs			
		Uplift	-46 lbs	Uplift	-174 lbs			
	D9	Jnt-2 8.0"		Jnt-8 8.0"				
	1	Gravity	1206 lbs	Gravity	1206 lbs			
		Uplift	-399 lbs	Uplift	-399 lbs			
	E5	Jnt-2 8.0"		Jnt-3 1.5"		Jnt-4 1.5"		
	3	Gravity	263 lbs	Gravity	137 lbs	Gravity	88 lbs	
		Uplift	-102 lbs	Uplift	-75 lbs	Uplift	0 lbs	
	E58	Jnt-2 8.0"		Jnt-4 1.5"		Jnt-3 1.5"		
	5	Gravity	289 lbs	Gravity	100 lbs	Gravity	148 lbs	
		Uplift	-190 lbs	Uplift	-64 lbs	Uplift	-102 lbs	
	E7	Jnt-2 8.0"		Jnt-3 1.5"		Jnt-4 1.5"		
	9	Gravity	341 lbs	Gravity	199 lbs	Gravity	124 lbs	
		Uplift	-117 lbs	Uplift	-111 lbs	Uplift	0 lbs	
	F5	Jnt-2 8.0"		Jnt-9 8.0"				
	1	Gravity	910 lbs	Gravity	923 lbs			
		Uplift	-283 lbs	Uplift	-287 lbs			
	G1	Jnt-2 8.0"		Jnt-6 8.0"				
	1	Gravity	563 lbs	Gravity	498 lbs			
		Uplift	-207 lbs	Uplift	-149 lbs			
	G2	Jnt-2 8.0"		Jnt-6 8.0"				
	1	Gravity	563 lbs	Gravity	498 lbs			
		Uplift	-204 lbs	Uplift	-153 lbs			
	R5	Jnt-2 10.9"		Jnt-3 1.5"		Jnt-4 1.5"		
	2	Gravity	374 lbs	Gravity	182 lbs	Gravity	128 lbs	
		Uplift	-156 lbs	Uplift	-95 lbs	Uplift	0 lbs	
	R58	Jnt-2 10.9"		Jnt-4 1.5"		Jnt-5 1.5"		
	1	Gravity	437 lbs	Gravity	298 lbs	Gravity	223 lbs	
		Uplift	-171 lbs	Uplift	-138 lbs	Uplift	-13 lbs	
	R7	Jnt-2 10.9"		Jnt-4 1.5"		Jnt-5 1.5"		
	2	Gravity	539 lbs	Gravity	163 lbs	Gravity	357 lbs	
		Uplift	-194 lbs	Uplift	-94 lbs	Uplift	-66 lbs	

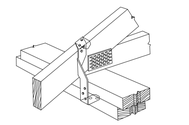
Note: The reactions shown on this page are summarized from the Truss Design Drawings.
Refer to the Project Truss Design Drawings for further details or verification.



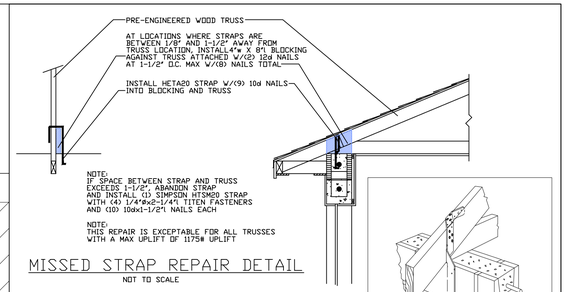
TYPICAL HETA20 STRAP



TYPICAL HUC HANGER



TYPICAL HTS20 STRAP



MISSED STRAP REPAIR DETAIL
NOT TO SCALE

TYPICAL HTSM20 STRAP

TYPICAL CONNECTOR DETAILS

N.T.S.

NOTE:
TRUSS LAYOUT DESIGN AND CERTIFICATION BY STATE OF FLORIDA LICENSED SPECIALTY TRUSS ENGINEER. ENGINEER OF RECORD DOES NOT CERTIFY TRUSS DESIGN/LAYOUT AS DEPICTED ON THESE DRAWINGS. ALL TRUSS TO TRUSS CONNECTIONS, INCLUDING TRUSSES TO GIRDERS (HANGERS) SHALL BE PROVIDED BY TRUSS COMPANY.

CONNECTOR SCHEDULE

TRUSS ID/DESCRIPTION:	CONNECTOR
A11, A13, A7, A9, B, C1, C3, C5, D11, D12, D5, D7, D9, E5, E58, E7, F5, G1, G2, R5, R58, R7	★ AT CMU WALL ONE (1) SIMPSON HETA20 STRAP W/(9) 10dx1-1/2"l NAILS EACH
	★ AT WOOD BEAM ONE (1) SIMPSON HTS20 STRAP W/(24) 10dx1-1/2"l NAILS EACH
	★ AT TRUSS TO TRUSS BY TRUSS COMPANY
WOOD BEAM	★ AT WOOD BEAM TO CMU WALL ONE (1) SIMPSON HUC410 HANGER WITH (18) 1/4"Øx2-3/4"l TITEN FASTENERS AND (10) 10d NAILS EACH
ALL ANCHORS ARE SIMPSON ANCHORS UNLESS NOTED OTHERWISE	

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2 ***

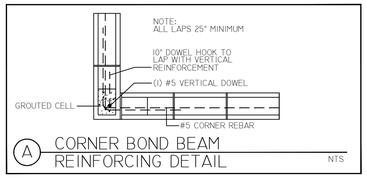
2115 PALM BAY ROAD STE. 6
PALM BAY, FL. 32905
TEL. (321) 724-0740
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EMAIL:
DFRECHETTE1350
@CFL.RR.COM

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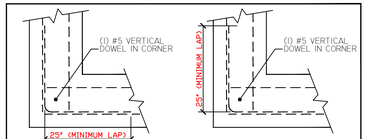
-SFR FOR-
MARCELLINO
511 N. 14TH ST. FORT PIERCE, FL 34950

ENGINEER OF RECORD
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4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
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PH. 321-863-3223

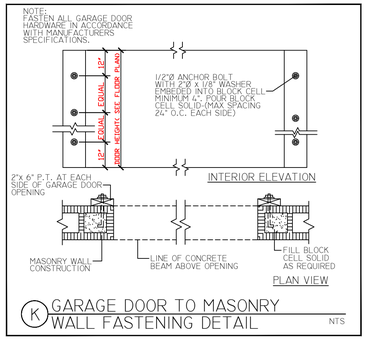
A6
SHEET 6 OF 8
-DRAWN BY-
DANIEL FRECHETTE



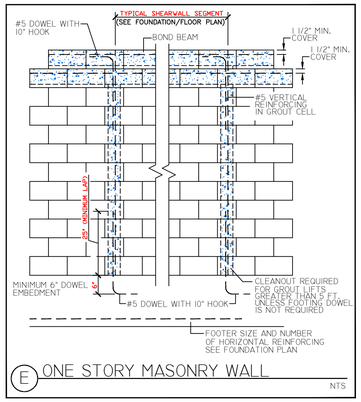
A CORNER BOND BEAM REINFORCING DETAIL NTS



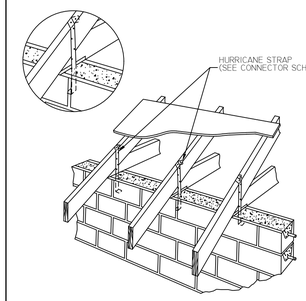
B CORNER FOOTING REINFORCING DETAIL NTS



K GARAGE DOOR TO MASONRY WALL FASTENING DETAIL NTS



E ONE STORY MASONRY WALL NTS



G ROOF TO MASONRY SIDE-WALL CONNECTION NTS

GENERAL NOTES: MASONRY

1. ALL CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM TO "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530/530.1-13, ASCE 7-22, TMS 402/602-22. (LATEST EDITIONS)
2. COURSE GROUT (SIZE 8) SHALL BE USED IN CONFORMANCE TO THE REQUIREMENTS OF ASTM C476 "STANDARD SPECIFICATIONS FOR GROUT OF REINFORCED AND NON-REINFORCED MASONRY".
3. CONCRETE MASONRY SHALL BE NORMAL WEIGHT, GRADE N, TYPE I OR II, CONFORMING WITH ASTM C90-08 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS".
4. THE NET AREA COMPRESSIVE STRENGTH OF MASONRY UNITS (f'm) SHALL BE 1900 PSI USING TYPE M OR S MORTAR.
5. THICKNESS OF MORTAR BED SHALL NOT EXCEED 5/8".
6. HORIZONTAL REINFORCING SHALL CONFORM WITH ASTM A82-02.
7. MASONRY REINFORCING STEEL BARS SHALL BE CONTINUOUS WITH LAP SPLICES OF 30 BAR DIAMETERS MINIMUM.
8. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL MASONRY STRUCTURAL ELEMENTS ARE ADEQUATELY BRACED TO RESIST WIND, BACKFILLING, SOIL COMPACTION, AND OTHER CONSTRUCTION AS WELL NATURAL OCCURING FORCES ORDINARILLY ENCOUNTERED DURING THE CONSTRUCTION PROCESS. BRACING SHALL REMAIN IN PLACE UNTIL THE STRUCTURE HAS BEEN COMPLETED.
9. MASONRY GROUT SHALL BE PROPORTIONED AND PRODUCED TO HAVE A SLUMP BETWEEN 8 AND 11 INCHES.
10. WHEN GROUT POURS EXCEED 5 FEET IN HEIGHT, PROVIDE A CLEAN-OUT HOLE AT THE BOTTOM CELL. CLEAN THE CELL BY REMOVING ALL MORTAR DEBRIS, LOOSE AGGREGATES AND ANY MATERIAL DELETERIOUS TO MASONRY GROUT. INSTALL AND SECURELY TIE THE VERTICAL STEEL REINFORCEMENT TOGETHER. CLOSE THE OPENING AFTER INSPECTION.

GENERAL NOTES: WOOD

1. ALL FRAMING CONSTRUCTION, WORKMANSHIP AND MATERIALS (INCLUDING TRUSSES) SHALL CONFORM WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE REFERENCES LISTED BELOW: "AMERICAN INSTITUTE OF TIMBER CONSTRUCTION" SIXTH EDITION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION "2018 AND SUPPLEMENT "U.S. PRODUCT STANDARD PS 1" OR APA PRP- 108 PERFORMANCE STANDARDS "MANUAL FOR HOUSE FRAMING, WOOD CONSTRUCTION DATA NO. 1 "NATIONAL FOREST PRODUCTS ASSOCIATION.
2. ALL TRUSS BEAM AND COLUMN MEMBERS SHALL BE SPECIES AND GRADES OF LUMBER WHICH WILL PRODUCE DESIGN VALUES EQUAL TO OR GREATER THAN VALUES FOR SOUTHERN YELLOW PINE NO. 2, 19% MAX. M.C.
3. GALVANIZED METAL HANGERS AND FRAMING ANCHORS SHOWN ON THE PLANS SHALL BE USED AND SHALL BE FASTENED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS, SUBSTITUTIONS REQUIRE ENGINEER'S APPROVAL.
4. ANCHORING AND NAILING NOT IDENTIFIED SHALL COMPLY WITH THE NAILING SCHEDULE GIVEN WITHIN "MANUAL FOR HOUSE FRAMING", AND 2023 FLORIDA BUILDING CODE 8th EDITION
5. A MINIMUM OF TWO STUDS SHALL BE INSTALLED ADJACENT TO ALL OPENINGS IN EXTERIOR AND LOAD BEARING WALLS AND BENEATH ALL BEAM & GIRDER BEARING POINTS.
6. TRUSSES SHALL BE SIZED AND DETAILED IN ACCORDANCE WITH THE DIMENSIONS AND LOADS INDICATED.
7. TRUSS SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED BY A FLORIDA LICENSED ENGINEER FOR REVIEW PRIOR TO FABRICATION. THE SPECIALTY ENGINEER SHALL SPECIFY BLOCKING AND BRACING N NECESSARY TO WITHSTAND WIND LOADS DETERMINED USING ASCE 7-22.
8. AS A MINIMUM, ROOF SHEATHING SHALL CONSIST OF 19/32" (NOMINAL) APA 40/20 SPAN RATED, EXPOSURE 1 PLYWOOD OR 7/16" O.S.B. THE SHEATHING SHALL BE ATTACHED TO FRAMING MEMBERS WITH 8d NAILS AT 6" O.C.
9. EXTERIOR WOOD FRAME WALLS SHALL BE SHEATHED WITH 15/32" APA SPAN RATED, EXPOSURE 1 PLYWOOD OR 7/16" O.S.B. THE SHEATHING SHALL BE ATTACHED TO FRAMING MEMBERS WITH 8d NAILS AT 6" O.C.
10. EXTERIOR AND INTERIOR LOAD BEARING WALLS SHALL BE FRAMED WITH 2X4 MEMBERS AT 16" O.C. MAX. SPACING FOR MAX. 8' HIGH PARTITIONS. FOR HEIGHTS ABOVE 8' REFER TO WALL SECTIONS. STUDS SHALL BE SPRUCE-PINE-FIR #2 OR SPECIES WITH EQUAL OR GREATER DESIGN VALUES.
11. ALL PRESSURE TREATED LUMBER SHALL BE SOUTHERN YELLOW PINE #2 19% MAX. M.C. IN ACCORDANCE WITH AWPA STANDARDS C1,C2 AND C9 LATEST EDITIONS, WITH A WATERBORNE PRESERVATIVE IN ACCORDANCE WITH STANDARD P5. ALL NAILS AND SCREWS SHALL BE STAINLESS STEEL OR GALVANIZED.
12. WHERE DRAWING INDICATES APPLIED EXTERIOR FINISH OVER APPROVED WATER BARRIER OVER WOOD FRAMING MEMBERS. OWNER IS RESPONSIBLE TO INSTALL ALL REQUIRED SEALANT, FLASHING, ETC. TO MAINTAIN WATER-PROOF INTEGRITY TO PREVENT MOISTURE INFILTRATION INTO STRUCTURE. OWNER IS RESPONSIBLE FOR PERIODIC MAINTENANCE AND UPKEEP OF EXTERIOR APPLIED FINISH TO MAINTAIN WATERPROOF INTEGRITY TO PREVENT DAMAGE TO INTERIOR COMPONENTS.
13. WATER-RESISTIVE BARRIER.
EXTERIOR WALLS OF FRAME CONSTRUCTION RECEIVING A VENEER SHALL BE PROVIDED WITH A WATER-RESISTIVE BARRIER. THE WATER RESISTIVE BARRIER SHALL BE A MINIMUM OF ONE LAYER OF NO. 15 ASPHALT FELT, COMPLYING WITH ASTM D 226 FOR TYPE 1 FELT, SHALL BE ATTACHED TO THE SHEATHING, WITH FLASHING IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL VENEER.

WHERE CEMENT PLASTER (STUCCO) IS TO BE APPLIED TO LATH OVER FRAME CONSTRUCTION, MEASURES SHALL BE TAKEN TO PREVENT BONDING BETWEEN THE CEMENT PLASTER AND THE WATER-RESISTIVE BARRIER. A BOND BREAK SHALL BE PROVIDED BETWEEN THE WATER-RESISTIVE BARRIER AND THE CEMENT PLASTER (STUCCO) CONSISTING OF ONE OF THE FOLLOWING:
1. TWO LAYERS OF AN APPROVED WATER-RESISTANT BARRIER; OR
2. ONE LAYER OF AN APPROVED WATER-RESISTANT BARRIER OVER AN APPROVED PLASTIC HOUSE WRAP; OR
3. OTHER APPROVED METHODS OR MATERIALS APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

A CORROSION RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 ½ INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS. THE SCREED MUST BE PLACED AT A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.

GENERAL NOTES: CONCRETE

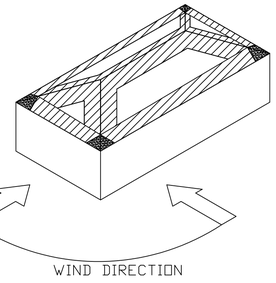
1. ALL CONCRETE CONSTRUCTION WORKMANSHIP AND MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF ACI 301-89 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
2. ALL CONCRETE SHALL BE TYPE I OR II PORTLAND CEMENT COMPLYING WITH ASTM C150 AND SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH SHOWN BELOW:

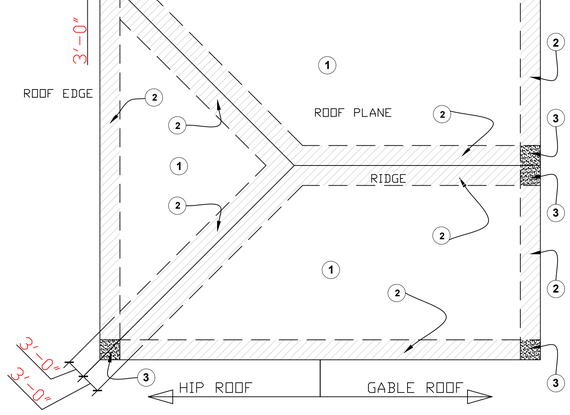
FOUNDATIONS & SLABS	3000 PSI
BEAMS	3000 PSI
MASONRY	3000 PSI

3. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A 615-22 GRADE 60. BARS SHALL BE FREE OF RUST, MILL SCALE, PAINT OR OTHER COATINGS THAT WILL REDUCE CONCRETE BOND.
4. ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN WITH ACI 315R-18 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT.
5. ALL BAR SPLICES, DOWELS AND CONCRETE COVERAGE SHALL MEET THE REQUIREMENTS OF ACI 318-18 / 318R-18 "BUILDING CODE AND COMMENTARY FOR REINFORCED CONCRETE."
6. BEAMS OVER MASONRY OPENINGS SHALL HAVE CONTINUOUS TOP AND BOTTOM REINFORCEMENT. LAP SPLICES IN BOTTOM BARS SHALL OCCUR OVER SUPPORTS. TOP BARS SHALL LAP AT MID-SPAN.
7. CONCRETE BEAMS AND SLABS SHALL BE FINISHED LEVEL AND TO THE ELEVATIONS SHOWN ON THE DRAWINGS.
8. CALCIUM CHLORIDE SHALL NOT BE USED IN ANY FORM.
9. UNLESS OTHERWISE PERMITTED OR SPECIFIED, CONCRETE SHALL BE PROPORTIONED AND PRODUCED TO HAVE A SLUMP OF 4 INCHES +/- 1 INCH.

GENERAL NOTES

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3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/ OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE - DO NOT SCALE DRAWINGS.
5. FLASHING SHALL BE PROVIDED PER FIELD CONDITONS.
6. MOISTURE PROTECTION SHALL BE PROVIDED BETWEEN ALL MASONARY AND NON PRESSURE TREATED WOOD SURFACES.
7. A 1/2" DIAMETER X 10 " LONG MINIMUM WEDGE ANCHOR MAY BE USED IN LIEU OF 1/2" DIAMETER J-BOLTS. AT FOUNDATION
8. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS LISTED.
9. THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION SHOWN ON THE DRAWINGS. ANY QUESTIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION TO THE ENGINEER BEFORE STARTING CONSTRUCTION.
10. THE STRUCTURE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF 20203 FLORIDA BUILDING CODE 8th EDITION
11. FOUNDATION AND SLAB ARE TO BE FORMED UPON SOIL WITH A MINIMUM SAFE BEARING CAPACITY OF 2000 PSF.
12. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO UNIFORMLY PROVIDE THE BEARING CAPACITY UNDER ALL FOUNDATIONS.
13. THE CONTRACTORS SHALL HIRE A GEOTECHNICAL ENGINEER TO RECOMMEND SOIL IMPROVEMENTS REQUIRED TO OBTAIN THE MINIMUM SAFE BEARING CAPACITY STATED ABOVE.





RSRS = ROOF SHEATHING RING SHANK

(1) RSRS .131" X 2-1/2" @ 6" O.C. EDGES, 6" O.C. FIELD
(2) RSRS .131" X 2-1/2" @ 6" O.C. EDGES, 6" O.C. FIELD
(3) RSRS .131" X 2-1/2" @ 6" O.C. EDGES, 6" O.C. FIELD

ROOF ZONE NAIL SCHEDULE N.T.S.

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3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
DO NOT SCALE DRAWINGS

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REISSUED: 1-9-25
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2 ***

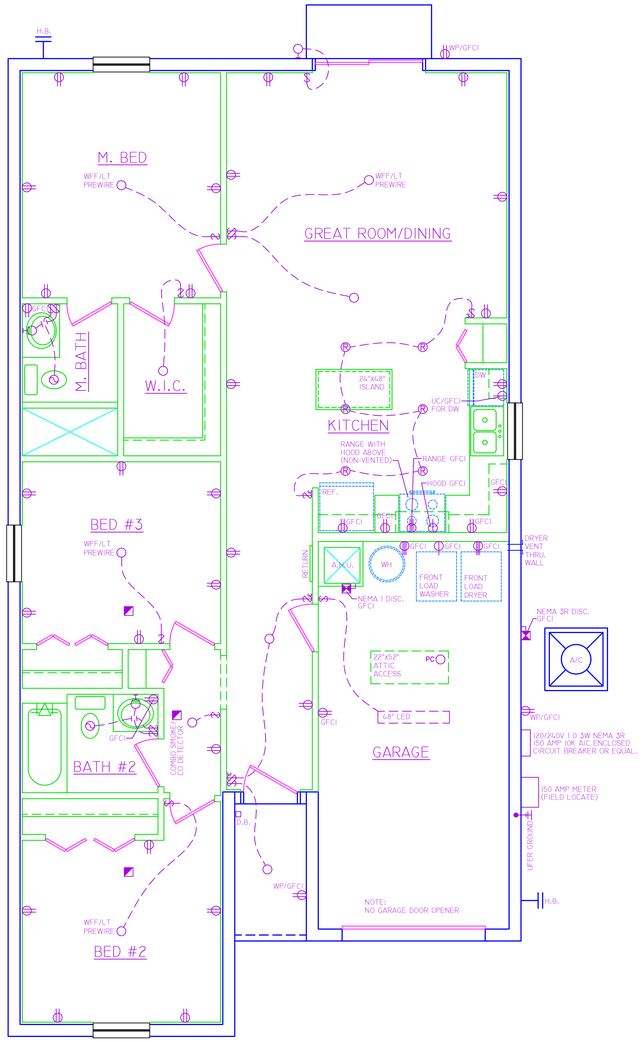
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EDC ENGINEERING AND DESIGN CONCEPTS, INC.

-SFR FOR- MARCELLINO
511 N. 14TH ST. FORT PIERCE, FL 34950

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

SI
SHEET 7 OF 8
-DRAWN BY-
DANIEL FRECHETTE



ELECTRICAL PLAN

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

ELECTRICAL SYMBOLS

- SINGLE POLE SWITCH
- THREE POLE SWITCH
- FOUR POLE SWITCH
- DIMMER SWITCH
- SINGLE OUTLET
- DUPLEX OUTLET
- SWITCHED DUPLEX
- 220 OUTLET
- QUAD OUTLET
- TELEPHONE
- TELEVISION
- SMOKE DETECTOR
- ELECTRICAL PANEL
- EXHAUST FAN
- THERMOSTAT
- INTERCOM
- DOOR BELL BUTTON
- DISCONNECT
- ELECTRICAL METER
- LIGHT FIXTURE
- WALL MOUNT FIXTURE
- RECESSED FIXTURE
- EYEBALL FIXTURE
- PC PULL CHAIN
- TRACK LIGHTING LENGTH AS INDICATED
- FLOOD LIGHTS
- EMERGENCY LIGHT
- FLUORESCENT LENGTH AS INDICATED
- WFF WIRE FOR FAN
- WFF/LT WIRE FOR FAN WITH LIGHT
- WP INDICATES WATERPROOF
- GFCI INDICATES GROUND FAULT CIRCUIT INTERRUPT
- AFCI INDICATES ARC FAULT CIRCUIT INTERRUPTER
- 42 INDICATES HEIGHT ABOVE FLOOR
- GDO GARAGE DOOR OPENER

NOTE:
ALL SMOKE DETECTORS TO BE LINKED TOGETHER SO AS TO SOUND SIMULTANEOUSLY WHEN ONE IS TRIGGERED.

NOTE:
ALL OUTLETS SHALL BE TAMPER-RESISTANT

NOTE:
PLANS COMPLY WITH THE 2023 FBC-R (8TH ED), 2020 NEC AND 2023 NFPA 70

GENERAL NOTES

CARBON MONOXIDE PROTECTION.

(1) DEFINITIONS: FOR PURPOSES OF THIS RULE, THE FOLLOWING DEFINITIONS SHALL APPLY:

(A) CARBON MONOXIDE ALARM. A DEVICE FOR THE PURPOSE OF DETECTING CARBON MONOXIDE, THAT PRODUCES A DISTINCT AUDIBLE ALARM, AND IS LISTED OR LABELED WITH THE APPROPRIATE STANDARD EITHER ANSI/UL 2034 – 96, STANDARD FOR SINGLE AND MULTIPLE STATION CO ALARMS, INCORPORATED HEREIN BY REFERENCE, OR UL 2075 – GAS AND VAPOR DETECTOR SENSOR, INCORPORATED HEREIN BY REFERENCE, IN ACCORDANCE WITH ITS APPLICATION. BOTH DOCUMENTS MAY BE OBTAINED BY WRITING TO: CODES AND STANDARDS SECTION, DEPARTMENT OF COMMUNITY AFFAIRS, 2555 SHUMARD OAK BOULEVARD, TALLAHASSEE, FLORIDA 32399-2100.

(B) FOSSIL FUEL, COAL, KEROSENE, OIL, FUEL GASES, OR OTHER PETROLEUM OR HYDROCARBON PRODUCT THAT EMITS CARBON MONOXIDE AS A BY-PRODUCT OF COMBUSTION.

(2) EVERY BUILDING FOR WHICH A PERMIT FOR NEW CONSTRUCTION IS ISSUED ON OR AFTER 7/1/08 AND HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.

(3) IN NEW CONSTRUCTION, ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACK UP.

(4) COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY. SPECIFIC AUTHORITY 553.885(2) FS. LAW IMPLEMENTED 553.72, 553.73(2), (3), (7), (9), 553.885(2) FS HISTORY-NEW 11-18-07.

EXHAUST FAN VENT/DRYER VENT NOTES

(A) ALL BATHROOM EXHAUST FAN VENTS SHALL EXTEND FROM UNIT UP THRU ROOF TO EXTERIOR AND TERMINATE WITH WEATHERPROOF CAP/GRILLE, OR OUT THROUGH SOFFIT AND TERMINATE WITH WEATHERPROOF CAP/GRILLE

(B) DRYER PIPE VENTING SHALL EXTEND FROM UNIT OUT THRU ADJACENT EXTERIOR WALL (WHERE APPLICABLE) AND TERMINATE WITH WEATHERPROOF CAP/GRILLE. WHERE UNABLE TO EXTEND THRU ADJACENT EXTERIOR WALL, DRYER VENT SHALL EXTEND FROM UNIT UP THRU ROOF TO EXTERIOR AND TERMINATE WITH WEATHERPROOF CAP/GRILLE.

HVAC NOTES

(A) HVAC DESIGN/MODIFICATIONS AND ENERGY CALCULATIONS WILL BE SUBMITTED BY OWNER/ CONTRACTOR WITH THESE PLANS FOR PERMITTING

LIGHTING NOTE

ALL PERMANENTLY INSTALLED LUMINAIRES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICIENCY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT

ENERGY CODE COMPLIANCE PATH

PERFORMANCE METHOD

PANEL SCHEDULE — SINGLE-PHASE

X 120/240V-1PH-3W
120/208V-1PH-3W

M.C.B. AMPS / AIC:

M.L.O. BUS AMPS: 150 AMP
INT. AIC: 10,000

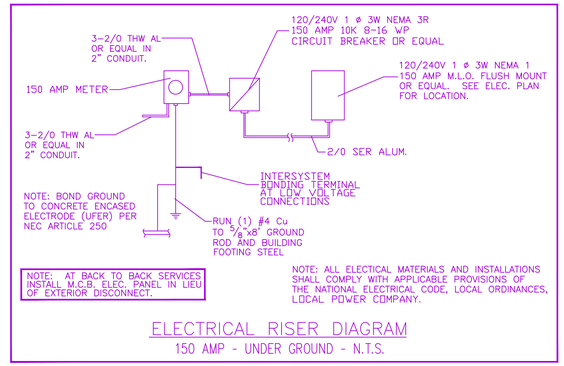
CKT #	CIRCUIT ID / NAME	BKR-WIRE A/P-SIZE	A PHASE	B PHASE	WIRE-BKR A/P-SIZE	CIRCUIT ID / NAME	CKT #
1	RANGE	50 / 6			8 / 40	ACU-1	2
3							4
5					6 / 60	AHU-1	6
* 7	REF.	20 / 12					8
* 9	KIT. RECEPTS.	20 / 12			10 / 30	DRYER	10
* 11	DISHWASHER	20 / 12					12
* 13	HOOD	20 / 12			12 / 20	WASHER	14 *
* 15	KITCHEN LTS.	15 / 14			14 / 15	M. BED LTS./ RECEPTS.	16 *
* 17	HALL LTS./ RECEPTS.	15 / 14			14 / 15	M. BATH LTS.	18
19					12 / 20	M. BATH GFCI	20
21					14 / 15	LIVING RM./FOYER/ LTS./RECEPTS.	22 *
23	WATER HEATER	30 / 10			14 / 15	SMOKE DETECT.	24 *
25					14 / 15	EXT. GFCI	26
* 27	BED #2 LTS./ RECEPTS.	15 / 14			14 / 15	BATH #2 LTS.	28
* 29	BED #3 LTS./ RECEPTS.	15 / 14			12 / 20	BATH #2 GFCI	30
31							32
33							34
35							36
37							38
39							40
41							42
TOTAL KVA PER PHASE							
MAXIMUM PHASE AMPS							

* NOTE:
BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN-ROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS SHALL BE AFCI/GFCI PROTECTED PER THE 2020 FLORIDA RESIDENTIAL BUILDING CODE 7TH EDITION, 2018 NFPA70, AND 2017 NEC

SERVICE CALCULATIONS

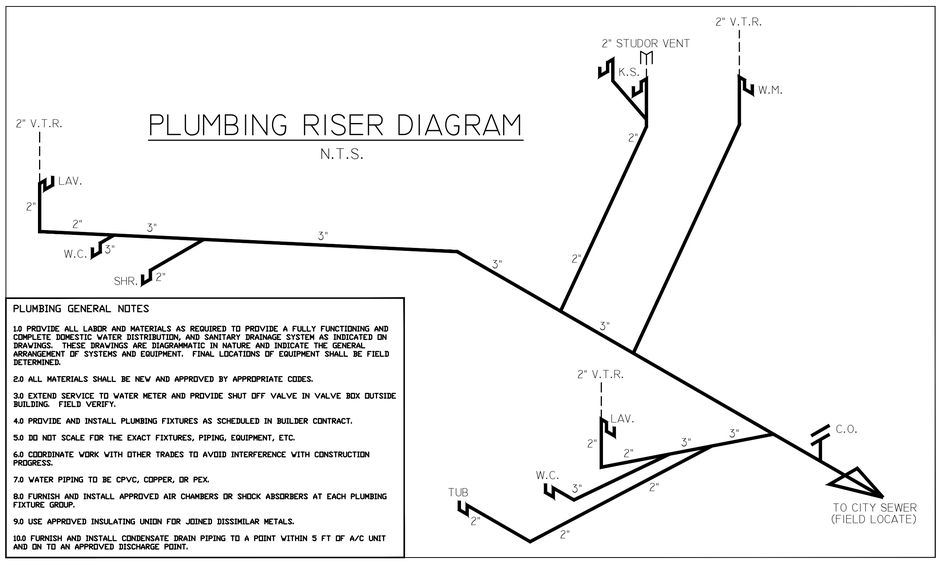
DATE: 6/17/2024
CONTRACTOR:
RESIDENCE FOR:
ADDRESS:

ITEM	QUANTITY	VA PER		
GEN. LIGHTING/RECEPT. LOAD = SFLA @ 3 VA	1193.00	3.00	3579.00 VA	
LAUNDRY @1500 VA EA	1.00	1500.00	1500.00 VA	
KITCHEN SABC @ 1500 VA EA	2.00	1500.00	3000.00 VA	
RANGE	1.00	9600.00	9600.00 VA	
DRYER	1.00	5000.00	5000.00 VA	
WATER HEATER	1.00	4500.00	4500.00 VA	
DISHWASHER	1.00	1200.00	1200.00 VA	
HOOD	1.00	400.00	400.00 VA	
			0.00	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
	TO TAL		28779.00 VA	
1ST 10 KW @ 100%			10000.00 VA	10000.00 VA
BALANCE AT 40%			18779.00 VA	7511.60 VA
ADD HEAT/ACHEAT - 100% LOAD	TOTAL			
HEAT 5KW EA @100%	5800 VA		@ 100%	5800.00 VA
A/C 38A RLA @240V EA	38.00 A		240.00 V	9120.00 VA
	TO TAL			32431.60 VA
SERVICE SIZE LOAD (VA) / 240V =	32431.60 VA		240.00 V	135.13 AMP
INSTALL NEW 150 AMP SERVICE				



ELECTRICAL RISER DIAGRAM

150 AMP - UNDER GROUND - N.T.S.



PLUMBING RISER DIAGRAM

N.T.S.

PLUMBING GENERAL NOTES

1.0 PROVIDE ALL LABOR AND MATERIALS AS REQUIRED TO PROVIDE A FULLY FUNCTIONING AND COMPLETE DOMESTIC WATER DISTRIBUTION, AND SANITARY DRAINAGE SYSTEM AS INDICATED ON DRAWINGS. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT. FINAL LOCATIONS OF EQUIPMENT SHALL BE FIELD DETERMINED.

2.0 ALL MATERIALS SHALL BE NEW AND APPROVED BY APPROPRIATE CODES.

3.0 EXTEND SERVICE TO WATER METER AND PROVIDE SHUT OFF VALVE IN VALVE BOX OUTSIDE BUILDING. FIELD VERIFY.

4.0 PROVIDE AND INSTALL PLUMBING FIXTURES AS SCHEDULED IN BUILDER CONTRACT.

5.0 DO NOT SCALE FOR THE EXACT FIXTURES, PIPING, EQUIPMENT, ETC.

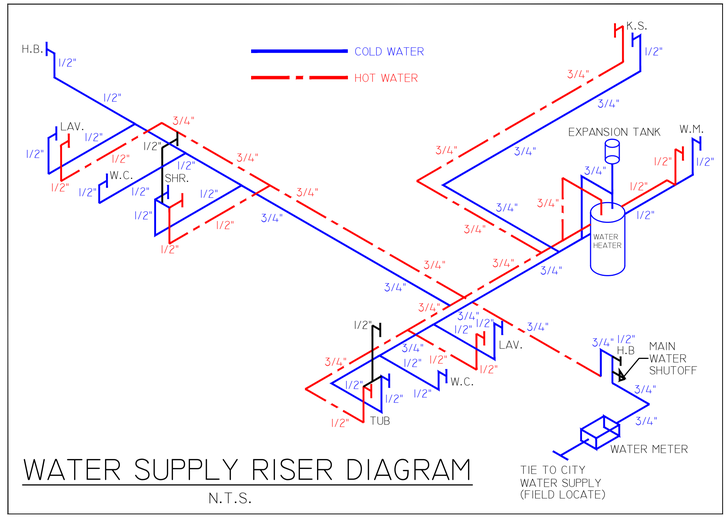
6.0 COORDINATE WORK WITH OTHER TRADES TO AVOID INTERFERENCE WITH CONSTRUCTION PROGRESS.

7.0 WATER PIPING TO BE CPVC, COPPER, OR PEX.

8.0 FURNISH AND INSTALL APPROVED AIR CHAMBERS OR SHOCK ABSORBERS AT EACH PLUMBING FIXTURE GROUP.

9.0 USE APPROVED INSULATING UNION FOR JOINED DISSIMILAR METALS.

10.0 FURNISH AND INSTALL CONDENSATE DRAIN PIPING TO A POINT WITHIN 5 FT OF A/C UNIT AND ON TO AN APPROVED DISCHARGE POINT.



WATER SUPPLY RISER DIAGRAM

N.T.S.

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AREA TABULATION (5-9-24)

LIVING	1193 SQ.FT.
GARAGE	258 SQ.FT.
ENTRY	31 SQ.FT.
TOTAL	1482 SQ.FT.

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511 N. 14TH ST. FORT PIERCE, FL 34950

EPI

SHEET 8 OF 8

-DRAWN BY-
DANIEL FRECHETTE


SQUEEGIE
STUDIOS
DESIGN • 3D • PRINT • WEB

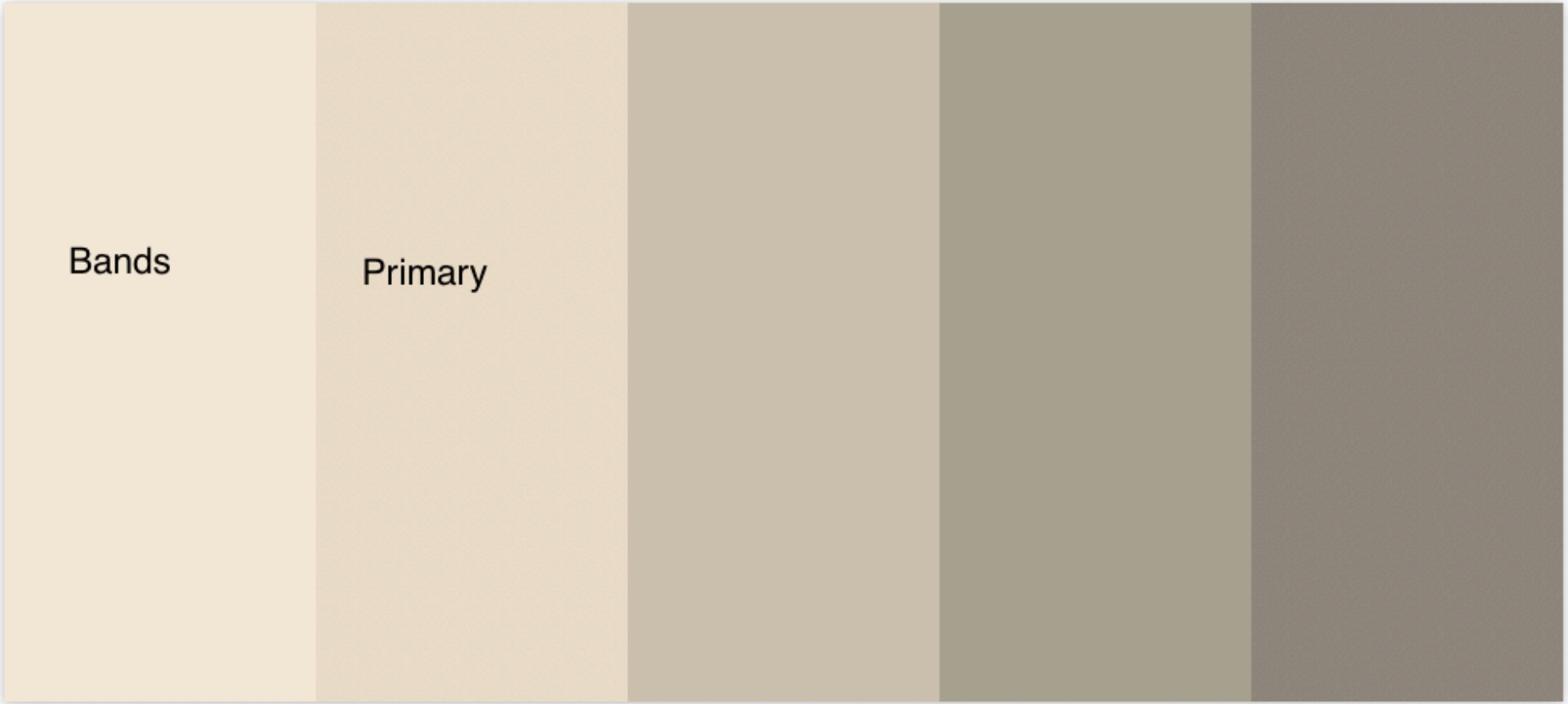

SQUEEGIE
STUDIOS


SQUEEGIE
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breaking beige Color Palette



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: PZCOA2025-00008 - 511 N 14TH ST

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37.

NOTICE BY NEWSPAPER: April 4th, 2025

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Kev Freeman **TITLE:** Planning Director

SIGNATURE:  **DATE:** April 22nd, 2025

SINGLE FAMILY, TOWNHOME AND DUPLEX RESIDENTIAL STANDARDS

Applicability

The standards for Single Family, Townhome and Duplex Residential buildings apply to all new and substantially reconstructed buildings (greater than 51% of the original structure), which are located within the Fort Pierce Community Redevelopment Area, Historic District, Planned Development or part of an Innovative Community Development.

Façades

The design of buildings shall reflect traditional proportions and architectural vocabularies demonstrated in local precedents or regional building types and styles. Wood vernacular styles include Cracker, Classical Revival and Victorian. Masonry vernacular buildings demonstrate details of Mediterranean styles including Mission and Spanish Eclectic. Streamlined Art Deco and Mid-Century Modern buildings in masonry systems are also imbedded in local and regional vernacular. Elements borrowed and interpreted from Colonial, Prairie and Craftsman styles can be found in wood and masonry systems, or a combination of the two.

The ground floor shall have features along a minimum of 50

percent of their horizontal length. Blank wall areas shall not exceed ten feet in vertical direction and 15 feet in horizontal direction of any facade. These features include, but are not limited to, arcades, display windows, entry areas and other such design elements.

Recessing and projecting elements in the façade shall be used to provide visual relief and be of sufficient depth to provide shade and shadow on adjacent building surfaces. Colors of wall surfaces shall be chosen to complement facade articulation and colors shall be in keeping with the chosen architectural style and character.

Materials for facades shall be of stucco, wood clapboard, wood shingles, wood siding, cement siding in clapboard style boards, brick, coral or keystone, textured concrete masonry units. Brick coursework should use traditional methods that enhance elevations and frame fenestration and door openings. Two-dimensional stucco details that mimic three-dimensional articulation or structure shall not be permitted.

The proportion and composition of fenestration on new construction shall be compatible with architectural style. Vertical proportions are generally encouraged in all wall openings, especially for traditional architectural vocabulary. Stylistically modern buildings may utilize horizontally proportioned openings where appropriate.

Roofs

Principal pitched roofs of wood vernacular styles shall be a symmetrical hip with a slope of 6:12 to 10:12. Pitched roofs of designs reflecting Mediterranean, Mission, Spanish Eclectic, Craftsman and Prairie styles may have slopes of 3:12 to 6:12.

A broken pitch roof (a roof which becomes shallower in slope at one-third of the distance from the eave to the peak) is encouraged. Also allowed are gabled hips, flared hips and, where appropriate to mark an architectural feature or civic gesture, gable ends.

Dormers shall have shed roofs with a minimum slope of 3:12 or pitched roofs with a slope to match the principal structure.

The 32 inches to 40 inches deep overhangs shall be used where appropriate. It shall be variation in roof heights or articulation of a flat roof overhang along the facade to add visual interest to a streetscape and delineation of activity within a structure.

The finished roofing material for visible pitched roofs shall be one of the following:

1. *Cedar shingles with factory treated class B finish;*
2. *Steel, copper, or factory painted aluminum standing seam, batten seam, or Bermuda roofing;*
3. *Galvanized steel 5-V crimp roofing panels or pre-finished steel;*
4. *Galvanized metal or copper shingles of Victorian or diamond shape or pattern;*
5. *Asphalt dimensional shingles for residential buildings only;*
6. *Built-up or membrane roof behind parapets;*
7. *Flat concrete tile;*
8. *Clay or cement barrel, s-shaped or mission tiles.*

The fascia around the eaves shall have limited simple detail that complements the fenestration, porch overhangs or entrances.

Exposed rafters with simple detailed ends may be substituted for fascia type arrangements.

Entrances

Dwellings shall have architectural features such as porches or roof overhangs that delineate or emphasize entrances. This entrance shall face the public right-of-way, be well-defined architecturally and readily visible to pedestrian and vehicular traffic.

Doors shall have details appropriate to the architectural character of the proposed building.

Porches shall have a minimum depth of six feet and may encroach up to six feet into the front yard (setback), or into a side yard that abuts a public right-of-way or public space.

Windows

Windows shall have well-defined frames, transoms, or sills, and shall be accentuated with shutters or Bahamas awnings where appropriate. Material of frames, shutters and awnings shall be painted or stained wood, aluminum or vinyl-clad wood, steel, or aluminum.

Windows shall be in scale and compatible with the architectural style of the building. The bottom of the window (knee wall) shall not be lower than 24 inches in residential or office buildings, or higher than 48 inches from grade or sidewalk in retail buildings.

COLOR PALETTE

PRIMARY COLORS

- Pantone 290 C
- Pantone 489 C
- Pantone 705 C
- Pantone 7499 C
- Pantone Cool Gray 1 C
- Pantone 486 C
- Pantone 475 C
- Pantone 317 C
- Pantone 559 C
- Pantone 346 C
- Pantone 495 C
- Pantone 7506 C
- Pantone 156 C
- Pantone 721 C

SECONDARY ACCENT

(USE MINIMALLY)

for awnings, decorative trim and patterns, metal balconies, etc.

- Pantone 7644 C
- Pantone 7614 C
- Pantone 7455 C
- Pantone 7476 C
- Pantone 2767 C
- Pantone 7637 C