PUBLIC NOTICE TO THE RESIDENTS, PROPERTY OWNERS AND PUBLIC IN GENERAL OF ST. LUCIE VILLAGE, FLORIDA:

Notice is hereby given that the Board of Adjustment of St. Lucie Village, Florida will consider an application for variance at a meeting at the Village Hall on Monday, August 8, at 6:30 p.m.

The variance petition is submitted by George D. Miller in relation to real property located in St. Lucie Village at 3640 Milton Road. The legal description of the property is: lots 5 and 6, less the West 240 feet thereof, Koblegard's Subdivision of Part of Lot 3 Sec. 21 T. 34S. R. 40 E, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 22, of the Public Records of St. Lucie County, Florida.

The requested variance would grant relief from the accessory structure regulations in the St. Lucie Village Land Development Code so that applicant may have a garage in front of the front wall of his residence, but located approximately 130 feet east of N. Milton Road.

The Board of Adjustment may grant or deny the petition, in whole or in part, or may continue the hearing from time to time as may be necessary. Any interested party may appear at the meeting and be heard with respect to the proposed variance.

The petition for variance is posted on the Village website at www.stlucievillagefl.gov, and can be made available for review at the office of the Town Attorney, Richard V. Neill, Jr., 311 South Second Street, Ft. Pierce, FL 34950, during regular business hours.

Publish: July 21, 2022

June 20, 2022

Town of St. Lucie Village
2841 N. Old Dixie Hwy.
Ft. Pierce, FL 34946

Variance Application per Section 9.2.0 of the Villages Zoning Ordinance.

1. Name & address of applicant: George D. Miller, 3640 N. Milton Road, Fort Pierce, FL 34946

2. Street Address, Legal Description, Lot number and subdivision name:
3640 N. Milton Road, Fort Pierce, FL 34946
Koblegard's S/D Sec 21-34-40 Lots 5 And 6-Less W 240 Ft- (OR 3554-206)

3. Property size is 55,980 SF - See provided copy of survey dated 08/22/2013 by Alexander J. Piazza PSM, Inc. for dimensions.

4. The variance sought is for a free standing garage in the front of the front wall of the main building. Per Section 3.5.3 Extra Requirements for Conditional Uses or Permitted Uses
- Accessory structures may be built within front and corner setbacks and also inside and rear setbacks provided that they are more than three feet from all side and rear lot lines; however, no accessory structure shall be located in front of the front wall of the main building. An accessory structure on a corner lot must meet the 25 foot setback from both streets.

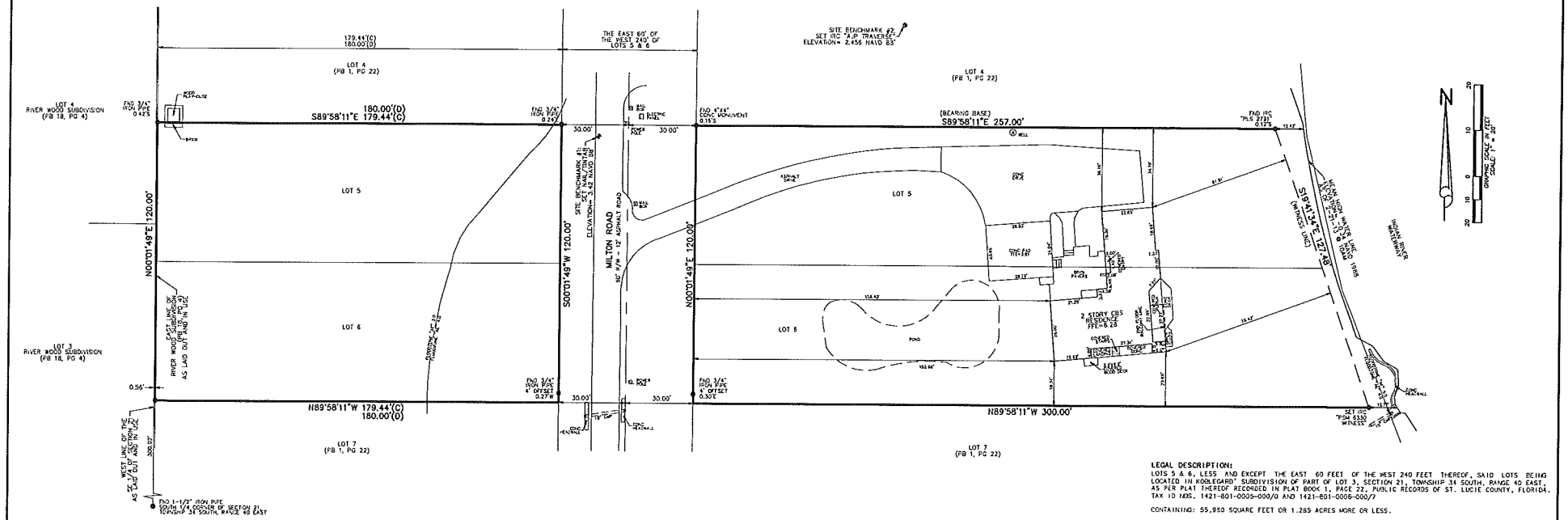
5. The proposed use will be in harmony with the general character of the neighborhood considering population density, design, scale, and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions, and number of similar uses;

- will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare, or physical activity.

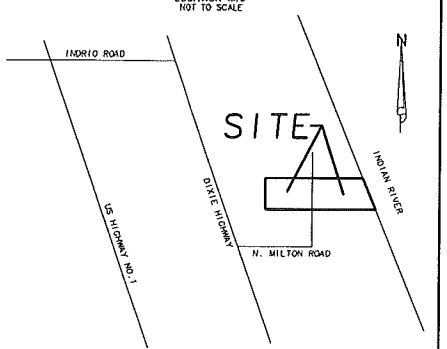
- will have no detrimental effect on vehicular or pedestrian traffic.

- will not exceed the maximum structure height permitted in the zoning district where located or the height of the principal structure, whichever is less.

6. The hardship by this ordinance is that the existing home location does not allow for an alternate area to construct the garage.



LOCATION MAP
NOT TO SCALE



ABBREVIATIONS:

A/C = AIR CONDITIONER
(C) = CALCULATED
CBS = CONCRETE BLOCK STRUCTURE
CMB = COMMISSIONERS' MINUTES BOOK
CMH = CONFLICT MANHOLE
CNF = COULD NOT FIND
CONC = CONCRETE
CLF = CHAIN LINK FENCE
DE = DRAINAGE EASEMENT
DEP = DEPARTMENT OF ENVIRONMENTAL PROTECTION
DB = DEED BOOK
DIP = DUCTILE IRON PIPE
FH = FIRE HYDRANT
FND = FOUND
FPL = FLORIDA POWER & LIGHT
IP = IRON PIPE
INV = INVERT
IRC = IRON ROD WITH PLASTIC CAP
LB = LICENSE BUSINESS
LS = LICENSE SURVEY
(M) = MEASURED
MHWL = MEAN HIGH WATER LINE
MON = MONUMENT
ORB = OFFICIAL RECORD BOOK
(P) = PLAT
PB = PLAT BOOK
PG = PAGE
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRM = PERMANENT REFERENCE MONUMENT
R/W = RIGHT-OF-WAY
RC = RAISED CURB
RCP = REINFORCED CONCRETE PIPE
RGE = RANGE
RPB = ROAD PLAT BOOK
(S) = SURVEY
SEC = SECTION
SLP = STOP LIGHT POLE
SMH = SANITARY MANHOLE
SBTMH = SOUTHERN BELL TELEPHONE MANHOLE
STMH = STORM MANHOLE
TB = TRAFFIC BOX
TLP = TRAFFIC LIGHT POLE
TV = TELEVISION
TWP = TOWNSHIP
UE = UTILITY EASEMENT
WP = WOOD POLE

SYMBOLS:

= CUT WIRE ANCHOR
= CABLE TELEVISION BOX
= CATCH BASIN
= CLEANOUT
= ELECTRIC BOX
= SOUTHERN BELL BOX
= MANHOLE
= FIRE HYDRANT
= LIGHT POLE
= POWER POLE
= SPRINKLER HEAD
= WATER VALVE
= WELL
= WATER METER
= WOOD POWER POLE
= CHAIN LINK FENCE
= GUARD RAIL
= SET 3/8" IRON ROD WITH PLASTIC CAP PSM/6330

LEGAL DESCRIPTION:

LOTS 5 & 6, LESS AND EXCEPT THE EAST 60 FEET OF THE WEST 240 FEET THEREOF, SAID LOTS BEING LOCATED IN KOBLEGARD' SUBDIVISION OF PART OF LOT 3, SECTION 21, TOWNSHIP 34 SOUTH, RANGE 40 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 22, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. TAX ID NOS. 1421-801-0005-000/0 AND 1421-801-0006-000/7

CONTAINING: 55,980 SQUARE FEET OR 1.285 ACRES MORE OR LESS.

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(10)(a-k), FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED ON ST. LUCIE COUNTY SECTIONAL DATA AND THE PLAT OF RIVER WOOD SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
3. LEGAL DESCRIPTION WAS FURNISHED BY CLIENT.
4. BEARING BASIS: S89°58'11"E ALONG THE NORTH PROPERTY LINE.
5. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
6. THIS SITE LIES WITHIN FLOOD ZONE "AE" BASE FLOOD ELEVATION= 3.0 AND 4.0 NAVD 1988, ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0177 K, EFFECTIVE DATE 2-19-20.
7. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
8. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
9. THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR THE PURCHASE OF A SINGLE FAMILY DETACHED RESIDENCE AND FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(13)(b)(11), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:7,500, FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
10. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LISCENSED SURVEYOR AND MAPPER.
11. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
12. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE REFERENCED TO THE LENGEMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 471.027 FLORIDA STATUTES. BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH.
13. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. PREPARED FOR: GEORGE D. MILLER
14. © COPYRIGHT 2022 BY ALEXANDER J. PIAZZA PSM, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA PSM, INC.

DATE OF FIELD SURVEY: 8-21-13

DATE OF SURVEY: 8-22-13

ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6330

DATE:	REVISIONS:	BY:
8-20-22	UPDATE SURVEY	AJP

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

BOUNDARY SURVEY
3640 N. MILTON ROAD
SEC 21, TWP 34S, RGE 40E
AS PREPARED FOR
GEORGE D. MILLER

CAD	K:\BUILDERS\DWG2013\DWG\13-1651.DWG				
REF	K:\				
FLD	CJM / AJP	FB. 43	PG. 17	JOB	13-1651
OFF	CJM			DATE	8-22-13
CKD	AJP	SHEET 1	OF 1	DWG	D-543

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Michelle Franklin

Certified Florida Appraiser

Close Property Card

Property Identification

Site Address: 3640 N MILTON RD
Sec/Town/Range: 21/34S/40E
Parcel ID: 1421-801-0005-000-0
Jurisdiction: Saint Lucie Village

Use Type: 0100
Account #: 8183
Map ID: 14/21S
Zoning:

Ownership

George D Miller
3640 N Milton RD
Fort Pierce, FL 34946

Legal Description

KOBLEGARD`S S/D SEC 21-34-40 LOTS 5 AND 6- LESS W 240 FT- (OR 3554-206)

Current Values

Just/Market Value:	$465,300
Assessed Value:	$379,991
Exemptions:	$50,000
Taxable Value:	$329,991

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Total Areas

Finished/Under Air (SF):	2,560
Gross Sketched Area (SF):	4,059
Land Size (acres):	0.84
Land Size (SF):	36,600

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

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

DRYWALL SHALL CONFORM WITH SECTION R702.3.1 OF THE FLORIDA BUILDING RESIDENTIAL CODE.

CERAMIC TILE IN TUB / SHOWER COMPARTMENTS SHALL CONFORM WITH SECTION R702.4 OF THE FLORIDA BUILDING RESIDENTIAL CODE.

WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.

ATTIC INSULATION SHALL HAVE A CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER WITH A FLAME SPREAD NOT EXCEEDING 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT EXCEEDING 450.

FOAM SLOCK INSULATION SHALL HAVE A FLAME SPREAD OF NOT MORE THAN 75 AND SMOKE - DEVELOPED INDEX OF NOT MORE THAN 450.

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

GROUND SNOW LOAD	WIND DESIGN			SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic effects	Special wind region		Weathering	Frost line depth	Termite					
NA	See Fig 301.2(4)	NA	NA	Negligible	NA	Very Heavy		NA			NA	NA

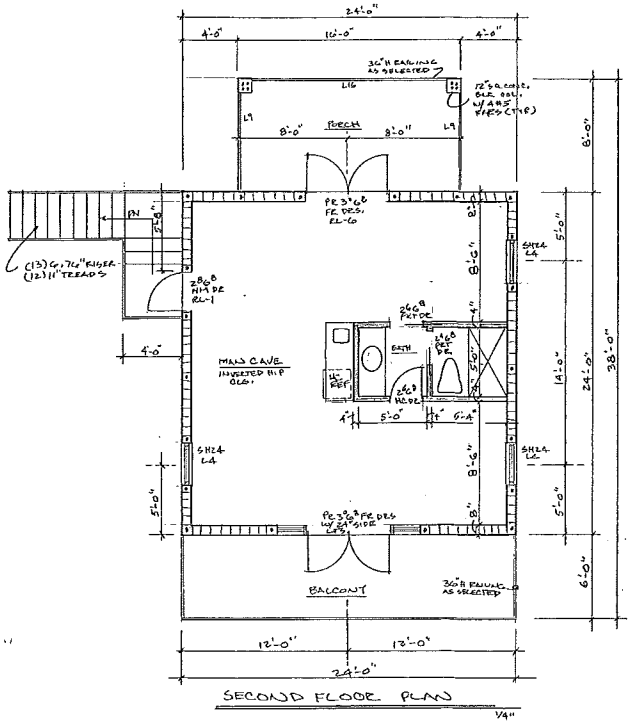
Certification for Design Load Compliance

1. DESIGN CODE: Parts 1 & 2 of the FRC/FBC/IRC-2023 Edition w/20___ supplements using ASCE 7-16
2. Structure Design is: X Enclosed ___ Partially Enclosed ___ Open Building
3. Risk Category: ___I ___II X III ___IV Exposure Category: ___B X C ___D Adjustment coefficient (Eq)
4. Design Wind Velocity 166 mph ___ASD ___LRFD Kzt Zone Width ___ft
5. Mean Roof Height 14' ft. Roof Pitch 2.12 Parapet ___ft
6. Components & Cladding Design Pressure used: (PSF based on Actual zone ft. @ 50 sq/ft (worst case)
   Zone 1 -22.6 Zone 2: -50.1 Zone 3: -59.1 Zone 4: -32.8 Zone 5: -44.0 Garage 35.4
7. Design Loads: Floor 65 PSF Roof/Deck 12 PSF Roof/Live 20 PSF Balcony ___PSF
   Deck ___PSF Deck ___PSF Stairs 60 PSF Partial ___PSF Railing 20 PSF
8. Wind Borne Debris Considered for Structure? X Yes ___Not Applicable Explain Why Not:
9. Is a Continuous Load Path provided? X Yes ___Not Applicable Explain Why Not:
10. Minimum soil bearing pressure 2000 P.S.F.

STRUCTURAL NOTES:

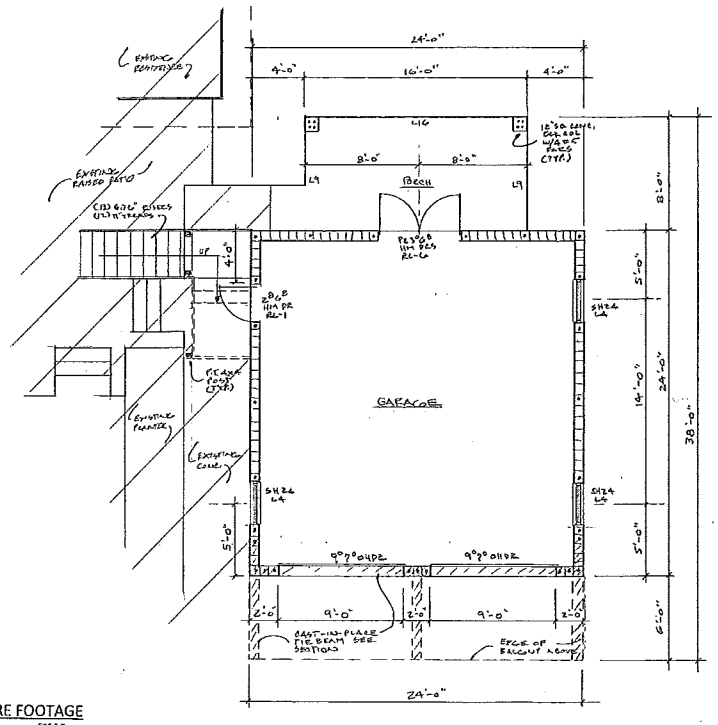
1. STRUCTURAL LUMBER TO BE NO#2 OR #1 GRADE OR BETTER WITH MOE P.S.I. MIN. FIBER STRESS VALUE.
2. CONCRETE TO BE 3000 P.S.I MIX, FOR BEAMS, COLUMNS, AND FILLED CELLS, CONCRETE SLABS AND FOOTINGS TO 2500 P.S.I MIX.
3. REINFORCING STEEL SHALL BE GRADE 60 OR BETTER WITH 36" MIN. LAP.
4. CONCRETE COVER OVER REINFORCING STEEL:
   FOOTINGS 3"
   BEAMS 1.5"
   COLUMNS 1.5"
5. FILL SOIL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12" AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY.
6. ALL COMPONENTS OF THIS STRUCTURE HAVE BEEN DESIGNED AND SELECTED TO WITHSTAND WIND FORCES PER THE FLORIDA BUILDING CODE 2023 EDITION.
7. DOOR AN WINDOW ASSEMBLY COMPONENTS TO BE CERTIFIED BY MANUFACTURER FOR WIND FORCES PER THE FLORIDA BUILDING CODE 2023 EDITION PER WIND LOAD DOWNPRESSURE DESIGN PRESSURES.
8. PRECAST PRESTRESSED CONCRETE LINTELS TO HAVE 4" MINIMUM BEARING. SEE LINTEL SCHEDULE FOR ADDITIONAL INFORMATION
9. MORTAR FOR MASONRY CONSTRUCTION SHALL CONFORM TO ARTICLES 2.1 AND 2.6 A OF THIS ASTM C270-12a
10. FOR METHOD OF ATTACHMENT OF DOORS AND WINDOWS, SEE ATTACHED PRODUCT REVIEW AFFIDAVIT.
11. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED PER SECTION 2303.1.8.1 OF THE FLORIDA BUILDING CODE.

NOTE: ALL FASTENERS IN CONTACT WITH PRODUCTS IN CONTACT WITH TREATED LUMBER SHALL HAVE A MINIMUM ZINC COATING OR BETTER.



SECOND FLOOR PLAN

1/4"



FIRST FLOOR PLAN

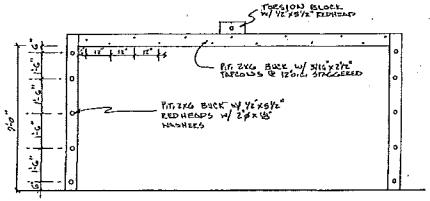
1/4"

SQUARE FOOTAGE

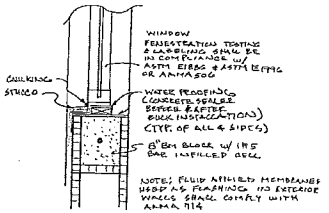
GARAGE	576 S.F.
MANCAVE	576 S.F.
PORCH	128 S.F.
BALCONY	144 S.F.
TOTAL	1424 S.F.

MILLER DETACHED
GARAGE / MANCAVE
ST. LUCIE VILLAGE, FLORIDA

BENCHMARK ENGINEERING
DONYDON C. MATCHINSON P.E.
FLORIDA LICENSE
FT. PIERCE, FLORIDA 34950
P.E. # 73872



GARAGE DOOR BUCK DETAIL



NOTE: FLUID APPLIED MEMBRANES USED AS FLASHING TO EXTERIOR WALLS SHALL COMPLY WITH AAMA 714

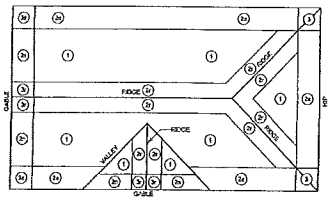
MASONRY WINDOW FLASHING DETAIL PER FBC R 703.4

1½"=1'-0"

LINTEL SCHEDULE						
MASONRY OPENING CONDITIONS						
LINTEL NO.	LENGTH	SAFE CAPACITY LOAD	APPLIED CAPACITY LOAD	SAFE LOAD LIMIT LOADS	APPLIED LOAD LIMIT LOADS	COMPOSITE BEAM
L1	3'-0"	5134#		14808		8"x16"x5-1/2
L2	5'-0"	8334#		25470		8"x16"x5-1/2
L3	4'-0"	6334#		20760		8"x16"x5-1/2
L4	6'-0"	11334#	2175#	31760	4458#	8"x16"x5-1/2
L5	3'-0"	5367#		15309		8"x16"x5-1/2
L6	5'-0"	8367#		24969		8"x16"x5-1/2
L7	4'-0"	7367#		14309		8"x16"x5-1/2
L8	7'-0"	13367#		35549		8"x16"x5-1/2
L9	8'-0"	15467#	4794#	41588	3325#	8"x16"x5-1/2
L10	12'-0"	13334		3134		8"x16"x5-1/2
L11	11'-0"	12834		2784		8"x16"x5-1/2
L12	10'-0"	12534		2534		8"x16"x5-1/2
L13	12'-0"	13734		3068		8"x16"x5-1/2
L14	11'-0"	13034		2598		8"x16"x5-1/2
L15	10'-0"	12834		2534		8"x16"x5-1/2
L16	11'-0"	13034	3268	2834	2268	8"x16"x5-1/2
L17	12'-0"	8534		4534		8"x16"x5-1/2
L18	10'-0"	7534		3634		8"x16"x5-1/2
L19	11'-0"	5534		3034		8"x16"x5-1/2
L20	12'-0"	5534		2934		8"x16"x5-1/2
L21	11'-0"	4534		2734		8"x16"x5-1/2

BEARING LINTELS						
MASONRY OPENING CONDITIONS						
LINTEL NO.	LENGTH	SAFE CAPACITY LOAD	APPLIED CAPACITY LOAD	SAFE LOAD LIMIT LOAD	APPLIED LOAD LIMIT LOAD	COMPOSITE BEAM
BL1	4'-0"	10268	2175#	20338	4458#	8"x16"x5-1/2
BL2	6'-0"	10268		25338		8"x16"x5-1/2
BL3	5'-0"	8268		21408		8"x16"x5-1/2
BL4	7'-0"	13268		34408		8"x16"x5-1/2
BL5	8'-0"	15268		39511		8"x16"x5-1/2
BL6	7'-0"	14268	2175#	34428	4458#	8"x16"x5-1/2
BL7	7'-0"	13268		33258		8"x16"x5-1/2

NOTES: ALL LOADS ARE IN POUNDS PER LINEAL FOOT.
APPLIED LOADS SHOW WORST CASE FOR WHOLE BLDG.
SEE STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.



ROOF SHEATHING NAILING ZONE INFORMATION

ZONE 1: REMAINING AREA TYP. IN ZONE SHOWN @ 8" O.C. PERIMETER & 8" O.C. FIELD
ZONE 2: 4' LENGTH IN ZONE SHOWN @ 6" O.C. PERIMETER & 6" O.C. FIELD
ZONE 3: ENT @ HIP AND RIDGE LENGTH @ GABLE ENDS W/ IN ZONE SHOWN @ 6" O.C. PERIMETER & 6" O.C. FIELD

NOTES

1. 7/16" OSB FLYWOOD SHEATHING
2. 1" OR GREATER NEW ROOF HEDGE SHALL HAVE 10d RINGSHANK NAILS
3. UNDERLAYMENT FELT SHALL BE 30# FELT COMPLYING WITH ASTM D226

DRYWALL AND FURRING ATTACHMENT

P.T. 1 X 2 FURRING @ 16" O.C. FASTENED WITH 1 ½" CASE HARD NAILS @ 8" O.C.

½" DRYWALL FASTENED TO FURRING WITH 1 1/8" DRYWALL SCREWS @ 8" O.C. PERIMETER AND 12" O.C. FIELD.

5/8" DRYWALL FASTENED TO FURRING WITH 1 1/4" DRYWALL SCREWS @ 8" O.C. PERIMETER AND 12" O.C. FIELD.

DOOR AND WINDOW BUCK FASTENING

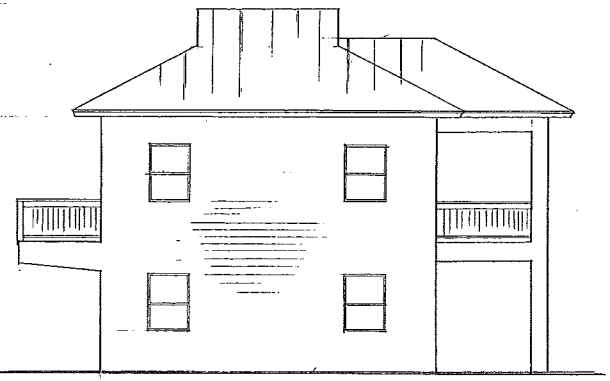
1 X BUCKS SHALL BE ATTACHED WITH CASE HARD NAILS @ 12" O.C. WITH THE DOORS AND WINDOWS FASTENED WITH TAPCONS PER PRODUCT REVIEW AFFIDAVIT WITH A MIN. OF 1-1/4" EMBEDMENT INTO CONCRETE (THROUGH FRAME). BUCK SHALL EXTEND BEYOND THE INTERIOR FACE OF THE FRAME PER 2020 FLORIDA BUILDING CODE WITH AMENDMENTS.

OPTIONAL

2 X BUCKS SHALL BE ATTACHED WITH ½" X 3-1/4" TAPCONS AT 12" O.C. WITH DOORS AND WINDOWS FASTENED WITH #10 WOOD SCREWS SPACED PER PRODUCT REVIEW AFFIDAVIT WITH A MINIMUM PENETRATION OF 1-1/4" INTO BUCK. BUCK SHALL EXTEND BEYOND THE INTERIOR FACE OF FRAME PER 2020 FLORIDA BUILDING CODE WITH AMENDMENTS.

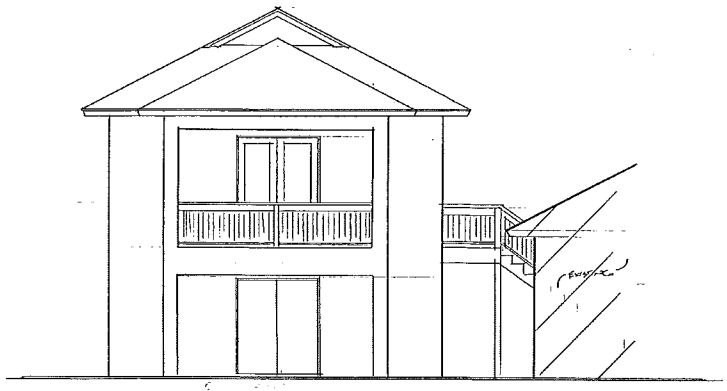
TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT*

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
1	1.20	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4	13	5	0	5
3	0.35	0.55	0.25	38	20 or 13+5	8/13	19	5/13	0	5/13
4 except Marine	0.35	0.55	0.40	49	20 or 13+5	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.32	0.55	NR	49	20 or 13+5	13/17	30	10/13	10, 2 ft	10/13
6	0.32	0.55	NR	49	20+5 or 13+10	13/17	30	15/19	10, 4 ft	15/19
7 and 8	0.32	0.55	NR	49	20+5 or 13+10	13/17	30	15/19	10, 4 ft	15/19



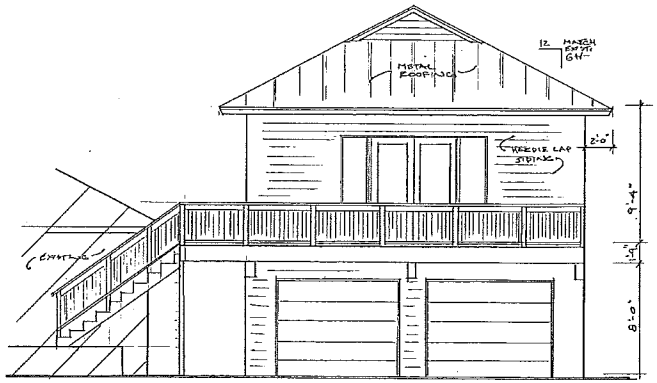
RIGHT SIDE ELEVATION

LEFT SIDE SIMILAR. 1/4"



REAR ELEVATION

1/4"

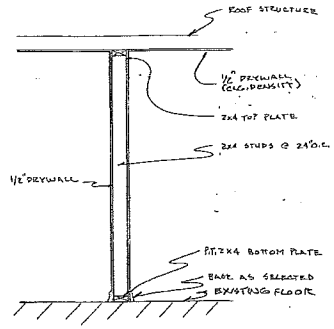


FRONT ELEVATION

1/4"

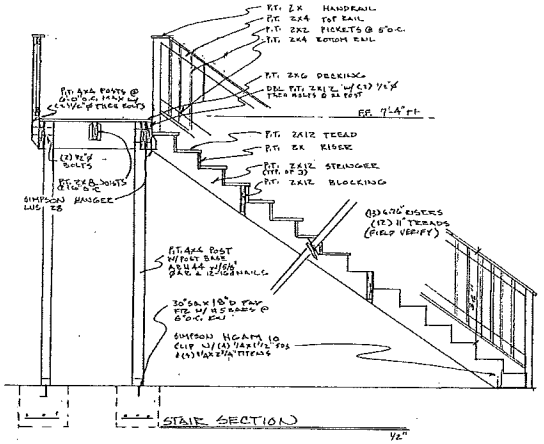
MILLER DETACHED
GARAGE / MANCAVE
ST. LUCIE VILLAGE, FLORIDA

BENCHMARK ENGINEERING
DONWOOD G. HUTCHINSON P.E.
806 DELAWARE AVE.
FT. PIERCE, FLORIDA 34950
P.E. # 79078



TYPICAL INTERIOR WALL SECTION

NTS.



STAIR SECTION

1/2"

FOUNDATION SCHEDULE

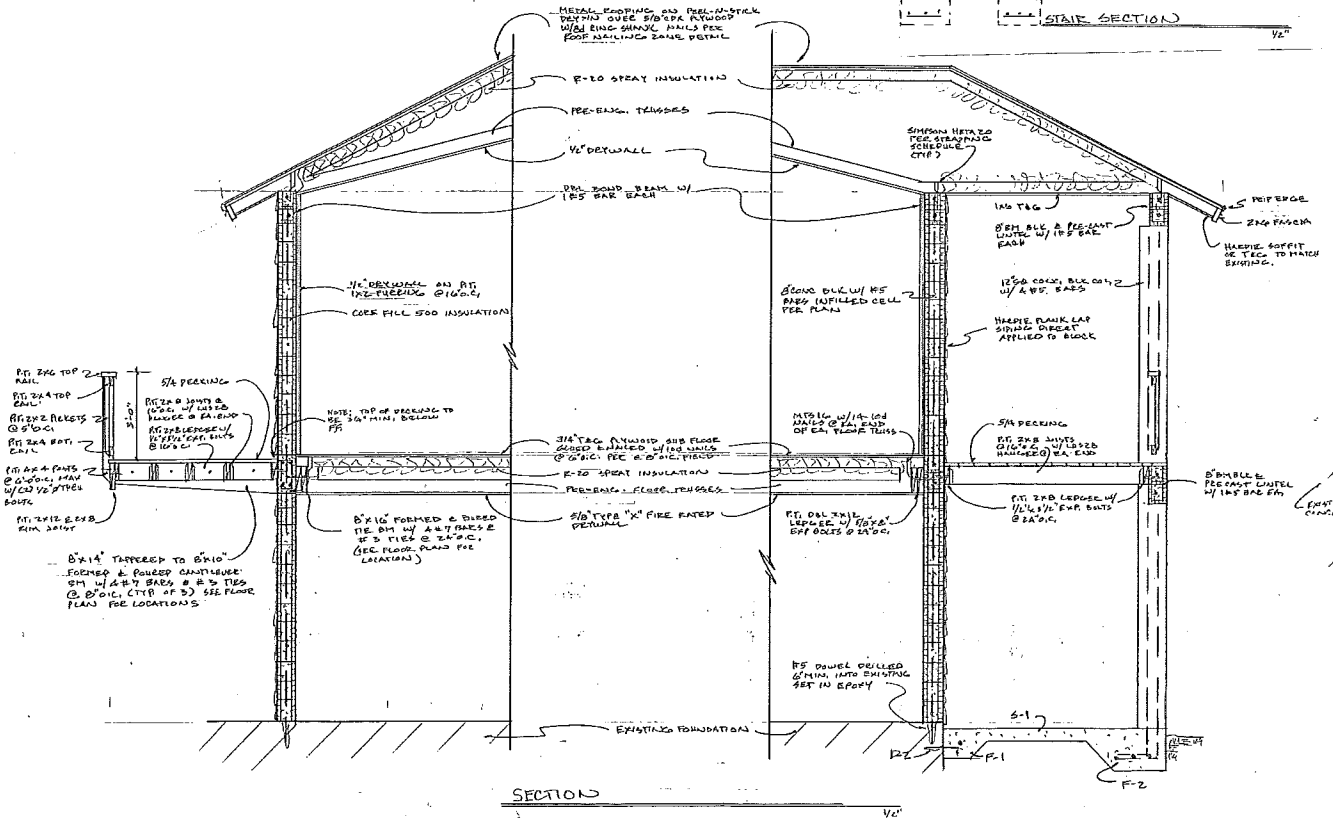
S-1 4" (3000 PSI) POURED CONCRETE SLAB WITH FIBERMESH REINFORCING ON .006" VAPOR BARRIER OVER CLEAN COMPACTED TREATED FILL.

F-1 12" X 12" THICKENED EDGE WITH 1 # 5 BAR CONTINUOUS.

F-2 16" DEEP X 24" WIDE MONOLITHIC FOOTING WITH 3 # 5 BARS CONTINUOUS.

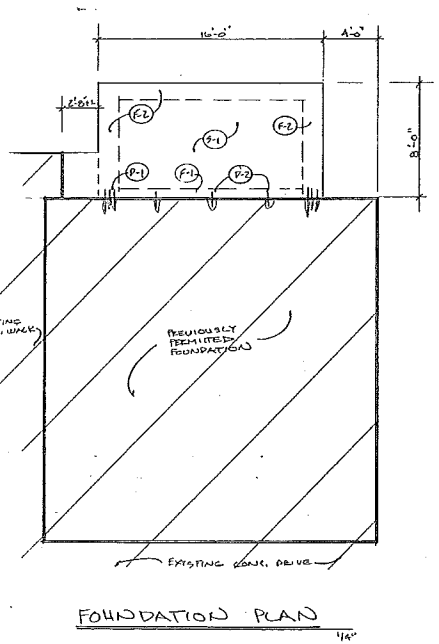
D-1 3 # 5 DOWELS DRILLED 6" MIN. INTO EXISTING FOUNDATION SET IN EPOXY AND TIED TO NEW FOOTING STEEL.

D-2 # 5 DOWELS DRILLED 6" MIN. INTO EXISTING FOUNDATION SET IN EPOXY @ 45° O.C. TIED TO NEW FOOTING STEEL.



SECTION

1/2"



FOUNDATION PLAN

1/4"

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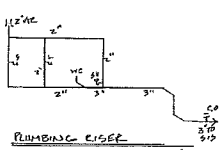
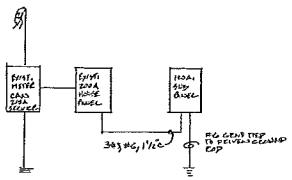
BENCHMARK ENGINEERING
DOYDON G. HUTCHINSON P.E.
809 DELAWARE AVE.
FT. PIERCE, FLORIDA 34950
P.E. # 75078

MILLER



PLUMBING RISER



ELECTRICAL RISER

ELECTRICAL LOAD CALCULATION

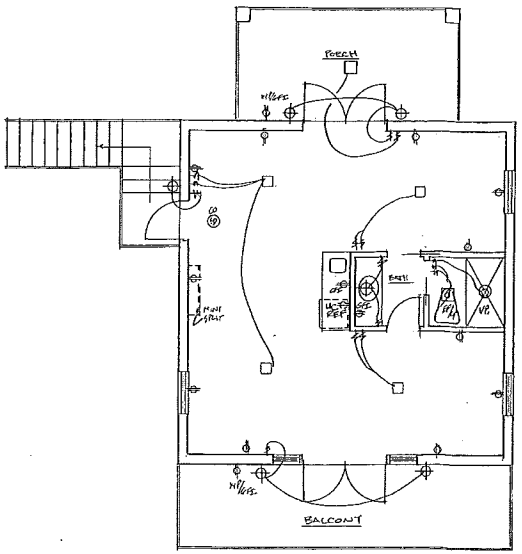
2560 SQ. FEET	LIVING	3 VA	7680 VA
576 SQ. FEET	NEW	3 VA	1728 VA
3 20 AMP APPLIANCE CIRCUITS			4500 VA
2 REFRIGERATOR			1200 VA
1 RANGE			12000 VA
1 DISHWASHER			3000 VA
1 WASHING MACHINE			1500 VA
1 DRYER			5000 VA
2 WATER HEATER			9000 VA
1 WELL			3000 VA
1 MISCELLANEOUS CIRCUIT			5000 VA
TOTAL			53608 VA
FIRST 10 KVA @ 100%			10000 VA
REMAINDER @	40%		17443 VA
AC/HEAT	EXISTING		12000 VA
AC/HEAT	NEW		6000 VA
TOTAL			45443 VA

45443 / 240 = 190 AMPS

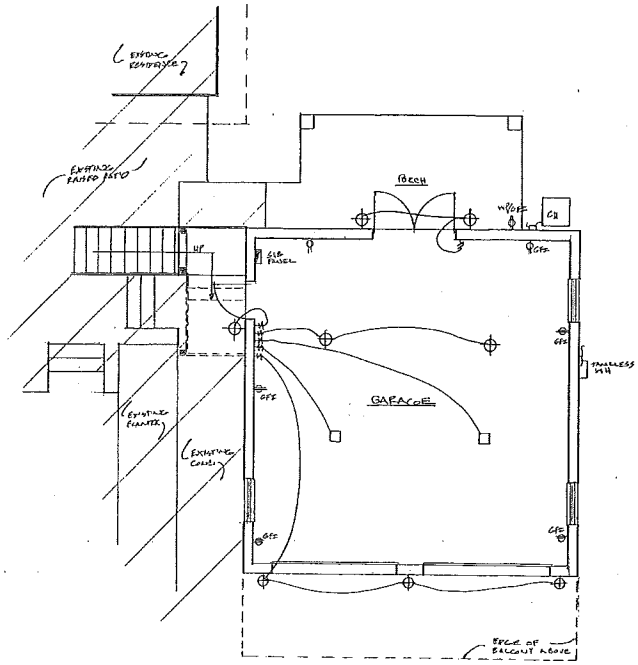
USE EXISTING 200 AMP SERVICE
PROVIDE ARC FAULT AND TAMPER PROOF RECEPTACLES THROUGHOUT

ELECTRICL LEGEND

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- DUPLEX CONVENIENCE OUTLET
- 220V OUTLET
- MOTOR OUTLET
- WALL MOUNT LTG. FIXTURE
- GFI GROUND FAULT PROTECTION
- PHONE OUTLET
- J.B. FOR FAN/LIGHT COMBO
- CABLE TELEVISION OUTLET
- WP WEATHER PROOF
- RECESSED FIXTURE
- CEILING MOUNT FIXTURE
- SD SMOKE DETECTORS
- DOORBELL
- CH CHIMES



ELECTRICAL
SECOND FLOOR PLAN
1/4"



ELECTRICAL
FIRST FLOOR PLAN
1/4"

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DONOVAN E. HUTCHINSON P.E.
306 DELAWARE AVE.
FT. PIERCE, FLORIDA 34950
P.E. # 70879

MILLER