

<b>DELIVER TO:</b> City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950  <b>MAIL TO:</b> City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	<b>CITY OF FORT PIERCE</b>    <b>INVITATION TO BID  and  BIDDER ACKNOWLEDGMENT</b>
<b>Bid Writer:</b> Latonya Hubbard, 772-467-3102	<b>Bid No:</b> 2021-023
<b>Mandatory Site-Visit:</b>  N/A	<b>Bid Title:</b> DISPOSITION OF SURPLUS PROPERTIES
<b>Mandatory Site-Visit Location:</b>  N/A	<b>Bid Opening Location:</b> City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
<b>Bid Due Date &amp; Time:</b> 3:00 PM, THURSDAY, APRIL 15, 2021	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
<b>Bidder Name:</b> TELCO INVESTMENTS LLC ----- <b>Mailing Address:</b> P.O. BOX 742371 ----- Boynton Beach, Florida ----- 33474-2371 -----	<i>I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.</i>  X <u>Terry Coley</u> Authorized Signature (Manual)
<b>City, State, Zip Code:</b>	<b>Typed or Printed Name:</b> Terry Coley
<b>Type of Entity (Select one):</b> Corporation _____ Partnership _____ Proprietorship _____ <u>LLC</u>	<b>Title:</b> Manager
<b>Incorporated in the State of:</b> NEW MEXICO <b>Year:</b> 2013	<b>Delivery in</b> _____ <b>days, ARO</b>
<b>Phone Number:</b> 786 508-5400	<b>Payment Terms:</b> Net 30 Days
<b>Fax Number:</b>	<b>FEIN or SS Number:</b> *80-0961875
<b>E-Mail Address:</b> telco_inv@yahoo.com	<b>Local Business:</b> ___ Y <u>X</u> N <b>MWBE:</b> ___ Y ___ N
<b>Bid Security is attached, when required, in the amount of \$</b> <u>NOT APPLICABLE</u> <b>F.O.B. DESTINATION</b>	<b>If returning as a "No Bid" state reason:</b>
<b>THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID</b>	



City of Fort Pierce  
DISPOSITION OF SURPLUS PROPERTIES  
Bid No. 2021-023

Date: March 21, 2021

I/we propose to purchase property located at: (Check the property and if proposing to purchase multiple properties, complete a separate form for each)

- 321 N. 13<sup>th</sup> Street, A/B
- X   1409 Avenue J
- 2002 Avenue M
- Dundas Court – Parcel Id# 2403-711-0001-03
- Dundas Court – Parcel Id# 2410-604-0156-000-7

**PROPOSED SUBMITTED BY:**

Legal Name (s): Terry Coley

Address: P.O. BOX 742371 Boynton Beach, Florida 33474

Day-time Phone Number: 786 508-5400 Mobile Number: 786 508-5400

Email: telco\_inv@yahoo.com

**INTENDED USE**

I/we propose to use the property for:

  X   Residential           Commercial           Both Commercial & Residential

If residential or combination; will the residential unit be your primary residence?     Yes   X   No

If not above, what do you intend to develop the property for:   X   Rental     Resale     Other

If other, please explain \_\_\_\_\_  
\_\_\_\_\_

**IMPROVEMENTS**

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications, or new construction):

New Construction, Two Duplexes

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Attach pages as needed)

Total value of all proposed improvements to the property: \$ 572,000.00

**BID AMOUNT**

I/we offer to pay the City of Fort Pierce \$ 5000.00 for the property.

**REQUIRED INFORMATION**

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal. Only complete proposals will be considered.

Yes  No **Large, clear detailed drawings** of the front, side and rear elevations for new construction. For rehab projects, large, clear, detailed photographs of the front, side and rear elevations with changes indicated.

Yes  No **Cost Estimate** improvements by a knowledgeable & experienced third-party professional, e.g. an engineer, architect or experienced contractor. Complex projects should be broken down by cost centers.

Yes  No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

Yes  No Description of **landscape improvements**: plan drawings may be necessary.

Yes  No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

Yes  No **Project timeline**

**PROOF OF FINANCIAL ABILITY**

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

**BIDDER'S ACKNOWLEDGEMENT**

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

Terry Coley 03/21/2021  
**Bidder of Authorized Representative** **Date**

Terry Coley  
**Typed Name**

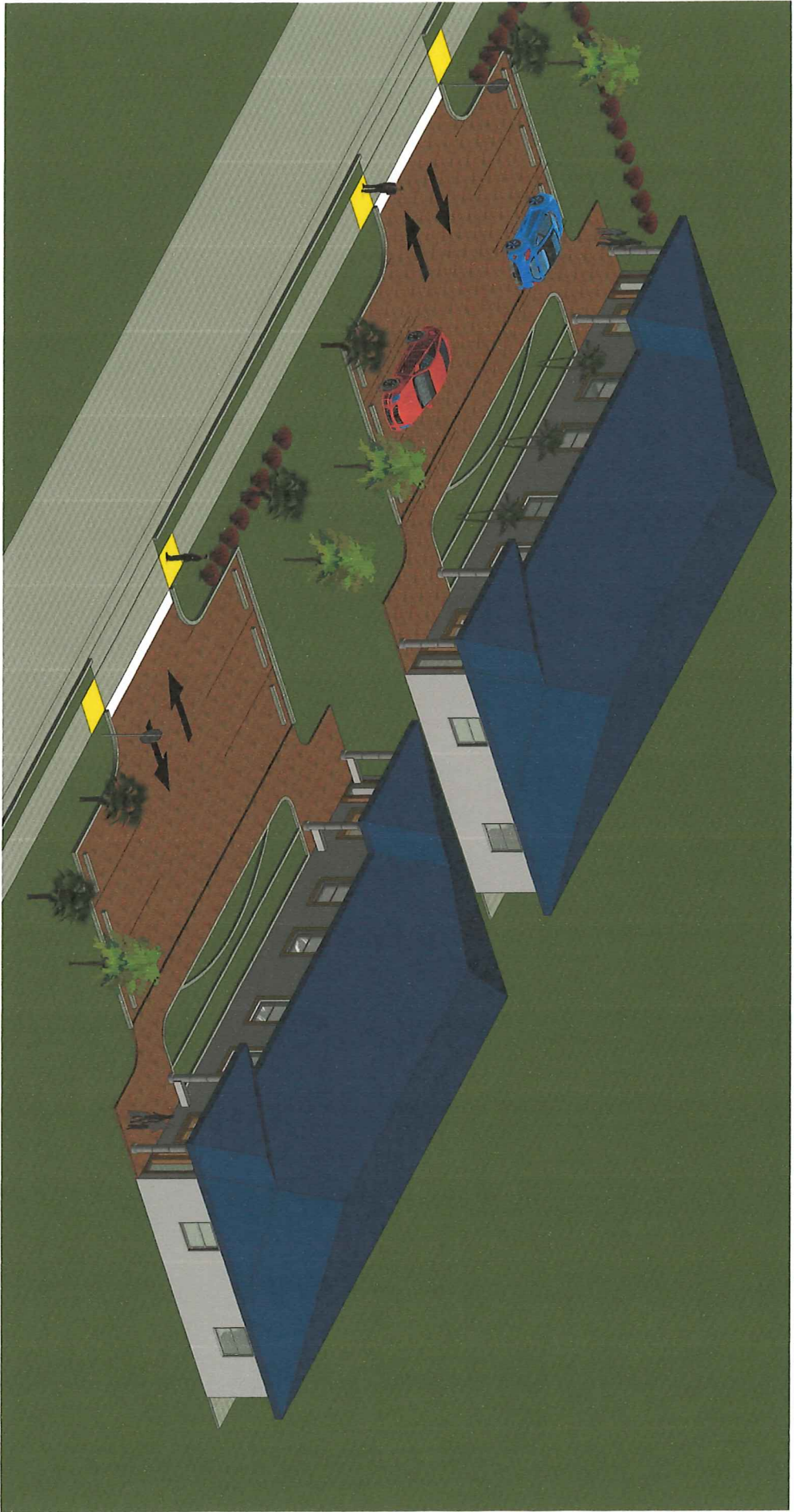
# CITY OF FORT PIERCE BIDDER'S CHECKLIST



This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	YES	NO
Is Invitation to Bid cover page (page 1) completed, signed and attached?	X _____	_____ _____
Is the Bid Form completed to include intended use, attached photographs, project timeline, financial ability, and estimated cost?	X _____	_____ _____
Is a narrative included providing either a) Summary of Developer's experience and examples or b) Narrative from Owner/Occupant regarding interest in this property?	X _____	_____ _____
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	X _____	_____ _____
Include proof of proper licensing as stated in proposal documents. <b>(NOT APPLICABLE).</b>	_____ _____	_____ _____
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents <b>(NOT APPLICABLE).</b>	_____ _____	_____ _____
Bid envelope is marked accordingly.	X _____	_____ _____
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	X _____	_____ _____
Is each Addendum (when issued) signed and included?	_____ _____	_____ _____

**PLEASE SIGN AND RETURN WITH PROPOSAL** \_\_\_\_\_ *Terry Coley* (c)



# DUPLEX - RESIDENTIAL HOUSING

513 NORTH 9th STREET,  
FT. PIERCE, FL 34950

PROJECT INFORMATION

## DRAWING INDEX

A00 GENERAL NOTES	GOVERNING CODE	Florida Residential Building Code 2017, 6th Edition
A01 SITE PLAN	BUILDING HEIGHT	17'-0" (Maximum)
A02 PROPOSED FLOOR PLAN (LEFT SIDE)	PROJECT AREA HOUSE	4022 S.F.
A03 PROPOSED FLOOR PLAN (RIGHT SIDE)	TYPE OF CONSTRUCTION	Type 5-B
A04 ELEVATIONS (LEFT)	OCCUPANCY CLASSIFICATION	R-3
A05 ELEVATIONS (RIGHT)	SETBACKS	Front 10'-0" Rear 10'-0" Side 10'-0"
A06 3-D PERSPECTIVES	LEGAL DESCRIPTION	SCOPE OF WORK
A07 CEILING PLAN & DETAILS	SCOPE OF WORK	CONSTRUCTION OF NEW BEDROOM SUITE, BATH, HALL AND ELECTRICAL, FINISHING, MECHANICAL AND PAINTING OF WITH OTHER FINISHES.
A08 DETAILS		
A09 SCHEDULES		

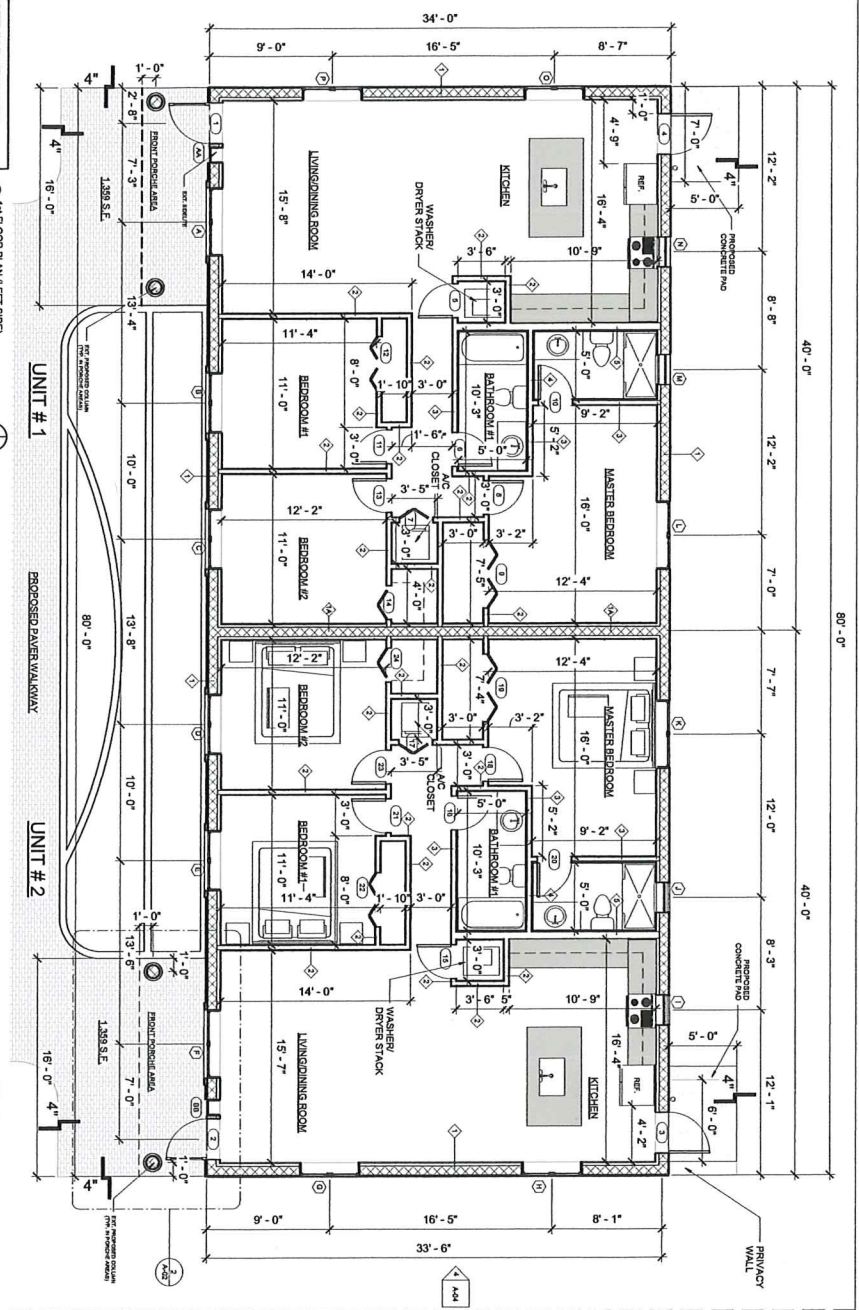
## CODE RESEARCH

CONTRACTOR SHALL MAINTAIN THE JOB SITE FREE FROM RUBBISH AND DEBRIS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE FREE FROM RUBBISH AND DEBRIS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE FREE FROM RUBBISH AND DEBRIS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

## SYMBOLS

	IDENTIFICATION NUMBER		DETAIL SYMBOL
	SECTION SYMBOL		ELEVATION
	SHEET NUMBER		KEY NOTE
	WINDOW SYMBOL		DOOR SYMBOL
	WALL TYPE		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	NEW WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE
	EXISTING WALL		WINDOW SYMBOL
	EXISTING WALL		WALL TYPE





**WINDOW NOTE IN BATHROOM:**  
 WINDOW GLAZING IN BATHROOM UNITS SHALL BE CATEGORY I SAFETY GLAZING. UNITS SHALL BE CATEGORY I SAFETY GLAZING. UNITS SHALL BE CATEGORY I SAFETY GLAZING. UNITS SHALL BE CATEGORY I SAFETY GLAZING.

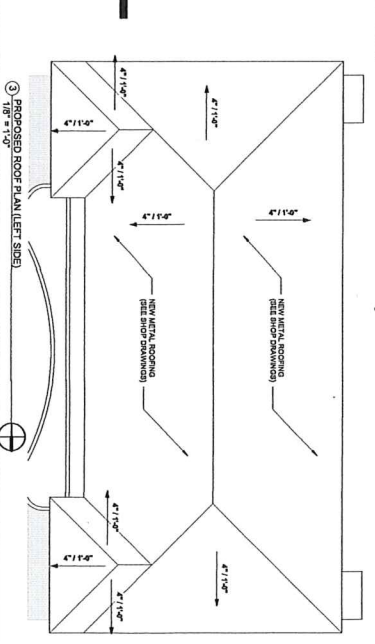
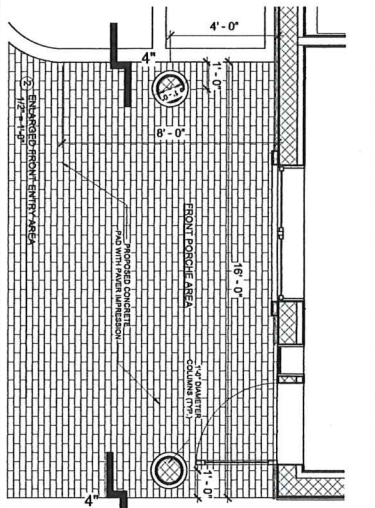
**BATHROOM TILE NOTE:**  
 FIBER CEMENT TILE SHALL BE USED IN BATHROOMS AND SHOWER AREAS. TILE SHALL BE INSTALLED OVER A Gypsum Board Substrate. TILE SHALL BE INSTALLED OVER A Gypsum Board Substrate.

**NOTE FOR FINISHES:**  
 FLOOR FINISHES SHALL BE AS SHOWN ON DRAWINGS. WALL FINISHES SHALL BE AS SHOWN ON DRAWINGS. CEILING FINISHES SHALL BE AS SHOWN ON DRAWINGS.

**SMOKE DETECTOR NOTE:**  
 ALL SMOKE DETECTORS ARE INSIDE AND OUTSIDE THE SLEEPING AREAS.

**CONTRACTOR NOTE:**  
 CONTRACTOR TO FIELD VERIFY ALL STRUCTURAL CONDITIONS AND LOAD BEARING WALLS PRIOR TO INSTALLATION. ANY DEVIATIONS FROM CONSTRUCTION REQUIREMENTS SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.

**BATHROOM NOTE:**  
 THE BATHROOM AND SHOWER FLOOR AND WALLS SHALL BE INSTALLED OVER A Gypsum Board Substrate. TILE SHALL BE INSTALLED OVER A Gypsum Board Substrate.



**PROPOSED FLOOR FINISHES (SIDE), PORCHES & ROOF PLANS**

Project Number: 14-003

**A-02**

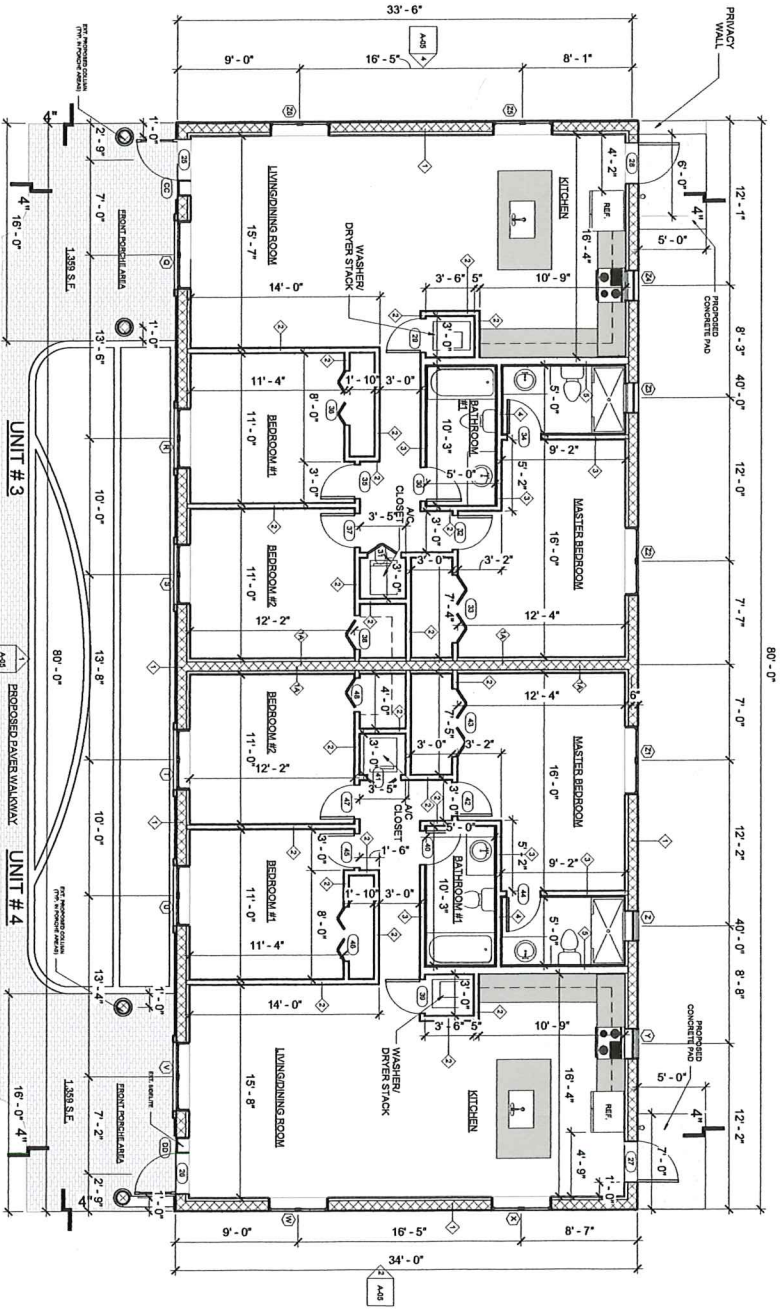
**DUPLEX**  
 513 N. 9th STREET,  
 FT. PIERCE, FL 34950

All ideas and designs indicated or represented by this drawing are the property of DeMello Architecture and were created and developed for use in connection with the specific project. None of such ideas and designs shall be used by or disclosed to any person or corporation for any purpose whatsoever without written permission of this office.

**DeMELLO ARCHITECTURE**

911 Southwest 18 Street, Boca Raton, Florida 33486  
 www.demello-arch.com 954 224 2952





**WINDOW NOTE IN BATHROOM**  
 WINDOW GLAZING IN VERT SURFACES WITHIN 4' HORIZONTALLY WITH VERTICAL EDGE LESS THAN 4' FROM 4" TABLE RISE IN BATHROOM WINDOW SHALL BE OF CATEGORY "I" SAFETY GLAZING.

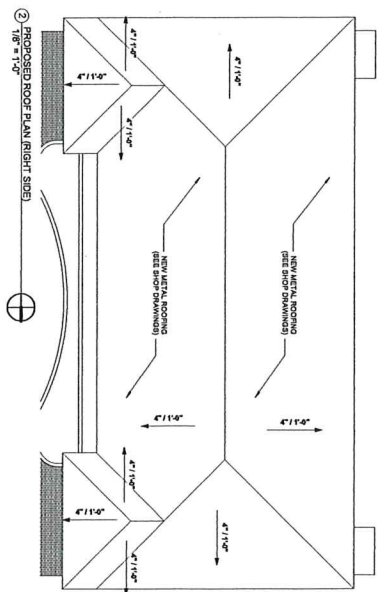
**BATHROOM TILE NOTE:**  
 FIBER-CEMENT, FIBERGLASS REINFORCED CEMENTitious AGGREGATE UNITS, GLASS MAT OVERLAP BACKERS, PER STRONGHOLD AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS SHALL BE USED FOR BATHROOM FLOOR AND WALLS IN SHOWER AND SHOWER AREA.

**NOTE FOR FINISHES**  
 FLAME SPREAD FOR WALL AND CEILING FINISHES 450 - FIBR ROZ 2.5, AND FLAME SPREAD FOR INSULATION SHALL BE MAX 25. SMOKE DEVELOPER SHALL BE MAX 1.0 PER 1000.

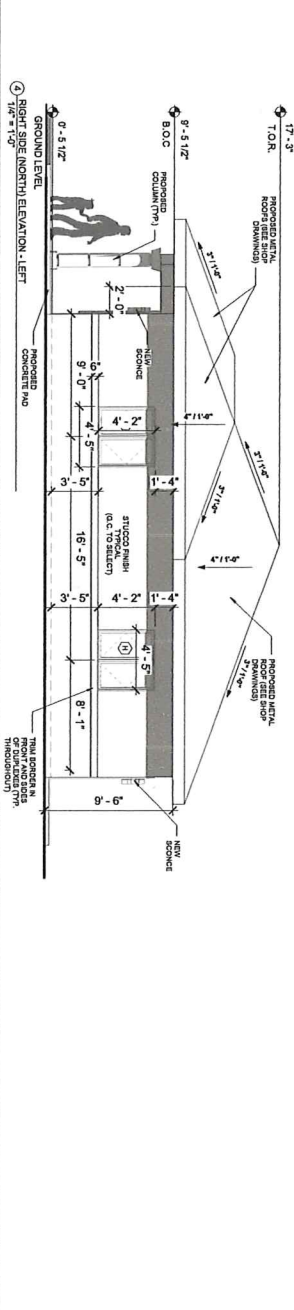
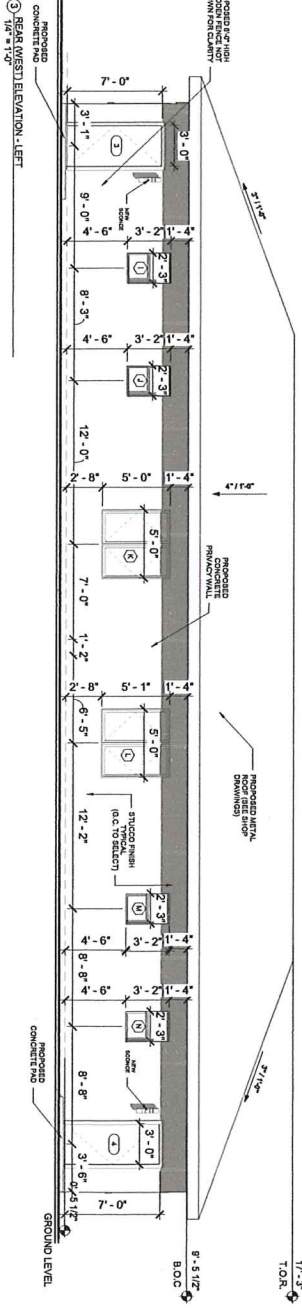
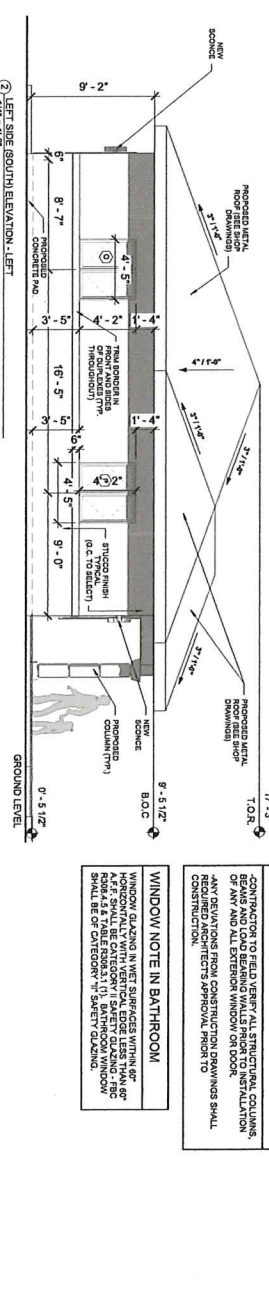
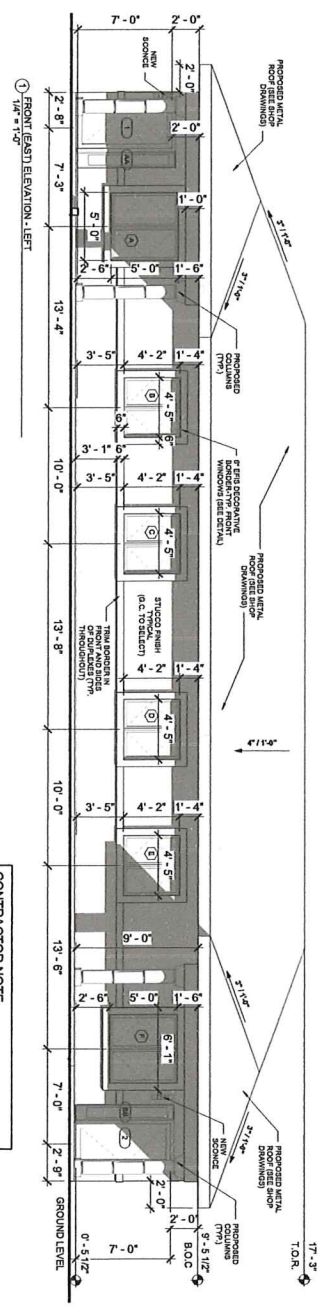
**SMOKE DETECTOR NOTE:**  
 ALL SMOKE DETECTORS ARE INSIDE AND OUTSIDE THE STRUCTURE AREA.

**BATHROOM TILE NOTE:**  
 THE BATHROOM AND SHOWER FLOOR AND WALLS ABOVE BATHROOM WITH SHOWEREDGES AND IN SHOWEREDGES SHALL BE OF CATEGORY "I" SAFETY GLAZING. NO LESS THAN 6 FEET ABOVE THE FLOOR.

**CONTRACTOR NOTE:**  
 CONTRACTOR TO FIELD VERIFY ALL STRUCTURAL COLUINS BEAMS AND LOAD BEARING WALLS PRIOR TO INSTALLATION OF ANY AND ALL EXTERIOR WINDOW OR DOOR. ANY DEVIATIONS FROM CONSTRUCTION DRAWINGS SHALL BE NOTED AND APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.



<p><b>DUPLEX</b>          513 N. 9th STREET,          FT. PIERCE, FL 34950</p>		<p><b>DeMELLO ARCHITECTURE</b>          911 Southwest 18 Street, Boca Raton, Florida 33486          www.demello-arch.com 954 224 2952</p>	<p>REGISTERED ARCHITECT          No. 15529          No. 15299          REGISTERED ARCHITECT</p>
<p><b>ESPIRITO SOLUTIONS</b></p>			
<p>Project Number: 14-003</p>		<p><b>A-03</b></p>	



**CONTRACTOR NOTE**  
 CONTRACTOR TO REPAIR ALL STRUCTURAL COLUMNS, BEAMS AND JOISTS AS SHOWN IN DRAWINGS. ANY DEVIATIONS FROM CONSTRUCTION DRAWINGS SHALL BE APPROVED BY ARCHITECT'S APPROVAL PRIOR TO CONSTRUCTION.

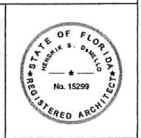
**WINDOW NOTE IN BATHROOM**  
 WINDOW GLAZING IN WEST SURFACES WITHIN 6\"/>

**ELEVATIONS (LEFT)**  
 Project Number: 14-003  
**A-04**

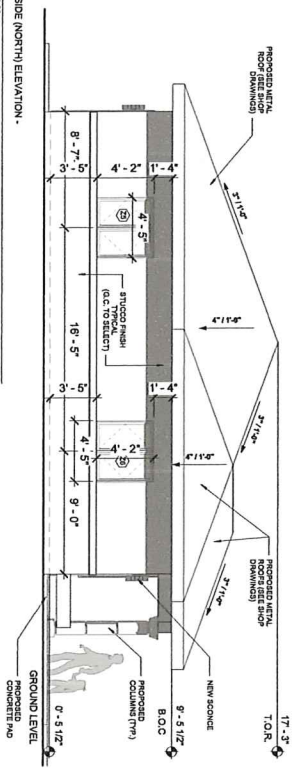
**DESIGN INFORMATION**  
 Designer: [Name]  
 Architect of Record: [Name]  
 Date: [Date]

**DEVELOPMENT SOLUTIONS**  
**ARCHITECTURE**  
 513 N. 9th STREET,  
 FT. PIERCE, FL 34950

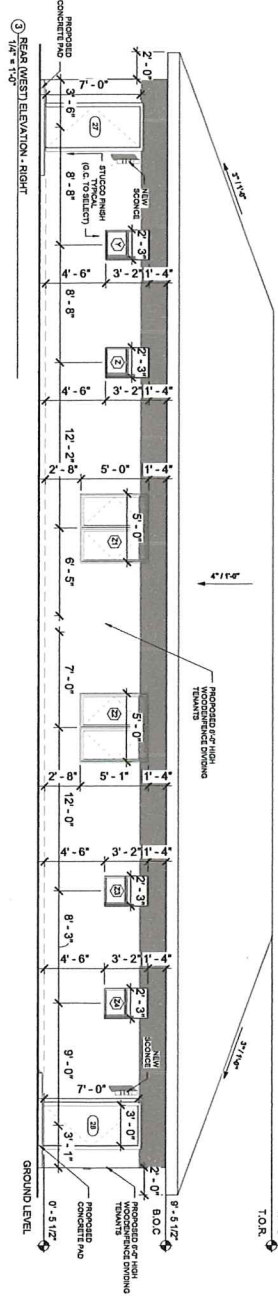
**DeMELLO ARCHITECTURE**  
 911 Southwest 18 Street, Boca Raton, Florida 33486  
 www.demello-arch.com 954 224 2952



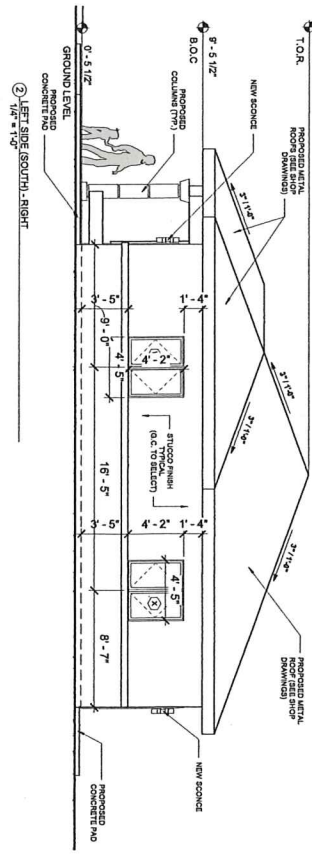
RIGHT SIDE (NORTH) ELEVATION -  
1/4" = 1'-0"



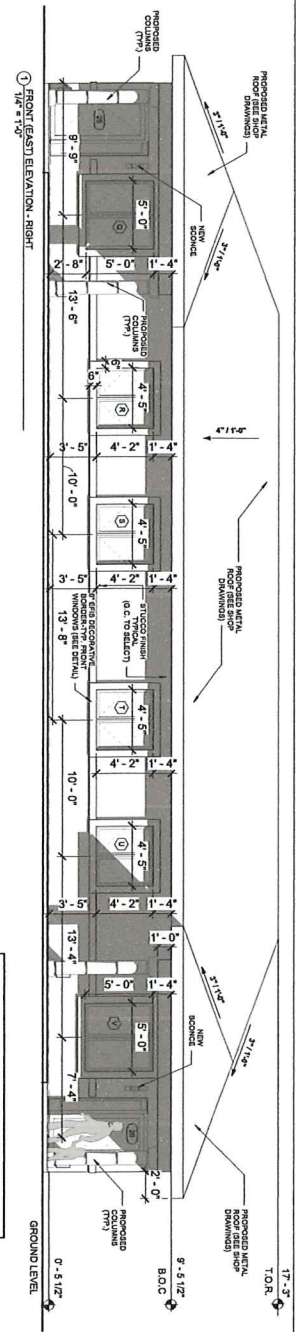
REAR (WEST) ELEVATION - RIGHT  
1/4" = 1'-0"



LEFT SIDE (SOUTH) - RIGHT  
1/4" = 1'-0"



FRONT (EAST) ELEVATION - RIGHT  
1/4" = 1'-0"



**CONTRACTOR NOTE**  
CONTRACTOR TO FIELD ORIGINAL STRUCTURAL COLUMN BEHIND WINDOW TO BE REINFORCED WITH STEEL REINFORCEMENT OF ANY AND ALL EXTERIOR WINDOW OR DOOR. ANY DEVIATIONS FROM CONSTRUCTION DRAWINGS SHALL BE RECORDED ARCHITECT'S APPROVAL PRIOR TO CONSTRUCTION.

**WINDOW NOTE IN BATHROOM**  
WINDOW GLAZING IN WEST SURFACES WITHIN 60" OF EXTERIOR SURFACES SHALL BE CATEGORY II SAFETY GLAZING. A.P.F. SHALL BE CATEGORY II SAFETY GLAZING. P.F.C. SHALL BE OF CATEGORY II SAFETY GLAZING. SEE SECTION 051100.

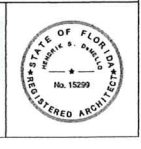
**A-05**  
ELEVATIONS (RIGHT)  
Project Number: 14-003

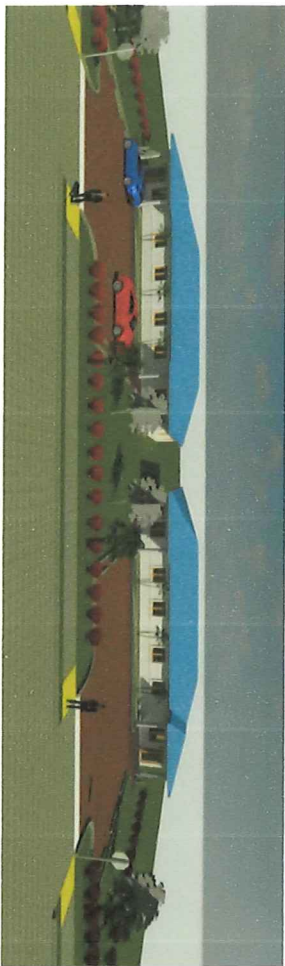
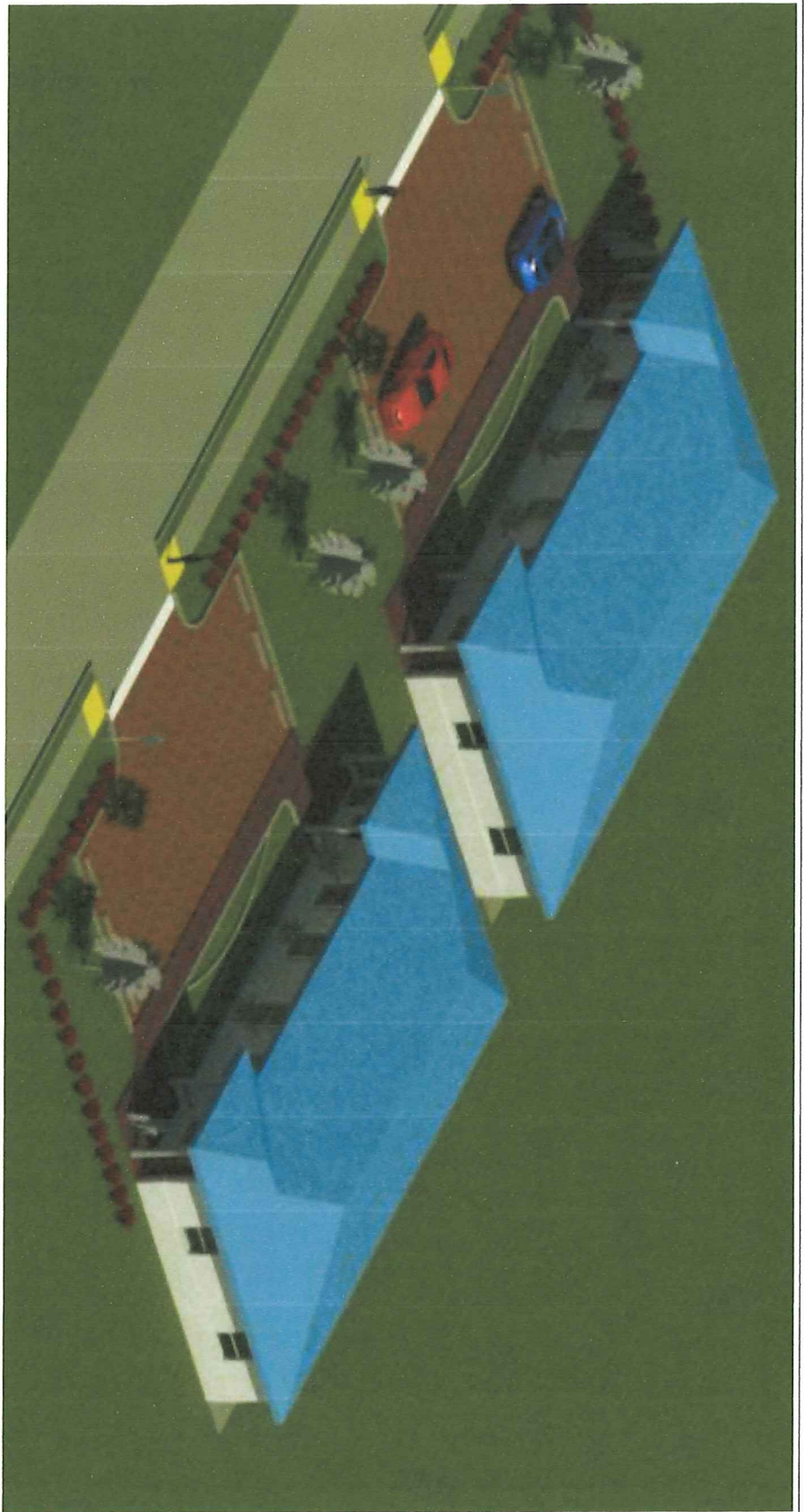
**ESIGN SOLUTIONS**  
1107 Regatta Trail #107  
Boca Raton, FL 33433  
Phone: 561-993-2250  
www.esignsolutions.com

Architect of Record: **ESIGN SOLUTIONS**  
Designer: **ESIGN SOLUTIONS**  
Checker: **ESIGN SOLUTIONS**  
Approver: **ESIGN SOLUTIONS**

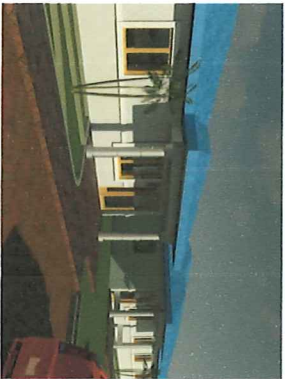
**DUPLEX**  
513 N. 9th STREET,  
FT. PIERCE, FL 34950

**DeMELLO ARCHITECTURE**  
911 Southwest 18 Street, Boca Raton, Florida 33486  
www.demello-arch.com 954 224 2952





② FRONTAL PERSPECTIVE - 1  
1/2" = 1'-0"



③ PERSPECTIVE 2  
1/2" = 1'-0"

**LANDSCAPING NOTE**  
 LANDSCAPING PLANS TO TAKE PRECEDENCE OVER THE ARCHITECTURAL PLANS FOR DEMONSTRATION OF OVERALL PERSPECTIVE. SEE LIST FOR DEMONSTRATION OF OVERALL PROPOSED BUILDING.

No.	Description	Date

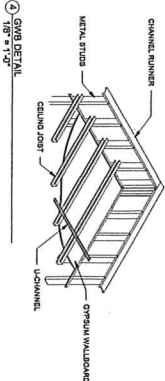
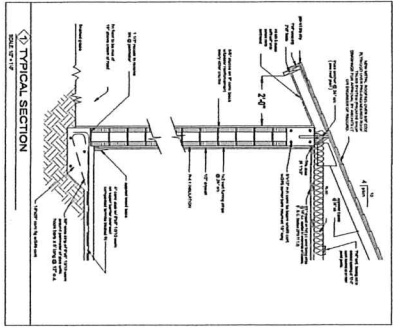
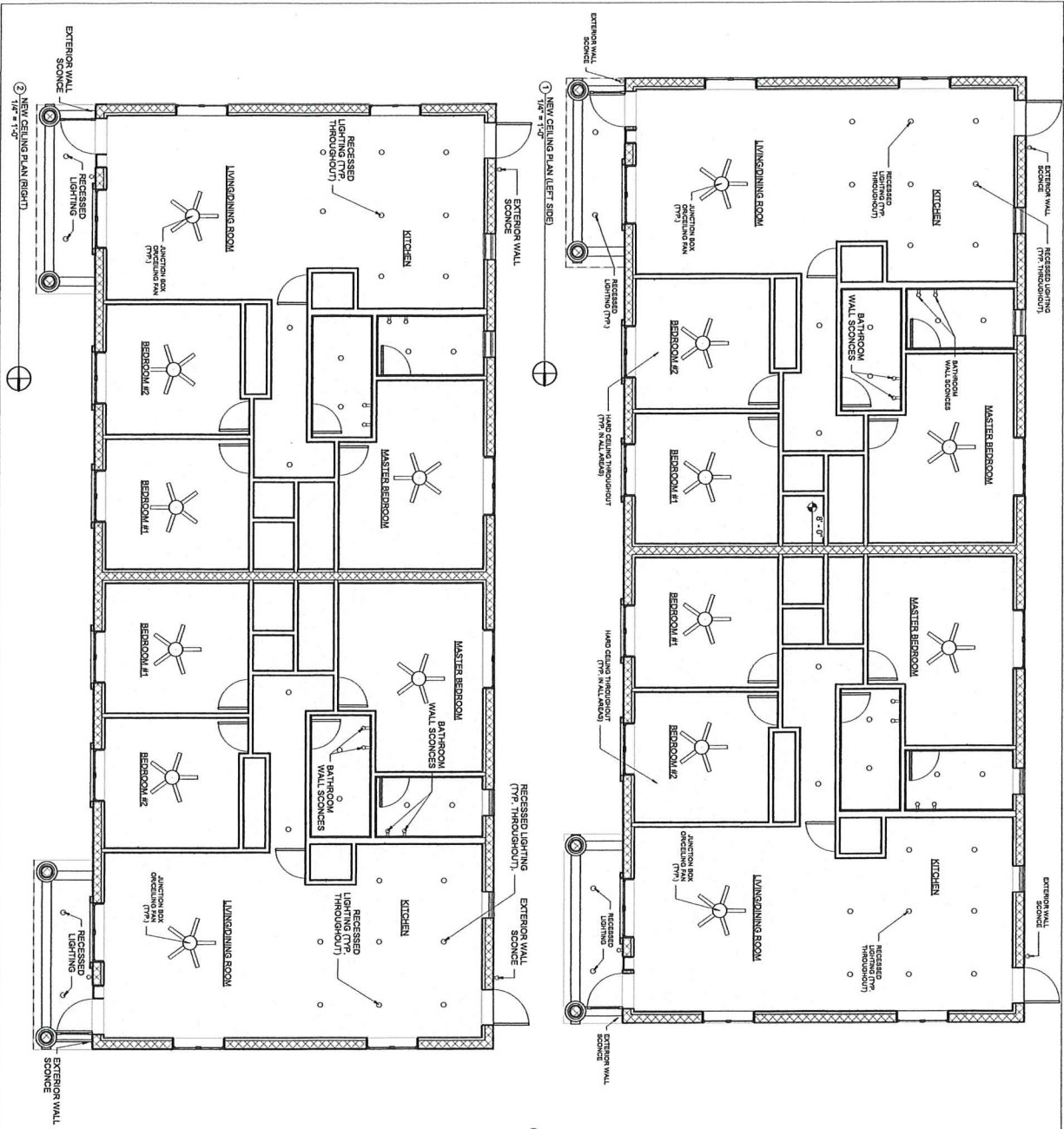
**DUPLEX**  
 513 N. 9th STREET,  
 FT. PIERCE, FL 34950

All ideas and designs indicated or represented by this drawing are the property of DeMello Architecture and were created and developed for use in connection with the specific project. None of such ideas and designs shall be used by or disclosed to any person or corporation for any purposes whatsoever without written permission of this office.

**DeMello ARCHITECTURE**  
 911 Southwest 18 Street, Boca Raton, Florida 33486  
[www.demello-arch.com](http://www.demello-arch.com) 954 224 2952



**DESIGN SOLUTIONS, INC.**  
 14-003  
 A-06



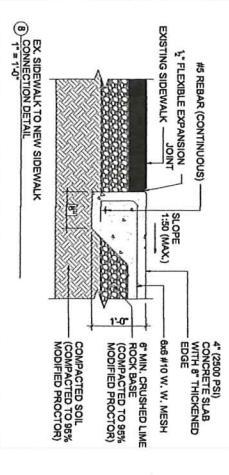
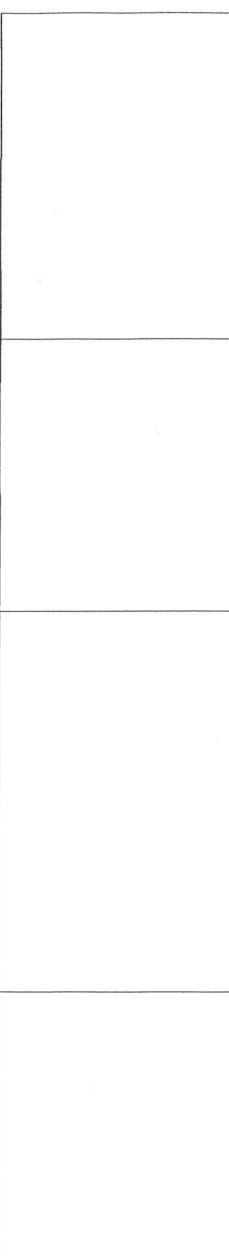
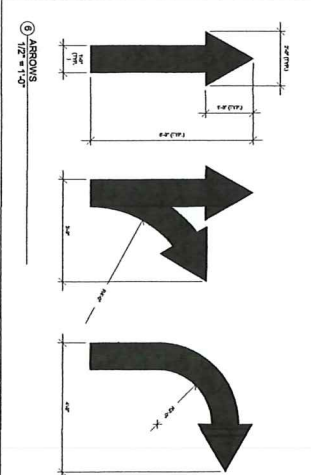
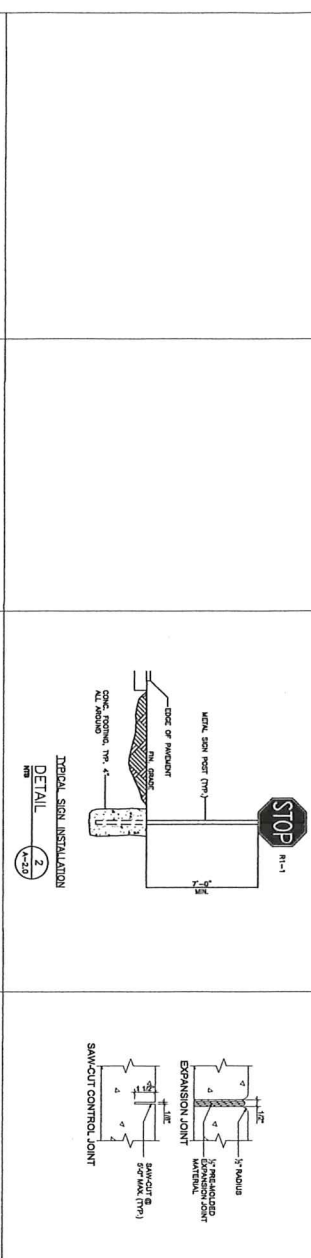
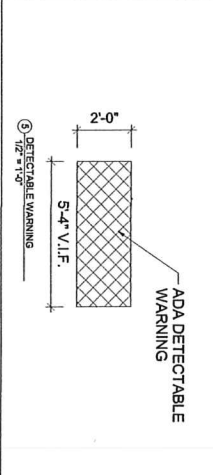
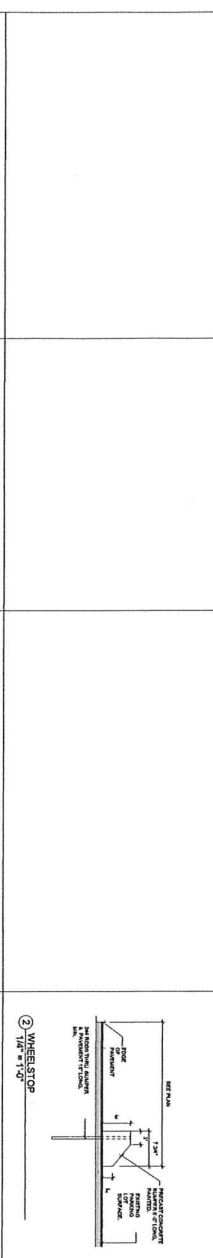
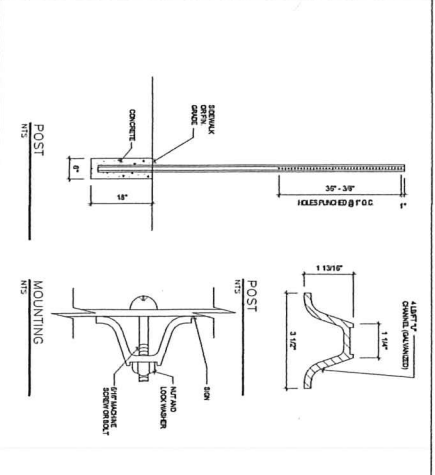
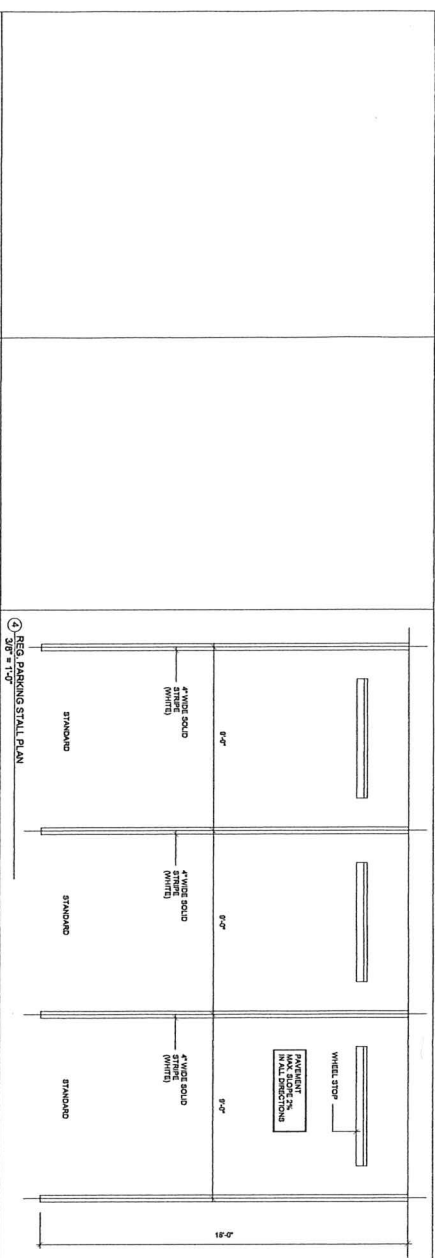
Project Number	14-003
Client	Address: 1157 Regatta Trail, #107, Ft. Pierce, FL 34950 Phone: (888) 235-2255 www.demello-arch.com
Architect of Record	Demello Architecture
Designer	
Contractor	
Address	

**DUPLEX**  
 513 N. 9th STREET,  
 FT. PIERCE, FL 34950

All ideas and designs indicated or represented by this drawing are the property of DeMello Architecture and shall be used only in connection with the specific project and design. Any reuse or modification of this drawing or design for any other project without the written permission of this office.

**DeMELLO ARCHITECTURE**  
 911 Southwest 18 Street, Boca Raton, Florida 33486  
 www.demello-arch.com 954 224 2952



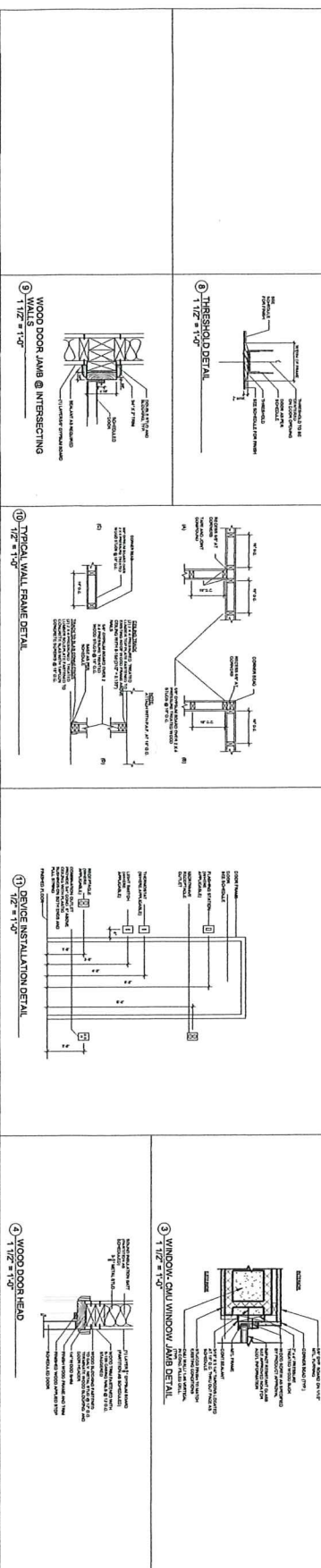
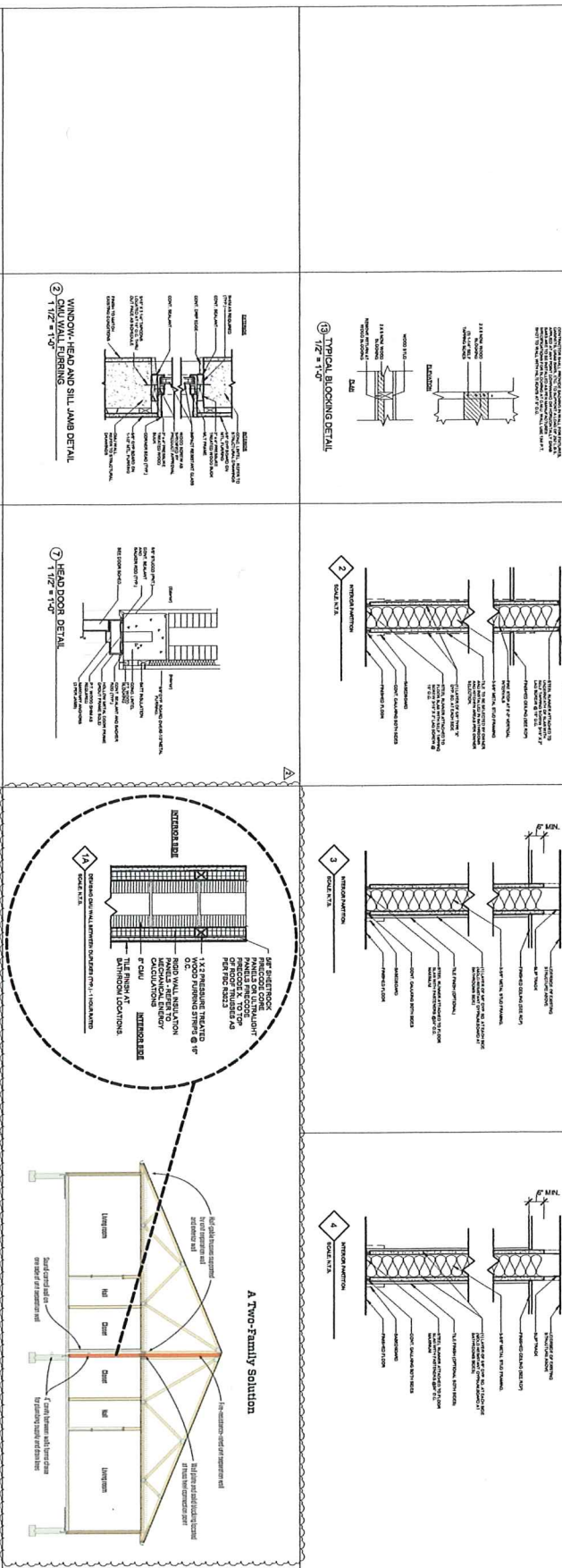
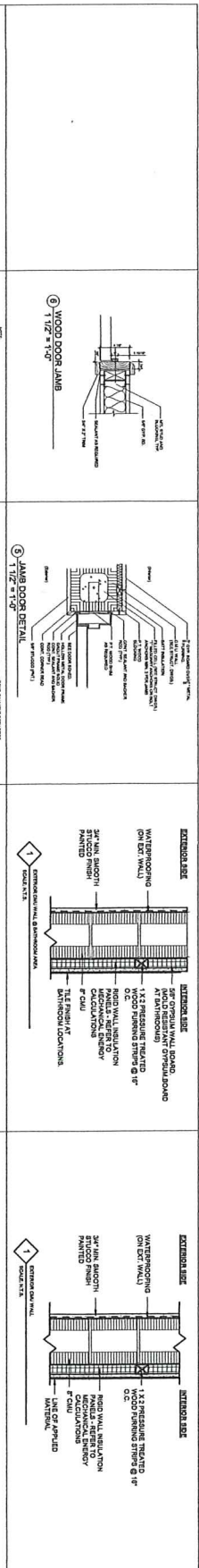


<p>DeMello ARCHITECTURE 911 Southwest 18 Street, Boca Raton, Florida 33486 www.demello-arch.com 954 224 2952</p>	<p>REGISTERED ARCHITECT No. 15299 STATE OF FLORIDA</p>	<p>14-003</p> <p>A-08</p>

DUPLEX  
513 N. 9th STREET,  
FT. PIERCE, FL 34950

DESIGN SOLUTIONS  
1177 Highway 1 North, Ft. Pierce, FL 34947  
Phone: 888-282-2255  
www.designsolutions.com

Project Number: 14-003  
Page: A-08



**DeMELLO ARCHITECTURE**  
 911 Southwest 18 Street, Boca Raton, Florida 33486  
 www.demello-arch.com 954 224 2952

All ideas and designs indicated or represented by this drawing are the property of DeMELLO ARCHITECTURE and were created and designed for each specific project. None of the ideas and designs shall be used by or disclosed to any person or corporation for any other project whatsoever without written permission of the office.

**DUPLEX**  
 513 N. 9th STREET,  
 FT. PIERCE, FL 34950


**D**esign **S**olution **S**ystem **S**oftware  
 Design: 11/17/2020  
 Author: 11/17/2020  
 Designer: 11/17/2020  
 Checker: 11/17/2020  
 Project Number: 14-003

**DETAILS**  
 Project Number: 14-003  
**A-09**


**WINDOW SCHEDULE**

No.	SIZE (WxH)	DOOR TYPE	DOOR MATERIAL	FRAME MATERIAL	COMMENTS	LOCATION	APPROVAL #
1	30" x 84"	SWING	0-2"	VANT.	EXTERIOR ENTRY SWING DOOR W/ SIEBELITE IN LIVING ROOM (UNIT #1)	FC-15180.1	
2	30" x 84"	SWING	0-2"	VANT.	EXTERIOR ENTRY SWING DOOR W/ SIEBELITE IN LIVING ROOM (UNIT #2)	FC-15180.1	
3	30" x 80"	SWING	0-2"	VANT.	EXTERIOR SWING DOOR IN KITCHEN (UNIT #1)	FC-15180.1	
4	30" x 80"	SWING	0-2"	VANT.	EXTERIOR SWING DOOR IN KITCHEN (UNIT #2)	FC-15180.1	
5	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR FOR VANISHERRER STACK CLOSET (UNIT #1)		
6	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #1)		
7	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO MASTER BATHROOM (UNIT #1)		
8	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO MASTER BATHROOM (UNIT #2)		
9	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO MASTER BATHROOM (UNIT #1)		
10	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO MASTER BATHROOM (UNIT #2)		
11	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #1)		
12	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
13	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #1)		
14	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
15	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR FOR VANISHERRER STACK CLOSET (UNIT #2)		
16	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
17	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
18	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
19	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
20	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
21	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
22	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
23	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
24	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
25	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
26	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
27	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
28	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
29	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
30	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
31	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
32	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
33	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
34	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
35	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
36	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
37	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
38	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
39	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
40	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
41	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
42	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
43	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
44	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
45	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
46	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
47	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		
48	30" x 80"	SWING	0-2"	WOOD	INTERIOR SWING DOOR INTO BATHROOM (UNIT #2)		

TYPE	SIZE (WxH)	SILL HEIGHT	MATERIAL	COMMENTS	LOCATION
A	60" x 60" (A)	3'-11 1/2"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN LIVING/DINING ROOM (UNIT #1)
B	50" x 60" (B)	3'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN BEDROOM (UNIT #1)
C	50" x 60" (C)	3'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN BEDROOM (UNIT #2)
D	50" x 60" (D)	3'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN BEDROOM (UNIT #1)
E	50" x 60" (E)	3'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN LIVING/DINING ROOM (UNIT #2)
F	50" x 60" (F)	2'-11 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN LIVING/DINING ROOM (UNIT #2)
G	50" x 60" (G)	2'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN KITCHEN (UNIT #1)
H	50" x 60" (H)	2'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN KITCHEN (UNIT #2)
I	50" x 60" (I)	2'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN KITCHEN (UNIT #1)
J	50" x 60" (J)	2'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN MASTER BATHROOM (UNIT #1)
K	50" x 60" (K)	2'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN MASTER BATHROOM (UNIT #2)
L	50" x 60" (L)	2'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN MASTER BATHROOM (UNIT #1)
M	50" x 60" (M)	2'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN MASTER BATHROOM (UNIT #2)
N	50" x 60" (N)	2'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN KITCHEN (UNIT #1)
O	50" x 60" (O)	2'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN KITCHEN (UNIT #2)
P	50" x 60" (P)	2'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN LIVING/DINING ROOM (UNIT #1)
Q	50" x 60" (Q)	2'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN LIVING/DINING ROOM (UNIT #2)
R	50" x 60" (R)	2'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN BEDROOM (UNIT #1)
S	50" x 60" (S)	2'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN BEDROOM (UNIT #2)
T	50" x 60" (T)	2'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN LIVING/DINING ROOM (UNIT #1)
U	50" x 60" (U)	2'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN LIVING/DINING ROOM (UNIT #2)
V	50" x 60" (V)	2'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN KITCHEN (UNIT #1)
W	50" x 60" (W)	2'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN KITCHEN (UNIT #2)
X	50" x 60" (X)	2'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN KITCHEN (UNIT #1)
Y	50" x 60" (Y)	2'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN MASTER BATHROOM (UNIT #1)
Z	50" x 60" (Z)	2'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN MASTER BATHROOM (UNIT #2)
Z1	50" x 60" (Z1)	2'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN MASTER BATHROOM (UNIT #1)
Z2	50" x 60" (Z2)	2'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN MASTER BATHROOM (UNIT #2)
Z3	50" x 60" (Z3)	2'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN MASTER BATHROOM (UNIT #1)
Z4	50" x 60" (Z4)	2'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN MASTER BATHROOM (UNIT #2)
Z5	50" x 60" (Z5)	2'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN LIVING/DINING ROOM (UNIT #1)
Z6	50" x 60" (Z6)	2'-10 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # F.12355.2	EXTERIOR HORIZONTAL SLIDER IN LIVING/DINING ROOM (UNIT #2)


**DUPLEX**  
 513 N. 9th STREET,  
 FT. PIERCE, FL 34950


**DeMELLO ARCHITECTURE**  
 911 Southwest 18 Street, Boca Raton, Florida 33486  
 www.demello-arch.com 954 224 2952


 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 No. 15299

All ideas and designs indicated or represented by this drawing are the property of DeMello Architecture and were created and developed by DeMello Architecture. Any reuse, reproduction, or distribution of this drawing and design shall be used by the user without the written permission of DeMello Architecture for any purpose whatsoever without written permission of this office.

SCHEDULES  
 Project Number: 14-003  
 A-10

- SECTION 22-18(7) - INTERIOR VEHICULAR USE AREA
- REQUIRED:
1. 1.822 SF OF VEHICULAR USE AREA / 113 SF = 122 SF OF LANDSCAPE
  2. ONE (1) TREE PER 100 SF OF REQUIRED LANDSCAPE AREA.
  3. REMAINDER OF AREA TO BE PLANTED WITH GRASS, GROUNDCOVER OR OTHER LANDSCAPE TREATMENT.
  4. 70% OF 1'00" WIDES WITH CURBING ON ALL SIDES
  5. 8 TREES PROVIDED (4 PALMS FOR 1 TREE & 3 TREES).
- PROVIDED:
- SECTION 22.63 - CLEAR VISION AREAS:
1. NO PLANTING, BRUSH OR TEMPORARY OR PERMANENT OBSTRUCTION EXCEEDING TWENTY-FOUR (24) INCHES IN HEIGHT MEASURED FROM THE TOP OF CURB
  2. TREE BRANCHES ON FOLIAGE BELOW 8'-0" IN HEIGHT

- SECTION 22-18(9) - LANDSCAPE STRIPS
- REQUIRED:
1. 60 SF OF REQUIRED PLANTING AREA @ 12" SPACING
  2. ONE (1) TREE FOR EACH 200 SF OF REQUIRED LANDSCAPE AREA
  3. 3" HIGH, CONTINUOUS, UNBROKEN, SOLID, VISUAL LANDSCAPE BARRIER TO BE PLANTED WITH GRASS, GROUNDCOVER OR OTHER LANDSCAPE TREATMENT.
  4. REMAINDER OF AREA TO BE PLANTED WITH GRASS, GROUNDCOVER OR OTHER LANDSCAPE TREATMENT.
- SECTION 22-18(9) - VEHICULAR USE AREA ADJACENT TO RESIDENTIAL PROPERTY
- REQUIRED:
1. 10'-0" WIDE LANDSCAPE STRIP
  2. 3" HIGH, CONTINUOUS, UNBROKEN, SOLID, VISUAL LANDSCAPE BARRIER TO BE PLANTED WITH GRASS, GROUNDCOVER OR OTHER LANDSCAPE TREATMENT.
  3. GROUND COVER OR OTHER LANDSCAPE TREATMENT.

PERVIOUS & IMPERVIOUS AREA
TOTAL LOT AREA = 10,000 S.F.
PERVIOUS AREAS (GREEN) = 25% OF TOTAL LOT AREA SHALL HAVE NO LESS THAN = 2,500 S.F.
IMPERVIOUS AREA (CONCRETE) = 75% OF TOTAL LOT AREA SHALL NO MORE THAN = 7,500 S.F.
ACTUAL
TOTAL PERVIOUS AREA (GREEN) = 7,288 S.F. (73%)
TOTAL IMPERVIOUS AREA (CONCRETE) = 2,711 S.F. (27%)

- CITY OF FORT PIERCE LANDSCAPING - DIVISION 2
- SINGLE FAMILY & TWO FAMILY DWELLING UNITS
1. A minimum of four (4) trees must exist or be planted on each developed lot where either a single-family residence or two-family residence is the principal structure.
  2. All trees must either be fully grown, or provided with a combination of grass cover and landscape for the entire ground area of the lot.
  3. Public right-of-way which abuts property on which either a single family or a two-family residence is the principal structure must be seeded to the base of the curb or edge of the pavement, unless on the public right-of-way of land adjacent to the public right-of-way an easement or other arrangement is made for the maintenance of the design of the adjoining roadway.

General Landscaping Requirements

1. Plant materials shall meet or exceed the standards for Florida No. 1 as set out in the most current edition of "Guides and Standards for Nursery Plants Part 1 and Part 2", State of Florida, Department of Agriculture, Tallahassee.
2. All trees required shall have a Florida No. 1 or better "Guides and Standards" rating.
3. Grass seed shall be clean and free of weeds, pest and diseases.
4. Tree:
  - Minimum Size: 2 1/2" DBH X Twelve (12) feet height X 5'-0" Spd.
  - 5'-0" of Clear Trunk (DBH is measured 4'-1/2" above ground level).

Palms:
 

- Minimum Size: 10'-0" CT (Clear-trunk height).

 Shrubs:
 

- Minimum Size: 24" height at time of planting.

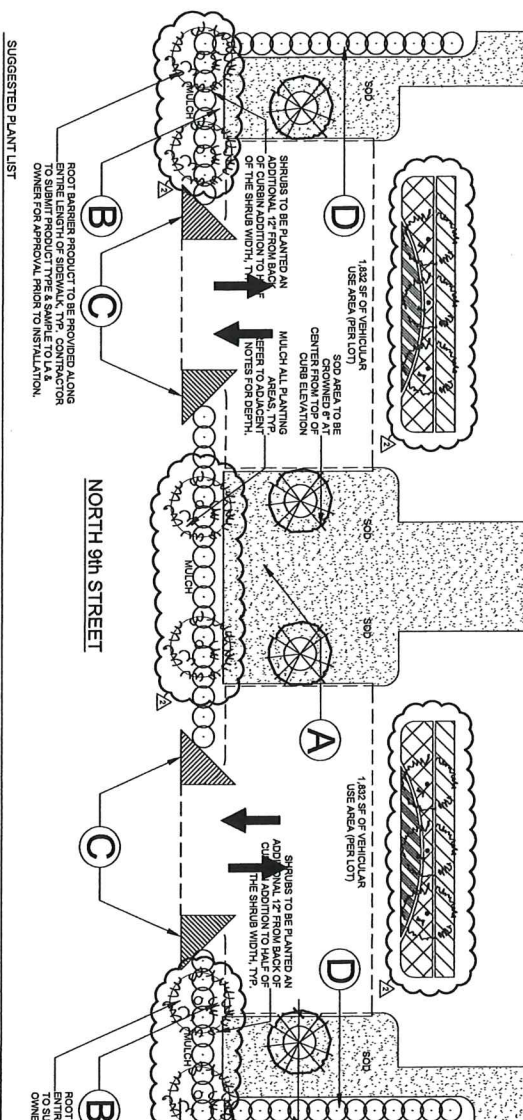
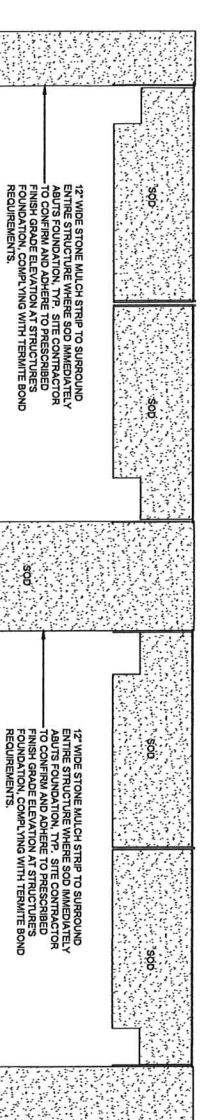
 Hedges:
 

- Minimum Size: 36" height, continuous, unbroken, solid, visual screen.

 Groundcovers:
 

- Planted to achieve coverage within 12 months after planting.

 The species shall also be a variety that will have a minimum crown spread and height of 15'-0" at maturity. Three (3) plants may be substituted for one tree.



- SUGGESTED PLANT LIST
- SHRUB
- Conocarpus erectus / Silver Buttonwood
  - 7 Gal., 30"-36" Ht., 36" OC
- GROUND COVER
- Chrysobalanus icaco 'Red Tip'
  - 3 Gal., Full in Pol., 24" OC
- ANNUALS
- 4" Pol., 12" O.C.
- SHRUB
- St. Augustine Sod

- SHRUB
- Palms
  - Small Pinnate / Sabal Palm
  - 10'-0" Cl., Matched, Regenerated
  - Tree
  - Redia cubensis / Silver Trunked Tree
  - 2-1/2" DBH X 12'-0" Ht. X 5'-0" Spd. @ CT
  - PALM
  - Acrotychopanax alexandriae / Alexander Palm
  - 3-Trunk, 10'-0" Cl.

- SHRUB
- Conocarpus erectus / Silver Buttonwood
  - 7 Gal., 30"-36" Ht., 36" OC
- GROUND COVER
- Chrysobalanus icaco 'Red Tip'
  - 3 Gal., Full in Pol., 24" OC
- ANNUALS
- 4" Pol., 12" O.C.
- SHRUB
- St. Augustine Sod

Note:

All plant material specified are suggested species. Final species selection shall be based on post construction field conditions that include consideration of both soil composition & pH conditions. The landscape contractor shall provide the landscape architect results from a soil pit that performed in all landscape areas shown on landscape drawings. At that time a final determination shall be made by the landscape architect as to the appropriate tree, palm, shrub and groundcover selections. The specifications shall be shown on design sheet for height, spread and general plant character only.

PERMIT DOCUMENTS

REV.	DATE	DESCRIPTION
1	02/21/2020	ISSUED FOR PERMIT
2	04/02/2020	OWNER COMMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

REFER TO SHEET A-01 FOR ADDITIONAL SITE PLAN DIMENSIONS

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

PERMIT DOCUMENTS

LANDSCAPE PLAN

Sheet Title

NO. 01

DATE: 02/21/2020

DESIGN: DAN

CHECKED: DAN

L1.01

# **TELCO INVESTMENTS LLC**

## **Specializing in Income Diversification**

### **PROFESSIONAL EXPERIENCE**

I started my career in real estate in 1984 with Associates Realty Better Homes & Gardens in Miami. In 1986, I started my own company; Telco Investment Realty Inc specializing in residential real estate sales. In 1988, I opened Telco Capital Management which included all aspects of property management and real estate mortgage financing. Academically, I possess a Bachelor of Business Administration Degree from Florida International University.

I'm an accomplished, proactive Certified Property Manager and Accredited Residential Manager with 37 years of experience in real estate operations for residential sales, residential development, property management and investment properties. My experiences as a highly successful Real estate broker and Investor has provided well for me financially. In 2015, I partner with LandAmerica Holding & Investment Group and we develop a 44 units townhomes development call Casa del sol in West Palm Beach. I also was the Senior Project Manager for that project.

Currently I am building two residential duplexes in Fort Pierce at 513 N 9th Street. Combining years of experience in real estate with a hands on approach with strong communications skills. I have earned a reputable reputation as an individual that gets the job done.

# CHCC

## C Horne Construction Comp.

20830 Northwest 34th Avenue  
Miami Gardens, Florida 33056  
(305) 336-1102  
Chorne.const@yahoo.com

Ceasor Horne Jr.-President  
License #CGC1518208

### Bid Proposal:

Date: March 21, 2021  
Estimate: **2021-009**  
Expiration Date: September 21, 2021

Owner: **Telco Investments LLC**  
Address: 1409 Avenue J  
City/State: Fort Pierce, FL. 34950  
Project: **2-New Duplex**

### Scope Of Work:

Plans, Permit, Architect, Engineer	N.I.C.
Site Prep, Clearing, Grading, Demolition	\$22,500.00
Foundation/Structural, Concrete, Walls	\$61,000.00
Framing, Trusses, Sheathing	\$ 53,750.00
Roof	\$ 20,000.00
Exterior Windows & Doors	\$31,250.00
Plumbing Rough-In	\$40,000.00
Electrical Rough-In	\$45,000.00
HVAC Rough-In	\$35,000.00
Exterior Finish (Sliding, Veneer, Paint)	\$16,250.00
Insulation (Walls & Ceiling)	\$18,750.00
Interior Walls & Ceiling (Includes wall tile)	\$47,500.00
Cabinets/Vanities (Countertops)	\$45,000.00
Interior trim, Doors, Mirrors	\$18,750.00
Interior Paint	\$10,000.00
HVAC: Finish (Furnace, condenser)	\$15,000.00
Floor covering (carpet, vinyl, wood, tile)	\$10,000.00
Plumbing: Fixtures	\$6,500.00
Electrical: Fixtures	\$10,000.00
Appliances	\$16,250.00
Concrete (Garage, driveway, walls)	\$15,000.00
Landscaping, Outdoors Structures	\$10,000.00
Miscellaneous (deck, chimney, septic, well)	<u>\$25,000.00</u>
<b>Total</b>	<b>\$572,500.00</b>

All proposals are guaranteed to be as specified. All work to be completed in workmanlike Manner according to standard practices. Any alteration or deviation from above Specification involving extra costs will be executed only upon written orders, and will Become an extra charge over and above the proposal. All agreement contingent upon Strikes, accidents, or delays beyond our control. This proposal will need to be accepted no Later than (5) calendar days after bid submittal or it is void thereafter at the option of the Undersigned.

Authorized Signature:

  
C.Horne Construction Company, Inc.

Date:

3/21/2021

Accepted Signature:

  
Telco Investments LLC

Date:

3/21/2021



Congratulations! Your Exposure Limit has received credit approval, please confirm the terms are accurate and provide documentation to satisfy any outstanding conditions attached. The Exposure Limit does not expire and is continuous until either FACo within their discretion closes it or the borrower fails to update diligence documentation based upon applicable guidelines.

Date: <b>03/25/2021</b>	Conditional Approval <sup>1</sup> : <b>03/23/2021</b>
Loan Number: <b>190199430-901</b>	Final Approval: <b>03/25/2021</b>
Borrower/Business Name: <b>TELCO INVESTMENTS, LLC</b>	Expiration Date: <b>03/24/2022</b>
Number of Guarantors: <b>2</b>	Credit Report Expiration: <b>07/01/2021</b>
Entity Approval Status: <b>Approved</b>	Background Expiration: <b>03/03/2022</b>

Exposure Limit
Exposure Limit Current Amount: <b>\$538,000.00</b>

Schedule of Guarantors	
Guarantor 1: <b>Terry Coley</b>	Guarantor 5:
Guarantor 2: <b>Moniker Neal</b>	Guarantor 6:
Guarantor 3:	Guarantor 7:
Guarantor 4:	Guarantor 8:

What You Provided to FACo
Requested Exposure Limit: <b>\$</b>
Total Experience:
New Construction Experience:
Net Worth: <b>\$4900000</b>

What FACo Validated
Approved Exposure Limit: <b>\$538,000.00</b>
Total Experience: <b>13</b>
New Construction Experience:
Net Worth: <b>\$5,700,609.00</b>
FICO Score: <b>722</b>

FACo Contacts	
Sales Rep: <b>Ken Stoner</b>	Phone: <b>704-672-4187</b>
Email: <b>kstoner@financeofamerica.com</b>	
Client Relations Specialist: <b>Ashley Vittorini</b>	Phone: <b>331-998-4349</b>
Email: <b>ashley.vittorini@financeofamerica.com</b>	

Business Partner
Contact: <b>Lisa Fishbein</b>
Phone: <b>718-431-0440</b>
Email: <b>chris@jmrecapital.com</b>
Lender Paid Compensation*: <b>2.000</b>
<i>*Already included in pricing above</i>

<sup>1</sup>Until a Final Approval date is entered, this is a conditional approval and is not a commitment or promise to lend. You must comply with all Underwriting Conditions listed below and timely provide requested documentation and information. All information is subject to underwriting review and FACo makes no promise or guarantee that compliance with its Underwriting Conditions will result in a final approval for the Property Approval.

## **Project Timeline**

My projected timeline on any Lots that is rewarded to me will be 6-18 months construction will be complete.

## **Landscape Improvements**

The landscape plan for this project will meet the requirements of SEC 123-36.