

BID/BID AMOUNT

I/we offer to pay the City of Fort Pierce \$ \$ 8000.00 _____ 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 in the tabbed format as describe above. Only complete bids will be considered.

Yes No **Development Plan** – Preliminary building plans including elevations floor plans, facades and landscaping.

Yes No **Timeline to complete construction project**

Yes No **Construction Cost Estimate-** improvements by a knowledgeable & experienced third-party professional, e.g., an engineer, architect, or licensed contractor.

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 **Property Utilization/Intended Use** – Will this be your primary residence? If not, what do you intend to develop the property for?

Yes No **Narrative/Summary from Developer OR Neighboring Property Owner/Occupant**

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 Bidder, 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 bid is not met according to an agreed upon timeline.



Bidder of Authorized Representative

Terry Coley

Typed Name

February 1, 2023

Date

TELCO INVESTMENTS LLC
Specializing in Income Diversification

February 12, 2023

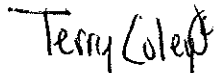
SUMMARY

I Terry Coley is a license real estate broker I have been in the real estate business for close to 40 years now as a broker and investor I have been buying rehab and renting properties in Miami, Fort Lauderdale and I was a member of a partnership that build 48 units townhomes in West Palm Beach my daughter move to Fort Pierce in 2016 I visit and was riding around the area and I saw a lot of boarded up properties and vacant lots.

After doing my research most of the vacant lots and building was own by The City of Fort Pierce I met with City Manager and the Head of the CRA and told them what my plans were and ask for what kind of Incentive that the city could give me if I build new Construction and they agreed to waive all City Impact Fees. I completed two duplexes in January 2022 511 & 513 N 9th street that was the first new construction in that area in 20 years. I recently broke ground on 510 Dundas Court. I own 8 other lots in that area and in the process of acquiring more lots.

I'm going to build Duplexes, Triplexes & Fourplex on those lots we are creating value in this area.

Your Truly,


Terry Coley

TELCO INVESTMENTS LLC
Specializing Income Diversification

Timeline to Construction project : 8 months-12months

Property Utilization/ Intended Use: To build a New Construction Duplex for use as a rental.



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: 06/22/2022	Conditional Approval ¹ : 06/07/2022
[REDACTED]	Final Approval: 06/22/2022
Borrower/Business Name: TELCO INVESTMENTS, LLC	Expiration Date: 06/21/2023
Number of Guarantors: 1	Credit Report Expiration: 09/04/2023
Entity Approval Status: Approved	Background Expiration: 09/05/2023

Exposure Limit
Exposure Limit Current Amount: \$2,000,000.00

Property Conditions
<ol style="list-style-type: none"> 1. New Construction experience - Max of five (5) New Construction projects allowed 2. All exposure limits over \$1MM LOC-P loans must close in a borrowing entity.

Schedule of Guarantors								
<table> <tr> <td>Guarantor 1: Terry Coley</td> <td>Guarantor 5:</td> </tr> <tr> <td>Guarantor 2:</td> <td>Guarantor 6:</td> </tr> <tr> <td>Guarantor 3:</td> <td>Guarantor 7:</td> </tr> <tr> <td>Guarantor 4:</td> <td>Guarantor 8:</td> </tr> </table>	Guarantor 1: Terry Coley	Guarantor 5:	Guarantor 2:	Guarantor 6:	Guarantor 3:	Guarantor 7:	Guarantor 4:	Guarantor 8:
Guarantor 1: Terry Coley	Guarantor 5:							
Guarantor 2:	Guarantor 6:							
Guarantor 3:	Guarantor 7:							
Guarantor 4:	Guarantor 8:							

What You Provided to FACo
Requested Exposure Limit: \$5,000,000.00
Total Experience: 17
New Construction Experience: 15
Net Worth: \$1500000

What FACo Validated
Approved Exposure Limit: \$2,000,000.00
Total Experience: 8
New Construction Experience: 7
Net Worth: \$0.00
FICO Score: 697
NO FICO Borrower: No
Foreign National: No
Pro Builder Eligible: Not Eligible

FACo Contacts								
<table> <tr> <td>Sales Rep: Michael Royal</td> <td>Phone: 704-317-5308</td> </tr> <tr> <td>Email: mike.royal@financeofamerica.com</td> <td></td> </tr> <tr> <td>Client Relations Specialist: Ashley Vittorini</td> <td>Phone: 331-998-4349</td> </tr> <tr> <td>Email: ashley.vittorini@financeofamerica.com</td> <td></td> </tr> </table>	Sales Rep: Michael Royal	Phone: 704-317-5308	Email: mike.royal@financeofamerica.com		Client Relations Specialist: Ashley Vittorini	Phone: 331-998-4349	Email: ashley.vittorini@financeofamerica.com	
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Client Relations Specialist: Ashley Vittorini	Phone: 331-998-4349							
Email: ashley.vittorini@financeofamerica.com								

Business Partner
Contact: N/A
Phone: N/A
Email: N/A
Lender Paid Compensation*:
<i>*Already included in pricing above</i>

¹Until 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.

CHDO BY SUNRISE CITY, INC.

5115 NORTH DIXIE HIGHWAY
Pompano Beach, Florida 33069
(561)702-6557 Cell
sunrisechdo@gmail.com

Residence

Toby T. Philpart -President
License# CRC1332466

Bid Proposal:

Date: February 10, 2023
Estimate: 2023-82
Expiration Date: September 10, 2023

Owner: **Telco Investments LLC**
Address: 424 Douglas Court
City/State: Fort Pierce, FL 34950
Project: **New Duplex**

Scope of Work:

Plans, Architect, Engineer	\$22,717.00 Permits	
	\$24,000.00	
Site Prep, Clearing, Grading, Demolition		\$15,000.00
Foundation/Structural, Concrete, Walls		\$40,000.00
Framing, Trusses, Sheathing		\$33,000.00
Roof		\$25,000.00
Exterior Windows & Doors		\$16,787.00
Plumbing Rough-In		\$18,000.00
Electrical Rough-In		\$20,000.00
HVAC Rough-In		\$18,000.00
Exterior Finish (Sliding, Veneer, Paint)		\$16,000.00
Insulation (Walls & Ceiling)		\$ 6,000.00
Interior Walls & Ceiling (Includes wall tile)		\$14,000.00
Cabinets/Vanities (Countertops)		\$20,000.00
Interior Trim, Doors, Mirrors		\$ 9,000.00
Interior Paint		\$ 8,000.00
HVAC: Finish (Furnace, condenser)		\$ 6,500.00
Floor covering (carpet, vinyl, wood, tile)		\$12,000.00
Plumbing: Fixture		\$ 7,500.00
Electrical: Fixture		\$ 5,000.00
Appliances		\$10,000.00

Concrete (garage, driveway, walks)	\$ 16,000.00
Water/Sewer (includes well, septic and city): Connections Rough-in	\$ 8,000.00
Deck/Patio/Pool/Other Exterior Structures	\$ 3,000.00
Landscaping	\$ 7,000.00
Property Budget	\$ 385,502.00
Contractors Fee	\$ 38,550.00
Contingency Fee	\$ 38,550.00
Total	\$ 462,602.00

All proposals are guaranteed to be specified. All work to be completed in workmanlike manner according to standard practices. Any alteration or deviation from above specifications 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 submitted or it is void thereafter at the option of the Undersigned.

Authorized Signature: Toby Whiplant
 CHDO BY Sunrise City, Inc.

Date: Feb 10, 2023

Accepted Signature: Tessy Coley
 Telco Investments, LLC

Date: 2/12/23

GENERAL NOTES

THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN WRITING PRIOR TO SUBMITTING HIS BID.

THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO THE SUBMISSION OF ANY BIDS, AND VERIFY THE ARCHITECT'S DIMENSIONS, DETAILS AND INFORMATION PERTAINING TO THE PROJECT. IF ANY DISCREPANCIES, CONFLICTING INFORMATION, ERRORS OR OMISSIONS ARE PRESENT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY IN WRITING. ANY DISCREPANCY OR CONFLICT NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO THE FINAL BID SUBMISSION SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY PUBLIC LIABILITY, PROPERTY, AND WORKMENS COMPENSATION INSURANCE. VALID CERTIFICATES OF ALL SHALL BE PROVIDED.

THE CONTRACTOR SHALL INCLUDE ALL WORK NECESSARY TO ASSURE THE PROJECT'S COMPLIANCE WITH THE MOST STRINGENT REQUIREMENTS OF THE FLORIDA BUILDING CODE, CURRENT LOCAL EDITION, NFPA-101 AND ALL OTHER REGULATION CODES.

THE CONTRACTOR SHALL OBTAIN ALL PERMITS, AND SECURE ALL CERTIFICATES OF INSPECTION AND OCCUPANCY THAT ARE REQUIRED BY THE GOVERNING JURISDICTION. THE OWNER SHALL RECEIVE A COPY OF THE PERMIT UPON ISSUANCE.

THE CONTRACTOR SHALL REFERENCE THE BUILDING SHELL DRAWINGS FOR ALL INFORMATION RELATIVE TO THE BUILDING SHELL AND FOR COORDINATION OF NEW WORK.

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS/VENDORS SHALL FAMILIARIZE THEMSELVES WITH AND CONFORM TO ALL REQUIREMENTS SET FORTH BY THE BUILDING OWNER OR MUNICIPALITY RELATIVE TO THE HOURS OF WORK.

THE CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE COORDINATION ALL SUBCONTRACTORS, SUPPLIERS AND VENDORS.

THE CONTRACTOR SHALL NOT ALLOW ON THE PROJECT ANY MATERIALS CONTAINING ASBESTOS, PETROLEUM OR P.O.S. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND DISTRIBUTING ALL CURRENT DRAWINGS TO THE SUBCONTRACTORS/VENDORS AS WELL AS SUPERVISING AND COORDINATING THE WORK OF ALL TRADED IN ACCORDANCE WITH THE SPECIFICATIONS AND MAKING ADJUSTMENTS IN LAYOUT AS REQUIRED. THE ARCHITECT SHALL BE NOTIFIED PRIOR TO THE EXECUTION OF THEIR REVISIONS TO AVOID CONFLICT BETWEEN TRADES FOR PROPER EXECUTION OF THE WORK.

THE CONTRACTOR SHALL INSTALL ANY APPARATUS, APPLIANCE, MATERIAL OR WORK NOT SHOWN ON THE DRAWINGS BUT MENTIONED IN THE SPECIFICATIONS, OR VICE VERSA, OR ANY INCIDENTAL ACCESSORIES NECESSARY FOR COMPLETION OF THE WORK FOR OPERATION WITHOUT ADDITIONAL EXPENSE TO OWNER.

THE CONTRACTOR SHALL COORDINATE ALL OWNERSHIP SUPPLIED ITEMS AND INCORPORATE THE INSTALLATION INTO THE CONSTRUCTION SCHEDULE.

THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY UTILITIES INCLUDING ELECTRICAL, WATER, AND TELEPHONE REQUIRED FOR THE COMPLETION OF THE PROJECT.

THE CONTRACTOR SHALL HAVE A DIGITAL CAMERA ON SITE TO DOCUMENT ANY ISSUES THAT MAY NEED TO BE CLARIFIED. THESE PICTURES SHALL BE EMAILED TO THE ARCHITECT ALONG WITH AN RFI FOR CLARIFICATION.

THE CONTRACTOR SHALL PROVIDE AT ALL TIMES PROTECTION FROM THE WEATHER AND EXCESSIVE DUST THAT MAY IN ANY WAY DAMAGE THE WORK, MATERIAL, FIXTURES AND EQUIPMENT OR PRESENT DANGER TO PERSONNEL. ANY WORK UNDER CONTRACT BY THE GENERAL CONTRACTOR DAMAGED BY A FAILURE TO PROVIDE ADEQUATE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK AT THE SOLE EXPENSE OF THE CONTRACTOR.

THE CONTRACTOR SHALL MAINTAIN THE JOB SITE FREE FROM RUBBISH AND DEBRIS. DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL CONFORM TO BUILDING REGULATIONS.

THE CONTRACTOR SHALL RUN FIRE RATED WALLS AND PARTITIONS TO THE UNDERSIDE OF RATED ROOF CEILING ASSEMBLY ABOVE. TAPE AND SEAL JOINTS. PROVIDE FIRE DAMPERS AT DUCT PENETRATIONS AS REQUIRED BY CODE. TAPE AND SEAL OTHER PENETRATIONS TO MAINTAIN INTEGRITY OF FIRE-RATED PARTITION USING ONLY UL APPROVED MATERIAL.

THE CONTRACTOR SHALL FINISH GYPSUM WALLBOARD ABUTTING OTHER MATERIAL WITH METAL EDGE STRIPS, CONCEAL PIPING, DUCTWORK AND CONDUIT.

THE CONTRACTOR SHALL BACK ALL ELECTRICAL CABINETS, FIRE EXTINGUISHERS, CABINETS AND OTHER RECESSED EQUIPMENT LOCATED IN FIRE-RATED WALLS WITH 5/8" TYPE 'X' GYPSUM BOARD AS REQUIRED TO MAINTAIN THE RATING.

THE CONTRACTOR SHALL PROVIDE BRACING OR BLOOMING AS REQUIRED TO SUPPORT WALL HOOKING EQUIPMENT, CABINETS, GRILLES, DOORS, WINDOWS, ETC.. WOOD BLOOMING SHALL BE FIRE RETARDANT TREATED. METAL STUDS MAY BE USED IN LIEU OF WOOD BLOOMING.

THE CONTRACTOR SHALL NOT CUT ANY STEEL, WOOD, OR OTHER MAIN STRUCTURAL MEMBERS WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.

ANY ROOM, WALL, FLOOR, OR CEILING FINISH NOT SCHEDULED SHALL BE ASSUMED TO BE IDENTICAL TO THE CLOSEST ROOM OF SIMILAR USE AND TYPE FOR PURPOSES OF BIDDING AND CONSTRUCTION.

NOTIFY THE ARCHITECT IN WRITING OF ANY OBSERVED APPARENT DISCREPANCIES IN WRITING PRIOR TO COMMENCING WITH THE WORK.

ANY DETAIL NOT SPECIFICALLY REFERENCED SHALL BE ASSUMED TO BE SIMILAR TO THAT SHOWN IN THE CLOSEST POSITION WHERE A SIMILAR CONDITION OCCURS FOR THE PURPOSES OF BIDDING AND CONSTRUCTION. NOTIFY THE ARCHITECT IN WRITING OF ANY OBSERVED APPARENT DISCREPANCIES PRIOR TO COMMENCING WITH THE WORK.

WHERE TWO OR MORE DETAILS, MATERIALS, OR CONDITIONS OCCUR IN APPARENT CONFLICT, THE CONTRACTOR SHALL INCLUDE THE MOST COSTLY SOLUTION IN HIS BID AND NOTIFY THE ARCHITECT OF ANY APPARENT DISCREPANCIES PRIOR TO START OF CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE UPON COMPLETION OF THE WORK A SET OF "AS-BUILT" NEATLY MARKED UP PLANS, THE ELECTRICAL DRAWINGS "AS-BUILT" DRAWINGS SHALL BE INCLUDED. THESE DRAWINGS SHALL BE TRANSMITTED TO THE OWNER.

OWNER, SUBCONTRACTOR, SUPPLIER, ETC., SHALL VERIFY ALL DIMENSIONS, PLANS, SPECIFICATIONS, CONDITIONS AT JOBSITE, ETC. PRIOR TO STARTING ANY WORK AND WITHIN 7(7) SEVEN CALENDAR DAYS OF BUILDERS RECEIPT OF THESE PLANS SHALL NOTIFY THE DESIGNER (IN WRITING ONLY) OF ANY AND ALL DISCREPANCIES (WHETHER DISCREPANCIES ARE ERRORS OF COMMISSION OR OMISSION OR NOT). OTHERWISE THE DESIGNER WILL ASSUME NO RESPONSIBILITY FOR ANY ERRORS, AND THE SUBCONTRACTOR, SUPPLIER, ETC. SHALL ASSUME FULL RESPONSIBILITY FOR ANY ERRORS AND CORRECT ERRORS AT THEIR OWN EXPENSE. NOTE: ALL DIMENSIONS ARE NOMINAL TO FACE OF STUD, STEM WALL, OR MUDJOL THIS FOOTINGS UNLESS OTHERWISE NOTED. THE DESIGNER DOES NOT HAVE ANY FIELD SUPERVISION NOR CONSTRUCTION ADMINISTRATION ON THIS PROJECT. ALL CONTRACTORS AND SUBCONTRACTORS SHALL HOLD HARMLESS THE DESIGNER FOR ANY PERSONAL INJURY OR DAMAGE TO THE PROJECT OR TO ADJACENT PROPERTIES AND REMISES. SOIL: ASSUMED BEARING VALUES FOR UNDISTURBED SAND, OR SAND AND ROCK SOIL SHALL BE 2500 P.S.F. THE ASSUMED SOIL CONDITIONS W/ 2500 P.S.F. IS CAPABLE OF SUSTAINING THE CONSTRUCTION OF A ONE OR TWO STORY RESIDENCE. SITE WORK: FILL UNDER ALL SLABS SHALL BE CLEAN SAND AND SHALL BE COMPACTED TO MINIMUM OF 95% DENSITY AS PER ASTM D-1557. CONTRACTOR SHALL VERIFY AFTER COMPACTION. CONCRETE: ALL CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 2500 P.S.F. 28 DAYS UNLESS NOTED OTHERWISE. CONCRETE PER ASTM C99. CONCRETE WORK PER ACI 301.

ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. SHALL BE REQUESTED IN WRITING ONLY BY THE BUILDER OR THE OWNER TO THE DESIGNER. ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC. NOT MADE BY THE DESIGNER WILL FULLY UNCONDITIONALLY AND TOTALLY RELEASE THE DESIGNER FROM ANY AND ALL RESPONSIBILITY, CLAIMS, OR LIABILITIES AGAINST THE DESIGNER FOR CULPABILITY, ETC. FROM DATE SHOWN ON PLANS ORIGIN UNTIL THE END OF TIME.

REBAR: ALL REINFORCEMENT STEEL TO BE ASTM A-615 GRADE 60, BENT, LAPPED AND PLACED IN ACCORD WITH THESE DRAWINGS AND THE LATEST SPECIFICATIONS IN ACI 318.

CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL COORDINATION AND SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO POURING OF FLOOR SLABS, FOOTINGS, OR PADS.

THESE PLANS AS DRAWN AND NOTED COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.

LUMBER USED FOR JOISTS, RAFTERS, TRUSSES, COLUMNS, BEAMS AND JO STRUCTURAL MEMBERS SHALL BE STRESS GRADE NOT LESS THAN (b = 1000 PSI) UNLESS OTHERWISE SPECIFIED. REFER TO STRUCTURAL DRAWINGS. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE TO BE PRESSURE TREATED.

APPLY AND/OR INSTALL ALL PRODUCTS AND MATERIALS ACCORDING TO MANUFACTURERS PUBLISHED INSTRUCTIONS OR, IF NO INSTRUCTIONS EXIST, INSTALL PER STANDARD INDUSTRY PRACTICES.

SMOKE DETECTORS TO BE POWERED BY HOUSE ELECTRIC SERVICE AND HAVE BATTERY BACKUP. MULTIPLE DETECTORS MUST BE INTERCONNECTED AS PER F.B.C. SECTION 906.2.5.

MIRRORS OVER 9 S.F. SHALL BE ANCHORED TO STUDS.

ALL VERTICAL ELEVATION DATUM FOLLOWED BY "AFF" (ABOVE FINISHED FLOOR) IS REFERENCED FROM THE 0'-0" FINISHED FLOOR, IF NOT FOLLOWED BY "AFF" THE VERTICAL ELEVATION DATUM IS REFERENCED FROM THAT ROOM'S FLOOR ELEVATION.

TRUSS MANUFACTURER SHALL SUBMIT THREE (3) COPIES OF SHOP DRAWINGS AND ENGINEERING CALCULATIONS, SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER, OF THEIR ROOF TRUSS DESIGN FOR APPROVAL INCLUDING ONE (1) COPY FOR ARCHITECTS REVIEW PRIOR TO FABRICATION. TRUSSES TO BE DESIGNED TO CARRY LOADS OF MISCELLANEOUS EQUIPMENT. COORDINATE LOCATIONS WITH CONTRACTOR PRIOR TO FABRICATION AND INDICATE ON TRUSS DRAWINGS. IF THERE IS A DISCREPANCY ON THE DOCUMENTS THE TRUSS MANUFACTURER SHALL NOTIFY THE DESIGNER AND CLOUD THE AREA IN QUESTION ON THE TRUSS MANUFACTURERS SHOP DRAWINGS. IF ANY DEVIATIONS ARE MADE BY THE TRUSS MANUFACTURER WITHOUT NOTIFICATION TO THE DESIGNER, TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR ANY CORRECTIONS DEEMED NECESSARY AND ABSORB ALL COSTS INCURRED. ALL CONNECTOR STRAPS SHALL BE OF GALVANIZED STEEL, ASTM A449-75 GRADE A (19" 35,000 PSI). ALL STEEL BEAT DETAILS SUPPORTING OTHER TRUSSES SHALL BE COORDINATED WITH THE TRUSS MANUFACTURER FOR SIZE AND BOLT SPACING REQUIREMENTS. (SEE PLAN). TRUSS BRACING SHALL CONFORM TO F.B.C. SECTION 2319.17.1.2. FOR CLOS DIRECTLY ATTACHED TO UNDERSIDE OF TRUSSES, AND SECT. 2319.17.1.3. FOR CLGS DIRECTLY ATTACHED TO TOP FURNISH STRIPS. TEMPORARY & PERMANENT BRACING TO BE IN ACCORDANCE WITH T.P.1. PROCEDURES.

PROJECT INFORMATION

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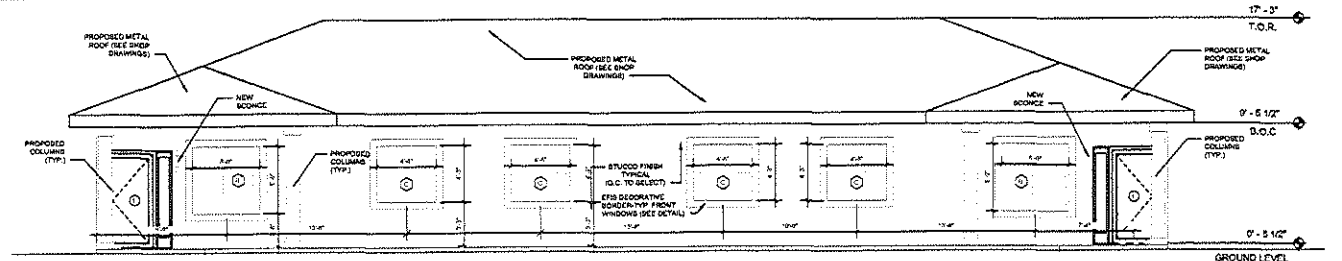
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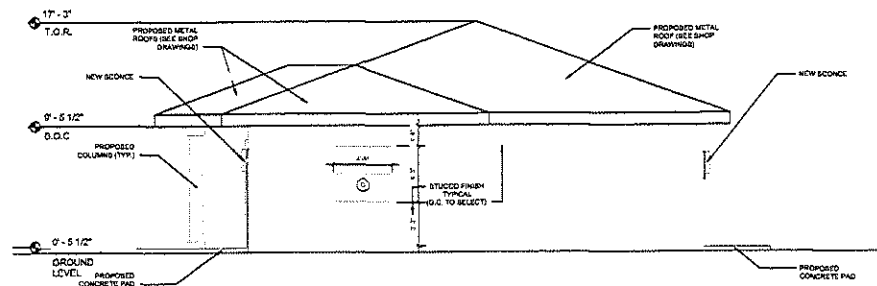
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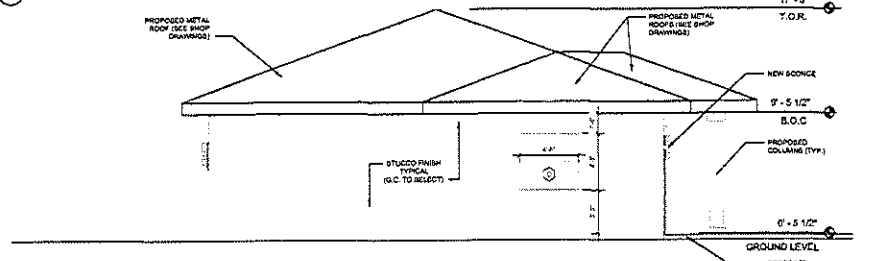
1 FRONT ELEVATION

1/4" = 1'-0"



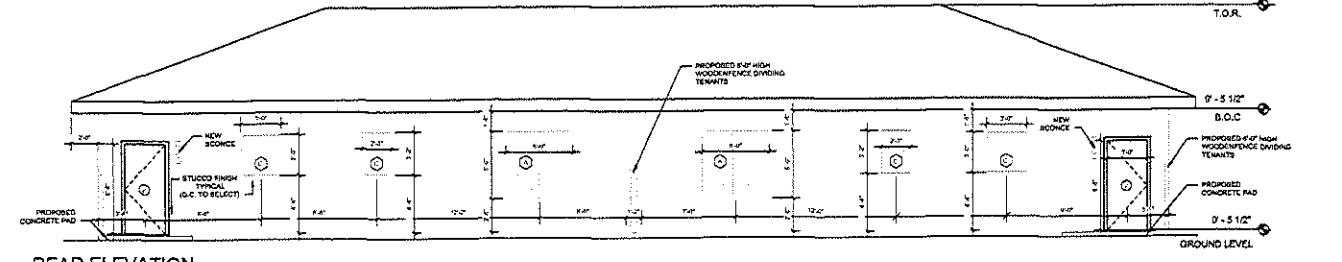
2 LEFT ELEVATION

1/4" = 1'-0"



3 RIGHT ELEVATION

1/4" = 1'-0"



4 REAR ELEVATION

1/4" = 1'-0"

WINDOW NOTE IN BATHROOM

WINDOW GLAZING IN WET SURFACES WITHIN 60" HORIZONTALLY WITH VERTICAL EDGE LESS THAN 60" A.P.F. SHALL BE CATEGORY II SAFETY GLAZING - FBC RS08.4.5 & TABLE R308.3.1 (1). BATHROOM WINDOW SHALL BE OF CATEGORY 'II' SAFETY GLAZING.

CONTRACTOR NOTE

-CONTRACTOR TO FIELD VERIFY ALL STRUCTURAL COLUMNS, BEAMS AND LOAD BEARING WALLS PRIOR TO INSTALLATION OF ANY AND ALL EXTERIOR WINDOW OR DOOR.
-ANY DEVIATIONS FROM CONSTRUCTION DRAWINGS SHALL REQUIRED ARCHITECT'S APPROVAL PRIOR TO CONSTRUCTION.

DUPLEX
 510 DUNDAS COURT
 FT. PIERCE, FL 34951

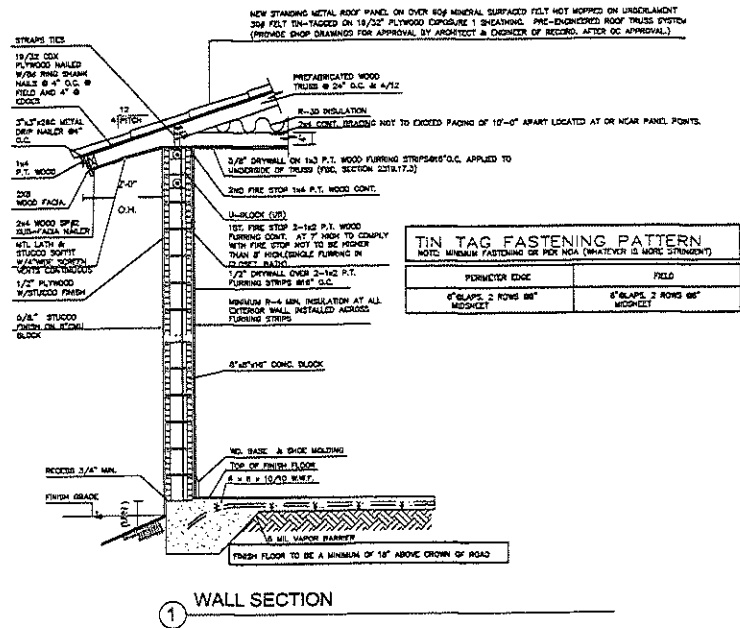
AKA ENGINEERING, INC.
 7446 NW 115 TH TERRACE
 Parkland, Florida 33076
 Phone: 813 332 4807 Fax: 813 332 4811
 Email: akainc@akainc.com

DATE: 04-27-2022
 DESIGNER: EAK
 DRAWN BY: CP
 PLAN REVIEW:

This drawing is property of AKA ENGINEERING and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project.

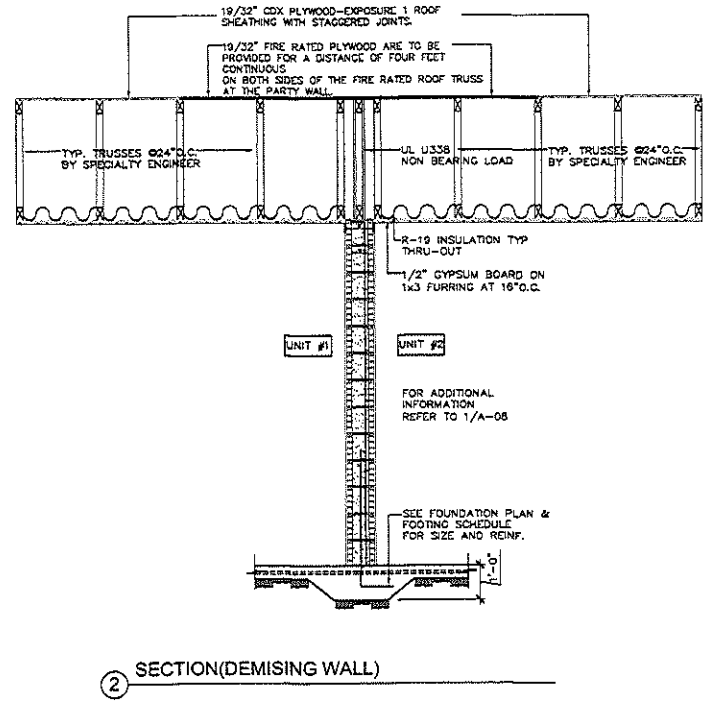
ELEVATIONS
A-05

C:\Users\akainc\OneDrive\Documents\Projects\510 Dundas Court Duplex\510 Dundas Court Duplex.dwg, 5/12/2022 10:51:37 AM, DWG, 15.84 MB



TIN TAG FASTENING PATTERN
NOTE: MINIMUM FASTENING OR PEX NAIL (WHATEVER IS MORE STRINGENT)

PERIMETER EDGE	FIELD
6" SLAPS, 2 ROWS @ 8" MINIMUM	6" SLAPS, 2 ROWS @ 8" MINIMUM



ILLUSTRATION

CONSTRUCTION

NOMINAL 2x4 FLAT 24" O.C. SINGLE WALL

1 LAYER 5/8" GYPSUM EACH SIDE (UL CLASSIFIED FOR USE IN L501, C512, OR U305)

GYPSUM WALLBOARD, WOOD STUDS

ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF EITHER OR 2x4 WOOD STUDS, TURNED FLATWISE, 24" O.C. WITH 6d CEMENT-COATED NAILS 1 7/8" LONG, 0.0015" SHANK, 1/4" HEADS, 7" O.C.

UL DESIGN U338
NON-LOAD BEARING

C:\Users\jra\OneDrive\Documents\Projects\510 Dundas Court\510 Dundas Court.dwg, 11/20/2022 10:00:00 AM, 11/20/2022 10:00:00 AM, 11/20/2022 10:00:00 AM, 11/20/2022 10:00:00 AM

510 DUNDAS COURT
FT. PIERCE, FL 34951

ARA ENGINEERING, INC.
7446 NW 112 TH TERRACE
Fort Lauderdale, Florida 33306
Telephone 954-771-6407 Fax 954-770-0441
Email ara@ara-engineering.com

DATE: 04-27-2022
DESIGNER: DAR
DRAWN BY: CP
PLANK REVIEW:

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SECTION

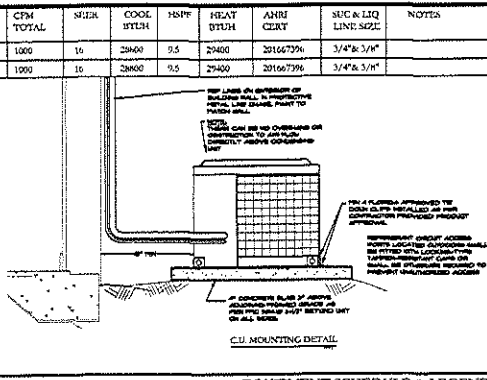
A-08

SYS #	TONS	MANUF.	HEAT PUMP UNIT MODEL	MCA/MOCP	A.H.U. UNIT MODEL	CFM TOTAL	SEER	COOL BTU/H	HSPF	HEAT BTU/H	AHRI CERT	SEC & LIQ LINE SIZE	NOTES
1	2.5	GOODMAN	GSZ160013P	17A/30	ASPT37C14A*	1000	16	28600	9.5	24000	20166736	3/4" & 3/8"	
2	2.5	GOODMAN	GSZ160013P	17A/30	ASPT37C14A*	1000	16	28600	9.5	24000	20166736	3/4" & 3/8"	

FAN SCHEDULE					
FAN #	CFM	MANUF.	MODEL #	VOLTS	AMPS
EP-1	50-110	PANASONIC	FW-051VQ3	120	0.27

- 19x10 SUPPLY GRILLE
- 6x6 SUPPLY GRILLE
- RETURN AIR DUCT
- SUPPLY AIR DUCT
- 4" Ø FLEX DUCT
- 3/4" PVC DRAIN LINE

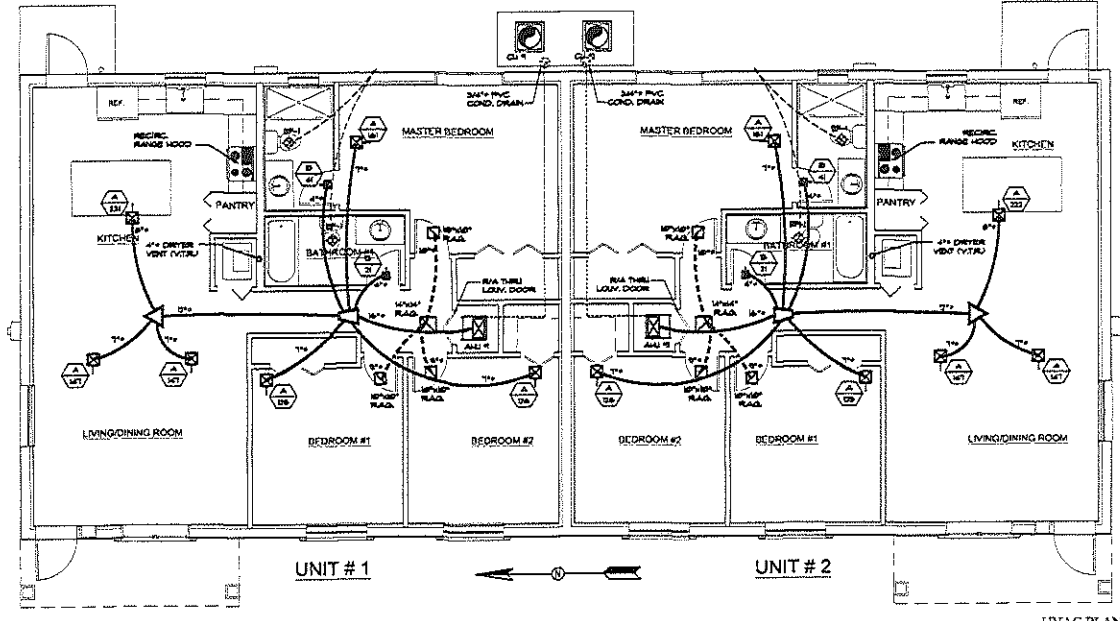
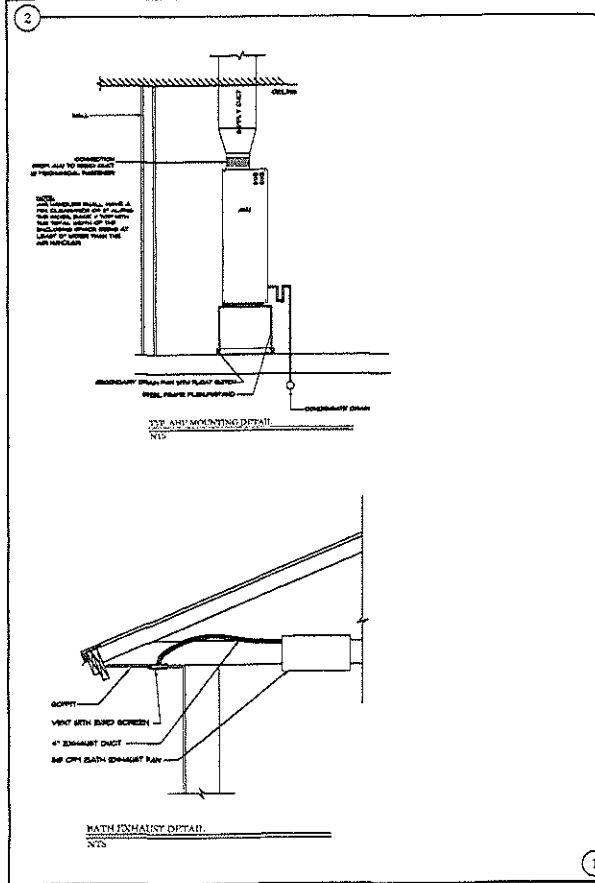
NOTE:
THE REAT LOAD CALCULATIONS FOR THIS PROJECT WERE CALCULATED USING THE FOLLOWING GLAZING PENETRATION DATA:
U:1.01 SHGC:0.48



EQUIPMENT SCHEDULE & LEGEND

- PROVIDE & INSTALL A FILTERED RE-CIRCULATING UNIT, A/C COMPRESSOR, DUCTWORK AND AIR OUTLETS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED.
- MECHANICAL EQUIPMENT & FITTINGS SHALL BE PROVIDED AS SHOWN ON THE DRAWINGS. WORK SHALL INCLUDE TRIM AND RELATED CONSTRUCTION AS REQUIRED.
- PROVIDE UNDISTURBED, WELL TRAINED WORKERS COMPETENT TO COMPLETE THE WORK AS SPECIFIED.
- UNLESS APPROVED BY THE DESIGNER, PROVIDE RELATED PRODUCTS AND ACCESSORIES FROM ONE MANUFACTURER.
- ALL WORK SHALL COMPLY WITH MANUFACTURER'S SPECIFICATIONS.
- SUB-CONTRACTOR SHALL PROVIDE COPIES OF MANUFACTURER'S INSTALLATION, MAINTENANCE & WARRANTY INFORMATION.
- VERIFY LAYOUT AND C.P.M. REQUIREMENTS SHOWN ON DRAWINGS AND NOTIFY DESIGNER OF DISCREPANCIES.
- EXAMINE AND VERIFY THAT JOB CONDITIONS ARE SATISFACTORY FOR ACCEPTABLE WORK.
- MAINTAIN AND USE UP-TO-DATE TRADE STANDARDS AND MANUFACTURER'S INSTRUCTIONS.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES.
- DUCTWORK SHALL BE 1/2" MINIMUM D POINTS PER CUBIC FOOT DENSITY FIBERGLASS WITH VAPOR BARRIER IN ACCORDANCE WITH ASHRAE AND SMACNA STANDARDS. DUCTWORK AND COMPONENTS SHALL BE CLASS 1 IN ACCORDANCE WITH 181 TESTS.
- DUCT SHALL BE CLASS 0 OR 1 IN ACCORDANCE WITH SMACNA STANDARDS 90A OR 90B AND FBC 3603.4 - METALLIC DUCTS SHALL BE CONSTRUCTED AS SPECIFIED IN THE SMACNA HVAC DUCT CONSTRUCTION STANDARDS-METAL AND FLEXIBLE. ALL DUCTS SHALL BE INSTALLED STRICTLY AS DIRECTED BY MANUFACTURER. FLEXIBLE DUCTS SHALL BE WITHOUT SAGS OR KINKS. MANUFACTURER'S INSTRUCTIONS SHALL BE AVAILABLE UPON REQUEST BY BUILDING OFFICIAL.
- REFRIGERANT PIPING SHALL BE COPPER, HAND DRAWN TYPE L ACR TYP, DEHYDRATED AND SEALED JOINTS TO BE HIGH TEMPERATURE BRAZING ALLOY NOT LESS THAN 95% SILVER.
- REFRIGERANT SUCTION LINE TO BE INSULATED WITH INSULATION HAVING A THERMAL RESISTIVITY OF AT LEAST R-4 AND HAVING AN EXTERNAL PERFORMANCE NOT EXCEEDING 0.05 PER PWH TESTED IN ACCORDANCE WITH ASTM E-817 FBC-3614.1.6 AND SHALL BE COATED WITH UV PROTECTIVE PAINT WHERE EXPOSED.
- LIQUID AND SUCTION LINES TO BE SIZED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- PROVIDE GASKETS AT ALL GRILLES AND DISPIERSERS.
- DRYER VENT SHALL BE MIN. 26 GAUGE METAL PIPE WITH SMOOTH INTERIOR SURFACE OR APPROVED METAL MATERIAL AND INSTALLED AND UTILIZED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND FBC 304.2. MINIMUM SIZE OF EXHAUST DUCT SHALL BE 4" INTERIOR DIMENSIONS. MAXIMUM LENGTH SHALL NOT EXCEED 20' FROM DRYER LOCATION TO WALL, ROOF CAP OR ENGINEERED EXHAUST SYSTEM WITH BACK DRAFT DAMPER.
- BALANCED AIR RETURN - RETURN AIR SHALL BE 1/2 TIMES THE GROSS SECTIONAL AREA (50 INCHES) OF THE SUPPLY DUCT ENTERING THE ROOM ITS SERVING & THE DOOR HAVING UNRESTRICTED 1" UNDERCUT. ALL SUPPLY AIR INTO THE MASTER SUITE SHALL BE INCLUDED.
- SIZING FOR THE WALL TRANSFER GRILLES SHALL USE 50 SQUARE INCHES TO 10 CFM OF SUPPLY AIR WITH UNRESTRICTED 1" DOOR UNDERCUT.
- DUCTS SHALL NOT BE INSTALLED IN OR WITHIN 6" OF THE GROUND.
- BATH EXHAUST SHALL BE CONSTRUCTED OF METAL AND TERMINATE TO THE EXTERIOR OF THE BUILDING IN ACCORDANCE WITH FBC-M 601.21. DRYER VENT-MIN. 4" GALVANIZED METAL DUCT BE LISTED AND BE LABEL AND CONSTRUCTED AS PER FBC 304.2 AND VENTED TO THE EXTERIOR WITH BACK DRAFT DAMPER AS 304.8.4. AC SHALL BE IN COMPLIANCE WITH FBC RESIDENTIAL 706.2020 EDITION.
- AHU UNITS SHALL HAVE A DRAIN PAN WITH OVERFLOW SHUT OFF SWITCH OR OTHER APPROVED MEANS OF SECONDARY CONDENSATE DRAINAGE.
- MECHANICAL EQUIPMENT AND APPLIANCES SHALL BE LOCATED AT OR ABOVE THE ELEVATION OF SECTION 10.2.4 CONDENSATE DRAIN LINES SHALL DISCHARGE AT LEAST 1 FOOT (25.406) AWAY FROM THE STRUCTURE SIDEWALL, WHETHER BY UNDERGROUND PIPING, TALL EXTENSIONS OR SPLASH BLOCKS, AS PER 2020 FBC-R34.8.
- ALL ENVIRONMENTAL AIR EXHAUST SHALL TERMINATE NOT LESS THAN 3 FEET FROM OPERABLE OPENINGS AS PER 2020 FBC 601.21.
- RETURN AIR OPENINGS SHALL NOT BE LOCATED LESS THAN 180" IN ANY DIRECTION FROM AN OPEN COMBUSTION CHAMBER OR DRAFT HOOD OF ANOTHER APPLIANCE LOCATED IN THE SAME ROOM OR SPACE PER FBC 601.5.
- WHOLE HOME MECHANICAL VENTILATION OPTION REQUIRED, SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE M1507.2.3.10 FBC-302.
- FOR AIR HANDLING UNITS INSTALLED IN ATTIC, POST NOTICE TO HOMEOWNER ON ELECTRICAL SERVICE PANEL PER ITEM 4 UNDER FBC 6 845.3.4.
- THIS PROJECT IS SUBJECT TO AN ENVELOPE LEAKAGE TEST PER 845.4.2, FBC ENERGY CODE.

GENERAL HVAC NOTES



HVAC PLAN

DUPLEX
510 DUNDAS COURT
FT. PIERCE, FL 34951

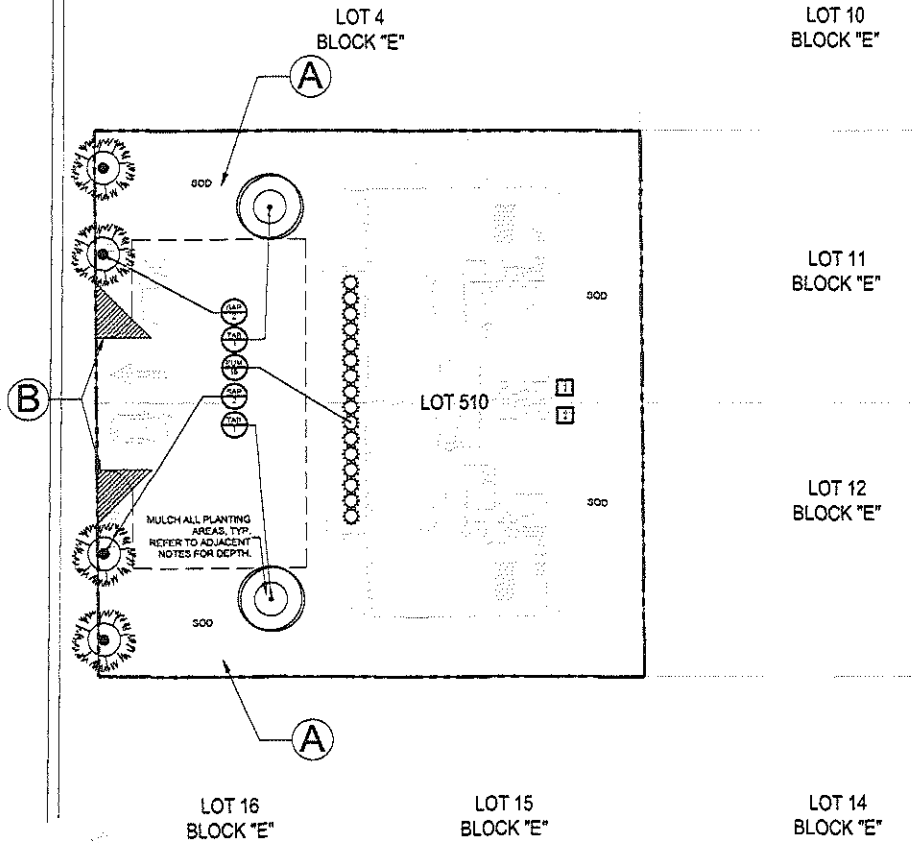
DATE: 04-27-2022
DESIGNER: DWR
DRAWN BY: DM
PLAN REVIEW:

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MECHANICAL
M-00

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CA 30612

DUNDAS STREET | DUNDAS COURT



PERVIOUS & IMPERVIOUS AREA	
TOTAL LOT AREA	= 10,000 S.F.
PERVIOUS AREA (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 ARCA (GREEN)	= 4,154 S.F. (42%)
TOTAL IMPERVIOUS AREA (CONCRETE)	= 5,846 S. F. (58%)

REFER TO SHEET L1.10 FOR PLANT QUANTITIES & SIZES

CITY OF FORT PIERCE LANDSCAPING - DIVISION 2

SINGLE FAMILY & TWO FAMILY DWELLING UNITS

- 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.
- Residential lots must either be fully grass-covered or provided with a combination of grass cover and landscape for the entire ground area, except for impervious areas. Public right-of-way which abuts property on which either a single family or two family residence is the principal structure must be seeded to the back of the curb or edge of the pavement.
- Trees shall be planted, either on the public right of way or land adjacent to the public right of way so as to serve as shade for sidewalks and contribute to the streetscape design of the adjoining roadway.

General Landscaping Requirements

- Plant materials shall meet or exceed the standards for Florida No. 1 as set out in the most current edition of "Grades and Standards for Nursery Plants Part 1 and Part 2", State of Florida, Department of Agriculture, Tallahassee.
- All trees required shall have a Florida No. 1 or better "Grades and Standards" certification tag attached at time of delivery through final inspection.
- Grass seed shall be clean and free of weeds, pests and diseases.
- Trees:
 - 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.
- Tree species shall also be a variety that will have a minimum crown spread and height of 10'-0" at maturity. Three (3) palms may be substituted for one tree.
- Palms are limited to 50% of the total trees required.
- Root Barriers: A root barrier system is required for trees planted within 12'-0" of any "public works". Interior dimensions of such system shall be 10'-0" larger X 5'-0" deep. Root Barrier Types: 6" thick concrete with fiber mesh or an acceptable root barrier product.
- Soil: All landscaped areas shall consist of existing soil mixed with fifty (50) percent recycled top soil. Such soil shall be free of debris, rocks, clay, stones, plants or other foreign materials. Verification of compliance with these soil requirements shall occur as part of the final inspection. Final inspection of required landscape prior to issuance of the certificate of occupancy shall include PH testing to verify compatibility with permitted plantings.
- Mulch: Landscaped areas shall be covered in their entirety with shrubs, ground cover, turf or 2" of organic mulch. Do not place any mulch over the root ball.
- Trees which are balled and burlapped must have the burlap removed and folded down at the time of the planting. All twine or rope must be removed. If wire baskets are used, the upper rows must be cut before planting.
- Planting Techniques: Remove all soil from above the root flare and plant the tree so the top of the root ball is ten (10) percent above the adjacent landscape soil.
- Stakes & Guying: Guywires must be covered with a protective material where it is in contact with the tree. All stakes and guying materials shall be removed after one year.

CODE REQUIREMENTS / PROVISIONS

SECTION 22-18(7) - INTERIOR VEHICULAR USE AREA:

- REQUIRED:**
- 2,076 SF OF VEHICULAR USE AREA / 16 SP = 139 SF OF LANDSCAPE AREA PER LOT.
 - ONE (1) TREE PER 100 SF OF REQUIRED LANDSCAPED AREA: TWO (2) TREES REQUIRED OR (8) PALMS @ 3:1 RATIO.
 - REMAINDER OF AREA TO BE PLANTED WITH GRASS, GROUND COVER OR OTHER LANDSCAPE TREATMENT.

- PROVIDED:**
- 10' SF X 16'-0" WIDE WITH CURBING ON ALL SIDES.
 - 2 TREES PROVIDED.
 - GRASS PROVIDED.

SECTION 22-43 - CLEAR VISION AREAS:

- NO PLANTING, FENCE OR TEMPORARY OR PERMANENT OBSTRUCTION EXCEEDING TWENTY (24) INCHES IN HEIGHT MEASURED FROM THE TOP OF CURB**
- TREE BRANCS OR FOLIAGE BELOW 8'-0" IN HEIGHT

SHEET KEY & NOTES:



PROJECT NAME	DUNDAS COURT - RESIDENTIAL DUPLEX
PROJECT ADDRESS	816 DUNDAS COURT, FT. PIERCE, FLORIDA
DRAWN BY	DAR
CHECKED BY	DAR
DATE	07.05.2022
SCALE	AS SHOWN
SHEET NUMBER	L-1.01

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, FLA
66566

JULY 05, 2022

07.05.2022

DAR

L-1.01