

Prepared by and Return to Sue Meitner,  
an employee of First International Title, Inc.  
201 SW Port St. Lucie Blvd.  
Suite 205  
Port St. Lucie, FL 34984  
File No.: 117130-40

## **WARRANTY DEED**

This indenture made on March 23, 2018, by **Grant Spencer Gilreath**, hereinafter called the "grantor",  
to **Lavitha Tanelus**, whose address is: 709 S 13th St., Fort Pierce, FL 34954 hereinafter called the  
"grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other  
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens,  
remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie  
County, **Florida**, to-wit:

Lots 49 and 50, CHASES SUBD'N, according to the Plat thereof, recorded in Plat Book 4, Page(s) 78 and  
78B of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2409-821-0048-000/0

**The land** is not the homestead of the Grantor under the laws and Constitution of the State of Florida  
and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or  
adjacent to the land.

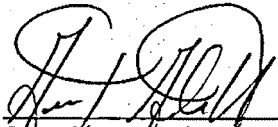
**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all  
applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any  
way appertaining.

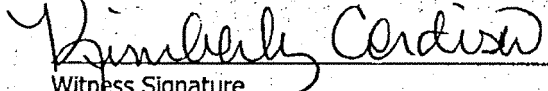
**To Have and to Hold**, the same in fee simple forever.

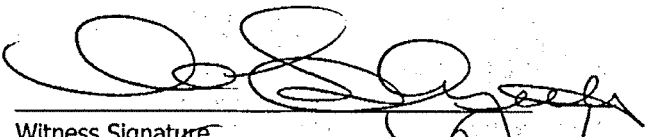
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in  
fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the  
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims  
of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing  
subsequent to December 31st of 2017.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

  
Grant Spencer Gilreath

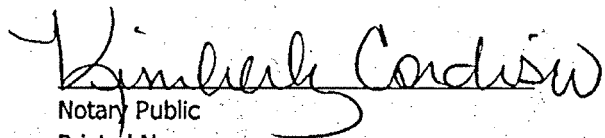
Signed, sealed and delivered in our presence:

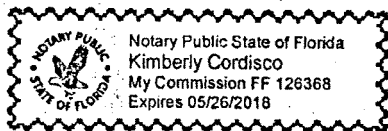
  
Witness Signature  
Print Name: Kimberly Cordisco

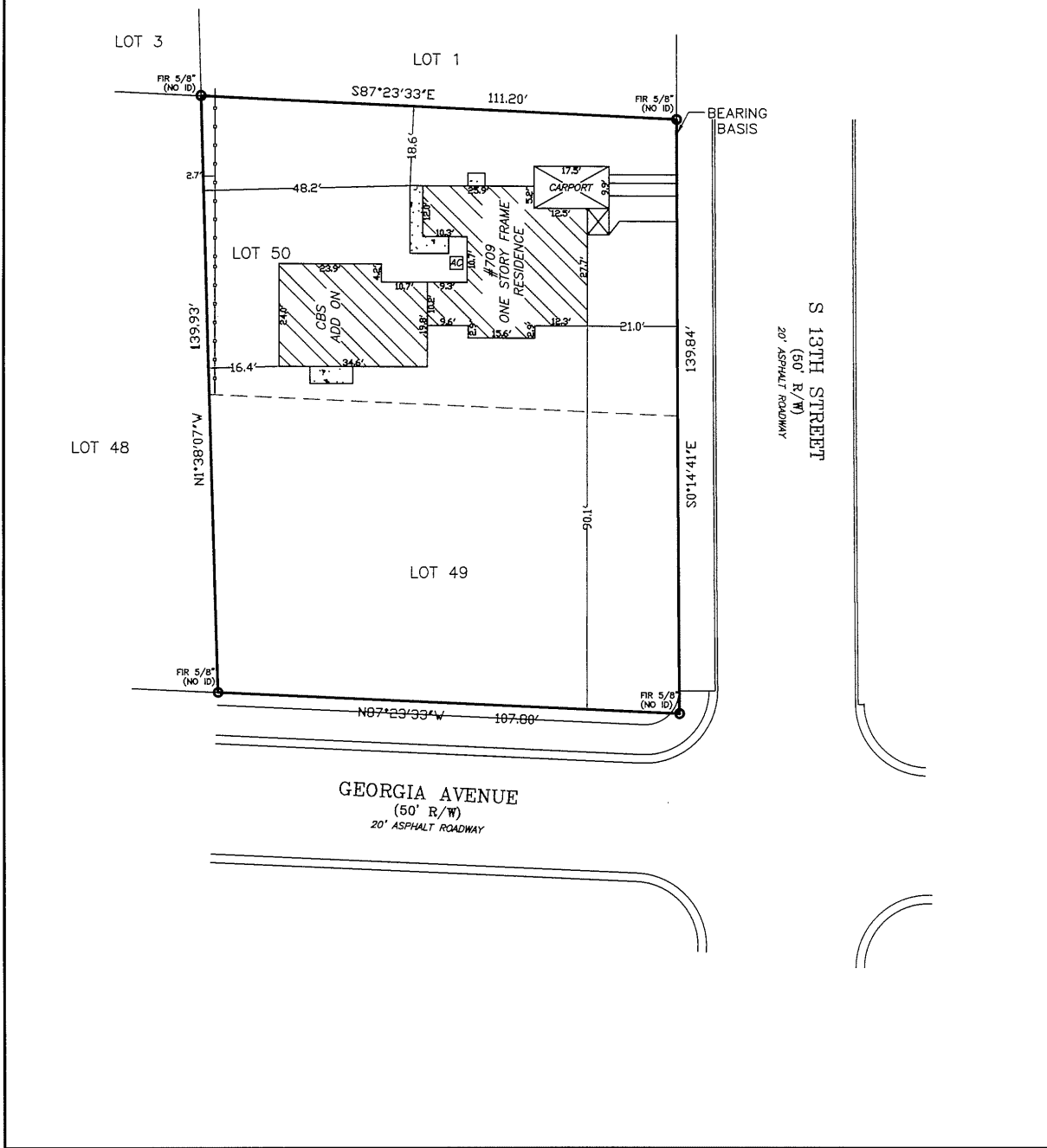
  
Witness Signature  
Print Name: Susan Sheffey

State of Florida  
County of St. Lucie

The Foregoing Instrument Was Acknowledged before me on this 23rd day of March, 2018 by Grant Spencer Gilreath, who is/are personally known to me or who has/have produced a valid Drivers License as identification.

  
Notary Public  
Printed Name:  
My Commission expires:





**NOTES:**  
 ALL BEARINGS AND DISTANCES SHOWN ARE RECORD AND MEASURED, UNLESS OTHERWISE SHOWN.  
 P.U.&D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT.  
 BEARINGS ARE BASED UPON THE RECORD BEARING FOR THE EASTERLY PROPERTY LINE OF LOT 50.

**ELEVATION NOTES:**  
 ALL ELEVATIONS SHOWN ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).  
 PROPOSED FINISHED FLOOR ELEVATION IS SUBJECT TO CHANGE PER HEALTH DEPARTMENT.

EXISTING ELEVATION =  $\text{---}$  PROPOSED ELEVATION =  $\text{---}$  DRAINAGE ARROW =  $\text{---}$

**NORTH ARROW & GRAPHIC SCALE**

**PERMIT NUMBER AND CONTACT**  
 N/A

JOB # - 2108-471	REVISION -
FIELD DATE - 09/07/2021	REVISION -
REVISION -	REVISION -
REVISION -	REVISION -
REVISION -	REVISION -
REVISION -	REVISION -
FLORIDA BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER LB 6912	

**KNOW IT NOW, INC.**  
 PROFESSIONAL SURVEYING AND MAPPING  
 5220 US HIGHWAY 1, #104  
 VERO BEACH, FL 32967  
 PHONE - (888) 396-7770  
 WWW.KINSURVEYORS.COM

GEORGIA AVE

107.80

139.93

LOT 49

LOT 50

DRIVEWAY

15'-2 1/4"

45'-0"

38'-7/4"

9'-1 1/2"

PROPERTY LINE

EXISTING

NEW BUILDING

EXISTING

CARPORT

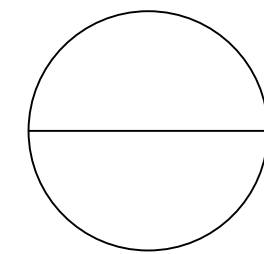
25'-0"

7'-0 1/2"

111.20

139.84

S 13TH STREET



SITE PLAN

SCALE: 1/8" = 1'-0"

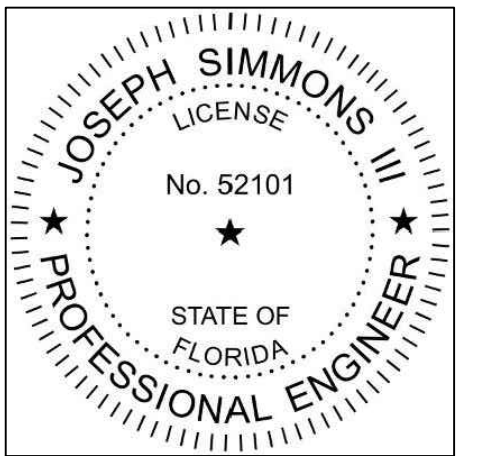
ENGINEERING NOTES: ENGINEERING MEETS OR EXCEEDS 2020 FLORIDA BUILDING CODE 7TH EDITION  
MECH. PLUMB. ENERGY, ACCESSIBILITY, LIFE SAFETY, FIRE CODE AND NEC 2017  
CONSTRUCTION 160MPH WIND SPEED 2. BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE  
MEETS OR EXCEEDS RESISTANCE AND CURRENT COUNTY BUILDING CODES

ENGINEER OF RECORD  
JOSEPH SIMMONS, III, P.E.  
FL. P.E. LIC. NO. 52101  
7619 GRAMERCY DR  
ORLANDO, FL 32818  
407-454-1890  
JOESIMMONS3@GMAIL.CO

13TH STREET  
FORT PIERCE, FL 34950

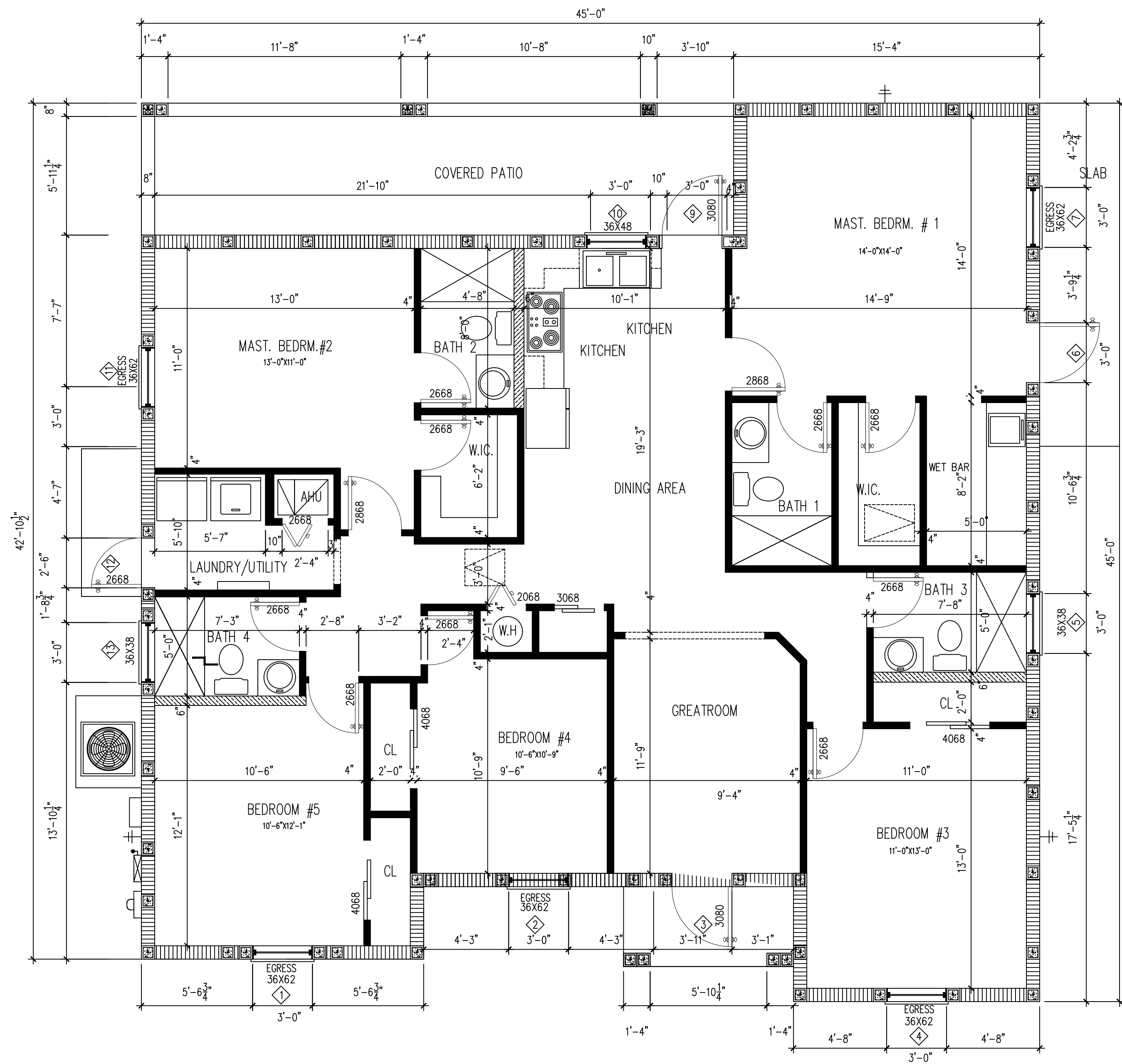
DREAM DESIGN

DATE	DRAWN BY	REVISIONS
	FR	
	CHK BY	
	AS SHOWN	JS



SHEET NO  
**S1**

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOSEPH SIMMONS, ON THE DATETIME STAMP SHOWN USING A DIGITAL SIGNATURE.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES



PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'-0"

LOT: 7,521 SF  
BUILDING: 1,922 SF  
TOTAL USAGE: 25.5%

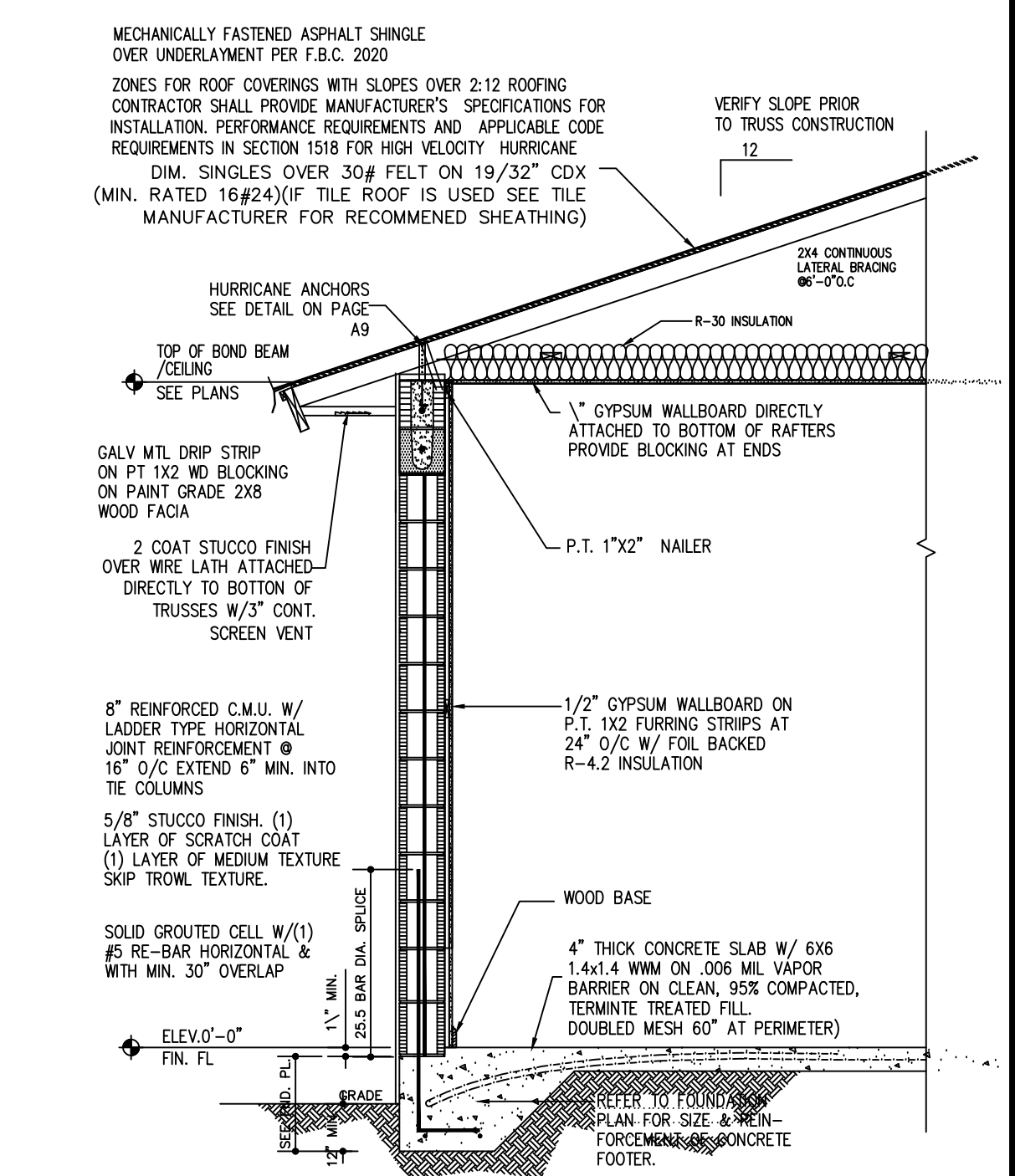
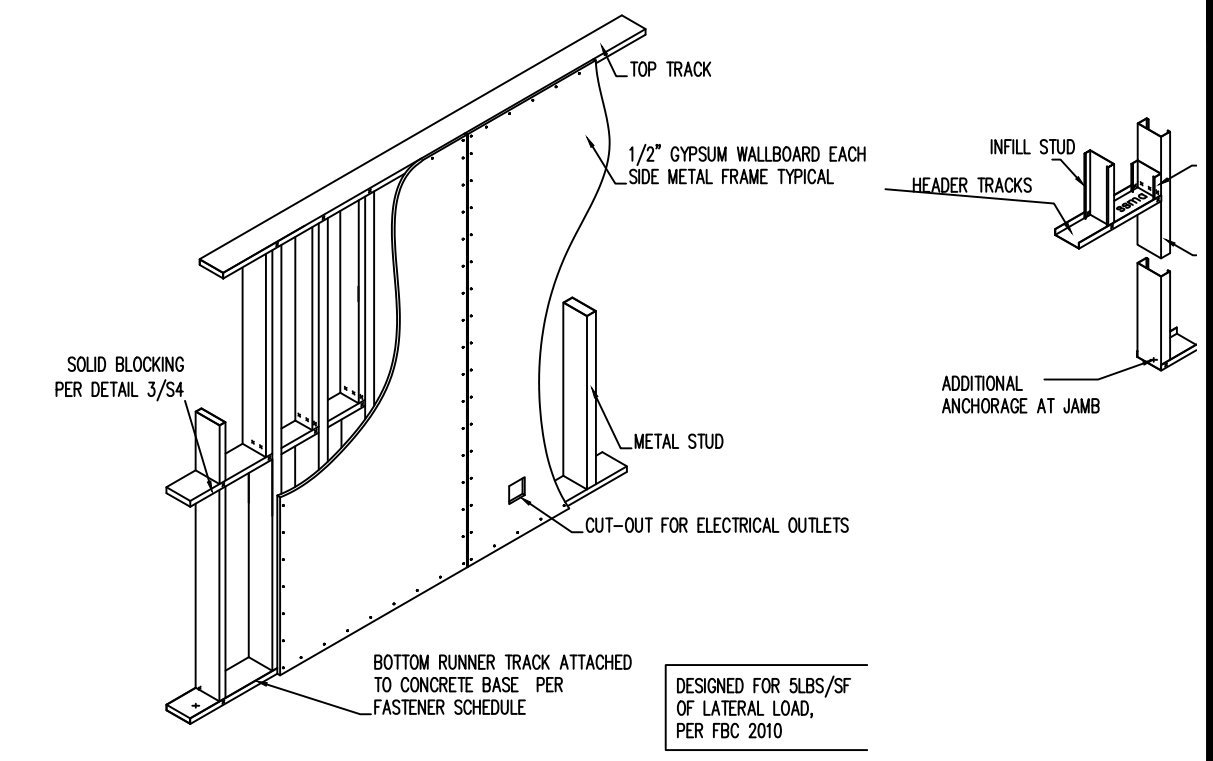
AREA BREAKDOWN	
LIVING AREA =	1,692 SQ. FT.
ENTRY AREA =	34 SQ. FT.
PATIO =	196 SQ. FT.
<b>TOTAL AREA =</b>	<b>1,922 SQ. FT.</b>

VENTILATION OF ATTIC SPACE	
RATIO OF NET FREE VENTILATION TO CEILING =	1/200
ATTIC SPACE TO BE VENTILATED	1,985 SQ. FT.
NET AREA OF SCREEN VENTILATION REQUIRED	9.925 SQ. FT.
SCREEN VENT. =	13.33 SQ. FT.
SIZE AND SPACING OF SCREEN VENTS	7 1/2" x 22" (1.08 SF) @ 8'-0" O.C.
MIN. NUMBER OF REQUIRED SCREEN VENTS	13.33 / 1.08 = 13 SCREEN VENTS
LENGTH FT. OF EACH (SPACING) AVAILABLE	195'-4" Lx. Ft.
NUMBER OF SCREEN VENTS PROVIDED	195'-4" / 8' = 24 SCREEN VENTS
SEE "TYP. WALL SECTION" ON SAME SHEET FOR SCREEN VENT LOCATION	

WALL LEGEND	
	8" CMU BRG WALL
	4" INTERIOR NON-BEARING PARTITION
	6" INTERIOR NON-BEARING PARTITION

- GENERAL NOTES:
- EXTERIOR DOORS & FRAMES TO HAVE WEATHER STRIPPING.
  - UNLESS OTHERWISE NOTED, ALL STRUCTURAL LUMBER SHALL BE #2 YELLOW PINE, OR S.P.F.
  - WINDOWS INDICATED WITH (E) MUST BE MANUFACTURED TO CONFORM TO THE BUILDING CODE WITH RESPECT TO MINIMUM EMERGENCY EGRESS REQUIREMENTS. - SEE SPECIFICATION REGARDING MEAN OF EGRESS BELOW.
  - ALL ATTIC OPENINGS SHALL BE FRAMED WITH 1" x 2" WOOD FRAMING.
  - PROVIDE OUTLET AND SWITCHED LIGHT AT ALL ATTIC ACCESS.
  - ALL INTERIOR DOOR SHALL BE HOLLOW CORE.
  - ALL SHOWER ENCLOSURE GLASS TO BE SAFETY GLAZING.
  - ALL WINDOW FRAMES TO BE SET IN CHALK BEDS.
  - EXTERIOR DOORS & FRAMES TO HAVE WEATHER STRIPPING.
  - EXTERIOR SOFFITS & CLG. SHALL BE CLAD WITH STUCCO OVER EXP. METAL LATH APPLIED PER FBC 2020 CHAPTER 25, SECTION 2508.
  - GENERAL CONTRACTOR SHALL VERIFY ALL MASONRY OPENINGS WITH MANUFACTURER'S LITERATURE.

SPECIFICATIONS REGARDING MEANS OF EGRESS  
THE MODE OF OPERATION OF EGRESS WINDOWS SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN WIDTH, 24" IN HEIGHT, 5.7 SQ. FT. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FINISHED FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR.



WALL SECTION  
SCALE: NTS

City of Port Saint Lucie Building Department PRODUCT Approval Submittal Affidavit

Permit #	Building Address:	Contractor
FL # or Miami Dade	Opening schedule: Swing Doors, Overhead Door, Sliding Doors, Fixed Glass, Windows & Skylights	
FL 14569.6	Product	Attachment Method Type, Size, Spacing, Embedment & Stiffener etc.
FL 14095.1	Window	Impact
FL 15216.1	Underlayment	N/A
FL 14569.6	Door	Impact
Noa 20-0901.11	French Door	Impact

Product	Model #	Manufacturer	Attachment Method Type, Size, Spacing, Embedment & Stiffener etc.	Building Design Pressure	Product Design Pressure
Mullions	Noa 20-084.10	Lovson	5/16" TYPON W/ 1/2" MIN. EMBED WOOD PENETRATION. MIN. EDGE DISTANCE 2 3/4" CONCRETE OR HOLLOW BLOCK		
Roof	FL 1024	Gaf	INSTALL PER MANUFACTURER'S SPECIFICATIONS. 15/32" ROOFING NAILS, 11 OR 12 LONG ENOUGH TO PENETRATE THROUGH PLYWOOD OR 3/4" INTO SOLID DECK & NAILS FOR SHINGLES PLACED 1/2" ABOVE THE BUTT EDGE APPROX. 1" AN 15" FROM EACH END AND 1/2" ABOVE EACH JOINT.		
Sliding Soffit	Shazo		Gauge of Steel		
Hurricane Panels Less than 6' span			Gauge of Steel		
Hurricane Panels 6' span or more			Gauge of Steel		

I have reviewed the above components or cladding and I have approved their use in this structure. These products provide adequate resistance to the wind loads and forces specified by current code provisions.

Name: Wayne Gandy  
Signature: \_\_\_\_\_  
Certification Number: 33134  
Date: \_\_\_\_\_

Please customize the size of this form for your specific structure. It is not intended that you fit the product approval information into the provided spaces. This form is provided as a template.

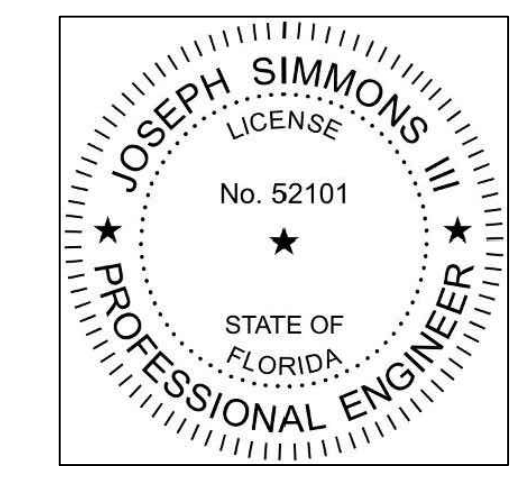
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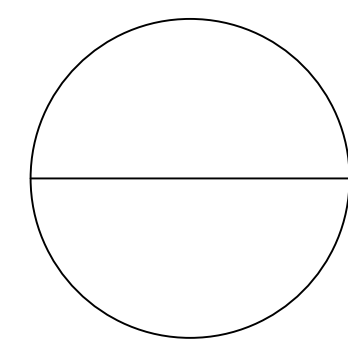
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13TH STREET  
FORT PIERCE, FL 34950

DATE	REVISIONS
	FR
	CHK BY JS
	SCALE AS SHOWN





PROPOSED FRONT ELEVATION

SCALE: NOT TO SCALE

ENGINEERING NOTES: ENGINEERING MEETS OR EXCEEDS 2020 FLORIDA BUILDING CODE 7TH EDITION  
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13TH STREET  
 FORT PIERCE, FL 34950

DREAM DESIGN

DATE	DRAWN BY	REVISIONS
	FR	
	CHK BY	
	AS SHOWN	JS

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