



Community Development

18400 Murdock Circle, Port Charlotte, FL 33948

Phone: 941.743.1201 FAX: 941.764.4907

Zoning: 941.743.1964

www.CharlotteCountyFL.gov

"To exceed expectations in the delivery of public services"

For Office Use Only

Permit Number

20 _____

Application Date

CSR Initials _____

RESIDENTIAL ONE AND TWO SINGLE FAMILY DWELLING DATA SUMMARY SHEET Florida Building Code Sixth Edition (2017)

OWNER NAME: D. R. HORTON, INC. **PROJECT ADDRESS:** Lot 15/1410 21519 Dranson Ave Port Charlotte FL 33952
Number & Street City, State, & Zipcode

Applicable Codes: Building, Mechanical, Plumbing, Accessibility, & Energy Codes - 6th Edition (2017) Florida Building Code, Residential Volume. Electrical Code - NFPA 70 & NEC 2014

Manufacturer's Product Approvals

Doors: SEE ATTACHED Overhead Doors: SEE ATTACHED Windows: SEE ATTACHED
Mitered Glass: SEE ATTACHED Roof Coverings: SEE ATTACHED **Protection of Openings:**
Soffit: SEE ATTACHED Shutters: SEE ATTACHED

Method of Design per Florida Building Code (FBC) R301:

Designer's Name: STRUCTURAL SYSTEM OF NORTH FL

☐ Florida Building Code, 6th Ed (2017) ☒ ASCE 7 ☐ AISI S230 ☐ AF & PA ☐ MAF Guide
☐ ICC 600 ☐ TMS/ASCE ☐ Other: _____

Design Data:

Basic Wind Speed (Vult) 160 mph (Figure R301.2(4)) Risk Category: ☐ I ☒ II
Nominal Design Wind Speed (Vasd) 124 m.p.h. Flood Design Data N/A Final Floor Elevation see site plan
Exposure Category Section (R301.2.1.4) ☐ B ☒ C ☐ D Soil Design Load-Bearing Value 2000 PSF

Structural Forces (Section R301.4 / 301.5 / 3601.6)

Floor Design: Live Load 40 p.s.f. Dead Load SLAB ON GRADE p.s.f.
Roof Design: Live Load 20 p.s.f. Dead Load TC=20 BC=10 p.s.f. Roof Slope 5:12

Window and Door Wind Pressure Design Loading:

Mean roof height 15 ft
Windows + 33.5/-44.8 p.s.f. Doors + 33.5/-44.8 p.s.f. Garage Doors + 29.4/-33.3 p.s.f.

Components and Cladding Design Pressures:

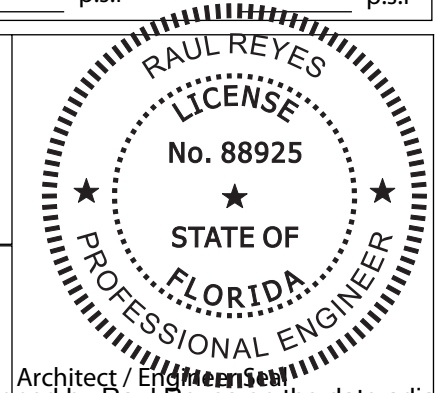
Zone 1: 19.2/-30.6 p.s.f. Zone 2: 19.2/-53.2 p.s.f. Zone 3: 19.2/-78.8 p.s.f. Zone 4: 33.5/-36.3 p.s.f. Zone 5: 33.5/-44.8 p.s.f.

Area Tabulation: TOTAL (Sq. Ft.) 1,900

Living (Sq. Ft.) 1,499 Garage (Sq. Ft.) 385 Lanai (Sq. Ft.) _____
Entry (Sq. Ft.) 16 Storage (Sq. Ft.) _____ Other (Sq. Ft.) _____

I certify to the best of my knowledge and belief that these plans and specifications have been designed to comply with the structural portion of the Building Code for wind, flood and gravity loads as amended and enforced by the permitting jurisdiction.

Signature: _____ Date: _____

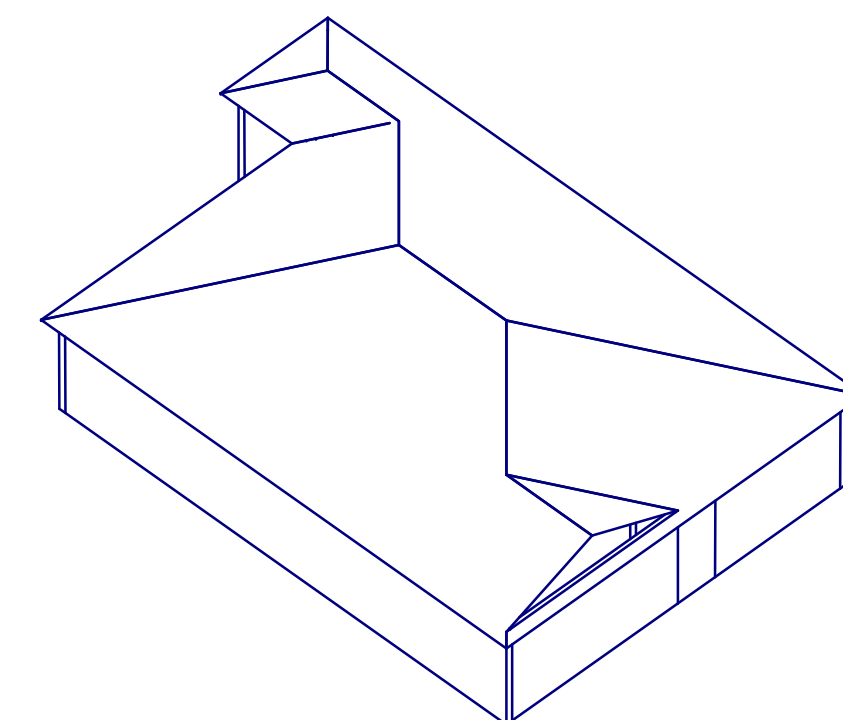


This item has been digitally signed by Raul Reyes on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be validated on any electronic copies.

This document has been reviewed for conformance with the design intent of the structure and specified design criteria.

Architectural floor plan of a building with a central atrium and two wings. The plan shows a grid of columns labeled J1 through J5 and A1 through A6. The central atrium is labeled "FLAT CLG @ 0'-0"

The diagram illustrates the relationship between different types of square cuts and double bevels. It features a grid with horizontal and vertical lines. A diagonal line runs from the bottom-left to the top-right. A pink line runs parallel to the diagonal, slightly above it. A blue line runs parallel to the diagonal, slightly below it. The area between the pink and blue lines is labeled 'CJ DOUBLE BEVEL'. The area below the blue line is labeled 'J SQUARE CUT'. The area above the pink line is labeled 'EJ SQUARE CUT'. To the right of the grid, the text 'SEE ENGINEERING FOR FASTENING REQUIREMENTS' is written.



DESIGN CRITERIA

TOP CHORD LIVE LOAD	20
TOP CHORD DEAD LOAD	7
BOTTOM CHORD LIVE LOAD	NON-CONCURRED 10#
BOTTOM CHORD DEAD LOAD	10
TOTAL LOAD	37
DURATION FACTOR	1.25
WIND DESIGN SPEED (MPH)	160
ASCE 7-10 CAT II	EXP C MWFRS
CLOSED	FBC 2017
MAX. WALL HT FOR WIND LOAD	8'-0"

LARVAL AND ENTRY WIND RESISTANCE DESIGN PER CRITERIA SHOWN

SHINGLE

4" NOM.

12

5

3 13/16"

PL CUT OH

12"

8"

TYPICAL END DETAIL

REACTION VALUES ARE UNDER 5000#

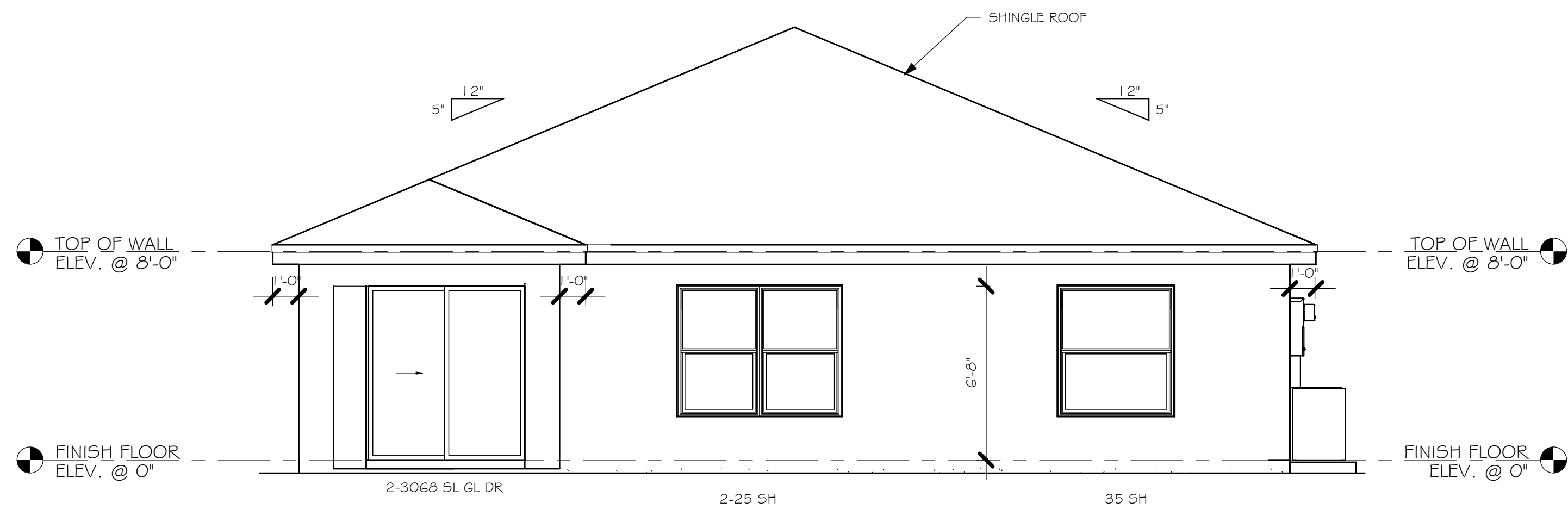
UPLIFT VALUES ARE UNDER 1000#

	$0^{\circ}-0^{\circ}$	
	ELEV.	
	ELEV.	
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	ELEV.	
	ELEV.	

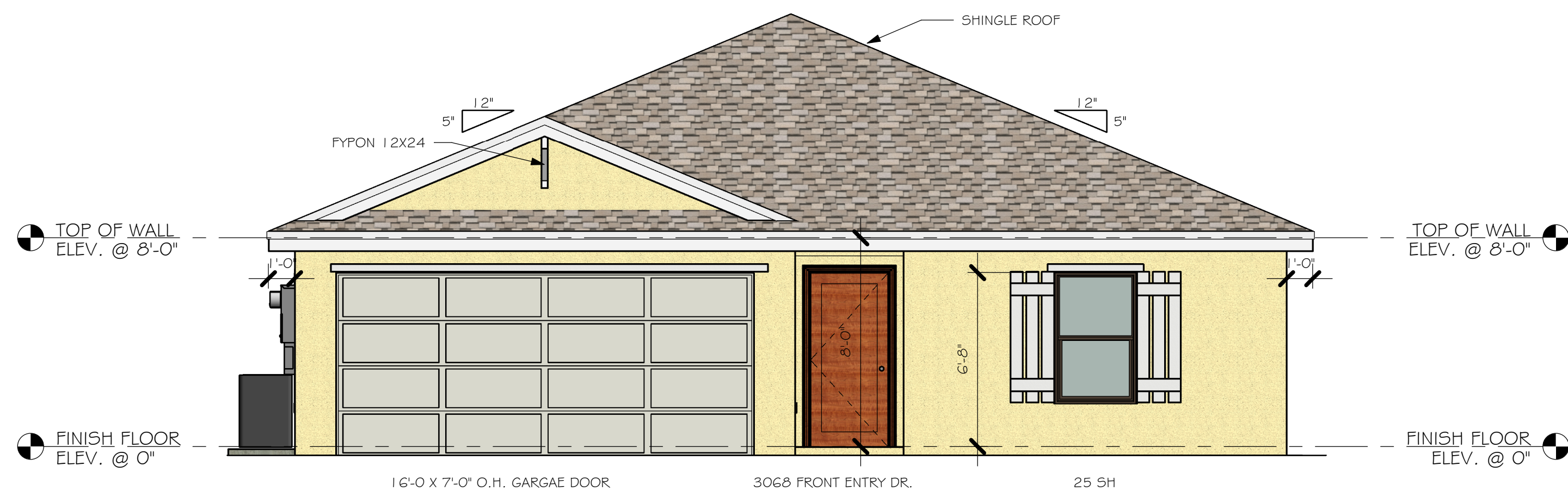
(C) SIMPSON HUS 26 (M) SIMPSON HGUS 28-3
(F) SIMPSON HUS 28 (N) SIMPSON HHUS 48
(H) SIMPSON HGUS 28 (P) SIMPSON LUS 24
(I) SIMPSON HGUS 28-2 (B) SIMPSON THA 422
(W) SIMPSON THJA26 (X)

APPROVED BY: _____
DATE: _____ REQUESTED DELIVERY DATE: _____
JOBSITE CONTACT NAME: _____
PHONE #: _____
E-MAIL: _____

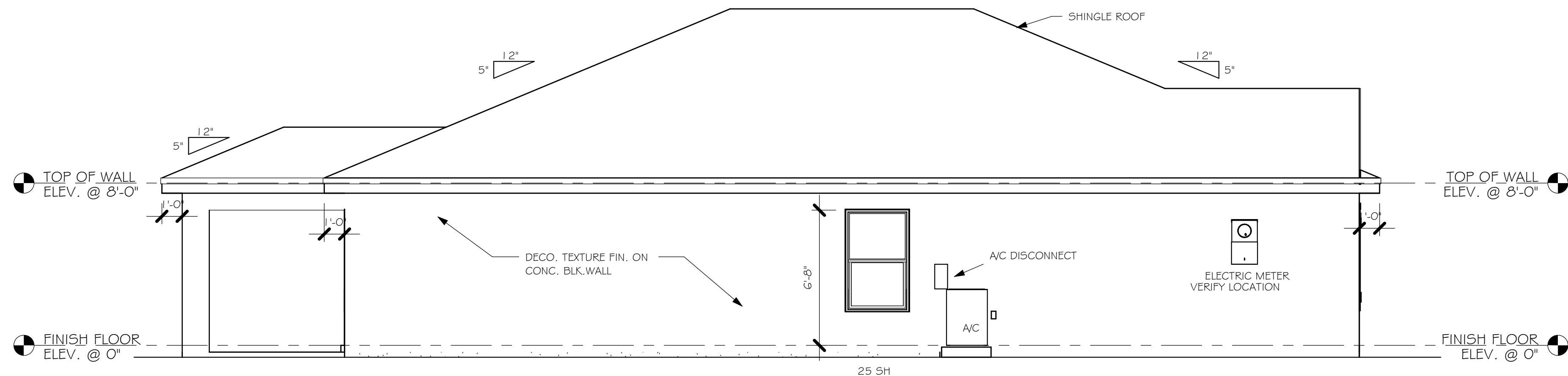
SCOSTA CORP.			
			
WOOD, STEEL OR TIMBER ROOF & FLOOR TRUSSES			
			
3670 COMMERCE CENTER DRIVE SEBRING, FL 33870 (866) 385-8242			
SCALE: 1/4"=1'-0"	DATE: 12/12/19	REVISED BY: J. CLEVELAND	DRAWN BY: J. CLEVELAND
JOB ADDRESS: 1499 A W/ LANAI GARAGE LEFT LEE		1 of 1	
CUSTOMER: D.R. HORTON		JOB # 44116L	



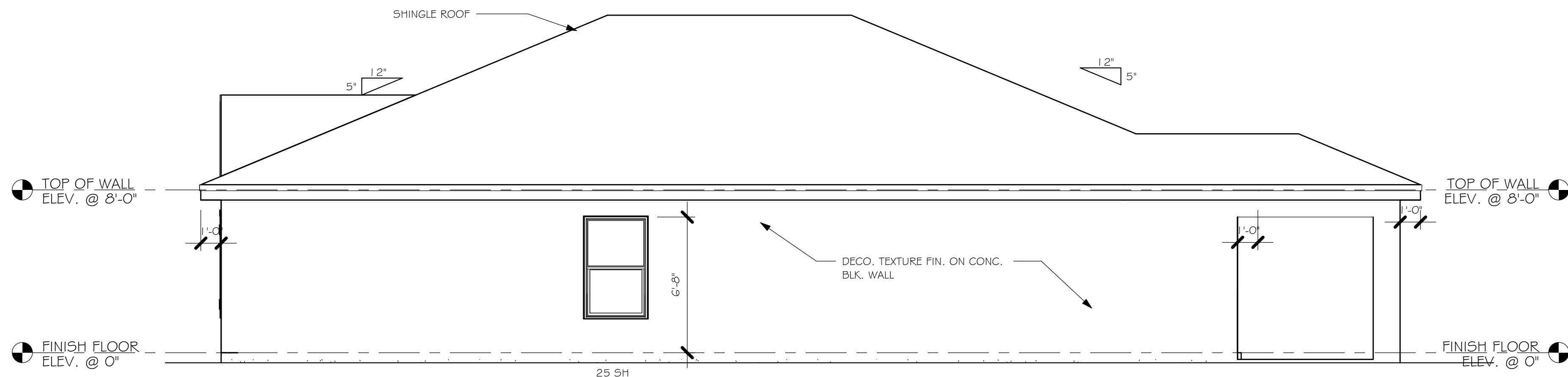
REAR ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



Gulf Coast
Drafting & Design, Inc.
EMAIL: PLANS@GULFCOASTDRAFTING.COM
PHONE: 239-540-822
1515 SE 47th ST. CAPE CORAL, FL 33904

LOT: 15	BLOCK: 1410
SUBDIVISION: PEACHLAND SPOT LOT	
ADDRES: 21519 DRANSON AVE	
D.R.H. #: 578410065	

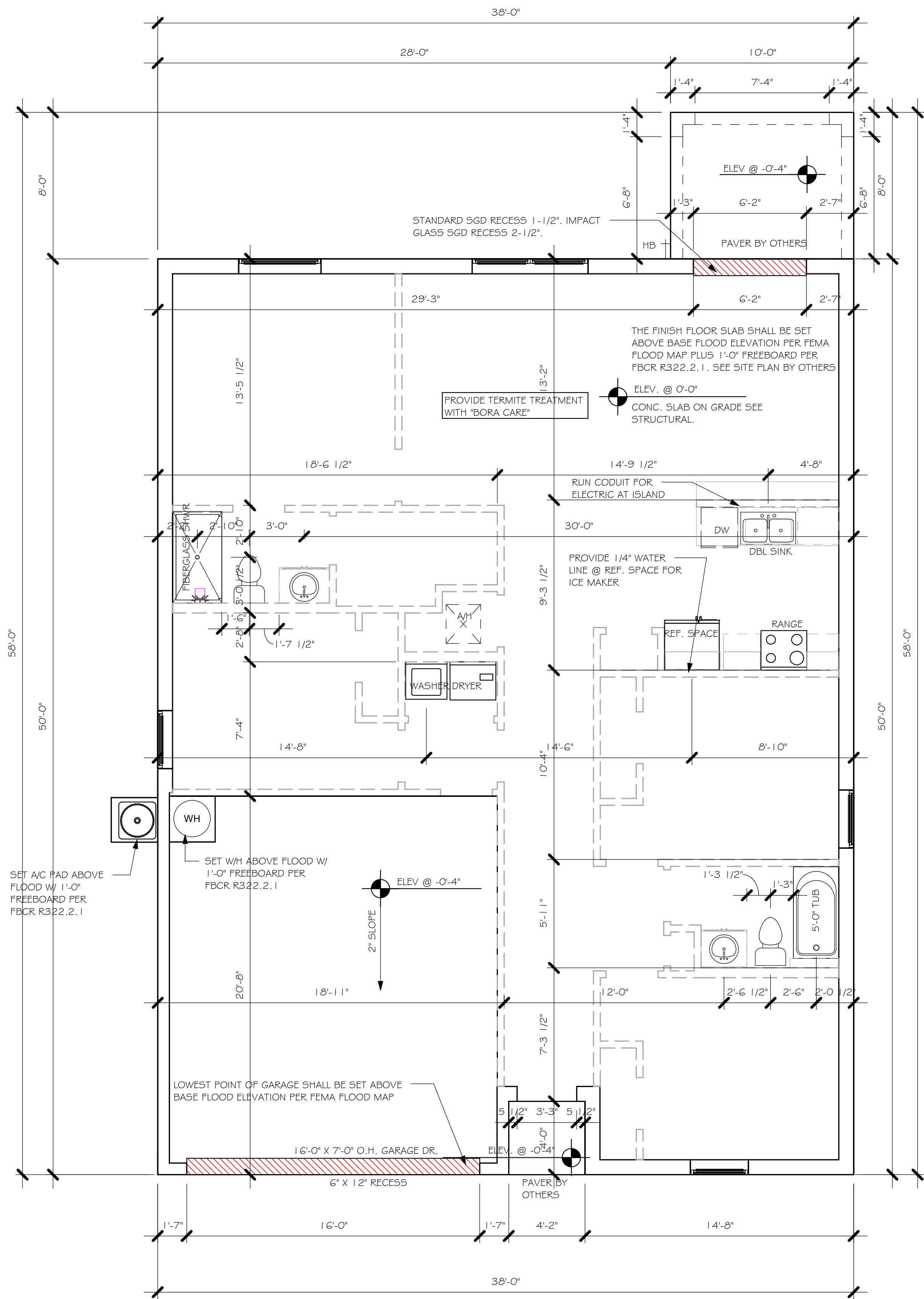
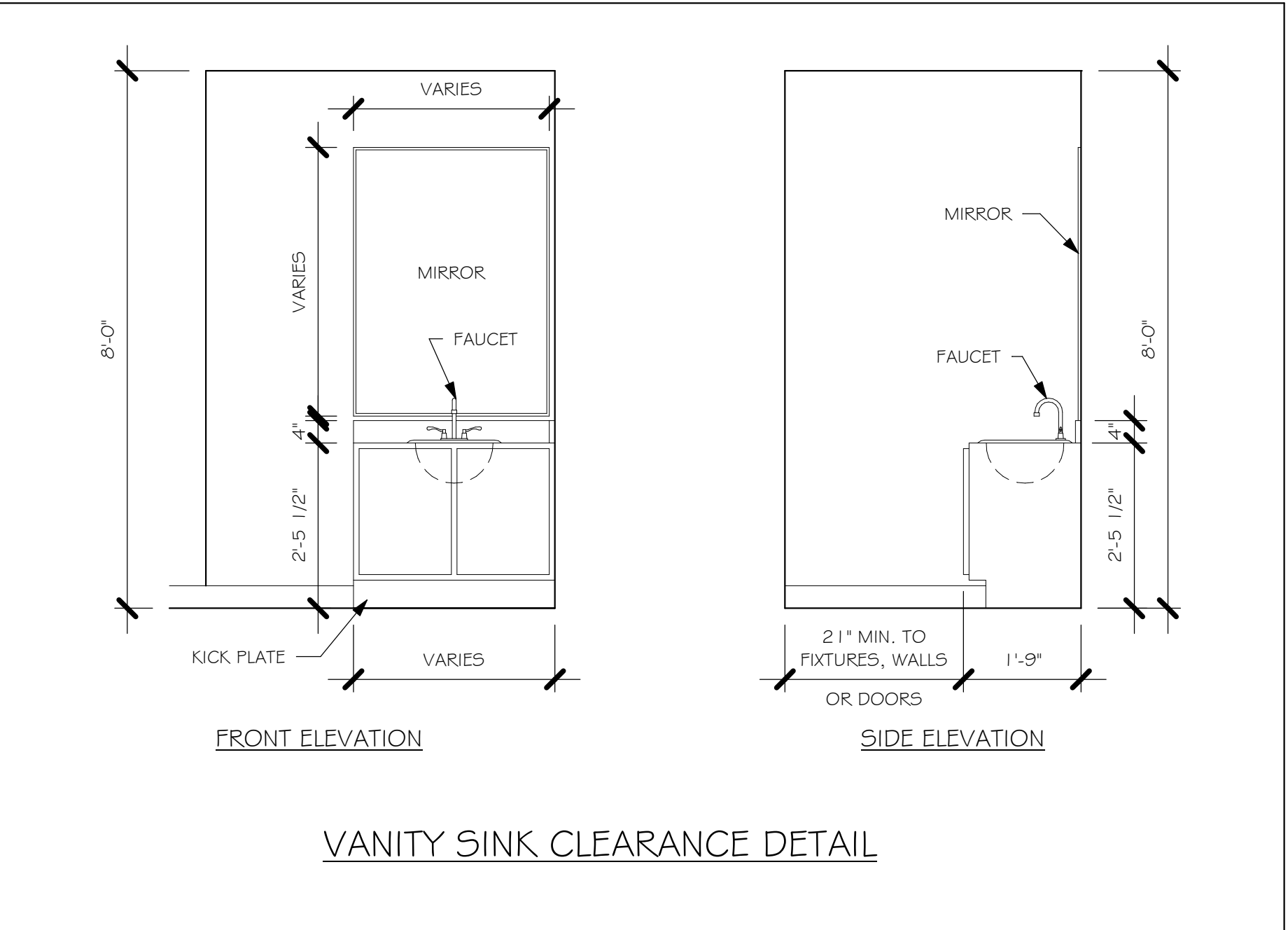
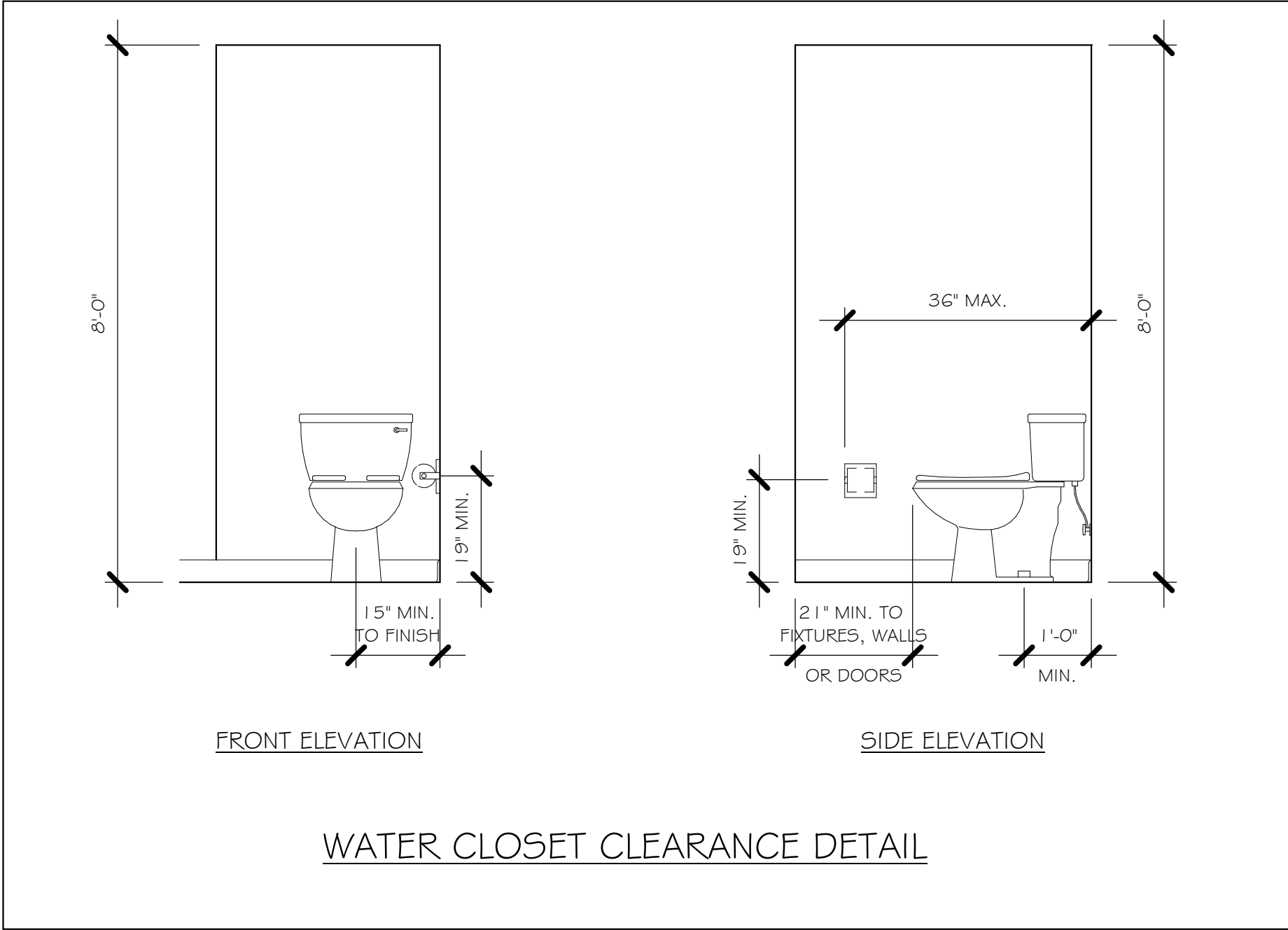
MODEL #1499 A	GCD JOB # 12042
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DATE: 10/14/2020
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: ELEVATION
SCALE: 1/4" = 1'-0"

A-1

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL
FLORIDA BUILDING CODE 2017 - 6TH EDITION

L:\O-New Data\1-MASTER 2019\2019-BUILDERS\DK HORTON
2019\SUBDIVISIONS\PEACHLAND SPOT LOTS\12042 LOT 15 BLK 1410 1499
AUREV\12042 1499 AL.rvt



SLAB PLUMBING
1/4" = 1'-0"

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL
FLORIDA BUILDING CODE 2017 - 6TH EDITION

DOOR SCHEDULE					
TYPE MARK	DESCRIPTION	MANUFACTURER	HEIGHT	WIDTH	COUNT
1	3068 ENTRY	DISTINCTION	6'-8"	3'-0"	1
2	2-3068 SL. GL. DR.	DISTINCTION	6'-8"	6'-0"	1
3	16080 OHGD	GARAGE	7'-0"	16'-0"	1

WINDOW SCHEDULE				
MARK	DESCRIPTION	HEIGHT	WIDTH	COUNT
A	2-25 SH	5'-3"	6'-4"	1
B	25 SH	5'-3"	3'-2"	3
C	35 SH	5'-3"	4'-6"	1

DOOR HEADERS		
6'-8" BI-FOLD	HEADER HEIGHT	82" A.F.F.
6'-8" SWING	HEADER HEIGHT	82 1/2" A.F.F.
8'-0" SWING	HEADER HEIGHT	98 1/2" A.F.F.

- PLAN NOTES
- 1)

VERIFY ALL ROUGH OPENING DIMENSIONS FOR ALL WINDOWS AND DOORS
- 2)

PROVIDE SAFETY GLAZING WITHIN 24" FROM EXIT PER FLORIDA BUILDING CODE R 308.4.2.
- 3)

PROVIDE SAFETY GLAZING AT BATH/ SHOWER PER FLORIDA BUILDING CODE R 308.4.5.
- 4)

NON BEARING INTERIOR FRAME WALLS SHALL BE FRAMED W/ WOOD OR METAL STUDS. SPACING SHALL NOT EXCEED 24" O.C. (NON BEARING WALLS ONLY)
- 5)

PROVIDE DEAD WOOD IN ATTIC FOR OVERHEAD GARAGE DOOR HARDWARE
- 6)

KITCHEN KNEE WALL TO BE FRAMED W/ TOP @ 34 1/2" A.F.F.
- 7)

INSTALL SMOOTH WALLS IN KITCHEN AND ALL BATHROOM AREAS
- 8)

WHERE DRYWALL CEILING IS APPLIED TO TRUSSES @ 24" O.C. USE 5/8" DRYWALL OR 1/2" SAG RESISTANT PER SEC. 702.3.5
- 9)

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED WITH NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR - CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSOM BOARD OR EQUIVALENT
- 10)

INSTALL 1 3/8" THICK SOLID WOOD DOOR BETWEEN LIVING AND GARAGE PER FLORIDA BUILDING CODE R302.1.5.
- 11)

ALL WINDOWS INSTALLED 72" ABOVE GRADE MUST COMPLY WITH R612.2 MIN 24" SILL HEIGHT OR PROVIDED WITH AN APPROVED WINDOW FALL PRVENTION DEVICE
- 12)

ALL CLOSET SHELVES TO BE 12". ALL PANTRY & LINEN TO BE (4)-16" SHELVES 18" O.F.F. W/ 15" INCREMENT.
- 13)

ALL MECHANICAL AND ELECTRICAL EQUIPMENT TO BE INSTALLED AT OR ABOVE FLOOD PLUS 1'-0" FREEBOARD.

INTERIOR DOOR SCHEDULE		
MARK	DOOR WIDTH	NOTES
1	3'-0"	P.K. = POCKET DOOR
2	2'-8"	B.F. = BI-FOLD DOOR
3	2'-6"	B.P. = BI-PASS DOOR
4	2'-4"	
5	2'-0"	L.V. = LOUVERED DOOR
6	1'-8"	
7	1'-6"	
8	2'-11"	

SQUARE FOOTAGE	
LIVING AREA	1499
GARAGE AREA	385
LANAI AREA	80
FRONT PORCH/ ENTRY AREA	16
TOTAL SQUARE FOOTAGE	1,980

BATHROOM NOTES	
TB TOWEL BAR	ALL TUB DECKS @ 21" A.F.F
TP TOILET PAPER	ALL BLOCKING TO BE PT IN SHOWERS

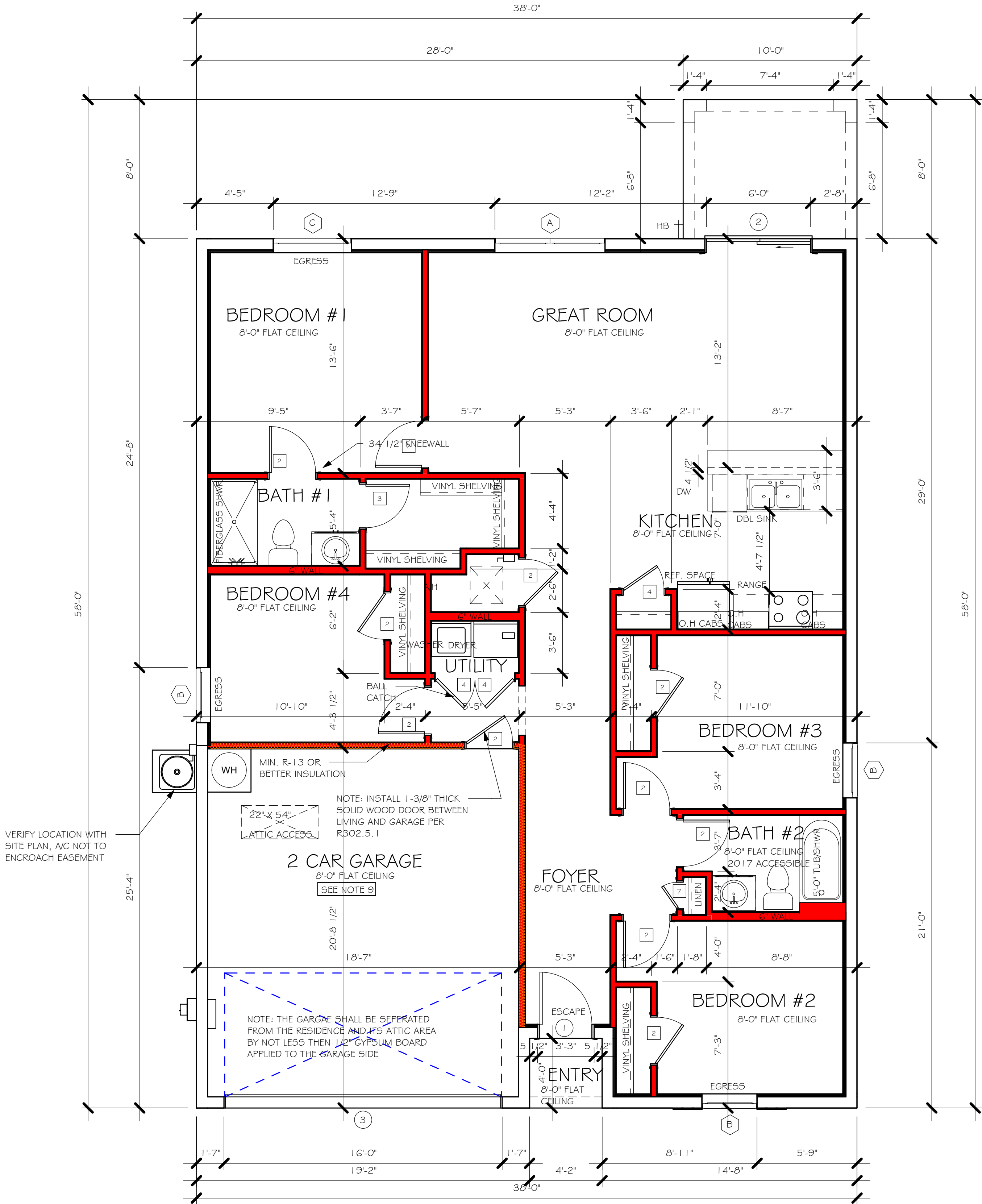
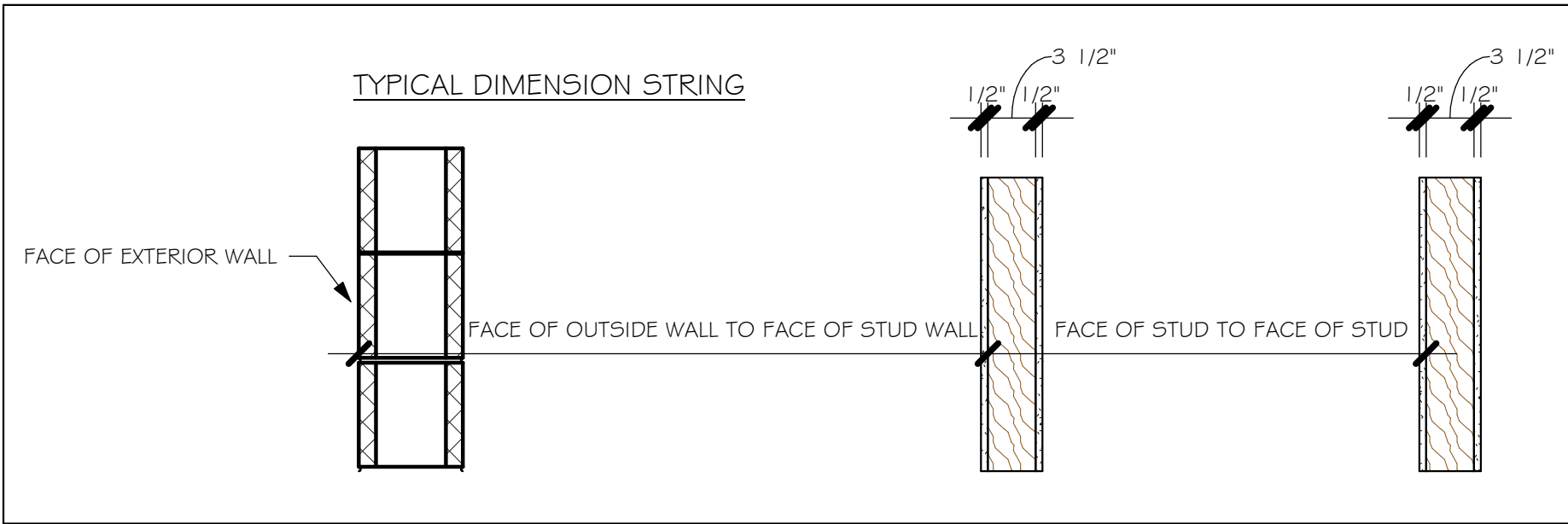
3'-2"

TOWEL BAR

2'-6"

TOILET PAPER ROLL

CABINET BACKING		
KITCHEN	UPPER TOP @ 84"	BASE TOP @ 35"
MASTER BATH	UPPER	BASE TOP @ 35"
GUEST BATH	UPPER	BASE TOP @ 31"
LAUNDRY ROOM	UPPER TOP @ 84"	BASE



FLOOR PLAN
1/4" = 1'-0"

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL
FLORIDA BUILDING CODE 2017 - 6TH EDITION

LOT: 15

BLOCK: 1410

SUBDIVISION: PEACHLAND SPOT LOT

ADDRESS: 21519 DRANSON AVE

D.R.H. #: 578410065

MODEL

1499 A

GCD JOB # 12042

DATE: 10/14/2020

DRAWN BY: JSL

CHECKED BY: JWC

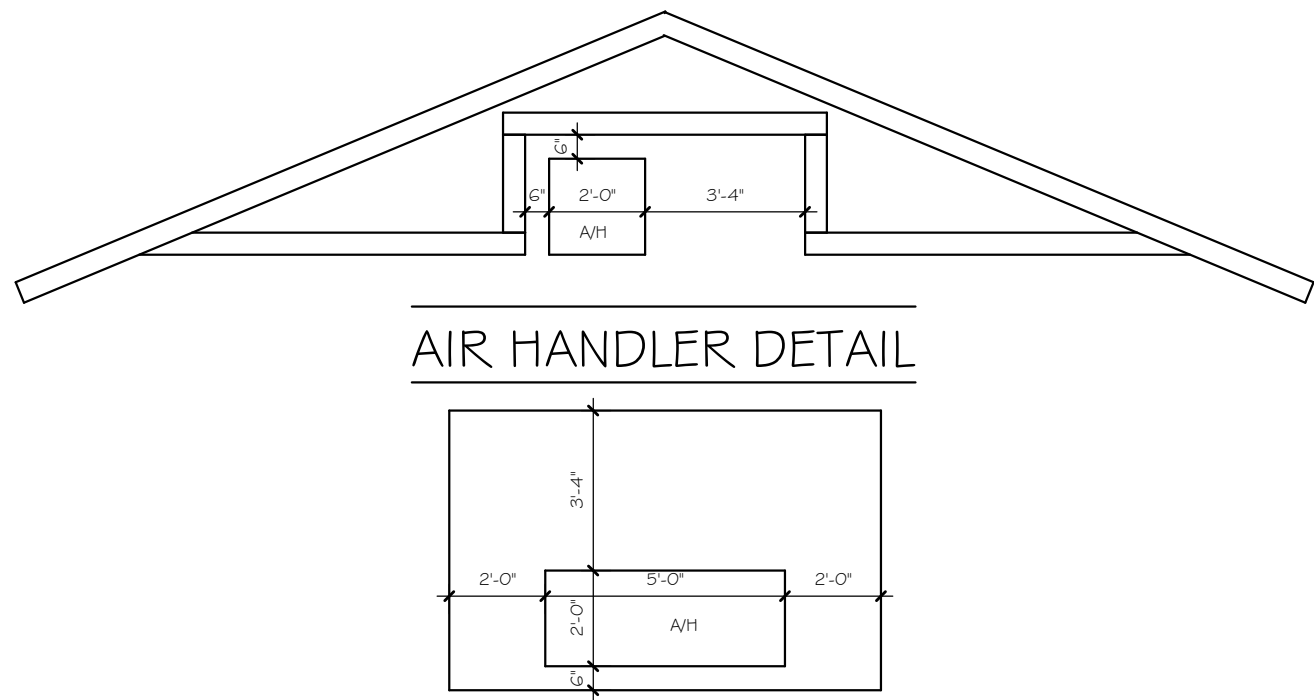
REVISED:

PLAN: FLOOR

SCALE: As indicated

A-3

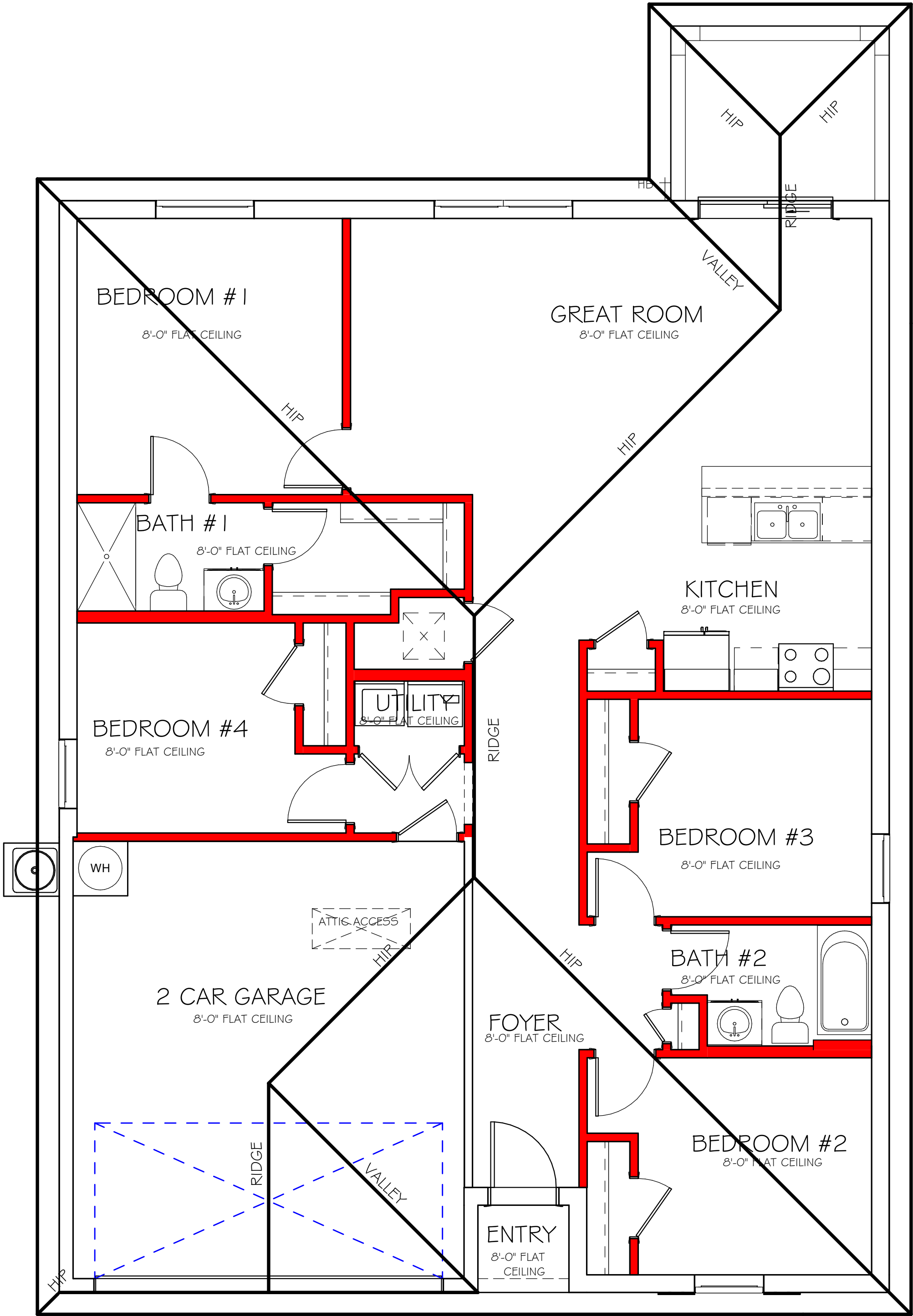
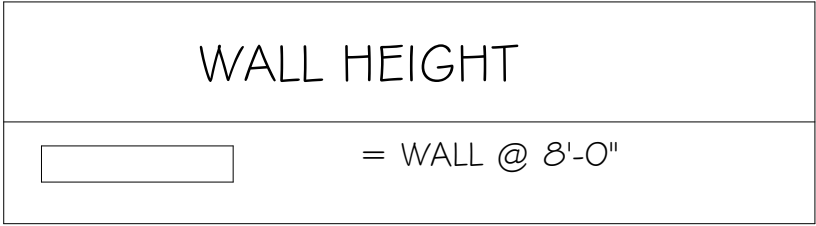
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2019\SUBDIVISIONS\PEACHLAND SPOT LOTS\12042 LOT 15 BLK 1410 1499
AUREV\12042 1499 AL.rvt



MODEL 1499 A: ATTIC VENTILATION FBCR R806

COORDINATE VENTING REQUIREMENTS WITH ENERGY CALCULATIONS

AREAS (SQ. FT.)			SOFFIT ONLY (1/150) (NO ROOF VENTS)			WITH ROOF VENTS (1/300) (R.V.)		
ATTIC VENTILATION REQUIRED			ATTIC VENTILATION REQUIRED			ATTIC VENTILATION REQUIRED		
MARK	ATTIC	SOFFIT	ATTIC AREA/150	REQ'D AIR FLOW OF SOFFIT	QUAD 4 SOFFIT HAS	ATTIC AREA/300	QUANTITY OF ROOF VENTS	MIN AIR FLOW OF SOFFIT
1st STORY	2080.0 SQ. FT.	180.0 SQ. FT.	13.87 SQ. FT.	7.71%	8.15%	~ SQ. FT.	-	~%
SOFFIT ONLY QUALIFIES			ROOF VENTS ARE NOT REQUIRED					
SOFFIT MODEL			ROOF VENT MODEL					
ACM QUAD 4, FULL VENT, NARROW PATTERN, 8.15% FREE AIR FLOW			32" BASE 22.3/8" BASE LOMANCO 770-D 0.97 SQ. FT. FREE AIR					



ROOF PLAN

1/4" = 1'-0"

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL
FLORIDA BUILDING CODE 2017 - 6TH EDITION



Gulf Coast
Drafting & Design, Inc.
EMAIL: PLANS@GULFCOASTDRAFTING.COM
PHONE: 239-540-822
1515 SE 47th ST. CAPE CORAL, FL 33904

LOT: 15
SUBDIVISION: PEACHLAND SPOT LOT
ADDRESS: 21519 DRANSON AVE
D.R.H. #: 578410065

MODEL
#1499 A
GCD JOB # 12042

DATE:
10/14/2020

DRAWN BY:
JSL

CHECKED BY:
JWC

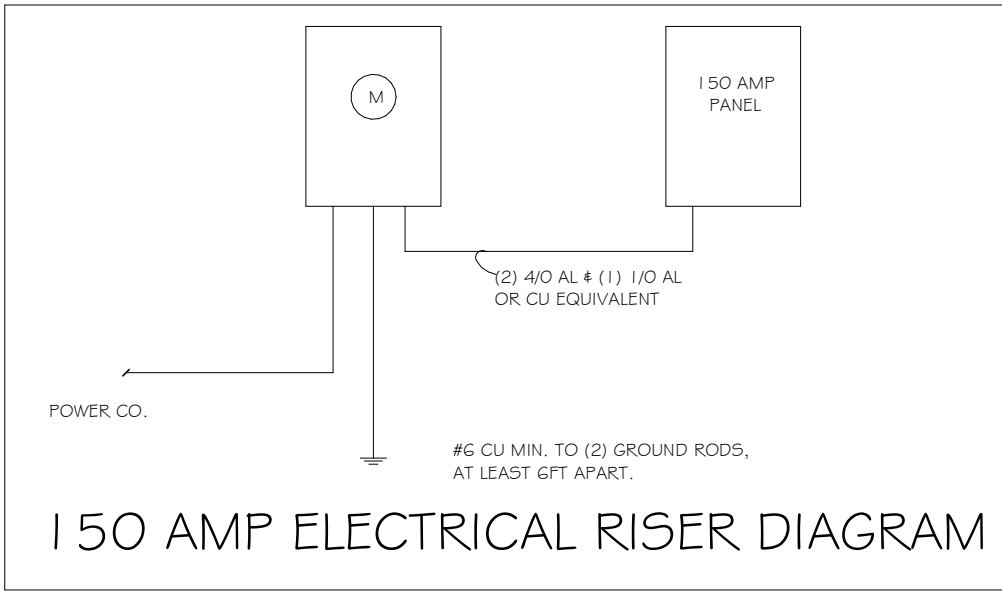
REVISED:

PLAN:
ROOF

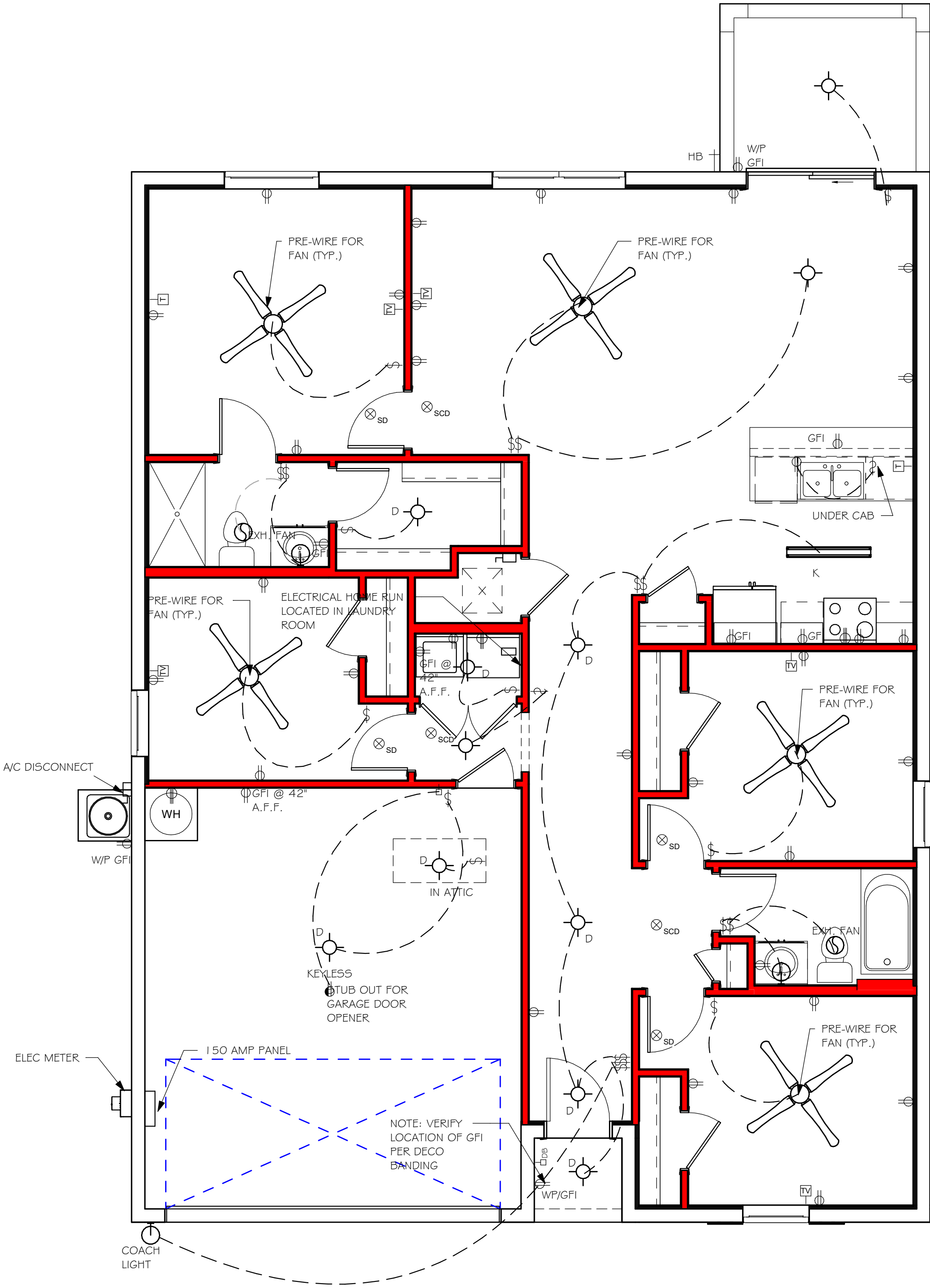
SCALE:
As indicated

A-4

ELECTRICAL LEGEND	
	ELECTRICAL METER
	ELECTRICAL PANEL
	120 V JUNCTION BOX
	SINGLE RECEPTACLE OUTLET
	220 V RECEPTACLE OUTLET
	4-PLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET
	1/2 SWITCHED DUPLEX OUTLET
	DUPLEX RECEPTACLE AT ELEV. A.F.F.
	DUPLEX RECEPTACLE - ABOVE COUNTER
	SINGLE POLE SWITCH
	3 WAY SWITCH
	DIMMER SWITCH
	MOTION SENSOR SWITCH
	AC/DC SMOKE DETECTOR TO BE INTERCONNECTED ANY RESIDENT HAVING A FOSSIL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PERPOSES, PER RULE 9B-3.04.72 SD (SMOKE DETECTOR) SCD (CARBON MONOXIDE/ SMOKE DETECTOR)
	TELEPHONE OUTLET
	TELEVISION RECEPTION OUTLET
	SURFACE MOUNTED CEILING LIGHT
	FLUSH MOUNTED LIGHT
	WALL MTD. BRACKET LIGHT
	DUPLEX FLOOD LIGHT
	EXHAUST FAN
	TRACK MTD. LIGHTS
	A/C DISCONNECT
	PUSH BUTTON (FB) / DOOR BELL (DB)
	INTERCOM
	KEYPAD
	4' FLUORESCENT LIGHT
	2' UNDER COUNTER LIGHT
NOTE: NOT ALL SYMBOLS ARE USED FOR THIS PROJECT.	
ELECTRICAL NOTES: ARC-FAULT CIRCUIT-INTERRUPTERS AND TAMPER RESISTANT RECEPTACLES SHALL BE INSTALLED IN DWELLING UNITS PER N.E.C 210.12 AND 406.1.1 ALL ELECTRIC, ELECTRICAL EQUIPMENT AND APPLIANCES TO BE SET AT OR ABOVE BASE FLOOD ELEVATIONS PLUS 1'-0" FREEBOARD. ALL OUTLETS IN WET AREAS AND ALL EXTERIOR OUTLETS TO BE GFIS. INSTALL PHONE AND T.V. PER CONTRACT. INSTALL ALL ELECTRICAL PER NEC 2014	



ELECTRICAL PLAN		
150 AMP SERVICE		
TAG	QUANTITY	PRODUCT
A	(X)	(FLUSH MOUNTED LT)
B	(X)	(VAPORS)
C	(X)	(PENDANT LIGHT
D	(9)	(10" MUSHROOMS)
E	(2)	(24" 3 LT)
F	(X)	(36" LT)
G	(X)	(NOT USED)
H	(2)	(COACH LIGHTS)
I	(X)	
J	(X)	(J BOX)
K	(1)	(4' FLUORESCENT)
L	(X)	(2' FLUORESCENT)
M	(X)	(SLT CHANDELIER)
N	(X)	(3 LT.)
O	(X)	(PENDANT/ NOOK)
P	(X)	(X)
Q	(X)	(X)



ELECTRICAL PLAN
1/4" = 1'-0"

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL
FLORIDA BUILDING CODE 2017 - 6TH EDITION



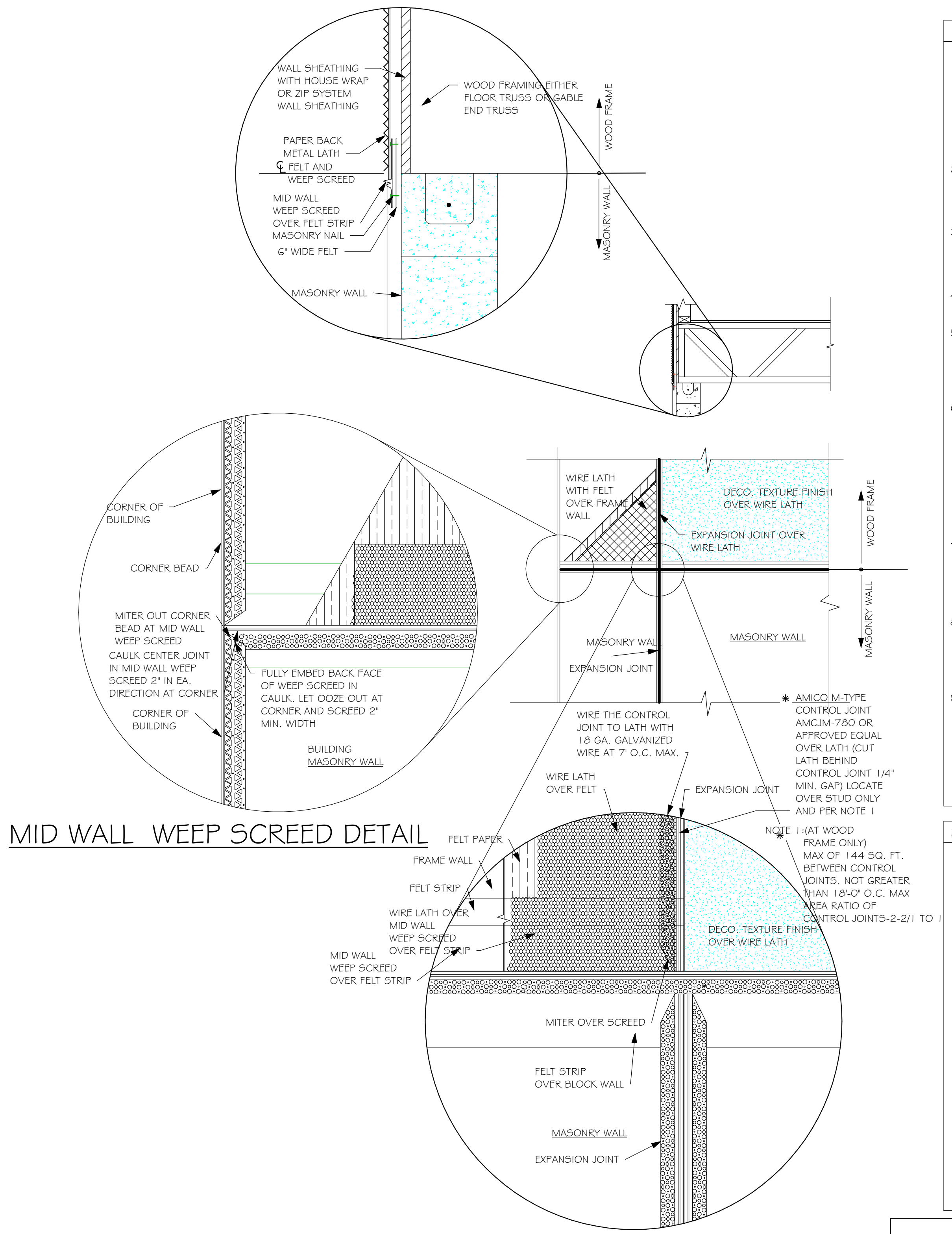
Gulf Coast
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EMAIL: PLANS@GULFCOASTDRAFTING.COM
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LOT: 15	BLOCK: 1410
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ADDRESS: 21519 DRANSON AVE	
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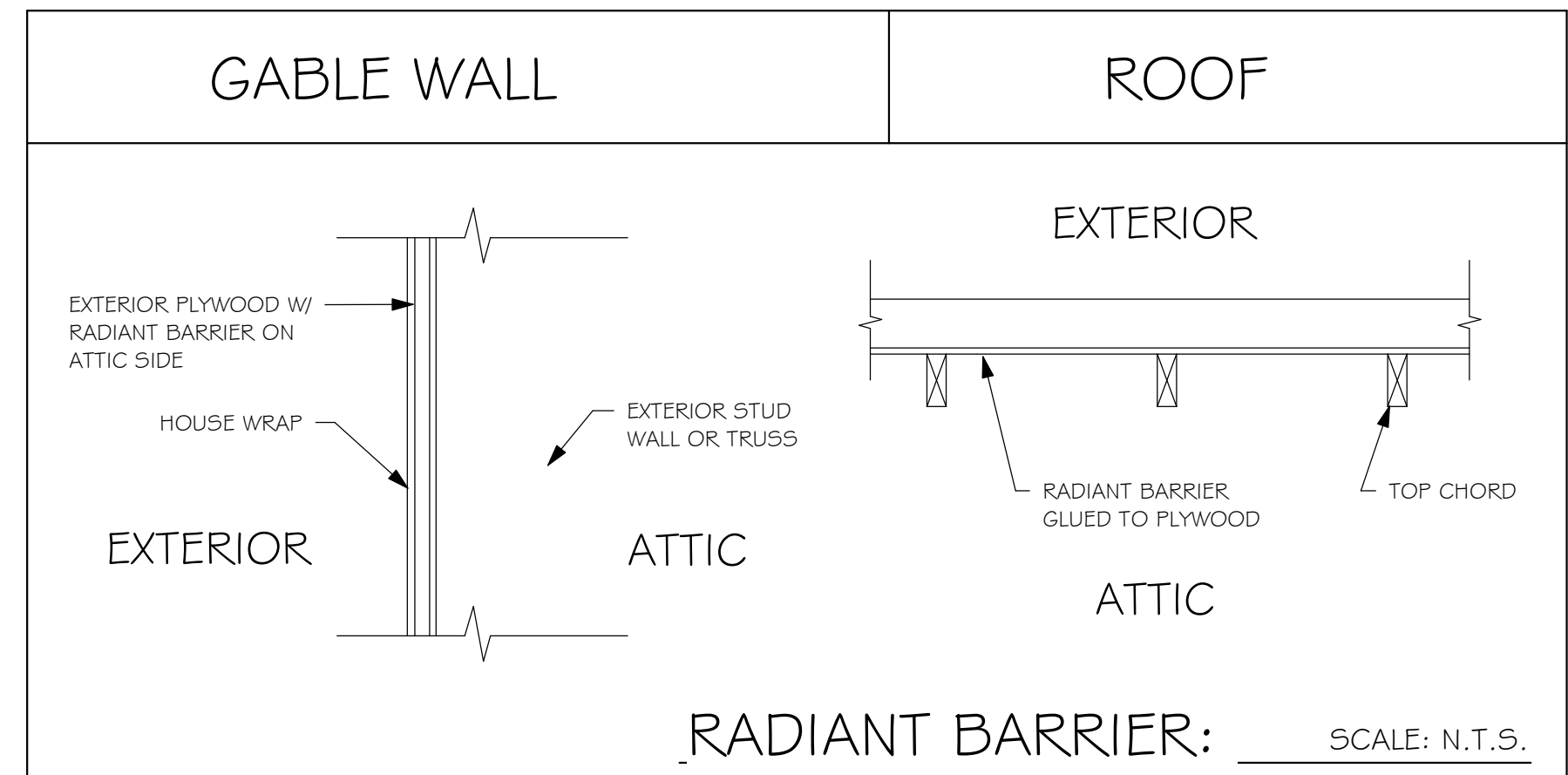
MODEL #1499 A	GCD JOB # 12042
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DATE: 10/14/2020
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: ELECTRICAL
SCALE: As indicated

L:\O-New Data\1 - MASTER 2019\2019-BUILDERS\DK HORTON
2019\5\DIVISIONS\PEACHLAND SPOT LOTS\12042 LOT 15 BLK 1410 1499
ALREV\12042 1499 AL.rvt

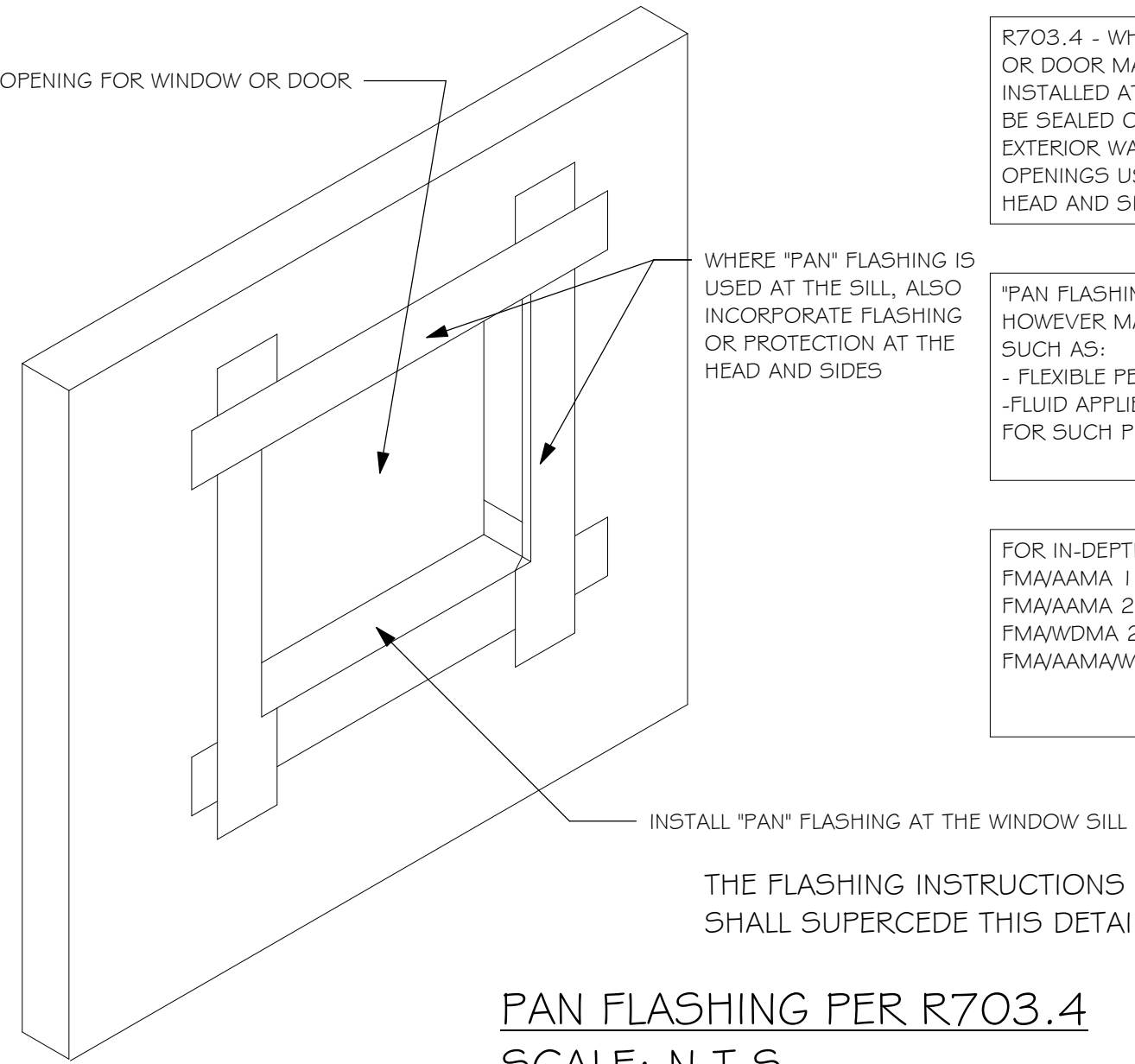


WEEP SCREED DETAIL
INSTALL AT ALL EXTERIOR WALL LOCATIONS WHERE WOOD STUD FRAMING IS ABOVE MASONRY WALLS.



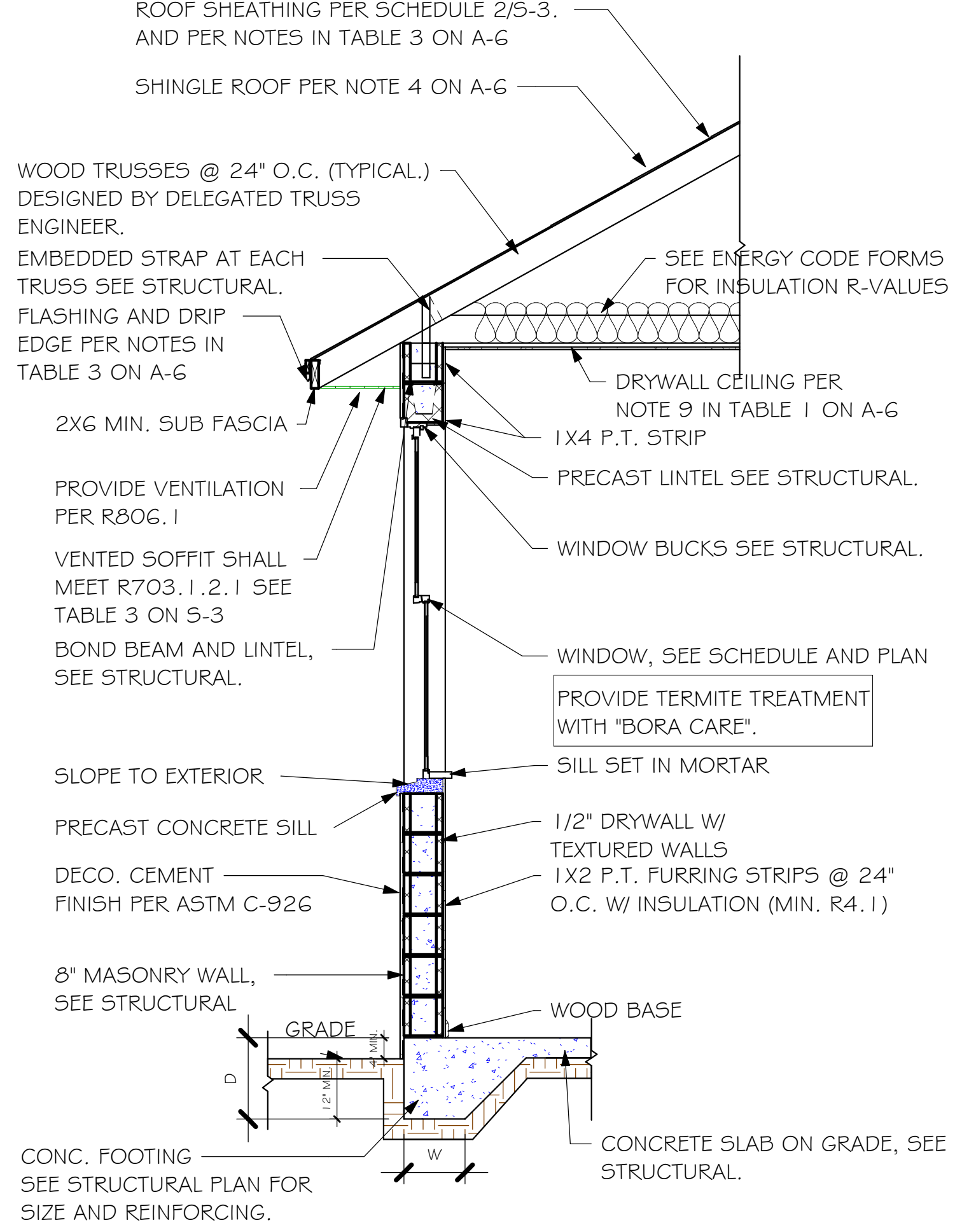
- ### RESIDENTIAL SPECIFICATIONS
- #### GENERAL NOTES
1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
 2. THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
 3. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
 4. FOR REQUIRED SOIL BEARING, SEE STRUCTURAL. THE CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
 5. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATION AND HOUSE PLANS, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS, CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
 6. ALL SPECIFIED FASTENERS MAY ONLY BE SUBSTITUTED IF APPROVED BY THE ENGINEER IN WRITING. THE INSTALLATION OF THE FASTENERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. SIMPSON FASTENERS SPECIFIED MAY BE SUBSTITUTED WITH THE SAME QUANTITY AND EQUIVALENT STRENGTH PRODUCT. ALL BOLTS, NUTS, WASHERS, STRAPS AND FASTENERS INCLUDING NAILS, SHALL BE HOT MOPED DIPPED GALVANIZED OR STAINLESS STEEL. CONTINUOUS ANCHORAGE SHALL BE PROVIDED BETWEEN ALL TRUSSES, WALL SECTIONS, BEAMS, POSTS AND FOOTINGS WITH USE OF STRAPS AND CONNECTORS AS SPECIFIED HEREIN.
 7. TREATED WOOD REQUIREMENTS:- ALL TREATED WOOD EXPOSED TO WEATHER SHALL BE PROTECTED, PRESSURE TREATED, OR NATURALLY RESISTANT TO DECAY. ALL WOOD TOUCHING MASONRY OR CONCRETE SHALL BE ISOLATED, OR PRESSURE TREATED.
 8. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, OR TIE DOWNS.
 9. CEILING DRYWALL INSTALLED WITHIN THE HOUSE TO TRUSSES SPACED 24" O.C. SHALL BE 5/8" DRYWALL OR 1/2" SAG RESISTANT PER SEC. 702.3.5
 10. LANAI CEILINGS & COVERED ENTRY CEILINGS 1X4 STRIPPING @ 16" O.C. FASTENED WITH 2-8d NAILS TO EACH TRUSS. 5/8" EXTERIOR GYP. BOARD CEILING FASTENED WITH 8d NAILS OR 1-5/8" DRYWALL SCREWS @ 6" O.C. EDGE AND FIELD.

- #### DOOR AND WINDOW ANCHORAGE
- ANCHORAGE REQUIREMENTS- ALL PASS AND SLIDING GLASS DOORS AND ALL WINDOW ASSEMBLIES SHALL BE ANCHORED TO THE MAIN WIND FORCE RESISTING SYSTEM IN A MANNER SPECIFIED BY THE PUBLISHED MANUFACTURERS LITERATURE. THERE SHALL BE NO SUBSTITUTION OF ALTERNATE FASTENINGS UNLESS PROVIDED BY THE MANUFACTURER AND APPROVED BY THE BUILDING DESIGN ENGINEER.
- MASONRY OPENING
WHERE WINDOW FRAME IS DESIGN TO FASTEN WITH SCREWS THROUGH THE FRAME AND INTO THE MASONRY, THE BUCK MATERIAL IS SIMPLY A SPACER. THE BUCK MAY BE FASTENED WITH THE T NAILS OR ANY SUITABLE FASTENER TO TACK IT INTO POSITION PRIOR TO WINDOW INSTALLATION. FASTEN WINDOW FRAME PER MFR INSTRUCTIONS. A WINDOW FASTENER SHALL PENETRATE MASONRY BY 2 1/4" MIN.
- WHERE WINDOW FRAME IS DESIGNED TO FASTEN ONLY TO THE WOOD BUCK (IE, FLANGED FRAME WITH WOOD SCREWS) THE BUCKS SHALL BE 2X WOOD WITH STRUCTURAL FASTENING TO THE MASONRY WITH 1/4 X 3 3/4 MASONRY SCREWS @ 24" OC AND 6" FROM EACH END.
- WOOD FRAMED OPENING- ALL DOORS AND WINDOWS SHALL BE INSTALLED ACCORDING TO THE PUBLISHED MANUFACTURERS LITERATURE OF THE ASSEMBLY BEING INSTALLED TO THE ROUGH SUBSTRATE OPENING. SHIMS SHALL BE MADE OF MATERIALS CAPABLE OF RESISTING THE APPLIED LOADS AND SHALL BE LOCATED NEAR EACH FRAME FASTENER TO MINIMIZE DISTORTION OF THE FRAME AS THE FASTENERS ARE TIGHTENED .

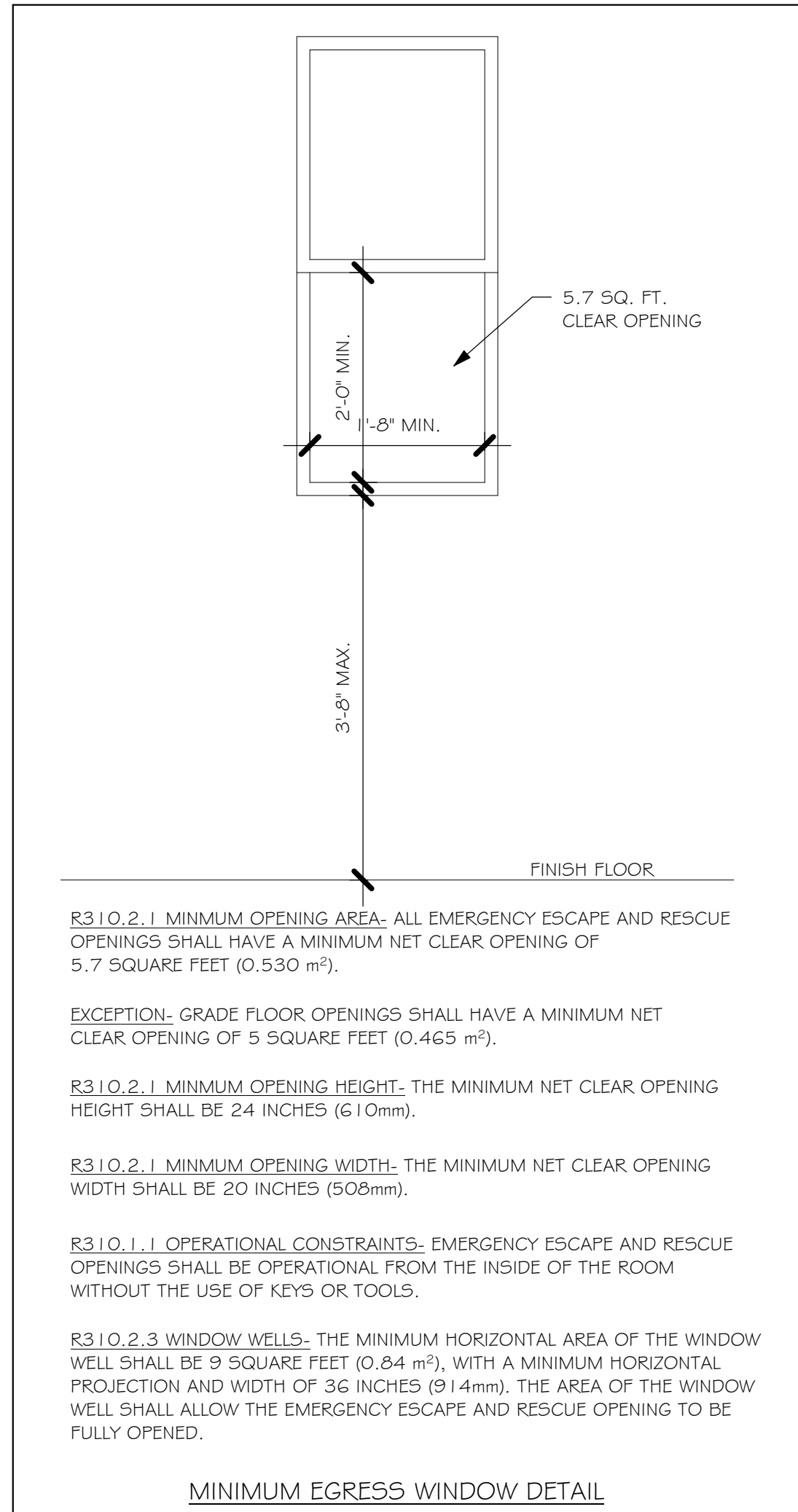


PAN FLASHING PER R703.4
SCALE: N.T.S.

- #### GENERAL ROOF ASSEMBLY
- ROOF SHEATHING**
SHALL BE APA RATED SHEATHING, EXPOSURE 1, SPAN RATING 24/16 OR BETTER. INSTALL PANELS WITH LONG DIMENSION PLACED PERPENDICULAR TO TRUSSES. A 1/8" SPACE BETWEEN ADJACENT SHEETS SHALL BE MAINTAINED . INSTALL 1" CLIPS AT UNSUPPORTED PANEL EDGES. FOR FASTENING, SEE STRUCTURAL.
- FLASHING**
FLASHING SHALL BE ALUMINUM, ALUMINUM ZINC COATED STEEL 0.0179" THICK, 26 GAUGE AZ50 ALUM ZINC, OR GALVANIZED STEEL 0.0179" THICK, 26 GAUGE ZINC COATED G90. FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE ZIP SYSTEM ROOF SHEATHING MANUFACTURERS PUBLISHED REQUIREMENTS. ALL FLASHING AND INSTALLATION SHALL CONFORM TO SECTION R905.2.8 (1 TO 5).
- DRIP EDGE**
DRIP EDGE SHALL BE PROVIDED AT ALL EAVES AND GABLES OF SHINGLES ROOFS, LAPPED A MINIMUM OF 3" @ JOINTS. THE OUTSIDE EDGE SHALL EXTEND A MINIMUM OF 1/2" BELOW SHEATHING AND THE INSIDE EDGE SHALL EXTEND BACK A MINIMUM OF 2". DRIP EDGE SHALL BE FASTENED AT NO MORE THAN 4" CENTERS. THERE SHALL BE A MINIMUM OF 4" WIDTH OF ROOF CEMENT INSTALLED OVER THE DRIP EDGE FLANGE.
- #### ASPHALT SHINGLE ROOF SPECS
- SHINGLES**
15# FELT SHALL BE INSTALLED UNDER ASPHALT SHINGLES. ALL ASPHALT SHINGLES SHALL HAVE SELF-SEALING STRIPS OR BE INTERLOCKING AND COMPLY WITH ASTM D 225 OR D 3462. FOR FASTENING, SEE STRUCTURAL. INSTALLATION SHALL COMPLY WITH MANUFACTURERS REQUIREMENTS FOR INSTALLATION IN THE GIVEN FLORIDA WIND ZONE, AS DETERMINED BY ASTM D 3161 .
- #### CLAY AND CONCRETE ROOF TILE SPECS
- INSTALL PEEL AND STICK UNDERLAYMENT APPROVED FOR SINGLE LAYER APPLICATION UNDER TILE ROOF. THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL COMPLY WITH THE PROVISIONS OF R905.3 F.B.C. MARKING: EACH ROOF TILE SHALL HAVE A PERMANENT MANUFACTURERS IDENTIFICATION MARK. APPLICATION SPECIFICATIONS: THE TILE MANUFACTURERS WRITTEN APPLICATION SPECIFICATIONS SHALL BE AVAILABLE AND SHALL INCLUDED BUT NOT BE LIMITED TO THE FOLLOWING:
1. TILE PLACEMENT AND SPACING.
2. ATTACHMENT SYSTEM NECESSARY TO COMPLY WITH CURRENT WIND CODE.
A. AMOUNT AND PLACEMENT OF MORTAR
B. AMOUNT AND PLACEMENT OF ADHESIVE
C. TYPE, NUMBER, SIZE AND LENGTH OF FASTENERS AND CLIPS.
3. UNDERLAYMENT
4. SLOPE REQUIREMENT.
- #### FLOOR SHEATHING AT 2ND FLOOR
- A.P.A. RATED STURDI-FLOOR, EXPOSURE 1, TONGUE & GROOVE EDGES SPAN RATING 48/24 OR BETTER, SEE STRUCTURAL.



TYPICAL WALL SECTION



R310.2.1 MINIMUM OPENING AREA- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (0.530 m²).

EXCEPTION- GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (0.465 m²).

R310.2.1 MINIMUM OPENING HEIGHT- THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610mm).

R310.2.1 MINIMUM OPENING WIDTH- THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508mm).

R310.1.1 OPERATIONAL CONSTRAINTS- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

R310.2.3 WINDOW WELLS- THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQUARE FEET (0.84 m²), WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES (914mm). THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED .

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL FLORIDA BUILDING CODE 2017 - 6TH EDITION

LOT: 15 BLOCK: 1410

SUBDIVISION: PEACHLAND SPOT LOT

ADDRES: 21519 DRANSON AVE

D.R.H. #: 578410065

MODEL # 1499 A

GCD JOB # 12042

DATE: 10/14/2020

DRAWN BY: JSL

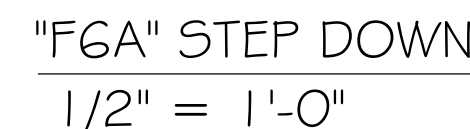
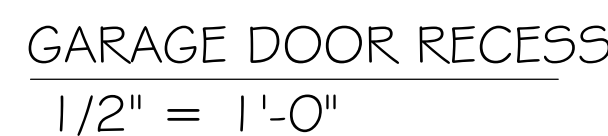
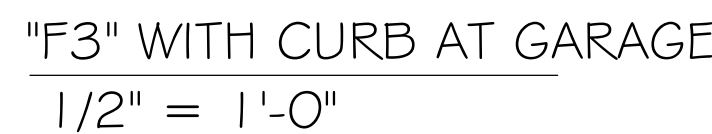
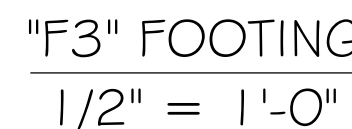
CHECKED BY: JWC

REVISED:

PLAN: SECTIONS

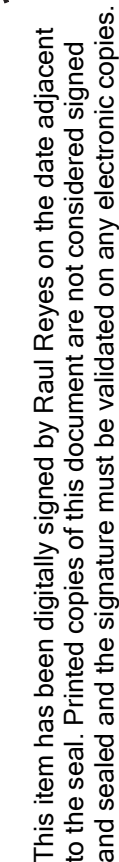
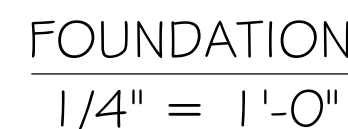
SCALE: As indicated

A-6



PROVIDE CORNER BARS PER 6/S-3

1. TOP OF GROUND FLOOR SLAB DATUM ELEVATION 0'-0"
2. "FF" DENOTES CONTINUOUS WALL FOOTING TYPE PER SCHEDULE THIS SHEET.
3. # DENOTES PAD FOOTING AT CONCENTRATED LOADS PER SCHEDULE THIS SHEET.
4. # DENOTES VERTICAL REINFORCING AT DOT LOCATIONS SHOWN ON PLAN FROM FOOTING TO BOND BEAM.
5. ALL DIMENSIONS ARE TO OUTSIDE FACE OF MASONRY WALLS. SOME SLAB EDGES MAY EXTEND BEYOND FACE OF WALL.
6. FOR DIMENSIONS OF ROUGH OPENINGS IN MASONRY WALLS, COORDINATE WITH WINDOW/DOOR SUPPLIER.
7. PROVIDE PRESSURE TREATED BUCKS AT WINDOWS/ DOORS PER DETAIL 7-3.



LOT: 15 BLOCK: 1410

ADDRESS: 21519 DRANSON AVE

GCD JOB # 2042	DRH #: 5784 0065
------------------	--------------------

DATE: 10/14/2020

DRAWN BY: JSL

CHECKED BY:

RECEIVED

10. *Journal of the American Medical Association*, 2000; 284: 2561-2566.

PLAN:
FOUNDATION PLAN

SCALE: As indicated

S-1

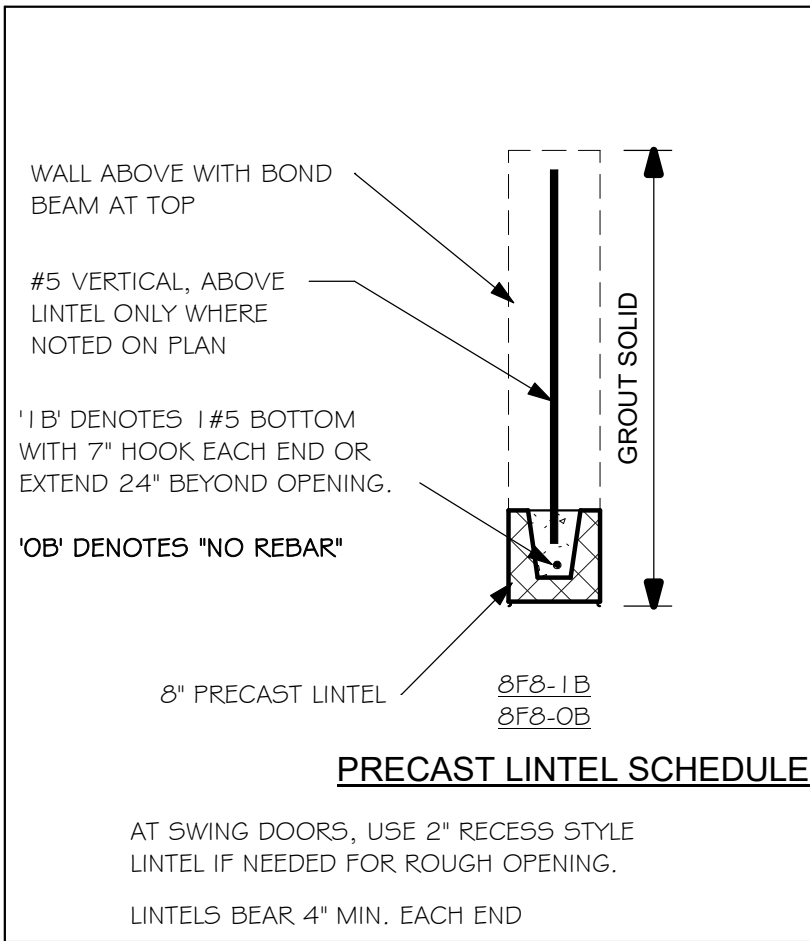
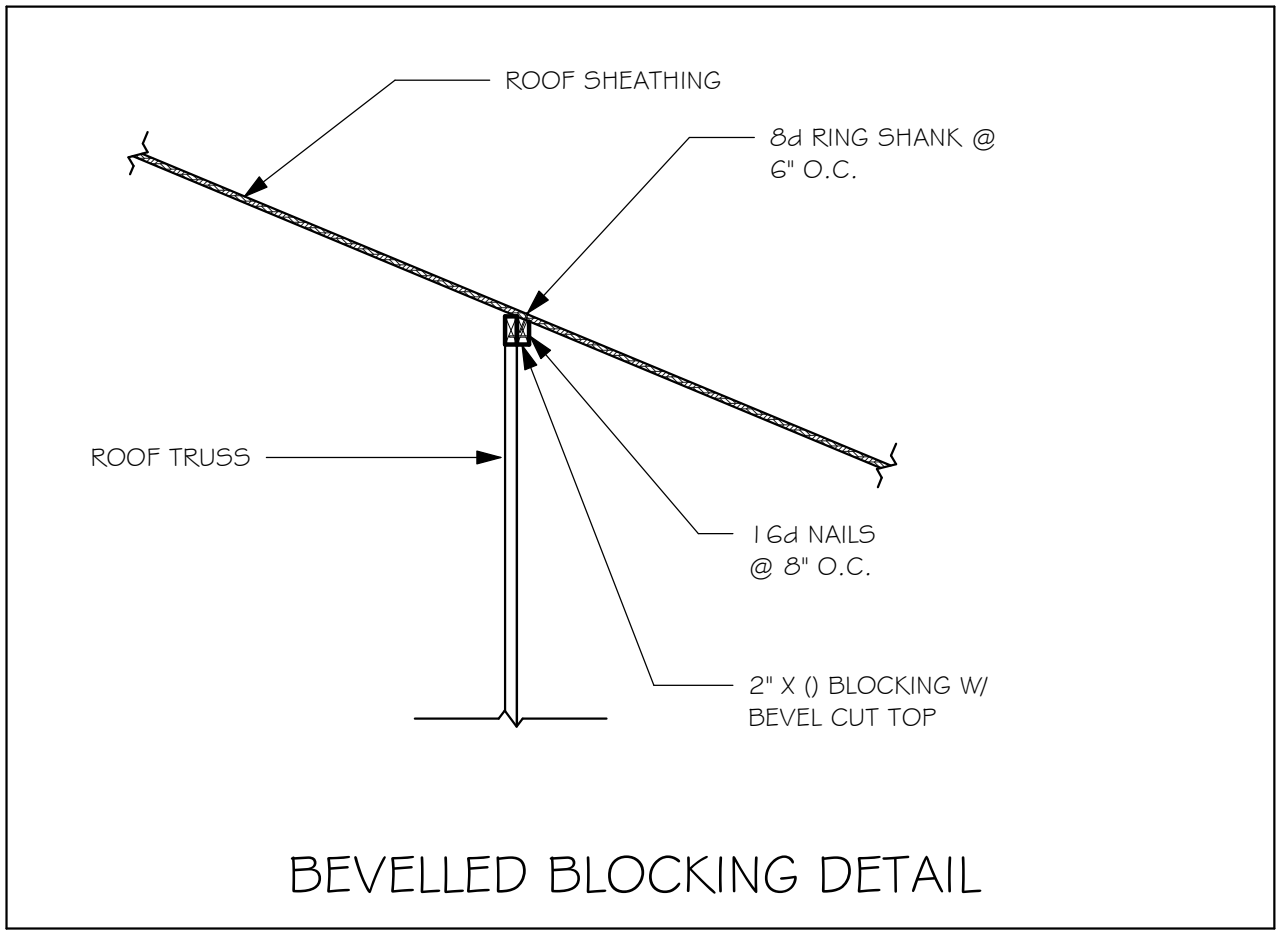
DESIGN IN ACCORDANCE WITH THE RESIDENTIAL
FLORIDA BUILDING CODE 2017 - 6TH EDITION

L:\O-New Data\1 -MASTER 2019\2019-BUILDERS\DK HORTON
2019\5\BID\DIVISIONS\PEACHLAND SPOT LOTS\12042 LOT 15 BLK 1410 1499
AUREV\12042 1499 AL.rvt

TRUSS STRAPPING TO MASONRY		
MAX TRUSS UPLIFT @ 24" OC (LBS)	CONNECTOR	FASTENER
1450 1810 2120 1875 (1 PLY) 1795 (2 PLY) 2365 (2 PLY) 2365 (2 PLY) 3965/SYP 3330/SPP 4235/SYP 3640/SPP 4670/SYP 4015/SPP 5445/SYP 5360/SPP 10690/SYP 10690/SPP	(1) META16 TO 40 (1) HETA16 TO 40 (1) HHETA16 TO 40 (2) META16 TO 40 (2) HETA16 TO 40 (2) HHETA12 TO 40 MGT (2 PLY) HTT4 HTT5 HTT5KT (1)HGT - 2 (1)HGT - 3	(8) 0.148x1 1/2", EMBED 4" (9) 0.148x1 1/2", EMBED 4" (10) 0.148x1 1/2", EMBED 4" (10) 0.148x1 1/2", EMBED 4" (14) 0.162x3 1/2", EMBED 4" (12) 0.162x3 1/2", EMBED 4" (12) 0.162x3 1/2", EMBED 4" (22) 0.148x3" ATR, EPOXY 12" (18) 0.162x2 1/2", 5/8" ATR, EPOXY 12" (26) 0.148x3", 5/8" ATR, EPOXY 12" (26) SD#10x2 1/2", 5/8" ATR, EPOXY (26) 0.148x3" TO GIRDER (2) 3/4" Ø ATR, EPOXY 12" (16) 0.148x3" TO GIRDER, (2) 3/4" Ø ATR, EPOXY 12"

NOTES:
1. PROVIDE A STRAP FROM THE ABOVE LIST AT EACH ROOF TRUSS BEARING POINT, BASED ON THE TRUSS UPLIFT VALUES IN THE SIGNED AND SEALED TRUSS DESIGN PACKAGE AND SUITABLE FOR THE GEOMETRY. EMBED STRAP ON -C OF WALL.
2. CONNECTORS ARE SIMPSON STRUCTURAL CONNECTORS. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH SIMPSON PRINTED INSTRUCTIONS.
3. SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE ENGINEER OF RECORD.
WHERE EMBEDDED STRAPS ARE MISSING, OR MIS-LOCATED, INSTALL RETROFIT STRAP PER 105-3.

SIMPSON CATALOG C-C- 2019



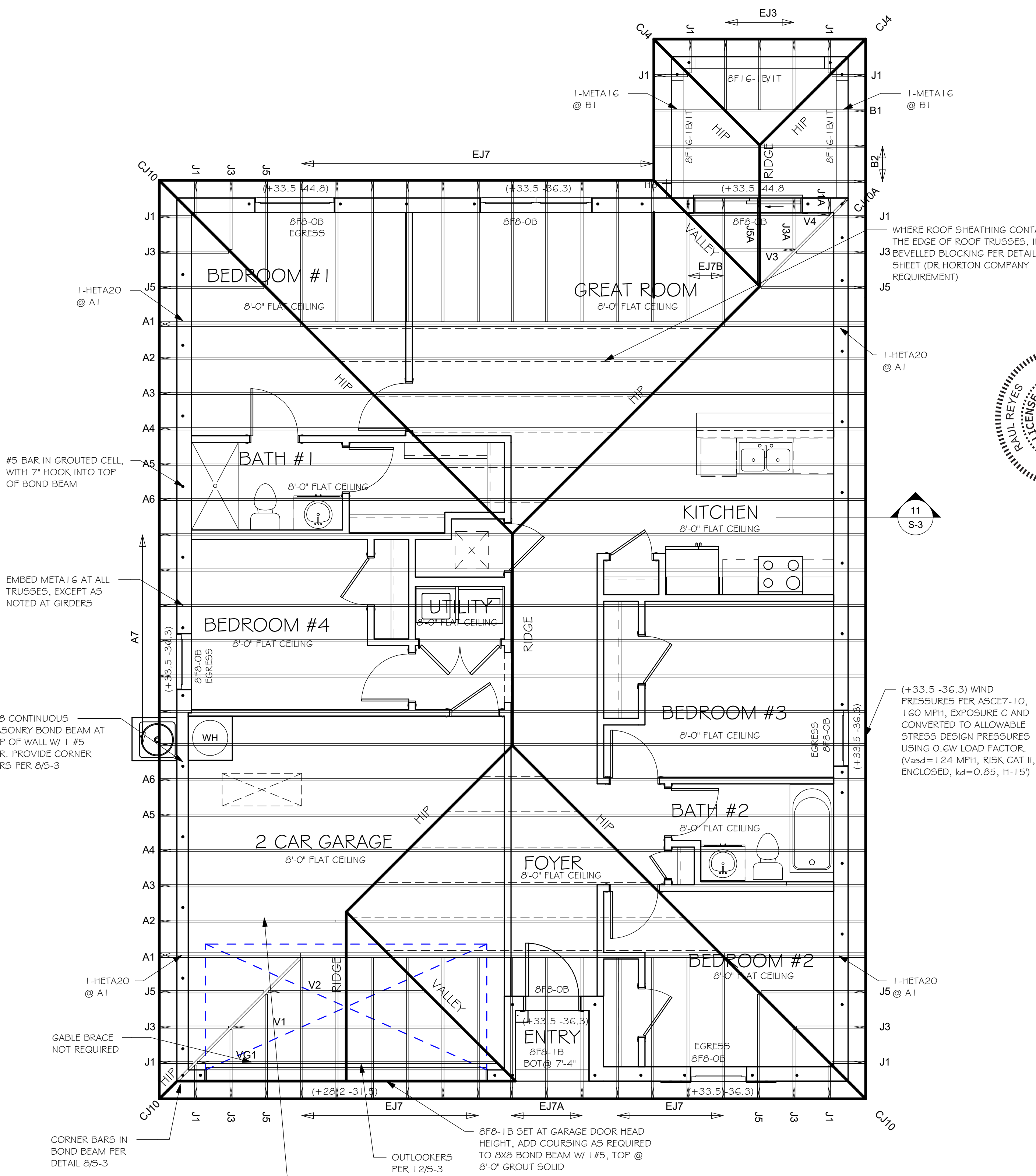
PLAN NOTES:

1. ROOF TRUSS BEARING 8'-0", SEE LEGEND.
2. ROOF FRAMING SHALL BE WOOD TRUSSES DESIGNED BY A DELEGATED TRUSS ENGINEER PER DESIGN CRITERIA ON SHEET S-3.
3. PROVIDE STRAPPING AT TRUSSES PER NOTES ON THIS SHEET.
4. FOR NAILING OF ROOF AND FLOOR DECK, SEE 1 AND 2 ON S-3.
5. 8FB-1B etc., DENOTES PRECAST LINTEL ABOVE DOOR/WINDOW OPENING PER SCHEDULE THIS SHEET.
6. AT TRUSS BEARING, PROVIDE 8x8 MASONRY BOND BEAM W/ 1 #5 CONTINUOUS, SEE DETAIL 11/5-3.

BEARING HEIGHT

= BEARING @ 8'-0"

TRUSS BEARING CONDITIONS AND STRAPPING IS BASED ON TRUSS LAYOUT PREPARED BY SCOSTA JOB# 4411 GL DATED: 12/12/19 REVISED: NONE



ROOF FRAMING PLAN

1/4" = 1'-0"

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL FLORIDA BUILDING CODE 2017 - 6TH EDITION

Express
HOMES

Gulf Coast
Drafting & Design, Inc.
EMAIL: PLANS@GULFCOASTDRAFTING.COM
PHONE: 239-540-1822
1515 SE 47th ST. CAPE CORAL, FL 33904

FLORIDA PROFESSIONAL ENGINEER
No. 88925
STATE OF FLORIDA
R. L. REYES, P.E.
L.C. LICENSE

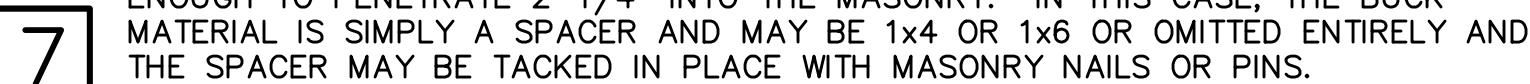
STRUCTURAL ENGINEERING
GULF COAST DRAFTING & DESIGN, INC.
2019
CAPE CORAL, FL 33904
(239) 549-4554
CFL 889

LOT: 15
SUBDIVISION: PEACHLAND SPOT LOT
ADDRESS: 21519 DRANSON AVE
D.R.H. #: 578410065

MODEL
#1499 A
GCD JOB # 12042

DATE: 10/14/2020
DRAWN BY: JSL
CHECKED BY: JWC
REVISED:
PLAN: ROOF FRAMING PLAN
SCALE: As indicated

S-2

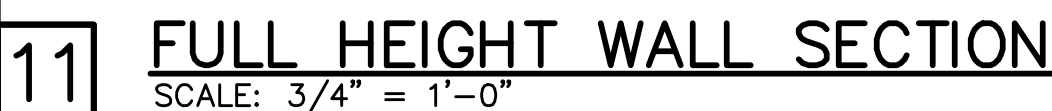


NOTES:

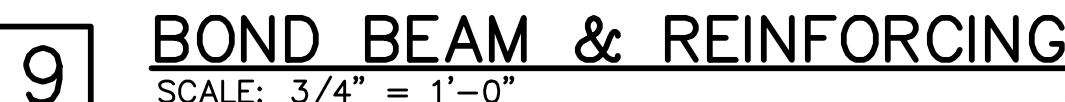
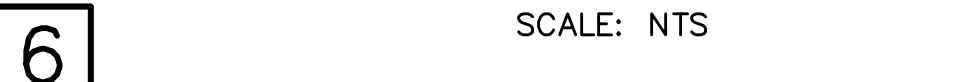
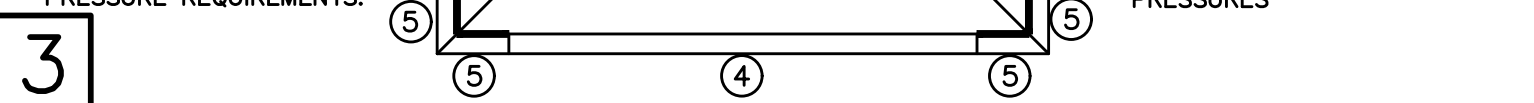
- 1) WHERE EMBEDDED STRAP IS MISSING OR MIS-LOCATED, PROVIDE A STRAP FROM THE ABOVE LIST AT EACH ROOF TRUSS BEARING POINT, BASED ON THE TRUSS UPLIFT VALUES IN THE SIGNED AND SEALED TRUSS DESIGN PACKAGE.
- 2) CONNECTORS ARE SIMPSON STRONG TIE. ALL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH SIMPSON PRINTED INSTRUCTIONS.

10 RETROFIT UPLIFT CONNECTOR SCHEDULE

NOTE: EXTERIOR CEILINGS AND SOFFITS 1) AND 2) SPECIFIED
HERE MEET THE DESIGN WIND PRESSURES PER R703.1.2.1.



- 1) TABLE MAY BE USED FOR ANY SIZE WINDOW OR DOOR IN EACH TYPE.
- 2) USE "INTERIOR ZONE 4" PRESSURES UNLESS WINDOW OR DOOR IS LOCATED WITHIN THE "END ZONE 5" (SEE DIAGRAM BELOW), THEN USE THE HIGHER PRESSURES UNDER THE "END ZONE 5" COLUMN.
- 3) ALL GLASS / GLAZING SHALL BE IMPACT RATED OR USE IMPACT RATED SHUTTERS.
- 4) SUBMIT PRODUCT APPROVALS TO THE BUILDING DEPARTMENT AS REQUIRED BY THE LOCAL JURISDICTION.
- 5) MANUFACTURED SOFFIT PRODUCTS SHALL BE INSTALLED PER MFR ENGINEERING SPEC SHEETS.



DESIGN CRITERIA:

DESIGN IN ACCORDANCE WITH REQUIREMENTS OF THE
FLORIDA BUILDING CODE 6th EDITION (2017) RESIDENTIAL

1. FLOOR & ROOF UNIFORM LOADS:
 ROOF: LIVE TOP CHORD 20 PSF
 LIVE BOTTOM CHORD 10 PSF (NON-CONCURRENT w/ TCLL)
 SHINGLE/METAL ROOFING DEAD LOAD 15 PSF TOTAL
 MINIMUM DEAD LOAD FOR WIND: TC 5 PSF, BC 5 PSF
 DEFLECTION CRITERIA:
 ROOF L/240 LIVE, L/180 TOTAL

2. WIND LOADS:
WIND DESIGN PER, ASCE7-10
BASIC WIND SPEED (ASCE7-10) 160 MPH
NOMINAL WIND SPEED (V_osd TABLE R301.2.1.3) 124 MPH
BUILDING CATEGORY
IMPORTANCE FACTOR 1.00
EXPOSURE C
MEAN ROOF HEIGHT = 15 FT
ROOF PITCH 5/12
ENCLOSURE CLASS. ENCLOSED
INTERNAL PRESS. COEFF. +/- 0.18
WINDOW/DOOR DESIGN WIND PRESSURE, SEE TABLE IN DETAIL 3
SOFFITS PER R703.1.2.1, ALL SOFFITS SHALL BE CAPABLE OF
RESISTING THE DESIGN PRESSURES SPECIFIED IN TABLE R301.2
FOR WALLS.

3. REINFORCED CONCRETE;
DESIGN AS PER ACI 318-14
REQUIRED COMPRESSIVE STRENGTH AT 28 DAYS:
SLAB ON GRADE $f_c = 2500$ PSI
3/4" MINIMUM THICKNESS REINFORCED WITH 6x6 w.4x14.4 WWF OR
FIBERESH.
CONVENTIONAL SHALLOW FOOTINGS $f_c = 2500$ PSI
BEAMS AND COLUMNS $f_c = 3000$ PSI
ALL OTHER CONCRETE (U.N.O.) $f_c = 3000$ PSI
UNLESS OTHERWISE SHOWN ON DRAWINGS, MINIMUM CONCRETE COVER
FOR REINFORCING SHALL BE AS FOLLOWS:
FOOTINGS 3"
SLAB ON GRADE CENTERED
BEAMS 1 1/2"
COLUMNS 12"
ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE
TYPICAL BENDING DIAGRAMS AND PLACING DETAILS OF ACI STANDARD
AND SPECIFICATIONS. REINFORCING STEEL SHALL BE HELD
SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACING
OF CONCRETE.
REINFORCING STEEL - ASTM A615 GRADE 60 FOR #3
GRADE 40 FOR #4 TO #11

WELDED WIRE FABRIC - ASTM A185

SPLICES IN REINFORCING, SHALL BE 40 BAR DIAMETERS. NON-CONTACT LAP SPLICES MAY BE USED PROVIDED REINFORCING IS NOT SPACED MORE THAN 5" APART FOR #5 BARS.

FORMWORK AND SHORING SHALL REMAIN IN PLACE UNTIL CONCRETE HAS REACHED AT LEAST 2/3 OF THE REQUIRED 28 DAY STRENGTH.

4. REINFORCED MASONRY:
DESIGN PER ACI 530-13
REQUIRED COMPRESSIVE STRENGTHS:
MASONRY WALLS $f_m = 1500$ PSI

REINFORCING STEEL - ASTM A615 GRADE 60.
SPICES IN REINFORCING, SHALL BE 48 BAR DIAMETERS.
ALL CONCRETE MASONRY SHALL BE COMPOSED OF ASTM C90,
GRADE N-1 HOLLOW CONCRETE MASONRY UNITS WITH TYPE "S"
MORTAR. GROUT ALL CELLS CONTAINING VERTICAL REINFORCEMENT
WITH 3000 PSI PEA ROCK CONCRETE GROUT. ALL CELLS BELOW
FINISHED GRADE SHALL BE GROUTED AND ALL EXTERIOR WALLS
SHALL BE REINFORCED FULL HEIGHT AT DOT LOCATIONS ON PLAN.
5. DELEGATED-ENGINEERED WOOD ROOF TRUSSES:
ALL WOOD ROOF TRUSSES SHALL BE DESIGNED BY
A DELEGATED TRUSS ENGINEER PER RULE 61615-31.003 OF
THE FLORIDA ADMINISTRATIVE CODE. ALL TRUSSES SHALL HAVE
AN APPROPRIATE BRACING PER "COMMENTARY AND RECOMMENDATIONS FOR
HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED
WOOD TRUSSES, HIB-91." FOR OTHER BRACING REQUIREMENTS,
NOTIFY ENGINEER. PROVIDE PERMANENT BRACING PER TRUSS
MFR. SHOP DRAWINGS. DISALLOW TEMPORARY BRACING IS NOT
SPECIFIED, CONTACT ENGINEER.

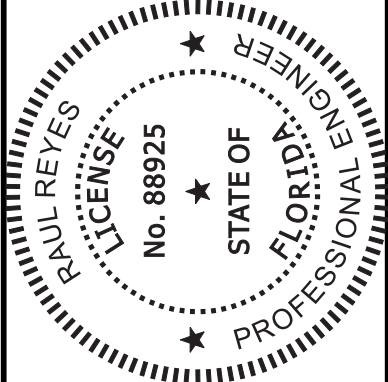
6. FOUNDATION: CONVENTIONAL SHALLOW CONCRETE FOOTINGS
SOIL BEARING CAPACITY _____ 2000 PSF
THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL CONDITIONS FOR THE INTENDED STRUCTURE AND ASSUMED SOIL BEARING CAPACITY. IT IS THE RESPONSIBILITY OF A GEOTECHNICAL FIRM TO BE HIRED TO PERFORM A SITE EVALUATION.
7. DIMENSIONS: VERIFY ALL DIMENSIONS WITH HOUSE PLANS. SEE HOUSE PLANS, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR EMBEDS, OPENINGS, SLEEVES, ETC. WHICH ARE NOT SHOWN ON STRUCTURAL DRAWINGS.
8. MEANS AND METHODS: THE STRUCTURAL ENGINEER SHALL NOT HAVE CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUE, PROCEDURE OR SEQUENCES TEMPORARY BRACING, SHORING, GUYING OR OTHER MEANS TO SUPPORT STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

9. SHOP DRAWINGS: SHOP DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ENGINEER FOR REVIEW FOR ALL STRUCTURAL ELEMENTS UTILIZING PREFABRICATED COMPONENTS. ONE SET OF SIGNED & SEALED TRUSS ENGINEERING SHALL BE DELIVERED TO THE ENGINEER OF RECORD FOR THE STRUCTURE PER FLORIDA ADMINISTRATIVE CODE 61G15-30.005 AND 61G15-31.003.

FOR SCOSTA TRUSSES, ELEVATION A w/ LANA1, JOB # 44116L, DATED: 12/12/19, REVISED: NONE

[illegible]

STRUCTURAL ENGINEERING:
STRUCTURAL
SYSTEMS
OF NORTH FLORIDA
1634 S.E. 47TH STREET, SUITE #3
CAPE CORAL, FL 33904
(239) 549-4554
CA# 8829



BUILDER:

D.R. HORTON • RHI
INC.

America's Builder

STRUCTURAL DETAILS
MODEL 1499 A
21519 DRANSON AVENUE
PORT CHARLOTTE, FLORIDA
LOT: 15 BLOCK: 1410
SUBDIVISION: PEACHLAND SPOT LOTS

DESIGN/DRAWN DWB/DWB
CHECKED DWB
DATE 10/22/20
SCALE VARIES
JOB NO. DR 12042
SHEET

S-3