CITY OF HOMESTEAD, FLORIDA

RESOLUTION NO. R2023-07-97

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, **GRANTING SITE PLAN APPROVAL, AS REQUESTED BY D.R. HORTON, INC., FOR THE DEVELOPMENT OF A NEW RESIDENTIAL SUBDIVISION TOTALING SEVENTY-FOUR (74) ONE-STORY DWELLING UNITS ON AN APPROXIMATELY 37.0 ACRE PARCEL OF LAND, GENERALLY LOCATED ON THE NORTHWEST CORNER OF SW 304TH STREET AND SW 192ND AVENUE (TOWER ROAD),** AS LEGALLY DESCRIBED IN EXHIBIT "A;" AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 30 "Zoning," Article II "Administration," Division 2 "Procedure for Zoning Amendments, Special Exception Permits, Planned Unit Development Submittals, And Variances," Section 30-47 "Unified Site Plan Requirements and Review" of the City Code of Ordinances ("City Code"), D.R. Horton, Inc., (the "Applicant"), has applied to the City of Homestead, Florida (the "City"), for approval of a Site Plan attached as Exhibit "B," for property legally described in Exhibit "A" (the "Property") (Application 2021-52); and

WHEREAS, Staff recommended denial of the requested Site Plan in its report dated June 21, 2023; and

WHEREAS, public notice was provided in accordance with law; and

WHEREAS, the City Council finds that the proposed Site Plan, as conditioned and limited herein, is consistent with the City's Code and Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA:

Section 1. **Findings**. The foregoing Whereas clauses are hereby ratified and incorporated as the legislative intent of this Resolution.

Section 2. **Approval of Site Plan**. Pursuant to Chapter 30 "Zoning," Article II "Administration," Division 2 "Procedure for Zoning Amendments, Special Exception Permits, Planned Unit Development Submittals, And Variances," Section 30-47 "Unified Site Plan Requirements and Review" of the City Code, the requested Site Plan, attached as Exhibit "B," is hereby approved.

Section 3. **Conditions**. The approvals granted by this Resolution are subject to the Applicant's compliance with the following conditions, to which the Applicant stipulated at the public hearing:

1. Development of the site shall comply with the City's lighting, landscaping, and signage requirements and standards.

2. Development shall be consistent with the following plans, as revised to meet the above conditions: Sheet SP-1 – Site Plan, Dated 5/17/2023; Sheet SP-1.1 – Site Plan, Dated 5/17/2023; Sheet SP-1.2 – Mail Kiosk, Dated 5/17/2023; Sheet 1 of 7 – Tentative Plat of Aspen Estates East, Dated 5/17/2023; Sheet 2 of 7 – Tentative Plat of Aspen Estates East, Dated 5/1/2023; Sheet 3 of 7 – Tentative Plat of Aspen Estates East, Dated 5/13/2023; Sheet 4 of 7 – Tentative Plat of Aspen Estates East, Dated 5/13/2023; Sheet 5 of 7 – Tentative Plat of Aspen Estates East, Dated 5/13/2023; Sheet 6 of 7 – Tentative Plat of Aspen Estates East, Dated 5/13/2023; Sheet 7 of 7 – Tentative Plat of Aspen Estates East, Dated 5/13/2023; Sheet TYP-1 – Typical Buildable Area, Dated 5/17/2023;

Sheet TYP-B1 – Typical Buildable Area (Bellister), Dated 5/17/2023; Sheet TYP-C1 – Typical Buildable Area (Camden), Dated 5/17/2023; Sheet TYP-D1 – Typical Buildable Area (Destin), Dated 5/17/2023; Sheet TYP-F1 – Typical Buildable Area (Fraser), Dated 5/17/2023; Sheet LA-0.0 – Key Plan, Dated 5/22/2023; Sheet LA-0.1 – Key Plan, Dated 5/22/2023; Sheet LA-0.2 – Key Plan, Dated 5/22/2023; Sheet LA-1.0 – Landscape Plan (Part A), Dated 5/22/2023; Sheet LA-3.0 – Landscape Plan (Part C), Dated 5/22/2023; Sheet LA-4.0 – Landscape Plan (Part D), Dated 5/22/2023; Cover Sheet – Aspen Estates Plan Bellister 2986; Sheet A-1L – Floor Plan, Dated 3/15/2023; Sheet A-2AL – Elevation Classic, Dated 3/15/2023; Sheet A-2BL – Elevation Coastal, Dated 3/15/2023; Sheet A-2CL – Elevation Modern, Dated 3/15/2023; Sheet A-2DL – Elevation Contemporary, Dated 3/15/2023; Sheet A-1EL – Floor Plan, Dated 3/13/2023; Sheet A-2EL – Elevation Aspen, Dated 3/13/2023; Sheet A-1R – Floor Plan, Dated 3/15/2023; Sheet A-2AR – Elevation Classic, Dated 3/15/2023; Sheet A-2BR – Elevation Coastal, Dated 3/15/2023; Sheet A-2CR – Elevation Modern, Dated 3/15/2023; Sheet A-2DR – Elevation Contemporary, Dated 3/15/2023; Sheet A-1ER – Floor Plan, Dated 3/13/2023; Sheet A-2ER – Elevation Aspen, Dated 3/13/2023; Color Rendering; Color Rendering; Color Rendering; Color Rendering; Cover Sheet – Aspen Estates Plan Camden 2837; Sheet A-1L – Floor Plan, Dated 3/15/2023; Sheet A-2AL – Elevation Classic, Dated 12/12/2020; Sheet A-2BL – Elevation Coastal, Dated 3/15/2023; Sheet A-2CL – Elevation Modern, Dated 3/15/2023; Sheet A-2DL – Elevation Contemporary, Dated 3/15/2023; Sheet A-1EL – Floor Plan, Dated 3/13/2023; Sheet A-2EL – Elevation E Aspen, Dated 3/13/2023; Sheet A-1R – Floor Plan, Dated 3/15/2023; Sheet A-2AR – Elevation Classic, Dated 3/15/2023; Sheet A-2BR – Elevation Coastal, Dated 3/15/2023; Sheet A-2DR – Elevation

Contemporary, Dated 3/15/2023; Sheet A-1ER – Floor Plan, Dated 3/15/2023; Sheet A-2ER – Elevation E Aspen, Dated 3/15/2023; Color Rendering; Color Rendering; Color Rendering; Color Rendering; Sheet C0 – Cover Index Aspen Estates (Destin), Dated 3/15/2023; Sheet A0 – General Information, Dated 3/15/2023; Sheet A1.1 – Floor Plan Type 1 Left, Dated 3/15/2023; Sheet A1.2 – Floor Plan Type 2 Left, Dated 3/15/2023; Sheet A1.3 – Floor Plan Type 1 Right, Dated 3/15/2023; Sheet A1.4 – Floor Plan Type 2 Right, Dated 3/16/2023; Sheet A2.1A – Building Elevation (Type A), Dated 3/15/2023; Sheet A2.1B – Building Elevation (Type B), Dated 3/15/2023; Sheet A2.1C – Building Elevation (Type C), Dated 3/15/2023; Sheet A2.1D – Building Elevation (Type D), Dated 3/15/2023; Sheet A2.1E – Building Elevation (Type E), Dated 3/15/2023; Sheet A2.2A – Building Elevation (Type A), Dated 3/15/2023; Sheet A2.2B – Building Elevation (Type B), Dated 3/15/2023; Sheet A2.2C – Building Elevation (Type C), Dated 3/15/2023; Sheet A2.2D – Building Elevation (Type D), Dated 3/15/2023; Sheet A2.2E – Building Elevation (Type E), Dated 3/16/2023; Sheet A3.1 – Roof Plan Type 1 Left, Dated 3/15/2023; Sheet A3.2 – Roof Plan Type 2 Left, Dated 3/15/2023; Sheet A3.3 – Roof Plan Type 1 Right, Dated 3/16/2023; Sheet A3.4 – Roof Plan Type 2 Right, Dated 3/16/2023; Color Rendering; Color Rendering; Color Rendering; Color Rendering; Cover Sheet – Aspen Estates Plan Fraser 5SFB; Sheet A-1L – Floor Plan, Dated 3/15/2023; Sheet A-2AL – Elevation Classic, Dated 3/15/2023; Sheet A-2BL – Elevation Coastal, Dated 3/15/2023; Sheet A-2CL – Elevation Modern, Dated 3/15/2023; Sheet A-2DL – Elevation Contemporary, Dated 3/15/2023; Sheet A-1EL1 – Floor Plan, Dated 3/13/2023; Sheet A-2EL1 – Elevation Aspen-1, Dated 3/13/2023; Sheet A-1EL2 – Floor Plan, Dated 3/13/2023; Sheet A-2EL2 – Elevation Aspen-1, Dated 3/13/2023; Sheet A-1R – Floor

Plan, Dated 3/15/2023; Sheet A-2AR – Elevation Classic, Dated 10/08/2020; Sheet A-2BR – Elevation Coastal, Dated 3/15/2023; Sheet A-2CR – Elevation Modern, Dated 3/15/2023; Sheet A-2DR – Elevation Contemporary, Dated 3/15/2023; A-1ER1 – Floor Plan, Dated 3/15/2023; Sheet A-2ER1 – Elevation Classic, Dated 3/15/2023; Sheet A-1ER2 – Floor Plan, Dated 3/15/2023; Sheet A-2ER2 – Elevation Classic, Dated 3/15/2023; Color Rendering; Color Rendering; Color Rendering; Color Rendering; Color Rendering; Color Rendering; Color Rendering; Color Rendering; Sheet C-100 – Cover Sheet, Dated 6/9/2023; Sheet C-101 – General Notes, Dated 6/9/2023; Sheet C-301 – Erosion And Sediment Control Plan, Dated 6/9/2023; Sheet C-400 – Paving and Grading Notes, Dated 6/9/2023; Sheet C-401 – Paving and Grading Plan, Dated 6/9/2023; Sheet C-402 – Paving and Grading Plan, Dated 6/9/2023; Sheet C-403 – Paving and Grading Plan, Dated 6/9/2023; Sheet C-404 – Paving and Grading Plan, Dated 6/9/2023; Sheet C-405 – Paving and Grading Details, Dated 6/9/2023; Sheet C-600 – Traffic Signage and Marking Plan, Dated 6/9/2023; Sheet C-601 – Traffic Signage and Marking Plan, Dated 6/9/2023; Sheet C-602 – Traffic Signage and Marking Plan, Dated 6/9/2023; Sheet C-603 – Traffic Signage and Marking Plan, Dated 6/9/2023; Sheet C-604 – Traffic Signage and Marking Details, Dated 6/9/2023; Sheet C-1000 - Fire Truck Maneuvers, Dated 6/12/2023; Sheet PH-01 – Overall Site Plan, Dated 5/24/2023; Sheet PH-02 – Enlarged PXP Values, Dated 5/24/2023; Sheet PH-03 – Enlarged PXP Values, Dated 5/24/2023; Sheet PH-04 – Enlarged PXP Values, Dated 5/24/2023; Sheet PH-05 – Enlarged PXP Values, Dated 5/24/2023; Sheet PH-06 – Enlarged PXP Values, Dated 5/24/2023; Sheet PH-07 – Enlarged PXP Values, Dated 5/24/2023; Sheet PH-08 – Enlarged PXP Values, Dated 5/24/2023; Sheet PH-09 – Enlarged PXP Values, Dated 5/24/2023; Sheet PH-10

– Enlarged PXP Values, Dated 5/24/2023; Sheet PH-11 – Enlarged PXP Values, Dated 5/24/2023; Sheet PH-12 – Enlarged PXP Values, Dated 5/24/2023; Sheet PH-13 – Enlarged PXP Values, Dated 5/24/2023; Sheet PH-14 – Enlarged PXP Values, Dated 5/24/2023; Sheet PH-15 – Enlarged PXP Values, Dated 5/24/2023; Sheet PH-16 – Enlarged PXP Values, Dated 5/24/2023; Sheet PH-17 – Enlarged PXP Values, Dated 5/24/2023; Sheet PH-18 – Enlarged PXP Values, Dated 5/24/2023; Sheet PH-19 – Enlarged PXP Values, Dated 5/24/2023; Sheet PH-20 – Enlarged PXP Values, Dated 5/24/2023; Sheet PH-21 – Enlarged PXP Values, Dated 5/24/2023; Sheet PH-22 – Pole and Fixture Detail & Photometric Table, Dated 5/24/2023.

3. Pursuant to Section 166.033, Florida Statutes, all applicable state and federal permits must be obtained before commencement of the development. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 4. **Violation of Conditions**. Failure to adhere to the terms and conditions of approval above shall be considered a violation of the City Code and persons found violating the conditions shall be subject to the penalties prescribed by the City Code, including but not limited to, the revocation of the approvals granted by this Resolution. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the City before it may commence construction or

operation, and this Resolution may be revoked by the City Council at any time upon a determination that the Applicant is not in compliance with the City Code.

Section 5. **Recording**. The City, or the Applicant if so requested by the City Clerk, shall record this Resolution at the Applicant's sole expense in the Public Records of Miami-Dade County, Florida.

Section 6. **Effective Date**. This resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 26th day of July, 2023.

STEVEN D. LOSNER
Mayor

ATTEST:

ELIZABETH SEWELL, MPA, MMC, FCRM
City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND BENEFIT OF THE CITY ONLY:

WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
City Attorney

Moved by:	Councilman Larry Roth
Seconded by:	Vice Mayor Julio Guzman
Council Vote:	7-0

FINAL VOTE AT ADOPTION

Mayor Steven D. Losner	*YES*
Vice-Mayor Julio Guzman	*YES*
Councilwoman Erica G. Ávila	*YES*
Councilwoman Jenifer N. Bailey	*YES by Telephone*
Councilwoman Patricia D. Fairclough-Staggers	*YES*
Councilman Sean L. Fletcher	*YES by Telephone*
Councilman Larry Roth	*YES*

Exhibit A

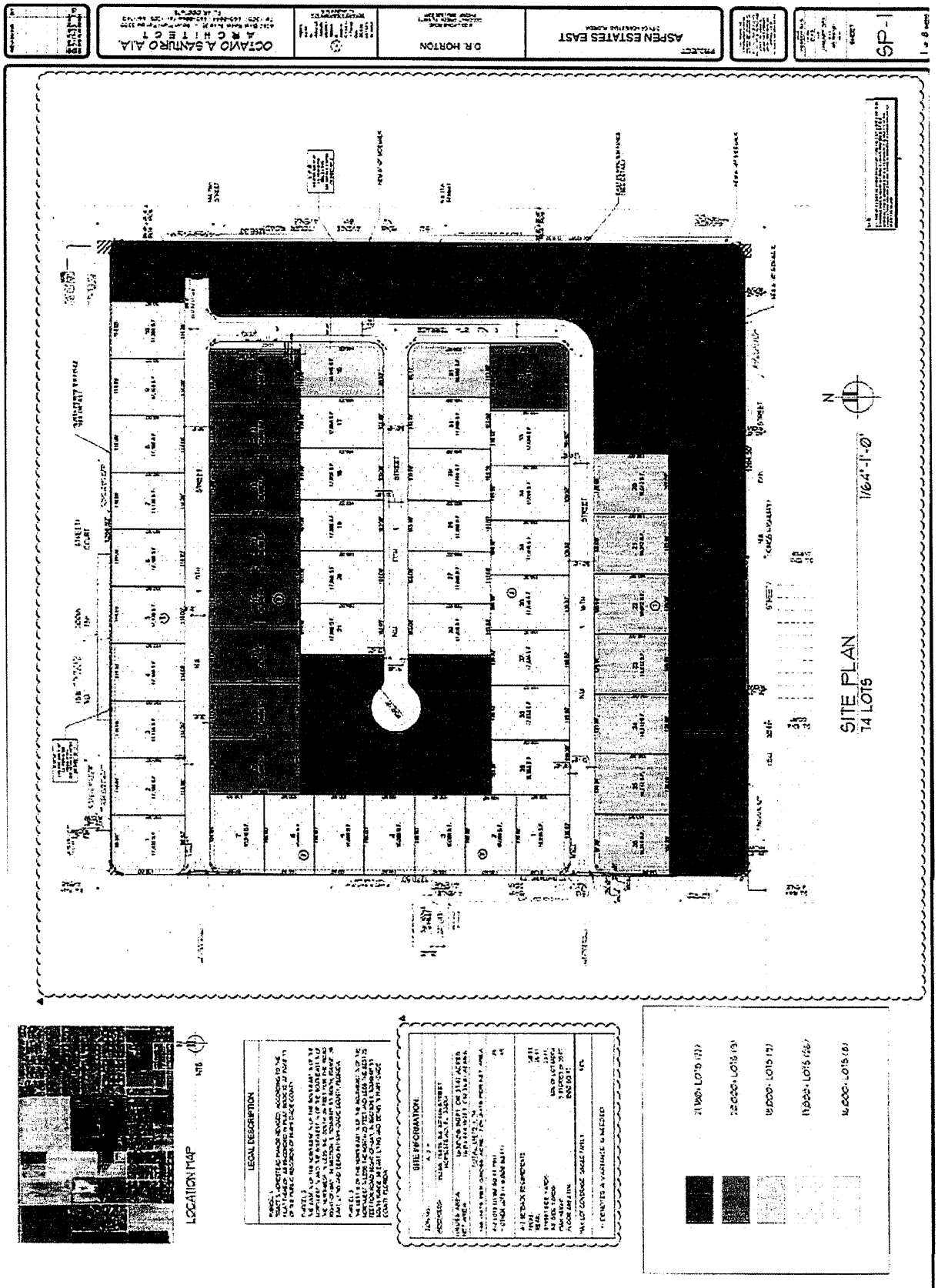
LEGAL DESCRIPTION:

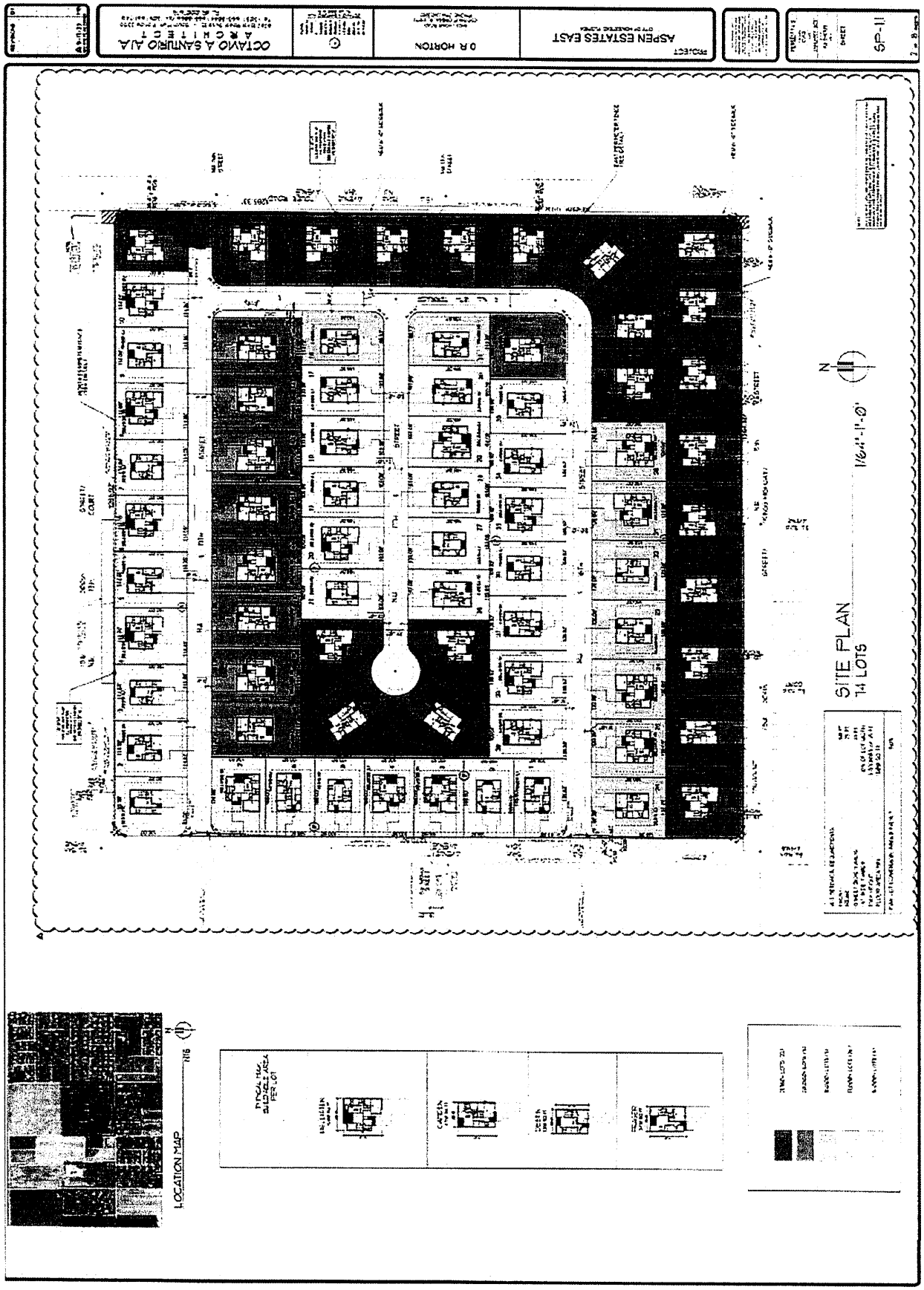
Parcel 1: Tract 3, HOMESTEAD MANOR REVISED, according to the Plat thereof, as recorded in Plat Book 32, at Page 77, of the Public Records of Miami-Dade County, Florida.

Parcel 2: The East ½ of the Northwest ¼ of the Southeast ¼ of the Northwest ¼ and the Southwest ¼ of the Southeast ¼ of the Northwest ¼ less the South 35 feet for road right-of-way, in Section 11, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.

Parcel 3: The West ½ of the Northwest ¼ of the Southeast ¼ of the Northwest ¼ less the North 25 feet and less the West 25 feet for road right-of-way, in Section 11, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.

Exhibit B


ASPEN ESTATES EAST
D.R. HORTON
OCTAVIO A SAMUDIO AIA
ARCHITECT
SP-1
SITE PLAN
14 LOTS
1/64"-1'-0"
N
LOCATION MAP
LEGAL DESCRIPTION
SITE INFORMATION


ASPEN ESTATES EAST
D R HORTON
OCTAVIO A SANTURIO AIA
ARCHITECT
SP-11
SITE PLAN
74 LOTS
1/64"-1"-0"
N
LOCATION MAP

SP-12
ASPEN ESTATES EAST
D R HORTON
OCTAVIO A SATURIO AIA
ARCHITECT
COLUMN CAP DETAIL
NTS
LOCATION MAP
NTS
MAIL KIOSK
LOCATION & DETAIL
NTS

TENTATIVE PLAT OF "ASPEN ESTATES EAST"

PORTION OF THE NORTHWEST 1/4 OF
SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

LEGAL DESCRIPTION:

Parcel 1

[illegible] Page 77, of the Public Records of Miami-Dade County, Florida.

Parcel 2:

The East ¼ of the Northeast ¼ of the Southeast ¼ of the Northwest ¼ and the Southeast ¼ of the Southeast ¼ of the Northwest ¼ less the South 35 feet for road right-of-way, in Section 11, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.

Parcel 3:

The West ¼ of the Northwest ¼ of the Southwest ¼ of the Northwest ¼ less the South 35 feet and less the West 35 feet for road right-of-way, in Section 11, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.

Folio: 10-7811-000-0010
Folio: 10-7811-000-0120
Folio: 10-7811-000-0020

TITLE REVIEW NOTES:

All The following documents listed in SCHEDULE B-Section 2, File Number: 2037-0200717, Issuing Office File Number: Unit – Green Leaf Nursery, Prepared by First American Title Insurance Company, Commitment Date March 27, 2021, at 8:00 AM, furnished by the client to be encouraged to show any review concerning the subject property.

USE OF DOCUMENTS:

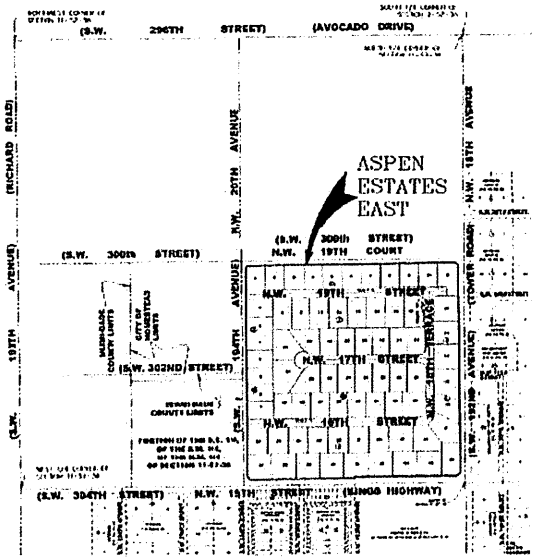
9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HOMESTEAD MANOR, as recorded in Plat Book 32, Page(s) 77, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (DOES APPLY, ANY MATTER THAT IS PLOTTABLE IS SHOWN HEREON)

10. Resolution 2013-04-23 recorded June 17, 1993 in Book 17853, Page 2532 (as to Parcels 2 and 3) (UNCERTAIN AS TO BOUNDARY OF THIS PARTICULAR ANNEXATION, BUT BOTH THE CITY AND COUNTY MUNICIPAL BOUNDARY MAPS SHOW THAT THE S.E. 1/4 OF THE N.W. ¼ OF SECTION 11 ARE WITHIN THE CITY OF HOMESTEAD CITY BOUNDARY, PARCELS 1,2 AND 3 ARE WITHIN THE HOMESTEAD CITY LIMITS).

11. Easement in favor of Bellsouth Telecommunications, Inc. recorded January 27, 1997 in Book 17502, Page 3 (as to Parcel 1). (DOES APPLY TO PARCEL 1, AS SHOWN HEREON).

12. Terms and conditions of any mining connected lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). (NOT REVIEWED AS PART OF THIS SURVEY)

Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.



LOCATION MAP
N.W. 1/4 OF SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA
(SCALE 1"=300')

PROPERTY INFORMATION
OWNER: GREEN LEAF NURSERY, INC. GEORGE A. PENA, JR. and THOMAS W. PENA, as Trustee of the THOMAS W. PENA REVOCABLE LIVING TRUST c/o D.R. HORTON, INC. Address: 6123 LYONS ROAD, SUITE 100 COCONUT CREEK, FL 33073 Contact Person Information: Karl K. Albertson Office Number (954) 949-3000 Ext. 4272 e-mail address: kkalbertson@drhorton.com

CONTACT PERSON INFORMATION
Name: Ricardo Rodriguez, P.S.M.
e-mail address: ricardo@fordco.com
Name: Omar Armenteros, P.S.M.
e-mail address: omar@fordco.com
Name: Cristina Flores
e-mail address: cristina@fordco.com
Telephone Number: (305) 477-6472

DEVELOPMENT CRITERIA TABLE
ZONING: A-2 (SINGLE-FAMILY RESIDENTIAL)
PROPOSED USE:
74 SINGLE FAMILY LOTS
TRACT "A" - PRIVATE ROAD, INGRESS-EGRESS AND UTILITY EASEMENT TRACT
TRACT "B" - MAIL KIOSK, LANDSCAPE COMMON OPEN SPACE TRACT.
DENSITY OF LIVING UNITS PER ACRE
1.98 UNITS PER GROSS ACRE - 1.99 UNITS PER NET AREA

TABLE OF MONUMENTS	
TYPE OF MONUMENT	TOTAL
P.R.M.	10
P.C.P.	11
LOTS AND TRACTS CORNERS	169
IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091	

SURVEYOR'S NOTES:

1) The lands captioned Property was surveyed and described based on the Legal Description furnished by client.

2) There may be additional restrictions not shown on this survey that may be found in the Public Records of the County, Examination of TITLE POLICY was made to determine recorded instruments, if any affecting the property.

3) Accuracy: The accuracy obtained by field measurement methods and office calculations of closed geometric figures results and exceeds 1 foot in 7,500 feet.

The elevation on shown are based on a closed level between the two benchmark noted below. The calculated value of a distance in feet of plus or minus 0.05 feet times the square root of the distance in miles between the two control points being tested.

Deviations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

4) Underground foundations and/or footings, if any, that may cross beyond the boundary lines of the subject property into any other adjacent property are not shown hereon.

5) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

6) Contact the appropriate authority prior to any design work on the lands described parcel for Building and Zoning information.

7) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property hereon described. Surveyor shall be notified as to any elevation from utilities shown hereon.

8) Ownership subject to OPINION OF TITLE.

9) Type of Survey: Boundary and Topographic Survey for the purpose of Develop Plan.

10) Property Area:
Gross: 1,629,033 Square Feet and/or 37.42 Acres more or less.
Net: 1,628,003 Square Feet or 37.11 Acres more or less (After Less out of Proposed Public Right-of-way Dedication)

11) Number of Lots and Tracts: 74 Lots and 3 Tracts.

12) Public Water to be Utilized.

13) Septic Tanks to be Utilized.

14) Proposed Use: SEE DEVELOPMENT CRITERIA TABLE

15) Miami-Dade County Flood Criteria: 8.5' more or less.

16) North cross elevation and bearings shown hereon are based on an assumed value of S86°15'33"W, along the South line of Northwest 1/4 of Section 11, Township 57 South, Range 38 East, Miami-Dade County, Florida, as shown on the Miami-Dade County Township Map for Township 57 South, Miami-Dade County Public Works.

17) Elevations are based on National Geodetic Vertical Datum 1929 (NGVD 1929).

18) Miami-Dade County Bench Mark No. 1 Used: [illegible] Elevation: [illegible] (NGVD 1929).

18a) Bench Mark Location:
SW 296th STREET --- ON CENTERLINE
SW 192nd AVENUE --- ON CENTERLINE
BENCH MARK IS BRASS DISC IN CONCRETE MONUMENT AND IS THE SOUTH 1/4 CORNER OF SECTION 11-57S-38E

18b) Miami-Dade County Bench Mark No. 2 Used: [illegible] Elevation: 10.47 (NGVD 1929).

18c) Bench Mark Location:
SW 300th STREET --- 30' SOUTH OF CENTERLINE
SW 192nd AVENUE --- 135' WEST OF CENTERLINE
BENCH MARK IS A P.R.M. NAIL AND ALUMINUM WASHER IN CONCRETE SIDEWALK.

19) Temporary Bench Mark (TBM):
TEMP#1 FOUND BRASS DISC IN CONCRETE MONUMENT (#1 (B)) ON SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 11-57S-38E, ELEVATION [illegible] (NGVD 1929).
TEMP#2 FOUND NAIL & DISC (#2 (B)) 35' SOUTH OF SOUTHWEST CORNER OF PROPERTY ON CENTERLINE INTERSECTION OF S.W. 304TH STREET AND S.W. 204TH AVENUE, ELEVATION 10.47 (NGVD 1929).

20) Property Address:
19255, 19475 S.W. 304th Street
Homestead, Florida 33030

21) Flood Zone: "X"
Base Flood Elev.= N/A
As Per FEMA Flood Number: [illegible]
Community Number: 120649 (CITY OF HOMESTEAD)
Date: September 11, 2009

22) Field Book: A-[illegible], Pg. [illegible]

Project No. 19-006-0200

23) This Map of Survey is intended to be displayed at a scale of One inch equals of 40 and 60 feet or smaller.

SURVEYOR'S CERTIFICATE:

I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the BOUNDARY and TOPOGRAPHIC SURVEY of the real property described herein.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17.051 and 5J-17.052, Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

FORD, ARMENTEROS & HERNANDEZ, INC., LB 6557

Original Field Book Survey Date: September 20th, 2021
Revision Date 1: December 13th, 2021 (CITY OF HOMESTEAD SURVEYOR'S COMMENTS 01/04/2021)
Revision Date 2: January 20th, 2022 (REVISED TO PLAT LOTS)
Revision Date 3: June 15th, 2022 (CITY OF HOMESTEAD SURVEYOR'S COMMENTS 01/04/2022 AND UPDATED EASEMENT SURVEY)
Revision Date 4: June 15th, 2022 (CITY OF HOMESTEAD SURVEYOR'S COMMENTS 01/04/2022)
Revision Date 5: February 20th, 2023 (UPDATE INITIATIVE PLAT FOR NEW PLAN)
Revision Date 6: March 8th, 2023 (CITY OF HOMESTEAD SURVEYOR'S COMMENTS 01/04/2023)
Revision Date 7: May 8th, 2023 (UPDATE INITIATIVE PLAT FOR NEW PLAN)
Revision Date 8: May 17th, 2023 (UPDATE INITIATIVE PLAT FOR NEW PLAN)

Digitally signed by Ricardo Rodriguez
Date: 2023.05.18 11:26:30 -04'00'

Ricardo Rodriguez, P.S.M., for the Firm
Professional Surveyor and Mapper
State of Florida, Registration No. 5438

FORD, ARMENTEROS & HERNANDEZ, INC.
[illegible]
[illegible]
[illegible]
[illegible]

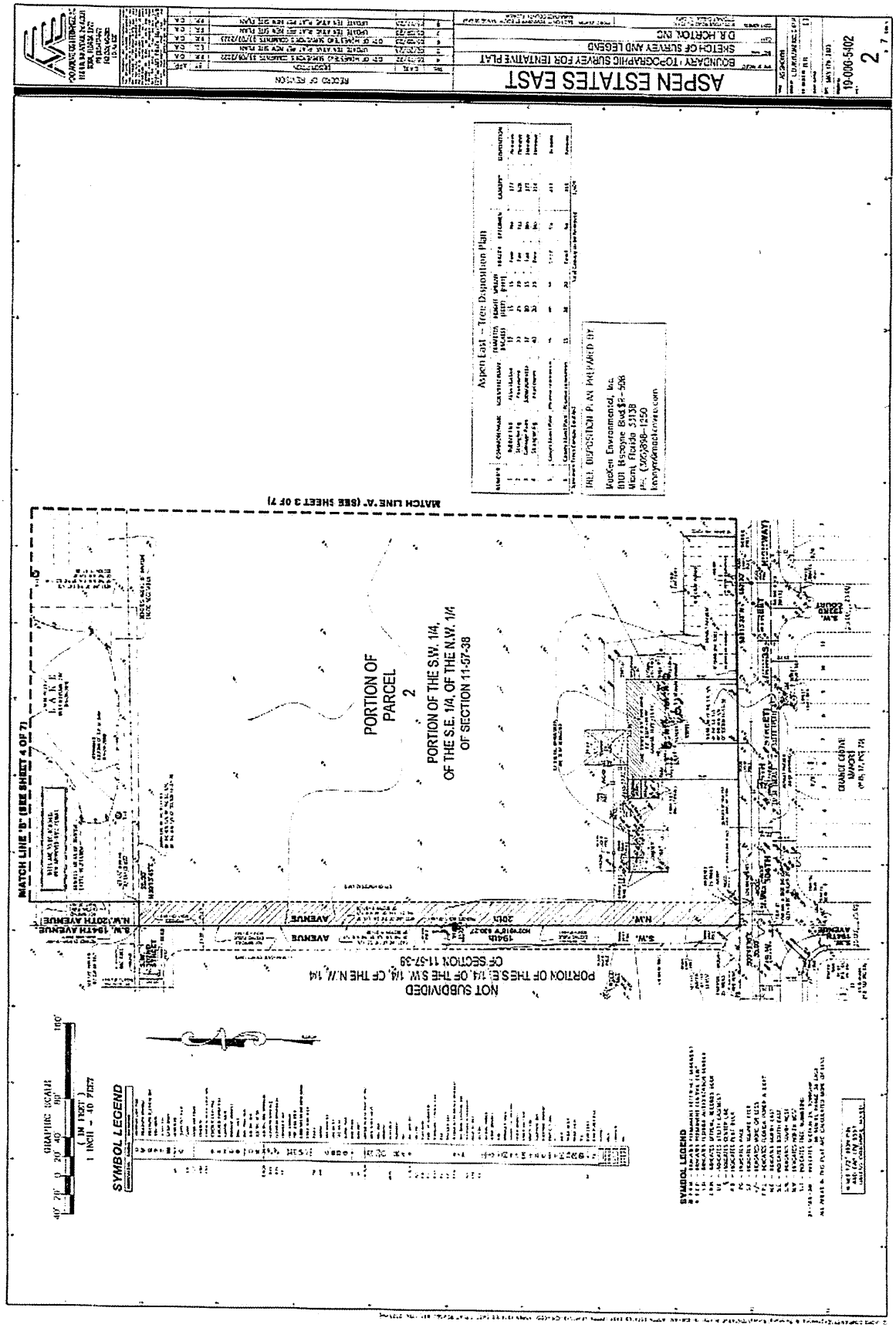
REVISED BY SECTION

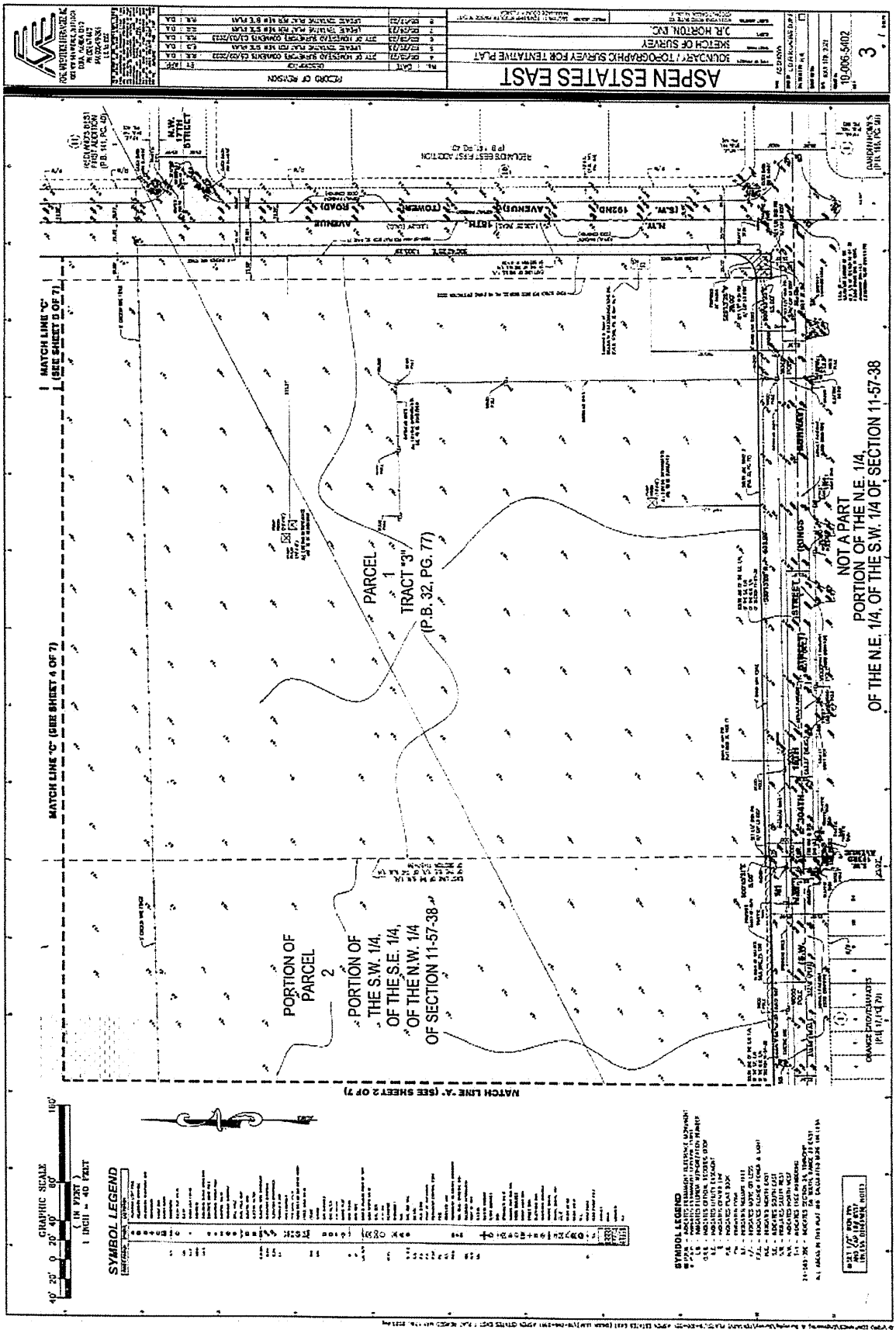
No.	DATE	DESCRIPTION	BY	APP.
4	05/17/23	CITY OF HOMESTEAD SURVEYOR'S COMMENTS 02/28/2022	R.R.	C.A.
5	05/17/23	LEGAL TENTATIVE PLAT FOR NEW PLAN	R.R.	C.A.
6	05/17/23	CITY OF HOMESTEAD SURVEYOR'S COMMENTS 02/28/2022	R.R.	C.A.
7	05/17/23	LEGAL TENTATIVE PLAT FOR NEW PLAN	R.R.	C.A.
8	05/17/23	LEGAL TENTATIVE PLAT FOR NEW PLAN	R.R.	C.A.

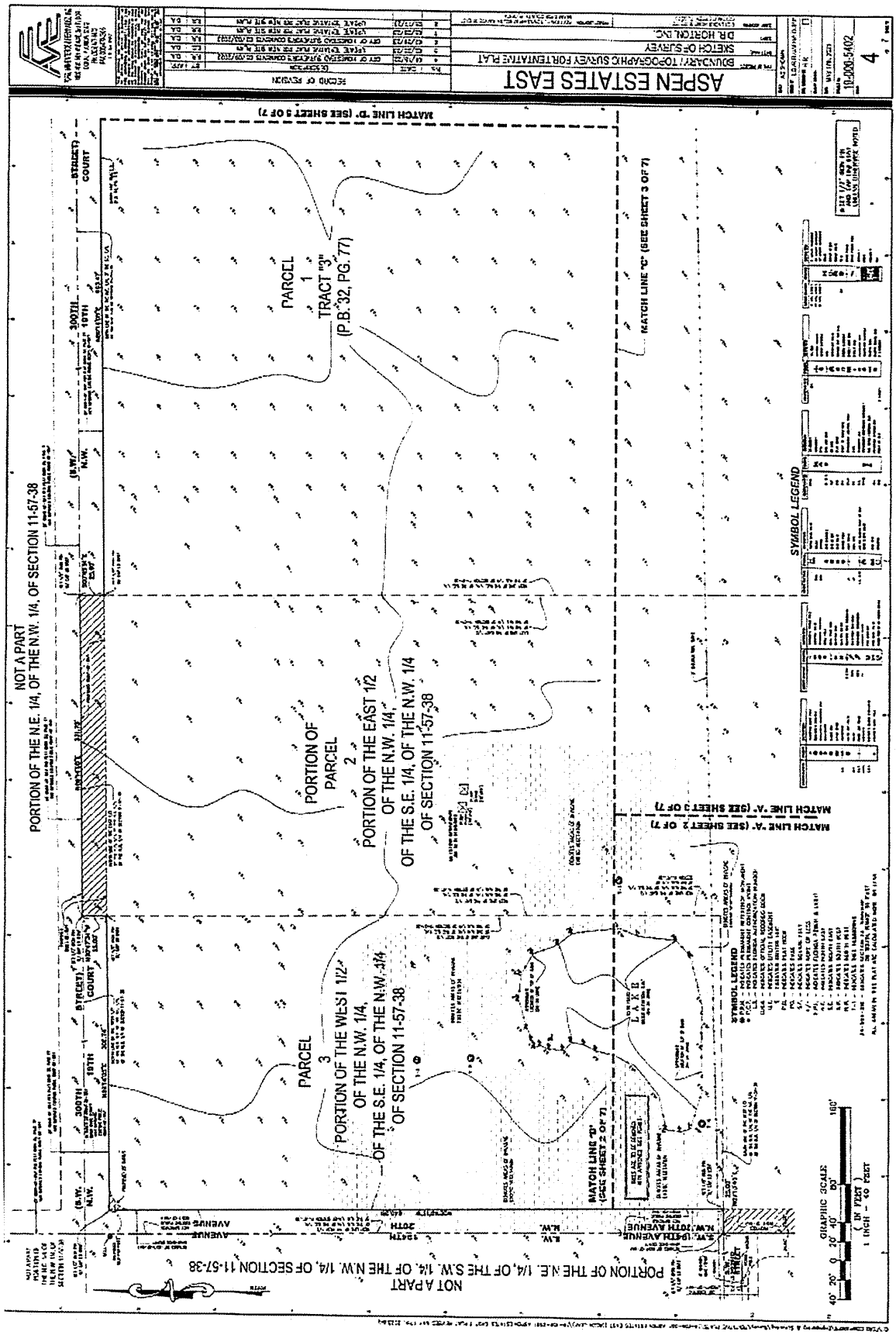
ASPEN ESTATES EAST

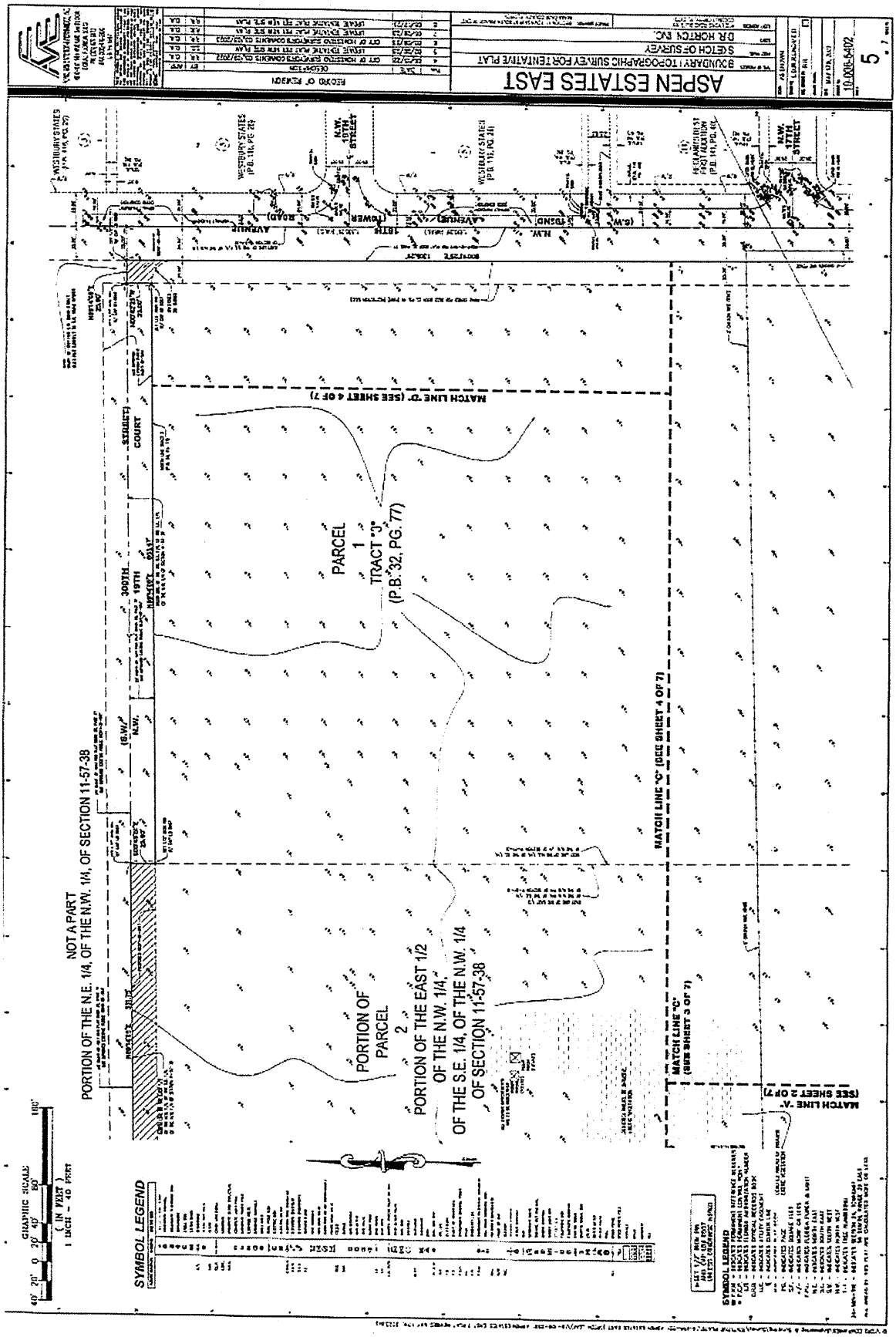
BOUNDARY TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
LOCATION MAP, LEGAL DESCRIPTION AND SURVEYOR'S NOTES
D.R. HORTON, INC.

ASSIGNED
DRAWN: D.R. HORTON, INC.
CHECKED: [illegible]
DATE: May 17th, 2023
SCALE: 19-006-5402
SHEET: 1 OF 7 PAGES


ASPEN ESTATES EAST
BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
SKETCH OF SURVEY AND LEGEND
D.R. HORTON, INC.
19-030-5402
2
Aspen East – Tree Disposition Plan
MATCH LINE "A" (SEE SHEET 3 OF 7)
MATCH LINE "B" (SEE SHEET 4 OF 7)
PORTION OF PARCEL 2
PORTION OF THE S.W. 1/4, OF THE S.E. 1/4, OF THE N.W. 1/4 OF SECTION 11-57-38
NOT SUBDIVIDED
PORTION OF THE S.E. 1/4, OF THE S.W. 1/4, OF THE N.W. 1/4 OF SECTION 11-57-38
S.W. 194TH AVENUE
N.W. 20TH AVENUE
S.W. 194TH AVENUE
N.W. 20TH AVENUE
S.W. 194TH AVENUE
N.W. 20TH AVENUE
SYMBOL LEGEND
GRAPHIC SCALE
1 INCH = 40 FEET

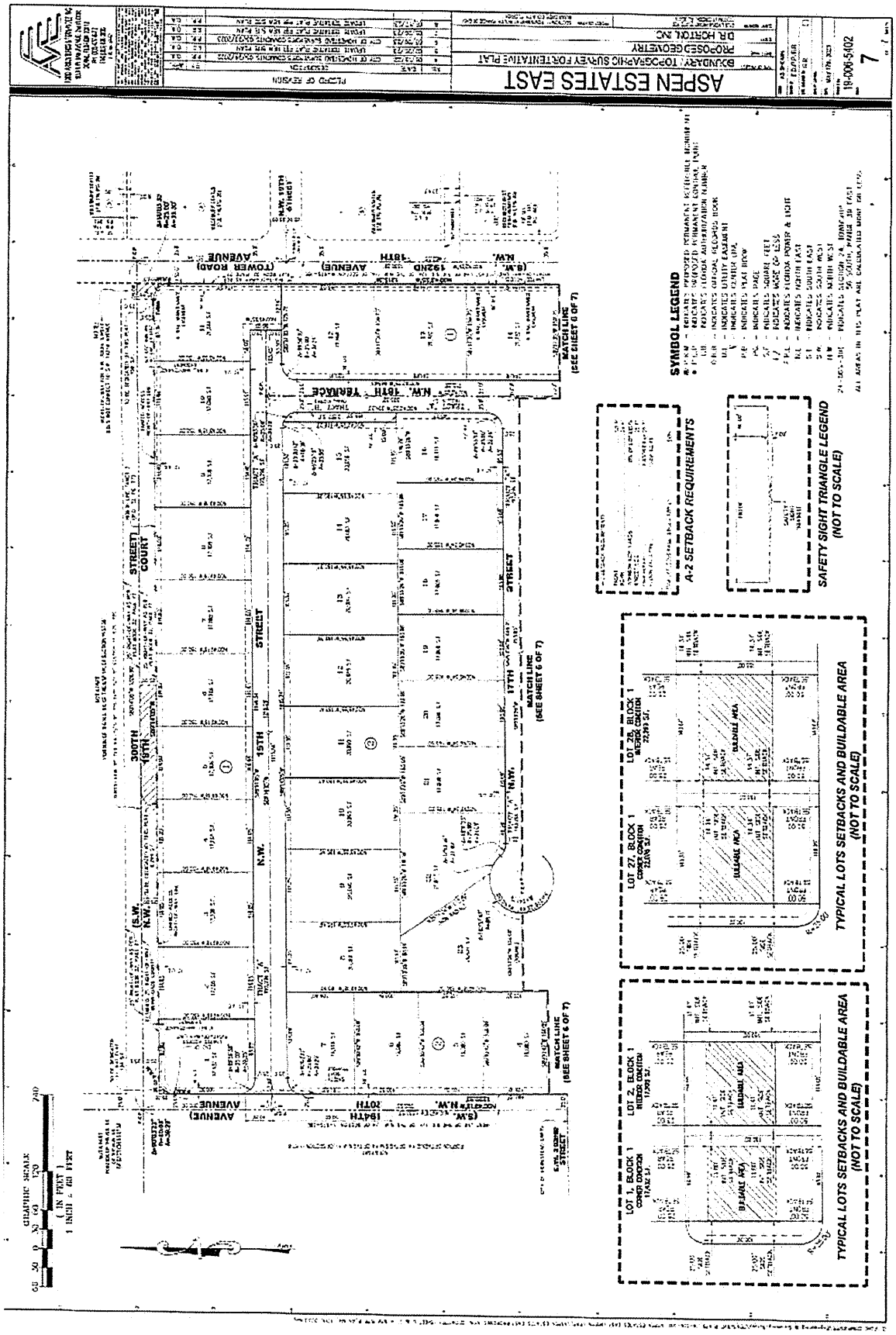

ASPEN ESTATES EAST
BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
SKETCH OF SURVEY
J.R. HORTON, INC.
10-006-5402
3
PARCEL 1
TRACT "3"
(P.B. 32, PG. 77)
NOT A PART
PORTION OF THE N.E. 1/4,
OF THE N.E. 1/4, OF THE S.W. 1/4 OF SECTION 11-57-38
PORTION OF PARCEL 2
PORTION OF THE S.W. 1/4, OF THE S.E. 1/4, OF THE N.W. 1/4 OF SECTION 11-57-38
MATCH LINE "C" (SEE SHEET 4 OF 7)
MATCH LINE "C" (SEE SHEET 5 OF 7)
MATCH LINE "A" (SEE SHEET 2 OF 7)
SYMBOL LEGEND
GRAPHIC SCALE
1 INCH = 40 FEET


ASPEN ESTATES EAST
BOUNDARY/TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
SKETCH OF SURVEY
DR. HORTON, INC.
19-006-5402
4
MATCH LINE "D" (SEE SHEET 5 OF 7)
MATCH LINE "C" (SEE SHEET 3 OF 7)
MATCH LINE "A" (SEE SHEET 2 OF 7)
MATCH LINE "B" (SEE SHEET 2 OF 7)
PARCEL 1
TRACT "3"
(P.B. 32, PG. 77)
PARCEL 2
PORTION OF THE EAST 1/2 OF THE N.W. 1/4, OF THE S.E. 1/4, OF THE N.W. 1/4 OF SECTION 11-57-38
PARCEL 3
PORTION OF THE WEST 1/2 OF THE N.W. 1/4, OF THE S.E. 1/4, OF THE N.W. 1/4 OF SECTION 11-57-38
NOT A PART
PORTION OF THE N.E. 1/4, OF THE N.W. 1/4, OF SECTION 11-57-38
NOT A PART
PORTION OF THE N.E. 1/4, OF THE S.W. 1/4, OF THE N.W. 1/4, OF SECTION 11-57-38
SYMBOL LEGEND
LAKE
GRAPHIC SCALE
(IN FEET)
1 INCH = 40 FEET



CAR 5225 - Exhibit 6

ASPEN ESTATES EAST
BOUNDARY, TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
PROPOSED GEOMETRY
D.R. HORTON, INC.
SYMBOL LEGEND
LOTS 27 THRU 35, BLOCK 1 TO HAVE A CIRCULAR DRIVEWAY
A-2 SETBACK REQUIREMENTS
SAFETY SIGHT TRIANGLE LEGEND (NOT TO SCALE)
TYPICAL LOTS SETBACKS AND BUILDABLE AREA (NOT TO SCALE)
TYPICAL LOTS SETBACKS AND BUILDABLE AREA (NOT TO SCALE)
GRAPHIC SCALE
1 INCH = 60 FEET
19-006-5402
6


ASPEN ESTATES EAST
BOUNDARY / TOPOGRAPHIC SURVEY FORTENTATIVE PLAT
PROPOSED GEOMETRY
DR HORTON, INC
19-006-5402
7
SYMBOL LEGEND
A-2 SETBACK REQUIREMENTS
SAFETY SIGHT TRIANGLE LEGEND
(NOT TO SCALE)
TYPICAL LOTS SETBACKS AND BUILDABLE AREA
(NOT TO SCALE)
TYPICAL LOTS SETBACKS AND BUILDABLE AREA
(NOT TO SCALE)
MATCH LINE
(SEE SHEET 6 OF 7)
MATCH LINE
(SEE SHEET 6 OF 7)
MATCH LINE
(SEE SHEET 6 OF 7)
N.W. 18TH TERRACE
N.W. 19TH AVENUE
N.W. 19TH STREET
N.W. 17TH STREET
N.W. 19TH STREET
N.W. 20TH AVENUE
N.W. 19TH COURT
N.W. 19TH STREET
N.W. 20TH AVENUE
GRAPHIC SCALE
(IN FEET)
1 INCH = 60 FEET

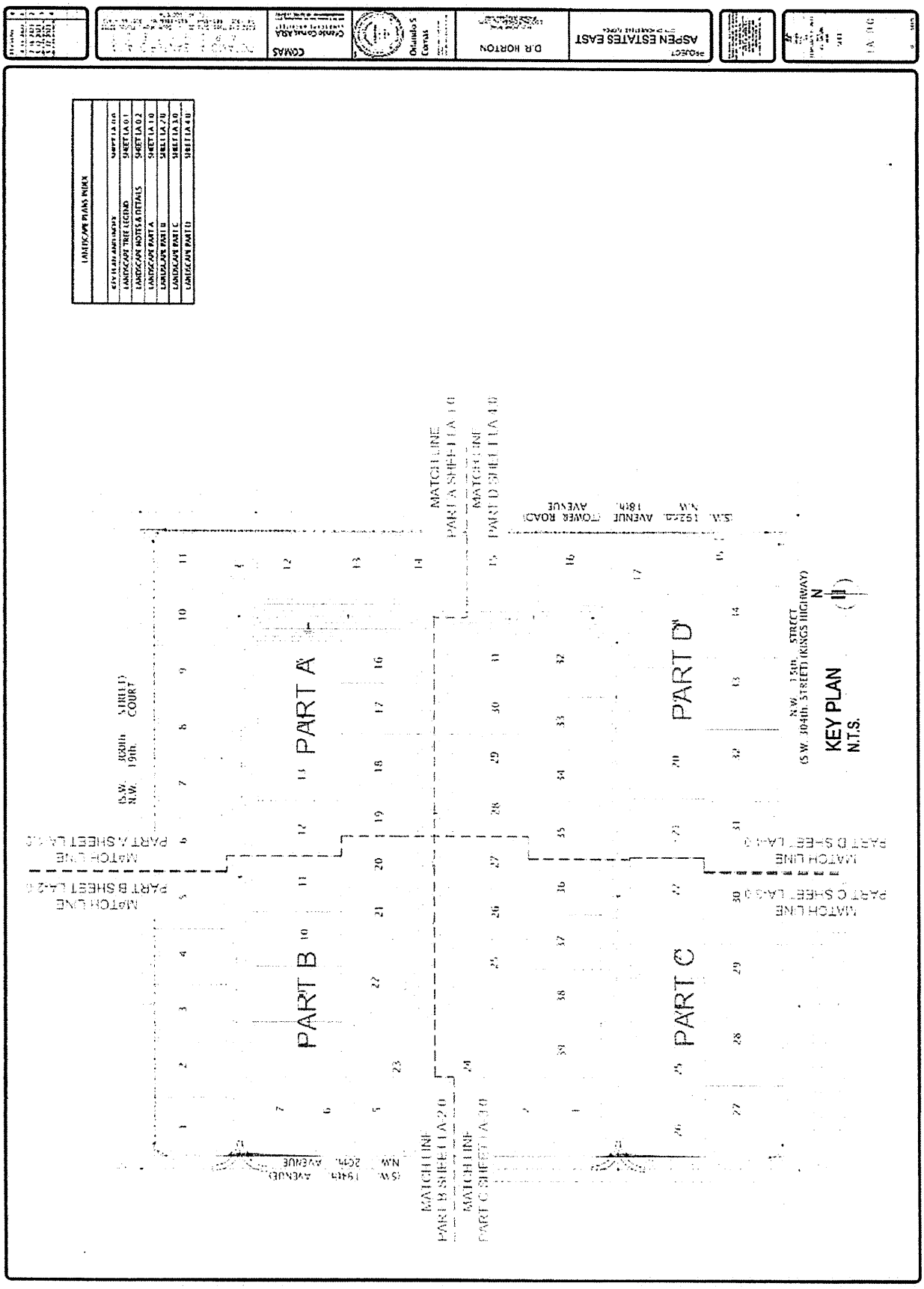
TYPICAL BUILDABLE AREA BY BLOCK
(INTERIOR & CORNER CONDITIONS)
PROPOSED MODELS
TYPICAL MAX BUILDABLE AREA PER LOT
BELLISTER
CARDEN
CESTN
FRASER
SW 360TH STREET
ASPEN ESTATES EAST
OCTAVIO A SATURNO AIA
ARCHITECT
TYP-1

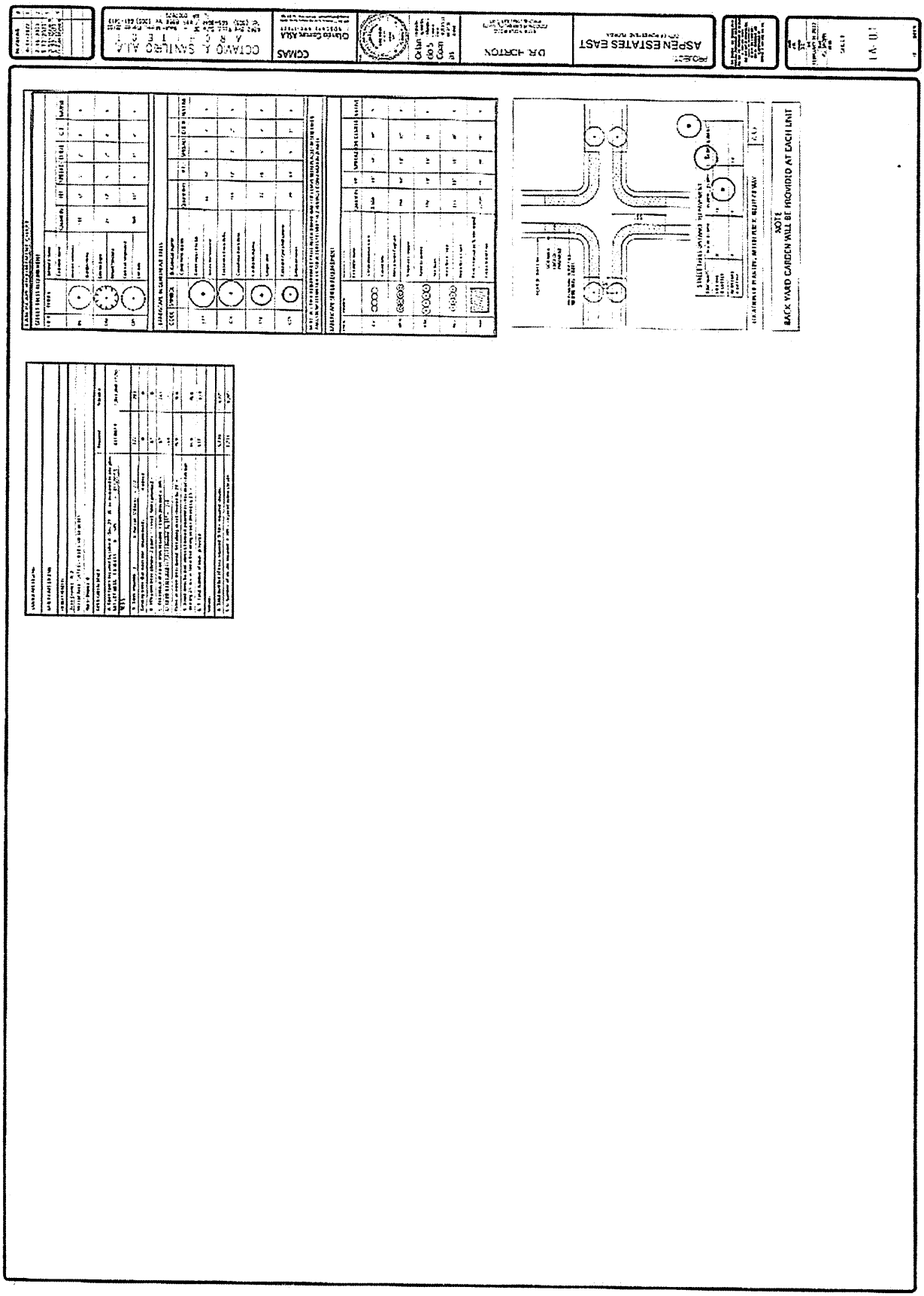
TYPICAL BUILDABLE AREA BY BLOCK EXHIBIT
(INTERIOR & CORNER CONDITIONS)
MODEL: BELLISTER
MODELS PROVIDED BY D.R. HORTON & MODEL ARCHITECT
ASPEN ESTATES EAST
D.R. HORTON
OCTAVIO A SATURNO AIA
ARCHITECT
SW 300TH STREET

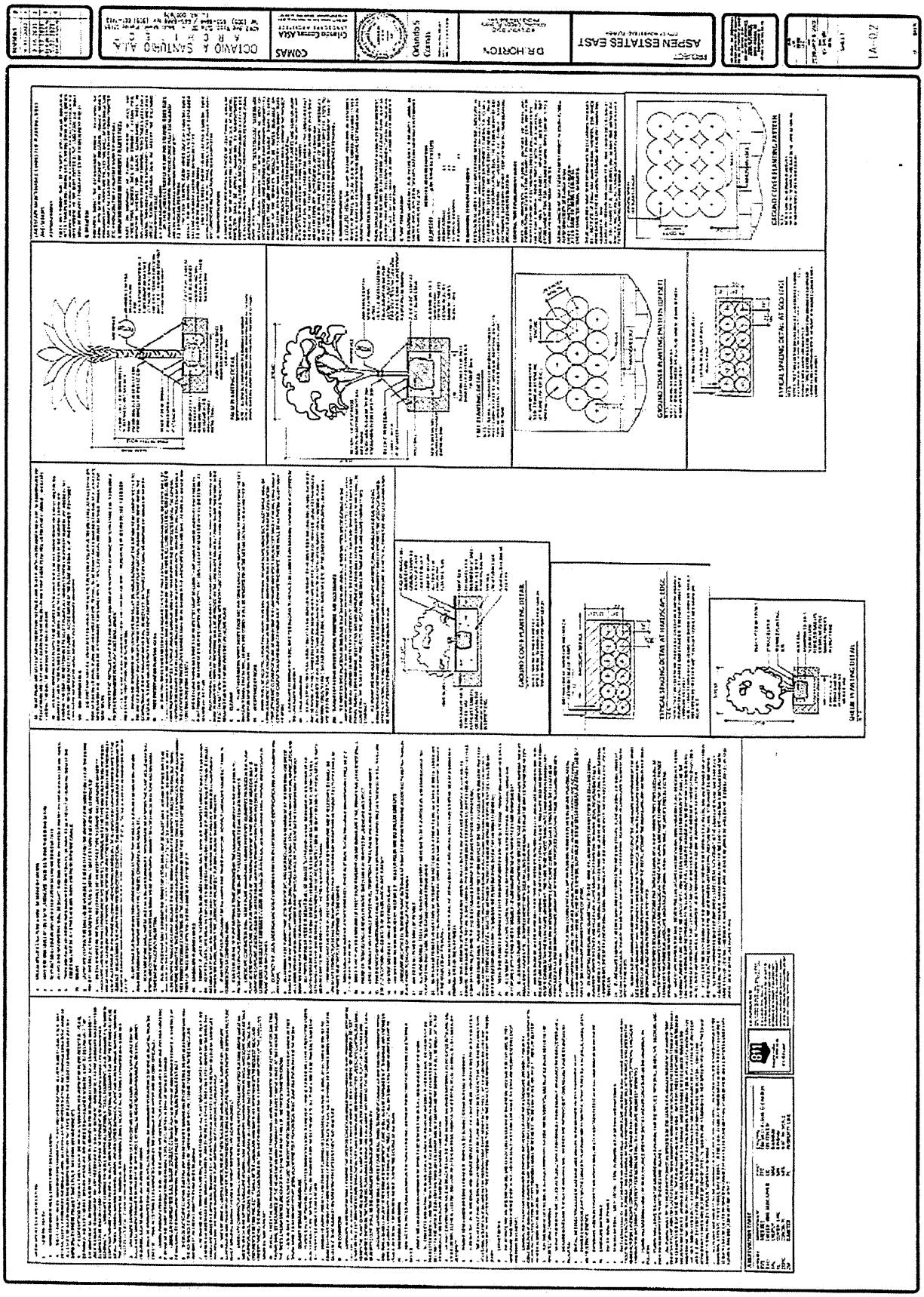
TYPICAL BUILDABLE AREA BY BLOCK EXHIBIT
(INTERIOR & CORNER CONDITIONS)
MODEL: CAMDEN
ASPEN ESTATES EAST
D.R. HORTON
OCTAVIO A SANTURIO AIA
ARCHITECT
MODELS PROVIDED BY D.R. HORTON & MODEL ARCHITECT

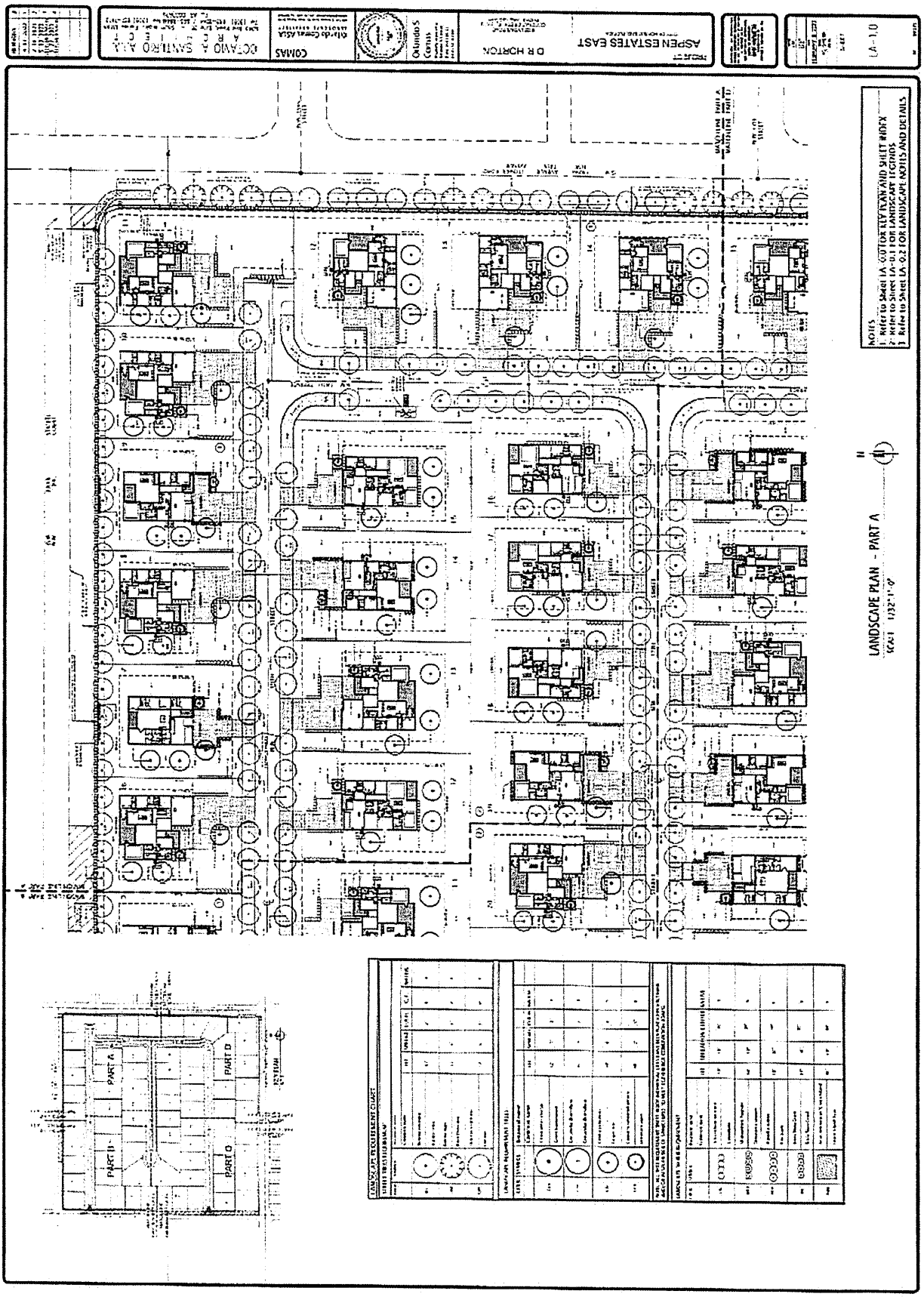
TYPICAL BUILDABLE AREA
BY BLOCK EXHIBIT
(INTERIOR &
CORNER CONDITIONS)
MODEL: DESTIN
ASPEN ESTATES EAST
D.R. HORTON
OCTAVIO A SANTIAGO AIA
ARCHITECT
MODELS PROVIDED BY D.R. HORTON & MODEL ARCHITECT

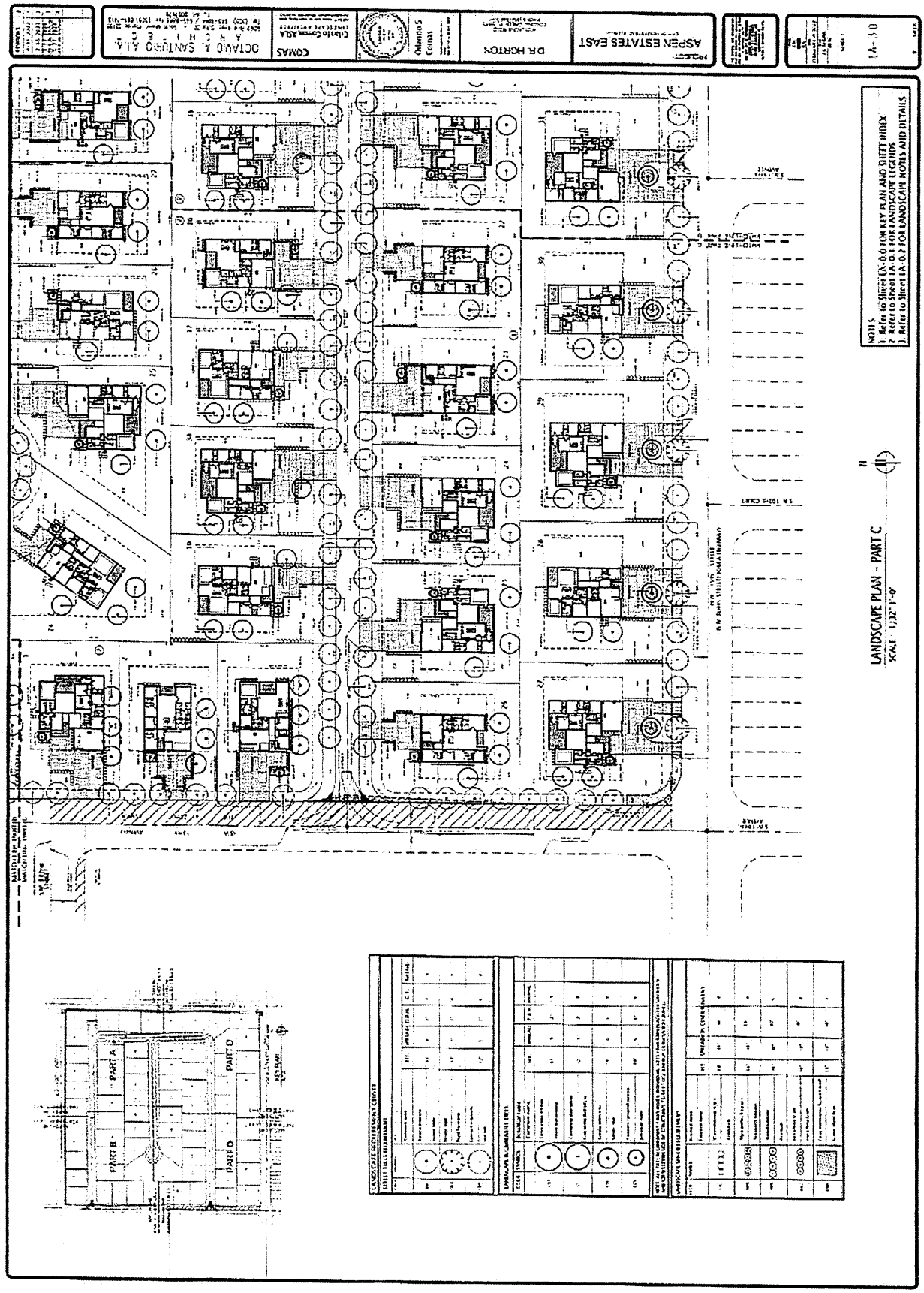
TYPICAL BUILDABLE AREA
RV RI OCK EXHIBIT
(INTERIOR &
CORNER CONDITIONS)
MODEL: FRASER
SW 300TH STREET
ASPEN ESTATES EAST
D.R. HORTON
OCTAVIO A SANTURIO AIA
ARCHITECT
MODELS PROVIDED BY D.R. HORTON & MODEL ARCHITECT

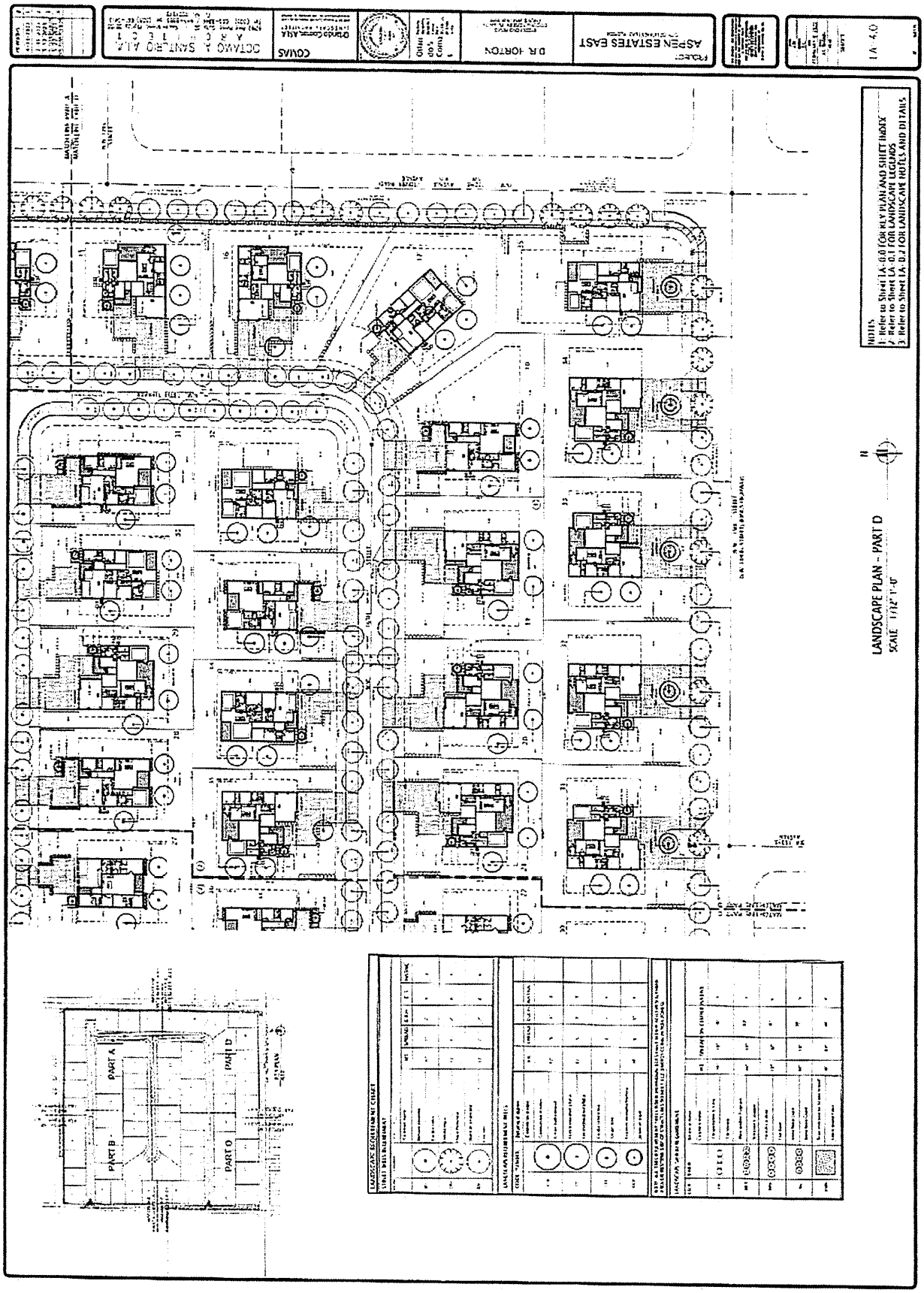

ASPEN ESTATES EAST
D.R. HORTON
PART A
PART B
PART C
PART D
KEY PLAN
N.T.S.


ASPEN ESTATES EAST
DR HORTON
NOTE
BACK YARD GARDEN WILL BE PROVIDED AT EACH UNIT


OCTAVIO A. SANTURIO A.I.A.
COMAS
D.R. HORTON
ASPEN ESTATES EAST
1A-0.2


ASPEN ESTATES EAST
D R HORTON
LA-1.0
NOTES
1. Refer to Sheet LA-0.0 FOR KEY PLAN AND SHEET INDEX
2. Refer to Sheet LA-0.1 FOR LANDSCAPE LEGENDS
3. Refer to Sheet LA-0.2 FOR LANDSCAPE NOTES AND DETAILS
LANDSCAPE PLAN - PART A
SCALE: 1/32"-1'-0"
PART A
PART B
PART C
PART D


ASPEN ESTATES EAST
D.R. HORTON
COMAS
OCTAVIO A. SANTURIO A.I.A.
LA-3.0
NOTES
1. Refer to Sheet LA-0.0 FOR KEY PLAN AND SHEET INDEX
2. Refer to Sheet LA-0.1 FOR LANDSCAPE LEGENDS
3. Refer to Sheet LA-0.2 FOR LANDSCAPE NOTES AND DETAILS
LANDSCAPE PLAN - PART C
PART A
PART B
PART C
PART D


ASPEN ESTATES EAST
D.R. HORTON
LA 4.0
NOTES
1. Refer to Sheet LA 0.0 FOR KEY PLAN AND SHEET INDEX
2. Refer to Sheet LA 0.1 FOR LANDSCAPE LEGENDS
3. Refer to Sheet LA 0.2 FOR LANDSCAPE NOTES AND DETAILS
LANDSCAPE PLAN - PART D
SCALE 1/32" 1'-0"
PART A
PART B
PART C
PART D

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ASPEN ESTATES
PLAN BELLISTER 2986

	DESCRIPTION		
	COVER SHEET		
A-1L	FLOOR PLAN L	A-1R	FLOOR PLAN R
A-9AL	ELEVATION CLASSIC LEFT	A-9AR	ELEVATION CLASSIC RIGHT
A-9BL	ELEVATION COASTAL LEFT	A-9BR	ELEVATION COASTAL RIGHT
A-9CL	ELEVATION MODERN LEFT	A-9CR	ELEVATION MODERN RIGHT
A-9DL	ELEVATION CONTEMPORARY LEFT	A-9DR	ELEVATION CONTEMPORARY RIGHT
A-1EL	FLOOR PLAN E ASPEN-1 LEFT	A-1ER	FLOOR PLAN E ASPEN-1 RIGHT
A-9EL	ELEVATION E ASPEN-1 LEFT	A-9ER	ELEVATION ASPEN-1 RIGHT

SITE & AREA CALCULATIONS

BLDG. DESIGN DATA	
CODES:	
DESIGN CRITERIA	

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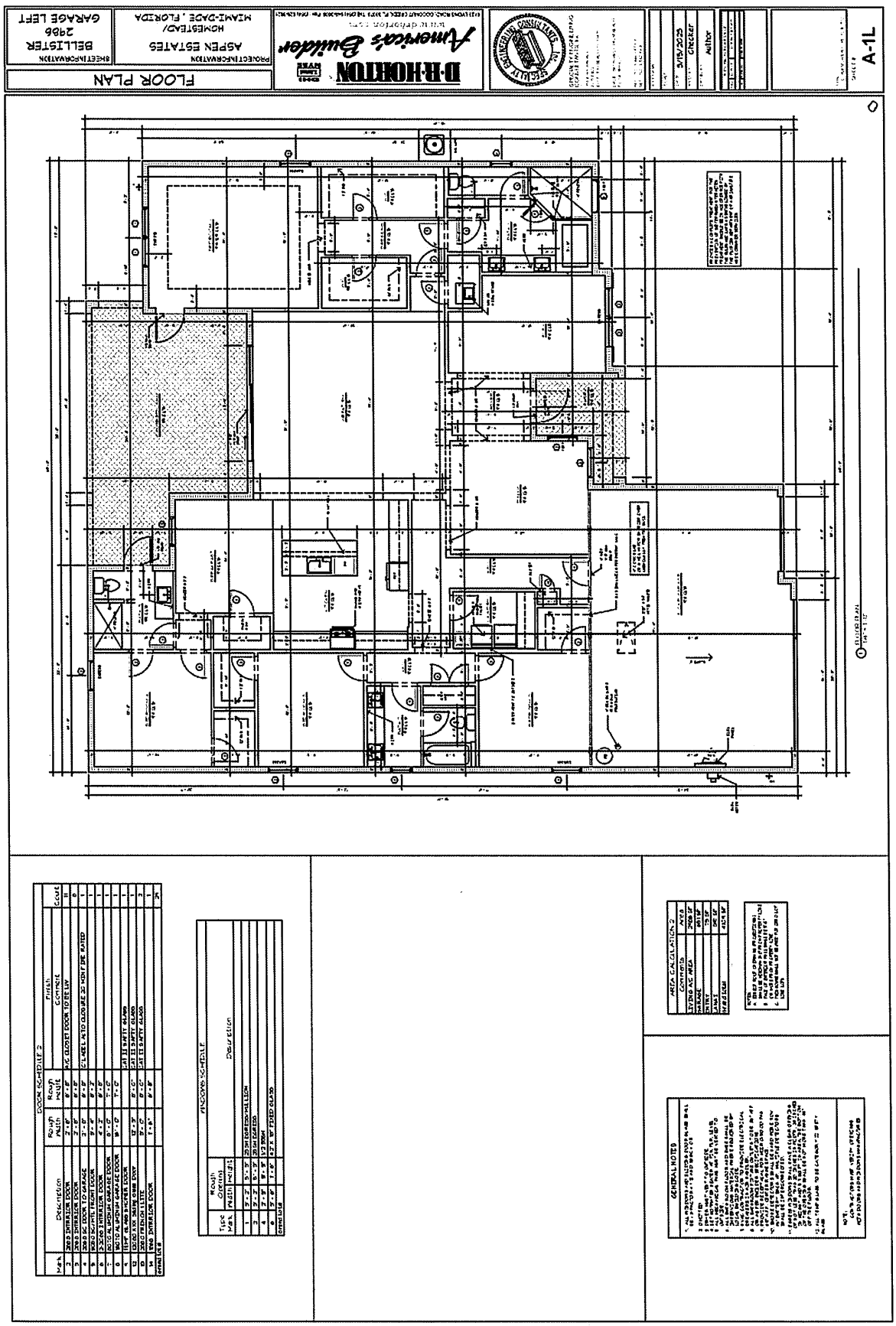
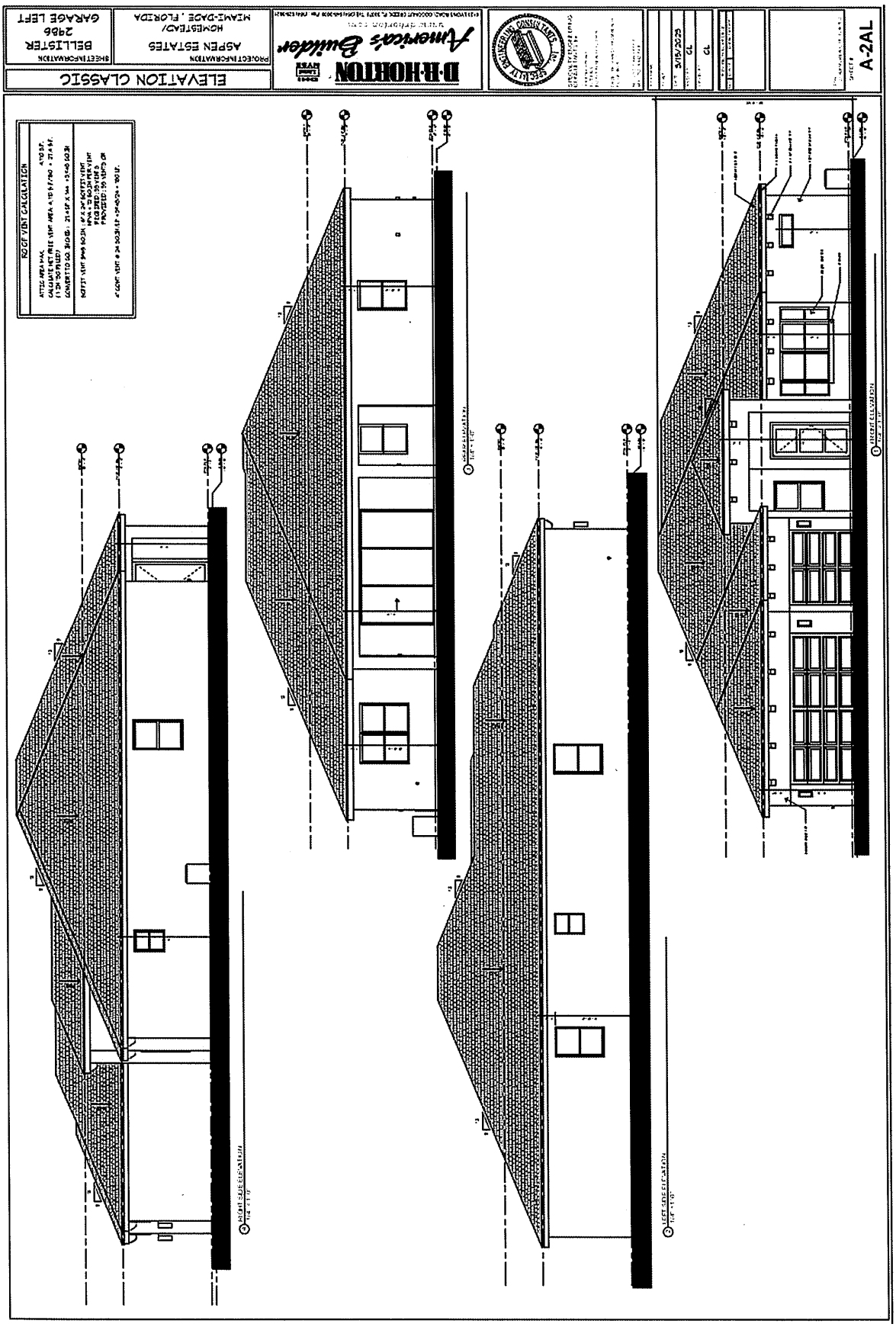
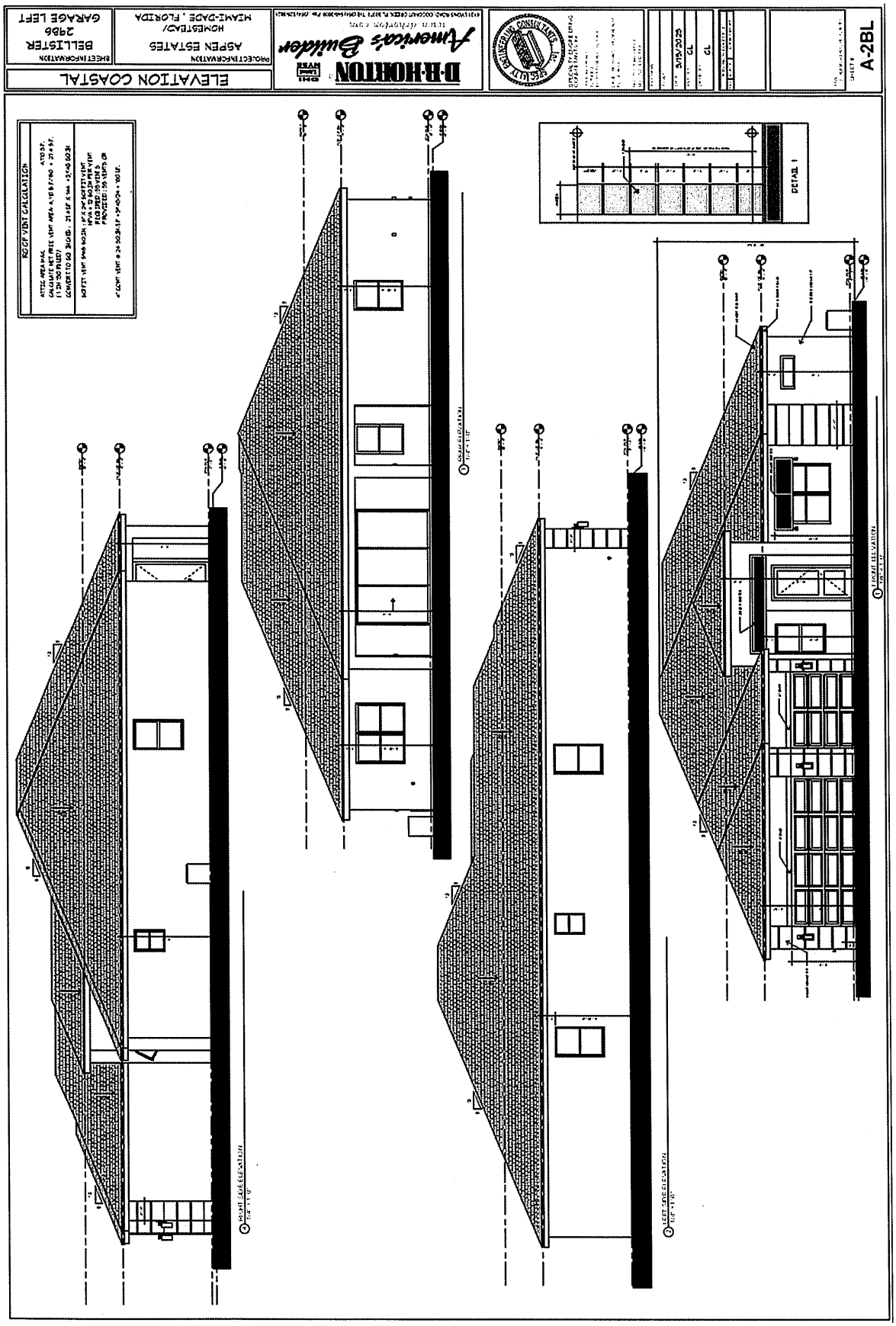
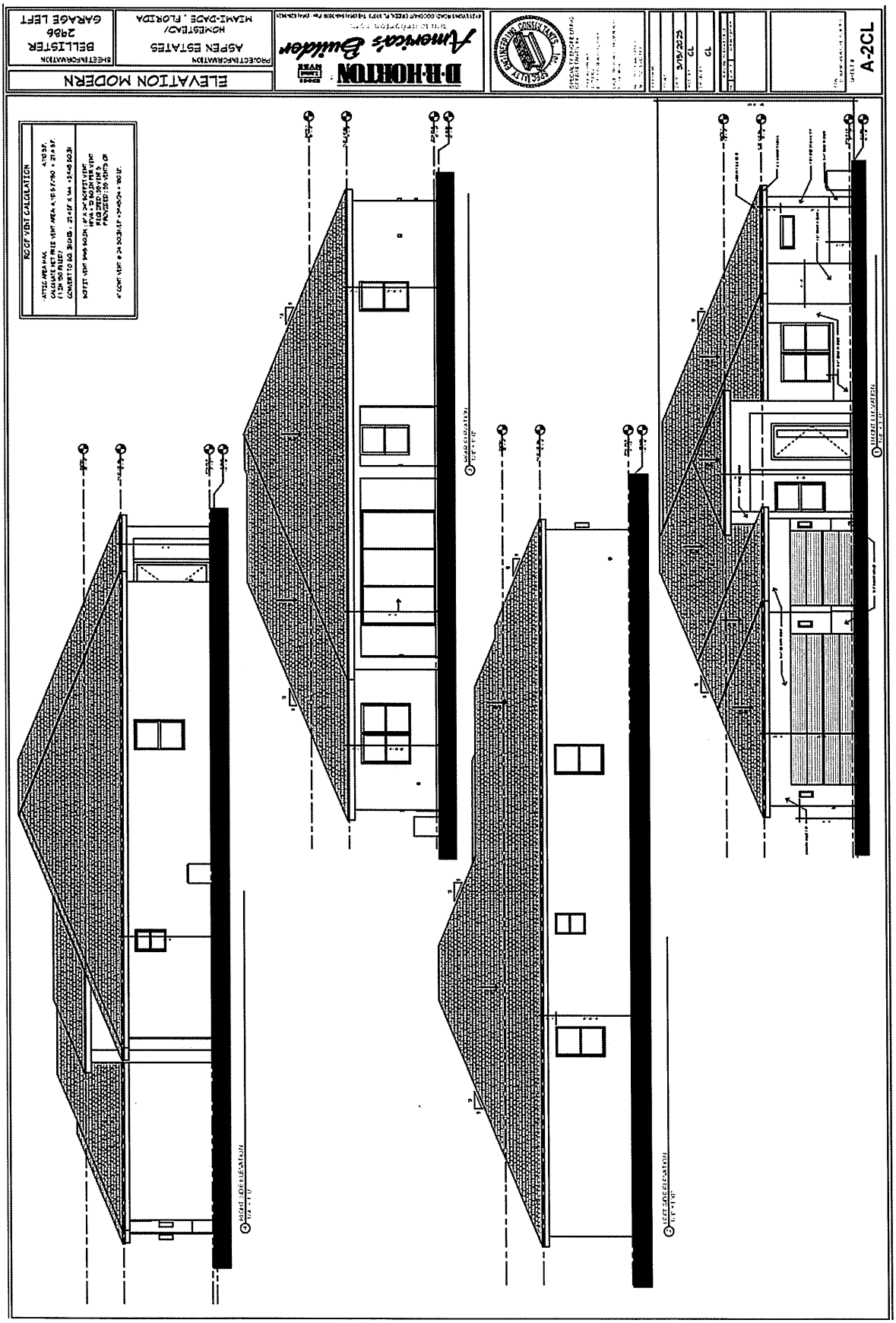
BELLISTER 2986

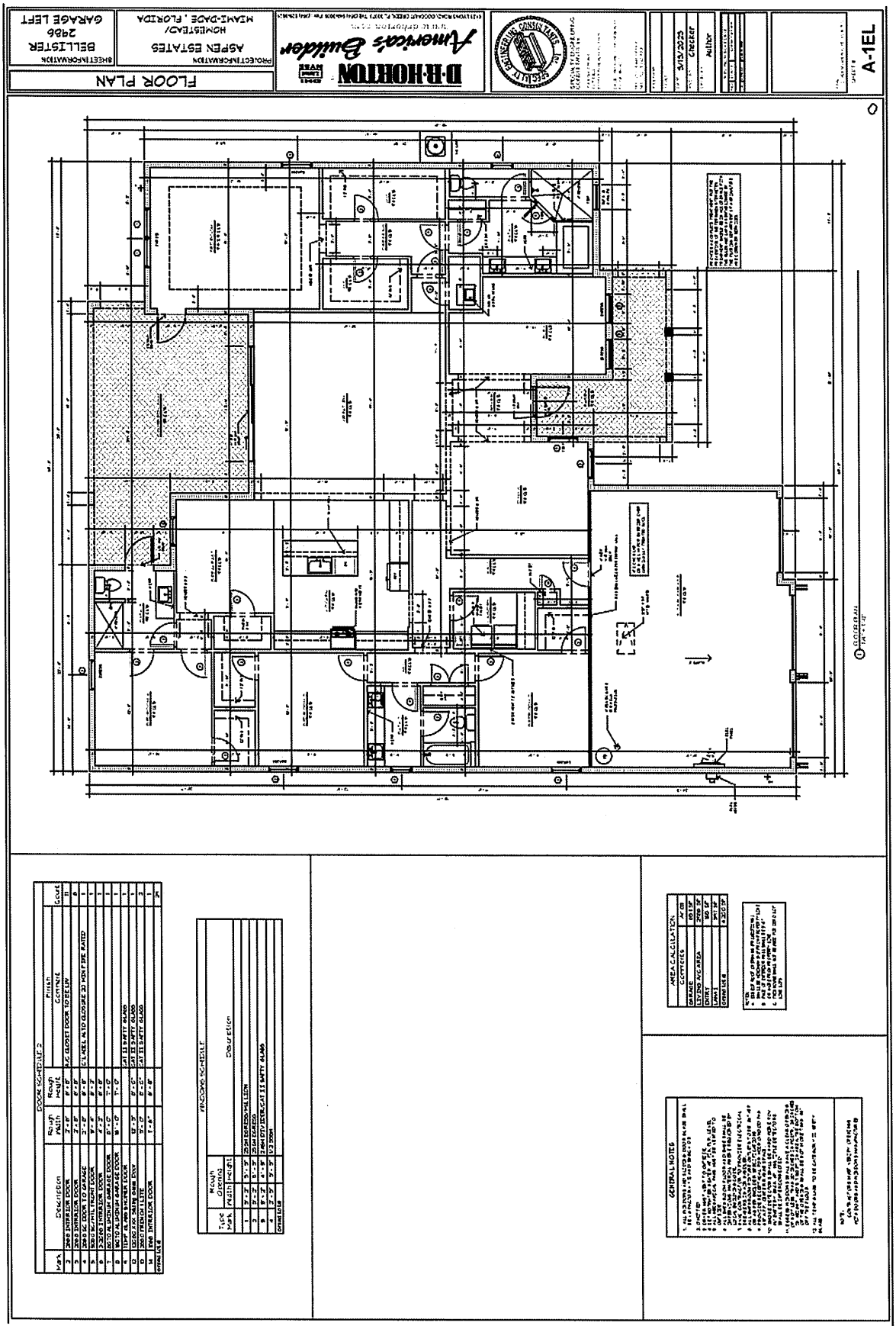

FLOOR PLAN
PROJECT INFORMATION
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE, FLORIDA
SHEET INFORMATION
BELLISTER
2986
GARAGE LEFT
D·R·HORTON
America's Builder
A-1L
DOOR SCHEDULE 2
WINDOWS SCHEDULE
AREA CALCULATION 2
GENERAL NOTES


A-2AL
ELEVATION CLASSIC
D·R·HORTON
America's Builder
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE , FLORIDA
BELLISTER
2486
GARAGE LEFT
ROOF VENT CALCULATION

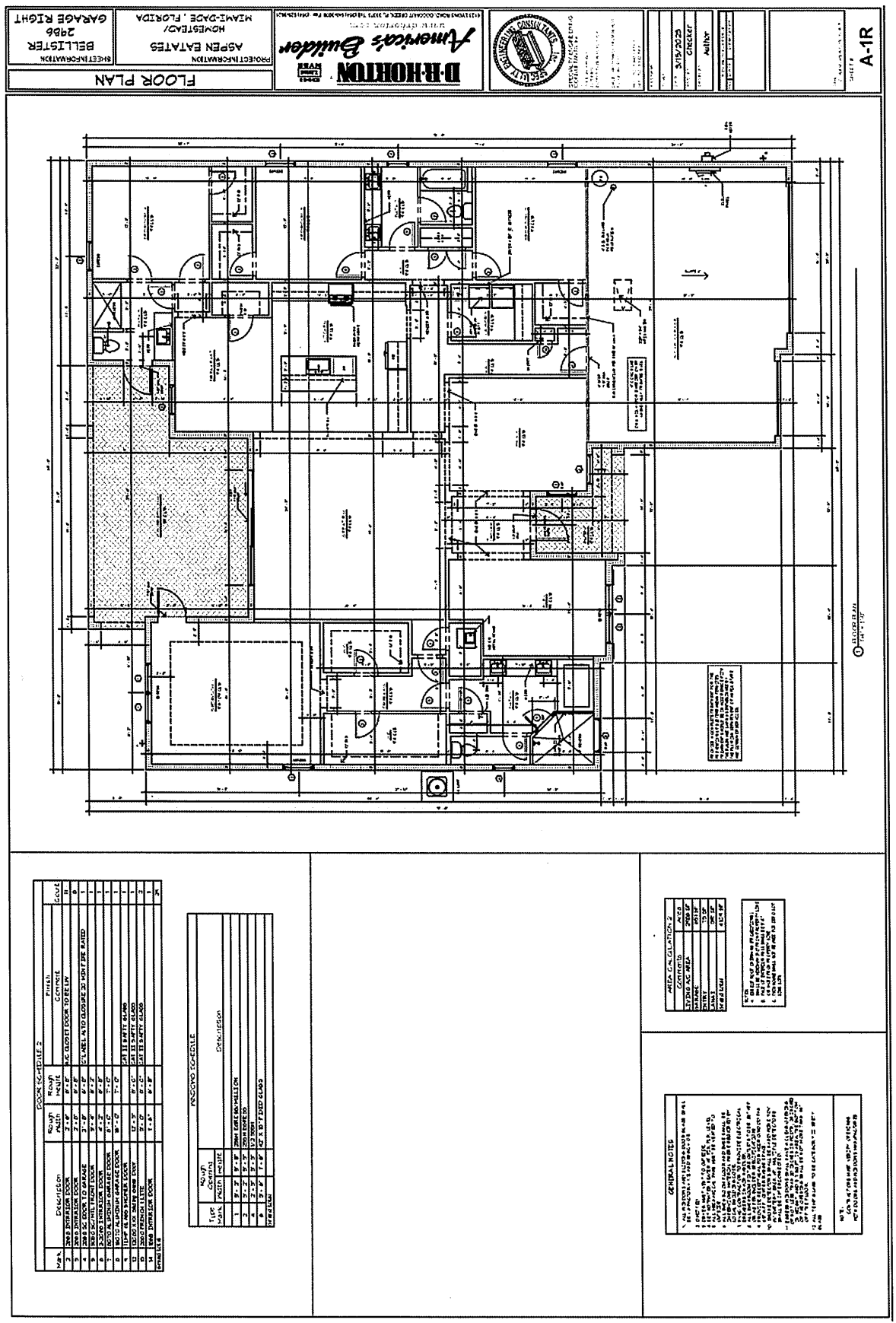

A-2BL
ELEVATION COASTAL
D·R·HORTON
America's Builder
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE , FLORIDA
BELLISTER
2986
GARAGE LEFT
ROOF VENT CALCULATION
DETAIL 1


A-2CL
ELEVATION MODERN
D·R·HORTON
America's Builder
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE , FLORIDA
BELLISTER
2986
GARAGE LEFT
RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION

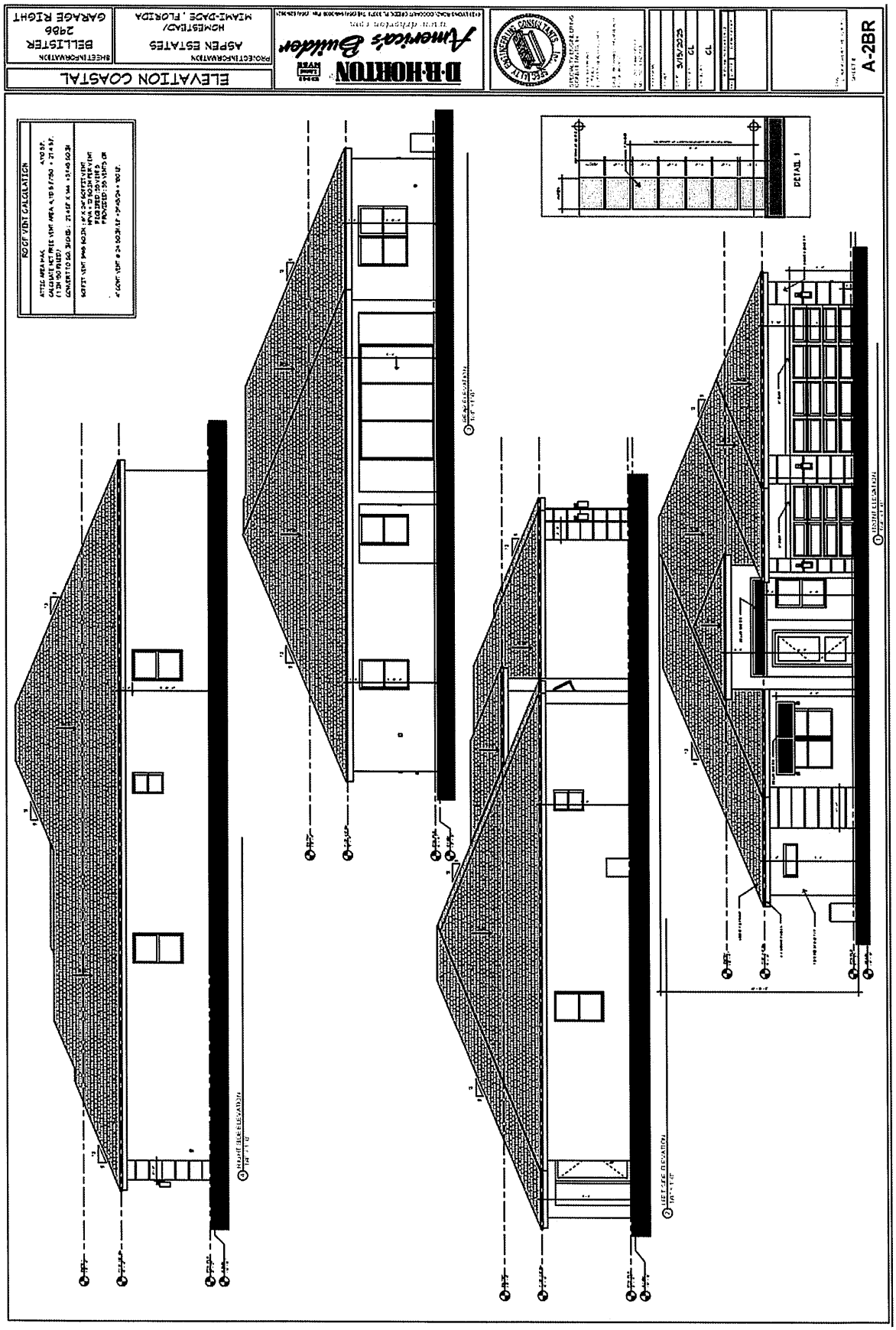
ELEVATION CONTEMPORARY
D·R·HORTON
America's Builder
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE , FLORIDA
BELLISTER
2986
GARAGE LEFT
A-2DL
ROOF TYPE CALCULATION
RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION
FRONT ELEVATION
REAR ELEVATION

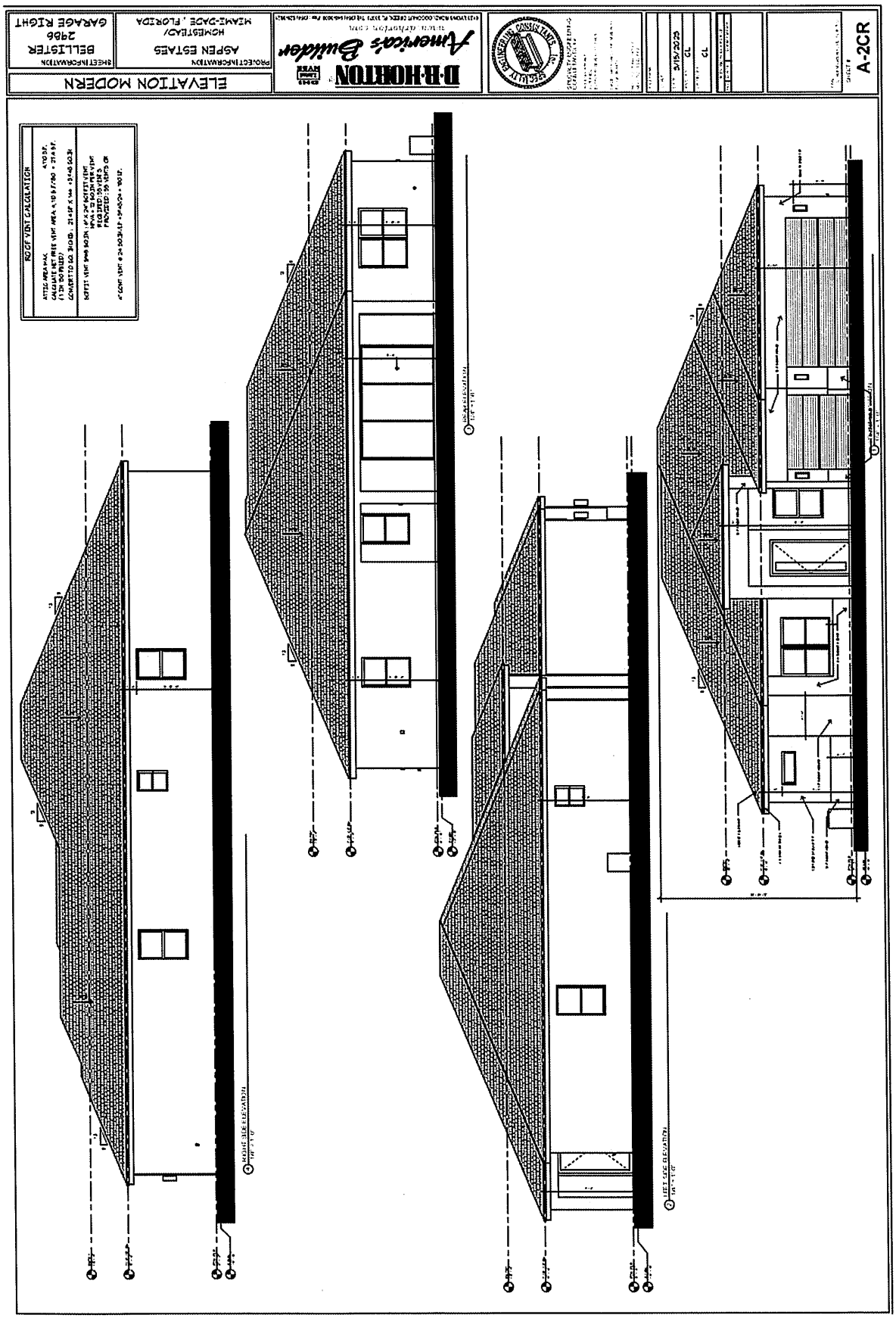

FLOOR PLAN
BELLISTER
2986
GARAGE LEFT
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE, FLORIDA
D·R·HORTON
America's Builder
A-1EL
DOOR SCHEDULE 2
WINDOWS SCHEDULE
AREA CALCULATION
GENERAL NOTES

A-2EL
ELEVATION ASPEN
D·R·HORTON
America's Builder
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE , FLORIDA
BELLISTER
2486
GARAGE LEFT
ROOF TILE CALCULATION


A-1R
FLOOR PLAN
D·R·HORTON
America's Builder
ASPEN EATATES
HOMESTEAD/
MIAMI-DADE , FLORIDA
BELLISTER
2986
GARAGE RIGHT
3/15/2023
DOOR SCHEDULE 2
AREA CALCULATION 2
GENERAL NOTES
ROOMS SCHEDULE

A-2AR
3/15/2023
D·R·HORTON
America's Builder
ELEVATION CLASSIC
PROJECT INFORMATION
ASPEN EATATES
HOMESTEAD/
MIAMI-DADE , FLORIDA
SHEET INFORMATION
BELLISTER
2486
GARAGE RIGHT
ROOF VENT CALCULATION
RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION
REAR ELEVATION


A-2BR
3/15/2023
D·R·HORTON
America's Builder
ELEVATION COASTAL
PROJECT INFORMATION
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE , FLORIDA
SHEET INFORMATION
BELLISTER
2986
GARAGE RIGHT
ROOF VENT CALCULATION
DETAIL 1
RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION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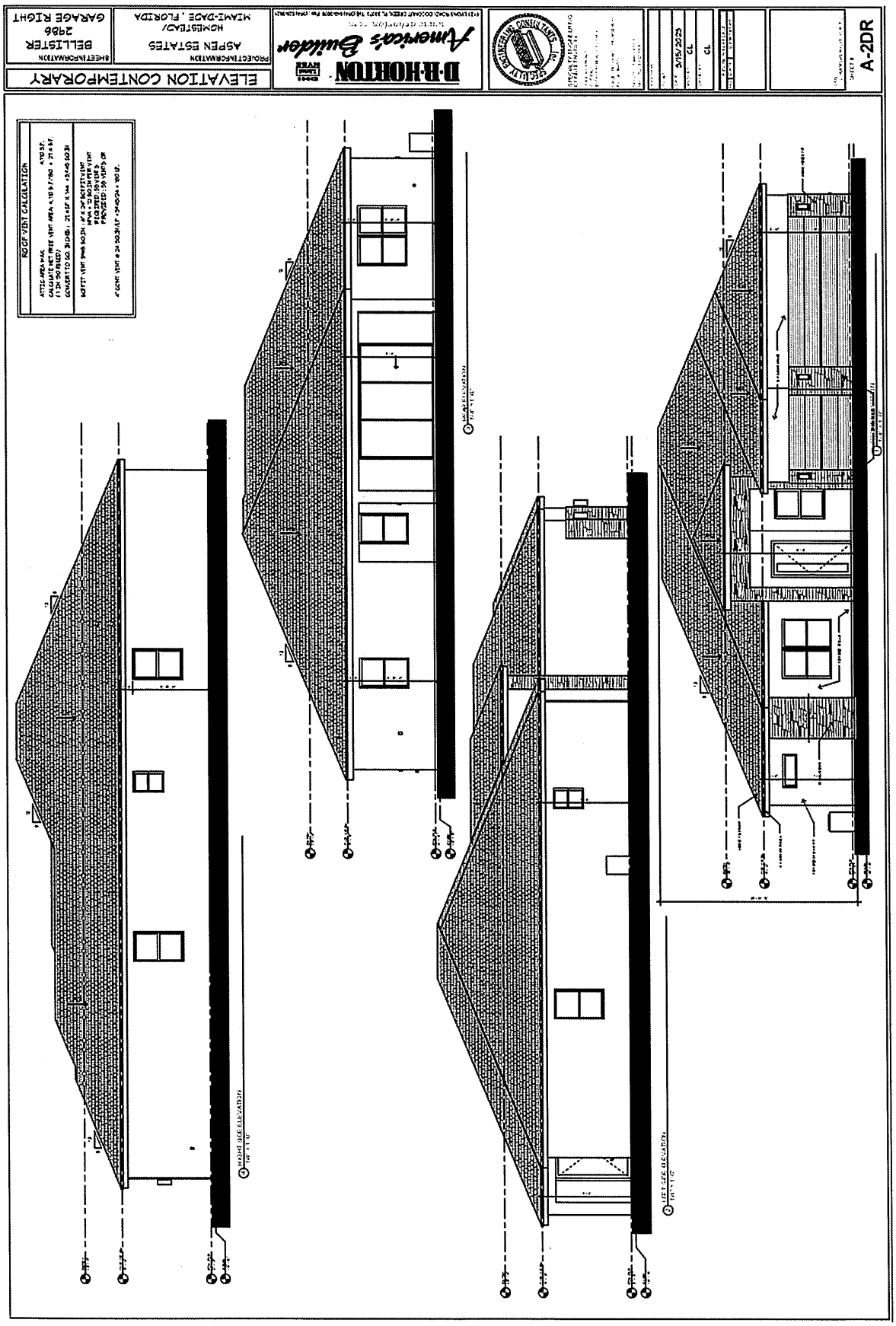
PROJECT INFORMATION
ASPEN ESTAES
HOMESTEAD/
MIAMI-DADE, FLORIDA
SHEET INFORMATION
BELLISTER
2986
GARAGE RIGHT
D·R·HORTON
America's Builder
A-2CR


A-2DR
D·R·HORTON
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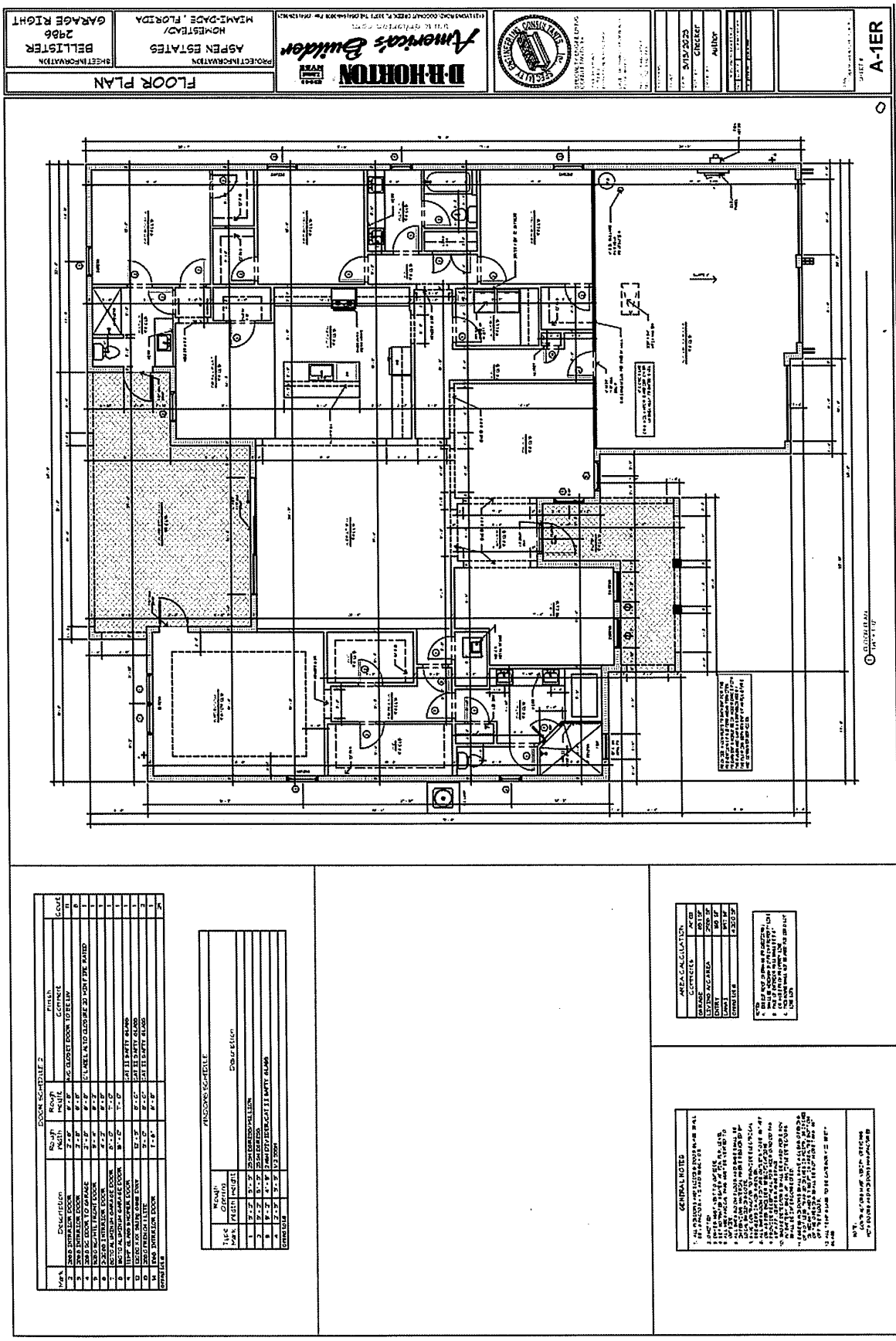
ELEVATION CONTEMPORARY
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE , FLORIDA
BELLISTER
2986
GARAGE RIGHT
ROOF VENT CALCULATION
RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION


A-1ER
FLOOR PLAN
D·R·HORTON
America's Builder
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE , FLORIDA
BELLISTER
2486
GARAGE RIGHT
5/13/2025
Author
DOOR SCHEDULE 2
WINDOWS SCHEDULE
AREA CALCULATION
GENERAL NOTES

ELEVATION ASPEN
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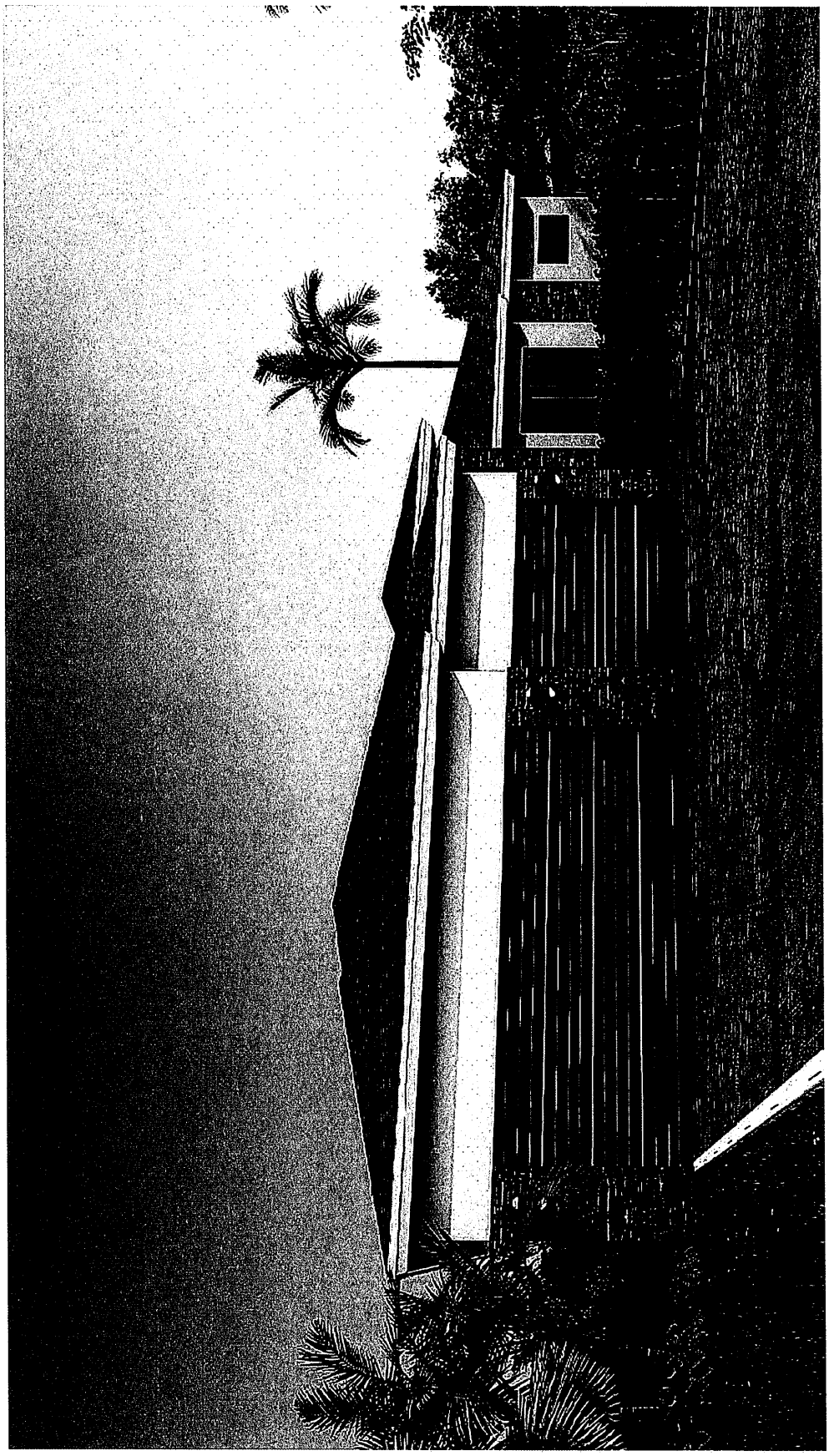
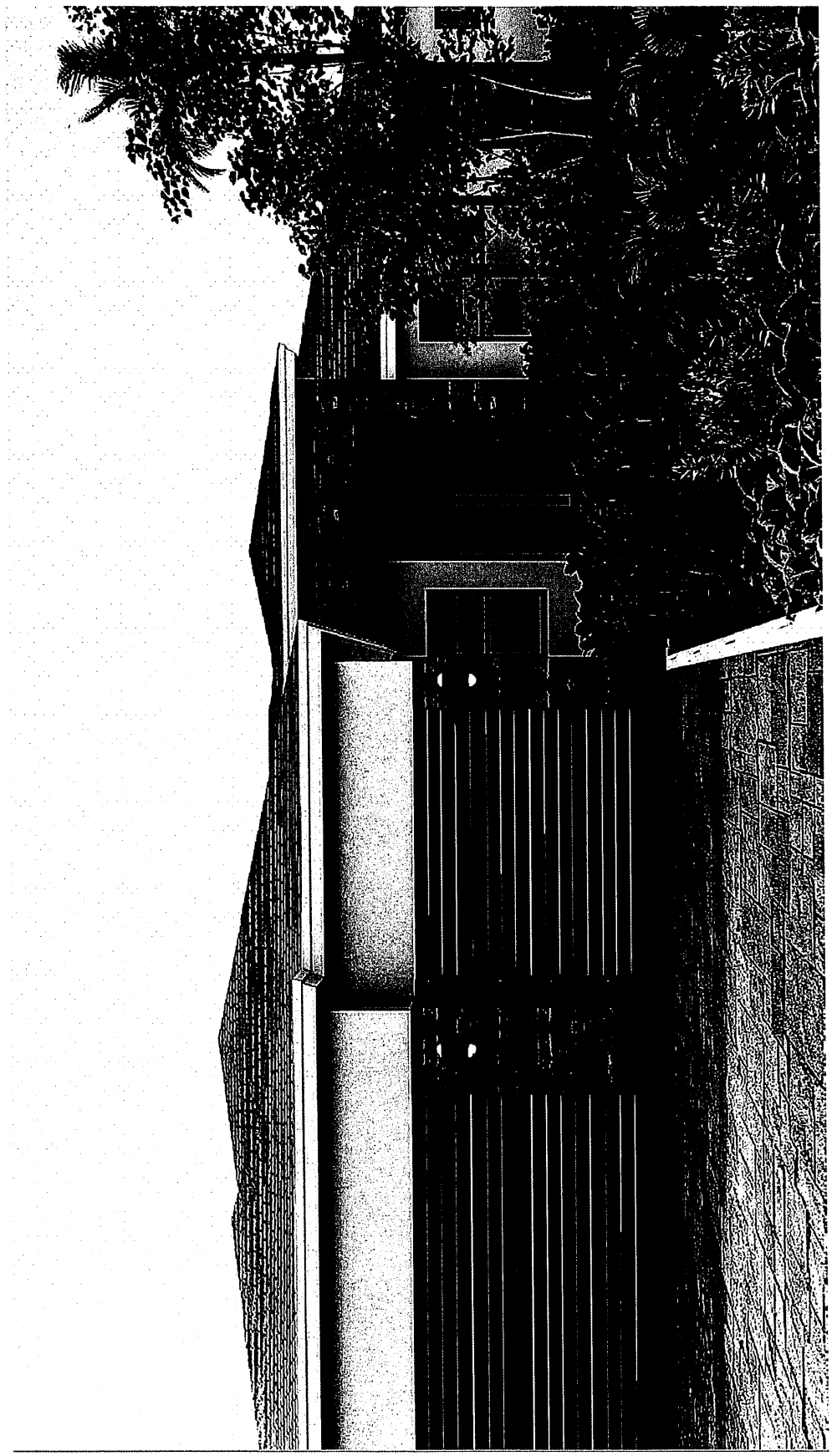
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE , FLORIDA
BELLISTER
2986
GARAGE RIGHT
A-2ER
3/15/2023
ROOF VENT CALCULATION
RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION
REAR ELEVATION
FRONT ELEVATION





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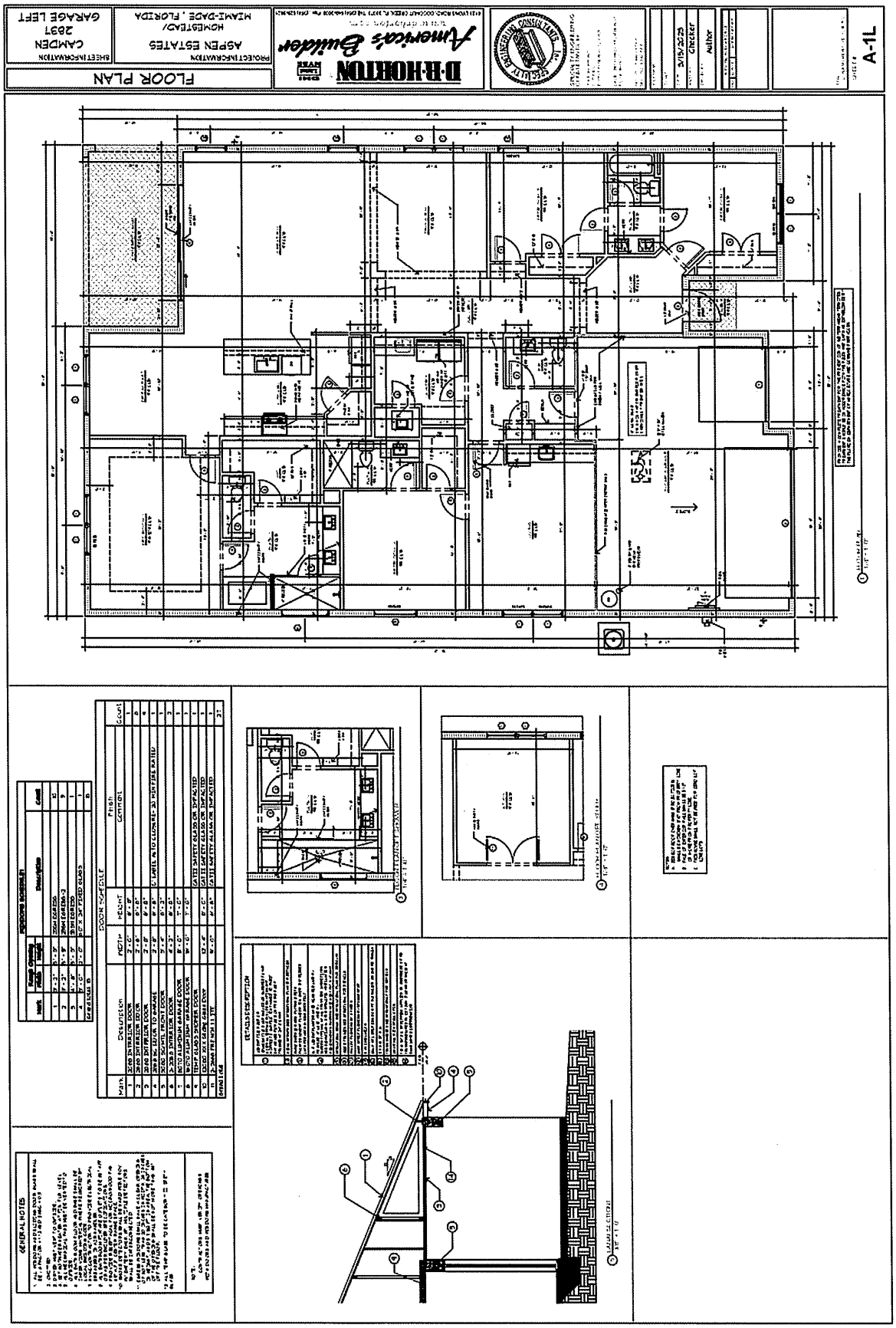
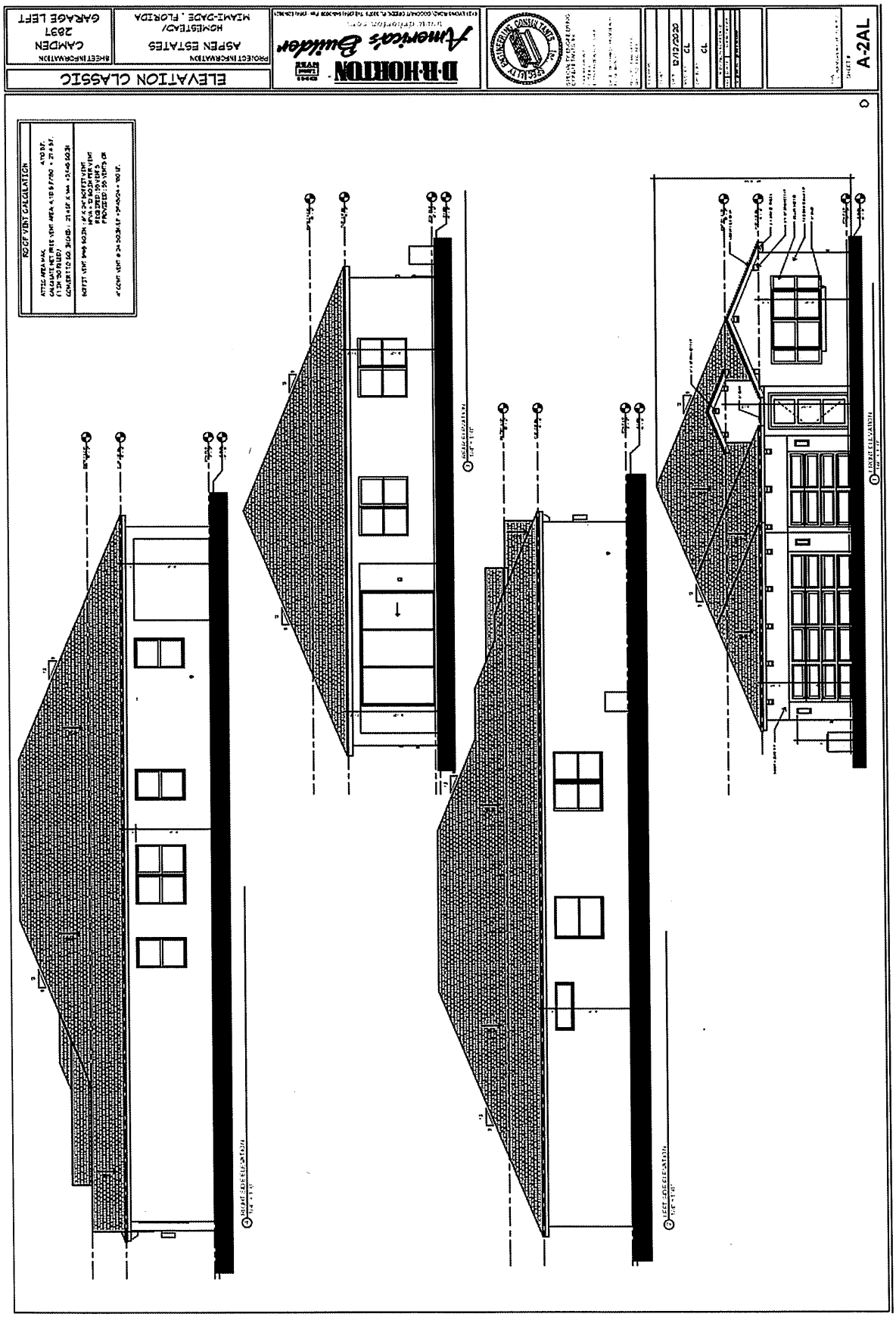
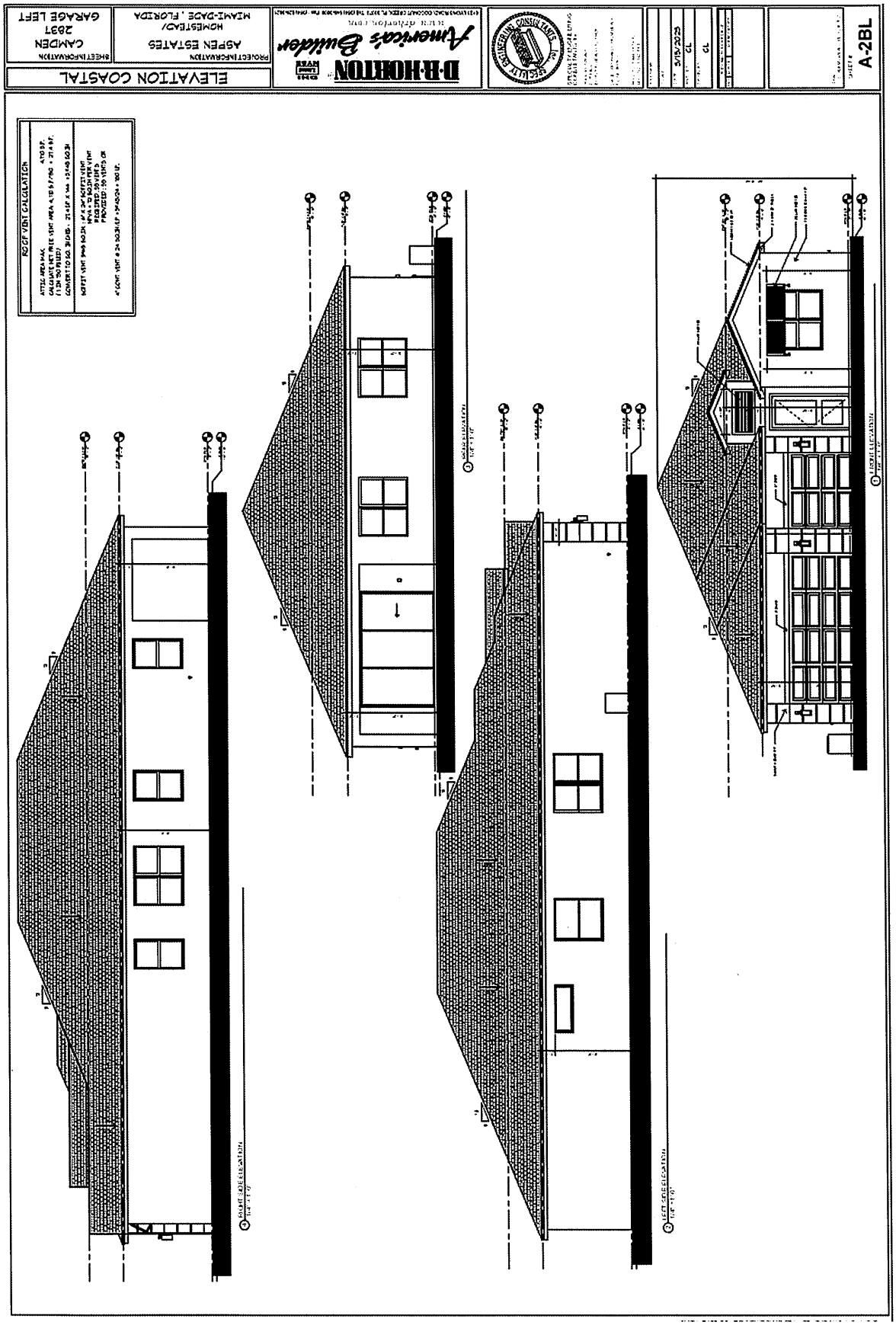
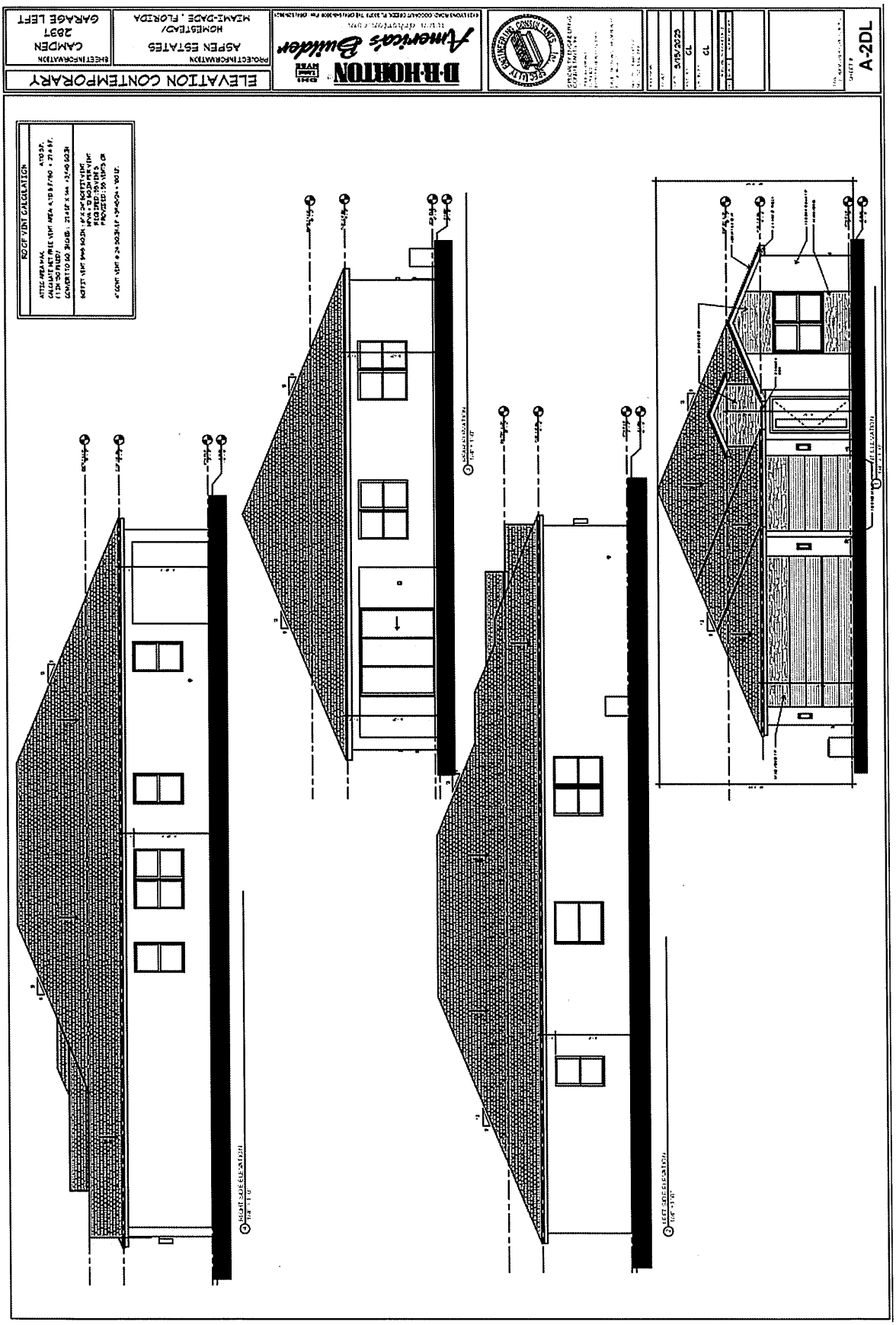
6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 949-3000 Fax : (954) 928-8921
PLAN CAMDEN 2837
DESCRIPTION
COVER SHEET
A-1L FLOOR PLAN L
A-1R FLOOR PLAN R
A-9AL ELEVATION CLASSIC LEFT
A-9AR ELEVATION CLASSIC RIGHT
A-9BL ELEVATION COASTAL LEFT
A-9BR ELEVATION COASTAL RIGHT
A-9CL ELEVATION MODERN LEFT
A-9CR ELEVATION MODERN RIGHT
A-9DL ELEVATION CONTEMPORARY LEFT
A-9DR ELEVATION CONTEMPORARY RIGHT
A-1EL FLOOR PLAN E ASPEN-1 LEFT
A-1ER FLOOR PLAN E ASPEN-1 RIGHT
A-9EL ELEVATION E ASPEN-1 LEFT
A-9ER ELEVATION ASPEN-1 RIGHT
SITE & AREA CALCULATIONS
BLDG. DESIGN DATA
CODES:
DESIGN CRITERIA
D·R·HORTON®
America's Builder
www.drhorton.com
CAMDEN 2837


FLOOR PLAN
D·R·HORTON
America's Builder
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE, FLORIDA
CAMDEN
2837
GARAGE LEFT
A-1L
GENERAL NOTES
DOOR SCHEDULE


ELEVATION CLASSIC
D·R·HORTON
America's Builder
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE , FLORIDA
CAMDEN
2837
GARAGE LEFT
A-2AL


A-2BL
ELEVATION COASTAL
D·R·HORTON
America's Builder
ROOF VENT CALCULATION
CAMDEN
2837
GARAGE LEFT
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE , FLORIDA


A-2CL
ELEVATION MODERN
D·R·HORTON
America's Builder
ROOF VENT CALCULATION
CAMDEN
2837
GARAGE LEFT
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE , FLORIDA


A-2DL
ELEVATION CONTEMPORARY
D·R·HORTON
America's Builder
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE , FLORIDA
CAMDEN
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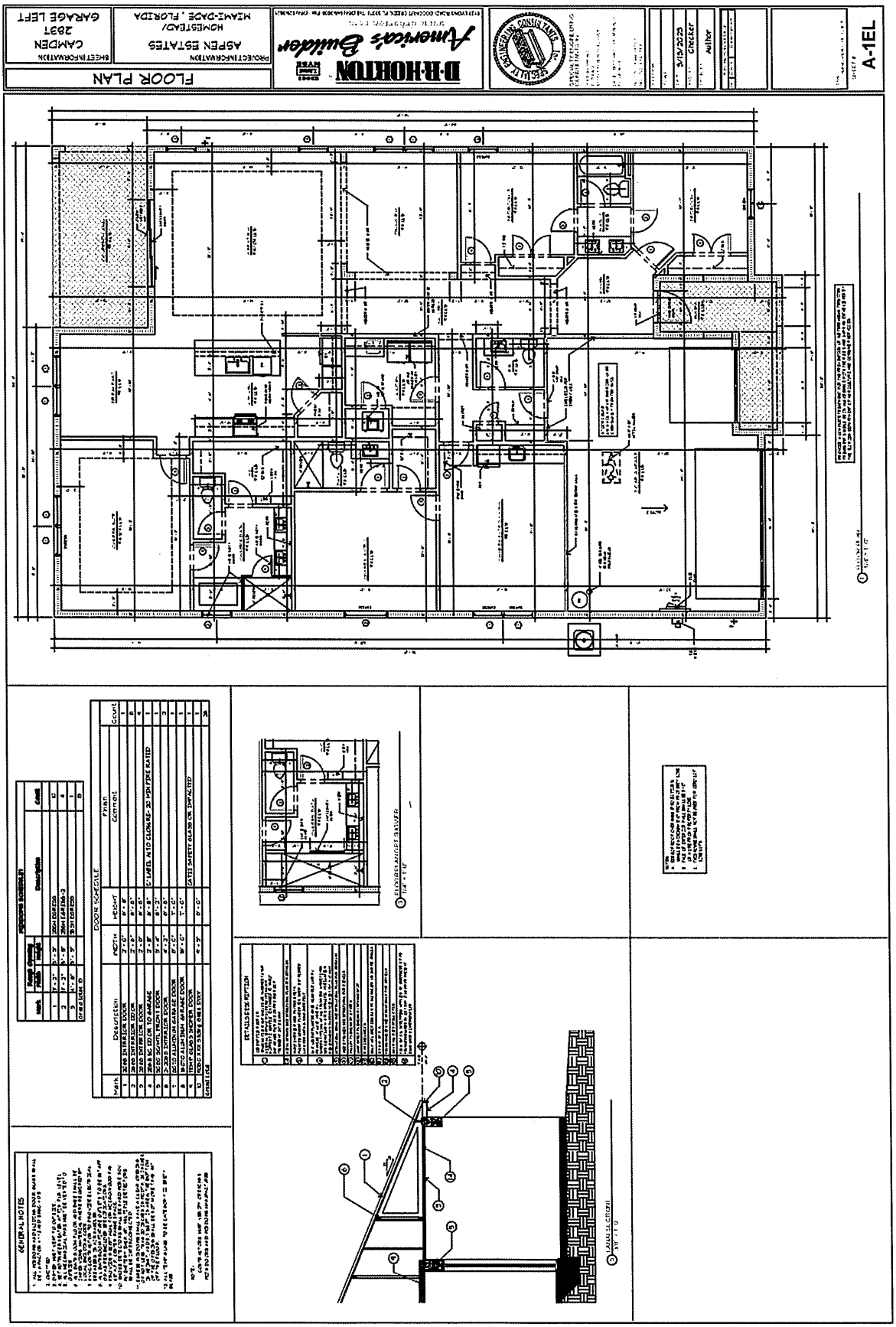
GARAGE LEFT
ROOF VENT CALCULATION


D·R·HORTON
America's Builder
FLOOR PLAN
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HOMESTEAD/
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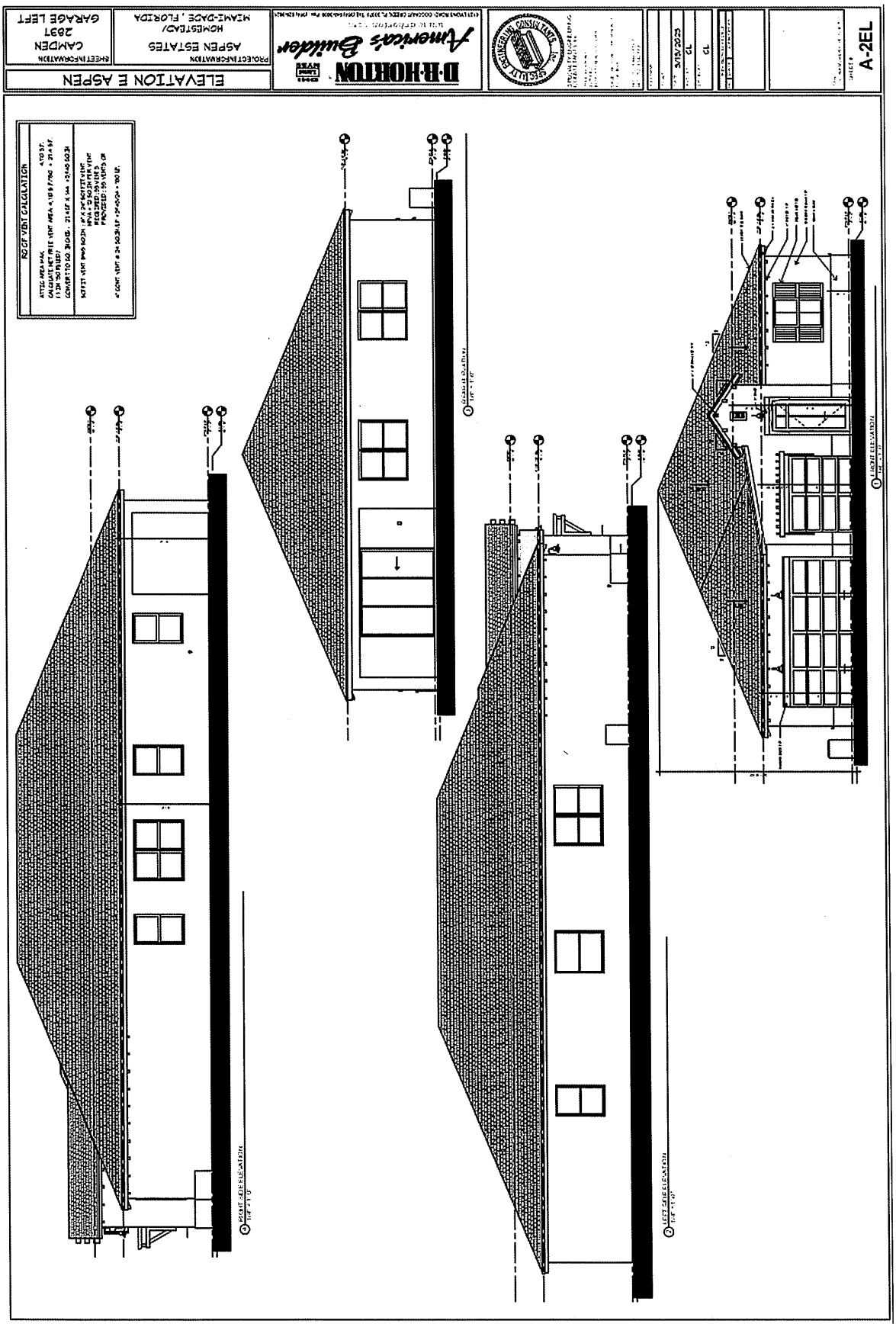
DOOR SCHEDULE
GENERAL NOTES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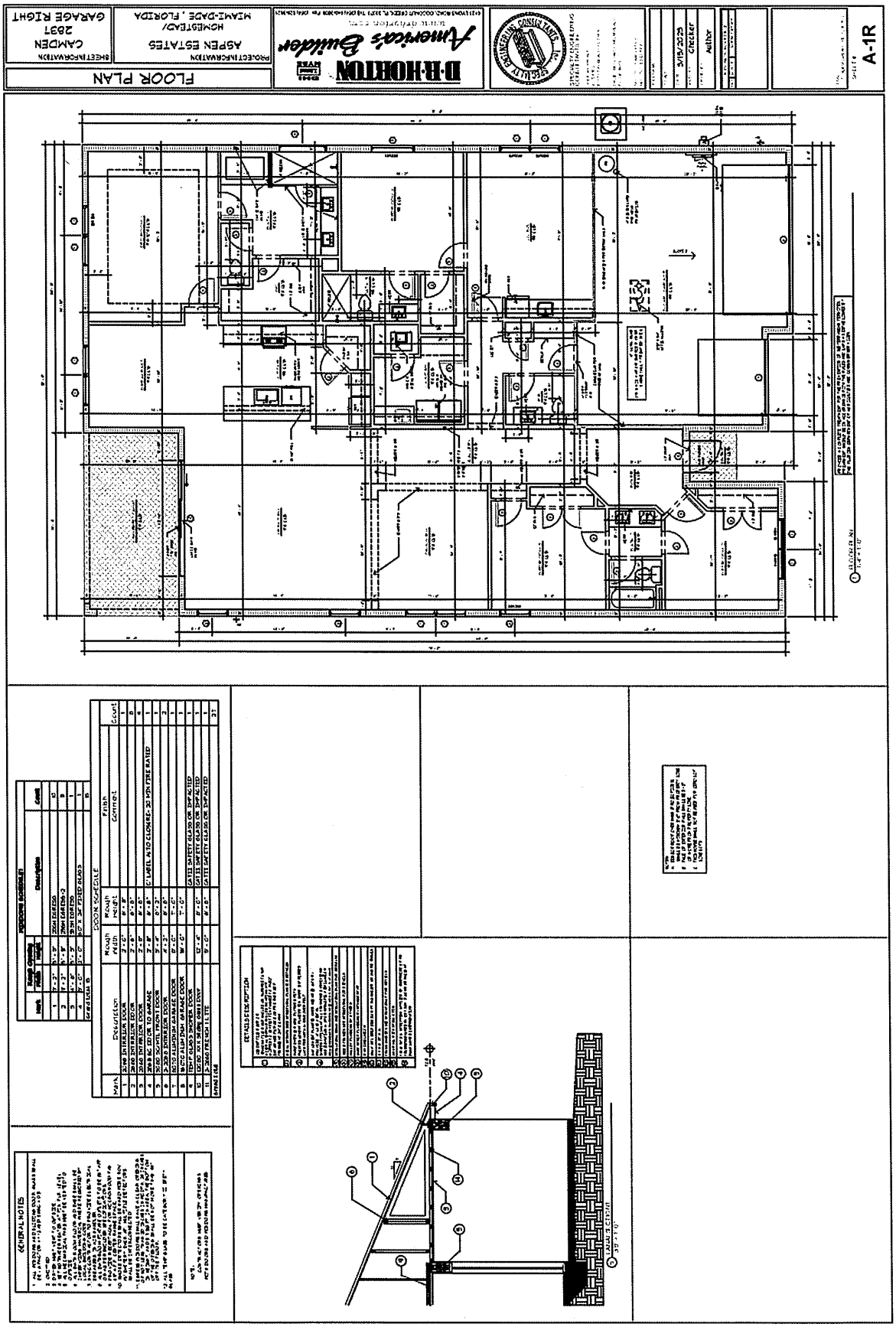
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D.R. HORTON
America's Builder
PROJECT INFORMATION
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HOMESTEAD/
MIAMI-DADE , FLORIDA
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2837
GARAGE RIGHT
A-1R
GENERAL NOTES
DOOR SCHEDULE
DETAILED DESCRIPTION

A-2AR
D·R·HORTON
America's Builder
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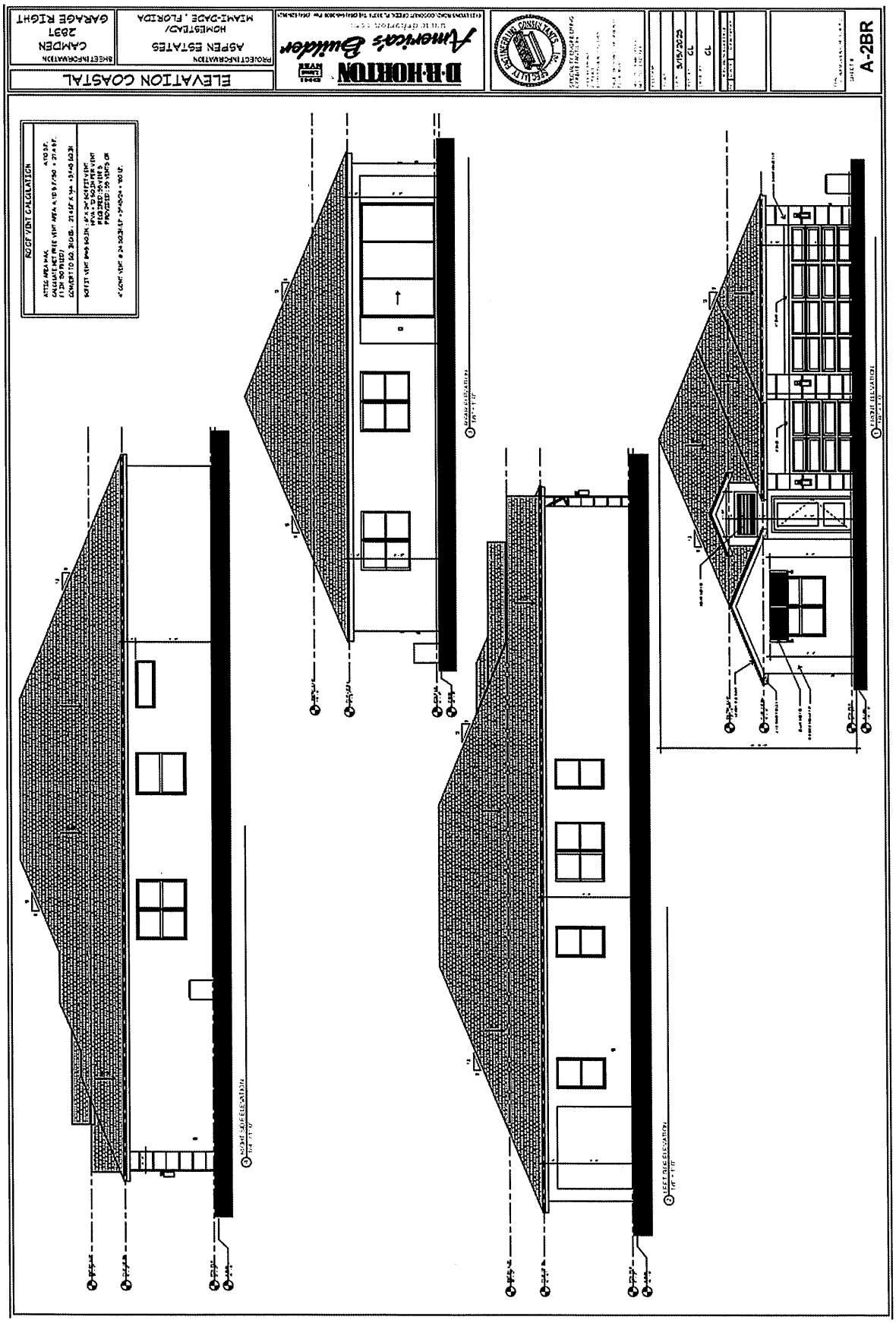
HOMESTEAD/
MIAMI-DADE , FLORIDA
CAMDEN
2837
GARAGE RIGHT
ROOF VENT CALCULATION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America's Builder
ASPEN ESTATES
HOMESTEAD/
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CAMDEN
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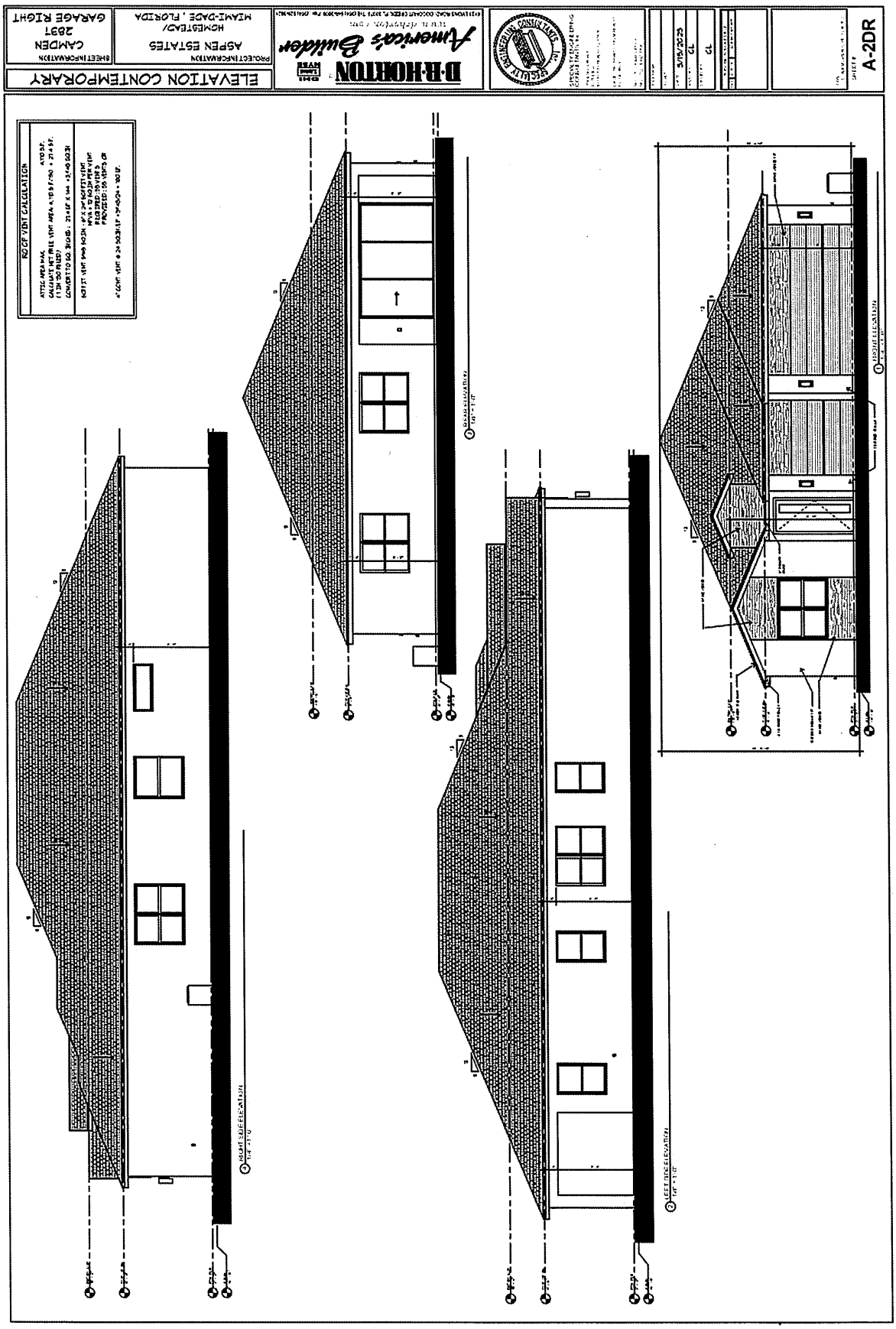
GARAGE RIGHT
ROOF VENT CALCULATION
RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION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America's Builder
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HOMESTEAD/
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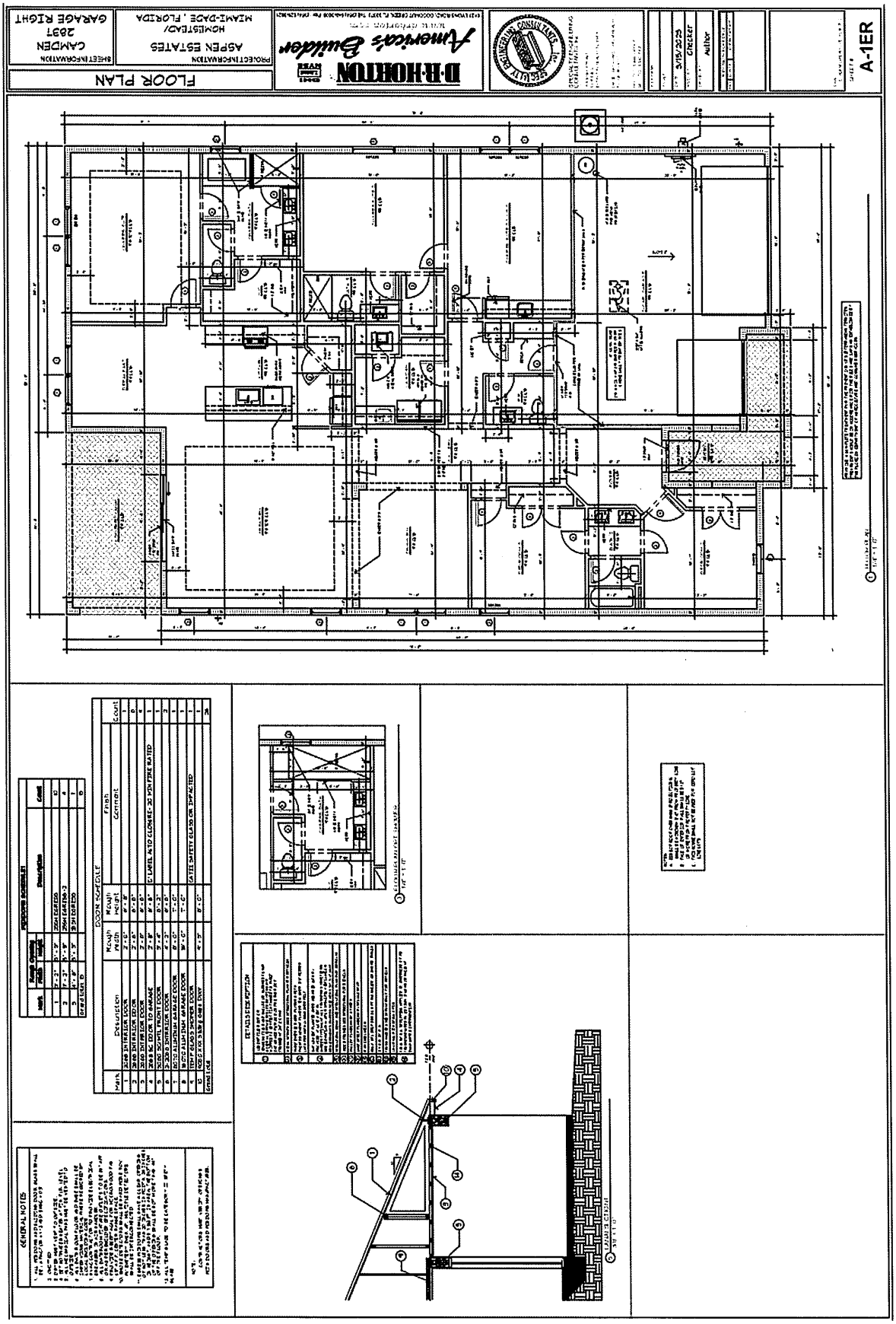
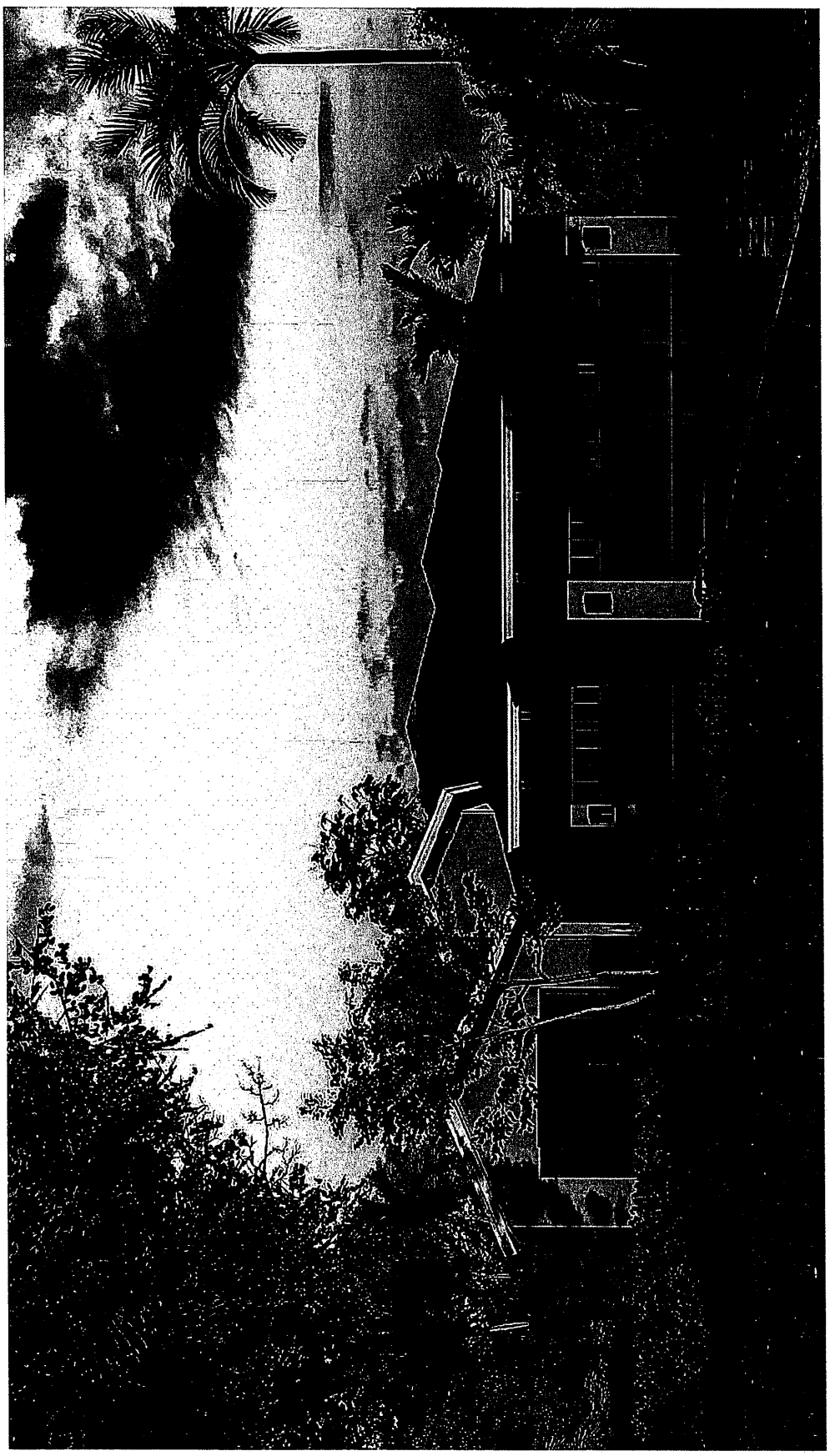
ROOF VENT CALCULATION


D.R. HORTON
America's Builder
FLOOR PLAN
A-1ER
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE , FLORIDA
CAMDEN
2831
GARAGE RIGHT
GENERAL NOTES
DOOR SCHEDULE
DETAILS DESCRIPTION

A-2ER
ELEVATION E ASPEN
D·R·HORTON
America's Builder
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE , FLORIDA
CAMDEN
2831
GARAGE RIGHT
ROOF VENT CALCULATION



D·R·HORTON
America's Builder

ASPEN ESTATES - DESTIN

DESIGN DEVELOPMENT SET

SCOPE OF WORK:

A.
B.
C.
D.
E.

PROJECT TEAM

ARCHITECT:
CONTACT NAME:

STRUCTURAL ENGINEER:
ADDRESS:

BUILDING DATA

BUILDING AREA:
1ST FLOOR
GARAGE
PORCH
TOTAL

SITE DATA:

SETBACKS:
FRONT:
SIDE:
REAR:

BUILDING HEIGHT:

CODE COMPLIANCE:

OCCUPANCY CLASSIFICATION:
NUMBER OF STORIES:
BUILDING AREA:
BASE WIND SPEED (ULTIMATE):
CONSTRUCTION CLASSIFICATION:
WIND EXPOSURE CATEGORY:

INDEX OF DRAWINGS

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A1.2	FLOOR PLAN TYPE 1 RIGHT
A1.3	FLOOR PLAN TYPE 2 RIGHT
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A2.1 A	BUILDING ELEVATION (TYPE A)
A2.1 B	BUILDING ELEVATION (TYPE B)
A2.1 C	BUILDING ELEVATION (TYPE C)
A2.1 D	BUILDING ELEVATION (TYPE D)
A2.1 E	BUILDING ELEVATION (TYPE E)
A2.2 A	BUILDING ELEVATION (TYPE A)
A2.2 B	BUILDING ELEVATION (TYPE B)
A2.2 C	BUILDING ELEVATION (TYPE C)
A2.2 D	BUILDING ELEVATION (TYPE D)
A2.2 E	BUILDING ELEVATION (TYPE E)
A3.1	ROOF PLAN TYPE 1 LEFT
A3.2	ROOF PLAN TYPE 2 LEFT
A3.3	ROOF PLAN TYPE 1 RIGHT
A3.4	ROOF PLAN TYPE 2 RIGHT

ASPEN ESTATES - DESTIN

HORTON - Main Date

CLIENT NAME: DR HORTON Amelia Island

POULTROS POULNARRA architect

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PROJECT STATUS:
DESIGN DEVELOPMENT

JN1529

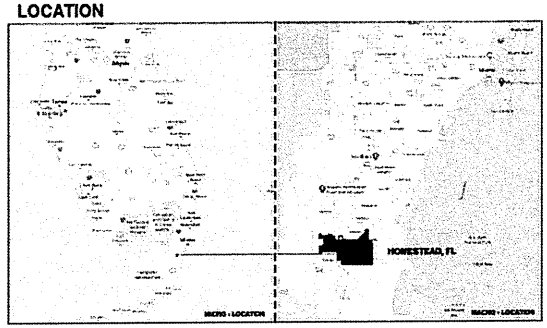
CHECKED BY: GB

REVISIONS:
1

COVER INDEX

C0

LOCATION



ABBREVIATIONS

ADV	ABOVE
AC	AIR CONDITIONING
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
ASPHAL	ASPHALTIC
BLDG	BUILDING
BLK	BLOCK
BLD	BOTTOM OF
BTMPS	BETWEEN
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CTR	CENTER
DEG	DEGREE
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DWG	DRAWING
EA	EACH
EQ	EQUAL
EQPT	EQUIPMENT
EW	EACH WAY
EXT	EXISTING
FXT	FIXTURE
FIN	FINISH
FIX	FIXTURE
FLR	FLOOR
FTR	FOOTING
GA	GAUGE, GASP
GALV	GALVANIZED
GL	GLASS
GR	GRADE
GYP	GYPSUM
HB	HOSE BIBB
HGT	HEIGHT
HM	HOLLOW METAL
IN	INCH
INFO	INFORMATION
INT	INTERIOR
LAV	LAVATORY
LB	POUNDS
MTL	MATERIAL
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
NIC	NOT IN CONTRACT
NUM	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OPG	OPENING
PL	PLATE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
QTY	QUANTITY
REQD	REQUIRED
REV	REVERSE
RM	ROOM
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
STD	STANDARD
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
TEMP	TEMPORARY
TOC	TOP OF
TYP	TYPICAL
UC	UNDERWATERS LAB
UNLO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
WH	WATER HEATER
WO	WITHOUT
WP	WATER PROOF
WWF	WELDED WIRE FABRIC

SYMBOL LEGEND

1 A101	SECTION TAG
℄	CENTER LINE
1	DOOR TAG
0	STRUCTURAL GRID TAG
Name of Elevation	ELEVATION SAMPLE
1 A101	ELEVATION MARK
△	REVISION TAG
Room name	ROOM TAG
	SPOT ELEVATION
	WINDOW TAG
1	WALL TAG
℄	CENTER LINE

TERMITE PROTECTION STATEMENT

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED INSECTICIDE, BAITING SYSTEMS AND PRESSURE APPLIED TO ALSO CONTAINS APPROVAL METHODS OF "TERMITE PROTECTION CANCELLED FOR USE AS A PRELIMINARY TREATMENT TO NEW CONSTRUCTION, BY ADDITION AND "REGISTERED TREATMENT" UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTION. THE TERMITE PROTECTION COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

SOIL STATEMENT (USE OF BY STRUCTURAL ENGINEER)

THE SOIL CONDITIONS AT THIS SITE HAVE BEEN DRAINED BY THE ENGINEER TO BE COMPOSED OF SAND AND FOR SO AND CAN BE CONSIDERED TO HAVE AN ALLOWABLE AND ALLOW DESIGN LEAKING CAPACITY OF 2000 P.S.F. AS ALLOWED BY THE FLORIDA BUILDING CODE. SHOULD ANY OTHER CONDITIONS OR MATERIALS BE ENCOUNTERED IN THE PROCESS OF CONSTRUCTION THE CONTRACTOR SHALL BE NOTIFIED IMMEDIATELY BEFORE PROCEEDING WITH THE WORK. SOLE AT THE BUILDING AREA SHALL BE MINIMIZED TO 4 MIN. CONTRACTOR OF THE MODIFIED PROCEDURE BY EXPIRATION OUTSIDERED IN ACCORDANCE WITH ARTICLE 1 AT THE TIME OF CONSTRUCTION THE ENGINEER SHALL SUBMIT TO THE BUILDING OFFICIAL LETTER ATTESTING THAT THE SITE HAS BEEN UNDERMINED AND THAT THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ANY ZONE VARIATION AGENCIES NECESSARY IN ORDER TO DETAILED INFLUTE BY CONDITIONS OR LIKELY PRESENT WITHIN THE PROPERTY PRIOR TO PERFORMING ANY WORK.
2. CONCRETE SHALL HAVE FOR COMPRESSIVE STRENGTH AS SPECIFIED IN EQUAL AT 28 DAYS UNLESS OTHERWISE NOTED (U.O.N.)
3. ALL REINFORCING STEEL SHALL BE DEFORMED BAR, AND SHALL HAVE A MINIMUM FIELD STRENGTH OF 60,000 PSI (U.O.N.) AS SHOWN OR SPECIFIED
4. ALL STRUCTURAL STEEL SHALL HAVE A MINIMUM FIELD STRENGTH OF 60,000 PSI AND MEET AS IN THIS SPECIFICATION
5. ALL DETAILED FABRICATION AND PLACING OF REINFORCING BARS MUST FOLLOW THE ACCOMPANIES OF ESTIMATED PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (U.O.N.)
6. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, ACC ELECTRICAL AND MECHANICAL DRAWS. TO LOCATE DRAWINGS, DRAWS, SLEEVES, & OPEN DEPARTMENT SLABS, NOTES, CURBS, ETC.
7. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACHIEVE "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (U.O.N.)
8. REMOVAL OF FORMWORK SHALL BE IN ACCORDANCE WITH ACI 347 RECOMMENDED PRACTICE FOR CONCRETE FORMWORK
9. DO NOT SCALE DRAWINGS, DIMENSIONS SCHEMS
10. REMAINS SHOWN ON SECTIONS AND FOR PLACEMENT TO DETAIL ONLY. ACT AND AMOUNT OF REMAINS ARE AS PER SCHEDULE
11. NO SIL SLABS SHALL BE POURED FOLDED PRIOR TO FINISH SHOP DRAWINGS APPROVAL
12. WINDOW MANUFACTURER TO VERIFY ALL WINDOW OPENINGS AT FIELD PRIOR TO WINDOW PLACEMENT
13. WITH SOIL AND SHOP DRAWINGS ENGINEERS AT THE SITE DURING CONSTRUCTION SHALL BE REQUIRED WITH CONTRACTOR BEFORE COMMENCING OF WORK AND DURING CONSTRUCTION SHALL BE COORDINATED WITHIN 48 HOURS IN ADVANCE PRIOR TO INSPECTION
14. VERIFY ALL DIMENSIONS ON DRAWINGS AND CONDITIONS AT JOB SITE PRIOR TO LEAVING THIS WORK. NOTIFY ARCHITECT OR OWNER REPRESENTATIVE OF ANY DISCREPANCIES AND DECLARE AN INTERPRETATION OR ENGINEER FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS, DIMENSIONS SCHEMS
15. OBTAIN THE LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE COMMENCING WORK. NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE ORIGINAL ARCHITECT INTERIOR DESIGNER
16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2007, CURRENT EDITION NO SIL ALL LOCAL CODES SHALL PREVAIL ON MORE MANAGEMENT
17. THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY FOR THE MEASUREMENTATION OF THESE PLANS BY OTHERS. THE REVIEW AND APPROVAL OF SHOP DRAWINGS PRIOR TO CONTROL APPROVAL BY OTHERS
18. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO HAS FOR INSTALLATION
19. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER, FOLLOWED BY A TIMING OPENING
20. THE CONTRACTOR SHALL MAKE REQUIRED ARRANGEMENTS, MEDIUM AND PAY FOR ALL SAFE SAFE FACILITIES, MATERIALS, ENCLOSURES AND FOREIGN AS NEEDED FOR AND DURING THE PROGRESS OF CONSTRUCTION. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES
21. DO NOT SUBSTITUTE MATERIALS, EQUIPMENTS OR METHODS OF CONSTRUCTION UNLESS MAY BE SUBSTITUTIONS OR CHANGES IN PRODUCT APPROVED IN WRITING BY THE OWNER AND CHIEF ENGINEER
22. THE ARCHITECT WITH THE INTERIOR DESIGNER IS HAS THE RIGHT TO REFUSE ANY MATERIAL AND INSTALLATION THAT DOES NOT MEET HIGH QUALITY STANDARDS OF THE MARKER THAT IS EMPLOYED
23. CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGH OUT THE PROGRESS OF THE WORK, USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB
24. CONTRACTOR SHALL SUBMIT AS UNDER CONSTRUCTION ELEVATION CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO PERFORM VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL
25. OWNER OR CONTRACTOR SHALL SUBMIT A FINISHED CONSTRUCTION ELEVATION CERTIFICATE PRIOR TO FINAL TO OR DO
26. WINDOW DOORS, ROOF HIGHS & SUNROOF HEIGHTS, MAILBOXES, ROLLS, POOLS AND HOT TUBS, PRIVATE HOT TUBS AND SEAMSTONE HEIGHTS SEPARATE PERMITS AS PER CAR
27. CONTRACTOR SHALL DELIVER THE WINDOW TO JOB AND DO NOT TO THE OWNER UPON COMPLETION OF THE WORK, AS A CONDITION OF ACCEPTANCE
28. CLEANING AND DURING REMOVAL, THE OWNER SHALL PRESERVE THE PROPERTY FREE FROM DUST, ALL CLEAN SURFACES SHALL BE CLEAN AND DURING SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL MAKE EFFORT TO MAINTAIN THE FLOOR DURING CONSTRUCTION PROCEDURE. UNFORMED FROM HEAVY CONSTRUCTION PROCEDURE SHALL BE DISPOSED IN SEALED CONTAINERS
29. THE CONTRACTOR IS HOLDLY RESPONSIBLE FOR HEAVY AND METHODS OF CONSTRUCTION, AND FOR THE WORKINGS AND PROCEDURES TO BE USED
30. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL CONTAIN THE LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRICAL SYSTEMS CONTRACTOR MUST INFORM THE ARCHITECT BEFORE POURING ANY CONCRETE BEAM IF ITS RUNNING WITH ACCURATE OF PLUMBING PRESENT EXACT LOCATION ANY SITUATION FROM THE MECHANICAL, ELECTRICAL PLANS TO ACCOMMODATE THE WORK CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER
31. THE CONTRACTOR SHALL PROVIDE, BY MEANS OF SHOP DRAWINGS, ALL ADDITIONAL DETAILS WHICH ARE INTERPRETED FROM THESE PLANS AND WHICH ARE NECESSARY FOR THE EXECUTION AND COMPLETION OF THE CONSTRUCTION
32. THE CONTRACTOR SHALL PURCHASE ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A PUNCH LIST, INDICATING THE DESIGNED ODDS AND SUCH IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITHIN 14 CALENDAR WORKING DAYS
34. ANY DIMENSION OF EQUIPMENT, INSTALLATION AND MATERIALS SHALL BE PROMPTLY PRESENTED BY CONTRACTOR FROM NOTIFICATION BY ARCHITECT ENGINEER/OWNER
35. ANY OTHER MEASURES NECESSARY FOR THE COMPLETION OF THIS JOB THAT MAY BE REGULATION UNDER THE JURISDICTION OF THE FLORIDA BUILDING CODE AND NOT SPECIFIED IN THE CONTRACT NOTES AND OR SPECIFICATIONS ARE THE CONTRACTOR'S SOLE RESPONSIBILITY
36. CONTRACTOR SHALL SUBMIT TO ARCHITECT/ENGINEER'S BUILDING DEPARTMENT ALL PRESENTED SHOP DRAWINGS FOR REVIEW AND APPROVAL AS REQUIRED
37. ALL SEAMS BEHAVIOR AND TO BE UNDERLINE SHALL REMOVE DATUM OR SIMILITY SEALING
38. ALL CEILINGS SHALL BE SEALED SO THAT AIR FLOW SHAFTS, WALL CAVITIES, SAFETIES AND BETWEEN CONDITIONS AND UNCONDITIONED ATTIC SPACE IS STOPPED
39. USE ONLY HIGH WATTS LIGHTS WITH SEALED CAVITIES AND ALL THEM FROM THE ATTIC DEPARTS SO THAT COLD AIR DOES NOT SET INTO THE ATTIC
40. ALL EXPANSION AND SHALL SHALL HAVE GASKETS AND THE PROPOSED ROOF CONSISTENTS SHALL BE TO FIT IN ORDER TO PROVIDE COLD AIR TO CONTACT THROUGH THE DEFAULT OPENINGS IN LOW NO COMBINATION OF FORM
41. OWNER'S STOPS SHALL BE SHALLS INCLUDED FIELD AND CONDITIONS AT THE TOPS OF ALL INTERIOR PARTITION WALLS SO THAT AIR CANNOT PERMITTATE CONDUCTS THE WALLS
42. SEAL ALL CEILINGS SHALLS BE TRIAL TO THE ORDER EXPLOITATION FROM OUTSIDE AIR
43. PROVIDE THE ABSOLUTE MINIMUM ATTIC VENTILATION. LOCATE THE NECESSARY SUPPLY VENTS ON THE EXPOSURE AWAY FROM THE LOCAL PREVAILING SHALLS
44. REMOVE THAT ALL INSULATION IS PROPERLY DISTRIBUTED AND INSTALLED WITHOUT GAPS OR IN CONTACT WITH SURFACES THAT TRANSFER AIR
45. REMOVE THAT THERE IS NO DUCT LEAKAGE
46. KEEP ALL DUCTWORK SEPARATE FROM ALL DIVERTING CONSTRUCTIVE INSULATION AND BUILDING CONSTRUCTION MATERIALS
47. SEAL OVER CHANGE SPACES UNCONDITIONED SHALL BE SHALLS AND INSULATED UNDERNEATH
48. MAINTAIN CONDITIONS IN ATTIC SUCH THAT THE DEW POINT OF THE ATTIC AIR IS LESS OR THAN THE SIGN TEMPERATURE OF THE DUCTWORK AT ALL TIMES
49. EXTERIOR AND SOLIDARY WALLS SHALL BE SEALED AT THE FOLLOWING LOCATIONS AS PER FLORIDA BUILDING CODE 2008

a. BETWEEN WINDOWS AND DOORS AND THEIR FRAMES
b. BETWEEN WINDOWS AND DOOR FRAMES AND THE REPRODUCING WALL
c. BETWEEN THE FOUNDATION AND WALL ASSEMBLY SILL PLATES
d. JOINTS BETWEEN LOTS OR WALL PANELS AT CHANGES IN PLANES, SUCH AS ATTIC EXTERIOR SHALLS AND ATTIC CONNECTS AND CHANGES IN ORIENTATION
e. OPENINGS AND CRACKS INCLUDE ALL PARTS AND SEE THROUGH THE WALL SHALLOWS SUCH AS UTILITY SERVICES AND PLUMBING
f. BETWEEN THE WALL PANELS AND TOP AND BOTTOM PLATES IN EXTERIOR AND ADJACENT WALLS INTERNAL CONSTRUCTION, THE OWNER BETWEEN EXTERIOR AND ADJACENT WALL BETWEEN PLATES AND FLOORS SHALL BE SHALLS INTERCHANGING OR SAMPLE MATERIAL. OPEN BEGINNING OF OTHER WALL FINISHES ON THE INTERIOR SURFACE OF EXTERIOR AND ADJACENT WALL SHALL BE SEALED TO THE FLOOR AND OWNER APPLICABLE
g. BETWEEN WALLS AND FLOOR WHERE THE FLOOR PENETRATES THE WALL

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ASPEN ESTATES - DESTIN

HOMESTEAD - VIAN DADE

CLIENT NAME: DR NORTON AMERICA SELLER

PROJECT STATUS: DESIGN DEVELOPMENT

8/15/23

CHECKED BY: BB

REVISIONS:

GENERAL INFORMATION

A0

FLOOR PLAN NOTES:

1. GRADE ALL CLOSETS AND MECHANICAL ROOMS WITH UNITS TO BE PAVED AND PAINTED.
2. PROVIDE MOISTURE RESISTANT DRYWALL AT TOILET AND BATH ROOMS.
3. PROVIDE R-13 BATT INSULATION AT ALL BATHS. PROVIDE FOR 18" UP FROM FINISH FLOOR TYP. TOILETS AND 24" ABOVE FINISH FLOOR TYP. TUBS AND SHOWERS.
4. WATER CLOSET TYP. CENTERLINE BLOCKING BY WALL.
5. DOOR AND OPENING TRIM TO BE ADJACENT TO WALL SHALL BE PLACED 4" FROM ADJACENT WALL.
6. WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWINGS TO BUILDER.
7. ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE FLORIDA ENERGY EFFICIENCY CODE SECTION 606.4.
8. STEEL STUD FRAMING SUPPORTING WALL, WIRING, PLUMBING, DUCTWORK OR METER SHALL BE DOUBLED HEAVY DUTY WITH 16 GA. STUDS SPACED AT 16" O.C. AND SHALL HAVE A HORIZONTAL MEMBER SECURED TO MEET LOAD BEARING REQUIREMENTS AS PER THE TABLE R603.3.1
9. LABELING OF EXTERIOR DOORS SHALL BE PLACED AT MAX. 10" FROM TOP OF THE DOOR. R313.2
10. FLAME SPREAD INDEX NOT TO EXCEED 75 AND SMOKE DEVELOPED INDEX NOT GREATER THAN 450 FOR WALLS AND CEILING FINISHES SHALL BE TESTED IN THE ASSEMBLY CONFIGURATION TO BE USED. INSULATION MATERIAL TO HAVE A FLAME SPREAD INDEX NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX NOT GREATER THAN 450. R316.3 R316.6
11. HANDRAILS NOT LESS THAN 34" NOR MORE THAN 38" ABOVE NOSING OF TREAD AND FLOOR SURFACE OF RAMPS. R311.7.8.1
12. 1/2" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE OF WALLS SEPARATING THE GARAGE FROM RESIDENCE AND ATTICS. R302.6
13. ALL DOORS IN THE PATH OF TRAVEL OF THE MAIN ENTRANCE DOOR SHALL BE AT LEAST 32" WIDE. THIS SHALL APPLY TO AT LEAST ONE DOOR OPENING IS REQUIRED TO SATISFY THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
14. ENTRY DOOR TO BE SOLID WOOD OR SOLID CORE WOOD OR HAVE GLASS NOT MORE THAN HALF THE DOOR AREA. R311.5.3.1
15. MAIN BATHROOM DOOR SHALL BE DESIGNED TO PERMIT 24" CLEARANCE IN THE CLEAR DOOR OPENING WHEN THE DOOR IS IN THE 90 DEGREE POSITION.
16. ATTACHED GARAGE OPENINGS AND PROTECTION SHALL BE IN ACCORDANCE WITH SECTION R302.5.1 AND R302.7 AS A MINIMUM.
17. ALL DOOR OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" THICK, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR SHALL BE FIRE RATED DOORS.
18. SPOT ELEVATION IS TAKEN FROM FINISHED FIRST FLOOR, ACTUAL ELEVATION MAY VARY AT FIRST FLOOR. TO BE DETERMINED BY OTHERS.
19. INTERIOR FURRING AS SHOWN FROM THE FINISH FACE OF WALL AND CENTER OF OPENING. CONSTRUCTION TO VERIFY ALL OPENINGS PRIOR TO ACTUAL FRAMING AND DOOR FRAMES SHALL BE CENTERED WITHIN OPENINGS.
20. TOILET PAPER HOLDER MINIMUM 26" FROM CENTER OF TOILET TO ADJACENT SIDEWALL FINAL LOCATION.
21. ALL INTERIOR LOUVERED DOORS IN BEDROOMS SHALL BE SOLID TO MATCH APPROVED SAMPLE MEANS OF EGRESS. SEE DETAIL. THESE PLANS DO NOT APPLY ALL DIMENSIONS.
22. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" THICK, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR SHALL BE FIRE RATED DOORS.
23. ALL DOORS BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" THICK, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR SHALL BE FIRE RATED DOORS.
24. WHERE A DOOR IS IN THE PATH OF TRAVEL OF THE MAIN ENTRANCE DOOR, THE DOOR SHALL BE DESIGNED TO PERMIT THE DOOR TO BE OPENED TO THE LEAST 90 DEGREE POSITION WITHIN THE CLEAR WIDTH OF THE DOOR. R311.2

FLOOR PLAN NOTES CONTINUED:

24. ALL WINDOWS AND SLIDING DOOR GLASS SHALL BE LAMINATED 1/4" THICK MIN. R308.3
25. DRYER VENT TO OUTSIDE
26. SET HOT WATER HEATER AT FIRST FLOOR ELEVATION
27. ALL WEEP HOLES MUST VENT TO OUTSIDE
28. ALL BATHROOM FLOOR AND BASE SHALL BE IMPERVIOUS MATERIAL WHERE REQUIRED BY LOCAL BUILDING CODE.
29. HVAC CONTRACTOR TO PROVIDE CLOTHS HOOK BREAKERS IN AIR HANDLER
30. ALL TUB/SHOWER ENCLOSURES SHALL BE TEMPERED GLASS
31. CONTRACTOR SHALL VERIFY OPENINGS IN FLOOR AND WINDOWS WITH FACTORY.
32. INTERIOR FINISHED FLOOR AT THE FRONT AND GARAGE DOOR SHALL NOT BE MORE THAN 1/2" LOWER THAN THE TOP OF THE THRESHOLD PER R311.3.
33. FLOOR LEVEL CHANGES AT NON-EXTERIOR DOORS SHALL BE MAX 1/2" FROM TOP OF THRESHOLD TO FINISH FLOOR OR FINISH GRADE.
34. FLOOR LEVEL CHANGES SHALL BE MAX 7 3/4" AT GARAGE AREA. SEE PLAN.
35. STEPS AND RAMPS IN FRONT OF DWELLING UNIT SHALL BE DESIGNED AND CONSTRUCTED SO THAT THE RISE OF ALL STEPS WITHIN A FLIGHT SHALL BE UNIFORM NOT EXCEEDING 7 3/4" AND THE RUN OF ALL STEPS WITHIN A FLIGHT SHALL BE UNIFORM NOT LESS THAN 10". THE LARGEST RUN OR RISE OF ANY FLIGHT OF STEPS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". R311.7.5.1
36. BUILDING TO COMPLY WITH SECTION R 308.4 HAZARDOUS LOCATIONS:
    A. DOOR OF DOOR OVER-HANG PROJECTIONS SHALL BE AT LEAST 4 INCHES FROM PROPERTY LINE.
    B. FACE OF THE EXTERIOR WALL SHALL BE AT LEAST 5 FEET FROM THE PROPERTY LINE FOR ZERO LOT LINE DEVELOPMENTS WHERE THE DISTANCE OF LOCAL REGULATIONS OTHERWISE ARE MORE STRINGENT THAN THIS.
    C. EXTERIOR WALLS OF A BUILDING LESS THAN 5 FEET FROM THE PROPERTY LINE OR LESS THAN 10 FEET FROM AN ADJACENT BUILDING SHALL BE FIRE RESISTIVE CONSTRUCTION WITH A FIRE RESISTIVE RATING OF NOT LESS THAN 1 HOUR FROM BOTH SIDES OF THE WALL. OPENINGS IN EXTERIOR WALLS SHALL NOT BE PERMITTED WHERE THE WALL IS LESS THAN 3 FEET FROM AN ADJACENT BUILDING OR PROPERTY LINE. EXCEPTIONS: 1. WHERE THE ADJACENT BUILDING IS MORE THAN 10 FEET FROM THE BUILDING UNDER CONSTRUCTION OR THE PROPERTY LINE IS ADJACENT TO A PUBLIC WAY OR OPEN SPACE AT LEAST 10 FEET IN WIDTH. 2. WHERE THE BUILDING UNDER CONSTRUCTION IS PROTECTED AS REQUIRED FOR OPENINGS IN EXTERIOR WALLS OF THE ADJACENT BUILDING. 3. WHERE THE WALL FACES A PUBLIC WAY OR OPEN SPACE AT LEAST 10 FEET IN WIDTH. 4. WHERE THE WALL IS PROTECTED BY AUTOMATIC SPRINKLERS.
37. WHERE THE NET LIVING AREA OF A DWELLING UNIT IS LESS THAN 2 000 CUBIC FEET (56.6 CUBIC METERS) OR WHERE THERE IS MORE THAN ONE DWELLING UNIT IN A BUILDING, ONE SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING ROOM. WHERE A DWELLING UNIT HAS MORE THAN ONE STORY, AND IN DWELLINGS WITH BASEMENTS, ONE SMOKE ALARM SHALL BE INSTALLED ON EACH ADDITIONAL STORY AND IN THE BASEMENT. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE LOWER LEVEL PROVIDED THE DOOR OPENING IS NOT MORE THAN 3 RISERS DOWN FROM THE UPPER LEVEL. R314.3.1 R314.3.2 R314.3.3 R314.3.4

SHUTTER NOTE:

ALL WINDOWS WILL HAVE SHUTTERS EXCEPT FOR THE FOLLOWING: FRONT DOOR (IMPACT), GARAGE DOOR (IMPACT), AND SLIDING DOOR (IMPACT).

DOOR SCHEDULE

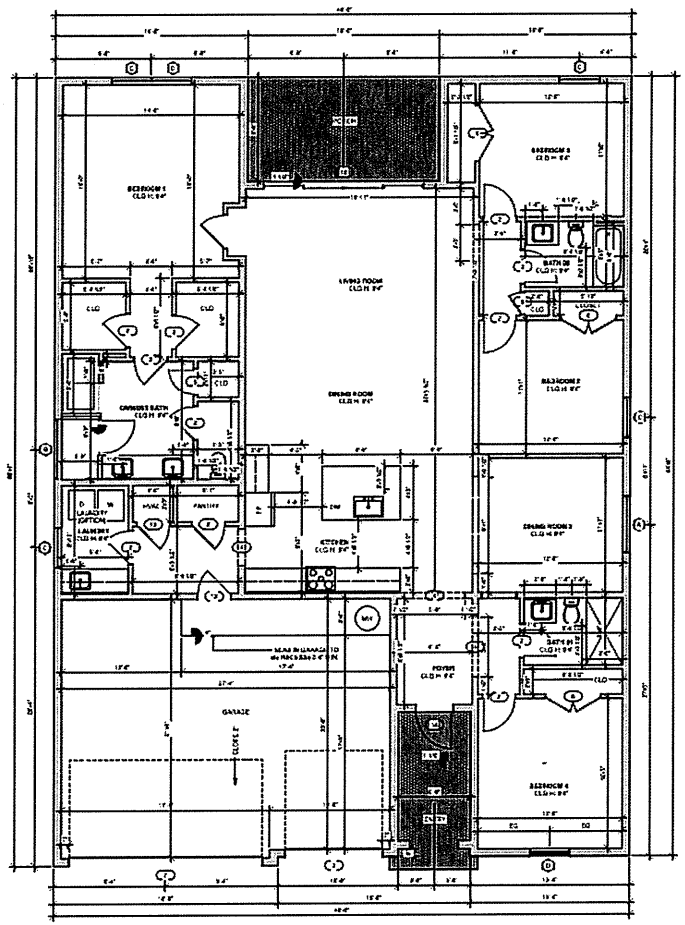
Type Mark	Description	Width	Height	Type Comments
1	SWING EXTERIOR (IMPACT RESISTANT, no shutter)	3' - 0"	8' - 0"	AUTO CLOSURE - MIN 32" CLEAR WIDTH (SIDE HINGED)
2	SWING INTERIOR	2' - 6"	6' - 8"	
3	GARAGE DOOR	8' - 0"	7' - 0"	
4	DOOR OPENING		8' - 0"	SEE PLAN FOR WIDTH
5	SWING INTERIOR	2' - 0"	6' - 8"	
6	DOUBLE SWING INTERIOR	4' - 0"	6' - 8"	
7	GARAGE DOOR	16' - 0"	7' - 0"	
9	SWING INTERIOR	1' - 6"	6' - 8"	
10	SLIDING DOOR (IMPACT RESISTANT)	6' - 0"	6' - 0"	CAT II SAFETY GLASS
11	GLASS SHOWER DOOR	2' - 6"	6' - 0"	CAT II SAFETY GLASS
12	DOOR TO GARAGE (SELF CLOSING)	2' - 6"	6' - 8"	SC DOOR TO GARAGE (20 MIN FIRE RATED)
13	SWING INTERIOR	2' - 6"	6' - 8"	LOUVERED DOOR. SEE MECH
14	SWING EXTERIOR (IMPACT RESISTANT, no shutter)	3' - 0"	9' - 0"	AUTO CLOSURE - MIN 32" CLEAR WIDTH (SIDE HINGED)

WINDOW SCHEDULE

Type Mark	Description	Width	Height	Head Height	Sill Height
A	SINGLE HUNG	5' - 8"	5' - 0"	8' - 0"	3' - 0"
B	FIXED	5' - 0"	2' - 0"	8' - 0"	6' - 0"
C	SINGLE HUNG	3' - 4"	5' - 0"	8' - 0"	3' - 0"
D	SINGLE HUNG	3' - 4"	5' - 0"	8' - 0"	3' - 0"

AREA CALCULATION

1ST FLOOR	SQ FT
TOTAL UNDER AIR	2,315 SF
GARAGE	SQ FT
PORCH	SQ FT
PATIO	SQ FT
TOTAL, NOT UNDER AIR	772 SF
GRAND TOTAL	3,088 SF



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

FLOOR PLAN FOR TYPE: E ELEVATION

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AR95025

ASPEN ESTATES - DESTIN

HOMESTEAD - MIAMI-DADE

CLIENT NAME: DR HORTON AMERICAS BUILDER

PROJECT STATUS:
DESIGN DEVELOPMENT

A15/22

CHECKED BY: BB

REVISIONS:
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FLOOR PLAN TYPE 1 LEFT

A1.1

FLOOR PLAN NOTES:

1. WALLS ALL CLOSETS AND WALL MARKING IN NON-UNITS TO BE PAINT AND PAINTED.
2. PROVIDE HEARTH AT ALL FIREPLACE OPENINGS.
3. PROVIDE BLOCKING AS REQUIRED FOR ALL GRAB BARS. ITEMS TO BE 33" TO 36" ABOVE FINISHED FLOOR TYP. TOILET AND 34" ABOVE FINISH FLOOR TYP. SHOWER & CLOSET TYP. CONTRACTOR TO VERIFY BLOCKING REQUIRED.
4. DOOR AND OPENING THAT ARE ADJACENT TO WALL SHALL BE PLACED 4" FROM WALL (U.N.O.)
5. WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWINGS TO BUILDER.
6. ALL BEDROOMS DOORS SHALL BE ALL SECURITY AND INTERIOR STRIPPED. WINDOW LABELS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE FLORIDA STATE ENERGY CODE SECTION 303.1
7. STEEL COLUMN FRAMING SUPPORTING WALL, BEAM, PLUMBING FIXTURES SHALL BE ANCHORED AS PER DETAILS 2 & 3 ON SHEET A1.2 & SHALL HAVE A HORIZONTAL GRAIN IF SECURED TO NOT LESS THAN TWO STUDS AS PER DETAILS 1 & 2
8. LANDING @ EXTERIOR DISCHARGE DOOR SHALL BE 1" MAX. BELOW TOP OF THRESHOLD. R312.1.3 & R311.3.1
9. SLOPE ALL EXTERIOR SURFACES AWAY FROM BUILDING AT MIN. OF 1/2" PER 1'-0" U.N.O.
10. FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX FOR INTERIOR FINISH MATERIALS SHALL NOT BE GREATER THAN THOSE INDICATED IN TABLE R302.9.1. FOR WALL AND CEILING FINISHES SHALL BE PER TABLE R302.9.1. ALL INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR BARRIERS, INSULATION BACKING AND INSULATION FASTENERS IN CONTACT WITH THE INTERIOR OF ATTIC SPACES SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450. PER SEC. R316.3
11. HANDRAILS TO BE 1-1/2" DIA. CIRCULAR OR EQUIVALENT SHAPE WITH SMOOTH SURFACE, WITH NO SHARP CORNERS. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RAMP RUN AND ON BOTH SIDES OF STAIRWAYS WITH FOUR OR MORE RISERS. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS OR RAMP RUNS. THE HANDRAILS SHALL BE MOUNTED AT A HEIGHT NOT LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM THE NOSING OF THE TREADS OR FINISHED SURFACE OF THE RAMP SLOPE. R311.7.8
12. TELEPHONE IN MASTER BEDROOM AS PER SPEC #3
13. RECESS IN THE PATH OF TRAVEL OF NOMINAL DEPTH OF NOT MORE THAN 4" (102 MM) AND NOMINAL WIDTH OF NOT LESS THAN 30" (762 MM) AND NOT MORE THAN 60" (1524 MM) SHALL BE PERMITTED TO BE CONSIDERED PART OF THE CLEAR WIDTH. R404.2.3
14. EXTERIOR DOOR - EACH SHALL BE A SOLID OR HOLLOW CORE DOOR NOT LESS THAN 1-3/8" THICK, OR A DOOR HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. R311.5.1
15. LIGHT SWITCH AT EACH DOOR LEADING INTO A ROOM SHALL BE PLACED ON THE LATCH SIDE OF THE DOOR. R311.3.1
16. DOORS SHALL BE SWINGING ON SIDE, AND ARE TO BE NOT LESS THAN THE MINIMUM WIDTH OF SECTION R311.2.3 AND 2 OF 2'-8" OR MORE.
17. NOT LESS THAN ONE DOOR OR PATH OF TRAVEL SHALL BE PROVIDED FROM THE DWELLING UNIT TO A PUBLIC WAY. R311.2.1
18. A DOOR OPENING SHALL BE PROVIDED WITH A CLEAR WIDTH OF NOT LESS THAN 32" (813 MM) WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THE CLEAR OPENING OF DOORWAYS WITH A SWING DOOR SHALL BE MEASURED WITH THE DOOR OPEN 90 DEGREES, MEASURED BETWEEN THE DOOR AND THE OPPOSITE STOP. R311.2.1
19. ALL DOORS IN THE PATH OF TRAVEL SHALL BE OPERABLE WITH A LEVER HARDWARE, PANIC BAR, PUSH-TYPE OR OTHER HARDWARE PROVIDING SIMILAR OPERATION. R311.2.2
20. DOOR HARDWARE SHALL BE LOCATED NOT LESS THAN 34" (864 MM) AND NOT MORE THAN 48" (1219 MM) ABOVE THE FLOOR. R311.2.3
21. ALL WINDOWS OR DOORS IN BEDROOMS SHALL BE SIZED TO HAVE APPROPRIATE MINIMUM OF 20" WIDTH, 24" HEIGHT, AND 5.7 SQ. FT. OF NET CLEAR OPENING. SEE DETAIL THIS PAGE FOR MINIMUM ALLOWABLE DIMENSIONS.
22. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8" THICK, OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS.
23. MIN. ONE INTERIOR DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE INTERIOR DOORS SHALL BE ADEQUATELY WIDE AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES AND THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES. MEANS OF EGRESS DOOR SHALL BE STRICT PEDESTRIAN AS WELL TO SERVE AS MEANS OF EGRESS WHICH SHALL UTILIZE PANIC HARDWARE.
24. MIN. ONE EXTERIOR DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EXTERIOR DOORS SHALL BE ADEQUATELY WIDE AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES AND THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES. MEANS OF EGRESS DOOR SHALL BE STRICT PEDESTRIAN AS WELL TO SERVE AS MEANS OF EGRESS WHICH SHALL UTILIZE PANIC HARDWARE.

FLOOR PLAN NOTES CONTINUED:

34. ALL WINDOWS AND SLIDING DOOR GLASS SHALL BE SAFETY GLAZED TYPE. R308.4
35. SHOWER DOOR TO BE TEMPERED GLASS
36. SEAT FOR WATER HEATER SHALL BE AT FINISH FLOOR ELEVATION
37. ALL MECHANICAL EQUIPMENT TO BE LOCATED OUTSIDE
38. ALL BATHROOM FLOOR AND BASE SHALL BE IMPERVIOUS MATERIAL WHERE REQUIRED BY LOCAL BUILDING CODE
39. VINYL CONTRACTOR TO PROVIDE CLOSURE AT ALL BACKSPLASH AND HANDLES
40. ALL TEMP GLASS TO BE DUAL PANE WITH LOW E GLASS
41. CONSTRUCTION MANAGER TO VERIFY OPENINGS WITH SHOP AND WINDOW MANUFACTURERS
42. INTERIOR FINISHED FLOOR AT THE GARAGE DOOR SHALL NOT BE MORE THAN 1/2" LOWER THAN THE TOP OF THE THRESHOLD PER R311.3
43. FLOOR LEVEL CHANGES AT DOOR BETWEEN ROOMS SHALL BE MADE 1/8" FROM TOP OF THRESHOLD TO ADJOINING FLOOR SURFACE
44. FLOOR LEVEL CHANGES SHALL BE MADE AT THE DARKER VINYL TILE FLOOR
45. FIRE BLOCKING IN PARTITIONS AND PARTIES SPACE SHALL BE AS FOLLOWS AT THE CEILING AND FLOOR LEVELS, HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET, AND AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS AND DROP CEILINGS. FIRE BLOCKING SHALL COMPLY WITH R302.11.1
46. BLOCKING TO COMPLY WITH SECTION TABLE 2603.
   A. FACE OF ROOF OVERHANG (PROJECTIONS) SHALL BE 24" MIN. FROM PROPERTY LINE.
   B. PAVE OF FIREPLACE WALL SHALL BE 24" OR MORE FROM THE PROPERTY LINE.
   C. FOR CONSTRUCTION ON LOTS WHERE THE FIRE SEPARATION DISTANCE IS LESS THAN 5 FEET (1524 MM), EXPOSED WALL AND ROOF OVERHANGS (PROJECTIONS) SHALL BE PERMITTED ON THE LOT LINE WHERE A BUILDING LOCATED ON A ZERO LOT LINE OR ON A LOT LINE WHERE THE BUILDING FACE OR WALL IS SEPARATED FROM AN ADJACENT BUILDING FACE OR WALL BY A DISTANCE OF 24" OR MORE, AND THE ROOF OVERHANG PROJECTION IS SEPARATED FROM AN ADJACENT BUILDING PROJECTION BY A DISTANCE OF 24" OR MORE BOTH HORIZONTALLY AND VERTICALLY. FIRE RESISTIVE CONSTRUCTION ON THE UNDERSIDE OF THE OVERHANG PROJECTIONS AND ON THE APPARENT EXTERIOR WALL BENEATH SHALL BE AS REQUIRED FOR EXTERIOR WALLS OF THE BUILDING.
47. ALL WINDOWS SHALL HAVE SHEET GLASS OR APPROVED EQUAL AND SHALL BE LABELED AS REQUIRED BY THE FLORIDA BUILDING CODE. EXCEPTION: GLASS BLOCK UNITS, HAVING AN AREA NOT EXCEEDING 1 SQUARE FOOT (0.0929 M2) PER BLOCK, SHALL BE PERMITTED IN EXTERIOR WALLS OF SLEEPING ROOMS. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET (0.530 M2). THE MINIMUM NET CLEAR OPENABLE AREA SHALL BE 5.0 SQUARE FEET (0.465 M2) FOR ON-GRADE FLOORS. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES (610 MM). THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES (508 MM). WHERE A DOOR IS PROVIDED AS A MEANS OF EMERGENCY ESCAPE AND RESCUE AND IT IS EQUIPPED WITH A DOOR LOCK, THE DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. IN ACCORDANCE WITH SECTION R310.1.1 OF THE FLORIDA BUILDING CODE, ENERGY CONSERVATION, THE DWELLING UNIT SHALL BE VENTILATED BY MECHANICAL MEANS IN ACCORDANCE WITH SECTION 403 THE FMBC.

SHUTTER NOTE:

ALL WINDOWS SHALL HAVE SHEET GLASS OR APPROVED EQUAL AND SHALL BE LABELED AS REQUIRED BY THE FLORIDA BUILDING CODE. EXCEPTION: GLASS BLOCK UNITS, HAVING AN AREA NOT EXCEEDING 1 SQUARE FOOT (0.0929 M2) PER BLOCK, SHALL BE PERMITTED IN EXTERIOR WALLS OF SLEEPING ROOMS. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET (0.530 M2). THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES (610 MM). THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES (508 MM). WHERE A DOOR IS PROVIDED AS A MEANS OF EMERGENCY ESCAPE AND RESCUE AND IT IS EQUIPPED WITH A DOOR LOCK, THE DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. IN ACCORDANCE WITH SECTION R310.1.1 OF THE FLORIDA BUILDING CODE, ENERGY CONSERVATION, THE DWELLING UNIT SHALL BE VENTILATED BY MECHANICAL MEANS IN ACCORDANCE WITH SECTION 403 THE FMBC.

AREA CALCULATION

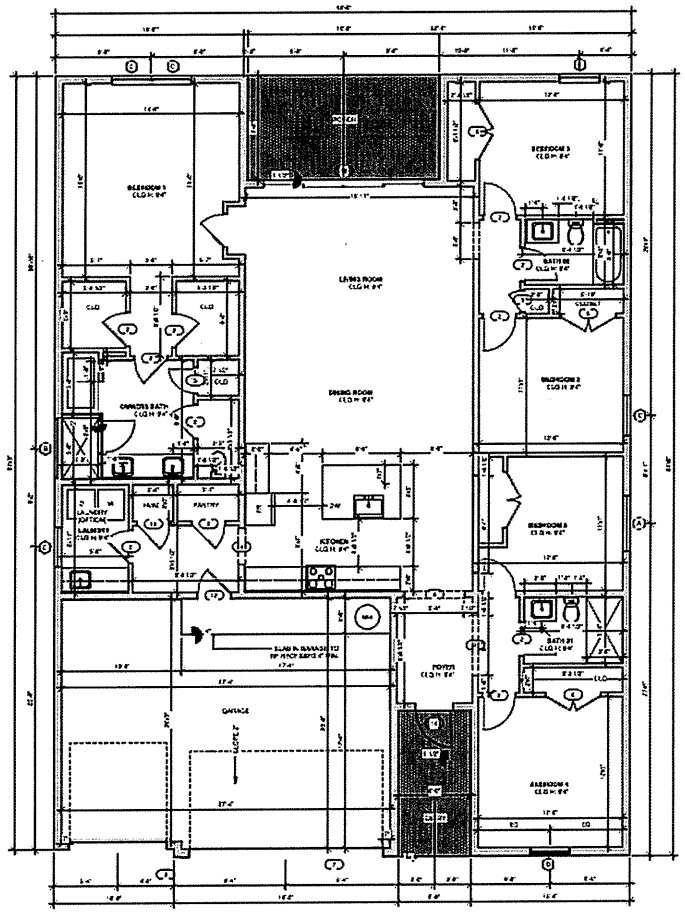
1ST FLOOR	2,315 SF
TOTAL UNDERROOF	2,315 SF
GARAGE	358 SF
LANAI	99 SF
PORCH	318 SF
TOTAL (NOT UNDERROOF)	775 SF
GRAND TOTAL	3,088 SF

DOOR SCHEDULE

Type Mark	Description	Width	Height	Type Comments
1	SWING EXTERIOR (IMPACT RESISTANT, NO SHUTTER)	3'-0"	8'-0"	AUTO CLOSURE - MIN 32" CLEAR WIDTH (SIDE HINGED)
2	SWING INTERIOR	2'-6"	6'-8"	
3	GARAGE DOOR	8'-0"	7'-0"	
4	DOOR OPENING		8'-0"	SEE PLAN FOR WIDTH
5	SWING INTERIOR	2'-0"	6'-8"	
6	DOUBLE SWING INTERIOR	4'-6"	6'-8"	
7	GARAGE DOOR	16'-0"	7'-0"	
8	SWING INTERIOR	1'-6"	6'-8"	
10	S. SWING DOOR (IMPACT RESISTANT)	6'-6"	6'-0"	CAT II SAFETY GLASS
11	GLASS SHOWER DOOR	2'-6"	6'-0"	CAT II SAFETY GLASS
12	DOOR TO GARAGE (SELF CLOSING)	2'-6"	6'-8"	SC DOOR TO GARAGE (20 MIN FIRE RATED)
13	SWING INTERIOR	2'-6"	6'-8"	LOUVERED DOOR SEE MECH
14	SWING EXTERIOR (IMPACT RESISTANT, NO SHUTTER)	3'-0"	6'-0"	AUTO CLOSURE - MIN 32" CLEAR WIDTH (SIDE HINGED)

WINDOW SCHEDULE

Type Mark	Description	Width	Height	Head Height	Sill Height
A	SINGLE HUNG	5'-0"	2'-0"	6'-8"	2'-8"
B	FIXED	2'-0"	2'-0"	6'-8"	2'-8"
C	SINGLE HUNG	3'-6"	5'-0"	8'-0"	3'-0"
D	SINGLE HUNG	3'-6"	5'-0"	8'-0"	3'-0"



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

FLOOR PLAN FOR TYPE: A, B, C, D ELEVATION

ROUTROS BOUNAHRA architect
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954 604 4181 AIA GROUTROS@BOUNAHRA.COM
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AR95825

ASPEN ESTATES - DESTIN

HOMESTEAD - MIAMIDADE

CLIENT NAME: DR HORTON AMERICAS HOLDER

PROJECT STATUS:
DESIGN DEVELOPMENT

DATE:
CHECKED BY: RB

REVISIONS:
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FLOOR PLAN TYPE 2 LEFT

A1.2

R2023-07-97

72

CAR 5225 - Exhibit 6

FLOOR PLAN NOTES:

1. WALLS, FLOORS AND HEIGHTS AS SHOWN ON PLAN. UNIT TO BE PAINTED AND PAPERED.
2. PROVIDE MOISTURE RESISTANT GYP. BOARD AT TOILET AND BATH AREAS.
3. PROVIDE BLOCKING AS REQUIRED IN ALL BATHS FROM FLOOR UP TO 84" ABOVE FINISHED FLOOR FOR TOILET PAPER HOLDER, TOWEL BARS, GRAB BARS, SHOWER ENCLOSURE, MIRRORS AND CLOSET ROD AND SHELF.
4. DOOR AND OPENINGS THAT ARE ADJACENT TO A WALL SHALL BE PLACED A MINIMUM OF 4" FROM ADJACENT WALL.
5. WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWINGS TO BUILDER.
6. ALL INTERIOR AND DOORS SHALL BE CAULKED AND PAINTED/STAINED. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE FLORIDA STATE ENERGY CODE SECTION 6508.
7. STEEL STUD FRAMING SUPPORTING WALL, HUNG PLUMBING FIXTURES SHALL BE DOUBLED AS PER THE 2010 FBC. WHERE A HORIZONTAL MEMBER IS REQUIRED TO SETTLE MORE THAN TWO INCHES AS PER FBC 2010 5.3.3
8. LANDING OF EACH DWELLING DOOR SHALL BE NOT MORE THAN 1/2" BELOW TOP OF THRESHOLD. F.B.C. R 311.3.1
9. SLOPE ALL EXTERIOR SURFACES AWAY FROM BUILDING AT MIN. 1/4" TO 1' U.N.O.
10. FLAME SPREAD INDEX (NOT SMOKE DEVELOPED INDEX) FOR FINISH MATERIAL SHALL NOT EXCEED THAT SPECIFIED IN FBC 2010 TABLE 803.5 FOR WALLS AND CEILINGS. FOR EXITS SHALL BE PER FBC 2010 803.5. ALL INSULATION MATERIAL TO HAVE A FLAME SPREAD INDEX NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX NOT GREATER THAN 450 PER FBC 719.
11. HEIGHT OF RISERS SHALL NOT BE LESS THAN 4" NOR MORE THAN 8" AND TREADS SHALL NOT BE LESS THAN 9" (NOSING NOT INCLUDED) AND NOT LESS THAN 10" WIDE AS PER FBC 2010 R311.5.3.1 AND R311.5.3.2. THE GREATEST RISER HEIGHT OR TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8" AS PER FBC 2010 R311.5.3.3
12. TILE FINISH ON CEMENT BOARD AS PER NOTE 4.3
13. NO DOOR IN THE PATH OF TRAVEL OF MEANS OF EGRESS SHALL BE LESS THAN 32" WIDE, UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY THE REQUIREMENTS OF THE FLORIDA HOUSING CODE.
14. SHOWER DOORS OPEN OUTWARD AND SHALL BE OF SUCH A MINIMUM SIZE AS TO PERMIT THE DOOR TO BE OPENED FULLY WHEN THE SHOWER DOOR IS IN THE CLOSED POSITION.
15. EACH BEDROOM DOOR LOCK SHALL BE ENGINEERED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE WITH A SCREWDRIVER OR SIMILAR TOOL.
16. ROOFING MATERIAL SHALL BE OF A TYPE AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1516 AND CHAPTER 15 OF THE 2010 FBC.
17. EVERY SLEEPING ROOM BELOW THE FOURTH STORY SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNIT SHALL BE PROVIDED WITH SMOKE DETECTORS LOCATED AS PER FBC 2010 R313.3.1. ALL LOCKING DEVICES AND/OR BARS ON WINDOWS SHALL BE RELEASABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE.
18. SILL HEIGHT SHALL NOT EXCEED 44" ABOVE FLOOR. ACTUAL WINDOW HEIGHT OF FIRST FLOOR TO BE DETERMINED BY OTHERS.
19. IN ROOM DIMENSIONS ARE TAKEN FROM FINISHED FACE OF WALL AND CENTER OF OPENINGS. CONTRACTOR TO VERIFY ALL OF SHOP DRAWINGS PRIOR TO WORK OR ORDER. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT.
20. TOILET TO BE FLUSHED MINIMUM 36" FROM CENTER OF TOILET TO ADJACENT SHOWER, TUB, WALL OR WALL.
21. ALL BEDROOMS OR ROOMS IN WHICH DOOR SHALL BE BUILT TO HAVE APPROPRIATE MEANS OF EGRESS. SEE DETAIL THIS SHEET FOR ADDITIONAL CODE CHECKING.
22. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" THICK OR IN THE HOLLOW CORE OR METAL CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK OR THE LIKE. OPENINGS FROM PRIVATE GARAGES DIRECTLY INTO ROOMS USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. SEE FBC 2010 R302.5.1
23. MIN. ONE INTERIOR DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE INTERIOR DOOR SHALL BE A MINIMUM 3/0 WIDE. PROVIDE A MINIMUM CLEAR WIDTH OF 32" INCHES AND THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES. MEANS OF EGRESS DOOR SHALL BE DIRECT PASSAGE AS WELL TO LEAVE AS MEANS OF EGRESS WHEN SHUTTERS ARE INSTALLED.
24. MIN. ONE EXTERIOR DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EXTERIOR DOOR SHALL BE SWING-IN AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32" INCHES AND THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES. MEANS OF EGRESS DOOR SHALL BE DIRECT PASSAGE AS WELL TO LEAVE AS MEANS OF EGRESS WHEN SHUTTERS ARE INSTALLED.

FLOOR PLAN NOTES CONTINUED:

- 25. ALL WINDOWS AND SLIDING DOOR GLASS SHALL BE OPERATIONAL 1 1/2 AND ENGINEERED
- 26. SHOWER MUST VENT TO OUTSIDE
- 29. SET HOT WATER HEATER AT 110 F. FLOOR ELEVATION
- 31. ALL MECH. FANS MUST VENT TO OUTSIDE
- 32. ALL BATHROOM FLOOR AND BASE SHALL BE IMPERVIOUS MATERIAL WHICH CAN NOT BE EFFECTED BY LIQUID. BUILDING DOOR.
- 33. HVAC CONTRACTOR TO PROVIDE ELECTRICAL SPECIFICS FOR AIR HANDLER
- 34. ALL TRIM CLOSE TO BE CASEMENT & SAFETY GLASS
- 35. CONSTRUCTION MUST VERIFY CABINETS WITH DOOR AND WINDOW MANUFACTURERS.
- 36. INTERIOR FINISHED FLOOR AT THE ENGLISH BEDROOMS DOOR SHALL NOT BE MORE THAN 1/2" LOWER THAN THE TOP OF THE THRESHOLD PER FBC
- 37. FLOOR LEVEL CHANGES IN AREA BETWEEN ROOMS SHALL BE MADE 12" FROM TOP OF THRESHOLD TO TELEVISION ENTERTAINMENT CENTER OR FIREPLACE HEARTH
- 38. FLOOR LEVEL CHANGES SHALL BE MADE 12" AT GARAGE PER FBC 2010 R311.3.2
- 39. FIRE BLOCKING IN PARTITIONS AND PANELS SHALL BE SHALL BE VERTICALLY AT THE CEILING AND FLOOR LEVELS, HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET AND AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS AND DROP CEILINGS AND COVE CEILINGS PER FBC 2010 R602.8
- 40. BRACING TO COMPLY WITH FBC 2010 R602.10.3
  - A. 1 BRACE OF ROOF OVER HANG PROJECTIONS SHALL BE 24" MIN. FROM PROPERTY LINE.
  - B. PART OF THE EXTERIOR WALL SHALL BE 24" OR MORE FROM THE PROPERTY LINE.
  - C. NON-COMBUSTIBLE PROJECTIONS SHALL BE PERMITTED TO EXTEND NOT MORE THAN 12" INTO THE MINIMUM REQUIRED FIRE SEPARATION DISTANCE.
- 41. ROOF OVERHANGS SHALL NOT PROJECT MORE THAN 24" INTO THE MINIMUM REQUIRED FIRE SEPARATION DISTANCE.
- 42. EAVES SHALL BE PERMITTED TO PROJECT INTO THE MINIMUM REQUIRED FIRE SEPARATION DISTANCE A MAXIMUM OF 12" WHERE THE FIRE SEPARATION DISTANCE IS 3 FEET OR MORE.
- 43. WALLS, EAVES AND PARAPETS SHALL BE CONSTRUCTED WITH NON-COMBUSTIBLE MATERIALS WHERE THE FIRE SEPARATION DISTANCE IS LESS THAN 3 FEET.
- 44. ROOF COVERINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND BASED ON THE ROOF SLOPE. FOR ROOF SLOPES FROM 2 UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) AND LESS THAN 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), DOUBLE UNDERLAYMENT SHALL BE APPLIED IN ACCORDANCE WITH FBC 2010 R905.2.7.1.
- 45. ROOF VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH FBC 2010 R806.1. EXCEPTION: UNVENTILATED ATTIC AND UNVENTILATED ENCLOSED RAFTER ASSEMBLIES SHALL BE PERMITTED IN ACCORDANCE WITH FBC 2010 R806.2 AND R806.3.
- 46. ROOF DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH FBC 2010 R903.4.

SHUTTER NOTE:

ALL WINDOWS WILL HAVE IMPACT SHUTTERS FOR THE FOLLOWING FROM EACH (IMPACT) GARAGE DOOR (IMPACT), AND SLIDING DOOR (IMPACT).

DOOR SCHEDULE

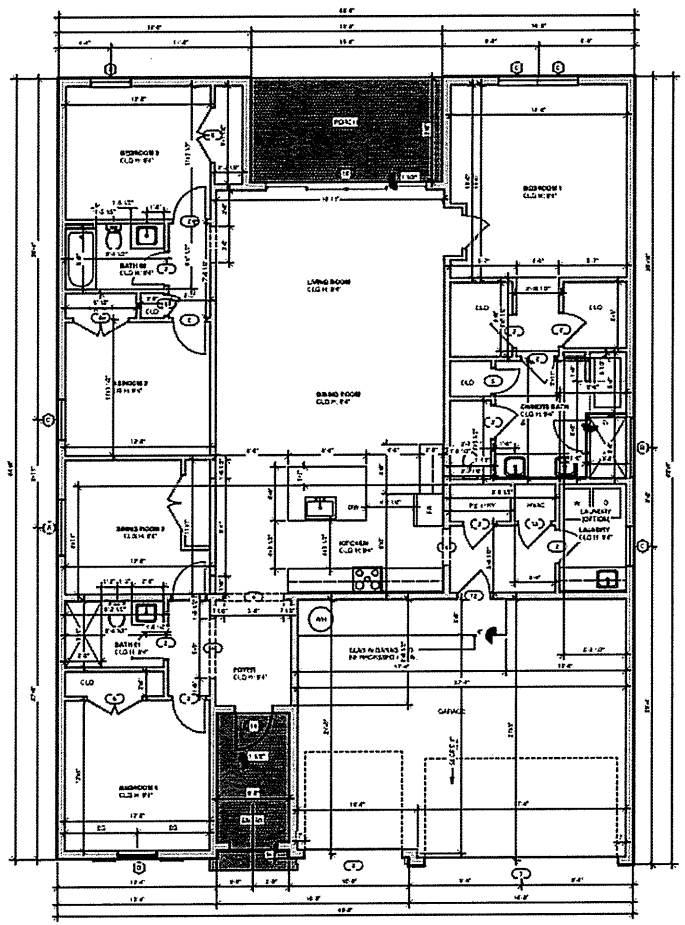
Type Mark	Description	Width	Height	Type Comments
1	SWING EXTERIOR (IMPACT RESISTANT, no shutter)	3' - 0"	8' - 0"	AUTO CLOSURE - MIN 32" CLEAR WIDTH (SIDE HINGED)
2	SWING INTERIOR	2' - 6"	6' - 8"	
3	GARAGE DOOR	8' - 0"	7' - 0"	
4	DOOR OPENING		8' - 0"	SEE PLAN FOR WIDTH
5	SWING INTERIOR	2' - 0"	6' - 8"	
6	DOUBLE SWING INTERIOR	4' - 6"	6' - 8"	
7	GARAGE DOOR	16' - 0"	7' - 0"	
8	SWING INTERIOR	1' - 6"	6' - 8"	
10	SLIDING DOOR (IMPACT RESISTANT)	6' - 6"	8' - 0"	CAT II SAFETY GLASS
11	GLASS SHOWER DOOR	2' - 6"	6' - 0"	CAT II SAFETY GLASS
12	DOOR TO GARAGE (SELF CLOSING)	2' - 6"	6' - 8"	SC DOOR TO GARAGE (20 MIN FIRE RATED)
13	SWING INTERIOR	2' - 6"	6' - 8"	LOUVERED DOOR SEE MECH
14	SWING EXTERIOR (IMPACT RESISTANT, no shutter)	3' - 0"	8' - 0"	AUTO CLOSURE - MIN 32" CLEAR WIDTH (SIDE HINGED)

WINDOW SCHEDULE

Type Mark	Description	Width	Height	Head Height	Sill Height
A	SINGLE HUNG	5' - 0"	5' - 0"	8' - 0"	3' - 0"
B	FIXED	3' - 0"	5' - 0"	8' - 0"	3' - 0"
C	SINGLE HUNG	3' - 6"	5' - 0"	8' - 0"	3' - 0"
D	SINGLE HUNG	3' - 6"	5' - 0"	8' - 0"	3' - 0"

AREA CALCULATION

1ST FLOOR	
TOTAL LIVING AREA	2,315 SF
GARAGE	399 SF
PATIO	26 SF
PORCH	348 SF
TOTAL, NOT LIVING AREA	773 SF
GRAND TOTAL	3,088 SF



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

FLOOR PLAN FOR TYPE: E ELEVATION

BOUTROS-BOUNAHRA architect
240 NW 25TH STREET MIAMI, FL 33127
954.604.4181 | WWW.GROUTROSBOUNAHRA.COM
ARCHITECTS@GROUTROSBOUNAHRA.COM

ASPEN ESTATES - DESTIN

HOMESTEAD - MIAMI-DADE

CLIENT NAME: DR HORTON AMERICAS BUILDER

PROJECT STATUS:
DESIGN DEVELOPMENT

A1.3.22

CHECKED BY: BB

REVISIONS:
△

FLOOR PLAN TYPE 1 RIGHT

A1.3

FLOOR PLAN NOTES:

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. [illegible]
16. [illegible]
17. [illegible]
18. [illegible]
19. [illegible]
20. [illegible]
21. [illegible]
22. [illegible]
23. [illegible]
24. [illegible]

FLOOR PLAN NOTES CONTINUED:

[illegible]

SHUTTER NOTE:

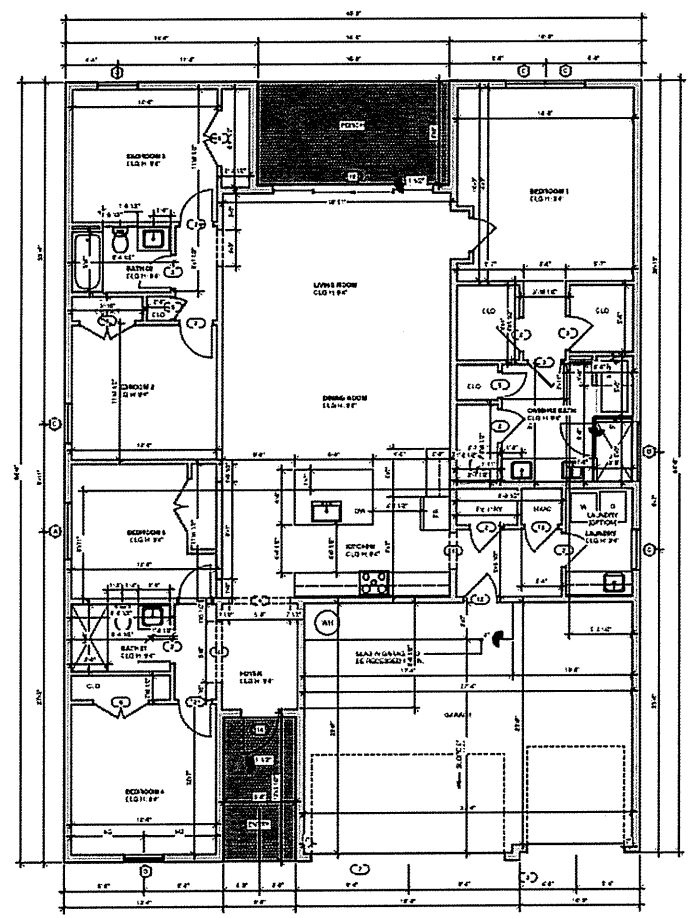
[illegible]

DOOR SCHEDULE				
Type Mark	Description	Width	Height	Type Comments
1	SWING EXTERIOR (IMPACT RESISTANT, no shutter)	3' - 0"	6' - 0"	AUTO CLOSURE - MIN 32" CLEAR WIDTH (SIDE HINGED)
2	SWING INTERIOR	2' - 6"	6' - 8"	
3	GARAGE DOOR	8' - 0"	7' - 0"	
4	DOOR OPENING		8' - 0"	SEE PLAN FOR WIDTH
5	SWING INTERIOR	2' - 0"	6' - 8"	
6	DOUBLE SWING INTERIOR	4' - 6"	6' - 8"	
7	GARAGE DOOR	16' - 0"	7' - 0"	
9	SWING INTERIOR	1' - 6"	6' - 8"	
10	SLIDING DOOR (IMPACT RESISTANT)	6' - 6"	6' - 0"	CAT II SAFETY GLASS
11	GLASS SHOWER DOOR	2' - 6"	6' - 6"	CAT II SAFETY GLASS
12	DOOR TO GARAGE (SELF CLOSING)	2' - 6"	6' - 8"	SC DOOR TO GARAGE (20 MIN FIRE RATED)
13	SWING INTERIOR	2' - 6"	6' - 8"	LOUVERED DOOR SEE MECH
14	SWING EXTERIOR (IMPACT RESISTANT, no shutter)	3' - 0"	6' - 0"	AUTO CLOSURE - MIN 32" CLEAR WIDTH (SIDE HINGED)

WINDOW SCHEDULE					
Type Mark	Description	Width	Height	Head Height	Sill Height
A	SINGLE HUNG	6' - 0"	5' - 0"	6' - 0"	3' - 0"
B	FIXED	5' - 0"	2' - 0"	6' - 6"	2' - 6"
C	SINGLE HUNG	3' - 4"	5' - 0"	6' - 0"	3' - 0"
D	SINGLE HUNG	3' - 4"	5' - 0"	6' - 0"	3' - 0"

AREA CALCULATION

1ST FLOOR	2,315 SF
TOTAL (UNDER AIR)	2,315 SF
GARAGE	664 SF
ENTRY	26 SF
PORCH	168 SF
TOTAL (NOT UNDER AIR)	773 SF
GRAND TOTAL	3,088 SF



1 1ST FLOOR PLAN
3/4" = 1'-0"

FLOOR PLAN FOR TYPE: A, B, C, D ELEVATION

BOUTROS BOUNAHRA architect
240 NW 25TH STREET #934 MIAMI FL 33127
954 404 4199 MIB@BOUTROSBOUNAHRA.COM
BOUTROSBOUNAHRA.COM
AR99022

ASPEN ESTATES - DESTIN

HOMESTEAD - VIAN DADE

CLIENT NAME: DR HORTON AMERICA'S BUILDER

PROJECT STATUS:
DESIGN DEVELOPMENT

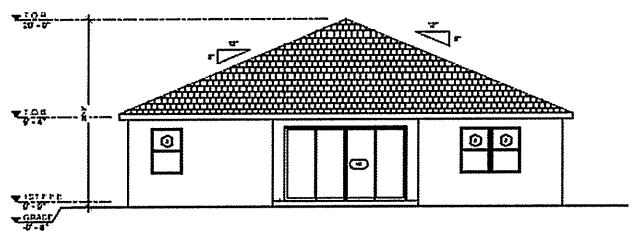
03/16/23

CHECKED BY: BB

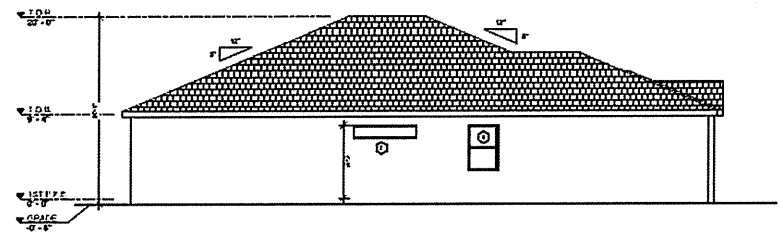
REVISIONS:
△

FLOOR PLAN TYPE 2 RIGHT

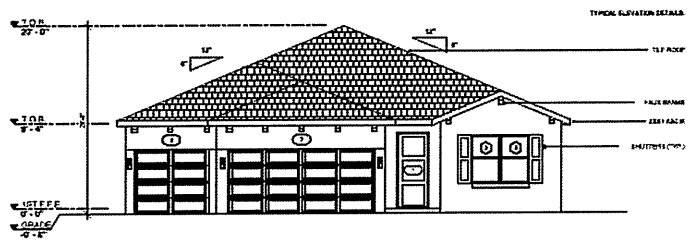
A1.4



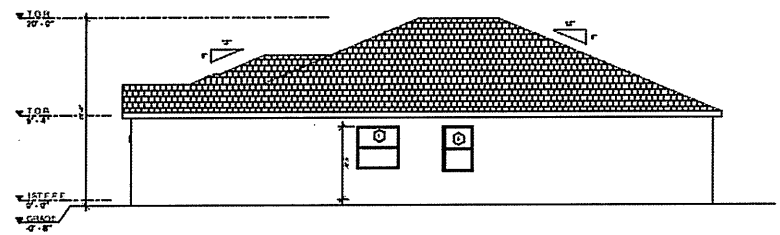
(2) BUILDING ELEVATION NORTH
3/16" = 1'



(3) BUILDING ELEVATION EAST
3/16" = 1'



(1) BUILDING ELEVATION SOUTH
3/16" = 1'



(4) BUILDING ELEVATION WEST
3/16" = 1'

WINDOW NOTES:

1. ALL WINDOWS SUBJECT MAIN MANIFESTATION COUNTY PRODUCT APPROVAL AND BE SUBMITTED TO THE ARCHITECT PRIOR TO GARDENING, FABRICATION OR INSTALLATION.
2. USE OF ALUMINUM BUCKS MUST BE APPROVED BY THE ARCHITECT PRIOR TO ORDERING FABRICATION OR INSTALLATION.
3. GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING SURFACING AND PROVIDING CORRECT OPENINGS, ACCORDING TO REQUIREMENTS OF THE ACTUAL WINDOWS USED. OPENING DIMENSIONS SHOWN ARE FOR DESIGN ILLUSTRATION PURPOSES ONLY.
4. NOT STRUCTURAL FOR DESIGN PRESSURES.

SECONDARY MEANS OF EGRESS:

1. OUTSIDE WINDOW OR DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, KEYS, OR SPECIAL EFFORT AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE WIDTH SHALL NOT BE LESS THAN 20 INCHES AND THE HEIGHT SHALL NOT BE LESS THAN 24 INCHES. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR. INFRA 10 INCHES.
2. SEE DETAIL FOR SIZE REQUIREMENTS.

SHUTTER NOTES:

1. WINDOWS WITH SHUTTERS PROVIDED TO BE USED WITH TYPE THAT CAN BE INSTALLED ON THE SECOND FLOOR WITHOUT THE USE OF A LADDER.

MOLDING NOTES:

1. ATTACH ALL MOLDINGS AS PER MANUFACTURER'S SPEC.
2. CAMPI MOLDING AND ON WALL HINGES ON HEADS, BACKS, AND UNDERSIDE OF ALL OPENINGS WHERE APPROPRIATE.
3. RETURN ALL MOLDING, BACKS, AND HEADS TO WINDOWS AND DOORS.

BUILDING STYLE CLASSIC

LEFT ORIENTATION

TYPE 1

BOUTROS BOUNAHRA architect

ASPEN ESTATES - DESTIN

HOMESTEAD - VIAMIDADE

CLIENT NAME: DR HORTON AMERICA'S BUILDER

PROJECT STATUS:
DESIGN DEVELOPMENT

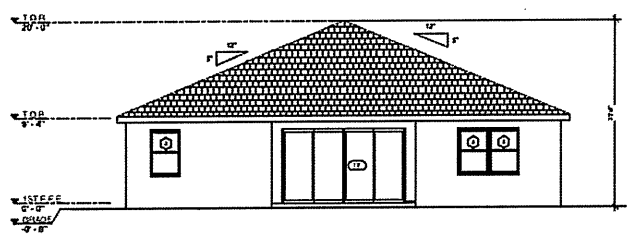
3/15/23

CHECKED BY: GB

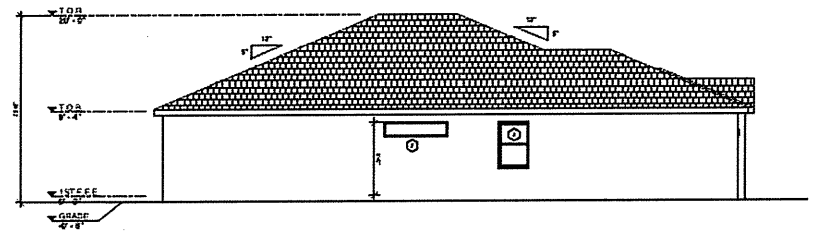
REVISIONS:
△

BUILDING ELEVATION (TYPE A)

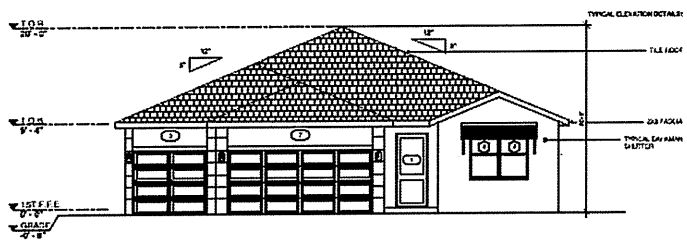
A2.1 A



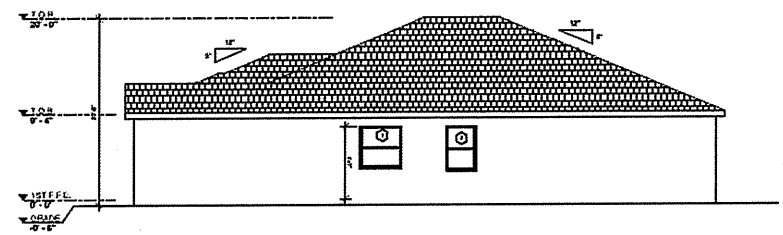
(2) BUILDING ELEVATION NORTH
3/16" = 1'



(3) BUILDING ELEVATION EAST
3/16" = 1'



(1) BUILDING ELEVATION SOUTH
3/16" = 1'



(4) BUILDING ELEVATION WEST
3/16" = 1'

WINDOW NOTES:

1. ALL WINDOWS MUST HAVE MIAMI-DADE COUNTY PRODUCT APPROVAL AND BE SUBMITTED TO THE ARCHITECT PRIOR TO ORDERING, FAB'RE, OR INSTALLATION.
2. USE OF ALTERNATE BUILDS MUST BE APPROVED BY THE ARCHITECT PRIOR TO ORDERING, FABRICATION, OR INSTALLATION.
3. GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR SUPERVISING, VERIFYING, AND PROVIDING CORRECT OPENINGS, ALL ORDERS TO REQUIREMENTS OF THE ACTUAL, IN ROOM SUBJECT, OPENING DIMENSIONS IN EVENT AND FOR DESIGN/ILLUSTRATION PURPOSES ONLY.
4. SITE STRUCTURAL FOR SPECIAL PRESSURES.

SECONDARY MEANS OF EGRESS:

1. OUTSIDE WINDOW OR DOOR IS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, KEYS, OR SPECIAL EFFORT AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE WIDTH SHALL NOT BE LESS THAN 20 INCHES, AND THE HEIGHT SHALL NOT BE LESS THAN 24 INCHES. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR. (RPM 10.3.2)
2. SEE DETAIL FOR SIZE FOUNDATIONS.

SHUTTER NOTES:

1. WINDOWS WITH SHUTTERS PROVIDED TO BE USED WITH TYPE THAT CAN BE INSTALLED ON THE SECOND FLOOR WITHOUT THE USE OF A LADDER.

MOLDING NOTES:

1. ATTACH ALL MOLDINGS AS PER MANUFACTURER'S SPEC.
2. CARRY MOLDING AND ON WALL FINISHES ON FRONTS, SIDES, AND UNDERSIDES OF ALL OPENINGS WHERE APPROPRIATE.
3. HEIGHT ALL MOLDING, SASH, AND FRAMES TO WINDOWS AND DOORS.

BUILDING STYLE: COASTAL

LEFT ORIENTATION

TYPE 1

BOUTROS BOUNAHRA architect

ASPEN ESTATES - DESTIN

HOMESTEAD - VIAN DADE

CLIENT NAME: DR HORTON AMERICAS BUILDER

PROJECT STATUS:
DESIGN DEVELOPMENT

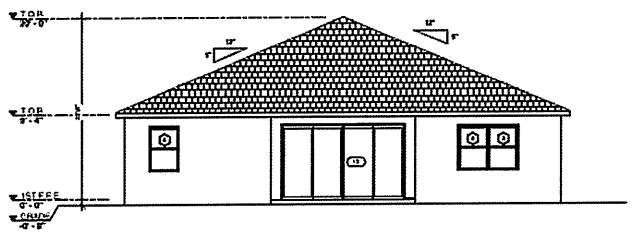
3/15/23

CHECKED BY: BB

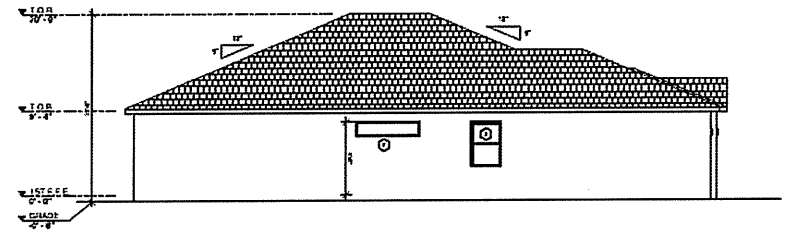
REVISIONS:

BUILDING ELEVATION (TYPE B)

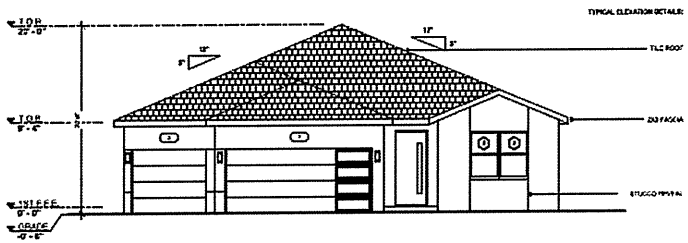
A2.1 B



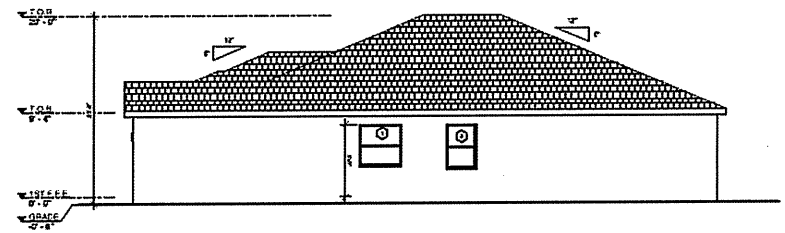
(2) BUILDING ELEVATION NORTH
3/16" = 1'



(3) BUILDING ELEVATION EAST
3/16" = 1'



(1) BUILDING ELEVATION SOUTH
3/16" = 1'



(4) BUILDING ELEVATION WEST
3/16" = 1'

WINDOW NOTES:

1. ALL WINDOWS MUST HAVE MIAMI-DADE COUNTY PRODUCT APPROVAL AND BE SUBMITTED TO THE ARCHITECT PRIOR TO ORDERING, FABRICATION OR INSTALLATION.
2. ANY OF ALTERNATE BUCKS MUST BE APPROVED BY THE ARCHITECT PRIOR TO ORDERING, FABRICATION, OR INSTALLATION.
3. GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING VERIFYING AND PROVIDING CORRECT OPENINGS, ACCORDING TO DOCUMENTS OF THE ACTUAL WINDOWS USED. DEFINING DIMENSIONS SHOWN AND FOR DESIGN/CLEARANCE PURPOSES ONLY.
4. SEE STRUCTURAL FOR BRIDGE PRESSURES.

SECONDARY MEANS OF EGRESS:

1. OUTSIDE WINDOW OR DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, KEYS, OR SPECIAL EFFORT AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET. THE WIDTH SHALL NOT BE LESS THAN 20 INCHES AND THE HEIGHT SHALL NOT BE LESS THAN 24 INCHES. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 48 INCHES ABOVE THE FLOOR WITHOUT USE.
2. SEE DETAIL FOR SIZE REQUIREMENTS.

SHUTTER NOTES:

1. WINDOWS WITH SHUTTERS PROVIDED TO BE USED WITH TYPE THAT CAN BE INSTALLED ON THE SECOND FLOOR WITHOUT THE USE OF A LADDER.

MOLDING NOTES:

1. ATTACH ALL MOLDINGS AS PER MANUFACTURERS SPEC.
2. CAMP MOLDING AND ON WALL FINISHES ON FRONTS, BACKS, AND TOPSIDES OF ALL OPENINGS WHERE APPROPRIATE.
3. RETURN ALL MOLDING, BASES, AND FRIEZES TO WINDOWS AND DOORS.

BUILDING STYLE: MODERN

LEFT ORIENTATION

TYPE 1

BOUTROS BOUNAHRA architect
240 NW 25TH STREET #434 MIAMI FL 33127
954 604 4169 MAB@BOUTROSBOUNAHRA.COM
BOUTROSBOUNAHRA.COM
AR19025

ASPEN ESTATES - DESTIN

HOMESTEAD - VIAN DADE

CLIENT NAME: DR HORTON AMERICA'S BUILDER

PROJECT STATUS:
DESIGN DEVELOPMENT

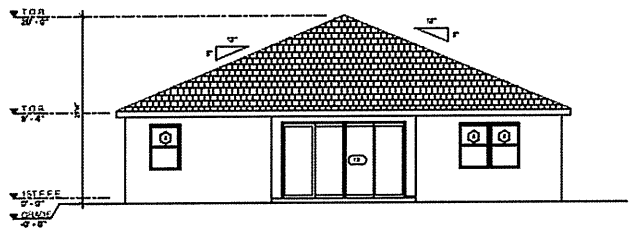
8/15/23

CHECKED BY: BB

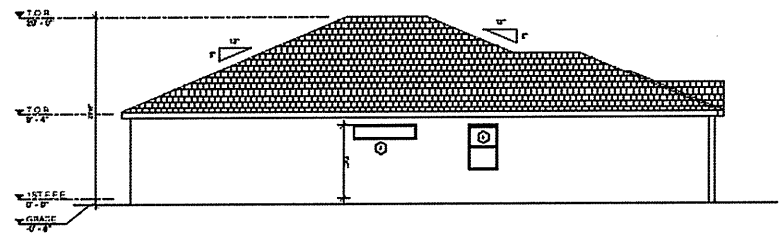
REVISIONS:
△

BUILDING ELEVATION (TYPE C)

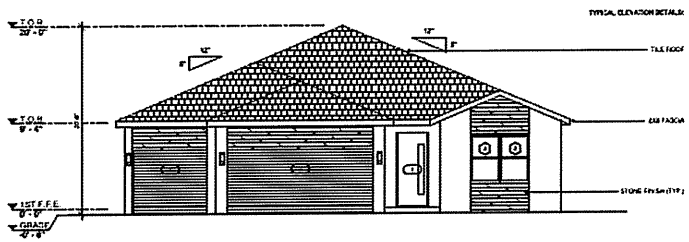
A2.1 C



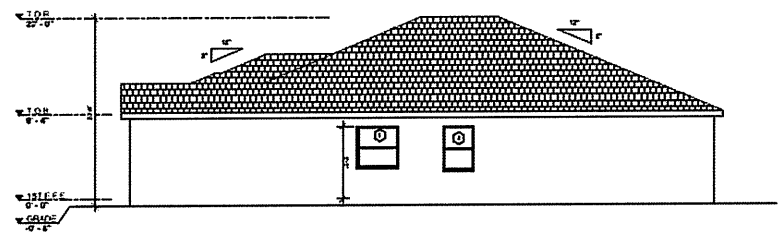
(2) BUILDING ELEVATION NORTH
3/16" = 1'



(3) BUILDING ELEVATION EAST
3/16" = 1'



(1) BUILDING ELEVATION SOUTH
3/16" = 1'



(4) BUILDING ELEVATION WEST
3/16" = 1'

WINDOW NOTES:

1. ALL WINDOWS MUST HAVE MIAMI-DADE COUNTY PRODUCT APPROVAL AND BE SUBMITTED TO THE ARCHITECT PRIOR TO ORDERING, FABRICATION, OR INSTALLATION.
2. USE OF ALUMINUM BLOCKS MUST BE APPROVED BY THE ARCHITECT PRIOR TO ORDERING, FABRICATION, OR INSTALLATION.
3. GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR SUPERVISING, VERIFYING, AND PROVIDING CORRECT OPENINGS ACCORDING TO FOUR SIDEWALLS OF THE ACTUAL WINDOWS USED. OPENING DIMENSIONS SHOWN ARE FOR SUBMITTED/STATION PURPOSES ONLY.
4. SEE STRUCTURAL FOR SPECIAL PERFORMANCE.

SECONDARY MEANS OF EGRESS:

1. OUTSIDE WINDOW OR DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, KEYS, OR SPECIAL INFORMATION AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE WIDTH SHALL NOT BE LESS THAN 20 INCHES AND THE HEIGHT SHALL NOT BE LESS THAN 24 INCHES. THE SET TOP OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR. EXPIRE OF 2012.
2. SEE DETAIL FOR SIZE REQUIREMENTS.

SHUTTER NOTES:

1. WINDOWS WITH SHUTTERS PROVIDED TO BE USED WITH TYPE THAT CAN BE INSTALLED ON THE SECOND FLOOR WITHOUT THE USE OF A LADDER.

MOLDING NOTES:

1. ATTACH ALL MOLDINGS AS PER MANUFACTURER'S SPEC.
2. CARRY MOLDING AND CHAIN WALL FINISHES ON FRONTS, BACKS, AND GROUNDS IN OR ALL OPENINGS WHERE APPROPRIATE.
3. RETURN ALL MOLDING, BACKS, AND FRONTS TO WINDOWS AND DOORS.

BUILDING STYLE: CONTEMPORARY

LEFT ORIENTATION

TYPE 1

BOUTROS BOUNAHRA architect
240 NW 25TH STREET 9634 MIAMI FL 33127
954 604 4169 MAIL@BOUTROSBOUNAHRA.COM
BOUTROSBOUNAHRA.COM
AR19002

ASPEN ESTATES - DESTIN

HOMESTEAD - VIAMI DADE

CLIENT NAME: DR HORTON AMERICA'S BUILDER

PROJECT STATUS:
DESIGN DEVELOPMENT

3/15/23

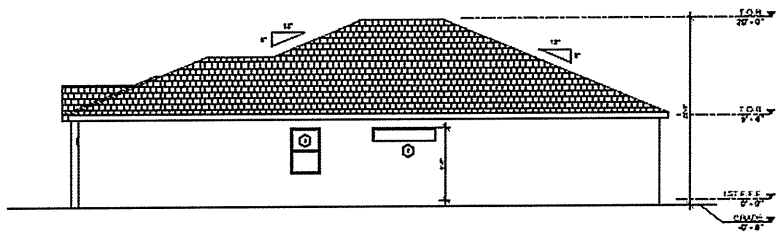
CHECKED BY: BB

REVISIONS:
△

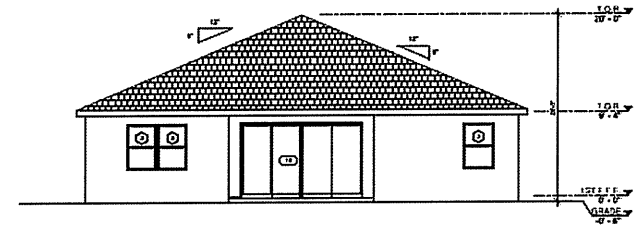
BUILDING ELEVATION (TYPE D)

A2.1 D

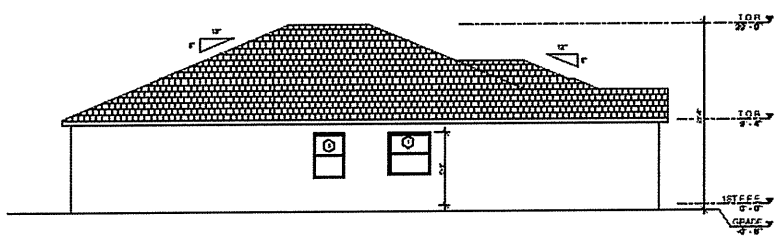
ASPEN ESTATES - DESTIN
BUILDING STYLE: FARM
LEFT ORIENTATION
TYPE 2
A2.1 E



(3) BUILDING ELEVATION EAST
3/16" = 1'



(2) BUILDING ELEVATION NORTH
3/16" = 1'



(4) BUILDING ELEVATION WEST
3/16" = 1'



(1) BUILDING ELEVATION SOUTH
3/16" = 1'

WINDOW NOTES:

1. ALL WINDOWS MUST HAVE MIAMI-DADE COUNTY PRODUCT APPROVAL AND BE SUBMITTED TO THE ARCHITECT PRIOR TO ORDERING, FABRICATION OR INSTALLATION.
2. [illegible]
3. [illegible]
4. [illegible]

SECONDARY MEANS OF EGRESS:

1. [illegible]
2. [illegible]

SHUTTER NOTES:

1. WINDOWS WITH SHUTTERS PROVIDED TO BE USED WITH TYPE THAT CAN BE INSTALLED ON THE SECOND FLOOR WITHOUT THE USE OF A LADDER.

MOLDING NOTES:

1. [illegible]
2. [illegible]
3. [illegible]

BUILDING STYLE: CLASSIC

RIGHT ORIENTATION

TYPE 1

ASPEN ESTATES - DESTIN

HOMESTEAD - VIAMI DADE

CLIENT NAME: DR HORTON AMERICAS BUILDER

BOUTROS BOUNAHRA architect

240 NW 25TH STREET #934 MIAMI FL 33127
954 604 4181 MAB@BOUTROSBOUNAHRA.COM
BOUTROSBOUNAHRA.COM
ARTIFICE

PROJECT STATUS:
DESIGN DEVELOPMENT

3/15/23

CHECKED BY: BB

REVISIONS:

BUILDING ELEVATION (TYPE A)

A2.2 A

ASPEN ESTATES - DESTIN
A2.2 B
BUILDING ELEVATION (TYPE B)
PROJECT STATUS:
DESIGN DEVELOPMENT
CHECKED BY: BB
REVISIONS:
BUILDING STYLE: COASTAL
RIGHT ORIENTATION
TYPE I
SHUTTER NOTES:
MOULDING NOTES:
WINDOW NOTES:
SECONDARY MEANS OF EGRESS:
(1) BUILDING ELEVATION SOUTH
(2) BUILDING ELEVATION NORTH
(3) BUILDING ELEVATION WEST
(4) BUILDING ELEVATION EAST

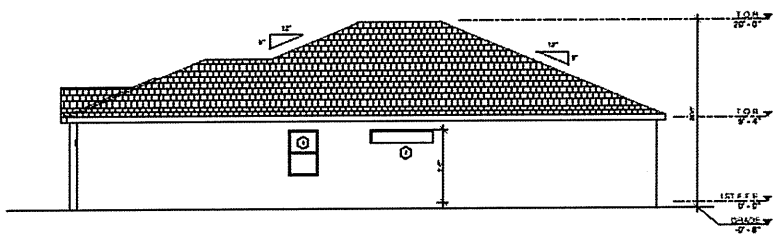
ASPEN ESTATES - DESTIN

BUILDING STYLE: MODERN

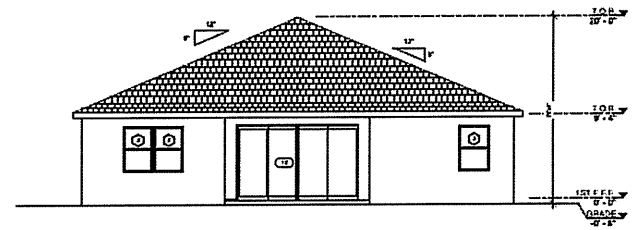
RIGHT ORIENTATION

TYPE 1

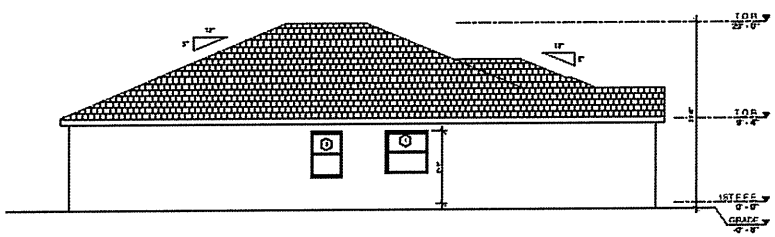
A2.2 C



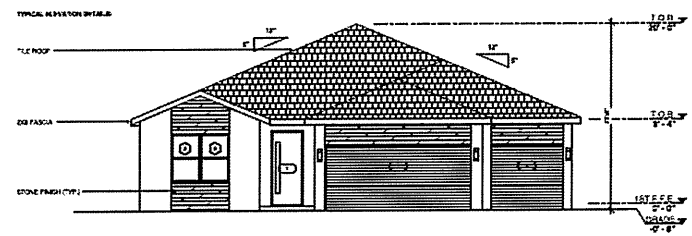
(3) BUILDING ELEVATION EAST
3/16" = 1'



(2) BUILDING ELEVATION NORTH
3/16" = 1'



(4) BUILDING ELEVATION WEST
3/16" = 1'



(1) BUILDING ELEVATION SOUTH
3/16" = 1'

WINDOW NOTES:

1. ALL WINDOWS MUST HAVE MIAMI-DADE COUNTY PRODUCT APPROVAL AND BE SUBMITTED TO THE ARCHITECT PRIOR TO ORDERING, FABRICATION, OR INSTALLATION.
2. USE OF ALTERNATE BUILDS MUST BE APPROVED BY THE ARCHITECT PRIOR TO ORDERING, FABRICATION, OR INSTALLATION.
3. GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING VISUALLY AND PROVIDING CORRECT OPENINGS, ALL CORNING TO REQUIREMENTS OF THE ACTUAL WINDOWS USED. OPENING DIMENSIONS SHOWN ARE FOR BUILDING ELEVATION PURPOSES ONLY.
4. NOT STRUCTURAL FOR DESIGN PROVISIONS.

SECONDARY MEANS OF EGRESS:

1. OUTSIDE WINDOW OR DOOR IS WILL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, KEYS, OR SPECIAL EFFORT AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 5.0 SQUARE FEET. THE WIDTH SHALL NOT BE LESS THAN 20 INCHES AND THE HEIGHT SHALL NOT BE LESS THAN 24 INCHES. THE SILL TOP OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR. (FIRM 1B-3A2)
2. SEE DETAIL FOR SIZE REQUIREMENTS.

SHUTTER NOTES:

1. WINDOWS WITH SHUTTERS PROVIDED TO BE USED WITH TYPE THAT CAN BE INSTALLED ON THE SECOND FLOOR WITHOUT THE USE OF A LADDER.

MOLDING NOTES:

1. ATTACH ALL MOLDINGS AS PER MANUFACTURER'S SPEC.
2. CAREFULLY MOLDING AND OR WALL FINISHES OF THE CAREFULLY MOLDING AND SHOWING IN ALL OPENINGS WHERE APPROPRIATE.
3. RETURN ALL MOLDING, BRACKS AND FINISHES TO IN FLOORS AND DOORS.

BUILDING STYLE CONTEMPORARY

RIGHT ORIENTATION

TYPE 1

ASPEN ESTATES - DESTIN

HOMESTEAD - MIAMI DADE

CLIENT NAME: DR HORTON AMERICA'S BUILDER

BOUTROS BOUNAHRA architect
240 NW 25TH STREET #214 MIAMI FL 33127
954 604 4118 MAIL@BOUTROSBOUNAHRA.COM
BOUTROSBOUNAHRA.COM
AR100025

PROJECT STATUS:
DESIGN DEVELOPMENT

3/10/23

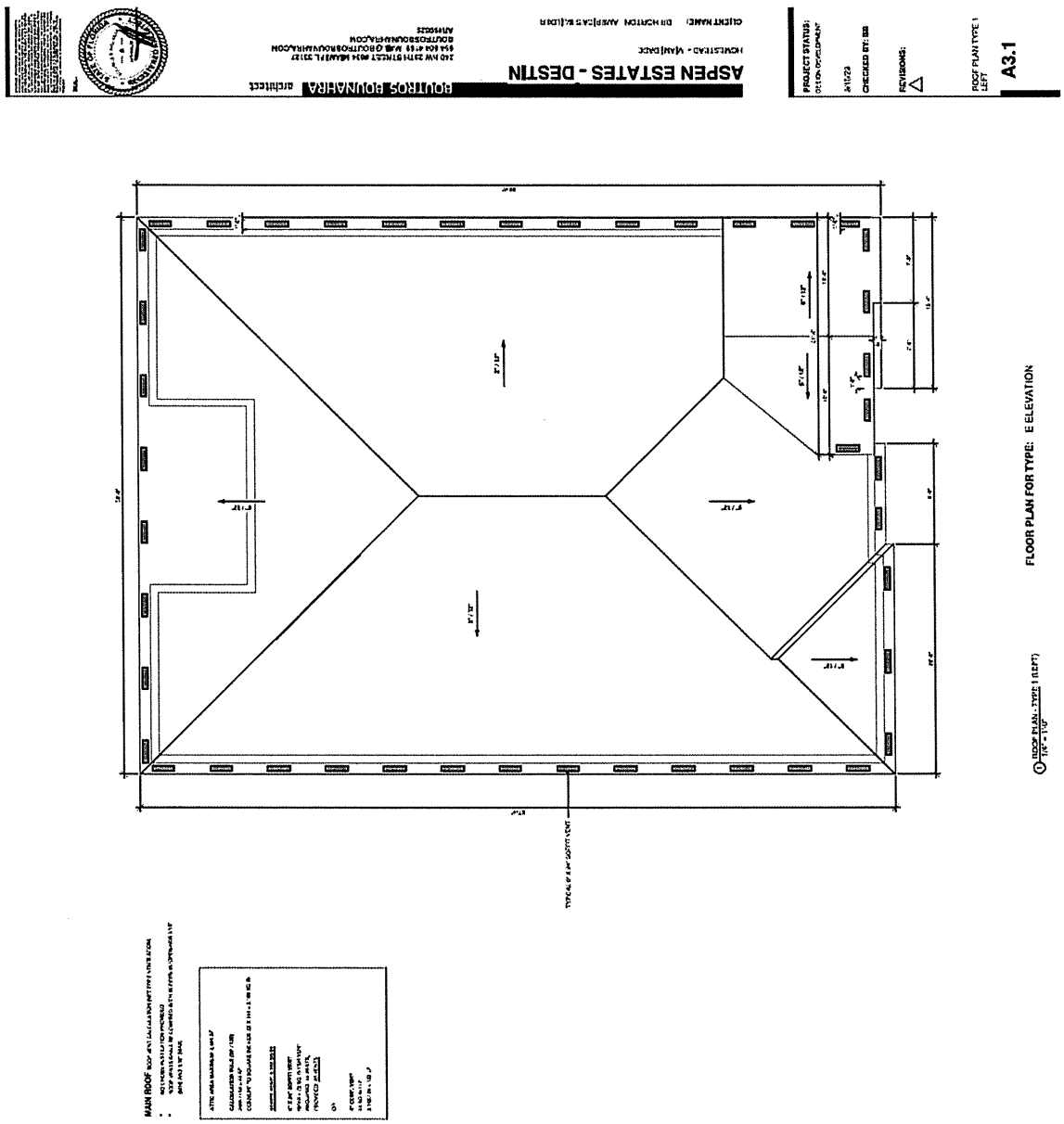
CHECKED BY: BB

REVISIONS:

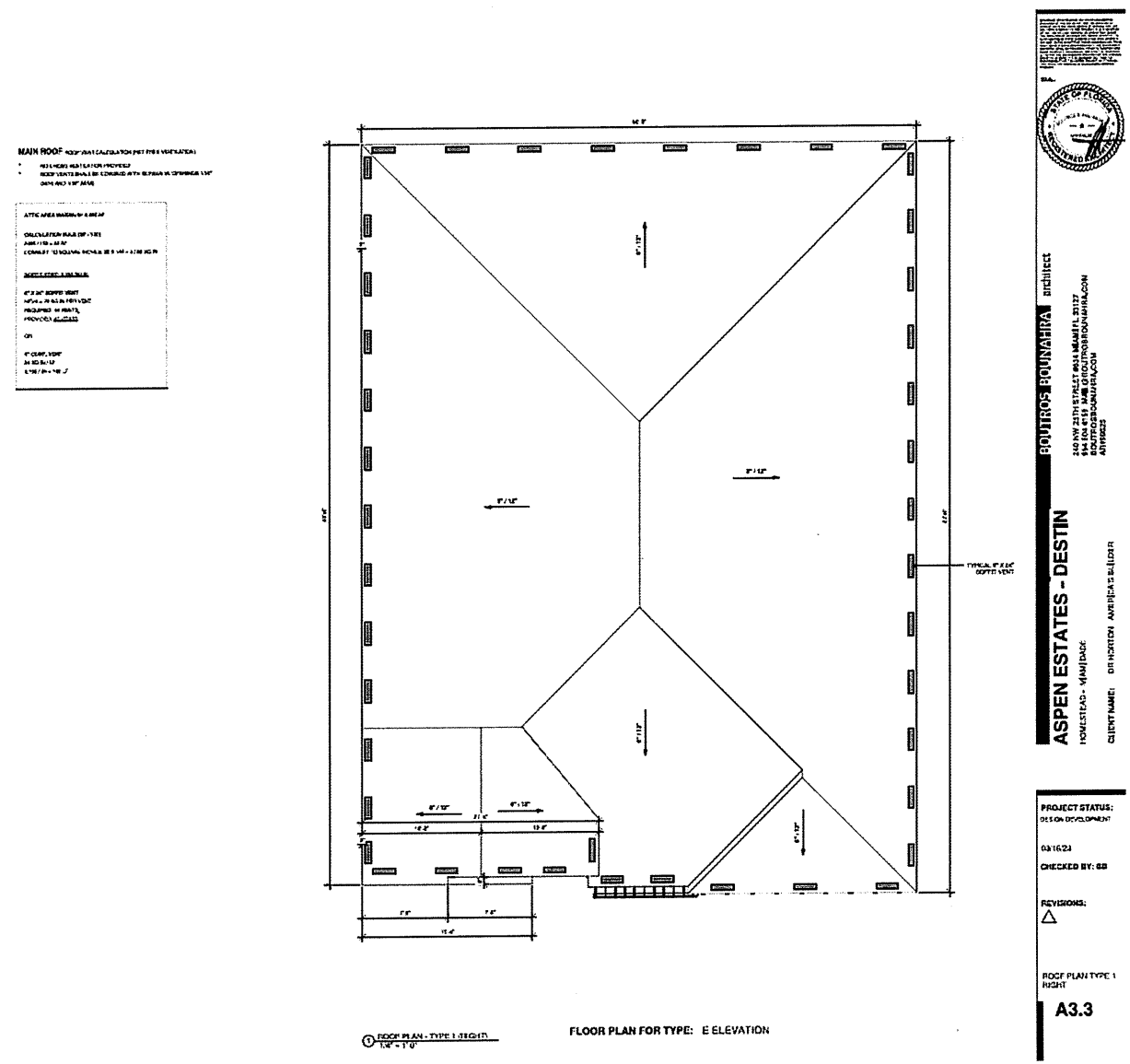
BUILDING ELEVATION (TYPE D)

A2.2 D

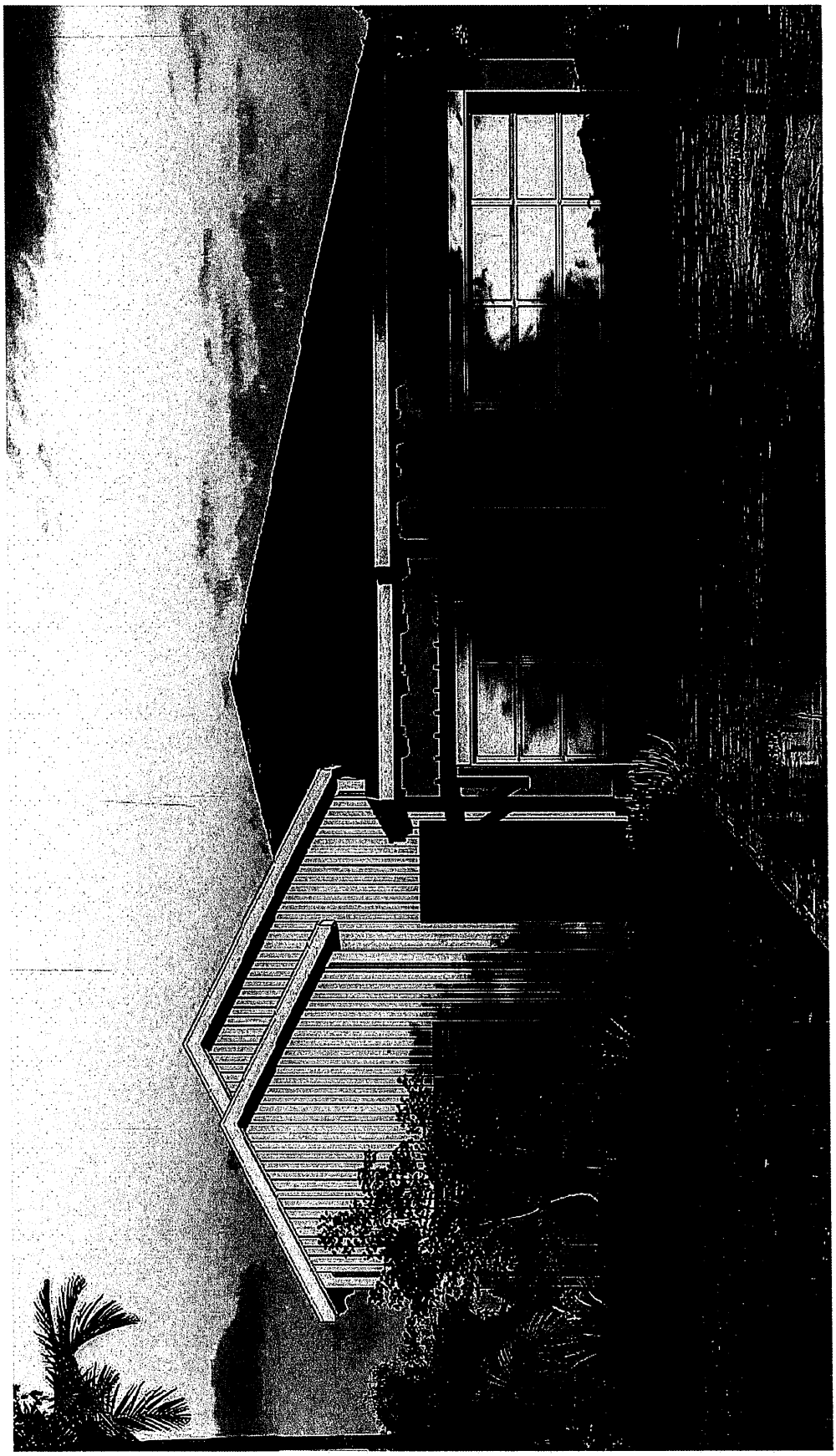
ASPEN ESTATES - DESTIN
BOUTROS BOUNAHRA architect
HOMESTEAD - MIAMI/DADE
CLIENT NAME: DR HORTON AMERICAS BUILDER
PROJECT STATUS:
CHECKED BY: BB
REVISIONS:
BUILDING ELEVATION (TYPE E)
A2.2 E
BUILDING STYLE: FARM
RIGHT ORIENTATION
TYPE 2
(1) BUILDING ELEVATION SOUTH
(2) BUILDING ELEVATION NORTH
(3) BUILDING ELEVATION WEST
(4) BUILDING ELEVATION EAST
WINDOW NOTES:
SHUTTER NOTES:
MOLDING NOTES:
SECONDARY MEANS OF EGRESS:

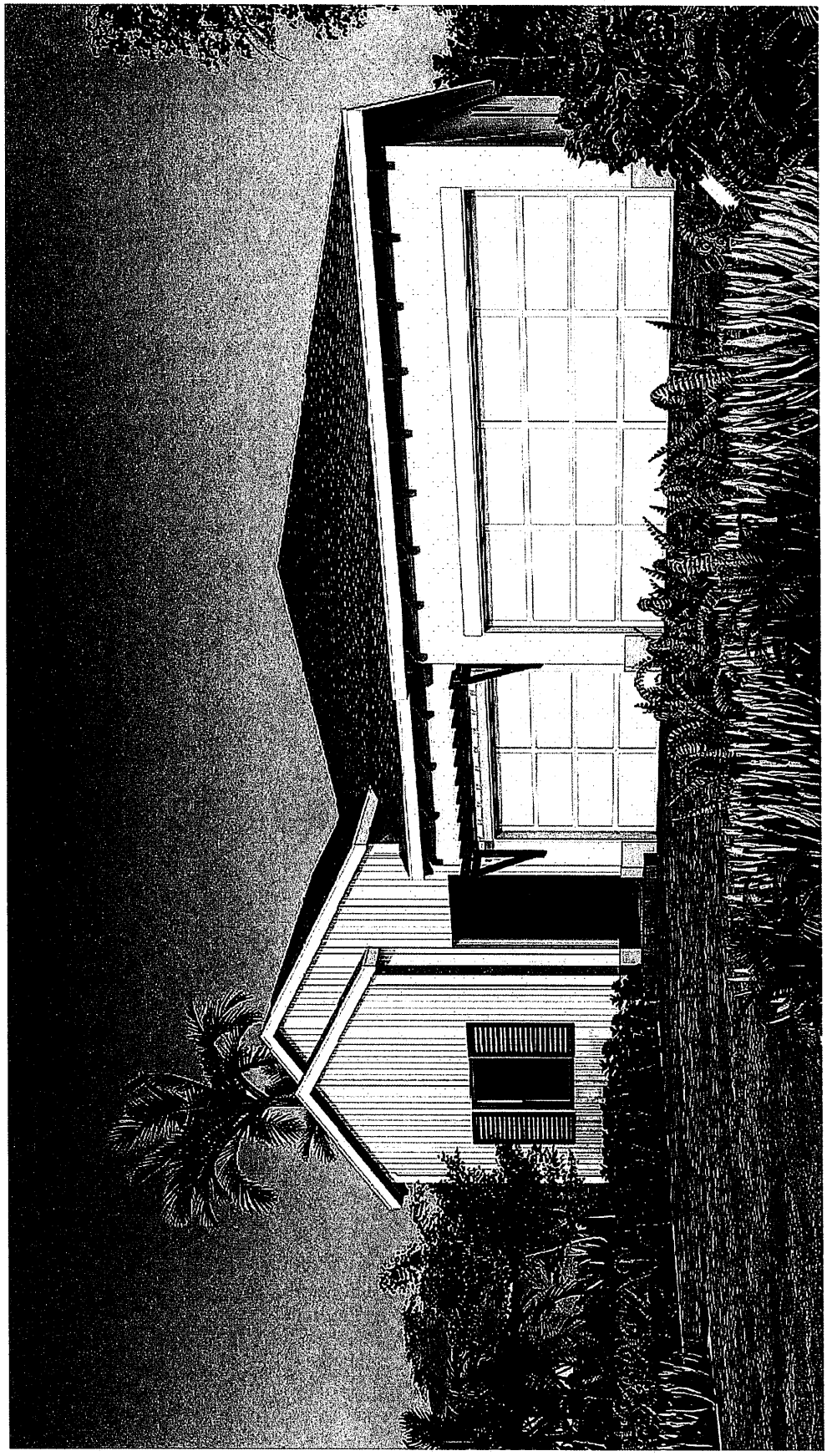

ASPEN ESTATES - DESTIN
BOUTROS BOUNAHRA architect
A3.1
FLOOR PLAN FOR TYPE: E ELEVATION
MAIN ROOF

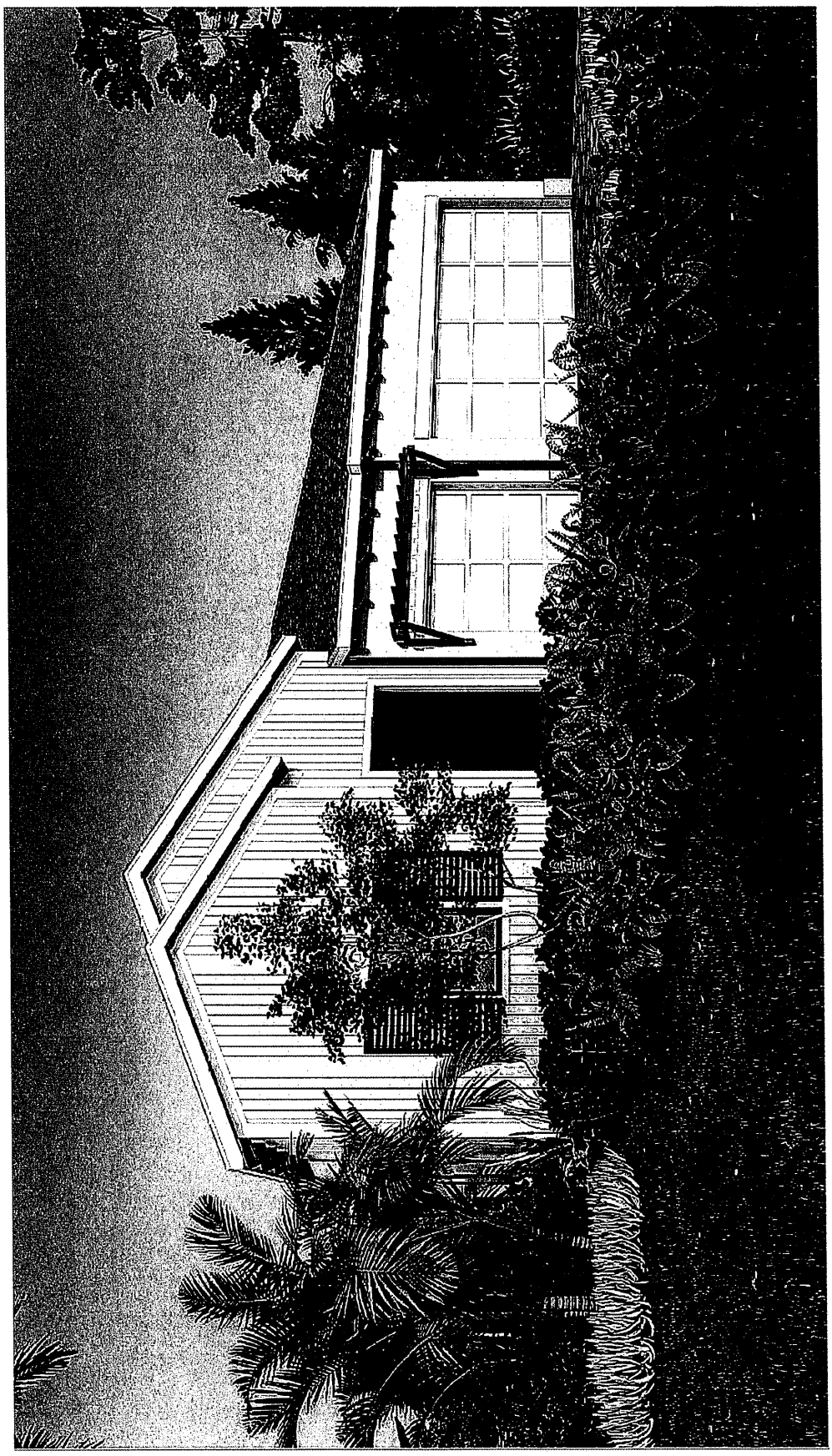
ASPEN ESTATES - DESTIN
POULTROS POULNARAS architect
FLOOR PLAN FOR TYPE: A, B, C, D ELEVATION
A3.2

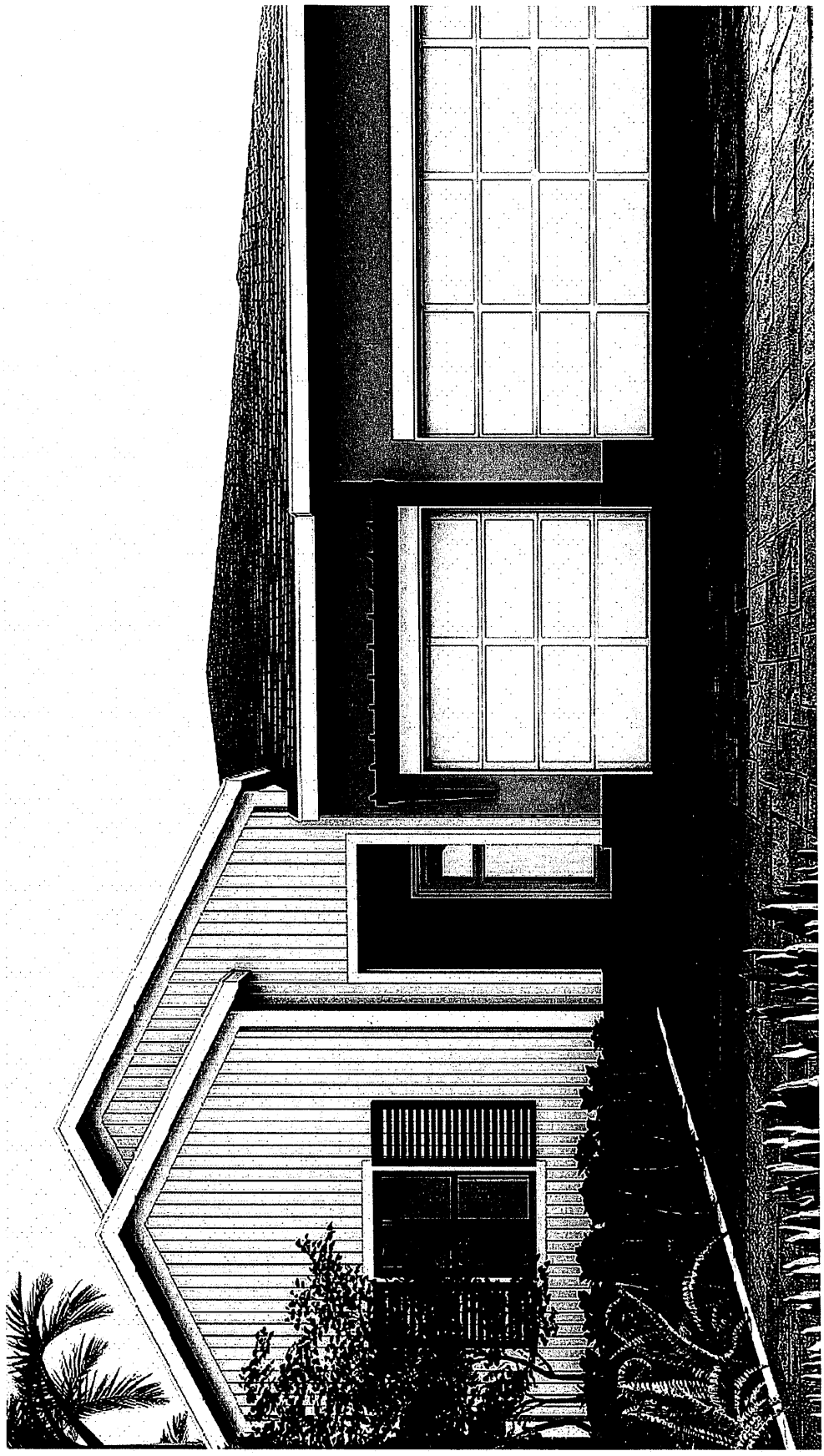

MAIN ROOF
ROOF PLAN - TYPE 1 (RIGHT)
1/4" = 1'-0"
FLOOR PLAN FOR TYPE: E ELEVATION
ASPEN ESTATES - DESTIN
BOUTROS BOUNAHRA architect
PROJECT STATUS:
DESIGN DEVELOPMENT
CHECKED BY:
REVISIONS:
ROOF PLAN TYPE 1 RIGHT
A3.3

ASPEN ESTATES - DESTIN
A3.4
FLOOR PLAN FOR TYPE: A, B, C, D ELEVATION









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Listed
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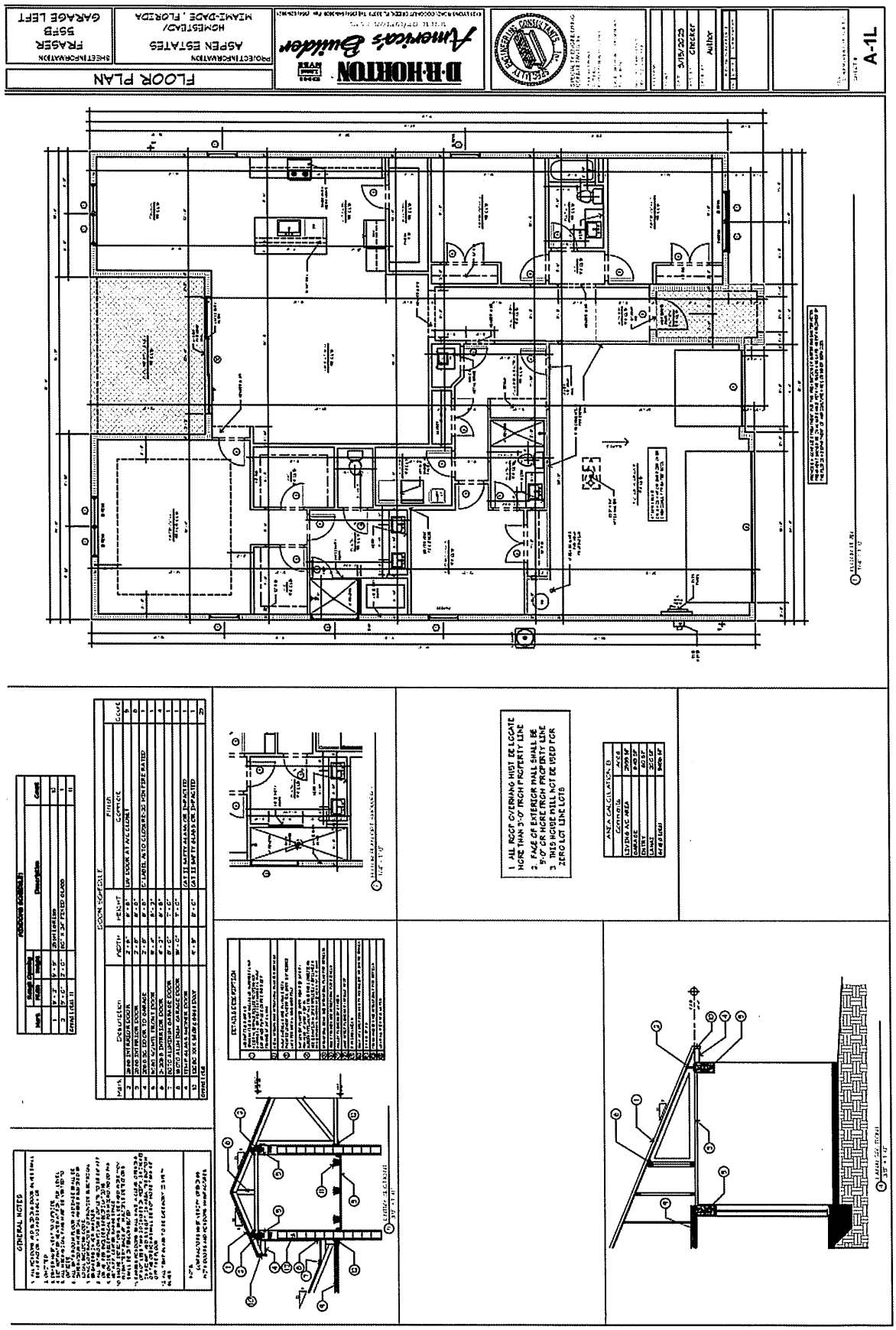
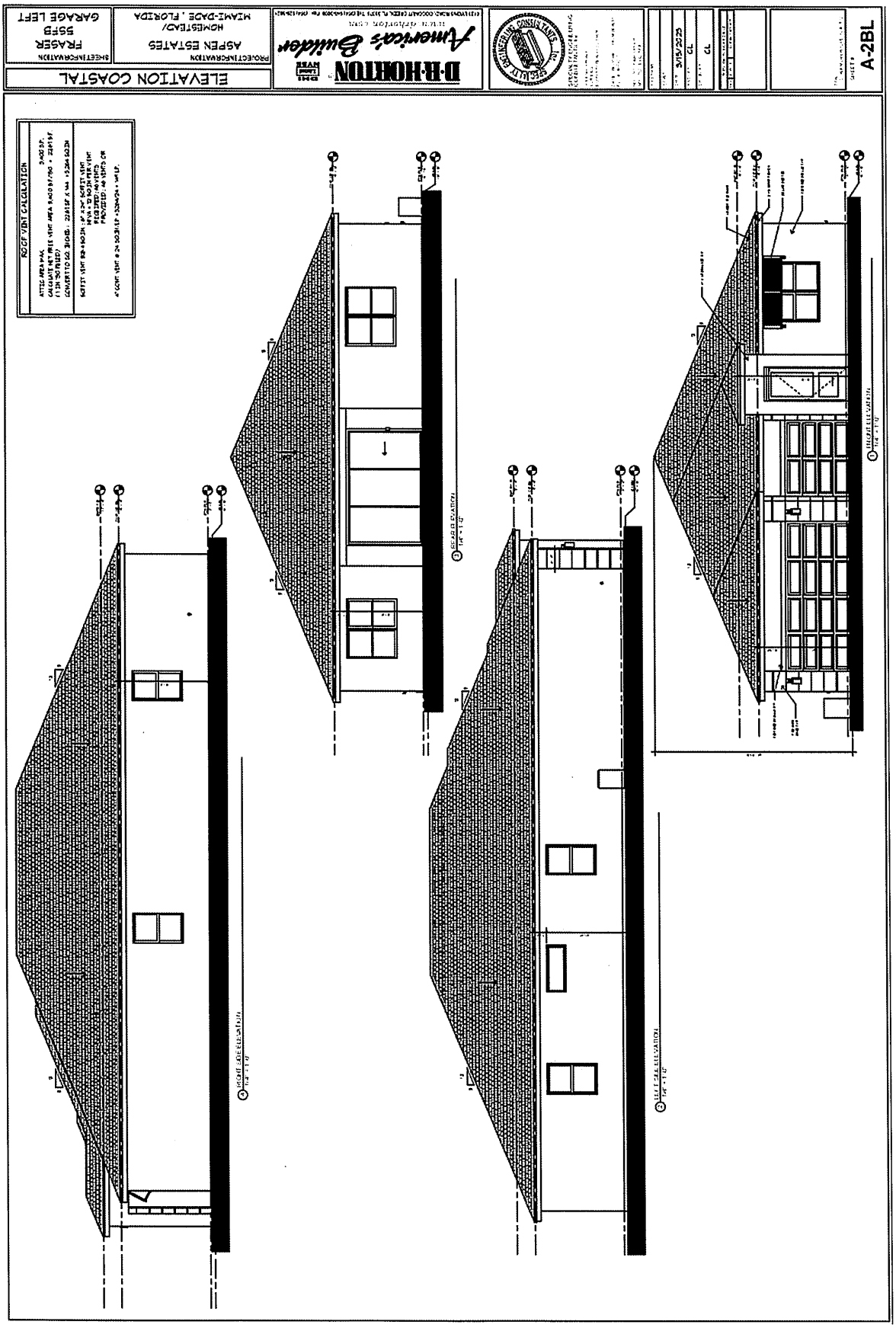
America's Builder
www.drhorton.com
6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 949-3000 Fax: (954) 928-8921
ASPEN ESTATES
PLAN FRASER 5SFB
DESCRIPTION
COVER SHEET
A-1L FLOOR PLAN L
A-2AL ELEVATION CLASSIC LEFT
A-2BL ELEVATION COASTAL LEFT
A-2CL ELEVATION MODERN LEFT
A-2DL ELEVATION CONTEMPORARY LEFT
A-1EL1 FLOOR PLAN E ASPEN-1 LEFT
A-2EL1 ELEVATION E ASPEN-1 LEFT
A-1EL2 FLOOR PLAN E ASPEN-2 LEFT
A-2EL2 ELEVATION E ASPEN-2 LEFT
A-1R FLOOR PLAN R
A-2AR ELEVATION CLASSIC RIGHT
A-2BR ELEVATION COASTAL RIGHT
A-2CR ELEVATION MODERN RIGHT
A-2DR ELEVATION CONTEMPORARY RIGHT
A-1ER FLOOR PLAN E ASPEN-1 RIGHT
A-2ER ELEVATION E ASPEN-1 RIGHT
A-1ER FLOOR PLAN E ASPEN-2 RIGHT
A-2ER ELEVATION E ASPEN-2 RIGHT
SITE & AREA CALCULATIONS
BLDG. DESIGN DATA
CODES:
DESIGN CRITERIA
D·R·HORTON®
America's Builder
www.drhorton.com
FRASER 5SFB

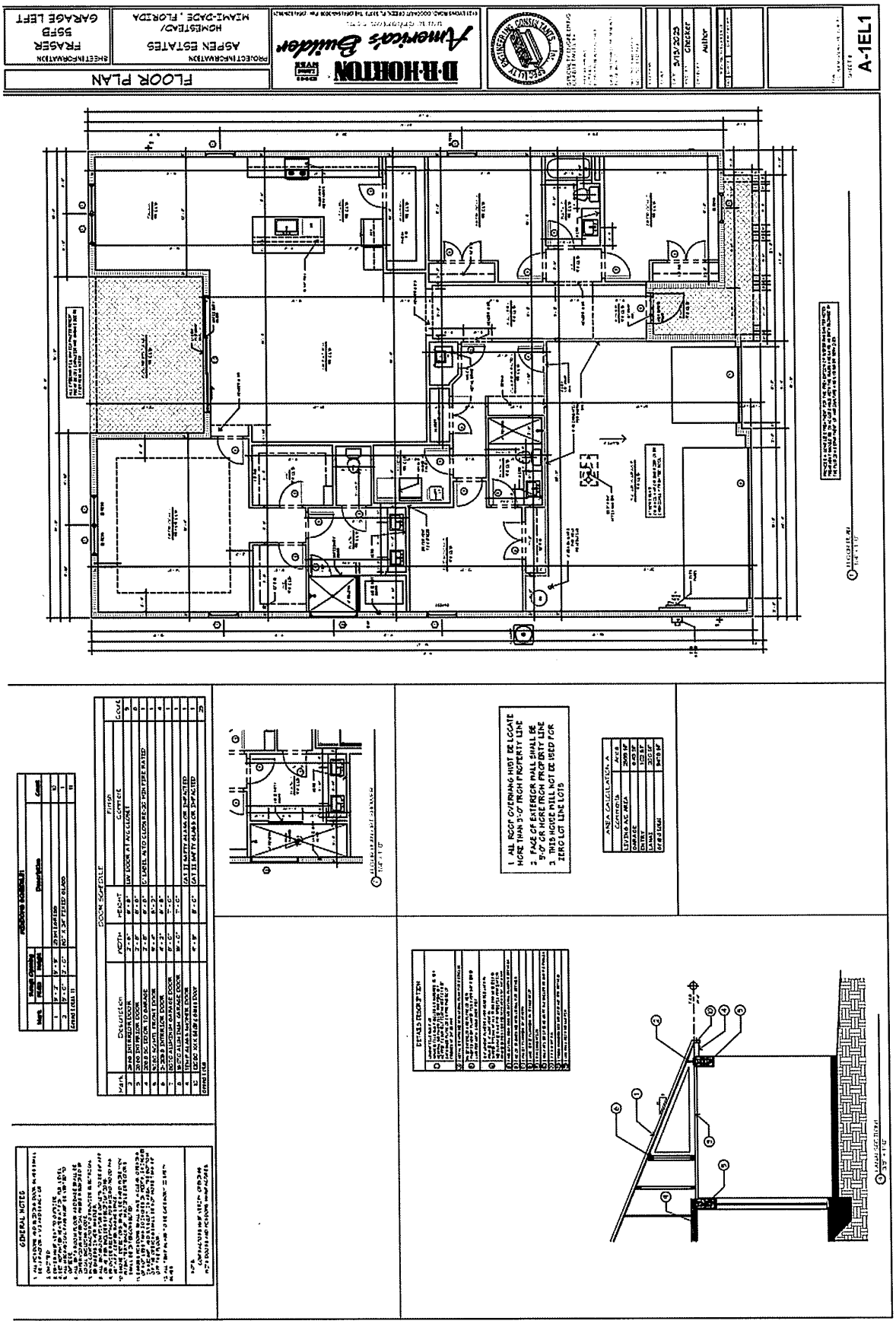

FLOOR PLAN
D·R·HORTON
America's Builder
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE, FLORIDA
FRASER
55FB
GARAGE LEFT
A-1L
GENERAL NOTES
DOOR SCHEDULE
DETAILS DESCRIPTION
1. ALL ROOF OVERHANG MUST BE LOCATE MORE THAN 3'-0" FROM PROPERTY LINE
2. FACE OF EXTERIOR WALL SHALL BE 5'-0" OR MORE FROM PROPERTY LINE
3. THIS HOUSE WILL NOT BE USED FOR ZERO LOT LINE LOTS
AREA CALCULATION

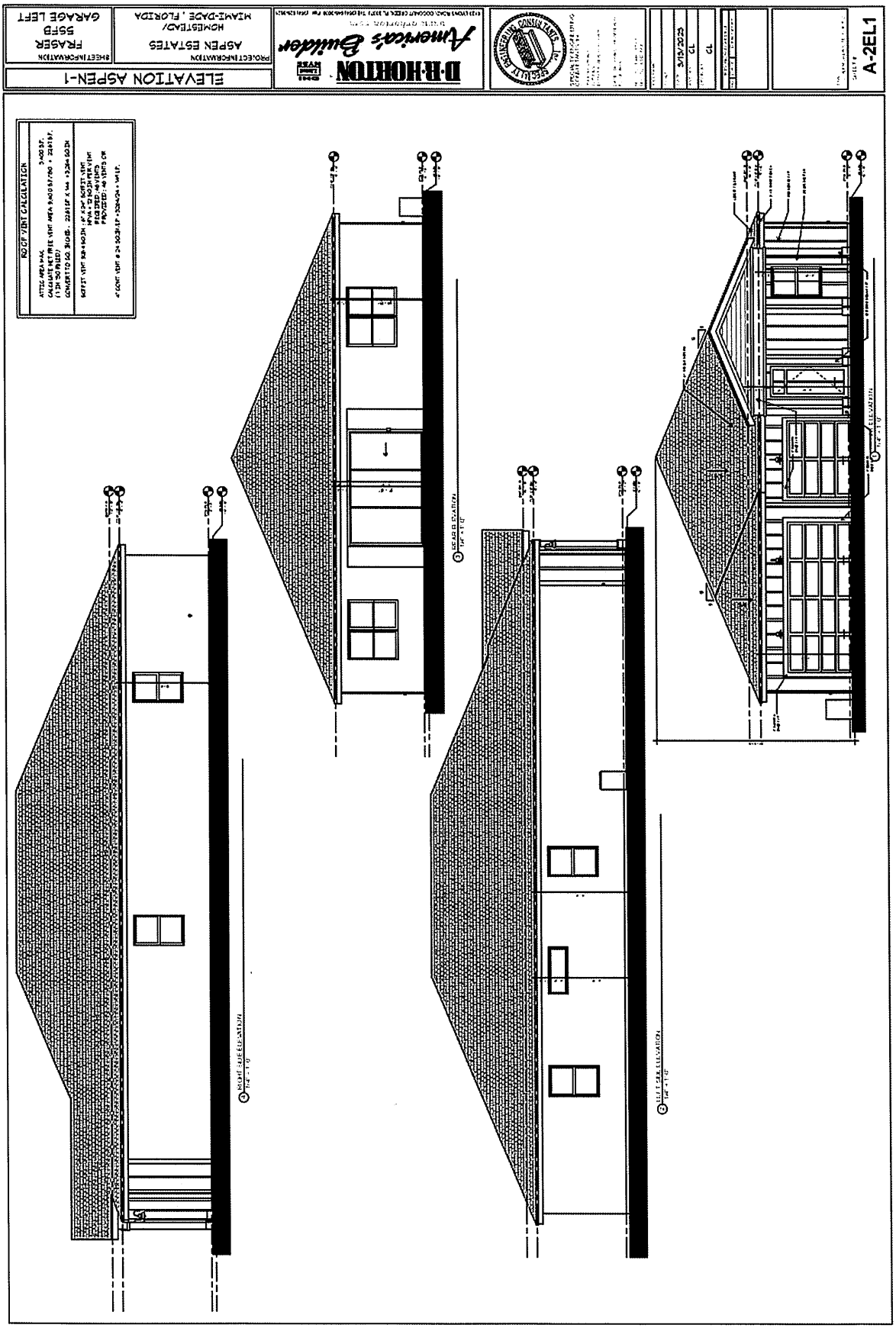
ELEVATION CLASSIC
D·R·HORTON
America's Builder
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE , FLORIDA
FRASER
55FD
GARAGE LEFT
A-2AL
3/15/2023
ROOF VENT CALCULATION


A-2BL
ELEVATION COASTAL
D.R.HORTON
America's Builder
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE , FLORIDA
FRASER
55FD
GARAGE LEFT
ROOF VENT CALCULATION

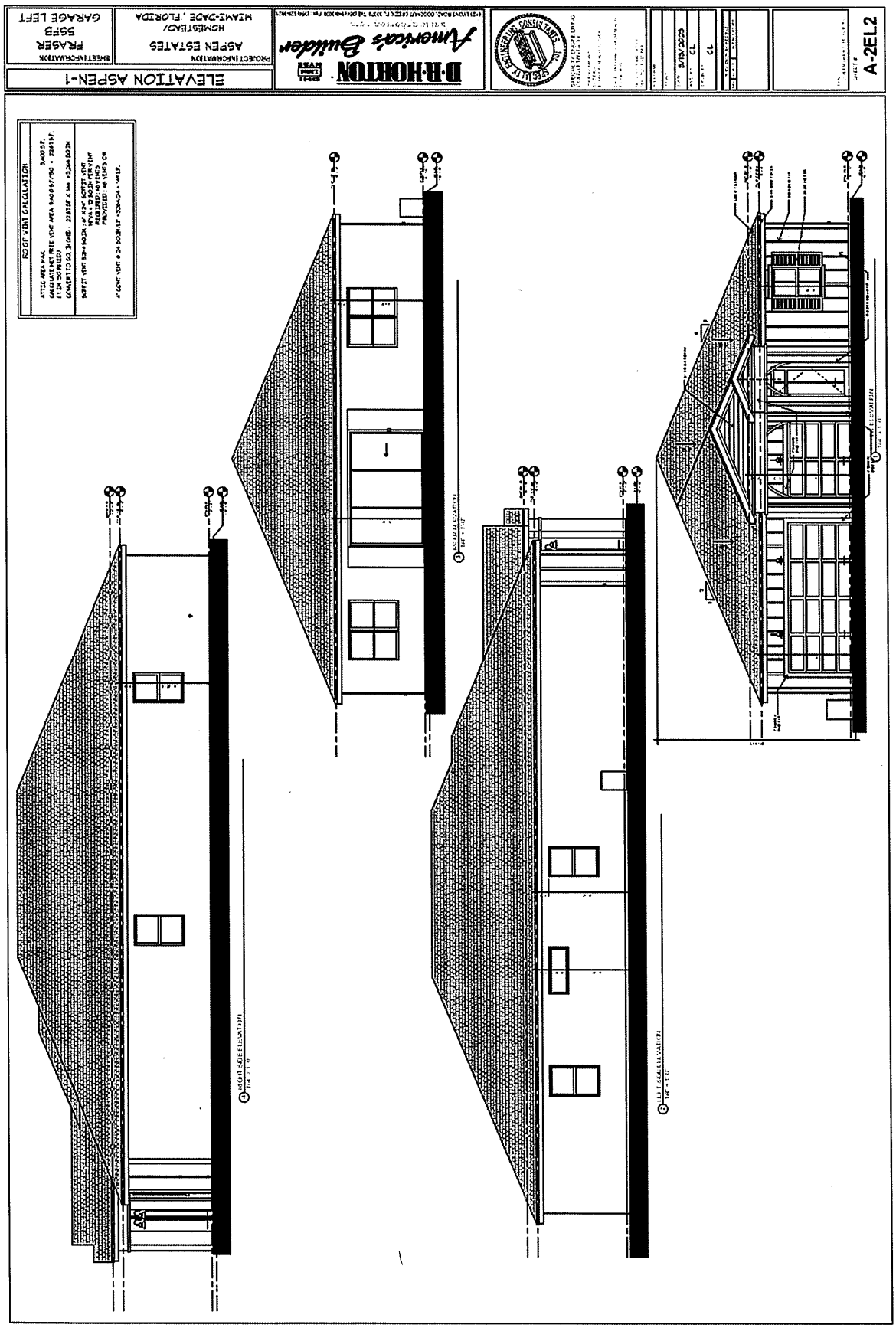
ELEVATION MODERN
D·R·HORTON
America's Builder
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE , FLORIDA
FRASER
585B
GARAGE LEFT
3/15/2023
A-2CL
ROOF VENT CALCULATION
REAR ELEVATION
RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION

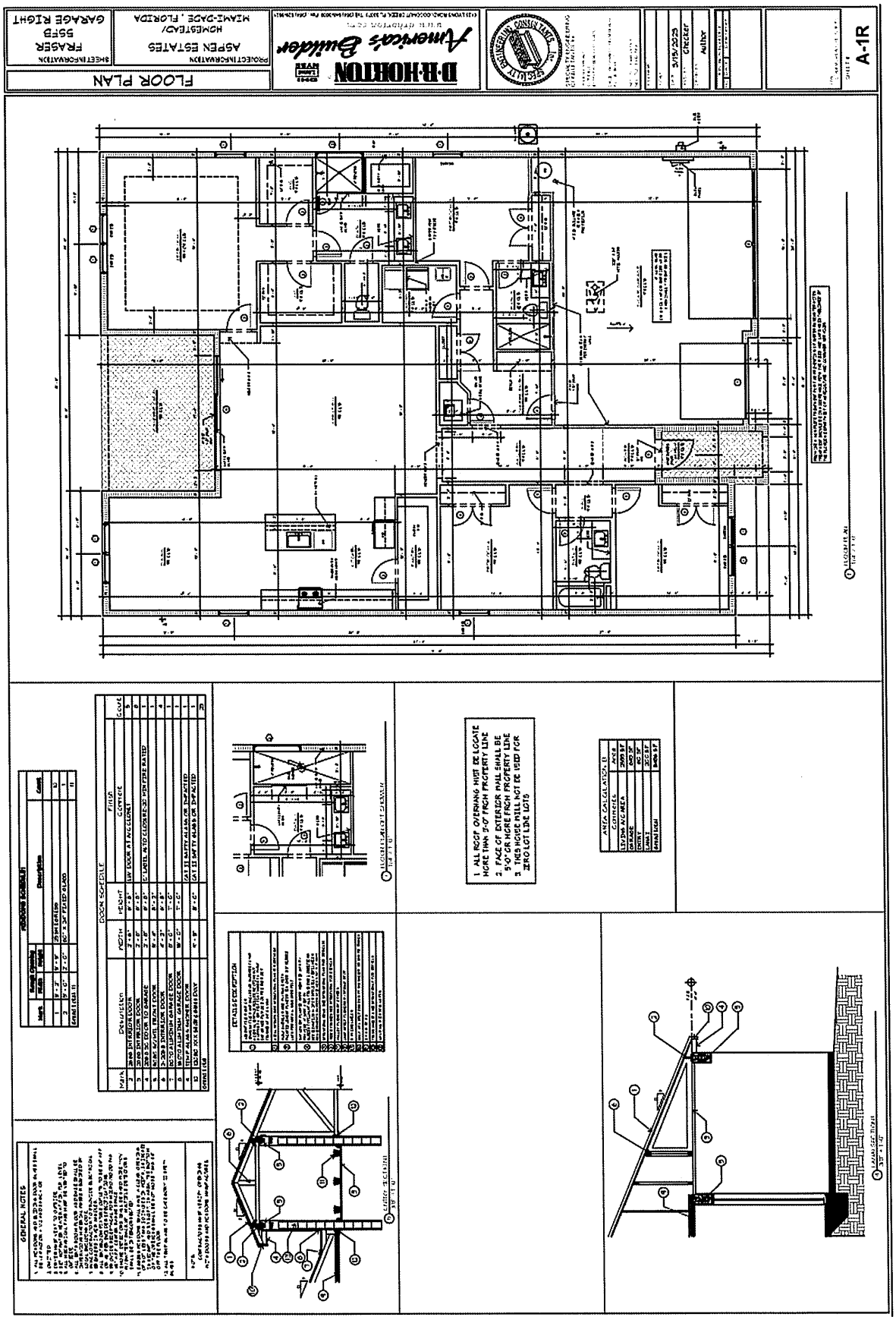
ELEVATION CONTEMPORARY
D·R·HORTON
America's Builder
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE , FLORIDA
FRASER
555B
GARAGE LEFT
A-2DL
3/15/2025
ROOF VENT CALCULATION
RIGHT SIDE ELEVATION
REAR ELEVATION
LEFT SIDE ELEVATION
FRONT ELEVATION

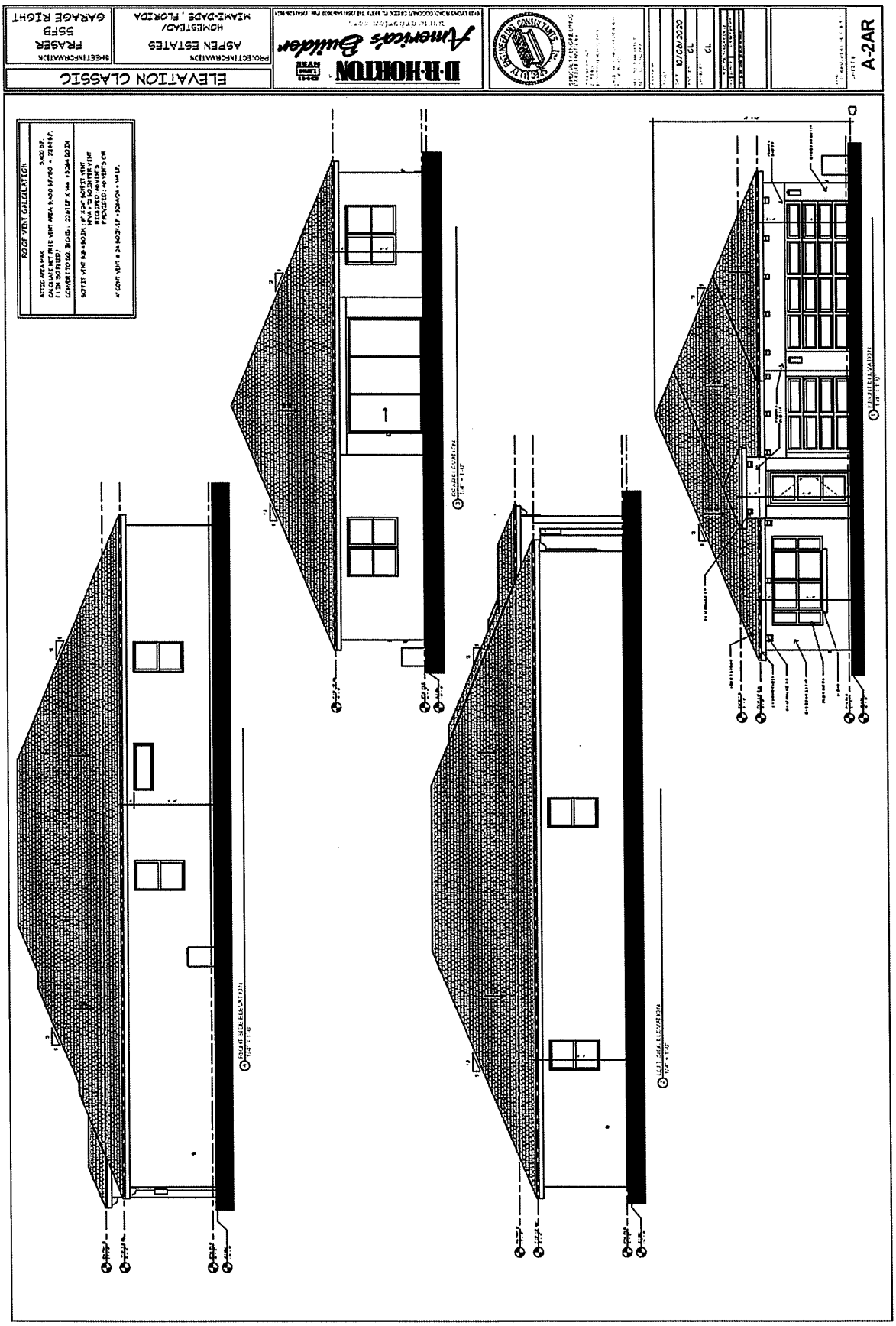

FLOOR PLAN
D·R·HORTON
America's Builder
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE, FLORIDA
FRASER
55FB
GARAGE LEFT
A-1EL1
GENERAL NOTES
DOOR SCHEDULE
DETAILS DESCRIPTION
1. ALL ROOF OVERHANG MUST BE LOCATE MORE THAN 3'-0" FROM PROPERTY LINE
2. FACE OF EXTERIOR WALL SHALL BE 5'-0" OR MORE FROM PROPERTY LINE
3. THIS HOUSE WILL NOT BE USED FOR ZERO LOT LINE LOTS

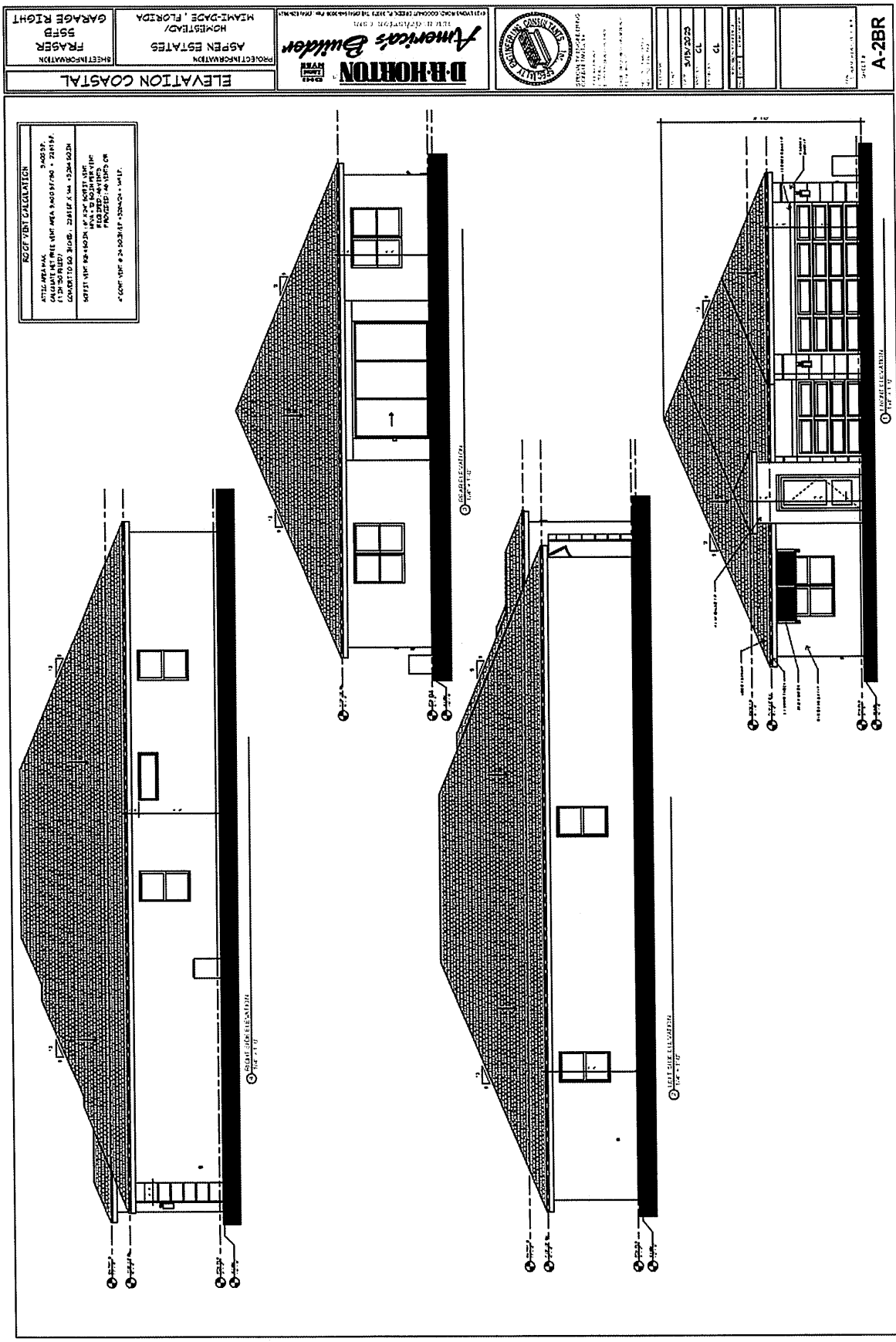

ELEVATION ASPEN-1
PROJECT INFORMATION
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE, FLORIDA
SHEET INFORMATION
FRASER
55FB
GARAGE LEFT
D·R·HORTON
America's Builder
A-2EL1

A-1EL2
FLOOR PLAN
D·R·HORTON
America's Builder
ASPEN ESTATES
MIAMI-DADE , FLORIDA
FRASER
55FD
GARAGE LEFT
3/13/2023
Checker
Author


A-2EL2
ELEVATION ASPEN-1
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE , FLORIDA
FRASER
55FD
GARAGE LEFT
D·R·HORTON
America's Builder
ROOF VENT CALCULATION


FLOOR PLAN
PROJECT INFORMATION
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE, FLORIDA
SHEET INFORMATION
FRASER
55FB
GARAGE RIGHT
D·R·HORTON
America's Builder
A-1R
GENERAL NOTES
DOOR SCHEDULE
DETAILS DESCRIPTION
1. ALL ROOF OVERHANG MUST BE LOCATE MORE THAN 3'-0" FROM PROPERTY LINE
2. FACE OF EXTERIOR WALL SHALL BE 5'-0" OR MORE FROM PROPERTY LINE
3. THIS HOUSE WILL NOT BE USED FOR ZERO LOT LINE LOTS
AREA CALCULATION


A-2AR
ELEVATION CLASSIC
D·R·HORTON
America's Builder
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE , FLORIDA
FRASER
55FD
GARAGE RIGHT
ROOF VENT CALCULATION
REAR ELEVATION
RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION
FRONT ELEVATION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3/15/2023
D·R·HORTON
America's Builder
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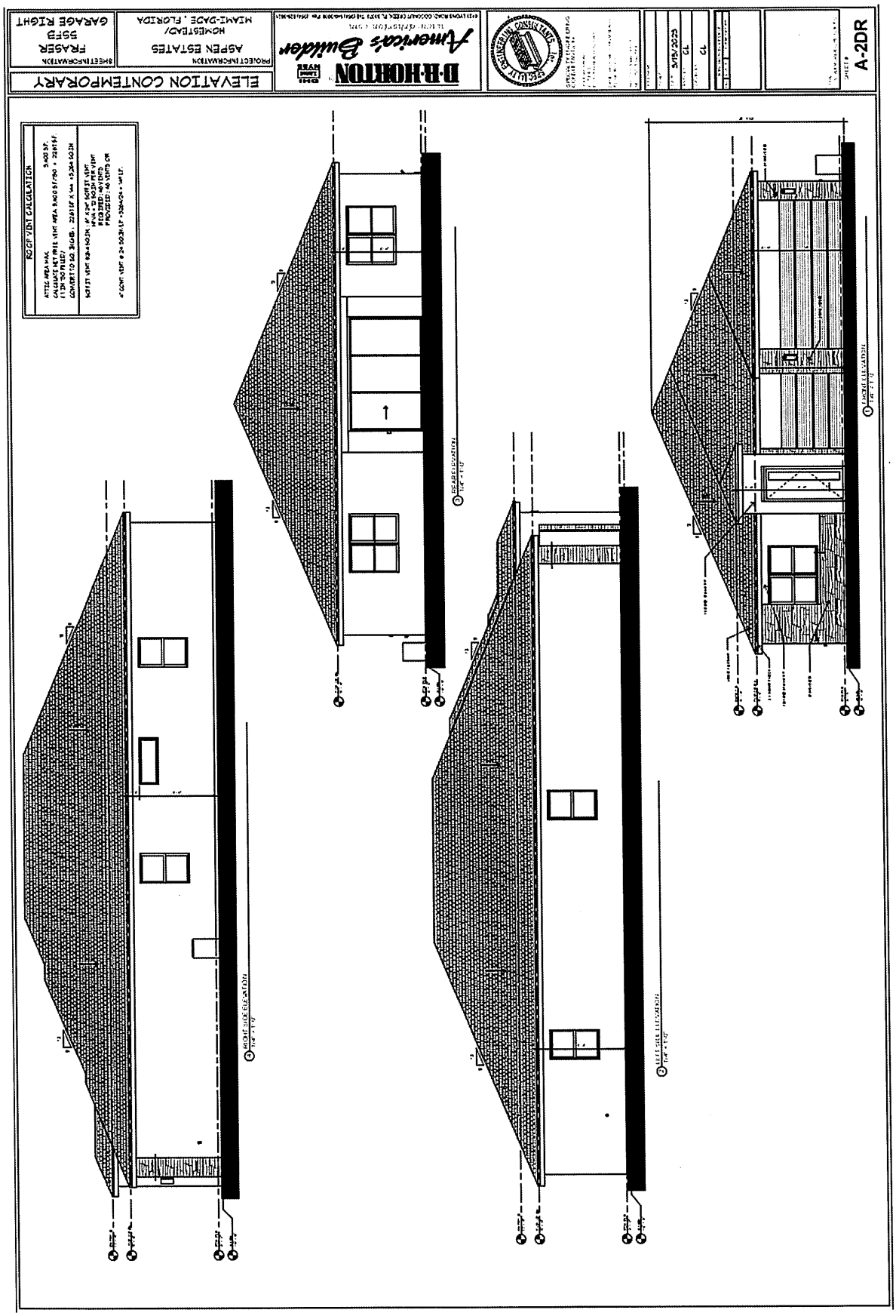
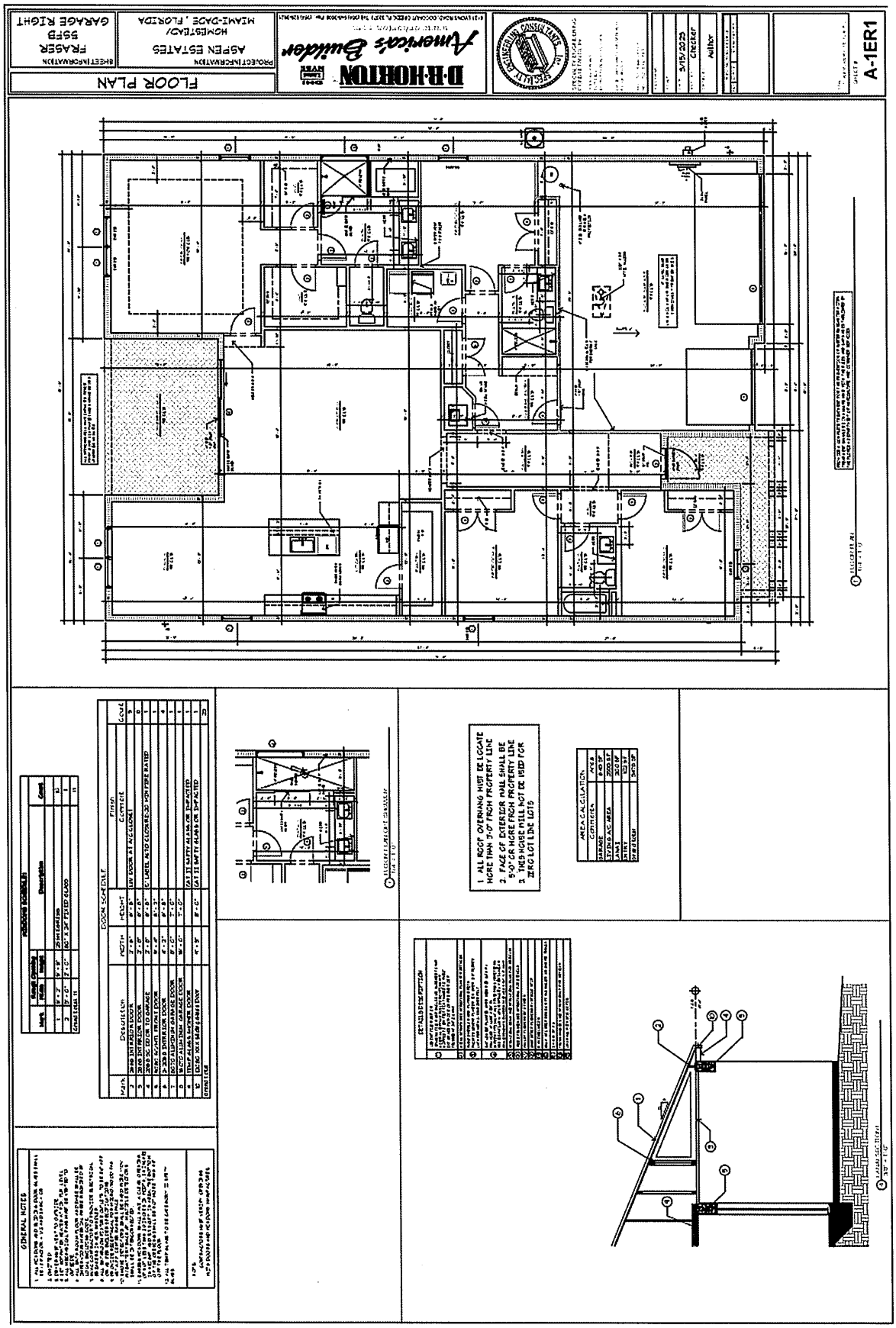
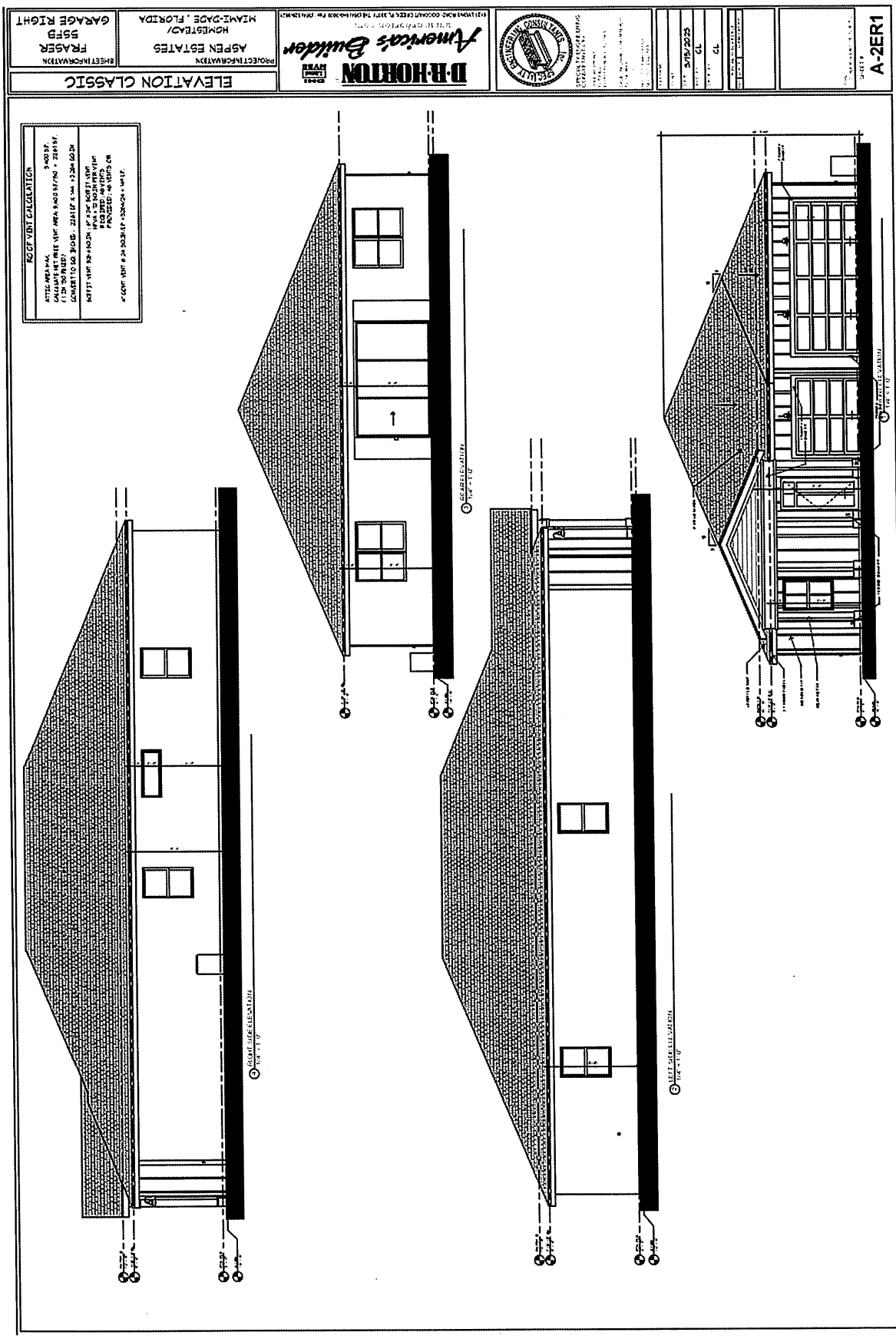
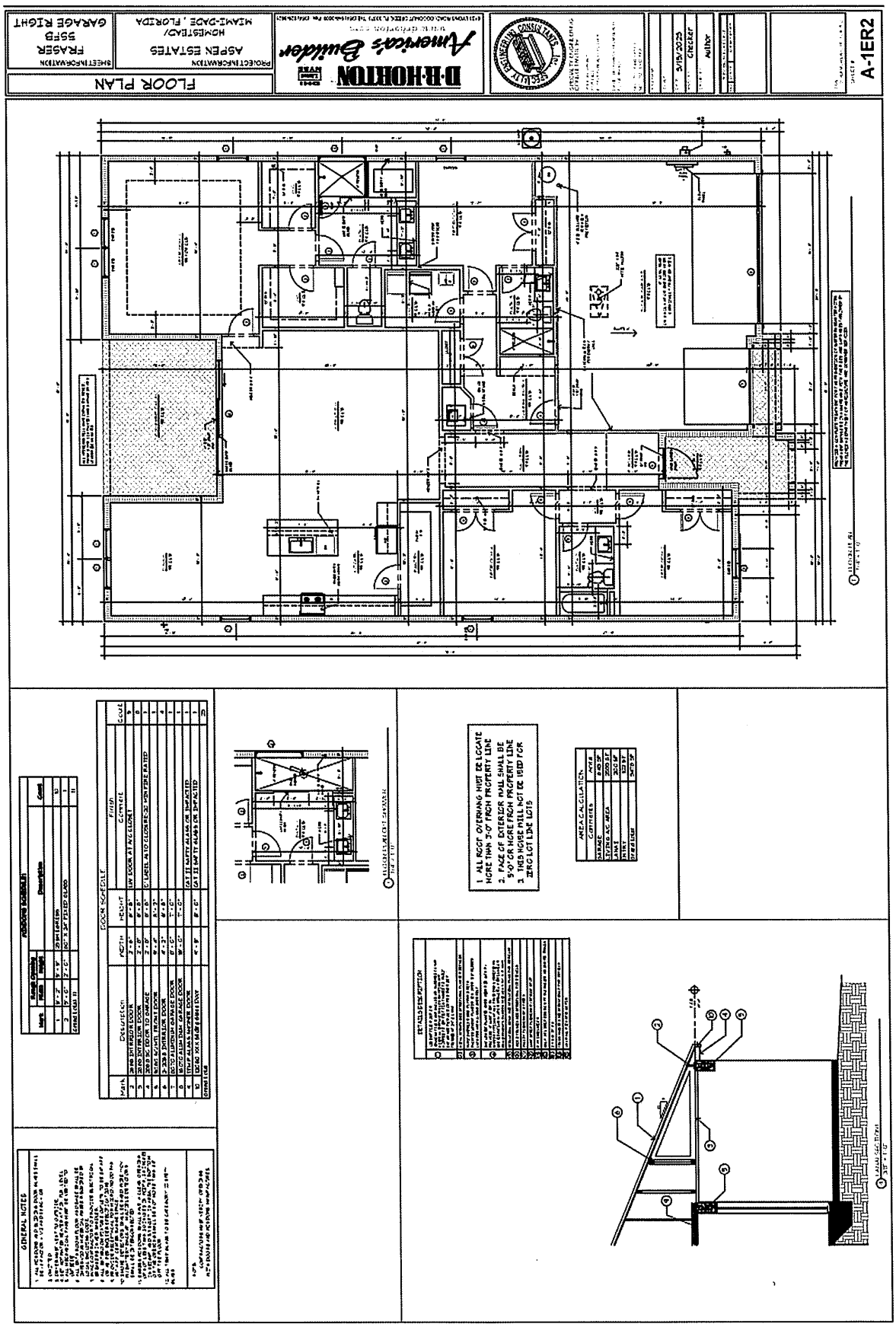
HOMESTEAD/
MIAMI-DADE , FLORIDA
SHEET INFORMATION
FRASER
55FB
GARAGE RIGHT
ROOF VENT CALCULATION
REAR ELEVATION
RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION
FRONT ELEVATION

A-2CR
3/15/2023
D·R·HORTON
America's Builder
ELEVATION MODERN
PROJECT INFORMATION
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE , FLORIDA
SHEET INFORMATION
FRASER
55FD
GARAGE RIGHT
ROOF VENT CALCULATION
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"
REAR ELEVATION
SCALE: 1/4" = 1'-0"
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

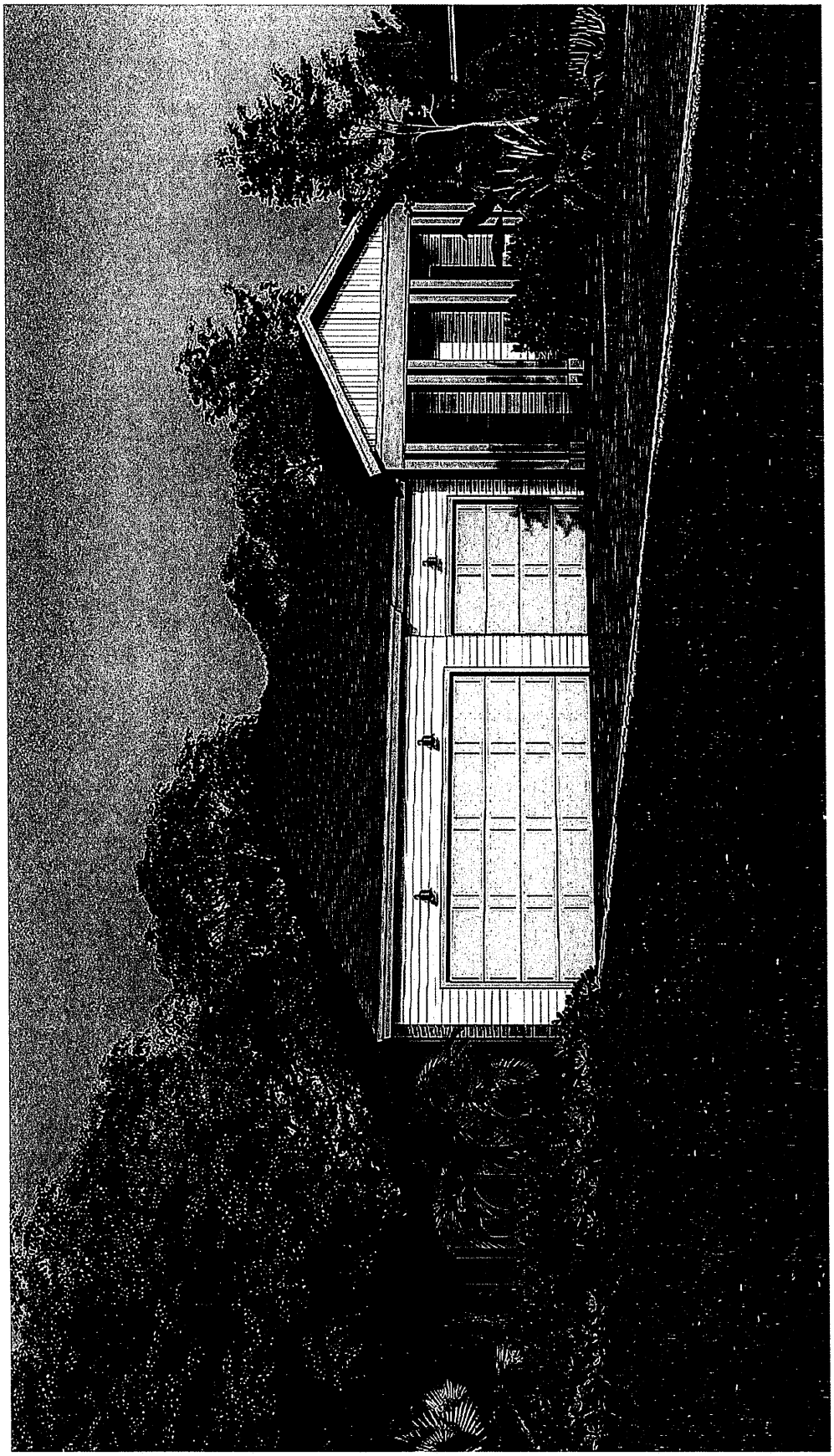

A-2DR
ELEVATION CONTEMPORARY
D·R·HORTON
America's Builder
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE , FLORIDA
FRASER
55F9
GARAGE RIGHT
ROOF VENT CALCULATION

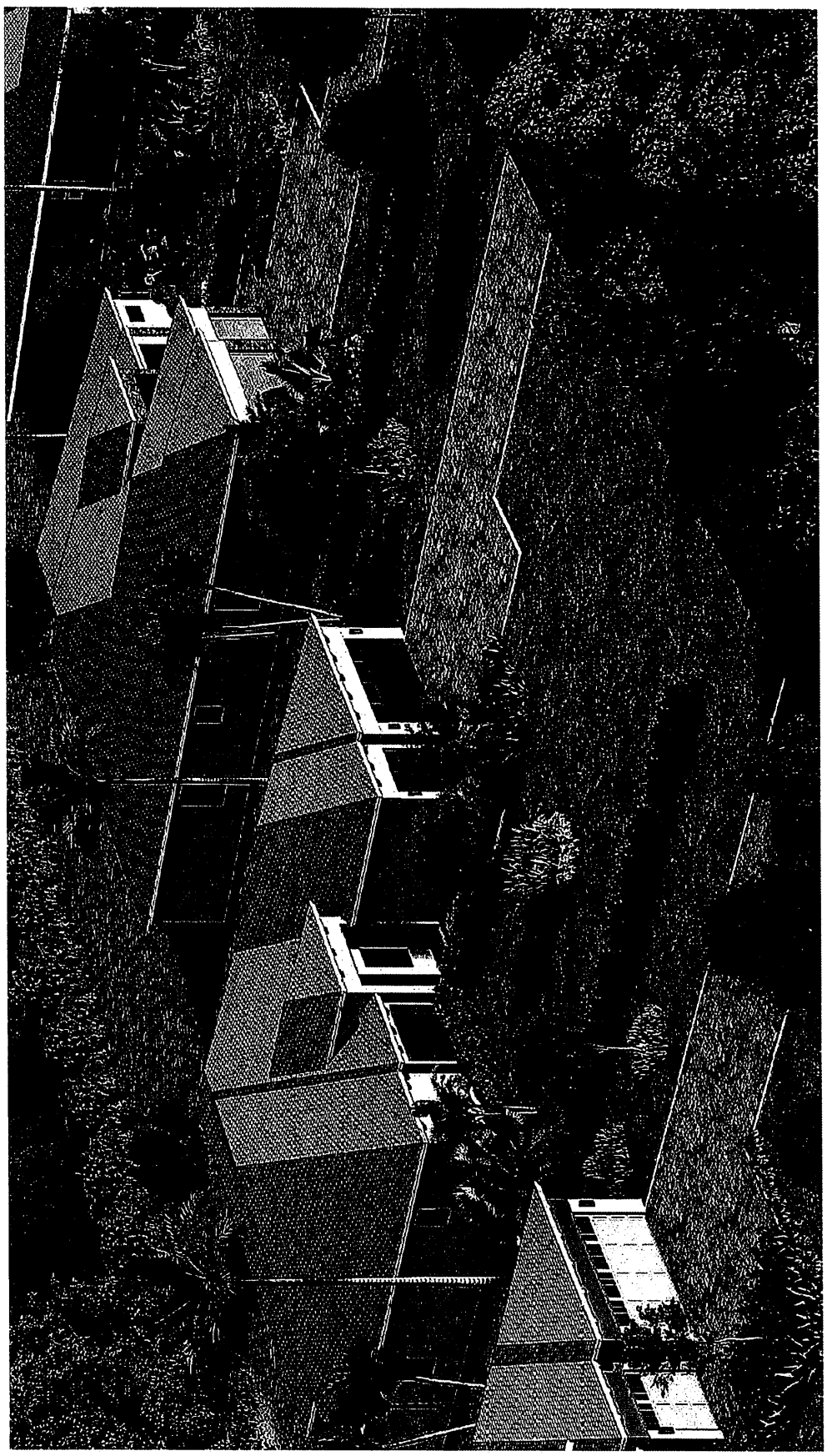

FLOOR PLAN
D·R·HORTON
America's Builder
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE, FLORIDA
FRASER
55FB
GARAGE RIGHT
A-1ER1
GENERAL NOTES
DOOR SCHEDULE
AREA CALCULATION
DETAILS DESCRIPTION


A-2ER1
ELEVATION CLASSIC
D·R·HORTON
America's Builder
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE , FLORIDA
FRASER
55FD
GARAGE RIGHT
ROOF VENT CALCULATION
RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION


FLOOR PLAN
PROJECT INFORMATION
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE, FLORIDA
SHEET INFORMATION
FRASER
55FB
GARAGE RIGHT
D·R·HORTON
America's Builder
A-1ER2
GENERAL NOTES
DOOR SCHEDULE
1. ALL ROOF OVERHANG MUST BE LOCATE MORE THAN 3'-0" FROM PROPERTY LINE
2. FACE OF EXTERIOR WALL SHALL BE 5'-0" OR MORE FROM PROPERTY LINE
3. THIS HOUSE WILL NOT BE USED FOR ZERO LOT LINE LOTS
AREA CALCULATION
DETAILS DESCRIPTION

A-2ER2
ELEVATION CLASSIC
D·R·HORTON
America's Builder
ASPEN ESTATES
HOMESTEAD/
MIAMI-DADE , FLORIDA
FRASER
55FD
GARAGE RIGHT
3/15/2025
ROOF VENT CALCULATION
RIGHT SIDE ELEVATION
REAR ELEVATION
LEFT SIDE ELEVATION
FRONT ELEVATION





R2023-07-97

119

CAR 5225 - Exhibit 6

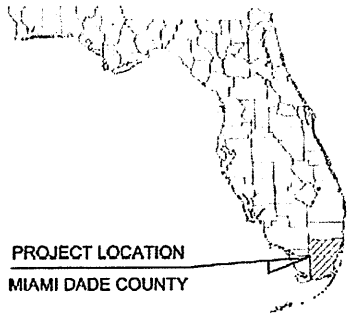
SCHEMATIC SET
FOR
ASPEN ESTATES EAST

June 2023

PARCELS 10-7811-002-0020,
10-7811-000-0070, 10-7811-000-0120

19355 SW 304TH STREET
HOMESTEAD, FLORIDA 33030

SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST



PROJECT TEAM:

OWNER:

SURVEYOR

ARCHITECT:

CIVIL ENGINEER:

LIST OF CONTACTS:

STORMWATER

PLANNING AND ZONING

WATER AND SEWER

BUILDING DIVISION

FIRE PREVENTION

PUBLIC WORKS

TELEPHONE PROVIDER

ELECTRIC PROVIDER

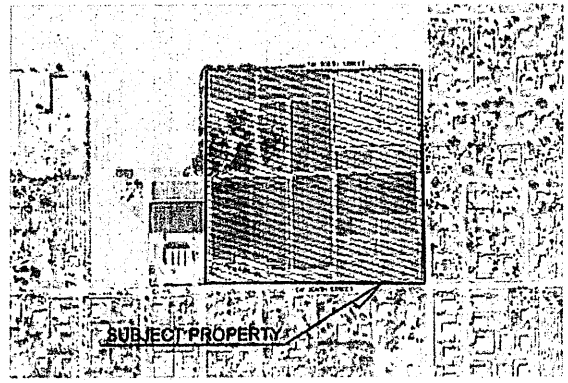
CABLE PROVIDER

LEGAL DESCRIPTION

PARCEL 1

PARCEL 2

PARCEL 3



VICINITY MAP

Sheet List Table	
Sheet Number	Sheet Title
C-100	COVER SHEET
C-101	GENERAL NOTES
C-301	EROSION AND SEDIMENT CONTROL PLAN
C-400	PAVING GRADING AND DRAINAGE NOTES
C-401-C-403	PAVING, GRADING, AND DRAINAGE PLAN
C-405	PAVING, GRADING, AND DRAINAGE DETAILS
C-600-C-603	TRAFFIC SIGNAGE AND MARKING PLAN
C-604	TRAFFIC SIGNAGE AND MARKING DETAILS
C-1000	FIRE TRUCK MANEUVERS

PREPARED BY
Kimley»Horn

Kimley»Horn

COVER SHEET

ASPEN ESTATES EAST
PREPARED FOR
DR HORTON

SHEET NUMBER
C-100

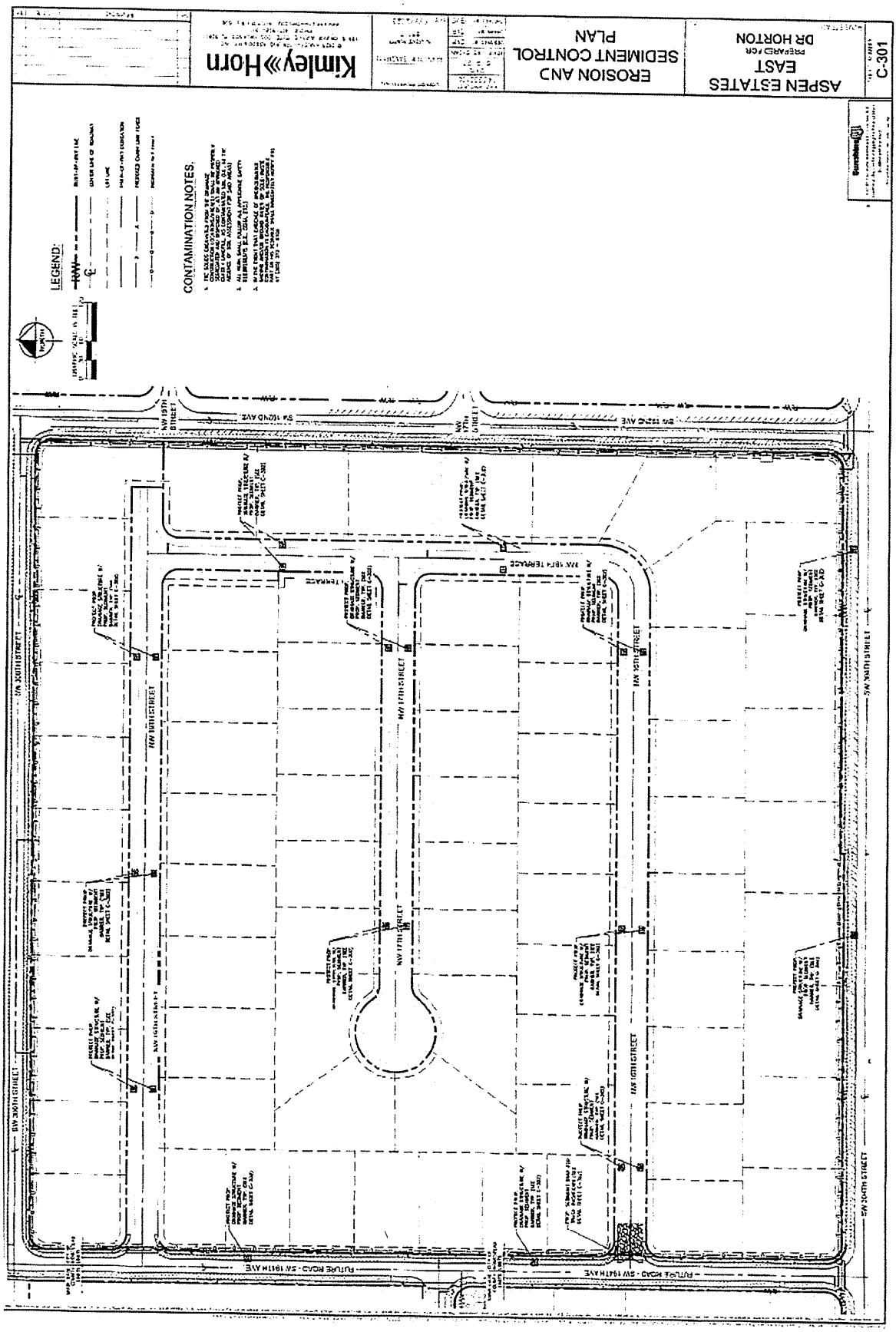
GENERAL NOTES AND SPECIFICATIONS

ASPEN ESTATES
EAST
PREPARED FOR
DR HORTON

GENERAL NOTES

C-101

Kimley»Horn


ASPEN ESTATES
EAST
PREPARED FOR
DR HORTON
EROSION AND
SEDIMENT CONTROL
PLAN
C-301
Kimley»Horn
LEGEND:
CONTAMINATION NOTES:
SW 200TH STREET
SW 19TH STREET
SW 15TH STREET
SW 10TH STREET
SW 5TH STREET
SW 19TH AVE
SW 15TH AVE
SW 10TH AVE
SW 5TH AVE
PULICE ROAD - SW 19TH AVE

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN THE CITY OF HOMESTEAD'S A BRAN-DATE COUNTY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE RECEIVED AND SODDED.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED ON ACCURATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PREVENT FUTURE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR SUPPORT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS. FORTIFIED WATERING AND MAINTAINED UNTIL MINIMUM ONE HUNDRED IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) 1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OWNERS OR OVER THE OTHER THEIR AND MAINTAINED IN THE AND DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPERTY WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND OBTAINED FOR AREAS ARE STABILIZED. INSTALLATION, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
17. MAY WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
18. THE CONTRACTOR MUST POSTER AND MAINTAIN A COPY OF THE ENVIRONMENTAL REQUIRED PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS. STORM PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE). STORM PIPE IN EXPLANATION SHOWN AREAS SHALL BE PERFORATED PIPE.
21. ALL WALKWAYS SHALL HAVE A MAXIMUM SLOPE LESS THAN 2% PERPENDICULAR TO THE DIRECTION OF TRAVEL AND USED THAN 4% IN THE DIRECTION OF TRAVEL. ALL PEDESTRIAN CURB RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1.12 (V:H). ALL LANDINGS AT STAIRS AND RAMPS SHALL HAVE A MAXIMUM SLOPE OF 2% (BOTH DIRECTIONS).
22. THE ASPHALT PAVEMENT SURFACE WITHIN HANDICAP PARKING STALLS AND ACCESS ASLES SHALL NOT EXCEED 2% IN ANY DIRECTION.
23. ALL MAXIMUM SLOPES ARE ABSOLUTE AND SUPERSEDE CONSTRUCTION TOLERANCES STATED IN THE PROJECT SPECIFICATION. THE CONTRACTOR HAS THE OPTION OF ADJUSTING GRADES TO ALLOW FOR CONSTRUCTION TOLERANCE BUT SHALL NOT EXCEED THE MAXIMUM SPECIFIED ABOVE BY ANY AMOUNT. PAVEMENT SLOPES WILL BE REVIEWED AFTER CONSTRUCTION AND ANY PAVEMENT FOUND TO EXCEED THE MAXIMUM SPECIFIED ABOVE WILL BE REPLACED AT THE CONTRACTORS EXPENSE.
24. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT OR SITE ENGINEER REGARDING ANY GRADE REVISIONS PRIOR TO CONSTRUCTION OF THE PAVEMENT AREAS.
25. CONTRACTOR TO FIELD LOCATE AND INSTALL FITTINGS FOR RAIN WATER LEADERS AS NECESSARY.
26. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS IN ANY PART OF COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
27. ALL EXISTING PIPE ENTERING STRUCTURES SHALL BE MINIMUM IN ENTIRE CONNECTION AT STRUCTURE IS INSTALLED.
28. IF ANY EXISTING DRAINAGE STRUCTURES TO REMAIN IN SERVICE ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR THESE STRUCTURES TO PRIOR CONDITION, OR BETTER, TO REPLACE THEM, AS NECESSARY.

CONTAMINATION NOTES

1. THE SOILS EXCAVATED FROM THE DRAINAGE CONSTRUCTION LOCATIONS/AREA(S) SHALL BE PROPERLY SEGREGATED AND DISPOSED OF, AT AN APPROVED CLASS I LANDFILL, AS CONTAMINATED SOIL (I.E. IN SITE AREAS OF 108, ASSESSMENT FOR SAID AREAS).
2. ALL WORK SHALL FOLLOW ALL APPLICABLE SAFETY REQUIREMENTS (E.G., OSHA, ETC)
3. IN THE EVENT THAT EVIDENCE IS UNDERGROUND (DIVING) AND/OR EXISTING WATER OR SOLID WASTE CONTAMINATION IS ENCOUNTERED, THE RESPONSIBLE PART OR HIS DESIGNEE SHALL IMMEDIATELY NOTIFY HIS AT (305) 375-6700

Kimley»Horn

ASPEN ESTATES EAST
PREPARED FOR
DR HORTON

PAVING AND GRADING NOTES

SHEET NUMBER
C-400

ASPEN ESTATES
EAST
PREPARED FOR
DR HORTON
PAVING AND
GRADING PLAN
Kimley»Horn
C-401
LEGEND:
SEE SHEET C-402 FOR CONTINUATION
NW 10TH STREET
NW 17TH STREET
SW 300TH STREET (PUBLIC)
SW 194TH AVE
SW 194TH AVE (PUBLIC)
SEE SHEET C-403 FOR CONTINUATION

ASPEN ESTATES
EAST
PREPARED FOR
DR HORTON
C-402
PAVING AND
GRADING PLAN
Kimley»Horn
LEGEND:
SW 192ND AVENUE (PUBLIC)
SW 300TH STREET (PUBLIC)
NW 16TH TERRACE
SEE SHEET C-401 FOR CONTINUATION
SEE SHEET C-404 FOR CONTINUATION

ASPEN ESTATES
EAST
PREPARED FOR
DR HORTON
C-403
PAVING AND
GRADING PLAN
Kimley»Horn
LEGEND:
SEE SHEET C-401 FOR CONTINUATION
SEE SHEET C-401 FOR CONTINUATION
NW 10TH STREET
SW 304TH STREET
R/W
SW 193RD CT
SW 19TH AVE (PUBLIC)
SW 19TH AVE (PUBLIC)

ASPEN ESTATES
EAST
PREPARED FOR
DR HORTON
C-404
PAVING AND
GRADING PLAN
Kimley»Horn
LEGEND:
NW 17TH
STREET
SW 192ND AVENUE (PUBLIC)
NW 18TH TERRACE
SW 304TH STREET
SEE SHEET C-402 FOR CONTINUATION
SEE SHEET C403 FOR CONTINUATION

ASPEN ESTATES
EAST
PREPARED FOR
DR HORTON
PAVING AND
GRADING DETAILS
C-405
Kimley»Horn

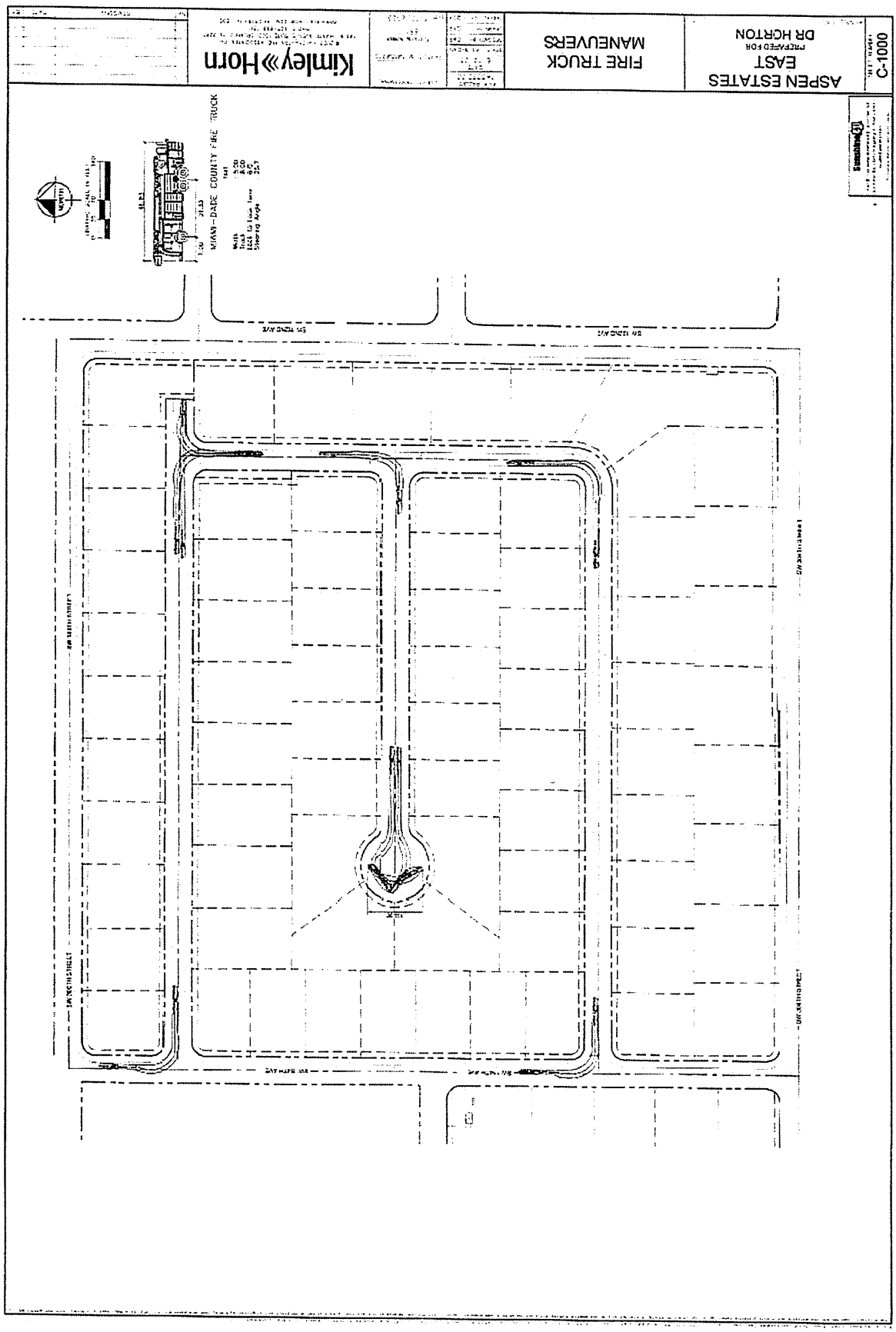
ASPEN ESTATES
EAST
PREPARED FOR
DR HORTON
C-600
TRAFFIC SIGNAGE
AND MARKING PLAN
Kimley»Horn
LEGEND:
SEE SHEET C-601 FOR CONTINUATION
SW 300TH STREET (PUBLIC)
SW 194TH AVE
(PUBLIC)
SEE SHEET C-602 FOR CONTINUATION

ASPEN ESTATES
EAST
PREPARED FOR
DR HORTON
TRAFFIC SIGNAGE
AND MARKING PLAN
Kimley»Horn
C-601
LEGEND
R/W
NW 19TH
STREET
SW 192ND AVE (PUBLIC)
SW 300TH STREET (PUBLIC)
SEE SHEET C-603 FOR CONTINUATION
SEE SHEET C-603 FOR CONTINUATION

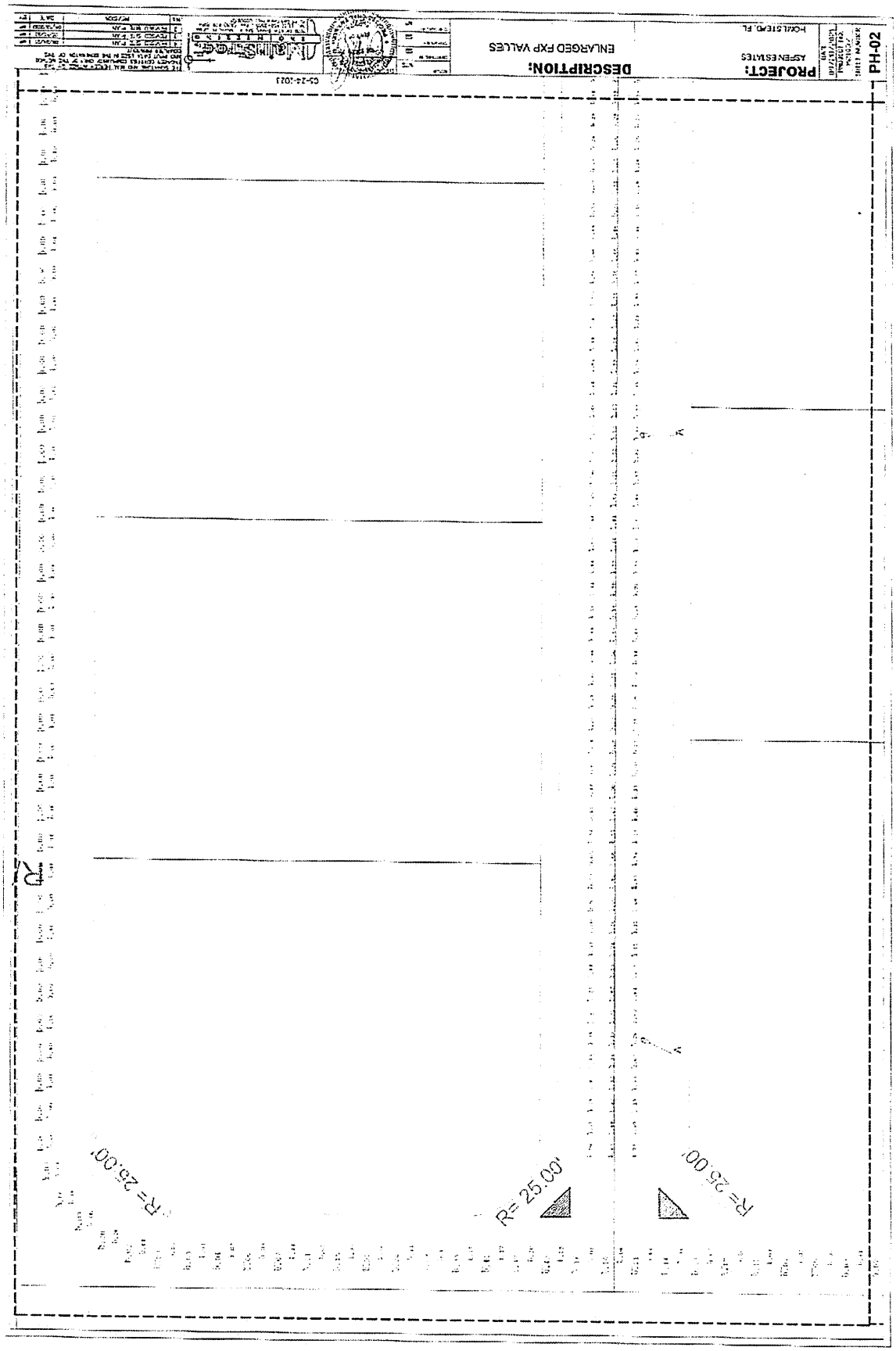
ASPEN ESTATES
EAST
PREPARED FOR
DR HORTON
C-602
TRAFFIC SIGNAGE
AND MARKING PLAN
Kimley»Horn
LEGEND:
SEE SHEET C-603 FOR CONTINUATION
SEE SHEET C-601 FOR CONTINUATION
SW 304TH STREET (PUBLIC)
SW 193RD AVE
SW 193RD CT
SW 194TH AVE (PUBLIC)
SW 302ND STREET (PUBLIC)
R/W

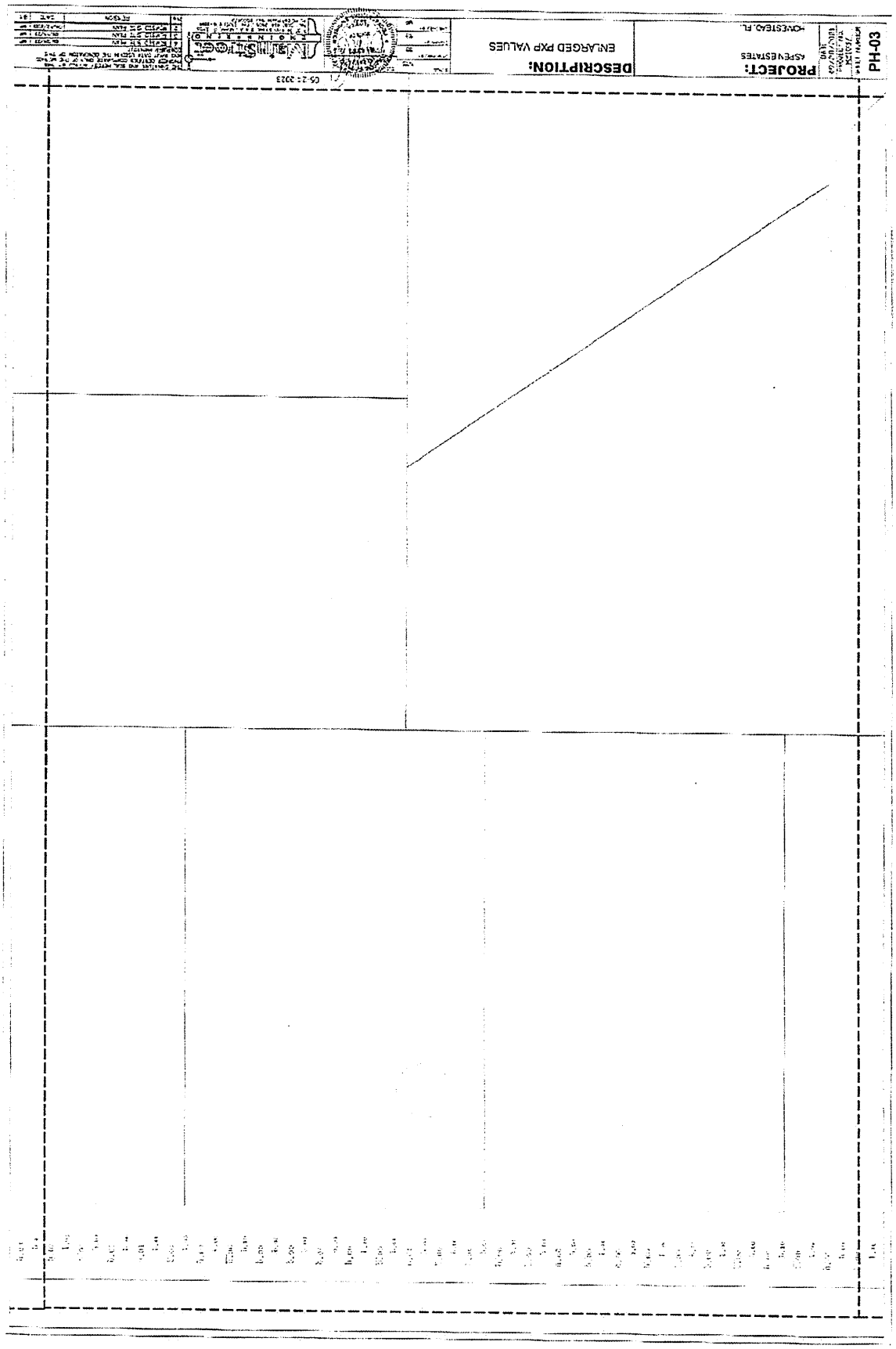
ASPEN ESTATES
EAST
PREPARED FOR
DR HORTON
TRAFFIC SIGNAGE
AND MARKING PLAN
Kimley»Horn
C-603
LEGEND:
R/W
NW 17TH
STREET
SW 192ND AVE. (PUBLIC)
SW 304TH STREET (PUBLIC)
SEE SHEET C-601 FOR CONTINUATION
SEE SHEET C-600 FOR CONTINUATION

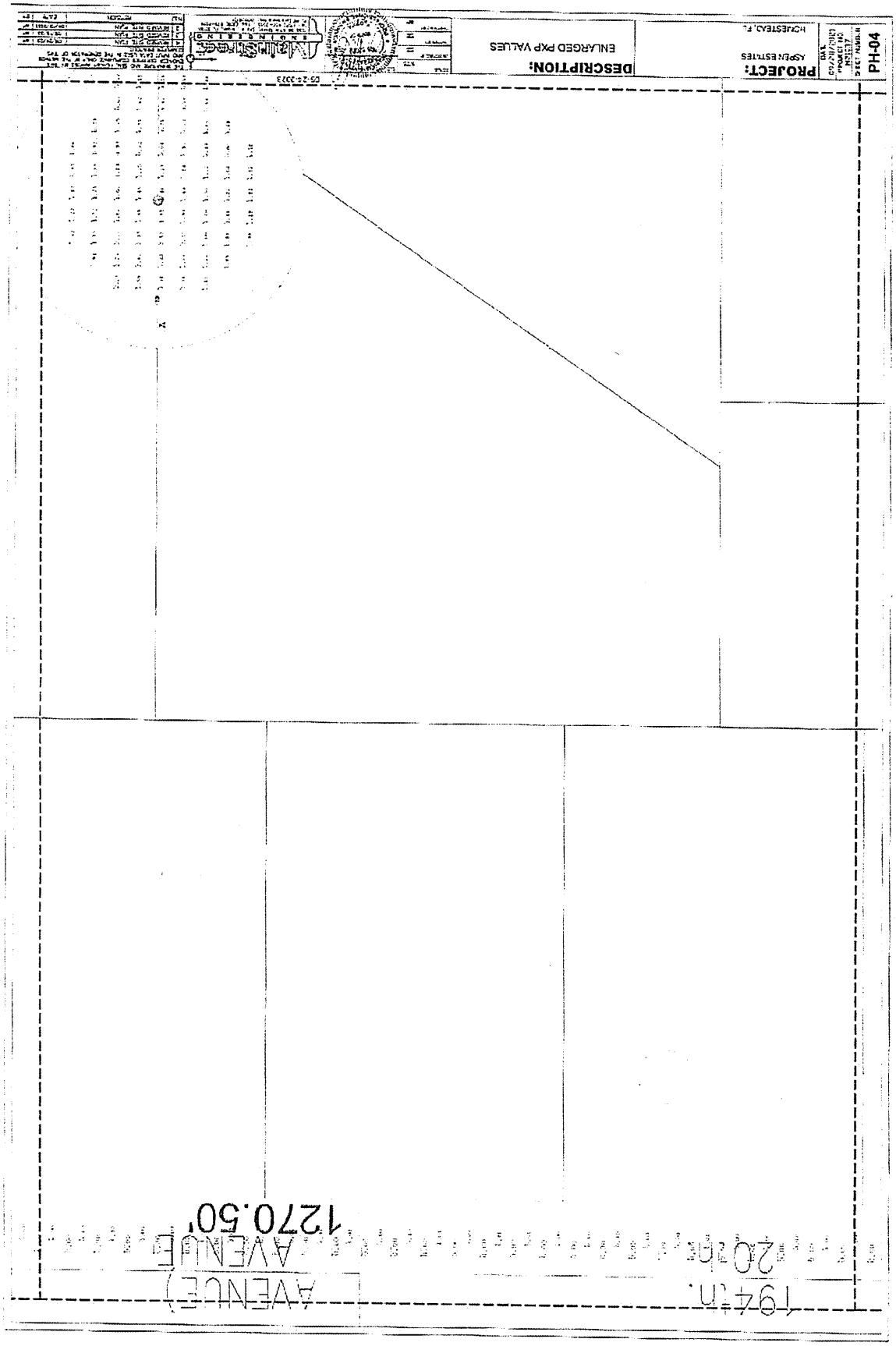
ASPEN ESTATES
EAST
PREPARED FOR
DR HORTON
TRAFFIC SIGNAGE
AND MARKING
DETAILS
C-604
Kimley»Horn
PAVEMENT ARROW
PAVEMENT MARKING LINES
PAVEMENT LINES
TYPICAL ACCESSIBLE STRIPING
TYPICAL SYMBOL & SIGN ACCESSIBLE PKG
ACCESSIBLE SIGN DETAIL
R-1 STOP SIGN LOCATION DETAIL
STOP

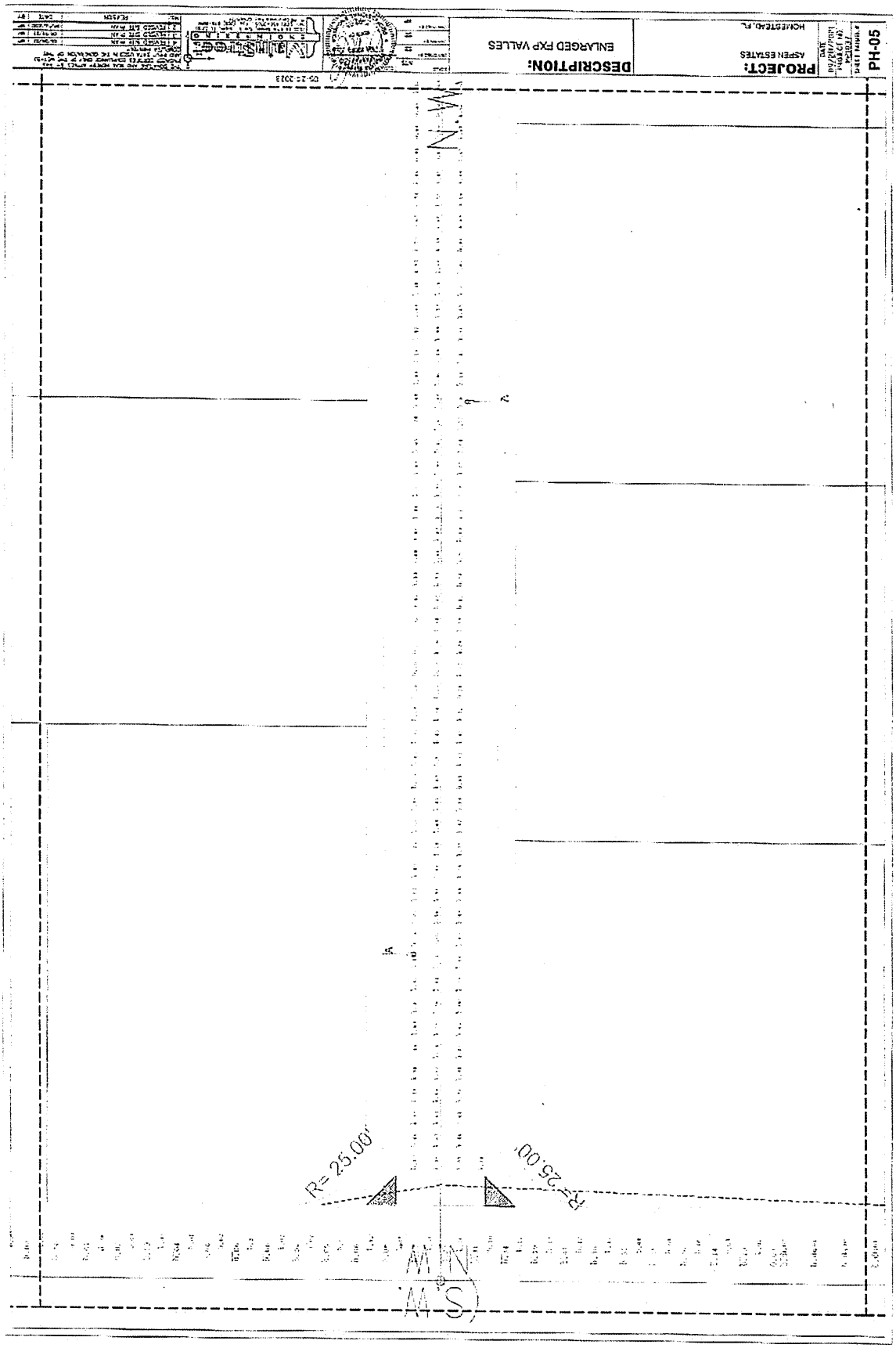

ASPEN ESTATES
EAST
PREPARED FOR
DR HORTON
C-1000
FIRE TRUCK
MANEUVERS
Kimley»Horn
MIAMI-DADE COUNTY FIRE TRUCK

PROJECT:
ASPEN ESTATES
HOMESTEAD, FL
DESCRIPTION:
OVERALL SITE PLAN
PH-01
ANTINORI
PH-02
PH-07
PH-12
PH-17
PH-03
PH-08
PH-13
PH-18
PH-04
PH-09
PH-14
PH-19
PH-05
PH-10
PH-15
PH-20
PH-06
PH-11
PH-16
PH-21
INDEX TABLE
SHEET No.
DESCRIPTION
PH-01
OVERALL SITE PLAN
PH 02 THRU PH 21
ENLARGED PKP VALUED POLE AND FIXTURE DETAIL & PHOTOMETRIC TABLE
PH-22
William E. Pino, PE
Digitally signed by William E. Pino, PE
DN: cn=William E. Pino, PE, o=Main Street Engineering, Inc., ou, email=wepino@hotmail.com, c=US
Date: 2023.05.25 01:14:47 -04'00'


PH-02
PROJECT:
ASPEN ESTATES
DESCRIPTION:
ENLARGED EXP VALLES
R= 25.00'
R= 25.00'
R= 25.00'


PH-03
PROJECT:
ASPEN ESTATES
DESCRIPTION:
ENLARGED PXP VALUES


PROJECT:
ASPEN ESTATES
HOMESTEAD, FL
DESCRIPTION:
ENLARGED PXP VALUES
PH-04
1270.50'
AVENUE
AVENUE)
194th.
20th.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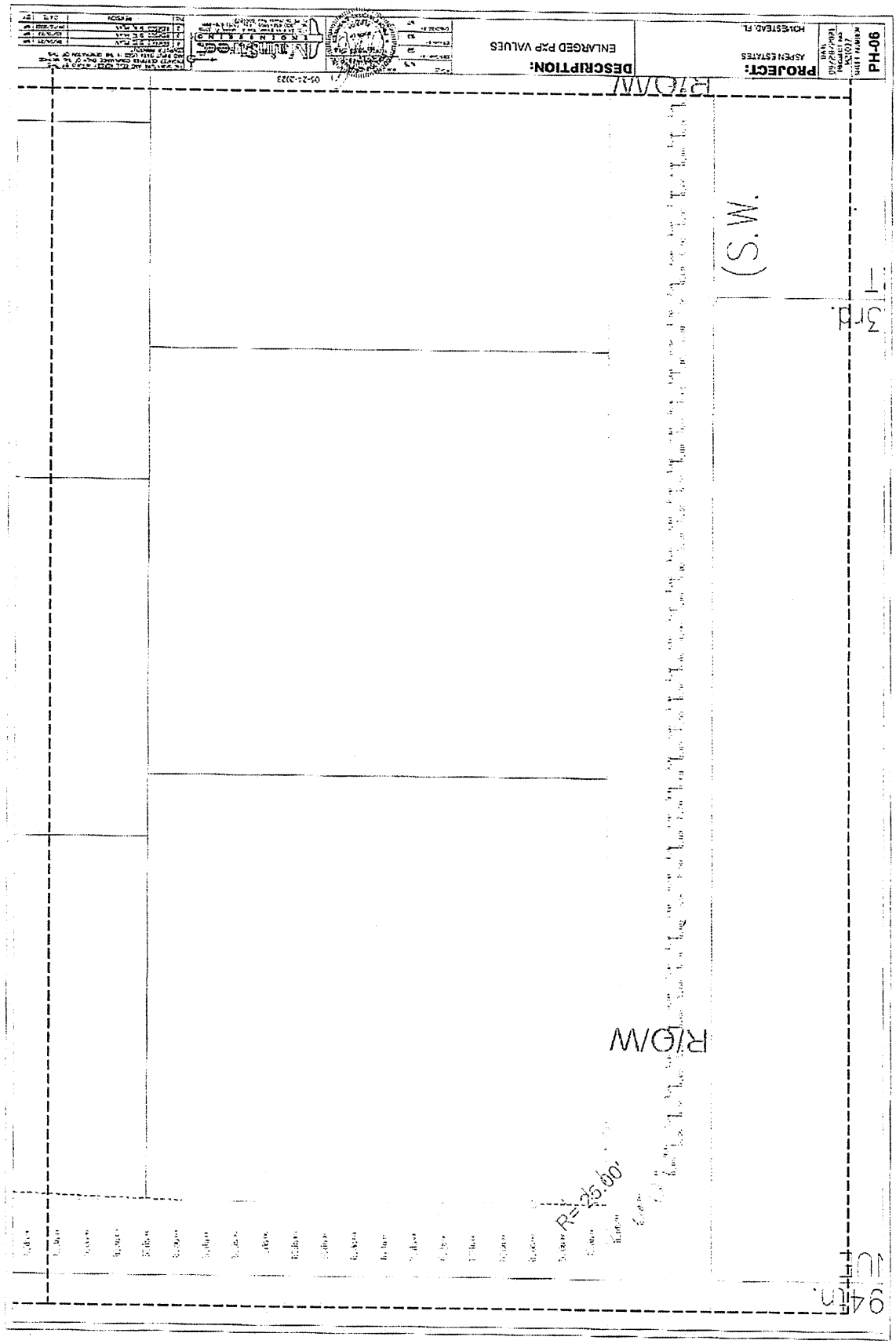
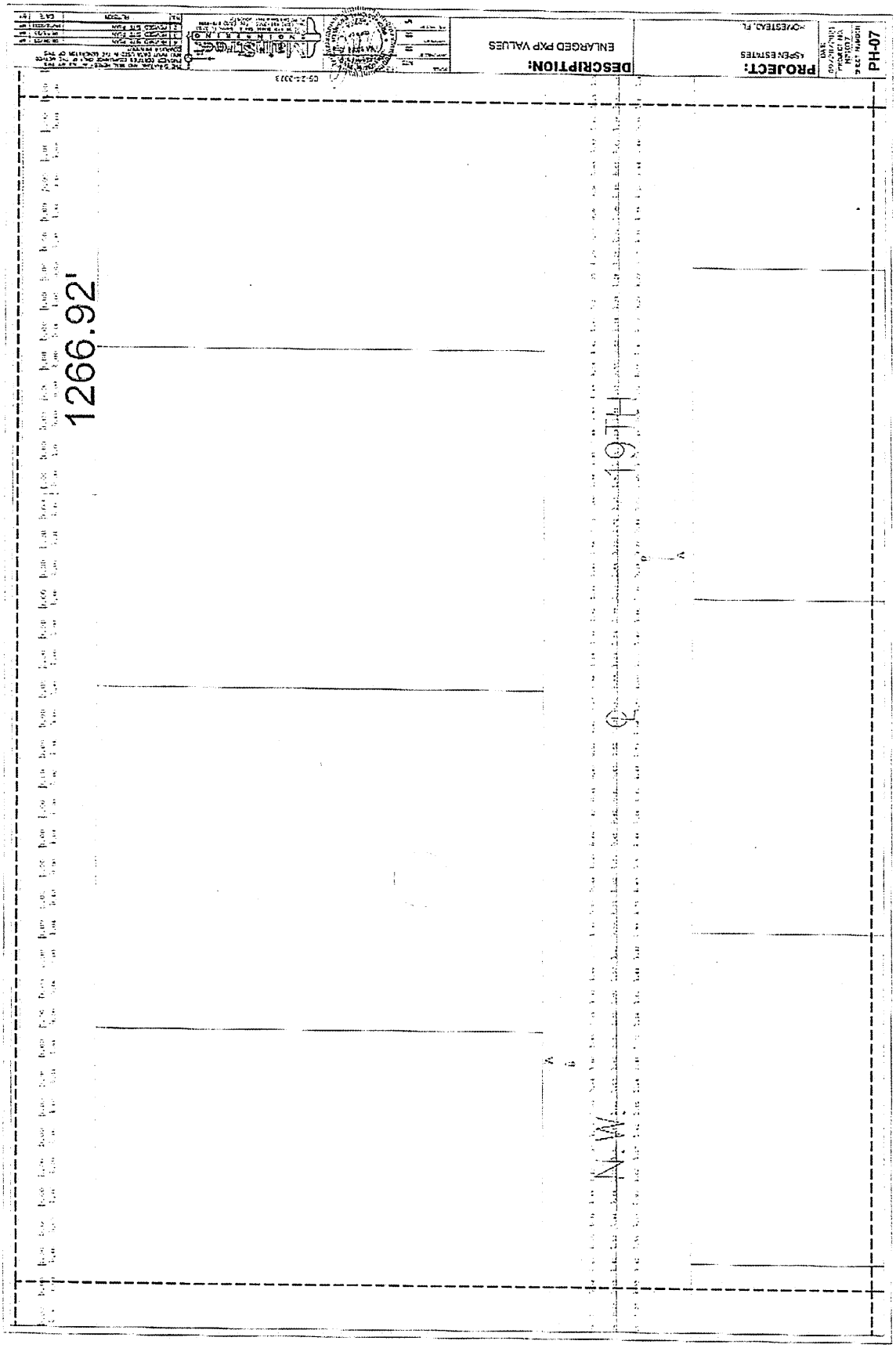
PH-05
R= 25.00'
R= 25.00'


PROJECT:
ASPEN ESTATES
HOMESTEAD, FL
DESCRIPTION:
ENLARGED PXP VALUES
PH-06
R/O/W
(S.W.
3rd.
R/O/W
R=25.00'
94th.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PROJECT:
DESCRIPTION:
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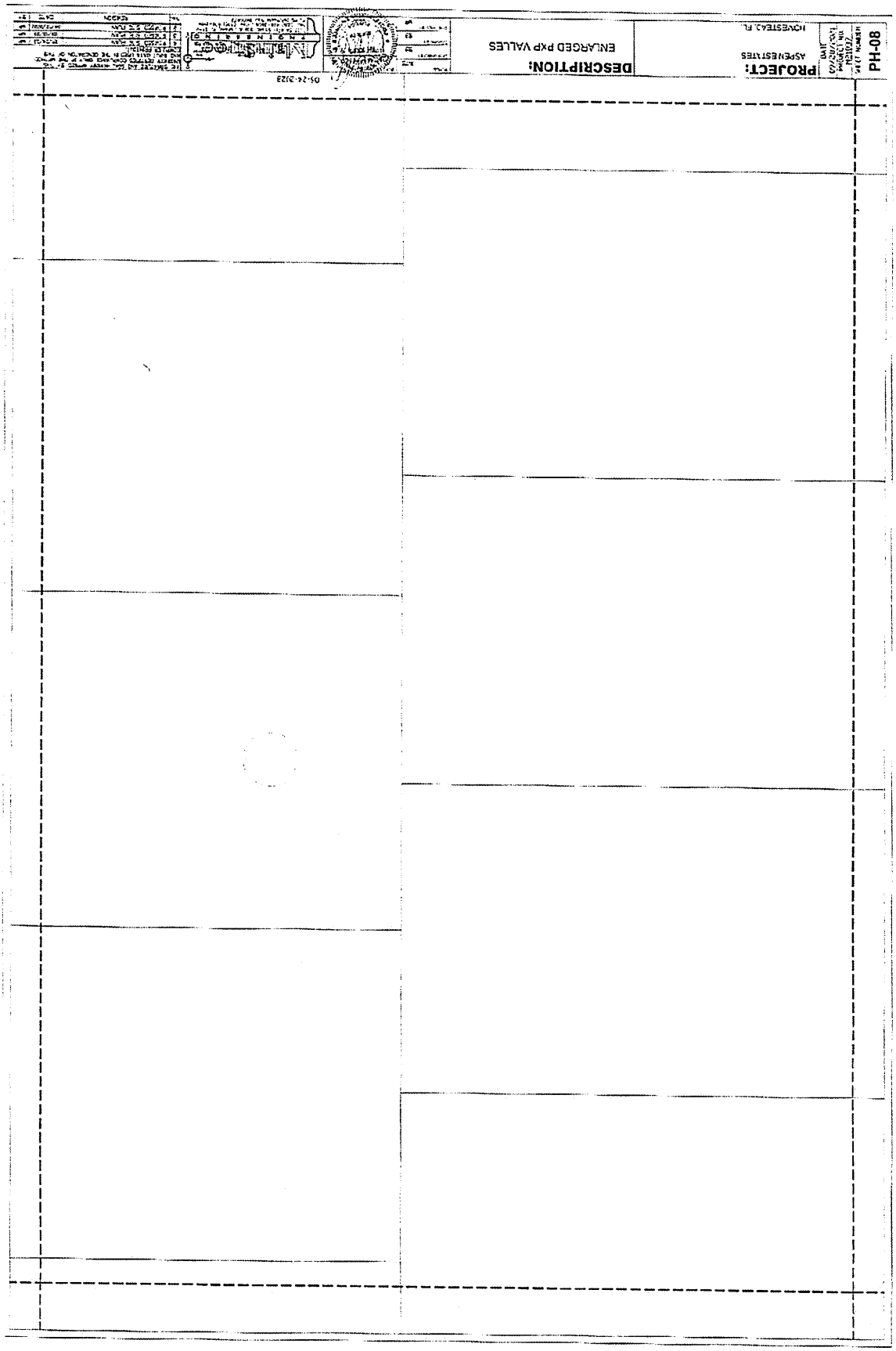
19TH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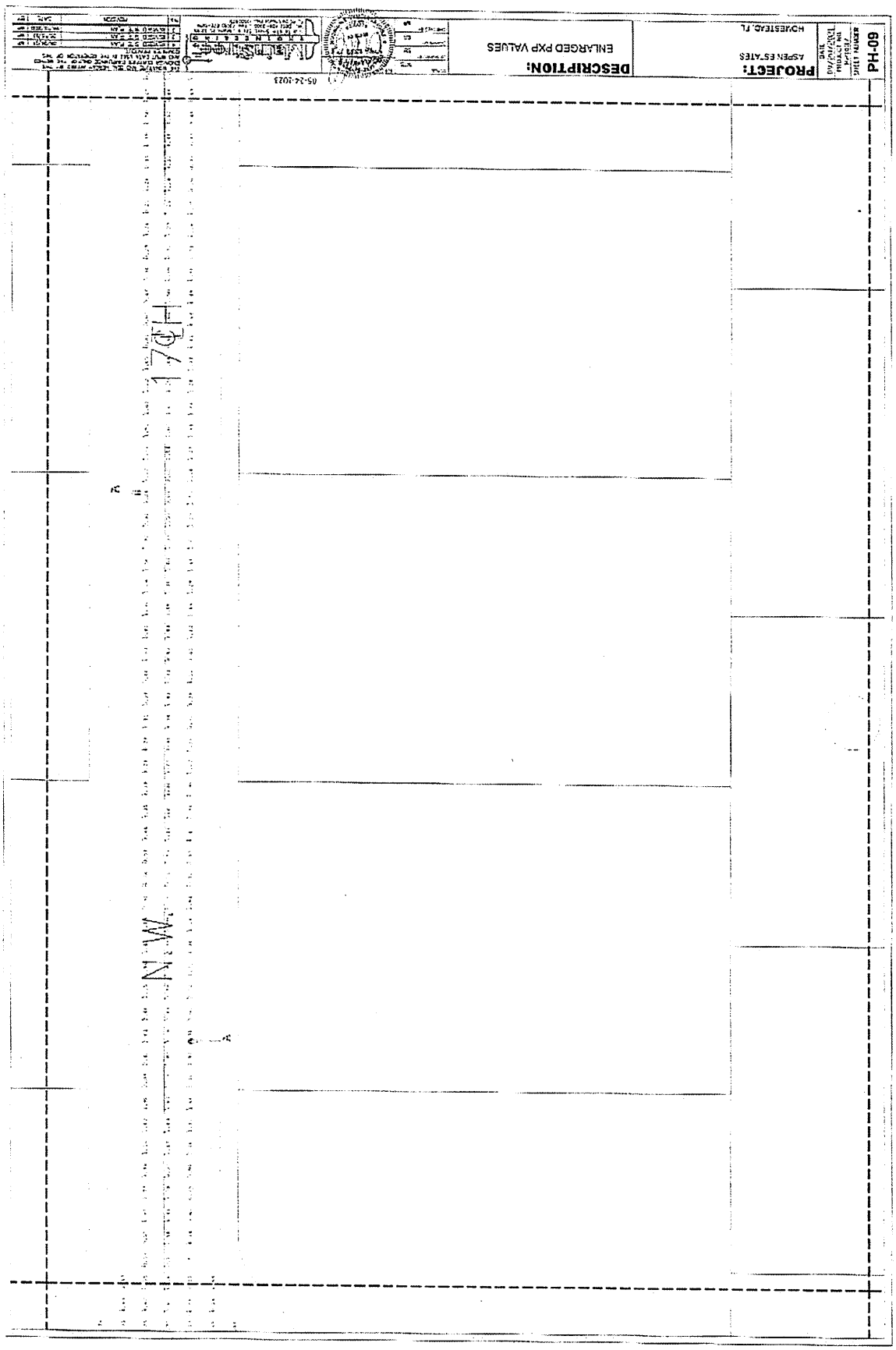
ASPEN ESTATES
HOMESTEAD, FL
DESCRIPTION:
ENLARGED PXP VALLES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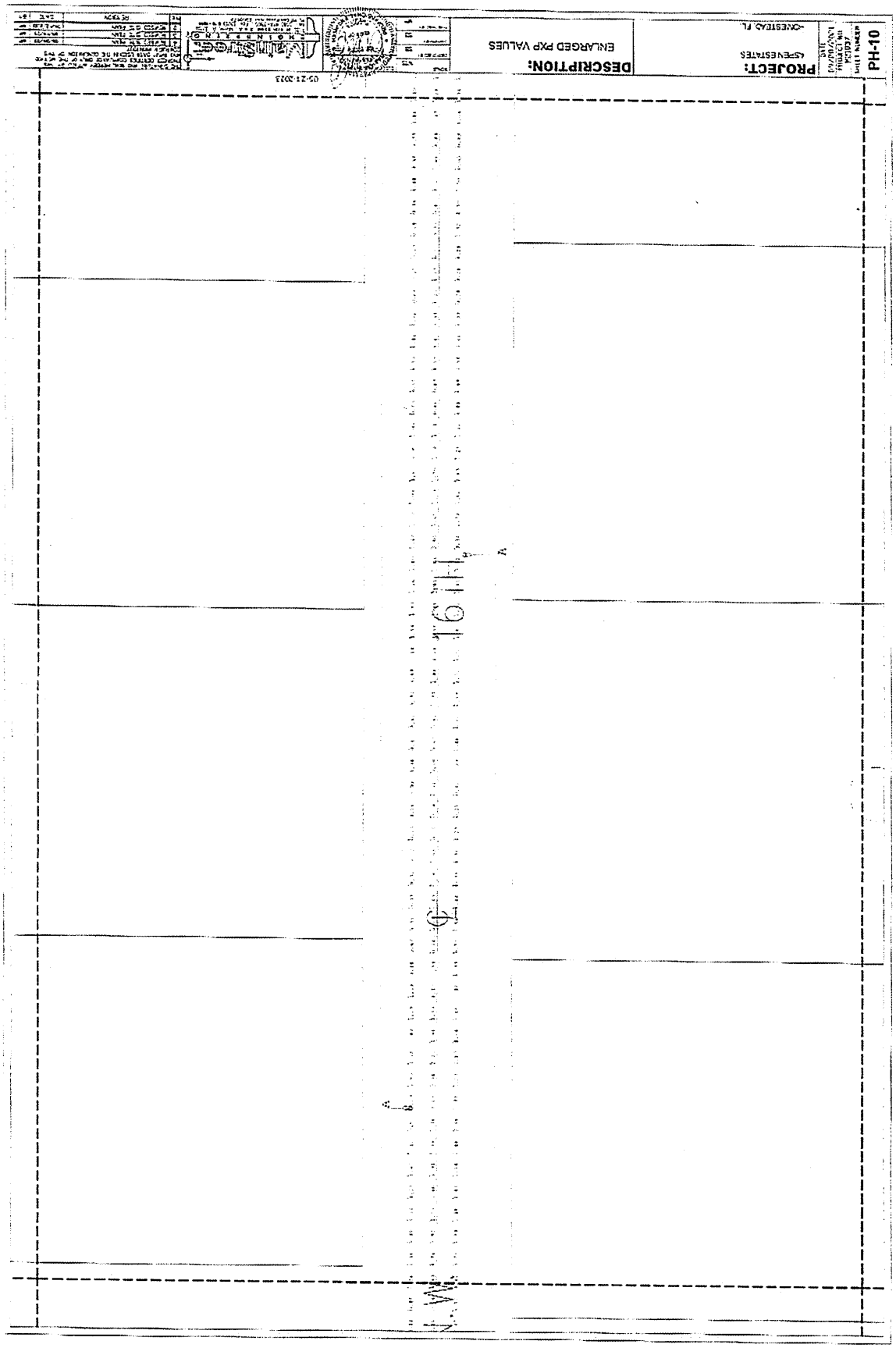
ASPEN ESTATES
HOMESTEAD, FL
DESCRIPTION:
ENLARGED PXP VALUES
05-24-2023
17TH
N.W.


PH-10
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DESCRIPTION:
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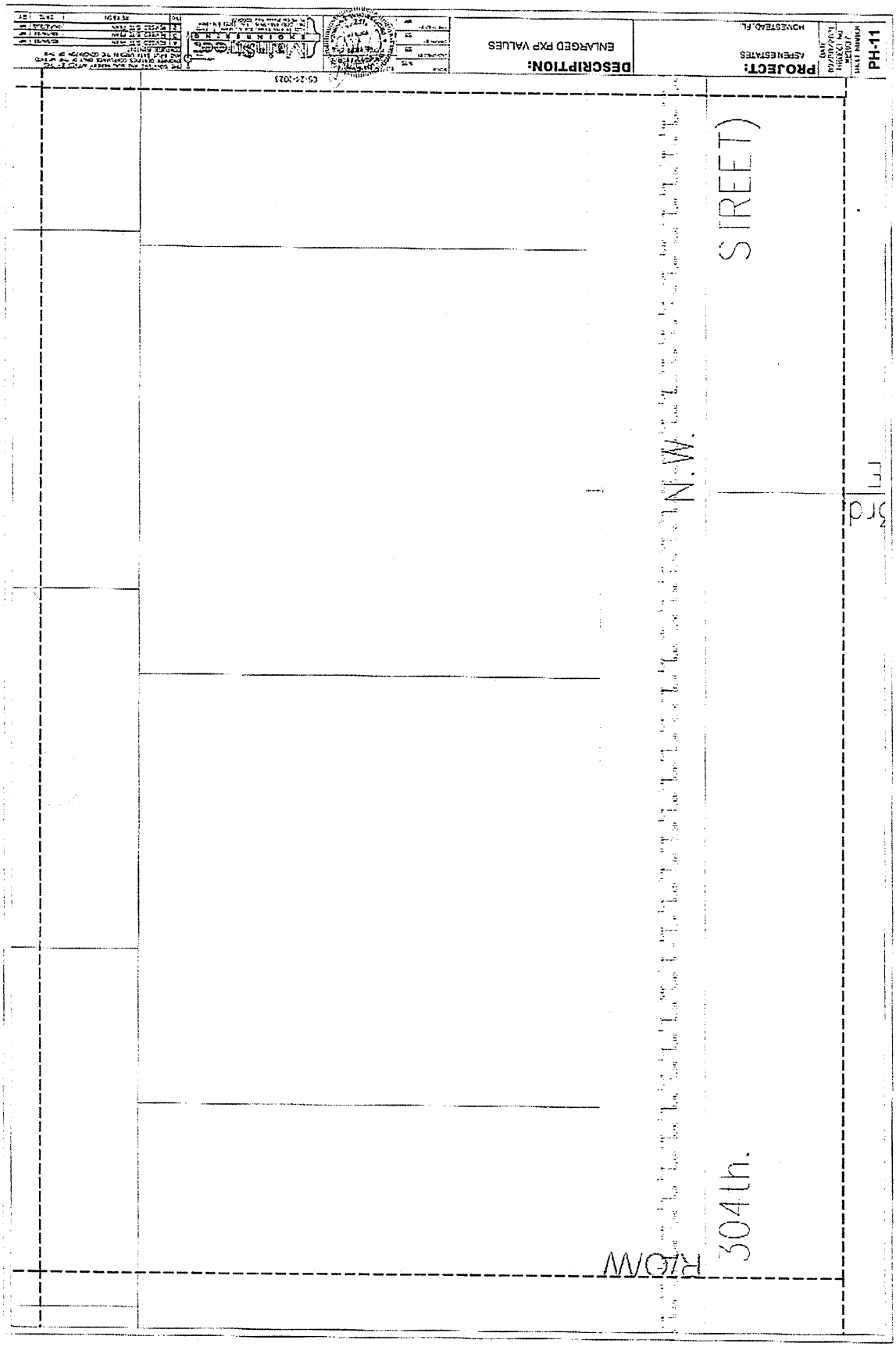
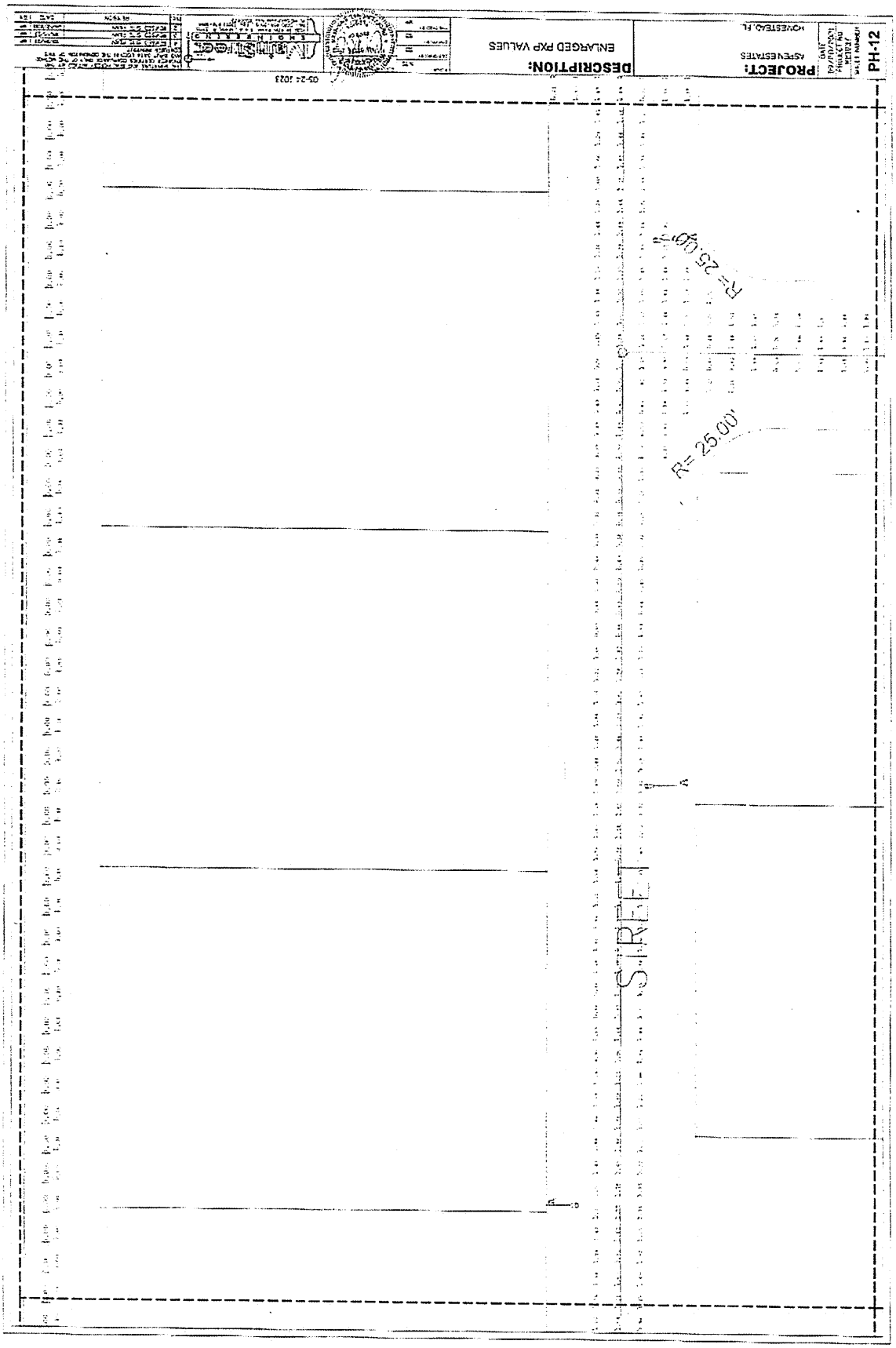
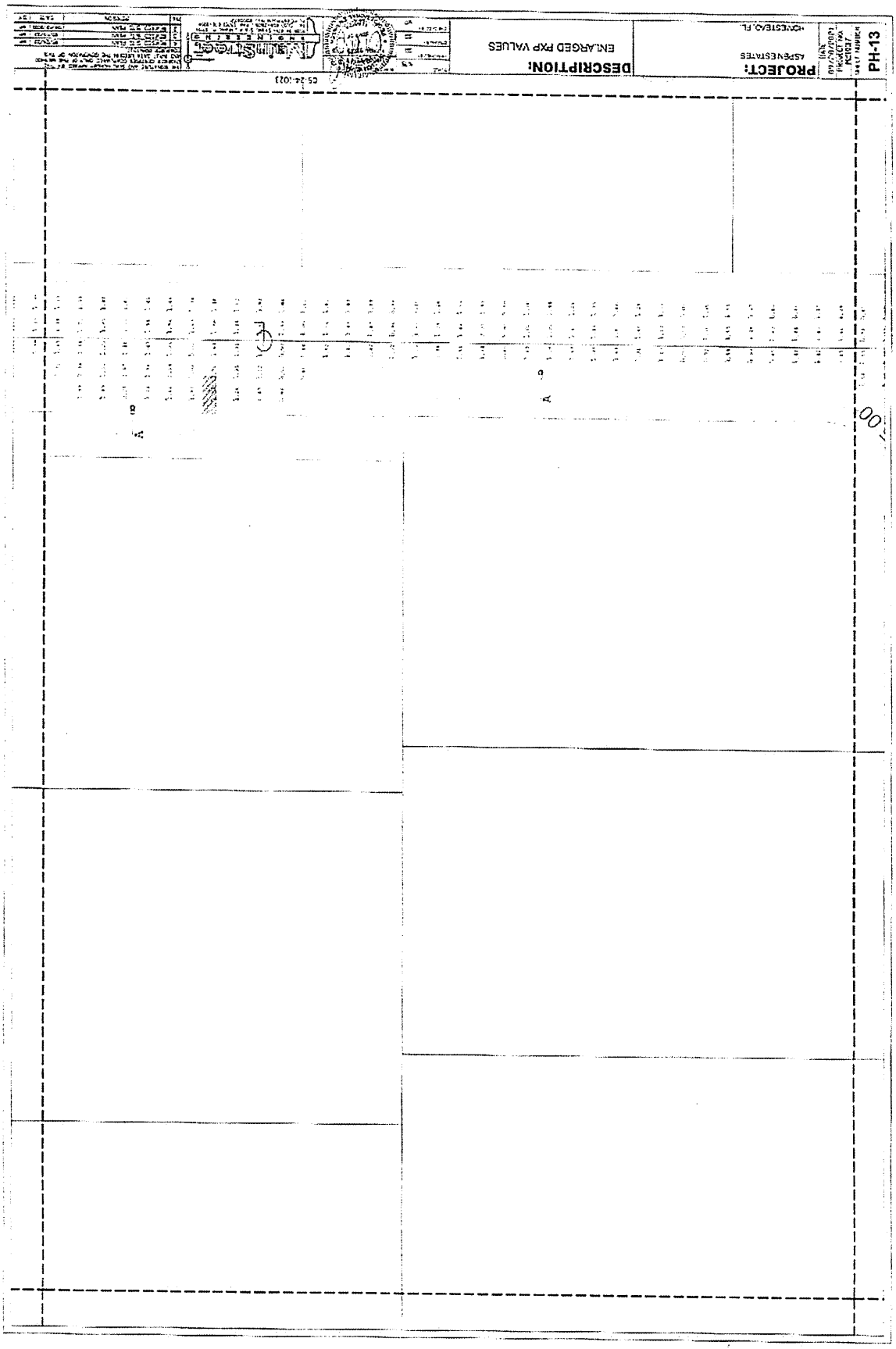
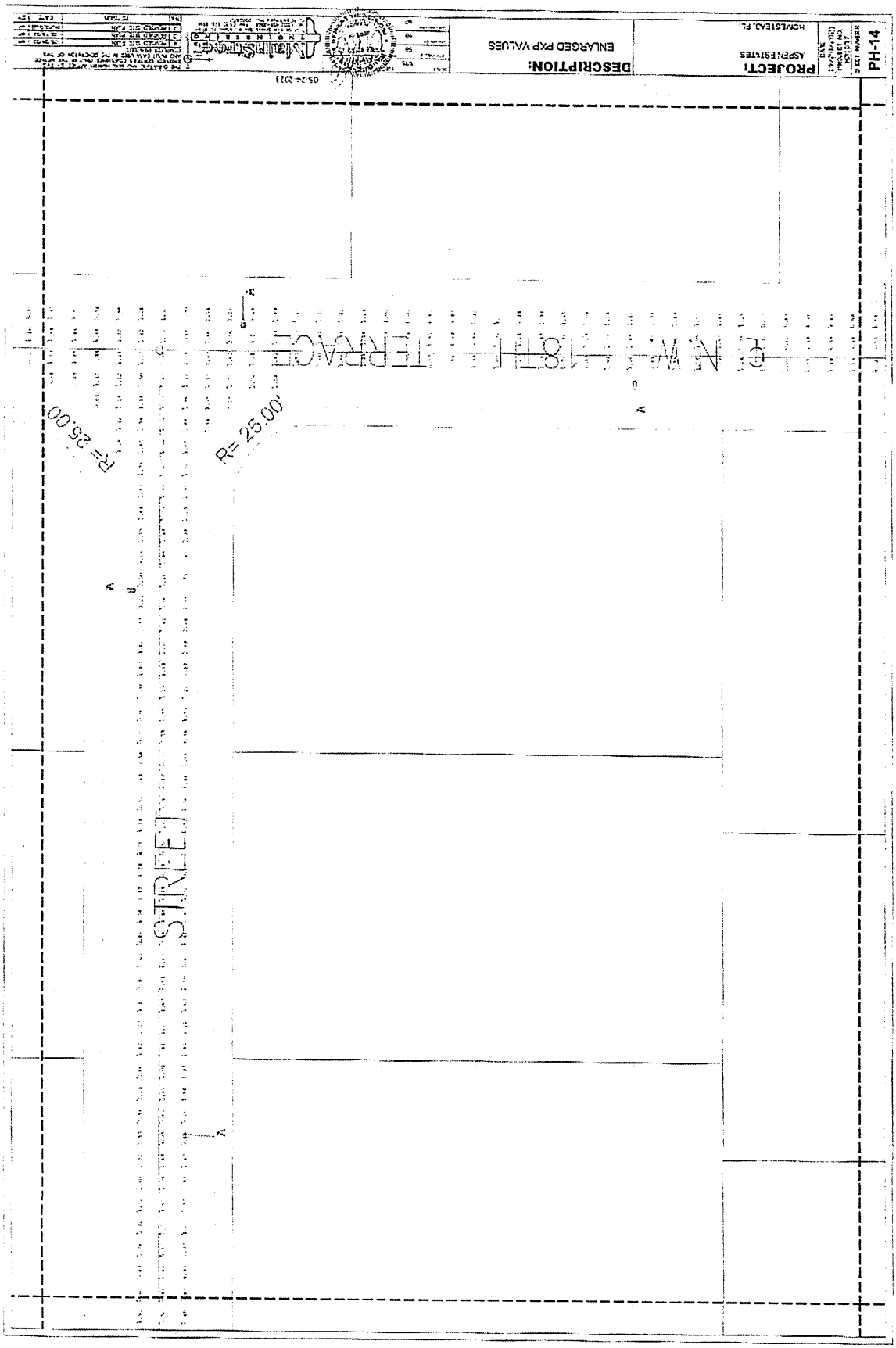
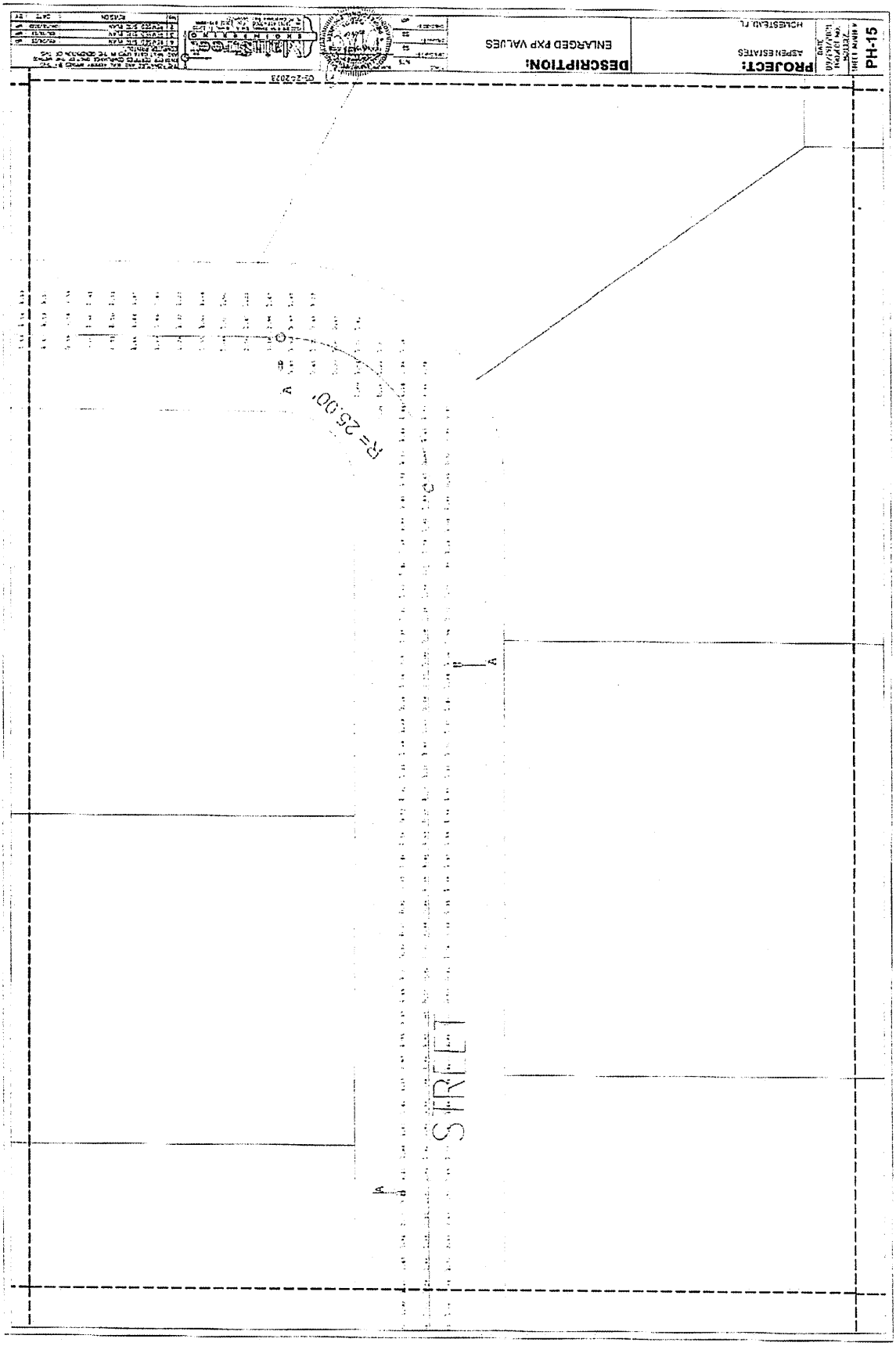

PROJECT:
ASPEN ESTATES
DESCRIPTION:
ENLARGED PKP VALLES
PH-11
STREET)
N.W.
304th.
R/O/W

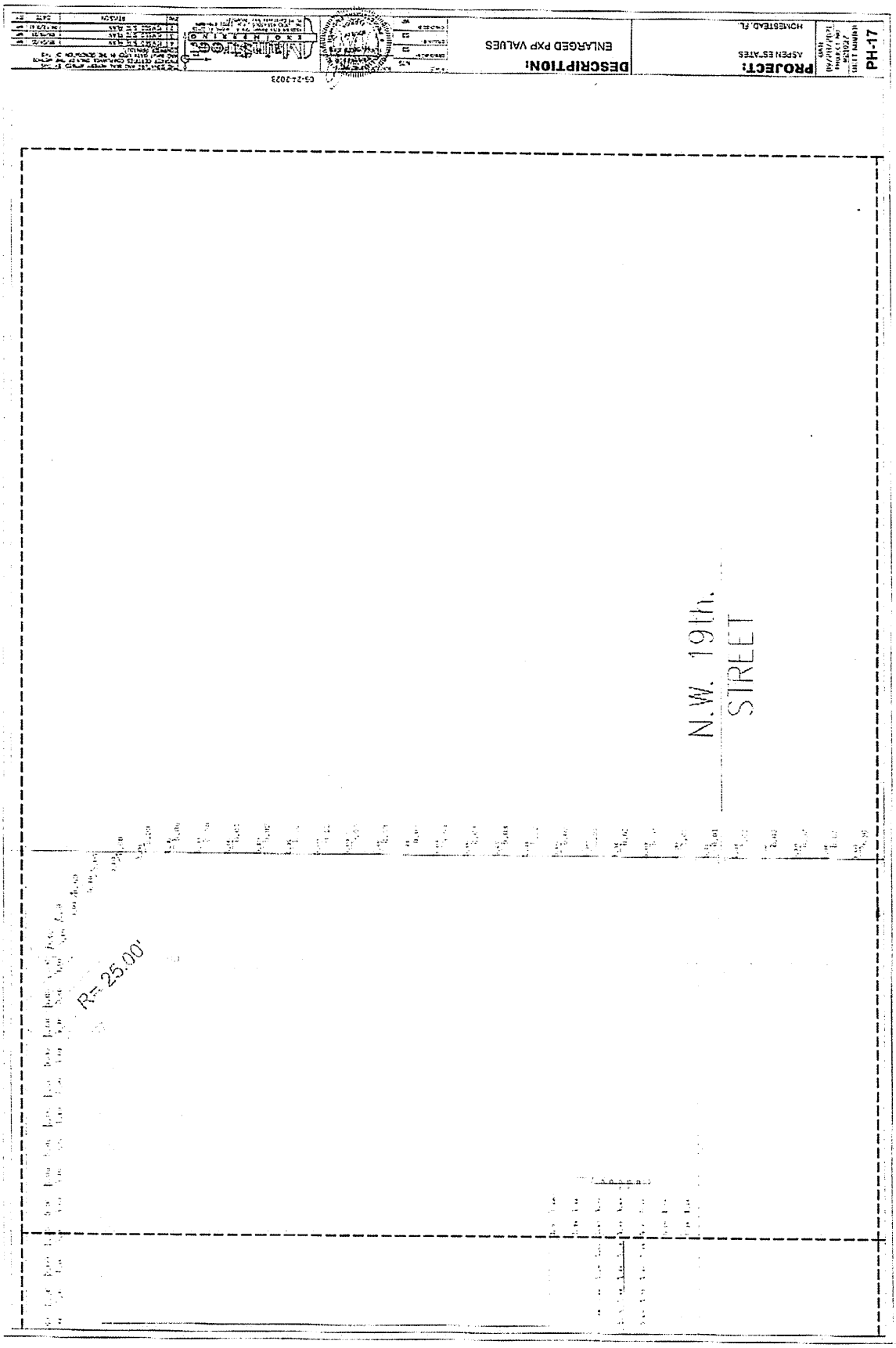

PH-12
PROJECT:
ASPEN ESTATES
DESCRIPTION:
ENLARGED PXP VALUES
R= 25.00'
R= 25.00'
STREET


PH-13
PROJECT:
ASPEN ESTATES
DESCRIPTION:
ENLARGED PXP VALUES

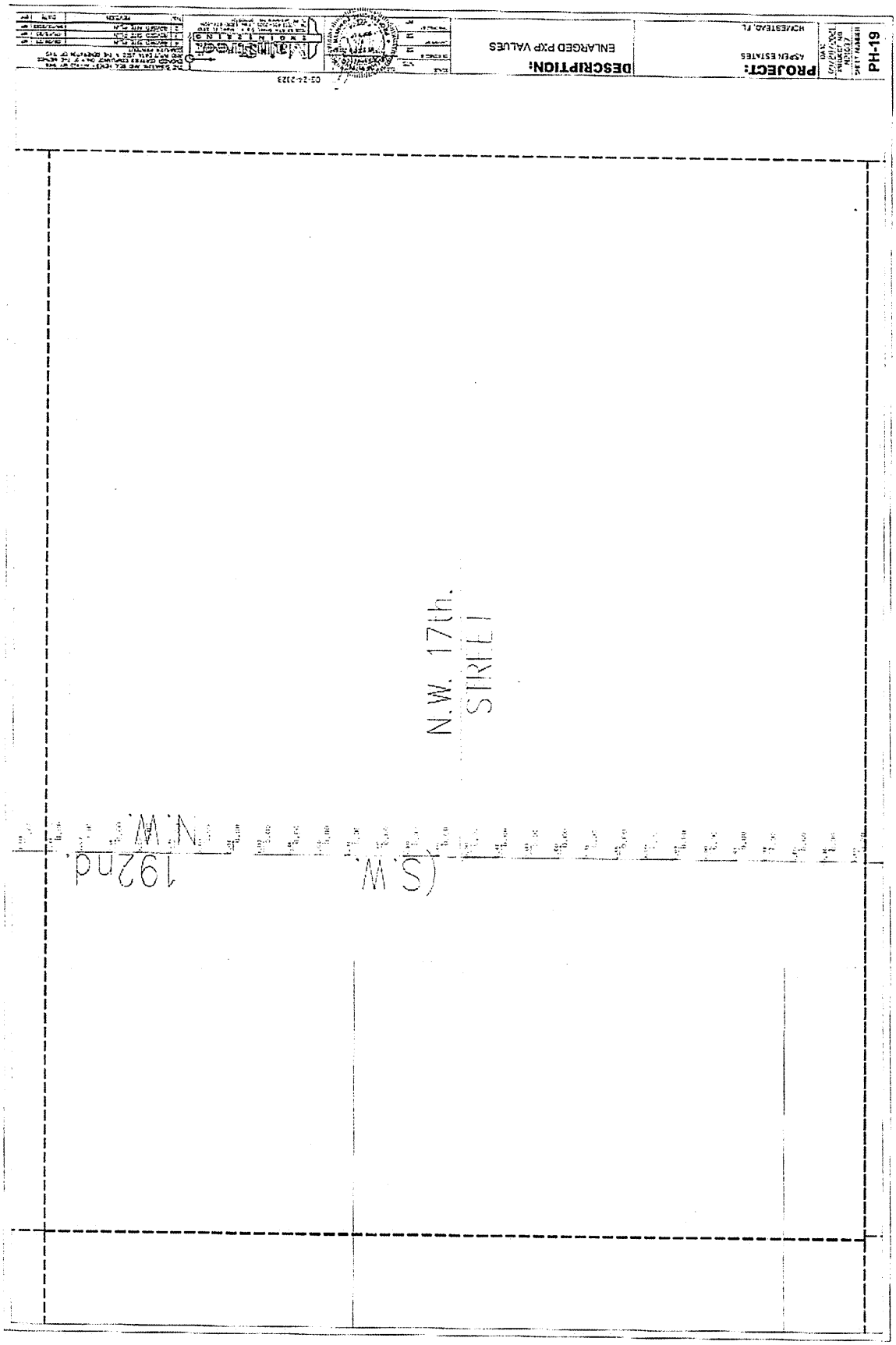

PH-14
PROJECT:
ASPEN ESTATES
HIALEAH, FL.
DESCRIPTION:
ENLARGED PKP VALUES
N.W. 18TH TERRACE
STREET
R= 25.00'
R= 25.00'

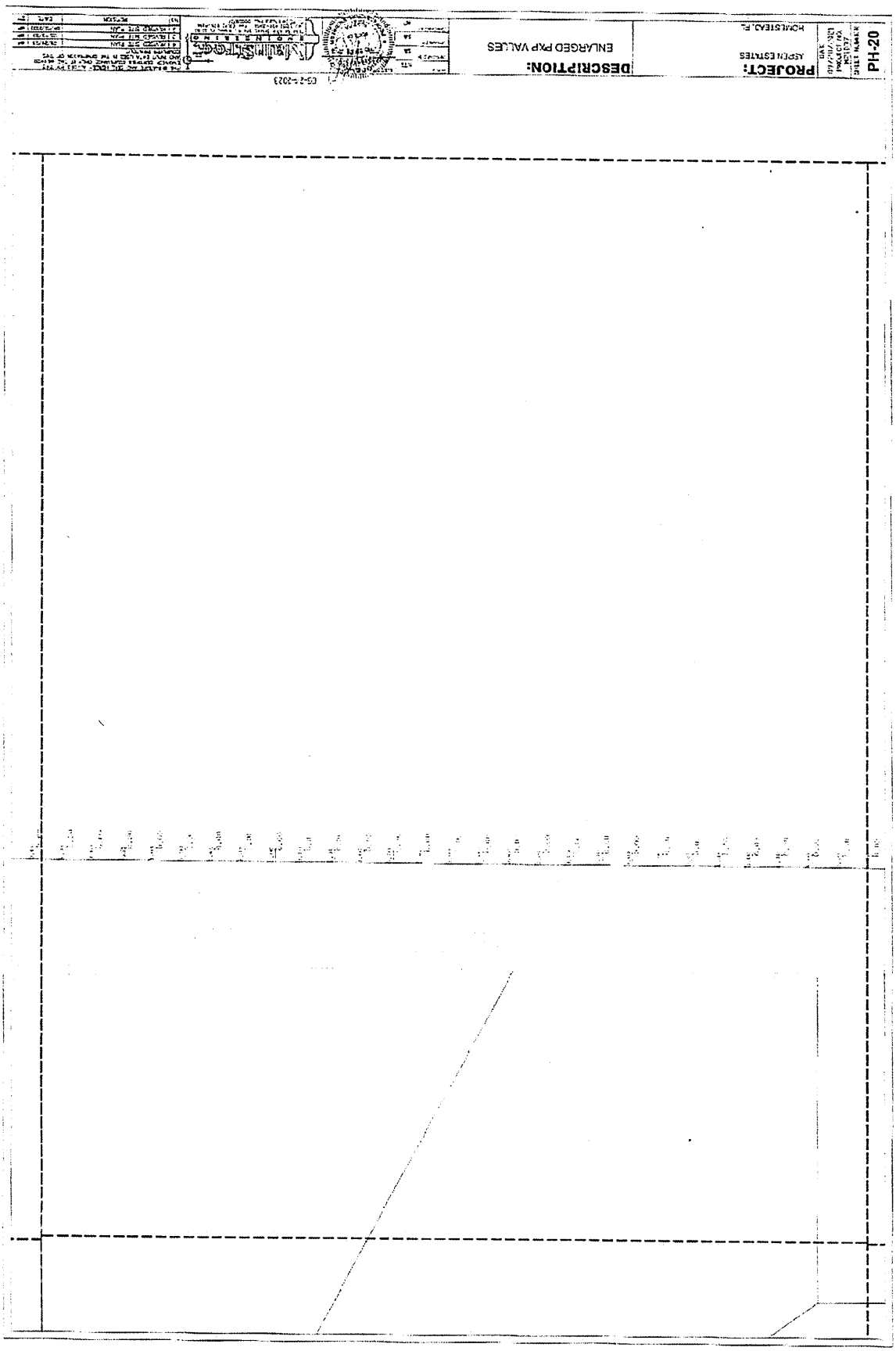

PH-15
PROJECT:
ASPEN ESTATES
DESCRIPTION:
ENLARGED PXP VALUES
R=25.00'
STREET

PROJECT:
DESCRIPTION:
ENLARGED PXP VALUES
PH-16
R/O/W
R/O/W
1264.50'
15th
(KINGS HIGHWAY)


PROJECT:
ASPEN ESTATES
HOMESTEAD, FL.
DESCRIPTION:
ENLARGED PXP VALUES
PH-17
N.W. 19th.
STREET
R= 25.00'

PH-18
PROJECT:
DESCRIPTION:
ENLARGED PKP VALUES
AVENUE
(TOWER ROAD)
1265.33
18th AVENUE


PH-19
PROJECT:
ASPEN ESTATES
DESCRIPTION:
ENLARGED PXP VALUES
N.W. 17th. STREET
N.W. 192nd.
(S.W.


PROJECT:
ASPEN ESTATES
HOMESTEAD, FL
DESCRIPTION:
ENLARGED PKP VALLEES
PH-20

PH-21
PROJECT:
ASPEN ESTATES
HOMESTEAD, FL
DESCRIPTION:
ENLARGED PZP VALUES
R=25.00'
R/O/W

PROJECT:
ASPEN ESTATES
HOLGSTEAD, FL
DESCRIPTION:
POLE AND FIXTURE DETAIL &
PHOTOMETRIC TABLE
PH-22
William E.
Pino, PE
Autobahn Series AT82