

HIGHLAND OAKS

8-UNIT BUILDING

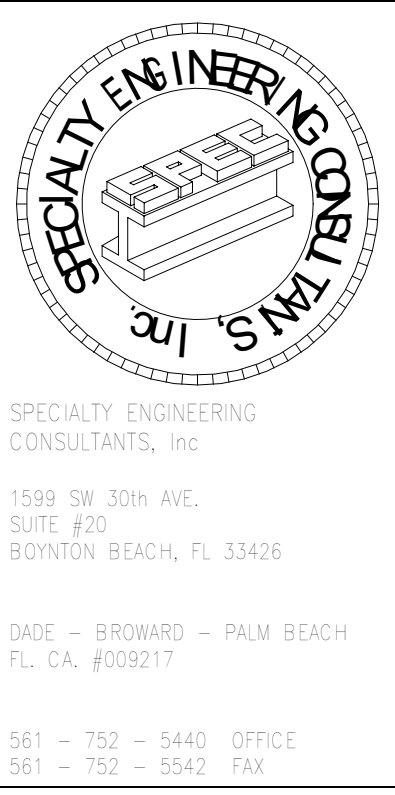
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	COVER SHEET		
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A-2	BUILDING ELEVATIONS	S-2	1ST LIFT BEAM PLAN
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AR-1	UNIT AR FLOOR PLANS/ELECTRICAL PLANS	S-3	TYPICAL STRUCTURAL DETAILS
AL-1	UNIT AL FLOOR PLANS/ELECTRICAL PLANS	S-4	2ND LIFT BEAM PLAN
CR-1	UNIT CR FLOOR PLANS/ELECTRICAL PLANS	S-5	TYPICAL STRUCTURAL DETAILS
D-1	TYPICAL DETAILS	S-6	ROOF FRAMING PLAN
D-2	TYPICAL DETAILS	M-1L	PLAN C MECHANICAL PLAN LEFT
P-1	PLUMBING PLAN	M-1R	PLAN C MECHANICAL PLAN RIGHT
P-2	PLUMBING PLAN	M-2L	PLAN A MECHANICAL PLAN LEFT
		M-2R	PLAN A MECHANICAL PLAN RIGHT

Dewey A. LeBlanc

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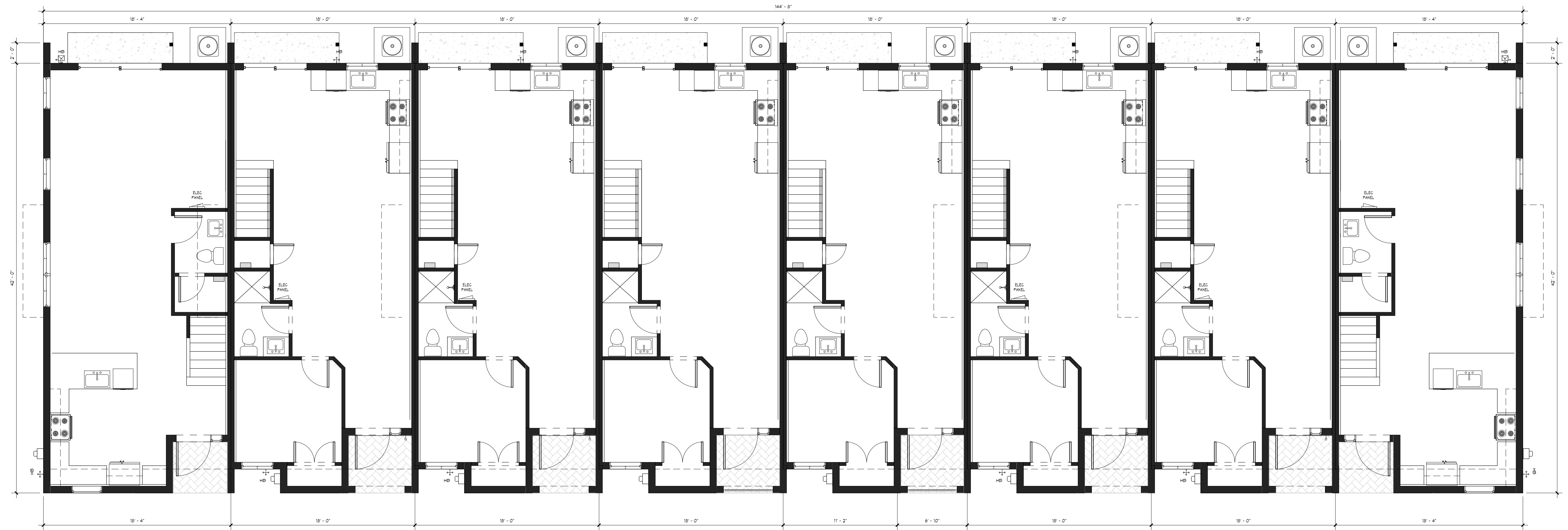
SITE & AREA CALCULATIONS	
TOTAL BUILDING AREA	15,070 SQ. FT.
PROPOSED A/C AREA	12,084 SQ. FT.
PROPOSED NON A/C AREA	2,986 SQ. FT.
GARAGES	1,910 SQ. FT.
COVERED LANAI	772 SQ. FT.
ENTRY	304 SQ. FT.

B L D G . D E S I G N D A T A	
CODES: FLORIDA RESIDENTIAL BLDG. CODE 2020 EDITION NFPA FL FIRE PREVENTION CODE 7TH ED. NEC NATIONAL ELECTRIC CODE 2017 CARBON MONOXIDE DETECTORS REQUIREMENTS PER FL ADMINISTRATIVE CODE RULE 9B-3.0472 ACI 318-14; ASTM 47th ED.	
DESIGN CRITERIA	
COUNTY	DEERFIELD BEACH, FL
OCCUPANCY GROUP	R-3
NUMBER OF STORIES	2
BUILDING CATEGORY	ENCLOSED
BASIC WIND SPEED, mph	170
WIND IMPORTANCE FACTOR	1.0
WIND EXPOSURE CATEGORY	C
VELOCITY PRESSURE	28.44 PSF
INTERNAL PRESSURE COEFFICIENT	+/- .18
MINIMUM SOIL PRESSURE, psf	2500
FLOOR LOADS (LIVE & DEAD)	55
ROOF DEAD LOAD, psf	20
ROOF LIVE LOAD, psf	30
CONTRUCTION TYPE	"III B"UNPROTECTED



8-UNIT BUILDING

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UNIT BR
1,433 SF

UNIT A
1,370 SF

UNIT A
1,370 SF

UNIT A
1,370 SF

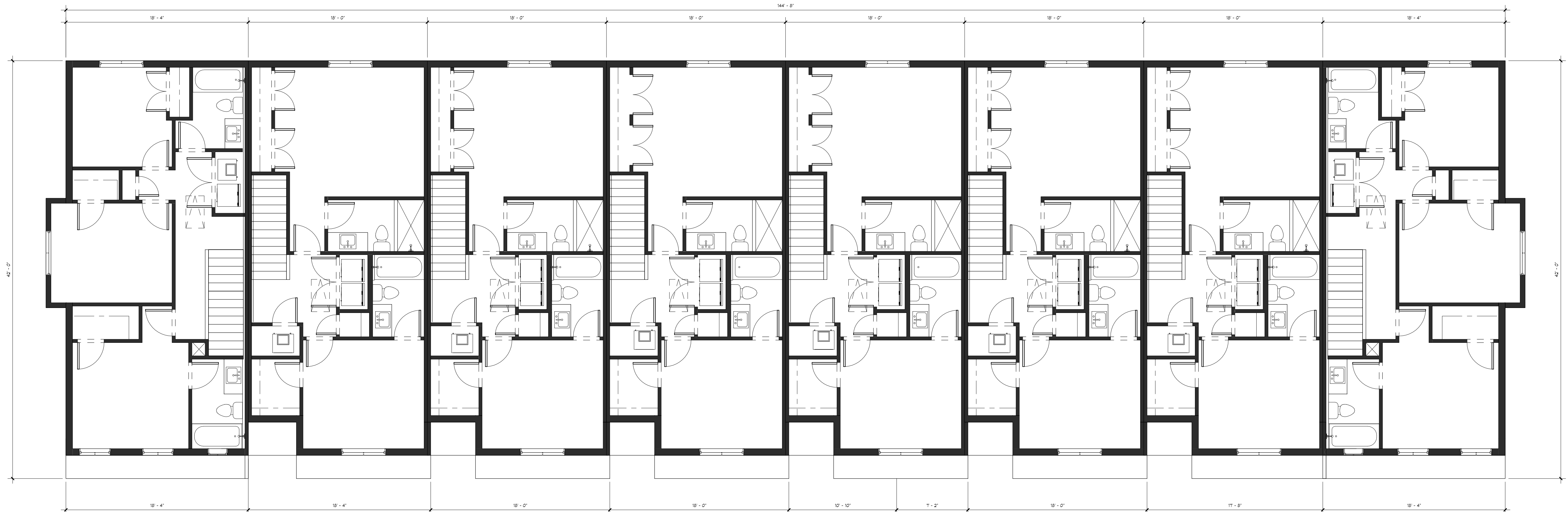
UNIT A
1,370 SF

UNIT A
1,370 SF

UNIT A
1,370 SF

UNIT BR
1,433 SF

① 1st Flr
3/16" = 1'-0"



UNIT BR
1,433 SF

UNIT A
1,370 SF

UNIT A
1,370 SF

UNIT A
1,370 SF

UNIT A
1,370 SF

UNIT A
1,370 SF

UNIT A
1,370 SF

UNIT BR
1,433 SF

② 2nd Flr
3/16" = 1'-0"

AAC

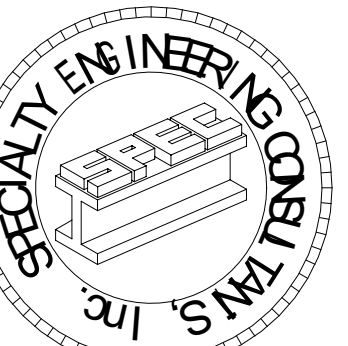
PZ13-12000041

8/3/2021

BUILDING PLANS

SHEET INFORMATION
8- UNIT
BUILDING

PROJECT INFORMATION
HIGHLAND OAKS
FLORIDA CITY,
FLORIDA



SPECIALTY ENGINEERING
CONSULTANTS, Inc.

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL, CA #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:

SCALE

DATE 2/21/2021

RVD. BY Checker

DRWN. BY Author

REVISION SCHEDULE
NO DATE Description

Dewey
A.
LeBlanc
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by Dewey A.
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Date:
2021.07.13
11:58:52 -04'00'

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

A-1

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2 REAR ELEVATION
3/16" = 1'-0"



4 RIGHT SIDE
3/16" = 1'-0"

3 LEFT SIDE
3/16" = 1'-0"



1 FRONT EL
3/16" = 1'-0"

AAC

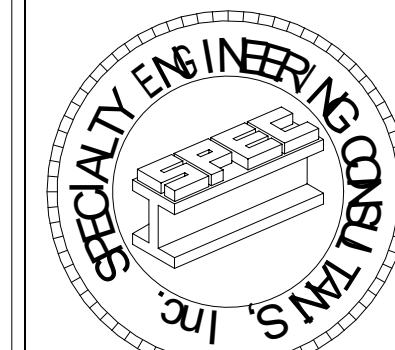
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ELEVATIONS

SHEET INFORMATION
8- UNIT
BUILDING
TYPE A

PROJECT INFORMATION
HIGHLAND OAKS
FLORIDA CITY,
FLORIDA



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SHEET #

A-2