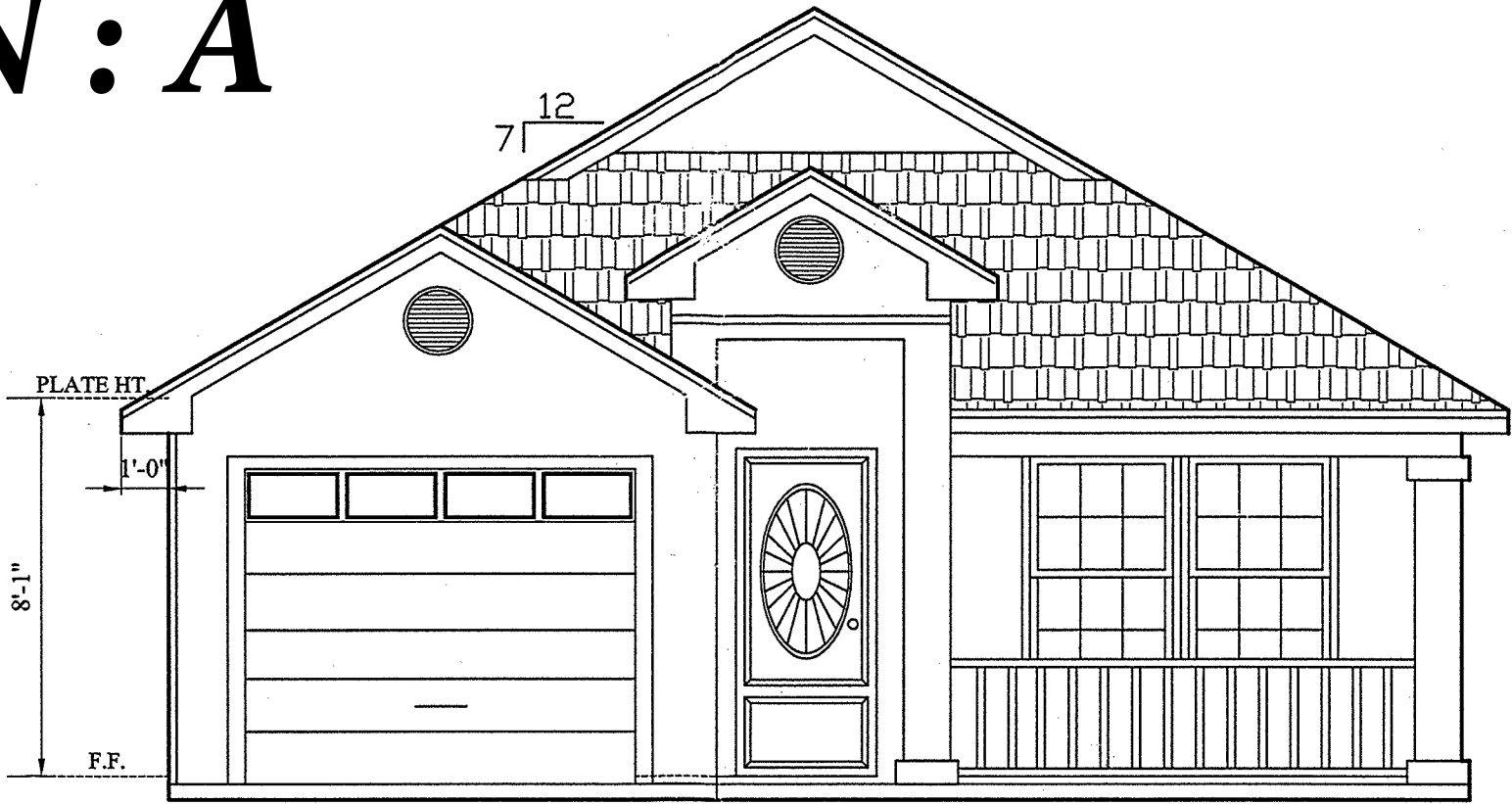


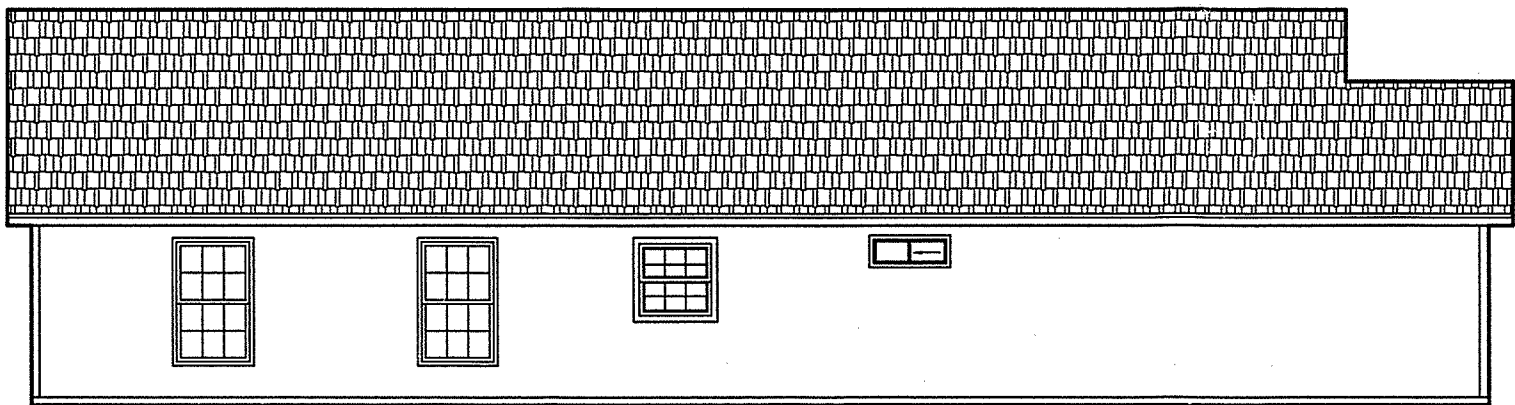
TLC New Construction SITE PLAN OPTIONS

Address	Parcel ID	Lot Size (Acre(s))	Site Plan	Total Units
2399 Eddie Road	111680 E0080	0.14	PLAN A or B	1
919 Griffin Street	212635 A0270	0.34	1 or 2 Duplexes	2-4
317 Ridge Road	411352 B0010	0.34	1 Unit, or 1 Duplex	1-2
407 Shoreline	311880 H0120	0.27	1 Unit, or 1 Duplex	1-2
Grimes Lane	2121510342120	0.29	1 Duplex	2

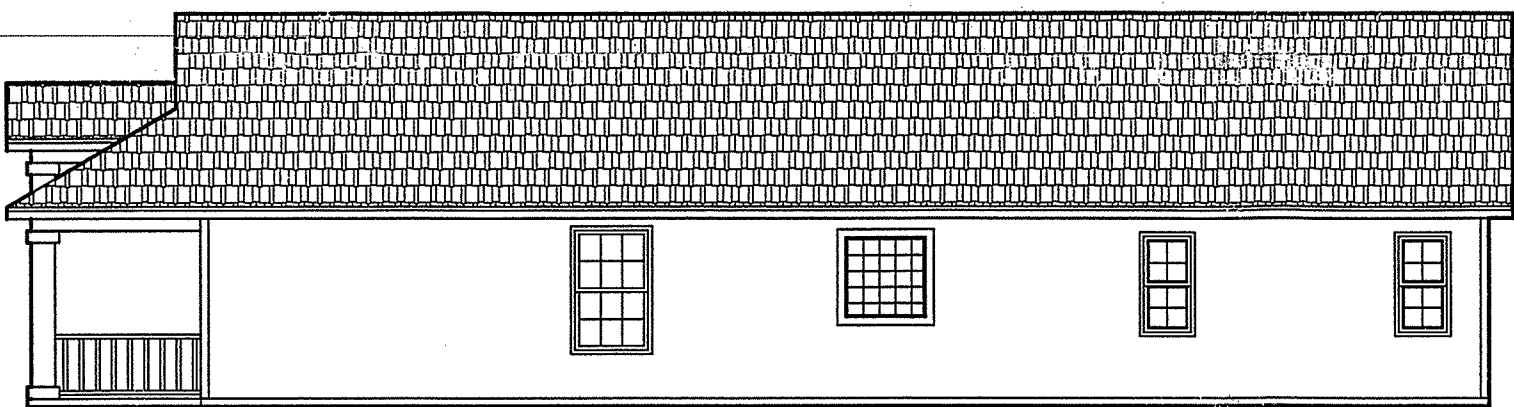
TLC PLAN : A



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



SIDE ELEVATION
1/8" = 1'-0"



SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

WINDOW SCHEDULE 08-23-04		ALEX MODEL 2A DRY CREEK RUN	
NAME	NOM. SIZE	QTY.	STYLE
3050 SH	36" X 60"	7	SINGLE HUNG
2040 SH	24" X 60"	2	SINGLE HUNG
3030 SH	36" X 36"	1	SINGLE HUNG
3010 HS	36" X 12"	1	HORIZONTAL SLIDER
3434 GLASS BLK	40" X 40"	1	GLASS BLOCK INSERT

DOOR SCHEDULE 08-23-04			ALEX MODEL 2A DRY CREEK RUN	
NAME	NOM. SIZE	QTY.	STYLE	SWING
3068 ENTRY	36" X 80"	1	ENTRY DOOR	LH IS
2868 XT.	32" X 80"	1	EXTERIOR 6 PANEL	RH OS
6068 15 LITE	72" X 80"	1	EXTERIOR 15 LITE DOUBLE HINGED FRENCH	OS
2068	24" X 80"	1	INTERIOR DOOR	1 RH
2868	32" X 80"	5	INTERIOR DOOR	3 RH 2 LH
4068 BIF.	48" X 80"	2	INTERIOR BIFOLD	NA
1668 BIF.	18" X 80"	1	INTERIOR BIFOLD	NA

DOORS AND WINDOWS

CITY OF TALLAHASSEE
SEP 20 2004
REVISION

DRAWN BY:	W. RICHARDSON
DATE	09-18-04

Premier Construction
Company, Inc.

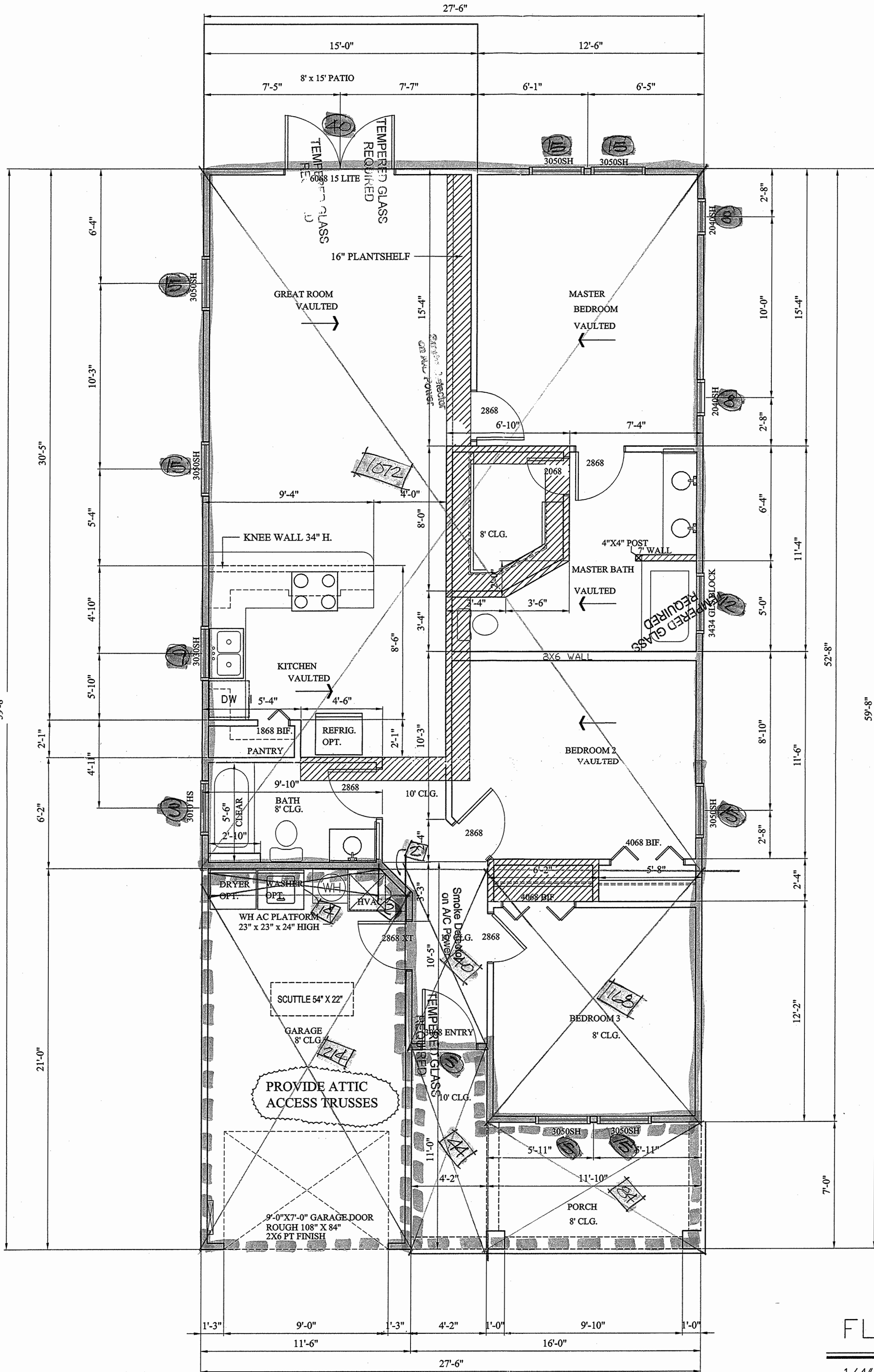
ALEX MODEL

2A DRY CREEK RUN

SHEET:

1

OF 6



1457
-167
1290

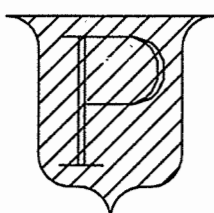
SQFT. BREAKDOWN	
09-18-04	
UNDER ROOF:	1647 SF
HEATED:	1275 SF
KITCHEN:	103 SF
FOYER:	109 SF
MASTER BATH:	100 SF
MASTER BED:	183 SF
WIC:	44 SF
GUEST BATH:	50 SF
BEDROOM 2:	158 SF
BEDROOM 3:	141 SF
GREAT ROOM:	177 SF
DINING AREA:	86 SF
HALL 1:	104 SF
PATIO:	119 SF
FRONT PORCH:	135 SF
GARAGE:	223 SF

FLOOR PLAN

1/4" = 1'-0"

CITY OF TALLAHASSEE	SEP 30 2004	REVISION	DRAWN BY: W. RICHARDSON
			DATE: 09-18-04

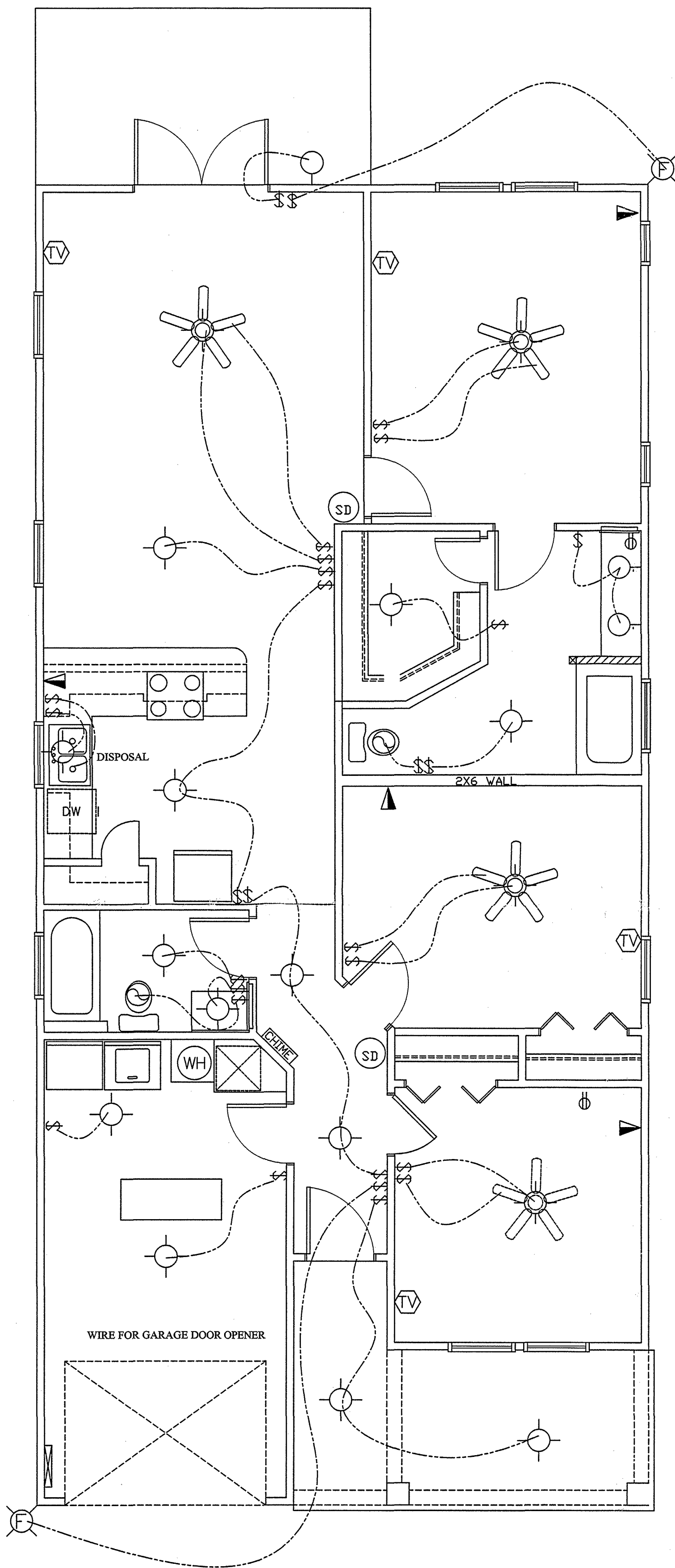
Premier Construction
Company, Inc.



ALEX MODEL
2A DRY CREEK RUN

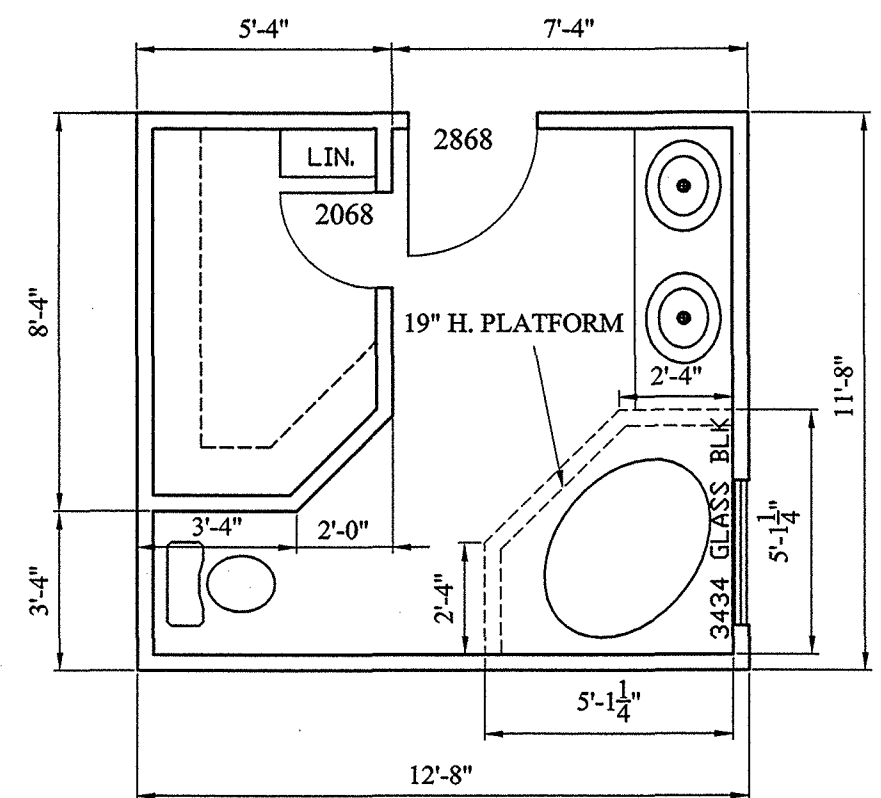
SHEET:

2
OF 6



ELECTRICAL PLAN

1/4" = 1'-0"



OPTIONAL MASTER BATH

1/4" = 1'

CEILING ROD LENGTHS

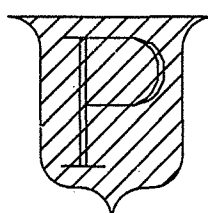
- 9' CEILING = 12"
- 10' CEILING = 18"
- 11' CEILING = 24"
- 12' CEILING = 36"

NOTE: RECEPTACLES TO BE PLACED PER LOCAL BLDG. CODES.
SEE PLAN FOR HOMEOWNER PLACED RELOCATIONS.

LIGHTING SCHEDULE 08-25-04	ALEX MODEL 2A DRY CREEK RUN
ROOM	DESCRIPTION
GREAT ROOM:	CEILING FAN/ LIGHT COMBO (18" DROP ROD)
KITCHEN:	(2) CEILING MOUNT
FOYER:	(1) CEILING LIGHT
MASTER BATH:	(1) CEILING MOUNT (2) VANITY LIGHT
WIC	(1) CEILING MOUNT
MASTER BEDROOM:	CEILING FAN/ LIGHT COMBO (18" DROP ROD)
GUEST BATH	(2) CEILING MOUNT (1) VANITY LIGHT
BEDROOM 2:	CEILING FAN/ LIGHT COMBO (18" DROP ROD)
BEDROOM 3:	CEILING FAN/ LIGHT COMBO (NO DROP ROD)
DINING AREA	(1) CEILING MOUNT
HALLWAY:	(2) CEILING MOUNT
GARAGE:	(1) CEILING MOUNT
FRONT PORCH:	(2) CEILING MOUNT
EXTERIOR	(1) FLOOD LIGHTS (DOUBLE) (1) CEILING MOUNT ENTRY LIGHT (1) WALL LITE (REAR ENTRY)

DRAWN BY: W. RICHARDSON
DATE: 09-18-04

Premier Construction
Company, Inc.



ALEX MODEL
2A DRY CREEK RUN

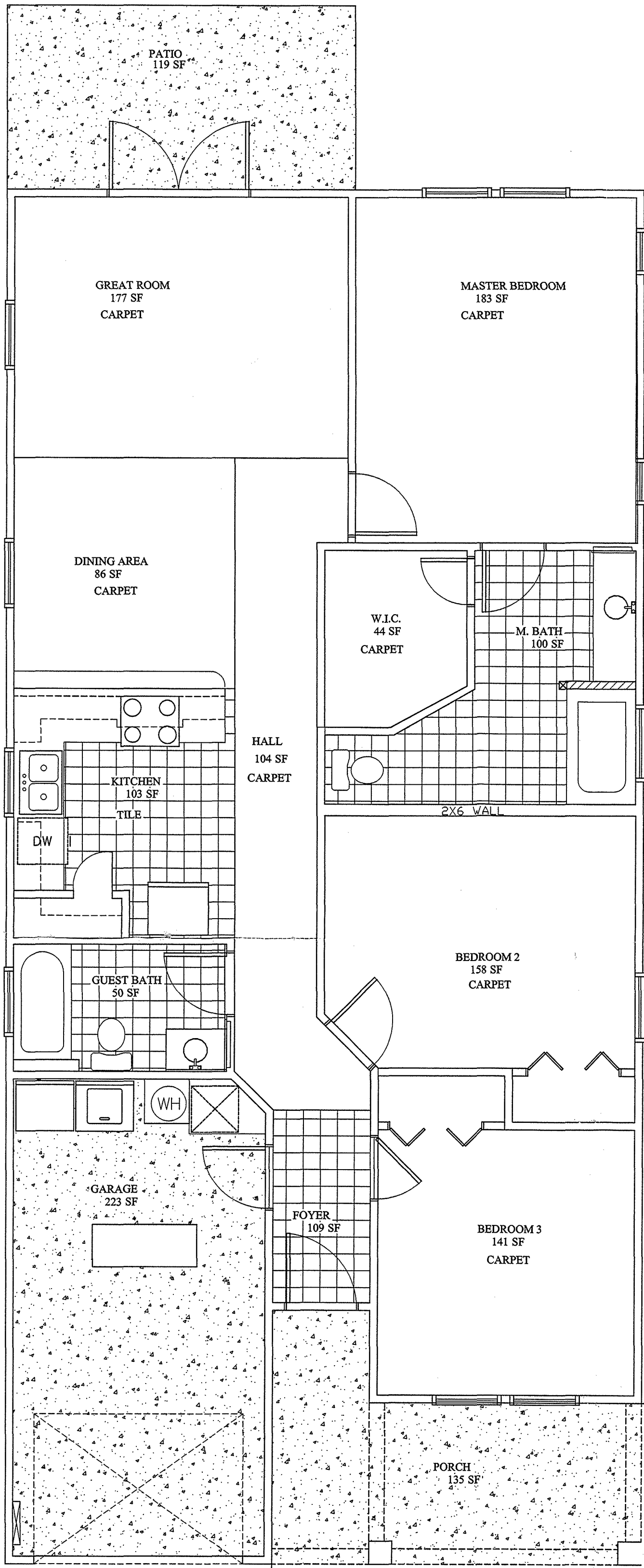
SHEET:

3
OF 6

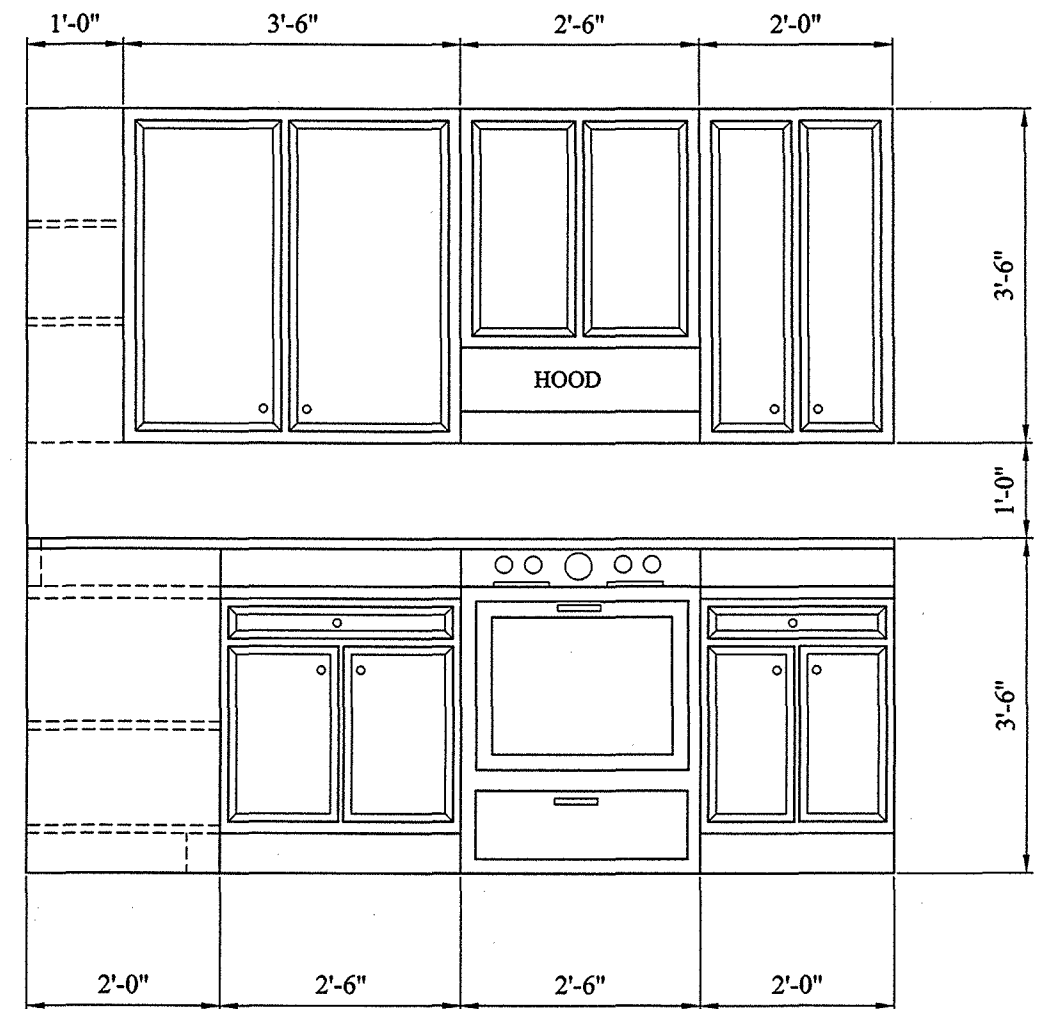
CITY OF TALLAHASSEE

SEP 20 2004

REVISION

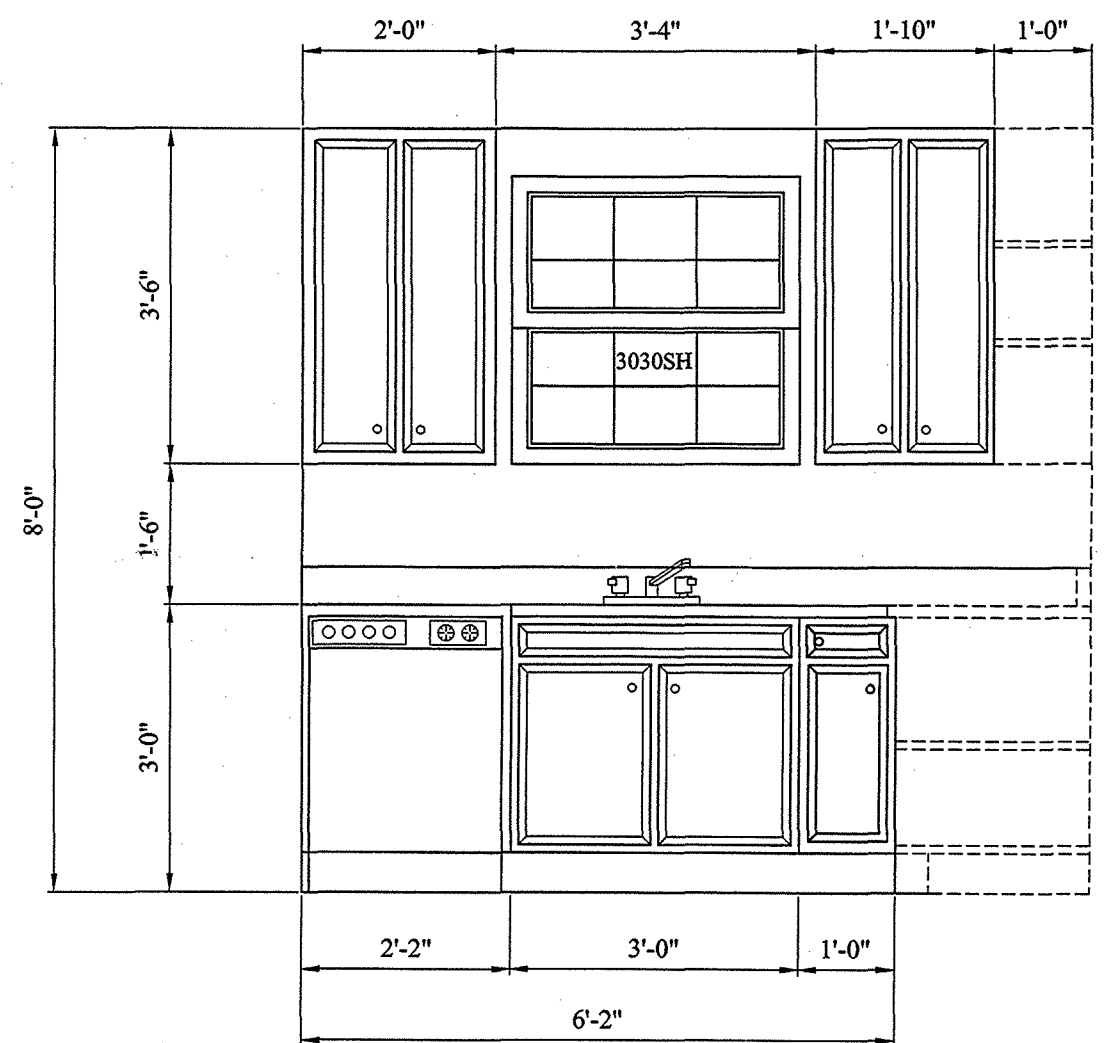


OPTIONS



CABINET ELEVATION

1/2" = 1'-0"

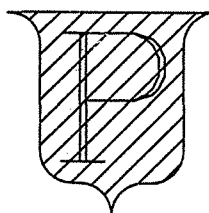


CABINET ELEVATION

1/2" = 1'-0"

DRAWN BY: W. RICHARDSON
DATE: 09-18-04

Premier Construction
Company, Inc.

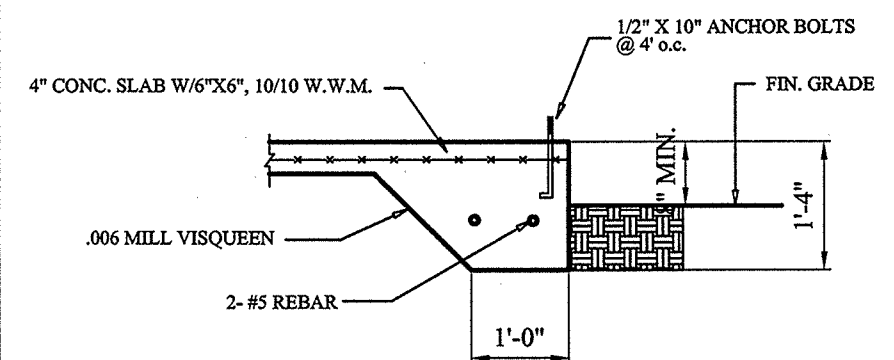
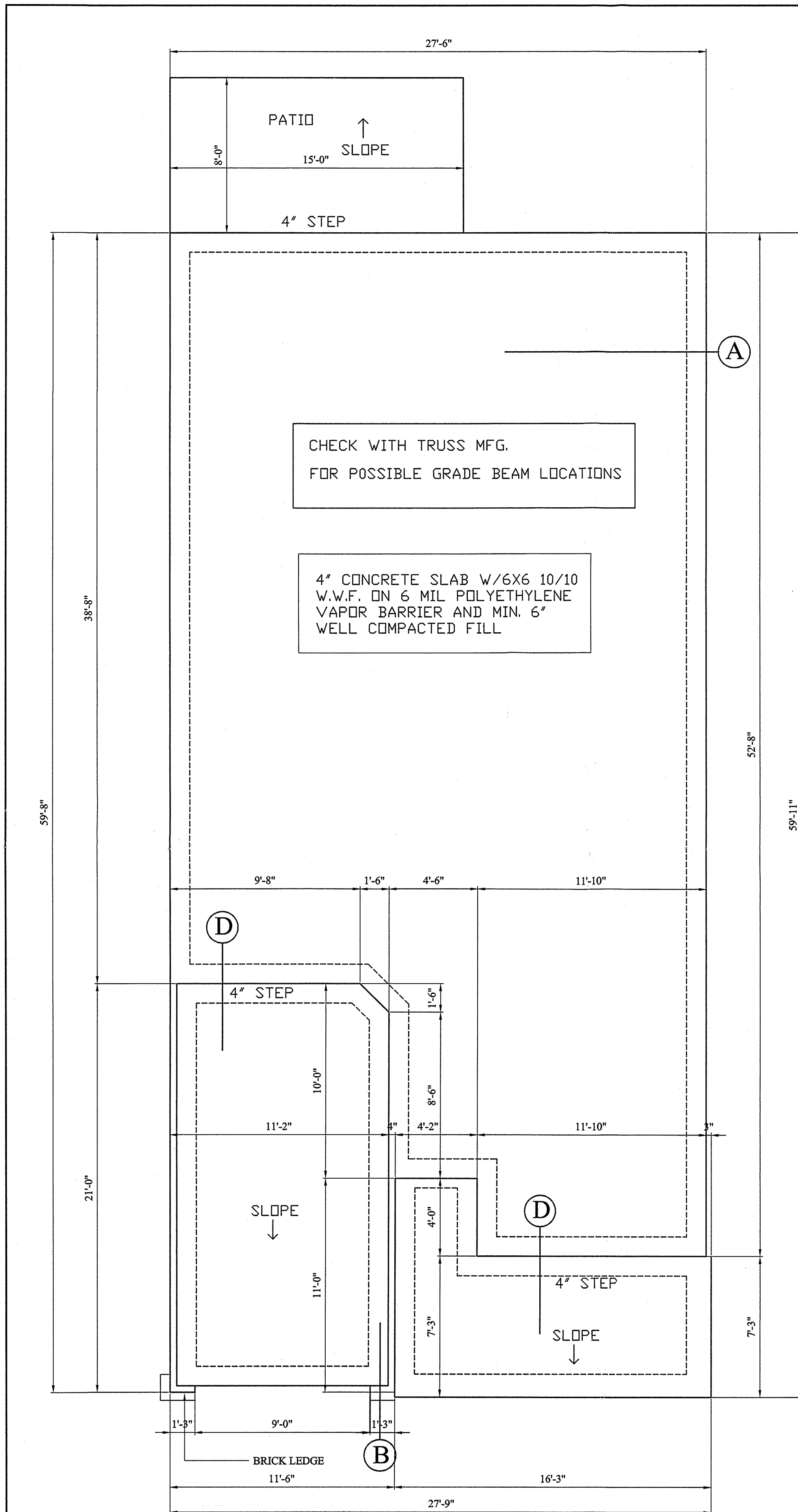


ALEX MODEL
2A DRY CREEK RUN

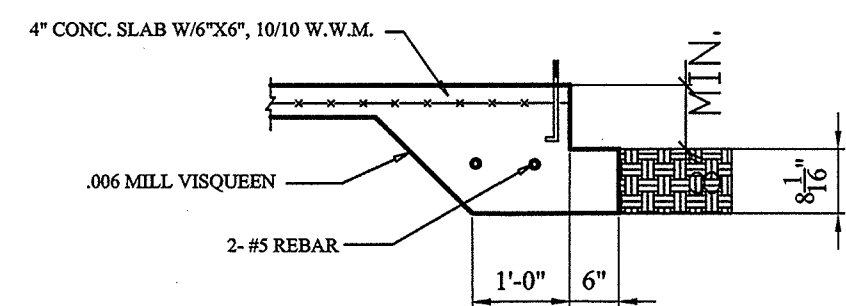
SHEET:

4
OF 6

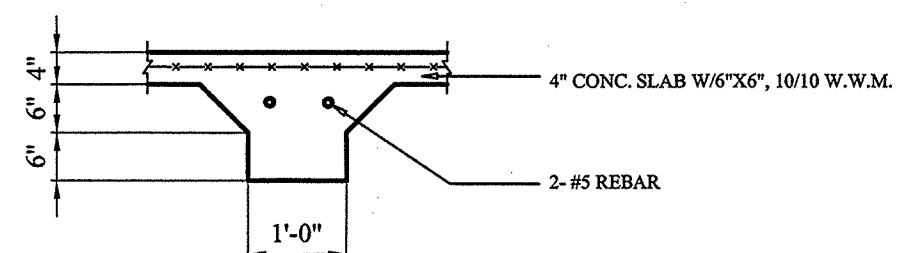
CITY OF TALLAHASSEE
SEP 30 2004
REVISION



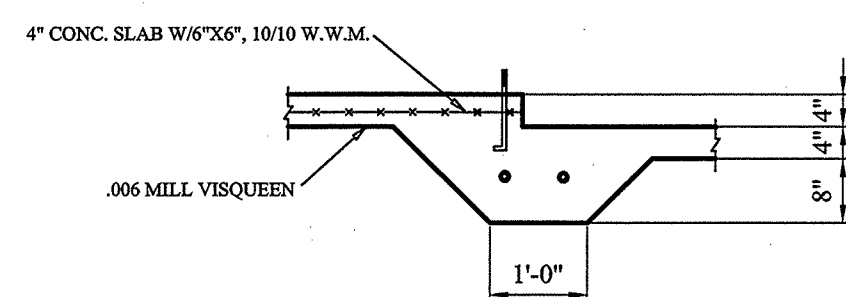
MONO SLAB FOOTER (A)
1/2" - 1'-0"



MONO SLAB W/ BRICK (B)
1/2" - 1'-0"



GRADE BEAM (C)
1/2" - 1'-0"



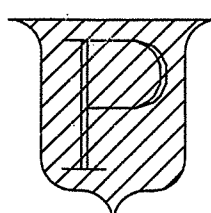
STEP FOOTER (D)
1/2" - 1'-0"

FOUNDATION PLAN

1/4" = 1'-0"

DRAWN BY: W. RICHARDSON
DATE: 09-18-04

Premier Construction
Company, Inc.



ALEX MODEL
2A DRY CREEK RUN

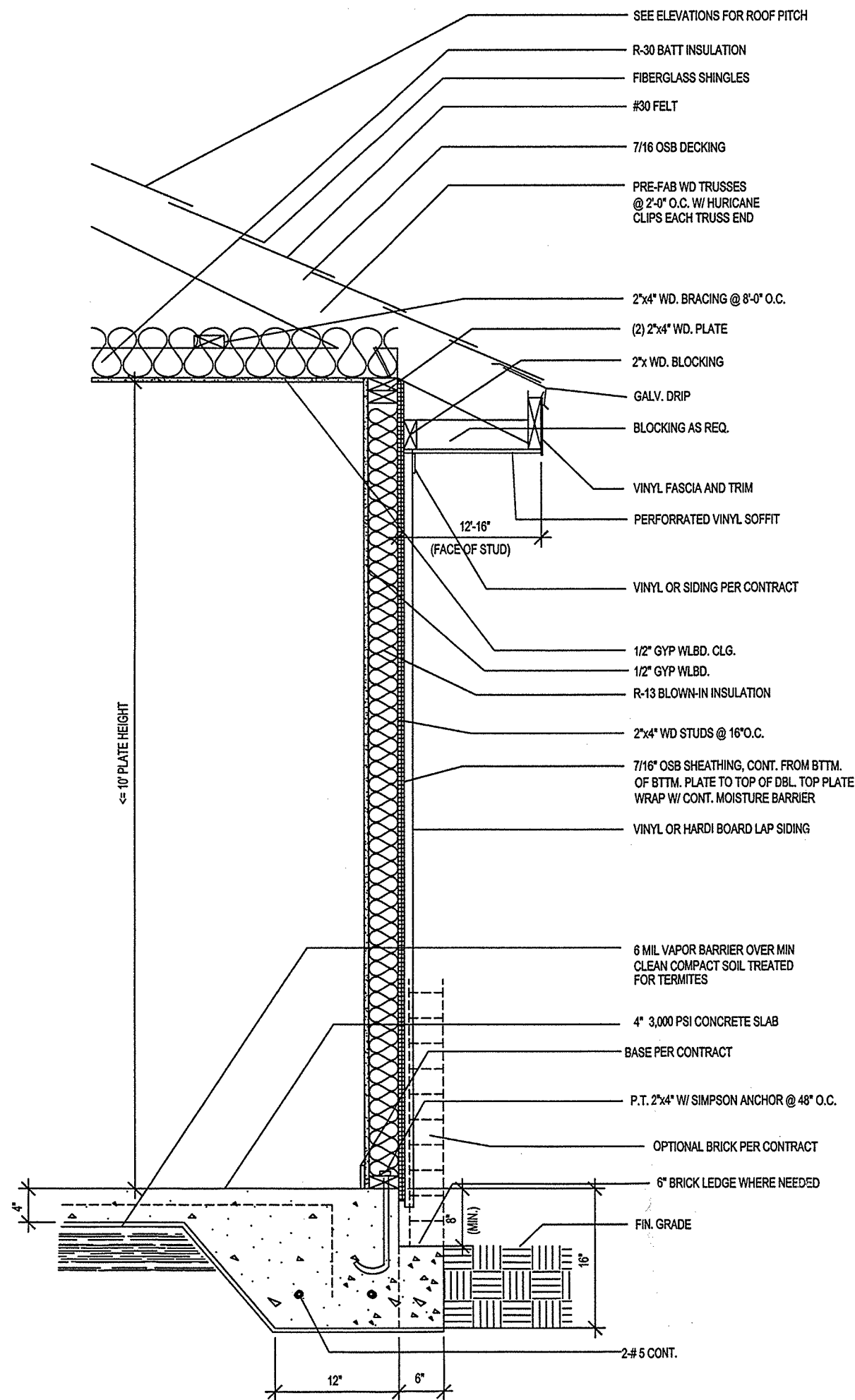
SHEET:

5
OF 6

CITY OF TALLAHASSEE

SEP 30 2004

REVISION



WALL SECTION

3/4" = 1'-0"

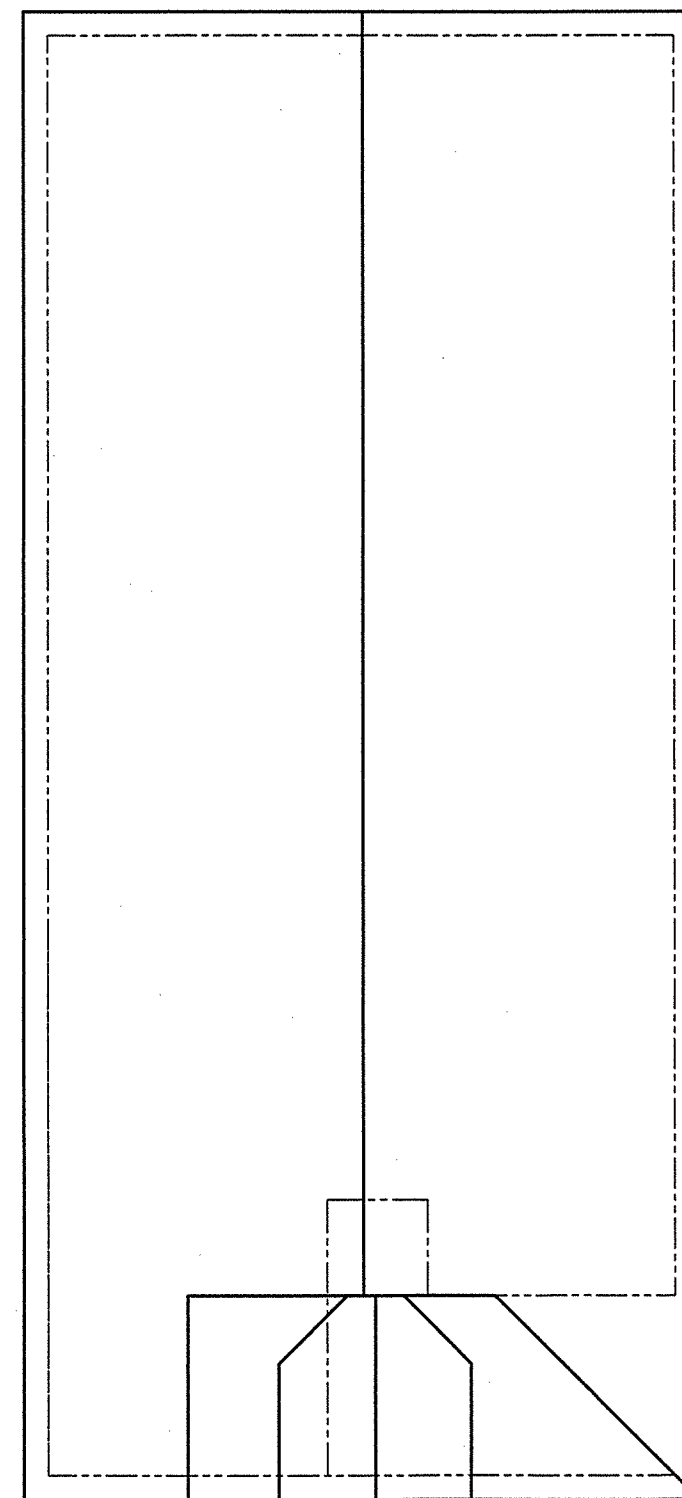
VERTICAL BAR PLACEMENT FOR

BLOCK WALL WITH CONCRETE FLOOR SLAB OR JOIST DESIGN

FOR FLOOR JOIST DESIGN USE BOND BEAM WITH 1 #5 REINFORCED BAR CONTINUOUS
FOR SLAB FLOOR, POUR INTO BLOCK WITH WELDED WIRE MESH. (SEE CHART BELOW)

**IN ALL CASES VERTICAL BARS SHALL BE PLACED AT EITHER SIDE OF OPENINGS IN WALL
AND AT EACH CORNER, VERTICAL BARS SHALL BE BENT 24" INTO SLAB
EACH REINFORCED CELL SHALL BE FILLED WITH CONCRETE**

H=HEIGHT OF WALL	WIDTH OF BLOCK	VERTICAL BAR SPACING
H < 32	8"	NO. 5 @ 72" O.C.
32 < H < 56	8"	NO. 5 @ 48" O.C.
56 < H < 72	8"	NO. 5 @ 32" O.C.
72 < H < 88	12"	NO. 5 @ 32" O.C. W/ BOND BEAM W/ 1 #5 @ MID-HEIGHT
	8"	NO. 5 @ 32" O.C. 1/8" BLOCK MAY BE USED ONLY IF NEITHER SIDE OF WALL HAS SOIL BEARING PRESSURE. A BOND BEAM WITH 1-#5 SHALL BE PROVIDED @ MID-HEIGHT
88 < H < 96	12"	NO. 5 @ 24" O.C. W/ BOND BEAM W/ 1 #5 @ MID-HEIGHT
	8"	NO. 5 @ 24" O.C. 1/8" BLOCK MAY BE USED ONLY IF NEITHER SIDE OF WALL HAS SOIL BEARING PRESSURE. A BOND BEAM WITH 1-#5 SHALL BE PROVIDED @ MID-HEIGHT



ROOF PLAN

1/8" = 1'-0"

1/2" A.B. @ 4'-0" O.C.

DUR-O-WAL @ ALT. COURSES

BRICK VENEER WHERE REQUIRED

CONCRETE BLOCK WALL
WITH #5 VERTICAL IN FILLED CELLS
(SEE CHART A FOR BAR PLACEMENT
AND WIDTH OF CONCRETE BLOCK)

MIN. GROUND LINE

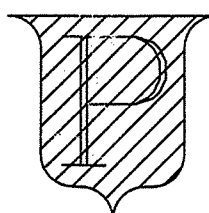
2 #5'S (ONE STORY)
3 #5'S (TWO STORY)

DETAIL

NOT TO SCALE

DRAWN BY: W. RICHARDSON
DATE: 09-18-04

Premier Construction
Company, Inc.



ALEX MODEL

2A DRY CREEK RUN

SHEET:

6

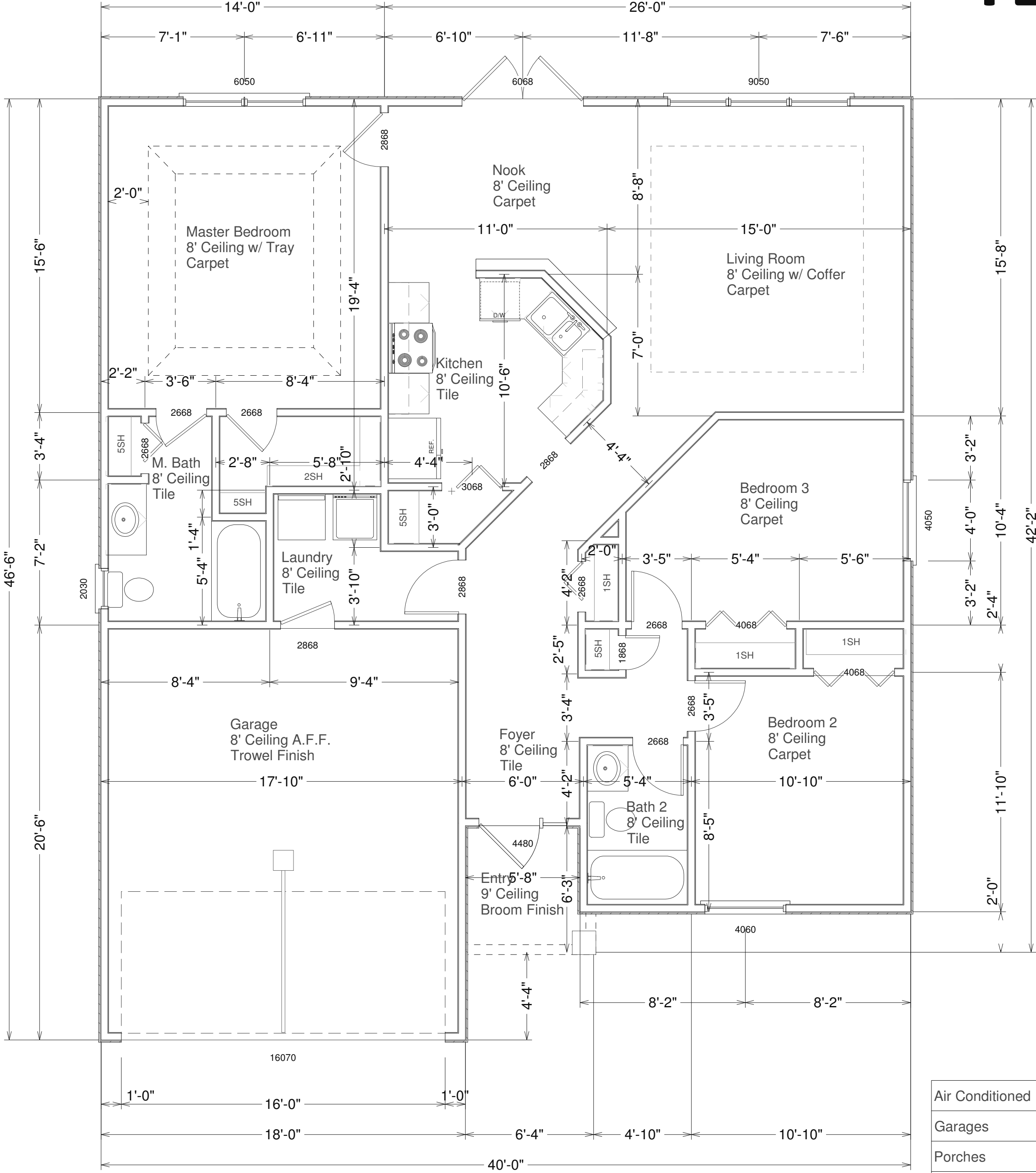
OF 6

CITY OF TALLAHASSEE

SEP 20 2004

REVISION

TLC PLAN: B



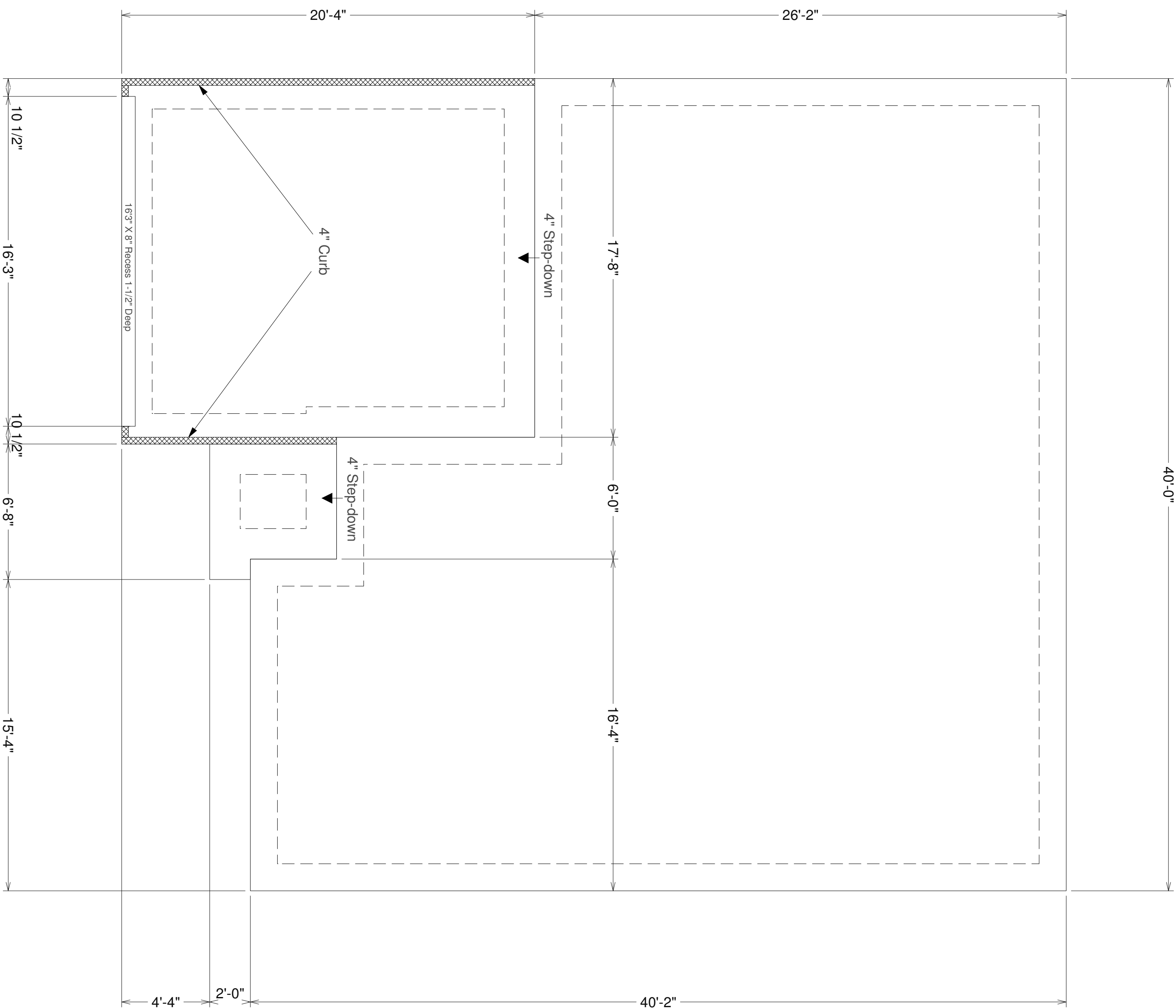
Air Conditioned	1333
Garages	363
Porches	38
Total Under Roof	1734

Revised	By
2-19-07	BD

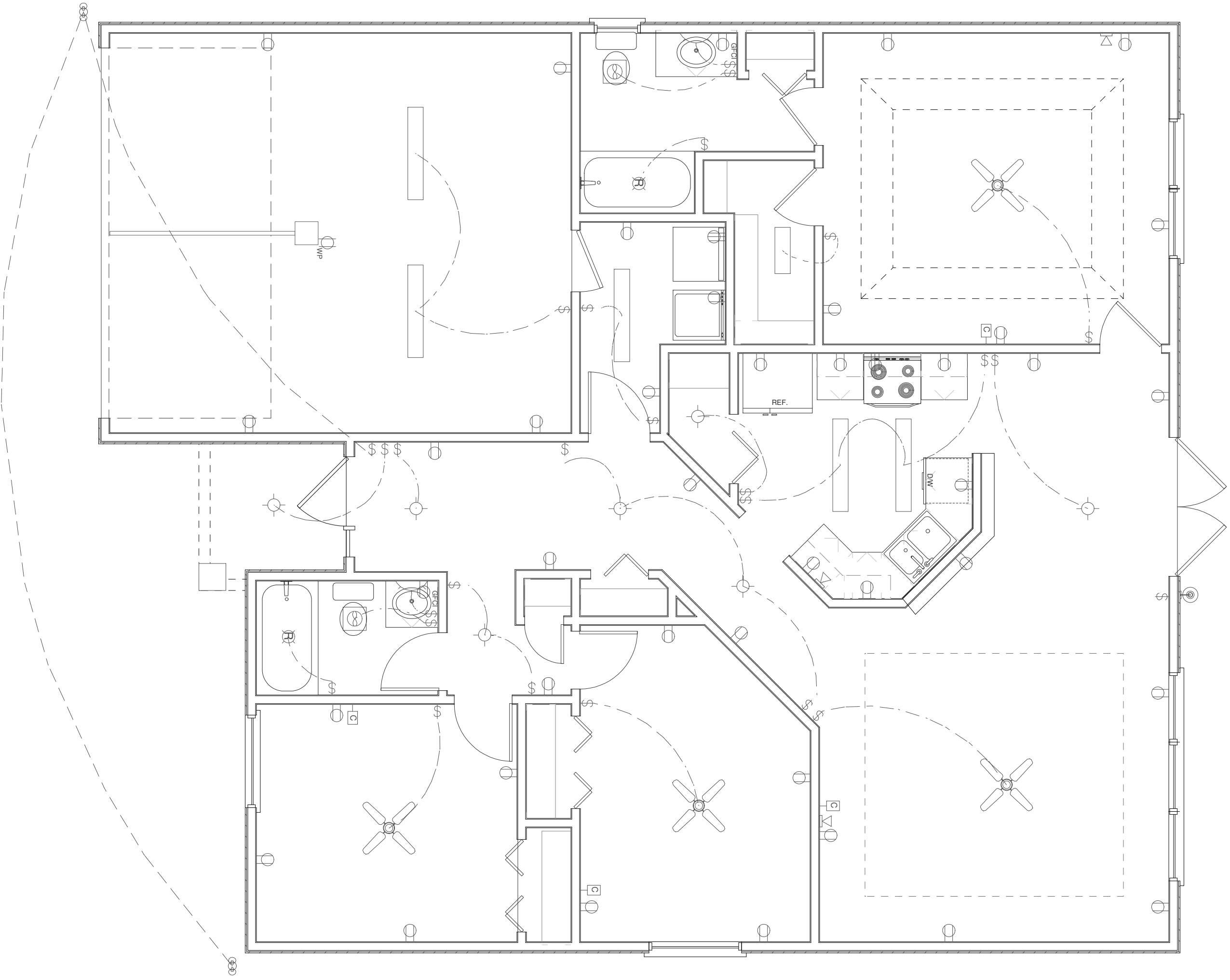
Orion's Point
Laurel Model

William Dean Homes North, Inc.
(850) 656-8703 - P.O. Box 6646, Tallahassee 32314

CRC1327443 - Copyright 2007



Revised	By
2-19-07	BD

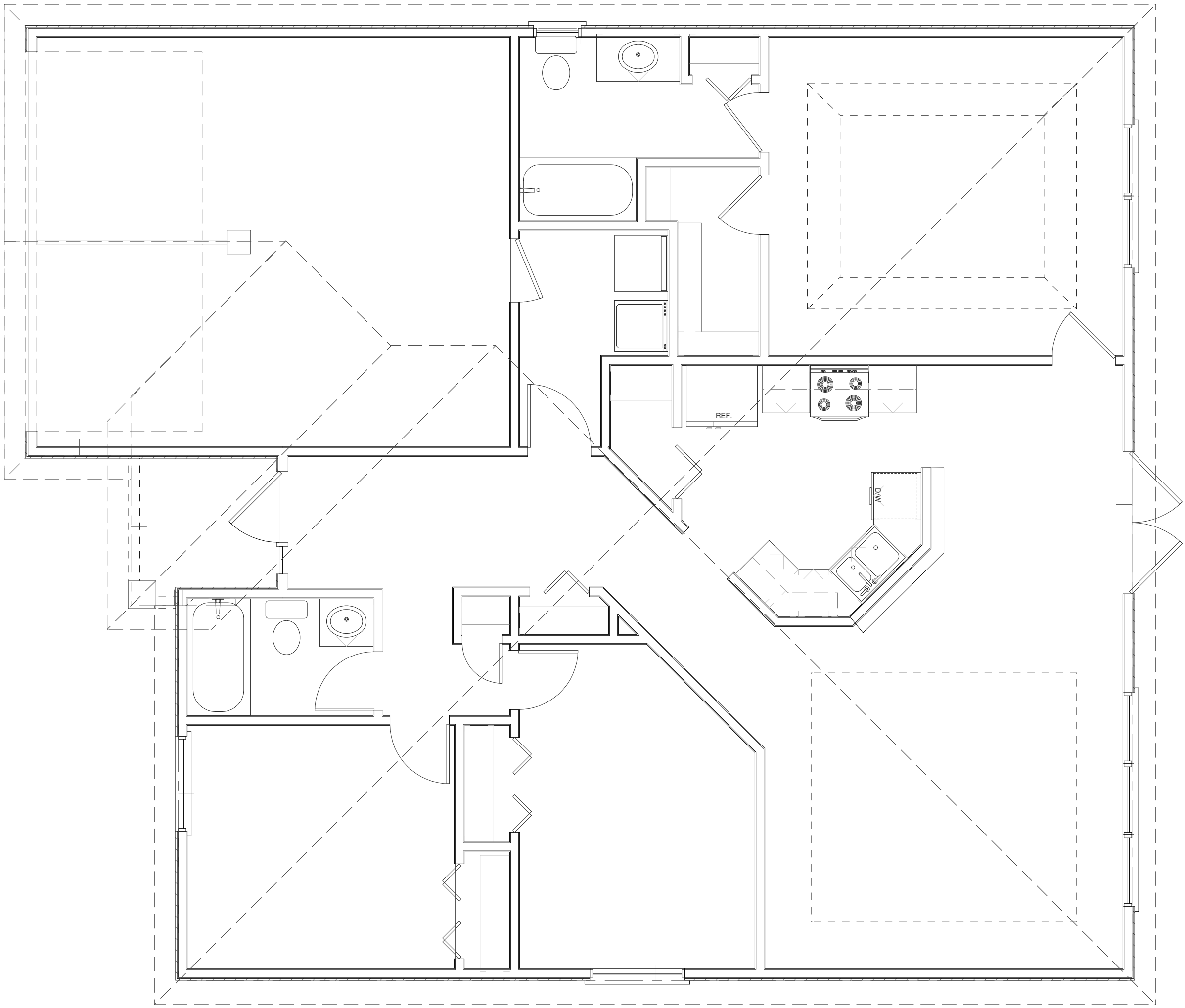


William Dean Homes North, Inc.
(850) 656-8703 - P.O. Box 6646, Tallahassee 32314

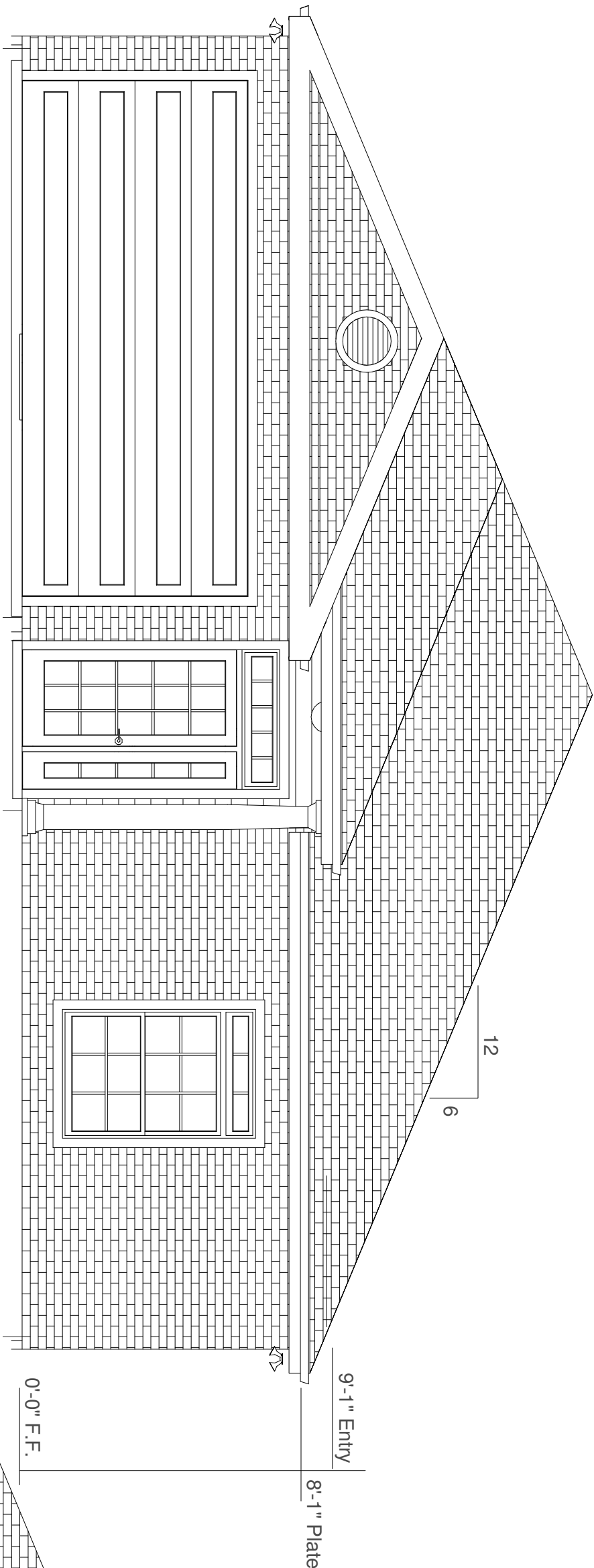
CRC1327443 - Copyright 2007

Orion's Point Laurel Model

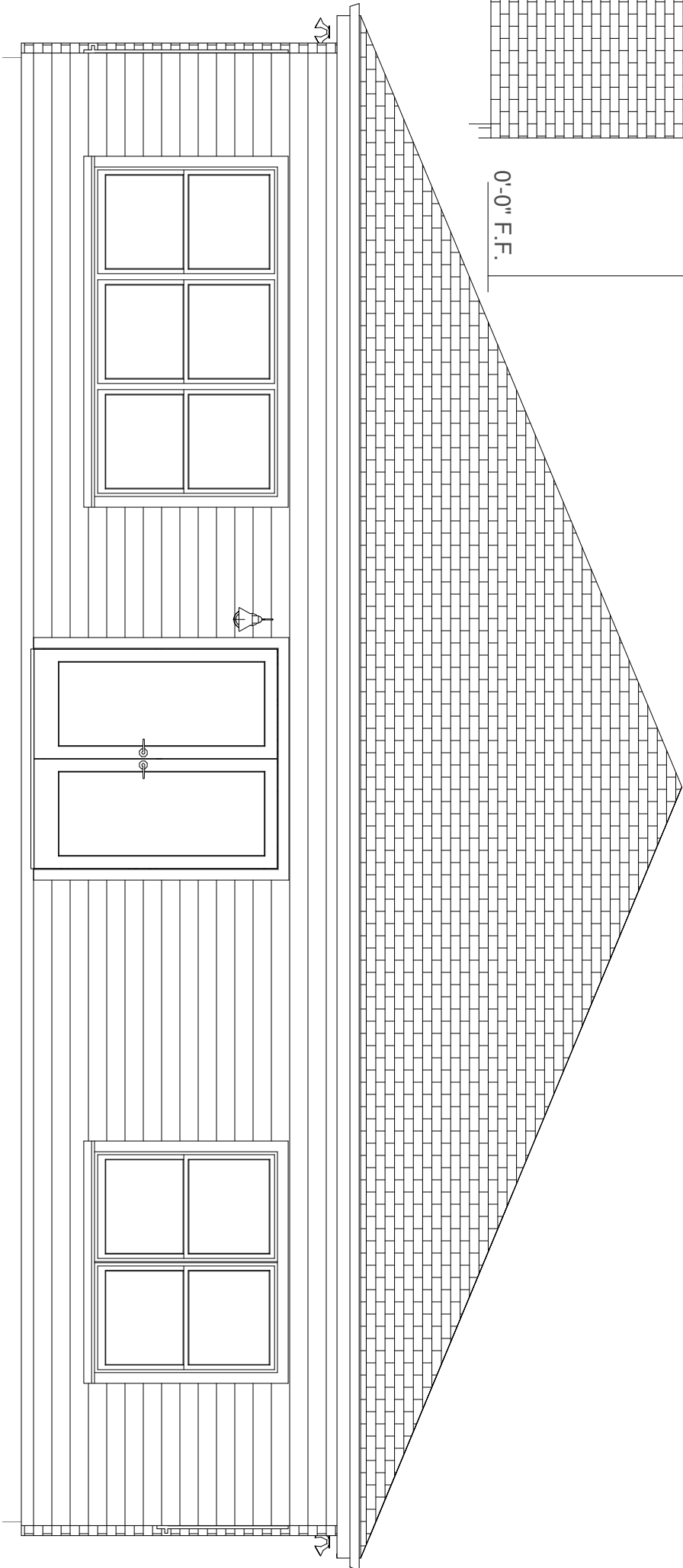
Revised	By
2-19-07	BD



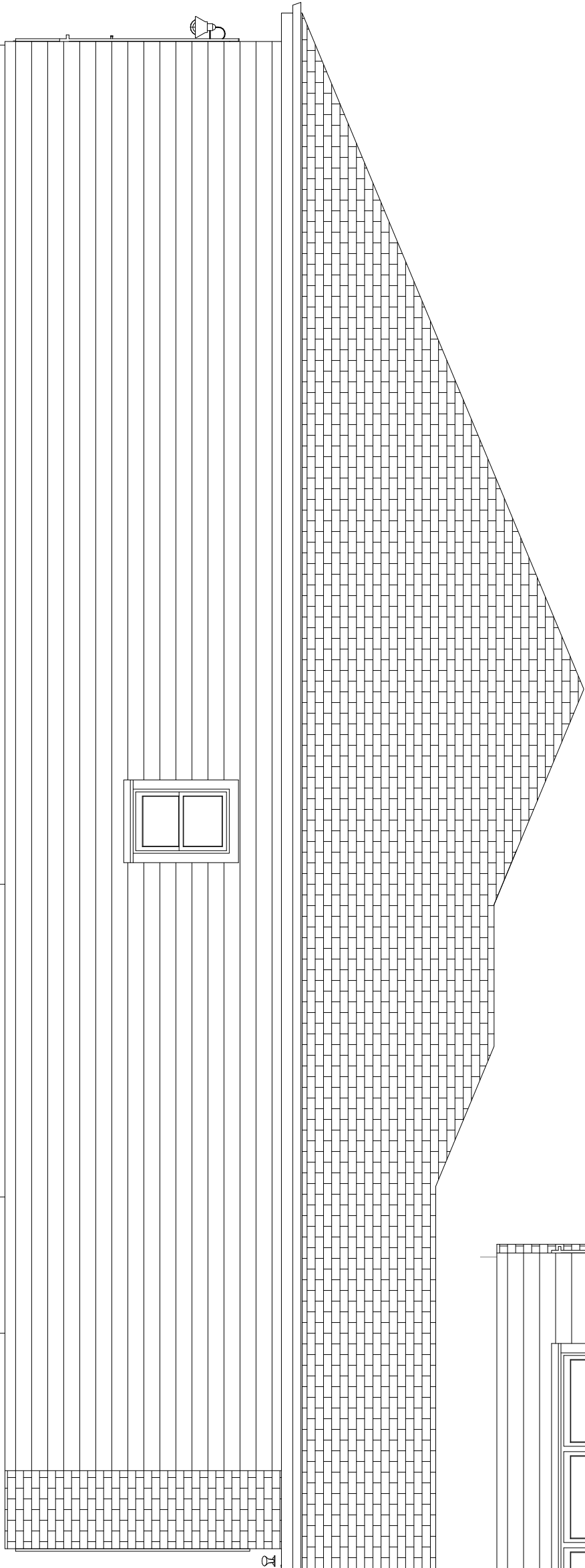
Revised	By
2-19-07	BD



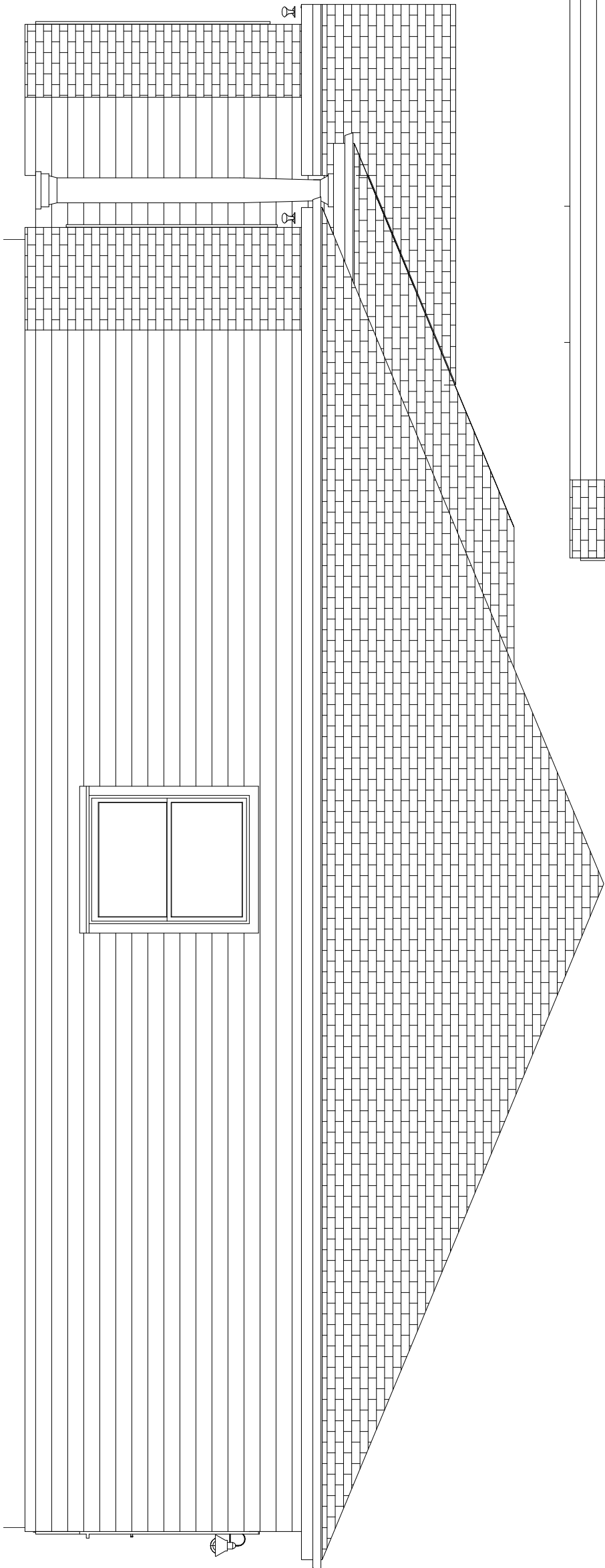
Front Elevation



Rear Elevation



Leftside Elevation



Rightside Elevation

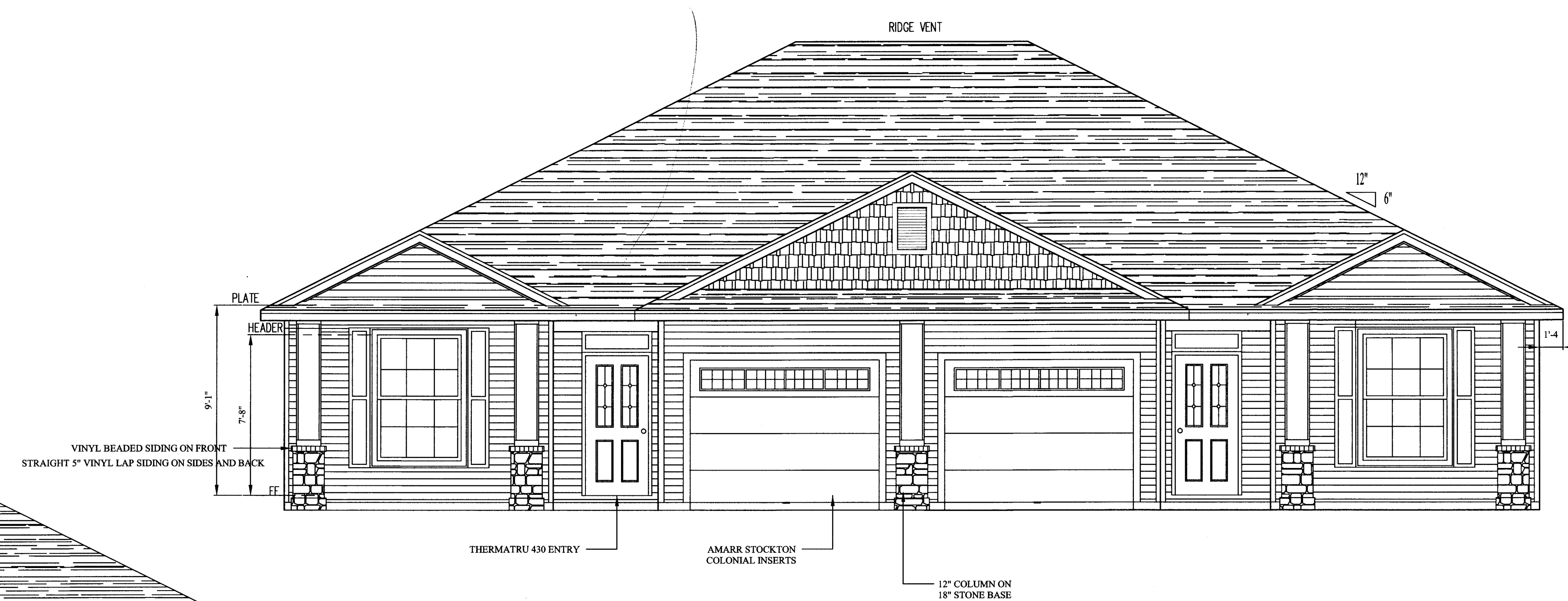


SIDE ELEVATION
1/4" = 1'-0"
 (OTHER SIDE IS MIRROR IMAGE)

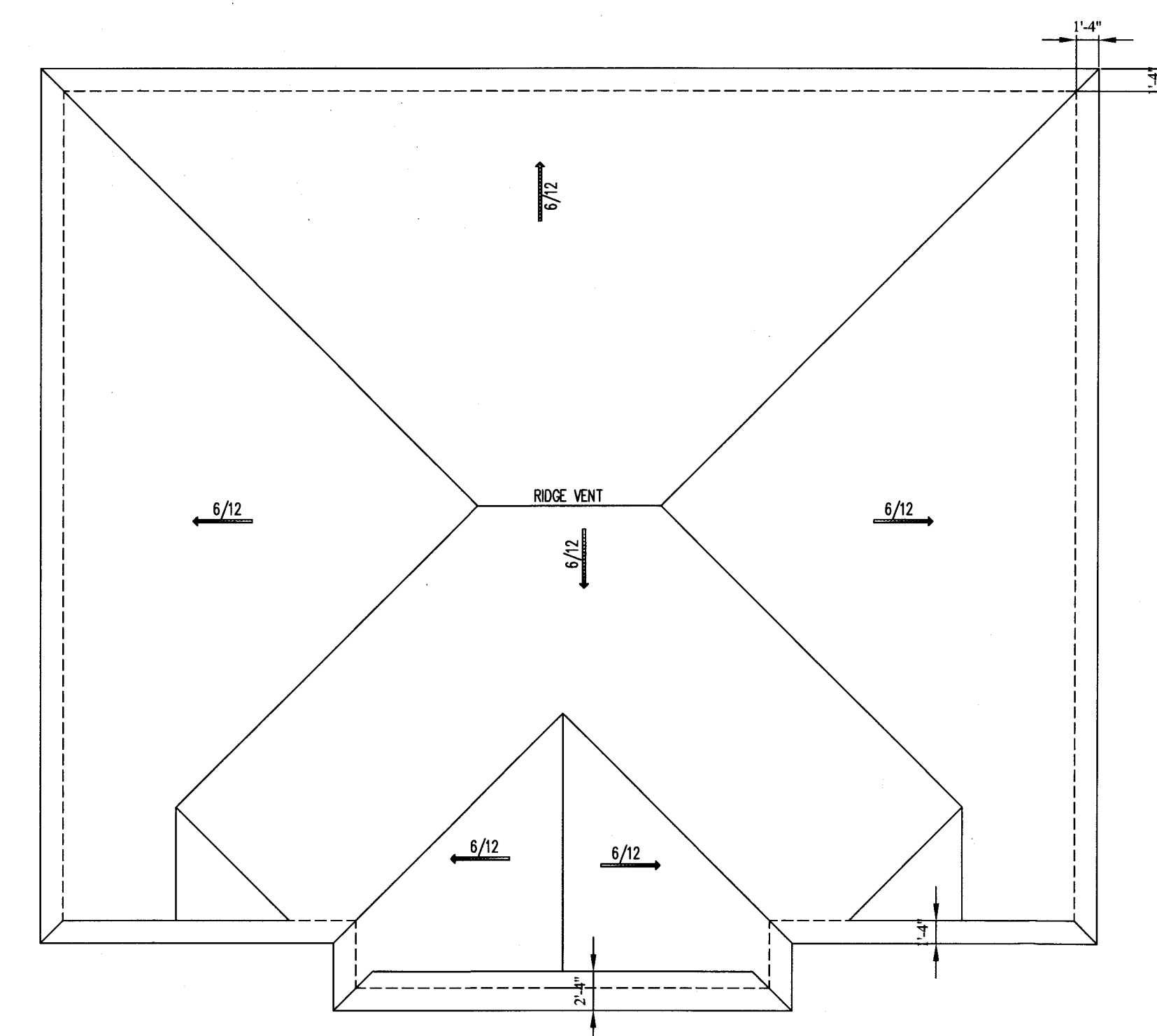


REAR ELEVATION

1/4" = 1'-0"




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



ROOF PLAN

1/8" = 1'-0"

No building hereafter erected shall be occupied or used in whole or in part, until a Certificate of Occupancy shall have been issued by Leon County Building Inspection Dept. certifying that such building conforms to the provisions of The Florida Building Code.

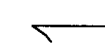

REVIEWED FOR BUILDING CODE COMPLIANCE
 DATE: 04/20/2016 REVIEWER: Jud Allen
 PERMIT NO: LB1600567 PARCEL: 311843 B0100

**REVIEWED PLANS SHALL BE
AVAILABLE ON SITE FOR
ALL INSPECTIONS**

BRACKENCHASE BUILDERS
PEBBLE BROOK
”THE OAKHILL 3”
ROAD, SUITE 2
850-309-

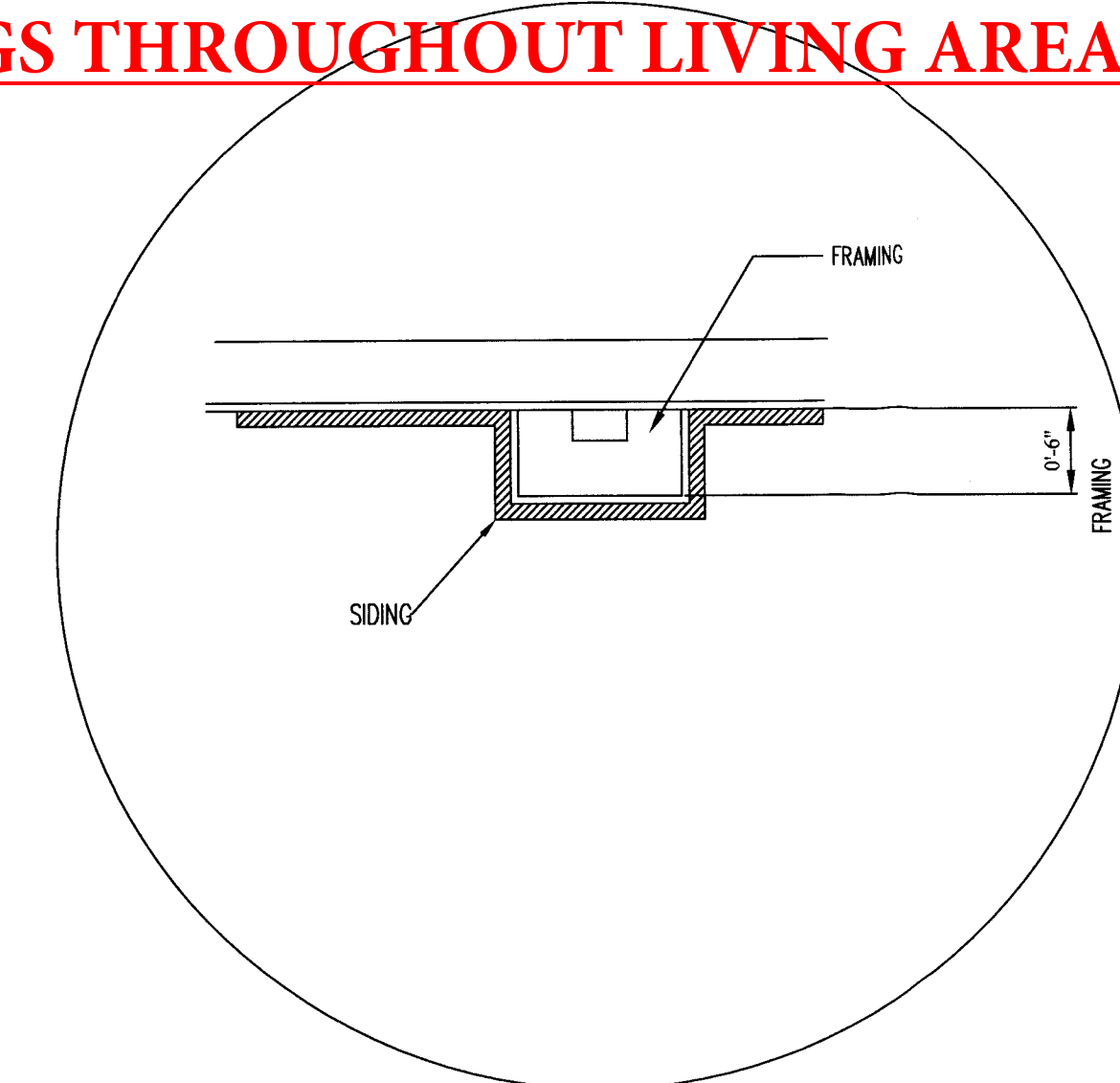
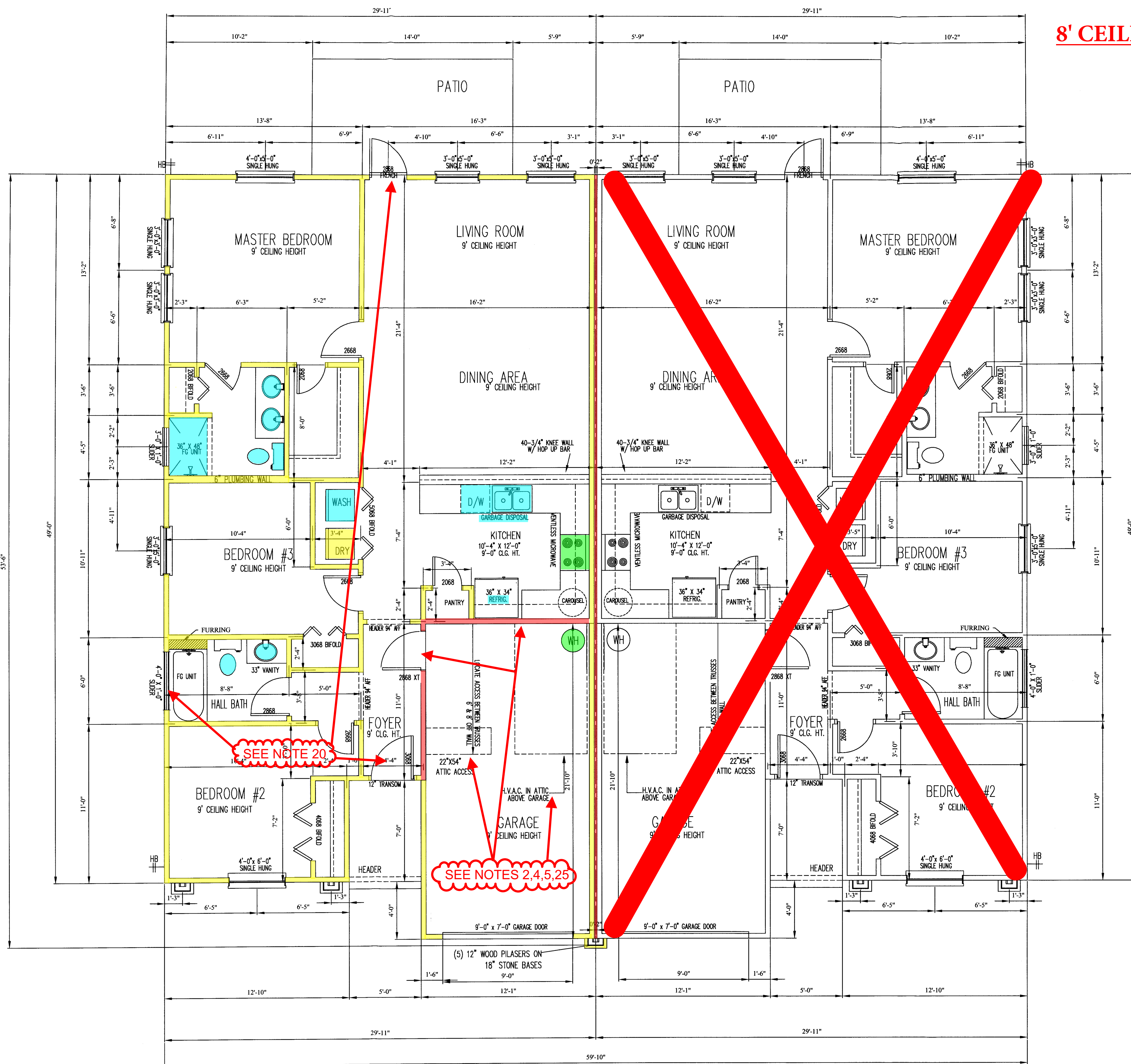
3031 ELIZA ROAD, SUITE 2
TALLAHASSEE, FLORIDA 32308

850-309-7790
FAX-309-7791

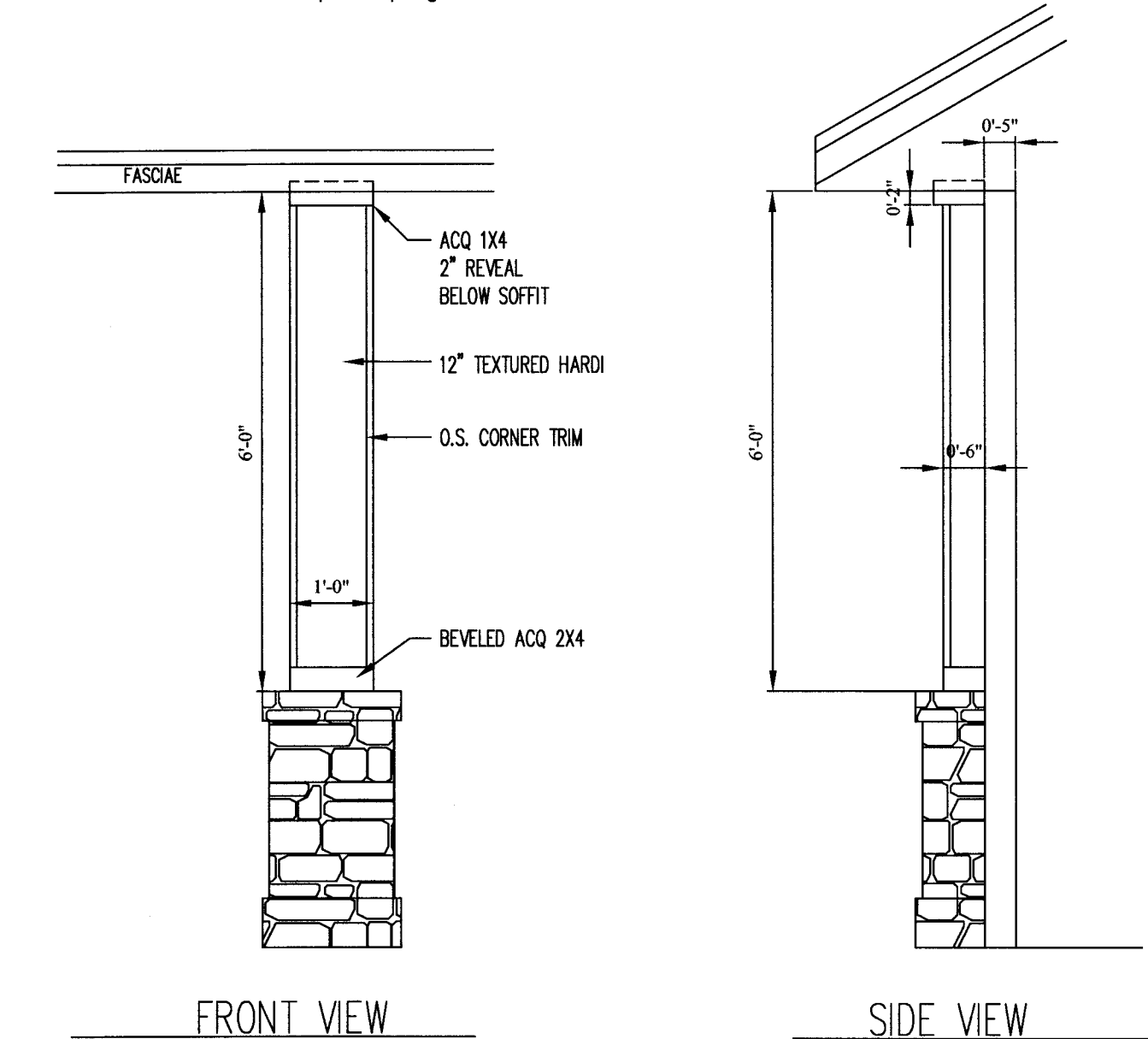
	Sheet
Date: 02-19-2014	

LB1600564

ATTENTION:
8' CEILINGS THROUGHOUT LIVING AREAS, NOT 9'



PILASTER DETAIL
1" = 1'-0"



COLUMN DETAIL
1/2" = 1'-0"

NOTE:
WALLS DRAWN AT 4"
ALL INTERIOR NON-LOAD BEARING WALL STUDS TO BE
FRAMED AT 24" C.C.

Certificate of Occupancy

No building hereafter erected shall be occupied or used in whole or in part, until a Certificate of Occupancy shall have been issued by Leon County Building Inspection Dept. certifying that such building conforms to the provisions of The Florida Building Code.

MIN. BEDROOM WINDOW

Min. opening -- 20" wide, 24" high
1st floor - Min. clear opening - 5 sq.ft.
2nd floor - Min. clear opening 5.7 sq.ft.
Max. sill height is 44" above finish floor.

**REVIEWED PLANS SHALL BE
AVAILABLE ON SITE FOR
ALL INSPECTIONS**

FLOOR PLAN

1/4" = 1'-0"

BRACKENCHASE BUILDERS
PEBBLE BROOK
"THE OAKHILL 3"

850-309-7790
FAX-309-7791

3031 ELIZA ROAD, SUITE 2
TALLAHASSEE, FLORIDA 32308

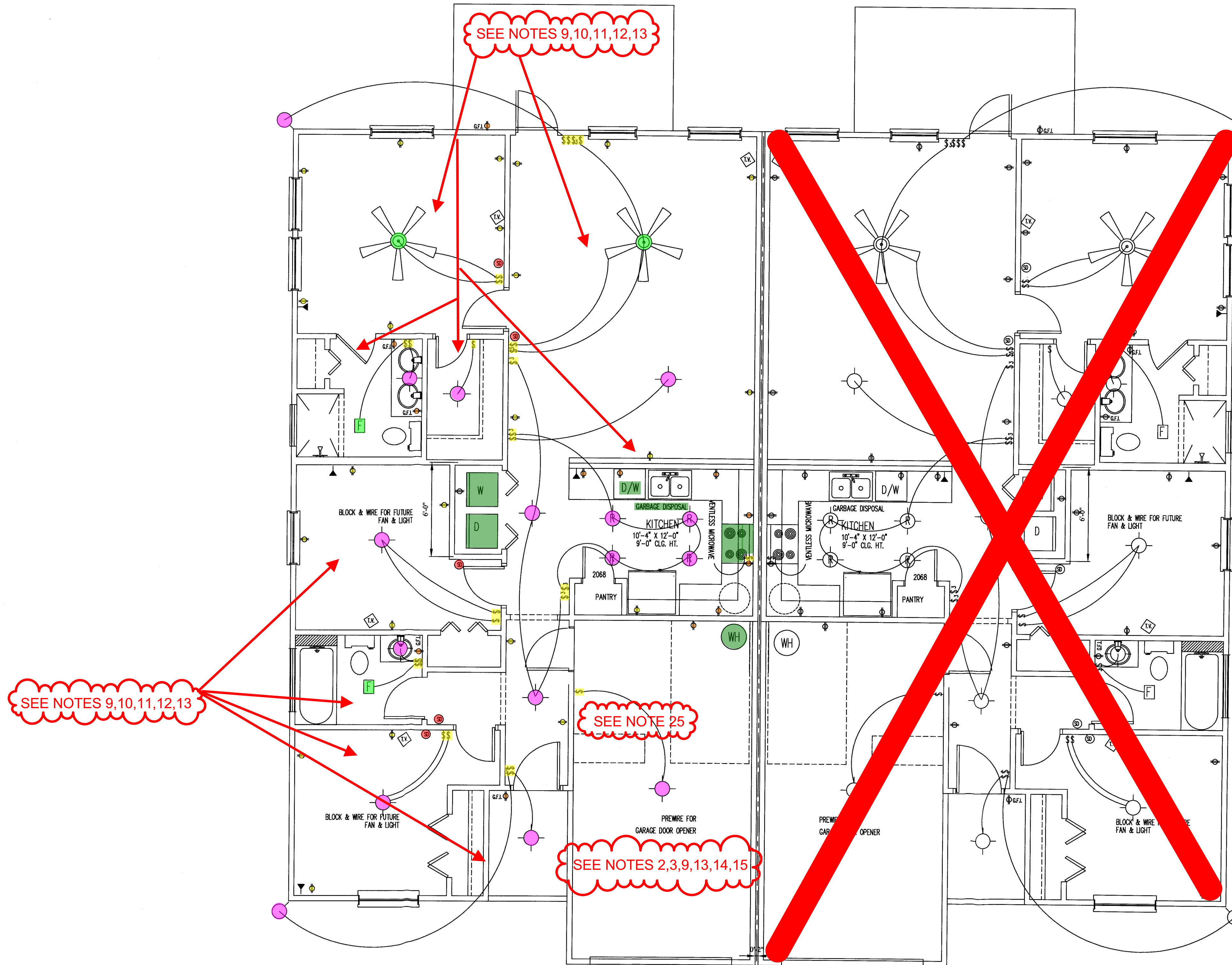
Date:
02-19-2014

Sheet

ID-2

SQUARE FOOTAGE/UNIT

H & C LIVING AREA:	1,216
GARAGE:	259
FRONT PORCH	38
TOTAL SQ. FT. UNDER ROOF:	1513



REVIEWED PLANS SHALL BE
AVAILABLE ON SITE FOR
ALL INSPECTIONS

ELECTRICAL PLAN

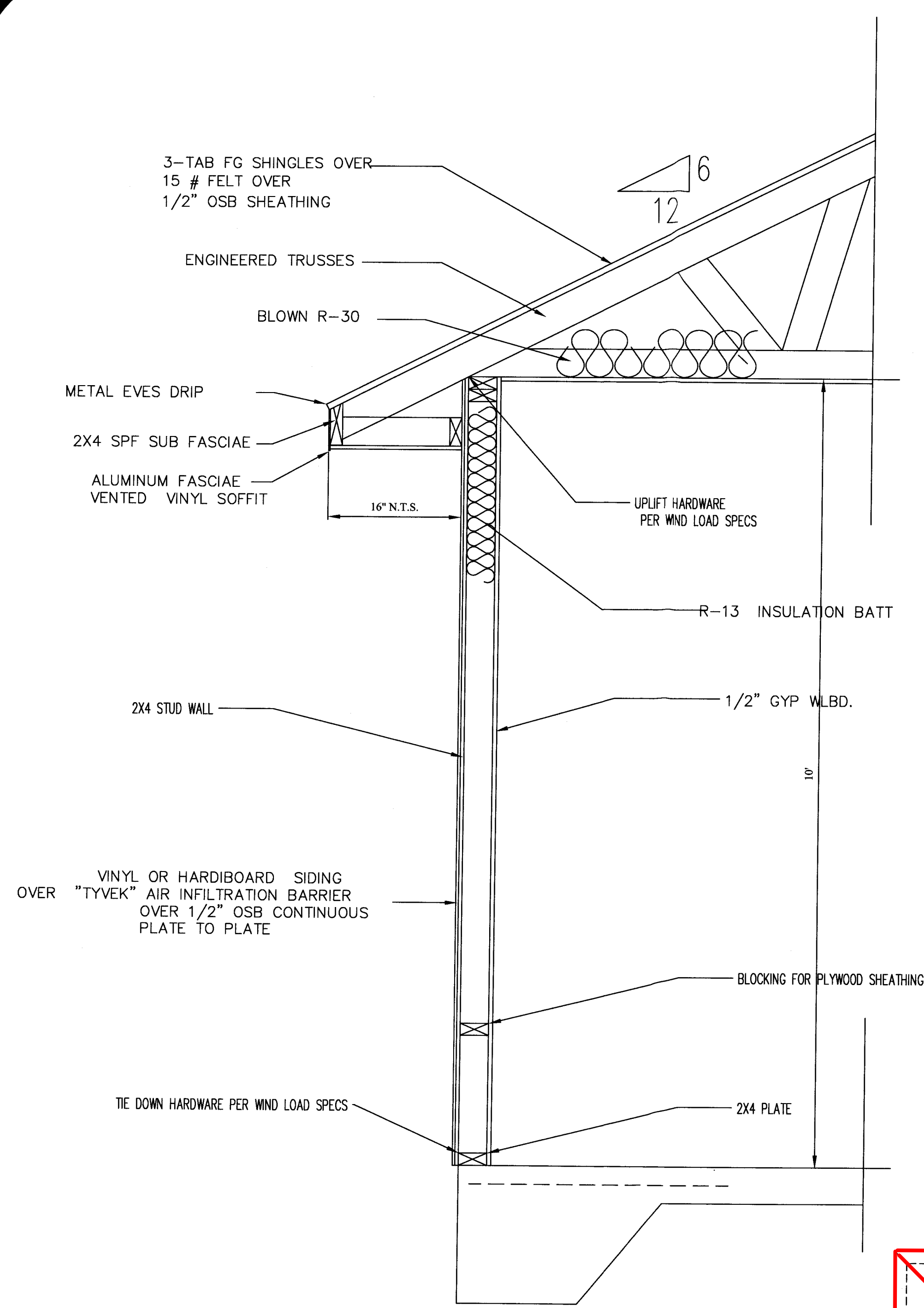
1/4" = 1'-0"

BRACKENCHASE BUILDERS
PEBBLE BROOK
"THE OAKHILL 3"

850-309-7790
FAX-309-7791

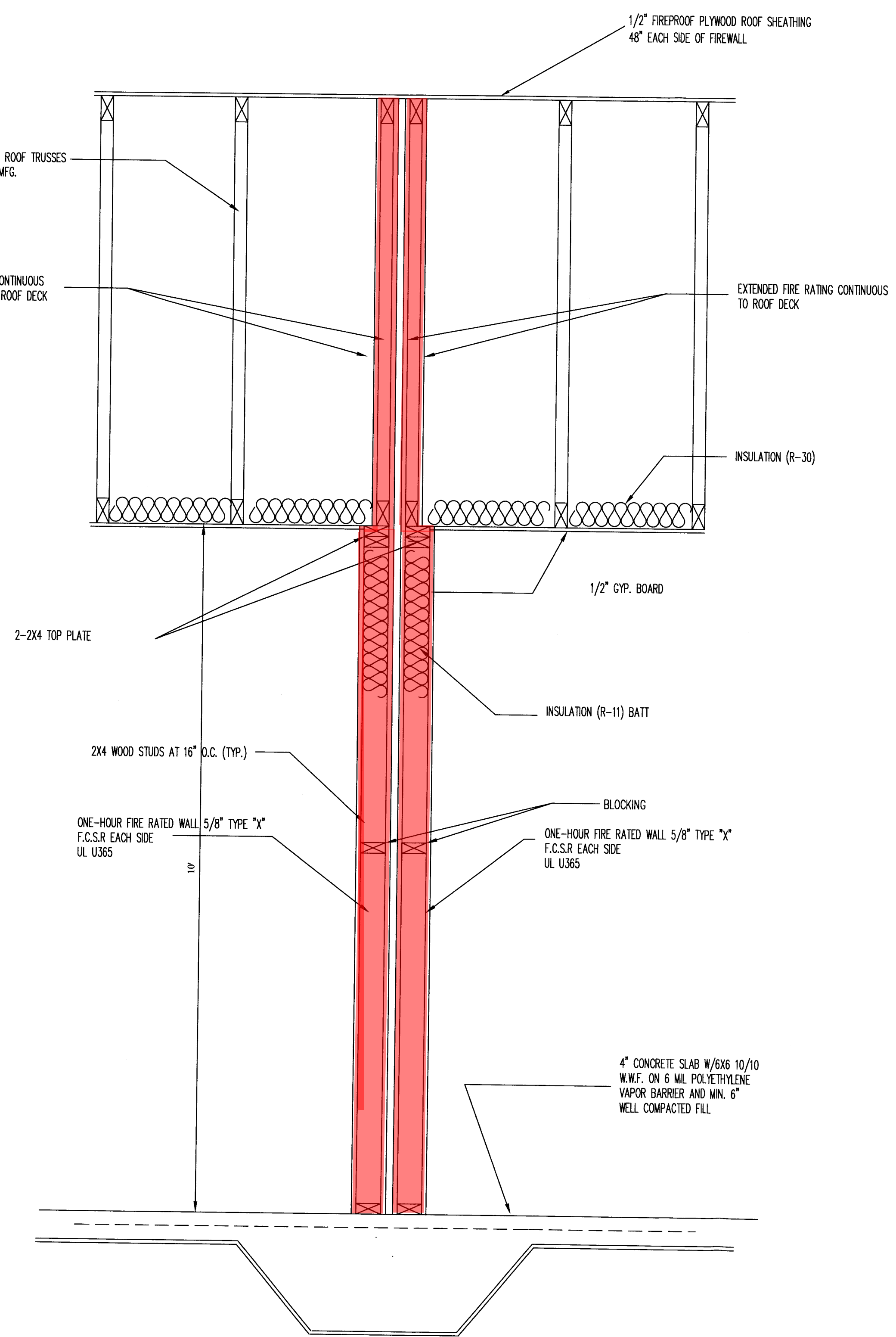
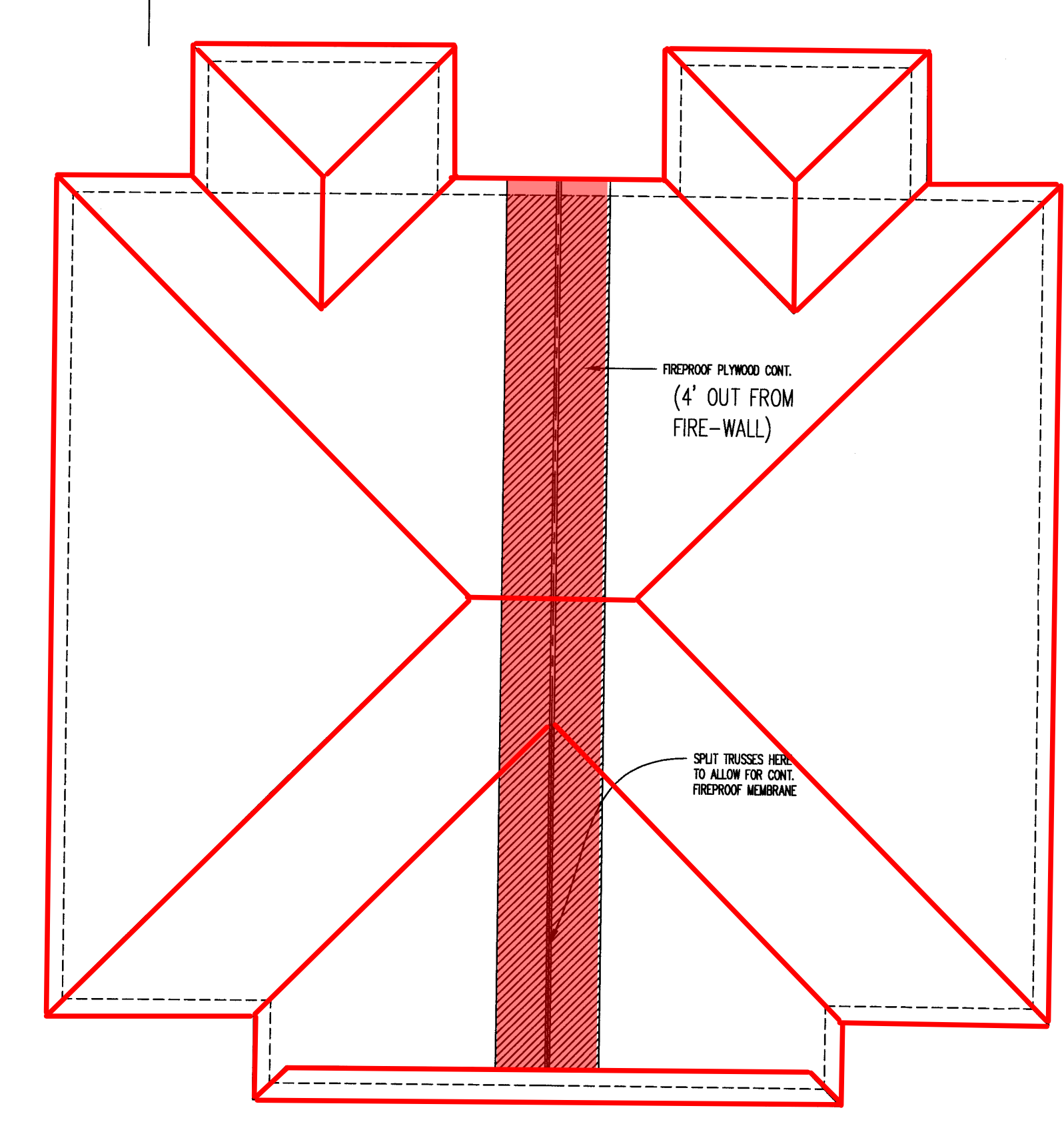
3031 ELIZA ROAD, SUITE 2
TALLAHASSEE, FLORIDA 32308

Date:	02-19-2014
Sheet	ID-3



WALL SECTION
1" = 1'-0"

**REVIEWED PLANS SHALL BE
AVAILABLE ON SITE FOR
ALL INSPECTIONS**



SECTION THRU FIREWALL
1" = 1'-0"

BRACKENCHASE BUILDERS
PEBBLE BROOK
"THE OAKHILL 3"
3031 ELIZA ROAD, SUITE 2
TALLAHASSEE, FL 32308
850-309-7790
FAX-309-7791

Project	Sheet
Date	02-19-2014
Scale	ID-5

LICENSED INTERIOR DESIGNER
STATE OF FLORIDA
LOCATION OF INTERIOR DESIGN SEAL

TLC PLAN : D

MASTER SET



FRONT ELEVATION #1

SCALE: 1/4" = 1'-0"

TRUSSES TO BEAR MANUFACTURES STAMP.

HURRICANE CLIPS AT EACH END.

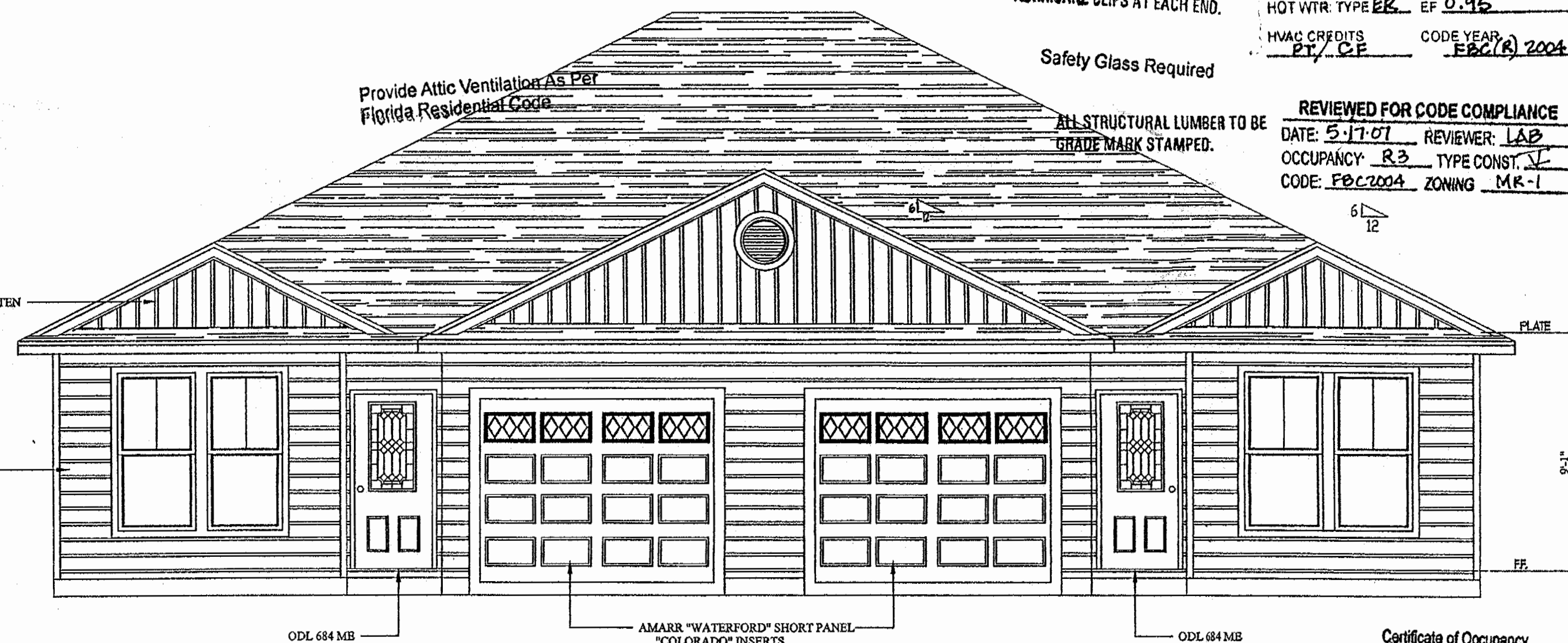
Safety Glass Required

ALL STRUCTURAL LUMBER TO BE GRADE MARK STAMPED.

INSULATION:
WALL, EXT. R12 ROOF OVH. 16"
WALL, ADJ. R12 GLASS 153 S.F.
FLOOR SLAB COMMENTS: 24K BWH
UNDERRATTIC R30
SINGLE ASSY. _____
DUCTS: ☐ COND R-4-2 ☒ UNCOND R-6
AIR HANDLER ☐ COND ☐ UNCOND ☐ ATTIC
NOTE:
COOLING TYPE CENT SEER/EEER/COP 13.00
HEATING TYPE BHP HSPF/COP/AFUE 82.00
HOT WTR. TYPE EB EF 0.95
HVAC CREDITS PT, CF CODE YEAR FBC(8), 2004

REVIEWED FOR CODE COMPLIANCE
DATE: 5-17-07 REVIEWER: LAP
OCCUPANCY: R3 TYPE CONST. 1
CODE: FBC 2004 ZONING MR-1

HANDRAILS: Req. with 4 or more risers. Heights shall be 34" min. to 38" max. above leading edge of tread.



FRONT ELEVATION #2

SCALE: 1/4" = 1'-0"

NOTICE

ANY CHANGE TO / OR USE OF THIS STRUCTURE WITHOUT THE PRIOR APPROVAL OF THE LEON COUNTY BLDG. INSP. DEPT. COULD BE A VIOLATION OF LEON COUNTY LAWS.
APP 180700 8.46

NOTICE

THE ISSUANCE OF A PERMIT BY LEON COUNTY DOES NOT RELIEVE THE CONTRACTOR OR BUILD-ER OF THE RESPONSIBILITY TO CONFORM TO ALL CODE REQUIREMENTS.

Product Approval

Any products used in the construction of this building that require approval pursuant to Florida Statute 553.842 must have the required approval prior to being used in this building. The issuance of the building permit does not constitute approval of any product.

LOWEST FLOOR ELEVATION

The lowest habitable floor elevation shall be a minimum of one foot higher than the finished grade elevation at a distance of five feet measured horizontally from the foundation.

MIN. BEDROOM WINDOW

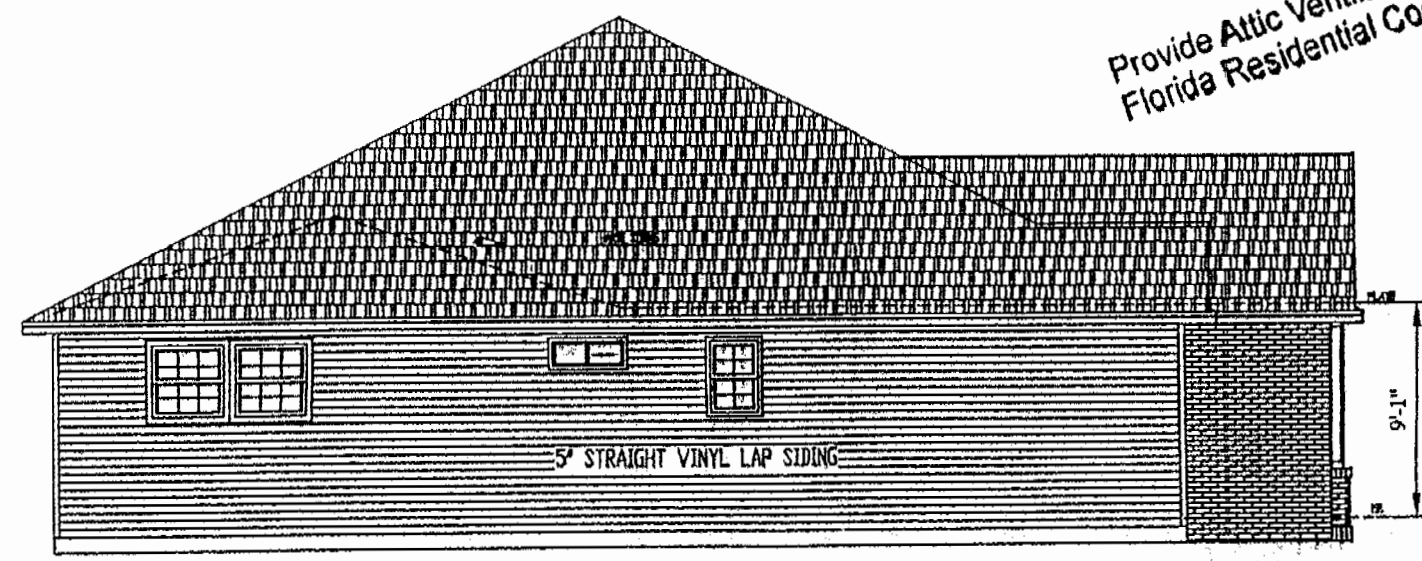
Min. opening - 20" wide, 24" high
1st floor - Min. clear opening = 5 sq. ft.
2nd floor - Min. clear opening = 5.7 sq. ft.
Max. sill height is 44" above finish floor.

DWELLING UNIT STAIRWAYS:

Min. width - 36"
Max. riser height - 7 3/4"
Min. tread depth - 9" + 1" nosing

SMOKE DETECTORS

Required in every sleeping room, outside every sleeping room, at each additional story. Detectors shall be hardwired, interconnected, and arc-fault protected.



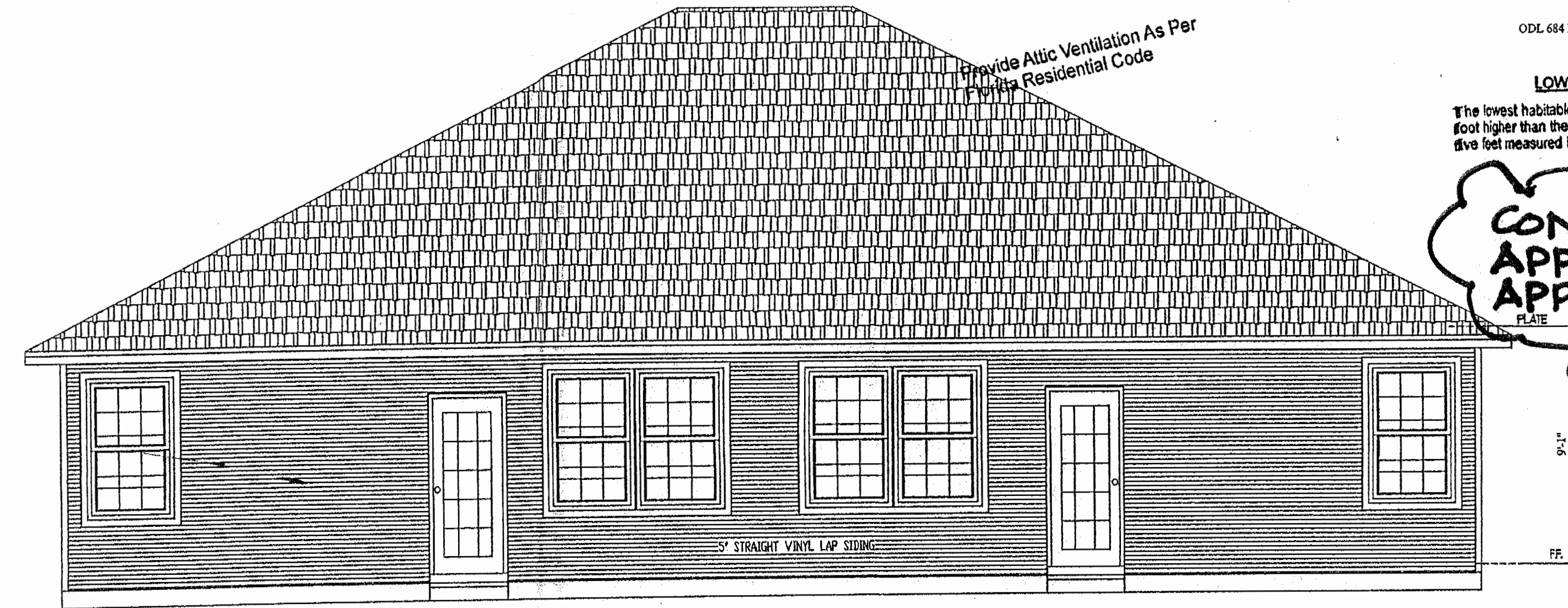
SIDE ELEVATION

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

OTHER SIDE IS MIRROR IMAGE

LOWEST FLOOR ELEVATION

The lowest habitable floor elevation shall be a minimum of one foot higher than the finished grade elevation at a distance of five feet measured horizontally from the foundation.



REAR ELEVATION

SCALE: 1/4" = 1'-0"

CONTRACTOR SHALL APPLY ALL APPLICABLE NOTES FROM NOTE SHEETS

BRACKENCHASE BUILDERS

PEBBLE BROOKE

"BROOKE" ELEVATION #1 & #2

3031 ELIZABETH ROAD, SUITE 1
TALLAHASSEE, FLORIDA 32308

REVIEWED PLANS SHALL BE AVAILABLE ON SITE FOR ALL INSPECTIONS

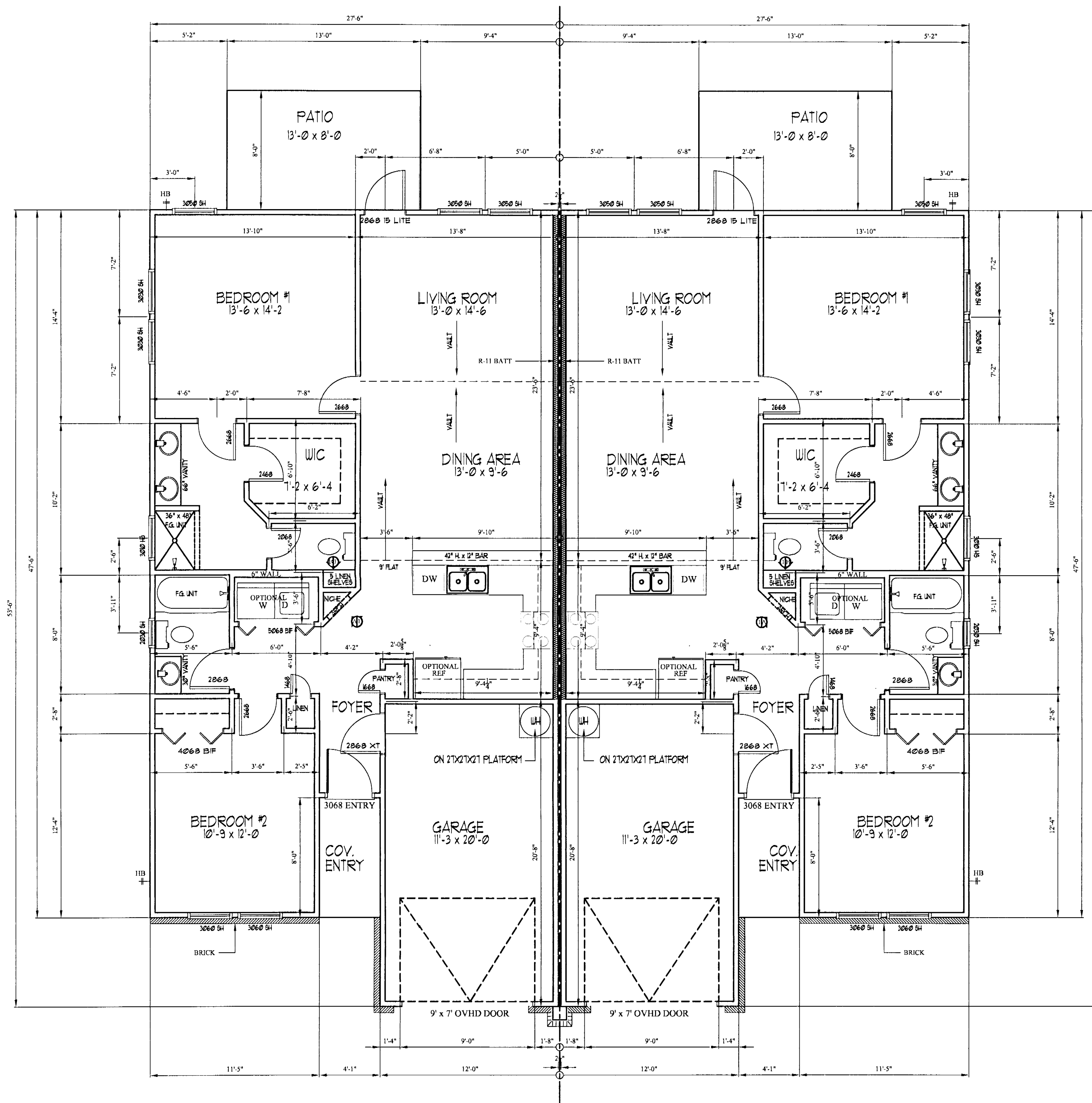
1 OF 5

SCANNED

Subdivision: Pebble Brooke
Lot/Block: 68

FILE COPY

PROJECT NAME: PEBBLE BROOKE
CONTRACTOR: BRACKENCHASE
PERMIT #: 180700 8.46 PROJECT
NOTES: LOT 6 - F
PARCEL ID #: 31-18-43-F-0060
ADDRESS: 678 BROOKE HAMPDEN DR.



FLOOR PLAN

CONTRACTOR TO VERIFY ALL SPECIFICATIONS AND DIMENSIONS.

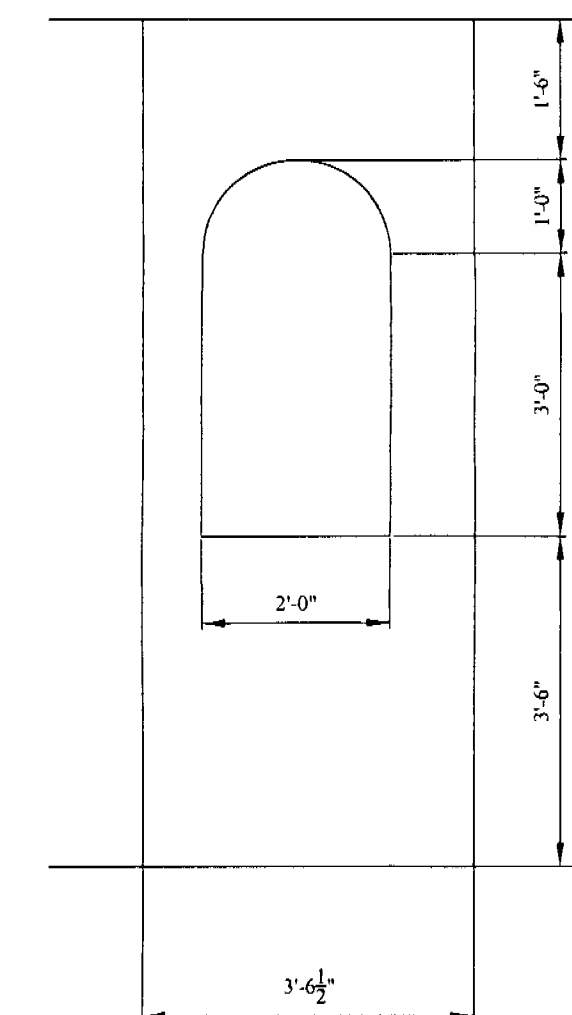
SCALE: 1/4" = 1'-0"

SQUARE COLUMN
SEE DETAIL PAGE 3

NOTE:
WALLS DRAWN AT 4"
PLATE HT. 9"

1B LINEN SHELVES

SCALE: 1/2" = 1'-0"



1A ARCHED NICHE

SCALE: 1/2" = 1'-0"

SQUARE FOOTAGE PER UNIT

H & C LIVING AREA:	1,100
FRONT PORCH	33
GARAGE:	241
TOTAL SQ. FT. UNDER ROOF:	1,374

BRACKENCHASE BUILDERS
PEBBLE BROOKE
"BROOKE" FOR LOTS 4 & 5 A
ELEVATION #1 & #2

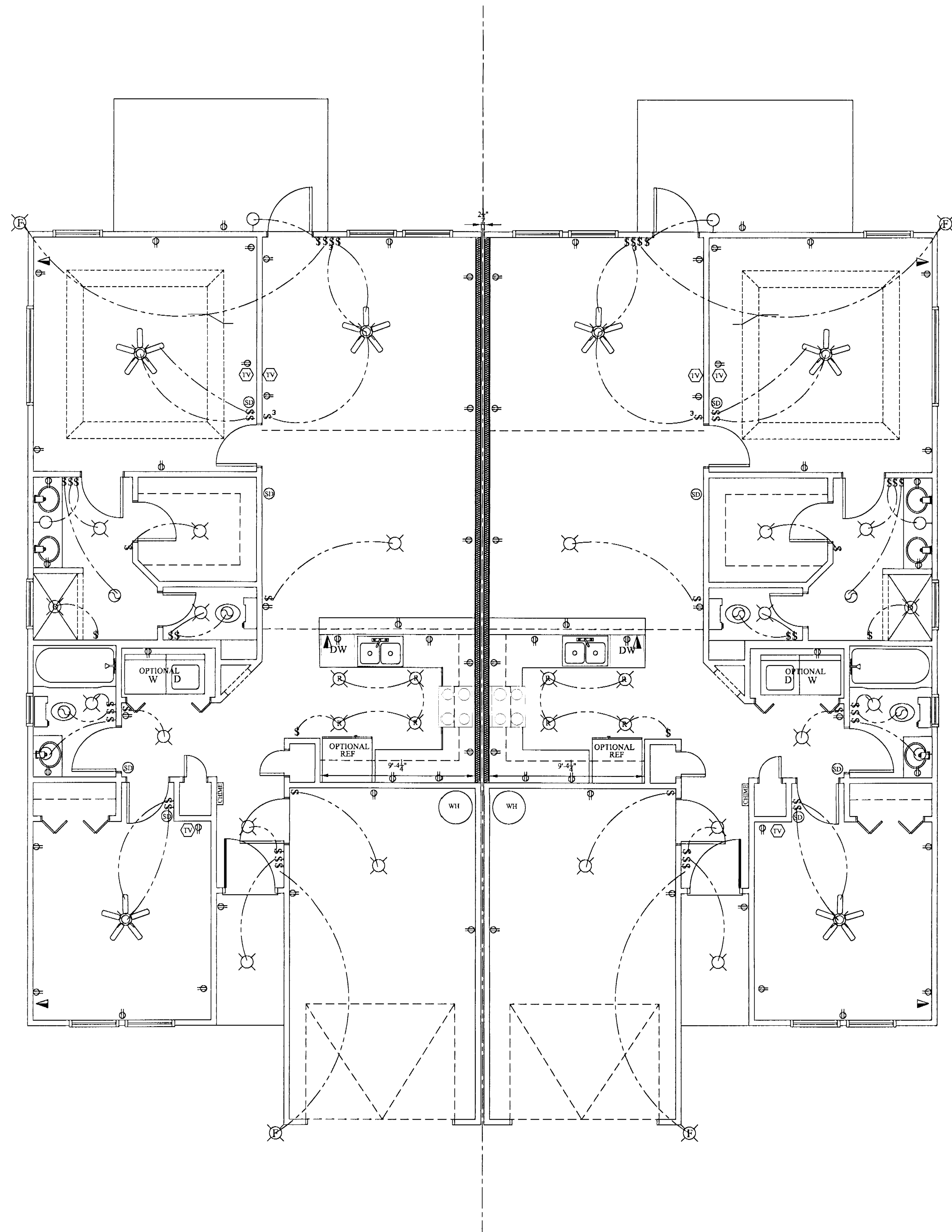
3031 ELIZA ROAD, SUITE 1
TALLAHASSEE, FLORIDA 32308

850-303-1190
FAX-303-1191

Date
01-26-07

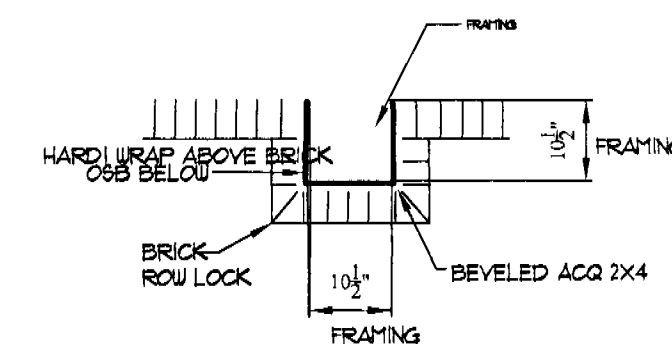
Sheet

ID-2



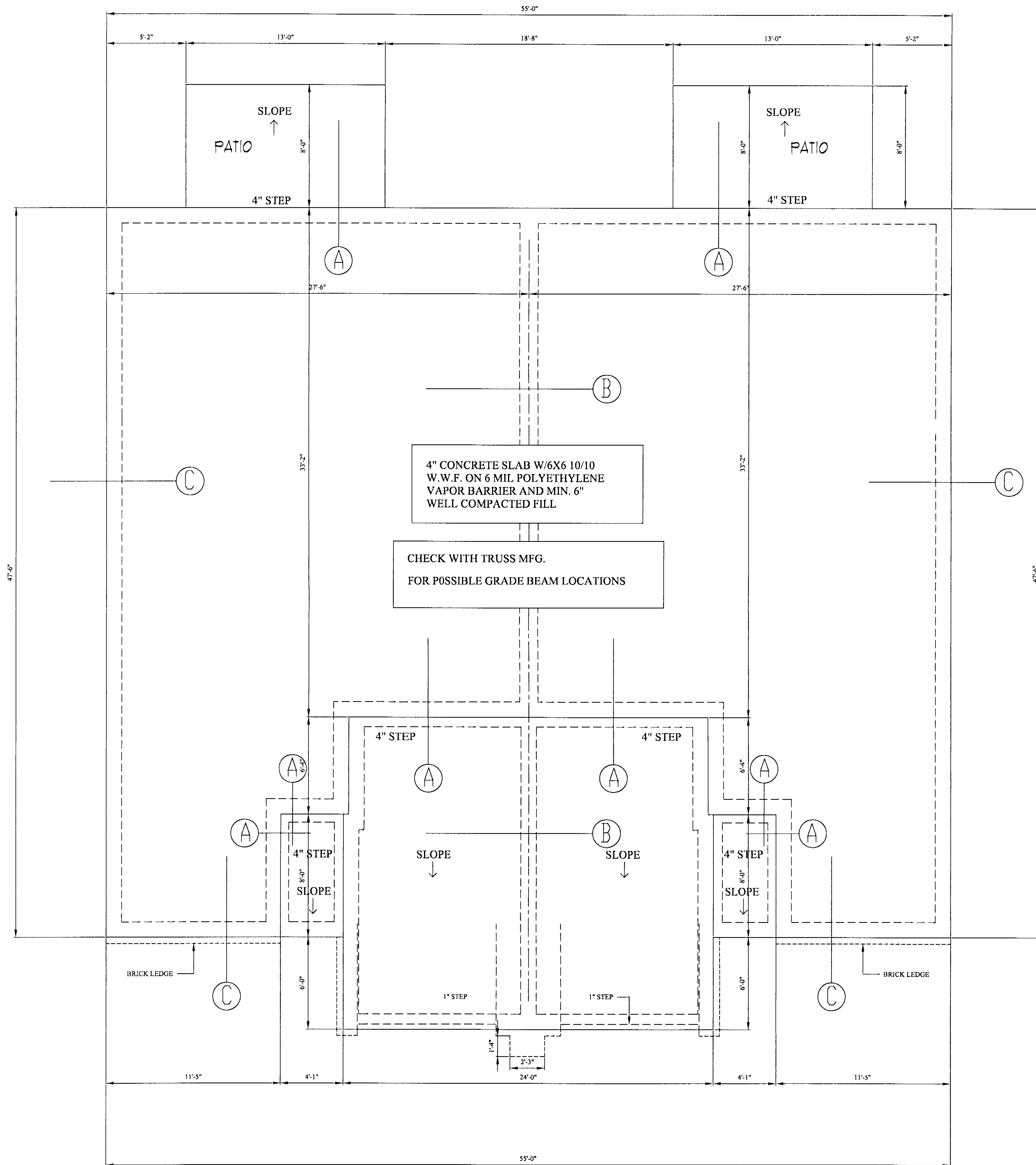
ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

	CEILING FAN/ LIGHT COMBO
	SMOKE DETECTOR
	BATH FAN
	TELEPHONE
	CEILING FAN/ LIGHT COMBO
	WALL MOUNTED LIGHT
	CABLE CONNECTION
	RECESSED LIGHT
	FLOOD LIGHT
	SINGLE POLE SWITCH
	3-WAY SWITCH
	RECEPTACLE
	DOOR BELL

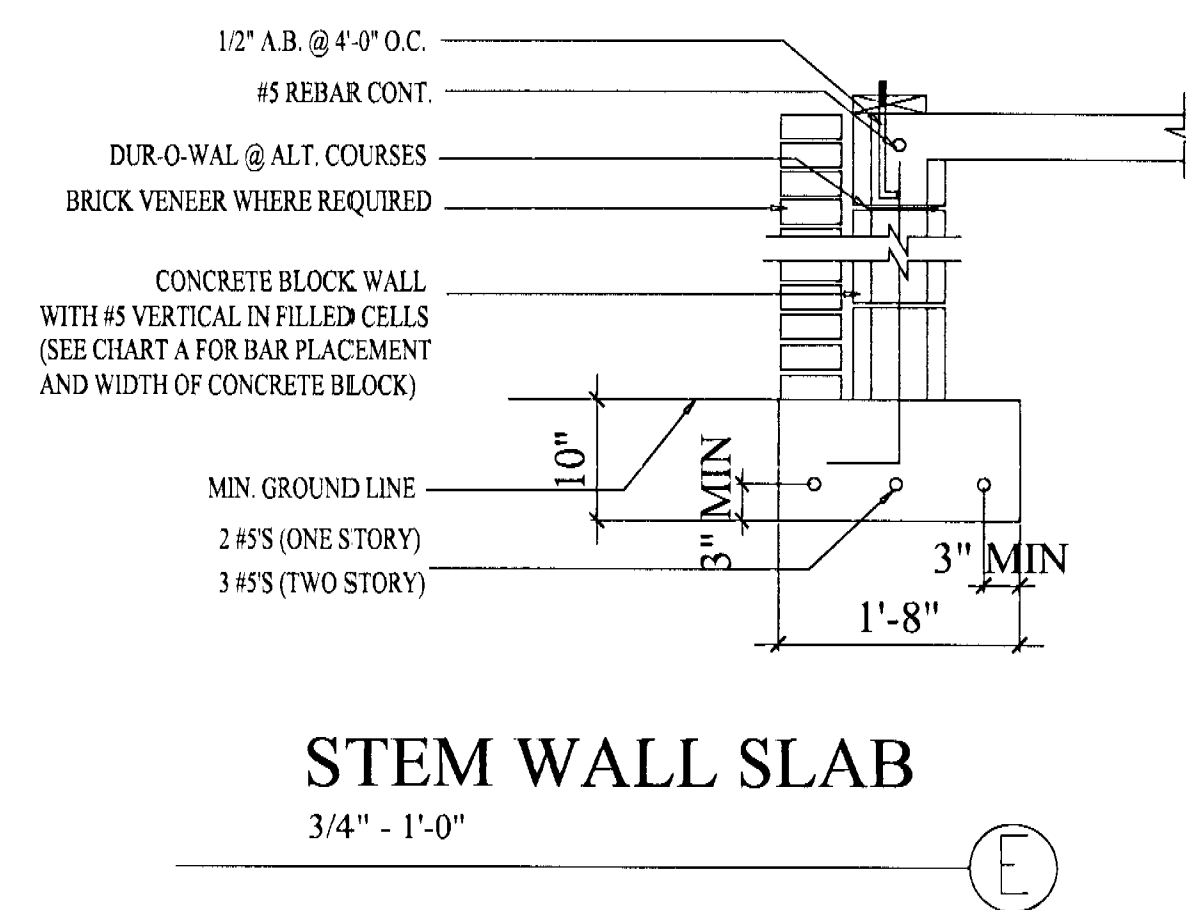
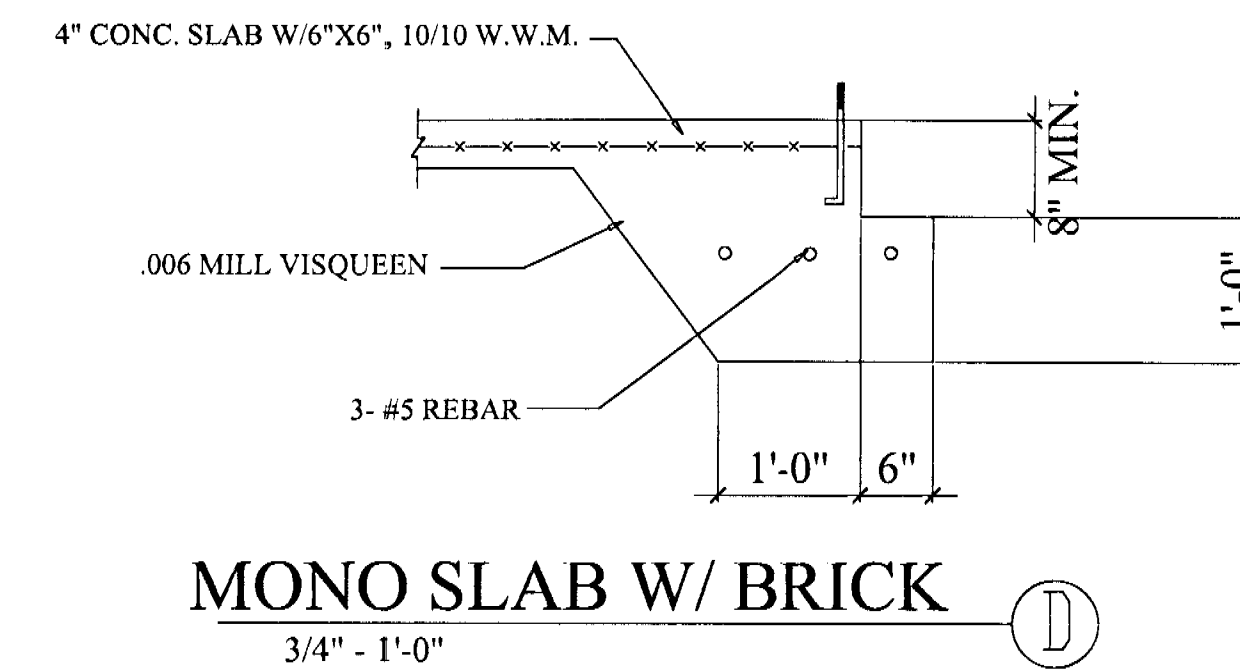
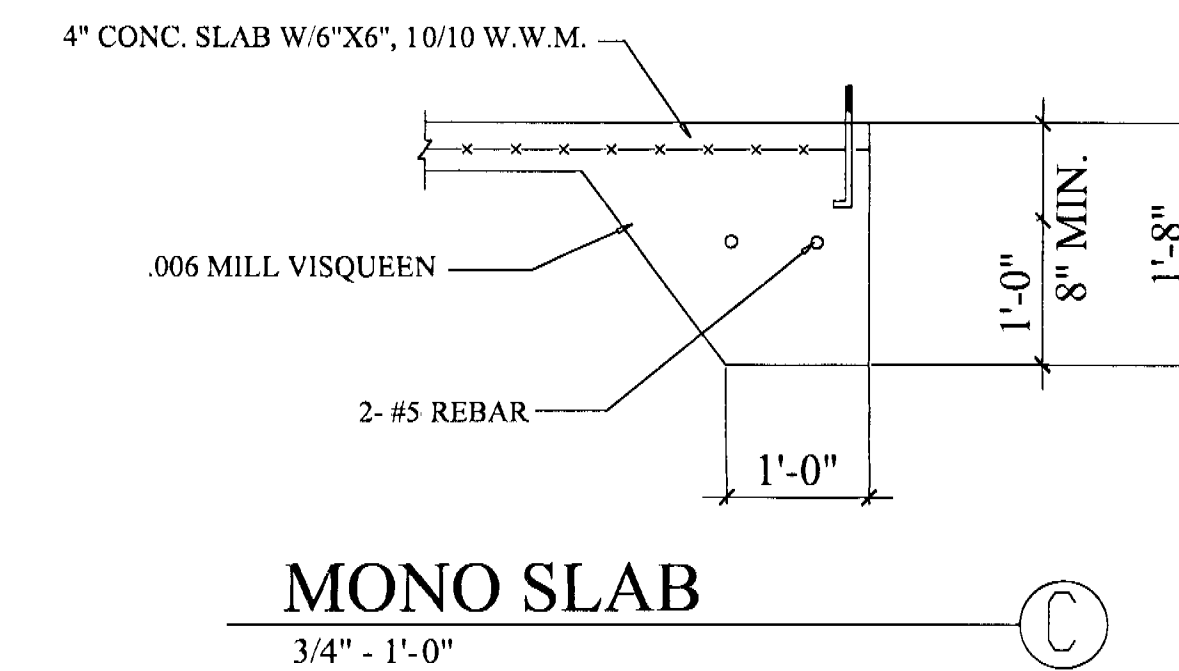
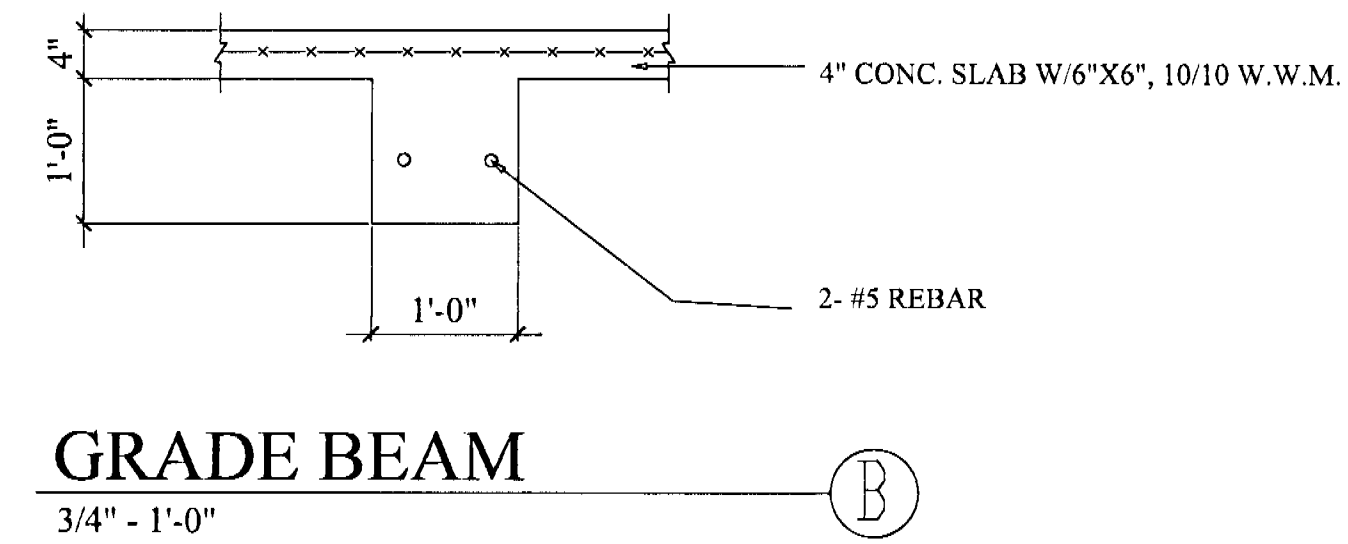
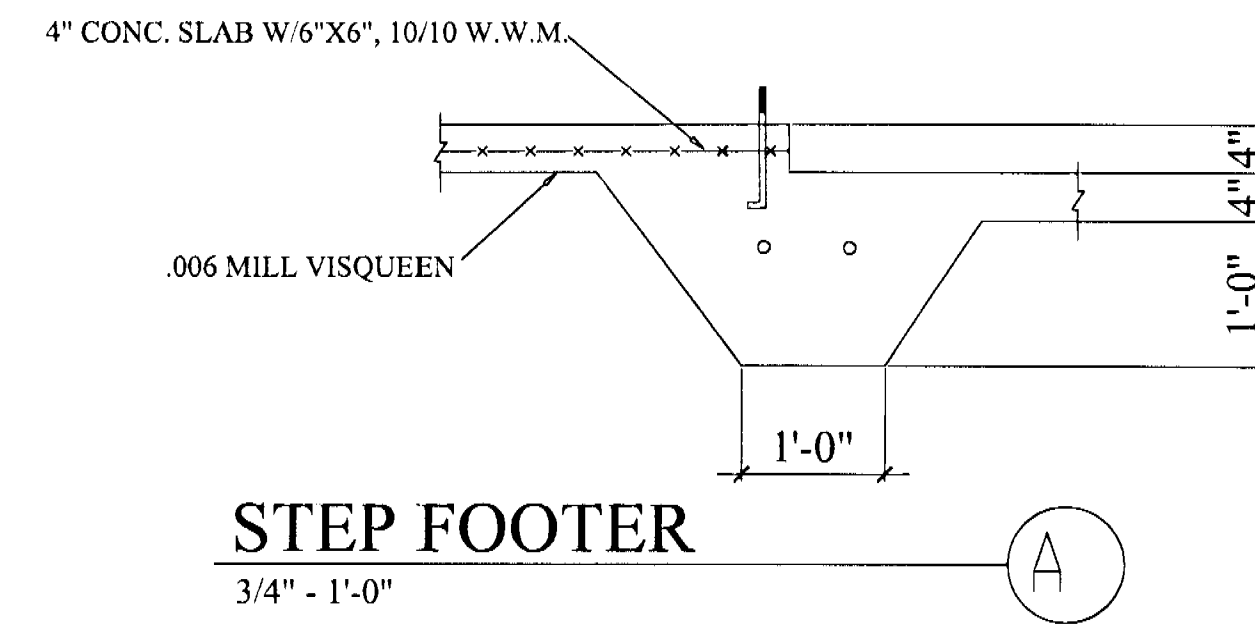


BRACKENCHASE BUILDERS
PEBBLE BROOKE
"BROOKE" FOR LOTS 4 & 5 A
ELEVATION #1 & #2
3031 ELIZA ROAD, SUITE 1
TALLAHASSEE, FLORIDA 32308
850-309-1190
FAX-309-1191

Date	01-26-07	Sheet	10-3
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FOUNDATION PLAN SCALE: 1/4" = 1'-0"

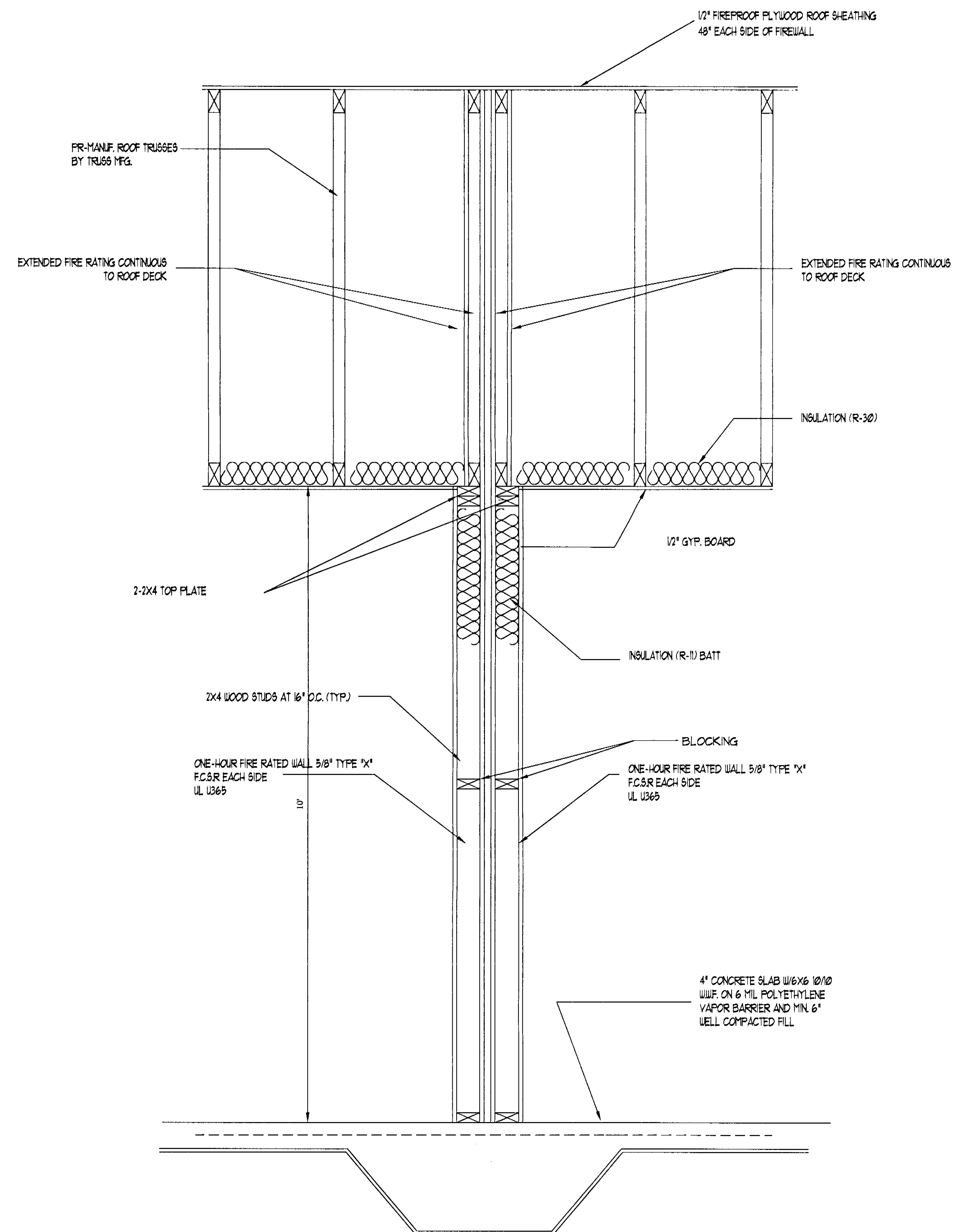
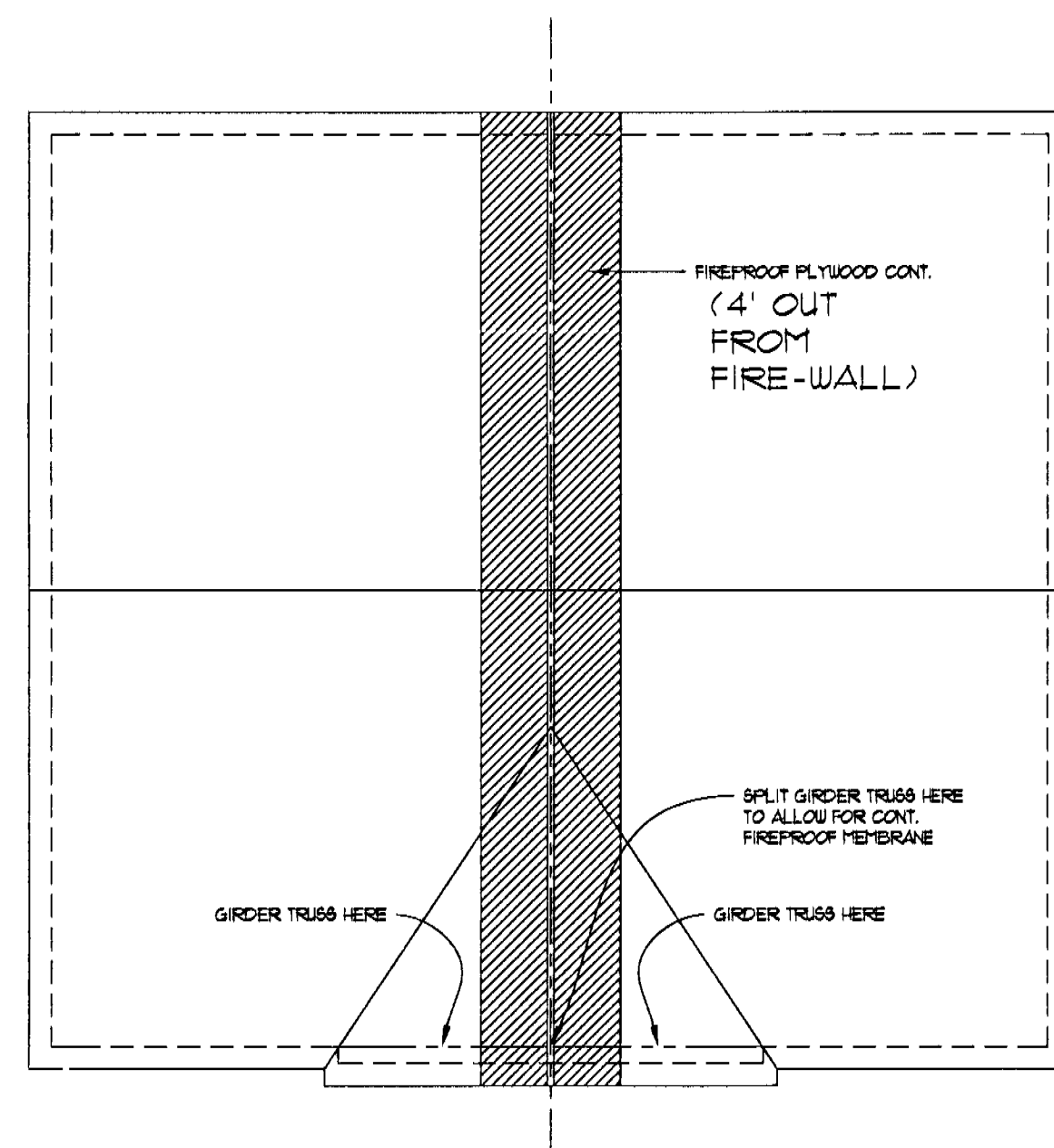
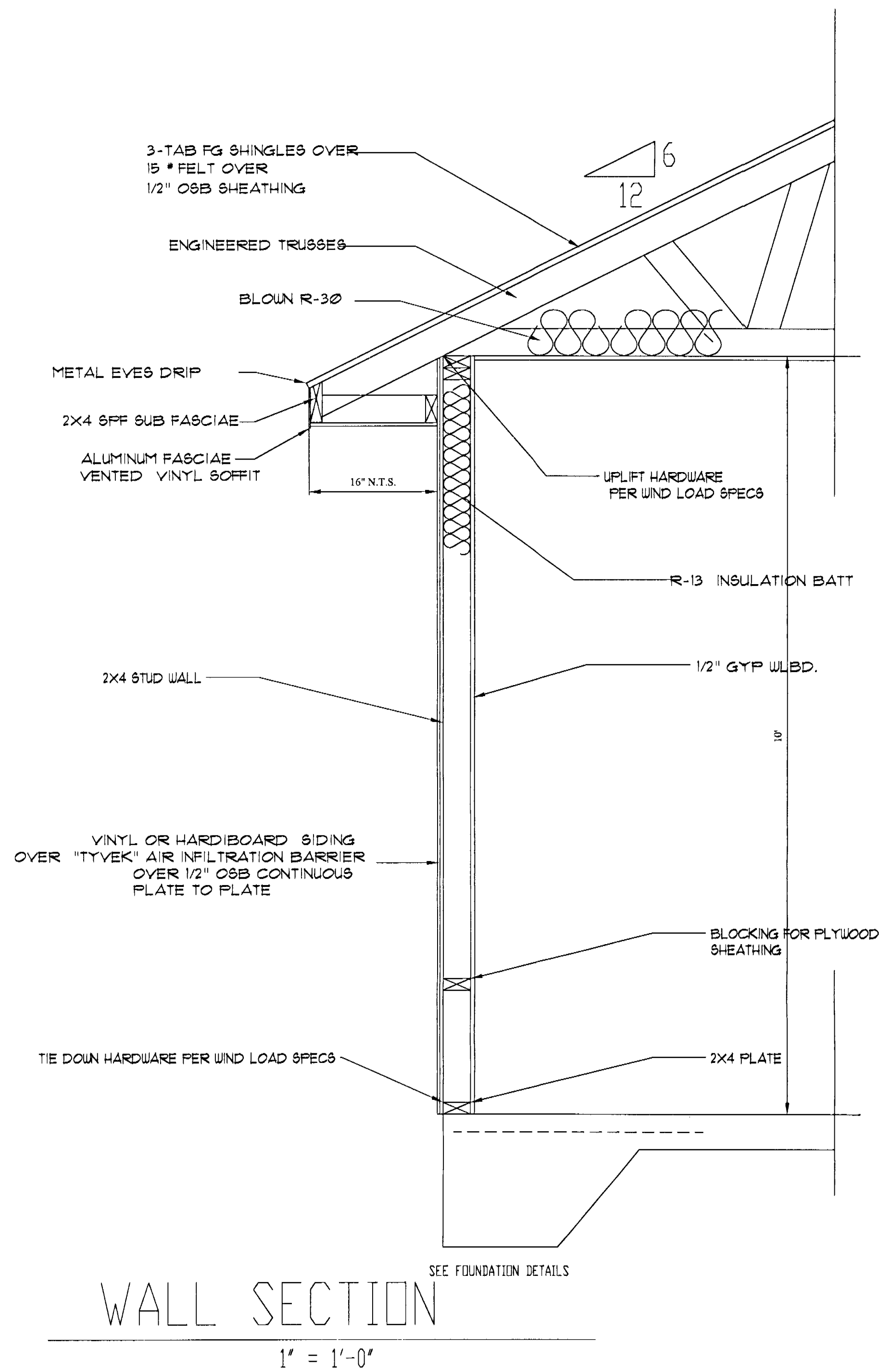


BRACKENCHASE BUILDERS
 PEBBLE BROOKE
 "BROOKE" FOR LOTS 4 & 5 A
 ELEVATION #1 & #2

850-303-1190
 FAX-303-1191

3031 ELIZA ROAD, SUITE 1
 TALLAHASSEE, FLORIDA 32308

Sheet	
Date	01-26-07
ID = 4	



BRACKENCHASE BUILDERS
PEBBLE BROOKE
"BROOKE" FOR LOTS 4 & 5 A
ELEVATION #1 & #2

850-303-1190
FAX 303-1191

3031 ELIZA ROAD, SUITE 1
TALLAHASSEE, FLORIDA 32308

Date

01-26-07

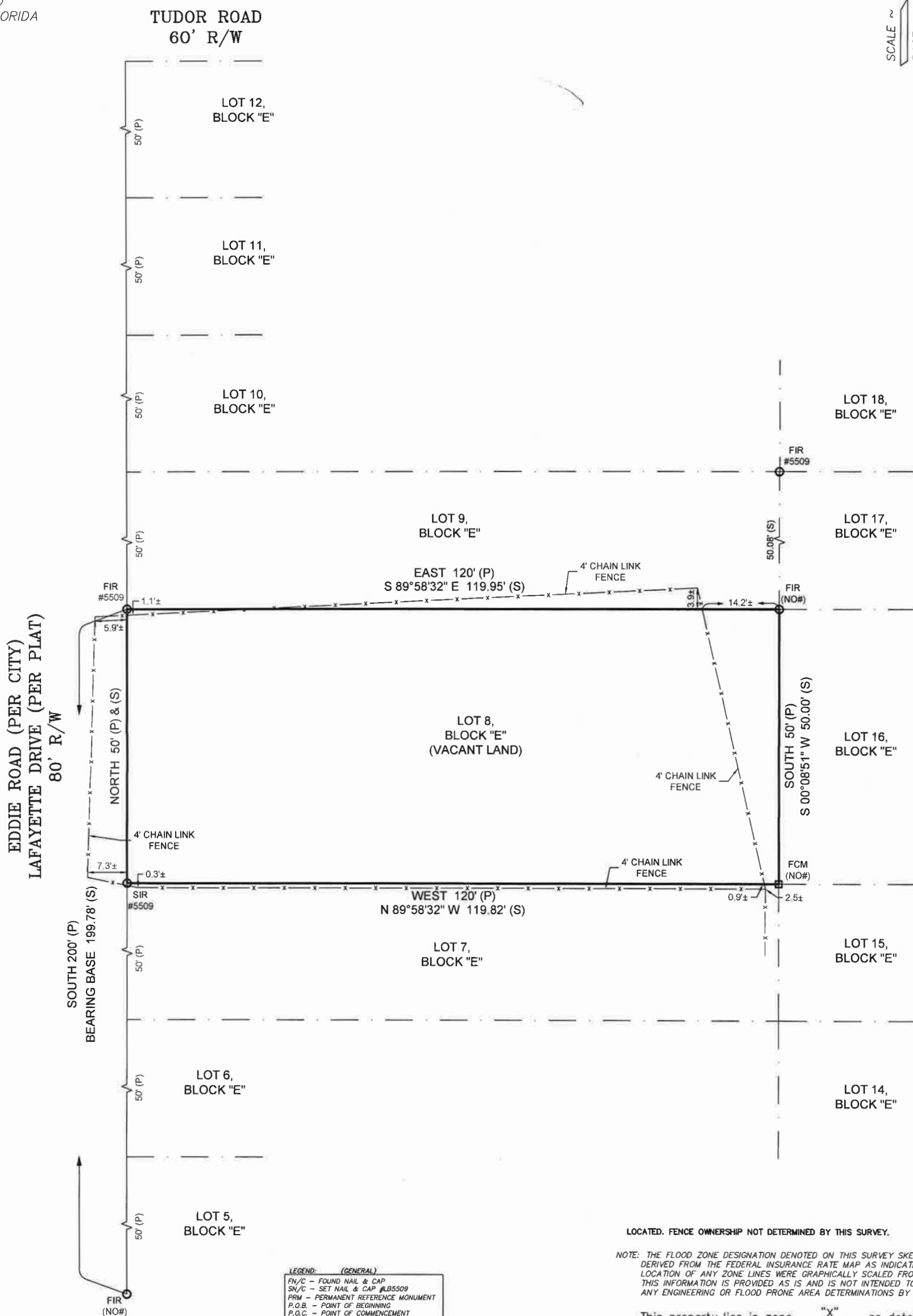
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ID = 5

- 1) TALLAHASSEE LENDERS CONSORTIUM
- 2) C/O LEN HARDY
- 3) NORTH FLORIDA TITLE COMPANY
- 4) FIRST AMERICAN TITLE INSURANCE COMPANY

ADDRESS:
2399 EDDIE ROAD
TALLAHASSEE, FLORIDA

SCALE ~ 1" = 20'
NORTH
BASE ~
EASTERLY RIGHT-OF-WAY
BOUNDARY OF EDDIE ROAD
AS PER RECORD PLAT



The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

LOCATED. FENCE OWNERSHIP NOT DETERMINED BY THIS SURVEY.

NOTE: THE FLOOD ZONE DESIGNATION DENOTED ON THIS SURVEY SKETCH WAS DERIVED FROM THE FEDERAL INSURANCE RATE MAP AS INDICATED. THE LOCATION OF ANY ZONE LINES WERE GRAPHICALLY SCALED FROM THIS MAP. THIS INFORMATION IS PROVIDED AS IS AND IS NOT INTENDED TO REPRESENT ANY ENGINEERING OR FLOOD PRONE AREA DETERMINATIONS BY THIS FIRM.

This property lies in zone "X" as determined
by the Flood Insurance Rate Maps for LEON County,
Florida on Map Number 120144 0301 F
Dated: 08/18/09

LEGEND		(GENERAL)
F.C.M.	=	FOUND CONCRETE MONUMENT
F.I.R.	=	FOUND IRON ROD
F.I.P.	=	FOUND IRON PIPE
S.C.M.	=	SET 4" X 4" CONC. MONUMENT W/ CAP #4016
S.I.R.	=	SET IRON ROD WITH CAP #3509 (5/8" ROD)
(D)		PLAT DISTANCE AND/OR BEARING
(S)		SURVEY DISTANCE AND/OR BEARING
(D)		DEED DISTANCE AND/OR BEARING
(C)		CALCULATED DISTANCE AND/OR BEARING

<u>LEGEND < BEARINGS ></u>	<u>LEGEND < CURVES ></u>
N = NORTH	Δ = DELTA ANGLE
S = SOUTH	R = RADIUS
E = EAST	L = CURVE LENGTH
W = WEST	CL = CHORD LENGTH
o = DEGREES	CB = CHORD BEARING
' = MINUTES	DIST = DISTURBED
" = SECONDS	TYP. = TYPICAL
PP = POWER POLE	C = CENTER LINE

LEGEND (DISTANCES)

ALL DISTANCES ARE IN ACCORDANCE
WITH THE UNITED STATES STANDARD
' = FEET

LAND SURVEYING
License LB #5509
Phone: (850)-877-0541
FAX: (850)-877-0041



GARY G. ALLEN
Registered Land Surveyor, Inc.
4101 Apalachee Parkway
Tallahassee, Florida 32311

PAGE 1 OF 1

email: info@garyallenlandssurveying.com
gary@garyallenlandssurveying.com

DESCRIPTION: BOUNDARY SURVEY OF: LOT 8, BLOCK "E"

DRAWN BY: M.A.

TALLAHASSEE HIGHLANDS

SEC. 16 TWP 1-NORTH RNG 1-EAST RECORDED IN PLAT BOOK 2

DATE OF SURVEY 10/02/2020

PAGE 30 , IN LEON COUNTY, FLORIDA

FIELD BOOK 921 PAGE 49

I hereby certify that this survey meets the minimum technical standards as established by chapter 5J-17.051 of the Florida Administrative Code.

SCALE 1" = 20'

MARK T. HENDERSON, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 4354

FILE No. 20-870.DWG

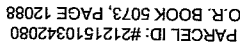
C:\CIVIL 3D\DWG\2020\20-870.dwg, 1, Admin, Oct 06, 2020 - 7:58:11am

DATE: _____

"UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID."

1) TALLAH-ASSEE LENDORS CONSORTIUM
2) SMITH, THOMPSON, SHAW, COLON & POWER, P.A.
3) FIRST AMERICAN TITLE INSURANCE COMPANY
4) FIDELITY NATIONAL TITLE GROUP

SCALE ~ 1" = 30'
NORTH ~
BASE ~
SOUTHERLY BOUNDARY OF
LANDS DESCRIBED, AS PER
LEGAL DESCRIPTION PROVIDED



EAST 210' (D)

P.O.C.
SOUTHWEST CORNER OF LOT 35, OF THE FLORIDA
PECAN ENDOVMENT COMPANY SUBDIVISION IN
SECTION 21, TOWNSHIP 1 NORTH, RANGE 1 WEST,
ACCORDING TO MAP OR PLAT THEREOF RECORDED IN
PLAT 1 AT PAGES 4 AND 5 OF THE PUBLIC RECORDS
OF LEON COUNTY, FLORIDA.

Individuals pay attention to CC and HC first in paid advertising.

Together With a nonexclusive easement for ingress and egress over the following described parcel of land, situate in Section 21, Township 1 North, Range 1 West, Leon County, Florida:

Commence at the point where the West boundary of Lot 35, Florida Pecan Endowment Company Subdivision, according to the plat thereof recorded in Plat Book 1, Pages 4 and 5, of the Public Records of Leon County, Florida, intersects the North Boundary of the right of way of West Thiarp Street (State Road 158), thence run East 175 feet to a point, which is the Point of Beginning; Thence run North parallel to the West boundary of said Lot 35, a distance of 150 feet, thence West 5 feet, thence South 577 feet more or less to the North boundary line of Lot 35, thence East 40 feet, thence South 729 feet more or less, to the North boundary line of said Thiarp Street, thence West along the North boundary of Thiarp Street a distance of 35 feet more or less to the Point of Beginning.

LEGEND: (GENERAL)

FN/C - FOUND NAIL & CAP
SN/C - SET NAIL & CAP #LB5509
PRM - PERMANENT REFERENCE MONUMENT
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, encroachments or other instruments which could affect the boundaries.

This property lies in zone 19 X¹⁹ as determined
by the Flood Insurance Rate Maps for LEON County,
Florida on Map Number 12014
Dated: 08/18/09

LEGEND	(GENERAL)
1.C.M.	FOUND CONCRETE MONUMENT
2.I.R.	FOUND IRON PIPE
3.I.P.	FOUND IRON PIPE
4.C.M.	SET 4" X 4" CONC. MONUMENT W/ CAP #40161
5.I.R.	SET IRON ROD WITH CAP #5309 (5/8" ROD) 1/2"
6.P.	SLAT DISTANCE AND/OR PEARING
7.C.	SLAT DISTANCE AND/OR BEARING
8.	DEED DISTANCE AND/OR BEARING

LAND SURVEYING
License LB #5509
Phone: (850)-877-0541
FAX: (850) 877 0011

GARY G. ALLEN
 eed Land Surveyor, Inc.
 Apalachee Parkway
 Tallahassee, Florida 32311
 email: info@garyallenlandsurveying.com
 gary@garyallenlandsurveying.com

N = NORTH S = SOUTH E = EAST W = WEST ° = DEGREES ' = MINUTES " = SECONDS PP = POWER POLE	LEGEND (BEARINGS) = PLAT DISTANCE AND/OR BEARING (P) = SURVEY DISTANCE AND/OR BEARING (S) = SIGHT DISTANCE AND/OR BEARING (D) = DEED DISTANCE AND/OR BEARING (C) = CALCULATED DISTANCE AND/OR BEARING	LEGEND (CURVES) Δ = DELTA ANGLE R = RADIUS L = CHORD LENGTH CL = CHORD LENGTH CB = CHORD BEARING DIST = DISTANCE TYP. = TYPICAL C = CENTER LINE
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DESCRIPTION: BOUNDARY SURVEY	METES & BOUNDS

DESCRIPTION: BOUNDARY SURVEY
METES & BOUNDS

SEC. 21 TWP. 1-NORTH R1G 1-WEST RECORDED IN O.R. BOOK 3570
DATE OF SURVEY 07/20/2020 PAGE 2050, IN LEON COUNTY, FLORIDA
FIELD BOOK 918 PAGE 8

I hereby certify that this survey meets the minimum technical standards established by Chapter 5-17.051.

LEGEND (DISTANCES)

ALL DISTANCES ARE IN ACCORDANCE
WITH THE UNITED STATES STANDARD

MARK T. HENDERSON, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 4354

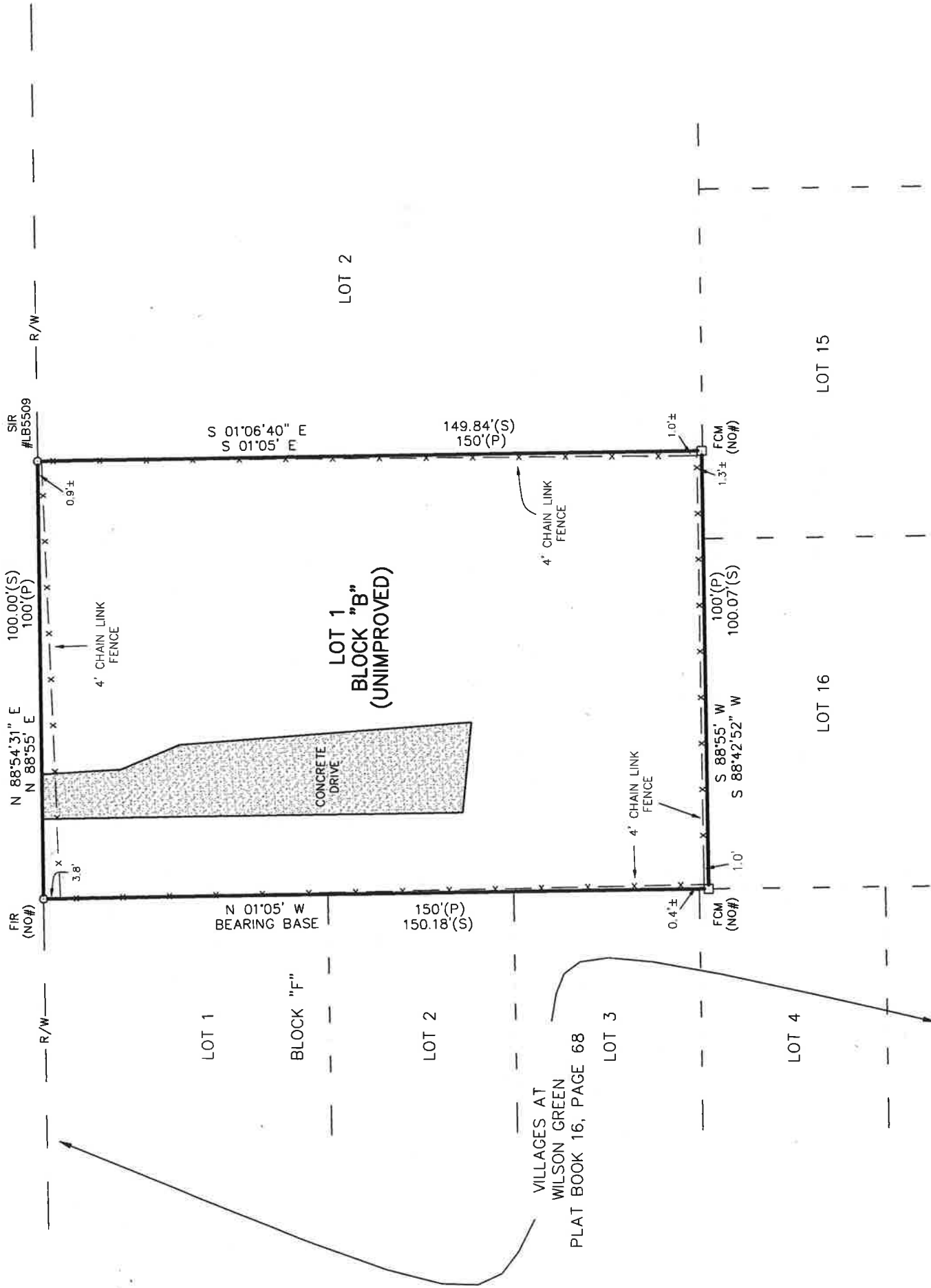
"UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID."

CERTIFIED TO:
1) TALLAHASSEE LENDERS CONSORTIUM
2) C/O LEN HARDY
3) NORTH FLORIDA TITLE COMPANY
4) FIRST AMERICAN TITLE INSURANCE CO.

ADDRESS:
317 RIDGE ROAD
TALLAHASSEE, FLORIDA

SCALE ~ 1" = 30'
BASE ~ NORTH
WESTERLY BOUNDARY OF
LOT 1, BLOCK "B", AS PER
RECORD PLAT

RIDGE ROAD
60' R/W



LEGEND: (GENERAL)
F.V.C. - FOUND NAIL & CAP
S.V.C. - SET NAIL & CAP #LB5509
P.M. - PERMANENT REFERENCE MONUMENT
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT

NOTE: UNDERGROUND ENCROACHMENTS AND UTILITIES, IF ANY, NOT LOCATED. FENCE OWNERSHIP NOT DETERMINED BY THIS SURVEY.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

NOTE: THE FLOOD ZONE DESIGNATION DENOTED ON THIS SURVEY SKETCH WAS DERIVED FROM THE FEDERAL INSURANCE RATE MAP AS INDICATED. THE LOCATION OF ANY ZONE LINES WERE GRAPHICALLY SCALED FROM THIS MAP. THIS INFORMATION IS PROVIDED AS IS AND IS NOT INTENDED TO REPRESENT ANY ENGINEERING OR FLOOD PRONE AREA DETERMINATIONS BY THIS FIRM.

This property lies in zone "X" as determined by the Flood Insurance Rate Maps for LEON County, Florida on Map Number 1201440293 F
Dated: 8/18/09

GARY G. ALLEN
Registered Land Surveyor, Inc.
Tallahassee, Florida 32311 4101 Apalachee Parkway

Phone: (850)-877-0541

DESCRIPTION: BOUNDARY SURVEY OF: LOT 1, BLOCK "B"

FOUR POINTS ADDITION

SEC. 13 TWP 1-SOUTH RNG 1-WEST RECORDED IN PLAT BOOK 3
DATE OF SURVEY 10/2/2020 PAGE 54, IN LEON COUNTY, FLORIDA
FIELD BOOK 920 PAGE 40
SCALE 1" = 30'

I hereby certify that this survey meets the minimum technical standards as established by Chapter 5J-17.051 of the Florida Administrative Code.

JOB No. 20-871
FILE No. 20-871.DWG
DATE: 10-06-2020

MARK T. HENDERSON, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 4354

LEGEND (GENERAL)
F.C.M. - FOUND CONCRETE MONUMENT
F.I.P. - FOUND IRON PIPE
S.C.M. - SET 4" X 4" CONC. MONUMENT W/ CAP #4016
S.I.R. - SET IRON ROD WITH CAP #5509 (5/8" ROD)
(P) - PLAT DISTANCE AND/OR BEARING
(S) - SURVEY DISTANCE AND/OR BEARING
(D) - DEED DISTANCE AND/OR BEARING
(C) - CALCULATED DISTANCE AND/OR BEARING

LEGEND (BEARINGS)
N = NORTH
S = SOUTH
E = EAST
W = WEST
D = DEGREES
' = MINUTES
" = SECONDS

LEGEND (CURVES)
A = DELTA ANGLE
R = RADIUS
L = CURVE LENGTH
CL = CHORD LENGTH
CB = CHORD BEARING
R/A = RIGHT OF WAY

LEGEND (DISTANCES)
ALL DISTANCES ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD
' = FEET

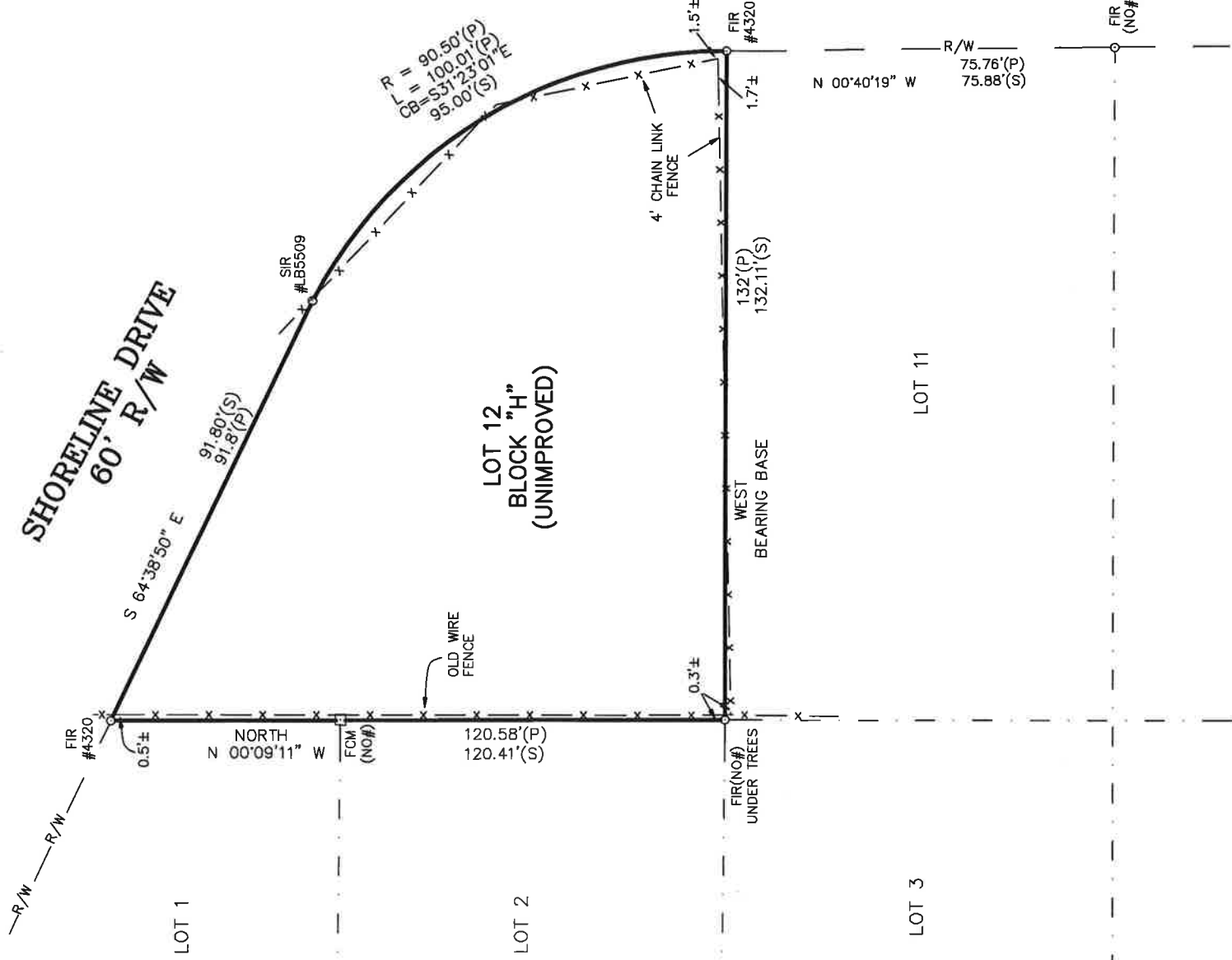
DRAWN BY: C.N.

"UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID."

CERTIFIED TO:
1) TALLAHASSEE LENDERS CONSORTIUM
2) C/O LEN HARDY
3) NORTH FLORIDA TITLE COMPANY
4) FIRST AMERICAN TITLE INSURANCE CO.

ADDRESS:
407 SHORELINE DRIVE
TALLAHASSEE, FLORIDA

SCALE ~ 1" = 30'
BASE ~ NORTH
SOUTHERLY BOUNDARY OF
LOT 12, BLOCK "H", AS PER
RECORD PLAT



LEGEND: (GENERAL)
F.N.C. = FOUND NAIL & CAP
S.N.C. = SET NAIL & CAP #LB5509
P.M. = PERMANENT REFERENCE MONUMENT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

NOTE: UNDERGROUND ENCROACHMENTS AND UTILITIES, IF ANY, NOT LOCATED. FENCE OWNERSHIP NOT DETERMINED BY THIS SURVEY.

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NOTE: THE FLOOD ZONE DESIGNATION DENOTED ON THIS SURVEY SKETCH WAS DERIVED FROM THE FEDERAL INSURANCE RATE MAP AS INDICATED. THE LOCATION OF ANY ZONE LINES WERE GRAPHICALLY SCALED FROM THIS MAP. THIS INFORMATION IS PROVIDED AS IS AND IS NOT INTENDED TO REPRESENT ANY ENGINEERING OR FLOOD PHONE AREA DETERMINATIONS BY THIS FIRM.

This property lies in zone "X" as determined by the Flood Insurance Rate Maps for LEON County, Florida on Map Number 1201440294 F Dated: 8/18/09

GARY G. ALLEN
Registered Land Surveyor, Inc.
Tallahassee, Florida 32311 4101 Apalachee Parkway

Phone: (850)-877-0541

DESCRIPTION: BOUNDARY SURVEY OF: LOT 12, BLOCK "H"

LAKEWOOD UNIT NO. 5

DRAWN BY: C.N.

SEC. 18 TWP 1-SOUTH RNG 1-EAST RECORDED IN PLAT BOOK 3
DATE OF SURVEY 10/2/2020 PAGE 233, IN LEON COUNTY, FLORIDA
FIELD BOOK 920 PAGE 39
SCALE 1" = 30'
JOB No. 20-873
FILE No. 20-873.DWG

I hereby certify that this survey meets the minimum technical standards as established by chapter 5J-17.051 of the Florida Administrative Code.

GARY G. ALLEN, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 4016
DATE: 10/09/2020

"UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID."

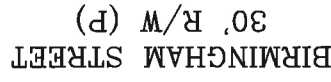
LEGEND (GENERAL)
F.C.M. = FOUND CONCRETE MONUMENT
F.I.R. = FOUND IRON ROD
F.I.P. = FOUND IRON PIPE
S.N.C. = SET NAIL & CAP #LB5509
P.M. = PERMANENT REFERENCE MONUMENT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

LEGEND (BEARINGS)
N = NORTH
S = SOUTH
E = EAST
W = WEST
D = DEGREES
M = MINUTES
S = SECONDS
LEGEND (CURVES)
A = DELTA ANGLE
R = RADIUS
L = CURVE LENGTH
CL = CHORD LENGTH
CB = CHORD BEARING
R/W = RIGHT OF WAY

LEGEND (DISTANCES)
ALL DISTANCES ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD
' = FEET

1) TALLAHASSEE LENDERS CONSORTIUM
2) NORTH FLORIDA TITLE COMPANY
3) FIRST AMERICAN TITLE INSURANCE COMPANY

40' R/W (P)
GRIFFIN STREET



SCALE ~ 1" = 20'

FN/C - FOUND NAIL & CAP
SN/C - SET NAIL & CAP #LB5509
PRM - PERMANENT REFERENCE MONITOR
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

This property lies in zone 31, X¹¹ as determined
by the Flood Insurance Rate Maps for LEON County,
Florida on Map Number 120144 0283 F
Dated: 08/18/09

F.C.M.	=	FOUND CONCRETE MONUMENT
F.I.R.	=	FOUND IRON PIPE
F.I.P.	=	FOUND IRON PIPE
S.C.M.	=	SET 4" X 4" CONC. MONUMENT W/ CAP #4016
S.I.R.	=	SET IRON ROD WITH CAP #5909 (5/8" ROD)
(P)	=	PLAT DISTANCE AND/OR BEARING
(S)	=	SURVEY DISTANCE AND/OR BEARING
(D)	=	DEED DISTANCE AND/OR BEARING
(C)	=	CALCULATED DISTANCE AND/OR BEARING

N = NORTH
S = SOUTH
E = EAST
W = WEST
O = DEGREES
, = MINUTES
" = SECONDS
PP = POWER POLE
Δ = DELTA ANGLE
R = RADIUS
L = CURVE LENGTH
CL = CHORD LENGTH
CB = CHORD BEARING
DIST = DISTURBED
TYP. = TYPICAL
C = CENTER LINE

ALL DISTANCES ARE IN ACCORDANCE
WITH THE UNITED STATES STANDARD
, = FEET

GRIFFIN COLLEGE HEIGHTS

I hereby certify that this survey meets the minimum technical standards as established by chapter 5J-17.051 of the Florida Administrative Code.

FILE No. 20-872.DWG

I FILE NO: DWG12020120-672.dwg, 1, Admin, Oct 07, 2020 - 7:02:32am

DATE: 10/07/2020

Professional Surveyor and Mapper
Florida Registration No. 4016

"UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID."

TLC Specifications / Instructions Document A1

Roof: 30 YR. ARCH. Shingle (GAF Timberline HDZ, or equivalent)

Siding: Vinyl Dutch Lap (Ply Gem Performance Collection, or equivalent)

Cornice/Fascia/Soffit: Vinyl

Windows: Pella Therma Star Single Hung (or equivalent)

Exterior Doors: Therma-Tru Fiberglass with Lite (or equivalent)

Overhead Garage Door: Pella Traditional with Auto Opener (or equivalent)

HVAC: Heat Pump Split System

Concrete Driveway: 10' x 20'

Concrete Patio: 15' x 15'

Dry Wall Finish: Veneer Plaster, Light Texture

Allowance sums are for material only. Installations, labor, and incidentals costs are included in Total Bid Sum.

1. Electrical lighting fixtures and/or ceiling fans: \$1,500
2. Plumbing fixtures and trim for the two bathrooms and kitchen: \$3,000
(Ceramic tile shower/tub hop-ups cost to be included in total bid sum)
3. Kitchen cabinets, counter tops, bath vanity's, medicine cabinets: \$5,500
4. Flooring (baths and kitchen porcelain tile, balance of house or luxury vinyl plank click lock): \$4,000
5. Appliances: \$3,000
6. Window coverings: \$500
7. Site preparation (clear, grade, fill) for placement of monolithic slab foundation: \$1,000