

TERMITE SPECIFICATIONS

INSTALL BORA-CARE® TERMITE PROTECTION
SYSTEM PER MANUF. SPECIFICATIONS

SEE SHEET 2A
FOR OUTDOOR
FIREPLACE SLAB
LAYOUT

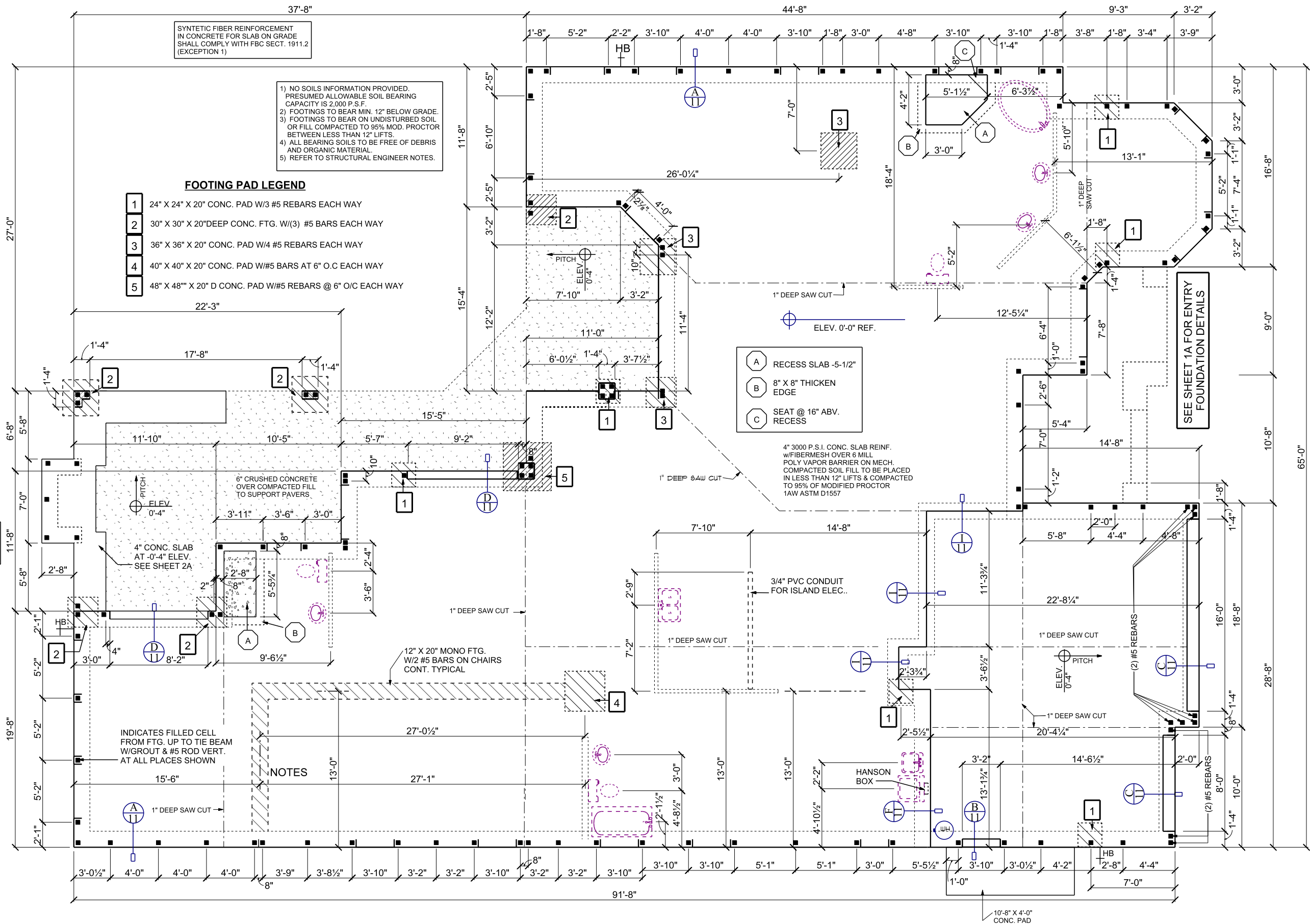
DRIVEWAY SPEC.
DRIVEWAY NOT IN RIGHT OF WAY
TO BE BRICK PAVING.
DRIVEWAY IN RIGHT OF WAY TO BE 6" 3000 PSI
CONCRETE WITH FIBERMESH AND WIRE REINFORCEMENT

SYNTHETIC FIBER REINFORCEMENT
IN CONCRETE FOR SLAB ON GRADE
SHALL COMPLY WITH FBC SECT. 1911.2
(EXCEPTION 1)

- 1) NO SOILS INFORMATION PROVIDED.
PRESUMED ALLOWABLE SOIL BEARING
CAPACITY IS 2,000 P.S.F.
- 2) FOOTINGS TO BEAR MIN. 12" BELOW GRADE.
- 3) FOOTINGS TO BEAR ON UNDISTURBED SOIL
OR FILL COMPACTED TO 95% MOD. PROCTOR
BETWEEN LESS THAN 12" LIFTS.
- 4) ALL BEARING SOILS TO BE FREE OF DEBRIS
AND ORGANIC MATERIAL.
- 5) REFER TO STRUCTURAL ENGINEER NOTES.

FOOTING PAD LEGEND

- | | |
|---|---|
| 1 | 24" X 24" X 20" CONC. PAD W/3 #5 REBARS EACH WAY |
| 2 | 30" X 30" X 20" DEEP CONC. FTG. W/(3) #5 BARS EACH WAY |
| 3 | 36" X 36" X 20" CONC. PAD W/4 #5 REBARS EACH WAY |
| 4 | 40" X 40" X 20" CONC. PAD W/#5 BARS AT 6" O.C EACH WAY |
| 5 | 48" X 48" X 20" D CONC. PAD W/#5 REBARS @ 6" O/C EACH WAY |



FOUNDATION PLAN

1/8" = 1'-0"

A.E.C.S. #15034

ASPEN 3541-C

DEEB FAMILY
HOMES, LTD.

9400 RIVER CROSSING BLD.
NEW PORT RICHEY, FL. 34655

PLAN DATE

- | |
|---------------|
| 1. 11-11-2015 |
| 2. 11-17-2015 |
| 3. 11-19-2015 |

LOT 12
BELLEAIR GRANDE

I HEREBY CERTIFY THAT I HAVE
PERFORMED THE ATTACHED DESIGN
TO COMPLY WITH 145 MPH ULTIMATE
WIND LOADS, EXPOSURE B AND IT IS
THE 2010 FLORIDA BUILDING CODE,
SEALED FOR THE STRUCTURE ONLY.

SIGNED
RICHARD E. ALLEN P.E. #56920

ALLEN ENGINEERING &
CONSTRUCTION SERVICES
RICH ALLEN PROFESSIONAL ENGINEER
P.E. #56920 C.A. #9542

P.O. BOX 351
NEW PORT RICHEY, FL 34656
727-842-6100
richallenpe@gmail.com

1

SYNTHETIC FIBER REINFORCEMENT
IN CONCRETE FOR SLAB ON GRADE
SHALL COMPLY WITH FBC SECT. 1911.2
(EXCEPTION 1)

- 1) NO SOILS INFORMATION PROVIDED. PRESUMED ALLOWABLE SOIL BEARING CAPACITY IS 2,000 P.S.F.
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INSTALL 'BORA-CARE' TERMITE PROTECTION
SYSTEM PER MANUF. SPECIFICATIONS

[illegible]

FRONT ENTRY FOUNDATION

A 16" D CONC. FTG.
W/#5 BARS AT 6"
O/C EACH WAY
SET TOP
OF FOOTING AT
-8" BELOW F.F.

B RECESSED 16" X 16"
CONC. FTG.W/#2 BARS
CONT. BETWEEN
COLUMN PADS.

ENTRY FOUNDATION PLAN

$$\frac{1}{4}'' = 1'-0''$$

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1A

FLOOR PLAN NOTES

- 1

DRYER VTR IN 6" WALL
- 2

HANSON BOX @ 42" AFF
- 3

12" WIRE SHELF @ 5'-6" AFF
- 4

TOP OF TUB PLATFORM @ 20" AFF
- 5

16" D TILED SHOWER SEAT @ 16" ABV. SHWR FLR
- 6

TOP OF TILED SHELF @ 20" AFF
- 7

TUB ACCESS
- 8

22" X 54" CLG ACCESS
- 9

22" X 36" CLG ACCESS
- 10

(4) 16" SHELVES
- 11

16" SHELF
- 12

TOP OF BAR @ 42" AFF
- 13

TOP OF TEMPERED GLASS SHOWER ENCLOSURE @ 7' AFF
- 14

AIR HANDLER UNIT ON PLATFORM
- 15

AREA OF A/C TRUSSES
- 16

INSTALL 1/4" WATER LINE FOR ICEMAKER
- 17

R-13 BATT INSULATION
- 18

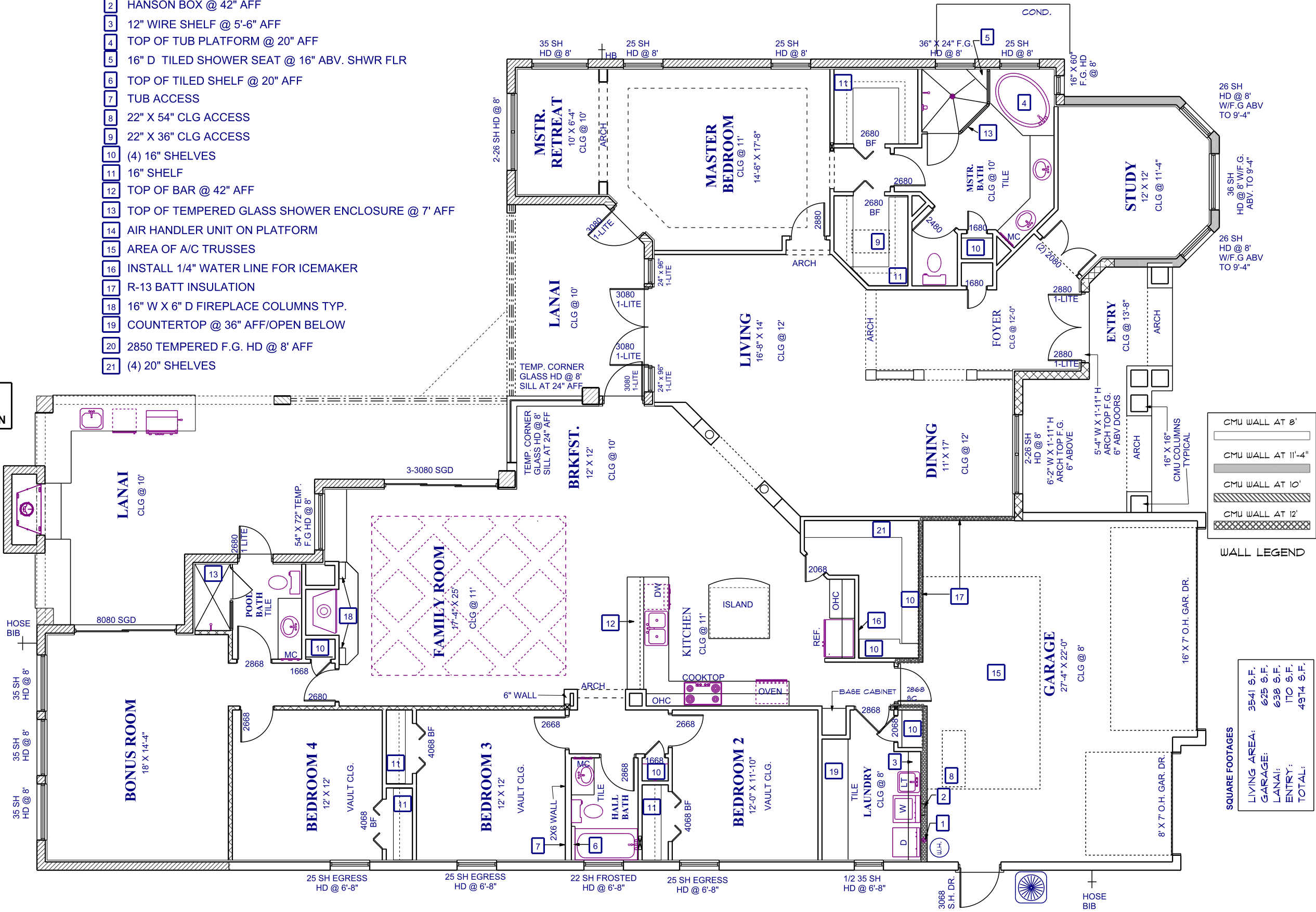
16" W X 6" D FIREPLACE COLUMNS TYP.
- 19

COUNTERTOP @ 36" AFF/OPEN BELOW
- 20

2850 TEMPERED F.G. HD @ 8" AFF
- 21

(4) 20" SHELVES

SEE SHEET 2A
FOR OUTDOOR
FIREPLACE OPTION



FLOOR PLAN NOTES

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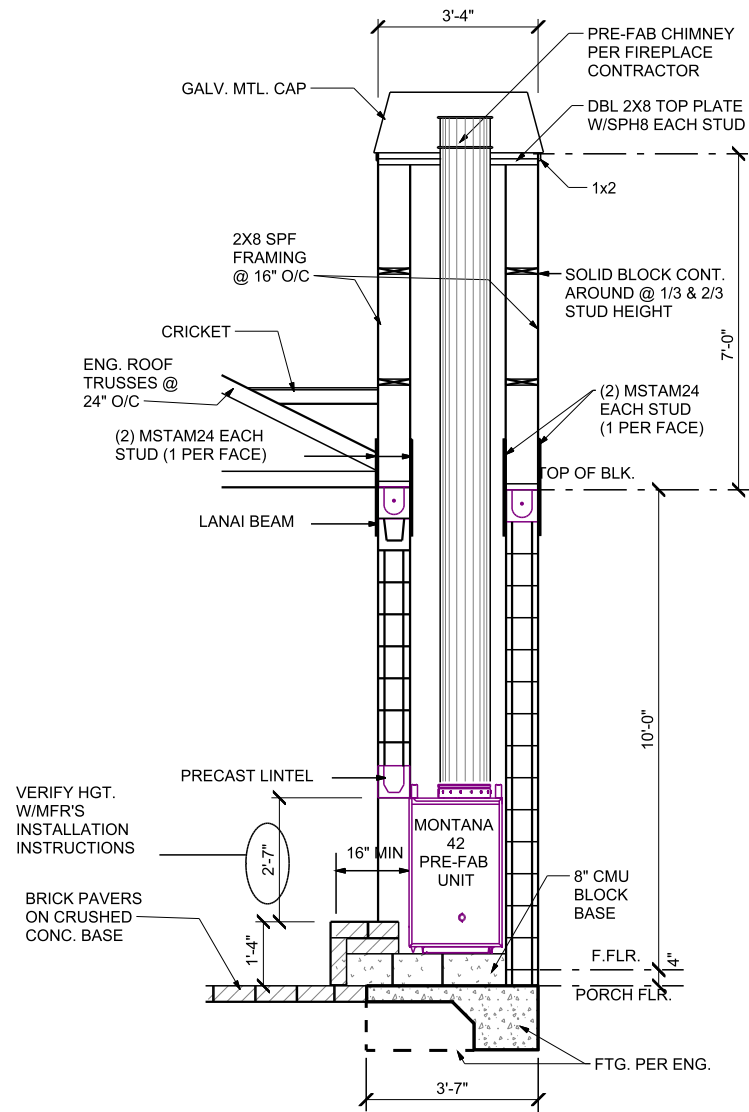
2

1/8" = 1'-0"

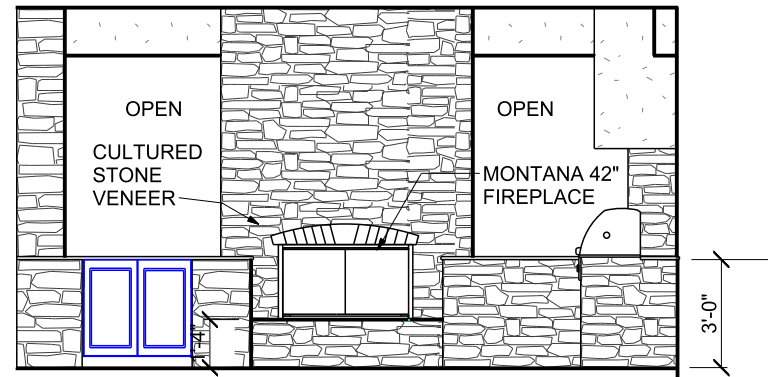
LOT 12
BELLEAIR GRANDE

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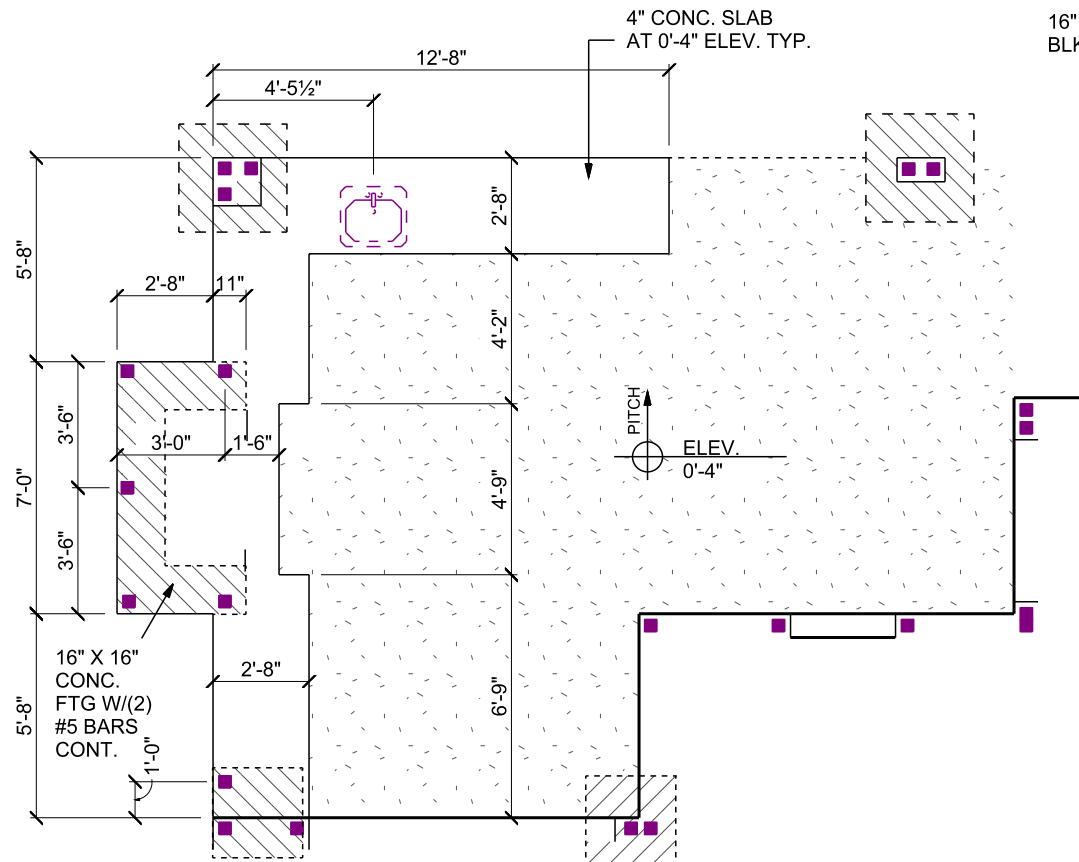
OUTDOOR FIREPLACE DETAIL
1/4" = 1'-0"



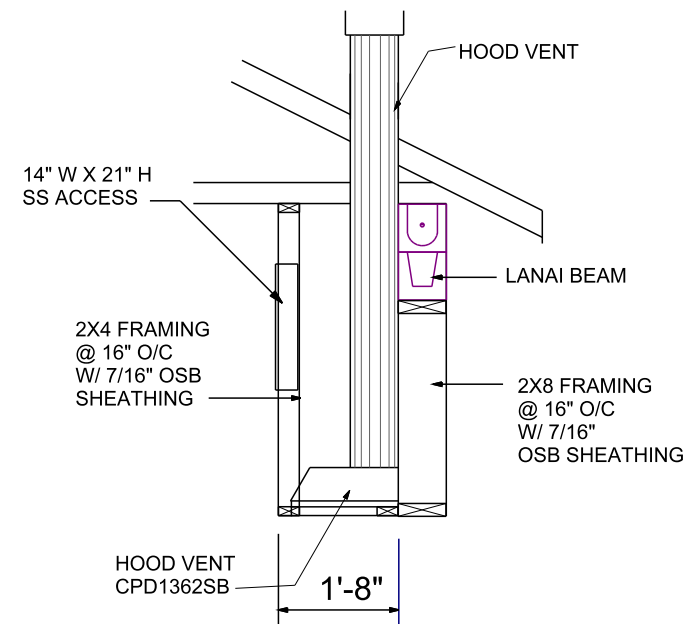
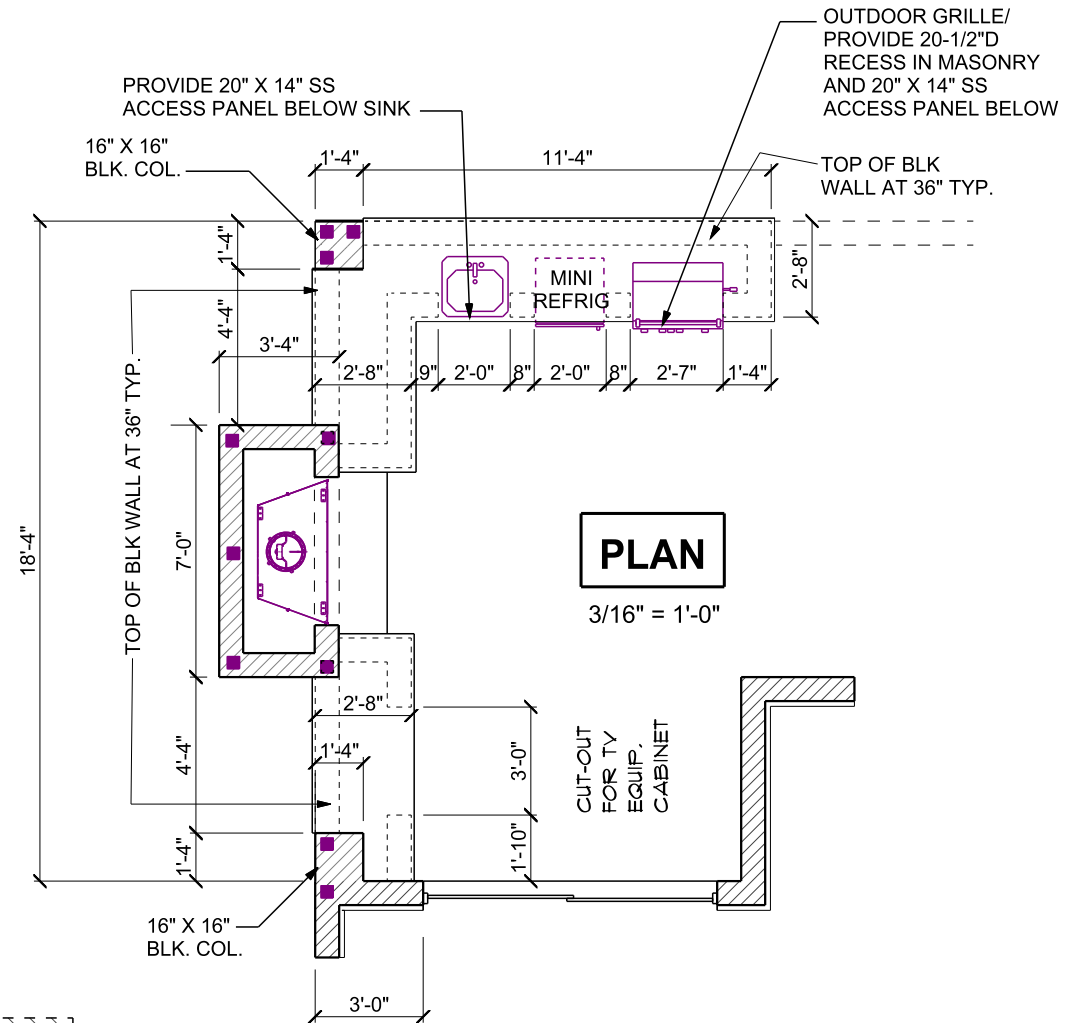
OUTDOOR FIREPLACE ELEVATION
3/16" = 1'-0"

FOUNDATION

3/16" = 1'-0"



SEE SHEET 1 FOR FOOTING PAD SIZES



SECTION AT VENT

OUTDOOR FIREPLACE OPTION 1/8" = 1'-0"

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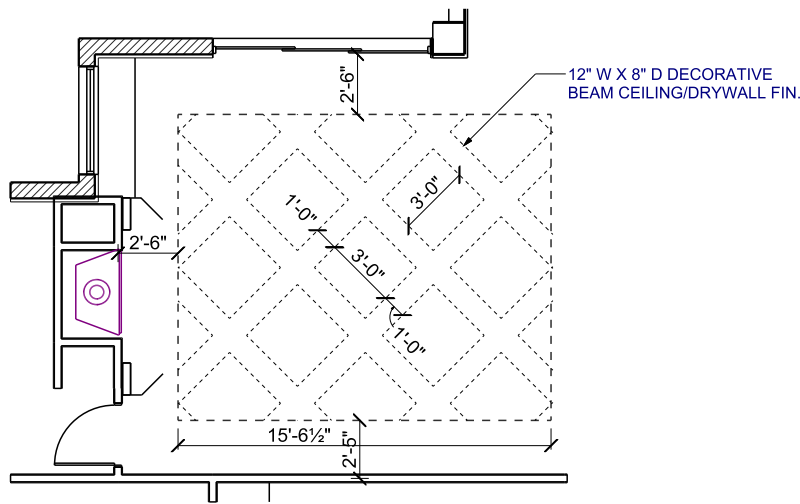
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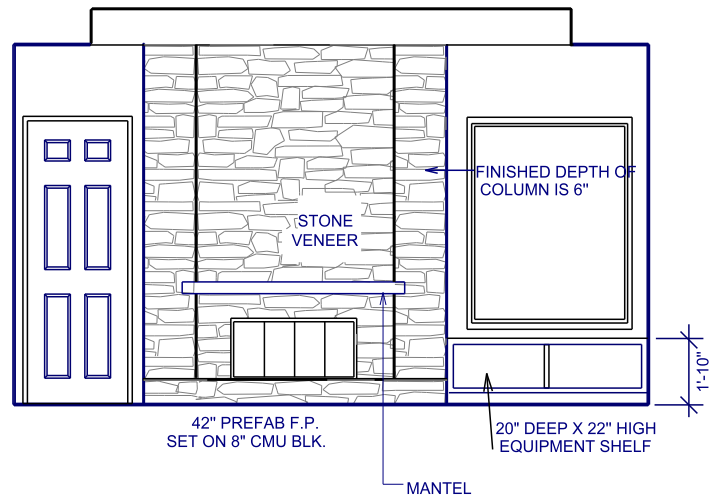
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PLAN DATE

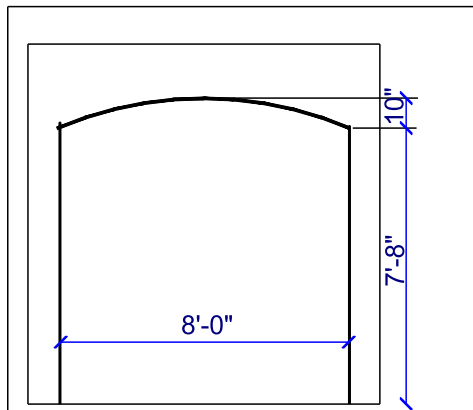
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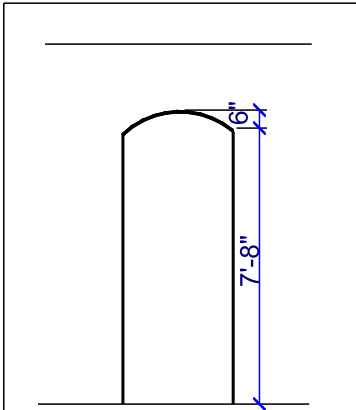
BEAM CEILING AT FAMILY ROOM



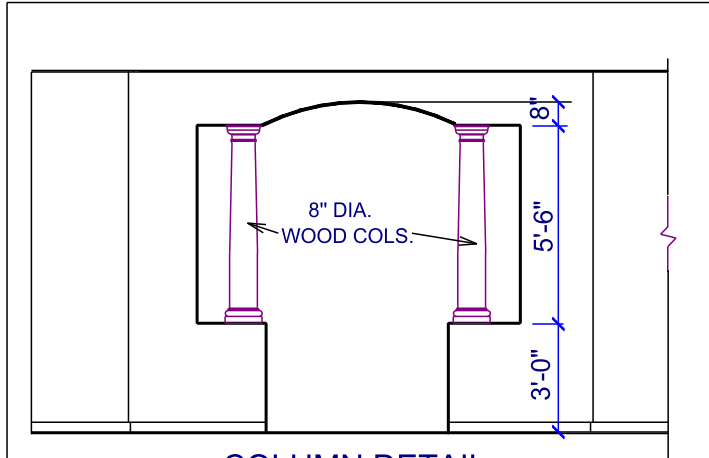
FAMILY ROOM WALL DETAIL



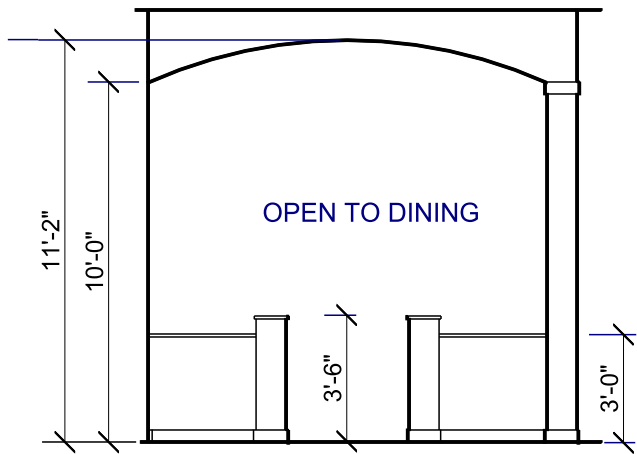
MSTR. BR. ARCHED
HEADER DETAIL



TYPICAL ARCHED
HEADER DETAIL



COLUMN DETAIL



DINING/FOYER ARCH DETAIL



FOYER ARCH ELEV.

FLOOR PLAN DETAILS

3/16" = 1'-0"

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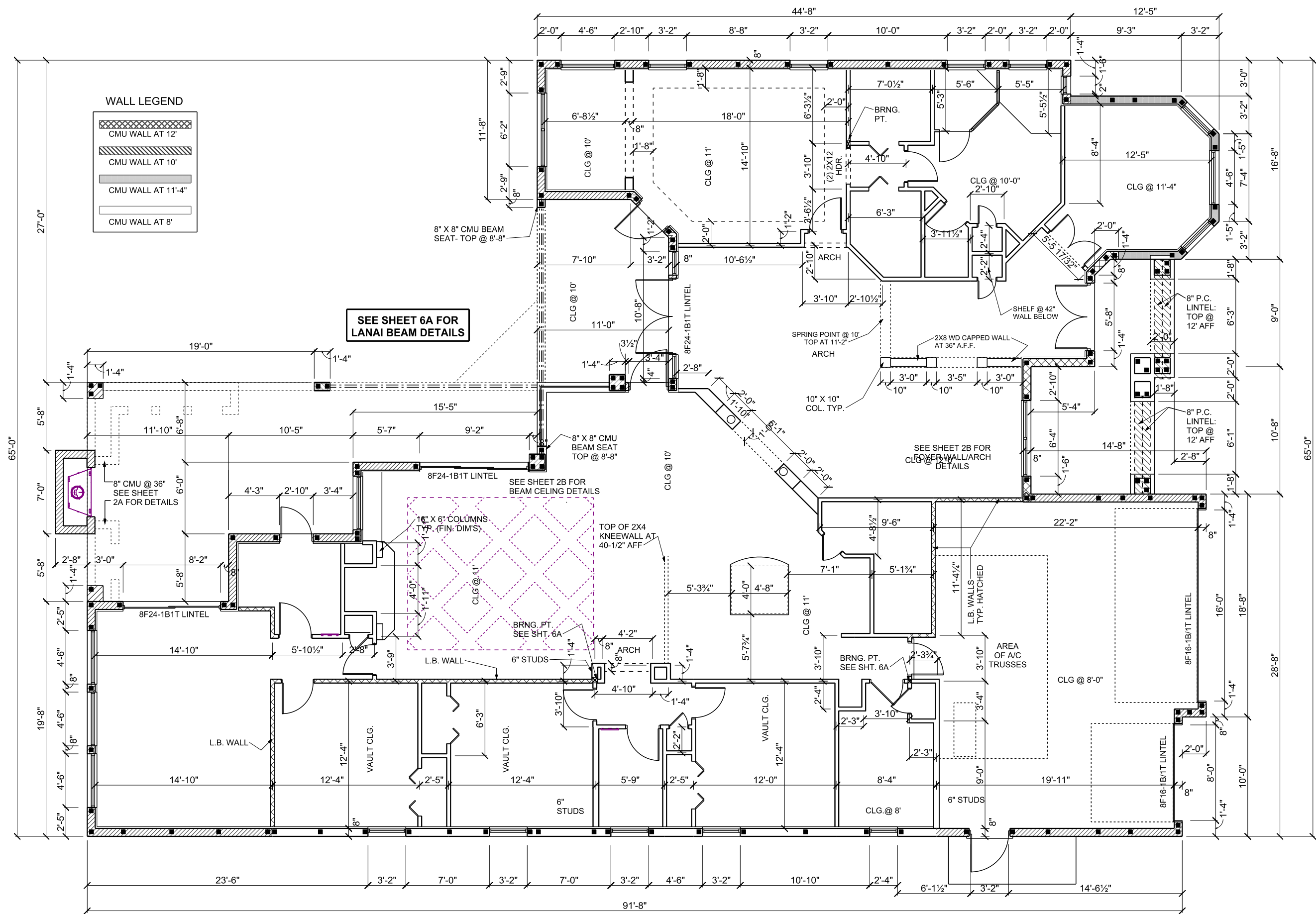
DEEB FAMILY
HOMES, LTD.
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LOT 12
BELLEAIR GRANDE

PLAN DATE

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2B



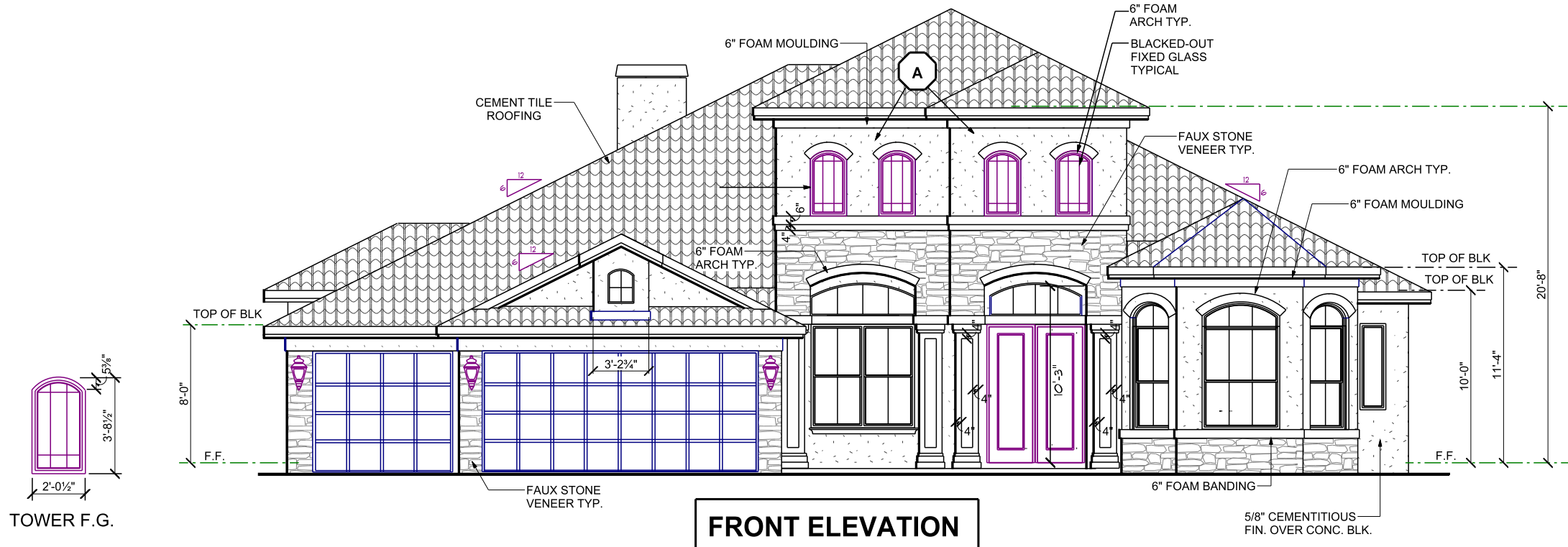
ASPEN 3541-C

3

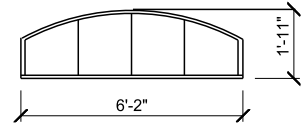
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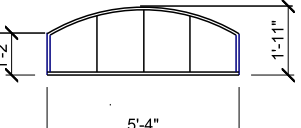
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FRONT ELEVATION

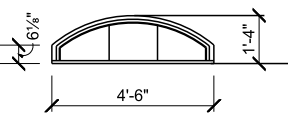


DINING FIXED GLASS

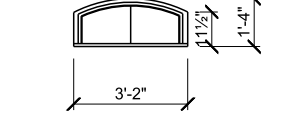


ENTRY FIXED GLASS

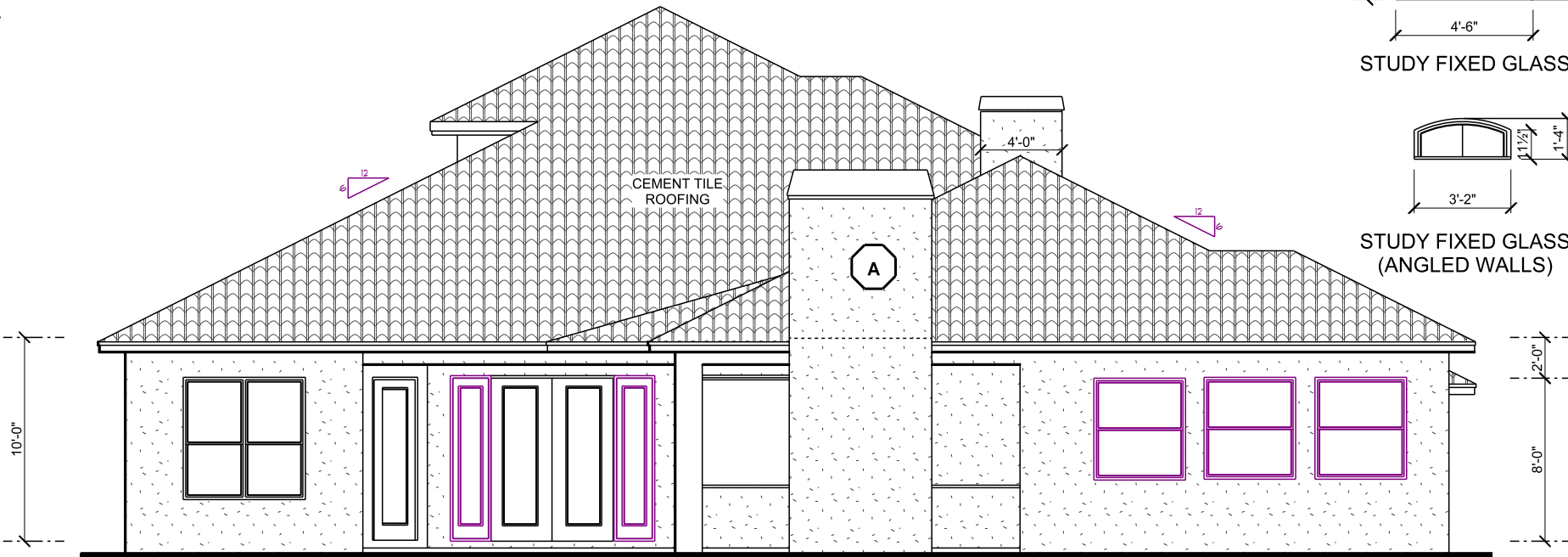
A 7/8" STUCCO FINISH PER ASTM C-926-11a ON PAPER BACKED METAL LATH OVER TYVEK (OR EQUIVALENT). VINYL VAPOR BARRIER ON EXTERIOR WOOD SHEATHING.



STUDY FIXED GLASS



STUDY FIXED GLASS (ANGLED WALLS)



REAR ELEVATION

EXTERIOR ELEVATIONS

1/8" = 1'-0"

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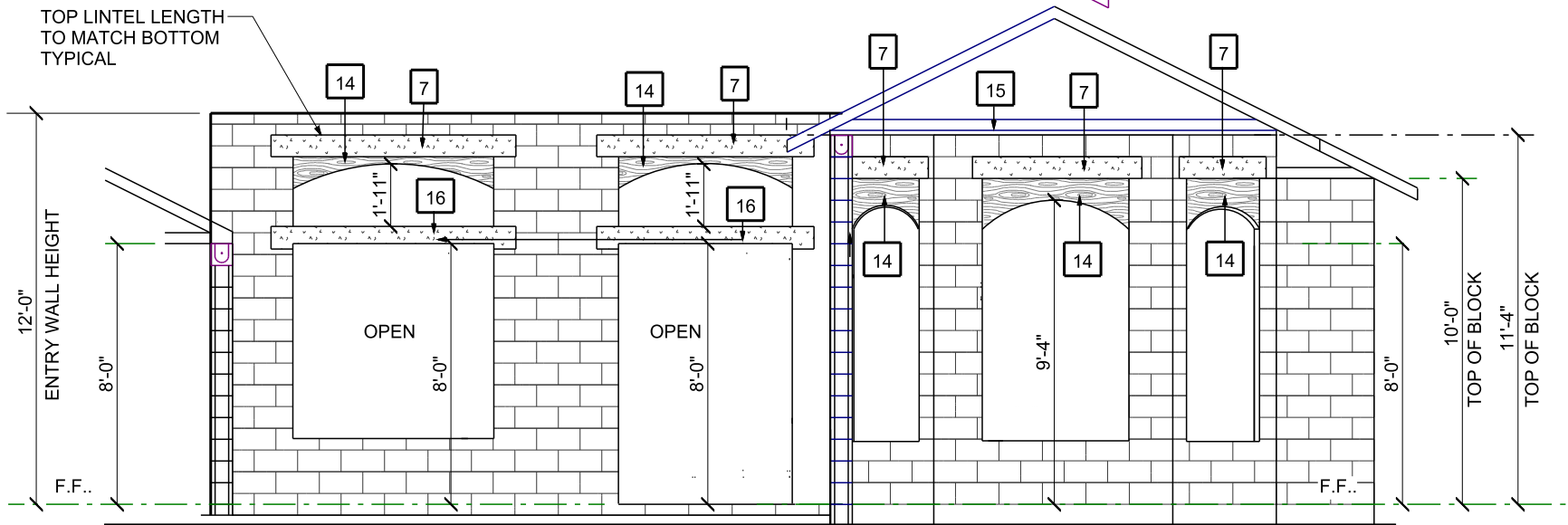
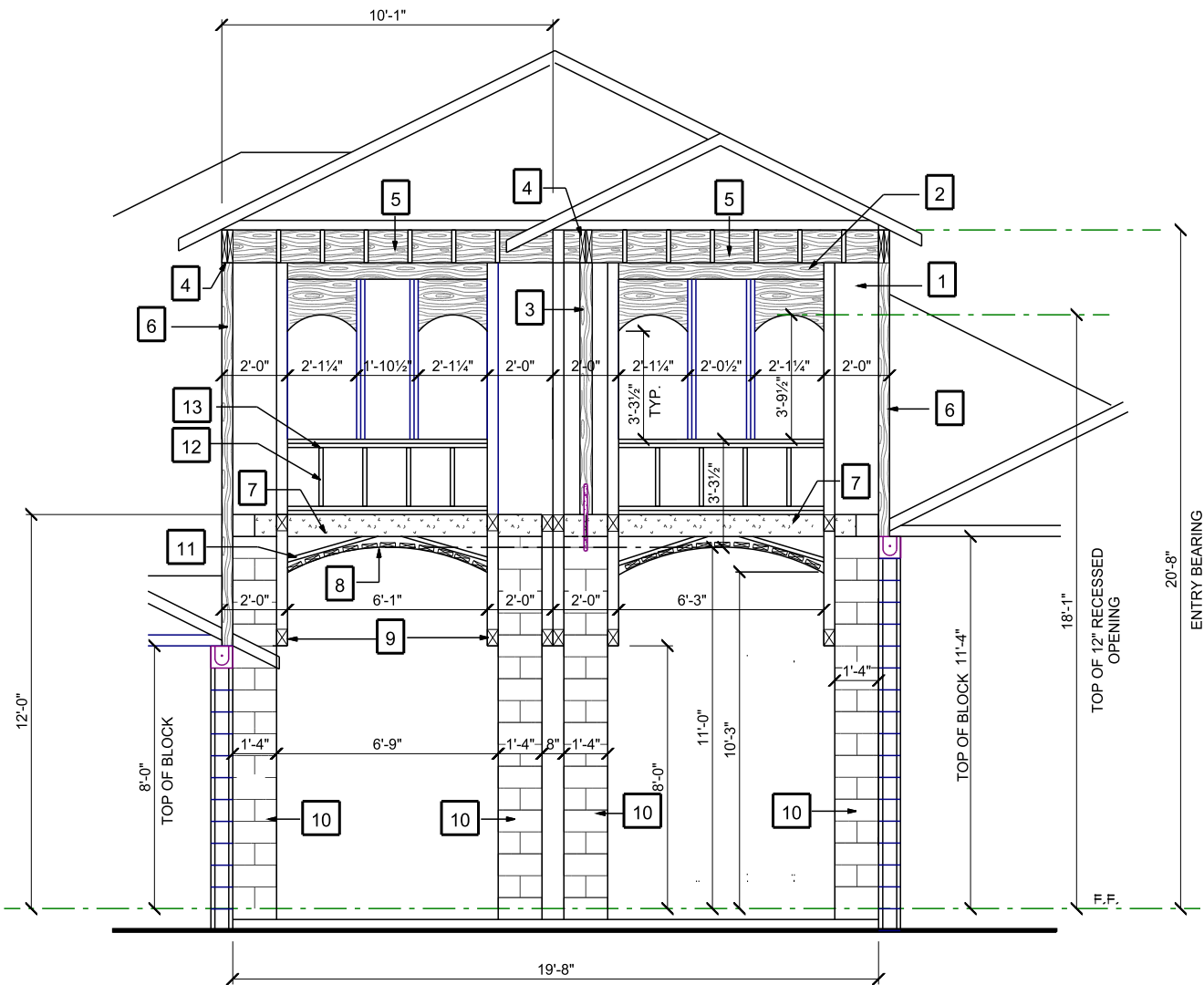
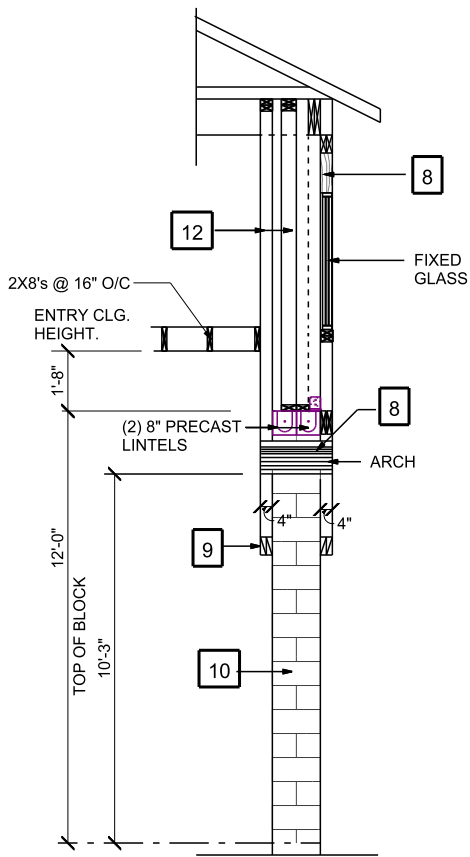
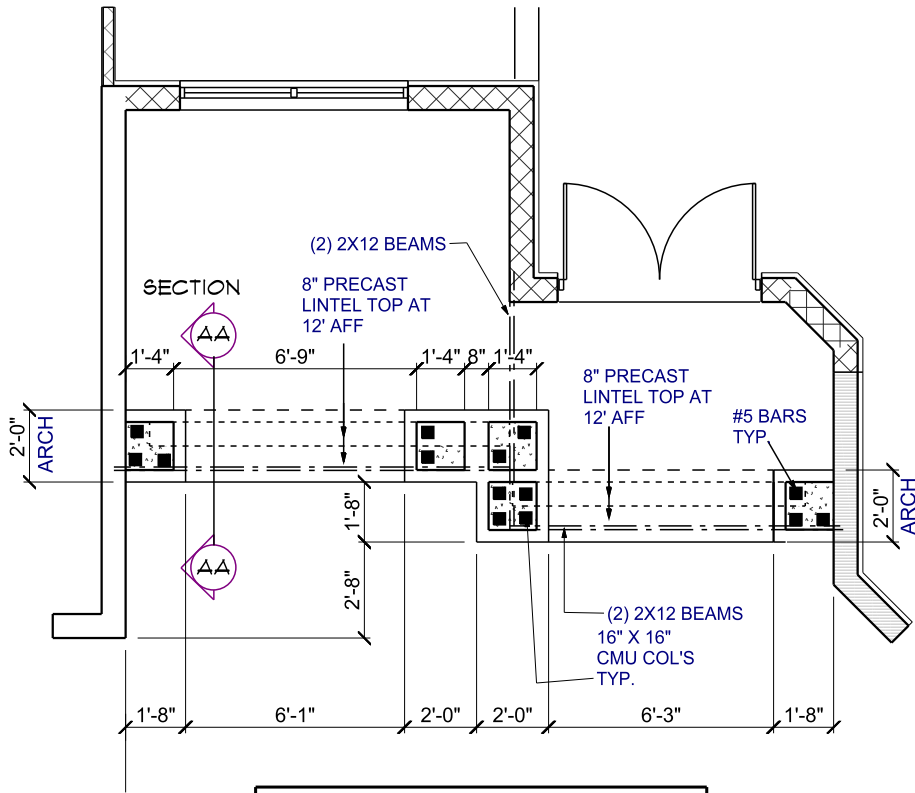
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CONSTRUCTION NOTES

- 7/16" OSB SHEATHING W/8d NAILS @ 4" O/C EDGES AND 6" O/C IN FIELD (TYP)
- DBL 2X6 HDR W/H2.5 EA END
- 3-PLY 2X8 COLUMN W/(2) HTS20 W(2) MSTAM36
- WRAP CORNERS W/(2) CSA16 TYP.
- (2) 2X12 BEAMS
- SEE NOTE 'E' ON SHEET 6A
- 8" PRECAST LINTEL
- 2X ARCH FRAMING
- 2X6 FRAMING W/2 1/4" X 3" TAPCONS INTO CMU COLS. TYP.
- 16" SQ. CMU COLUMNS
- 2X4 DIAGONAL W/H2.5 EAC END TYP.
- 2X4'S @ 16" O/C
- SP1 TYP.
- 2X4 ARCH FRAMING W/7/16" OSB SHEATHING TYP.
- 1" RAISED TRUSS HEEL AT STUDY BAY
- RECESSED PC LINTEL

NAILING SCHEDULE

SP1: 4- 10d TO PLATE
6- 10d TO STUD
H10: 8-8d X 1 1/2" TO TRUSS & TOP PLATE
H2: 5-8d
META16: 6-16d
CS16: 20-10d
HTS20: 20-10d
MSTAM36: 4-1/4" x 1 3/4" TAPCONS



NOTE: ALL NON STRUCTURAL LUMBER IS TO BE SOUTHERN PINE FIR U.N.O.

ENTRY TOWER DETAILS

3/16" = 1'-0"

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4A

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LOT 12

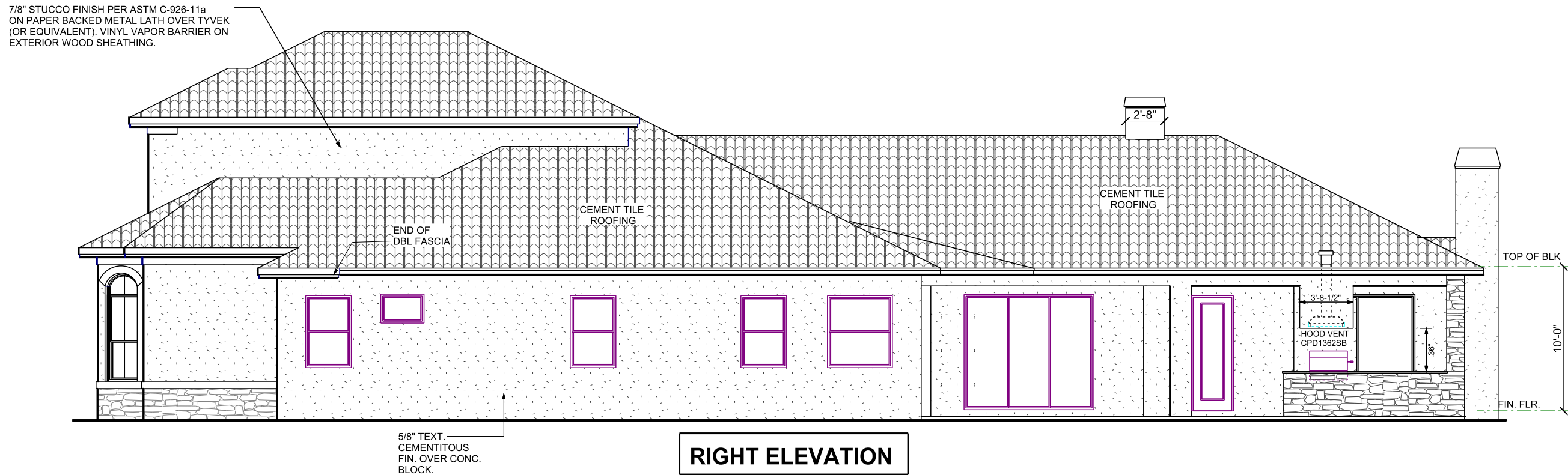
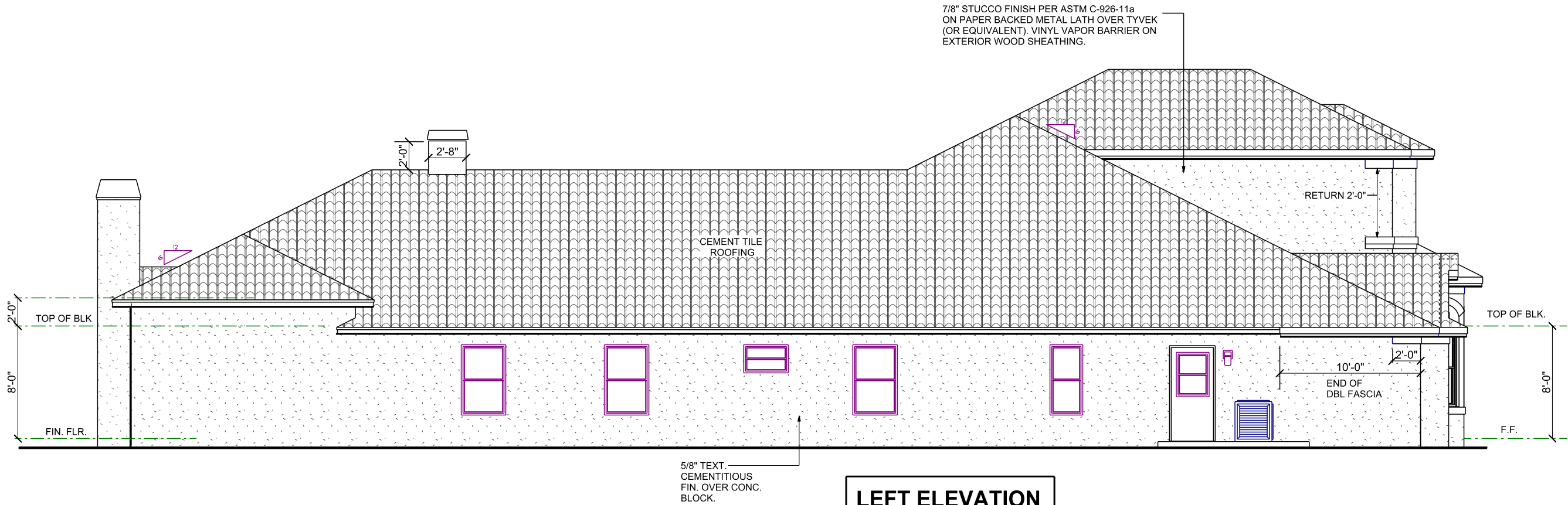
BELLEAIR GRANDE

I HEREBY CERTIFY THAT I HAVE
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WIND LOADS, EXPOSURE B AND IT IS
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SIGNED
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EXTERIOR ELEVATIONS

1/8" = 1'-0"

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5

TOTAL AREA TO BE VENTILATED = 4974 S.F.
4974/300 = 16.58 S.F OR 2388 SQUARE INCHES.

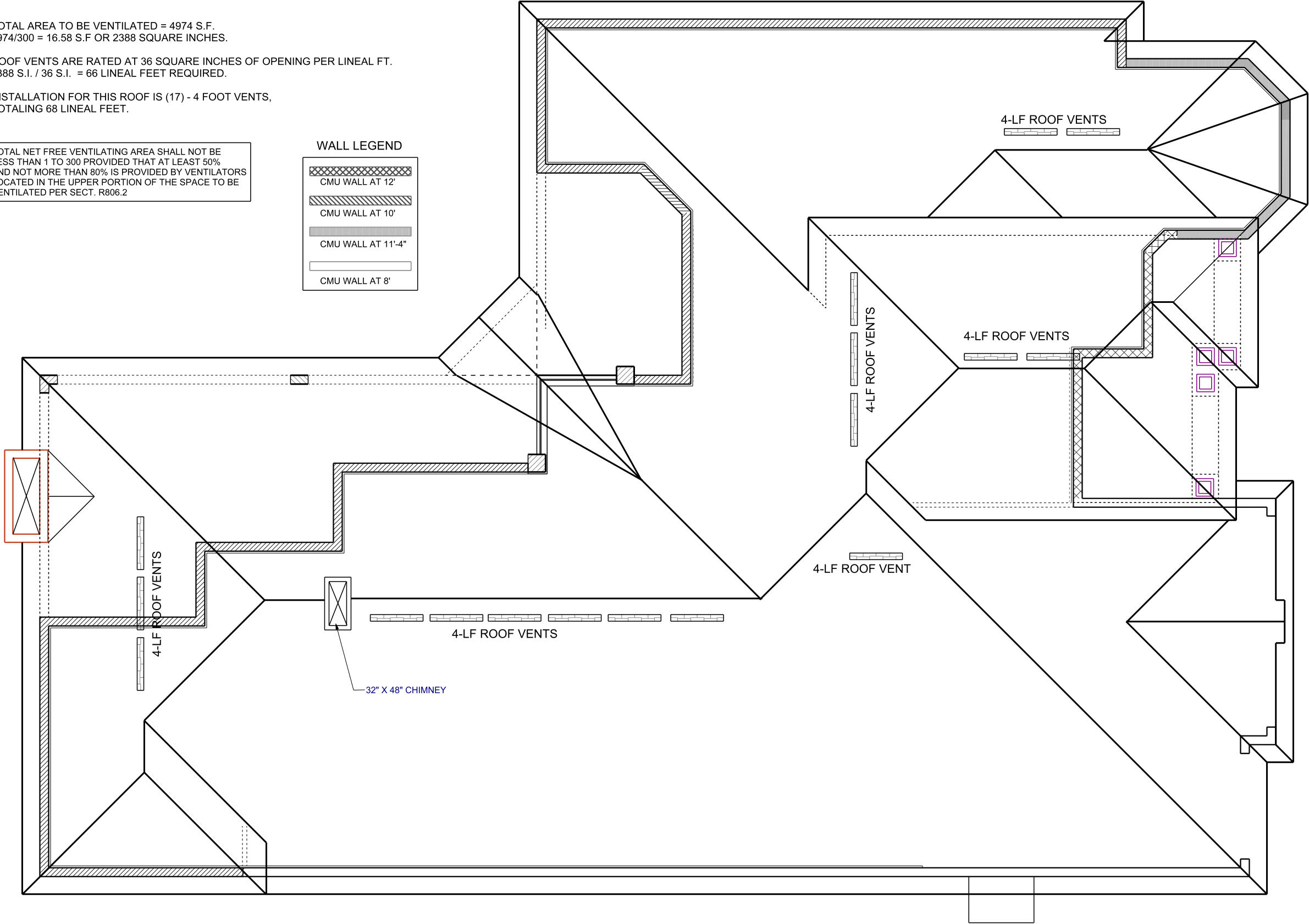
ROOF VENTS ARE RATED AT 36 SQUARE INCHES OF OPENING PER LINEAL FT.
2388 S.I. / 36 S.I. = 66 LINEAL FEET REQUIRED.

INSTALLATION FOR THIS ROOF IS (17) - 4 FOOT VENTS,
TOTALING 68 LINEAL FEET.

TOTAL NET FREE VENTILATING AREA SHALL NOT BE
LESS THAN 1 TO 300 PROVIDED THAT AT LEAST 50%
AND NOT MORE THAN 80% IS PROVIDED BY VENTILATORS
LOCATED IN THE UPPER PORTION OF THE SPACE TO BE
VENTILATED PER SECT. R806.2

WALL LEGEND

	CMU WALL AT 12'
	CMU WALL AT 10'
	CMU WALL AT 11'-4"
	CMU WALL AT 8'



ROOF PLAN

1/8" = 1'-0"

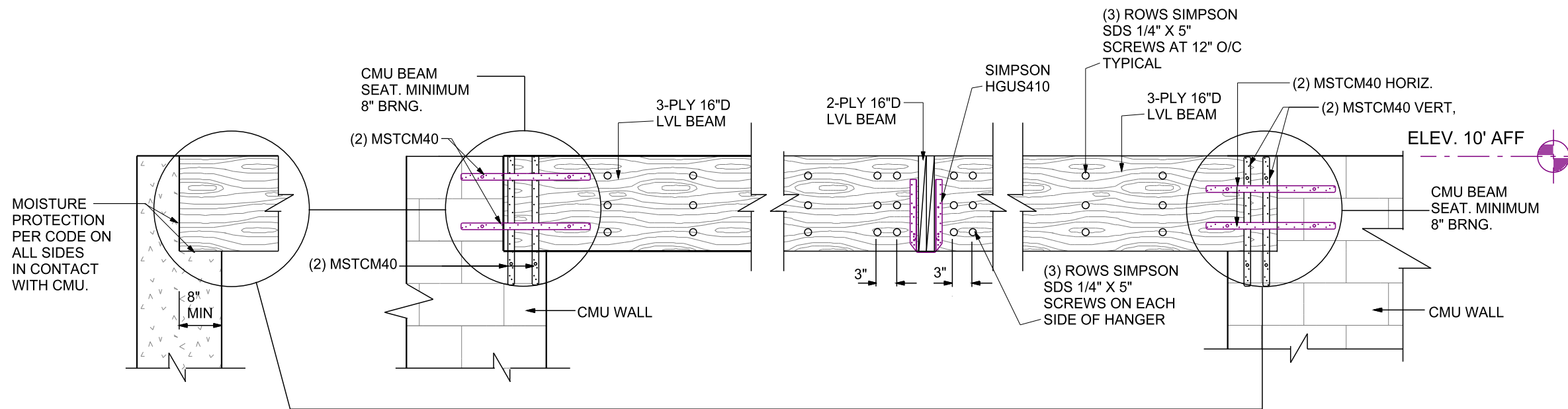
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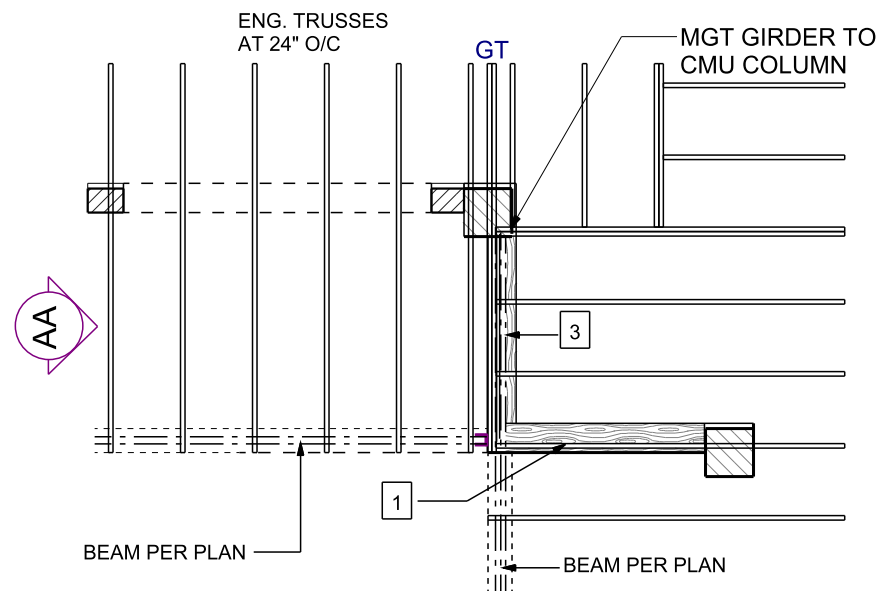
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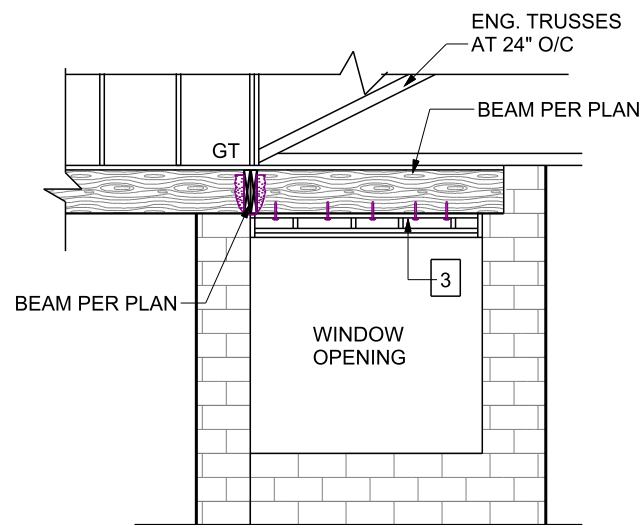
6



LANAI BEAM CONNECTION DETAIL 'A-A'

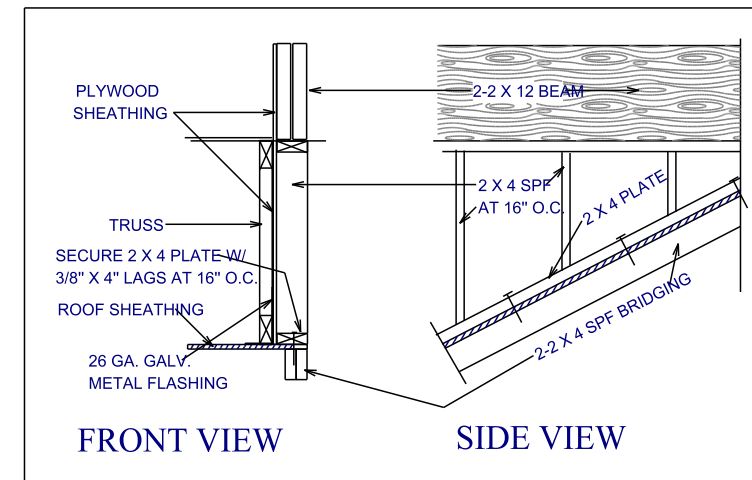


- 1 2X8 KNEEWALL BELOW TRUSS
W/1/4" X 4-1/2" SDS SCREWS INTO
TRUSS BOTTOM CHORD
- 2 2X4 KNEEWALL BELOW TRUSS BLOCKING
W/1/4" X 3-1/2" SDS SCREWS INTO
2X4 BLOCKING
- 3 2X8 KNEEWALL BELOW BEAM
W/1/4" X 5-1/2" SDS
AT 16" O/C INTO BEAM



ELEVATION

CORNER GLASS KNEEWALL DETAILS



KNEEWALL DETAILS

LANAI BEAM DETAILS

1/2" = 1'-0"

A.E.C.S. #15034

ASPEN 3541-C

**LOT 12
BELLEAIR GRANDE**

PLAN DATE

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I HEREBY CERTIFY THAT I HAVE
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6B

\$

SINGLE POLE SWITCH

\$\$\$

DOUBLE POLE SWITCH

\$\$\$

THREE WAY SWITCH

\$\$\$

FOUR WAY SWITCH

◇

DIMMER SWITCH

○

CEILING FIXTURE

○

SCONCE (WALL MOUNTED FIXTURE)

○

110V DUPLEX OUTLET

○

SWITCHED OUTLET (1/2)

○

GROUND FAULT INTERRUPT OUTLET

○

WATER PROOF GFI OUTLET

○

220V OUTLET

○

SPECIAL SERVICES OUTLET

□

TV CABLE OUTLET

▽

TELEPHONE CABLE OUTLET

○

RECESSED LIGHTING

○

WATER PROOF RECESSED LIGHTING

○

BATH FAN

○

BATH FAN WITH LIGHT

○

SMOKE DETECTOR/CARBON MONOXIDE DETECTOR.

○

FLOOD LIGHT

○

PUSH BUTTON

○

CHIMES/DOOR BELL

○

DISCONNECT SWITCH

○

SPEAKER PREWIRE

○

JUNCTION BOX

○

THERMOSTAT

○

LOW VOLTAGE LIGHTING

○

INTERCOM

○

CEILING FAN

○

TRACK LIGHTING

○

FLUORESCENT LIGHTING

○

GAS DROP

UNLESS OTHERWISE NOTED:

1. ELECTRICAL OUTLET HEIGHTS MEASURED FROM FINISH FLOOR TO CENTERLINE OF THE BOX TO BE 12" A.F.F. (GENERAL)

KITCHEN: 42"

BATHROOM: 42"

LAUNDRY: 36" WASHER/24" DRYER/ WALL OUTLETS @ 45"

EXTERIOR: WATERPROOF @ 12"

GARAGE: GFI @ 45"

RANGE: 220V @ 4"

2. ALL TRIM PLATES AND DEVICES TO BE GANGED WHERE POSSIBLE

3. ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE A.F.F.

4. ELECTRICAL PLAN INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION AND SIZING OF ALL ELECTRICAL WIRING AND ACCESSORIES.

5. SMOKE DETECTORS SHALL BE IN ACCORDANCE WITH 2010 FLORIDA RESIDENTIAL CODE, SECTION 314, AND WITH UL 317 AND NFPA 772.

6. PROVIDE ARC FAULT INTERRUPTERS PER 2008 NEC. 210.12

7. ALL RECEPTACLES TO BE TAMPER PROOF PER NEC. SECT. 406.11

ELECTRICAL PLAN

1/8" = 1'-0"

ASPEN 3541-C

DEEB FAMILY
HOMES, LTD.
9400 RIVER CROSSING BLD.
NEW PORT RICHEY, FL. 34655

LOT 12
BELLEAIR GRANDE

PLAN DATE	
1. 11-11-2015	
2. 11-17-2015	
3. 11-19-2015	

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