

1	RECESSED 16" X 16" CONC. FTG. W/(2) #5 BARS CONT. BETWEEN COLUMN PADS
2	24" X 24" X 20" CONC. PAD W/3 #5 REBARS EACH WAY
3	30" X 30" X 20" DEEP CONC. FTG. W/(3) #5 BARS EACH WAY
4	36" X 36" X 20" CONC. PAD W/4 #5 REBARS EACH WAY
5	40" X 40" X 20" CONC. PAD W/#5 BARS AT 6" O.C EACH WAY
6	48" X 48" X 20" D CONC. PAD W/#5 REBARS @ 6" O/C EACH WAY
7	60" X 60" X 20" D CONC. PAD W/#5 REBARS @ 6" O/C EACH WAY

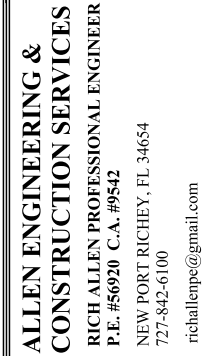
INSTALL 'BORA-CARE' TERMITE PROTECTION
SYSTEM PER MANUF. SPECIFICATIONS

- 1) NO SOILS INFORMATION PROVIDED. PRESUMED ALLOWABLE SOIL BEARING CAPACITY IS 2,000 P.S.F.
- 2) FOOTINGS TO BEAR MIN. 12" UNDO 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.

DRIVEWAY SPEC:
DRIVEWAY NOT IN RIGHT OF WAY
TO BE BRICK PAVERS.

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)



I HEREBY CERTIFY THAT I HAVE
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TO COMPLY WITH 145 MPH ULTIMATE
WIND LOADS, EXPOSURE B AND IT IS
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SEALED FOR THE STRUCTURE ONLY.

SIGNED _____
RICHARD E. ALLEN P.E. #56920

LOT 17
SAFETY HARBOR
354 HAMILTON AVENUE
NOTING PAD REVIEW

PLAN DATE _____

PLAN DATE
1. 02-16-2017
2. 02-21-2017

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

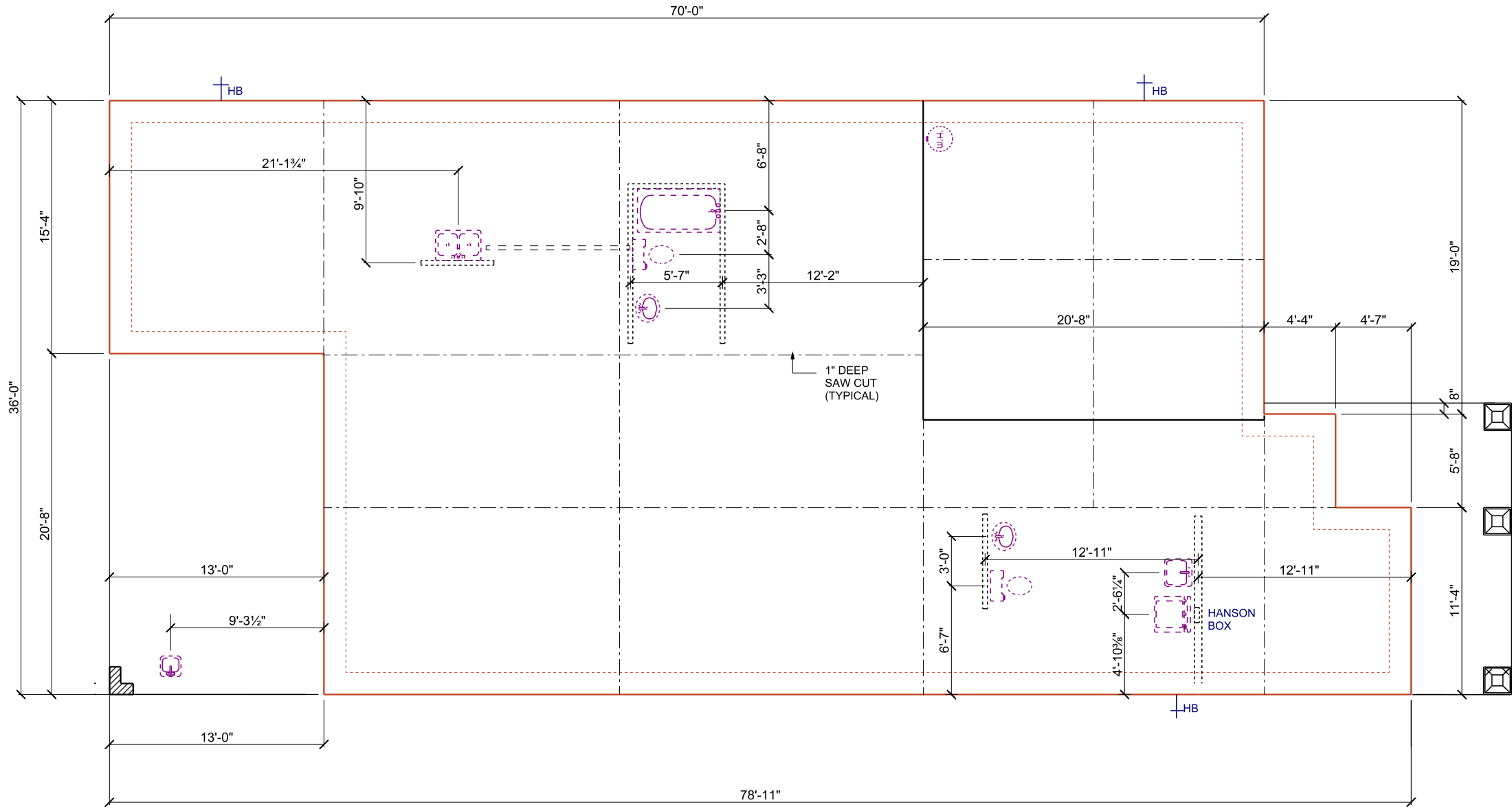
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FOUNDATION PLAN

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

A.E.C.S. #16084

PLAN 3762



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
- 22

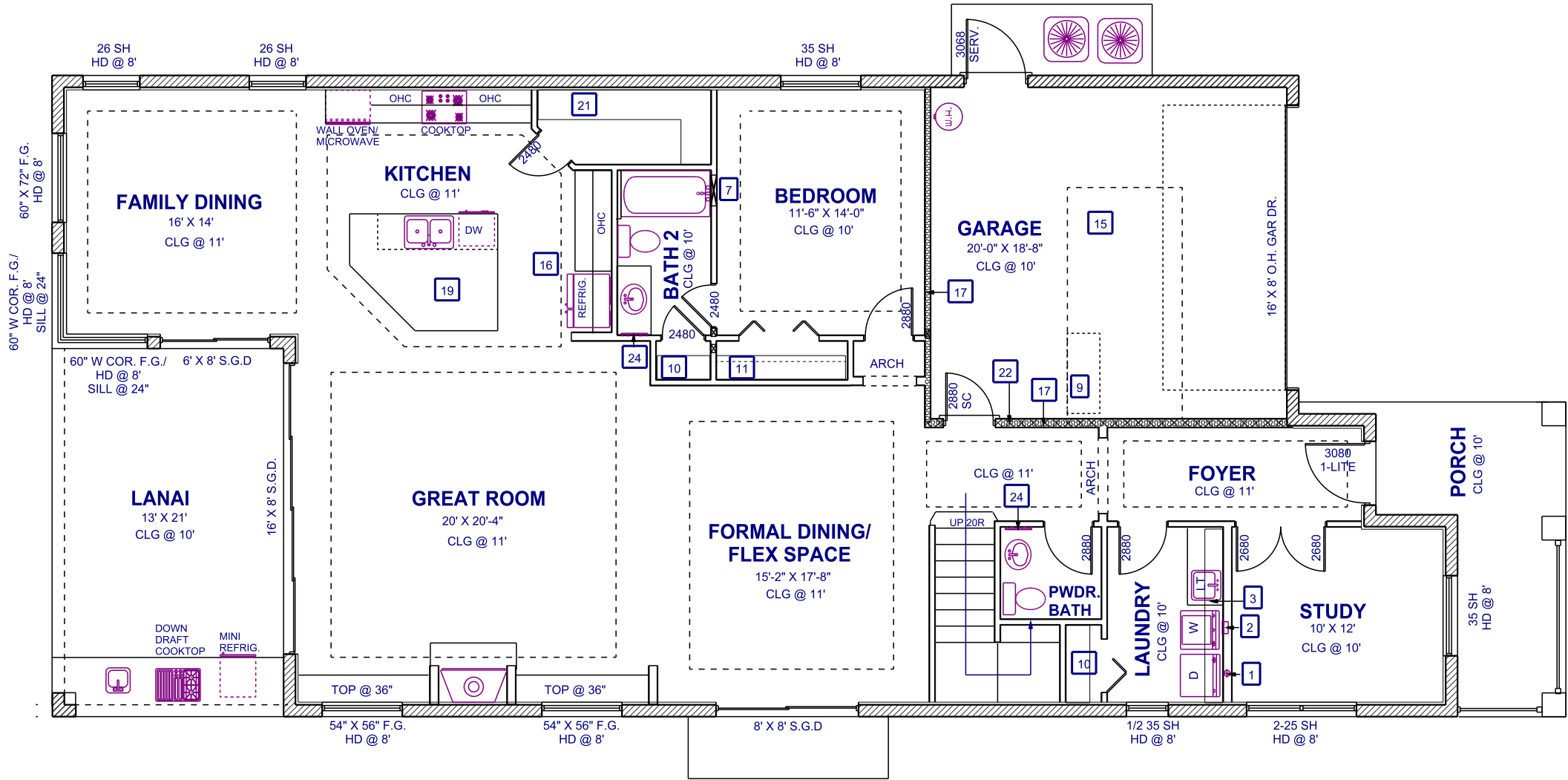
LOAD BEARING WALL
- 23

CHIMNEY CHASE
- 24

MEDICINE CABINET

SQUARE FOOTAGES

MAIN FLR. LIVING AREA:	1976 S.F.
2ND FLR. LIVING AREA:	1786 SF
TOTAL LIVING AREA:	3762 SF
GARAGE:	398 S.F.
2ND FLR COV. DECK	200 S.F.
LANAI:	268 S.F.
ENTRY:	134 SF
TOTAL:	4762 SF



NOTED FLOOR PLAN

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

PLAN 3762

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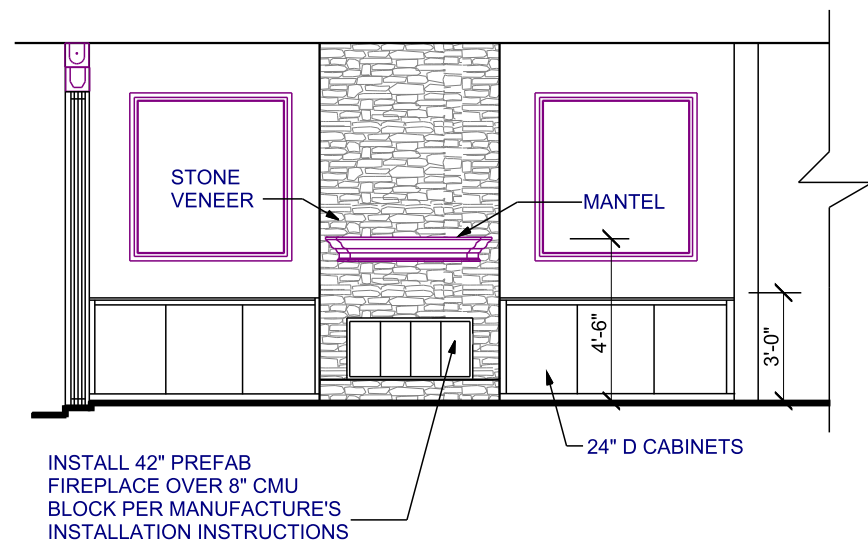
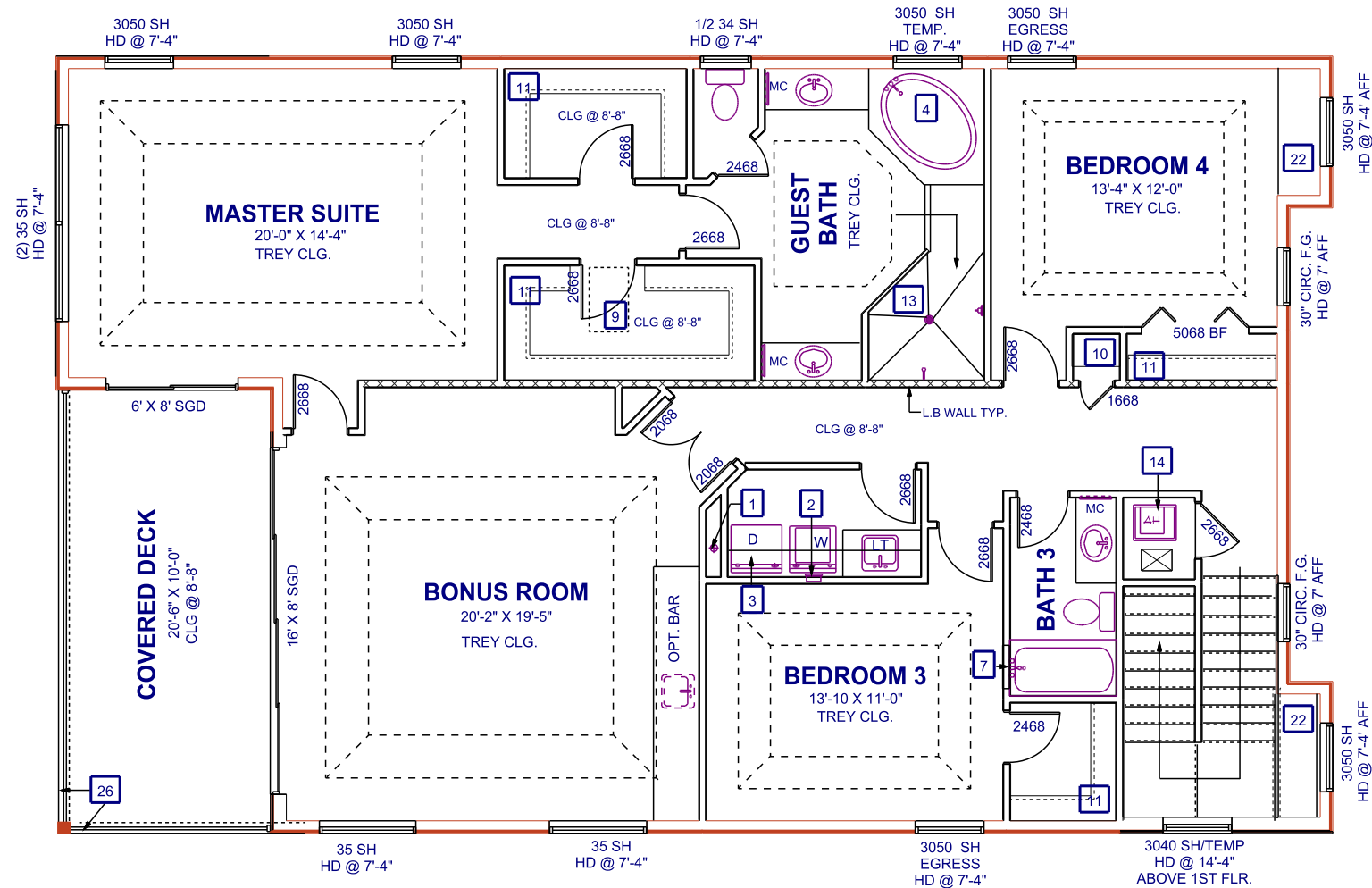
PLAN DATE
1. 02-16-2017
2. 02-21-2017

LOT 17
SAFETY HARBOR
354 HAMILTON AVENUE
1 & 2: REVISED PLANS FOR LOT 17

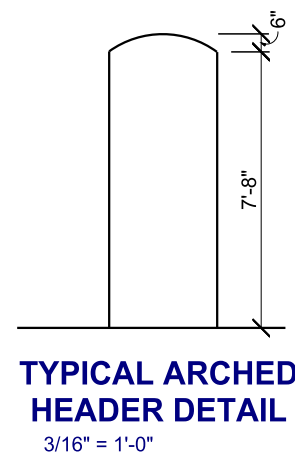
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FLOOR PLAN NOTES

- 1 DRYER VTR IN WALL CHASE
- 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 2X CHASE FRAMING FOR GRILLE VENT BELOW
- 20 2850 TEMPERED F.G. HD @ 8' AFF
- 21 (4) 20" SHELVES
- 22 WINDOW SEAT
- 23 STAIR RAIL (SEE DETAIL)
- 24 CHIMNEY CHASE
- 25 RECESSED WALL NICHE: TOP @ 42" AFF
W/WALL BELOW, HEAD @ 7' AFF
- 26 42"H GUARDRAIL



FAMILY ROOM WALL ELEVATION
3/16" = 1'-0"



PLAN 3762

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

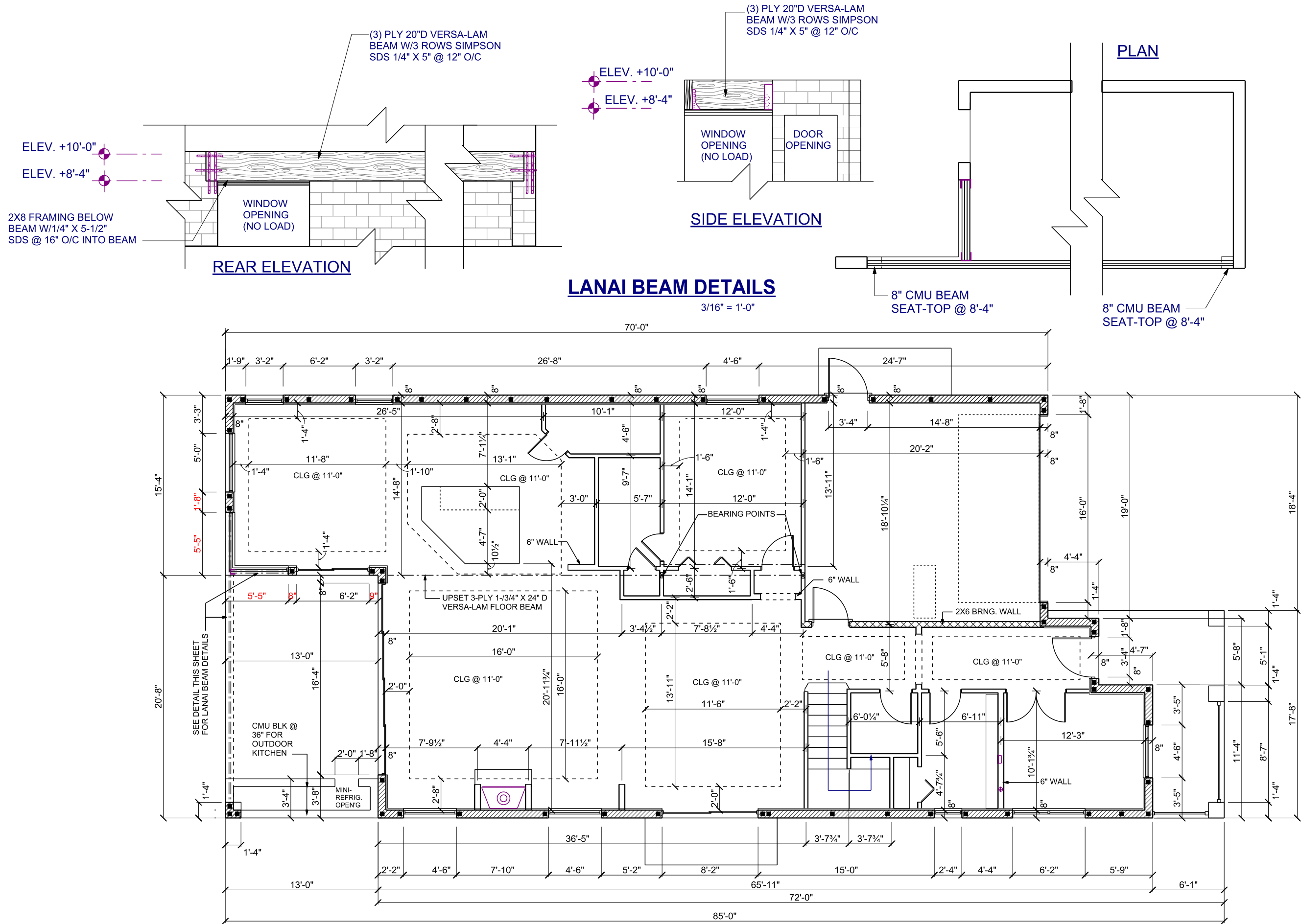
NOTED 2ND FLOOR PLAN

LOT 17
SAFETY HARBOR
354 HAMILTON AVENUE
1 & 2: REVISED PLANS FOR LOT 17

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NEW PORT RICHEY, FL. 34655

2A



DIMENSIONED FLOOR PLAN

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

A.E.C.S. #16084

PLAN 3762

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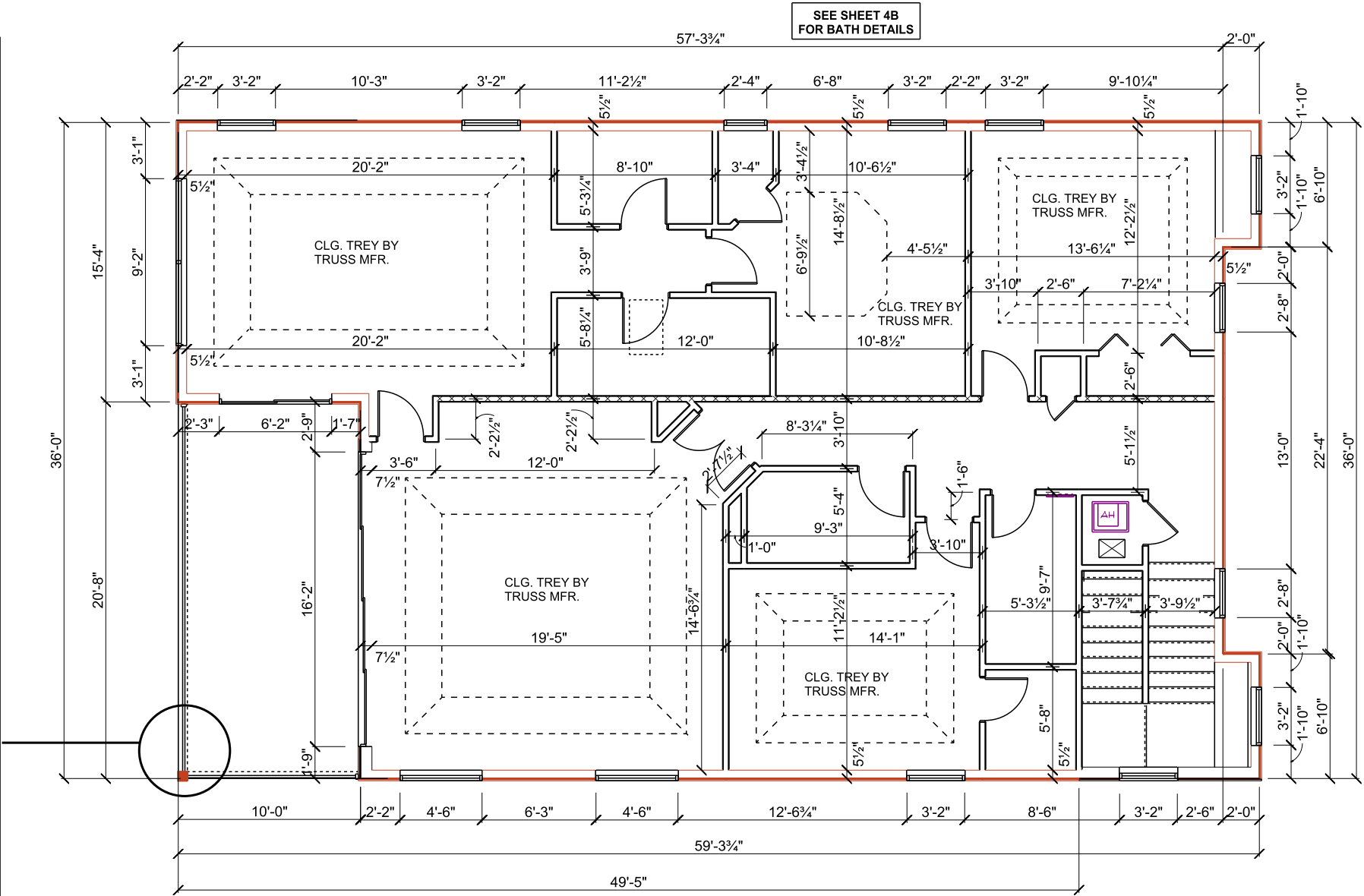
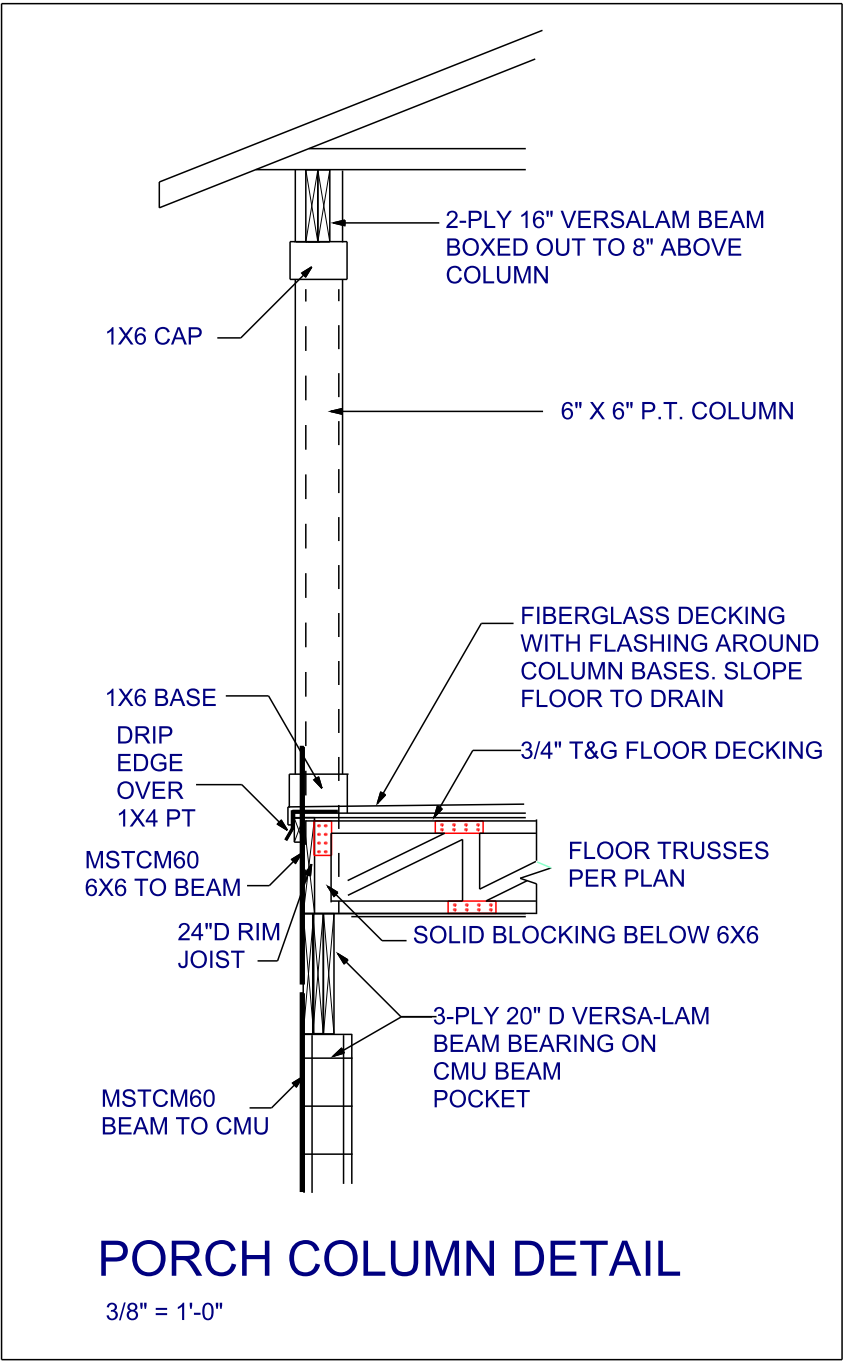
PLAN DATE

1. 02-16-2017
2. 02-21-2017

LOT 17
SAFETY HARBOR
354 HAMILTON AVENUE
1 & 2: REVISED PLANS FOR LOT 17

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SIGNED
RICHARD E. ALLEN P.E. #56920

ALLEN ENGINEERING &
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richallenpe@gmail.com



SECOND FLOOR DIMENSIONED FLOOR PLAN SCALE: 1/8" = 1'-0"

A.E.C.S. #16084

PLAN 3762

3A

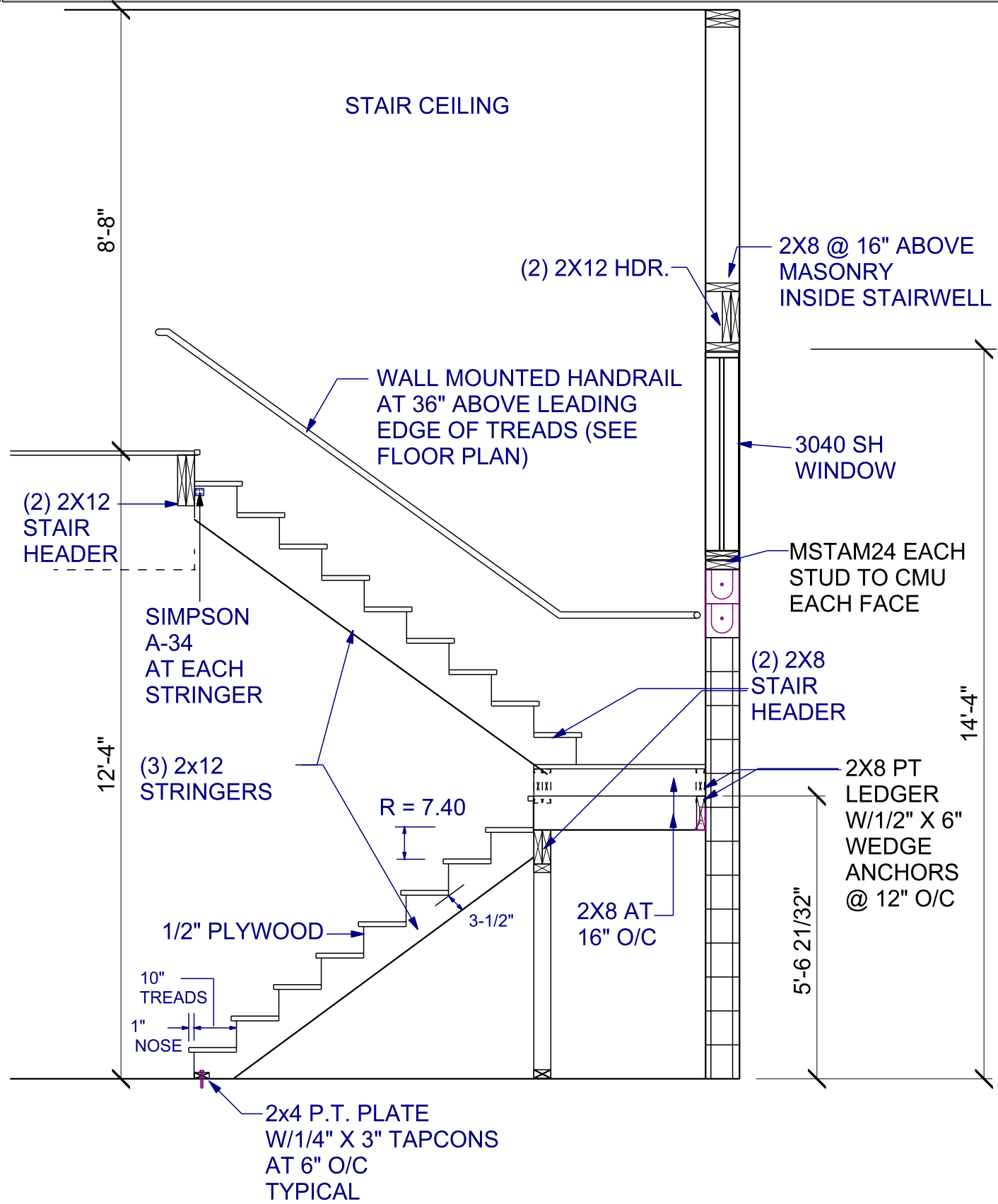
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PLAN DATE
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SAFETY HARBOR
354 HAMILTON AVENUE
1 & 2: REVISED PLANS FOR LOT 17

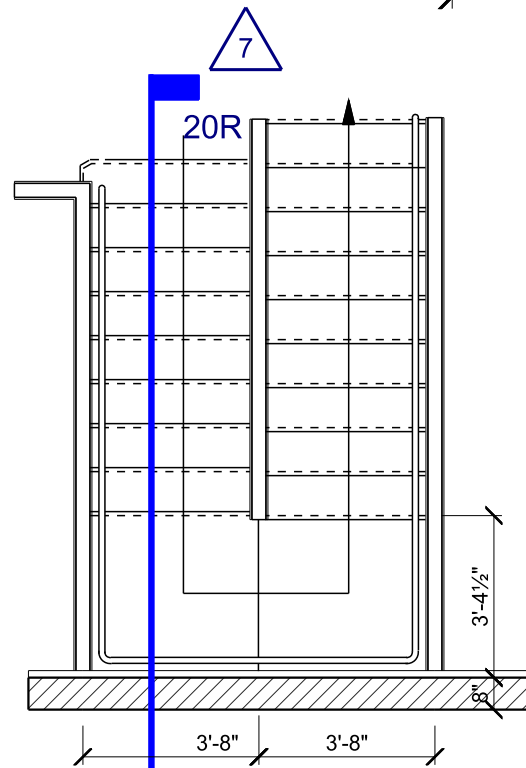
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STAIR SECTION 'A-A'

3/8" = 1'-0"

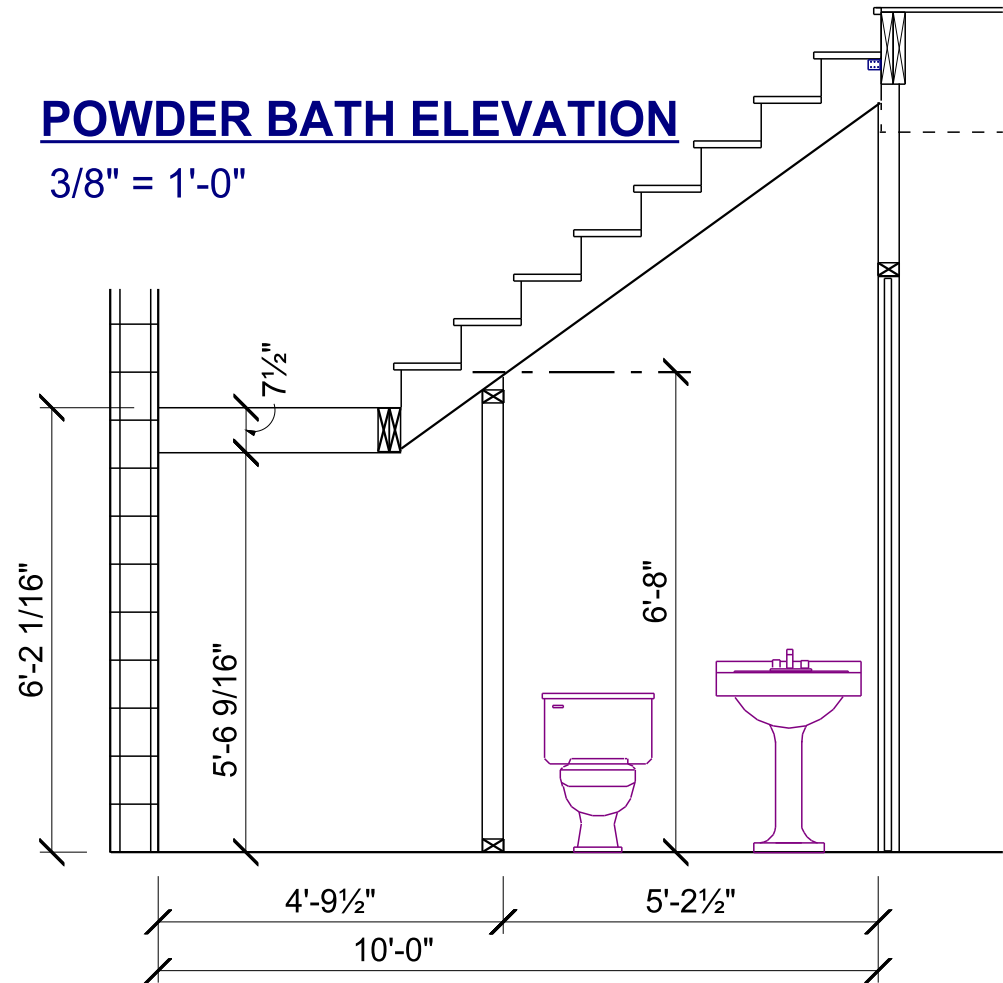


STAIR PLAN

1/4" = 1'-0"

POWDER BATH ELEVATION

3/8" = 1'-0"



PLAN DETAILS

SCALE: PER DRAWING

A.E.C.S. #16084

PLAN 3762

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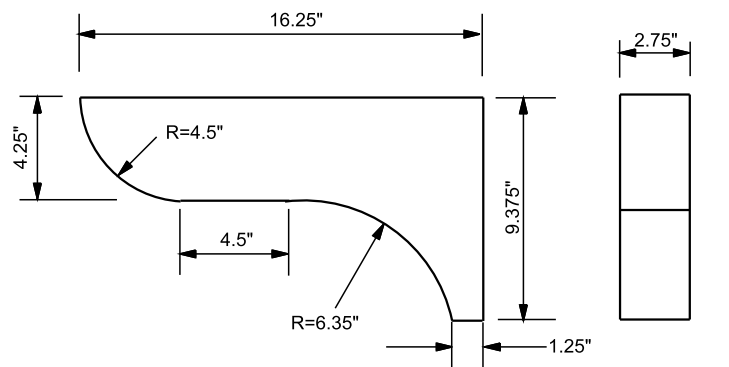
LOT 17
SAFETY HARBOR
354 HAMILTON AVENUE
1 & 2: REVISED PLANS FOR LOT 17

I HEREBY CERTIFY THAT I HAVE
PREPARED THE DESIGN AND
CONSTRUCTION DOCUMENTS
TO BE SUBMITTED TO THE
LOCAL AGENCY FOR REVIEW
AND APPROVAL OF THE
DESIGN AND CONSTRUCTION
IN COMPLIANCE WITH CHAPTER 16 OF
THE 2014 FLORIDA BUILDING CODE.
SEAL FOR THE STRUCTURE ONLY.

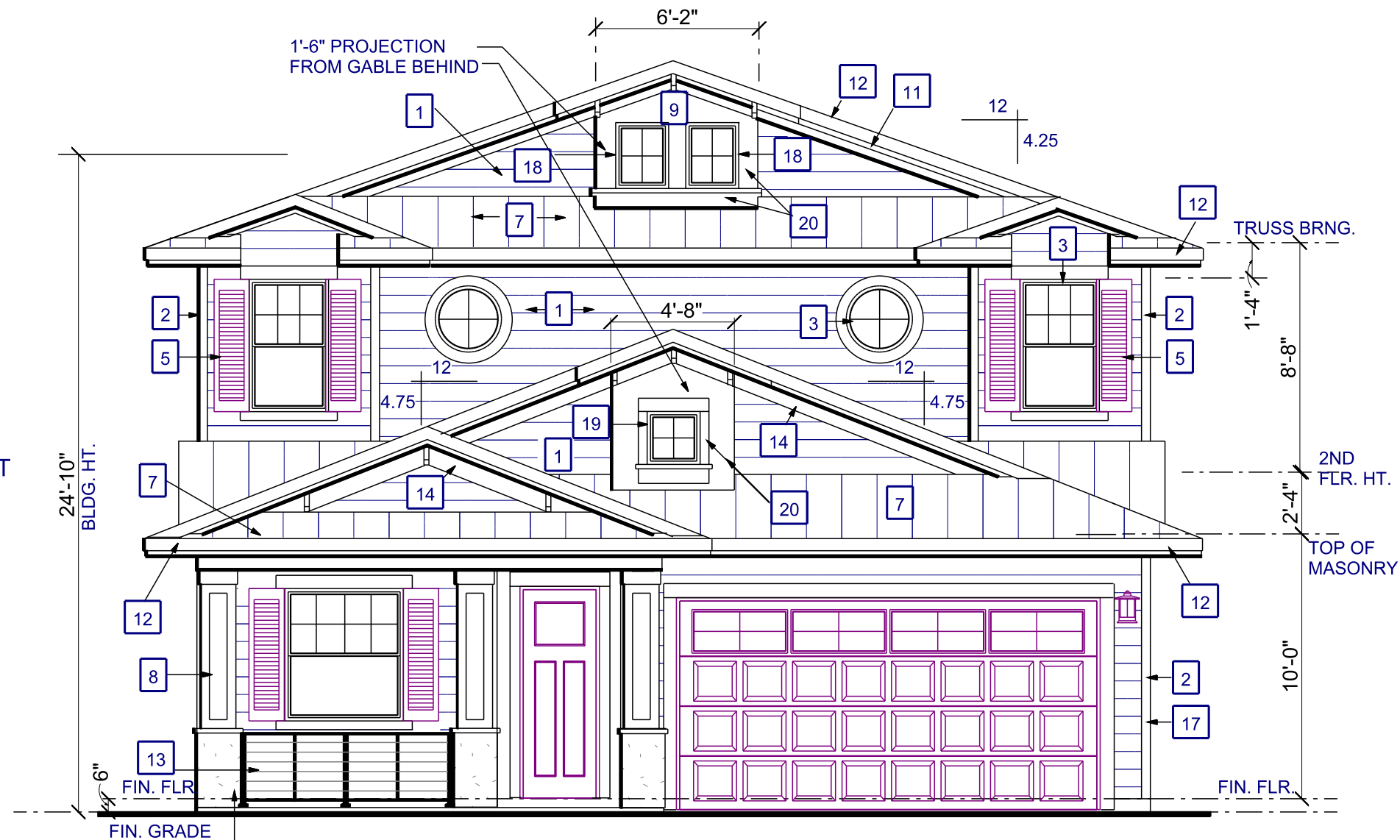
SIGNED
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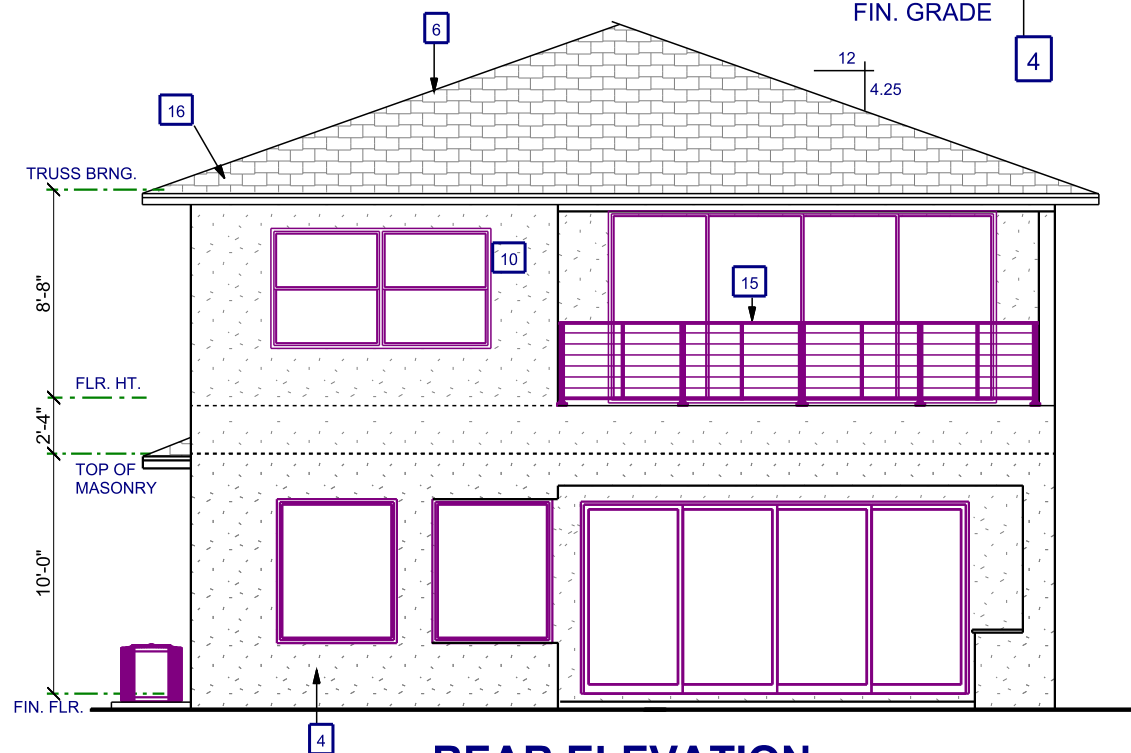
3B



SIDE FRONT
BRACKET DETAILS



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



REAR ELEVATION

ELEVATION NOTES

- | | | | |
|---|---|----|--|
| 1 | HORIZONTAL 8" LAP CEMENT BOARD SIDING | 10 | 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 |
| 2 | CEMENT BOARD CORNER TRIM | 11 | CEMENT BOARD FRIEZE W/4" REVEAL |
| 3 | 4" CEMENT BOARD TRIM | 12 | 3-LAYER FASCIA |
| 4 | 5/8" STUCCO OVER CMU | 13 | PRE-FAB DECO METAL PORCH RAILING |
| 5 | 16" W PLASTIC DECORATIVE WINDOW SHUTTERS | 14 | 8" CEMENT BOARD FRIEZE |
| 6 | DIMENSIONAL FIBERGLASS SHINGLES | 15 | 42" H METAL GUARD RAILING |
| 7 | 5V CRIMP GALV. METAL ROOF OVER 5/8" OSB WITH 'PEEL AND STICK' TYPE SWB | 16 | 2-LAYER FASCIA |
| 8 | 14" SQ. CEMENT BOARD COLUMN BUILD-OUT W/4" CEMENT BOARD CORNER TRIM (4) SIDES | 17 | 8" HORIZ. LAP CEMENT BOARD SIDING W/P.T FURRING @ 16" O/C OVER CMU |
| 9 | DECORATIVE PLASTIC BRACKET (SEE DETAIL THIS SHEET) | 18 | 24" X 30" FIXED GLASS (BLACKED OUT) |
| | | 19 | 24" X 24" FIXED GLASS (BLACKED OUT) |
| | | 20 | CEMENT BOARD TRIM TYP. |

PLAN 3762

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

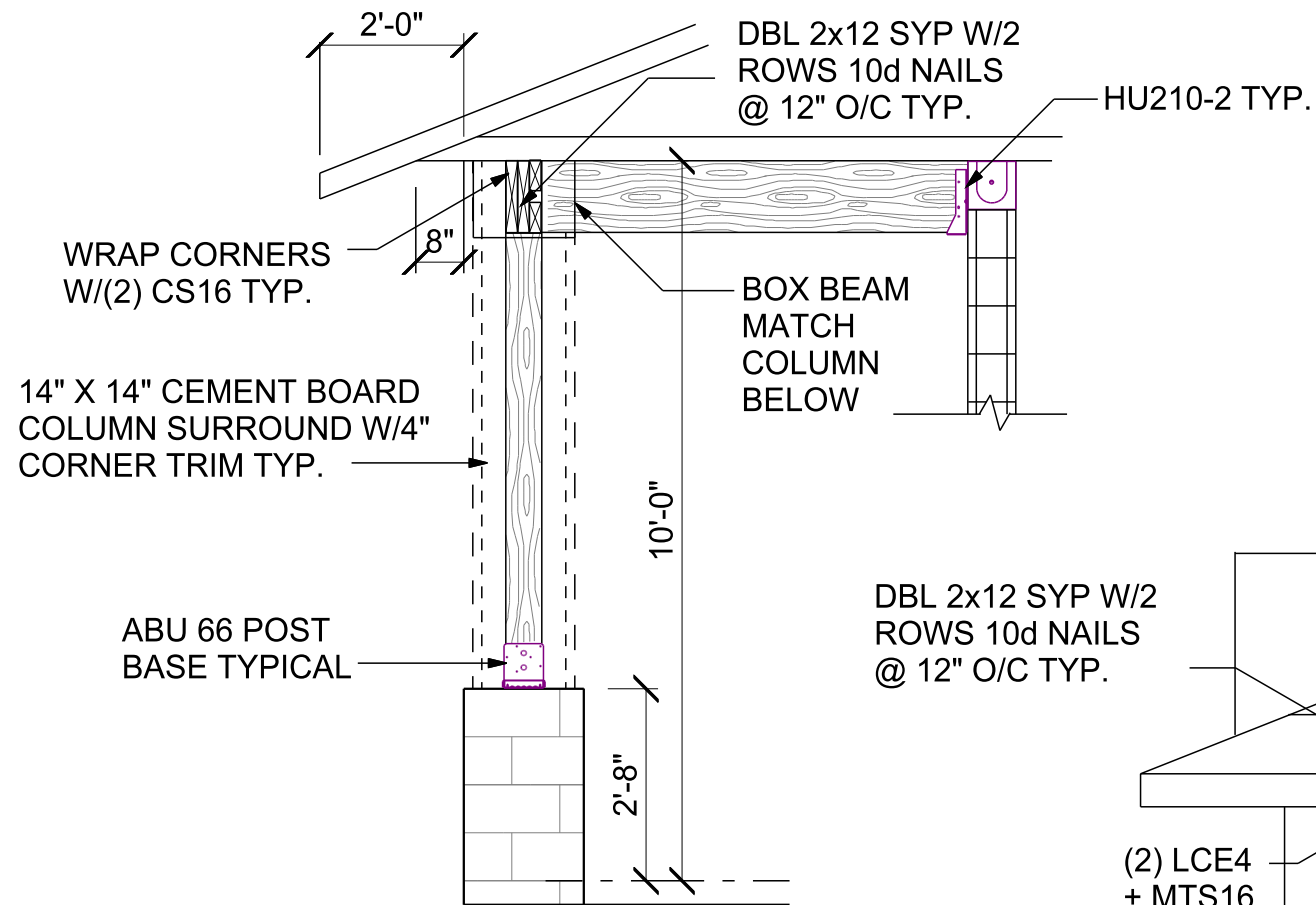
FRONT AND REAR ELEVATIONS

LOT 17
SAFETY HARBOR
354 HAMILTON AVENUE
1 & 2: REVISED PLANS FOR LOT 17

PLAN DATE
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NEW PORT RICHEY, FL. 34655

4



'AA/4A' SECTION AT COLUMN

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

DBL 2x12 SYP W/2 ROWS 10d NAILS @ 12" O/C TYP.

(2) LCE4 + MTS16

6" X 6" P.T. POST TYP.

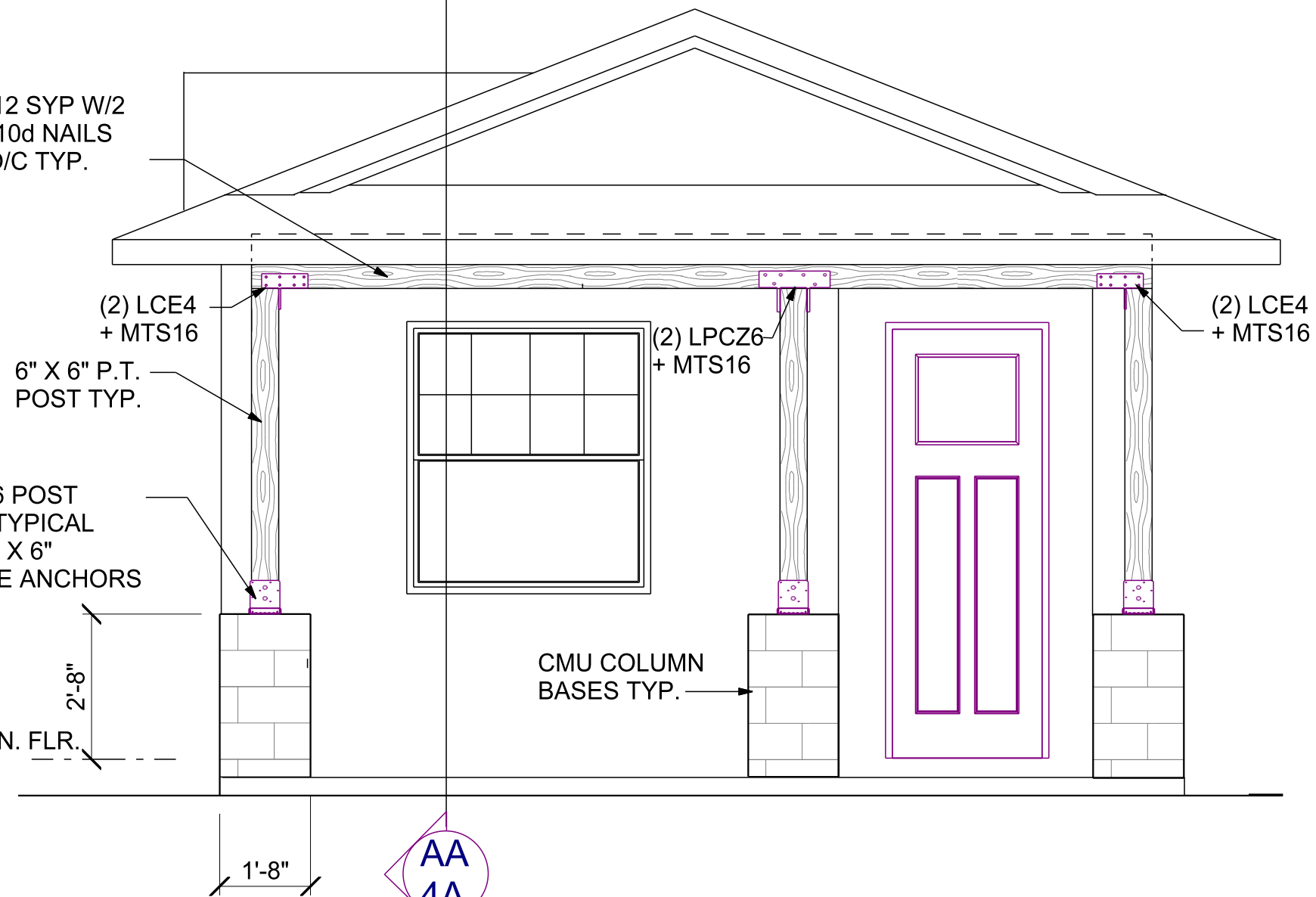
ABU 66 POST BASE TYPICAL W/ 5/8" X 6" WEDGE ANCHORS

2'-8"

FIN. FLR.

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



PORCH COLUMN ELEVATION

PLAN 3762

A.E.C.S. #16084

SCALE: 3/8" = 1'-0"

PORCH COLUMN DETAILS

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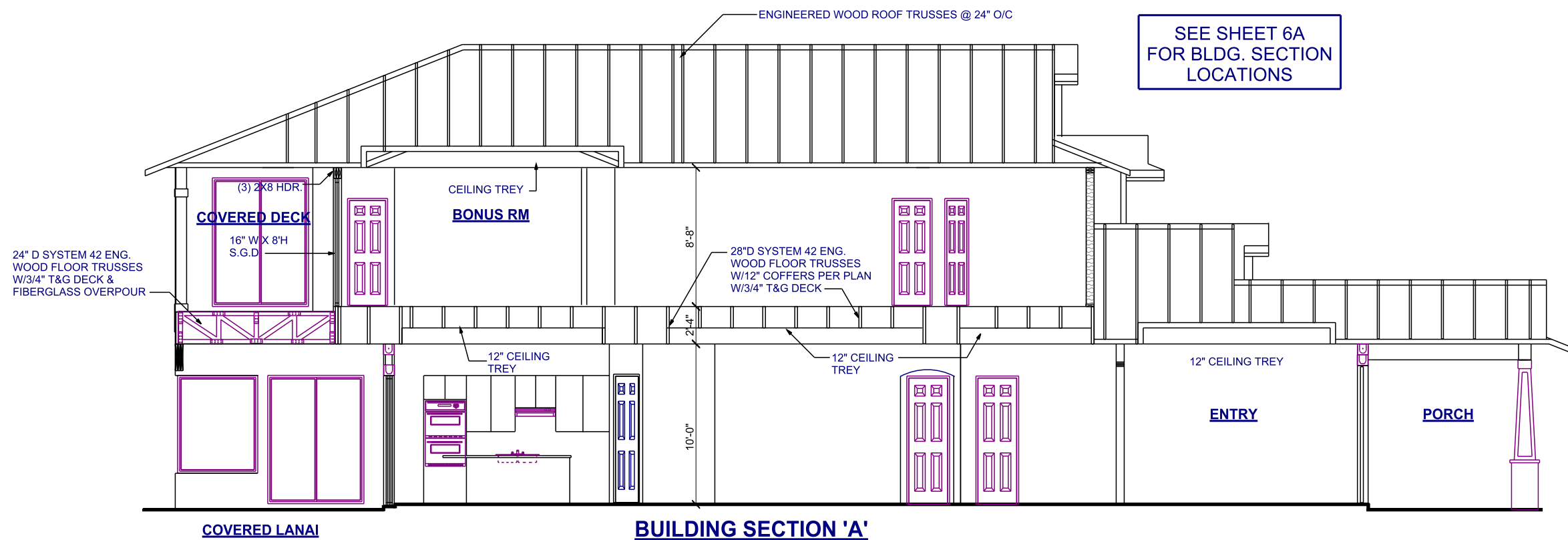
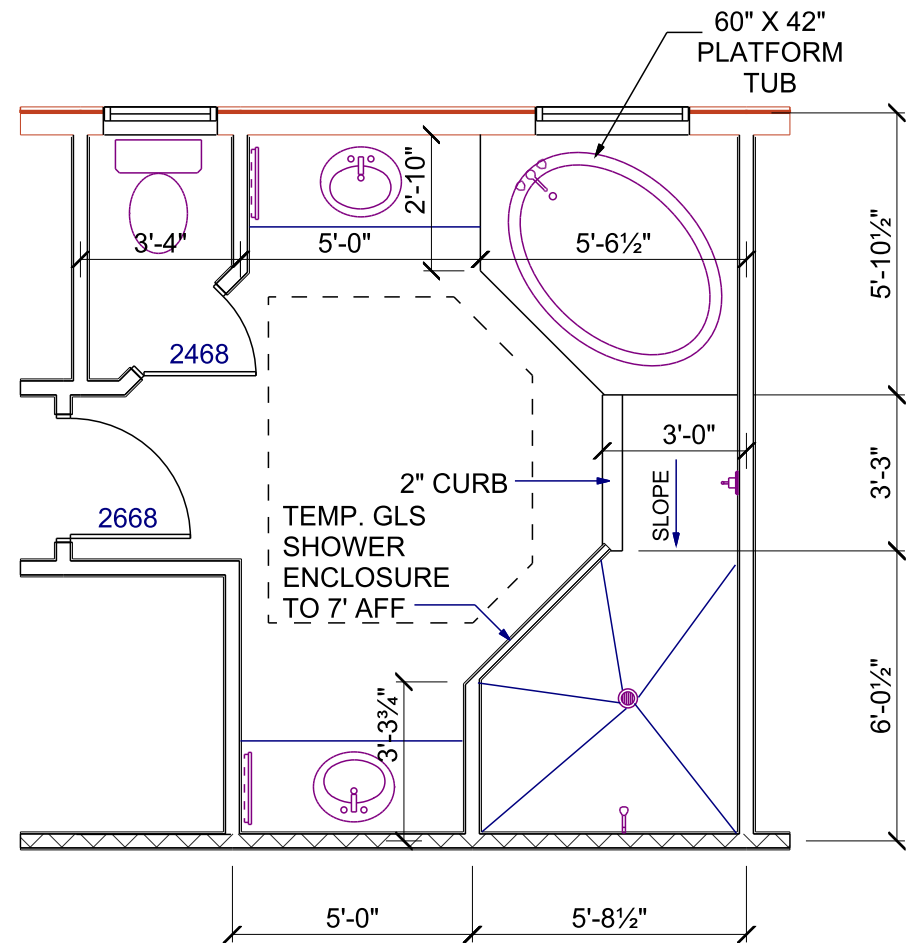
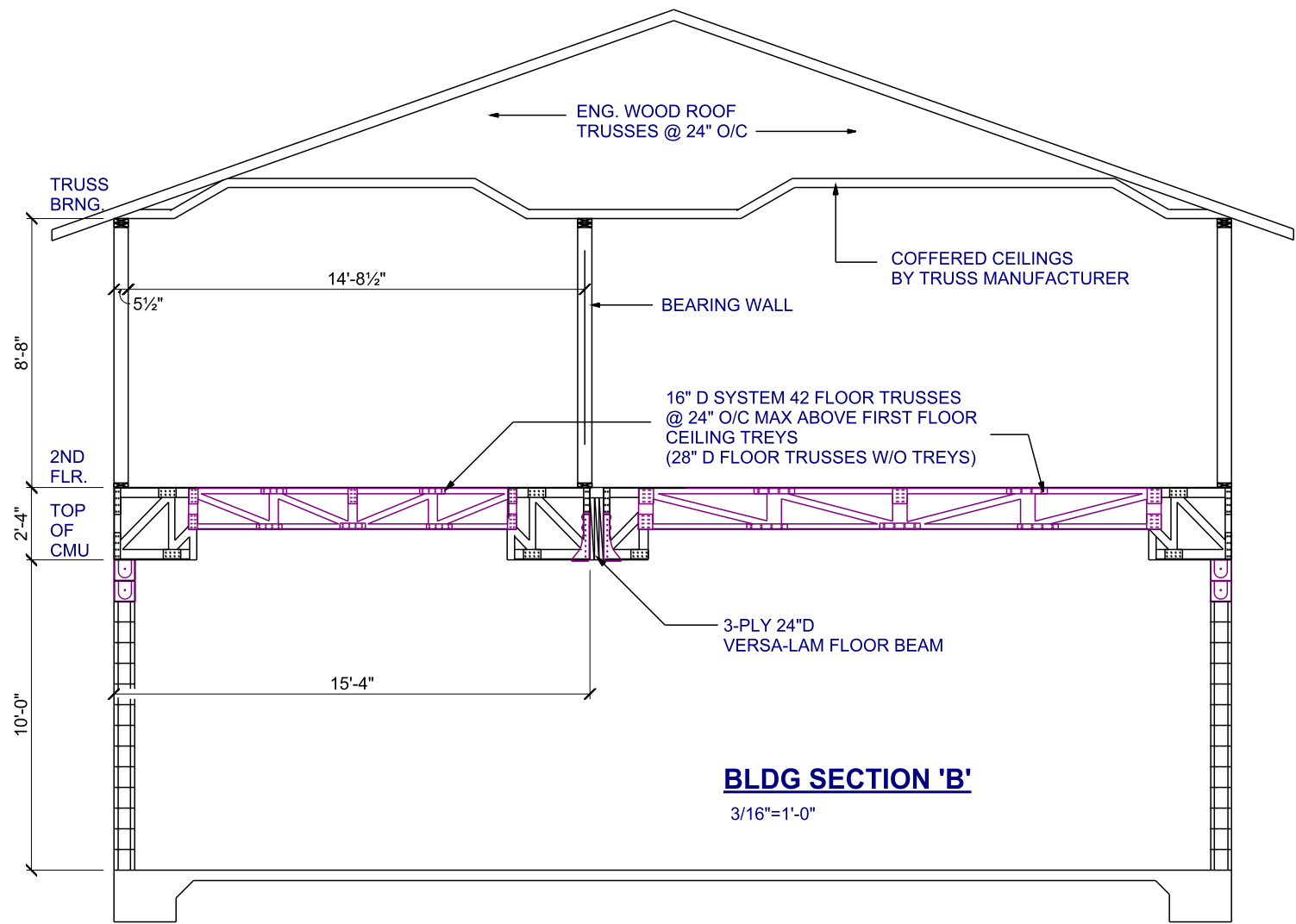
I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 145 MPH ULTIMATE WIND LOADS, EXPOSURE B AND IT IS IN COMPLIANCE WITH CHAPTER 16 OF THE 2014 FLORIDA BUILDING CODE. SEALED FOR THE STRUCTURE ONLY.
SIGNED: RICHARD E. ALLEN P.E. #56920

LOT 17
SAFETY HARBOR
354 HAMILTON AVENUE
1 & 2: REVISED PLANS FOR LOT 17

PLAN DATE
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4A



PLAN 3762

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

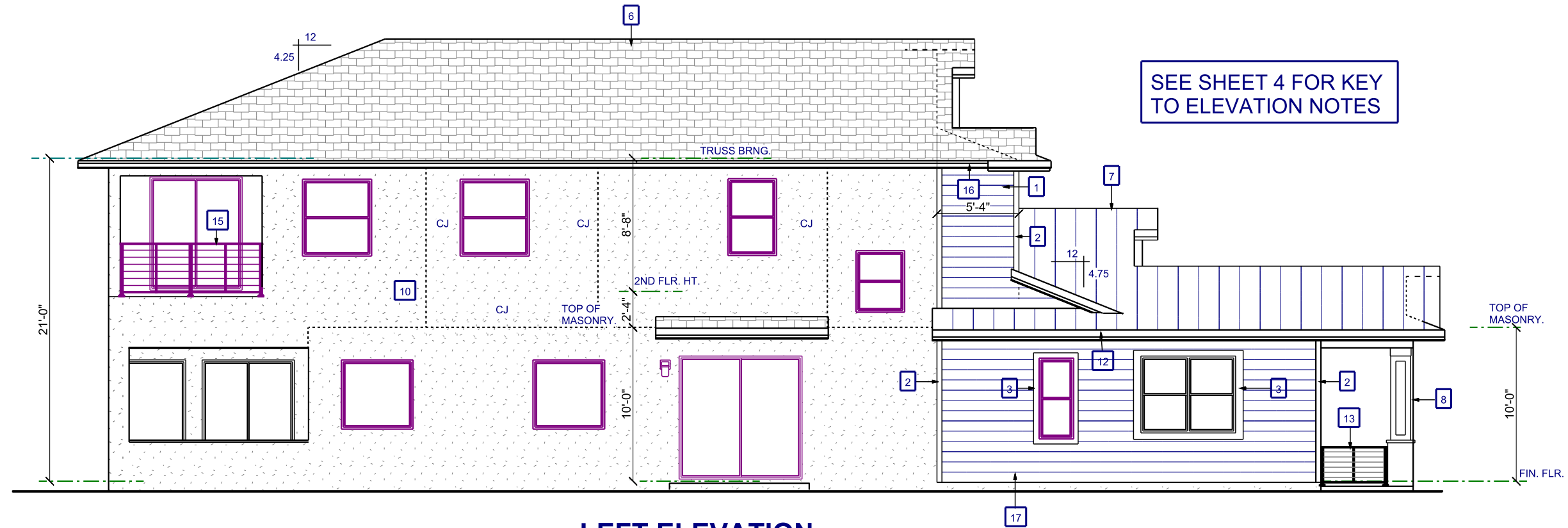
BUILDING SECTION

LOT 17
SAFETY HARBOR
354 HAMILTON AVENUE
1 & 2- REVISED PLANS FOR LOT 17

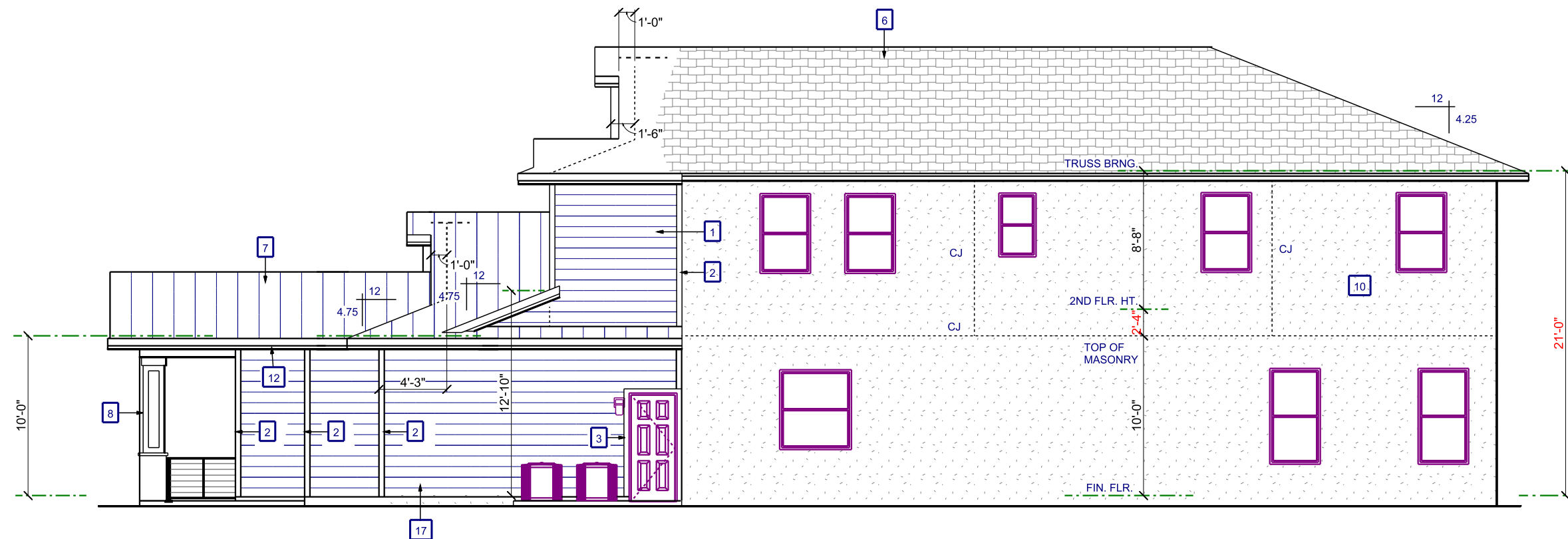
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4B



LEFT ELEVATION



RIGHT ELEVATION

SIDE ELEVATIONS

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

PLAN 3762

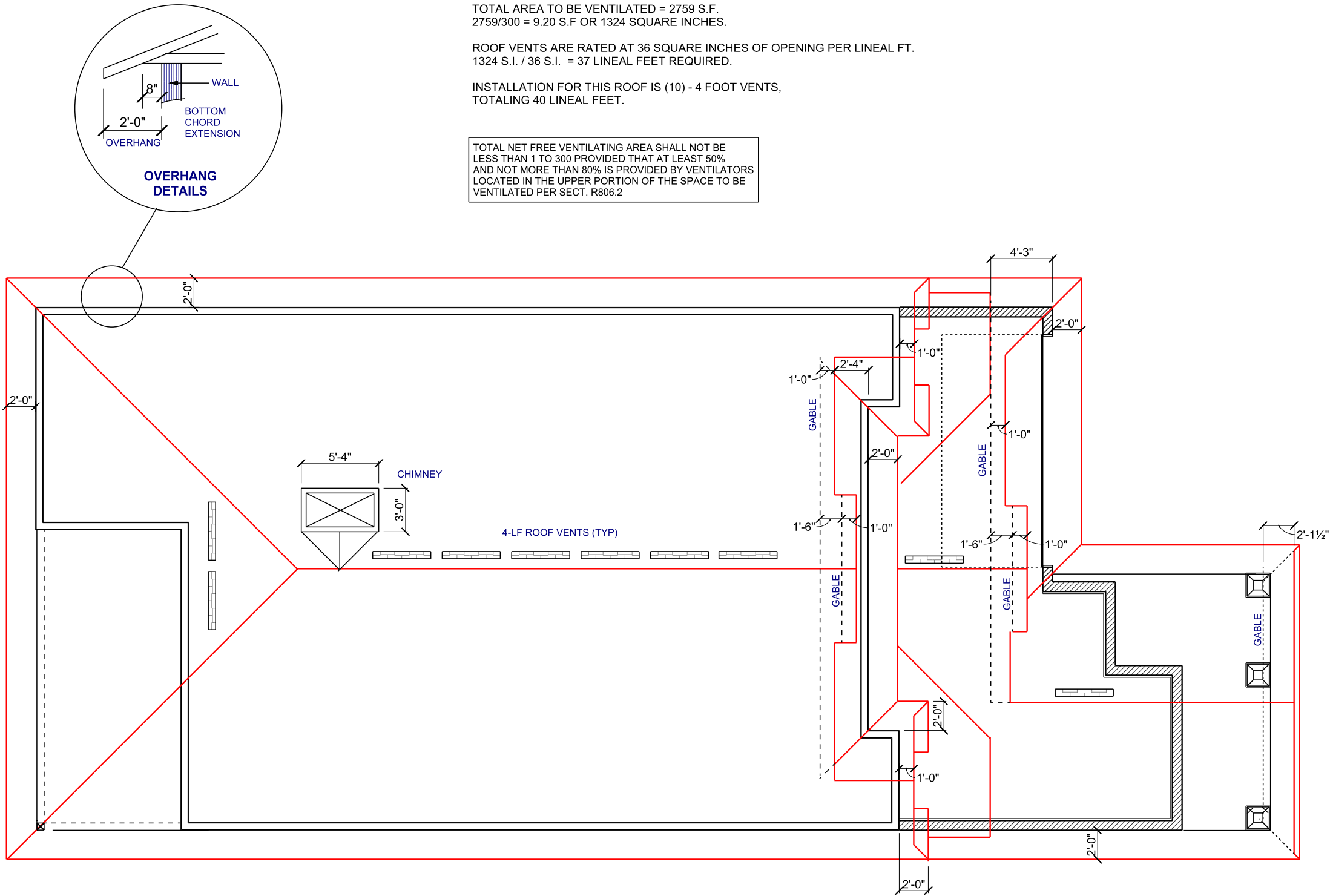
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**LOT 17
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5



TOTAL AREA TO BE VENTILATED = 2759 S.F.
2759/300 = 9.20 S.F OR 1324 SQUARE INCHES.

ROOF VENTS ARE RATED AT 36 SQUARE INCHES OF OPENING PER LINEAL FT.
1324 S.I. / 36 S.I. = 37 LINEAL FEET REQUIRED.

INSTALLATION FOR THIS ROOF IS (10) - 4 FOOT VENTS,
TOTALING 40 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

ROOF PLAN

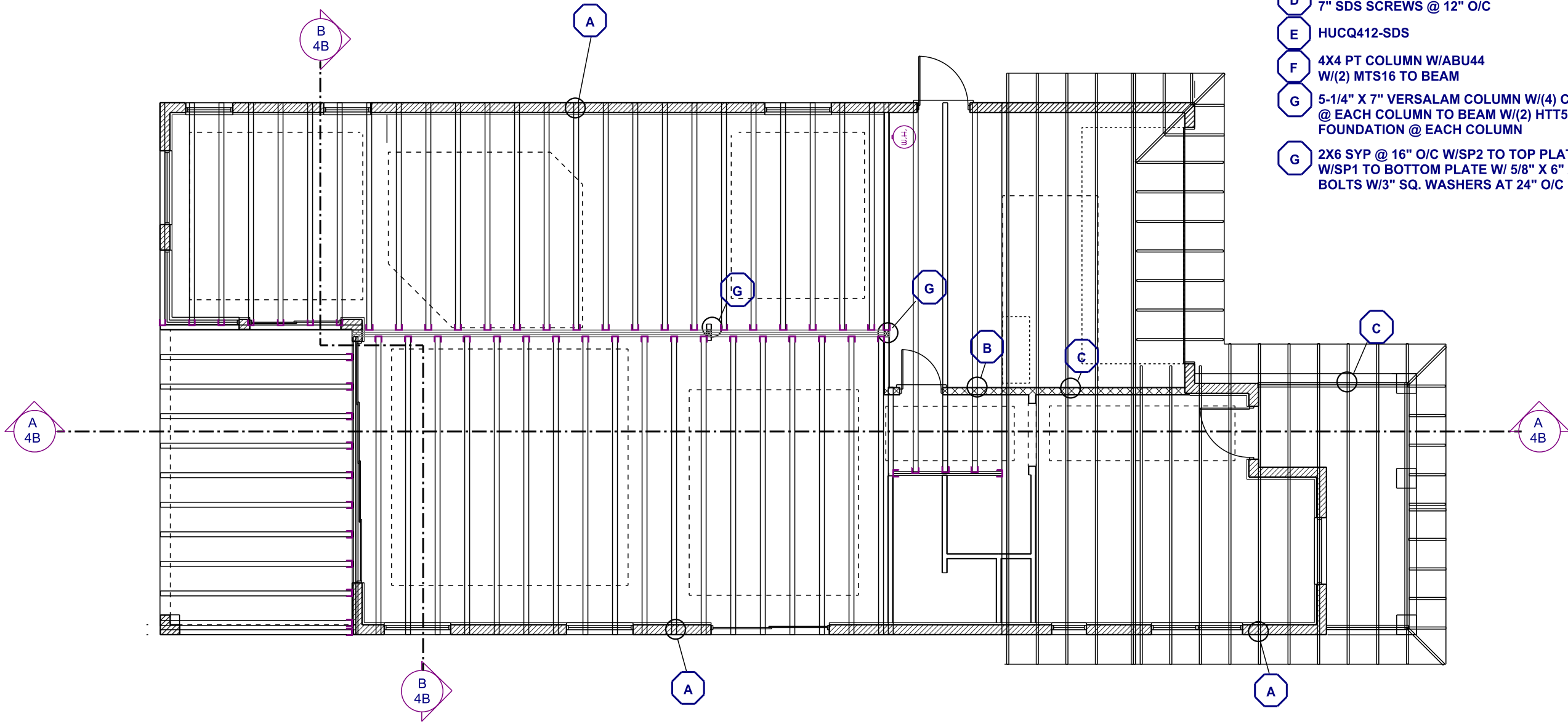
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PLAN 3762

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PLAN DATE	
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LOT 17
SAFETY HARBOR
354 HAMILTON AVENUE
1 & 2: REVISED PLANS FOR LOT 17



THIS FRAMING PLAN IS DIAGRAMMATIC IN NATURE AND IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY. TRUSS MANUFACTURER TO PROVIDE SEPARATE LAYOUT AND TRUSS COMPONENT DESIGN SIGNED AND SEALED BY A PROFESSIONAL ENGINEER AND REVIEWED BY P.E. OF RECORD.

- A META24 TYPICAL
- B H3 TYPICAL
- C H10 TYPICAL
- D 4-PLY 20" VERSALAM W/3 ROWS
7" SDS SCREWS @ 12" O/C
- E HUCQ412-SDS
- F 4X4 PT COLUMN W/ABU44
W/(2) MTS16 TO BEAM
- G 5-1/4" X 7" VERSALAM COLUMN W/(4) CS16
@ EACH COLUMN TO BEAM W/(2) HTT5 TO
FOUNDATION @ EACH COLUMN
- G 2X6 SYP @ 16" O/C W/SP2 TO TOP PLATE
W/SP1 TO BOTTOM PLATE W/ 5/8" X 6" ANCHOR
BOLTS W/3" SQ. WASHERS AT 24" O/C

TRUSS PLAN

A.E.C.S. #16084

PLAN 3762

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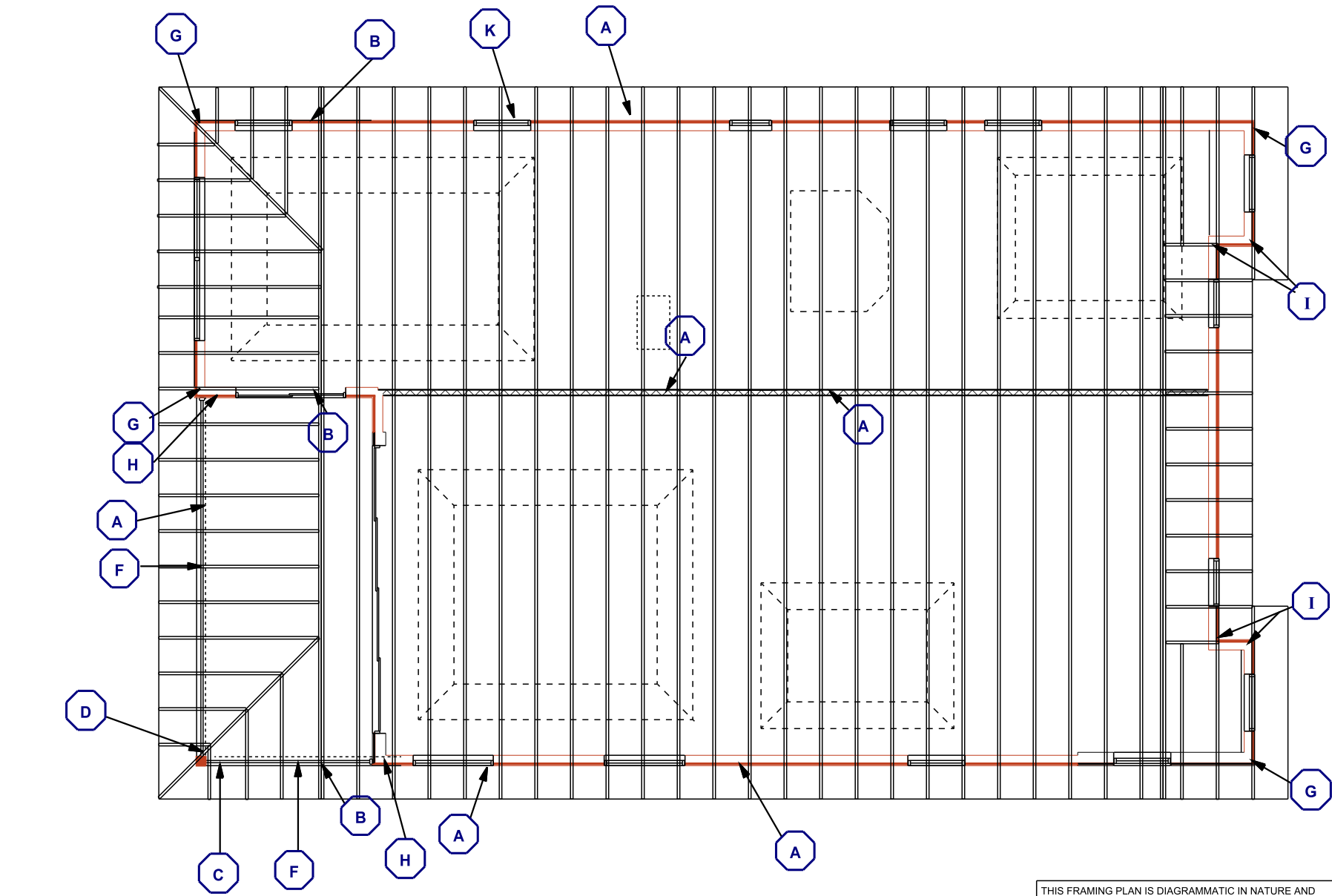
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6A



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A H10 TYP.

B LGT2

C 6x6 P.T. COLUMN W(2) HTS16 & MSTCM60 TO CMU

D WRAP BEAM & COLUMNS W(2) CS16 TYP.

E 6x6 P.T. COLUMN W(2) ACE4 & (2) HTS16 TYP.

F 2-PLY 16" VERSALAM W/2 ROWS 10d @ 12" O/C

G 5-STUD CORNER COLUMN W/(1) MSTCM60 TO CMU

H POCKET FRAME 5-STUD CORNER COLUMN W/(3) JACKS FOR BEAM + (2) KINGS W/(2) MSTCM60 TO CMU W/(3) CS16 TO BEAM

I 5-STUD CORNER COLUMN W/(2) CS16 TO FLOOR TRUSS BELOW

J 2X4 SYP @ 16" O/C LOAD BEARING WALL W/SP2 @ TOP PLATE EACH STUD. W/SDWF2726 TUW @ 16" O/C BOTTOM PLATE TO DBL TOP PLATE BELOW W/SP1 EACH STUD TO BOTTOM PLATE

K TYPICAL 2ND FLOOR HEADER DBL 2X12 SYP. W/(2) JACKS & (2) KING STUDS W/MSTCM60 TO CMU EACH STUD PACK

2ND FLR TRUSS PLAN

A.E.C.S. #16084

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WIND LOADS, EXPOSURE B AND IT IS
IN COMPLIANCE WITH CHAPTER 16 OF
THE 2014 FLORIDA BUILDING CODE.
SEALED FOR THE STRUCTURE ONLY.
SIGNED
RICHARD E. ALLEN P.E. #56920

6B

\$

SINGLE POLE SWITCH

\$2

DOUBLE POLE SWITCH

\$3

THREE WAY SWITCH

\$4

FOUR WAY SWITCH

\$D

DIMMER SWITCH

○

CEILING FIXTURE

○

SCONCE (WALL MOUNTED FIXTURE)

○

110V DUPLEX OUTLET

○

SWITCHED OUTLET (1/2)

○

GROUND FAULT INTERRUPT OUTLET

○
WP

WATER PROOF GFI OUTLET

○

220V OUTLET

○

SPECIAL SERVICES OUTLET

TV

TV CABLE OUTLET

▽

TELEPHONE CABLE OUTLET

○

RECESSED LIGHTING

○
WP

WATER PROOF RECESSED LIGHTING

○

BATH FAN

○

BATH FAN WITH LIGHT

⊕

SMOKE DETECTOR/CARBON MONOXIDE DETECTOR.

○

FLOOD LIGHT

○

PUSH BUTTON

CHIMES

CHIMES/DOOR BELL

DISC

DISCONNECT SWITCH

SP

SPEAKER PREWIRE

JB

JUNCTION BOX

T

THERMOSTAT

○

LOW VOLTAGE LIGHTING

IC

INTERCOM

○

CEILING FAN

—

TRACK LIGHTING

▬

FLUORESCENT LIGHTING

G

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)
 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 2014 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
- KITCHEN:

42"
- BATHROOM:

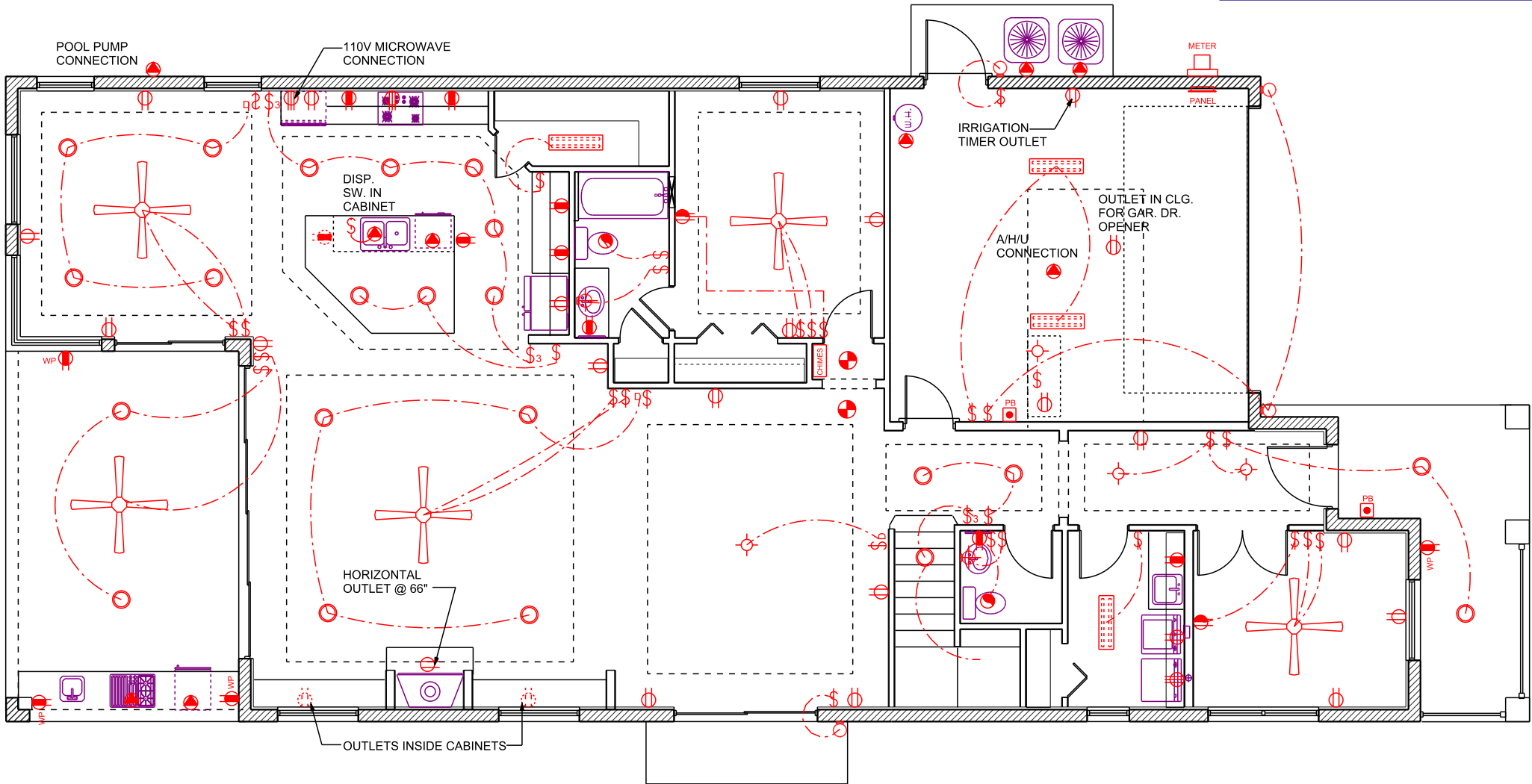
42"
- LAUNDRY:

36" WASHER/24" DRYER/
WALL OUTLETS @ 45"
- EXTERIOR:

WATERPROOF @ 12"
- GARAGE:

GFI @ 45"
- RANGE:

220V @ 4"



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

ELECTRICAL PLAN

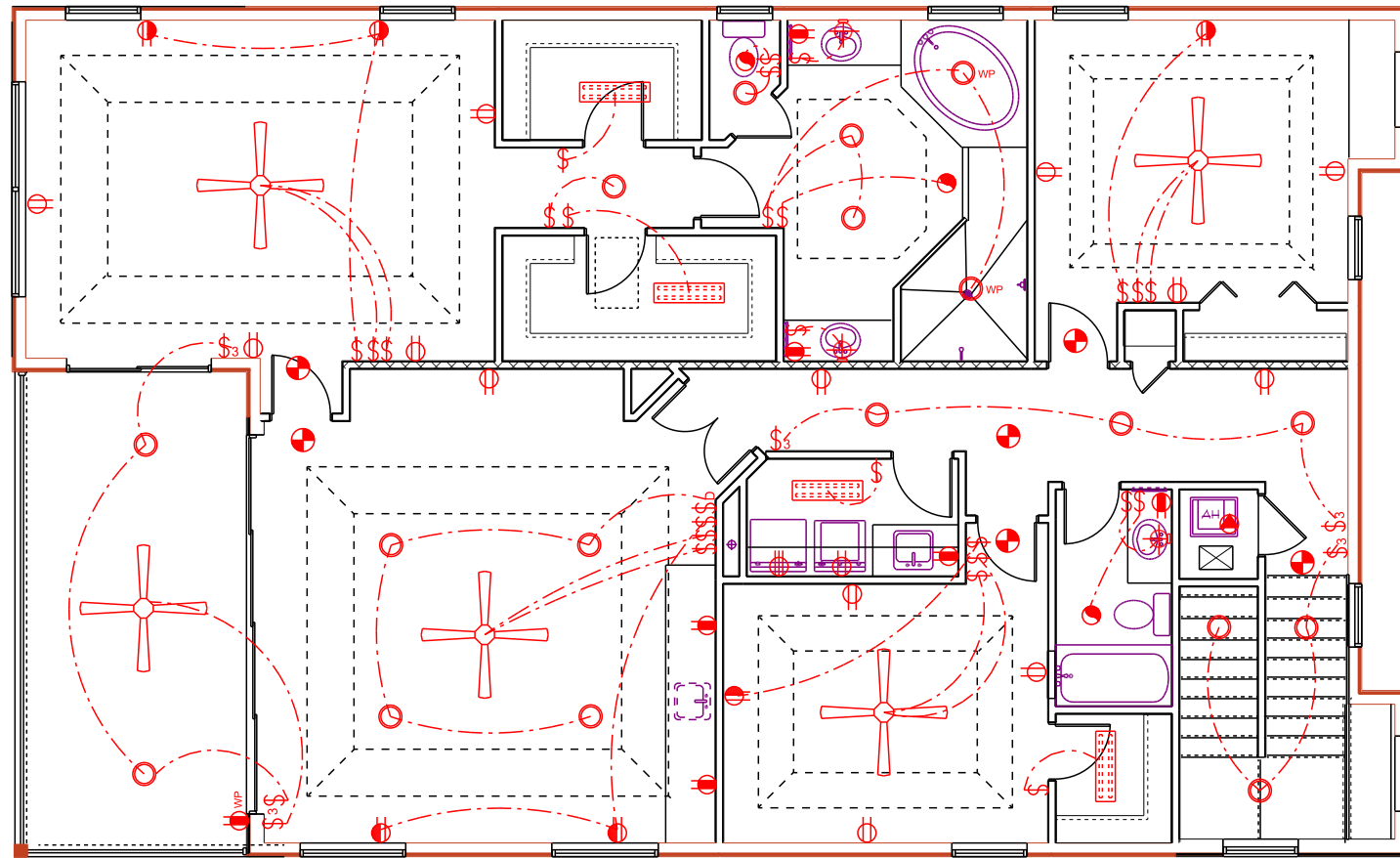
PLAN 3762

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

PLAN DATE
1. 02-16-2017
2. 02-21-2017

LOT 17
SAFETY HARBOR
354 HAMILTON AVENUE
1 & 2: REVISED PLANS FOR LOT 17

7



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

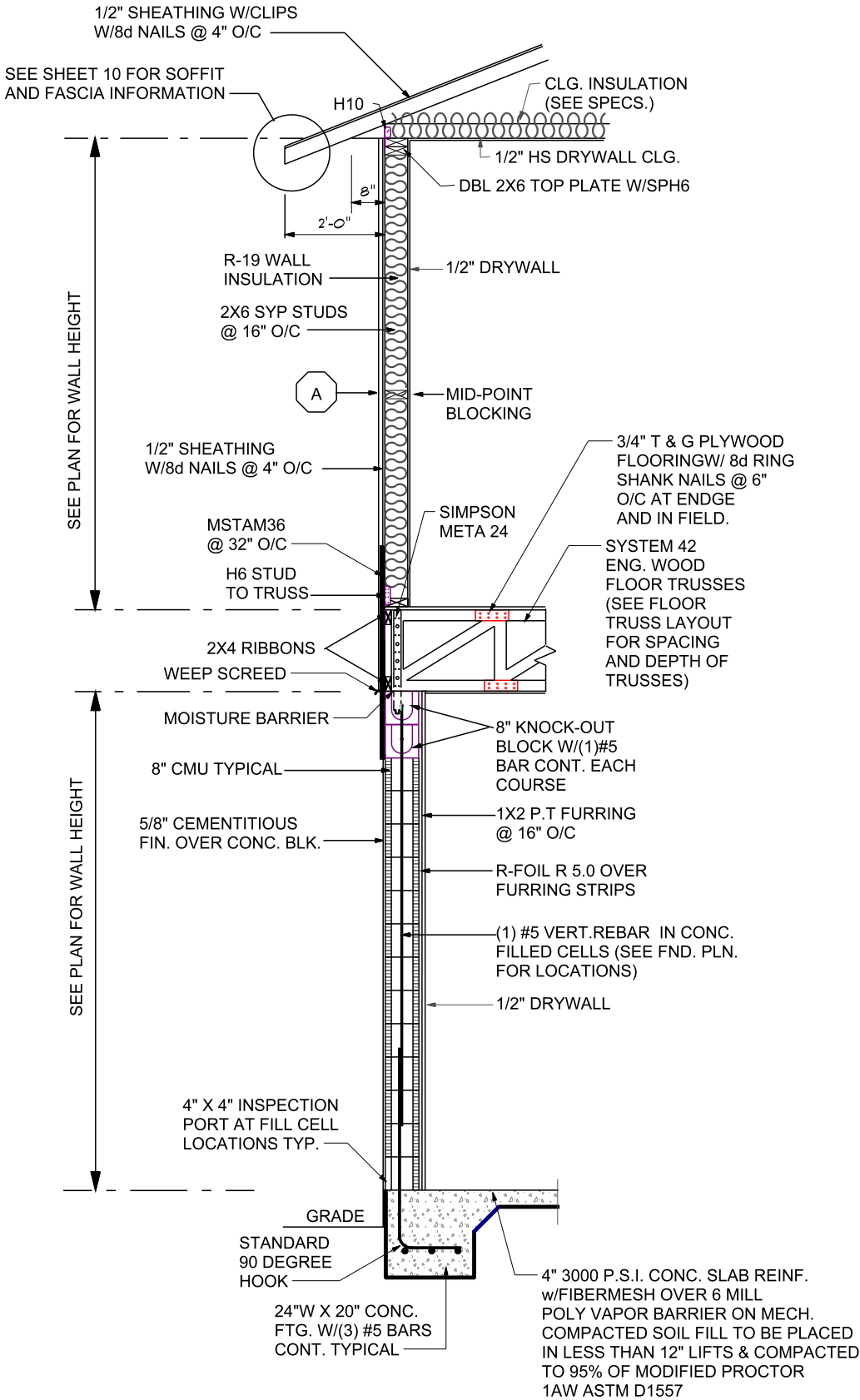
1 & 2: REVISED PLANS FOR LOT 17

7A

PLAN 3762

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.



1 TYP. 2-STORY WALL SECT.

CONSTRUCTION DETAILS

A.E.C.S. #16084

PLAN 3762

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PLAN DATE	
1. 02-16-2017	
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LOT 17
SAFETY HARBOR
354 HAMILTON AVENUE
1 & 2: REVISED PLANS FOR LOT 17

I HEREBY CERTIFY THAT I HAVE
PERFORMED THE ARCHITECTURAL DESIGN
TO COMPLY WITH ALL APPLICABLE
WIND LOADS, EXPOSURE B AND IT IS
IN COMPLIANCE WITH CHAPTER 16 OF
THE 2014 FLORIDA BUILDING CODE.
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SIGNED
RICHARD E. ALLEN P.E. #56920
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CONSTRUCTION SERVICES
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727-842-6100
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10A