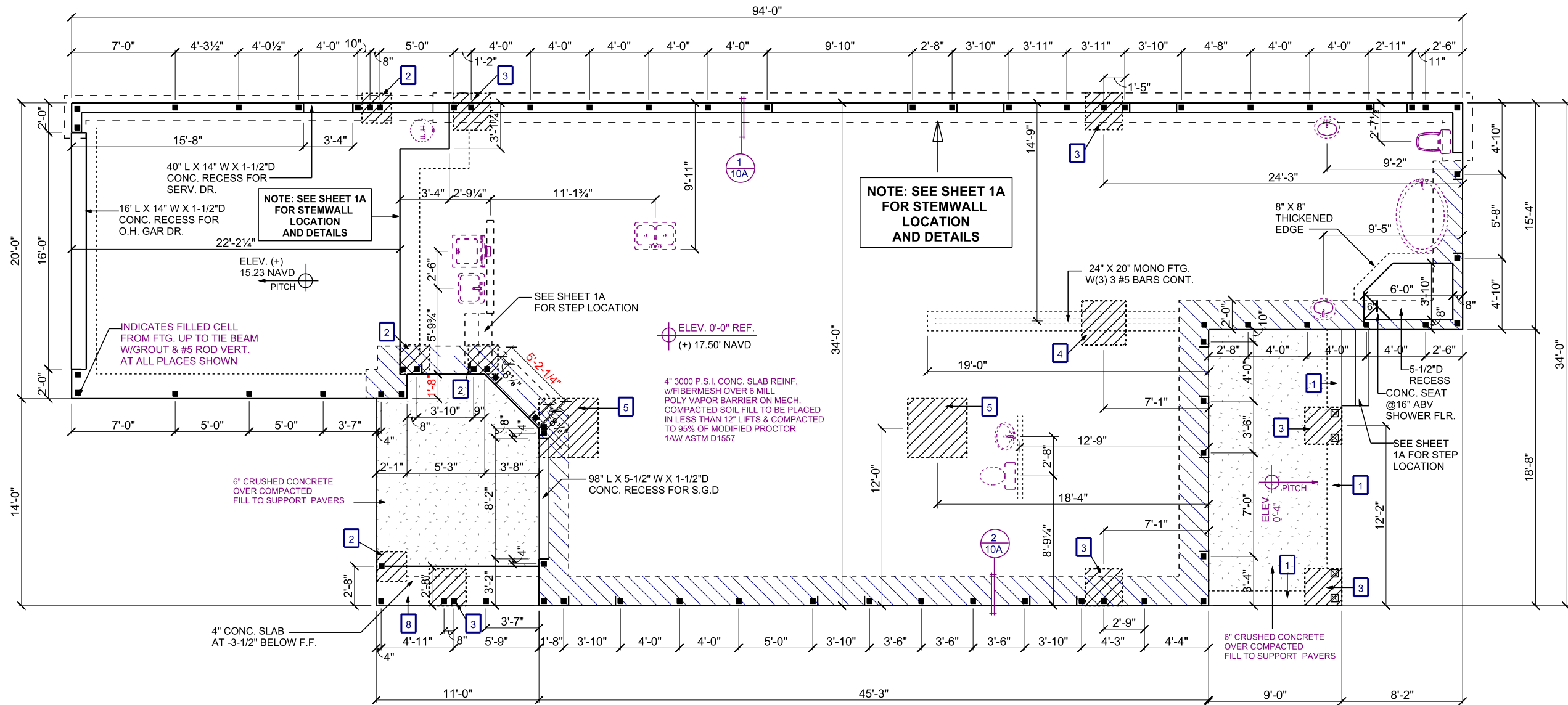




- FOOTING LEGEND**
- 1 RECESSED 16" X 16" CONC. FTG. W/(2) #5 BARS CONT. BETWEEN COLUMN PADS
 - 2 24" X 24" X 20" CONC. PAD W/3 #5 REBARS EACH WAY
 - 3 30" X 30" X 20" DEEP CONC. FTG. W/(3) #5 BARS EACH WAY
 - 4 36" X 36" X 20" CONC. PAD W/4 #5 REBARS EACH WAY
 - 5 40" X 40" X 20" CONC. PAD W/5 BARS 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
 - 8 RECESSED 16" X 16" CONC. FTG. W/(2) #5 BARS CONT.

TERMITE SPECIFICATIONS

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

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

NOTES

- 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.

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

FOUNDATION PLAN

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

1

1/8" = 1'-0"

A.E.C.S. #17029

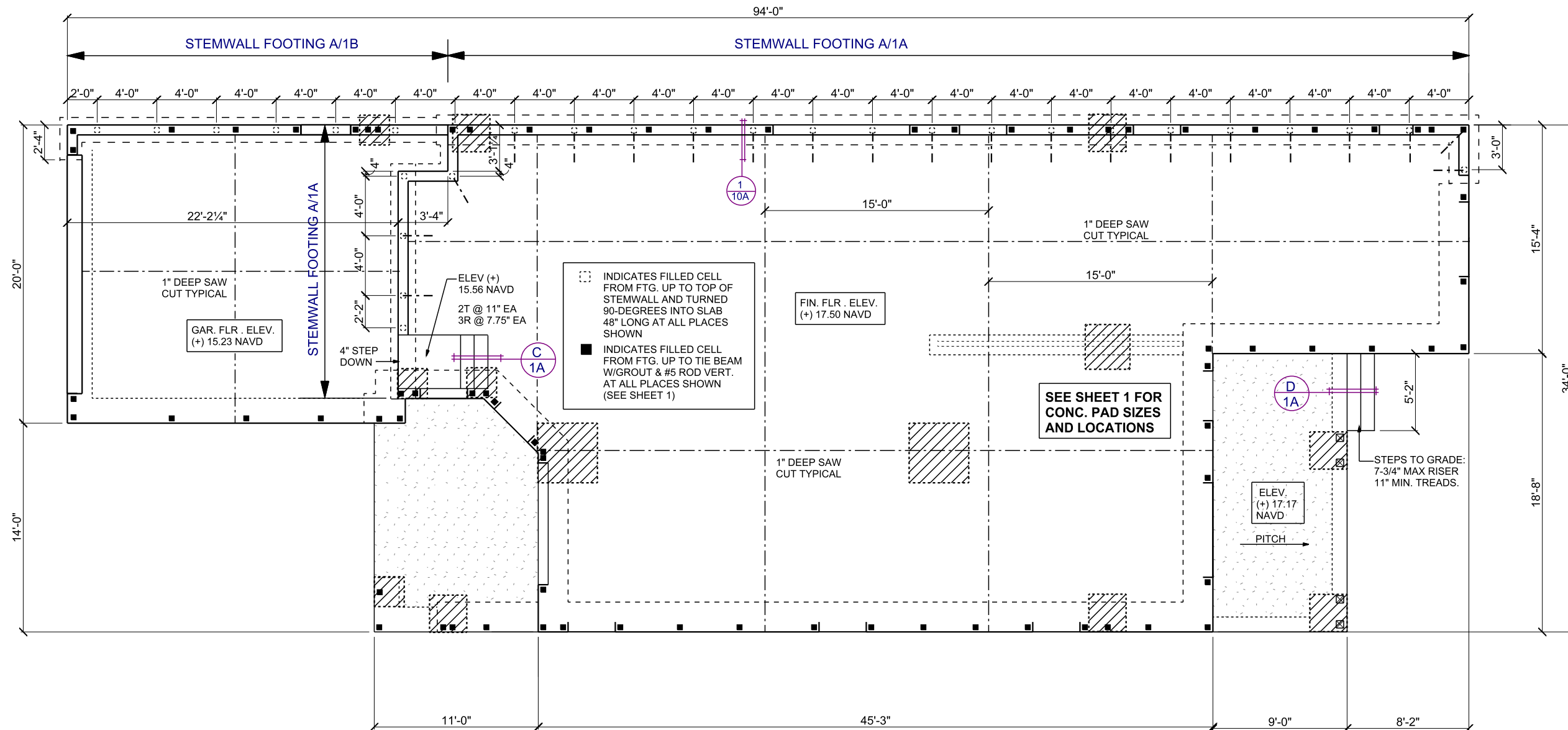
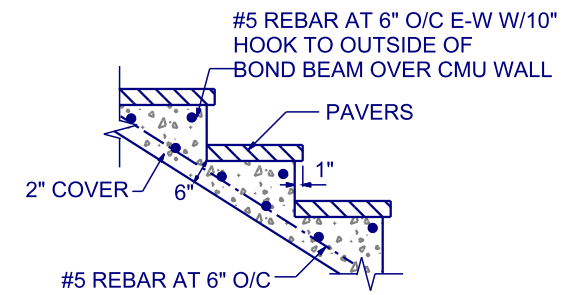
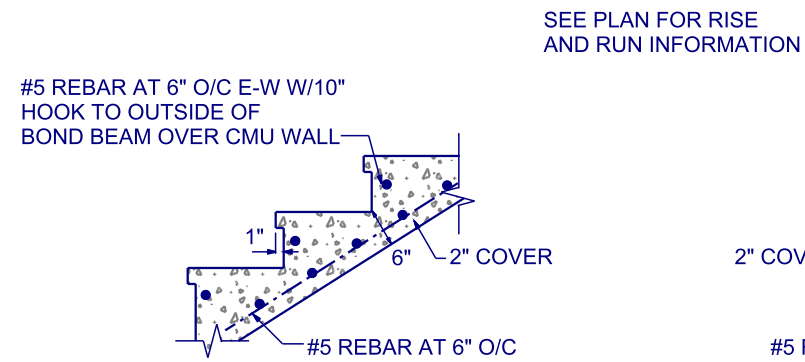
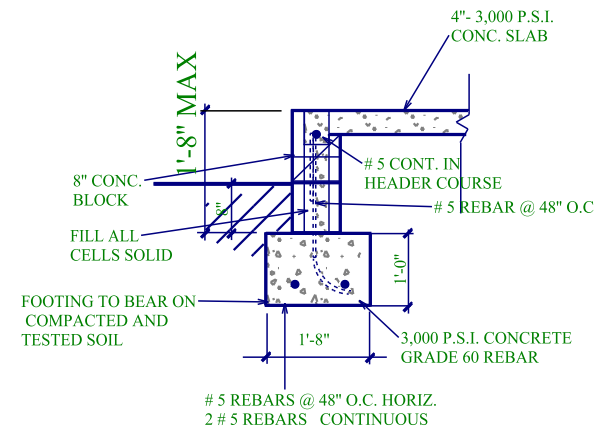
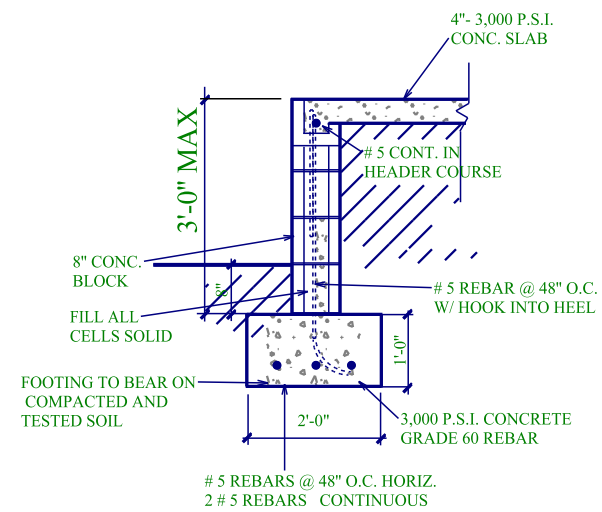
PLAN 3503

IRON AGE PARCEL 1
SAFETY HARBOR

1. PRELIM. PLANS
2. STRUCT. ENGINEERING

THEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE FLORIDA BUILDING CODE, AS AMENDED, AND IN COMPLIANCE WITH SECTION 301 OF THE 2014 FLORIDA RESIDENTIAL BUILDING CODE.
SEAL 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
8809 SKYMASTER DRIVE
NEW PORT RICHEY, FL 34654
727-842-6100
richallenpe@gmail.com



PLAN 3503

A.E.C.S. #17029

STEMWALL FOUNDATION PLAN

IRON AGE PARCEL 1
SAFETY HARBOR

**ALLEN ENGINEERING &
CONSTRUCTION SERVICES**
RICH ALLEN PROFESSIONAL ENGINEER

WIND LOADS, EXPOSURE D AND IT IS IN COMPLIANCE WITH SECTION 301 OF THE 2014 FLORIDA RESIDENTIAL BUILDING CODE.
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SIGNED
RICHARDE ALLEN P.E. #56920

**ALLEN ENGINEERING &
CONSTRUCTION SERVICES**
RICH ALLEN PROFESSIONAL ENGINEER

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RICHARDE ALLEN P.E. #56920

IRON AGE PARCEL 1
SAFETY HARBOR

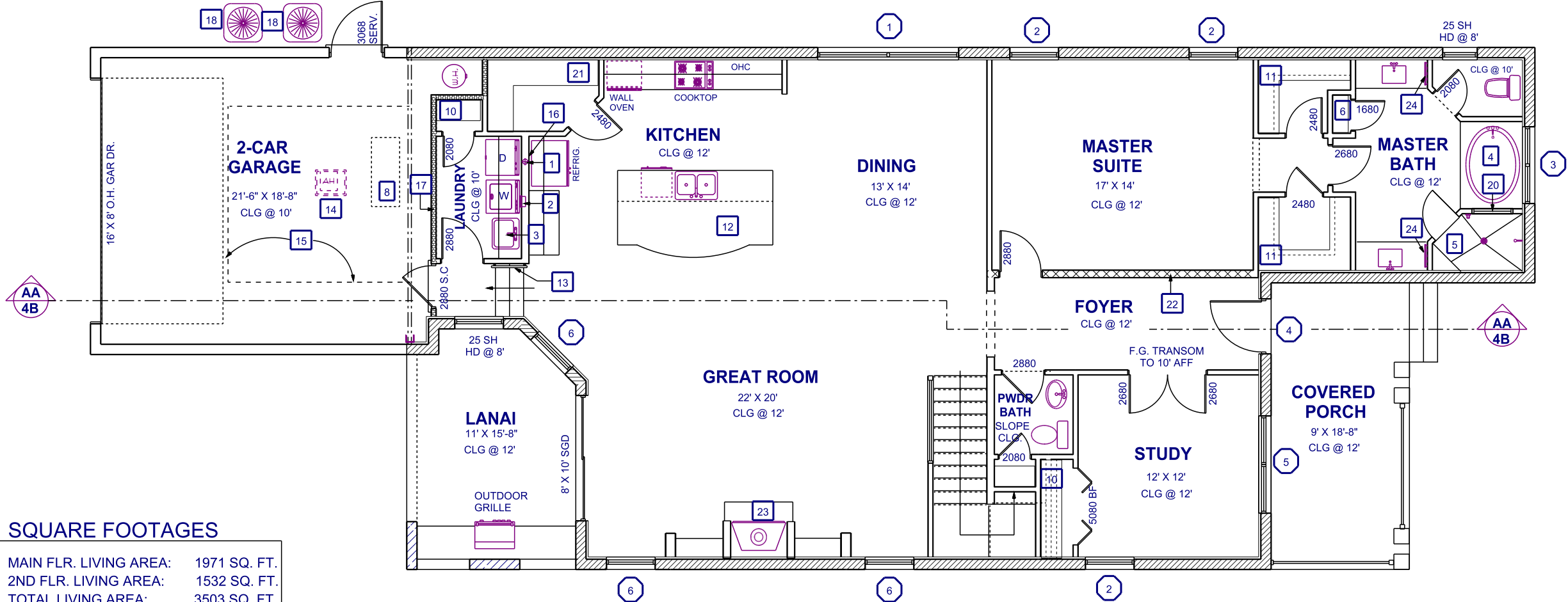
1. PRELIM. PLANS
2. STRUCT. ENGINEERING

PLAN DATE
1. 03-30-2017
2. 04-10-2017

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

2

NOTE: GARAGE SHALL HAVE MINIMUM FIRE SEPARATIONS FOR WALLS, DOORS AND CEILINGS PER FBC R302. GARAGE DOOR TO BE SELF CLOSING PER FBC R302.5.1



SQUARE FOOTAGES

MAIN FLR. LIVING AREA:	1971 SQ. FT.
2ND FLR. LIVING AREA:	1532 SQ. FT.
TOTAL LIVING AREA:	3503 SQ. FT.
GARAGE:	454 SQ. FT.
LANAI:	162 SQ. FT.
ENTRY PORCH:	167 SQ. FT.
TOTAL:	4286 SQ. FT.

EXTERIOR WINDOW/DOOR NOTES

- 1 (2) 35 SH/HD @ 8' W/(2) 24" INTEGRAL TRANSOM/HD @ 10'
- 2 25 SH EGRESS HD @ 8' W/36" X 24"INTEG. TRANSOM.HD @ 10'
- 3 (2) 2650 SH-TEMPERED HD @ 8' W/ 60" X 24" INTEGRAL TRANSOM ABV. (HD @ 10')
- 4 3080 1-LITE W/3024 TRANSOM 8" ABOVE DR.(HD @ 10'-8")
- 5 (2) 26 SH W/ 72" X 24" INTEGRAL TRANSOM ABV. (HD @ 10'-0")
- 6 25 SH HD @ 8' W/36" X 24" INTEG. TRANSOM. HD @ 10'

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 4-12" SHELVES
- 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 @ 36" AFF
- 13 WALL MOUNT HANDRAIL @ 36" ABV. LEADING EDGE OF TREADS
- 14 AIR HANDLER UNIT IN ATTIC
- 15 AREA OF A/C TRUSSES
- 16 INSTALL 1/4" WATER LINE FOR ICEMAKER
- 17 R-13 BATT INSULATION
- 18 WALL-BRACKET MOUNTED A/C COND. BY A/C CONTRACTOR.
- 19 COUNTERTOP @ 36" AFF/OPEN BELOW
- 20 2850 TEMPERED F.G. HD @ 10' AFF
- 21 (4) 20" SHELVES
- 22 LOAD BEARING WALL 2X6 SYP @ 16" O/C
- 23 DIRECT VENT GAS FIREPLACE
- 24 MEDICINE CABINET

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

42" H GUARD RAIL
- 19

COUNTERTOP @ 36" AFF/OPEN BELOW
- 20

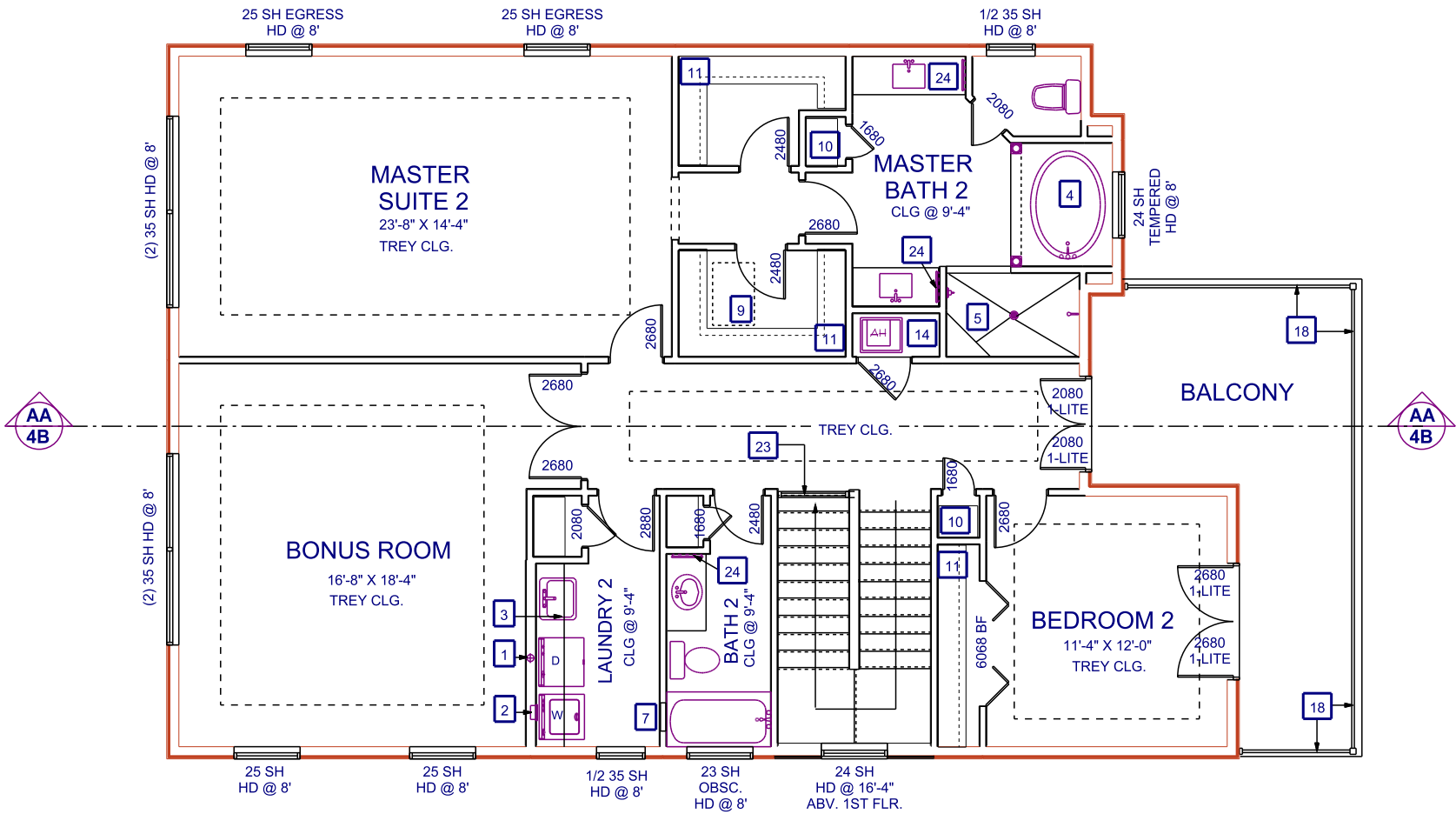
2850 TEMPERED F.G. HD @ 8' AFF
- 21

(4) 20" SHELVES
- 22

LOAD BEARING WALL
- 23

42" H RAILING
- 24

MEDICINE CABINET



PLAN 3503

1/8" = 1'-0"

NOTED 2ND FLOOR PLAN

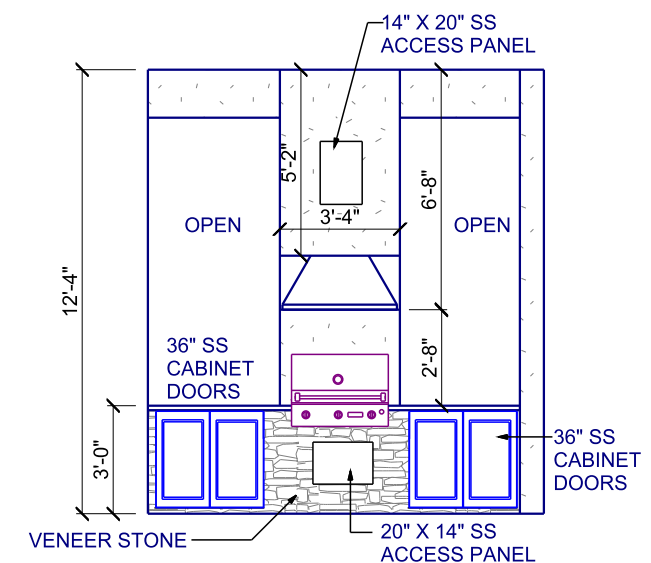
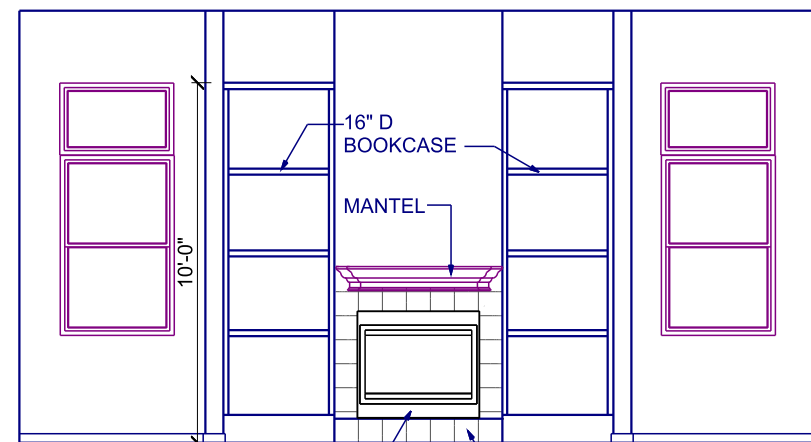
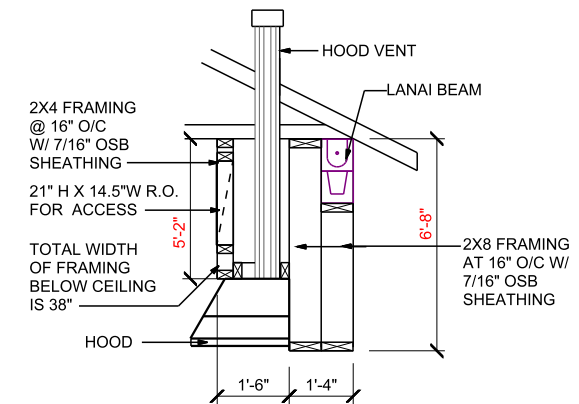
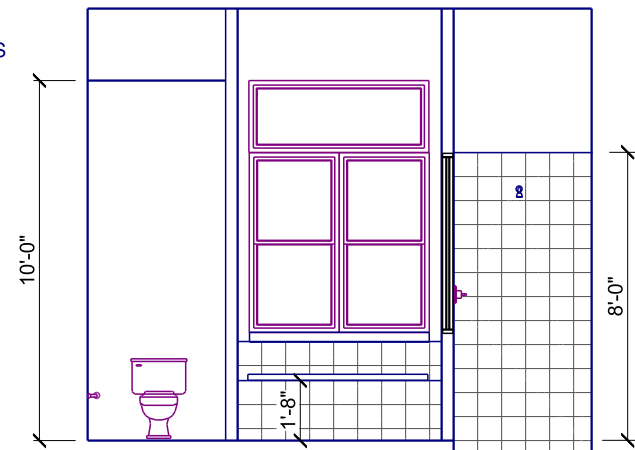
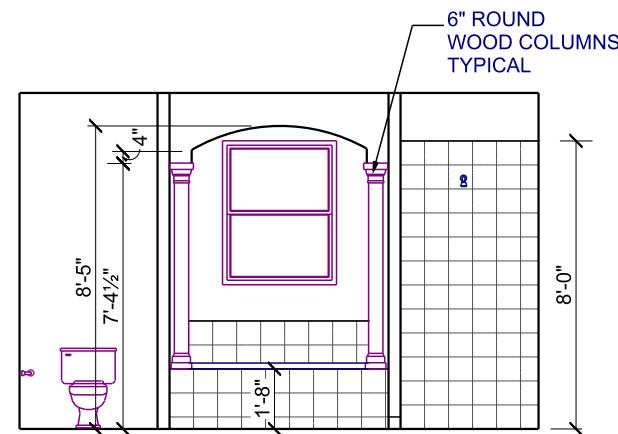
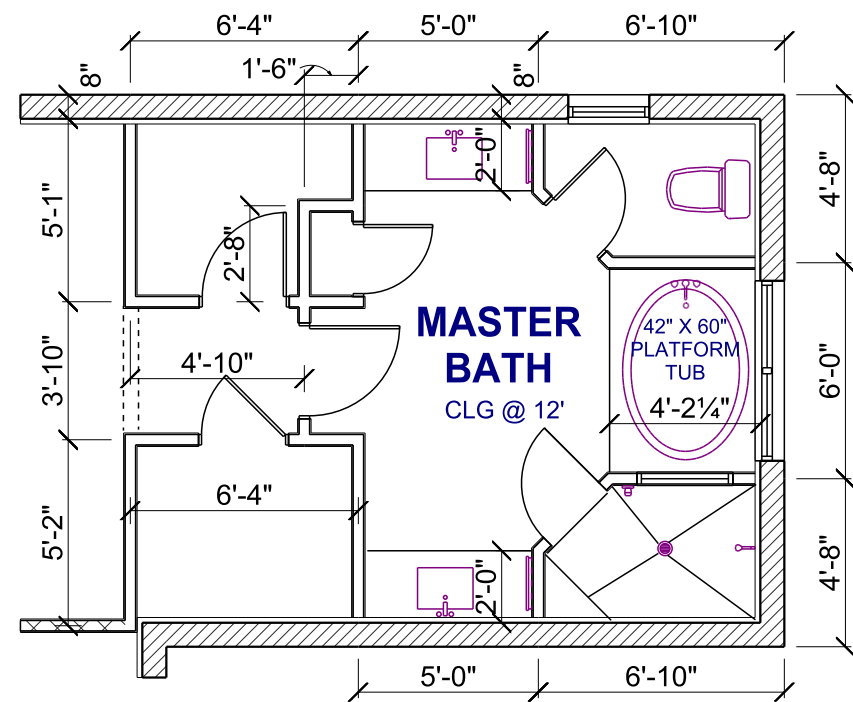
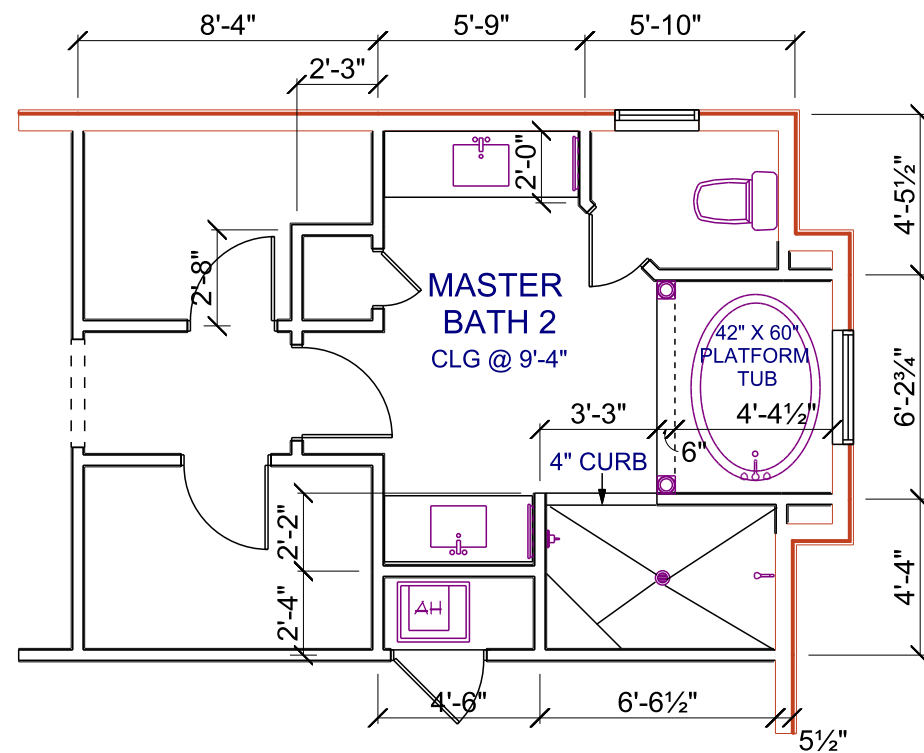
IRON AGE PARCEL 1
SAFETY HARBOR

1. PRELIM. PLANS
2. STRUCT. ENGINEERING

PLAN DATE	
1. 03-30-2017	
2. 04-10-2017	

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

2A



PLAN 3503

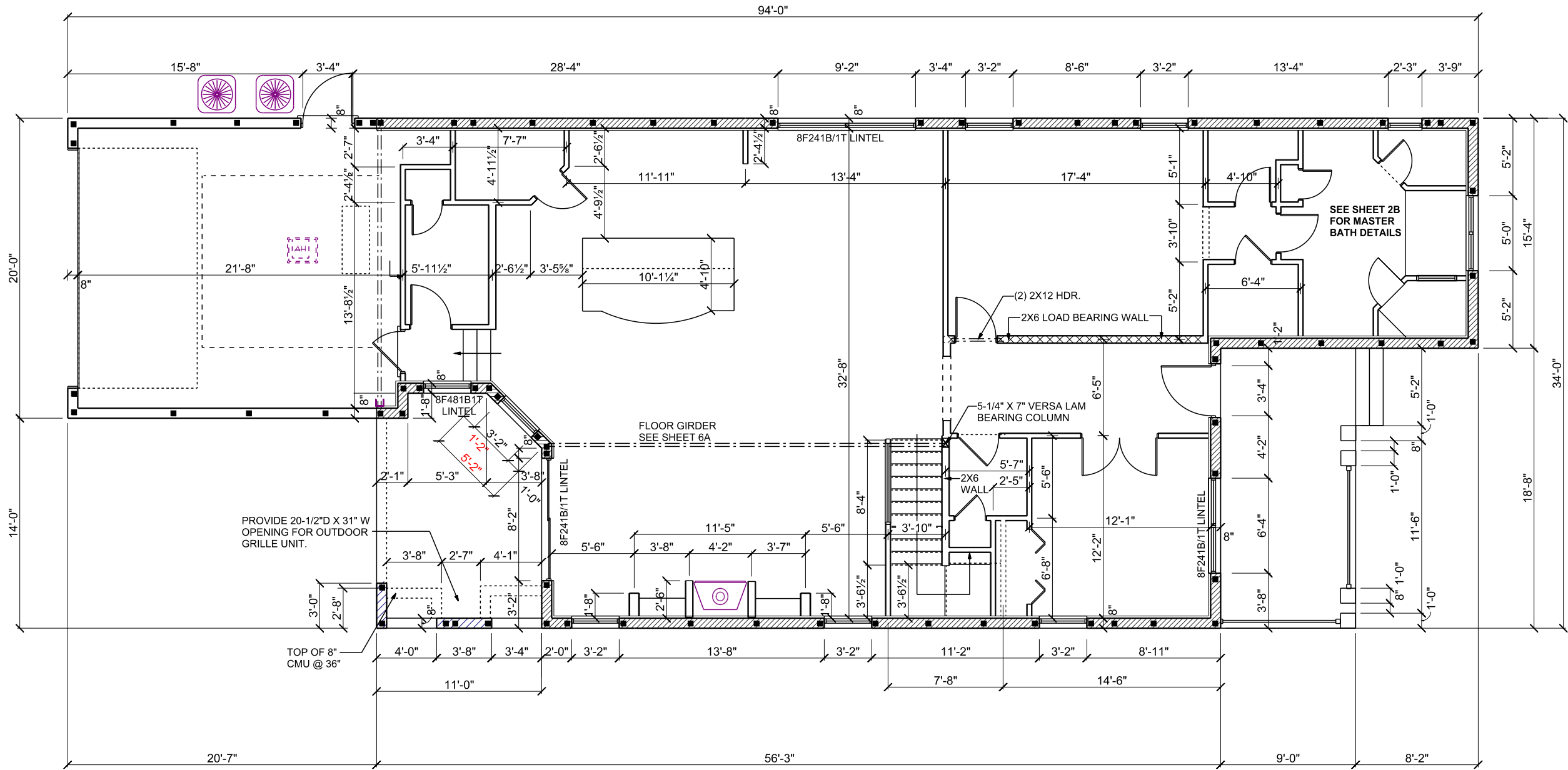
INTERIOR ELEVATIONS/DETAILS 3/16" = 1'-0"

IRON AGE PARCEL 1
SAFETY HARBOR

1. PRELIM. PLANS
2. STRUCT. ENGINEERING

**DEEB FAMILY
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2B



DIMENSION FLOOR PLAN

1/8" = 1'-0"

A.E.C.S. #17029

PLAN 3503

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

PLAN DATE

1. 03-30-2017
2. 04-10-2017

IRON AGE PARCEL 1
SAFETY HARBOR

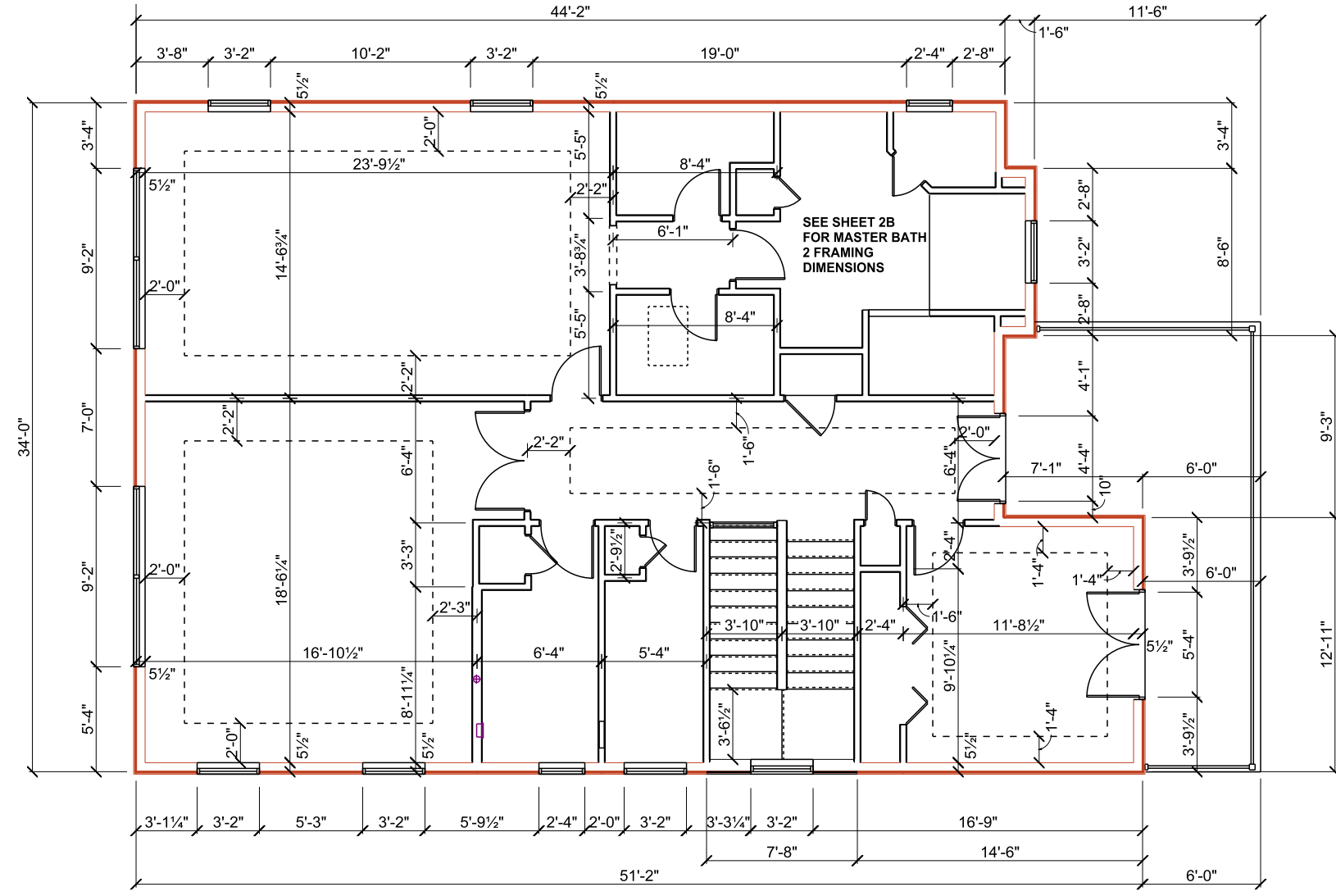
1. PRELIM. PLANS
2. STRUCT. ENGINEERING

I HEREBY CERTIFY THAT I HAVE
PERFORMED THE ATTACHED DESIGN
TO COMPLY WITH 145 MPH ULTIMATE
WIND SPEED REQUIREMENTS AS
IN COMPLIANCE WITH SECTION 301 OF
THE 2014 FLORIDA RESIDENTIAL
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
8809 SKYMASTER DRIVE
NEW PORT RICHEY, FL 34654
727-842-6100
richallenpe@gmail.com

3



2ND FLOOR DIMENSION PLAN

 $1/8" = 1'-0"$

A.E.C.S. #17029

PLAN 3503

PLAN DATE
1. 03-30-2017
2. 04-10-2017

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HOMES, LTD.**
9400 RIVER CROSSING BLD.
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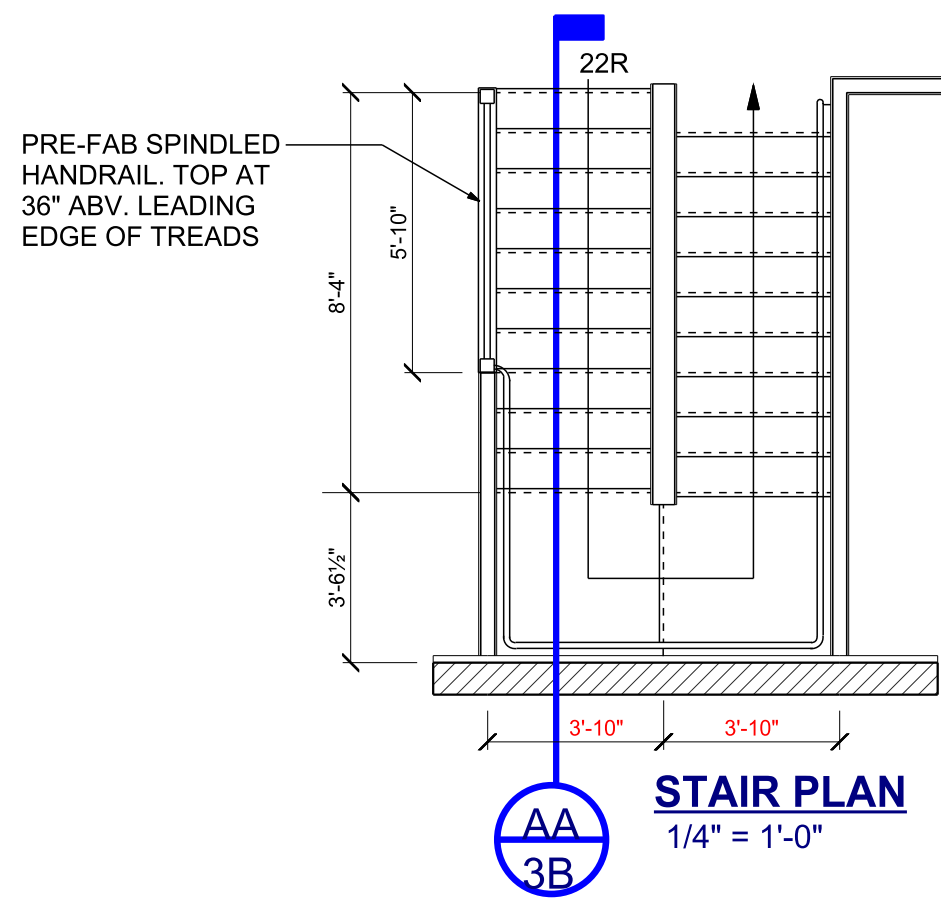
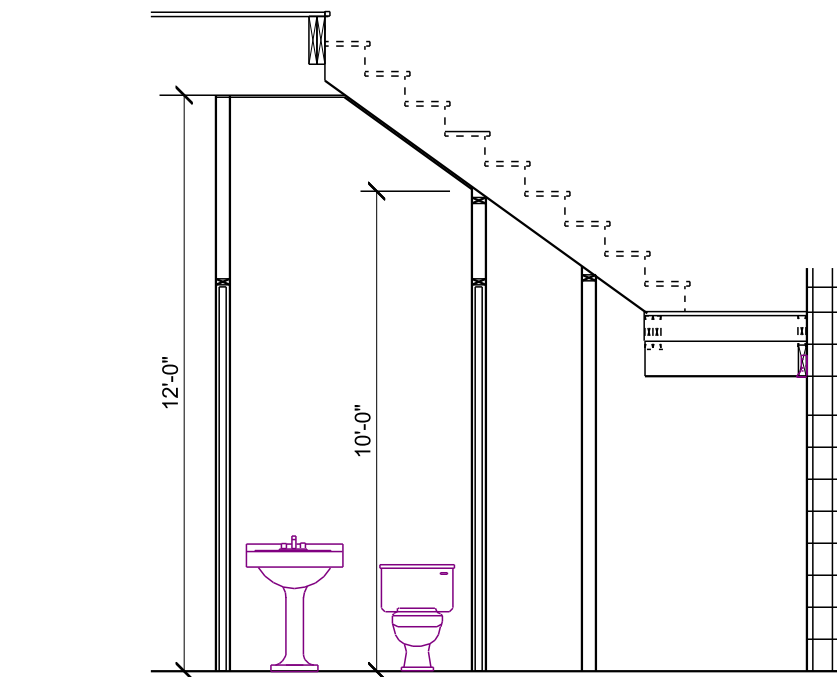
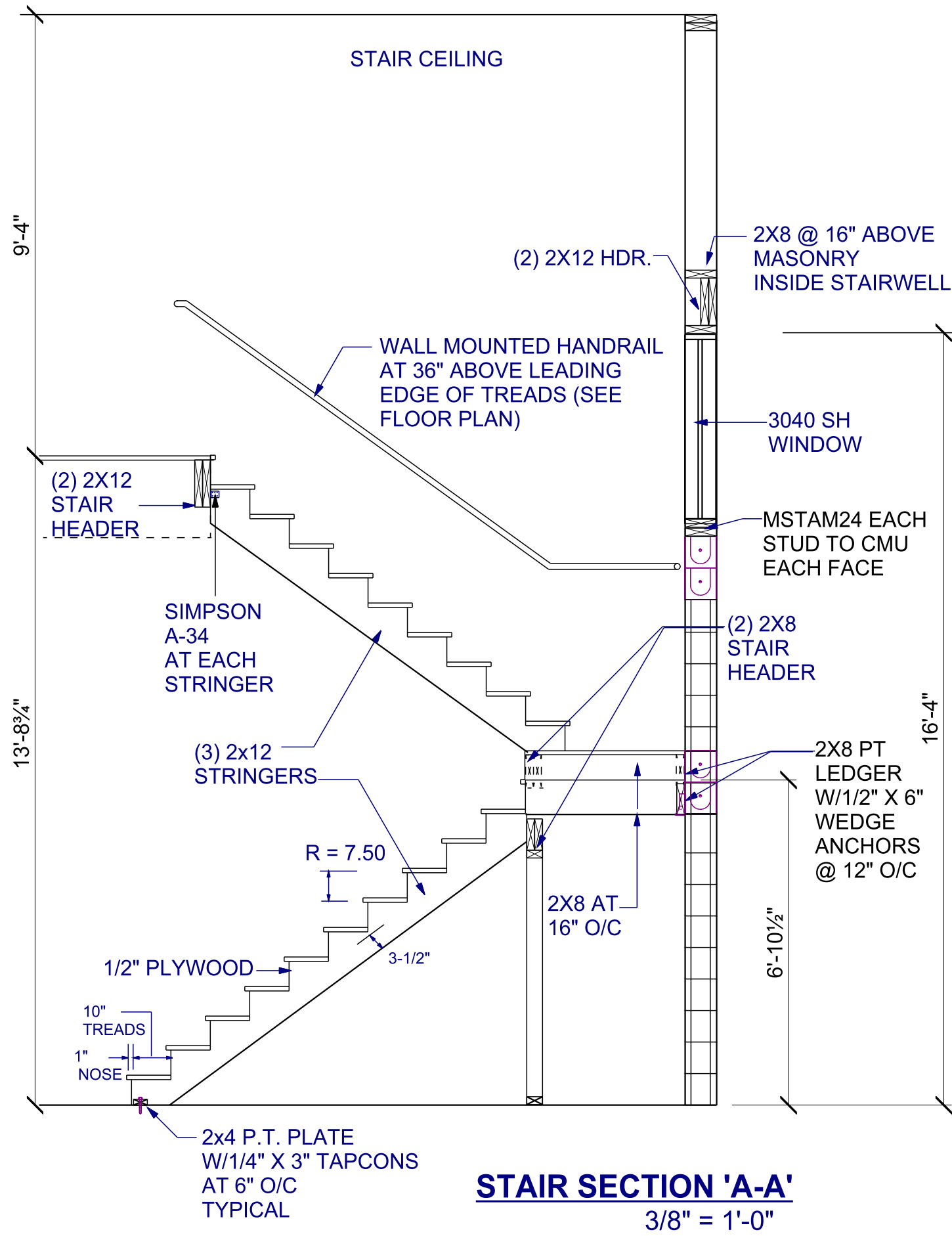
IRON AGE PARCEL 1
SAFETY HARBOR

1. PRELIM. PLANS
2. STRUCT. ENGINEERING

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CONSTRUCTION SERVICES**
RICH ALLEN PROFESSIONAL ENGINEER
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THE 2014 FLORIDA RESIDENTIAL
BUILDING CODE.
SEALED FOR THE STRUCTURE ONLY.

RICHARD E. ALLEN P.E. #56920



PLAN DETAILS

SCALE: PER DRAWINGS

A.E.C.S. #17029

PLAN 3503

3B

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

PLAN DATE	
1. 03-30-2017	
2. 04-10-2017	

IRON AGE PARCEL 1
SAFETY HARBOR

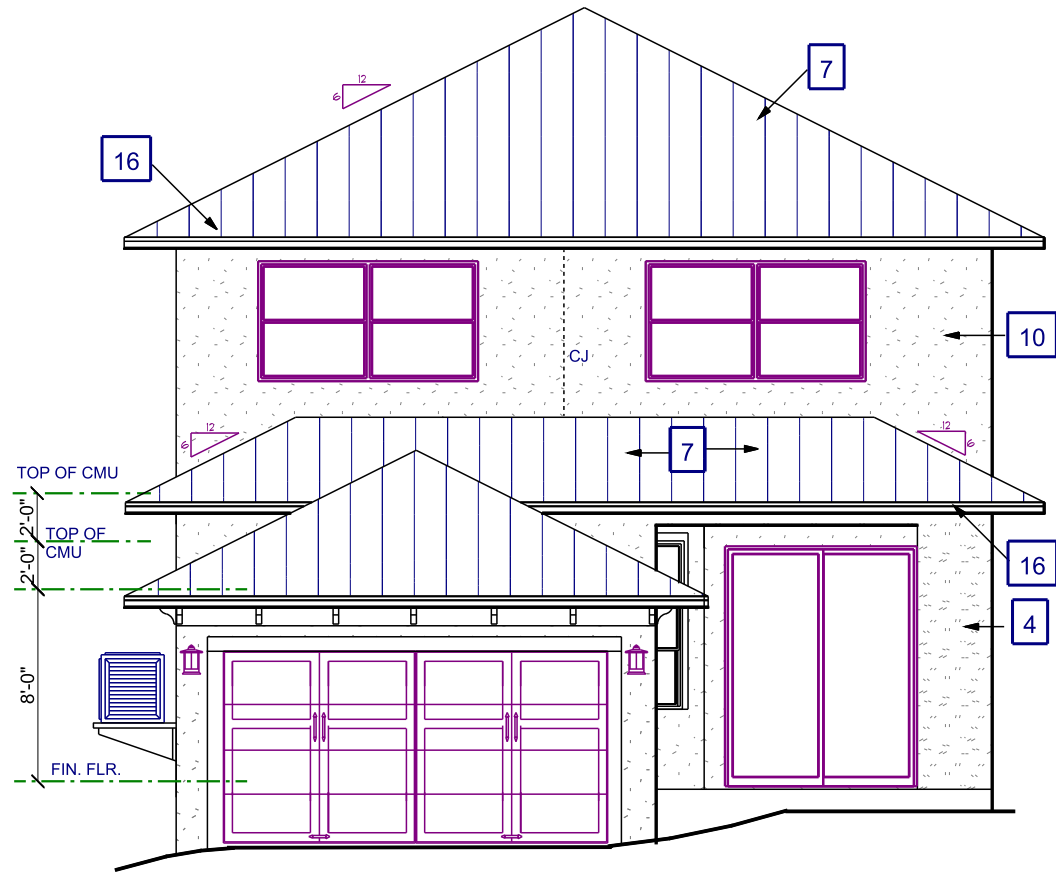
1. PRELIM. PLANS
2. STRUCT. ENGINEERING

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SALVAGE CODE. I HAVE
SEALED FOR THE STRUCTURE ONLY.

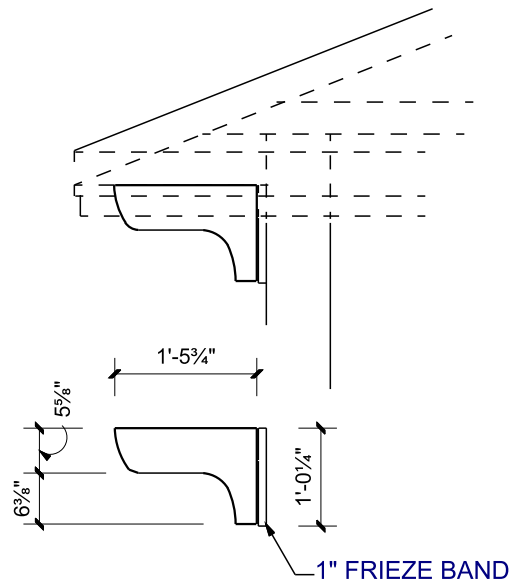
SIGNED
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REAR ELEVATION
1/8" = 1'-0"



BRACKET DETAILS



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

ELEVATION NOTES

- | | | | |
|---|--|----|--|
| 1 | FAUX CORRAL STONE VENEER TYP. | 8 | 8" SQ. SYNTHETIC PRE-FAB COLUMN |
| 2 | CEMENT BOARD CORNER TRIM | 9 | (2) 30" X 60" TRIANGULAR (6:12) DECORATIVE LOUVERS |
| 3 | 4" CEMENT BOARD TRIM | 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 |
| 4 | 5/8" STUCCO OVER CMU | 11 | 4" RAISED STUCCO TRIM TYP. |
| 5 | 24" H X 90" W TRIANGULAR DECORATIVE LOUVER 6:12 TOP SLOPE | | |
| 6 | DIMENSIONAL FIBERGLASS SHINGLES | | |
| 7 | 5V CRIMP GALV. METAL ROOF OVER 5/8" OSB WITH 'PEEL AND STICK' TYPE SWB | | |

ELEVATION NOTES

- | | |
|----|--|
| 12 | 3-LAYER FASCIA |
| 13 | PRE-FAB DECO METAL PORCH RAILING |
| 14 | 8" CEMENT BOARD FRIEZE |
| 15 | 42" H METAL PRE-FAB GUARD RAILING SYSTEM BY OTHERS |
| 16 | 2-LAYER FASCIA |

PLAN 3503

SCALE PER DRAWINGS

EXTERIOR ELEVATIONS

IRON AGE PARCEL 1
SAFETY HARBOR

1. PRELIM. PLANS
2. STRUCT. ENGINEERING

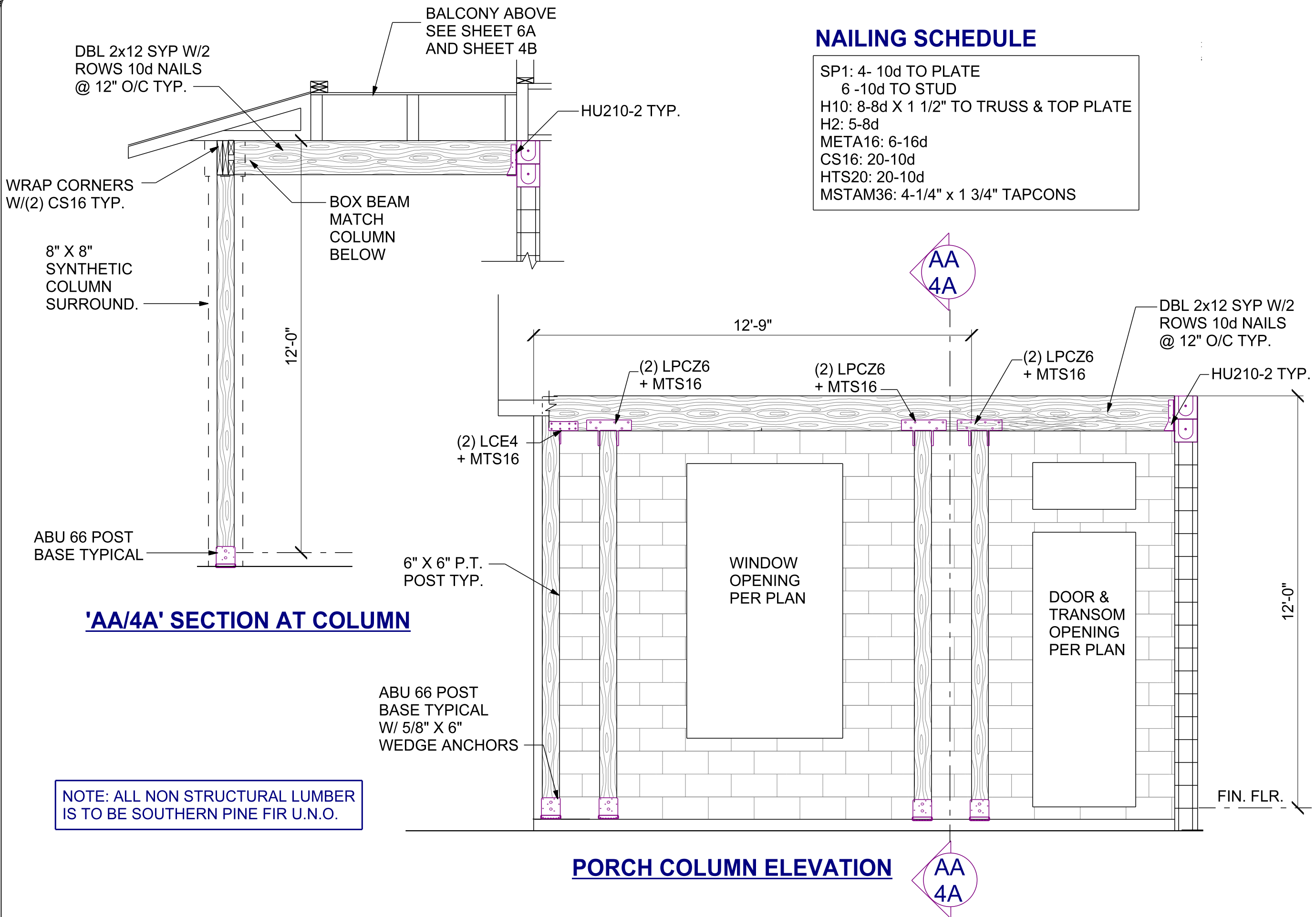
PLAN DATE

1. 03-30-2017
2. 04-10-2017

DEEB FAMILY
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NEW PORT RICHEY, FL. 34655

4



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

ENTRY PORCH DETAILS

PLAN 3503

A.E.C.S. #17029

3/8" = 1'-0"

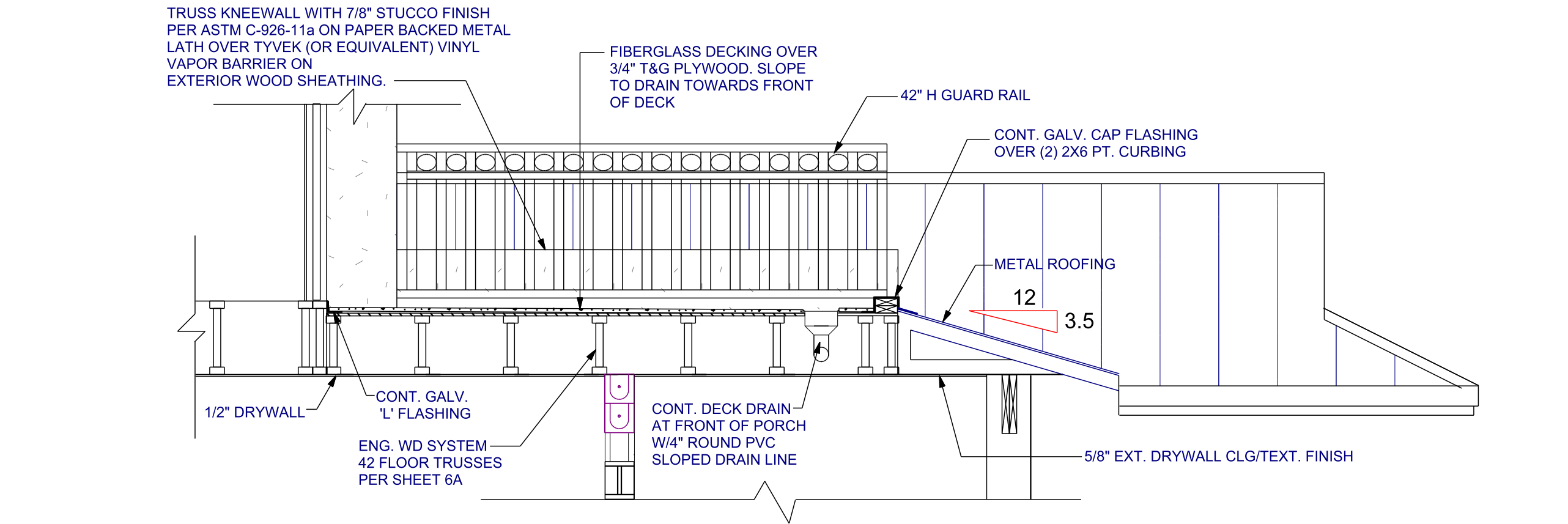
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IRON AGE PARCEL 1
SAFETY HARBOR
1. PRELIM. PLANS
2. STRUCT. ENGINEERING

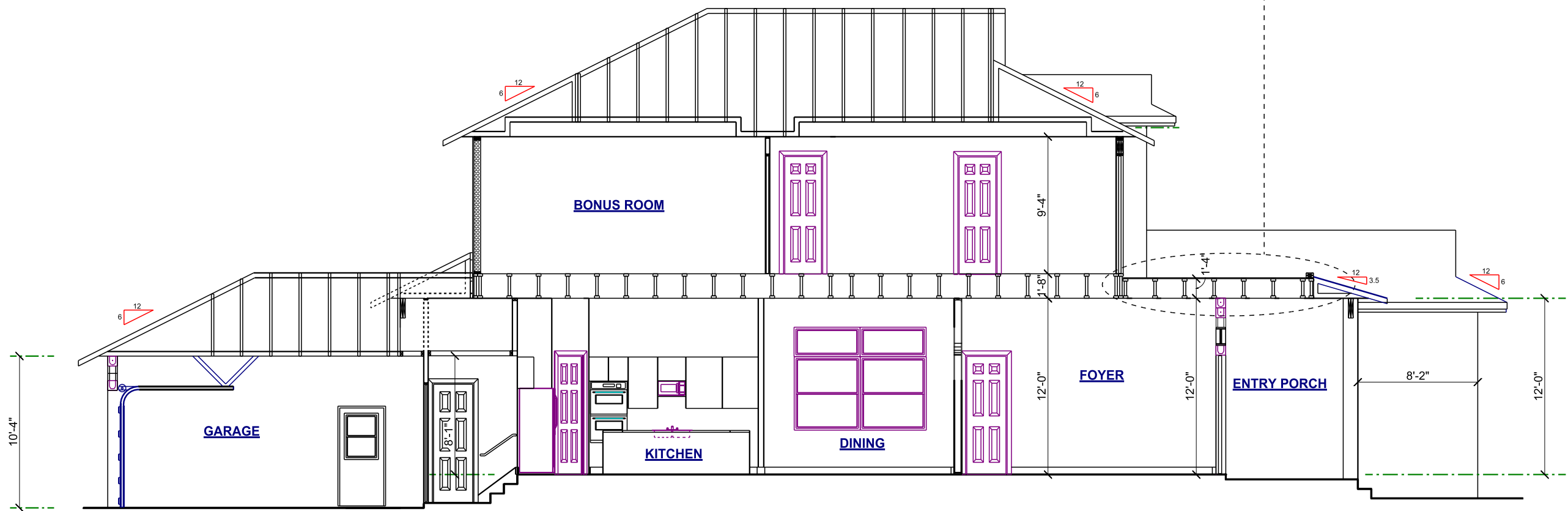
I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 145 MPH ULTIMATE WIND LOADS, EXPOSED AND IT IS IN ACCORDANCE WITH SECTION 501 OF THE 2014 FLORIDA RESIDENTIAL BUILDING CODE.
SEALED FOR THE STRUCTURE ONLY.
SIGNED
RICHARD E. ALLEN P.E. #56920
richallen@gmail.com

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4A



DETAIL AT BALCONY



BUILDING SECTION 'A-A'

BUILDING SECTION

1/8" = 1'-0"

A.E.C.S. #17029

PLAN 3503

4B

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

PLAN DATE	
1. 03-30-2017	
2. 04-10-2017	

IRON AGE PARCEL 1
SAFETY HARBOR

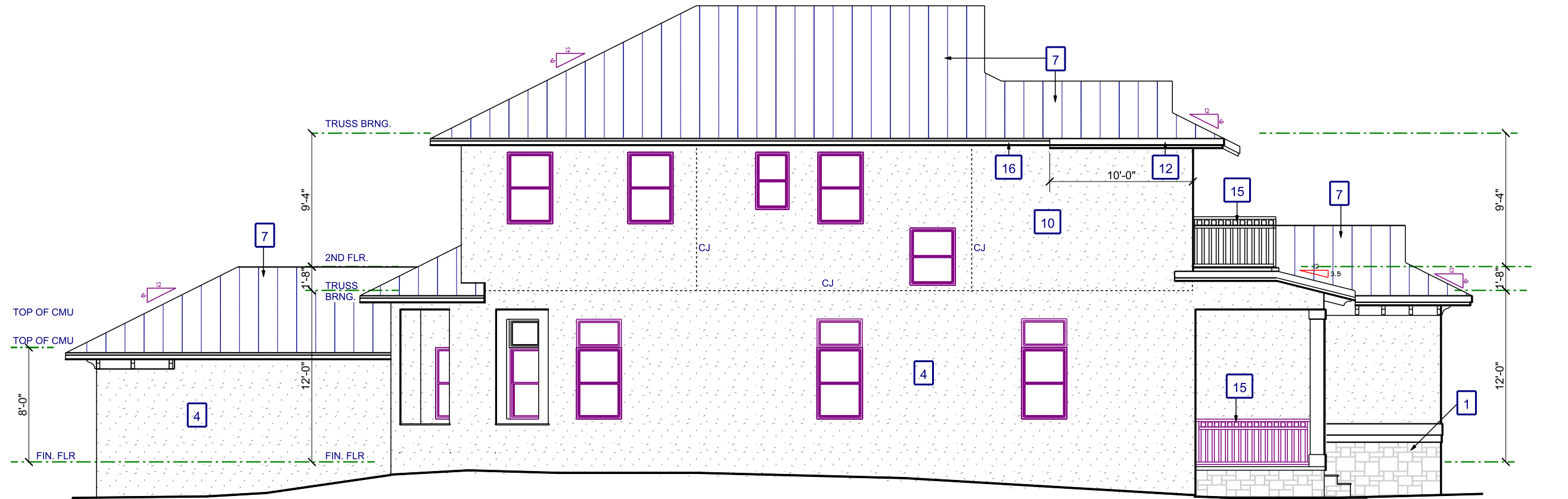
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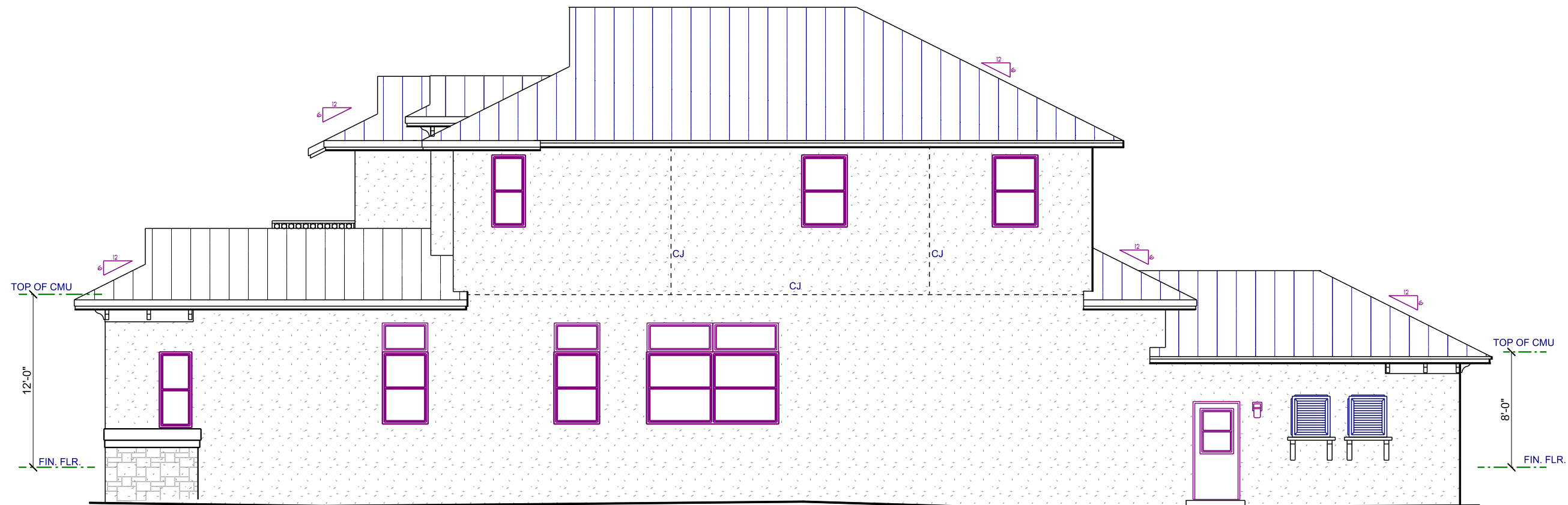
ALLEN ENGINEERING &
CONSTRUCTION SERVICES

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LEFT ELEVATION

SEE SHEET 4 FOR KEYNOTES



RIGHT ELEVATION

PLAN 3503

1/8" = 1'-0"

EXTERIOR ELEVATIONS

IRON AGE PARCEL 1
SAFETY HARBOR

1. PRELIM. PLANS
2. STRUCT. ENGINEERING

PLAN DATE

1. 03-30-2017
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DEEB FAMILY
HOMES, LTD.
9400 RIVER CROSSING BLD.
NEW PORT RICHEY, FL. 34655

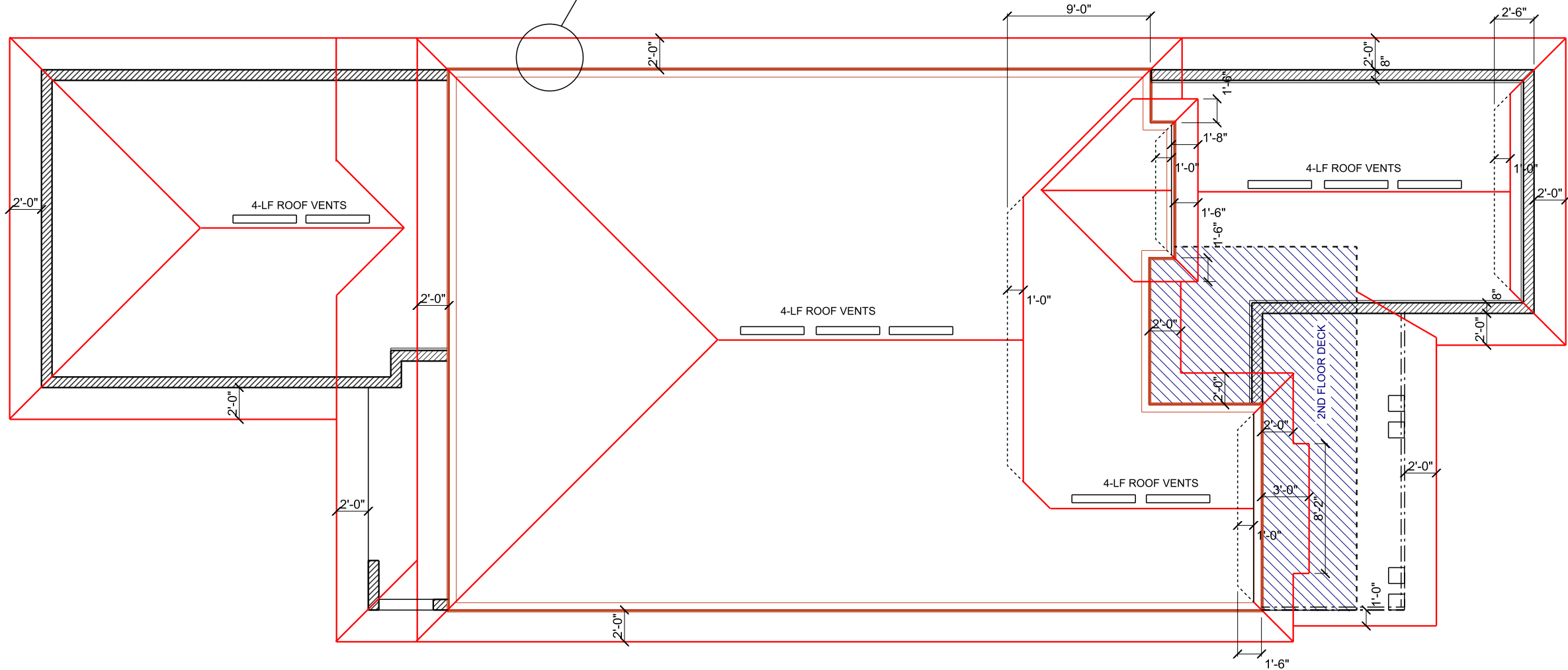
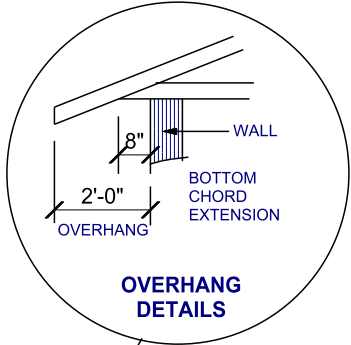
5

TOTAL AREA TO BE VENTILATED = 2754 S.F.
2754/300 = 9.18 S.F OR 1322 SQUARE INCHES.

ROOF VENTS ARE RATED AT 36 SQUARE INCHES OF OPENING PER LINEAL FT.
1322 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

1/8" = 1'-0"

PLAN 3503

DEEB FAMILY
HOMES, LTD.
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NEW PORT RICHEY, FL. 34655

IRON AGE PARCEL 1
SAFETY HARBOR

1. PRELIM. PLANS
2. STRUCT. ENGINEERING

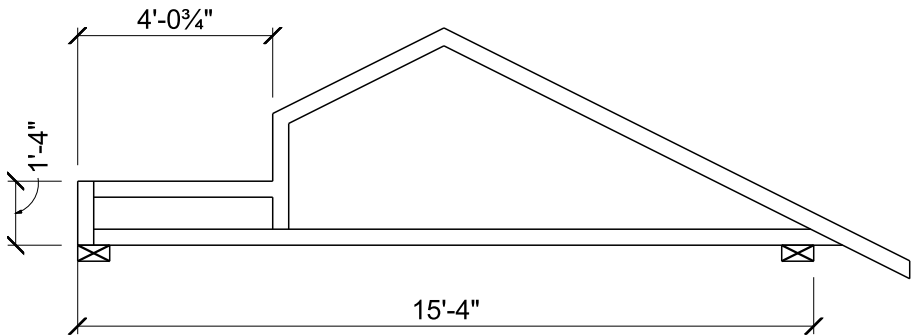
PLAN DATE

1. 03-30-2017
2. 04-10-2017

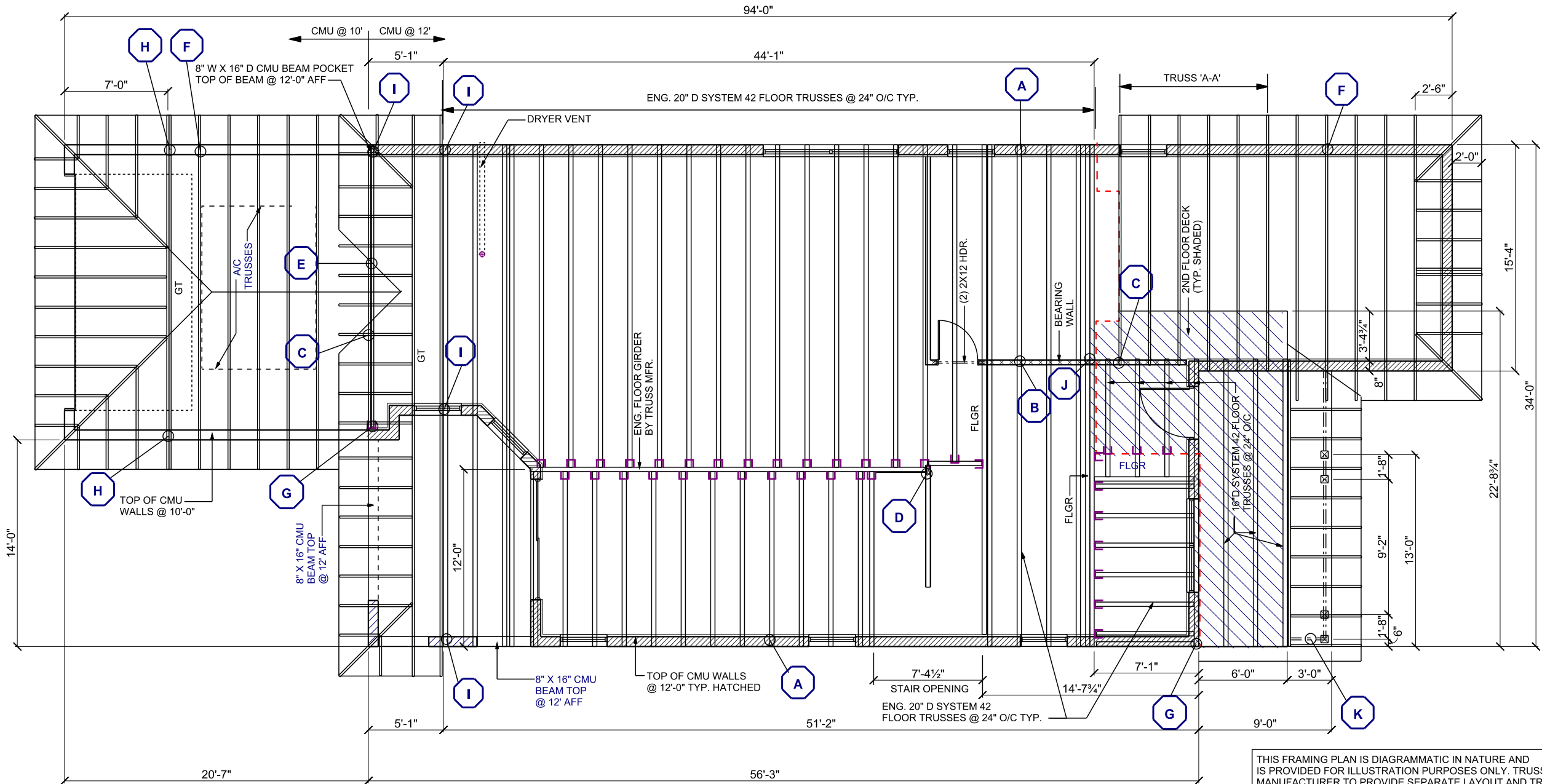
- A META24 TYPICAL
- B H3 TYPICAL
- C H10 TYPICAL
- D 3.5" X 7" VERSA LAM COLUMN W/(2) CS16 TO BEAM AND HTT5 TO FOUNDATION
- E 2-PLY 1-3/4" X 16" LVL BEAM W/2 ROWS 10d NAILS @ 12" O/C
- F META 16 TYPICAL
- G MBHA

- H (2) META16
- I HTT5 @ G.T.
- J 5-1/4" X 5-1/4" VERSA LAM COLUMN W/HTT5 G.T. TO HTT5 COLUMN W/HTT5 TO FOUNDATION
- K 2-PLY 1-3/4" X 12" LVL BEAM W/2 ROWS 10d @ 12" O/C

HTT5 - 5/8" ATR, 6" EMBED, EPOXY



TRUSS PROFILE 'A-A'
1/4" = 1'-0"



GROUND FLOOR TRUSS LAYOUT
1/8" = 1'-0"

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. PRIOR TO START OF CONSTRUCTION.

ALL TRUSS TO TRUSS CONNECTIONS AND TRUSS TO GIRDER FLANGE CONNECTIONS BY TRUSS ENG. (TYP).

GROUND FLOOR TRUSS LAYOUT

SCALE: PER DRAWINGS

A.E.C.S. #17029

PLAN 3503

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

PLAN DATE
1. 03-30-2017
2. 04-10-2017

IRON AGE PARCEL 1
SAFETY HARBOR

1. PRELIM. PLANS
2. STRUCT. ENGINEERING

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 145 MPH ULTIMATE WIND LOADS. EXPOSURE D AND IT IS IN COMPLIANCE WITH SECTION 301 OF THE 2014 FLORIDA RESIDENTIAL BUILDING CODE. I HAVE REVIEWED AND 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
8809 SKYMASTER DRIVE
NEW PORT RICHEY, FL 34654
727-842-6100
richallenpe@gmail.com

6A

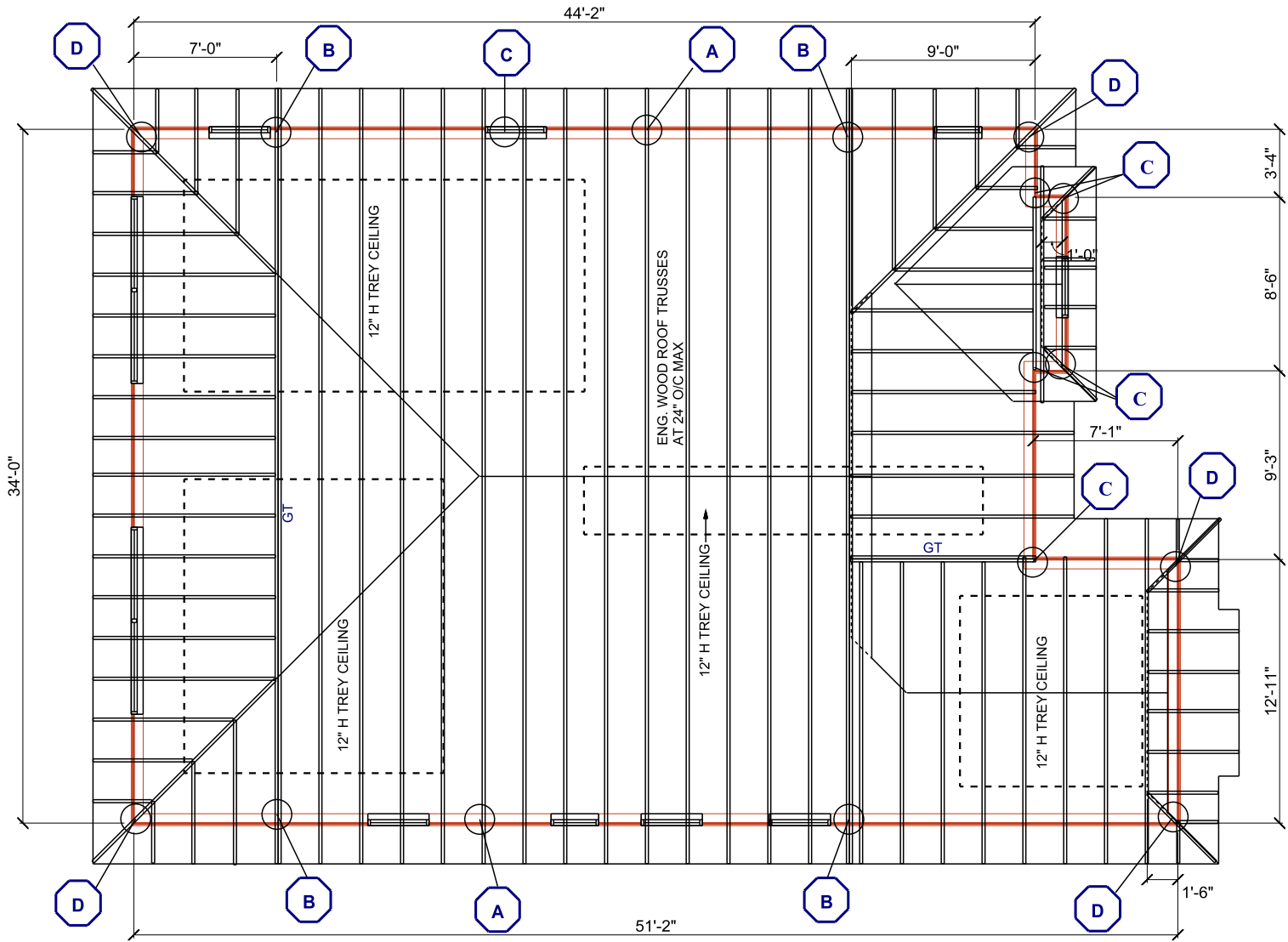
- A

H10 TYPICAL
- B

DBL STUD COLUMN W/LGT2 TO G.T. W/(2) MSTAM36 TO CMU
- C

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

5-STUD CORNER COLUMN W/(2) MSTAM36 TO CMU BELOW



2ND FLOOR TRUSS LAYOUT

1/8" = 1'-0"

A.E.C.S. #17029

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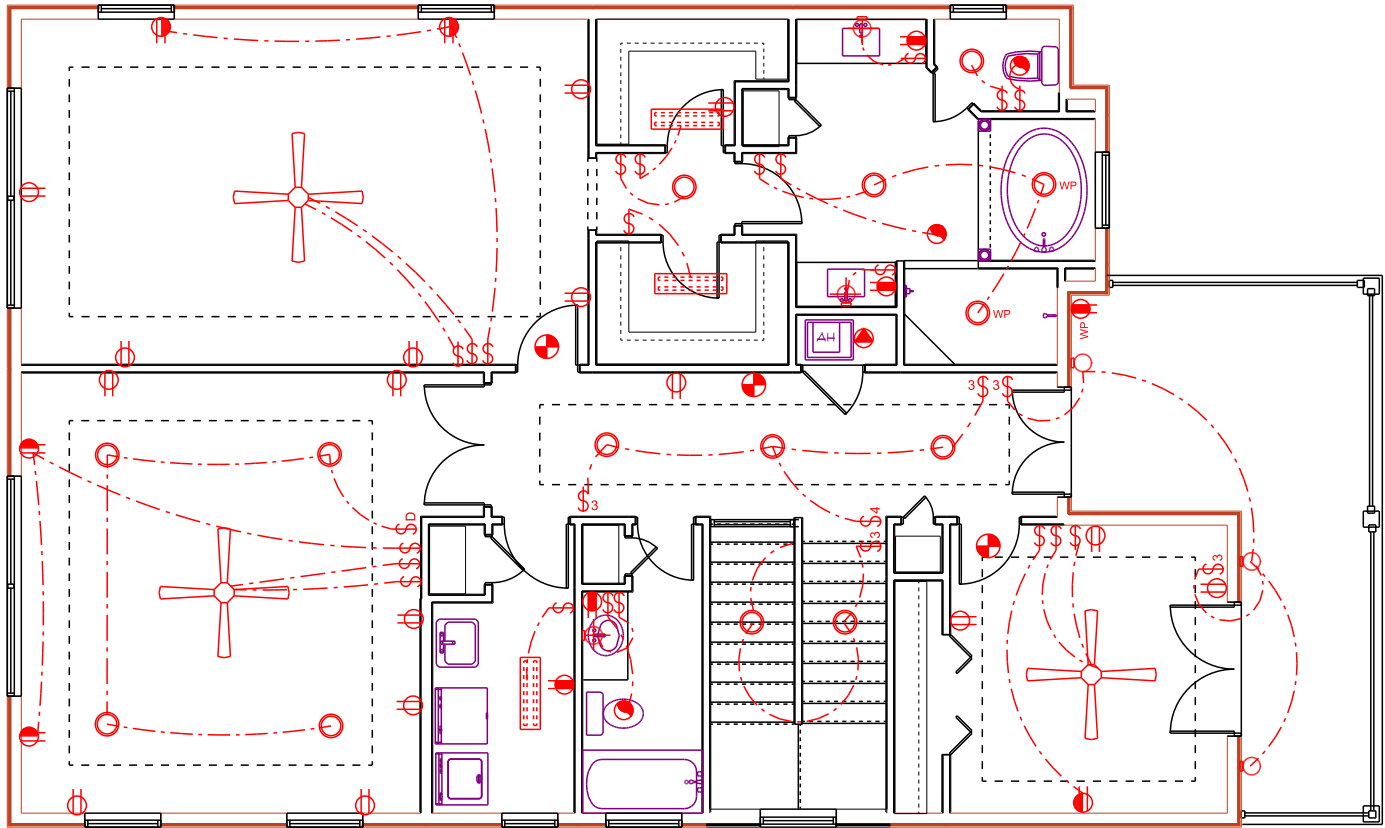
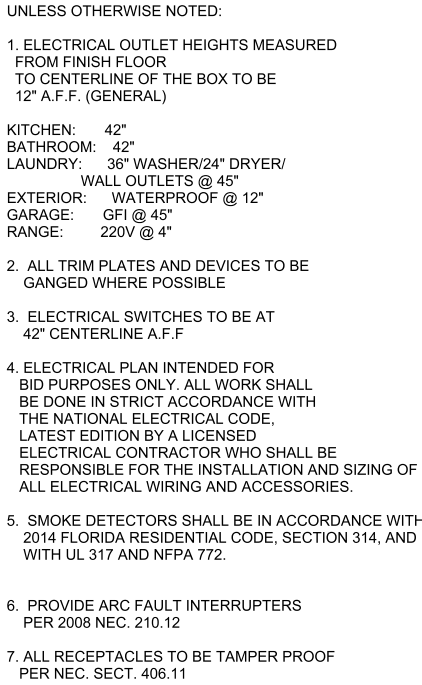
IRON AGE PARCEL 1
SAFETY HARBOR

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2. STRUCT. ENGINEERING

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RICHARD E. ALLEN P.E. #56920

6B



2ND FLOOR ELECTRICAL PLAN

 $1/8" = 1'-0"$

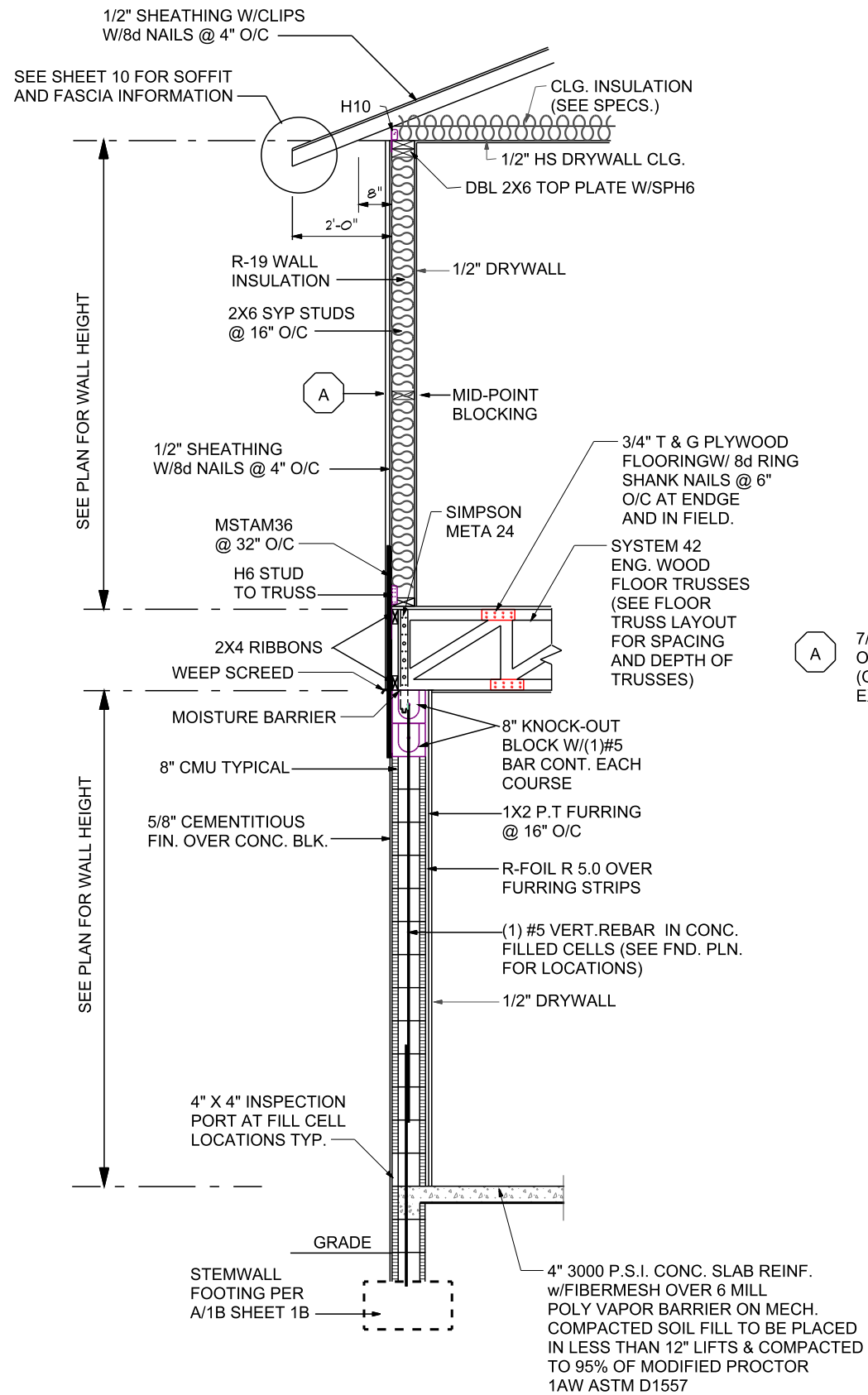
PLAN 3503

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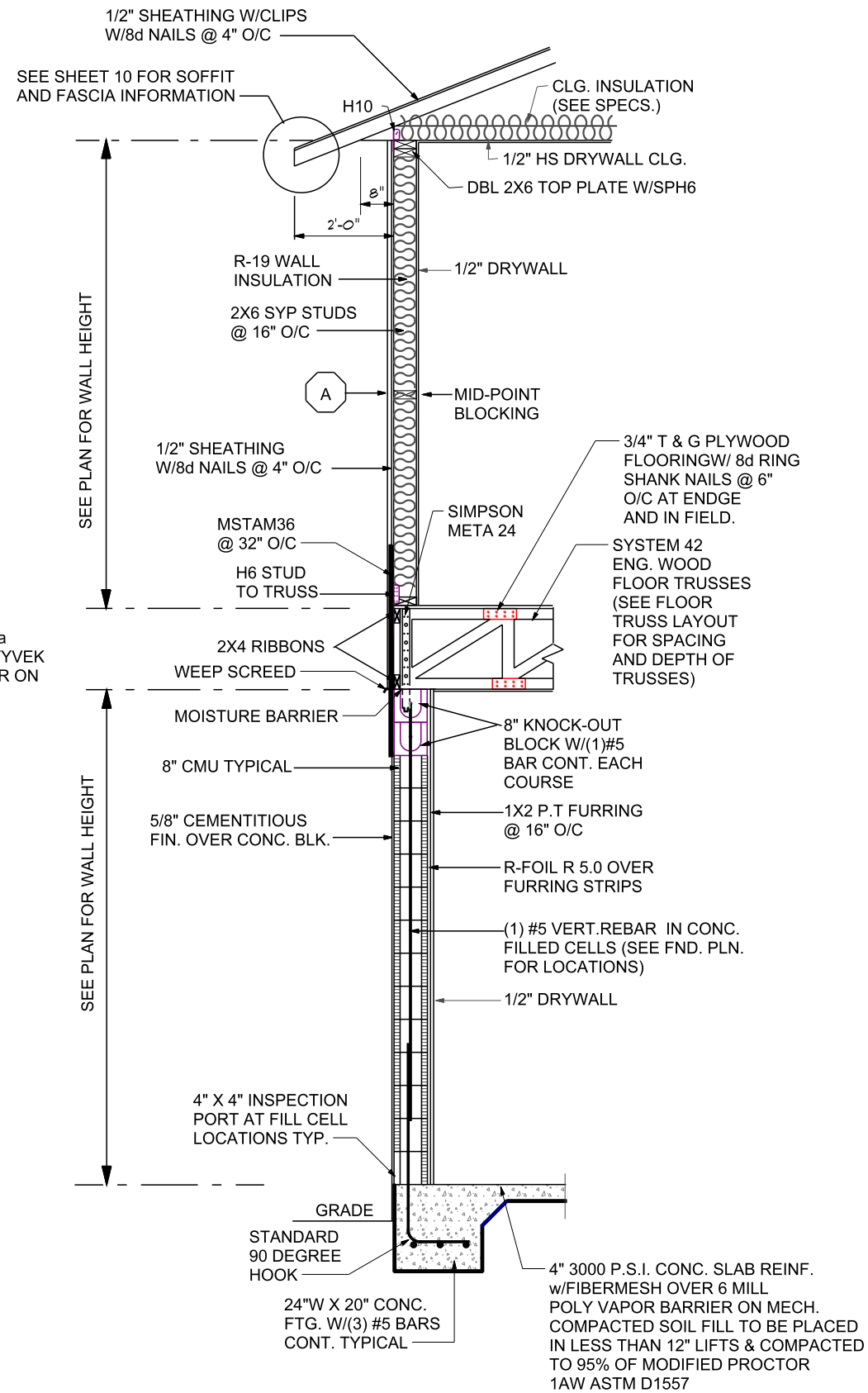
1. PRELIM. PLANS
2. STRUCT. ENGINEERING

7A



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.



2 TYP. 2-STORY WALL SECT.

2-STORY WALL SECTION

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IRON AGE PARCEL 1
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1. PRELIM. PLANS
2. STRUCT. ENGINEERING

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10A