

**GENERAL NOTES:**

THE FOLLOWING TECHNICAL CODES SHALL APPLY:  
 2007 FLORIDA BUILDING CODE, W/ 2009 SUPPLEMENTS, PLUMBING, MECHANICAL, FUEL GAS, ENERGY EFFICIENCY, ACCESSIBILITY, AND NATIONAL ELECTRICAL CODES NEC 2008

1. TANK TYPE WATER CLOSET VOLUME  
1.6 GALLONS
2. WALL MOUNT WATER CLOSET VOLUME  
3.5 GALLONS
3. WATER - FLOW RATE.  
 PUBLIC FACILITIES 0.5 G.P.M.  
 PRIVATE FACILITIES 2.2 G.P.M.  
 SHOWER HEADS 2.5 G.P.M.

VTR LOCATIONS ARE APPROXIMATE AND MAY CHANGE DUE TO JOBSITE CONDITIONS  
 THE FOLLOWING SHALL COMPLY WITH THE 2007 FBC.

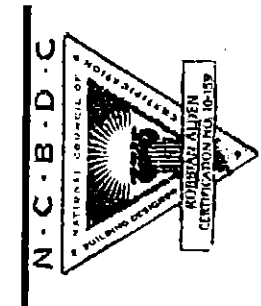
- PORCHES AND BALCONIES
- HANDRAILS
- GUARDRAILS
- STAIRS
- CHIMNEY & FIREPLACE
- EGRESS WINDOWS

4. ALL OPENINGS SHALL COMPLY WITH 2007 FBC WIND LOADS AS STATED BELOW. ATTACHMENTS OF WINDOWS, DOORS, SLIDING GLASS DOORS AND O.H. GARAGE DOORS ARE DELEGATED TO THE MANUFACTURER OF THESE ITEMS. THE MANUFACTURER OF THESE ITEMS SHALL SUBMIT ATTACHMENTS TO ENGINEER OF RECORD FOR REVIEW PRIOR TO INSTALLATION. SEE ATTACHED SPECIFICATION SHEETS FOR MANUFACTURERS DESIGN CRITERIA AND INSTALLATION METHODS FOR WINDOWS, DOORS, SLIDING GLASS DOORS, OVERHEAD GARAGE DOORS, AND ROOFING.
5. ALL DOORS INTERIOR & EXTERIOR ARE 8' 0" UNLESS OTHERWISE NOTED  
 ALL SHOWER ENCLOSURES TO BE TEMPERED GLASS
6. ALL WINDOWS WITHIN 24" OF DOORS (INTERIOR & EXTERIOR) AND WITHIN 18" OFF FLR TO BE TEMPERED GLASS.

**ROBBIAN DESIGN**  
 AL ROBBIAN A.I.B.D.  
 6397 CONNORWOOD SQ.  
 NEW PORT RICHEY, FL. 34655  
 (727) 848-2259  
 MAIL-@robbindesign.com

**A I B D**  
 7059 Blair Road NW  
 Suite 201  
**B D**® Washington DC 20012

ALLEN ENGINEERING AND CONSTRUCTION SERVICES, INC. (AECS) IS NOT RESPONSIBLE FOR THE ARCHITECTURAL DESIGN, ITS FEATURES AND ASSOCIATED DIMENSIONS. THE ARCHITECTURAL INFORMATION IS ACCEPTED AS BEING ACCURATE AND IS USED BY AECS SOLELY FOR THE PURPOSE OF DETERMINING STRENGTH, FIRE PROTECTION, AND FLOOD RESISTANCE CONSTRUCTION REQUIREMENTS.



**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
 RICH ALLEN PROFESSIONAL ENGINEER  
 P.E. # 56920 C.A. # 9542  
 P.O. BOX 1870  
 NEW PORT RICHEY, FL. 34656  
 727-842-6100 Fax: 727-825-3973  
 rich@allenengineservices.com

I HEREBY CERTIFY THAT I HAVE REVIEWED THESE PLANS TO COMPLY WITH ALL applicable LOCAL, STATE AND FEDERAL LOADS AND IT IS IN COMPLIANCE WITH SECTION 301 OF THE 2007 FLORIDA RESIDENTIAL BUILDING CODE W/ 2009 SUPPLEMENTS SEALED FOR STRUCTURE ONLY.  
 SIGNED: RICHARD E ALLEN P.E. #56920

**MALAGON RESIDENCE LOT 3 CREEKSIDE SAFETY HARBOR, FL.**

| PLAN DATE |
|-----------|
| 9-8-11    |
| 10-04-11  |
| 01-04-12  |
| 01-25-12  |

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



**INDEX OF DRAWINGS**

| SHEET | TITLE                     |
|-------|---------------------------|
| S     | COVER SHEET               |
| S1    | STRUCTURAL ENGINEER NOTES |
| S2    | STRUCTURAL ENGINEER NOTES |
| S3    | STRUCTURAL ENGINEER NOTES |
| S4    | STRUCTURAL ENGINEER NOTES |
| S5    | WIND LOAD DESIGN DATA     |
| 1     | FOUNDATION PLAN           |
| 2     | FLOOR PLAN NOTES          |
| 3     | DIMENSION PLAN            |
| 4     | EXTERIOR ELEVATIONS       |
| 5     | EXTERIOR ELEVATIONS       |
| 6     | ROOF PLAN                 |
| 6A    | TRUSS PLAN                |
| 7     | ELECTRICAL PLAN           |
| 8     | CONSTRUCTION DETAILS      |
| 9     | CONSTRUCTION DETAILS      |
| 10    | CONSTRUCTION DETAILS      |

**NOTICE TO SUBCONTRACTORS :**

DUE TO SPACE LIMITATIONS IN THIS 11"X 17" PLAN FORMAT, AND TO ELIMINATE CLUTTER AND TEXT READABILITY ISSUES, SOME DETAILS AND NOTATIONS MAY OR MAY NOT BE LOCATED ON THE SAME SHEETS OR IN THE SAME LOCATIONS AS PROVIDED FOR BY OTHER CONTRACTORS OR ARCHITECTS. IT WOULD BE IN YOUR BEST INTEREST TO REVIEW THESE PLANS AND LOCATE THE APPROPRIATE INFORMATION REQUIRED TO COMPLETE YOUR SPECIFIC PORTION OF THE JOB BEFORE BEGINNING CONSTRUCTION.

**NOTICE TO BUILDER**

IT IS THE INTENT OF THIS DESIGNER THAT THESE PLANS ARE ACCURATE AND ARE CLEAR ENOUGH FOR THE LICENSED PROFESSIONAL TO CONSTRUCT THIS PROJECT. IN THE EVENT THAT SOMETHING IS UNCLEAR OR NEEDS CLARIFICATION. STOP AND CALL THE DESIGNER LISTED IN THIS TITLE PAGE. IT IS THE RESPONSIBILITY OF THE LICENSED PROFESSIONAL THAT IS CONSTRUCTING THIS PROJECT TO FULLY REVIEW THESE DOCUMENTS BEFORE CONSTRUCTION BEGINS AND ANY AND ALL CORRECTIONS, IF NEEDED, TO BE MADE BEFORE ANY WORK IS DONE.

**WINDOW INSTALLATION NOTES:**

1. WINDOWS MUST BE FASTENED INTO STRUCTURAL MEMBERS PER MFG'S. DETAIL REQUIREMENTS PER DESIGN CRITERIA NOTED ON THESE DRAWINGS.
2. WINDOWS ARE NOT IMPACT RESISTANT TYPE. STORM SHUTTERS OR PANELS ARE REQUIRED.
3. ROOF, WALLS AND WINDOW FASTENINGS MUST BE ENGINEERED AND SPECIFIED FOR CUMULATIVE INTERNAL PRESSURE AND EXTERNAL NEGATIVE ( SUCTION ) PRESSURES WHICH VARIES ACCORDING TO AREAS AS NOTED IN THE DESIGN CRITERIA AS NOTED ON THIS PAGE.

34. WATERPROOFING [GENERAL]:

34.1 ANY RENDERING OR NOTES OF WATERPROOFING MEASURES FOR BASEMENTS OR HALF-BASEMENTS SHOWN IN THESE PLANS WHERE A SPECIFIC CONSTRUCTION DETAIL IS NOT SHOWN IN THE STRUCTURAL DESIGN IS AN ARCHITECTURAL ILLUSTRATION ONLY AND IS NOT PART OF THE STRUCTURAL DESIGN OR THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.

34.2 WATERPROOFING MEASURES ABOVE GRADE [E.G., FLASHING, CAULKING, SHAPE, AND LOCATION OF CRICKETS] ARE ASSOCIATED WITH ARCHITECTURAL FINISHES AND ARE NOT THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.

35. FIRE RESISTANT DESIGN [GENERAL]

35.1 FIRE RESISTANT DESIGN OF STRUCTURAL ELEMENTS SHALL BE INCIDENTAL TO THEIR STRUCTURAL DESIGN AND SHALL BE BASED ON UNDERWRITER'S LABORATORY OR GYPSUM ASSOCIATION DESIGN FOR FIRE RATED FLOOR, WALL, AND ROOF ASSEMBLIES.

36. FLOOD RESISTANT DESIGN [GENERAL]:

36.1 FLOOD RESISTANT DESIGN OF STRUCTURAL ELEMENTS SHALL BE INCIDENTAL TO THEIR STRUCTURAL DESIGN AND SHALL BE BASED ON THE REQUIREMENTS STATED IN TITLE 44 CFR SECTIONS 59 AND 60, AND ON THOSE OF THE INDIVIDUAL COMMUNITY RATING AGENCIES FOR THE GOVERNMENTAL

JURISDICTION WHERE THE CONSTRUCTION IS TO BE DONE.

36.2 HOWEVER, THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR IDENTIFYING AND SHOWING ON THE PLANS THE FLOOD ZONE CATEGORY, BASE FLOOD ELEVATION, AND THE FLOOR AND STORY HEIGHTS OF THE BUILDING IN RELATION TO THE BASE FLOOD ELEVATION. THIS INFORMATION IS CONSIDERED ARCHITECTURAL AND SITE RELATED AND SHALL BE PROVIDED TO THE STRUCTURAL ENGINEER BY THE CONTRACTING CLIENT OR HIS AGENT.

37. SPECIAL CONSTRUCTION [GENERAL]:

37.1 ALUMINUM STRUCTURES OTHER THAN STRUCTURAL ALUMINUM COLUMNS.

I. ANY ALUMINUM STRUCTURES SHOWN IN THESE PLANS SUCH AS PORCH AND POOL ENCLOSURES OR GUARDRAILS AND HANDRAILS ARE FOR ARCHITECTURAL ILLUSTRATION ONLY AND ARE NOT PART OF THE STRUCTURAL DESIGN OR THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.

II. WHERE THE ALUMINUM STRUCTURE ATTACHES TO THE MAIN STRUCTURE OR IS INCORPORATED IN THE MAIN STRUCTURE, SHOP DRAWINGS FOR THESE STRUCTURES SHALL BE PROVIDED TO THE STRUCTURAL ENGINEER TO DETERMINE THEIR EFFECT ON THE MAIN STRUCTURE.

37.2 SWIMMING POOLS

I. ANY SWIMMING POOLS OR HOT TUBS SHOWN IN THESE PLANS ARE FOR ARCHITECTURAL ILLUSTRATION ONLY AND ARE NOT PART OF THE STRUCTURAL DESIGN OR THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.

37.3 FENCES AND RETAINING WALLS

I. ANY RENDERINGS OF FENCES, RETAINING WALLS, OR EXTERIOR PLANTERS SHOWN IN THESE PLANS WHERE A SPECIFIC STRUCTURAL DETAIL IS NOT SHOWN FOR THEIR CONSTRUCTION ARE FOR ARCHITECTURAL ILLUSTRATION ONLY AND ARE NOT PART OF THE STRUCTURAL DESIGN OR THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.

37.4 DRIVEWAYS AND SIDEWALKS

I. ANY DRIVEWAYS OR SIDEWALKS SHOWN IN THESE PLANS ARE FOR ARCHITECTURAL ILLUSTRATION ONLY AND ARE NOT PART OF THE STRUCTURAL DESIGN OR THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.

WIND LOADING AND DESIGN PRESSURES:

1. FLORIDA RESIDENTIAL BUILDING CODE 2007 EDITION WITH 2009 SUPPLEMENT, ASCE 7-05
2. BASIC DESIGN WIND SPEED: 123 MPH
3. WIND IMPORTANCE FACTOR: 1.0
4. BUILDING CATEGORY: II
5. WIND EXPOSURE: B= 1.0
6. INTERNAL PRESSURE COEFFICIENT: +/- .18 ENCLOSED
7. WIND BORNE DEBRIS ZONE - SHUTTERS REQUIRED
8. COMPONENTS AND CLADDING PRESSURES (PSF):
  - A. ROOF - ALL ZONE 3, 10 SQFT: +17.5, -58.7 PSF
  - B. WALLS - ALL ZONE 5, 10 SQFT: +30.4, -40.7 PSF
  - C. OVERHANGS - ALL ZONE 3, 10 SQFT: -95.3 PSF

MANUFACTURE TO PROVIDE SPECS OF MINIMUM PRESSURE RESISTANCE BASED UPON ABOVE COMPONENTS AND CLADDING PRESSURES AND INSTALLATION DETAILS.

WIND LOAD DESIGN DATA

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

| PLAN DATE |
|-----------|
| 9-8-11    |
| 10-04-11  |
| 01-04-12  |
| 01-25-12  |

MALAGON RESIDENCE  
LOT 3 CREEKSIDE  
SAFETY HARBOR, FL.

ALL THESE CERTIFICATES THAT I HAVE PERFORMED THIS ARCHITECTURAL DESIGN TO COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS AND TO BE IN COMPLIANCE WITH SECTION 301 OF THE 2007 FLORIDA RESIDENTIAL BUILDING CODE WITH ALL SUPPLEMENTS SEALED FOR STRUCTURE ONLY.  
SIGNED:  
RICHARD E. ALLEN P.E. #50830

ALLEN ENGINEERING & CONSTRUCTION SERVICES  
RICH ALLEN PROFESSIONAL ENGINEER  
P.E. # 56920 C.A. # 9542  
P.O. BOX 1870  
NEW PORT RICHEY, FL. 34656  
727-842-6100 Fax: 727-825-3973  
rich@alleneengineering.com

A.E.C.S. # 11084 FOX TAIL 2543

DRIVEWAY SPEC.  
 DRIVEWAY NOT IN RIGHT OF WAY AND ALL  
 SIDEWALKS TO BE 4" 3000PSI CONC. W/ FIBERMESH.  
 DRIVEWAY IN RIGHT OF WAY TO BE 6" 3000 PSI  
 CONCRETE WITH FIBERMESH AND WIRE REINFORCEMENT.

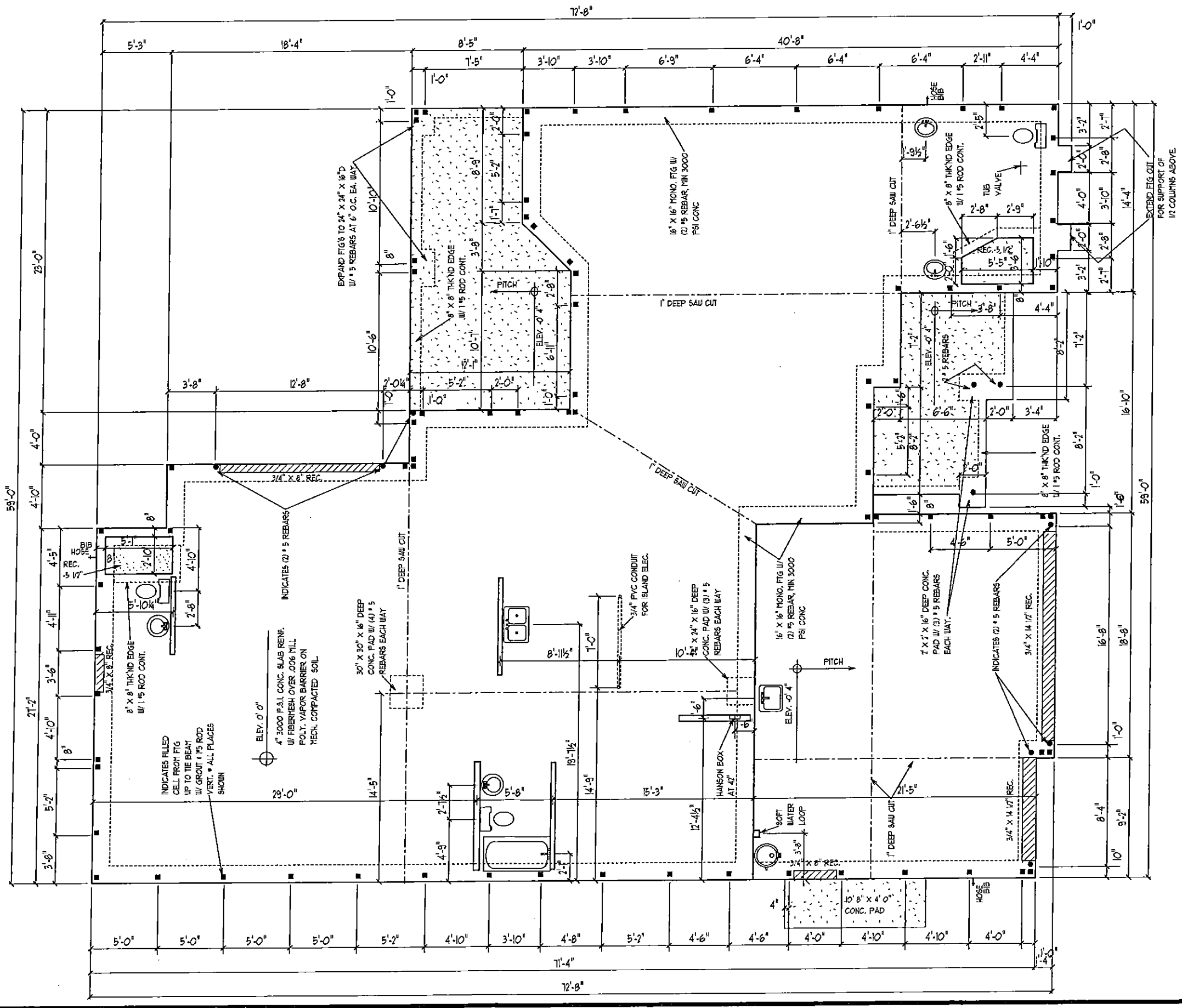
**NOTES**

- 1) NO SOILS INFORMATION PROVIDED. PRESUMED ALLOWABLE SOIL BEARING CAPACITY IS 2000 P.S.F.
- 2) FOOTINGS TO BEAR MIN. 12" BELOW GRADE 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.

**TERMITE SPECIFICATIONS:**

INSTALL "BORACARE" TERMITE PROTECTION SYSTEM PER MANUF. SPECIFICATIONS

SYNTHETIC FIBER REINFORCEMENT IN CONCRETE FOR SLAB-ON GRADE SHALL COMPLY WITH FBC SECT. 1913 (EXCEPTION 1)



**FOUNDATION PLAN**

SCALE 1/8" = 1'-0"

A.E.C.S. # 11084 **FOXTAIL 2543**

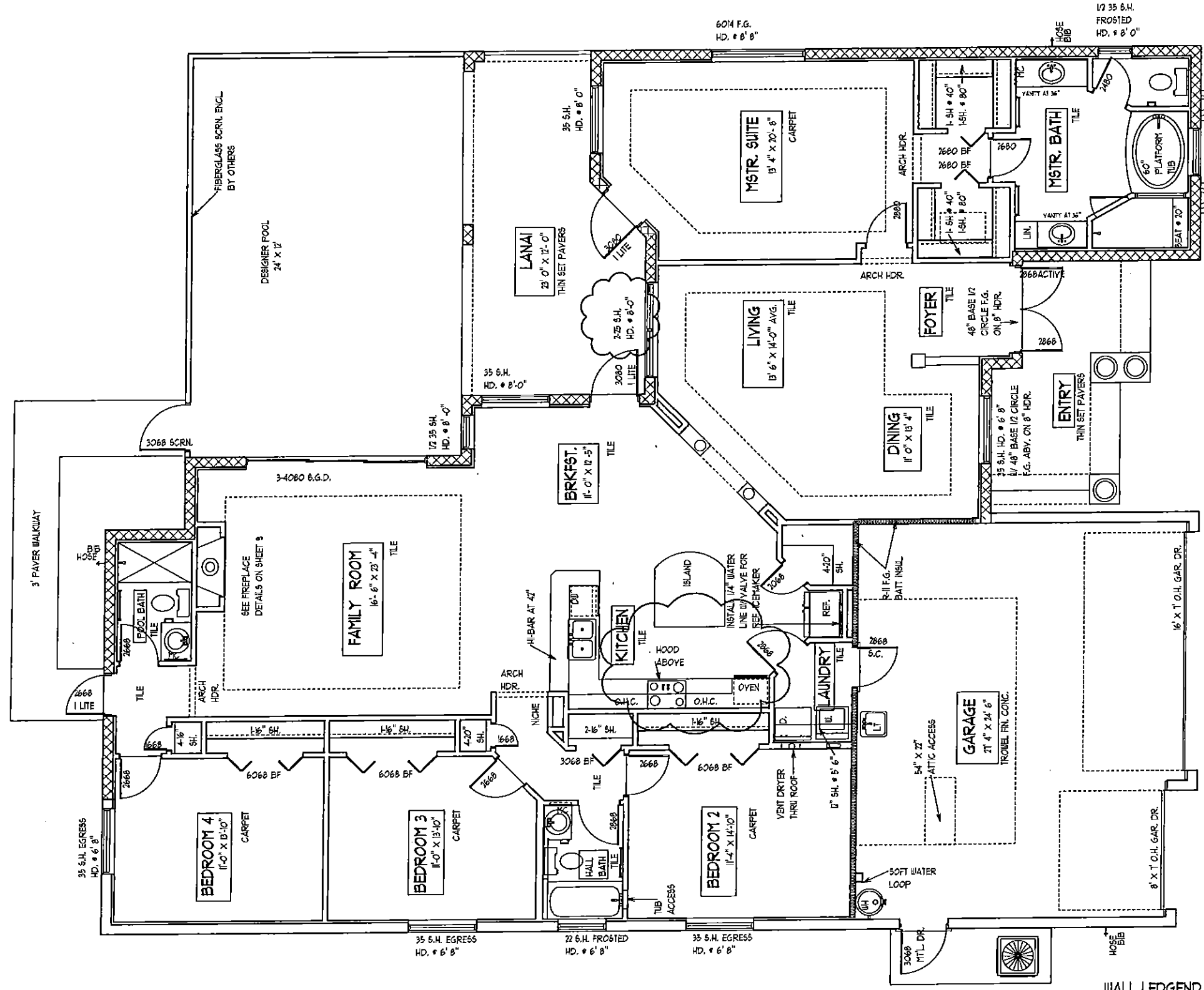
**DEEB FAMILY HOMES, LTD.**  
 9400 RIVER CROSSING BLD.  
 NEW FORT RICHEY, FL. 34655

**MALAGON RESIDENCE**  
 LOT 3 CREEKSIDE  
 SAFETY HARBOR, FL.

| PLAN DATE |
|-----------|
| 9-8-11    |
| 10-04-11  |
| 01-04-12  |
| 01-25-12  |

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE MINIMUM DESIGN REQUIREMENTS OF THE FLORIDA RESIDENTIAL BUILDING CODE, W/2008 SUPPLEMENTS SEALED FOR 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 1870  
 NEW FORT RICHEY, FL. 34656  
 727-842-6100 Fax: 727-825-3973  
 rich@allenengineeringservices.com



**SQUARE FOOTAGES**

|              |                    |
|--------------|--------------------|
| LIVING AREA  | - 2543 S.F.        |
| GARAGE       | - 633 S.F.         |
| LANAI        | - 240 S.F.         |
| ENTRY        | - 128 S.F.         |
| <b>TOTAL</b> | <b>- 3544 S.F.</b> |

**WALL LEDGEND**

|  |                    |
|--|--------------------|
|  | 8" BLOCK AT 10' 0" |
|  | 8" BLOCK AT 8' 0"  |

**FLOOR PLAN NOTES** SCALE 1/8" = 1' 0" **A.E.C.S. # 11084 FOX TAIL 2543**

**2**

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

**PLAN DATE**

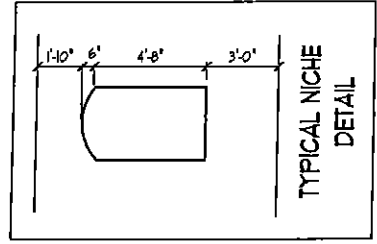
|          |         |
|----------|---------|
| 9-8-11   | 2-13-12 |
| 10-04-11 |         |
| 01-04-12 |         |
| 01-25-12 |         |

**MALAGON RESIDENCE**  
**LOT 3 CREKESIDE**  
**SAFETY HARBOR, FL.**

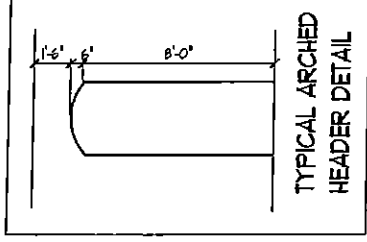
HEREBY CERTIFY THAT I HAVE PERFORMED THE ARCHITECTURAL DESIGN TO COMPLY WITH THE MINIMUM DESIGN LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2007 FLORIDA RESIDENTIAL BUILDING CODE W/ 2009 SUPPLEMENTALS SEALED FOR STRUCTURE ONLY

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

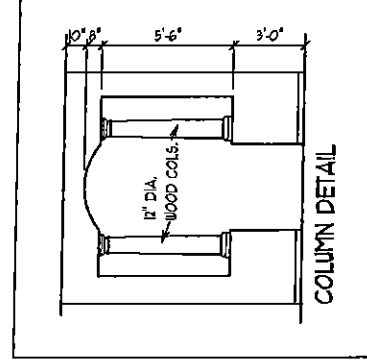
**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
 RICH ALLEN PROFESSIONAL ENGINEER  
 P.E. # 56920 C.A. # 9542  
 NEW PORT RICHEY, FL. 34656  
 727-842-6100 Fax: 727-825-3973  
 rich@allenengineering.com



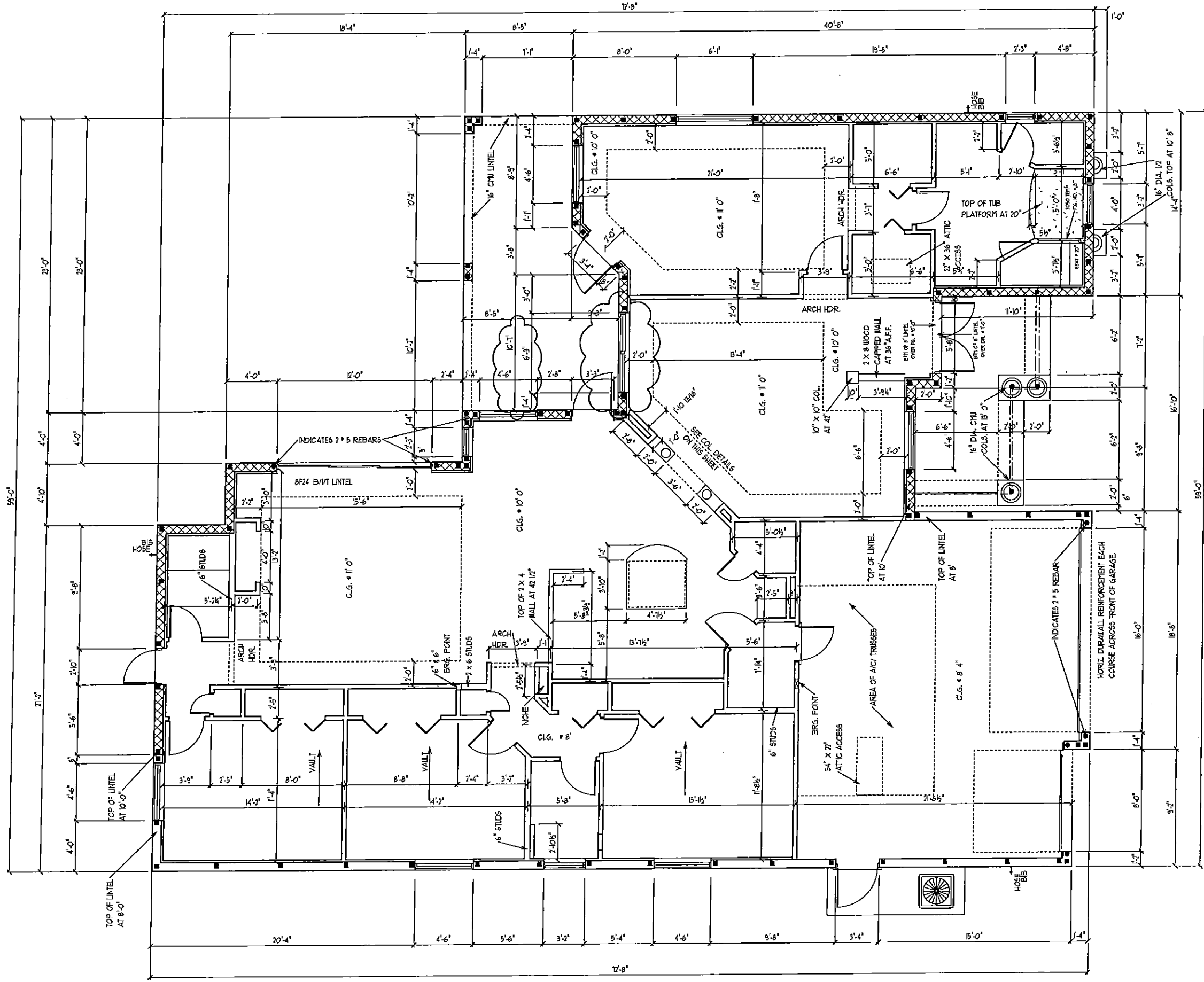
TYPICAL NICHE DETAIL



TYPICAL ARCHED HEADER DETAIL



COLUMN DETAIL



DIMENSION PLAN

SCALE 1/8" = 1'-0"

A.E.C.S. # 11084 FOX TAIL 2543

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

3

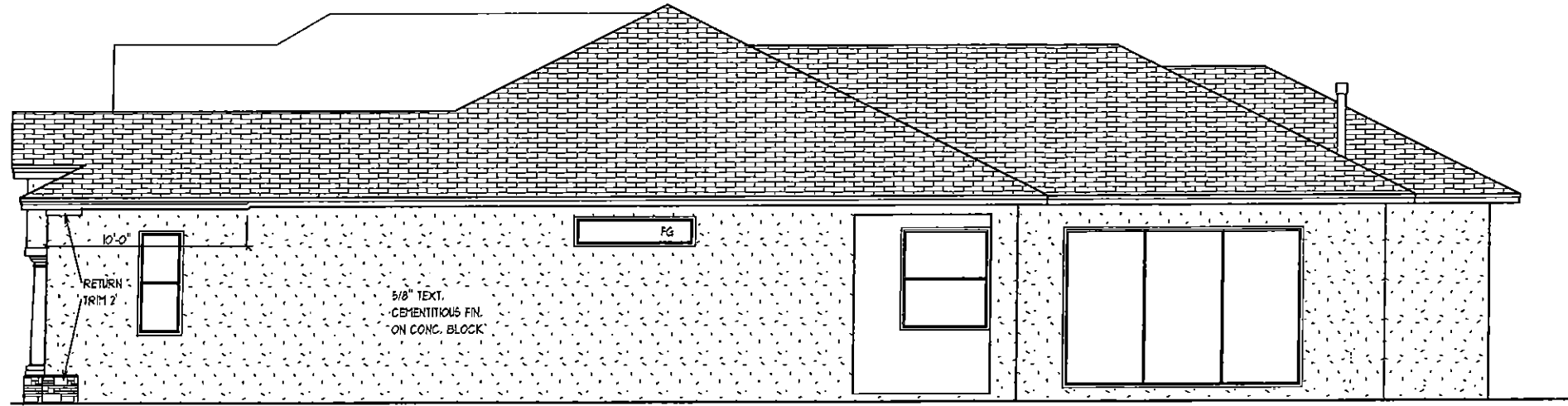
MALAGON RESIDENCE  
LOT 3 CREEKSIDE  
SAFETY HARBOR, FL.

| PLAN DATE |
|-----------|
| 9-8-11    |
| 10-04-11  |
| 01-04-12  |
| 01-25-12  |

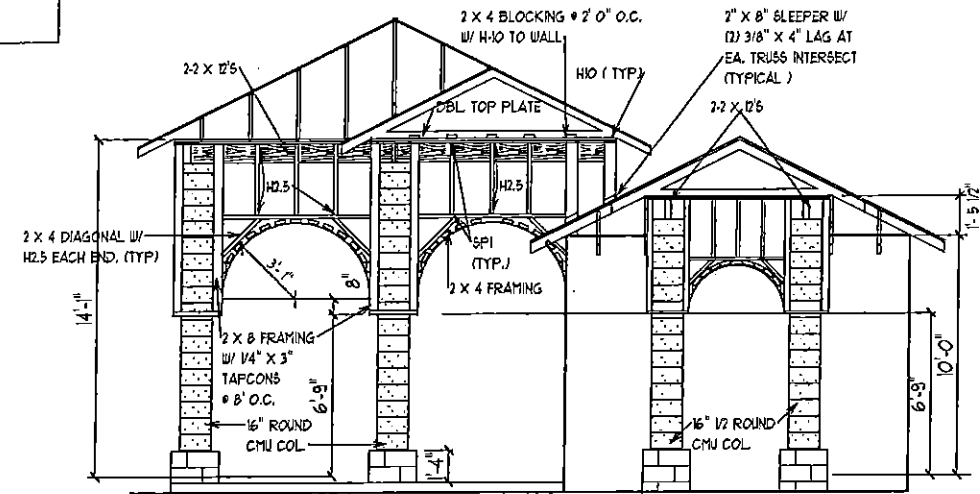
I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN WORK IN ACCORDANCE WITH THE LOADS AND IT'S IN ACCORDANCE WITH SECTION 501 OF THE 2007 FLORIDA RESIDENTIAL BUILDING CODE WITH SUPPLEMENTS SEALED FOR STRUCTURE ONLY

SIGNED: RICHARDE ALLEN P.E. #56930

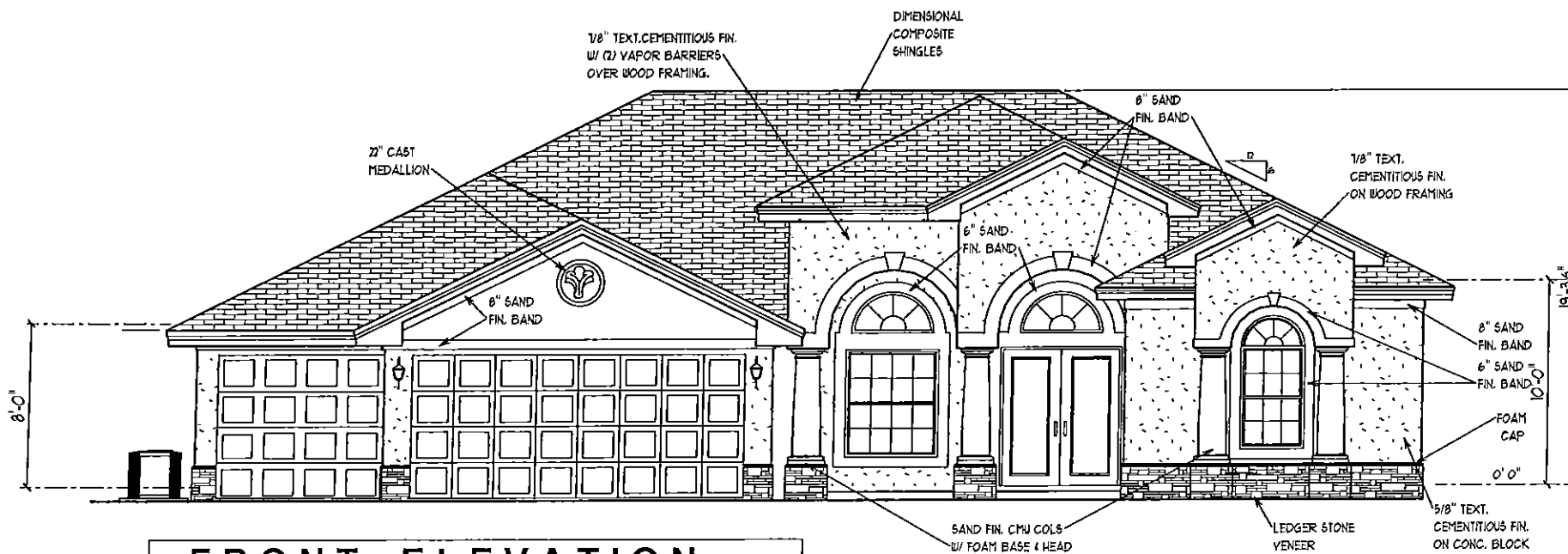
ALLEN ENGINEERING & CONSTRUCTION SERVICES  
RICH ALLEN PROFESSIONAL ENGINEER  
P.E. # 56920 C.A. # 9542  
P.O. BOX 1870  
NEW PORT RICHEY, FL. 34656  
727-842-6100 Fax: 727-825-3973  
rich@alleneengineering.com



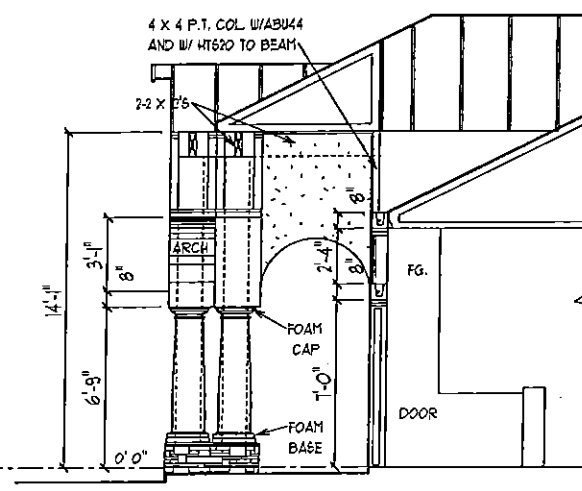
RIGHT SIDE ELEVATION



ENTRY FRAMING



FRONT ELEVATION



SECT. THRU ENTRY

A.E.C.S. # 11084 FOX TAIL 2543

1/8" = 1' 0"

EXTERIOR ELEVATIONS - A

ALLEN ENGINEERING & CONSTRUCTION SERVICES  
 RICH ALLEN PROFESSIONAL ENGINEER  
 P.E. # 56920 C.A. # 9542  
 P.O. BOX 1870  
 NEW PORT RICHEY, FL. 34656  
 727-842-6100 Fax: 727-825-3973  
 rich@alleneengineering.com

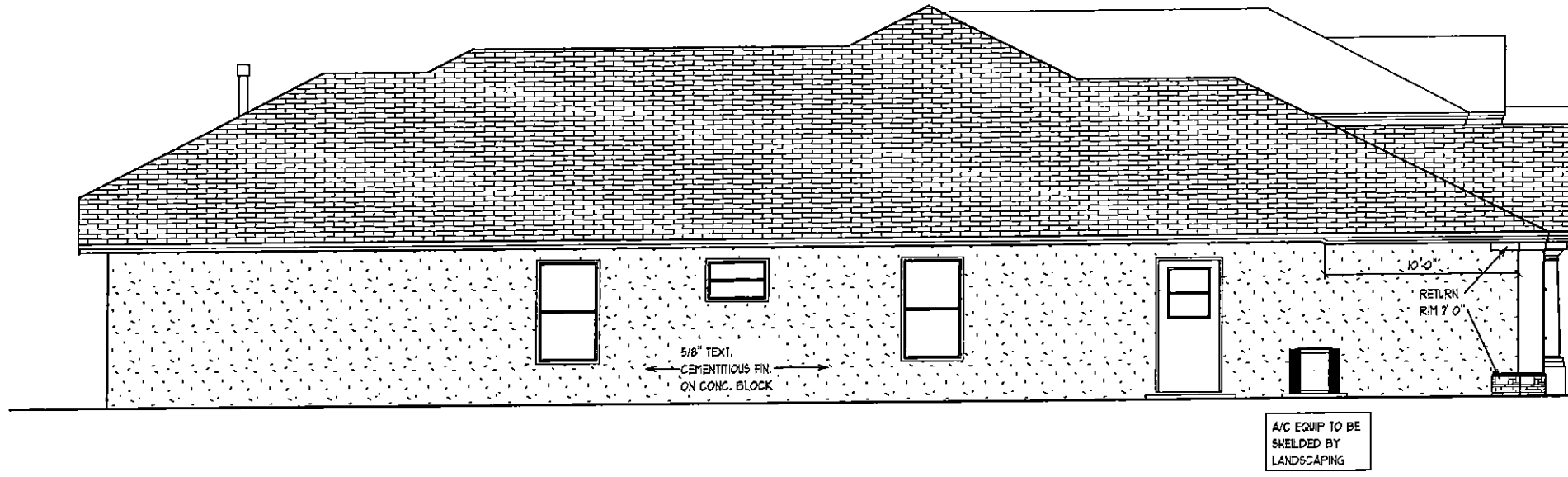
HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN WORK AND THIS DESIGN IS IN ACCORDANCE WITH THE FLORIDA RESIDENTIAL BUILDING CODE W/ 2009 SUPPLEMENTS SEALED FOR STRUCTURE ONLY  
 SIGNED: RICHARD E. ALLEN P.E. #56920

MALAGON RESIDENCE  
 LOT 3 CREEKSIDE  
 SAFETY HARBOR, FL.

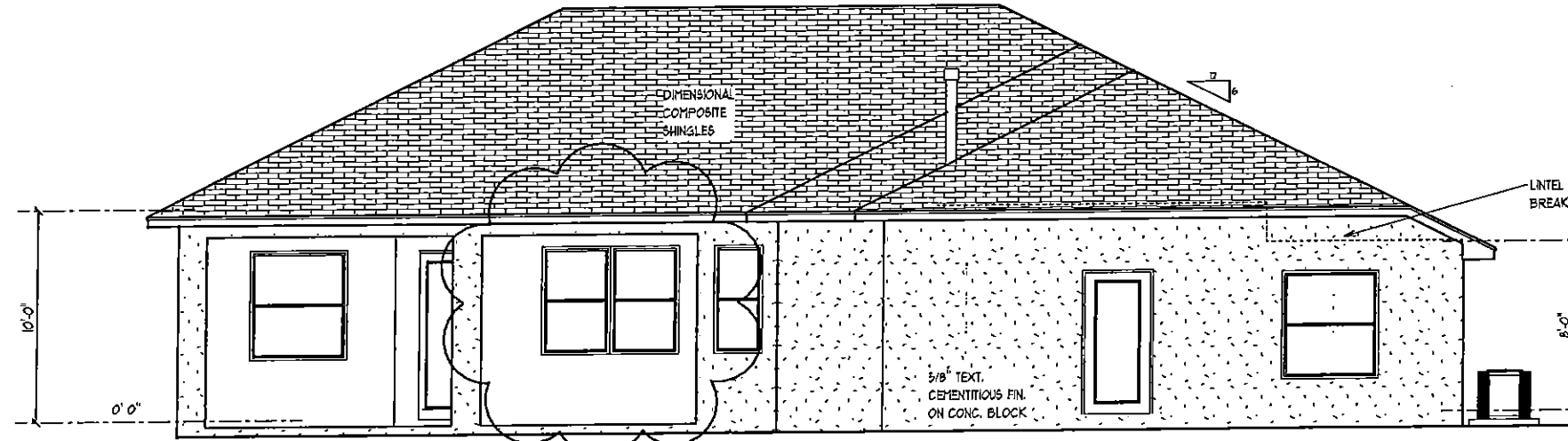
| PLAN DATE |
|-----------|
| 9-8-11    |
| 10-04-11  |
| 01-04-12  |
| 01-25-12  |

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

4



**LEFT SIDE ELEVATION**



**REAR ELEVATION**

**EXTERIOR ELEVATIONS - A**

1/8" = 1' 0"

**A.E.C.S. # 11084 FOX TAIL 2543**

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

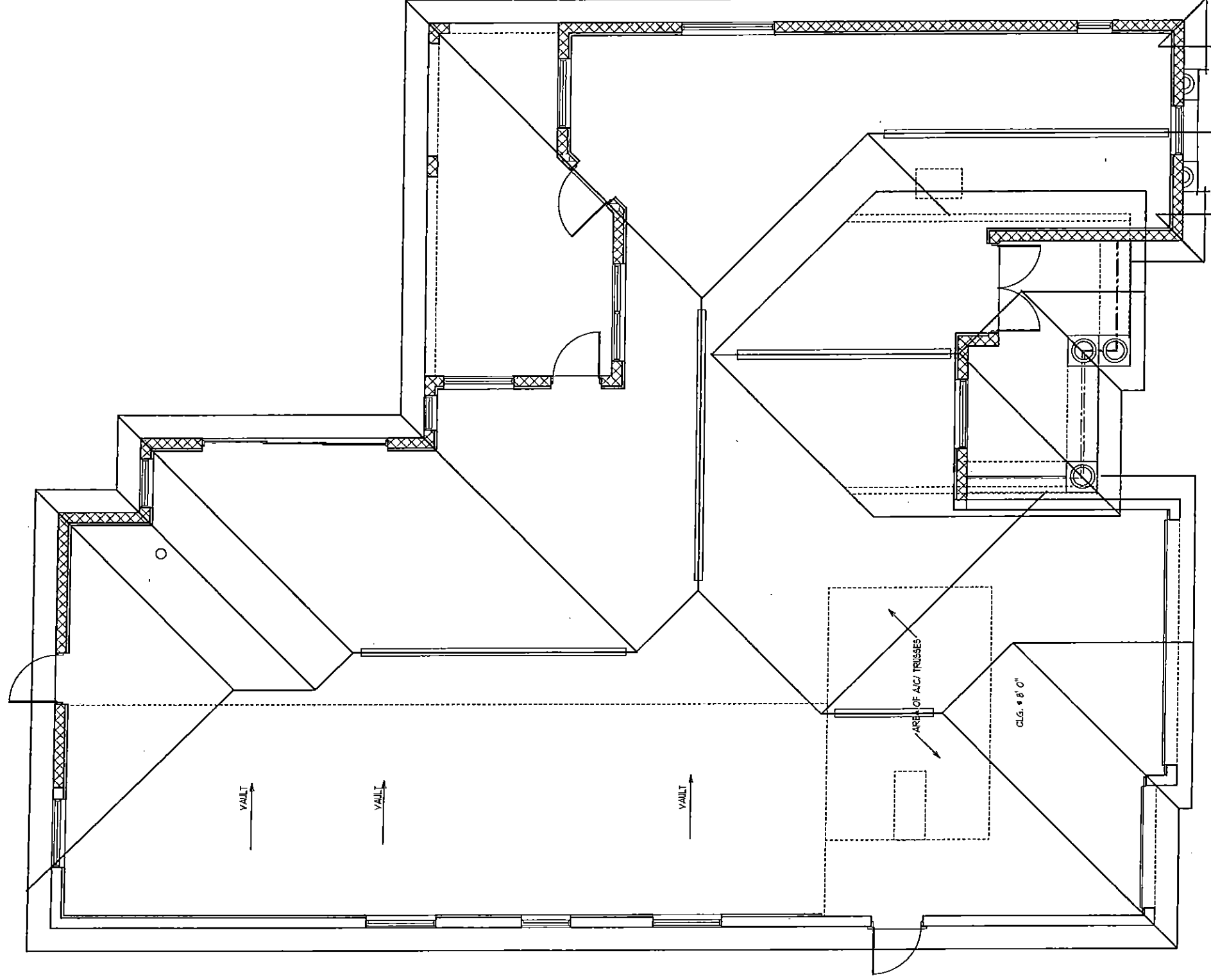
| PLAN DATE |
|-----------|
| 9-8-11    |
| 10-04-11  |
| 01-04-12  |
| 01-25-12  |

**MALAGON RESIDENCE  
 LOT 3 CREEKSIDE  
 SAFETY HARBOR, FL.**

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 13 MPH 3 SEC. GUST LOADS AND IT IS IN COMPLIANCE WITH SECT. 901 OF THE 2007 FLORIDA RESIDENTIAL BUILDING CODE W/ 2009 SUPPLEMENTS SEALED FOR 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 1870  
 NEW PORT RICHEY, FL. 34656  
 727-842-6100 Fax: 727-825-3973  
 rich@allenengservices.com

**5**



**ROOF PLAN -A**

SCALE 1/8" = 1' 0"

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

**6**

**MALAGON RESIDENCE  
LOT 3 CREEKSIDE  
SAFETY HARBOR, FL.**

| PLAN DATE |
|-----------|
| 9-8-11    |
| 10-04-11  |
| 01-04-12  |
| 01-25-12  |

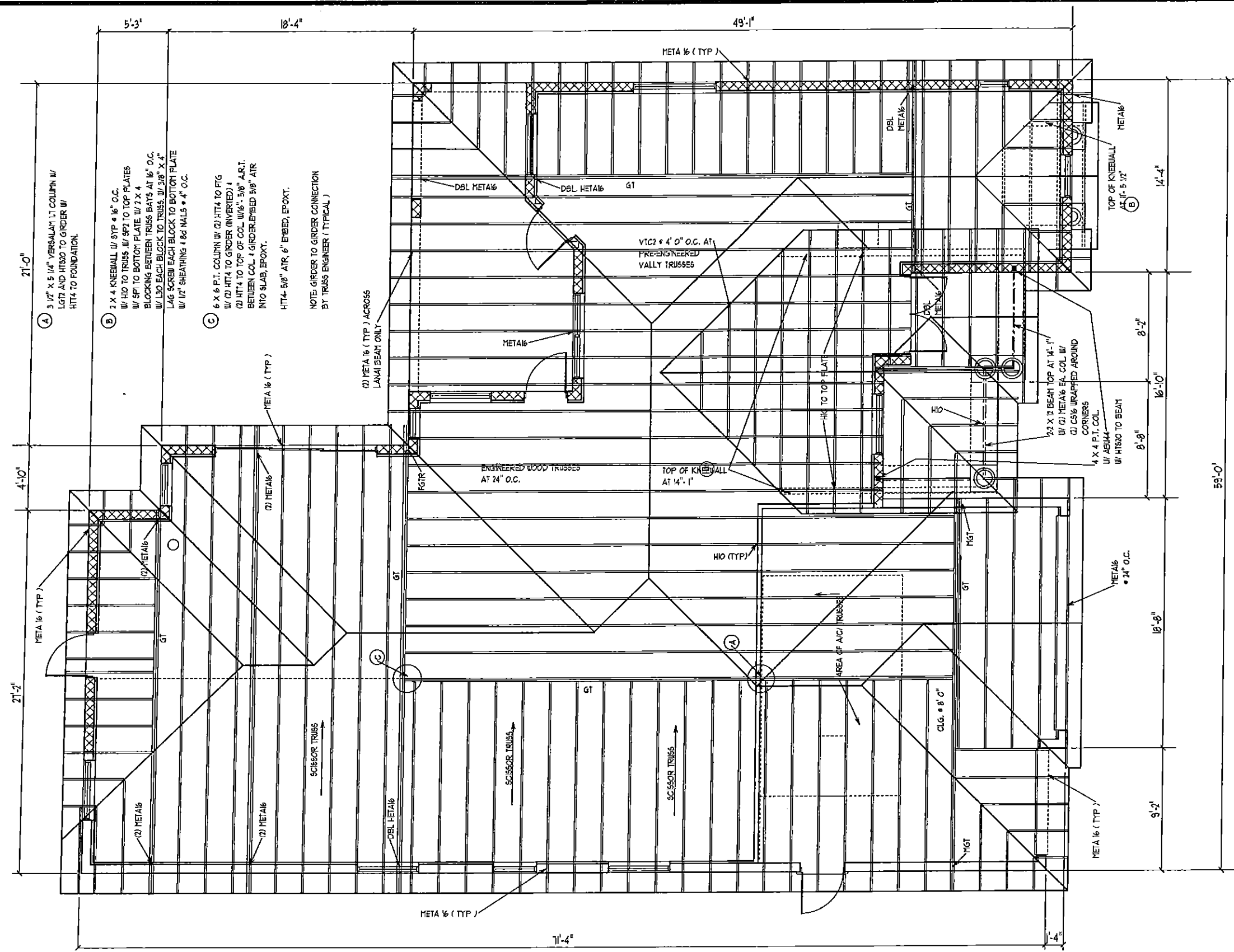
I HEREBY CERTIFY THAT I HAVE  
PERFORMED THE ARCHITECTURAL DESIGN  
TO COMPLY WITH ALL APPLICABLE CODES,  
LOADS AND IT IS IN COMPLIANCE WITH  
SECT. 901 OF THE 2007 FLORIDA  
RESIDENTIAL BUILDING CODE W/ 2009  
SUPPLEMENTS SEALED FOR STRUCTURE  
ONLY

SIGNED  
RICHARD E. ALLEN P.E. #66920

A.E.C.S. # 11084 **FOXTAIL 2543**

**ALLEN ENGINEERING &  
CONSTRUCTION SERVICES**  
RICH ALLEN PROFESSIONAL ENGINEER  
P.E. # 56920 C.A. # 9542  
P.O. BOX 1870  
NEW PORT RICHEY FL 34656  
727-842-6100 Fax: 727-825-3973  
ral@allenengineering.com





**FASTENER NOTES**  
 (1) FOR MGT USE 5/8" X A.T.R. 12" EMBED, SET EPOXY  
 (2) FOR HGT-2, FOLLOW MFR'ER. INSTRUCTIONS FOR EMBEDDING BOLTS- MECH. BOLT CANNOT SATISFY CRITICAL SPACING.

**IMPORTANT NOTE:**  
 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.

NOTE: INSTALL MOISTURE BARRIER BETWEEN MASONRY & UNTREATED WOOD

ATTIC VENTILATION: PROVIDE 50% OF 1/150 th ATTIC AREA AT RIDGE, REMAINDER AT SOFFIT

ALL TRUSS TO TRUSS CONNECTORS BY TRUSS SYSTEMS ENGINEER AND TO BE SPECIFIED ON INDIVIDUAL SEALED TRUSS SHEETS

**TRUSS PLAN - A**      9CLAE 1/8" = 1' 0"      A.E.C.S. # 11084 **FOXTAIL 2543**

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

**6A**

| PLAN DATE |
|-----------|
| 9-8-11    |
| 10-04-11  |
| 01-04-12  |
| 01-25-12  |

**MALAGON RESIDENCE**  
**LOT 3 CREEKSIDE**  
**SAFETY HARBOR, FL.**

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DESIGN TO COMPLY WITH ALL CITY LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2007 FLORIDA RESIDENTIAL BUILDING CODE WITH SUPPLEMENTS SEALED FOR STRUCTURE ONLY  
 SIGNED: RICHARD E. ALLEN P.E. #5920

**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
 RICH ALLEN PROFESSIONAL ENGINEER  
 P.E. # 56920 C.A. # 9542  
 P.O. BOX 1870  
 NEW PORT RICHEY, FL. 34655  
 727-842-6100 Fax: 727-825-3973  
 rich@alleneng.com

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

KITCHEN 42" HORIZONTAL  
 BATHROOM 42" HORIZONTAL  
 LAUNDRY 36" WASHER/ 24" DRYER/ WALL OUTLETS 45"  
 EXTERIOR WATERPROOF 6" 12"  
 GARAGE GFI 6 45"  
 RANGE 220V 6 4"

2. ALL TRIM PLATES AND DEVICES TO GANGED WHERE POSSIBLE

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

4. ELECTRICAL PLAN IS 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 & SIZING OF ALL ELECTRICAL WIRING & ACCESSORIES.

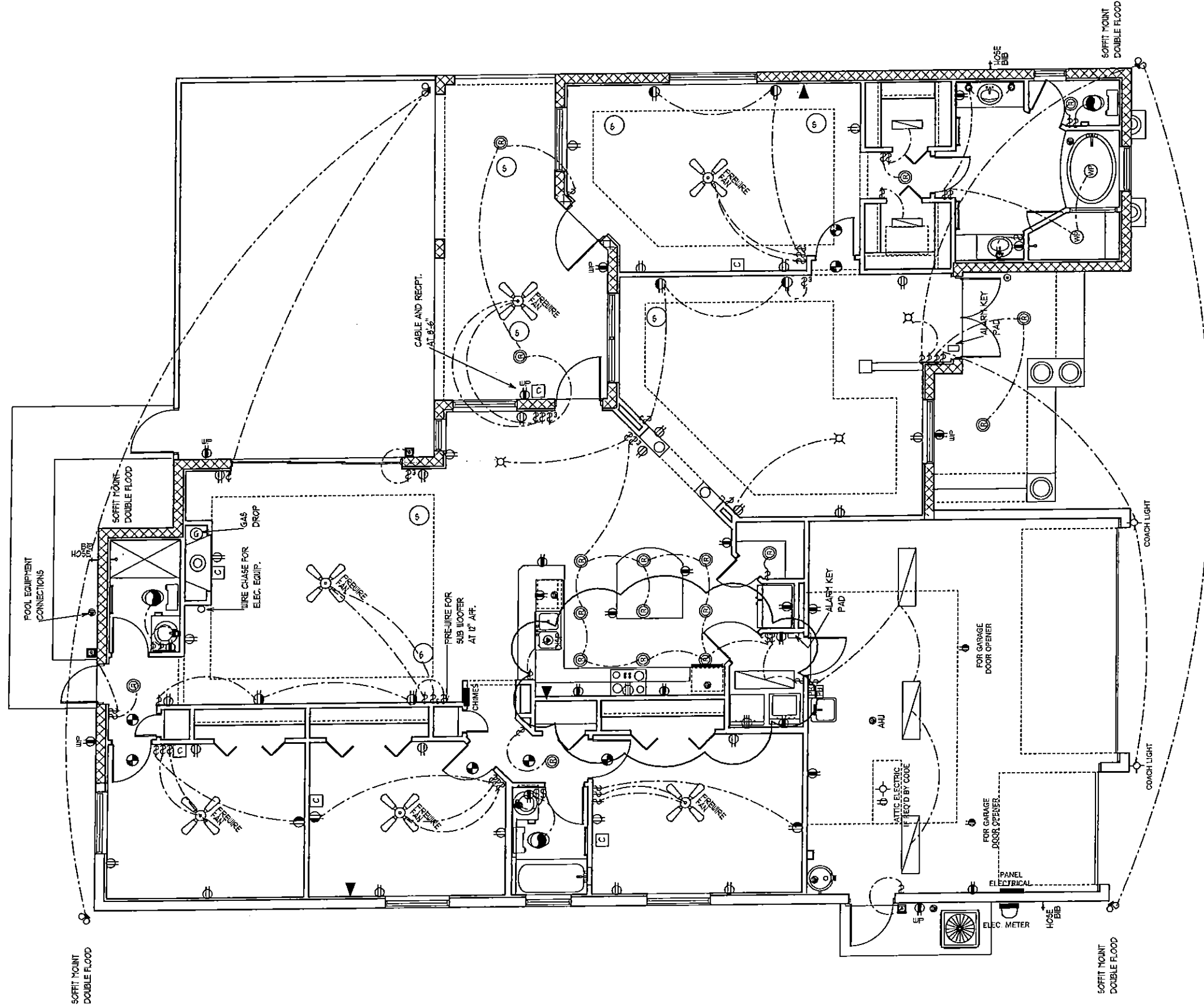
5. SMOKE DETECTORS SHALL BE IN ACCORDANCE WITH THE  
 FLORIDA BUILDING CODE, SECTION 901.2

6. PROVIDE AFCI (ARC FAULT INTERRUPTERS) IN ALL BEDROOMS  
 PER NEC, SECTION 210.12

7. ALL RECEPTACLES TO BE TAMPER RESISTANT PER SECT. 406.11

**ELECTRICAL LEGEND**

- |      |                                |   |   |
|------|--------------------------------|---|---|
| \$   | SINGLE POLE SWITCH             | ☉ | SMOKE DETECTOR CARBON MONOXIDE DETECTOR |
| \$2  | DOUBLE POLE SWITCH             | ☉ | FLOOD LIGHT                             |
| \$3  | THREE-WAY SWITCH               | ☉ | FLUORESCENT LIGHTING                    |
| \$4  | FOUR-WAY SWITCH                | ☉ | TRACK LIGHTING                          |
| \$DM | DIMMER SWITCH                  | ☉ | CEILING FAN                             |
| ☉    | CEILING FIXTURE                | ☉ | CEILING FAN                             |
| ☉    | SCOUNCE (WALL MOUNTED) FIXTURE | ☉ | DOOR BELL CHIMES                        |
| ☉    | 110 VOLT DUPLEX OUTLET         | ☉ | DOOR BELL                               |
| ☉    | 110 VOLT SPLIT SWITCHED OUTLET | ☉ | DISPOSAL                                |
| ☉    | GROUND FAULT INTERRUPT         | ☉ | DISCONNECT SWITCH                       |
| WP   | WATER PROOF W/ GROUND FAULT    | ☉ | PREWIRE SPEAKER                         |
| ☉    | 220 VOLT OUTLET                | ☉ | JUNCTION BOX                            |
| ☉    | SPECIAL SERVICES OUTLET        | ☉ | THERMOSTAT                              |
| TV   | T.V. CABLE OUTLET              | ☉ | INTERCOM SYSTEM                         |
| ☉    | TELEPHONE CABLE OUTLET         | ☉ | GARAGE DOOR PUSH BUTTON                 |
| ☉    | RECESSED LIGHTING              |   |   |
| ☉    | WATER PROOF RECESSED LIGHTING  |   |   |
| ☉    | BATH FAN                       |   |   |
| ☉    | BATH FAN W/ LIGHT              |   |   |



**ELECTRICAL PLAN**

SCALE 1/8" = 1' 0"

A.E.C.S. # I1084 **FOXTAIL 2543**

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

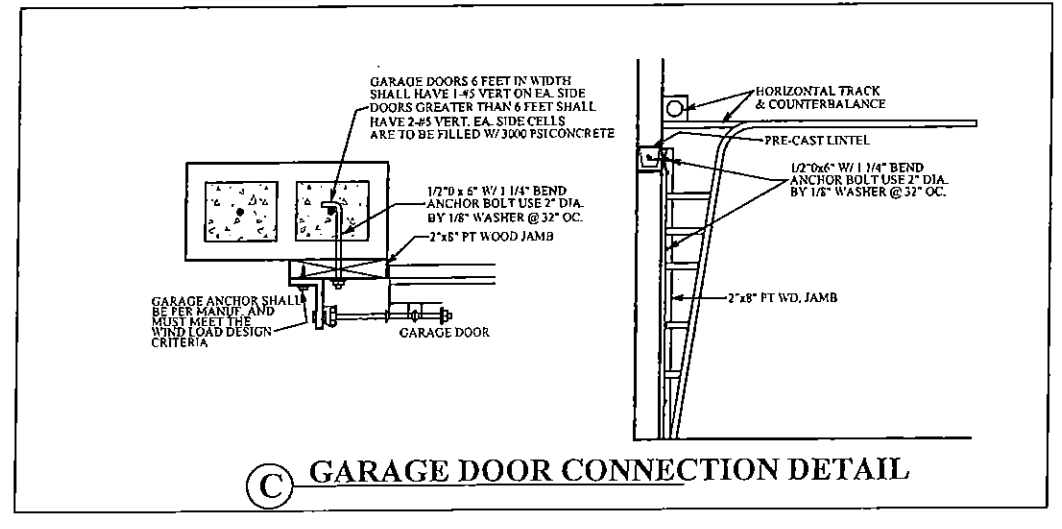
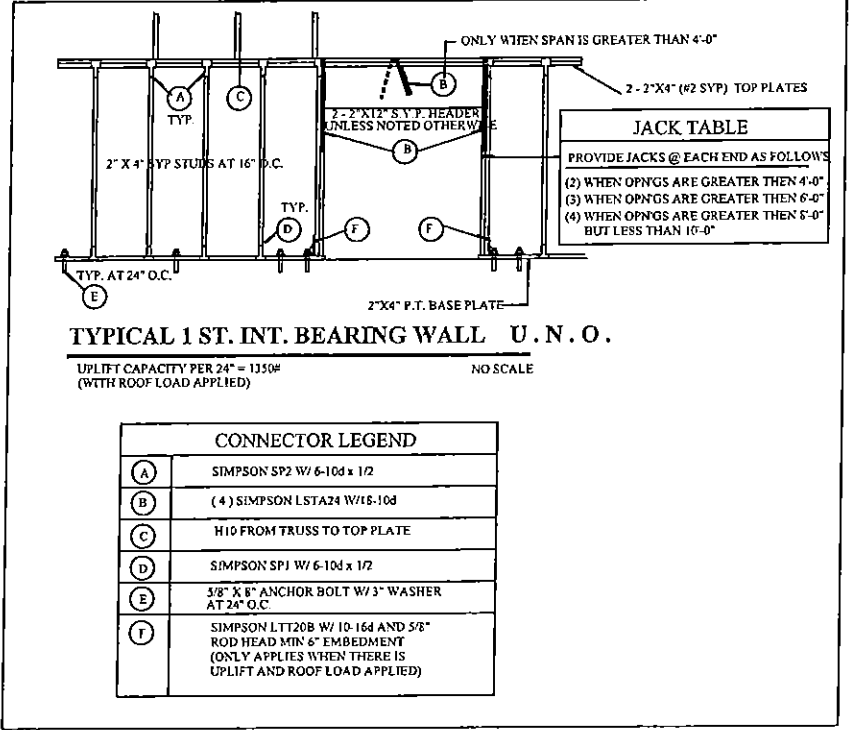
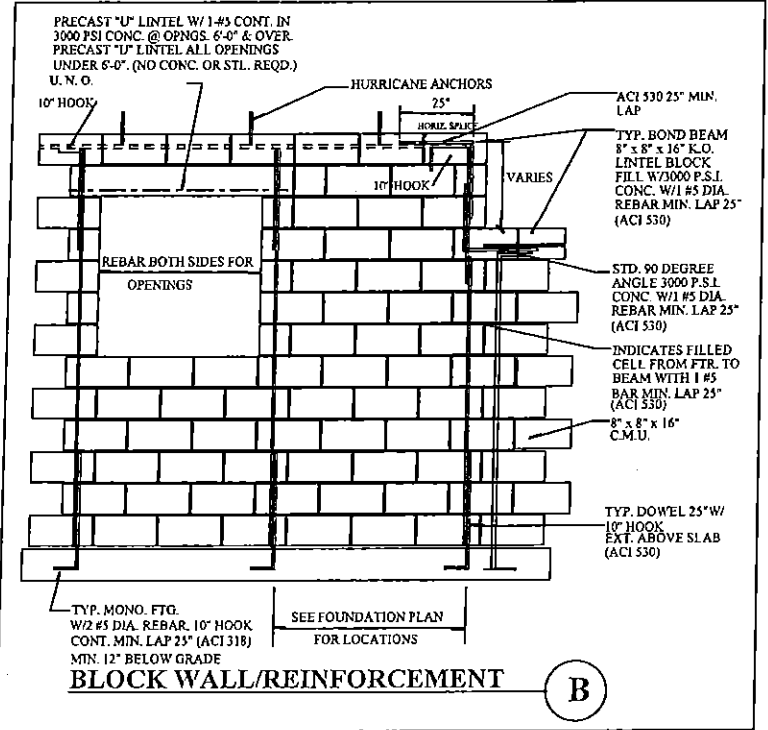
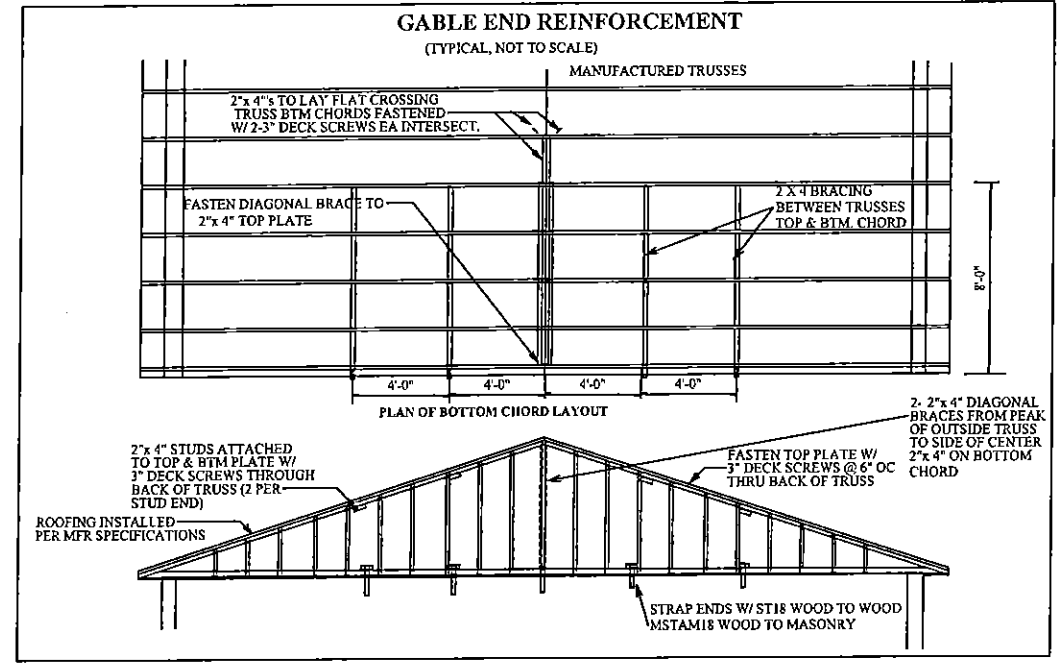
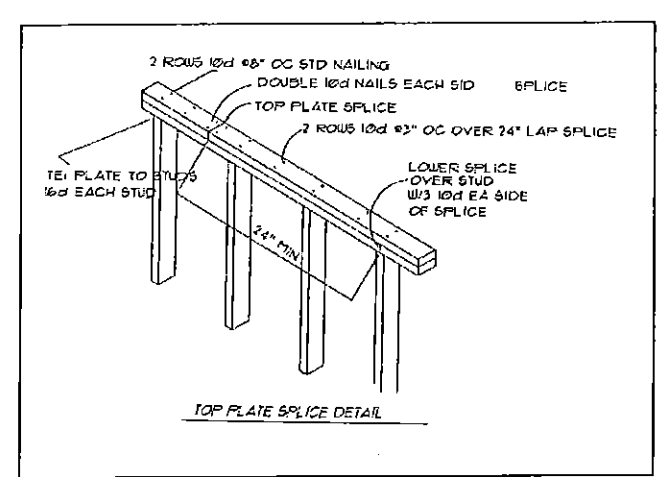
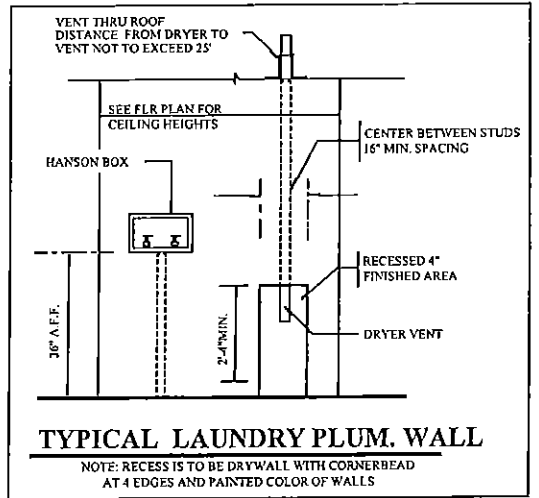
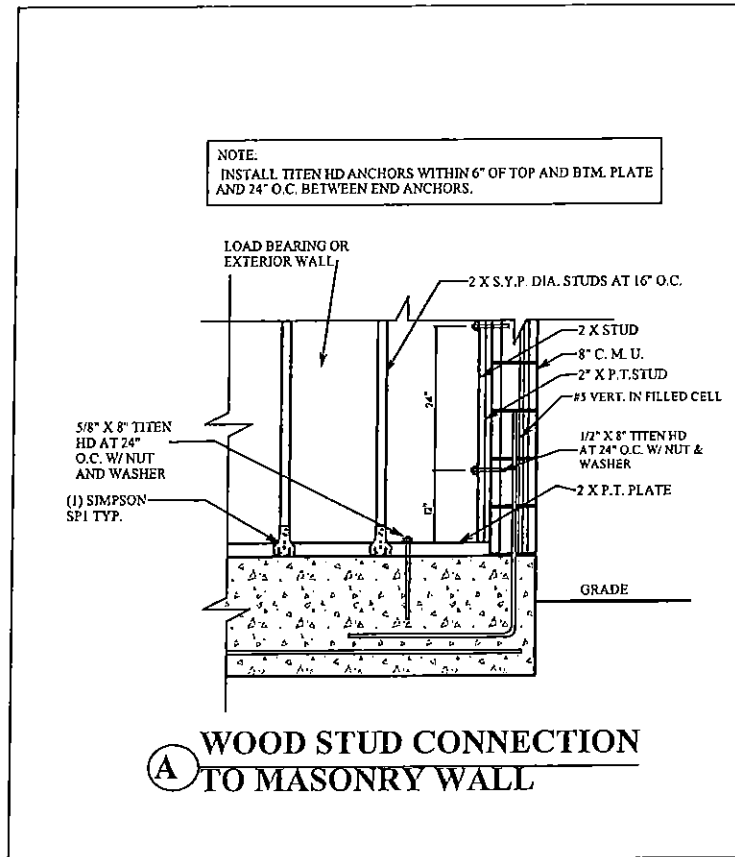
|           |
|-----------|
| PLAN DATE |
| 9-8-11    |
| 10-04-11  |
| 01-04-12  |
| 01-25-12  |

**MALAGON RESIDENCE**  
 LOT 3 CREEKSIDE  
 SAFETY HARBOR, FL.

I HEREBY CERTIFY THAT I HAVE  
 PERFORMED THE ATTACHED DESIGN  
 TO COMPLY WITH 12 MFR 13 SEC. GUST  
 LOADS AND IT IS IN COMPLIANCE WITH  
 SECT. 307 OF THE 2007 FLORIDA  
 RESIDENTIAL BUILDING CODE W/ 2009  
 SUPPLEMENTS SEALED FOR 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 1870  
 NEW PORT RICHEY, FL. 34656  
 727-842-6100 Fax: 727-825-3973  
 rich@allenengservices.com

**7**



A.E.C.S. # 11084 FOX TAIL 2543

CONSTRUCTION DETAILS

ALLEN ENGINEERING & CONSTRUCTION SERVICES  
RICH ALLEN PROFESSIONAL ENGINEER  
P.E. # 56920 C.A. # 9542  
P.O. BOX 1870  
NEW PORT RICHEY, FL 34656  
727-842-6100 Fax: 727-843-3973  
rich@allenengineservices.com

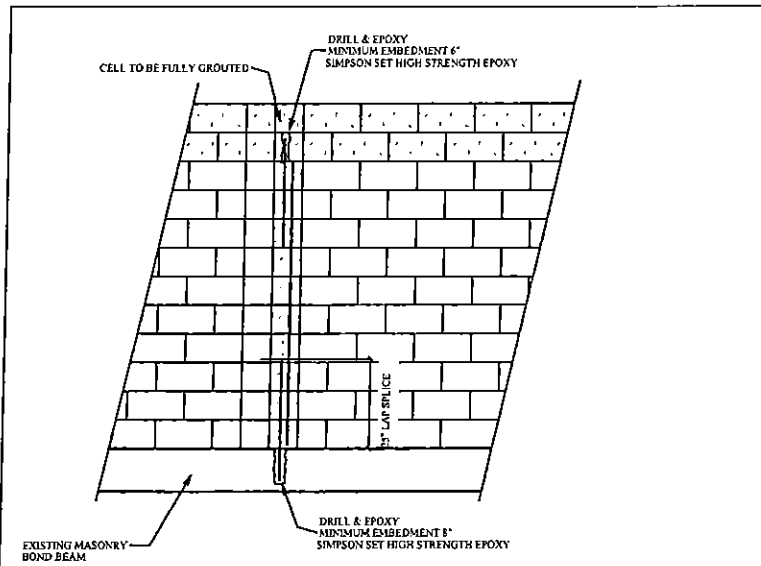
I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN WORK AND IT IS IN COMPLIANCE WITH SECTION 301 OF THE 2007 FLORIDA RESIDENTIAL BUILDING CODE W/ 2009 SUPPLEMENTS SEALED FOR STRUCTURE ONLY  
SIGNED: RICHARD E. ALLEN P.E. #56920  
RICHARD E. ALLEN P.E. #56920

MALAGON RESIDENCE  
LOT 3 CREEKSIDE  
SAFETY HARBOR, FL.

| PLAN DATE |
|-----------|
| 9-8-11    |
| 10-04-11  |
| 01-04-12  |
| 01-25-12  |

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

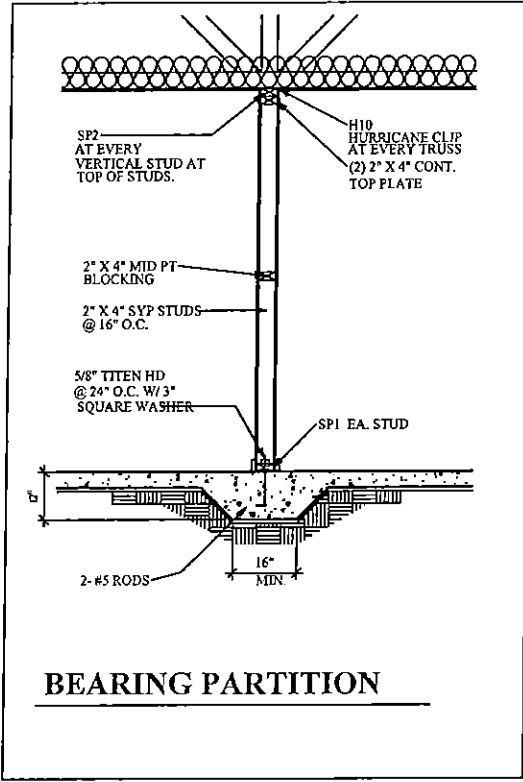




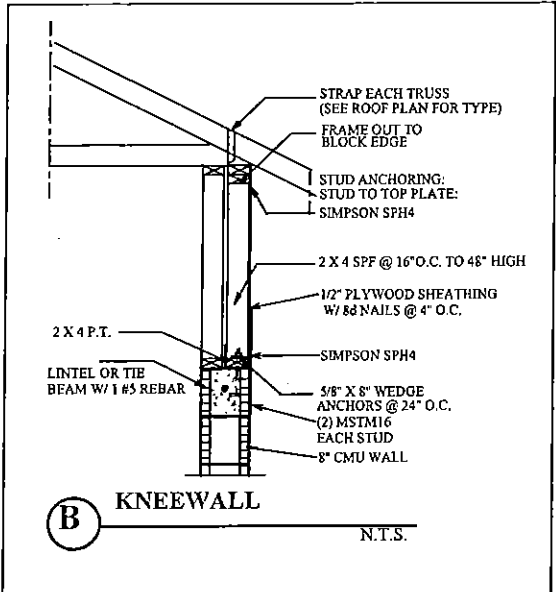
**TYP. RETROFIT VERT. DOWEL CONDITION**

NOTE:  
MISSING DOWELS: WHERE FOOTING DOWELS ARE PLACED INCORRECTLY OR MISTAKENLY ELIMINATED, REPLACE DOWEL AT PROPER LOCATION W/ GRADE 40 #5 BAR. INSTALL IN SLAB W/ 8" MINIMUM EMBEDMENT, USE EPOXY GROUT.

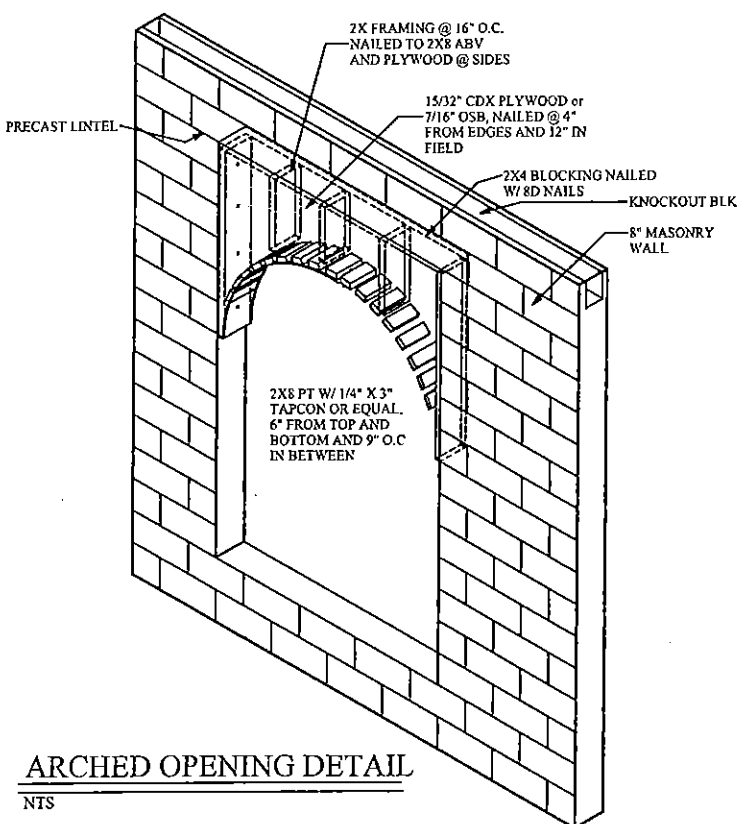
MISSING ANCHOR BOLTS AT BEARING WALL:  
EXTERIOR BEARING WALL:  
IN ADDITION TO THE GENERAL PLACEMENT REQUIREMENTS:  
1.) 5/8" DIAMETER x 6" EMBEDMENT SIMPSON TITEN HD ANCHORS SPACED A MAXIMUM OF 24" O.C.  
INTERIOR BEARING WALL:  
IN ADDITION TO THE GENERAL PLACEMENT REQUIREMENTS:  
1.) 5/8" DIAMETER x 6" EMBEDMENT SIMPSON TITEN HD ANCHORS SPACED A MAXIMUM OF 24" O.C. IF RESISTING UPLIFT LOADS OR 3 1/2" EMBEDMENT AT 48" O.C. IF RESISTING GRAVITY LOADS



**BEARING PARTITION**

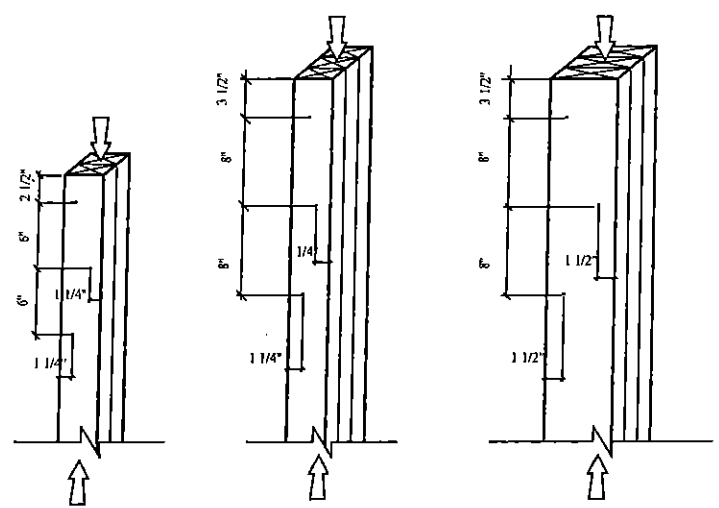


**(B) KNEEWALL**  
N.T.S.



**ARCHED OPENING DETAIL**

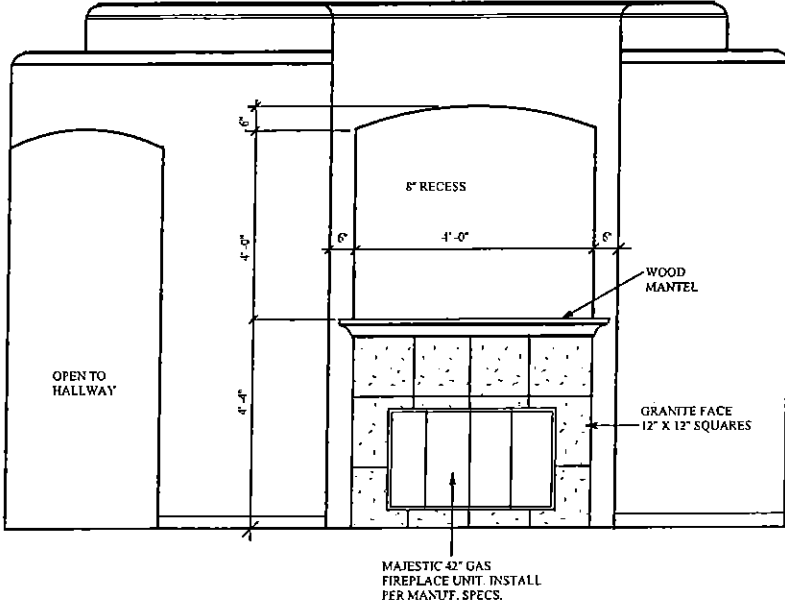
NTS



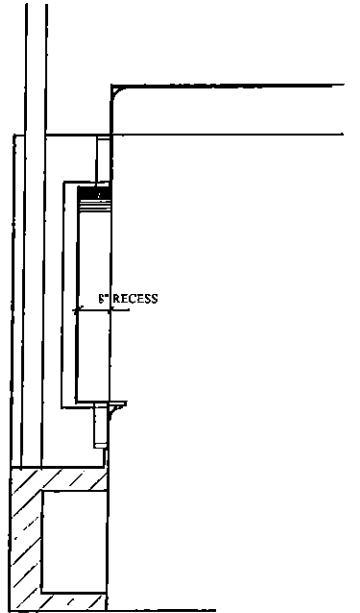
(2) 2"x4" LAMINATIONS W/(1) ROW OF STAGGERED 10d COMMON WIRE NAILS (D=0.148, L=3") OR EQUAL  
(3) 2"x4" LAMINATIONS W/(1) ROW OF STAGGERED 30d COMMON WIRE NAILS (D=0.207, L=4 1/2") OR EQUAL  
(3) 2"x6" LAMINATIONS W/(2) ROW OF STAGGERED 30d COMMON WIRE NAILS (D=0.207, L=4 1/2") OR EQUAL

NOTES:  
1) ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN  
2) ALL NAILS PENETRATE AT LEAST 3/4 OF THE THICKNESS OF THE LAST LAMINATION  
3) EACH 30d COMMON NAIL MAY BE REPLACED W/(2) 16d COMMON NAILS. (ONE INTO EACH OUTSIDE FACE OF B.U.C. SAME NUMBER OF ROES, SAME SPACING)  
4) FOR 4-PLY, PROVIDE 1/4" DIA. X 5 1/2" LAG SCREWS OR EQUAL (SPACE AS SHOWN FOR 3-PLY)  
5) FOR 5-PLY, PROVIDE 1/4" DIA. X 7" LAG SCREWS OR EQUAL (SPACE AS SHOWN FOR 3-PLY)  
6) REFER TO NDS SECTION 15.3 FOR ADDITIONAL INFORMATION

**TYP. NAILING SCHEDULE FOR BUILT-UP COLUMNS**



**FIREPLACE ELEVATION DETAILS**



**FIREPLACE SECTION**

A.E.C.S. # 11084 **FOXTAIL 2543** CONSTRUCTION DETAILS

**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
RICH ALLEN PROFESSIONAL ENGINEER  
P.E. # 56920 C.A. # 9542  
P.O. BOX 1870  
NEW PORT RICHEY, FL. 34656  
727-842-6100 Fax: 727-825-3973  
rich@allenengconcservices.com

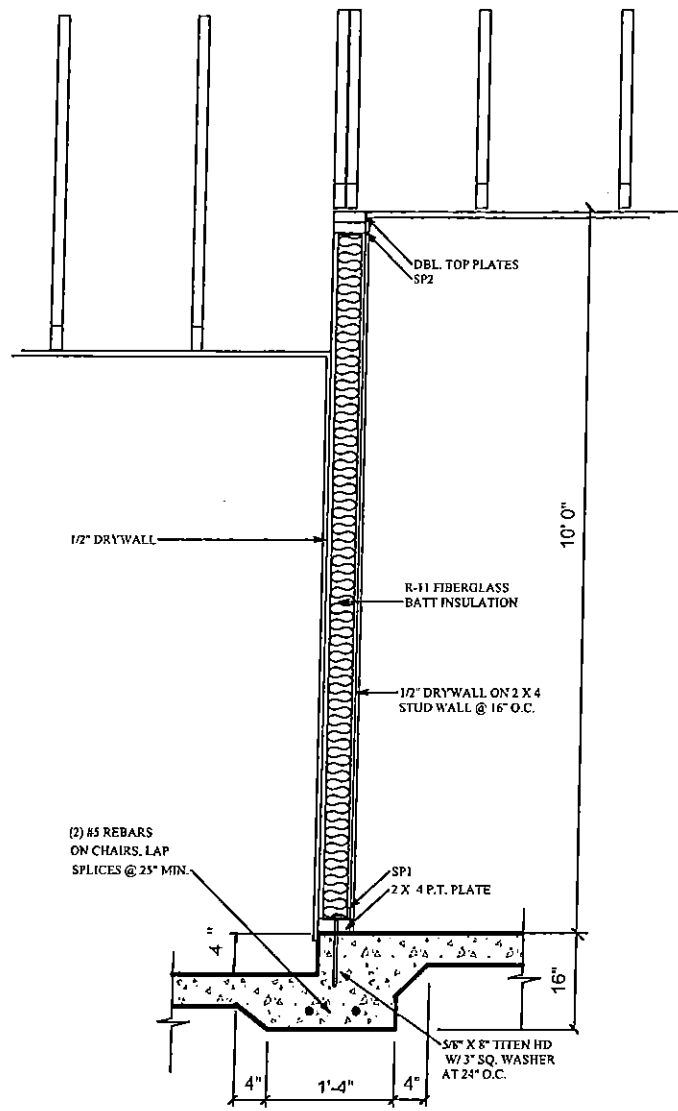
I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE 2009 FLORIDA BUILDING CODE WITH ALL APPLICABLE SUPPLEMENTAL RESIDENTIAL BUILDING CODES W/ 2009 SUPPLEMENTS SEALED FOR STRUCTURE ONLY  
SIGNED: RICHARD E. ALLEN P.E. #56920

**MALAGON RESIDENCE LOT 3 CREEKSIDE SAFETY HARBOR, FL.**

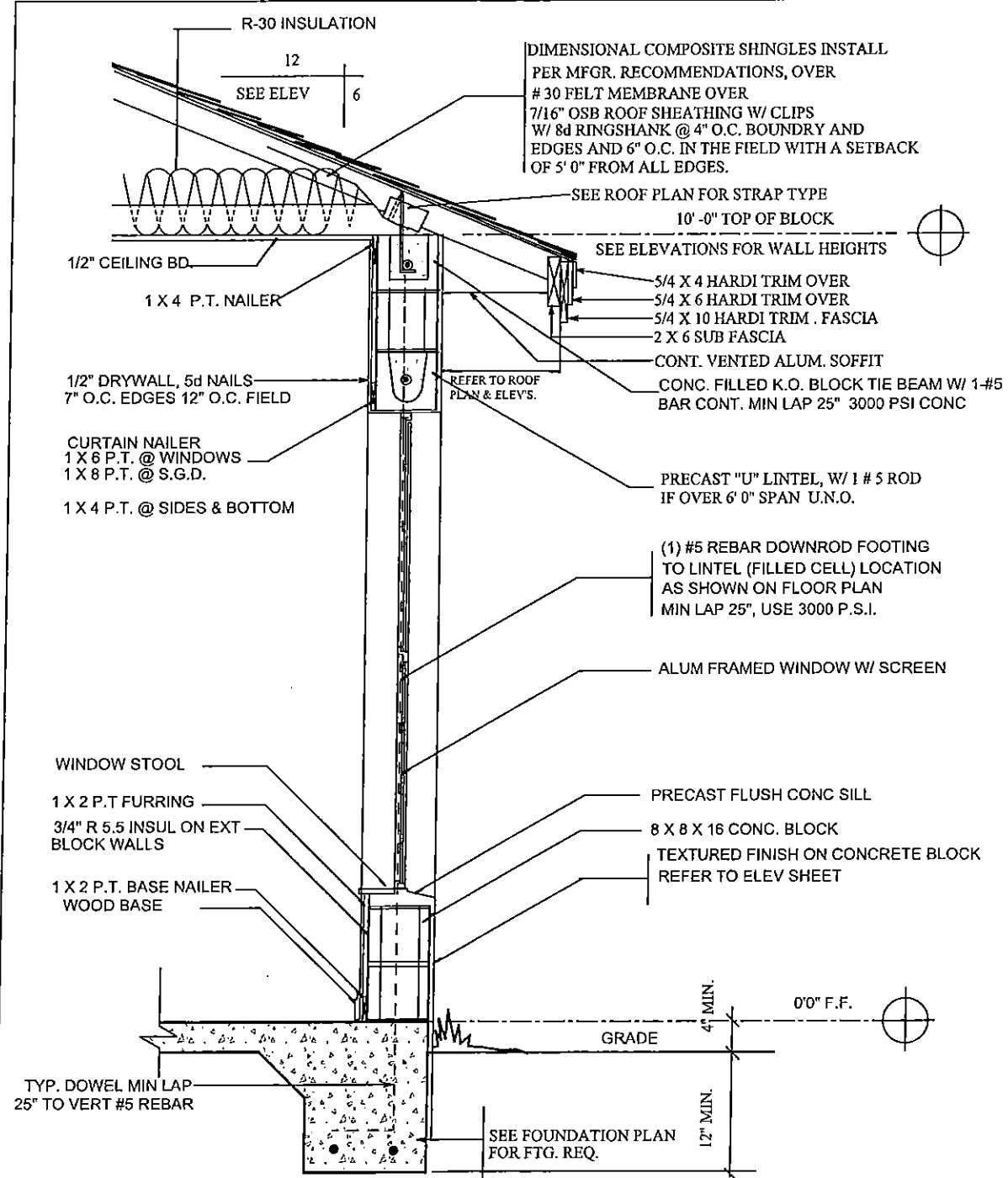
| PLAN DATE |
|-----------|
| 9-8-11    |
| 10-04-11  |
| 01-04-12  |
| 01-25-12  |

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

**9**

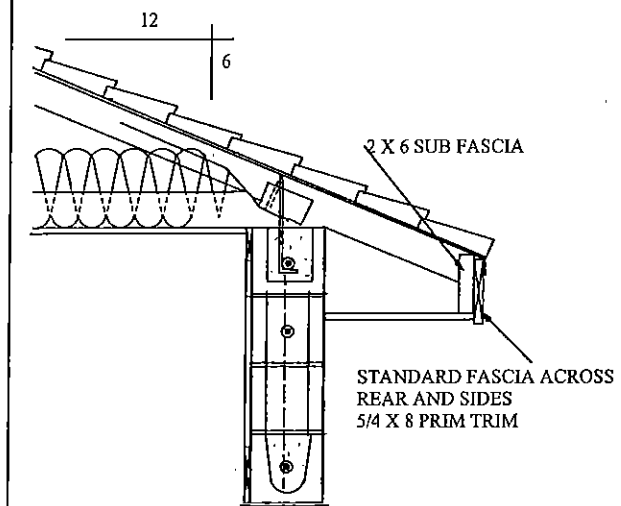


**GARAGE WALL SECTION**



**A TYPICAL WALL SECTION**

**TERMITE SPECIFICATIONS:**  
 INSTALL "BORA-CARE" TERMITE PROTECTION SYSTEM  
 PER MANUF. SPECIFICATIONS



**CONNECTOR TABLE**

| SIMPSON        | FLORIDA PRODUCT NUMBERS PER INDEX 3-27-09 |
|----------------|---|
| MBHA3.55/11.88 | 10855.12                                  |
| H2             | 10456.10                                  |
| H6             | 10456.16                                  |
| H10            | 10456.6                                   |
| LGT2           | 11470.6                                   |
| MST            | 11470.7                                   |
| LSTA18         | 10852.4                                   |
| LSTA24         | 10852.4                                   |
| SP1            | 10456.41                                  |
| SP2            | 10456.42                                  |
| HTS20          | 10456.23                                  |
| HTS16          | 10456.22                                  |
| META16         | 11473.17                                  |
| L30            | 10446.11                                  |
| MSTAM24        | 11473.19                                  |
| MSTAM36        | 11473.19                                  |
| MSTCM60        | 11473.19                                  |
| CS18           | 10852.1                                   |
| SPH4           | 10456.46                                  |
| SPH6           | 10456.47                                  |
| HTT4           | 11496.2                                   |
| HTT5           | 11496.2                                   |
| ABU66          | 10849.6                                   |

**CONSTRUCTION DETAILS** **A.E.C.S. # 11084 FOX TAIL 2543**

**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
 RICH ALLEN PROFESSIONAL ENGINEER  
 P.O. BOX 1870  
 NEW PORT RICHEY, FL. 34656  
 T.E. # 56920 C.A. # 9542  
 rich@allenengineering.com

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE 2007 FLORIDA RESIDENTIAL BUILDING CODE WITH SUPPLEMENTS SEALED FOR STRUCTURE ONLY.  
 SIGNED: RICHARD E. ALLEN T.E. #56920

**MALAGON RESIDENCE**  
**LOT 3 CREEKSIDE**  
**SAFETY HARBOR, FL.**

| PLAN DATE | 9-8-11 | 10-04-11 | 01-04-12 | 01-25-12 |
|-----------|--------|----------|----------|----------|
|           |        |          |          |          |

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

**10**