

FOXTAIL 2832 SIDELOAD

MASTER PLAN

REVISED 6-24-11

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.

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.

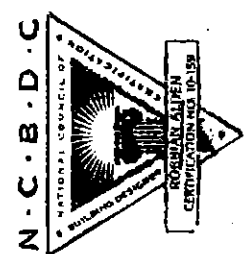
ROBBIAN DESIGN
 AL ROBBIAN A.I.B.D.
 6397 CONNIEWOOD SQ.
 NEW PORT RICHEY, FL. 34653
 (727) 848-2259
 MAIL-ai@robbiandesign.com



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

B D

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.



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COVER SHEET

A.E.C.S. # 0000

FOXTAIL 2832



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

PLAN DATE

6-24-11

LOT 00
 ADDRESS
 CITY/COUNTY

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN, AND IT IS IN COMPLIANCE WITH LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2007 FLORIDA RESIDENTIAL BUILDING CODE W/ 2009 SUPPLEMENTS SEALED FOR STRUCTURE ONLY

SIGNED:
 RICHARD E. ALLEN P.E. #59920

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@allenengineering.com

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.

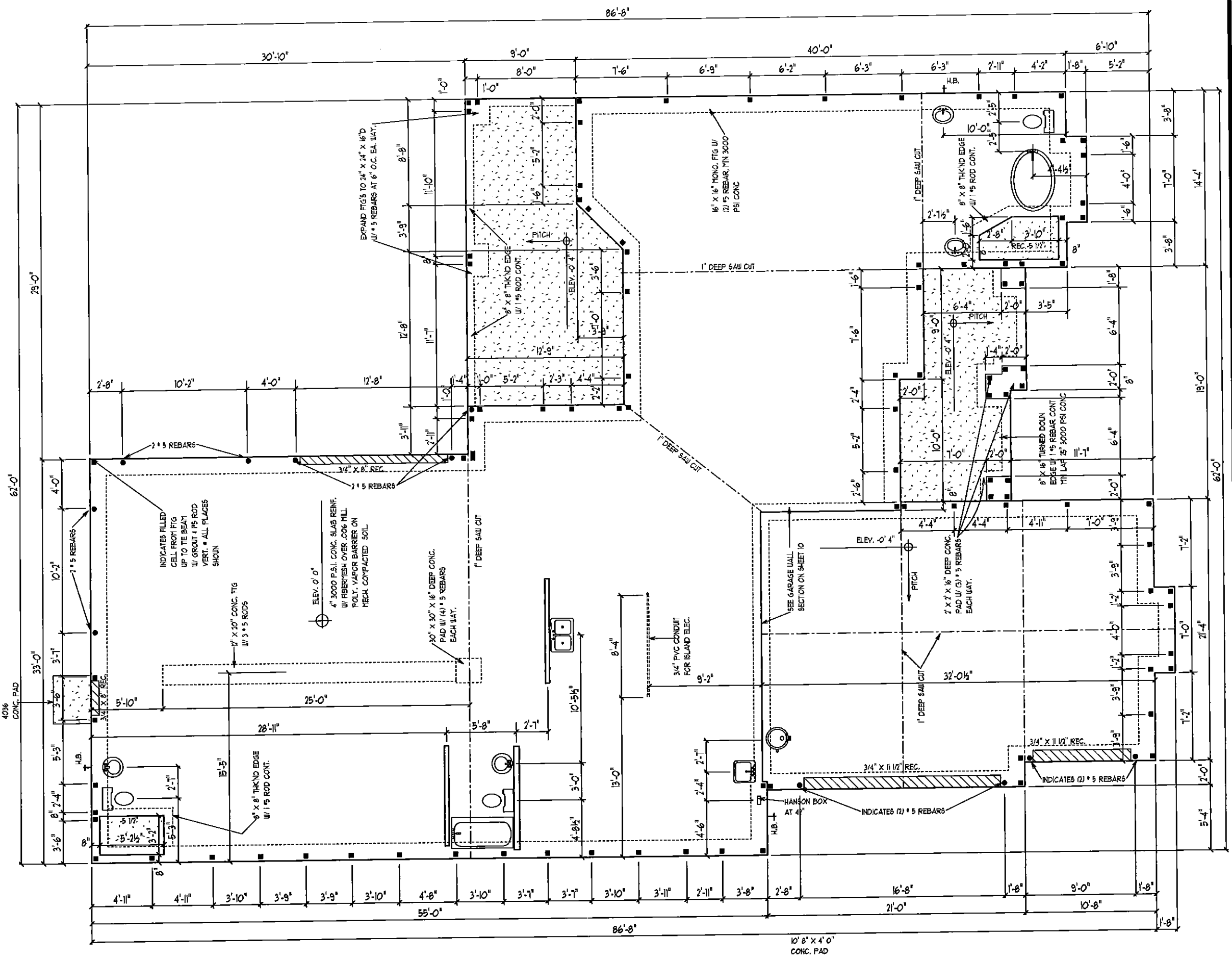
TERMITE SPECIFICATIONS:

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

SYNTHETIC FIBER REINFORCEMENT
 IN CONCRETE FOR SLAB-ON GRADE
 SHALL COMPLY WITH FBC SECT. B112
 (EXCEPTION 1)

NOTES

- 1) THE FOUNDATION SYSTEM FOR THIS PLAN IS DESIGNED FOR A MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2000 P.S.F. WITH NO SOILS REPORT OR INFORMATION PROVIDED.
- 2) FOOTINGS TO BEAR MIN. 12" BELOW GRADE.
- 3) FOOTINGS TO BEAR ON UNDISTURBED SOIL OR FILL COMPACTED TO 98% 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.



FOUNDATION PLAN

SCALE 1/8" = 1'-0"

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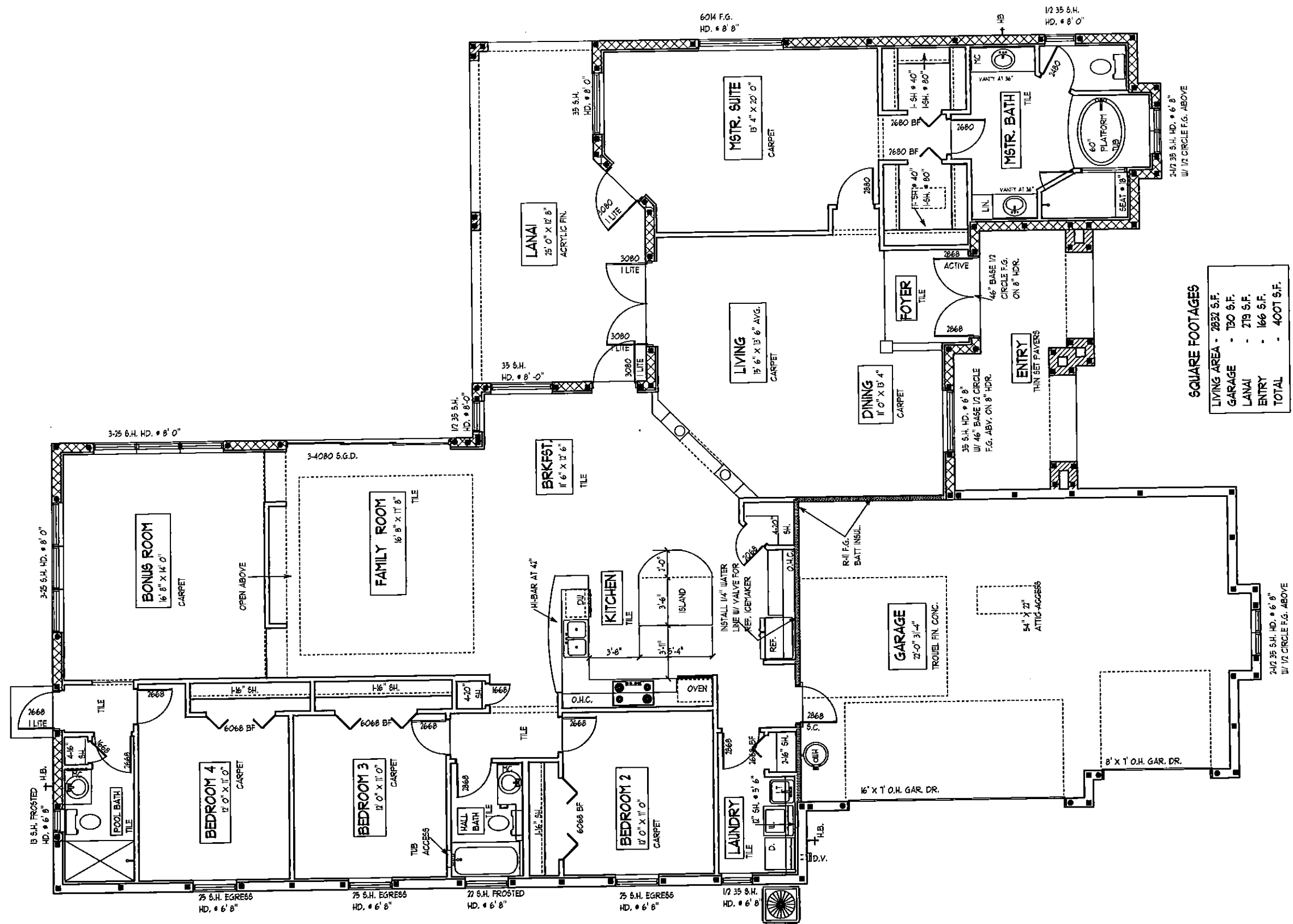
PLAN DATE
 6-15-11

LOT 00
 ADDRESS
 CITY/COUNTY

I HEREBY CERTIFY THAT I HAVE
 PERFORMED THE ATTACHED DESIGN
 TO COMPLY WITH THE RESIDENTIAL
 BUILDING CODE OF THE STATE OF FLORIDA
 SECTION 610 OF THE 2007 FLORIDA
 RESIDENTIAL BUILDING CODE W/ 2009
 SUPPLEMENTS SEALED FOR STRUCTURE
 ONLY
 SIGNED:
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SQUARE FOOTAGES

LIVING AREA	- 2832 S.F.
GARAGE	- 780 S.F.
LANAI	- 279 S.F.
ENTRY	- 166 S.F.
TOTAL	- 4007 S.F.

FLOOR PLAN NOTES SCALE 1/8" = 1' 0" A.E.C.S. # 0000 **FOXTAIL 2832**

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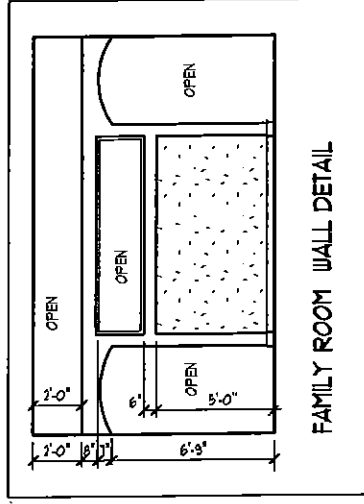
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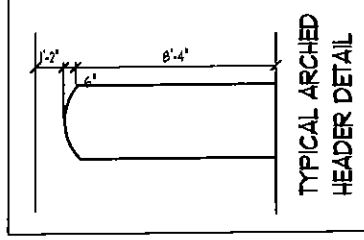
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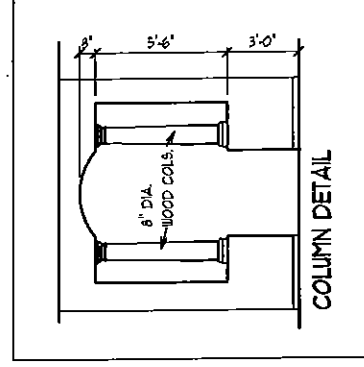
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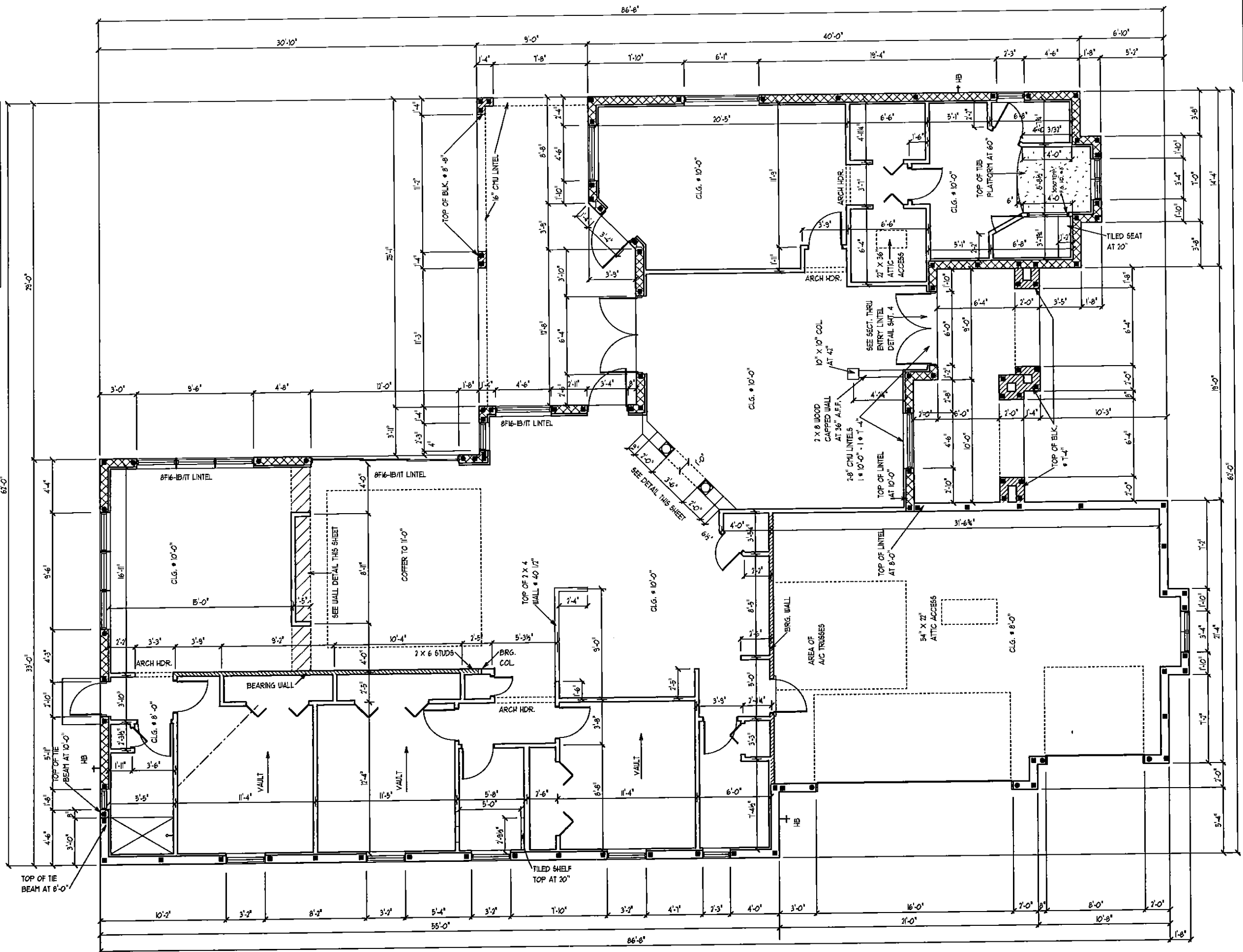
FAMILY ROOM WALL DETAIL



TYPICAL ARCHED HEADER DETAIL



COLUMN DETAIL



DIMENSION PLAN

SCALE 1/8" = 1'-0"

A.E.C.S. # 0000

FOXTAIL 2832

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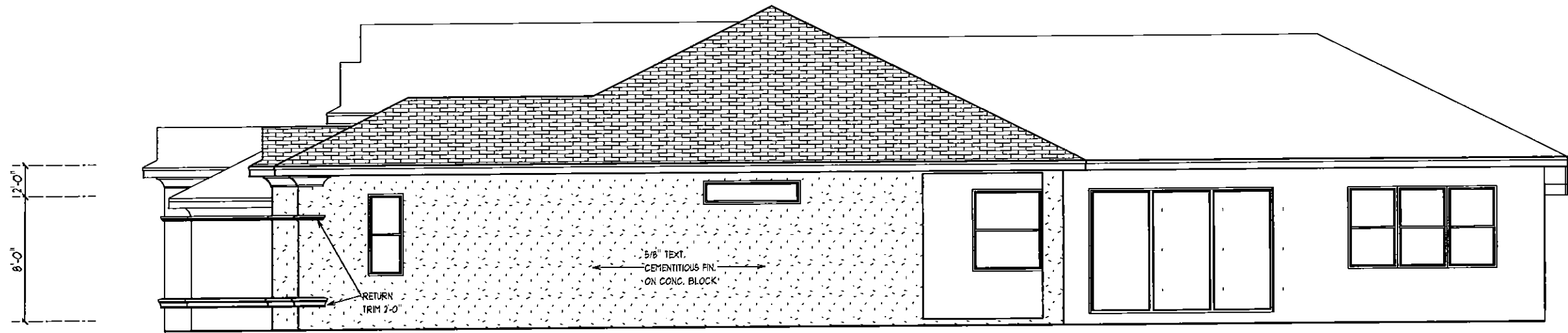
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PLAN DATE
 6-15-11

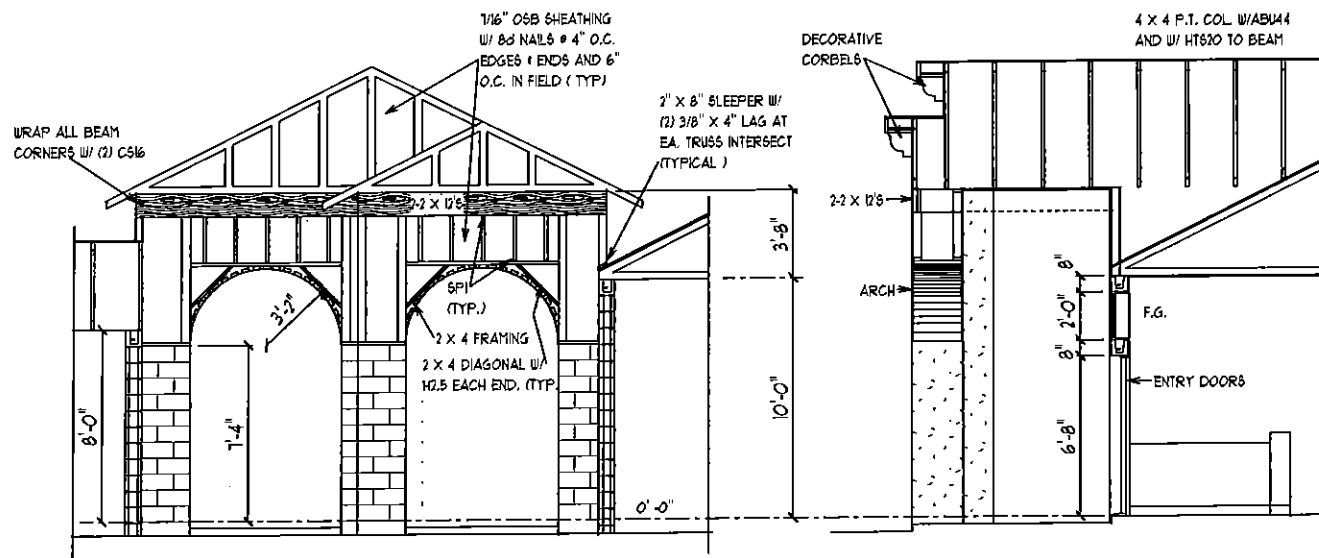
LOT 00
 ADDRESS
 CITY/COUNTY

HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE LOCAL LOADS AND IT IS IN COMPLIANCE WITH RESIDENTIAL BUILDING CODE, 2003 SUPPLEMENTS SEALED FOR STRUCTURE ONLY.
 SIGNED
 RICHARD E. ALLEN P.E. #56920

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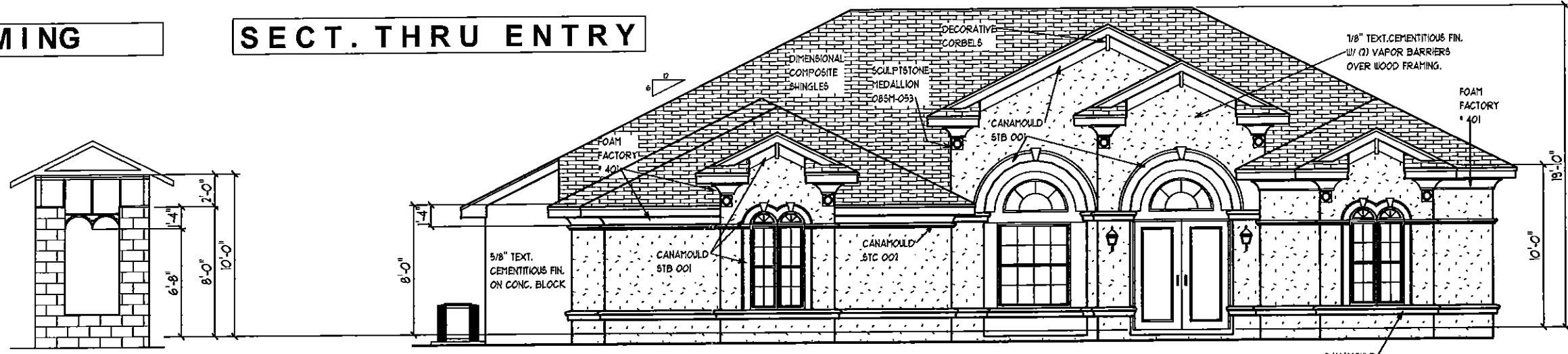


RIGHT SIDE ELEVATION



ENTRY FRAMING

SECT. THRU ENTRY



GARAGE FRAMING

FRONT ELEVATION

EXTERIOR ELEVATIONS - A **1/8" = 1' 0"** **A.E.C.S. # 0000** **FOXTAIL 2832**

PLAN DATE	
6-15-11	
3-23-09	

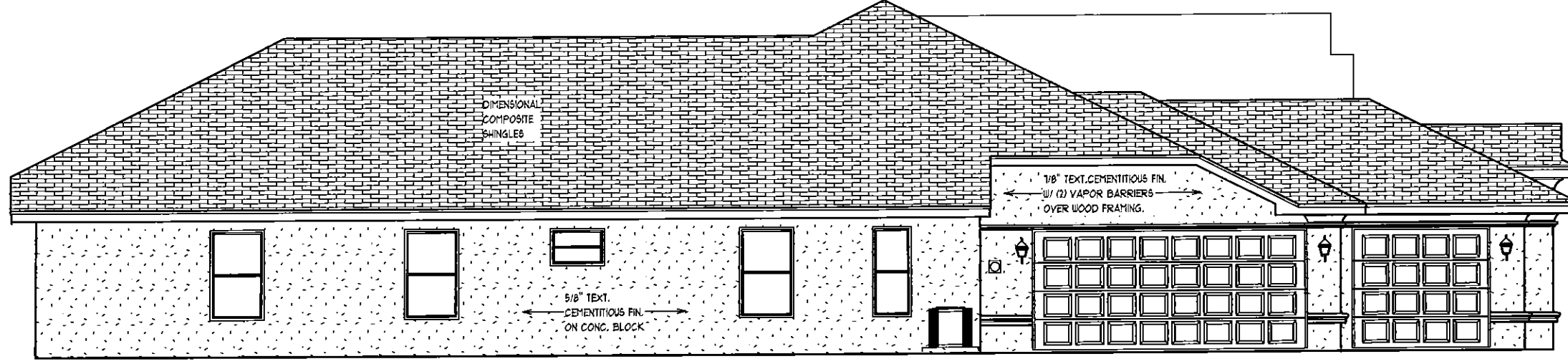
LOT 00
WINSLOW PARK
PALM HARBOR, FL.

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

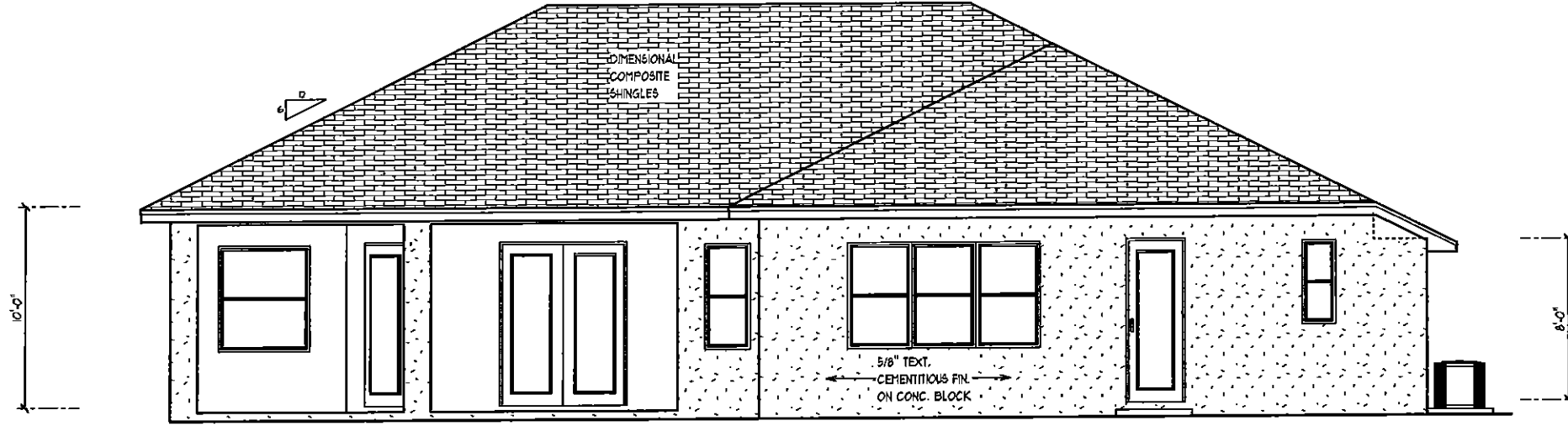
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I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE FLORIDA BUILDING CODE AND THE INTERNATIONAL RESIDENTIAL BUILDING CODE W/ 2009 SUPPLEMENTS SEALED FOR STRUCTURE ONLY.
 SIGNED: RICHARD E. ALLEN P.E. #56920



RIGHT SIDE ELEVATION



REAR ELEVATION

EXTERIOR ELEVATIONS - A

1/8" = 1' 0"

A.E.C.S. # 0000

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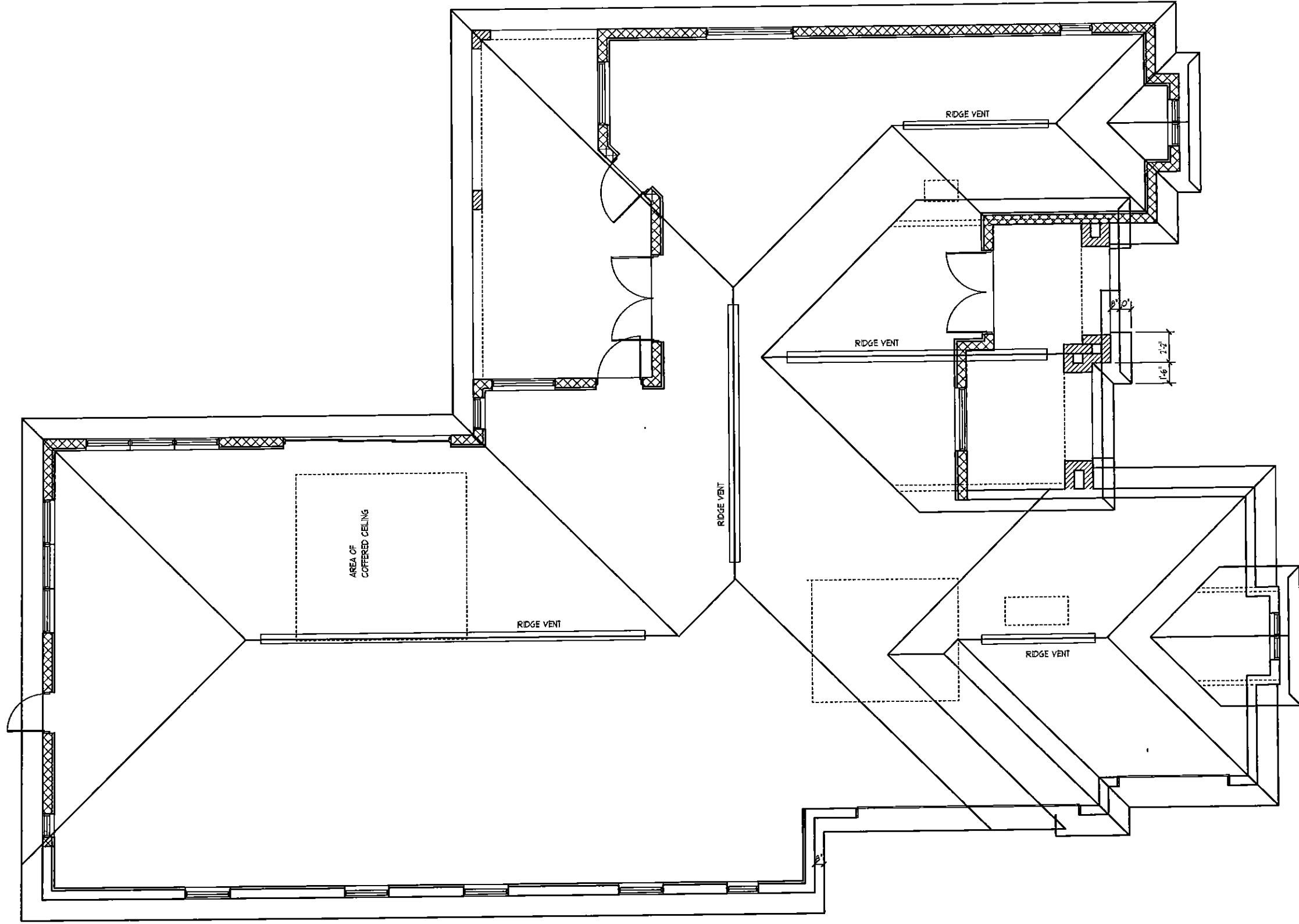
PLAN DATE
6-15-11

LOT 00
WINSLOW PARK
PALM HARBOR, FL.

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 123 MPH 3 SEC. GUST 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. #56920

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ROOF PLAN SCALE 1/8" = 1'-0"

6

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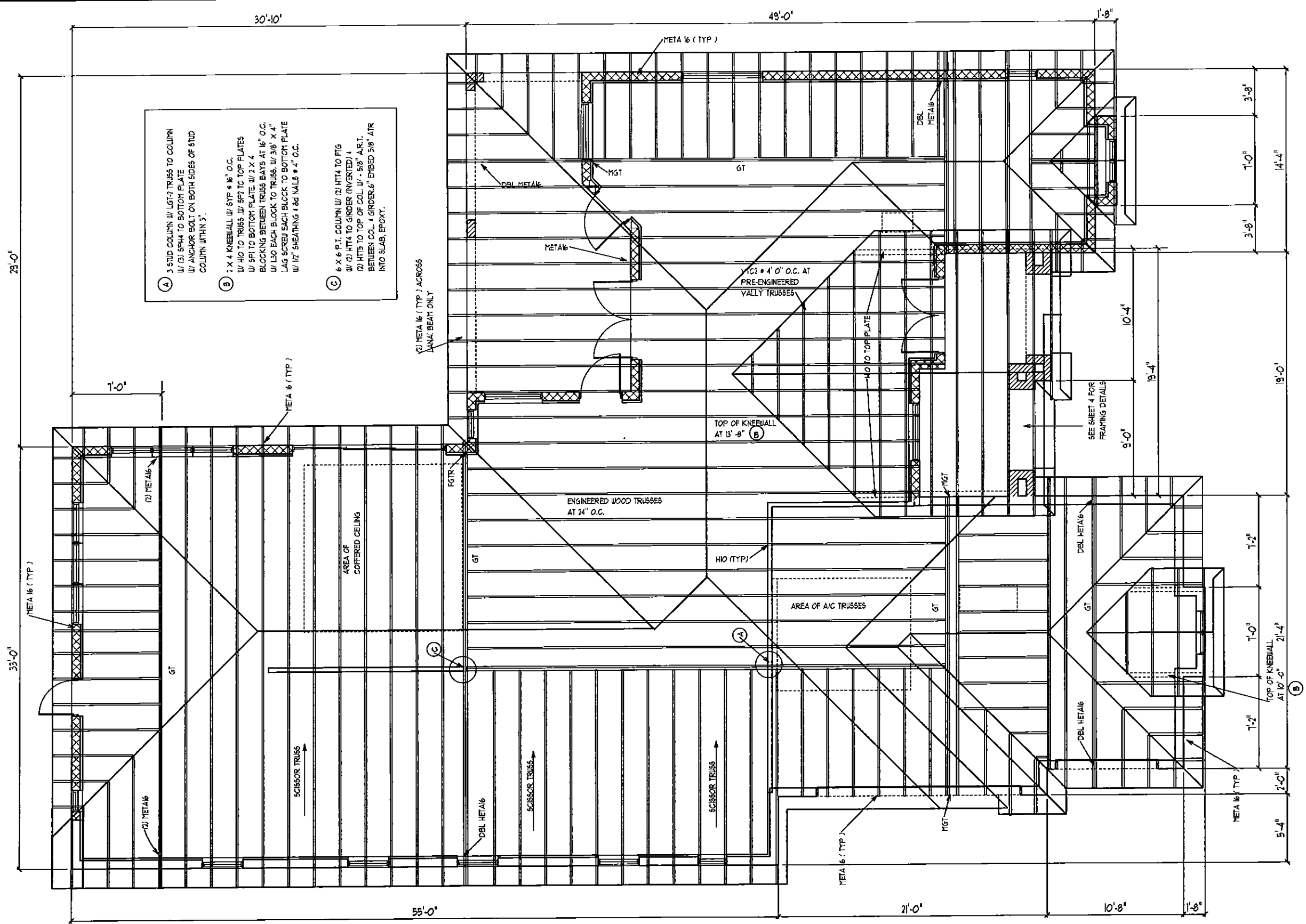
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 ADDRESS
 CITY/COUNTY

A.E.C.S. # 0000

FOXTAIL 2832

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 123 MPH 3 SEC GUST LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2007 FLORIDA RESIDENTIAL BUILDING CODE WITH SUPPLEMENTS SEALED FOR STRUCTURE ONLY
 SIGNED
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- (A) 3 STD COLUMN W/ LGT-2 TRUSS TO COLUMN W/ (2) 5/8" X 4" BRACKET TO BOTTOM PLATE W/ ANCHOR BOLT ON BOTH SIDES OF STUD COLUMN WITHIN 3".
- (B) 2 X 4 KNEEWALL W/ STP @ 16" O.C. W/ HIO TO TRUSS. W/ 5/8" X 4" BRACKET TO BOTTOM PLATE W/ 2 X 4 BLOCKING BETWEEN TRUSS BAYS AT 16" O.C. W/ L30 EACH BLOCK TO TRUSS. W/ 3/8" X 4" LAG SCREW EACH BLOCK TO BOTTOM PLATE W/ 1/2" SHEATHING @ 8" NAILS @ 4" O.C.
- (C) 6 X 6 PT. COLUMN W/ (2) HT4 TO FTG W/ (2) HT4 TO GIRDER (INVERTED) W/ (2) HTS TO TOP OF COL. W/ 2 X 4 BRACKET BETWEEN COL. & GIRDER @ 8" EMBED 5/8" ATR INTO SLAB, EPOXY.

FASTENER NOTES
 (1) FOR MGT USE 5/8" X A.T.R. 12" EMBED, SET EPOXY
 (2) FOR HGT-2, FOLLOW MFR'S 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 SEPERATE 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

DEEB FAMILY HOMES, LTD.
 9400 RIVER CROSSING BLD.
 NEW PORT RICHEY, FL. 34685

PLAN DATE
 6-15-11

LOT 00
 WINSLOW PARK
 PALM HARBOR, FL.

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 125 MPH 3 SEC. GUST LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2007 FLORIDA RESIDENTIAL BUILDING CODE W/ 2009 SUPPLEMENTS SEALED FOR STRUCTURE ONLY
 SIGNED: RICHARD E. ALLEN P.E. #56920

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 rich@allenenginering.com

6A

UNLESS OTHERWISE NOTED
 1. ELECTRICAL OUTLET HEIGHTS MEASURED FROM FINISHED FLOOR
 TO CENTERLINE OF THE BOX TO BE 2" A.F.F. (GENERAL)

KITCHEN 42" HORIZONTAL
 BATHROOM 42" HORIZONTAL
 LAUNDRY 36" WASHER/ 24" DRYER/ WALL OUTLETS 45"
 EXTERIOR WATERPROOF # 12"
 GARAGE GF # 45"
 RANGE 20" x 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 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.

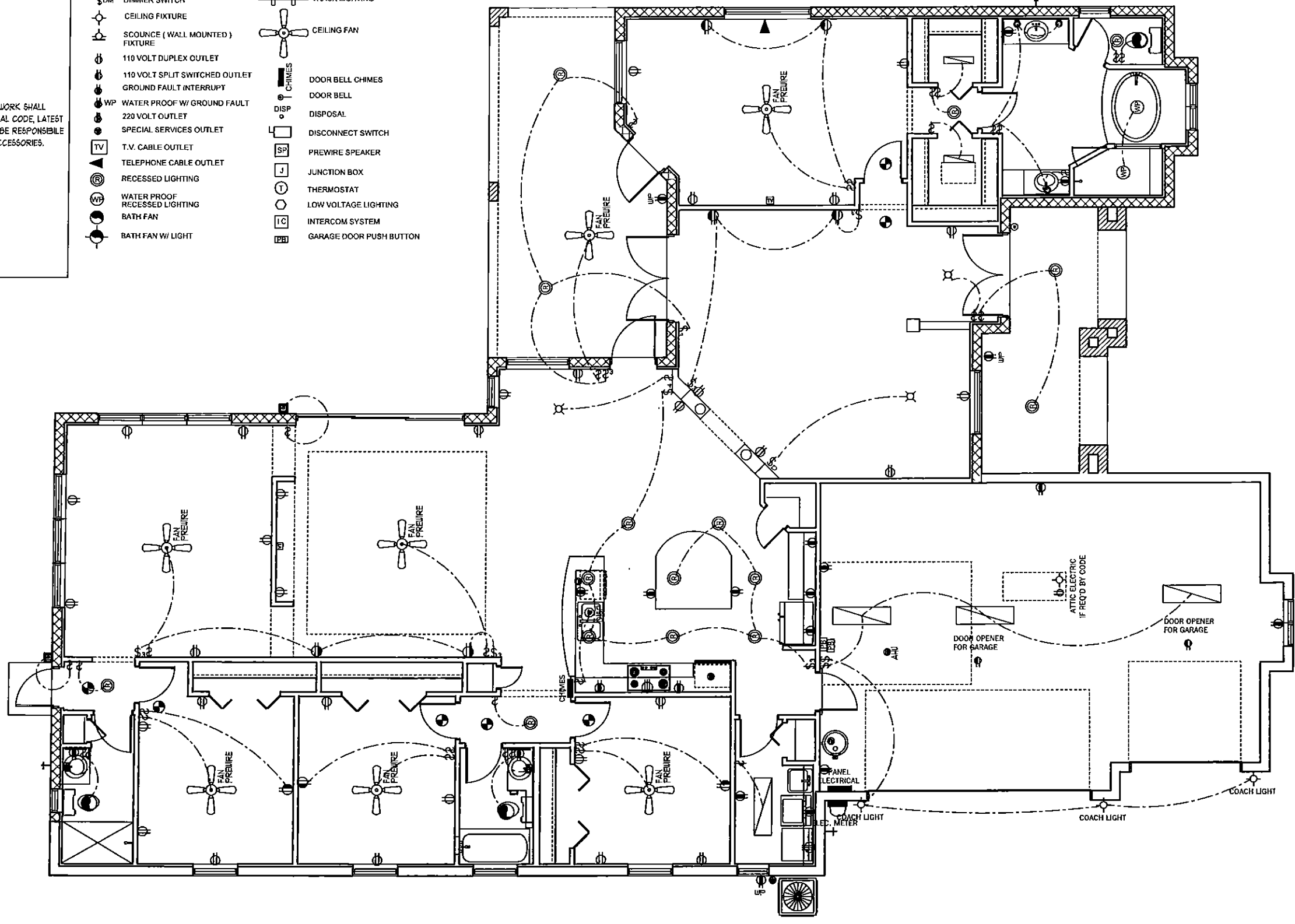
5. SMOKE DETECTORS SHALL BE IN ACCORDANCE WITH THE
 FLORIDA BUILDING CODE, SECTION 901.2

6. PROVIDE AFCI (ARC FAULT INTERRUPTERS) IN ALL BEDROOMS
 PER NEC, SECTION 210-12

7. ALL RECEPTALS TO BE TAMPER PROOF 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 | ☉ | CEILING FAN |
| ☉ | 110 VOLT DUPLEX OUTLET | ☉ | DOOR BELL CHIMES |
| ☉ | 110 VOLT SPLIT SWITCHED OUTLET | ☉ | DOOR BELL |
| ☉ | GROUND FAULT INTERRUPT | ☉ | DISPOSAL |
| ☉ WP | WATER PROOF W/ GROUND FAULT | ☉ | DISCONNECT SWITCH |
| ☉ | 220 VOLT OUTLET | ☉ | PREWIRE SPEAKER |
| ☉ | SPECIAL SERVICES OUTLET | ☉ | JUNCTION BOX |
| ☉ TV | T.V. CABLE OUTLET | ☉ | THERMOSTAT |
| ☉ | TELEPHONE CABLE OUTLET | ☉ | LOW VOLTAGE LIGHTING |
| ☉ | RECESSED LIGHTING | ☉ | INTERCOM SYSTEM |
| ☉ | WATER PROOF RECESSED LIGHTING | ☉ | GARAGE DOOR PUSH BUTTON |
| ☉ | BATH FAN | | |
| ☉ | BATH FAN W/ LIGHT | | |



ELECTRICAL PLAN SCALE 1/8" = 1' 0" A.E.C.S. # 0000 **FOXTAIL 2832**

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

LOT 00
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