

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.

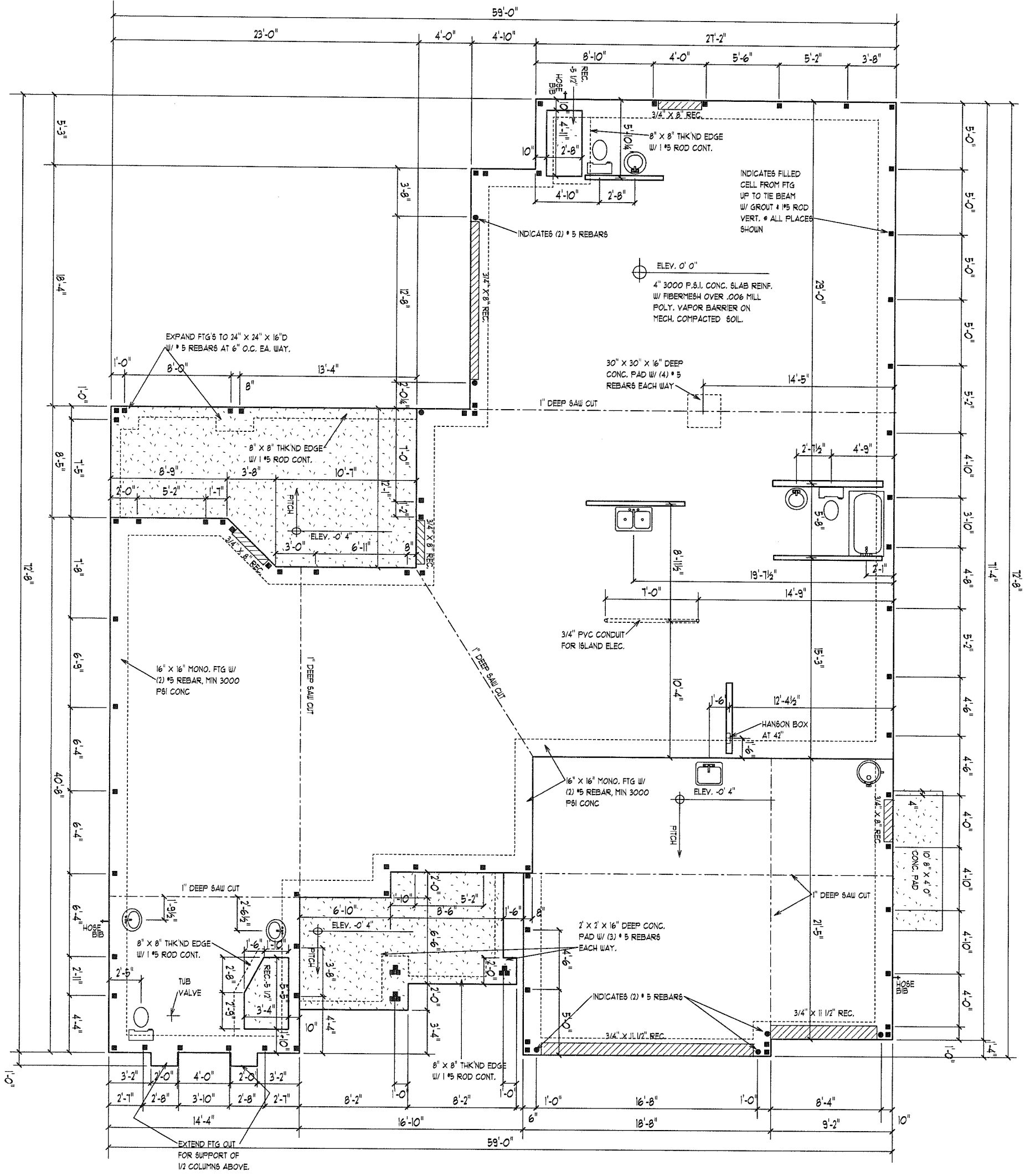
NOTES

- 1) NO SOILS INFORMATION PROVIDED, PRESUMED ALLOWABLE SOIL BEARING CAPACITY IS 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.

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

TERMITE SPECIFICATIONS:

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



FOUNDATION PLAN

SCALE 1/8" = 1' 0"

A.E.C.S. # 0000

FOXTAIL 2543



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

PLAN DATE

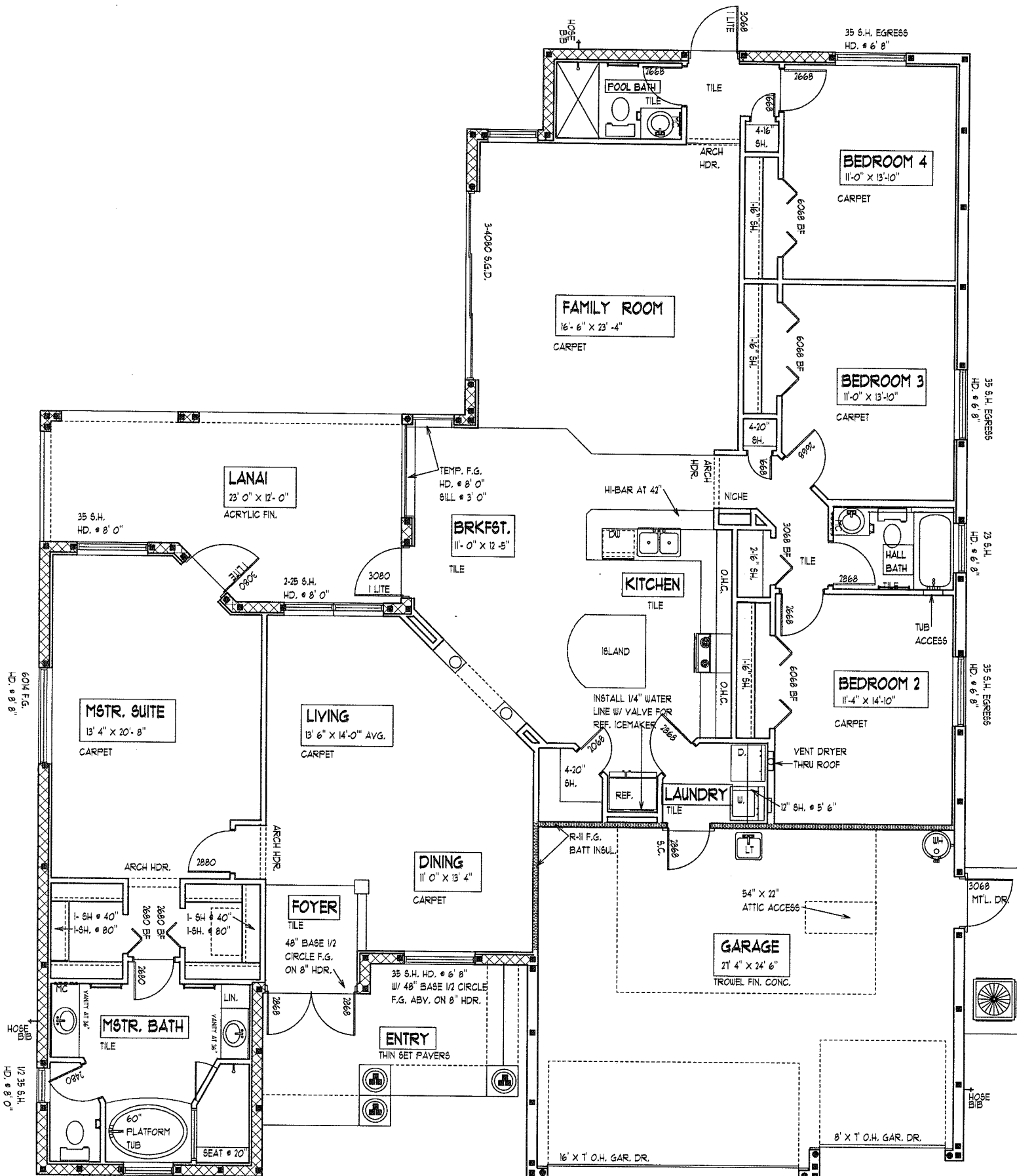
5-6-10

LOT 6
SUNSET DRIVE
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 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@allenengineeringservices.com



SQUARE FOOTAGES

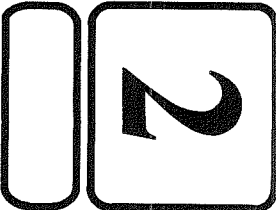
LIVING AREA-	2543 S.F.
GARAGE	- 633 S.F.
LANAI	- 240 S.F.
ENTRY	- 138 S.F.
TOTAL	- 3554 S.F.

FLOOR PLAN NOTES

SCALE 1/8" = 1' 0"

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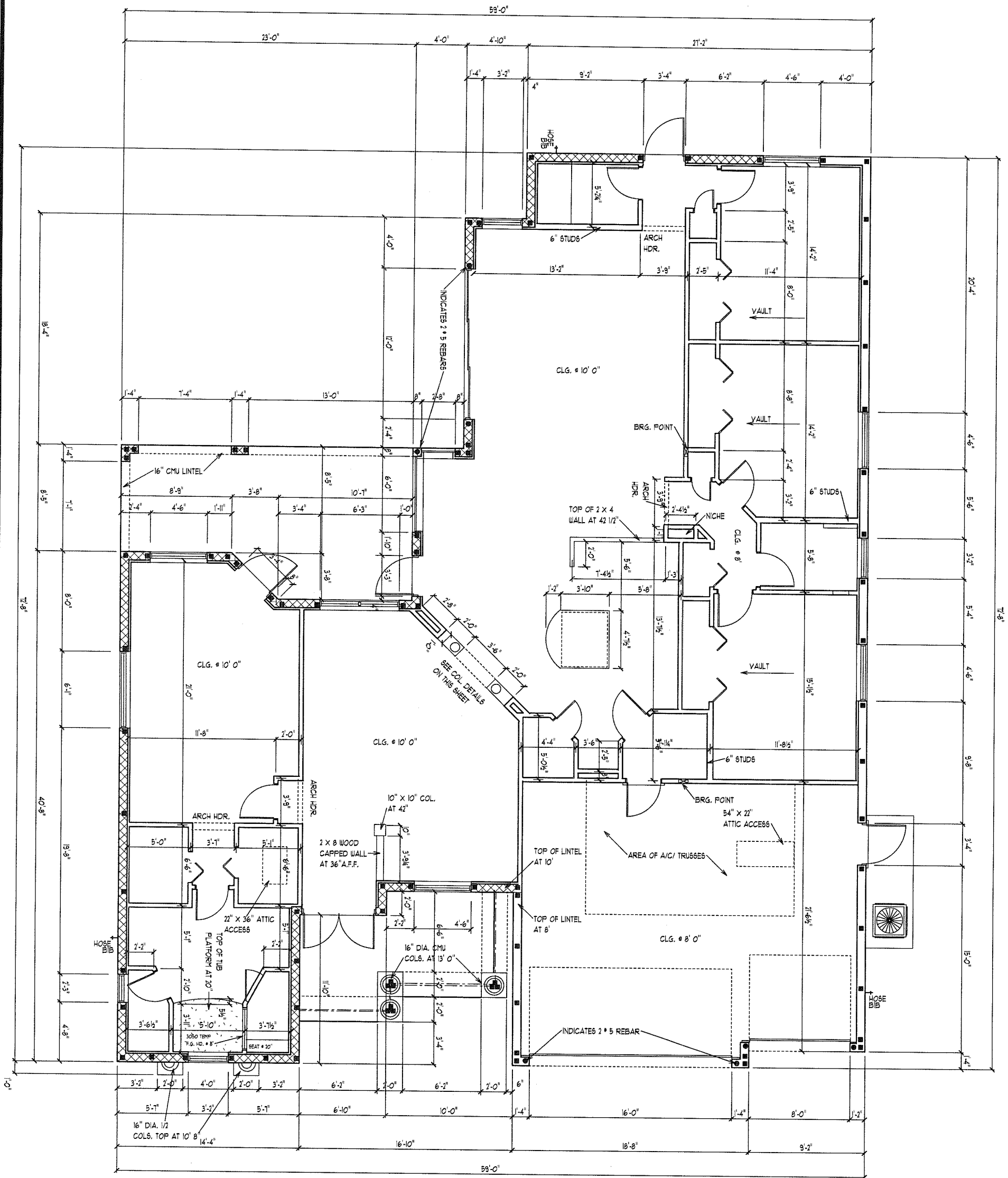
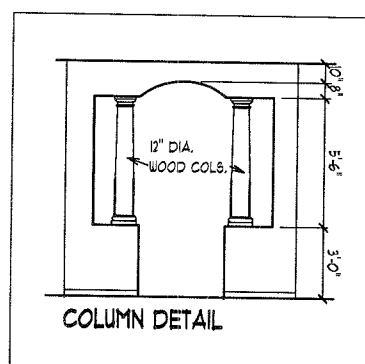
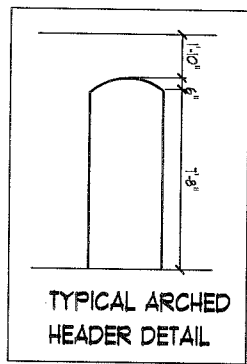
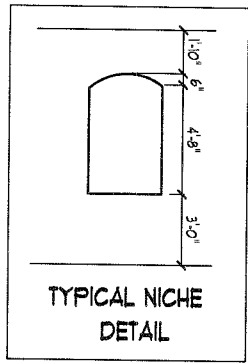
DEEB FAMILY HOMES, LTD.
 9400 RIVER CROSSING BLD.
 NEW PORT RICHEY, FL. 34655

PLAN DATE
 5-6-10

**LOT 6
 SUNSET DRIVE
 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
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DIMENSION PLAN

SCALE 1/8" = 1'-0"

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

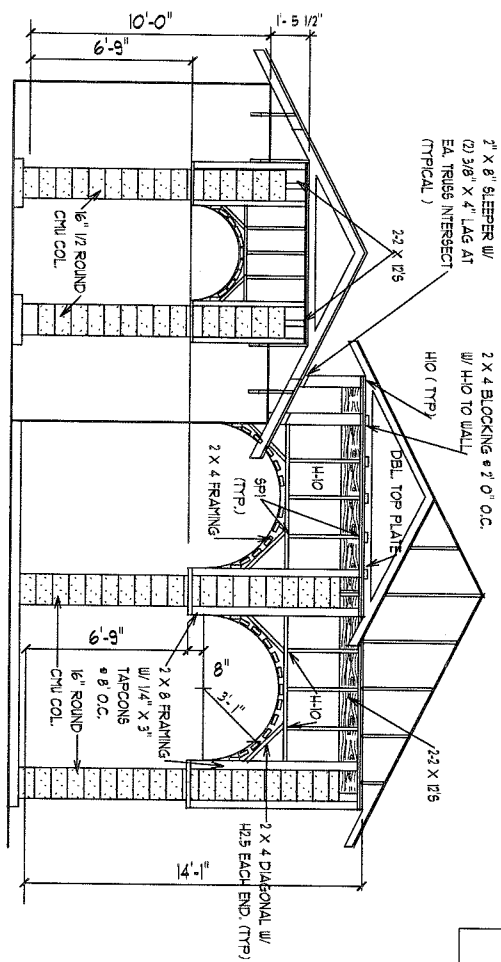
PLAN DATE
5-6-10

**LOT 6
SUNSET DRIVE
PALM HARBOR, FL.**

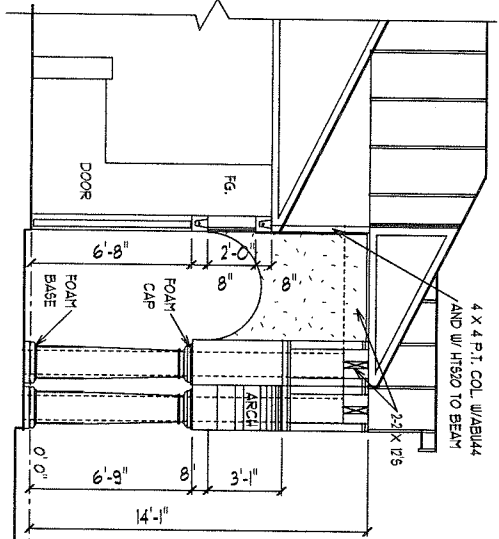
I HEREBY CERTIFY THAT I HAVE
PERFORMED THE ATTACHED DESIGN
TO COMPLY WITH 123 MPH 3 SEC. GUST
LOADS AND IT IS IN COMPLIANCE WITH
SECT. 301 OF THE 2007 FLORIDA
RESIDENTIAL BUILDING CODE W/ 2009
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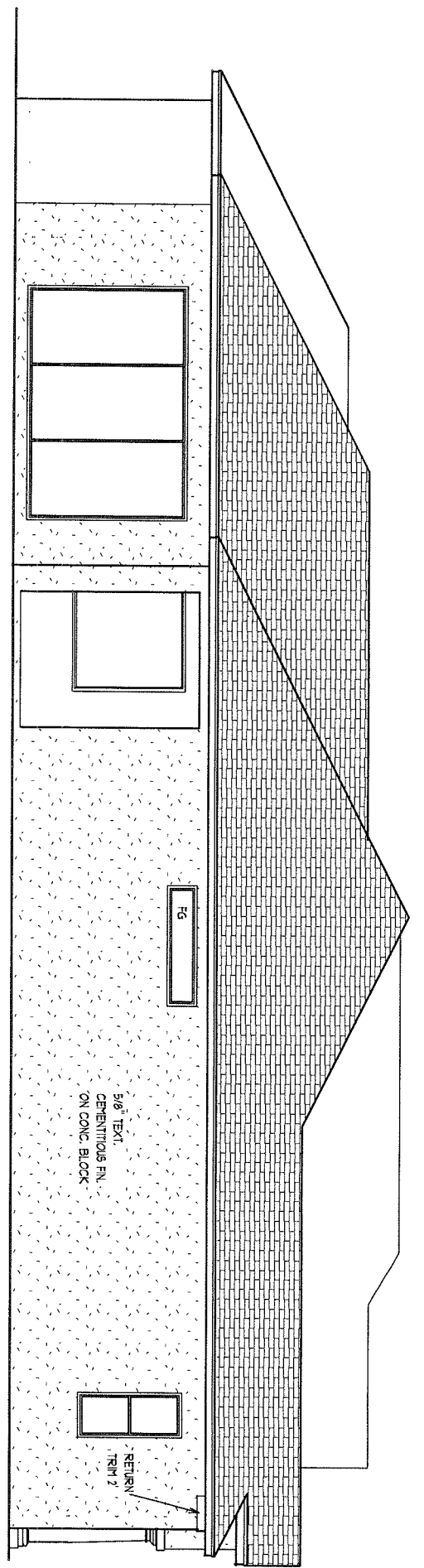
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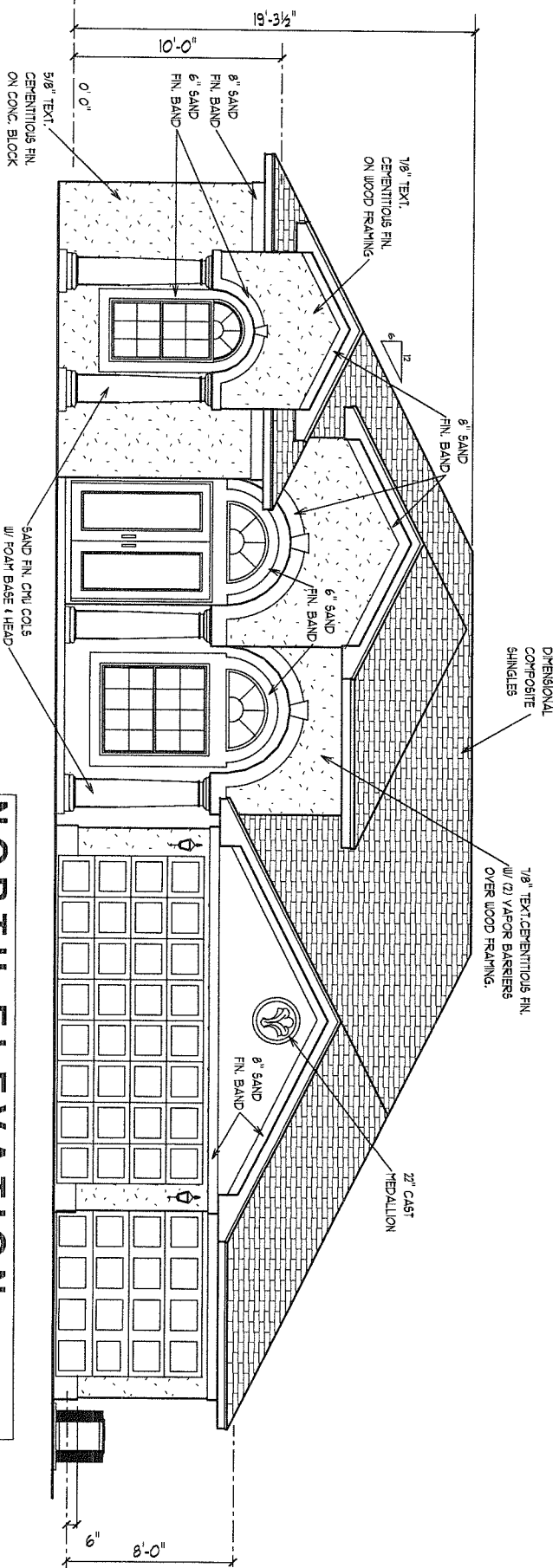
ENTRY FRAMING



SECT. THRU ENTRY



EAST SIDE ELEVATION



NORTH ELEVATION

EXTERIOR ELEVATIONS - A

1/8" = 1' 0"

A.E.C.S. # 0000

FOXTAIL 2543

4

DEEB FAMILY HOMES, LTD.

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

PLAN DATE

5-6-10
3-23-09

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PALM HARBOR, FL.**

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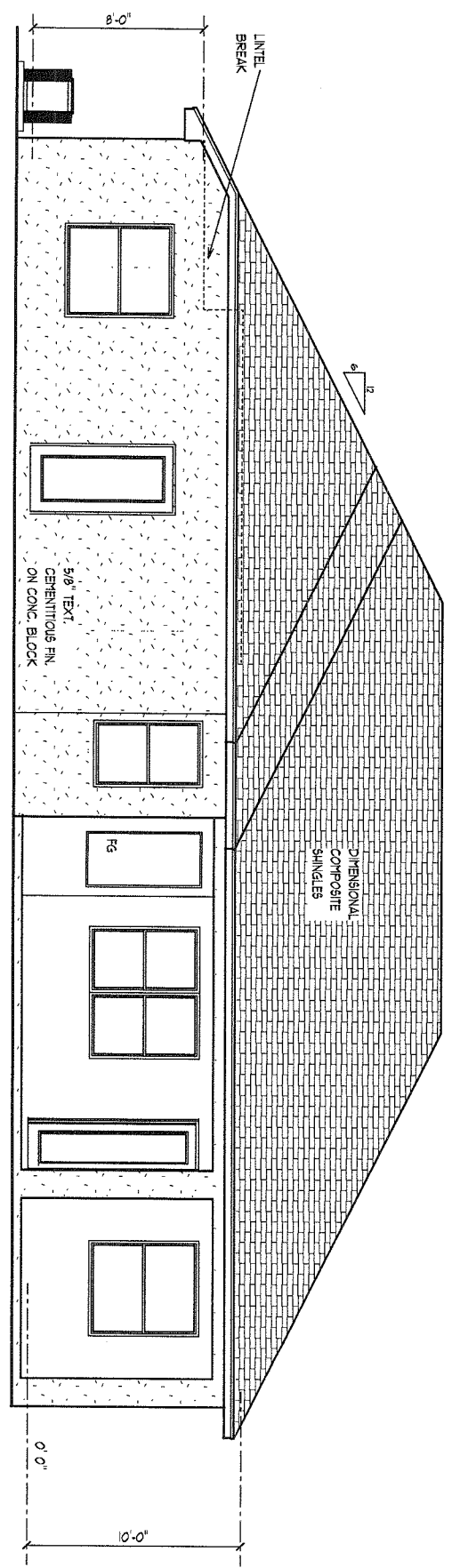
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ALLEN ENGINEERING & CONSTRUCTION SERVICES

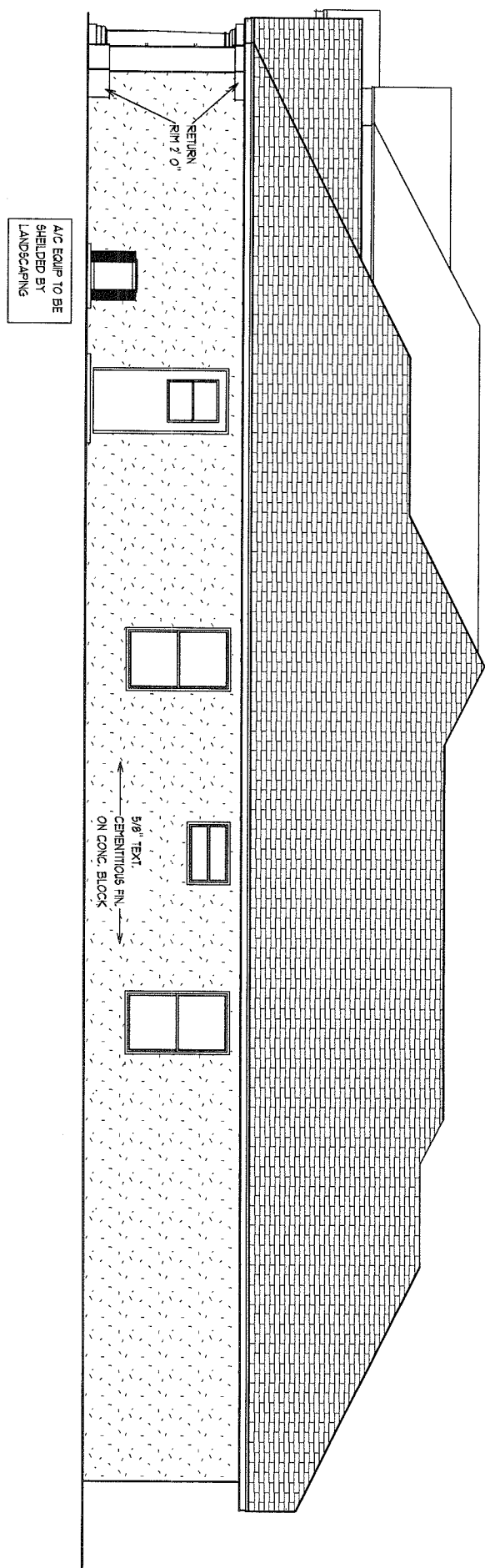
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REAR ELEVATION



RIGHT SIDE ELEVATION

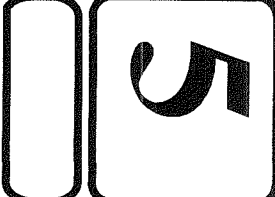


EXTERIOR ELEVATIONS -A

1/8" = 1' 0"

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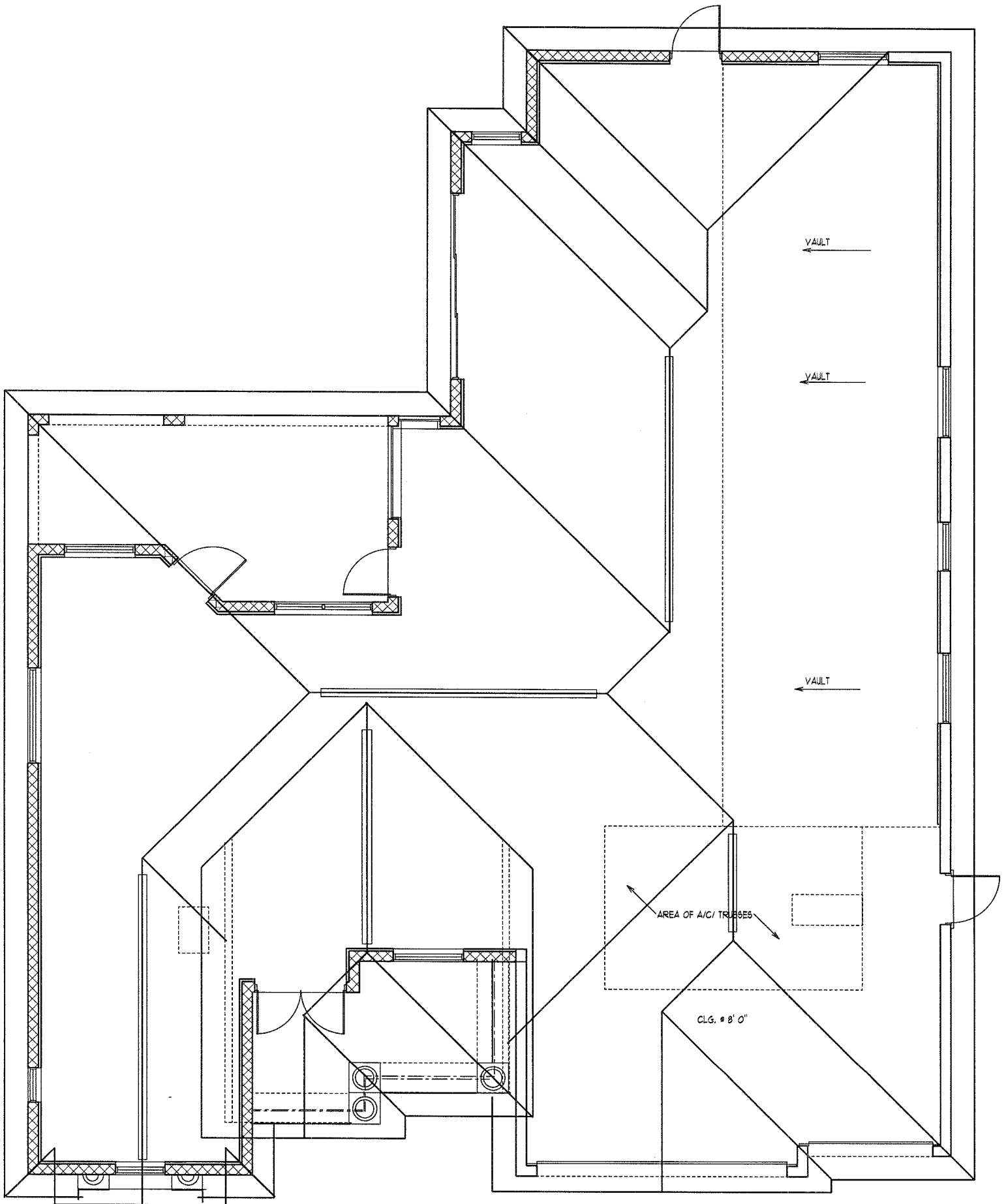
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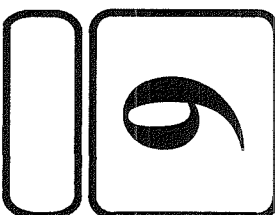


ROOF PLAN -A

SCALE 1/8" = 1' 0"

A.E.C.S. # 0000

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DEEB FAMILY HOMES, LTD.
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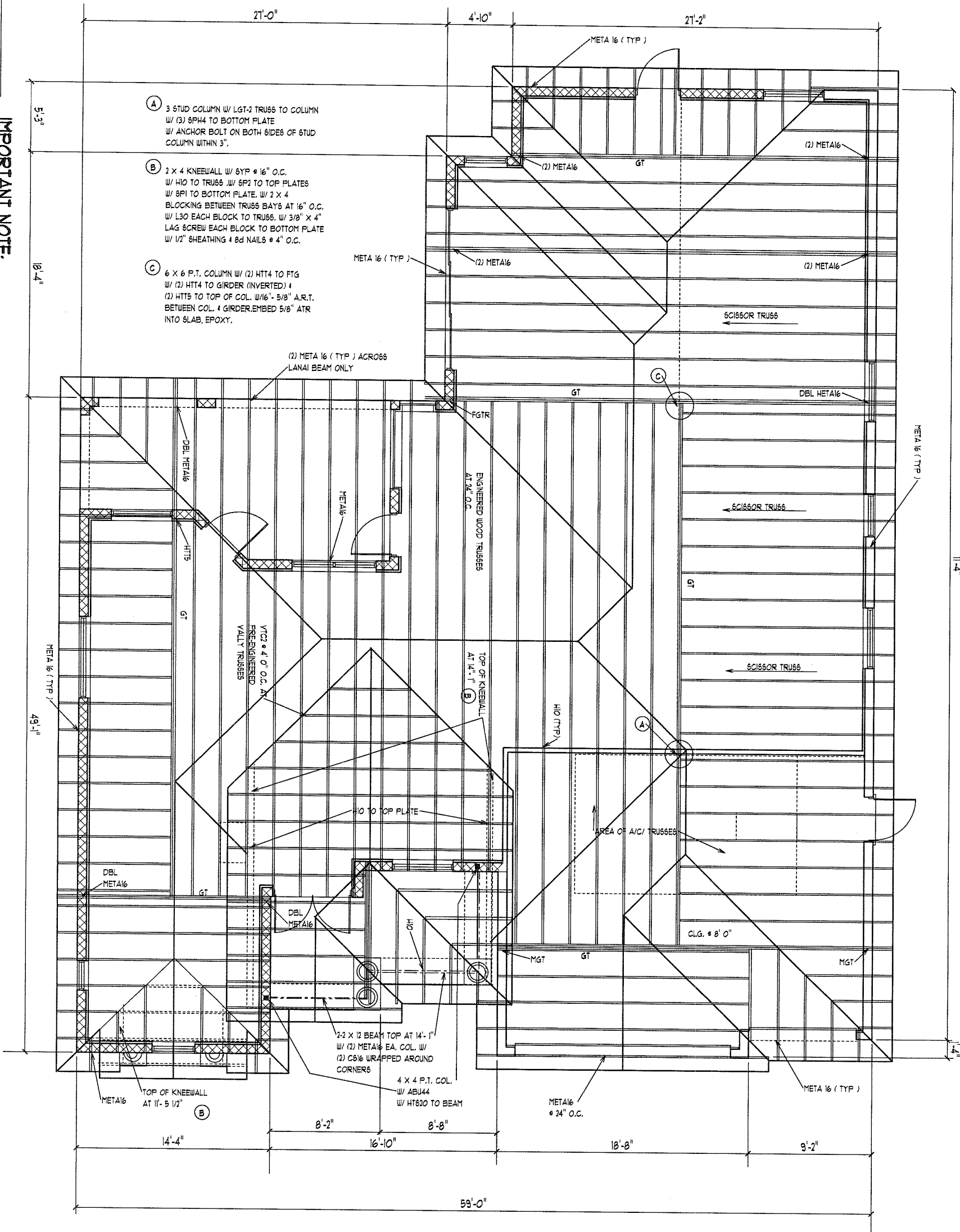
FASTENER NOTES
 (1) FOR MGT USE 5/8" X A.T.R. 12" EMBED, SET EPOXY
 (2) FOR HGT-2, FOLLOW MFRER. INSTRUCTIONS FOR EMBEDDING BOLTS - MECH. BOLT CANNOT SATISFY CRITICAL SPACING.

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 1/50th ATTIC AREA AT RIDGE, REMAINDER AT SOFFIT

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

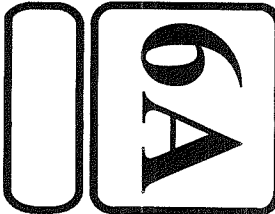


TRUSS PLAN - A

SCALE 1/8" = 1' 0"

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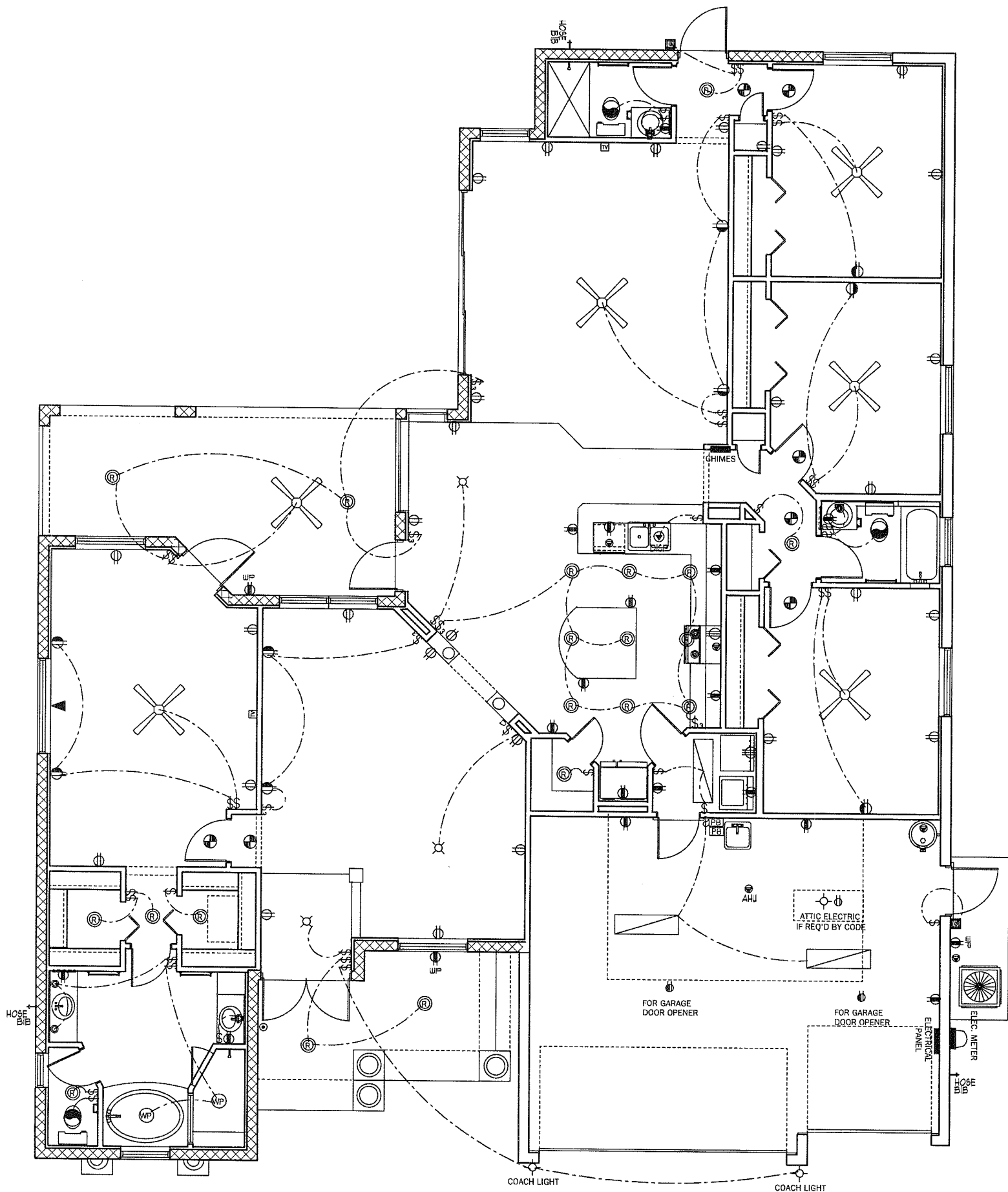
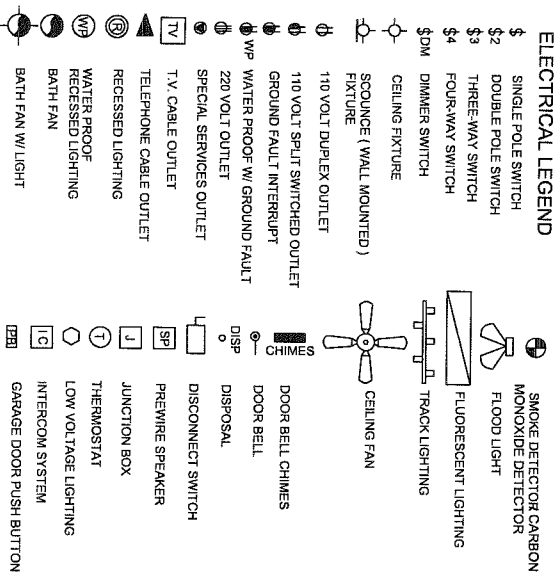
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UNLESS OTHERWISE NOTED
 1. ELECTRICAL OUTLET HEIGHT MEASURED FROM FINISHED FLOOR TO CENTERLINE OF THE BOX TO BE 17" A.F.F. (GENERAL)
 KITCHEN 42" HORIZONTAL
 BATHROOM 42" HORIZONTAL
 LAUNDRY 36" WASHER/24" DRYER W/ WALL OUTLETS 45"
 EXTERIOR WATERPROOF 12"
 GARAGE GF 45"
 RANGE 20V 4"

2. ALL TRIM PLATES AND DEVICES TO GAUGED WHERE POSSIBLE
3. ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE AFF.
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 9012
6. PROVIDE AFCI (ARC FAULT INTERRUPTERS) IN ALL BEDROOMS PER NEC SECTION 20.2
1. ALL RECEPTACLES TO BE TAMPER RESISTANT PER SECT. 406.11



ELECTRICAL PLAN

SCALE 1/8" = 1' 0"

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FOXTAIL 2543

7

DEEB FAMILY HOMES, LTD.

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

PLAN DATE

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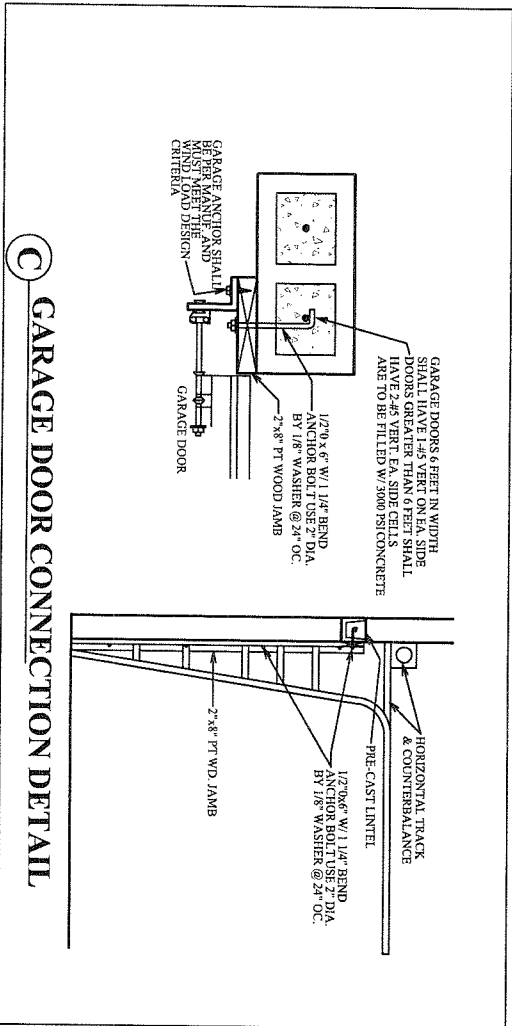
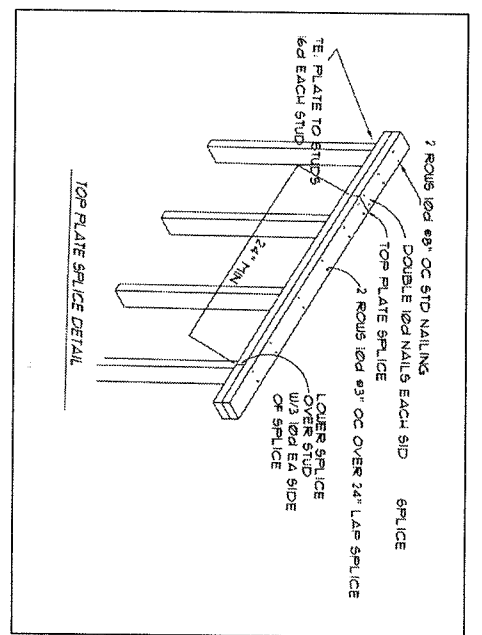
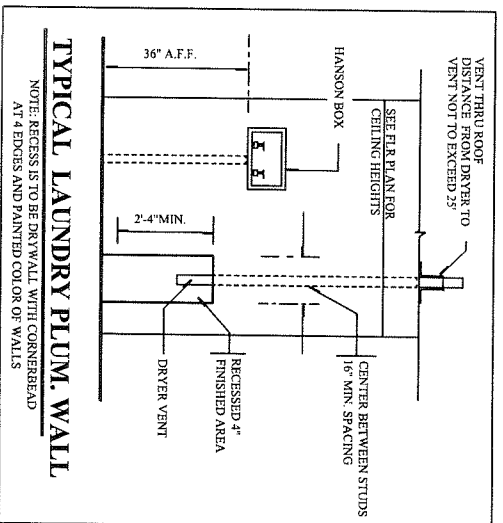
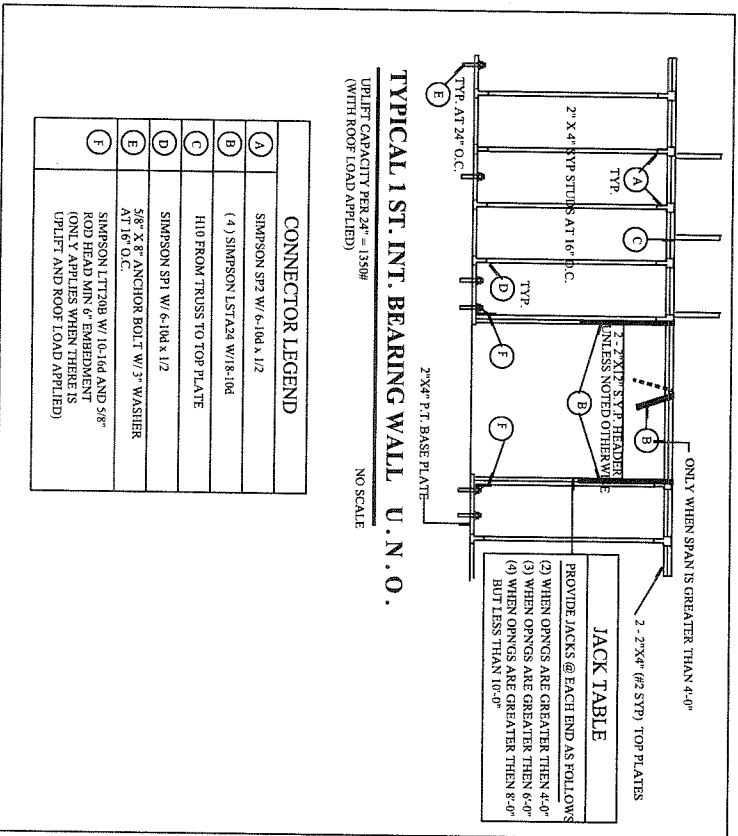
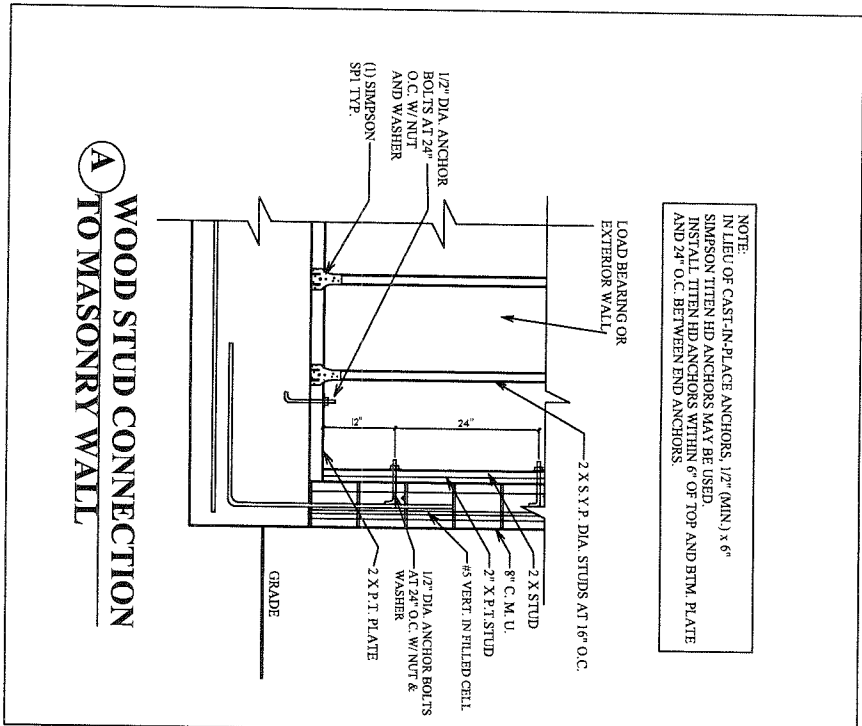
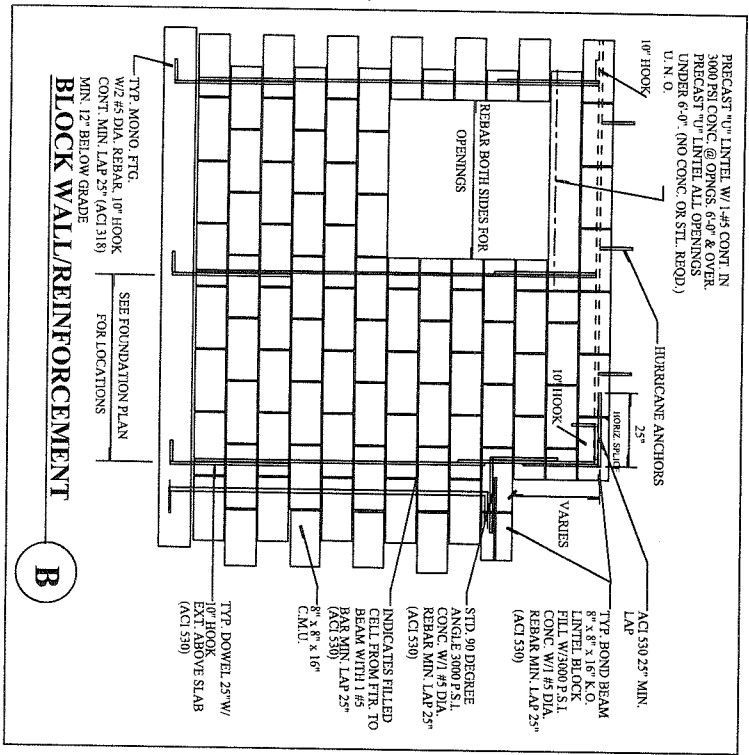
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CONSTRUCTION DETAILS

A.E.C.S. # 0000

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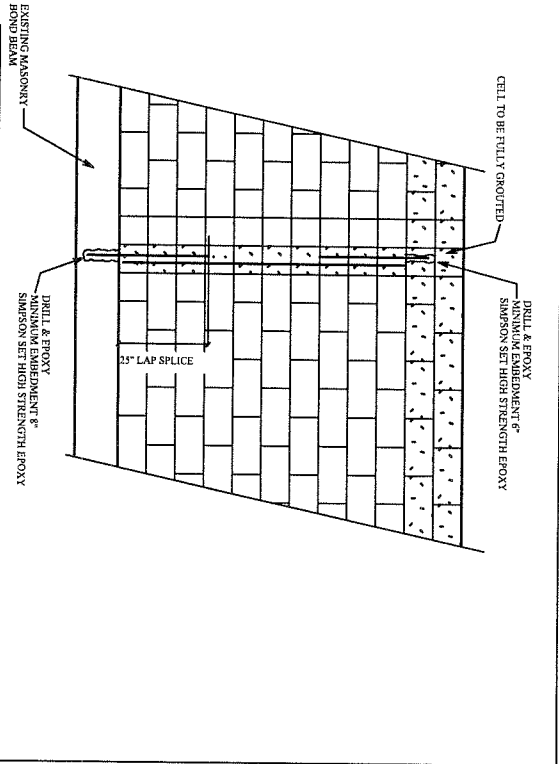
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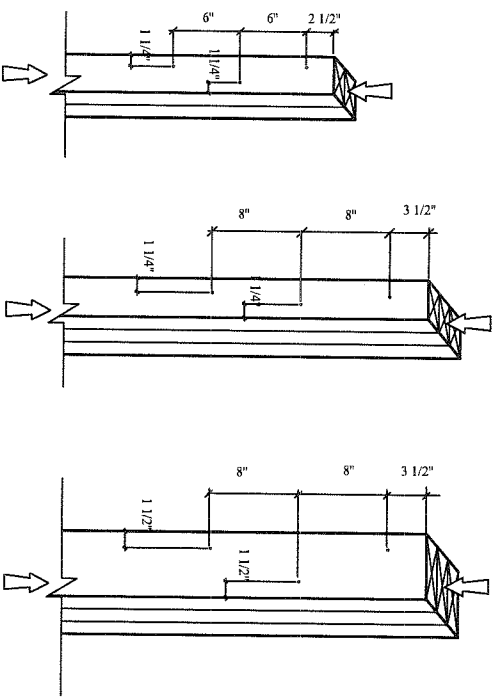


TYP. RETROFIT VERT. DOWEL CONDITION

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 PROXY 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



(2) 2"x4" LAMINATIONS
W/ (1) ROW OF STAGGERED
10D COMMON WIRE NAILS
(D=0.198, L=3.7) OR EQUAL

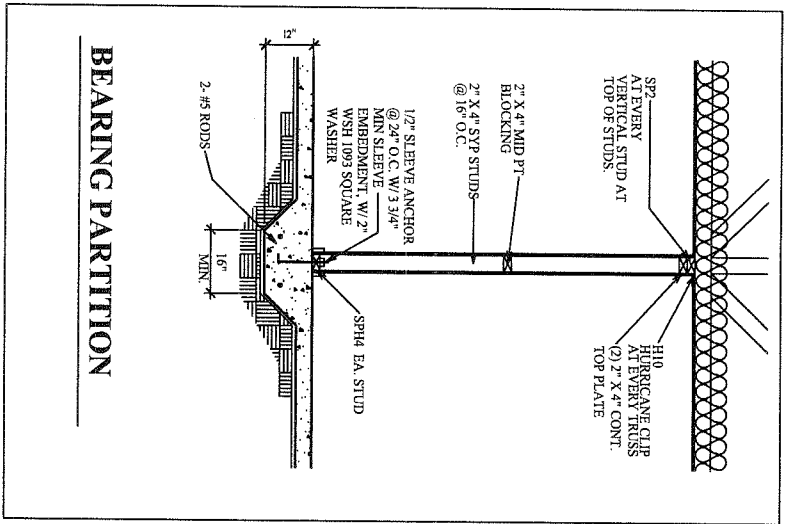
(3) 2"x4" LAMINATIONS
W/ (1) ROW OF STAGGERED
30d COMMON WIRE NAILS
(D=0.207, L=4 1/2") OR EQUAL

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

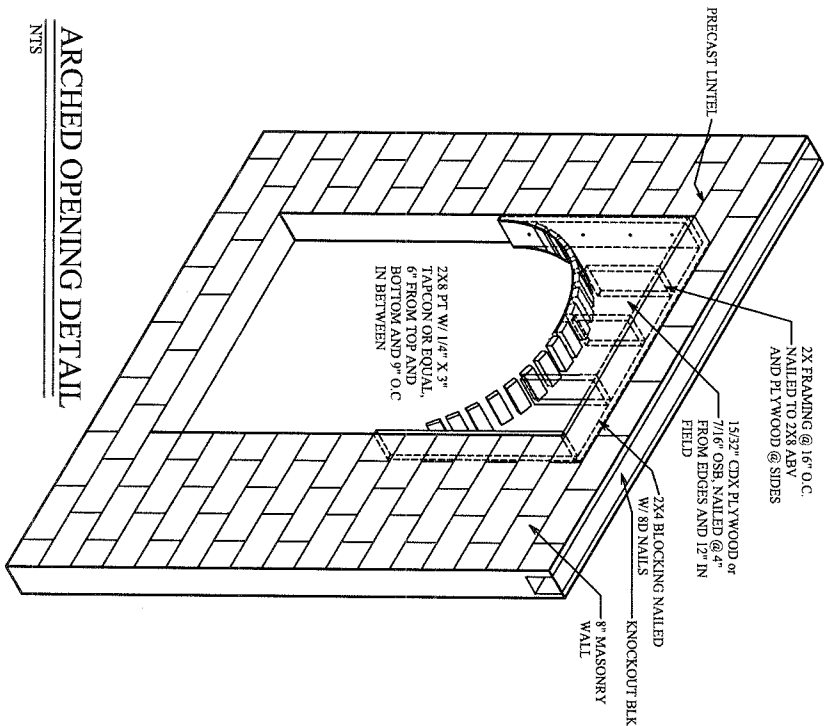
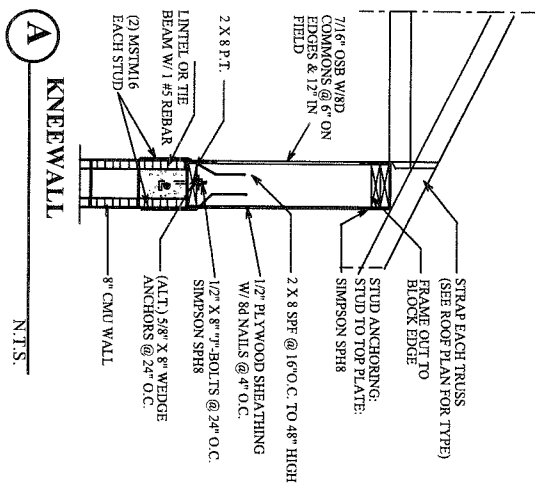
NOTES:

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

TYP. NAILING SCHEDULE FOR BUILT-UP COLUMNS



BEARING PARTITION



CONSTRUCTION DETAILS

A.E.C.S. # 0000

FOXTAIL 2543

3-24-09



DEEB FAMILY HOMES, LTD.

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

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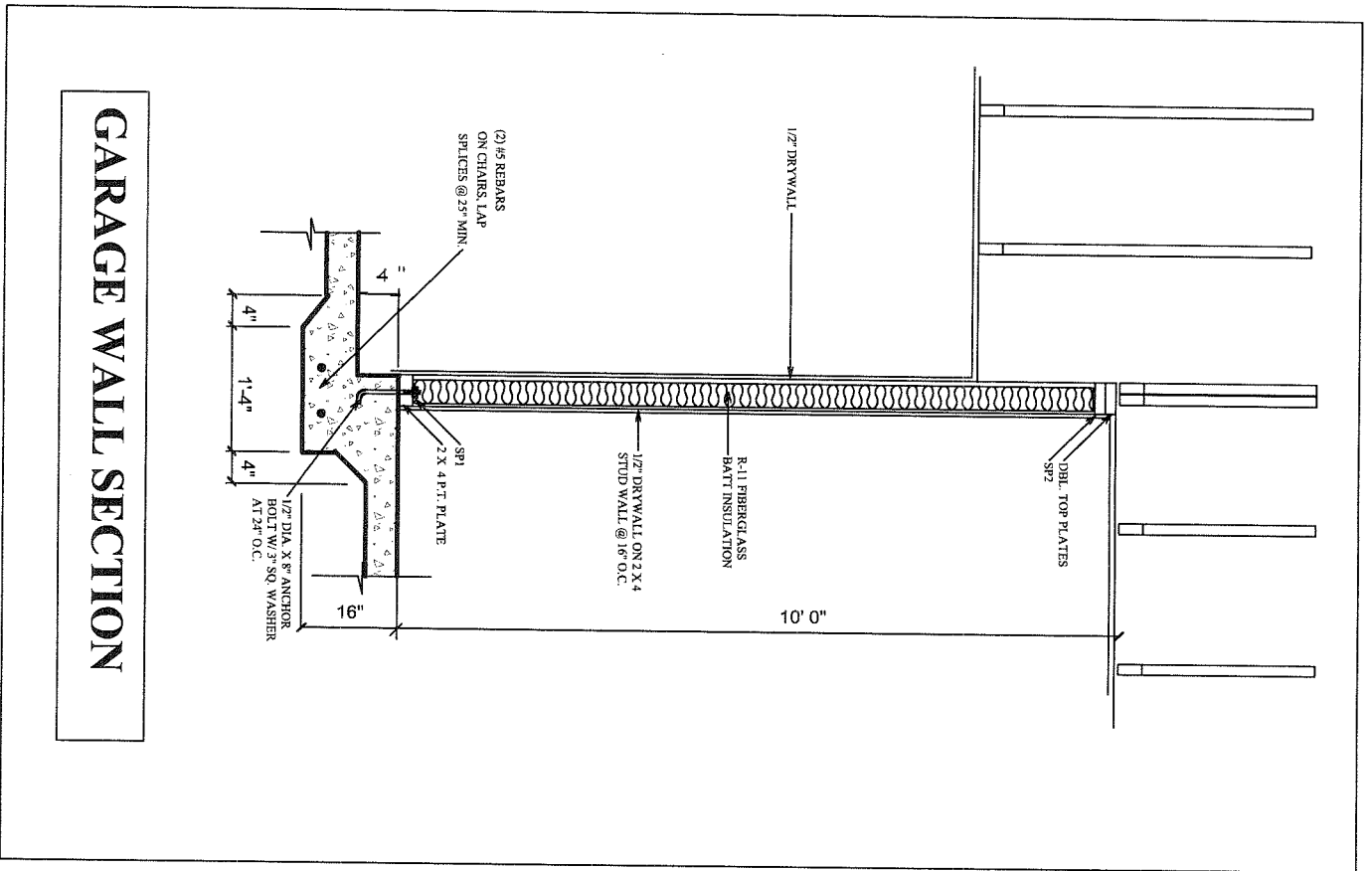
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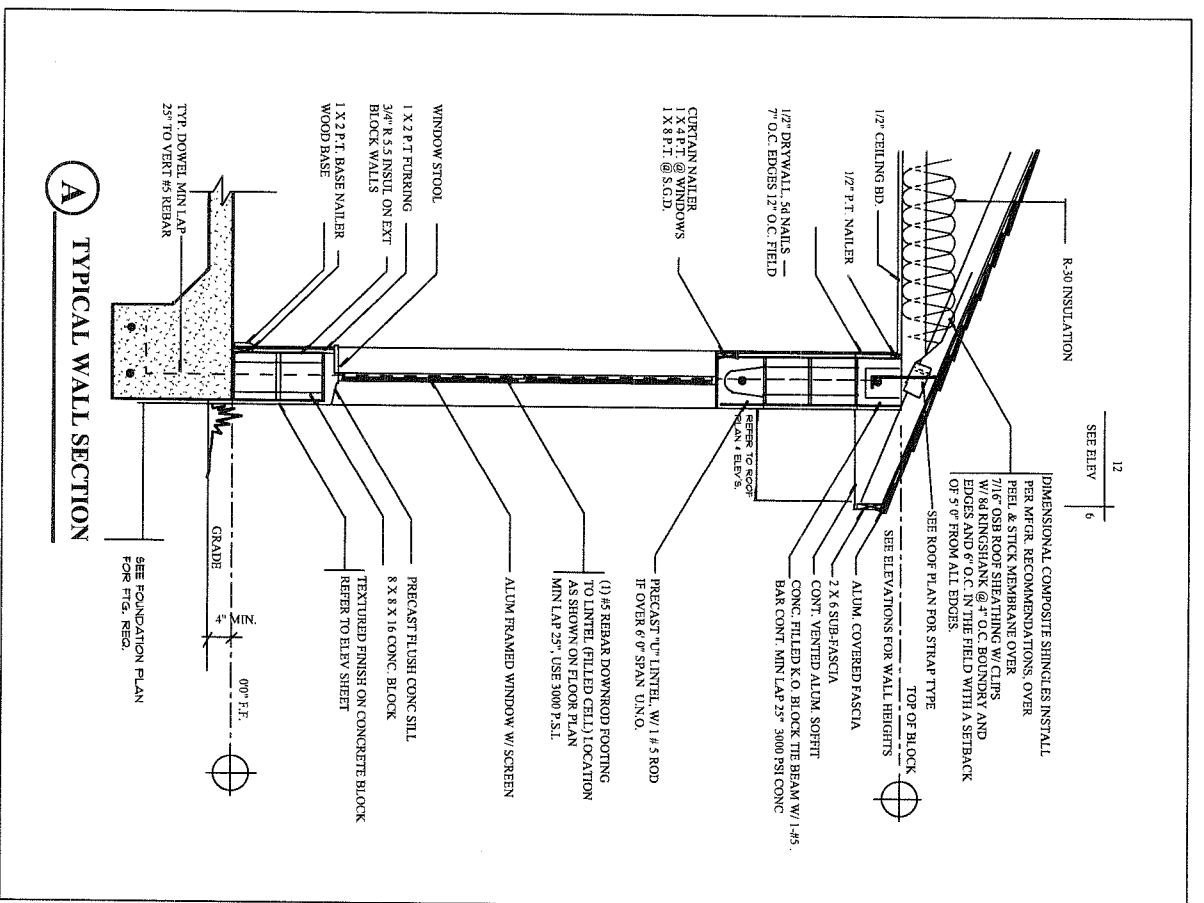
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GARAGE WALL SECTION

CONNECTOR TABLE

SIMPSON	FLORIDA PRODUCT NUMBERS PER INDEX 5-27-09
MEF16	11473.17
H3	10456.13
H10	10456.6
ME1	11470.7
ME104	10456.41
SP1	10456.42
SP2	10861.5
VTC4	11470.6
LG12	10860.10
ECC34.4SD52.5	10456.23
H1SD	11456.1
H110	11456.1



TYPICAL WALL SECTION

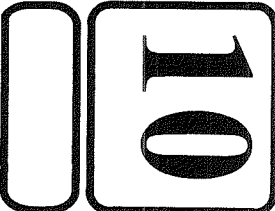
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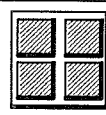
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 SIGNED
 RICHARD E. ALLEN P.E. #56920

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@allenengineeringservices.com

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 JOB SITE 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-al@robbiandesign.com

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.

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 MFGS. 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.

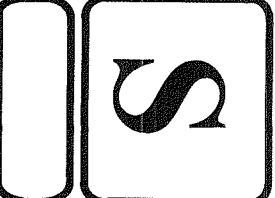
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8	CONSTRUCTION DETAILS
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10	CONSTRUCTION DETAILS

COVER SHEET

A.E.C.S. # 0000

FOXTAIL 2543



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

PLAN DATE
5-6-10

**LOT 6
 SUNSET DRIVE
 PALM HARBOR, FL.**

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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 CRACKETS) 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 CER 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

5-6-10

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