

# **PEMBROOK II**

## **MASTER PLAN**

REVISED 6-28-11

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 INTREST 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.

GENERAL NOTES:

THE FOLLOWING TECHINCAL 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 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.

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.

ROBBIAN DESIGN

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NATIONAL COUNCIL OF BUILDING DESIGN CERTIFICATION

ROBBIAN ALLEN

CERTIFICATION NO. 10-199

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NEW PORT RICHEY, FL. 34656

727-842-6100 Fax:727-825-3973

rich@allenengineering.com

COVER SHEET

DEEB FAMILY HOMES, LTD.

9400 RIVER CROSSING BLD.

NEW PORT RICHEY, FL. 34655

LOT 00 ADDRESS

PLAN DATE

2-9-11

6-28-11

ALLEN ENGINEERING & CONSTRUCTION SERVICES

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727-842-6100 Fax:7

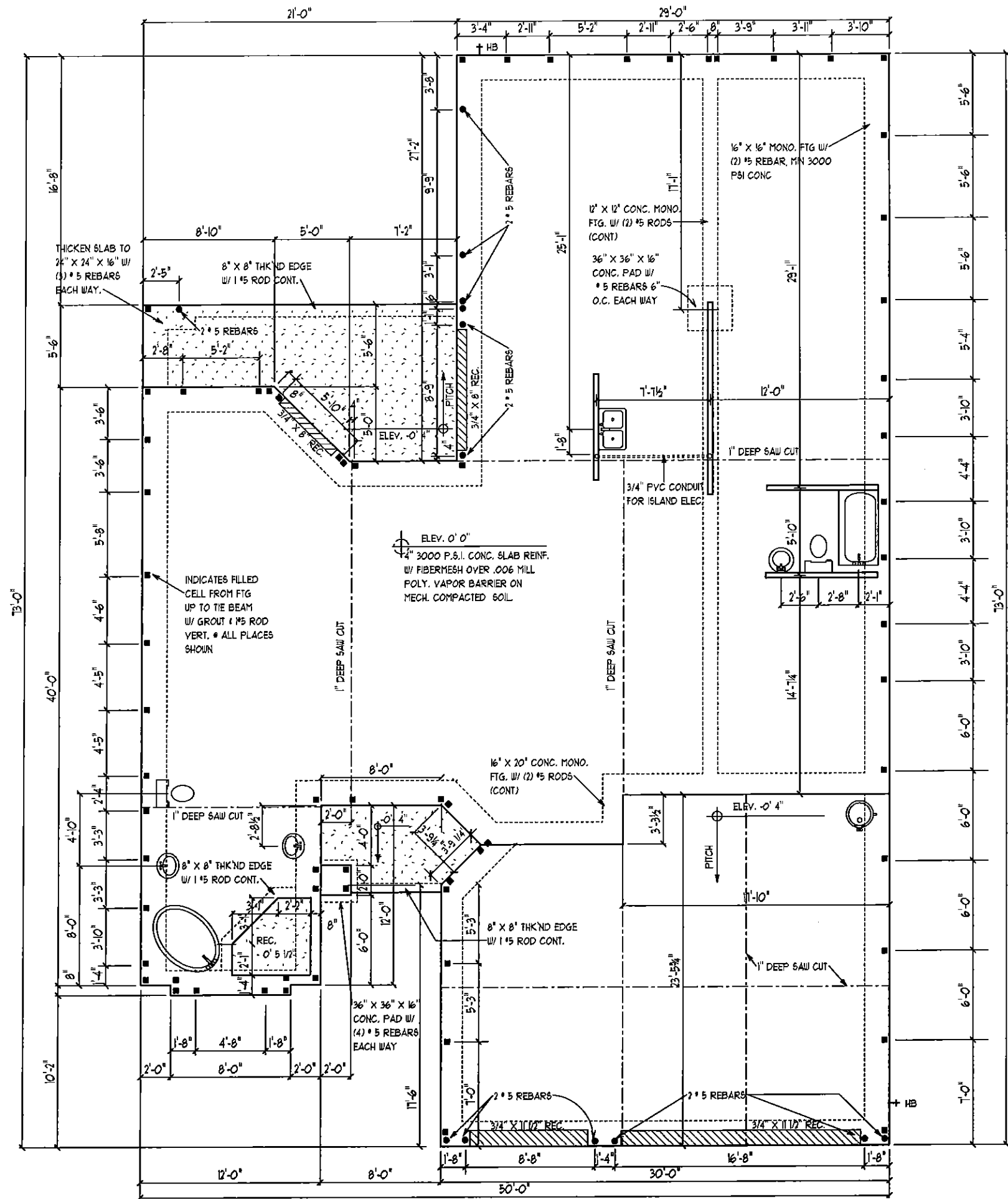
- 1) THE FOUNDATION SYSTEM FOR THIS PLAN IS DESIGNED FOR A MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2000 P.S.F. WITH NO SOILS REPORT OR INFORMATION PROVIDED.
- 2) FOOTINGS TO BEAR MIN. 12" BELOW GRADE.
- 3) FOOTINGS TO BEAR ON UNDISTURBED SOIL OR FULL COMPACTED TO 95% MOD. PROCTOR BETWEEN LESS THAN 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 )

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.

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



## **FOUNDATION PLAN**

**SCALE 1/8" = 1' 0"**

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

# 1

**LOT 00  
ADDRESS**

PLAN DATE

PLAN DATE
2-9-11
6-28-11

A.E.C.S. # 00000

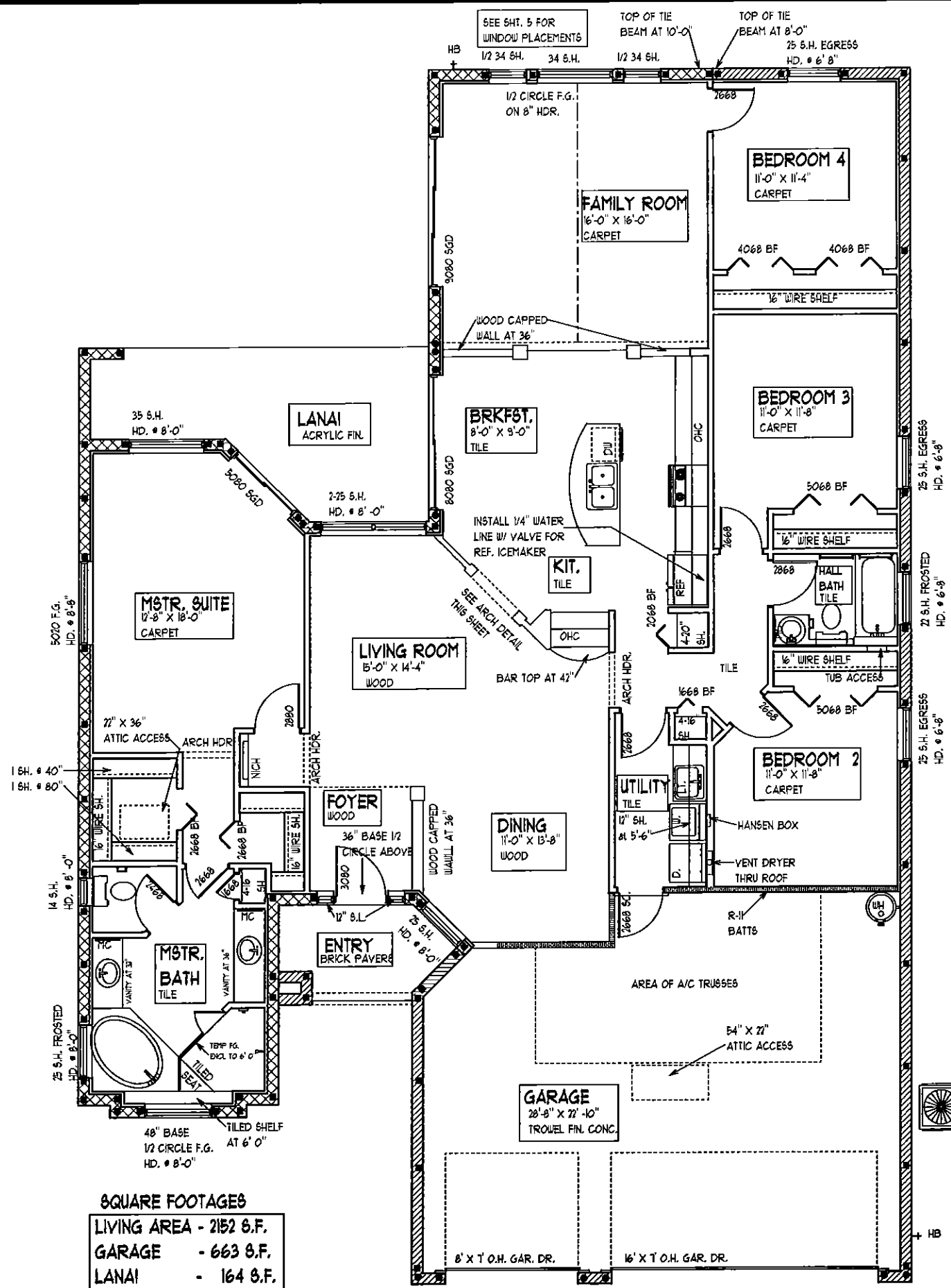
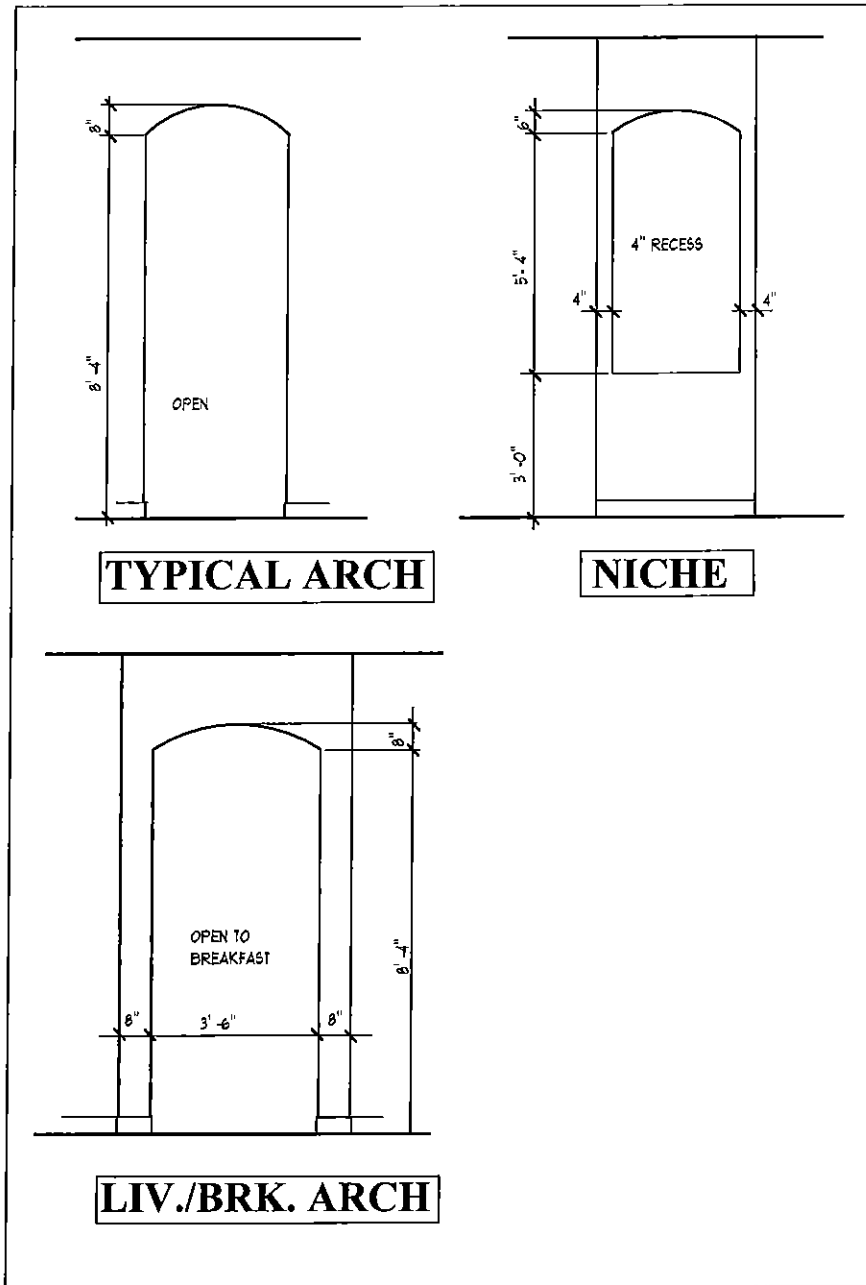
I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 121 MPH 3 SEC. GUST LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2007 FLORIDA RESIDENTIAL BUILDING CODE W/ 2009 SUPPLEMENTS SEALED FOR STRUCTURE ONLY.

SIGNED \_\_\_\_\_  
RICHARD E. ALLEN P.E. #56920

## PEMBROOK II

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

LIVING AREA	- 2152 S.F.
GARAGE	- 663 S.F.
LANAI	- 164 S.F.
ENTRY	- 56 S.F.
TOTAL	- 3035 S.F.

**FLOOR PLAN NOTES** SCALE 1/8" = 1' 0"

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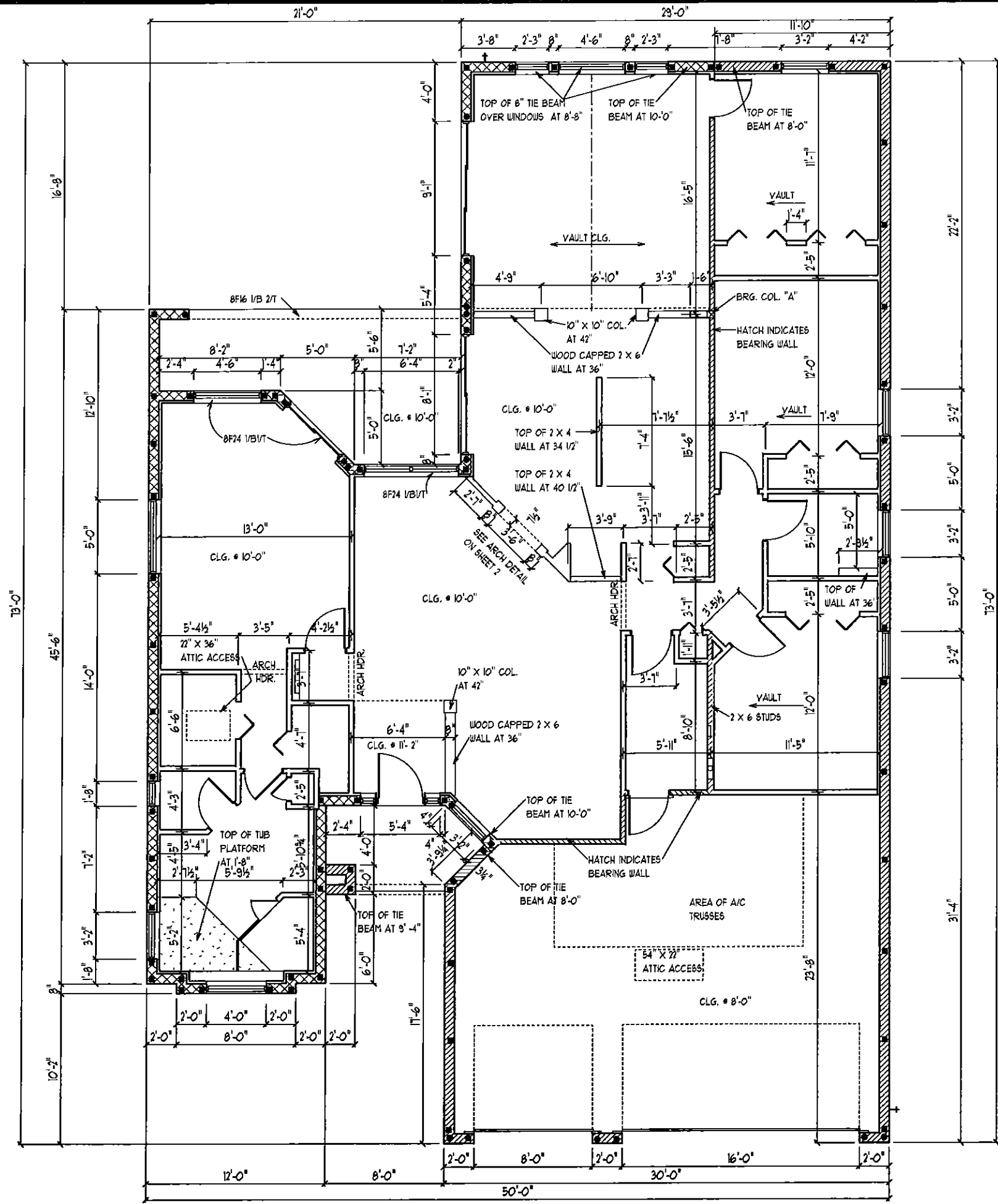
HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 123 MFL 3 SEC. CUST. LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2007 FLORIDA RESIDENTIAL BUILDING CODE W/ 2009 SUPPLEMENTS SCALED FOR STRUCTURE ONLY.  
 SIGNED RICHARD E. ALLEN P.E. #56920

**LOT 00 ADDRESS**

**PLAN DATE**  
 2-9-11  
 6-28-11

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

**2**



DIMENSION PLAN

SCALE 1/8" = 1'-0"

A.E.C.S. # 00000

PEMBROOK II

3

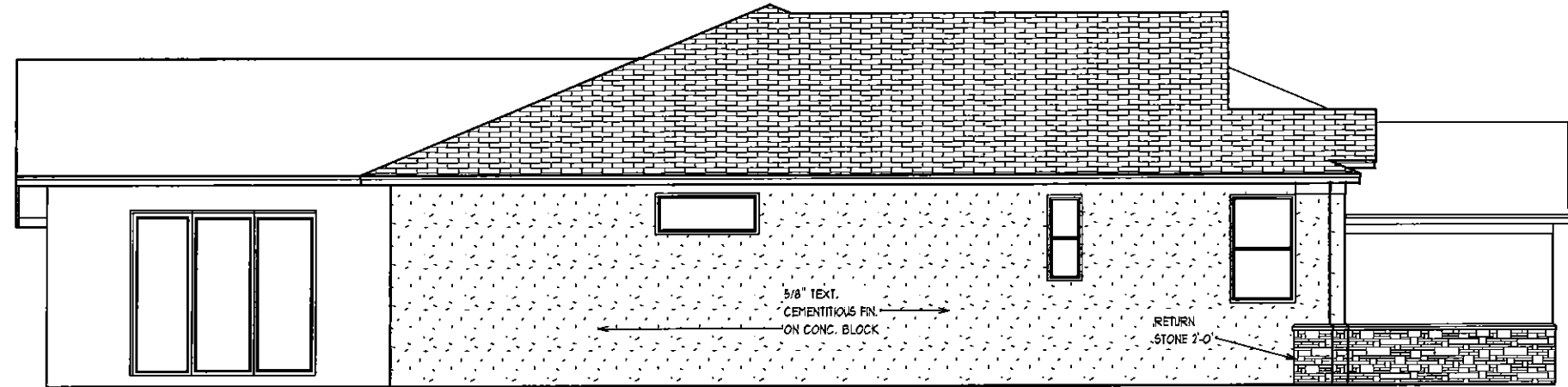
DEEB FAMILY  
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PLAN DATE
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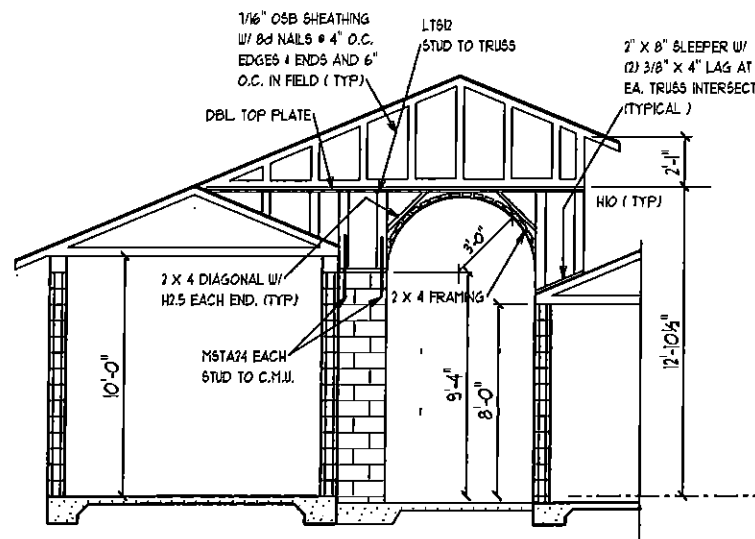
LOT 00  
ADDRESS

I HEREBY CERTIFY THAT I HAVE  
PERFORMED THE ATTACHED DESIGN  
TO COMPLY WITH 121 MPH 3 SEC. GUST  
LOADS AND THIS IN COMPLIANCE WITH  
SECTION 1609 OF THE FLORIDA  
RESIDENTIAL BUILDING CODE W/2008  
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RICHARD E. ALLEN P.E. #56920

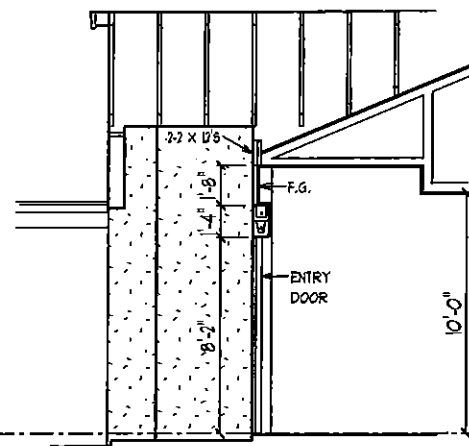
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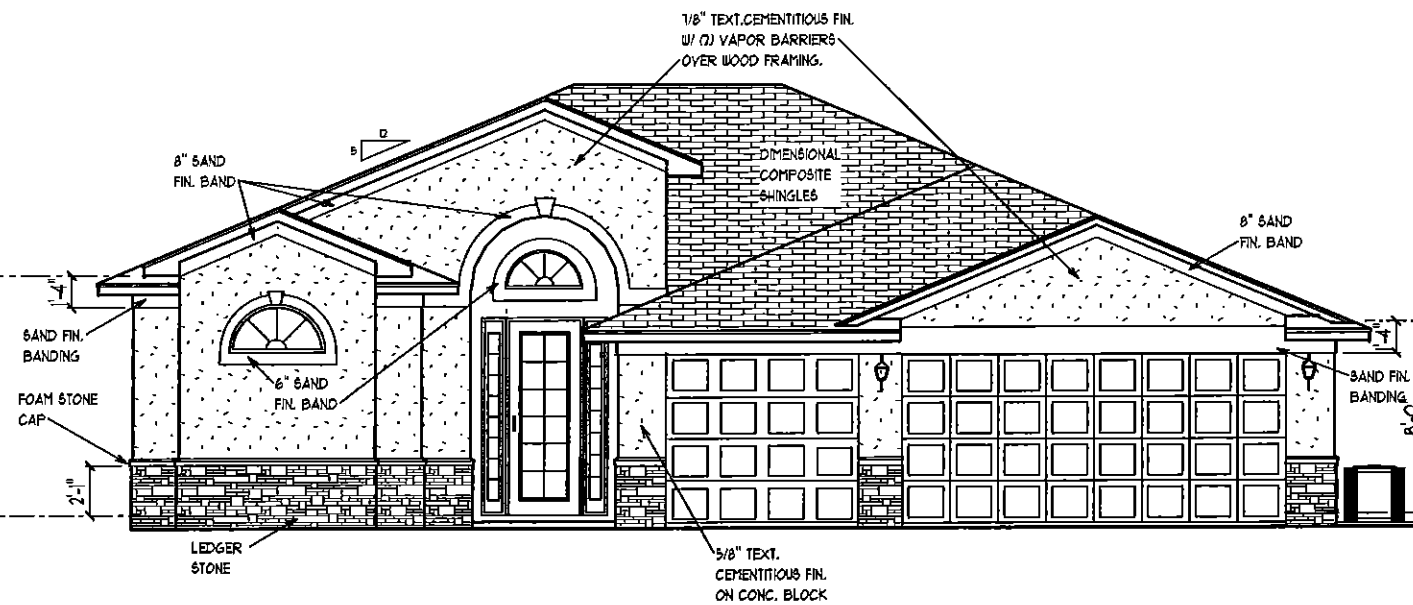
### LEFT SIDE ELEVATION



## ENTRY DETAILS



SECTION THRU ENTRY



### FRONT ELEVATION

## EXTERIOR ELEVATIONS - A

1/8" = 1' 0"

A.E.C.S. # 00000

## **PEMBROOK II**

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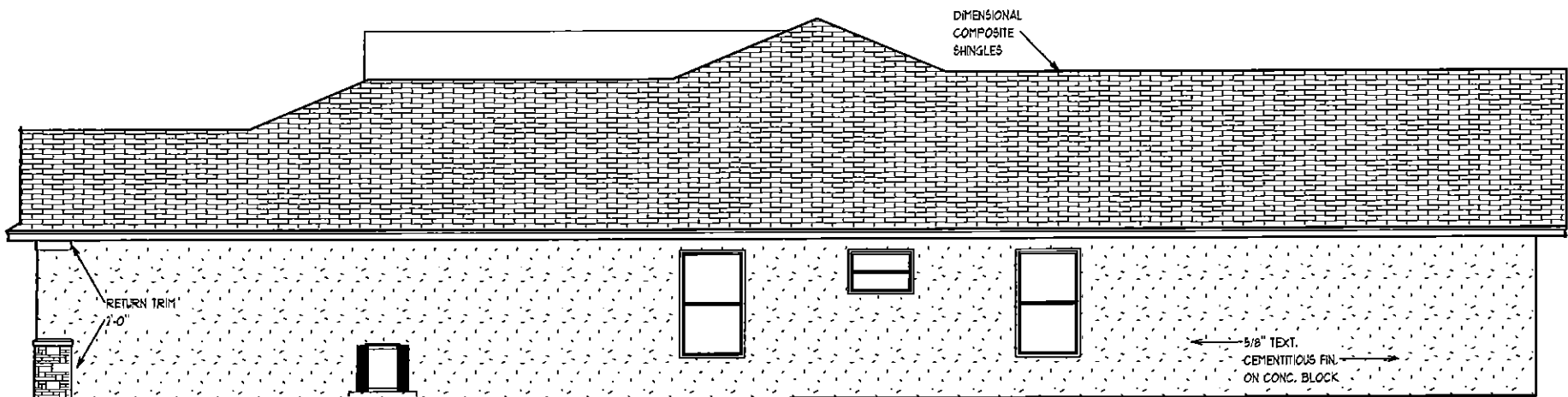
**PLAN DATE**

**LOT 00**  
**ADDRESS**

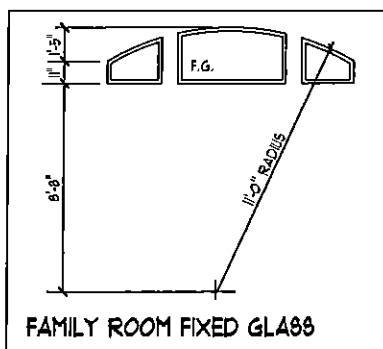
I HEREBY CERTIFY THAT I HAVE  
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LOADS AND IT IS IN COMPLIANCE WITH  
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4



LEFT SIDE ELEVATION



REAR ELEVATION

EXTERIOR ELEVATIONS -A

1/8" = 1' 0"

A.E.C.S. # 00000

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5



### 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.

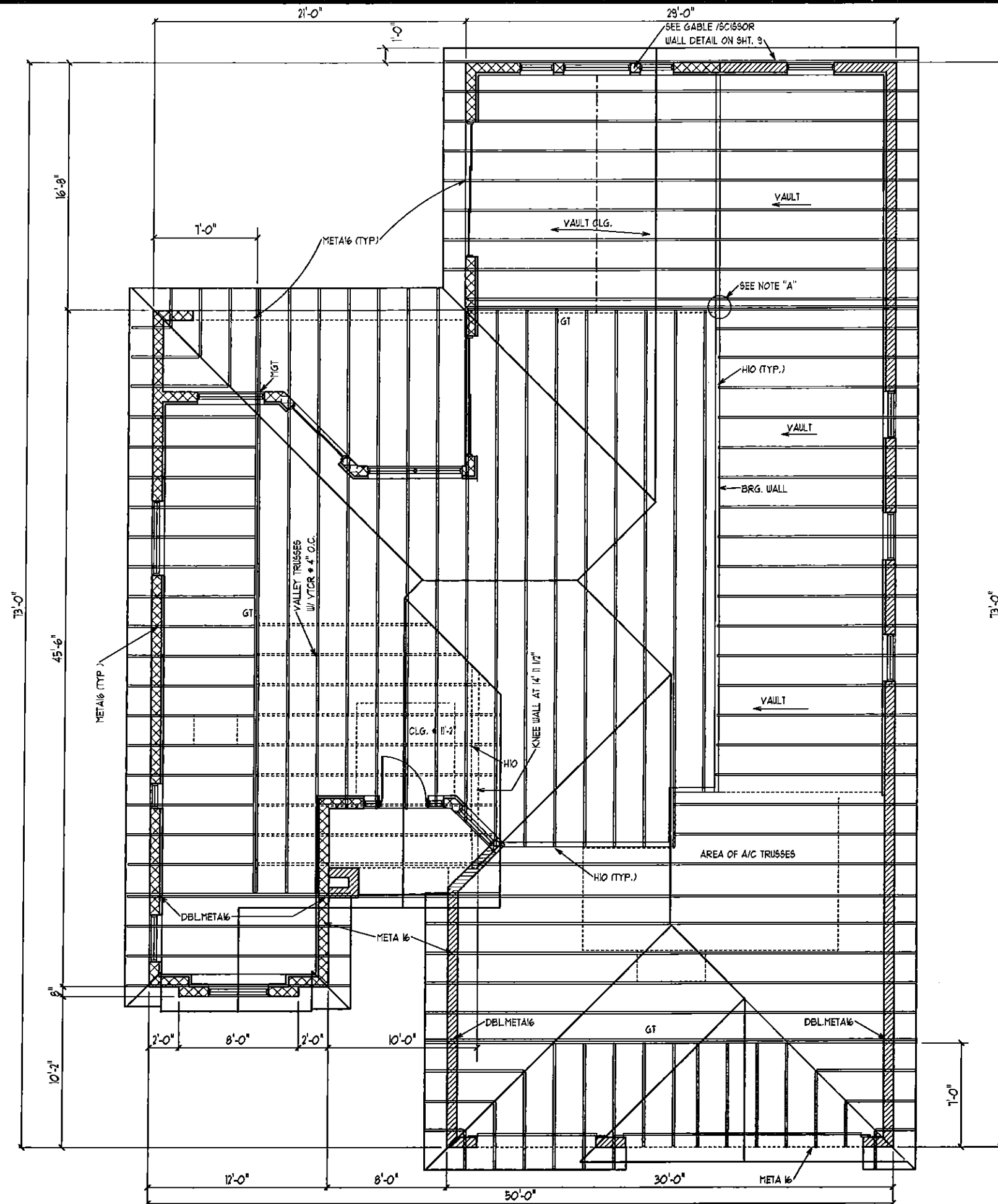
ALL TRUSS TO TRUSS CONNECTORS BY TRUSS SYSTEMS ENGINEER AND TO BE SPECIFIED ON INDIVIDUAL SEALED TRUSS SHEETS

NOTE: INSTALL MOISTURE BARRIER BETWEEN MASONRY & UNTREATED WOOD

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

### NOTE -A-

4 STUD 2 X 6 SYP  
W/ (2) 10d @ 6" O.C. EACH LAYER  
W/ (2) LGT2 TO G.T.  
W/ HTT5 TO FOUNDATION



TRUSS PLAN - A

SCALE 1/8" = 1' 0"

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6A

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ADDRESS

A.E.C.S. # 00000

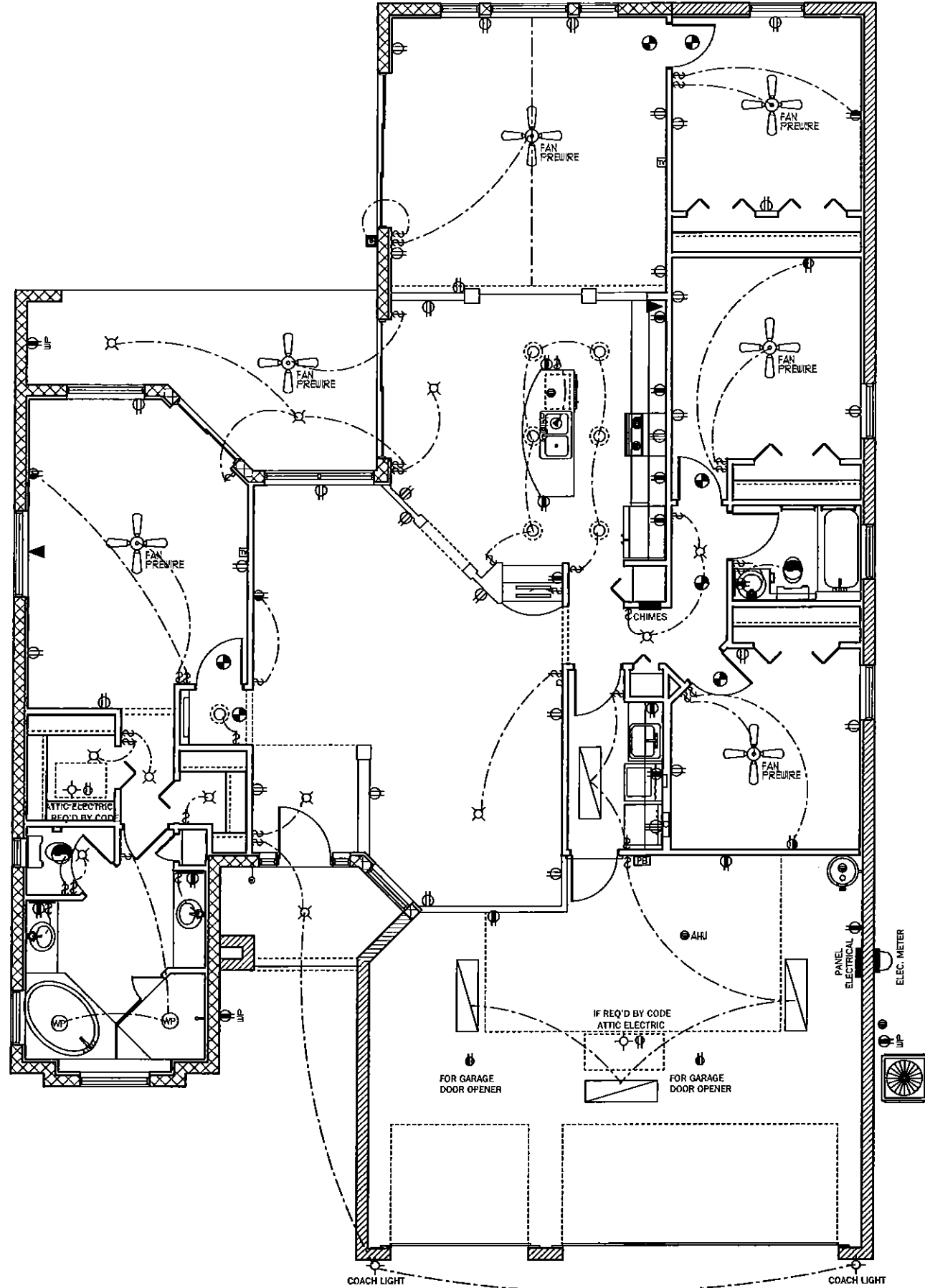
PEMBROOK II

I HEREBY CERTIFY THAT I HAVE  
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- 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 # 12"  
GARAGE GFI # 45"  
RANGE 220V # 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
\$2	DOUBLE POLE SWITCH
\$3	THREE-WAY SWITCH
\$4	FOUR-WAY SWITCH
\$DM	DIMMER SWITCH
CF	CEILING FIXTURE
SC	SCOUNCE ( WALL MOUNTED ) FIXTURE
110V	110 VOLT DUPLEX OUTLET
110VSP	110 VOLT SPLIT SWITCHED OUTLET
GFI	GROUND FAULT INTERRUPT
WP	WATER PROOF W/ GROUND FAULT
220V	220 VOLT OUTLET
SSO	SPECIAL SERVICES OUTLET
TV	T.V. CABLE OUTLET
TEL	TELEPHONE CABLE OUTLET
R	RECESSED LIGHTING
WR	WATER PROOF RECESSED LIGHTING
BATH FAN	BATH FAN
BATH FAN W/ LIGHT	BATH FAN W/ LIGHT
SD	SMOKE DETECTOR CARBON MONOXIDE DETECTOR
FL	FLOOD LIGHT
FLUO	FLUORESCENT LIGHTING
TL	TRACK LIGHTING
CFAN	CEILING FAN
CH	CHIMES
DB	DOOR BELL CHIMES
DB	DOOR BELL
DISP	DISPOSAL
DISC	DISCONNECT SWITCH
SP	PREWIRE SPEAKER
JB	JUNCTION BOX
T	THERMOSTAT
LVL	LOW VOLTAGE LIGHTING
IC	INTERCOM SYSTEM
GB	GARAGE DOOR PUSH BUTTON



ELECTRICAL PLAN SCALE 1/8" = 1' 0"

A.E.C.S. # 00000

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