

- 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 85% 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.

SEE SHEET 2 FOR PLUMBING RISER ISOMETRIC

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

DRIVEWAY SPEC. DRIVEWAY NOT IN RIGHT OF WAY TO BE BRICK PAVERS.
 DRIVEWAY IN RIGHT OF WAY TO BE 6" 3000 P.S.I. CONCRETE WITH FIBERMESH AND WIRE REINFORCEMENT

INDICATES FILLED CELL FROM FTG. UP TO THE BEAM W/GROUT & #5 ROD VERT. AT ALL PLACES SHOWN

FOUNDATION PLAN

SCALE 1/8" = 1'-0"

A.E.C.S # 15031 LAUREL 3428

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

LOT 9 PLANTATION

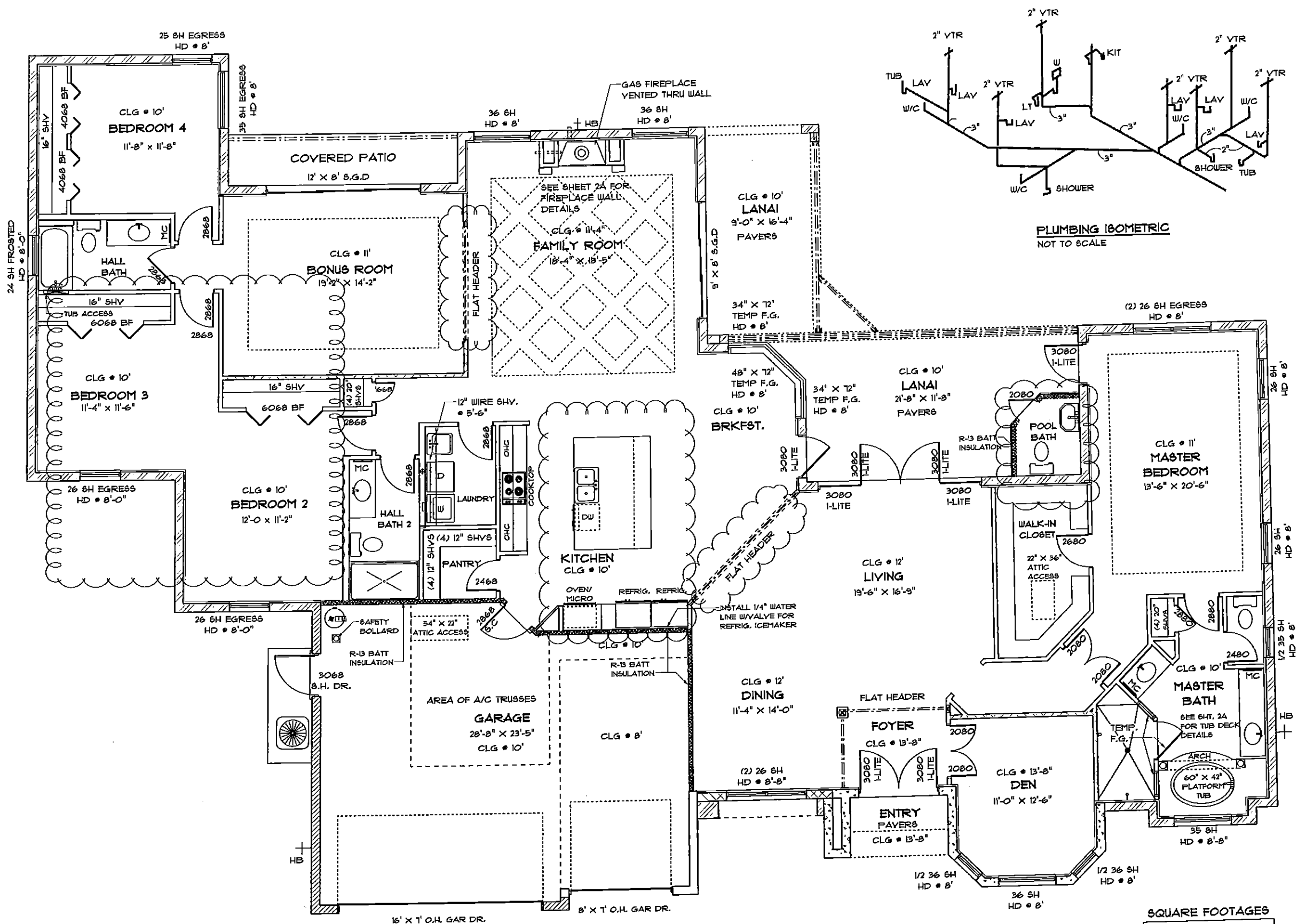
PLAN DATE

1. 04-02-2015	5. 09-18-2015
2. 04-07-2015	
3. 04-10-2015	
4. 04-15-2015	
4. 09-14-2015	

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH ALL APPLICABLE WIND LOADS, EXPOSURE 3 AND IT IS IN COMPLIANCE WITH CHAPTER 16 OF THE 2010 FLORIDA BUILDING CODE. SEALED FOR ME BY STRUCTURAL ENGINEER

Richard E. Allen P.E.
 RICHARD E. ALLEN P.E. #56920

ALLEN ENGINEERING & CONSTRUCTION SERVICES
 RICH ALLEN PROFESSIONAL ENGINEER
 P.E. #56920 C.A. #9542
 P.O. BOX 351
 NEW FORT RICHEY, FL 34656
 727-842-6100
 richallenpe@gmail.com

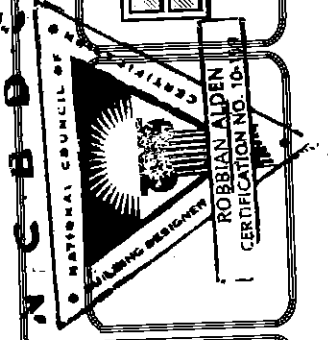


SEE SHEET 4 FOR FIXED GLASS OVER ENTRY AND DEN OPENINGS

SQUARE FOOTAGES

LIVING AREA -	3460 S.F.
GARAGE -	668 S.F.
LANAI -	460 S.F.
ENTRY -	45 S.F.
TOTAL -	4633 S.F.

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



SCALE 1/8" = 1'-0"

LOT 9
 PLANTATION

PLAN DATE

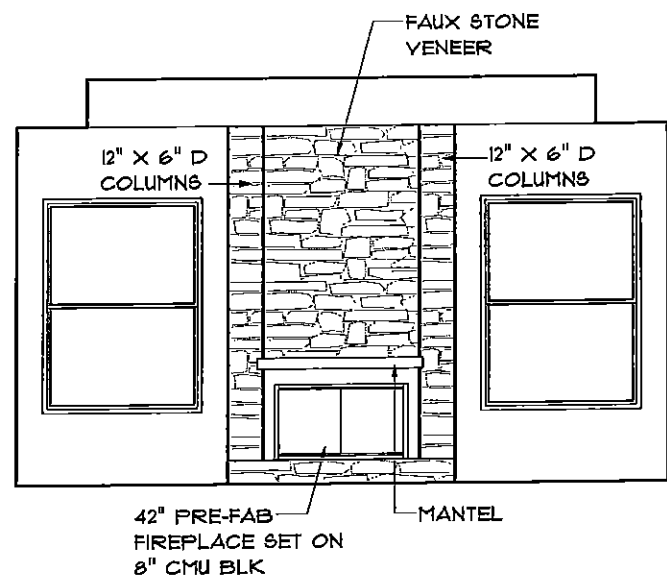
1.	04-02-2015	6.09-01-2015
2.	04-07-2015	7.09-10-2015
3.	04-10-2015	8.09-14-2015
4.	04-15-2015	9.09-18-2015
5.	04-17-2015	

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

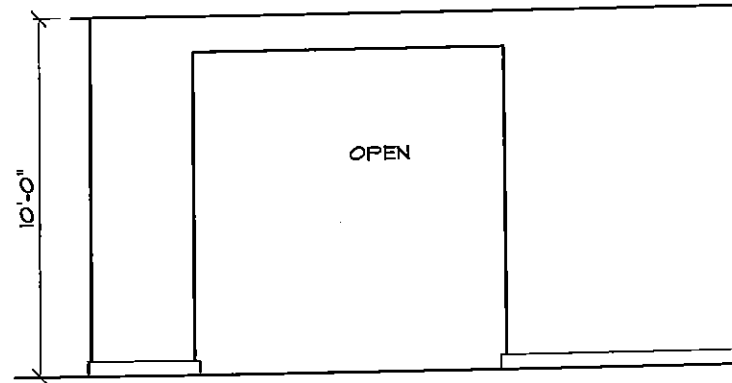
2

FLOOR PLAN NOTES

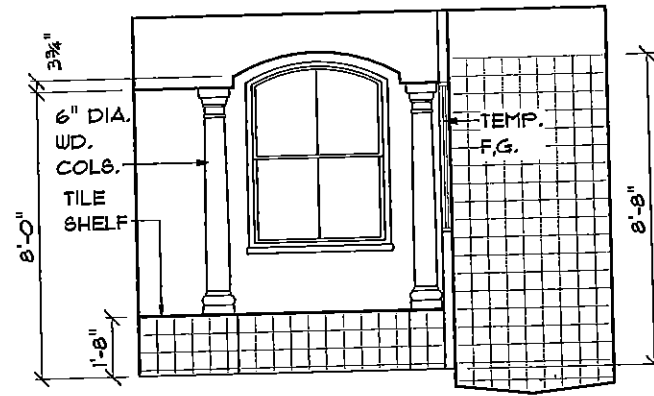
LAUREL 3428



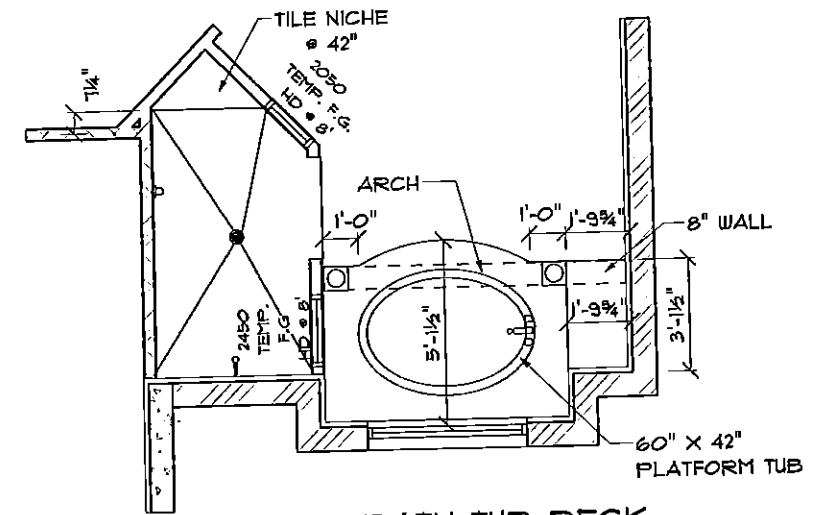
FAMILY ROOM FIREPLACE WALL



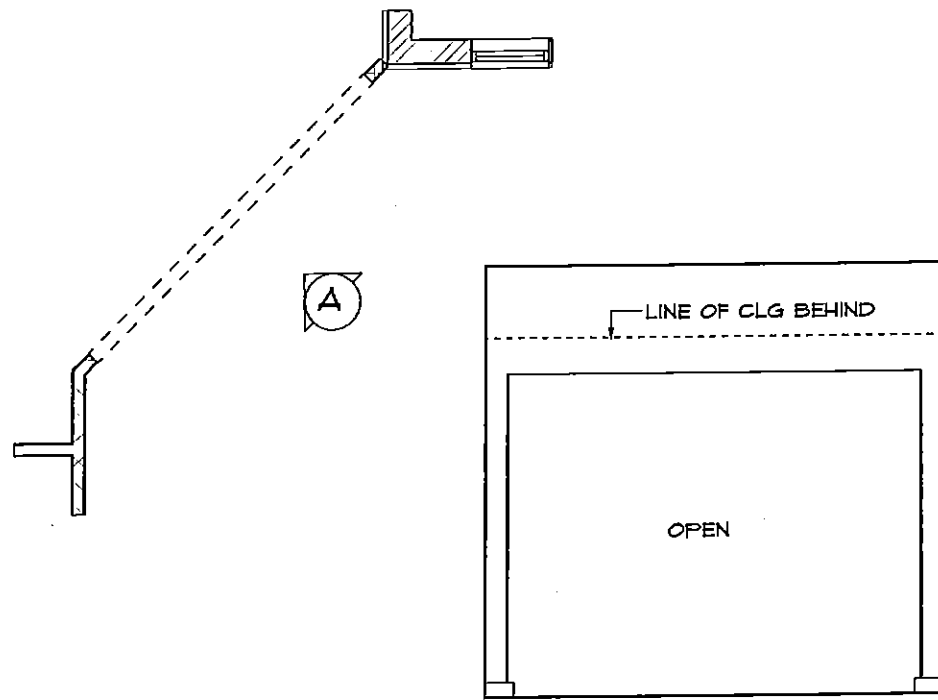
BONUS WALL OPENING



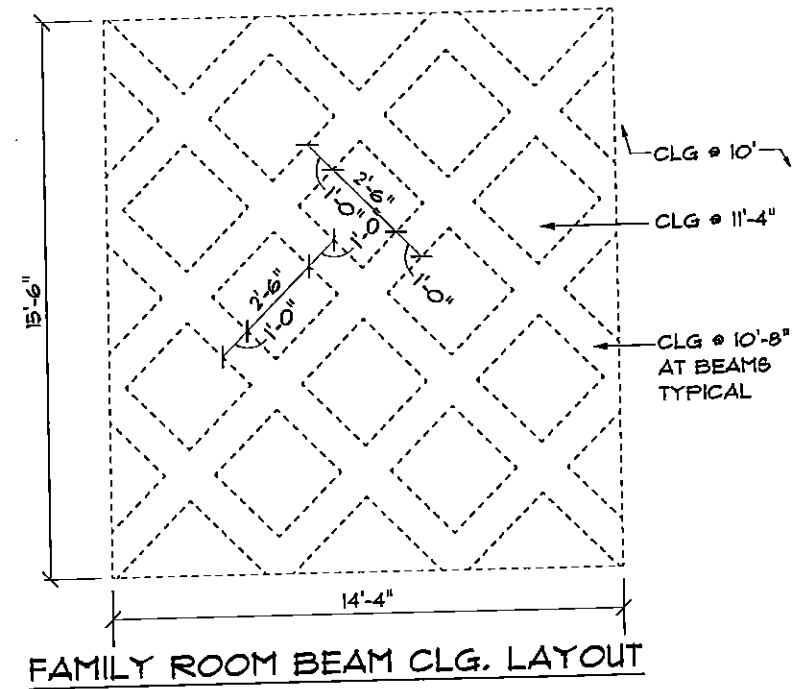
MASTER BATH TUB WALL



MASTER BATH TUB DECK



LIVING ROOM WALL OPENING



FAMILY ROOM BEAM CLG. LAYOUT

LAUREL 3428
SCALE 3/16" = 1'-0"

FLOOR PLAN DETAILS

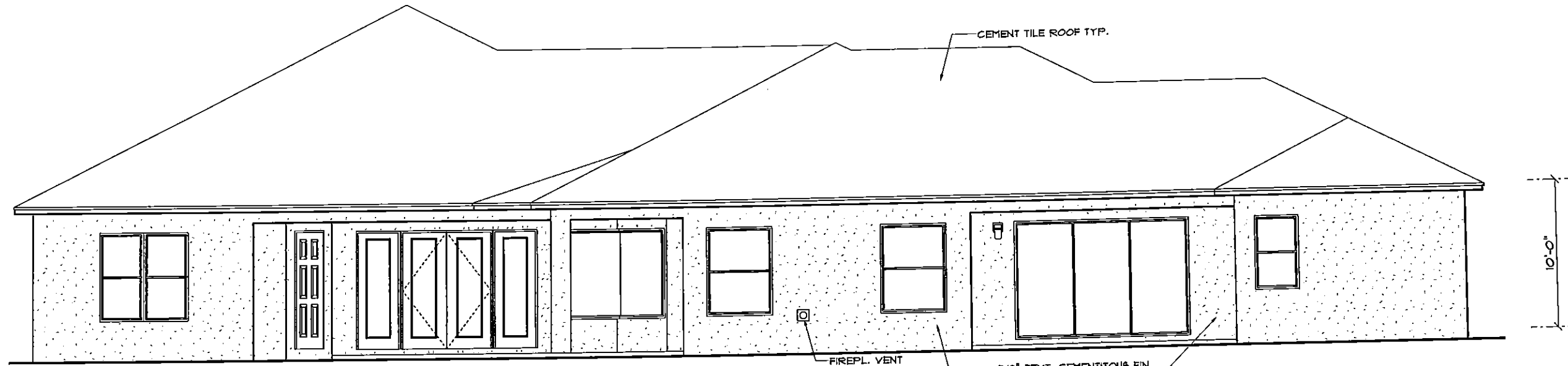
ROBBIAN DESIGN
AL ROBBIAN A.I.B.D.
6397 CONNEWOOD SQ.
NEW PORT RICHEY, FL. 34653
(727) 848-2259
MAIL - a@robbiandesign.com

LOT 9
PLANTATION

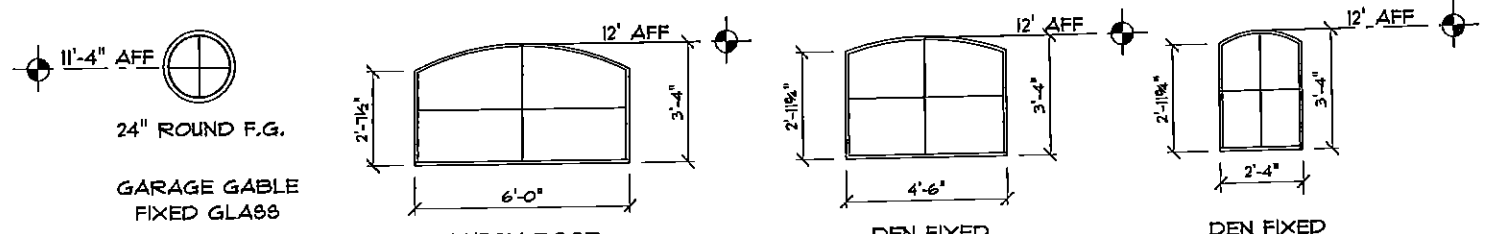
PLAN DATE	DATE
1.	04-02-2015
2.	04-07-2015
3.	04-10-2015
4.	04-15-2015
5.	04-17-2015

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

2A

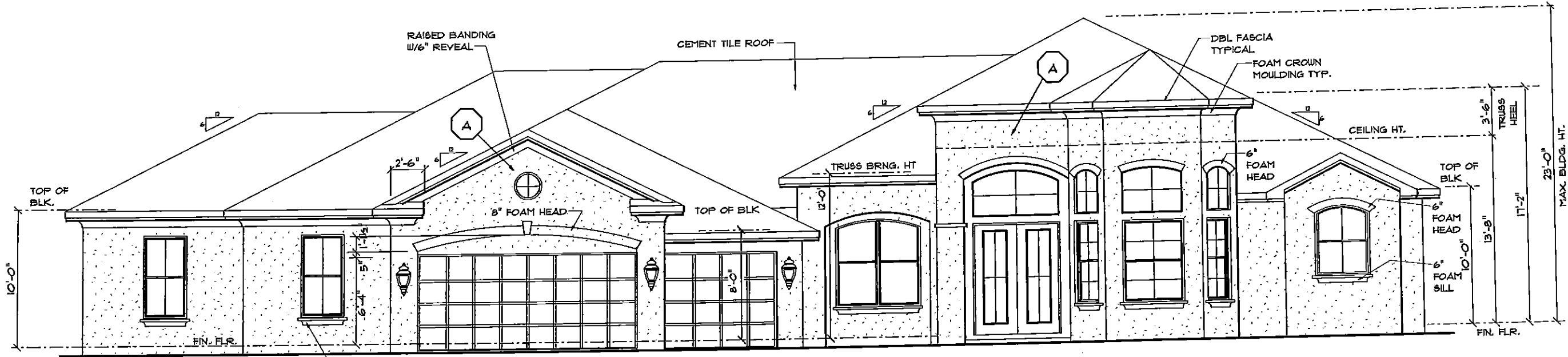


REAR ELEVATION



FIXED GLASS DETAILS
3/16" = 1'-0"

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.



FRONT ELEVATION

LAUREL 3428

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

LOT 9
PLANTATION

PLAN DATE

1.	04-02-2015	6. 09-01-2015
2.	04-07-2015	7. 09-10-2015
3.	04-10-2015	8. 09-14-2015
4.	04-15-2015	
5.	04-17-2015	

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

4

SCALE 1/8" = 1'-0"

EXTERIOR ELEVATIONS

MAX. BLDG. HT. 23'-0"

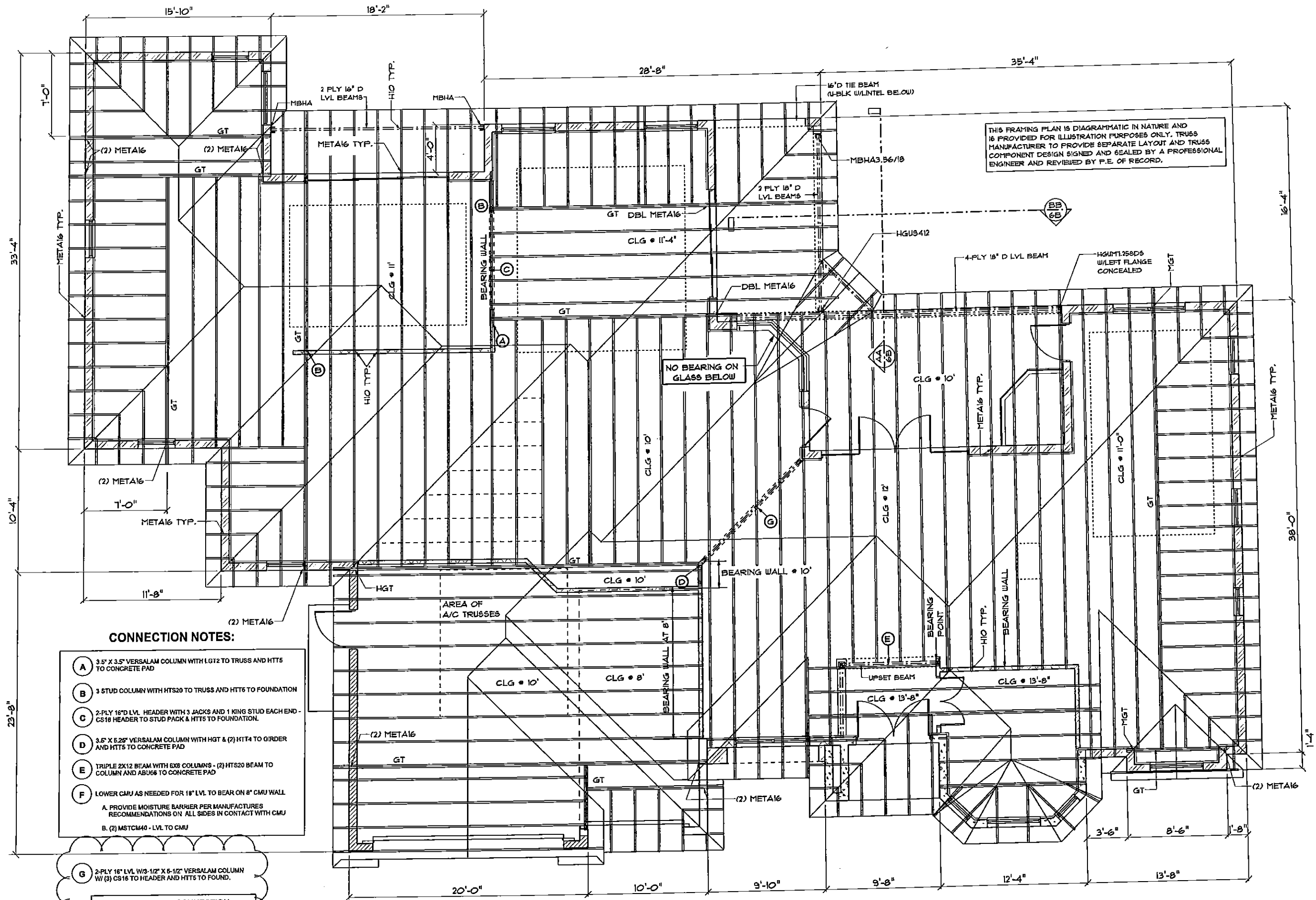
10'-0"

11'-2"

13'-8"

17'-2"

23'-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.

- CONNECTION NOTES:**
- (A) 3.5" X 3.5" VERSALAM COLUMN WITH LGT2 TO TRUSS AND HTTS TO CONCRETE PAD
 - (B) 3 STUD COLUMN WITH HTS20 TO TRUSS AND HTT6 TO FOUNDATION
 - (C) 2-PLY 16"D LVL HEADER WITH 3 JACKS AND 1 KING STUD EACH END- CS18 HEADER TO STUD PACK & HTTS TO FOUNDATION.
 - (D) 3.5" X 5.25" VERSALAM COLUMN WITH HGT & (2) HTT4 TO GIRDER AND HTTS TO CONCRETE PAD
 - (E) TRIPLE 2X12 BEAM WITH 6X6 COLUMNS - (2) HTS20 BEAM TO COLUMN AND ABU66 TO CONCRETE PAD
 - (F) LOWER CMU AS NEEDED FOR 18" LVL TO BEAR ON 8" CMU WALL
 A. PROVIDE MOISTURE BARRIER PER MANUFACTURERS RECOMMENDATIONS ON ALL SIDES IN CONTACT WITH CMU
 B. (2) MSTCM40 - LVL TO CMU
 - (G) 2-PLY 16" LVL W/3-1/2" X 5-1/2" VERSALAM COLUMN W/ (3) CS18 TO HEADER AND HTTS TO FOUND.

GIRDER TO GIRDER CONNECTION
 FLANGE HANGER BY TRUSS ENGINEER.

A.E.C.S # 15031 LAUREL 3428

SCALE 1/8" = 1'-0"

TRUSS PLAN

ALLEN ENGINEERING &
 CONSTRUCTION SERVICES
 RICH ALLEN PROFESSIONAL ENGINEER
 P.E. #56920 C.A. #9542
 P.O. BOX 351
 NEW PORT RICHEY, FL 34656
 727-842-6100
 richallenpe@gmail.com

HEREBY CERTIFY THAT I HAVE
 PERFORMED THE ATTACHED DESIGN
 TO COMPLY WITH 145 NFPB ULTIMATE
 WIND LOADS, ETC. AND IT IS IN
 CONFORMANCE WITH THE CODES
 AND REGULATIONS GOVERNING ONLY.
 SIGNED: *[Signature]*
 RICHARD E. ALLEN P.E. #55720

LOT 9
 PLANTATION

PLAN DATE
1. 04-02-2015
2. 04-07-2015
3. 04-10-2015
4. 04-15-2015
4. 08-14-2015

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

6A

LAUREL 3428

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

AL ROBBIAN
ROBBIAN DESIGN
CERTIFICATION NO. TD-159
DATE 11/11/11

LOT 9
PLANTATION

PLAN DATE	DATE
1.	04-02-2015
2.	04-07-2015
3.	04-10-2015
4.	04-15-2015
5.	04-17-2015
6.	09-01-2015
7.	09-10-2015
8.	09-14-2015
9.	09-18-2015

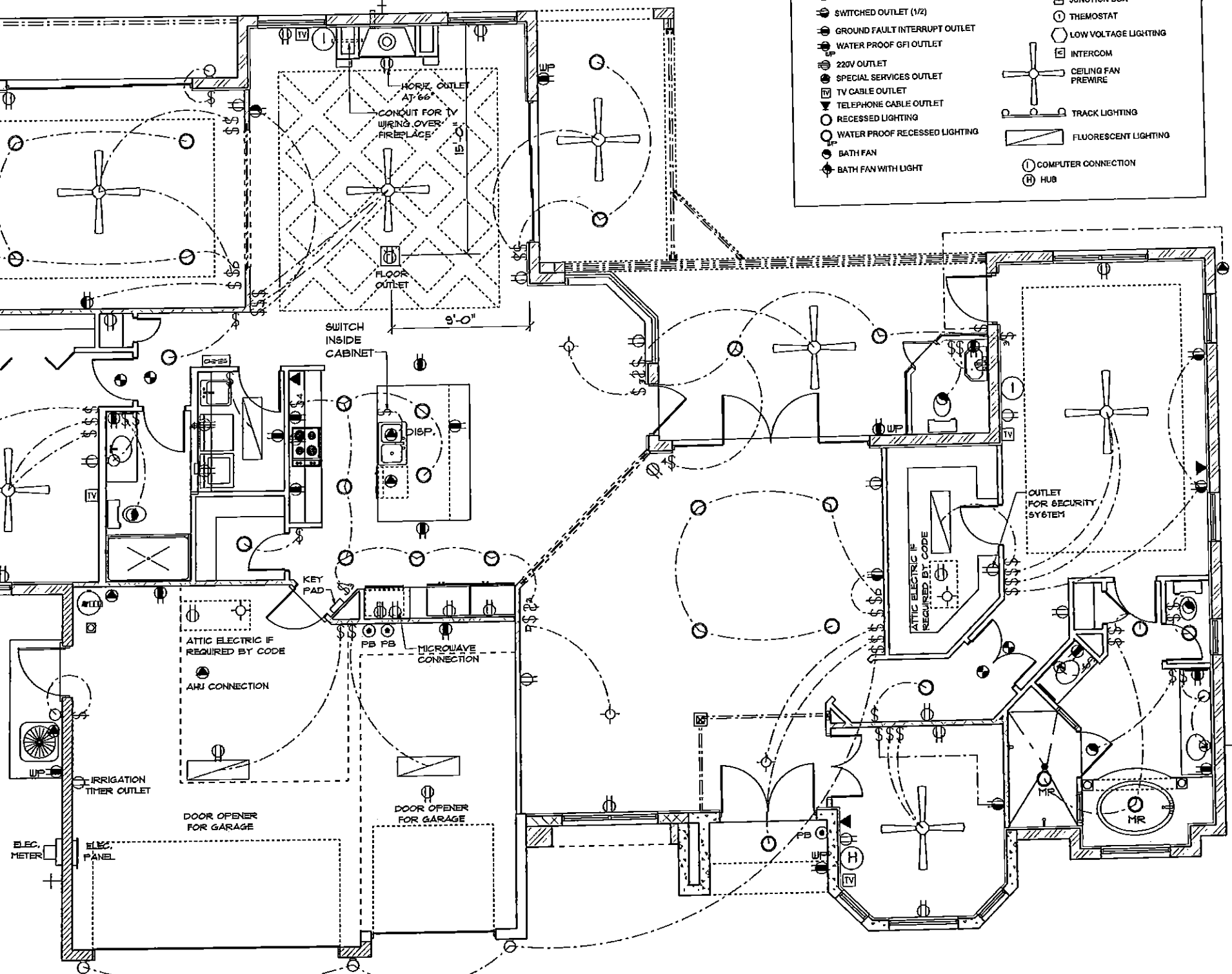
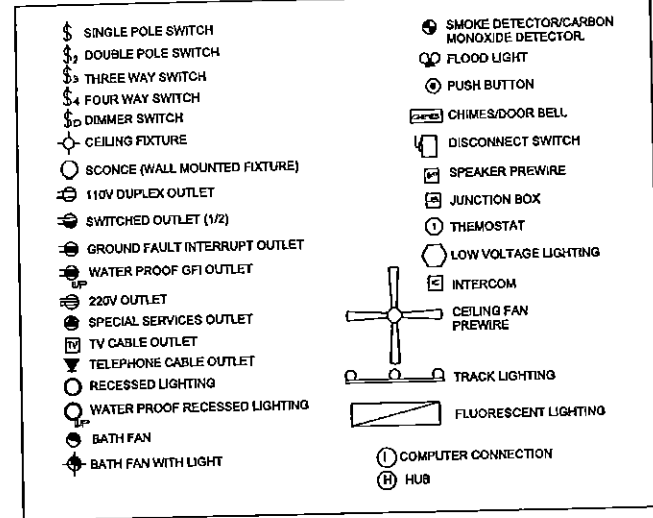
**DEEB FAMILY
HOMES, L.T.D.**
9400 RIVER CROSSING BLD.
NEW PORT RICHEY, FL. 34655

7

ELECTRICAL PLAN

SCALE 1/8" = 1'-0"

30A POOL PUMP PREWIRE



- UNLESS OTHERWISE NOTED:
- ELECTRICAL OUTLET HEIGHTS MEASURED FROM FINISH FLOOR TO CENTERLINE OF THE BOX TO BE 12" A.F.F. (GENERAL)
 - KITCHEN: 42"
BATHROOM: 42"
LAUNDRY: 36" WASHER/24" DRYER/
WALL OUTLETS • 45"
EXTERIOR: WATERPROOF • 12"
GARAGE: GFI • 49"
RANGE: 220V • 4"
 - ALL TRIM PLATES AND DEVICES TO BE GANGED WHERE POSSIBLE
 - ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE A.F.F.
 - ELECTRICAL PLAN 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 AND GANGING OF ALL ELECTRICAL WIRING AND ACCESSORIES.
 - SMOKE DETECTORS SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE SECTION 9012.111 NBR 12
 - PROVIDE ARC FAULT INTERRUPTERS PER 2008 NEC, 210.12
 - ALL RECEPTACLES TO BE TAMPER PROOF PER NEC, SECT. 406.11