

**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.

**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 PAGE S4.

**GENERAL NOTES:**

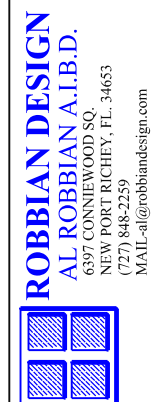
THE FOLLOWING TECHNICAL CODES SHALL APPLY:  
**2014 FLORIDA BUILDING CODE, PLUMBING , MECHANICAL, FUEL GAS, ENERGY EFFICIENCY, ACCESSIBILITY, AND NATIONAL ELECTRICAL CODES NEC 2011**

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.

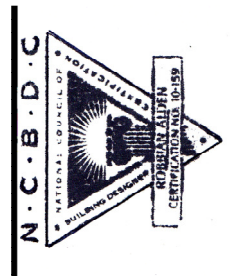
VTR LOCATIONS ARE APPROXIMATE AND MAY CHANGE DUE TO JOBSITE CONDITIONS

THE FOLLOWING SHALL COMPLY WITH THE 2014 FBC.

- PORCHES AND BALCONIES
  - HANDRAILS
  - GUARDRAILS
  - STAIRS
  - CHIMNEY & FIREPLACE
  - EGRESS WINDOWS
4. ALL OPENINGS SHALL COMPLY WITH 2014 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.



**AIBD**  
 7059 Blair Road NW  
 Suite 201  
 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.

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**COVER SHEET-BUILDING ONE**



**DEEB FAMILY HOMES, LTD.**  
 9400 RIVER CROSSING BLD.  
 NEW PORT RICHEY, FL. 34655  
 727-376-6831

PLAN DATE	PLAN DATE
4-29-2016	7-20-2016
5-23-2016	8-1-2016
6-01-2016	
6-13-2016	

**INVENTORY RESIDENCE**  
 LOT 12  
 SAFETY HARBOR, FL.

**A.E.C.S. 16016**  
 I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 145 MPH ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 501 OF THE 2014 FLORIDA RESIDENTIAL BUILDING CODE SEALED FOR STRUCTURE ONLY  
 SIGNED: RICHARD E. ALLEN P.E. #56930

**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
**RICH ALLEN PROFESSIONAL ENGINEER**  
 P.E.# 56920 C.A.# 9542  
 8809 SKYMASTER DR.  
 NEW PORT RICHEY, FL. 34654  
 727-842-6100  
 richallenpe@gmail.com

32. STRUCTURAL STEEL AND CONNECTION ACCESSORY MATERIAL:
- A. I-BEAMS, FORMED STRUCTURAL STEEL, FLAT BAR OR PLATE SHALL BE ASTM GRADE A36 UNLESS STATED OTHERWISE.
  - B. ALL STRUCTURAL STEEL SHALL HAVE A MINIMUM OF TWO COATS OF PRIMER AND TWO COATS OF EPOXY AS A CORROSION PREVENTIVE. THE BUILDING CONTRACTOR MAY VARY FROM THIS SPECIFICATION WITH THE APPROVAL OF THE STRUCTURAL ENGINEER IF IT CAN BE DEMONSTRATED ANOTHER MEANS OF CORROSION CONTROL IS EQUALLY EFFECTIVE.
  - C. ALL WELDING OF STRUCTURAL STEEL SHALL BE MADE WITH E60/70 TYPE ELECTRODES. THE DEPTH AND LENGTH FOR THE WELD SHALL BE SPECIFIED IN THE STRUCTURAL DESIGN FOR THE SPECIFIC CONNECTION.
33. VENTILATION:
- A. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR DETERMINING VENTILATION REQUIREMENTS OF CRAWL SPACES, FLOORS AND ATTICS NOR THE MEANS AND METHODS FOR IMPLEMENTING THESE REQUIREMENTS.
34. WATERPROOFING:
- A. ANY RENDERING OF 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.
  - B. CRICKETS ARE ASSOCIATED WITH THE ARCHITECTURAL FINISHES AND ARE NOT THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.
35. FIRE RESISTANT DESIGN :
- A. FIRE RESISTANT DESIGN OF STRUCTURAL ELEMENTS SHALL BE INCIDENTAL TO THEIR STRUCTURAL DESIGN AND SHALL BE BASED ON UNDERWRITERS LABORATORY OR GYPSUM ASSOCIATION DESIGN FOR FIRE RATED FLOOR, WALL AND ROOF ASSEMBLIES.
36. FLOOD RESISTANT DESIGN:
- A. FLOOD RESISTANT DESIGN OF 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.
  - B. 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 :
- I. ALUMINUM STRUCTURAL COLUMNS.
    - A. 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.
    - B. 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.
  - II. SWIMMING POOLS:
    - A. ANY SWIMMING POOL 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 DESIGN.
  - III. FENCES AND RETAINING WALLS:
    - A. ANY RENDERING OF FENCES, RETAINING WALLS OR EXTERIOR PLANTERS WHERE A SPECIFIC STRUCTURAL DETAIL IS NOT SHOWN FOR THEIR CONSTRUCTION ARE FOR ARCHITECTURAL ILLUSTRATION ONLY AND ARE NOT THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.
  - IV. DRIVEWAYS AND WALKWAYS:
    - A. ANY DRIVEWAYS OR WALKWAYS SHOWN IN THESE PLANS ARE FOR ARCHITECTURAL ILLUSTRATION PURPOSES ONLY AND ARE NOT PART OF THE STRUCTURAL DESIGN OR THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.

Project: **Lot 12 Safety Harbor**

Floor and Roof Live Loads	
Attics:	20 psf w/ storage, 10 psf w/o storage
Habitable Attics, Bedroom:	30 psf
All Other Rooms:	40 psf
Garage:	40 psf
Roofs:	20 psf

Wind Design Data	
Ultimate Wind Speed:	145 mph
Nominal Wind Speed:	112 mph
Risk Category:	II
Wind Exposure:	C
Enclosure Classification:	Enclosed
Internal Pressure Coefficient:	0.18 +/-

Components and Cladding Design Pressures:		
Roofing Zone 1:	+18.2 psf max.,	-28.9 psf min.
Roofing Zone 2:	+18.2 psf max.,	-50.4 psf min.
Roofing Zone 3:		-74.5 psf min.
Roofing at Zone 2 Overhangs:		-59.0 psf min.
Roofing at Zone 3 Overhangs:		-99.2 psf min.
Stucco, Cladding, Doors & Windows:		
Zone 4:	+31.7 psf max.,	-34.3 psf min.
Zone 5:	+31.7 psf max.,	-42.3 psf min.
End Zone Width:		4.00 ft.

The Nominal Wind Speed was used to determine the above Component and Cladding Design Pressures.

All exterior glazed openings shall be protected from wind-borne debris as per Section 1609.1.2 of the 2014 FBC.

The site of this building is not subject to special topographic wind effects as per Section 1609.1.1.1 of the 2014 FBC.

Geotechnical Information	
Design Soil Load-Bearing Capacity:	2,000 psf

Flood Design Data	

*This table was created using Windload Calculator Plus software (2014 Florida Building Code Edition) available from WindCalcs.com*

**\* 0.6 ALLOWABLE STRESS DESIGN USED \***

**WIND LOAD DESIGN DATA**



**DEEB FAMILY HOMES, LTD.**  
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PLAN DATE
4-29-2016
5-23-2016
6-01-2016
6-13-2016

**INVENTORY RESIDENCE**  
 LOT 12  
 SAFETY HARBOR, FL.

**A.E.C.S. 16016**

HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 145 MPH ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 601 OF THE 2014 FLORIDA RESIDENTIAL BUILDING CODE SEALED FOR STRUCTURE ONLY

SIGNED: RICHARD E. ALLEN P.E. #56930

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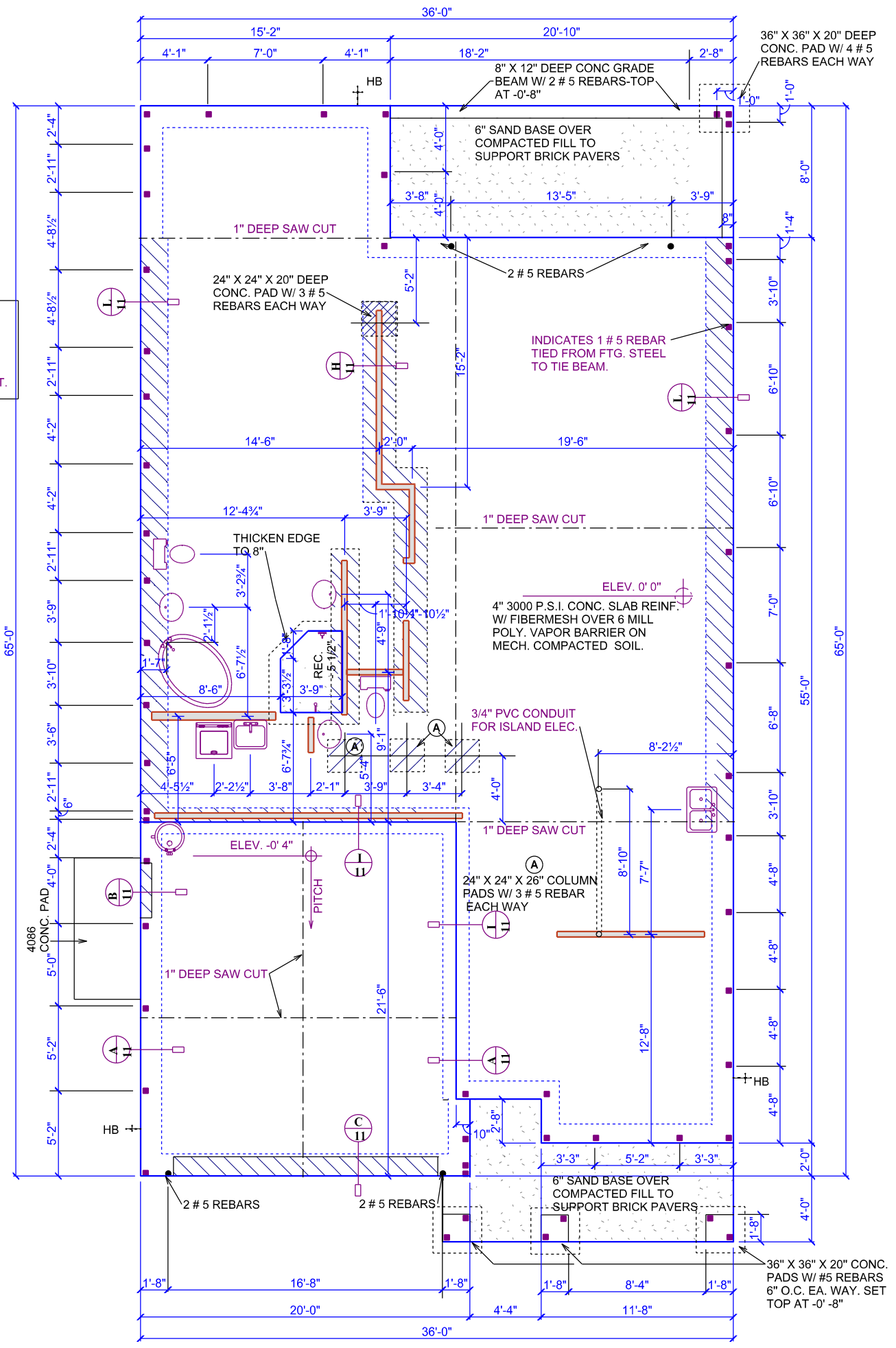
**NOTES**

- 1) THE FOUNDATION SYSTEM FOR THIS PLAN IS DESIGNED FOR A MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2,000 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 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.

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.

NOTE:  
 ALL WALLS CONSTRUCTED WITH REINFORCED MASONRY/ CONCRETE CONTRIBUTE TO SHEAR AND ARE CONSIDERED SHEAR WALLS.



FOUNDATION PLAN SCALE 1/8" = 1'-8"

**1**

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PLAN DATE	SCALE
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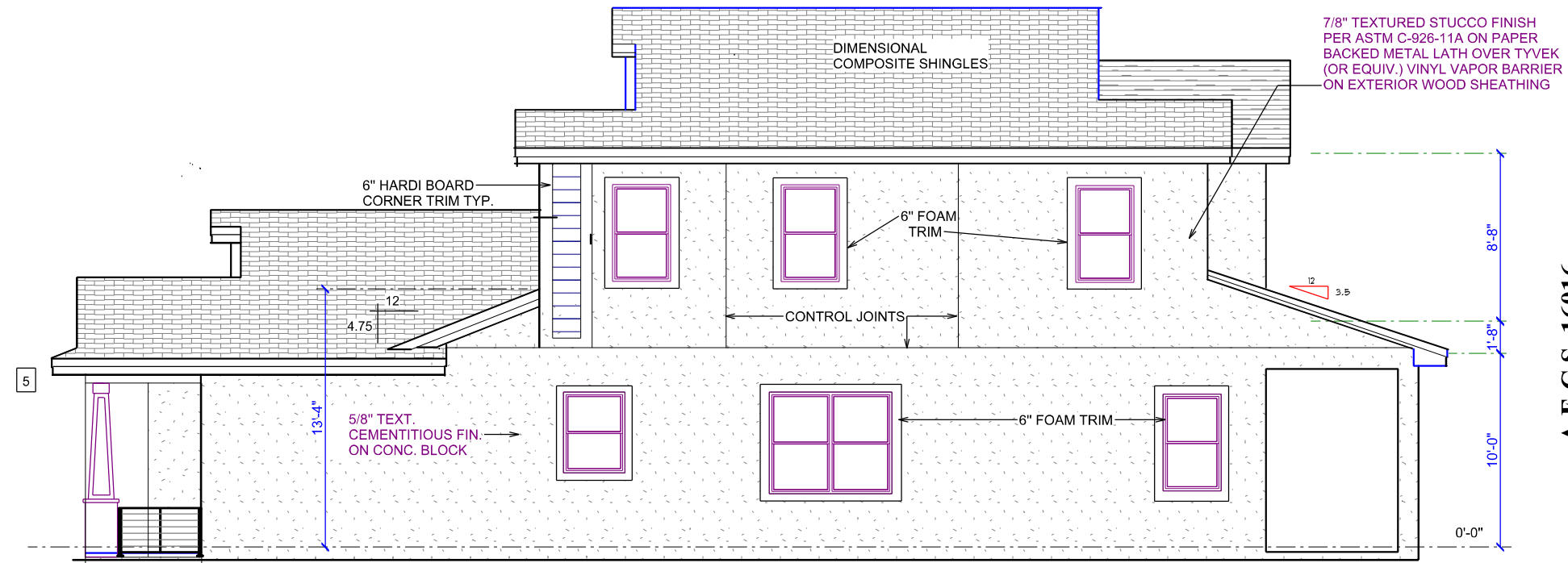
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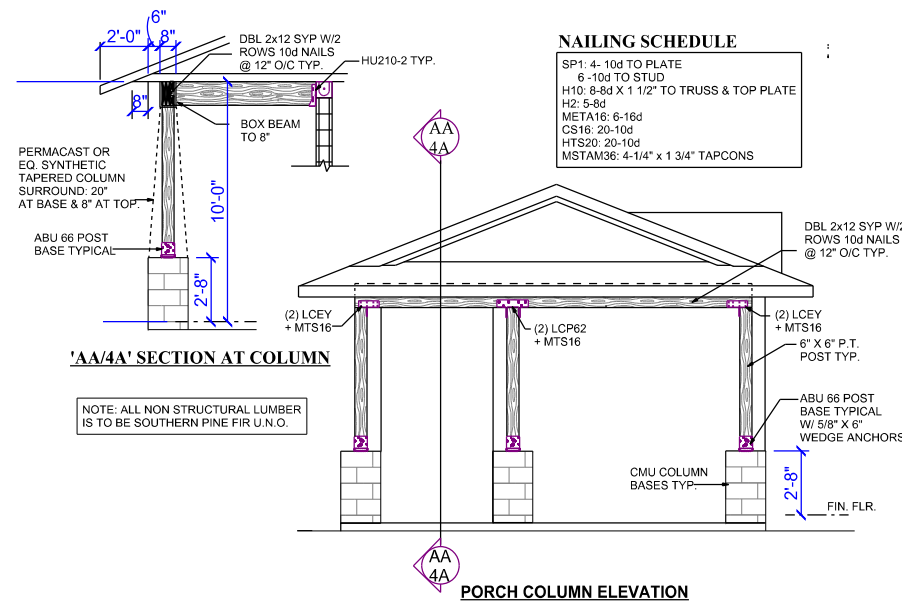
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RIGHT SIDE ELEVATION

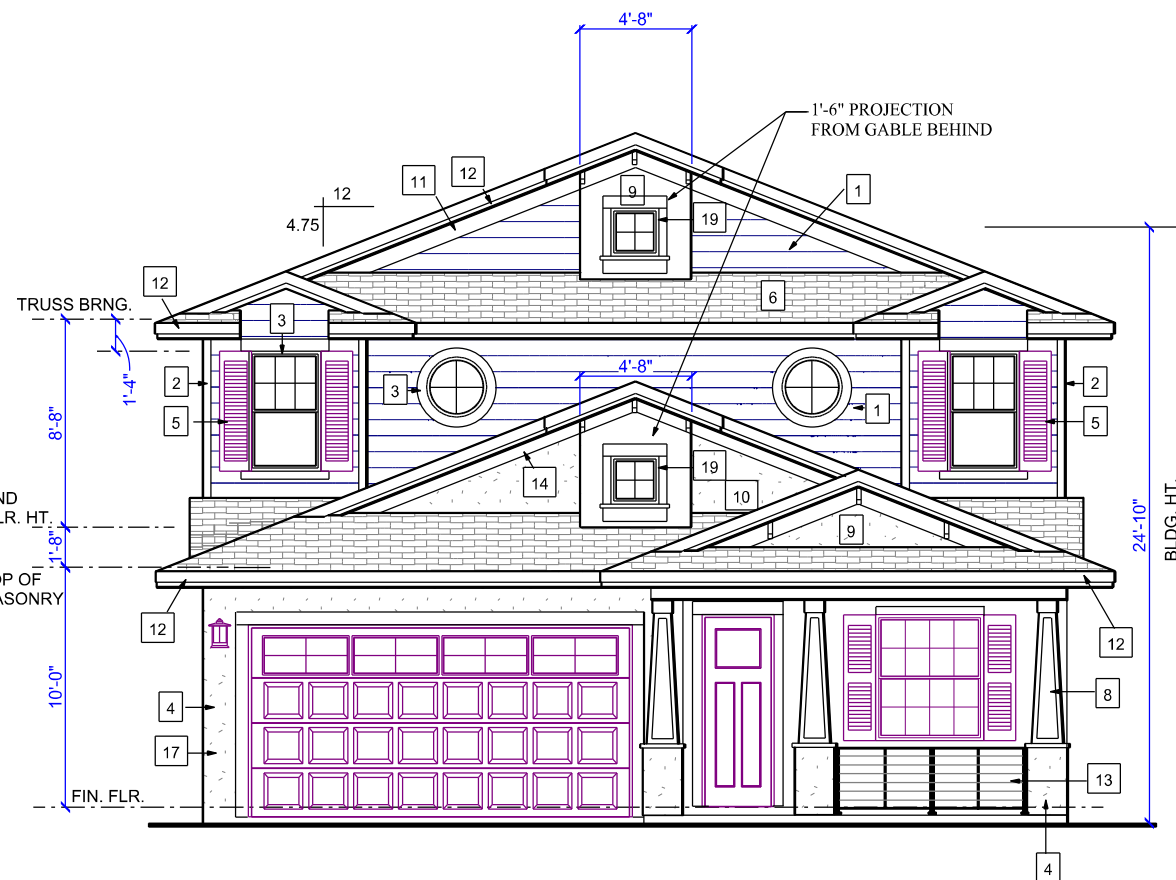


**NAILING SCHEDULE**

SP1:	4-10d TO PLATE
	6-10d TO STUD
H10:	8-8d X 1 1/2" TO TRUSS & TOP PLATE
H2:	5-8d
MTA16:	6-16d
CS16:	20-10d
HTS20:	20-10d
MSTAM36:	4-1/4" x 1 3/4" TAPCONS

**ELEVATION NOTES**

- 1 HORIZONTAL 8" LAP CEMENT BOARD SIDING
- 2 CEMENT BOARD CORNER TRIM
- 3 4" CEMENT BOARD TRIM
- 4 5/8" STUCCO OVER CMU
- 5 16" W PLASTIC DECORATIVE WINDOW SHUTTERS
- 6 DIMENSIONAL FIBERGLASS SHINGLES
- 7 5V CRIMP GALV. METAL ROOF
- 8 TAPERED SYNTHETIC CRAFTSMAN STYLE COLUMN
- 9 DECORATIVE PLASTIC BRACKET (SEE DETAIL ON SHEET 4A)
- 10 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
- 11 FRIEZE BOARD W/8" REVEAL
- 12 3-LAYER FASCIA
- 13 PRE-FAB DECO METAL PORCH RAILING
- 14 SMOOTH BANDING W/8" REVEAL
- 15 42" H METAL GUARD RAILING
- 16 2-LAYER FASCIA
- 17 6" BANDING
- 18 24" X 30" FIXED GLASS (BLACKED OUT)
- 19 24" X 24" FIXED GLASS (BLACKED OUT)



EXTERIOR ELEVATIONS SCALE 1/8" = 1'-0"

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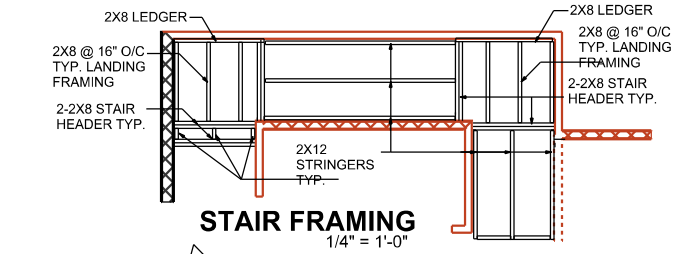
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**INVENTORY RESIDENCE**  
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 SAFETY HARBOR, FL.

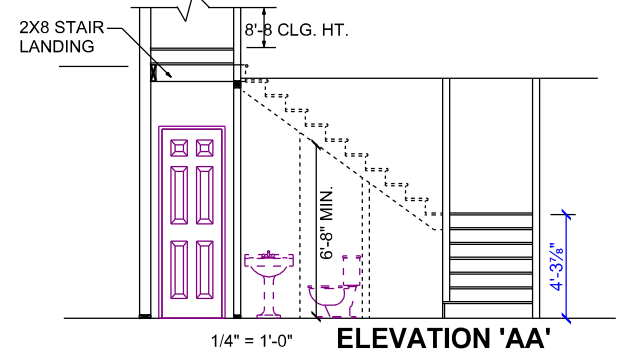
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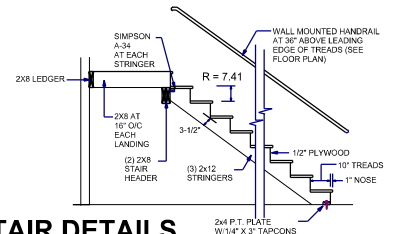
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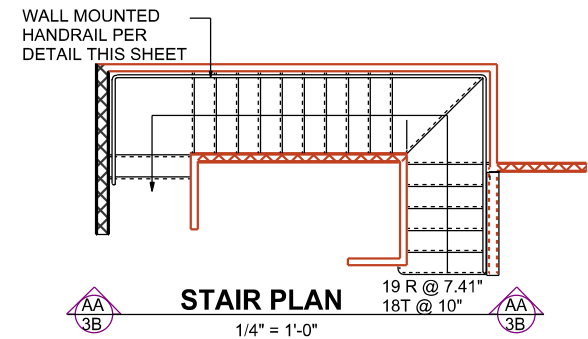
**STAIR FRAMING**  
1/4" = 1'-0"



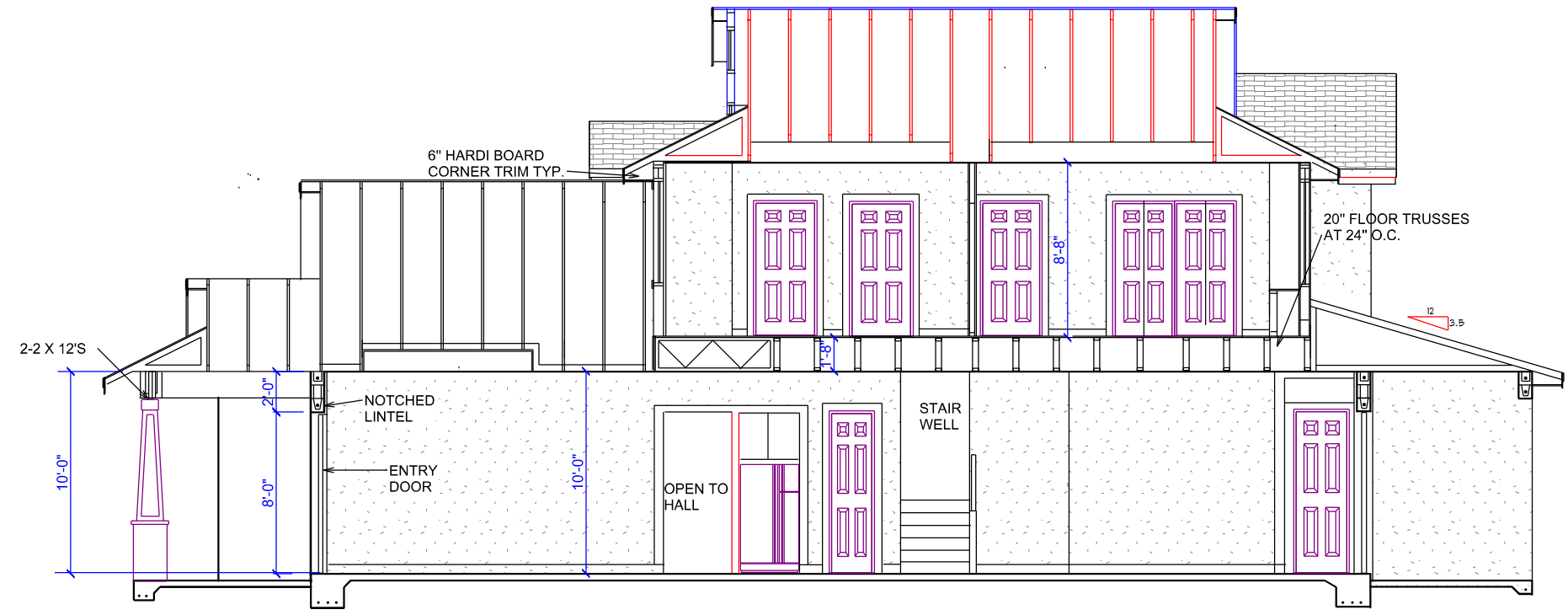
**ELEVATION 'AA'**  
1/4" = 1'-0"



**STAIR DETAILS**  
3/8" = 1'-0"



**STAIR PLAN**  
1/4" = 1'-0"



**SECTION A - A**

SCALE 1/8" = 1'-0"

SECTION DETAILS

**4A**

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**INVENTORY RESIDENCE**  
LOT 12  
SAFETY HARBOR, FL.

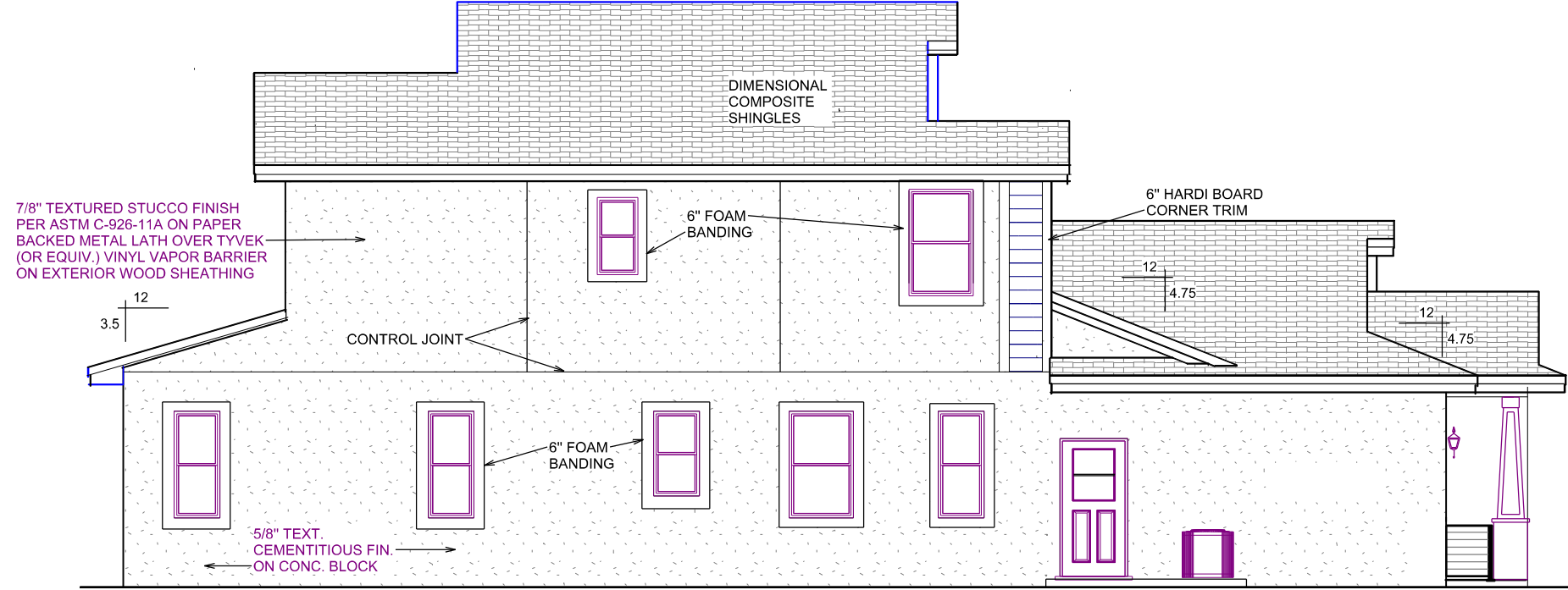
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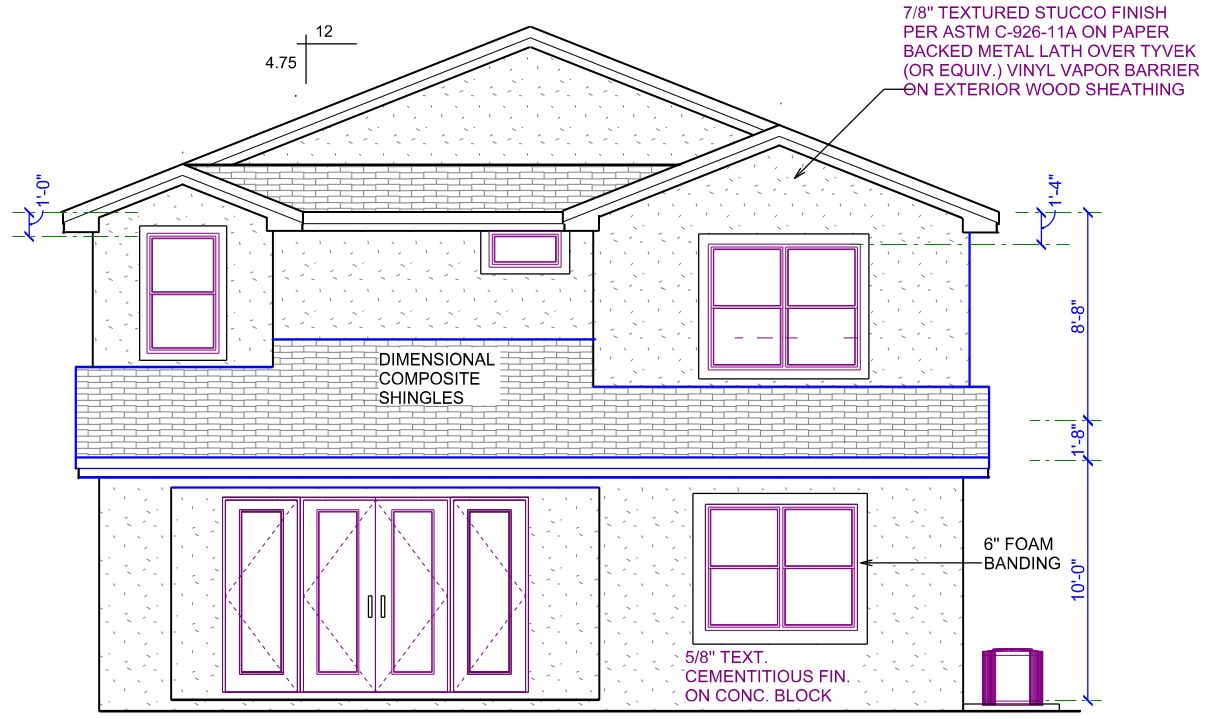
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LEFT SIDE ELEVATION



REAR ELEVATION

EXTERIOR ELEVATIONS SCALE 1/8" = 1'-0"

**5**

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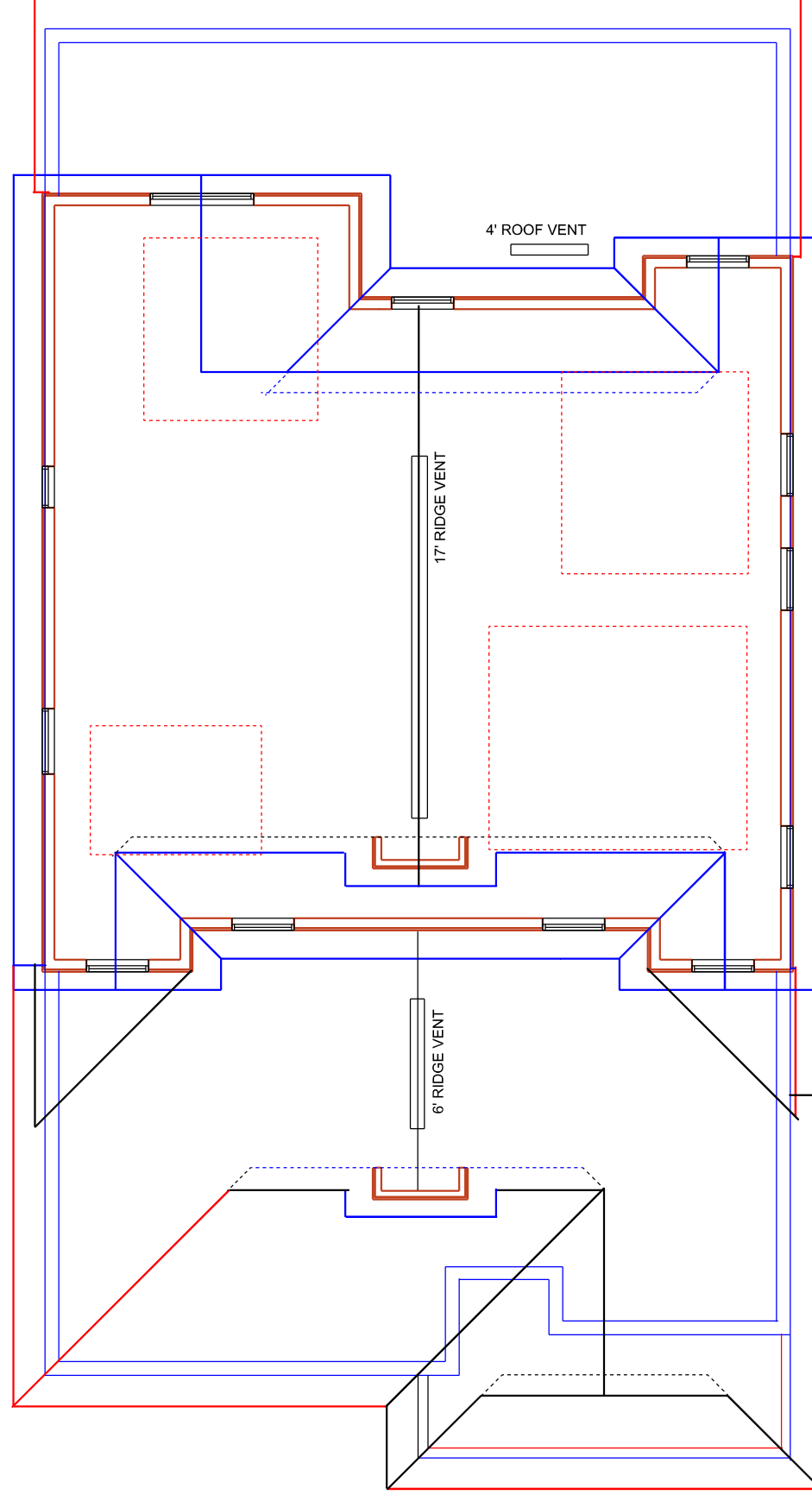


TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 300 PROVIDED THAT AT LEAST 50 % AND NOT MORE THAN 80 % IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED PER SECT. R806.2

TOTAL AREA TO BE VENTILATED = 1960 S.F.  
 $1969/300 = 6.53$  S.F. OR 940.80 SQUARE INCHES.

ROOF VENTS ARE RATED AT 36 SQUARE INCHES OF OPENING PER LINEAL FT.  
 $940.80 \text{ S.F.} / 36 \text{ S.I.} = 26.13$  LINEAL FEET REQUIRED.

INSTALLATION FOR THIS ROOF IS 27' OF RIDGE AND ROOF VENTING



**ROOF PLAN**

SCALE 1/8" = 1'-0"

**6**

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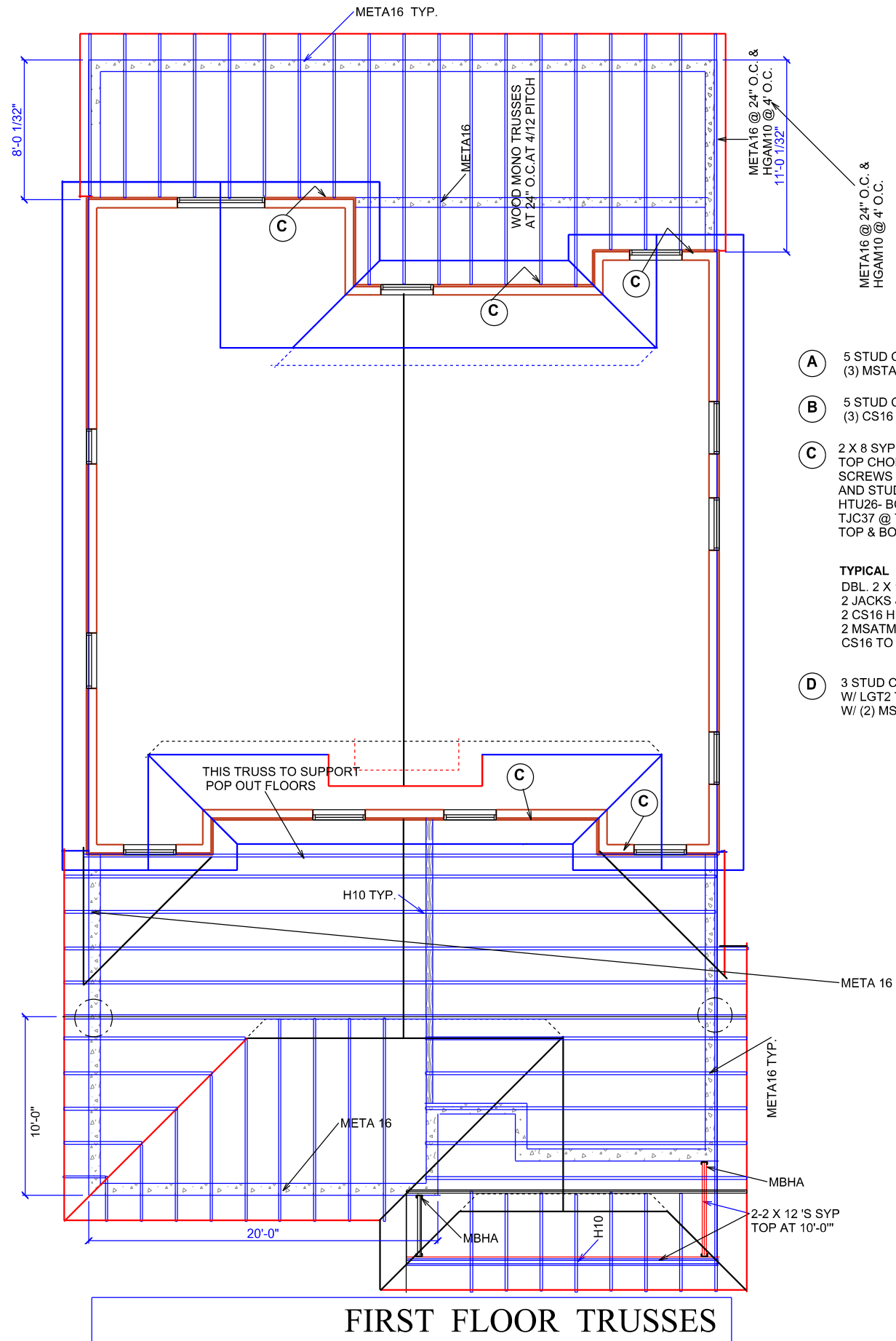
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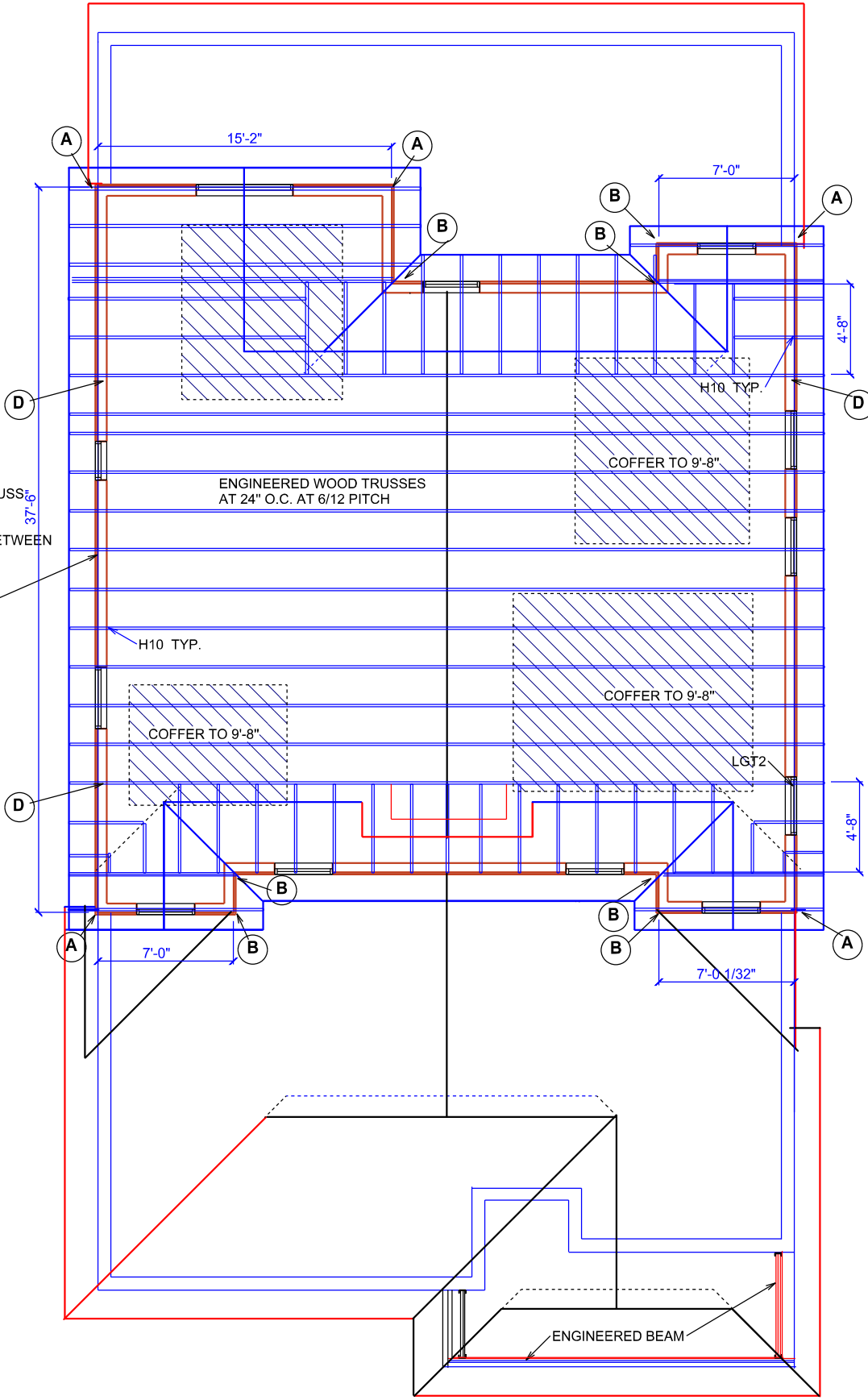
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FIRST FLOOR TRUSSES

- (A) 5 STUD CORNER COLUMN W/ (3) MSTAM36 TO CONC. BELOW
  - (B) 5 STUD CORNER COLUMN W/ (3) CS16 TO GIRDER TRUSS BELOW
  - (C) 2 X 8 SYP LEDGER AT BTM. & SLOPED TOP CHORD W/ (2) 1/4" X 3 1/2" SDS SCREWS AT 12" O.C. INTO LADDER TRUSS AND STUDS W/ HTU26- BOTTOM CHORD W/ TJC37 @ TOP CHORD W/ BLOCKING BETWEEN TOP & BOTTOM CHORD TO LEDGER
  - (D) 3 STUD COLUMN W/ LGT2 TO TRUSS W/ (2) MSTAM36 TO CMU
- TYPICAL HEADER**  
 DBL. 2 X 12 SYP W/ 2 JACKS & 1 KING STUD. 2 CS16 HEADER TO STUD PACK. 2 MSATM36 TO CMU OR (2) CS16 TO TRUSS BELOW.



SECOND FLOOR TRUSSES

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

**6A**

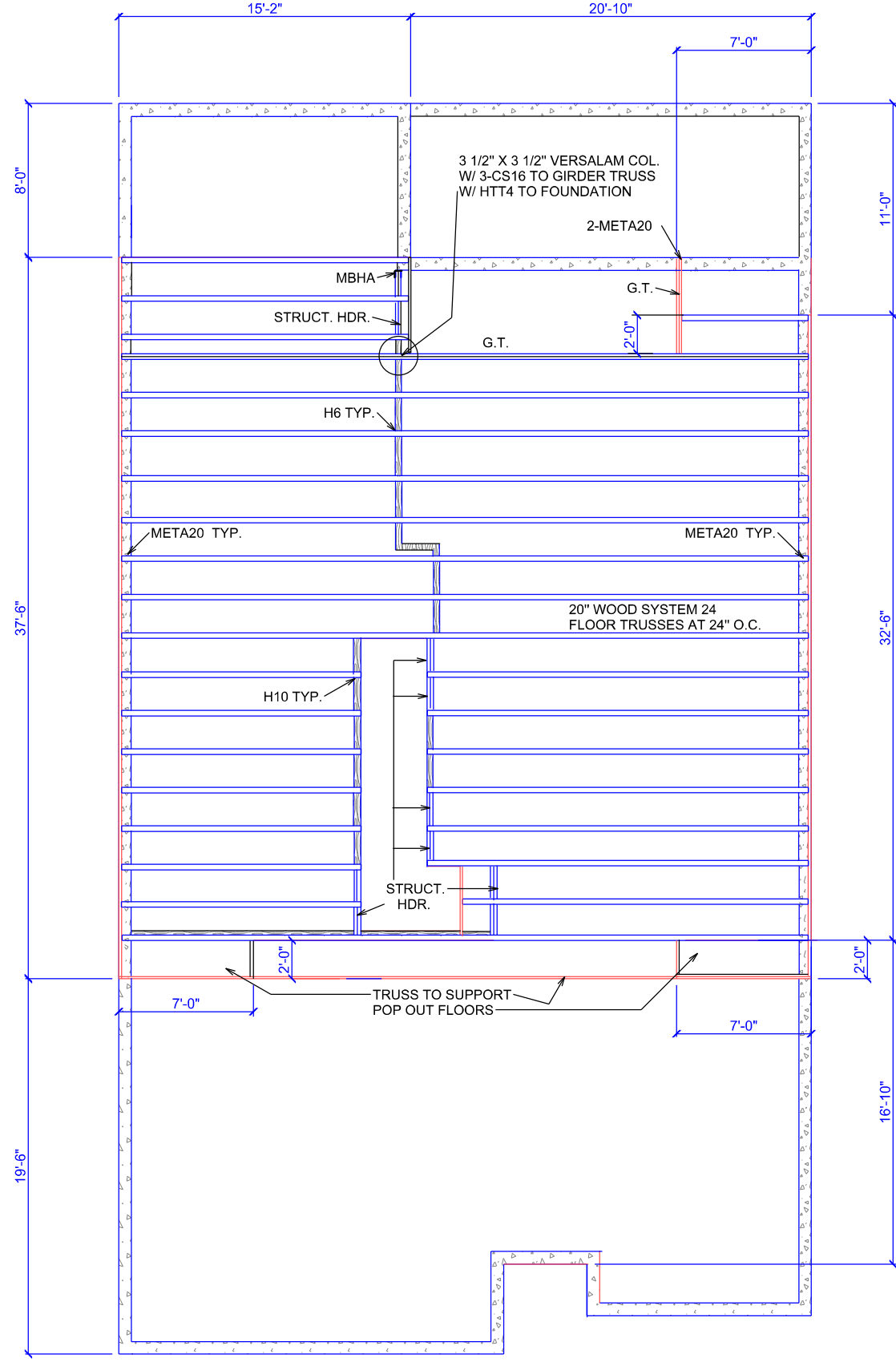
DEEB FAMILY HOMES, LTD.  
 9400 RIVER CROSSING BLD.  
 NEW PORT RICHEY, FL. 34655  
 727-376-6831

PLAN DATE	DATE
4-29-2016	7-20-2016
5-23-2016	8-1-2016
6-01-2016	
6-13-2016	

INVENTORY RESIDENCE  
 LOT 12  
 SAFETY HARBOR, FL.

**A.E.C.S. 16016**  
 I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 145 MPH ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 501 OF THE 2014 FLORIDA RESIDENTIAL BUILDING CODE SEALED FOR STRUCTURE ONLY  
 SIGNED: RICHARD E. ALLEN P.E. #56930

ALLEN ENGINEERING & CONSTRUCTION SERVICES  
 RICH ALLEN PROFESSIONAL ENGINEER  
 P.E. # 56920 C.A. # 9542  
 8809 SKYMASTER DR.  
 NEW PORT RICHEY, FL. 34654  
 727-842-6100  
 richallenpe@gmail.com



STRUCTURAL HEADERS  
 4' MAX. SPAN W/  
 2 JACKS AND 1 KING EACH END.  
 1 CS16 TO EACH STUD PACK.  
 LTT20 B TO FOUNDATION  
 DBL. 12" L.V.L.

**FLOOR TRUSSES**

SCALE 1/8" 1'-0"

**6B**

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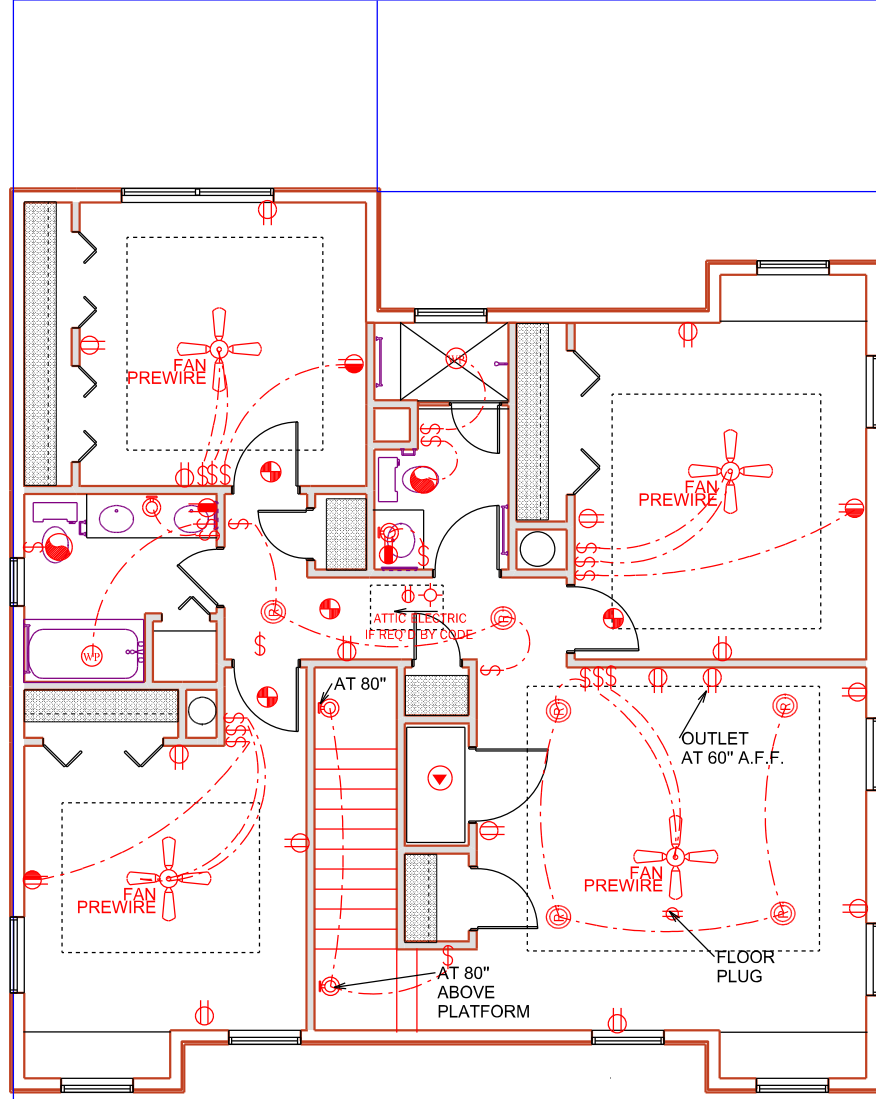
PLAN DATE	
4-29-2016	7-20-2016
5-23-2016	8-1-2016
6-01-2016	
6-13-2016	

**INVENTORY RESIDENCE**  
 LOT 12  
 SAFETY HARBOR, FL.

**A.E.C.S. 16016**

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**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	CHIMES	DOOR BELL CHIMES
⊙	SCOUNCE ( WALL MOUNTED ) FIXTURE	DISP	DISPOSAL
⊕	110 VOLT DUPLEX OUTLET	DISC	DISCONNECT SWITCH
⊕	110 VOLT SPLIT SWITCHED OUTLET	SP	PREWIRE SPEAKER
⊕	GROUND FAULT INTERRUPT	J	JUNCTION BOX
⊕ WP	WATER PROOF W/ GROUND FAULT	T	THERMOSTAT
⊕	220 VOLT OUTLET	⊕	LOW VOLTAGE LIGHTING
⊕	SPECIAL SERVICES OUTLET	IC	INTERCOM SYSTEM
TV	T.V. CABLE OUTLET	PB	GARAGE DOOR PUSH BUTTON
⊕	TELEPHONE CABLE OUTLET		
⊕	RECESSED LIGHTING		
⊕ WP	WATER PROOF RECESSED LIGHTING		
⊕	BATH FAN		
⊕	BATH FAN W/ LIGHT		

UNLESS OTHERWISE NOTED

1. ELECTRICAL OUTLET HEIGHTS MEASURED FROM FINISHED FLOOR TO CENTERLINE OF THE BOX TO BE 18" A.F.F. ( GENERAL )

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 907.2

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

7. ALL RECEPTALS TO BE TAMPER PROOF PER SECT. 406.11

42" KITCHEN

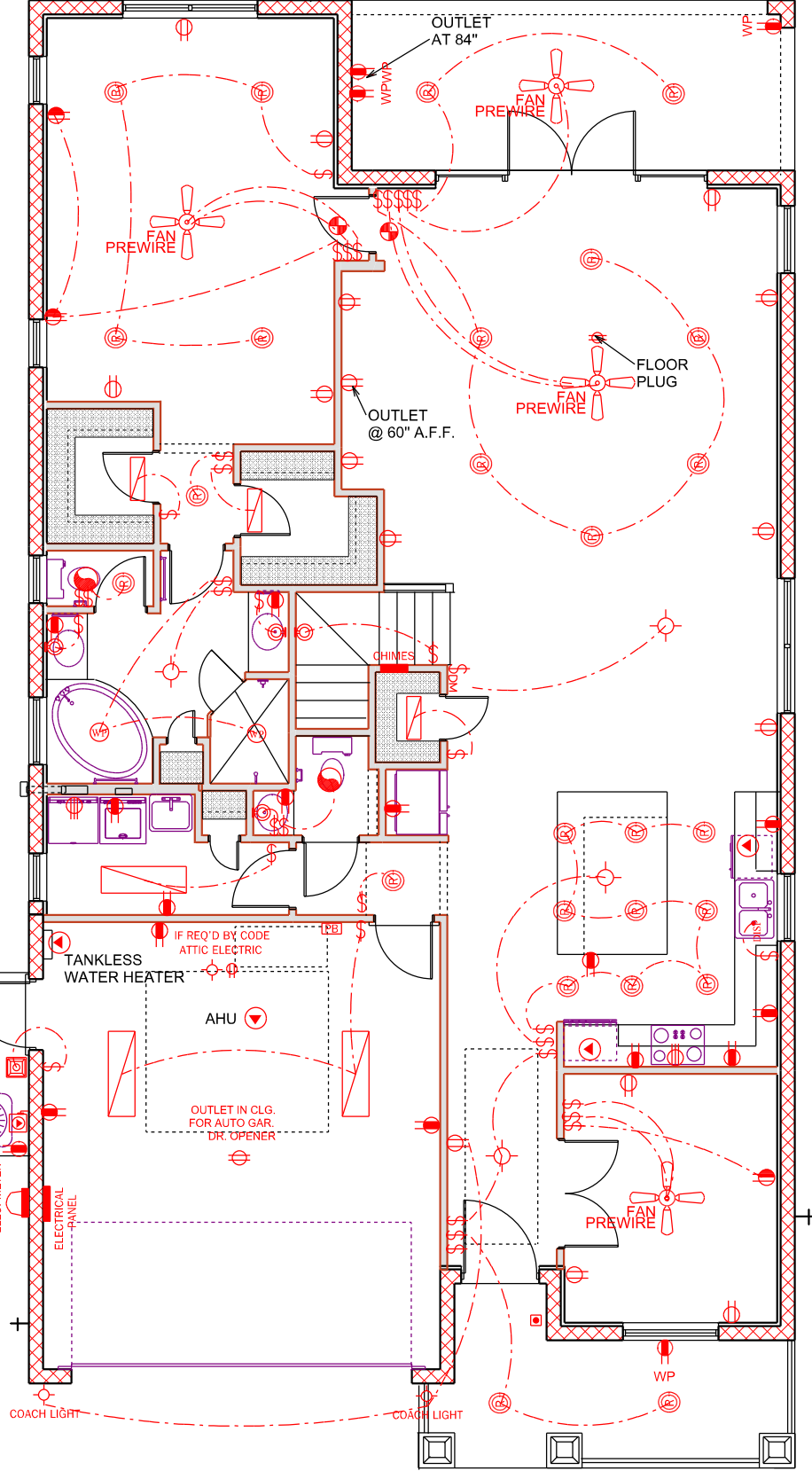
42" BATHROOM

42" LAUNDRY

36" WASHER/ 24" DRYER/ WALL OUTLETS 45" WATERPROOF @ 12"

GFI @ 45"

220V @ 4"



ELECTRICAL PLAN

SCALE 1/8" = 1'-0"

A.E.C.S. 16016

7

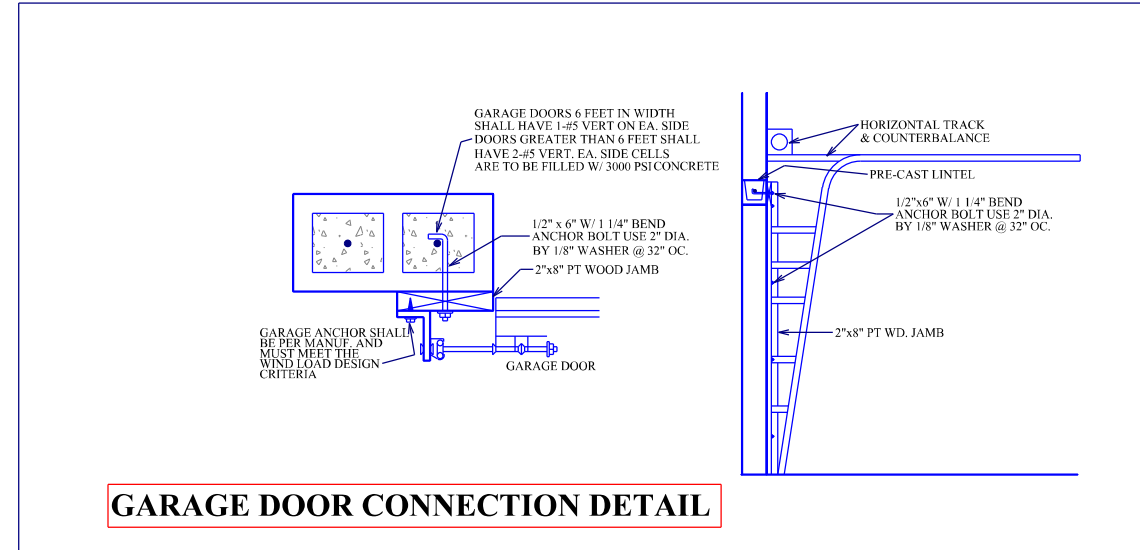
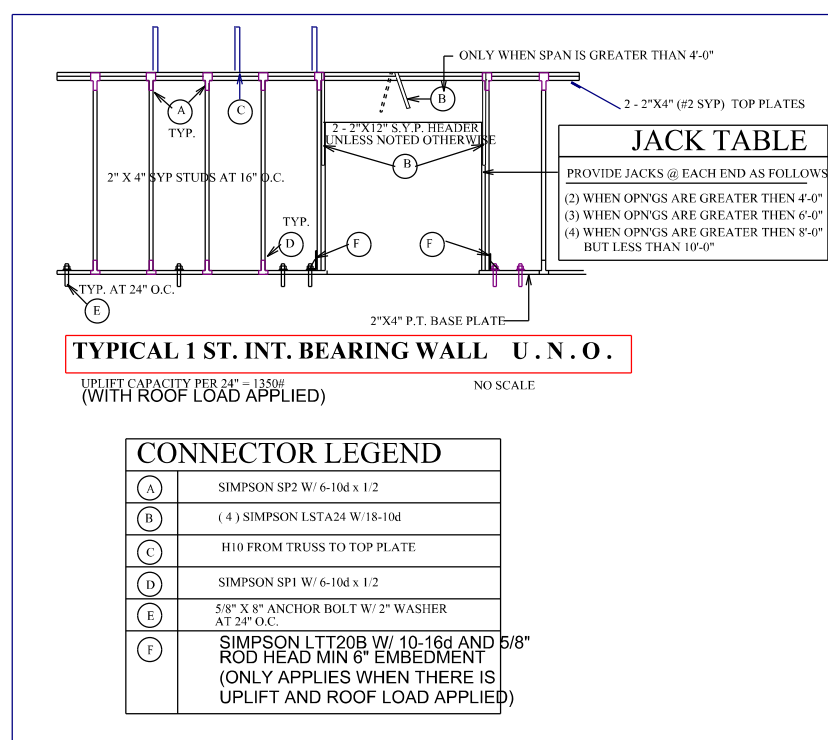
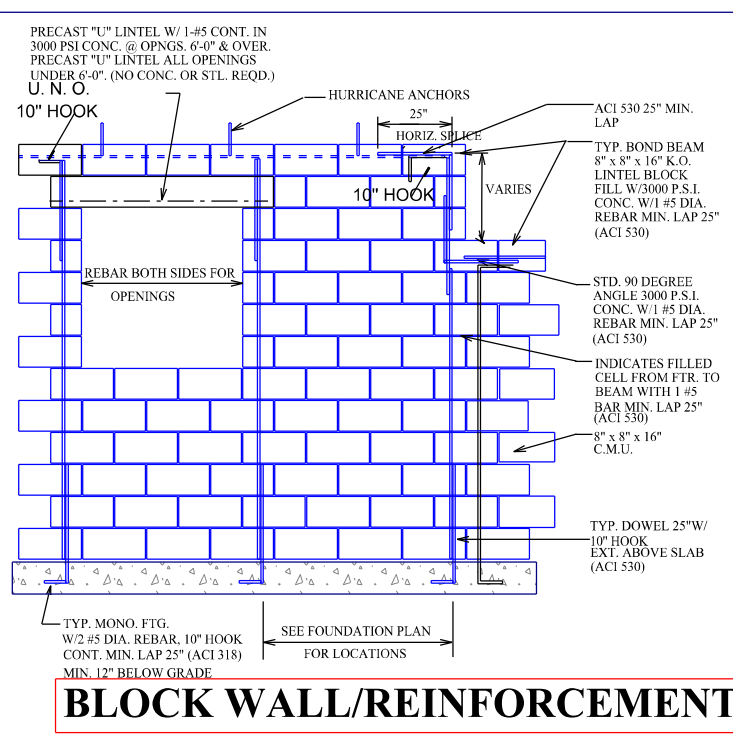
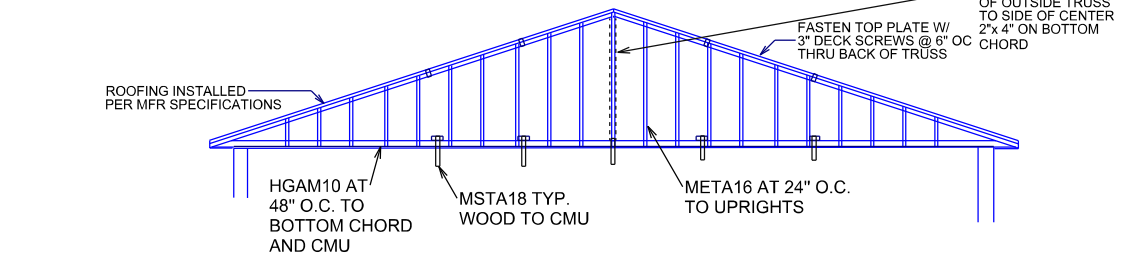
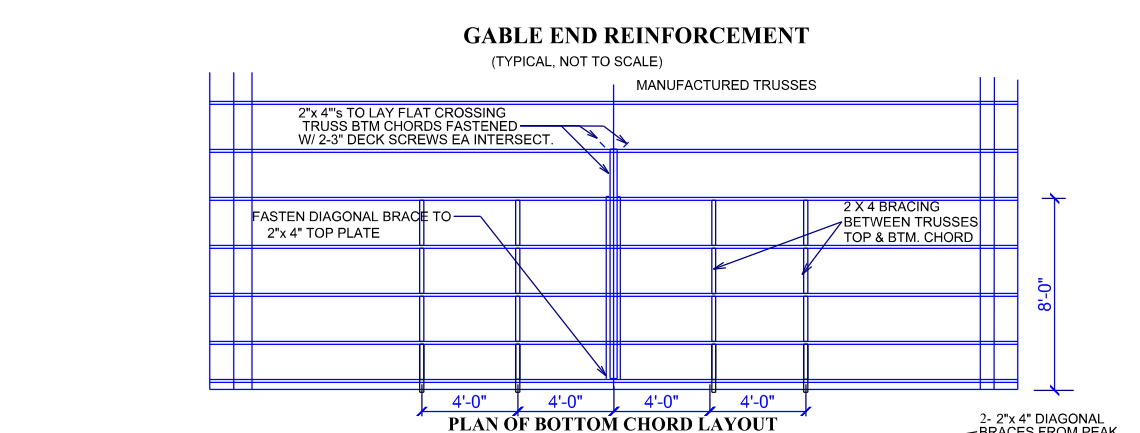
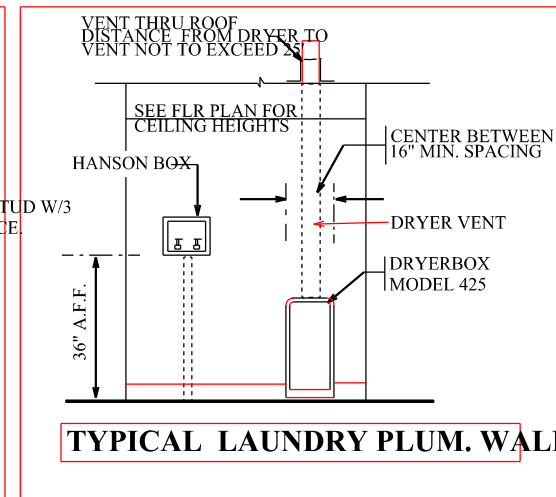
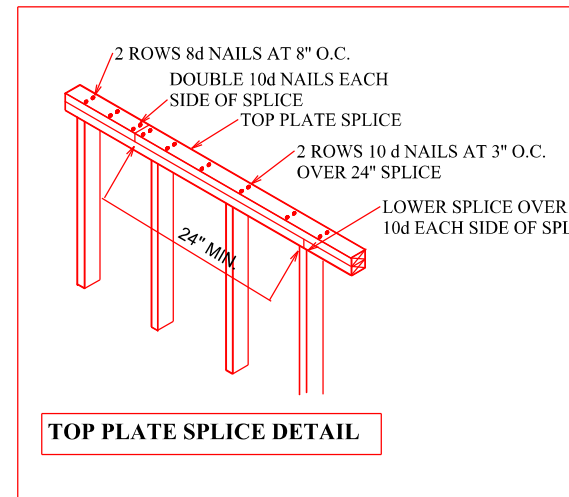
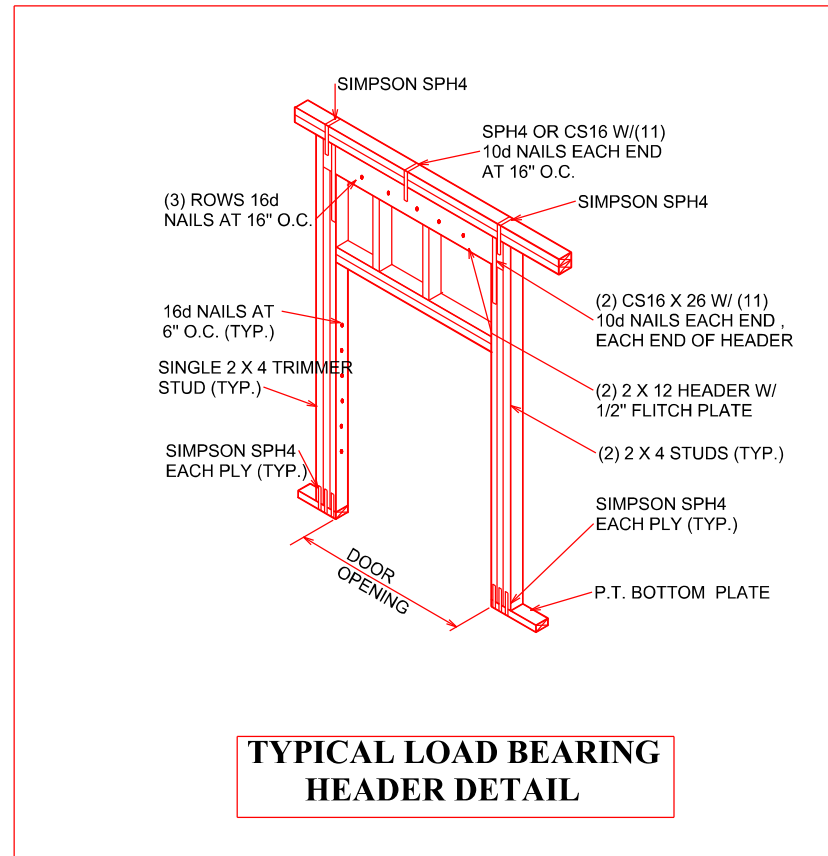
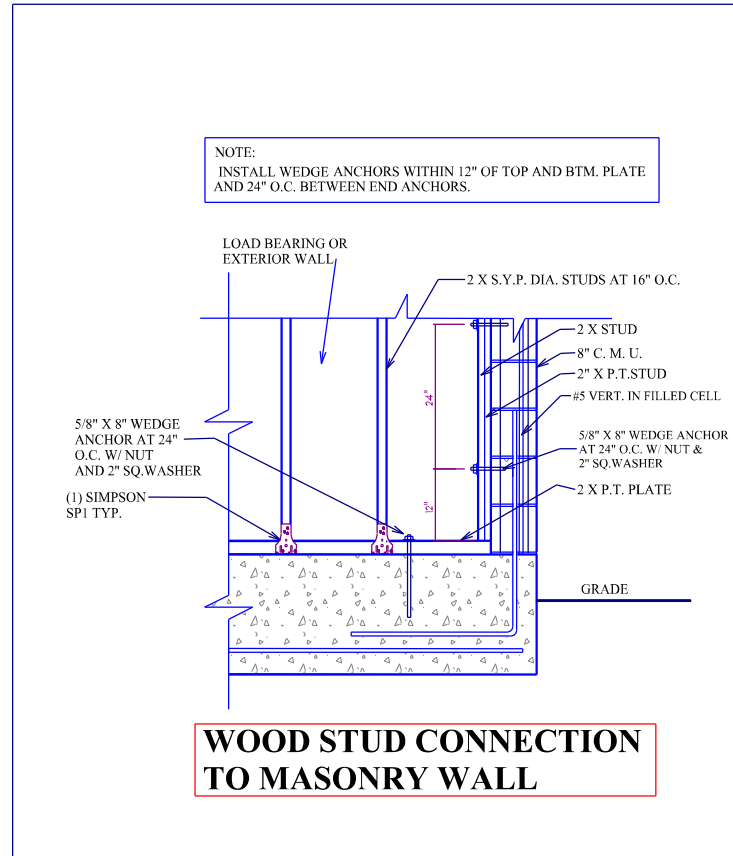
INVENTORY RESIDENCE  
LOT 12  
SAFETY HARBOR, FL.

PLAN DATE

4-29-2016	1-20-2016
5-23-2016	8-1-2016
6-01-2016	
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INVENTORY RESIDENCE  
LOT 12  
SAFETY HARBOR, FL.

INVENTORY RESIDENCE  
LOT 12  
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**CONSTRUCTION DETAILS**

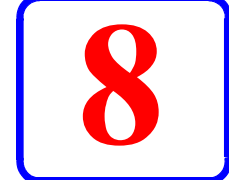
**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
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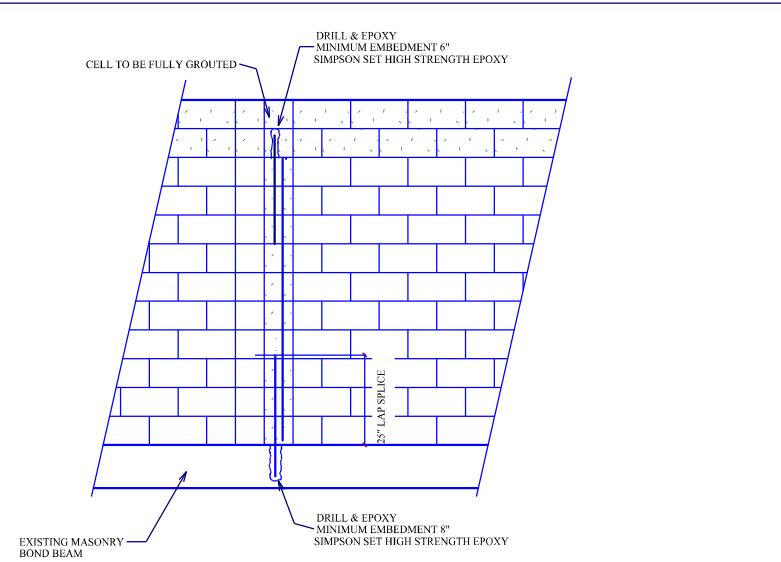
**A.E.C.S. 16016**  
I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 501 OF THE 2014 FLORIDA RESIDENTIAL BUILDING CODE  
DESIGNED FOR STRUCTURE ONLY  
SIGNED: RICHARD E. ALLEN P.E. #56920

**INVENTORY RESIDENCE**  
LOT 12  
SAFETY HARBOR, FL.

PLAN DATE	DATE
4-29-2016	7-20-2016
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6-13-2016	

**DEEB FAMILY HOMES, LTD.**  
9400 RIVER CROSSING BLD.  
NEW PORT RICHEY, FL. 34655  
727-376-6831



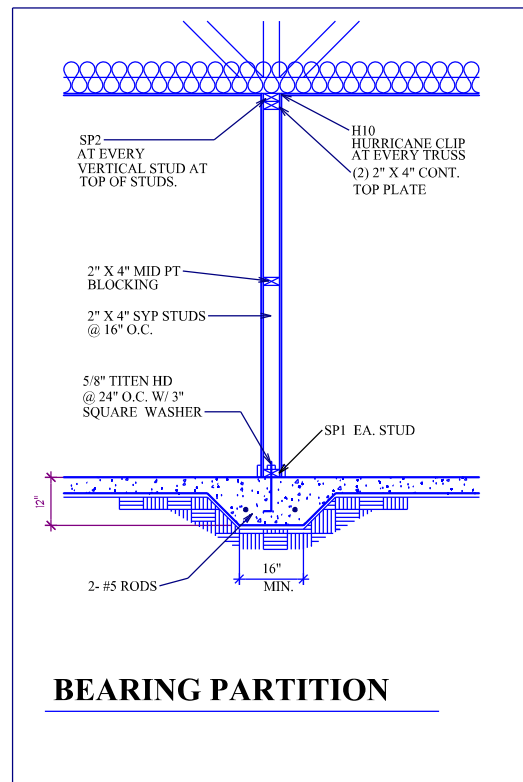


**TYP. RETROFIT VERT. DOWEL CONDITION**

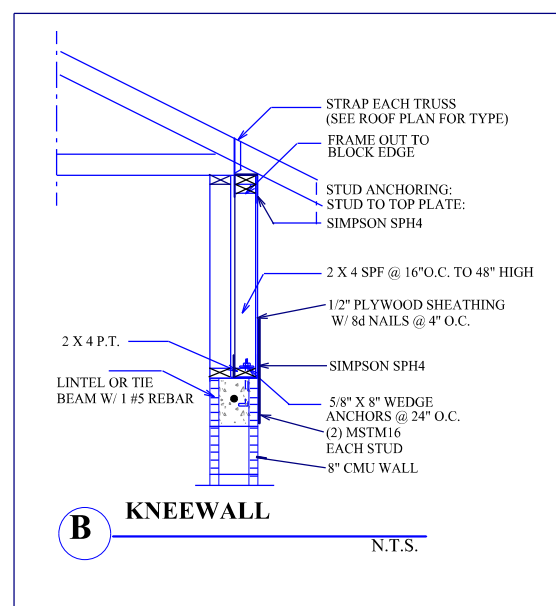
NOTE:  
**MISSING DOWELS: WHERE FOOTING DOWELS ARE PLACED INCORRECTLY OR MISTAKENLY ELIMINATED, REPLACE DOWEL AT PROPER LOCATION W/ GRADE 40 #5 BAR. INSTALL IN SLAB W/ 8\"/>**

**MISSING ANCHOR BOLTS AT BEARING WALL:**

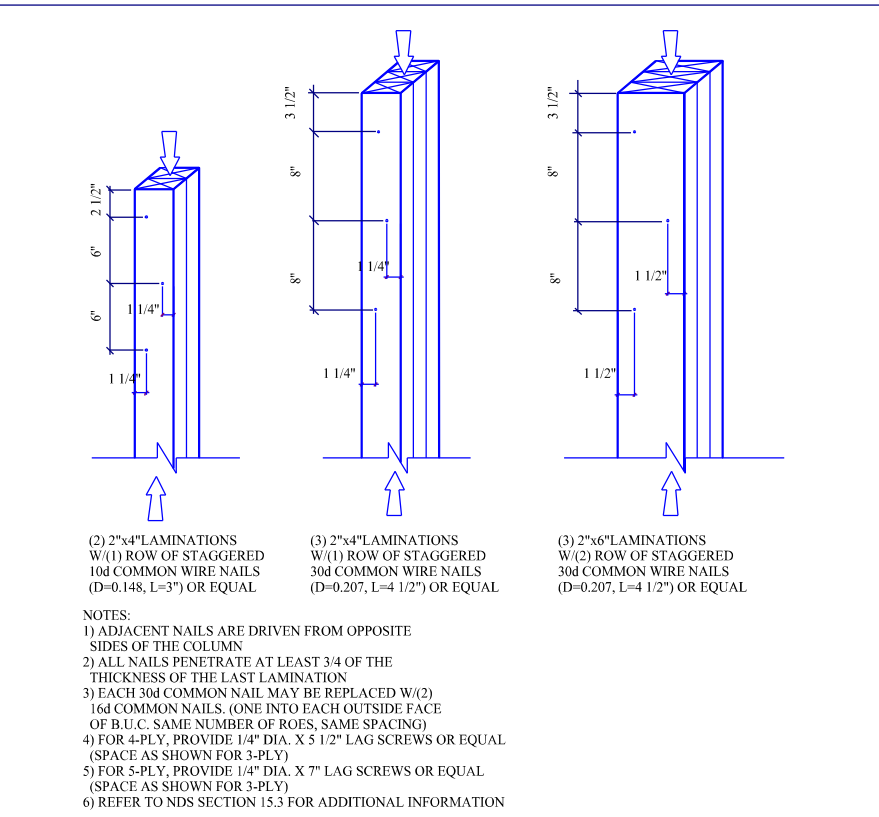
- EXTERIOR BEARING WALL:  
 IN ADDITION TO THE GENERAL PLACEMENT REQUIREMENTS:
- 1) 5/8" DIAMETER x 6" EMBEDMENT SIMPSON TITEN HD ANCHORS SPACED A MAXIMUM OF 24" O.C.
- INTERIOR BEARING WALL:  
 IN ADDITION TO THE GENERAL PLACEMENT REQUIREMENTS:
- 1) 5/8" DIAMETER x 6" EMBEDMENT SIMPSON TITEN HD ANCHORS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



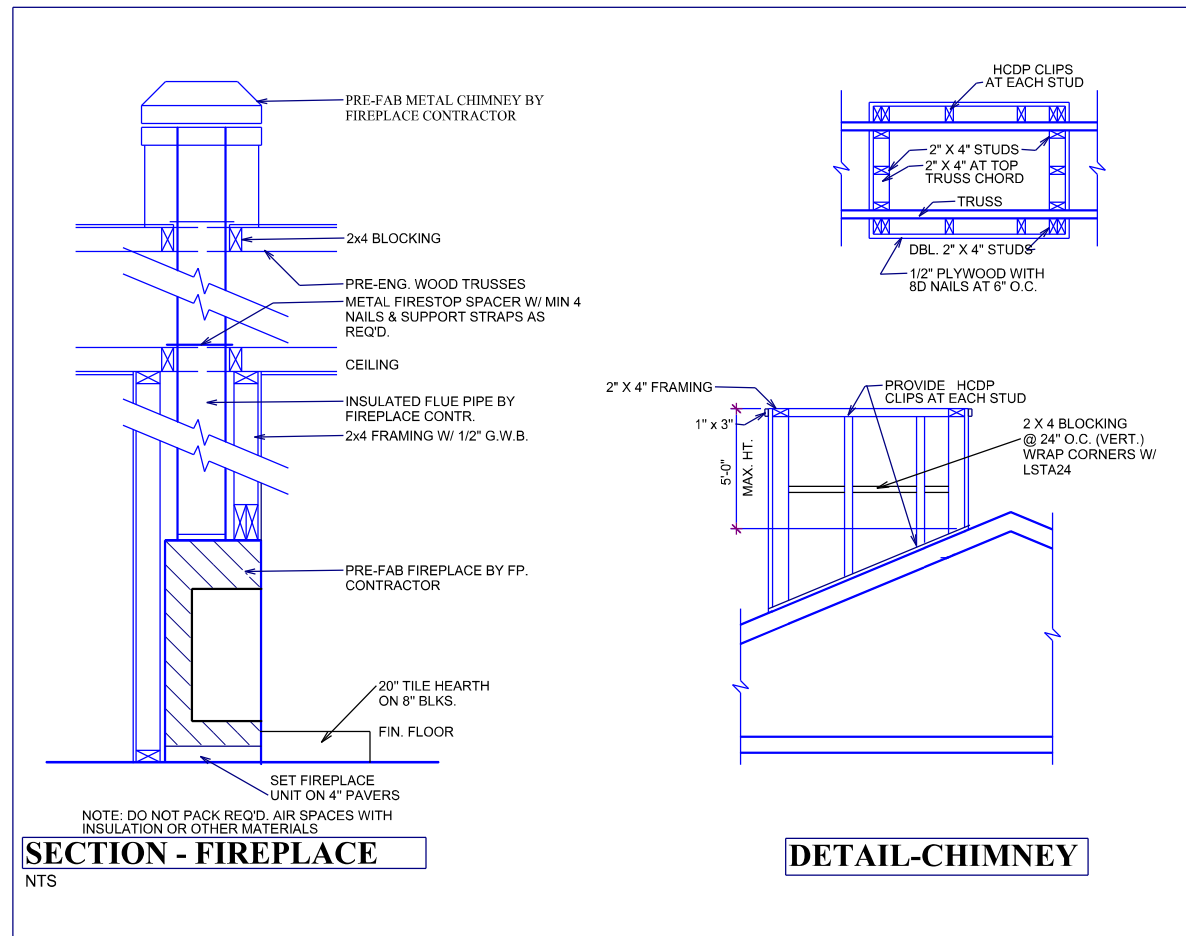
**BEARING PARTITION**



**B KNEEWALL**  
N.T.S.



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



**SECTION - FIREPLACE**  
N.T.S.

**DETAIL-CHIMNEY**

**CONST. DETAILS**

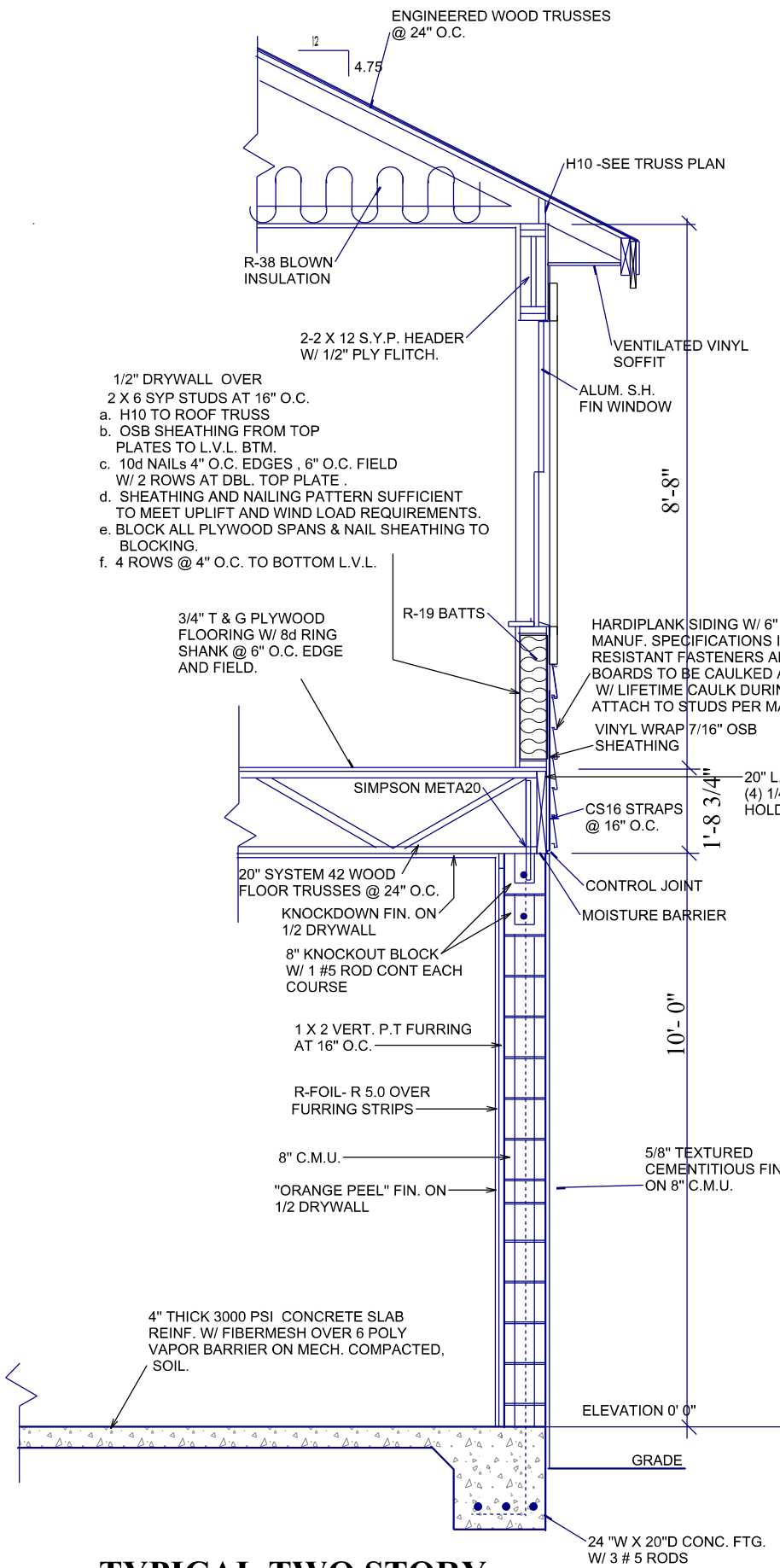
**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
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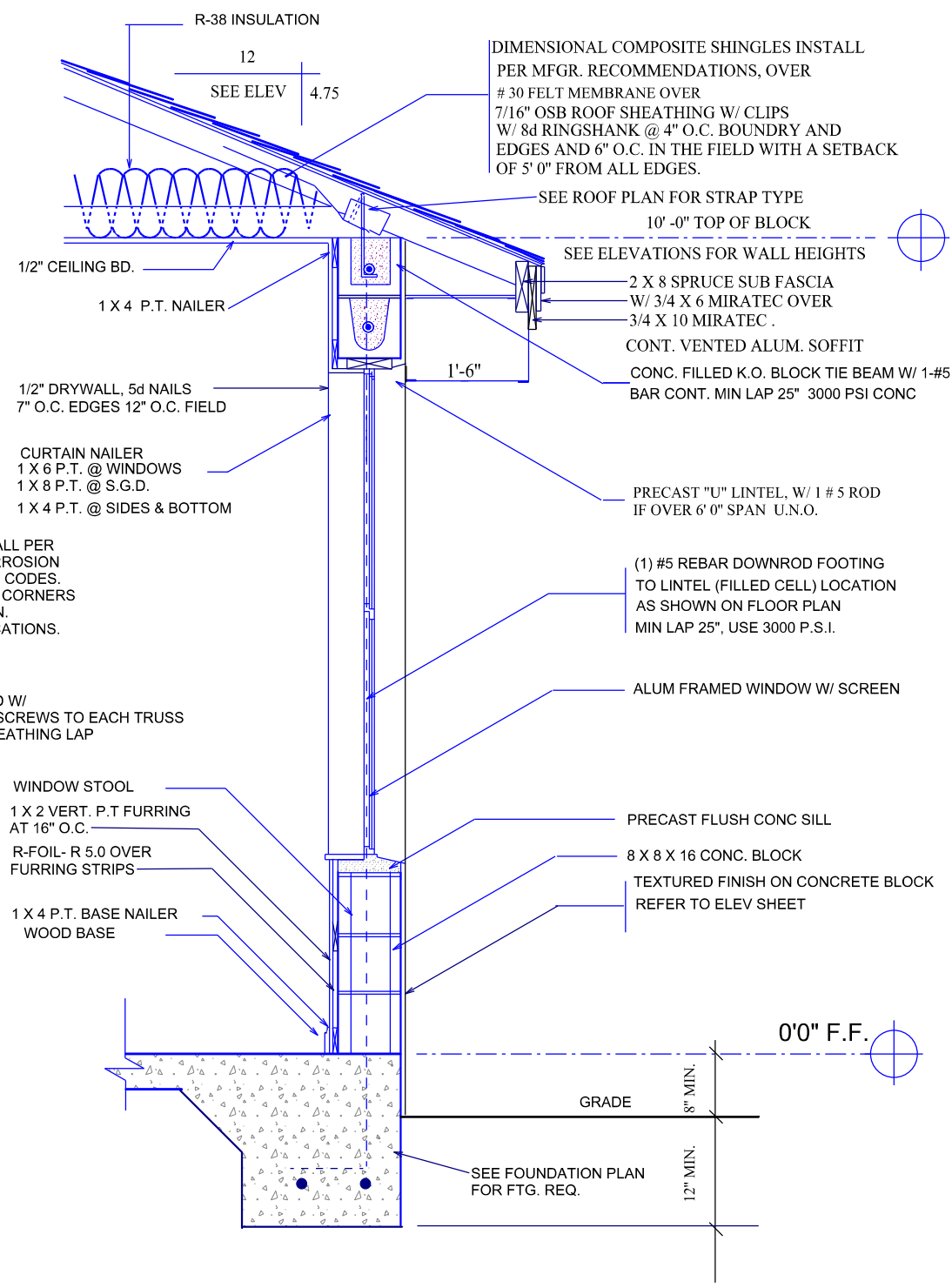
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**LOT 12**  
**SAFETY HARBOR, FL.**

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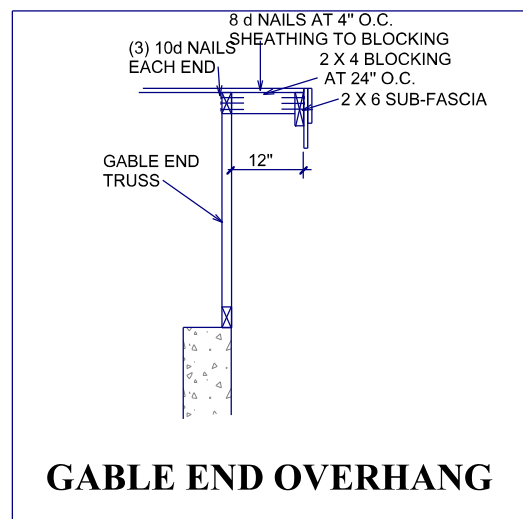


**TYPICAL TWO STORY EXTERIOR WALL SECTION L**

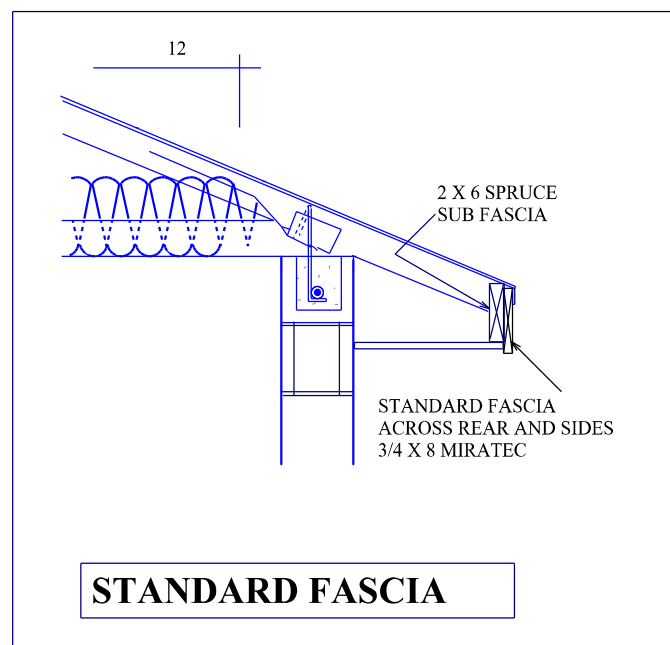


**TYPICAL WALL SECTION**

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



**GABLE END OVERHANG**



**STANDARD FASCIA**

**CONNECTOR TABLE**

SIMPSON	FLORIDA PRODUCT NUMBERS PER INDEX 2-25-2011
MBHA3.56/11.88	10866.12
H2	10456.10
H10	10456.6
LGT2	11470.6
MGT	11470.7
LSTA18	10852.4
LSTA24	10852.4
SP1	10456.41
SP2	10456.42
META16	11473.17
L30	10446.11
MSTAM24	11473.19
MSTAM36	11473.19
MSTCM60	11473.19
CS16	10852.1
SPH4	10456.46
SPH6	10456.47
HTT4	11496.2
HTT5	11496.2
ABU66	10849.6
HTS20	10456.23
HTS16	10456.22
TJC37	11478.7
HTU26	11169.1

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HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE FLORIDA WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 901 OF THE 2014 FLORIDA RESIDENTIAL BUILDING CODE SEALED FOR STRUCTURE ONLY  
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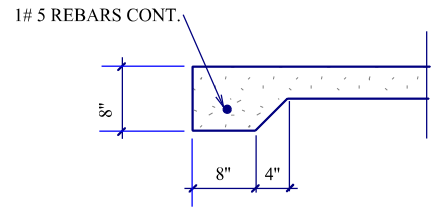
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 LOT 12  
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PLAN DATE	DATE
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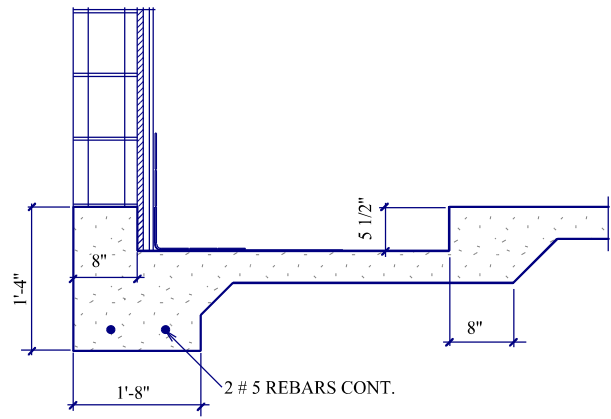
**DEEB FAMILY HOMES, LTD.**  
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**10**

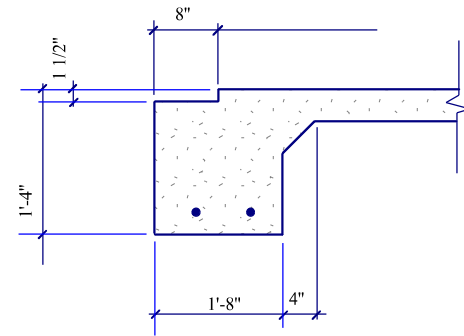
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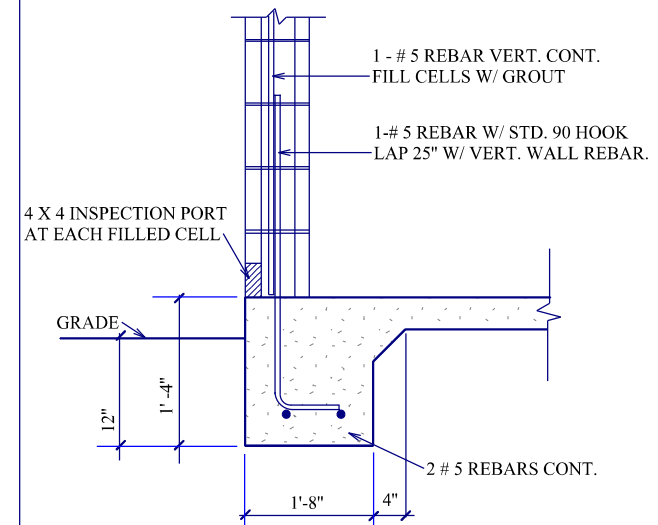
**8" THICKENED SLAB (J)**



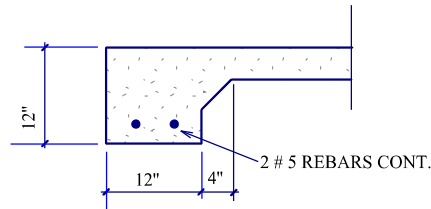
**SHOWER RECESS (G)**



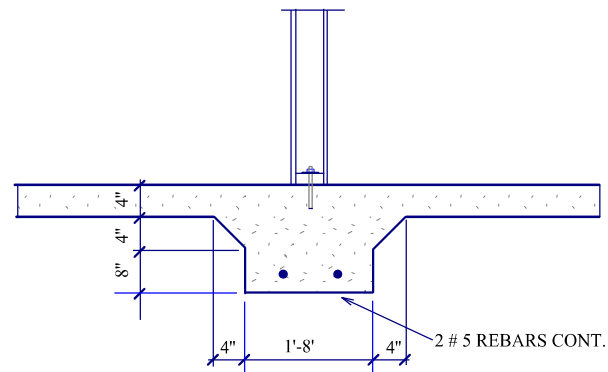
**SLIDING GLASS DR. RECESS (D)**



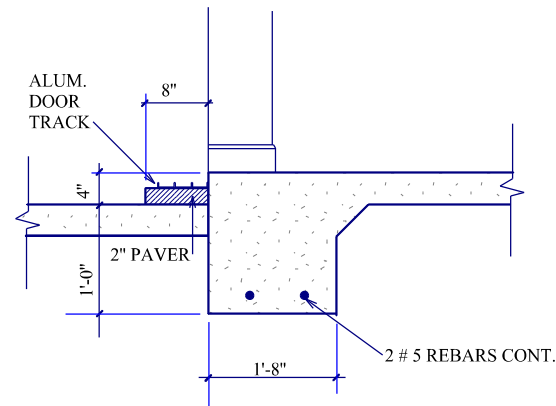
**TYPICAL ONE STORY (A)**



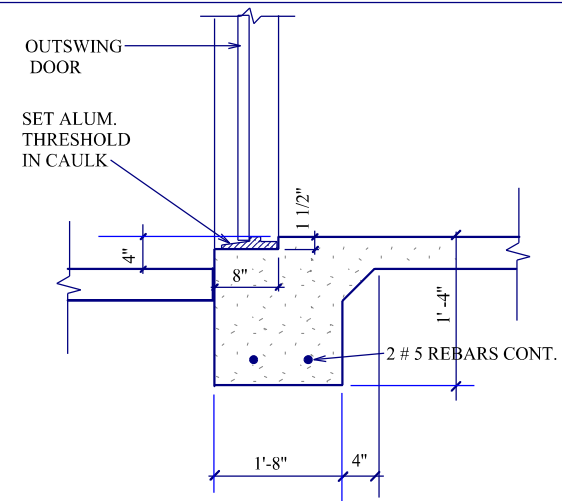
**12" THICKENED SLAB (K)**



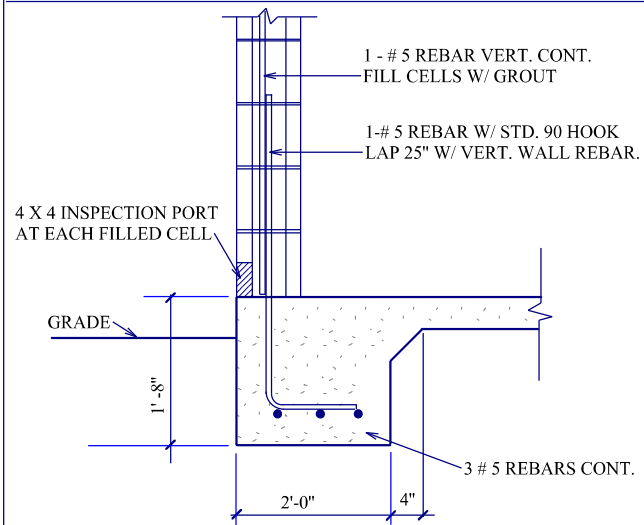
**INTERIOR BEARING FTG. (H)**



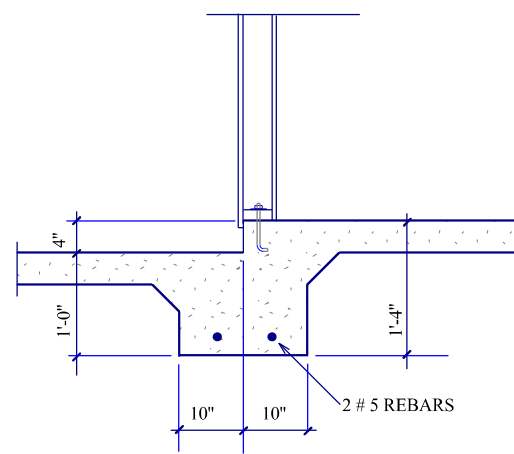
**EXTERIOR POCKET S.G.D. (E)**



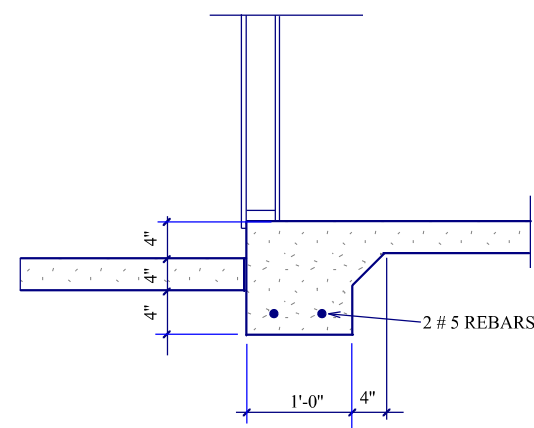
**EXTERIOR DOOR RECESS (B)**



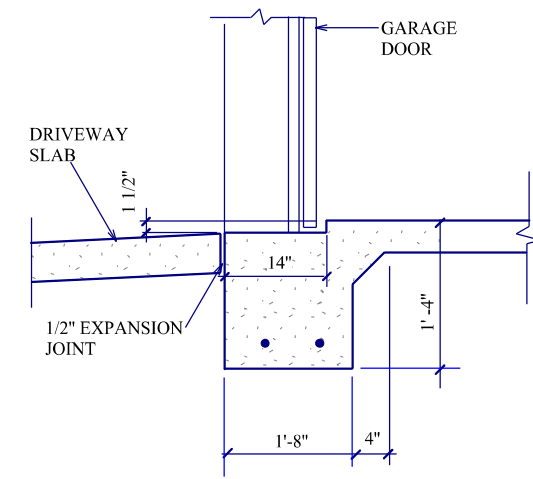
**TYPICAL TWO STORY (L)**



**BEARING GARAGE STEP (I)**



**NON-BRG. GARAGE STEP (F)**



**GARAGE DOOR RECESS (C)**

**A.E.C.S. 16016**

HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH ALL APPLICABLE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 601 OF THE 2004 FLORIDA RESIDENTIAL BUILDING CODE SEALED FOR STRUCTURE ONLY

SIGNED: RICHARD E. ALLEN P.E. #56930

**INVENTORY RESIDENCE**

LOT 12  
SAFETY HARBOR, FL.

**PLAN DATE**

4-29-2016	7-20-2016
5-23-2016	8-1-2016
6-01-2016	
6-13-2016	

**FOOTING DETAILS**

**DEEB FAMILY HOMES, LTD.**

9400 RIVER CROSSING BLD.  
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**11**

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