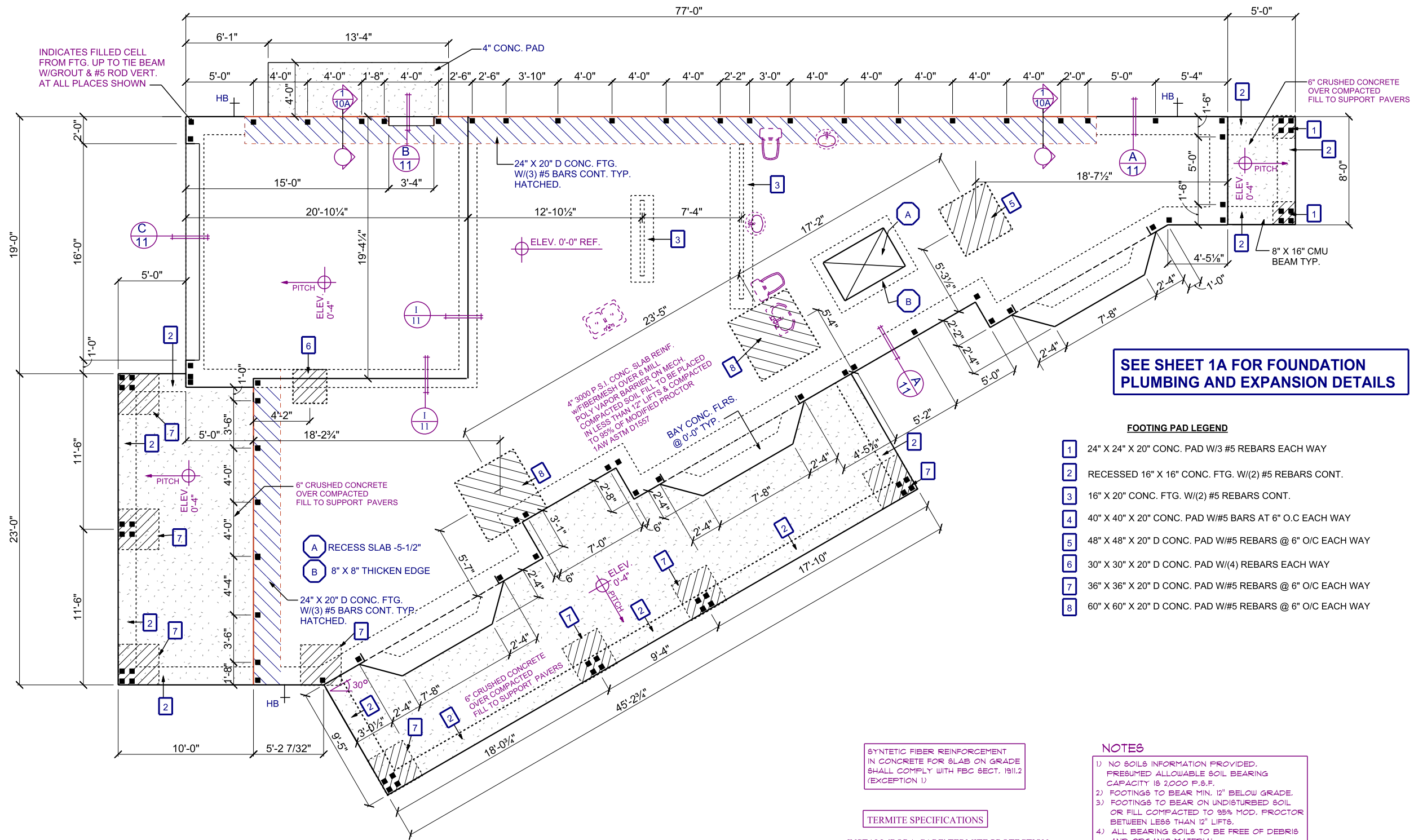




FOUNDATION PLAN

SCALE 1/8" = 1'-0"

A.E.C.S. #18040

PLAN 2817

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

LOT 22 HAMILTON
SAFETY HARBOR

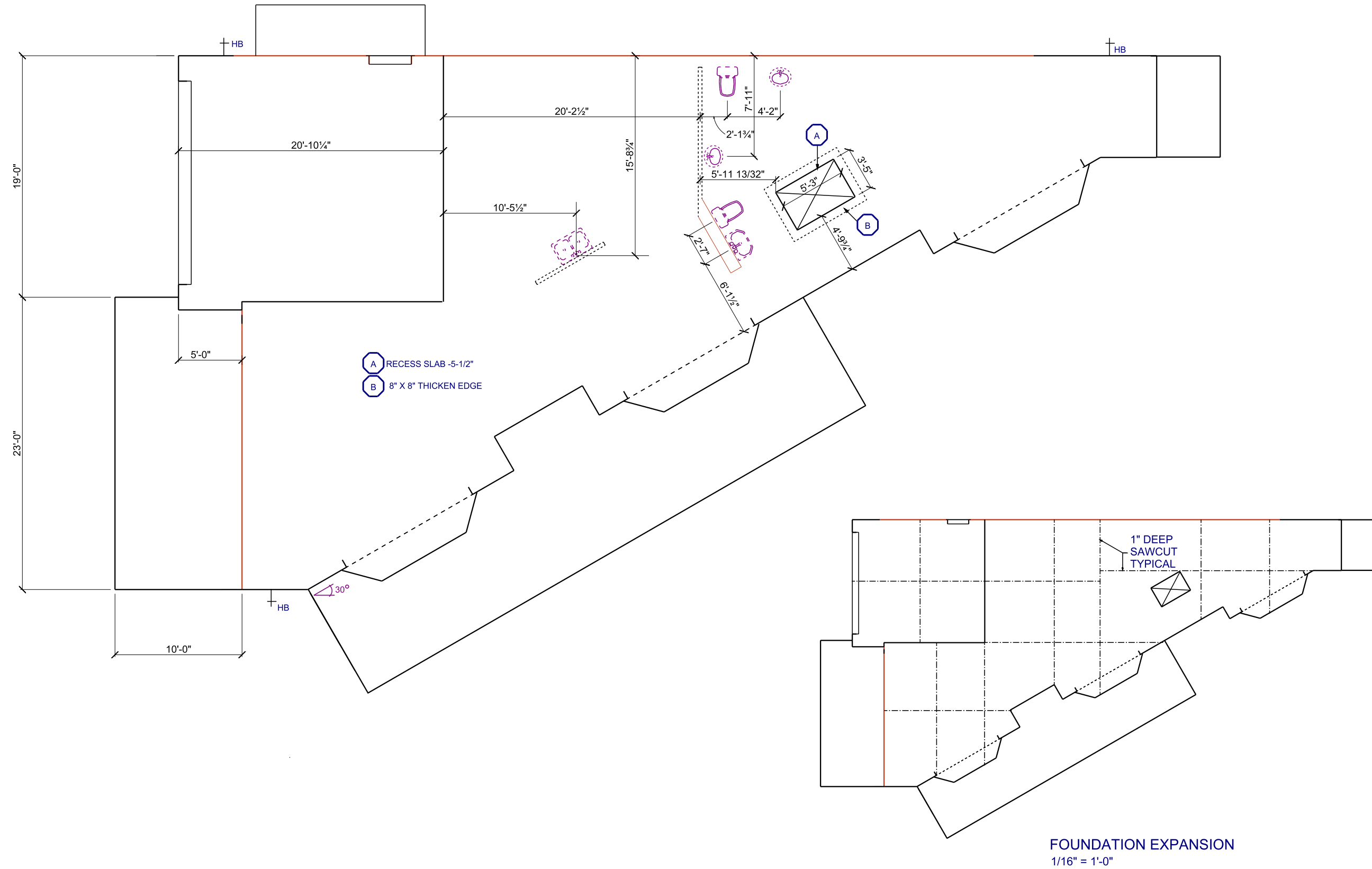
1. PRELIMINARY PLANS
2. STRUCTURAL ENGINEERING
3. COVERED PORCH ADDED TO 2ND FLOOR.

PLAN DATE	
1. 07-11-2018	
2. 07-17-2018	
3. 08-23-2018	

I HEREBY CERTIFY THAT I HAVE
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ALLEN ENGINEERING &
CONSTRUCTION SERVICES
RICH ALLEN PROFESSIONAL ENGINEER
P.E. #56920 C.A. #9542
8809 SKYMASTER DRIVE
NEW PORT RICHEY, FL 34654
727-842-6100
richallen@gmail.com

1



FOUNDATION PLUMBING LAYOUT

PLAN 2817

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NEW PORT RICHEY, FL. 34655

LOT 22 HAMILTON AVE
SAFETY HARBOR

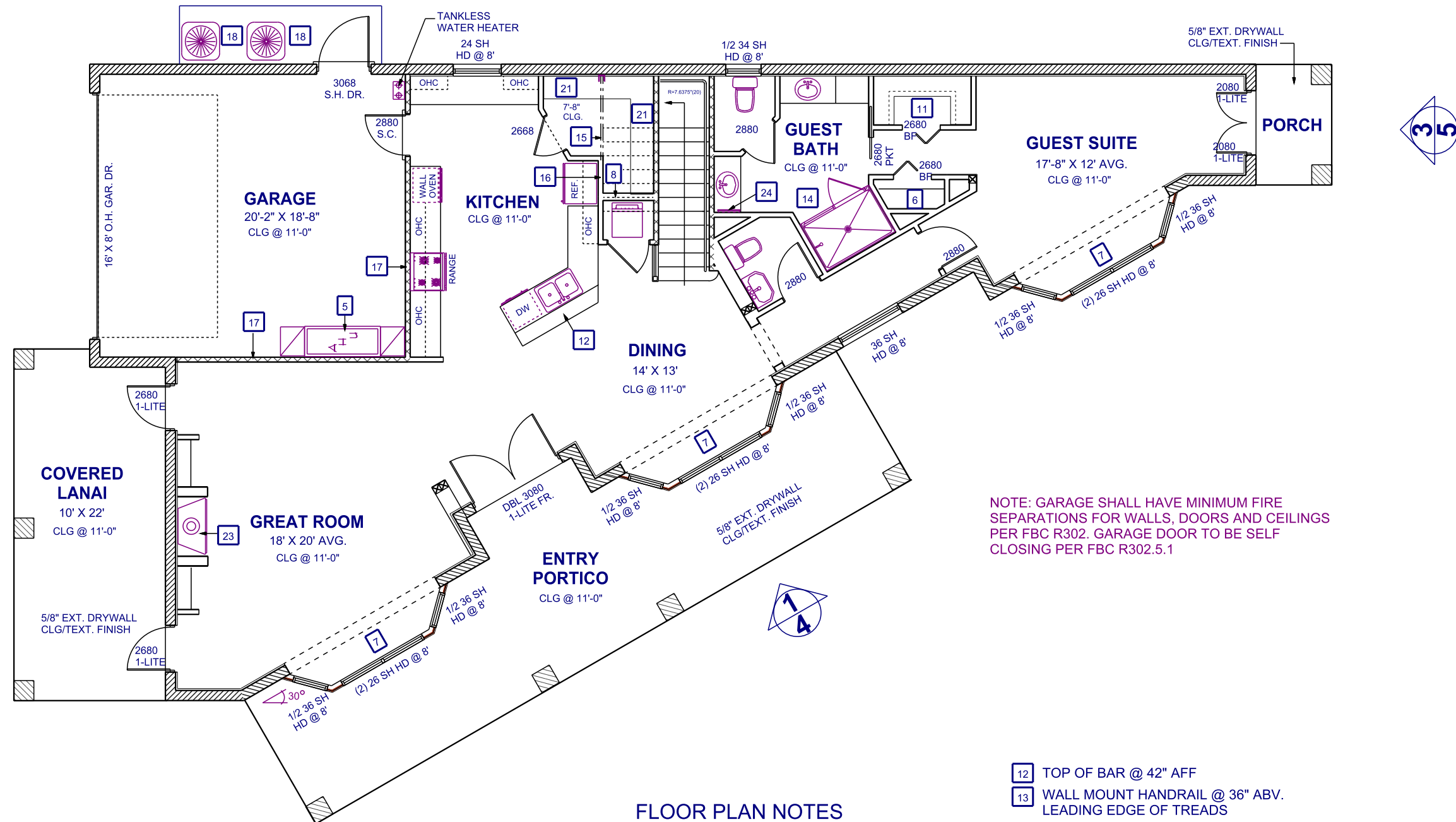
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PLAN DATE

1. 07-11-2018

2. 08-23-2018

1A



LIVING AREA (1ST FLR)	1498 SQ. FT.
LIVING AREA (2ND FLR)	1319 SQ. FT.
TOTAL LIVING AREA	2817 SQ. FT.
GARAGE	419 SQ. FT.
COVERED PORCHES	268 SQ. FT.
COVERED LANAI	407 SQ. FT.
TOTAL UNDER ROOF:	3911 SQ. FT.

1	DRYER VENT CHASE	14	TOP OF TEMPERED GLASS AT 7' AFF
2	HANSON BOX @ 42" AFF	15	(2) 2X8 STAIR PLATFORM BEAM. BTM @ 7'-8" AFF
3	12" WIRE SHELF @ 5'-6" AFF	16	INSTALL 1/4" WATER LINE FOR ICEMAKER
4	WASHER/DRYER COMBO	17	R-13 BATT INSULATION
5	AIR HANDLER UNIT SUSPENDED FROM CLG.	18	A/C COMPRESSOR UNIT.
6	4-12" SHELVES	19	NOT USED
7	BAY CLG @ 9'-8"	20	NOT USED
8	6" STUD WALL	21	(4) 20" SHELVES
9	22" X 36" CLG ACCESS	22	LOAD BEARING WALL 2X6 SYP @ 16" O/C
10	(4) 16" SHELVES	23	42" W DIRECT VENT GAS FIREPLACE
11	12" SHELF	24	MEDICINE CABINET

NOTE: GARAGE SHALL HAVE MINIMUM FIRE SEPARATIONS FOR WALLS, DOORS AND CEILINGS PER FBC R302. GARAGE DOOR TO BE SELF CLOSING PER FBC R302.5.1

FIRST FLOOR NOTES

SCALE 1/8" = 1'-0"

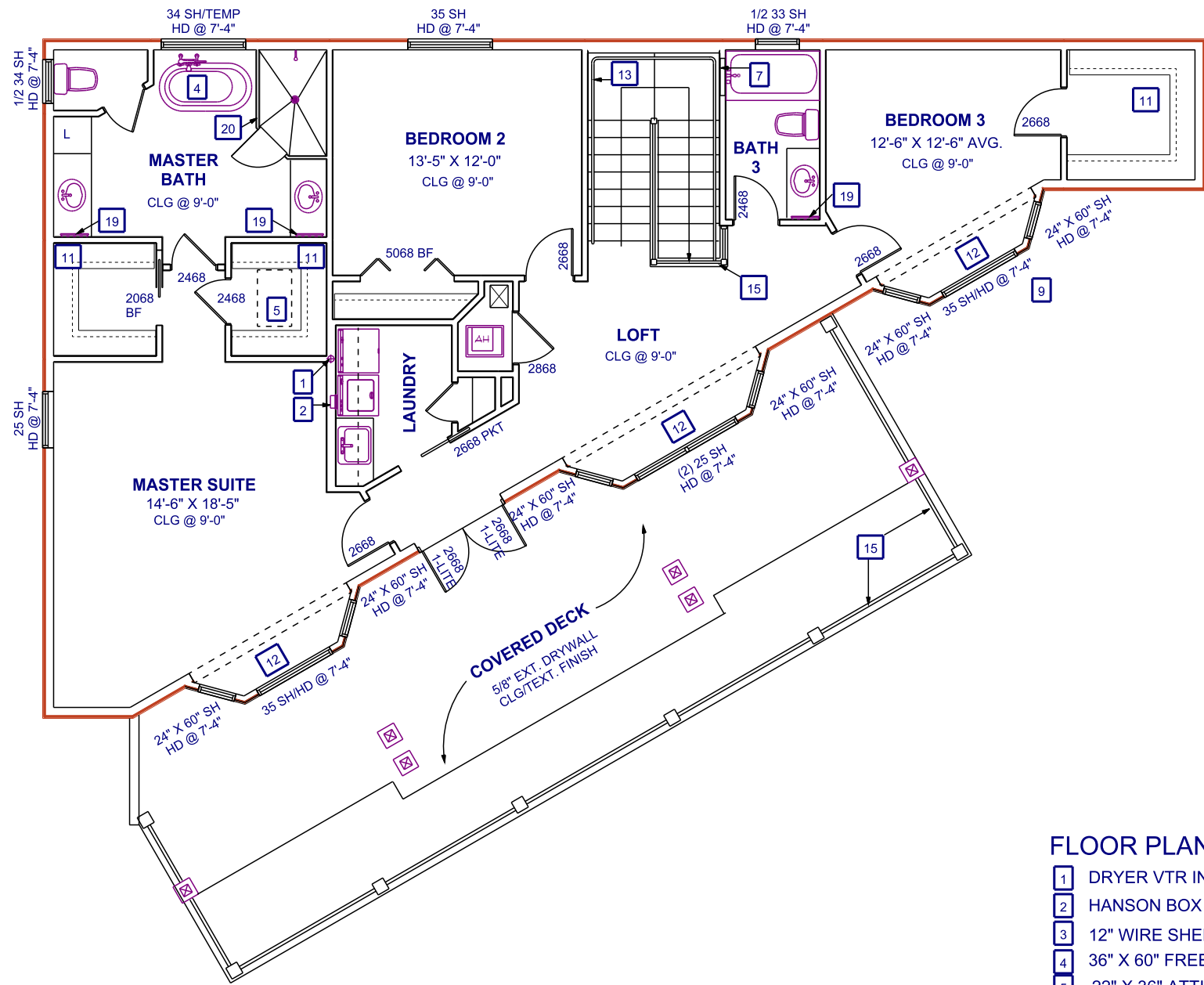
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LOT 22 HAMILTON AVE
SAFETY HARBOR

2. COVERED PORCH ADDED TO 2ND FLR.

2



FLOOR PLAN NOTES

- 1

DRYER VTR IN 6" WALL
- 2

HANSON BOX @ 42" AFF
- 3

12" WIRE SHELF @ 5'-6" AFF
- 4

36" X 60" FREESTANDING TUB
- 5

22" X 36" ATTIC ACCESS
- 6

4-12" SHELVES
- 7

TUB ACCESS
- 8

NOT USED
- 9

22" X 36" CLG ACCESS
- 10

NOT USED
- 11

12" SHELF

12

BAY CLG @ 8'-0"

13

WALL MOUNT HANDRAIL @ 36" ABV. LEADING EDGE OF TREADS

14

AIR HANDLER UNIT ON STAND

15

PRE-FAB/PRE-ENG. GUARDRAILING @ 42" AFF

16

NOT USED

17

NOT USED

18

NOT USED

19

MEDICINE CABINET

20

TEMPERED GLASS ENCL. TO 7' AFF

SECOND FLOOR NOTES

SCALE 1/8" = 1'-0"

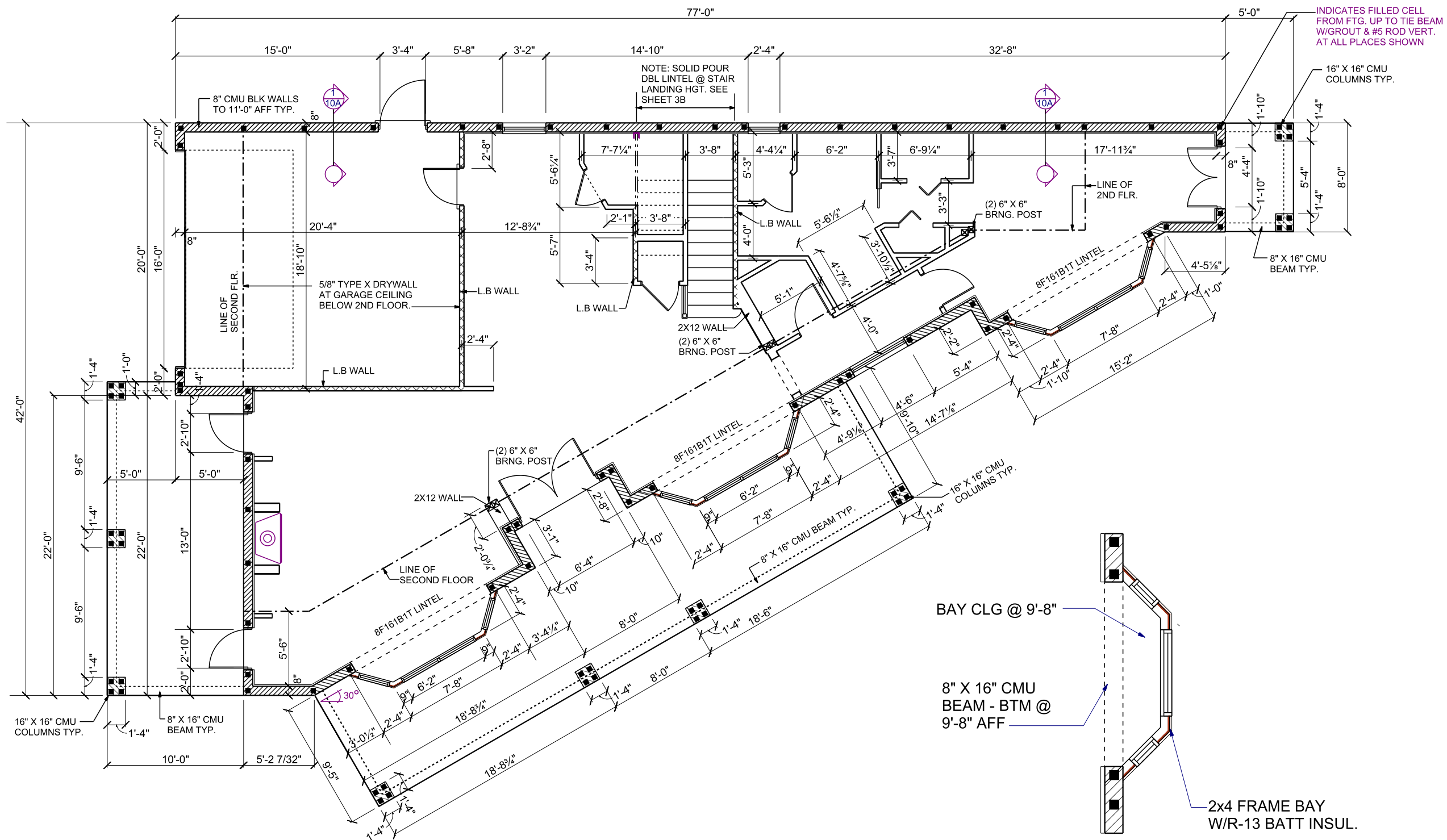
PLAN 2817

2A

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PLAN DATE	
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LOT 22 HAMILTON AVE SAFETY HARBOR	
1. PRELIMINARY PLANS 2. COVERED PORCH ADDED TO 2ND FLR.	



BAY WINDOW DETAILS
1/4" = 1'-0"

FIRST FLOOR DIMENSIONS

SCALE 1/8" = 1'-0"

A.E.C.S. #18040

PLAN 2817

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NEW PORT RICHEY, FL. 34655

LOT 22 HAMILTON
SAFETY HARBOR

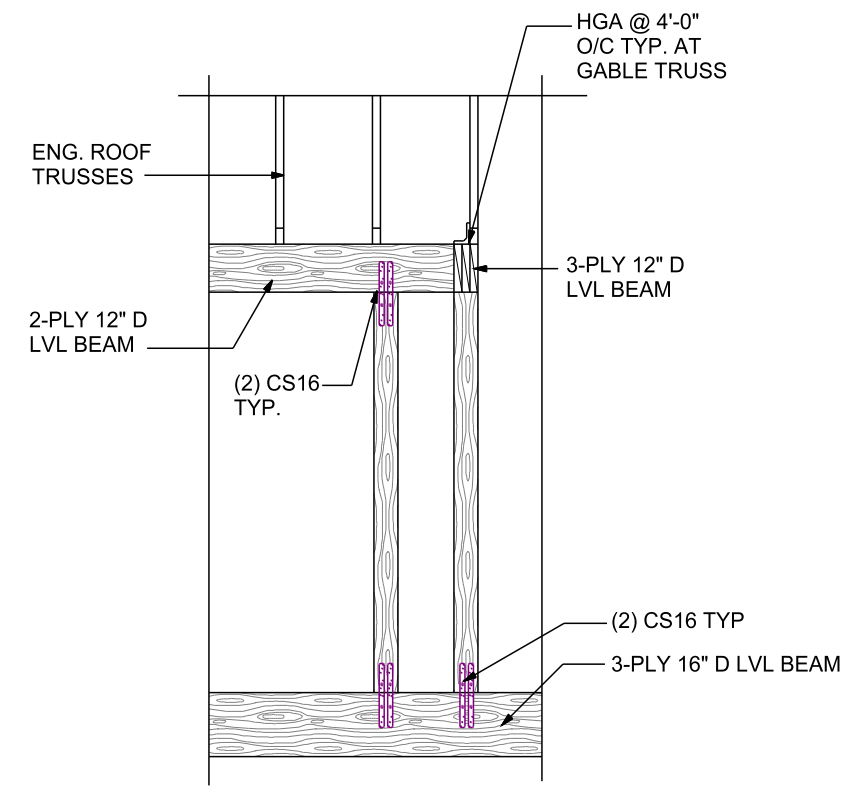
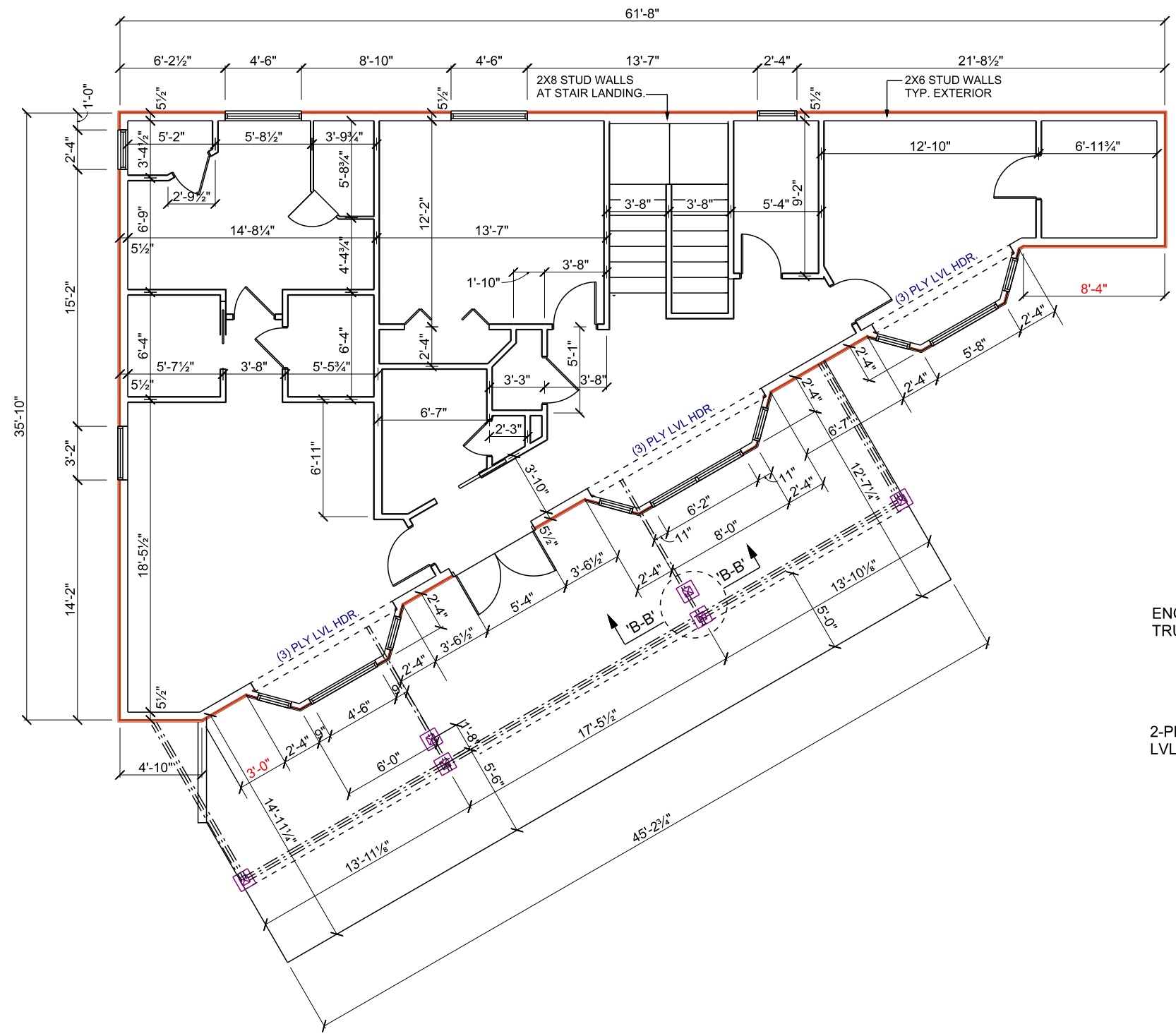
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3



DETAIL AT COLUMN 'B-B'

1/4" = 1'-0"

2ND FLOOR DIMENSIONS

SCALE 1/8" = 1'-0"

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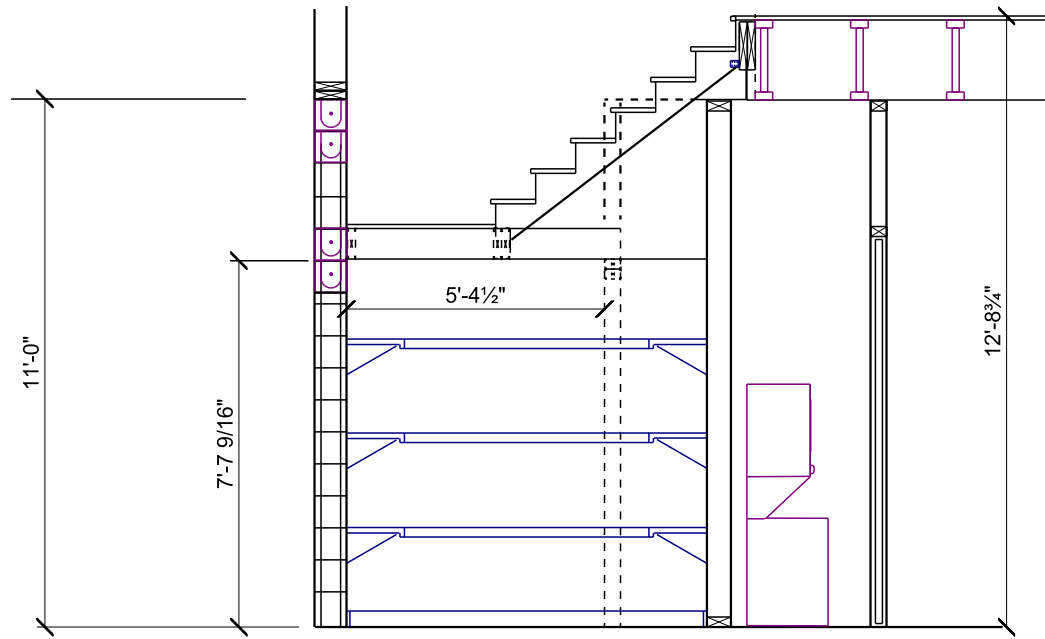
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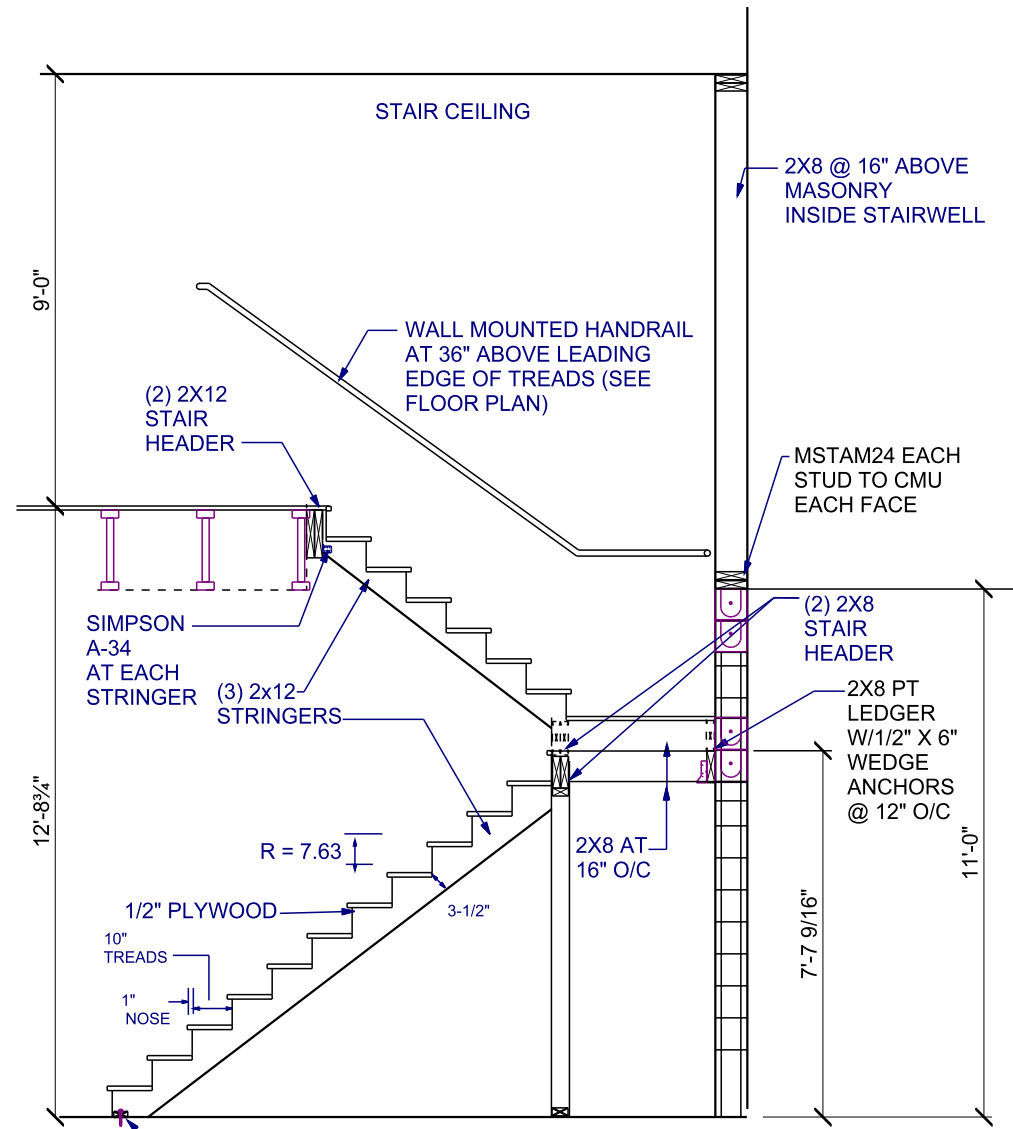
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3A



PANTRY SECTION 'A-A'

3/8" = 1'-0"



STAIR SECTION 'A-B'

3/8" = 1'-0"

SECTION DETAILS

A.E.C.S. #18040

PLAN 2817

SCALE 1/4" = 1'-0"

3B

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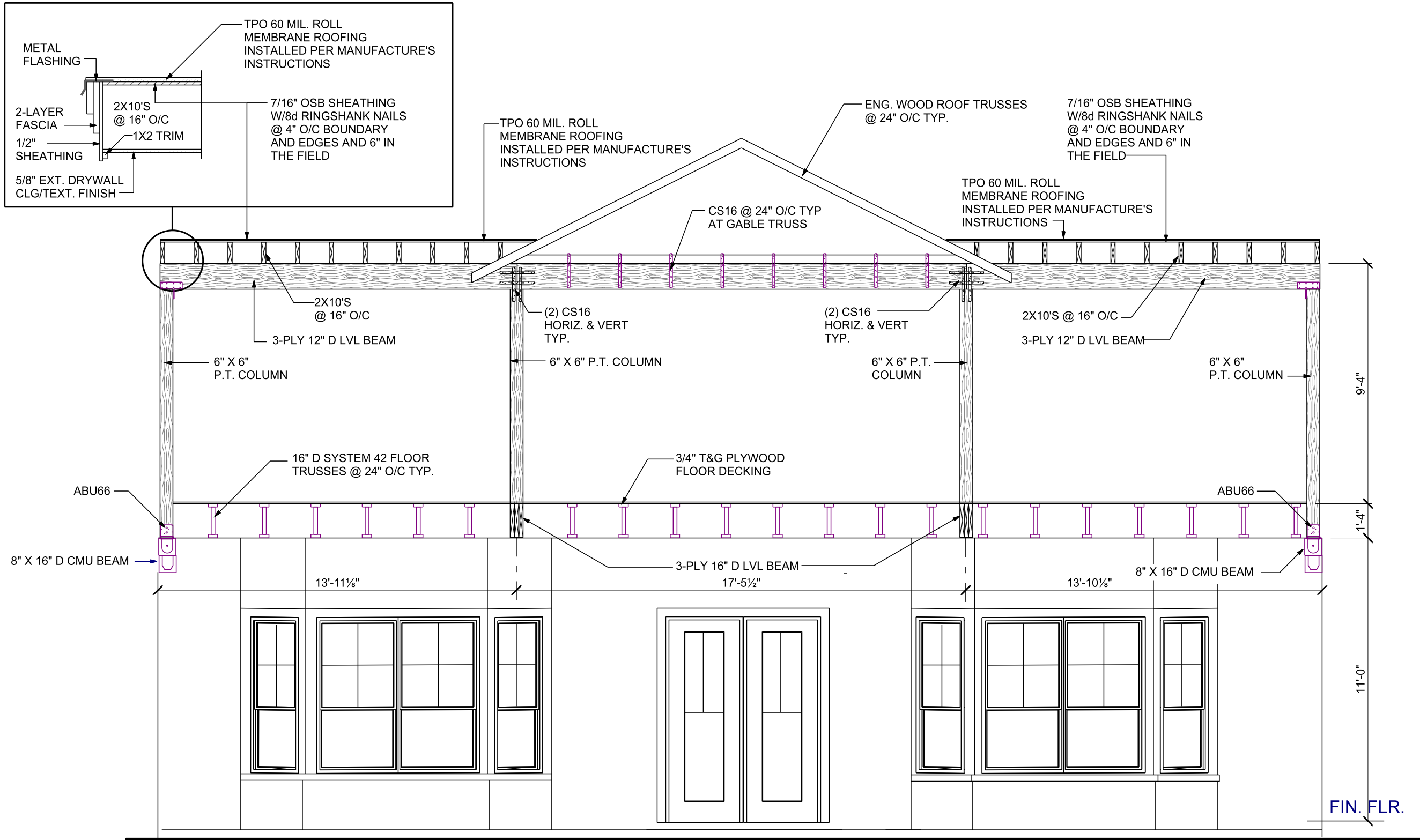
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PORCH SECTION 'A-3C'

SECTION DETAILS

SCALE 1/4" = 1'-0"

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PLAN 2817

3C

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SAFETY HARBOR**

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HAMILTON AVE. ELEVATION

FRC GUARDRAIL REQUIREMENTS:

R312.12 Height. Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall not be less than 36 inches (914 mm) in height as measured vertically above the adjacent walking surface or the line connecting the leading edge of the treads.

R312.12.1.3 Opening Limitations. Required guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches (102 mm) in diameter

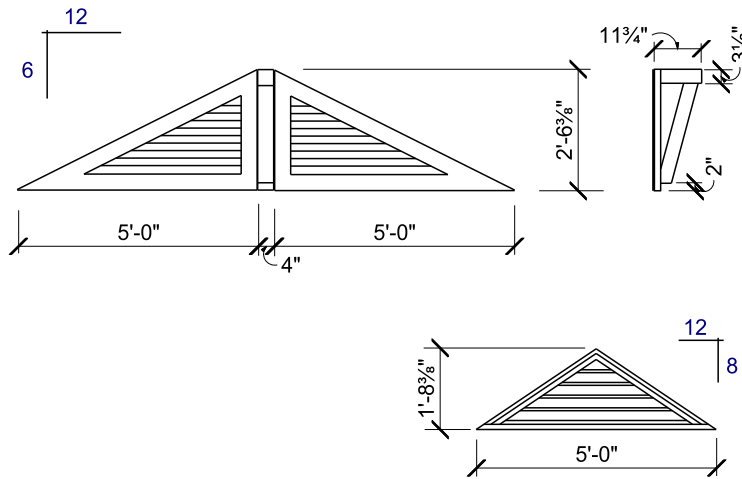
TABLE R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(in pounds per square foot)
(Edited to apply to Guardrails)

USE	LIVE LOAD
Guards and Handrails ^d	200 ^h
Guard in-fill components ^f	50 ^h

d. A single concentrated load applied in any direction at any point along the top

f. Guard in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.

h. Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the in-fill components. These loads shall be determined independent of one another, and the loads are assumed not to occur with any other live load.



NOTE: FIELD VERIFY DIMENSIONS
AND CLEARANCES PRIOR TO FABRICATION

GABLE LOUVER & BRACKET DETAILS

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 16" SQUARE CMU COLUMNS W/1/2" FOAM TRIM AND FAUX STONE VENEER (4) SIDES
- 9 6" SMOOTH BANDING

- 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 (TYP. FRONT ELEV)
- 13 PRE-FAB/PRE-ENG. GUARDRAIL SYSTEM.
- 14 FAUX STONE VENEER TYP.
- 16 2-LAYER FASCIA
- 17 DECO TRIANGULAR LOUVER PER DETAIL THIS SHEET
- 18 1/2" FOAM BANDING

EXTERIOR ELEVATIONS

SCALE 1/8" = 1'-0"

PLAN 2817

LOT 22 HAMILTON AVE
SAFETY HARBOR

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4



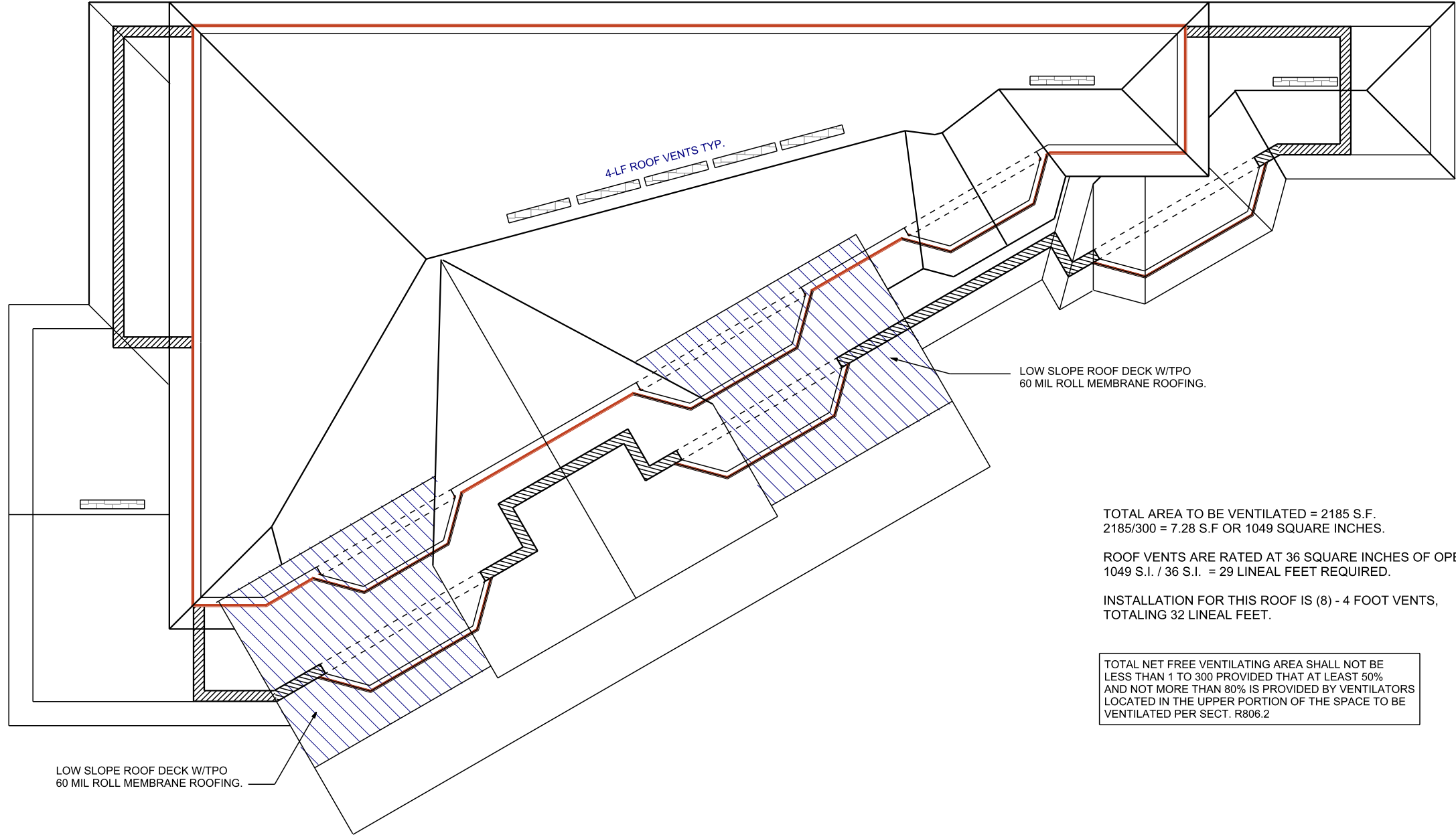
PLAN 2817

5

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TOTAL AREA TO BE VENTILATED = 2185 S.F.
2185/300 = 7.28 S.F OR 1049 SQUARE INCHES.

ROOF VENTS ARE RATED AT 36 SQUARE INCHES OF OPENING PER LINEAL FT.
1049 S.I. / 36 S.I. = 29 LINEAL FEET REQUIRED.

INSTALLATION FOR THIS ROOF IS (8) - 4 FOOT VENTS,
TOTALING 32 LINEAL FEET.

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

ROOF PLAN

SCALE 1/8" = 1'-0"

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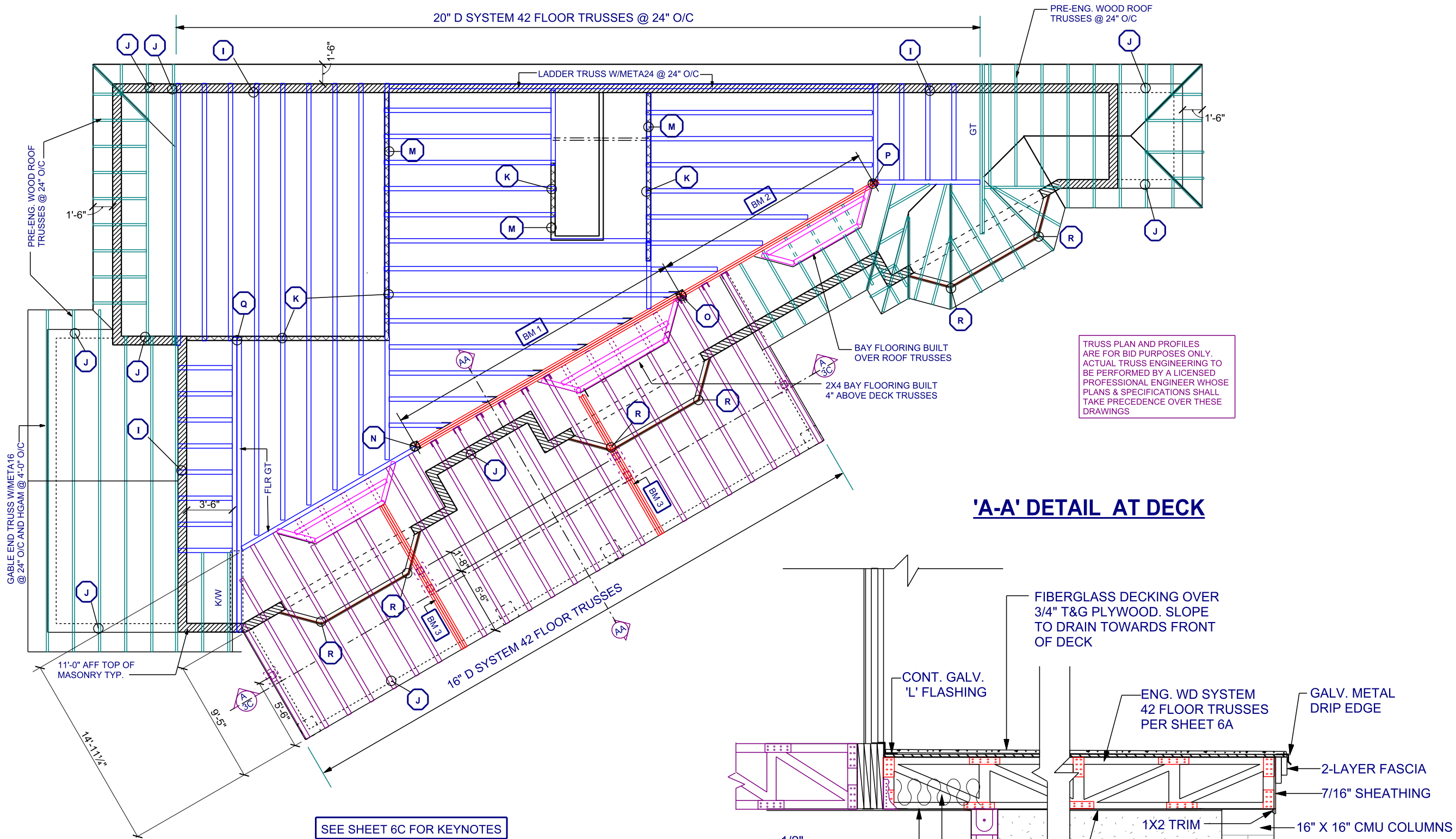
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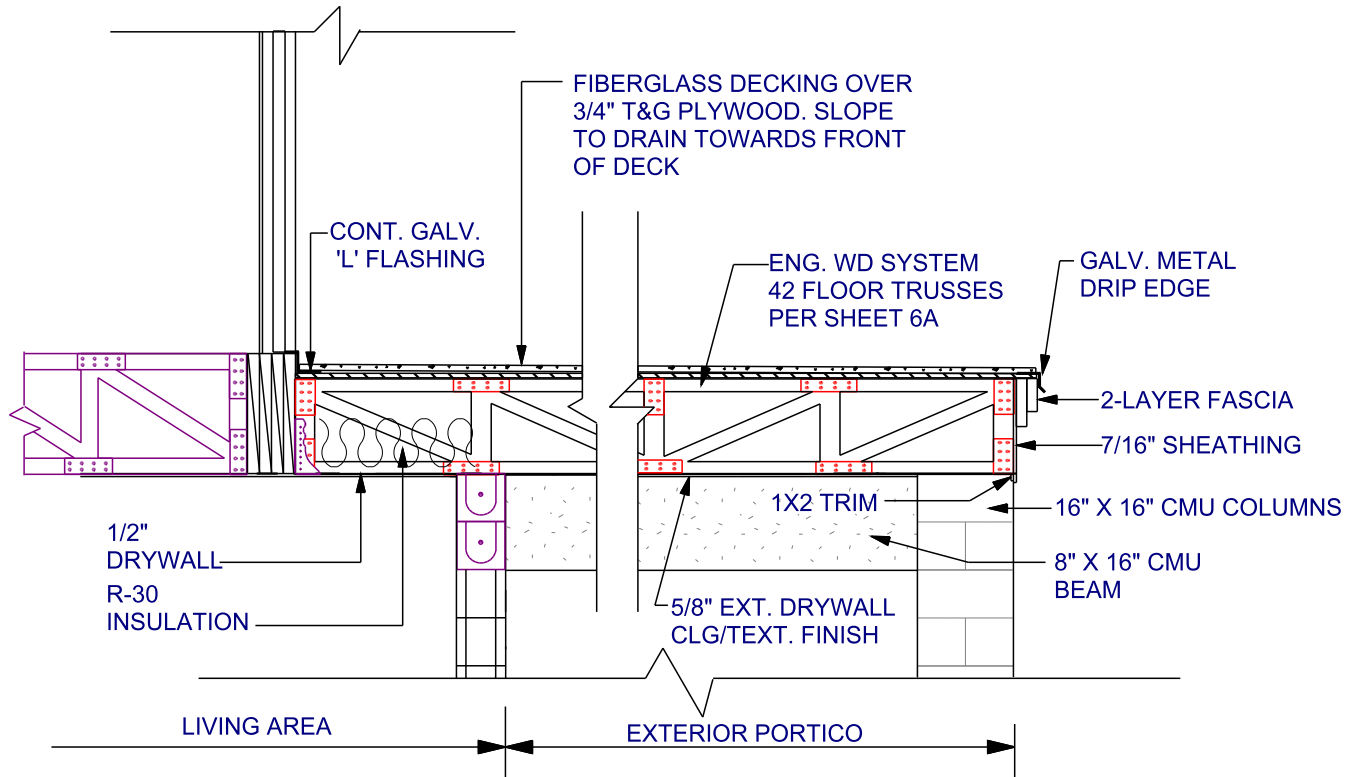
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6



- BM-1 4-PLY 20\"D LVL UPSET BEAM
- BM-2 3-PLY 20\"D LVL UPSET BEAM
- BM-3 3-PLY 16\"D LVL UPSET BEAM

SEE SHEET 6C FOR KEYNOTES



2ND FLOOR FRAMING

SCALE 1/8" = 1'-0"

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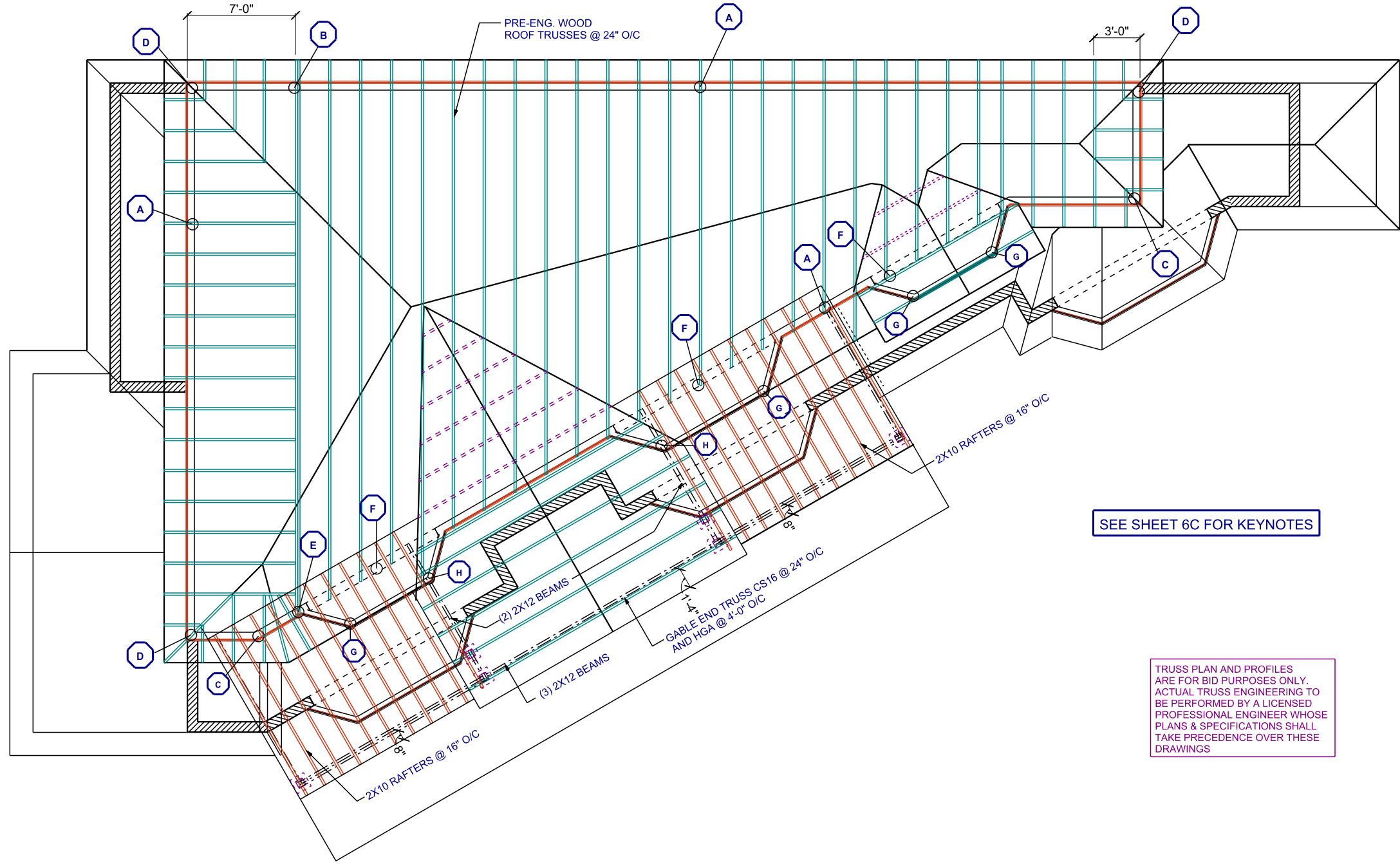
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- LOT 22 HAMILTON
SAFETY HARBOR
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6A



TRUSS PLAN AND PROFILES
ARE FOR BID PURPOSES ONLY.
ACTUAL TRUSS ENGINEERING TO
BE PERFORMED BY A LICENSED
PROFESSIONAL ENGINEER WHOSE
PLANS & SPECIFICATIONS SHALL
TAKE PRECEDENCE OVER THESE
DRAWINGS

2ND ROOF TRUSSES

SCALE 1/8" = 1'-0"

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6B

PLAN DATE	
1. 07-11-2018	
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Lot 22 Hamilton Ave

- A. H-10 Typical pre engineered truss to dbl top plate
- B. Girder truss to window header beam
 - a. LGT2 & HTS16 GT to header
 - b. Header – Triple 2x12 w/ (2) 1/2” flitch plates
 - c. (2) jacks and (2) king studs each stud pack
 - d. (2) CS16 each stud pack to header
 - e. (1) MSTCM60 each stud pack to cmu
- C. 5 Stud corner column with (3) CS16 to floor truss or beam below
- D. 5 Stud corner column with (1) MSTCM60 to cmu below
- E. (2) 3.5”x5.25” Versa Lam columns at GT & roof beam
 - a. At GT – LGT2 & HTS16 to GT
 - b. At Beam – (2) CS16
 - c. Each column to GT below or floor truss below – (2) CS16
- F. 3 ply 1.75” x 12” LVL header
 - a. (2) CS16 each end to column
 - b. 3.5”x5.25” versa lam columns with (2) CS16 to truss below
- G. 3 stud corner column with CS16 to floor truss below
- H. 3 stud corner column
 - a. 2 CS16 to beam above and 2 CS16 to truss below
- I. Meta24 typical
- J. Meta 16 typical
- K. H6 typical
- L. 2x4 SYP #2 @12” o.c. with SP2 top plates, sp1 bottom plate and ½” anchor bolt at 48” o.c.
- M. 2x4 SYP #2 @16” o.c. with SP2 top plates, sp1 bottom plate and ½” anchor bolt at 48” o.c.
- N. (2) 5.25”x5.25” versa lam columns – 1 for beam and 1 for girder truss
 - a. Beam to column – ECCQ7.1-6SDS2.5
 - b. Girder to column – (4) CS16
 - c. Columns to foundation – HDU8 with ¼” steel plate under columns
 - d. Beam to girder – (4) CS16 to top and bottom chords
- O. (2) 5.25”x5.25” versa lam columns – 1 for each beam
 - a. Beam to column – ECCQ7.1-6SDS2.5
 - b. Columns to foundation – HDU8 with ¼” steel plate under columns
 - c. Beam to beam (2) MSTC66
- P. (2) 5.25”x5.25” versa lam columns – 1 for beam and 1 for girder truss’s
 - a. Beam to column – ECCQ7.1-6SDS2.5
 - b. Girders to column – (4) CS16
 - c. Columns to foundation – HDU8 with ¼” steel plate under columns

- d. Beam to girder – (4) CS16 to top and bottom chords
- Q. 3.5”x5.25” versa lam column
 - a. Girder to column – (2) CS16
 - b. Columns to foundation – HTT4 with ¼” steel plate under columns
- R. 3 stud corner column with LTT20B to foundation

TRUSS KEYNOTES

SCALE 1/8" = 1'-0"

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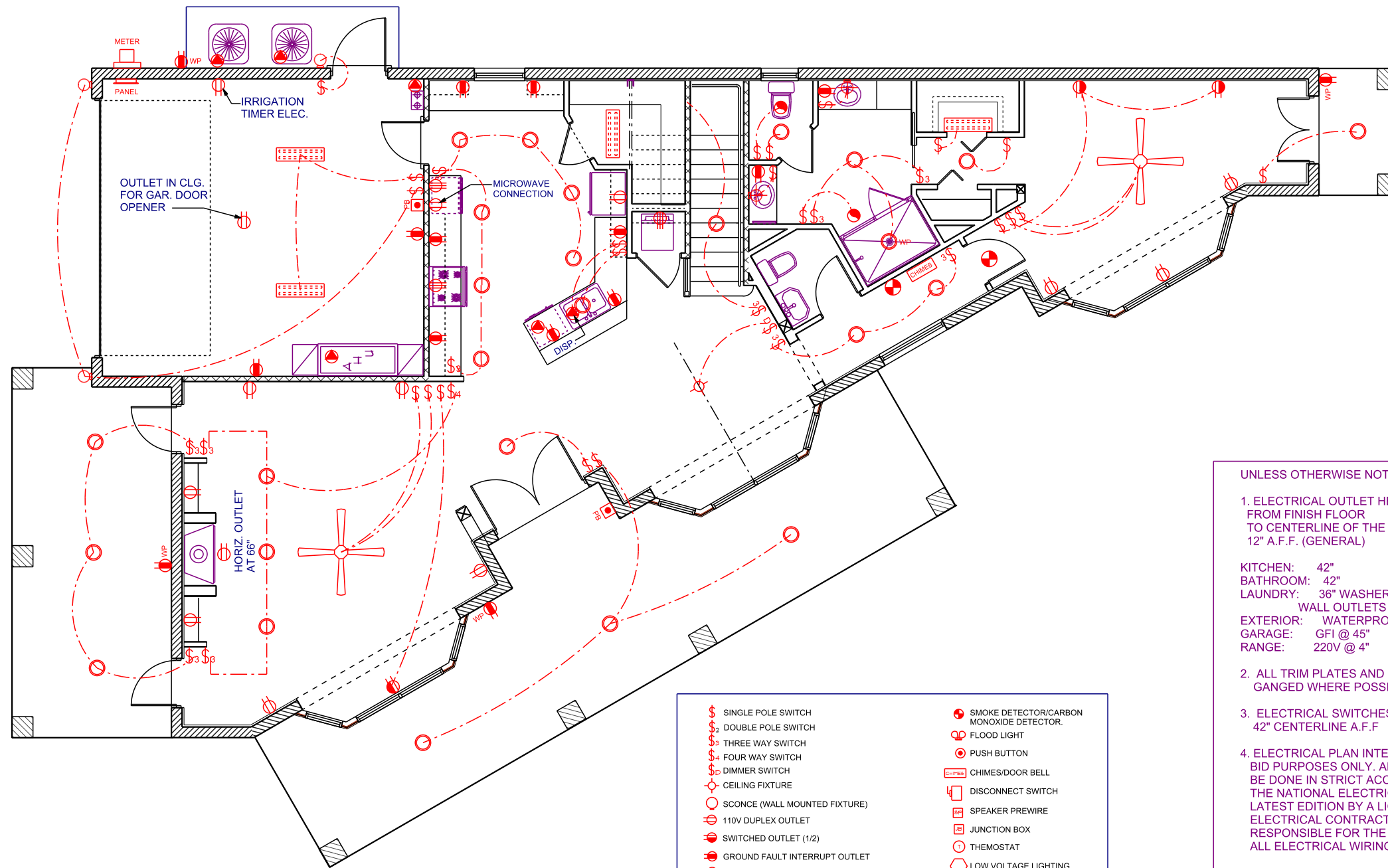
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6C



- | | | | |
|---|-------------------------------|---|--|
|  | SINGLE POLE SWITCH |  | SMOKE DETECTOR/CARBON MONOXIDE DETECTOR. |
|  | DOUBLE POLE SWITCH |  | FLOOD LIGHT |
|  | THREE WAY SWITCH |  | PUSH BUTTON |
|  | FOUR WAY SWITCH |  | CHIMES/DOOR BELL |
|  | DIMMER SWITCH |  | DISCONNECT SWITCH |
|  | CEILING FIXTURE |  | SPEAKER PREWIRE |
|  | SCONCE (WALL MOUNTED FIXTURE) |  | JUNCTION BOX |
|  | 110V DUPLEX OUTLET |  | THERMOSTAT |
|  | SWITCHED OUTLET (1/2) |  | LOW VOLTAGE LIGHTING |
|  | GROUND FAULT INTERRUPT OUTLET |  | INTERCOM |
|  | WATER PROOF GFI OUTLET |  | CEILING FAN |
|  | 220V OUTLET |  | TRACK LIGHTING |
|  | SPECIAL SERVICES OUTLET |  | FLUORESCENT LIGHTING |
|  | TV CABLE OUTLET | | |
|  | TELEPHONE CABLE OUTLET | | |
|  | RECESSED LIGHTING | | |
|  | WATER PROOF RECESSED LIGHTING | | |
|  | BATH FAN | | |
|  | BATH FAN WITH LIGHT |  | GAS DROP |

UNLESS OTHERWISE NOTED:

1. 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 @ 45"
RANGE: 220V @ 4"

2. ALL TRIM PLATES AND DEVICES TO BE GANGED WHERE POSSIBLE
3. ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE AFF

4. 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 SIZING OF ALL ELECTRICAL WIRING AND ACCESSORIES.

5. SMOKE DETECTORS SHALL BE IN ACCORDANCE WITH 2017 FLORIDA RESIDENTIAL CODE, SECTION 314, AND WITH UL 217 AND NFPA 720.

6. PROVIDE ARC FAULT INTERRUPTERS PER 2014 NEC. 210.12

7. ALL RECEPTACLES TO BE TAMPER PROOF
PER NEC. SECT. 406.11

ELECTRICAL PLAN

SCALE 1/8" = 1'-0"

PLAN 2817

DEEB FAMILY
HOMES, LTD.

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

LOT 22 HAMILTON AVE
SAFETY HARBOR

1. PRELIMINARY PLANS
2. COVERED PORCH ADDED TO 2ND FLR.

PLAN DATE

1. 07-11-2018	
2. 08-23-2018	

7

\$

SINGLE POLE SWITCH

\$2

DOUBLE POLE SWITCH

\$3

THREE WAY SWITCH

\$4

FOUR WAY SWITCH

\$D

DIMMER SWITCH

CF

CEILING FIXTURE

SC

SCONCE (WALL MOUNTED FIXTURE)

110V

DUPLEX OUTLET

SW

SWITCHED OUTLET (1/2)

GFI

GROUND FAULT INTERRUPT OUTLET

WP

WATER PROOF GFI OUTLET

220V

OUTLET

SS

SPECIAL SERVICES OUTLET

TV

TV CABLE OUTLET

TEL

TELEPHONE CABLE OUTLET

RL

RECESSED LIGHTING

WRP

WATER PROOF RECESSED LIGHTING

BF

BATH FAN

BLF

BATH FAN WITH LIGHT

SD

SMOKE DETECTOR/CARBON MONOXIDE DETECTOR.

FL

FLOOD LIGHT

PB

PUSH BUTTON

CH

CHIMES/DOOR BELL

DS

DISCONNECT SWITCH

SP

SPEAKER PREWIRE

JB

JUNCTION BOX

TH

THERMOSTAT

LV

LOW VOLTAGE LIGHTING

IC

INTERCOM

CFAN

CEILING FAN

TL

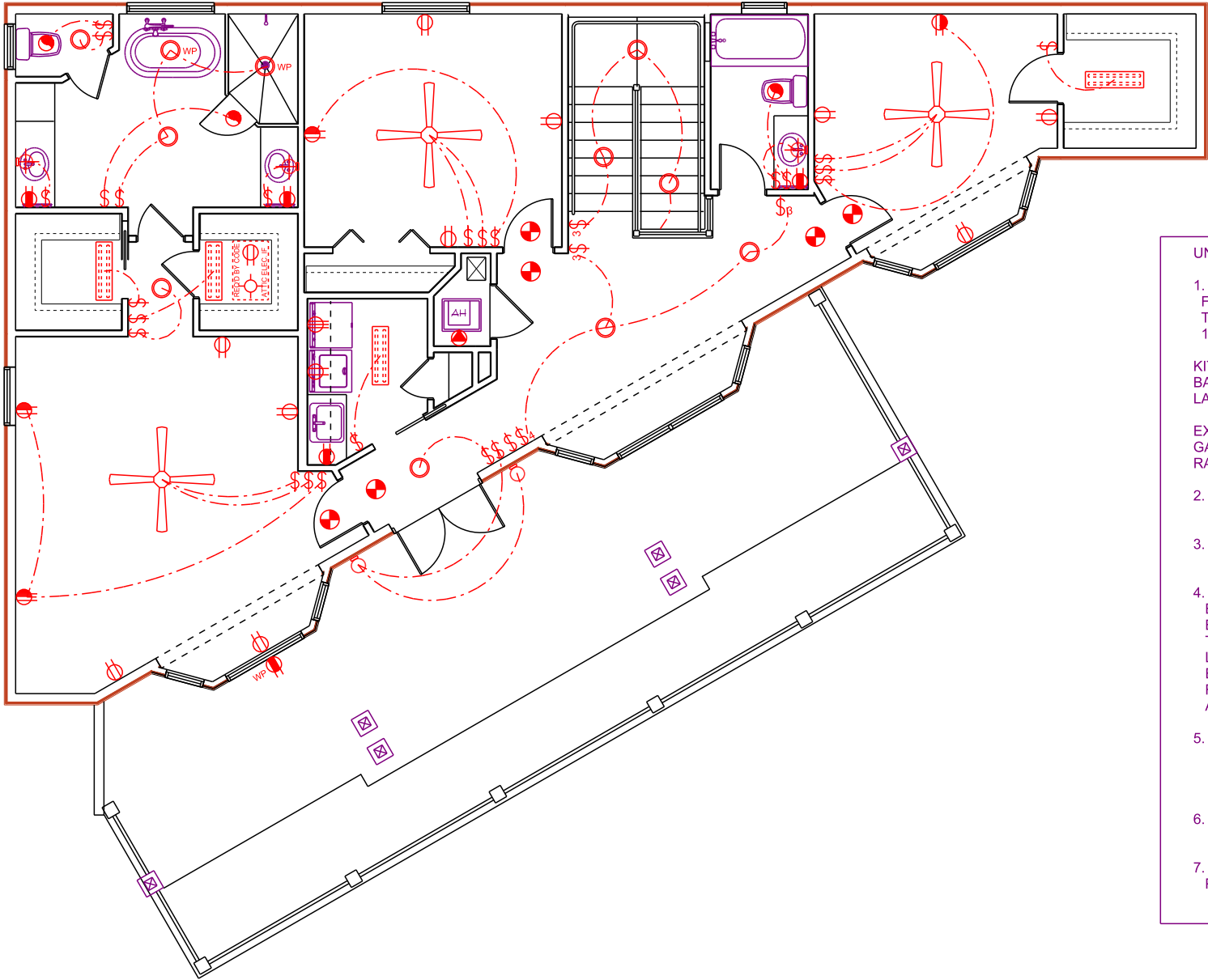
TRACK LIGHTING

FLUO

FLUORESCENT LIGHTING

G

GAS DROP



- UNLESS OTHERWISE NOTED:
- ELECTRICAL OUTLET HEIGHTS MEASURED FROM FINISH FLOOR TO CENTERLINE OF THE BOX TO BE 12" A.F.F. (GENERAL)

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 - 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 SIZING OF ALL ELECTRICAL WIRING AND ACCESSORIES.
 - SMOKE DETECTORS SHALL BE IN ACCORDANCE WITH 2017 FLORIDA RESIDENTIAL CODE, SECTION 314, AND WITH UL 217 AND NFPA 720.
 - PROVIDE ARC FAULT INTERRUPTERS PER 2014 NEC. 210.12
 - ALL RECEPTACLES TO BE TAMPER PROOF PER NEC. SECT. 406.11

2ND FLOOR ELECTRICAL PLAN

PLAN 2817

SCALE 1/8" = 1'-0"

LOT 22 HAMILTON AVE
SAFETY HARBOR

1. PRELIMINARY PLANS
2. COVERED PORCH ADDED TO 2ND FLR.

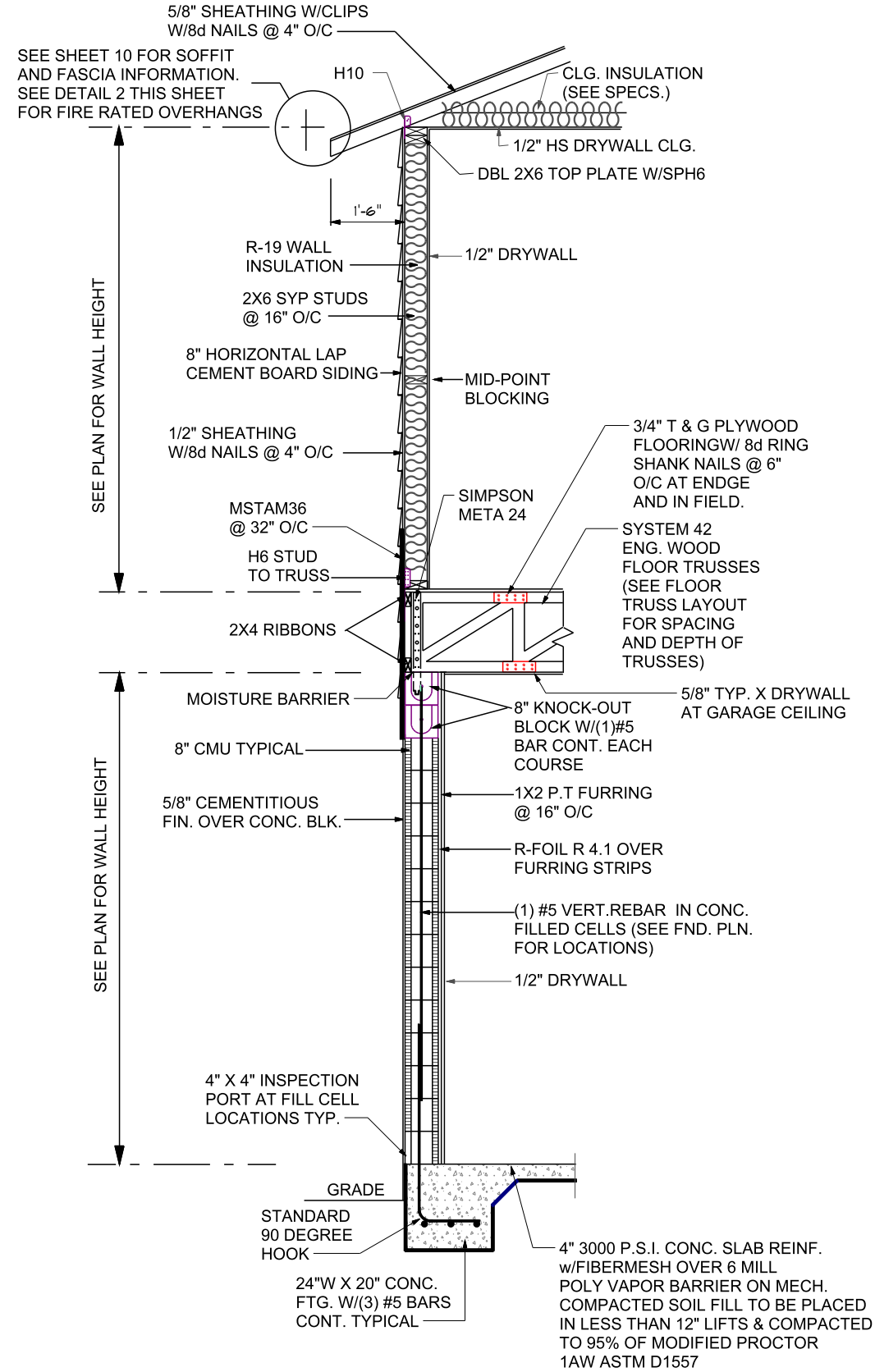
PLAN DATE

1. 07-11-2018

2. 08-23-2018

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

7A



1 TYP. 2-STORY WALL SECT.

2-STORY WALL SECTIONS

A.E.C.S. #18040

PLAN 2817

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

PLAN DATE	
1. 07-11-2018	
2. 07-17-2018	
3. 08-23-2018	

LOT 22 HAMILTON
SAFETY HARBOR

1. PRELIMINARY PLANS
2. STRUCTURAL ENGINEERING
3. COVERED PORCH ADDED TO 2ND FLOOR.

I HEREBY CERTIFY THAT I HAVE
PERFORMED THE ATTACHED DESIGN
TO COMPLY WITH THE ULTIMATE
DESIGN REQUIREMENTS AND IT IS
IN ACCORDANCE WITH THE
THE 2017 FLORIDA RESIDENTIAL
BUILDING CODE.
SEALED FOR THE STRUCTURE ONLY.

SIGNED
RICHARD E. ALLEN P.E. #56920

ALLEN ENGINEERING &
CONSTRUCTION SERVICES

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

10A