

SEE SHEET 1B FOR WINDOW/BAY ADDITION DETAILS

- FOOTING PAD LEGEND**
- 1 24" X 24" X 20" CONC. PAD W/3 #5 REBARS EACH WAY
 - 2 RECESSED-16" X 16" CONC. FTG. W/(2) #5 REBARS CONT.
 - 3 16" X 20" CONC. FTG. W/(2) #5 REBARS CONT.
 - 4 40" X 40" X 20" CONC. PAD W/5 BARS AT 6" O.C EACH WAY
 - 5 48" X 48" X 20" D CONC. PAD W/5 REBARS @ 6" O/C EACH WAY
 - 6 30" X 30" X 20" D CONC. PAD W/(4) REBARS EACH WAY
 - 7 36" X 36" X 20" D CONC. PAD W/5 REBARS @ 6" O/C EACH WAY
 - 8 60" X 60" X 20" D CONC. PAD W/5 REBARS @ 6" O/C EACH WAY
 - 9 12" W X 8" D CONC. FTG. W/(1) #5 REBAR TYP.
 - 10 48" W X 40" X 20" D 8" D CONC. PAD. W/5 BARS @ 6" O/C E-W

SEE SHEET 1A FOR FOUNDATION PLUMBING AND EXPANSION DETAILS

- NOTES**
- 1) NO SOIL INFORMATION PROVIDED. PRESUMED ALLOWABLE SOIL BEARING CAPACITY IS 2000 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.

FOUNDATION PLAN

SCALE 1/8" = 1'-0"

A.E.C.S. #18040

PLAN 3035

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

LOT 22 HAMILTON SAFETY HARBOR

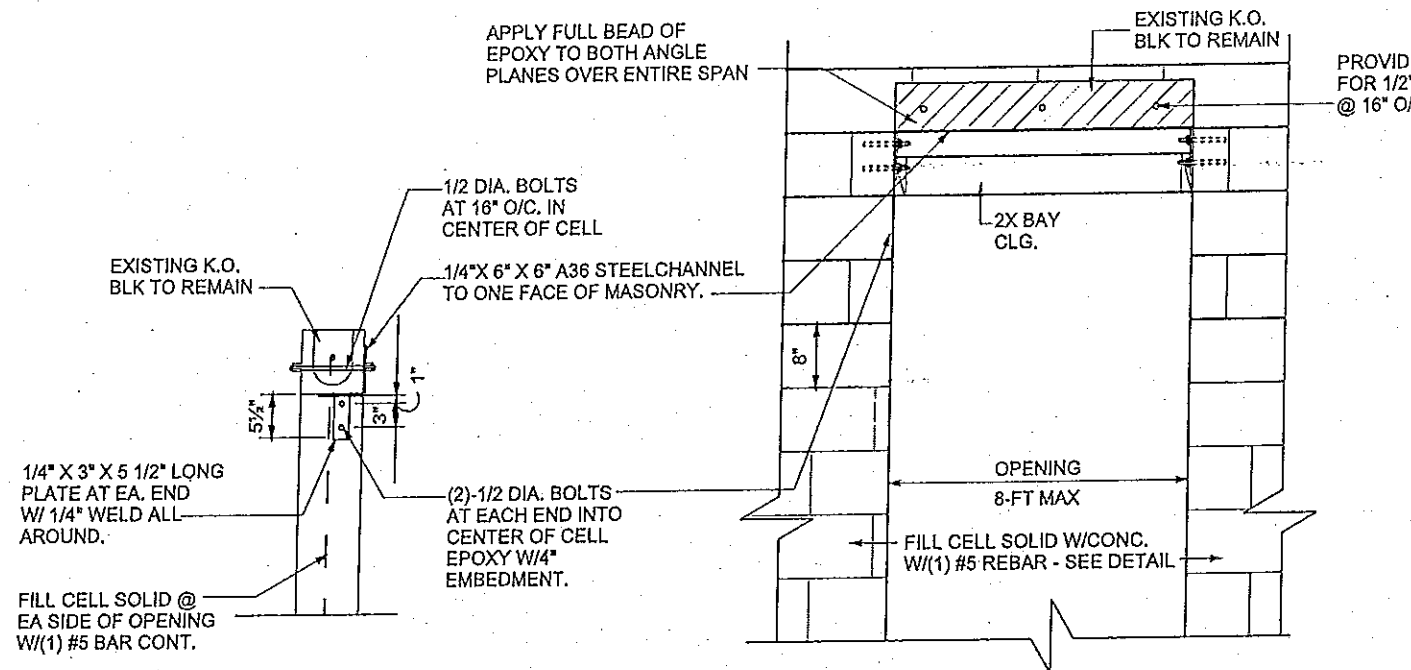
PLAN DATE	DATE
1.	12-06-2018
2.	12-11-2018
3.	12-27-2018
4.	02-01-2019

- 1. PRELIMINARY PLANS
- 2. STRUCTURAL ENG. REVIEW (VERSION 5)
- 3. BAY WINDOW DETAIL UPDATES (VERSION 6)
- 4. BAY WINDOW/WINDOW/ROOF ADDITION

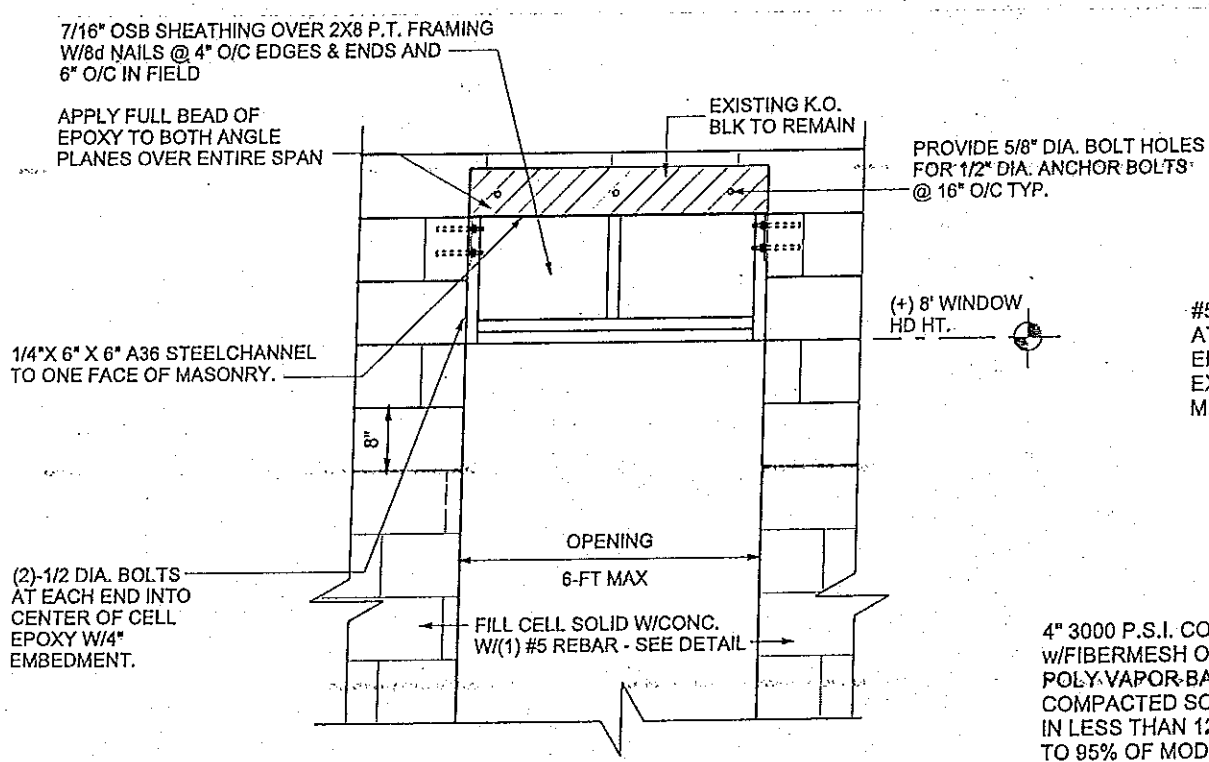
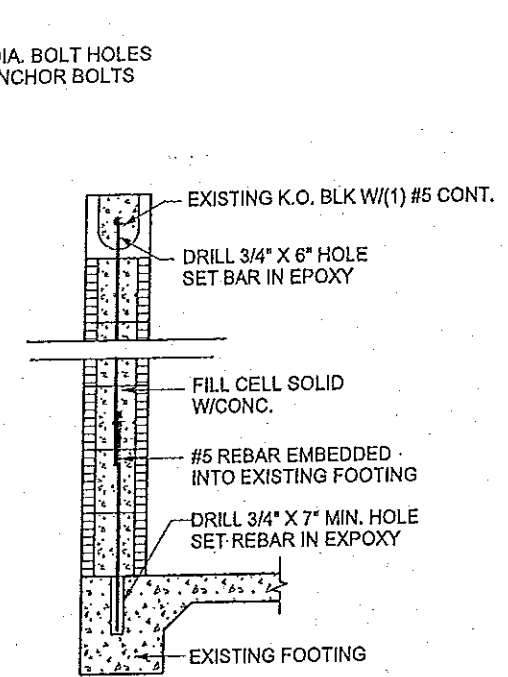
I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH ALL APPLICABLE WIND LOADS, EXPOSURE AND IT IS IN COMPLIANCE WITH SECTION 91 OF THE 2017 FLORIDA RESIDENTIAL BUILDING CODE. THIS DOCUMENT IS SEALED FOR THE STRUCTURE ONLY.

SIGNED: RICHARD E. ALLEN P.E. #56920

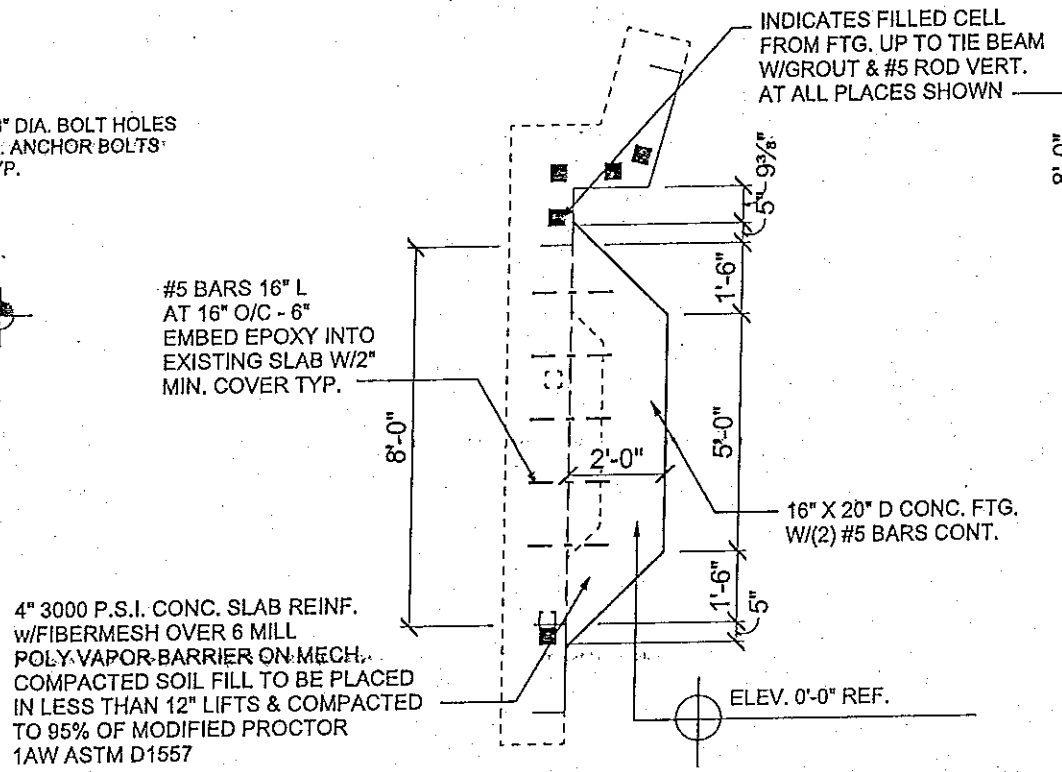
ALLEN ENGINEERING & CONSTRUCTION SERVICES
 RICH ALLEN PROFESSIONAL ENGINEER
 P.E. #56920 C.A. #9542
 8809 SKYMASTER DRIVE
 NEW PORT RICHEY, FL 34654
 727-842-6100
 richallenpe@gmail.com



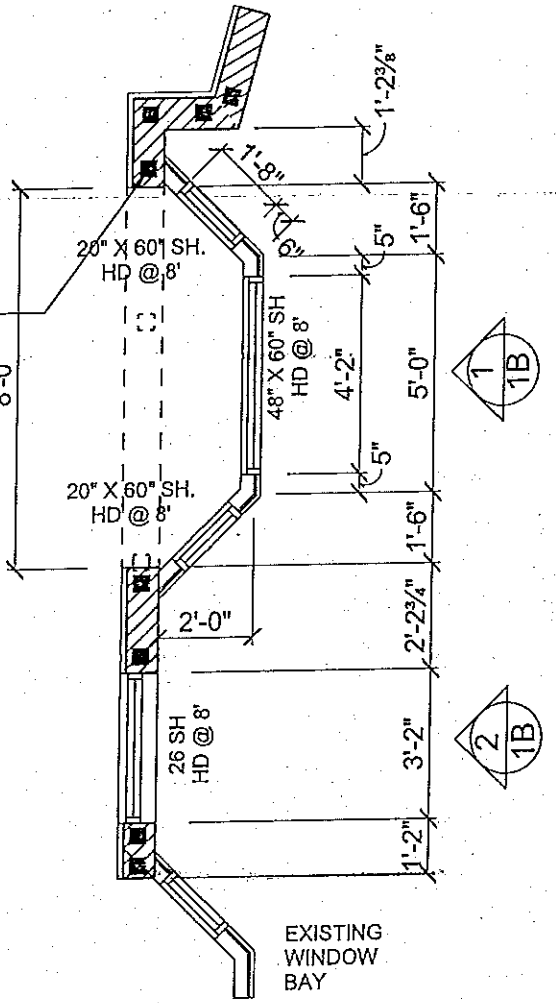
1/1B LINTEL RETROFIT DETAIL AT BAY



2/1B LINTEL RETROFIT DETAIL AT WINDOW



BAY FOUNDATION



BAY/WINDOW PLAN

BAY ADDITION DETAILS

SCALE 1/4" = 1'-0"

A.E.C.S. #18040

PLAN 3020

1B

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

PLAN DATE
1. 12-06-2018
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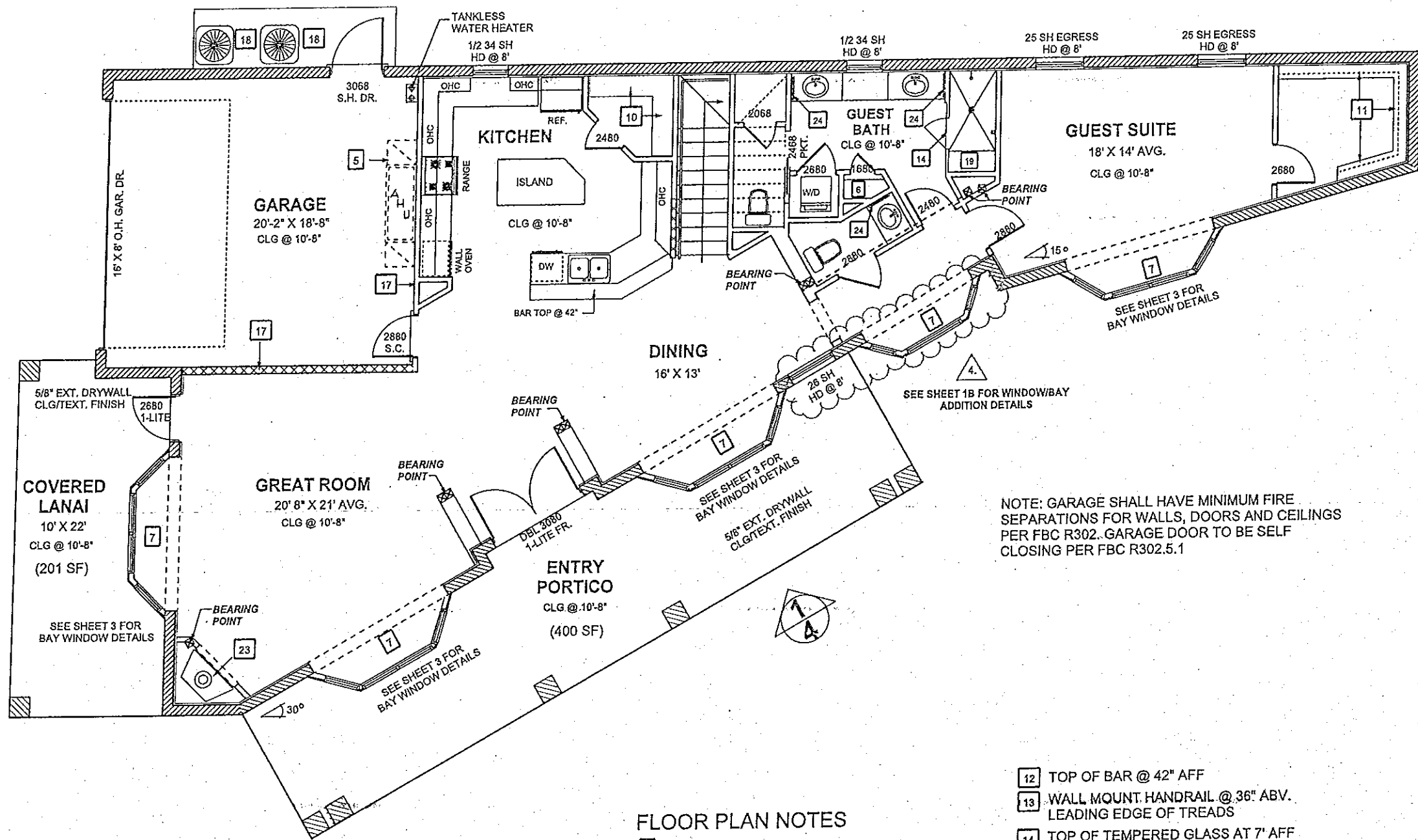
LOT 22 HAMILTON SAFETY HARBOR

1. PRELIMINARY PLANS
2. STRUCTURAL ENG. REVIEW (VERSION 8)
3. BAY WINDOW DETAIL UPDATES (VERSION 8)
4. BAY WINDOW/WINDOW ADDITION

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS AND THAT THIS DESIGN IS A PROFESSIONAL ENGINEERING DESIGN FOR THE STRUCTURE ONLY. I AM NOT PROVIDING ANY OTHER SERVICES.

SIGNED: RICHARD E. ALLEN P.E. #5920

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SQUARE FOOTAGES

LIVING AREA (1ST FLR)	1672 SQ. FT.
LIVING AREA (2ND FLR)	1363 SQ. FT.
TOTAL LIVING AREA	3035 SQ. FT.
GARAGE	405 SQ. FT.
COVERED PORCH	201 SQ. FT.
COVERED LANAI	401 SQ. FT.
TOTAL UNDER ROOF:	4042 SQ. FT.
2ND FLR. BALCONY	146 SQ. FT.

FLOOR PLAN NOTES

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

PLAN 3035

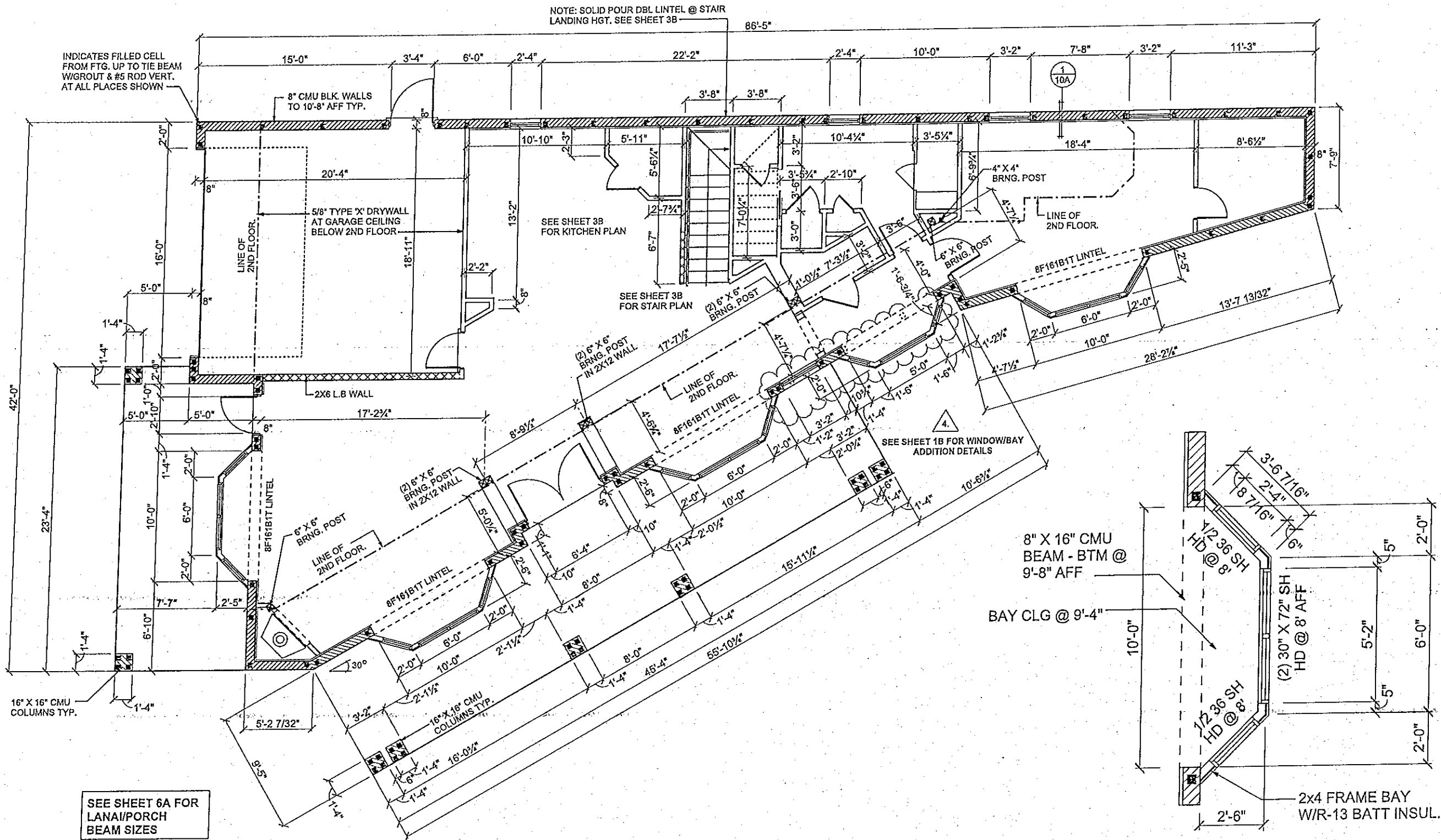
LOT 22 HAMILTON AVE
SAFETY HARBOR

1. PRELIMINARY PLANS (VERSION 8)
2. STRUCTURAL ENG. REVIEW (VERSION 8)
3. BAY WINDOW DETAIL UPDATES (VERSION 8)
4. BAY WINDOW WINDOW ADDITION

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2



BAY WINDOW DETAILS
(SEE SHEET 1B FOR BAY ADDITION)

FIRST FLOOR DIMENSIONS

SCALE 1/8" = 1'-0"

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LOT 22 HAMILTON SAFETY HARBOR

PLAN DATE
1. 12-06-2018
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1. PRELIMINARY PLANS
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LIBRARY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH ALL APPLICABLE WIND LOADS, EXPOSURE D AND IT IS IN COMPLIANCE WITH SECTION 101 OF THE 2017 FLORIDA RESIDENTIAL BUILDING CODE. SEALED FOR THE STRUCTURE ONLY.

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3

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

NOTE: SOLID POUR DBL LINTEL @ STAIR LANDING HGT. SEE SHEET 3B

SEE SHEET 6A FOR LANAI/PORCH BEAM SIZES

SEE SHEET 3B FOR KITCHEN PLAN

SEE SHEET 3B FOR STAIR PLAN

SEE SHEET 1B FOR WINDOW/BAY ADDITION DETAILS



1
4

HAMILTON AVE. ELEVATION

ELEVATION NOTES

- 1** HORIZONTAL 8" LAP CEMENT BOARD SIDING
- 2** CEMENT BOARD CORNER TRIM
- 3** 4" CEMENT BOARD TRIM
- 4** 5/8" CEMENTITIOUS FIN. OVER CMU
- 5** NOT USED
- 6** NOT USED
- 7** 5V CRIMP GALV. METAL ROOF
- 8** 16" SQUARE CMU COLUMNS W/1/2" FOAM TRIM AND FAUX STONE VENEER (4) SIDES
- 9** 4" 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** 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.
- 14** PRE-FAB/PRE-ENG. GUARDRAIL ABOVE KNEEWALL: TOTAL HEIGHT 48" ABV. BALCONY FLR.
- 15** FAUX STONE VENEER TYP.
- 16** 2-LAYER FASCIA
- 17** DECO TRIANGULAR LOUVER PER DETAIL THIS SHEET
- 18** 1/2" FOAM BANDING

PORCH COLUMN DETAILS

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

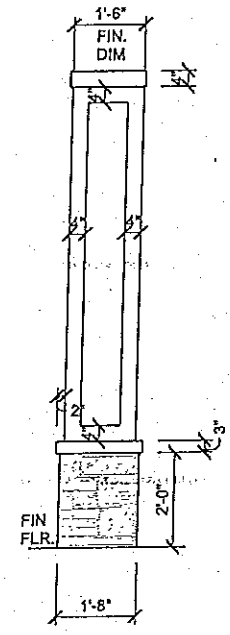
TABLE R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(in pounds per square foot)
(Edited to apply to Guardrails)

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

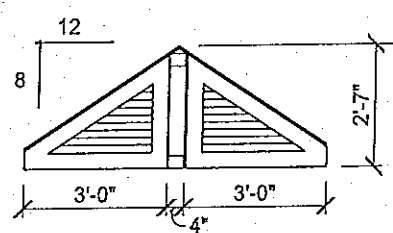
d. A single concentrated load applied in any direction at any point along the top

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.

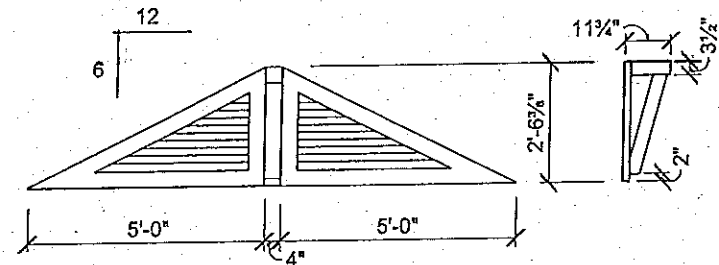
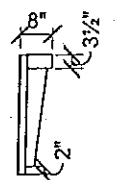
h. Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the in-fill components. These loads shall be determined independent of one another, and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



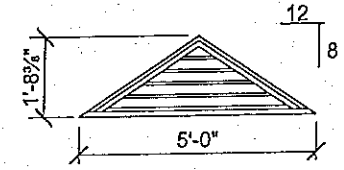
GROUND FLOOR



HAMILTON AVE GABLE
(2ND FLR. BALCONY)



JESSIE ST. GABLE



NOTE: FIELD VERIFY DIMENSIONS AND CLEARANCES PRIOR TO FABRICATION

GABLE LOUVER & BRACKET DETAILS

PLAN 3035

SCALE 1/8" = 1'-0"

EXTERIOR ELEVATIONS

LOT 22 HAMILTON AVE
SAFETY HARBOR

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4

LOT 22 HAMILTON AVE
SAFETY HARBOR

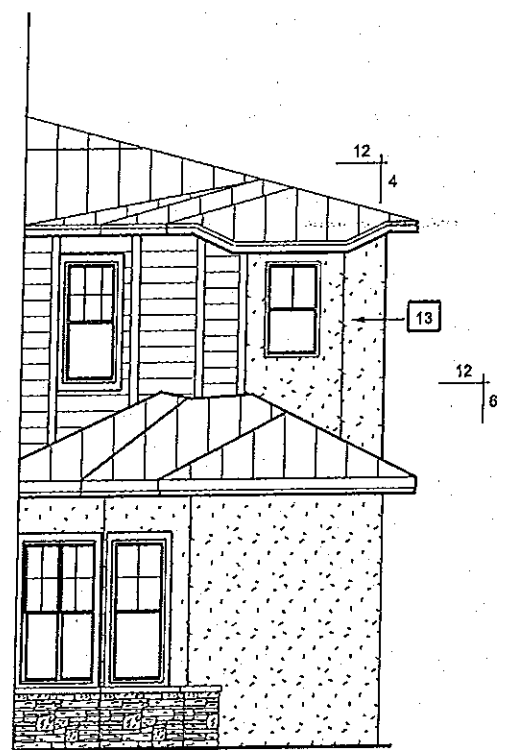
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5

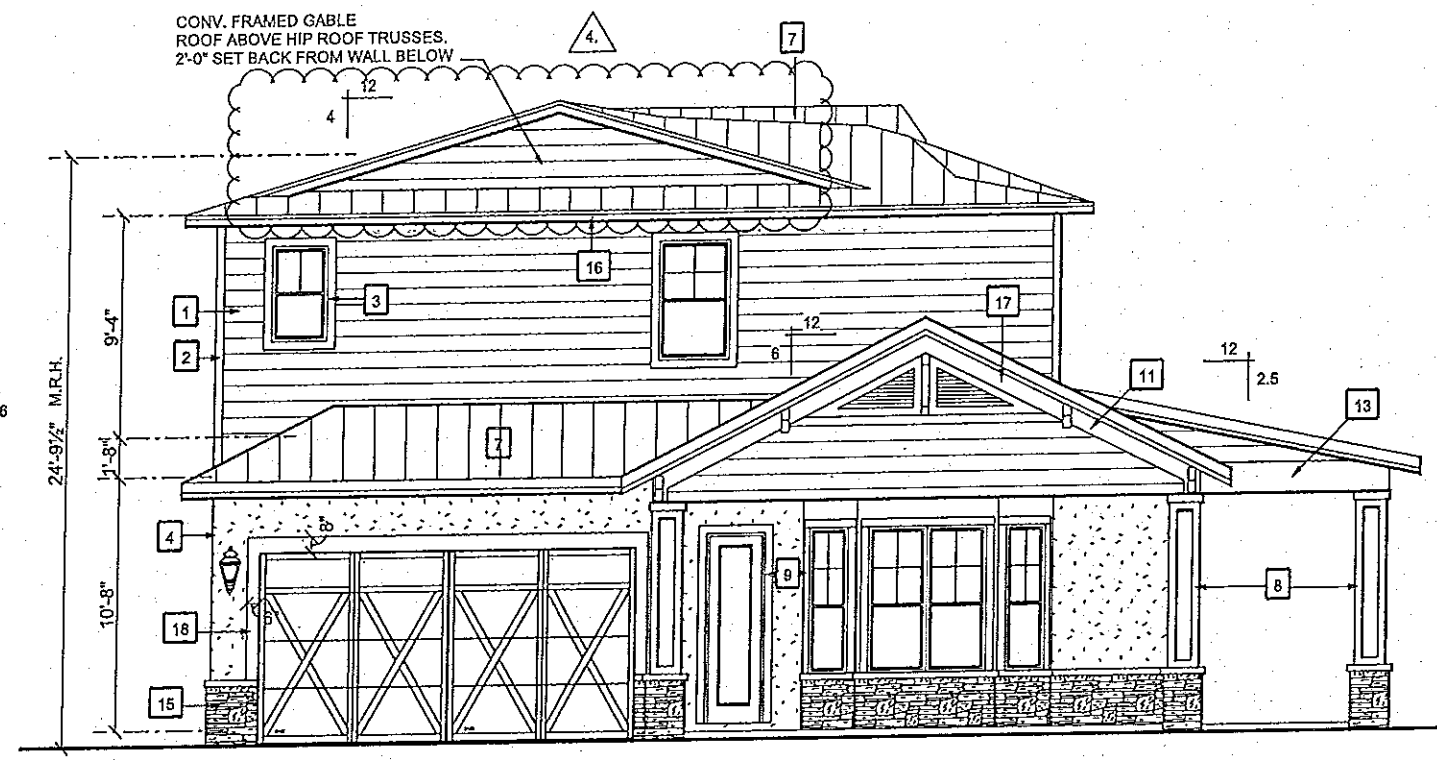
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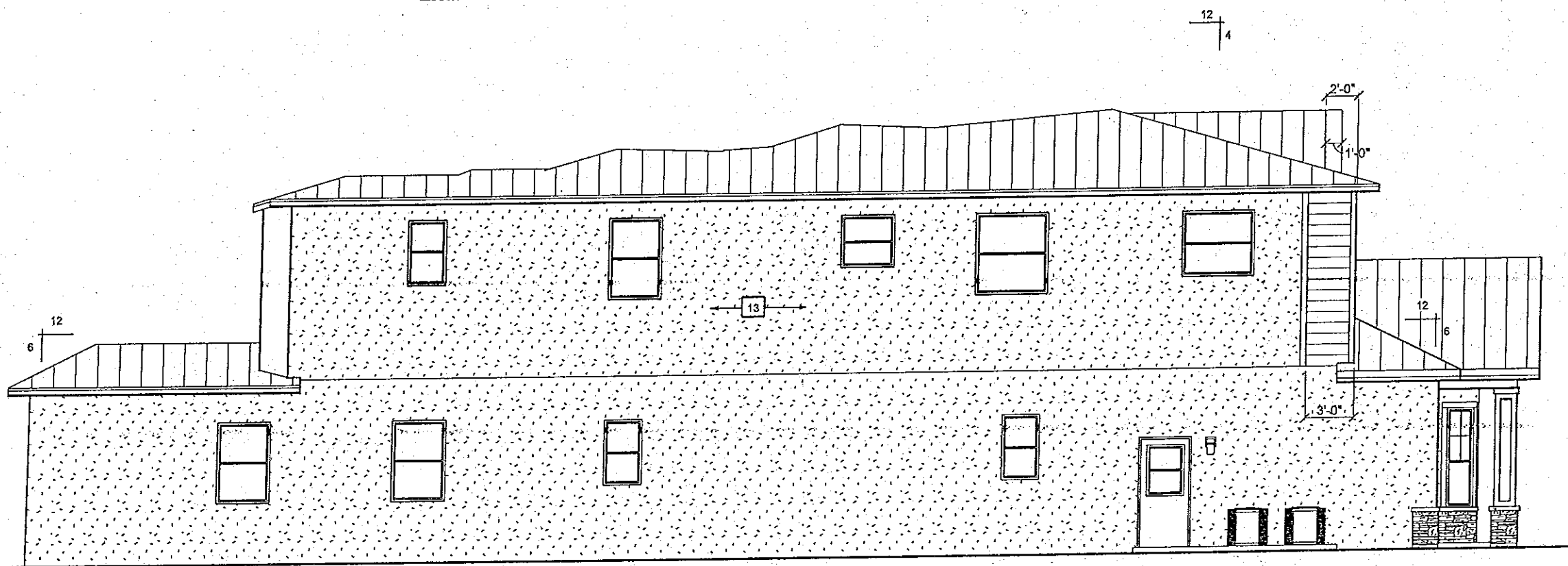
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 - 2 CEMENT BOARD CORNER TRIM
 - 3 4" CEMENT BOARD TRIM
 - 4 5/8" CEMENTITIOUS FIN. OVER CMU
 - 5 NOT USED
 - 6 NOT USED
 - 7 5V CRIMP GALV. METAL ROOF
 - 8 16" SQUARE CMU COLUMNS W/1/2" FOAM TRIM AND FAUX STONE VENEER (4) SIDES
 - 9 4" SMOOTH BANDING
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 - 11 FRIEZE BOARD W/8" REVEAL
 - 12 3-LAYER FASCIA (TYP. FRONT ELEV)
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 - 14
 - 15 FAUX STONE VENEER TYP.
 - 16 2-LAYER FASCIA
 - 17 DECO TRIANGULAR LOUVER PER DETAIL SHEET 4
 - 18 1/2" FOAM BANDING



3
5 EAST ELEVATION



1
5 JESSIE AVE. ELEVATION



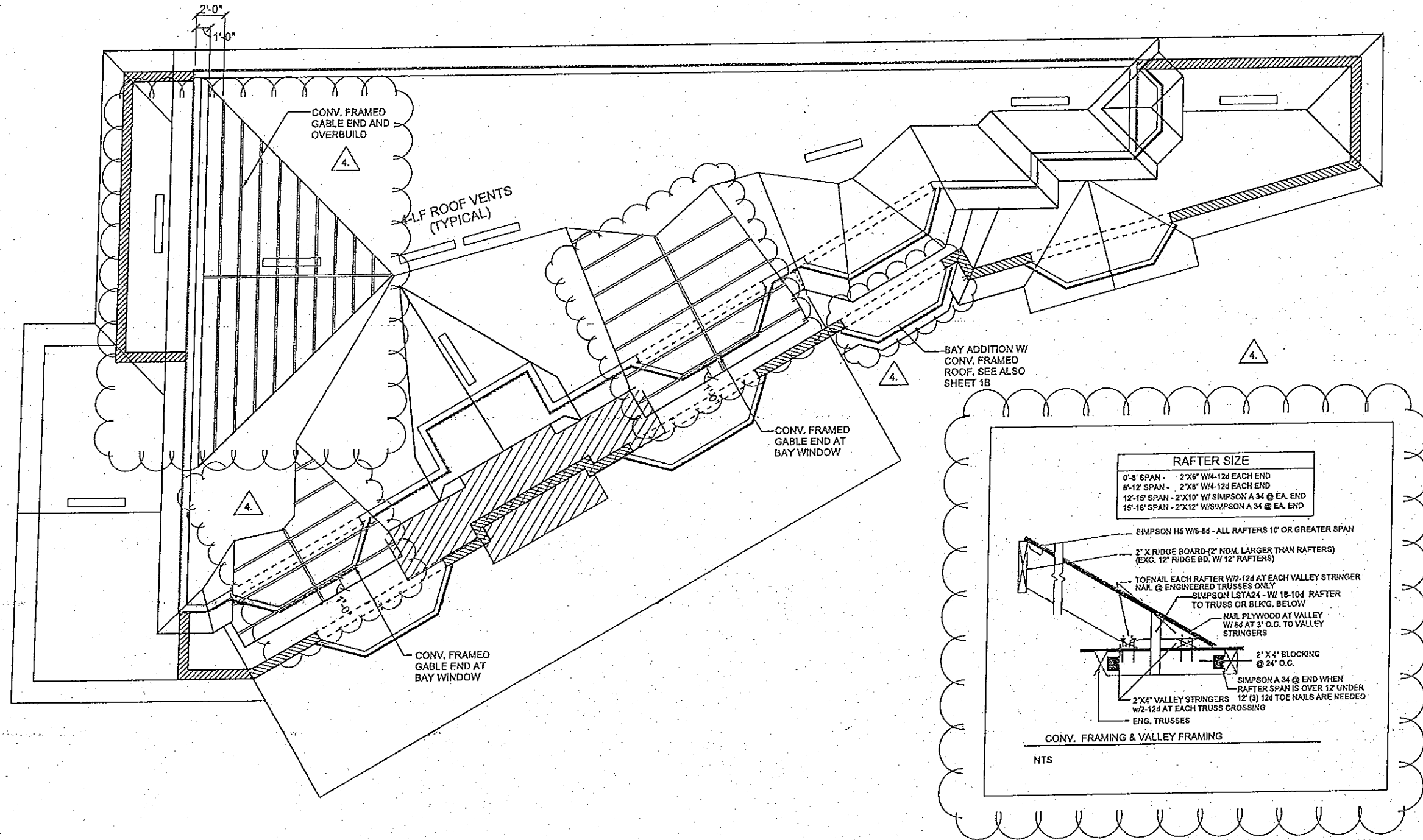
2
5 NORTH ELEVATION

TOTAL AREA TO BE VENTILATED = 2664 S.F.
 2664/300 = 8.88 S.F OR 1278 SQUARE INCHES.

ROOF VENTS ARE RATED AT 36 SQUARE INCHES OF OPENING PER LINEAL FT.
 1278 S.I. / 36 S.I. = 36 LINEAL FEET REQUIRED.

INSTALLATION FOR THIS ROOF IS (9) - 4 FOOT VENTS,
 TOTALING 36 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"

A.E.C.S. #18040

PLAN 3035

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

LOT 22 HAMILTON SAFETY HARBOR

PLAN DATE

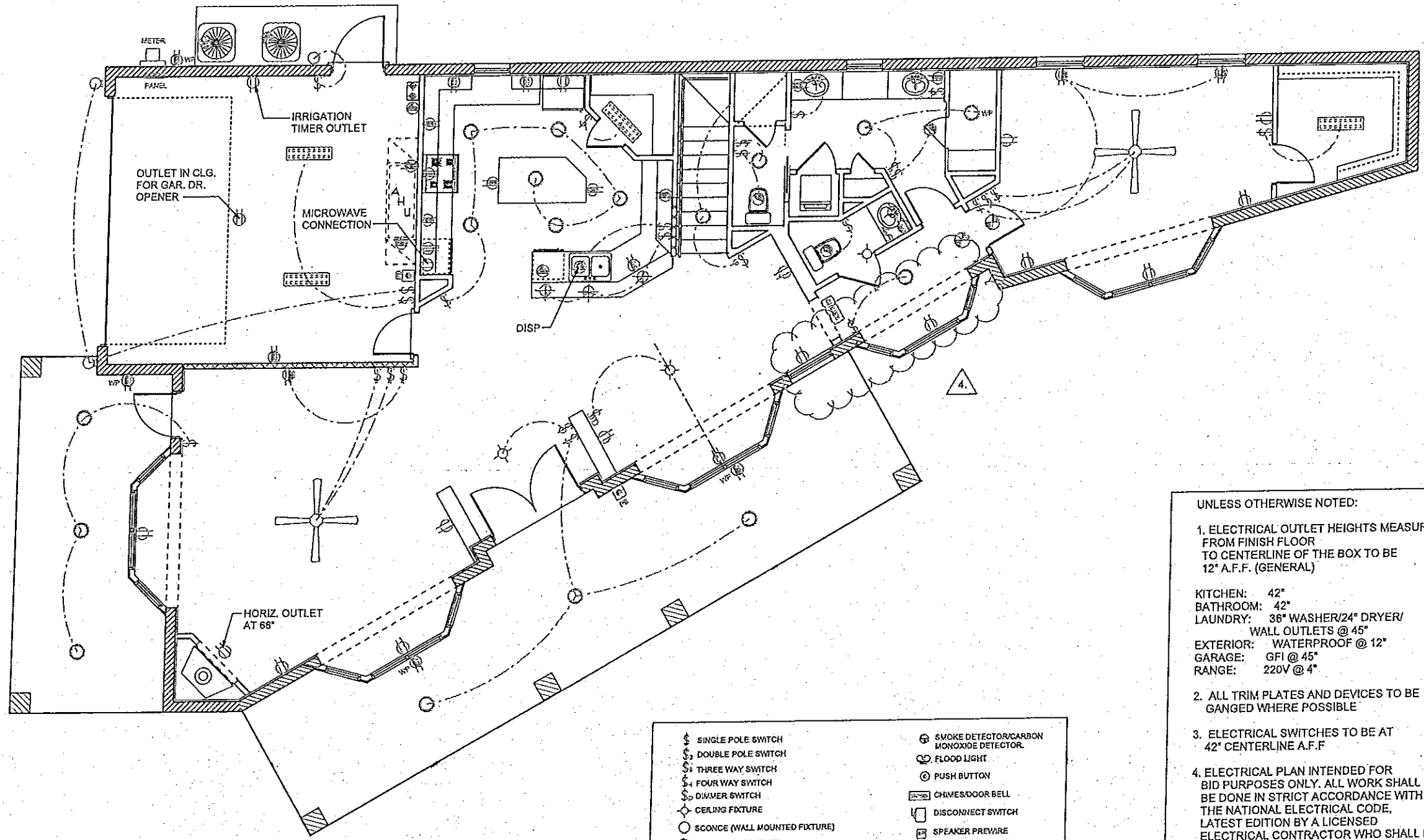
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I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH ALL APPLICABLE WIND LOADS, EXPOSURE D AND IT IS IN COMPLIANCE WITH SECTION 901 OF THE 2017 FLORIDA RESIDENTIAL BUILDING CODE. I HAVE SEEALED FOR THE STRUCTURE ONLY.
 SIGNED: RICHARD E. ALLEN P.E. #56920

6



- | | |
|--|--|
| <ul style="list-style-type: none"> ⊞ SINGLE POLE SWITCH ⊞ DOUBLE POLE SWITCH ⊞ THREE WAY SWITCH ⊞ FOUR WAY SWITCH ⊞ DIMMER SWITCH ⊞ CEILING FIXTURE ⊞ SCORCE (WALL MOUNTED FIXTURE) ⊞ 110V DUPLEX OUTLET ⊞ SWITCHED OUTLET (1/2) ⊞ GROUND FAULT INTERRUPT OUTLET ⊞ WATER PROOF GFI OUTLET ⊞ 220V OUTLET ⊞ SPECIAL SERVICES OUTLET ⊞ TV CABLE OUTLET ⊞ TELEPHONE CABLE OUTLET ⊞ RECESSED LIGHTING ⊞ WATER PROOF RECESSED LIGHTING ⊞ BATH FAN ⊞ BATH FAN WITH LIGHT | <ul style="list-style-type: none"> ⊞ SMOKE DETECTOR/CARBON MONOXIDE DETECTOR ⊞ FLOOD LIGHT ⊞ PUSH BUTTON ⊞ CHIMES/DOOR BELL ⊞ DISCONNECT SWITCH ⊞ SPEAKER PREWIRE ⊞ JUNCTION BOX ⊞ THERMOSTAT ⊞ LOW VOLTAGE LIGHTING ⊞ INTERCOM ⊞ CEILING FAN ⊞ TRACK LIGHTING ⊞ FLUORESCENT LIGHTING ⊞ 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 A.F.F
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 3035

LOT 22 HAMILTON AVE
SAFETY HARBOR

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1. 12-06-2018
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**DEEB FAMILY
HOMES, LTD.**
9400 RIVER CROSSING BLD.
NEW PORT RICHEY, FL. 34655

7

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