

32. STRUCTURAL STEEL AND CONNECTION ACCESSORY MATERIAL:
- I-BEAMS, FORMED STRUCTURAL STEEL, FLAT BAR OR PLATE SHALL BE ASTM GRADE A36 UNLESS STATED OTHERWISE.
 - 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.
 - 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:
- 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:
- 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.
 - CRICKETS ARE ASSOCIATED WITH THE ARCHITECTURAL FINISHES AND ARE NOT THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.
35. FIRE RESISTANT DESIGN:
- 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:
- 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.
 - 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:
- ALUMINUM STRUCTURAL COLUMNS:
 - 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.
 - 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.
 - SWIMMING POOLS:
 - 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.
 - FENCES AND RETAINING WALLS:
 - 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.
 - DRIVEWAYS AND WALKWAYS:
 - 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.

NOTICE
All work shall comply with prevailing codes for building, plumbing, electrical, mechanical, gas, pools and aluminum structures.

The info was calculated using the provisions of the 2017 Florida Building Code.

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:	B
Enclosure Classification:	Enclosed	End Zone Width:	4.00 ft.
Internal Pressure Coefficient:	0.18 +/-		

Components and Cladding Design Pressures	Roof Zone 1:	+21.8 psf max., -34.7 psf min.
	Roof Zone 2:	+21.8 psf max., -60.5 psf min.
	Roof Zone 3:	+21.8 psf max., -89.5 psf min.
	Roof at Zone 2 Overhangs:	-70.6 psf min.
	Roof at Zone 3 Overhangs:	-118.8 psf min.
	Wall Zone 4:	+37.9 psf max., -41.1 psf min.
	Wall Zone 5:	+37.9 psf max., -50.7 psf min.
16' X 7' OHGD:	+32.1 psf max., -35.9 psf min.	

The Ultimate 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 code.

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

Geotechnical Information

Design Soil Load-Bearing Capacity:	2,000 psf
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Flood Design Data

Flood Zone:	X
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This table was created using Windload Calculator Plus
(Software available at www.windcalcs.com)

WIND LOAD DESIGN DATA

ELK MODEL

A.E.C.S. 20084

S4

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

PLAN DATE
07-22-2020

BUILDING 23
RESERVE AT HUNTERS RIDGE
PHASE TWO

HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 745 MPH ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2017 FLORIDA RESIDENTIAL BUILDING CODE. SEALED FOR STRUCTURAL USE ONLY.
SIGNED: *[Signature]* 7/22/2020
RICHARD ALLEN P.E. #56920

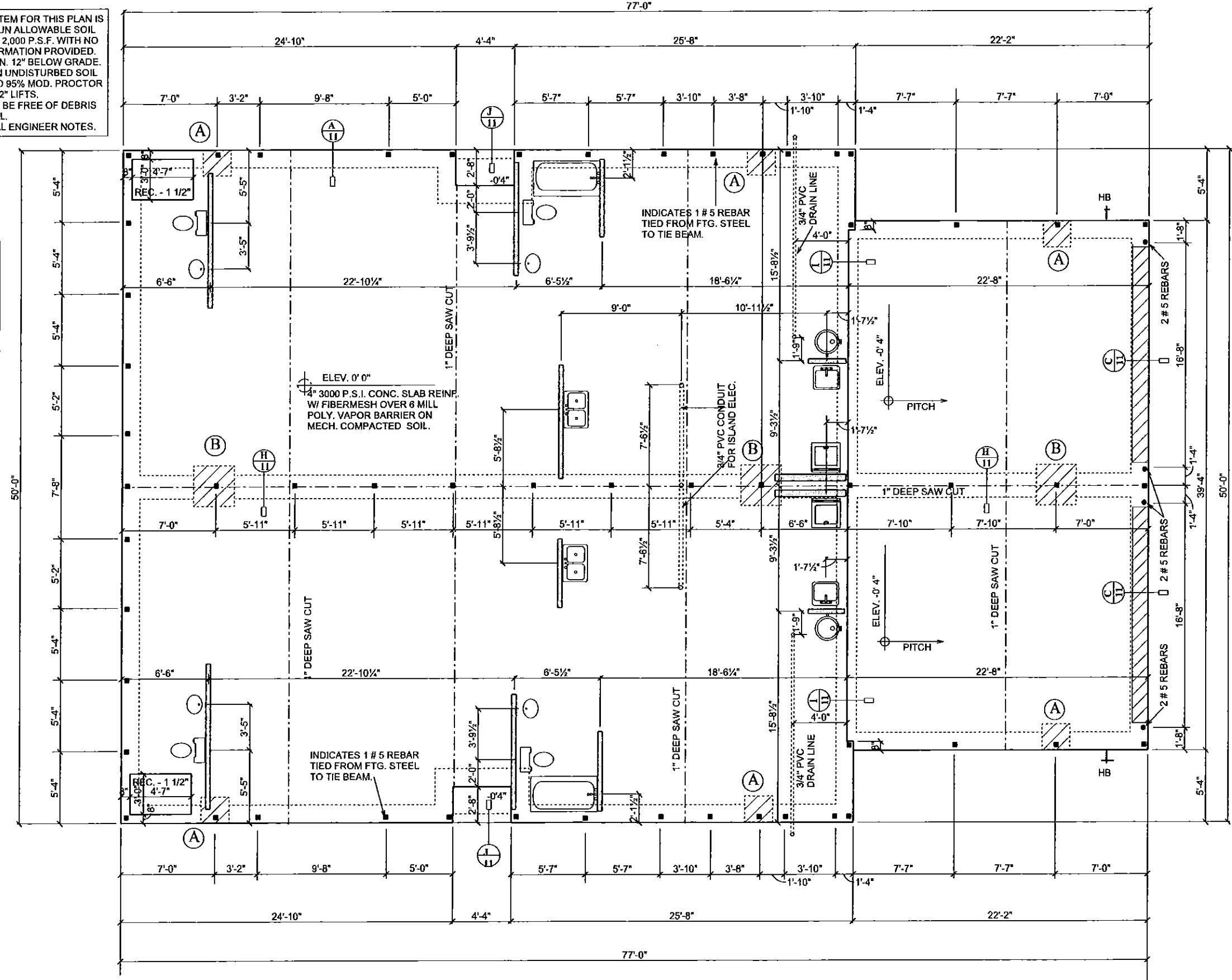
ALLEN ENGINEERING & CONSTRUCTION SERVICES
RICH ALLEN PROFESSIONAL ENGINEER
P.E. # 56920 C.A. # 9542
P.O. BOX 351
NEW PORT RICHEY, FL. 34656
727-842-6100
richallenpe@gmail.com

NOTICE
 All work shall comply with prevailing codes for building, plumbing, electrical, mechanical, etc., pools and aluminum structures

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.

- (A) 24" X 24" X 16" CONC. PAD W/ 3 #5 REBAR EACH WAY
- (B) 36" X 36" X 16" CONC. PAD W/ 4 #5 REBAR EACH WAY



SLAB PLAN

SCALE 1/8" = 1'-0"

A.E.C.S. 20084

ELK MODEL

1

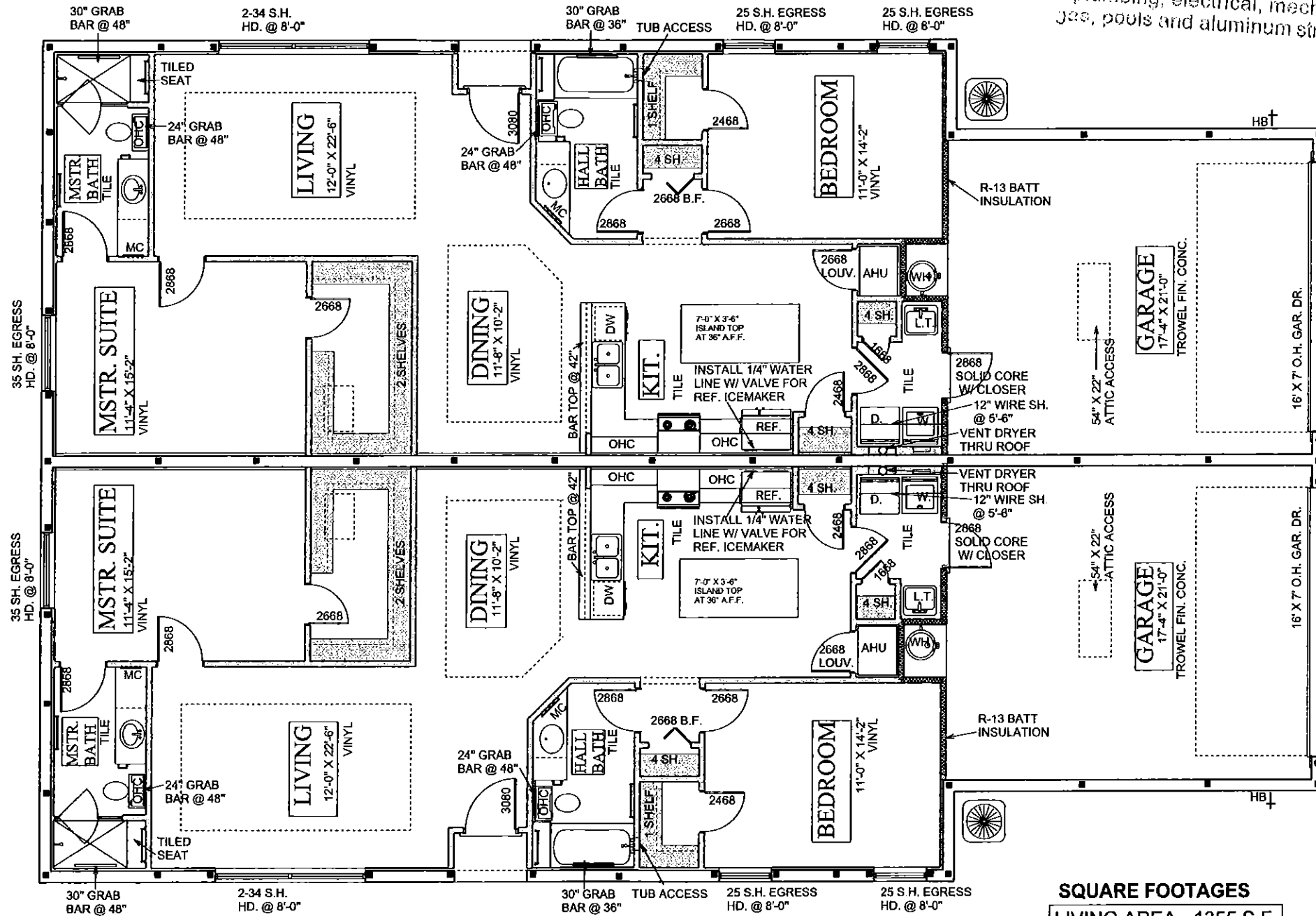
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I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 145 MPH ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 901 OF THE 2017 FLORIDA RESIDENTIAL BUILDING CODE SEALED FOR CONSTRUCTION ONLY
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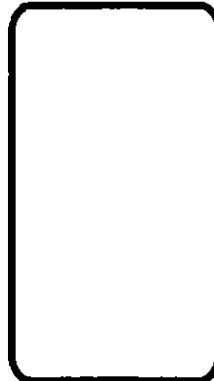
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SQUARE FOOTAGES
 LIVING AREA - 1355 S.F.
 GARAGE - 403 S.F.
 ENTRY - 25 S.F.

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ELK FLOOR PLAN NOTES



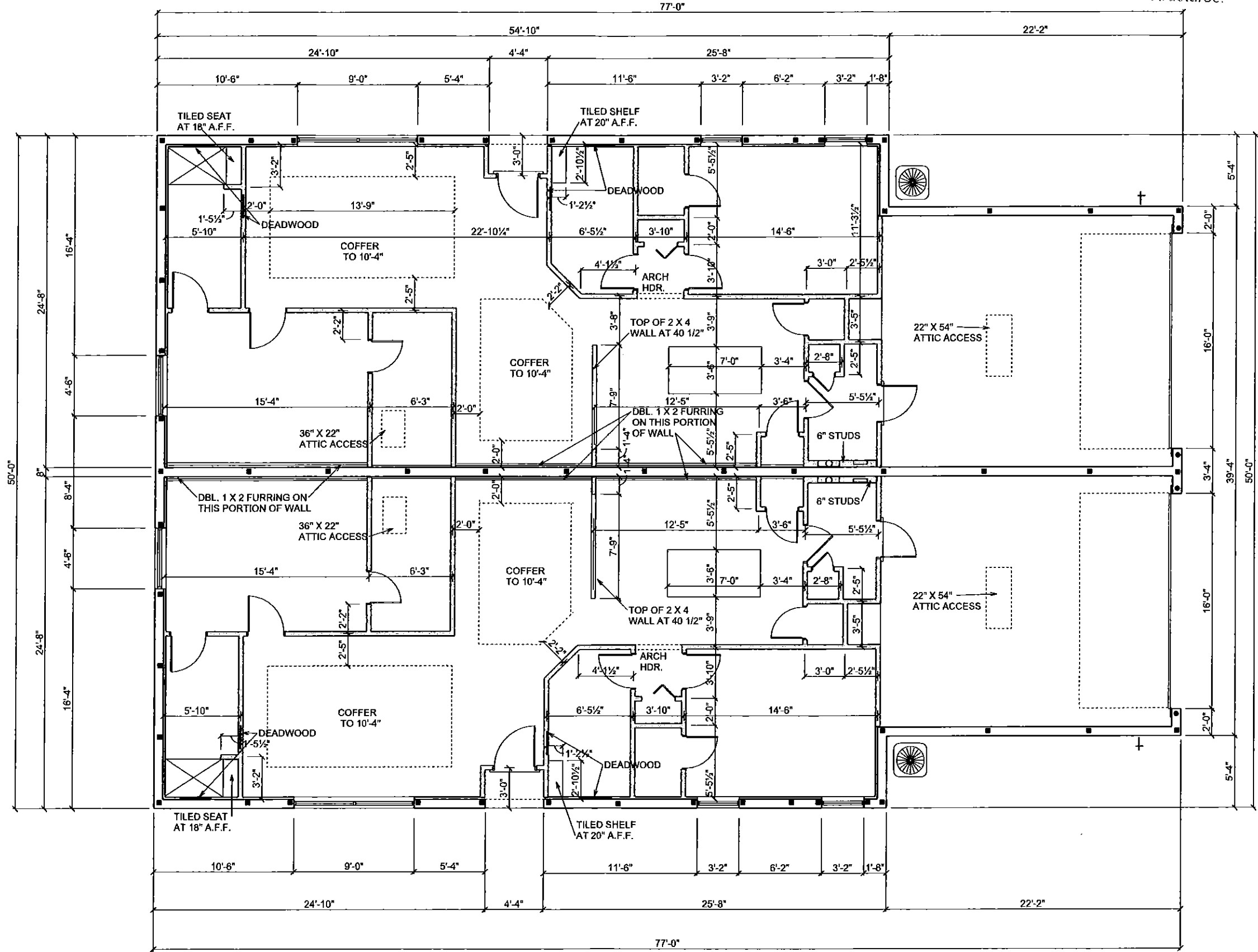
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2

NOTICE
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NOTE:
 SEE SHEET 12 FOR GRAB BAR
 DEADWOOD LOCATIONS

DIMENSION PLAN

SCALE 1/8" = 1'-0"

A.E.C.S. 20084

ELK MODEL

3

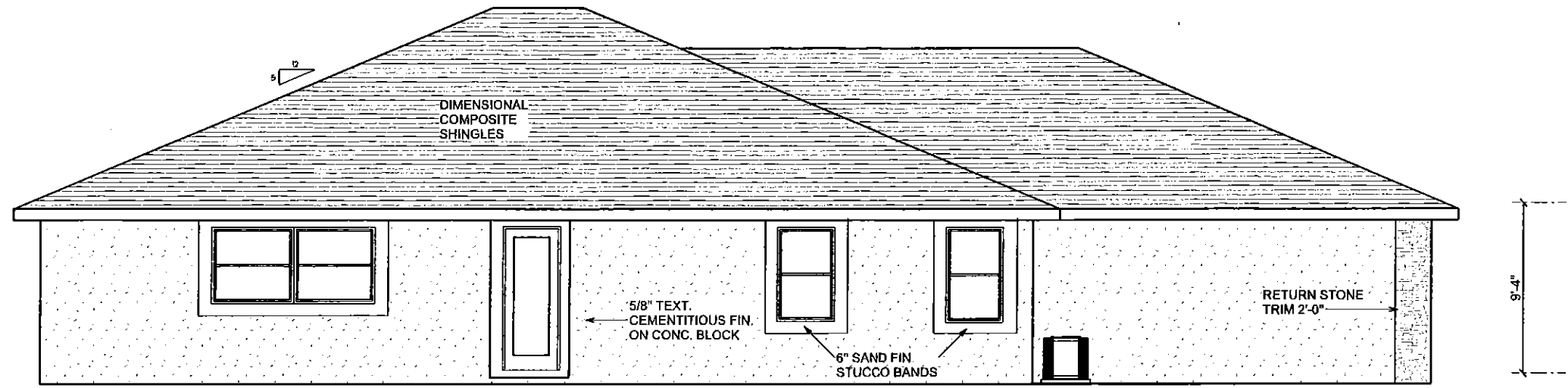
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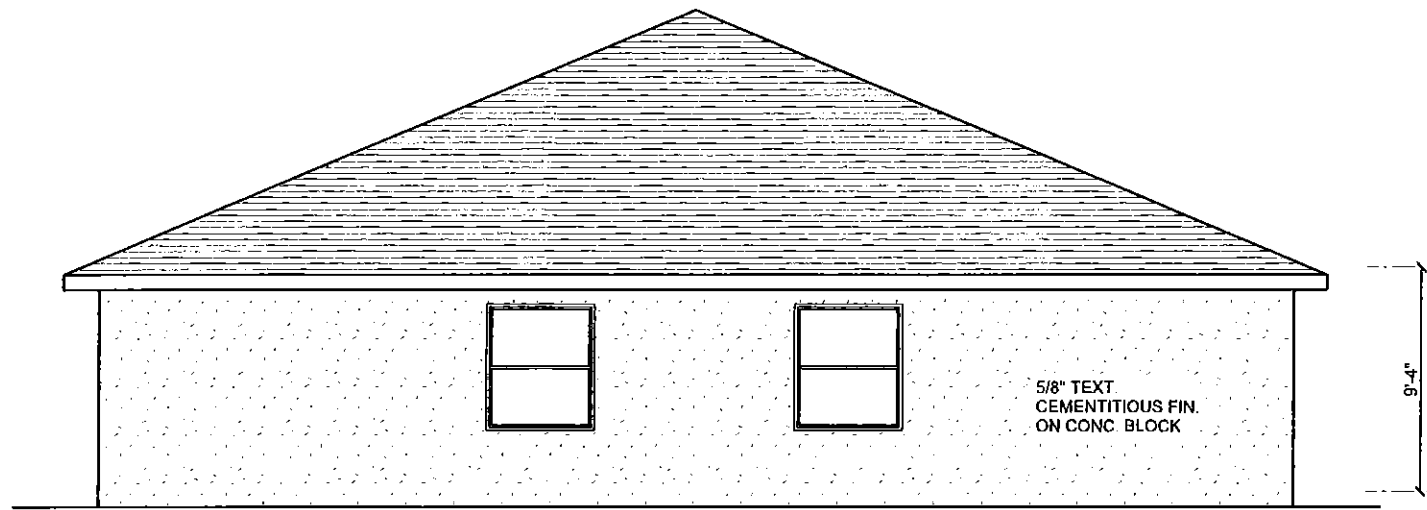
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 SIGNED RICHARD ALLEN P.E. #568920

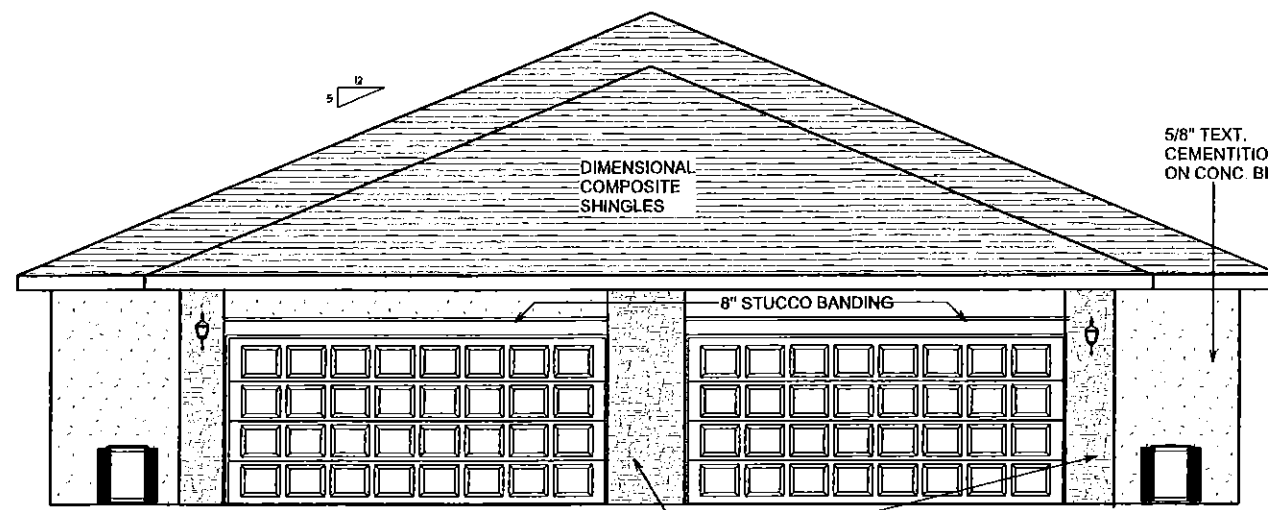
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SIDE ELEVATIONS



REAR ELEVATION



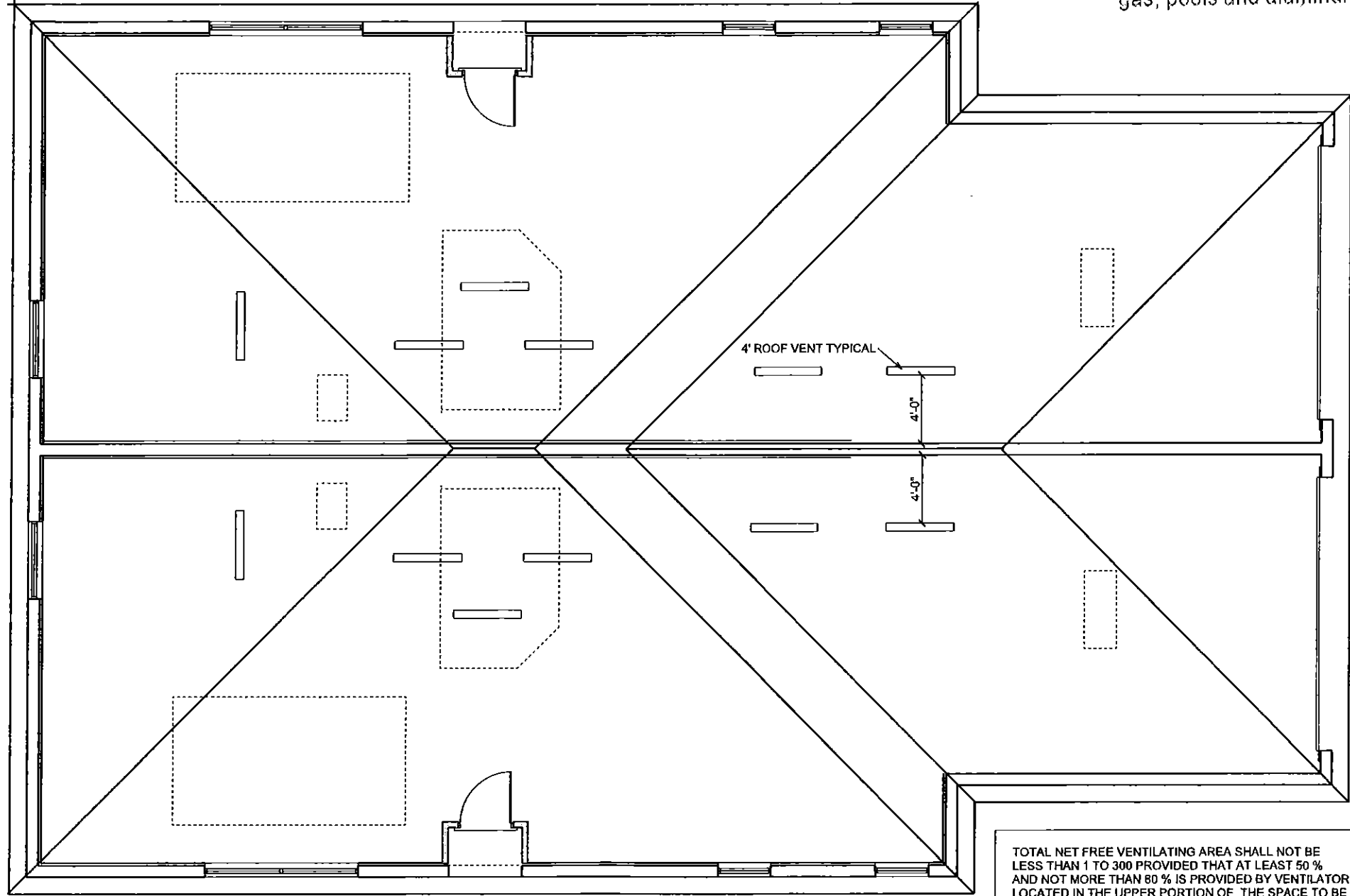
FRONT ELEVATION

NOTICE
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EXTERIOR ELEVATIONS **SCALE 1/8" = 1'-0"** **A.E.C.S. 20084** **ELK MODEL**

PLAN DATE	07-22-2020
BUILDING 23	RESERVE AT HUNTERS RIDGE
	PHASE TWO
DEEB FAMILY HOMES, LTD.	9400 RIVER CROSSING BLD. NEW FORT RICHEY, FL. 34655 727-376-6831

4



NOTICE:
 All work shall comply with prevailing codes for building, plumbing, electrical, mechanical, gas, pools and aluminum structures.

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 PER UNIT = 1783 S.F.
 1783 / 300 = 5.94 S.F. OR 856 SQUARE INCHES.

ROOF VENTS ARE RATED AT 36 SQUARE INCHES OF OPENING PER LINEAL FT. 856 S.I. / 36 S.I. = 23.77 LINEAL FEET REQUIRED.

INSTALLATION FOR THIS ROOF IS 24' OF ROOF VENTING

ROOF PLAN

SCALE 1/8" = 1'-0"

A.E.C.S. 20084

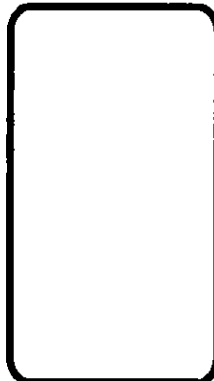
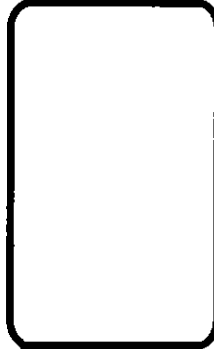
ELK MODEL

6

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BUILDING 23
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 PHASE TWO



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.

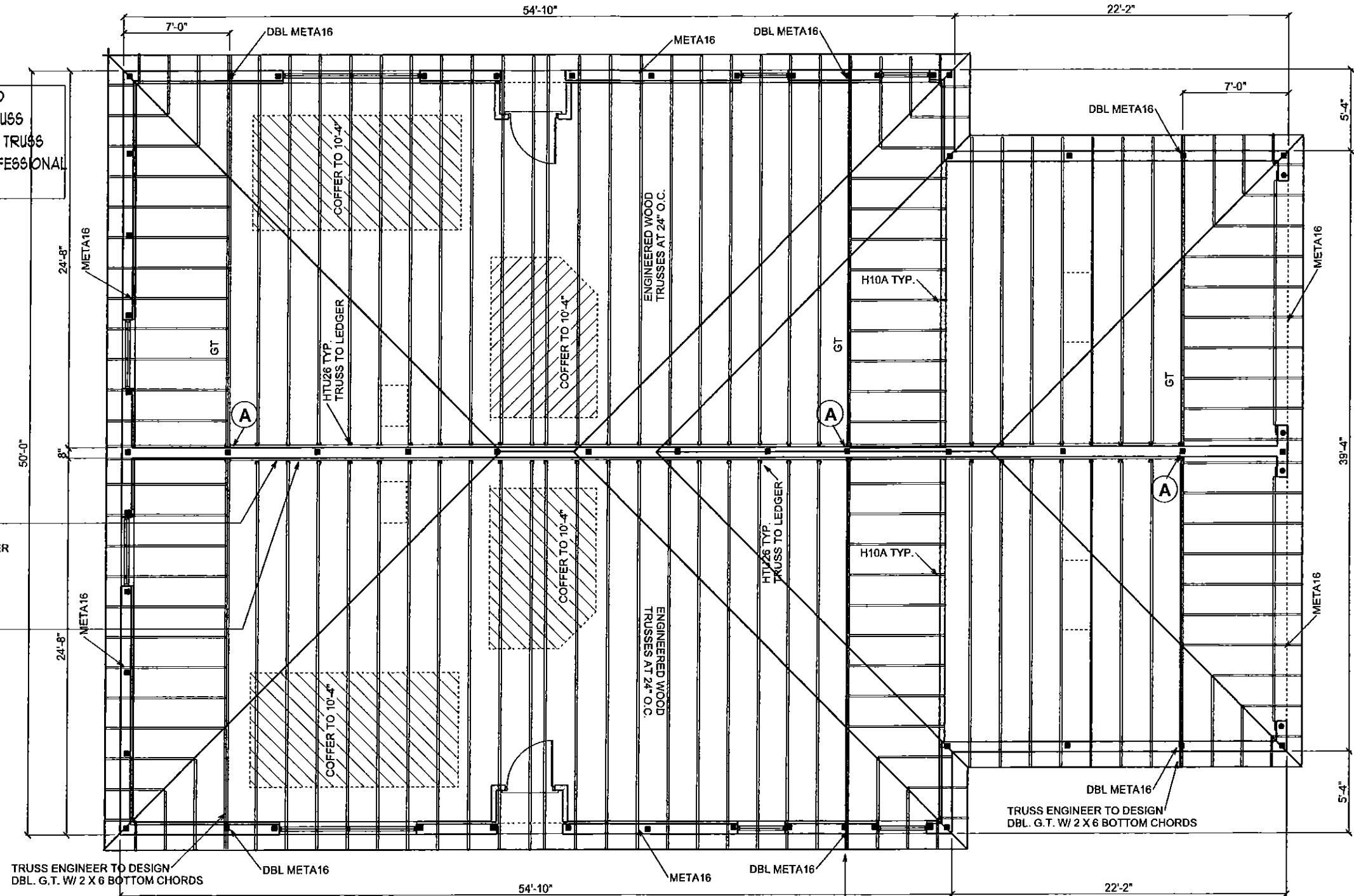
FASTENER NOTES

(1) FOR MGT USE 5/8" X 6" TITEN HD. CONC. BOLTS
 (#) FOR HGT-2, FOLLOW MFR'ER. INSTRUCTIONS FOR EMBEDDING BOLTS- MECH. BOLT CANNOT SATISFY CRITICAL SPACING.

NOTE: INSTALL MOISTURE BARRIER BETWEEN MASONRY & UNTREATED WOOD

TOP LEDGER :
 DBL. 2 X 6 P.T. W/
 1/2" J-BOLTS @ 16" O.C. W/
 3" SQUARE PLATE WASHERS
 W/ L30 TRUSS TO LEDGER.
 ATTACH SHEATHING TO LEDGER
 AND STAGGER EACH 2 X W/ 8d
 RING SHANK NAILS @ 4" O.C.

BOTTOM LEDGER :
 DBL. 2 X 12 P.T. W/
 1/2" J-BOLTS @ 12" O.C.
 W/ 3" SQ. PLATE WASHERS
 STAGGERED .
 J- BOLTS TOP & BOTTOM
 AND OPPOSITE SIDE OF WALL.



(A) END LEDGER PRIOR TO GIRDER TRUSS.
 CONNECT G.T. DIRECTLY TO C.M.U. W/
 HU26-2 (MAX)

TRUSS ENGINEER TO DESIGN
 DBL. G.T. W/ 2 X 6 BOTTOM CHORDS

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TRUSS PLAN

SCALE 1/8" = 1'-0"

A.E.C.S. 20084

ELK MODEL

6A

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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.

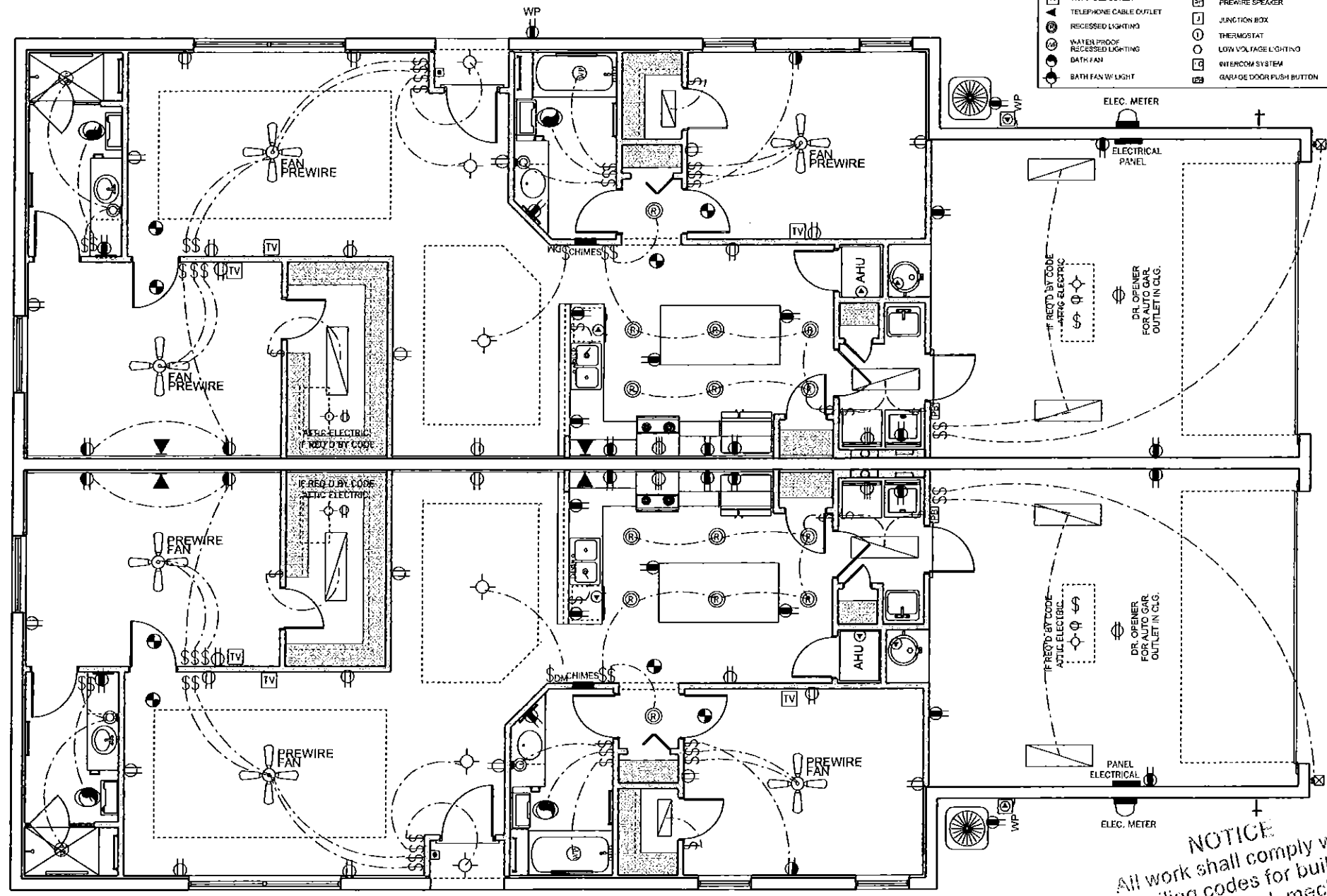
5. SMOKE DETECTORS SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, R314 AND SHALL BE INTERCONNECTED

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

KITCHEN 42"
 BATHROOM 42"
 LAUNDRY 36" WASHER/ 24" DRYER/ WALL OUTLETS 45"
 EXTERIOR WATERPROOF @ 12"
 GARAGE GFI @ 45"
 RANGE 220V @ 4"

ELECTRICAL LEGEND		
1	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
5	DIMMER SWITCH	CEILING FAN
6	CEILING FIXTURE	DOOR BELL CHIMES
7	SCOUNCE (WALL MOUNTED) FIXTURE	DOOR BELL
8	110 VOLT DUPLEX OUTLET	DISP
9	110 VOLT SPLIT SWITCHED OUTLET	DISCONNECT SWITCH
10	GROUND FAULT INTERRUPTER	PREWIRE SPEAKER
11	WATER PROOF 30 AMP GROUND FAULT SPECIAL SERVICES OUTLET	JUNCTION BOX
12	T.V. CABLE OUTLET	THERMOSTAT
13	TELEPHONE CABLE OUTLET	LOW VOLTAGE LIGHTING
14	RECESSED LIGHTING	INTERCOM SYSTEM
15	WATER PROOF RECESSED LIGHTING	BATH FAN W/ LIGHT
16	BATH FAN W/ LIGHT	
17		DR. OPENER FOR AUTO GAR. OUTLET IN CLG.



NOTICE
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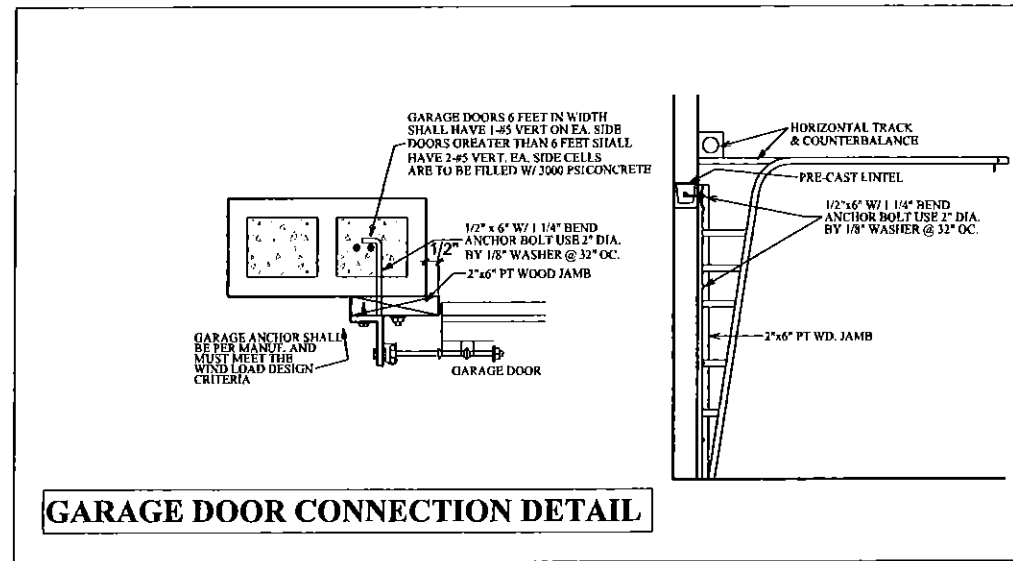
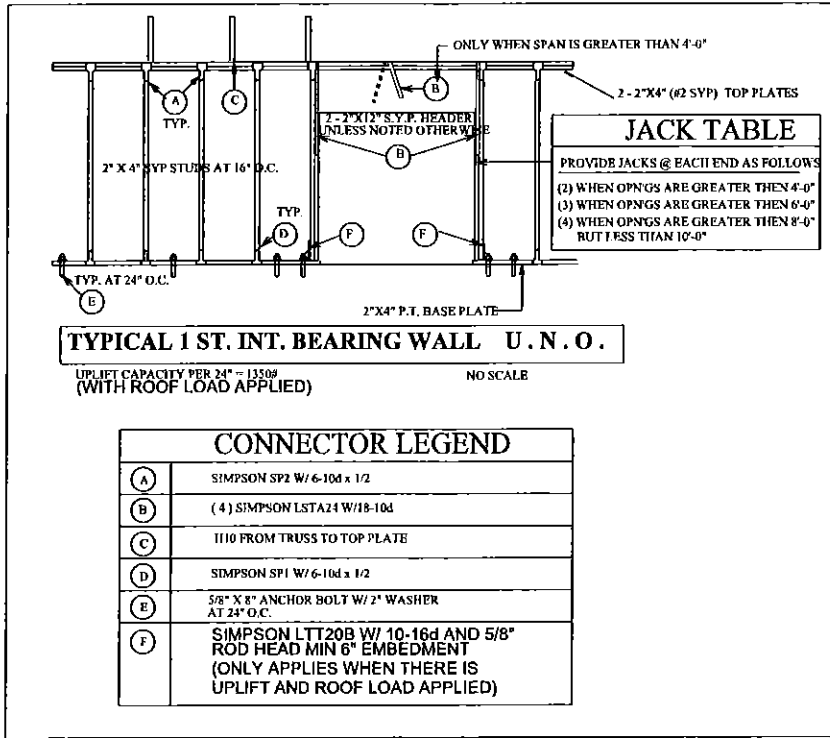
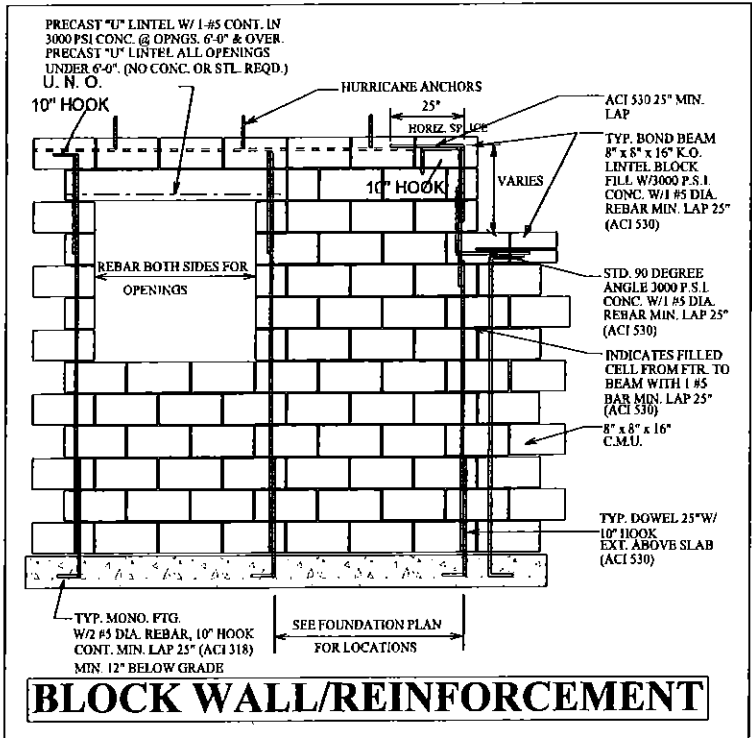
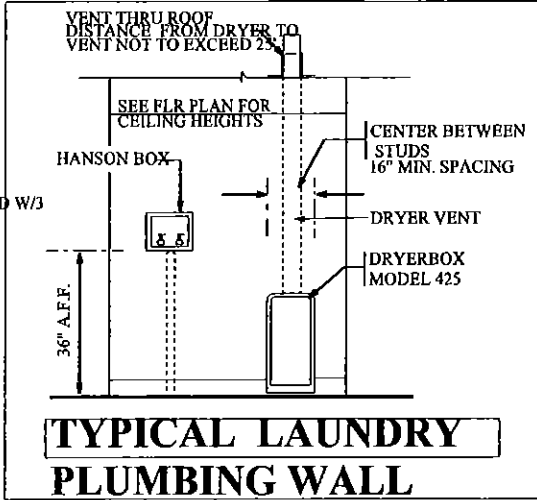
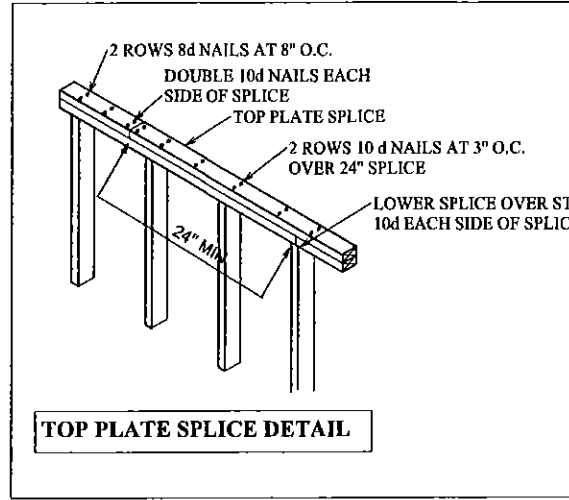
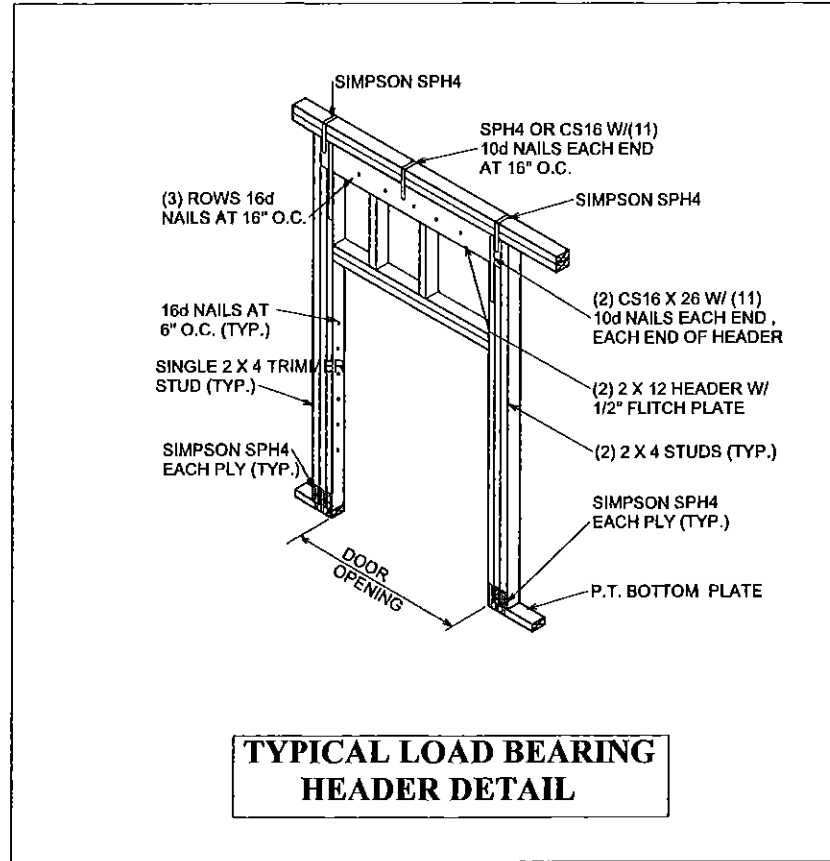
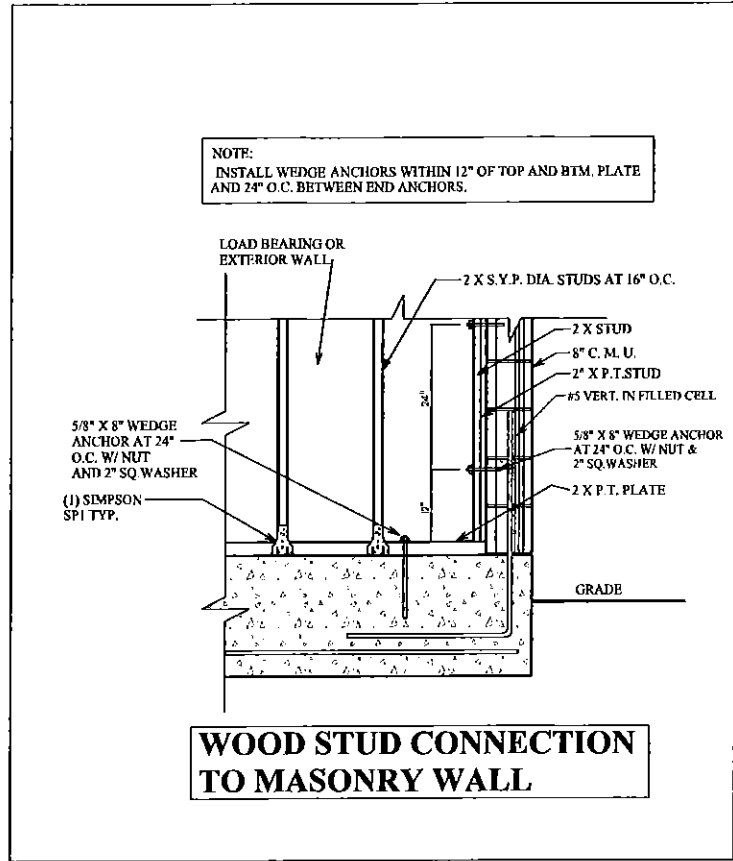
ELECTRICAL PLAN SCALE 1/8" = 1'-0" A.E.C.S. 20084 ELK MODEL

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BUILDING 23
 RESERVE AT HUNTERS RIDGE
 PHASE TWO

7



NOTICE
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CONST. DETAILS

8

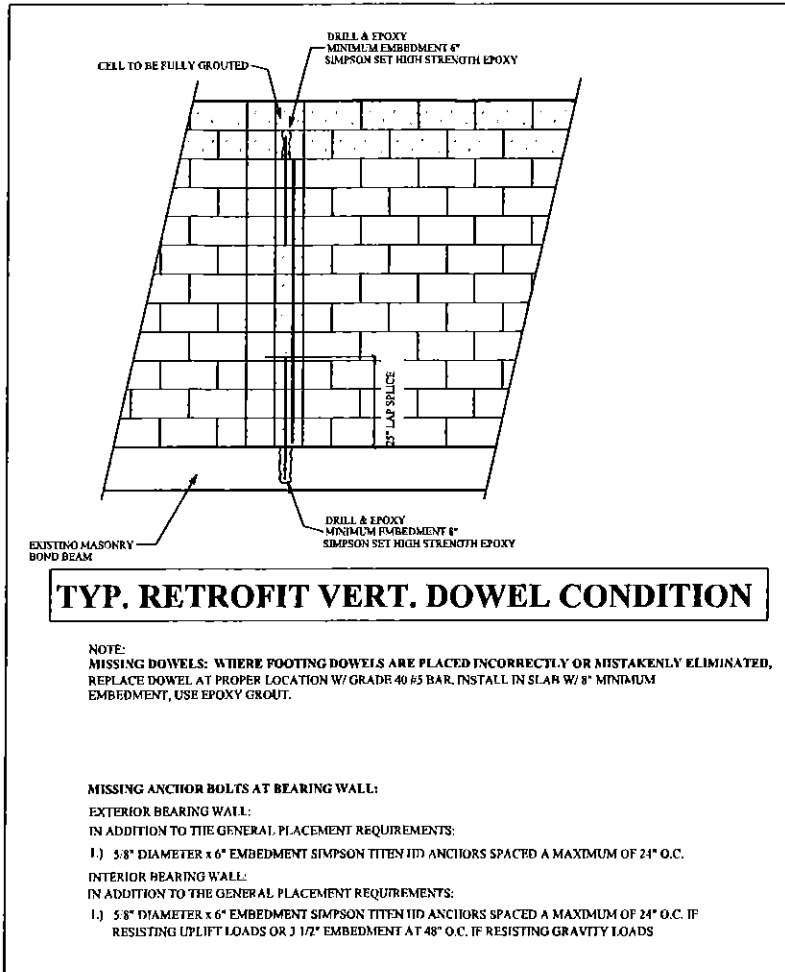
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SIGNED: [Signature]
RICHARD E. ALLEN P.E. #56920

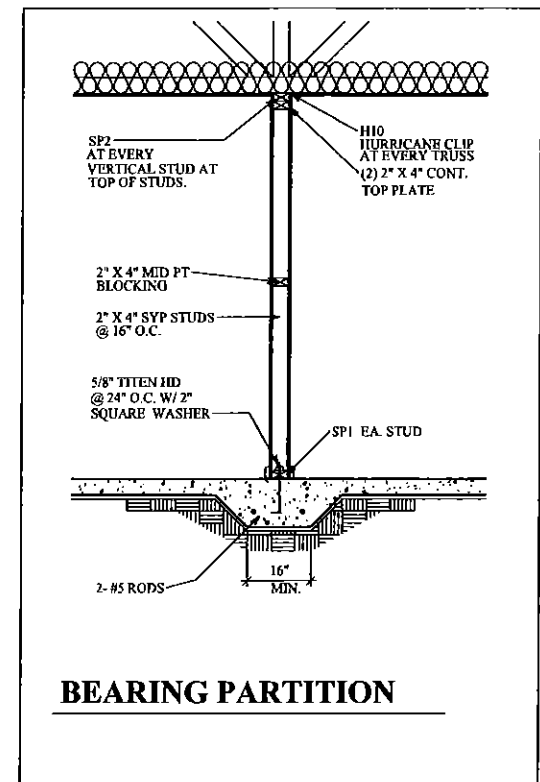
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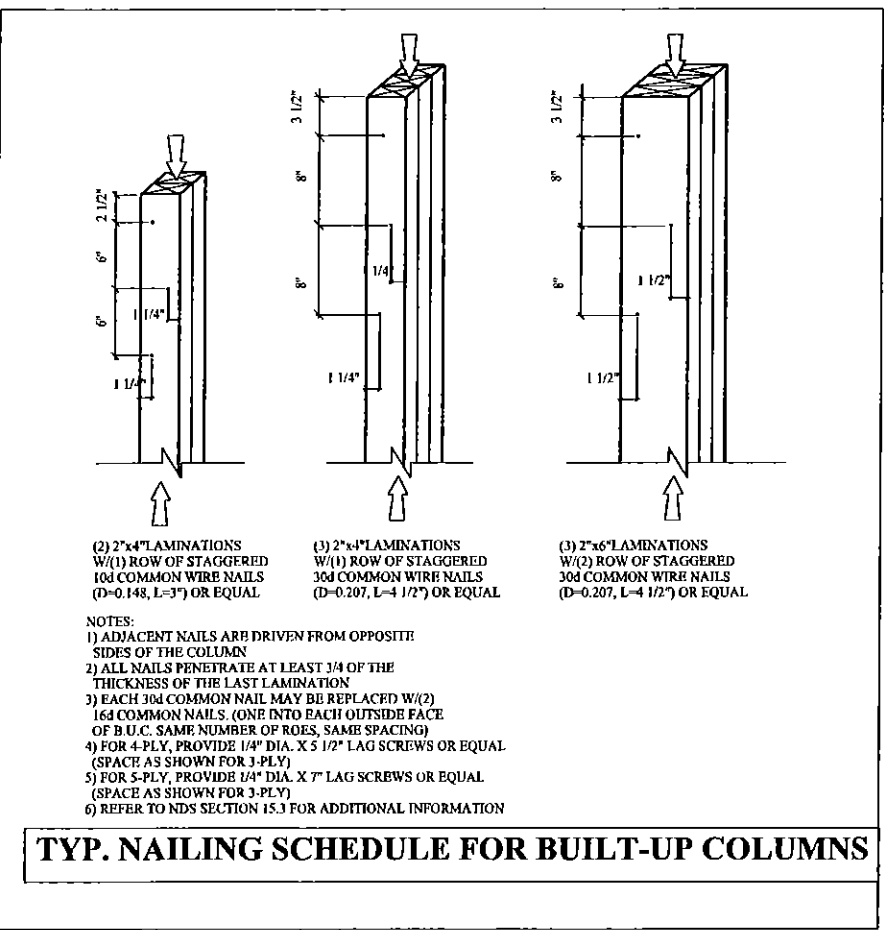
TYP. RETROFIT VERT. DOWEL CONDITION

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" MINIMUM EMBEDMENT, USE EPOXY GROUT.

- 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

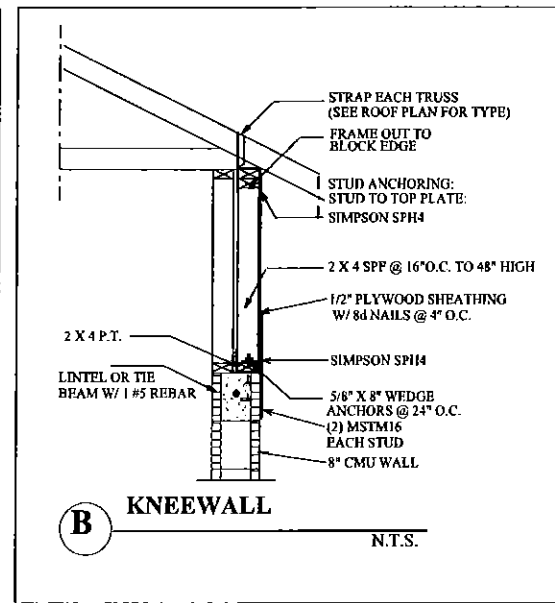


BEARING PARTITION

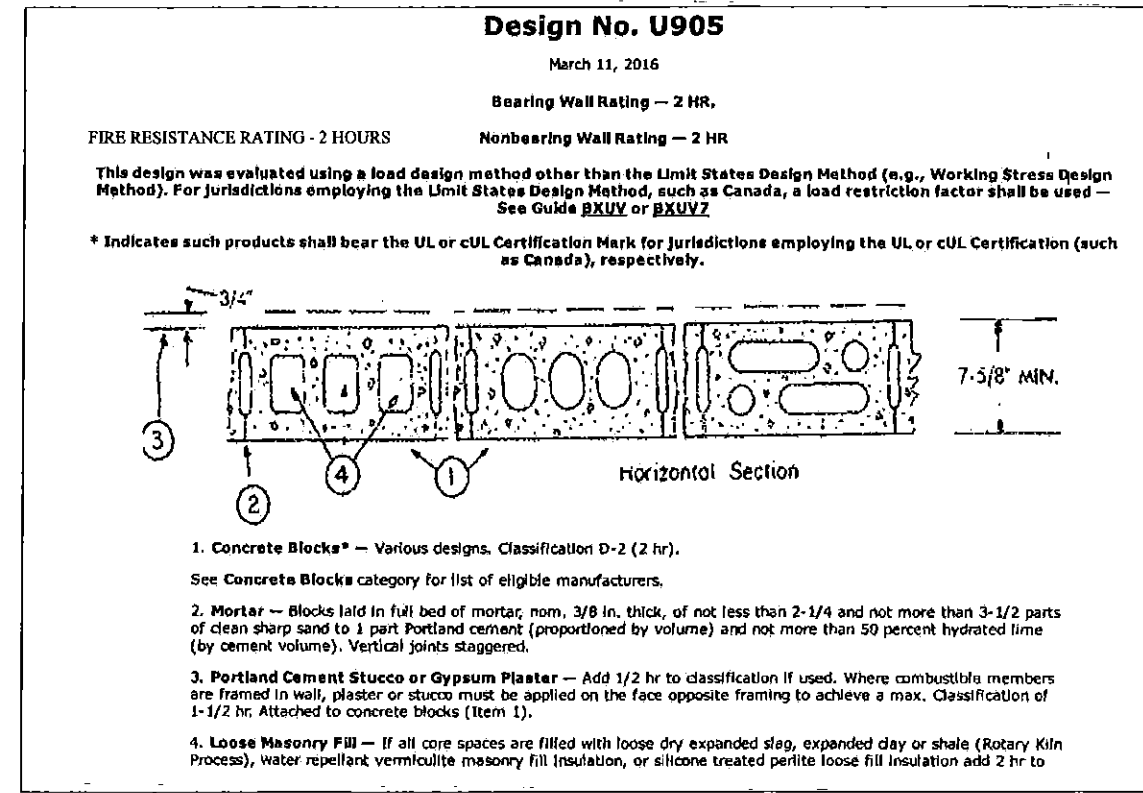


TYP. NAILING SCHEDULE FOR BUILT-UP COLUMNS

- NOTES:
- 1) ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN
 - 2) ALL NAILS PENETRATE AT LEAST 3/4 OF THE THICKNESS OF THE LAST LAMINATION
 - 3) EACH 30d COMMON NAIL MAY BE REPLACED W/ (2) 16d COMMON NAILS. (ONE INTO EACH OUTSIDE FACE OF B.U.C. SAME NUMBER OF ROES, SAME SPACING)
 - 4) FOR 4-PLY, PROVIDE 1/4" DIA. X 5 1/2" LAG SCREWS OR EQUAL (SPACE AS SHOWN FOR 3-PLY)
 - 5) FOR 5-PLY, PROVIDE 1/4" DIA. X 7" LAG SCREWS OR EQUAL (SPACE AS SHOWN FOR 3-PLY)
 - 6) REFER TO NDS SECTION 15.3 FOR ADDITIONAL INFORMATION



B KNEEWALL N.T.S.



1. **Concrete Blocks*** - Various designs. Classification D-2 (2 hr).
See **Concrete Blocks** category for list of eligible manufacturers.
2. **Mortar** - Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.
3. **Portland Cement Stucco or Gypsum Plaster** - Add 1/2 hr to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).
4. **Loose Masonry Fill** - If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellent vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to

CONSTRUCTION DETAILS

A.E.C.S. 20084

ELK MODEL

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DEEB FAMILY HOMES, LTD.
9400 RIVER CROSSING BLD.
NEW PORT RICHEY, FL. 34655
727-576-6651

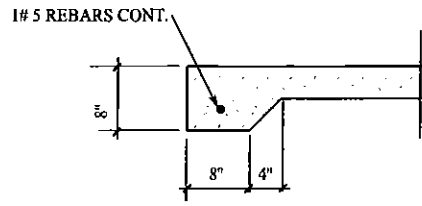
PLAN DATE
07-22-2020

BUILDING 23
RESERVE AT HUNTERS RIDGE
PHASE TWO

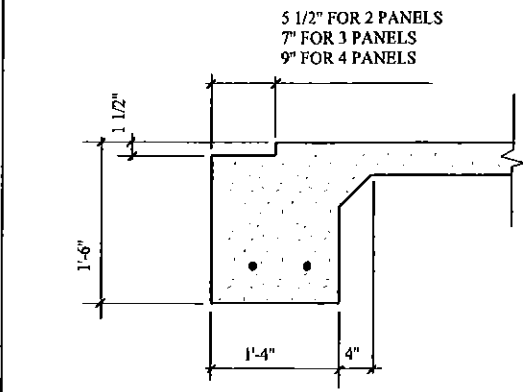
HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 145 MPH ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2017 FLORIDA RESIDENTIAL BUILDING CODE SEALED FOR STRUCTURE ONLY
SIGNED: *[Signature]*
RICHARD E. ALLEN P.E. #56920

ALLEN ENGINEERING & CONSTRUCTION SERVICES
RICH ALLEN PROFESSIONAL ENGINEER
P.E. # 56920 C.A. # 9942
P.O. BOX 351
NEW PORT RICHEY, FL. 34656
727-842-6100
richallenpe@gmail.com

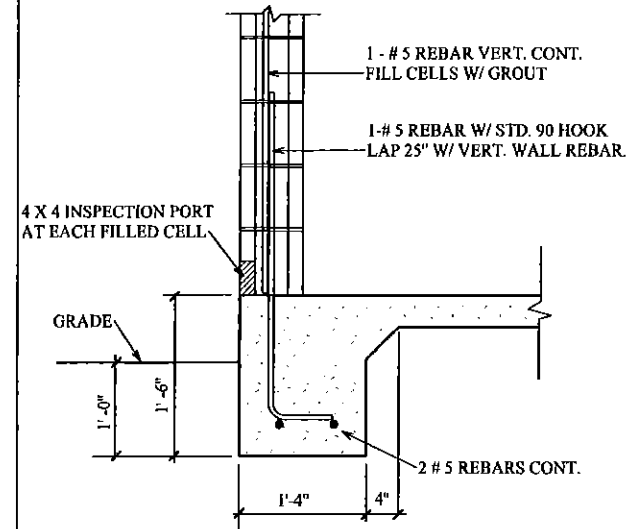
NOTICE
All work shall comply with prevailing codes for building, plumbing, electrical, mechanical, gas, pools and aluminum structures.



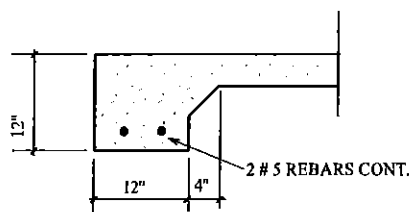
8" THICKENED SLAB (J)



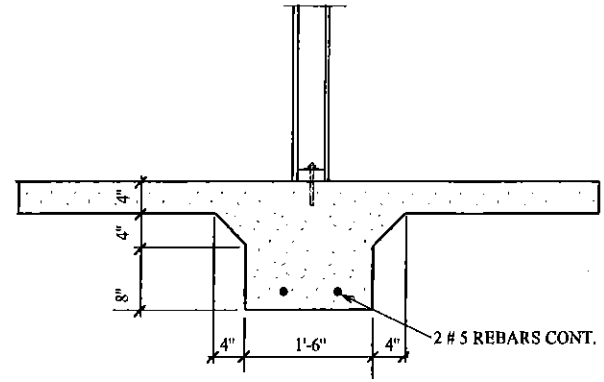
SLIDING GLASS DR. RECESS (D)



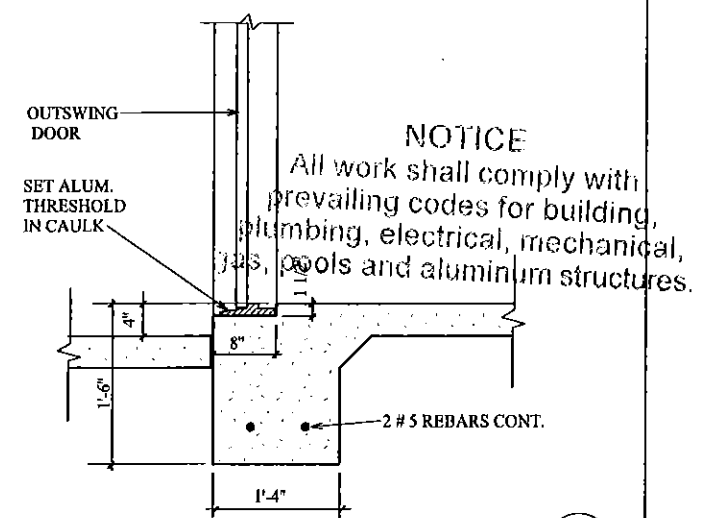
TYPICAL ONE STORY (A)



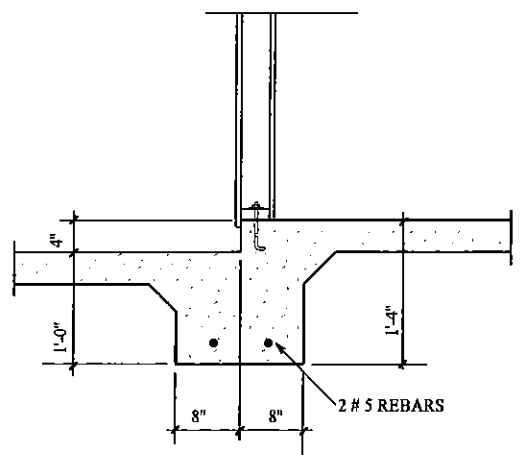
12" THICKENED SLAB (K)



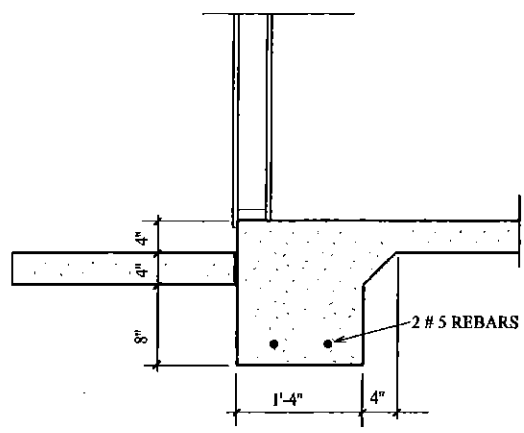
INTERIOR BEARING FTG. (H)



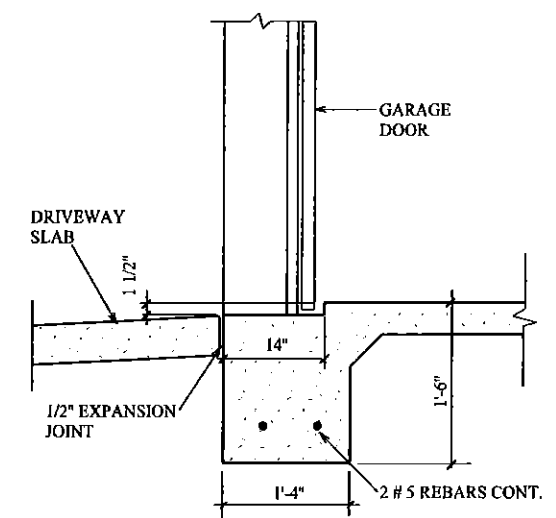
EXTERIOR DOOR RECESS (B)



BEARING GARAGE STEP (I)



NON-BRG. GARAGE STEP (F)



GARAGE DOOR RECESS (C)

FOOTING DETAILS

A.E.C.S. 20084

ELK MODEL

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

BUILDING 23
RESERVE AT HUNTERS RIDGE
PHASE TWO

PLAN DATE
07-22-2020

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. 301 OF THE 2017 FLORIDA RESIDENTIAL BUILDING CODE SEALED FOR STRUCTURE ONLY
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