

**HUNTERS RIDGE
BUILDING - B**

THE JOB BEFORE BEGINNING CONSTRUCTION.
REQUIRED TO COMPLETE YOUR SPECIFIC PORTION OF
PLANS AND LOCATE THE APPROPRIATE INFORMATION
IT WOULD BE IN YOUR BEST INTEREST TO REVIEW THESE
OTHER CONTRACTORS OR ARCHITECTS.
OR IN THE SAME LOCATIONS AS PROVIDED FOR BY
MAY OR MAY NOT BE LOCATED ON THE SAME SHEETS
READABILITY ISSUES, SOME DETAILS AND NOTATIONS
FORMAT, AND TO ELIMINATE CLUTTER AND TEXT
DUE TO SPACE LIMITATIONS IN THIS 11"X17" PLAN

NOTICE TO SUBCONTRACTORS :

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.

NOTICE TO BUILDER

1. WINDOWS MUST BE FASTENED INTO STRUCTURAL MEMBERS
PER MFGS. DETAIL REQUIREMENTS PER DESIGN CRITERIA
NOTED ON THESE DRAWINGS.
2. WINDOWS ARE IMPACT RESISTANT TYPE, STORM
SHUTTERS OR PANELS ARE NOT 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.

WINDOW INSTALLATION NOTES:

GENERAL NOTES:

2014 FLORIDA BUILDING CODE,
PLUMBING, MECHANICAL, FUEL GAS,
ENERGY EFFICIENCY, ACCESSIBILITY,
AND NATIONAL ELECTRICAL CODES
NEC 2011

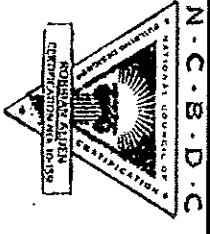
1. TANK TYPE WATER CLOSET VOLUME
1.6 GALLONS
2. WALL MOUNT WATER CLOSET VOLUME
3.5 GALLONS
3. WATER - FLOW RATE:
PUBLIC FACILITIES 0.5 G.P.M.
PRIVATE FACILITIES 2.2 G.P.M.
SHOWER HEADS 2.5 G.P.M.

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
TO 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
TEMPERED GLASS
8" 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.

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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.

COVER SHEET BUILDING - B



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HOMES, LTD.**
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PLAN DATE

1-21-2016	9-21-2016
2-12-2016	10-3-2016
3-24-2016	11-3-2016
5-15-2016	11-5-2016
1-9-2016	12-15-2016

**HUNTERS RIDGE
NEW PORT RICHEY**

PERMITTED UNDER THE ATTACHED DESIGN
TO CORRECTLY WITH THE 2014 FLORIDA
WIND LOADS AND IT IS IN COMPLIANCE
WITH SECT. 301 OF THE 2014 FLORIDA
BUILDING CODE
SEALED BY ARCHITECTURE ONLY
11/23/17
SIGNATURE OF RICHARD E. ALLEN P.E. 54830

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A.E.C.S. 16022 QUAIL & ELK MODELS

STRUCTURAL ENGINEER DESIGN NOTES

1. THE ENGINEERING FIRM FOR THIS STRUCTURAL DESIGN IS ADMINISTRATIVE
2. THE ENGINEER FOR THIS STRUCTURAL DESIGN IS RICHARD E. ALLEN, PE, HEREIN REFERRED TO AS "STRUCTURAL ENGINEER".
3. THE STRUCTURAL ENGINEER DESIGN NOTES ARE PART OF THE STRUCTURAL DESIGN AND ARE TO BE TAKEN AS TYPICAL REQUIREMENTS UNLESS NOTED OTHERWISE. "UNO" IN THE STRUCTURAL PLANS AND STRUCTURAL DETAILS.
4. THE DESIGN SHOWN IN THESE PLANS CONFORM TO THE STRUCTURAL PROVISIONS OF THE CHAPTER 16 OF THE FLORIDA BUILDING CODE.
5. THE PURPOSE OF THESE PLANS IS TO OBTAIN A BUILDING PERMIT AND FOR SUBSEQUENT CONSTRUCTION OF THE DESIGN AS SHOWN. THESE PLANS ARE TO BE CONSIDERED VOID IF WORK COMMENCES PRIOR TO A PERMIT BEING ISSUED. A CHANGE IN THE BUILDING CODE OCCURS PRIOR TO THE PLANS BEING SUBMITTED FOR PERMIT OR AFTER SIX MONTHS OF THE DATE THAT THESE PLANS ARE SIGNED AND SEALED WITHOUT BEING SUBMITTED FOR PERMITTING, WHICH EVER OCCURS FIRST. ONCE A BUILDING PERMIT HAS BEEN ISSUED BASED ON THESE PLANS, THE BUILDING DEPARTMENT IS NOT AUTHORIZED TO REISSUE OR TRANSFER BUILDING PERMITS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE STRUCTURAL ENGINEER.
6. CONSTRUCTION BASED ON THE STRUCTURAL DESIGN IS TO BE DONE AS SHOWN IN THE PLANS WITHOUT DEVIATION, CHANGE OR OMISSION WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER. IF ADDITIONAL DETAIL INFORMATION, OR EXPLANATION IS NEEDED, IT IS TO BE OBTAINED FROM THE STRUCTURAL ENGINEER. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR ANY ADDITIONAL PARTS OF THESE PLANS, INCLUDING PROVISIONS AS STATED IN ITEM 4.
7. IT IS IMPORTANT TO UNDERSTAND THAT STRUCTURAL PROVISIONS OF THE BUILDING CODE ARE COMPLICATED AND THESE PLANS ARE INTENDED TO BE USED BY AN EXPERIENCED BUILDING CONTRACTOR. PROPERTY OWNERS OBTAINING OWNER-BUILDER PERMITS ARE PROCEEDING AT THEIR OWN RISK. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY PROPERTY OWNERS OR THEIR AGENTS AS A RESULT OF ANY MISUNDERSTANDING OF THE PLANS THE OTHERWISE WOULD BE UNDERSTOOD BY A LICENSED CONTRACTOR.
8. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, AND SCHEDULE.
9. THE STRUCTURAL PLANS AND ANY RELEVANT DESIGN DOCUMENTS PRODUCED UNDER THE DIRECT CHARGE OF THE STRUCTURAL ENGINEER ARE THE PROPERTY OF THE STRUCTURAL ENGINEER AND MAY NOT BE USED BY ANY PERSON OTHER THAN THE CONTRACTED CLIENT AND FOR ANY PURPOSE RELATED TO THESE STRUCTURAL PLANS OR CONSTRUCTION. HOWEVER, NO OTHER ENGINEER OR ARCHITECT IS TO BE DESIGNATED A DELEGATED ENGINEER FOR ANY PURPOSE EXPRESSED WRITTEN CONSENT OF THE STRUCTURAL ENGINEER. EXPRESSED WRITTEN CONSENT OF THE STRUCTURAL ENGINEER CERTIFICATE OF COMPLETION OR OCCURRANCE WITHOUT THE
10. LOAD COMBINATIONS: THIS DESIGN IS BASED ON AN ALLOWABLE-STRESS FORMULATION RELYING ON THE LOAD COMBINATIONS DEFINED IN FBC 2014 SECTION 1605.3.1 OR SECTION 1605.3.2 WHERE OMEGA EQUALS 1.3
11. FOUNDATION LOADS: SEE NOTES ON " SITE CONDITIONS, SOILS, AND FOUNDATIONS".
12. N/A

13. INFORMATION CONTAINED ON A PLAN SHEET WHERE HIS SIGNATURE AND SEAL APPEAR, THAT DOES NOT PERTAIN TO THE RELEVANT STRUCTURAL PROVISIONS AS STATED IN ITEM 4, INCLUDING, BUT NOT LIMITED TO THE BUILDING OCCUPANCY, THE ARCHITECTURAL DESIGN, ITS FEATURES, FINISHES (I.E., DECORATIVE STUCCO, SIDING, ROOFING, SORFITS, FLASHING, PAINTING, ETC.) AND THEIR INSTALLATION, DIMENSIONS, AND ANY DESIGN OF FIRE PROTECTION, ELECTRICAL, PLUMBING, AND MECHANICAL COMPONENTS OR SYSTEMS.
- THE ARCHITECTURAL INFORMATION, INCLUDING DIMENSIONS SHOWN IN THESE PLANS AND PROVIDED TO THE ENGINEER.
17. N/A
18. SITE PLAN AND TOPOGRAPHY
- A. THE STRUCTURAL ENGINEER IS NOT A SURVEYOR AND IS NOT RESPONSIBLE FOR THE SITE PLAN ESTABLISHING REQUIRED SET-BACKS, AND LOCATING THE BUILDING ON THE PROPERTY.
- B. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR THE GRADING OF THE SITE OR ITS COMPLIANCE WITH ANY DRAINAGE DRAINAGE PLAN.
- C. THE FOUNDATION DESIGN IS BASED ON THESE PRESUMED CONDITIONS INCLUDING THAT DIFFERENTIAL SETTLING DOES NOT EXCEED THE SAFE LIMITS OF THE FOUNDATION DESIGN (INCLUDING STEMWALLS AND MASONRY ABOVE GRADE WALLS) AS STATED IN ITEM 19 BELOW.
- D. IT IS IMPORTANT TO KNOW THAT THE FOUNDATION DESIGN BASED ON A PRESUMED ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF RELIES ON LESS THAN 1/500 (E.G. 0.25 INCHES OVER 10 FEET) OF DIFFERENTIAL SETTLEMENT. CRACKS IN MASONRY WALLS SHOULD BE EXPECTED WHERE DIFFERENTIAL SETTLEMENT EXCEEDS 1/150. THIS STATEMENT SHOULD BE TAKEN AS A CAUTIONARY NOTE FOR PROCEEDING WITHOUT A SOILS ANALYSIS AND FOUNDATION RECOMMENDATION BY A GEOTECHNICAL ENGINEER FOR THE SITE.
- E. COPIES OF ANY AND ALL REQUIRED COMPACTION TESTS ARE TO BE PROVIDED TO THE BUILDING DEPARTMENT FOR THEIR RECORDS.
- STRUCTURAL ELEMENTS
19. FOUNDATION AND GROUND FLOOR SLAB
- A. THE FOUNDATION AND FOOTINGS ARE TO BEAR A MINIMUM OF 12 INCHES BELOW GRADE AND ARE TO BE PLACED ON UNDISTURBED SOIL OR FILL COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR PURSUANT TO ASTM D 1557 WITH FILL LIFTS LESS THAN 12".
- COMMERCIAL
- ALL LIVE LOADS PER FBC 2014 TABLE 1607.1
14. ROOF LIVE LOADS:
15. DEAD LOADS:
- FLOOR WOOD FRAME: 35 PSF FOR TILED/ABLE FLOOR
- COVERING, 15 PSF FOR ALL OTHERS.
16. WIND LOADS:
- A. WIND LOADS ARE BASED ON THE SPECIFIC REQUIREMENTS AND DEFINITIONS OF FLORIDA BUILDING CODE
- 2014 EDITION ASCE-7-10.
- B. THE COMPONENT AND CLADDING WIND PRESSURES ARE THE MINIMUM REQUIREMENTS FOR STRENGTH AND IMPACT PROTECTION NEEDED FOR SELECTING SATISFACTORY
- ENGINEERING BY OTHERS IS PRESUMED ACCURATE AND IS RELIED UPON BY THE STRUCTURAL ENGINEER SOLELY FOR THE PURPOSE OF ACHIEVING COMPLIANCE WITH THE RELEVANT STRUCTURE COMPONENTS AND CLADDING, BY OTHERS, FOR THE STRUCTURE.

20. FOOTINGS (AND ANY ASSOCIATED MONOLITHIC FLOOR SLABS) SHALL BE CONSTRUCTED OF CONCRETE WITH A SPECIFIC COMPRESSIVE STRENGTH OF 3,000 PSI, 3 TO 5 INCH SLUMP, AND 3/8" AGGREGATE SOILS.
- A. IN ADDITION, THE STRUCTURAL ENGINEER IS NOT A CIVIL OR GEOTECHNICAL ENGINEER AND IS NOT RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SITE FOR CONSTRUCTION, INCLUDING ITS TOPOGRAPHY, DRAINAGE AND SUB-SURFACE CONDITIONS (INCLUDING WATER TABLE DEPTH) AND FOR INTERPRETING GEOTECHNICAL DATA CONCERNING THE SITE.
- B. IF SOIL CONDITIONS AT THE SITE APPEAR QUESTIONABLE AS DETERMINED BY THE BUILDING CONTRACTOR OR OWNER-BUILDER, A SOILS ANALYSIS SHALL BE PERFORMED BY A LICENSED GEOTECHNICAL ENGINEER THAT WILL GIVE SPECIFIC RECOMMENDATIONS FOR A FOUNDATION TYPE. IF THE BUILDING CONTRACTOR OR OWNER-BUILDER DOES NOT MAKE THAT DETERMINATION AND A SOILS ANALYSIS IS NOT PERFORMED, THE STRUCTURAL ENGINEER SHALL PROCEED WITH THE DESIGN BASED ON THE PRESUMPTIONS ALLOWED BY THE FBC 2012, SEC. 1804. C. THE DETERMINATIONS OF THE SUITABILITY OF THE SITE FOR CONSTRUCTION (INCLUDING TOPOGRAPHICAL INFORMATION) AND THE SOIL CONDITIONS SHALL HAVE BEEN COMPLETED AND ANY RECOMMENDATIONS RESULTING FROM THAT ANALYSIS SHALL HAVE BEEN PROVIDED TO THE STRUCTURAL ENGINEER PRIOR TO THE SIGNING AND SEALING OF THE STRUCTURAL PLANS.
- D. IN THE ABSENCE OF GEOTECHNICAL INFORMATION, THE SITE IS PRESUMED TO HAVE AN ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF AND THE TOPOGRAPHY AS IT RELATES TO THE STRUCTURE IS PRESUMED TO BE THAT SHOWN IN THE PLANS. E. THE SIZE AND REQUIRED REINFORCEMENT FOR THE FOOTINGS ARE SHOWN ON THE FOUNDATION PLAN.
- F. THE GROUND FLOOR SLAB SHALL BE PLACED OVER A 6 MIL. POLYETHYLENE MOISTURE RETARDER.
1. THE TRUSS SYSTEM DESIGN PROVIDED IN THIS PLAN IS FOR THE USE OF THE TRUSS MANUFACTURER IN DEVELOPING THE ACTUAL ROOF TRUSS SYSTEM DESIGN. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE AS IT IS SUBJECT TO ENGINEERING AND MAY BE DIFFERENT FROM THE FINAL DESIGN.
- II. MANUFACTURED FLOOR TRUSSES SHALL BE DESIGNED BY A LICENSED TRUSS COMPONENT AND TRUSS SYSTEM ENGINEER ACTING AS A DELEGATED ENGINEER AND WORKING THROUGH A TRUSS MANUFACTURER FOR THIS PURPOSE. THE SELECTION OF THE TRUSS MANUFACTURER IS HEREBY SUBORDINATED TO THE BUILDING CONTRACTOR.
- III. THE MANUFACTURED TRUSS DESIGN SHALL INCLUDE SPECIFYING THE TRUSS TO TRUSS AND TRUSS TO GIRDER CONNECTIONS ON EITHER THE INDIVIDUAL TRUSS COMPONENT SHEETS OR THE GIRDER TRUSS COMPONENTS SHEETS AS APPLICABLE. A SPECIFIC HANGER MUST BE SELECTED AND IDENTIFIED ON THE SIGNED AND SEALED COMPONENT SHEETS FOR EACH LOCATION THAT A HANGER IS REQUIRED IN THE TRUSS SYSTEM.
- IV. THE TRUSS PLAN SIGNED AND SEALED BY THE DELEGATED STRUCTURAL ENGINEER FOR COMPLYING WITH THE DESIGN ENGINEER SHALL BE PROVIDED TO AND REVIEWED BY THE INTENT OF THE ORIGINAL PLAN AND FOR ANY CHANGES TO THIS " TRUSS TO UNDERLIE STRUCTURE CONNECTIONS. THE " TRUSS PLAN MUST BE PROVIDED TO THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION ON THE OVERLAPPING STRUCTURE AS THE STRUCTURAL ENGINEER RESERVES THE RIGHT TO MAKE STRUCTURAL CHANGES BASED UPON THE FINAL FLOOR TRUSS SYSTEM.
- F. CONVENTIONAL FRAMED JOISTS WITH A MINIMUM 6 INCH OVERLAP OF JOINTS.
- G. TREATMENT TREATMENT OF THE SITE SHALL BE SPECIFIED BY THE BUILDING CONTRACTOR OR OWNER-BUILDER.
- H. SHRINKAGE CONTROL OF THE FLOOR SLAB SHALL BE ACCOMPLISHED BY 6 INCH BY 6 INCH BY 1.4 WELDED WIRE FABRIC AS SPECIFIED BY FBC 2014 SECTION 1910.2 EXCEPTION 2 OR FIBERESH ADMIXTURE AS SPECIFIED BY EXCEPTION 1. THE WELDED WIRE FABRIC SHALL BE PLACED BETWEEN THE MIDDLE AND UPPER 1/3 DEPTH OF THE SLAB AND HELD IN POSITION BY APPROPRIATE SUPPORTS SPACED NOT GREATER THAN 3 FEET APART.
- I. CONTRACT JOINTS ARE TO BE PROVIDED FOR THE PURPOSES OF CONTROLLING SHRINKAGE ONE INCH DEEP CUTS (FOR A FOUR INCH THICK SLAB OR 25 PERCENT OF THE SLAB THICKNESS OTHERWISE) ARE TO BE PROVIDED ACROSS THE WIDTH AND LENGTH OF ANY FLOOR SLAB AT A DISTANCE OF NOT TO EXCEED 30 TIMES THE SLAB THICKNESS. FOR EXAMPLE A FOUR INCH THICK SLAB, CONTRACT JOINTS SHALL NOT EXCEED 10 FEET ON CENTER EACH WAY.

STRUCTURAL ENGINEER NOTES



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PLAN DATE	PLAN DATE
1-22-2016	9-27-2016
2-12-2016	10-3-2016
3-24-2016	11-3-2016
6-3-2016	11-5-2016
1-9-2016	12-5-2016

HUNTERS RIDGE
 NEW PORT RICHEY

A.E.C.S. 16022
 QUAIL & ELK MODELS

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21. FLOORS
 - A. MANUFACTURED FLOOR TRUSS FRAMING PLAN CONTAINED HEREIN IS FOR THE SOLE PURPOSE OF ILLUSTRATING THE DESIGN INTENT AND FOR PLANNING TO BE USED BY THE TRUSS COMPANY. FLOOR JOISTS ARE SIZED BASED ON THE SOUTHERN PINE COUNCIL SPAN TABLES FOR NO. 2 GRADE DIMENSIONAL LUMBER.
 - II. FLOOR JOISTS FOR EXTERIOR DECKS SHALL BE PRESSURE TREATED.
 - B. FOR ALL WOOD FLOORS:
 - I. THE TRUSS TO WALL CONNECTIONS ARE IDENTIFIED ON THE FLOOR FRAMING PLAN.
 - II. A STRUCTURAL BAND JOIST IS TO BE PROVIDED ON THE EXTERIOR PERIMETER OF ALL BOTTOM BEARING FLOOR TRUSSES AND JOISTS. THE STRUCTURAL BAND JOIST IS TO BE FASTENED TO EACH END OF A FLOOR TRUSS OR JOIST WITH A SIMPSON L50 BRACKET USING SIMPSON SHORT 100 COMMON NAILS.
 - III. FLOOR TRUSSES OR JOISTS BEARING ON WOOD WALLS ARE TO BE SET WITH A MINIMUM OF THREE 100 COMMON NAILS (TOE NAILED) TO THE TOP PLATE OF THE WALL. A MOISTURE BARRIER SHALL BE INSTALLED BETWEEN ANY UNTREATED WOOD TRUSSES OR JOISTS AND CONCRETE OR ANY MASONRY.
 - V. LEDGERS/NAILERS SHALL BE FASTENED TO WOOD STUDS OR BAND JOISTS (NOT SHEATHING) WITH A MINIMUM 2 5/8" X 5 1/2" LAG BOLTS WITH WASHERS AT EACH STUD INTERSECTION AT 16 INCHES ON CENTER AND SHALL CONSIST OF PRESSURE TREATED LUMBER 2 PLY 1 1/2" THICK BY A HEIGHT SHOWN IN THE PLAN. FOR CONCRETE OR MASONRY WALLS THE FASTENERS SHALL BE 5/8" X 5 1/2" SIMPSON TITEN HEAD CONCRETE BOLTS.
 - VI. FLOOR BEAMS
 - I. BEAMS SUPPORTING FLOOR TRUSSES AND JOISTS ARE TO BE ATTACHED AS SPECIFIED IN THE FLOOR FRAMING PLAN.
 2. UNDER NO CIRCUMSTANCES ARE THEY TO BE BUTT JOINTS BETWEEN THE BEARING POINTS OF ANY PLY OF A MULTIPLE BEAM. THE PILES ARE TO BE CONTINUOUS BETWEEN BEARING POINTS.
 3. MULTIPLE BEAMS CONSISTING OF MANUFACTURED WOOD (E. GLULAM, MICROLAM) ARE TO HAVE THE INDIVIDUAL PILES INTERCONNECTED AS REQUIRED BY THE MANUFACTURER'S SPECIFICATIONS.
 4. MULTIPLE BEAMS CONSISTING OF DIMENSIONAL LUMBER ARE TO HAVE INDIVIDUAL PILES INTERCONNECTED AS FOLLOWS:
 - A. FOR TWO PLY BEAMS - ONE ROW OF 100 GALVANIZED COMMON NAILS AT 6" O.C. ON EACH SIDE OF THE BEAM
 - B. FOR THREE PLY BEAMS - TWO ROWS OF 100 GALVANIZED COMMON NAILS SPACED AT 6" O.C. (TOP AND BOTTOM) THROUGH EACH SIDE OF BEAM.
 - C. FOR FOUR PLY BEAMS OR LARGER - TWO ROWS OF 1/2" DIAMETER CARRIAGE BOLTS OR ALL THREAD ROD WITH NUTS AND WASHERS SPACED AT 12 INCHES ON CENTER, 2 INCHES FROM THE TOP AND BOTTOM EDGES OF THE BEAM.
 - D. FLOOR SHEATHING:
 - I. ALL FLOOR SHEATHING IS TO BE 3/4" TONGUE AND GROOVE PLYWOOD RATED FOR FLOOR SHEATHING APPLICATION.
 - II. FLOOR SHEATHING SHALL BE FASTENED TO THE FLOOR TRUSSES/JOISTS WITH 100 RING SHANK NAILS AT 6" ON CENTER WITH CONSTRUCTION GRADE ADHESIVE.
 - III. FLOOR SHEATHING SPECIFIED FOR SEALED EXTERIOR DECKS AND ITS INSTALLATION SHALL BE THE SAME AS THAT FOR INTERIOR APPLICATION EXCEPT PRESSURE TREATED AND THE FASTENERS TO BE GALVANIZED.
 - E. EXTERIOR DECK FLOORING:
 - I. DECK FLOORING SHALL BE INDIVIDUALLY SPECIFIED ON THE FLOOR FRAMING PLAN AND SHALL BE FASTENED TO THE UNDERLYING PRESSURE TREATED JOISTS WITH 3-3/4" DECK SCREWS AT EACH FLOORING JOIST INTERSECTION.

22. WALLS:
 - A. MASONRY
 - I. CONCRETE MASONRY UNITS (CMU) SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
 - II. WALL CMU SHALL BE 8 INCH X 16 INCH IN SIZE OR 8 INCH X 8 INCH X 8 INCH FOR EDGE FINISHES.
 - III. CMU SHALL BE PLACED IN A RUNNING BOND AND THERE SHALL BE NO VERTICAL BUTT JOINTS EXCEPT AS SHOWN ON THE FLOOR PLAN FOR CONSTRUCTION JOINTS.
 - IV. REINFORCED FILLED CELLS AS SHOWN ON THE PLAN SHALL BE FILLED WITH "FINE" GRADE GROUT, HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AND 8 TO 11 INCH SLUMP TO ENSURE CONSOLIDATION.
 - V. BOND BEAMS SHALL BE POURED WITH GROUT MONOLITHICALLY WITH THE FILLED WALL CELLS - NO COLD JOINTS.
 - VI. VERTICAL STEEL REINFORCEMENT SHALL BE CONTINUOUS AND END IN THE TOP COURSE OF THE BOND BEAM WITH A STANDARD 10 INCH 90 DEGREE BEND.
 - VII. HORIZONTAL REINFORCING STEEL SHALL BE CONTINUOUS, INCLUDING AROUND CORNERS.
 - VIII. REINFORCING STEEL SPLICES SHALL CONSIST OF WIRE LAPS NO LESS THAN 40 TIMES THE STEEL BAR DIAMETER (I.E. 25 INCHES FOR #5 REBAR, 15 INCHES FOR #3 REBAR, AND 32 INCHES FOR #7 REBAR)
 - B. WOOD FRAME WALLS:
 - I. WALL STUD SIZES ARE SHOWN IN THE TYPICAL WALL SECTION.
 - II. LOAD BEARING.
 1. WOOD STUDS IN WALLS SHALL BE SPACED 16 INCHES ON CENTER AND FASTENED TO THE TOP AND BOTTOM PLATES PER THE TOP PLATE SPLICE DETAIL. ALL LOAD BEARING STUDS TO BE SOUTHERN YELLOW PINE #2 OF THE SAME SIZE AT 24 INCHES ON CENTER. ALL CONNECTIONS SHALL BE 5/8" X 8 INCH ANCHOR BOLTS OR SIMPSON TITEN HD. CONCRETE BOLTS.
 2. LOAD BEARING WALLS SHALL HAVE A SINGLE BOTTOM PLATE GRADE OR BETTER.
 3. LOAD BEARING WALLS SHALL HAVE A SINGLE BOTTOM PLATE (PRESSURE TREATED) IN CONTACT WITH MASONRY OR CONCRETE. SEE THE TOP PLATE SPLICE DETAIL FOR TOP PLATE NAILING AND SPLICING REQUIREMENTS.
 3. THE WOOD STUDS SHALL HAVE A SIMPSON SP2 AT THE TOP PLATE AND A PROPERLY SIZED SPH FOR THE BOTTOM PLATE (I.E. 4" STUD WALL = SPH4, 6" STUD WALL = SPH6)
 4. 3 STUD PACK SHALL BE INSTALLED DIRECTLY BENEATH BEARING POINTS OF ALL GIRDERS AND BEAMS HAVING A GRAVITY LOAD OF UP TO 3,000 LBS.
 5. STEEL TUBE COLUMNS SHALL BE INSTALLED IN THE WALL DIRECTLY BENEATH GIRDERS AND BEAMS HAVING GRAVITY LOADS GREATER THAN 3000 LBS.
 6. BASE PLATES SHALL BE FASTENED TO MONOLITHIC FOOTINGS WITH 5/8" X 8 INCH ANCHOR BOLTS OR SIMPSON TITEN HD. CONCRETE BOLTS OF THE SAME SIZE AT 24 INCHES ON CENTER. ALL CONNECTIONS SHALL BE MADE WITH 3 INCH SQUARE BY 1/8 INCH THICK WASHERS.
 7. BASE PLATES BEARING ON WOOD SHALL BE FASTENED WITH 100 COMMON NAILS AT 8" O.C. THROUGH ANY FLOOR SHEATHING AND TO UNDERLYING LUMBER (NOT SHEATHING ONLY) AND USE BLOCKING AS NEEDED TO MAINTAIN NAILING SPACING REQUIREMENTS.
 8. FOR EXTERIOR LOAD BEARING WALLS, EACH STUD ABOVE THE BASE PLATE SHALL BE FASTENED TO THE UNDERLYING BAND JOIST OR BEAM WITH A SIMPSON L518 STRAP FOR THIS SITUATION THE SIMPSON SPH BRACKET TO THE BASE PLAN MAY BE OMITTED.
 9. FOR INTERIOR LOAD BEARING WALLS, 1/2 INCH ALL THREAD ROD SHALL BE INSTALLED AT 32" O.C. FROM THE BASE PLATE THROUGH THE SHEATHING AND TOP PLATE OF UNDERLYING WALL. ALL CONNECTIONS SHALL INCLUDE A STANDARD 3 INCH SQUARE WASHER.
 10. HEADER BEAMS SHALL BE SIZED ACCORDING TO THE ENCLOSED HEADER SCHEDULE AND FASTENED WITH A MINIMUM OF TWO SIMPSON L57A36 STRAPS OVER EACH END TO THE JACK STUDS BELOW. IN ADDITION, THE HEADER BEAMS SHALL BE FASTENED WITH A MINIMUM OF 3-100 COMMON FULL LENGTH STUDS.
 - III. NON LOAD BEARING WALLS:
 - I. WOOD STUDS IN WALLS SHALL BE SPACED AT 16 INCHES ON CENTER AND FASTENED TO THE TOP AND BOTTOM PLATES WITH A MINIMUM OF THREE 100 COMMON NAILS. NAILS INSTALLED IN PRESSURE TREATED WOOD SHALL BE GALVANIZED.
 2. INCIDENTAL, NON STRUCTURAL FRAMING ITEMS SUCH AS KNEE WALLS, DROP CEILINGS, BUILT IN SHELVING, NICHE'S, ETC. MAY BE CONSTRUCTED WITH 2 X 4 S AT 24" O.C. AT THE DISCRETION OF THE BUILDER.

2. NON LOAD BEARING WALLS SHALL HAVE A SINGLE BOTTOM PLATE (PRESSURE TREATED) AGAINST MASONRY AND CONCRETE) AND A SINGLE TOP PLATE. BASE PLATES SHALL BE FASTENED TO CONCRETE SLABS WITH 1/4 INCH BY 3 1/2 INCH TAPCON SCREWS AT 12" ON CENTER.
4. BASE PLATES ON WOOD SHALL BE FASTENED WITH 100 COMMON NAILS AT 8" ON CENTER.
- C. SHEATHING
 - I. PLYWOOD SHEATHING.
 1. EXTERIOR WALL SHEATHING COVERED BY AN ARCHITECTURAL FINISH SHALL BE MINIMUM 7/16 INCH THICK (NOMINAL) 4 PLY PLYWOOD MANUFACTURED WITH EXTERIOR GLUE.
 2. THE LONG SIDE OF THE SHEATHING SHALL BE INSTALLED PERPENDICULAR TO THE WALL STUDS.
 3. FASTEN TO STUDS AND BLOCKING WITH 80 RING SHANK NAILS AT 4 INCHES ON CENTER ALL LOCATIONS.
 4. IN ADDITION TO THE REGULAR FASTENING A SECOND ROW SHALL BE INSTALLED AT THE DOUBLE TOP PLATE AND TO THE LOWEST HORIZONTAL WOOD MEMBER ON AN EXTERIOR WALL.
 5. FOR PLYWOOD SHEATHING COVERED WITH A CEMENTITIOUS FINISH ALL BUTT JOINTS NOT ON WALL STUDS SHALL BE BLOCKED WITH 2 X BLOCKING, TOE NAILED AT EACH END TO THE WALL STUDS WITH 3-80 COMMON NAILS.
 - II. PARTICLE BOARD IS NOT TO BE USED WITHOUT THE EXPRESS, WRITTEN CONSENT OF THE STRUCTURAL ENGINEER AND THE PROPERTY OWNER.
 - III. ARCHITECTURAL FINISHES
 - I. ARCHITECTURAL WALL FINISHES, SUCH AS STUCCO, CEMENTITIOUS COATING, SIDING OR PAINT ARE MENTIONED HERE ONLY FOR THE PURPOSE OF UNDERSTANDING THAT THEIR INSTALLATION AND ASSOCIATED DETAILS ARE NOT THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.
 23. COLUMNS
 - A. CONCRETE MASONRY COLUMNS
 - I. MASONRY COLUMNS SHALL BE CONSTRUCTED OF PILASTER CONCRETE BLOCK OR FORMED AND POURED. WALL BLOCK SHALL NOT BE USED FOR MASONRY COLUMNS.
 - II. REINFORCING STEEL SHALL BE GRADE 60 AND HELD IN PLACE BY STIRUPS SPACED AT 12 INCHES ON CENTER VERTICALLY.
 - III. PILASTER BLOCK COLUMNS SHALL BE FILLED WITH A FINE GROUT HAVING A MINIMUM OF COMPRESSIVE STRENGTH OF 3,000 PSI FORMED AND POURED COLUMNS SHALL CONSIST OF A MINIMUM OF 3,000 PSI CONCRETE, OR IN AREAS OF HIGH CHLORIDES, SUCH AS NEAR THE COAST OR BODIES OF SALT WATER, THE MINIMUM SHALL BE 5,000 PSI.
 - V. ALL MASONRY COLUMNS SHALL BEGIN AT THE FOUNDATION OR AT A MONOLITHIC FOOTING. IN NO CASE SHALL THERE BE A BREAK OR SIMPSON L518 STRAP FOR THIS SITUATION THE SIMPSON SPH BRACKET TO THE BASE PLAN MAY BE OMITTED.
 9. FOR INTERIOR LOAD BEARING WALLS, 1/2 INCH ALL THREAD ROD SHALL BE INSTALLED AT 32" O.C. FROM THE BASE PLATE THROUGH THE SHEATHING AND TOP PLATE OF UNDERLYING WALL. ALL CONNECTIONS SHALL INCLUDE A STANDARD 3 INCH SQUARE WASHER.
 10. HEADER BEAMS SHALL BE SIZED ACCORDING TO THE ENCLOSED HEADER SCHEDULE AND FASTENED WITH A MINIMUM OF TWO SIMPSON L57A36 STRAPS OVER EACH END TO THE JACK STUDS BELOW. IN ADDITION, THE HEADER BEAMS SHALL BE FASTENED WITH A MINIMUM OF 3-100 COMMON FULL LENGTH STUDS.
 - III. NON LOAD BEARING WALLS:
 - I. WOOD STUDS IN WALLS SHALL BE SPACED AT 16 INCHES ON CENTER AND FASTENED TO THE TOP AND BOTTOM PLATES WITH A MINIMUM OF THREE 100 COMMON NAILS. NAILS INSTALLED IN PRESSURE TREATED WOOD SHALL BE GALVANIZED.
 2. INCIDENTAL, NON STRUCTURAL FRAMING ITEMS SUCH AS KNEE WALLS, DROP CEILINGS, BUILT IN SHELVING, NICHE'S, ETC. MAY BE CONSTRUCTED WITH 2 X 4 S AT 24" O.C. AT THE DISCRETION OF THE BUILDER.



STRUCTURAL ENGINEER NOTES

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

PLAN DATE	DATE	DATE	DATE
1-22-2016	9-21-2016	10-3-2016	1-3-2016
2-12-2016	10-3-2016	11-3-2016	11-5-2016
5-24-2016	11-3-2016	11-5-2016	12-15-2016
6-13-2016	11-5-2016	11-5-2016	12-15-2016
1-9-2016	12-15-2016		

HUNTERS RIDGE NEW PORT RICHEY

A.E.C.S. 16022

THESE NOTES ARE THE PROPERTY OF THE ENGINEER. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE NOTES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS PROHIBITED.

DESIGNED BY: *[Signature]*
 CHECKED BY: *[Signature]*
 RICHARD E. ALLEN, P.E. #6450

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C. COMPOSITE COLUMNS

1. A COMPOSITE COLUMN HERE IS DEFINED AS A HOLLOW COLUMN CONSISTING OF ANY MATERIAL SPECIFICALLY DESIGNED BY ITS MANUFACTURER TO BE LOAD BEARING, ANY OTHER TYPE OF HOLLOW COLUMN IS CONSIDERED AN ARCHITECTURAL FINISH INTENDED TO FIT OVER A STRUCTURAL COLUMN AND ITS USE AND DETAILS OF INSTALLATION ARE NOT THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.

II. LOAD BEARING COMPOSITE COLUMNS ARE A MANUFACTURED PRODUCT SUBJECT TO THE DESIGN AND LOAD BEARING CAPACITY AS DETERMINED BY THE MANUFACTURER. A SHOP DRAWING OR A LETTER FOR THE INSTALLATION OF THE COLUMN SHALL BE PROVIDED BY THE STRUCTURAL ENGINEER TO SUPPLEMENT THE CONSTRUCTION PLANS AFTER THE SPECIFIC COLUMN AND MANUFACTURER HAVE BEEN IDENTIFIED.

III. IN ALL CASES, THE COLUMN MANUFACTURER'S INFORMATION SHALL BE PROVIDED TO THE STRUCTURAL ENGINEER BY THE CONTRACTING CLIENT OR HIS AGENT FOR REVIEW PRIOR TO ITS ACCEPTANCE FOR THE STRUCTURAL DESIGN. THE INFORMATION SHALL INCLUDE THE LATERAL AS WELL AS UPLIFT AND GRAVITY LOAD BEARING CAPACITIES.

D. STEEL TUBE COLUMNS:

I. LOAD BEARING STEEL TUBE COLUMNS SHALL HAVE A MINIMUM WALL THICKNESS OF 1/4 INCH AND BE MADE OF STEEL WITH A DESIGN YIELD STRENGTH OF 46 PSI UNLESS OTHERWISE SHOWN IN THE STRUCTURAL DESIGN II. THE SPECIFIC CONNECTION SCHEME SHALL BE SHOWN IN THE STRUCTURAL DESIGN WHERE THE STEEL TUBE COLUMN IS TO BE INSTALLED.

E. ALUMINUM COLUMNS:

I. LOAD BEARING ALUMINUM COLUMNS SHALL HAVE A MINIMUM WALL THICKNESS OF 1/4 INCH.

II. ALL FASTENERS AND CONNECTORS FOR ALUMINUM COLUMNS SHALL BE STAINLESS STEEL OR MONEL TO AVOID CORROSION DUE TO DISSIMILAR METALS BEING IN CONTACT.

III. THE SPECIFIC CONNECTION SCHEME SHALL BE SHOWN IN THE STRUCTURAL DESIGN WHERE THE ALUMINUM COLUMN IS TO BE INSTALLED.

A. MANUFACTURED ROOF TRUSSES

I. THE MANUFACTURED ROOF TRUSS FRAMING PLAN CONTAINED HEREIN IS FOR THE SOLE PURPOSE OF ILLUSTRATING THE DESIGN INTENT AND FOR PLANNING TO BE USED BY THE TRUSS COMPONENT AND TRUSS SYSTEM ENGINEER OF THE TRUSS MANUFACTURER IN DEVELOPING THE ACTUAL SYSTEM DESIGN. IT IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE AS IT IS SUBJECT TO ENGINEERING AND MAY BE DIFFERENT FROM THE FINAL COMPONENT AND TRUSS SYSTEM ENGINEER ACTING AS A DELEGATED ENGINEER AND WORKING THROUGH A TRUSS MANUFACTURER FOR THIS PURPOSE. THE SELECTION OF THE TRUSS MANUFACTURER IS HEREBY SUBMITTED TO THE BUILDING CONTRACTOR.

III. THE TRUSS PLAN "SIGNED AND SEALED" BY THE DELEGATED ENGINEER SHALL BE PROVIDED TO AND PRIOR TO CONSTRUCTION OF THE UNDERLYING STRUCTURAL AS THE STRUCTURAL ENGINEER RESERVES THE RIGHT TO MAKE STRUCTURAL CHANGES BASED ON THE FINAL FLOOR TRUSS SYSTEM.

VI. THE TRUSS MANUFACTURER SHALL PROVIDE ALL LATERAL BRACING REQUIREMENTS TO THE BUILDING CONTRACTOR. IF NOT, THE BUILDING CONTRACTOR IS TO NOTIFY THE STRUCTURAL ENGINEER FOR GUIDANCE. IN ADDITION TO THE METAL CONNECTORS SHOWN IN THE TRUSS LAYOUT OF THE ORIGINAL PLANS, EACH RAFTER IS TO BE SET ON WOOD FRAME BEARING WALLS OR SILL PLATES WITH 3-10d COMMON NAILS (TOP-NAILED) PRESSURE TREATED OR A MOISTURE BARRIER IS TO BE INSTALLED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

23.2. CONVENTIONAL FRAME

I. IN ADDITION TO THE METAL CONNECTORS SHOWN IN THE TRUSS LAYOUT OF THE ORIGINAL PLANS, EACH RAFTER IS TO BE SET ON WOOD FRAME BEARING WALLS OR SILL PLATES WITH 10d COMMON NAILS (TOP-NAILED) OR SILL PLATES WITH 10d COMMON NAILS (TOP-NAILED) UNLESS OTHERWISE SPECIFIED.

VI. A MOISTURE BARRIER IS TO BE INSTALLED BETWEEN UNTREATED WOOD AND CONCRETE/MASONRY.

III. COLLAR TIES ARE TO BE INSTALLED BETWEEN RAFTERS AT 23 OF THE RIDGE HEIGHT FROM WHERE THE RAFTERS BEAR ON WALLS. THE COLLAR TIES ARE TO BE FASTENED WITH A MINIMUM OF 4-10d 16 COMMON NAILS (CLINCHED) AT EACH LAP JOINT. EACH RAFTER IS TO BE ATTACHED TO THE RIDGE BEAM WITH A LIGHT ANGLE HANGER AS SHOWN IN THE FRAMING PLAN. IN ADDITION, A FLAT METAL STRAP SHALL BE INSTALLED ACROSS THE RIDGE BEAM TO TWO OPPOSING RAFTERS. TO BE REVIEWED BY THE STRUCTURAL ENGINEER FOR COMPLIANCE WITH THE DESIGN INTENT OF THE ORIGINAL PLAN AND FOR ANY CHANGES TO THE "TRUSS TO THE UNDERLYING STRUCTURE" CONNECTIONS.

IV. AS PART OF THE REVIEW, THE STRUCTURAL ENGINEER WILL DETERMINE WHETHER THE TRUSS TO WALL / BEAM METAL CONNECTORS SHOWN IN THE ORIGINAL PLANS ARE ACCEPTABLE OR WHETHER THEY NEED TO BE CHANGED OR SUPPLEMENTED TO ACCOMMODATE THE LOADS SHOWN IN THE TRUSS COMPONENT SHEETS.

V. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR VERIFYING THE DIMENSIONAL, ARCHITECTURAL, OR FORM ASPECTS OF THE TRUSS MANUFACTURER'S PLAN WITH THE ORIGINAL PLANS. VI. THE MINIMUM LIVE LOADS FOR THE ROOF TRUSS DESIGN IS TO BE ON FBC 2014 SECTION 1607 FOR ROOF TYPE AND ROOFING MATERIAL. VII. THE DEAD LOADS ARE LISTED IN ITEM 16 ABOVE.

VIII. ALL TRUSS TO TRUSS AND TRUSS TO GIRDER CONNECTIONS ARE TO BE SPECIFIED BY THE TRUSS MANUFACTURER, INCLUDING CONNECTORS FOR TRUSS TO MANUFACTURED BEAM (I.E. GLUELAM, OR MICROLAM) SPECIFIED BY THE TRUSS MANUFACTURER. A SPECIFIC HANGER MUST BE SELECTED AND IDENTIFIED ON THE TRUSS PLAN SIGNED AND SEALED BY THE DELEGATED ENGINEER. THE TRUSS PLAN SIGNED AND SEALED BY THE DELEGATED ENGINEER SHALL BE PROVIDED TO AND REVIEWED BY THE STRUCTURAL ENGINEER FOR COMPLIANCE WITH THE DESIGN INTENT OF THE ORIGINAL PLAN AND FOR ANY CHANGES TO THE TRUSS TO UNDERLYING STRUCTURE CONNECTIONS. THIS PLAN MUST BE PROVIDED TO THE STRUCTURAL ENGINEER. IX. A RIDGE BEAM TERMINATING AT A GABLE END SHALL BE SUPPORTED BY A MINIMUM 3 STUD PACK COLUMN BEARING ON THE UNDERLYING WALL OR BRAM.

XI. TREATED LUMBER-DOUBLE 1/2 INCH BY A HEIGHT SHOWN ON THE PLANS, FOR CONCRETE OR MASONRY WALLS THE FASTENERS SHALL BE 5/8 INCH BY 5 1/2 INCH SIMPSON TITEN HD CONCRETE BOLTS. XII. SLEEPERS SHALL BE FASTENED TO UNDERLYING ROOF TRUSSES OR RAFTERS (NOT SHEATHING) WITH A MINIMUM OF 2-3/8 INCH BY 3 1/2 INCH LAG BOLTS AND WASHERS AT EACH TRUSS OR RAFTER INTERSECTION AND NO GREATER THAN 24 INCHES ON CENTER AND SHALL CONSIST OF DIMENSIONAL LUMBER 1 1/2 INCH THICK BY A WIDTH SHOWN IN THE PLANS.

XIII. USE 2 INCH BY 4 INCH BLOCKING ATTACHED BETWEEN UNDERLYING STUDS, TRUSSES OR RAFTERS WITH A MINIMUM OF 3-10d NAILS AT EACH IN ORDER TO SATISFY THE ON CENTER SPACING FOR THE LEDGERS/SLEEPERS.

XIV. BEAMS SUPPORTING ROOF TRUSSES OR RAFTERS ARE TO BE ATTACHED TO LEDGERS/SLEEPERS.

I. LEDGERS / WALLERS SHALL BE FASTENED TO WOOD STUDS (NOT SHEATHING) WITH A MINIMUM OF 2-3/8 INCH BY 5 1/2 INCH LAG BOLTS WITH WASHERS AT EACH STUD INTERSECTION AND NO GREATER THAN 16 INCHES ON CENTER AND SHALL CONSIST ON PRESSURE TREATED WOOD (I.E. GLUELAM, MICROLAM) ARE TO HAVE THE INDIVIDUAL PILES INTERCONNECTED AS REQUIRED BY THE MANUFACTURER'S SPECIFICATIONS.

II. MULTIPLE BEAMS CONSISTING OF MANUFACTURED WOOD (I.E. GLUELAM, MICROLAM) ARE TO HAVE THE INDIVIDUAL PILES INTERCONNECTED AS REQUIRED BY THE MANUFACTURER'S SPECIFICATIONS.

24. UNDER NO CIRCUMSTANCES ARE THERE TO BE BUTT JOINTS BETWEEN THE BEARING POINTS OF ANY PLY OF A MULTIPLE BEAM. THE PILES ARE TO BE CONTINUOUS BETWEEN BEARING POINTS.

A. LEDGERS / WALLERS SHALL BE FASTENED TO WOOD STUDS (NOT SHEATHING) WITH A MINIMUM OF 2-3/8 INCH BY 5 1/2 INCH LAG BOLTS WITH WASHERS AT EACH STUD INTERSECTION AND NO GREATER THAN 16 INCHES ON CENTER AND SHALL CONSIST ON PRESSURE TREATED WOOD.

VI. MULTIPLE BEAMS CONSISTING OF MANUFACTURED WOOD (I.E. GLUELAM, MICROLAM) ARE TO HAVE THE INDIVIDUAL PILES INTERCONNECTED AS REQUIRED BY THE MANUFACTURER'S SPECIFICATIONS.

III. MULTIPLE BEAMS CONSISTING OF DIMENSIONAL LUMBER ARE TO HAVE THE INDIVIDUAL PILES INTERCONNECTED AS FOLLOWS:

I. FOR TWO PLY BEAMS - ONE ROW OF 10d GALVANIZED COMMON NAILS AT 6 INCHES ON CENTER ON EACH SIDE OF BEAM.

II. FOR THREE PLY BEAMS - TWO ROWS OF 16d GALVANIZED COMMON NAILS AT 6" ON CENTER (TOP AND BOTTOM)

III. FOR FOUR PLY BEAMS AND LARGER - TWO ROWS OF 1/2 INCH DIAMETER CARBIDE BOLTS OR ALL THREAD RODS WITH NUTS AND WASHERS SPACED AT 12" ON CENTER 2 INCHES FROM THE TOP AND BOTTOM EDGES OF THE BEAM.

B. SHEATHING:

I. ROOF SHEATHING COVERED BY COMPOSITE ROOFING SHALL BE A MINIMUM OF 15/32 INCH THICK (NOMINAL) O.S.B.

II. ROOF SHEATHING COVERED BY THE SHALL BE A MINIMUM OF 5/8 INCH THICK (NOMINAL) MANUFACTURED WITH EXTERIOR GLUE.

III. THE LONG SIDE OF THE SHEATHING SHALL BE INSTALLED PERPENDICULAR TO THE ROOF TRUSS SYSTEM.

IV. FASTENING SHALL BE 8d RING SHANK NAILS AT 4 INCHES ON CENTER AT BOUNDARY AND EDGES AND 6 INCHES ON CENTER IN THE FIELD WITH A SETBACK OF 5'-0" FROM ALL EDGES.

V. METAL "H" CLIPS OR SOLID WOOD BLOCKING SHALL BE USED AT ALL UNSUPPORTED BUTT JOINTS BETWEEN TRUSSES OR RAFTERS.

25. PRECAST AND PRESTRESSED CONCRETE LINTELS SHALL BE MANUFACTURED BY CASTROTE AND INSTALLED PER MANUFACTURER SPECIFICATIONS AND INSTRUCTIONS.

B. THE SIZE OF THE LINTELS SHALL BE BASED ON THE SPAN AND LOAD. REFER TO THE ATTACHED SCHEDULE UNLESS OTHERWISE SHOWN IN THE STRUCTURAL DESIGN FOR THE SPECIFIED LINTEL.

C. LINTEL SCHEDULE U.N.O. ON PLANS:

D. THE MINIMUM SPECIFIED GROUT COMPRESSION STRENGTH TO BE USED FOR LINTELS IS 3,000 PSI.

E. THE REINFORCING STEEL SHALL BE ASTM GRADE 60 FASTENERS / METAL CONNECTORS.

26. FASTENERS / METAL CONNECTORS SHALL BE MANUFACTURED BY SIMPSON STRONG TIE AND INSTALLED PER THE MANUFACTURER SPECIFICATIONS AND INSTRUCTIONS.

A. ALL FASTENERS AND METAL CONNECTORS SHALL BE MANUFACTURED BY SIMPSON STRONG TIE AND INSTALLED PER THE MANUFACTURER SPECIFICATIONS AND INSTRUCTIONS.

B. THESE FASTENERS DO NOT INCLUDE TYPICAL NAILS AND SCREWS WHICH MAY BE MANUFACTURED BY OTHERS.

C. FOLLOW ALL MANUFACTURER SPECIFICATIONS AND INSTRUCTIONS FOR ALL FASTENERS, METAL CONNECTIONS, SCREWS, NAILS, ETC. THAT ARE IN CONTACT WITH PRESSURE TREATED LUMBER.

27. DIMENSIONAL LUMBER:

A. ALL LOAD BEARING WALLS SHALL BE SOUTHERN YELLOW PINE #2 OR BETTER GRADE AND STAMPED BY THE CERTIFYING AGENCY. IN ADDITION, ALL WOOD SHALL BE PRESSURE TREATED FOR EXTERIOR USE WHERE EXPOSED TO MOISTURE, PLACED WITHIN 12 INCHES OF SOIL OR IN CONTACT WITH CONCRETE OR MASONRY.

28. STRUCTURAL SHEATHING:

A. ALL SHEATHING USED FOR EXTERIOR APPLICATIONS SHALL BE EXTERIOR GRADE AND ADA STAMPED AND VERIFYING ITS RATING.

29. MASONRY:

A. CONCRETE MASONRY UNITS SHALL CONFORM WITH AMERICAN MASONRY INSTITUTE STANDARD 530

B. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI

C. MORTAR SHALL BE OF TYPE M OR S GRAY MORTAR.

30. GROUT:

A. ALL GROUT SHALL BE A FINE TYPE HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS SPECIFICALLY SHOWN OTHERWISE BY A MANUFACTURER PURSUANT TO GROUT USE WITH ITS PRODUCTS.

31. REINFORCING STEEL:

A. ALL REINFORCING STEEL SHALL BE ASTM GRADE 40 EXCEPT GRADE 60 SHALL BE USED FOR GRADE BEAMS, ALL LINTEL TYPES (I.E. PRECAST AND FIELD PERFORMED) COLUMNS UNLESS OTHERWISE SHOWN IN THE STRUCTURAL PLANS.



STRUCTURAL ENGINEER NOTES

DEEB FAMILY HOMES, LTD.
 9400 RIVER CROSSING BLD.
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PLAN DATE

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2-12-2016	10-3-2016
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5-13-2016	11-15-2016
1-9-2016	12-5-2016

HUNTERS RIDGE NEW PORT RICHEY

THESEED CENTER THAT HAVE FORWARDED THE ATTACHED DESIGN TO COMPLETE WITH US THE ULTIMATE UNID LOADS AND TIE IN COMPLIANCE WITH SECT. 301 OF THE 2014 FLORIDA BUILDING CODE
 SEALED FOR SIGNATURE ONLY
 RICHARD E. ALLEN P.E. #6930

ALLEN ENGINEERING & CONSTRUCTION SERVICES
 RICH ALLEN PROFESSIONAL ENGINEER
 P.L. # 56920 C.A. # 9542
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A.E.C.S. 16022 QUAIL & ELK MODELS

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 E6070 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. CHICKETS ARE ASSOCIATED WITH THE ARCHITECTURAL FINISHES AND 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.

AUTOMATIC FIRE SPRINKLER SYSTEM PER FBC 903.3
SHALL BE PROVIDED, DESIGNED AND ENGINEERED
BY OTHERS

0.6 ALLOWABLE STRESS DESIGN USED

Project: Hunters Ridge	
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	Internal Pressure Coefficient: 0.18 +/-
Components and Cladding Design Pressures:	
Roofing Zone 1: +16.0 psf max., -20.7 psf min.	Roofing Zone 2: +16.0 psf max., -36.0 psf min.
Roofing Zone 3: -53.2 psf min.	Roofing at Zone 2 Overhangs: -42.1 psf min.
Roofing at Zone 3 Overhangs: -70.9 psf min.	Roofing at Zone 3 Overhangs: -70.9 psf min.
Stucco, Cladding, Doors & Windows:	Zone 4: +22.6 psf max., -24.5 psf min.
Zone 5: +22.6 psf max., -30.2 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 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	



WIND LOAD DESIGN DATA

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

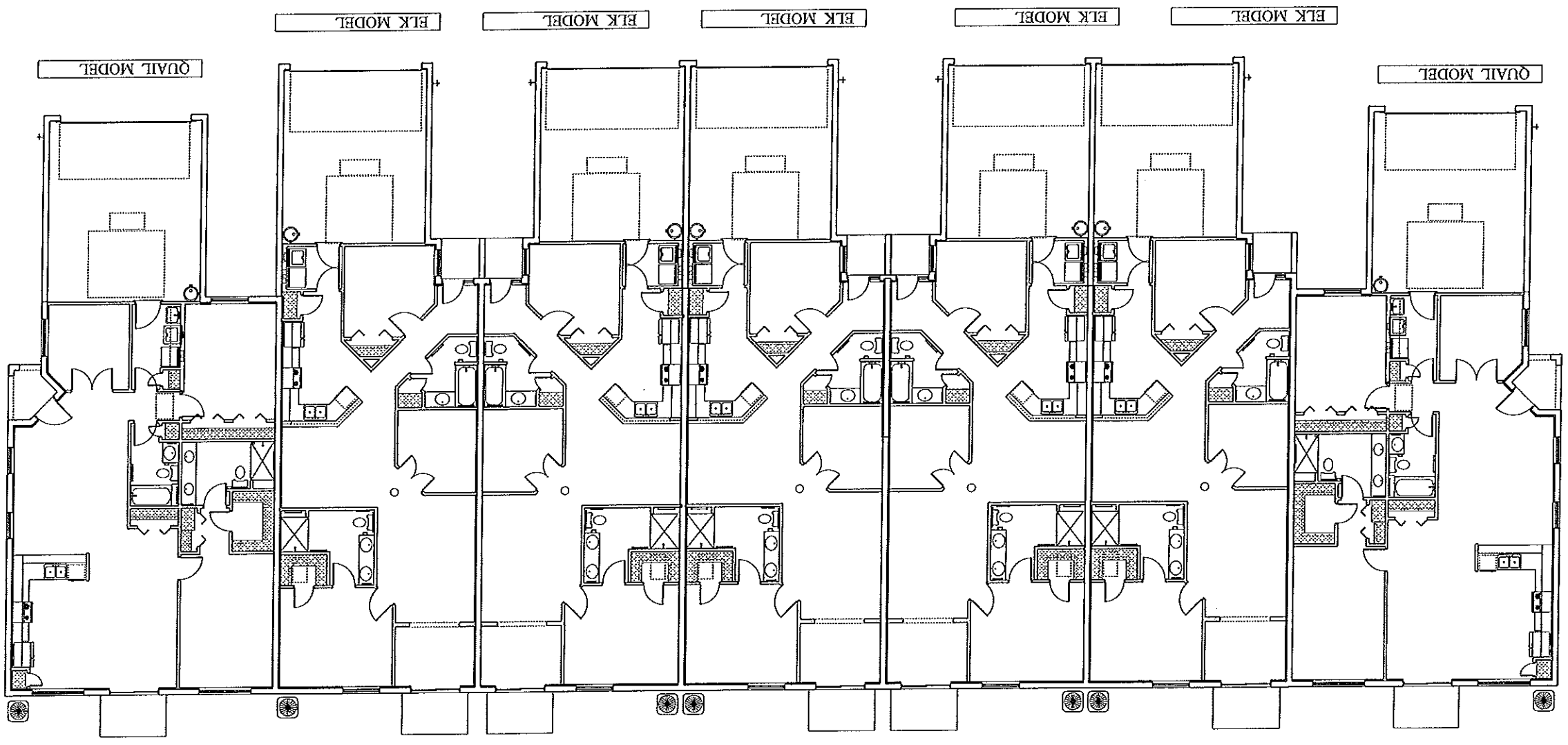
PLAN DATE	
1-22-2016	9-27-2016
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3-24-2016	11-3-2016
6-13-2016	11-15-2016
7-9-2016	12-15-2016

HUNTERS RIDGE NEW PORT RICHEY

I HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE ATTACHED DESIGN TO COMPLY WITH THE ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2014 FLORIDA BUILDING CODE
SEALED FOR STRUCTURE ONLY
SIGNED: RICHARD E. ALLEN P.E. #56870

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

A.F.C.S. 16022 QUAIL & ELK MODELS



OCCUPANCY CLASS - R-2
 CONSTRUCTION TYPE SA
 OCCUPANCY LOAD - QUAIL - 7.5
 OCCUPANCY LOAD - ELK - 6.77

FIRE SPRINKLER SYSTEM BY OTHERS
 1 HOUR SEPARATION WALL

B1

BUILDING B FLOOR PLANS

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

PLAN DATE	
1-22-2016	9-21-2016
2-12-2016	10-3-2016
3-24-2016	11-3-2016
6-13-2016	11-15-2016
7-9-2016	01-10-2017

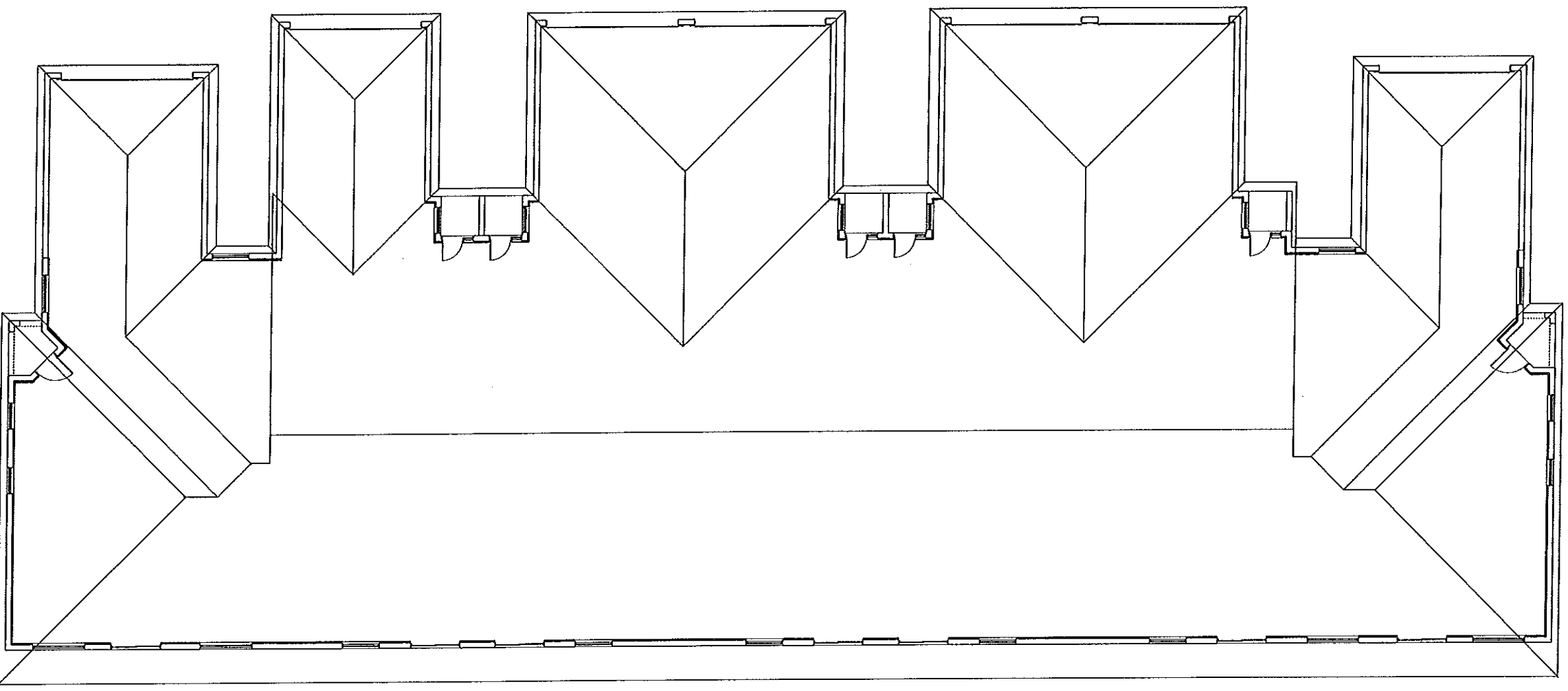
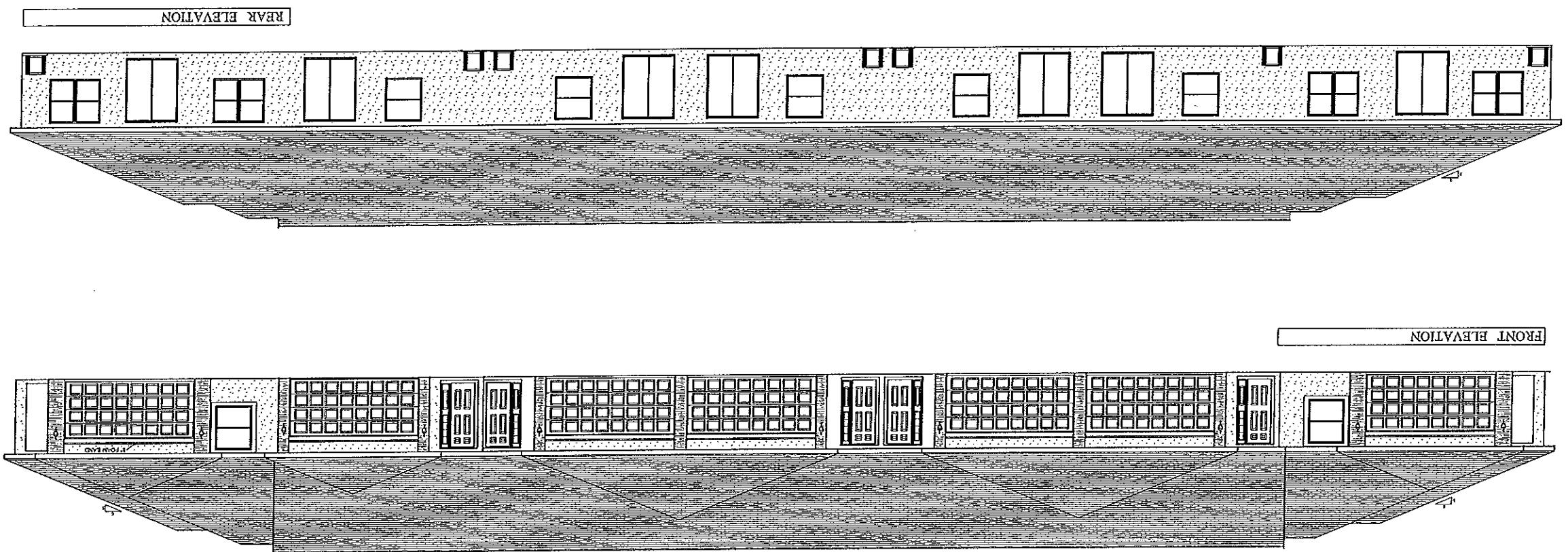
HUNTERS RIDGE NEW PORT RICHEY

A.E.C.S. 16022

I HEREBY CERTIFY THAT I HAVE PREPARED THE ATTACHED DESIGN TO COMPLY WITH THE ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2014 FLORIDA BUILDING CODE
 SEALED FOR ARCHITECTURE ONLY
 SIGNED: *[Signature]* 11/23/17
 RICHARD E. ALLEN P.E. #5920

QUAIL & ELK MODELS

ALLEN ENGINEERING & CONSTRUCTION SERVICES
 RICH ALLEN PROFESSIONAL ENGINEER
 P.E. # 56920 C.A. # 9542
 8809 SKYMASTER DR.
 NEW PORT RICHEY, FL. 34654
 727-942-6100
 richallenpe@gmail.com



BUILDING - B - ELEVATIONS

B2

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

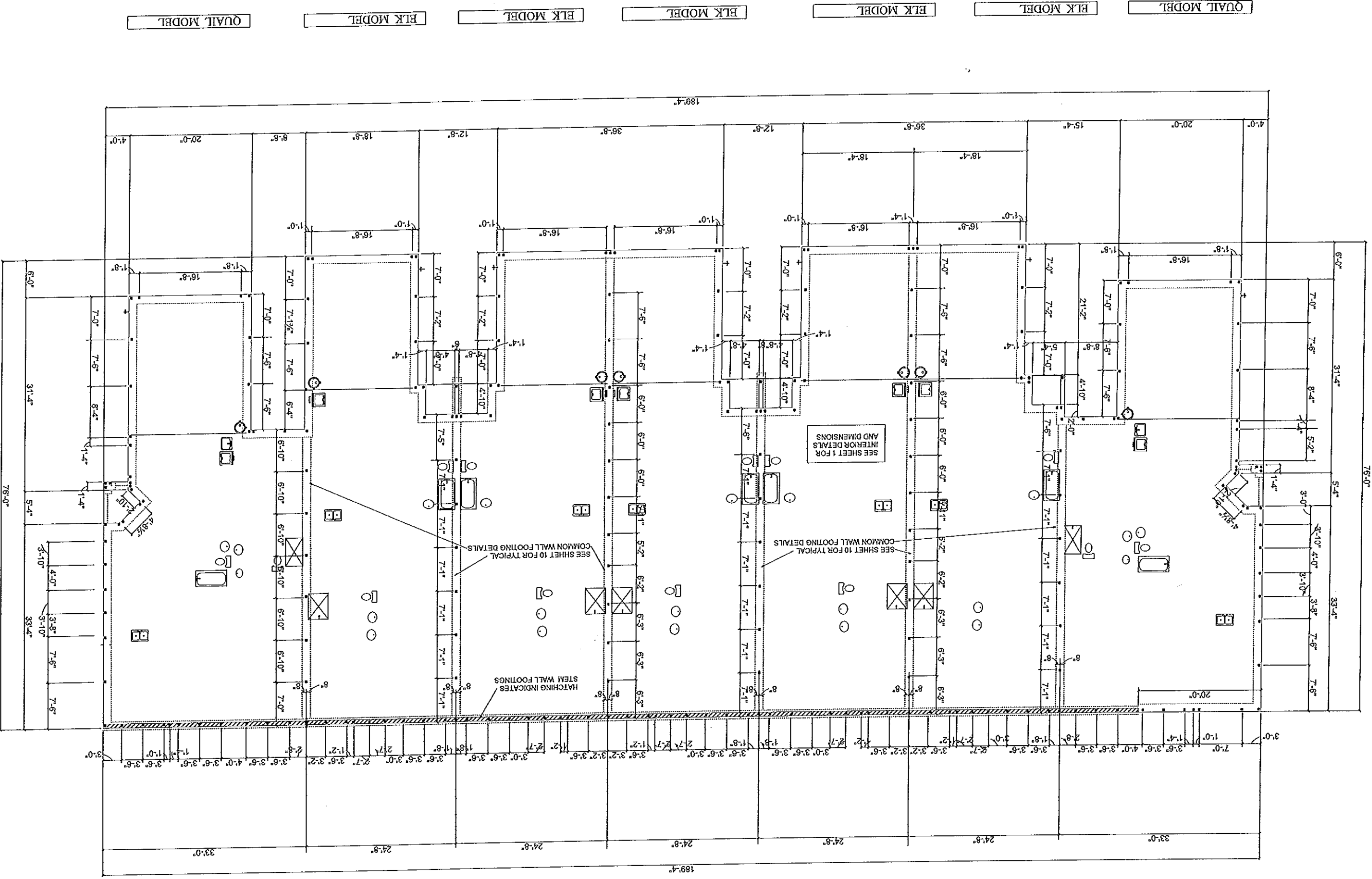
PLAN DATE	
1-22-2016	9-27-2016
2-12-2016	10-3-2016
3-22-2016	11-3-2016
6-13-2016	1E5-2016
1-9-2016	01-10-2017

HUNTERS RIDGE
 NEW PORT RICHEY

A.E.C.S. 16022
 I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH ALL APPLICABLE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 901 OF THE 2014 FLORIDA BUILDING CODE
 SEALED FOR SIGNATURE ONLY
 SIGNED: *[Signature]*
 RICHARD E. ALLEN P.E. #6650

ALLEN ENGINEERING & CONSTRUCTION SERVICES
 RICH ALLEN PROFESSIONAL ENGINEER
 P.E. # 86920 C.A. # 9542
 8809 SKYMASTER DR.
 NEW PORT RICHEY, FL. 34654
 727-842-6100
 richallenpe@gmail.com

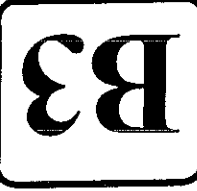
QUAIL & ELK MODELS



QUAIL MODEL
 BLK MODEL
 BLK MODEL
 BLK MODEL
 BLK MODEL
 BLK MODEL
 QUAIL MODEL

BUILDING D FOUNDATION PLAN

SCALE 1/16" = 1'-0"



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

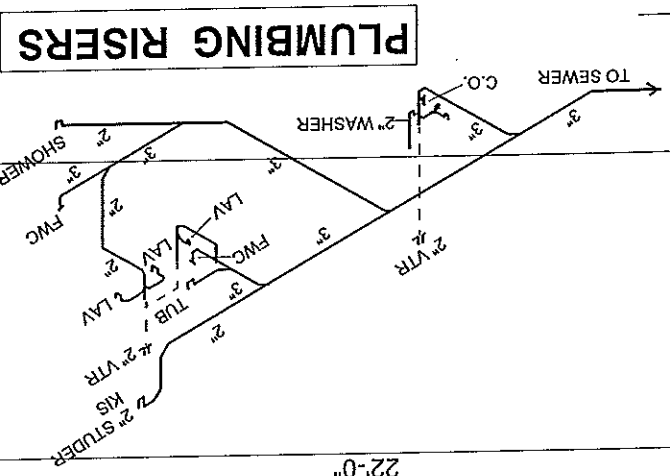
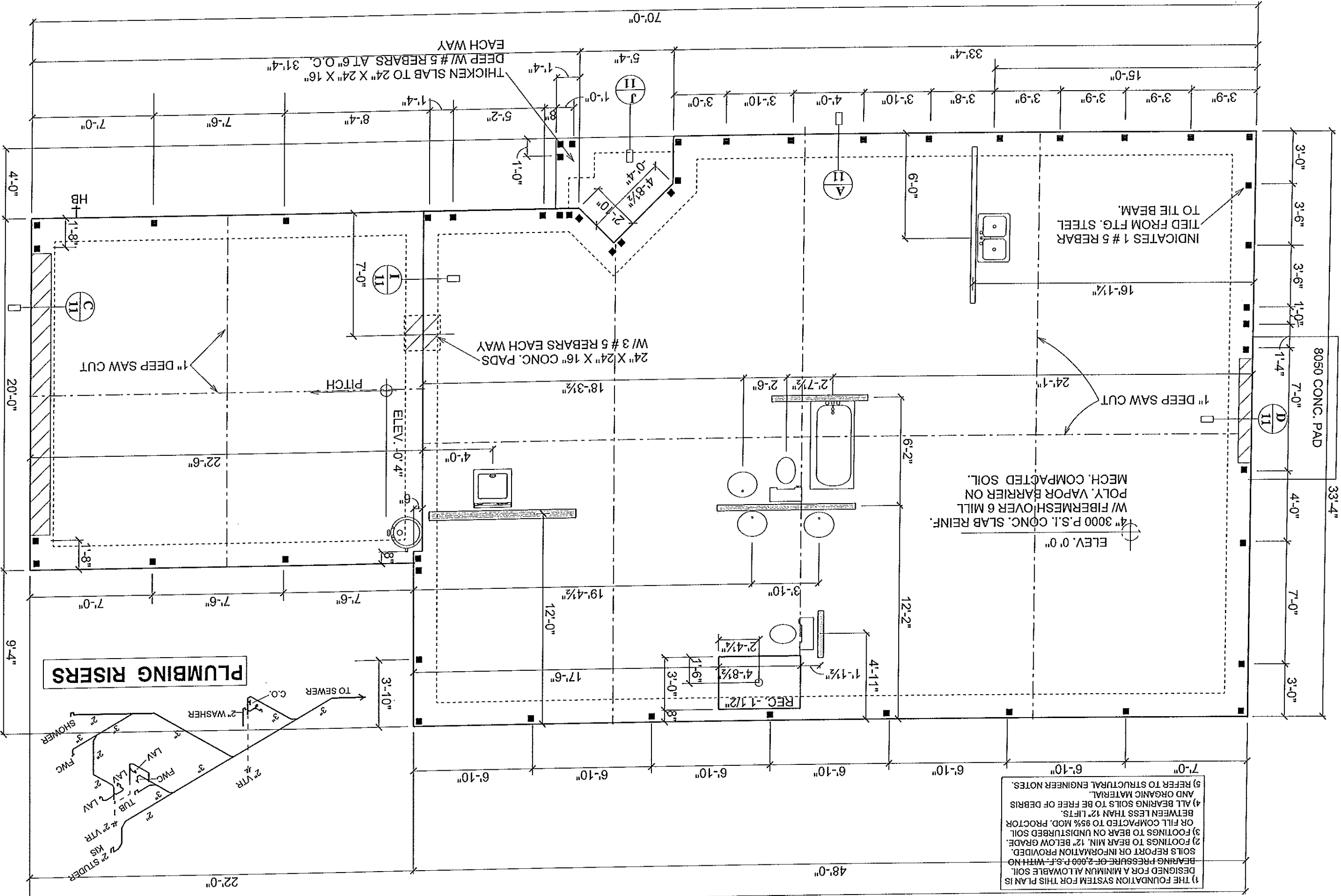
PLAN DATE	DATE
1-22-2016	9-27-2016
2-12-2016	10-3-2016
3-24-2016	11-3-2016
6-15-2016	11-5-2016
1-9-2016	01-10-2017

HUNTERS RIDGE NEW PORT RICHEY

A.E.C.S. 16022
 I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES AND WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 RICHARD E. ALLEN P.E. #6630

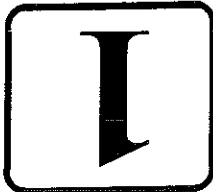
ALLEN ENGINEERING & CONSTRUCTION SERVICES
 RICH ALLEN PROFESSIONAL ENGINEER
 P.E. # 56920 C.A. # 9542
 8809 SKYMASTER DR.
 NEW PORT RICHEY, FL. 34654
 727-842-6100
 richallenpe@gmail.com

- 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 ON UNDISTURBED SOIL OR FILL COMPACTED TO 95% MOD. PROCTOR BETWEEN LESS THAN 12" LIFTS.
 - 3) ALL BEARING SOILS TO BE FREE OF DEBRIS AND ORGANIC MATERIAL.
 - 4) REFER TO STRUCTURAL ENGINEER NOTES.



QUAIL SLAB PLAN

SCALE 3/16" = 1'-0"



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

PLAN DATE

1-2-2016	9-27-2016
2-2-2016	10-3-2016
3-24-2016	11-3-2016
6-13-2016	11-15-2016
1-9-2016	01-10-2017

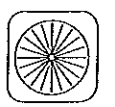
HUNTERS RIDGE NEW PORT RICHEY

A.E.C.S. 16022

PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 45 HIGH ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 501 OF THE 2014 FLORIDA BUILDING CODE
SEALED FOR ATTACHMENT ONLY
SIGNED: *[Signature]* RICHARD E. ALLEN P.E. #6320

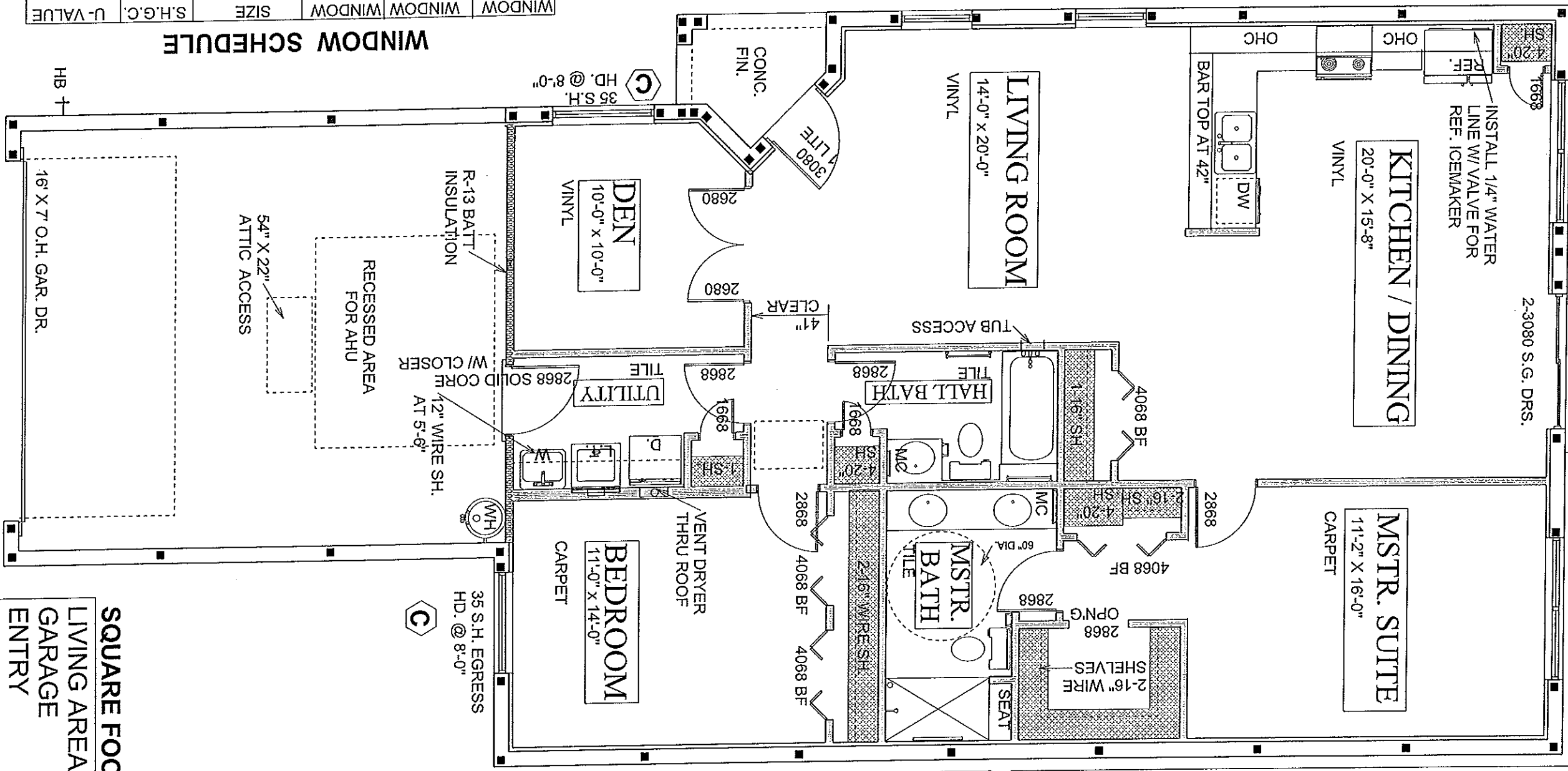
QUAIL & ELK MODELS

ALLEN ENGINEERING & CONSTRUCTION SERVICES
RICH ALLEN PROFESSIONAL ENGINEER
P.E. # 56920 C.A. # 9542
8809 SICKYMASTER DR.
NEW PORT RICHEY, FL 34654
727-842-4100
richallenpe@gmail.com



2-25 S.H.
HD. @ 8'-0" **D**

2-25 S.H. EGRESS
HD. @ 8'-0" **D**



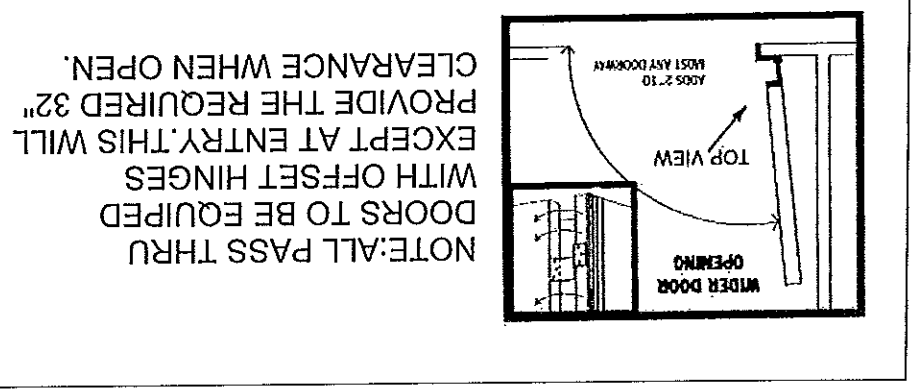
WINDOW	WINDOW TYPE	SERIES	WINDOW SIZE	S.H.G.C.	U-VALUE
D	2-25 S.H.	M1185	6'-4" X 5'-3"	.33	.54
C	35 S.H.	M1185	4'-6" X 5'-3"	.33	.54
B	25 S.H.	M1185	3'-2" X 5'-3"	.33	.54
A	1/35 S.H.	M1185	2'-3" X 5'-3"	.33	.54

WINDOW SCHEDULE

QUAIL FLOOR PLAN NOTES

SCALE 3/16" = 1'-0"

SQUARE FOOTAGES
 LIVING AREA - 1514 S.F.
 GARAGE - 449 S.F.
 ENTRY - 30 S.F.



NOTE: ALL ACCESSIBLE ROUTES THRU OUT ARE AT LEAST 38" WIDE OR GREATER

NOTE: UNITS ARE DESIGNED TO BE IN COMPLIANCE WITH THE FAIR HOUSING GUIDELINES AND THE FLORIDA BUILDING CODE-ACCESSIBILITY, 5th ADDITION (2014) (FBC-A) CHAPTER 553.504 FLORIDA STATUTE.

NOTE: ALL BATHROOMS TO BE ADAPTABLE AND HAVE REINFORCEMENT TO PROVIDE GRAB BARS FOR FUTURE TENANTS WITH MOBILITY IMPAIRMENT

2

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

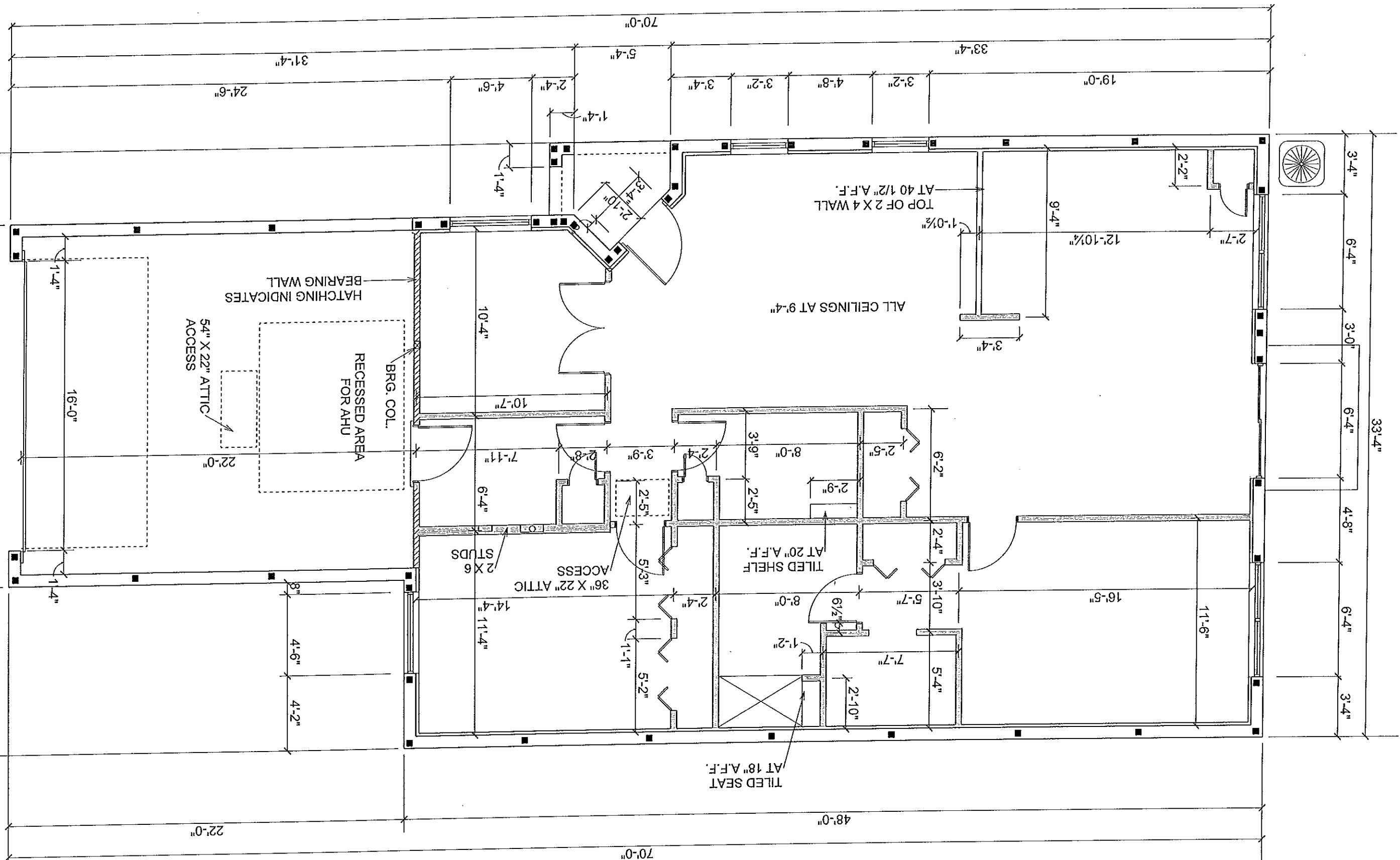
PLAN DATE	PLAN DATE
1-2-2016	9-21-2016
2-2-2016	10-3-2016
3-24-2016	11-3-2016
6-13-2016	11-5-2016
1-9-2016	01-10-2017

HUNTERS RIDGE
NEW PORT RICHEY

A.E.C.S. 16022
 PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE MIN. ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2014 FLORIDA BUILDING CODE
 SEALED FOR SPECIFIC USE ONLY
 SIGNED: *[Signature]*
 RICHARD E. ALLEN P.E. #66320

ALLEN ENGINEERING & CONSTRUCTION SERVICES
 RICH ALLEN PROFESSIONAL ENGINEERS
 P.E. # 56920 CA. # 9542
 8809 SKYMASTER DR.
 NEW PORT RICHEY, FL. 34654
 727-942-6100
 richallenpe@gmail.com

A.E.C.S. 16022 QUAIL & ELK MODELS



**QUAIL
DIMENSION PLAN**

SCALE 3/16" = 1'-0"

PLAN DATE

1-22-2016	9-21-2016
2-12-2016	10-3-2016
3-24-2016	11-3-2016
6-13-2016	11-5-2016
1-9-2016	01-10-2017

**HUNTERS RIDGE
NEW PORT RICHEY**

A.E.C.S. 16022

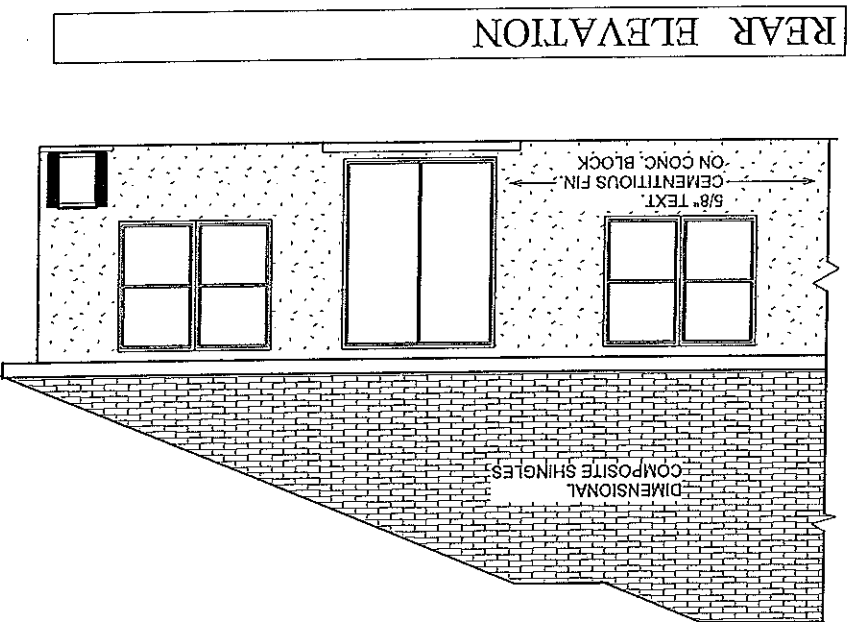
QUAIL & ELK MODELS



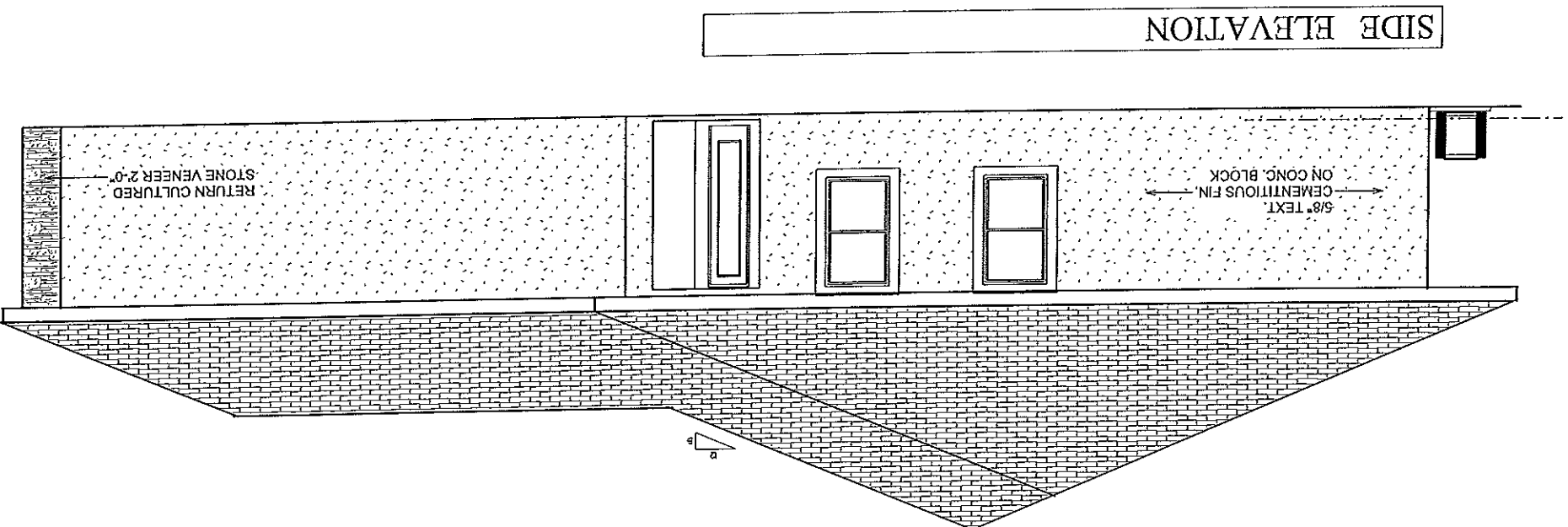
**DEEB FAMILY
HOMES, LTD.**
9400 RIVER CROSSING BLD.
NEW PORT RICHEY, FL 34655
727-376-6831

PERFORMED THE ATTACHED DESIGN
TO CORRELATE WITH THE ARCHITECTURE
AND LOADS AND IS IN COMPLIANCE
WITH SECT. 301 OF THE 2014 FLORIDA
BUILDING CODE
SEALED FOR STRUCTURE ONLY
SIGNED *Richard E. Allen*
RICHARD E. ALLEN P.E. #6630

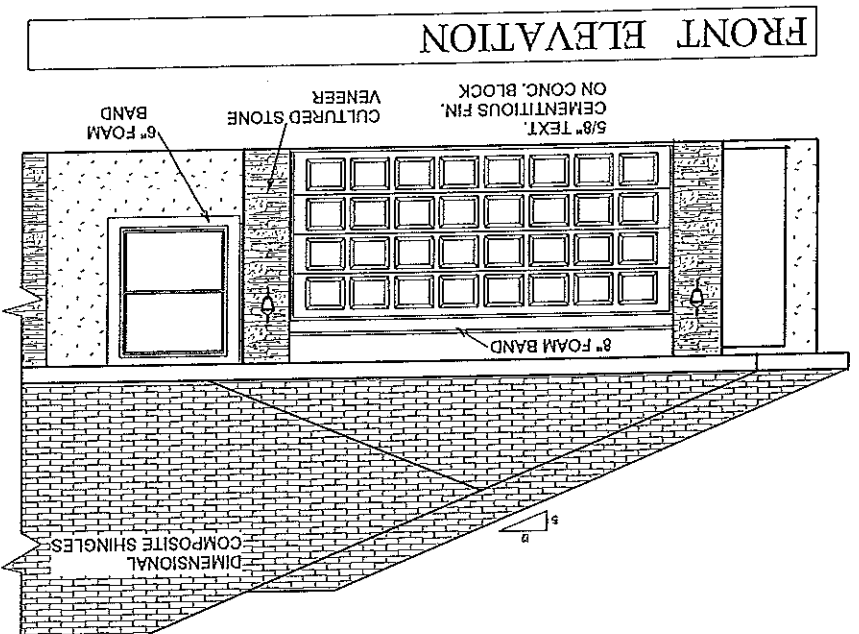
**ALLEN ENGINEERING &
CONSTRUCTION SERVICES**
RICH ALLEN PROFESSIONAL ENGINEER
P.E. # 56920 C.A. # 9542
8809 SKYMASTER DR.
NEW PORT RICHEY, FL 34654
727-842-6100
richallenpe@gmail.com



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

QUAIL
EXTERIOR ELEVATIONS

SCALE 1/8" = 1'-0"



DEEB FAMILY HOMES, LTD.
9400 RIVER CROSSING BLD.
NEW PORT RICHEY, FL. 34655
727-576-6831

PLAN DATE	DATE
1-22-2016	5-27-2016
2-12-2016	10-3-2016
3-24-2016	11-3-2016
6-13-2016	11-15-2016
1-9-2016	01-02-2017

HUNTERS RIDGE
NEW PORT RICHEY

I HEREBY CERTIFY THAT I HAVE PREPARED THE ATTACHED DESIGN TO COMPLY WITH THE MOST RELEVANT APPLICABLE AND IT IS IN COMPLIANCE WITH SECTION 901 OF THE 1994 FLORIDA BUILDING CODE. I AM A LICENSED PROFESSIONAL ARCHITECT AND I AM REGISTERED IN THE STATE OF FLORIDA.
RICHARD B. ALLEN P.E. 94939

ALLEN ENGINEERING & CONSTRUCTION SERVICES
RICH ALLEN PROFESSIONAL ENGINEER
P.E. # 56970 C.A. # 9542
8809 SKYMASTER DR.
NEW PORT RICHEY, FL. 34654
727-842-6100
richallenpe@gmail.com

A-FACSCISMM000QUAIL & ELK MODELS



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

PLAN DATE

1-22-2016	9-27-2016
2-12-2016	10-3-2016
3-24-2016	11-3-2016
6-13-2016	11-15-2016
1-9-2016	01-10-2017

**HUNTERS RIDGE
NEW PORT RICHEY**

A.E.C.S. 16022 QUAIL & ELK MODELS

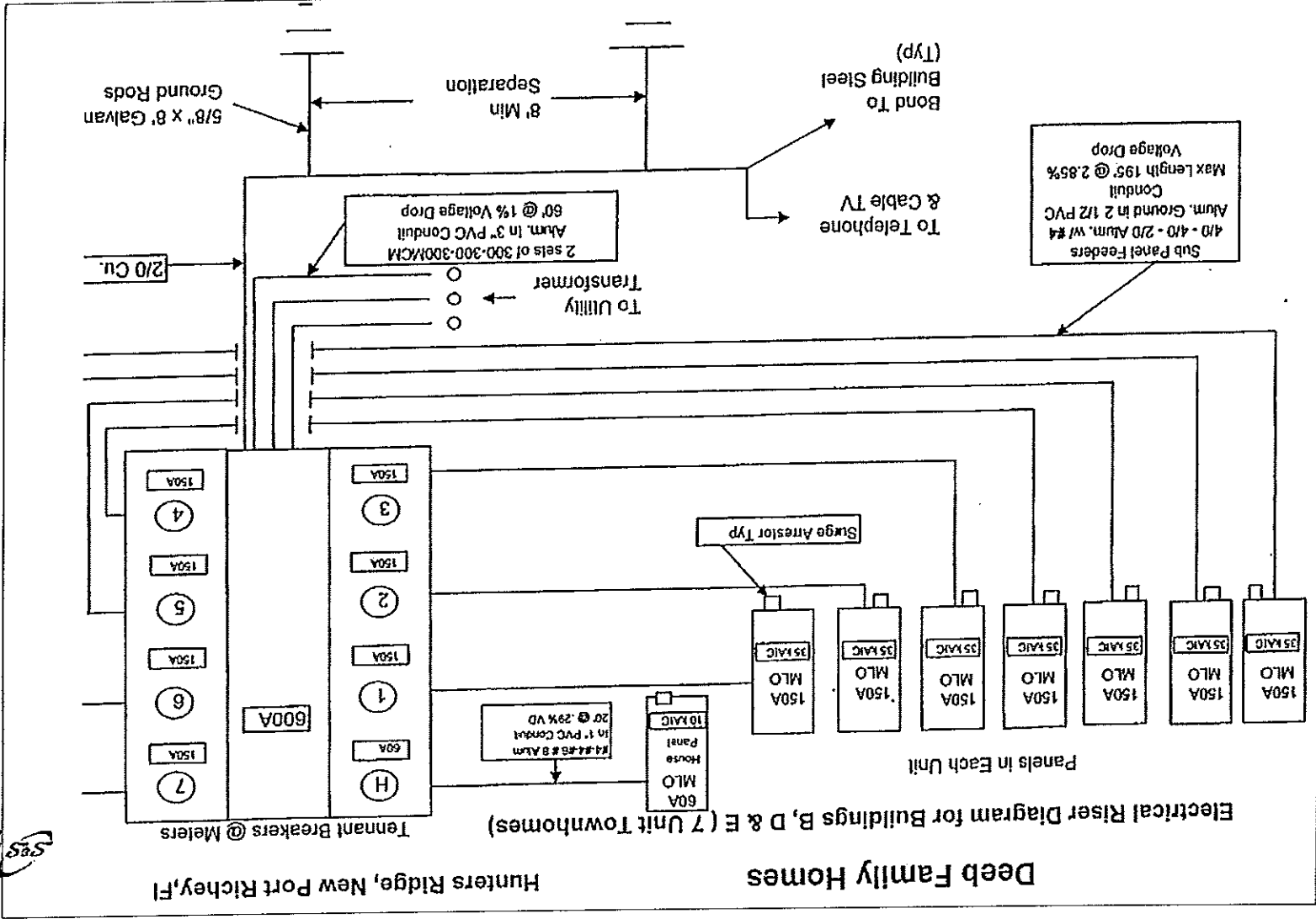
QUAIL ELECTRICAL LOAD AND RISERS

105 Douglas Road East
Oldsmar, Florida 34677-2911
813-855-6992
Fax: 813-855-4284
Info@ss-electric.com

Description		Qty.	Watts
Sq. Ft. x 3 Watts		1514	4542
Small Appliance Branch		2	3000
Laundry		1	1500
Disposal		1	1080
Range		1	1300
Oven		1	9000
Cook Top		1	7680
Jen Air		1	4500
Water Heater		1	5000
Dryer		1	1200
Microwave		1	2400
Jacuzzi		1	1200
Pool		1	7200
Pool Heater		1	14400
Bath Fans		1	60
Sub Total =			30,122.00
Sub Total =			20,122.00
Sub Total =			8,049
Sub Total =			10,000.00
AC Name plate or 4 x Sq Ft			
AC # 1	1514	X	4
AC # 2		X	0
AC # 3		X	0
AH (KW + 1000 + Fan)			8960
AH # 1			
AH # 2			
AH # 3			
Total Watts =			33,065.00
Divided by			240
Total Amps =			138
Main Breaker Size			150

585 BWH&C Co. Inc. • ECOMM2178, ECL1300392Z, CAC181117, 515 BWH&C Co. LLC • ECL1300392Z, 545 AZ CondoLiving, LLC • CCL181239

www.ss-electric.com
(P) 813.855.6992 - (F) 813.855.4284



Electrical Riser Diagram for Buildings B, D & E (7 Unit Townhomes)
Hunters Ridge, New Port Richey, FL

TYPICAL UNIT PANEL

CB	POLES	AMP	WIRE	PHASE	WIRE	CB	LOAD DESCRIPTION
1	20	#12	X		#12	1	KITCHEN APPLIANCE
2	20	#12	X		#12	2	WASHER
3	20	#12	X		#12	1	KITCHEN APPLIANCE
4	15	#14	X		#14	1	GARAGE
5	20	#12	X		#12	1	REFRIGERATOR
6	20	#12	X		#12	1	DRYER
7	20	#12	X		#12	1	DISPOSAL
8	30	#10	X		#10	2	WATER HEATER
9	30	#10	X		#10	2	DISHWASHER
11	1	20	#12	X	#12	1	MICROWAVE
12	1	20	#12	X	#12	1	RANGE
13	1	20	#12	X	#12	1	DINING ROOM
14	1	20	#12	X	#12	1	BATHROOMS
15	1	20	#12	X	#12	1	BATHROOMS
16	1	20	#12	X	#12	1	BATHROOMS
17	1	15	#14	X	#14	1	BEDRM LIGHTING (AFI)
18	1	15	#14	X	#14	1	BEDRM LIGHTING (AFI)
19	1	15	#14	X	#14	1	LIVING LIGHTING (AFI)
20	1	15	#14	X	#14	1	LIVING LIGHTING (AFI)
21	1	15	#14	X	#14	1	LIVING LIGHTING (AFI)
22	2	40**	#8		#8	2	CU-1
23	1	15	#14	X	#14	1	LIVING LIGHTING (AFI)
24	1	15	#14	X	#14	1	LIVING LIGHTING (AFI)
25	1	15	#14	X	#14	1	LIVING LIGHTING (AFI)
26	1	15	#14	X	#14	1	LIVING LIGHTING (AFI)
27	1	15	#14	X	#14	1	LIVING LIGHTING (AFI)
28	1	15	#14	X	#14	1	LIVING LIGHTING (AFI)
29	1	15	#14	X	#14	1	LIVING LIGHTING (AFI)
30	1	15	#14	X	#14	1	LIVING LIGHTING (AFI)

NOTE: All all branch circuit wiring to meet voltage drop requirements of >2% per FBC Section C405.7.3.2

** Coordinate with Mechanical shop drawings for final breaker sizes.

Service Calculation

ELK MODEL INTERIOR UNIT LOAD (CALCULATED)
22.23 X 5 = 161.15

QUAIL MODEL W/ GARAGE LOAD (CALCULATED)
33.06 X 2 = 66.12

DEMAND FACTOR PER NEC
227.27 X 0.44 = 99.99

TOTAL HOUSE LOAD @ 100%
2.4

SUB-TOTAL
102.39

TOTAL DEMAND AMPS @240V 1PHASE
428.6

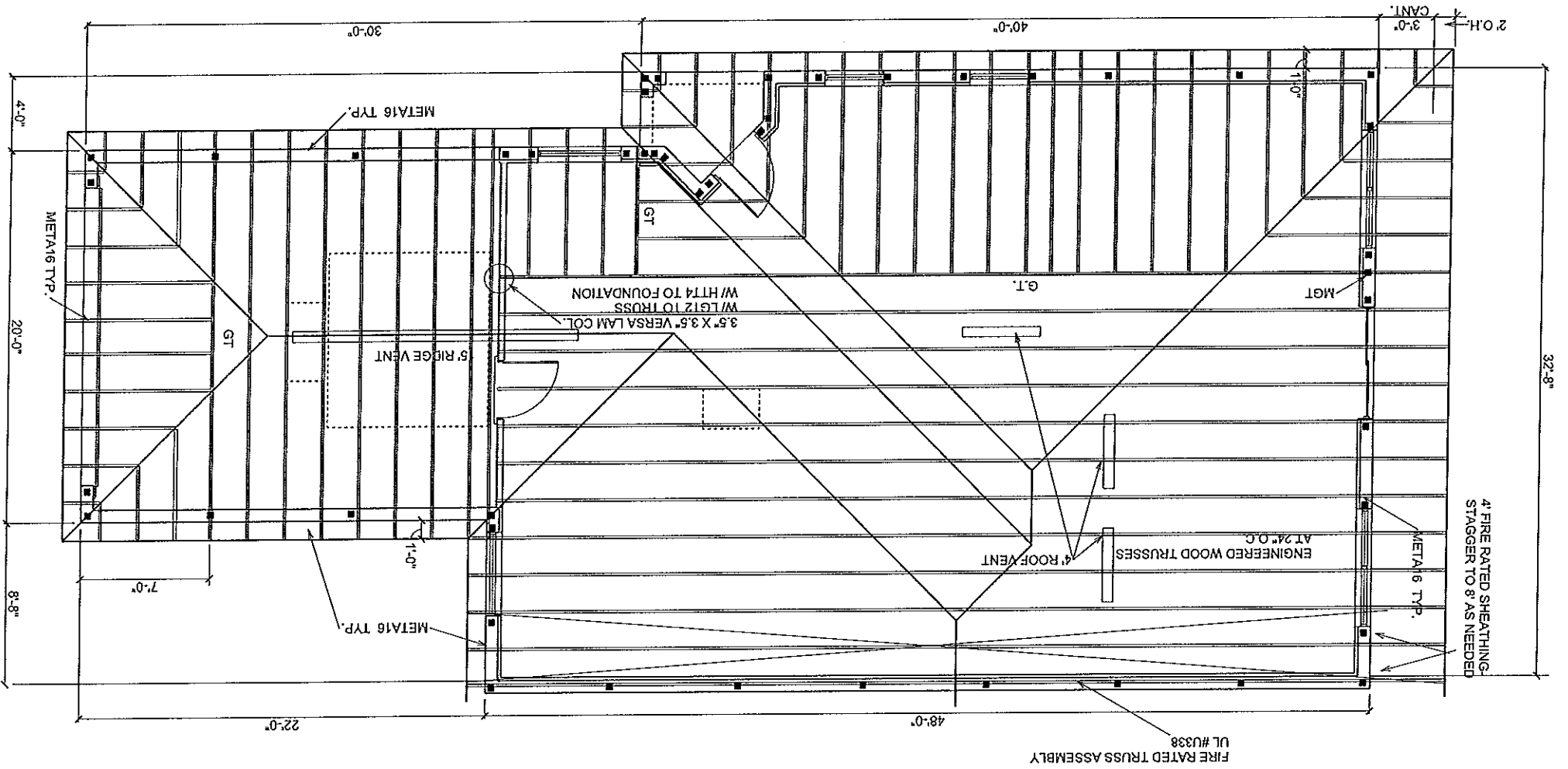
HOUSE SERVICE Panel H

CB	POLES	AMP	WIRE	PHASE	WIRE	CB	LOAD DESCRIPTION
1	20	#12	X		#12	1	FEB Alarm Panel
2	20	#12	X		#12	2	Spare
3	20	#12	X		#12	3	Spare
4	20	#12	X		#12	4	Spare
5	20	#12	X		#12	5	Spare
6	20	#12	X		#12	6	Spare
7	20	#12	X		#12	7	Spare
8	20	#12	X		#12	8	Spare
9	20	#12	X		#12	9	Spare
10	20	#12	X		#12	10	Spare
11	20	#12	X		#12	11	Spare
12	20	#12	X		#12	12	Spare

CONNECTED LOAD VA
PHASE A 2400
PHASE B 2400
TOTAL CONNECTED 2400

ESTIMATED DEMAND AMPS
VOLTAGE 240
PHASE 1

FEEDER
LINE CONDUCTORS - SEE RISER
NEUTRAL - SEE RISER
GRD CONDUCTOR - SEE RISER
CONDUIT DIA. - SEE RISER



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 = 1993 S.F.
 1993/300 = 6.64 S.F. OR 956.16 SQUARE INCHES.
 ROOF VENTS ARE RATED AT 36 SQUARE INCHES OF OPENING PER LINEAL FT.
 956.16 S.F./36 S.F. = 26.58 LINEAL FEET REQUIRED.
 INSTALLATION FOR THIS ROOF IS 27' OF ROOF VENTING

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.

ALL TRUSSES TO TRUSS CONNECTORS BY TRUSS SYSTEMS ENGINEER AND TO BE SPECIFIED ON INDIVIDUAL SEALED TRUSS SHEETS

NOTE: INSTALL MOISTURE BARRIER BETWEEN MASONRY & UNTREATED WOOD



QUAIL TRUSS PLAN

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

SCALE 1/8" = 1'-0"

PLAN DATE	DATE
1-22-2016	9-27-2016
2-12-2016	10-3-2016
3-24-2016	11-9-2016
6-13-2016	11-5-2016
7-9-2016	01-10-2017

HUNTERS RIDGE NEW PORT RICHEY

A.E.C.S. 16022

PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE HIGH ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 501 OF THE 2014 FLORIDA BUILDING CODE

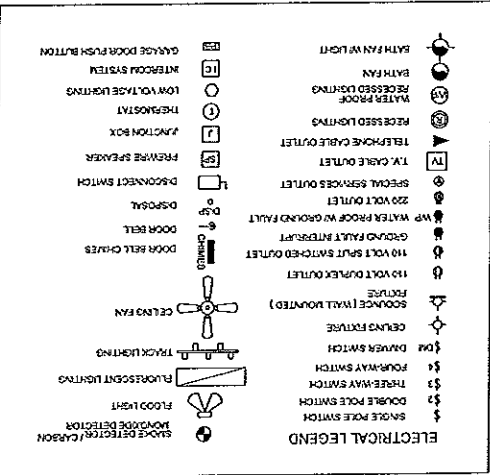
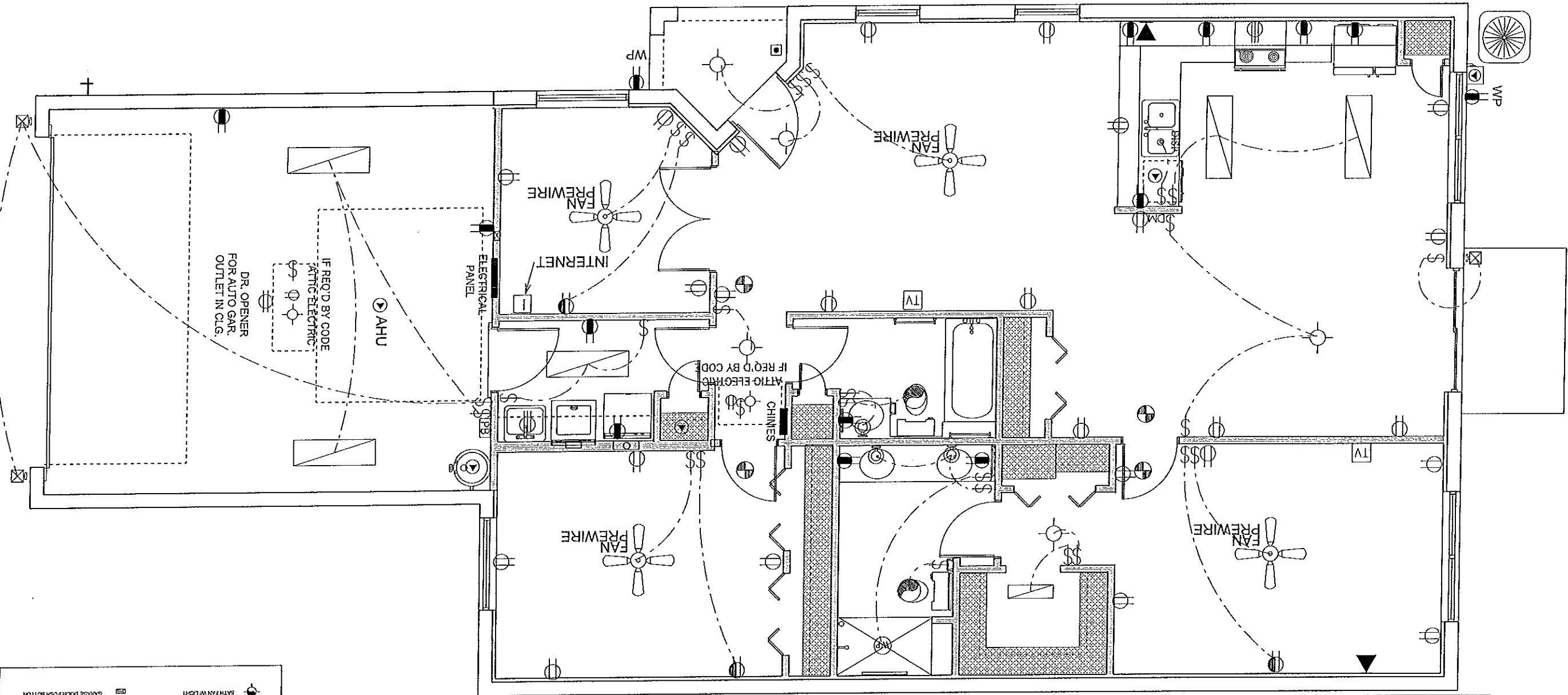
SEALED FOR SIGNATURE ONLY

SIGNED: *[Signature]* P.E. #6930

RICHARD E. ALLEN

QUAIL & ELK MODELS

ALLEN ENGINEERING & CONSTRUCTION SERVICES
 RICH ALLEN PROFESSIONAL ENGINEER
 P.E. # 56970 C.A. # 9542
 8809 SECOMASTER DR.
 NEW PORT RICHEY FL. 34654
 727-842-6100
 rnalldenpe@gmail.com



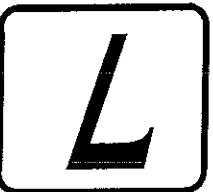
- UNLESS OTHERWISE NOTED
 1. ELECTRICAL OUTLET HEIGHTS MEASURED FROM FINISHED FLOOR TO CENTERLINE OF THE BOX TO BE 18" A.F.F. (GENERAL)
 2. ALL TRIM PLATES AND DEVICES TO GANGED WHERE POSSIBLE
 3. ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE A.F.F.
 4. ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. 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

QUAIL ELECTRICAL PLAN

SALE 3/16" = 1'-0"

A.E.C.S. 16022

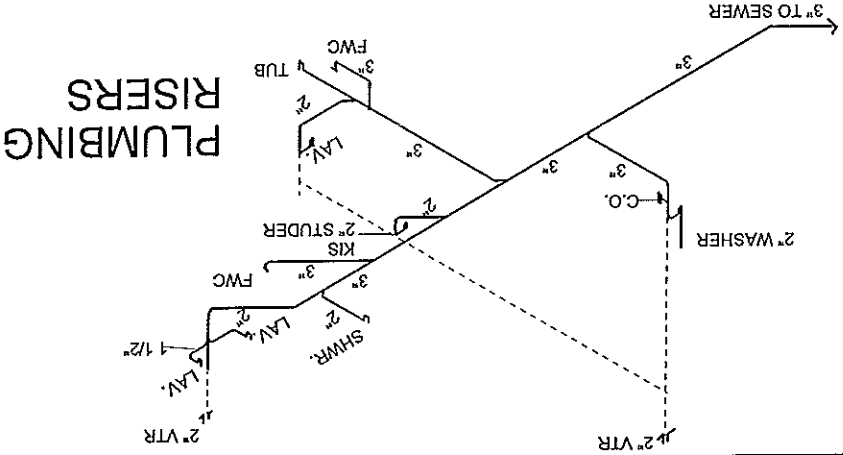
QUAIL & ELK MODELS



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

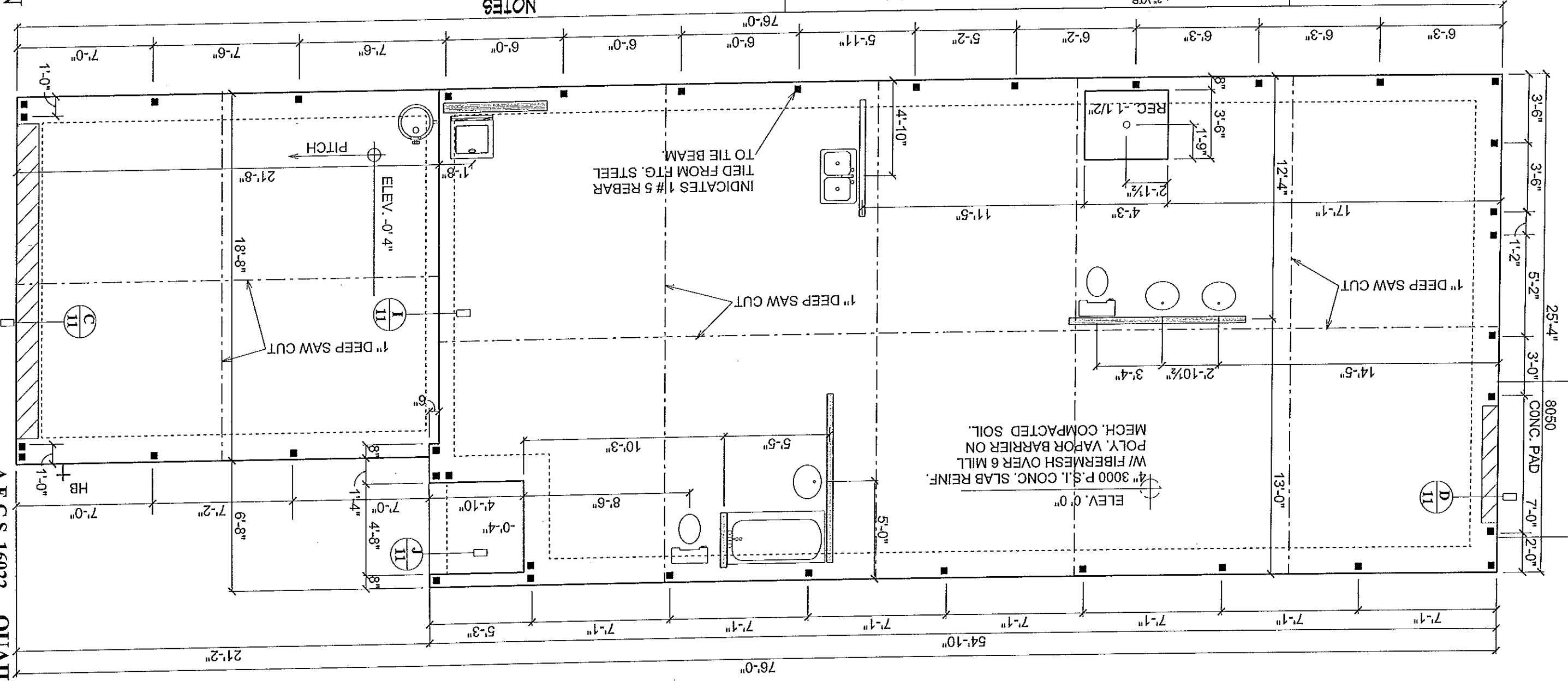
PLAN DATE	DATE
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6-15-2016	11-15-2016
7-9-2016	01-10-2017

HUNTERS RIDGE
 NEW PORT RICHEY



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.



ELK SLAB PLAN



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

PLAN DATE

1-22-2016	9-21-2016
2-12-2016	10-3-2016
3-24-2016	11-3-2016
6-13-2016	11-5-2016
1-9-2016	01-10-2017

HUNTERS RIDGE NEW PORT RICHEY

A.E.C.S. 16022

PERFORMED THE ATTACHED DESIGN TO CORRECT WITH 1/8" PER ULTRAPRE BUILDING CODE WITH SECT. 201 OF THE 2014 FLORIDA SEALED FOR STRUCTURE ONLY

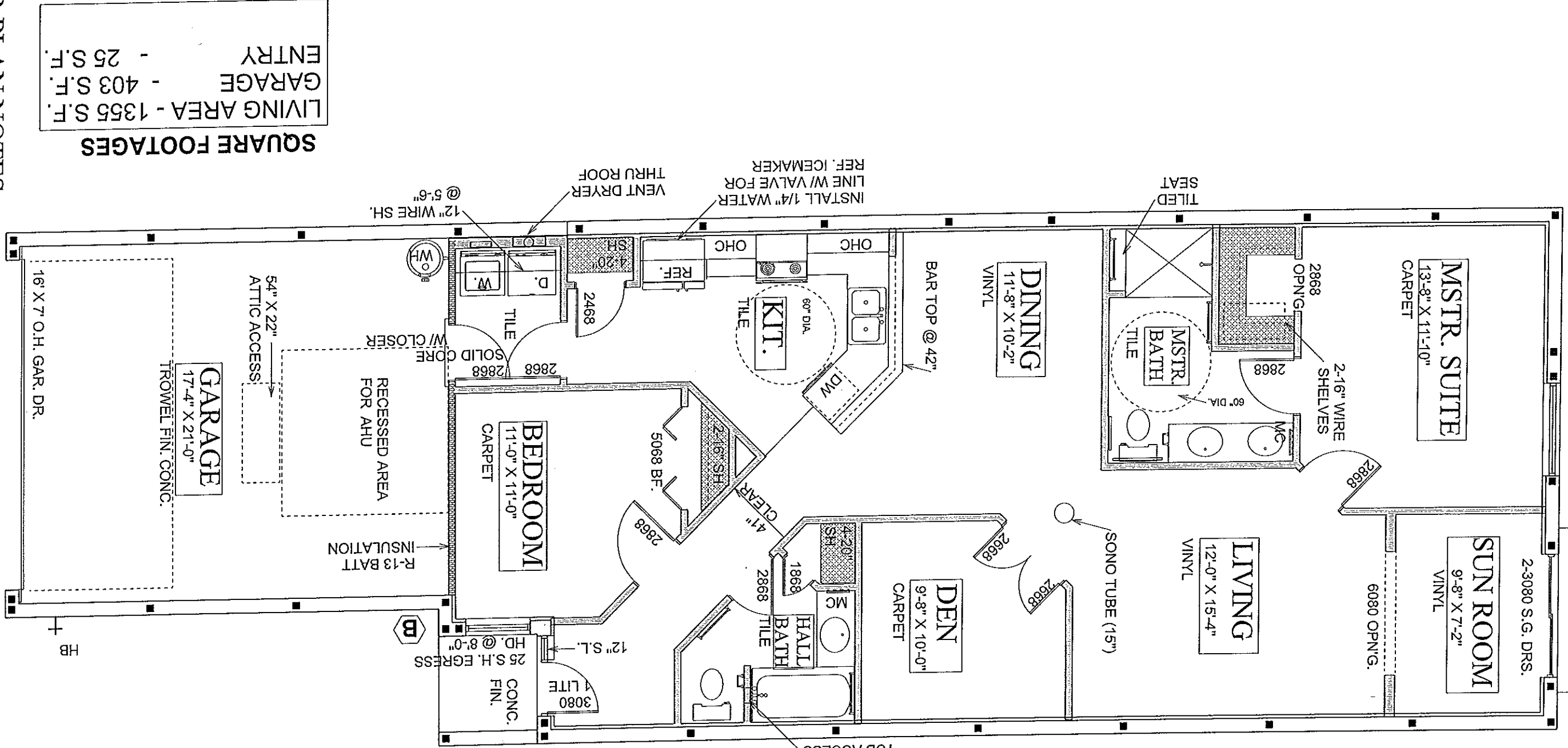
SIGNED: *Richard E. Allen* P.E. #5450

ALLEN ENGINEERING & CONSTRUCTION SERVICES
 RICH ALLEN PROFESSIONAL ENGINEER
 P.E. # 56978 C.A. # 9542
 8809 SECKMASTER DR.
 NEW PORT RICHEY FL. 34654
 727-842-6100
 rcaltemp@gmail.com

QUAIL & ELK MODELS



35 SH. EGRESS
HD. @ 8'-0"



SQUARE FOOTAGES
 LIVING AREA - 1355 S.F.
 GARAGE - 403 S.F.
 ENTRY - 25 S.F.

WINDOW SCHEDULE

WINDOW	WINDOW TYPE	WINDOW SERIES	SIZE	S.H.G.C.	U-VALUE
D	1/35 S.H.	M1185	2'3" X 5'-3"	.33	.54
C	25 S.H.	M1185	3'-2" X 5'-3"	.33	.54
B	35 S.H.	M1185	4'-6" X 5'-3"	.33	.54
A	2-25 S.H.	M1185	6'-4" X 5'-3"	.33	.54

NOTE: ALL ACCESSIBLE ROUTES THRU OUT ARE AT LEAST 38" WIDE OR GREATER

NOTE: UNITS ARE DESIGNED TO BE IN COMPLIANCE WITH THE FAIR HOUSING GUIDELINES AND THE FLORIDA BUILDING CODE-ACCESSIBILITY, 5th ADDITION (2014) (FBC-A) CHAPTER 553.504 FLORIDA STATUTE.

NOTE: ALL BATHROOMS TO BE ADAPTABLE AND HAVE REINFORCEMENT TO PROVIDE GRAB BARS FOR FUTURE TENANTS WITH MOBILITY IMPAIRMENT

NOTE: ALL PASS THRU DOORS TO BE EQUIPPED WITH OFFSET HINGES EXCEPT AT ENTRY. THIS WILL PROVIDE THE REQUIRED 32" CLEARANCE WHEN OPEN.

ELK

FLOOR PLAN NOTES

2

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

PLAN DATE

1-22-2016	9-21-2016
2-2-2016	10-3-2016
3-24-2016	11-3-2016
6-15-2016	11-15-2016
1-9-2016	01-10-2017

HUNTERS RIDGE NEW PORT RICHEY

A.E.C.S. 16022

PERFORMED THE ATTACHED DESIGN TO COMPLY WITH ALL APPLICABLE CITY LOADS AND THE MINIMUM COMPLIANCE BUILDING CODE

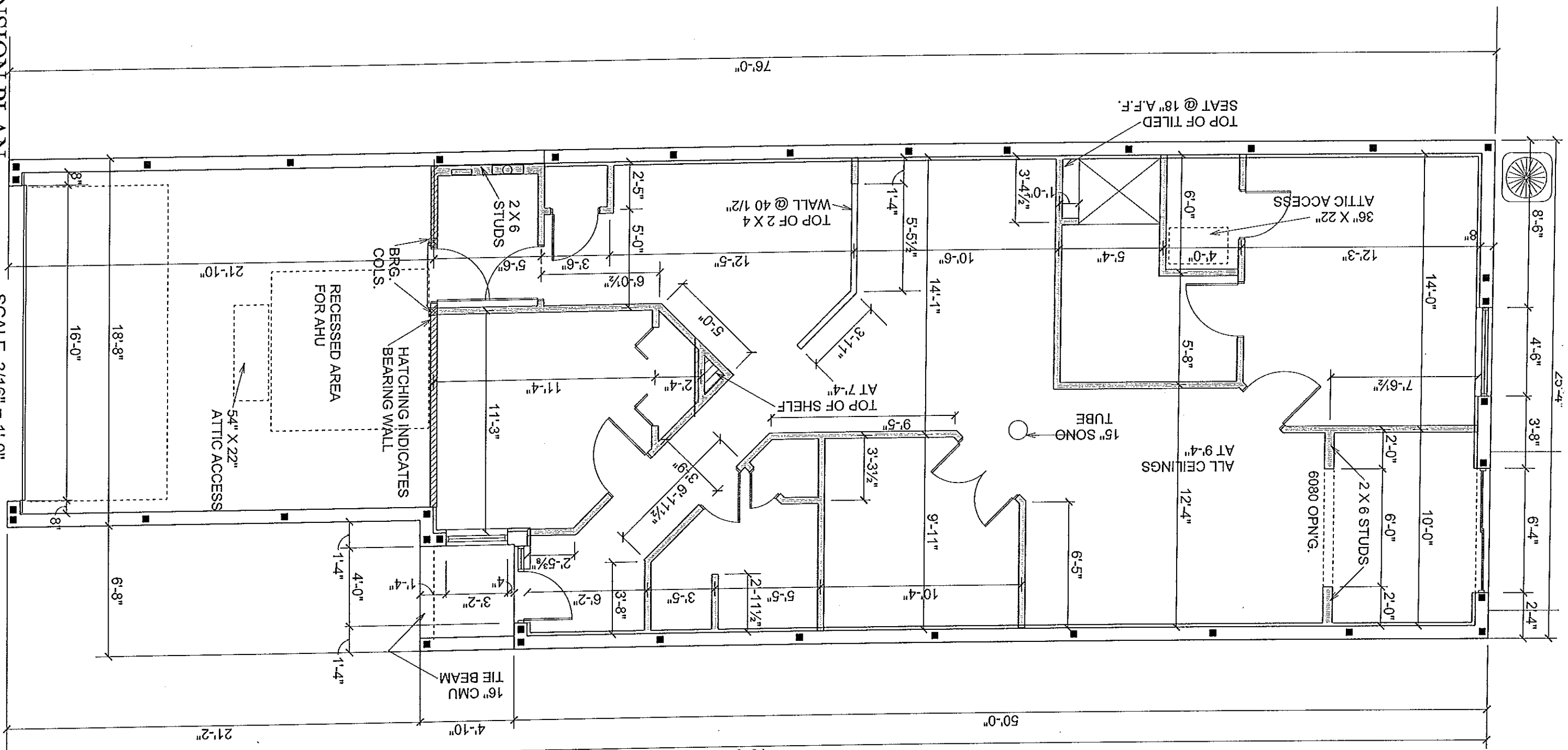
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SIGNED: *[Signature]* 11/13/17

RICHARD E. ALLEN P.E. #6630

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

QUAIL & ELK MODELS



ELK DIMENSION PLAN

SCALE 3/16" = 1'-0"

A.E.C.S. 16022 QUAIL & ELK MODELS



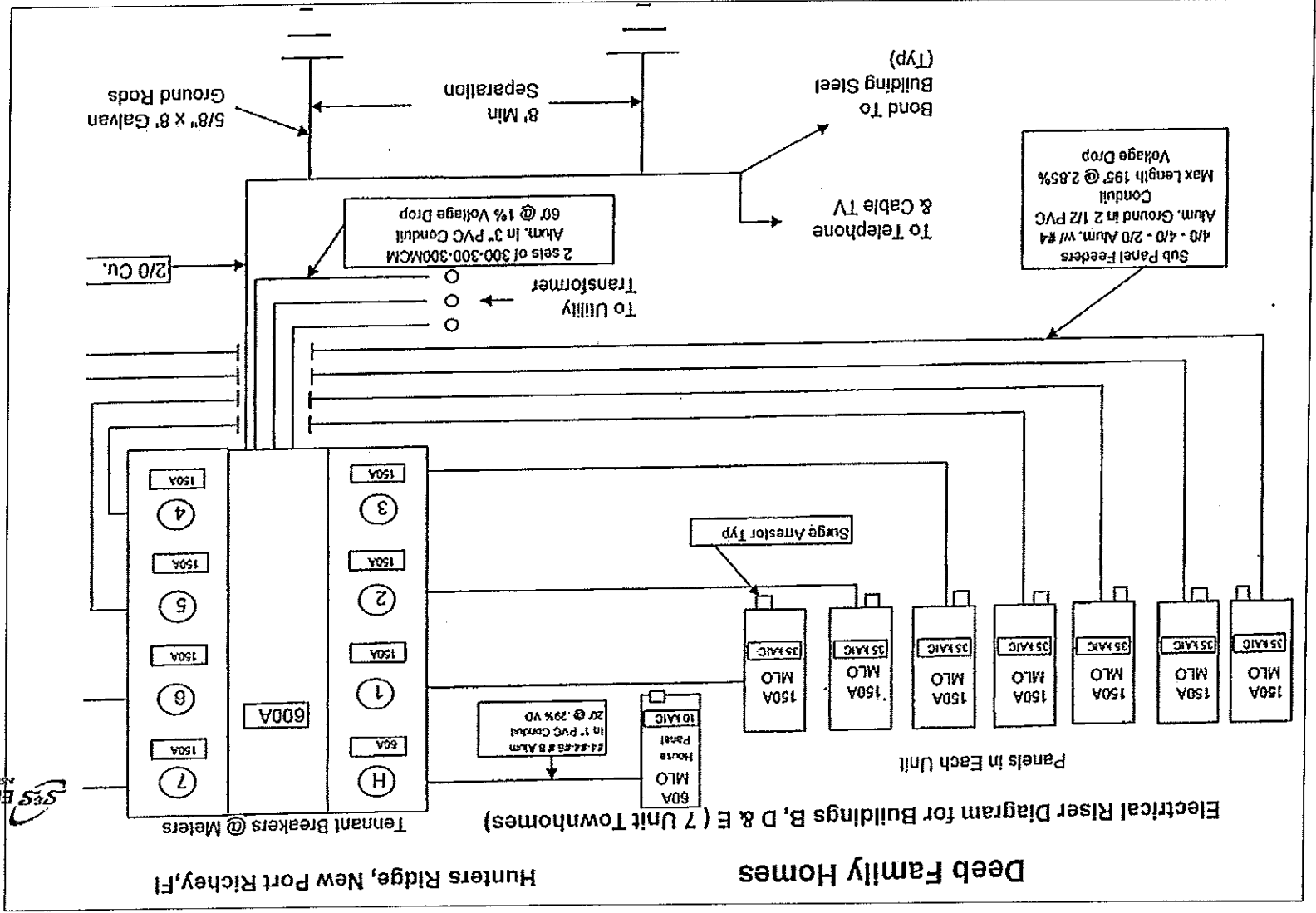
DEEB FAMILY HOMES, LTD.
 9400 RIVER CROSSING BLD.
 NEW PORT RICHEY, FL. 34655
 727-376-6831

PLAN DATE	
1-22-2016	9-27-2016
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6-13-2016	11-15-2016
1-9-2016	01-10-2017

HUNTERS RIDGE NEW PORT RICHEY

PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE MOST ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 501 OF THE 2014 FLORIDA BUILDING CODE
 SEALED FOR PROFESSIONAL USE ONLY
 RICHARD E. ALLEN P.E. #56320

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



TYPICAL UNIT PANEL

CKT #	LOAD DESCRIPTION	POLES		WIRE		PHASE	WIRE SIZE	AMP	CB
		A	B	A	B				
1	KITCHEN APPLIANCE	1	20	#12	X	#12	X	20	#12
2	WASHER	1	20	#12	X	#12	X	30	#12
3	KITCHEN APPLIANCE	1	20	#12	X	#12	X	15	#14
4	GARAGE DRYER	1	20	#12	X	#12	X	30	#10
5	REFRIGERATOR	1	20	#12	X	#12	X	30	#12
6	DISPOSAL	1	20	#12	X	#12	X	30	#12
7	WATER HEATER	1	20	#12	X	#12	X	30	#10
8	DISHWASHER	1	20	#12	X	#12	X	30	#12
9	MICROWAVE	1	20	#12	X	#12	X	40	#8
10	RANGE	1	20	#12	X	#12	X	40	#8
11	DINING ROOM	1	20	#12	X	#12	X	20	#12
12	BATHROOMS	1	20	#12	X	#12	X	40	#8
13	BEDRM LIGHTING (AFI)	1	16	#14	X	#14	X	50	#2
14	BEDRM LIGHTING (AFI)	1	16	#14	X	#14	X	50	#2
15	BEDRM LIGHTING (AFI)	1	16	#14	X	#14	X	50	#2
16	BEDRM LIGHTING (AFI)	1	16	#14	X	#14	X	50	#2
17	BEDRM LIGHTING (AFI)	1	16	#14	X	#14	X	50	#2
18	BEDRM LIGHTING (AFI)	1	16	#14	X	#14	X	50	#2
19	BEDRM LIGHTING (AFI)	1	16	#14	X	#14	X	50	#2
20	BEDRM LIGHTING (AFI)	1	16	#14	X	#14	X	50	#2
21	LIVING LIGHTING (AFI)	1	15	#14	X	#14	X	40	#2
22	LIVING LIGHTING (AFI)	1	15	#14	X	#14	X	40	#2
23	LIVING LIGHTING (AFI)	1	15	#14	X	#14	X	40	#2
24	LIVING LIGHTING (AFI)	1	15	#14	X	#14	X	40	#2
25	SPARE								
26	SPARE								
27	SPARE								
28	SPARE								
29	SPARE								
30	SPARE								

NOTE: All all branch circuit wiring to meet voltage drop requirements of >2% per FBC Section C405.7.3.2

Coordinate with Mechanical shop drawings for final breaker sizes.

HOUSE SERVICE Panel H

CKT #	LOAD DESCRIPTION	POLES	WIRE	WIRE SIZE	AMP	CB
1	Free Alarm Panel	1	#12	X	20	#12
2	SPARE					
3	SPARE					
4	SPARE					
5	SPARE					
6	SPARE					
7	SPARE					
8	SPARE					
9	SPARE					
10	SPARE					
11	SPARE					
12	SPARE					

ESTIMATED DEMAND AMPS

VOLTAGE PHASE 240 1

LINE CONDUCTORS - SEE RISER

NEUTRAL - SEE RISER

GRD CONDUCTOR - SEE RISER

CONDUIT DIA. - SEE RISER

Service Calculation

Building B, D & E

ELK MODEL INTERIOR UNIT LOAD (CALCULATED) 32.23 KW

NUMBER OF TYPICAL UNITS X 5 = 161.15

QUAL MODEL W/ GARAGE LOAD (CALCULATED) 33.06 KW

SUB-TOTAL X 2 = 66.12 KW

DEMAND FACTOR PER NEC X 0.44 = 29.31 KW

TOTAL HOUSE LOAD @ 100% 29.31 KW

SUB-TOTAL 102.39 KW

TOTAL 1PHASE @ 240V DEMAND AMPS 426.6

Load Calculation

Project Information: Elk Model (Interior Unit)
Hunters Ridge, New Port Richey

Description	Qty.	Watts
Sq. Ft. x 3 Watts	3	4065
Small Appliance Branch	2 X	1500
Laundry	1 X	1500
Disposal	1 X	1080
Dishwasher	1 X	1300
Range	1 X	8000
Oven	X	9600
Cook Top	X	9000
Jen Air	X	7680
Water Heater	1 X	4500
Dryer	1 X	5000
Microwave	1 X	1200
Jacuzzi	X	2400
Pool	X	1200
Pool Heater	X	14400
Bath Fans	X	60
Sub Total =		29,645.00
Sub Total =		19,645.00
x .40%		7,858
Sub Total =		10,000.00
AC Name plate or 4 X Sq Ft	4	5420
AC # 1	X	1355
AC # 2	X	
AC # 3	X	
AH (KW + 1000 + Fan)		8KW
AH # 1		8960
AH # 2		
AH # 3		
Total Watts =		32,238.00
Divided by		240
Total Amps =		135

Main Breaker Size 150

545 Electric Co., Inc. • ECOM2778, ECI150932, CMO161177, 545 Electric Co., LLC • ECI150932, 545 AC Company, LLC • CAC181539

WWW.SS-ELECTRIC.COM

(P) 813.855.6692 • (F) 813.855.4284

105 Douglas Road East
Oldsmar, Florida 34677-2911
813-855-6692
Fax: 813-855-4284
info@ss-electric.com

ELK ELECTRICAL LOAD AND RISERS

QUAIL & ELK MODELS

DEEB FAMILY HOMES, LTD.

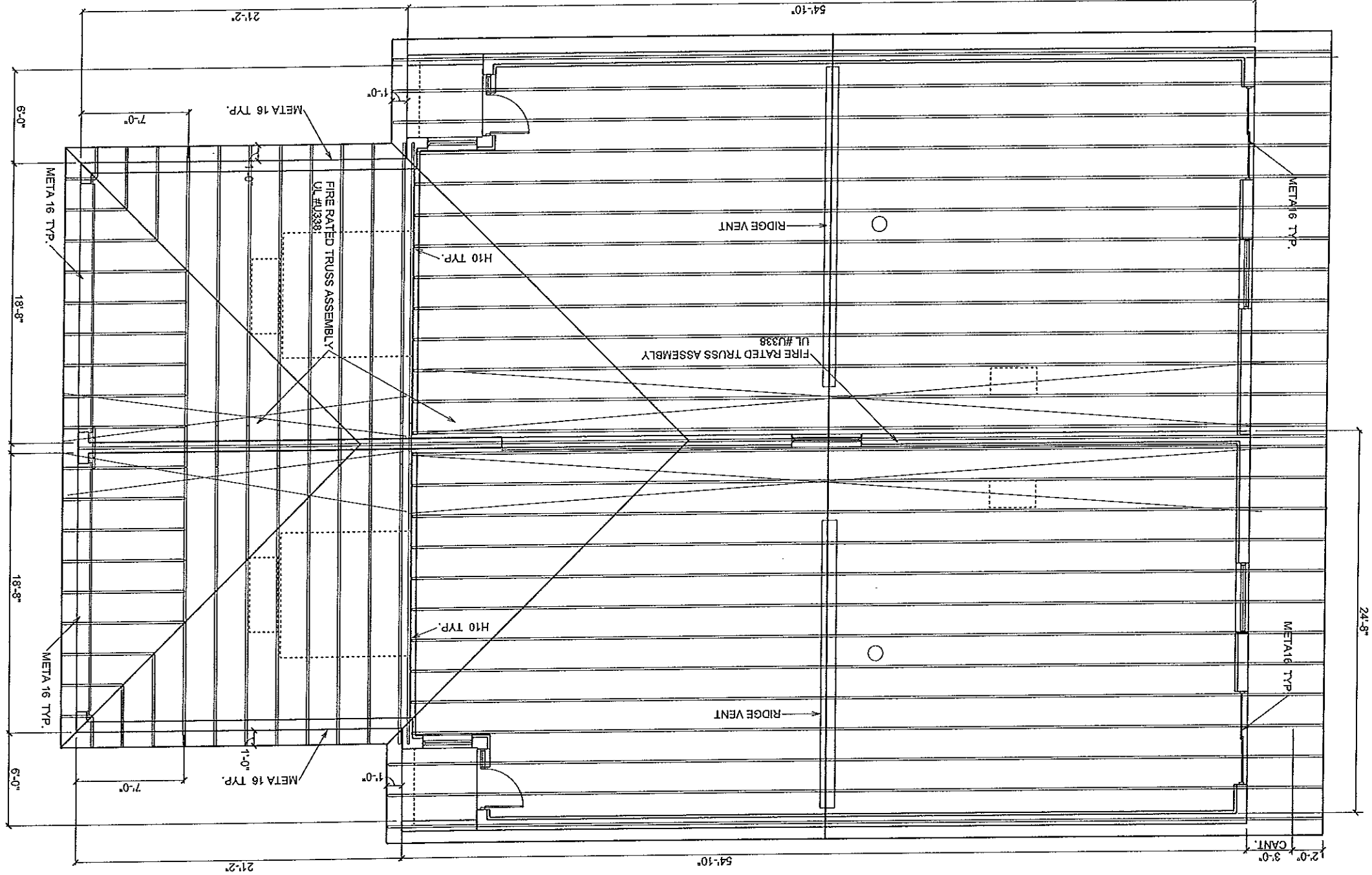
9400 RIVER CROSSING BLD.
NEW PORT RICHEY, FL. 34655
727-576-0831

HUNTERS RIDGE NEW PORT RICHEY

PLAN DATE

1-22-2016	9-27-2016
2-12-2016	10-3-2016
3-24-2016	11-3-2016
6-13-2016	11-5-2016
1-9-2016	01-0-2017

545 Electric Co., Inc.



ALL TRUSSES TO TRUSSES CONNECTORS BY TRUSS SYSTEMS ENGINEER AND TO BE SPECIFIED ON INDIVIDUAL SEALED TRUSS SHEETS

NOTE: METALL MOISTURE BARRIER BETWEEN MASONRY & UNTREATED WOOD

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.

TOTAL AREA TO BE VENTILATED = 1783 S.F.
 1783/300 = 5.94 S.F. OR 855.36 SQUARE INCHES.
 ROOF VENTS ARE RATED AT 36 SQUARE INCHES OF OPENING PER LINEAL FT.
 855.36 S.I./36 S.I. = 23.76 LINEAL FEET REQUIRED.
 INSTALLATION FOR THIS ROOF IS 24' OF ROOF VENTING

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

ELK TRUSS PLANS

SCALE 1/8" = 1'-0"



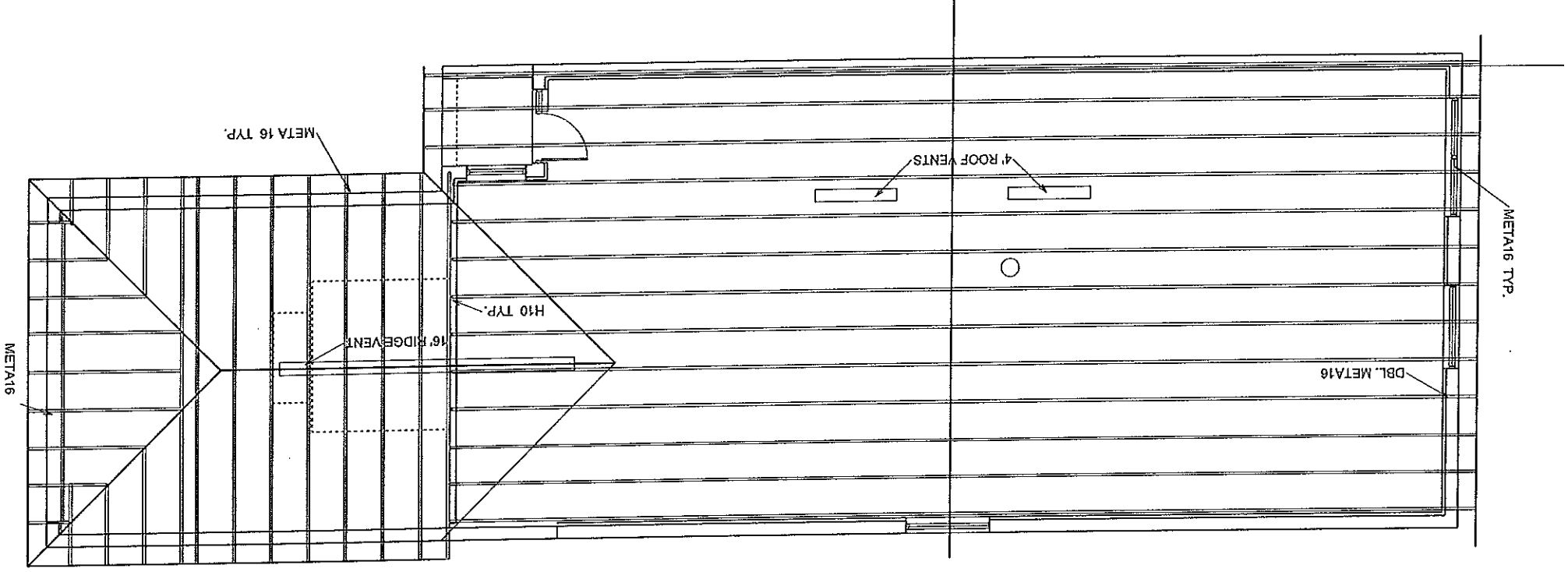
DEEB FAMILY HOMES, LTD.
 9400 RIVER CROSSING BLD.
 NEW PORT RICHEY, FL. 34655
 727-376-6831

PLAN DATE	
1-22-2016	9-21-2016
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6-13-2016	11-5-2016
1-9-2016	01-10-2017

HUNTERS RIDGE NEW PORT RICHEY

A.E.C.S. 16022
 PERFORMED THE ATTACHED DESIGN TO COMPLY WITH AS SHOWN ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 501 OF THE 2014 FLORIDA BUILDING CODE
 SEALED FOR STRUCTURE ONLY
 SIGNED: [Signature] P.E. #6930
 RICHARD E. ALLEN

ALLEN ENGINEERING & CONSTRUCTION SERVICES
 RICH ALLEN PROFESSIONAL ENGINEER
 P.E. # 58920 C.A. # 9542
 8809 SICKMASTER DR.
 NEW PORT RICHEY, FL. 34654
 727-542-6100
 rnaltemp@gmail.com



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 = 1783 S.F.
1783/300 = 5.94 S.F. OR 855.36 SQUARE INCHES.

ROOF VENTS ARE RATED AT 36 SQUARE INCHES OF OPENING PER LINEAL FT.
855.36 S.I./36 S.I. = 23.76 LINEAL FEET REQUIRED.
INSTALLATION FOR THIS ROOF IS 24' OF ROOF VENTING

NOTE: INSTALL MOISTURE BARRIER BETWEEN MASONRY & UNTREATED WOOD

ALL TRUSSES TO TRUSS CONNECTORS BY TRUSS SYSTEMS ENGINEER AND TO BE SPECIFIED ON INDIVIDUAL SEALED TRUSS SHEETS

IMPORTANT NOTE:
THIS FRAMING PLAN IS DIAGRAMMATIC IN NATURE AND IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY. TRUSSES MANUFACTURER TO PROVIDE SEPERATE LAYOUT AND TRUSS COMPONENT DESIGN SIGNED AND SEALED BY A PROFESSIONAL ENGINEER AND REVIEWED BY P.E. OF RECORD.

ELK SINGLE UNIT TRUSS PLAN

SCALE 1/8" = 1'-0"

6A

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

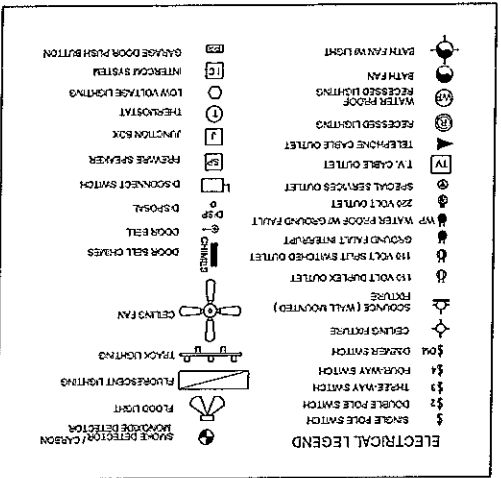
PLAN DATE	
1-22-2016	9-27-2016
2-12-2016	10-3-2016
3-24-2016	11-3-2016
6-15-2016	11-5-2016
7-9-2016	01-10-2017

HUNTERS RIDGE NEW PORT RICHEY

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 PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 145 MPH ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2014 FLORIDA BUILDING CODE
 SEALED FOR STRUCTURE ONLY
 SIGNED: *[Signature]*
 RICHARD ALLEN P.E. #6390

ALLEN ENGINEERING & CONSTRUCTION SERVICES
 RICH ALLEN PROFESSIONAL ENGINEER
 P.E. # 56920 C.A. # 9542
 3809 SKYMASTER DR.
 NEW PORT RICHEY, FL. 34654
 727-842-6100
 richallenpe@gmail.com

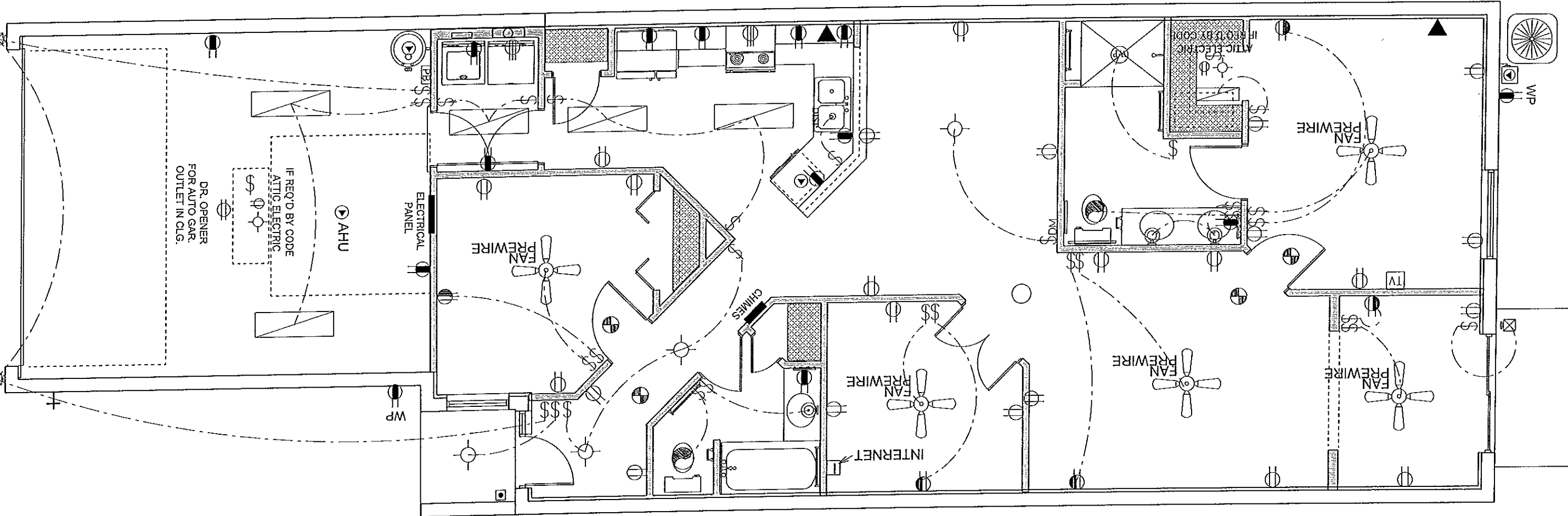
QUAIL & ELK MODELS



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 RECEPTICALS 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"



7

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

PLAN DATE

1-22-2016	9-27-2016
2-12-2016	10-3-2016
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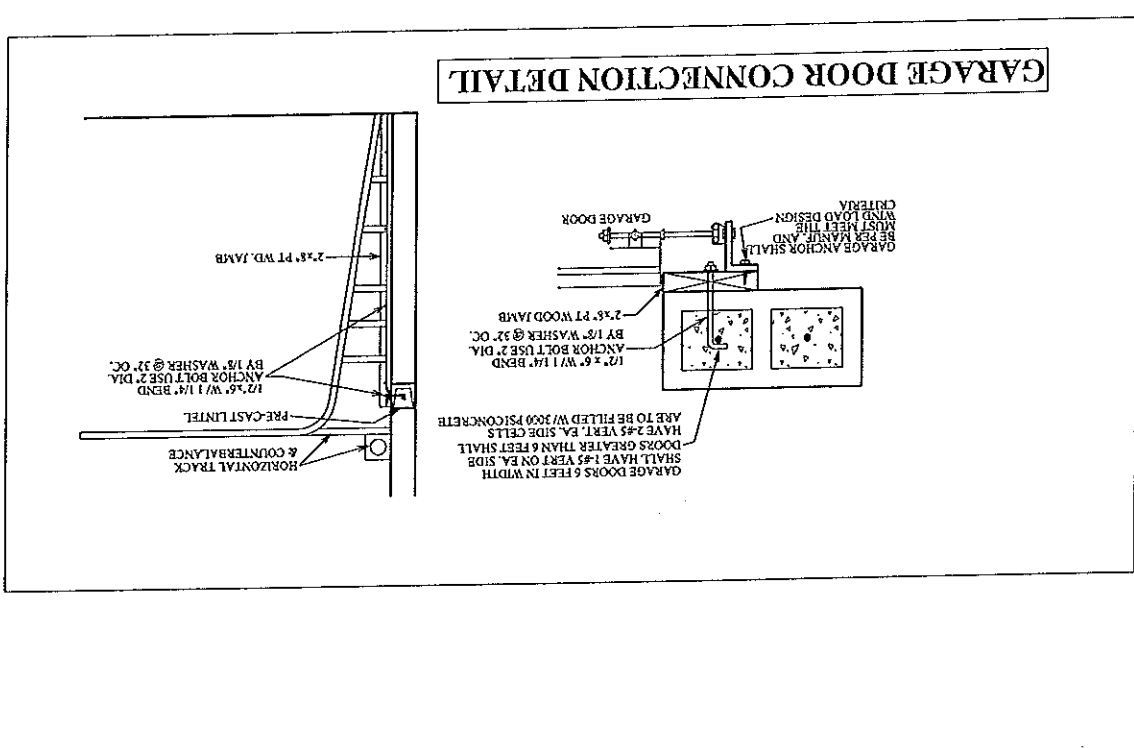
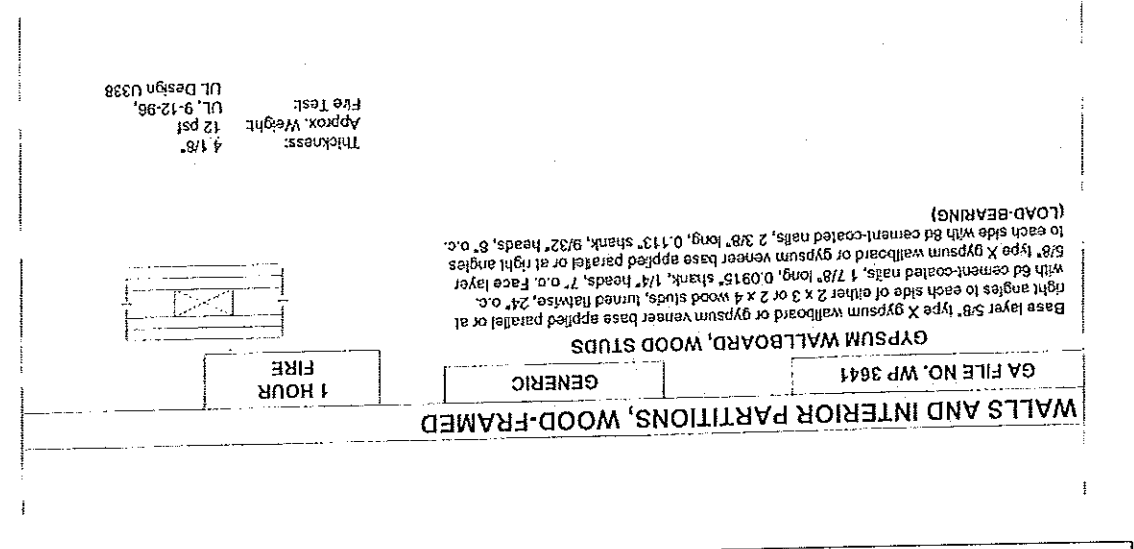
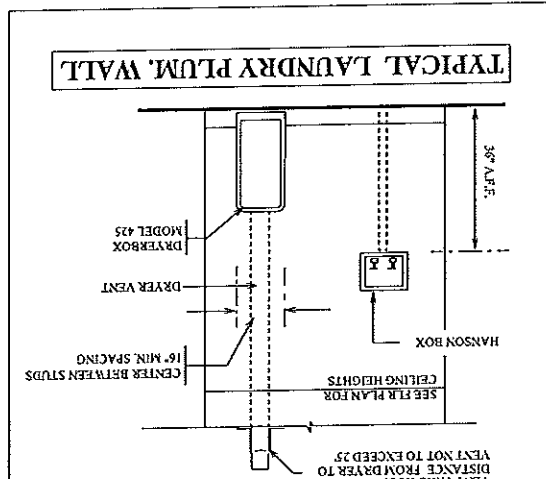
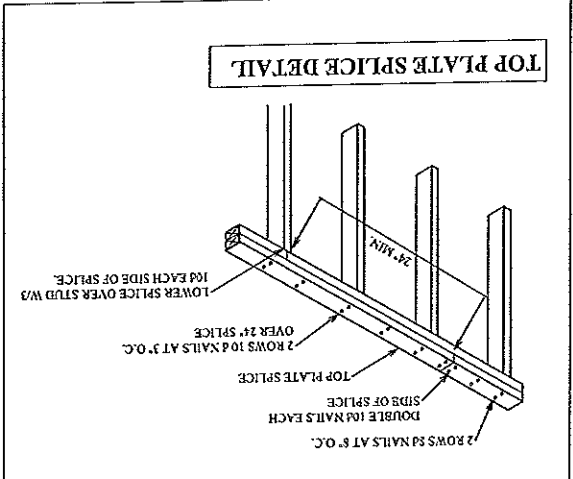
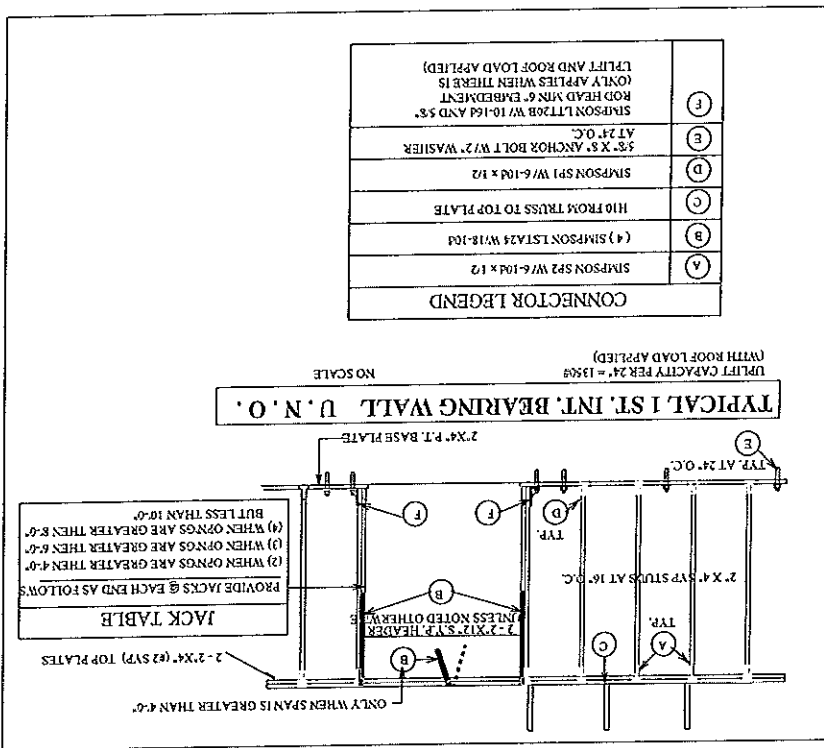
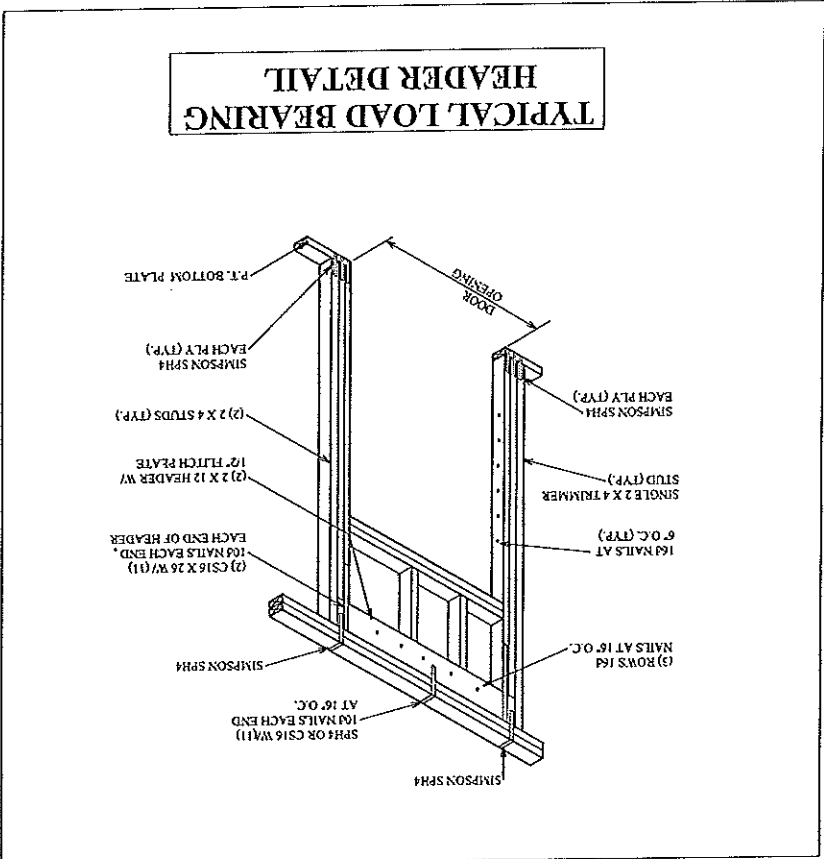
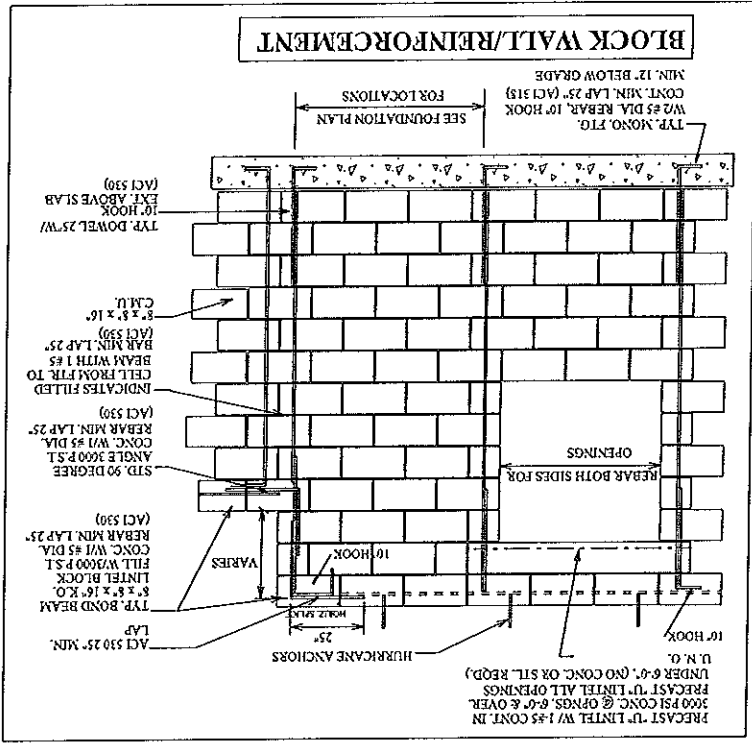
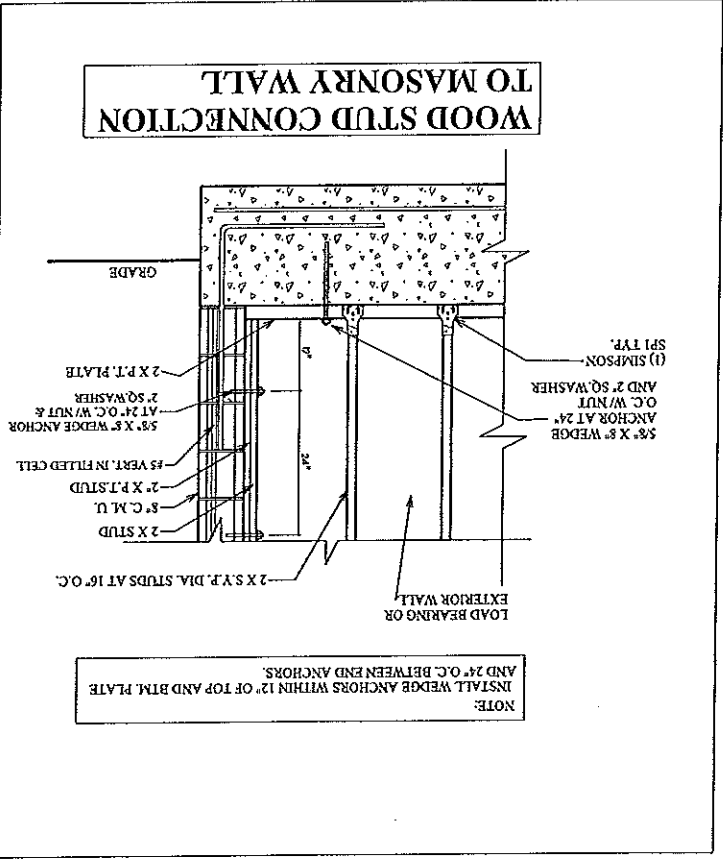
HUNTERS RIDGE NEW PORT RICHEY

A.E.C.S. 16022

QUAIL & ELK MODELS

ELK ELEC. PLAN

SALE 3/16" = 1'-0"



ALLEN ENGINEERING & CONSTRUCTION SERVICES
 RICH ALLEN PROFESSIONAL ENGINEER
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HUNTERS RIDGE NEW PORT RICHEY

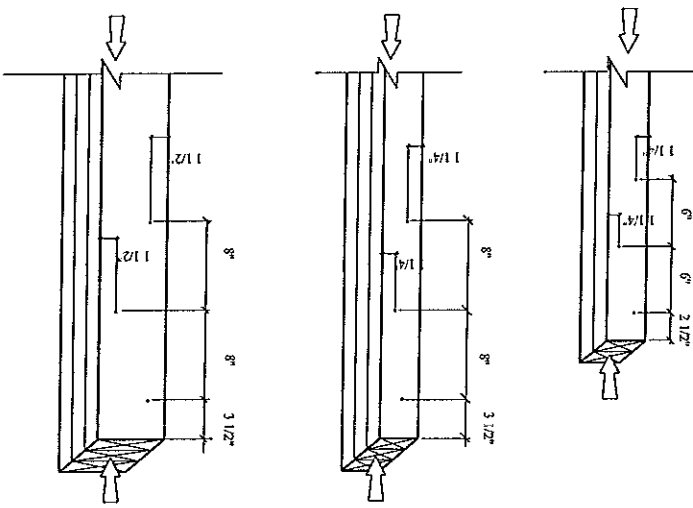
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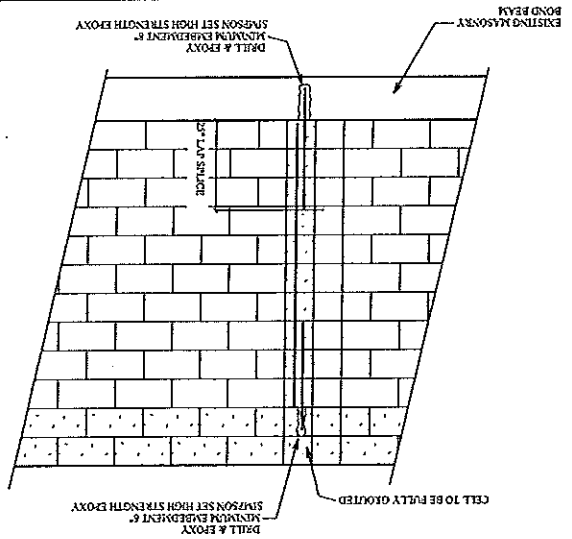
TYP. NAILING SCHEDULE FOR BUILT-UP COLUMNS

- 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 COMMON NAIL MAY BE REPLACED W/ (2) COMMON NAILS, ONE INTO EACH OUTSIDE FACE OF 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.

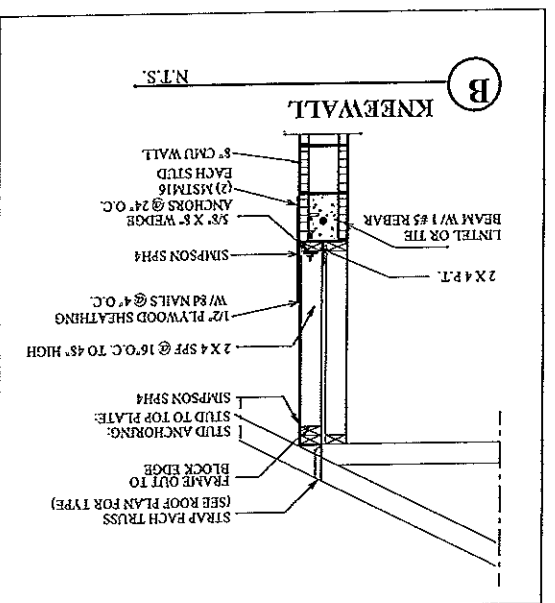
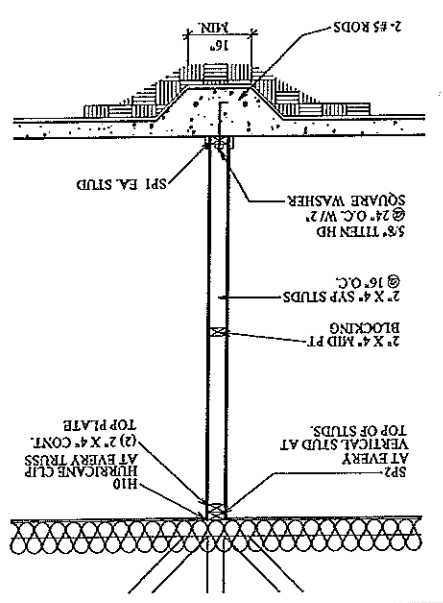


- NOTE:
 MISSING DOWELS, WHERE FOOTING DOWELS ARE PLACED INCORRECTLY OR MISTAKENLY ELIMINATED, REPLACE DOWEL AT PROPER LOCATION W/ GRADE 40 #5 BAR, INSTALL IN SLAB W/ 8" MINIMUM EMBEDMENT, USE EPOXY GROUT.
 MISSING ANCHOR BOLTS AT BEARING WALL:
 EXTERIOR BEARING WALL:
 IN ADDITION TO THE GENERAL PLACEMENT 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

TYP. RETROFIT VERT. DOWEL CONDITION



BEARING PARTITION



9

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

PLAN DATE	PLAN DATE
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1-9-2016	01-10-2017

HUNTERS RIDGE NEW PORT RICHEY

CONSTRUCTION DETAILS

A.E.C.S. 16022

QUAIL & ELK MODELS

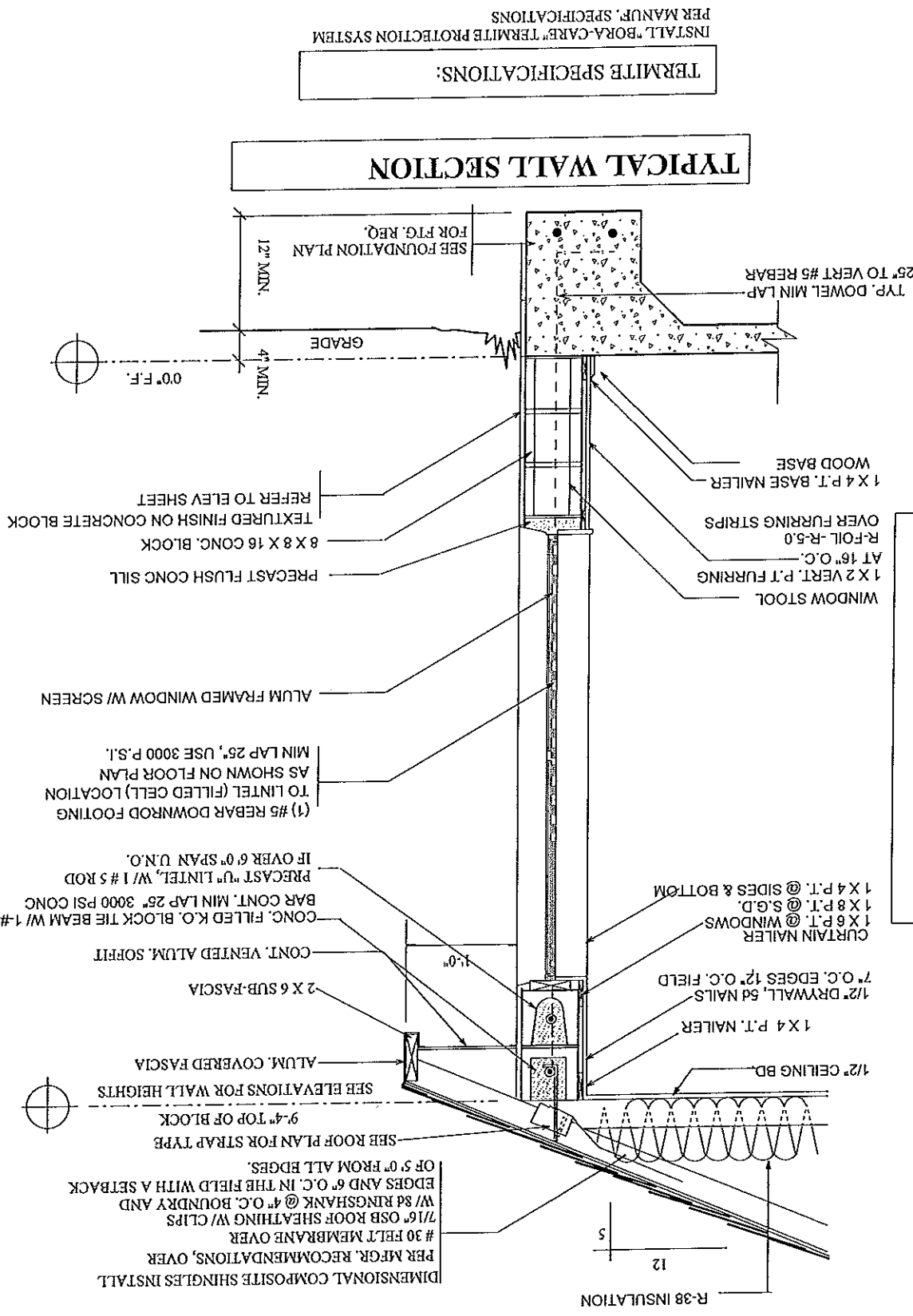
ALLEN ENGINEERING & CONSTRUCTION SERVICES
 RICH ALLEN PROFESSIONAL ENGINEER
 F.E. # 56920 C.A. # 9542
 8809 SKYMASTER DR.
 NEW PORT RICHEY, FL. 34654
 727-842-6100
 rchalamp@gmail.com

PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE IBC, UBC, STATE AND LOCALS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2014 FLORIDA BUILDING CODE

SEALED FOR STIPULATED ONLY
 SIGNED: *[Signature]*
 RICH ALLEN, P.E. #6690

ALLEN ENGINEERING & CONSTRUCTION SERVICES
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 727-842-6100
 rchalamp@gmail.com

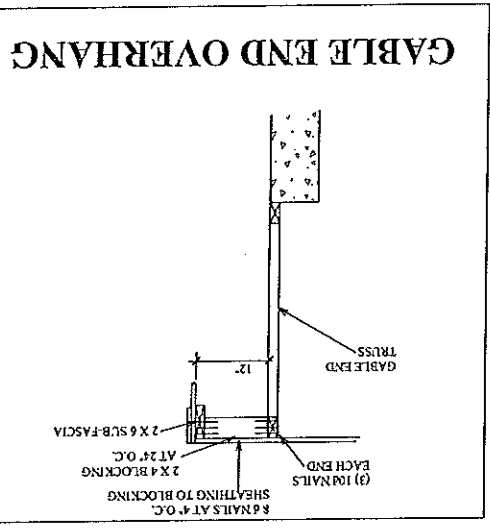
CONSTRUCTION DETAILS A.E.C.S. 16022 QUAIL & ELK MODELS



INSTALL "BORA-CARE" THERMITE PROTECTION SYSTEM PER MANUF. SPECIFICATIONS

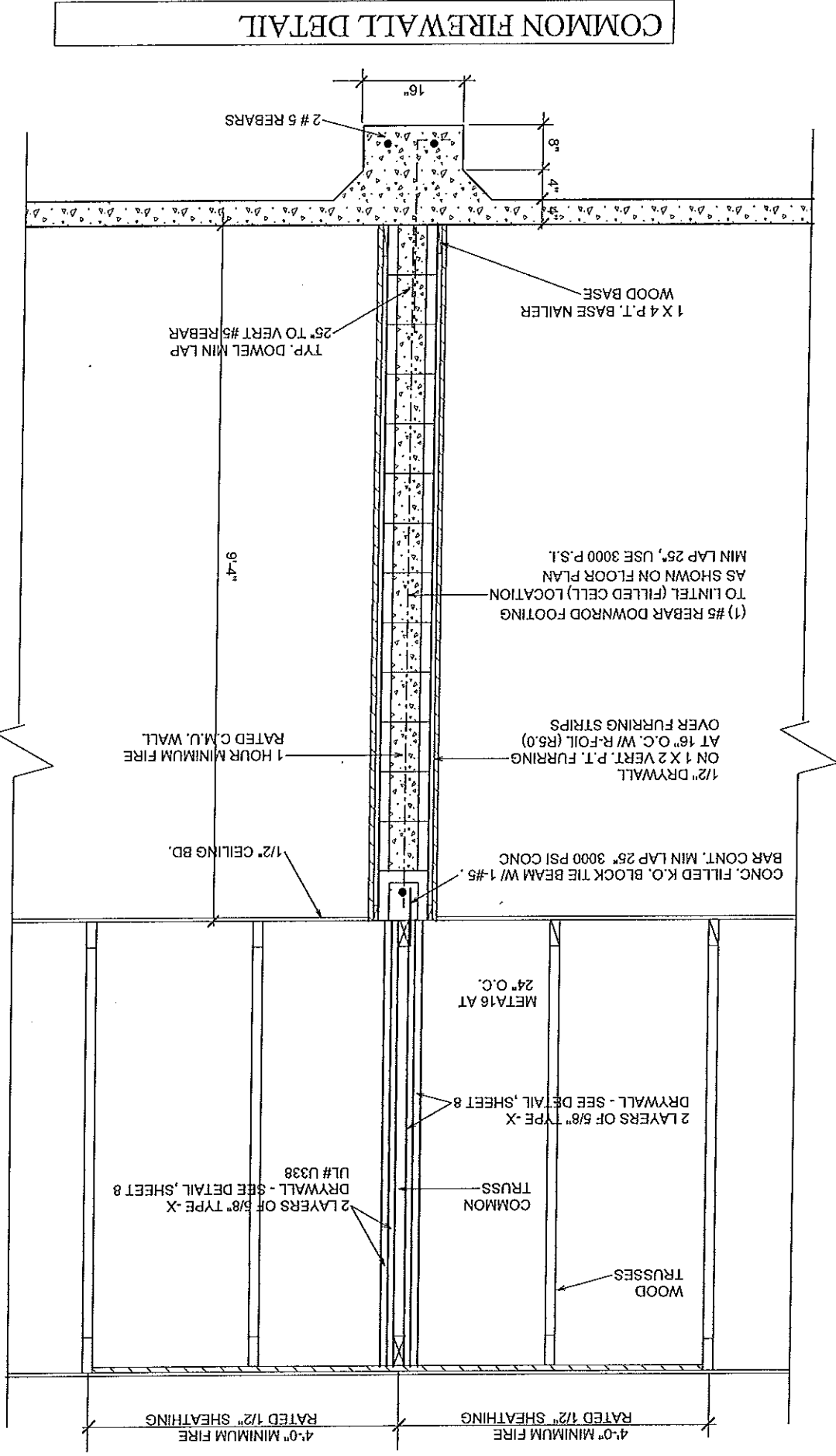
TERMITE SPECIFICATIONS:

TYPICAL WALL SECTION

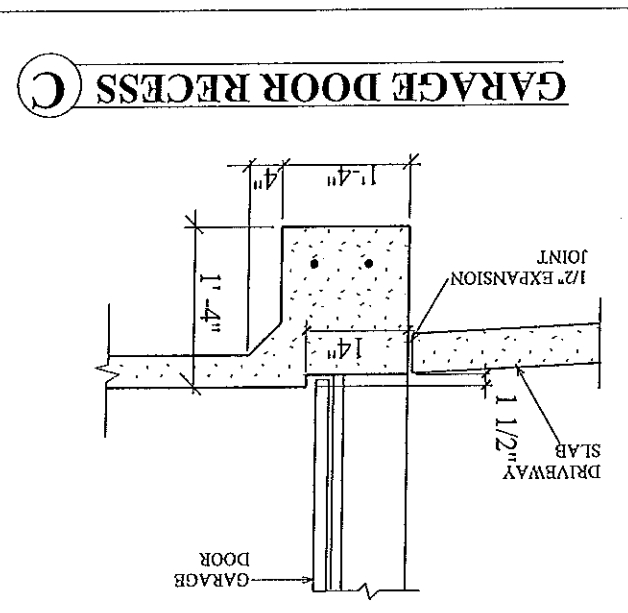
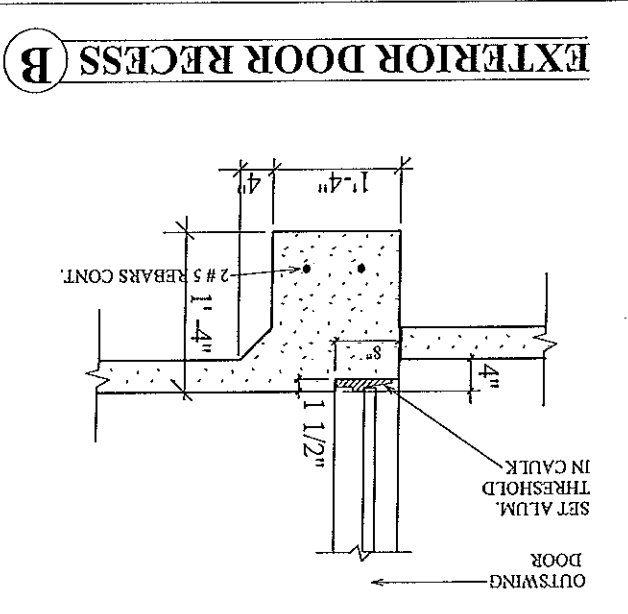
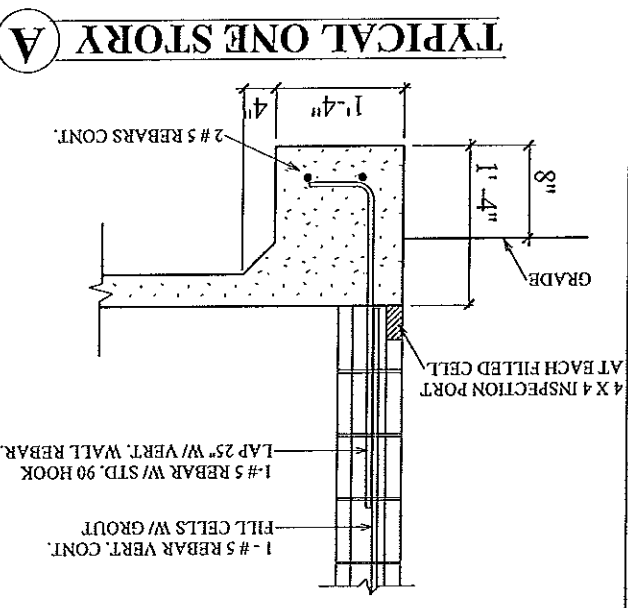
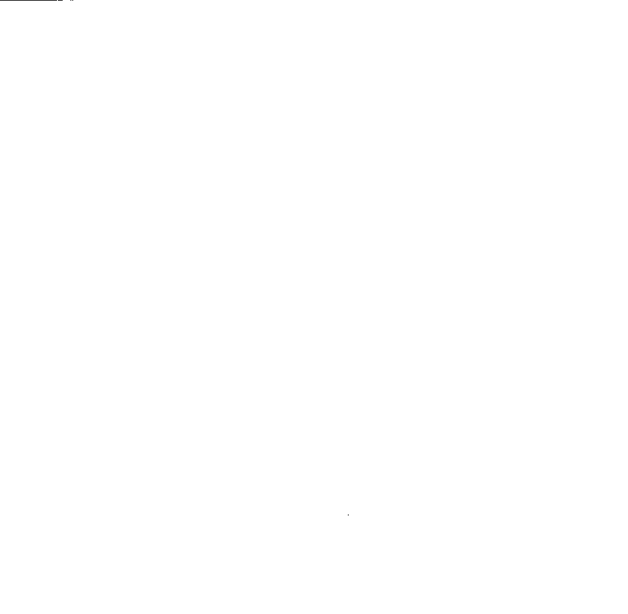
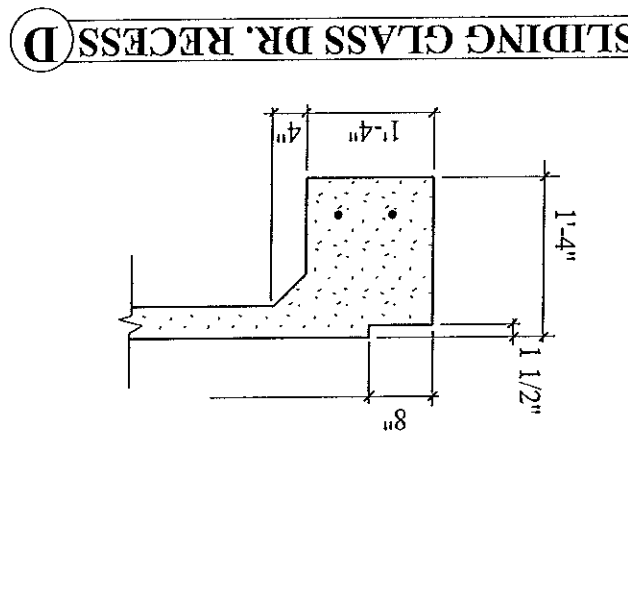
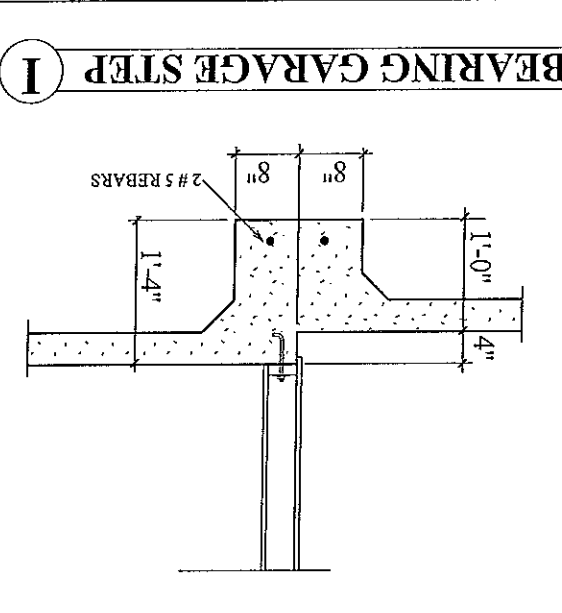
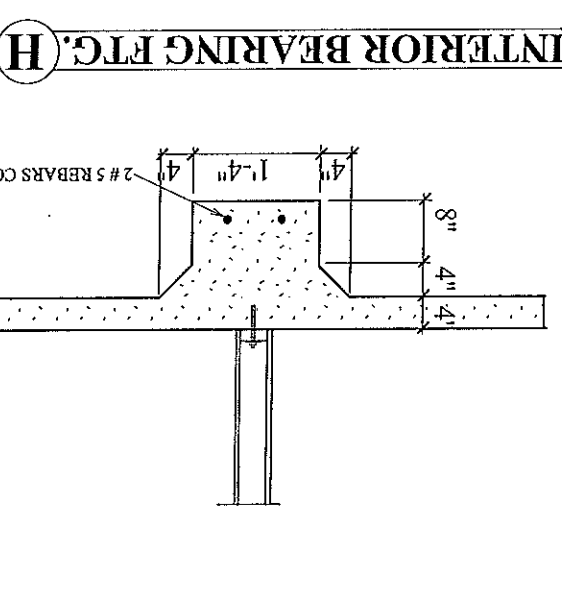
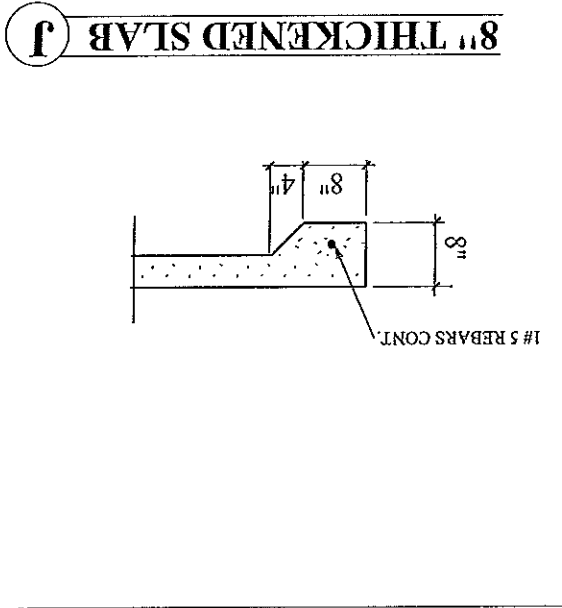
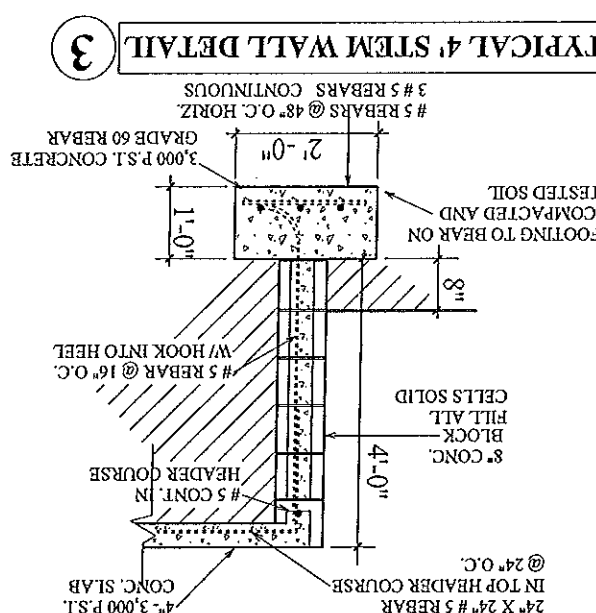
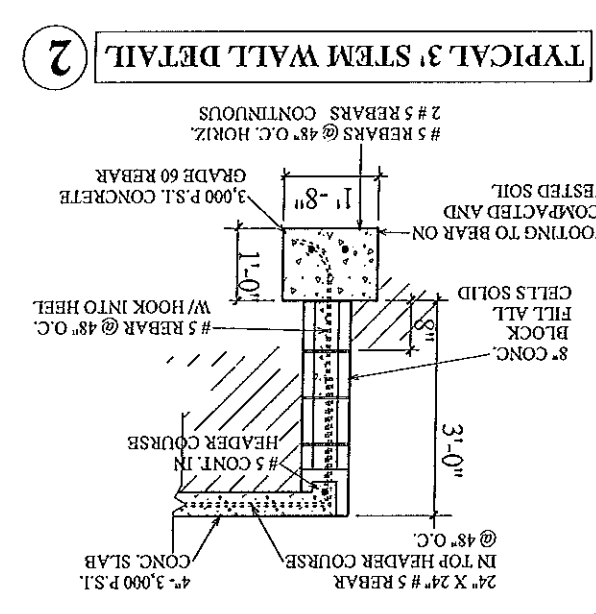
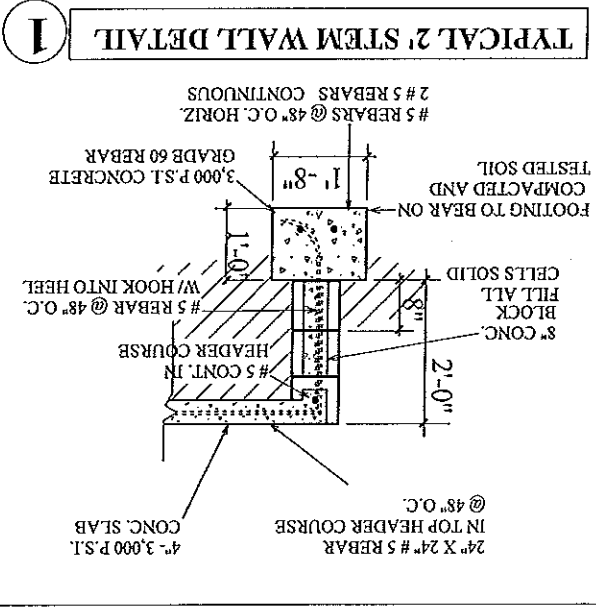


CONNECTOR TABLE

FLORIDA PRODUCT	NUMBERS PER INDEX 2-25-2011	SWPSON	NUMBERS PER INDEX 2-25-2011
M3A3.6S/11.88	10595.12	H2	10556.10
		H5	10556.16
		H10	10556.6
		H5	10556.16
		H10	10556.6
		LGT2	11470.6
		MGT1	11470.7
		LSTA2	10552.4
		SP1	10556.41
		SP2	10556.42
		HTS20	10456.23
		HTS16	10456.22
		META16	11473.17
		L30	10446.11
		MSTA24	11473.19
		MSTA36	11473.19
		MSTC60	11473.19
		CS16	10552.1
		SPH	10456.46
		SPH	10456.47
		HT4	11496.2
		HT5	11496.2
		ABUS6	10419.6



COMMON FIREWALL DETAIL



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richal@epo@gmail.com

HUNTERS RIDGE NEW PORT RICHEY

PLAN DATE

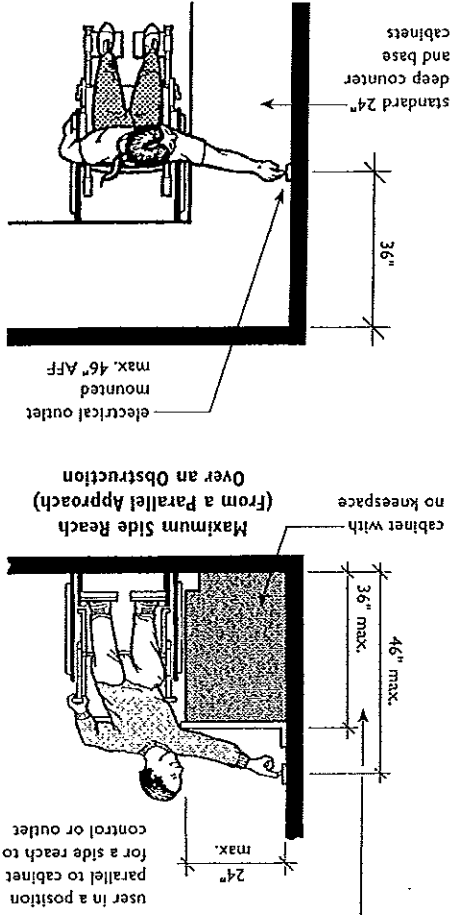
1-22-2016	9-27-2016
2-12-2016	10-3-2016
3-24-2016	11-3-2016
6-15-2016	11-5-2016
7-9-2016	01-10-2017

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

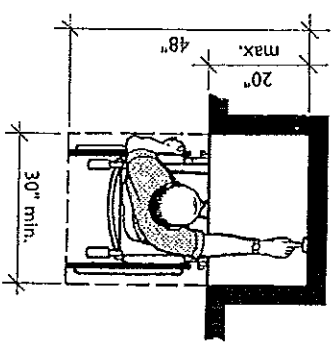
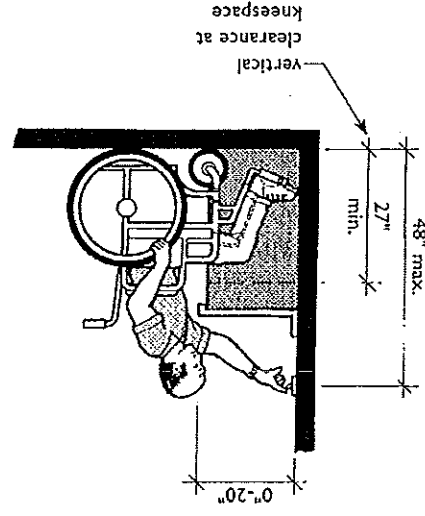
FOOTING DETAILS



A.E.C.S. 16022 QUAIL & ELK MODELS



Electrical Outlets on Walls Over Cabinets Must Be a Minimum of 36" from a Corner



clear knee space should be as deep as the reach distance

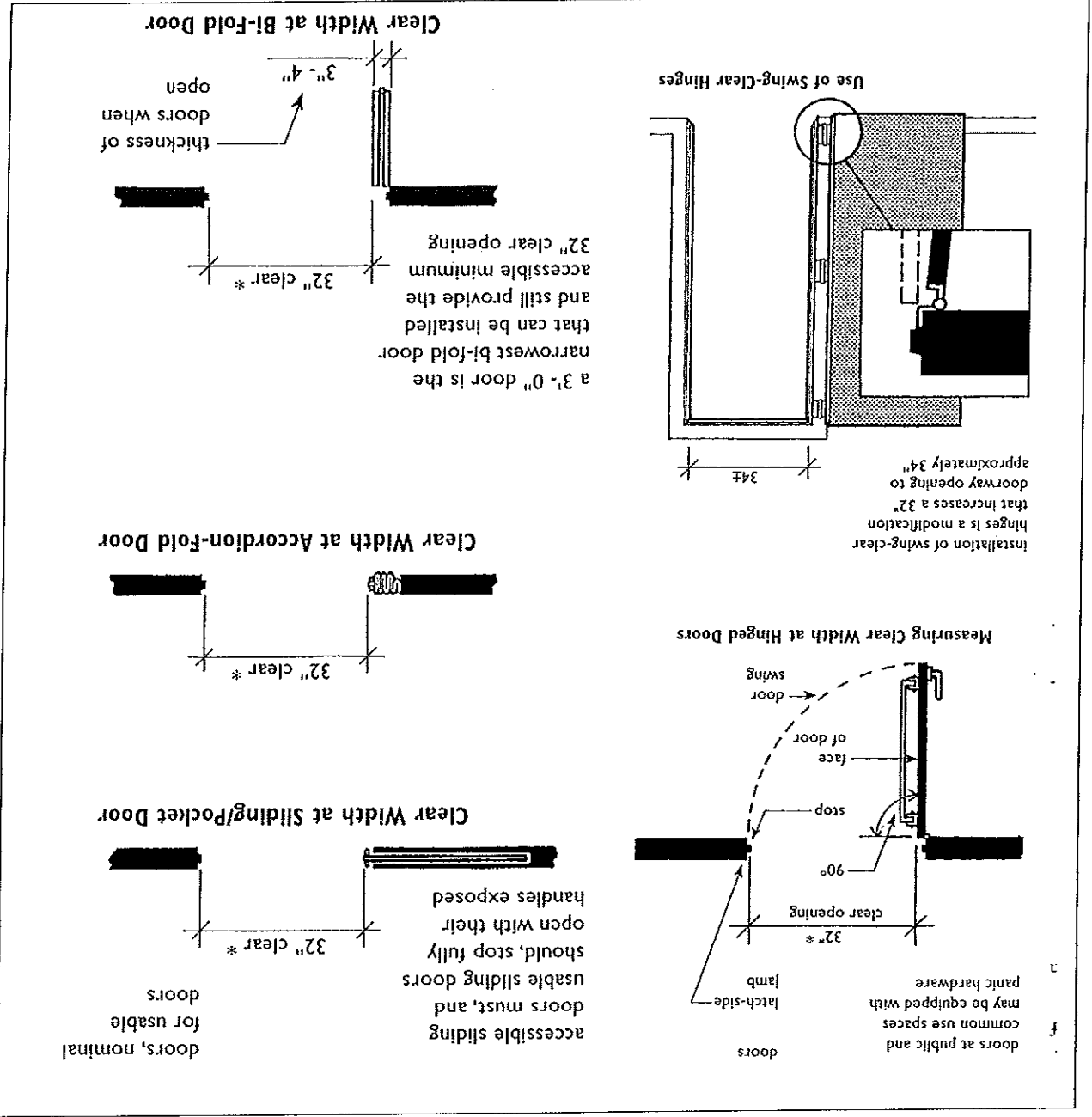
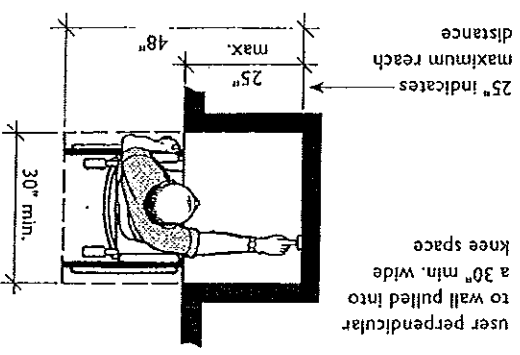
44" max.

27" min.

vertical clearance at knee space

20"-25"

Maximum Forward Reach (From a Perpendicular Approach) over an Obstruction



Maximum Side Reach (From a Parallel Approach) Over an Obstruction

Electrical Outlets on Walls Over Cabinets Must Be a Minimum of 36" from a Corner

vertical clearance at corner

Maximum Forward Reach (From a Perpendicular Approach) over an Obstruction

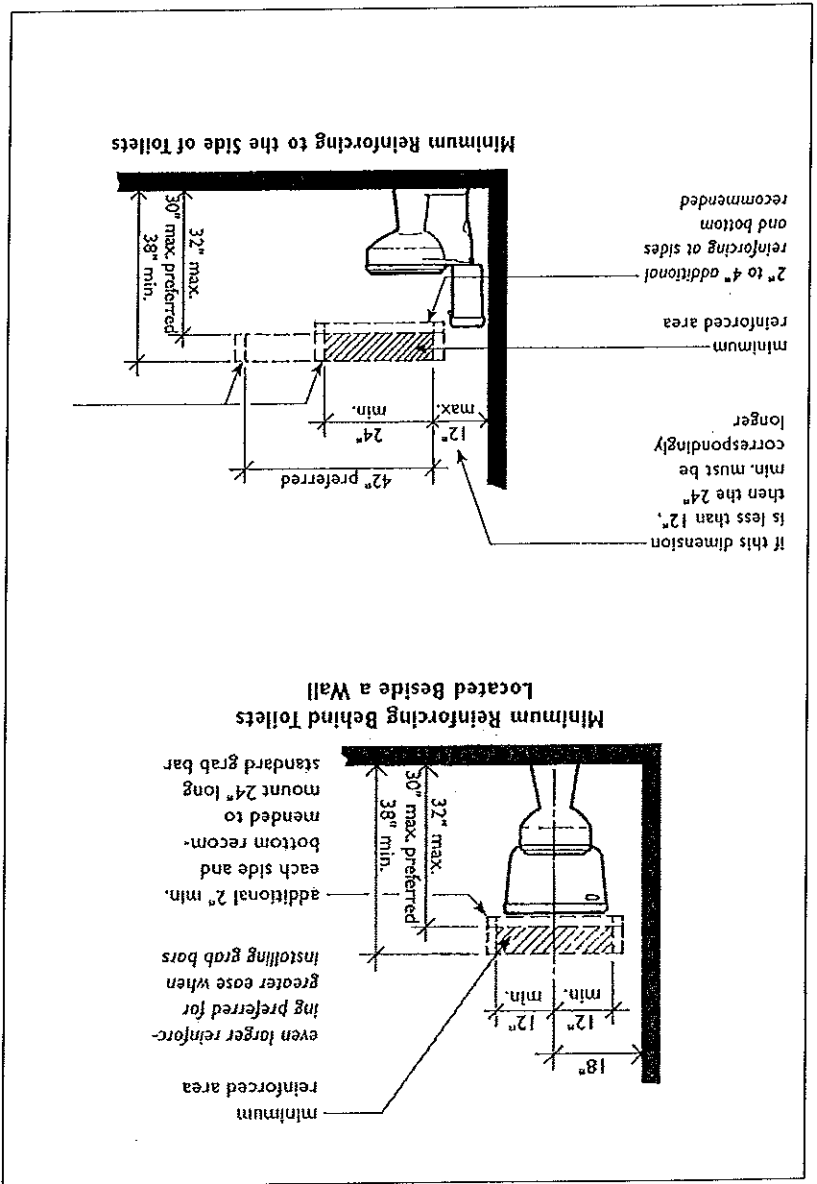
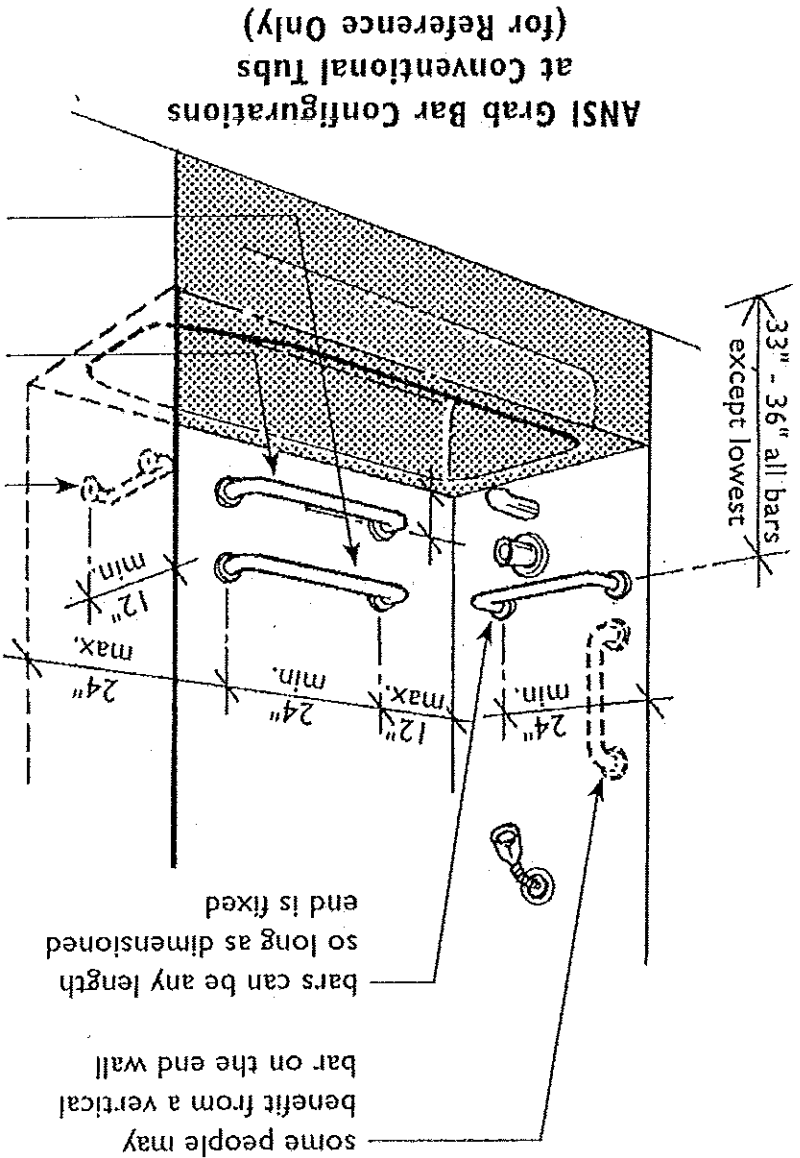
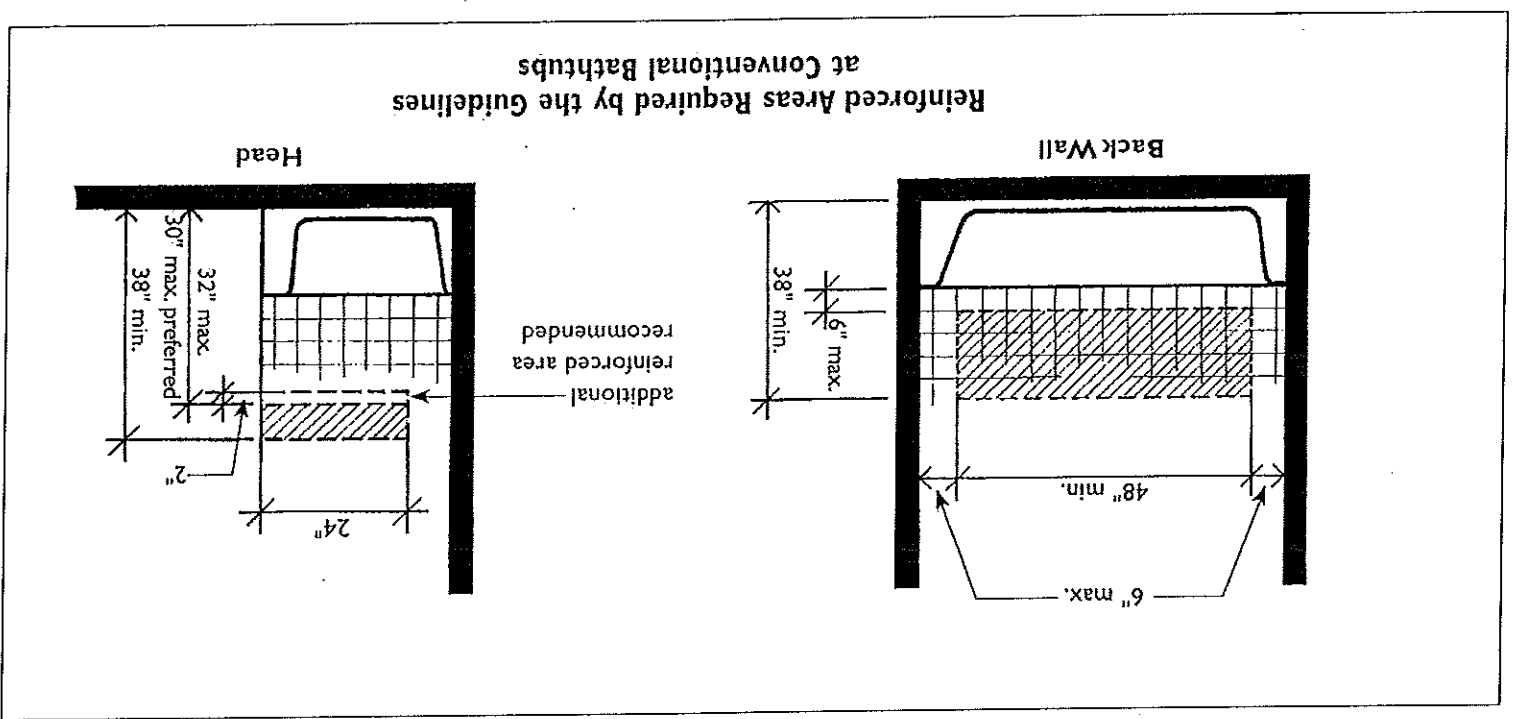
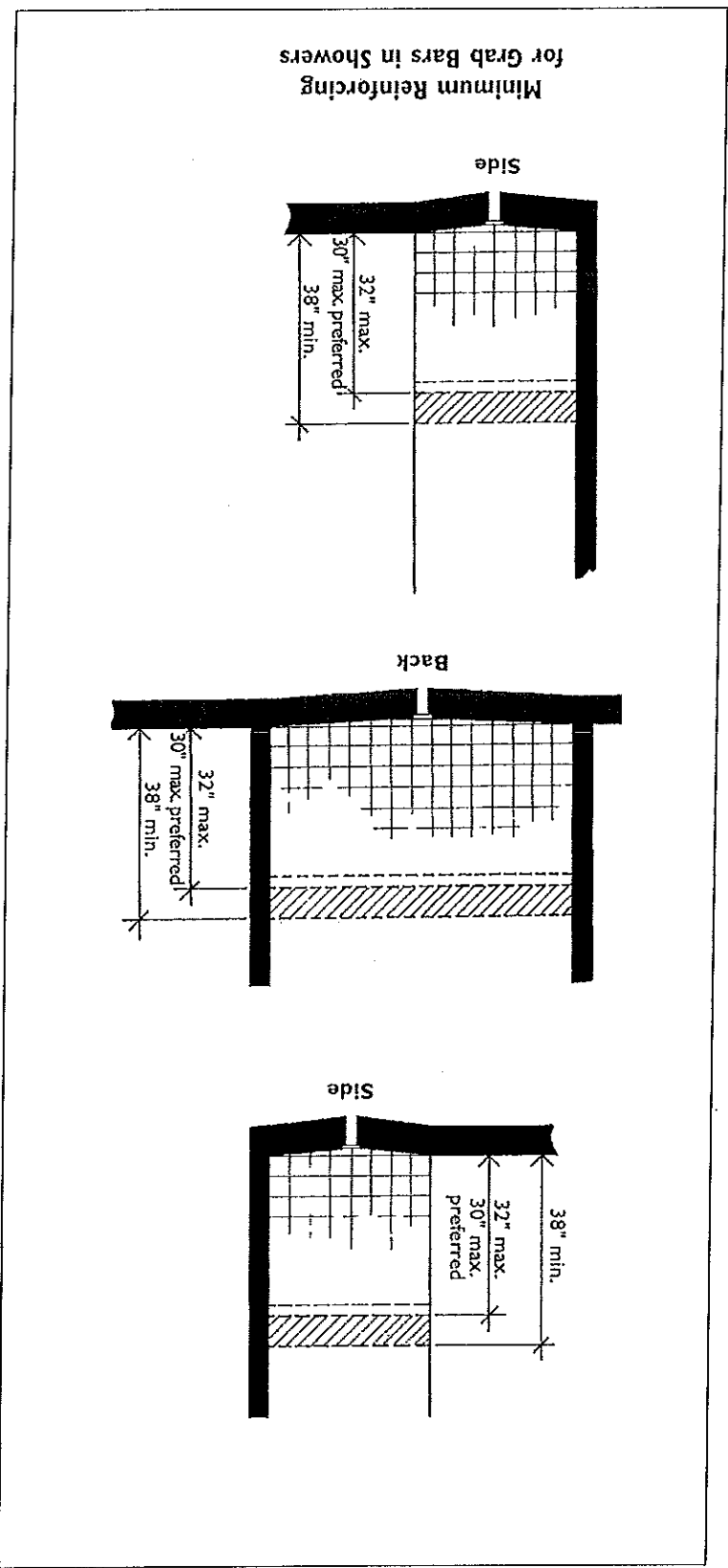
ACCESSIBILITY REQUIREMENTS

PLAN DATE	PLAN DATE
1-22-2016	9-21-2016
2-12-2016	10-3-2016
3-24-2016	11-3-2016
6-13-2016	11-15-2016
1-9-2016	01-10-2017

HUNTERS RIDGE
NEW PORT RICHEY

A.E.C.S. 16022
QUAIL & ELK MODELS

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ACCESSIBILITY REQUIREMENTS

13

DEEB FAMILY HOMES, LTD.
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 NEW PORT RICHEY, FL. 34655
 727-376-6831

PLAN DATE	PLAN DATE
1-22-2016	9-27-2016
2-12-2016	10-3-2016
3-24-2016	11-3-2016
6-13-2016	11-5-2016
7-9-2016	01-10-2017

HUNTERS RIDGE NEW PORT RICHEY

A.E.C.S. 16022

PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE 2011 FLORIDA BUILDING CODE AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2014 FLORIDA BUILDING CODE

SEALED FOR STRUCTURE ONLY

SIGNED: *Richard E. Allen* 11/23/17

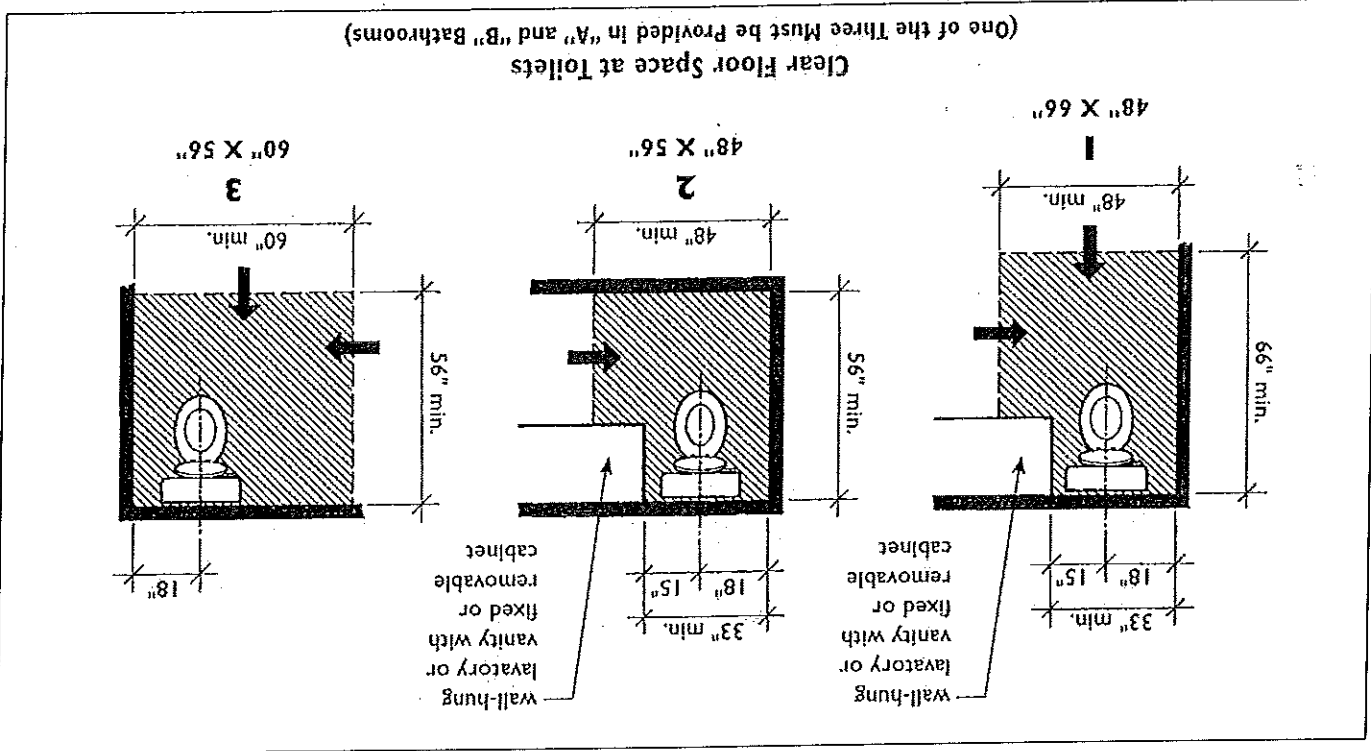
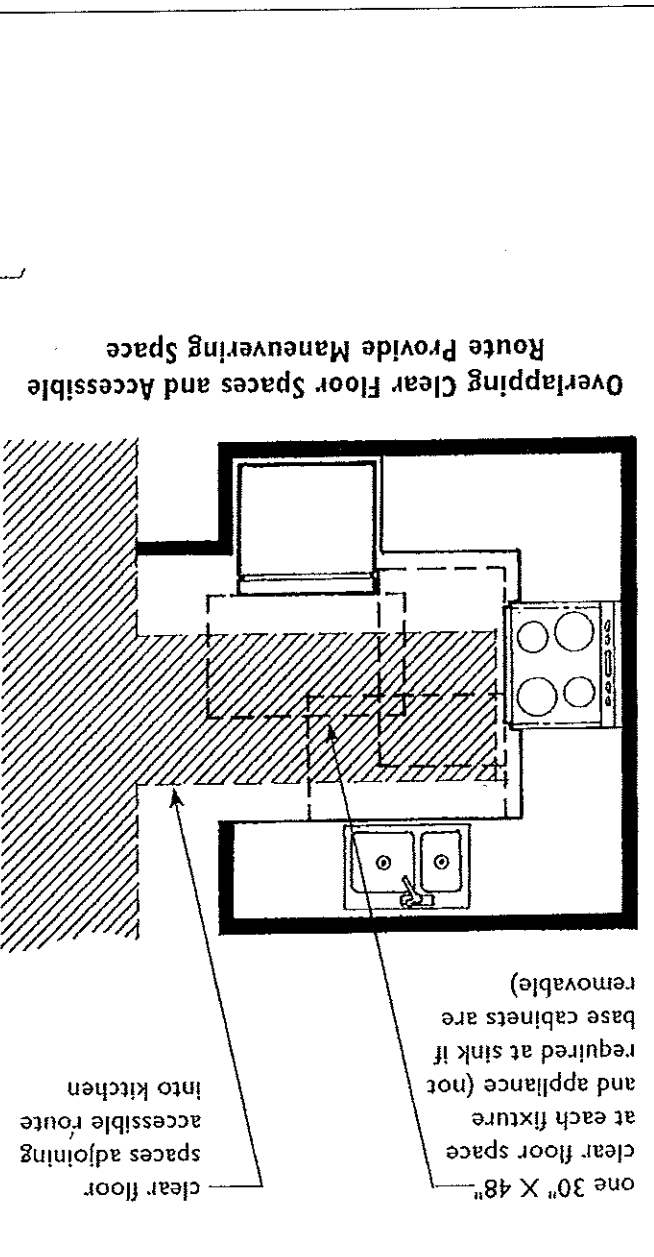
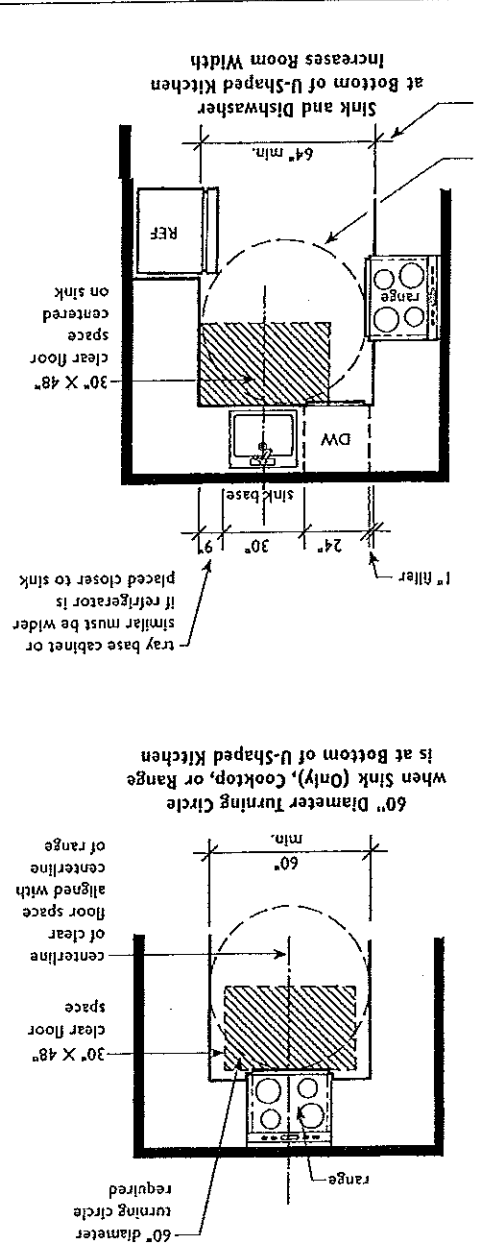
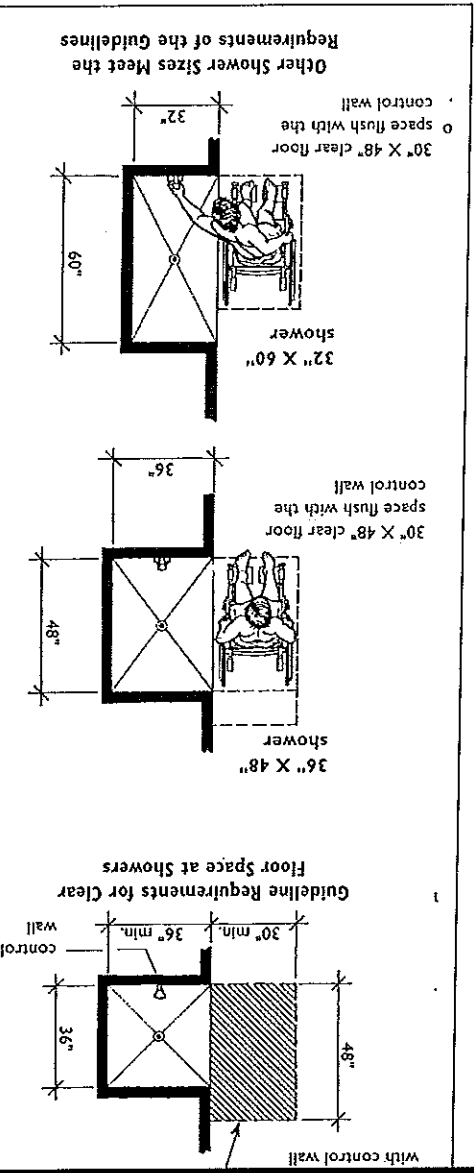
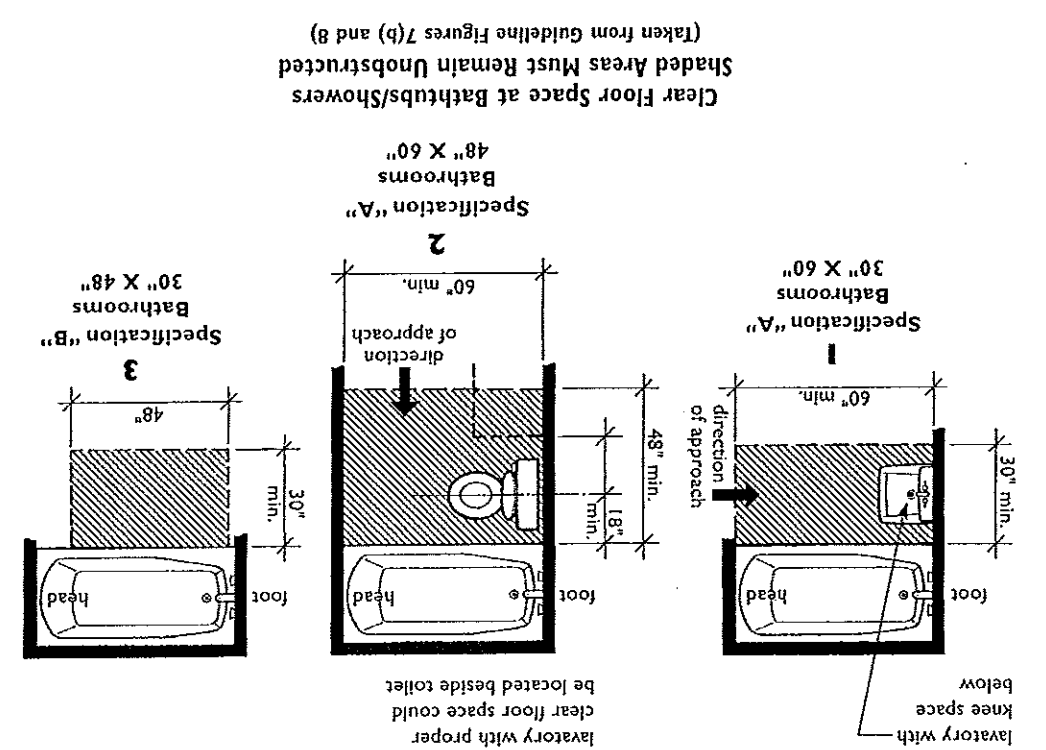
RICHARD E. ALLEN P.E. 56930

ALLEN ENGINEERING & CONSTRUCTION SERVICES

RICH ALLEN PROFESSIONAL ENGINEER

P.E. # 56930 C.A. # 9542

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 richallenpe@gmail.com



ACCESSIBILITY REQUIREMENTS

14

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

PLAN DATE	DATE
1-22-2016	9-27-2016
2-12-2016	10-3-2016
3-24-2016	11-3-2016
6-13-2016	11-5-2016
1-9-2016	01-0-2017

HUNTERS RIDGE
NEW PORT RICHEY

A.E.C.S. 16022
PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE FLORIDA BUILDING CODE AND THE 2014 FLORIDA BUILDING CODE
SEAL FOR STRUCTURE ONLY
SIGNED: RICHARD E. ALLEN P.E. 56990

ALLEN ENGINEERING & CONSTRUCTION SERVICES
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QUAIL & ELK MODELS