

CONTRACTOR COPY

HUNTERS RIDGE BUILDING -B

NOTICE
ALL WORK SHALL COMPLY WITH
PREVAILING CODES, FLORIDA BUILDING
CODE, MECHANICAL, PLUMBING, FUEL GAS,
ALUMINUM AND N.E.C.

Pasco County Florida
REVIEWED FOR CODE COMPLIANCE
Approval of these documents constitutes
authority to proceed with the work but does not
grant authority to violate, cancel, alter or set
aside any of the technical codes

*Wind Borne Debris Region
Opening Protection Required
141 MPH*

**SPRINKLER SYSTEM
REQUIRED**
This structure was reviewed as
having a full sprinkler system.
Elimination of the sprinkler system
will void the permit

PER FFPC FIFTH EDITION 11.14.4
Review and approval by the AHJ shall not
relieve the applicant of the responsibility
of compliance with this code.

CONTRACTOR COPY

COMMENTS

1. ALL BATHROOM AND BEDROOM DOORS TO BE 34" WIDE X 80" HIGH
2. BUILDING TYPE TO BE 5B
3. UL DESIGN # FOR 8" BLOCK WALL IS U905
4. INTERIOR FLAME / SMOKE DEVELOPMENT CLASSIFICATION FOR INTERIOR FINISHES IS CLASS - C PER TABLE 803.3

FIRE PREVENTION CODE

1. THIS BUILDING IS LIGHT WEIGHT TRUSS CONSTRUCTION AND IS CURRENTLY IN COMPLIANCE WITH SS 666.222
2. THIS BUILDING IS IN COMPLIANCE WITH THE FLORIDA FIRE PREVENTION CODE FIFTH EDITION
3. SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH 9.6.2.10 AND SHALL BE INTERCONNECTED
4. BUILDING IS PROTECTED BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM.
5. FIRE SEPERATION RATING FOR THE BLOCK WALL IS 2 HOUR, (U905) FRAME WALL IS 1 HOUR (U338)
6. NO APARTMENT EXCEEDS THE MAX. 3000 SQUARE FEET REQUIREMENT FOR DRAFTSTOPS, EACH UNIT IS SEPERATED BY A ONE HOUR FIREWALL (U338) IN THE ATTIC

GENERAL NOTES:

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

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

VTR LOCATIONS ARE APPROXIMATE AND MAY CHANGE DUE TO JOBSITE CONDITIONS

THE FOLLOWING SHALL COMPLY WITH THE 2014 FBC.

- PORCHES AND BALCONIES
- HANDRAILS
- GUARDRAILS
- STAIRS
- CHIMNEY & FIREPLACE
- EGRESS WINDOWS

4. ALL OPENINGS SHALL COMPLY WITH 2014 FBC WIND LOADS AS STATED BELOW. ATTACHMENTS OF WINDOWS, DOORS, SLIDING GLASS DOORS AND O.H. GARAGE DOORS ARE DELEGATED 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 8' 0" UNLESS OTHERWISE NOTED
ALL SHOWER ENCLOSURES TO BE TEMPERED GLASS
6. ALL WINDOWS WITHIN 24" OF DOORS (INTERIOR & EXTERIOR) AND WITHIN 18" OFF FLR TO BE TEMPERED GLASS.

WINDOW INSTALLATION NOTES:

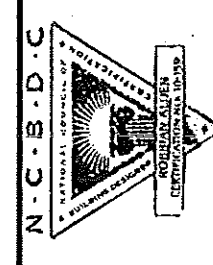
1. WINDOWS MUST BE FASTENED INTO STRUCTURAL MEMBERS PER MFG'S. DETAIL REQUIREMENTS PER DESIGN CRITERIA NOTED ON THESE DRAWINGS.
2. WINDOWS ARE IMPACT RESISTANT TYPE. STORM SHUTTERS OR PANELS ARE NOT REQUIRED.
3. ROOF, WALLS AND WINDOW FASTENINGS MUST BE ENGINEERED AND SPECIFIED FOR CUMULATIVE INTERNAL PRESSURE AND EXTERNAL NEGATIVE (SUCTION) PRESSURES WHICH VARIES ACCORDING TO AREAS AS NOTED IN THE DESIGN CRITERIA AS NOTED ON PAGE S4.

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

AIBD
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Suite 201
Washington DC 20012

ROBBIAN DESIGN
AL ROBBIAN A.I.B.D.
6387 CONVENIENCE SQ.
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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.



NOTICE: ALL WORK SHALL COMPLY WITH THE 2014 FLORIDA BUILDING CODE, MECHANICAL, PLUMBING, AND ELECTRICAL CODES.

PLAN DATE	TITLE
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

SHEET	TITLE
S	COVER SHEET
S1	STRUCTURAL ENGINEER NOTES
S2	STRUCTURAL ENGINEER NOTES
S3	STRUCTURAL ENGINEER NOTES
S4	WIND LOAD DESIGN DATA
B1	BUILDING -B- FLOOR PLAN
B2	BUILDING -B- ELEVATION
B3	BUILDING -B- FOUNDATION
1	FOUNDATION PLANS
2	FLOOR PLAN NOTES
3	DIMENSION PLANS
4	EXTERIOR ELEVATIONS
5	ELECTRICAL RISERS
6	ROOF PLANS
6A	TRUSS PLANS
7	ELECTRICAL PLANS
8	CONSTRUCTION DETAILS
9	CONSTRUCTION DETAILS
10	TYPICAL WALL SECTIONS
11	TYPICAL FOOTING DETAILS
12	ACCESSIBILITY REQUIREMENTS
13	ACCESSIBILITY REQUIREMENTS
14	ACCESSIBILITY REQUIREMENTS

NOTICE TO SUBCONTRACTORS :

DUE TO SPACE LIMITATIONS IN THIS 11"X 17" PLAN FORMAT, AND TO ELIMINATE CLUTTER AND TEXT READABILITY ISSUES, SOME DETAILS AND NOTATIONS MAY OR MAY NOT BE LOCATED ON THE SAME SHEETS OR IN THE SAME LOCATIONS AS PROVIDED FOR BY OTHER CONTRACTORS OR ARCHITECTS. IT WOULD BE IN YOUR BEST INTEREST TO REVIEW THESE PLANS AND LOCATE THE APPROPRIATE INFORMATION REQUIRED TO COMPLETE YOUR SPECIFIC PORTION OF THE JOB BEFORE BEGINNING CONSTRUCTION.

NOTICE TO BUILDER

IT IS THE INTENT OF THIS DESIGNER THAT THESE PLANS ARE ACCURATE AND ARE CLEAR ENOUGH FOR THE LICENSED PROFESSIONAL TO CONSTRUCT THIS PROJECT. IN THE EVENT THAT SOMETHING IS UNCLEAR OR NEEDS CLARIFICATION...STOP...AND CALL THE DESIGNER LISTED IN THIS TITLE PAGE. IT IS THE RESPONSIBILITY OF THE LICENSED PROFESSIONAL THAT IS CONSTRUCTING THIS PROJECT TO FULLY REVIEW THESE DOCUMENTS BEFORE CONSTRUCTION BEGINS AND ANY AND ALL CORRECTIONS, IF NEEDED, TO BE MADE BEFORE ANY WORK IS DONE.

COVER SHEET BUILDING - B

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



HUNTERS RIDGE
NEW PORT RICHEY

PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 148 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 E. ALLEN P.E. #56350

ALLEN ENGINEERING & CONSTRUCTION SERVICES
RICH ALLEN PROFESSIONAL ENGINEER
P.E. # 56920 C.A. # 9542
8809 SKYMASTER DR.
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richallenpe@gmail.com

STRUCTURAL ENGINEER DESIGN NOTES

ADMINISTRATIVE

1. THE ENGINEERING FIRM FOR THIS STRUCTURAL DESIGN IS ALLEN ENGINEERING AND CONSTRUCTION SERVICES, INC. HEREIN REFERRED TO AS "AECS OR "A.E.C.S."
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 OCCURES 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, WHICHEVER 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 OTHER THAN THAT STATED IN ITEM 5 ABOVE WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE STRUCTURAL ENGINEER. MOREOVER, NO OTHER ENGINEER OR ARCHITECT IS TO BE DESIGNATED A DELEGATED ENGINEER FOR ANY PURPOSE RELATED TO THESE STRUCTURAL PLANS OR CONSTRUCTION BASED ON THESE PLANS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLETION OR OCCUPANCY WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE STRUCTURAL ENGINEER.

DESIGN CRITERIA

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, SOFFITS, 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 SITE CONDITIONS

18. SITE PLAN AND TOPOGRAPHY
 - A. THE STRUCTURAL ENGINEER IS NOT A SUVEYOR 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 PLAN WHETHER INDIVIDUAL OR AS A PART OF A MASTER 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 L/500 (E.G., 0.25 INCHES OVER 10 FEET) OF DIFFERENTIAL SETTLEMENT. CRACKS IN MASONRY WALLS SHOULD BE EXPECTED WHERE DIFFERENTIAL SETTLEMENT EXCEEDS L/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, FOOTING AND GROUND FLOOR SLAB
 A. THE FOUNDATION AND FOOTINGS ARE TO BEAR A MINIMUM ON 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 : ALL ROOF / WOOD CONSTRUCTION TYPES ARE 30 PSF.

15. DEAD LOADS : FLOOR WOOD FRAME : 35 PSF FOR TILE/MARBLE FLOOR COVERING, 15 PSF FOR ALL OTHERS.

ROOF WOOD FRAME : 25 PSF FOR SHINGLES, 35 PSF FOR TILE

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 COMPONENTS AND CLADDING, BY OTHERS, FOR THE STRUCTURE.

ENGINEERING BY OTHERS IS PRESUMED ACCURATE AND IS RELIED UPON BY THE STRUCTURAL ENGINEER SOLEY FOR THE PURPOSE OF ACHIEVING COMPLIANCE WITH THE RELEVANT 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 DO 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. THE GROUND FLOOR SLAB SHALL BE PLACED OVER A 6 MIL. POLYETHYLENE MOISTURE RETARDER.

I. 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 ENGINEER SHALL BE PROVIDED TO AND REVIEWED BY THE STRUCTURAL ENGINEER FOR COMPLYING 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 PRIOR TO CONSTRUCTION ON THE UNDERLYING 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. TERMITE 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 . W 1.4 BY 1.4 WELDED WIRE FABRIC AS SPECIFIED BY FBC 2014 SECTION 1910.2

EXCEPTION 2 OR FIBERMESH ADMIXTURE AS SPECIFIED BY FBC 2014, SECTION 1910.2 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. CONTRACTION JOINTS ARE TO BE PROVIDED FOR THE PURPOSE 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, CONTRACTION JOINTS SHALL NOT EXCEED 10 FEET ON CENTER EACH WAY.

STRUCTURAL ENGINEER NOTES

S1

DEEB FAMILY HOMES, LTD.
 9400 RIVER CROSSING BLVD.
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HUNTERS RIDGE
 NEW PORT RICHEY

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

AECS 16022
 QUAIL & ELK MODELS
 ALLEN ENGINEERING & CONSTRUCTION SERVICES
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NOTICE
 ALL WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, FLORIDA MECHANICAL, PLUMBING AND ELECTRICAL CODES, AND ALL OTHER APPLICABLE ALUMINUM AND...

C. COMPOSITE COLUMNS

- I. 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 MANUFACTURERS 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.

24. ROOF

A. MANUFACTURED WOOD 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 DESIGN.
- II. MANUFACTURED ROOF 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 TRUSS PLAN "SIGNED AND SEALED" BY THE DELEGATED ENGINEER SHALL BE PROVIDED TO AND PRIOR TO CONSTRUCTION OF THE UNDERLYING STRUCTURE 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.
- V. IN ADDITION TO THE METAL CONNECTORS SHOWN IN THE TRUSS LAYOUT OF THE ORIGINAL PLANS, EACH TRUSS IS TO BE SET ON WOOD FRAME BEARING WALLS OR SILL PLATES WITH 10d COMMON NAILS (TOE-NAILED)
- VI. A MOISTURE BARRIER IS TO BE INSTALLED BETWEEN UNTREATED WOOD AND CONCRETE / 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 3- 10d COMMON NAILS (TOE-NAILED)
- II. ANY WOOD COMING IN CONTACT WITH MASONRY OR CONCRETE IS TO BE PRESSURE TREATED OR A MOISTURE BARRIER IS TO BE INSTALLED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

- III. COLLAR TIES ARE TO BE INSTALLED BETWEEN RAFTERS AT 2/3 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 RAFTER. TO BE REVIEWED BY THE STRUCTURAL ENGINEER FOR COMPLYING 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 OF THE TRUSS MANUFACTURERS 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 CONNECTORS 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 SIGNED AND SEALED COMPONENT SHEETS FOR EACH LOCATION, A HANGER IS REQUIRED IN THE TRUSS SYSTEM.

- IX. THE TRUSS PLAN SIGNED AND SEALED BY THE DELEGATED ENGINEER SHALL BE PROVIDED TO AND REVIEWED BY THE STRUCTURAL ENGINEER FOR COMPLYING 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.

- X. A RIDGE BEAM TERMINATING AT A GABLE END SHALL BE SUPPORTED BY A MINIMUM 3 STUD PACK COLUMN BEARING ON THE UNDERLYING WALL OR BEAM.

- XI. TREATED LUMBER-DOUBLE 1 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 OR SLEEPERS.

- XIV. BEAMS SUPPORTING ROOF TRUSSES OR RAFTERS ARE TO BE ATTACHED AS SPECIFIED IN THE ROOF FRAMING PLANS.

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

- A. LEDGERS/ SLEEPERS

- I. LEDGERS / NAILERS 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.

- II. MULTIPLE BEAMS CONSISTING OF MANUFACTURED WOOD (I.E. GLUELAM, MICROLAM) ARE TO HAVE THE INDIVIDUAL PLYS INTERCONNECTED AS REQUIRED BY THE MANUFACTURERS SPECIFICATIONS.

- III. MULTIPLE BEAMS CONSISTING OF DIMENSIONAL LUMBER ARE TO HAVE THE INDIVIDUAL PLYS 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) THRU EACH SIDE OF THE BEAM.
 - III. FOR FOUR PLY BEAMS AND LARGER- TWO ROWS OF 1/2 INCH DIAMETER CARRIAGE 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. MANUFACTURED WITH EXTERIOR GLUE.
 - II. ROOF SHEATHING COVERED BY TILE 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 CONCRETE LINTELS

- A. PRECAST AND PRESTRESSED CONCRETE LINTELS SHALL BE MANUFACTURED BY CASTCRETE AND INSTALLED PER MANUFACTURES 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:
 - I. SPAN UP TO 3'- 8F8-0B
 - II. SPAN UP TO 3' TO < 6' - 8F8-0B
 - III. SPAN 6' TO > 14' - 8F16- 1B/1T

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

- E. THE REINFORCING STEEL SHALL BE ASTM GRADE 60

26. FASTENERS / METAL CONNECTORS.

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

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

- C. FOLLOW ALL MANUFACTURES 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 GRADED 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 PREFORMED) COLUMNS UNLESS OTHERWISE SHOWN IN THE STRUCTURAL PLANS.

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

HUNTERS RIDGE NEW PORT RICHEY

STRUCTURAL ENGINEER NOTES

DEEB FAMILY HOMES, LTD.

S3

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 RICH ALLEN PROFESSIONAL ENGINEER
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 8809 SKYMASTER DR.
 NEW PORT RICHEY, FL. 34654
 727-842-6100
 richallenpe@gmail.com

THESESTAMPIDENTIFYTHATTHESIGNED ENGINEER HAS PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE MFC ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 201 OF THE 2014 FLORIDA BUILDING CODE
 SEALED FOR SIGNATURE ONLY
 SIGNED: [Signature] 1/13/17
 RICHARD E. ALLEN P.E. 156920

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 | 12-15-2016

NOT TO BE USED FOR ANY WORK SHOWN ON THESE PLANS WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
 ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES, MECHANICAL, ELECTRICAL, AND PLUMBING CODES.

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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.

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.
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 1609.1.1.1 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 WindCales.com	

0.6 ALLOWABLE STRESS DESIGN USED

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

WIND LOAD DESIGN DATA

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

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 727-376-6831

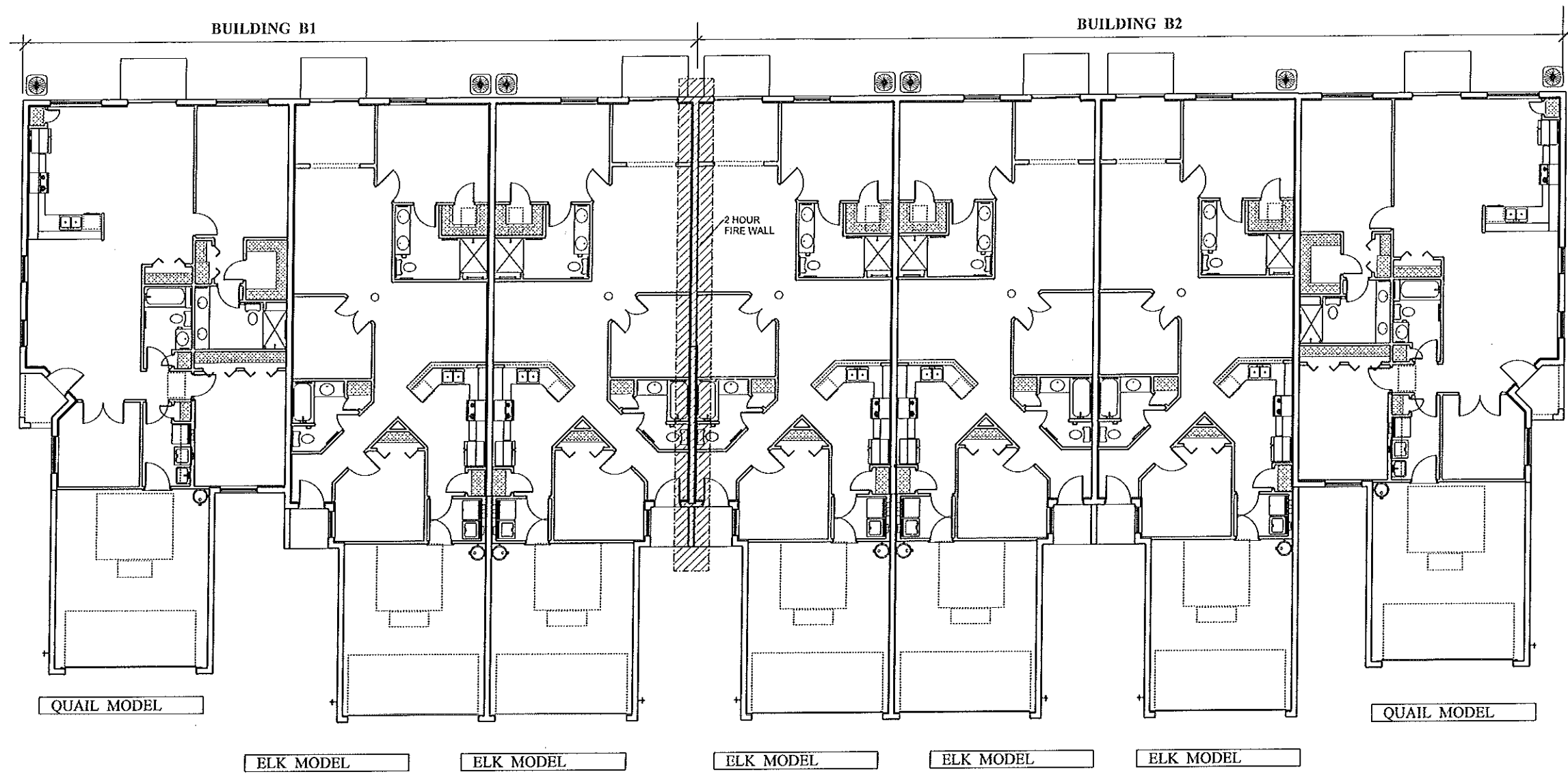
S4

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

HUNTERS RIDGE NEW PORT RICHEY

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 RICH ALLEN PROFESSIONAL ENGINEER
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 8809 SKYMASTER DR.
 NEW PORT RICHEY, FL 34654
 727-842-6100
 richallenpe@gmail.com

NO WORK SHALL BE DONE UNLESS ALL PREVALENT CODES, MECHANICAL, ELECTRICAL, PLUMBING, AND ALUMINUM WORK IS COMPLETED.



AREA MODIFICATION CALCULATION-BUILDING B1			
AREA MODIFICATION DUE TO FRONTAGE INCREASE, PER FBC-B 506, IS SHOWN FOR THE MOST EXTREME CASE BUILDING TYPE.			
FRONTAGE	FRONTAGE INCREASE	ALLOWABLE AREA	PROPOSED
BLDG. TYPE 5B	BLDG'S. B - D - E		
W = 30	If = [241' / 241' / - 0.25] 30/30	7,000 S.F. (TABLE 503)	
F = 241'	If = [1-0.25] 30/30	+ [7,000 X 0.75]	
P = 241'	If = 0.75	12,250 S.F.	5,559 S.F.

AREA MODIFICATION CALCULATION-BUILDING B2			
AREA MODIFICATION DUE TO FRONTAGE INCREASE, PER FBC-B 506, IS SHOWN FOR THE MOST EXTREME CASE BUILDING TYPE.			
FRONTAGE	FRONTAGE INCREASE	ALLOWABLE AREA	PROPOSED
BLDG. TYPE 5B	BLDG'S. B - D - E		
W = 30	If = [289' / 289' / - 0.25] 30/30	7,000 S.F. (TABLE 503)	
F = 289'	If = [1-0.25] 30/30	+ [7,000 X 0.75]	
P = 289'	If = 0.75	12,250 S.F.	7,342 S.F.

FIRE SPRINKLER SYSTEM BY OTHERS.
1 HOUR SEPERATION WALL

OCCUPANCY CLASS - R-2
CONSTRUCTION TYPE 5B

BUILDING OCCUPANCY LOAD IS 42
(8,448 MAX SQ. FTG. / 200 = 42.24)

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NEW PORT RICHEY, FL. 34654
727-842-6100
richallenpe@gmail.com

THESEY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 45 MPH ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2016 FLORIDA BUILDING CODE
SEALED FOR STRUCTURE ONLY
SIGNED: *[Signature]*
RICHARD E. ALLEN P.E. #66920

HUNTERS RIDGE
NEW PORT RICHEY

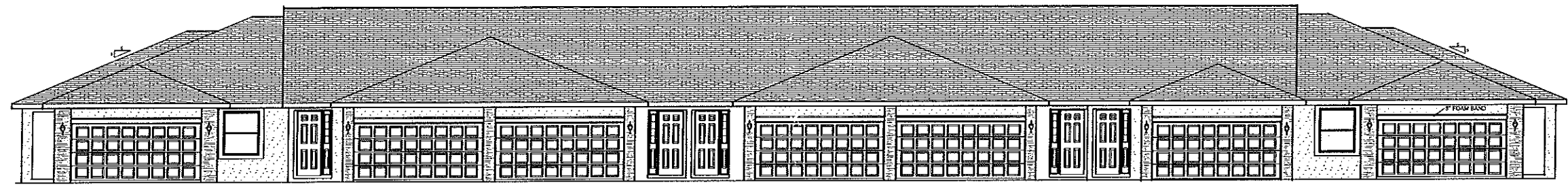
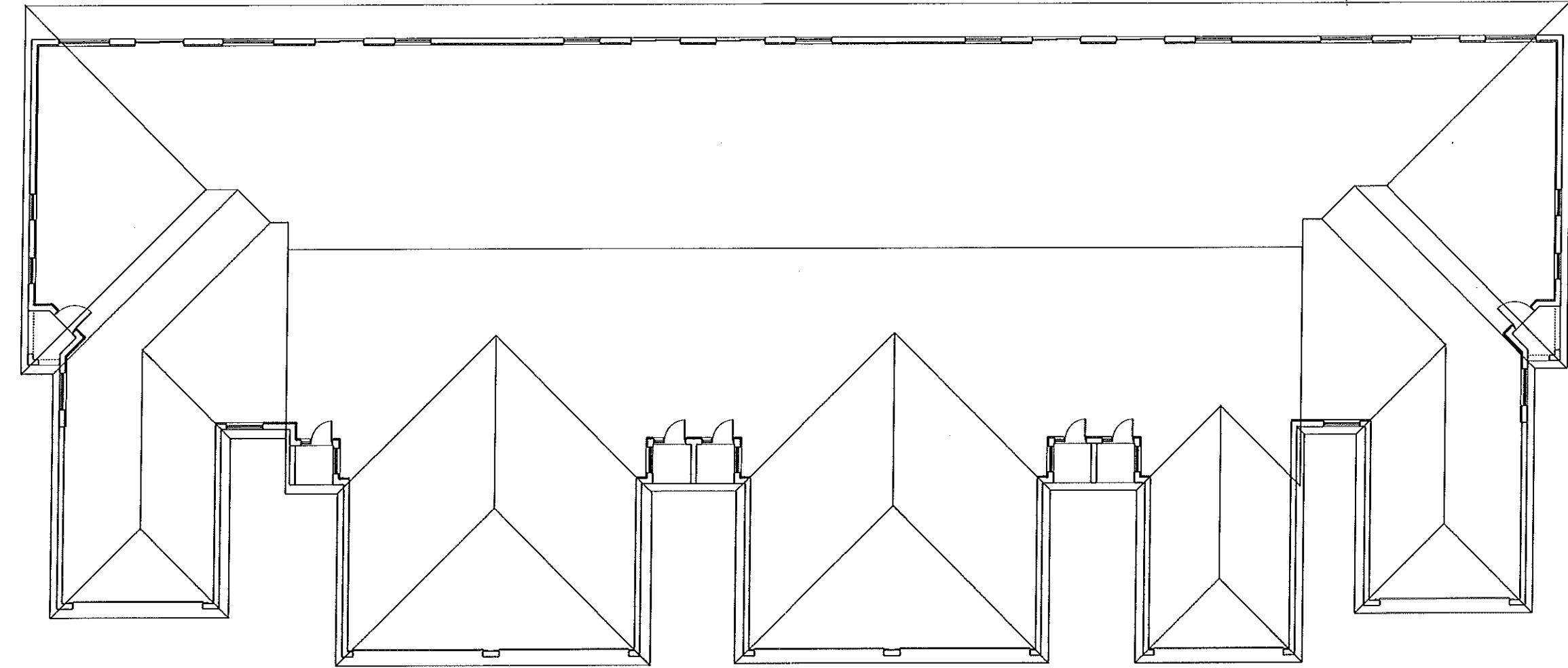
PLAN DATE	DATE
1-22-2016	9-21-2016
2-12-2016	10-5-2016
3-24-2016	11-3-2016
6-15-2016	11-15-2016
7-9-2016	01-10-2017

NOTICE: ALL WORK SHALL BE IN ACCORDANCE WITH PREVAILING CODES, PLUMBING, MECHANICAL, ELECTRICAL, AND ALUMINUM AND GLASS.

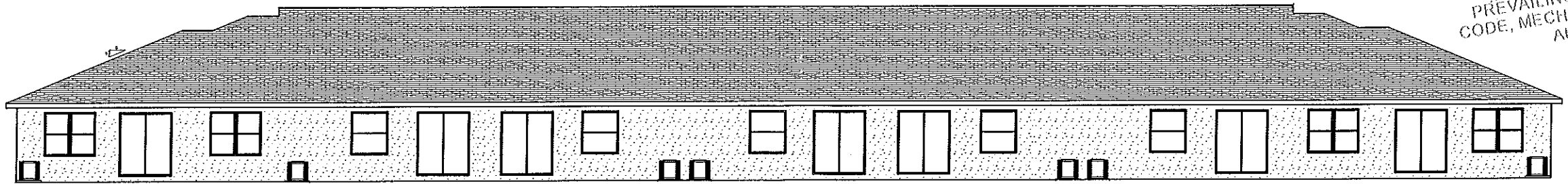
BUILDING B FLOOR PLANS

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B1



FRONT ELEVATION



REAR ELEVATION

ALL WORK SHALL BE IN ACCORDANCE WITH THE PREVAILING CODES AND SPECIFICATIONS. ALUMINUM AND GLASS.

BUILDING - B - ELEVATIONS

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B2

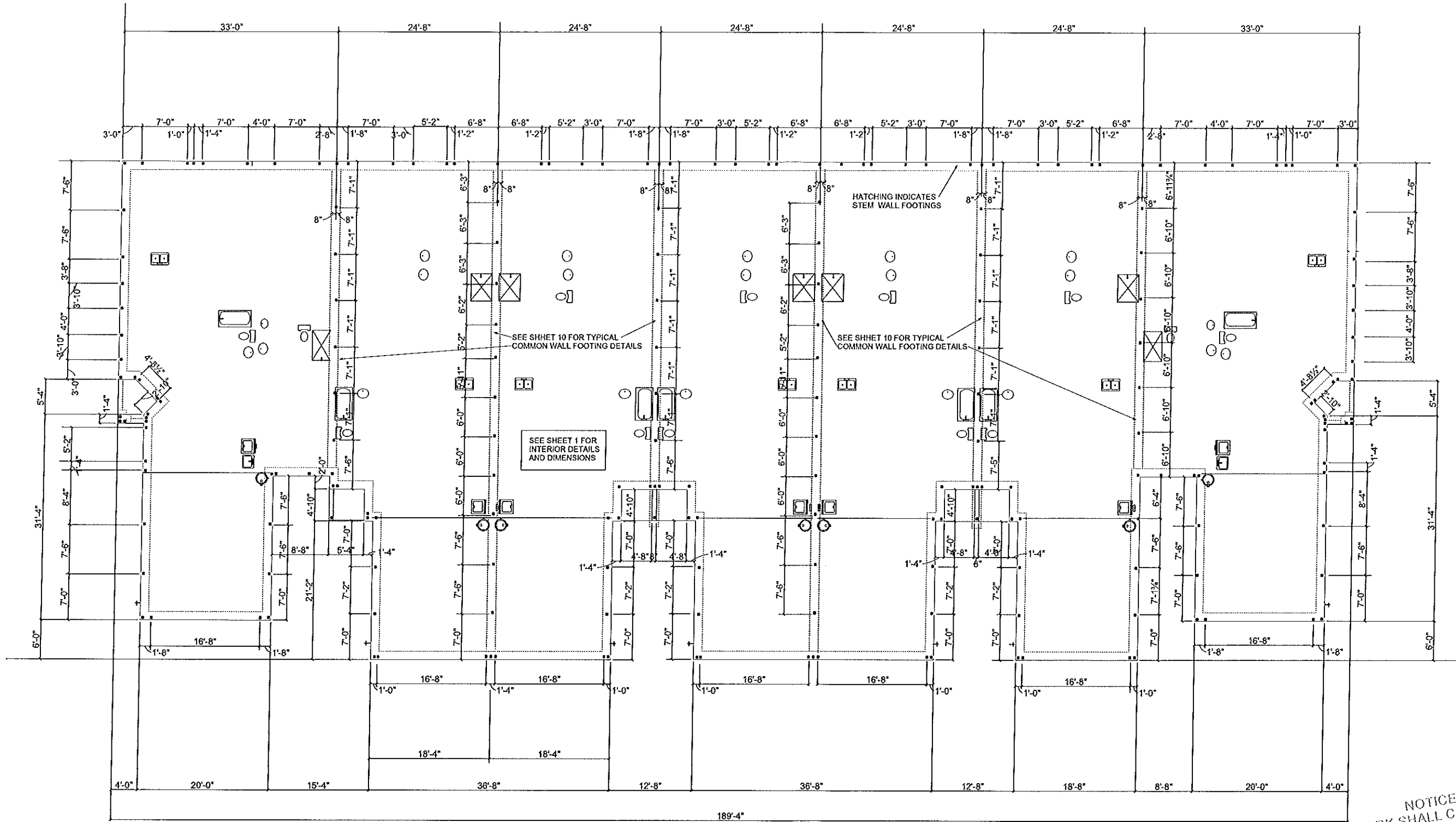
PLAN DATE

1-22-2016	9-27-2016
2-12-2016	10-3-2016
3-24-2016	11-3-2016
6-13-2016	11-15-2016
7-9-2016	01-10-2017

HUNTERS RIDGE
 NEW PORT RICHEY

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE MINIMUM ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2014 FLORIDA BUILDING CODE
 SEALED FOR STRUCTURE ONLY
 \$1000
 RICH ALLEN P.E. #56370

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QUAIL MODEL

ELK MODEL

ELK MODEL

ELK MODEL

ELK MODEL

ELK MODEL

QUAIL MODEL

BUILDING B FOUNDATION PLAN

NOTICE
ALL WORK SHALL COMPLY WITH
PREVAILING CODES, FLORIDA
CODE, MECHANICAL, PLUMBING
ALUMINUM AND...

DEEB FAMILY
HOMES, E.T.D.
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B3

PLAN DATE

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

SCALE 1/16" = 1'-0"

HUNTERS RIDGE
NEW PORT RICHEY

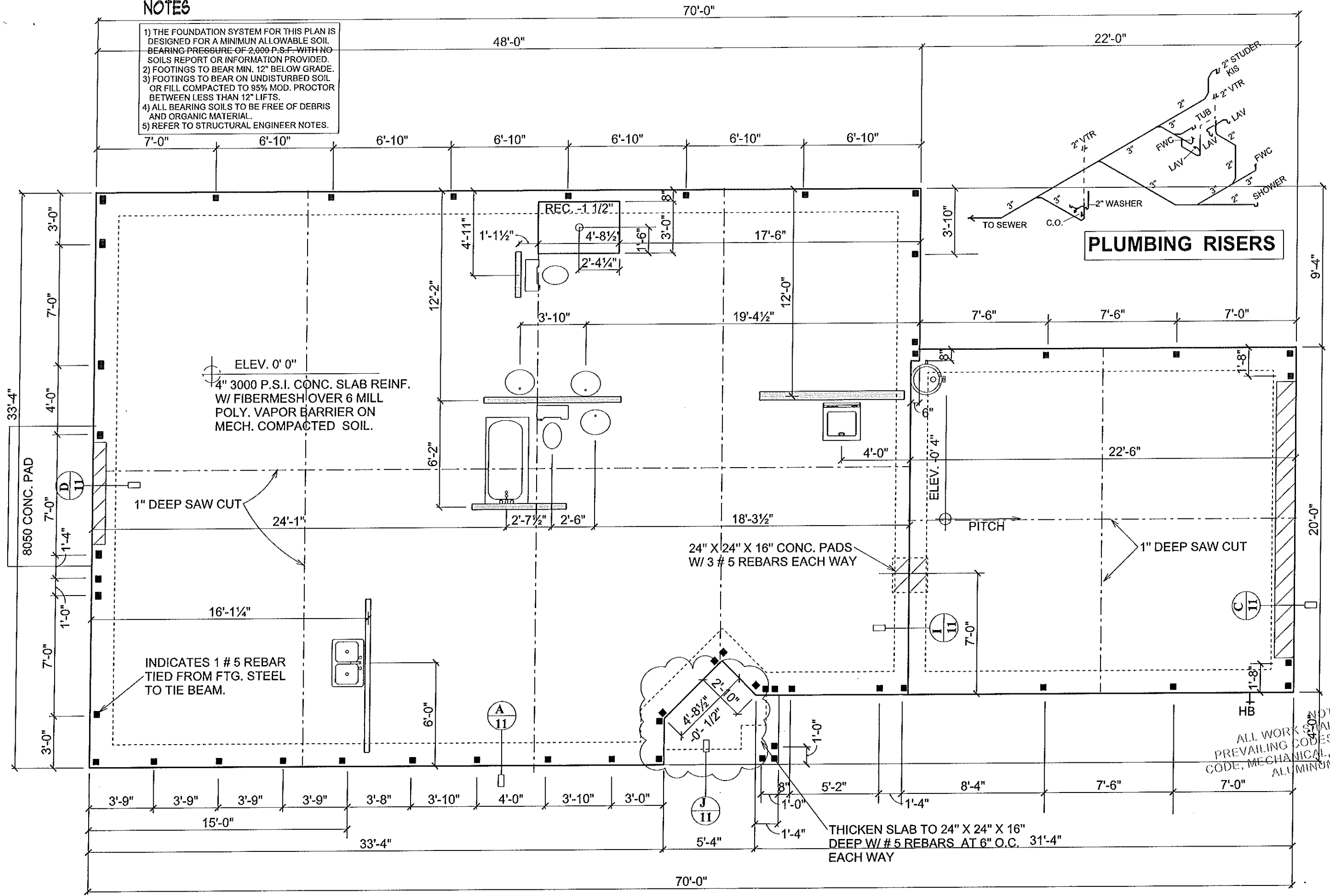
A.E.C.S. 16022 QUAIL & ELK MODELS

PERFORMED THE ATTACHED DESIGN
TO COMPLY WITH THE 2014 FLORIDA
BUILDING CODE AND IT IS IN COMPLIANCE
WITH SECT. 301 OF THE 2014 FLORIDA
BUILDING CODE
SEALED FOR 67% FIRE ONLY
SIGNED: *[Signature]* P.E. #56930
RICHARD E. ALLER

ALLEN ENGINEERING &
CONSTRUCTION SERVICES
RICH ALLEN PROFESSIONAL ENGINEER
P.E. # 56920 C.A. # 9542
8809 SKYMASTER DR.
NEW PORT RICHEY, FL. 34654
727-842-0100
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 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.E.C.S. 16022 QUAIL & ELK MODELS

SCALE 3/16" = 1'-0"

QUAIL SLAB PLAN

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1

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HUNTERS RIDGE NEW PORT RICHEY
 I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 45 MPH ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2014 FLORIDA BUILDING CODE
 SEALED FOR STRUCTURE ONLY
 SIGNER: *[Signature]*
 RICHARD E. ALLEN P.E. #6920

PLAN DATE	PLAN DATE
1-22-2016	9-27-2016
2-17-2016	10-3-2016
3-24-2016	11-3-2016
6-13-2016	11-15-2016
1-9-2016	01-10-2017

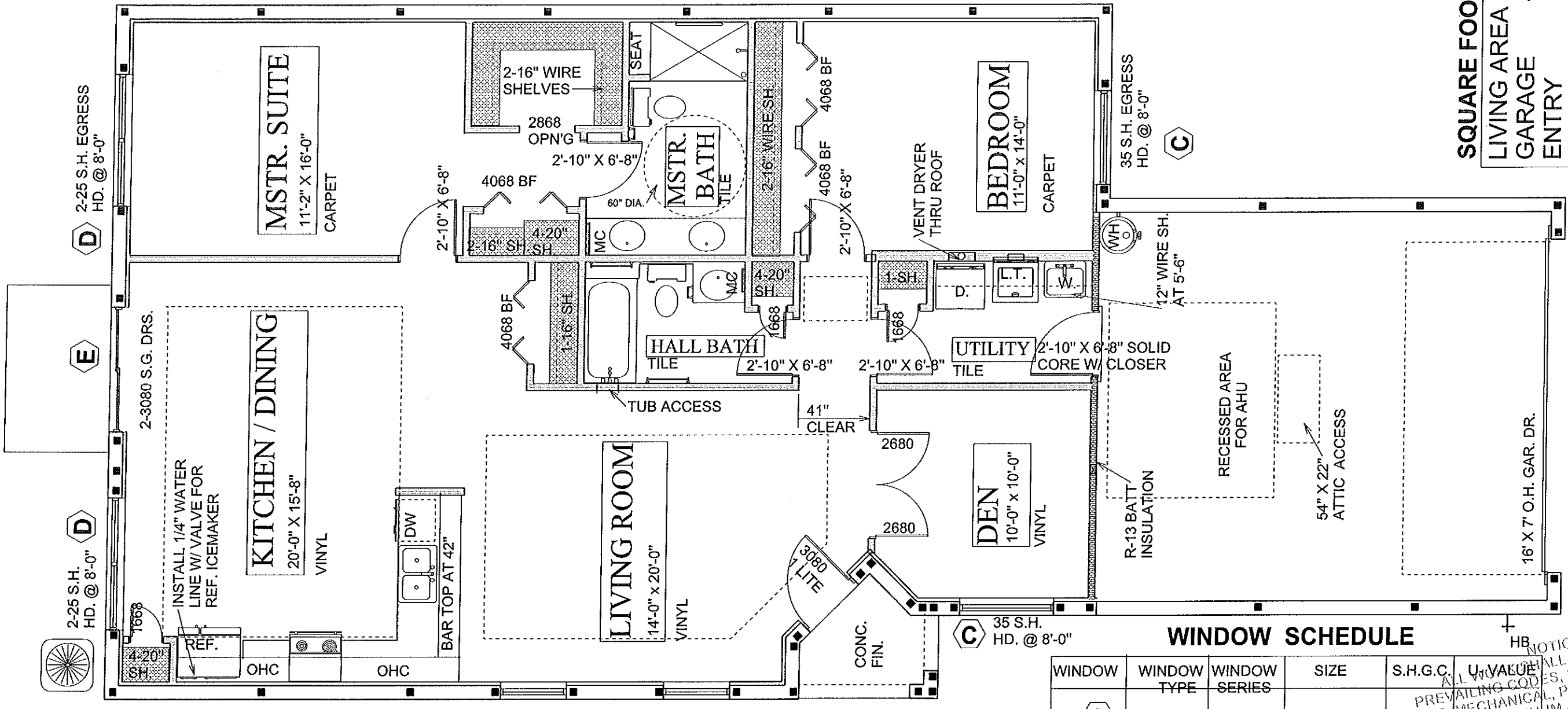
NOTICE: ALL WORK SHALL BE IN ACCORDANCE WITH THE PREVAILING CODES, SPECIFICATIONS, AND STANDARDS FOR MECHANICAL, PLUMBING AND ALUMINUM WORK.
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 9400 RIVER CROSSING BLDG.
 NEW PORT RICHEY, FL 34655
 727-376-6851

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

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



WINDOW SCHEDULE

WINDOW	WINDOW TYPE	WINDOW SERIES	SIZE	S.H.G.C.	U-VALUE
A	1/35 S.H.	MI185	2'3" X 5'-3"	.33	.54
B	25 S.H.	MI185	3'-2" X 5'-3"	.33	.54
C	35 S.H.	MI185	4'-6" X 5'-3"	.33	.54
D	2-25 S.H.	MI185	6'-4" X 5'-3"	.33	.54
DOOR	SLIDING	DOOR SERIES	SIZE	S.H.G.C.	U-VALUE
E	2-3080	770	6'-0" X 8'-0"	.22	.69

QUAIL FLOOR PLAN NOTES

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2

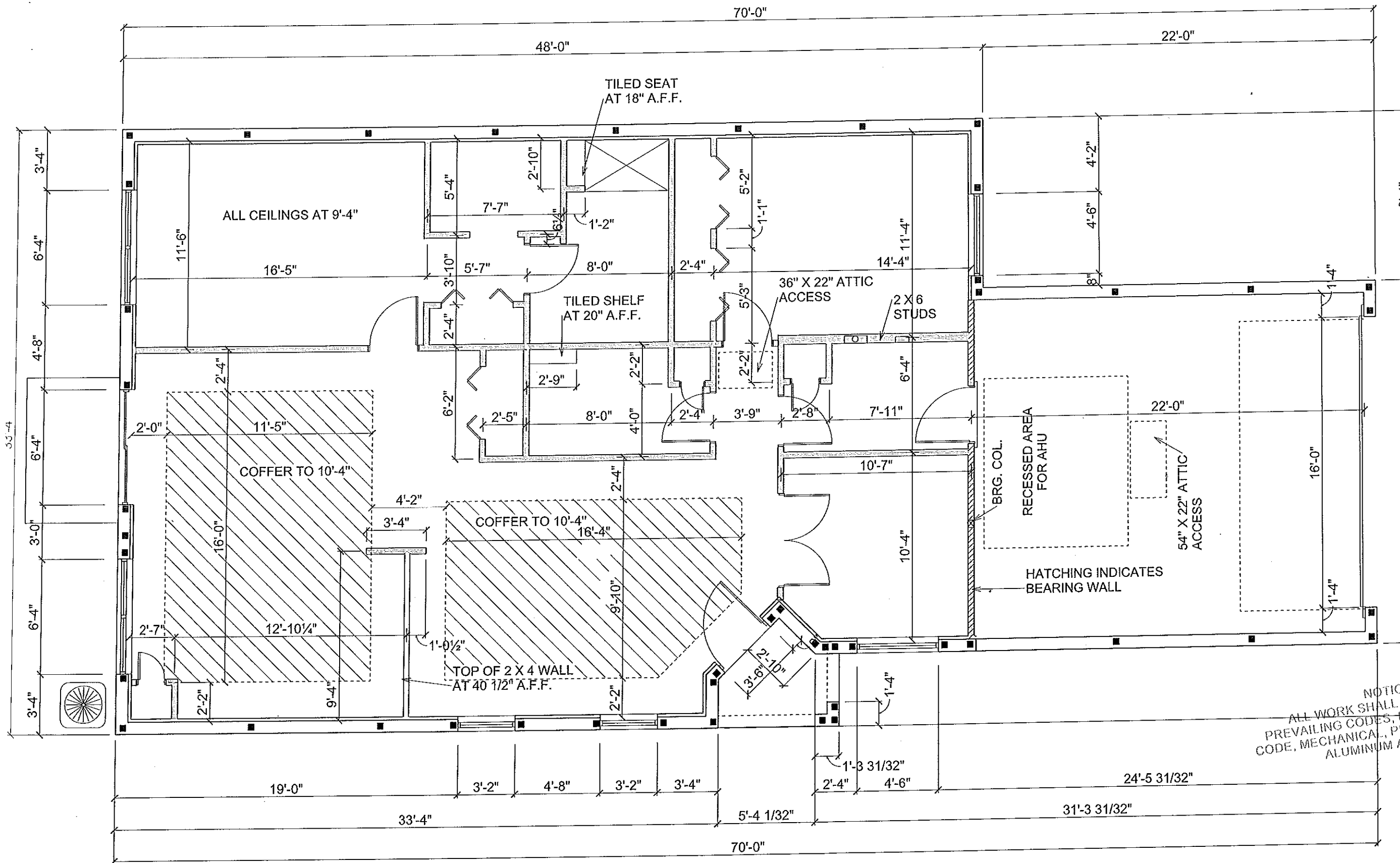
SCALE 3/16" = 1'-0"

HUNTERS RIDGE
 NEW PORT RICHEY

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

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH ALL APPLICABLE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2014 FLORIDA BUILDING CODE
 SEALED FOR STRUCTURE ONLY
 SIGNED: [Signature]
 RICHARD E. ALLEN P.E. #64600

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



QUAIL

DIMENSION PLAN

SCALE 3/16" = 1'-0"

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

3

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

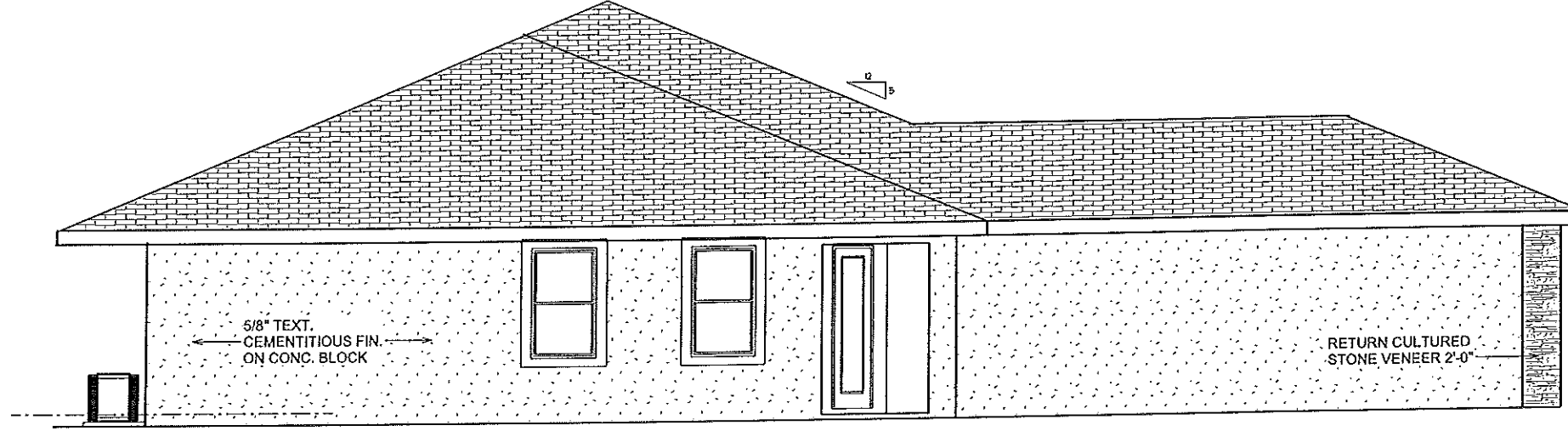
PLAN DATE	PLAN DATE
1-22-2016	9-21-2016
2-12-2016	10-3-2016
3-24-2016	11-9-2016
6-13-2016	11-15-2016
1-9-2016	01-0-2017

HUNTERS RIDGE
NEW PORT RICHEY

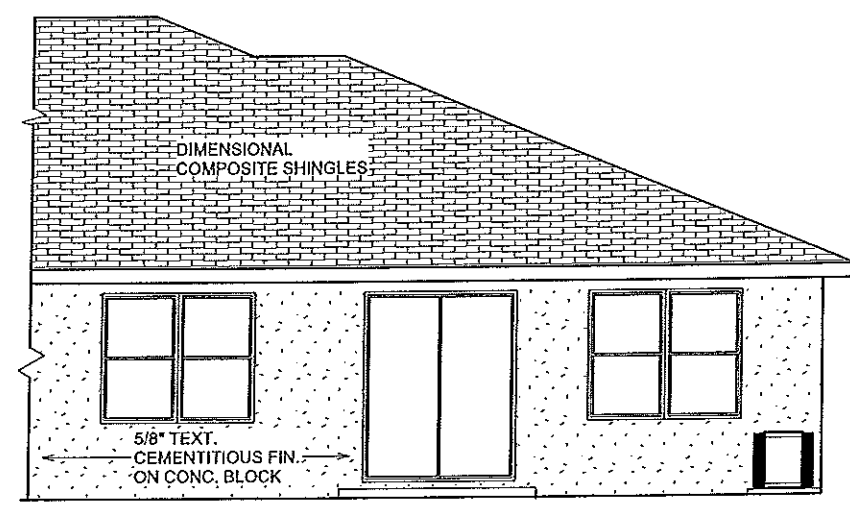
PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 15 MPH ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2014 FLORIDA BUILDING CODE
SEALED FOR STRUCTURE ONLY
SIGNED: *[Signature]*
RICHARD E. ALLEN P.E. #56320

ALLEN ENGINEERING & CONSTRUCTION SERVICES
RICH ALLEN PROFESSIONAL ENGINEER
P.E. # 56920 C.A. # 9542
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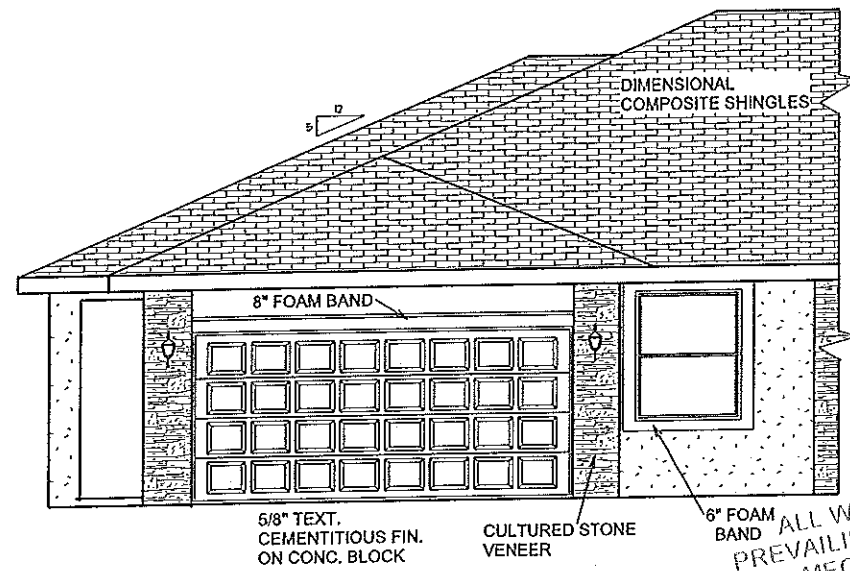
NOTICE: ALL WORK SHALL COMPLY WITH THE PREVAILING CODES, FLORIDA BUILDING CODE, MECHANICAL, PLUMBING AND ELECTRICAL ALUMINUM AND GLASS



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

A. FACISCI 000000 QUAIL & ELK MODELS

SCALE 1/8" = 1'-0"

QUAIL EXTERIOR ELEVATIONS

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

THESESE CERTIFY THAT I HAVE
PERFORMED THE ATTACHED DESIGN
TO COMPLY WITH ALL APPLICABLE
CITY ORDINANCES AND IT IS IN COMPLIANCE
WITH SECTION 901 OF THE 2014 FLORIDA
RESIDING ACCORDING CODE
SEALING FOR 6/15/2016 ONLY
SIGNED: *[Signature]*
RICHARD E. ALLEN P.E. 56920

HUNTERS RIDGE
NEW PORT RICHEY

PLAN DATE	DATE
1-22-2016	9-27-2016
2-12-2016	10-3-2016
3-24-2016	11-3-2016
6-13-2016	11-15-2016
7-9-2016	01-10-2017

DEEB FAMILY
HOMES, LTD.
9400 NEVER CROSSING BLD.
NEW PORT RICHEY, FL. 34655
727-376-6831

NOTICE
ALL WORK SHALL COMPLY WITH
PREVAILING CODES, FLORIDA
CODE, MECHANICAL, PLUMBING
ALUMINUM AND

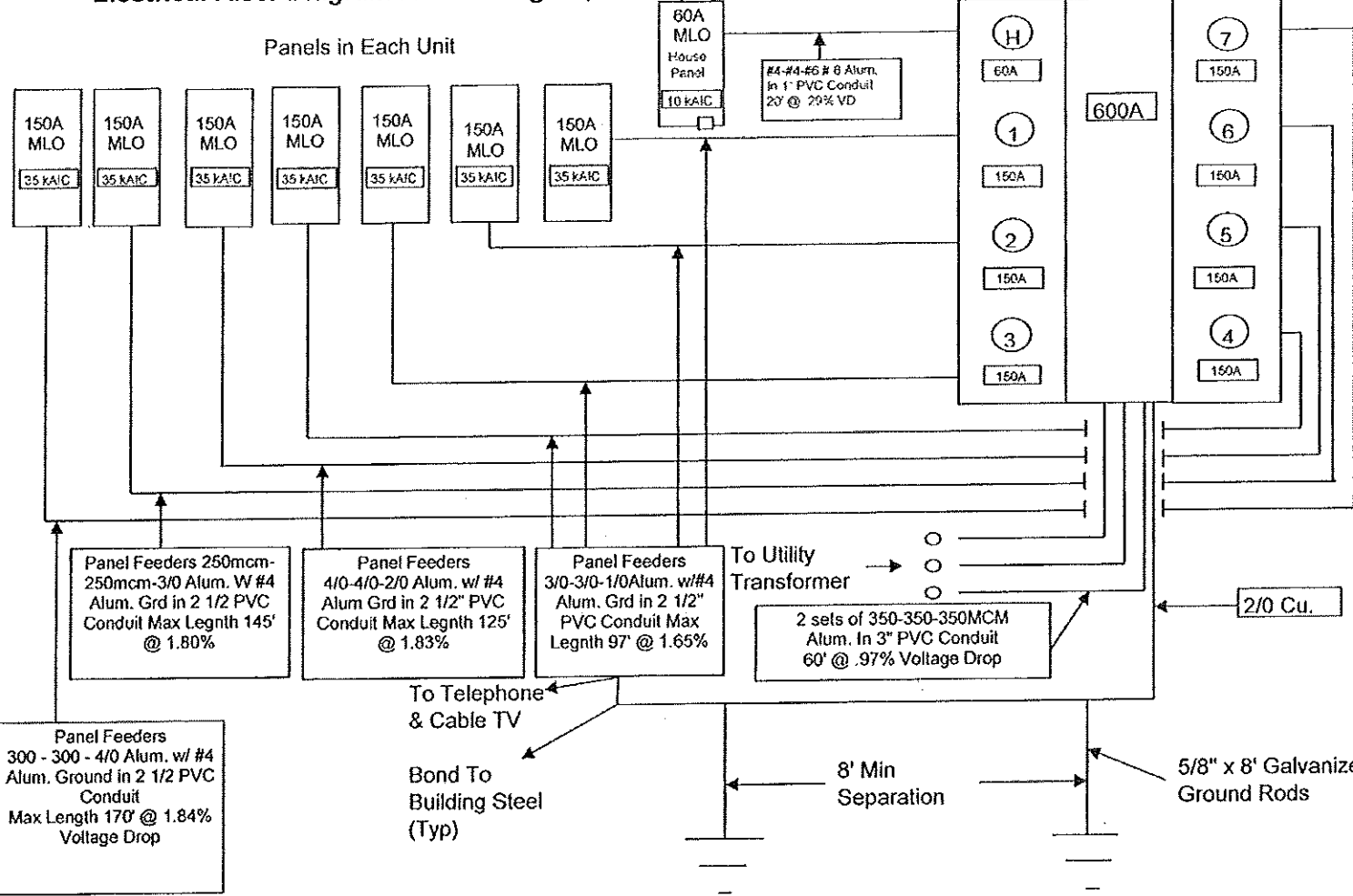
4

Deeb Family Homes

Hunters Ridge, New Port Richey, FL

Electrical Riser Diagram for Buildings B, D & E (7 Unit Townhomes)

Tenant Breakers @ Meters



CKT #	LOAD DESCRIPTION	CB POLES	CB AMPS	WIRE SIZE	PHASE	WIRE SIZE	CB AMPS	CB POLES	LOAD DESCRIPTION	CKT #
1	KITCHEN APPLIANCE	1	20	#12	X	#12	20	1	WASHER	2
3	KITCHEN APPLIANCE	1	20	#12	X	#14	15	1	GARAGE	4
5	REFRIGERATOR	1	20	#12	X	#10	30	2	DRYER	6
7	DISPOSAL	1	20	#12	X	#10	30	2	WATER HEATER	8
9	DISHWASHER	1	20	#12	X	#10	30	2		1
11	MICROWAVE	1	20	#12	X	#8	40	2		12
13	DINING ROOM	1	20	#12	X	#8	40	2	RANGE	14
15	BATHROOMS	1	20	#12	X	#8	40	2		16
17	BEDRM LIGHTING (AFI)	1	15	#14	X	#6	60**	2	AH-1	18
19	BEDRM LIGHTING (AFI)	1	15	#14	X	#6	60**	2		20
21	LIVING LIGHTING (AFI)	1	15	#14	X	#8	40**	2	CU-1	22
23	LIVING LIGHTING (AFI)	1	15	#14	X	#8	40**	2		24
25	SPARE				X				SPARE	26
27	SPARE				X				SPARE	28
29	SPARE				X				SPARE	30

Building B, D & E		
Service Calculation		
ELK MODEL INTERIOR UNIT LOAD (CALCULATED)	32.23	KVA
NUMBER OF TYPICAL UNITS	X 5	
	161.15	
QUAIL MODEL W/ GARAGE LOAD (CALCULATED)	33.06	KVA
	X 2	
	66.12	KVA
SUB - TOTAL	227.27	KVA
DEMAND FACTOR PER NEC	X 0.44	
	99.99	KVA
TOTAL HOUSE LOAD @ 100%	2.4	KVA
SUB - TOTAL	102.39	KVA
@240V 1PHASE		
TOTAL DEMAND AMPS	426.6	

*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	CB POLES	CB AMPS	WIRE SIZE	PHASE	WIRE SIZE	CB AMPS	CB POLES	LOAD DESCRIPTION	CKT #
1	Fire Alarm Panel	1	20	#12	x				Spare	2
3	Spare				x				Spare	4
5	Spare				x				Spare	6
7	Spare				x				Spare	8
9	Spare				x				Spare	1
11	Spare				x				Spare	12

Connected Load VA	ESTIMATED DEMAND AMPS	FEEDER
PHASE A 2400	VOLTAGE 240	LINE CONDUCTORS - SEE RISER
PHASE B 0	PHASE 1	NEUTRAL - SEE RISER
TOTAL CONNECTED 2400		GRD CONDUCTOR - SEE RISER
		CONDUIT DIA. - SEE RISER



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

Load Calculation			
Project Information: Quail Model w/ Garage Hunters Ridge, New Port Richey			
Description	Qty.	Qty.	Watts
Sq. Ft. x 3 Watts	1514 x	3	4542
Small Appliance Branch	2 x	1500	3000
Laundry	1 x	1500	1500
Disposal	1 x	1080	1080
Dishwasher	1 x	1300	1300
Range	1 x	8000	8000
Oven	x	9600	0
Cook Top	x	9000	0
Jen Air	x	7680	0
Water Heater	1 x	4500	4500
Dryer	1 x	5000	5000
Microwave	1 x	1200	1200
Jacuzzi	x	2400	0
Pool	x	1200	0
	x	7200	0
Pool Heater	x	14400	0
Bath Fans	x	60	0
	x	60	0
Sub Total =			30,122.00
			(10,000.00)
Sub Total =			20,122.00
			x .40%
Sub Total =			8,049
			10,000.00
AC Name plate or 4 x Sq Ft			
AC # 1	1514 x	4	6056
AC # 2	x		0
AC # 3	x		0
AH (KW + 1000 + Fan)			
AH # 1	4kW		5060
AH # 2			0
AH # 3			0
Total Watts =			29,165.00
Divided by			240
Total Amps =			122
Main Breaker Size			150

www.ss-electric.com
(P) 813.855.6692 - (F) 813.855.4284

SS Electric Co., Inc. - EC0002779; EC1900992; CA01814177; S&S Electric Co., LLC - EC1900992; S&S Air Conditioning, LLC - CAC1815359

QUAIL ELECTRICAL LOAD AND RISERS

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

PLAN DATE
1-2-2016 3-21-2016
2-12-2016 10-3-2016
3-24-2016 11-3-2016
6-13-2016 11-5-2016
1-9-2016 1-10-2017

HUNTERS RIDGE
NEW PORT RICHEY

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

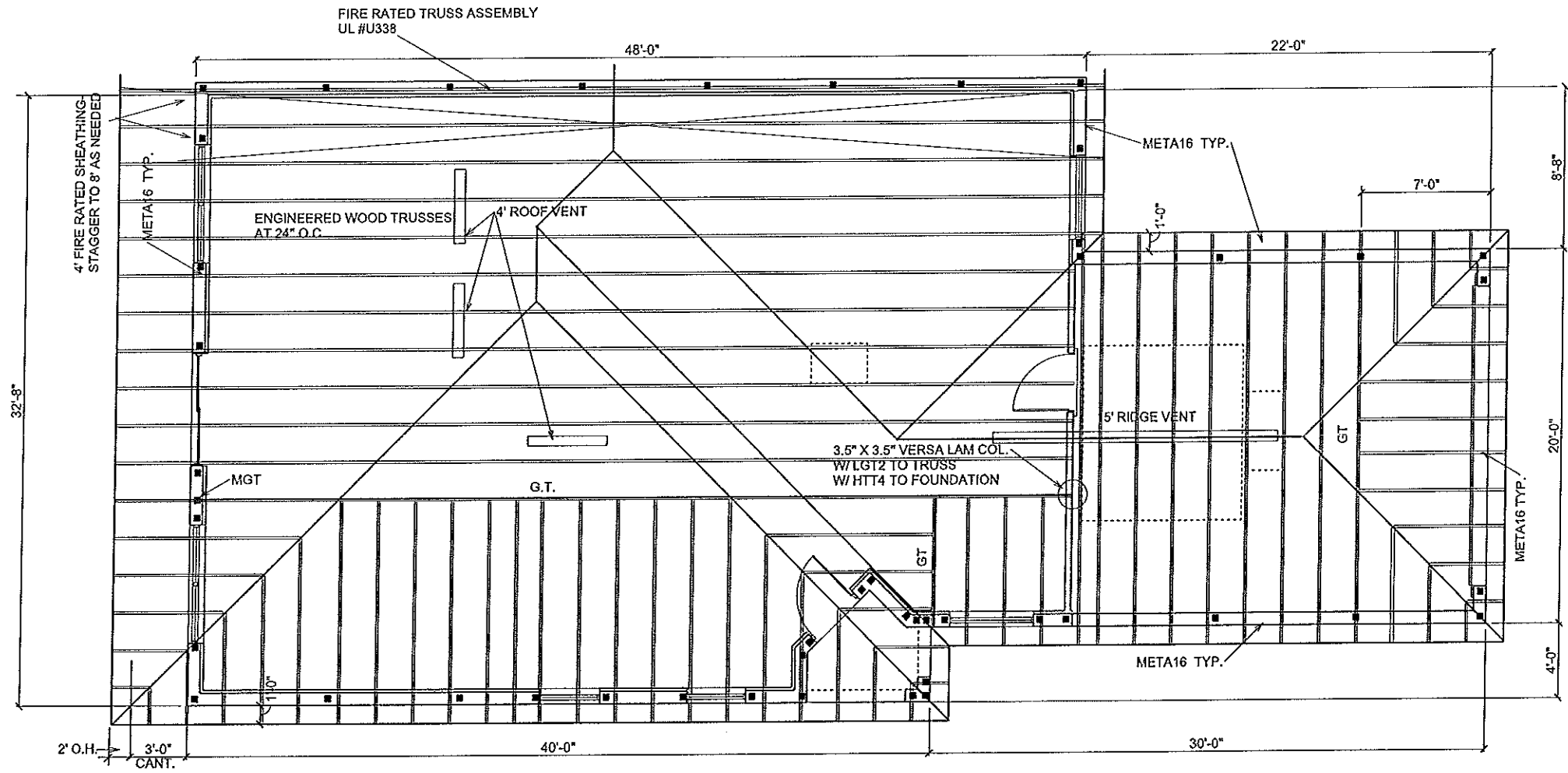
5

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

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

NOTE: INSTALL 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 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.I./36 S.I. = 26.56 LINEAL FEET REQUIRED.
INSTALLATION FOR THIS ROOF IS 27' OF ROOF VENTING

NOTICE
ALL WORK SHALL COMPLY WITH ALL APPLICABLE PREVAILING CODES, FLOORING, MECHANICAL, PLUMBING AND ELECTRICAL CODE, MECHANICAL AND ELECTRICAL ALUMINUM AND COPPER

QUAIL TRUSS PLAN

SCALE 1/8" = 1'-0"

PLAN DATE	PLAN DATE
1-22-2016	9-21-2016
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6-15-2016	11-15-2016
7-9-2016	01-10-2017

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

6

HUNTERS RIDGE NEW PORT RICHEY

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

THESE MODELS HAVE BEEN REVIEWED AND APPROVED FOR CONSTRUCTION TO COMPLY WITH ALL APPLICABLE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2014 FLORIDA BUILDING CODE.
SEALING FOR STRUCTURE ONLY
SIGNED: *[Signature]*
RICHARD E ALLEN P.E. 19630

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

UNLESS OTHERWISE NOTED

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

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

2. ALL TRIM PLATES AND DEVICES TO 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.

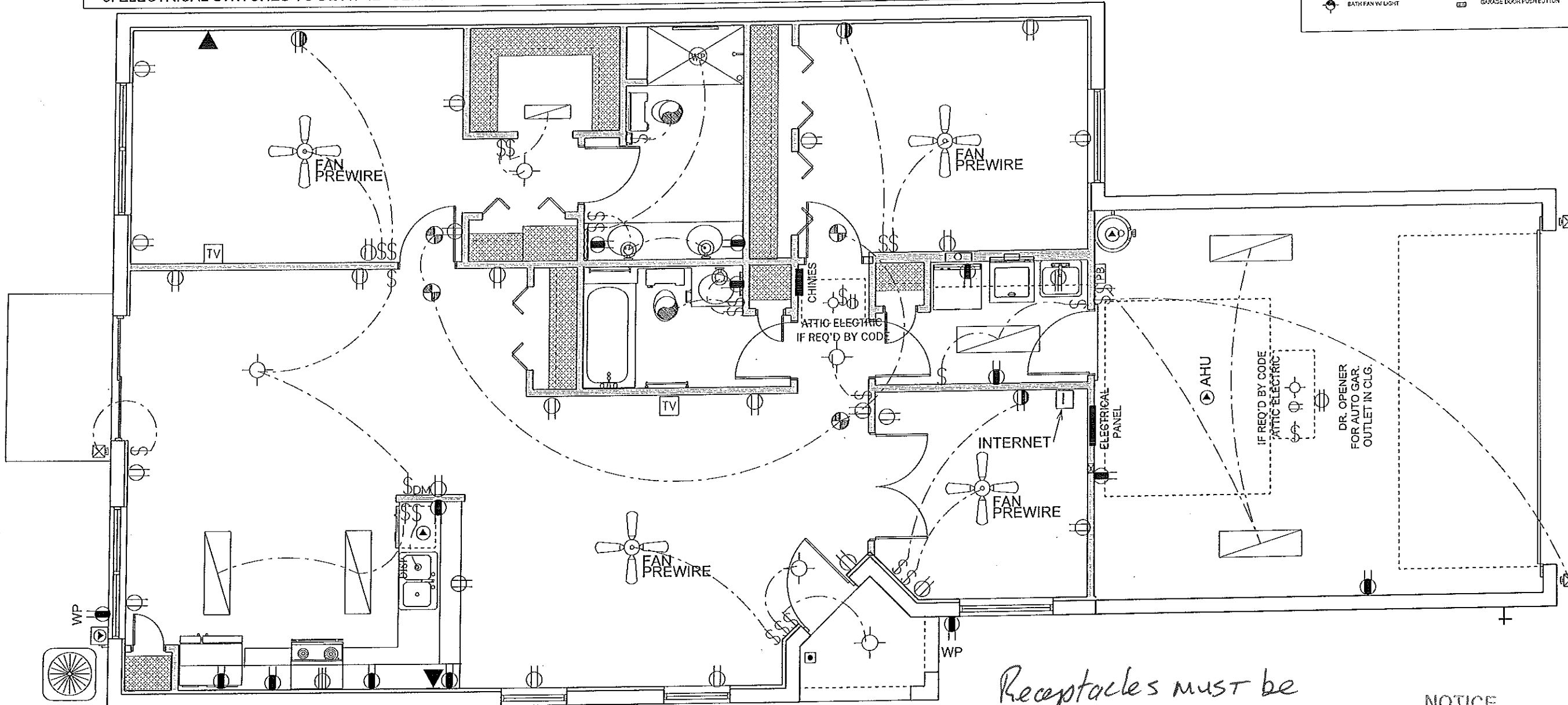
5. SMOKE DETECTORS SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, NFPA 101-9.6.2.10 AND SHALL BE INTERCONNECTED.

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

ELECTRICAL LEGEND

⚡ SINGLE POLE SWITCH	☁ SMOKE DETECTOR / CARBON MONOXIDE DETECTOR
⚡⚡ DOUBLE POLE SWITCH	☀ FLOOD LIGHT
⚡⚡⚡ THREE-WAY SWITCH	Ⓜ FLUORESCENT LIGHTING
⚡⚡⚡⚡ FOUR-WAY SWITCH	Ⓜ TRACK LIGHTING
⚡Ⓜ DIMMER SWITCH	Ⓜ CEILING FAN
Ⓜ CEILING FIXTURE	Ⓜ SCENE (WALL MOUNTED) FIXTURE
Ⓜ SCENE (WALL MOUNTED) FIXTURE	Ⓜ CHIMES
Ⓜ 110 VOLT DUPLEX OUTLET	Ⓜ DOOR BELL CHIMES
Ⓜ 110 VOLT SPLIT SWITCHED OUTLET	Ⓜ DOOR BELL
Ⓜ GROUND FAULT INTERRUPT	Ⓜ DISPOSAL
Ⓜ WP WATER PROOF W/ GROUND FAULT	Ⓜ DISCONNECT SWITCH
Ⓜ 220 VOLT OUTLET	Ⓜ PREWIRE SPEAKER
Ⓜ SPECIAL SERVICES OUTLET	Ⓜ JUNCTION BOX
Ⓜ T.V. CABLE OUTLET	Ⓜ THERMOSTAT
Ⓜ TELEPHONE CABLE OUTLET	Ⓜ LOW VOLTAGE LIGHTING
Ⓜ RECESSED LIGHTING	Ⓜ INTERCOM SYSTEM
Ⓜ RECESSED LIGHTING	Ⓜ BATH FAN
Ⓜ BATH FAN	Ⓜ BATH FAN W/ LIGHT
Ⓜ BATH FAN W/ LIGHT	Ⓜ GARAGE DOOR PUSH BUTTON



Receptacles must be spaced to code

210.52

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

QUAIL ELECTRICAL PLAN SALE 3/16" = 1'-0" A.E.C.S. 16022 QUAIL & ELK MODELS

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	11-15-2016
7-9-2016	01-10-2017

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

7

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

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
 The permitted drawings shall be kept at the site of work and shall be open to inspections by the Building Official or his authorized representatives

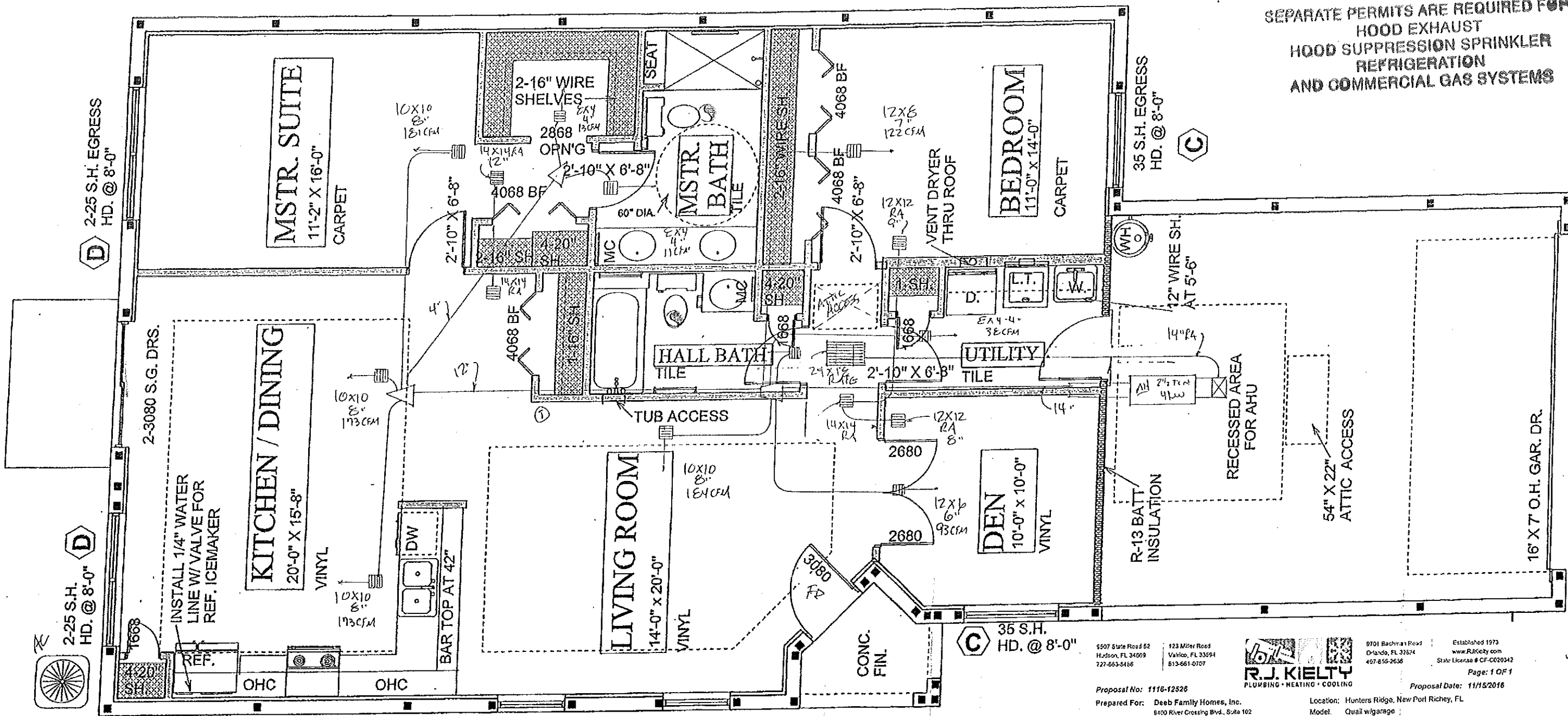
All mechanical curbs, stands or other supports that require engineered anchoring must be inspected before covering.

Smoke or fire dampers required if ceilings or walls are rated.

ANY REVISIONS TO THE APPROVED PLANS MUST BE RESUBMITTED FOR APPROVAL AND FEES PAID PRIOR TO SCHEDULING INSPECTION.

INSTALLATION
 General Equipment and appliances shall be installed as required by the terms of their approval, in accordance with the conditions of the listing, the manufacturer's installation instructions and the F.B.C. Manufacturer's installation instructions shall be available on the job site at the time of inspection.

NOTE
 SEPARATE PERMITS ARE REQUIRED FOR HOOD EXHAUST HOOD SUPPRESSION SPRINKLER REFRIGERATION AND COMMERCIAL GAS SYSTEMS



B 25 SH. HD. @ 8'-0"

B 25 SH. HD. @ 8'-0"

5507 State Road 52
 Hudson, FL 34069
 727-663-5416

123 Miller Road
 Valrico, FL 33594
 813-661-0707



9701 Bachman Road
 Orlando, FL 32824
 407-855-2656
 State License # CF-C020342

Established 1973

www.RJKelty.com

Page: 1 OF 1

Proposal No: 1116-12526

Prepared For: Deeb Family Homes, Inc.
 8400 River Crossing Blvd., Suite 102
 New Port Richey FL 34655

Location: Hunters Ridge, New Port Richey, FL
 Model: Quail w/garage

Proposal Date: 11/15/2016

AC

- 1 Lennox 14HPX-050-230 Heat pump 15 seer
- 1 Lennox CBX27UH-030 Air handler
- 1 Lennox ECB29-4CB-P Heat strip 4 kw
- 1 Honeywell TH6320U1000 Programmable thermostat
- 1 Air handler hanging kit with an emergency drain pan
- 1 S63 Safety switch for the drain pan
- 1 S62 Safety switch for the air handler
- 2 Breat 1883F Exhaust fans 50 cfm
- 2 Bath exhaust duct to the outside
- 1 Dryer exhaust duct to the outside
- 1 Metal box behind the dryer
- 1 Range exhaust duct to the outside T
- 1 Supplies
- 1 Return with filter grille
- 3 Sets of hop over returns

QUAIL - Mechanical
 FLOOR PLAN NOTES

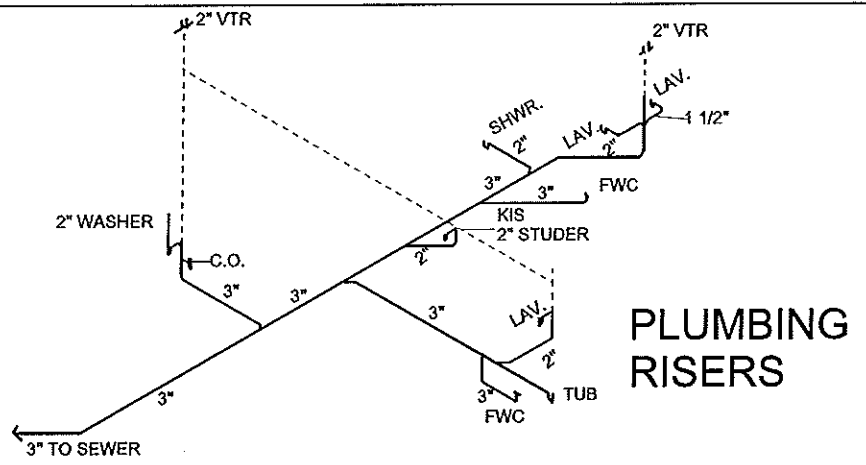
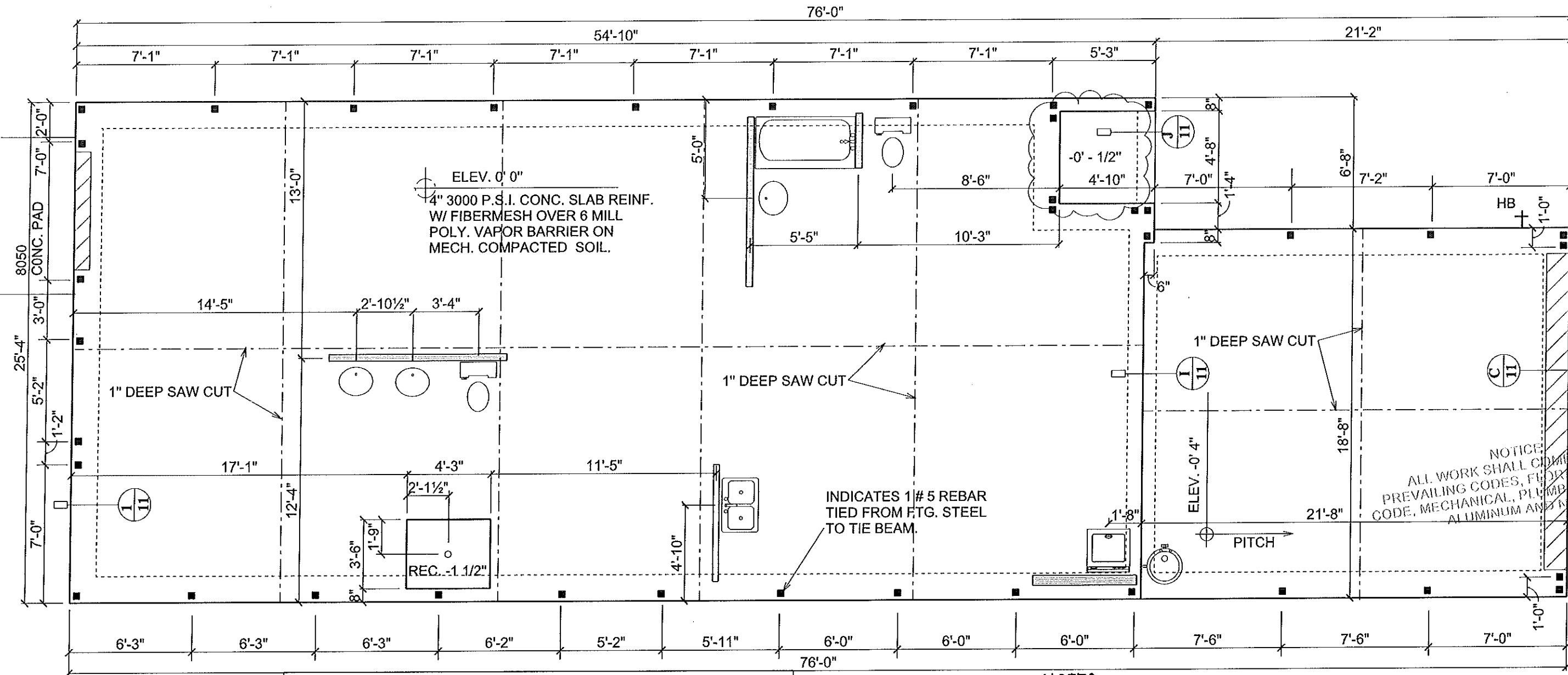
DEEB FAMILY

PLAN DATE

HUNTERS RIDGE
 NEW PORT RICHEY

A.E.C.S. 16022 QUAIL

ALLEN ENGINEERING &
 CONSTRUCTION SERVICES



- 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

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

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

THESEBY CERTIFY THAT I HAVE
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TO COMPLY WITH 45 MPH ULTIMATE
WIND LOADS AND IT IS IN COMPLIANCE
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SIGNED: *[Signature]*
RICHARD E. ALLEN P.E. #56920

HUNTERS RIDGE
NEW PORT RICHEY

PLAN DATE	DATE
1-27-2016	9-27-2016
2-2-2016	10-3-2016
3-24-2016	11-3-2016
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727-376-6831

1

WINDOW SCHEDULE

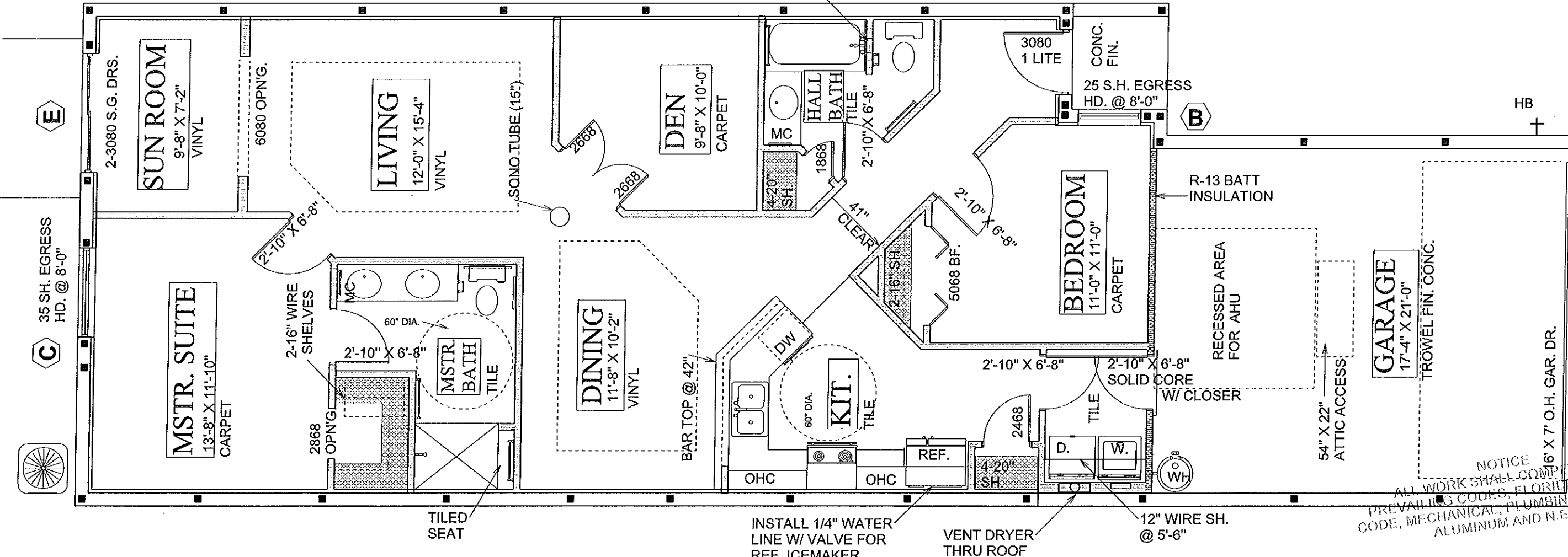
WINDOW	WINDOW TYPE	WINDOW SERIES	SIZE	S.H.G.C.	U-VALUE
A	1/35 S.H.	MI185	2'3" X 5'-3"	.33	.54
B	25 S.H.	MI185	3'-2" X 5'-3"	.33	.54
C	35 S.H.	MI185	4'-6" X 5'-3"	.33	.54
D	2-25 S.H.	MI185	6'-4" X 5'-3"	.33	.54
DOOR	SLIDING	DOOR SERIES	SIZE	S.H.G.C.	U-VALUE
E	2-3080	770	6'-0" X 8'-0"	.22	.69

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

TUB ACCESS



SQUARE FOOTAGES

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

ELK

FLOOR PLAN NOTES

2

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

PLAN DATE

1-2-2016	9-21-2016
2-12-2016	10-3-2016
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HUNTERS RIDGE
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QUAIL & ELK MODELS

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727-842-6100
richallenpe@gmail.com

HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH AS MUCH ULTIMATE LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2014 FLORIDA BUILDING CODE
SEALED FOR EXAMINATION ONLY
SIGNATURE: *[Signature]*
RICHARD E. ALLEN P.E. #56920

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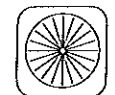
C 35 SH. EGRESS HD. @ 8'-0"

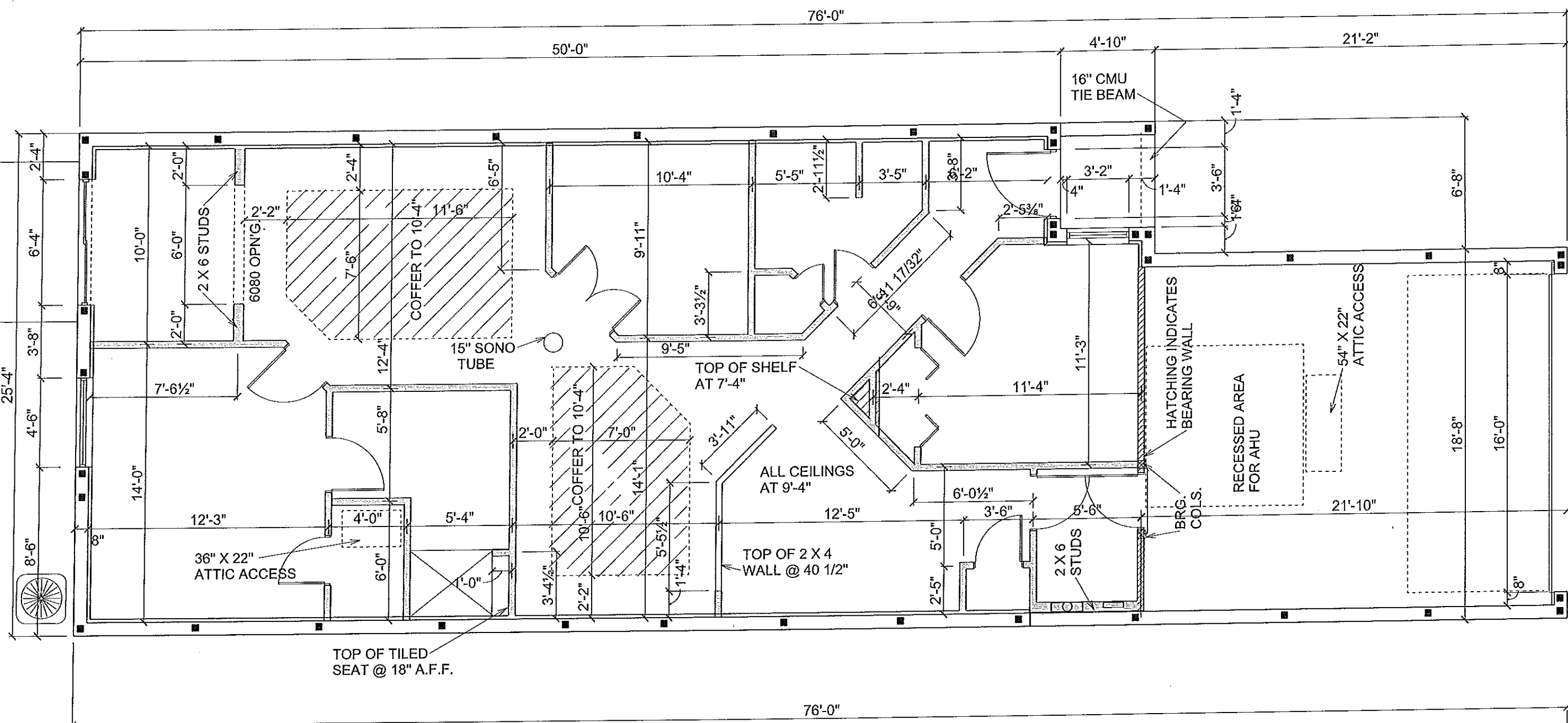
E

B

HB

6' X 7' O.H. GAR. DR.





ELK DIMENSION PLAN

SCALE 3/16" = 1'-0"

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

NOTICE
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 PREVAILING CODES, FLORIDA BUILDING
 CODE, MECHANICAL, PLUMBING, FIRE
 ALUMINUM AND N.E.C.

3

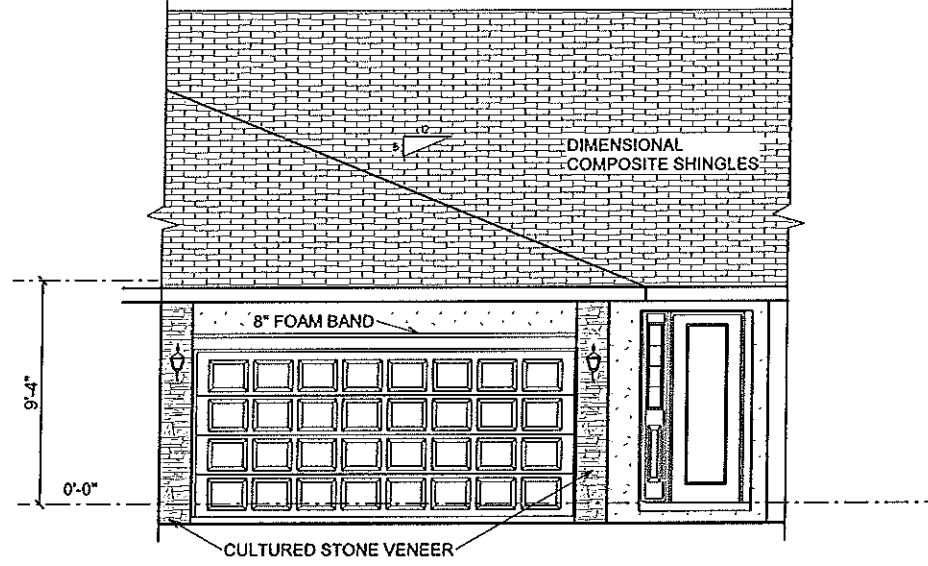
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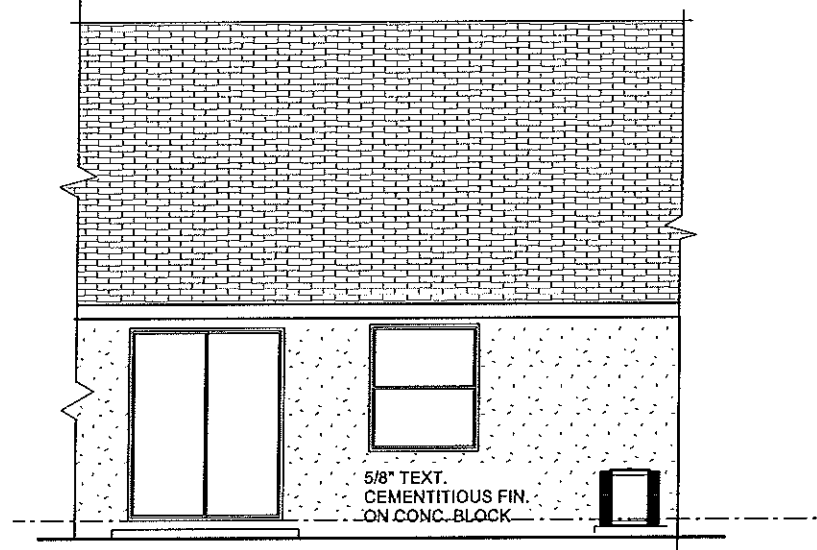
HUNTERS RIDGE
 NEW PORT RICHEY

PERFORMED THE ATTACHED DESIGN
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 BUILDING CODE
 SEALED FOR STRUCTURE ONLY
 SIGNED *[Signature]* P.E. #56830
 RICHARD E. ALLEN

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



FRONT ELEVATION



REAR ELEVATION

NOTICE
 ALL WORK SHALL COMPLY WITH THE
 PREVAILING CODES, FLORIDA BUILDING
 CODE, MECHANICAL, PLUMBING AND
 ALUMINUM AND NEOPRENE

ELK

EXTERIOR ELEVATIONS

SCALE 1/8" = 1'-0"

4

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

PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 145 MPH ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 901 OF THE 2014 FLORIDA BUILDING CODE
 SEALED FOR STRUCTURE ONLY
 SIGNED: *[Signature]*
 RICHARD E. ALLEN P.E. #56930

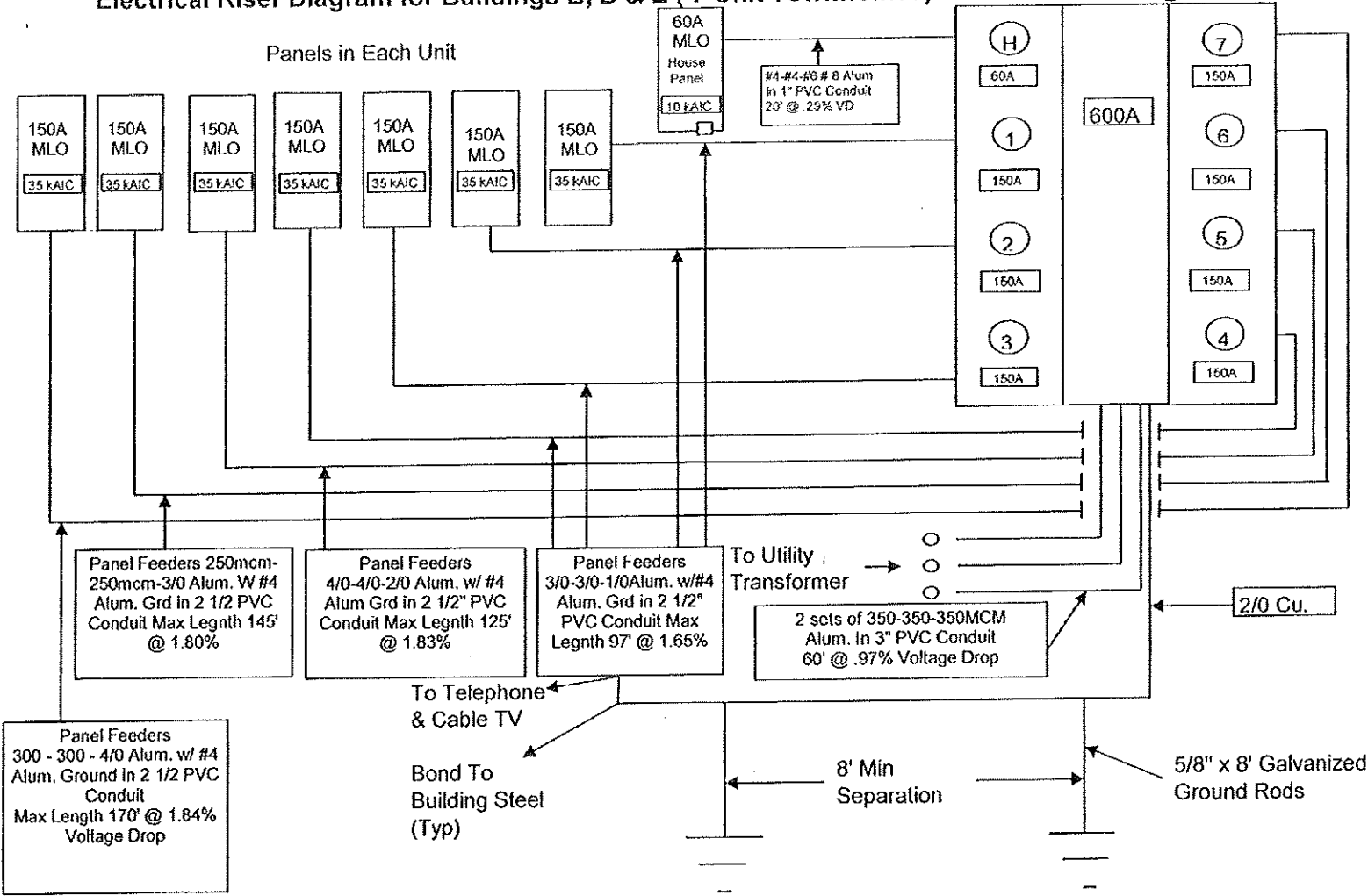
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Deeb Family Homes

Hunters Ridge, New Port Richey, FL

Electrical Riser Diagram for Buildings B, D & E (7 Unit Townhomes)

Tenant Breakers @ Meters



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

Load Calculation			
Project Information: Quail Model w/ Garage Hunters Ridge, New Port Richey			
Description	Qty.	Qty.	Watts
Sq. Ft. x 3 Watts	1514	x 3	4542
Small Appliance Branch	2	x 1500	3000
Laundry	1	x 1500	1500
Disposal	1	x 1080	1080
Dishwasher	1	x 1300	1300
Range	1	x 8000	8000
Oven		x 9600	0
Cook Top		x 9000	0
Jen Air		x 7680	0
Water Heater	1	x 4500	4500
Dryer	1	x 5000	5000
Microwave	1	x 1200	1200
Jacuzzi		x 2400	0
Pool		x 1200	0
Pool Heater		x 7200	0
Bath Fans		x 60	0
		x 60	0
Sub Total =			30,122.00
			(10,000.00)
Sub Total =			20,122.00
			x .40%
Sub Total =			8,049
			10,000.00
AC Name plate or 4 x Sq Ft			
AC # 1	1514	x 4	6056
AC # 2		x	0
AC # 3		x	0
AH (KW + 1000 + Fan)			
AH # 1	4kW		5060
AH # 2			0
AH # 3			0
Total Watts =			29,165.00
Divided by			240
Total Amps =			122
Main Breaker Size			150

TYPICAL UNIT PANEL

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

*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.

Building B, D & E		
Service Calculation		
ELK MODEL INTERIOR UNIT LOAD (CALCULATED)	32.23	KVA
NUMBER OF TYPICAL UNITS	X 5	
	161.15	
QUAIL MODEL W/ GARAGE LOAD (CALCULATED)	33.06	KVA
	X 2	
	66.12	KVA
SUB - TOTAL	227.27	KVA
DEMAND FACTOR PER NEC	X 0.44	
	99.99	KVA
TOTAL HOUSE LOAD @ 100%	2.4	KVA
SUB - TOTAL	102.39	KVA
@240V 1PHASE		
TOTAL DEMAND AMPS	426.6	

HOUSE SERVICE Panel H

CKT #	LOAD DESCRIPTION	CB POLES	CB AMPS	WIRE SIZE	PHASE	WIRE SIZE	CB AMPS	CB POLES	LOAD DESCRIPTION	CKT #
1	Fire Alarm Panel	1	20	#12	X				Spare	2
3	Spare								Spare	4
5	Spare				X				Spare	6
7	Spare				X				Spare	8
9	Spare				X				Spare	1
11	Spare				X				Spare	12
Connected Load VA		ESTIMATED DEMAND AMPS		FEEDER						
PHASE A	2400	VOLTAGE	240	LINE CONDUCTORS - SEE RISER						
PHASE B	0	PHASE	1	NEUTRAL - SEE RISER						
TOTAL CONNECTED	2400			GRD CONDUCTOR - SEE RISER						
				CONDUIT DIA. - SEE RISER						

www.ss-electric.com
(P) 813.855.6692 - (F) 813.855.4284

SSS Electric Co., Inc. - EC0002179, EC1300393, CAC10161171, SSS Electric Co., LLC - EC1300199, SSS Air Conditioning, LLC - CAC10161191

NOTICE
ALL WORK SHALL COMPLY WITH
PREVAILING CODES, FLORIDA
CODE, MECHANICAL, PLUMBING
ALUMINUM AND N.E.C.

ELK ELECTRICAL LOAD AND RISERS

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

HUNTERS RIDGE
NEW PORT RICHEY

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

DEEB FAMILY
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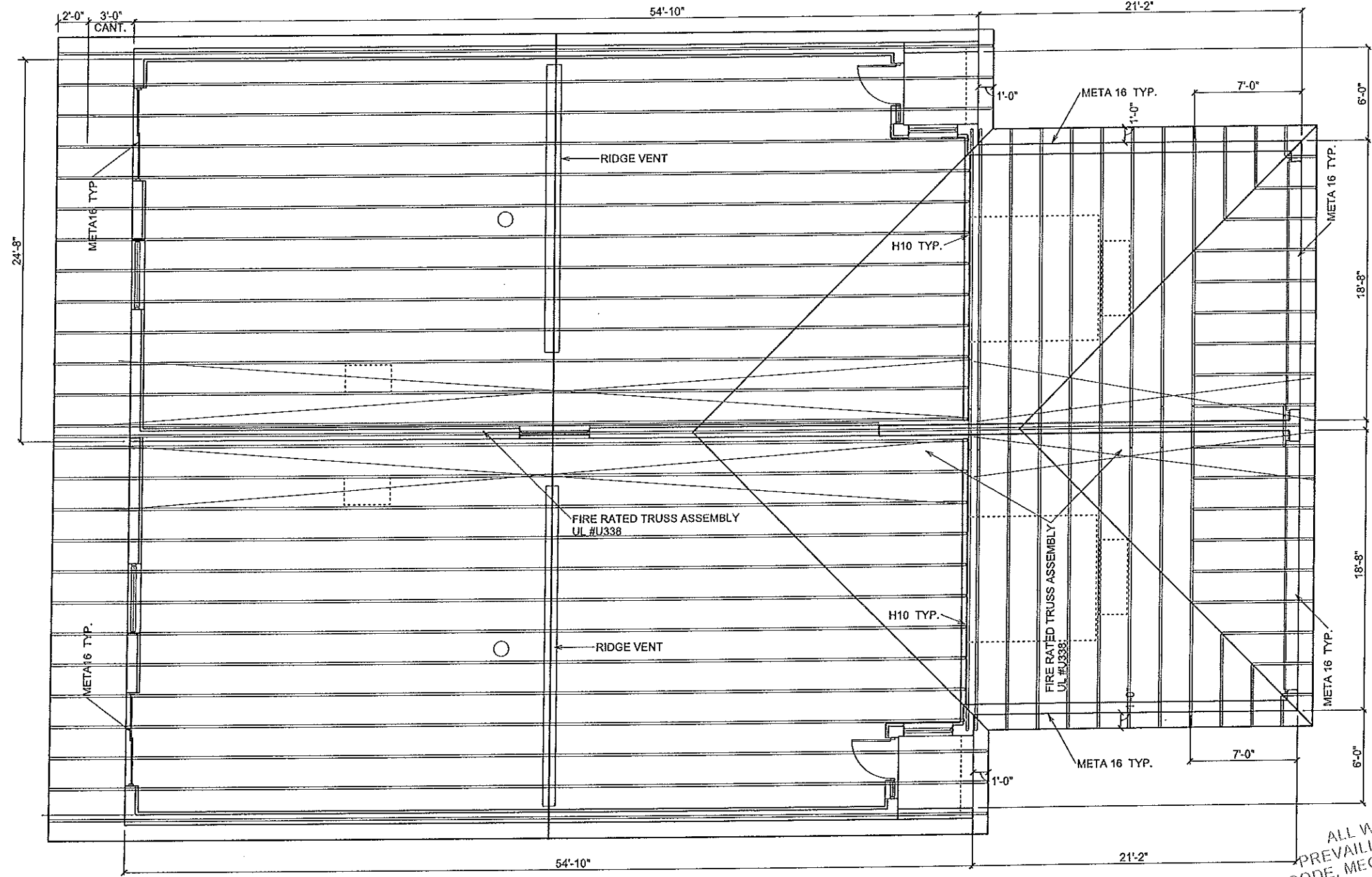


ALL TRUSS TO TRUSS CONNECTORS BY TRUSS SYSTEMS ENGINEER AND TO BE SPECIFIED ON INDIVIDUAL SEALED TRUSS SHEETS

NOTE: INSTALL 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 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

ELK TRUSS PLANS

SCALE 1/8" = 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

6

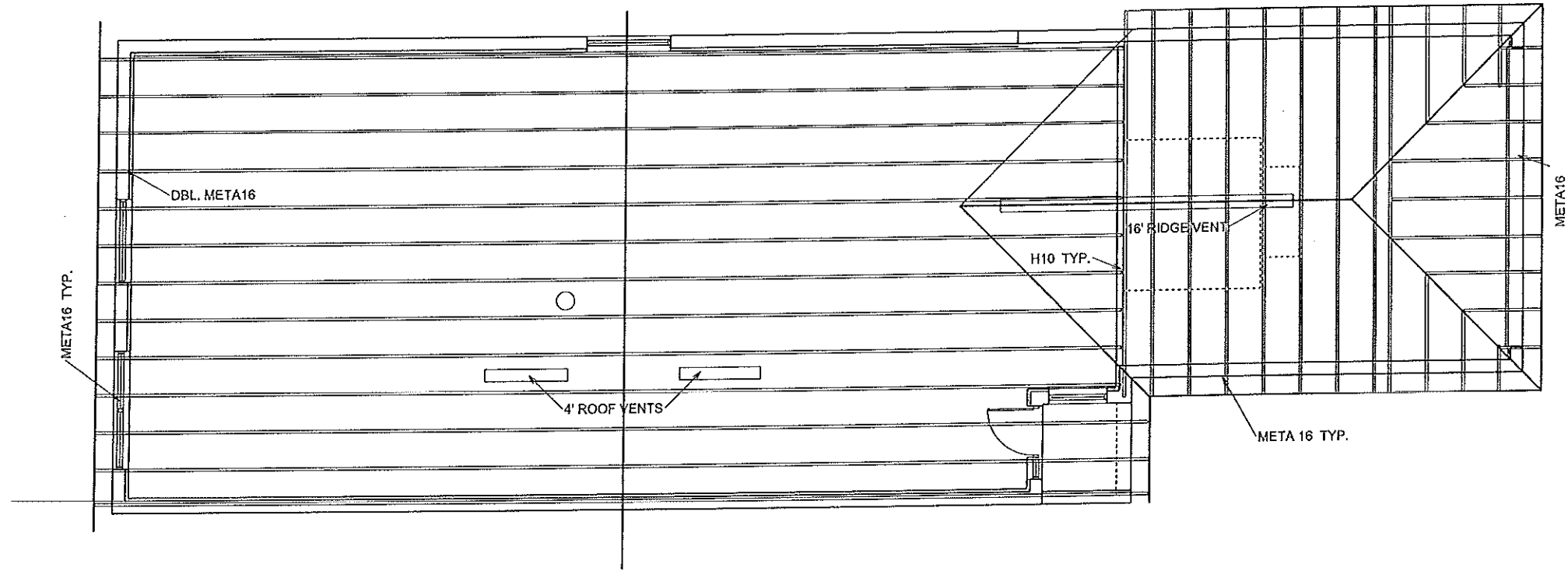
HUNTERS RIDGE
NEW PORT RICHEY

PLAN DATE	PLAN DATE	PLAN DATE	PLAN DATE
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2-10-2016	10-3-2016	3-24-2016	11-3-2016
6-13-2016	11-3-2016	1-15-2016	01-10-2017

PERFORMED THE ATTACHED DESIGN TO COMPLY WITH AS SHOWN ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 501 OF THE 2016 FLORIDA BUILDING CODE
SEALED FOR STRUCTURE ONLY
SIGNED RICHARD P. ALLEN P.E. 156930

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

NOTICE
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PREVAILING CODES, FLORIDA BUILDING
CODE, MECHANICAL, PLUMBING AND
ALUMINUM AND N.E.C.



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

NOTE: INSTALL MOISTURE BARRIER BETWEEN MASONRY & UNTREATED WOOD

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

NOTICE
 ALL WORK SHALL COMPLY WITH ALL APPLICABLE PREVAILING CODES, FLORIDA BUILDING CODE, MECHANICAL, PLUMBING AND ELECTRICAL CODES, ALUMINUM AND N.E.C.

ELK SINGLE UNIT TRUSS PLAN

SCALE 1/8" = 1'-0"

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

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

6A

HUNTERS RIDGE
 NEW PORT RICHEY

THIS DOCUMENT HAS BEEN PREPARED BY THE ENGINEER WHO HAS PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 45 MPH ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 901 OF THE 2014 FLORIDA BUILDING CODE
 SEALED FOR STRUCTURE ONLY
 SIGNED: *[Signature]*
 RICHARD E. ALLEN P.E. #6430

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

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
The permitted drawings shall be kept at the site of work and shall be open to inspections by the Building Official or his authorized representatives

All mechanical curbs, stands or other supports that require engineered anchoring must be inspected before covering.

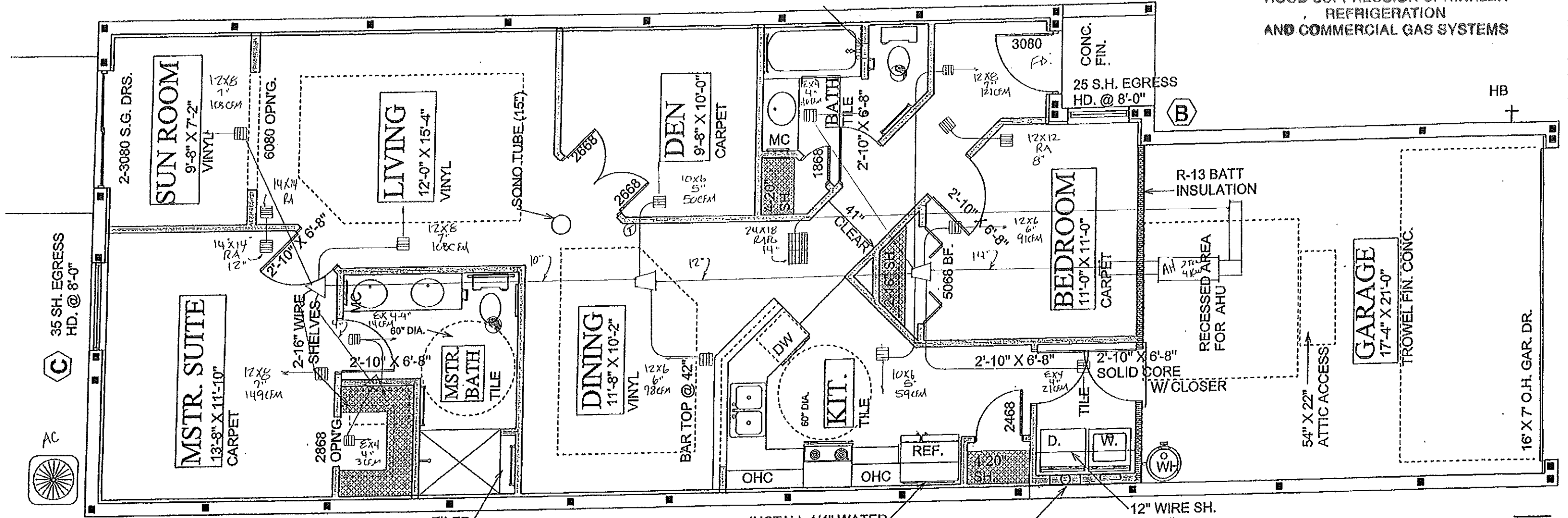
INSTALLATION
General Equipment and appliances shall be installed as required by the terms of their approval, in accordance with the conditions of the listing, the manufacturer's installation instructions and the F.B.C. Manufacturer's installation instructions shall be available on the job site at the time of inspection.

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

Smoke or fire dampers required if ceilings or walls are rated.

ANY REVISIONS TO THE APPROVED PLANS MUST BE RESUBMITTED FOR APPROVAL AND FEES PAID PRIOR TO SCHEDULING INSPECTION.

NOTE
SEPARATE PERMITS ARE REQUIRED FOR HOOD EXHAUST HOOD SUPPRESSION SPRINKLER REFRIGERATION AND COMMERCIAL GAS SYSTEMS



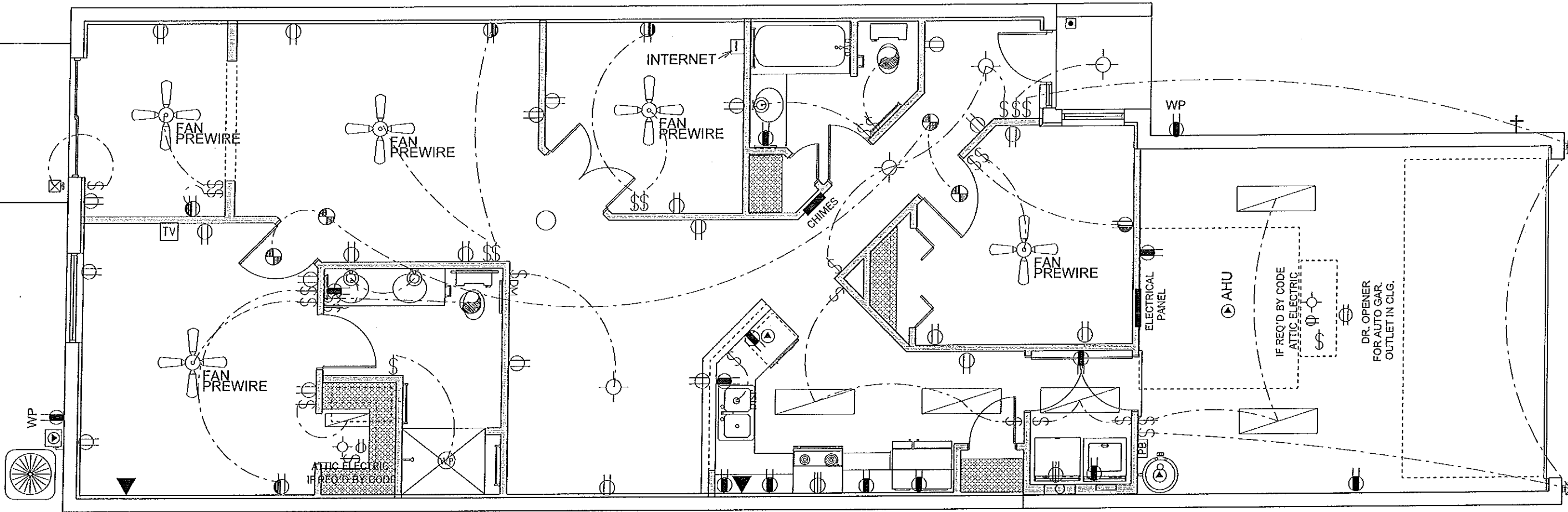
ELK MODEL

A.E.C.S. 16022

9507 State Road 52 Hudson, FL 34569 727-863-5485
123 Mifer Road Valrico, FL 33594 813-661-0707
9701 The Green House Orlando, FL 32824 407-655-2636
Established 1973 www.RJKieltu.com State License # CA-C1810725
Page: 1 OF 1
Proposal Date: 11/15/2016
Proposal No: 1116-12520
Prepared For: Deeb Family Homes, Inc 9400 River Crossing Blvd, Suite 102 New Port Richey FL 34655
Location: Hunters Ridge, New Port Richey, FL
Model: Elk W/Garage

- 1 Lennox 141HPX-024-230 Heat pump 15 seer
- 1 Lennox CBX27LNU-024 Air handler
- 1 Lennox ECB29-4CB P1 Heat strip 4 1/2 hr
- 1 Honeywell TH432U1000 Programmable thermostat
- 1 Hanging h2 with an emergency drain pan
- 1 SS3 Safety switch for the draft pan
- 1 SS2 Safety switch for the air handler
- 1 Drexel 1668F Exhaust fans 50 cfm
- 1 Bath exhaust ducts to the outside
- 1 Dryer exhaust duct to the outside
- 1 Metal box behind the dryer
- 1 Range exhaust duct to the outside 7"
- 1 Supplies
- 1 Return with filter grille
- 1 Sets of trap over returns

ELK - Mechanical FLOOR PLAN NOTES



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

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PERFORMED THE ATTACHED DESIGN
TO COMPLY WITH 45 MPH 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. #56920

HUNTERS RIDGE
NEW PORT RICHEY

SALE 3/16" = 1'-0"

PLAN DATE	PLAN DATE
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ELK ELEC. PLAN

7

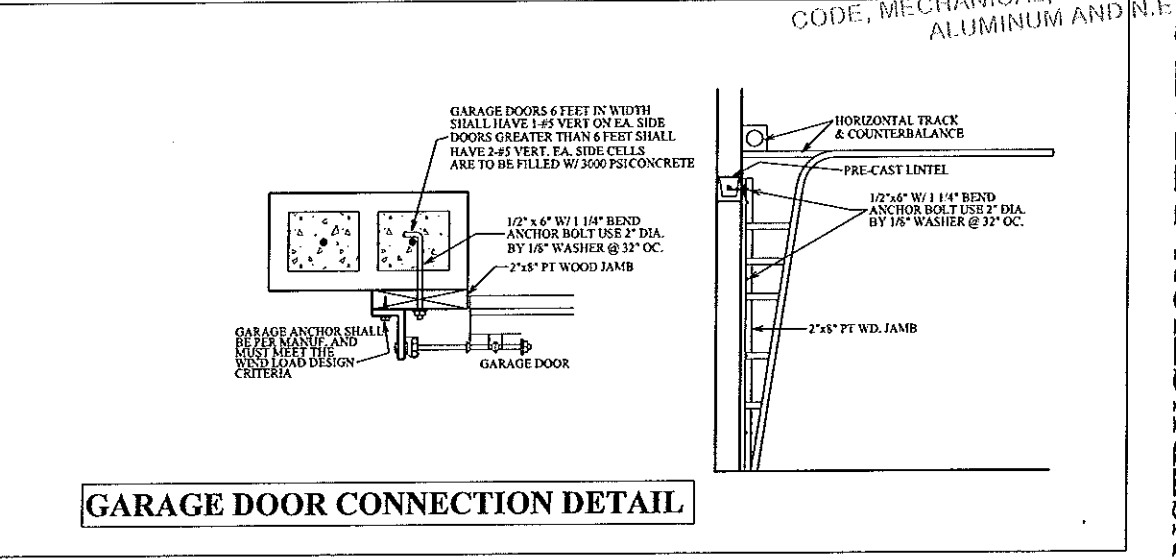
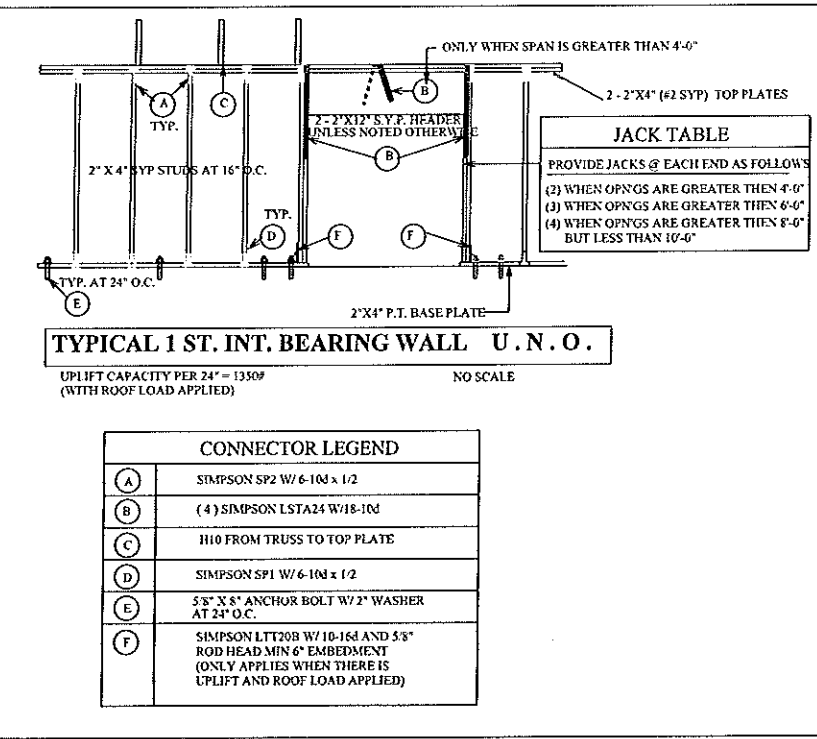
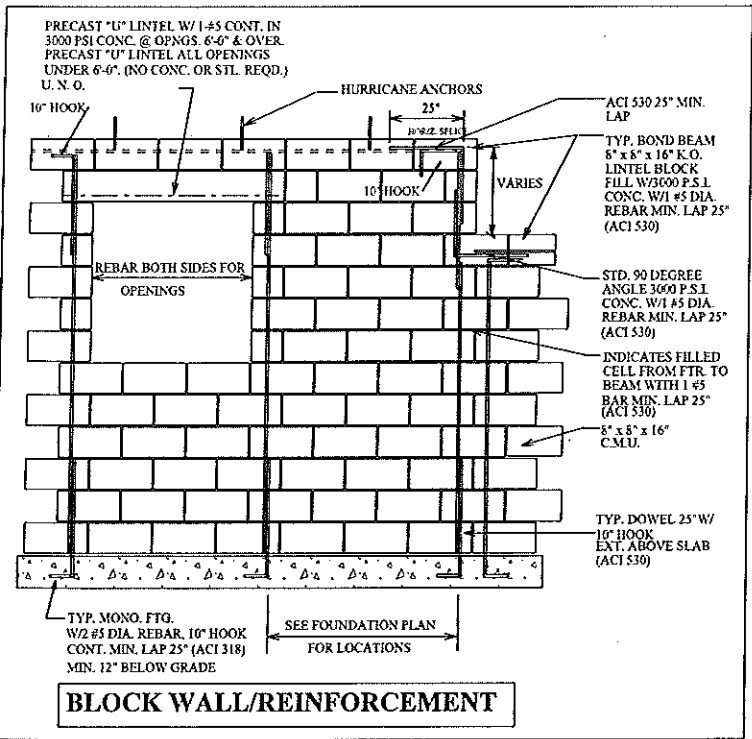
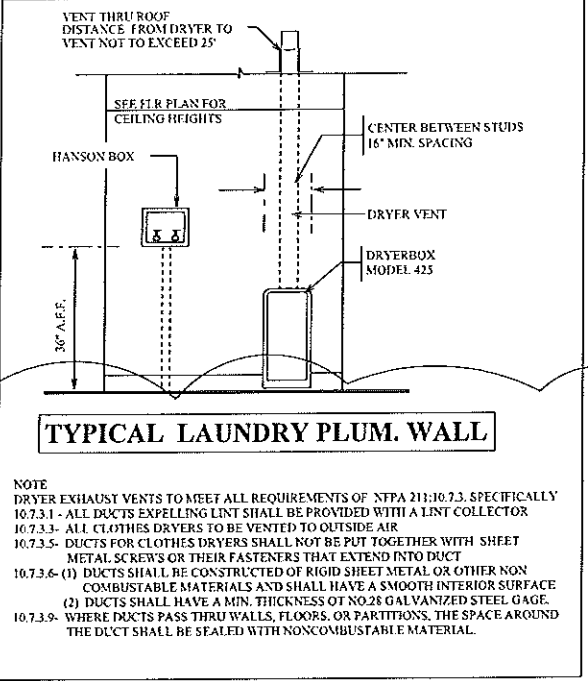
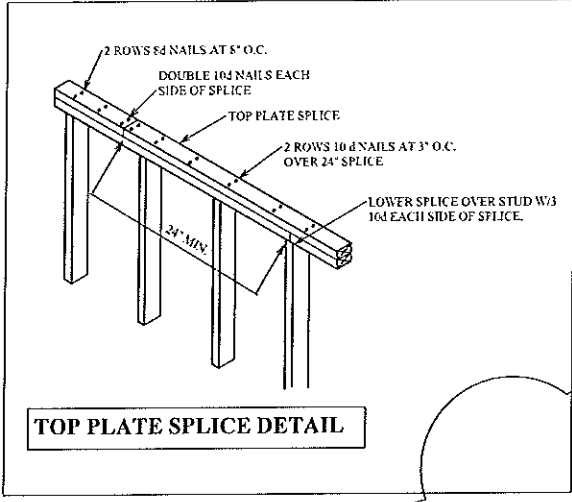
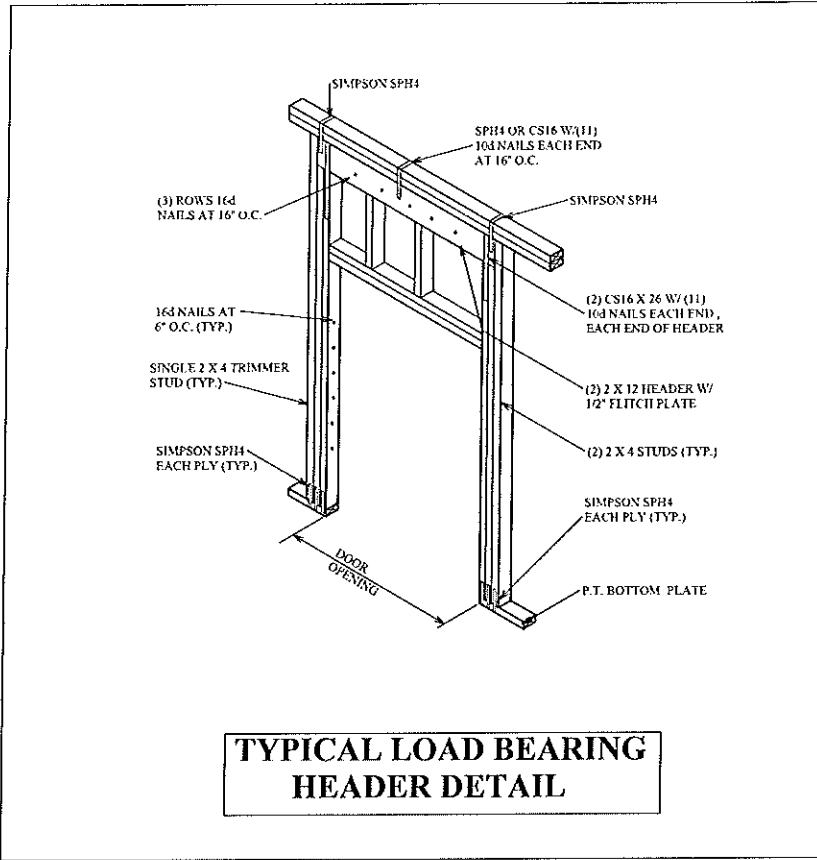
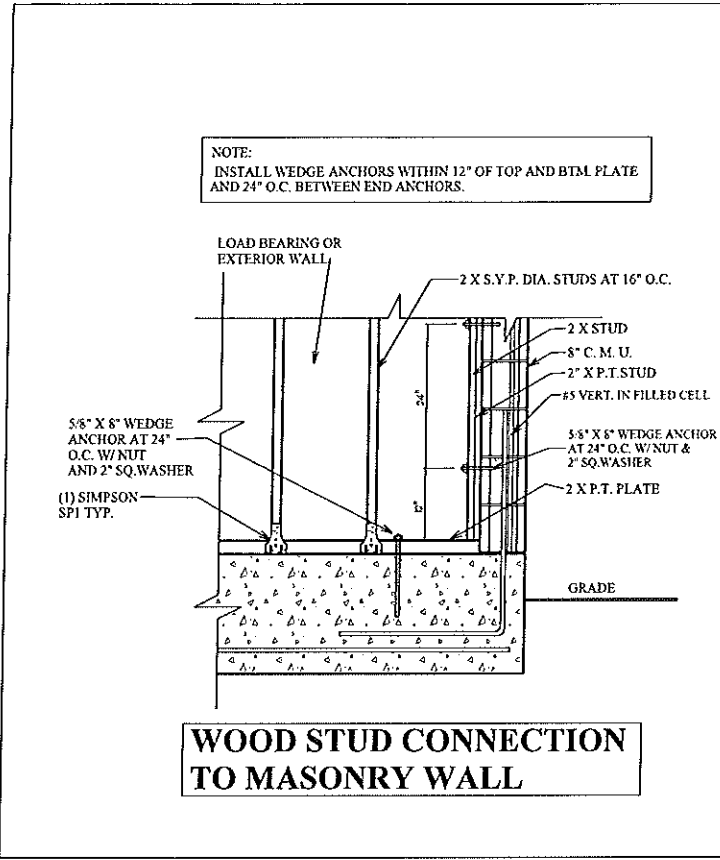
ELECTRICAL LEGEND

⊞	SMOKE DETECTOR / CARBON DIOXIDE DETECTOR
⊞	FLOOD LIGHT
⊞	FLUORESCENT LIGHTING
⊞	TRACK LIGHTING
⊞	Ceiling Fixture
⊞	Ceiling Fan
⊞	SCOUNCE (WALL MOUNTED) FIXTURE
⊞	DOOR BELL CHIMES
⊞	DOOR BELL
⊞	D.S.FOGAL
⊞	DISCONNECT SWITCH
⊞	PREWIRE SPEAKER
⊞	JUNCTION BOX
⊞	THERMOSTAT
⊞	LOW VOLTAGE LIGHTING
⊞	INTERCOM SYSTEM
⊞	GARAGE DOOR PUSH BUTTON
⊞	SMOKE DETECTOR / CARBON DIOXIDE DETECTOR
⊞	FLOOD LIGHT
⊞	FLUORESCENT LIGHTING
⊞	TRACK LIGHTING
⊞	Ceiling Fixture
⊞	Ceiling Fan
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⊞	LOW VOLTAGE LIGHTING
⊞	INTERCOM SYSTEM
⊞	GARAGE DOOR PUSH BUTTON

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, NFPA 101-9.6.2.10 AND SHALL BE INTERCONNECTED
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"



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

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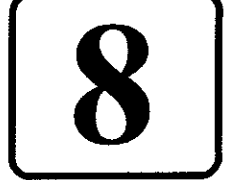
HUNTERS RIDGE
NEW PORT RICHEY

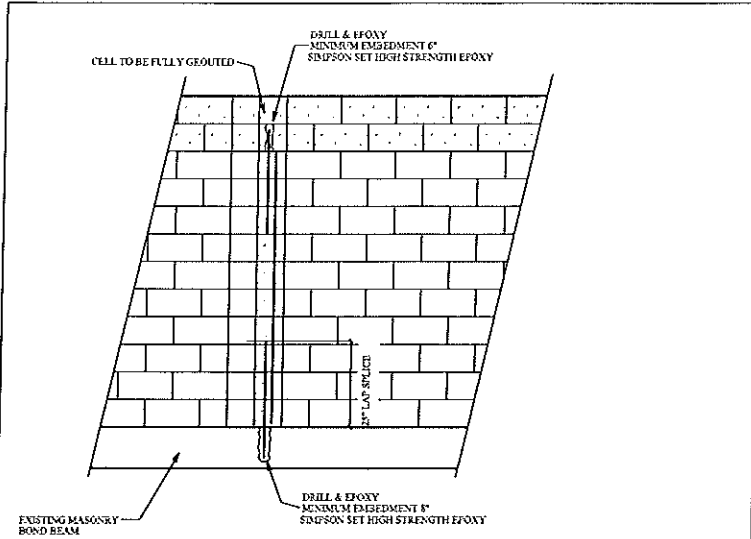
NOTICE
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PLAN DATE	DATE
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CONSTRUCTION DETAILS

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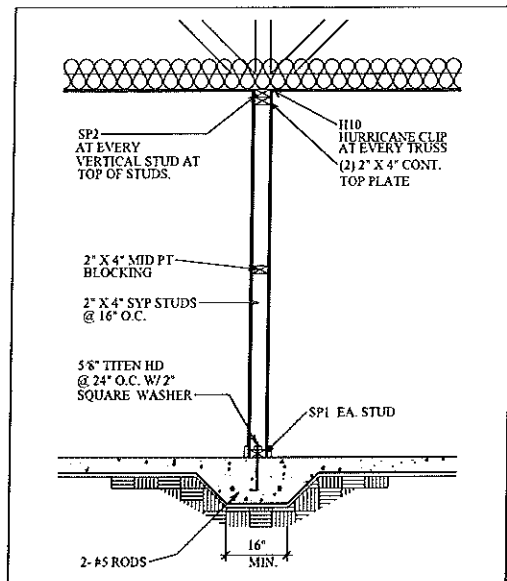




TYP. RETROFIT VERT. DOWEL CONDITION

NOTE: MISSING DOWELS: WHERE FOOTING DOWELS ARE PLACED INCORRECTLY OR MISTAKENLY ELIMINATED, REPLACE DOWEL AT PROPER LOCATION W/ GRADE #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

FIRE RESISTANCE RATINGS - ANSI/UL 263 (BXUV)

Design No. U301

Bearing Wall Rating 2 HR.	Finish Rating 66 Min.
------------------------------	--------------------------

1. Nailheads - Exposed or covered with joint finisher.
2. Joints - Exposed or covered with fiber tape and joint finisher. As an alternate, nominal 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced.
3. Nails - 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam, 1/4 in. diam heads, and 8d cement coated nails 2-3/8 in. long, 0.113 in. shank diam, 9/32 in. diam heads.
4. Gypsum Board - 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with the 1-7/8 in. nails spaced 6" o.c. Outer layer attached to studs over inner layer with the 2-3/8 in. long nails spaced 8" o.c. Vertical joints located over studs. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side. When used in widths other than 48 in., gypsum board to be installed horizontally. When Steel Framing Members* (Item 6) are used, base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced max. 24 in. o.c.; face layer attached with 1-5/8 in. long Type S bugle-head steel screws spaced max. 12 in. o.c.

16" O.C. 16" O.C.

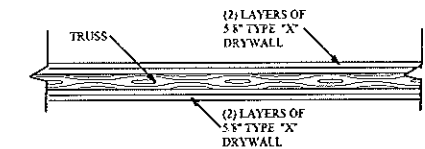
2x4s's
FIRESTOPPED

UL DESIGN U338

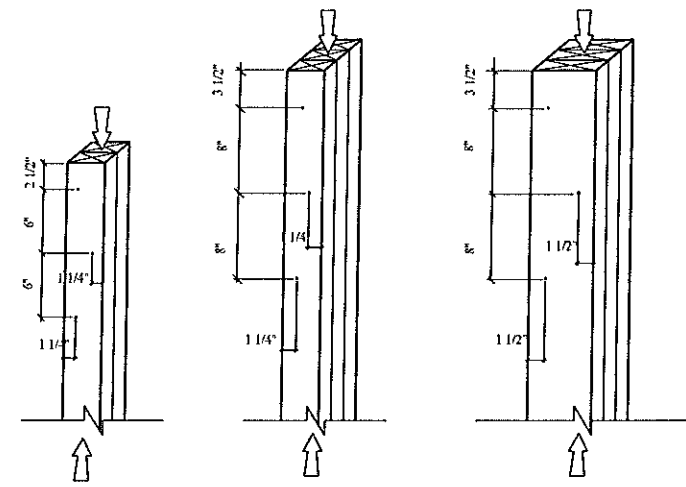
GYPSUM WALLBOARD, WOOD STUDS

BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF EITHER 2 X 3 OR 2 X 4 WOOD STUDS TURNED FLATWISE, 24" O.C. WITH 6d CEMENT COATED NAILS, 1 5/8" LONG, 0.0915" SHANK, 1/4" HEADS 7" O.C. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE WITH 8d CEMENT COATED NAILS, 2 3/8" LONG, 0.113" SHANK, 9/32" HEADS, 8" O.C. LOAD BEARING.

THICKNESS 4 1/8" APPROX. WEIGHT 12 PSF FIRE TEST UL-9-12-95 UL DESIGN U338

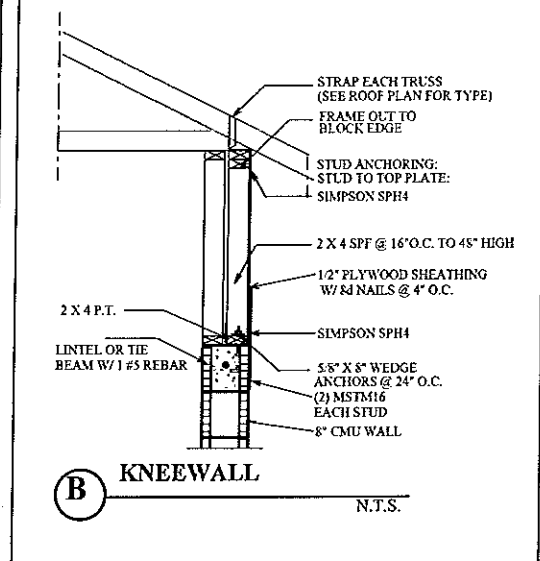


FIRE RESISTANCE RATING - 1 HOUR



- 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 ROWS, 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

TYP. NAILING SCHEDULE FOR BUILT-UP COLUMNS



Design No. U905

March 11, 2016

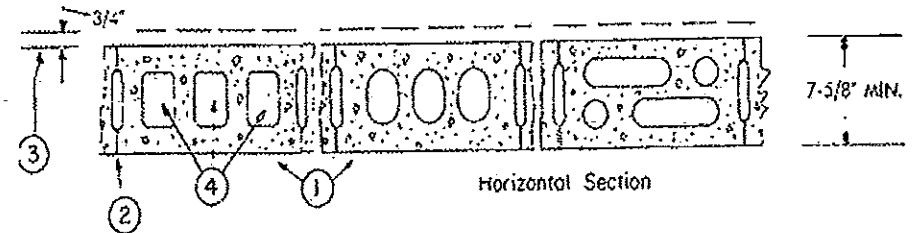
Bearing Wall Rating - 2 HR.

Nonbearing Wall Rating - 2 HR

FIRE RESISTANCE RATING - 2 HOURS

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used - See Guide BXUV or BXUVZ

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



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

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richallenpe@gmail.com

HUNTERS RIDGE
NEW PORT RICHEY

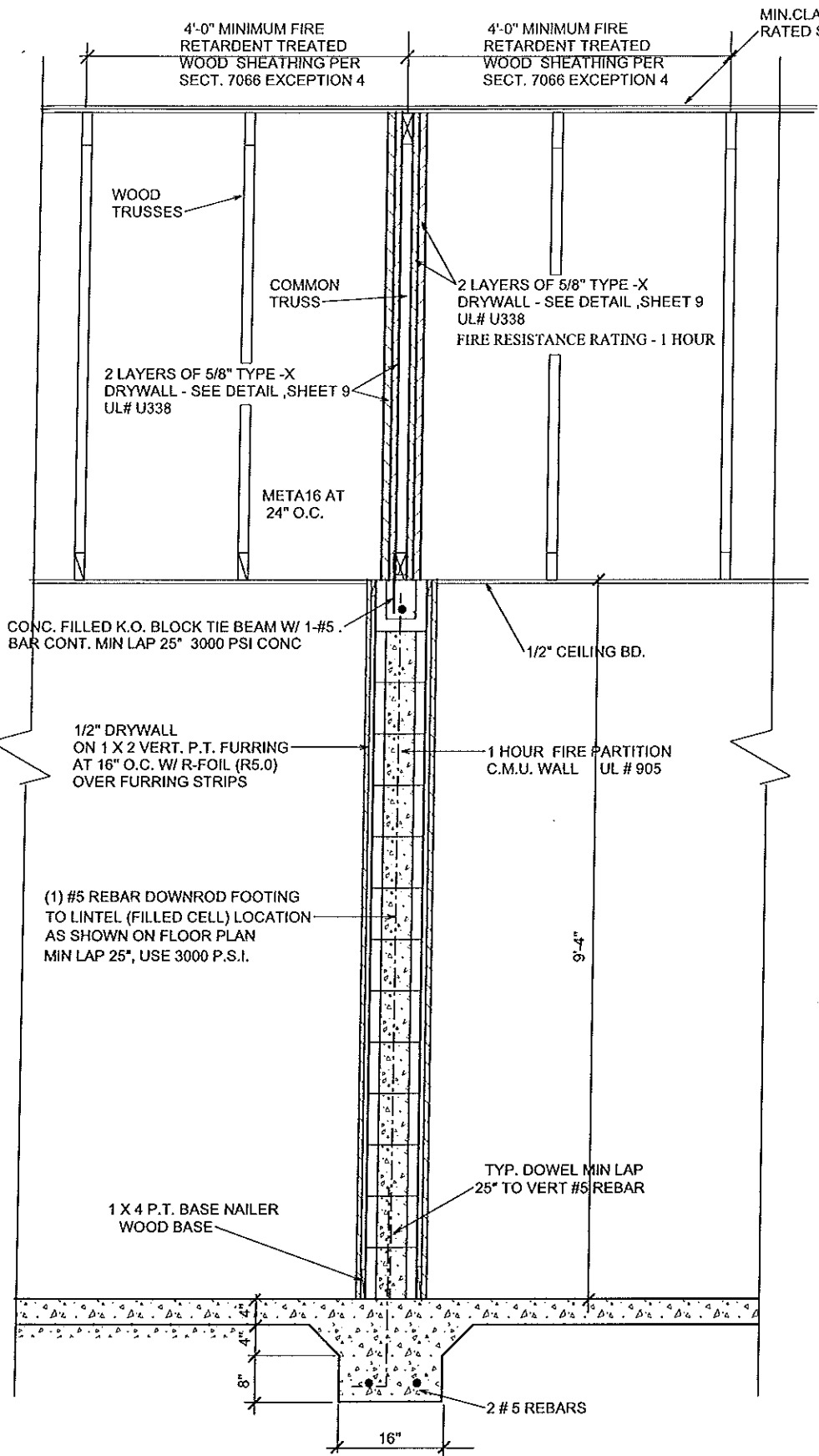
PLAN DATE

1-2-2016	9-27-2016
2-10-2016	10-3-2016
3-24-2016	11-3-2016
6-15-2016	11-15-2016
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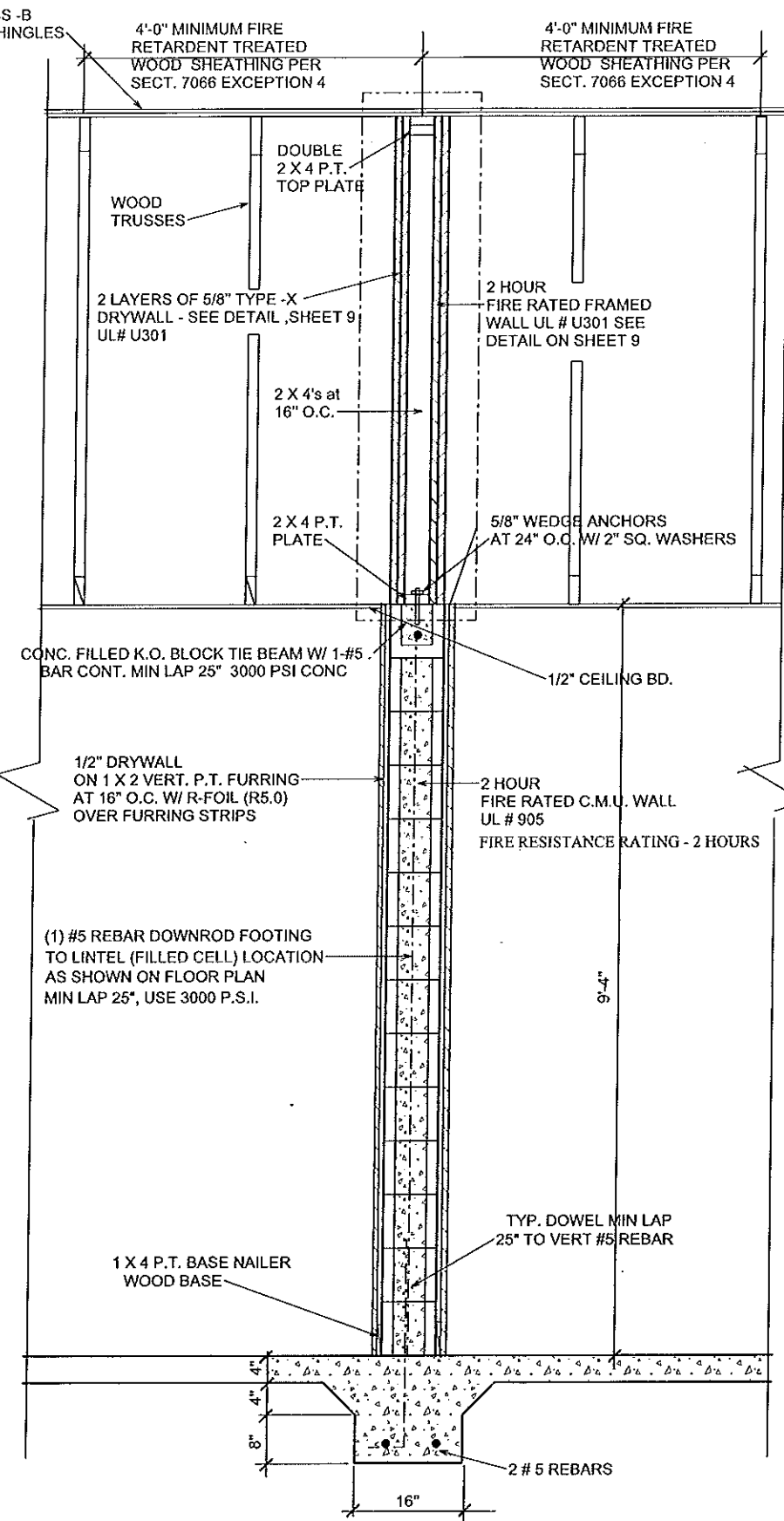
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CONSTRUCTION DETAILS

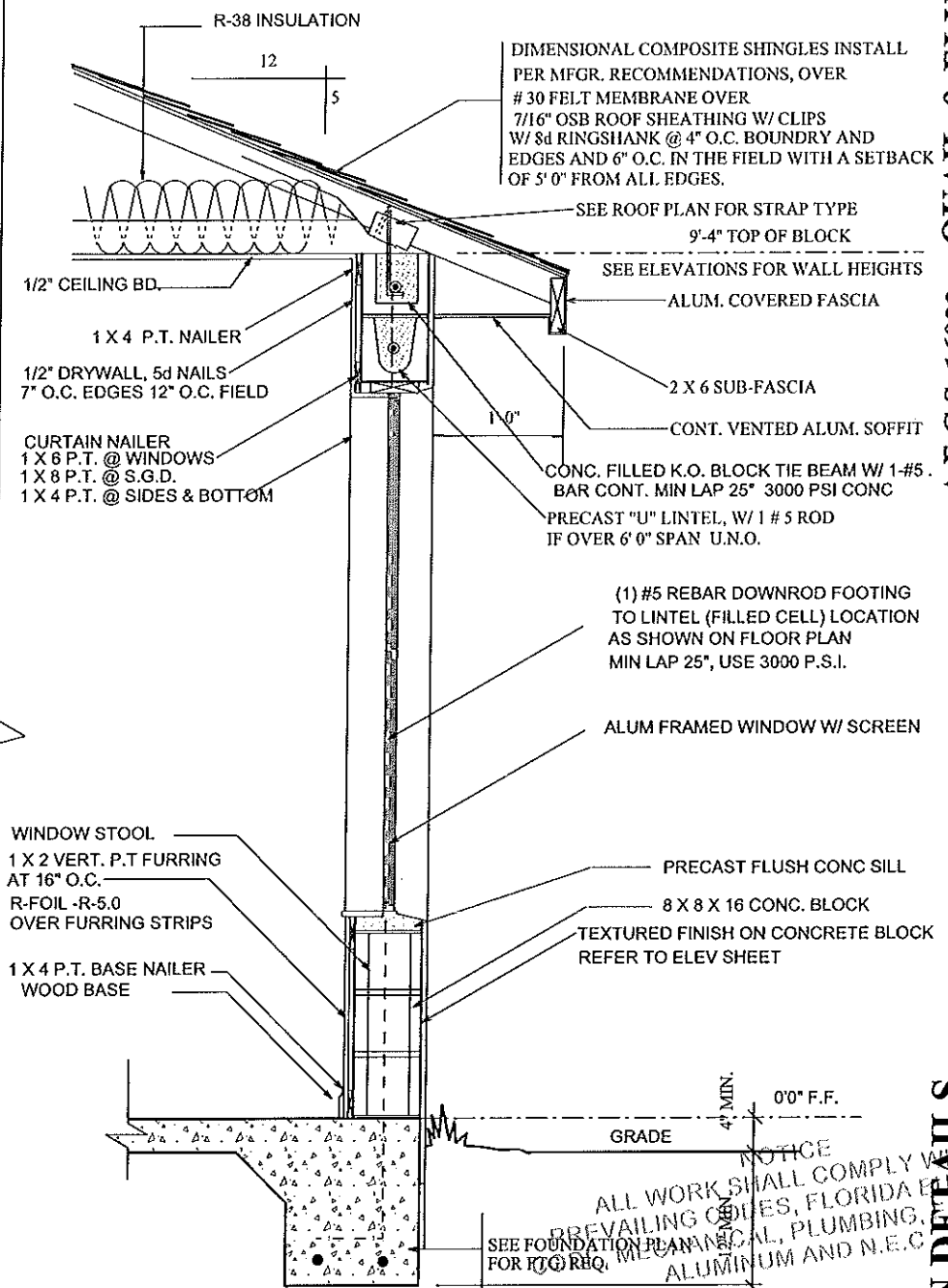
9



TYPICAL FIRE PARTITION



FIREWALL DETAIL



TYPICAL WALL SECTION

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

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CONSTRUCTION DETAILS

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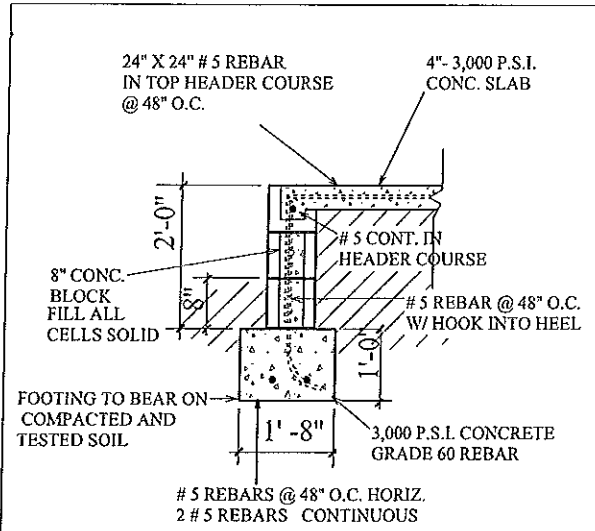
THESE CERTIFICATES HAVE BEEN PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE 2014 FLORIDA BUILDING CODE AND IT IS IN COMPLIANCE WITH SECTION 301 OF THE 2014 FLORIDA BUILDING CODE.
 RICHARD E. ALLEN P.E. #56920

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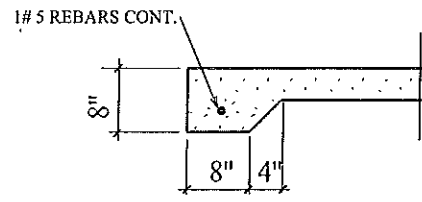
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2-12-2016	10-3-2016
3-24-2016	11-3-2016
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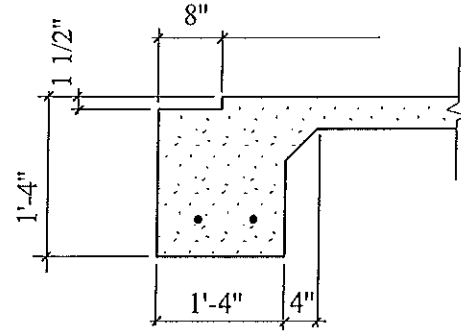
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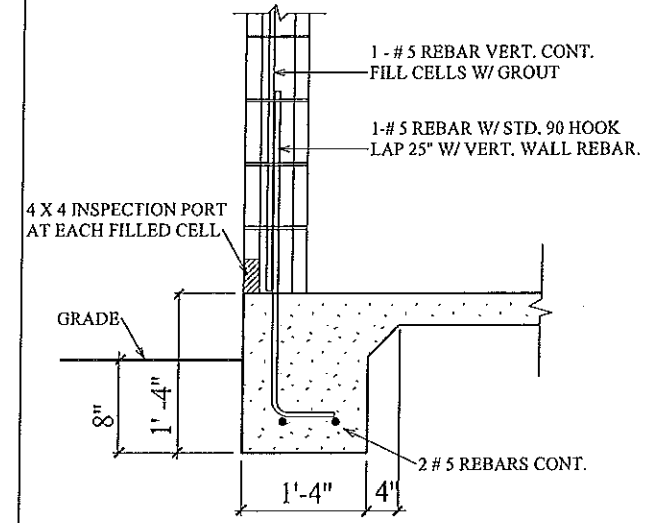
TYPICAL 2' STEM WALL DETAIL 1



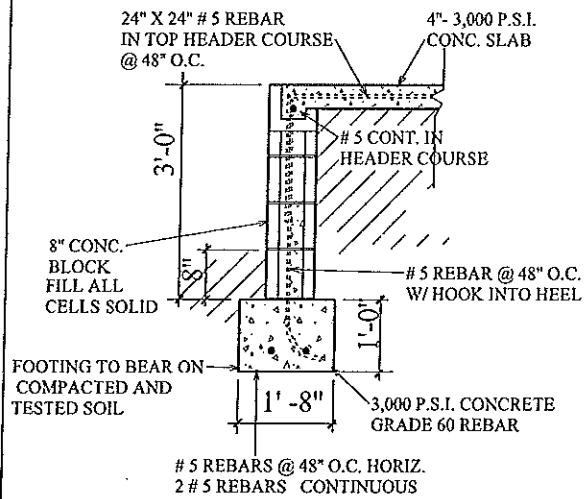
8" THICKENED SLAB J



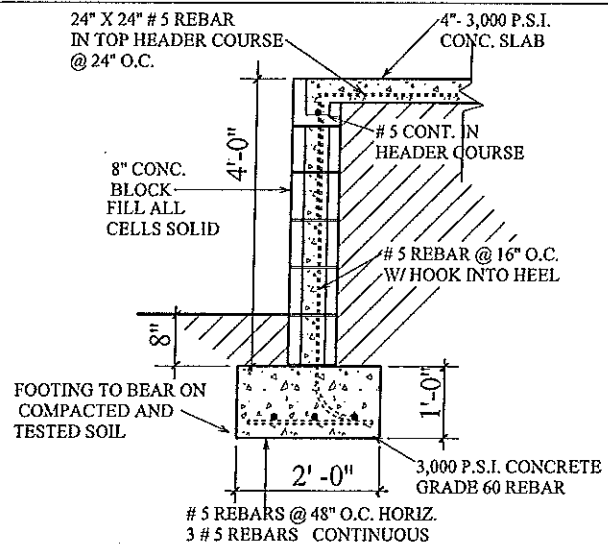
SLIDING GLASS DR. RECESS D



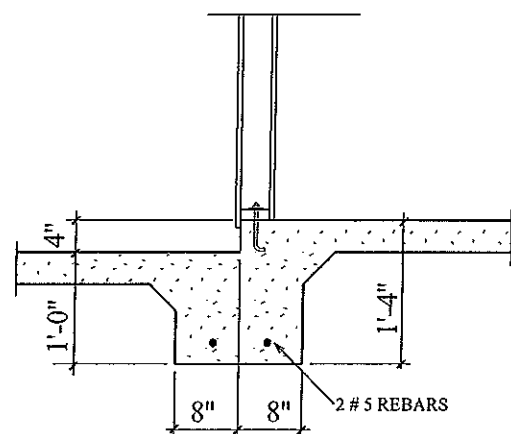
TYPICAL ONE STORY A



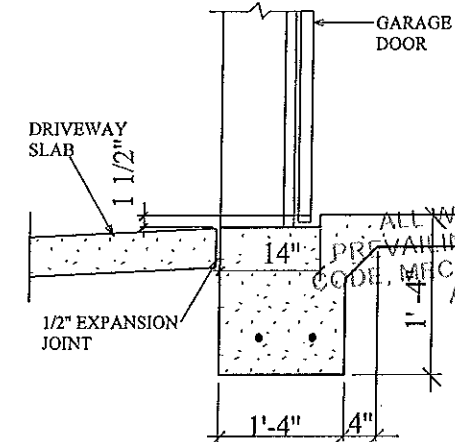
TYPICAL 3' STEM WALL DETAIL 2



TYPICAL 4' STEM WALL DETAIL 3



BEARING GARAGE STEP I



GARAGE DOOR RECESS C

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PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 45 MPH ULTIMATE WIND LOADS AND IS IN COMPLIANCE WITH SECT. 301 OF THE 2014 FLORIDA BUILDING CODE

SIGNED FOR STRUCTURE ONLY

RICHARD G. ALLEN P.E. #56830

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RICH ALLEN PROFESSIONAL ENGINEER

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

FOOTING DETAILS

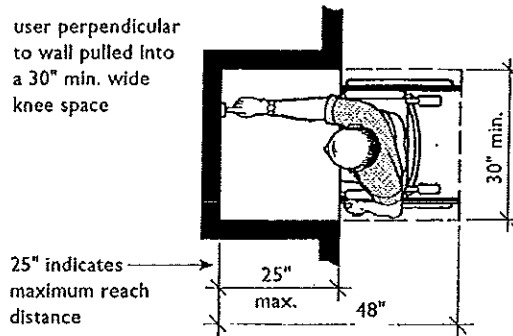
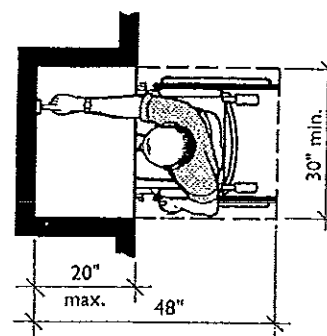
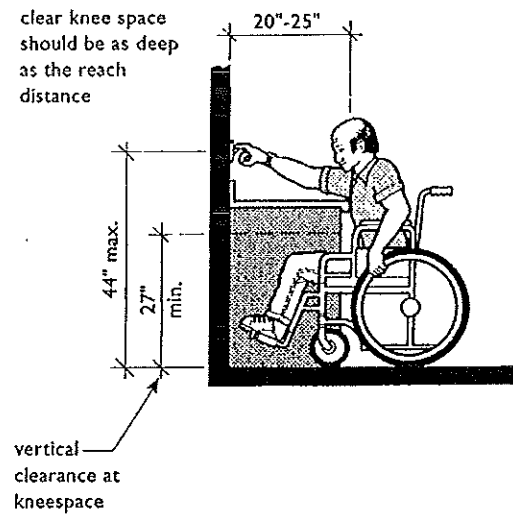
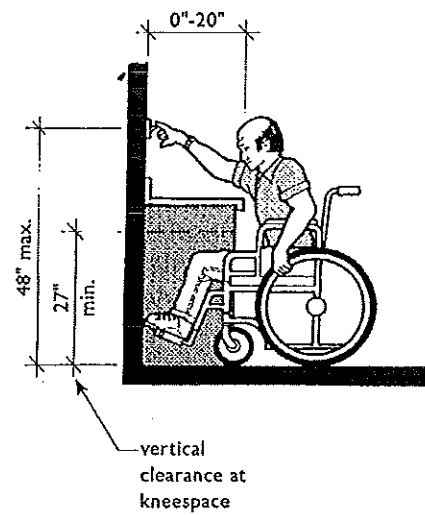
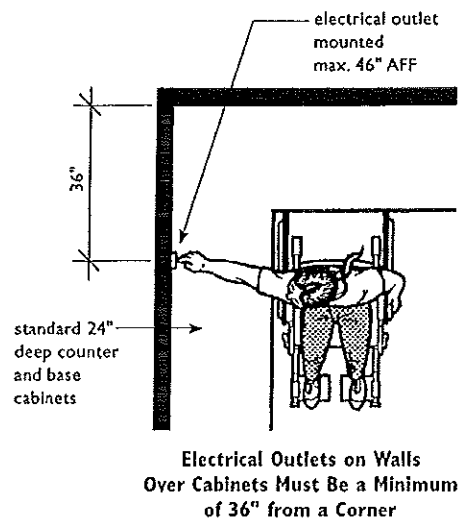
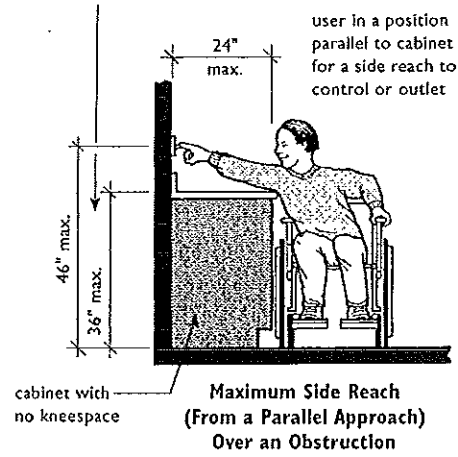
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NOTICE: ALL WORK SHALL COMPLY WITH PREVAILING CODES, FLORIDA BUILDING CODE, MECHANICAL, PLUMBING AND ALUMINUM AND N.E.C.

11



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

f
1

doors at public and common use spaces may be equipped with panic hardware

doors

latch-side jamb

clear opening 32" *

90°

stop

face of door

door swing

Measuring Clear Width at Hinged Doors

installation of swing-clear hinges is a modification that increases a 32" doorway opening to approximately 34"

34±

Use of Swing-Clear Hinges

accessible sliding doors must, and usable sliding doors should, stop fully open with their handles exposed

doors, nominal for usable doors

32" clear *

Clear Width at Sliding/Pocket Door

32" clear *

Clear Width at Accordion-Fold Door

a 3'-0" door is the narrowest bi-fold door that can be installed and still provide the accessible minimum 32" clear opening

32" clear *

3" - 4"

thickness of doors when open

Clear Width at Bi-Fold Door

ACCESSIBILITY REQUIREMENTS

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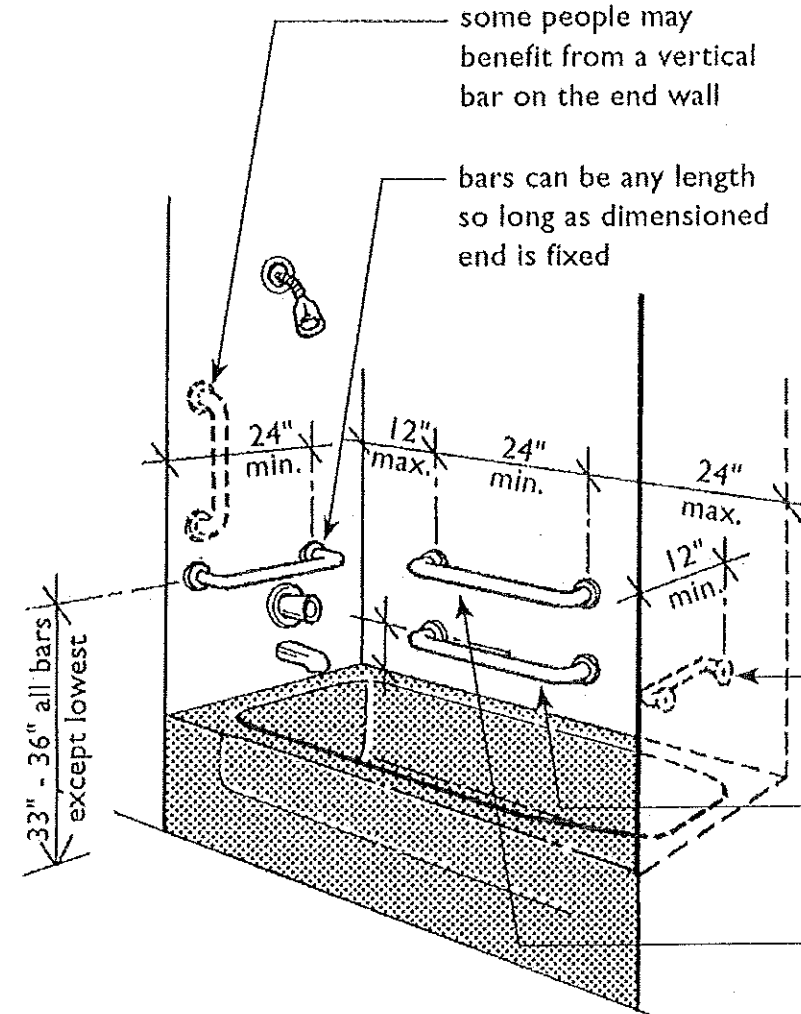
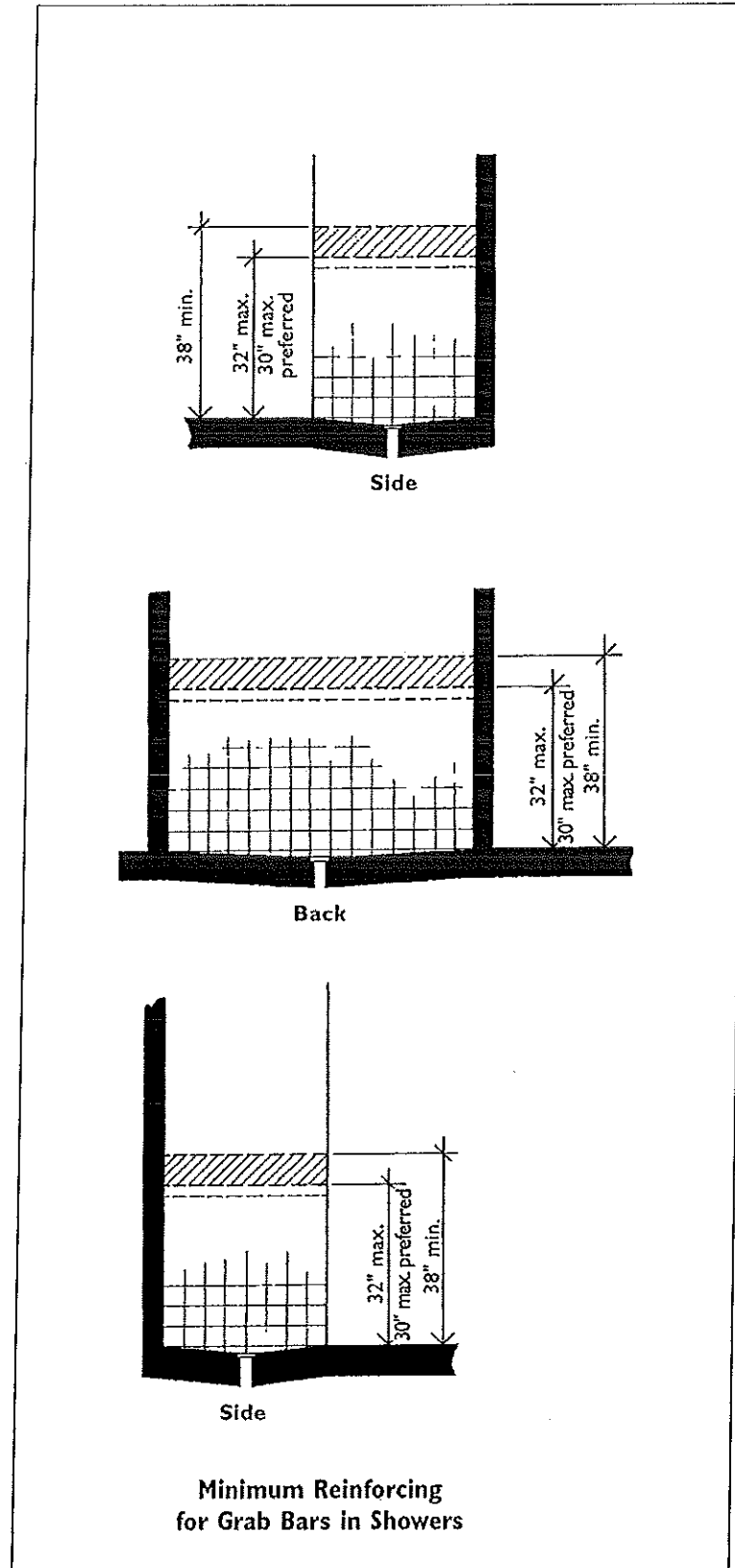
PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2014 FLORIDA BUILDING CODE
SEALED THIS STRUCTURE ONLY
SIGNED: [Signature]
RICHARD E. ALLEN P.E. #5620

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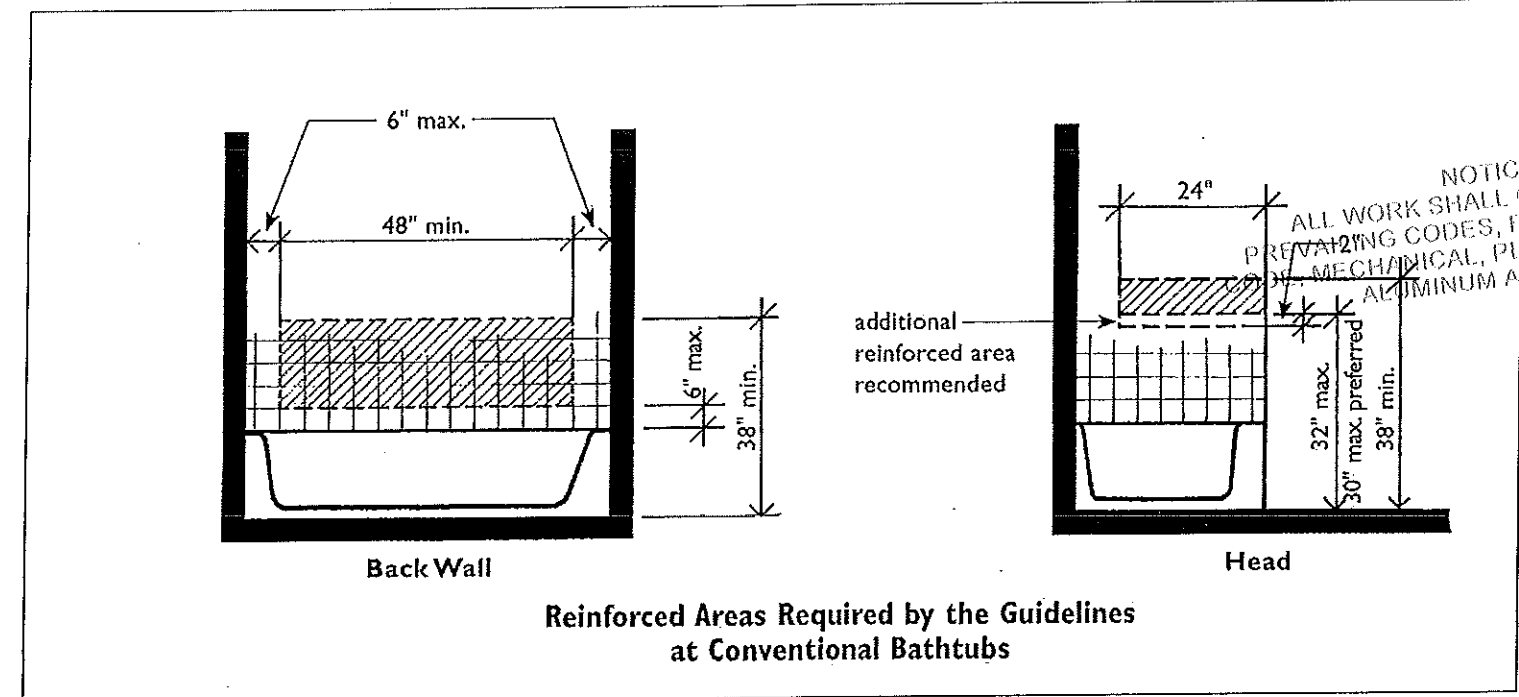
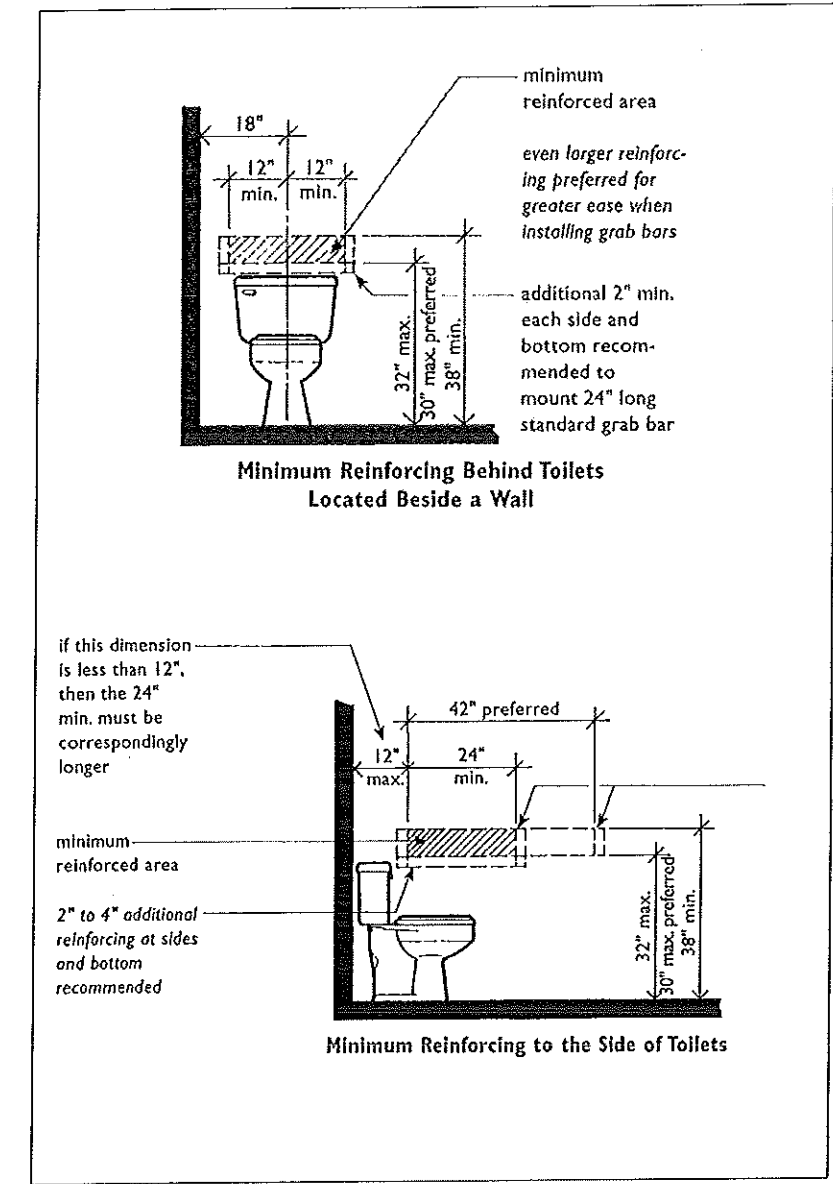
PLAN DATE	DATE
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6-15-2016	11-15-2016
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NOTICE
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ANSI Grab Bar Configurations at Conventional Tubs (for Reference Only)



ACCESSIBILITY REQUIREMENTS

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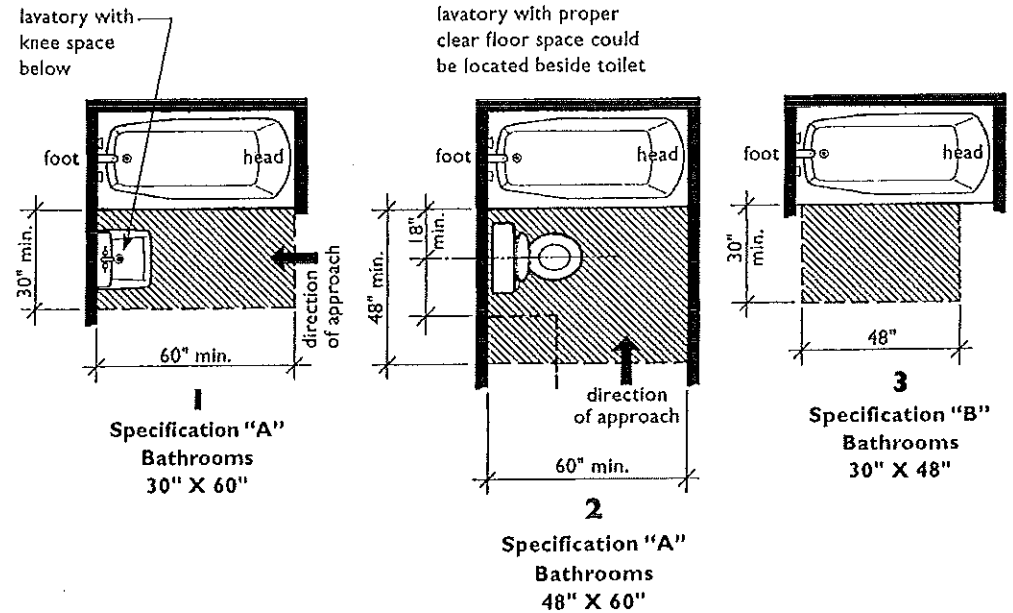
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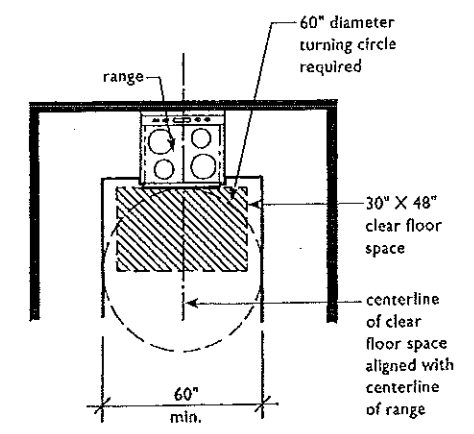
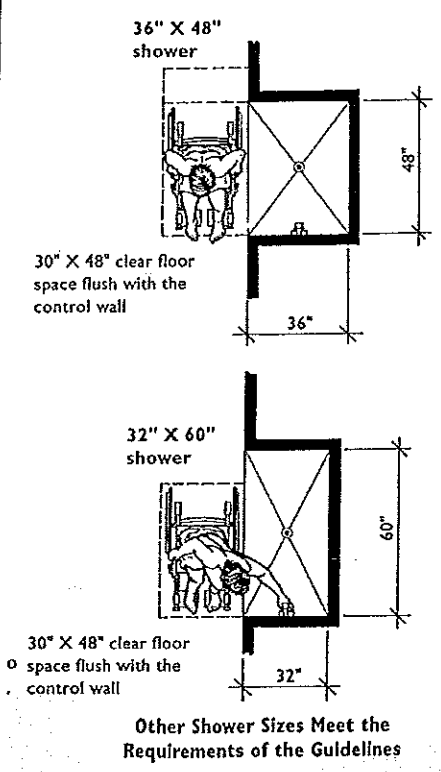
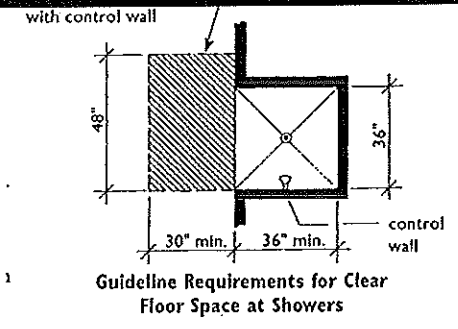
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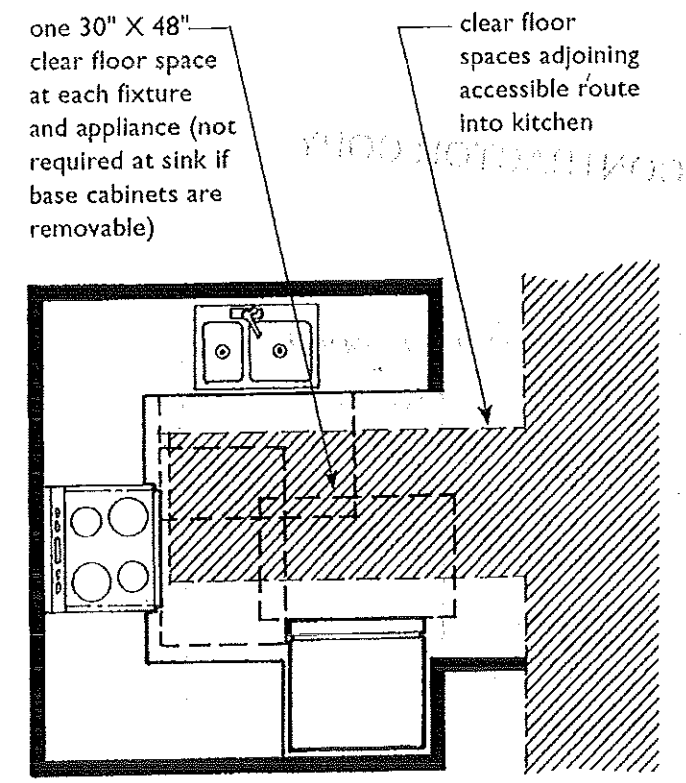
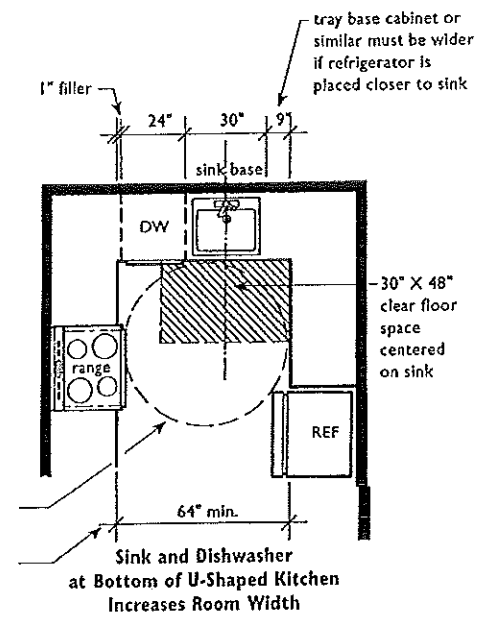
PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE MINIMUM ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2016 FLORIDA BUILDING CODE
SEALED FOR SIGNATURE ONLY
SIGNED *[Signature]* 1/23/17
RICHARD E. ALLEN P.E. #6820



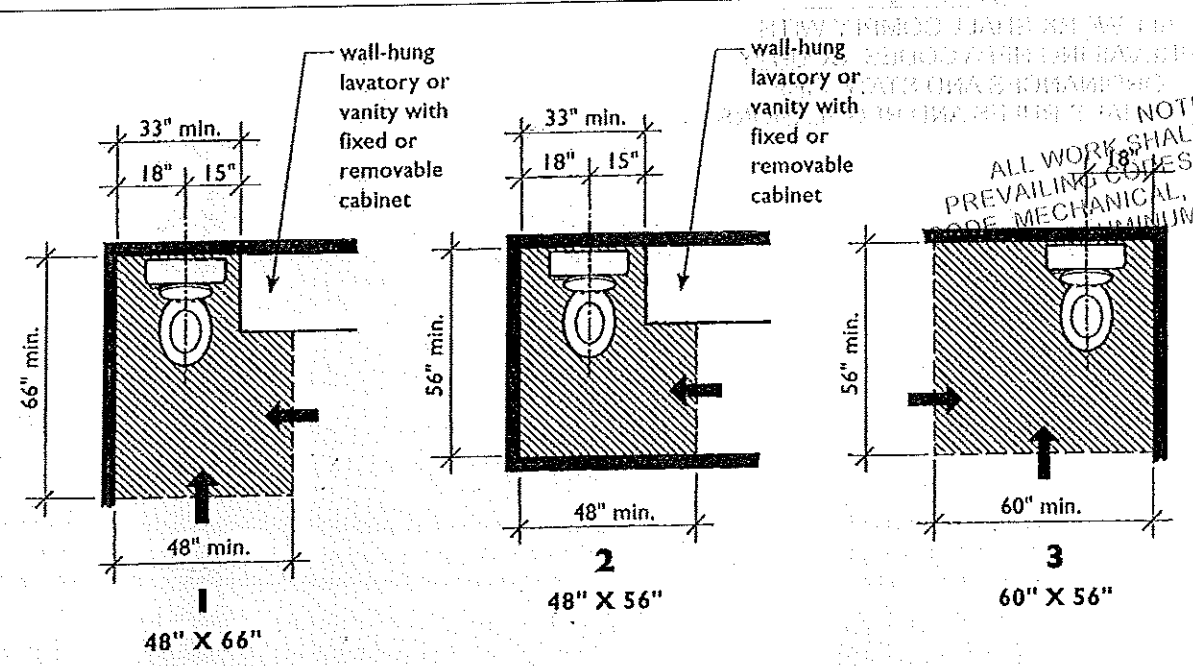
Clear Floor Space at Bathtubs/showers
 Shaded Areas Must Remain Unobstructed
 (Taken from Guideline Figures 7(b) and 8)



60" Diameter Turning Circle
 when Sink (Only), Cooktop, or Range is at Bottom of U-Shaped Kitchen



Overlapping Clear Floor Spaces and Accessible Route Provide Maneuvering Space



Clear Floor Space at Toilets
 (One of the Three Must be Provided in "A" and "B" Bathrooms)

ACCESSIBILITY REQUIREMENTS

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 727-842-6100
 richallenpe@gmail.com

HUNTERS RIDGE NEW PORT RICHEY

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 SEALED FOR STRUCTURE ONLY
 SIGNED [Signature] 11/23/17
 RICHARD E. ALLEN P.E. #56930

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

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CONTRACTOR COPY

REVIEWED FOR CODE COMPLIANCE		
Required	Type	Approval
	Building	RAW 05/17/17
	Electrical	2-5/3/17 As Noted sheet ↗
	Plumbing	ge 4/06/17
	Mechanical	RKLS 2/17
	Fire Marshal	

PER FFPC FIFTH EDITION 1:1.14.4
 Review and approval by the AHJ shall not
 relieve the applicant of the responsibility
 of compliance with this code.

FIRE MARSHAL
 PASCO COUNTY
 NAME W. M. [Signature]
 DATE 5/1/17
 CONTROL# 17304948

ALL WORK SHALL COMPLY WITH
 PREVAILING NFPA CODES, COUNTY
 ORDINANCES AND STATE FIRE
 MARSHAL'S RULES AND REGULATIONS

PASCO COUNTY FIRE PREVENTION

CONDITIONS OF APPROVAL

The Florida Fire Prevention Code (FFPC) is derived from the National Fire Protection Association (NFPA) Fire Code® (NFPA 1) 2012 edition and the Life Safety Code® (NFPA 101) 2012 edition as defined in Florida Statute 633 and Pasco County Code of Ordinances 46.1. The Florida Fire Prevention Code and the adopted reference standards are viewable on line at the Division of State Fire Marshal web site <http://www.myfloridacfo.com/Division/SFMI/> under the Fire Prevention tab, Florida Fire Prevention Code; this is a read only file.

Separate plans and permits are required for:

- Fire Sprinkler System
- Fire Sprinkler Underground