

CONTRACTOR COPY

# HUNTERS RIDGE BUILDING -D

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

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

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

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**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.

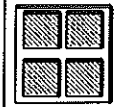
VTR LOCATIONS ARE APPROXIMATE AND MAY CHANGE DUE TO JOBSITE CONDITIONS

THE FOLLOWING SHALL COMPLY WITH THE 2014 FBC.

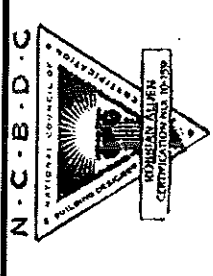
- PORCHES AND BALCONIES
  - HANDRAILS
  - GUARDRAILS
  - STAIRS
  - CHIMNEY & FIREPLACE
  - EGRESS WINDOWS
4. ALL OPENINGS SHALL COMPLY WITH 2014 FBC WIND LOADS AS STATED BELOW. ATTACHMENTS OF WINDOWS, DOORS, SLIDING GLASS DOORS AND O.H. GARAGE DOORS ARE DELEGATED THE MANUFACTURER OF THESE ITEMS. THE 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.

**SOFTPLAN**  
ARCHITECTURAL DESIGN SOFTWARE

**ROBBIAN DESIGN**  
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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.

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**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.

**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.

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

**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
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I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE APPLICABLE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2014 FLORIDA BUILDING CODE.  
SEALED FOR RECORD 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	11-5-2016
6-15-2016	01-03-2017
1-9-2016	

**DEEB FAMILY HOMES, LTD.**  
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**COVER SHEET BUILDING - D**

**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
18. SITE PLAN AND TOPOGRAPHY
  - A. THE STRUCTURAL ENGINEER IS NOT A SURVEYOR AND IS NOT RESPONSIBLE FOR THE SITE PLAN, ESTABLISHING REQUIRED SET-BACKS, AND LOCATING THE BUILDING ON THE PROPERTY.
  - B. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR THE GRADING OF THE SITE OR ITS COMPLIANCE WITH ANY DRAINAGE 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 STEM WALLS AND MASONRY ABOVE GRADE WALLS) AS STATED IN ITEM 19 BELOW.
  - D. IT IS IMPORTANT TO KNOW THAT THE FOUNDATION DESIGN BASED ON A PRESUMED ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF RELIES ON LESS THAN 1/500 (E.G. 0.25 INCHES OVER 10 FEET) OF DIFFERENTIAL SETTLEMENT. CRACKS IN MASONRY WALLS SHOULD BE EXPECTED WHERE DIFFERENTIAL SETTLEMENT EXCEEDS 1/150. THIS STATEMENT SHOULD BE TAKEN AS A CAUTIONARY NOTE FOR PROCEEDING WITHOUT A SOILS ANALYSIS AND FOUNDATION RECOMMENDATION BY A GEOTECHNICAL ENGINEER FOR THE SITE.
  - E. COPIES OF ANY AND ALL REQUIRED COMPACTION TESTS ARE TO BE PROVIDED TO THE BUILDING DEPARTMENT FOR THEIR RECORDS.

**STRUCTURAL ELEMENTS**

19. FOUNDATION, 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 SOLELY 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 BLD.  
NEW PORT RICHEY, FL. 34655  
727-376-6831

PLAN DATE	PLAN DATE
1-22-2016	9-27-2016
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1-8-2016	

**HUNTERS RIDGE  
NEW PORT RICHEY**

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. #56920

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

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21. FLOORS

A. MANUFACTURED FLOOR TRUSS FRAMING PLAN CONTAINED HEREIN IS FOR THE SOLE PURPOSE OF ILLUSTRATING THE DESIGN INTENT AND FOR PLANNING TO BE USED BY THE TRUSS COMPANY.

1. FLOOR JOISTS ARE SIZED BASED ON THE SOUTHERN PINE COUNCIL SPAN TABLES FOR NO. 2 GRADE DIMENSIONAL LUMBER.

II. FLOOR JOISTS FOR EXTERIOR DECKS SHALL BE PRESSURE TREATED.

B. FOR ALL WOOD FLOORS:

I. THE TRUSS TO WALL CONNECTIONS ARE IDENTIFIED ON THE FLOOR FRAMING PLAN.

II. A STRUCTURAL BAND JOIST IS TO BE PROVIDED ON THE EXTERIOR PERIMETER OF ALL BOTTOM BEARING FLOOR TRUSSES AND JOISTS. THE STRUCTURAL BAND JOIST IS TO BE FASTENED TO EACH END OF A FLOOR TRUSS OR JOIST WITH A SIMPSON L50 BRACKET USING SIMPSON SHORT 10d COMMON NAILS.

III. FLOOR TRUSSES OR JOISTS BEARING ON WOOD WALLS ARE TO BE SET WITH A MINIMUM OF THREE 10d COMMON NAILS. (TOE NAILED) TO THE TOP PLATE OF THE WALL.

IV. A MOISTURE BARRIER SHALL BE INSTALLED BETWEEN ANY UNTREATED WOOD TRUSSES OR JOISTS AND CONCRETE OR ANY MASONRY.

V. LEDGERS/ NAILERS SHALL BE FASTENED TO WOOD STUDS OR BAND JOISTS (NOT SHEATHING ) WITH A MINIMUM 2 3/8" X 5 1/2" LAG BOLTS WITH WASHERS AT EACH STUD INTERSECTION AT 16 INCHES ON CENTER AND SHALL CONSIST OF PRESSURE TREATED LUMBER 2 PLY 1 1/2" THICK BY A HEIGHT SHOWN IN THE PLANS. FOR CONCRETE OR MASONRY WALLS THE FASTENERS SHALL BE 5/8" X 5 1/2" SIMPSON TITEN HEAD CONCRETE BOLTS.

VI. FLOOR BEAMS

1. BEAMS SUPPORTING FLOOR TRUSSES AND JOISTS ARE TO BE ATTACHED AS SPECIFIED IN THE FLOOR FRAMING PLAN. UNDER NO CIRCUMSTANCES ARE THERE TO BE BUTT JOINTS BETWEEN THE BEARING POINTS OF ANY PLY OF A MULTIPLE BEAM. THE PLIES ARE TO BE CONTINUOUS BETWEEN BEARING POINTS.

3. MULTIPLE BEAMS CONSISTING OF MANUFACTURED WOOD (I.E. GLULAM , MICROLAM ) ARE TO HAVE THE INDIVIDUAL PLIES INTERCONNECTED AS REQUIRED BY THE MANUFACTURERS SPECIFICATIONS.

4. MULTIPLE BEAMS CONSISTING OF DIMENSIONAL LUMBER ARE TO HAVE INDIVIDUAL PLIES INTERCONNECTED AS FOLLOWS:

A. FOR TWO PLY BEAMS- ONE ROW OF 10d GALVANIZED COMMON NAILS AT 6" O.C. ON EACH SIDE OF THE BEAM

B. FOR THREE PLY BEAMS- TWO ROWS OF 16d GALVANIZED COMMON NAILS SPACED AT 6" O.C. (TOP AND BOTTOM) THRU EACH SIDE OF BEAM.

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

D. FLOOR SHEATHING :

I. ALL FLOOR SHEATHING IS TO BE 3/4" TONGUE AND GROOVE PLYWOOD RATED FOR FLOOR SHEATHING APPLICATION.

II. FLOOR SHEATHING SHALL BE FASTENED TO THE FLOOR TRUSSES /JOISTS WITH 10d RING SHANK NAILS AT 6" ON CENTER WITH CONSTRUCTION GRADE ADHESIVE.

III. FLOOR SHEATHING SPECIFIED FOR SEALED EXTERIOR DECKS AND ITS INSTALLATION SHALL BE THE SAME AS THAT FOR INTERIOR APPLICATION EXCEPT PRESSURE TREATED AND THE FASTENERS TO BE GALVANIZED.

E. EXTERIOR DECK FLOORING:

1. DECK FLOORING SHALL BE INDIVIDUALLY SPECIFIED ON THE FLOOR FRAMING PLANS AND SHALL BE FASTENED TO THE UNDERLYING PRESSURE TREATED JOISTS WITH 3- 3 INCH DECK SCREWS AT EACH FLOORING JOIST INTERSECTION.

22. WALLS :

A. MASONRY

I. CONCRETE MASONRY UNITS (CMU) SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.

II. WALL CMU SHALL BE 8 INCH X 16 INCH IN SIZE OR 8 INCH X 8 INCH X 8 INCH FOR EDGE FINISHES.

III. CMU SHALL BE PLACED IN A RUNNING BOND AND THERE SHALL BE NO VERTICAL BUTT JOINTS EXCEPT AS SHOWN ON THE FLOOR PLAN FOR CONSTRUCTION JOINTS.

IV. REINFORCED FILLED CELLS AS SHOWN ON THE PLANS SHALL BE FILLED WITH " FINE" GRADE GROUT , HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AND 8 TO 11 INCH SLUMP TO ENSURE CONSOLIDATION.

V. BOND BEAMS SHALL BE POURED WITH GROUT MONOLITHICALLY WITH THE FILLED WALL CELLS-NO COLD JOINTS.

VI. VERTICAL STEEL REINFORCEMENT SHALL BE CONTINUOUS BETWEEN THE MIDDLE AND BOTTOM 1/3 OF THE FOOTING HEIGHT AND END IN THE TOP COURSE OF THE BOND BEAM WITH A STANDARD 10 INCH 90 DEGREE BEND.

VII. HORIZONTAL REINFORCING STEEL SHALL BE CONTINUOUS, INCLUDING AROUND CORNERS.

VIII. REINFORCING STEEL SPLICES SHALL CONSIST OF WIRE LAPS NO LESS THAN 40 TIMES THE STEEL BAR DIAMETER (I.E. 25 INCHES FOR #5 REBAR, 15 INCHES FOR #3 REBAR, AND 52 INCHES FOR #7 REBAR )

B. WOOD FRAME WALLS :

I. WALL STUD SIZES ARE SHOWN IN THE TYPICAL WALL SECTION.

II. LOAD BEARING.

1. WOOD STUDS IN WALLS SHALL BE SPACED 16 INCHES ON CENTER AND FASTENED TO THE TOP AND BOTTOM PLATES PER THE TOP PLATE SPLICE DETAIL. ALL LOAD BEARING STUDS TO BE SOUTHERN YELLOW PINE #2 GRADE OR BETTER.

2. LOAD BEARING WALLS SHALL HAVE A SINGLE BOTTOM PLATE (PRESSURE TREATED ) IN CONTACT WITH MASONRY OR CONCRBT. SEE THE TOP PLATE SPICE DETAIL FOR TOP PLATE NAILING AND SPLICING REQUIREMENTS.

3. THE WOOD STUDS SHALL HAVE A SIMPSON SP2 AT THE TOP PLATE AND A PROPERLY SIZED SPH FOR THE BOTTOM PLATE (I.E. 4" STUD WALL = SPH4, 6" STUD WALL = SPH6 )

4. 3 STUD PACK SHALL BE INSTALLED DIRECTLY BENEATH BEARING POINTS OF ALL GIRDERS AND BEAMS HAVING A GRAVITY LOAD OF UP TO 3,000 LBS.

5. STEEL TUBE COLUMNS SHALL BE INSTALLED IN THE WALL DIRECTLY BENEATH GIRDERS AND BEAMS HAVING GRAVITY LOADS GREATER THAN 3000 LBS.

6. BASE PLATES SHALL BE FASTENED TO MONOLITHIC FOOTINGS WITH 5/8" X 8 INCH ANCHOR BOLTS OR SIMPSON TITEN HD. CONCRETE BOLTS OF THE SAME SIZE AT 24 INCHES ON CENTER. ALL CONNECTIONS SHALL BE MADE WITH 3 INCH SQUARE BY 1/8 INCH THICK WASHERS

7. BASE PLATES BEARING ON WOOD SHALL BE FASTENED WITH 16d COMMON NAILS AT 8" O.C. THROUGH ANY FLOOR SHEATHING AND TO UNDERLYING LUMBER (NOT SHEATHING ONLY ) AND USE BLOCKING AS NEEDED TO MAINTAIN NAILING SPACING REQUIREMENTS.

8. FOR EXTERIOR LOAD BEARING WALLS, EACH STUD ABOVE THE BASE PLATE SHALL BE FASTENED TO THE UNDERLYING BAND JOIST OR BEAM WITH A SIMPSON LSTA18 STRAP. FOR THIS SITUATION THE SIMPSON SPH BRACKET TO THE BASE PLAN MAY BE OMITTED.

9. FOR INTERIOR LOAD BEARING WALLS, 1/2 INCH ALL THREAD ROD SHALL BE INSTALLED AT 32" O.C. FROM THE BASE PLATE THROUGH THE SHEATHING AND TOP PLATE OF UNDERLYING SUPPORTING WALL. ALL CONNECTIONS SHALL INCLUDE A STANDARD 3 INCH SQUARE WASHER.

10. HEADER BEAMS SHALL BE SIZED ACCORDING TO THE ENCLOSED HEADER SCHEDULE AND FASTENED WITH A MINIMUM OF TWO SIMPSON LSTA36 STRAPS OVER EACH END TO THE JACK STUDS BELOW. IN ADDITION, THE HEADER BEAMS SHALL BE FASTENED WITH A MINIMUM OF 3-10d COMMON NAILS ( TOE NAILED ON EACH FACE SIDE AT EACH END TO THE ABUTTING FULL LENGTH STUDS.

III. NON LOAD BEARING WALLS:

1. WOOD STUDS IN WALLS SHALL BE SPACED AT 16 INCHES ON CENTER AND FASTENED TO THE TOP AND BOTTOM PLATES WITH A MINIMUM OF THREE 10d COMMON NAILS. NAILS INSTALLED IN PRESSURE TREATED WOOD SHALL BE GALVANIZED.

2. INCIDENTAL , NON STRUCTURAL FRAMING ITEMS SUCH AS KNEE WALLS, DROP CEILINGS, BUILT IN SHELVING, NICHEs, ETC. MAY BE CONSTRUCTED WITH 2 X 4 'S AT 24" O.C. AT THE DISCRETION OF THE BUILDER

2. NON LOAD BEARING WALLS SHALL HAVE A SINGLE BOTTOM PLATE (PRESSURE TREATED AGAINST MASONRY AND CONCRETE ) AND A SINGLE TOP PLATE.

3. BASE PLATES SHALL BE FASTENED TO CONCRETE SLABS WITH 1/4 INCH BY 3 1/2 INCH TAPCON SCREWS AT 12 " ON CENTER.

4. BASE PLATES ON WOOD SHALL BE FASTENED WITH 16d COMMON NAILS AT 8" ON CENTER.

C. SHEATHING

I. PLYWOOD SHEATHING.

1. EXTERIOR WALL SHEATHING COVERED BY AN ARCHITECTURAL FINISH SHALL BE MINIMUM 7/16 INCH THICK (NOMINAL ) 4 PLY PLYWOOD MANUFACTURED WITH EXTERIOR GLUE.

2. THE LONG SIDE OF THE SHEATHING SHALL BE INSTALLED PERPENDICULAR TO THE WALL STUDS.

3. FASTEN TO STUDS AND BLOCKING WITH 8d RING SHANK NAILS AT 4 INCHES ON CENTER ALL LOCATIONS.

4. IN ADDITION TO THE REGULAR FASTENING, A SECOND ROW SHALL BE INSTALLED AT THE DOUBLE TOP PLATE AND TO THE LOWEST HORIZONTAL WOOD MEMBER ON AN EXTERIOR WALL. ( I.E. SILL PLATE , BAND JOIST )

5. FOR PLYWOOD SHEATHING COVERED WITH A CEMENTITIOUS FINISH ALL BUTT JOINTS NOT ON WALL STUDS SHALL BE BLOCKED WITH 2 X BLOCKING , TOE NAILED AT EACH END TO THE WALL STUDS WITH 3-8d COMMON NAILS.

II. PARTICLE BOARD

1. PARTICLE BOARD IS NOT TO BE USED WITHOUT THE EXPRESS, WRITTEN CONSENT OF THE STRUCTURAL ENGINEER AND THE PROPERTY OWNER.

III. ARCHITECTURAL FINISHES

1. ARCHITECTURAL WALL FINISHES , SUCH AS STUCCO, CEMENTITIOUS COATING , SIDING OR PAINT ARE MENTIONED HERE ONLY FOR THE PURPOSE OF UNDERSTANDING THAT THEIR INSTALLATION AND ASSOCIATED DETAILS ARE NOT THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.

23. COLUMNS

A. CONCRETE / MASONRY COLUMNS

1. MASONRY COLUMNS SHALL BE CONSTRUCTED OF PILASTER CONCRETE BLOCK OR FORMED AND POURED. WALL BLOCK SHALL NOT BE USED FOR MASONRY COLUMNS.

II. REINFORCING STEEL SHALL BE GRADE 60 AND HELD IN PLACE BY STIRUPS SPACED AT 12 INCHES ON CENTER VERTICALLY.

III. PILASTER BLOCK COLUMNS SHALL BE FILLED WITH A FINE GROUT HAVING A MINIMUM OF COMPRESSIVE STRENGTH OF 3,000 PSI

IV. FORMED AND POURED COLUMNS SHALL CONSIST OF A MINIMUM OF 3,000 PSI CONCRETE, OR IN AREAS OF HIGH CHLORIDES, SUCH AS NEAR THE COAST OR BODIES OF SALT WATER , THE MINIMUM SHALL BE 5,000 PSI

V. ALL MASONRY COLUMNS SHALL BEGIN AT THE FOUNDATION OR AT A MONOLITHIC FOOTING. IN NO CASE SHALL THERE BE A BREAK OR A COLD JOINT IN THE GROUT OF A COLUMN EXCEPT AT 1 FOOT FROM THE TOP IN PREPARATION FOR INSTALLATION OF A CONCRETE LINTEL.

VI. METAL CONNECTORS AT THE TOP OF THE COLUMN FOR HOLDING WOOD BEAMS OR GIRDERS SHALL BE INSTALLED WITH THE MINIMUM EMBEDMENT OF THE ASSOCIATED FASTENERS FOR THE CONNECTOR AS SHOWN ON THE PLANS.

B. WOOD COLUMNS :

I. ALL LOAD BEARING WOOD COLUMNS SHALL BE A MINIMUM OF #2 GRADE PRESSURE TREATED WOOD.

II. DIMENSIONAL WOOD COLUMNS OF 4 INCHES BY 4 INCHES IN CROSS SECTION SHALL ONLY BE USED FOR SUPPORTING OPEN WOOD DECKS WHERE THE FLOOR HEIGHT ABOVE THE FLOOR BELOW IS 8 FEET OR LESS. ALL OTHER DIMENSIONAL WOOD COLUMNS SHALL HAVE A MINIMUM OF 6 INCHES BY 6 INCHES.

III. METAL CONNECTORS AT THE BASE AND THE TOP OF WOOD COLUMNS SHALL BE OF THE TYPE THAT RESISTS LATERAL LOADS AS WELL AS UPLIFT AND GRAVITY LOADS. IN NO CASE SHALL FLAT STRAPS BE USED UNLESS SPECIFICALLY SHOWN IN THE PLANS OR CROSS SECTION DETAILS.

STRUCTURAL ENGINEER NOTES

S2

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

PLAN DATE

Table with 2 columns: Date, Description. Rows: 1-22-2016, 9-21-2016; 2-12-2016, 10-3-2016; 3-24-2016, 11-15-2016; 6-15-2016, 01-03-2017; 1-9-2016

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 THE MOST ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2014 FLORIDA BUILDING CODE SEALED FOR STRUCTURE ONLY SIGNED ROYAL E. ALLEN P.E. 064990

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

**STRUCTURAL ENGINEER NOTES**



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

PLAN DATE	PLAN DATE
1-22-2016	9-27-2016
2-12-2016	10-2-2016
3-24-2016	11-15-2016
6-13-2016	01-02-2017
7-9-2016	

**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 LOCAL, STATE AND FEDERAL BUILDING CODES AND IT IS IN COMPLIANCE WITH SECTION 301 OF THE 2014 FLORIDA BUILDING CODE.  
 SEALED FOR STRUCTURE ONLY  
 SIGNED: *[Signature]*  
 RICHARD E. ALLEN, P.E. #56890

**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

III. MULTIPLE BEAMS CONSISTING OF DIMENSIONAL LUMBER ARE TO HAVE THE INDIVIDUAL PLIES 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.

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 PLIES 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 PLIES INTERCONNECTED AS REQUIRED BY THE MANUFACTURERS SPECIFICATIONS.

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 MANUFACTURES 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.

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 WindCalcs.com	

0.6 ALLOWABLE STRESS DESIGN USED

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

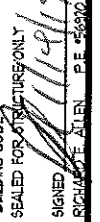
WIND LOAD DESIGN DATA

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

S4

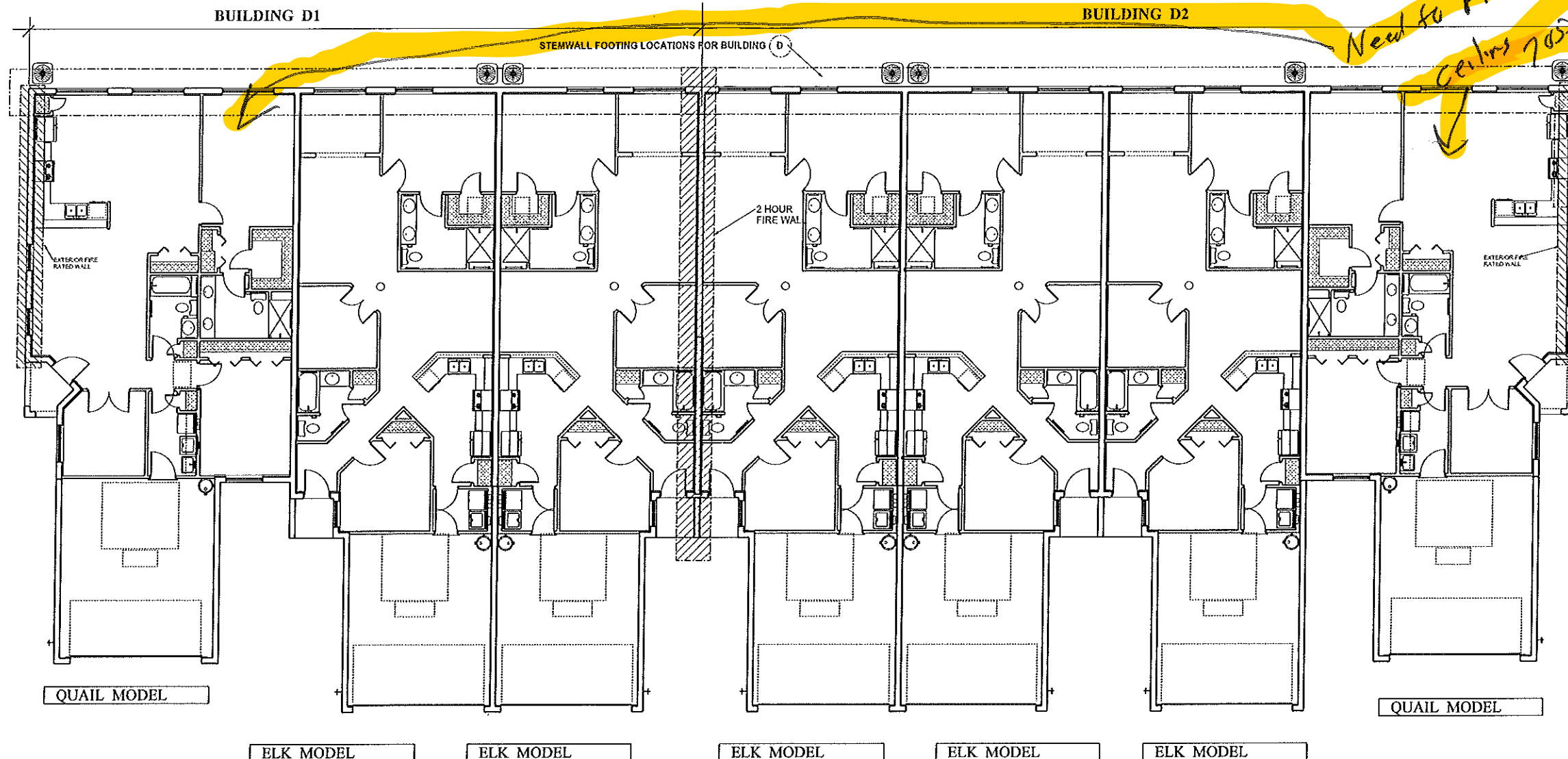
PLAN DATE	DATE
1-22-2016	9-27-2016
2-12-2016	10-3-2016
3-24-2016	11-15-2016
6-13-2016	01-03-2017
7-9-2016	

HUNTERS RIDGE  
NEW PORT RICHEY

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 145 MPH ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2014 FLORIDA BUILDING CODE FOR STRUCTURES ONLY  
SEALED FOR STRUCTURES ONLY  
SIGNED:  RICH ALLEN, P.E. #5692

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



AREA MODIFICATION CALCULATION-BUILDING D1			
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	$I_f = [241' / 241' / - 0.25] 30/30$	7,000 S.F. (TABLE 503)	
F = 241'	$I_f = [1 - 0.25] 30/30$	+ [7,000 X 0.75]	
P = 241'	$I_f = 0.75$	12,250 S.F.	5,559 S.F.

AREA MODIFICATION CALCULATION-BUILDING D2			
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	$I_f = [289' / 289' / - 0.25] 30/30$	7,000 S.F. (TABLE 503)	
F = 289'	$I_f = [1 - 0.25] 30/30$	+ [7,000 X 0.75]	
P = 289'	$I_f = 0.75$	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)

**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 PORT RICHEY, FL. 34654  
727-842-6100  
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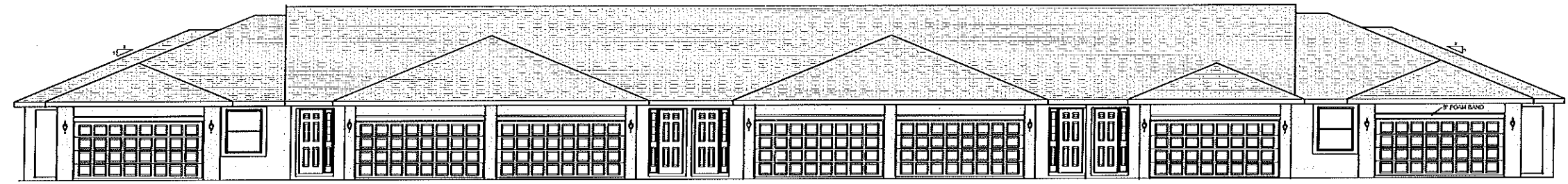
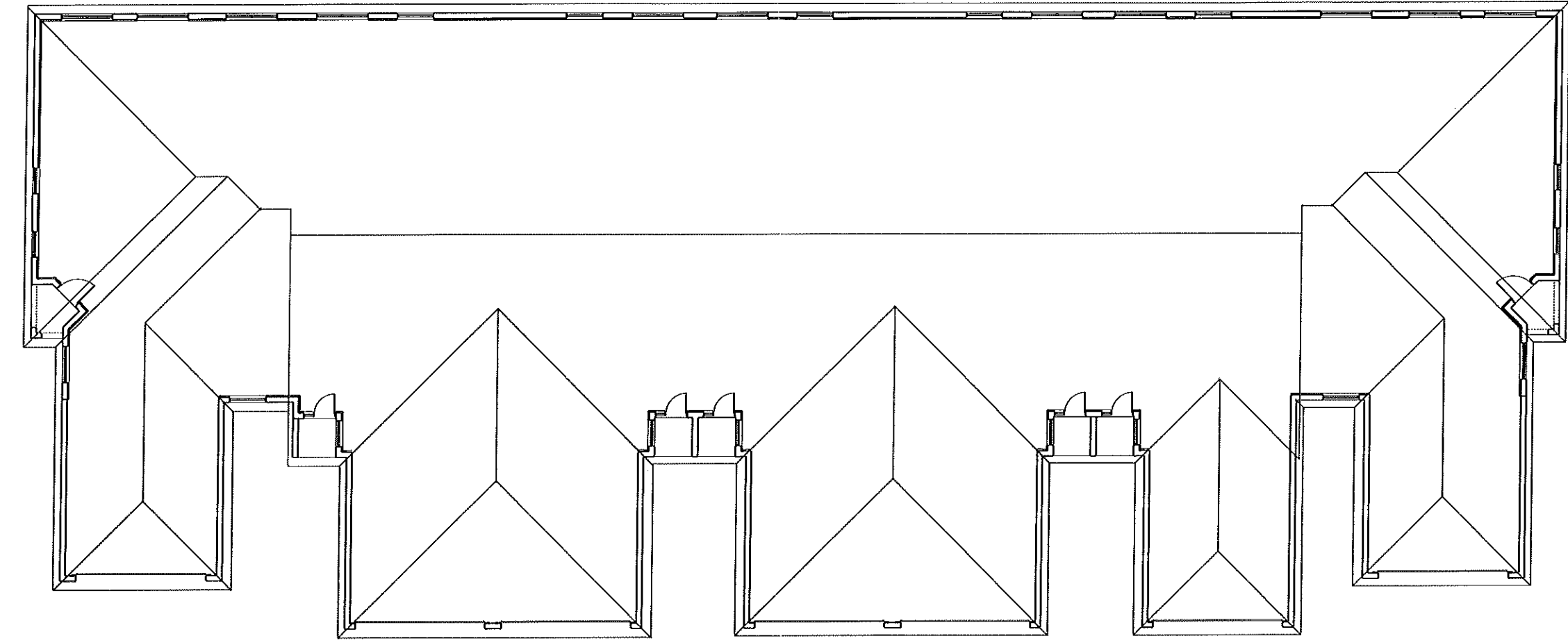
PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 45 TYPICAL WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2014 FLORIDA BUILDING CODE  
SEALED FOR STRUCTURE ONLY  
SIGNATURE: *[Signature]*  
RICHARD E. ALLEN P.E. #6630

HUNTERS RIDGE  
NEW PORT RICHEY

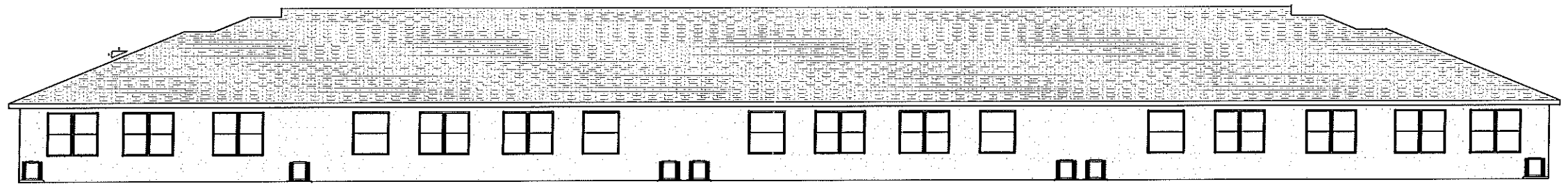
PLAN DATE	DATE
1-2-2016	9-21-2016
2-12-2016	10-3-2016
3-24-2016	11-15-2016
6-13-2016	01-03-2017
7-9-2016	05-11-2017

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

**B1**



FRONT ELEVATION



REAR ELEVATION

**BUILDING- D - ELEVATIONS**

**B2**

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

PLAN DATE	DATE
1-2-2016	9-27-2016
2-12-2016	10-3-2016
3-24-2016	11-5-2016
6-13-2016	01-03-2017
7-9-2016	

**HUNTERS RIDGE**  
 NEW PORT RICHEY

THESE CERTIFICATES HAVE BEEN PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 145 MPH ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 201 OF THE 2014 FLORIDA BUILDING CODE  
 SEALED FOR STRUCTURE ONLY  
 RICH ALLEN P.E. #56920

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

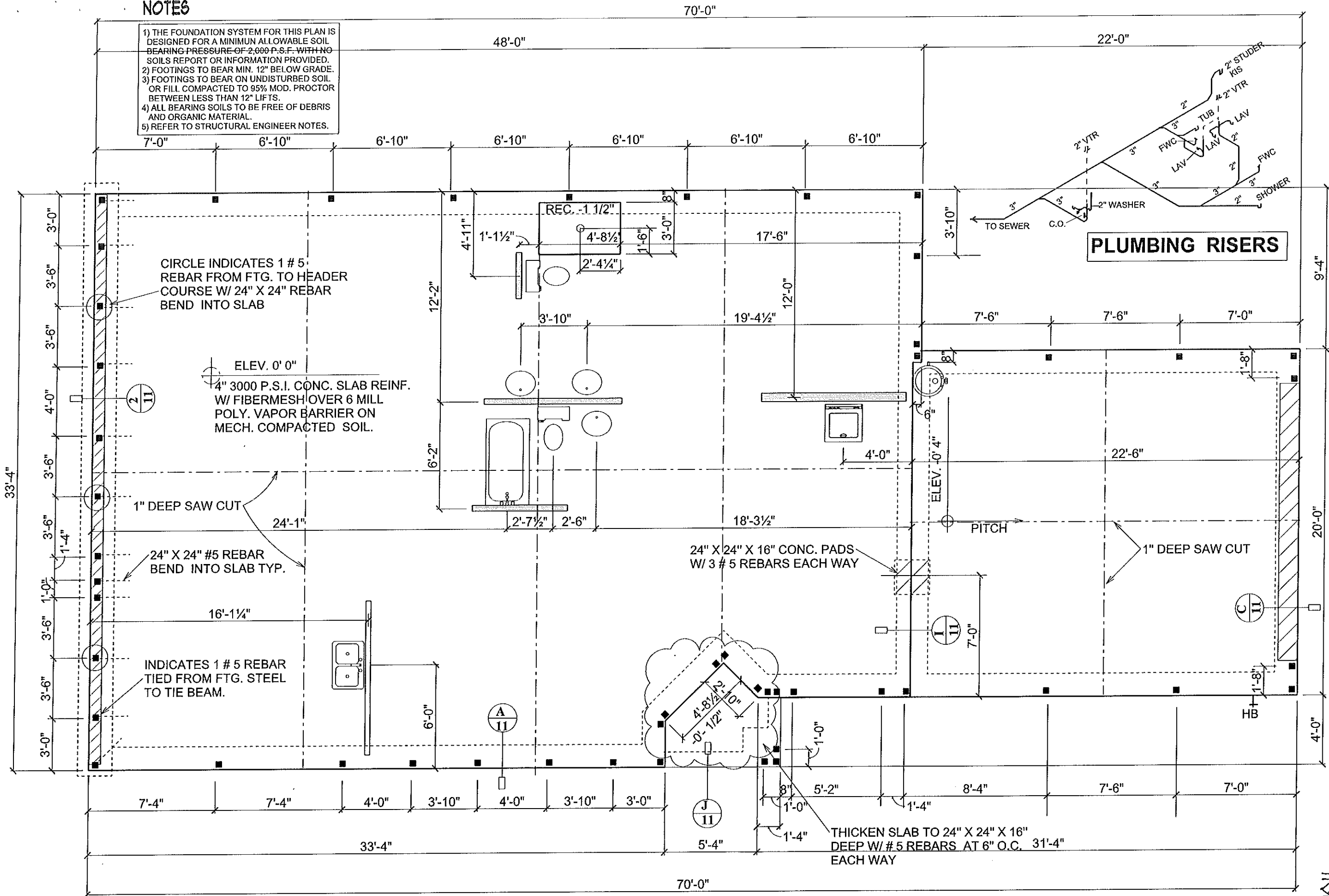
**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
 RICH ALLEN PROFESSIONAL ENGINEER  
 P.E. # 56920 C.A. # 9542  
 8809 SKYMASTER DR.  
 NEW PORT RICHEY, FL. 34654  
 727-842-6100  
 richallenpe@gmail.com





**NOTES**

- 1) THE FOUNDATION SYSTEM FOR THIS PLAN IS DESIGNED FOR A MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2,000 P.S.F. WITH NO SOILS REPORT OR INFORMATION PROVIDED.
- 2) FOOTINGS TO BEAR 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.



**QUAIL SLAB PLAN BUILDING D**

SCALE 3/16" = 1'-0"

**1**

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

PLAN DATE	DATE
1-22-2016	9-27-2016
2-12-2016	10-3-2016
3-24-2016	11-5-2016
6-13-2016	01-03-2017
1-9-2016	

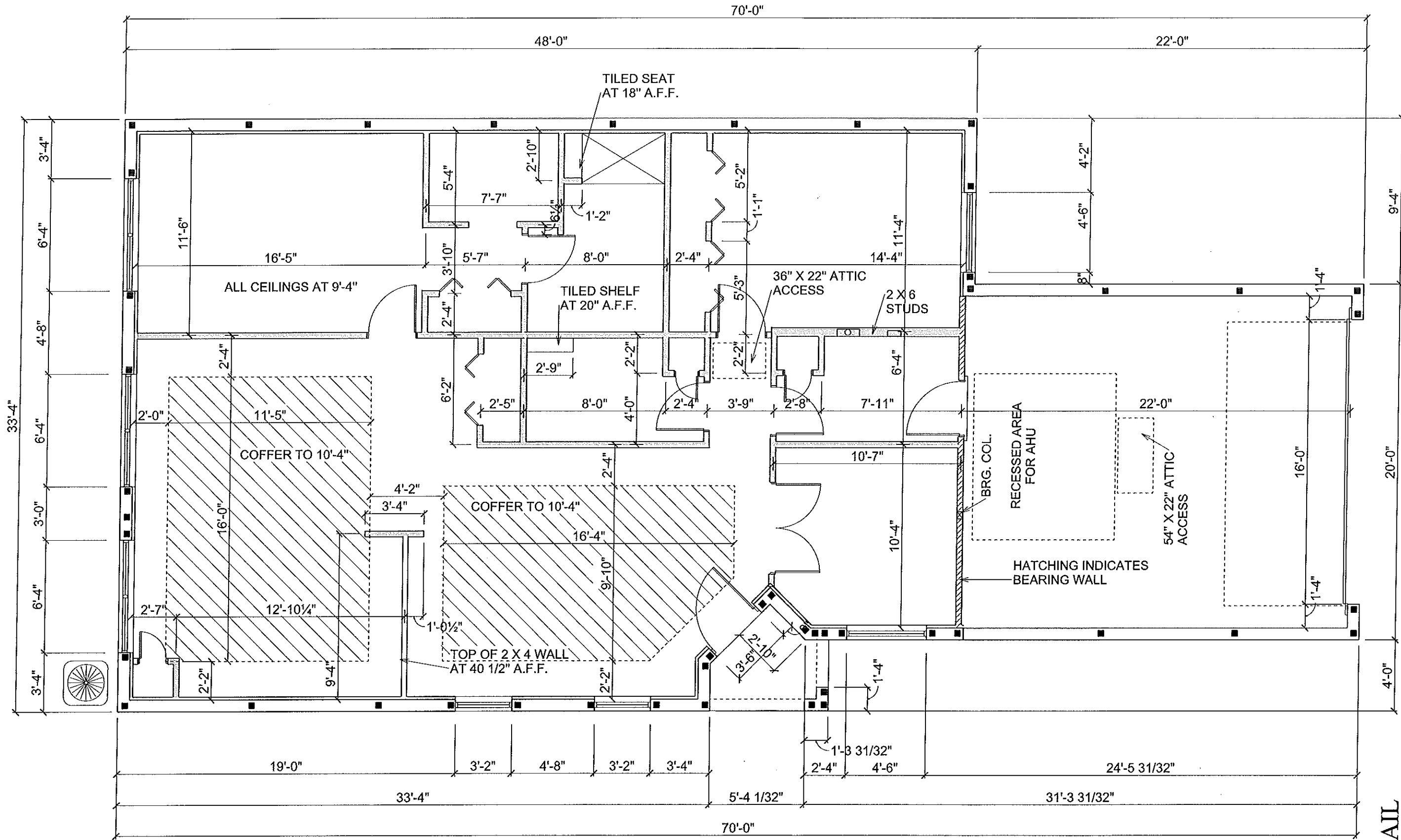
**HUNTERS RIDGE**  
 NEW PORT RICHEY

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

THESE DRAWINGS HAVE BEEN REVIEWED TO COMPLY WITH 145 MPH ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2014 FLORIDA BUILDING CODE  
 SIGNED FOR STRUCTURE ONLY  
 RICHARD E. ALLEN P.E. #56920  
 richallenpe@gmail.com

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





**QUAIL  
DIMENSION PLAN**

SCALE 3/16" = 1'-0"

**DEEB FAMILY  
HOMES, LTD.**  
9400 RIVER CROSSING BLD.  
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727-376-6831

PLAN DATE	PLAN DATE
1-22-2016	9-27-2016
2-12-2016	10-3-2016
3-24-2016	11-5-2016
6-15-2016	01-03-2017
7-9-2016	

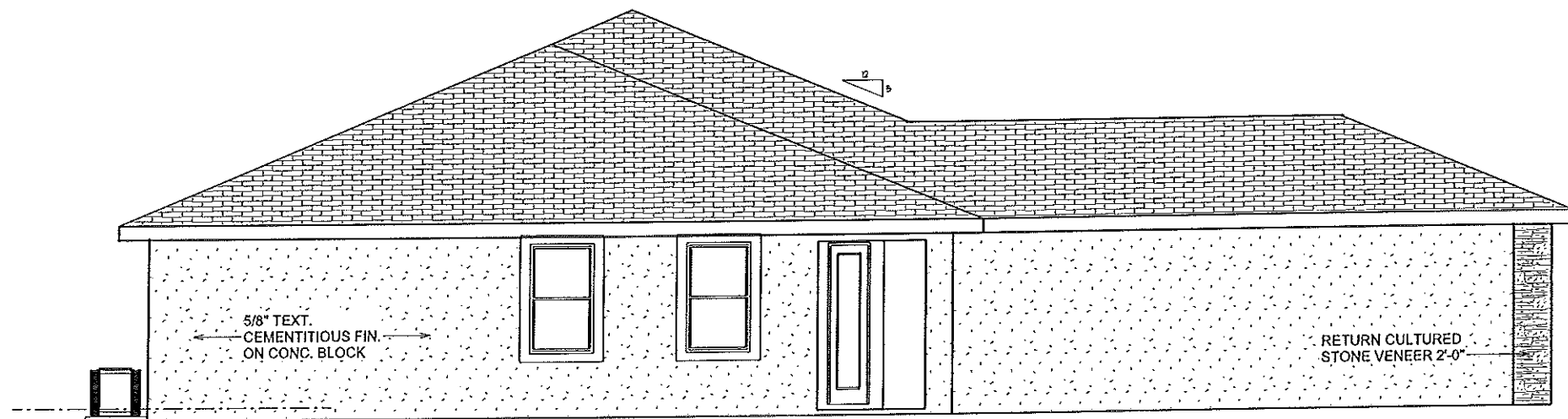
**HUNTERS RIDGE  
NEW PORT RICHEY**

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

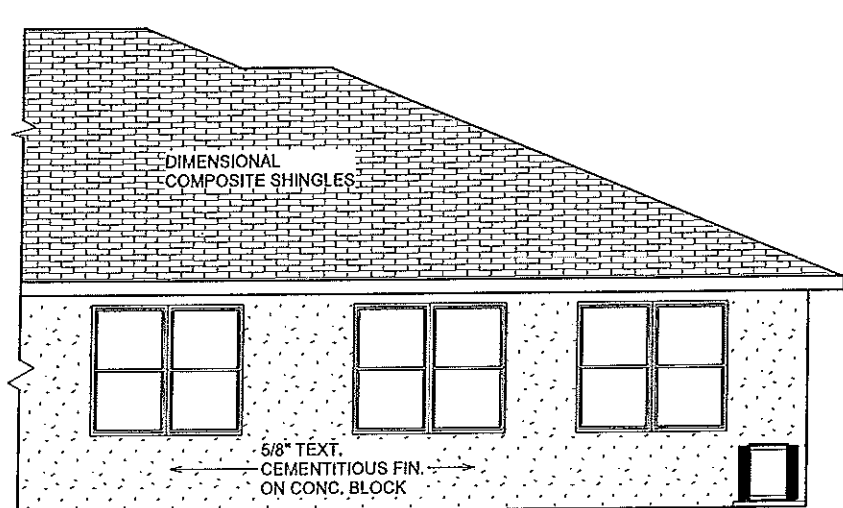
I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH HS 1704 ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2014 FLORIDA BUILDING CODE  
SEALED FOR STRUCTURE ONLY  
SIGNED *Richard E. Allen*  
RICHARD E. ALLEN P.E. #56920

**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

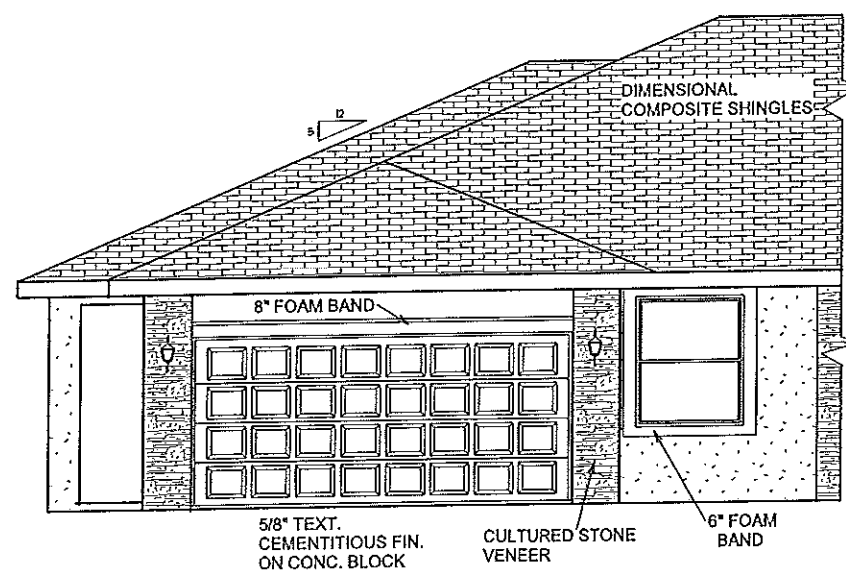
**3**



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

QUAIL

EXTERIOR ELEVATIONS

SCALE 1/8" = 1'-0"

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

HUNTERS RIDGE  
NEW PORT RICHEY

PLAN DATE
1-22-2016
2-12-2016
3-24-2016
6-13-2016
1-5-2016

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

4

HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. THIS DOCUMENT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE ENGINEER.

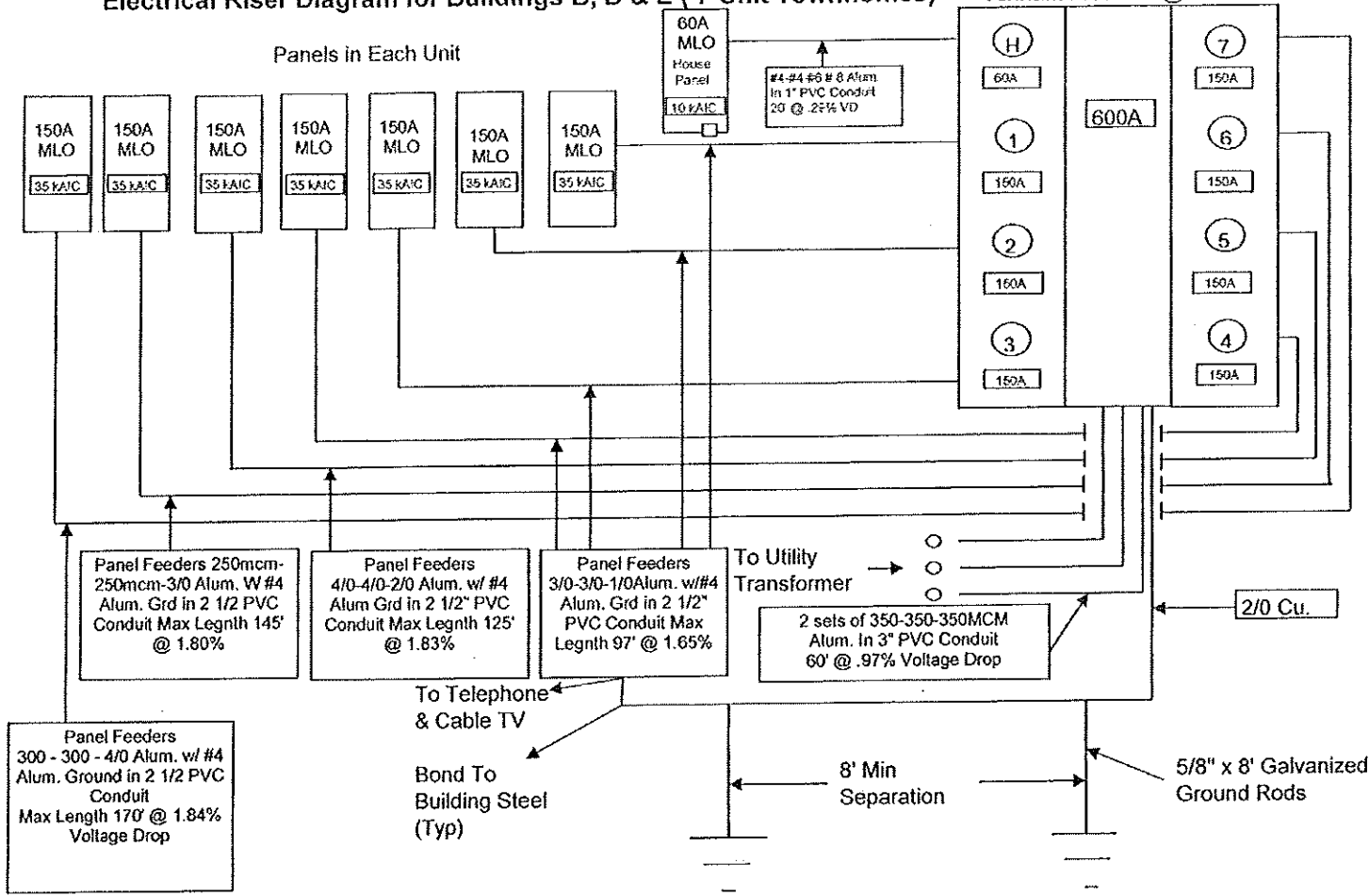
ALLEN ENGINEERING & CONSTRUCTION SERVICES  
RICH ALLEN PROFESSIONAL ENGINEER  
P.E. # 56920 C.A. # 9542  
8809 SKYMASTER DR.  
NEW PORT RICHEY, FL. 34654  
727-842-6100  
richallenpe@gmail.com

**Deeb Family Homes**

Hunters Ridge, New Port Richey, FL

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

Tenant Breakers @ Meters



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		30			8
9	DISHWASHER	1	20	#12	X	#10	30	2	WATER HEATER	1
11	MICROWAVE	1	20	#12	X		30			12
13	DINING ROOM	1	20	#12	X	#8	40	2	RANGE	14
15	BATHROOMS	1	20	#12	X		40			18
17	BEDRM/LIGHTING (AFI)	1	15	#14	X	#6	60 **	2	AH-1	18
19	BEDRM/LIGHTING (AFI)	1	15	#14	X		60 **			20
21	LIVING/LIGHTING (AFI)	1	15	#14	X	#8	40 **	2	CU-1	22
23	LIVING/LIGHTING (AFI)	1	15	#14	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					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		FEEOER	
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 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

645 Electric Co., Inc. - EC0002719, EC13003932, CAC181417, 545 Electric Co., LLC - EC13003931, 645 Air Conditioning, LLC - GAC1815359

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

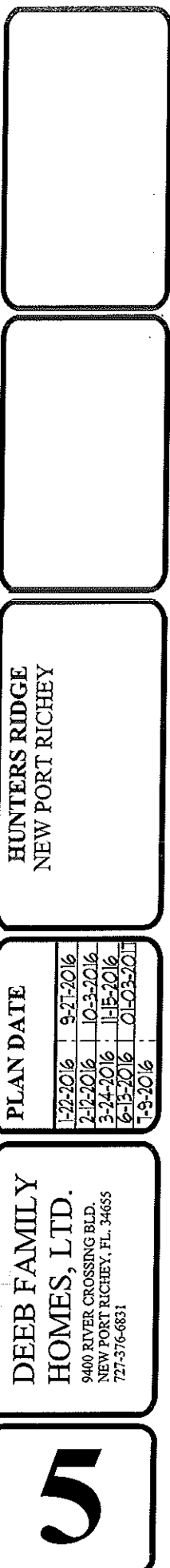
QUAIL ELECTRICAL LOAD AND RISERS

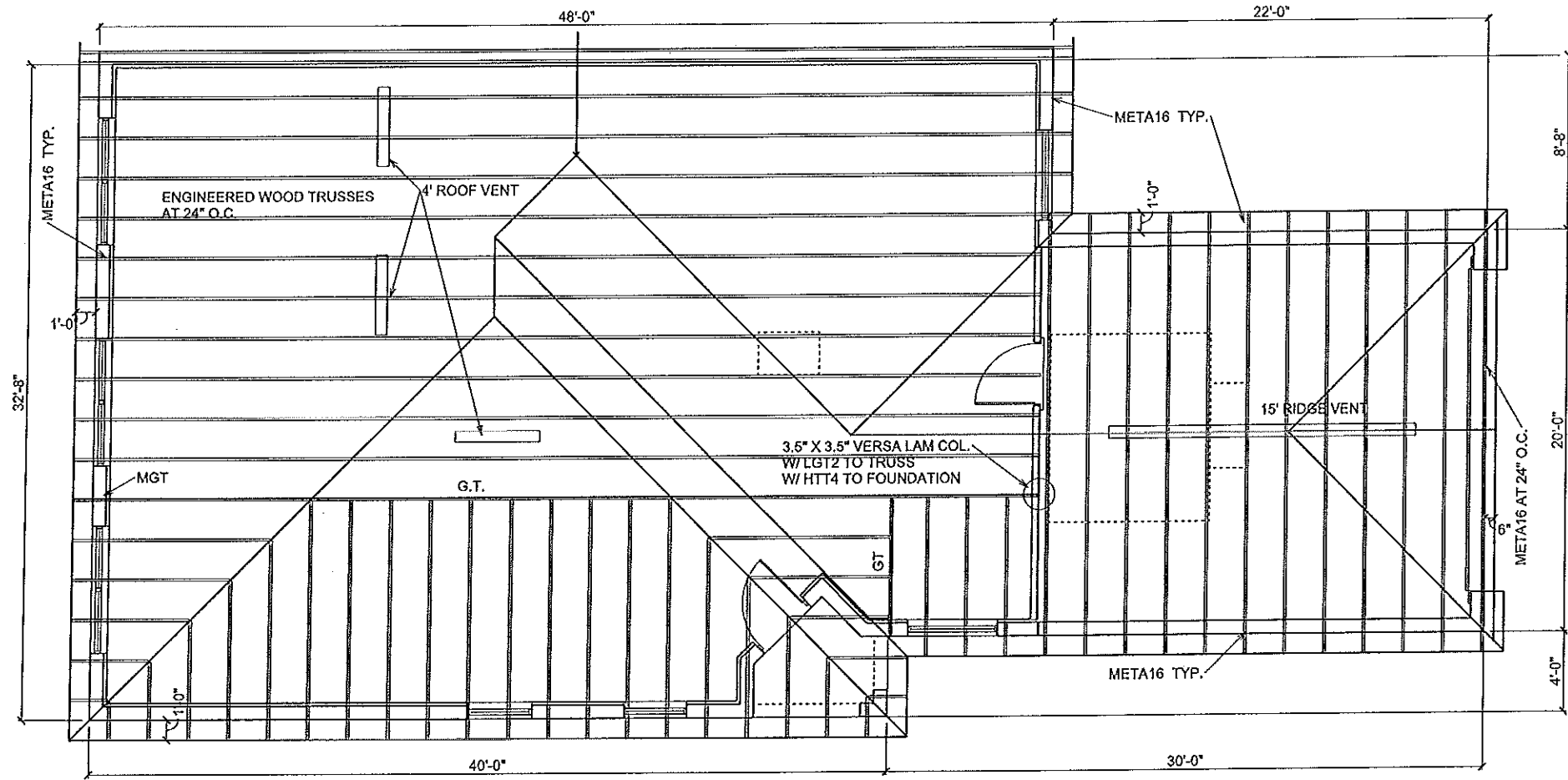
A.E.C.S. 16022 QUAIL & ELK MODELS

HUNTERS RIDGE  
NEW PORT RICHEY

PLAN DATE  
1-22-2016 9-27-2016  
2-12-2016 10-3-2016  
3-24-2016 11-15-2016  
6-15-2016 01-03-2017  
7-9-2016

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





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.  
 $956.16 \text{ S.I.} / 36 \text{ S.I.} = 26.56$  LINEAL FEET REQUIRED.  
 INSTALLATION FOR THIS ROOF IS 27' OF ROOF VENTING

**QUAIL TRUSS PLAN**

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

**6**

SCALE 1/8" = 1'-0"

PLAN DATE	PLAN DATE
1-22-2016	9-27-2016
2-12-2016	10-3-2016
3-24-2016	11-15-2016
6-13-2016	01-03-2017
7-9-2016	

**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 45 MPH ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2014 FLORIDA BUILDING CODE  
 SEALED FOR STRUCTURE ONLY  
 SIGNED: *[Signature]* P.E. #56490  
 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

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

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

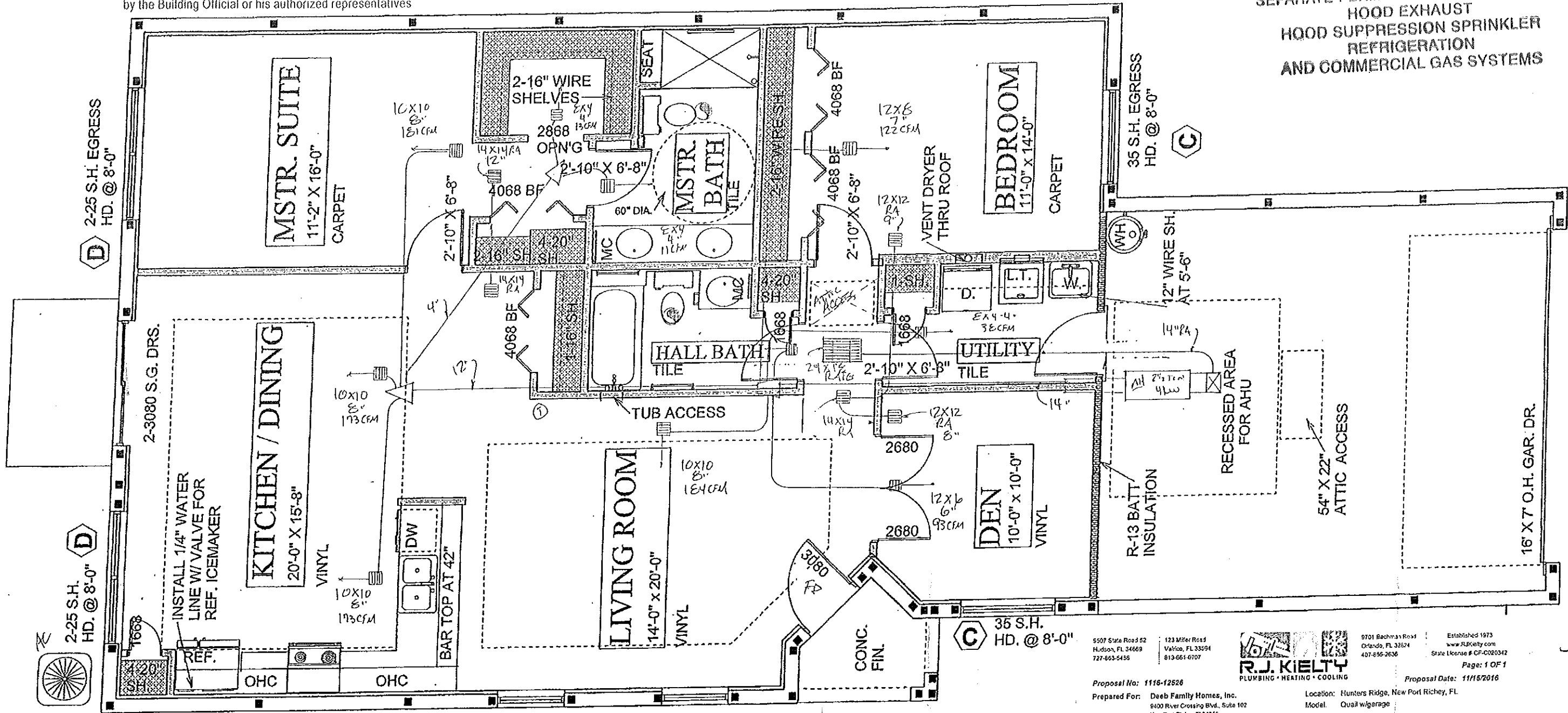
ANY REVISIONS TO THE APPROVED PLANS MUST BE RESUBMITTED FOR APPROVAL AND FEES PAID PRIOR TO SCHEDULING INSPECTION.

**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 at the time of inspection.

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

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

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



A.E.C.S. 16022 QUAIL

HUNTERS RIDGE  
NEW PORT RICHEY

PLAN DATE

DEEB FAMILY

QUAIL - Mechanical  
FLOOR PLAN NOTES

**NOTE!** Both Eno Units HAVE RATED Ceilings  
1 HR - fire Dampers ARE REQUIRED!

5507 State Road 52 Hudson, FL 34669 727-663-5456  
123 Miller Road Valrico, FL 33594 813-661-0707  
R.J. KIELTY PLUMBING • HEATING • COOLING  
9701 Bachman Road Orlando, FL 32824 407-855-2636  
Established 1973 www.rjkely.com State License # CF-0020342  
Page: 1 OF 1  
Proposal Date: 11/15/2016  
Prepared For: Deeb Family Homes, Inc. 8400 River Crossing Blvd., Suite 102 New Port Richey FL 34855  
Location: Hunters Ridge, New Port Richey, FL  
Model: Quail w/garage

- 1 Lennox 14HPX-030-230 Heat pump 15 seer
- 1 Lennox CBX27UH 030 Air handler
- 1 Lennox ECB29-4CB-P Heat strip 4 kw
- 1 Honeywell TH8320U1000 Programmable thermostat
- 1 Air handler hanging kit with an emergency drain pan
- 1 SS3 Safety switch for the drain pan
- 1 SS2 Safety switch for the air handler
- 1 Broan 1668F Exhaust fans 50 cfm
- 1 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 7'
- 1 Supplies
- 1 Return with filter grille
- 1 Sets of hop over returns
- 1 Standard exhaust with material on all joints and seams



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.

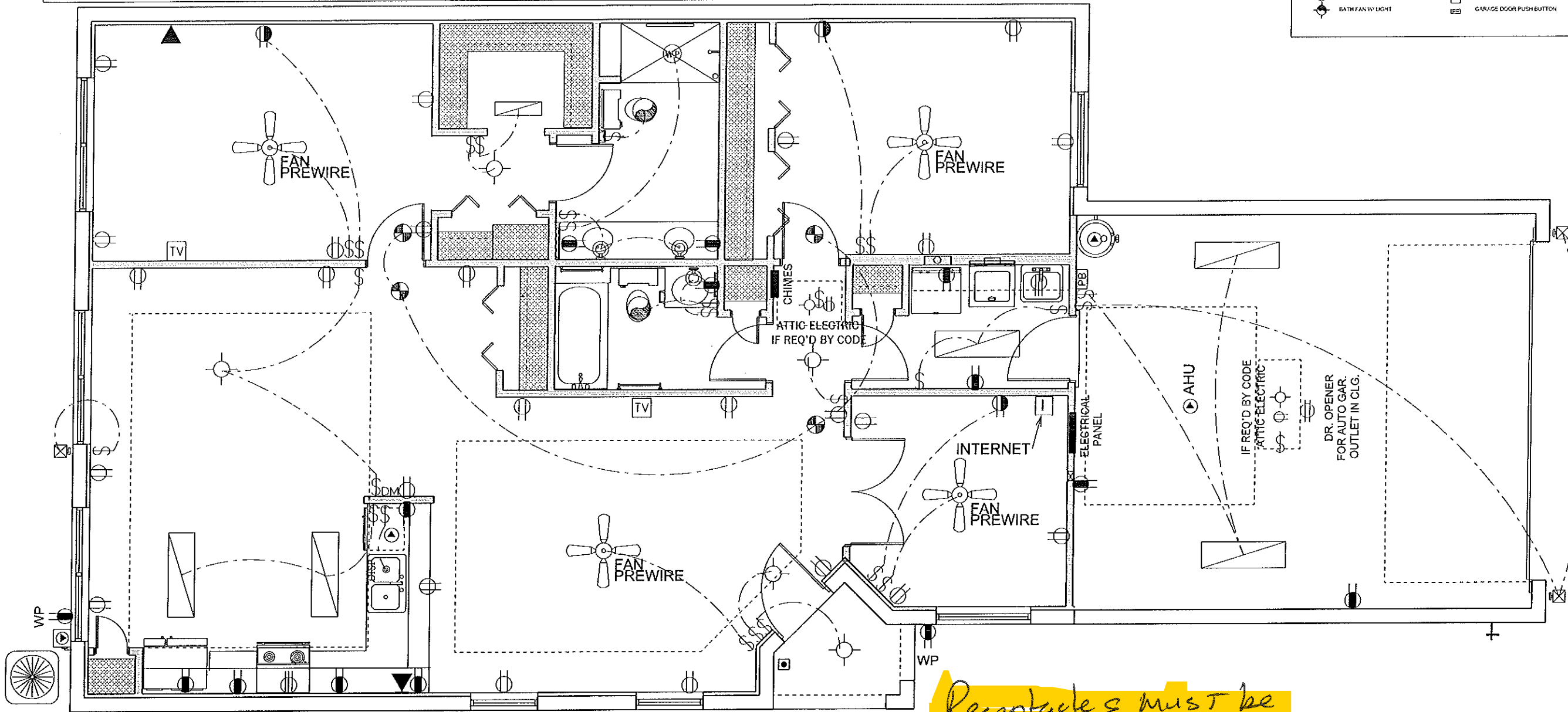
4. ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL, WIRING & ACCESSORIES.

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
\$2	DOUBLE POLE SWITCH	⊕	FLOOD LIGHT
\$3	THREE-WAY SWITCH	⊕	FLUORESCENT LIGHTING
\$4	FOUR-WAY SWITCH	⊕	TRACK LIGHTING
\$DM	DIMMER SWITCH	⊕	CEILING FAN
⊕	CENING FIXTURE	⊕	DOOR BELL CHIMES
⊕	SCOUNCE (WALL MOUNTED) FIXTURE	⊕	DOOR BELL
⊕	110 VOLT DUPLEX OUTLET	⊕	DISPOSAL
⊕	110 VOLT SPILT SWITCHED OUTLET	⊕	DISCONNECT SWITCH
⊕	GROUND FAULT INTERRUPT	⊕	PREWIRE SPEAKER
⊕	WATER PROOF W/ GROUND FAULT	⊕	THERMOSTAT
⊕	220 VOLT OUTLET	⊕	LOW VOLTAGE LIGHTING
⊕	SPECIAL SERVICES OUTLET	⊕	INTERCOM SYSTEM
⊕	T.V. CABLE OUTLET	⊕	GARAGE DOOR PUSH BUTTON
⊕	TELEPHONE CABLE OUTLET		
⊕	RECESSED LIGHTING		
⊕	WATER PROOF RECESSED LIGHTING		
⊕	BATH FAN		
⊕	BATH FAN W/ LIGHT		



*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.

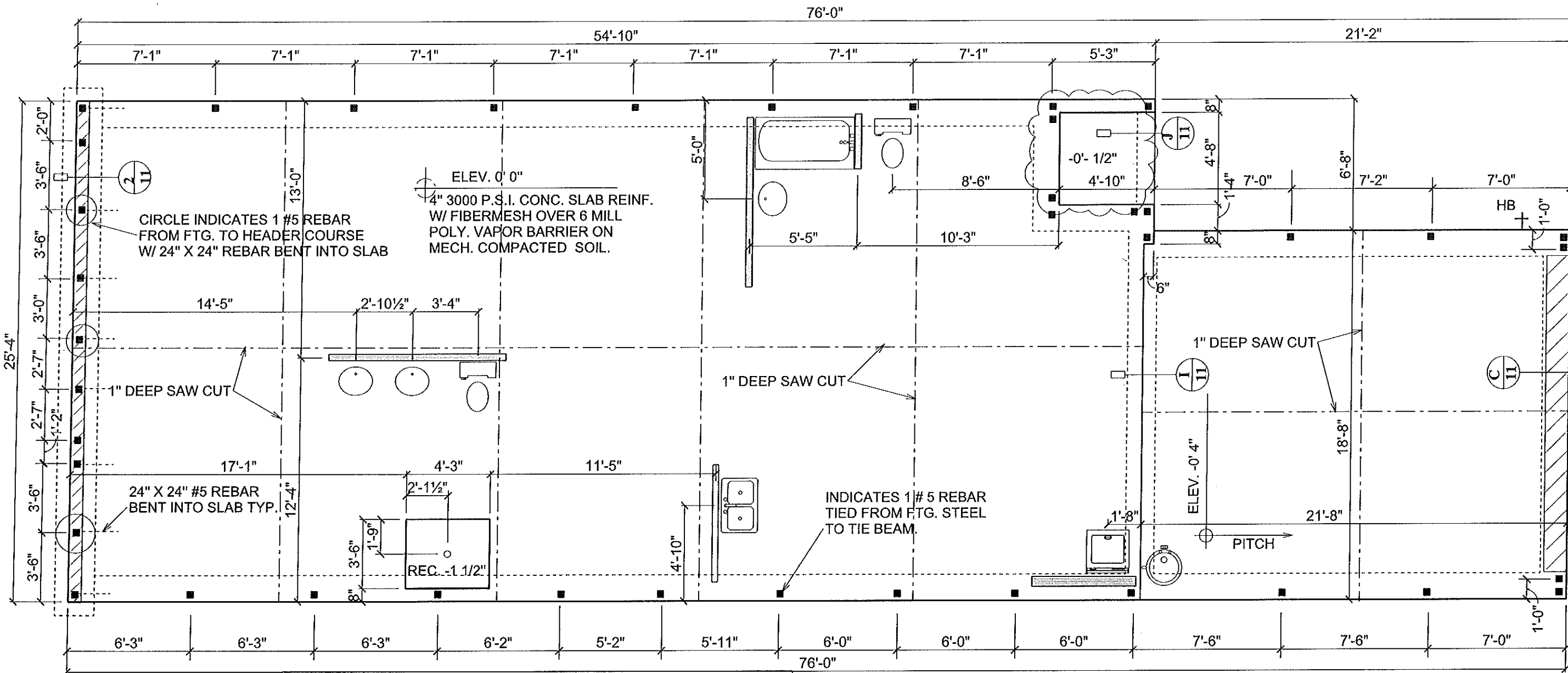
QUAIL ELECTRICAL PLAN SALE 3/16" = 1'-0" A.E.C.S. 16022 QUAIL & ELK MODELS

PLAN DATE	SALE 3/16" = 1'-0"
1-22-2016	9-21-2016
2-12-2016	10-5-2016
3-24-2016	11-15-2016
6-13-2016	01-03-2017
1-9-2016	

HUNTERS RIDGE  
 NEW PORT RICHEY

DEEB FAMILY  
 HOMES, LTD.  
 9460 RIVER CROSSING BLD.  
 NEW PORT RICHEY, FL. 34655  
 727-376-6831

7

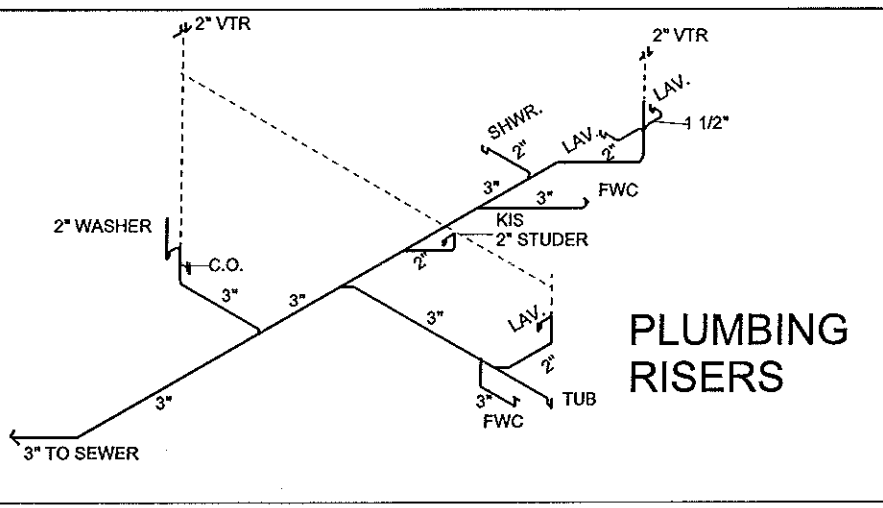


CIRCLE INDICATES 1#5 REBAR FROM FTG. TO HEADER COURSE W/ 24" X 24" REBAR BENT INTO SLAB

ELEV. 0' 0"  
4" 3000 P.S.I. CONC. SLAB REINF. W/ FIBERMESH OVER 6 MILL POLY. VAPOR BARRIER ON MECH. COMPACTED SOIL.

24" X 24" #5 REBAR BENT INTO SLAB TYP.

INDICATES 1# 5 REBAR TIED FROM FTG. STEEL TO TIE BEAM.



PLUMBING RISERS

NOTES

- 1) THE FOUNDATION SYSTEM FOR THIS PLAN IS DESIGNED FOR A MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2,000 P.S.F. WITH NO SOILS REPORT OR INFORMATION PROVIDED.
- 2) FOOTINGS TO BEAR MIN. 12" BELOW GRADE.
- 3) FOOTINGS TO BEAR ON UNDISTURBED SOIL OR FILL COMPACTED TO 95% MOD. PROCTOR BETWEEN LESS THAN 12" LIFTS.
- 4) ALL BEARING SOILS TO BE FREE OF DEBRIS AND ORGANIC MATERIAL.
- 5) REFER TO STRUCTURAL ENGINEER NOTES.

ELK SLAB PLAN

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

1

PLAN DATE

1-22-2016	9-27-2016
2-12-2016	10-3-2016
3-24-2016	11-5-2016
6-13-2016	01-03-2017
1-3-2016	

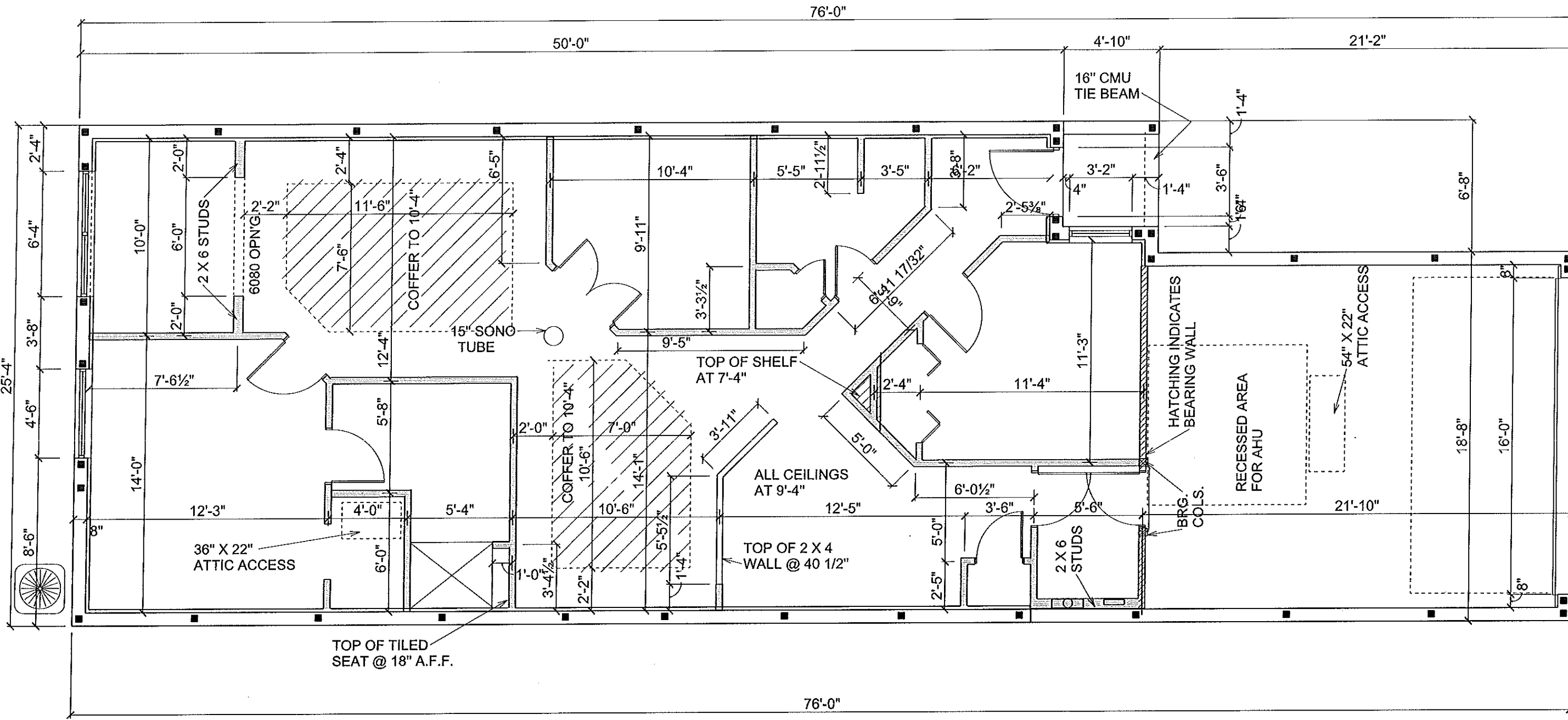
HUNTERS RIDGE  
NEW PORT RICHEY

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

PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 48 MPH ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2014 FLORIDA BUILDING CODE  
SEAL FOR STRUCTURE ONLY  
SIGNED  
RICHARD E. ALLEN P.E. 56920





ELK DIMENSION PLAN

SCALE 3/16" = 1'-0"

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

**3**

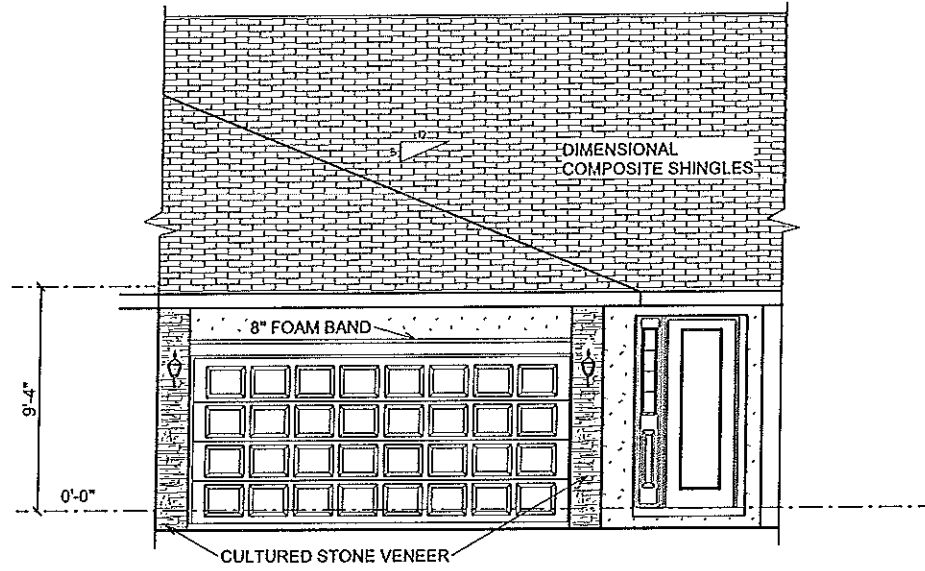
DEEB FAMILY HOMES, LTD.  
 9400 RIVER CROSSING BLD.  
 NEW PORT RICHEY, FL. 34655  
 727-376-6831

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

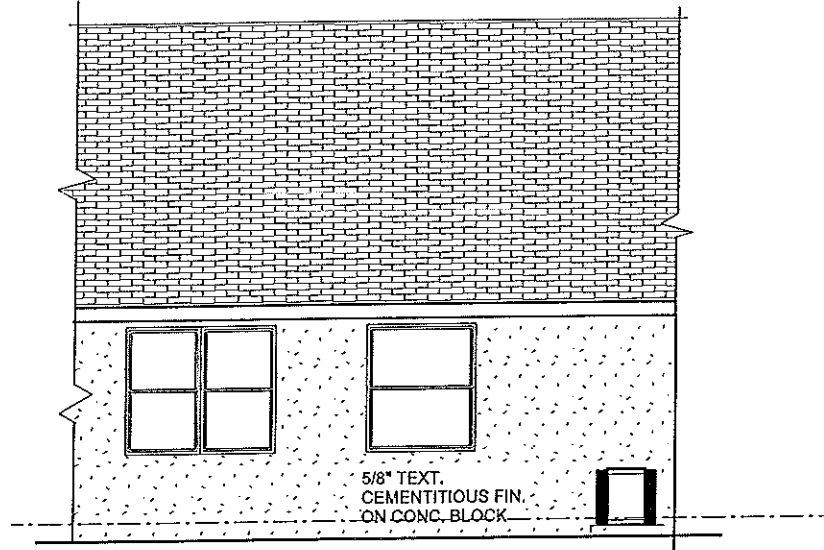
HUNTERS RIDGE  
 NEW PORT RICHEY

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH AS PER ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2014 FLORIDA BUILDING CODE.  
 SEALED FOR STRUCTURE ONLY.  
 SIGNED: *[Signature]* P.E. # 5332  
 RICHARD E. ATTEL

ALLEN ENGINEERING & CONSTRUCTION SERVICES  
 RICH ALLEN PROFESSIONAL ENGINEER  
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FRONT ELEVATION



REAR ELEVATION

ELK

EXTERIOR ELEVATIONS

SCALE 1/8" = 1'-0"

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

4

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

PLAN DATE	DATE
1-22-2016	9-27-2016
2-2-2016	10-3-2016
3-24-2016	11-15-2016
6-13-2016	01-03-2017
1-9-2016	

HUNTERS RIDGE  
NEW PORT RICHEY

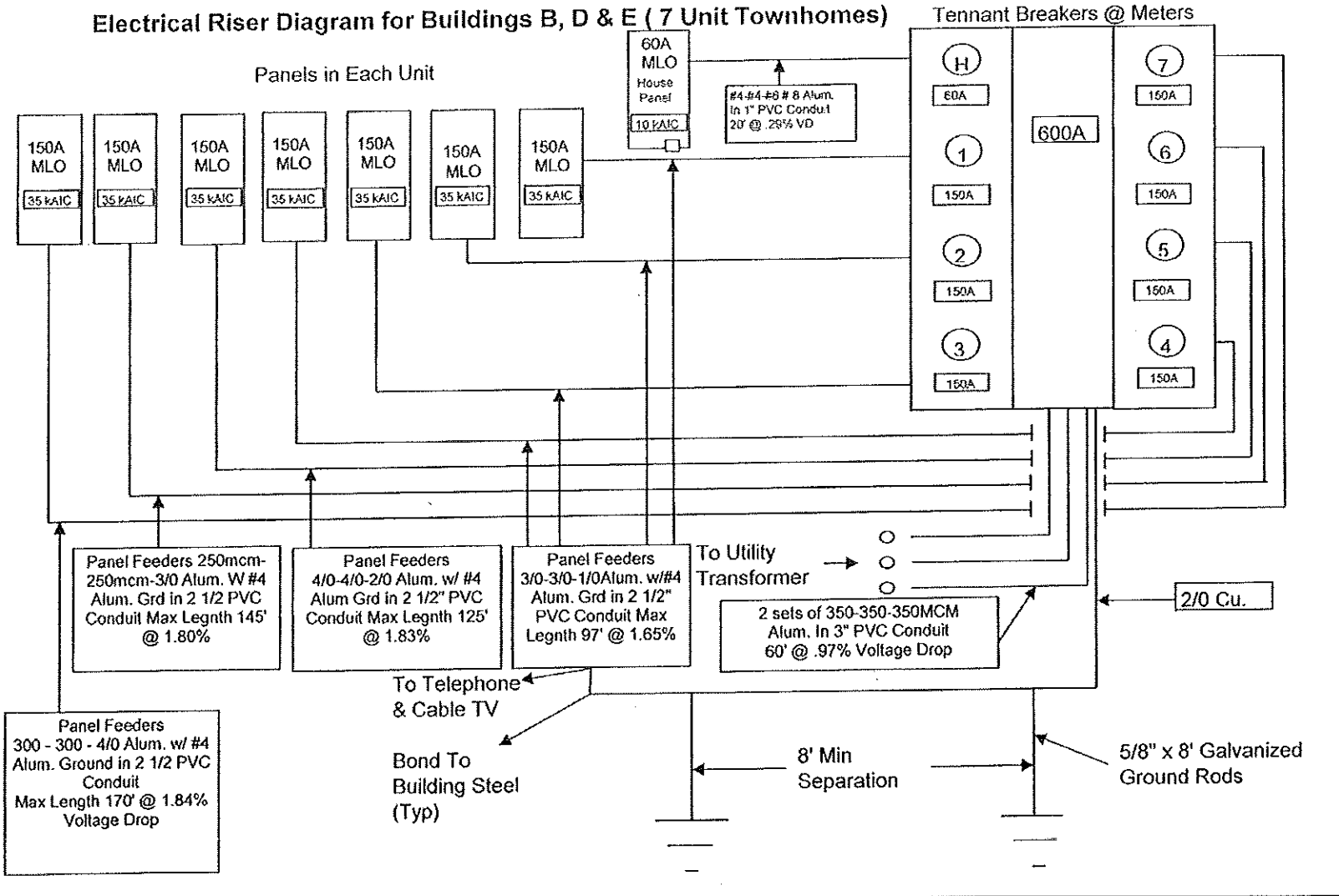
I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 48 MPH ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2014 FLORIDA BUILDING CODE  
SEALED FOR STRUCTURE ONLY  
SIGNED: *[Signature]*  
RICHARD E. ALLEN, P.E. #56370

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

# Deeb Family Homes

Hunters Ridge, New Port Richey, FL

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



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

Load Calculation			
Project Information: Elk Model (Interior Unit) Hunters Ridge, New Port Richey			
Description	Qty.	Qty.	Watts
Sq. Ft. x 3 Watts	1355 x	3	4065
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 =			29,645.00
			(10,000.00)
Sub Total =			19,645.00
			x .40%
Sub Total =			7,858
			10,000.00
AC Name plate or 4 x Sq Ft			
AC # 1	1355 x	4	5420
AC # 2	x		0
AC # 3	x		0
AH (KW + 1000 + Fan)			
AH # 1	4kW		5060
AH # 2			0
AH # 3			0
Total Watts =			28,338.00
Divided by			240
Total Amps =			119
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	60**	2	AH-1	18
19	BEDRM/LIGHTING (AFI)	1	15	#14	X	X	60**			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
	69.99 KVA
TOTAL HOUSE LOAD @ 100%	2.4 KVA
SUB - TOTAL	102.39 KVA
@240V 1PHASE	
TOTAL DEMAND AMPS	496 A

### 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	10
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. - EC0002779, EC13003192, CAC18141177, SSS Electric Co., LLC - EC15002999, SSS AV Consulting, LLC - CAC1816559

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

HUNTERS RIDGE  
NEW PORT RICHEY

PLAN DATE	PLAN DATE
1-22-2016	9-21-2016
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3-24-2016	11-15-2016
6-15-2016	01-03-2017
1-9-2016	

DEEB FAMILY  
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9400 RIVER CROSSING BLD.  
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727-376-6831

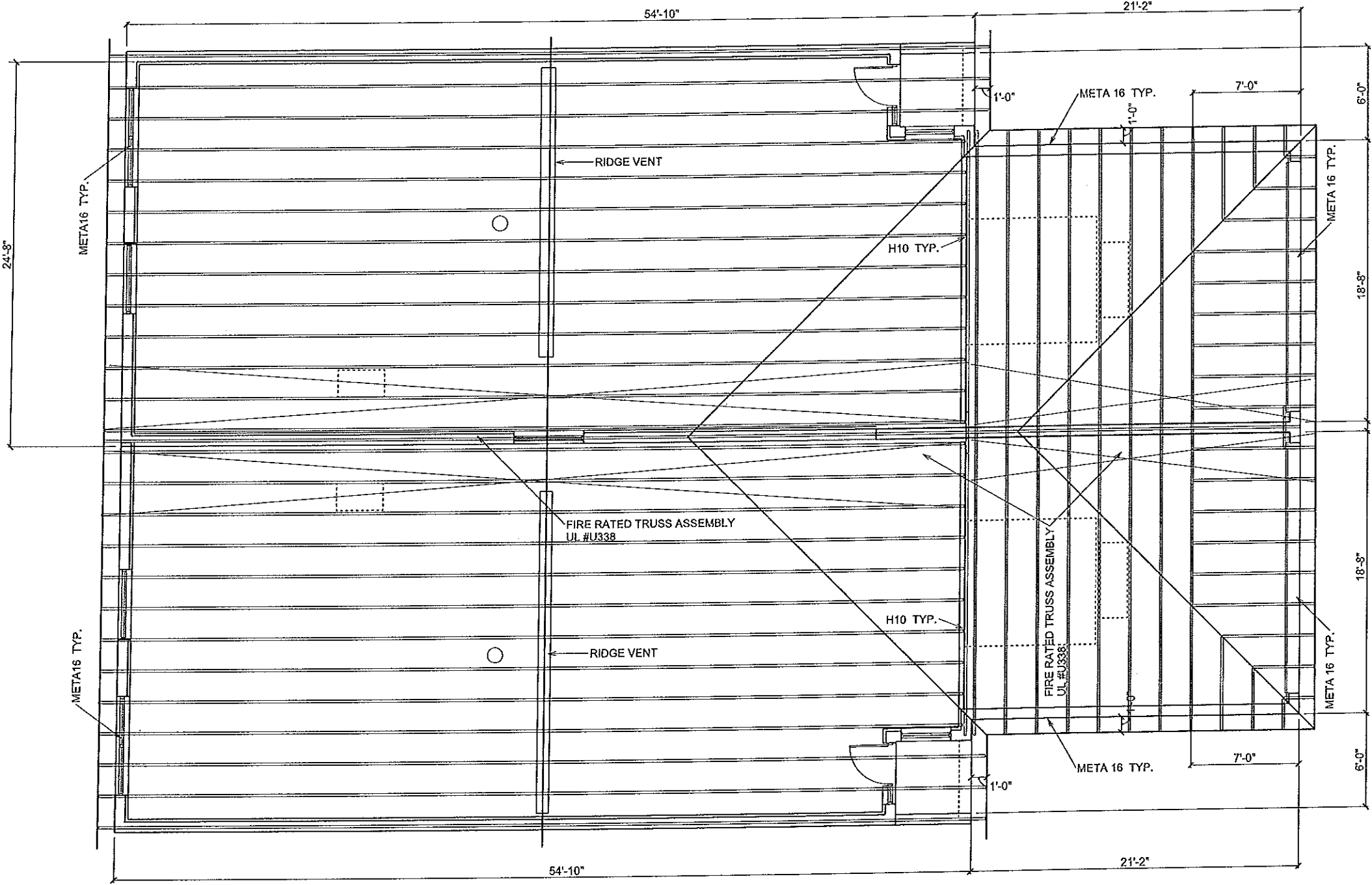


ELK ELECTRICAL LOAD AND RISERS

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 SEPARATE 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"

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

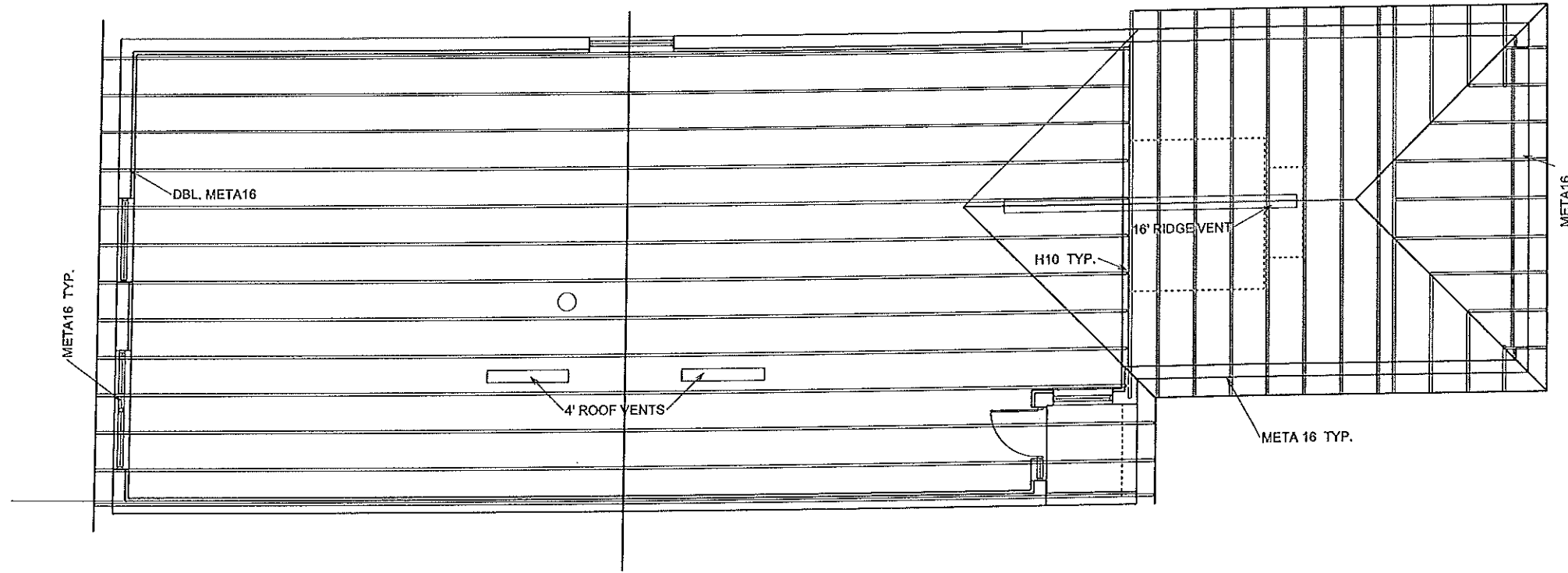
**6**

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

**HUNTERS RIDGE NEW PORT RICHEY**

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] P.E. #56970

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



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

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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

**ELK SINGLE UNIT TRUSS PLAN**

SCALE 1/8" = 1'-0"

**6A**

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

PLAN DATE	PLAN DATE
1-27-2016	9-27-2016
2-12-2016	10-9-2016
3-24-2016	11-15-2016
6-13-2016	01-03-2017
7-9-2016	

**HUNTERS RIDGE**  
NEW PORT RICHEY

A.E.C.S. 16022  
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  
SIGNED: *Richard E. Allen*  
RICHARD E. ALLEN P.E. #56920

**QUAIL & ELK MODELS**  
ALLEN ENGINEERING & CONSTRUCTION SERVICES  
RICH ALLEN PROFESSIONAL ENGINEER  
P.E. # 56920 C.A. # 9542  
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**NOTICE**  
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All mechanical curbs, stands or other supports that require engineered anchoring must be inspected before covering.

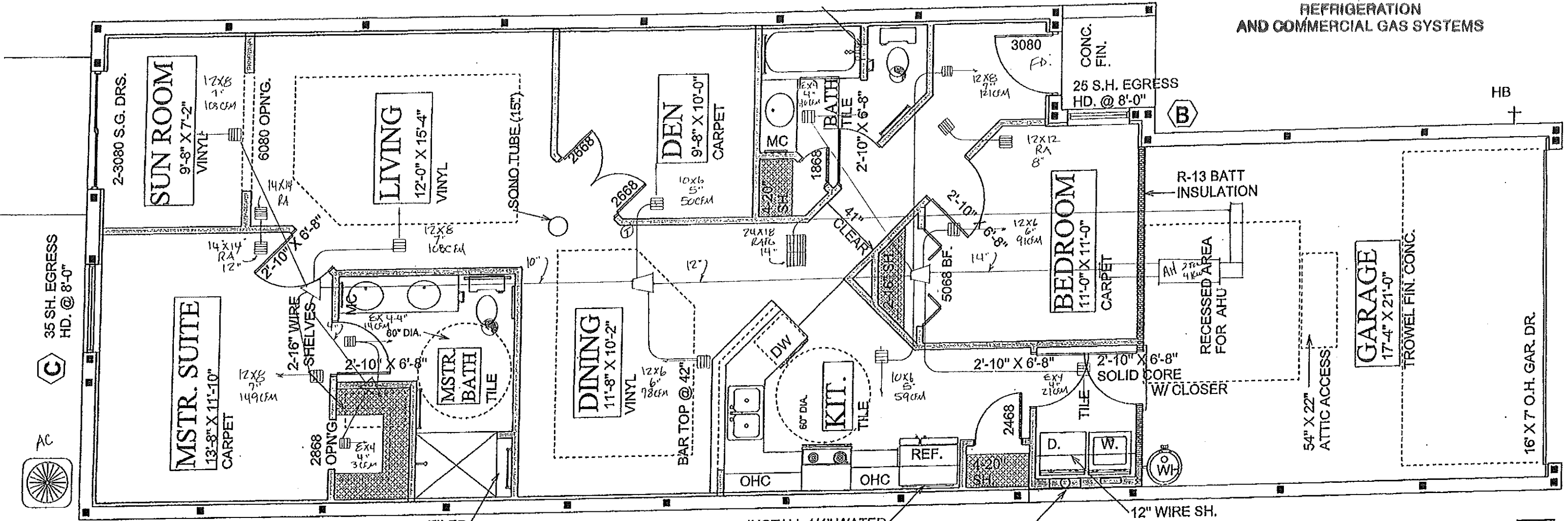
**ANY REVISIONS TO THE APPROVED PLANS MUST BE RESUBMITTED FOR APPROVAL AND FEES PAID PRIOR TO SCHEDULING INSPECTION.**

**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.

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

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

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



TILED SEAT

INSTALL 1/4" WATER LINE W/ VALVE FOR REF. ICEMAKER

VENT DRYER THRU ROOF

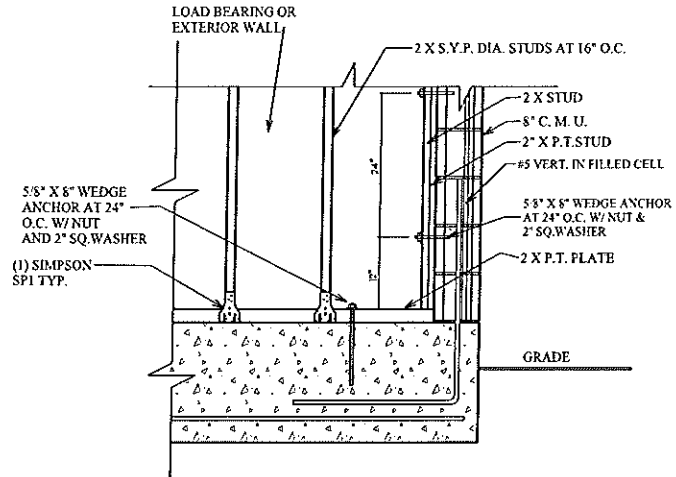
12" WIRE SH. @ 5'-6"

5507 State Road 52 Hudson, FL 34569 727-653-5165  
 123 Meter Road Valrico, FL 33594 813-661-0707  
**R.J. KIULTU**  
 PLUMBING • HEATING • COOLING  
 9201 Howard Road Orlando, FL 32824 407-555-2636  
 Established 1973 www.RJkiultu.com State License # CA-C1816725  
 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: EK W/Garage

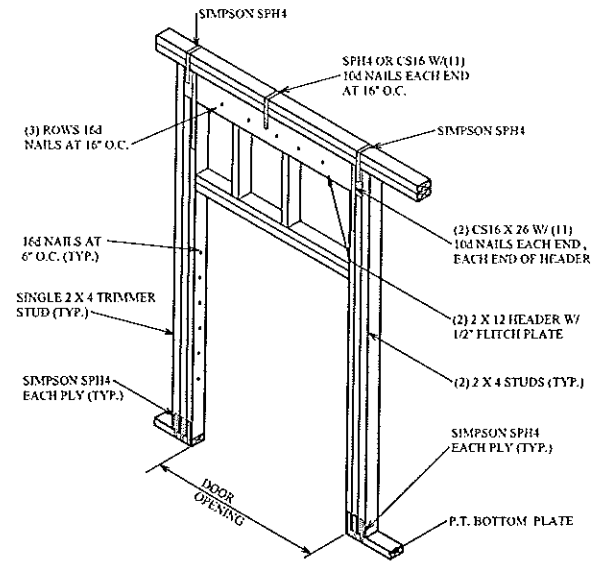
- 1 Lennox 1418PX 024-230 Heat pump 16 seer
- 1 Lennox CBK27UR U024 Air handler
- 1 Lennox ECB29-4CB P Heat slip 4 kw
- 1 Honeywell TH532U1000 Programmable thermostat
- 1 Hanging kit with an emergency drain pan
- 1 SS3 Safety switch for the drain pan
- 1 SS2 Safety switch for the air handler
- 1 Boon 1688F 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
- 12 Return with filter grille
- 1 Sets of hop over returns



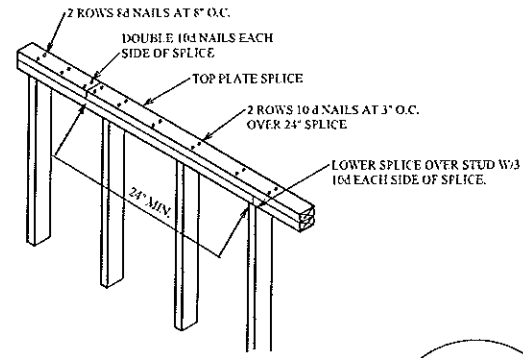
NOTE:  
INSTALL WEDGE ANCHORS WITHIN 12" OF TOP AND BTM. PLATE  
AND 24" O.C. BETWEEN END ANCHORS.



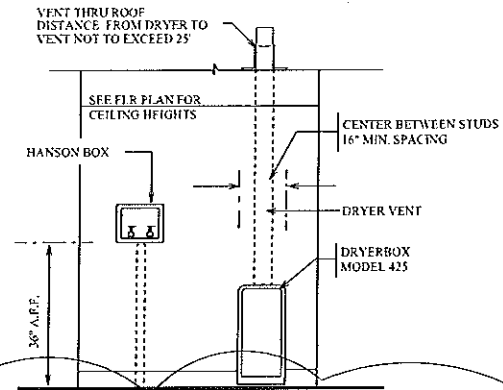
**WOOD STUD CONNECTION TO MASONRY WALL**



**TYPICAL LOAD BEARING HEADER DETAIL**



**TOP PLATE SPLICE DETAIL**



**TYPICAL LAUNDRY PLUM. WALL**

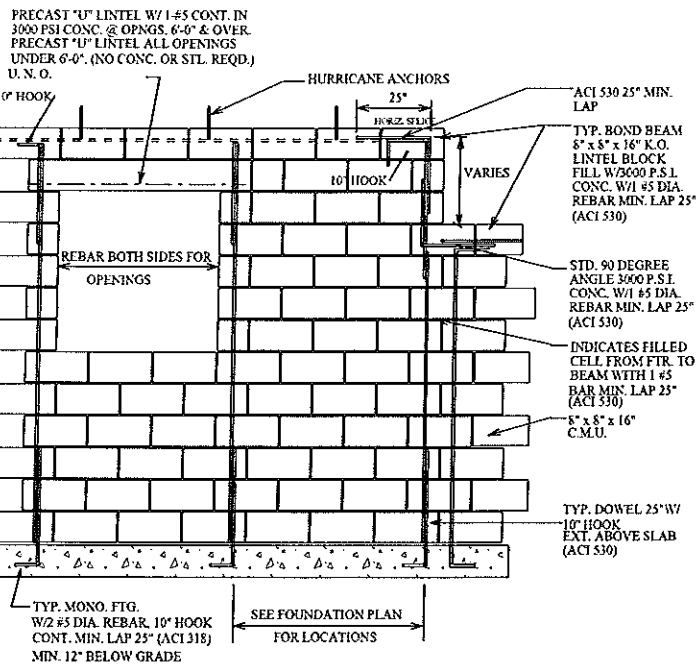
NOTE  
DRYER EXHAUST VENTS TO MEET ALL REQUIREMENTS OF NFPA 211:10.7.3. SPECIFICALLY  
10.7.3.1 - ALL DUCTS EXPPELLING LINT SHALL BE PROVIDED WITH A LINT COLLECTOR  
10.7.3.3 - ALL CLOTHES DRYERS TO BE VENTED TO OUTSIDE AIR  
10.7.3.5 - DUCTS FOR CLOTHES DRYERS SHALL NOT BE PUT TOGETHER WITH SHEET METAL SCREWS OR THEIR FASTENERS THAT EXTEND INTO DUCT  
10.7.3.6 - (1) DUCTS SHALL BE CONSTRUCTED OF RIGID SHEET METAL OR OTHER NON COMBUSTABLE MATERIALS AND SHALL HAVE A SMOOTH INTERIOR SURFACE  
(2) DUCTS SHALL HAVE A MIN. THICKNESS OF NO.28 GALVANIZED STEEL GAGE.  
10.7.3.9 - WHERE DUCTS PASS THRU WALLS, FLOORS, OR PARTITIONS, THE SPACE AROUND THE DUCT SHALL BE SEALED WITH NONCOMBUSTABLE MATERIAL.

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

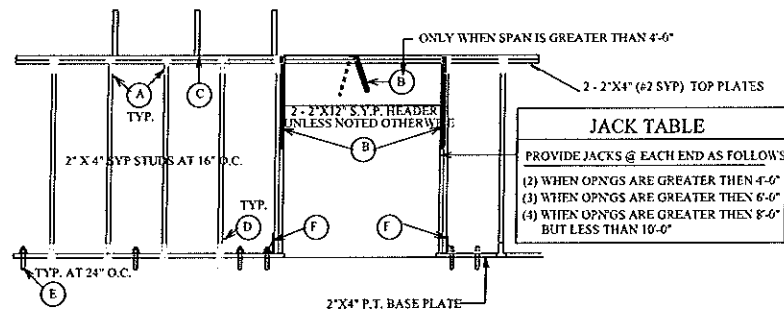
ALLEN ENGINEERING & CONSTRUCTION SERVICES  
RICH ALLEN PROFESSIONAL ENGINEER  
P.E. # 56920 C.A. # 9542  
8809 SKYMASTER DR.  
NEW PORT RICHEY, FL. 34654  
727-3442-6100  
richallenpe@gmail.com

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 STAMP ONLY  
SIGNATURE: [Signature]  
RICHARD E. ALLEN P.E. #56920

HUNTERS RIDGE  
NEW PORT RICHEY



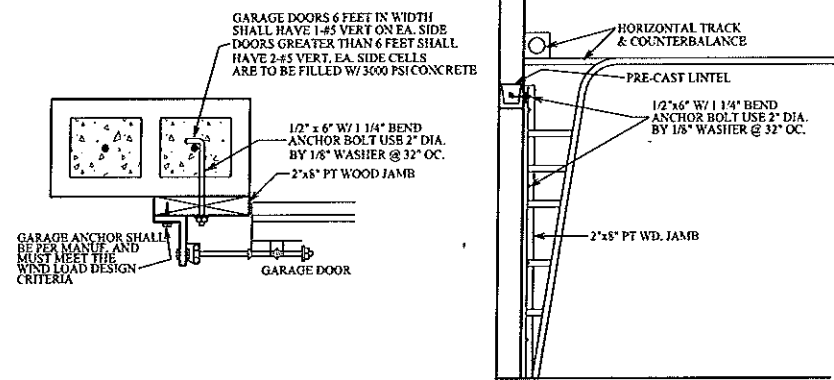
**BLOCK WALL/REINFORCEMENT**



**TYPICAL 1 ST. INT. BEARING WALL U. N. O.**

CONNECTOR LEGEND	
(A)	SIMPSON SP2 W/ 6-10d x 1/2
(B)	(4) SIMPSON LSTA24 W/ 18-10d
(C)	I110 FROM TRUSS TO TOP PLATE
(D)	SIMPSON SP1 W/ 6-10d x 1/2
(E)	5/8" X 8" ANCHOR BOLT W/ 2" WASHER AT 24" O.C.
(F)	SIMPSON LTT20B W/ 10-16d AND 5/8" ROD HEAD MIN 6" EMBEDMENT (ONLY APPLIES WHEN THERE IS UPLIFT AND ROOF LOAD APPLIED)

**JACK TABLE**  
PROVIDE JACKS @ EACH END AS FOLLOWS  
(2) WHEN OPNGS ARE GREATER THEN 4'-0"  
(3) WHEN OPNGS ARE GREATER THEN 6'-0"  
(4) WHEN OPNGS ARE GREATER THEN 8'-0" BUT LESS THAN 10'-0"



**GARAGE DOOR CONNECTION DETAIL**

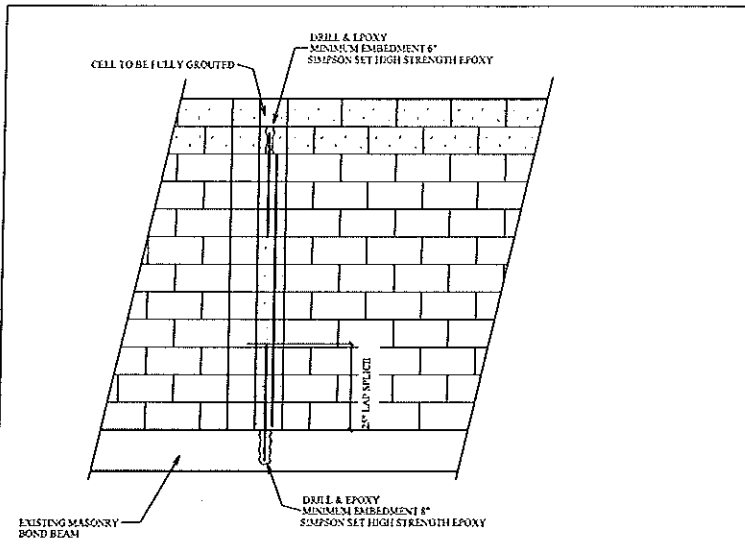
CONSTRUCTION DETAILS

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

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8

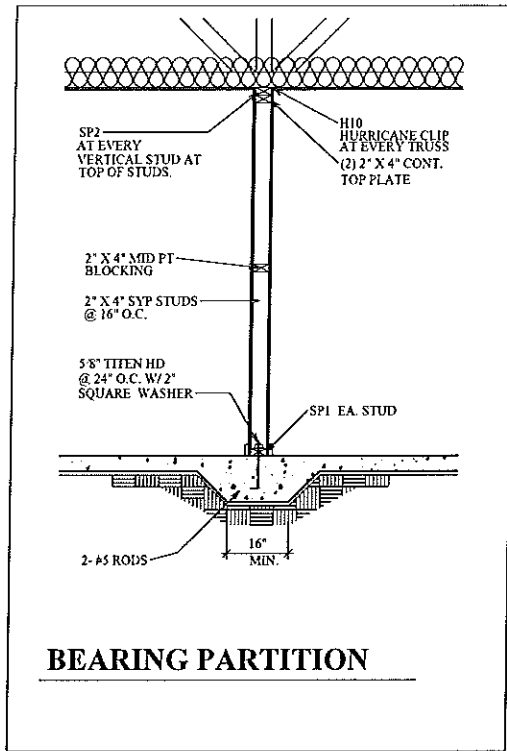


**TYP. RETROFIT VERT. DOWEL CONDITION**

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/ 6" 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.
------------------------------	--------------------------

- Nailheads - Exposed or covered with joint finisher.
- 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.
- 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.
- 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.

**UL DESIGN U338**

**GYPSUM WALLBOARD, WOOD STUDS**

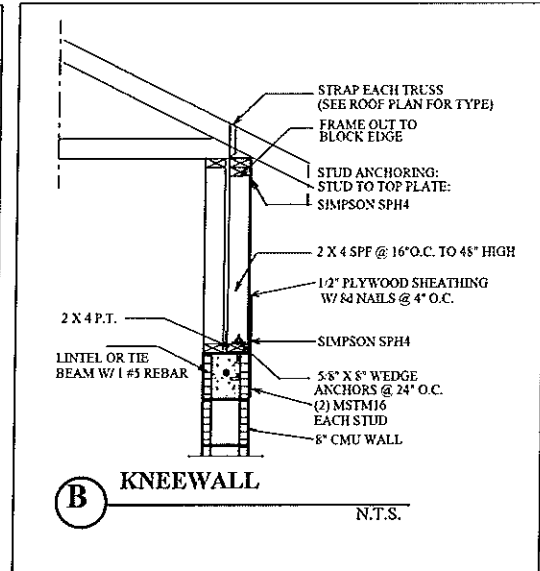
BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF EITHER 2 X 3 OR 2 X 4 WOOD STUDS, TURNED FLATWISE, 24" O.C. WITH 6d CEMENT COATED NAILS, 1 5/8" LONG, 0.0915" SHANK, 1/4" HEADS 7" O.C. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER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

**TYP. NAILING SCHEDULE FOR BUILT-UP COLUMNS**

NOTES:  
1) ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN  
2) ALL NAILS PENETRATE AT LEAST 3/4 OF THE THICKNESS OF THE LAST LAMINATION  
3) EACH 30d COMMON NAIL MAY BE REPLACED W/ 2) 16d COMMON NAILS, (ONE INTO EACH OUTSIDE FACE OF B.U.C. SAME NUMBER OF 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



**(B) KNEEWALL N.T.S.**

**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.

- Concrete Blocks\* - Various designs. Classification D-2 (2 hr). See Concrete Blocks category for list of eligible manufacturers.
- 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.
- 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).
- 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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P.E. # 56920 C.A. # 9542  
8809 SKYMASTER DR.  
NEW PORT RICHEY, FL. 34654  
727-842-6100  
richallenpe@gmail.com

THESEY 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 2004 FLORIDA BUILDING CODE  
SEAL FOR SIGNATURE OF RICHARD E. ALLEN P.E. #56920

**HUNTERS RIDGE NEW PORT RICHEY**

PLAN DATE	1-2-2016	9-7-2016	2-10-2016	10-3-2016	3-24-2016	11-3-2016	6-13-2016	11-15-2016	1-9-2016	01-0-2017
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NEW PORT RICHEY, FL. 34655  
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9



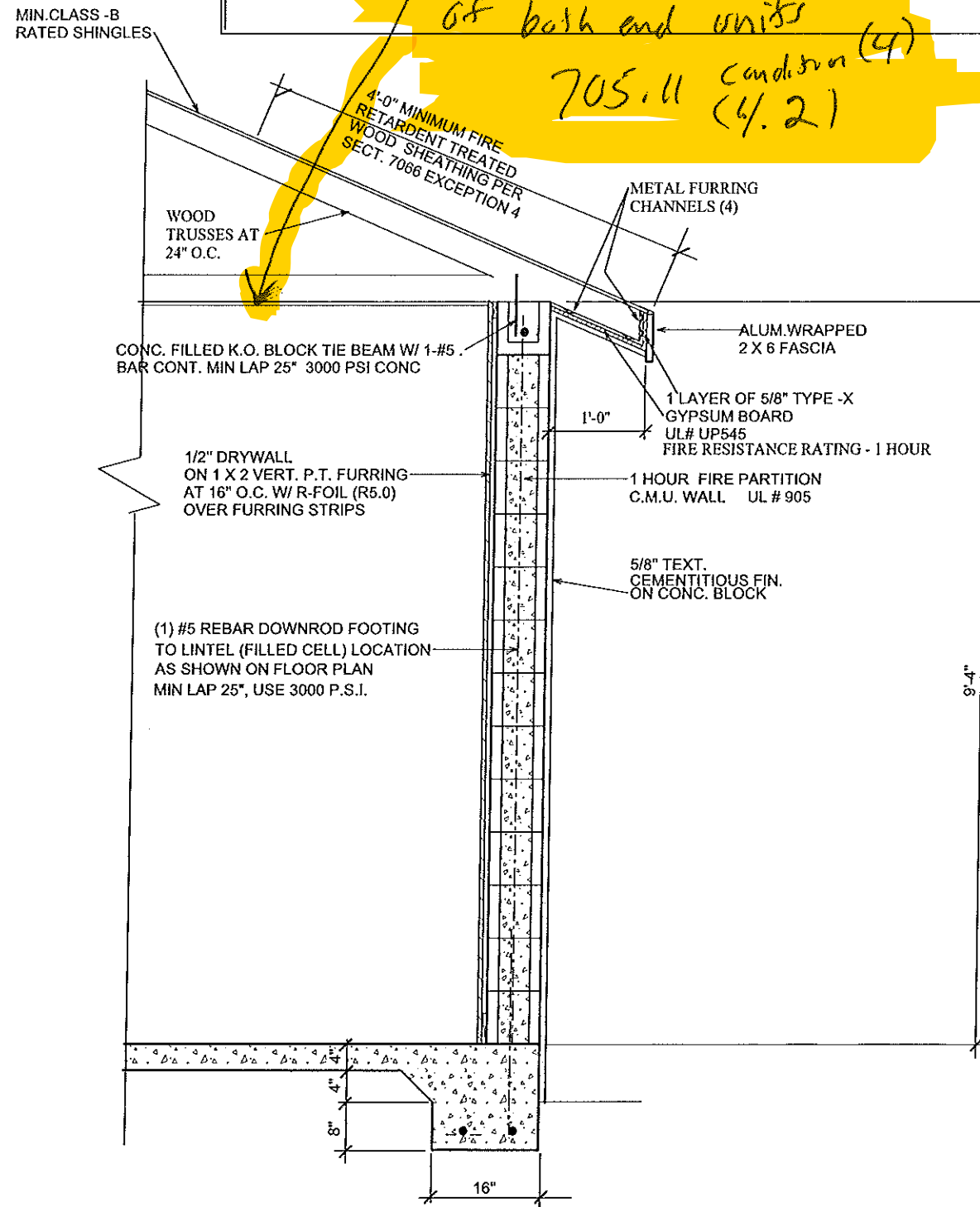
GA FILE NO. RC 2606      PROPRIETARY\*      1 HOUR FIRE

WOOD ROOF TRUSSES, RESILIENT CHANNELS, GLASS OR MINERAL FIBER INSULATION, CEILING DAMPER, GYPSUM WALLBOARD

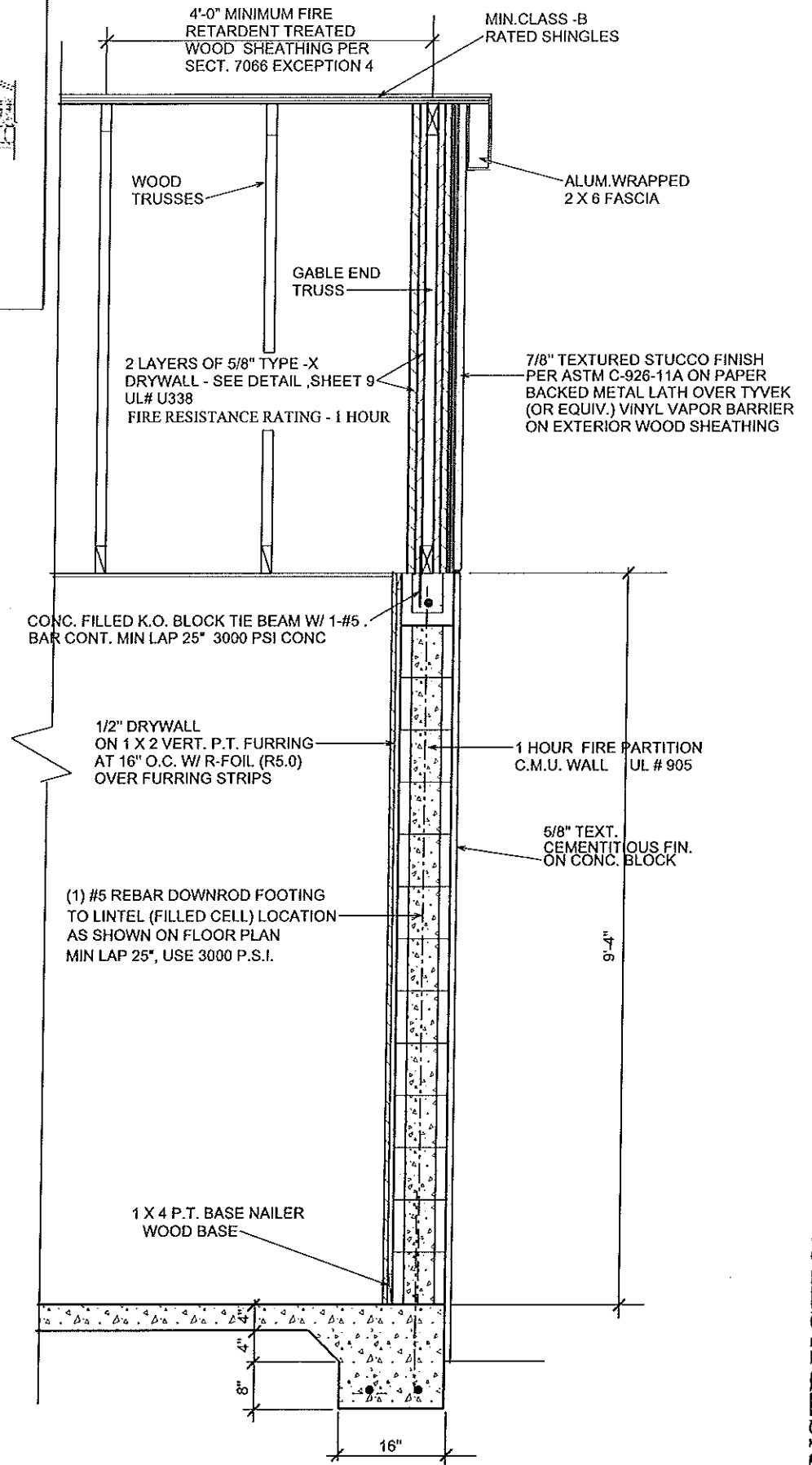
One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 12" o.c. with 1 1/8" Type S drywall screws 8" o.c. Gypsum board end joints attached with screws 8" o.c. to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to bottom chord of pitched wood trusses 24" o.c. with 1 1/4" Type S or W screws. Glass fiber or mineral fiber ball or loose fill insulation applied directly over gypsum board. Trusses supporting 1/2" plywood or OSB roof sheathing applied at right angles to trusses with 6d ring shank nails 12" o.c. Optional ceiling damper (refer to manufacturer for information on the type of damper).

PROPRIETARY GYPSUM BOARD  
American Gypsum Company LLC Temple-Inland      5/8" FireBlock Type C 5/8" TG-C      Approx. Ceiling Weight: 3 psf Fire Test: UL R14198 (R6937) 04NK25585, 1-15-05, UL Design P645

*Need to Rate Ceiling of bath and units*  
**705.11 condition (4) (4.2)**



TYPICAL EXTERIOR FIRE OVERHANG



TYPICAL EXTERIOR FIRE RATED WALL

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

PERFORMED THE ATTACHED DESIGN TO COMPLY WITH IBC 1604 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. #6820

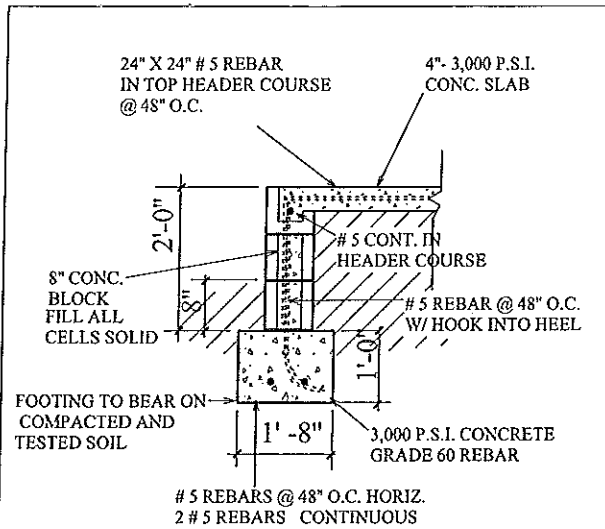
HUNTERS RIDGE  
NEW PORT RICHEY

PLAN DATE	1-22-2016	9-27-2016	10-3-2016	11-15-2016	01-03-2017	05-12-2017

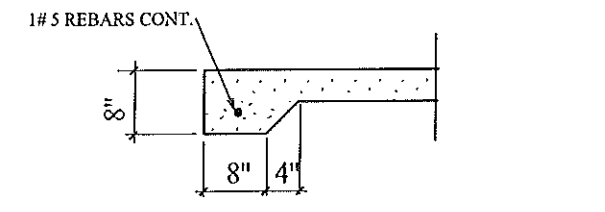
DEEB FAMILY HOMES, LTD.  
9400 RIVER CROSSING BLD.  
NEW PORT RICHEY, FL. 34655  
727-376-6831

CONSTRUCTION DETAILS

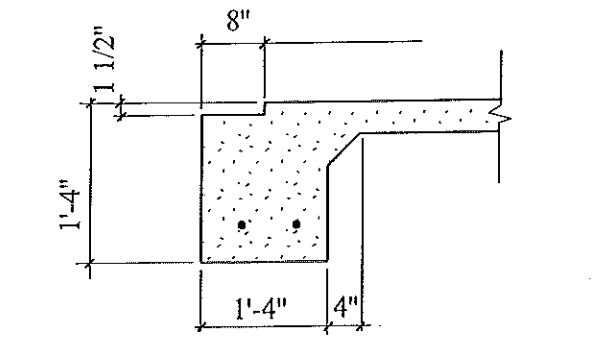
**10A**



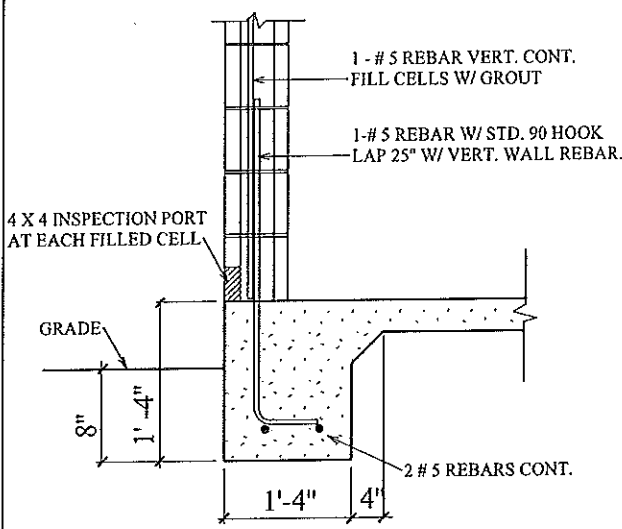
**TYPICAL 2' STEM WALL DETAIL (1)**



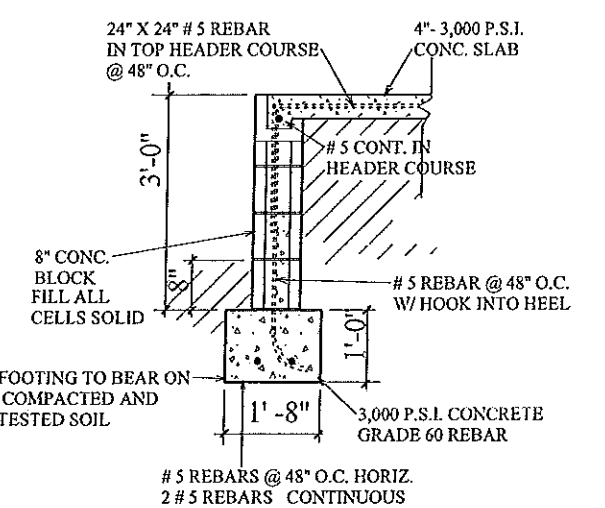
**8" THICKENED SLAB (J)**



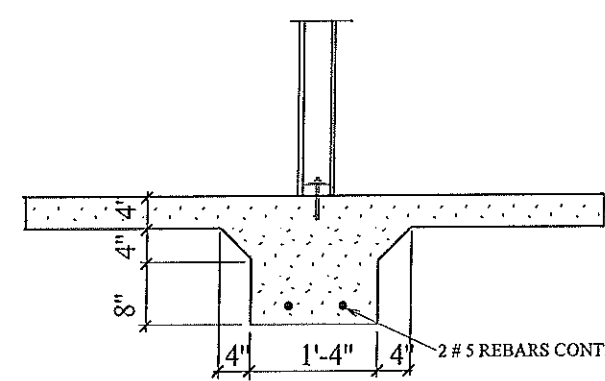
**SLIDING GLASS DR. RECESS (D)**



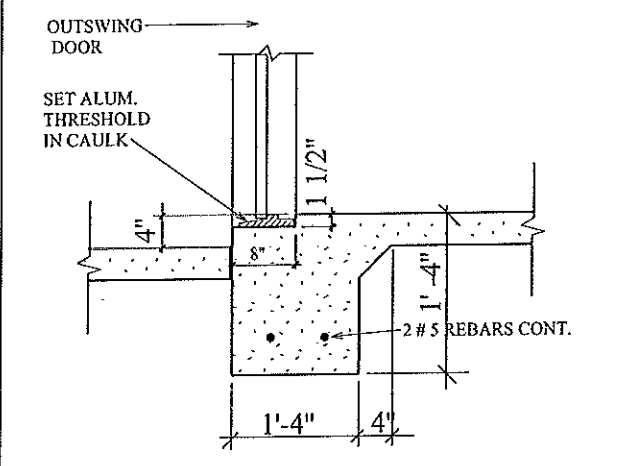
**TYPICAL ONE STORY (A)**



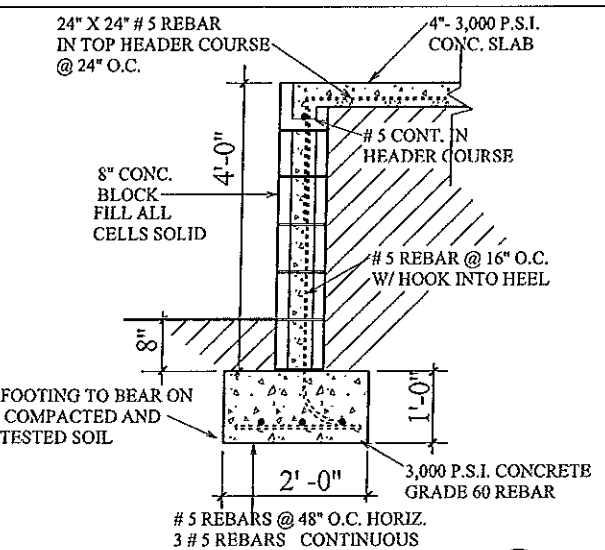
**TYPICAL 3' STEM WALL DETAIL (2)**



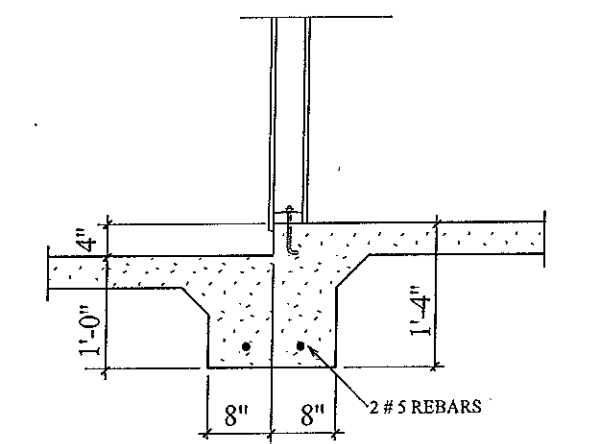
**INTERIOR BEARING FTG. (H)**



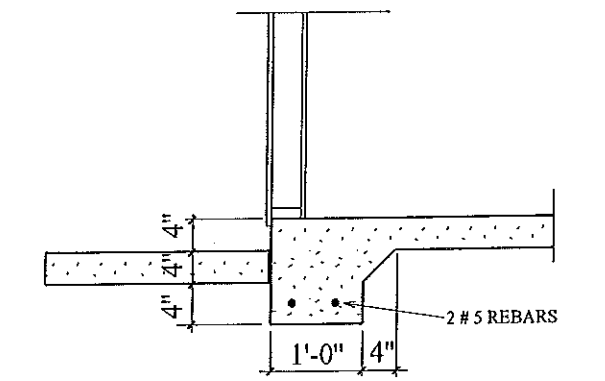
**EXTERIOR DOOR RECESS (B)**



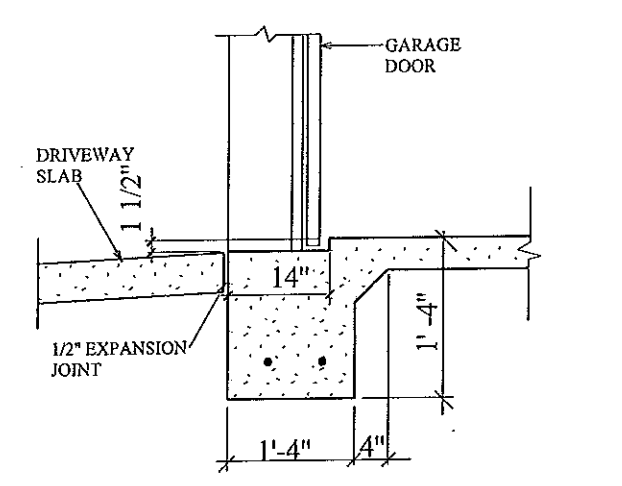
**TYPICAL 4' STEM WALL DETAIL (3)**



**BEARING GARAGE STEP (I)**



**NON-BRG. GARAGE STEP (F)**



**GARAGE DOOR RECESS (C)**

**FOOTING DETAILS**

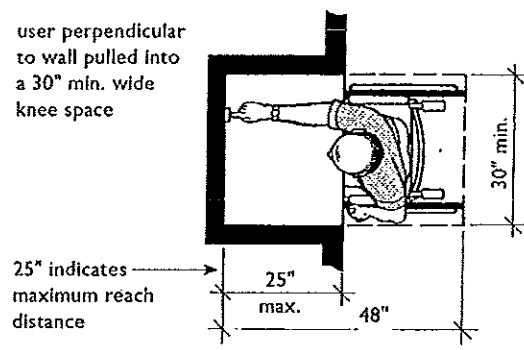
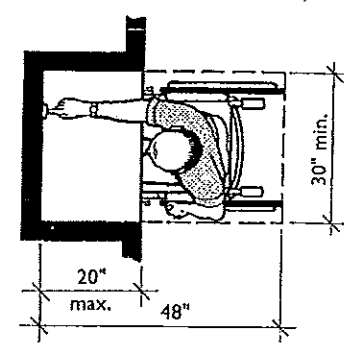
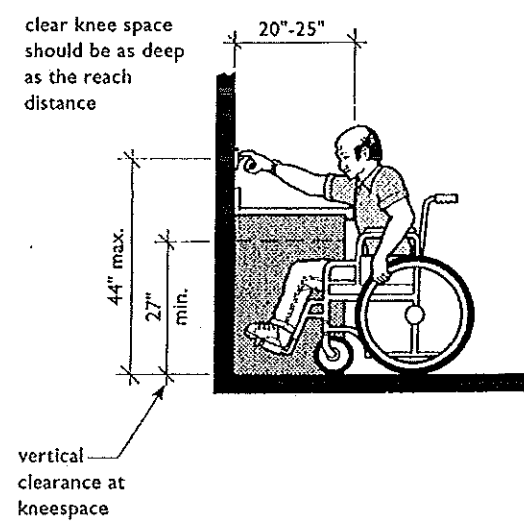
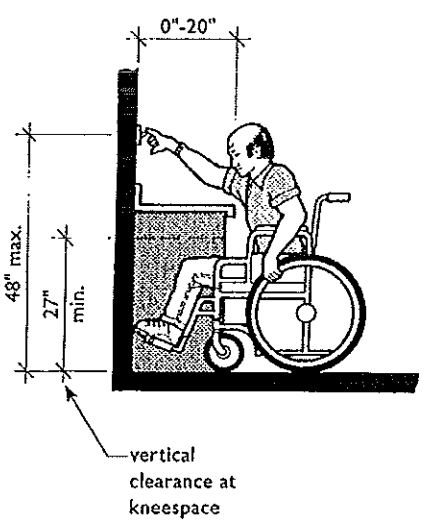
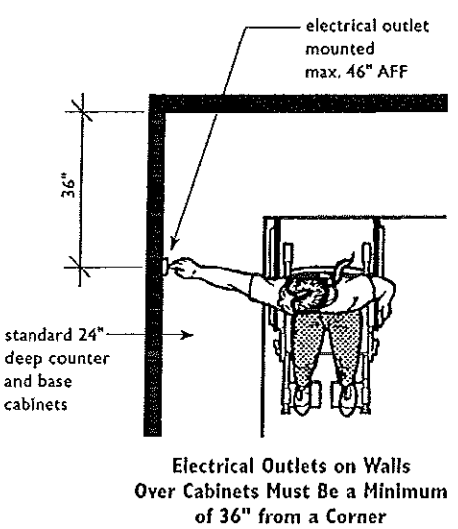
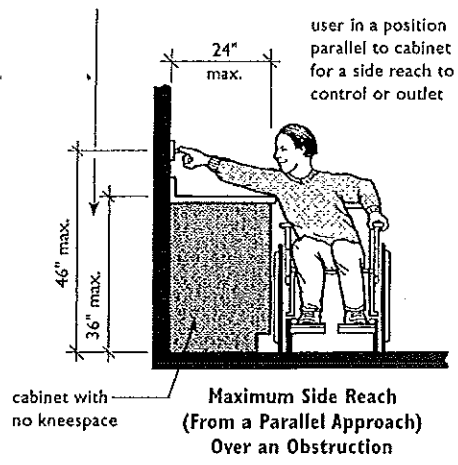
**DEEB FAMILY HOMES, LTD.**  
 9400 RIVER CROSSING BLD.  
 NEW PORT RICHEY, FL. 34655  
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**HUNTERS RIDGE**  
 NEW PORT RICHEY

PLAN DATE	DATE
1-22-2016	9-27-2016
2-12-2016	10-3-2016
3-24-2016	11-5-2016
6-13-2016	01-03-2017
7-9-2016	

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. #56370

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



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

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**

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**

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

34±

**Use of Swing-Clear Hinges**

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**

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

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P.E. # 56920 C.A. # 9542

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

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE 2010 INTERNATIONAL BUILDING CODE AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2014 FLORIDA BUILDING CODE

SEALED FOR SIGNATURE ONLY

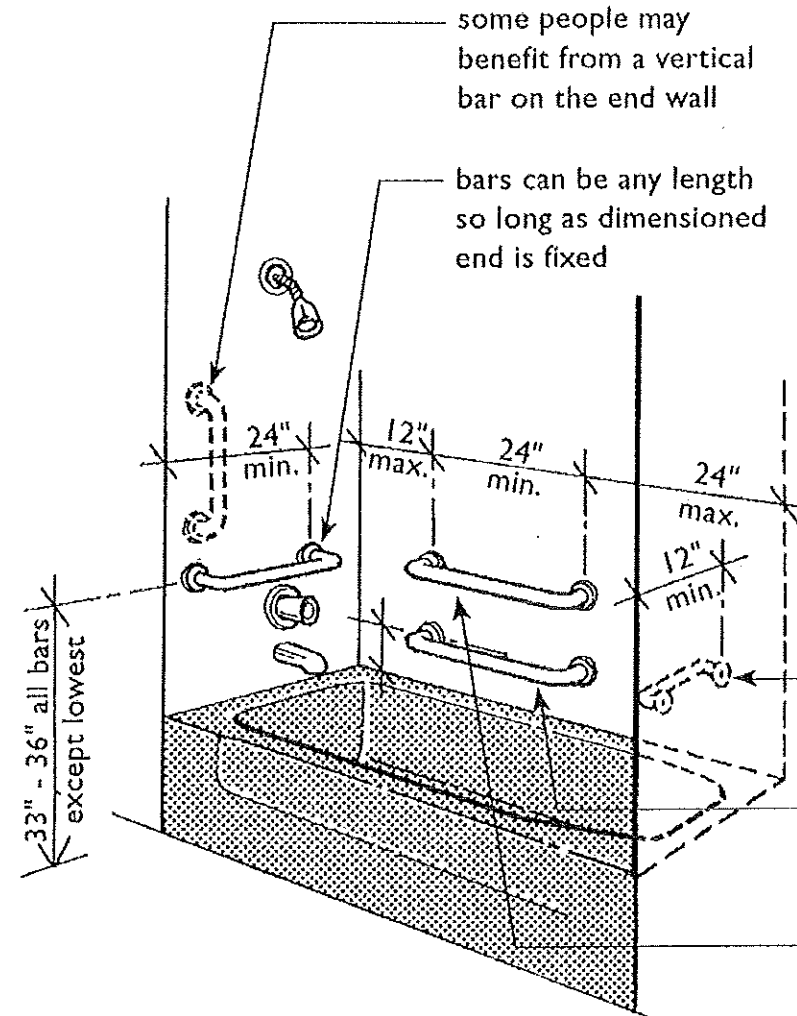
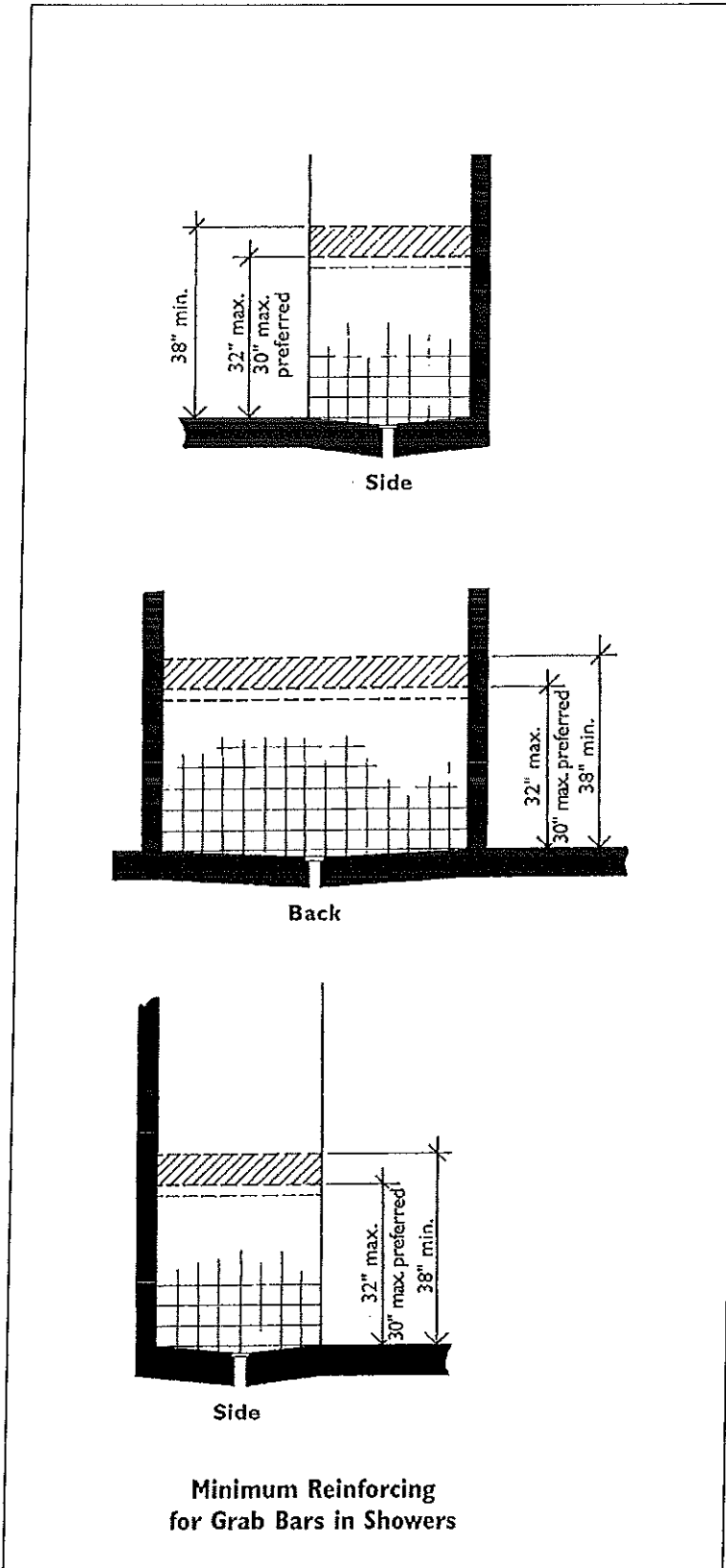
SIGNED: [Signature]  
RICHARD E. ALLEN P.E. #56920

**HUNTERS RIDGE  
NEW PORT RICHEY**

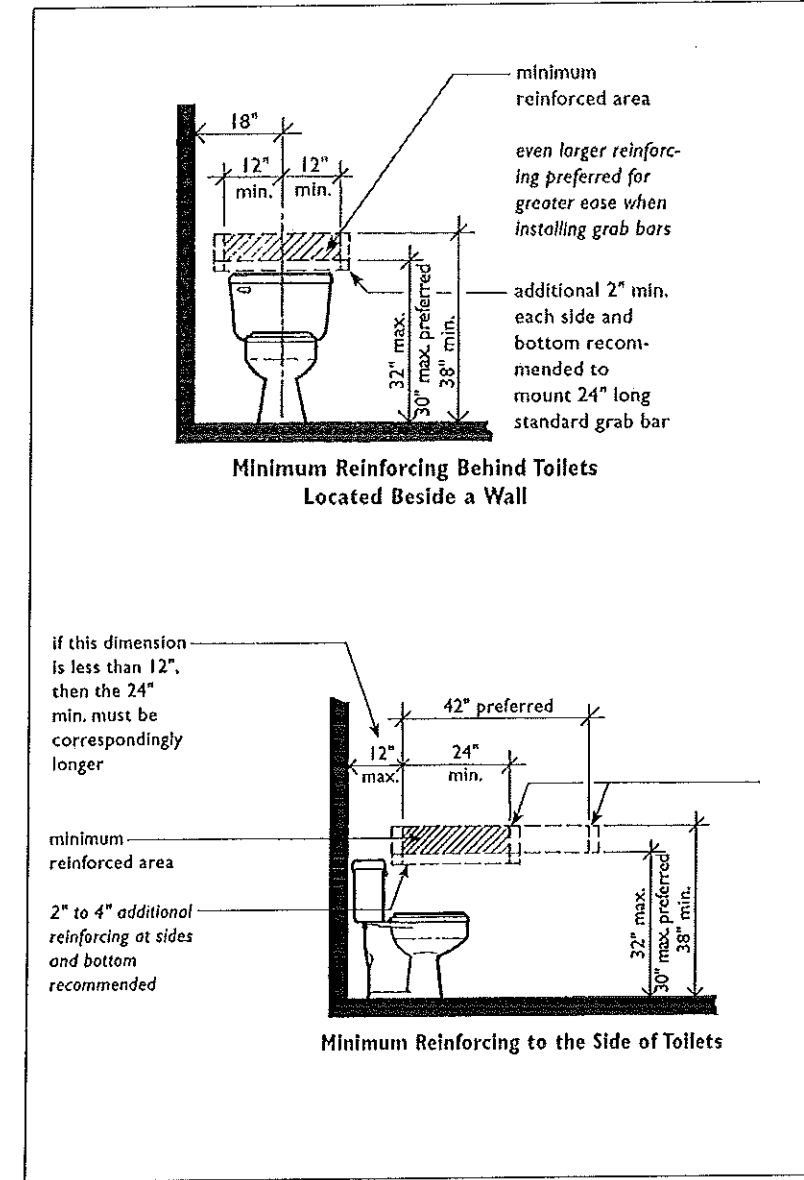
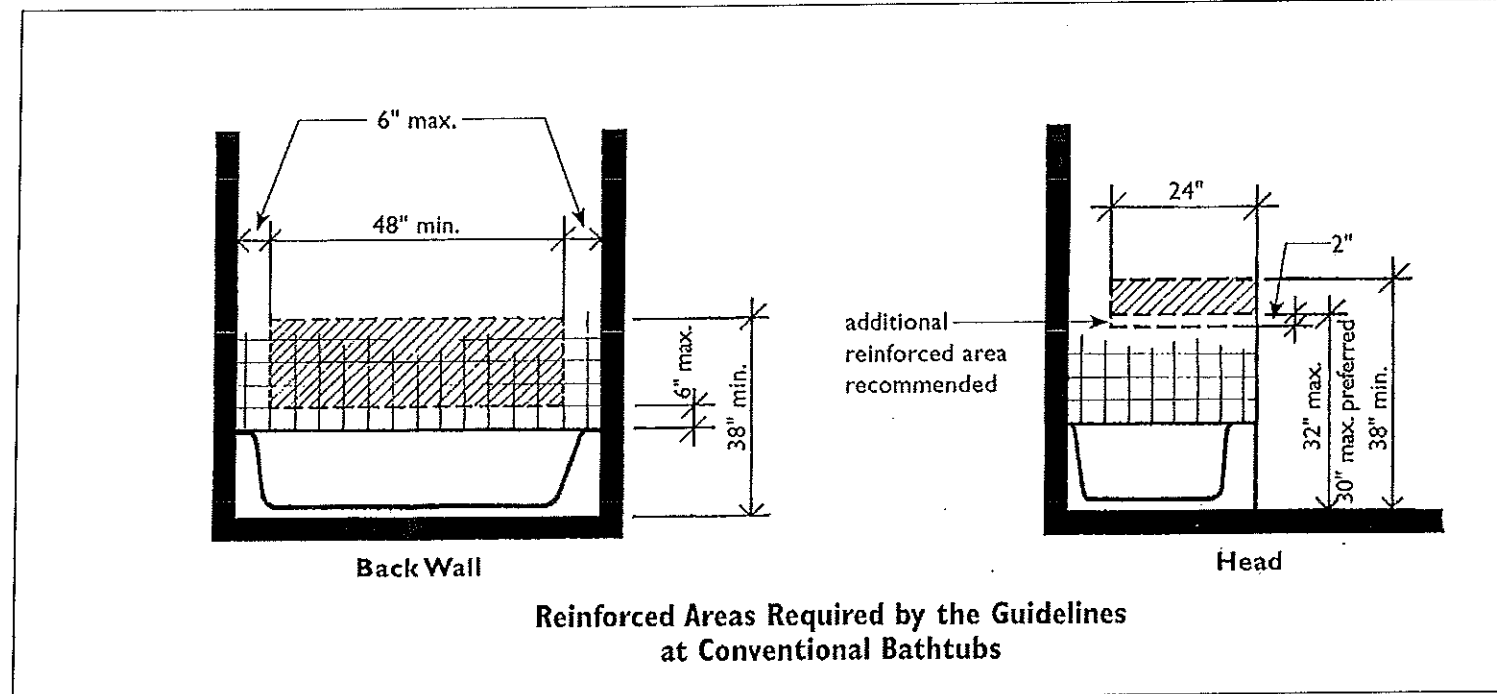
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1-22-2016	9-27-2016
2-12-2016	10-3-2016
3-24-2016	11-15-2016
6-15-2016	01-03-2017
1-9-2016	

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**ANSI Grab Bar Configurations at Conventional Tubs (for Reference Only)**



**ACCESSIBILITY REQUIREMENTS**

**13**

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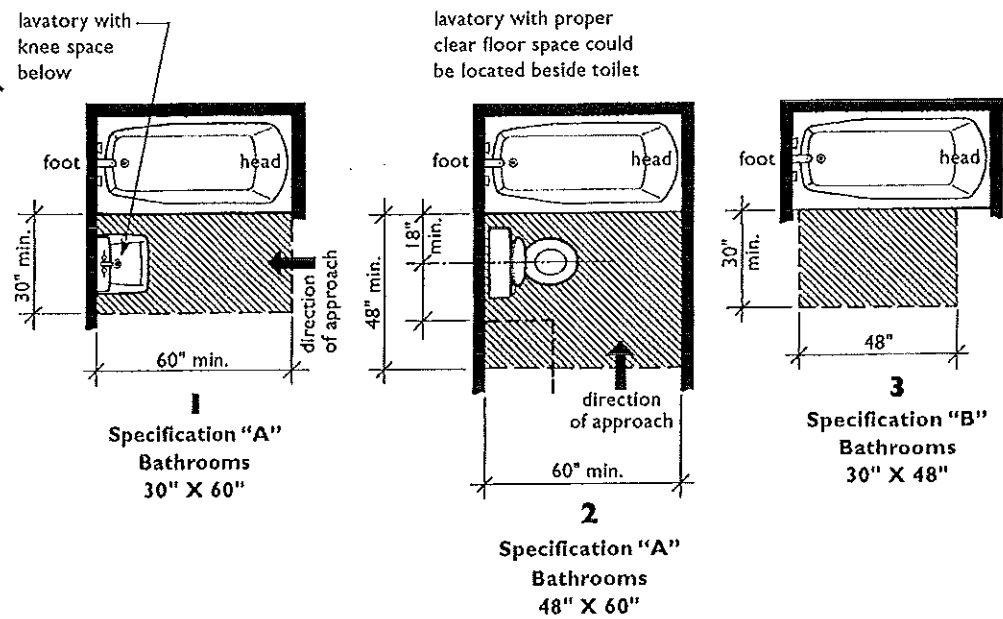
PLAN DATE	DATE
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2-12-2016	10-3-2016
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6-13-2016	01-03-2017
7-9-2016	

**HUNTERS RIDGE**  
NEW PORT RICHEY

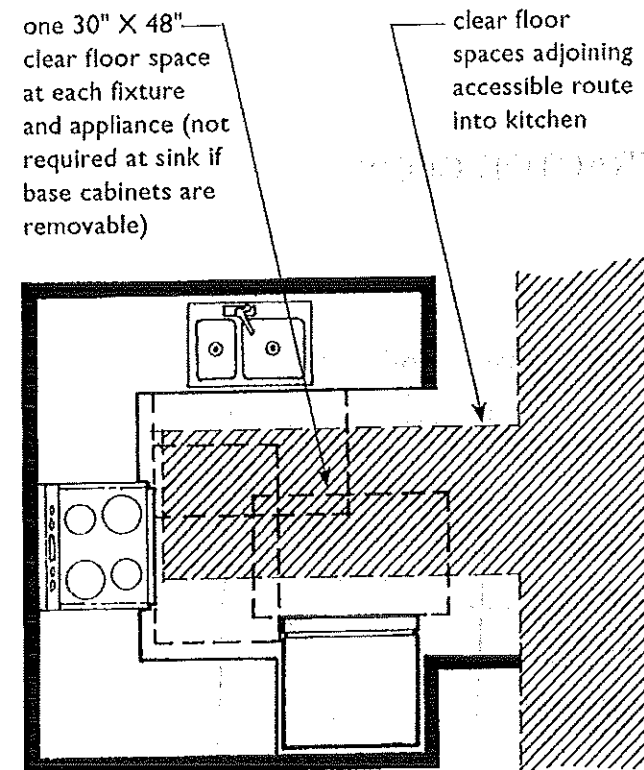
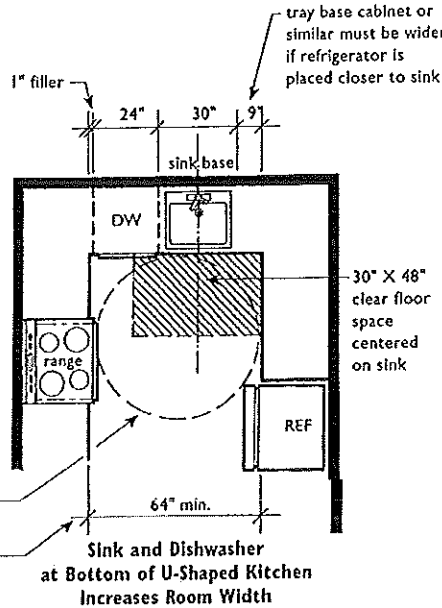
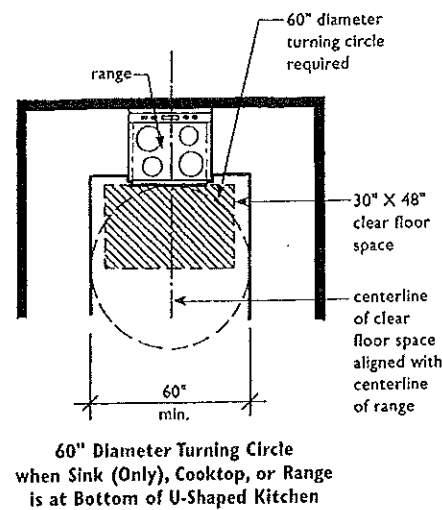
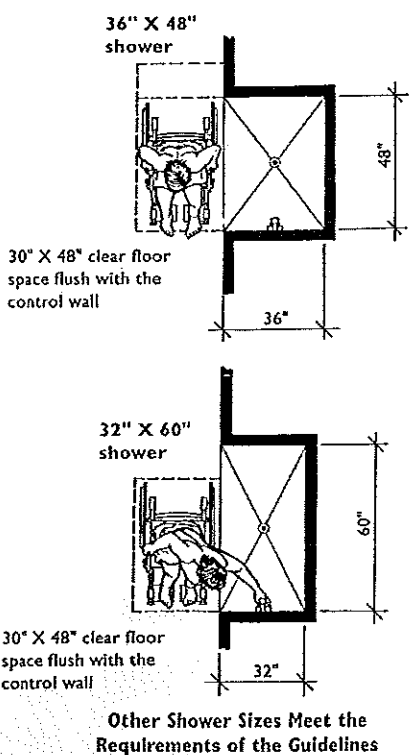
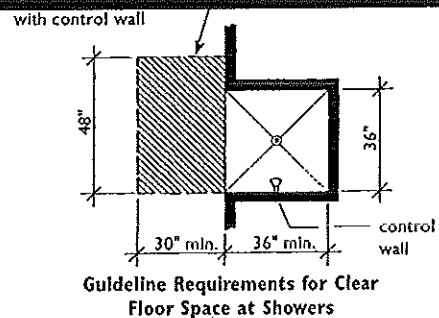
I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH ALL APPLICABLE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2014 FLORIDA BUILDING CODE FOR STRUCTURE ONLY  
SEAL FOR STRUCTURE ONLY  
SIGNED: *[Signature]*  
RICHARD E. ALLEN, P.E. #56930

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

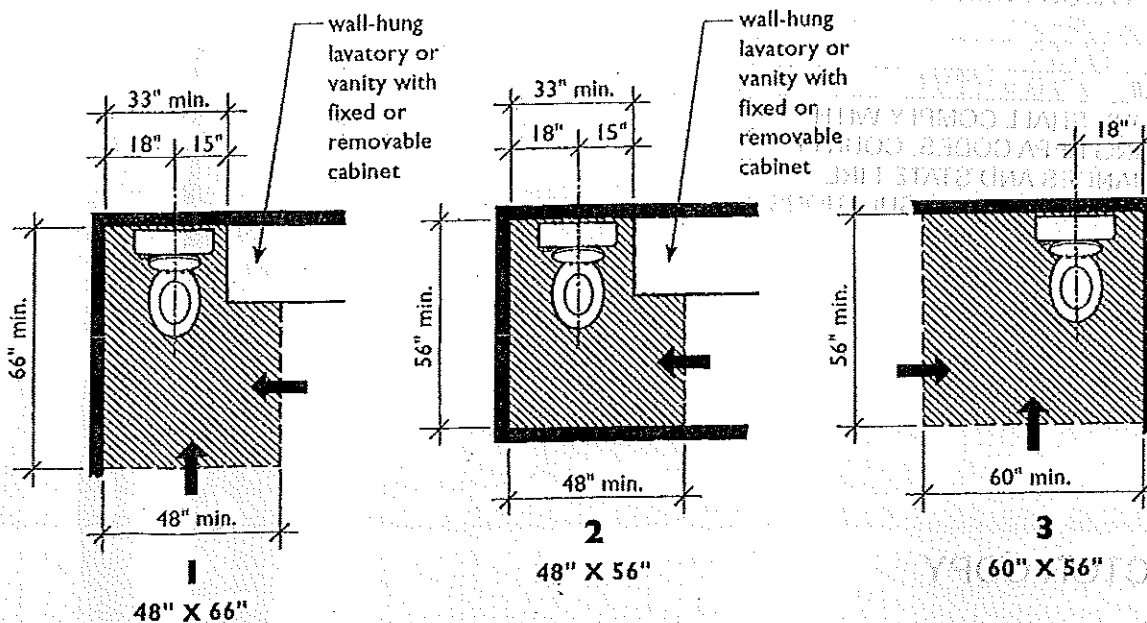
**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
RICH ALLEN PROFESSIONAL ENGINEER  
P.E. # 56920 C.A. # 9542  
8809 SKYMASTER DR.  
NEW PORT RICHEY, FL. 34654  
727-842-5100  
richallenpe@gmail.com



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



**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**

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

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

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. 901 OF THE 2014 FLORIDA BUILDING CODE  
 SEALED FOR STRUCTURE ONLY  
 SIGNED: [Signature] 11/19/17  
 RICHARD E. ALLEN P.E. #56890

**HUNTERS RIDGE**  
 NEW PORT RICHEY

PLAN DATE	DATE
1-22-2016	9-7-2016
2-12-2016	10-3-2016
3-24-2016	11-5-2016
6-15-2016	01-03-2017
1-9-2016	

**DEEB FAMILY HOMES, LTD.**  
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 727-376-6831

**14**

CONTRACTOR COPY

REVIEWED FOR CODE COMPLIANCE		
Required	Type	Approval
	Building	RK 05/21/17
	Electrical	RL 5/3/17 As Noted Sheet 7
	Plumbing	RL 4/05/17
	Mechanical	RKL 5/2/17
	Fire Marshal	

PER FFPC FIFTH EDITION 1:1.11.4  
 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. My  
 DATE 5/1/17  
 CONTROL# 17304941

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

CONTRACTOR COPY

## 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/SFM/> 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