

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

**NOTICE TO SUBCONTRACTORS :**

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

**NOTICE TO BUILDER**

**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 NOT IMPACT RESISTANT TYPE. STORM  
SHUTTERS OR PANELS ARE 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 54.

**GENERAL NOTES:**

SHALL APPLY:  
2010 FLORIDA BUILDING CODE,  
PLUMBING, MECHANICAL, FUEL GAS,  
ENERGY EFFICIENCY, ACCESSIBILITY,  
AND NATIONAL ELECTRICAL CODES  
NEC 2008

- TANK TYPE WATER CLOSET VOLUME  
1.6 GALLONS
- WALL MOUNT WATER CLOSET VOLUME  
3.6 GALLONS
- 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 2010 FBC.  
 PORCHES AND BALCONIES  
 HANDRAILS  
 GUARDRAILS  
 STAIRS  
 CHIMNEY & FIREPLACE  
 EGRESS WINDOWS

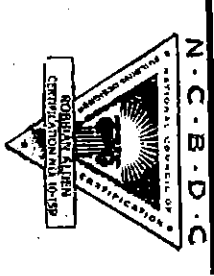
4. ALL OPENINGS SHALL COMPLY WITH  
2010 FBC WIND LOADS AS STATED  
BELOW. ATTACHMENTS OF WINDOWS,  
DOORS, SLIDING GLASS DOORS  
AND O.H. GARAGE DOORS ARE DELEGATED  
TO THE MANUFACTURER OF THESE ITEMS. THE  
MANUFACTURER OF THESE ITEMS  
SHALL SUBMIT ATTACHMENTS TO ENGINEER  
OF RECORD FOR REVIEW PRIOR TO INSTALLATION.  
SEE ATTACHED SPECIFICATION SHEETS FOR  
MANUFACTURERS DESIGN CRITERIA AND  
INSTALLATION METHODS FOR WINDOWS,  
DOORS, SLIDING GLASS DOORS, OVERHEAD  
GARAGE DOORS, AND ROOFING.  
5. ALL DOORS INTERIOR & EXTERIOR ARE  
8' 0" UNLESS OTHERWISE NOTED  
ALL SHOWER ENCLOSURES TO BE  
TEMPERED GLASS

- ALL WINDOWS WITHIN 24" OF DOORS  
(INTERIOR & EXTERIOR) AND WITHIN  
18" OFF FLR TO BE TEMPERED GLASS.

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**SOFTPLAN**  
ARCHITECTURAL DESIGN SOFTWARE

**AI BD**  
AIBD  
7059 Blair Road NW  
Suite 201  
Washington DC 20012

**ROBBIAN DESIGN**  
AT ROBBIAN A.I.B.D.  
697 CONNINGWOOD SQ.  
NEW PORT RICHEY, FL 34653  
(772) 948-2239  
MAIL-ai@robbiandesign.com

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.

AECS 15019

ASPEN 3541-C

**COVER SHEET**

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

PLAN DATE
1-26-2015
1-28-2015
2-2-2015
4-15-2015

LOT 14  
MAJESTIC OAKS

I HEREBY CERTIFY THAT I HAVE  
PREPARED THE ATTACHED DESIGN  
TO COMPLY WITH THE MINIMUM  
WIND LOADS AND IT IS IN COMPLIANCE  
WITH SEC. 201 OF THE 2010 FLORIDA  
RESIDENTIAL BUILDING CODE  
SEAL OF PROFESSIONAL ENGINEER  
ROBERT E. ALLEN P.E. 10199

**ALLEN ENGINEERING &  
CONSTRUCTION SERVICES**  
RICH ALLEN PROFESSIONAL ENGINEER  
P.O. BOX 331  
NEW PORT RICHEY, FL. 34656  
727-842-6100  
schallamp@gmail.com



STRUCTURAL ENGINEER DESIGN NOTES

1. THE ENGINEERING FIRM FOR THIS STRUCTURAL DESIGN IS ADMINSTRATIVE  
ALLEN ENGINEERING AND CONSTRUCTION SERVICES, INC.  
HERBIN REFERRED TO AS "A.E.C.S.",  
2. THE ENGINEER FOR THIS STRUCTURAL DESIGN IS RICHARD E. ALLEN, PE, HERBIN REFERRED TO AS "STRUCTURAL ENGINEER".  
3. THE STRUCTURAL ENGINEER DESIGN NOTES ARE PART OF REQUIREMENTS UNLESS NOTED OTHERWISE, "UNO", IN THE STRUCTURAL PLANS AND STRUCTURAL DETAILS.  
4. THE DESIGN SHOWN IN THESE PLANS CONFORMS TO THE STRUCTURAL PROVISIONS OF THE CHAPTER 16 OF THE FLORIDA BUILDING CODE 2010, SECTION R301 OF THE FLORIDA RESIDENTIAL BUILDING CODE 2010, THE SECTIONS TITLED "STRUCTURAL" OF THE FLORIDA EXISTING BUILDING CODE 2010  
5. THE PURPOSE OF THESE PLANS IS TO OBTAIN A BUILDING PERMIT AND FOR SUBSEQUENT CONSTRUCTION OF THE DESIGN AS SHOWN. THESE PLANS ARE TO BE CONSIDERED VOID IF WORK COMMENCES PRIOR TO A PERMIT BEING ISSUED, A CHANGE IN THE BUILDING CODE OCCURS PRIOR TO THE PLANS BEING SUBMITTED FOR PERMIT OR AFTER SIX MONTHS OF THE DATE THAT THESE PLANS ARE SIGNED AND SEALED WITHOUT BEING SUBMITTED FOR PERMITTING, WHICHVER 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 PART OF THESE PLANS, INCLUDING PROVISIONS AS STATED IN ITEM 4.

7. IT IS IMPORTANT TO UNDERSTAND THAT THE STRUCTURAL PROVISIONS OF THE BUILDING CODE ARE COMPLICATED AND THESE PLANS ARE INTENDED TO BE USED BY AND 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 THAT 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 WITH OUT THE EXPRESSED WRITTEN CONSENT OF THE STRUCTURAL ENGINEER. HOWEVER, NO OTHER ENGINEER OR ARCHITECT IS TO BE DESIGNATED A DELEGATED ENGINEER FOR ANY PURPOSE RELATED TO THESE STRUCTURAL PLANS OR CONSTRUCTION CERTIFICATE OF COMPLETION OR OCCUPANCY WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE STRUCTURAL ENGINEER.  
10. LOAD COMBINATIONS: THIS DESIGN IS BASED ON AN "ALLOWABLE-STRESS" FORMULATION RELYING ON THE LOAD COMBINATIONS DEFINED IN FBC 2010 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. FLOOR LIVE LOADS:  
A. RESIDENTIAL  
ONE AND TWO FAMILY DWELLINGS:  
ALL LIVE LOADS PER TABLE R301.5:  
UNINHABITABLE ATTICS WITHOUT STORAGE: 10 PSF  
UNINHABITABLE ATTICS WITH STORAGE: 20 PSF

HABITABLE ATTICS AND SLEEPING AREAS: 30PSF  
BALCONIES: 60 PSF  
DECKS: 40 PSF  
13. STAIRS: INFORMATION CONTAINED ON A PLANS 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 (E.G. DECORATIVE STUCCO, SIDING, ROOFING, 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 STRUCTURAL ENGINEER BY OTHERS IS PRESUMED ACCURATE AND IS RELIED UPON BY THE STRUCTURAL ENGINEER SOLELY FOR THE PURPOSE OF ACHIEVING COMPLIANCE WITH THE RELEVANT STRUCTURAL REQUIREMENTS OF THESE PLANS IS TO OBTAIN A BUILDING PERMIT AND FOR SUBSEQUENT CONSTRUCTION OF THE DESIGN AS SHOWN. THESE PLANS ARE TO BE CONSIDERED VOID IF WORK COMMENCES PRIOR TO A PERMIT BEING ISSUED, A CHANGE IN THE BUILDING CODE OCCURS PRIOR TO THE PLANS BEING SUBMITTED FOR PERMIT OR AFTER SIX MONTHS OF THE DATE THAT THESE PLANS ARE SIGNED AND SEALED WITHOUT BEING SUBMITTED FOR PERMITTING, WHICHVER 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.  
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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 OTHER  
ROOF WOOD FRAME: 25 PSF FOR SHINGLES, 35 PSF FOR TILT  
16. WIND LOADS  
WIND LOADS ARE BASED ON THE SPECIFIC REQUIREMENTS AND DEFINITIONS OF FLORIDA RESIDENTIAL BUILDING CODE 2010 EDITION ASCE-7-10  
B. THE COMPONENT AND CLADDING WIND PRESSURES ARE THE MINIMUM REQUIREMENTS FOR STRENGTH AND IMPACT PROTECTION NEEDED FOR SELECTING SAFFSFACTORY COMPONENTS AND CLADDING, BY OTHERS, FOR THE STRUCTURE.  
APPLIED IN ANY DIRECTION  
GUARDRAILS/HANDRAILS: 200 LB CONCENTRATED LOAD  
A. COMMERCIAL  
ALL LIVE LOADS PER FBC 2010 TABLE 1607.1  
14. ROOF LIVE LOADS  
ALL ROOF WOOD CONSTRUCTION TYPES ARE 30 PSF  
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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 PART OF A MASTER DRAINAGE PLAN.  
C. ELEVATIONS, THE FOUNDATION DESIGN IS BASED ON THESE RESUMED CONDITIONS INCLUDING THAT DIFFERENTIAL SETTLING DOES NOT EXCEED THE SAFE LIMITS OF THE FOUNDATION DESIGN (INCLUDING STEMWALLS AND MASONRY ABOVE GRADE WALLS) AS STATED IN ITEM 19.3 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 L/300 (E.G., 0.4 INCHES OVER 10 FEET) AND STRUCTURAL DAMAGE SHOULD BE EXPECTED WHERE DIFFERENTIAL SETTLEMENT EXCEEDS L/50. 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, FOOTINGS, AND GROUND FLOOR SLAB MINIMUM OF 12 INCHES BELOW GRADE AND ARE TO BE PLACED ON UNDISTURBED SOIL OR FILL COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR PURSUANT TO ASTM D 1557 WITH FILL LEVLS LESS THAN 12".

20. FOOTINGS (AND ANY ASSOCIATED MONOLITHIC FLOOR SLAB) SHALL BE CONSTRUCTED OF CONCRETE WITH A SPECIFIED 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 THE 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 2010, SECTION 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 SIGNED 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 ARCHITECTURAL  
E. THE SIZE AND REQUIRED REINFORCEMENT FOR THE FOOTINGS ARE SHOWN IN THE FOUNDATION PLAN.  
1. THE GROUND FLOOR SLAB SHALL BE PLACED OVER A 6 MIL POLYETHYLENE MOISTURE RETARDER IN DEVELOPING THE ACTUAL FLOOR 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 COMPANY 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 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 OF 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 MINIMUM 6 INCH OVERLAPS OF JOISTS.  
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, W1.4 BY W1.4 WELDED WIRE FABRIC AS SPECIFIED BY FBC 2010 SECTION 1910.2, EXCEPTION 2 OR FIBERMESH ADMIXTURE AS SPECIFIED BY FBC 2010, SECTION 1910.2 EXCEPT 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 ANY OTHER PURPOSE AS IT IS SUBJECT TO ENGINEERING AND MAY BE DIFFERENT FROM THE FINAL DESIGN.  
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I. CONTRACTION JOINTS ARE TO BE PROVIDED FOR THE PURPOSE OF CONTROLLING SHRINKAGE. ONE INCH DEEP CUTS

ASPEN 3541-C

AECs 15019

STRUCTURAL ENGINEER NOTES

ALLEN ENGINEERING & CONSTRUCTION SERVICES  
RICH ALLEN PROFESSIONAL ENGINEER  
P.E. # 69920 C.A. # 9542

I HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE ABOVE DESIGN TO DETERMINE THAT IT IS IN COMPLIANCE WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA.  
RICHARD E. ALLEN  
P.E. # 69920

LOT 14  
MAJESTIC OAKS

PLAN DATE
1-26-2015
1-28-2015
2-2-2015
4-15-2015

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



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 NOT TO EXCEED 30 TIMES THE SLAB THICKNESS. FOR EXAMPLE FOR A FOUR INCH THICK SLAB, CONTRACTION JOINTS SHALL NOT EXCEED 10 FEET ON CENTER EACH WAY. THE CONTRACTION JOINTS ARE OPTIONAL FOR ONE AND TWO FAMILY RESIDENTIAL WHEN WELDED WIRE FABRIC OR FIBERMESH ARE USED IN THE FLOOR SLAB.

21. FLOORS  
A. MANUFACTURED WOOD TRUSSES  
B. THE MANUFACTURED FLOOR TRUSS FRAMING PLAN CONTAINED HEREIN IS THE FOR THE OLD PURPOSE OF ILLUSTRATING THE DESIGN INTENT AND FOR PLANNING TO BE USED BY THE TRUSS COMPONENT AND  
I. 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.  
C. FOR ALL WOOD FLOORS  
I. THE TRUSS TO WALL CONNECTIONS ARE IDENTIFIED ON THE FLOOR FRAMING PLAN.  
II. A STRUCTURAL WOOD 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 (TOP NAILED) TO THE TOP PLATE OF THE WALL.  
IV. A MOISTURE BARRIER SHALL BE INSTALLED BETWEEN ANY UNTRAPED WOOD TRUSSES OR JOISTS AND CONCRETE OR MASONRY.  
V. LEDGERS/NAILERS SHALL BE FASTENED TO WOOD STUDS OR BAND JOISTS (NOT SHEATHING) WITH A MINIMUM OF 2-3/8" X 5/8" LAG BOLTS WITH WASHERS AT EACH STUD INTERSECTION ON 16 INCHES ON CENTER AND SHALL CONSIST OF PRESSURE TREATED LUMBER 2 PLY 1 1/2" THICK BY A HEIGHT AS SHOWN IN THE PLANS. FOR CONCRETE OR MASONRY WALLS THE FASTENERS SHALL BE 5/8" INCH BY 5 1/2" INCH SIMPSON TITEN HD

FASTENERS SHALL BE 5/8" INCH BY 5 1/2" INCH SIMPSON TITEN HD CONCRETE BOLTS.  
VI. FLOOR BRAMS  
I. BEAMS SUPPORTING FLOOR TRUSSES AND JOISTS ARE TO BE ATTACHED AS SPECIFIED IN THE FLOOR FRAMING PLAN  
2. UNDER NO CIRCUMSTANCES ARE THERE TO BE BUTT JOINTS BETWEEN THE BEARING PITS OF ANY PLY OF A MULTIPLE BEAM. THE PLIES ARE TO BE CONTINUOUS BETWEEN MULTIPLE BEAM.  
3. MULTIPLE BEAMS CONSISTING OF MANUFACTURED WOOD (E.G. GLULAM, MICRO LAM) ARE TO HAVE THE INDIVIDUAL PLYS INTERCONNECTED AS REQUIRED BY THE MANUFACTURER'S SPECIFICATIONS.  
4. MULTIPLE BEAMS CONSISTING OF DIMENSIONAL LUMBER ARE TO HAVE THE INDIVIDUAL PLYS 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 THE BEAM.  
C. FOR FOUR PLY BEAMS AND LARGER - TWO ROWS OF 1/2 INCH 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 1/2 INCH TONGUE AND GROOVE PLYWOOD RATED FOR FLOOR SHEATHING APPLICATION WITH CONSTRUCTION GRADE ADHESIVE.  
II. FLOOR SHEATHING SHALL BE FASTENED TO THE FLOOR TRUSSES/JOISTS WITH 10D RING SHANK NAILS AT 6" ON CENTER.  
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 SHALL BE GALVANIZED.  
E. EXTERIOR DECK FLOORING  
I. DECK FLOORING SHALL BE INDIVIDUALLY SPECIFIED ON THE FLOOR FRAMING PLANS AND SHALL BE FASTENED TO THE UNDERLYING PRESSURE TREATED JOIST 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 BY 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 IN THE PLANS SHALL BE FILLED WITH A "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 (E.G. 25 INCHES FOR #5 REBAR, 15 INCHES FOR #3 REBAR, AND 52 INCHES FOR #7 REBAR).  
I. WOOD FRAME WALLS  
II. WALL STUD SIZES ARE SHOWN IN THE TYPICAL WALL SECTION  
III. WOOD STUDS IN WALLS SHALL BE SPACED AT 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 CONCRETE) AND A DOUBLE TOP PLATE. SEE THE TOP PLATE SPLICE DETAIL FOR TOP PLATE NAILING AND SPLICING REQUIREMENTS.

3. THE WOOD STUDS SHALL HAVE A SIMPSON SP2 AT THE TOP PLATE AND A PROPERLY SIZED SPH FOR THE BOTTOM PLATE (E.G. 4" STUD WALL = SPH4, 6" STUD WALL = SPH6)  
4. A 3 STUD PACK SHALL BE INSTALLED DIRECTLY BEHATH BEARING POINTS OF ALL GIRDERS AND BEAMS HAVING GRAVITY LOADS OF UP TO 3000 LBS.  
5. STEEL TUBE COLUMNS SHALL BE INSTALLED IN THE WALL DIRECT BEHATH GIRDERS AND BEAMS HAVING GRAVITY LOADS GREATER THAN 3000 LBS.  
6. BASE PLATES SHALL BE FASTENED TO MONOLITHIC FOOTINGS WITH 5/8 INCH BY 8 INCH ANCHOR BOLTS OR SIMPSON TITEN HD CONNECTIONS 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 INCHES ON CENTER THROUGH SHEATHING ONLY AND USE BLOCKING AS NEEDED TO MAINTAIN NAILING SPACING REQUIREMENT.  
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 STA 18 STRAP. FOR THIS SITUATION THE SIMPSON SPH BRACKET TO THE BASE PLATE 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 STA 36 STRAPS OVER THE EACH END TO THE JACK STUDS BELOW. IN ADDITION, THE HEADER BEAMS SHALL BE FASTENED WITH A MINIMUM OF 3-10D COMMON NAILS (TOP AND BOTTOM) TO THE WALL STUDS.  
III. NON-LOAD BEARING WALLS  
I. WOOD STUDS IN WALLS SHALL BE SPACED AT 16 INCHES ON CENTER AND FASTENED TO THE TOP AND BOTTOM PLATES WITH A MINIMUM OF THREE 10D COMMON NAILS. NAILS

INSTALLED IN PRESSURE TREATED WOOD SHALL BE GALVANIZED.  
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 1/2 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 INCHES ON CENTER.  
C. SHEATHING  
I. 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 2" ROW SHALL BE INSTALLED AT THE DOUBLE TOP PLATE AND TO THE LOWEST HORIZONTAL WOOD MEMBER ON AN EXTERIOR WALL (E.G. SILL PLATE, BAND JOIST).  
5. FOR PLYWOOD SHEATHING COVERED WITH A CEMENTITIOUS EXTERIOR FINISH, ALL BUTT JOINTS NOT ON WALL STUDS SHALL BE BLOCKED WITH 2X BLOCKING TO BE NAILED AT EACH END TO THE WALL STUDS WITH 3-8D COMMON NAILS.  
II. PARTICLE BOARD  
I. PARTICLE BOARD IS NOT TO BE USED WITH THE EXPRESS WRITTEN CONSENT OF THE STRUCTURAL ENGINEER AND THE PROPERTY OWNER.  
2. THE USE OF PARTICLE BOARD SHEATHING WILL RESULT IN LESS SHEAR STRENGTH AND MAY REQUIRE A REDSIGN OF THE WALL SYSTEM IF A REQUEST OR SUBSTITUTION IS MADE.  
D. ARCHITECTURAL FINISHES  
I. ARCHITECTURAL WALL FINISHES, SUCH AS STUCCO, GEMENTITIOUS COATINGS, SIDING OR PAINT ARE MENTIONED HERE ONLY FOR THE PURPOSE OF UNDERSTANDING THAT THEIR RESPONSIBILITY OF THE STRUCTURAL ENGINEER.

23. COLUMNS  
I. MASONRY COLUMNS SHALL BE CONSTRUCTED OF PLASTER 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 STIRRUPS SPACED AT 12 INCHES ON CENTER VERTICALLY.  
III. PLASTER 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 CHILDREN 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 FASTENER FOR THE CONNECTOR AS SHOWN IN 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 BE ONLY BE USED FOR SUPPORTING OPEN WOOD DECKS WHERE THE FLOOR HEIGHT ABOVE THE FLOOR BELOW SHALL HAVE A MINIMUM CROSS SECTION OF 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 FRAMING PLANS OR CROSS SECTION DETAILS.

**ASPEN 3541-C**  
ALLEN ENGINEERING & CONSTRUCTION SERVICES  
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trial@allenpe@gmail.com

**AECS 15019**  
I HEREBY CERTIFY THAT I HAVE PREPARED THE ATTACHED DESIGN TO COMPLY WITH ALL PERMITS, ALTERNATE LINES, ORDINANCES AND ALL OTHER APPLICABLE RESIDENTIAL BUILDING CODES. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. EXPIRES 12/31/2020. P.E. #9430

**LOT 14 MAJESTIC OAKS**

PLAN DATE
1-26-2015
1-28-2015
2-2-2015
4-15-2015

**STRUCTURAL ENGINEER NOTES**  
DEEB FAMILY HOMES, LTD.  
9400 RIVER CROSSING BLVD.  
NEW PORT RICHEY, FL. 34655  
727-376-6831



C. COMPOSITE COLUMNS  
 1. A COMPOSITE COLUMN HERE IS DEFINED AS A HOLLOW COLUMN CONSISTING OF ANY MATERIAL SPECIFICALLY DESIGNED BY ITS MANUFACTURER TO BE LOAD BEARING. ANY OTHER TYPE OF HOLLOW COLUMN IS CONSIDERED AN ARCHITECTURAL FINISH INTENDED TO FIT OVER A STRUCTURAL COLUMN AND ITS USE AND DETAILS OF INSTALLATION ARE NOT THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.  
 II. LOAD BEARING COMPOSITE COLUMNS ARE A MANUFACTURED PRODUCT SUBJECT TO THE DESIGN AND LOAD BEARING CAPACITY DETERMINED BY THE MANUFACTURER. A SHOP DRAWING OR LETTER FOR THE INSTALLATION OF THE COLUMN SHALL BE PROVIDED BY THE STRUCTURAL ENGINEER TO SUPPLEMENT THE CONSTRUCTION PLANS AFTER THE SPECIFIC COLUMN AND MANUFACTURER HAVE BEEN IDENTIFIED.  
 III. IN ALL CASES, THE COLUMN MANUFACTURER'S INFORMATION SHALL BE PROVIDED TO THE STRUCTURAL ENGINEER BY THE CONTRACTING CLIENT OR HIS AGENT FOR REVIEW PRIOR TO ITS ACCEPTANCE FOR THE STRUCTURAL DESIGN. THE INFORMATION SHALL INCLUDE THE LATERAL AS WELL AS UPLIFT AND GRAVITY, LOAD BEARING CAPACITIES.  
 D. STEEL TUBE COLUMNS  
 I. LOAD BEARING STEEL TUBE COLUMNS SHALL HAVE A MINIMUM WALL THICKNESS OF 1/4 INCH AND BE MADE OF STEEL WITH A DESIGN YIELD STRENGTH OF 46 KSI UNLESS OTHERWISE SHOWN IN THE STRUCTURAL DESIGN.  
 II. THE SPECIFIC CONNECTION SCHEME SHALL BE SHOWN IN THE STRUCTURAL DESIGN WHERE THE ALUMINUM 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  
 I. MANUFACTURED WOOD TRUSSES  
 HEREIN IS FOR THE SOLE PURPOSE OF ILLUSTRATING THE DESIGN INTENT AND FOR PLANNING TO BE USED BY THE TRUSS MANUFACTURER AND TRUSS SYSTEM ENGINEER ACTING AS A DELEGATED ENGINEER AND WORKING THROUGH A 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 ROOF TRUSSES SHALL BE DESIGNED BY A LICENSED TRUSS COMPONENT AND TRUSS SYSTEM ENGINEER AS A DELEGATED ENGINEER AND WORKING THROUGH A TRUSS MANUFACTURER FOR THIS PURPOSE. THE SELECTION OF BUILDING CONTRACTOR.  
 VIII. 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 UPON THE FINAL FLOOR TRUSS SYSTEM.  
 IX. 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.  
 X. 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 100 COMMON NAILS (TOE-NAILLED).  
 XI. A MOISTURE BARRIER IS TO BE INSTALLED BETWEEN UNREATED WOOD AND CONCRETE/MASONRY.  
 32.2. 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 100 COMMON NAILS (TOE-NAILLED).  
 II. ANY WOOD COMING IN CONTACT WITH MASONRY OR CONCRETE IS TO BE PRESSURE TREATED OR A MOISTURE

BARrier IS TO BE INSTALLED BETWEEN UNREATED WOOD AND CONCRETE OR MASONRY.  
 III. COLLAR TIES ARE TO BE INSTALLED BETWEEN RAFTERS AT 23 OF THE RIDGE HEIGHT FROM WHERE THE RAFTERS BEAR ON WALLS. THE COLLAR TIES ARE TO BE FASTENED WITH A MINIMUM OF 4 - 16D COMMON NAILS (CLINCHED) AT EA LAP JOINT.  
 EACH RAFTER IS TO BE ATTACHED TO THE RIDGE BEAM WITH A LIGHT ANGLE HANGER AS SHOWN IN THE FRAMING PLAN. IN ADDITION, A FLAT METAL STRAP SHALL BE INSTALLED ACROSS THE RIDGE BEAM TO TWO OPPOSING RAFTERS REVIEWED BY THE STRUCTURAL ENGINEER FOR COMPLIANT WITH THE DESIGN INTENT OF THE ORIGINAL PLAN AND FOR ANY CHANGES TO THE STRUCTURAL FRAMEWORK.  
 IV. AS PART OF THE REVIEW, THE STRUCTURAL ENGINEER WILL DETERMINE WHETHER THE TRUSS TO WALL/BEAM METAL CONNECTORS SHOWN IN THE ORIGINAL PLANS ARE ACCEPTABLE OR WHETHER THEY NEED TO BE CHANGED OR SUPPLEMENTED TO ACCOMMODATE THE LOADS SHOWN IN THE TRUSS COMPONENT SHEETS.  
 V. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR VERIFYING THE DIMENSIONAL, ARCHITECTURAL, OR FORM ASPECTS OF THE TRUSS MANUFACTURER'S PLAN WITH THE ORIGINAL PLANS.  
 VI. THE MINIMUM LIVE LOADS FOR THE ROOF TRUSS DESIGN IS TO BE BASED ON IBC 2010, SECTION 1607 FOR ROOF TYPE AND ROOFING MATERIAL.  
 VII. THE DEAD LOADS ARE LISTED IN ITEM 16 ABOVE.  
 IX. ALL TRUSS TO TRUSS AND TRUSS TO GIRDER CONNECTORS ARE TO BE SPECIFIED BY THE TRUSS MANUFACTURER, INCLUDING CONNECTORS FOR TRUSS TO MANUFACTURED BEAM (E.G., CLUAM 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.  
 IV. THE TRUSS PLAN SIGNED AND SEALED BY THE DELEGATED ENGINEER SHALL BE PROVIDED TO AND REVIEWED BY THE STRUCTURAL ENGINEER FOR COMPLIANT WITH THE DESIGN INTENT OF THE ORIGINAL PLAN AND FOR ANY CHANGES

TO THE "TRUSS TO UNDERLYING STRUCTURE" CONNECTIONS.  
 V. A RIDGE BEAM TERMINATING AT A GABLE END SHALL BE SUPPORTED AS A MINIMUM BY A STUD PACK COLUMN BEARING ON THE UNDERLYING WALL OR BEAM.  
 I. TREATED LUMBER - DBL 1 1/2 INCH BY A HEIGHT AS SHOWN IN THE PLANS. FOR CONCRETE OR MASONRY WALLS THE FASTENERS SHALL BE 5/8 INCH BY 5 1/2 INCH SIMPSON TITEN HD CONCRETE BOLTS.  
 II. SLEEPERS SHALL BE FASTENED TO UNDERLYING ROOF TRUSSES OR RAFTERS (NOT SHEATHING) WITH A MINIMUM OF 2 - 3/8 INCH BY 1 1/2 INCH LAG BOLTS WITH 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 AS SHOWN IN THE PLANS.  
 III. USE 2 INCH BY 4 INCH BLOCKING ATTACHED BETWEEN UNDERLYING STUDS, TRUSSES OR RAFTERS WITH A MINIMUM OF 3 100 COMMON NAILS AT EACH END IN ORDER TO SATISFY THE ON CENTER SPACING FRO THE LEDGERS OR SLEEPERS.  
 C. BEAMS  
 I. BEAMS SUPPORTING ROOF TRUSSES OR RAFTERS ARE TO BE ATTACHED AS SPECIFIED IN THE ROOF FRAMING PLAN.  
 24. UNDER NO CIRCUMSTANCES ARE THERE TO BE BUTT JOINTS BETWEEN THE BEARING POINTS OF ANY PLY OF A MULTIPLE BEAM. THE PLYS ARE TO BE CONTINUOUS BETWEEN BEARING POINTS/ROOF LEDGERS/SLEEPERS  
 A. LEDGERS/SLEEPERS SHALL BE FASTENED TO WOOD STUDS WITH WASHERS AT EACH STUD INTERSECTION AND NO GREATER THAN 16 INCHES ON CENTER AND SHALL CONSIST OF PRESSURE TREATED WOOD AND CONCRETE/MASONRY.  
 II. MULTIPLE BEAMS CONSISTING OF MANUFACTURED WOOD (E.G., GLULAM, MICROLAM) ARE TO HAVE THE INDIVIDUAL PLYS INTERCONNECTED AS REQUIRED BY THE MANUFACTURER'S SPECIFICATIONS.  
 I. MULTIPLE BEAMS CONSISTING OF DIMENSIONAL LUMBER ARE TO HAVE THE INDIVIDUAL PLYS INTERCONNECTED AS FOLLOWS:

2. FOR TWO PLY BEAMS - ONE ROW OF 10D GALVANIZED COMMON NAILS AT 6" O.C. ON EACH SIDE OF THE BEAM.  
 3. FOR THREE PLY BEAMS - TWO ROWS OF 16D GALVANIZED COMMON NAILS SPACED AT 6" O.C. (TOP AND BOTTOM) THRU EACH SIDE OF THE BEAM.  
 4. FOR FOUR PLY BEAMS AND LARGER - TWO ROWS OF 1/2 INCH DIAMETER CARBIDE 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.  
 I. O.S.B. SHEATHING  
 A. SHEATHING SHALL BE A MINIMUM OF 1/2 INCH THICK (NOMINAL) O.S.B. MANUFACTURED WITH EXTERIOR GLUE.  
 2. ROOF SHEATHING COVERED BY THE SHALL BE A MINIMUM OF 5/8 INCH THICK (NOMINAL) MANUFACTURED WITH EXTERIOR GLUE  
 3. THE LONG SIDE OF THE SHEATHING SHALL BE INSTALLED PERPENDICULAR TO THE ROOF TRUSS SYSTEM  
 4. FASTENING SHALL BE 8D RING SHANK NAILS AT 4" O.C. BOUNDARY & EDGES & 6" O.C. IN THE FIELD WITH A SETBACK OF 5'-0" FROM ALL EDGES.  
 5. 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 CASTROBE AND INSTALLED PER MANUFACTURER SPECIFICATIONS AND INSTRUCTIONS  
 B. THE SIZE OF THE LINTELS SHALL BE BASED ON THE SPAN AND LOAD. REFER TO THE ATTACHED LINTEL SCHEDULE UNLESS OTHERWISE SHOWN IN THE STRUCTURAL DESIGN FOR THE SPECIFIC LINTEL  
 C. LINTEL SCHEDULE U.N.O. ON PLANS:  
 I. SPAN UP TO 3' - 8F8-0B  
 II. SPAN 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 MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS  
 B. THESE FASTENERS DO NOT INCLUDE TYPICAL NAILS AND SCREWS WHICH MAY BE MANUFACTURED BY OTHERS.  
 C. FOLLOW ALL MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS FOR ALL FASTENERS, METAL CONNECTORS, SCREWS, NAILS ETC THAT ARE IN CONTACT WITH PRESSURE TREATED LUMBER.  
 27. DIMENSIONAL LUMBER  
 A. ALL WOOD FOR LOAD BEARING WALLS SHALL BE SOUTHERN YELLOW PINE #2 OR BETTER GRADE AND STAMPED BY THE CERTIFYING AGENCY. IN ADDITION, ALL WOOD SHALL BE PRESSURE TREATED FOR INTERIOR OR EXTERIOR USE WHERE EXPOSED TO MOISTURE, PLACED WITHIN 12 INCHES OF SOIL OR IN CONTACT WITH MASONRY OR CONCRETE.  
 28. STRUCTURAL SHEATHING  
 A. ALL SHEATHING USED FOR EXTERIOR APPLICATIONS SHALL BE EXTERIOR GRADE AND ADA STAMPED VERIFYING ITS RATING.  
 29. MASONRY  
 A. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI  
 B. CONCRETE MASONRY UNITS SHALL CONFORM WITH AMERICAN CONCRETE INSTITUTE STANDARD 301.  
 C. MORTAR SHALL BE OF TYPE M OR S GRAY MORTAR  
 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. ALL REINFORCING STEEL SHALL BE ASTM GRADE 40 EXCEPT GRADE 60 SHALL BE USED FOR GRADE BEAMS, ALL LINTELS TYPES (E.G., PRECAST AND FIELD FORMED), AND

ASPEN 3541-C

AECS 15019

STRUCTURAL ENGINEER NOTES

ALLEN ENGINEERING & CONSTRUCTION SERVICES  
 RICH ALLEN PROFESSIONAL ENGINEER  
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 727-342-6100  
 richallen@gmail.com

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. MY LICENSE NUMBER IS 56970. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.  
 RICH ALLEN  
 P.E. # 56970  
 7/27/2015

LOT 14  
 MAJESTIC OAKS

PLAN DATE
1-26-2015
1-28-2015
2-2-2015
4-15-2015

DEEB FAMILY  
 HOMES, LTD.  
 9400 RIVER CROSSING BLD.  
 NEW PORT RICHEY, FL. 34655  
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32.1 BEAMS, FORMED STRUCTURAL STEEL, PLAT BAR OR COLUMNS UNLESS OTHERWISE SHOWN IN THE STRUCTURAL PLANS.

32. STRUCTURAL STEEL AND CONNECTION ACCESSORY MATERIAL [GENERAL];

32.2 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.

32.3 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 [GENERAL];

33.1 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 [GENERAL];

34.1 ANY RENDERING OR 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 ARCHITECTURAL FINISHES AND ARE NOT THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.

35. FIRE RESISTANT DESIGN [GENERAL];

35.1 FIRE RESISTANT DESIGN OF STRUCTURAL ELEMENTS SHALL BE INCIDENTAL TO THEIR STRUCTURAL DESIGN AND SHALL BE BASED ON UNDERWRITER'S LABORATORY OR GYPSUM ASSOCIATION DESIGN FOR FIRE RATED FLOOR, WALL, AND ROOF ASSEMBLIES.

36. FLOOD RESISTANT DESIGN [GENERAL];

36.1 FLOOD RESISTANT DESIGN OF STRUCTURAL ELEMENTS SHALL BE INCIDENTAL TO THEIR STRUCTURAL DESIGN AND 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. WATERPROOFING MEASURES ABOVE GRADE [E.G. FLASHING, CAULKING, SHAPE, AND LOCATION OF

37. SPECIAL CONSTRUCTION [GENERAL];

37.1 ALUMINUM STRUCTURAL ALUMINUM COLUMNS. 1. 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. 2. 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. 37.2 SWIMMING POOLS

1. ANY SWIMMING POOLS 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 ENGINEER.

37.3 FENCES AND RETAINING WALLS

1. ANY RENDERINGS OF FENCES, RETAINING WALLS, OR EXTERIOR PLANTERS SHOWN IN THESE PLANS WHERE A SPECIFIC STRUCTURAL DETAIL IS NOT SHOWN FOR THEIR CONSTRUCTION ARE FOR ARCHITECTURAL ILLUSTRATION ONLY AND ARE NOT PART OF THE STRUCTURAL DESIGN OR THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.

37.4 DRIVEWAYS AND SIDEWALKS

1. ANY DRIVEWAYS OR SIDEWALKS SHOWN IN THESE PLANS ARE FOR ARCHITECTURAL ILLUSTRATION ONLY AND ARE NOT PART OF THE STRUCTURAL DESIGN OR THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.

37.5 FENCES AND RETAINING WALLS

37.6 FENCES AND RETAINING WALLS

37.7 FENCES AND RETAINING WALLS

37.8 FENCES AND RETAINING WALLS

37.9 FENCES AND RETAINING WALLS

37.10 FENCES AND RETAINING WALLS

37.11 FENCES AND RETAINING WALLS

37.12 FENCES AND RETAINING WALLS

37.13 FENCES AND RETAINING WALLS

37.14 FENCES AND RETAINING WALLS

37.15 FENCES AND RETAINING WALLS

37.16 FENCES AND RETAINING WALLS

37.17 FENCES AND RETAINING WALLS

37.18 FENCES AND RETAINING WALLS

37.19 FENCES AND RETAINING WALLS

37.20 FENCES AND RETAINING WALLS

37.21 FENCES AND RETAINING WALLS

37.22 FENCES AND RETAINING WALLS

Floor and Roof Live Loads	
Uninhabitable Attics:	20 psf
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 (Basic) Wind Speed:	112 mph
Risk Category:	II
Wind Exposure:	B
Enclosure Classification:	Enclosed
Internal Pressure Coefficient:	0.18 +/-

Components and Cladding:	
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:	16.0 psf max., -53.2 psf min.
Roofing at Zone 2 Overhangs:	-42.1 psf min.
Roofing at Zone 3 Overhangs:	-70.8 psf min.
Roofing at Zone 4:	22.6 psf max., -24.5 psf min.
Roofing at Zone 5:	22.6 psf max., -30.2 psf min.
Zone 4:	22.6 psf max., -24.5 psf min.
Zone 5:	22.6 psf max., -30.2 psf min.
9' Wide O/H Dr.:	19.8 psf max., -22.4 psf min.
16' Wide O/H Dr.:	19.0 psf max., -21.2 psf min.

Stucco, Cladding, Doors and Windows:	
Roofing at Zone 3 Overhangs:	-70.8 psf min.
Roofing at Zone 2 Overhangs:	-42.1 psf min.
Roofing at Zone 4:	22.6 psf max., -24.5 psf min.
Roofing at Zone 5:	22.6 psf max., -30.2 psf min.
9' Wide O/H Dr.:	19.8 psf max., -22.4 psf min.
16' Wide O/H Dr.:	19.0 psf max., -21.2 psf min.

The Nominal Wind Speed was used to determine these Component and Cladding Pressures:	
All exterior glazed openings shall be protected from wind-borne debris as per Section 1609.1.2 of the 2010 Florida Building Code.	
Geotechnical Information	
Design Soil Load-Bearing Capacity: 2,000 psf	
Flood Zone: X	

No.	Description	Opening Width	Opening Height	Distance from Corner	Design Pressure Requirements
1	Entry Door - example	3	8	12	21.4 psf max., -23.3 psf min.
2	Sliding Glass Door - example	6	6.67	6	20.7 psf max., -22.2 psf min.
3	Fixed Glass Window - example	2	2	3	22.6 psf max., -30.2 psf min.
4	10 sqft zone 4	3	3.3	10	22.6 psf max., -24.5 psf min.
4	20 sqft zone 4	4	5	10	21.6 psf max., -23.5 psf min.
4	30 sqft zone 4	5	6	10	20.7 psf max., -22.6 psf min.
4	40 sqft zone 4	5	8	10	20.7 psf max., -22.6 psf min.
4	50 sqft zone 4	5	10	10	20.2 psf max., -22.1 psf min.
4	100 sqft zone 4	10	10	10	19.2 psf max., -21.2 psf min.
5	10 sqft zone 4	4	2.5	2	22.6 psf max., -30.2 psf min.
5	20 sqft zone 4	4	4	2	21.6 psf max., -28.2 psf min.
5	30 sqft zone 4	4	7.5	2	21.1 psf max., -27.3 psf min.
5	40 sqft zone 4	4	10	2	20.7 psf max., -26.4 psf min.
5	50 sqft zone 4	4	12.5	2	20.2 psf max., -25.5 psf min.
5	100 sqft zone 4	4	25	2	19.2 psf max., -23.5 psf min.

**ASPEN 3541-C**

AECS 15019

**WIND LOAD DESIGN DATA**

**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
 RICH ALLEN PROFESSIONAL ENGINEER  
 P.O. BOX 351  
 NEW PORT RICHEY, FL. 34656  
 727-842-6100  
 richallenpe@gmail.com

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECTION 1609.1.2 OF THE 2010 FLORIDA BUILDING CODE. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA.  
 RICH ALLEN  
 P.E. #9400

**LOT 14 MAJESTIC OAKS**

PLAN DATE
1-26-2015
1-28-2015
2-2-2015
4-15-2015

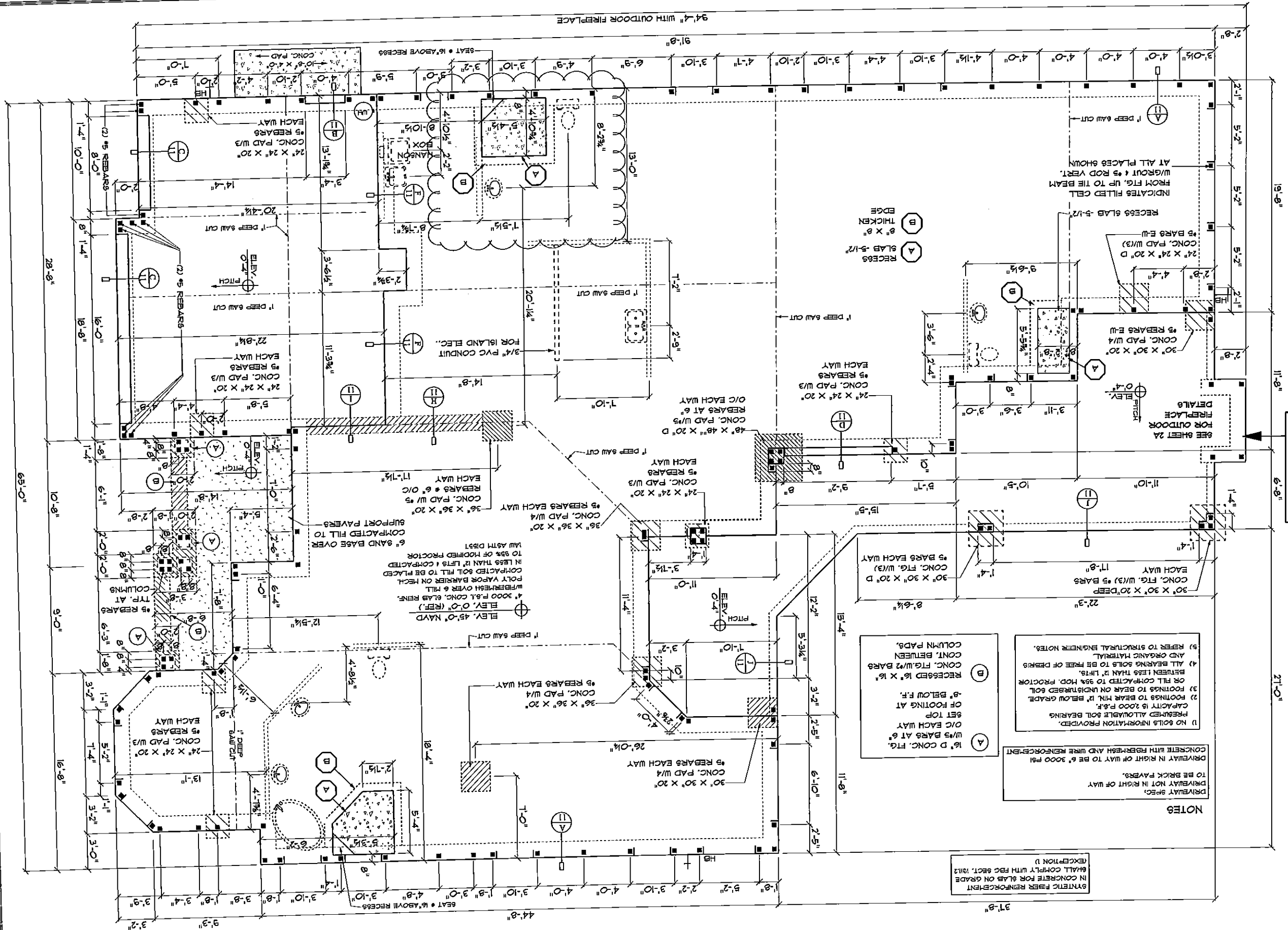
**DEEB FAMILY HOMES, LTD.**  
 9400 RIVER CROSSING BLD.,  
 NEW PORT RICHEY, FL. 34655  
 727-376-6831





**TERMITE SPECIFICATIONS**  
 INSTALL BORA-CARE™ TERMITE PROTECTION  
 SYSTEMER MANUF. SPECIFICATIONS

SEE SHEET 2A  
 FOR OUTDOOR  
 FIREPLACE SLAB  
 DIMENSIONS



**NOTES**

- 1) NO SOIL INFORMATION PROVIDED. CAPACITY @ 2000 P.S.F. OF FOOTING AT SET TOP
- 2) FOOTINGS TO BEAR ON UNDISTURBED SOIL OR FILL COMPACTED TO 95% MOD. PROCTOR BETWEEN LESS THAN 12" LIFTS.
- 3) ALL BEARING SOLES TO BE FREE OF DEBRIS AND ORGANIC MATERIAL.
- 4) REBAR TO STRUCTURAL ENGINEER NOTES.

DRIVEWAY NOT IN RIGHT OF WAY TO BE BRICK PAVERS.  
 DRIVEWAY IN RIGHT OF WAY TO BE 6" 3000 PSI CONCRETE WITH FIBERWASH AND WIRE REINFORCEMENT

(A) 16" D CONC. FTG. W/5 BARS AT 6" O/C EACH WAY  
 SET TOP  
 OF FOOTING AT 6" BELOW F.F.

(B) RECESSED 16" X 16" CONC. FTG. W/2 BARS CONC. FTG. W/2 BARS CONT. BETWEEN COLUMN PADS.

**FOUNDATION PLAN**

1/8" = 1'-0"

A.E.C.S. #15019

ASPEN 3541-C



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

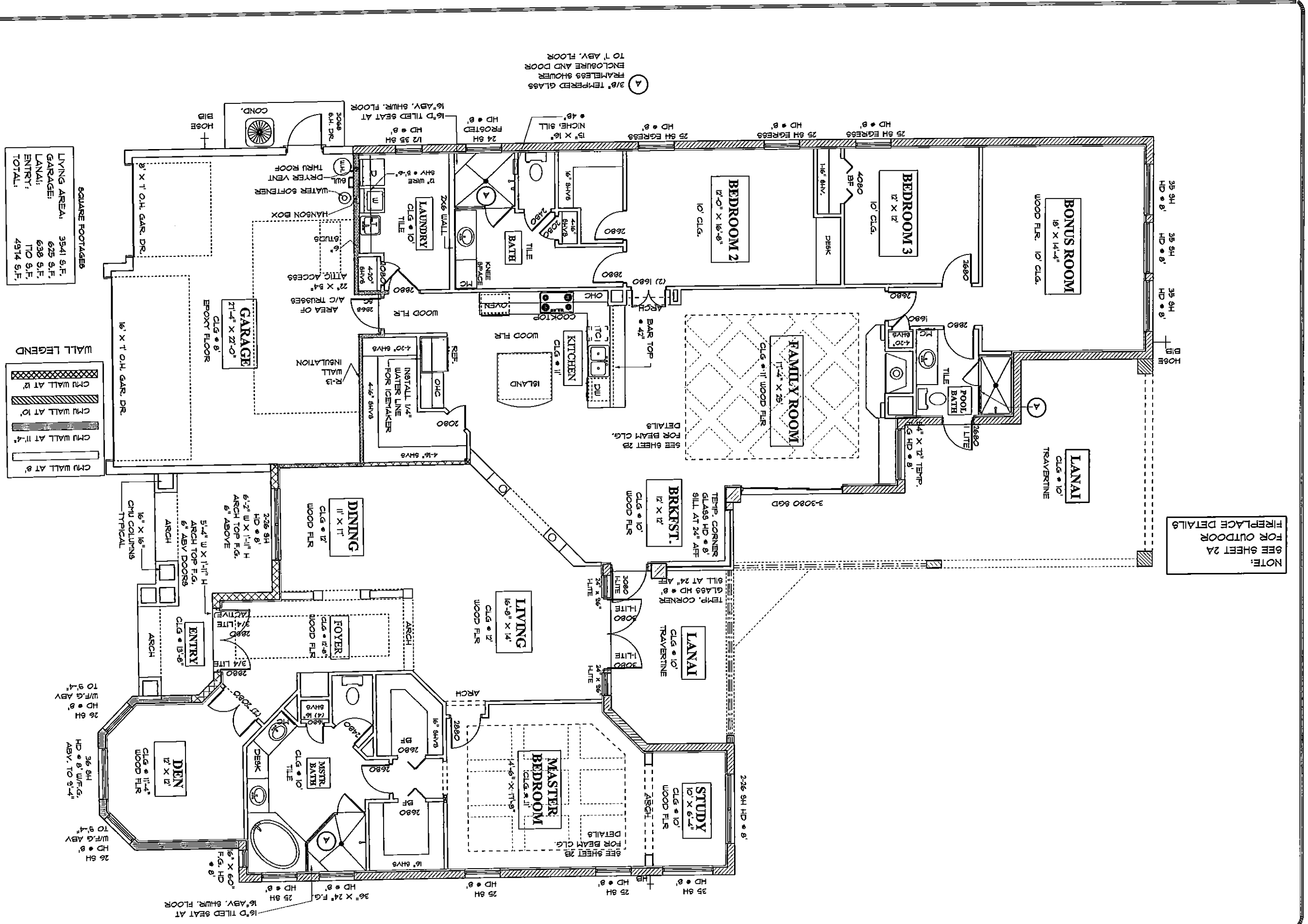
**PLAN DATE**

02-10-2015
02-26-2015
03-03-2015
03-24-2015

**LOT 14  
 MAJESTIC OAKS**

I HEREBY CERTIFY THAT I HAVE PREPARED THE ATTACHED DESIGN TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND NATIONAL REQUIREMENTS AND I AM A REGISTERED PROFESSIONAL ENGINEER IN COMPLIANCE WITH CHAPTER 48 OF THE 2010 FLORIDA BUILDING CODE. SEAL NO. 15019. EXPIRES 12/31/2018.  
**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
 RICH ALLEN PROFESSIONAL ENGINEER  
 P.O. BOX 351  
 NEW PORT RICHEY, FL. 34656  
 772.842.6100  
 richallenpe@gmail.com

**ALLEN ENGINEERING &  
 CONSTRUCTION SERVICES**  
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 richallenpe@gmail.com



NOTE:  
REPLACE DETAILS  
FOR OUTDOOR  
SEE SHEET 2A

SQUARE FOOTAGES

LIVING AREA:	3541 S.F.
GARAGE:	625 S.F.
LANAI:	638 S.F.
ENTRY:	170 S.F.
TOTAL:	4974 S.F.

WALL LEGEND

	CMU WALL AT 12'
	CMU WALL AT 10'
	CMU WALL AT 11'-4'
	CMU WALL AT 8'

FLOOR PLAN NOTES

1/8" = 1'-0"

ASPEN 3541-C

2

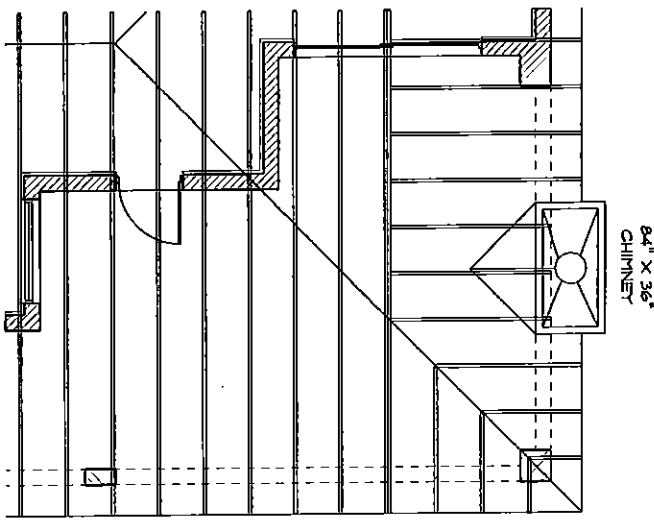
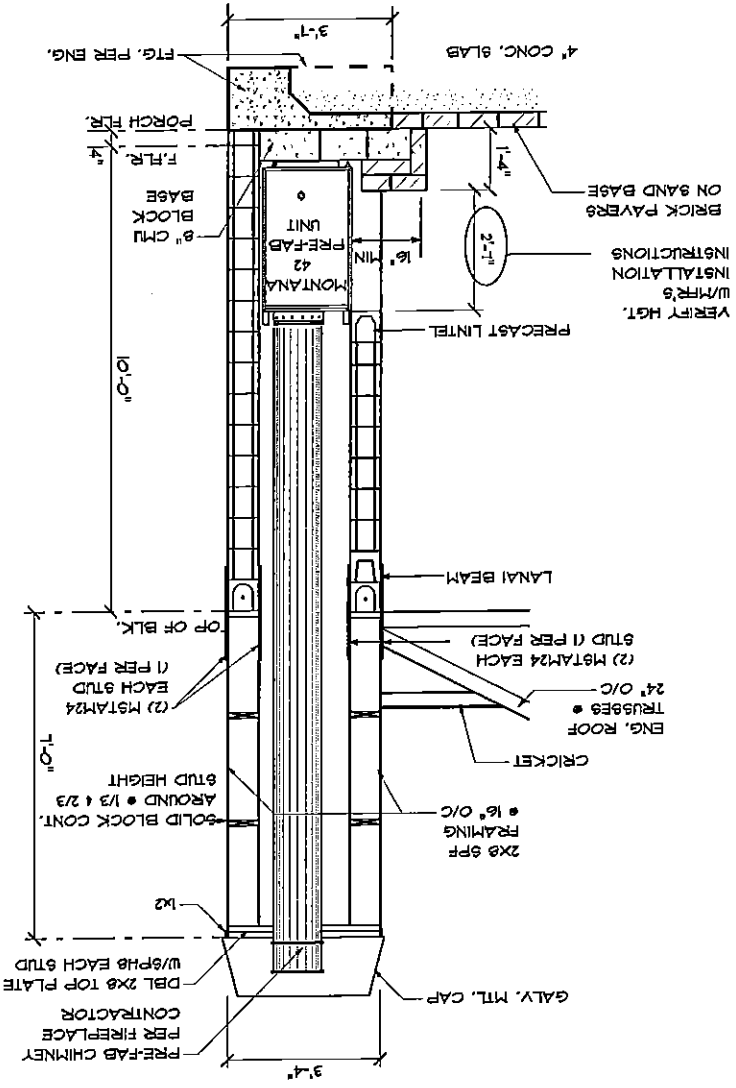
DEEB FAMILY  
HOMES, LTD.  
9400 RIVER CROSSING BLD.  
NEW PORT RICHEY, FL. 34655

PLAN DATE

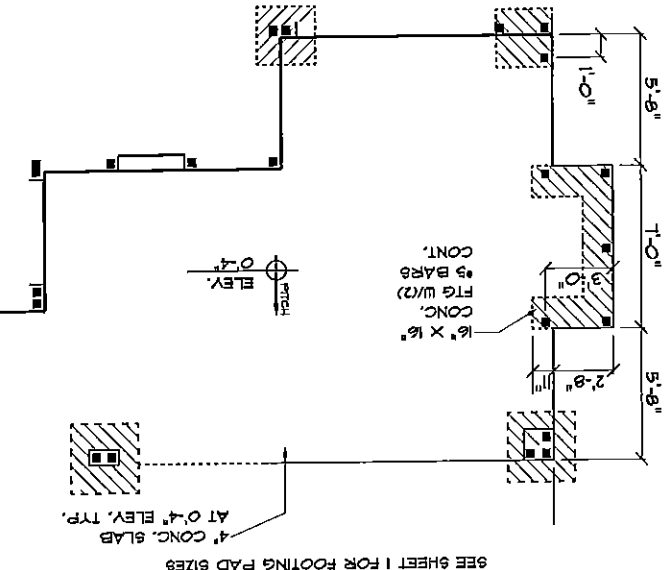
02-11-2015
02-13-2015
03-03-2015
03-24-2015
04-15-2015

LOT 14  
MAJESTIC OAKS

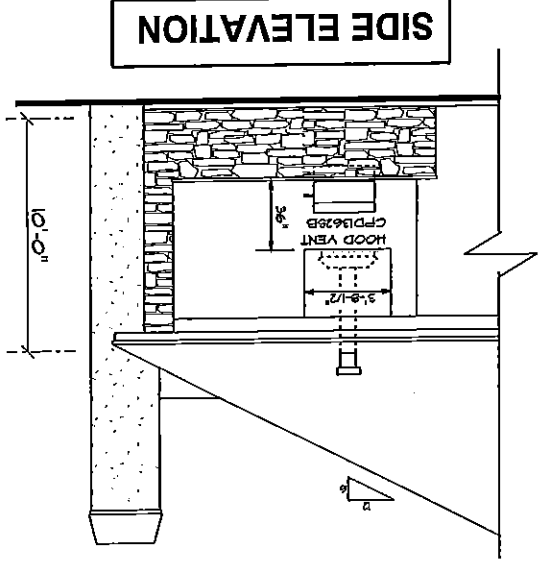
1/4" = 1'-0"



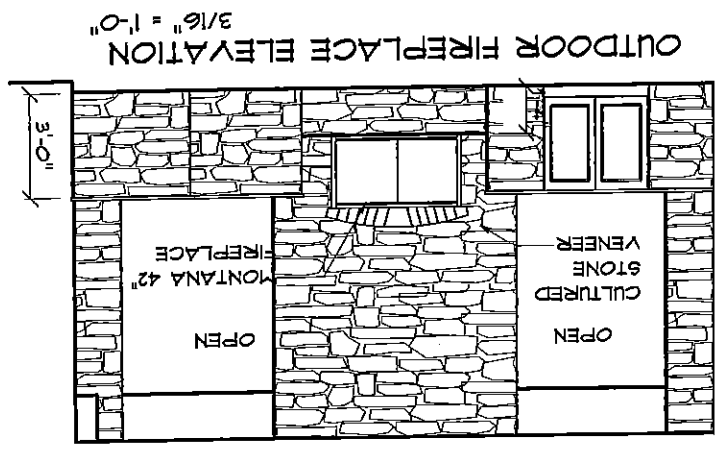
ROOF PLAN



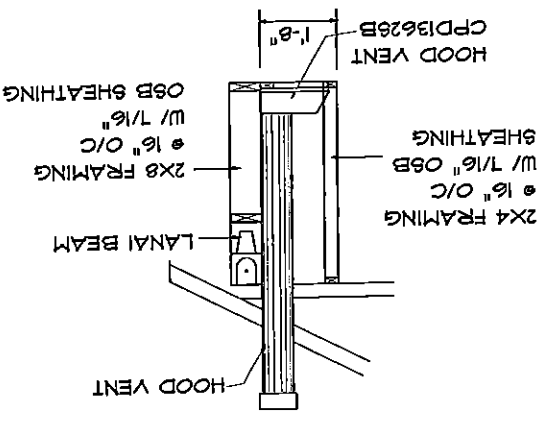
FOUNDATION



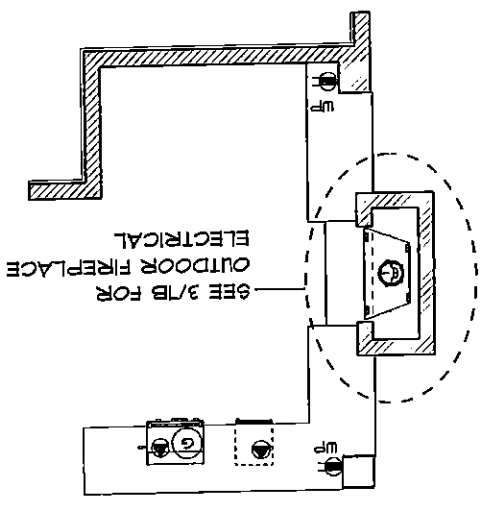
SIDE ELEVATION



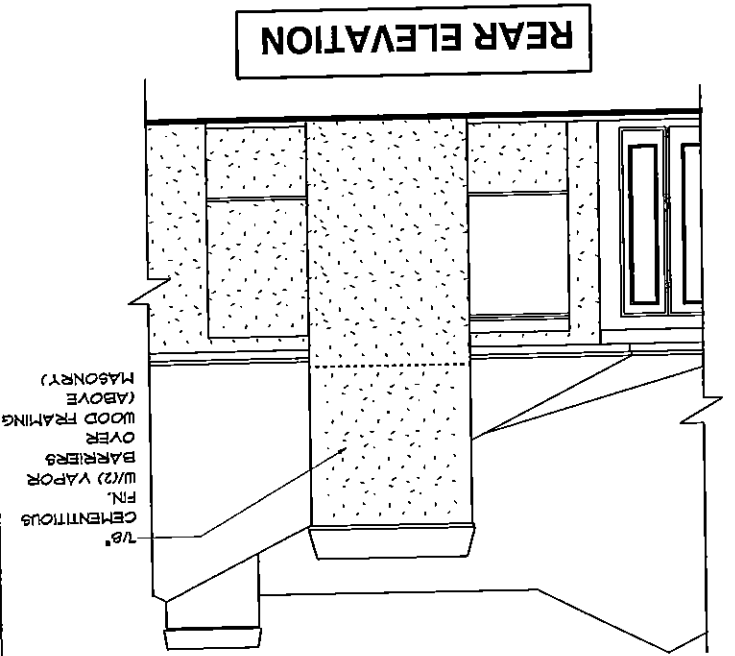
OUTDOOR FIREPLACE ELEVATION  
3/16" = 1'-0"



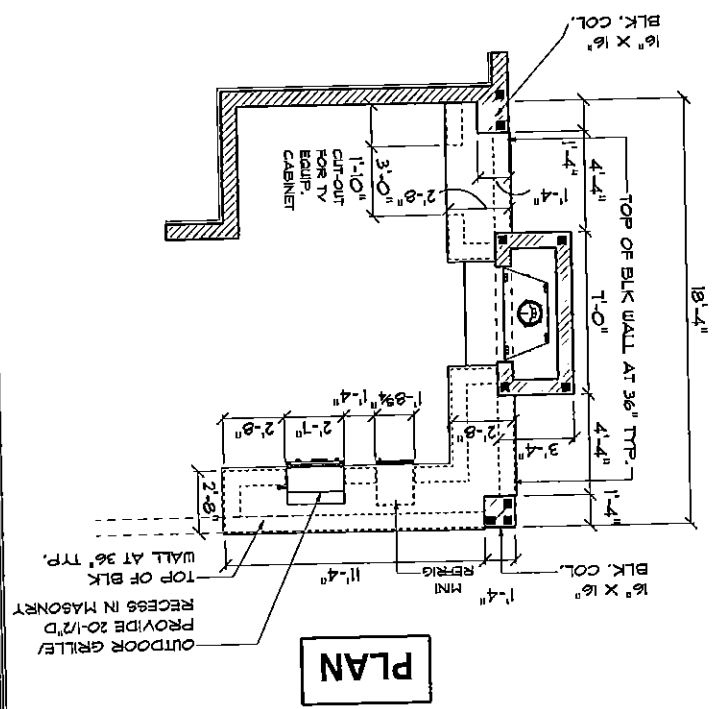
SECTION AT VENT



ELECTRICAL



REAR ELEVATION



PLAN

OUTDOOR FIREPLACE OPTION

1/8" = 1'-0"

A.E.C.S. #15019

ASPEN 3541-C

2A

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

PLAN DATE	DATE
PLAN DATE	02-10-2015
WOOD FRAMING	02-26-2015
OVER BARRIERS	03-03-2015
FIN. W/ (2) VAPOR	03-24-2015
CEMENTIOUS MASONRY)	04-13-2015

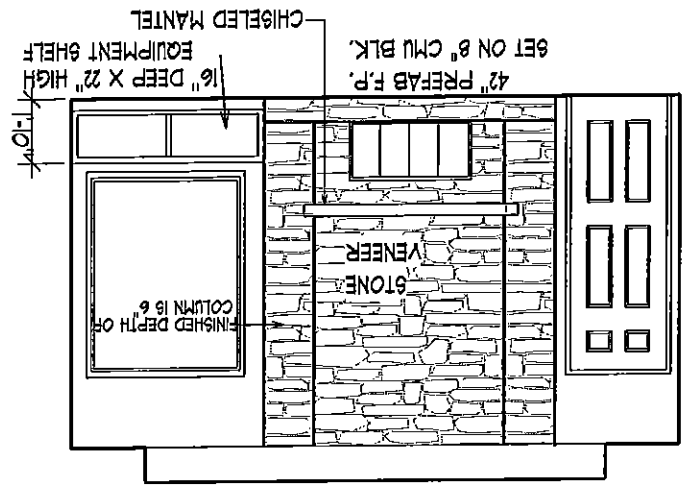
LOT 14 MAJESTIC OAKS

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE FLORIDA BUILDING CODE AND ITS AMENDMENTS WITH CHAPTER 16 OF THE 2010 FLORIDA BUILDING CODE. SIGNED: [Signature] RICHIE D. E. ALDRIN P.E. 15893D

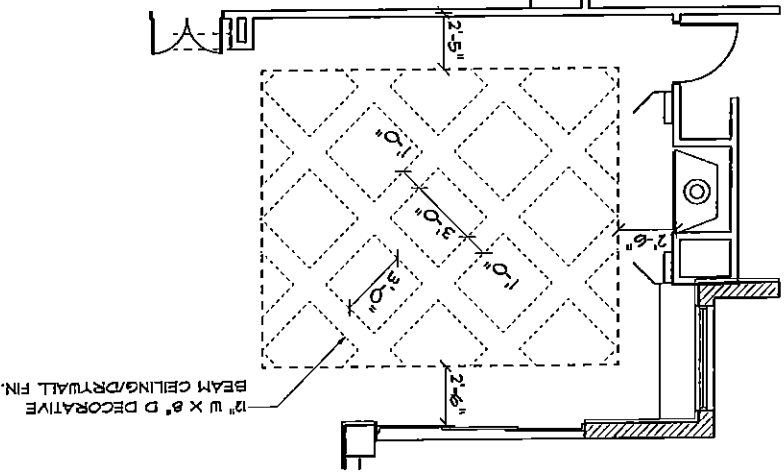
ALLEN ENGINEERING & CONSTRUCTION SERVICES  
RICH ALLEN PROFESSIONAL ENGINEER  
P.E. #66920 C.A. 19542  
P.O. BOX 351  
NEW PORT RICHEY, FL 34655  
727-842-6100  
richallencpe@gmail.com



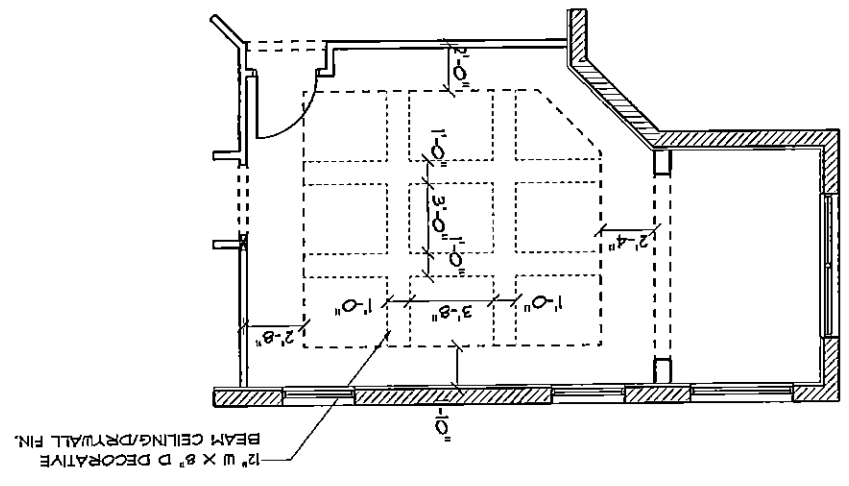
FAMILY ROOM WALL DETAIL



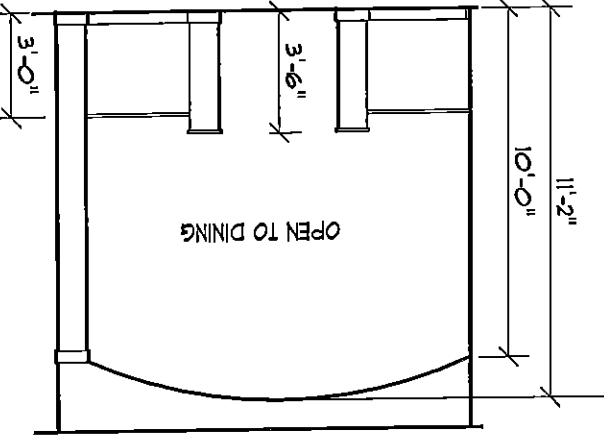
BEAM CEILING AT FAMILY ROOM



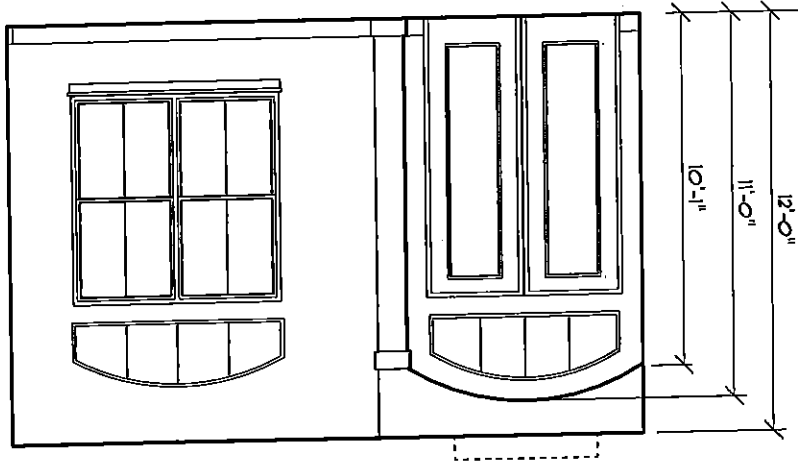
BEAM CEILING AT MSTR. BR.



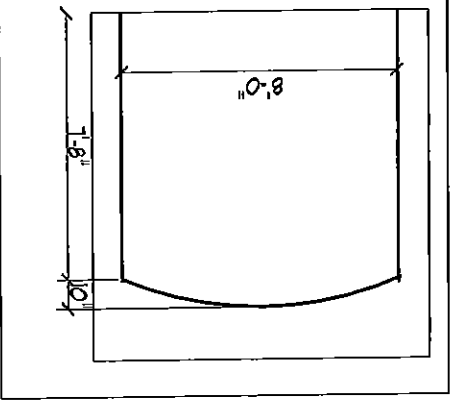
DINING/FOYER ARCH DETAIL



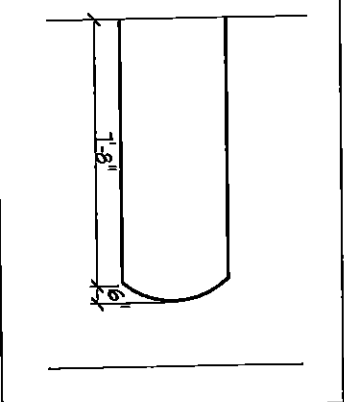
FOYER ARCH ELEV.



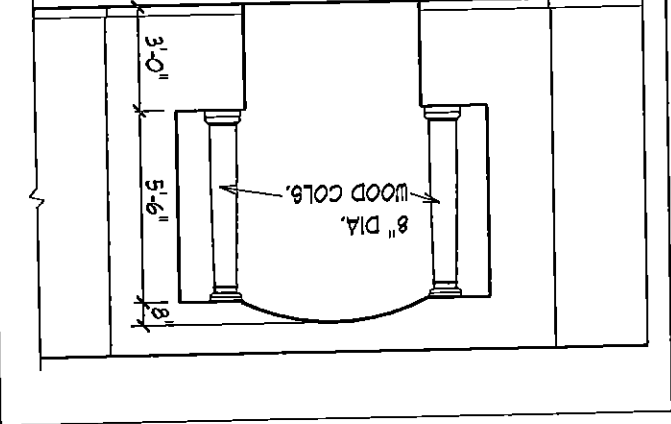
MSTR. BR. ARCHED HEADER DETAIL



TYPICAL ARCHED HEADER DETAIL



COLUMN DETAIL



FLOOR PLAN DETAILS

3/16" = 1'-0"

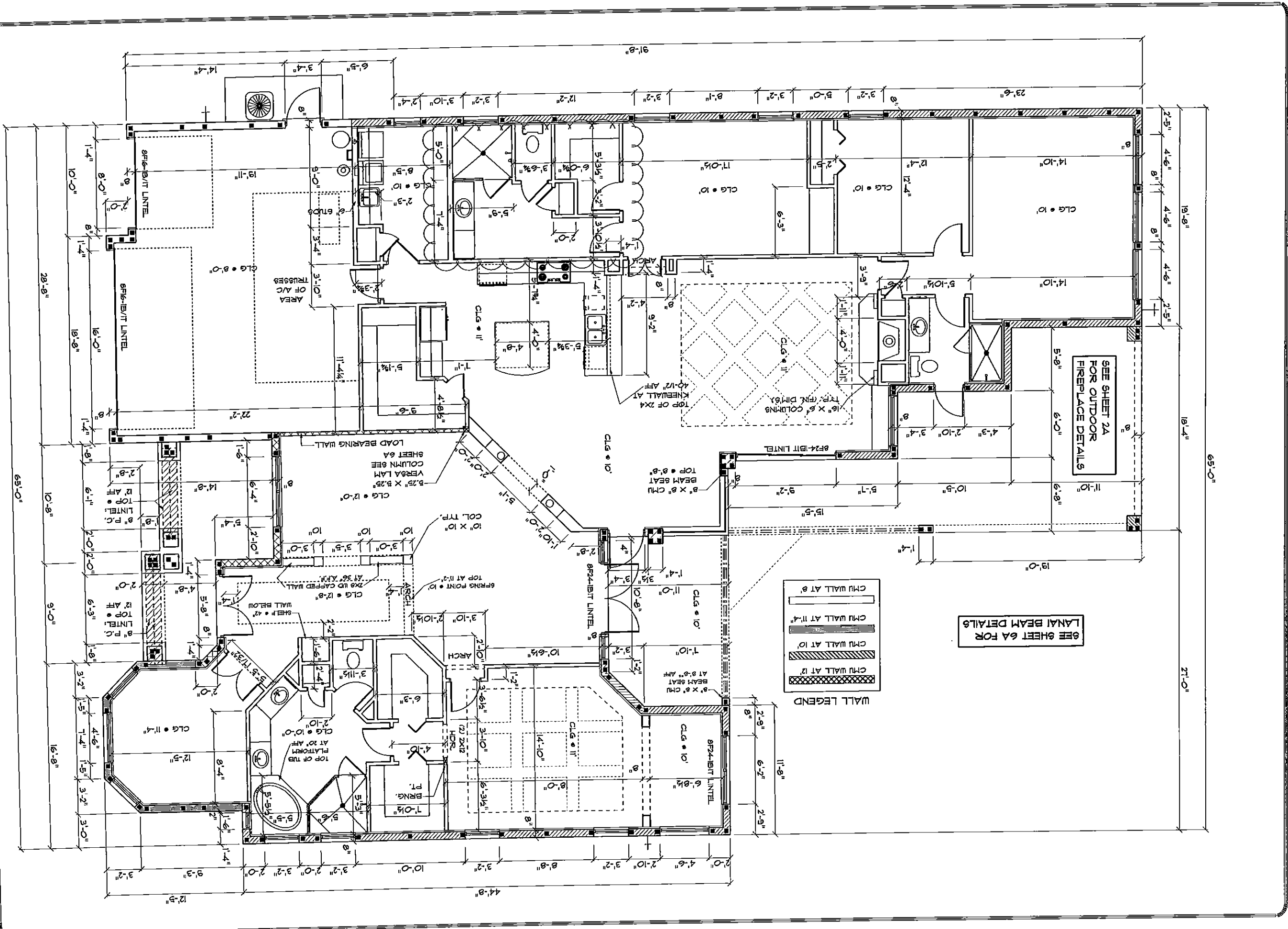
ASPEN 3541-C

2B

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

PLAN DATE
02-11-2015
02-13-2015
03-03-2015
03-24-2015
04-15-2015

LOT 14  
MAJESTIC OAKS



**DIMENSION PLAN**

1/8" = 1'-0"

A.E.C.S. #15019

ASPEN 3541-C



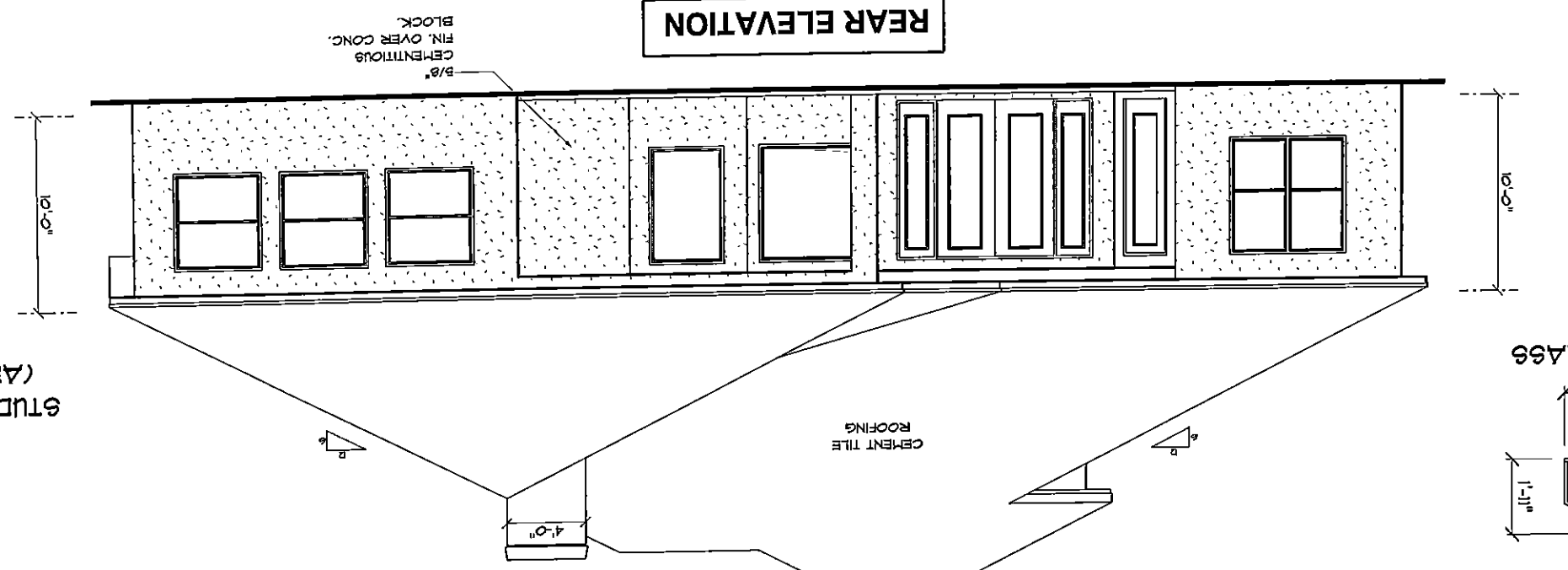
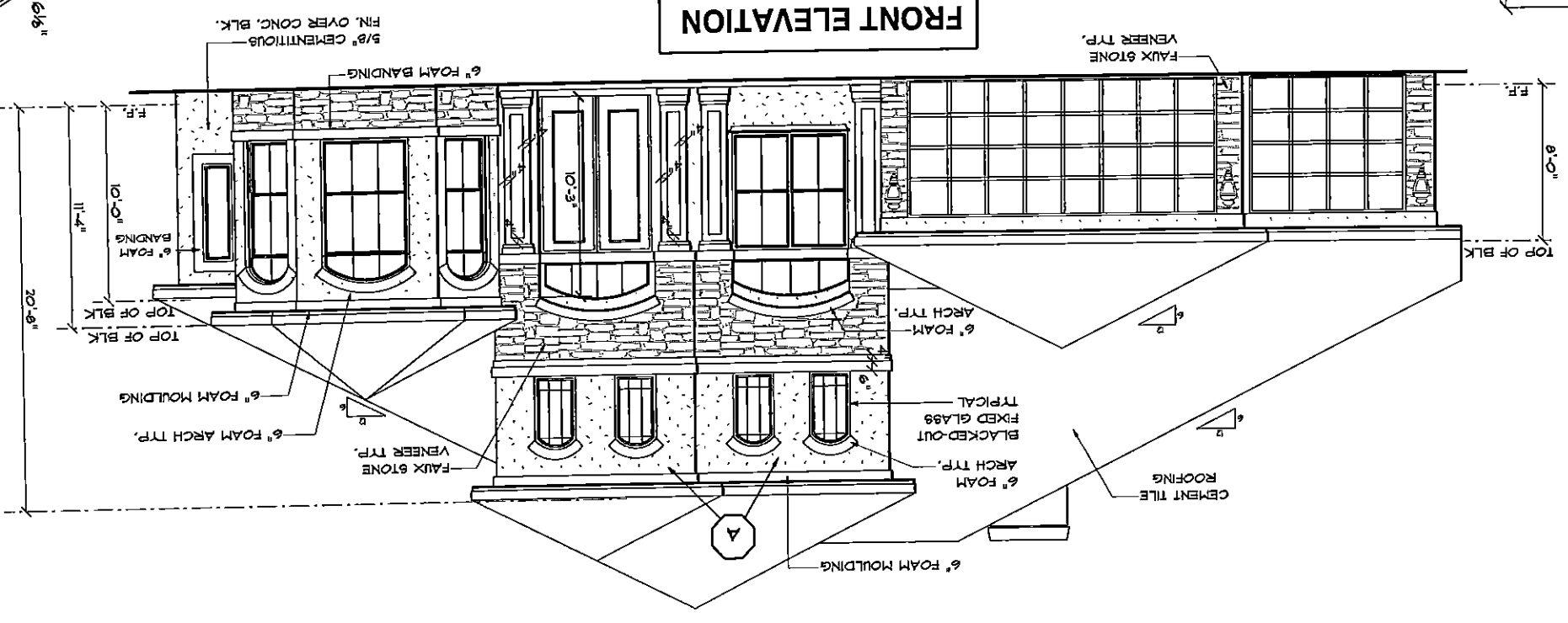
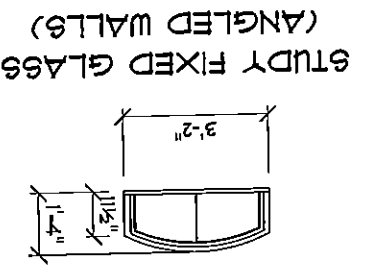
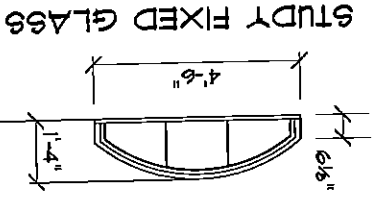
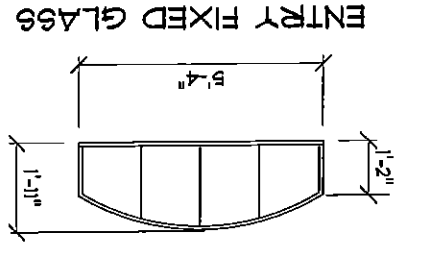
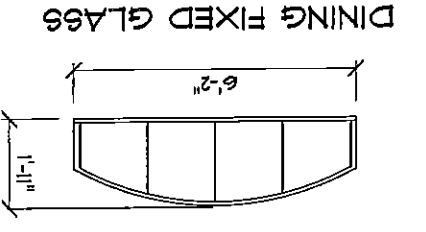
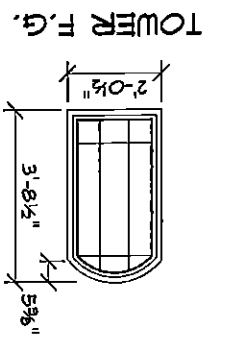
**DEEB FAMILY HOMES, LTD.**  
9400 RIVER CROSSING BLD.  
NEW PORT RICHEY, FL. 34655

PLAN DATE
02-10-2015
02-26-2015
03-03-2015
03-27-2015

**LOT 14 MAJESTIC OAKS**

HERBERT GENTRY THATTI HAS REBORNED THE ATTACHED DESIGN TO COMPLY WITH 14 MPH ULTIMATE WIND LOADS EXPOSURE B AND THE COMPLIANCE WITH CHAPTER 16 OF THE 2010 FLOOD BUILDING CODE. SIGNED BY: *Herbert Gentry Thatti* RICH RICH ARCHITECTS, P.A. 153970

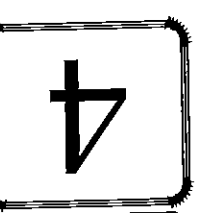
**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
RICH ALLEN PROFESSIONAL ENGINEER  
P.E. #56920 C.A. #9542  
P.O. BOX 351  
NEW PORT RICHEY, FL 34655  
727-562-6100  
rthallenpe@gmail.com



**A**

1/2" STUCCO FINISH PER ASTM C-926-11a ON PAPER BACKED METAL LATH OVER TYVEK (OR EQUIVALENT), VINYL VAPOR BARRIER OR EXTERIOR WOOD SHEATHING.

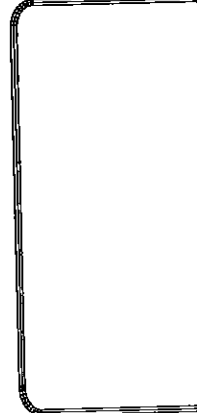
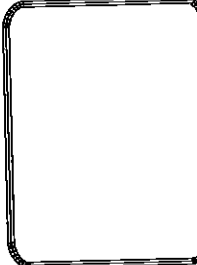
EXTERIOR ELEVATIONS ASPEN 3541-C



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

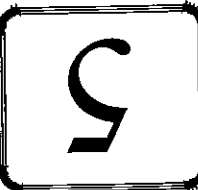
PLAN DATE	PLAN DATE
02-11-2015	02-11-2015
02-13-2015	02-13-2015
03-03-2015	03-03-2015
03-24-2015	03-24-2015
04-15-2015	04-15-2015

**LOT 14 MAJESTIC OAKS**



1/8" = 1'-0"





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

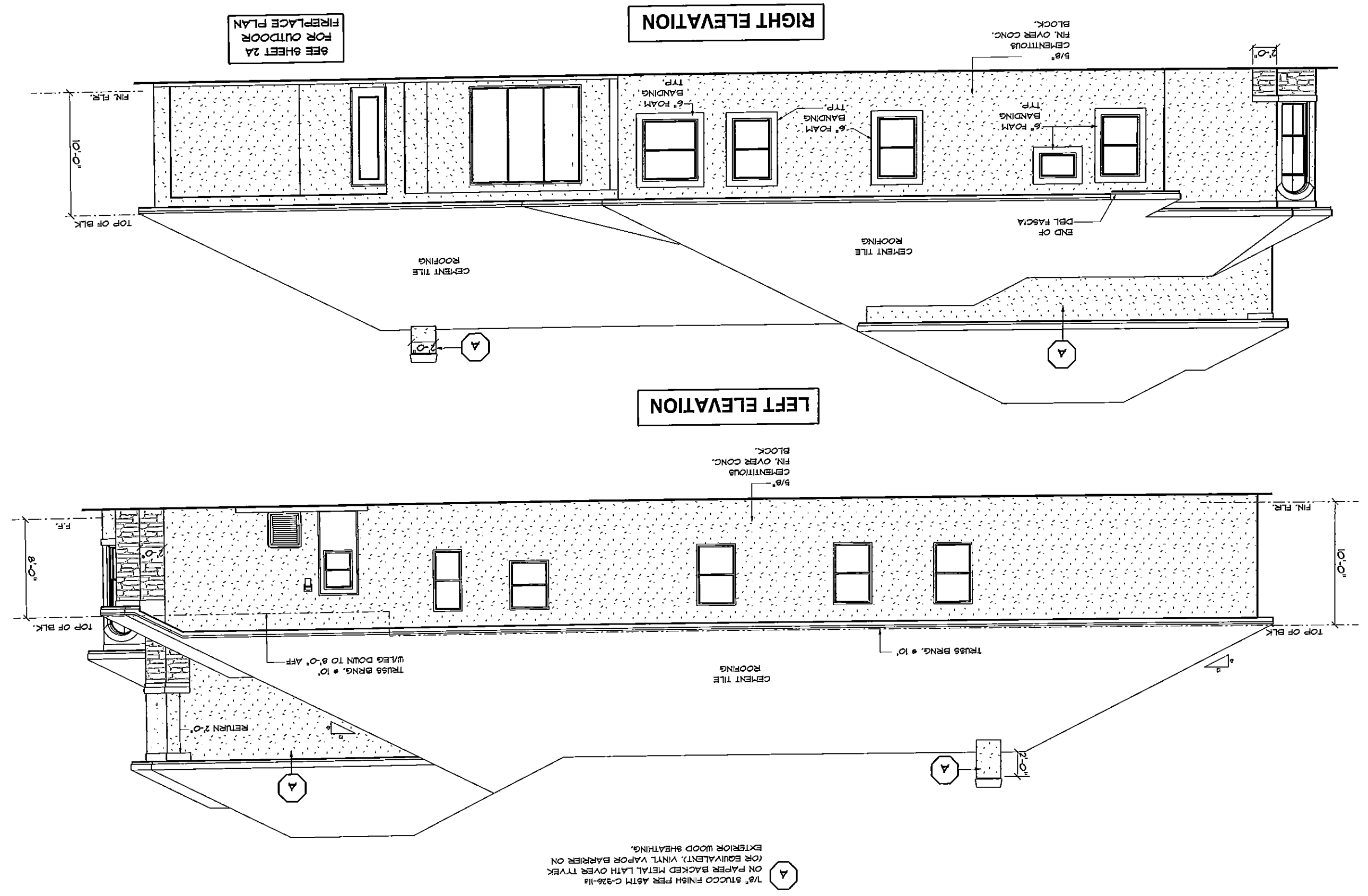
PLAN DATE
02-11-2015
02-13-2015
03-03-2015
03-24-2015
04-13-2015

LOT 14  
MAJESTIC OAKS

EXTERIOR ELEVATIONS

1/8" = 1'-0"

ASPEN 3541-C



① 7/8" STUCCO FINISH PER ASTM C-926-11a  
(OR EQUIVALENT), VINYL VAPOR BARRIER ON  
OR PAPER BACKED METAL LATH OVER TYVEK  
EXTERIOR WOOD SHEATHING.

SEE SHEET 2A  
FOR OUTDOOR  
FIREPLACE PLAN

6

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

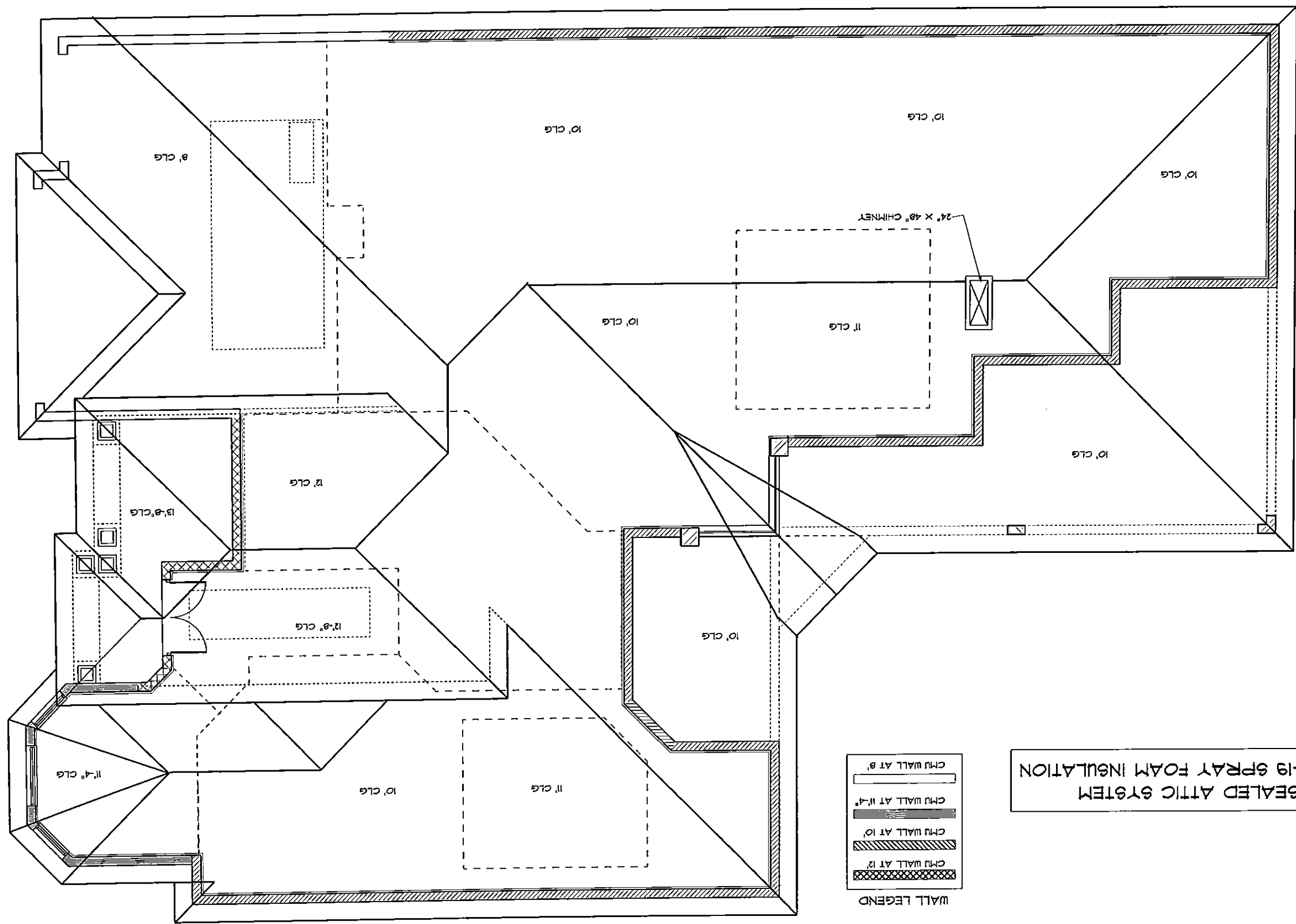
PLAN DATE
02-11-2015
02-13-2015
03-03-2015
03-24-2015
04-15-2015

LOT 14  
MAJESTIC OAKS

ROOF PLAN

1/8" = 1'-0"

ASPEN 3541-C

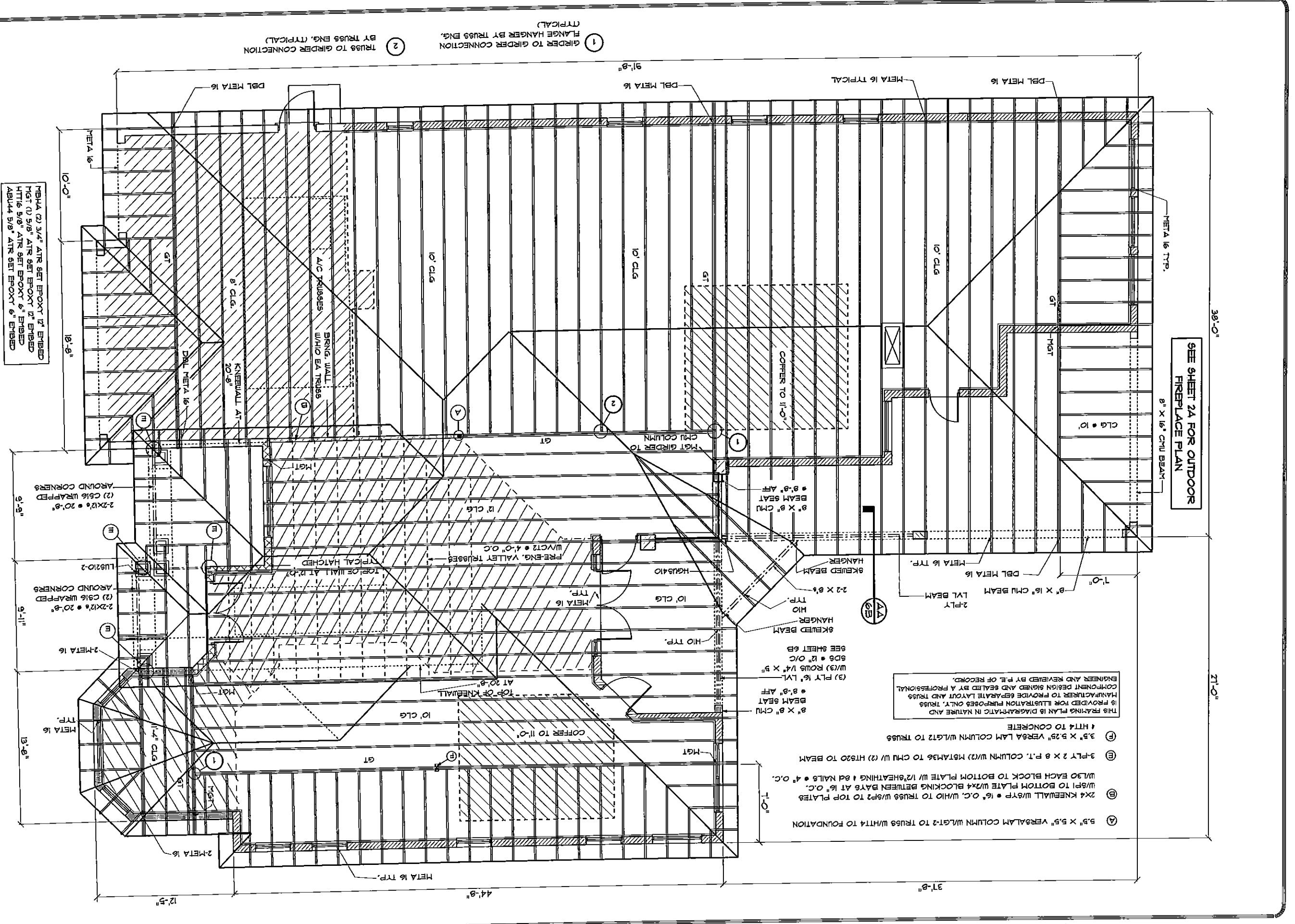


WALL LEGEND

	CMU WALL AT 12'
	CMU WALL AT 10'
	CMU WALL AT 11'-4"
	CMU WALL AT 8'

NOTE: SEALED ATTIC SYSTEM  
WITH R-19 SPRAY FOAM INSULATION





① GIRDER TO GIRDER CONNECTION  
FLANGE HANGER BY TRUSS ENG. (TYPICAL)

② TRUSS TO GIRDER CONNECTION  
BY TRUSS ENG. (TYPICAL)

① META (2) 3/4" ATR SET EPOXY 1" EMBED  
MGT (1) 5/8" ATR SET EPOXY 1" EMBED  
HTT 6 5/8" ATR SET EPOXY 6" EMBED  
ABU44 5/8" ATR SET EPOXY 6" EMBED

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.

- ① 5" x 5.5" VERSALAM COLUMN W/LGT-2 TO TRUSS W/HTT4 TO FOUNDATION
- ② 2x4 KNEEWALL W/5" P. 16" O.C. W/HIO TO TRUSS W/SP2 TO TOP PLATES W/SP1 TO BOTTOM PLATE W/2x4 BLOCKING BETWEEN BAYS AT 16" O.C.
- ③ 3-PLY 2 x 8 P.T. COLUMN W/(2) METAL36 TO CMU W/ (2) HTS20 TO BEAM
- ④ 3.5" x 5.25" VERSALAM COLUMN W/LGT2 TO TRUSS
- ⑤ 1 HTT4 TO CONCRETE

**TRUSS PLAN**

1/8" = 1'-0"

A.E.C.S. #15019

ASPEN 3541-C

**6A**

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

PLAN DATE
02-10-2015
02-26-2015
03-03-2015
03-24-2015
04-15-2015

**LOT 14  
MAJESTIC OAKS**

I HEREBY CERTIFY THAT I HAVE  
PREPARED THE ATTACHED DESIGN  
TO COMPLY WITH ALL APPLICABLE  
AND LOCAL ORDINANCES AND THAT  
IN COMPLIANCE WITH CHAPTER 16 OF  
THE 2010 FLORIDA BUILDING CODE,  
SEALED BY  
*[Signature]*  
RICHARD ALLEN, P.E. #56929

**ALLEN ENGINEERING &  
CONSTRUCTION SERVICES**  
RICH ALLEN PROFESSIONAL ENGINEER  
P.O. BOX 131  
NEW PORT RICHEY, FL. 34656  
772-442-6100  
richallenpe@gmail.com



DEEB FAMILY  
HOMES, LTD.  
9400 RIVER CROSSING BLD.  
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LOT 14  
MAJESTIC OAKS

11 HEREBY CERTIFY THAT I HAVE  
PREPARED THE ATTACHED DESIGN  
TO COMPLY WITH THE 2010 FLORIDA  
BUILDING CODE. THIS DESIGN IS  
THE PROPERTY OF THE ENGINEER  
AND IS NOT TO BE REPRODUCED  
OR TRANSMITTED IN ANY FORM OR  
BY ANY MEANS, ELECTRONIC OR  
MECHANICAL, INCLUDING PHOTOCOPYING,  
RECORDING, OR BY ANY INFORMATION  
STORAGE AND RETRIEVAL SYSTEM,  
WITHOUT THE WRITTEN PERMISSION  
OF THE ENGINEER.  
SIGNED: *[Signature]*  
RICHARD A. ALLEN, P.E. #9542

ALLEN ENGINEERING &  
CONSTRUCTION SERVICES  
RICH ALLEN PROFESSIONAL ENGINEER  
P.E. #6620 C.A. #9542  
P.O. BOX 351  
NEW PORT RICHEY, FL. 34656  
727-842-6100  
richallenpe@gmail.com

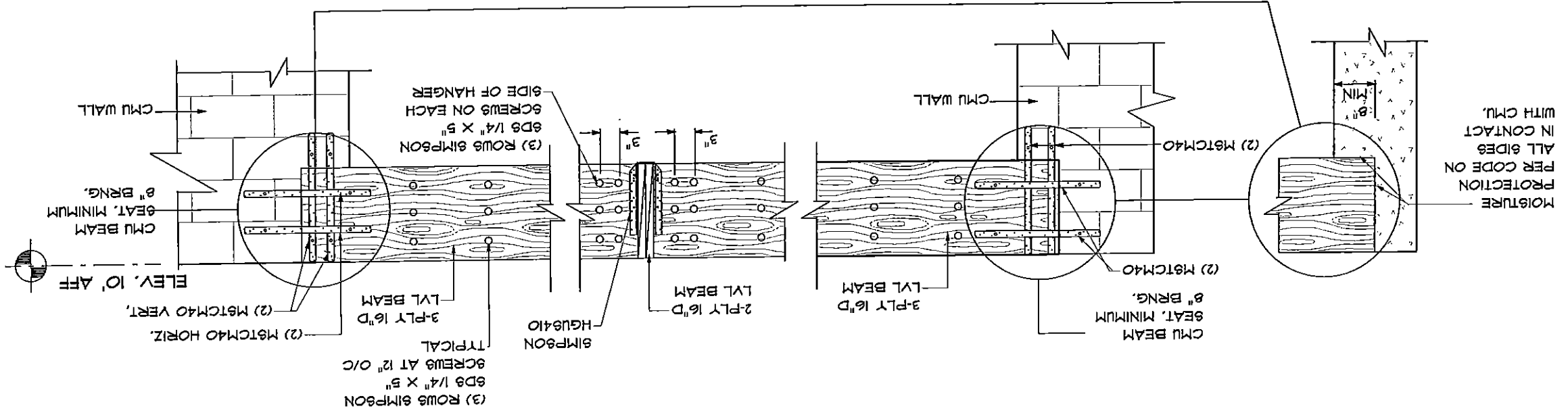
LANAI BEAM DETAILS

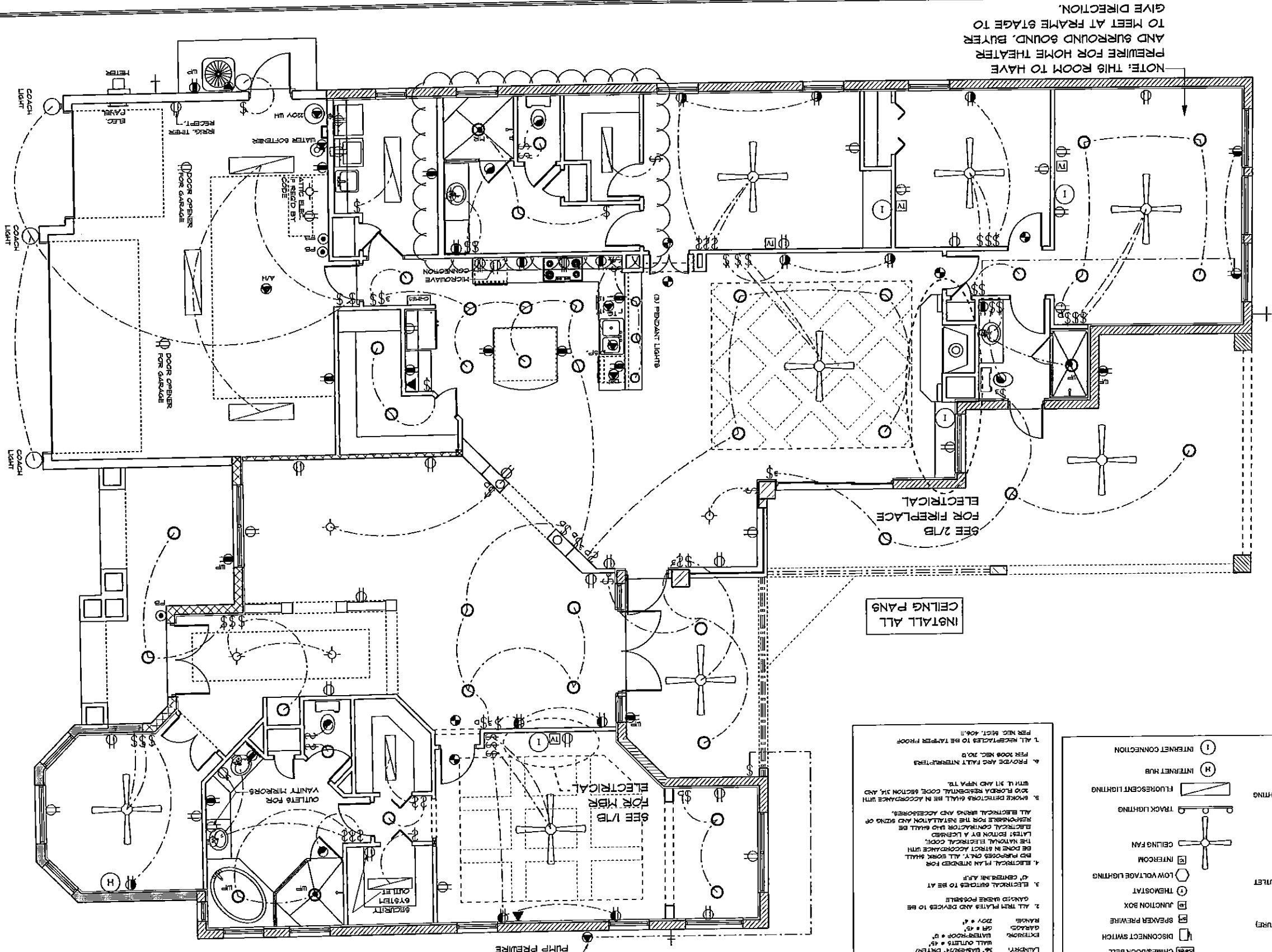
1/2" = 1'-0"

A.E.C.S. #15019

ASPEN 3541-C

LANAI BEAM CONNECTION DETAIL 'A-A'





**NOTE: SEE 3/TB AND SHEET 24 FOR OUTDOOR FIREPLACE ELECTRICAL**

**NOTE: THIS ROOM TO HAVE PREMIUM HOME THEATER AND SURROUND SOUND, BUYER TO MEET AT FRAME STAGE TO GIVE DIRECTION.**

**INSTALL ALL CEILING FANS**

- UNLESS OTHERWISE NOTED:**
- 1. ELECTRICAL OUTLET HEIGHTS MEASURED FROM FINISH FLOOR TO CENTER OF THE BOX TO BE
  - 2. ALL TRIM PLATES AND DEVICES TO BE GAUGED WHERE POSSIBLE
  - 3. ELECTRICAL OUTLET TO BE AT 4" CENTRALLINE A.F.P.
  - 4. ELECTRICAL PLAN INTENDED FOR TWO RECEPTS ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE. LATEST EDITION BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION AND SIZING OF ALL ELECTRICAL WIRING AND ACCESSORIES.
  - 5. SMOKE DETECTORS SHALL BE IN ACCORDANCE WITH 2010 FLORIDA RESIDENTIAL CODE SECTION 916 AND WITH UL 311 AND NFPA 72.
  - 6. PROVIDE AFCI FAULT INTERRUPTERS PER 2008 NEC, 210.9
  - 7. ALL RECEPTS TO BE TAMPER PROOF PER NEC, SECT. 408.11

- ⊕ SMOKE DETECTOR/RICHARDSON
- ⊕ DOUBLE POLE SWITCH
- ⊕ THREE WAY SWITCH
- ⊕ DIMMER SWITCH
- ⊕ CEILING FIXTURE
- ⊕ SCROCE (WALL MOUNTED FIXTURE)
- ⊕ 110V DUPLEX OUTLET
- ⊕ SWITCHED OUTLET (1/2)
- ⊕ GROUND FAULT INTERRUPT OUTLET
- ⊕ WATER PROOF GFI OUTLET
- ⊕ 220V OUTLET
- ⊕ SPECIAL SERVICES OUTLET
- ⊕ TV CABLE OUTLET
- ⊕ TELEPHONE CABLE OUTLET
- ⊕ RECESSED LIGHTING
- ⊕ WATER PROOF RECESSED LIGHTING
- ⊕ BATH FAN
- ⊕ BATH FAN WITH LIGHT
- ⊕ CHIMNEY/DOOR BELL
- ⊕ DISCONNECT SWITCH
- ⊕ SPEAKER PREWIRE
- ⊕ JUNCTION BOX
- ⊕ THERMOSTAT
- ⊕ LOW VOLTAGE LIGHTING
- ⊕ INTERCOM
- ⊕ CEILING FAN
- ⊕ TRACK LIGHTING
- ⊕ FLUORESCENT LIGHTING
- ⊕ INTERNET HUB
- ⊕ INTERNET CONNECTION

**ASPEN 3541-C**

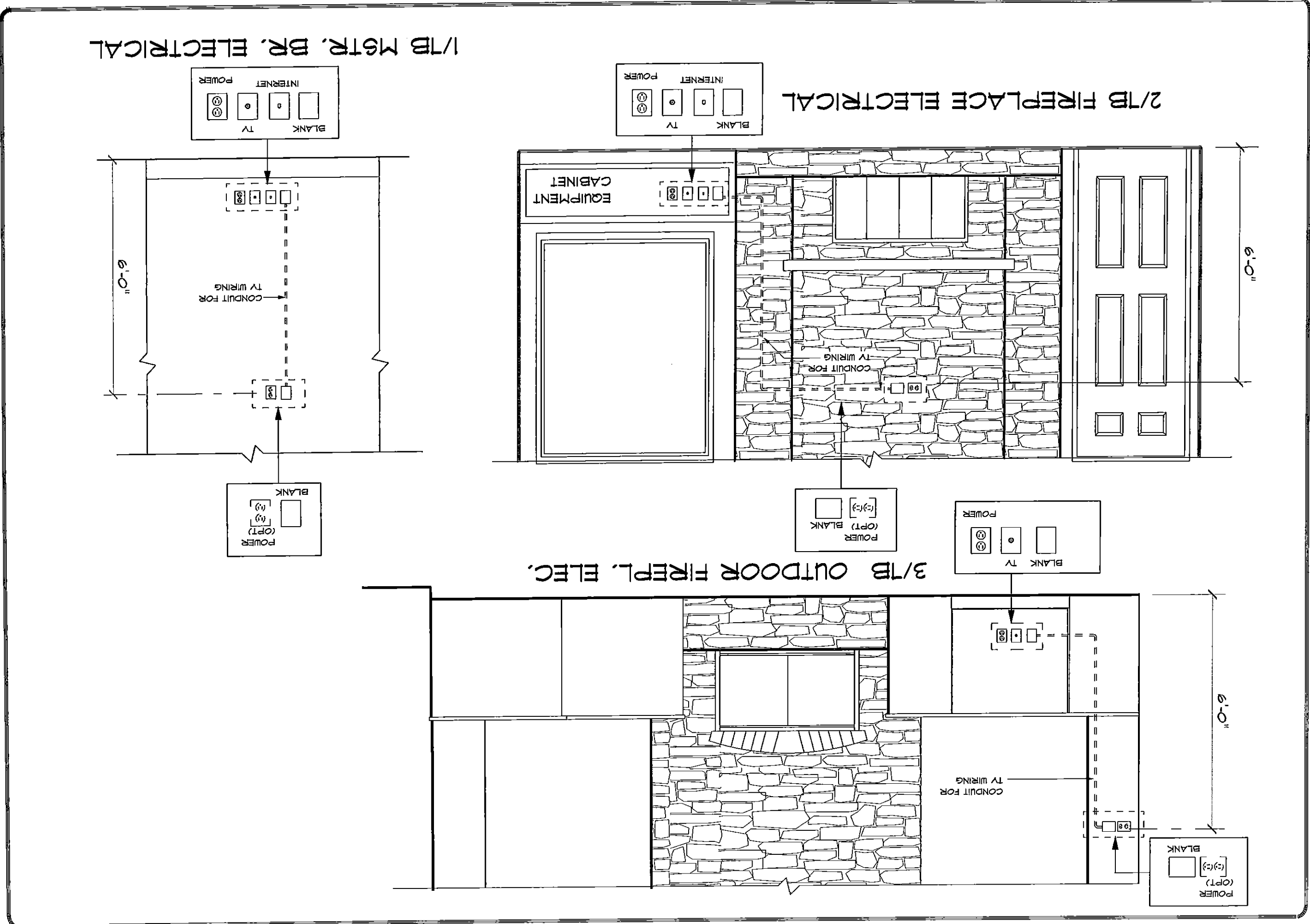
**ELECTRICAL PLAN**

1/8" = 1'-0"

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

PLAN DATE:  
 02-11-2015  
 02-13-2015  
 03-03-2015  
 03-24-2015

LOT 14  
**MAJESTIC OAKS**



ELECTRICAL PLAN

1/8" = 1'-0"

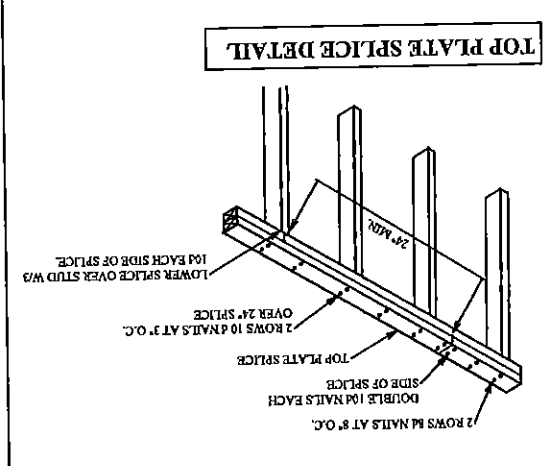
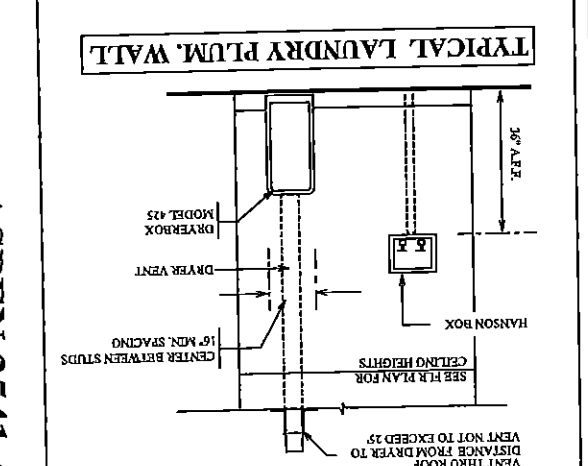
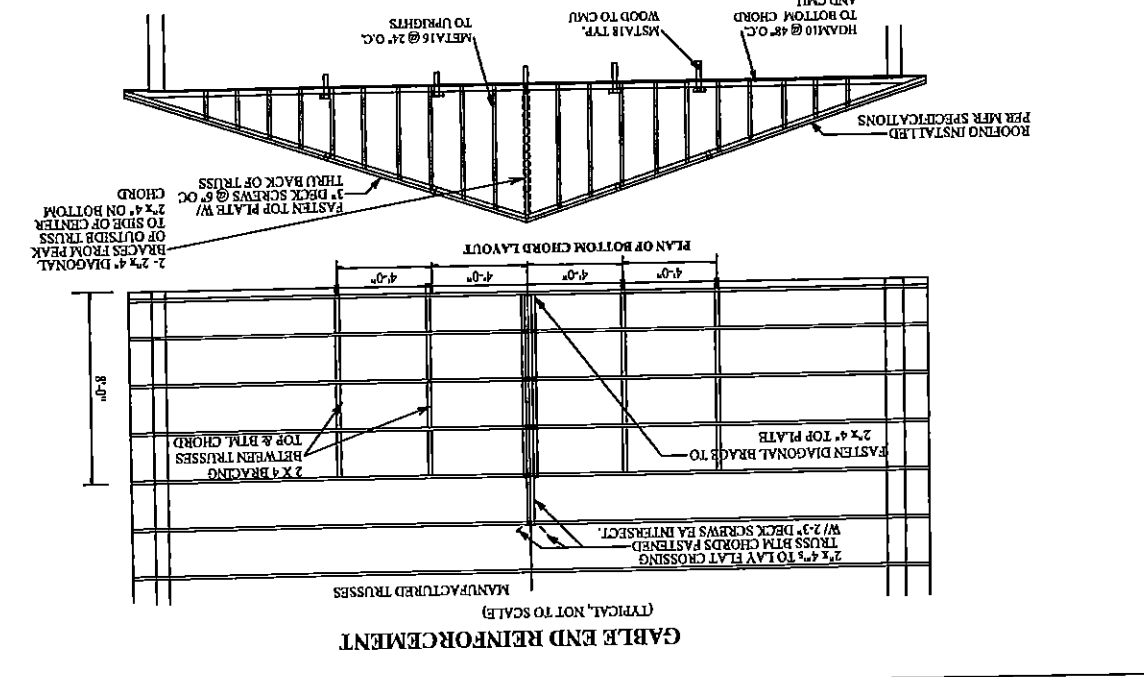
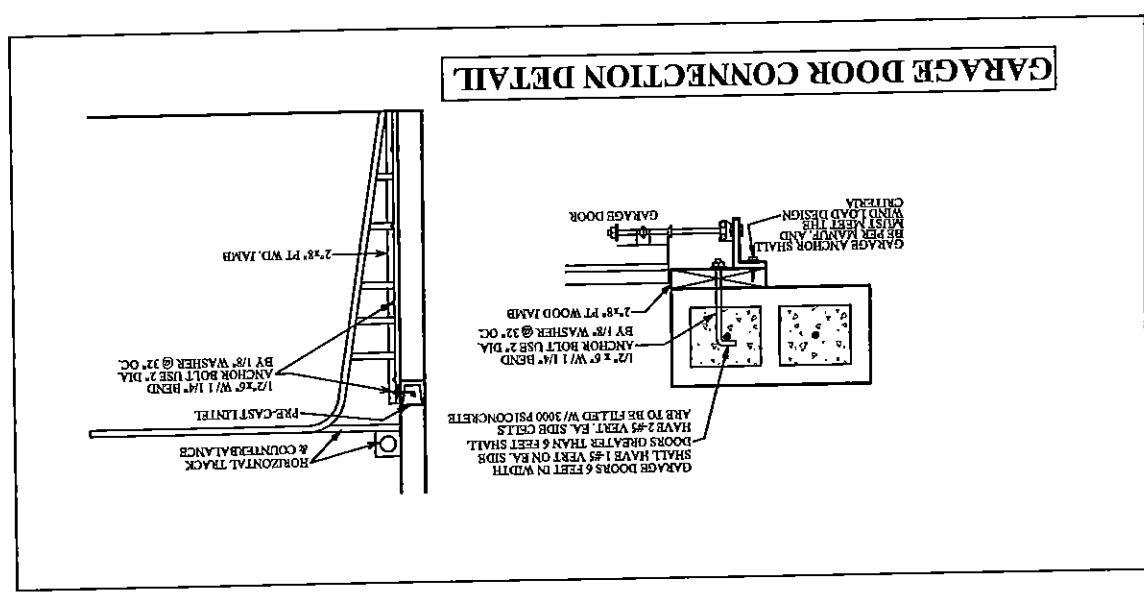
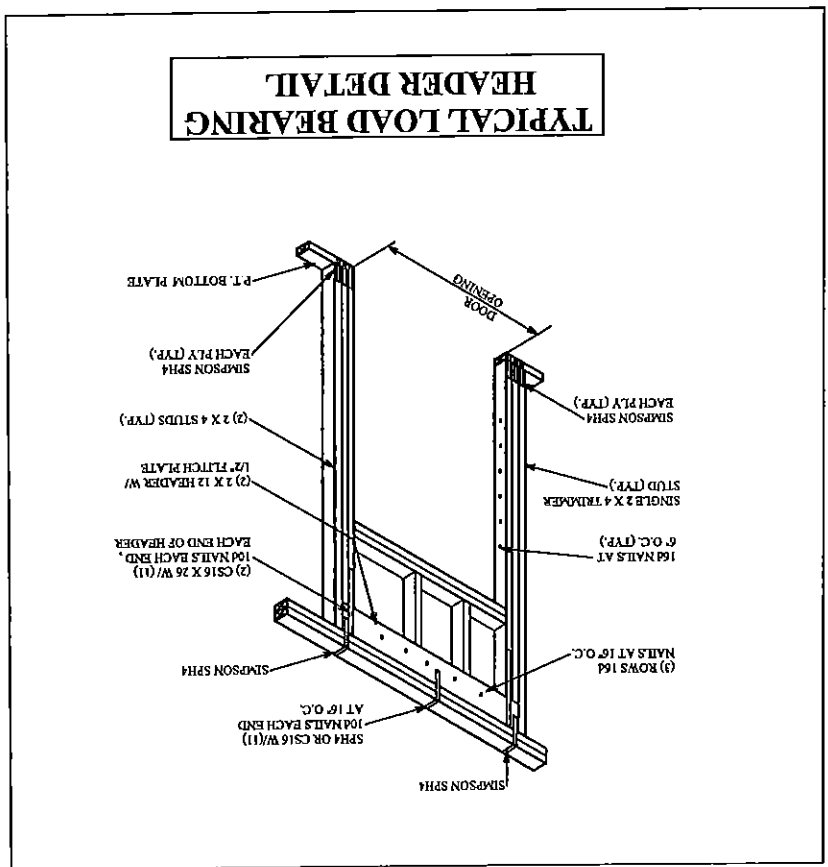
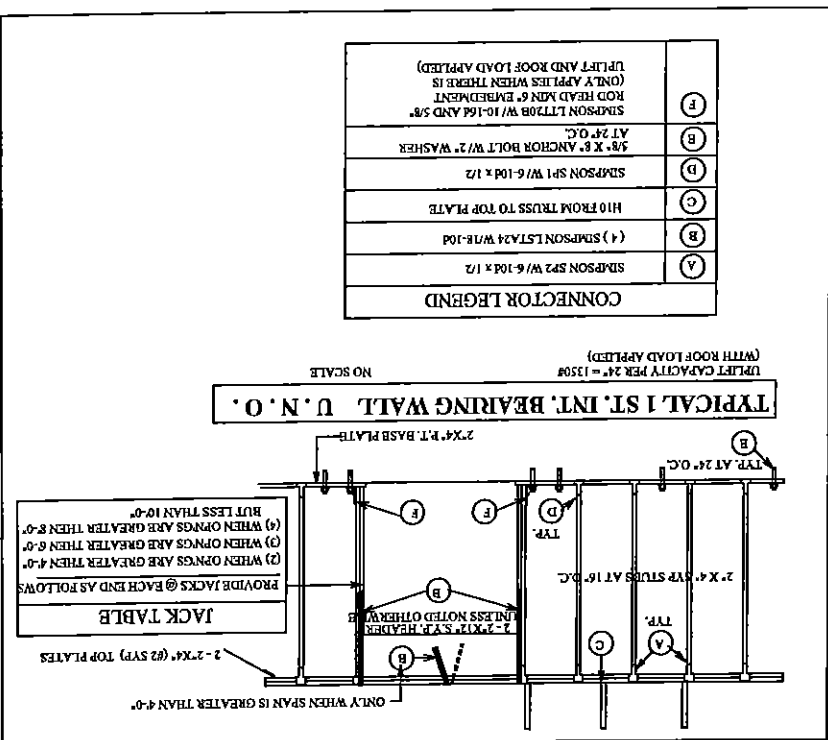
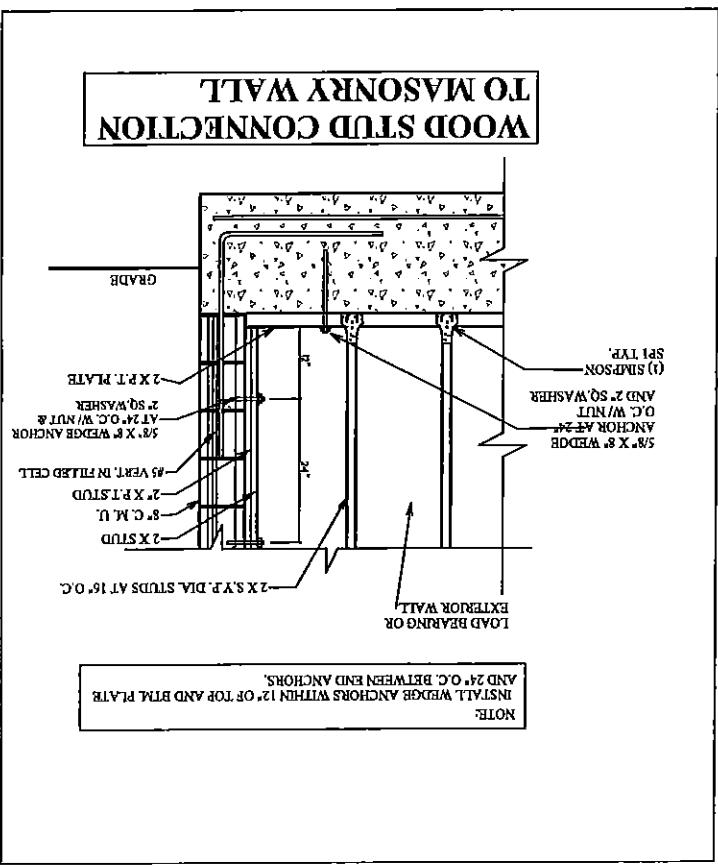
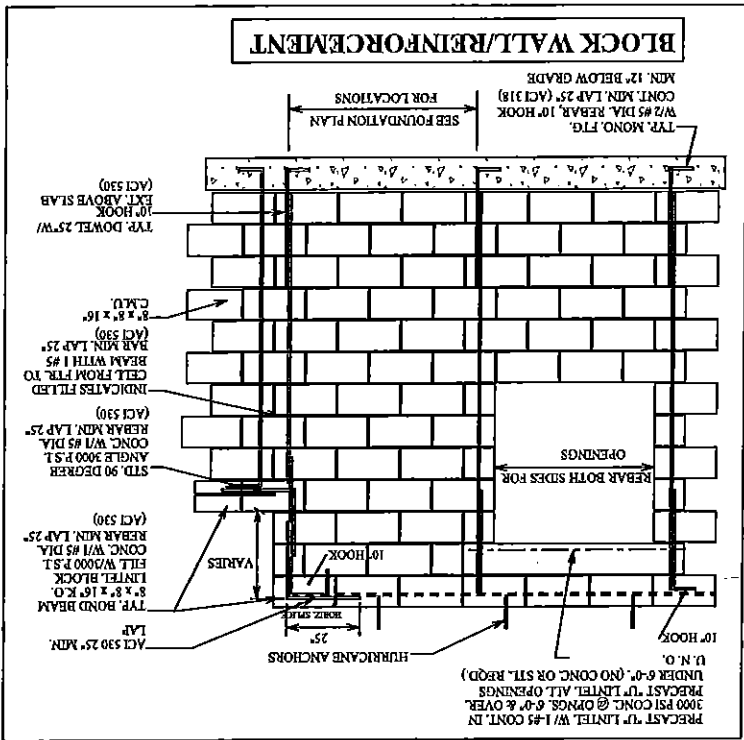
ASPEN 3541-C

**7B**

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

PLAN DATE
02-11-2015
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LOT 14  
MAJESTIC OAKS



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CONST. DETAILS

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

PLAN DATE
1-26-2015
1-28-2015
2-2-2015
4-15-2015

LOT 14  
 MAJESTIC OAKS

AECS 15019

I HEREBY CERTIFY THAT I HAVE FORWARDED THE ATTACHED DRAWING TO COMPLY WITH THE PENALTY LAIASE WITH SECT. 301 OF THE 2010 FLORIDA RESIDENTIAL BUILDING CODE REVISED FOR ENFORCEMENT ONLY.  
 RICH ALLEN PROFESSIONAL ENGINEER  
 RICHARD E. ALLEN P.E. #5890

ASPEN 3541-C

ALLEN ENGINEERING & CONSTRUCTION SERVICES  
 RICH ALLEN PROFESSIONAL ENGINEER  
 P.E. #56920 C.A.# 9542

P.O. BOX 331  
 NEW PORT RICHEY, FL. 34655  
 727-942-6100  
 richallenpe@gmail.com

PLAN DATE
1-26-2015
1-28-2015
2-2-2015
4-15-2015

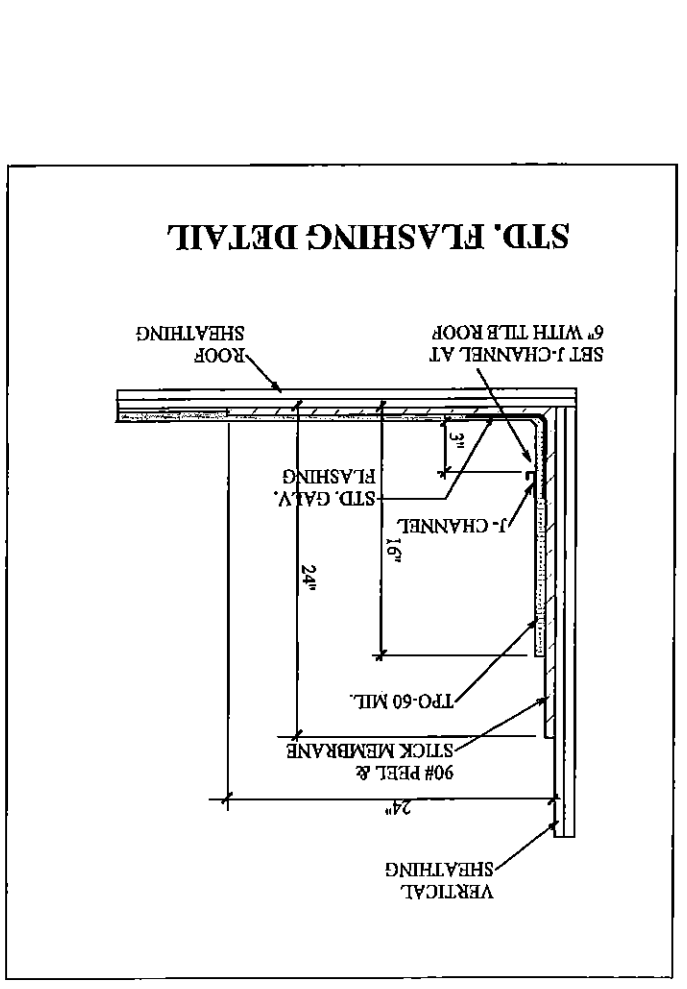
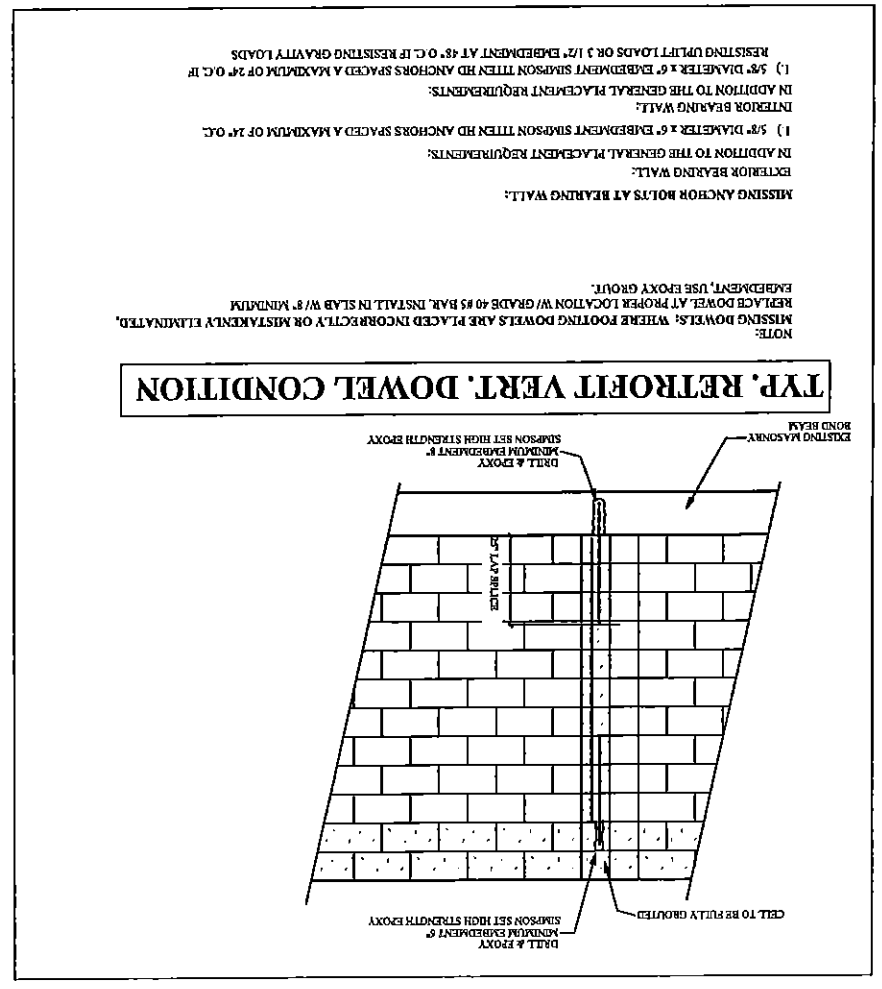
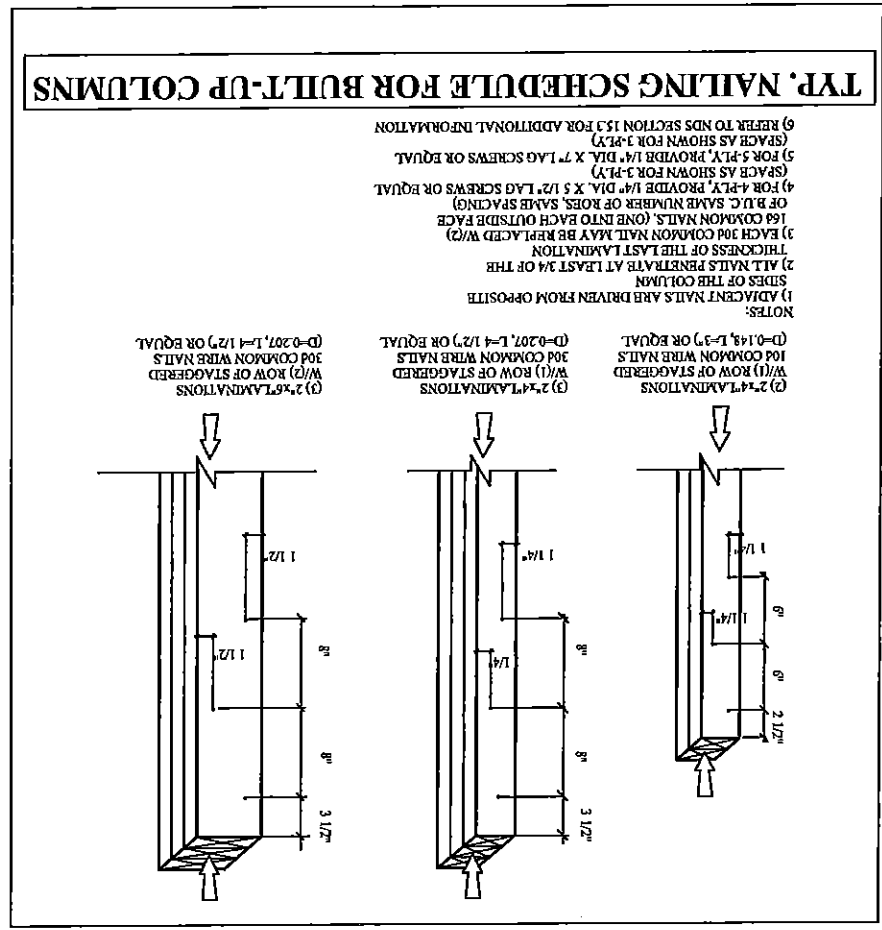
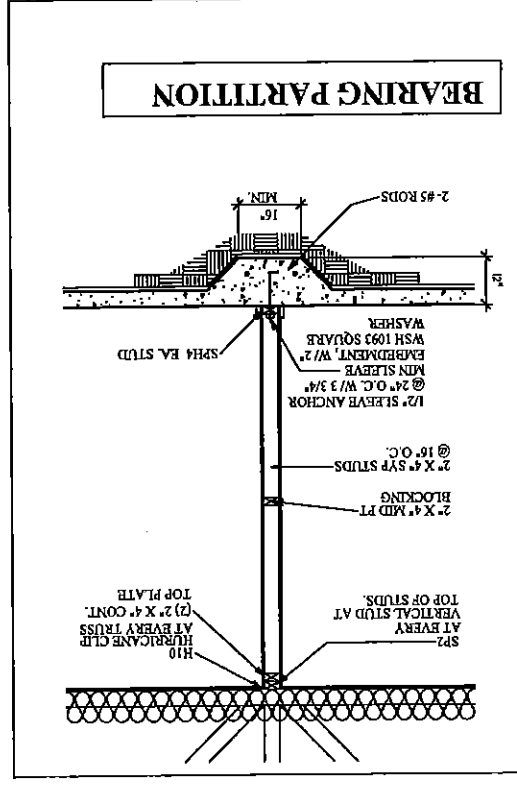
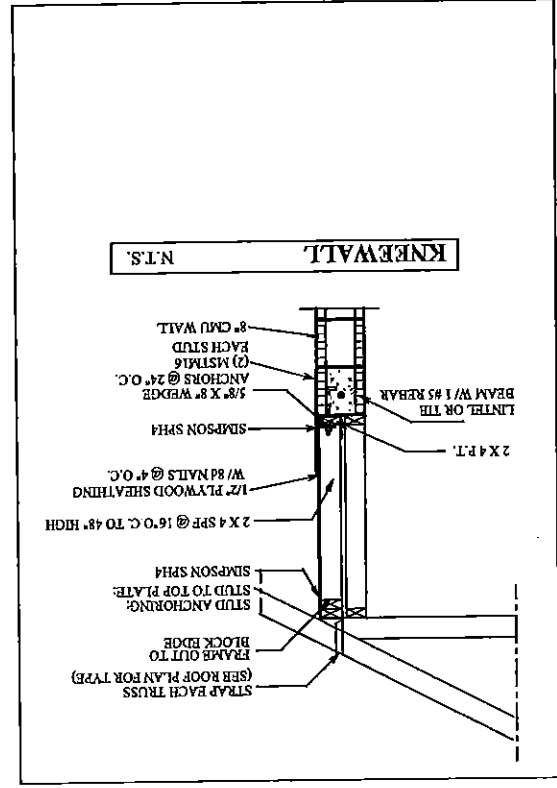
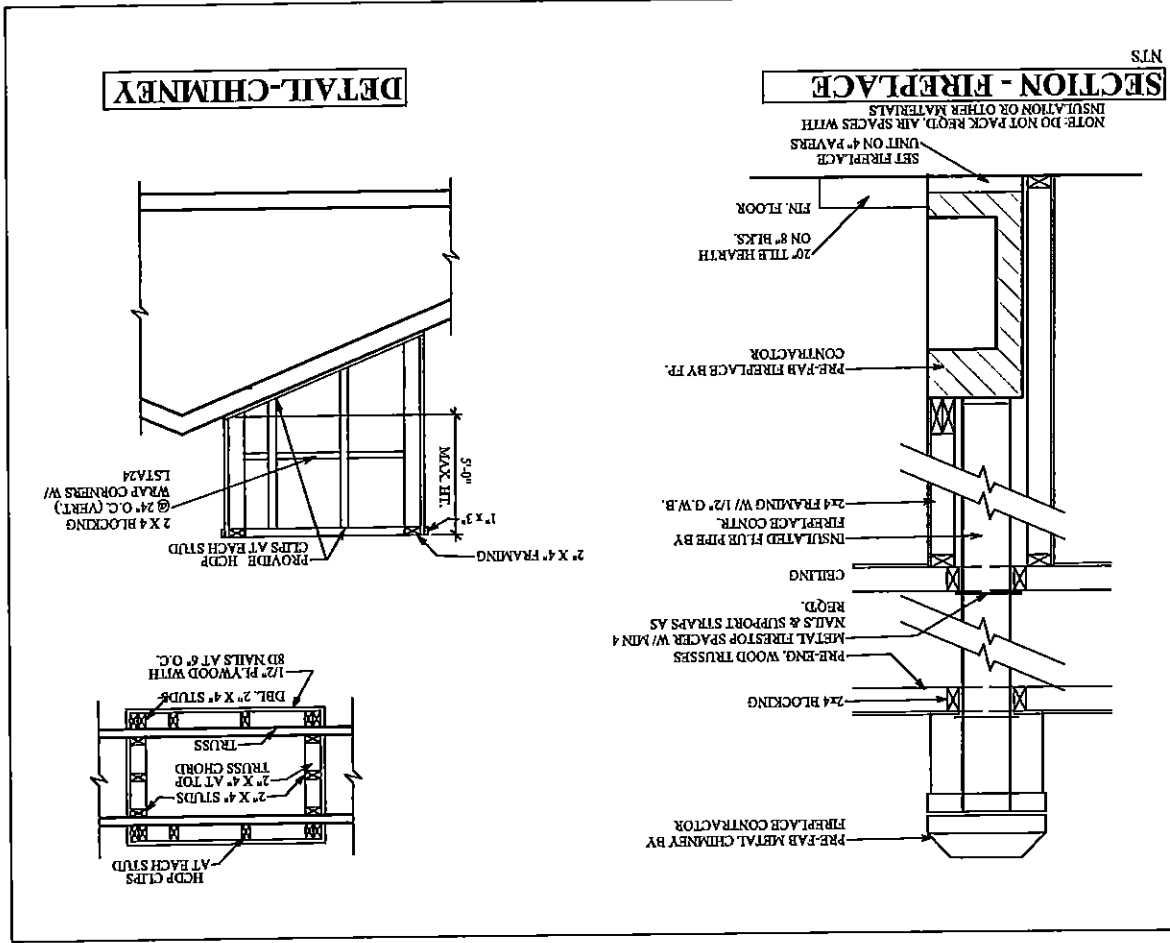
I HEREBY CERTIFY THAT I HAVE  
PERFORMED THE ATTACHED DESIGN  
TO COMPLY WITH ALL APPLICABLE  
LAW AND I AM IN COMPLIANCE  
WITH ALL LOCAL AND STATE  
RESIDENTIAL BUILDING CODES  
AND ALL OTHER APPLICABLE  
REGULATIONS.  
SIGNED: *Richard E. Allen*  
Richard E. Allen P.E. #4430

ALLEN ENGINEERING &  
CONSTRUCTION SERVICES  
RICH ALLEN PROFESSIONAL ENGINEER  
P.O. BOX 351  
NEW PORT RICHEY, FL. 34656  
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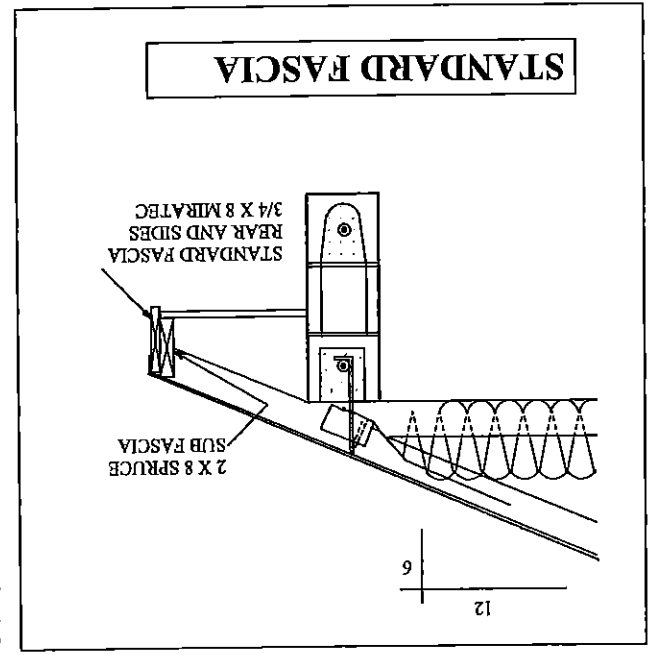
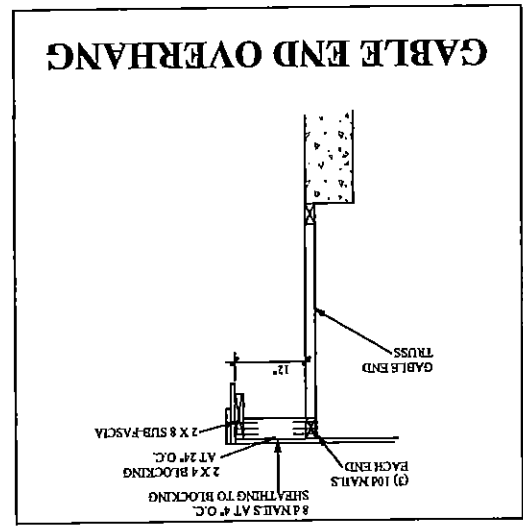
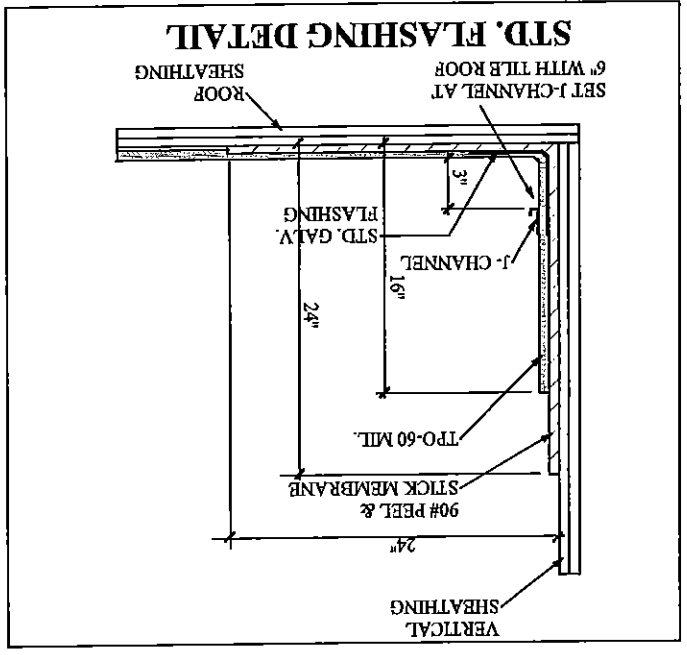
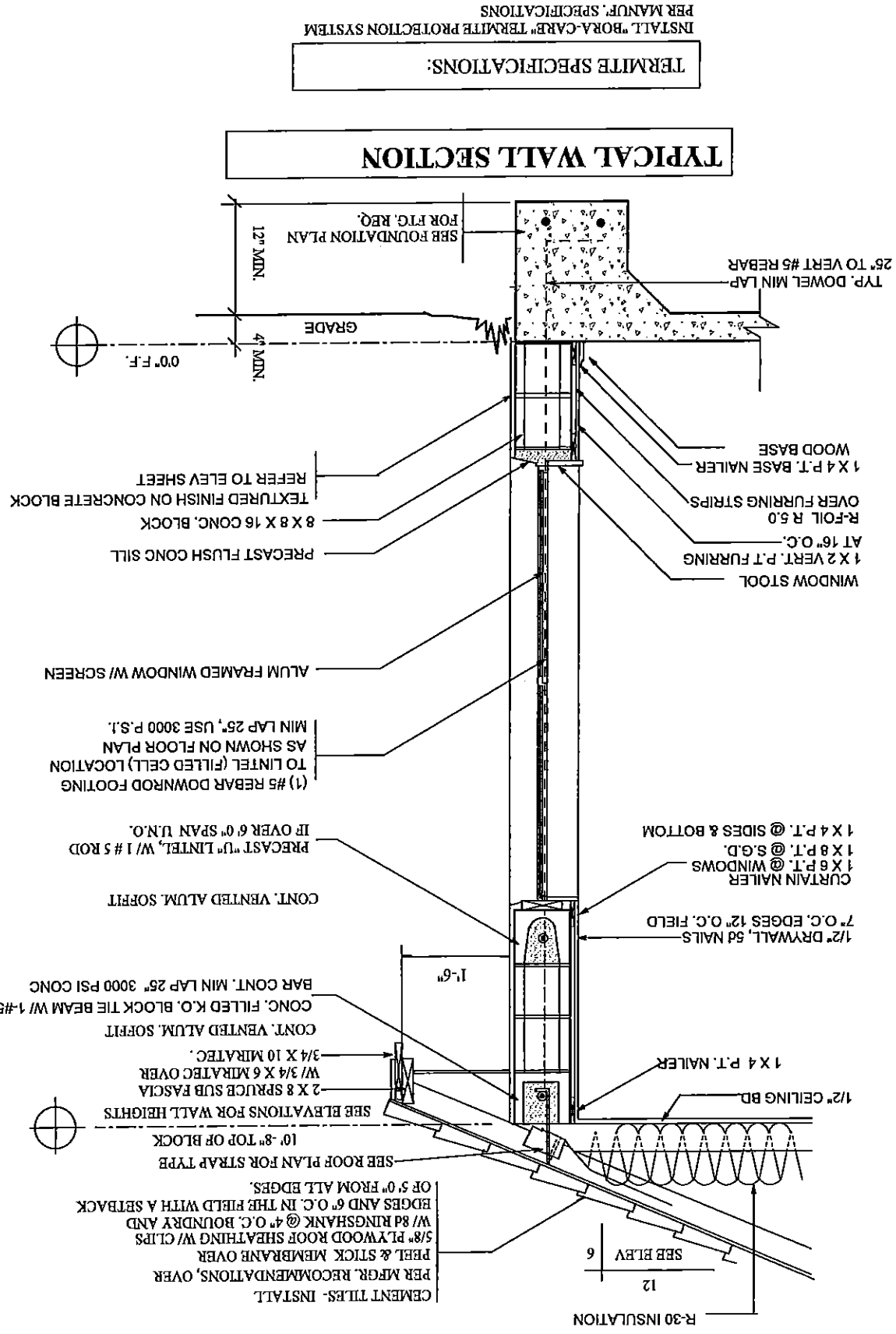
CONST. DETAILS

AECS 15019

ASPEN 3541-C







**10**

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

PLAN DATE
1-26-2015
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4-15-2015

**LOT 14 MAJESTIC OAKS**

**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
 RICH ALLEN PROFESSIONAL ENGINEER  
 P.E. # 56920 C.A. # 9542  
 P.O. BOX 351  
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**CONST. DETAILS**

**AECS 15019**

**ASPEN 3541-C**



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 727-376-6831

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**LOT 14 MAJESTIC OAKS**

I HEREBY CERTIFY THAT I HAVE PREPARED THE ATTACHED DRAWING TO CONFORM WITH THE MINIMUM REQUIREMENTS OF THE FLORIDA BUILDING CODE REVISIONS TO THE 2010 FLORIDA BUILDING CODE.  
 SIGNED: *[Signature]*  
 RICHARD E. ALLEN P.E. 9430

**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
 RICH ALLEN PROFESSIONAL ENGINEER  
 P.O. BOX 351  
 NEW PORT RICHEY, FL. 34656  
 727-642-6100  
 richallenpe@gmail.com

**FOOTING DETAILS**

AECs 15019

**ASPEN 3541-C**

