

**GENERAL NOTES:**

THE FOLLOWING TECHNICAL CODES SHALL APPLY:  
 2007 FLORIDA BUILDING CODE W/ 2009 SUPPLEMENTS, PLUMBING, MECHANICAL, FUEL GAS, ENERGY EFFICIENCY, ACCESSIBILITY, AND NATIONAL ELECTRICAL CODES NEC 2005

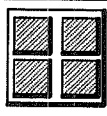
1. TANK TYPE WATER CLOSET VOLUME 1.6 GALLONS
2. WALL MOUNT WATER CLOSET VOLUME 3.5 GALLONS
3. WATER - FLOW RATE:  
 PUBLIC FACILITIES 0.5 G.P.M.  
 PRIVATE FACILITIES 2.2 G.P.M.  
 SHOWER HEADS 2.5 G.P.M.

VTR LOCATIONS ARE APPROXIMATE AND MAY CHANGE DUE TO JOB SITE CONDITIONS

THE FOLLOWING SHALL COMPLY WITH THE 2007 FBC:

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

4. ALL OPENINGS SHALL COMPLY WITH 2007 FBC WIND LOADS AS STATED BELOW. ATTACHMENTS OF WINDOWS, DOORS, SLIDING GLASS DOORS AND O.H. GARAGE DOORS ARE DELEGATED TO THE MANUFACTURER OF THESE ITEMS. THE MANUFACTURER OF THESE ITEMS SHALL SUBMIT ATTACHMENTS TO ENGINEER OF RECORD FOR REVIEW PRIOR TO INSTALLATION. SEE ATTACHED SPECIFICATION SHEETS FOR MANUFACTURERS DESIGN CRITERIA AND INSTALLATION METHODS FOR WINDOWS, DOORS, SLIDING GLASS DOORS, OVERHEAD GARAGE DOORS, AND ROOFING.
5. ALL DOORS INTERIOR & EXTERIOR ARE 8'-0" UNLESS OTHERWISE NOTED ALL SHOWER ENCLOSURES TO BE TEMPERED GLASS
6. ALL WINDOWS WITHIN 24" OF DOORS (INTERIOR & EXTERIOR) AND WITHIN 18" OFF FLR TO BE TEMPERED GLASS.



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ALLEN ENGINEERING AND CONSTRUCTION SERVICES, INC. (AECS) IS NOT RESPONSIBLE FOR THE ARCHITECTURAL DESIGN, ITS FEATURES AND ASSOCIATED DIMENSIONS. THE ARCHITECTURAL INFORMATION IS ACCEPTED AS BEING ACCURATE AND IS USED BY AECS SOLELY FOR THE PURPOSE OF DETERMINING STRENGTH, FIRE PROTECTION, AND FLOOD RESISTANCE CONSTRUCTION REQUIREMENTS.

**NOTICE 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.

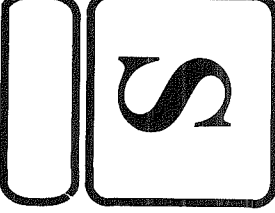
**WINDOW INSTALLATION NOTES:**

1. WINDOWS MUST BE FASTENED INTO STRUCTURAL MEMBERS PER MFGS. 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 THIS PAGE.

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**COVER SHEET**



**DEEB FAMILY HOMES, LTD.**  
 9400 RIVER CROSSING BLD.  
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PLAN DATE  
 11-11-09

LOT 00 ADDRESS

A.E.C.S. # 0000

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 123 MPH 3 SEC. GUST LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2007 FLORIDA RESIDENTIAL BUILDING CODE W/ 2009 SUPPLEMENTS SEALED FOR STRUCTURE ONLY

SIGNED  
 RICHARD E. ALLEN P.E. #56920

**UNIT 1495**

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## STRUCTURAL ENGINEER DESIGN NOTES

### ADMINISTRATIVE

1. THE ENGINEERING FIRM FOR THIS STRUCTURAL DESIGN IS ALLEN ENGINEERING AND CONSTRUCTION SERVICES, INC. HEREIN REFERRED TO AS "A.E.C.S." 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 CONFORMS TO THE STRUCTURAL PROVISIONS OF THE CHAPTER 16 OF THE FLORIDA BUILDING CODE 207, SECTION R301 OF THE FLORIDA RESIDENTIAL BUILDING CODE 2007, THE SECTIONS TITLED "STRUCTURAL" OF THE FLORIDA EXISTING BUILDING CODE 2007 AND ALL CODES INCLUDE THE RELATED 2009 SUPPLEMENT.
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, 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 PRIOR TO THE WORK BEING DONE AND NOT AFTER THE FACT.
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 ENGINEER IS NOT RESPONSIBLE FOR ANY PART OF THESE PLANS, INCLUDING 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, SOFFITS, FLASHING, PAINTING ETC) AND THEIR INSTALLATION, DIMENSIONS, AND ANY

DESIGN OF FIRE PROTECTION, ELECTRICAL, PLUMBING, AND MECHANICAL COMPONENTS OR SYSTEMS.

10. 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 PROVISIONS AS STATED IN ITEM 4.
11. 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. 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

12. LOAD COMBINATIONS: THIS DESIGN IS BASED ON AN "ALLOWABLE-STRESS" FORMULATION RELYING ON THE LOAD COMBINATIONS DEFINED IN FBC 2007 SECTION 1605.3.1 OR SECTION 1605.3.2 WHERE OMEGA EQUALS 1.3
13. FOUNDATION LOADS: SEE NOTES ON "SITE CONDITIONS, SOILS, AND FOUNDATIONS."
14. 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
- STAIRS: 40 PSF
- ALL OTHER ROOMS: 40 PSF
- GUARDRAILS/HANDRAILS: 200 LB CONCENTRATED LOAD APPLIED IN ANY DIRECTION

#### B. COMMERCIAL

- ALL LIVE LOADS PER FBC 2007 TABLE 1607.1
- 15. ROOF LIVE LOADS
- ALL ROOF WOOD CONSTRUCTION TYPES ARE 30 PSF
- 16. 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 TILE

17. WIND LOADS
- A. WIND LOADS ARE BASED ON THE SPECIFIC REQUIREMENTS AND DEFINITIONS OF FBC 2007, SECTION 1609, AND ON THE METHODOLOGY DESCRIBED IN ASCE 7, SECTION 6, AND THE SITE SPECIFIC CONDITIONS
- 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.
- C. SEE WIND LOAD TABLE FOR PROJECT SPECIFIC WIND LOADING DESIGN AND COMPLIANCE REQUIREMENTS

### SITE CONDITIONS

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.

### 19. 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 2007, 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 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 ARCHITECTURAL ELEVATIONS. THE FOUNDATION DESIGN IS BASED ON THESE PRESUMED CONDITIONS INCLUDING THAT DIFFERENTIAL SETTLEMENT DOES NOT EXCEED THE SAME LIMITS OF THE FOUNDATION DESIGN (INCLUDING STEM WALLS AND MASONRY ABOVE GRADE WALLS) AS STATED IN ITEM 19.3 BELOW.
- E. 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 1/300 (E.G. 0.4 INCHES OVER 10 FEET) AND STRUCTURAL DAMAGE 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.

- F. COPIES OF ANY AND ALL REQUIRED COMPACTION TESTS ARE TO BE PROVIDED TO THE BUILDING DEPARTMENT FOR THEIR RECORDS.

STRUCTURAL ELEMENTS

## STRUCTURAL ENGINEER NOTES

A.E.C.S. # 0000

UNIT 1495

**S1**

**DEEB FAMILY HOMES, LTD.**

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PLAN DATE

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LOT 00  
ADDRESS

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 12 MPH 3 SEC. GUST LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2007 FLORIDA RESIDENTIAL BUILDING CODE W/ 2009 SUPPLEMENTS SEALED FOR STRUCTURE ONLY

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20. FOUNDATION, FOOTINGS, AND GROUND FLOOR SLAB

- A. THE FOUNDATION AND FOOTINGS ARE TO BEAR A MINIMUM OF 12 INCHES BELOW GRADE AND ARE TO BE PLACED ON UNDISTURBED SOIL OR FILL COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR PURSUANT TO ASTM D 1557 WITH FILL LIFTS LESS THAN 12".
- B. 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.
- C. THE SIZE AND REQUIRED REINFORCEMENT FOR THE FOOTINGS ARE SHOWN IN THE FOUNDATION PLAN.
- D. THE GROUND FLOOR SLAB SHALL BE PLACED OVER A 6 MIL POLYETHYLENE MOISTURE RETARDER WITH MINIMUM 6 INCH OVERLAPS OF JOINTS.
- E. THERMITE TREATMENT OF THE SITE SHALL BE SPECIFIED BY THE BUILDING CONTRACTOR OR OWNER-BUILDER.
- F. 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 2007 SECTION 1910.2, EXCEPTION 2 OR FIBERMESH ADMIXTURE AS SPECIFIED BY FBC 2007, 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.
- G. 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 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  
1. THE MANUFACTURED FLOOR TRUSS FRAMING PLAN CONTAINED HEREIN IF THE FOR THE OLE PURPOSE OF ILLUSTRATING THE DESIGN INTENT AND FOR PLANNING TO BE USED BY THE TRUSS COMPONENT AND TRUSS SYSTEM ENGINEERS OF THE TRUSS MANUFACTURER 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 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 COMPONENT 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

- B. CONVENTIONAL FRAMED JOISTS  
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.
- C. FOR ALL WOOD FLOORS  
1. 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 (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 MASONRY.
- V. LEDGERS/NAILERS SHALL BE FASTENED TO WOOD STUDS OR BAND JOISTS (NOT SHEATHING) WITH A MINIMUM OF 2 - 3/8" X 3 1/2" LAG BOLTS WITH WASHERS AT EACH STUD INTERSECTION OR 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 CONCRETE BOLTS.

- VI. FLOOR BEAMS  
1. 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 PINTS OF ANY PLY OF A MULTIPLE BEAM. THE PILES ARE TO BE CONTINUOUS BETWEEN BEARING POINTS.
3. MULTIPLE BEAMS CONSISTING OF MANUFACTURED WOOD (E.G. GLULAM, MICROLAM) ARE TO HAVE THE INDIVIDUAL PILES INTERCONNECTED AS REQUIRED BY THE MANUFACTURER'S SPECIFICATIONS.
4. MULTIPLE BEAMS CONSISTING OF DIMENSIONAL LUMBER ARE TO HAVE THE INDIVIDUAL PILES 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 CARLAGE 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:  
1. ALL FLOOR SHEATHING IS TO BE 3/4 INCH 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 SHALL 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 JOIST WITH 3 - 3 INCH DECK SCREWS AT EACH FLOORING/JOIST INTERSECTION.
22. WALLS  
A. MASONRY  
1. 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).
- B. WOOD FRAME WALLS  
1. WALL STUD SIZES ARE SHOWN IN THE TYPICAL WALL SECTION  
II. LOAD BEARING  
1. 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 BENEATH 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 DIRECTLY BENEATH 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 CONCRETE BOLTS

# STRUCTURAL ENGINEER NOTES

A.E.C.S. # 0000

# UNIT 1495

# S2

**DEEB FAMILY HOMES, LTD.**

9400 RIVER CROSSING BLD.  
NEW PORT RICHEY, FL. 34655

PLAN DATE

11 -11-09

LOT 00  
ADDRESS

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 13 MFL 3 SEC. GUST LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2007 FLORIDA RESIDENTIAL BUILDING CODE W/ 2009 SUPPLEMENTS SEALED FOR STRUCTURE ONLY

SIGNED  
RICHARD E. ALLEN P.E. #56920

**ALLEN ENGINEERING & CONSTRUCTION SERVICES**

**RICH ALLEN PROFESSIONAL ENGINEER**  
P.E. # 56920 C.A. # 9542

P.O. BOX 1870  
NEW PORT RICHEY, FL. 34656  
727-842-6100 Fax. 727-825-3973  
rich@allenengineeringservices.com

**NOTES**

- 1) NO SOILS INFORMATION PROVIDED. PRESUMED ALLOWABLE SOIL BEARING CAPACITY IS 2000 P.S.F.
- 2) FOOTINGS TO BEAR MIN. 12" BELOW GRADE
- 3) FOOTINGS TO BEAR ON UNDISTURBED SOIL OR FILL COMPACTED TO 95% HOD. PROCTOR BETWEEN LESS THAN 12" LFT'S.
- 4) ALL BEARING SOILS TO BE FREE OF DEBRIS AND ORGANIC MATERIAL.
- 5) REFER TO STRUCTURAL ENGINEER NOTES.

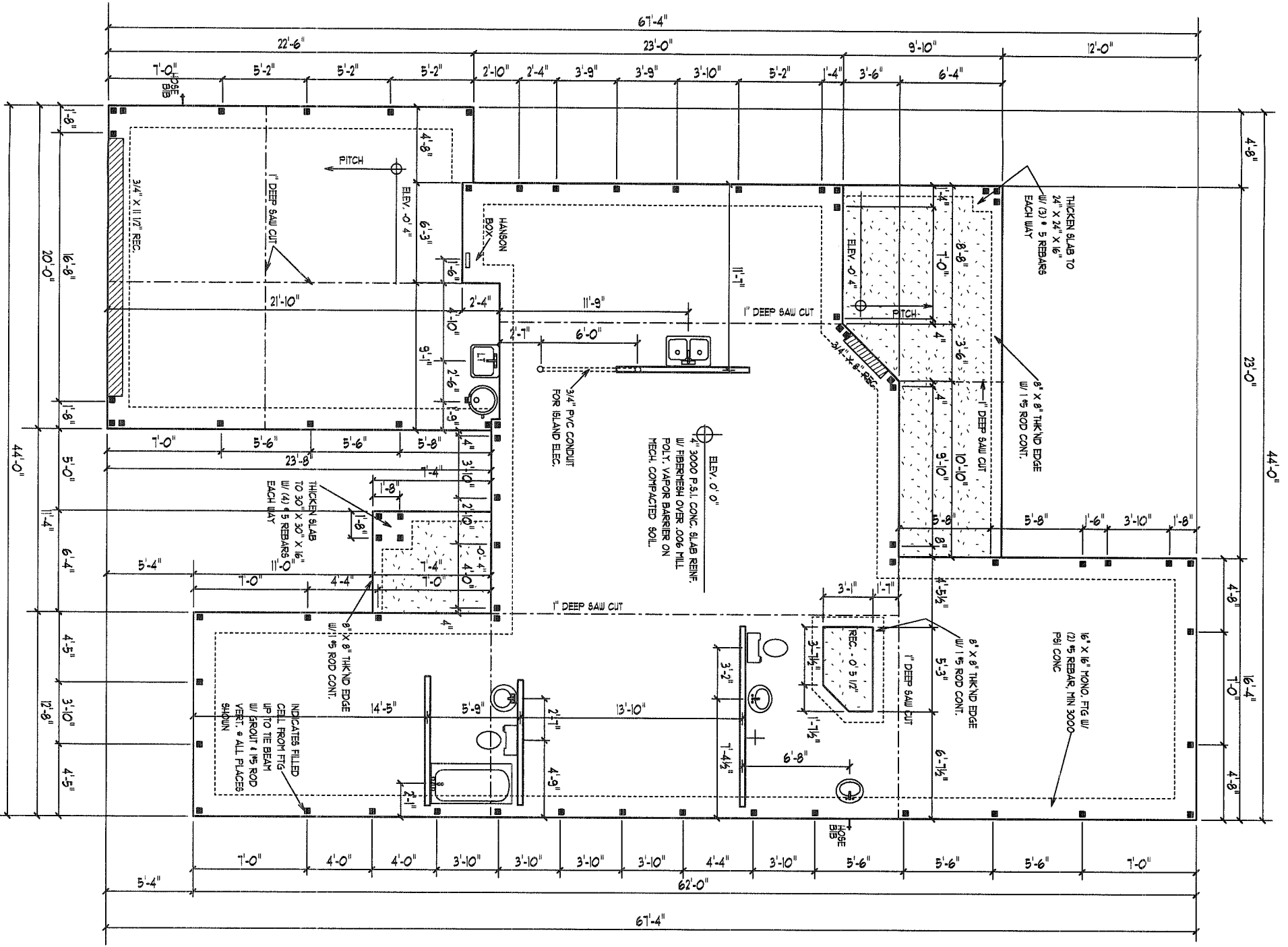
SYNTHETIC FIBER REINFORCEMENT IN CONCRETE FOR SLAB-ON-GRADE SHALL COMPLY WITH FBC SECT. 911.2 (EXCEPTION 1)

NO SOILS INFORMATION PROVIDED. PRESUMED ALLOWABLE SOIL BEARING CAPACITY IS 2000 P.S.F.

DRIVEWAY SPEC.  
DRIVEWAY NOT IN RIGHT OF WAY AND ALL SIDEWALKS TO BE 4" 3000-PSI CONC. W/ FIBERFRESH.  
DRIVEWAY IN RIGHT OF WAY TO BE 6" 3000 PSI CONCRETE WITH FIBERFRESH AND WIRE REINFORCEMENT.

**TERMITE SPECIFICATIONS:**

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

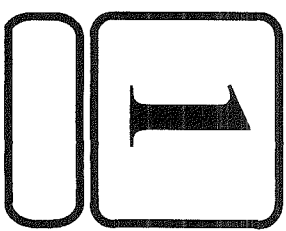


**FOUNDATION PLAN**

SCALE 1/8" = 1' 0"

A.E.C.S. # 0000

**UNIT 1495**



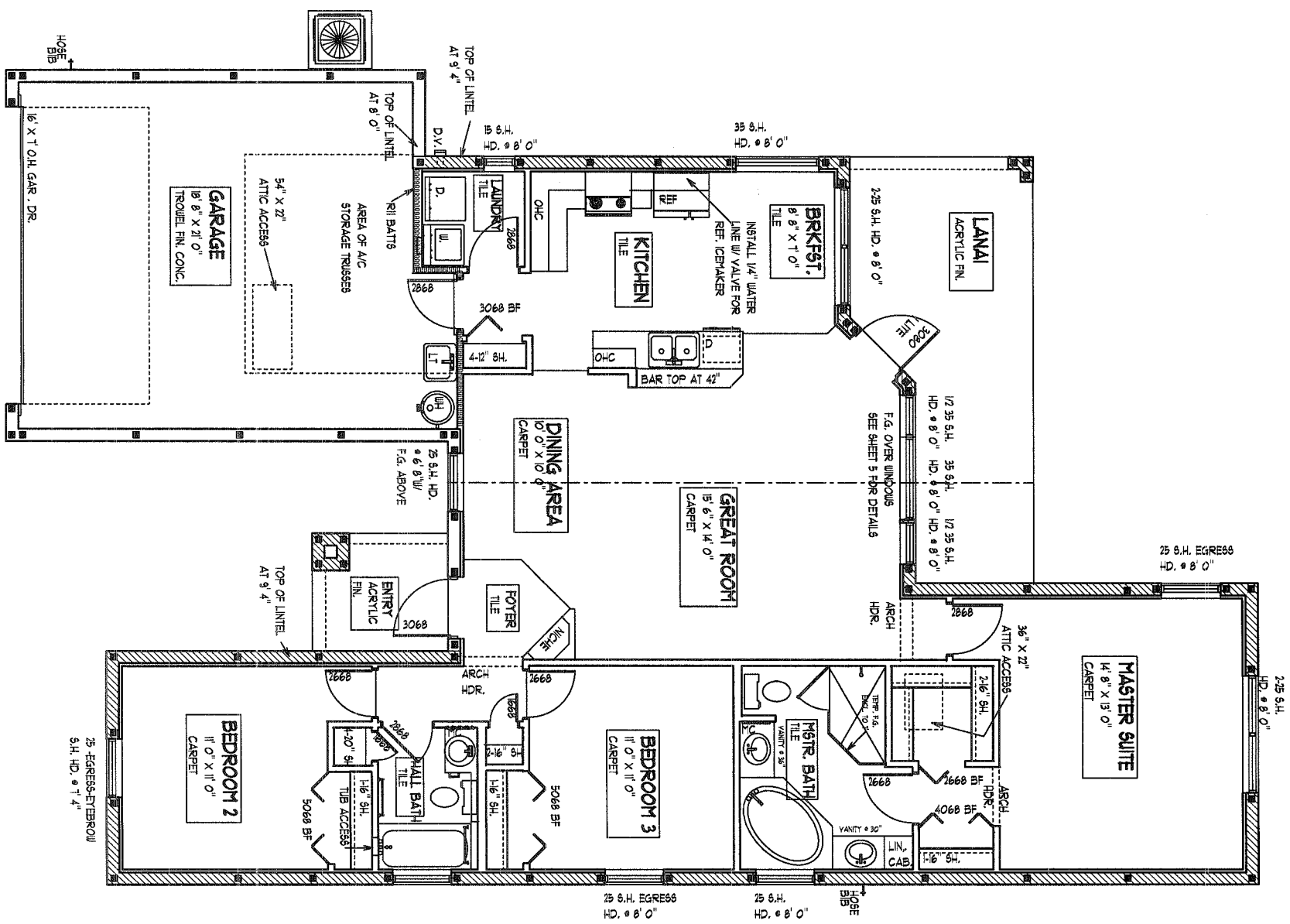
**DEEB FAMILY HOMES, LTD.**  
9400 RIVER CROSSING BLD.  
NEW PORT RICHEY, FL. 34655

PLAN DATE	11-11-09

**LOT 00 ADDRESS**

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 123 MPH 3 SEC. GUST LOADS AND IT IS IN COMPLIANCE WITH SECT. 901 OF THE 2007 FLORIDA RESIDENTIAL BUILDING CODE W/ 2009 SUPPLEMENTS SEALED FOR STRUCTURE ONLY  
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**SQUARE FOOTAGES**

LIVING AREA	- 195 S.F.
GARAGE	- 462 S.F.
LANAI	- 82 S.F.
ENTRY	- 46 S.F.
TOTAL	- 785 S.F.

**FLOOR PLAN NOTES**

SCALE 1/8" = 1' 0"

A.E.C.S. # 0000

**UNIT 1495**

**2**

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

PLAN DATE	11-11-09

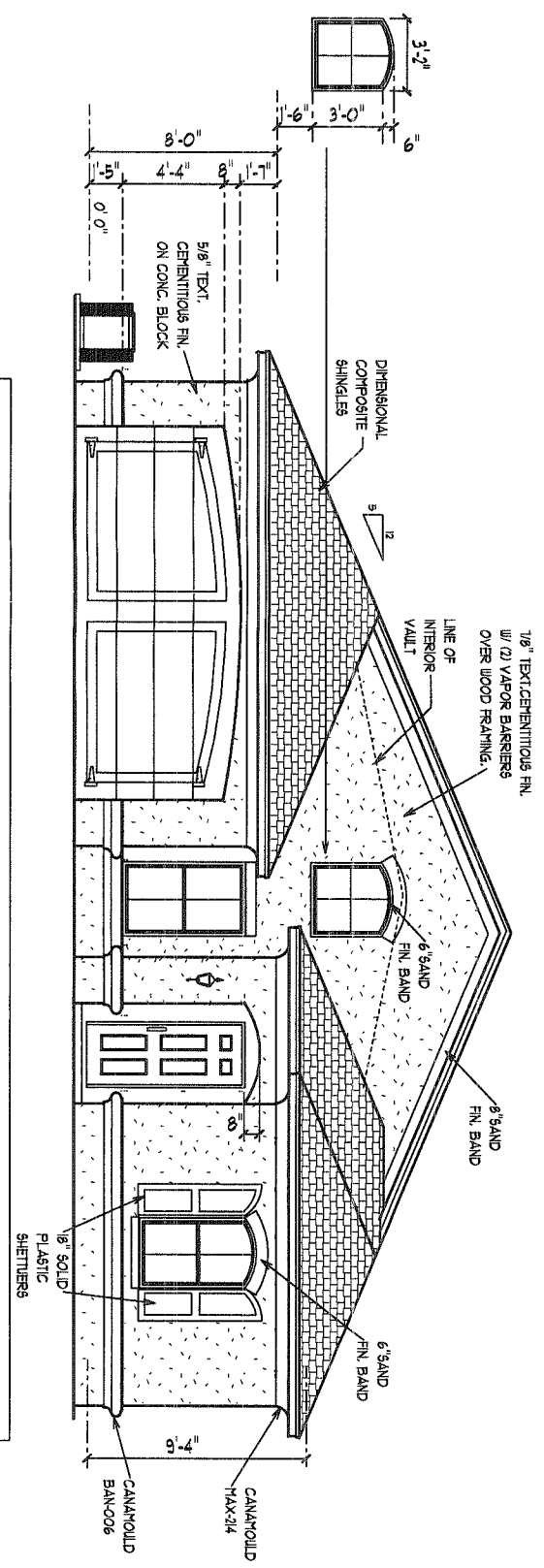
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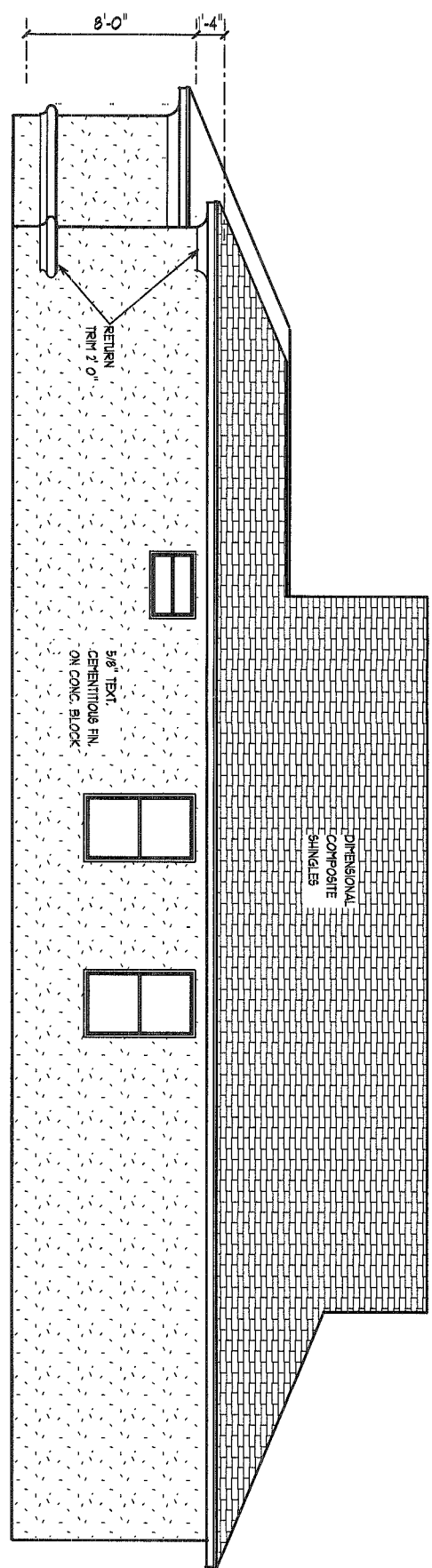
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**FRONT ELEVATION**



**RIGHT SIDE ELEVATION**

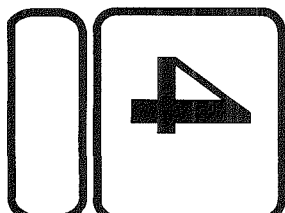


**EXTERIOR ELEVATIONS - A**

1/8" = 1' 0"

A.E.C.S. # 0000

**UNIT 1495**



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

PLAN DATE
11-11-09

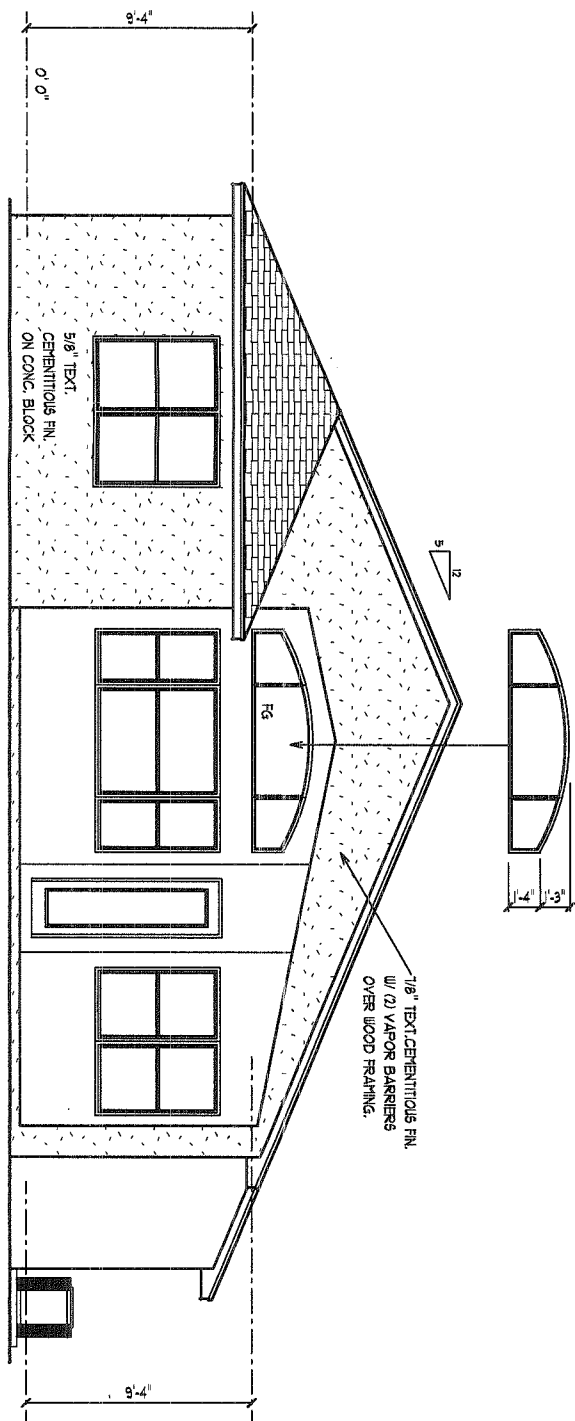
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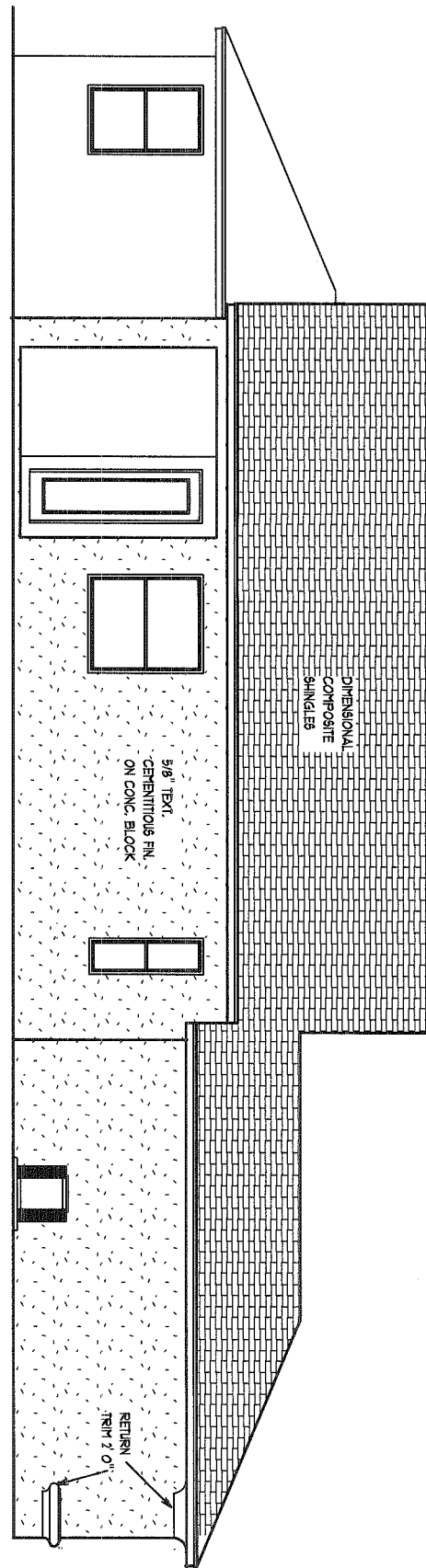
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**REAR ELEVATION**



**LEFT SIDE ELEVATION**



**EXTERIOR ELEVATIONS -A**

1/8" = 1' 0"

A.E.C.S. # 0000

**UNIT 1495**

**5**

**DEEB FAMILY  
HOMES, LTD.**

9400 RIVER CROSSING BLD.  
NEW PORT RICHEY, FL. 34655

**PLAN DATE**

11-11-09  
3-23-09

**LOT 00  
ADDRESS**

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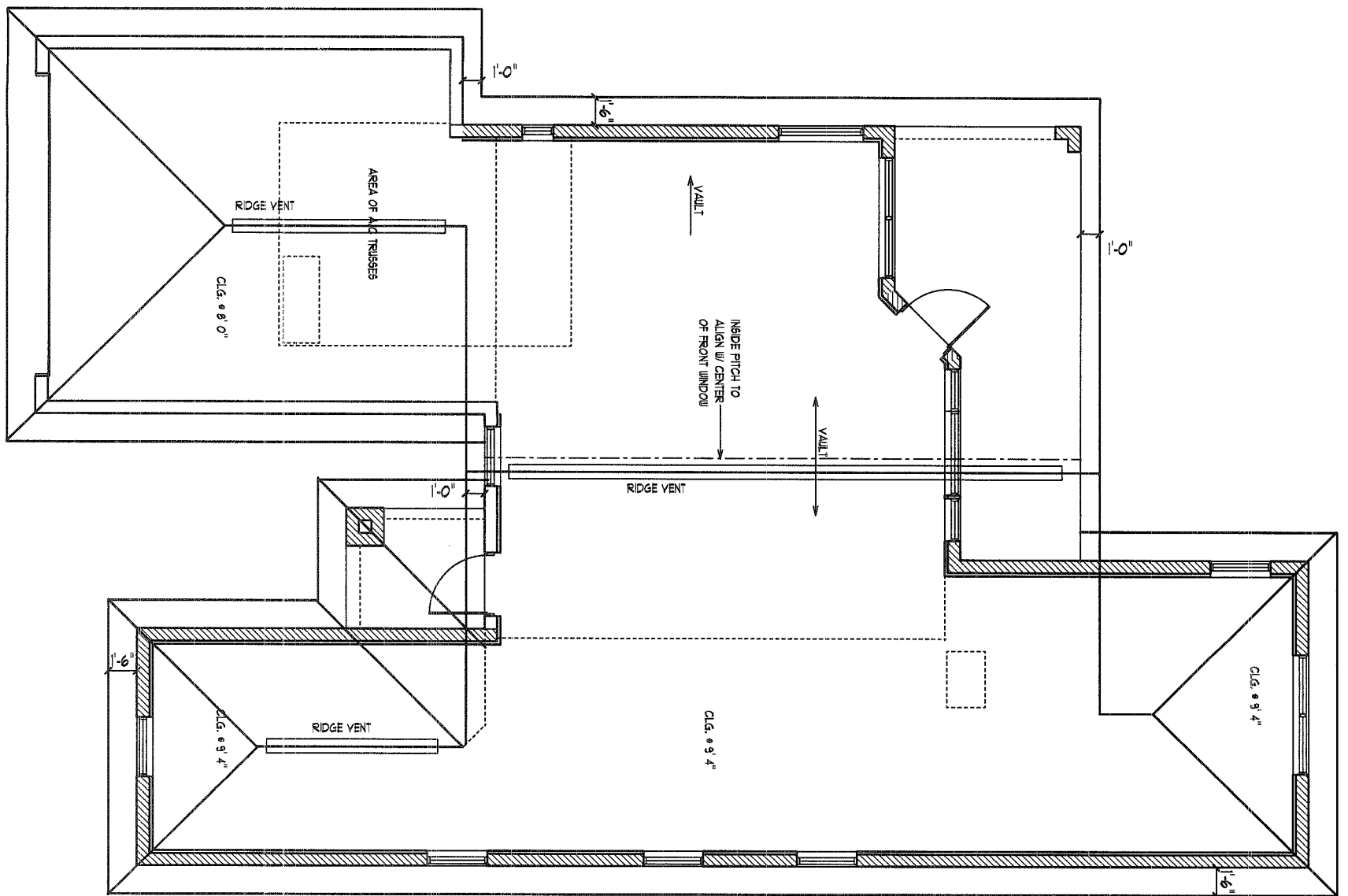
**ALLEN ENGINEERING &  
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**RICH ALLEN PROFESSIONAL ENGINEER**

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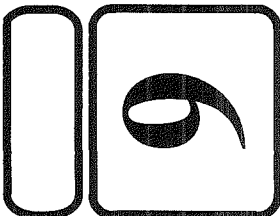


**ROOF PLAN -A**

SCALE 1/8" = 1' 0"

A.E.C.S. # 0000

**UNIT 1495**



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

PLAN DATE
11-11-09

**LOT 00 ADDRESS**

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 SIGNED  
 RICHARD E. ALLEN P.E. #56920

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**IMPORTANT NOTE:**

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

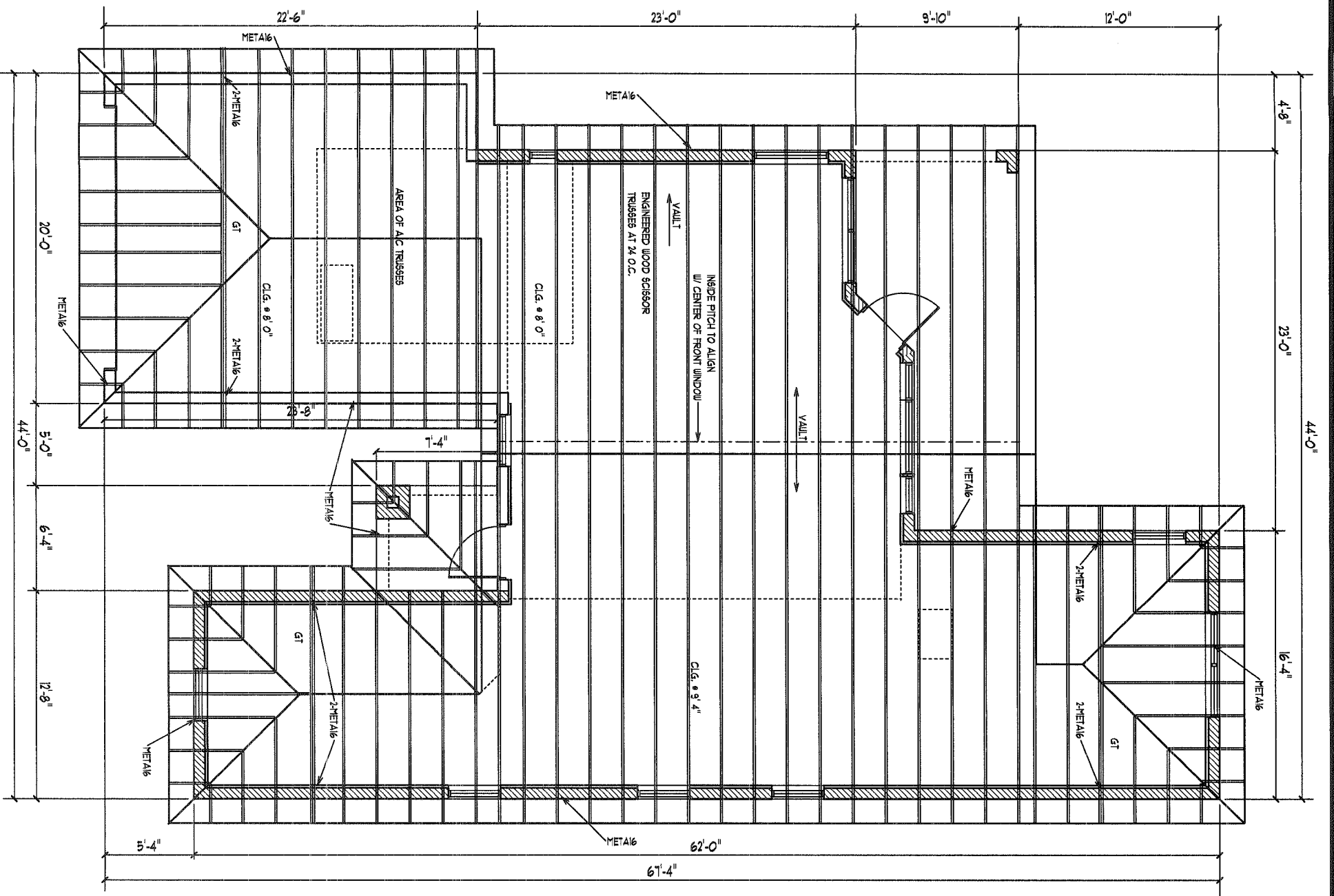
**FASTENER NOTES**

(1) FOR MGT USE 5/8" X A.T.R. 6" EMBED, SET EPOXY  
(2) FOR HGT-2, FOLLOW MFRER INSTRUCTIONS FOR EMBEDDING BOLTS- MECH. BOLT CANNOT SATISFY CRITICAL SPACING.

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

NOTE: INSTALL MOISTURE BARRIER BETWEEN MASONRY & UNTREATED WOOD

ATTIC VENTILLATION:  
PROVIDE 50 % OF 1/50 th  
ATTIC AREA AT RIDGE,  
REMAINDER AT SOFFIT



**TRUSS PLAN - A**

SCALE 1/8" = 1' 0"

A.E.C.S. # 0000

**UNIT 1495**

**6A**

**DEEB FAMILY HOMES, LTD.**

9400 RIVER CROSSING BLD.  
NEW PORT RICHEY, FL. 34655

PLAN DATE

11-11-09

LOT 00  
ADDRESS

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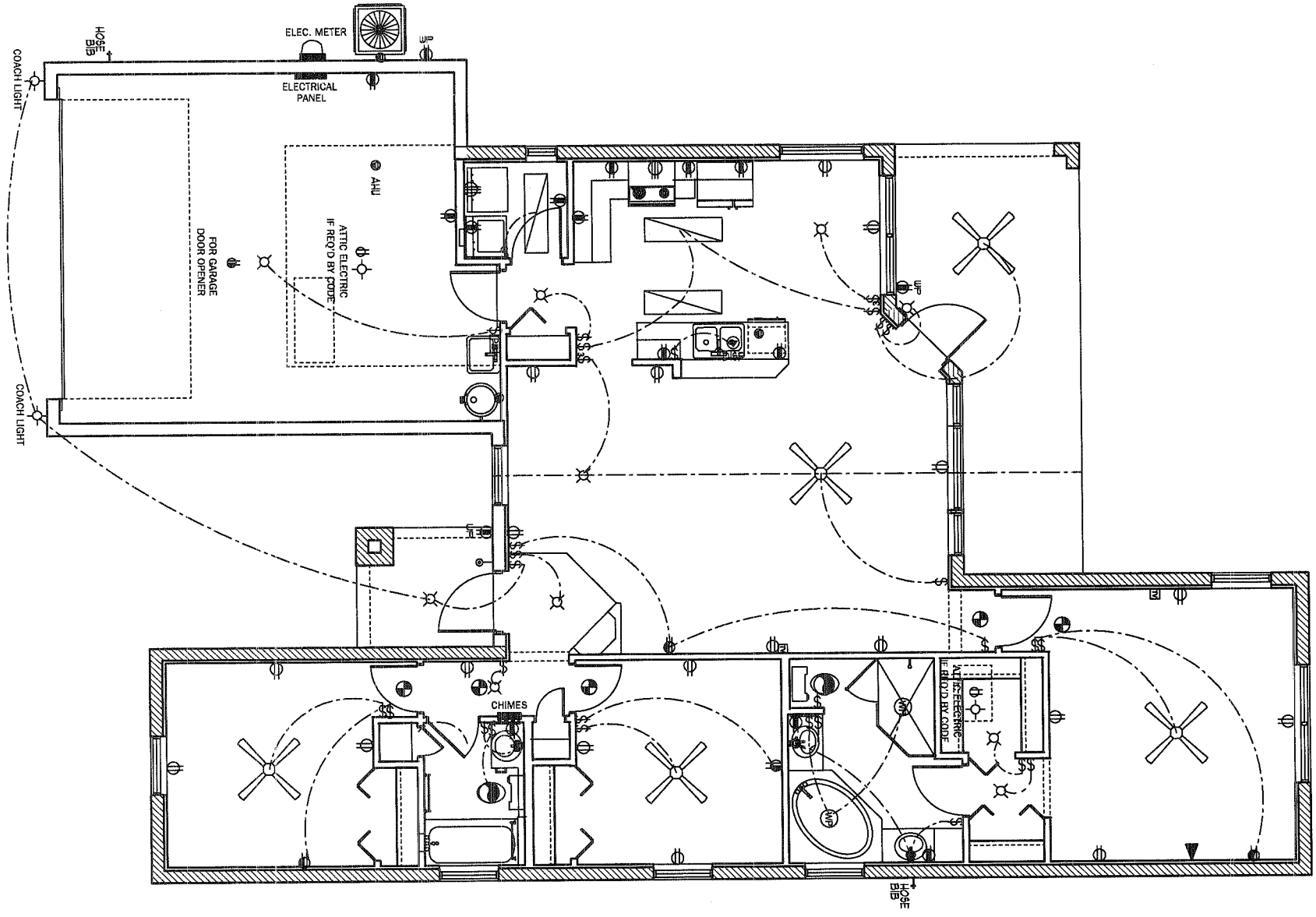
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UNLESS OTHERWISE NOTED  
 1. ELECTRICAL OUTLET HEIGHTS MEASURED FROM FINISHED FLOOR TO CENTERLINE OF THE BOX TO BE 17" A.F.F. (GENERAL)  
 KITCHEN 47" HORIZONTAL  
 BATHROOM 47" HORIZONTAL  
 LAUNDRY 36" WASHER/24" DRYER WALL OUTLETS 45"  
 EXTERIOR WATERPROOF 17"  
 GARAGE GFI 45"  
 RANGE 20V 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, SECTION 9012  
 6. PROVIDE AFCI (ARC FAULT INTERRUPTERS) IN ALL BEDROOMS PER NEC, SECTION 210-12

- ELECTRICAL LEGEND**
- \$ SINGLE POLE SWITCH
  - \$2 DOUBLE POLE SWITCH
  - \$3 THREE-WAY SWITCH
  - \$4 FOUR-WAY SWITCH
  - \$DM DIMMER SWITCH
  - ☉ CEILING FIXTURE
  - ☉ SCOUNCE (WALL MOUNTED) FIXTURE
  - ⊕ 110 VOLT DUPLEX OUTLET
  - ⊕ 110 VOLT SPLIT SWITCHED OUTLET
  - ⊕ GROUND FAULT INTERRUPT
  - ⊕ WP WATER PROOF W/ GROUND FAULT
  - ⊕ 220 VOLT OUTLET
  - ⊕ SPECIAL SERVICES OUTLET
  - TV T.V. CABLE OUTLET
  - ⊕ TELEPHONE CABLE OUTLET
  - ⊕ RECESSED LIGHTING
  - ⊕ WATER PROOF RECESSED LIGHTING
  - ⊕ BATH FAN
  - ⊕ BATH FAN W/ LIGHT
  - ☉ SMOKE DETECTOR/CARBON MONOXIDE DETECTOR
  - ☉ FLOOD LIGHT
  - ☉ FLUORESCENT LIGHTING
  - ☉ TRACK LIGHTING
  - ☉ CEILING FAN
  - ☉ DISCONNECT SWITCH
  - DISP DISPOSAL
  - ⊕ DOOR BELL
  - ⊕ DOOR BELL CHIMES
  - ⊕ PREWIRE SPEAKER
  - JUNCTION BOX
  - T THERMOSTAT
  - ⊕ LOW VOLTAGE LIGHTING
  - ⊕ INTERCOM SYSTEM
  - ⊕ GARAGE DOOR PUSH BUTTON

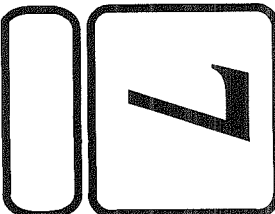


**ELECTRICAL PLAN**

SCALE 1/8" = 1' 0"

A.E.C.S. # 0000

**UNIT 1495**



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 NEW PORT RICHEY, FL. 34655

PLAN DATE  
 11-11-09

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I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 129 MPH 3 SEC. GUST LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2007 FLORIDA RESIDENTIAL BUILDING CODE W/ 2009 SUPPLEMENTS SEALED FOR STRUCTURE ONLY  
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