

**NOTICE TO SUBCONTRACTORS :**

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

**NOTICE TO BUILDER**

IT IS THE INTENT OF THIS DESIGNER THAT THESE PLANS ARE ACCURATE AND ARE CLEAR ENOUGH FOR THE LICENSED PROFESSIONAL TO CONSTRUCT THIS PROJECT. IN THE EVENT THAT SOMETHING IS UNCLER 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.

**GENERAL NOTES:**

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

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

VTR LOCATIONS ARE APPROXIMATE AND MAY CHANGE DUE TO JOBSITE CONDITIONS

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

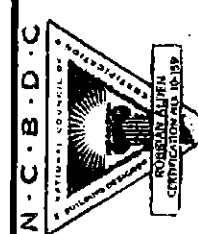
**WINDOW INSTALLATION NOTES:**

1. WINDOWS MUST BE FASTENED INTO STRUCTURAL MEMBERS PER MFG'S. DETAIL REQUIREMENTS PER DESIGN CRITERIA NOTED ON THESE DRAWINGS.
2. WINDOWS ARE 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 S4.

**SOFTPLAN**  
ARCHITECTURAL DESIGN SOFTWARE

**A I AIBD**  
7059 Blair Road NW  
Suite 201  
**BID**® Washington DC 20012

**ROBBIAN DESIGN**  
AL ROBBIAN A.I.B.D.  
6397 CONNEWOOD SQ.  
NEW PORT RICHEY, FL. 34653  
(727) 848-7259  
MAIL-@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.

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**COVER SHEET PRE-ENGINEERED BID SET**



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

**LESLIE RESIDENCE**  
LOT 13 RENAISSANCE OAKS  
PINELLAS COUNTY

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE APPLICABLE WIND LOADS AND IT IS IN COMPLIANCE WITH THE FLORIDA BUILDING CODE OF FLORIDA SEALED FOR STRUCTURE ONLY  
 SIGNED: RICHARD E. ALLEN P.E. #155920

**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
RICH ALLEN PROFESSIONAL ENGINEER  
P.E. # 56920 C.A. # 9542  
P.O. BOX 351  
NEW PORT RICHEY, FL. 34656  
727-842-6100  
rich@allenengconstrutionservices.com

A.E.C.S. # 00000

COLUMNS UNLESS OTHERWISE SHOWN IN THE STRUCTURAL PLANS.

**32. STRUCTURAL STEEL AND CONNECTION ACCESSORY MATERIAL [GENERAL]:**

32.1 I-BEAMS, FORMED STRUCTURAL STEEL, FLAT BAR OR PLATE SHALL BE ASTM GRADE A36 UNLESS STATED OTHERWISE.

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 STRUCTURAL ENGINEER.

34 CRICKETS] ARE ASSOCIATED WITH 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 SHALL BE BASED ON THE REQUIREMENTS STATED IN TITLE 44 CFR SECTIONS 59 AND 60, AND ON THOSE OF THE INDIVIDUAL COMMUNITY RATING AGENCIES FOR THE GOVERNMENTAL JURISDICTION WHERE THE CONSTRUCTION IS TO BE DONE.

36.2 HOWEVER, THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR IDENTIFYING AND SHOWING ON THE PLANS THE FLOOD ZONE CATEGORY, BASE FLOOD ELEVATION, AND THE FLOOR AND STORY HEIGHTS OF THE BUILDING IN RELATION TO THE BASE FLOOD ELEVATION. THIS INFORMATION IS CONSIDERED ARCHITECTURAL AND SITE RELATED AND SHALL BE PROVIDED TO THE STRUCTURAL ENGINEER BY THE CONTRACTING CLIENT OR HIS AGENT. 2 WATERPROOFING MEASURES ABOVE GRADE [E.G., FLASHING, CAULKING, SHAPE, AND LOCATION OF

**37. SPECIAL CONSTRUCTION [GENERAL]:**

37.1 ALUMINUM STRUCTURAL ALUMINUM COLUMNS.  
I. 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.

II. 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**

I. 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**

I. 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**

I. 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. STRUCTURES OTHER THAN

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.
Stucco, Cladding, Doors and Windows:	
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.
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 Design Data	
Flood Zone:	X

Door and Window Openings					
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., -23.2 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	21.1 psf max., -23.0 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 5	4	2.5	2	22.6 psf max., -30.2 psf min.
5	20 sqft zone 5	4	5	2	21.6 psf max., -28.2 psf min.
5	30 sqft zone 5	4	7.5	2	21.1 psf max., -27.3 psf min.
5	40 sqft zone 5	4	10	2	20.7 psf max., -26.4 psf min.
5	50 sqft zone 5	4	12.5	2	20.2 psf max., -25.5 psf min.
5	100 sqft zone 5	4	25	2	19.2 psf max., -23.5 psf min.

**WIND LOAD DESIGN DATA**

**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
RICH ALLEN PROFESSIONAL ENGINEER  
P.E. # 56920 C.A. # 9542  
P.O. BOX 351  
NEW PORT RICHEY, FL. 34656  
727-842-6100  
rich@alleneengineering.com

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 901 OF THE 2010 FLORIDA BUILDING CODE. THIS SEAL IS VALID FOR STRUCTURE ONLY.  
SIGNED: RICHARD E. ALLEN P.E. #56920

**LESLIE RESIDENCE**  
**LOT 13 RENAISSANCE OAKS**  
**PINELLAS COUNTY**

PLAN DATE	9-14-12
	10-3-12
	2-27-13
	4-4-2013
	5-23-2013

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

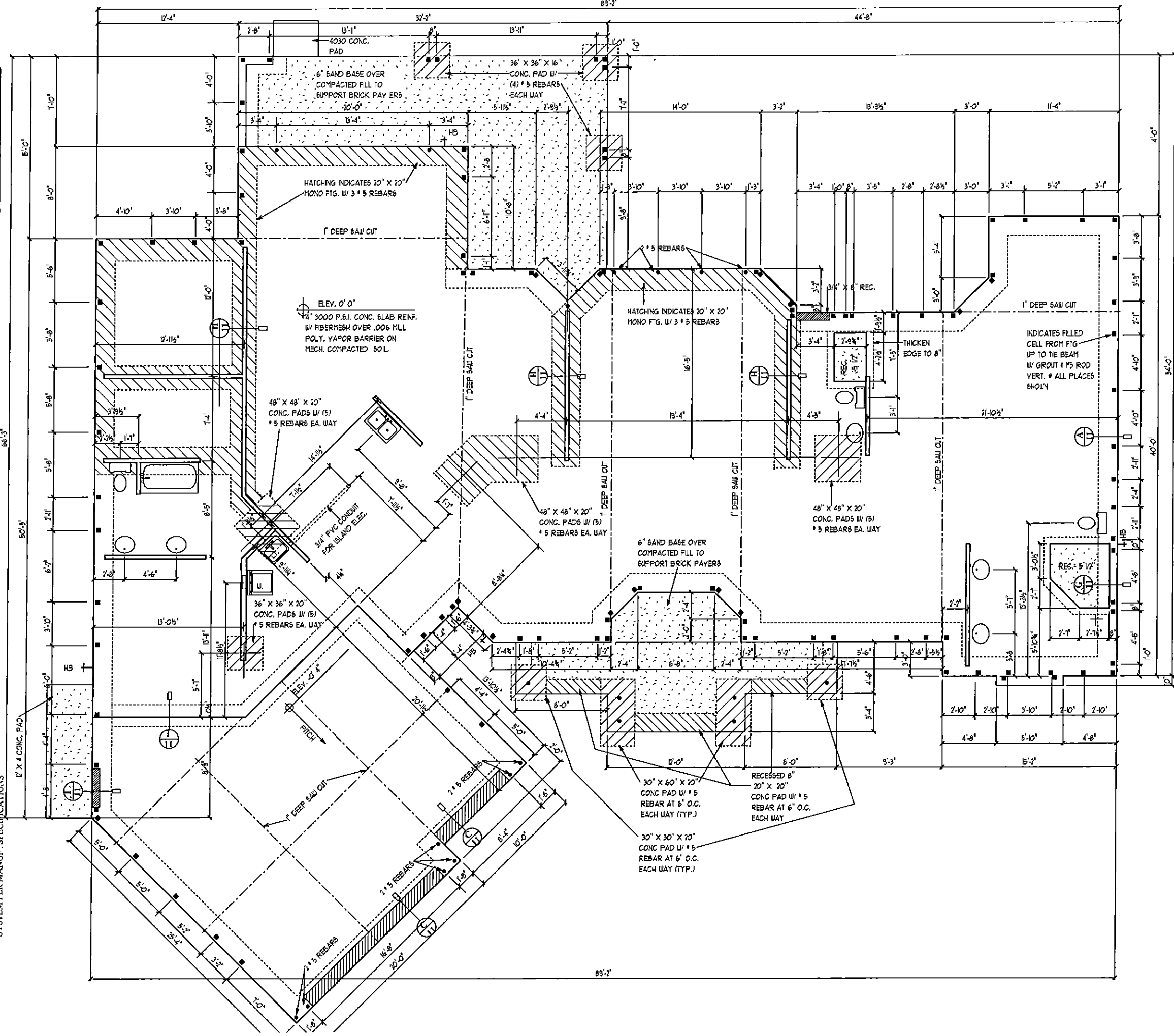
**TERMITE SPECIFICATIONS:**

INSTALL "BORACARE" TERMITE PROTECTION  
 SYSTEM PER MANUF. SPECIFICATIONS

SYNTHETIC FIBER REINFORCEMENT  
 IN CONCRETE FOR SLAB-ON GRADE  
 SHALL COMPLY WITH FBC SECT. 9112  
 (EXCEPTION 1)

**NOTES**

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



**FOUNDATION PLAN-D SCALE 1/8" = 1' 0"**

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**LESLIE RESIDENCE  
 LOT 13 RENAISSANCE OAKS  
 PINELLAS COUNTY**

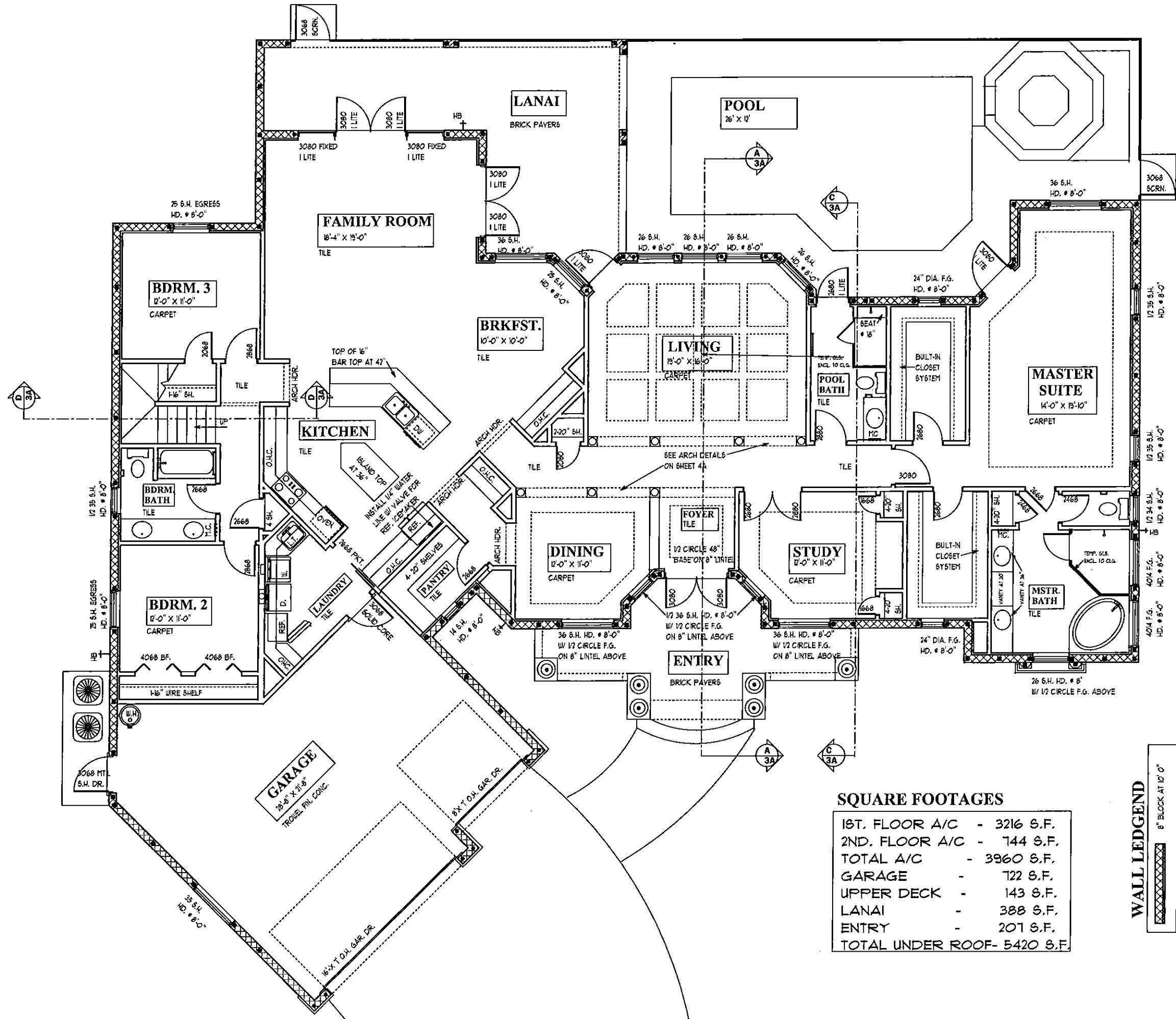
PLAN DATE
9-14-12
10-3-12
2-27-13
4-4-2013
5-23-2013

I HEREBY CERTIFY THAT I HAVE  
 REVIEWED THE ATTACHED DESIGN  
 FOR CONSTRUCTION OF THE FOUNDATION  
 AND FOUND IT TO BE IN COMPLIANCE  
 WITH SECTION 901 OF THE 2010 FLORIDA  
 RESIDENTIAL BUILDING CODE  
 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 351  
 NEW PORT RICHEY, FL. 34656  
 rich@allenengconcservices.com

**1**



**SQUARE FOOTAGES**

1ST. FLOOR A/C	-	3216 S.F.
2ND. FLOOR A/C	-	744 S.F.
TOTAL A/C	-	3960 S.F.
GARAGE	-	722 S.F.
UPPER DECK	-	143 S.F.
LANAI	-	388 S.F.
ENTRY	-	201 S.F.
<b>TOTAL UNDER ROOF-</b>		<b>5420 S.F.</b>



**FLOOR PLAN NOTES**

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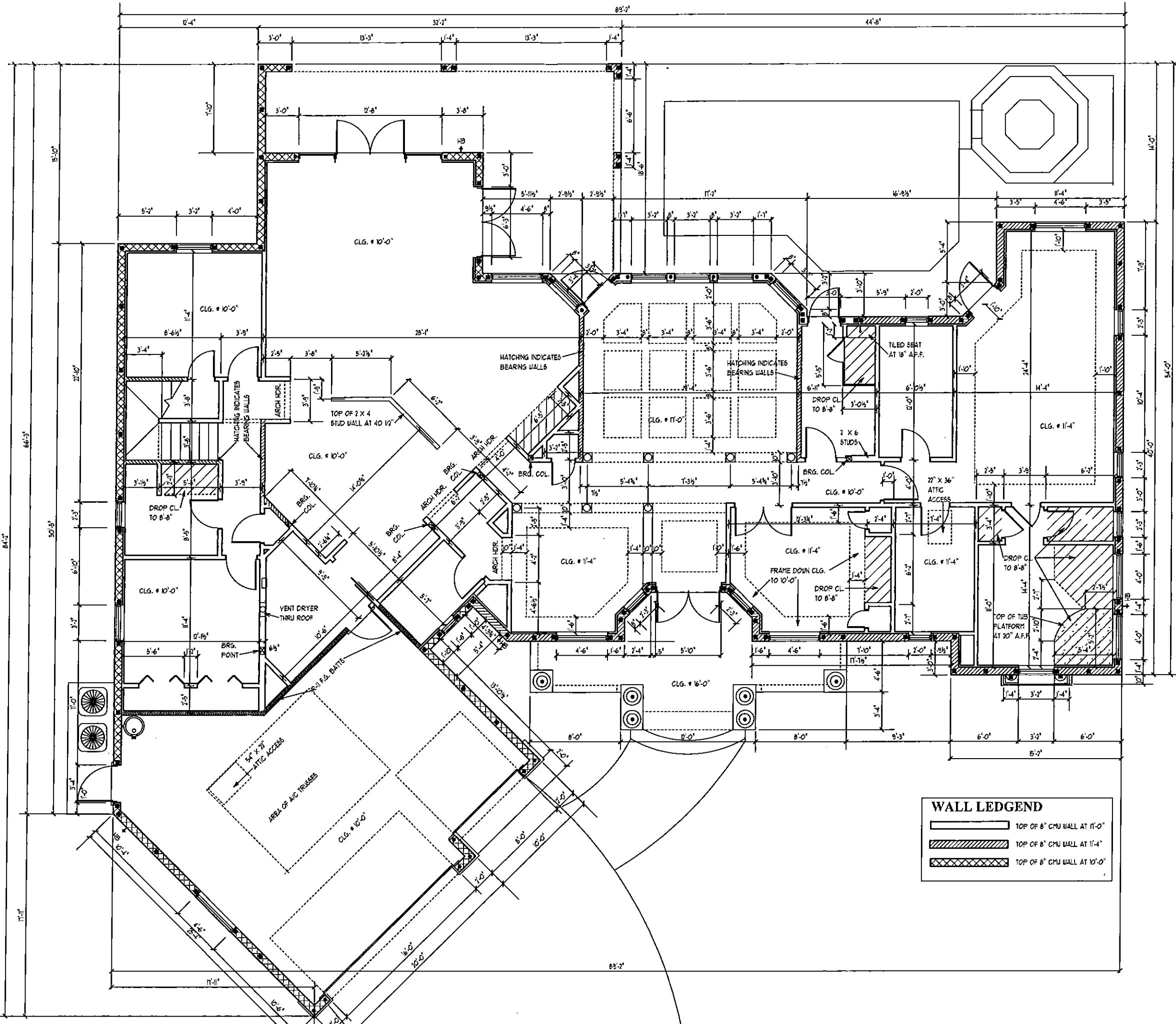
**LESLIE RESIDENCE  
 LOT 13 RENAISSANCE OAKS  
 PINELLAS COUNTY**

ENERGY CERTIFY THAT I HAVE INCORPORATED THE ATTACHED DESIGN TO MEET THE MINIMUM DESIGN WIND LOADS AND FEES IN COMPLIANCE WITH SECT. 901 OF THE 2010 FLORIDA RESIDENTIAL BUILDING CODE SEALED FOR STRUCTURE ONLY  
 SIGNED: RICHARD L ALLEN P.E. #59970  
 RICH@alleneengineering.com

**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
 RICH ALLEN PROFESSIONAL ENGINEER  
 P.E. # 56970 C.A. # 9542  
 P.O. BOX 151  
 NEW PORT RICHEY, FL. 34656  
 727-842-6100  
 rich@alleneengineering.com

A.E.C.S. # 00000

SCALE 1/8" = 1' 0"



**FIRST FLOOR DIMENSIONS**

SCALE 1/8" = 1'-0"

A.E.C.S. # 00000

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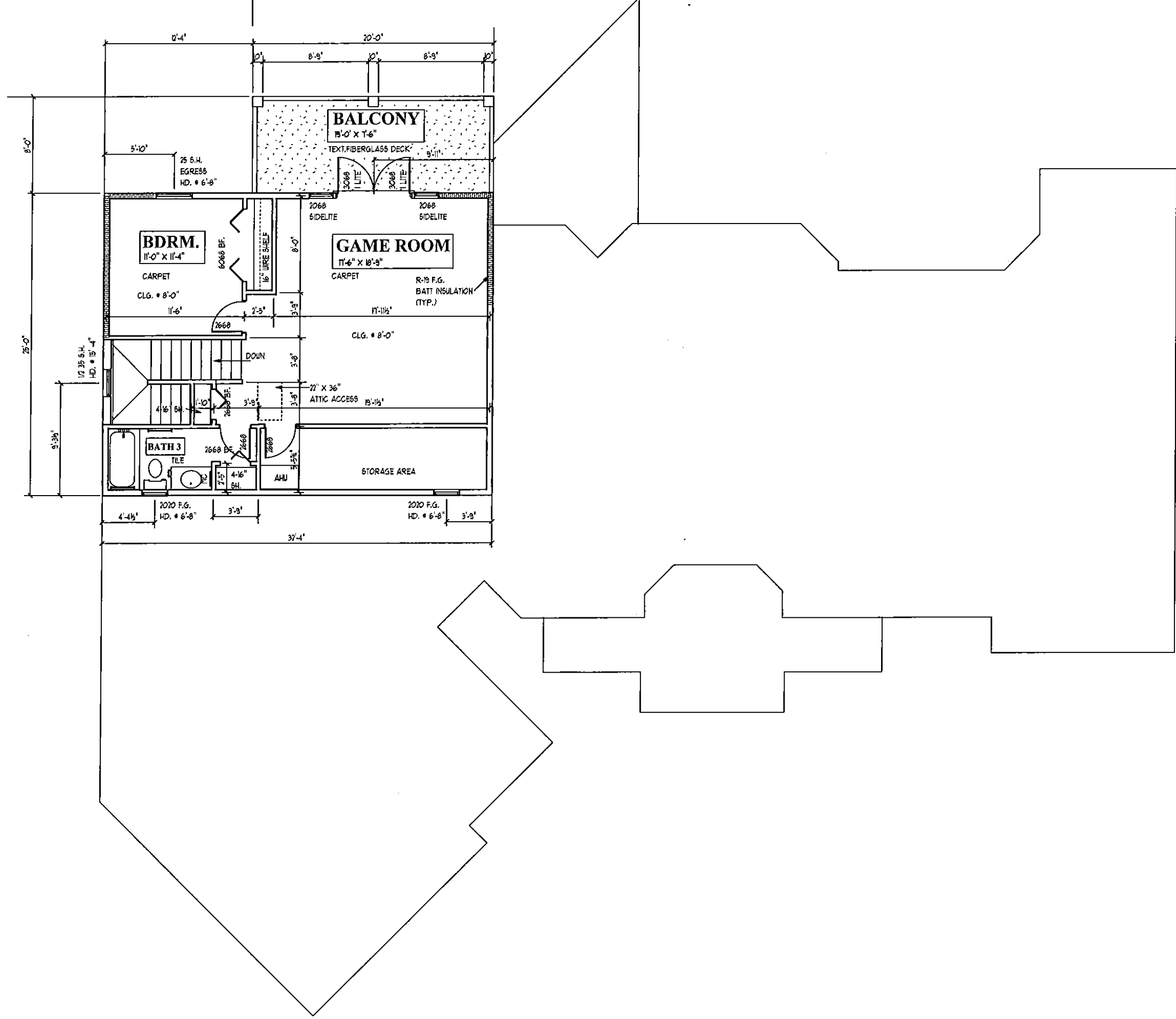
**LESLIE RESIDENCE**  
**LOT 13 RENAISSANCE OAKS**  
**PINELLAS COUNTY**

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS DRAWING FOR CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS TO COMPLY WITH ALL APPLICABLE WIND LOADS AND IT IS IN COMPLIANCE WITH SECTION 901 OF THE 2010 FLORIDA RESIDENTIAL BUILDING CODE. I AM SEALING FOR STRUCTURE ONLY.

SIGNED: RICHARD E. ALLEN P.E. #59920  
 RICH@ALLENENGINEERSERVICES.COM

**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
 RICH ALLEN PROFESSIONAL ENGINEER  
 P.E. # 56920 C.A. # 9542  
 P.O. BOX 331  
 NEW PORT RICHEY, FL. 34656  
 727-842-6100  
 rich@allenengineerservices.com

**2A**



**SECOND FLOOR NOTES**

**3**

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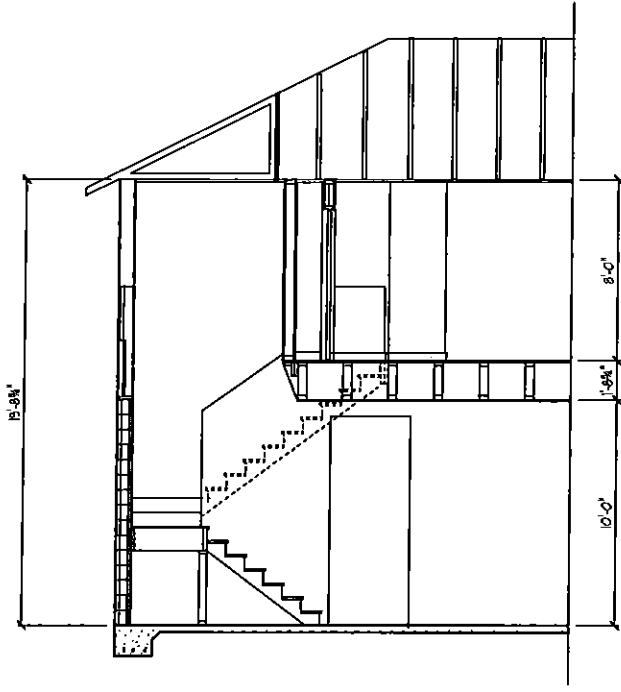
**LESLIE RESIDENCE  
LOT 13 RENAISSANCE OAKS  
PINELLAS COUNTY**

THESEY CERTIFY THAT I HAVE  
DESIGNED THIS STRUCTURE  
TO COMPLY WITH ALL APPLICABLE  
WIND LOADS AND IT IS IN COMPLIANCE  
WITH SECT. 901 OF THE 2010 FLORIDA  
RESIDENTIAL BUILDING CODE  
SEALED FOR STRUCTURE ONLY  
SIGNED  
RICHARD E. ALLEN P.E. A56920

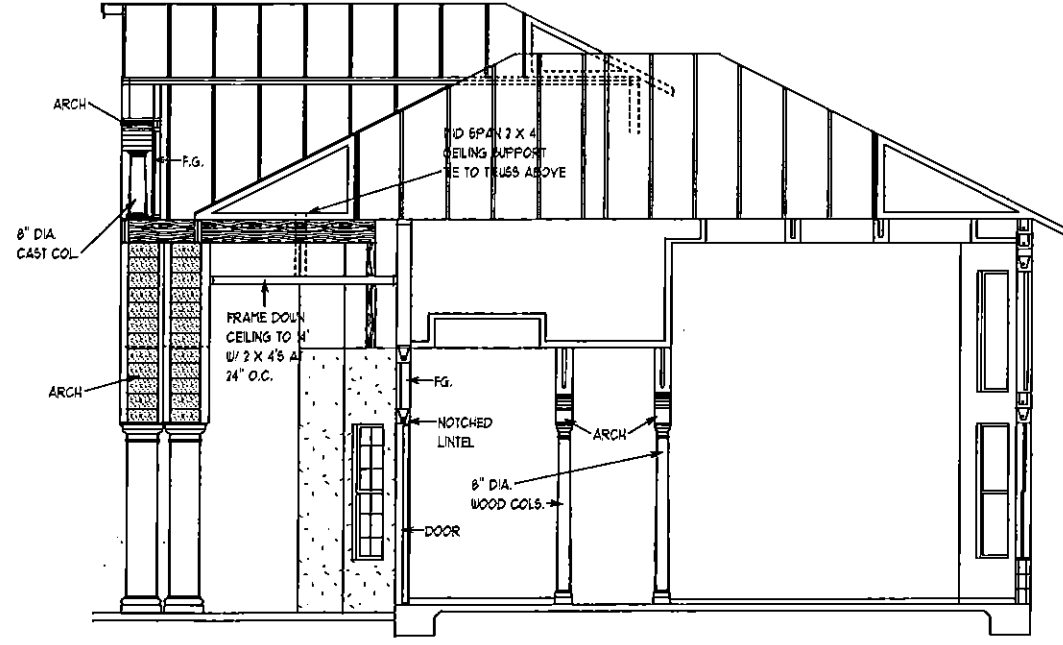
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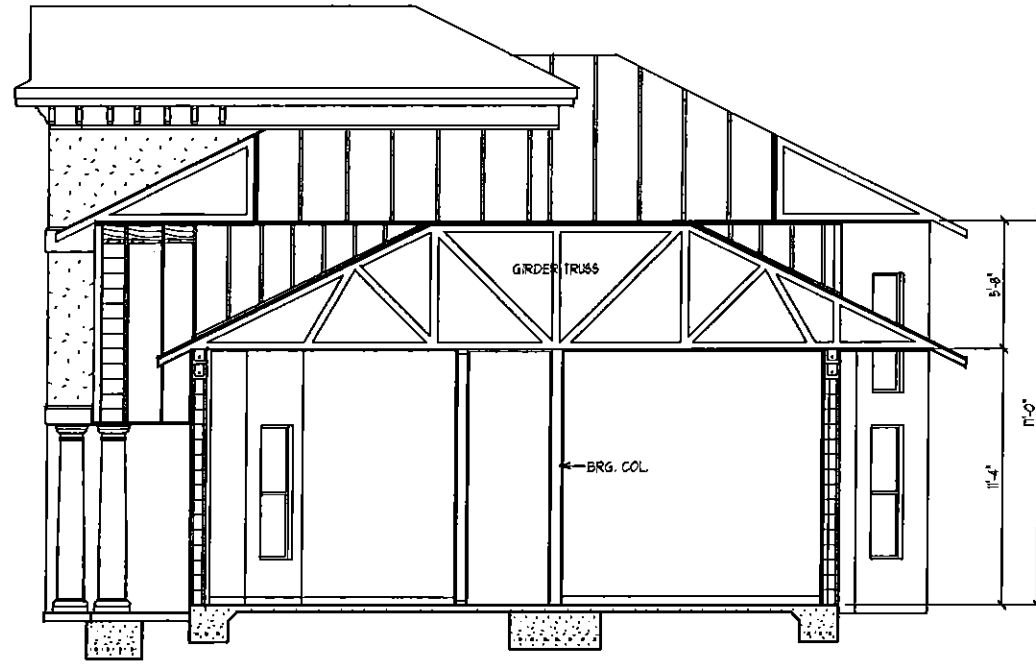
SCALE 1/8" = 1'-0"



SECTION D - D



SECTION A - A



SECTION C - C

SECTION DETAILS

SCALE 1/8" = 1'-0"

**3A**

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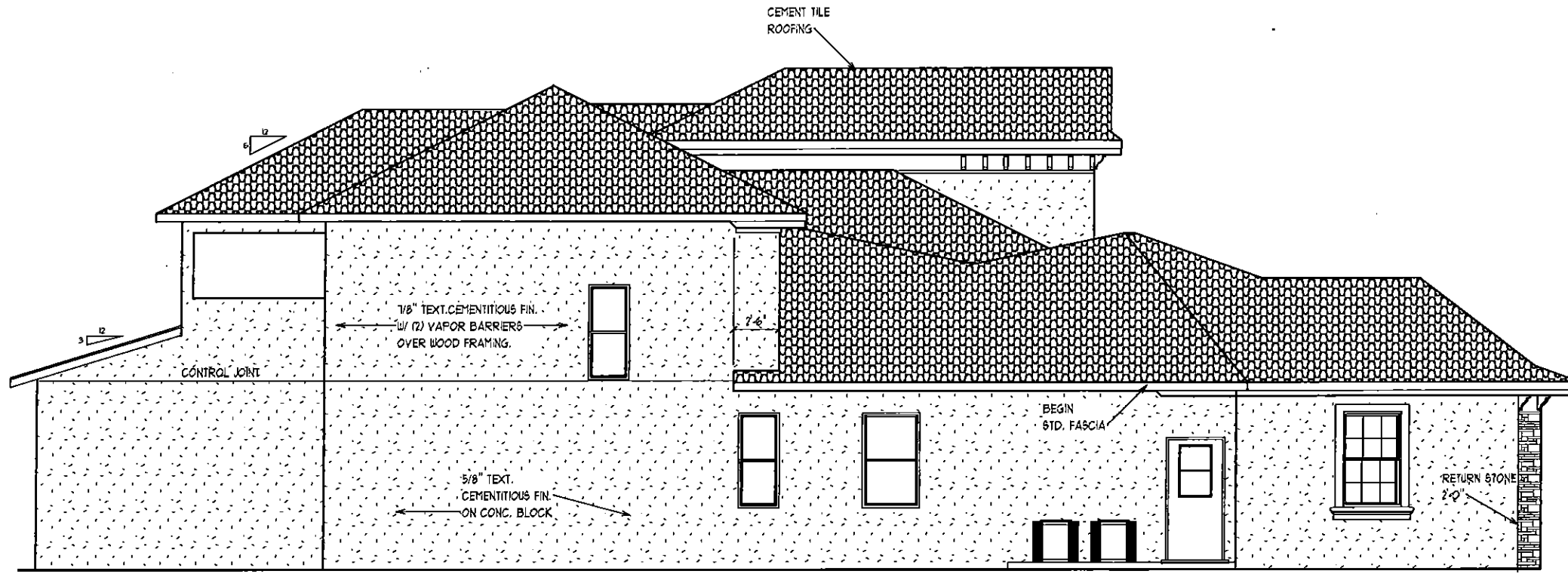
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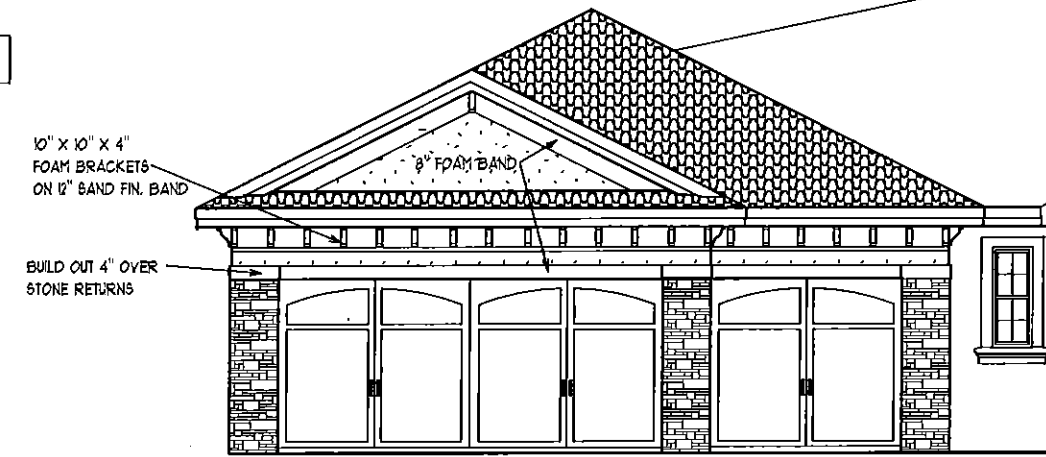
LIBERBY CERTIFY THAT I HAVE  
DESIGNED THIS STRUCTURE  
TO COMPLY WITH THE APPLICABLE  
WIND LOADS AND IT IS IN COMPLIANCE  
WITH SECT. 501 OF THE 2010 FLORIDA  
RESIDENTIAL BUILDING CODE  
SEALED FOR STRUCTURE ONLY

SIGNED  
RICHARD E. ALLEN P.E. #56920

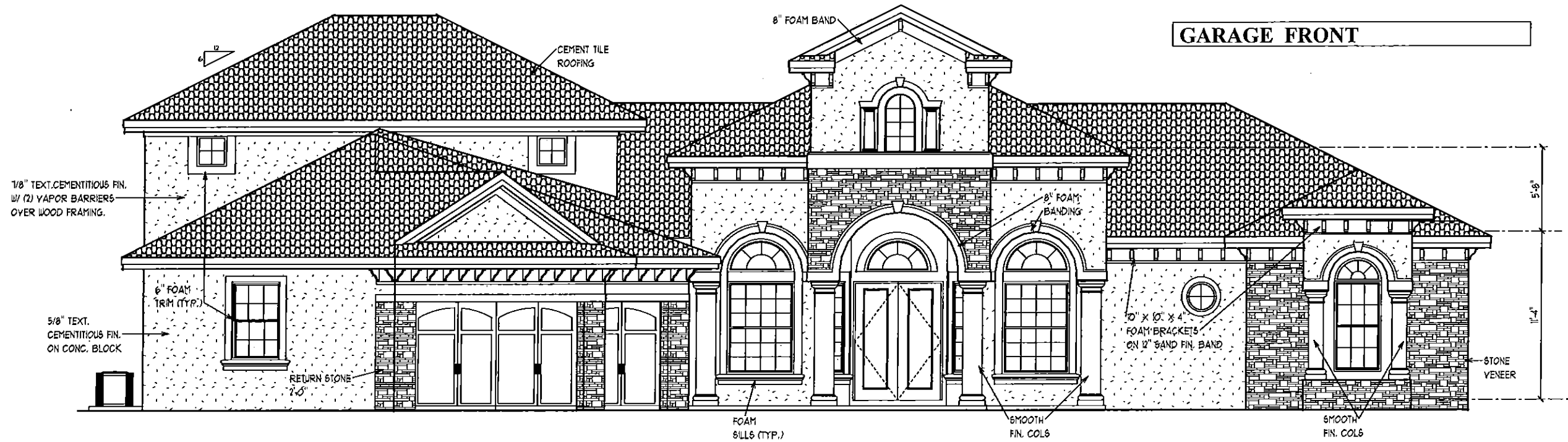
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P.O. BOX 331  
NEW PORT RICHEY, FL. 34656  
727-842-6100  
rich@allenengineeringservices.com



**LEFT SIDE ELEVATION**



**GARAGE FRONT**



**FRONT ELEVATION**

A.E.C.S. # 00000

1/8" = 1' 0"

**EXTERIOR ELEVATIONS**

**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
 RICH ALLEN PROFESSIONAL ENGINEER  
 P.E. # 56920 C.A. # 9542  
 P.O. BOX 351  
 NEW PORT RICHEY, FL. 34656  
 727-842-6100  
 rich@allenengineering.com

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 45 MPH ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 901 OF THE 2010 FLORIDA RESIDENTIAL BUILDING CODE SEALED FOR STRUCTURE ONLY  
 SIGNED:  
 RICHARD E. ALLEN P.E. #56920

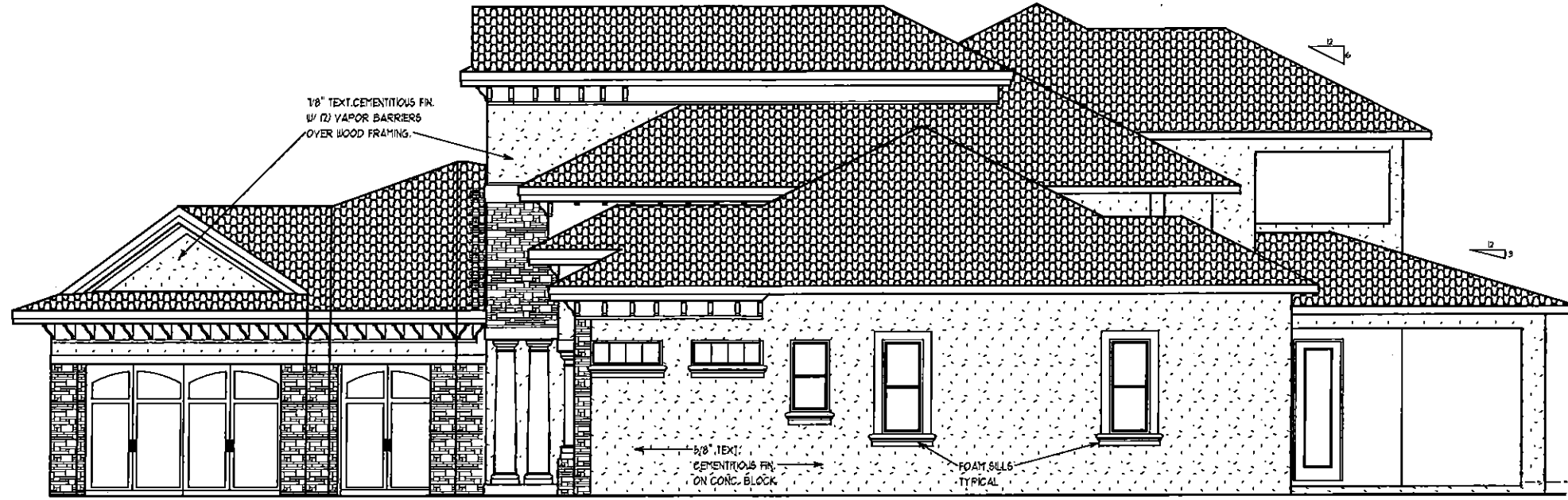
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**4**





**RIGHT SIDE ELEVATION**



**REAR ELEVATION**

**EXTERIOR ELEVATIONS**

1/8" = 1' 0"

A.E.C.S. # 00000

**5**

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

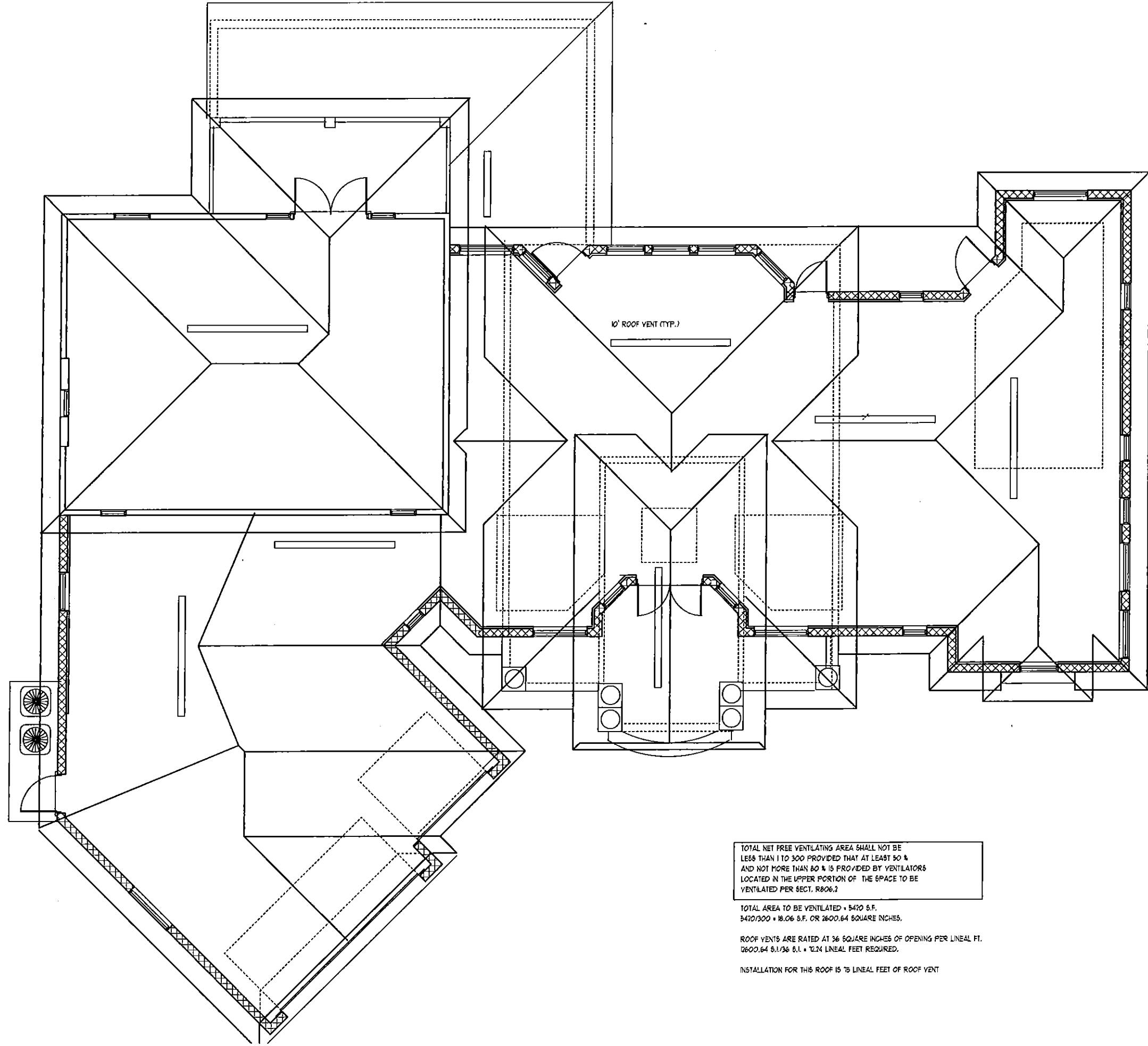
PLAN DATE
9-14-12
10-3-12
2-27-13
4-4-2013
5-23-2013

**LESLIE RESIDENCE**  
**LOT 13 RENAISSANCE OAKS**  
**PINELLAS COUNTY**

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH HIS MOST ULTIMATE INTERESTS AND TO BE IN COMPLIANCE WITH ALL APPLICABLE FLORIDA RESIDENTIAL BUILDING CODES. THIS SEAL IS VALID FOR STRUCTURE ONLY.

SIGNED: RICHARD E. ALLEN P.E. #56925

**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
 RICH ALLEN PROFESSIONAL ENGINEER  
 P.E. # 56920 C.A. # 9542  
 P.O. BOX 151  
 NEW PORT RICHEY, FL. 34656  
 727-842-6100  
 rich@allenengconstructionservices.com



TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 300 PROVIDED THAT AT LEAST 50 % AND NOT MORE THAN 80 % IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED PER SECT. R806.2

TOTAL AREA TO BE VENTILATED = 5420 S.F.  
 5420/300 = 18.06 S.F. OR 2600.64 SQUARE INCHES.

ROOF VENTS ARE RATED AT 36 SQUARE INCHES OF OPENING PER LINEAL FT.  
 2600.64 S.I./36 S.I. = 72.24 LINEAL FEET REQUIRED.

INSTALLATION FOR THIS ROOF IS 75 LINEAL FEET OF ROOF VENT

**ROOF PLAN** SCALE 1/8" = 1'-0"

**6**

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

PLAN DATE
9-14-12
10-3-12
2-27-13
4-4-2013
5-23-2013

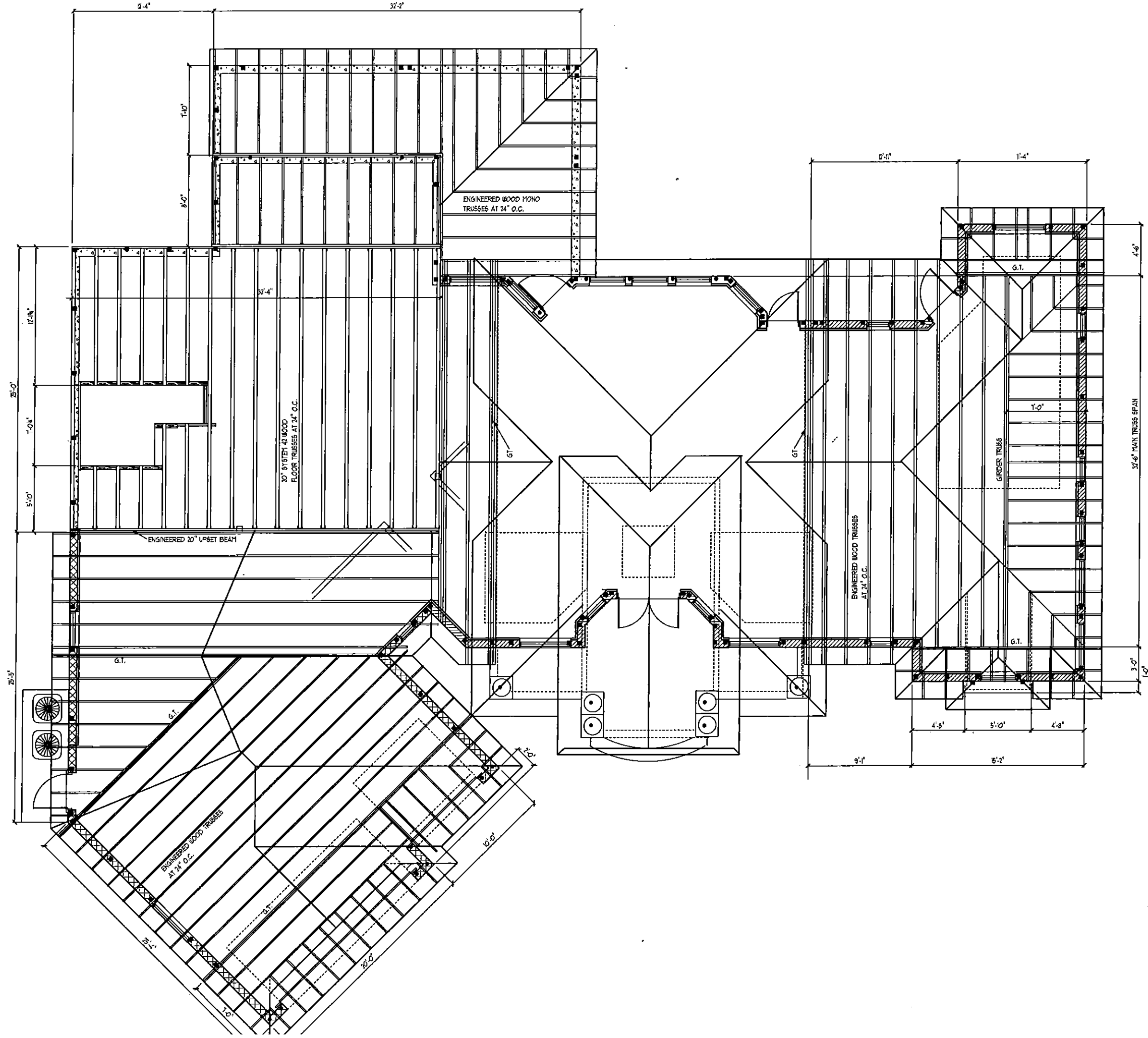
**LESLIE RESIDENCE**  
**LOT 13 RENAISSANCE OAKS**  
**PINELLAS COUNTY**

A.E.C.S. # 00000

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE APPLICABLE CODES AND REGULATIONS WITH REFERENCE TO THE 2010 FLORIDA RESIDENTIAL BUILDING CODE. SEEALED FOR STRUCTURE ONLY.

SIGNED  
 RICHARD E. ALLEN P.E. #59920

**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
 RICH ALLEN PROFESSIONAL ENGINEER  
 P.E. # 56920 C.A. # 9542  
 P.O. BOX 351  
 NEW PORT RICHEY, FL. 34656  
 727-842-6100  
 rich@allenengineering.com



**FIRST FLOOR TRUSS PLAN**

SCALE 1/8" = 1'-0"

A.E.C.S. # 00000

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

**LESLIE RESIDENCE  
LOT 13 RENAISSANCE OAKS  
PINELLAS COUNTY**

PLAN DATE

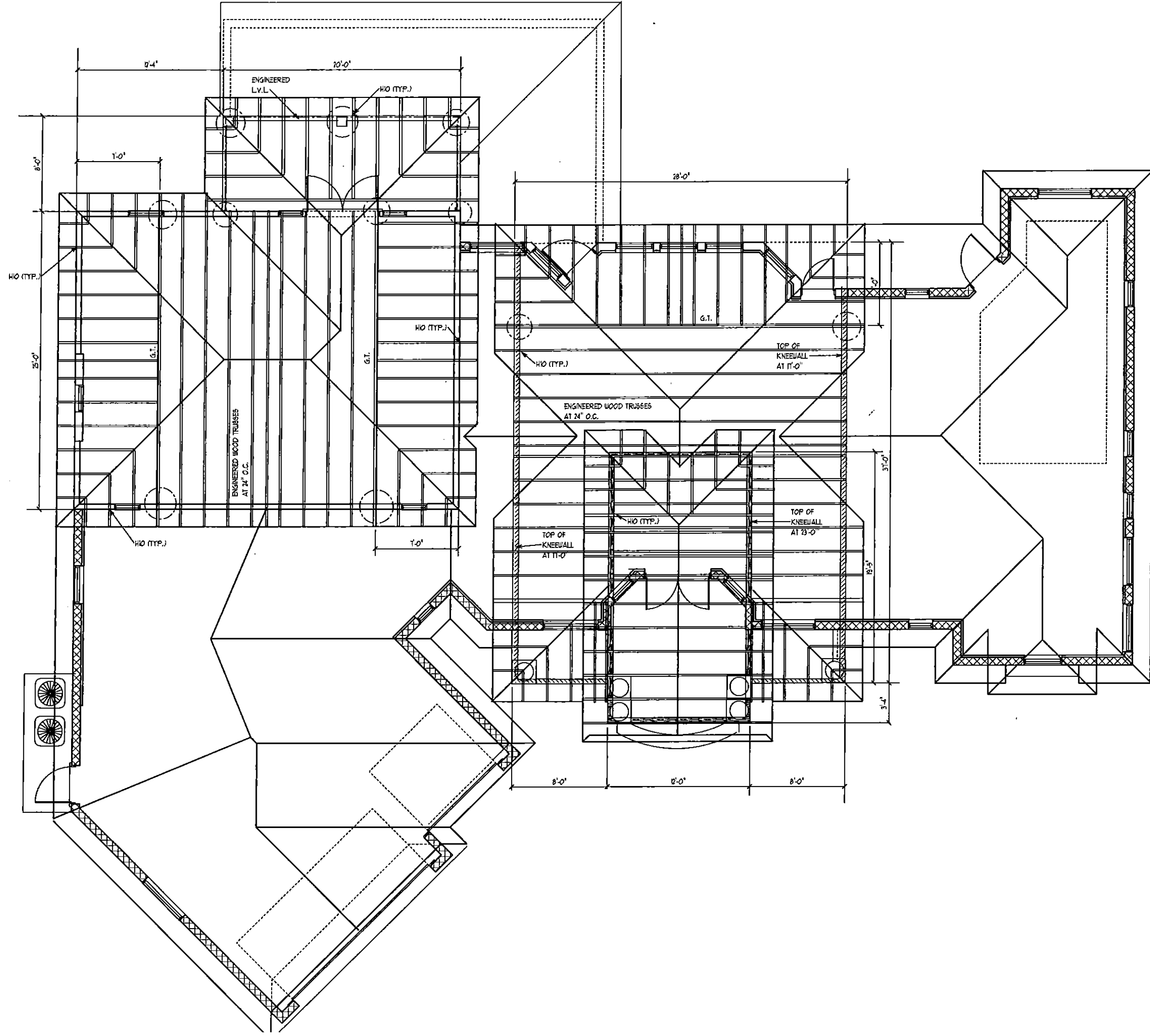
9-14-12
10-3-12
2-27-13
4-4-2013
5-23-2013

I HEREBY CERTIFY THAT I HAVE  
DESIGNED THIS ATTACHED DESIGN  
TO COMPLY WITH ALL APPLICABLE  
WIND LOADS AND IT IS IN COMPLIANCE  
WITH SECT. 901 OF THE 2010 FLORIDA  
RESIDENTIAL BUILDING CODE  
SEALED FOR STRUCTURE ONLY

SIGNED:  
RICHARD E. ALLEN P.E. #46822

**ALLEN ENGINEERING &  
CONSTRUCTION SERVICES**  
RICH ALLEN PROFESSIONAL ENGINEER  
P.E. # 56920 C.A. # 9542  
P.O. BOX 131  
NEW PORT RICHEY, FL. 34656  
727-842-6100  
rich@allenengconstrservices.com

**6A**



**SECOND FLOOR ROOF TRUSSES**

SCALE 1/8" = 1'-0"

A.E.C.S. # 00000

**6B**

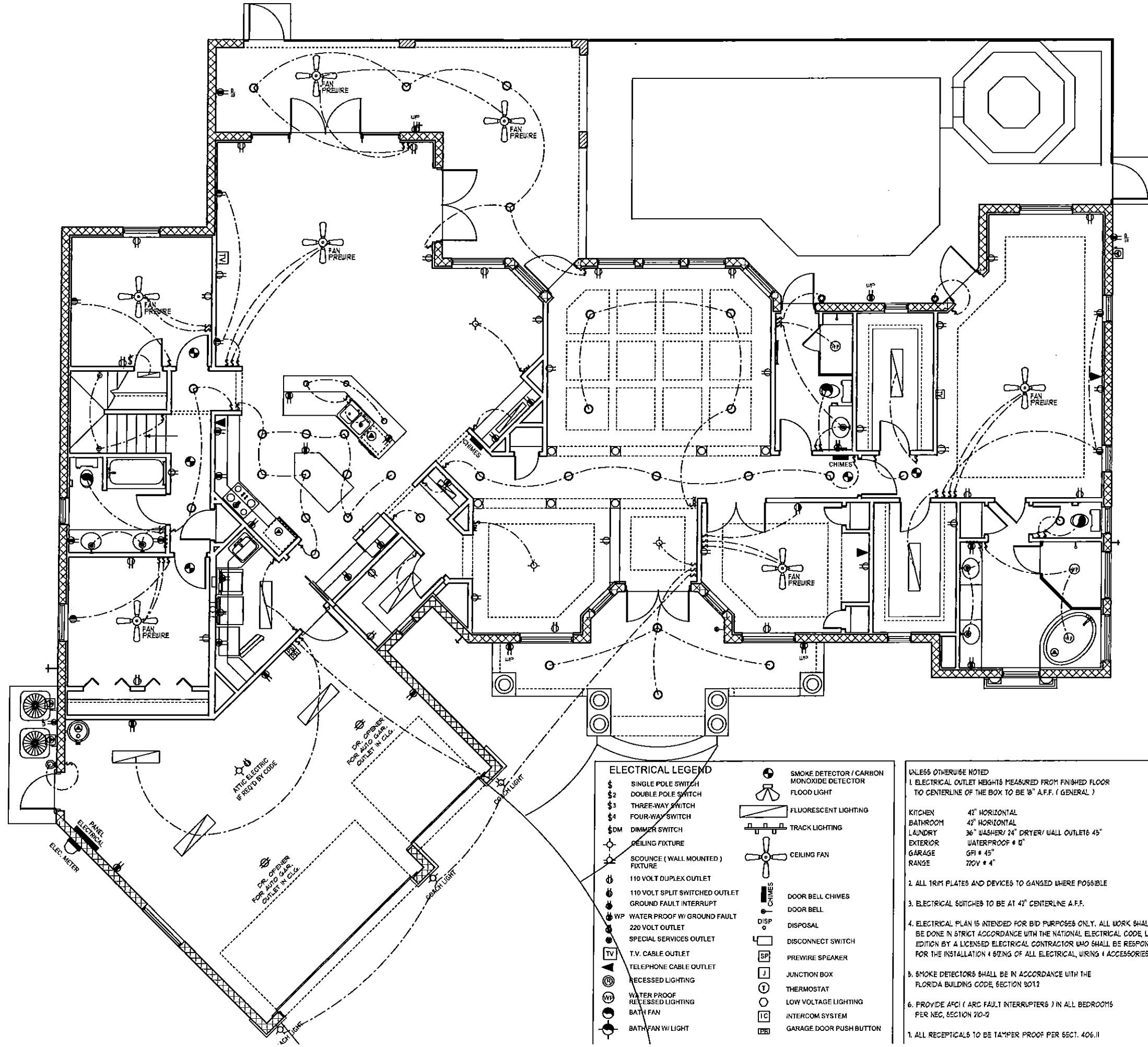
**DEEB FAMILY  
HOMES, LTD.**  
9400 RIVER CROSSING BLD.  
NEW PORT RICHEY, FL. 34655  
727-376-6831

PLAN DATE
9-14-12
10-3-12
2-27-13
4-4-2013
5-23-2013

**LESLIE RESIDENCE  
LOT 13 RENAISSANCE OAKS  
PINELLAS COUNTY**

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN AND CALCULATIONS IN ACCORDANCE WITH SECT. 901 OF THE 2010 FLORIDA RESIDENTIAL BUILDING CODE AND SEALED FOR STRUCTURE ONLY.  
SIGNATURE: RICHARD E. ALLEN P.E. #59929

**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
RICH ALLEN PROFESSIONAL ENGINEER  
P.E. # 56920 C.A. # 9542  
P.O. BOX 131  
NEW PORT RICHEY, FL. 34656  
727-842-9100  
rich@allenenginering.com



**ELECTRICAL LEGEND**

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

- UNLESS OTHERWISE NOTED
- ELECTRICAL OUTLET HEIGHTS MEASURED FROM FINISHED FLOOR TO CENTERLINE OF THE BOX TO BE 18" A.F.F. (GENERAL)
  - KITCHEN 42" HORIZONTAL  
BATHROOM 42" HORIZONTAL  
LAUNDRY 36" WASHER/ 24" DRYER/ WALL OUTLETS 45"  
EXTERIOR WATERPROOF # 12"  
GARAGE GFI # 45"  
RANGE 220V # 4"
  - ALL TRIM PLATES AND DEVICES TO BE GANGED WHERE POSSIBLE
  - ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE A.F.F.
  - 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 & WIRING OF ALL ELECTRICAL, WIRING & ACCESSORIES.
  - SMOKE DETECTORS SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, SECTION 901.2
  - PROVIDE AFCI (ARC FAULT INTERRUPTERS) IN ALL BEDROOMS PER NEC, SECTION 210-2
  - ALL RECEPTALS TO BE TAMPER PROOF PER SECT. 406.11

**ELECTRICAL PLAN**

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

**7**

SCALE 1/8" = 1' 0"

A.E.C.S. # 00000

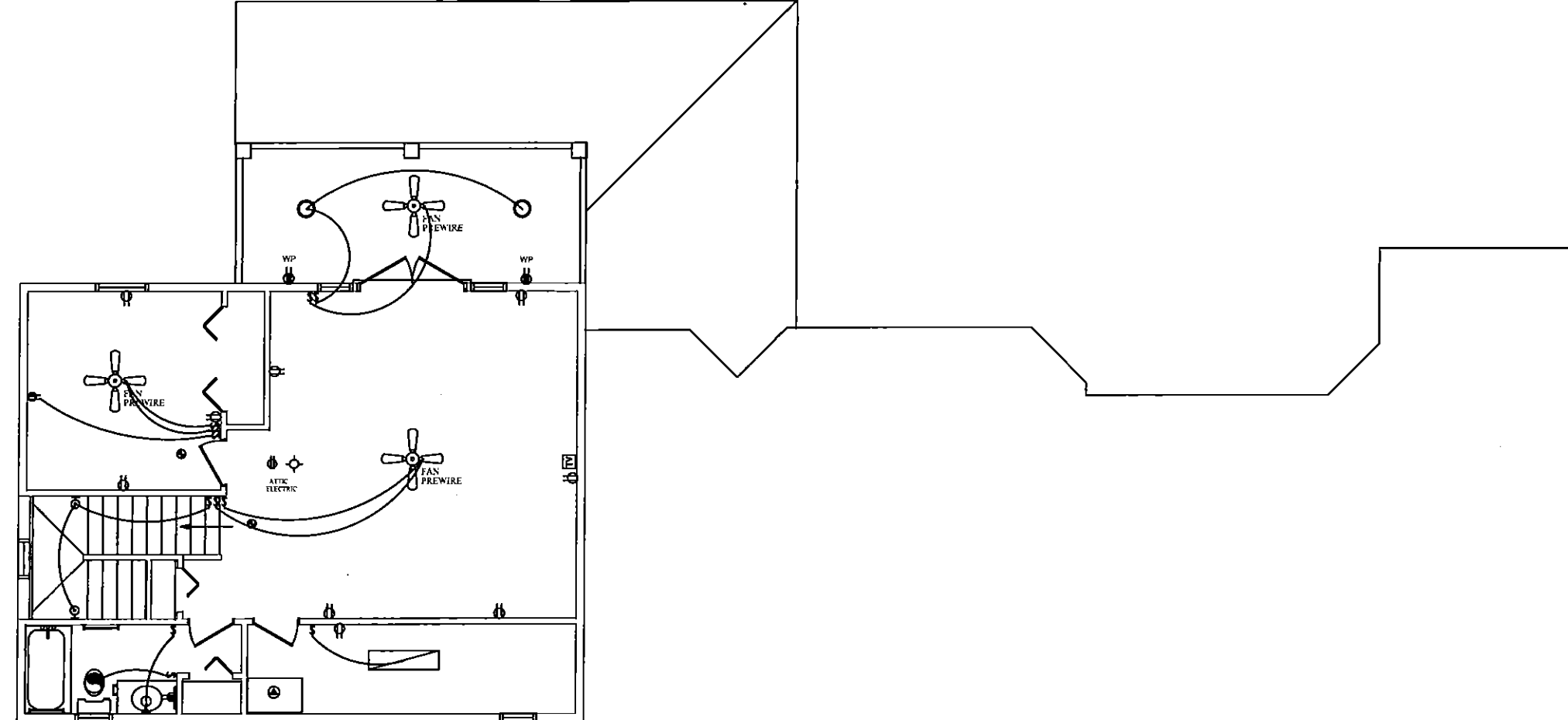
LESLIE RESIDENCE  
 LOT 13 RENAISSANCE OAKS  
 PINELLAS COUNTY

PLAN DATE

9-14-12
10-3-12
2-27-13
4-4-2013
5-23-2013

**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
 RICH ALLEN PROFESSIONAL ENGINEER  
 P.E. # 56920 C.A. # 9542  
 P.O. BOX 351  
 NEW PORT RICHEY, FL. 34656  
 727-842-6100  
 rich@allenengringservices.com

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN WORK AND THAT THE DESIGN MEETS ALL APPLICABLE REQUIREMENTS WITH SECT. 901 OF THE 2010 FLORIDA RESIDENTIAL BUILDING CODE SEEALED FOR STRUCTURE ONLY  
 SIGNED:  
 RICHARD E. ALLEN P.E. #56920



**ELECTRICAL LEGEND**

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

UNLESS OTHERWISE NOTED

- ELECTRICAL OUTLET HEIGHTS MEASURED FROM FINISHED FLOOR TO CENTERLINE OF THE BOX TO BE 18" A.F.F. (GENERAL)
- ALL TRIM PLATES AND DEVICES TO BE GANGED WHERE POSSIBLE
- ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE A.F.F.
- 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
- SMOKE DETECTORS SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, SECTION 907.2
- PROVIDE AFCI (ARC FAULT INTERRUPTERS) IN ALL BEDROOMS PER NEC, SECTION 210-12
- ALL RECEPTICALS TO BE TAMPER PROOF PER SECT. 406.11

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

**SECOND FLOOR ELECTRICAL**

A.E.C.S. # 00000

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

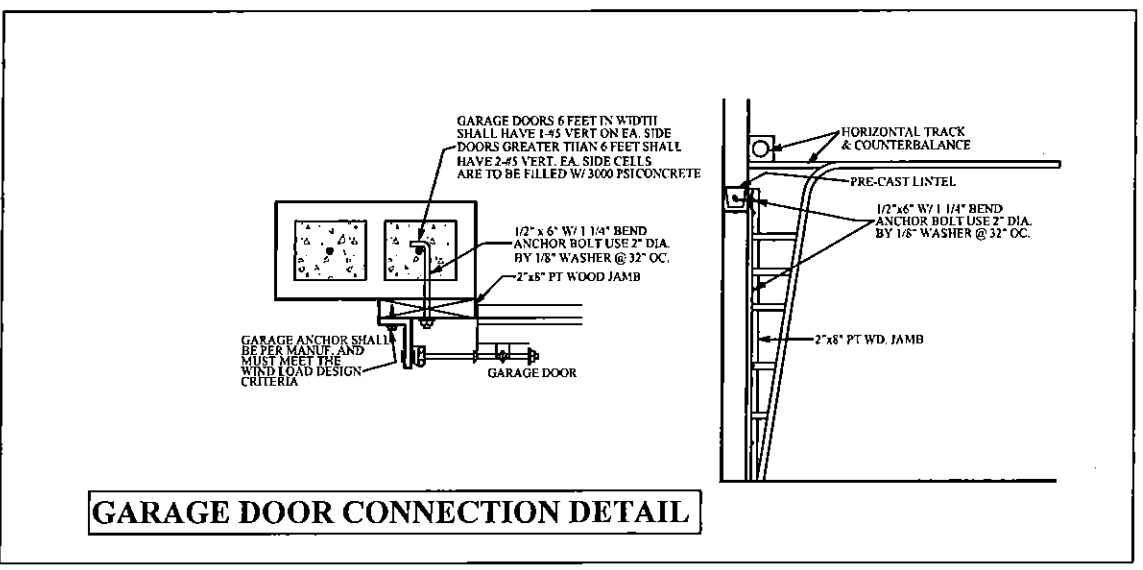
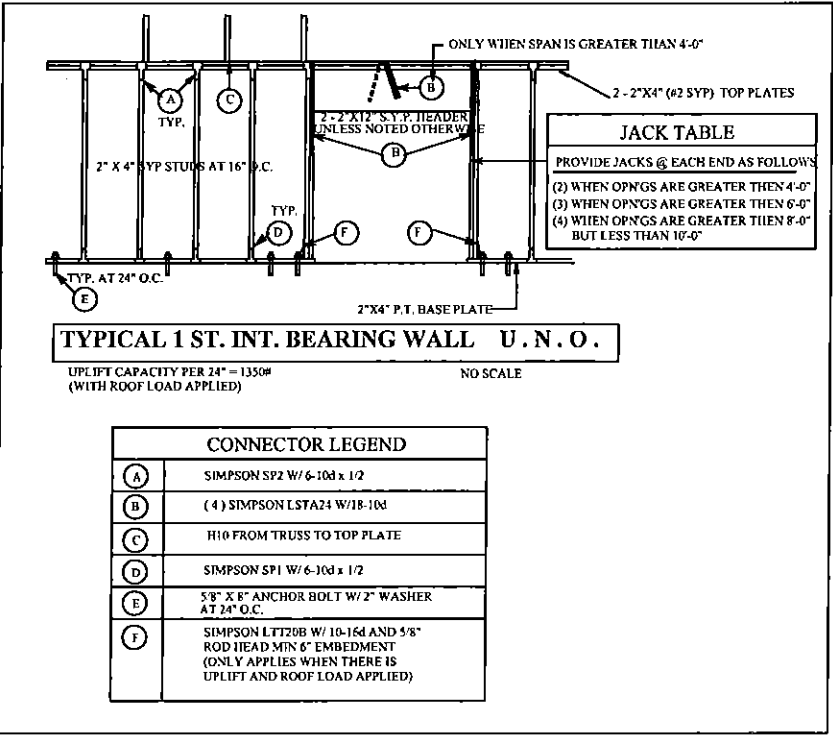
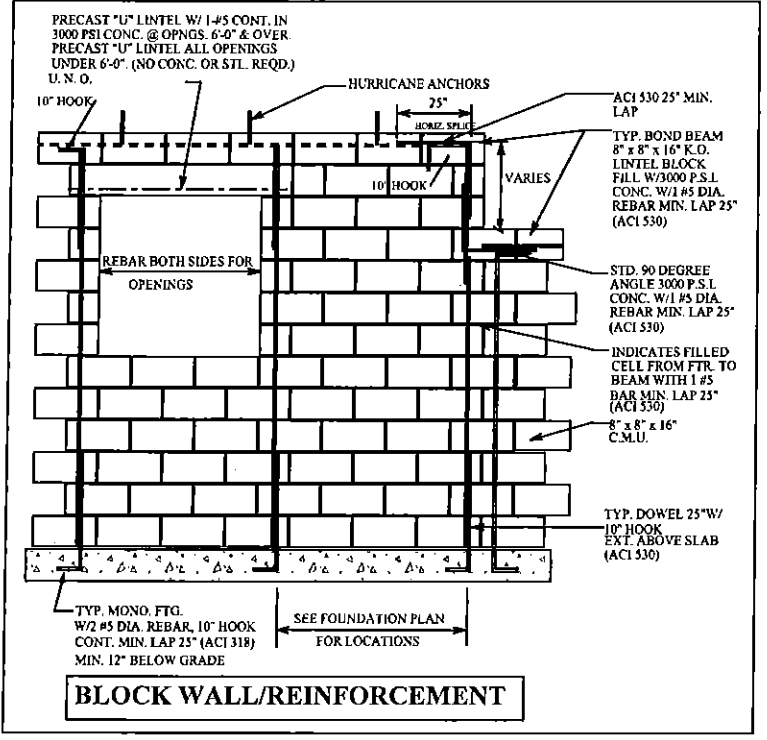
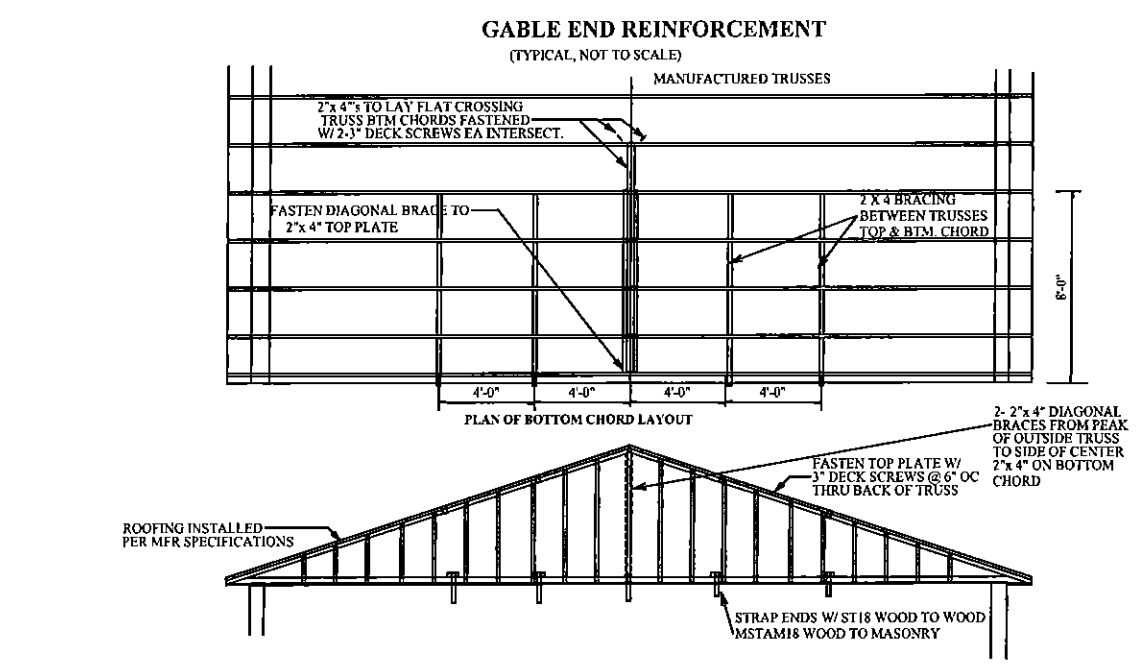
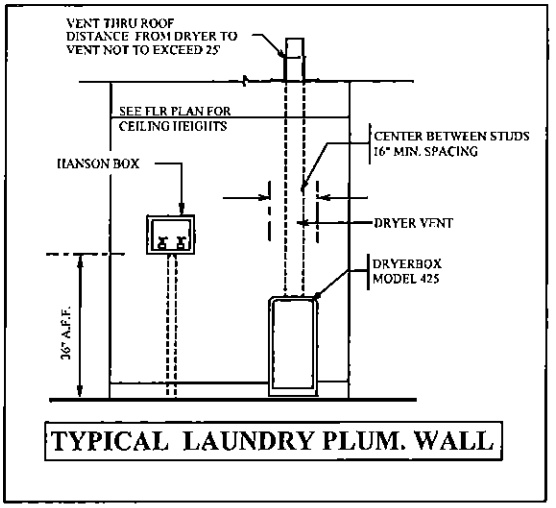
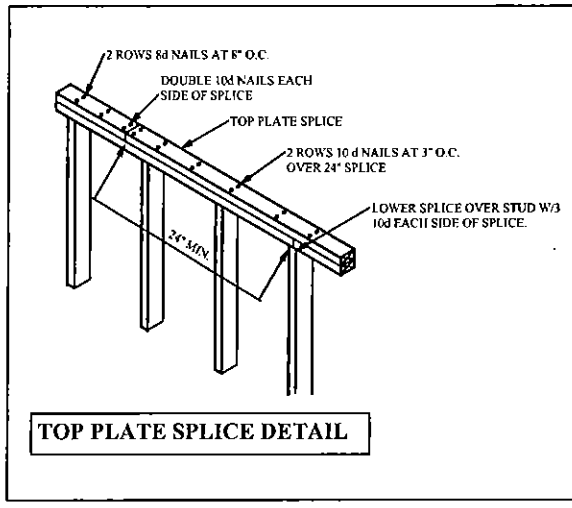
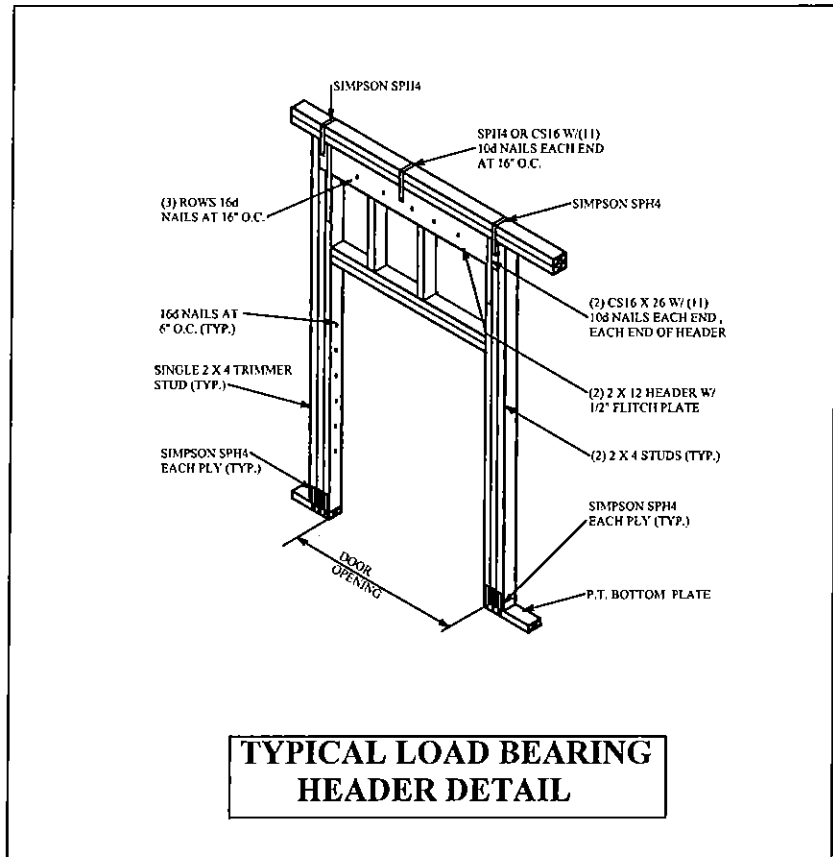
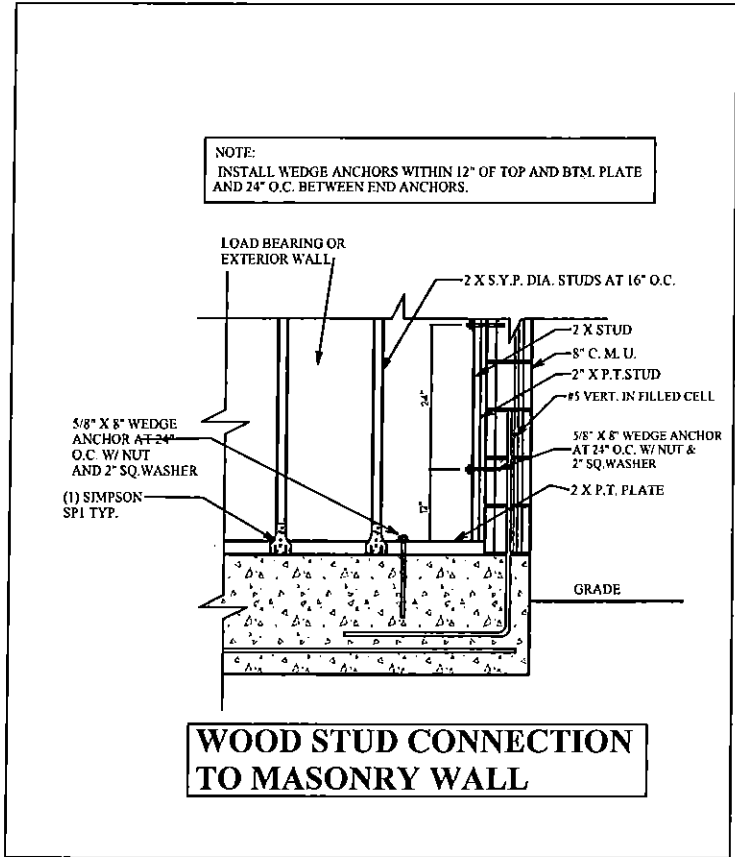
PLAN DATE

9-14-12
10-3-12
2-27-13
4-4-2013
5-23-2013

**LESLIE RESIDENCE**  
 LOT 13 RENAISSANCE OAKS  
 PINELLAS COUNTY

**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
 RICH ALLEN PROFESSIONAL ENGINEER  
 P.E. # 56970 C.A. # 9542  
 P.O. BOX 131  
 NEW PORT RICHEY, FL. 34656  
 727-842-0100  
 rich@alleneengineering.com





A.E.C.S. # 00000

**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
RICH ALLEN PROFESSIONAL ENGINEER  
P.E. # 56928 C.A. # 9542  
P.O. BOX 351  
NEW PORT RICHEY, FL. 34656  
727-842-0100  
rich@allenengineering.com

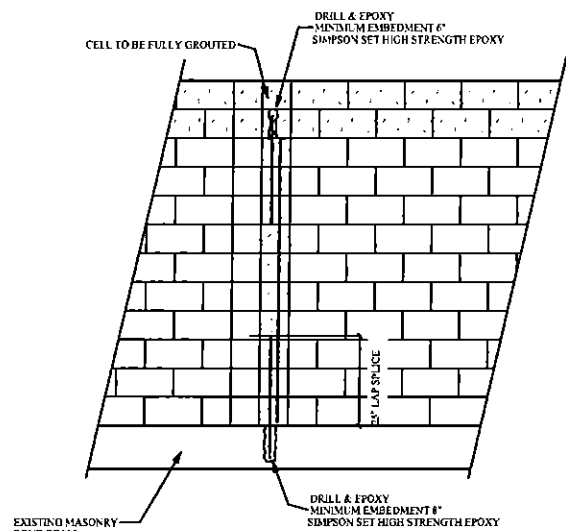
I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH ALL APPLICABLE WIND LOADS AND IT IS IN COMPLIANCE WITH SECTION 601 OF THE FLORIDA BUILDING CODE FOR STRUCTURE ONLY.  
SIGNED: RICHARD E. ALLEN P.E. #56928

**LESLIE RESIDENCE**  
**LOT 13 RENAISSANCE OAKS**  
**PINELLAS COUNTY**

PLAN DATE
9-14-12
10-3-12
2-27-13
4-4-2013
5-23-2013

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

**CONSTRUCTION DETAILS**



**TYP. RETROFIT VERT. DOWEL CONDITION**

NOTE:  
MISSING DOWELS: WHERE FOOTING DOWELS ARE PLACED INCORRECTLY OR MISTAKENLY ELIMINATED, REPLACE DOWEL AT PROPER LOCATION W/ GRADE 40 #5 BAR. INSTALL IN SLAB W/ 8" MINIMUM EMBEDMENT. USE EPOXY GROUT.

**MISSING ANCHOR BOLTS AT BEARING WALL:**

EXTERIOR BEARING WALL:

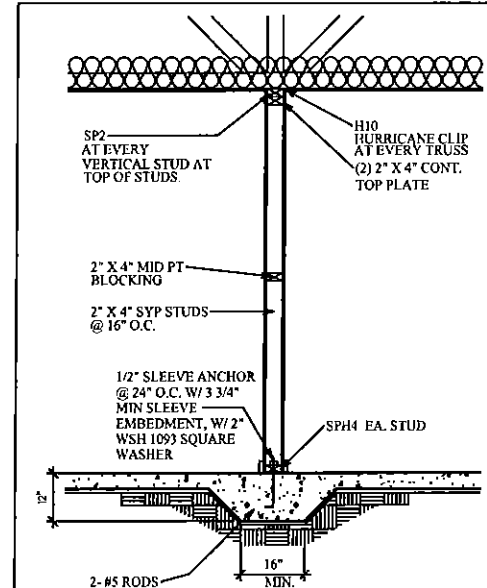
IN ADDITION TO THE GENERAL PLACEMENT REQUIREMENTS:

- 1) 5/8" DIAMETER x 6" EMBEDMENT SIMPSON TITEN HD ANCHORS SPACED A MAXIMUM OF 24" O.C.

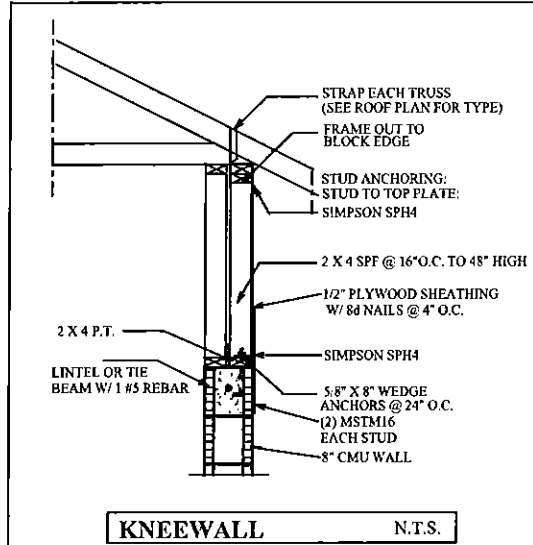
INTERIOR BEARING WALL:

IN ADDITION TO THE GENERAL PLACEMENT REQUIREMENTS:

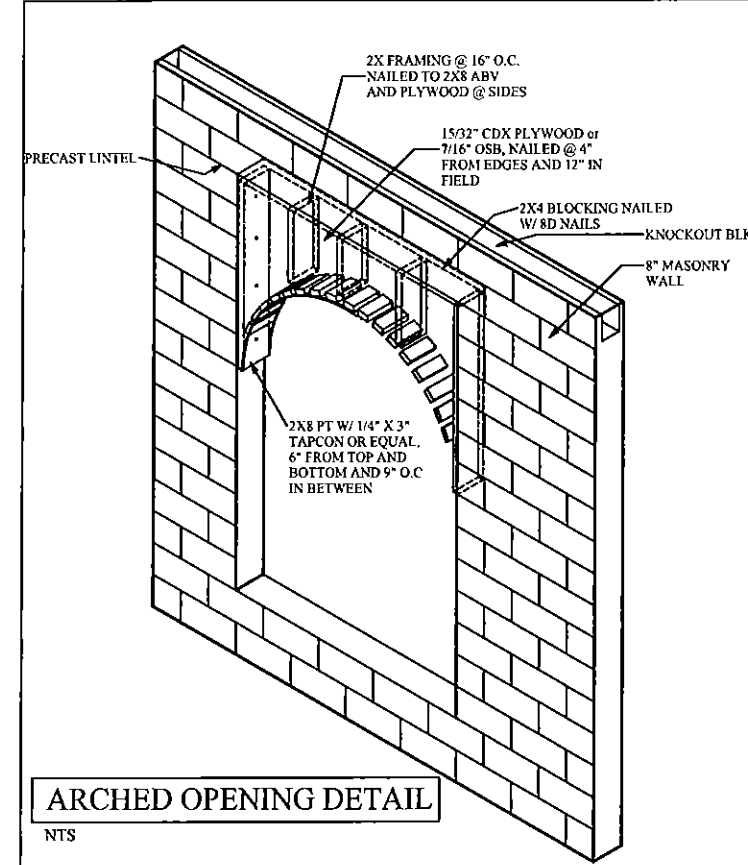
- 1) 5/8" DIAMETER x 6" EMBEDMENT SIMPSON TITEN HD ANCHORS SPACED A MAXIMUM OF 24" O.C. IF RESISTING UPLIFT LOADS OR 3 1/2" EMBEDMENT AT 48" O.C. IF RESISTING GRAVITY LOADS



**BEARING PARTITION**

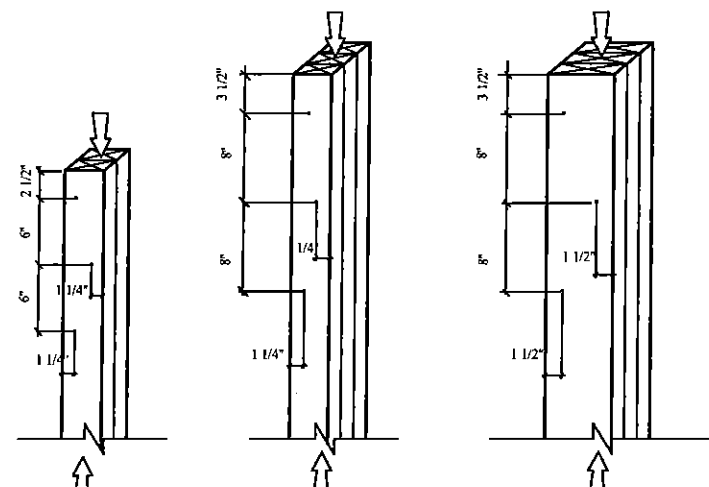


**KNEEWALL N.T.S.**



**ARCHED OPENING DETAIL**

NTS



- (2) 2"x4" LAMINATIONS W/ (1) ROW OF STAGGERED 10d COMMON WIRE NAILS (D=0.148, L=3") OR EQUAL
- (3) 2"x4" LAMINATIONS W/ (1) ROW OF STAGGERED 30d COMMON WIRE NAILS (D=0.207, L=4 1/2") OR EQUAL
- (3) 2"x6" LAMINATIONS W/ (2) ROWS OF STAGGERED 30d COMMON WIRE NAILS (D=0.207, L=4 1/2") OR EQUAL

- NOTES:
- 1) ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN
  - 2) ALL NAILS PENETRATE AT LEAST 3/4 OF THE THICKNESS OF THE LAST LAMINATION
  - 3) EACH 30d COMMON NAIL MAY BE REPLACED W/ (2) 16d COMMON NAILS, (ONE INTO EACH OUTSIDE FACE OF B.U.C. SAME NUMBER OF ROES, SAME SPACING)
  - 4) FOR 4-PLY, PROVIDE 1/4" DIA. X 5 1/2" LAG SCREWS OR EQUAL (SPACE AS SHOWN FOR 3-PLY)
  - 5) FOR 5-PLY, PROVIDE 1/4" DIA. X 7" LAG SCREWS OR EQUAL (SPACE AS SHOWN FOR 3-PLY)
  - 6) REFER TO NDS SECTION 15.3 FOR ADDITIONAL INFORMATION

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

**CONSTRUCTION DETAILS**

**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
 RICH ALLEN PROFESSIONAL ENGINEER  
 P.E. # 56920 C.A. # 9542  
 P.O. BOX 351  
 NEW PORT RICHEY, FL. 34656  
 727-842-6100  
 rich@allenengineering.com

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE MINIMUM WIND LOADS AND IT IS IN COMPLIANCE WITH SECTION 301 OF THE 2010 FLORIDA RESIDENTIAL BUILDING CODE SEALED FOR STRUCTURE ONLY  
 SIGNED: RICHARD E. ALLEN P.E. #46920

**LESLIE RESIDENCE**  
**LOT 13 RENAISSANCE OAKS**  
**PINELLAS COUNTY**

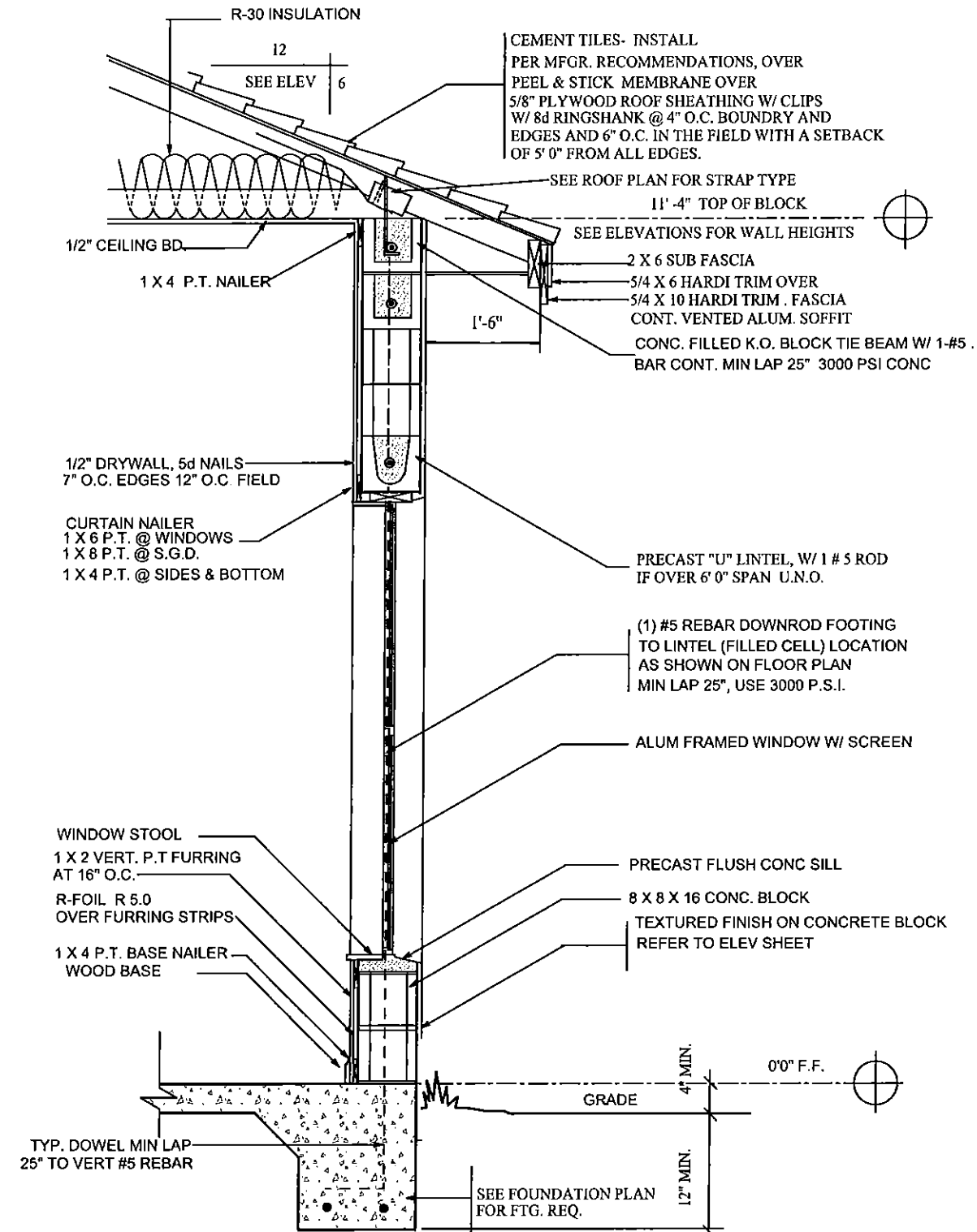
PLAN DATE
9-14-12
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5-23-2013

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



A.E.C.S. # 00000

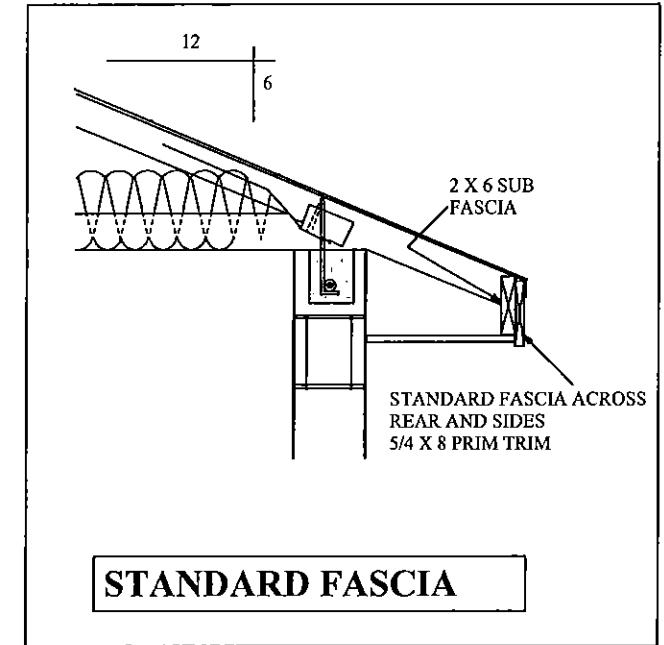




**TYPICAL WALL SECTION**

**TERMITE SPECIFICATIONS:**

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



**STANDARD FASCIA**

**CONNECTOR TABLE**

SIMPSON	FLORIDA PRODUCT NUMBERS PER INDEX 2-25-2011
MBHA3.56/11.88	10965.12
I2	10456.10
H6	10456.16
H10	10456.6
LG2	11470.6
MGT	11470.7
LSTA18	10652.4
LSTA24	10652.4
SP1	10456.41
SP2	10456.42
HTS20	10456.23
HTS16	10456.22
META16	11473.17
L30	10446.11
MSTAM24	11473.19
MSTAM36	11473.19
MSTCM60	11473.18
CS16	10862.1
SPH4	10456.46
SPH6	10456.47
HTT4	11496.2
HTT5	11496.2
ABU66	10849.6

**CONSTRUCTION DETAILS**

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

**10**

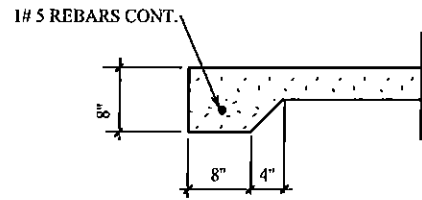
**LESLIE RESIDENCE**  
**LOT 13 RENAISSANCE OAKS**  
**PINELLAS COUNTY**

PLAN DATE
9-14-12
10-3-12
2-27-13
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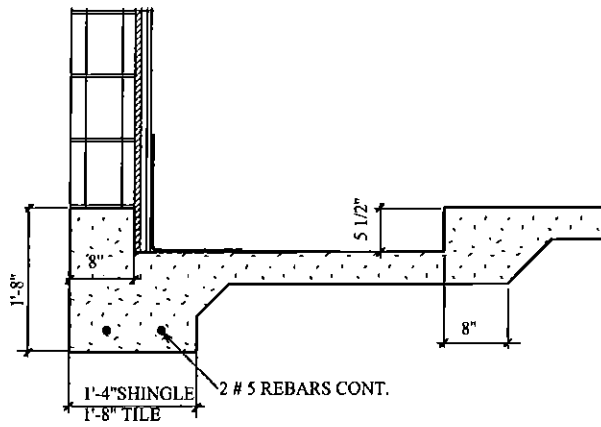
A.E.C.S. # 00000

HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 145 MPH ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2010 FLORIDA RESIDENTIAL BUILDING CODE SEALED FOR STRUCTURE ONLY  
 SIGNED: RICHARD E. ALLEN P.E. #56920

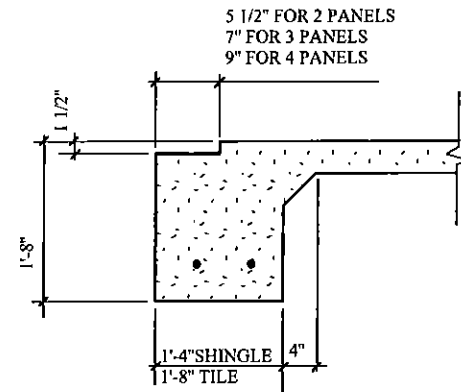
**ALLEN ENGINEERING & CONSTRUCTION SERVICES**  
 RICH ALLEN PROFESSIONAL ENGINEER  
 P.E. # 56920 C.A. # 9542  
 P.O. BOX 351  
 NEW PORT RICHEY, FL. 34656  
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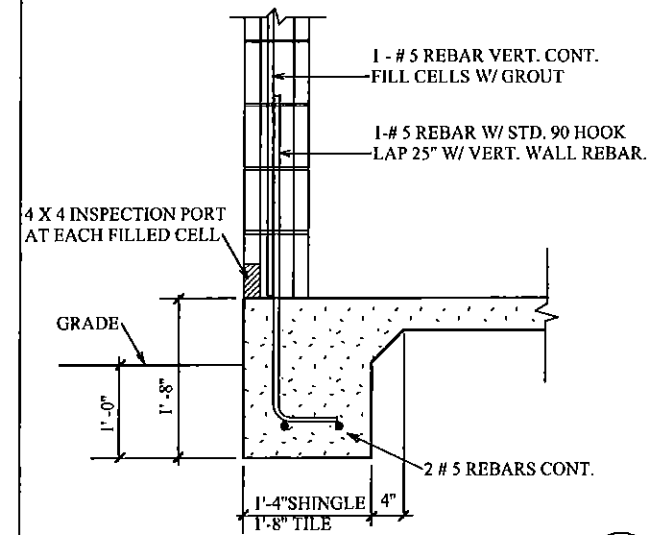
**8" THICKENED SLAB (J)**



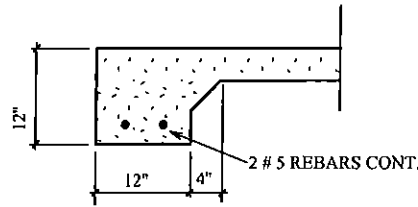
**SHOWER RECESS (G)**



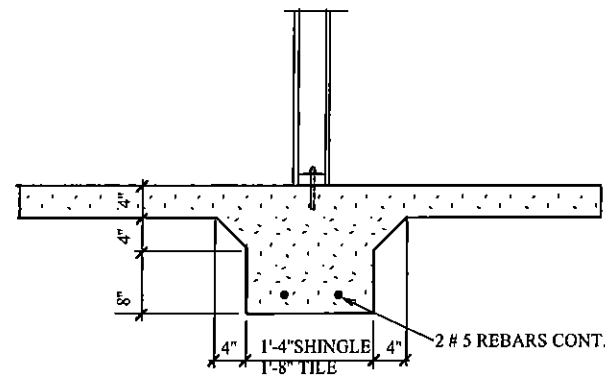
**SLIDING GLASS DR. RECESS (D)**



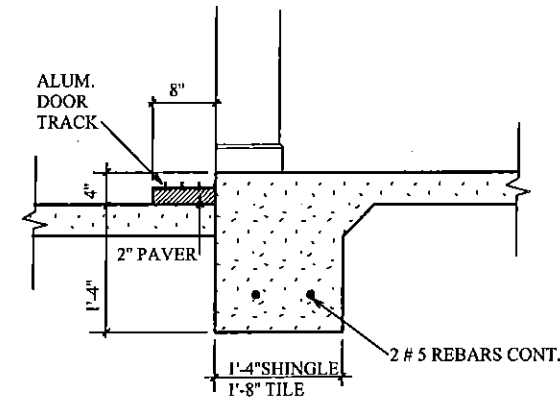
**TYPICAL ONE STORY (A)**



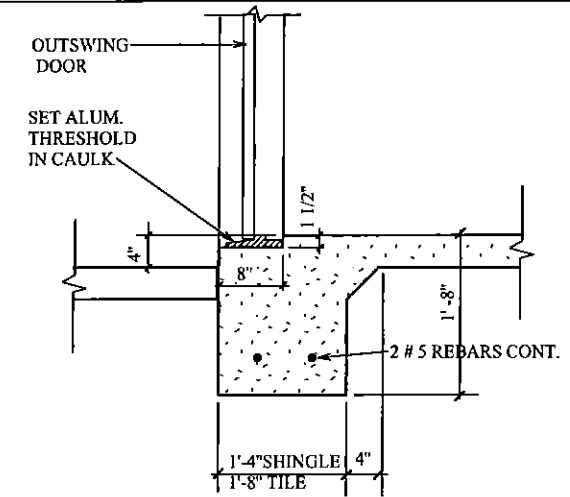
**12" THICKENED SLAB (K)**



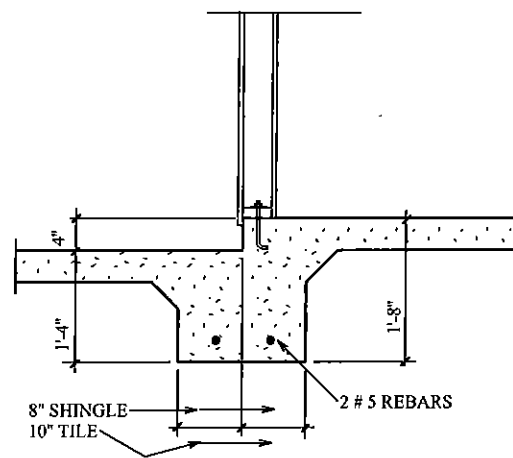
**INTERIOR BEARING FTG. (H)**



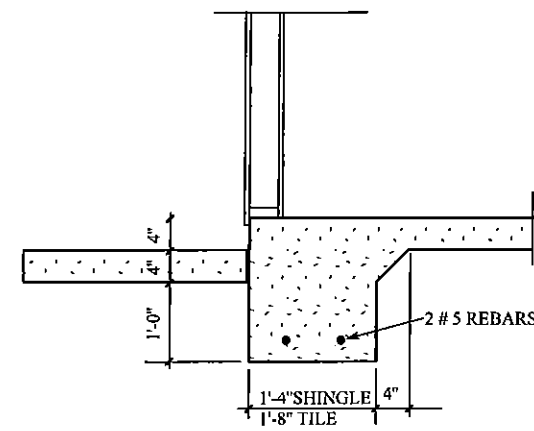
**EXTERIOR POCKET S.G.D. (E)**



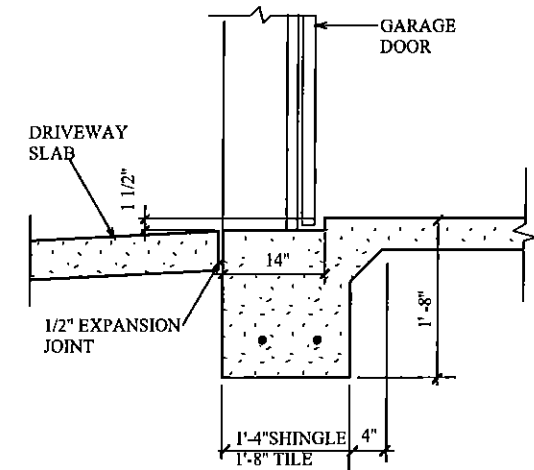
**EXTERIOR DOOR RECESS (B)**



**BEARING GARAGE STEP (I)**



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



**GARAGE DOOR RECESS (C)**

A.E.C.S. # 00000

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 145 MPH ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECTION 301 OF THE 2010 FLORIDA BUILDING CODE. THIS DESIGN IS SEALED FOR STRUCTURE ONLY.  
SIGNED: RICHARD E. ALLEN P.E. #56920  
rich@allenengineering.com

LESLIE RESIDENCE  
LOT 13 RENAISSANCE OAKS  
PINELLAS COUNTY

PLAN DATE  
9-14-12  
10-3-12  
2-27-13  
4-4-2013  
5-23-2013

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

**11**

ALLEN ENGINEERING &  
CONSTRUCTION SERVICES  
RICH ALLEN PROFESSIONAL ENGINEER  
P.E. # 56920 C.A. # 9542  
P.O. BOX 351  
NEW PORT RICHEY, FL. 34655  
727-842-6100  
rich@allenengineering.com

**FOOTING DETAILS**