

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
 READABILITY ISSUES, SOME DETAILS AND NOTATIONS
 MAY OR MAY NOT BE LOCATED ON THE SAME SHEETS
 FORMAT, AND TO ELIMINATE CLUTTER AND NOTATIONS
 DUE TO SPACE LIMITATIONS IN THIS 11"X 17" PLAN

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 SUBCONTRACTORS :

NOTICE TO BUILDER

WINDOW INSTALLATION NOTES:

1. WINDOWS MUST BE FASTENED INTO STRUCTURAL MEMBERS PER MFG'S. DETAIL REQUIREMENTS PER DESIGN CRITERIA
2. WINDOWS ARE IMPACT RESISTANT TYPE, NO 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.

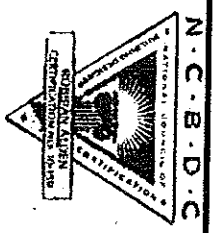
- GENERAL NOTES:**
- THE FOLLOWING TECHNICAL CODES
 2017 FLORIDA BUILDING CODE,
 PLUMBING, MECHANICAL, FUEL GAS,
 ENERGY EFFICIENCY, ACCESSIBILITY,
 AND NATIONAL ELECTRICAL CODES
 NEC 2014
1. TANK TYPE WATER CLOSET VOLUME 1.6 GALLONS
 2. WALL MOUNT WATER CLOSET VOLUME 3.5 GALLONS
 3. WATER - FLOW RATE:
 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 2017 FBC.
 PORCHES AND BALCONIES
 HANDRAILS
 GUARDRAILS
 STAIRS
 CHIMNEY & FIREPLACE
 EGRESS WINDOWS
4. ALL OPENINGS SHALL COMPLY WITH 2017 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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SHEET TITLE

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.



SOFTPLAN
 ARCHITECTURAL DESIGN SOFTWARE

AIBD
 7059 Blair Road NW
 Suite 201
 Washington DC 20012

ROBIAN DESIGN
 AL ROBIAN A.I.B.D.
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COVER SHEET

A.E.C.S. 20092

WILLOW 3408



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

PLAN DATE

7-24-2020
7-30-2020

LOT 17
2873 SUNSTREAM LANE
CLEARWATER, FL.

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE NORTH ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2017 FLORIDA RESIDENTIAL BUILDING CODE SEALED FOR CONTRACTOR USE ONLY.
 SIGNED: *[Signature]*
 RICHARD ALLEN, P.E. 18763020

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

STRUCTURAL ENGINEER DESIGN NOTES

ADMINISTRATIVE

1. THE ENGINEERING FIRM FOR THIS STRUCTURAL DESIGN IS ALLEN ENGINEERING AND CONSTRUCTION SERVICES, INC. HEREIN REFERRED TO AS "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. "UNOT" IN THE STRUCTURAL PLANS AND STRUCTURAL DETAILS.
4. THE DESIGN SHOWN IN THESE PLANS CONFORM TO THE STRUCTURAL PROVISIONS OF THE CHAPTER 16 OF THE FLORIDA BUILDING CODE, SECTION R301 OF THE FLORIDA RESIDENTIAL BUILDING CODE 2017. THE SECTIONS TITLED "STRUCTURAL" OF THE FLORIDA EXISTING BUILDING CODE 2017.
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. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR ANY ADDITIONAL PARTS OF THESE PLANS, INCLUDING PROVISIONS AS STATED IN ITEM 4.
7. IT IS IMPORTANT TO UNDERSTAND THAT STRUCTURAL PROVISIONS OF THE BUILDING CODE ARE COMPLETED AND THESE PLANS ARE INTENDED TO BE USED BY AN EXPERIENCED BUILDING CONTRACTOR. PROPERTY OWNERS OBTAINING OWNER-BUILDER PERMITS ARE PROCEEDING AT THEIR OWN RISK. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY PROPERTY OWNERS OR THEIR AGENTS AS A RESULT OF ANY MISUNDERSTANDING OF THE PLANS THE OTHERWISE WOULD BE UNDERSTOOD BY A LICENSED CONTRACTOR.
8. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, AND SCHEDULE.
9. THE STRUCTURAL PLANS AND ANY RELEVANT DESIGN DOCUMENTS PRODUCED UNDER THE DIRECT CHARGE OF THE STRUCTURAL ENGINEER ARE THE PROPERTY OF THE STRUCTURAL ENGINEER AND MAY NOT BE USED BY ANY PERSON OTHER THAN THE CONTRACTED CLIENT AND FOR ANY PURPOSE 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 BASED ON THESE PLANS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLETION OR OCCUPANCY WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE STRUCTURAL ENGINEER.

DESIGN CRITERIA

10. LOAD COMBINATIONS: THIS DESIGN IS BASED ON AN ALLOWABLE-STRESS FORMULATION RELYING ON THE LOAD COMBINATIONS DEFINED IN FBC 2017 SECTION 1605.3.1 OR SECTION 1605.3.2 WHERE ONEGA EQUALS 1.3
11. FOUNDATION LOADS: SEE NOTES ON "SITE CONDITIONS, SOILS, AND FOUNDATIONS".
12. FLOOR LIVE LOADS: RESIDENTIAL ONE AND TWO STORY 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: 30 PSF DECKS: 40 PSF BALCONIES: 60 PSF
- ALL OTHER ROOMS: 40 PSF GUARDRAILS/HANDRAILS: 200PSF CONCENTRATED LOAD APPLIED IN ANY DIRECTION.

13. INFORMATION CONTAINED ON A PLAN SHEET WHERE HIS SIGNATURE AND SEAL APPEAR, THAT DOES NOT PERTAIN TO THE RELEVANT STRUCTURAL PROVISIONS AS STATED IN ITEM 4, INCLUDING, BUT NOT LIMITED TO THE BUILDING FINISHES (E.G. DECORATIVE STUCCO, SIDING, FEATURES, FINISHES (E.G. DECORATIVE STUCCO, SIDING, ROOMING, SOFFITS, PLASING, PAINTING, ETC.) AND THEIR INSTALLATION, DIMENSIONS, AND ANY DESIGN OF FIRE PROTECTION, ELECTRICAL, PLUMBING, AND MECHANICAL COMPONENTS OR SYSTEMS.
- THE ARCHITECTURAL INFORMATION, INCLUDING DIMENSIONS SHOWN IN THESE PLANS AND PROVIDED TO THE ENGINEER.
17. NA
18. SITE PLAN AND TOPOGRAPHY
- A. THE STRUCTURAL ENGINEER IS NOT A SURVEYOR AND IS BASED ON THE PRESUMPTIONS ALLOWED BY THE FBC 2017, SEC. 1804. C. THE DETERMINATIONS OF THE SUITABILITY OF THE SITE FOR CONSTRUCTION (INCLUDING TOPOGRAPHICAL INFORMATION) AND THE SOIL CONDITIONS SHALL HAVE BEEN COMPLETED AND ANY RECOMMENDATIONS RESULTING FROM THAT ANALYSIS SHALL HAVE BEEN PROVIDED TO THE STRUCTURAL ENGINEER PRIOR TO THE SIGNING AND SEALING OF THE STRUCTURAL PLANS.
- D. IN THE ABSENCE OF GEOTECHNICAL INFORMATION, THE SITE DRAINAGE PLAN SHALL BE ASSUMED TO BE THAT SHOWN IN THE PLANS. THE SIZE AND REQUIRED REINFORCEMENT FOR THE FOOTINGS ARE SHOWN ON THE FOUNDATION PLAN.
- 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 1/150. 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.
19. FOUNDATION, FOOTING AND GROUND FLOOR SLAB STRUCTURAL ELEMENTS
- A. THE FOUNDATION AND FOOTINGS ARE TO BEAR A MINIMUM ON 12 INCHES BELOW GRADE AND ARE TO BE PLACED ON UNDISTURBED SOIL OR FILL COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR PURSUANT TO ASTM D 1557 WITH FILL LIFTS LESS THAN 12".
- COMMERCIAL
- ALL LIVE LOADS PER FBC 2017 TABLE 1607.1
14. ROOF LIVE LOADS: ALL ROOF / WOOD CONSTRUCTION TYPES ARE 30 PSF
15. DEAD LOADS: FLOOR WOOD FRAHM: 35 PSF FOR THIN/ARABLE FLOOR COVERING, 15 PSF FOR ALL OTHERS.
- ROOF WOOD FRAHM: 25 PSF FOR SHINGLES, 35 PSF FOR TILE
16. WIND LOADS: A. WIND LOADS ARE BASED ON THE SPECIFIC REQUIREMENTS AND DEFINITIONS OF FLORIDA RESIDENTIAL BUILDING CODE 2017 EDITION ASCE-7-10.
- B. THE COMPONENT AND CLADDING WIND PRESSURES ARE THE MINIMUM REQUIREMENTS FOR STRENGTH AND IMPACT PROTECTION NEEDED FOR SELECTING SATISFACTORY COMPONENTS AND CLADDING, BY OTHERS, FOR THE STRUCTURE.
- ENGINEERING BY OTHERS IS PRESUMED ACCURATE AND IS RELIED UPON BY THE STRUCTURAL ENGINEER SOLELY FOR THE PURPOSE OF ACHIEVING COMPLIANCE WITH THE RELEVANT STRUCTURE
20. MIX DESIGNS FOR ALL CONCRETE USED IN THE CONSTRUCTION OF SLAB - ON - GRADE FLOORS SHALL SPECIFY A MINIMUM DESIGN STRENGTH OF 3,000 PSI (20.7 MPa) AT 28 DAYS AND A DESIGN SLUMP NOT TO EXCEED 4 INCHES (102 mm). ON-SITE SLUMPS SHALL NOT EXCEED 5 INCHES (127mm), PROVIDE TOTAL WATER ADDED TO THE MIX INCLUDING PLANT, TRANSIT AND SITE ADDED WATER DOES NOT EXCEED THE FOLLOWING PARAMETERS:
 1. FOR MIXES USING NATURAL SANDS: 275 POUNDS PER CUBIC YARD (33 GALLONS - 125L)
 2. FOR MIXES USING MANUFACTURED SANDS: 292 POUNDS PER CUBIC YARD (35 GALLONS - 132L)

- 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. IF SOIL CONDITIONS AT THE SITE APPEAR QUESTIONABLE AS DETERMINED BY THE BUILDING CONTRACTOR OR OWNER-BUILDER, A SOILS ANALYSIS SHALL BE PERFORMED BY A LICENSED GEOTECHNICAL ENGINEER THAT WILL GIVE SPECIFIC RECOMMENDATIONS FOR A FOUNDATION TYPE. IF THE BUILDING CONTRACTOR OR OWNER-BUILDER DO NOT MAKE THAT DETERMINATION AND A SOILS ANALYSIS IS NOT PERFORMED, THE STRUCTURAL ENGINEER SHALL PROCEED WITH THE DESIGN BASED ON THE PRESUMPTIONS ALLOWED BY THE FBC 2017, SEC. 1804. C. THE DETERMINATIONS OF THE SUITABILITY OF THE SITE FOR CONSTRUCTION (INCLUDING TOPOGRAPHICAL INFORMATION) AND THE SOIL CONDITIONS SHALL HAVE BEEN COMPLETED AND ANY RECOMMENDATIONS RESULTING FROM THAT ANALYSIS SHALL HAVE BEEN PROVIDED TO THE STRUCTURAL ENGINEER PRIOR TO THE SIGNING AND SEALING OF THE STRUCTURAL PLANS.
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F. CONVENTIONAL FRAMED JOISTS WITH A MINIMUM 6 INCH OVERLAP 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, W 1.4 BY 1.4 WELDED WIRE FABRIC AS SPECIFIED BY FBC 2017 SECTION 1910.2 EXCEPTION 2 OR FIBERMESH ADMIXTURE AS SPECIFIED BY FBC 2017, SECTION 1910.2 EXCEPTION 1. THE WELDED WIRE FABRIC SHALL BE PLACED BETWEEN THE MIDDLE AND UPPER 1/3 DEPTH OF THE SLAB AND HELD IN POSITION BY APPROPRIATE SUPPORTS SPACED NOT GREATER THAN 3 FEET APART. 1. CONTRACT JOINTS ARE TO BE PROVIDED FOR THE PURPOSE OF CONTROLLING SHRINKAGE. ONE INCH DEEP CUTS (FOR A FOUR INCH THICK SLAB OR 25 PERCENT OF THE SLAB THICKNESS OTHERWISE) ARE TO BE PROVIDED ACROSS THE WIDTH AND LENGTH OF ANY FLOOR SLAB AT A DISTANCE OF NOT TO EXCEED 30 TIMES THE SLAB THICKNESS. FOR EXAMPLE A FOUR INCH THICK SLAB, CONTRACT JOINTS SHALL NOT EXCEED 10 FEET ON CENTER EACH WAY. THE CONTRACT JOINTS ARE OPTIONAL. FOR ONE AND TWO STORY FAMILY RESIDENTIAL, WHEN WELDED WIRE FABRIC OR FIBERMESH ARE USED IN THE FLOOR SLAB.

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STRUCTURAL ENGINEER NOTES

A.E.C.S. 20092

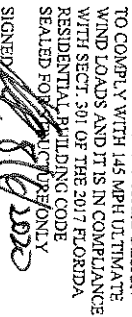
WILLOW 3408



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

PLAN DATE
7-24-2020
7-30-2020

LOT 17
2873 SUNSTREAM LANE
CLEARWATER, FL.

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 145 MPH ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2017 FLORIDA RESIDENTIAL BUILDING CODE SEALED FOR PROFESSIONAL USE ONLY

 RICHARD E. ALLEN, P.E. 3560920

ALLEN ENGINEERING & CONSTRUCTION SERVICES
RICH ALLEN, PROFESSIONAL ENGINEER
P.E. # 56920 C.A. # 9542
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21. FLOORS
 - A. MANUFACTURED FLOOR TRUSS FRAMING PLAN CONTAINED HEREIN IS FOR THE SOLE PURPOSE OF ILLUSTRATING THE DESIGN INTENT AND FOR PLANNING TO BE USED BY THE TRUSS COMPANY. FLOOR JOISTS ARE SIZED BASED ON THE SOUTHERN PINE COUNCIL SPAN TABLES FOR NO. 2 GRADE DIMENSIONAL LUMBER.
 - B. 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 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 100 COMMON NAILS.
 - III. FLOOR TRUSSES OR JOISTS BEARING ON WOOD WALLS ARE TO BE SET WITH A MINIMUM OF THREE 100 COMMON NAILS (TOP NAIL) TO THE TOP PLATE OF THE WALL.
 - IV. A MOISTURE BARRIER SHALL BE INSTALLED BETWEEN ANY UNTREATED WOOD TRUSSES OR JOISTS AND CONCRETE OR ANY MASONRY.
 - V. LEDGERS/NAILERS SHALL BE FASTENED TO WOOD STUDS OR BAND JOISTS (NOT SHEATHING) WITH A MINIMUM 2 3/8" X 5 1/2" LAG BOLTS WITH WASHERS AT EACH STUD INTERSECTION.
 - VI. LAG BOLTS WITH WASHERS AT EACH STUD INTERSECTION AT 16 INCHES ON CENTER AND SHALL CONSIST OF PRESSURE TREATED LUMBER 2 PLY 1 1/2" THICK BY A HEIGHT SHOWN IN THE PLANS. FOR CONCRETE OR MASONRY WALLS THE FASTENERS SHALL BE 5/8" X 5 1/2" SIMPSON TITEN HEAD CONCRETE BOLTS.
 - VII. FLOOR BEAMS
 - VI. FLOOR BEAMS BETWEEN THE BEARING POINTS OF ANY PLY OF A MULTIPLE BEAM. THE PILES ARE TO BE CONTINUOUS BETWEEN BEARING POINTS.
 - III. MULTIPLE BEAMS CONSISTING OF MANUFACTURED WOOD (I.E. GLULAM, MCGOLAM) ARE TO HAVE THE INDIVIDUAL PILES INTERCONNECTED AS REQUIRED BY THE MANUFACTURER'S SPECIFICATIONS.
 4. MULTIPLE BEAMS CONSISTING OF DIMENSIONAL LUMBER ARE TO HAVE INDIVIDUAL PILES INTERCONNECTED AS FOLLOWS:
 - A. FOR TWO PLY BEAMS- ONE ROW OF 100 GALVANIZED COMMON NAILS AT 6" O.C. (TOP AND BOTTOM) THROUGH EACH SIDE OF BEAM.
 - C. FOR FOUR PLY BEAMS OR LARGER-TWO ROWS OF 1/2" 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:
 - I. ALL FLOOR SHEATHING IS TO BE 3/4" TONGUE AND GROOVE PLYWOOD RATED FOR FLOOR SHEATHING APPLICATION.
 - II. FLOOR SHEATHING SHALL BE FASTENED TO THE FLOOR TRUSSES /JOISTS WITH 100 RING SHANK NAILS AT 6" ON CENTER WITH CONSTRUCTION GRADE ADHESIVE.
 - III. FLOOR SHEATHING SPECIFIED FOR SEALID EXTERIOR DECKS AND ITS INSTALLATION SHALL BE THE SAME AS THAT FOR INTERIOR APPLICATION EXCEPT PRESSURE TREATED AND THE FASTENERS TO BE GALVANIZED.
 - E. EXTERIOR DECK FLOORING:
 - I. DECK FLOORING SHALL BE INDIVIDUALLY SPECIFIED ON THE FLOOR FRAMING PLANS AND SHALL BE FASTENED TO THE UNDERLYING PRESSURE TREATED JOISTS WITH 3- INCH DECK SCREWS AT EACH FLOORING JOIST INTERSECTION.

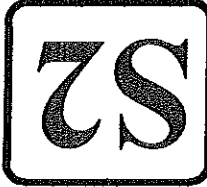
22. WALLS:
 - A. MASONRY
 - I. CONCRETE MASONRY UNITS (CMU) SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
 - II. WALL CMU SHALL BE 8 INCH X 16 INCH IN SIZE OR 8 INCH X 8 INCH X 8 INCH FOR EDGE FINISHES.
 - III. CMU SHALL BE PLACED IN A RUNNING BOND AND THERE SHALL BE NO VERTICAL BUTT JOINTS EXCEPT AS SHOWN ON THE FLOOR PLAN FOR CONNECTION JOINTS.
 - IV. REINFORCED FILLED CELLS AS SHOWN ON THE PLANS SHALL BE FILLED WITH "FINE" GRADE GROUT, HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AND 8 TO 11 INCH SLUMP TO ENSURE CONSOLIDATION.
 - V. BOND BEAMS SHALL BE POURED WITH GROUT MONOLITHICALLY WITH THE FILLED WALL CELLS-NO COLD JOINTS.
 - VI. VERTICAL STEEL REINFORCEMENT SHALL BE CONTINUOUS BETWEEN THE MIDDLE AND BOTTOM 1/3 OF THE FOOTING HEIGHT AND END IN THE TOP COURSE OF THE BOND BEAM WITH A STANDARD 10 INCH 90 DEGREE BEND.
 - VII. HORIZONTAL REINFORCING STEEL SHALL BE CONTINUOUS, INCLUDING AROUND CORNERS.
 - VIII. REINFORCING STEEL SPLICES SHALL CONSIST OF WIRE LAPS NO LESS THAN 40 TIMES THE STEEL BAR DIAMETER (I.E. 25 INCHES FOR #5 REBAR, 15 INCHES FOR #3 REBAR, AND 52 INCHES FOR #7 REBAR.)
 - B. WOOD FAME WALLS:
 - I. WALL STUD SIZES ARE SHOWN IN THE TYPICAL WALL SECTION.
 - II. LOAD BEARING.
 - III. WOOD STUDS IN WALLS SHALL BE SPACED 16 INCHES ON CENTER AND FASTENED TO THE TOP AND BOTTOM PLATES PER THE TOP PLATE SPICE 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. SEE THE TOP PLATE SPICE DETAIL FOR TOP PLATE NAILING AND SPICING REQUIREMENTS.
 3. THE WOOD STUDS SHALL HAVE A SIMPSON SP2 AT THE TOP PLATE AND A PROPERLY SIZED SPH FOR THE BOTTOM PLATE (I.E. 4" STUD WALL = SP4, 6" STUD WALL = SP6)
 4. OF ALL GIRDERS AND BEAMS HAVING A GRAVITY LOAD OF UP TO 3,000 LBS. STEEL TUBE COLUMNS SHALL BE INSTALLED IN THE WALL DIRECTLY BENEATH GIRDERS AND BEAMS HAVING LOADS GREATER THAN 3000 LBS. BASE PLATES SHALL BE FASTENED TO MONOLITHIC FOOTINGS WITH 5/8" X 8 INCH ANCHOR BOLTS OR SIMPSON TITEN HD. CONCRETE BOLTS OF THE SAME SIZE AT 24 INCHES ON CENTER. ALL CONNECTIONS SHALL BE MADE WITH 3 INCH SQUARE BY 1/8 INCH THICK WASHERS.
 7. BASE PLATES BEARING ON WOOD SHALL BE FASTENED WITH 100 COMMON NAILS AT 6" O.C. THROUGH ANY FLOOR SHEATHING AND TO UNDERLYING LUMBER (NOT SHEATHING ONLY) AND USE BLOCKING AS NEEDED TO MAINTAIN NAILING SPACING REQUIREMENTS.
 8. FOR EXTERIOR LOAD BEARING WALLS, EACH STUD ABOVE THE BASE PLATE SHALL BE FASTENED TO THE UNDERLYING BAND JOIST OR BEAM WITH A SIMPSON L518 STRAP FOR THIS SITUATION THE SIMPSON SPH BRACKET TO THE BASE PLAN MAY BE OMITTED.
 9. FOR INTERIOR LOAD BEARING WALLS, 1/2 INCH ALL THREAD ROD SHALL BE INSTALLED AT 32" O.C. FROM THE BASE PLATE THROUGH THE SHEATHING AND TOP PLATE OF UNDERLYING 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 L5136 STRAPS OVER EACH END TO THE JACK STUDS BELOW. IN ADDITION, THE HEADER BEAMS SHALL BE FASTENED WITH A MINIMUM OF 3-100 COMMON NAILS (TOP NAIL) ON EACH FACE SIDE AT EACH END TO THE ABUTTING FULL LENGTH 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 100 COMMON NAILS. NAILS INSTALLED IN PRESSURE TREATED WOOD SHALL BE GALVANIZED.
 2. INCIDENTAL, NON STRUCTURAL FRAMING ITEMS SUCH AS KNEE WALLS, DROP CEILINGS, BUILT IN SHELVING, NICHS, ETC. MAY BE CONSTRUCTED WITH 2 X 4S AT 24" O.C. AT THE DISCRETION OF THE BUILDER.

2. NON LOAD BEARING WALLS SHALL HAVE A SINGLE BOTTOM PLATE (PRESSURE TREATED) AGAINST MASONRY AND CONCRETE) AND A SINGLE TOP PLATE WITH 1/4 INCH BY 3 1/2 INCH TAPCON SCREWS AT 12" ON CENTER.
3. BASE PLATES SHALL BE FASTENED TO CONCRETE SLABS WITH 1/4 INCH BY 3 1/2 INCH TAPCON SCREWS AT 12" ON CENTER.
4. BASE PLATES ON WOOD SHALL BE FASTENED WITH 100 COMMON NAILS AT 8" 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 SECOND ROW SHALL BE INSTALLED AT THE DOUBLE TOP PLATE AND TO THE LOWEST HORIZONTAL WOOD MEMBER ON AN EXTERIOR WALL.
 5. FOR PLYWOOD SHEATHING COVERED WITH A CEMENTITIOUS FINISH ALL BUTT JOINTS NOT ON WALL STUDS SHALL BE BLOCKED WITH 2 X BLOCKING, TOP NAILED AT EACH END TO THE WALL STUDS WITH 3-8d COMMON NAILS.
 - II. PARTICLE BOARD
 1. PARTICLE BOARD IS NOT TO BE USED WITHOUT THE EXPRESS, WRITTEN CONSENT OF THE STRUCTURAL ENGINEER AND THE PROPERTY OWNER.
 - III. ARCHITECTURAL WALL FINISHES, SUCH AS STUCCO, CEMENTITIOUS COATING, SIDING OR PAINT ARE MENTIONED HERE ONLY FOR THE PURPOSE OF UNDERSTANDING THAT THEIR INSTALLATION AND ASSOCIATED DETAILS ARE NOT THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.
 23. COLUMNS
 - A. CONCRETE / MASONRY COLUMNS
 1. MASONRY COLUMNS SHALL BE CONSTRUCTED OF 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. LASTER 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 CHILDRIDES, 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 LIMIT. METAL CONNECTORS AT THE TOP OF THE COLUMN FOR HOLDING WOOD BEAMS OR GIRDERS SHALL BE INSTALLED WITH THE MINIMUM EMBEDMENT OF THE ASSOCIATED FASTENERS FOR THE CONNECTOR AS SHOWN ON THE PLANS.
 - B. WOOD COLUMNS:
 - I. ALL LOAD BEARING WOOD COLUMNS SHALL BE A MINIMUM OF #2 GRADE PRESSURE TREATED WOOD.
 - II. DIMENSIONAL WOOD COLUMNS OF 4 INCHES BY 4 INCHES IN CROSS SECTION SHALL ONLY BE USED FOR SUPPORTING OPEN WOOD DECKS WHERE THE FLOOR HEIGHT ABOVE THE FLOOR BELOW IS 8 FEET OR LESS. ALL OTHER DIMENSIONAL WOOD COLUMNS SHALL HAVE A MINIMUM OF 6 INCHES BY 6 INCHES.
 - III. METAL CONNECTORS AT THE BASE AND THE TOP OF WOOD COLUMNS SHALL BE OF THE TYPE THAT RESISTS LATERAL LOADS AS WELL AS UPLIFT AND GRAVITY LOADS. IN NO CASE SHALL FLAT STRAPS BE USED UNLESS SPECIFICALLY SHOWN IN THE PLANS OR CROSS SECTION DETAILS.

STRUCTURAL ENGINEER NOTES

A.E.C.S. 20092

WILLOW 3408



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

PLAN DATE
7-24-2020
7-30-2020

LOT 17
2873 SUNSTREAM LANE
CLEARWATER, FL.

I HEREBY CERTIFY THAT I HAVE PERSONALLY REVIEWED THE ATTACHED DESIGN TO COMPLY WITH 145 MPH ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2017 FLORIDA RESIDENTIAL BUILDING CODE SEALED FOR STRUCTURE ONLY
SIGNED: RICHARD ALLEN, P.E. #56920

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
richallenpe@gmail.com



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

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WIND LOAD DESIGN DATA

A.F.C.S. 20092

WILLOW 3408

The information below was calculated using the provisions of the 2017 Florida Building Code.

Floor and Roof Live Loads	
Attics:	20 psf w/ storage, 10 psf w/o storage
Habitable Attics, Bedroom:	30 psf
All Other Rooms:	40 psf
Garage:	40 psf
Roofs:	20 psf

Wind Design Data	
Ultimate Wind Speed:	145 mph
Nominal Wind Speed:	112 mph
Risk Category:	II
Wind Exposure:	B
Enclosure Classification:	Enclosed
End Zone Width:	4.00 ft.
Internal Pressure Coefficient:	0.18 +/-

Components and Cladding Design Pressures	
Roof Zone 1:	+21.8 psf max., -34.7 psf min.
Roof Zone 2:	+21.8 psf max., -60.5 psf min.
Roof Zone 3:	+21.8 psf max., -89.5 psf min.
Roof at Zone 2 Overhangs:	-70.6 psf min.
Roof at Zone 3 Overhangs:	-118.8 psf min.
Wall Zone 4:	+37.9 psf max., -41.1 psf min.
Wall Zone 5:	+37.9 psf max., -50.7 psf min.
16 X 7 OHGD:	+32.1 psf max., -35.9 psf min.

The Ultimate Wind Speed was used to determine the above Component and Cladding Design Pressures.

All exterior glazed openings shall be protected from wind-borne debris as per Section 1609.1.2 of the code.

The site of this building is not subject to special topographic wind effects as per Section 1609.1.1 of the code.

Geotechnical Information	
Design Soil Load-Bearing Capacity:	2,000 psf
Flood Design Data	

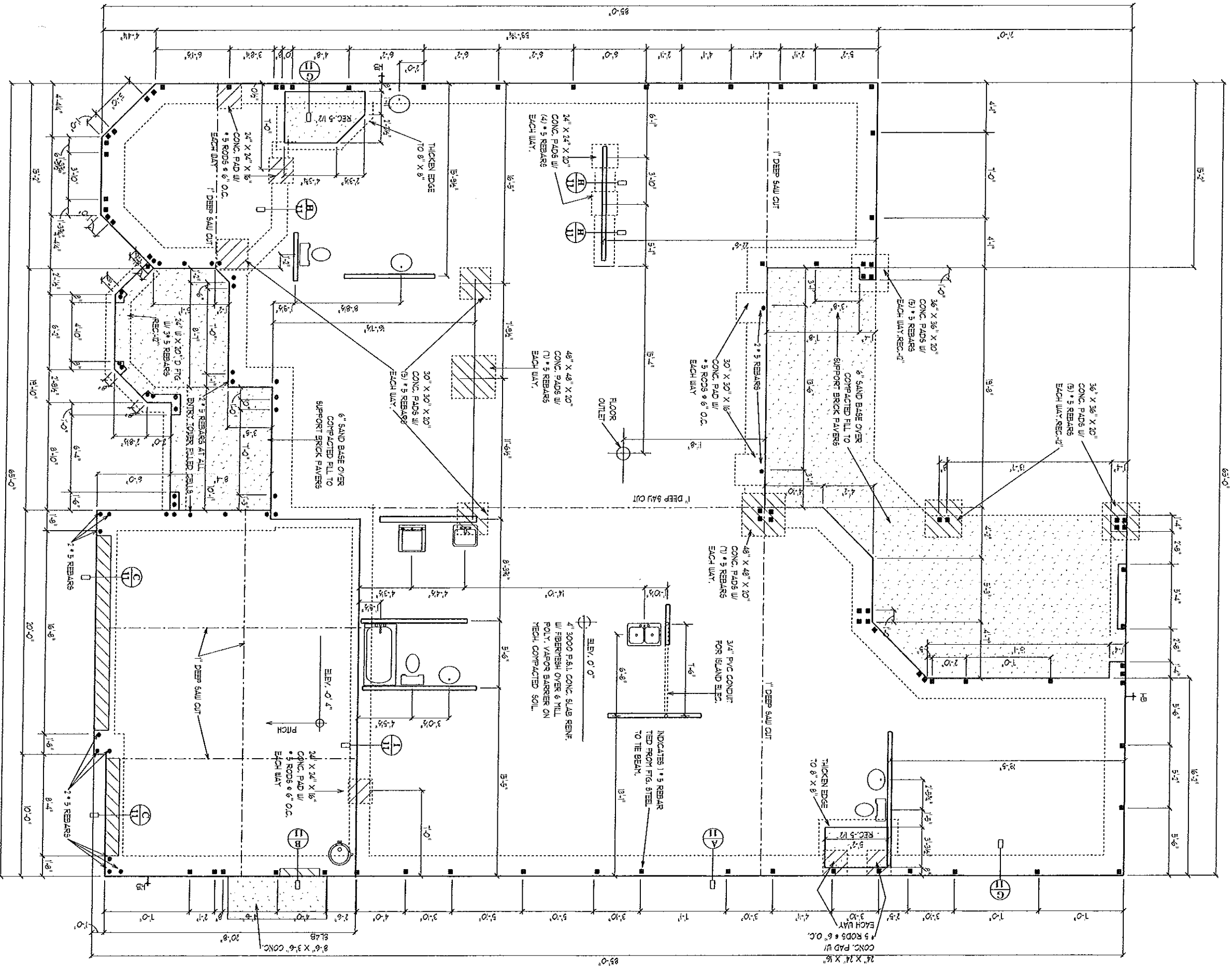
This table was created using Windload Calculator Plus (Software available at www.windloads.com)

32. STRUCTURAL STEEL AND CONNECTION ACCESSORY MATERIAL:
A. 1-BEAMS, FORMED STRUCTURAL STEEL, FLAT BAR OR PLATE SHALL BE ASTM GRADE A36 UNLESS STATED OTHERWISE.
B. 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.
C. 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:
A. 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:
A. ANY RENDERING OF NOTES OF WATERPROOFING MEASURES FOR BASEMENTS OR HALF BASEMENTS SHOWN IN THESE PLANS WHERE A SPECIFIC CONSTRUCTION DETAIL IS NOT SHOWN IN THE STRUCTURAL DESIGN IS AN ARCHITECTURAL ILLUSTRATION ONLY AND IS NOT PART OF THE STRUCTURAL DESIGN OR THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.
B. CHECKETS ARE ASSOCIATED WITH THE ARCHITECTURAL FINISHES AND ARE NOT THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.
35. FIRE RESISTANT DESIGN:
A. FIRE RESISTANT DESIGN OF STRUCTURAL ELEMENTS SHALL BE INCIDENTAL TO THEIR STRUCTURAL DESIGN AND SHALL BE BASED ON UNDERWRITERS LABORATORY OR GYPSUM ASSOCIATION DESIGN FOR FIRE RATED FLOOR, WALL AND ROOF ASSEMBLIES.
36. FLOOD RESISTANT DESIGN:
A. FLOOD RESISTANT DESIGN OF FLOOD RESISTANT DESIGN OF STRUCTURAL ELEMENTS SHALL BE INCIDENTAL TO THEIR STRUCTURAL DESIGN AND SHALL BE BASED ON THE REQUIREMENTS STATED IN TITLE 44 CFR SECTIONS 59 AND 60, AND ON THOSE OF THE INDIVIDUAL COMMUNITY RATING AGENCIES FOR THE GOVERNMENTAL JURISDICTION WHERE THE CONSTRUCTION IS TO BE DONE.
B. HOWEVER, THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR IDENTIFYING AND SHOWING ON THE PLANS THE FLOOD ZONE CATEGORY, BASE FLOOD ELEVATION, AND THE FLOOR AND STORY HEIGHTS OF THE BUILDING IN RELATION TO THE BASE FLOOD ELEVATION. THIS INFORMATION IS CONSIDERED ARCHITECTURAL AND SITE RELATED AND SHALL BE PROVIDED TO THE STRUCTURAL ENGINEER BY THE CONTRACTING CLIENT OR HIS AGENT.
37. SPECIAL CONSTRUCTION:
I. ALUMINUM STRUCTURAL COLUMNS:
A. 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.
B. 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.
II. SWIMMING POOLS:
A. ANY SWIMMING POOL OR HOT TUBS SHOWN IN THESE PLANS ARE FOR ARCHITECTURAL ILLUSTRATION ONLY AND ARE NOT PART OF THE STRUCTURAL DESIGN OR THE RESPONSIBILITY OF THE STRUCTURAL DESIGNER.
III. FENCES AND RETAINING WALLS:
A. ANY RENDERING OF FENCES, RETAINING WALLS OR EXTERIOR PLANTERS WHERE A SPECIFIC STRUCTURAL DETAIL IS NOT SHOWN FOR THEIR CONSTRUCTION ARE FOR ARCHITECTURAL ILLUSTRATION ONLY AND ARE NOT THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.
IV. DRIVEWAYS AND WALKWAYS:
A. ANY DRIVEWAYS OR WALKWAYS SHOWN IN THESE PLANS ARE FOR ARCHITECTURAL ILLUSTRATION PURPOSES ONLY AND ARE NOT PART OF THE STRUCTURAL DESIGN OR THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.

- NOTES**
- 1) THE FOUNDATION SYSTEM FOR THIS PLAN IS DESIGNED FOR A MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2000 P.S.F. WITH NO SOIL REPORT OR INFORMATION PROVIDED.
 - 2) FOOTINGS TO BEAR MIN. 12" BELOW GRADE OR FILL COMPACTED TO BEAR ON UNDISTURBED SOIL BETWEEN LEGS THAN 12" LFTS.
 - 3) FOOTINGS TO BEAR ON UNDISTURBED SOIL OR FILL COMPACTED TO 95% MOD. PROCTOR.
 - 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. 9.11.2 (EXCEPTION 1)

TERMITE SPECIFICATIONS:
INSTALL "BORACARE" TERMITE PROTECTION SYSTEM PER MANUF. SPECIFICATIONS



FOUNDATION PLAN

SCALE 1/8" = 1'-0"

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WILLOW 3408



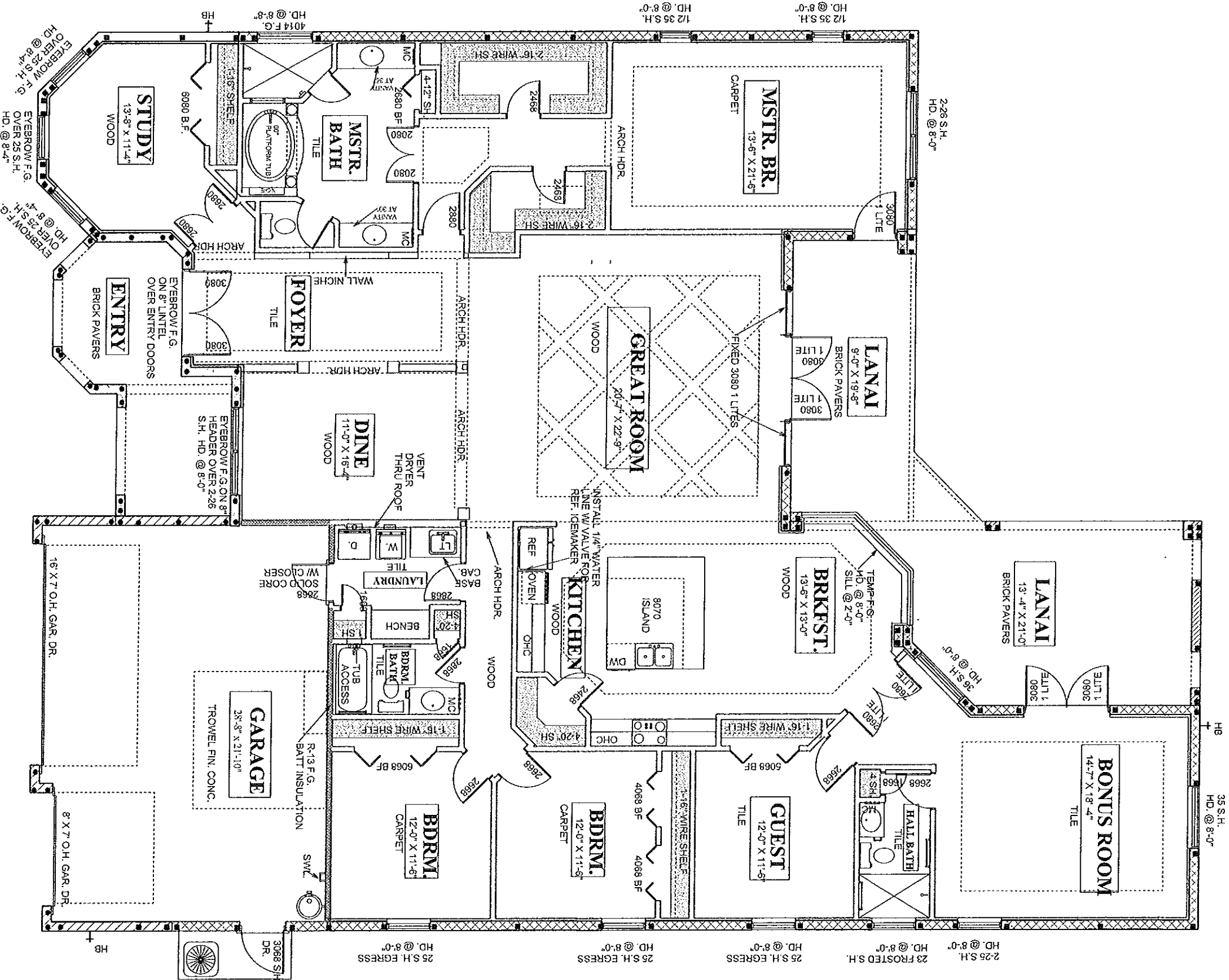
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9400 RIVER CROSSING BLD.
NEW PORT RICHEY, FL 34655
727-376-6531

PLAN DATE
7-24-2020
7-30-2020

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CLEARWATER, FL.

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SIGNED: *[Signature]* 8/16/2020
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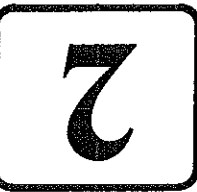
SQUARE FOOTAGES

LIVING AREA	- 3418 S.F.
GARAGE	- 633 S.F.
LANAI	- 470 S.F.
ENTRY	- 175 S.F.
TOTAL	- 4696 S.F.

WALL LEGEND

8" CMU WALL TOP AT 11'-4"
8" CMU WALL TOP AT 12'-0"
8" CMU WALL TOP AT 9'-4"
8" CMU WALL TOP AT 10'-0"

FIRST FLOOR NOTES SCALE 1/8" = 1'-0" **A.F.C.S. 20092** **WILLOW 3408**

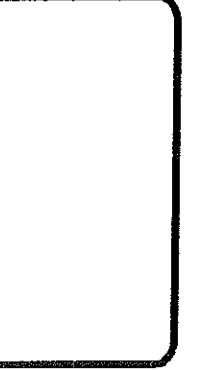
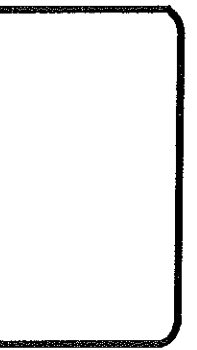


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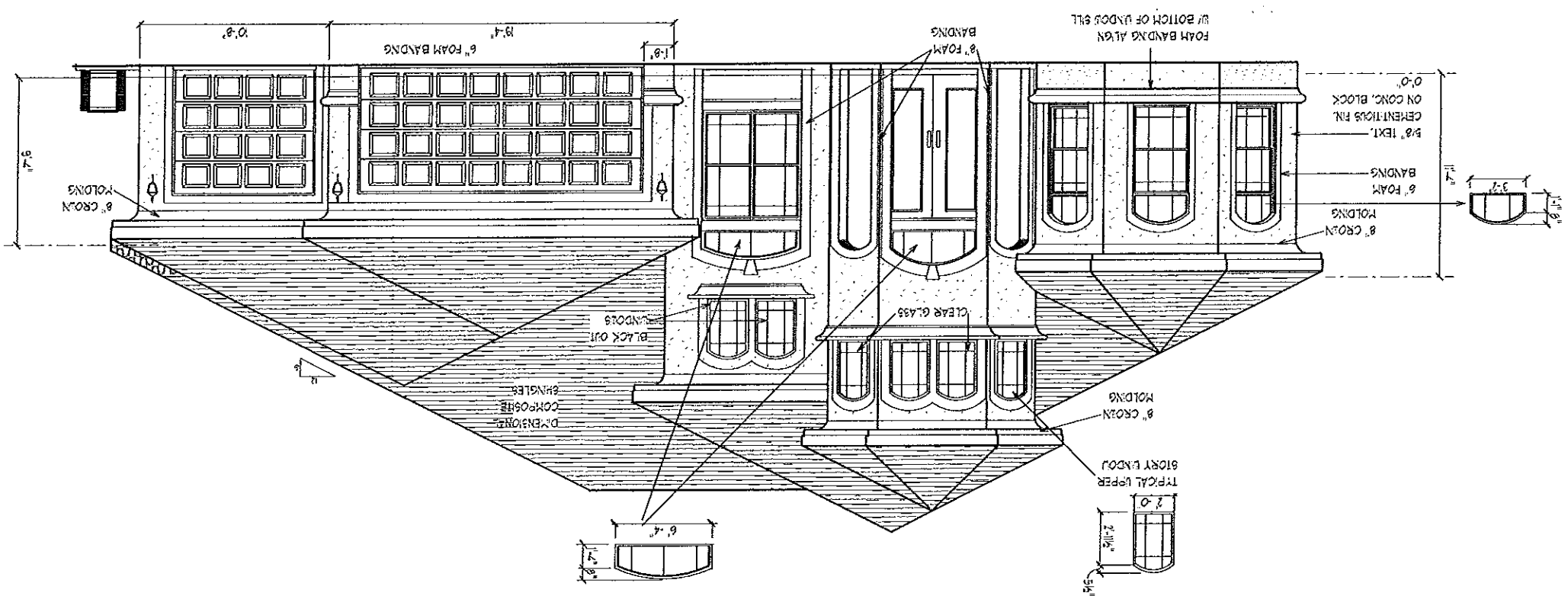
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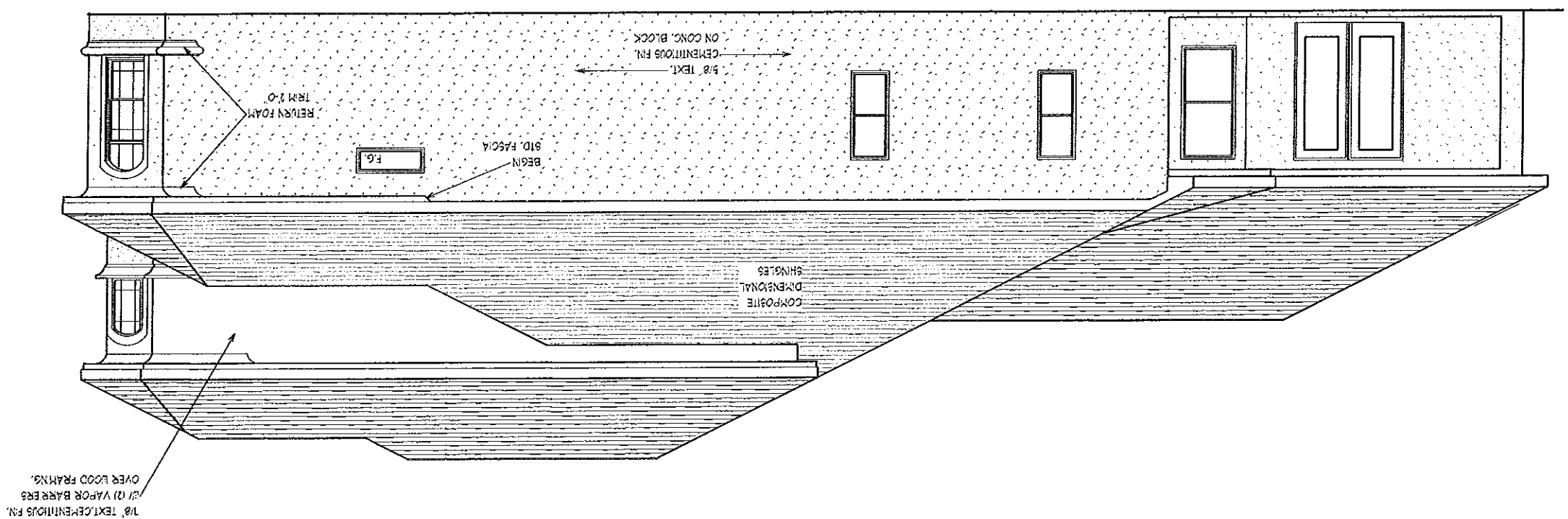
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CLEARWATER, FL.



FRONT ELEVATION



LEFT SIDE ELEVATION

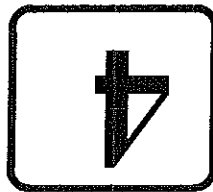


EXTERIOR ELEV. - A

SCALE 1/8" = 1'-0"

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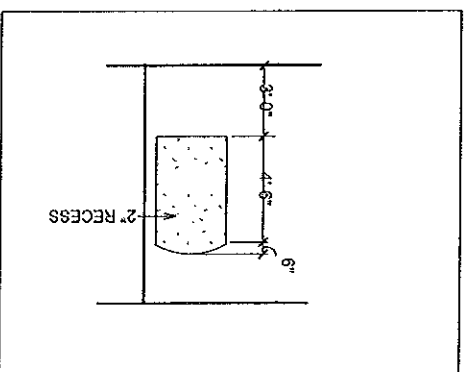
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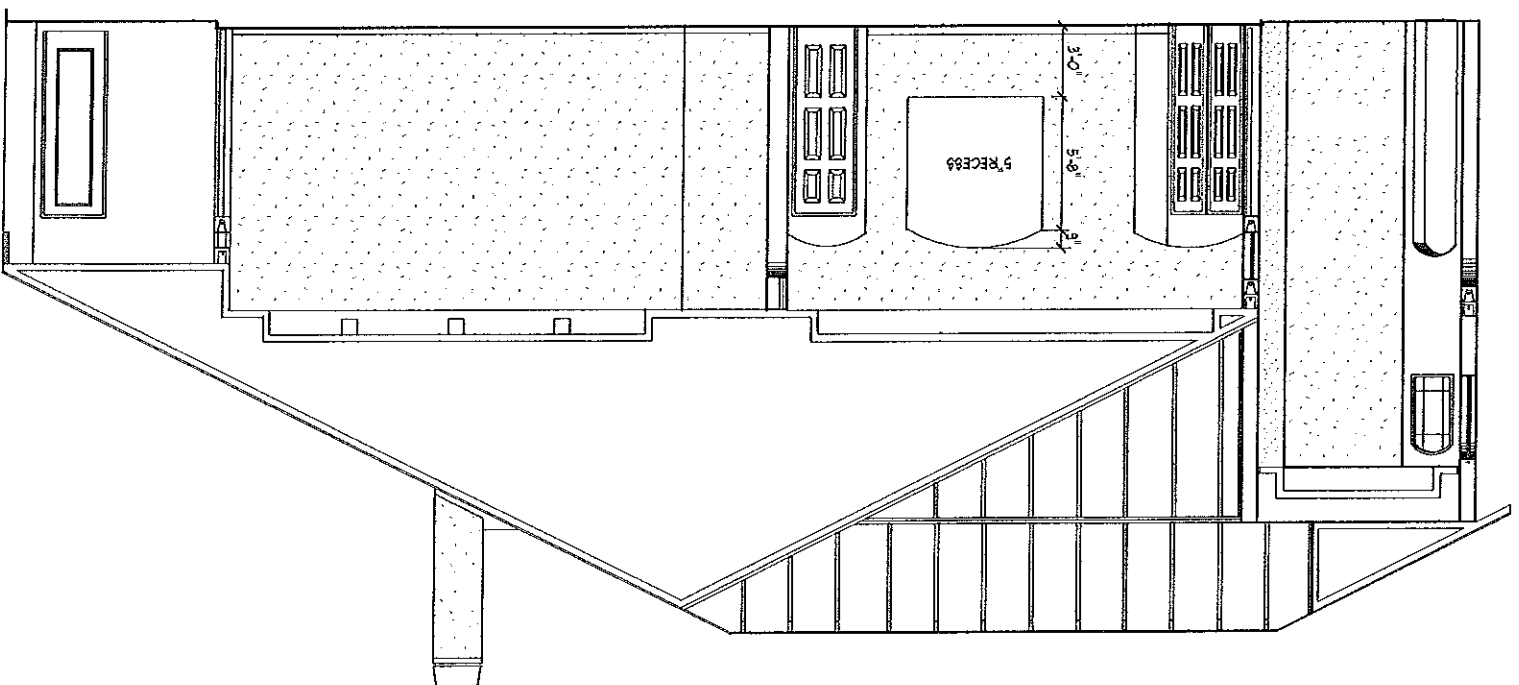
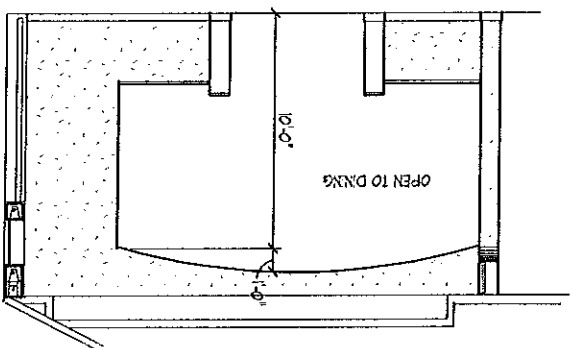
LOT 17
2873 SUNSTREAM LANE
CLEARWATER, FL.

1/8" TEXT/CEMENTIOUS FN.
1/2" VAPOR BARRER
OVER WOOD FRAMING.

TYPICAL RECESSED NICHE



SECTION THRU ENTRY



INTERIOR DETAILS

SCALE 1/8" = 1'-0"



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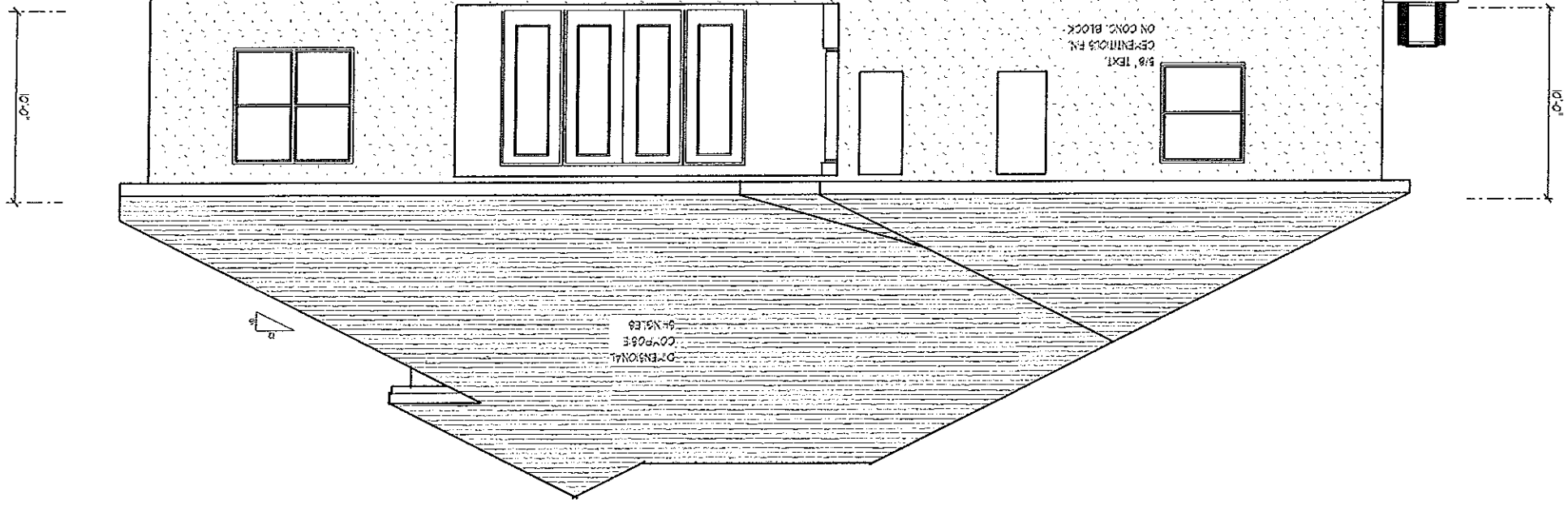
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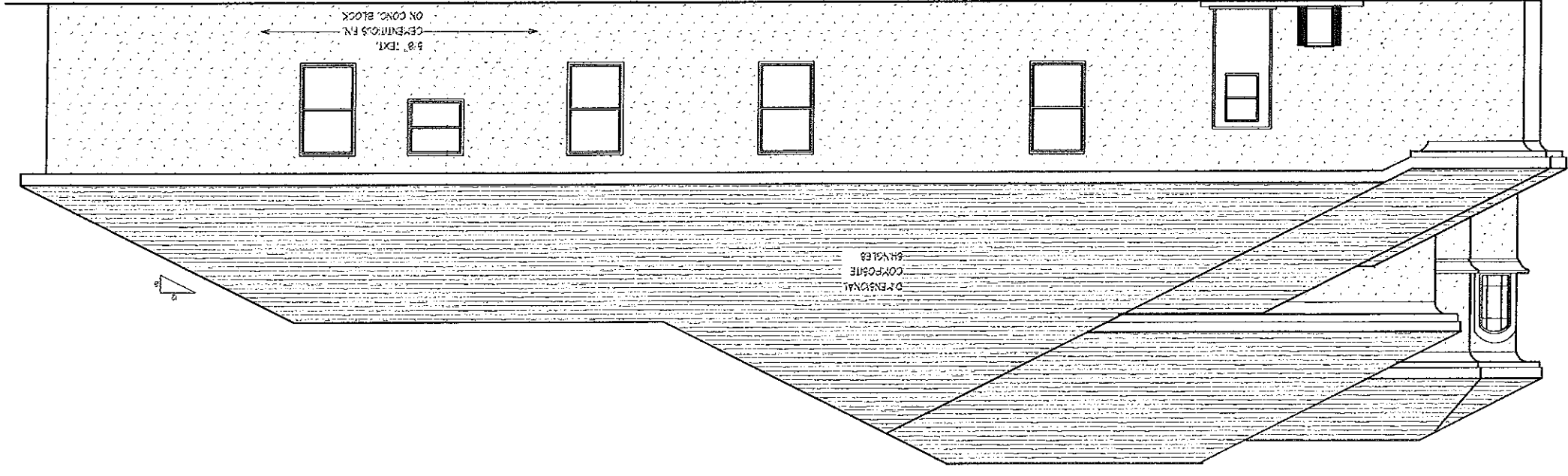
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REAR ELEVATION



RIGHT SIDE ELEVATION



EXTERIOR ELEV.

SCALE 1/8" = 1'-0"

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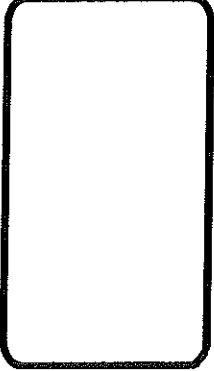
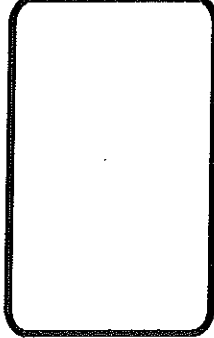
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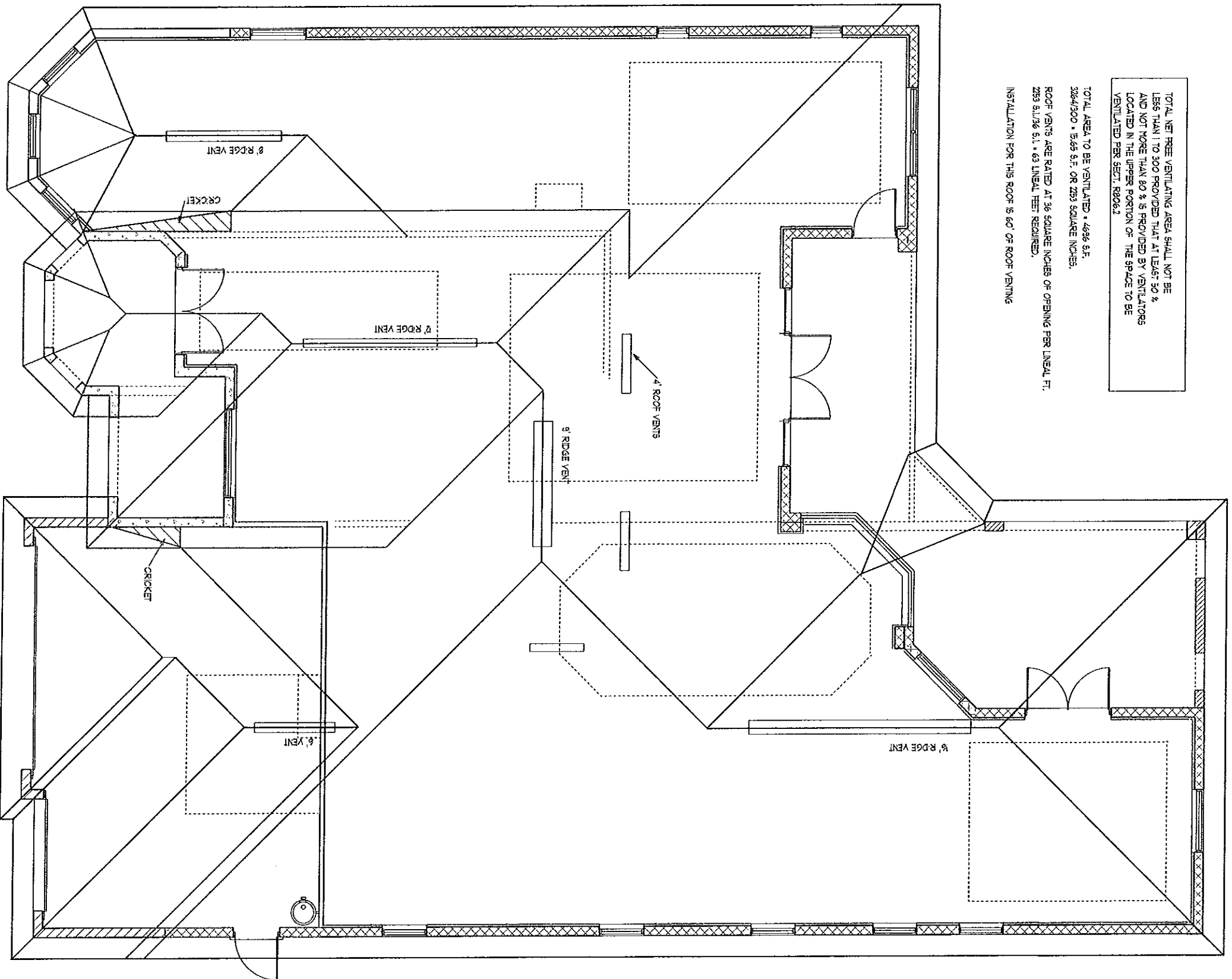
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CLEARWATER, FL.



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. R202.2

TOTAL AREA TO BE VENTILATED = 4836 S.F.
 3264/300 = 10.85 S.F. OR 233 SQUARE INCHES.
 ROOF VENTS ARE RATED AT 36 SQUARE INCHES OF OPENING PER LINEAL FT.
 233 5 1/16 S.I. = 63 LINEAL FEET REQUIRED.
 INSTALLATION FOR THIS ROOF IS 60' OF ROOF VENTING



ROOF PLAN

SCALE 1/8" = 1'-0"

A.E.C.S. 20092

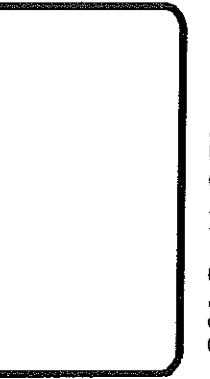
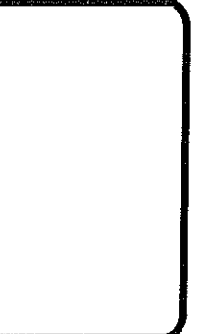
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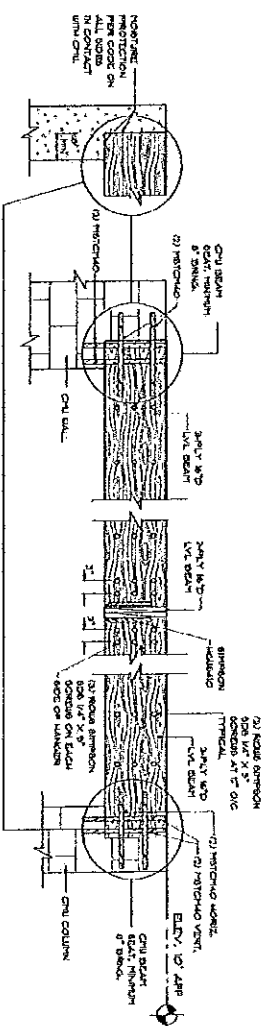


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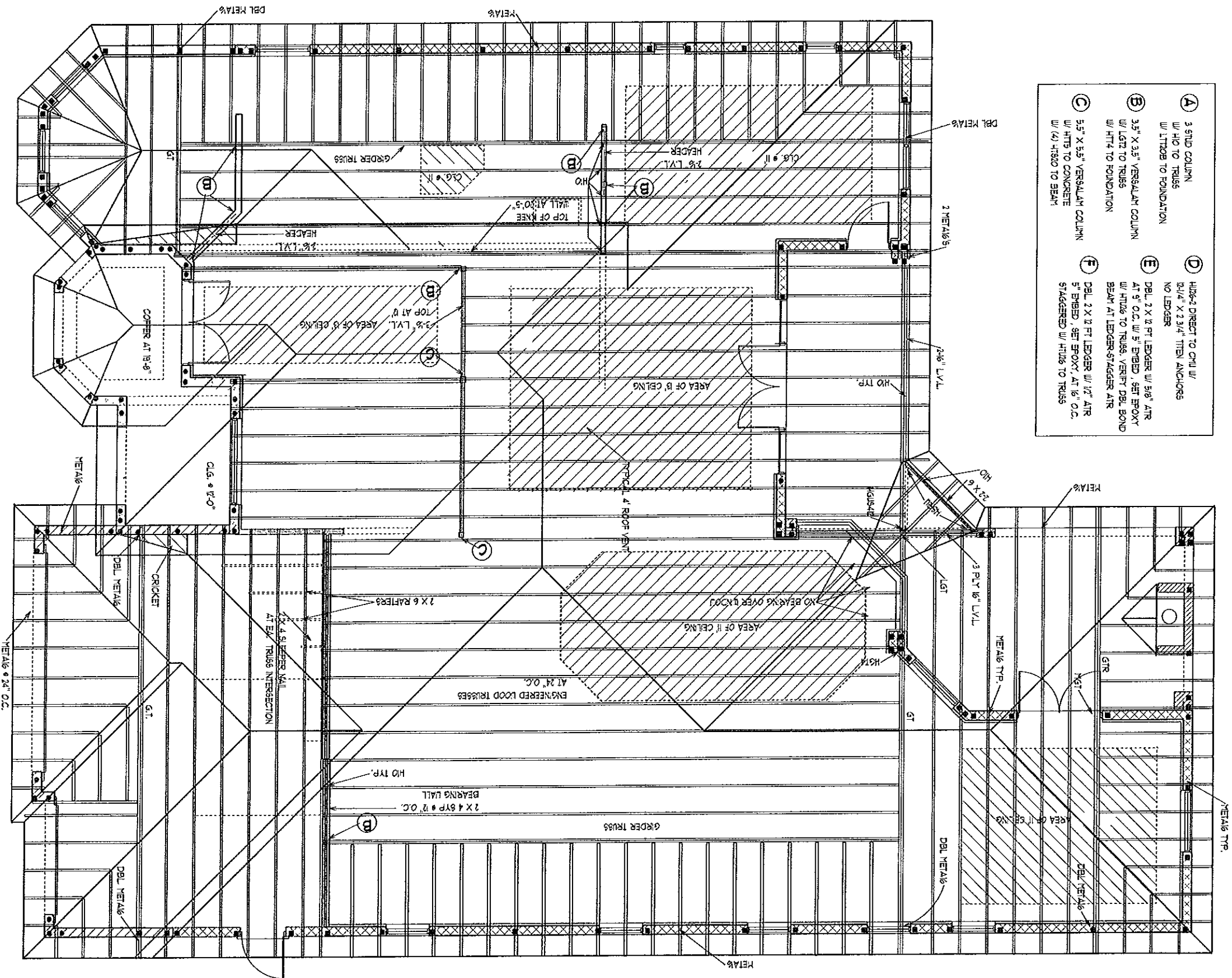
PLAN DATE	
7-24-2020	
7-30-2020	

LOT 17
 2873 SUNSTREAM LANE
 CLEARWATER, FL.





- (A)** 3 STD COLUMN
W/ HD TO TRUSS
W/ LTTOPS TO FOUNDATION
- (B)** 3.5" X 3.5" VERSALAM COLUMN
W/ LGTS TO TRUSS
W/ HT4 TO FOUNDATION
- (C)** 5.5" X 5.5" VERSALAM COLUMN
W/ HTS TO CONCRETE
W/ (4) HT300 TO SEAM
- (D)** HIDE-4 DIRECT TO CHU W/
2 1/2" X 2 1/4" TIEIN ANCHORS
NO LEDGER
- (E)** DBL 2 X 1/2 FT LEDGER W/ 5/8" ATR
AT 9" O.C. W/ 5" EMBED, SET EPOXY
W/ HTS TO TRUSS. VERIFY DBL BOND
BEAM AT LEDGER-STAGGER ATR
- (F)** DBL 2 X 1/2 FT LEDGER W/ 1/2" ATR
5" EMBED, SET EPOXY AT 6" O.C.
STAGGERED W/ HTS TO TRUSS



IMPORTANT NOTE:
 THIS FRAMING PLAN IS DIAGRAMATIC IN NATURE AND IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY. TRUSSES MANUFACTURED TO PROVIDE SEPERATE LAYOUT AND TRUSSES COMPONENT DESIGN SIGNED AND SEALED BY A PROFESSIONAL ENGINEER AND REVIEWED BY P.E. OF RECORD.

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

NOTE: INSTALL MOISTURE BARRIER BETWEEN MASONRY & UNTREATED WOOD

TRUSS PLAN

SCALE 1/8" = 1'-0"

A.E.C.S. 20092

WILLOW 3408



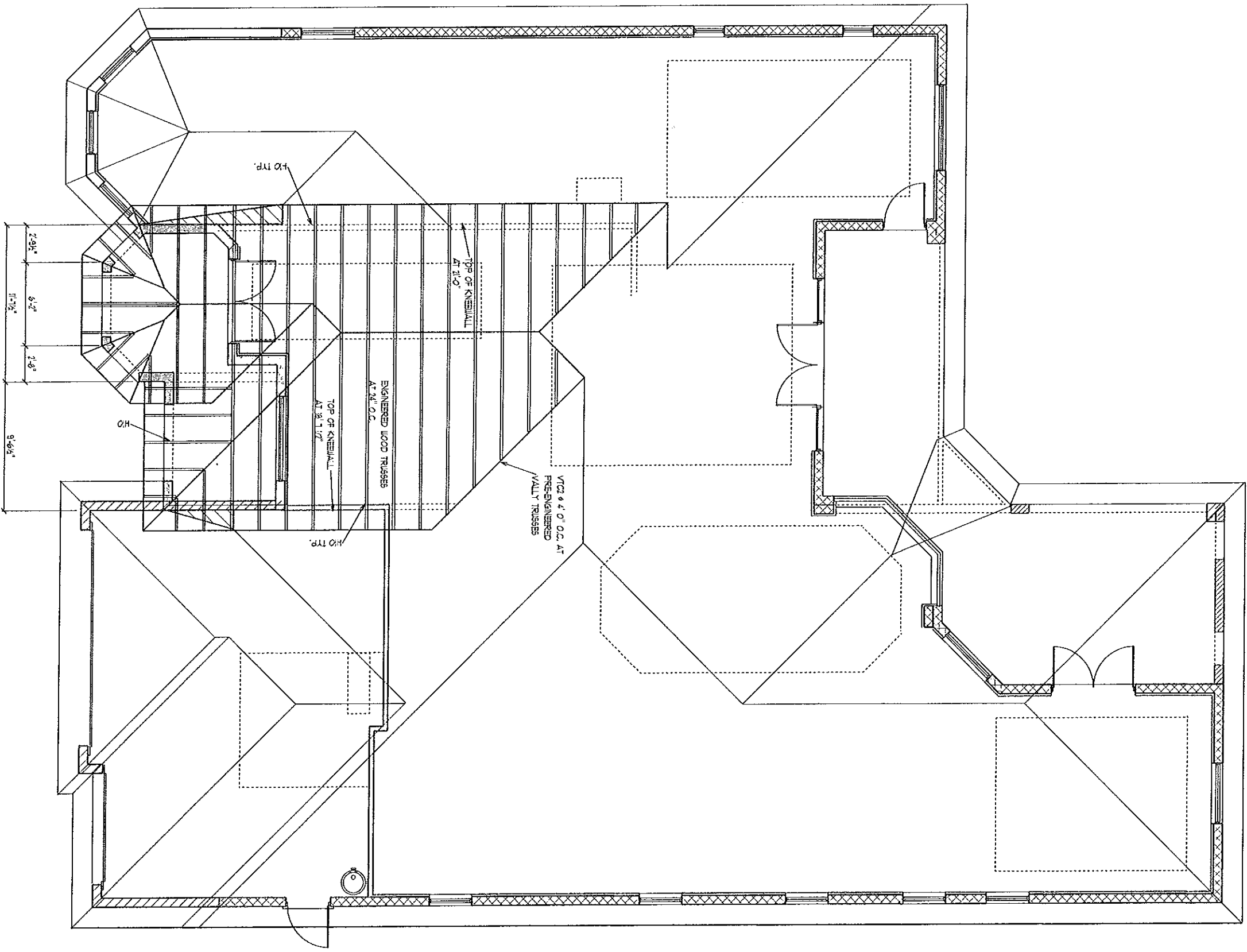
DEEB FAMILY HOMES, LTD.
 9400 RIVER CROSSING BLD.,
 NEW PORT RICHEY, FL. 34655
 727-376-6831

PLAN DATE
7-24-2020
7-30-2020

**LOT 17
 2873 SUNSTREAM LANE
 CLEARWATER, FL.**

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE 145 MPH ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 501 OF THE 2017 FLORIDA RESIDENTIAL BUILDING CODES SEALED FOR MY USE ONLY
 SIGNED: *[Signature]*
 RICHIE D. 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
 727-842-6100
 richallenpe@gmail.com



ENTRY TRUSS PLAN

SCALE 1/8" = 1' 0"

A.E.C.S. 20092

WILLOW 3408



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

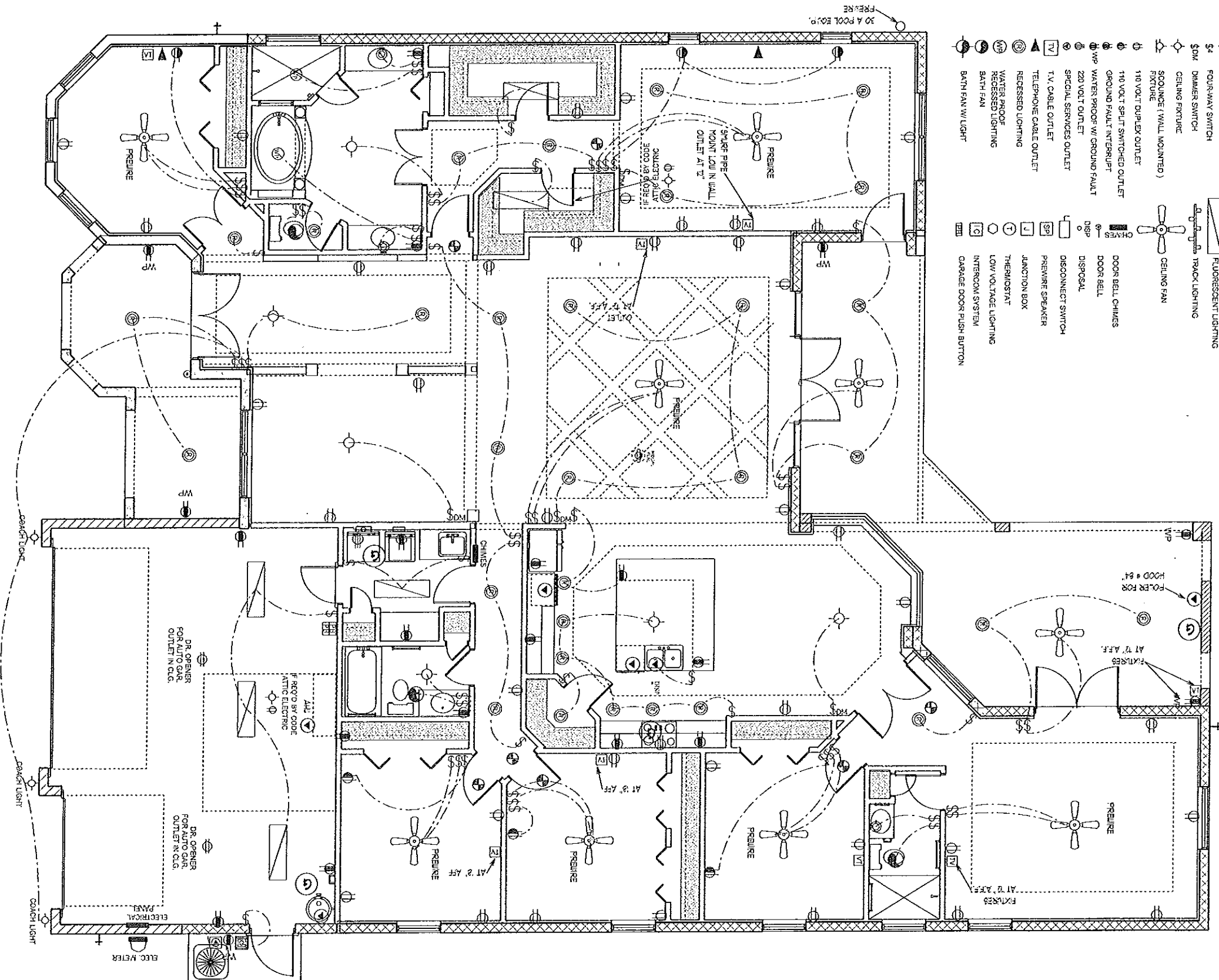
PLAN DATE	
7-24-2020	
7-30-2020	

LOT 17
2873 SUNSTREAM LANE
CLEARWATER, FL.

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 145 MPH ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2017 FLORIDA RESIDENTIAL BUILDING CODE
 SEALED FOR STRUCTURAL PURPOSE ONLY
 SIGNER: *[Signature]*
 RICHARD E. ALLEN P.E. #36920

ALLEN ENGINEERING & CONSTRUCTION SERVICES
 RICH ALLEN PROFESSIONAL ENGINEERS
 P.O. BOX 331
 NEW PORT RICHEY, FL. 34656
 727-442-6100
 richallenpe@gmail.com

- ELECTRICAL LEGEND**
- \$ SINGLE POLE SWITCH
 - \$2 DOUBLE POLE SWITCH
 - \$3 THREE-WAY SWITCH
 - \$4 FOUR-WAY SWITCH
 - \$DM DIMMER SWITCH
 - CEILING FIXTURE
 - SCQUANCE (WALL MOUNTED) FIXTURE
 - 110 VOLT DUPLEX OUTLET
 - 110 VOLT SPLIT SWITCHED OUTLET
 - GROUND FAULT INTERRUPT
 - W/P WATER PROOF W/ GROUND FAULT
 - 220 VOLT OUTLET
 - SPECIAL SERVICES OUTLET
 - 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
 - CHIMES
 - DOOR BELL
 - DISPOSAL
 - DISCONNECT SWITCH
 - PREWIRE SPEAKER
 - JUNCTION BOX
 - THERMOSTAT
 - LOW VOLTAGE LIGHTING
 - INTERCOM SYSTEM
 - GARAGE DOOR PUSH BUTTON



- UNLESS OTHERWISE NOTED**
1. ELECTRICAL OUTLET HEIGHTS REPAIRED FROM FINISHED FLOOR TO CENTERLINE OF THE BOX TO BE 18" A.S.F. (GENERAL)
 2. ALL TRIM PLATES AND DEVICES TO BE 4" CENTRELINE A.S.F.
 3. ELECTRICAL SWITCHES TO BE 4" CENTRELINE A.S.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 AND 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 907.2
 6. PROVIDE ARC (ARC FAULT) INTERRUPTERS (AFCI) IN ALL BEDROOMS PER NEC SECTION 30-4.2
 7. ALL RECEPTACLES TO BE TAMPER PROOF PER SECT. 406.11

ELECTRICAL PLAN

SCALE 1/8" = 1' 0"

A.F.C.S. 20092

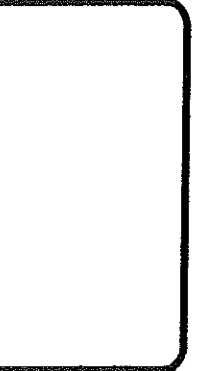
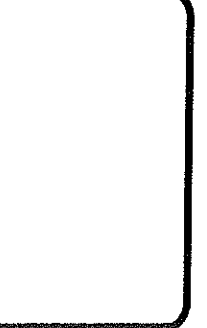
WILLOW 3408



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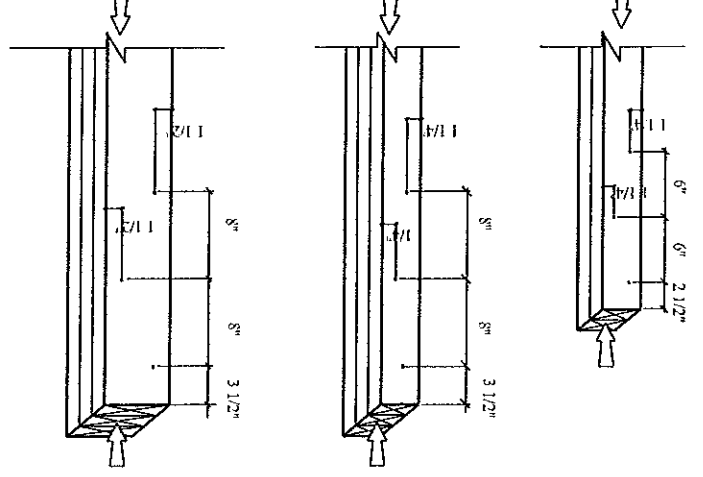
PLAN DATE
7-24-2020
7-30-2020

LOT 17
 2873 SUNSTREAM LANE
 CLEARWATER, FL.



TYP. NAILING SCHEDULE FOR BUILT-UP COLUMNS

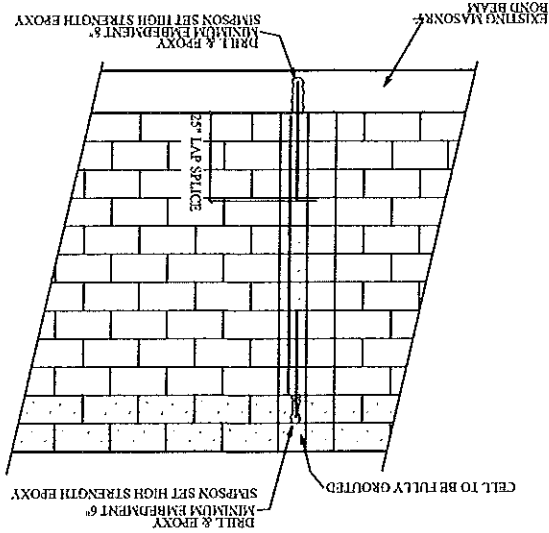
- NOTES:
- ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN
 - ALL NAILS PENETRATE AT LEAST 3/4 OF THE THICKNESS OF THE LAST LAMINATION
 - EACH 30D COMMON NAIL MAY BE REPLACED W/ (2) 16D COMMON NAILS, ONE INTO EACH OUTSIDE FACE OF B.U.C. SAME NUMBER OF ROES, SAME SPACING
 - FOR 4-PLY, PROVIDE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



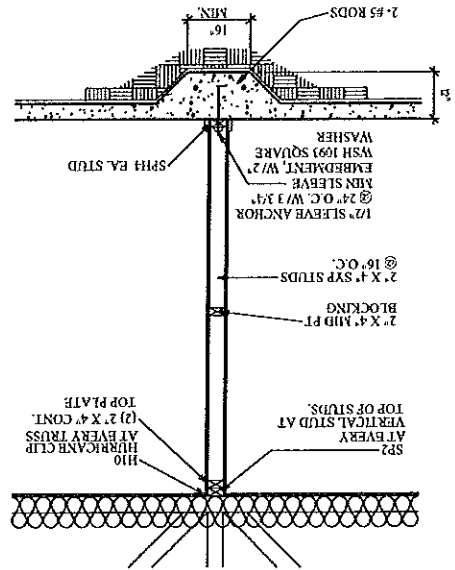
- EXTERIOR BEARING WALL:
MISSING ANCHOR BOLTS AT BEARING WALL:
- 5/8" DIAMETER x 6" EMBEDMENT SIMPSON TITEN HD ANCHORS SPACED A MAXIMUM OF 24" O.C. IN ADDITION TO THE GENERAL PLACEMENT REQUIREMENTS:
 - 5/8" DIAMETER x 6" EMBEDMENT SIMPSON TITEN HD ANCHORS SPACED A MAXIMUM OF 24" O.C. IN ADDITION TO THE GENERAL PLACEMENT REQUIREMENTS:

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

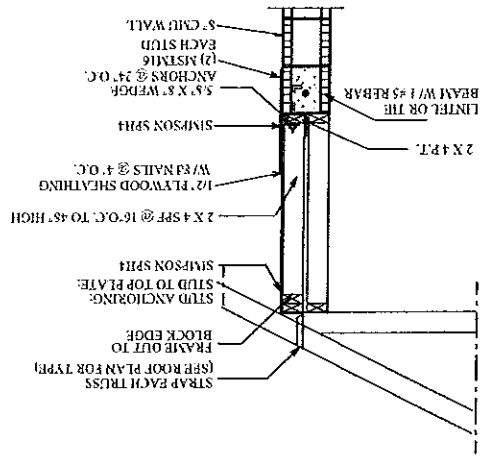
TYP. RETROFIT VERT. DOWEL CONDITION



BEARING PARTITION



KNEEWALL



N.T.S.



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NEW PORT RICHEY, FL. 34655
727-376-6331

CONST. DETAILS

PLAN DATE
7-24-2020
7-30-2020

LOT 17
2873 SUNSTREAM LANE
CLEARWATER, FL.

A.E.C.S. 20092

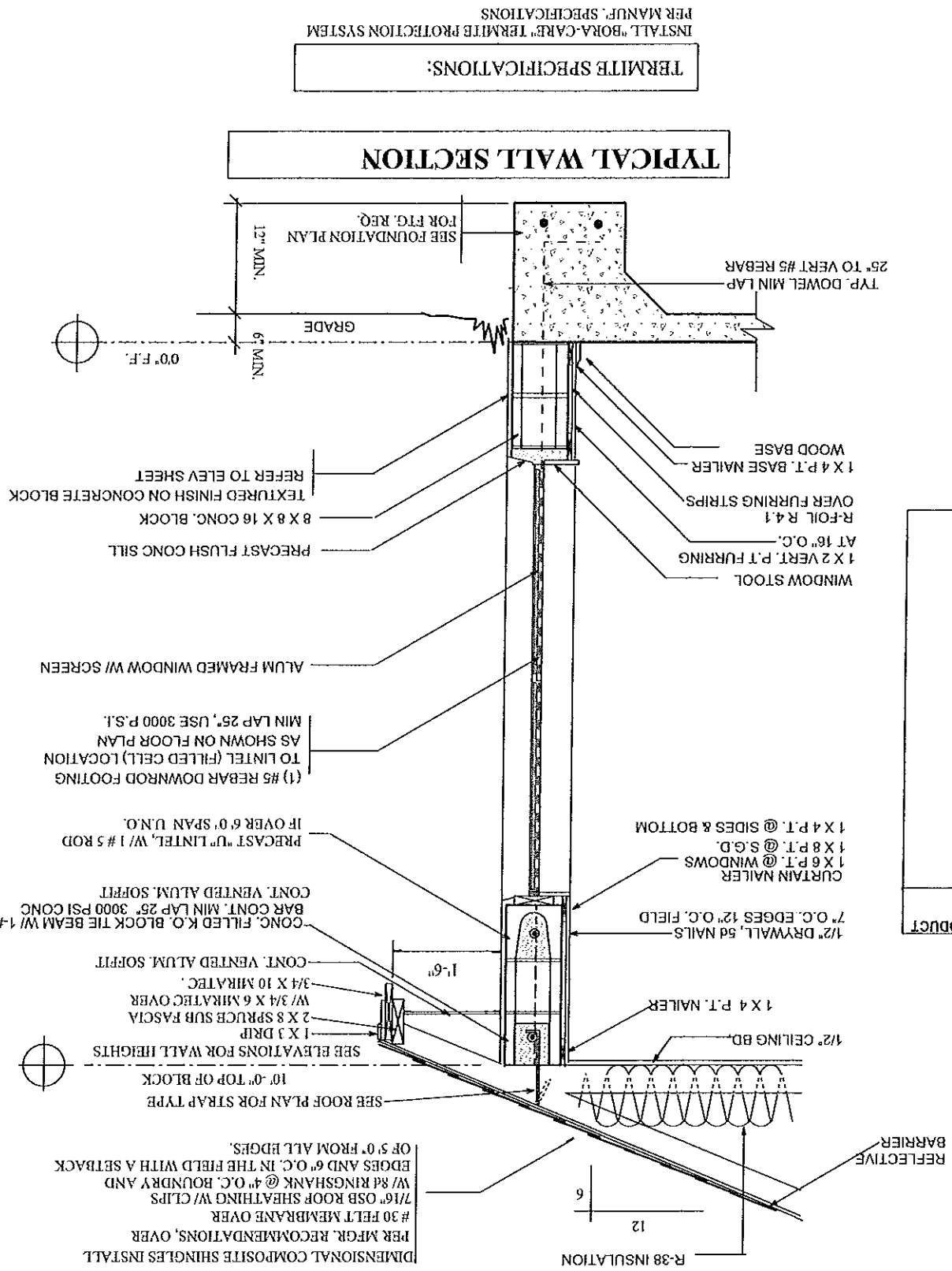
WILLOW 3408

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 145 MPH ULLTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 501 OF THE 2017 FLORIDA RESIDENTIAL BUILDING CODE SEALED FOR THE PROJECT BY P.N.T.Y. SIGNED: *[Signature]* P.E. # 456920 RICHIE E. ALLEN

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
richieape@jpmail.com

SIMPSON	FLORIDA PRODUCT NUMBERS
MBHA3.56/1.88	10866.12
H2	10456.10
H6	10456.16
H10A	10456.8
LG12	11470.6
MG1	11470.7
LSTA18	10852.4
LSTA24	10852.4
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	11473.19
CS16	10852.1
SP4	10456.46
SP6	10456.47
HIT4	11496.2
HIT5	11496.2
ABU66	10849.6

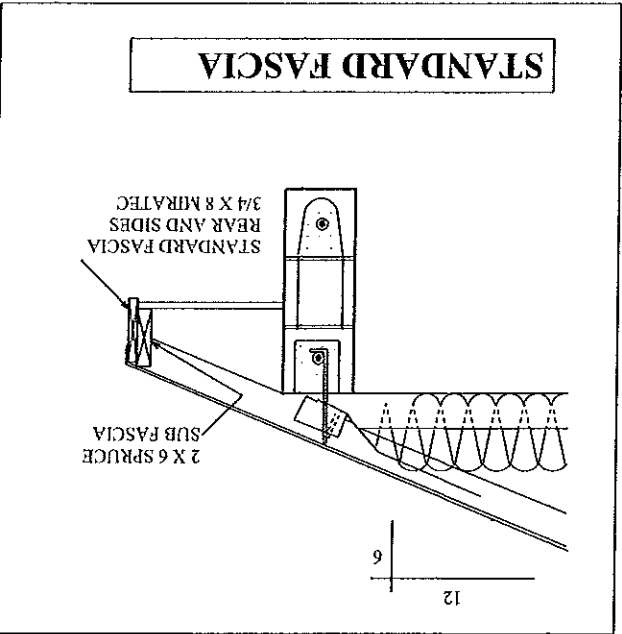
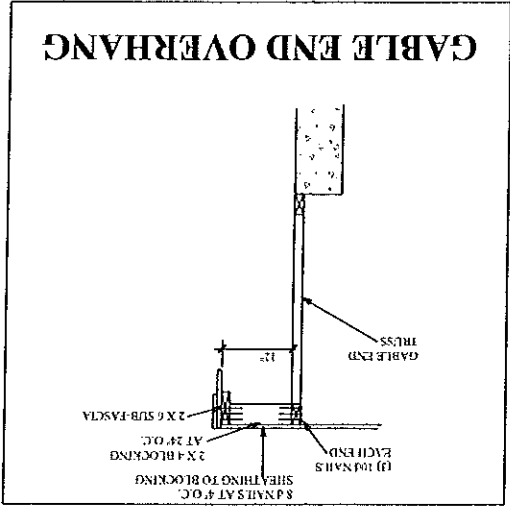
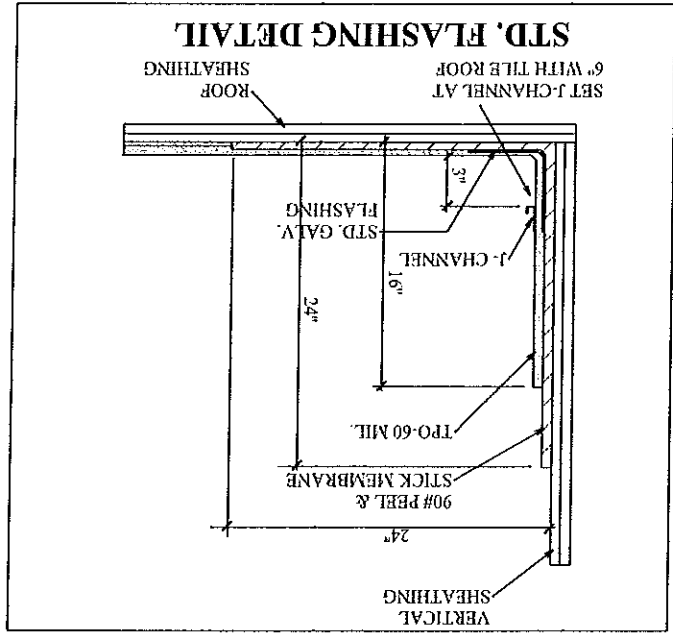
CONNECTOR TABLE



TERMITE SPECIFICATIONS:

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

TYPICAL WALL SECTION



CONST. DETAILS

10

DEEB FAMILY HOMES, LTD.
9400 RIVER CROSSING BLD.
NEW PORT RICHEY, FL. 34655
727-376-6531

PLAN DATE
7-24-2020
7-30-2020

LOT 17
2873 SUNSTREAM LANE
CLEARWATER, FL.

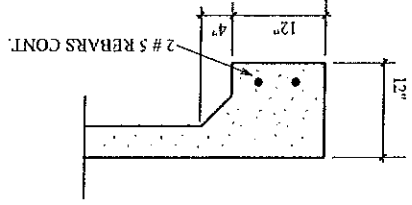
A.E.C.S. 20092

WILLOW 3408

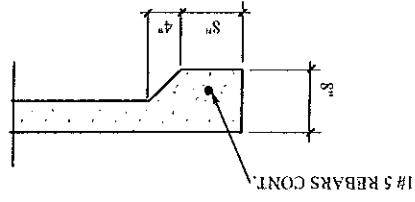
I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE NEAREST ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 501 OF THE 2017 FLORIDA RESIDENTIAL BUILDING CODE SEALED FOR STRUCTURE ONLY
RICHARD E. NELSON P.E. 156920

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
richallenpe@gmail.com

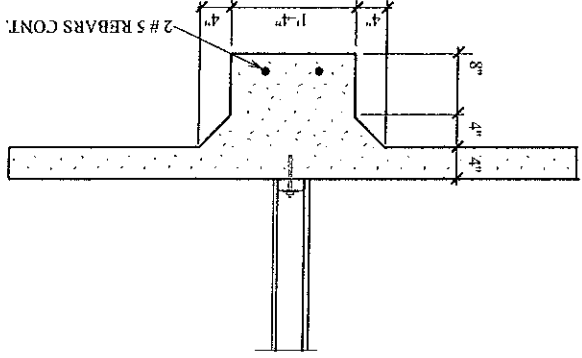
12" THICKENED SLAB (K)



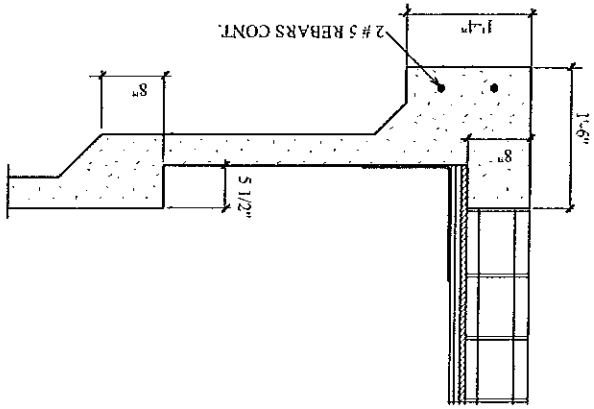
8" THICKENED SLAB (J)



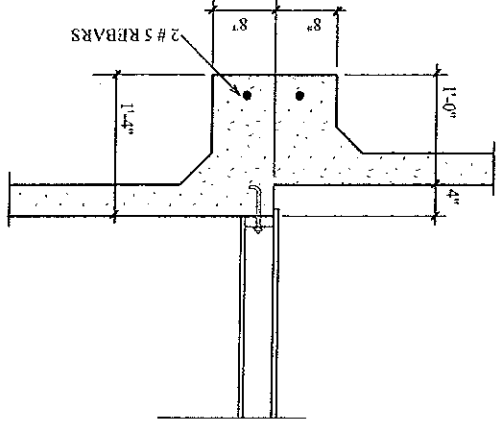
INTERIOR BEARING FTG. (H)



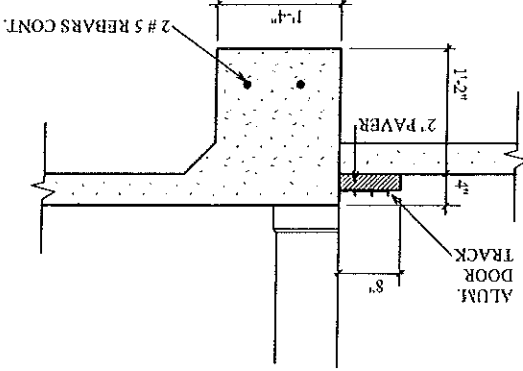
SHOWER RECESS (G)



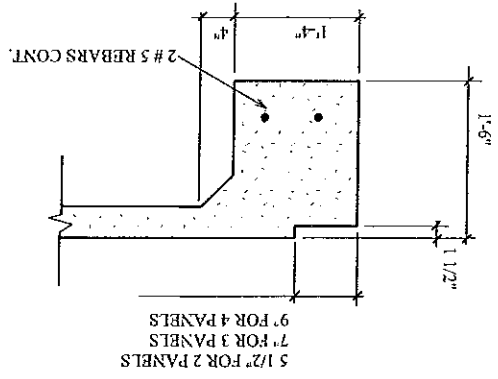
BEARING GARAGE STEP (I)



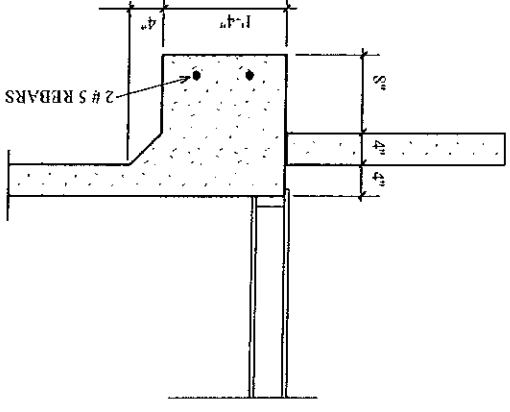
EXTERIOR POCKET S.G.D. (F)



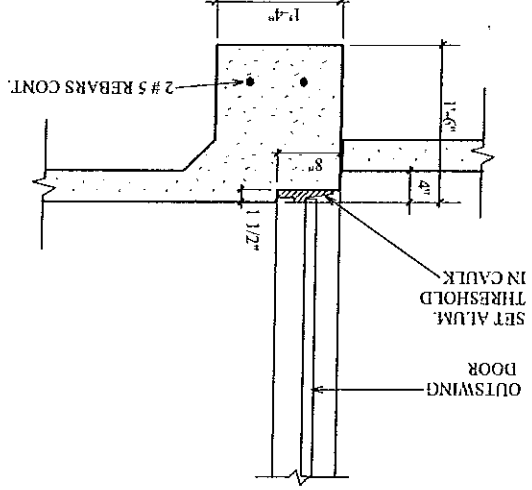
SLIDING GLASS DR. RECESS (D)



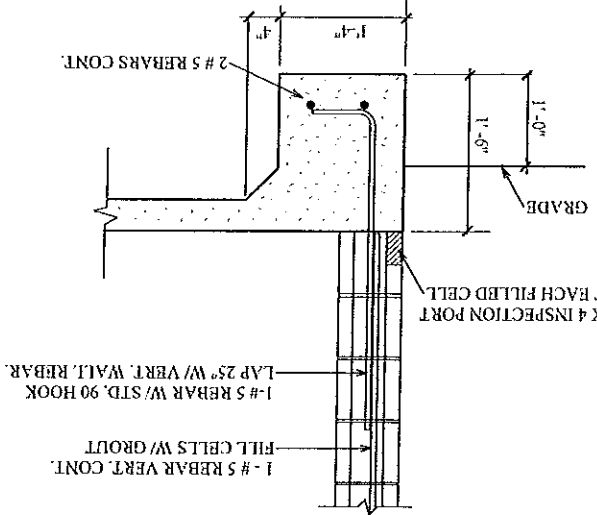
NON-BRG. GARAGE STEP (F)



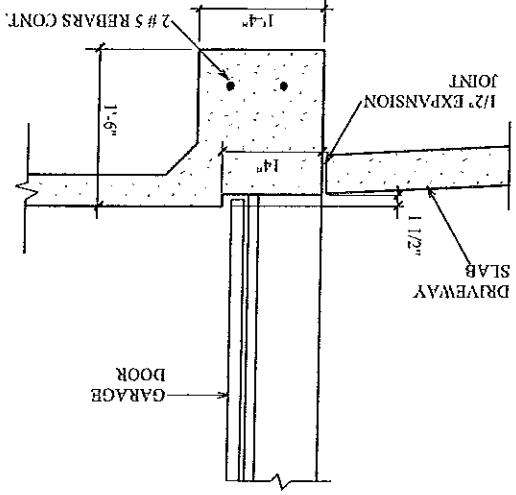
EXTERIOR DOOR RECESS (B)



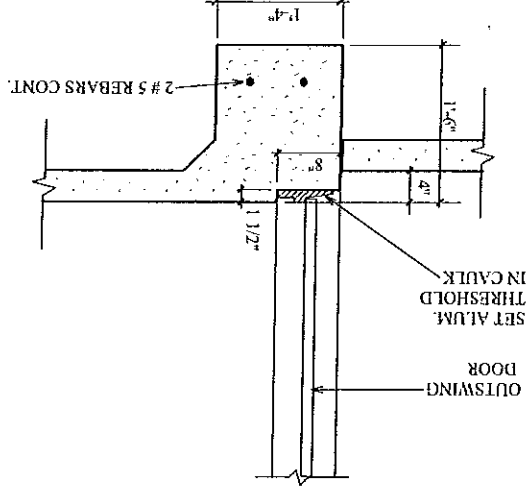
TYPICAL ONE STORY (A)



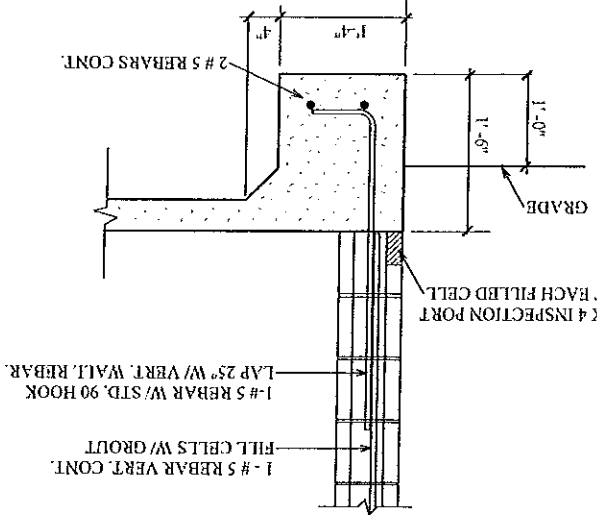
GARAGE DOOR RECESS (C)



EXTERIOR DOOR RECESS (B)



TYPICAL ONE STORY (A)



FOOTING DETAILS

A.E.C.S. 20092

WILLOW 3408



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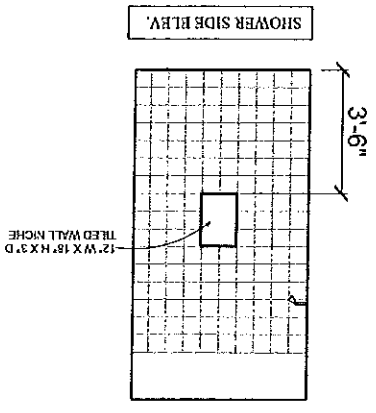
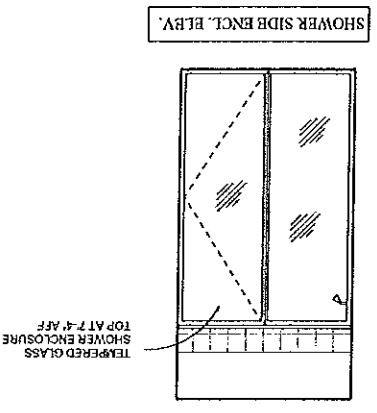
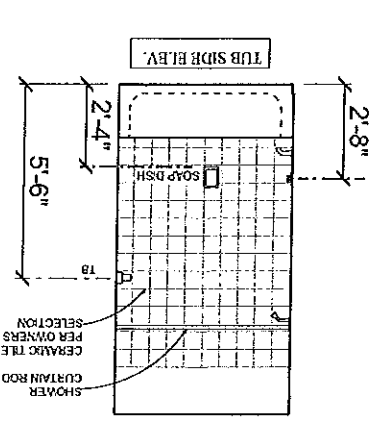
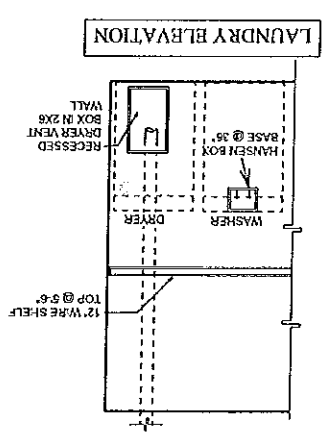
PLAN DATE
7-24-2020
7-30-2020

LOT 17
2873 SUNSTREAM LANE
CLEARWATER, FL.

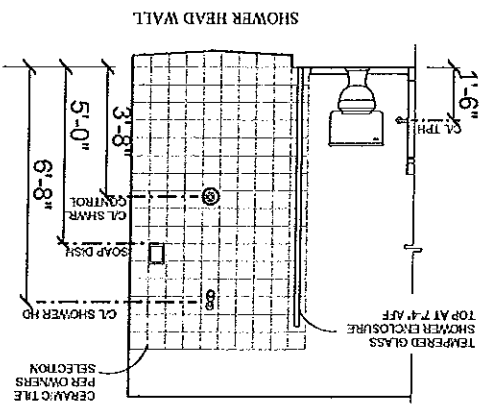
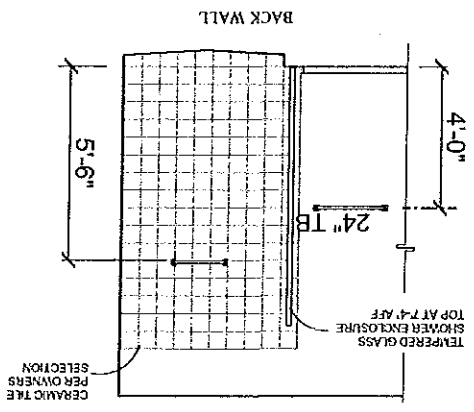
HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 145 MPH ULTIMATE WIND LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2017 FLORIDA RESIDENTIAL BUILDING CODE SEALED FOR CONTRACTING ONLY
SIGNED: *Richard E. Aclen*
RICHARD E. ACLEN P.E. #56920

ALLEN ENGINEERING & CONSTRUCTION SERVICES
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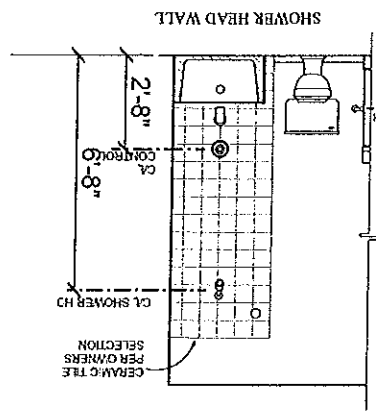
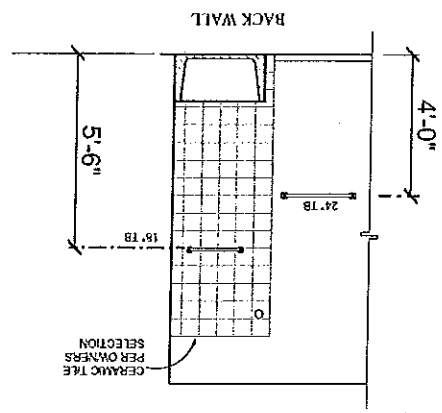
TYPICAL INTERIOR BATHROOM DETAILS



BATHROOM SHOWER ELEVATIONS 'A-A'



BATHROOM TUB ELEVATIONS 'B-B'



BATHROOM TUB ELEVATIONS 'C-C' (WITH TUB SHELF)

