

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.

34.2 WATERPROOFING MEASURES ABOVE GRADE [E.G., FLASHING, CAULKING, SHAPE, AND LOCATION OF 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.

37. SPECIAL CONSTRUCTION [GENERAL]:

37.1 ALUMINUM STRUCTURES OTHER THAN 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.

WIND LOADING AND DESIGN PRESSURES:

1. FLORIDA RESIDENTIAL BUILDING CODE 2007 EDITION WITH 2009 SUPPLEMENT, ASCE 7-05
2. BASIC DESIGN WIND SPEED: 123 MPH
3. WIND IMPORTANCE FACTOR: 1.0
4. BUILDING CATEGORY: II
5. WIND EXPOSURE: B= 1.0
6. INTERNAL PRESSURE COEFFICIENT: +/- .18 ENCLOSED
7. WIND BORNE DEBRIS ZONE – SHUTTERS REQUIRED
8. COMPONENTS AND CLADDING PRESSURES (PSF):
 - A. ROOF – ALL ZONE 3, 10 SQFT: +17.5, -58.7 PSF
 - B. WALLS – ALL ZONE 5, 10 SQFT: +30.4, -40.7 PSF
 - C. OVERHANGS – ALL ZONE 3, 10 SQFT: -95.3 PSF

MANUFACTURE TO PROVIDE SPECS OF MINIMUM PRESSURE RESISTANCE BASED UPON ABOVE COMPONENTS AND CLADDING PRESSURES AND INSTALLATION DETAILS.

WIND LOAD DESIGN DATA

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

S5

PLAN DATE

6-24-11
8-03-11
9-07-11
9-12-11

LOT 3
KEYSTONE ESTATES
PINELLAS COUNTY

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 WITH 2009 SUPPLEMENT. THIS IS FOR STRUCTURE ONLY.
SIGNATURE: *[Signature]*
RICH ALLEN, P.E.
F.L. # 56920

ALLEN ENGINEERING & CONSTRUCTION SERVICES
RICH ALLEN PROFESSIONAL ENGINEER
P.E. # 56920 C.A. # 9542
P.O. BOX 1870
NEW PORT RICHEY, FL. 34656
727-842-0100 Fax: 727-825-3973
rich@allenengconstrservices.com

A.E.C.S. # 11080

FOX TAIL 2876

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.

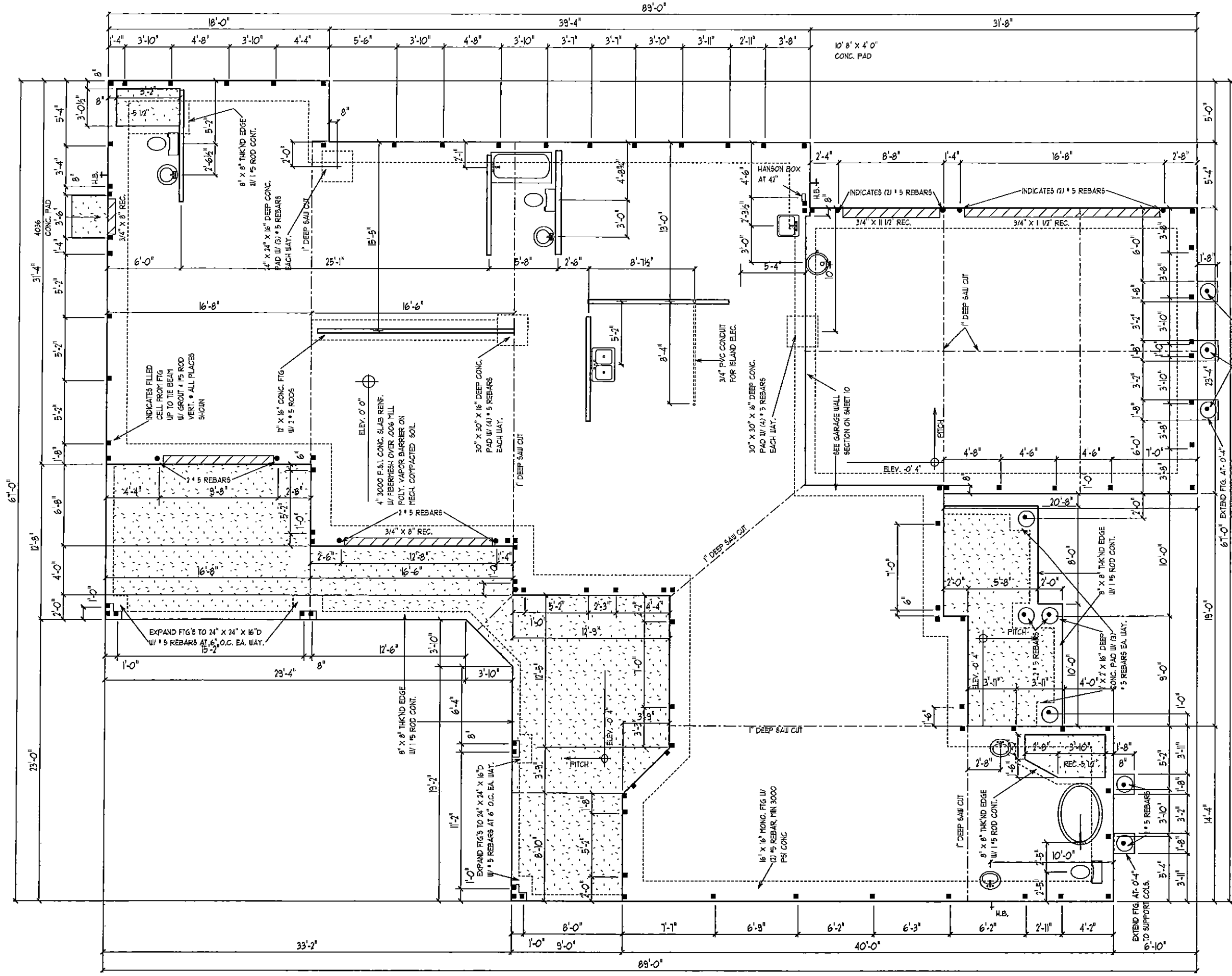
TERMITE SPECIFICATIONS:

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

NOTES

- 1) THE FOUNDATION SYSTEM FOR THIS PLAN IS DESIGNED FOR A MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2000 P.S.F. WITH NO SOILS REPORT OR INFORMATION PROVIDED.
- 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.

SYNTHETIC FIBER REINFORCEMENT IN CONCRETE FOR SLAB-ON GRADE SHALL COMPLY WITH FIB. SECT. 1912 (EXCEPTION 1)



FOUNDATION PLAN

SCALE 1/8" = 1'-0"

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

1

PLAN DATE

- 6-24-11
- 8-03-11
- 9-07-11
- 9-12-11

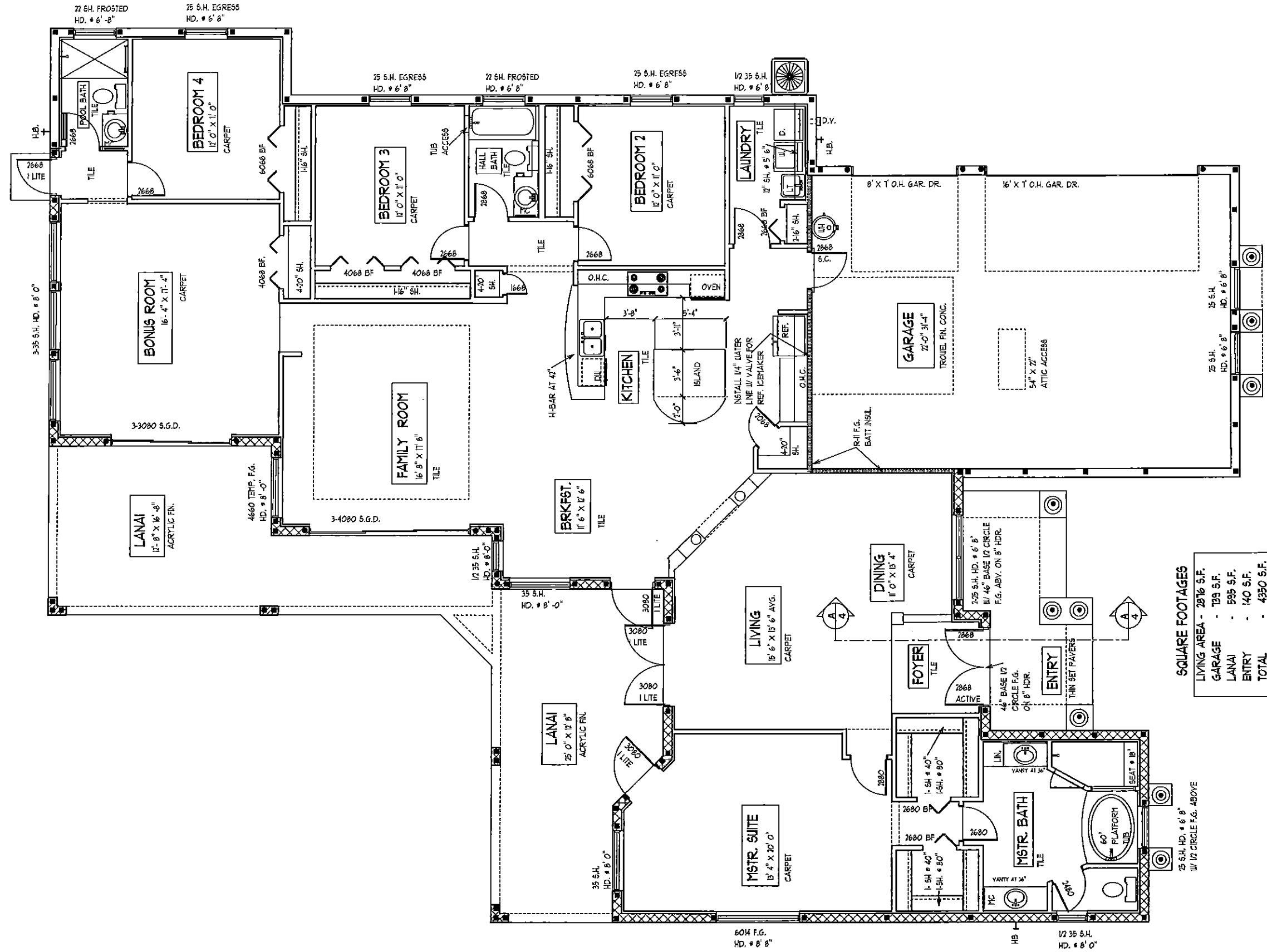
LOT 3
 KEYSTONE ESTATES
 PINELLAS COUNTY

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH 2013 MPH 3-SEC. GUST LOADS AND IT IS IN COMPLIANCE WITH SECT. 301 OF THE 2007 FLORIDA RESIDENTIAL BUILDING CODE W/ 2009 SUPPLEMENTARY BUILDING STRUCTURE ONLY
 SIGNATURE: *[Signature]*
 RICHARD R. ALLEN, P.E. #56920

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 CONSTRUCTION SERVICES
 RICH ALLEN PROFESSIONAL ENGINEER
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 rich@allenengservices.com

A.E.C.S. # 11080

FOXTAIL 2876



SQUARE FOOTAGES

LIVING AREA	- 2916 S.F.
GARAGE	- 799 S.F.
LANAI	- 595 S.F.
ENTRY	- 140 S.F.
TOTAL	- 4350 S.F.

FLOOR PLAN NOTES SCALE 1/8" = 1' 0" **FOX TAIL 2876** A.E.C.S. # 11080

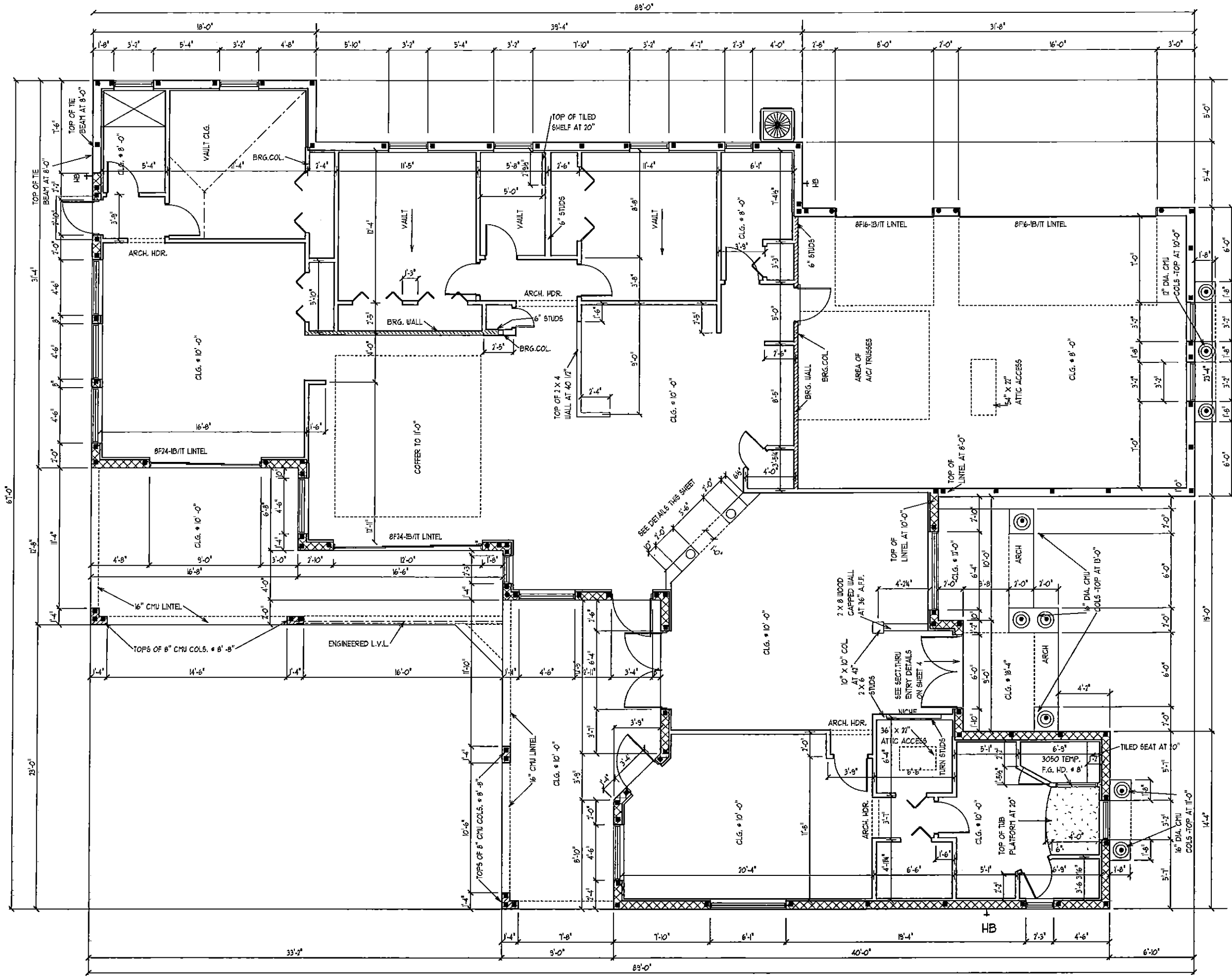
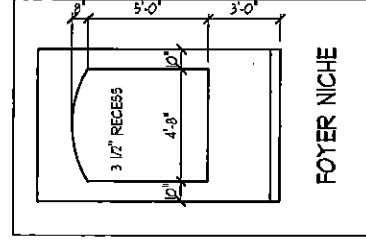
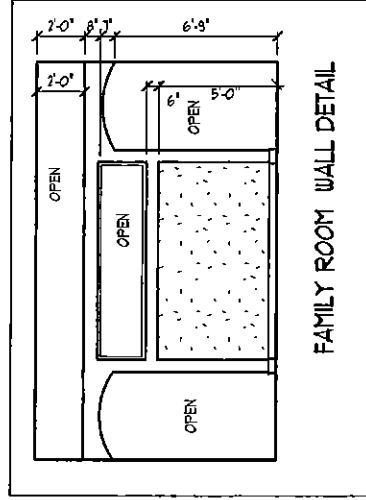
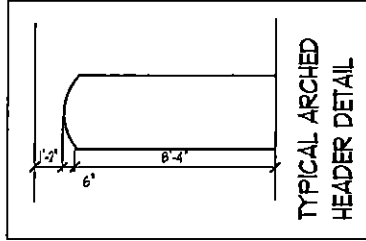
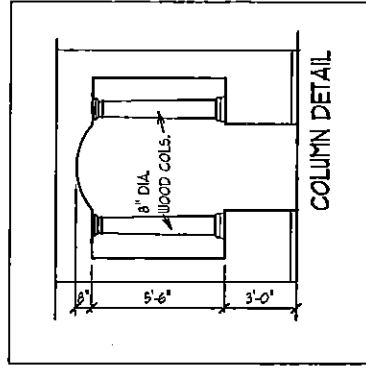
DEEB FAMILY HOMES, LTD.
 9400 RIVER CROSSING BLD.
 NEW PORT RICHEY, FL. 34655

PLAN DATE

6-24-11
8-03-11
9-07-11
9-12-11

LOT 3
KEYSTONE ESTATES
PINELLAS COUNTY

2



DIMENSION PLAN

SCALE 1/8" = 1'-0"

A.E.C.S. # 11080

FOXTAIL 2876

3

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NEW PORT RICHEY, FL. 34655

PLAN DATE

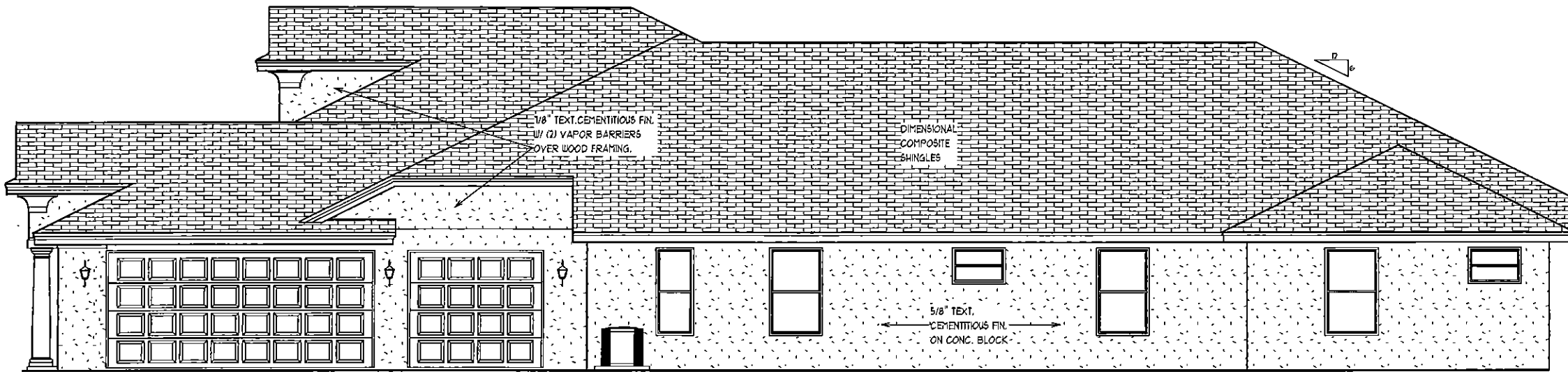
6-24-11
8-03-11
9-07-11
9-12-11

LOT 3
KEYSTONE ESTATES
PINELLAS COUNTY

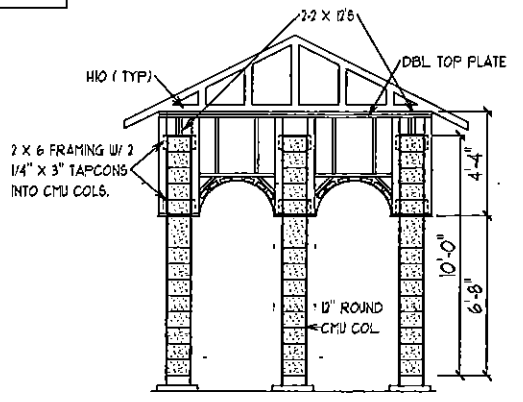
I HEREBY CERTIFY THAT I HAVE PERFORMED THE ARCHITECTURAL DESIGN TO COMPLY WITH THE MINIMUM DESIGN LOADS AND IT IS IN COMPLIANCE WITH SECTION 201 OF THE 2007 FLORIDA RESIDENTIAL BUILDING CODE WITH SUPPLEMENTARY PROVISIONS FOR STRUCTURE ONLY

[Signature]
RICHARD E. ALLEN, P.E. #60958

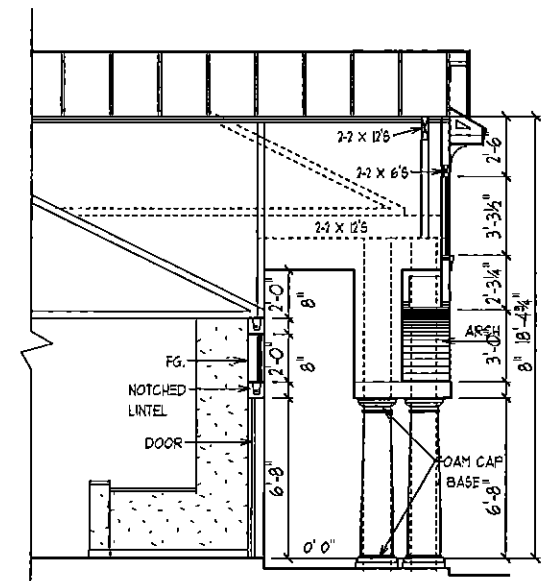
ALLEN ENGINEERING & CONSTRUCTION SERVICES
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rich@allenengineering.com



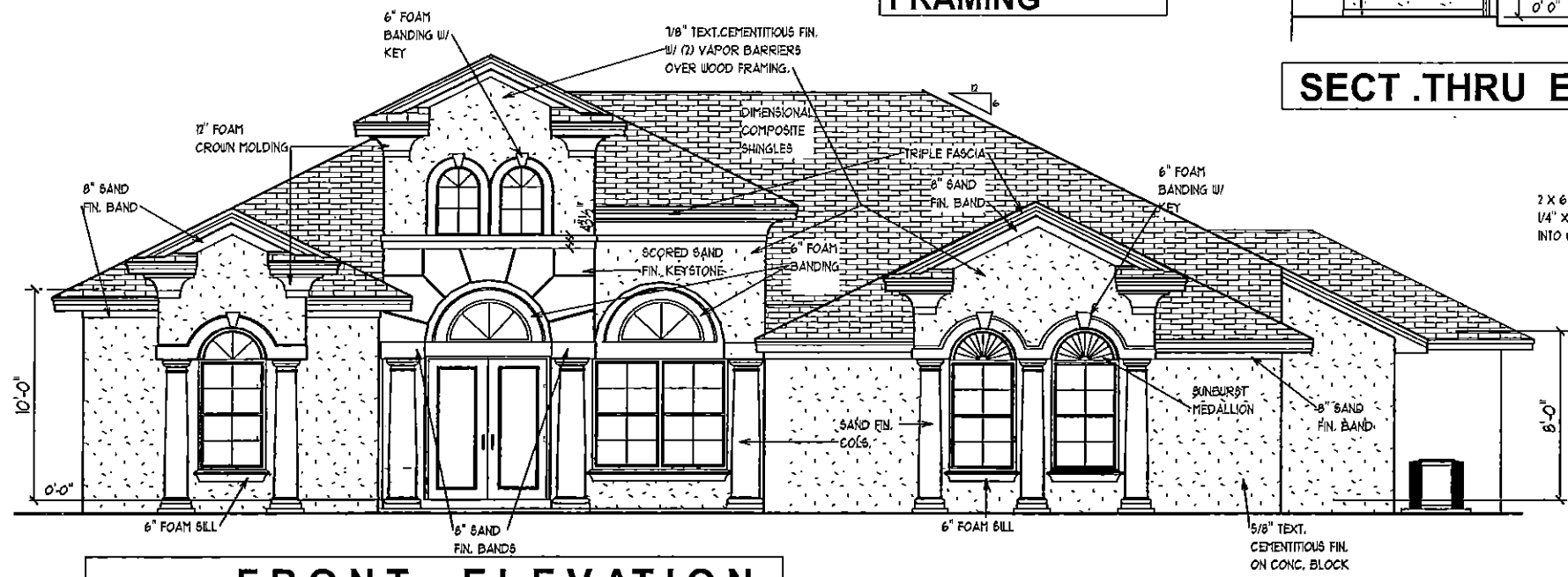
RIGHT SIDE ELEVATION



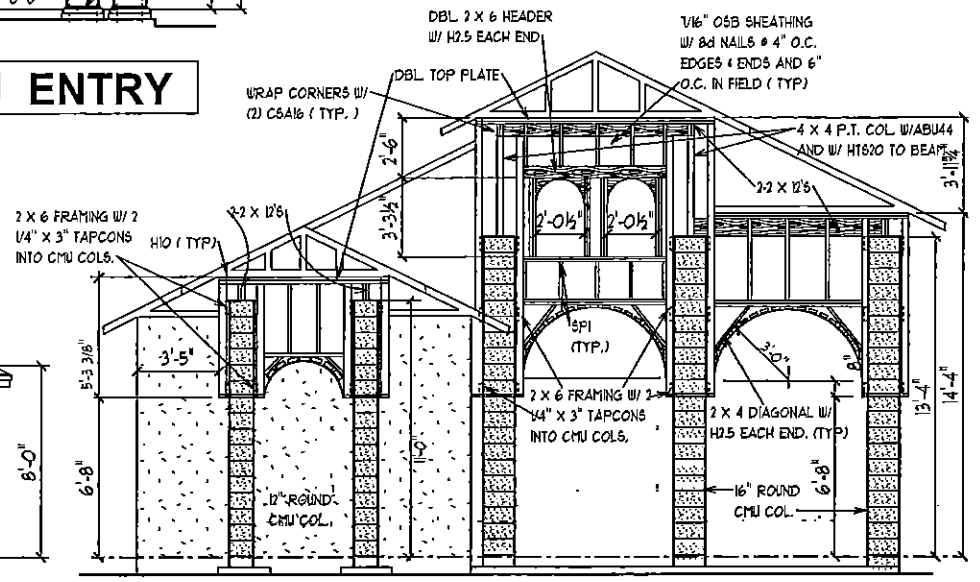
GARAGE TOWER FRAMING



SECT. THRU ENTRY



FRONT ELEVATION



ENTRY FRAMING

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 rich@allenengineeringservices.com

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH ALL APPLICABLE DESIGN LOADS AND IT IS IN COMPLIANCE WITH RESIDENTIAL BUILDING CODE W/2009 SUPPLEMENTARY STRUCTURE SUPPLEMENT.

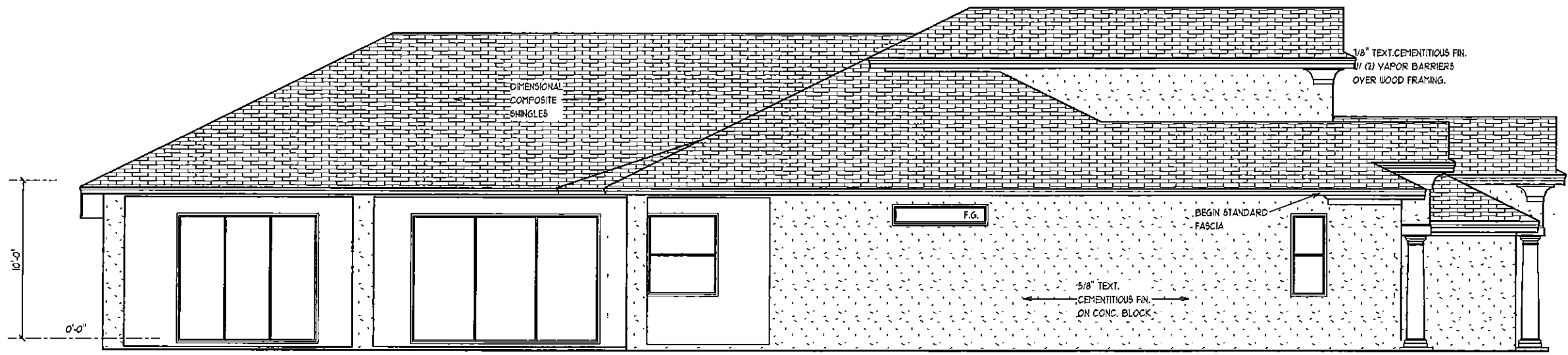
SIGNATURE: *[Signature]*
 RICHARD E. ALLEN, P.E. #50920

LOT 3
KEYSTONE ESTATES
PINELLAS COUNTY

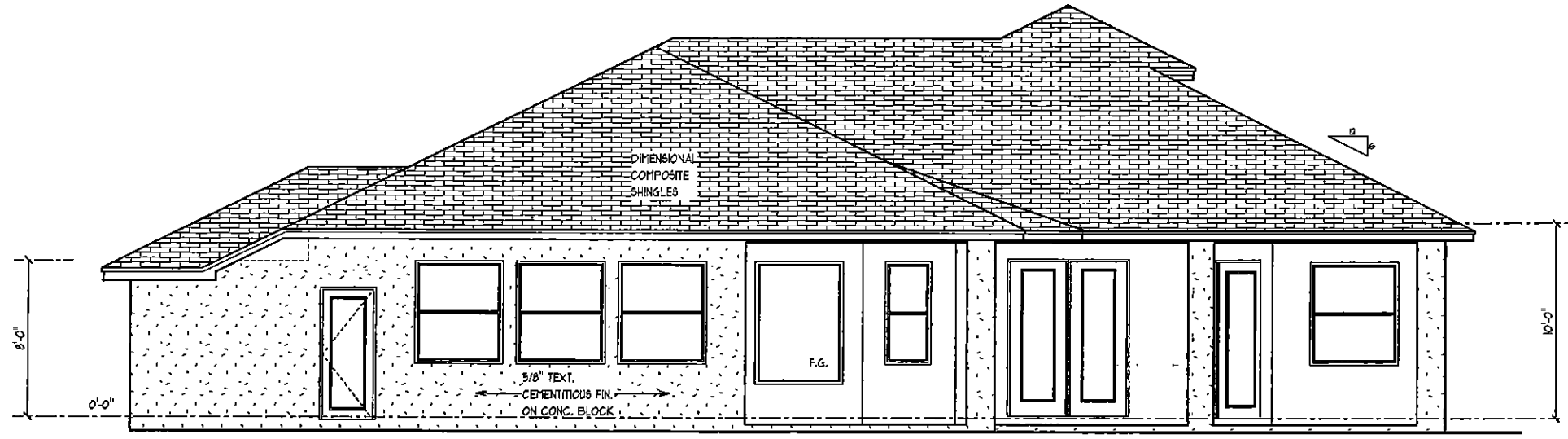
PLAN DATE
6-24-11
8-03-11
9-07-11
9-12-11

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4



LEFT SIDE ELEVATION



REAR ELEVATION

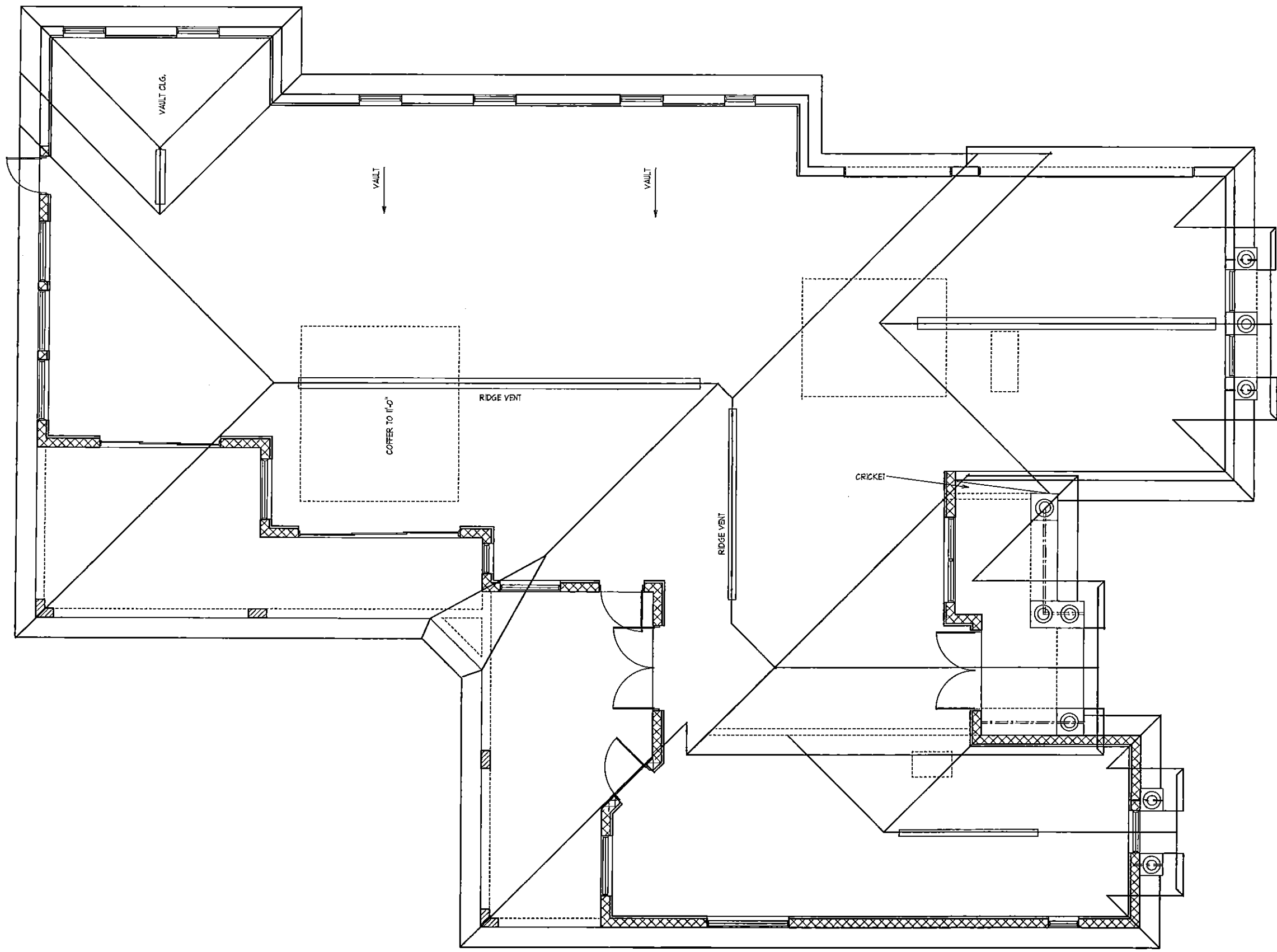
EXTERIOR ELEVATIONS -B **FOXTAIL 2876**
 1/8" = 1' 0" A.E.C.S. # 11080

LOT 3
KEYSTONE ESTATES
PINELLAS COUNTY

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5



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

A.E.C.S. # 11080

FOXTAIL 2876

6

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HOMES, LTD.
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NEW PORT RICHEY, FL. 34655

PLANDATE
6-24-11
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LOT 3
KEYSTONE ESTATES
PINELLAS COUNTY

UNLESS OTHERWISE NOTED
 1. ELECTRICAL OUTLET HEIGHTS MEASURED FROM FINISHED FLOOR
 TO CENTERLINE OF THE BOX TO BE 12" A.F.F. (GENERAL)

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

2. ALL TRIM PLATES AND DEVICES TO GANGED WHERE POSSIBLE

3. ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE A.F.F.

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

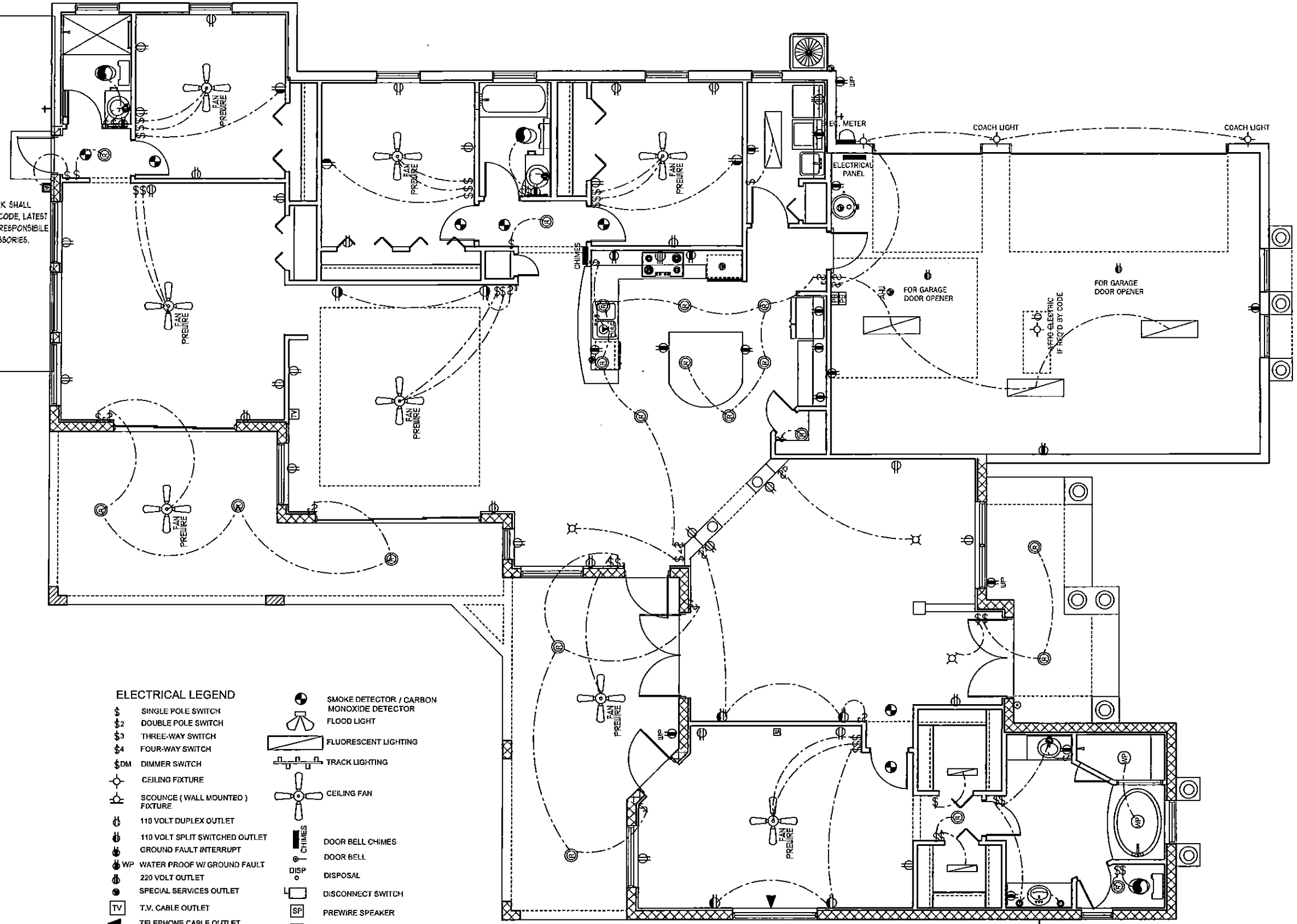
5. SMOKE DETECTORS SHALL BE IN ACCORDANCE WITH THE
 FLORIDA BUILDING CODE, SECTION 901.2

6. PROVIDE AFCI (ARC FAULT INTERRUPTERS) IN ALL BEDROOMS
 PER NEC, SECTION 210-12

7. ALL RECEPTACLES TO BE TAMPER PROOF PER SECT 406.11

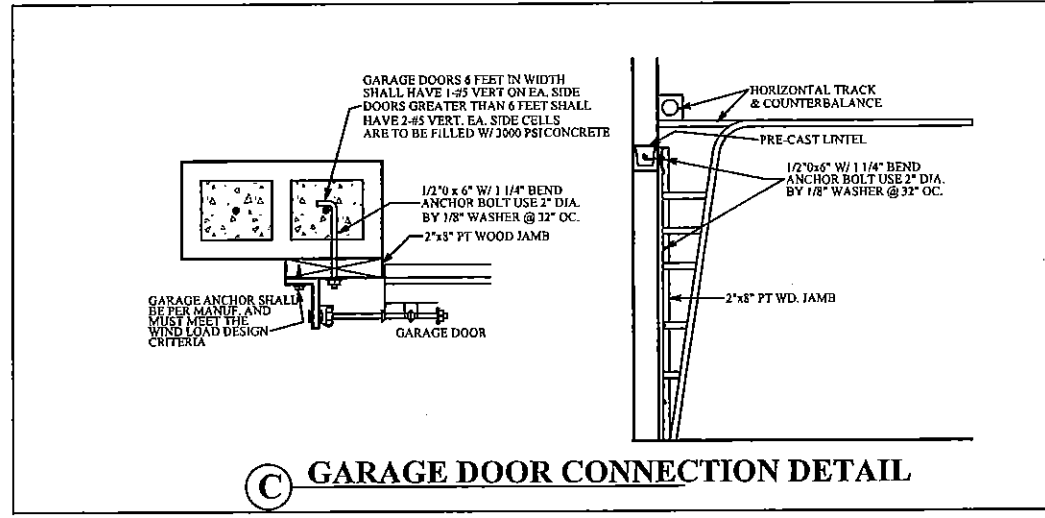
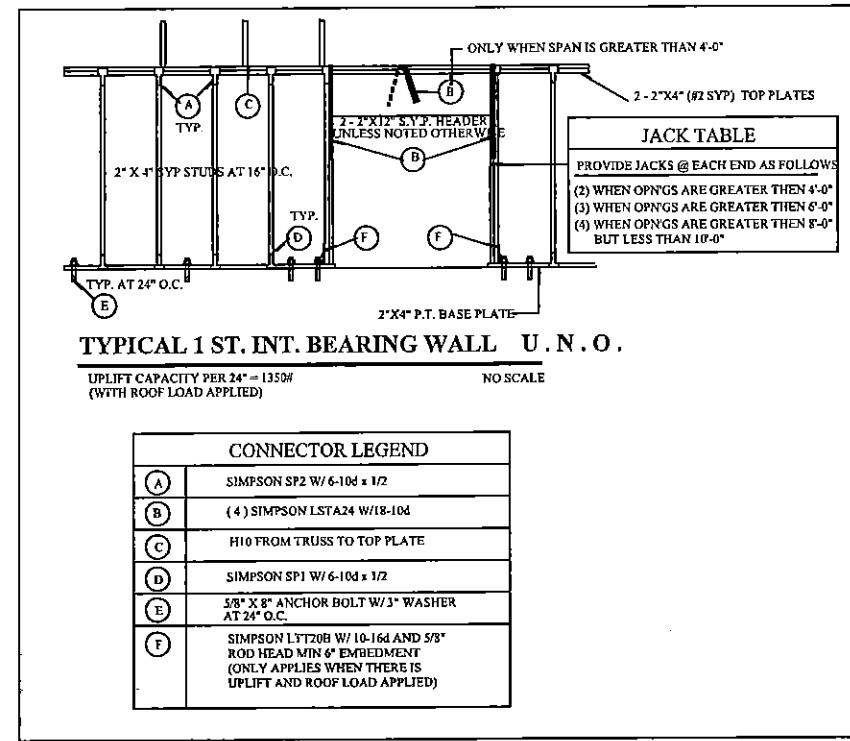
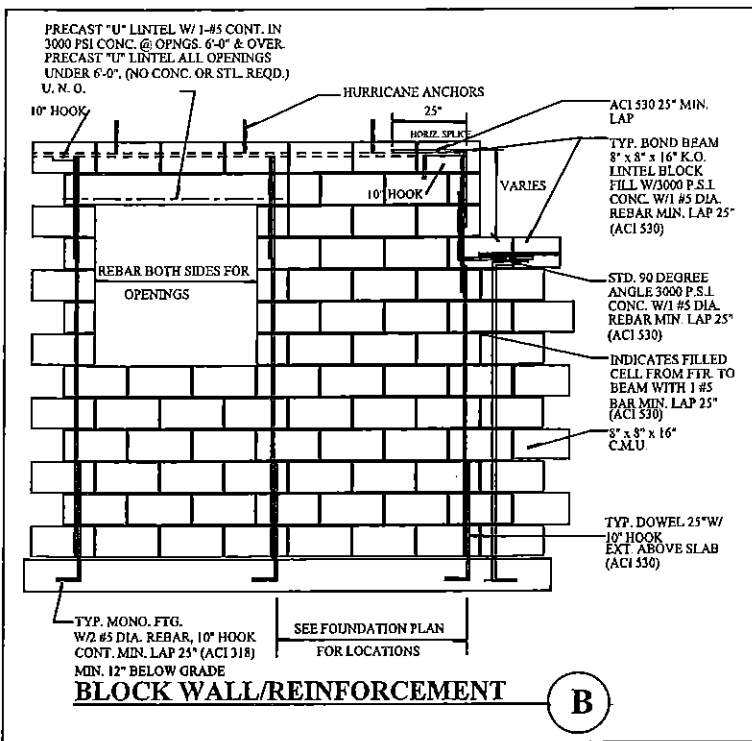
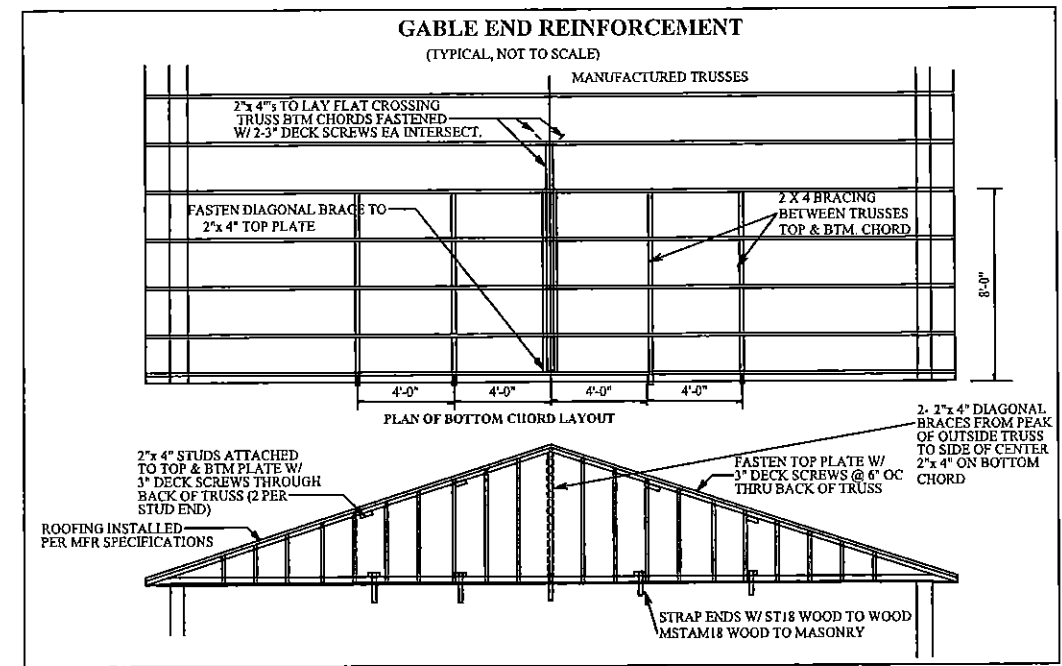
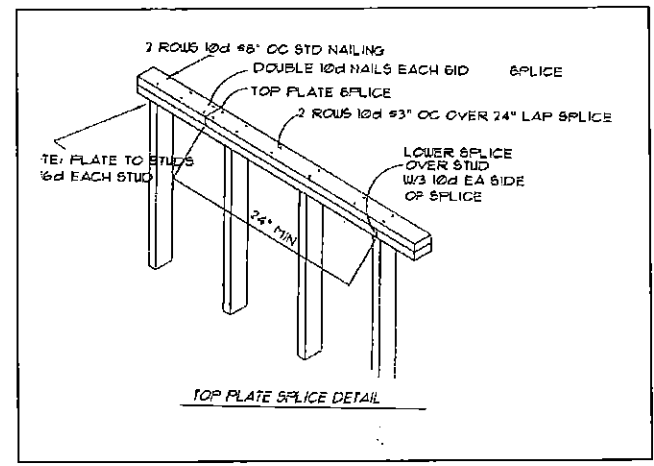
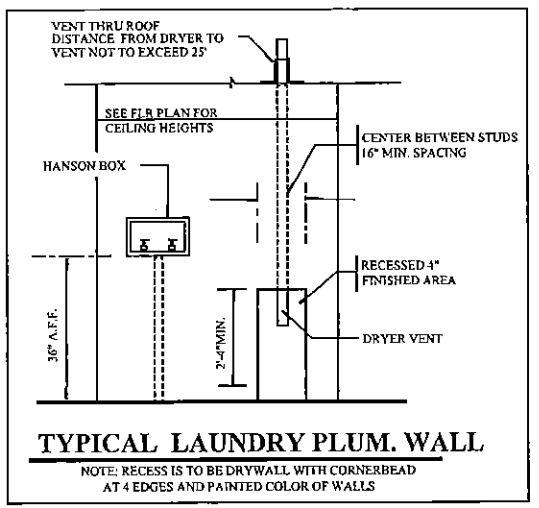
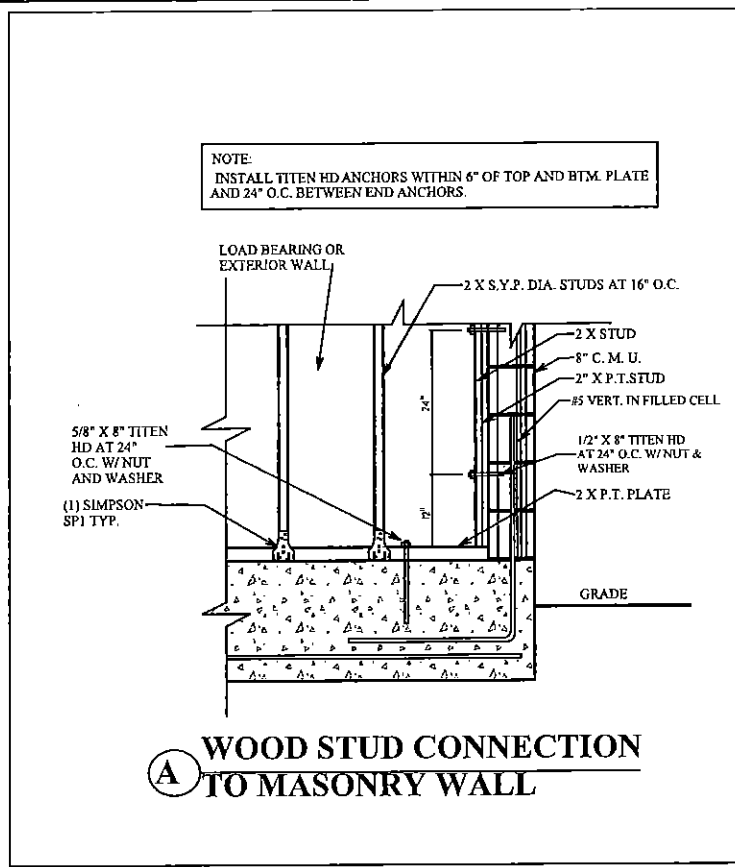
ELECTRICAL LEGEND

- | | | | |
|---|----------------------------------|---|---|
| ⊙ | 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 |
| ⊙ | WP WATER PROOF W/ GROUND FAULT | ⊙ | JUNCTION BOX |
| ⊙ | 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 | | |



ELECTRICAL PLAN SCALE 1/8" = 1' 0" A.E.C.S. # 11080 **FOXTAIL 2876**

	LOT 3 KEYSTONE ESTATES PINELLAS COUNTY		
PLAN DATE	6-24-11	8-03-11	9-07-11
9-12-11	DEEB FAMILY HOMES, LTD. 9400 RIVER CROSSING BLD. NEW PORT RICHEY, FL. 34655		
7			



CONSTRUCTION DETAILS
 A.E.C.S. # 11080
FOXTAIL 2876

ALLEN ENGINEERING & CONSTRUCTION SERVICES
 RICH ALLEN PROFESSIONAL ENGINEER
 P.E. # 56920 C.A. # 9542
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 NEW PORT RICHEY, FL. 34656
 727-842-6100 Fax: 727-824-3973
 rich@allenenginering.com

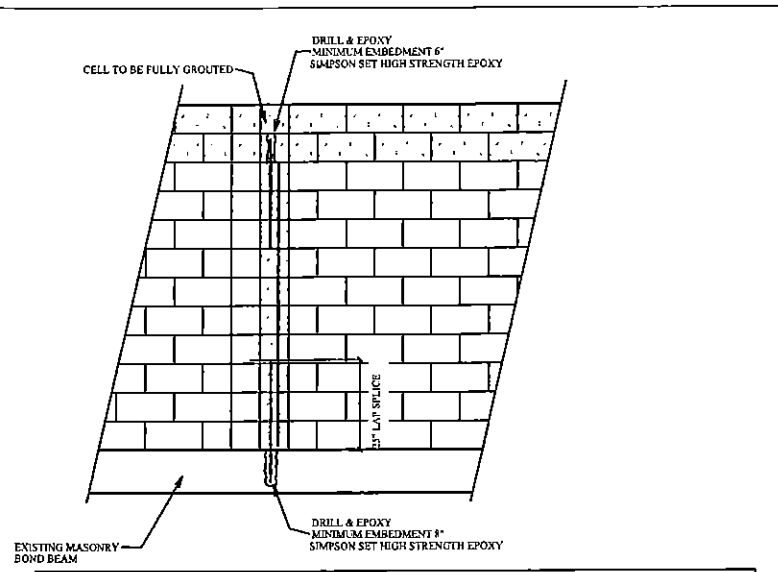
I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE 2001 FLORIDA RESIDENTIAL BUILDING CODE WITH ONLY MINOR CHANGES TO THE STRUCTURE ONLY.
 RICH ALLEN
 RICH ALLEN PROFESSIONAL ENGINEER

LOT 3 KEYSTONE ESTATES PINELLAS COUNTY

PLAN DATE
6-24-11
8-03-11
9-07-11
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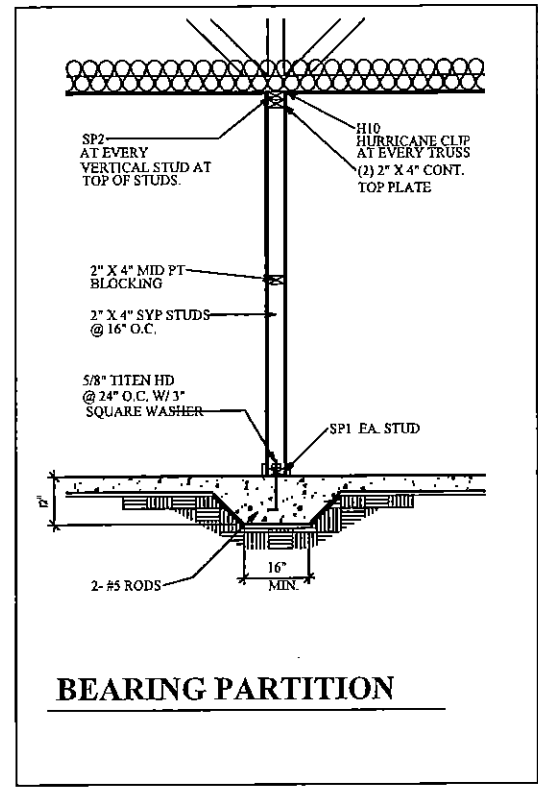




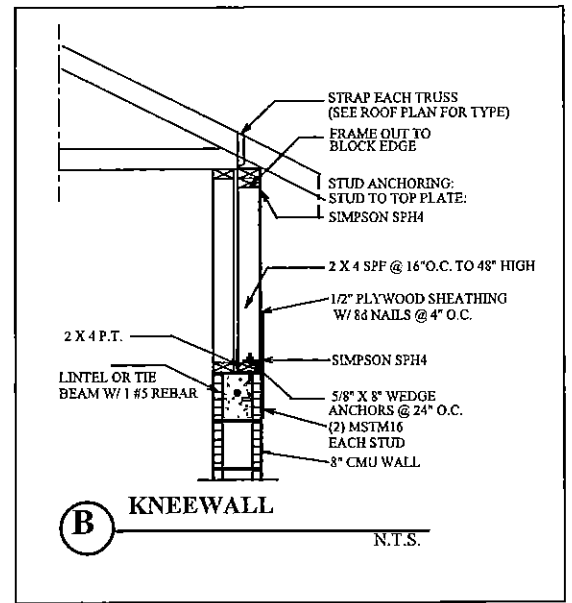
TYP. RETROFIT VERT. DOWEL CONDITION

NOTE: MISSING DOWELS: WHERE FOOTING DOWELS ARE PLACED INCORRECTLY OR MISTAKENLY ELIMINATED, REPLACE DOWEL AT PROPER LOCATION W/ GRADE 40 #3 BAR. INSTALL IN SLAB W/ 8" MINIMUM EMBEDMENT, USE EPOXY GROUT.

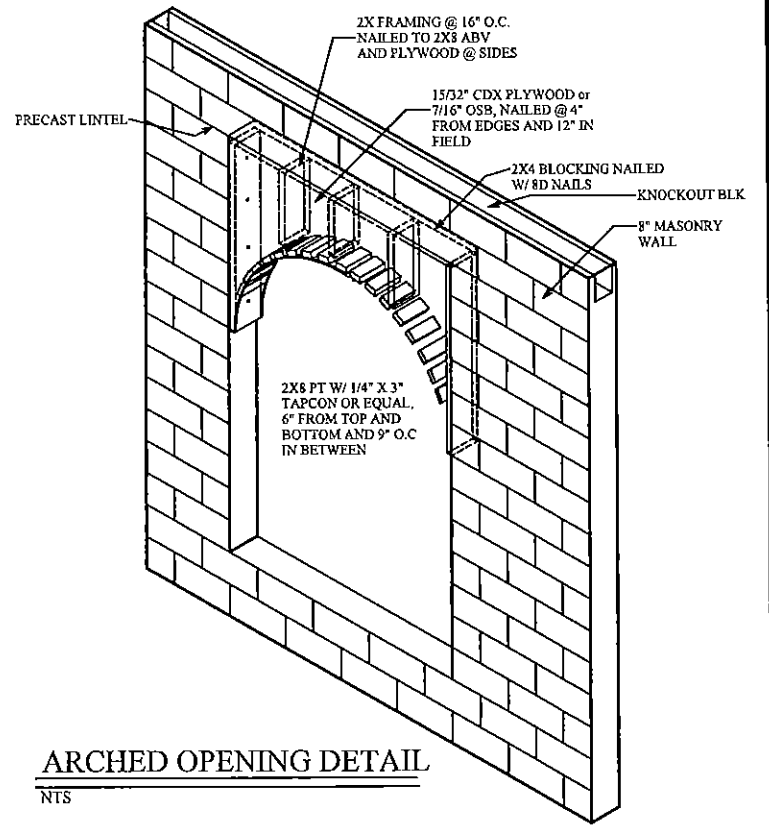
MISSING ANCHOR BOLTS AT BEARING WALL:
 EXTERIOR BEARING WALL:
 IN ADDITION TO THE GENERAL PLACEMENT REQUIREMENTS:
 1) 5/8" DIAMETER x 6" EMBEDMENT SIMPSON TITEN HD ANCHORS SPACED A MAXIMUM OF 24" O.C.
 INTERIOR BEARING WALL:
 IN ADDITION TO THE GENERAL PLACEMENT REQUIREMENTS:
 1) 5/8" DIAMETER x 6" EMBEDMENT 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



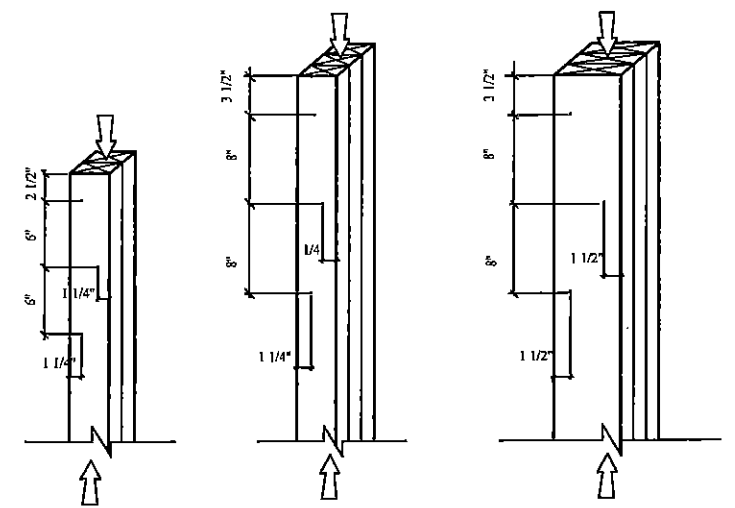
BEARING PARTITION



(B) KNEEWALL
N.T.S.



ARCHED OPENING DETAIL
NTS



(2) 2"x4" LAMINATIONS
 W/(1) ROW OF STAGGERED
 16d 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) ROW 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 **FOXTAIL 2876** **A.E.C.S. # 11080**

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 rich@allenengineering.com

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE MINIMUM DESIGN LOADS AND IT IS IN COMPLIANCE WITH SECTION 103 OF THE FLORIDA BUILDING CODE. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA.

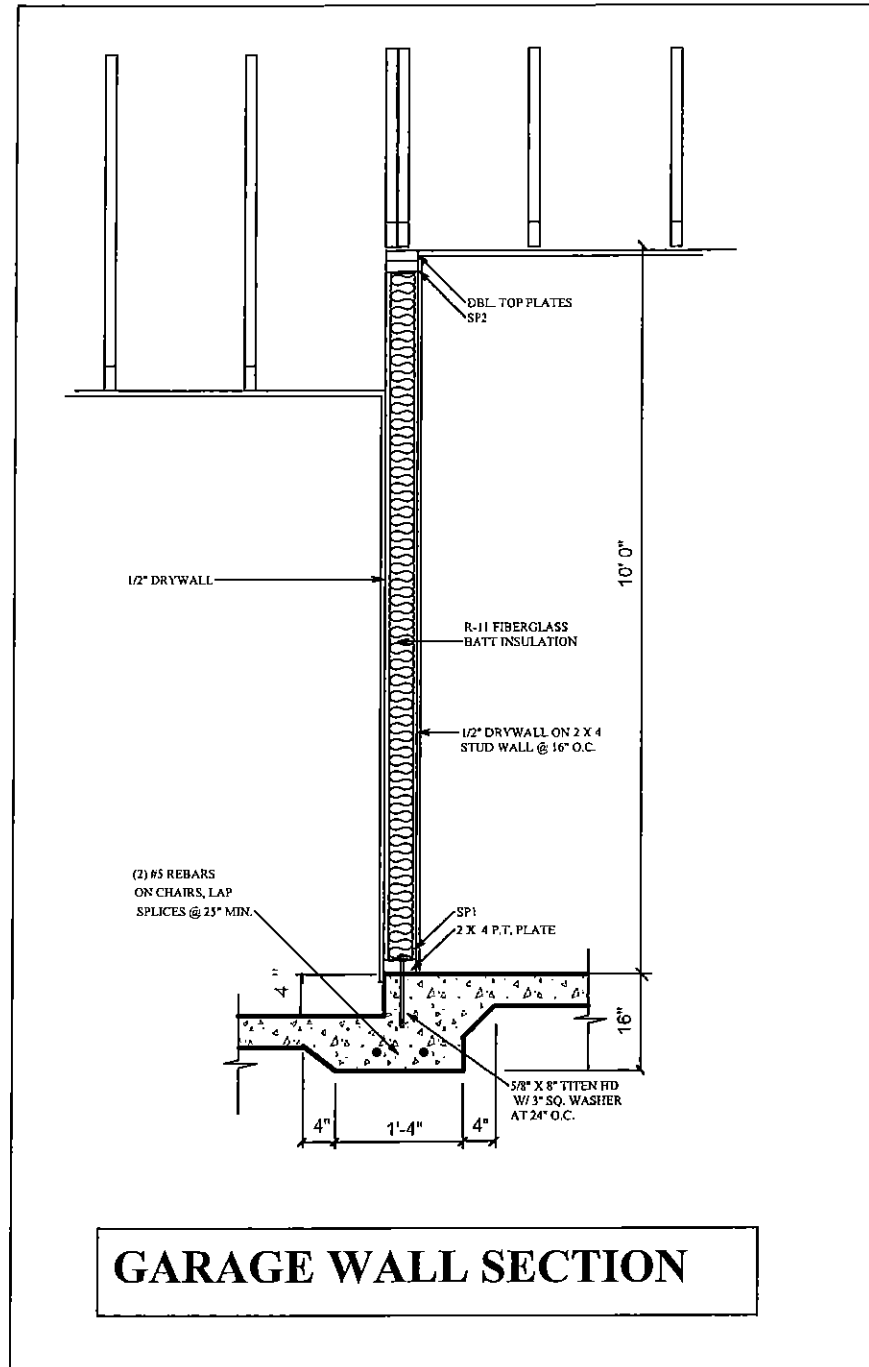
RICH ALLEN
 RICH ALLEN, P.E. #56970

LOT 3
KEYSTONE ESTATES
PINELLAS COUNTY

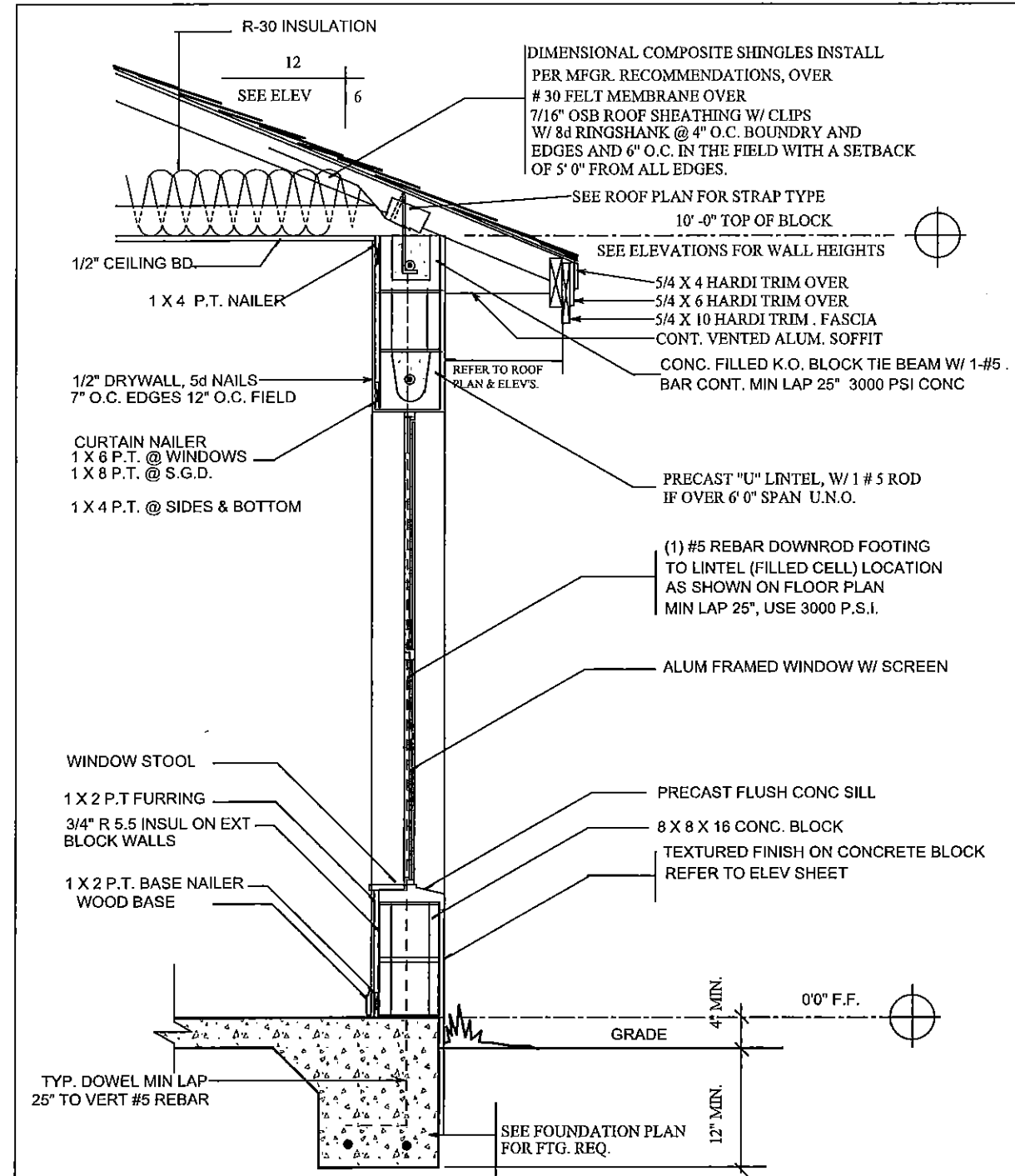
PLAN DATE
6-24-11
8-03-11
9-07-11
9-12-11

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

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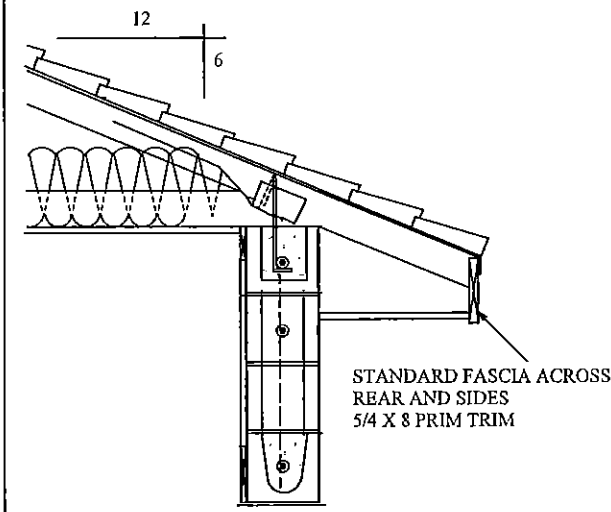


GARAGE WALL SECTION



A TYPICAL WALL SECTION

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



CONNECTOR TABLE

SIMPSON	FLORIDA PRODUCT NUMBERS PER INDEX 3-27-09
MBH3 56/11.88	10866.12
H2	10456.10
H6	10456.16
H10	10456.6
LGT2	11470.6
MGT	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
SPH4	10456.46
SPH6	10456.47
HTT4	11496.2
HTT6	11496.2
ABU66	10849.6

CONSTRUCTION DETAILS **FOXTAIL 2876** **A.E.C.S. # 11080**

ALLEN ENGINEERING & CONSTRUCTION SERVICES
 RICH ALLEN PROFESSIONAL ENGINEER
 P.E. # 56920 C.A. # 9542
 P.O. BOX 1870
 NEW PORT RICHEY, FL. 34655
 727-842-6100 Fax: 727-825-3973
 rich@allenengineering.com

I HEREBY CERTIFY THAT I HAVE PERFORMED THE ATTACHED DESIGN TO COMPLY WITH THE 2007 FLORIDA BUILDING CODE AND IT IS IN COMPLIANCE WITH SECTION 905.4.2 OF THE 2007 FLORIDA BUILDING CODE. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. ONLY SIGNATURE FOR STRUCTURE ONLY.
 SIGNED: *Richard E. Allen*
 RICHARD E. ALLEN P.E. #56920

LOT 3
KEYSTONE ESTATES
PINELLAS COUNTY

PLAN DATE	
6-24-11	
8-03-11	
9-07-11	
9-12-11	

DEEB FAMILY HOMES, L.T.D.
 9400 RIVER CROSSING BLD.
 NEW PORT RICHEY, FL. 34655

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