

1789 Pierside Circle Alternative Design

STAFF REPORT

Petition Number: 2025-0018-ARB

Property Owner: Fresia Caban
1789 Pierside Circle
Wellington, Florida 33414

PCN(s): 73-41-44-10-26-000-0570

Acreage: 0.11 acres

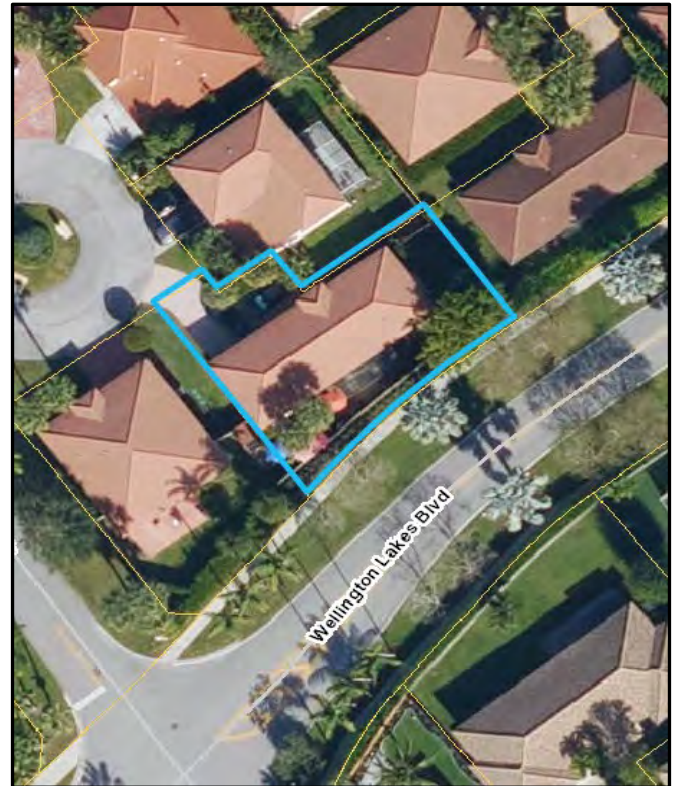
Future Land Use Designation (FLUM):
Residential E

Zoning Designation:
Planned Unit Development (PUD)

Request: The owner is seeking Architectural Review Board (ARB) approval for an alternative design for an 8' x 20' and a 5' x 5' transparent corrugated flat roof that is not an approved roof material and visible from the right-of-way.

Project Manager:
Jonathan Sandoval, Planner jsandoval@wellingtonfl.gov
(561) – 868 – 8634

Location Map:



Adjacent Property	FLUM	Zoning
North	Residential E	PUD
South	Residential E	PUD
East	Residential E	PUD
West	Residential E	PUD

Site History and Current Request:

The subject property is located at 1789 Pierside Circle within the Wellington Lakes subdivision. The property was purchased by the applicant in 2020. The property consists of a single-family residence that was built in 1999. Based on historical aerals, the pergolas were installed around 2021, however, no building permits were on file. A code case was opened on September 23, 2024 regarding the “plastic on top of the structure”. The owner obtained engineered drawings (Exhibit D) and applied for a building permit for two (2) pergola shade structures attached to the principal structure (BP24-5689) on December 12, 2024. The permit was returned by Zoning as the structure had a corrugated transparent roof cover which is not an approved material. The attached flat roof pergolas would require ARB approval prior to permit issuance.

Staff Analysis:

Per Section 6.4.4.A.5 of Wellington's Land Development Regulations (LDR), flat roofed areas shall not be visible from the street, unless an alternative design has been approved by ARB. In addition, the corrugated roof material is not an approved roof material. Any alternative design shall require ARB approval for aesthetic compatibility.

The approval of a two (2) flat roof attached pergola, with a transparent corrugated plastic roof, secured via 4" nails, would not be imposing to the neighborhood as the roof is clear and blends into the surrounding aesthetic.

The proposed request is the minimum alternative needed to accomplish the aesthetic look the owner is attempting to achieve and would cause little to no visual effects on the neighboring properties on Pierside Circle. The flat roof structure is visible from Wellington Lakes Boulevard on the rear, however, the corrugated material is screened from view due to the design as it is constructed of horizontal wooden slats that are painted to match the trim of the home. Landscaping in the backyard also allows the structure to blend in with its surroundings. A clusia hedge was recently planted on the rear of the property. The hedge shall be maintained at 6' to 8' to further screen the flat structure from view.

Finding of Fact:

Based on the findings and consistency with the LDR, the Planning and Zoning Division provides the following conditions if the ARB votes to approve the applicant's request:

1. The pergola covering shall be completely screened from view from Pierside Circle and Wellington Lakes Boulevard. The clusia hedge on the rear of the property shall be maintained at 6' to 8' to further screen the flat roof structure from Wellington Lakes Boulevard.
2. The approval is for the 8' X 20' and 5' X 5' attached corrugated, plastic transparent roof only. Any modification that increases the size or changes the alternative design and does not meet the requirements of the LDR would require ARB approval.
3. Building Permit BP24-5689 shall be issued and final inspections shall be obtained to close out the permit.

Exhibits:

Exhibit A	Survey
Exhibit B	Existing Site Conditions
Exhibit C	Justification Statement
Exhibit D	Engineered Plans

EXHIBIT A – SURVEY



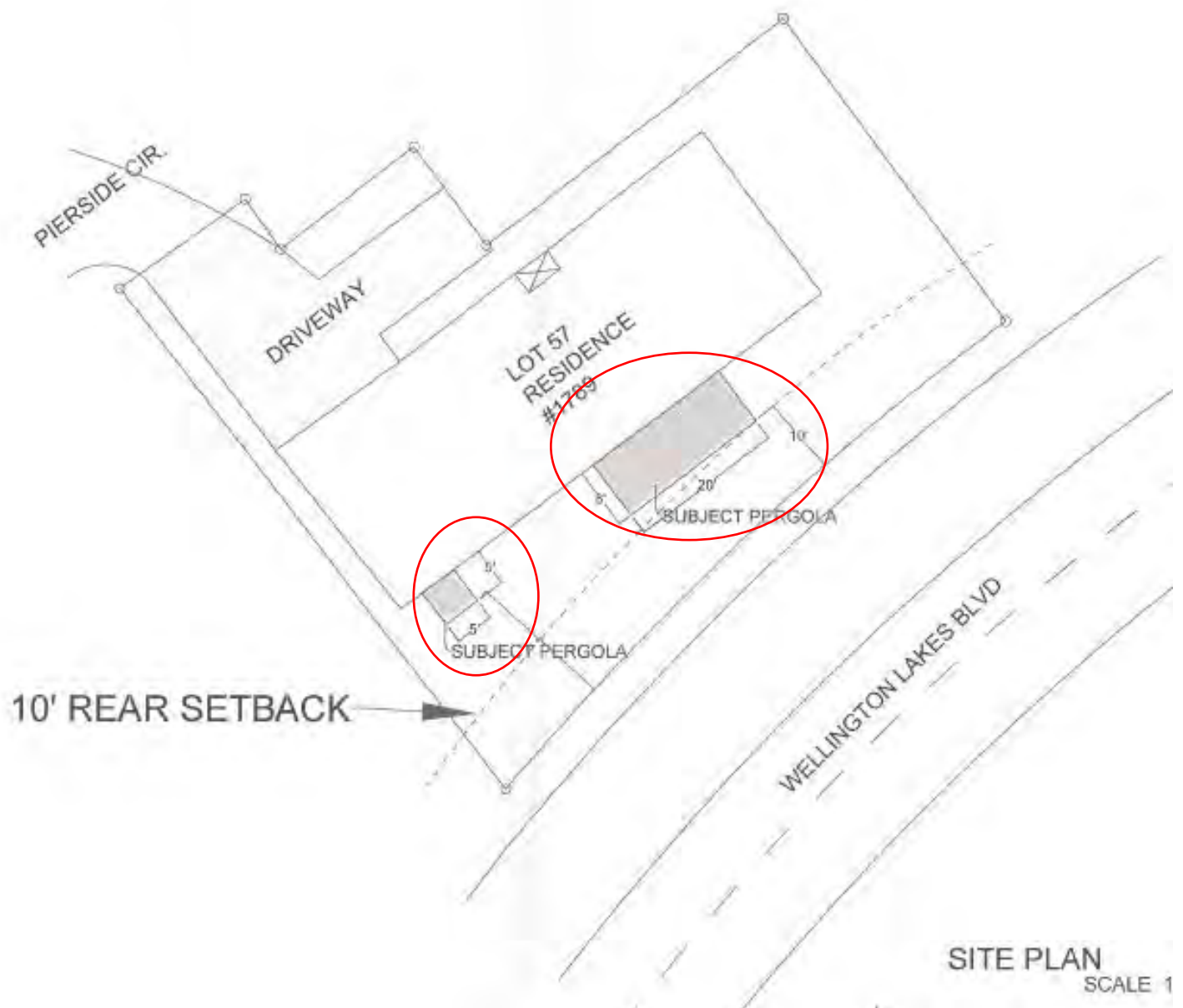


EXHIBIT B – Existing Site Conditions



1789 Pierside Circle (Front view)



8' x 20' pergola (internal view)



8' x 20' pergola (Wellington Lakes Boulevard view)



8' x 20' pergola (Wellington Lakes Boulevard view)



5' x 5 pergola (Wellington Lakes Boulevard view)



Wellington Lakes Boulevard view



Plane view of structure (not actual photo)

EXHIBIT C – JUSTIFICATION STATEMENT

Justification Statement for Architectural Review Board City of Wellington

Project Address: 1789 Pierside Circle, Wellington, FL 33414

Applicant: Fresia Caban

Date: August 14, 2025

To the Honorable Members of Architectural Review Board,

I am Fresia Caban living at 1789 Pierside Circle, Wellington FL 33414 in Wellington Lakes. My phone is 201-206-7465 and email is FresiaCaban@yahoo.com.

For more than five years I have two pergolas in the back of my house. One is 8'x20' and the smaller one is 5'x5'. They are covered by a clear plastic corrugated roof. This roof is building code certified. There is wood paneling in front of it that makes it almost invisible. The pergolas are painted dark brown to match the outside color of the house. This is a desired upgrade to the property consistent with the Wellington Lakes neighborhood aesthetics.

This roof is very important to me because it shields the rain and sun. It also makes house more attractive.

I respectfully ask the board to please approve this roof.

Thank you for your time and consideration of this important matter.

Sincerely,

Fresia Caban

REVISIONS	BY



OUTDOOR PERGOLAS
1789 PIERSE CIR
WELLINGTON FL 33414

NADER GOUBURAN, ARCHITECT
217 GAZETTA WAY, WEST PALM BEACH, FL 33413
P: 561-644-3784 F: 561-948-3275 N.GOUBURAN@MSN.COM
LICENSE NUMBER AR-0097801

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SCALE: 1/8" = 1'-0"
SITE PLAN



SCOPE OF WORK

SCOPE OF WORK ADDITION
-SCOPE OF WORK ADDITION
-PERGOLAS AT THE BACK OF
-EXISTING RESIDENCE.

ELECTRICAL:
NO ELECTRICAL WORK INCLUDED ON THE SCOPE OF WORK

PLUMBING:
NO PLUMBING WORK INCLUDED ON THE SCOPE OF WORK

MECHANICAL:
NO MECHANICAL WORK INCLUDED ON THE SCOPE OF WORK

ZONING

LEGAL DESCRIPTION
WELLINGTON TR 42-8 LT 57

ZONED PUD-PLANNED UNIT DEVELOPMENT (73-WELLINGTON)
LOT SIZE 4,791 SQ. FT.

SITE DATA

RESIDENT AREA
1,650 SF
RESIDENT AREA
1,650 SF 2-25 SF
R-3 SINGLE FAMILY
CONSTRUCTION TYPE
V
BUILDING IS SPRINKLERED
NO
OCCUPANT LOAD (R)
1,650 SF/200 = 8

APPLICABLE CODES

FBC RESIDENTIAL BUILDING CODE 2023 8TH EDITION
FBC BUILDING CODE 2023 7TH EDITION
FBC EXISTING BUILDING CODE 2023 8TH EDITION

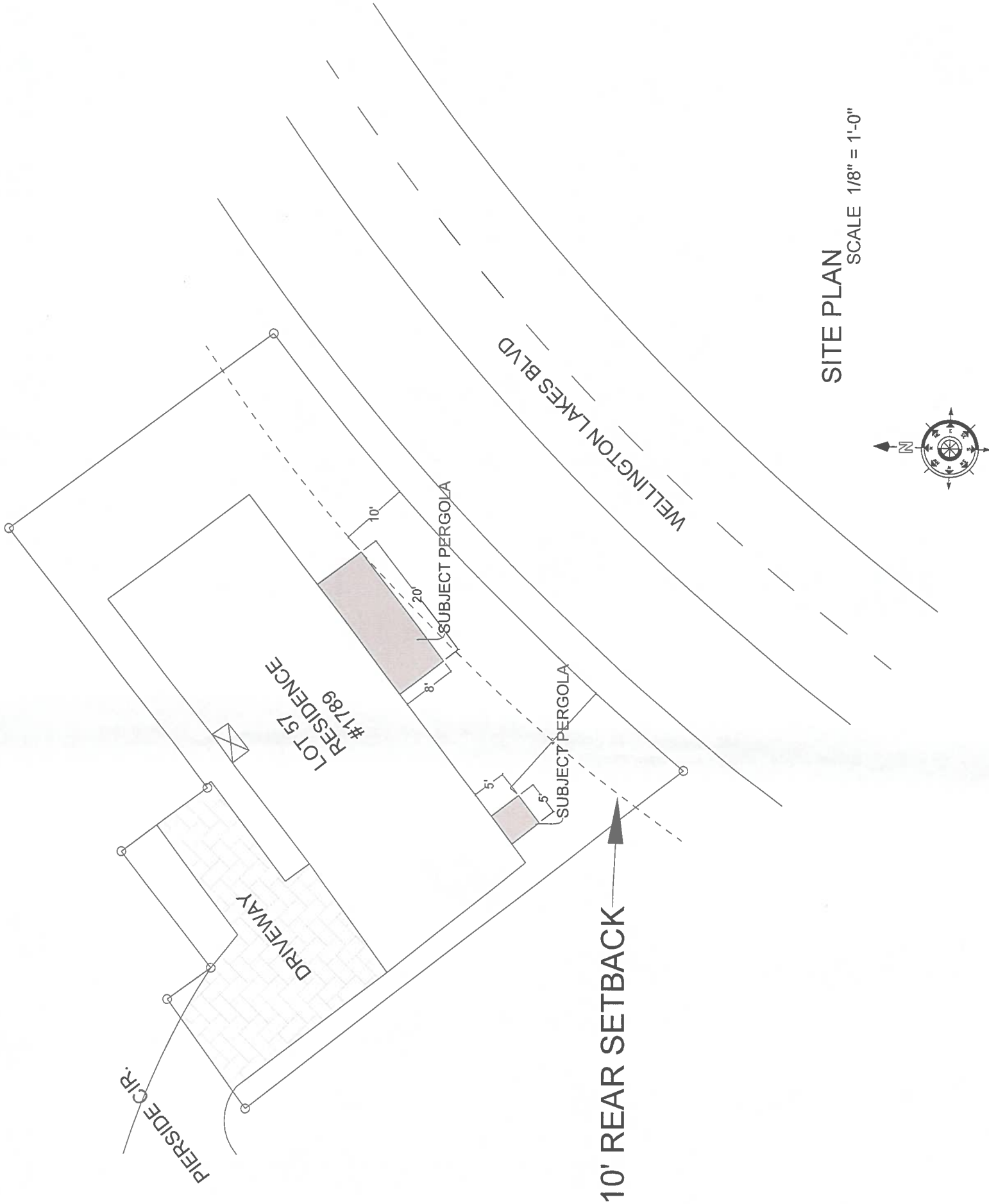
CODE RESEARCH

MEAN ROOF HEIGHT 10'-0"
TYPE OF CONSTRUCTION TYPE V UNSPRINKLERED
WIND-BEARING WALLS C
EXPOSURE ENCLOSED
BUILDING DESIGNED IMPORTANCE FACTOR 1.0
BUILDING HEIGHT <60 FT. (MAY USE LOW RISE PROVISIONS)
SOIL BEARING CAPACITY 2000 PSF

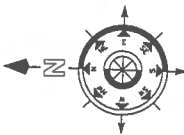


DRAWINGS SCHEDULE

C-100	COVER SHEET - SITE PLAN
A-100	PLAN / ELEVATIONS PERGOLA 1
A-200	PLAN / ELEVATIONS PERGOLA 2
A-300	SECTIONS / DETAILS PERGOLA 1
A-400	SECTIONS / DETAILS PERGOLA 2
S-100	STRUCTURAL NOTES
S-200	FOUNDATION PLAN PERGOLA 1
S-300	FOUNDATION PLAN PERGOLA 2
S-400	FRAMING PLAN PERGOLA 1
S-500	FRAMING PLAN PERGOLA 2



SITE PLAN
SCALE 1/8" = 1'-0"



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1789 PIERCE CIR
WELLINGTON FL 33414

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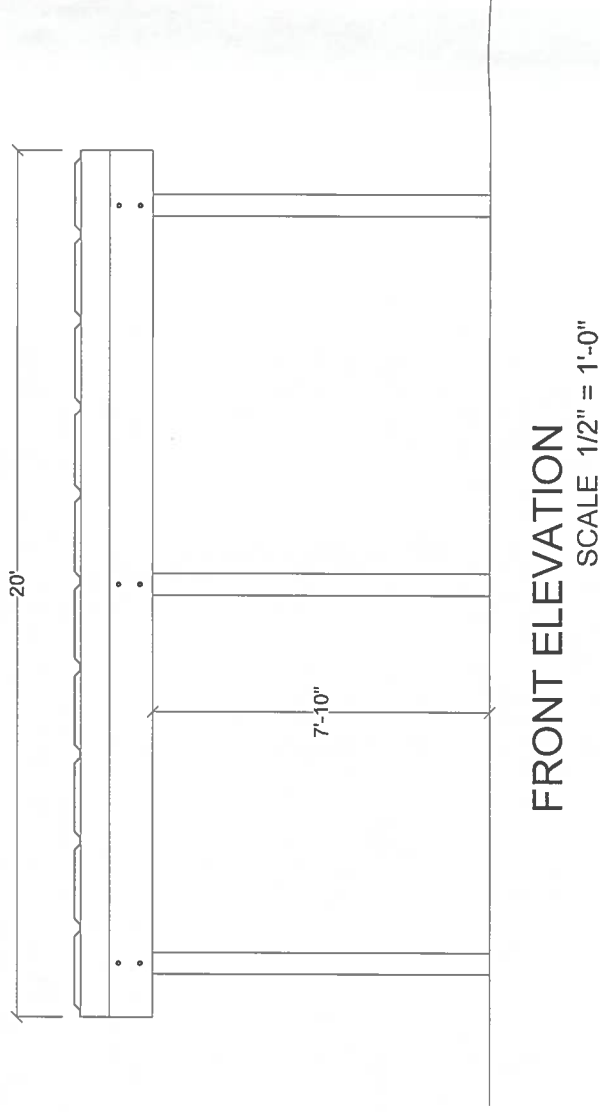
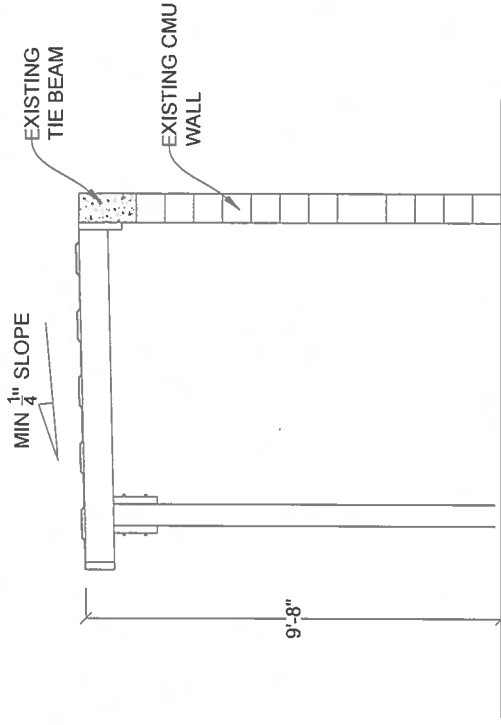
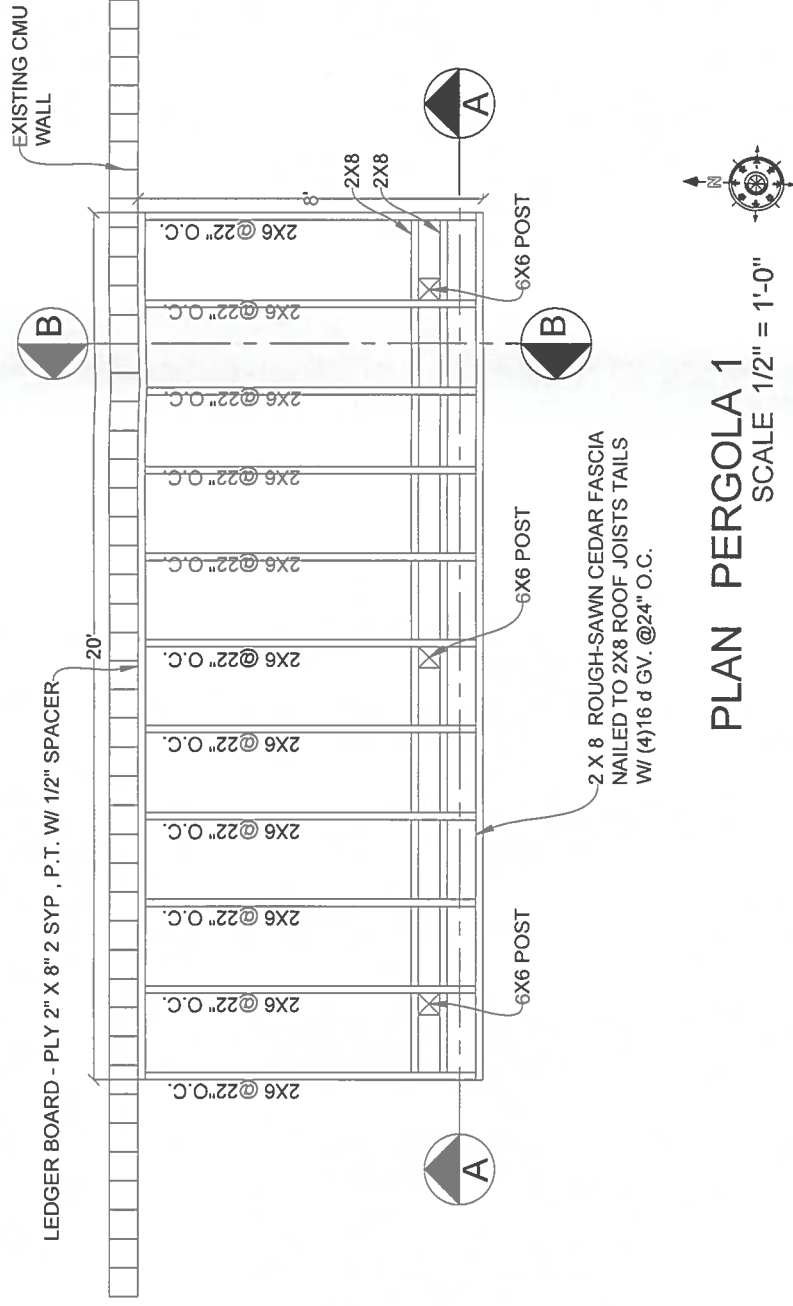


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SCALE:
 $1/2" = 1'-0"$

PLAN / ELEVATION
PERGOLA 1

SHEET
A-100



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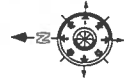
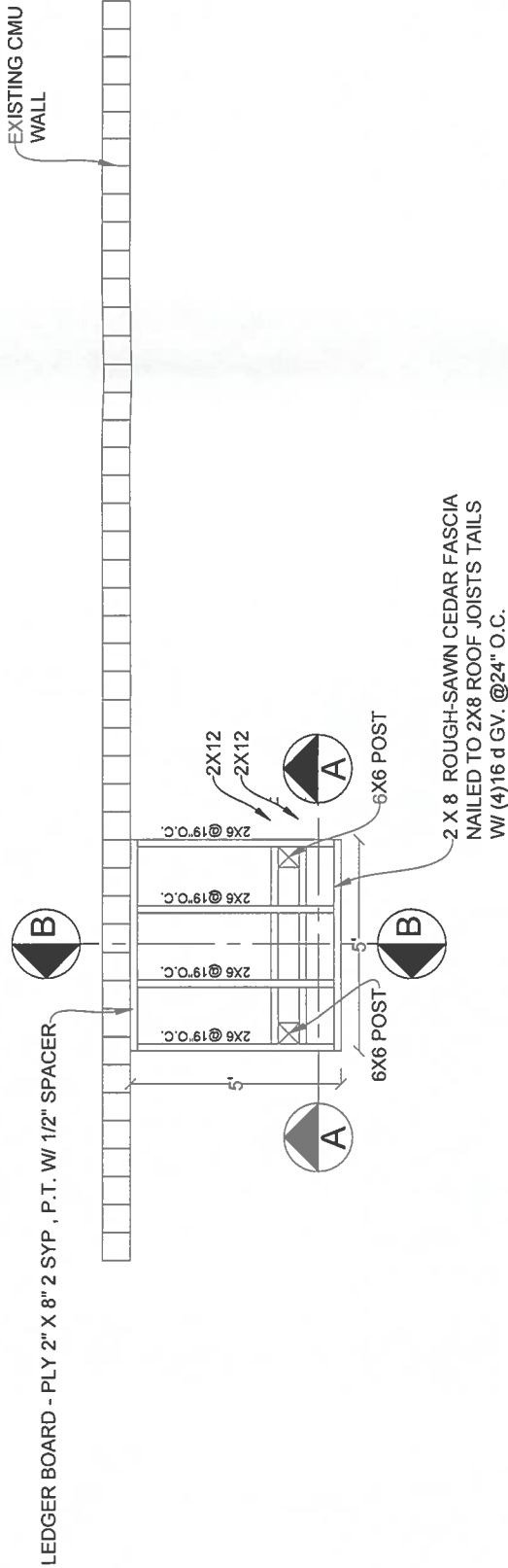
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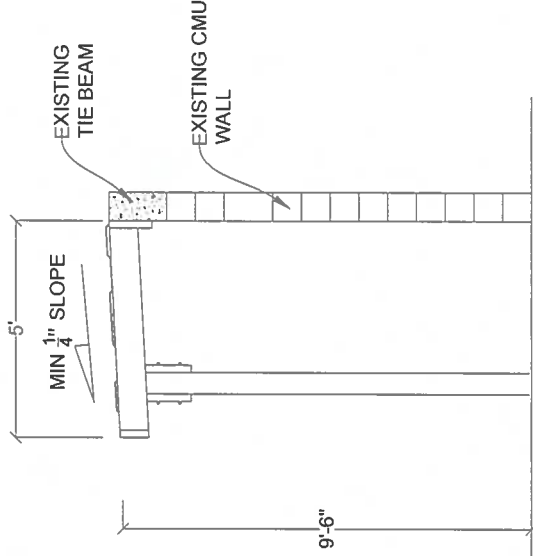
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SCALE
1/2" = 1'-0"
PLAN / ELEVATION
PERGOLA 2

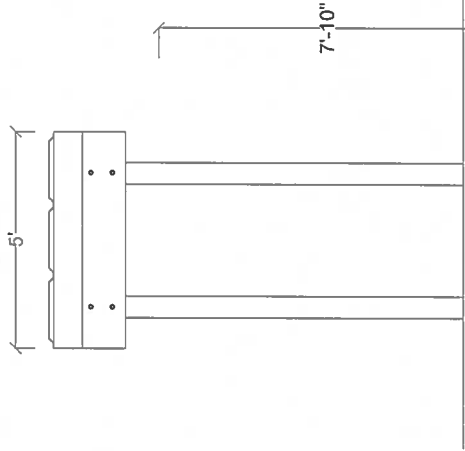
SHEET
A-200



PLAN PERGOLA 2
SCALE 1/2" = 1'-0"

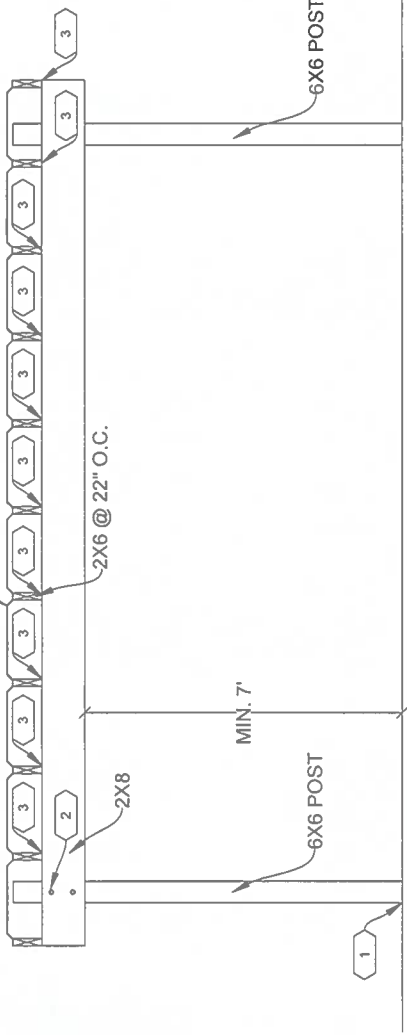


SIDE ELEVATION
SCALE 1/2" = 1'-0"



FRONT ELEVATION
SCALE 1/2" = 1'-0"

CORRUGATED TRANSPARENT
ROOF COVER NOA# 24-0221.02
NAILED W/8d WIRE COIL,
FULL ROUND HEAD GLV. RING SHANK
NAIL 4" O.C. @ EDGE AND 6" O.C. @
INTERMEDIATE SUPPORT
TO 2X6 ROOF JOISTS @ 24" O.C.



SECTION A-A
PERGOLA 1

SCALE 1/2" = 1'-0"

DESIGN IN ACCORDANCE WITH REQUIREMENTS OF THE
FLORIDA BUILDING CODE 2023 - RESIDENTIAL.

1. FLOOR & ROOF UNIFORM LOADS:

ELEVATED FLOORS: LIVE LOAD 40 PSF, DEAD LOAD 20 PSF
ROOF: LIVE TOP CHORD 20 PSF (16 PSF ALLOWED AT GIRDER)
LIVE BOTTOM CHORD 10 PSF (NON-CONCURRENT W/ TOLL)
TILES ROOFING DEAD LOAD 15 PSF TOTAL

MINIMUM DEAD LOAD FOR WIND: TC 5 PSF, BC 5 PSF

DEFLECTION CRITERIA:

FLOOR L/480 LIVE, L/360 TOTAL
ROOF L/240 LIVE, L/180 TOTAL

2. WIND LOADS:

WIND DESIGN PER ASCE7-22

BASIC WIND SPEED (ASCE7-22) 170MPH

NOMINAL WIND SPEED 170 MPH

RISK CATEGORY III

EXPOSURE C

ROOF HEIGHT = 10'-0"

ROOF PITCH = 0/12

ENCLOSURE CLASS. ENCLOSED

INTERNAL PRES. COEFF. +/- 0.18

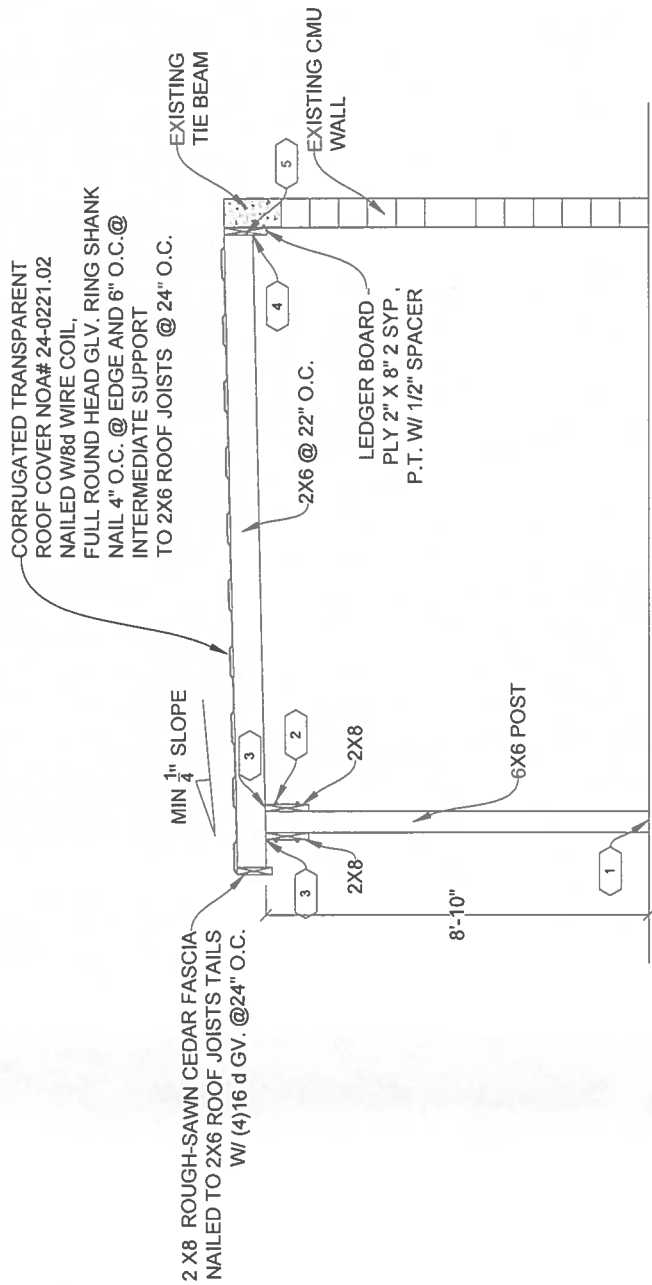
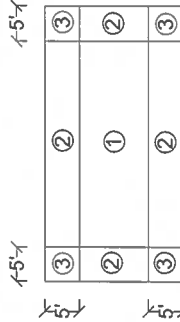
WINDOW/DOOR DESIGN WIND PRESSURE. SEE TABLE.

SOFFITS - PER R703.1.3, ALL SOFFITS SHALL BE CAPABLE OF

RESISTING THE DESIGN PRESSURES SPECIFIED IN TABLE R301.2(2)

FOR WALLS. PER R616.4, SOFFIT TESTING SHALL USE ASCE7-22

DESIGN PRESSURES USING 0.6W LOAD FACTOR.



SECTION B-B
PERGOLA 1

SCALE 1/2" = 1'-0"

NOTE: PNEUMATIC FASTENERS SHALL BE USED AS SPECIFIED FOR THE FOLLOWING APPLICATIONS			
LOCATION	FASTENER SIZE	SPACING	APPLICATIONS
PLYWOOD WALL SHEATING	6d RING SHANK	4" O/C @ PANEL EDGES AND 8" O/C @ INTERMEDIATE SUPPORTS	
PLYWOOD 2X6 DOOR SUB-FLOOR SHEATING	6d RING SHANK	4" O/C @ CORNERS 8" O/C @ INTERMEDIATE SUPPORTS	
PLYWOOD ROOF SHEATING	8d RING SHANK	4" O/C @ PANEL EDGES AND 8" O/C @ INTERMEDIATE SUPPORTS	
1" X 2" P.T. FURRING STRIPS TO 2X6 ROOF JOISTS W/ 13d P.T. TO EXIST. WALL	0.099" SMOOTH DIA. CASE HARDENED NAILS @ 8" O.C. OR 3/16" X 2 1/4" TAPSCONS @ 8" FROM EA. END & 16" O.C. TO EXT. MASONRY	24" O.C.	
EXTERIOR WINDOW & DOOR	1 1/4" X 2 1/4" ITW TAPSCONS	16" X 2 1/4"	
WOOD BOTTOM SILL PLATE (NON-BEARING)	1 1/4" X 2 1/4" ITW TAPSCONS	16" X 2 1/4"	
WIRE LATH	1-1/4" X 120	MAX. 24" O/C	
INTO WOOD	MIN. 3/8" DIA. HEAD, GALV. NAILS	MIN. 8" O/C	
INTO METAL	#8 GALV. MTL. SCREWS	MIN. OF (2) NAILS PER S.F. AND TIED BETWEEN SUPP. @ 7' O/C	
ROOFING BASE SHEET, THRU CAP NAILS	1" X 120 (SEE NOTE A)	MIN. OF (2) NAILS PER S.F. DRIVEN TO FULL PENETRATION	
DRIP EDGE	1" X 120	MAX. 12" O/C @ HEAD LAP & EAVES	
ROOF TILE FIELD NAILS	3" X 120	MAX. 24" O/C @ EDGE OF VALLEY	
RAKE EDGE	3" X 120	MAX. 24" O/C @ HEAD LAP & EAVES	
		SEE MANUFACTURER'S SPEC.	
		SEE MANUFACTURER'S SPEC.	

FASTENER
SCHEDULE

NOT TO SCALE

NOTE: ZONES IN COMPLIANCE WITH FBC 2023 8TH EDITION SEC 301.2(7)

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SCALE
1/2" = 1'-0"

SECTIONS / DETAILS

SHEET
A-300

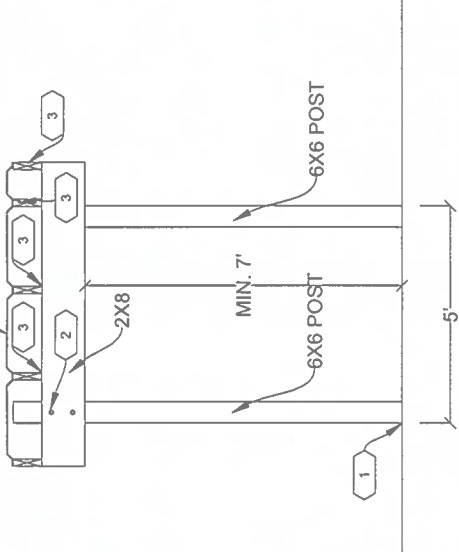
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OUTDOOR PERGOLAS
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CORRUGATED TRANSPARENT
ROOF COVER NOA# 24-0221.02
NAILED W/8d WIRE COIL,
FULL ROUND HEAD GLV. RING SHANK
NAIL 4" O.C. @ EDGE AND 6" O.C. @
INTERMEDIATE SUPPORT
TO 2X6 ROOF JOISTS @ 19" O.C.



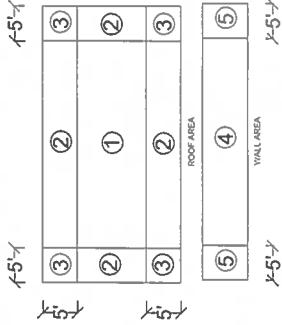
SECTION A-A
PERGOLA 2

SCALE 1/2" = 1'-0"

DESIGN IN ACCORDANCE WITH REQUIREMENTS OF THE
FLORIDA BUILDING CODE 2023 - RESIDENTIAL.

1. FLOOR & ROOF UNIFORM LOADS:
ELEVATED FLOORS: LIVE LOAD 40 PSF, DEAD LOAD 20 PSF
ROOF: LIVE TOP CHORD 20 PSF (16 PSF ALLOWED AT GIRDER)
LIVE BOTTOM CHORD 10 PSF (NON-CONCURRENT w/ TOLL)
TILES ROOFING DEAD LOAD 15 PSF TOTAL
MINIMUM DEAD LOAD FOR WIND: TC 5 PSF, BC 5 PSF
FLOOR L/480 LIVE, L/360 TOTAL
ROOF L/240 LIVE, L/180 TOTAL

2. WIND LOADS:
WIND DESIGN PER ASCE7-22
BASIC WIND SPEED (ASCE7-22) 170MPH
NOMINAL WIND SPEED 170 MPH
RISK CATEGORY III
EXPOSURE C
ROOF HEIGHT =10'-0"
ROOF PITCH = 0/12
ENCLOSURE CLASS, ENCLOSED
INTERNAL PRES. COEFF. +/- 0.18
WIND/WDOOR DESIGN WIND PRESSURE, SEE TABLE .
SOFFITS - PER R703.1.3, ALL SOFFITS SHALL BE CAPABLE OF
RESISTING THE DESIGN PRESSURES SPECIFIED IN TABLE R301.2(2)
FOR WALLS. PER R616.4, SOFFIT TESTING SHALL USE ASCE7-22
DESIGN PRESSURES USING 0.6W LOAD FACTOR.

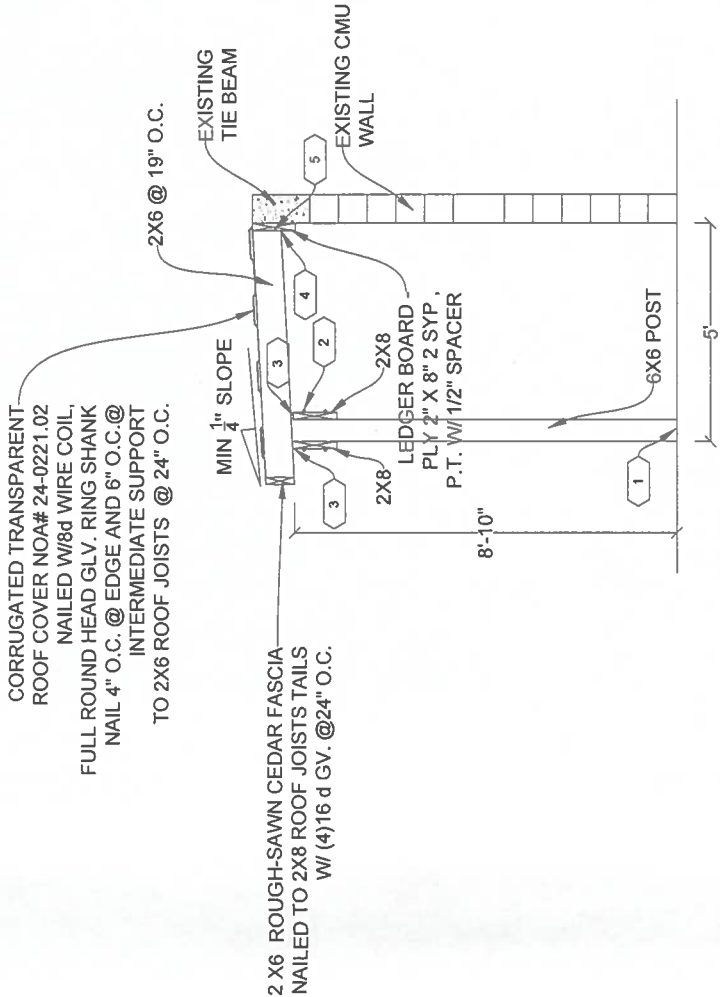


NOTE: PNEUMATIC FASTENERS SHALL BE USED AS SPECIFIED FOR THE FOLLOWING APPLICATIONS			
LOCATION	FASTENER SIZE	SPACING	
PLYWOOD WALL SHEATING	8d RING SHANK	4" O/C @ PANEL EDGES AND INTERMEDIATE SUPPORTS	
PLYWOOD 2ND FLOOR SUB-FLOOR SHEET	8d RING SHANK	6" O/C @ PANEL EDGES AND INTERMEDIATE SUPPORTS	
PLYWOOD ROOF SHEATING	8d RING SHANK	4" O/C @ PANEL EDGES AND INTERMEDIATE SUPPORTS	
1" x 2" P.T. FURRING STRIPS APPLIED TO EXT. MAS. WALL TO EXT. JACOBI	0.089 SMOOTH DIA. CASE HARDENED NAILS 1 5/8" LONG	24" O.C.	
EXTERIOR WINDOW & DOOR WRAPS & SURROUNDS (NON-BEARING)	1/4" x 2 1/4" ITY TAPCONS	16" O.C.	
WIRE LATH	1-1/4" x .120	MAX 24" O/C	
INTO WOOD	MIN 3/8" DIA. HEAD, GALV. NAILS	MAX 6" O/C	
INTO METAL	#8 GALV. MTL. SCREWS	MAX 6" O/C	
ROOFING BASE SHEET, TIN CAP NAILS	1" x .120 (SEE NOTE A)	MIN. OF 12 NAILS PER S.F. MIN. OF 12 NAILS PER S.F. MIN. OF 12 NAILS PER S.F.	
DRIIP EDGE	1" x .120	MAX 12" O/C @ HEAD LAPS & MAX 24" O/C @ EDGE OF VALLEY SHEET	
ROOF TILE FIELD NAILS	1" x .120	MAX 24" O/C @ HEAD LAPS & MAX 24" O/C @ EDGE OF VALLEY SHEET	
RAKE EDGE	1" x .120	MAX 24" O/C @ HEAD LAPS & MAX 24" O/C @ EDGE OF VALLEY SHEET	
SEE MANUFACTURER'S SPEC.			

FASTENER SCHEDULE

NOT TO SCALE

NOTE: ZONES IN COMPLIANCE WITH FBC 2023 8TH EDITION SEC 301.2(7)



SECTION B-B
PERGOLA 2

SCALE 1/2" = 1'-0"

ANCHOR SCHEDULE			
ANCHOR NUMBER	MANUFACTURE/MODEL/ID	LOCATION	QUANTITY PER CONNECTOR
1	Simpson Strong-Tie - ABU662 POST BASE	606 POST TO CONCRETE FOOTING	1
2	SIMPSON STRONG-TIE - AT5-ABR ANCHOR BOLT HIGH STRENGTH 1 1/4" x 12"	C13X TUBER BEAM TO 606 POST	2
3	Simpson Strong-Tie - HTSQ Twist Strip- I6 GAUGE	2X6 TO (2) 2X8	4
4	HUS26 Heavy Concealed Flange Free-Mount Joist Hanger with SDS Screws	2X6 TO 2X8 LEDGER	1
5	Strong-Bolt® 2 Wedge Anchor 1/2" x 8 1/2"	2X8 LEDGER TO CMU WALL	1 @ 12" O.C.

FASTENER REQUIREMENT	LOAD RATING DFRP	FBC PRODUCT APPROVAL
1 3/4" x 1" Strong-Tie® SDS Heavy-Duty Concrete Expansion	UPLIFT 2,300 DOWN 12,000	FL 10860
—	Fu = 125 ksi	FL 10856
8-1/4" X 1 1/2" SDS Heavy-Duty Connector screws	UPLIFT 1145	FL 13872
3" X 1/4" SDS Heavy-Duty Connector screws	UPLIFT 5390	FL 10655
—	Yield Strength 85,000 Tensile Strength 115,000	FL15731

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SCALE
1/2" = 1'-0"
SECTIONS / DETAILS



Technical drawing of a rectangular reinforced concrete slab. The slab is 4' wide and 2' deep. It features two parallel reinforcement bars, each labeled "7 #5 Ø CONT. EACH WAY". A dimension line indicates a distance of "RESS 1 1/2\" from the left edge to the center of the reinforcement bars.

ANCHOR SCHEDULE				ANCHOR NUMBER	MANUFACTURE/MODEL/ID	LOCATION	QUANTITY PER CONNECTOR	FASTENER REQUIREMENT	LOAD RATING DF/SP	FBC PRODUCT APPROVAL
		1	Simpson Strong-Tie - ABU166Z POST BASE	6X6 POST TO CONCRETE FOOTING	1	1 1/2" x 1" Strong-Tite 5025 (Hwy) - 2x4 concrete 1-pc/m	UPLIFT 2,500 DOWN 12,000	FL 10860		

- 1- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, EQUIPMENT LOCATIONS, COLUMN PLACEMENT, ETC. PRIOR TO PLACING CONCRETE. CONFLICTS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- 2- UNLESS NOTED OTHERWISE, ALL CONCRETE WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS LATEST EDITION.
- 3- THE FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF $F_p = 2,000$ P.S.F. DETERMINATION OF THE EXISTING SOIL BEARING CAPACITY AND RECOMMENDATIONS FOR PROVIDING THE REQUIRED CAPACITY SHALL BE DETERMINED BY A REGISTERED GEOTECHNICAL ENGINEER. PRIOR TO PLACING CONCRETE FOOTINGS OR SLABS, THE SOIL BEARING CAPACITY SHALL BE VERIFIED BY A QUALIFIED FIELD TESTING LABORATORY.
- 4- EXCAVATIONS FOR FOUNDATIONS, UNDERGROUND UTILITIES, ETC SHALL BE ADEQUATELY SHORED OR BRACED ACCORDING TO OSHA REQUIREMENTS OR THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- 5- ALL FILL SHALL BE CLEAN, WELL COMPACTED AND FREE FROM ORGANIC MATERIALS.
- 6- ALL CONCRETE SLABS SHALL BE PLACED ON A 6 MIL. POLYETHYLENE VAPOR BARRIER.
- 7- ALL FOUNDATION AND SLAB ON GRADE CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.
- 8- ALL SLAB REINFORCING SHALL BE FIBER MASH OR $6" \times 6"$, W14 X W14 W.W.F. CONFORMING TO ASTM A185 THE CONTRACTOR, AT HIS OPTION MAY PROVIDE FIBERMESH CONCRETE IN LIEU OF W.W.F. IN EITHER CASE A SECOND LAYER OF W.W.F. FIVE FEET WIDE SHALL BE PLACED AT THE PERIMETER OF ALL MONOLITHIC FOOTINGS

9- ALL FOUNDATION REINFORCING STEEL SHALL BE UNUSED, DEFORMED BILLET STEEL CONFORMING TO ASTM A 615, GRADE 60. MINIMUM SPLICE LENGTHS SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:

# 4 -	# 5 -	# 6 -
24"	30"	36"

10- ALL EXTERIOR SLABS WHICH ARE EXPOSED TO THE WEATHER SHALL BE SLOPED 1/8" PER FOOT (MIN.) UNLESS NOTED OTHERWISE.

11- CONCRETE MASONRY COLUMNS ARE TO BE SPACED AT 48" O.C. MAXIMUM UNLESS NOTED OTHERWISE. VERIFY WITH THE WINDOW MANUFACTURER THE ACTUAL MASONRY OPENINGS REQUIRED PRIOR TO THE PLACING OF COLUMN DOWELS.

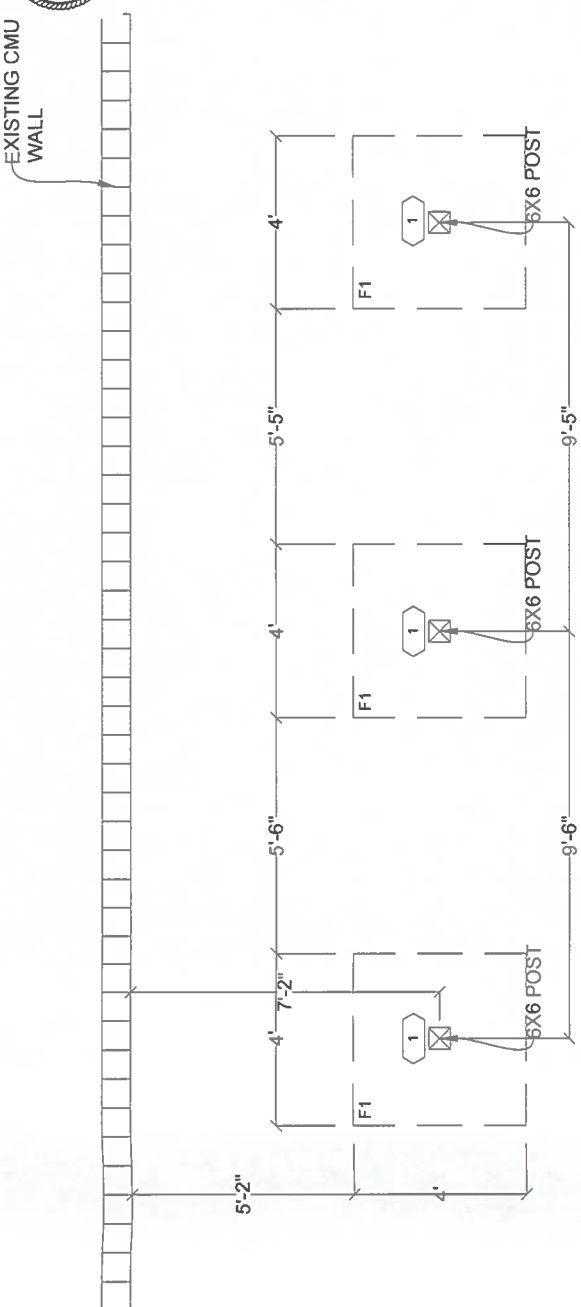
12- REINFORCED MASONRY CONSTRUCTION SHALL COMPLY WITH THE "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES ACI 530".

13- REINFORCED MASONRY CONSTRUCTION PROCEDURES AND MATERIALS SHALL COMPLY WITH THE "SPECIFICATION FOR MASONRY STRUCTURES" ACI 530.1.

14- MORTAR FOR REINFORCED MASONRY CONSTRUCTION SHALL COMPLY WITH "STANDARD SPECIFICATION FOR MORTAR FOR UNIT MASONRY" ASTM C 270 OR TYPE "M" SHALL BE USED.

15- GROUT FOR REINFORCED MASONRY CONSTRUCTION SHALL COMPLY WITH "STANDARD SPECIFICATION FOR GROUT FOR MASONRY ASTM C 476.

16- REINFORCED MASONRY UNITS SHALL COMPLY WITH "SPECIFICATION FOR LOAD BEARING CONCRETE UNITS ASTM C 90. MASONRY



SCALE 1/2" = 1'-0"

BASED ON A VISUAL INSPECTION OF THE JOB SITE, SOIL TYPE IS SAND AND LIME ROCK. FOUNDATIONS WERE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF. AT THE TIME OF CONSTRUCTION, THE OWNER OF RECORD SHALL SUBMIT TO THE BUILDING OFFICIAL AND THE ARCHITECT A SIGNED AND SEALED GEOTECHNICAL REPORT. MUST BE PERFORMED BY A GEOTECHNICAL ENGINEER TO VERIFY COMPLIANCE WITH THE DESIGN CONCEPTS, SPECIFICATIONS AND RECOMMENDATIONS WHO SHALL ISSUE A STATEMENT OF COMPLIANCE AFTER COMPLETION OF THE SOILS PREPARATION

Florida, report by telephone at 800.456.6666 for Chlamydia in children.
 Florida's Child Vaccination Registry: 1-877-647-0823
 Fax: 888.361.4614 or 352.383.4879

2/18/2025
AR-0097801

OUTDOOR PERGOLAS
1789 PIERCE CIR
WELLINGTON FL 33414

NADER GOUBRAN, ARCHITECT
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LICENSE NUMBER AFR-0097801

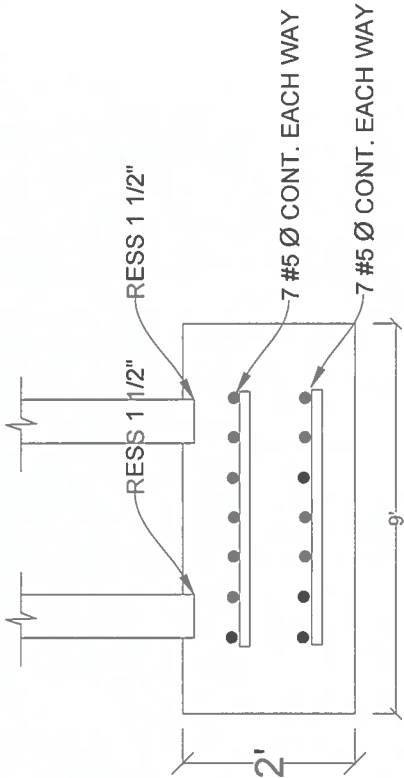


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SCALE: $1/2'' = 1'-0''$

FOUNDATION PLAN

F2- 6X6 POST



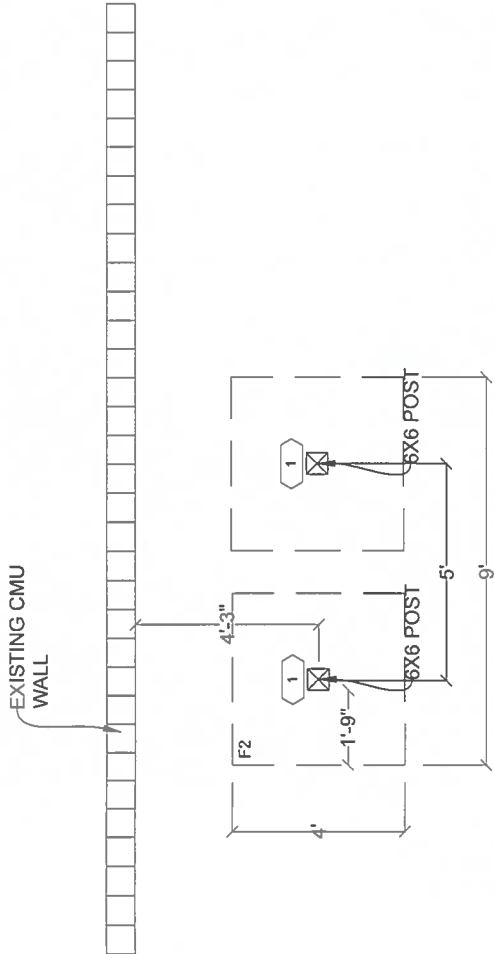
4'-0"X4'-0"X24" W/ 7 #6 Ø EACH WAY TOP & BOTTOM

ANCHOR SCHEDULE					
ANCHOR NUMBER	MANUFACTURE/MODEL/ID	LOCATION	QUANTITY PER CONNECTOR	FASTENER REQUIREMENT	LOAD RATING DRIFP
1	Simpson Strong-Tie - ABU166Z POST BASE	6X6 POST TO CONCRETE FOOTING	1	1 1/2" x 1" Strong-Tie 525 Heavy-Duty concrete fastener	UP/LIFT 2,300 DOWN 12,000
					FL 10860

FOUNDATION NOTES:

- 1- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS , EQUIPMENT LOCATIONS, COUUMN PLACEMENT, ETC. PRIOR TO PLACING CONCRETE. CONFLICTS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- 2- UNLESS NOTED OTHERWISE, ALL CONCRETE WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS LATEST EDITION.
- 3- THE FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF Fp =2,000 P.S.F DETERMINATION OF THE EXISTING SOIL BEARING CAPACITY AND RECOMMENDATIONS FOR PROVIDING THE REQUIRED CAPACITY SHALL BE DETERMINED BY A REGISTERED GEOTECHNICAL ENGINEER. PRIOR TO PLACING CONCRETE FOOTINGS OR SLABS, THE SOIL BEARING CAPACITY SHALL BE VERIFIED BY A QUALIFIED FIELD TESTING LABORATORY.
- 4- EXCAVATIONS FOR FOUNDATIONS, UNDERGROUND UTILITIES, ETC SHALL BE ADEQUATELY SHORED OR BRACED ACCORDING TO OSHA REQUIREMENTS OR THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- 5- ALL FILL SHALL BE CLEAN, WELL COMPACTED AND FREE FROM ORGANIC MATERIALS.
- 6- ALL CONCRETE SLABS SHALL BE PLACED ON A 6 MIL POLYETHYLENE VAPOR BARRIER.
- 7- ALL FOUNDATION AND SLAB ON GRADE CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.
- 8- ALL SLAB REINFORCING SHALL BE FIBER MASH OR 6" X 6", W/1.4 X W/1.4 W.W.F. CONFORMING TO ASTM A185 THE CONTRACTOR, AT HIS OPTION MAY PROVIDE FIBERMESH CONCRETE IN LIEU OF W.W.F. . IN EITHER CASE A SECOND LAYER OC W.W.F. FIVE FEET WIDE SHALL BE PLACED AT THE PERIMETER OF ALL MONOLITHIC FOOTINGS.

- 9- ALL FOUNDATION REINFORCING STEEL SHALL BE UNUSED, DEFORMED BILLET STEEL CONFORMING TO ASTM A 615, GRADE 60. MINIMUM SPlice LENGTH-S SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
4 - 24" # 5 - 30" # 6 - 36"
- 10- ALL EXTERIOR SLABS WHICH ARE EXPOSED TO THE WEATHER SHALL BE SLOPED 1/8" PER FOOT (MIN.) UNLESS NOTED OTHER WISE.
- 11- CONCRETE MASONRY COLUMNS ARE TO BE SPACED AT 48" O.C. MAXIMUM UNLESS NOTED OTHERWISE. VERIFY WITH THE WINDOW MANUFACTURER THE ACTUAL MASONRY OPENINGS REQUIRED PRIOR TO THE PLACING OF COLUMN DOWELS.
- 12- REINFORCED MASONRY CONSTRUCTION SHALL COMPLY WITH THE "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES ACI 530"
- 13- REINFORCED MASONRY CONSTRUCTION PROCEDURES AND MATERIALS SHALL COMPLY WITH THE "SPECIFICATION FOR MASONRY STRUCTURES" ACI 530.1.
- 14- MORTAR FOR REINFORCED MASONRY CONSTRUCTION SHALL COMPLY WITH "STANDARD SPECIFICATION FOR MORTAR FOR UNIT MASONRY "ASTM C 270 OR TYPE "M" SHALL BE USED .
- 15- GROUT FOR REINFORCED MASONRY CONSTRUCTION SHALL COMPLY WITH" STANDARD SPECIFICATION FOR GROUT FOR MASONRY ASTM C 476.
- 16- REINFORCED MASONRY UNITS SHALL COMPLY WITH "SPECIFICATION FOR LOAD BEARING CONCRETE UNITS ASTM C30. MASONRY



FOUNDATION PLAN

PERGOLA 2

SCALE 1/2" = 1'-0"

SOIL STATEMENT:

BASED ON A VISUAL INSPECTION OF THE JOB SITE, SOIL TYPE IS SAND AND LIME ROCK. FOUNDATIONS WERE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF. AT THE TIME OF CONSTRUCTION, THE OWNER OF RECORD SHALL SUBMIT TO THE BUILDING OFFICIAL AND THE ARCHITECT A SIGNED AND SEALED GEOTECHNICAL REPORT. MUST BE PERFORMED BY A GEOTECHNICAL ENGINEER TO VERIFY COMPLIANCE WITH THE DESIGN CONCEPTS, SPECIFICATIONS AND RECOMMENDATIONS WHO SHALL ISSUE A STATEMENT OF COMPLIANCE AFTER COMPLETION OF THE SOILS PREPARATION

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SCALE:
1/2" = 1'-0"

FOUNDATION PLAN

SHEET

S-300

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2/18/2025
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WELLINGTON FL 33414

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WELLINGTON FL 33414

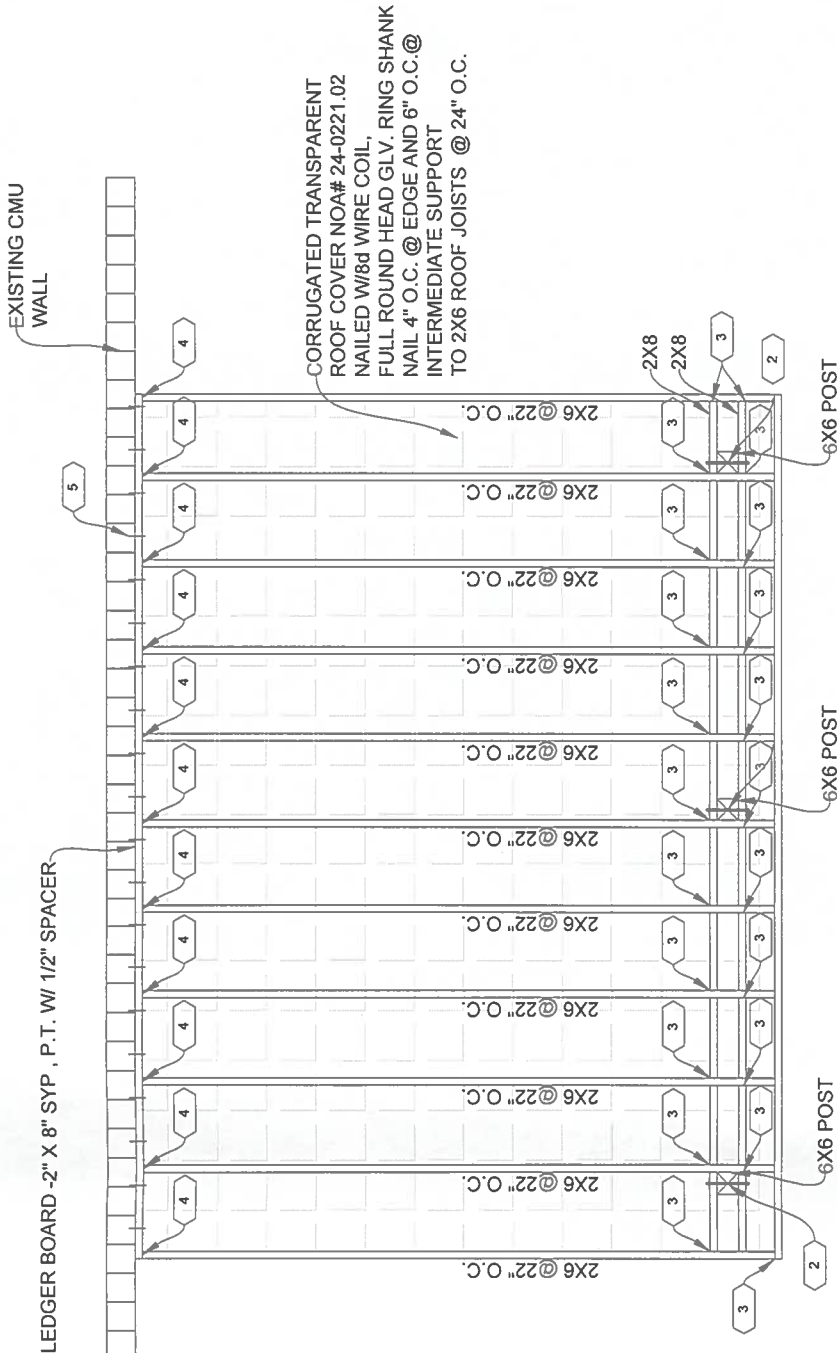
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SCALE:
1/2" = 1'-0"
FRAMING PLAN

SHEET
S-400



FRAMING PLAN PERGOLA 1

SCALE 1/2" = 1'-0"

ANCHOR SCHEDULE				
ANCHOR NUMBER	MANUFACTURE/MODEL/ID	LOCATION	QUANTITY PER CONNECTOR	FASTNER REQUIREMENT
1	Simpson Strong-Tie - ABU66Z POST BASE	6x6 POST TO CONCRETE FOOTING	1	1" x 5" Strong-Drive SDS Heavy-Duty concrete Taper
2	SIMPSON STRONG-TIE - ATS-ABR ANCHOR BOLT	6x6x18 TUBER BEAM TO 6x6x18 POST	2	---
3	Simpson Strong-Tie - HTSQ Twist Snap- 16 GAUGE	2X6 TO (2) 2X8	4	8-1/4" X 1 1/2" SDS Heavy-Duty Connector screws
4	HUS56 Heavy Cornealed Flange Face-Mount Joint Hanger with SDS Screws	2X6 TO 2X8 LEDGER	1	3" X 1/4" SDS Heavy-Duty Connector screws
5	Strong-Bolt® 2 Wedge Anchor 1/2" X 5 1/4"	2X8 LEDGER TO CMU WALL	1 @ 12" O.C.	Yield Strength 85,000 Tensile Strength 115,000

DESIGN IN ACCORDANCE WITH REQUIREMENTS OF THE
FLORIDA BUILDING CODE 2023 - RESIDENTIAL.

1. FLOOR & ROOF UNIFORM LOADS:
ELEVATED FLOORS: LIVE LOAD 40 PSF, DEAD LOAD 20 PSF
ROOF: LIVE TOP CHORD 20 PSF (16 PSF ALLOWED AT GIRDER)
LIVE BOTTOM CHORD 10 PSF (NON-CONCURRENT W/ TOLL)
TILES ROOFING DEAD LOAD 15 PSF TOTAL
MINIMUM DEAD LOAD FOR WIND: TC 5 PSF, BC 5 PSF
FLOOR L/480 LIVE, L/360 TOTAL
ROOF L/240 LIVE, L/180 TOTAL

2. WIND LOADS:
WIND DESIGN PER ASCE7-22
BASIC WIND SPEED (ASCE7-22) 170MPH
NOMINAL WIND SPEED 170 MPH
RISK CATEGORY III
EXPOSURE C
ROOF HEIGHT =10'-0"
ROOF PITCH = 0/12
ENCLOSURE CLASS, ENCLOSED
INTERNAL PRES. COEFF. +/- 0.18
WINDOW/DOOR DESIGN WIND PRESSURE, SEE TABLE .
SOFFITS - PER R703.1.3, ALL SOFFITS SHALL BE CAPABLE OF
RESISTING THE DESIGN PRESSURES SPECIFIED IN TABLE R301.2(2)
FOR WALLS, PER R616.4, SOFFIT TESTING SHALL USE ASCE7-22
DESIGN PRESSURES USING 0.6W LOAD FACTOR.

15'-1"	15'-1"	15'-1"
3	2	3
2	1	2
3	2	3
ROOF AREA		
5	4	5
WALL AREA		
15'-1"	15'-1"	15'-1"

NOTE: PNEUMATIC FASTENERS SHALL BE USED AS SPECIFIED FOR THE FOLLOWING APPLICATIONS		
LOCATION	FASTENER SIZE	SPACING
PLYWOOD WALL SHEATING	6d RING SHANK	4" O/C @ PANEL EDGES AND 6" O/C @ INTERMEDIATE SUPP.
PLYWOOD 2ND FLOOR SUB-FLOOR SHEATING	6d RING SHANK	6" O/C @ PANEL EDGES AND 6" O/C @ INTERMEDIATE SUPP.
PLYWOOD ROOF SHEATING	6d RING SHANK	4" O/C @ PANEL EDGES AND 6" O/C @ INTERMEDIATE SUPP.
1" X 2" P.T. FLOORING STRIPS APPLIED TO EXT. WALL	0.069 SINKED DIAL CASE HARDENED NAILS - 1 5/8" LONG	24" O/C
1 1/3 P.T. WOOD SPACER APPLIED TO EXT. MASONRY	A) 1 1/2" CASE HARDENED COIL NAILS @ 12" O.C. OR B) 1 1/2" CASE HARDENED COIL NAILS @ 12" O.C. OR C) 1 1/2" CASE HARDENED COIL NAILS @ 12" O.C. MAX	12" O/C
EXTERIOR WINDOW & DOOR WRAPS & SURROUNDS	1 1/4" X 1 1/4" ITW TAPCONS	6" O/C
WOOD ROOFING PLATE (NON-BEARING)	1 1/4" X 1 1/4" ITW TAPCONS	MAX 24" O/C
WIRE LATH	1-1/4" X 1-1/2"	MAX 6" O/C
INTO WOOD	MIN 3/8" DIA. HEAD, GALV. NAILS	MIN. OF (2) NAILS PER S.P.
INTO METAL	6d GALV. WTT. SCREWS	MIN. OF (2) NAILS PER S.P.
ROOFING BASE SHEET, TYP. CAP NAILS	1" X 1-1/2" (SEE NOTE A)	MIN. OF (2) NAILS PER S.P.
DRAIN EDGE	1" X 1-1/2"	MAX 24" O/C @ EDGE OF VALLEY SHEET
ROOF TILE FIELD NAILS	3" X 1-1/2"	4" O/C GALVANIZED NAILS ONLY
RAKE EDGE	3" X 1-1/2"	SEE MANUFACTURER'S SPEC.
		SEE MANUFACTURER'S SPEC.

FASTENER SCHEDULE

NOT TO SCALE

NOTE: ZONES IN COMPLIANCE WITH FBC 2023 8TH EDITION SEC 301.2(7)

REVISIONS	BY



2/18/2025
AR-0097801

OUTDOOR PERGOLA
1789 PIERSE CIR
WELLINGTON FL 33414

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SCALE:
1/2" = 1'-0"

FRAMING PLAN

SHEET
S-400

ANCHOR SCHEDULE				
ANCHOR NUMBER	MANUFACTURE/MODEL/ID	LOCATION	QUANTITY PER CONNECTOR	FASTNER REQUIREMENT
1	Simpson Strong-Tie - ABU66Z POST BASE	6X6 POST TO CONCRETE FOOTING	1	1" x 2" Strong-Tie SDS Heavy-Duty exterior lag screws
2	SIMPSON STRONG-TIE - ATX-ASR ANCHOR BOLT HIGH STRENGTH 1 1/4" X 12"	6X6 POST TO 6X6 POST	2	
3	Simpson Strong-Tie - HTSQ Twist Strap- 16 GAUGE	2X6 TO (2) 2X8	4	8-1/4" X 1 1/2" SDS Heavy-Duty Connector screws
4	HUS26 Heavy Concealed Flange Face-Mount Joint Hanger with SDS Screws	2X6 TO 2X8 LEDGER	1	3" X 1/4" SDS Heavy-Duty Connector screws
5	Strong-Bolt® 2 Wedge Anchor 1/2" X 8 1/2"	2X8 LEDGER TO CMU WALL	1 @ 12" O.C.	Yield Strength 85,000 Tensile Strength 115,000

DESIGN IN ACCORDANCE WITH REQUIREMENTS OF THE
FLORIDA BUILDING CODE 2023 - RESIDENTIAL.

1. FLOOR & ROOF UNIFORM LOADS:
ELEVATED FLOORS: LIVE LOAD 40 PSF, DEAD LOAD 20 PSF
ROOF: LIVE TOP CHORD 20 PSF (16 PSF ALLOWED AT GIRDER)
LIVE BOTTOM CHORD 10 PSF (NON-CONCURRENT W/ TCLL)
TILES ROOFING DEAD LOAD 15 PSF TOTAL
MINIMUM DEAD LOAD FOR WIND: TC 5 PSF, BC 5 PSF
FLOOR L/480 LIVE, L/360 TOTAL
ROOF L/240 LIVE, L/180 TOTAL

2. WIND LOADS:
WIND DESIGN PER ASCE7-22
BASIC WIND SPEED (ASCE7-22) 170MPH
NOMINAL WIND SPEED 170 MPH
RISK CATEGORY III
EXPOSURE C
ROOF HEIGHT =10'-0"
ROOF PITCH = 0/12
ENCLOSURE CLASS: ENCLOSED
INTERNAL PRES. COEFF. +/- 0.18
WINDOW/DOOR DESIGN WIND PRESSURE, SEE TABLE .
SOFFITS - PER R703.1.3. ALL SOFFITS SHALL BE CAPABLE OF
RESISTING THE DESIGN PRESSURES SPECIFIED IN TABLE R301.2(2)
FOR WALLS. PER R616.4, SOFFIT TESTING SHALL USE ASCE7-22
DESIGN PRESSURES USING 0.6W LOAD FACTOR.

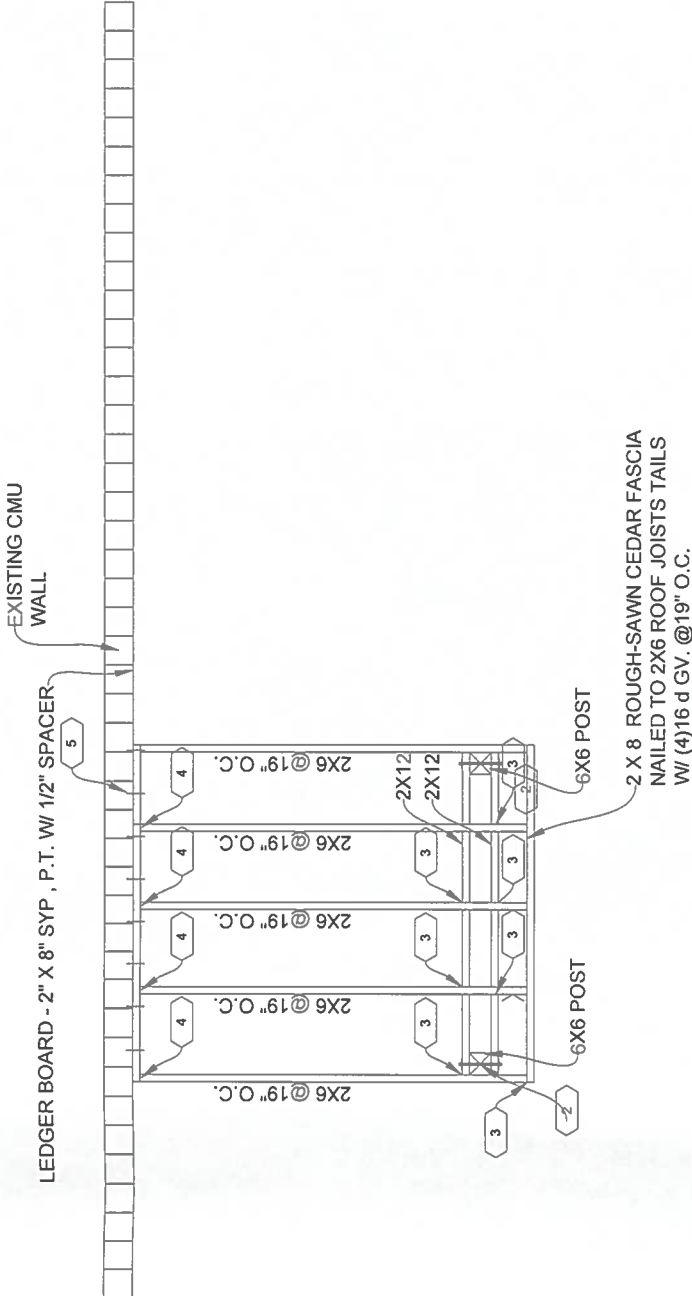
1'-5 1/4"	1'-5 1/4"
3	3
2	2
3	3
5	5
4	4
5	5
1'-5 1/4"	1'-5 1/4"

NOTE: PNEUMATIC FASTENERS SHALL BE USED AS SPECIFIED FOR THE FOLLOWING APPLICATIONS		
LOCATION	FASTENER SIZE	SPACING
PLYWOOD WALL SHEATING	6d RING SHANK	4" O/C @ PANEL EDGES AND 6" O/C @ INTERMEDIATE 4" O/C @ CORNERS
PLYWOOD 2ND FLOOR SUB-FLOOR SHEATHING	6d RING SHANK	6" O/C @ PANEL EDGES AND 6" O/C @ INTERMEDIATE 4" O/C @ CORNERS
PLYWOOD ROOF SHEATING	6d RING SHANK	6" O/C @ PANEL EDGES AND 6" O/C @ INTERMEDIATE 4" O/C @ CORNERS
1" x 2" P.T. FURRING STRIPS APPLIED TO EXT. MAS. WALL 1 1/2" P.T. WOOD SPACER APPLIED TO EXT. MASONRY	0.098 SMOOTH DIA. CASE HARDENED NAILS 1 5/8" LONG A) 1 1/2" CASE HARDENED COIL NAILS @ 12" O.C. OR B) 1 1/2" CASE HARDENED COIL NAILS @ 12" O.C. OR C) 1 1/2" DIA. DRIFT PINS @ 8" FROM EA. END & 18" O.C. MAX.	24" OC
EXTERIOR WINDOW & DOOR WRAPS & SURROUNDS	1 1/4" x 2 1/4"	6" O/C
WOOD ROOFING PLATE (NON-BEARING)	1 1/4" x 1/2"	MAX 24" O/C
WIRE LATH	1 1/4" x 1/2"	MAX 24" O/C
INTO WOOD	MIN. 3/8" DIA. HEAD, GALV. NAILS	MIN. OF (2) NAILS PER S.F. DRIVEN TO FULL PENETRATION
INTO METAL	#8 GALV. MET. SCREWS	MIN. OF (2) NAILS PER S.F.
ROOFING BASE SHEET, THIN CAP NAILS	1" x 1.125 (SEE NOTE A)	MAX 12" O/C @ HEAD LAPS & MAX 24" O/C @ EDGE OF VALLEY SHEET
DRIP EDGE	1" x 1.125	4" O/C GALVANIZED NAILS ONLY
ROOF TILE FIELD NAILS	3" x 1.125	SEE MANUFACTURER'S SPEC.
RAVE EDGE	3" x 1.125	SEE MANUFACTURER'S SPEC.

FASTENER SCHEDULE

NOT TO SCALE

NOTE: ZONES IN COMPLIANCE WITH FBC 2023 8TH EDITION SEC 301.2(7)



FRAMING PLAN PERGOLA 2

SCALE 1/2" = 1'-0"