ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division August 27, 2025



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 <u>jsandoval@wellingtonfl.gov</u>

(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 aerials, 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



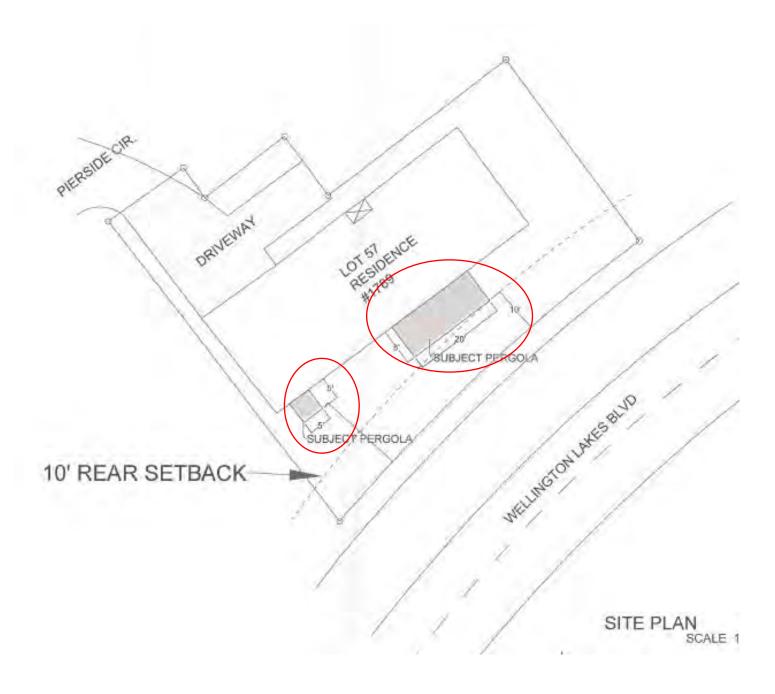


EXHIBIT B – Existing Site Conditions



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 w3ood 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.

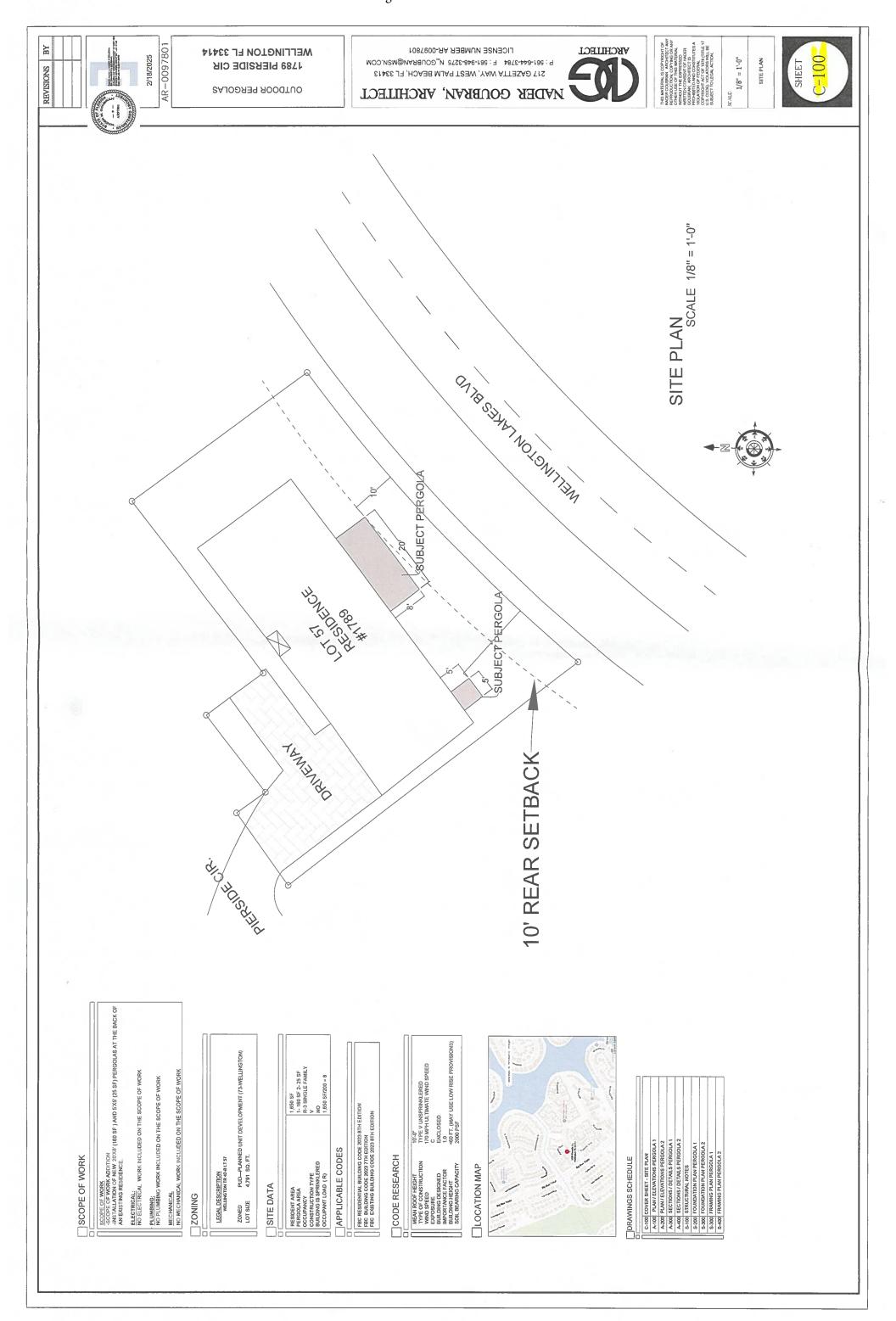
This roof is very important to me because it shields the rain and sun. It also makes house more attractive.

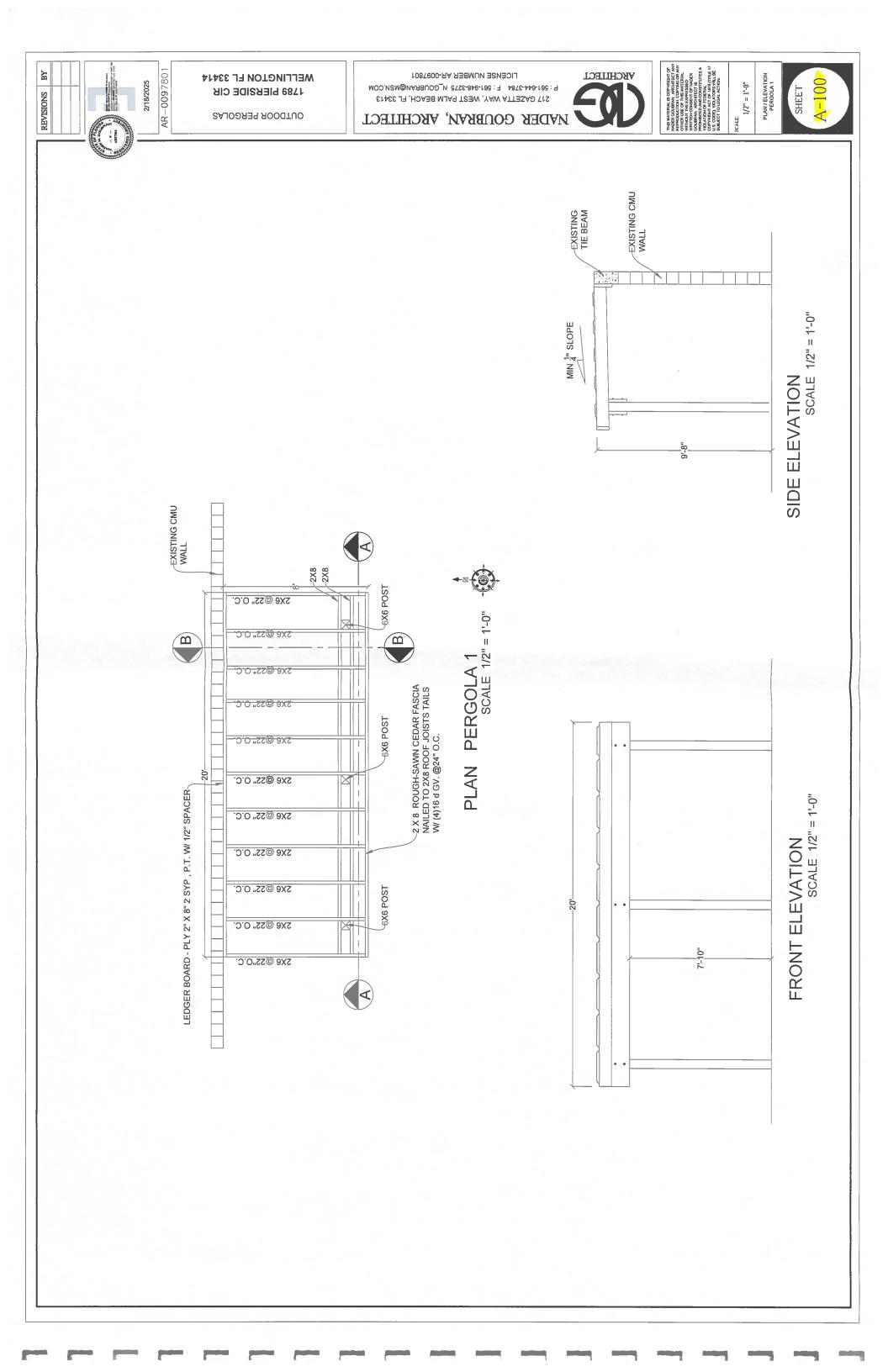
I respectfully ask the board to please approve this roof.

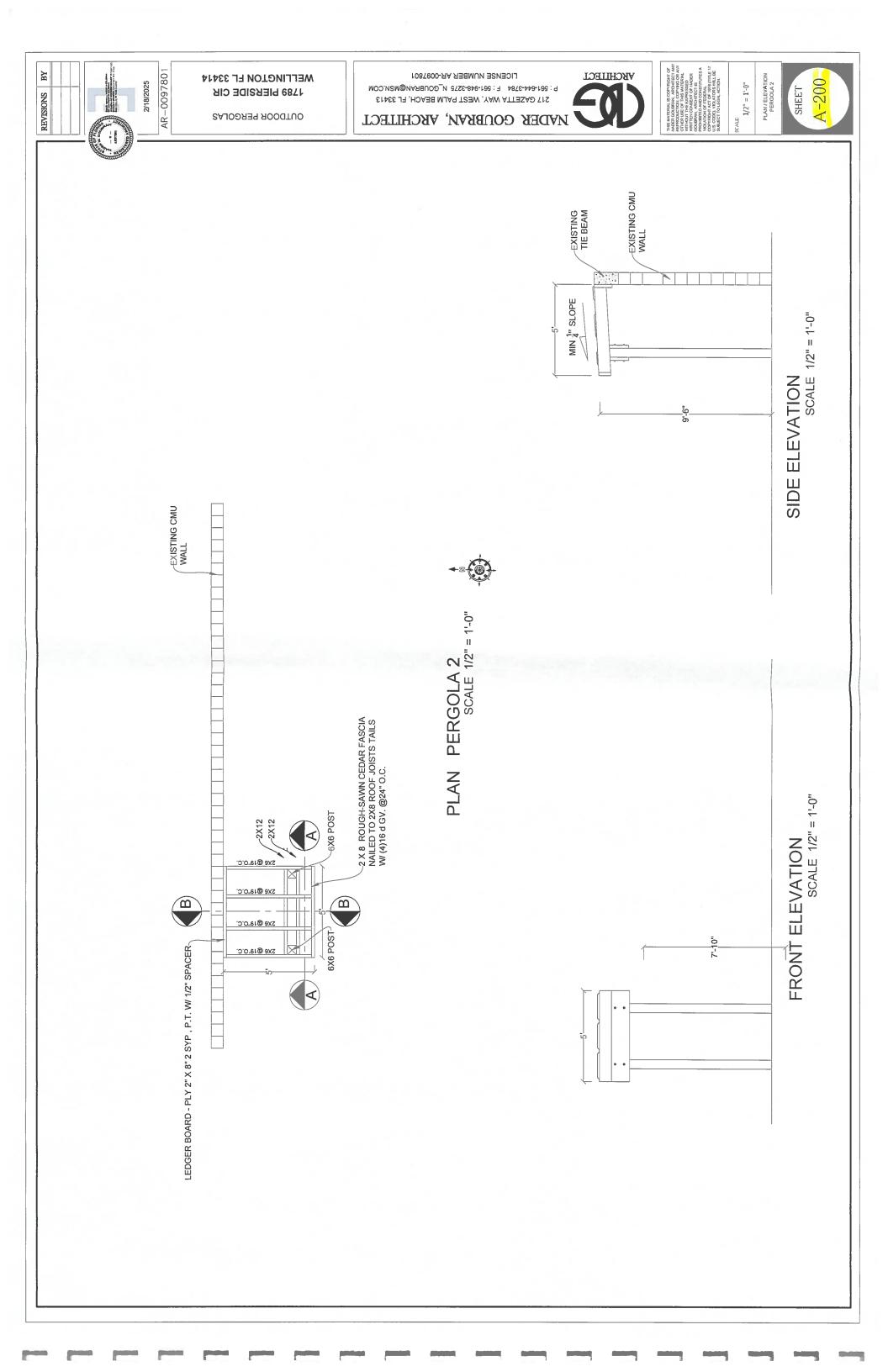
Thank you for your time and consideration of this important matter.

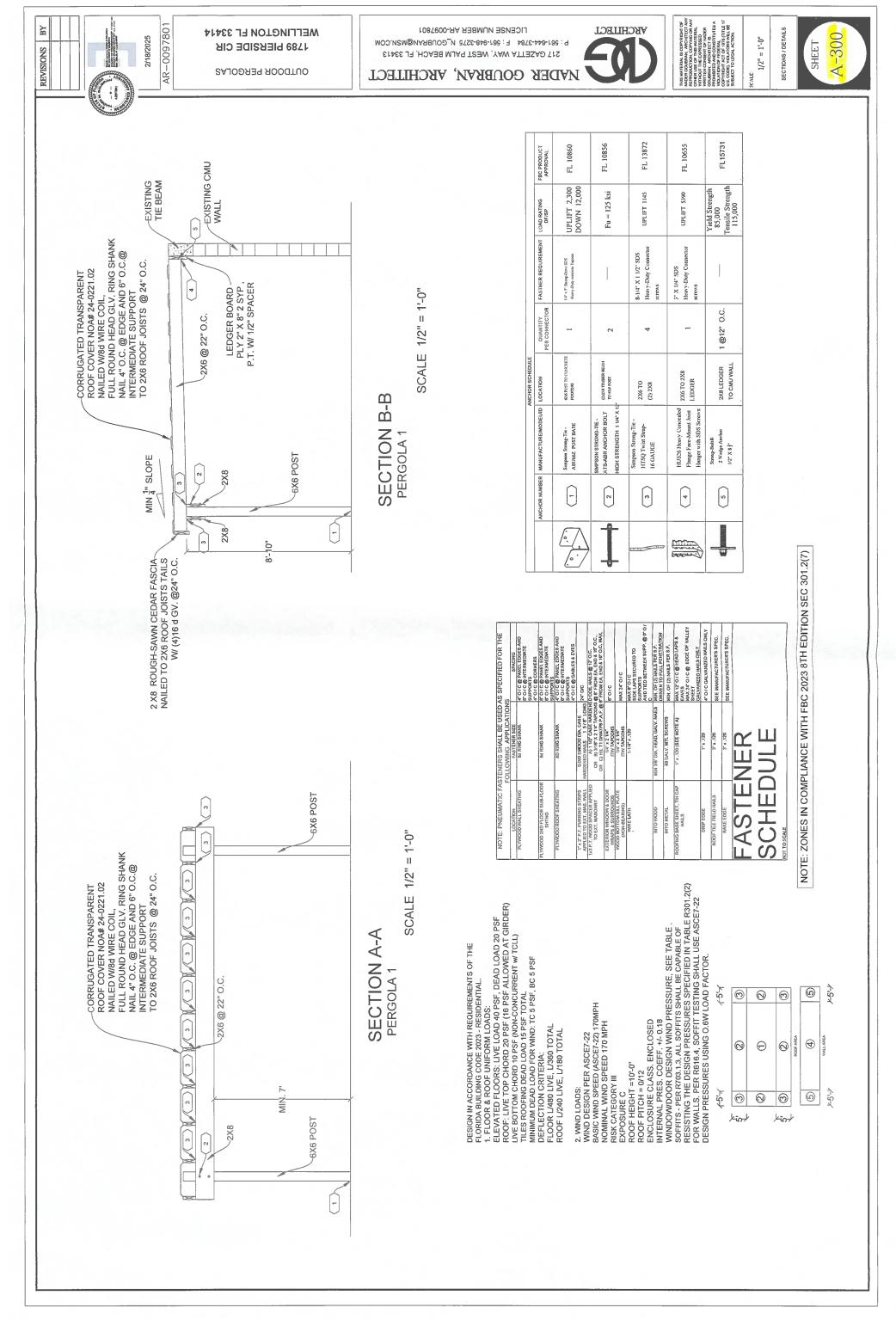
Sincerely,

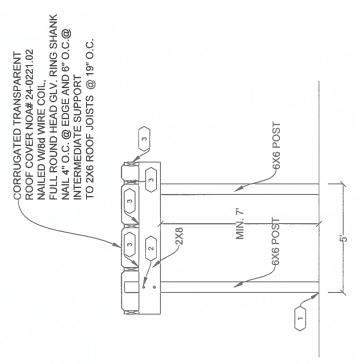
Fresia Caban











SECTION A-A
PERGOLA 2

SCALE 1/2" = 1'-0"

NADER GOUBRAN, ARCHITECT

SCALE 1/2" = 1'-0"

SECTION B-B

PERGOLA 2

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)
MINIMUM DEAD LOAD FOR WIND: TC 5 PSF, BC 5 PSF
DEFLECTION CRITERIA:
FLOOR LUASO LIVE, L/360 TOTAL
ROOF L/240 LIVE, L/360 TOTAL

2. WIND LOADS:

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 O.6W LOAD FACTOR. 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"

_				,		,
f51	(0)	0	60		9	
	0	Θ	0	ROOF AREA	4	YALLAREA
4.5×	(m)	0	@ -2i-\		(g)	

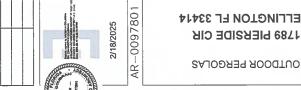
7.57

125-1

S SPECIFIED FOR INE	SPACING	4" O/ C @ PANEL EDGES AND 6" O/ C @ INTERMEDIATE SUPPORTS 4" O/ C @ CORNERS	(デ O / C @ PANEL EDGES AND (デ O / C @ INTERMEDIATE SUPPORTS	4-0/C @ PANEL EDGES AND 8-0/C @ INTERMEDIATE SUPPORTS 4-0/C @ GABLES & EVES	24" D/C	A) 1 1/2" CASE HARDENED COIL NALLS @ 12" O.C. B) 3/16" X 2 14" TAPCONS @ 6" FROM EA. END 8 16" O.C., C) HIL T1 DNIATP8 P.A.F. @ 6" FROM EA. END 8 15" O.C. MAX.	6.0/0	MAX 24" O / C	MAX 6" 0 / C SIDE LAPS SECURED TO SUPPORTS AND TIED BETWEEN SUPP. @ 0" 0 /	MIN, OF (2) NAILS PER S.F. DRIVEN TO FULL PENETRATION	MIN. OF (2) NAILS PER S.F.	MAX 12" O J C @ HEAD LAPS & EAVES MAX 24" O J C @ EDGE OF VALLEY SHERT GALVANZED MALS OMLY.	4" O / C GALVANIZED NAILS ONLY	SEE MANUFACTURER'S SPEC.	SEE MANUFACTURER'S SPEC.		
NOTE: PREUMATIC PASTENERS SHALL BE USED AS SPECIFIED FOR THE FOLLOWING APPLICATIONS	FASTENER SIZE	8d RING SHANK	8d RING SHANK	BD RING SHANK	0.099 SMOOD DIA. CASE HARDENED NAILS 1.5/8" LONG	A) 1 1/2" CASE HARDENED COIL INULS @ 12" O.C. OR B) 3/16" X 2 14" TAPCONS @ 8" FROM EA. END & 16" O C C) HIL TI DWI47P8 P.A.F. @ 8" FROM EA. END & 16" O	1/4" x 2 1/4" (TWY TAPCONS	1/4" x 2 1/4" ITW TAPCONS	1-1/4"x .120	MIN 3:8" DIA. HEAD, GALV. NAILS	#8 GALV, MTL SCREWS	1"x .120 (SEE NOTE A)	1°x.120	3"x.120	3°x,120	NER	五 三 三 三
NOTE: PREDMATIC FAS	1	PLYWOOD WALL SHEATING	PLYWOOD 2ND FLOOR SUB-FLOOR SHTNG	PLYMOOD ROOF SHEATING	APPLIED TO EXT. MAS. WALL	1x3 P.T. WOOD SPACER APPLIED TO EXT. MASONRY	EXTERIOR WINDOW & DOOR WRAPS & SURROUNDS	WCOD BOTTOM SILL PLATE (NON-BEARING)	, МЯЕ БАТН	INTO WOOD	INTO METAL	ROOFING BASE SHEET, TIN CAP NAILS	DRIP EDGE	ROOF TILE FIELD MAILS	RAKE EDGE	FASTE	SCHEL

	FBC PRODUCT APPROVAL	FL 10860	FL 10856	FL 13872	FL 10655	FL15731
	LOAD RATING DF/SP	UPLIFT 2,300 DOWN 12,000	Fu = 125 ksi	UPLIFT 1145	UPLIFT 5390	Yield Strength 85,000 Tensile Strength 115,000
	FASTNER REQUIREMENT	13" x 3" Strong-Den e SDS Henry-Day stranter Tayera		8-1/4" X 1 1/2" SDS Heavy-Duly Connector serews	3* X 1/4* SDS Heavy-Duty Connector screws	
	QUANTITY PER CONNECTOR	1	2	4	_	1 @12" O.C.
ANCHOR SCHEDULE	LOCATION	GNS POST TO CONCRETE FOOTING	(2)2X% TENBER BEAM TO AXS POST	2X6 TO (2) 2X8	2X6 TO 2X8 LEDGER	2X8 LEDGER TO CMU WALL
A	ANCHOR NUMBER MANUFACTURE/MODEL/ID LOCATION	Simpson Strong-Tie - ABU662, POST BASE	SIMPSON STRONG-TIE - ATS-ABR ANCHOR BOLT HIGH STRENGTH 114" x 12	Simpson Strong-Tie - HTSQ Twist Strap- 16 GAUGE	HUS26 Heavy Concealed Flange Face-Mount Joist Hanger with SDS Screws	Strong-Bolt® 2 Wedge Anchor 1/2" X 8 🚏
	ANCHOR NUMBER	-	2	(3)	4	9
		· ·	1			

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



EXISTING CMU WALL

LEDGER BOARD — PLY 2" X 8" 2 SYP , P.T. W//1/2" SPACER

8'-10"

2X8

6

2 X6 ROUGH-SAWN CEDAR FASCIA-NAILED TO 2X8 ROOF JOISTS TAILS W/ (4)16 d GV. @24" O.C.

\$

EXISTING TIE BEAM

MIN 4" SLOPE

2X6 @ 19" O.C.

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.

BY

REVISIONS

MELLINGTON FL 33414 1789 PIERSIDE CIR

6X6 POST

6

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

ARCHITECT

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

SHEET

CONSTRUCTION NOTES GENERAL

GENERAL CONDITIONS

THIS SET OF DRAWINGS ARE NOT TO BE SCALED, USE DIMENSIONS AND INFORMATION SHOWN

PRIOR TO PROCEEDIA WITH ANY WORKS AND FABILICATION, THE CONTRACTOR SHALL VERIFY AND COORDINATE WITH ANY ACCHITECTURAL DRAWNINGS FOR ALL DIMENSIONS AND ELEVATIONS SHOWN OR NOT SHOWN ON THE STRUCTURAL DRAWNINGS SHALL BE CONTROLLED BY THE DIMENSIONAL DISCREPANCY FOUND ON THE STRUCTURAL DRAWNINGS SHALL BE CONTROLLED BY THE DIMENSIONS INCIDENCE ON THE ACHITECTURAL DRAWNINGS CONTRACTOR SHALL FURTHER VERIFY AND COMPRIME WITH THE ARCHITECT AND THE STRUCTURAL ENGINEER FOR RESOLUTION OF SUCH DISCREPANCY.

VERIFY ALL EXISTING CONDITIONS AT THE JOB SITE, PROTECT AND MAINTAIN ALL EXISTING STRUCTURES, UTILITIES, FACILITIES AND THEIR CONTENTS,

REFER TO ARCHITECTURAL AND OTHER DRAWINGS FOR ANY DEMOLITION AND ADJUSTMENT REMOVAL OF EXISTING FENCE, ANY UNDERGROUND I OVERHEAD UTILITIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING OF ALL STRUCTURAL MEMBERS, WALLS AND NON STRUCTURAL ITEMS DURING CONSTRUCTION. refer to and coordinate with the civil, architectural, mechanical, electrical and Vuorbing drawnos for utilities, openings, sleeves, etc. not shown on the structural drawnos.

EMBEDMENT OF PIPES AND CONDUITS IN CONCRETE SHALL COMPLY WITH THE REQUIREMENTS OF THE CHAPTER SIX (6), SECTION 6.3 ACL318 LATEST EDITION.

FOR MOUNTING AND SECURING MECHANICAL EQUIPMENT, REFER TO THE MANUFACTURER'S INSTRUCTIONS UNLESS INDICATED ELSEWHERE IN THE CONSTRUCTION DOCUMENTS.

THE GENERAL CONTRACTOR SHALL AT ALL TIMES MAINTAIN AT THE JOBSITE A CURRENT APPROVED SET OF DRAWINGS.

DESIGN CRITERIA

THE STRUCTURAL COMPONENTS FOR THIS PROJECT HAVE BEEN DESIGNED IN COMPLIANCE WITH THE ELORIDA BUILDING CODE (FBC) 2023 INCLUDING PALM BEACH COUNTY AMENDMENTS, ACI 318-18 AND ASSE F72Z.

THE FOLLOWING LOADS HAVE BEEN USED FOR THE STRUCTURAL DESIGN OF THE BUILDING:

GRAVITY LOADS:

GROUND FLOOR: SUPERIMPOSED DEAD LOAD = 30 PSF LIVE LOAD = 40 PSF INTERIOR, 60 PSF FOR TERRACES

SECOND FLOOR: SUPERIMPOSED DEAD LOAD = 30 PSF LIVE LOAD = 40 PSF INTERIOR AND 60 PSF FOR TERRACES

ROOF: DEAD LOAD= 25 PSF LIVE LOAD= 30 PSF

WIND LOADS: NA GCORDANCE WITH ASCE 7-22 WITH 3 SECOND SUSTAINED WIND GUSTS. WIND VELOCITY=170 MPH

EXPOSURE= C ENCLOSURE CATEGORY: ENCLOSED (GCpi = ±0.18); O / AND OPEN FOR TERRACES

MINIMUM CONCRETE COVER TO REINFORCING STEEL IN ACCORDANCE WITH ACJ 318-08 AND SHALL EE AS FOLLOW. CONCRETE COVER

7 117 117 BOTTOM 3" . % 5 5 SLAB ON GRADE INT. STRUCT, SLAB EXT. STRUCT, SLAB COLUMNS / WALLS FOUNDATION ELEMENT

CONCRETE

SHALL BE A MIX DESIGNED IN ACCORDANCE WITH A.C.I. 301 (LATEST EDITION) TO ACHIEVE A ZB-DAY COMPRESSIVE SIYENGTH OF 3,000 P.S.I. AND A MAXIMUM WATER-CEMENT RATIO OF 0,40 AND A SLUMP OF 4°± 1°;

ALL CONCRETE SHALL CONTAIN AN ENGINEER.APPROVED A.S.T.M. C484 TYPE 'D' ADMIXTURE (MATER.REDUCING RETARDED).

CONCRETE ON EXPOSED BALCONIES, SIABS, BEAMS AND STAIRS SHALL HAVE A TOP SURFACE COALCRETE ON THY "ALK"LALKYOXY SILANE SEALER" OR ENGINEER. APPROVED EQUAL IN ACCORDANCE WITH MANUACITURER'S RECOMMENDATIONS. WATER-CEMENT RATIO IN EXPOSED BALCONIES SHALL BE 0.40.

TRANSPORTATION, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH A.C.I. 318 BUILDING CODE (LATESTEDITION).

AUL CONCRETE STRUCTURAL COMPONENTS SHALL HAVE CONCRETE STRUCTURED IN ACCORDANCE WITH AS THA STANDARDS. FLORINA BILI DING CODE 2023 AND ACI 316-814ATEST EDITION). TEST CHUNGES MUST BE TAKEN EVERY SO CUBBC YARDS OF CONCRETE FRIOR TO PROMEREMENT. TESTING LAB. SHALL PROVIDE COPIES OF CONCRETE TESTS RESULTS TO PROMERES OFFEE FOR REVIEW.

CONCRETE MIX DESIGN SHALL BE SUBMITTED TO ENGINEER'S OFFICE FOR REVIEW

CONCRETE SLABS ON FILL

SHALL BE PLACED ON CLEAN, NON-ORGANIC FILL SOIL, COMPACTED TO 95%, MODIFIED PROCTOR DEBSITY—TEST AT OFFINMAM MOSTURE. CONTENT IN LIFTS. NOT EXCEEDING. 12. IN DEPTH IN ACCORDANCE WITH ASTIM DISST.

THE MAXIMUM SIZE OF ROCK WITHIN 12" BELOW THE SLAB ON COMPACTED FILL SHALL BE 3" IN DIMMETER. WHERE THE FILL MATERAL INCLUDES ROCKS. LARGE ROCKS SHALL NOT BE ALLOWED TO NEST AND ALL VOIDS SHALL. BE CARFULLY FILLED WITH SMALL STONES AND SAND, AND PROPERLY COMPACTED.

FILL SHALL BE THOROUGHLY MOISTENED IMMEDIATELY BEFORE CONCRETE IS PLACED AS DESCRIBED BELOW.

THE CONCRETE FOR WALLS BELOW GRADE SHALL BE INTEGRALLY DAMP-PROCED WITH PROPERTIONS OF THE SHAMENDATURERS RECOMMENDATIONS. ENGINEER-APPROVED EQUAL, IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

COLUMNS, BEAMS, WALLS OR ANY OTHER STRUCTURAL MEMBER PENETRATING SLABS ON FILL SHALL BE ISOLATED BY PRE-MOLDED JOINT FILLER (1/2" THICK), COMPLYING WITH AS,T,M. D1732, TYPE 1.

RENFORCING IN SLABS ON FILL SHALL BE AS NOTED ON PLANS, AND PLACED IN ACCORDANCE WITH "REINFORCING STEEL" AND "WELDED WIRE FABRIC" SECTIONS OF THESE GENERAL NOTES. PROVIDE 8 MIL. "VISQUEEN" VAPOR BARRIER UNDER ALL SLABS (UNLESS OTHERWISE NOTED ON PACANS).

REINFORCING STEEL

SHALL BE DEFORMED BARS, FREE FROM LOOSE RUST AND SCALE, AND CONFORMING TO AS.T.M. A015 GRADE 60.

ALL ACCESSORIES SHALL HAVE UPTURNED LEGS, AND BE PLASTIC DIPPED AFTER PABRICATION. ACCESSORIES FOR REINFORCING SHALL BE INSTALLED IN ACCORDANCE WITH A.C.I. 315 UGREN'T EDITION.

ALL PLACEMENT OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE OF THE CONCRETE REINFORCING STEEL INSTITUTE. PLASTIC TIPPED COLUMN SPACERS SHALL BE PROVIDED FOR VERTICAL COLUMN REINFORCING STEEL, SUCH THAT A 11/2" MINIMUM CLEARANCE IS MAINTAINED.

AS PER FBC 2023 R606,15.1, MASONRY JONYT REINFORCEMENT IN EXTERIOR WALLS OR INTERIOR WALLS EXPOSED TO MOIST ENVIRONMENT AND WEATHER SHALL BE HOT-DIPPED GALVANIZED AND COMPLY WITH ASTM A 153, CLASS B-2

BAR DEVELOPMENT AND LAP SPLICE LENGTH CONTRACTOR MAY LAP SPLICE STEEL. REINFORCING BARS AT LOCATIONS OF HIS CHOOSING EXCEPT FOR THE FOLLOWING

LONGITUDINAL BEAM TOP BARS AND CONCRETE SLAB TOP BARS SHALL BE SPILICED AT MID SPAM.
 LONGITUDINAL CONCRETE BEAM BOTTOM BARS AND CONCRETE SLAB BOTTOM BARS SHALL BE SPLICED AT SUPPORT(S).

ALL STEEL REINFORCING LAP SPLICES, UNLESS INDICATED OTHERWISE, SHALL SATISFY THE FOLLOWING:

#11 8:4" #9 #10 7:8" 8:4" 5:10" 6:4"

ALL STEEL REINFORCING BAR DEVELOPMENT LENGTHS, UNLESS INDICATED OTHERWISE, SHALL SATISFY THE FOLLOWING:

BAR	SIZE	£ 4	# 1	#4 #5 #6 #7 #8	# 2	*7	88 5	\$ 100 E	110	#11
OTHER	ER BA	2 17	g-,	2:-1"	2.6	3.6	4.0	4-6		2-9-5

1 TOP BAR IS DEFINED AS ANY HORIZONTAL BAR PLACED SUCH MORE THAN 12 INCHES OF CONCRETE PALCED BLOOW THE BAR IN ANY SINGLE CONCRETE PALCEDRENT. CONCRETE WALL HORIZONTAL SIE REINFORCING BARS ARE CONSIDERED TOP BARS.

ALL WELDING TO BE DONE BY CERTIFIED WELDERS.

WELDING SHALL BE MADE WITH E70XX ELECTRODES AND CONFORM TO THE CURRENT RECOMMENDATIONS OF THE A.I.S.C. AND THE AMERICAN WELDING SOCIETY.

ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION SOIL TREATMENT PROTECTION AGAINST TEMPITS AS PER FIRE-CASS SECTION THE ACCOUNTANCE SUPPLY BE SUSPECTION THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPLAY. BOOK COMPLETION OF REALMENT THAT SHALL CONTAINE, THE BUILDING HAS RECEIVED A COMPLETE REALMENT COOK THE PREVENITION OF SUPERFRAMENT FIRMITES. RESTARMENT SOOR THE AND LAWS ESTABLISHED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SKRVICES.

BLOCK UNITS SHALL CONFORM TO ACI 530-08

MOISTURE CONTENT OF BLOCKS SHALL NOT EXCEED 35% OF TOTAL ABSORPTION AT THE TIME OF PLACEMENT. THE MAXIMUM LINEAR SHRINKAGE FOR BLOCK UNITS USED FOR EXTERIOR WALL SHALL NOT EXCEED 0.4%.

THE NET AREA COMPRESSIVE STRENGTH OF MASONRY WALL SHALL BE FIRE1,560 PSI AND AREA. COMPRESSIVE STRENGTH OF MASONRY UNITS SHALL BE 1,500 PSI, AS PER 1-3002.

ALL INCL BE T STANDARD NO. 8 TRUSS DESIGN "DUR-OWAL" OR ENGINEER-APPROVED EQUAL SHALL BE PROVIDED EVERY 2ND BLOCK COURSE (1"4 VERTICALLY) FOR EXTENDE UNREINFORCED MASONRY, WALLS AND LADDER TYPE FOR REINFORCED MASONRY. C270, TYPE 'M' WITH A MINIMUM COMPRESSIVE MORTAR SHALL CONFORM TO A.S.T.M. STRENGTH AT 28 DAYS OF 2500 PSI

SHEATHING

PI YWOOD SHEATHING SHALL BE CDX OF SET MIT THICKNESS, AND SHALL BE NALED TO SUPPORTS WITH ME RINGS SHANK MALES SPACED AT ** OCK AT PAMBLE EDGRES AND CENTERS. SUPPORTED ON ROOF** LOGISTS OR TRUBSES AT 24* OCK. UNLESS OTHERWISE NOTED.

MELLINGTON FL 33414

1789 PIERSIDE CIR

OUTDOOR PERGOLAS

TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER TO SUPPORT THE FOLLOWING TRUSSES WOOD T

BOTTOM CHORD LOADING: DEAD LOAD= 10 PSF UNIFORM + 200# APPLIED ON ANY SINGLE PANEL POINT

BRACING
THE FRAME SHALL BE BUILT TRUE AND PLUMB AND TEMPORARY BRACING SHALL BE MYRGOUGED WHEREVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING EQUIPMENT AND OPERATION OF SAME.

SUCH BRACING SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL BE LEFT IN PLACES AS LOVION AS REQUIRED FOR SAFT, PRECEST STRUCTURES MUST HAVE RECTION BRACING TO SUSTAIN WIND VELOCITY OF 175 M.P.H. AND CONTRACTOR SHALL PROVIDE BRACING SHOUP DRAWINGS SIGNED AND SEALED BY PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.

FORMS AND SHORES FOR CONCRETE SLABS AND BEAMS SHALL BE DESIGNED TO WITHSTAND THE DEAD LOAD OF CONCRETE AND THE ANTICIPATED CONSTRUCTION LOADS.

SHORING

WHEN CASTING A SLAB, THERE SHALL BE SHORING BELOW IT CONTINUOUS TO THE GROUND.

CONTRACTOR SHALL PROVIDE ALL TEMPORARY AND PERMANENT BRACING AS REQUIRED FOR SAFE ERECTION AND PERFORMANCE OF THE TRUSSES. THE GUIDELINES SET FORTH BY THE TRUSSES PALTE INSTITUTE PUBLICATION HEBS!. COMMENTARY AND RECOMMENDATIONS FOR PHANDLINE, INSTITUTE PUBLICATION HEBS!. CONNECTED WOOD TRUSSES'. SHALL BE A MAINMAN.

SHORING DRAWINGS TO BE PROVIDED BY GENERAL CONTRACTOR AND SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.

STRUCTURAL TUBING SHALL CONFORM TO A.S.T.M. A500, GRADE B (Fy=46 KSI) CONNECTION BOLTS SHALL CONFORM TO A.S.T.M. A325 CONNECTION TYPE N

SHALL CONFORM TO A.S.T.M. A50.

STRUCTURAL STEEL

ALL BOLTS SHALL HAVE WASHERS WITHOUT EXCEPTIONS

TERMITE PROTECTION:

ANCHOR BOLTS SHALL CONFORM TO A.S.T.M. A307.

DESIGN AND CONSTRUCTION OF FORM WORK AND SHORING SHALL COMPLY WITH THE A.C.I. 318 BUILDING CODE (LATEST EDITION) AND BE ENTIRELY THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. IN NO CASE SHALL SLAB, WALL, OR BOTTOM BEAM FORMS BE STRIPPED EARLIER THAN 5 DAYS AFTER PLACEMENT AND UNTIL THE COMPRESSIVE STRENGTH OF 4,000 PSI HAS BEEN ATTAINED.

FOR TRUSSES HAVING AN OVERALL LENGTH OF THE BOTTOM CHORD IN EXCESS OF 40-47, ERECITIONS SHALL BE SUPERVISED BY THE PROFESSIONAL. ENGINEERED REGISTERED IN THE STATE OF ELORIDA AND FETANED BY THE CONTRACTOR.

TRUSSES SHALL BE HANDLED DURING FABRICATION, DELIVERY AND AT JOBSITE SO AS NOT TO BE SUBJECTED TO EXCESSIVE BENDING. TRUSSES SHALL BE UNLOADED ON SMOOTH GROUND TO POOR LITERAL STRAIN.

WOOD MEMBERS

BY

REVISIONS

ALL EXTERIOR WOOD MEMBERS TO BE SOLTHERN PINE NO 2 WITH FE-875 PSI, FABRICATION, ERECITION AND CONNECTIONS TO BE AS PER RECOMMENDATIONS OF THE ACT. T.C. (AMERICAN INSTITUTE OF TIME ACT. T.C. (AMERICAN INSTITUTE OF THE ACT. T.C. (AMERICAN INSTITUTE) ACT. T.C. (AMERICAN INSTITUTE OF THE ACT. T.C. (AMERICAN INSTITUTE) ACT. T.C. (A

ALL WOOD MEMBERS SHALL BE PRESSURE. TREATED U.N.O, ACCORDING WITH PROVISIONS IN FBC 2023. WOOD MEMBERS HAVE BEEN DESIGN FOR; DEAD LOAD; 30 PSF LIVE LOAD; 40 PSF

2/18/2025

Aletten

. WOOD NOT SEPARATED FROM ANDIOR IN DIRECT CONTACT WITH CONCRETE MASONRY, THOUGO SILLS, SLEEPERS, PLATES, POST, COLUMNS, BEAMS, GRDERS AND FURRING: SHALL REACED IN AN APPROVED METHOD WITH AN APPROVED PRESERVATIVE, OR SHALL BE OF AN PROVED DURBLE SPECIED

AR-009780

SHOP DRAWINGS

AFTER UPPER WALL HAS BEEN PLACED ON SLAB OR BEAM ABOVE, LOWER NON-LOAD BEARING MASONRY WALL SHALL BE GROUTED TIGHT BELOW MEMBER. 14 GAUGE DOVETALL ANCHORS (5 1/2" LONG) AND INSERTS SHALL BE USED EVERY 2ND BLOCK COURSE AT BLOCK-COLUMN INTERSECTIONS. GROUTING OF BLOCK CELLS SHALL BE A CONTINUOUS OPERATION IN LIFTS NOT EXCEEDING 4 FEET. GROJT SHALL CONFORM TO A.S.T.M. C-476 SPECIFICATIONS FOR GROUT MIX SUBMIT GROUT MIX TO ENGINEER'S OFFICE FOR REVIEW. GROUT COMPRESSIVE STRENGTH TO BE 3,000 P.S.I. MINIMUM.

NONLO GEGRAING MASONRY WALLS SHALL BE HELD CLEAR OF OVERHEAD SLABS AND BEAMS. UNIT GEHEGETION DUE TO APPLIED LOADS AND SHORE REMOVAL ABOVE HAS OCCURRED. THEN GROUT WALL TISH BELOW MEMBER.

ALL REINF. STEEL, STRUCTURAL STEEL, PRECAST CONCRETE MEMBERS, PRE-ENGINEERED FLOOR SYSTEMS, WOOD TRUSSESSAIRS, PAULINGS, HANDONGLANG, PRE-PARICATED METAL STRARS, SHOP DEMOSTRACE ALONG WITH THEIR RESPECTIVE CALCULATIONS (WHEN APPLICABLE) SIGN AND SEALED BY PROCESSIONAL KINGHER RESPECTIVE CALCULATIONS (WHEN APPLICABLE) SIGN AND SEALED BY PROCESSIONAL KINGHER RESPECTIVE TATE OF FLORIDA, SHALL BE SIGNATIFED TO PETICE FOR REWIEW AND APPROVAL PRIOR TO BE SUBMITTED TO THE BULLDING DEPARTMENT AND PRIOR TO ERECTION ANDOR FABRICATION.

SHOP DRAWINGS WILL BE REVIEWED FOR COMPLIANCE WITH THE CONCEPTUAL DESIGN ONLY. QUANTITY, DIMENSIONS, ELEVATIONS ARE RESPONSIBILITY OF THE CONTRACTOR.

CONCRETE

TESTING LAB SHALL PROVIDE COPIES OF MASONRY TESTS RESULTS TO ENGINEER'S OFFICE FOR REVIEW.

TESTING TO BE DONE FOLLOWING A.S.T.M. C140 "SAMPLING AND TESTING OF MASONRY UNITS". BLOCK PRISM STRENGTH fm TO BE 1,500 P.S.I.

GRAVITY LOADING CASE: TOP CHORD LOADING: LIVE LOAD= 30 PSF DEAD LOAD= 25 PSF

KEEP

PROVIDE SPACERS AT THE TOP, INTERMEDIATE, BOTTOM AND BASE OF WALLS TO VERTICAL REINFORCING CENTERED IN BLOCK CELLS,

FOR HIGH LIFT GROUTING OF MASONRY CELLS, CLEAN-OUTS SHALL BE PROVIDED.

WIND LOADING CASE; BOTTOM/TOP CHORD LOADING (SURFACE AREA); NET UPLIFT = GROSS UPLIFT - 0.60 DEAD LOAD

ARCHITECT

THE TRUSS LAYOUT SHOWN ON THESE PLANS SHALL NO BE ALTERED WITHOUT THE WRITTEN CONSENS. THE ENGINEER OF RECORD. THIS TRAWNINS SCHEME (DIRECTON OF TRUSSES, MAJOR G. IL BEAMING POINTS, MUMBER OF PLYS, EIC.) CAN BE MODIFIED ONLY AFTER OBTAINING WHATER PERMISSION FROM THE ENGINEER OF RECORD WICH MAJOR MUST REVIEW PROPOSED CHANGES AND ALTHORIZE STRUCTURAL REVISIONS ACCORDINGLY.

WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE LATES EDITION OF THE MOS, THE DESIGN SPECIFICATIONS FOR METAL PLATES CONNECTED TO WOOD TRUSSES (1P), AND THE FLORIDA BUILDING CODE 2023.

LICENSE NUMBER AR-0097801

P: 561-644-3784 F: 561-296-7866 N_GOUBRAN@MSN,COM

217 GAZETTA WAY, WEST PALM BEACH, FL 33413

TRUSSES SHALL BE FABRICATED IN A PROPERLY EQUIPPED MANUFACTURING FACILITY OF A PERMANENT NATURE. TRUSSES SHALL BE MANUFACTURED BY EXPERIENCED WORKMEN, USING PRECISION CUTTING, JUGGING AND PRESSING EQUIPMENT UNDER THE REQUIREMENTS OF THE ANSITPI 1-1995, SECTION 4.

NADER GOUBRAN,

TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED NOR OTHERWISE ALTERED IN ANY WAY WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER OF EECORD.

COMPLETE CALCULATIONS AND SHOP DRAWNIGS FOR WOOD TRUSSES SHOWING THE MEMBER SIZES, SPECIES, GRADE, MOISTIDES CONTENT, 18AN, CAMBER, SPACING OF TRUSSES, DIBMENSIONS, CHOROS PITCH, BRACING RECURBEMENTS, REQUIRED BEARING WITH AND COADING SHALL BE SUBMITTED TO ARCHITECT AND STRUCTURAL REINBURGE OF RECORD FOR RECINEMA AND APPROVAL, PRIOR TO SUBMIT THEM TO THE CORRESPONDING BUILDING DEPARTMENT FOR FINAL PERMIT THEM TO THE CORRESPONDING BUILDING DEPARTMENT FOR FINAL PERMIT WHICH SHALL BE OBTANKED BEFORE THE FABRICATION OF ANY

CAJCLATIONS AND SHOP DRAWINGS SHALL BE SIGNED BY AND BEAR THE SEAL OF A PROFESSIONAL BRIGINER. REGISTERED IN THE STATE OF FLORIDA AND RETAINED BY THE CONTRACTOR ANDOR TRUSS MANUFACTURER AS DELEGATED AS SPECIALTY ENGINEER.

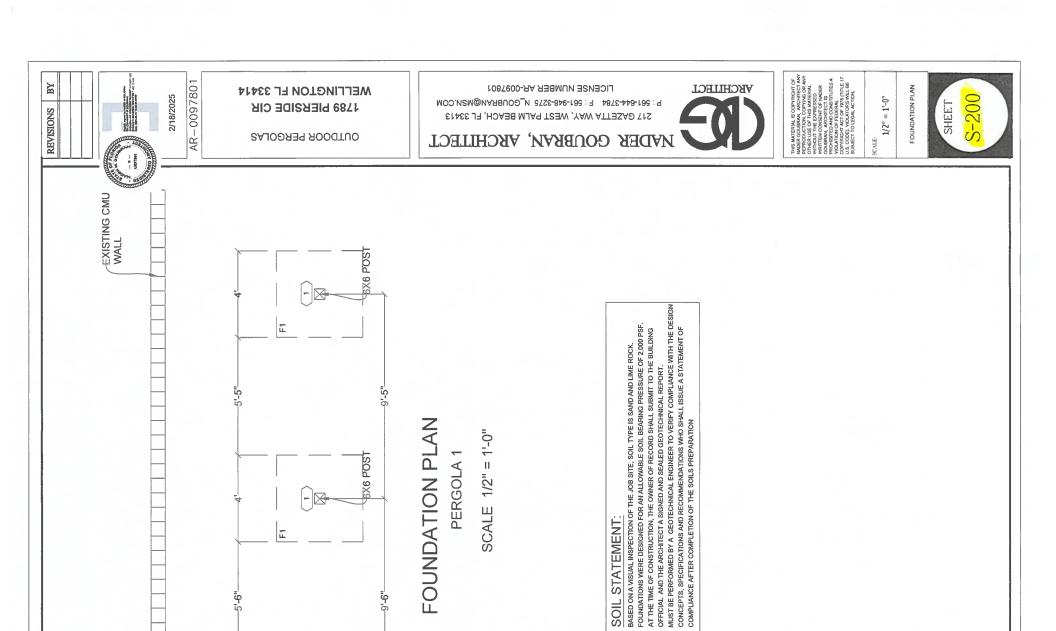
ARCHITECT

ALLOWABLE STRESSES, FOR TRUSS MEMBERS, DUE TO SHORT TERM LOADS MAY BE INCREASED LIMITED TO 1,33 AND NO STRESS INCREASE SHALL BE APPLIED TO METAL PLATES. TRUSS DESIGNERS MUST PROVIDE ALL TRUSS TO TRUSS CONNECTION AS PART OF THIS DESIGN.

ALL TRUSSES SHALL BE SPACED AT 24" O.C., UNLESS OTHERWISE NOTED



N.T.S



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

13- REINFORCED MASONRY CONSTRUCTION PROCEDURES AND MATERIALS SHALL COMPLY WITH THE

FOR MASONRY STRUCTURES ACI 530"

PLACING OF COLUMN DOWELS.

PLACING CONCRETE FOOTINGS OR SLABS, THE SOIL BEARING CAPACITY SHALL BE VERIFIED BY A QUALIFIED 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

BRACED ACCORDING TO OSHA REQUIREMENTS OR THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

4- EXCAVATIONS FOR FOUNDATIONS. UNDERGROUND UTILITIES, ET.C SHALL BE ADEQUATELY SHORED OR

16- REINFORCED MASONRY UNITS SHALL COMPLY WITH "SPECIFICATION FOR LOAD BEARING CONCRETE

FOR GROUND FOR MASONRY ASTM C 476.

VE STRENGTH OF

7- ALL FOUNDATION AND SLAB ON GRADE CONCRETE SHALL ATTAIN A MINIMUM COMPRESSI 5- ALL CONCRETE SLABS SHALL BE PLACED ON A 6 MIL POLYETHYLENE VAPOR BARRIER. 5- ALL FILL SHALL BE CLEAN, WELL COMPACTED AND FREE FROM ORGANIC MATERIALS.

UNITS ASTM C90, MASONRY

8- ALL SLAB REINFORCING SHALL BE FIBER MASH OR 6" X 6", W1.4 X W1.4 W.W.F. CONFORMING TO ASTM A185 THE CONTRACTOR, AT HIS OPTION MAY PROVIDE FIBERMESH CONCRETE IN LIEU OF W.W.F. IN ETHER CASE A SECOND LAYER OC W.W.F. FIVE FEET WIDE SHALL BE PLACED AT THE PERIMETER OF ALL MONOLITHIC FOOTINGS

TO ASTM A 615, GRADE 60. MINIMUM SPLICE LENGTHS SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:

#6-36"

#4 - 24" #5-30"

1- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS , EQUIPMENT LOCATONS, COUUMN PLACEMENT, ETC.

FOUNDATION NOTES:

OF THE ARCHITECT.

PRIOR TO PLACING CONCRETE. CONFLICTS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION 2- UNLESS NOTED OTHERWISE, ALL CONCRETE WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE

SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS LATEST EDITION.

UNLESS NOTED OTHER WISE.

9- ALL FOUNDATION RÉINFORCING STÉEL SHALL BE U<mark>NUSED, DEFORMED BILLET STEEL CONFORMING</mark>

FL 10860

2,300

UPLIFT DOWN 1

Hen) -Day control Tapes

6X6 POST 1 FUOTEND

Sumpson Strong-Tie -ABU66Z POST BASE

-

LOAD RATING DF/SP

FASTNER REQUIREMENT

DEL/ID LOCATION

11- CONCRETE MASONRY COLUMNS ARE TO BE SPACED AT 48" O.C. MAXIMUM UNLESS NOTED OTHERWISE 10- ALL EXTERIOR SLABS WHICH ARE EXPOSED TO THE WEATHER SHALL BE SLOPED 118 "PER FOOT (MIN.)

VERIFY WITH THE WINDOW MANUFACTURER THE ACTUAL MASONRY OPENINGS REQUIRED PRIOR TO THE 12- REINFORCED MASONRY CONSTRUCTION SHALL COMPLY WITH THE "BUILDING CODE REQUIREMENTS

5.6"

-19-6

SX6 POS

#6 Ø EACH WAY TOP & BOTTOM

4'-0"X4'-0"X24" W/ 7

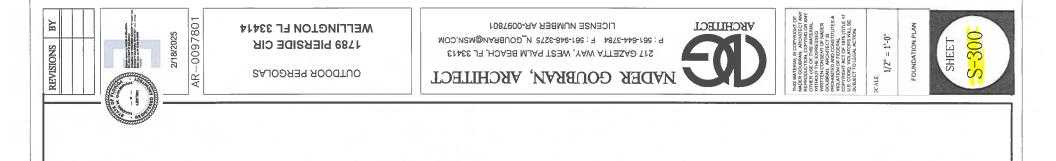
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-7 #5 Ø CONT. EACH WAY

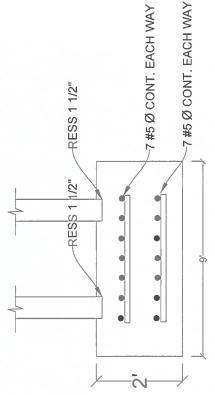
-7 #5 Ø CONT. EACH WAY

RESS 1 1/2"

- 6X6 POST



F2- 6X6 POST



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

	FBC PRODUCT APPROVAL	FL 1086
	LOAD RATING DF/SP	UPLIFT 2,300 DOWN 12,000
	QUANTITY FASTNER REQUIREMENT LOAD RATING DF/SP	14" x 3" Strong-Dert s 2DS Henry-Day tovertte fapon
	QUANTITY PER CONNECTOR	-
ANCHOR SCHEDULE	LOCATION	6X6 POST TO CONCRETE FUOTING
	ANCHOR NUMBER MANUFACTURE/MODEL/ID LOCATION	Simpson Strong-Tie - ABU66Z POST BASE
	ANCHOR NUMBER	-
		·

TO ASTM A 615, GRADE 60. MINIMUM SPLICE LENGTHS SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED: 9- ALL FOUNDATION REINFORCING STEEL SHALL BE UNUSED, DEFORMED BILLET STEEL CONFORMING #6-36

UNLESS NOTED OTHER WISE. 11- CONCRETE MASONRY COLUMNS ARE TO BE SPACED AT 48" O.C. MAXIMUM UNLESS NOTED OTHERWISE 10- ALL EXTERIOR SLABS WHICH ARE EXPOSED TO THE WEATHER SHALL BE SLOPED 1/8 "PER FOOT (MIN.)

VERIFY WITH THE WINDOW MANUFACTURER THE ACTUAL MASONRY OPENINGS REQUIRED PRIOR TO THE PLACING OF COLUMN DOWELS.

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

4 EXCAVATIONS FOR FOUNDATIONS, UNDERGROUND UTILITIES, ET.C SHALL BE ADEQUATELY SHORED OR BRACED ACCORDING TO OSHA REQUIREMENTS OR THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS

FIELD TESTING LABORATORY.

DETERMINATION OF THE EXISTING SOIL BEARING CAPACITY AND RECOMMENDATIONS FOR PROVIDING THE

1- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS , EQUIPMENT LOCATONS, COUUMN PLACEMENT, ETC.

FOUNDATION NOTES:

PRIOR TO PLACING CONCRETE. CONFLICTS OR DISCREPANCIES SHALL, BE BROUGHT TO THE ATTENTION 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 12- REINFORCED MASONRY CONSTRUCTION SHALL COMPLY WITH THE "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES ACI

14- MORTAR FOR REINFORCED MASONRY CONSTRUCTION SHALL COMPLY WITH "STANDARD SPECIFICATION 13- REINFORCED MASONRY CONSTRUCTION PROCEDURES AND MATERIALS SHALL COMPLY WITH THE FOR MORTAR FOR UNIT MASONRY "ASTMIC 270 OR TYPE "M" SHALL BE USED SPECIFICATION FOR MASONRY STRUCTURES" ACI 530.1.

16. REINFORCED MASONRY UNITS SHALL COMPLY WITH "SPECIFICATION FOR LOAD BEARING CONCRETE UNITS ASTM C90, MASONRY FOR GROUND FOR MASONRY ASTM C 476.

> 8- ALL SLAB REINFORCING SHALL BE FIBER MASH OR 6" X 6" , W1.4 X W1.4 W.W.F. CONFORMING TO ASTM A185 THE CONTRACTOR, AT HIS OPTION MAY PROVIDE FIBERMESH CONCRETE IN LIEU OF W.W.F. IN ETHER CASE A SECOND LAYER OC W.W.F. FIVE FEET WIDE SHALL BE PLACED AT THE PERIMETER OF ALL MONOLITHIC FOOTINGS.

7- ALL FOUNDATION AND SLAB ON GRADE CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF

6- ALL CONCRETE SLABS SHALL BE PLACED ON A 6 MIL POLYETHYLENE VAPOR BARRIER. 5- ALL FILL SHALL BE CLEAN, WELL COMPACTED AND FREE FROM ORGANIC MATERIALS.

15. GROUT FOR REINFORCED MASONRY CONSTRUCTION SHALL COMPLY WITH" STANDARD SPECIFICATION

BX6 POS EXISTING CMU WALL 6X6 POST \boxtimes

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 ARCHITECTA A SIGNED AND STALLED BEOTOCHNICAL 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



FRAMING PLAN

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

OUTDOOR PERGOLAS

MELLINGTON FL 33414 1789 PIERSIDE CIR

FL 13872

1145

UPLIFT

8-1/4" X 1 1/2" SDS

2X6 TO

HTSQ Twist Strap-16 GAUGE Sumpson Strong-Tie

6

ATS-ABR ANCHOR BOLT GH STRENGTH 1 1/4" X

2

FL 10856

Fu = 125 ksi

FL 10860

UPLIFT 2,300 DOWN 12,000

ANCHOR SCHEDUL

LOCATION

MANUFACTURE/MODEL/ID

Simpson Strong-Tie -ABU66Z POST BASE

FL15731

Yield Strength 85,000 Tensile Strength 115,000

1@12" O.C.

2X8 LEDGER TO CMU WALL

Strong-Bolt 2 2 Wedge Anchor 1/2 * X 8 }**

6

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FL 10655

UPLIFT 5390

Heavy-Duty Con 3" X 1/4" SDS

2X6 TO 2X8

HUS26 Heavy Concealed Flange Face-Mount Joist Hanger with SDS Screws

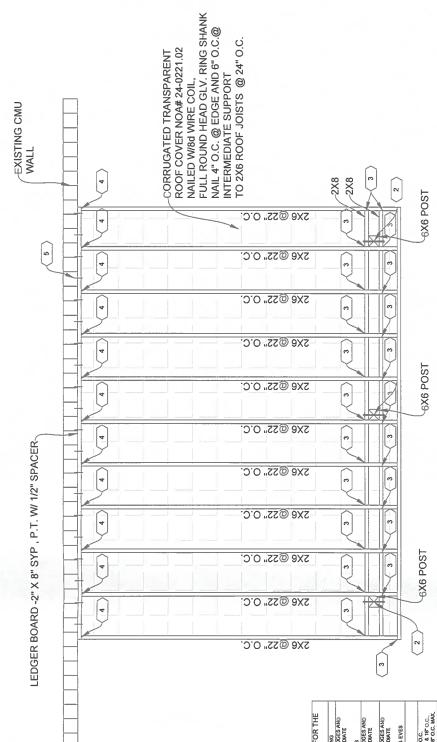
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REVISIONS



MIN. OF (2) NAILS PER S.F.
MIN. OF (2) NAILS PER S.F.
MIN. OF (2) NAILS PER S.F.
MAX 12 O/ C & HEAD LAPS &
EAVES
EAVES MAX 6" 0 / C SIDE LAPS SECURED TO SUPPORTS AND TIED BETWEEN SUPP. @ 0" 0 AAX 24" O / C @ EDGE OF VALLE" FF LONG | 24" OKC E HARDENED COIL NALLS @ 12" O.C. TYAPCONS @ 8" FROM EA. END & 18" O.C. 8" P.A.F. @ 8" FROM EA. END & 18" O.C. MAX. NOTE: PNEUMATIC FASTENERS SHALL BE USED AS SPECIFIED FOR THE FOLLOWING APPLICATIONS CORNERS PANEL EDGES AND BINTERMEDIATE PANEL EDGES AND INTERMEDIATE ANIZED NAILS ONLY C GALVANIZED NAILS C GABLES & EVES MIN 3/8" DIA. HEAD, GALV. NAILS 1" x .120 (SEE NOTE A) #8 GALV, MTL SCREWS **Bd RING SHANN** SCHEDULE 1"x.120 FASTENER 1" X Z" P.T. FURRING STRIPS APPLIED TO EXT. MAS. WALL 1X3 P.T. WOOD SPACER APPLIED TO EXT. MASONRY YWOOD 2ND FLOOR SUB-FLOO SHTNG ROOFING BASE SHEET, TIN CAP NAILS PLYWOOD ROOF SHEATIN ROOF TILE FIELD NAILS INTO WOOD INTO METAL DRIP EDGE

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 O.6W LOAD FACTOR.

WIND DESIGN PER ASCE7-22 BASIC WIND SPEED (ASCE7-22) 170MPH NOMINAL WIND SPEED 170 MPH RISK CATEGORY III

2. WIND LOADS:

457

454

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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 (10 PSF TOTAL MINIMUM DEAD LOAD FOR WIND: TC 5 PSF, BC 5 PSF DEFLECTION CRITERIA: FLOOR LV480 LIVE, L/360 TOTAL ROOF L/240 LIVE, L/180 TOTAL

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

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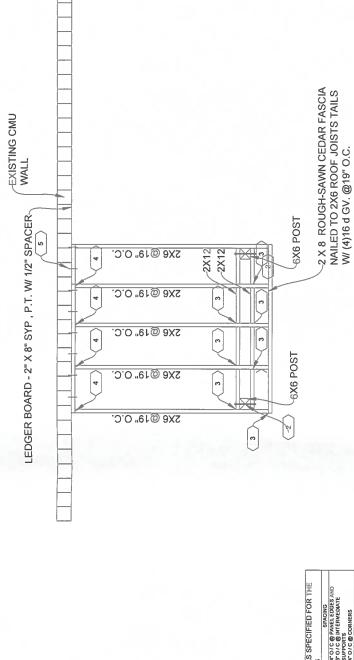
ARCHITECT LICENSE NUMBER AR-0097801 FRAMING PLAN P: 561-644-3784 F: 561-948-3275 N_GOUBRAN@MSN.COM 1/2" = 1'-0" SHEET 217 GAZETTA WAY, WEST PALM BEACH, FL 33413 NADER GOUBRAN, ARCHITECT

MEFF 1788 ITUO

	2/18/2025	AR-0097801	IDOOR PERGOLAS
a second			

BY

REVISIONS



FL15731

Yield Strength 85,000 Tensile Strength 115,000

1@12" O.C.

2X8 LEDGER TO CMU WALL

Strong-Bolt®
2 Wedge Auchor
1/2" X 8 \{ \}

(0)

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FL 10655

UPLIFT 5390

Heavy-Duty Connec screws

3" X 1/4" SDS

2X6 TO 2X8

LEDGER

HUS26 Heavy Concealed Flange Face-Mount Joist Hunger with SDS Screws

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200----

10856

F

125 ksi

Fu =

FL 10860

UPLIFT 2,300 DOWN 12,000

LOAD RATING DF/SP

QUANTITY PER CONNECTOR

LOCATION

ī

FL 13872

1145

UPLIFT

8-1/4" X 1 1/2" SDS Heavy-Duty Connecto

2X6 TO (2) 2X8

HTSQ Twist Strap-16 GAUGE

6

Simpson Strong-Tre

GH STRENGTH 1 1/4" X 12

SIMPSON STRONG-TIE -ATS-ABR ANCHOR BOLT

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Simpson Strong-Tie-ABU66Z POST BASE

S C C C C C C C C C C C C C C C C C C C	FASTENER SIZE	FASTENER SIZE SPACING
BO RING SHANK BO RING SHANK BO RING SHANK IN TAT CASE FARGERE OR O JILL TO INHER PALC BY THAN DAY TH	84 RING SHANK	4 O / C @ PANEL EDGES AND 6 O / C @ INTERMEDIATE SUPPORTS 4 O / C @ CORNERS
BD RING SHANK BD RING SHANK BD RING SHANK BD RING SHANK BD RING STAFF LONG CAR BY AND TEXT STAFF PACE TO SHANK BD RING STAFF S	84 RING SHANK	GO/C @ PANEL EDGES AND GO/C @ INTERMEDIATE SUPPORTS
0.008 SMOOD DA, CLONG 0.00	8D RING SHANK	4-0/C @ PANEL EDGES AND B-0/C @ INTERMEDIATE SUPPORTS 4-0/C @ GABLES & EVES
OR A) 11" CASE WHOREMS OR B) 11" C ASE WHOREMS OR B) 11" TO DAMINE B A.F. (8) 11" A. 2 W. T. 2 W. 11" A. 120 (SEE NOTE A) 11" A. 120 (SEE NOTE A) T. 7. 120 T. 7. 120 T. 7. 120	0.099 SMOOD DIA, CASE HARDENED NAILS 1 5/8" LONG	24-0/C
1/4 × 2 × 3 × 4 × 4 × 4 × 4 × 4 × 4 × 4 × 4 × 4	A) 1 1/2" CASE HARDEN! OR B) 3/16" X 2 1/4" TAPCONS OR C) HIL T1 DNI47P8 P.A.F. ©	D COIL NAILS @ 17 O.C. @ 8" FROM EA. END & 16" O.C., 5" FROM EA. END & 16" O.C. MAX.
14-7-2 144' 14-7-2 144'	1/4" x 2 1/4" ITW TAPCONS	60/c
1-14" R. 130 MIN 33" DIA, HEJAD, GALV. MAILS 88 GALV. MTL SCREWS 1" A. 120 (SEE NOTE A) 1" A. 120 3" A. 120	1/4" x 2 1/4" ITW TAPCONS	MAX 24" O / C
##1 37° DA. HEAD, CALV. NULS #8 GALV. MIT. SCREWS 1" x. 120 (SEE NOTE A) 1" x. 120 7 x. 120 7 x. 120	1-1/4"x .120	MAX & O / C SIDE LAPS SECURED TO SUPPORTS AND TIED BETWEEN SUPP. @ U O / C
#8 GALY MIL SCREWS 1 x . 120 (SEE NOTE A) 1 x . 120 3 x . 120 7 x . 120	MIN 3/8" DIA, HEAD, GALV, NAILS	MIN. OF (2) NALS PER S.F. DRIVEN TO FULL PENETRATION
1*1.30 (SEE NOTE A) 1*1.120 5*1.320 5*1.320	#8 GALV, MTL SCREWS	MIN. OF (2) NAILS PER S.F.
7 x .120	1"x .120 (SEE NOTE A)	MAX 12" O / C @ HEAD LAPS & EAVES MAX 24" O / C @ EDGE OF VALLEY SHET GALVANTED MAILS ONLY
3*.120	1"x.120	4" O / C GALVANIZED NAILS ONLY
37x.120	3rx.120	SEE MANUFACTURER'S SPEC.
	3'x,120	SEE MANUFACTURER'S SPEC.
-ASTE		DE RING SHANK BE RIN

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 PIGHT = 10'-0"
ROOF PITCH = 0'12
ENCLOSURE CLASS. ENCLOSED
INTERNAL PRES. COEFF. +1'-0.18
WINDOWIDOOR DESIGN WIND PRESSURE, SEE TABLE.
SOFFITS - PER R703-13, 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 O.6W LOAD FACTOR.

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

1. FLOOR & ROOF UNIFORM LOADS.

1. FLOOR EACH TOP CHORN 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

DEFLECTION CRITERIA:

FLOOR LU480 LIVE, L/360 TOTAL

ROOF L/240 LIVE, L/180 TOTAL

FRAMING PLAN
PERGOLA 2

SCALE 1/2" = 1'-0"

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

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12-1 (D)

(2)

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