



City of Pensacola

Zoning Board of Adjustments

Agenda

City of Pensacola
222 W. Main Street
Pensacola, FL 32502

June 18, 2025, 3:00 PM

Hagler-Mason Conference Room, 2nd Floor

The meeting can be watched via live stream at cityofpensacola.com/video.

CALL TO ORDER / QUORUM

APPROVAL OF MINUTES

1. 25-822 ZONING BOARD OF ADJUSTMENTS MEETING MINUTES
MAY 21, 2025

Recommendation:

Sponsors:

Attachments: ZBA Minutes 5.21.25

REQUESTS

2. 25-823 ZBA 2025 - 014
1960 FOULIS DRIVE
R-1AAA

*Attachments: Variance App - Caleb Jones - 1960 Foulis
25-05-2786-1960 Foulis Complete Set*

ADJOURNMENT

ADDITIONAL INFORMATION:

SUBSEQUENT APPLICATION(S): If denied a variance by the Board, that request for a variance cannot be heard again for a period of one (1) year.

JUDICIAL REVIEW OF DECISION OF BOARD OF ADJUSTMENT:

Per section 12-12-2 (D) of the City of Pensacola Land Development Code, any person or persons, jointly or severally, aggrieved by any decision of the board, or the city, upon approval by the city council, may apply to the circuit court of the First Judicial Circuit of Florida within thirty (30) days after rendition of the decision by the board. Review in the circuit court shall be by petition for writ of certiorari or such other procedure as may be authorized by law.

If any person decides to appeal any decision made with respect to any matter considered at this meeting or public hearing, such person may need to ensure that a verbatim record of the proceedings is made, which record

includes the testimony and any evidence upon which the appeal is to be based.

If a Notice of Appeal has not been received within thirty-five {35} days of the date of the meeting the variance was denied, the petitioner shall be notified by the Building Official that they have ten {10} days to remove or correct the violation.

ADA Statement:

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 850-435-1670 (or TDD 850-435-1666) for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 850-435-1606 (or TDD 850-435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.



FLORIDA'S FIRST & FUTURE

Zoning Board of Adjustment

MINUTES OF THE ZONING BOARD OF ADJUSTMENT

May 21, 2025

MEMBERS PRESENT: Chairperson White, Vice-Chairperson Weeks, Board Member Price, Board Member Sebold, Board Member Stepherson, Board Member Dittmar, Board Member Steven Shelley, Board Member Nannette Chandler

MEMBERS ABSENT: Board Member Williams

STAFF PRESENT: Planner Hargett, Assistant Planning & Zoning Division Manager Gregg Harding, Network Engineer Russo

STAFF VIRTUAL: Development Services Director Sherry Morris, Planning & Zoning Division Manager Cynthia Cannon

OTHERS PRESENT:

1) CALL TO ORDER/QUORUM PRESENT

Chairperson White called the meeting to order at 3:00 PM with a quorum present.

Chairperson White then read the ZBA rules and instructions and explained the procedures of the Board meeting.

Chairperson White then motions to approve last month's meeting minutes without objection.

2) APPROVAL OF MINUTES

222 West Main Street Pensacola, Florida 32502
www.cityofpensacola.com

The ZBA April 16, 2025, minutes were approved without objection by the Board.

ZBA 2025-009

1620 Cypress Street

R-1AA

Applicant, Stephen Andrews is requesting to reduce the front yard setback from 21 feet 2 inches to 15 feet to accommodate enclosing an existing front porch for living space.

The results from a front yard averaging reduced the 30-foot required front yard setback to 21 feet 2 inches.

This is a remodel and interior renovations project, which through the Planning and Zoning review process, it was discovered that a variance was needed.

Mr. Andrews stated his name and address for the record and explained the variance request. He stated they were only trying to convert the existing porch to living quarters and they were not changing the footprint. He further stated they are adding windows and a door but not adding to the existing house.

Board members discussed the nonconforming porch and how this would not need a variance if the porch remained as is.

Chairperson White asked the board for a motion.

Board Member Chandler made a motion to approve the variance, seconded by Board Member Price. The motion then carried unanimously.

ZBA 2025-010

2510 Celtic Circle

R-1AAAA

Applicants and homeowners, Charles and Michelle Olliff are requesting to reduce the rear yard setback from 30 feet to 21 feet to accommodate an addition with a covered porch.

Staff determined both boundary lines affected by the proposed addition will be treated as rear yards with respect to setbacks.

Mrs. Olliff stated her name and address for the record and explained their request for the variance. She stated they wanted to add an addition and a porch for their growing family and needed a fourth bedroom.

Chairperson White asked if the board had any questions for the applicant and if there were questions for staff, there were none.

Chairperson White asked for a motion.

Board Member Shelley made a motion to approve the variance, seconded by Vice Chairperson Weeks. The motion then carried unanimously.

ZBA 2025-011 121 Baptist C-3

Mr. Brandon McFarren, Catalyst Healthcare Real Estate, is requesting a variance to accommodate attached wall signage for a future tenant on the new Baptist Brent Lane campus. The request is to increase previously approved tenant signage on the west elevation of the Henderson Health Center from 48 SF to 96 SF.

For clarification, the west elevation of the building totals 14,021.79 SF. In May 2024, a variance was approved to increase allowed signage on the west elevation from 200 SF to 455.37 SF, a total of 3.2% of the building elevation. The proposed application would further increase signage on the west elevation by 48 SF, bringing the new total sign area to 503.7 SF, or 3.5% of the building elevation.

Mr. McFarren stated his name and address for the record and explained why Baptist Hospital needed a variance for additional signage. He stated that when he came last year for the increase in signage that included a placeholder for a future tenant. He continued stating that they have secured a tenant that is a joint effort with Baptist, PAM Health an inpatient hospital provider and give the nature and magnitude of this tenant, they wanted to increase the signage just a little bit larger for more exposure.

Board members discuss the previous variances and staff clarifies any questions and concerns.

Chairperson White asked for a motion.

Board Member Price made a motion to approve the variance, seconded by Board Member Sebold. The motion then carried unanimously.

ZBA 2025-012 720 Stanley Avenue R-1AA

Applicant Luke Schrimsher is requesting to reduce the side yard setback from 6 feet to 4.75 feet to accommodate an existing porch that encroaches into the side yard setback by 15 inches (1.25 feet).

The original site plan was approved and complied with the required side yard setback of 6 feet. However, the builder mistakenly constructed the porch and encroached 15 inches into the side yard setback as noted on the site plan.

This error was noticed during an inspection by the building department after framing had already begun.

Mr. Schrimsher stated his name and address for the record. He stated the original addition was approved and a mistake was made with the depth of the porch and therefore they needed to request a variance to correct that error.

Board members discuss the mishap and ask about the alleyway. Mr. Schrimsher clarified that the alleyway is open but rarely used.

Chairperson White asked for a motion.

Board Member Price made a motion to approve the variance, seconded by Board Member Dittmar. The motion then carried unanimously.

ZBA 2025-013

850 N 10TH Avenue

R-1AA

Applicants and homeowners Dale and Sheila Moore are requesting a variance to reduce the side yard setback from 6 feet to 3 feet to accommodate a new single-family dwelling.

The results from a front yard average reduced the front yard to 11 feet 3 inches. The new construction is proposed at 12 feet 3 inches; therefore, a variance request to reduce the front yard setback is not needed.

The intent of the applicant is to demolish the existing structures and rebuild a new home. However, they wish to shift the house to the south boundary line to accommodate a driveway on the north side of the property.

Chairperson White asked to disclose a text he received before opening the floor to the applicant. He stated a text was sent to him in support of this item, there was no name given and he responded that the meeting was at 3:00 PM. The text stated in support, however staff did clarify that any person to be on record would need to be in person and that the text would be evidence that the board cannot consider.

Mr. Moore stated his name and address for the record and proceeded to explain his variance request.

Mr. Moore wanted to clarify that he and his wife also owned the hair salon next to their residence on 10th Ave. He explains the photos to the board on the presentation. Board member Dittmar asked why is he demolishing the existing house. Mr. Moore further explains why he requested to demolish and stated the ARB gave him a hold for 30 days.

Mr. Moore and the board members further discuss the trees and the driveway and Mr. Moore continues to explain and clarify the questions.

Board member Shelley asked about the parking and he was concerned about the cars blocking the existing driveway. Staff stated that there was no LTU (License to Use) that the city has on record.

Board members further discuss where the hardship is and that the lot is buildable. Multiple board members stated they were not able to find the hardship since the lot is buildable for the zoning district.

Chairperson White suggested to the applicant, Mr. Moore, giving him an option to withdraw the application or table the item for any changes to the request. It was explained by staff that if Mr. Moore withdrew the application he would have to start over again, however if the board decided to table the item, then the applicant can come back without starting the process over.

Mr. Moore agreed to table the item.

Board member Price made a motion to table the item, seconded by Board member Dittmar. The motion then carried unanimously. The item was tabled until the next Board meeting.

ADJOURNMENT –

There being no further business, the meeting adjourned at 4:09 PM.

Respectfully Submitted,



Planner Amy D. Hargett
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-823

Zoning Board of Adjustments

6/18/2025

ACTION ITEM

SUBJECT:

ZBA 2025 - 014
1960 Foulis Drive
R-1AAA

SUMMARY:

Applicant and homeowner Caleb Jones is requesting a variance to reduce the rear yard setback from 30 feet to 24 feet 9 inches to accommodate a new 12 x18 covered porch addition.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. Variance App - Caleb Jones - 1960 Foulis
2. 25-05-2786-1960 Foulis Complete Set



City of
Pensacola
*America's First Settlement
And Most Historic City*

- ☒ **Zoning Board of Adjustment**
☐ **Architectural Review Board**
☐ **Planning Board**
☐ **Gateway Review Board**

VARIANCE APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

- A. One (1) copy of this completed application form. *(Please type or print in ink.)*
- B. Site plan and/or survey showing the following details:
 - 1. Abutting street(s)
 - 2. Lot dimensions and yard requirements (setbacks)
 - 3. Location and dimensions of all existing structures
 - 4. Location and dimensions of all proposed structures and/or additions
 - 5. Dimension(s) of requested variance(s)
- C. Other supporting documentation (drawings, photographs, etc) to support request(s).*
- D. A non-refundable application fee of **\$500.00**.

** The Applicant must provide fourteen (14) copies of any documents larger than 8½ x 11 or in color.
 Maximum page size for all submitted material should be 11" x 17" to allow for processing and distribution.*

(To be Completed by Staff)

Provision(s) of Zoning Ordinance from which the variance(s) is/are being requested:

Section(s)/ Tables(s) 12-3-3 T.12-3.1 Zoning R-1AAA

(To be Completed by Applicant)

The Applicant requests consideration of the following variance request(s):

Property Address: 1960 Foulis Dr., Pensacola, FL 32503
 Current use of property: Residential

1. Describe the requested variance(s): Request that a variance be issued to allow addition of an enclosed back porch. Variance would allow the construction to be within 24' 6" of the back property line.

Current MBL is 30' and submitted plans extend 5' 3" beyond the back yard MBL.

2. Describe the special condition(s) existing on this property which create(s) the need for the variance(s), but which are not applicable to other properties in the same district and which are not the results of the applicant's actions:

The home is being renovated by us to move elderly parents closer to family. This will be their forever

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 Mail to: P.O. Box 12910 * Pensacola, Florida 32521

home. They enjoy some time outside, but the home has no screened-in outdoor space, which is important to protect them from mosquito-borne illnesses common to FL, like West Nile and St. Louis encephalitis.

3. Explain why the requested variance(s) is/are necessary to permit the property owner to obtain the right commonly enjoyed by other property owners in the same district:

The orientation of the home on the property only allows a 6.5" additon for a covered porch. To have some room for a table and some chairs, a 12' porch would be optimal.

4. Explain why the requested variance(s) is/are not detrimental to the general welfare or to property rights of others in the vicinity:

The porch would not block sun, views or any other aspect of the neighbors' properties. It would not come within 25' of any neighbor's property lines. I would be architecturally consistent with the house, as described in the submitted plans, and viewable only in the back yard.

5. Explain what other condition(s) may justify the proposed variance(s):

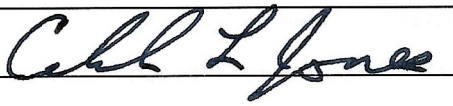
None

Application Date: May 30, 2025

Applicant: Caleb Jones

Applicant's Address: 2750 Endor Rd., Pensacola, FL 32503

Email: CKNJJ@yahoo.com Phone: 703-909-5177

Applicant's Signature: 

Property Owner: Caleb Jones

Property Owner's Address: 2750 Endor Rd., Pensacola, FL 32503

Email: CKNJJ@yahoo.com Phone: 703-909-5177

Property Owner's Signature: 

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City Services, programs, and activities. Please call 435-1600 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

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Variance Application

VARIANCE GRANTED BY THE BOARD OF ADJUSTMENT: The petitioner must secure a building permit and commence work within one hundred-eighty (180) days of the date of the granting of the variance, unless additional time is granted by the Board at that particular meeting.

JUDICIAL REVIEW OF DECISION OF THE BOARD OF ADJUSTMENT: If denied a variance by the Board, that request for a variance cannot be heard again for one year. The petitioner has thirty (30) days from the date of the meeting to appeal the decision according to Section 12-12-2 of the Land Development Code. Any person or persons, jointly or severally aggrieved by a decision of the Board may apply to the Circuit Court of the First Judicial Court of Florida. The Board, Building Inspector, or Attorney of the City of Pensacola must be notified of an appeal within five (5) days of the application being made to the Circuit Court. If a Notice of Appeal has not been received within thirty-five (35) days of the date of the meeting the variance was denied, the petitioner shall be notified by the Building Inspector that they have ten (10) days to remove or correct the violation.



*Dean A. Spencer Engineering, Inc.
1197 Tiger Trace Blvd
Gulf Breeze, FL 32563
850.932.8730
dean.spencer.pe@gmail.com*

May 1, 2025

Building Inspection Department

This letter references the Residential Structure located at:
1960 Foulis Drive, Pensacola, FL

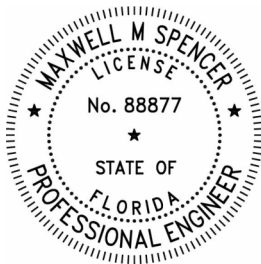
The digital signature on this page applies to all pages in this binder with the structural seal as shown at the bottom of this letter. Dean A. Spencer Engineering, Inc. is only responsible for the wind load and structure of the sealed architectural pages.

This item has been digitally signed and sealed by Maxwell M. Spencer, PE on **5/1/2025** using a Digital Signature. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

Sincerely,

Maxwell M. Spencer

Maxwell M. Spencer, PE – FL#88877



IMPORTANT DISCLAIMER

THE ENCLOSED INFORMATION IS INTENDED TO ASSIST AND INFORM YOU THROUGH THE CONSTRUCTION OF YOUR HOME. YOUR CONSTRUCTION PLANS HAVE BEEN DRAWN TO PRESCRIBE TO INDUSTRY STANDARDS. THESE PROFESSIONAL STANDARDS DETERMINE HOW CONSTRUCTION PLANS ARE DRAWN AND WHAT INFORMATION THEY INCLUDE. CONSTRUCTION PLANS ARE INTENDED AS A TECHNICAL GUIDE TO PROFESSIONAL CONTRACTORS AND ARE NOT INTENDED TO BE A SET OF STEP-BY-STEP INSTRUCTIONS. THEREFORE, IF YOU ARE PLANNING TO BUILD YOUR HOME WITHOUT THE SERVICE OF A PROFESSIONAL BUILDER, WE SUGGEST THAT YOU BECOME THOROUGHLY FAMILIAR WITH READING CONSTRUCTION PLANS OR CONSIDER CONSULTING A CONSTRUCTION SPECIALIST. GREAT CARE AND EFFORT GOES INTO THE DESIGN AND CREATION OF THE CONSTRUCTION PLANS; HOWEVER, BECAUSE OF THE IMPOSSIBILITY OF PROVIDING ANY PERSONAL AND/OR "ON-SITE" CONSULTATION, SUPERVISION AND CONTROL OVER THE ACTUAL CONSTRUCTION, AND BECAUSE OF THE GREAT VARIANCES IN LOCAL BUILDING CODE REQUIREMENTS AND OTHER GEOGRAPHIC LOCATION AND WEATHER CONDITIONS, HOUSE PLAN ZONE, LLC. NOR THE AGENTS OR EMPLOYEES ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCLUDING BUT NOT LIMITED TO, ANY DEFICIENCIES, OMISSIONS, OR ERRORS IN THE DESIGN. IN ANY CASE, ANY DISCREPANCIES, ERRORS, AND/OR OMISSIONS IN THE DIMENSIONS, AND/OR DRAWINGS CONTAINED IN THE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ATTENTION OF HOUSE PLAN ZONE, LLC. PRIOR TO COMMENCEMENT OF CONSTRUCTION. PROCEEDING WITH CONSTRUCTION CONSTITUTES THE ACCEPTANCE OF THE CONSTRUCTION DOCUMENTS 'AS IS' AND ANY DISCREPANCIES, ERRORS, AND/OR OMISSIONS BECOME THE SOLE RESPONSIBILITY OF THE PURCHASER. IF ANY ERRORS ARE DISCOVERED PRIOR TO CONSTRUCTION HOUSE PLAN ZONE, LLC. WILL BE GIVEN FULL OPPORTUNITY TO CORRECT ANY ERRORS AND/OR OMISSIONS TO THE CONSTRUCTION PLANS. IN ANY OR ALL CIRCUMSTANCES, THE MAXIMUM FINANCIAL LIABILITY TO HOUSE PLAN ZONE, LLC. CAN NOT EXCEED THE TOTAL PLAN PURCHASE.

PROFESSIONAL SEAL/ ADDITIONAL DRAWINGS

THOUGH EVERY EFFORT WAS MADE TO MAKE THE CONSTRUCTION DOCUMENTS FOLLOW THE I.R.C. NATIONAL CODE METHODOLOGIES, A FEW STATES AND CITIES HAVE PASSED BI-LAWS REGARDING CONSTRUCTION PLANS THAT WOULD BE SUBMITTED TO YOUR LOCAL MUNICIPALITY AND USED FOR THE CONSTRUCTION OF YOUR HOME. THESE BI-LAWS REQUIRE THE CONSTRUCTION PLANS TO BE REVIEWED AND/OR PREPARED, INSPECTED, AND SEALED (OR STAMPED) BY A LICENSED ARCHITECT/ ENGINEER IN YOUR STATE. IT IS ADVISED THAT YOU CONTACT YOUR MUNICIPALITY'S BUILDING DEPARTMENT FOR INSTRUCTIONS TO COMPLY WITH THEIR CONSTRUCTION PLANS REVIEW PROCESS. FURTHERMORE, ADDITIONAL ITEMS SUCH AS STRUCTURAL, HVAC, PLUMBING, SITE, ENERGY EFFICIENCY DOCUMENTATION, ETC. MAY BE REQUIRED AND THESE SHALL BE PROVIDED BY A LOCAL PROFESSIONAL THAT IS FAMILIAR WITH THE REQUIREMENTS AND THESE SHALL BE PROVIDED AT THE OWNERS EXPENSE.

OTHER IMPORTANT INFORMATION

MATERIALS LIST DISCLAIMER - IF A MATERIALS LIST WAS ORDERED, IT WILL ONLY CONFORM TO THE PLAN IN ITS ORIGINAL FORMAT. ADDITIONAL OPTIONS SUCH AS 2X6 EXTERIOR WALLS, BASEMENT, OR WALKOUT BASEMENT FOUNDATIONS, THREE CAR GARAGE VERSIONS, ETC. WILL NOT BE REFLECTED IN THE LIST. WHILE IT WILL NOT MATCH THESE OPTIONS, THE LIST IS STILL A GREAT REFERENCE DOCUMENT FOR THE MATERIALS THAT WILL BE REQUIRED TO CONSTRUCT YOUR HOME. **FOUNDATIONS** - MOST OF OUR FOUNDATIONS ARE DESIGNED WITH CONCRETE BLOCK STEM WALLS AND NOT POURED-IN-PLACE CONCRETE. ADDITIONALLY, THE MAJORITY OF OUR SLAB FOUNDATIONS ARE DESIGNED WITH A CHAIN WALL (RAISED) SLAB AND NOT MONOLITHIC (SLAB ON GRADE). CONTRACTOR/ LOCAL ENGINEER SHALL ADJUST DESIGN AS NEEDED FOR YOUR SPECIFIC AREA/ NEED. **SQUARE FOOTAGES** - BONUS ROOMS (WHERE APPLICABLE) ARE NOT INCLUDED IN THE HEATED AREA OF THE DESIGN UNLESS SPECIFICALLY NOTED. GARAGE PLANS ARE EXCLUDED. SQUARE FOOTAGES SHOWN ARE CALCULATED TO THE OUTSIDE OF THE STUD WALL AND DO NOT INCLUDE THE EXTERIOR MATERIALS SUCH AS BRICK, STONE, OR SIDING. **DIMENSIONS** - OUR PLANS ARE DIMENSIONED TO THE OUTSIDE OF THE STUD WALL ONLY AND NOT TO THE OUTSIDE OF THE BRICK LEDGE (WHERE APPLICABLE).

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REPRODUCTION OF THESE CONSTRUCTION PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM COPYING AND/OR PREPARATION OF A DERIVATIVE WORKS THEREOF, FOR ANY REASON IS STRICTLY PROHIBITED. THE PURCHASE OF A SET OF CONSTRUCTION PLANS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST IN IT TO THE PURCHASER EXCEPT FOR A LIMITED LICENSING RELEASE TO USE THE SAID PLAN SET FOR CONSTRUCTING ONE AND ONLY ONE DWELLING UNIT. THE PURCHASE OF ADDITIONAL SETS OF THE SAID PLANS AT A REDUCED PRICE FROM THE ORIGINAL SET OR AS PART OF A MULTIPLE SET PACKAGE DOES NOT CONVEY TO THE PURCHASER A LICENCE TO CONSTRUCT MORE THAN ONE DWELLING. SIMILARLY, THE PURCHASE OF REPRODUCIBLE CONSTRUCTION PLANS (A.K.A. SEPIAS, MYLARS, OR VELLUMS) CARRIES THE SAME COPYRIGHT PROTECTION AS MENTIONED ABOVE. IT IS GENERALLY ALLOWED TO MAKE A MAXIMUM OF 10 COPIES FOR THE CONSTRUCTION OF A SINGLE DWELLING ONLY. TO USE ANY PLAN MORE THAN ONCE, AND TO AVOID ANY COPYRIGHT/ LICENSE INFRINGEMENT, IT IS NECESSARY TO CONTACT THE ORIGINAL DESIGNER TO RECEIVE A LICENSE FOR ANY EXTENDED USAGE. WHEREAS A PURCHASER OF REPRODUCIBLE'S IS GRANTED A LICENSE TO MAKE COPIES, IT SHOULD BE NOTED THAT AS COPYRIGHTED MATERIALS, MAKING PHOTOCOPIES FROM CONSTRUCTION PLANS IS ILLEGAL. COPYRIGHT AND LICENSEE OF CONSTRUCTION PLANS EXISTS TO PROTECT ALL PARTIES. IT RESPECTS AND SUPPORTS THE INTELLECTUAL PROPERTY OF THE ORIGINAL ARCHITECT AND/OR DESIGNER, THEREBY KEEPING IT POSSIBLE TO OFFER PRE-DRAWN PLANS AT AFFORDABLE PRICES. COPYRIGHT LAW FOR PRE-DRAWN CONSTRUCTION PLANS IS NOW BEING VIGOROUSLY ENFORCED. COPYRIGHT INFRINGEMENT COULD LEAD TO FINES OF UP TO \$100,000 PER VIOLATION.

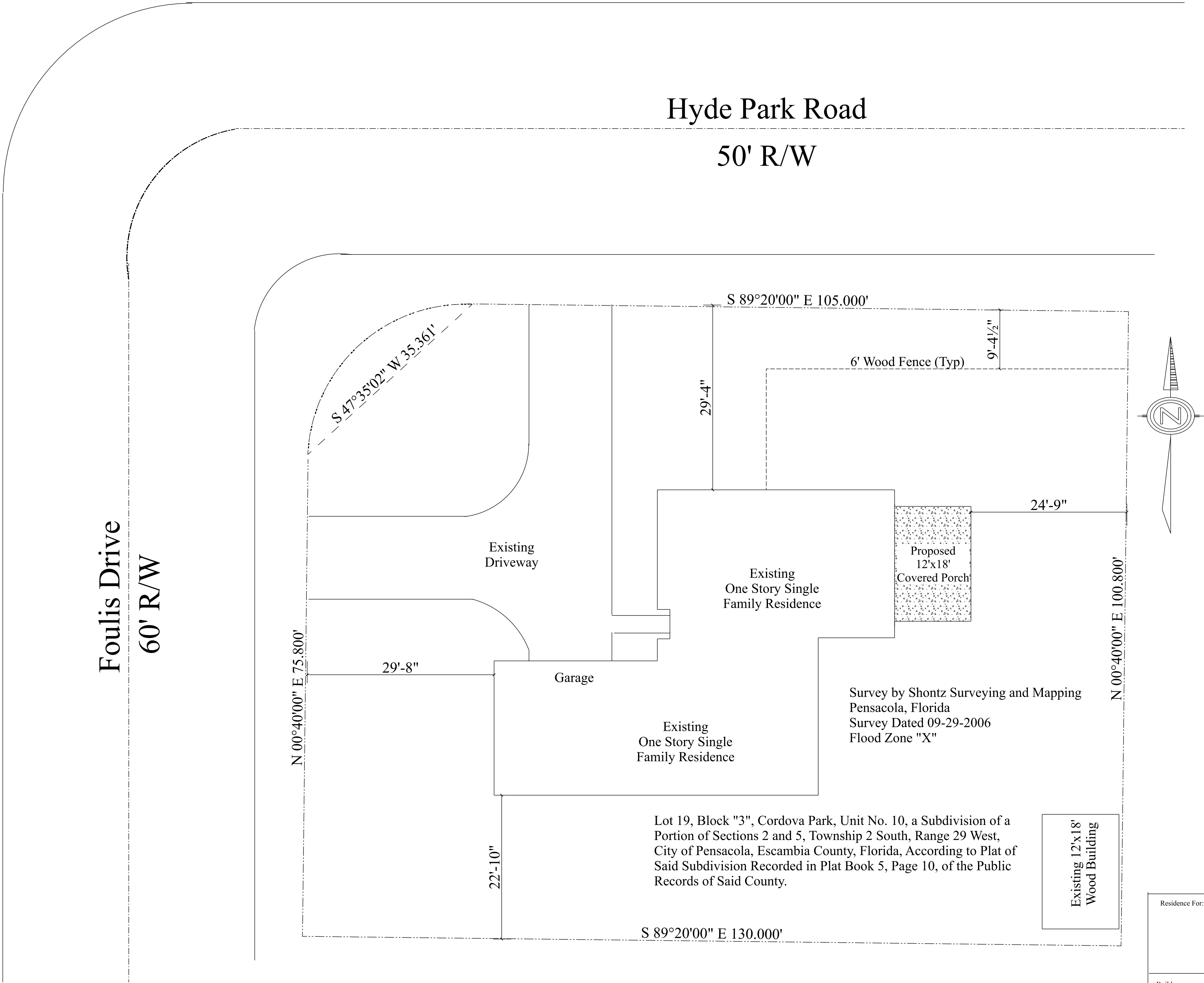
GENERAL SITE NOTES

1. CONTRACTOR TO VERIFY LOCATIONS OF SITE UTILITIES, REQUIREMENTS, AND CONNECTIONS FEES. OWNER, CONTRACTOR AND SUB-CONTACTORS TO PAY ALL OF THEIR RELATED CONSTRUCTION PERMIT FEES AS AGREED UPON BETWEEN THE OWNER AND CONTRACTOR.
2. BEFORE EXCAVATION, THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS, MAPS, AND BUILDING SITE TO DETERMINE THE ROUTES OF ALL UNDERGROUND UTILITIES. BEFORE DIGGING COMMENCES IT IS ADVISED THAT THE OWNER AND OR CONTRACTOR CALL THEIR STATES UTILITY LOCATOR FACILITATOR.
3. IT IS RECOMMENDED THAT THE SITES SOIL BE TESTED FOR COMPRESSION RATING TO DETERMINE FOUNDATION AND FOOTING DESIGN. CONCRETE FOUNDATIONS AND FOOTING DESIGN SHALL BE IN ACCORDANCE TO CHAPTER 4 OF THE I.R.C. CODE. FOUNDATION DESIGN TO BE VERFIED BY A LOCAL PROFESSIONAL OR ENGINEER. CONSULT A LOCAL CIVIL ENGINEER FOR SITE PLANS AND SURVEYS OF EXISTING PROPERTY. A LANDSCAPE ARCHITECT SHOULD BE CONSULTED FOR MORE EXTENSIVE LANDSCAPE DESIGNS.

While every attempt has been made in the preparation of this plan to avoid mistakes, the author cannot guarantee against human error. The Contractor on the job site must check all dimensions and details for accuracy before and during construction and be responsible for same.

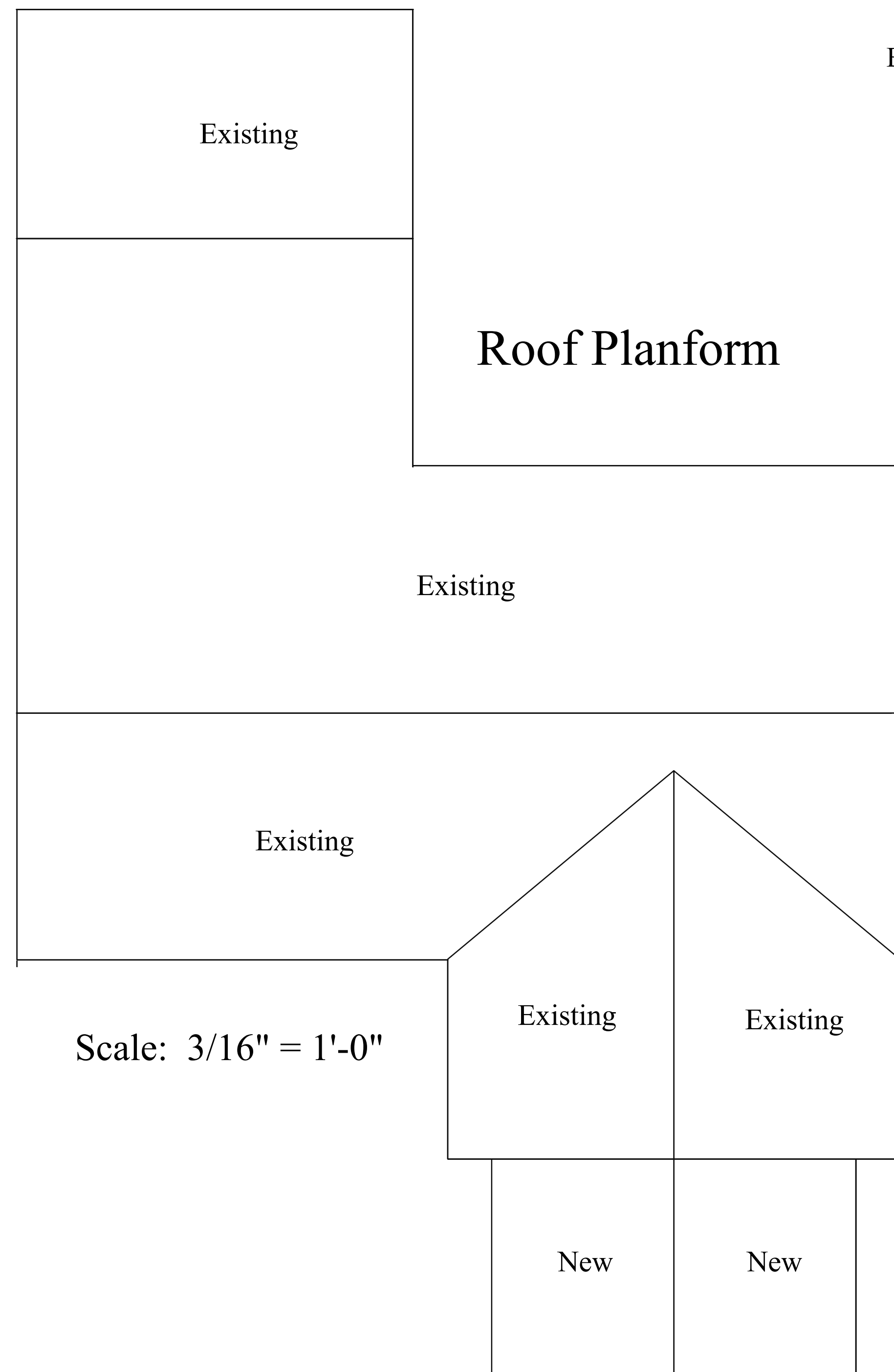
Residence For:		Caleb Jones 1960 Foulis Drive Pensacola, FL	
Builder:		Drawn By: Arrowood Computer Services, LLC A Florida Corporation Jerry Arrowood	
Scale:	1/4" = 1'-0"		Drawing No: GN-01
Date:	03-21-2025		
Title: General Notes			

While every attempt has been made in the preparation of this plan to avoid mistakes, the author cannot guarantee against human error. The Contractor on the job site must check all dimensions and details for accuracy before and during construction and be responsible for same.

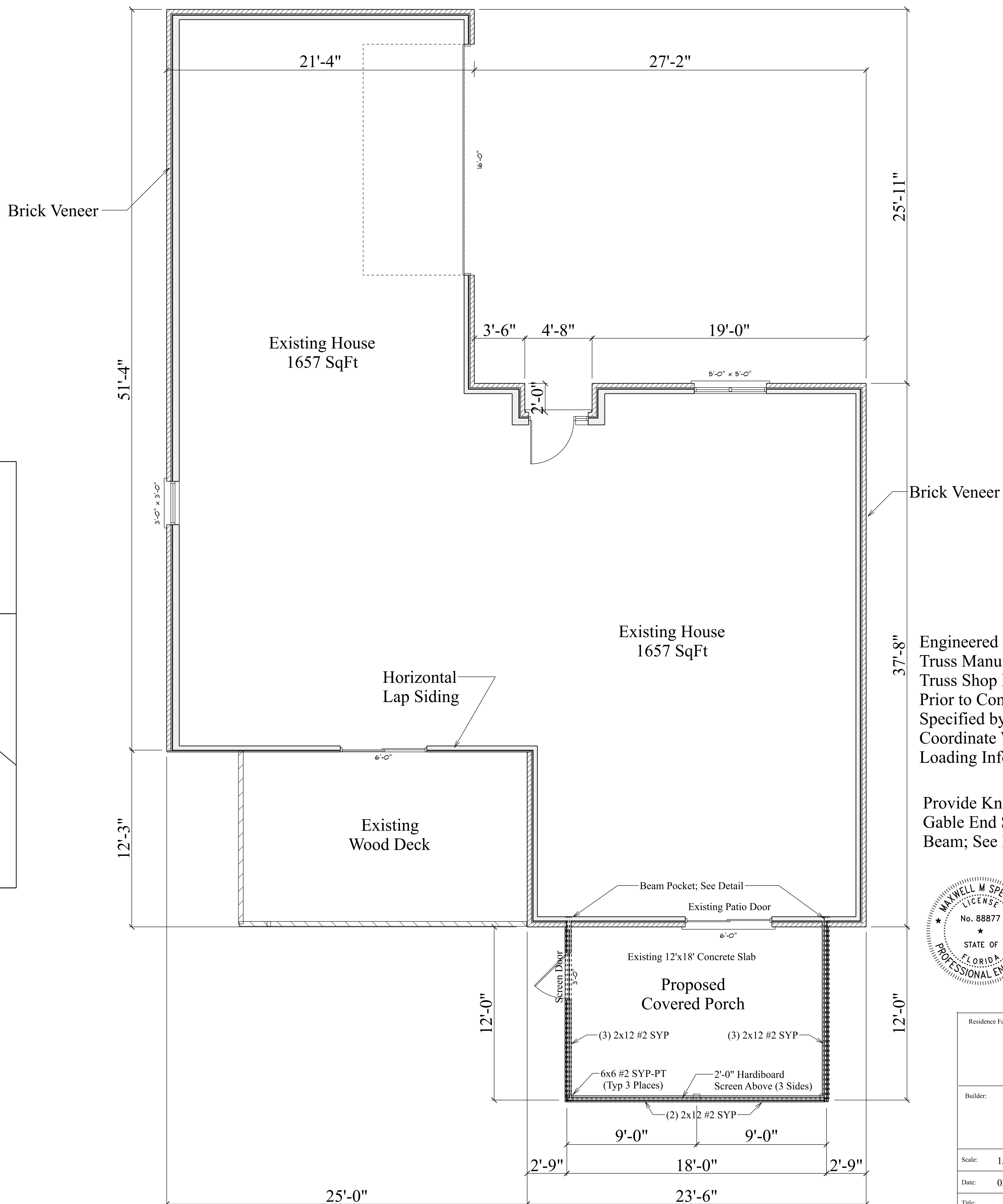


Residence For:		Caleb Jones 1960 Foulis Drive Pensacola, FL	
Builder:		Drawn By: Arrowood Computer Services, LLC A Florida Corporation Jerry Arrowood	
Scale: $\frac{1}{4}" = 1'-0"$	Scale: 1" = 10'-0"		Drawing No: SP-01
Date: 03-21-2025			
Title: Site Plan			

Page 1

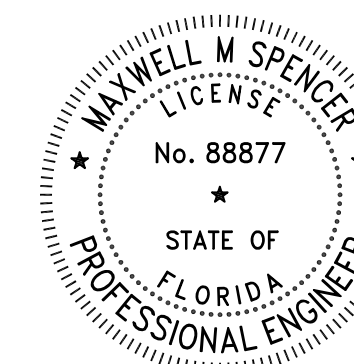


While every attempt has been made in the preparation of this plan to avoid mistakes, the author cannot guarantee against human error. The Contractor on the job site must check all dimensions and details for accuracy before and during construction and be responsible for same.



Engineered Roof Trusses at 24" O.C. by Truss Manufacturer.
Truss Manufacturer Shall Provide Sealed Shop Drawings.
Truss Shop Drawings Shall be Sent to E.O.R. for Approval
Prior to Construction and Fabrication. All Connections to be
Specified by Truss Manufacturer Unless Noted Otherwise.
Coordinate With E.O.R. Prior to Construction if Additional
Loading Information is Needed.

Provide Kneewall Framing Between
Gable End Scissor Truss and Lower
Beam; See Detail



WINDLOAD AND STRUCTURE ONLY!

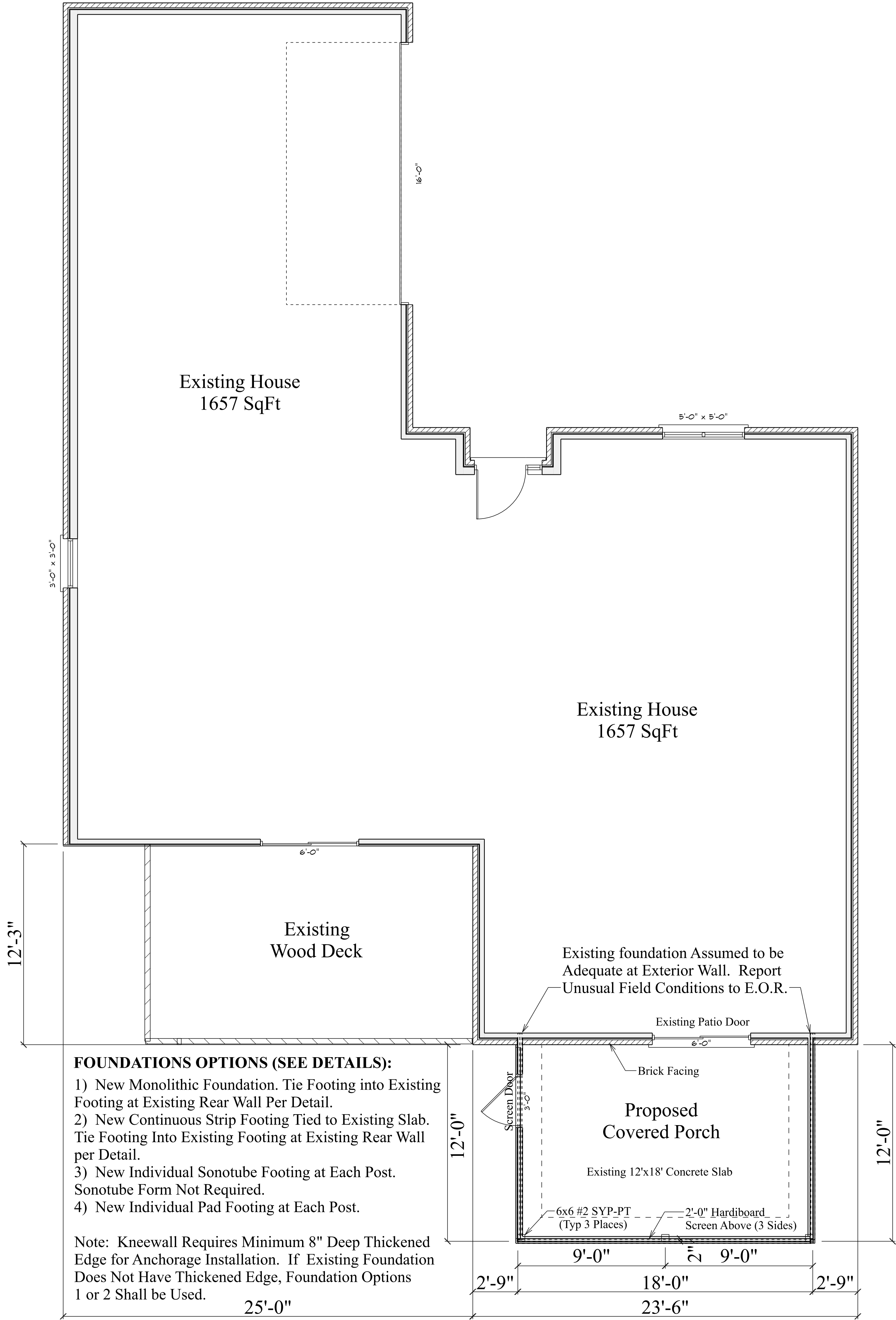
DEAN A. SPENCER ENGINEERING, INC. CA #9070
MAXWELL M. SPENCER, PE - FL#88877
1197 TIGER TRACE, GULF BREEZE, FL 32563
(850)-932-8730 (VOICE)
dean.spencer.pe@gmail.com

This item has been digitally signed and sealed by Maxwell M. Spencer, PE on 5/1/2025 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

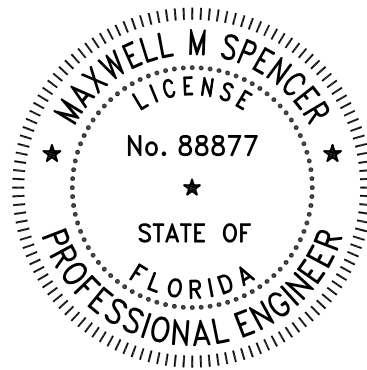
Residence For:		Caleb Jones 1960 Foulis Drive Pensacola, FL	
Builder:		Drawn By: Arrowwood Computer Services, LLC A Florida Corporation Jerry Arrowood	
Scale:	1/4" = 1'-0"		Drawing No:
Date:	03-21-2025		PV-01

Plan View and Roof Planform

While every attempt has been made in the preparation of this plan to avoid mistakes, the author cannot guarantee against human error. The Contractor on the job site must check all dimensions and details for accuracy before and during construction and be responsible for same.



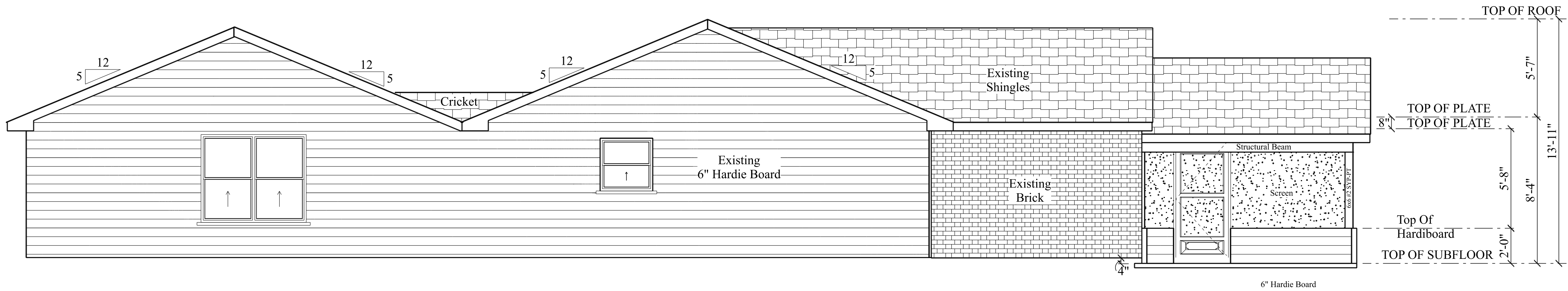
This item has been digitally signed and sealed by Maxwell M. Spencer, PE on 5/1/2025 using a Digital Signature. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.



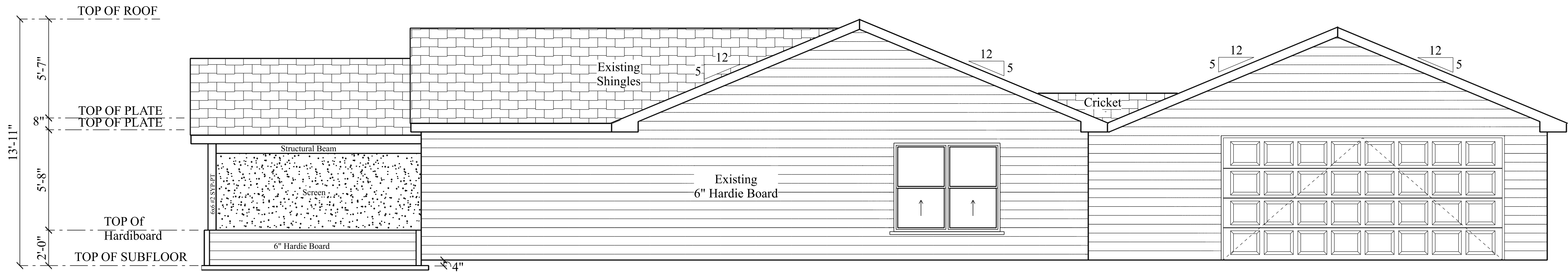
WINDLOAD AND STRUCTURE ONLY!

DEAN A. SPENCER ENGINEERING, INC. CA #9070
MAXWELL M. SPENCER, PE - FL#88877
1197 TIGER TRACE, GULF BREEZE, FL 32563
(850-932-8730 (VOICE)
dean.spencer.pe@gmail.com

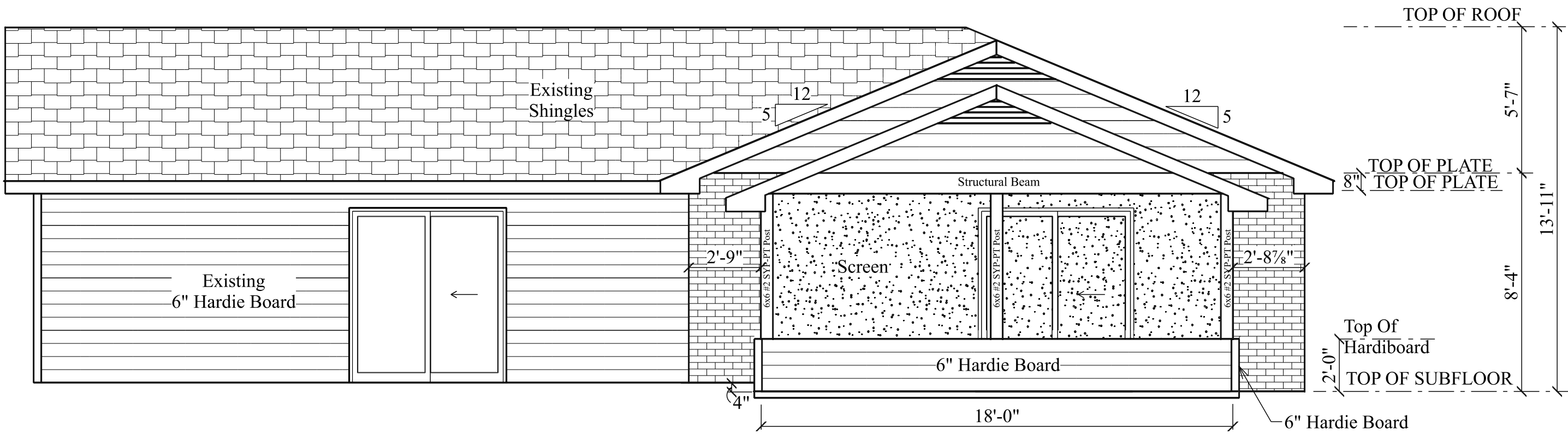
Residence For:		Caleb Jones 1960 Foulis Drive Pensacola, FL	
Builder:		Drawn By: Arrowood Computer Services, LLC A Florida Corporation Jerry Arrowood	
Scale:	1/4" = 1'-0"		Drawing No: FP-01
Date:	03-21-2025		
Title: Foundation Plan			



Right Side Elevation



Left Side Elevation



Rear Elevation

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Residence For:		Caleb Jones 1960 Foulis Drive Pensacola, FL	
Builder:		Drawn By: Arrowood Computer Services, LLC A Florida Corporation Jerry Arrowood	
Scale:	1/4" = 1'-0"		Drawing No: ELEV-01
Date:	03-21-2025		
Title: Elevations			

GENERAL NOTES:

1. TO THE BEST OF OUR KNOWLEDGE, STRUCTURAL PLANS AND SPECIFICATIONS COMPLY WITH ALL APPLICABLE REQUIREMENTS OF CODES AND STANDARDS.
2. THIS ADDITION IS DESIGNED TO WITHSTAND ULTIMATE AND NOMINAL WINDSPEEDS AS SPECIFIED FLORIDA BUILDING CODE 2023 (8TH EDITION), SECTION 1609, AND WIND FORCES BY ASCE 7-22.
3. THE STRUCTURAL DOCUMENTS ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS. CONTACT DEAN A. SPENCER ENGINEERING PRIOR TO CONSTRUCTION IF CONFLICTS EXIST.
4. REVISIONS ARE IDENTIFIED BY A REVISION NUMBER WITHIN A TRIANGLE. ALL REVISIONS ISSUED ON A SINGLE DATE WILL BE IDENTIFIED BY THE SAME REVISION NUMBER ISSUED CONSEQUENTLY.

ENGINEER OF RECORD: MAXWELL M. SPENCER, PE - FL #88877

DESIGN LOADS PER FBC 2023 AND ASCE 7-22:

- A) STRUCTURAL WOOD WALLS (SIDING): 15 PSF DEAD LOAD (DL).
 - B) STRUCTURAL WOOD WALLS (BRICK): 48 PSF DEAD LOAD (DL).
 - C) 2x WOOD FLOOR JOIST: 15 PSF DEAD LOAD (DL) - INCLUDING SELF WEIGHT.
 - D) PRE-ENGINEERED FLOOR TRUSSES: 25 PSF DEAD LOAD (DL) - INCLUDING SELF WEIGHT.
 - E) FLOOR LIVE LOAD: 40 PSF LIVE LOAD (LL).
 - F) DECK LIVE LOAD: 60 PSF LIVE LOAD (LL).
 - G) 2x RAFTERS: 13 PSF DEAD LOAD (DL) - INCLUDING SELF WEIGHT.
 - H) 2x CEILING JOISTS:
 - a) 9 PSF DEAD LOAD (DL) - NO STORAGE - INCLUDING SELF WEIGHT.
 - b) 10 PSF LIVE LOAD (LL) - NO STORAGE.
 - c) 12 PSF DEAD LOAD (DL) - LIGHT STORAGE - INCLUDING SELF WEIGHT.
 - d) 20 PSF LIVE LOAD (LL) - LIGHT STORAGE.
 - I) ENGINEERED ROOF TRUSSES: 20 PSF DEAD LOAD (DL) - INCLUDING SELF WEIGHT.
 - J) ROOF LIVE LOAD: 20 PSF LIVE LOAD (LL).
 - K) CONCRETE SELF WEIGHT: 150 PCF DEAD LOAD (DL).
- NOTE:** DEAD LOADS ASSUME STANDARD USE OF FINISH MATERIALS THROUGHOUT STRUCTURE. CONTACT E.O.R. IF HEAVY FINISH MATERIAL IS TO BE USED.

WIND CRITERIA:

- 1) ULTIMATE WINDSPEED: 160 MPH (3-SECOND GUST)
- 2) NOMINAL WINDSPEED: 124 MPH
- 3) RISK CATEGORY: II
- 4) EXPOSURE CATEGORY: B
- 5) MEAN ROOF HEIGHT: LESS THAN 30'
- 6) ROOF SLOPE: 5/12
- 7) STRUCTURE IS FULLY ENCLOSED.
- 8) INTERNAL PRESSURE COEFFICIENT: (+/-) 0.18.
- 9) 'A' ZONE: = 4.5' IN ALL DIRECTIONS (SEE DIAGRAM ON SHEET S1).

RAIN CRITERIA:

- 1) RAIN INTENSITY, I: 4.75 IN./HOUR.
- 2) RAIN LOAD: N/A

GENERAL REQUIREMENTS:

- 1) ALL COMPONENT AND CLADDING SHALL HAVE FLORIDA PRODUCT APPROVAL NUMBERS.
- 2) SEE DRAWINGS FOR ALL ANCHORAGE REQUIREMENTS.
- 3) NEW ROOF SHALL BE CONSTRUCTED AS FOLLOWS:
 - A) ENGINEERED ROOF TRUSSES, #2 SYP MINIMUM, SPACING 24" O.C. (BY TRUSS MANUFACTURER).
 - B) DECKING: SEE SHEATHING NOTES.
 - C) SEE PLANS FOR ALL CONNECTORS AND NAIL PATTERN REQUIREMENTS.

THIS STRUCTURE IS IN A WINDBORNE DEBRIS AREA. ALL EXTERIOR GLAZING SHALL BE PROTECTED AS STATED IN THE FBC 2023, SECTION 1609.1.2, PROTECTION OF OPENINGS.

SHALLOW FOUNDATIONS:

1. FOUNDATION DESIGN IS BASED ON AN ASSUMED ALLOWABLE SOIL BEARING CAPACITY OF 1500 PSF.
2. REPORT ANY UNUSUAL FIELD CONDITIONS TO ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
3. IT IS RECOMMENDED THAT A GEOTECHNICAL ENGINEERING REPORT BE FABRICATED PRIOR TO CONSTRUCTION BY A LICENSED GEOTECHNICAL ENGINEER IN THE STATE OF FLORIDA.
4. WITHOUT A GEOTECHNICAL REPORT, THE STRUCTURAL ENGINEER OF RECORD SHALL NOT BE HELD LIABLE FOR SOIL CONDITIONS THAT A GEOTECHNICAL REPORT WOULD HAVE PROVIDED.
5. WHERE FOUNDATION IS TO BEAR ABOVE GREATER THAN 12" OF COMPACTED FILL, A GEOTECHNICAL INVESTIGATION SHALL BE CONDUCTED PER FBC 2023 SECTION 1803.5.8.
6. ALL SOILS SHALL BE COMPACTED BENEATH FOOTINGS TO 95% MODIFIED PROCTOR MINIMUM.
7. ALL SOILS CONSTRUCTION SHALL BE FIELD CONTROLLED BY A LICENSED GEOTECHNICAL ENGINEER OR TESTING LABORATORY.

SLABS-ON-GRADE:

1. SLABS SHALL BE REINFORCED WITH ONE OF THE FOLLOWING:
 - A) FIBERMESH (0.75 - 3 LBS / CUBIC YARD OF CONCRETE).
 - B) W1.4xW1.4 / 6x6 WWF
 - C) RECOMMENDED #3 REBAR; SPACING 36" O.C. EACH DIRECTION.
2. REINFORCEMENT SHALL BE SUPPORTED ON APPROX. 1" PCF CHAIRS.
3. 6 MIL. POLYETHYLENE SHEETING SHALL BE INSTALLED BETWEEN SOIL AND CONCRETE, UNLESS NOTED OTHERWISE.
4. MINIMUM SLAB COMPRESSIVE STRENGTH: 3000 PSI.
5. GRADE BEAM FOOTINGS AND MONOLITHIC STEP-DOWN FOOTINGS SHALL BE FORMED AND POURED WITH THE SLAB. THESE MAY BE USED REGARDLESS OF THE EXTERIOR FOUNDATION CONSTRUCTION TYPE.
6. IF GIVEN, MONOLITHIC FOOTING OPTION MAY BE USED IF F.T.E. DOES NOT EXCEED 12" ABOVE GRADE.
7. ALL POST-INSTALLED ANCHORS SHALL BE ONE OF THE FOLLOWING:
 - a) 5/8" ALL-THREAD DRILLED 7" INTO FOUNDATION USING SIMPSON "ET-3G" EPOXY OR EQUIVALENT
 - b) 5/8" x 8" SIMPSON TITEN HD ANCHOR (UNLESS ALL-THREAD ROD IS REQUIRED TO BE COUPLED ABOVE).
 - c) 1/2" x 9-3/4" SIMPSON TITEN HD ROD COUPLER (WHERE RODS REQUIRED); INCREASE SPACING TO 32". AT CORNERS, (2) RODS SHALL BE INSTALLED IF NOT COUPLED TO 5/8" ANCHOR.

REINFORCED CONCRETE NOTES:

1. ALL CONCRETE WORK HAS BEEN DESIGNED TO CONFORM TO ACI 318-19.
2. ALL CONCRETE SHALL MEET THE FOLLOWING ULTIMATE COMPRESSIVE STRENGTHS IN 28 DAYS:
 - A) FOOTINGS AND SLABS-ON-GRADE: $f_c = 3000$ PSI
 - B) ICF WALLS, CAST-IN-PLACE COLUMNS, AND MASONRY WALLS: $f_c = 3000$ PSI
 - C) ELEVATED CONCRETE BEAMS AND SLABS: $f_c = 4000$ PSI
3. THE FOLLOWING REBAR CLEARANCES SHALL BE MET:
 - A) CAST PERMANENTLY AGAINST THE GROUND: 3"
 - B) #3-#5 REBAR EXPOSED TO WEATHER, OR IN CONTACT WITH THE GROUND: 1.5"
 - C) #6-#18 REBAR EXPOSED TO WEATHER, OR IN CONTACT WITH THE GROUND: 2"
 - D) #3-#11 REBAR WITHIN SLABS AND WALLS, NOT EXPOSED TO WEATHER, AND NOT IN CONTACT WITH GROUND: 3/4"
 - E) BEAMS AND COLUMNS NOT EXPOSED TO WEATHER, AND NOT IN CONTACT WITH GROUND: 1.5"
4. CEMENT SHALL CONFORM TO "SPECIFICATIONS OF PORTLAND CEMENT", ASTM C 150.
5. CONCRETE AGGREGATES SHALL CONFORM TO "SPECIFICATION FOR CONCRETE AGGREGATES", ASTM C 33.
6. MAXIMUM NOMINAL AGGREGATE SIZE OF SLABS SHALL NOT EXCEED 1/3 OF SLAB DEPTH.
7. WATER USED IN MIXING CONCRETE SHALL BE CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALTS, ORGANIC MATERIALS, OR OTHER SUBSTANCES DELETERIOUS TO CONCRETE OR REINFORCEMENT.
8. REINFORCEMENT SHALL BE DEFORMED REINFORCEMENT AND SHALL CONFORM TO "SPECIFICATION OF DEFORMED AN PLAIN BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT", ASTM A 615.
9. AIR-ENTRAINING ADMIXTURES SHALL CONFORM TO "SPECIFICATION FOR AIR-ENTRAINING ADMIXTURES FOR CONCRETE", ASTM A 615.
10. WATER-REDUCING AND RETARDING ADMIXTURES SHALL CONFORM TO "SPECIFICATION FOR CHEMICAL ADMIXTURES FOR CONCRETE", ASTM A 615.
11. FLY ASH OR OTHER POZZOLANS USED AS ADMIXTURES SHALL CONFORM TO "SPECIFICATION FOR CHEMICAL ADMIXTURES FOR CONCRETE", ASTM C 494.
12. ALL HOOKS ARE STANDARD PER ACI 318-19, UNLESS NOTED OTHERWISE.
13. ALL LAP SPLICES SHALL BE 48 BAR DIAMETERS UNLESS NOTED OTHERWISE.
14. ALL REINFORCING STEEL SHALL BE GRADE 40.

HARDWARE REQUIREMENTS:

1. ALL NAILS SHALL BE COMMON.
2. ALL HARDWARE SHALL BE INSTALLED PER ALL MANUFACTURERS SPECIFICATIONS.
3. ALL HARDWARE AND NAILS SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL WHEN EXPOSED TO WEATHER AND WATER.
4. STAINLESS STEEL HARDWARE SHALL MEET TYPE 316 SPECIFICATION REQUIREMENTS.
 - a) STAINLESS STEEL SHALL NOT BE IN DIRECT CONTACT WITH DISSIMILAR STEEL MATERIALS.
 - b) TYPE 316 STAINLESS STEEL SHALL BE USED FOR ALL HARDWARE SET BELOW DESIGN FLOOD ELEVATION.
5. BOLTS SHALL MEET ASTM A307 SPECIFICATION REQUIREMENTS (UNLESS NOTED OTHERWISE).
6. THREADED RODS SHALL MEET ASTM A307 GRADE A SPECIFICATION REQUIREMENTS OR BETTER.
7. ALL WASHERS WITHIN WALL SYSTEMS SHALL BE 3"x3"x1/4" PER SDPWS 2021, SECTION 4.3.6.4.3.
 - a) NUT AND WASHERS SHALL BE REPLACED WITH SIMPSON TAKE-UP DEVICES WHERE SPECIFIED.
 - b) 2"x2"x1/4" WASHERS MAY REPLACE 3"x3"x1/4" WASHERS WHERE 3" DO NOT FIT WITHIN 2x4 WALL SYSTEM.
8. ALL WASHERS WITHIN HORIZONTAL CONNECTIONS SHALL BE 2"x2"x1/4" OR 2" DIA. x 1/4".
9. ALL COUPLING NUTS SHALL MEET ASTM A563 GRADE A SPECIFICATION REQUIREMENTS OR BETTER.

WALL AND ROOF SHEATHING:

- WALL SHEATHING:** 7/16" OSB (SPAN RATING 24/16) OR 15/32" (SPAN RATING 32/16) 4-PLY APA RATED PLYWOOD.
- A) SHEATHING SHALL BE NAILED TO WALL STUDS WITH 8d COMMON NAILS (0.131" x 2-1/2") OR 8d BOX NAILS (0.113" x 2-1/2"); SPACING 4" EDGE AND 8" FIELD, UNLESS NOTED OTHERWISE ON THE DESIGN DRAWINGS.
 - B) 2x BLOCKING SHALL BE ADDED AT ALL PANEL JOINTS. ADDITIONAL BLOCKING SHALL BE ADDED PER NOTE (C).
 - C) WHERE FULL HEIGHT SHEATHING IS USED, BLOCKING SHALL BE INSTALLED WHEN "PANEL-WIDTH IS LESS THAN THE SPECIFIED WIDTH BELOW.
 - 1) 8'-11" WALLS: PANEL-WIDTH 4'-0" AND LESS SHALL BE BLOCKED AT MIDSPAN.
 - 2) 9'-1" WALLS: PANEL-WIDTH 4'-6" AND LESS SHALL BE BLOCKED AT MIDSPAN.
 - 3) 10'-1" WALLS: PANEL-WIDTH 5'-0" AND LESS SHALL BE BLOCKED AT MIDSPAN.
 - 4) "PANEL-WIDTH - WALL WIDTH BETWEEN OPENING AND CORNER AND WALL WIDTH BETWEEN OPENINGS.
 - D) WALLS EXCEEDING 10'-1" IN HEIGHT SHALL BE BLOCKED AT MIDSPAN MINIMUM.
 - D) WHERE SPECIFIED, JOISTS SHALL BE INSTALLED ON BOTH SIDES OF WALL PANELS. SHEATHING PANEL JOINTS SHALL BE OFFSET EACH SIDE OF WALL TO FALL ON DIFFERENT FRAMING MEMBERS. ALTERNATIVELY, THE WIDTH OF THE NAILED FACE OF FRAMING MEMBERS SHALL BE 3" NOMINAL OR GREATER AT ADJOINING PANEL EDGES AND NAILS AT ALL PANEL EDGES SHALL BE STAGGERED.
- ROOF SHEATHING:** 5/8" OSB (SPAN RATING 40/20) OR 19/32" (SPAN RATING 40/20) 4-PLY APA RATED PLYWOOD.
- A) SHEATHING SHALL BE NAILED TO ROOF MEMBERS WITH 8d COMMON RINGSHANK NAILS (0.131" x 2-1/2"); SPACING 3" EDGE AND 6" FIELD.

WOOD FRAMING:

1. ALL SAWN LUMBER HAS BEEN DESIGNED USING THE SPECIFIED MATERIAL STRESSES AND PROPERTIES AS SHOWN IN THE NDS 2018 DESIGN MANUALS.
2. ALL WOOD DIAPHRAGMS AND WOOD SHEAR WALLS ARE DESIGNED PER THE SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC (SDPWS 2021).
3. ALL WOOD MATERIALS IN CONTACT WITH CONCRETE, CMU BLOCK, OR IS EXPOSED TO ELEMENTS (WATER, SUNLIGHT, ETC.) SHALL BE PRESSURE TREATED WOOD MATERIALS WHEN MOISTURE CONTENT IS ABOVE 19%.
4. DO NOT PAINT PRESSURE TREATED WOOD MATERIALS.
5. ALL HORIZONTAL WOOD FRAMING MEMBERS SHALL BE #2 SOUTHERN YELLOW PINE (SYP), OR BETTER.
 - **NOTE: WALL PLATES MAY BE THE SAME MATERIAL OF THE WALL FRAMING SPECIFICATIONS.
6. ALL EXTERIOR POSTS SHALL BE #2 SOUTHERN YELLOW PINE (SYP) OR BETTER, PRESSURE TREATED, UNLESS NOTED OTHERWISE.
7. STUDS SHALL BE FRAMED WITH #2 SPRUCE PINE-FIR (SPF), UNLESS SPECIFIED AS SOUTHERN YELLOW PINE MATERIAL. #2 SOUTHERN YELLOW PINE (SYP) MAY REPLACE #2 SPRUCE PINE-FIR (SPF) WITHIN THE WALL SYSTEMS.
8. NOTCHES ON THE END OF JOISTS SHALL NOT EXCEED ONE FOURTH THE JOIST DEPTH. NOTCHING MAY NOT OCCUR WITHIN THE MIDDLE THIRD OF THE JOIST SPAN.
9. HOLES BORED THROUGH JOISTS SHALL NOT BE WITHIN 2" OF THE BOTTOM AND TOP OF THE JOIST. HOLES SHALL NOT EXCEED ONE THIRD OF THE JOIST DEPTH.
10. JOISTS SHALL BE SUPPORTED Laterally AT THE ENDS AND AT EACH SUPPORT BY SOLID BLOCKING EXCEPT WHERE THE ENDS OF A JOIST ARE NAILED TO A HEADER, BAND, OR RIM JOIST OR TO AN ADJOINING STUD OR BY OTHER MEANS. BLOCKING SHALL NOT BE LESS THAN 2" IN THICKNESS AND THE FULL DEPTH OF THE JOIST.
11. ALL PLY-BUILT BEAMS SHALL BE JOINED PER MANUFACTURER'S SPECIFICATIONS, OR AS FOLLOWS:
 - a. PROVIDE 2" CLEAR TOP AND BOTTOM AND STAGGER 1/2" BETWEEN HEIGHT AND SIDES.
 - b. PROVIDE MINIMUM 3" CLEAR BETWEEN CONNECTORS.
 - c. (2) 2x: 10d COMMON NAILS (0.148" x 3") EACH SIDE TOP AND BOTTOM; SPACING 6" O.C.
 - d. (3) 2x: 12d COMMON NAILS (0.148" x 3-1/4") EACH SIDE TOP AND BOTTOM; SPACING 5" O.C.
 - e. 2-PLY LVL (UP TO 12" DEPTH); (2) 1/4" x 3-1/2" SIMPSON SDS SCREWS LOADED SIDE; SPACING 16" O.C.
 - f. 2-PLY LVL (UP TO 24" DEPTH); (3) 1/4" x 3-1/2" SIMPSON SDS SCREWS LOADED SIDE; SPACING 12" O.C.
 - g. 3-PLY LVL (UP TO 12" DEPTH); (2) 1/4" x 4-1/2" SIMPSON SDS SCREWS BOTH SIDES; SPACING 16" O.C.
 - h. 3-PLY LVL (UP TO 16" DEPTH); (3) 1/4" x 4-1/2" SIMPSON SDS SCREWS BOTH SIDES; SPACING 12" O.C.
 - i. 3-PLY LVL (UP TO 24" DEPTH); (3) 1/4" x 4-1/2" SIMPSON SDS SCREWS BOTH SIDES; SPACING 6" O.C.
 - j. 4-PLY LVL (UP TO 14" DEPTH); (3) 1/4" x 6" SIMPSON SDS SCREWS BOTH SIDES; SPACING 12" O.C.
 - k. 4-PLY LVL (UP TO 24" DEPTH); (3) 1/4" x 6" SIMPSON SDS SCREWS BOTH SIDES; SPACING 6" O.C.

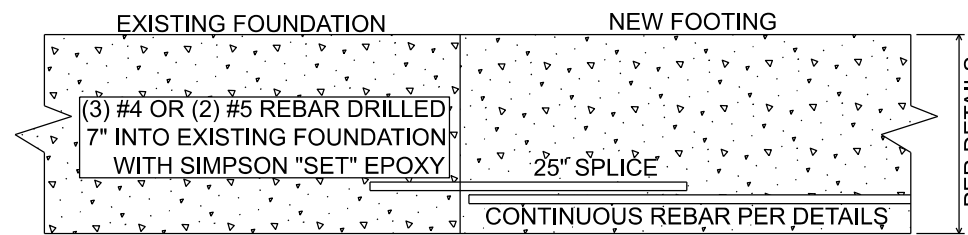
NOTE: VARIOUS CONNECTORS MAY BE USED AT CONTRACTORS DISCRETION.
12. ONLY ONE MEMBER OF PLY-BUILT BEAMS MAY BE SPLICED PER SPAN. SPLICES SHALL OCCUR AT 1/4 SPANS.
13. VERTICAL HOLES SHALL BE INSTALLED PER THE DESIGN DRAWINGS. DRILL GUIDES SHALL BE USED TO MINIMIZE "WANDERING" AS IT PASSES THROUGH KNOTS. HOLE SHALL BE CENTERED WITHIN THE BEAM WIDTH. ALLOWABLE CAPACITIES ARE REDUCED BY APPROXIMATELY 17% WHERE VERTICAL HOLES ARE INSTALLED.
14. ALL INTERIOR BEARING WALLS SUPPORTING FLOOR LOADING SHALL BE BLOCKED AT MIDSPAN MINIMUM.

PRE-ENGINEERED WOOD TRUSSES:

1. WOOD TRUSSES, CONNECTIONS, AND BRACING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED. TRUSS ENGINEER SHALL PROVIDE SEALED SHOP DRAWINGS OF ALL NECESSARY COMPONENTS OF THE TRUSS SYSTEM.
2. DESIGN OF TRUSS SYSTEM SHALL BE IN ACCORDANCE WITH TPI-1-2014 - NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION.
3. TOP AND BOTTOM CHORDS SHALL BE PROVIDED WITH THE SHAPES AND CONFIGURATIONS INDICATED ON THE DESIGN DRAWINGS. ARRANGEMENT OF WEB MEMBERS SHALL BE AT THE DISCRETION OF THE TRUSS ENGINEER.
4. TRUSSES SHALL BE DESIGNED FOR THE DEAD LOAD OF THE TRUSSES AND BRACING, AS WELL AS THE LOADS SPECIFIED IN GENERAL NOTES.
5. ALL FLOOR SYSTEMS SHALL BE DESIGNED TO MEET AN ALLOWABLE DEFLECTION CRITERIA OF L/480 AND (D+L)/360, UNLESS SPECIFIED OTHERWISE.
6. HOLES AND NOTCHES MAY NOT BE INSTALLED INTO ENGINEERED TRUSSES UNLESS SPECIFIED BY DESIGN ENGINEER.
7. ALL BRACING OF THE TRUSSES SHALL BE #2 SOUTHERN YELLOW PINE (SYP).
8. ALL COVERED PORCHES SHALL BE DECKED UNDERNEATH WITH 15/32" OSB OR 15/32" 4-PLY APA RATED PLYWOOD AND NAILED WITH 8d COMMON RINGSHANK NAILS; SPACING 4" EDGE AND 8" FIELD.
9. SOFFITS SHALL BE CONSTRUCTED PER FBC 2023, SECTION 1410.

CONTRACTORS RESPONSIBILITIES:

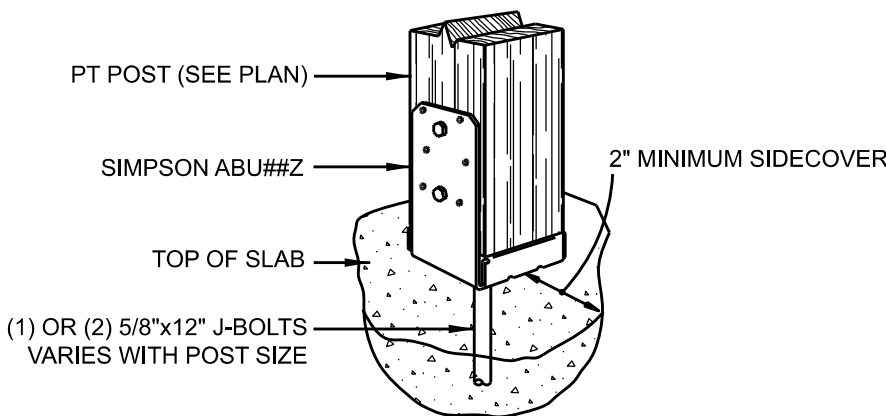
1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS ON SITE AND DESIGN DRAWINGS.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING FLOOD ZONE AND BASE FLOOD ELEVATION REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL WATER-PROOFING, WEATHER-PROOFING AND FLASHING OF STRUCTURE.
4. CONTRACTOR SHALL CONTACT ENGINEER OF RECORD FOR ANY DISCREPANCIES.
5. CONTRACTOR SHALL VERIFY ALL ASSUMPTIONS AS SPECIFIED ON THESE DESIGN DRAWINGS.
6. CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL HARDWARE IS INSTALLED PER INDUSTRY STANDARDS.
7. CONTRACTOR IS RESPONSIBLE FOR PROPER TREATMENT OF SITE AND STRUCTURE.
8. CONTRACTOR HAS SOLE RESPONSIBILITY FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE WITH COMPLYING WITH ALL OSHA REGULATIONS.
10. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND PERFORMANCE OF ALL SHORING AND BRACING OF STRUCTURE.



NEW/EXISTING FOOTING DETAIL

NOT TO SCALE

APPLICABLE FOR TIE-IN AT EXISTING REAR WALL IF OPTIONS 1 OR 2 ARE USED



SIMPSON ABU##Z POST BASE DETAIL

NOT TO SCALE

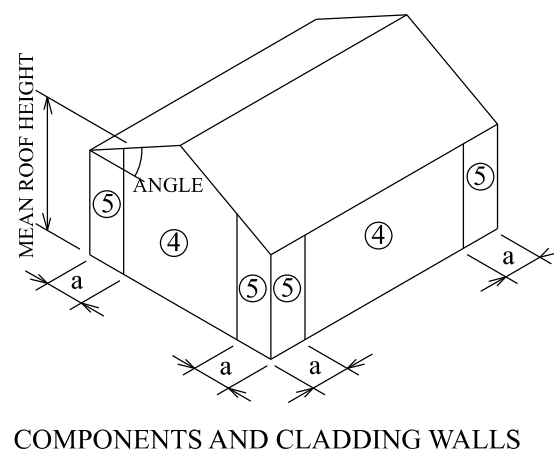
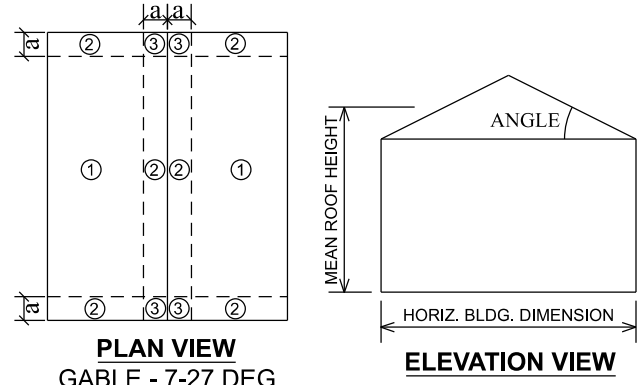
COMPONENTS & CLADDING - ASCE 7-22

WIND SPEED: 160 MPH (3-SEC GUST)
MEAN ROOF HEIGHT: LESS THAN 30 FT
ROOF SLOPE: 5 / 12
EXPOSURE CATEGORY: B
 $k_d = 0.85$; Internal Pressure Coefficient = +/- 0.18.

COMPONENTS & CLADDING WIND LOADS: PSF

ZONE	EFFECTIVE WIND AREA (SQ. FT.)	BASIC WIND SPEED 160 MPH	OVERHANG
1	10	31.9	47.2
2	10	31.9	106.5
3	10	31.9	126.1
4	10	45.3	49.1
5	10	45.3	49.1

MULTIPLY TABLES BY 0.8 TO ACHIEVE ASD PRESSURES.

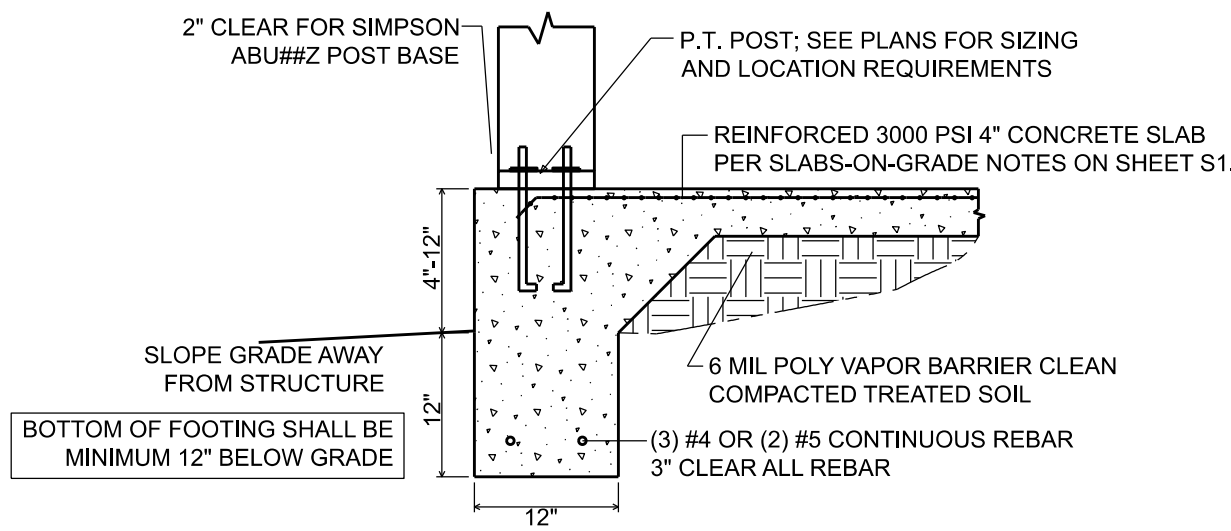


a = 4.5' IN ALL INSTANCES

WHERE OFFSET WALL 'X' > 'a', ZONE 5 SHALL BE APPLIED TO CORNER

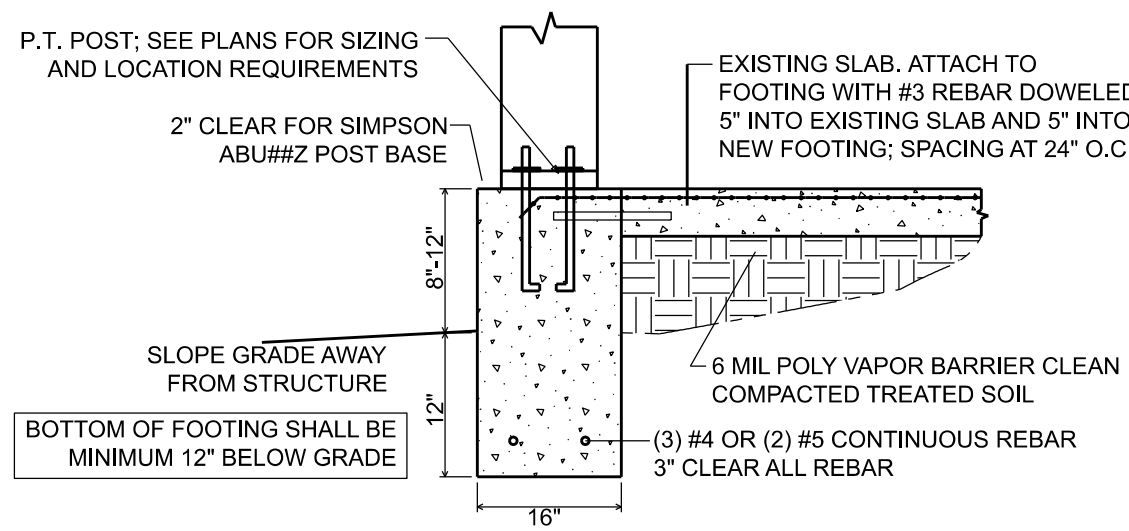
IT SHALL BE THE RESPONSIBILITY OF THE PROJECT DESIGNER, ARCHITECT, OWNER, OR CONTRACTOR TO PROVIDE DETAILS OF THE EXTERIOR WALL ENVELOPE AS REQUIRED, INCLUDING FLASHING, INTERSECTIONS WITH DISSIMILAR MATERIALS, CORNERS, END DETAILS, CONTROL JOINTS, INTERSECTIONS AT ROOF, EAVES, OR PARAPETS, MEANS OF DRAINAGE, WATER-RESISTIVE BARRIER, AND DETAILS AROUND OPENINGS, IN ACCORDANCE WITH 2023 FBC SECTION 107.2.4. THE ENGINEER IS ONLY RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THIS PROJECT.

AS REQUIRED BY FLORIDA STATUTE 553.842 AND THE FLORIDA ADMINISTRATIVE CODE, THE CONTRACTOR SHALL PROVIDE THE INFORMATION AND APPROVAL NUMBERS OF THE BUILDING COMPONENTS WITH A PRODUCT APPROVAL SPECIFICATION SHEET PRIOR TO CONSTRUCTION.



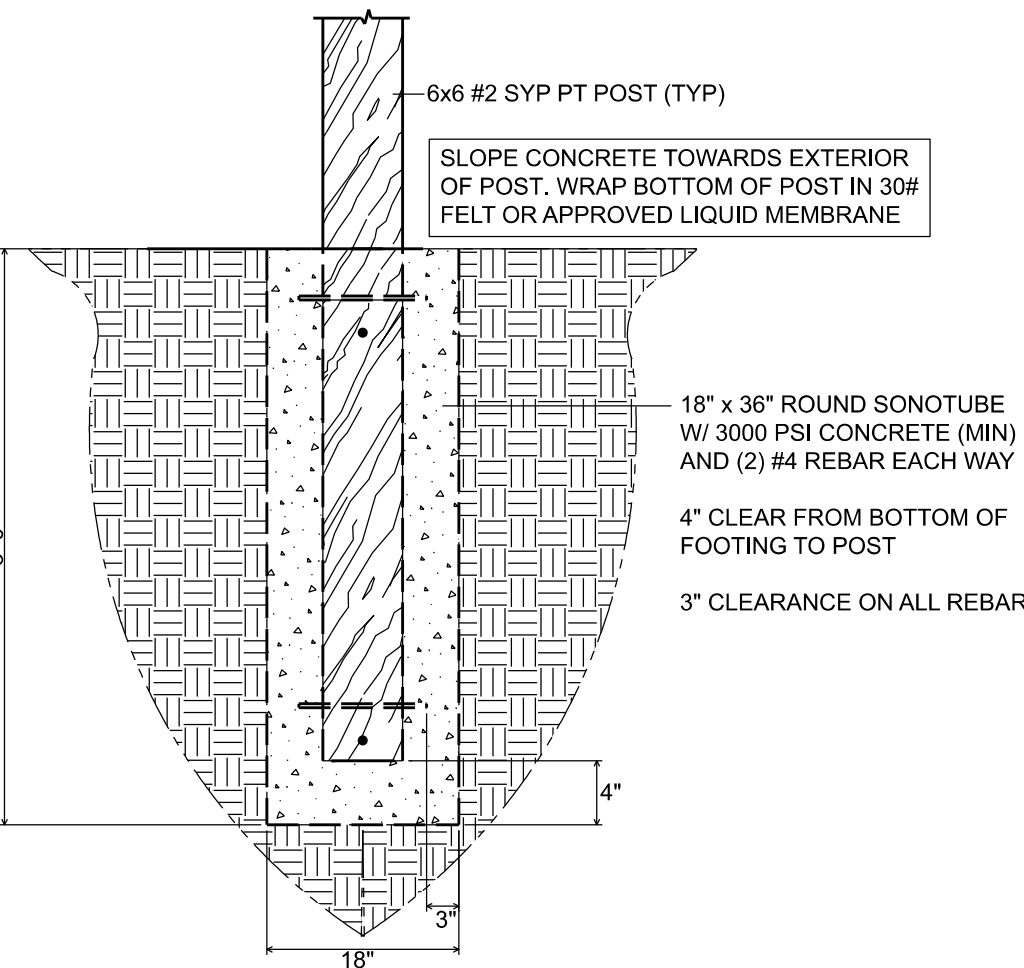
OPTION 1 - MONOLITHIC FOOTING DETAIL

NOT TO SCALE



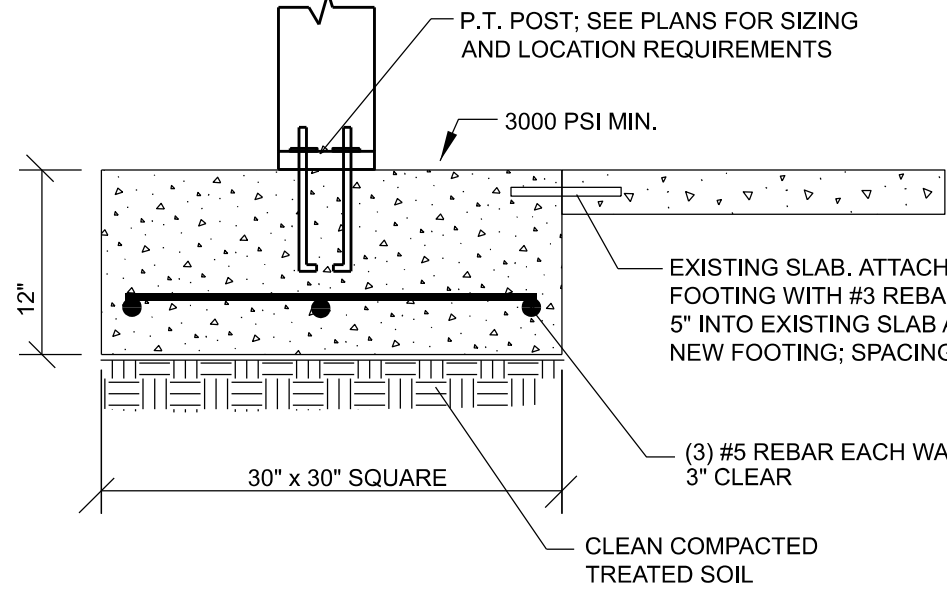
OPTION 2 - STRIP FOOTING WITH EXISTING SLAB DETAIL

NOT TO SCALE



OPTION 3 - ROUND POST DETAIL (OPTIONAL SONOTUBE FORM)

NOT TO SCALE

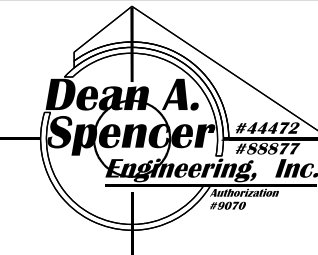


OPTION 4 - PAD FOOTING WITH EXISTING SLAB DETAIL

NOT TO SCALE

FLORIDA PRODUCT APPROVAL
SIMPSON WOOD CONNECTORS

SIMPSON ABU66 (FL10860.4)
SIMPSON ABU88 (FL10860.4)
SIMPSON CBU66 (FL10860.9)
SIMPSON CBU88 (FL10860.9)
SIMPSON H2.5A (FL10456.3)
SIMPSON HGT-2 (FL10456.4)
SIMPSON HHUS5.5/10 (FL10531.8)
SIMPSON HUC212-3 (FL10655.18)
SIMPSON HUS412 (FL10655.26)
SIMPSON HUC612 (FL10655.22)
SIMPSON LSTA18 (FL10852.6)
SIMPSON LSTHD8 (FL13326.2)
SIMPSON LUS210 (FL10655.31)
SIMPSON MGT (FL11470.7)
SIMPSON MSTA24 (FL10852.9)
SIMPSON MSTA36 (FL10852.9)
SIMPSON SP4 (FL10456.11)
SIMPSON SP6 (FL10456.11)
SIMPSON SPH4 (FL10456.12)
SIMPSON SPH6 (FL10456.12)



DEAN A. SPENCER ENGINEERING, INC.
1197 TIGER TRACE BLVD
GULF BREEZE, FL 32563
850.932.8730 (voice)

DEAN A. SPENCER, PE
SECB (2006 TO MAR 2022)
FL #44472, CA #9070
IL #29262, CA #3467

MAXWELL M. SPENCER, PE
FL #88877
IL #40501
dean.spencer.pe@gmail.com

DRAWN BY: MMS
CHECKED BY: MMS

REVISIONS

DATE

PROJECT TITLE:

Addition
1960 Foulis Drive
Pensacola, Florida
Escambia County

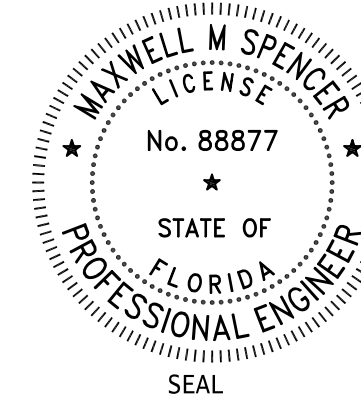
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DATE:

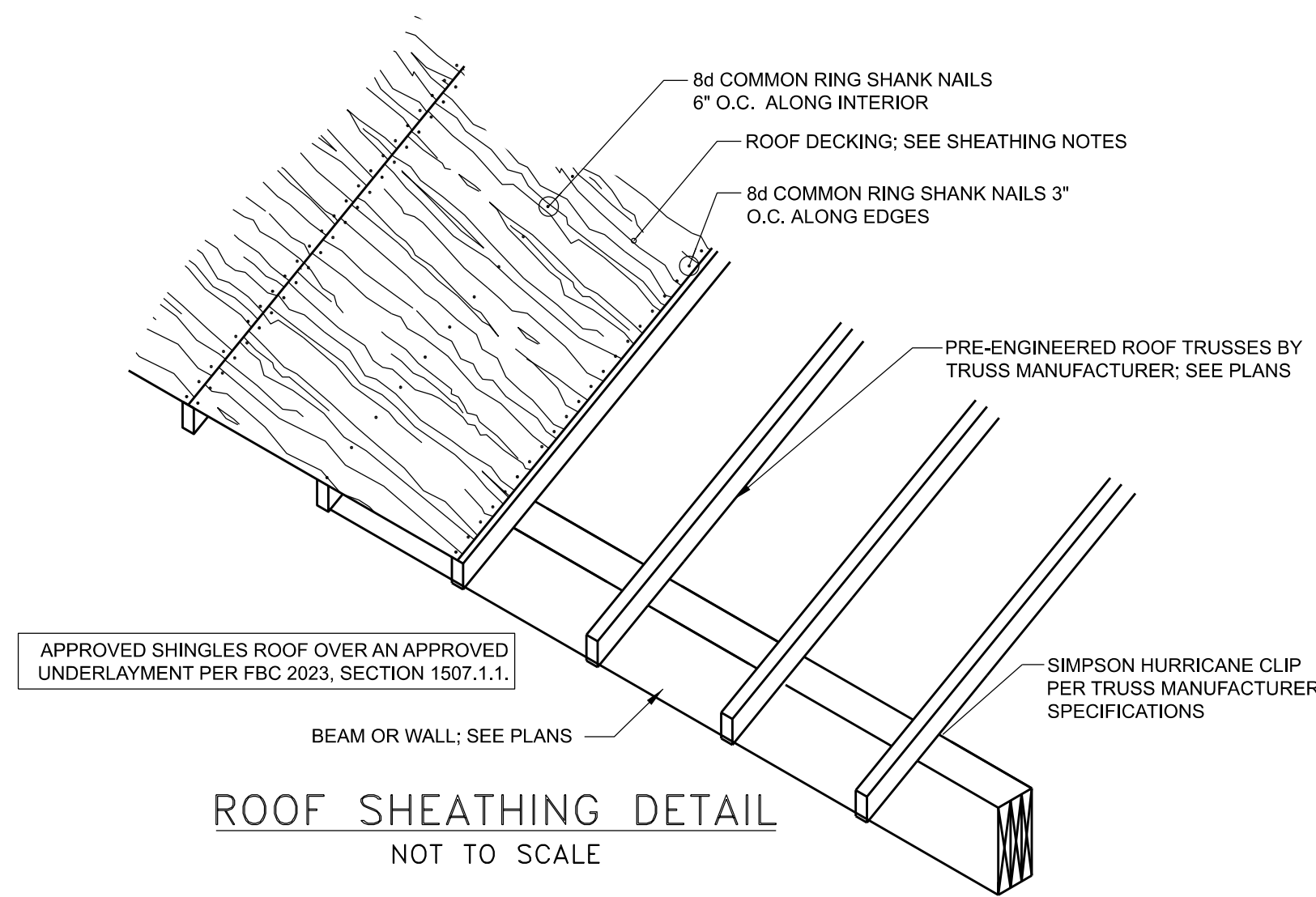
3/21/2025

SHEET NUMBER:

S1

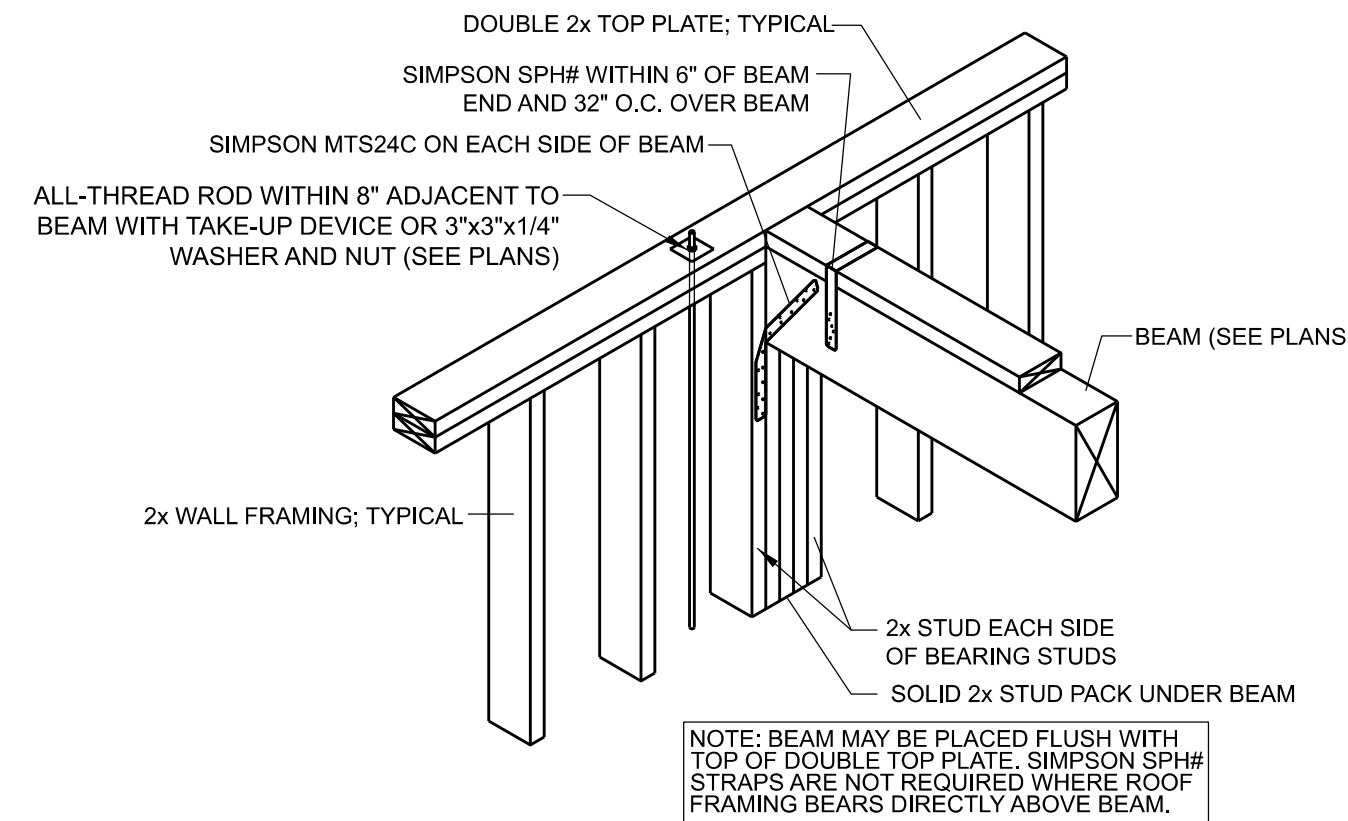


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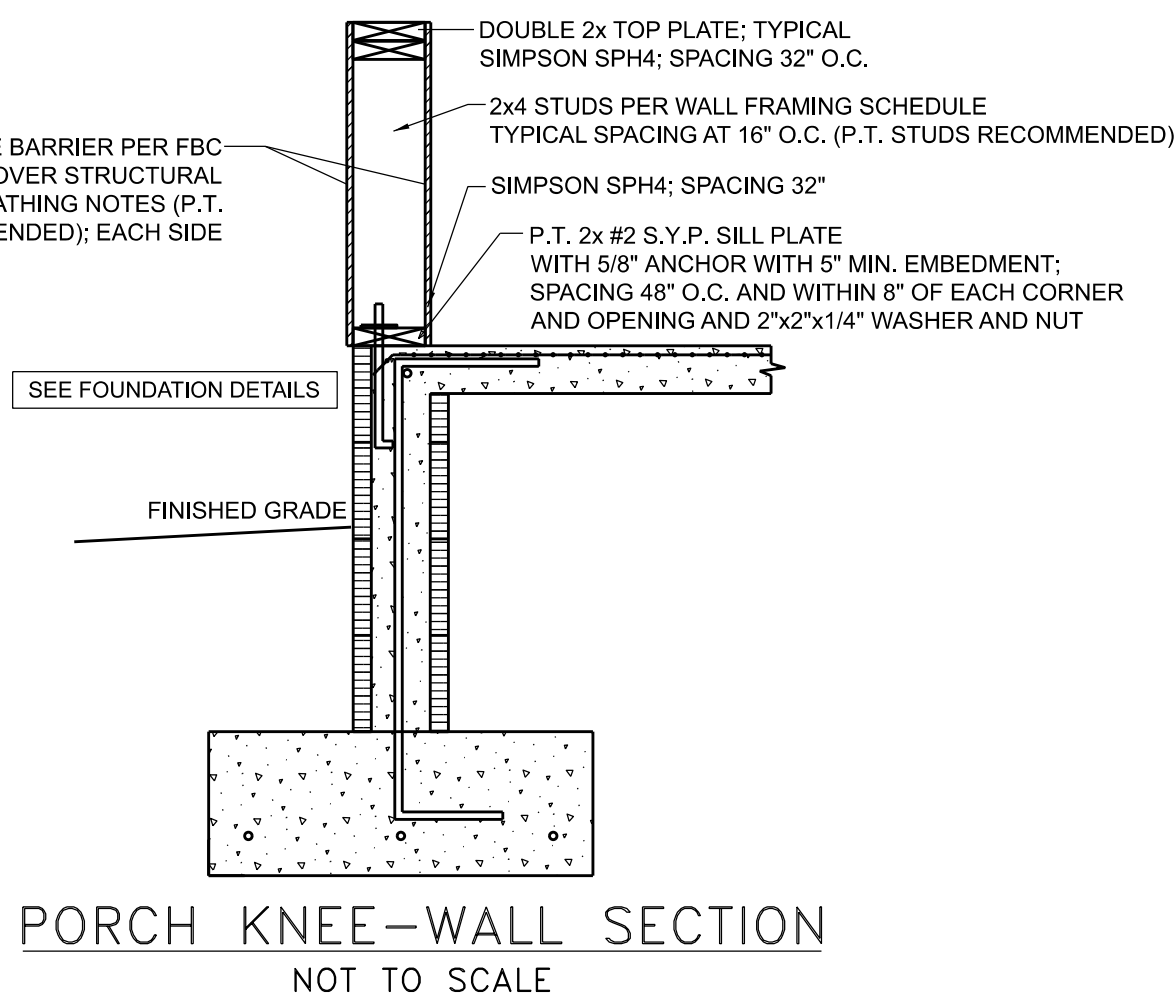
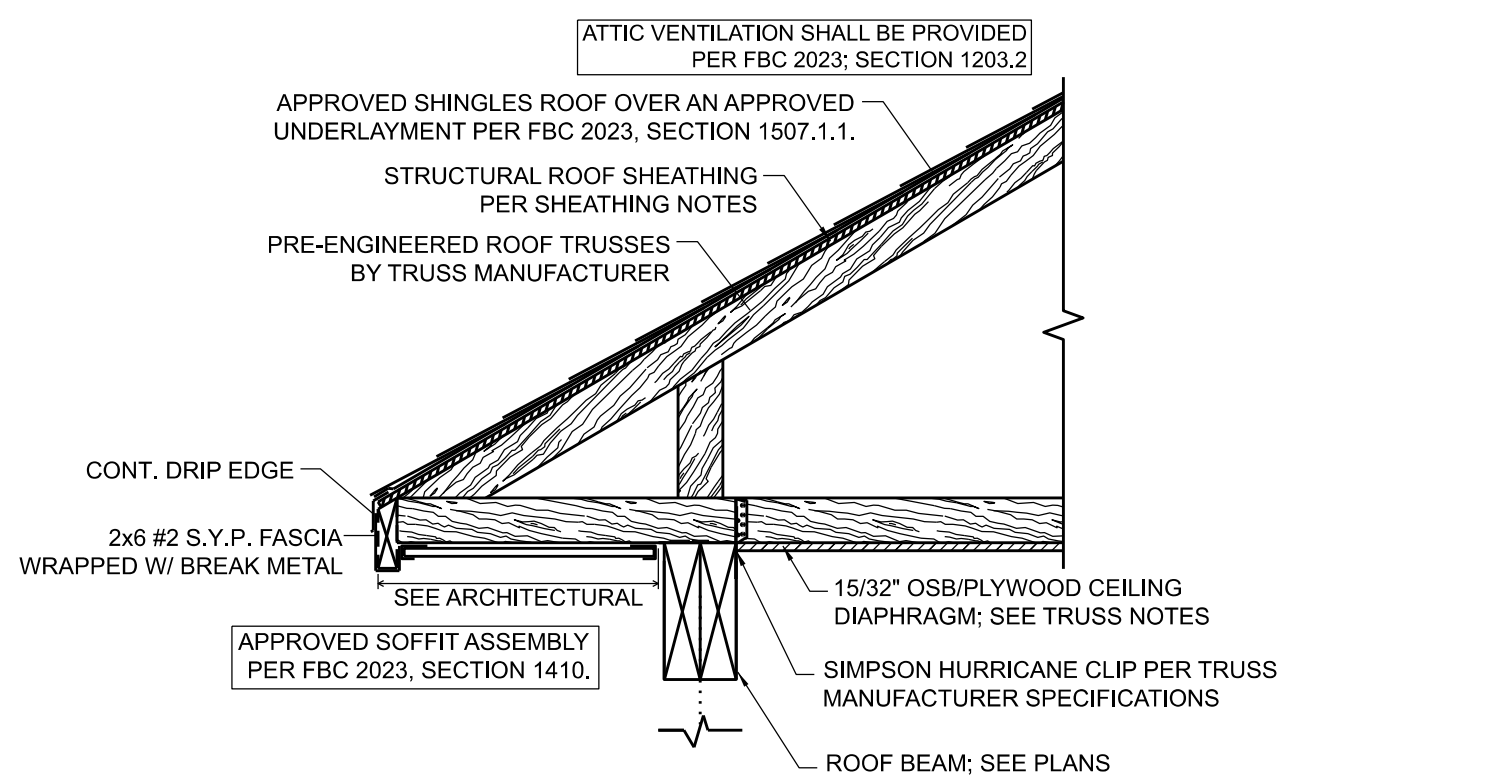


TRUSS MANUFACTURER MAY SUBSTITUTE EQUIVALENT UPLIFT CONNECTORS	
UP TO UPLIFT LOAD OF 615 LBS	SIMPSON H2.5A
BETWEEN 615 LBS AND 1015 LBS	SIMPSON H10A
BETWEEN 1015 LBS AND 2720 LBS	SIMPSON MGT/HDU4
BETWEEN 2720 LBS AND 6485 LBS	SIMPSON HGT-2

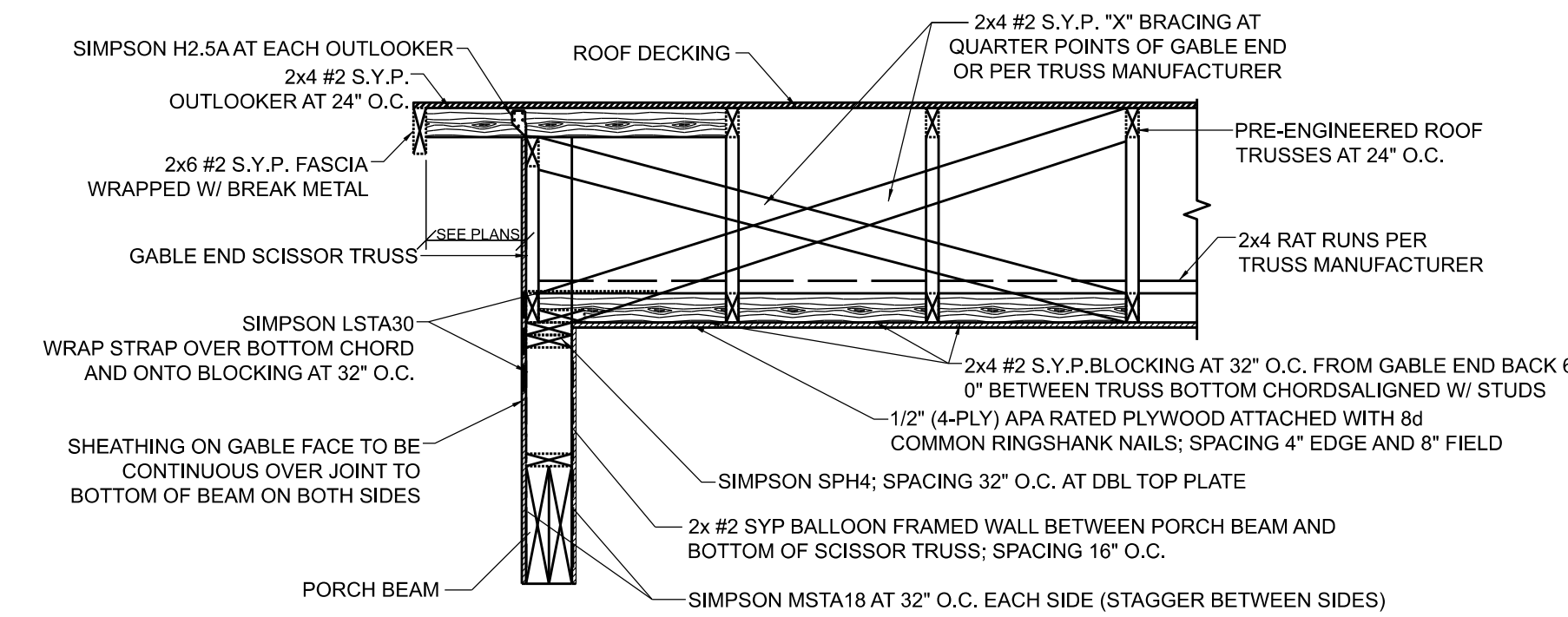
SIMPSON CONNECTION FOR TRUSSES UPLIFT LOADS



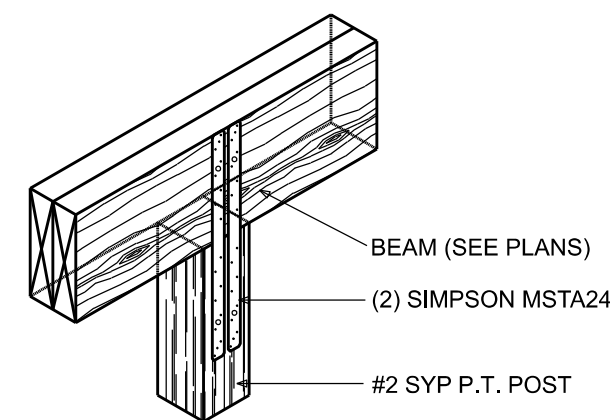
MID-WALL BEAM POCKET DETAIL



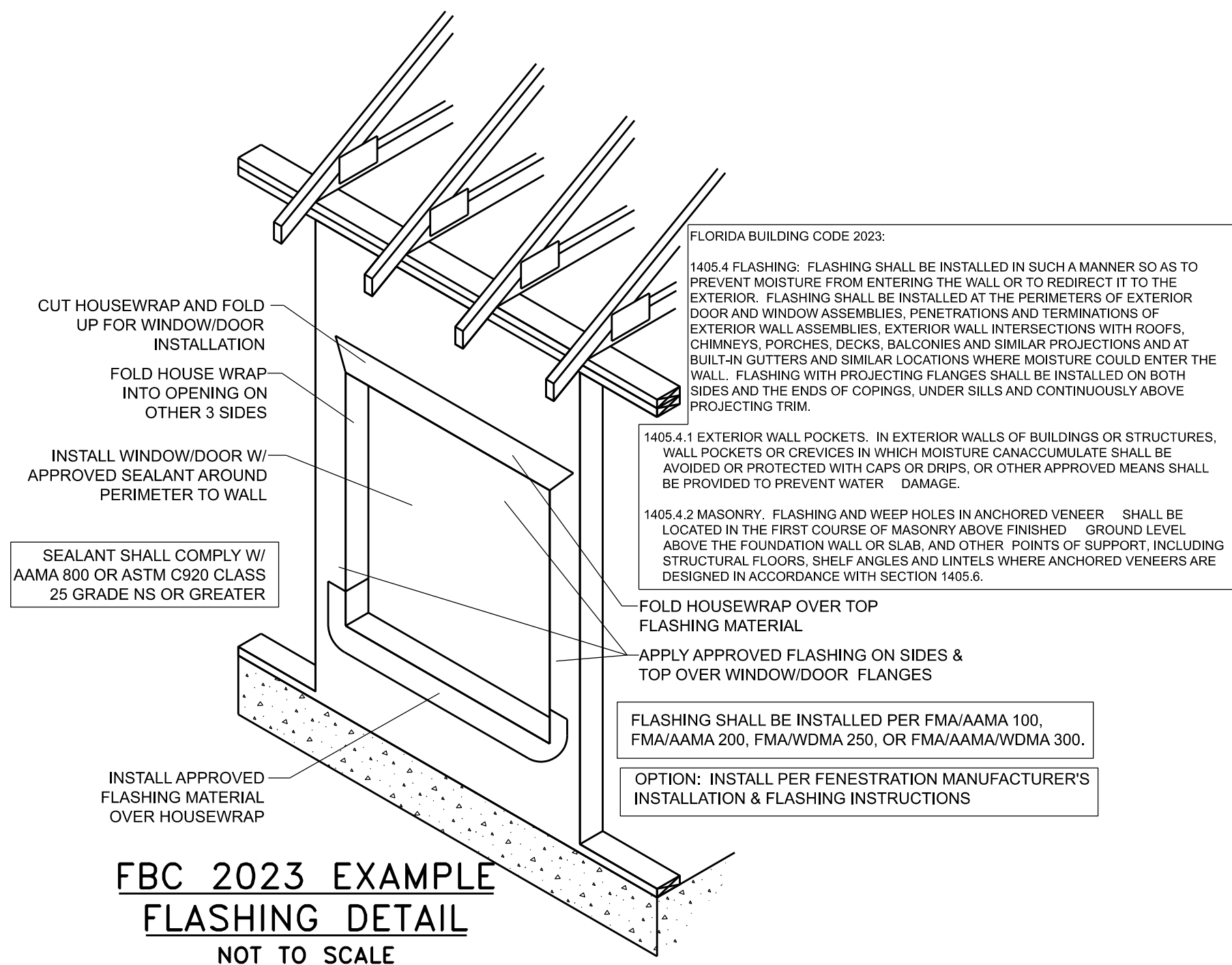
PORCH KNEE-WALL SECTION



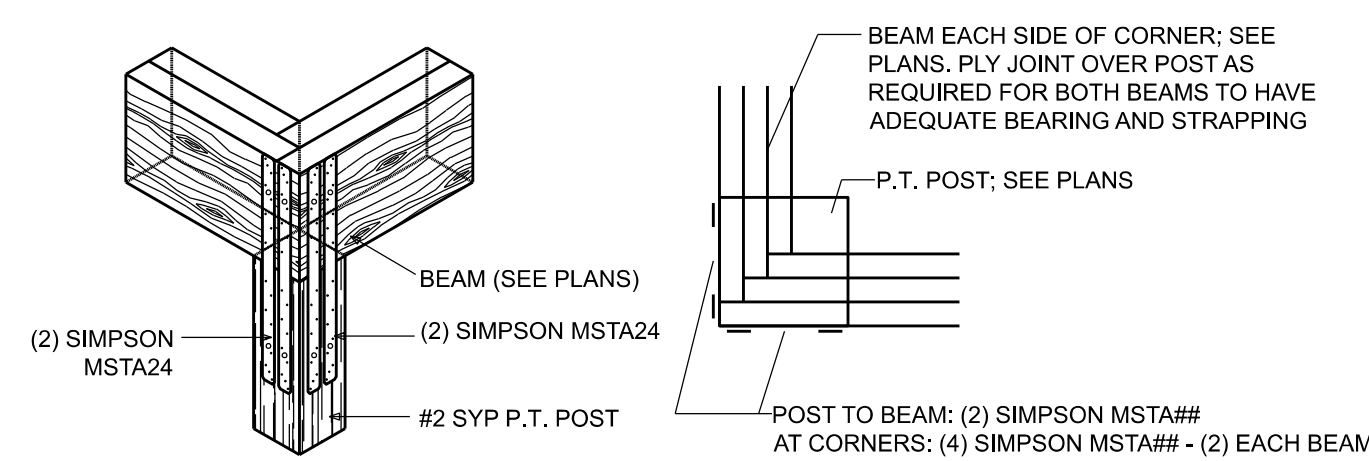
GABLE END CEILING DIAPHRAGM OVER PORCH BEAM WITH SCISSOR TRUSSES



INTERMEDIATE POST TO BEAM DETAIL



FBC 2023 EXAMPLE FLASHING DETAIL



CORNER POST TO BEAM DETAIL

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DESCRIPTION

DATE

PROJECT TITLE:

Addition
1960 Foulis Drive
Pensacola, Florida
Escambia County

SHEET TITLE:

STRUCTURAL NOTES/DETAILS

DATE:

3/21/2025

SHEET NUMBER:

S2