

**THE HOGAN LAW FIRM®**

*We mean business<sup>SM</sup>*

August 31, 2023

**SENT VIA EMAIL: [mlmiller@co.hernando.fl.us](mailto:mlmiller@co.hernando.fl.us)**

Ms. Michelle Miller  
Planning Administrator  
Planning Department  
Hernando County Board of County Commissioners  
1653 Blaise Drive  
Brooksville, Florida 34601

RE: Request for Relief is a Special Exception Use Permit for a Reasonable Accommodation for a Service-Related Disability to have a pigeon aviary in an R1C Zoning District – Supplement to Prior Application

Dear Ms. Miller:

On August 3, 2023, we submitted an application for a Special Exception Use Permit (the “Application”) along with required ancillary documentation as required by the Hernando County Board of County Commissioners (the “County”) on behalf of Alejandro Crespo (the “Applicant”) for property located at 12483 Convent Garden Road, Brooksville, FL 34613(the “Property”).

The Application was submitted in reference to Code Enforcement Case SMS Case No.: 4148727, Hernando County, Florida vs. Alejandro Crespo (the “Code Enforcement Case”). The Applicant through the Application has requested a special exception use permit to maintain a pigeon aviary within an R-1C Residential District. This letter serves as a supplemental to the Application regarding the lighting of the pigeon aviary and providing the Adjacent Property Ownership List (the “List”) as issued by the Hernando County Property Appraiser. The List is attached to this letter.

As part of resolving the compliance with the Code Enforcement Case, the Applicant originally had planned to remove the electricity from the accessory structure. Thus, in the Application’s narrative section, we originally indicated that no lightning would be used in the accessory structure. However, the County Inspector for the County confirmed that due to the building plans for the accessory structure contemplating the use of electricity, the electricity needed to be reinstalled. As such, the Applicant reinstalled the electricity in accordance with the building plans and the County’s requirements.

**HERNANDO COUNTY CONDITIONAL USE PERMIT  
OR SPECIAL EXCEPTION USE PERMIT PETITION**



**Application request (check one):**  
 Conditional Use Permit  
 Special Exception Use Permit

**PRINT OR TYPE ALL INFORMATION**

File No. \_\_\_\_\_ Official Date Stamp:  
SE-23-08  
 Received  
AUG 02 2023  
 Planning Department  
 Hernando County, Florida

Date: August 2, 2023

**APPLICANT NAME:** Alejandro Crespo

Address: 12483 Convent Garden Road  
 City: Brooksville State: Florida Zip: 34613  
 Phone: (813) 435-0320 Email: alejandrocrespo47@outlook.com  
 Property owner's name: (if not the applicant) \_\_\_\_\_

**REPRESENTATIVE/CONTACT NAME:** Alejandro Crespo

Company Name: The Hogan Law Firm, LLC  
 Address: 20 S. Broad Street / PO Box 485  
 City: Brooksville State: Florida Zip: 34605  
 Phone: (352) 799-8423 Email: jrey@hoganlawfirm.com and/or iprater@hoganlawfirm.com

**HOME OWNERS ASSOCIATION:**  Yes  No (if applicable provide name) \_\_\_\_\_

Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_


**PROPERTY INFORMATION:**

1. PARCEL(S) **KEY** NUMBER(S): 726888 and 726897
2. SECTION 09, TOWNSHIP 22, RANGE 18
3. Current zoning classification: R-1C Residential
4. Desired use: Use of a 372 square foot accessory building as a pigeon aviary normally allowed in A/R Districts.
5. Size of area covered by application: 40,902 Square Feet or .939 acre (Combination of two parcels)
6. Highway and street boundaries: Covent Garden Road
7. Has a public hearing been held on this property within the past twelve months?  Yes  No
8. Will expert witness(es) be utilized during the public hearings?  Yes  No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much?  Yes  No (Time needed: \_\_\_\_\_)

**PROPERTY OWNER AFFIDAVIT**

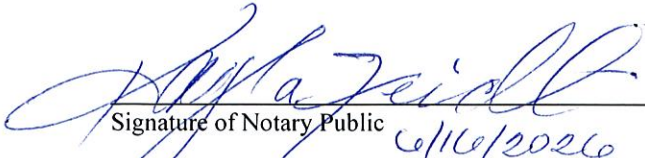
I, Alejandro Crespo, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

- I am the owner of the property and am making this application **OR**  
 I am the owner of the property and am authorizing (applicant): Jennifer C. Rey and/or Jarrod D. Prater  
 and (representative, if applicable): The Hogan Law Firm, PLLC  
 to submit an application for the described property.

  
 Signature of Property Owner

STATE OF FLORIDA  
 COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of August, 2023, by Alejandro Crespo who is personally known to me or produced FL DL as identification.

  
 Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 11/8/16

Notary Seal/Stamp

**Special Exception Use Permit Application Narrative**

**August 2, 2023**

**REQUESTED ACTION:**

The applicant requests the approval of a special exception use on the subject properties zoned as R-1C residential district to allow the applicant to keep and maintain a pigeon aviary or pigeon loft on the applicant's property as emotional support animals and to participate in competitive pigeon racing. The Hernando County Land Development Code provides for pigeon aviaries within agricultural/residential districts and the request seeks an exception to allow the aviary in the currently zoned R-1C property. This is a request for a reasonable accommodation for a qualifying service-related disability pursuant to the Fair Housing Act of 1988, *42 U.S.C. §3601*, and the Florida Fair Housing Act, *Section 760.20, Florida Statutes*. While the applicant seeks a special exception use, it recognized the any approval of such use based on a reasonable accommodation would only be applicable to the property for so long as it is owned by the applicant, and would not otherwise run with the land.

**OWNER/APPLICANT INFORMATION:**

**Property Owner(s) of Record:** Alejandro Crespo  
12483 Covent Garden Road  
Brooksville, FL 34613

**Proof of Ownership:** The following deeds of record are referenced for establishing proof of ownership: Warranty Deed at OR Book 3574, Page 728, and OR Book 4135, Page 1355.

**Applicant:** Alejandro Crespo  
12483 Covent Garden Road  
Brooksville, FL 34613

**SITE LOCATION:**

**Parcel Key No. / Parcel No.:** 726888/ R01-221-17-3340-0357-0130  
726897/ R01-221-17-3340-0357-0140

**Property Address:** 14283 Covent Garden Road and TBD Covent Garden Road, Brooksville, Hernando County, Florida 34613-3847

**Legal Description:** The full legal description for the parcels are as follows:

**Parcel Key No./ Parcel No.:** 726888/ R01-221-17-3340-0357-0130

01025784

Lot 13, Block 357, Royal Highlands Unit No. 5, according to the plat thereof, as recorded in Plat Book 12, Pages 45 through 59, inclusive, of the Public Records of Hernando County, Florida.

**Parcel Key No./ Parcel No.: 726897/ R01-221-17-3340-0357-0140**

Lot 14, Block 357, Royal Highlands, Unit No. 5, as per plat thereof recorded in Plat Book 12, Pages 45 through 59, Public Records of Hernando County, Florida.



**SITE CHARACTERISTICS:**

**Property Size/Size of Area to Be Rezoned:** .939 +/- Acres

**Property Square Footage:** 40,902 Square Feet +/-

**Current Future Land Use Designation:** Rural

**Current Zoning:** Residential (RIC)

**Current Use:** Residential/ Vacant

**Surrounding Future Land Use Designation:**

North	Rural
East	Rural
South	Rural
West	Rural

**Surrounding Zoning:**

North	Residential
East	Residential
South	Residential
West	Residential

**Surrounding Uses:**

North	Residential
East	Residential
South	Residential/Vacant
West	Vacant

**PROJECT DESCRIPTION:**

**Building Description:** The proposed use of the subject property includes the use of an existing accessory structure that is 372 square feet to house pigeons that compete in competitive pigeon racing. The structure is 31 feet long and 12 feet wide with a slanted roof. The roof is 13 feet high at its highest point and 9 feet high at its lowest point.

**Building Setbacks:** As an accessory structure to a principal residence the setbacks are 7.5 feet from the side lot line and 15 feet from the rear lot line. It should be noted that the structure is located on the West lot line adjacent to the second parcel owned by the applicant.

**Landscape/Buffering:** There is no landscaping or buffering around the structure.

**Lighting:** The accessory structure does not contain electricity, and therefore, there is no lighting.

**Parking:** There is no parking applicable to this use, as the use is solely for the property owner who will use the existing driveway and parking in the normal course of occupancy of his residence.

**Transportation/Access:** The property is accessed from a local street that connect to Sunshine Grove Road. No additional transportation impacts are anticipated for the requested use, and no specialty vehicles are planned to be used with the aviary or racing.

**SPECIAL EXCPEITION USE PERMIT:**

**Requested Special Exception Use Permit:** The applicant seeks approval to use an existing accessory structure as a pigeon aviary or pigeon loft. The current structure is 372 square feet and sits on one parcel that is 20,457 square feet. The applicant owns another lot that is next door to primary parcel which is also 20,457 square feet. Taking both parcels into account the building accessory sits on a total of 40,914 square feet owned by the applicant. A survey and building plans are attached hereto as *Exhibit A*. This use would only be used while applicant owns the subject property.

**Analysis in Support of Request:**

Pursuant to Objective 4.01(A) and Objective 4.01(B) of the Hernando County Comprehensive Plan (HCCP), certain special exception uses may be allowed within certain residential districts to meet the needs of the “various segments of the population.” Strategy 4.01(A)(2), of the HCCP, provides:

*“Provide within the Residential Category on the Future Land Use Map, a range of densities, lot sizes, setbacks, and a variety of housing types in locations convenient to the needs of various segments of the population.”* (emphasis added)

Furthermore, Strategy 4.01B(3) provides:

*“Hernando County should promote suitable locations for special needs populations with respect to proximity to services and computability of land uses. Housing for special needs populations will be regulated in the land development regulations as a permitted use or special exception in a variety of zoning districts throughout the County.”* (emphasis added)

This special exception use request is consistent with the County’s goals as outlined in the HCCP and is a request that must be granted as required by federal and state law as a reasonable accommodation under the Fair Housing Act of 1988, 42 U.S.C. §3601 and the Florida Fair Housing Act, Section 760.20, Florida Statutes.

Article IV Zoning District Regulations, Section 1. Establishment of Zoning Districts, A. Zoning District Designations, paragraph (3) of the Hernando County Land Development Code establishes the R-1C Residential District as follows:

*"This district is designed to encourage and protect low-density, single-family development and is intended to be the district most utilized for regulating future single-family development within the county."*

The R-1C zoning district is established pursuant to Article IV Zoning District Regulations, Section 2. Residential Districts, paragraph C. R-1C Residential District of the Hernando County Land Development Code. Pursuant to Article IV, Section 13. Agricultural/ Residential Districts. Paragraph A(1)(a)(vi.) states:

*"Pigeon aviaries with a maximum of 1,500 square feet of area devoted to housing pigeons, per acre."*

Under the Hernando County Land Development Code, Article IV, Section 13. Agricultural/ Residential Districts. Paragraph A(1)(a)(vi.), pigeon aviaries are a permitted use in all agricultural/ residential districts. The applicant is seeking to use an existing accessory structure on his property as a pigeon aviary that houses pigeons. The housing and care of pigeons serve as an "emotional support" to the applicant as part of his overall health care treatment plan for a service-related disability. Applicant has been diagnosed by a qualified health care provider with a post-traumatic stress disorder and as a result suffers from anxiety and isolation symptoms. The applicant's participation in the housing, care and racing of pigeons has mitigated various symptoms of PTSD as part of his overall treatment plan.

#### **Reasonable Accommodation**

This request for relief is not expressly provided for in the Hernando County Land Development Code. The request for relief is being sought as a reasonable accommodation for a deviation from the Hernando County Land Development Code pursuant to the Fair Housing Act of 1988, 42 U.S.C. §3601 (FHA), and the Florida Fair Housing Act, Section 760.20, Florida Statutes (FFHA). Generally, the FHA prohibits discrimination against an individual based on race, color, religion, sex, familial status, or national origin (the "Protected Groups"). Such acts of discrimination include refusing to sell or rent any dwelling, and publishing advertisements for the sale or rental of any dwelling that has a preference, limitation, or discrimination based on the Protected Groups' immutable characteristics. See generally 42 U.S.C. §3604(a)(b)(c)(d).

The FHA was amended to include in the Protected Groups individuals with a "handicap." The FHA has adopted the same definition of handicap as the Americans with Disabilities Act defining "disability." See 42 U.S.C. §3602(h) and *Bradgon v. Abbott*, 524 U.S. 624, 631 (1998). The ADA has defined "disability" as "a physical or mental impairment that substantially limits one or more major life activities of such individual; a record of such an impairment; or being regarded as an impairment. Furthermore, a person "being regarded as having such an impairment" will be regarded with a disability if the individual has been subjected to an action prohibited under the ADA because of an actual or perceived physical or mental impairment whether or not the impairment limits or is perceived to limit a major life activity." 42 U.S.C §12102.

The FHA limits the ability of local governments to impose zoning and land use restrictions against a person based on a handicap. “A refusal to make reasonable accommodations in rules, policies, practices or services, when such accommodations may be necessary to afford a person equal opportunity to use and enjoy a dwelling” is a form of discrimination. 42 U.S.C. §3604(f)(3)(B). See also *Oconomowoc Res. Prog. v. City of Milwaukee*, 300 F. 3d 775, 782 (7th Cir. 2002). Thus, the County must grant an accommodation to an individual who makes a request for the accommodation if the County’s zoning ordinance prevents the location of an animal within a specific area and the individual needs that animal to aid with their disability.

The Department of Housing and Urban Development (HUD) has defined “assistance animal” as an animal that “works, provides assistance, or performs tasks for the benefit of a person with a disability, or that provides emotional support that alleviates one or more identified effects of a person’s disability.” See generally 24 C.F.R. § 100.204(b) and FHEO-2020-01, Issued January 28, 2020. See also [https://www.hud.gov/program\\_offices/fair\\_housing\\_equal\\_opp/assistance\\_animals#\\_What\\_Is\\_a\\_n](https://www.hud.gov/program_offices/fair_housing_equal_opp/assistance_animals#_What_Is_a_n).

When a person meets the definition of a handicap and needs an assistance animal as part of their living arrangement under the FHA, the local government must provide a reasonable accommodation for a handicapped individual under federal law. When analyzing the accommodation, a federal court will look at three elements: necessity, equal opportunity of enjoyment, and reasonableness. As part of the requirements for a reasonable accommodation, federal courts will require that the requesting party show a necessity for the accommodation, “creating a causation inquiry that examines whether the requested accommodation would redress injuries that otherwise would prevent a disabled resident from enjoying the same property as a non-disabled person would.” *Hollis v. Chestnut Bend Homeowners Ass’n*, 760 F. 3d 531, 541 (6th Cir. 2014). Additionally, the requesting party must also show equal opportunity is achieved when the accommodation “ameliorates the effects of the disability such that the disabled individual can use and enjoy his residence the same as a non-disabled person.” *Id.* Courts have noted the second and first requirements usually go hand in hand. *Anderson v. City of Blue Ash*, 798 F. 3d 338, 362 (6th Cir. 2015). The final element to meet is reasonableness. To meet this standard federal courts will balance the burden imposed on a local government versus the benefits gained for disabled individuals. This balancing test is a “highly fact-specific inquiry.” Federal courts will consider a requested accommodation as reasonable unless it requires a “fundamental alteration in the nature of a program” or “imposes undue financial and administrative burdens.” *Southeastern Community College v. Davis*, 442 U.S. 397 (1979). See also *Shapiro v. Cadman Towers, Inc.*, 51 F. 3d 328, 334 (2d Cir. 1995). The accommodation must be granted if it imposes no fundamental alteration to a program or does not create an undue financial and administrative burden. *Anderson v. City of Blue Ash*, 798 F. 3d 338, 362 (6th Cir. 2015).

Florida law is also in lockstep with the federal law. The FFHA is designed to mirror and follow the federal FHA. Florida and federal courts have interpreted the FFHA in the same manner as the federal FHA.



“The Florida Fair Housing Act is the state counterpart to the federal Fair Housing Act. Like the federal statute, the Florida Fair Housing Act provides a private right of action for any person who claims to have been injured by a discriminatory housing practice. Furthermore, the Florida Fair Housing Act is patterned after the Fair Housing Act and courts have recognized that it is to be construed consistently with federal law. Accordingly, the Court’s discussion treats interchangeably the corresponding provisions of the federal and Florida fair housing statutes and case law interpreting the same.” *Noah v. Assor*, 379 F. Supp. 3d 1284, 1295-1296 (S.D. Fla. 2019). *See also Dornbach v. Hooley*, 854 So. 2d 211, 213 (Fla. 2d DCA 2002).

**Handicap:**

Under the definition of “handicap,” as defined by the FHA and FFHA, the applicant meets the definition of being service-related handicapped. Crespo has been diagnosed with a post-traumatic stress disorder (PTSD) resulting from his service in the United States military and overseas deployments. The Mayo Clinic has defined PTSD as a mental health condition that is triggered by a traumatic event resulting from directly experiencing the event or witnessing the event. Symptoms of PTSD may include flashbacks, nightmares, and severe anxiety, as well as uncontrollable thoughts about the event. This can result in difficulty in adjusting and coping for individuals with PTSD after experiencing a traumatic event. <https://www.mayoclinic.org/diseases-conditions/post-traumatic-stress-disorder/symptoms-causes/syc-20355967> . As provided in the Affidavit of Reasonable Accommodation and Letter from Dr. Cueva attached hereto as *Exhibits B and C*, Crespo’s PTSD is 70% service-related. Additionally, Crespo has other physical ailments from his military service that have rendered him 100% service-related handicapped. The symptoms of his PTSD have created a major impact on his life activities.

**Emotional Support Animal:**

Crespo has engaged in several treatments with the Department of Veterans Affairs (VA) for his PTSD. Dr. Cueva has indicated that the VA’s treatments have had limited success. However, to address the limitations of his treatments, Crespo has engaged in pigeon fancying or competitive pigeon racing as an additional treatment. Dr. Cueva’s letter states that the hobby is “extremely therapeutic” and “give him a purpose, serve as motivation and inspire him to interact with other people through pigeon clubs and competitive races.” Crespo’s pigeons serve as emotional support animals to alleviate his PTSD symptoms of anxiety and isolation. Prior to engaging in pigeon fancying, Crespo suffered from suicidal thoughts and alcoholic addiction. Pigeon fancying helped channel his mental health to remove his suicidal thoughts and eliminate alcohol as a coping mechanism. Crespo has indicated in his talks with Dr. Cueva that the threat of losing his pigeons has raised his anxiety and has created fear that he would return to those negative symptoms of his PTSD. Thus, the pigeons are required as an additional treatment for his PTSD and serve as emotional support animals. Dr. Cueva also confirms that the request to keep the pigeons can be treated as no different than having a dog or cat to provide comfort in their home.

**Necessity:**

Crespo meets the definition of “handicapped” and his pigeons meet the definition of “assistance animals.” Crespo is entitled to make a request for an accommodation from the Hernando County Land Development Code. Under the first requirement of necessity, a court will examine whether or not Crespo’s handicap is redressed by the presence of the pigeons and participating in pigeon fancying. Despite receiving the treatments from the VA, Crespo’s need for the pigeons is established by the Letter from Dr. Cueva. Dr. Cueva’s letter confirms that the treatments from the VA by themselves have had limited success. He states that “while he has engaged in treatment with the VA, he has found it very difficult to live a fulfilling life.” Pigeon fancying has helped Crespo engage in a therapeutic lifestyle that has treated his PTSD symptoms. Without the pigeons, the negative side effects of Crespo’s PTSD would rear its ugly head. As noted above, Crespo suffered from suicidal thoughts and alcoholic addiction from his PTSD. Pigeon fancying has helped alleviate the negative symptoms of his PTSD.

### **Equal Opportunity:**

Under the second requirement of equal opportunity, Crespo would need to show that the pigeons reduce his anxiety and increase his enjoyment of the Property the same as a non-disabled person could. Dr. Cueva’s letter and affidavit support this element.

### **Reasonableness:**

Finally, under the reasonableness standard, Crespo would have to show that the accommodation does not materially alter the zoning ordinance or impose an undue financial burden or administrative burden on the County. Under federal case law, the mere presence of an animal by itself is insufficient to show a material altering of the zoning ordinance. *See generally Anderson v. City of Blue Ash*, 798 F. 3d 338 (6th Cir. 2015). *See generally Smith & Lee Assocs. v. City of Taylor*, 102 F. 3d at 781, 796 (6th Cir. 1996). Federal courts will look at the specific facts of the situation to determine the reasonableness. In the present matter, the facts of the size and shape of the accessory building, the use of the pigeons in competitive racing, and the frequency of bird release demonstrate that it does not materially alter the zoning ordinance nor create an administrative burden on the County to enforce the zoning restrictions.

The use of an accessory building is permitted under the Hernando County Land Development Code, however, use as a pigeon aviary in R1C is not permitted. However, without the presence of the aviary, Crespo would not be able to actively participate in pigeon racing or pigeon clubs. The Hernando County Code permits a pigeon aviary in agricultural/ residential districts provided the aviary does not exceed 1,500 square feet per acre. The accessory building here is much smaller sitting at a total of 372 square feet. Furthermore, the pigeon aviary is only 31 feet long and 12 feet wide. The pigeon roof is slanted. The roof is 13 feet high at its highest point and 9 feet high at its lowest point. The current building accessory sits on a parcel that is roughly half an acre, but the applicant also owns an additional parcel adjacent to this parcel that brings the total property to just below one full acre. A typical competitive pigeon aviary has around 150 pigeons that compete in racing. Crespo’s aviary houses 127 pigeons.

Additionally, the pigeon aviary is distinguishable from a chicken coop in several ways. Competitive racing pigeons are provided a specific organic food and dietary supplement that are

designed to eliminate the spread of germs and keep the pigeons in healthy conditions. Furthermore, the aviary is cleaned daily and any feces are removed from and disposed of with solid waste collection. The feces are placed into garbage bags and then into garbage bins that are picked up on the weekly regular schedule by the applicant's garbage disposal service to be disposed on County sanctioned landfills.

Pigeon racing is also not a year-round competitive season. The racing season usually runs from July to December. During the offseason, the pigeons are kept in the pigeon loft and are not released. The type of race distance will determine the type of training the pigeons will receive during the race season. If the race is for a period of 360 miles or greater, the pigeons will fly freely around the pigeon loft for a 45-minute period and will return to the loft at the same time. If the race ranges from 100 to 120 miles, the pigeons will be taken offsite to another location 60 to 70 miles away and released. The pigeons will return to the loft at varying times throughout the day, usually returning no later than 10:00 PM. Pigeon training is a limited technique designed to limit the impact on neighboring properties. Competitive racing pigeons are specifically trained to return to the loft from which they come, and not roost or otherwise linger in the surrounding area

Finally, other nearby properties with similar zoning to the applicant have pigeon lofts located on them. Attached as *Exhibit D* is a map with yellow dots showing the location of other pigeon aviaries on properties designated as R-1C residential districts. The number of lofts within a one mile radius demonstrate that the existence of a loft at the applicant's property is reasonable and would not otherwise fundamentally change the zoning scheme in the area.

**Conclusion:**

The FHA and FFHA require that Hernando County grant a reasonable accommodation for Crespo's pigeons, despite the violation of the Hernando County Land Development Code. Crespo's PTSD meets the definition of "handicap," and the pigeons also meet the broad definition of an "assistance animal," as the pigeons serve as emotional support animals. Crespo can show that the accommodation is reasonable and necessary to redress his PTSD symptoms and that such an accommodation provides an equal opportunity to enjoy his Property. Finally, the accommodation would be reasonable as courts do not consider the presence of animals in a residential zone as a fundamental change from the zoning ordinance, and it would not impose an undue burden, due to the lack of complaints and the lack of enforcement by the County against other neighboring aviaries. We respectfully request that the applicants request for relief be granted.

## AFFIDAVIT OF REASONABLE ACCOMMODATION

**BEFORE ME**, the undersigned authority, personally appeared as Dr. David E. Cueva, PsyD of the Brooksville Community Based Outpatient Clinic that provides medical services to veterans for the United States Department of Veterans Affairs (VA), who being duly sworn according to the law, deposes and says:

1. Affiant is an employee and staff psychologist with the VA at the Brooksville Community Based Outpatient Clinic in Brooksville, Florida. Affiant has a caseload covering mental health disorders including Post-Traumatic Stress Disorder, Specific Phobias, marital issues, and life stage changes. Affiant's services include psychotherapy, evidence-based treatments, and structured group psychotherapy.

2. Affiant has personal knowledge of facts contained in this Affidavit including the treatment of Alejandro Crespo's ("Mr. Crespo") difficulties with military-related Post-Traumatic Stress Disorder (PTSD).

3. Affiant has personally worked with Mr. Crespo regarding the treatment of Mr. Crespo's PTSD and has determined that the PTSD is seventy percent (70%) service-connected, along with several other physical ailments rendering Mr. Crespo one hundred percent (100%) service-connected disabled.

4. Affiant has determined that Mr. Crespo suffers from anxiety symptoms related to his PTSD for many years. Though Mr. Crespo has engaged in treatment with the VA, Mr. Crespo has found it very difficult to live a fulfilling life, despite such treatments.

5. One method Mr. Crespo has engaged in to alleviate his anxiety symptoms for his PTSD is pigeon fancying. Mr. Crespo has revealed that his hobby of pigeon fancying is extremely therapeutic for him. Pigeon fancying has given him a purpose to serve as motivation to interact with other people through pigeon clubs and pigeon competitive racing.

6. Mr. Crespo's accommodation request is a necessity as Mr. Crespo's engagement with his pigeons, helps provide further treatment to alleviate the anxiety symptoms that Mr. Crespo suffers from due to his PTSD disability that the VA would not otherwise be able to provide.

7. If Mr. Crespo's accommodation request is granted it will also permit him to enjoy his home compared to a non-disabled person, as Mr. Crespo's neighbors and other neighboring properties also engage in local pigeon fancying clubs and pigeon racing in Hernando County, Florida. Mr. Crespo's interaction with his pigeons gives him a much more meaningful and fulfilling life.

8. Mr. Crespo's accommodation request is also reasonable as it can be thought of as a request for anyone who has a dog or cat that helps them feel less distressed and thus more comfortable in their home and around other people.

FURTHER AFFIANT SAYETH NOT.

Dated: 07/24/2023

David E. Cueva PsyD  
Dr. David E. Cueva, PsyD  
Brooksville Community Based  
Outpatient Clinic  
U.S. Department of Veterans Affairs

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was sworn to and subscribed hereto before me by means of [ ] physical presence or [ ] online notarization this 24<sup>th</sup> day of July, 2023 by Dr. David E. Cueva, PsyD. He/she is [ ] personally known to me or  has produced FL Driver's License as identification.



Kayla Feidt  
Notary Public State of Florida  
Print Name: Kayla Feidt  
My Commission Expires 6/16/2026



## **Veterans Health Administration**

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*Department of Veterans Affairs*

**James A. Haley Medical Center (VAMC)**

**Brooksville Community Based Outpatient Clinic (CBOC)**

**14540 Cortez Blvd, Suite 108, Brooksville, FL 34613, 352-597-8287**

Department of Planning and Zoning

Code Enforcement

789 Providence Blvd, Brooksville, FL 34601

352-754-4056

April 6, 2023

To whom it may concern,

I am writing on behalf of Mr. Alejandro Crespo in support of his request for Reasonable Accommodations regarding his pigeons. I am a staff psychologist with the Department of Veterans Affairs (VA) at the Brooksville Community Based Outpatient Clinic in Florida. I have worked with Mr. Crespo related to his difficulties with military-related Post-Traumatic Stress Disorder (PTSD). In addition, Mr. Crespo is service connected for PTSD (70%) and he has a number of other physical issues totaling him 100% service connected disabled.

Mr. Crespo has suffered from anxiety related to his PTSD for many years and while he has engaged in treatment with the VA he has found it very difficult to live a fulfilling life. He has talked about the hobby of being a pigeon fancier as extremely therapeutic for him. His pigeons give him a purpose, serve as motivation and inspire him to interact with other people through pigeon clubs and competitive races. This request for Reasonable Accommodations is appropriate and can be thought of as a request for anyone who has a dog or cat that help them feel less distress and thus more comfortable in their home and around other people.

In closing, I have full confidence that Mr. Crespo will continue in his treatment. Granting his Reasonable Accommodation will only help him in his overall recovery. He lives a much more meaning and fulfilling life with the pigeons in his life. If I can be of any help, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "David E. Cueva PsyD".

David E. Cueva, PsyD

Staff Psychologist – Program Manager

James A. Haley Medical Center (VAMC)

Brooksville Community Based Outpatient Clinic (CBOC)

14540 Cortez Blvd, Suite 103

Brooksville, FL 34613

david.cueva@va.gov

352-597-8287 x4153

AS BUILT ACCESSORY  
STRUCTURE FOR:  
**MR. ALEJANDRO CRESPO**  
12483 CONVENT GARDEN RD.  
SPRING HILL, FL 34613

**THE CONTRACT DOCUMENTS**

The contract documents consist of the Owner-Contractor Agreement, these Conditions, the drawings, specifications, and all Addenda issued prior to and all Modifications issued after execution of the Contract.

**CHANGE ORDERS**

A Change Order is a written order to the Contractor signed by the Owner and the Architect, issued after execution of the Contract, authorizing a change in the Work or an adjustment in the Contract Sum or the Contract Time.

**THE WORK**

The Work comprises the completed construction required by the Contract Documents and includes all labor necessary to produce such construction, and all materials and equipment incorporated or to be incorporated in such construction.

**ARCHITECT**

The Architect will be the Owner's representative during construction and until final payment is due. The Architect will not be responsible for and will not have control or charge of construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work. The Architect shall at all times have access to the Work wherever it is in preparation and progress.

The Architect will review and approve or take other appropriate action upon Contractor's submittals such as Shop Drawings, Product Data and Samples. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

Upon authorization by the Owner additional compensation, the Architect will render extensive Construction Administration as described in the AIA Standard Documents.

**OWNER**

The term Owner means the Owner or his authorized representative.

The Owner shall furnish of surveys describing the physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site. The Owner shall secure and pay for necessary approvals, easements, assessments and charges required for the construction.

The Owner, upon written order, may stop the work and contract the remaining work with another entity deducting through a Change Order the cost of correcting any deficiency, including compensation for the Architect's additional services made necessary by such default, neglect or failure.

**CONTRACTOR**

The Contractor shall carefully study and compare the Contract Documents and shall at once report to the Architect any error, inconsistency or omission he may discover. The Contractor shall supervise and direct the Work, using his best skill and attention.

Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for all labor, materials, equipment, tools, constructing equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for the proper execution and completion of the Work, shall secure and pay for the building permit and for all other permits and governmental fees, licenses and inspections necessary for the proper execution and completion of the Work.

The Contractor shall maintain at the site for the Owner one record copy of all Drawings, Specifications, Addenda, Change Orders and other Modifications, in good order and marked currently to record all changes made during construction, and approved Shop Drawings, Product Data and Samples. The Contractor at all times shall keep the premises free from accumulation of waste materials or rubbish caused by his operations.

**SUBCONTRACTORS**

A subcontractor is a person or entity who has a direct contract with the Contractor to perform any of the Work at the site. The Contractor shall furnish to the Owner and the Architect in writing the name of the persons or entities (including those who are to furnish materials or equipment fabricated to a special design) proposed for each of the principal portions of the Work.

The Owner reserves the right to perform work related to the Project with his own forces, and to award separate contracts in connection with other portions of the Project.

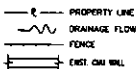
**ARBITRATION**

All claims, disputes and other matters in question between the Contractor and the Owner relating to the work shall be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association.

**SUBSTANTIAL COMPLETION**

The Date of Substantial Completion of the Work is the Date certified by the Architect when construction is sufficiently complete, so the Owner can occupy or utilize the Work.

**LEGEND**



- (P) = PLAT
- (M) = MEASURED
- (D) = DESCRIPTION
- (C) = CALCULATED

**FLOOD ZONE INFORMATION\***

COMMUNITY: HERNANDO COUNTY 120110  
MAP/PANEL NO. 12053001500  
FIRM DATE: 02/02/2012  
FLOOD ZONE: X

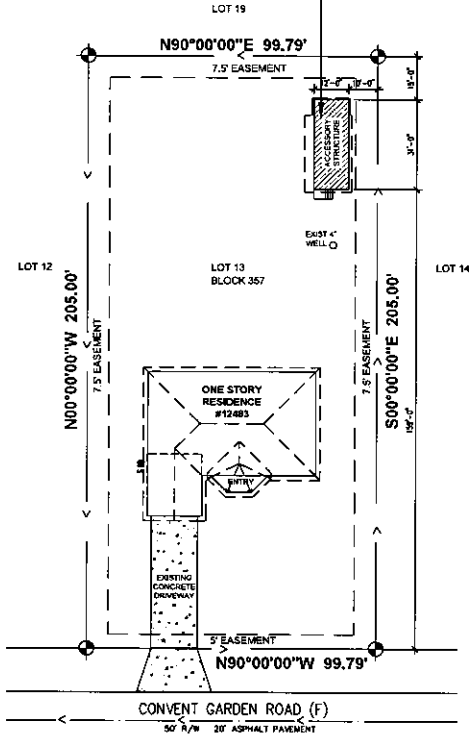
**SITE PLAN**  
SCALE 1"=20'-0"



**NOTE:**

THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM INSTALLATION.

PERMIT FOR  
ACCESSORY STRUCTURE  
372 S.F.



FLORIDA BUILDING CODE 7TH EDITION 2020

INDEX TO DRAWINGS

A-1 Site Plan	S-1 Fixtures & Foundation Plan
A-2 Floor Plan	S-2 Sections & Details Plan
A-3 Elevations & Roof Plan	S-3 Notes & Details Plan
E-1 Electrical Plan	S-4 Flashing Details Plan

ZONING LEGEND

ZONING DISTRICT	R I C	SET BACKS	REAR YARD	REAR SIDE YARD	REAR SIDE YARD	REAR SIDE YARD	REAR SIDE YARD
PARCEL KEY	00728868	FRONT	25'-0"	22'-0"	143'-0"	143'-0"	143'-0"
NET LAND AREA	20,457 SF	INT. SIDE	10'-0"	5'-0"	10'-0"	10'-0"	15'-0"
LOT COVERAGE		REAR	20'-0"	5'-0"	15'-0"	15'-0"	15'-0"
BUILDING COVERAGE	2,810 S.F.	AREA RESERVATION					
DRIVEWAY & CONCRETE	745 S.F.	EXIST. RESIDENCE LIVING SPACE					
TOTAL	3,555 S.F.	EXIST. RESIDENCE NO LIVING SPACE					
PERVIOUS AREA	16,902 S.F. (83 %)	NEW ACCESSORY STRUCTURE					
IMPERVIOUS AREA	3,555 S.F. (17 %)	TOTAL BUILDING COVERED					
		2,810 S.F.					

LEGAL DESCRIPTION

LOTS 17 AND 18, BLOCK G, MAP OF HILLSBORO HEIGHTS SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE 28 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

THIS PERMIT UNDER FBC 2020, 7th EDITION

TYPE OF CONSTRUCTION	V
OCCUPANCY CLASSIFICATION	GROUP R-3
HEIGHT OF BUILDING	13'-4"
NO. OF STORIES	ONE(1)
AREA PER FLOOR (SF).	372 S.F.



**LUISA ALONSO & ASSOCIATES, LLC.**

LIC. No. CGC1513685  
1024 W HILLSBOROUGH AVE, TAMPA, FL 33603  
Ph: (813)-735-8398  
e-mail: laalassociates@yahoo.com

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANYONE ELSE ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.



CONSULTANTS	REG. NO.	DISCIPLINE	DRAWN	NAME
			DRAWN	TEL. No.

MR. ALEJANDRO CRESPO  
A-1  
Job No. 023-003  
01/27/23

**THE HOGAN LAW FIRM®**

*We mean business<sup>SM</sup>*

August 2, 2023

Ms. Michelle Miller  
Planning Administrator  
Planning Department  
Hernando County Board of County Commissioners  
1653 Blaise Drive  
Brooksville, Florida 34601

RE: Request for Relief is a Special Exception Use Permit for a Reasonable Accommodation for a Service Related Disability to have a pigeon aviary in an RIC Zoning District.

Dear Ms. Miller:

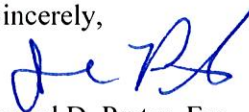
Enclosed is an application for a Special Exception Use Permit (the "Application") along with the required ancillary documentation as required by the Hernando County Board of County Commissioners (the "County") on behalf of Alejandro Crespo (the "Applicant") for property located at 12483 Covent Garden Road, Brooksville, FL 34613 (the "Property").

This Application is submitted in reference to Code Enforcement Case SMS Case No.: 418727, Hernando County, Florida vs. Alejandro Crespo (the "Code Enforcement Case"). The Code Enforcement Case is still pending and has been continued from the July 26, 2023 hearing date, while the Applicant pursues a special exception use permit to maintain a pigeon aviary within a R-1C Residential District. The Applicant keeps and maintains the pigeon aviary to house his pigeons that serve as emotional support animals to help treat his service-related handicap of Post-Traumatic Stress Disorder (PTSD).

The County's Land Development Code does not have a specific mechanism or an express written procedure to submit reasonable accommodation requests. After consulting with Kyle Benda, Assistant County Attorney, it was suggested to proceed with an Application as a Special Exception Use Permit.

Please contact our office with any questions or comments that may be necessary to submit a complete application.

Sincerely,



Jarrod D. Prater, Esq.  
Attorney-At-Law

cc: Alejandro Crespo, Applicant  
Kyle Benda, Assistant County Attorney  
Rachel Boymer, Code Enforcement Officer



**GENERAL CONTRACTOR:**

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND FOR THE COORDINATION OF ALL TRADES WITHIN THE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS SHALL CONSIST OF ALL THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS IF PROVIDED, INCLUDING ALL THE DRAWINGS OF THE VARIOUS DISCIPLINES AND AS SUCH, ANY TRADE BETWEEN MECHANICAL, STRUCTURAL, HVAC, OR ELECTRICAL SHALL BE NOTED IN CONFORMANCE WITH ALL ORDINANCES AND ANY DISCREPANCIES FOUND ON THE DRAWINGS, DIMENSIONAL OR OTHERWISE, SHALL BE IMMEDIATELY BRING TO THE ARCHITECT'S ATTENTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL CONSTRUCTION TRADES.

FAILURE OF THE CONTRACTOR TO VERIFY JOB CONDITIONS PRIOR TO COMMENCEMENT AND TO REPORT IN WRITING TO THE A/E ANY DISCREPANCIES OR ERRORS ON THE CONSTRUCTION DOCUMENTS SHALL NOT BE A BASIS FOR CLAIMS OR EXTRA'S TO THE CONTRACT AMOUNT.

**SLABS ON FILL**

FILL AND BACK FILL TO BE COMPACTED TO 95% OF THE MODIFIED PROCTOR DENSITY TEST (ASTM D-1557), COMPACTION LAYERS NOT TO EXCEED 12" BACK FILL MATERIAL TO BE APPROVED BY SOIL ENGINEER.

SLABS TO BE PLACED CONTINUOUSLY, HOWEVER, MUST BE SAW CUT SAME DAY IF IT IS PLACED AND LIMITED TO 400 S.F., AND TO RETRY IN ANY DIRECTION. COORDINATE WITH ARCHITECTURAL PLANS FOR LOCATIONS OF THE SAW CUTS. SAW CUTS OF ALL SAW CUTS FOR APPROVAL. SAW CUTS TO BE A MINIMUM OF 1" HIGH DEPTH AND 1/4" INCH WIDTH. PROVIDE VAPOR BARRIER BELOW ALL SLABS ON FILL TO BE REFER TO ARCHITECTURE FOR REQUIRED SOIL POSITIONING BENEATH ALL SLABS ON GRADE. ALL ELECTRICAL CONDUITS TO BE RUN OVER THE BOTTOM SLAB REINFORCING.

**MASONRY CONSTRUCTION:**

MASONRY CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOLERANCES, QUALITY, AND METHODS OF CONSTRUCTION AS SET FORTH IN THE PORTLAND CEMENT ASSOCIATION CONCRETE MASONRY HANDBOOK, 9TH EDITION, A 9.2 AND 9.3 AND STRUCTURAL WELDING CODE: REINFORCING STEEL (D11A). THE REINFORCING AREA OF WALL PANELS OF 2" THICK UNIT MASONRY, AS MEASURED BETWEEN THE CONCRETE MEMBERS WHICH FRAME THE PANELS, SUCH AS THE BEAMS AND THE COLUMNS, SHALL NOT EXCEED 240 S.F. OR BE CONSTRUCTED OF REINFORCED MASONRY UNITS.

**GYPSUM WALL BOARD (DRYWALL)**

GYPSUM WALLBOARD SHALL COMPLY WITH THE STANDARDS SPECIFIED FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD WITH 40% MOISTURE RESISTANCE. JOINTS AND ENDS SHALL NOT BE LESS THAN 1/2" IN THICKNESS. STUDS SHALL BE SPACED NO MORE THAN 24" O.C. FOR JOINT STUDS USE NO LESS THAN 2X4 MINIMUM THICKNESS FOR METAL STUDS USE 1" SHAPED GALVANIZED STEEL OR SELF-CORRODING SELF-LAPPING SHEET METAL STUDS DRIVEN BELOW THE SURFACE AND SPOTTED WITH FINISHING GROUT COMPOUND AT 4" ON CENTER AND THE SURFACE, AND SPOTTED WITH GROUT COMPOUND AT 4" ON CENTER AND THE JOINTS BEING SEALED WITH TAPE AND TWO COATS OF ORTHOTAL COMPOUND.

**GYPSUM LATH:**

GYPSUM LATH SHALL BE NAIL TO WOOD STUDS AT INTERVALS NOT TO EXCEED 5", WITH 1-1/2" GALVANIZED OR BLACK METAL FINISHING PLANT TRAVELER HEADS. NAILS SHALL BE NOT LESS THAN 1-1/4" LONG FOR 1/2" LATH. FINISHING WITH GYPSUM HANG WALL LINE OF GYPSUM PLASTER SHALL BE 3-COAT WORK WHEN APPLIED OVER METAL AND ONE LATH AND SHALL NOT BE LESS THAN 2-COAT WORK WHEN APPLIED OVER GYPSUM LATH OR GYPSUM BLOCK.

**METAL LATH / MESH:**

THE LATH FOR PLASTER APPLICATION SHALL BE NOT LESS THAN 3/8" METAL LATH OR 3/4" LATH, 10" O.C. WITH SUPPORTS @ 24" O.C. MAXIMUM. ALL METAL LATH SHALL BE LAPPED 1" MINIMUM.

**STUCCO ON METAL LATH:**

STUCCO SHALL BE APPLIED IN 3-COAT FOR A THICKNESS OF 3/4" OVER GALVANIZED APPROXIMATE METAL LATH, OR 1/2" OVER ROOFING FELT, OR 3/4" PLASTER ON WOOD OR METAL STUDS @ 18" O.C.

**DEMOLITION:**

GENERAL CONTRACTOR IS TO DEMOLISH AND REMOVE FROM SITE (AND DISPOSAL OF APPROPRIATELY) ALL EXISTING STRUCTURES NOTED FOR DEMOLITION IN THE DRAWINGS. THIS INCLUDES BUT IS NOT LIMITED TO, SOME GROUND FLOORING INCLUDING ITS BELOW GRADE FOUNDATION. ALL MECHANICAL AND ELECTRICAL LINES THAT ARE OR WERE FUNCTIONAL TO THE SAME STRUCTURE, ALL SANITARY LINES THAT ARE OR WERE FUNCTIONAL TO THE SAME STRUCTURE, AND ANY ADJACENT LINES THAT HAVE ONCE CONNECTED TO THE STRUCTURE, TAP ANY FUNCTIONAL MECHANICAL AND PLUMBING LINES AND/OR DISCONNECT ANY LIVE ELECTRICAL CIRCUITS.

GENERAL CONTRACTOR IS TO EXERCISE CAUTION DURING DEMOLITION. IF THERE EXISTS A REMAINDER OF THE EXISTING STRUCTURE FROM WHAT IS SHOWN IN THESE PLANS, CONTACT THE ARCHITECT AND THE STRUCTURAL ENGINEER. GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR THE GRADING AND LATERAL SUPPORT, AND FOR MAINTAINING THE INTEGRITY OF THE EXISTING STRUCTURE DURING ALL PHASES OF THE DEMOLITION AND CONSTRUCTION.

**WALL HUNG FIXTURES:**

STUDS IN BEARING OR NON-BEARING WALLS AND EXTERIOR WALLS SUPPORTING WALL HUNG FIXTURES SHALL BE NOT LESS THAN 2" X 4" 20 GAUGE @ 18" O.C. OR NOT LESS THAN 2" X 4" @ 20 GAUGE, @ 24" O.C.

STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED OR NOT LESS THAN 20 GAUGE WITH A MINIMUM EFFECTIVE MOMENT OF INERTIA EQUAL TO 200% 7" 4 AND SHALL BE PROPERLY CONNECTED TOP AND BOTTOM.

A 2X4 WOOD BLOOMING SECURELY FASTENED TO NOT LESS THAN TWO STUDS SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND/OR CABINETS.

**INTERIOR PARTITION:**

STUDS IN INTERIOR NON-BEARING PARTITIONS WITH OPENING SHALL BE OF NOT LESS SIZE THAN 2" X 2" @ 18" O.C. OR SHALL BE OF NOT LESS SIZE THAN 2" X 4" @ 24" O.C. INTERIOR NON-BEARING STUD PARTITIONS MAY HAVE A SINGLE TOP PLATE. HEADERS OVER OPENINGS NOT EXCEEDING 4'-0" IN WIDTH MAY BE OF 2" NOMINAL THICKNESS PLACED FLAT AND END-RAILED THROUGH THE STUDS WITH NO SOLID BEARING PROVIDED.

ONE HOUR FIRE RATED PARTITION SHALL BE NO. 25 GAUGE CHANNEL-SHAPED STUDS OR 2" X 4" WOOD STUDS @ 18" O.C. WITH 1" FULL-LENGTH LAYER OF 5/8" GYPSUM WALLBOARD APPLIED VERTICALLY EACH SIDE. FIRST LAYER ATTACHED WITH 1" LONG NO. 6 DRILLING SCREWS @ 12" O.C. AROUND THE PERIMETER EDGES WHICH NEED TO BE SUPPORTED AND 12" O.C. ON ALL OTHER HEADERS.

FLOOR / CEILING OR ROOF / CEILING ASSEMBLIES SHALL BE 1" X 12" FURRING @ 12" O.C. 1 LAYER 5/8" GYPSUM BOARD INSTALLED WITH THE LONG DIMENSION PERPENDICULAR TO THE FRAMING.

WALLS FINISH AROUND SHOWER COMPARTMENTS AND TUBS MUST BE IMPERVIOUS MATERIAL (CERAMIC TILE) TO 70" HIGH.

**CONDENSATE LINES AND ROOF DOWNSPOUTS**

CONDENSATE LINES AND ROOF DOWNSPOUTS SHALL PROTRUDE AT LEAST 1 FOOT (200 MM) AWAY FROM THE STRUCTURE SIDEWALL, THE END BY UNDERGROUND PILING, TAIL EXTENSIONS, OR SPLASH BLOCKS.

CEILING WITH DOWN DROPS AND HANGERS ON ALL BUILDINGS WITH RAISES OF LESS THAN 8 INCHES (203 MM) HORIZONTAL PROJECTION EXCEPT FOR CABLE END RAISES OR ON A HOT ROOF. HORIZONTAL ROOF HANGERS (SPANNING STUDS) SHALL BE HANGERS OVER HEADS SHALL NOT BE INSTALLED WITHIN 1 FOOT (305 MM) OF THE BUILDING SIDEWALL.

**AREAS:**

EXIST. RESIDENCE LIVING SPACE	1955 S.F.
EXIST. RESIDENCE NO LIVING SPACE	483 S.F.
NEW ACCESSORY STRUCTURE	372 S.F.
<b>TOTAL BUILDING COVERED:</b>	<b>2,810 S.F.</b>

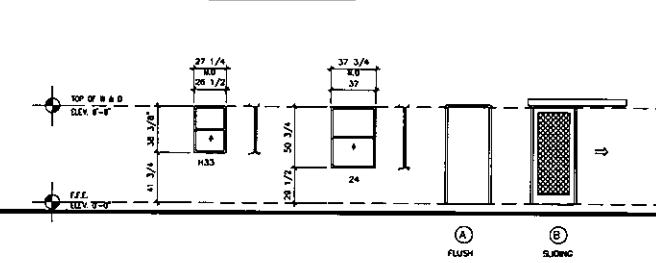
**ROOM FINISH SCHEDULE**

AREA	FLOOR	BASE	WALL	CEILING	HEIGHT	WEINSCOT	REMARKS
STORAGE	TILE	--	GYPSUM	GYPSUM	7'-4"	----	

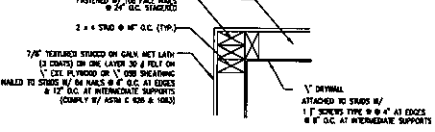
**DOOR SCHEDULE**

NO.	DOOR				M.A.T.	TRSHLD.	HRDWR.	RATING	FRAME		REMARKS
	OPENING	WIDTH	HEIGHT	TH					DET.	M.A.T.	
(1)	3'-0"	2'-6"	8'-8"	1 F	A	FINER GLASS	---	SECURITY	---	---	WOOD IMPACT RATED
(2)	3'-0"	2'-6"	8'-8"	1 F	A	WOOD	---	PRIVACY	---	---	WOOD
(3)	2'-4"	2'-4"	8'-8"	1 F	B	WOOD/ WIRE	---	PASSAGE	---	---	WOOD

**SINGLE HUNG**

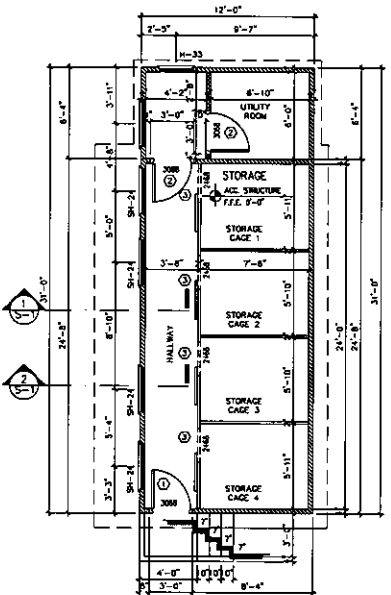


**CORNER WALL DETAIL**



**LEGEND**

	INTERIOR PARTITION: 2X4 STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD EACH SIDE - UNLESS NOTED OTHERWISE.
	NEW EXTERIOR WOOD FRAMING WALL: 2X4" SPS STUD @ 16" O.C. AND 2X4" P.S. BOTTOM PLATE WITH 1/2" DIAMETER ANCHOR BOLTS @ 24" O.C. (TYP.)



**FLOOR PLAN**

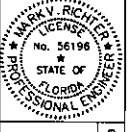
SCALE: 1/4" = 1'-0"



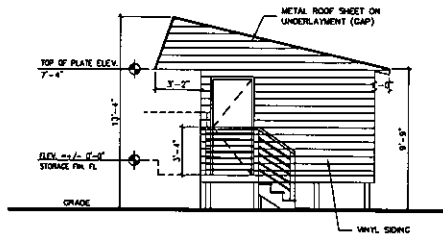
**LUISA ALONSO & ASSOCIATES, LLC.**  
 L.C. No. CC21012686  
 1024 W HILLSBOROUGH AVE, TAMPA, FL 33603  
 Ph: (813) 735-5398  
 e-mail: lalanso@lusa.com

CONTRACT NO.	CONTRACT DATE	REVISION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

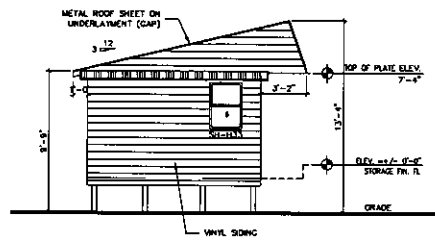
REGISTERED ENGINEER, INC. CA 01898  
 MADE IN AMERICA/SEE P.L. 85-516  
 12483 CONVENT GARDEN RD.  
 SPRING HILL, FL 34613  
 OWNER: MR. ALEJANDRO CRESPO  
 PHONE: (813) 262-2323



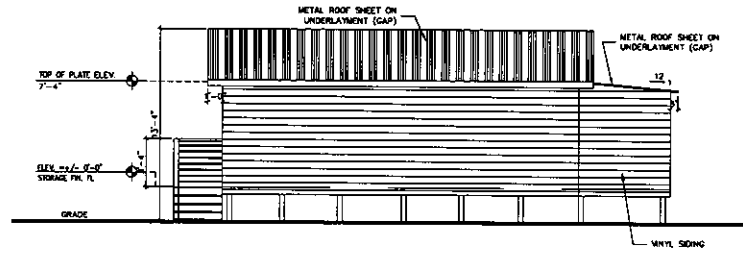
FLORIDA BUILDING CODE 7TH EDITION (2020)  
 AS BUILT ACCESSORY STRUCTURE FOR:  
**MR. ALEJANDRO CRESPO**  
 12483 CONVENT GARDEN RD.  
 SPRING HILL, FL 34613  
 JOB No. 023-003  
 DATE 01-27-23



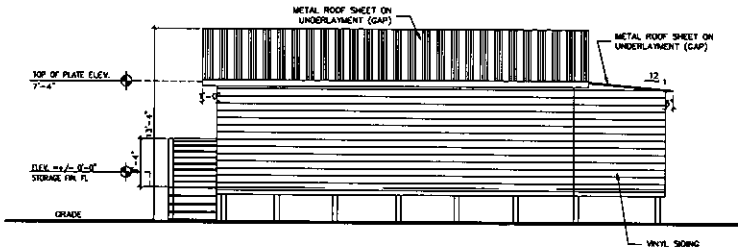
**SOUTH ELEVATION (FRONT)**  
SCALE: 1/4" = 1'-0"



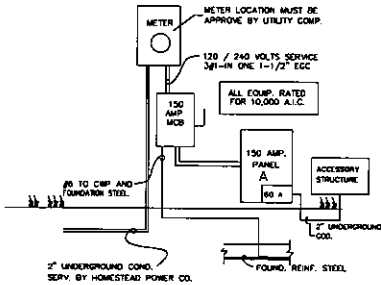
**NORTH ELEVATION (FRONT)**  
SCALE: 1/4" = 1'-0"



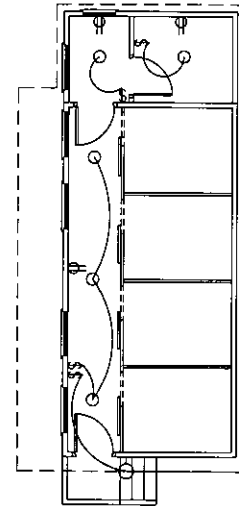
**WEST ELEVATION (LEFT)**  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION (RIGHT)**  
SCALE: 1/4" = 1'-0"



**ELECTRICAL RISER DIAGRAM**



**ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"



SYMBOL LEGEND			
	PARKING LOT LIGHT		RANGE RECEPTACLE
	SURFACE MTD FLOOD (2 BULB)		ASSIGNED RECEPTACLE
	WALL MOUNTED CEILING RECESSED		DUPLEX RECEPTACLE
	CEILING OUTLET		TRIPLEX RECEPTACLE
	FLUORESCENT LAMP		DUPLEX RECEPTACLE - 8' A.F.F.
	2 X 4 LAYIN FLUORESCENT LIGHT		SINGLE FLOOR RECEPTACLE
	1 X 4 FLUORESCENT STRIP		DUPLEX FLOOR RECEPTACLE
	CEILING FAN WITH LIGHT		DISCONNECT
	SWITCH		JUNCTION BOX
	3-WAY SWITCH		EMERGENCY LIGHT
	TELEPHONE JACK		EXIT LIGHT
	EXHAUST FAN / WALL		ALARM PANEL (BY OTHERS)
	EXHAUST FAN / CEILING		HOMERUN
	INTERCOM SPEAKER AT 60' A.F.F.		SMOKE DETECTOR
	INTERCOM BASE		CARBON MONOXIDE DETECTOR
	THERMOSTAT (VERIFY LOCATION)		PULL STATION
	TEL. ANTENNA OUTLET AT 8' A.F.F.		HORN & STROBE
			SPEAKER
			COAXIAL CABLE

**GENERAL NOTES:**

1. ALL WORK SHALL COMPLY WITH THE LATEST EDITION ON THE "NATIONAL ELECTRICAL CODE" (NEC) & THE FLORIDA BUILDING CODE (FBC).
2. ALL CABLE SHALL BE COPPER UNLESS OTHERWISE NOTED AND APPROVED.
3. INDOORS CONDUIT SHALL BE EMT.
4. OUTDOOR UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC UNLESS PAVED AREAS.
5. CONTRACTOR SHALL FURNISH ALL LABOR MATERIALS AND EQUIP FOR A COMPLETE ELECTRICIAN IN ACCORDANCE WITH THE ELECTRICAL DRAWINGS AND APPLICABLE CODES AND REGULATIONS.
6. ELEC. CONTRACTOR TO COORDINATE ALL OUTLET LOCATIONS WITH BLDG. AND ARCH. FIXTURES.
7. ELEC. CONTRACTOR TO PROVIDE EMPTY CONDUITS AS REQD. FOR TELEPHONE LINES & T.V. ANTENNA.
8. ALL MOUNTING HARDWARE SHALL BE BY CONTRACTOR.
9. ALL LIGHT FIXTURES AND FANS TO BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.

**SMOKE DETECTORES**

CONNECT SMOKE DETECTOR TO ON SWITCH LIGHT CIRCUIT OF CLOSEST BATHROOM

SMOKE DETECTOR SHALL BE INTERLOCKED WITH THE ELECTRICAL DRAWINGS AND APPLICABLE CODES AND REGULATIONS.

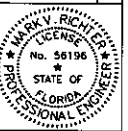
**A/C DISCONNECT**

CLEARANCE: 36" IN FRONT, UP TO 300.

**LUISA ALONSO & ASSOCIATES, LLC.**  
 LIC. No. CC0151985  
 1024 W HILLSBOROUGH AVE, TAMPA, FL 33603  
 PH: (813) 735-8388  
 e-mail: balonso@lusa.com

CONTRACTOR	PROFESSIONAL ENGINEER	ARCHITECT	MECHANICAL	ELECTRICAL	PLUMBING	PAINTING	LANDSCAPE	OTHER
1/4"	1/4"	1/4"	1/4"	1/4"	1/4"	1/4"	1/4"	1/4"

AS BUILT ACCESSORY STRUCTURE FOR:  
**MR. ALEJANDRO CRESPO**  
 12485 CONVENT GARDEN RD.  
 SPRING HILL, FL 34613  
 OWNER: MR. ALEJANDRO CRESPO PHONE: (813) 333-XXXX



**GENERAL:**  
 A. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 7TH EDITION 2020 AND THE LATEST A.C.I. ACI, AISC, AND AISC SPECIFICATIONS AND RECOMMENDED PRACTICE.  
 B. CONTRACTOR SHALL FURNISH HIS COST ESTIMATE FROM PLANS THAT ARE FULLY APPROVED BY BUILDING DEPARTMENT. FINAL ESTIMATE SHALL HAVE ALLOWANCE FOR ALL REQUEST MADE BY BUILDING DEPARTMENT OFFICES.

**FOUNDATIONS:**  
 A. FOUNDATIONS HAVE BEEN DESIGNED FOR A SOIL BEARING CAPACITY OF 2000 PSF.  
**REINFORCED CONCRETE:**  
 A. ADJUSTMENTS TO BE CLEAN AND WELL GRADED, MAXIMUM SIZE 1/4" CONCRETE SLUMP: 3" TO 3 1/2" MAX. VERTICAL CONCRETE DROPS NOT TO EXCEED 4" AT 30' MAX. HEIGHT. ALL CONCRETE SHALL DEVELOP THE FOLLOWING MINIMUM 28 DAY COMPRESSIVE STRENGTH (UNLESS OTHERWISE NOTED ON PLAN):  
 FOOTINGS & SLABS OF FILL ----- 2,500 PSI  
 PRECAST ----- 3,000 PSI  
 ALL OTHER ----- 3,000 PSI

**CONCRETE SLAB ON FILL:**  
 ALL SUPPORTING SOIL SHALL BE COMPACTED UNDER THE SUPERVISOR'S DIRECTION FOR ALL LAYERS. TESTS SHALL BE MADE IN ACCORDANCE WITH METHODS OF TEST FOR MORTAR CEMENT BEARING OF SOIL (ASTM D 1585) MODIFIED TO USE 2" PLIES ON THE LAYERS WITH A 10-POUND HAMMER DROPPING 18 INCHES IN HEIGHT. IN ADDITION, A MINIMUM OF ONE (1) PLACE FIELD DENSITY TEST SHALL BE PERFORMED FOR EACH 2000 SQ. FT. OR FRACTION THEREOF, FOR EACH LIFT OF COMPACTED SOIL, AND SUCH TESTING SHALL BE PERFORMED IN ACCORDANCE WITH OTHER ASTM OR AASHTO STANDARD TEST METHODS FOR DENSITY OF SOIL IN PLACE BY THE SANDWICH OR ASTM D 3022. STANDARD TEST METHODS FOR DENSITY OF SOIL AND SOIL MOISTURE, IN PLACE BY NUCLEAR METHODS (SHOWN DEFIN), OR OTHER APPROVED METHODS.

**CONCRETE COVER:**

TO BE AS FOLLOWS:	BOTTOM	TOP	SIDES
FOOTINGS	3"	3"	2"
GRADE BEAMS	3"	3"	2"
WALLS	-	1.5"	1.5"
COLUMNS	-	1.5"	1.5"
SLABS	1.5"	1.5"	1.5"

**REINFORCING STEEL:**  
 REINFORCING STEEL TO BE NEW HIGH STRENGTH BILLET STEEL REBAR AS PER ASTM A-305, AND CONFORMING TO ASTM A-815, GRADE 60.  
 LAP CONTIGUOUS TOP AND BOTTOM BARS 48-BAR DIAMETERS, AT MIDSPAN FOR TOP, AND AT SUPPORTS FOR BOTTOM.  
 PROVIDE 1" BARS 18" x 36" FOR TOP AND BOTTOM BARS AT ALL CORNERS OF ALL THE BEAMS.  
 WORK DISCONTINUOUS JOINTS OF ALL TOP BARS FOR STRUCTURAL BEAMS (WITH RE-ANCHORS) REINFORCING STEEL TO BE DETACHED AND FABRICATED IN ACCORDANCE WITH STANDARD PRACTICE OF DETACHING REINFORCING CONCRETE STRUCTURES, AND THE AIA BUILDING CODE. THE DETACHED REBAR SHALL BE PROVIDED FOR APPROVED, SHOWN AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER, PRIOR TO FABRICATION.

FLORIDA BUILDING CODE 7TH EDITION 2020  
 CHAPTER 3, SECTION R310 - PROTECTION AGAINST TERMITES  
 FINAL TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITE PREVENTOR INCLUDING SOIL TREATMENT, BARRIERS, BAITING SYSTEMS AND PREVENTION TO ROOF. OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION SHALL BE ALLOWED. SOIL TREATMENT USING CHEMICAL SOIL TREATMENT OR APPLICATION OF THE TERMITE PREVENTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE REGISTERED TERMITE PREVENTOR THAT CONTAINS THE FOLLOWING INFORMATION: THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FL. DEPT. OF AGRICULTURE AND CONSUMER SERVICES.

R310.1.1 IF SOIL TREATMENT USED FOR SUBTERANEAN TERMITE PREVENTION THE METAL TREATMENT ABOVE THE FOUNDATION PERIMETER SHALL BE DONE AFTER ALL EXCAVATION, BACKFILLING AND CONCRETE IS COMPLETE.  
 R310.2 IF SOIL AREA TREATED AFTER METAL CHEMICAL SOIL TREATMENT SHALL GENERATE WITH A CHEMICAL SOIL TREATMENT, INCLUDING SPACES BORED FOR SUBMERGENT INSTALLATION OF PLUMBING TRAPS, DRAINS OR ANY OTHER PURPOSE SHALL BE CREATED BY USING PLASTIC OR METAL PERMANENTLY PLACED FORMS OF SUFFICIENT DEPTH TO ELIMINATE ANY PLANNED SOIL DISTURBANCE AFTER METAL CHEMICAL SOIL TREATMENT.

R310.4 CHEMICALLY TREATED SOIL SHALL BE PROTECTED WITH A BARRIER OR VAPOR RETARDER TO PREVENT AGAINST RAINFALL OUTDOOR IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT. PREVENTANT IS REQUIRED, ANY WORK, INCLUDING PLACEMENT OF REINFORCING STEEL, DONE AFTER CHEMICAL TREATMENT UNTIL THE CONCRETE FLOOR IS POURED, SHALL BE DONE IN SUCH MANNER AS TO AVOID FURTHER SOIL OR CHEMICAL TREATMENT SOIL.

R310.5 CONCRETE OVERLAP OR WORKING REBAR/ANCHORS ALONG THE EXTERIOR FOUNDATION PERIMETER SHALL BE REMOVED PRIOR TO EXTERIOR CHEMICAL TREATMENT, TO ENHANCE VERTICAL PENETRATION OF THE CHEMICALS.  
 R310.6 SOIL TREATMENTS SHALL ALSO BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WHEN 1 FOOT OF THE PRIMARY STRUCTURE SECTIONS, ALSO, A VERTICAL CHEMICAL BARRIER SHALL BE APPLIED PROMPTLY AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION/SPRINKLER INSTALLATION. ANY SOIL, EXPOSED AFTER THE CHEMICAL TREATMENT IS APPLIED SHALL BE PROMPTLY RETREATED.

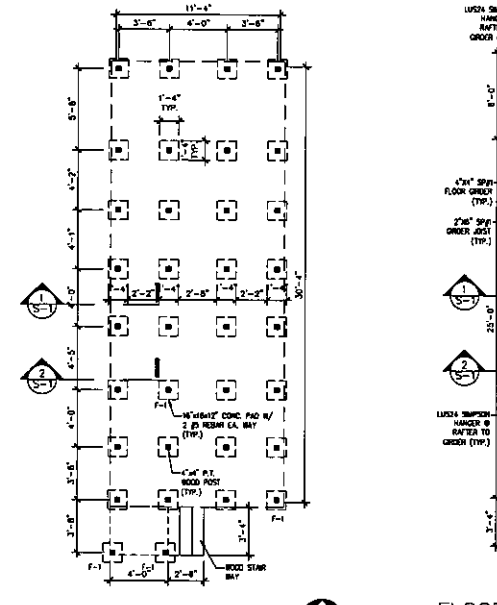
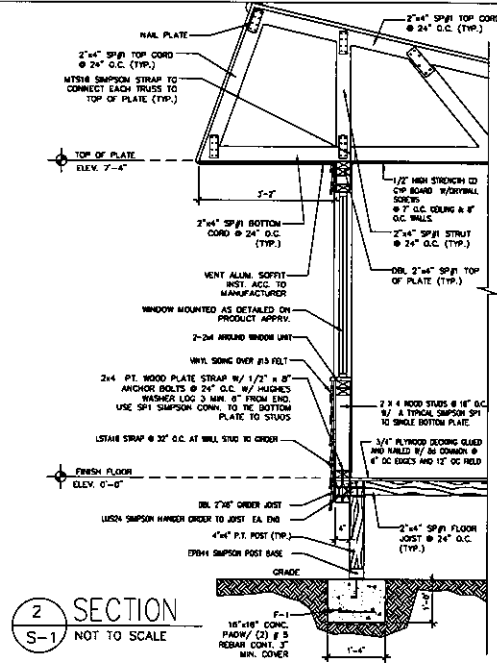
SOILS CONTAINING PROTECTIVE SLICING MATERIALS SHALL BE REMOVED AND REPLACED WITH FRESH CONCRETE SLAB-ON-GRADE FLOORING SHALL NOT BE OF COLLOID-CONTAINING MATERIALS AND, IF SOIL TREATMENT IS USED FOR SUBTERANEAN TERMITES PROTECTION, SHALL RECEIVE APPLICATION OF A TERMITICIDE IN APPLICABLE SPACE BETWEEN SLICING AND PIPE.  
 R310.7 CELLULOSE CELLS AND CHARTERS IN MASSIVE UNITS AND JOINTS BETWEEN BRICK, STONE OR BLOCK MASONRY AND THE STRUCTURE SHALL BE CLEANED OF ALL NON-COMBUSTIBLE MATERIALS OR NON-PERMANENTLY DURABLE WOOD, OR OTHER COLLOID-CONTAINING MATERIAL PRIOR TO CONCRETE PLACEMENT.

BRICK, STONE OR OTHER VENEER SHALL BE SUPPORTED BY A CONCRETE BEARING LEDGE AT LEAST EQUAL TO THE TOTAL THICKNESS OF THE BRICK, STONE OR OTHER VENEER WHICH IS POURED IN PLACE WITH THE CONCRETE FOUNDATION. ANY SUPPLEMENTAL CONCRETE FOUNDATION FORMS WHICH WILL CREATE A MOISTURE COLD JOINT SHALL BE USED WITHOUT SUPPLEMENTAL TREATMENT IN THE FOUNDATION UNLESS THERE IS AN IMPROVED PHYSICAL BARRIER.

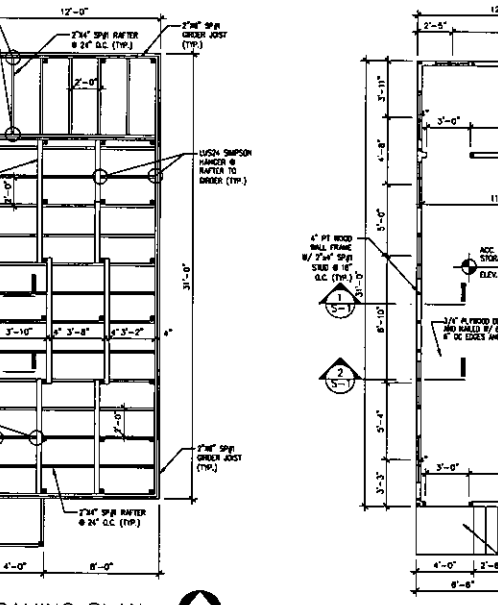
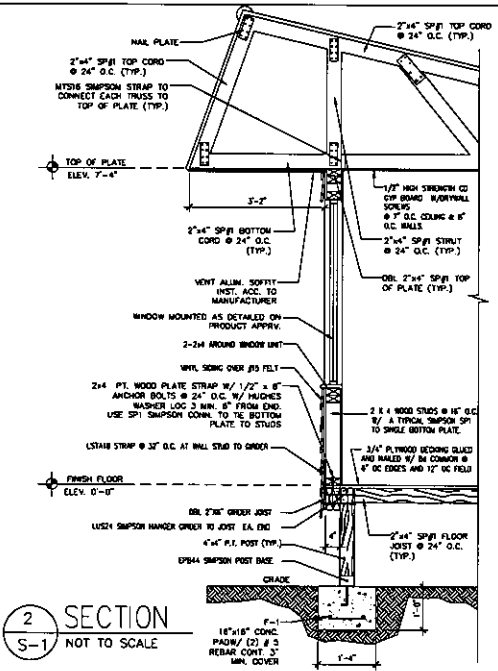
AN APPROVED PHYSICAL BARRIER SHALL ALSO BE INSTALLED BELOW THE WALL SILL PLATE OR OVER BLOCK CHAIRS, MATERIALLY TO BE USED IN A MORTAR JOINT, OR MASSIVE VENEER EXPOSED BELOW GRADE. A TERMITE PREVENTIVE TREATMENT MUST BE APPLIED TO THE CAVITY CREATED BETWEEN THE CHAIRS AND THE FOUNDATION, USE OF A PHYSICAL BARRIER.  
 VENEER SUPPORTED BY A STRUCTURAL MEMBER REQUIRED BY THE FOUNDATION SECTION WILL, IN ACCORDANCE WITH NO SUBSTITUTION OF THIS CODE, PROVIDED AT LEAST A 6 INCH (150 MM) CLEAR PROTECTION SPACE OF THE FOUNDATION SECTION. EXTERIOR CHAIRS BEING USED UNDER THE TOP OF ANY SOIL, SOIL, MASONRY OR OTHER GEOTECHNICAL COMPONENT, SOIL, APPROX. FORTY, SHALL OR ANY OTHER NON-APPROVED MATERIALS ADJACENT TO OR ADJOINING THE STRUCTURE.

R310.8 FIBER PLASTIC PROTECTIVE EXTRUSION AND EXPANDED POLYSTYRENE, POLYISOCYANURATE, AND OTHER FIBER PLASTICS SHALL NOT BE INSTALLED ON THE EXTERIOR FACE OF UNFINISHED OR EXTERIOR FOUNDATION WALLS OR SLAB (INCLUDING LOCATED BELOW GRADE), THE CLEARANCE BETWEEN FIBER PLASTICS INSTALLED ABOVE GRADE AND EXPOSED EARTH SHALL BE AT LEAST 4 INCHES.  
 1. BUILDINGS UNDER THE STRUCTURAL MEMBERS OF WALLS, FLOOR, CEILING AND ROOFS ARE EXEMPT FROM PROTECTIVE MATERIALS OR PRESSURE-PRESERVATIVE-TREATED WOOD.  
 2. WHEN IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R310, AN APPROVED METHOD OF PROTECTING THE FIBER PLASTIC AND STRUCTURED FROM SUBTERANEAN TERMITES DAMAGE IS USED.

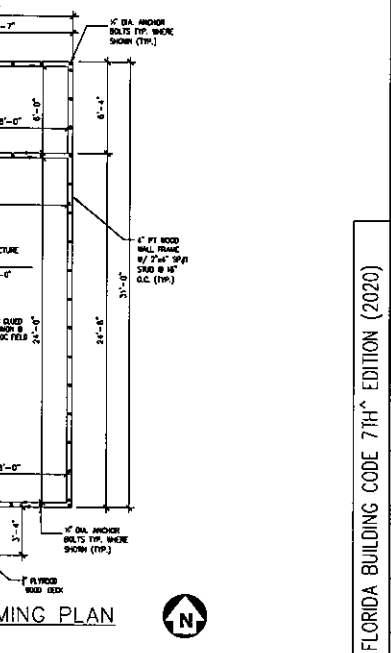
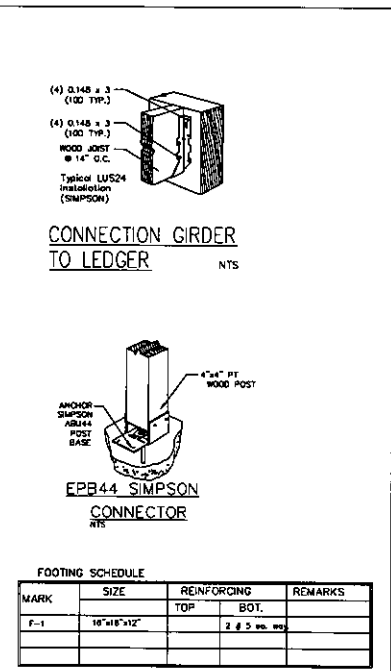
R310.9 PROTECTION AGAINST DECAY AND TERMITES, CONCRETE LINTLS AND ROOF HANGERS SHALL BE PROTECTED AT LEAST 1" TO 2" AWAY FROM THE STRUCTURE. BARRIERS OF POLYURETHANE FOAM, THE EXTENSION OF SLASH BLOCKS, CUTTERS WITH COMPOUNTS ARE REQUIRED ON ALL BEARING WALLS OF LESS THAN 8 INCHES HORIZONTAL PROJECTION EXCEPT FOR CHAIRS OR BARS OR ON A ROOF ABOVE ANCHOR ROOF.



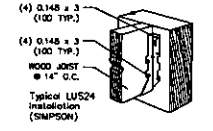
FOUNDATION PLAN  
 SCALE 1/4"=1'-0"



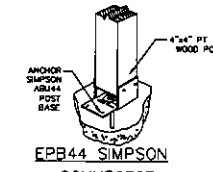
FLOOR FRAMING PLAN  
 SCALE 1/4"=1'-0"



WALL FRAMING PLAN  
 SCALE 1/4"=1'-0"



CONNECTION GIRDER TO LEDGER  
 NTS



**FOOTING SCHEDULE**

MARK	SIZE	REINFORCING		REMARKS
		TOP	BOT.	
F-1	18"X18"X12"	2 # 5	2 # 5	SEE



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PROFESSION	EXPIRES	STATUS	REMARKS
REGISTERED PROFESSIONAL ENGINEER	12/31/2025	ACTIVE	
REGISTERED PROFESSIONAL ARCHITECT	12/31/2025	ACTIVE	
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT	12/31/2025	ACTIVE	
REGISTERED PROFESSIONAL INTERIOR DESIGNER	12/31/2025	ACTIVE	
REGISTERED PROFESSIONAL PLASTERER	12/31/2025	ACTIVE	
REGISTERED PROFESSIONAL PAINTER	12/31/2025	ACTIVE	
REGISTERED PROFESSIONAL CARPENTER	12/31/2025	ACTIVE	
REGISTERED PROFESSIONAL ROOFER	12/31/2025	ACTIVE	
REGISTERED PROFESSIONAL ELECTRICIAN	12/31/2025	ACTIVE	
REGISTERED PROFESSIONAL MECHANICAL	12/31/2025	ACTIVE	
REGISTERED PROFESSIONAL PLUMBER	12/31/2025	ACTIVE	
REGISTERED PROFESSIONAL WELDING	12/31/2025	ACTIVE	

REGISTERED PROFESSIONAL ENGINEER  
 LUISA ALONSO, P.E.  
 REGISTERED PROFESSIONAL ARCHITECT  
 LUISA ALONSO, AIA  
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
 LUISA ALONSO, AIA  
 REGISTERED PROFESSIONAL INTERIOR DESIGNER  
 LUISA ALONSO, CID  
 REGISTERED PROFESSIONAL PLASTERER  
 LUISA ALONSO, PLS  
 REGISTERED PROFESSIONAL PAINTER  
 LUISA ALONSO, PNT  
 REGISTERED PROFESSIONAL CARPENTER  
 LUISA ALONSO, CRT  
 REGISTERED PROFESSIONAL ROOFER  
 LUISA ALONSO, RFR  
 REGISTERED PROFESSIONAL ELECTRICIAN  
 LUISA ALONSO, ELC  
 REGISTERED PROFESSIONAL MECHANICAL  
 LUISA ALONSO, MCH  
 REGISTERED PROFESSIONAL PLUMBER  
 LUISA ALONSO, PLM  
 REGISTERED PROFESSIONAL WELDING  
 LUISA ALONSO, WLD

AS BUILT ACCESSORY STRUCTURE FOR  
**MR. ALEJANDRO CRESPO**  
 12483 CONVENT GARDEN RD.  
 SPRING HILL, FL 34613  
 PHONE: (813) 244-2424  
 OWNER: MR. ALEJANDRO CRESPO



FLORIDA BUILDING CODE 7TH EDITION (2020)  
 S-1  
 023-003  
 01-27-23

**BRACING:**

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTANT BRACING OF ALL STRUCTURAL MEMBERS, WALLS AND ROOF STRUCTURAL MEMBERS DURING CONSTRUCTION.

TEMPORARY BRACING OF ALL BUILDING COMPONENTS DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. DURING THE ERECTION OF WOOD TRUSSES, THE G.C. AND/OR THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE TEMPORARY BRACING OF ALL ITS COMPONENTS, WHICH SHOULD REMAIN IN PLACE AS LONG AS NECESSARY FOR THE SAFE AND ACCURATE INSTALLATION OF THE ROOF.

PERMANENT WEB LATERAL BRACING OF TRUSSES IS TO BE INSTALLED AS SHOWN ON THE ORIGINAL TRUSS DRAWING. PERMANENT WEB LATERAL BRACING IS TO BE RESTRAINED TO PREVENT LATERAL MOVEMENT OF TRUSS MEMBERS TO 20 MILLS OR BY PERMANENT DIAGONAL BRACING IN THE PLANE OF THE WEB MEMBER AT INTERVALS NOT TO EXCEED 20 FEET ALONG CONTIGUOUS WEB BRACE. PERMANENT BRACING SPECIFICATIONS ARE THE RESPONSIBILITY OF THE TRUSS DESIGN ENGINEER.

ALL TRUSSES AND WOOD FRAMING MUST BE SECURELY BRACED BOTH DURING ERECTION AND AFTER PERMANENT INSTALLATION. IN ACCORDANCE WITH "BRACING WOOD TRUSSES, COMMENTARY AND RECOMMENDATIONS (SMT-78)" AS PUBLISHED BY TRUSS PLATE INSTITUTE.

ERECTOR BRACING SHALL HOLD TRUSSES STRAIGHT, PLUMB AND IN A SAFE CONDITION UNTIL BRACING AND PERMANENT BRACING HAS BEEN FASTENED FORMING A STRUCTURALLY SOUND ROOF FRAMING SYSTEM. ALL ERECTOR AND PERMANENT BRACING SHALL BE INSTALLED AND ALL TRUSSES PERMANENTLY FASTENED BEFORE APPLICATION OF ANY LOADS TO THE WOOD FRAMING SYSTEM.

ALL BRACING REQUIREMENTS ALONG WITH PERMANENT STRUCTURAL CROSS BRACING TO ENSURE PROPER BEHAVIOR OF THE ROOF SYSTEM SHALL BE IN ACCORDANCE WITH THE WOOD ROOF TRUSS DESIGNERS PLAN.

SAFE ERECTION OF TRUSSES IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

**LUMBER**

ALL TRUSS DESIGN AND FABRICATION SHALL CONFORM WITH THE APPLICABLE PROVISIONS OF THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, PUBLISHED BY THE NATIONAL WOOD PRODUCT ASSOCIATION AND THE DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES, PUBLISHED BY THE TRUSS PLATE INSTITUTE.

SHARP CORNERS FOR ALL WOOD STRUCTURAL MEMBERS AND CONNECTORS TO BE ENDED FOR ROOFER PRIOR TO FABRICATION OF THE TRUSS.

ALL TRUSS SIZES, CONNECTORS, FRAMING PLANS NOT SHOWN ON STRUCTURAL DRAWINGS SHALL BE PROVIDED BY THE FABRICATOR AND DETAILED ON HIS SHOP DRAWINGS.

ALL MATERIALS AND CONNECTIONS ARE SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER.

PROVIDE HANGING ANCHOR STRAPS, AS REQUIRED BY LOCAL BUILD CODE, TO ALL MEMBERS SUBJECT TO WIND LOADS.

USE STRESS-RATED TIMBER FOR ALL STRUCTURAL WOOD MEMBERS. PROVIDE THE MINIMUM PROPERTIES FOR WOOD STRUCTURAL MEMBERS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LUMBER USED FOR JOISTS, RAFTERS, TRUSSES, COLUMNS, BEAMS, AND/OR OTHER STRUCTURAL MEMBERS SHALL BE OF NO LESS STRENGTH THAN THE 2 GRADE OF SOUTHERN PINE, DOUGLAS FIR-LARCH, HEM-PR OR SPICE-TANE-PR. JOISTS AND RAFTERS SHALL BE SIZED ACCORDING TO WAPA SPAN TABLES FOR JOISTS AND RAFTERS ADOPTED IN 2020.

**PLYWOOD ROOF SHEATHING:**

SHEATHING SHALL BE C-D EXTERIOR SHEATHING PANEL INDEX 32/74 MIN. RATED FOR EXPOSURE 1; MIN THICKNESS 1/2".

INSTALL SHEATHING CONTINUOUS OVER TWO OR MORE SPANS WITH FACE GRAIN PERPENDICULAR TO SUPPORT.

FOR PLYWOOD SHEATHING PATTERN SEE PLYWOOD NAILING PLAN SHEET.

**ANCHORING EPOXY:**

FOR ANCHORING REINFORCING STEEL IN EXISTING CONCRETE USE HELIX C-100 EPOXY OR EQUAL. OTHER AVAILABLE EPOXIES ARE MADE BY ULTRABOND OR RAIN. DRILL HOLES 1/8" DEEPER THAN THE DIAMETER OF THE REINFORCING STEEL (REIN). THE DEPTH OF THE HOLES ARE TO BE A MINIMUM OF 8" UNLESS OTHERWISE NOTED IN THESE PLANS, UNLESS OTHERWISE NOTICED BY THE MANUFACTURER'S REQUIREMENTS.

**EXPANSION BOLTS:**

ALL EXPANSION BOLTS NOTED IN PLANS ARE TO BE HELIX TYPE EXPANSION BOLTS OR EQUAL. FOR SUBSTITUTION, SUBMIT TO ARCHITECT / ENGINEER FOR REVIEW AND HIS APPROVAL.

SIMPSON CONNECTOR TABLE					
ITEM NO.	CAT. NO.	NO. OF FASTENERS	UPLIFT LOAD	LOAD	REMARKS
1	META18	12-10# #1-1/2"	1480 #		SEE DETAIL
2	MTS18	14-10# #1-1/2" 14-10# #1-1/2"	1000	1000	SEE DETAIL
3	MTS30	10-10# #1-1/2"	995 #		
4	H10	8-8# #1-1/2"	805 #		SEE DETAIL
5	LTS18	12-10# #1-1/2"	78 # (20)		
6	LSTA30	18-10#	1235	1235	FL1909.34
7	LLS28	4-1/8" EACH	1863 # EACH		
8	BC4	3-1/8" BEAM 1/2" DIA. HOLES	890	1000 lateral	FLX (20-180)
9	ABU44	3/8" ANCHOR 1/2" DIA. HOLES	2200	885 # diam	FLX (20-180)
10	BC8	12-1/8"	1030	2000	SEE DETAIL

**STRUCTURAL DESIGN CRITERIA**

PER FLORIDA BUILDING CODE 7TH EDITION 2020  
 DESIGN WIND VELOCITY (Ultimate) 150 MPH  
 BUILDING CATEGORY I  
 RISK CATEGORY I  
 WIND EXPOSURE I  
 STRUCTURE TYPE OPEN  
 INTERNAL PRESSURE COEFFICIENT N/A  
 ROOF LIVE LOAD 20 PSF  
 ROOF DEAD LOAD 10 PSF  
 CONCRETE (AT 28 DAYS) 3000 PSI  
 REINFORCEMENT STEEL ASTM A615 GRADE 60  
 MINIMUM LAP FOR No. 4 BARS=20"  
 MINIMUM LAP FOR No. 3 BARS=25"  
 MINIMUM LAP FOR No. 6 BARS=30"  
 MINIMUM LAP FOR No. 7 BARS=30"  
 STRUCTURAL STEEL ASTM A-36  
 LUMBER MIN F<sub>b</sub> 1190 PSI  
 USE (MINIMUM) SOUTHERN PINE No. 2 OR DOUGLAS FIR-LARCH No. 2  
 FOR ALL STRUCTURES LOAD BEARING OR EXPOSED TO WIND.

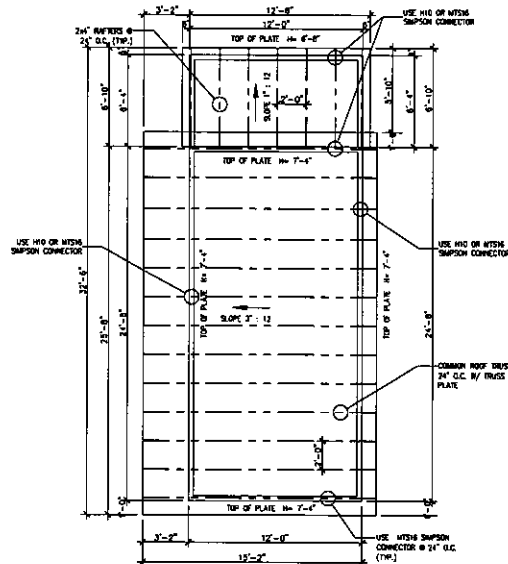
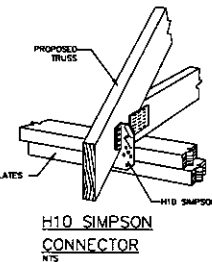
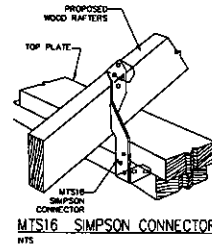
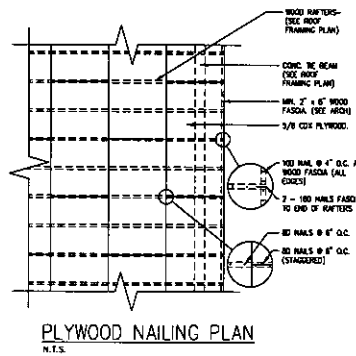
SOIL BEARING PRESSURE (ASSUMED) 2000 PSI  
 TO BE FIELD VERIFIED PRIOR TO PLACING OF FOOTING REINFORCEMENT OR CONCRETE POUR; NOTIFY DESIGNER IMMEDIATELY IF SOIL FAILS TO MEET REQUIREMENTS.

STRUCTURAL DESIGN SHALL BE IN COMPLIANCE WITH CHAPTER 1609 OF FBC. ALL WORK SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 7TH EDITION 2020 LOCAL ORDINANCES AND REGULATIONS.  
 DOOR AND WINDOW NOTE:  
 IN WINDZONES EXCEEDING 138 MPH (ULTIMATE) THE DOORS AND WINDOWS SHALL BE IMPACT RESISTANT.  
 PROJECTS IN 140 MPH WINDZONES AND GREATER: GLAZED OPENINGS TO HAVE PLYWOOD (SEE DETAIL ON THE SHEET 0-3) COVERING OR SHUTTERS INSTALLED FOR PROTECTION.

HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS FOR TABLE R301.2(2) FROM TABLE R301.2(3)		
MEAN ROOF HEIGHT (SF)	EXPOSURE B	EXPOSURE C
15	1.00	1.21
20	1.00	1.29
25	1.00	1.33
30	1.00	1.40
35	1.00	1.45

COMPONENT WINDLOADING DESIGN PRESSURE (150 MPH, 3 SEC GUST, MIN 2 1/2% PITCH, EXPOSURE 0, IMPORTANCE FACTOR = 1) (PSF)		
EFFECTIVE WIND AREA (SF)	ROOF (GCF = +/- .18)	WALL (GCF = +/- .18)
10	37.0	-47.3
20	36.0	-45.3
50	34.8	-42.5
100	33.6	-40.5
500		30.2

NOTES: 1 FOR EFFECTIVE AREAS OR WIND SPEEDS BETWEEN THOSE GIVEN ABOVE, THE LOAD MAY BE INTERPOLATED. OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.  
 2 TABLE VALUES SHALL BE ADJUSTED FOR HEIGHT AND EXPOSURE BY MULTIPLYING BY ADJUSTMENT COEFFICIENTS IN TABLE R301.2(3) OF THE FLORIDA BUILDING CODE 7TH EDITION 2020.  
 3 PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES.



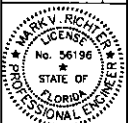
**ROOF FRAMING PLAN**  
 SCALE 1/4"=1'-0"



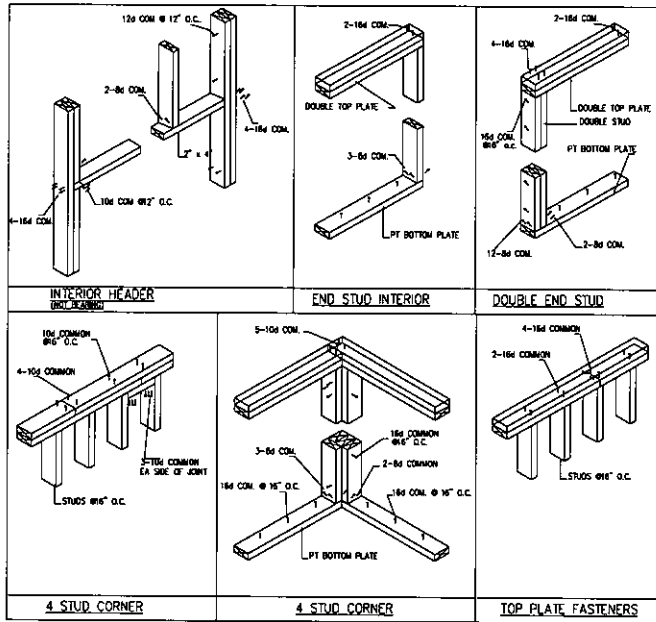
**LUISA ALONSO & ASSOCIATES, LLC.**  
 LIC. No. CC05151865  
 1024 W HILLSBOROUGH AVE. TAMPA, FL 33603  
 Ph: (813) 755-1398  
 e-mail: lalaso@luisaassoc.com

DISCIPLINE	TYPE	NAME	TEL. NO.
ARCHITECT	N/A	N/A	N/A
CIVIL	N/A	N/A	N/A
ELECTRICAL	N/A	N/A	N/A
MECHANICAL	N/A	N/A	N/A
PLUMBING	N/A	N/A	N/A
STRUCTURAL	N/A	N/A	N/A
WATER SUPPLY	N/A	N/A	N/A
WIND ENGINEERING	N/A	N/A	N/A

AS BUILT ACCESSORY STRUCTURE FOR:  
**MR. ALEJANDRO CRESPO**  
 12483 CONVENT GARDEN RD.  
 SPRING HILL, FL 34613  
 OWNER: MR. ALEJANDRO CRESPO PHONE: (813) 326-3332



FLORIDA BUILDING CODE 7TH EDITION (2020)  
 S-2  
 Job No. 023-003  
 01-27-23



HEADER TABLE			
WINDOW/DOOR OPENING SIZE	HEADER SIZE	JACK ATTACHMENT	NUMBER OF JACKS (PER SIDE OF WALL OPENING)
UP TO 3'-0"	2-2x6	16d AT 6" O.C.	1 JACK
3'-1" TO 5'-0"	2-2x6	16d AT 6" O.C.	2 JACKS
5'-1" TO 8'-0"	2-2x10	16d AT 6" O.C.	2 JACKS
8'-1" TO 12'-0"	2-2x12	16d AT 6" O.C.	3 JACKS

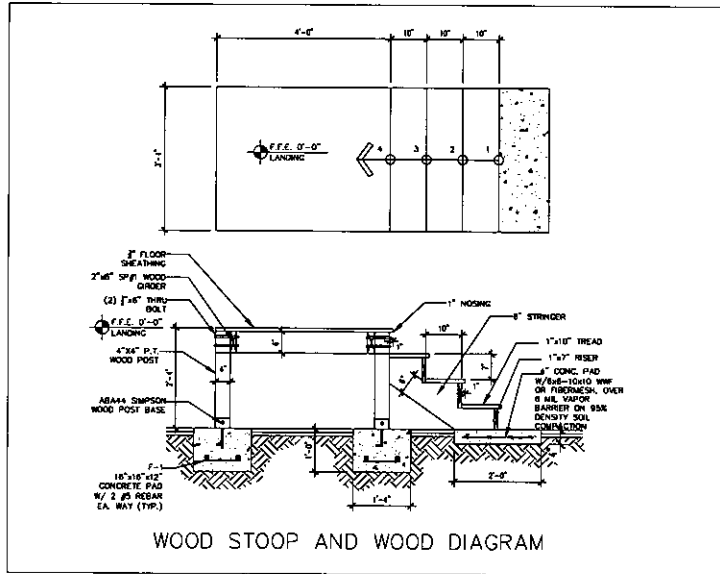
  

FASTENERS		
CONNECTOR	DESCRIPTION	PRODUCT APPROVAL No.
SP1	6-10d COMMON NAILS TO STUD 4-10d COMMON NAILS TO PLATE	FL10456
SP2	6-10d COMMON NAILS TO STUD 6-10d COMMON NAILS TO PLATES	FL10456
H6	6-8d COMMON NAILS TO EACH MEMBER	FL10456
H2.5	5-8d COMMON NAILS TO EACH MEMBER	FL10456
SP8	6-10d 1/2 COMMON NAILS TO POST	FL10456
SP8S	12-10d 1/2 COMMON NAILS TO POST	FL10456

NOTE = SP1 AND SP2: DRIVE ONE STUD NAIL AT AN ANGLE THROUGH THE STUD INTO THE PLATE

### NAILING SCHEDULE

LEADER STRIP	16 d common	3 in each plate
SOLE PLATE TO JOIST OR BLOORING, FACE NAIL	16 d common	16" OC
TOP OF SOLE PLATE TO STUD END NAILED	16 d common	2
STUD TO SOLE PLATE, TOE NAILED	3 d common	4
DOUBLE STUDS, FACE NAILED	10 d common	24" OC
DOUBLED TOP PLATE, FACE NAIL	16 d common	18" OC
CONTRUSS HEADER TO STUD, TOE NAIL	16 d common	18" OC along each edge
CONTRUSS HEADER TO STUD, TOE NAIL	8 d common	3
1 x 8 SHEATHING OR LESS TO EACH BEARING, FACE NAIL	8 d common	3
OVER 1 x 8 SHEATHING TO EACH BEARING, FACE NAIL	8 d common	3
BUILT-UP CORNER STUDS	16 d common	24" OC
BUILT-UP ENDINGS AND BEAMS UP TO THREE MEMBERS	20 d common	24" OC at top and bottom and staggered 2 ends and at each splice
1/2" CIPSUM SHEATHING	11 ga 1 1/2" galv	1" OC at edges
3/4" CIPSUM SHEATHING	7/16" head	8" OC at other bearings
CIPSUM WALLBOARD 1/2"	1 3/8" drywall nail	7" OC on ceiling
		8" OC on walls
CIPSUM WALLBOARD 3/8"	1 1/2" drywall nail	7" OC on ceiling
		8" OC on walls
WOOD STRUCTURAL PANEL AND PARTICLE BOARD ROOF	8 d Ring-Shanks	6" o.c. edges and
6" OR LESS SHEATHING 1/2" OR LESS	8 d common	8" o.c. Field
19/32" or greater	8 d common	6" o.c. edges and
		12" o.c. intermediates
5/16" - 1/2"	16 galvanized wire staples	4" o.c. edges and
	3/8" min. crown, length of	6" o.c. intermediates
	1" plus wood structural panel or particleboard thickness	
19/32" - 3/4"	16 galvanized wire staples	2" o.c. edges and
	3/8" min. crown, length of	3" o.c. intermediates
	1" plus wood structural panel or particleboard thickness	
Fiberboard sheathing 1/2"	1 1/2 galvanized roofing nail	2" o.c. at edges
1/2"	8d common nail	6" at other bearings
23/32"	1 3/4" galvanized roofing nail	2" o.c. at edges
	8d common nail	5" at other bearings
Gypsum Sheathing 1/2"	11 ga 1 1/2" galvanized	6" o.c. at edges
5/8"	7/16" head	8" o.c. at other bearings
	11 ga 1 3/4" galvanized	4" o.c. at edges
	7/16" head	6" o.c. at other bearings
Gypsum Wallboard	1 3/8" drywall nail	2" o.c. on ceiling
1/2"		8" o.c. on walls
5/8"	1 1/2" drywall nail	2" o.c. on ceilings
		8" o.c. on walls



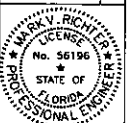
WOOD STOOP AND WOOD DIAGRAM



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REGISTERED ENGINEER, P.E. - CIVIL	REGISTERED ENGINEER, P.E. - ELECTRICAL	REGISTERED ENGINEER, P.E. - MECHANICAL	REGISTERED ENGINEER, P.E. - PLUMBING	REGISTERED ENGINEER, P.E. - STRUCTURAL
TEL. No.	N/A	N/A	N/A	N/A
DRIVING	N/A	N/A	N/A	N/A
SHIPBOARD	N/A	N/A	N/A	N/A
RECORD	N/A	N/A	N/A	N/A
CONTRACT	N/A	N/A	N/A	N/A

AS BUILT ACCESSORY STRUCTURE FOR:  
**MR. ALEJANDRO CRESPO**  
 12483 CONVENT GARDEN RD.  
 SPRING HILL, FL 34613  
 OWNER: MR. ALEJANDRO CRESPO PHONE: (813) 303-2433



FLORIDA BUILDING CODE 7TH EDITION (2020)

**THE HOGAN LAW FIRM®**

*We mean business<sup>SM</sup>*

August 3, 2023

Omar DePablo  
Hernando Co Planning Department  
6153 Blaise Dr  
Brooksville, FL 34601

Re: Alejandro Crespo

Please see the enclosed check for payment of the Special Exception Use Permit.  
If you have any questions, please contact the office.

Sincerely,



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