

Halsey Beshears, Secretary

Ron DeSantis, Governor

January 22, 2026

Doug Oliver

Leonard Aluminum Utility Buildings, LLC  
630 W. Independence Blvd, Suite 3  
Mount Airy, NC 27030

RE: Manufacturer Certification, ID MFT-14344; Expiration Date: January 12, 2029

Dear Doug Oliver

It is my pleasure to inform you that Leonard Aluminum Utility Buildings, LLC, located at 249 Douglas Street, Valdosta, GA 31601, has been approved under the Manufactured Buildings Program, as provided for under Chapter 553, Part I, Florida Statutes, to manufacture Storage Sheds for installation in Florida.

Construction or modification on a manufactured building cannot begin until the Third Party Agency has approved the plans in accordance with the current Florida Building Code. Your Third Party Agency is a contractor for the Department and has statutory authority and responsibilities that must be met to maintain approved status. You may expect and demand quality plans review and inspections.

Each Code change will make your plans obsolete until they have been reviewed, approved and indicated [on the cover page of the plans] for compliance with the Code by your Third Party Agency for plans review. Please ensure that your plans are in compliance and are properly posted on our website. All site-related installation issues are subject to the local authority having jurisdiction.

The Department's contractor will make unannounced monitoring visits at least once each year. You must grant complete access to your manufacturing facility and records to remain in compliance with the rules and regulations of this program.

Your certification is approved for three years from this date. You will receive a renewal notice by Email generated by the BCIS ([www.floridabuilding.org](http://www.floridabuilding.org)) for online renewal. If you have questions you may contact Robert Lorenzo at 850-717-1835 or our FAX at 850-414-8436.

Please visit our website at [www.floridabuilding.org](http://www.floridabuilding.org) to see valuable information on the Florida Manufactured Buildings Program. A copy of this letter must accompany applications for local building permits.

Sincerely,



Robert Lorenzo  
Manufactured Buildings Program

cc: Top Line Engineering, LLC

January 18, 2024

Mr. Thomas Campbell  
Florida Department of Business and Professional Regulation  
2601 Blair Stone Road, Building C  
Tallahassee, Florida 32399-6563

**RE: Plan Approval  
Leonard-Cook VALDOSTA  
Plan # LOFTED BARN-23**

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Dear Mr. Campbell,

Pursuant to the requirements of the Department of Business & Professional Regulation, the above referenced documents have been reviewed for compliance with:

**2023 Florida Building Code, 8<sup>th</sup> Edition  
2020 National Electrical Code (NFPA-70)**

All mandatory comments have been satisfied and plans are approved for construction by a currently approved modular building manufacturer.

These documents were reviewed for only what is to be constructed in the factory. Any work performed at the site, such as the foundation, is under the authority and jurisdiction of the local Building Official.

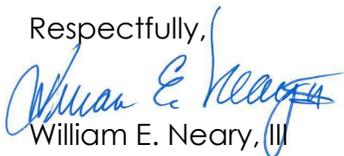
Third Party Agency approval in no way alleviates the builder/manufacturer from complying with all the applicable codes, which may or may not be identified in this review. Approval also does not preclude the local building official from requiring work be performed that was not previously reviewed, approved, and constructed under the State of Florida's Manufactured (Modular) Building Program to make the building, code compliant, for the intended use.

A signed and sealed set of plans are maintained on file with Top Line Engineering, LLC.

If you require my assistance in any way, please do not hesitate to contact me.

Thank you.

Respectfully,



William E. Neary, III  
Plans Examiner  
SMI-79, SMP-51, ICC 5185040, LSUCCC U02478  
Business Partner  
Top Line Engineering, LLC  
[BILL.TLE@yahoo.com](mailto:BILL.TLE@yahoo.com)

**PLEASE NOTE:**

**Any questions regarding local permitting should be directed to the Manufacturer. The Manufacturer's contact information can be found in the title block of the plans.**

# LEONARD BUILDINGS

DBA COOK PORTABLE WAREHOUSES

100 DOUGLAS ST., VALDOSTA, GA 31601

132 CENTRAL INDUSTRIAL ROW, PURVIS, MS 39475

1398 HWY 95 NORTH, BASTROP, TX 78602

**NOT APPROVED FOR HVHZ**

## LOFTED BARN SHED

STATE OF FLORIDA

Design Criteria	
BUILDING CODE	2023 FLORIDA BUILDING CODE 8TH EDITION ASCE 7-22
ELECTRICAL CODE	2020 NEC, NFPA70
BUILDING TYPE	RESIDENTIAL LAWN STORAGE SHED
MANUFACTURER	LEONARD BUILDINGS
AGENCY	TOP LINE ENGINEERING
AGENCY PLAN NUMBER	LOFTED BARN 2023 FBC
CONSTRUCTION TYPE	V-B
FIRE PROTECTION	B
FIRE SUPPRESSION SYSTEM	NO
OCCUPANCY	U - UTILITY
NUMBER OF OCCUPANTS	0
ALLOWABLE # OF STORIES	1
WIND INFORMATION	160 MPH ULTIMATE, $V_{ASD} = 124$ MPH, EXPOSURE C, CATEGORY I; ENCLOSED; +/- 0.18 INTERNAL PRESSURE COEFFICIENT; 15' HEIGHT
FLOOR LIVE LOAD	40.0 PSF
FLOOR DEAD LOAD	4.0 PSF
ROOF LIVE LOAD	20.0 PSF
ROOF DEAD LOAD	7.0 PSF
WALL DEAD LOAD	3.0 PSF
UNINHABITED LOFT LIVE LOAD	10.0 PSF
GROUND SNOW LOAD	0.0 PSF
FIRE RATING OF EXTERIOR WALLS	0
"R" RATING OF FLOOR, WALL, AND ROOF	R-0, R-0, R-0
MODULES PER BUILDING	1
SQUARE FOOTAGE	LESS THAN 719 SQ. FT.
EXEMPT FROM ENERGY CONSERVATION CODE?	YES
APPROVED FOR HURRICANE PROTECTION USAGE?	NO
DESIGNED FOR HURRICANE PUBLIC SHELTER?	NO

### SITE INSTALLED ITEMS:

NOTE THAT THIS LIST DOES NOT NECESSARILY LIMIT THE ITEMS OF WORK AND MATERIALS THAT MAY BE REQUIRED FOR A COMPLETE INSTALLATION. ALL SITE RELATED ITEMS ARE SUBJECT TO LOCAL JURISDICTION APPROVAL.

1. THE COMPLETE FOUNDATION SUPPORTING AND TIE-DOWN SYSTEM.
2. RAMPS, STAIRS, AND GENERAL ACCESS TO THE BUILDING IF NECESSARY.
3. GUTTERS AND DOWN SPOUTS ON ALL BUILDINGS WITH EAVES OF LESS THAN 6 INCHES HORIZONTAL PROJECTION EXCEPT FOR GABLE END RAKES.

### OCCUPANCY NOTE:

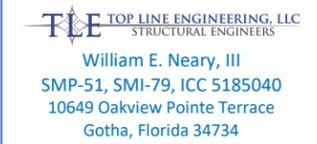
THIS BUILDING IS NOT DESIGNED FOR HUMAN HABITATION AND DOES NOT HAVE RUNNING WATER OR SANITATION SERVICES. THIS BUILDING IS DESIGNED AS A UTILITY SHED TO STORE LAWN EQUIPMENT SUCH AS WHEEL BARROWS, GARDENING SUPPLIES, FLOWER POTS, AND CARDBOARD BOXES WITH VARIOUS SMALL ITEMS.

NOTE:  
FLOOD VENTS TO BE INSTALLED ON SITE BY OTHERS.

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**Please note: Any questions regarding local permitting should be directed to the Manufacturer. The Manufacturer's contact information can be found in the title block of the plans.**

2024-01-18 TOP LINE ENGINEERING, LLC APPROVAL



William E. Neary, III  
SMP-51, SMI-79, ICC 5185040  
10649 Oakview Pointe Terrace  
Gotha, Florida 34734

**Kent M. Bice PE - This item has been electronically signed and sealed by Kent M. Bice 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.**

FL PE Name: Kent M. Bice  
FL PE #: 50421  
FL COA #: 30468



01/18/24

1552 6TH ST., WINTER HAVEN, FL 33880  
(863)865-6502

COVER SHEET

DATE: 12/08/20

DRAWN BY: RD

SCALE: AS NOTED

CHECKED BY: KMB

SHEET:

**S-1**

SHEET 1 OF 21

THESE PLANS WERE DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE 8TH EDITION ASCE 7-22.

**GENERAL NOTES:**

1. THIS STRUCTURE WAS DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE 8TH EDITION ASCE 7-22, (2023 FBC).
2. ALL MATERIALS AND LABOR SHALL BE IN ACCORDANCE WITH THE ABOVE CODE AND ALL OTHER APPLICABLE LOCAL CODES AT THE TIME OF MANUFACTURE.
3. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. THE FOUNDATION PLAN IS A SEPARATE SET OF PLANS FOR APPROVAL BY LOCAL MUNICIPALITIES.
5. EXTERIOR DIMENSIONS CAN VARY BETWEEN LIMITS SHOWN AT 2' O.C. BUT MEMBER SPACING SHALL NOT EXCEED LIMITS AS INDICATED.
6. ALL THE FOLLOWING LUMBER SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA USE CATEGORY UC4B (GROUND CONTACT, HEAVY DUTY)-SKIDS.
7. ALL THE FOLLOWING LUMBER SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA USE CATEGORY UC3B (EXTERIOR ABOVE GROUND, UNCOATED OR POOR WATER RUNOFF)-FLOOR JOISTS, PLYWOOD FLOOR DECKING, AND EXTERIOR RATED WOOD STRUCTURAL PANEL SIDING.
8. ALL FASTENERS AND CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED (G185) OR STAINLESS STEEL.
9. ALL WINDOWS WITHIN 24" OF DOORS, AND ALL GLASS IN DOORS SHALL BE SAFETY, TEMPERED, OR ACRYLIC PLASTIC SHEET.
10. FOR ROOFS WITH ASPHALT SHINGLES AND A SLOPE BETWEEN 2 TO 12 AND 4 TO 12 SHALL HAVE A DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE WITH SECTION 1507.2.2 OF THE 2023 FBC OR PER SHINGLE MANUFACTURER INSTRUCTIONS.
11. UNDERLAYMENT SHALL CONFORM WITH SECTION 1507.2.3 OF THE 2023 FBC OR PER SHINGLE MANUFACTURER INSTRUCTIONS.
12. ASPHALT SHINGLES SHALL CONFORM WITH SECTION 1507.2.5 OF THE 2023 FBC ATTACHMENT OF ASPHALT SHINGLES SHALL CONFORM WITH 1507.2.7 OF THE 2023 FBC.
13. FASTENERS FOR ASPHALT SHINGLES SHALL CONFORM TO SECTION 1507.2.6 OF THE 2023 FBC.
14. TIE-DOWNS SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE CODES.
15. THESE PLANS HAVE NOT BEEN DESIGNED FOR HVHZ REQUIREMENTS AS SET FORTH IN THE 2023 FBC OR FOR USE AS A COMMERCIAL BUILDING.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY AND PLACEMENT OF LAWN STORAGE UNIT TO ENSURE THE INTEGRITY OF THE BUILDING AND ITS COMPONENT PARTS.
18. NO FIELD REVISIONS TO ANY STRUCTURAL COMPONENTS OR DEVIATIONS FROM THESE DRAWINGS SHALL BE MADE.
19. THE OWNER AND THE CONTRACTOR SHALL HOLD HARMLESS THE ENGINEER FROM AND AGAINST ALL LIABILITY CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING LEGAL FEES ARISING OUT OF OR RESULTING FROM ERRORS OR OMISSIONS IN THE PERFORMANCE OF THE WORK BY THE CONTRACTOR.
20. SECTIONS AND DETAILS ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY AT ALL SIMILAR LOCATIONS, UNLESS OTHER SECTIONS AND DETAILS ARE SPECIFICALLY REFERENCED.
21. REFER TO SUPPLIED FASTENING SCHEDULE FOR FASTENING BASED ON CONNECTION AND LOCATION OF MEMBERS AS PER 2023 FBC TABLE 2304.10.1 UNLESS NOTED OTHERWISE.
22. BUILDINGS HAVE BEEN DESIGNED FOR LP SMARTSIDE PRECISION PANEL SIDING, LP SMARTSIDE PRECISION LAP SIDING SHALL NOT BE USED.
23. FASTENERS IN LP SMARTSIDE PRECISION PANEL SIDING MUST NOT BE INSTALLED IN PANEL SIDING GROOVES IN THE FIELD OF THE PANEL SIDING OR WHEN THE PANEL SIDING GROOVES OCCUR AT CUT EDGES OF THE PANEL SIDING.
24. REFER TO THE ICC-ES EVALUATION REPORT ESR-1301 FOR ADDITIONAL DATA AND SPECIFICATIONS OF LP SMARTSIDE PRECISION PANEL SIDING.
25. MAX OPENINGS WIDTHS MUST COMPLY WITH DESIGN RATIOS AS PER ANSI/AF&PA SDPWS-2015. BUILDINGS HAVE BEEN DESIGNED TO HAVE ONLY OPENINGS WITH MAX WIDTHS EQUAL TO THOSE IN THE ENDWALL SHEAR WALL CHART.
26. PER SECTION 1609.1.2 OF THE 2023 FBC, STORAGE SHEDS THAT ARE NOT DESIGNED FOR HUMAN HABITATION AND THAT HAVE A FLOOR AREA OF 720 SQUARE FEET OR LESS ARE NOT REQUIRED TO COMPLY WITH THE MANDATORY WIND-BORNE-DEBRIS-IMPACT STANDARDS OF THE 2023 FBC.
27. BUILDINGS HAVE BEEN DESIGNED TO HAVE ANCHORS DIRECTLY ATTACHED TO ALL FOUR CORNERS OF THE BUILDING TO RESIST TENSION FORCES FROM LATERAL WIND LOADS. THIS DESIGN CONSIDERATION MUST BE MADE BY INSTALLER WHEN ATTACHING ANCHORING SYSTEM TO BUILDING.
28. UNLESS NOTED OTHERWISE, ATTACH ALL MANUFACTURED PRODUCTS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
29. 2X4 SP #2 PRESSURE TREATED LUMBER SHALL BE SUBSTITUTED FOR 2X4 SPF #2 LUMBER IN WALLS FOR USE IN FLOOD PLAINS.
30. PER APA PRODUCT REPORT PR-N124, LP SMARTSIDE PRECISION SERIES TREATED-ENGINEERED-WOOD PANEL SIDING IS PERMITTED ON WALLS FOR USE IN FLOOD PLAINS.
31. 19/32" LP PROSTRUCT FLOORING WITH SMARTFINISH IS PERMITTED IN LIEU OF 5/8" APA RATED STRUCTURAL SHEATHING ON FLOOR. INSTALL PER MANUFACTURER INSTRUCTIONS.
32. BUILDINGS ARE APPROVED FOR RESIDENTIAL LAWN STORAGE ONLY.
33. IN ACCORDANCE WITH FLORIDA STATUTE 553.80 (1) D F.S., LAWN STORAGE BUILDINGS AND STORAGE SHEDS BEARING THE INSIGNIA OF APPROVAL OF THE DEPARTMENT ARE NOT SUBJECT TO S. 553.842. (FLORIDA PRODUCT APPROVALS) BUT SHALL MEET THE DESIGN WIND LOAD REQUIREMENTS OF THE 2023 FBC, 8<sup>TH</sup> EDITION. COMPONENTS AND CLADDING PRODUCTS USED TO CONSTRUCT THE SHED ARE SUBJECT TO SECTION 553.8425, F.S., AND SECTIONS 1703.5-1703.5.4, OF THE FLORIDA BUILDING CODE.
34. IN ACCORDANCE WITH FBC 1609.1.2 (3), AND FBC SECTION 1626.1 EXCEPTION (F): STORAGE SHEDS THAT ARE NOT DESIGNED FOR HUMAN HABITATION AND THAT HAVE A FLOOR AREA OF LESS THAN 720 SQUARE FEET OR LESS ARE NOT REQUIRED TO COMPLY WITH THE MANDATORY WINDBORNE DEBRIS IMPACT STANDARDS OF THIS CODE.
35. IN ACCORDANCE WITH FBC 1010.1.1, EXCEPTION (10.) BUILDINGS THAT ARE 400 SQUARE FEET OR LESS AND THAT ARE INTENDED FOR USE IN CONJUNCTION WITH ONE-AND TWO-FAMILY RESIDENCES ARE NOT SUBJECT TO THE DOOR HEIGHT AND WIDTH REQUIREMENTS OF THIS CODE.
36. THIS BUILDING IS EXEMPT FROM THE FECC PER SECTIONS R101.4.2.4, R402.1. EXCEPTION 1.2
37. IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE RULE 61-41.009, PHOTOCOPIES OF APPROVED PLANS SHALL BE SUFFICIENT FOR LOCAL PERMIT APPLICATION DOCUMENTS OF RECORD FOR THE MODULAR BUILDING PORTION OF THE PERMITTED PROJECT.
38. IN ACCORDANCE WITH FBC 107.3, EXCEPTION (1), BUILDING PLANS APPROVED PURSUANT TO SECTION 553.77(5), FLORIDA STATUTES, AND STATE-APPROVED MANUFACTURED BUILDINGS ARE EXEMPT FROM LOCAL CODES ENFORCING AGENCY PLAN REVIEWS EXCEPT FOR PROVISIONS OF THE CODE RELATING TO ERECTION, ASSEMBLY, OR CONSTRUCTION AT THE SITE. ERECTION, ASSEMBLY, AND CONSTRUCTION AT THE SITE ARE SUBJECT TO LOCAL PERMITTING AND INSPECTIONS.
39. ALL WINDOWS AND DOORS SHALL MEET THE MINIMUM SPECIFICATIONS PER THE APPROVED PLANS AND THE 2023 FBC, 8<sup>TH</sup> EDITION.
40. COMPONENTS/CLADDING SHALL BE IN COMPLIANCE WITH THE 2023 FBC 8<sup>TH</sup> EDITION.
41. METAL FLAT STRAPS ARE TO BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. FLAT METAL STRAPS CAN BE BENT AROUND STRUCTURAL MEMBERS, WALL STUDS, TRUSSES, CHORDS, ETC. TO HELP SECURE THESE MEMBERS, PROVIDED THAT THE ADDED BEND DOES NOT INTERFERE WITH ANY OF THE EXISTING BREAKS/BENDS IN THE STRAP PER THE MANUFACTURER'S SPECIFICATIONS.
42. HVHZ COMPONENTS UTILIZED FOR SHEDS REQUIRE THAT INSTALLATION SHALL BE PER MANUFACTURER'S INSTRUCTIONS.
43. FOUNDATION PLANS ARE NOT PART OF THIS PLAN SET AND ARE GOVERNED BY LOCAL JURISDICTION.
44. REFER TO TIE DOWN DETAILS FOR PROPER INSTALLATION REQUIREMENTS TO MEET CODE.
45. GUTTERS SHALL BE SITE INSTALLED AND SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION AND SHALL COMPLY WITH LOCAL REQUIREMENTS FOR PERMITTING.
46. SHEDS LOCATED IN FLOOD HAZARD AREAS MUST COMPLY WITH THE LOCAL FLOOD ZONE REGULATIONS.
47. IF A WALL IS FRAMED FOR FUTURE HVAC UNITS, UNIT INSTALLATION SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION AND SHALL COMPLY WITH LOCAL REQUIREMENTS FOR PERMITTING.
48. WINDOWS AND DOORS INSTALLED BY THE CUSTOMER SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION AND SHALL COMPLY WITH LOCAL REQUIREMENTS FOR PERMITTING.

2024-01-18 TOP LINE ENGINEERING, LLC APPROVAL

**Kent M. Bice PE - This item has been electronically signed and sealed by Kent M. Bice 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.**


**TOP LINE ENGINEERING, LLC**  
 STRUCTURAL ENGINEERS  
 William E. Neary, III  
 SMP-51, SMI-79, ICC 5185040  
 10649 Oakview Pointe Terrace  
 Gotha, Florida 34734

**FL PE Name: Kent M. Bice**  
**FL PE #: 50421**  
**FL COA #: 30468**



1552 6TH ST., WINTER HAVEN, FL 33880  
(863)865-6502

**GENERAL NOTES**

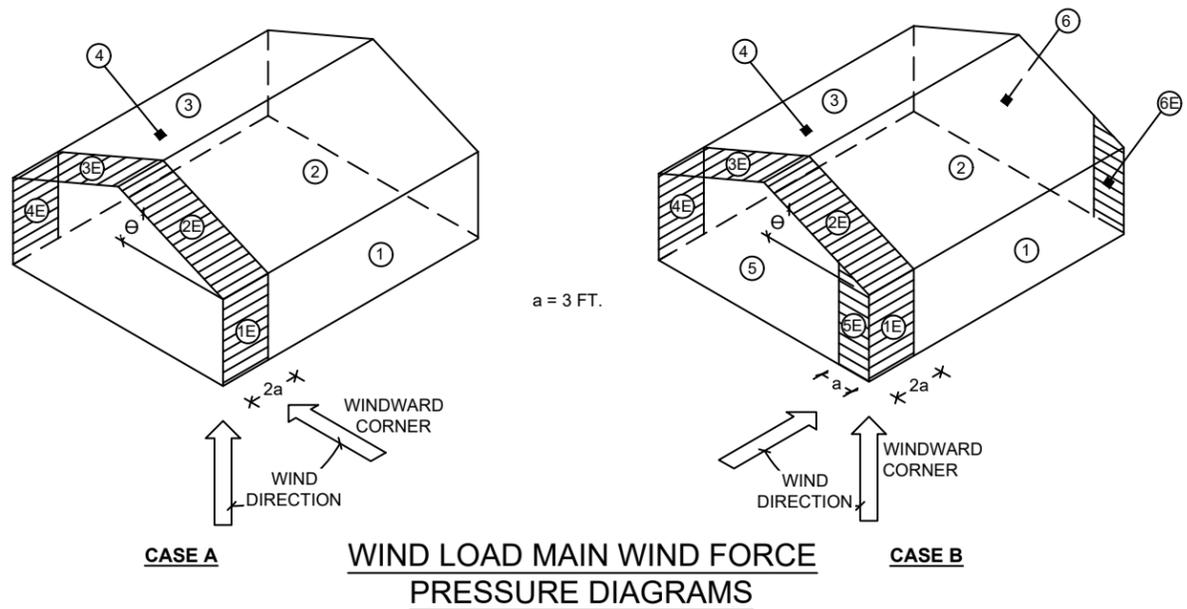
DATE: 12/08/20	DRAWN BY: RD
SCALE: AS NOTED	CHECKED BY: KMB

SHEET:

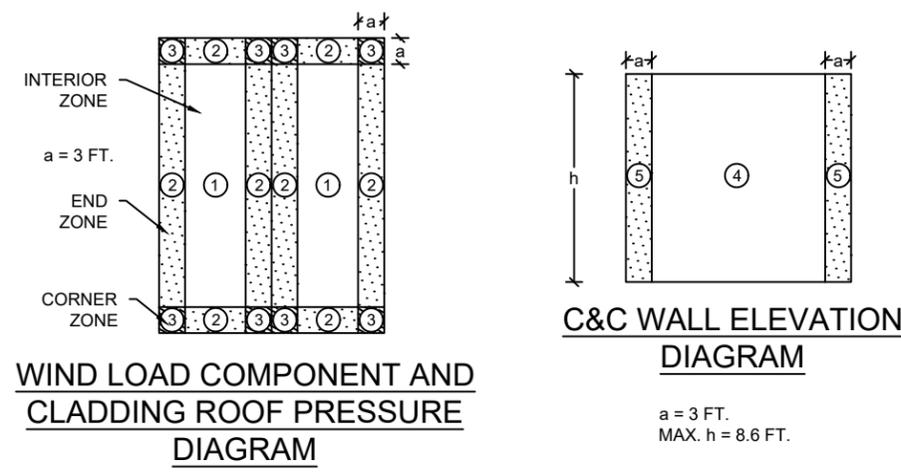
**S-2**

SHEET 2 OF 21

THESE PLANS WERE DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE 8TH EDITION ASCE 7-22.



BUILDING DATA		ASCE 7-22 WIND	
WIND VELOCITY $V_{ULT}$	160 MPH	INTERNAL PRESSURE COEFFICIENT	$\pm 0.18$
WIND VELOCITY $V_{ASD}$	124	(ENCLOSED BUILDING ASCE 7-22)	
BUILDING CATEGORY	I	HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT	1.21
ROOF ANGLE, ° (DEGREES)	60 DEGREES 38 DEGREES ON AVERAGE	ROOF DEAD LOAD RESISTING UPLIFT (PSF)	7.0
WIND EXPOSURE CATEGORY	C	MEAN ROOF HEIGHT	15



- NOTES:
- FOR EFFECTIVE AREAS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.
  - PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE SURFACES, RESPECTIVELY.
  - PRESSURES SHOWN ARE APPLIED NORMAL TO THE SURFACE.
  - REFER TO PRESSURE ZONE DIAGRAMS PROVIDED FOR CORRESPONDING ZONES.
  - ROOF COVERINGS, FINISHES, ETC SHALL BE DESIGNED FOR THE FULL NEGATIVE DESIGN PRESSURE.

**DESIGN WIND LOADS - WINDOWS, DOORS, COMPONENTS AND CLADDING**

ROOF				WALLS			
ZONE	AREA (FT <sup>2</sup> )	DESIGN PRESSURE (PSF)		ZONE	AREA (FT <sup>2</sup> )	DESIGN PRESSURE (PSF)	
		POSITIVE	NEGATIVE			POSITIVE	NEGATIVE
1	10	50.9	-55.8	4	10	55.8	-60.5
1	20	49.6	-52.9	4	20	53.2	-58.0
1	50	47.7	-49.1	4	50	49.9	-54.6
1	100	46.2	-46.2	4	100	47.4	-52.2
2	10	50.9	-65.2	5	10	55.8	-74.7
2	20	49.6	-62.3	5	20	53.2	-69.6
2	50	47.7	-58.6	5	50	49.9	-62.9
2	100	46.2	-55.8	5	100	47.4	-58.0
3	10	50.9	-65.2				
3	20	49.6	-62.3				
3	50	47.7	-58.6				
3	100	46.2	-55.8				

**Kent M. Bice PE** - This item has been electronically signed and sealed by Kent M. Bice 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.

TOP LINE ENGINEERING, LLC  
STRUCTURAL ENGINEERS  
William E. Neary, III  
SMP-51, SMI-79, ICC 5185040  
10649 Oakview Pointe Terrace  
Gotha, Florida 34734

FL PE Name: Kent M. Bice  
FL PE #: 50421  
FL COA #: 30468



**DESIGN WIND LOADS - MWFRS**

LOAD CASE A	WALL				ROOF			
	SURFACE 1	SURFACE 1E	SURFACE 4	SURFACE 4E	SURFACE 2	SURFACE 2E	SURFACE 3	SURFACE 3E
	35.0	41.2	-26.0	-31.3	24.0	27.9	-27.9	-32.8

LOAD CASE B	SIDE WALL				ROOF				GABLE WALL			
	WINDWARD		LEEWARD		WINDWARD		LEEWARD		WINDWARD		LEEWARD	
	SURFACE 1	SURFACE 1E	SURFACE 4	SURFACE 4E	SURFACE 2	SURFACE 2E	SURFACE 3	SURFACE 3E	SURFACE 5	SURFACE 5E	SURFACE 6	SURFACE 6E
	-29.8	-31.3	-29.8	-31.3	-41.2	-59.2	-26.0	-33.6	27.5	37.4	-22.3	-28.9

1552 6TH ST., WINTER HAVEN, FL 33880  
(863)865-6502

**WIND LOAD TABLES**

DATE: 12/08/20      DRAWN BY: RD

SCALE: AS NOTED      CHECKED BY: KMB

SHEET: **S-3**  
SHEET 3 OF 21

THESE PLANS WERE DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE 8TH EDITION ASCE 7-22.

**FASTENING SCHEDULE**

CONNECTION	FASTENING <sup>a, k</sup>	LOCATION
1. JOIST TO SILL OR GIRDER	3 - 8d COMMON (2½" X 0.131") 3 - 3" X 0.131" NAILS 3 - 3", 14 GAGE STAPLES	TOENAIL
2. BRIDGING TO JOIST	2 - 8d COMMON (2½" X 0.131") 2 - 3" X 0.131" NAILS 2 - 3", 14 GAGE STAPLES	TOENAIL EACH END
3. SOLE PLATE TO JOIST OR BLOCKING	16d (3½" X 0.135") AT 12" O.C. 3" X 0.131" NAILS AT 12" O.C. 3", 14 GAGE STAPLES AT 12" O.C.	FACE NAIL
4. SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3 - 16d (3½" X 0.135") AT 16" O.C. 4 - 3" X 0.131" NAILS AT 16" O.C. 4 - 3", 14 GAGE STAPLES AT 16" O.C.	FACE NAIL
5. TOP PLATE TO STUD	2 - 16d (3½" X 0.162") 3 - 3" X 0.131" NAILS 3 - 3", 14 GAGE STAPLES	END NAIL
6. STUD TO SOLE PLATE	4 - 8d COMMON (2½" X 0.131") 4 - 3" X 0.131" NAILS 4 - 3", 14 GAGE STAPLES	TOENAIL
	2 - 16d COMMON (3½" X 0.162") 3 - 3" X 0.131" NAILS 3 - 3", 14 GAGE STAPLES	END NAIL
7. DOUBLE STUDS	16d (3½" X 0.162") AT 24" O.C. 3" X 0.131" NAILS AT 16" O.C. 3", 14 GAGE STAPLES AT 16" O.C.	FACE NAIL
8. TOP PLATE TO TOP PLATE	16d (3½" X 0.162") AT 16" O.C. 3" X 0.131" NAILS AT 12" O.C. 3", 14 GAGE STAPLES AT 12" O.C.	FACE NAIL
	8 - 16d COMMON (3½" X 0.162") 12 - 3" X 0.131" NAILS 12 - 3", 14 GAGE STAPLES	FACE NAIL AT LAP SPLICE
9. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3 - 8d COMMON (2½" X 0.131") 3 - 3" X 0.131" NAILS 3 - 3", 14 GAGE STAPLES	TOENAIL
10. RIM JOIST TO TOP PLATE	8d (2½" X 0.131") AT 6" O.C. 3" X 0.131" NAILS AT 6" O.C. 3", 14 GAGE STAPLES AT 6" O.C.	TOENAIL
11. TOP PLATES, LAPS AND INTERSECTIONS	2 - 16d COMMON (3½" X 0.162") 3 - 3" X 0.131" NAILS 3 - 3", 14 GAGE STAPLES	FACE NAIL
12. CONTINUOUS HEADER (2) PIECES	16d COMMON (3½" X 0.162")	16" O.C. EACH EDGE, FACE NAIL
13. CEILING JOISTS TO PLATE	3 - 8d COMMON (2½" X 0.131") 3 - 3" X 0.131" NAILS 3 - 3", 14 GAGE STAPLES	TOENAIL
14. CONTINUOUS HEADER TO STUD	4 - 8d COMMON (2½" X 0.131")	TOENAIL
15. RAFTER TO PLATE	3 - 16d (3½" X 0.162") 4 - 3" X 0.131" NAILS 4 - 3", 14 GAGE STAPLES	TOENAIL
16. 1" DIAGONAL BRACE TO EACH STUD AND PLATE	2 - 8d COMMON (2½" X 0.131") 2 - 3" X 0.131" NAILS 3 - 3", 14 GAGE STAPLES	FACE NAIL
17. BUILT-UP CORNER STUDS	16d (3½" X 0.162") 3" X 0.131" NAILS 3" 14 GAGE STAPLES	12" O.C. FACE NAIL

**FASTENING SCHEDULE** 2024-01-18 TOP LINE ENGINEERING, LLC APPROVAL

CONNECTION	FASTENING <sup>a, k</sup>	LOCATION
18. BUILT-UP GIRDER AND BEAMS	20d COMMON (4" X 0.192") at 32" O.C. 3" X 0.131" NAIL AT 24" O.C. 3" 14 GAGE STAPLE AT 24" O.C. AND	FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	2 - 20d COMMON (4" X 0.192") OR 3 - 3" X 0.131" NAIL OR 3 - 3" 14 GAGE STAPLE	FACE NAIL AT ENDS AND AT EACH SPLICE
19. COLLAR TIE TO RAFTER	3 - 10d COMMON (3" X 0.148") 4 - 3" X 0.131" NAILS 4 - 3" 14 GAGE STAPLES	FACE NAIL
20. ROOF RAFTER TO 2-BY RIDGE BEAM	3 - 10d COMMON (3½" X 0.148") 4 - 3" X 0.131" NAILS 4 - 3" 14 GAGE STAPLES	TOENAIL
21. JOIST TO BAND JOIST	3 - 16d COMMON ( 3½" X 0.162") 4 - 3" X 0.131" NAILS 4 - 3" 14 GAGE STAPLES	END NAIL
22. WOOD STRUCTURAL PANELS AND PARTICLEBOARD <sup>b</sup> , SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	½" AND LESS 6d <sup>c, j</sup> 2⅜" X 0.113" NAIL <sup>l</sup> 1¾" X 16 GAGE <sup>m</sup> STAPLE 8d <sup>d</sup> OR 6d <sup>e</sup>	6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE, 4" O.C. AT COMPONENT AND CLADDING EDGE STRIP # ZONE 3 [REFER TO FIGURE ON SHEET S-3]
	19/32" TO ¾"	
SINGLE FLOOR, COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING	7/8" TO 1" 8d <sup>c</sup> 1⅛" TO 1¼" 10d <sup>d</sup> OR 8d <sup>e</sup>	
23. PANEL SIDING TO FRAMING	½" OR LESS 6d <sup>f</sup> 5/8" 8d <sup>f</sup>	6" / 12" O.C. AT EDGES / INTERMEDIATE
24. FIBERBOARD SHEATHING	1/2"	3" / 6" O.C. AT EDGES / INTERMEDIATE FOR STRUCTURAL APPLICATIONS 6" / 12" O.C. AT EDGES / INTERMEDIATE FOR NON-STRUCTURAL APPLICATIONS
	25/32"	

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FL PE #: 50421  
FL COA #: 30468



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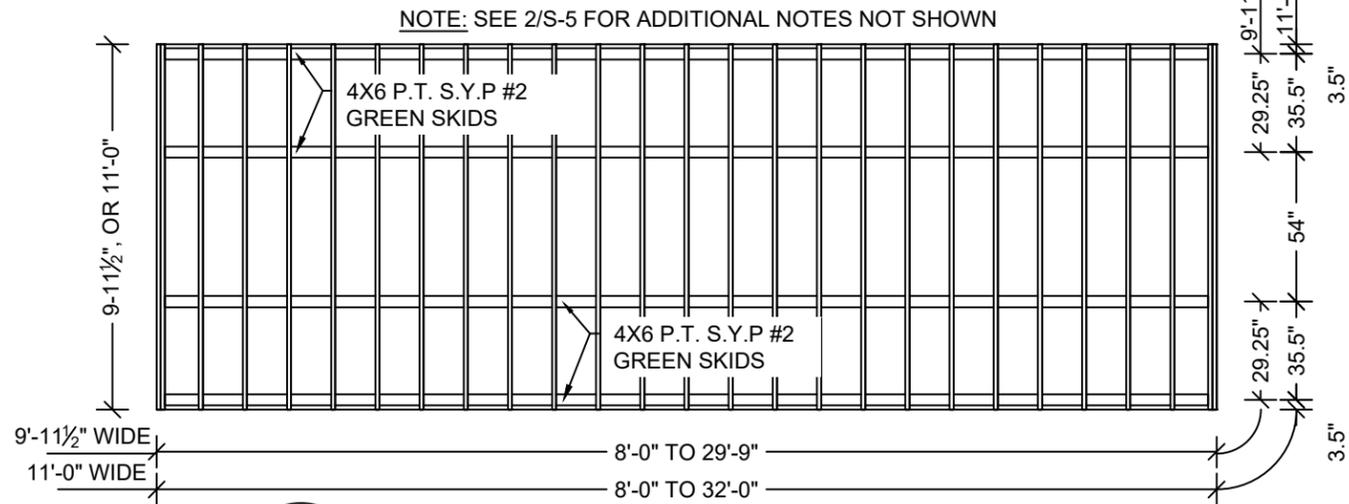
FASTENING SCHEDULE	
DATE: 12/08/20	DRAWN BY: RD
SCALE: AS NOTED	CHECKED BY: KMB

SHEET:  
**S-4**  
SHEET 4 OF 21

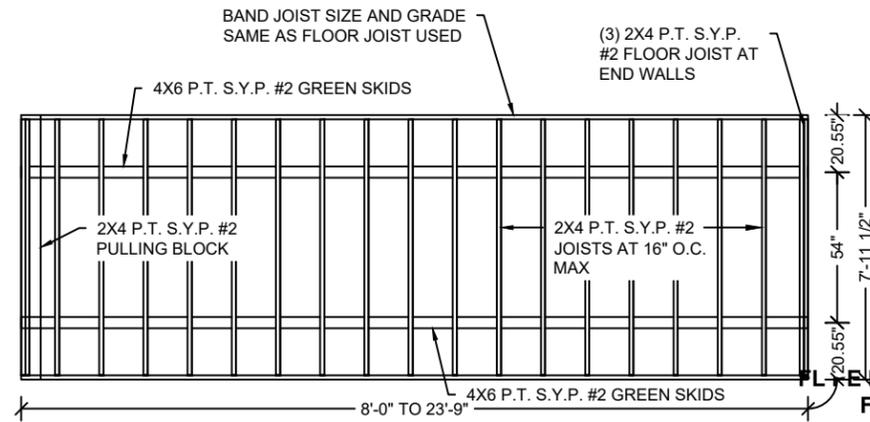
**NOTES:**

- a. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED.
- b. NAILS SPACED AT 6" O.C. AT EDGES, 12" AT INTERMEDIATE SUPPORTS EXCEPT 6" AT SUPPORTS WHERE SPANS ARE 48" OR MORE. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.
- c. COMMON OR DEFORMED SHANK (6d - 2" x 0.113"; 8d - 2 ½" x 0.131"; 10d 3" x 0.148").
- d. COMMON (6d - 2" x 0.113"; 8d - 2 1/2" x 0.131"; 10d x 0.148").
- e. DEFORMED SHANK (6d - 2" x 0.113"; 8d - 2 1/2" x 0.131"; 10d 3" x 0.148").
- f. CORROSION-RESISTANT SIDING (6d - 1 7/8" x 0.106"; 8d 2 3/8" x 0.128") OR CASING (6d 2" x 0.099"; 8d 2 1/2" x 0.113") NAIL.
- g. FASTENERS SPACED 3" O.C. AT EXTERIOR EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS, WHEN USED AS STRUCTURAL SHEATHING. SPACING SHALL BE 6" O.C. ON THE EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS.
- h. CORROSION-RESISTANT ROOFING NAILS WITH 7/16" DIAMETER HEAD AND 1 ½" LENGTH FOR 1/2" SHEATHING AND 1 3/4" LENGTH FOR 25/32" SHEATHING.
- i. CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16" CROWN OR 1" CROWN AND 1 1/4" LENGTH FOR 1/2" SHEATHING AND 1 1/2" LENGTH FOR 25/32" SHEATHING. PANEL SUPPORTS AT 16" (20" IF STRENGTH AXIS IS THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
- j. FOR ROOF SHEATHING APPLICATIONS, 8d NAILS (2 1/2" x 0.113") ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.
- k. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16".
- l. FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4" O.C. AT EDGES, 8" O.C. AT INTERMEDIATE SUPPORTS.
- m. FASTENERS SPACED 4" O.C. AT EDGES, 8" O.C. AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND WALL SHEATHING AND 3" O.C. AT EDGES, 6" AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.
- n. FASTENERS SPACED 4" O.C. AT EDGES, 8" AT INTERMEDIATE SUPPORTS.

THESE PLANS WERE DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE 8TH EDITION ASCE 7-22.



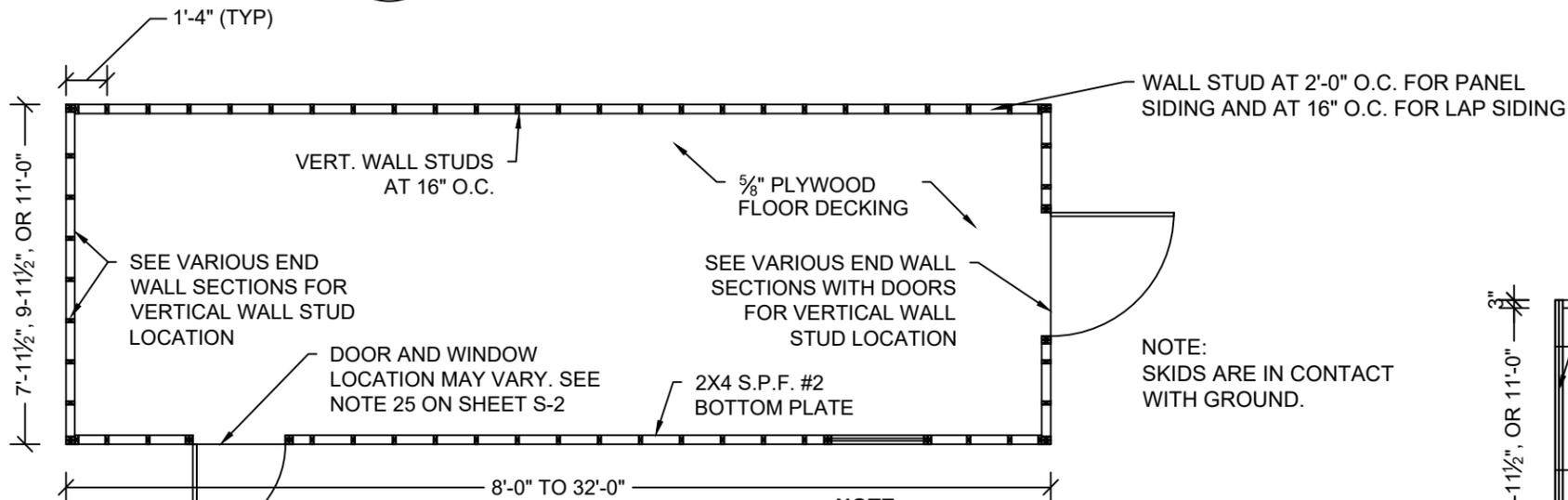
**1 FLOOR FRAMING PLAN -9'-11 1/2" & 11'-0" UNITS**  
S-5 SCALE: 3/16" = 1'-0"



**2 FLOOR FRAMING PLAN -7'-11 1/2" UNIT**  
S-5 SCALE: 3/16" = 1'-0"

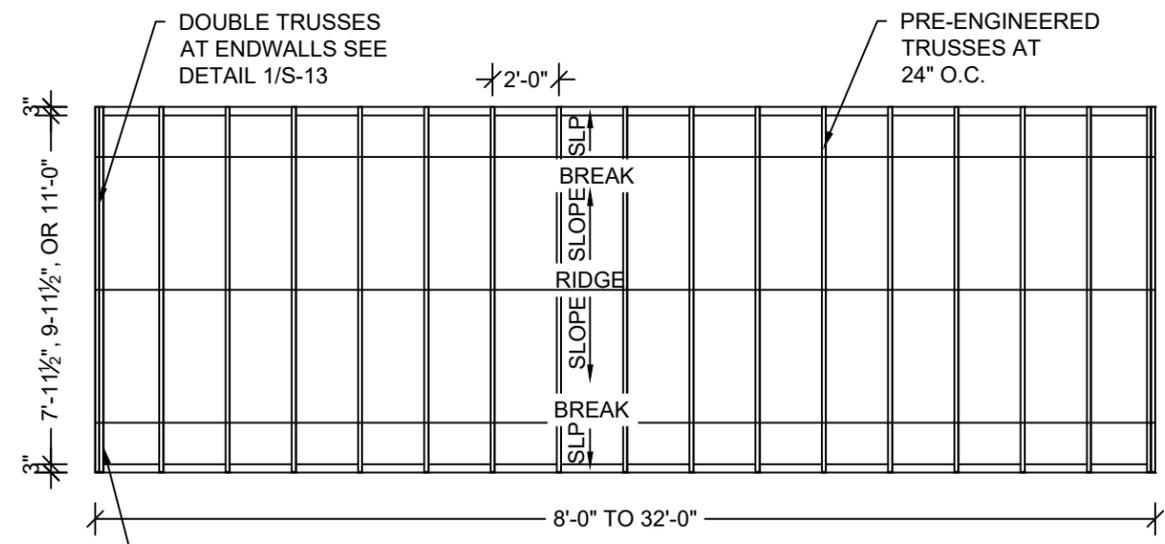


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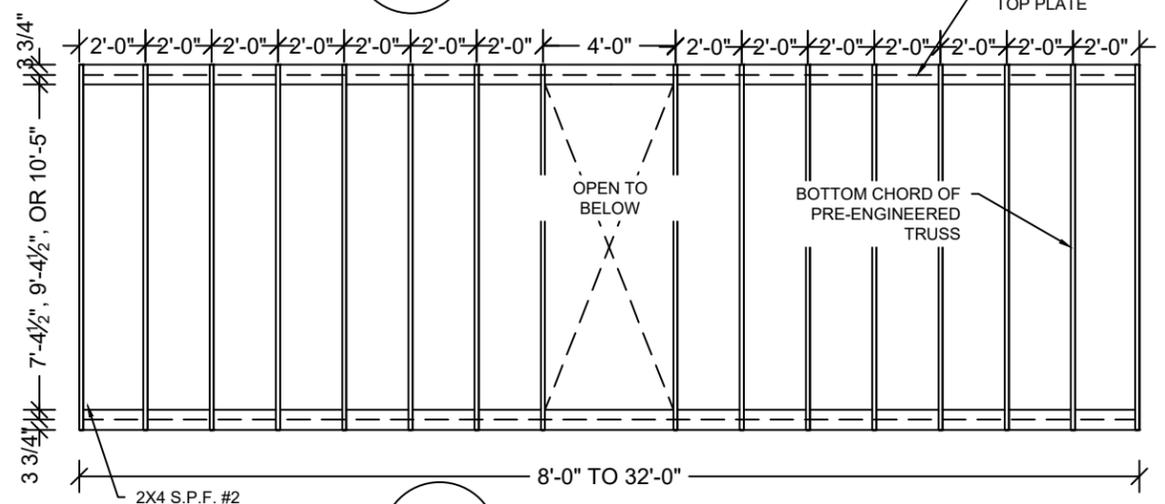


**3 FLOOR DECK PLAN**  
S-5 SCALE: 3/16" = 1'-0"

**NOTE:**  
IF 1 9/32" SIDING IS CHOSEN, WALL STUDS ARE TO BE 2'-0" O.C



**4 ROOF FRAMING PLAN**  
S-5 SCALE: 3/16" = 1'-0"



**5 LOFT FRAMING PLAN**  
S-5 SCALE: 3/16" = 1'-0"

**TOP LINE ENGINEERING, LLC**  
STRUCTURAL ENGINEERS  
William E. Neary, III  
SMP-51, SMI-79, ICC 5185040  
10649 Oakview Pointe Terrace  
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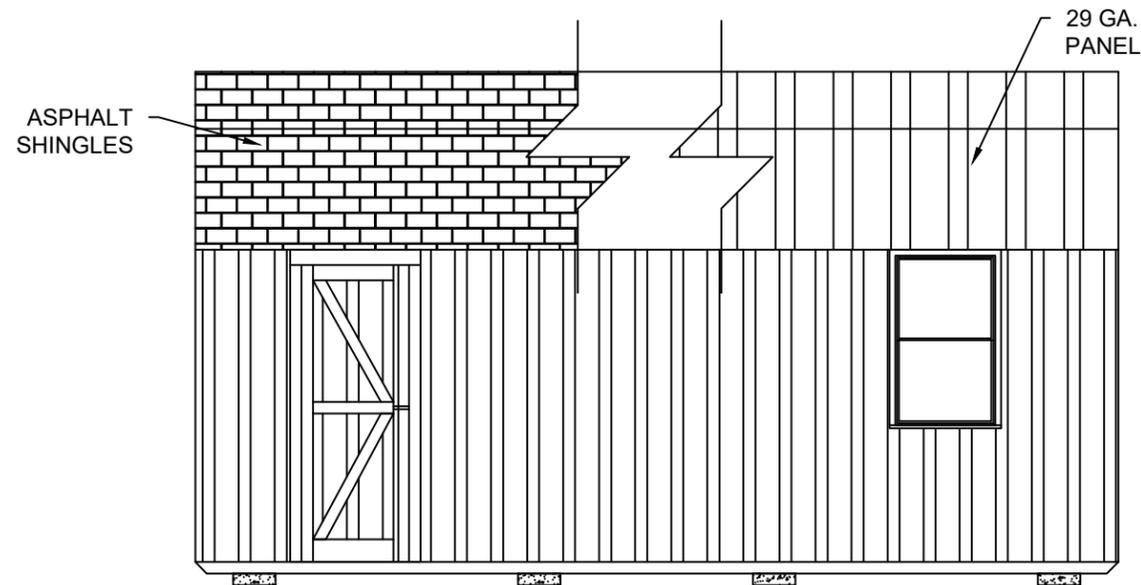
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FRAMING PLANS	
DATE: 12/08/20	DRAWN BY: RD
SCALE: AS NOTED	CHECKED BY: KMB

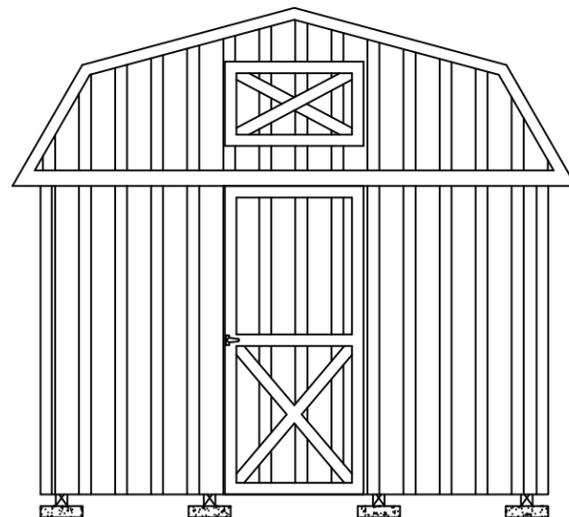
SHEET:  
**S-5**  
SHEET 5 OF 21

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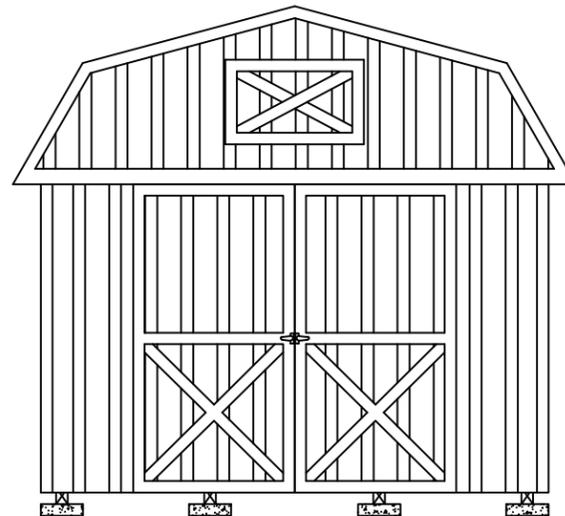
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**1** **SIDE WALL ELEVATION WITH PANEL SIDING**  
**S-6** SCALE: 1/4" = 1'-0"



SAMPLE: 11'-0" WIDE UNIT WITH 3'-0" DOOR



SAMPLE: 11'-0" WIDE UNIT WITH 7'-0" DOOR

**2** **ENDWALL ELEVATION WITH PANEL SIDING**  
**S-6** SCALE: 1/4" = 1'-0"

SHEARWALL WITH 3/8" LP SMART SIDING		
FLOOR WIDTH (FT)	OPENING WIDTH	
	LONG SIDE WALL	SHORT END WALL
7'-11 1/2"	2'-0", 3'-0", 4'-0", 6'-0"	2'-0", 3'-0", 4'-0"
9'-11 1/2"	2'-0", 3'-0", 4'-0", 6'-0", 7'-0"	2'-0", 3'-0", 4'-0", 6'-0"
		7'-0"
11'-0"	2'-0", 3'-0", 4'-0", 6'-0", 7'-0", 8'-0"	2'-0", 3'-0", 4'-0", 6'-0", 7'-0"
		8'-0"

**NOTES:**

- 3/8" LP SMART SIDING APA RATED SIDING 303-24" O.C. SHALL BE FASTENED USING DEFORMED (0.113" x 2 3/8") SHANK NAILS AT 6" O.C. IN FIELD AND 3" O.C. AT EDGES.
- WINDOWS AND DOORS MAY BE LOCATED IN EITHER THE SIDE WALL OR ENDWALL. DOORS ARE PERMITTED TO BE IN BOTH ENDWALLS OR ENDWALL AND SIDEWALL IF REQUESTED BY CUSTOMER. LIMITATIONS ON THE TOTAL DIMENSIONS SHALL BE BASED ON THE SHEAR WALL HEIGHT TO WIDTH RATIO OF 3.5:1 AND SHALL NOT EXCEED (2/3) OF THE TOTAL LENGTH OF BUILDING.
- DOOR AND WINDOW SHALL BE LOCATED SUCH THAT THEY ARE AT LEAST 3'3" APART.
- EDGE NAILING SHALL BE PROVIDED AT TOP PLATE IN ALL END WALLS.
- PROVIDE BLOCKING AT ALL UNSUPPORTED EDGES OF WALL SHEATHING.

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 Gotha, Florida 34734

**FL PE Name: Kent M. Bice**  
**FL PE #: 50421**  
**FL COA #: 30468**



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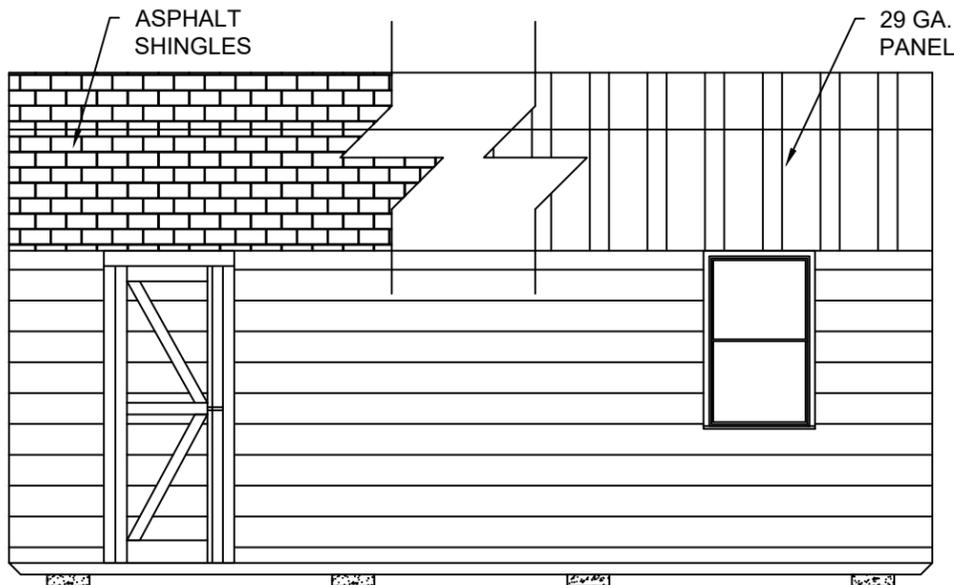
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**ELEVATIONS AND SHEARWALL**

DATE: 12/08/20 DRAWN BY: RD  
 SCALE: AS NOTED CHECKED BY: KMB

SHEET:  
**S-6**

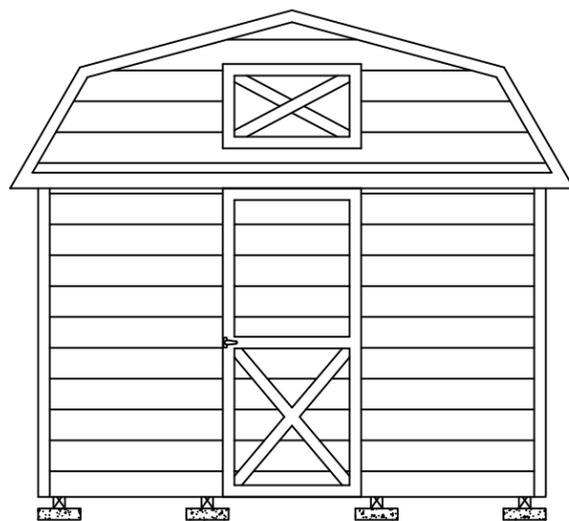
SHEET 6 OF 21



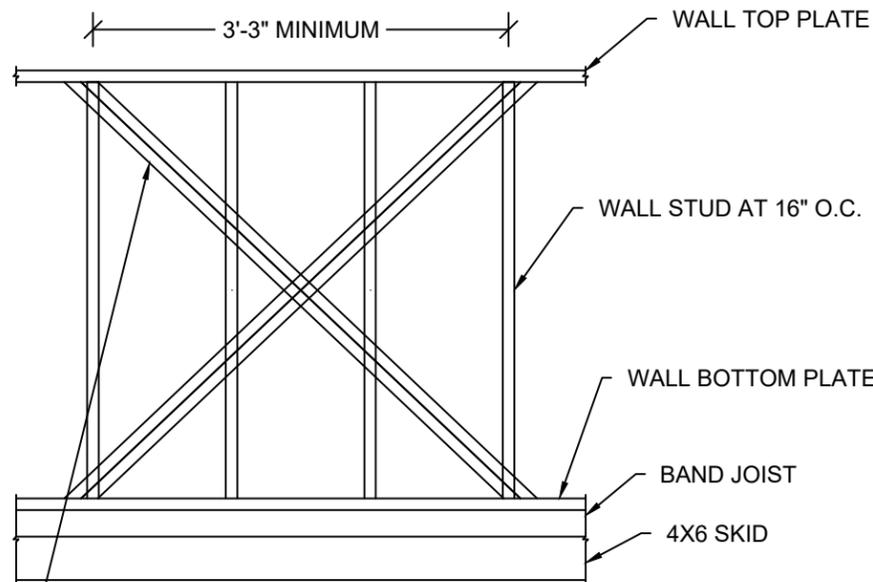
**1 SIDE WALL ELEVATION WITH LAP SIDING**  
S-6A SCALE: 1/4" = 1'-0"

2024-01-18 TOP LINE ENGINEERING, LLC APPROVAL

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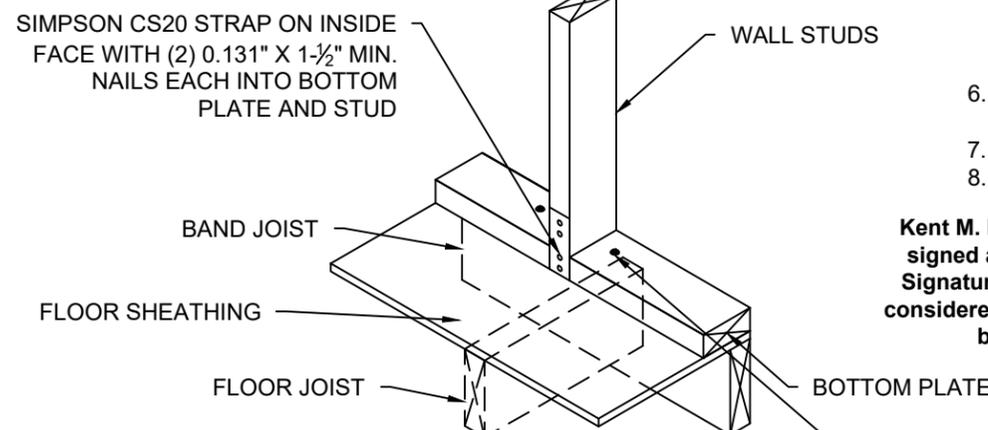


**4 ENDWALL ELEVATION WITH LAP SIDING**  
S-6A SCALE: 1/4" = 1'-0"



(2) SIMPSON CS20 (33MIL X 1-1/4", GRADE 40 STEEL, G60 COATING) X-STRAP OR EQUIVALENT ON INSIDE FACE OF WALL STUD. ATTACH STRAPS TO WALL TOP & BOTTOM PLATES WITH (5) 0.131" x 2-1/4" NAILS STAGGERED. STRAP MAY BE WRAPPED AROUND WALL TOP & BOTTOM PLATES.  
ALTERNATE: 7/16" APA RATED SHEATHING ON OUTSIDE FACE OF WALL STUD FASTENED WITH 8d COMMON OR DEFORMED (0.131" x 2-1/2") NAILS AT 6" O.C. IN FIELD AND 3" O.C. AT EDGES.

**2 PARTIAL SIDE WALL FRAMING ELEVATION WITH LAP SIDING**  
S-6A SCALE: NTS



(2) 1/4" x 4" HEX LAG SCREWS WITHIN 3" ON EITHER SIDE OF STUD AT X-BRACE END LOCATIONS AND CENTERED THRU BAND JOIST. PREDRILL MAX. 1/4" DIA. HOLE THRU BOTTOM PLATE AND 0.15" DIA. HOLE THRU SHEATHING AND BAND JOIST.

**3 WALL STUD TIEDOWN FOR X-BRACE OPTION**  
S-6A SCALE: NTS

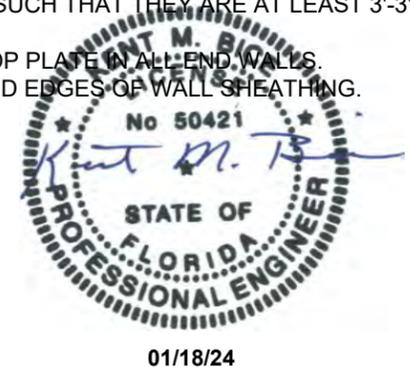
SHEARWALL WITH LP SMARTSIDE LAP SIDING <sup>1</sup>			MAX BUILDING LENGTH
FLOOR WIDTH (FT)	OPENING WIDTH		
	LONG SIDE WALL <sup>2</sup>	SHORT END WALL <sup>3,4</sup>	
7'-11 1/2"	2'-0", 3'-0", 4'-0", 6'-0", 8'-0"	2'-0", 3'-0", 4'-0"	23'-9"
9'-11 1/2"	2'-0", 3'-0", 4'-0", 6'-0", 7'-0", 8'-0"	2'-0", 3'-0", 4'-0", 6'-0", 7'-0"	29'-9"
11'-0"	2'-0", 3'-0", 4'-0", 6'-0", 7'-0", 8'-0"	2'-0", 3'-0", 4'-0", 6'-0", 7'-0", 8'-0"	32'-0"

**NOTES:**

- MIN. 0.45" THICK LP SMARTSIDE 12" BOLD PROFILES DOUBLE 5" FIBER SUBSTRATE LAP SIDING PER ICC-ES ESR 3090, TABLES 2A, 2B AND 2C
- ON LONG SIDE WALL, ATTACH LAP SIDING TO EACH WALL STUD WITH MINIMUM 8d SINKER NAILS (0.113" X 2-3/8") AT 3/8" FROM EACH END, AND 3 NAILS PER STUD -- 3" FROM TOP EDGE, IN THE MIDDLE AND 1-1/2" FROM BOTTOM EDGE. PROVIDE X-STRAP OR SHEATHING ON WALL PER 2/S-6A.
- ON SHORT END WALL, ATTACH LAP SIDING TO SHEATHING WITH MINIMUM 8d SINKER NAILS (0.113" X 2-3/8") AT 3/8" FROM EACH END, AND 3 NAILS PER 16" SPACING -- 3" FROM TOP EDGE, IN THE MIDDLE AND 1-1/2" FROM BOTTOM EDGE.
- ON SHORT END WALL WITHOUT AN OPENING, PROVIDE MIN. 7/16" APA RATED SHEATHING ON EXTERIOR FACE FASTENED TO STUDS WITH 8d COMMON OR DEFORMED (0.131" x 2-1/2") NAILS AT 6" O.C. IN FIELD AND 4" O.C. AT EDGES. ON SHORT END WALL WITH AN OPENING, PROVIDE 19/32" APA RATED SHEATHING ON EXTERIOR FACE FASTENED TO STUDS WITH 8d COMMON OR DEFORMED (0.131" x 2-1/2") NAILS AT 6" O.C. IN FIELD AND 3" O.C. AT EDGES. ALTERNATE FOR SHORT END WALL WITH OPENING:  
ON EXTERIOR FACE OF TRUSS - PROVIDE PANEL SIDING PER SHEET S-6  
ON EXTERIOR FACE OF WALL - PROVIDE LAP SIDING AND  
ON INTERIOR FACE OF WALL - PROVIDE 19/32" APA RATED SHEATHING.
- WINDOWS AND DOORS MAY BE LOCATED IN EITHER THE SIDE WALL OR ENDWALL. DOORS ARE PERMITTED TO BE IN BOTH ENDWALLS OR ENDWALL AND SIDEWALL IF REQUESTED BY CUSTOMER. LIMITATIONS ON THE TOTAL DIMENSIONS SHALL BE BASED ON THE SHEAR WALL HEIGHT TO WIDTH RATIO OF 3.5:1 AND SHALL NOT EXCEED (2/3) OF THE TOTAL LENGTH OF BUILDING.
- DOOR AND WINDOW SHALL BE LOCATED SUCH THAT THEY ARE AT LEAST 3'-3" APART.
- EDGE NAILING SHALL BE PROVIDED AT TOP PLATE IN ALL END WALLS.
- PROVIDE BLOCKING AT ALL UNSUPPORTED EDGES OF WALL SHEATHING.

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FL COA #: 30468

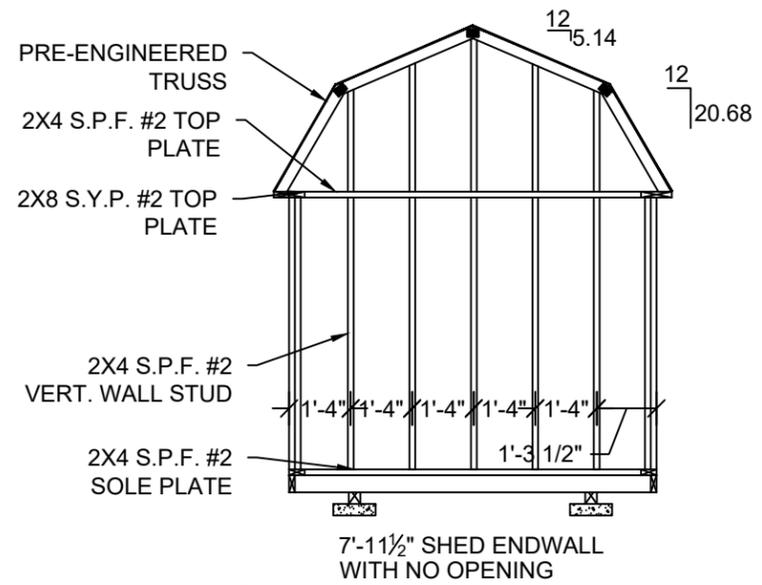


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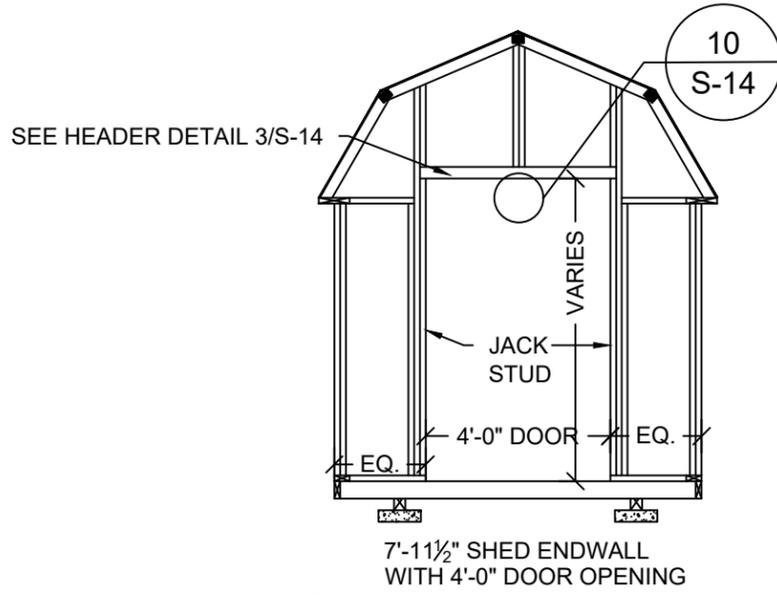
**ELEVATIONS AND SHEARWALL**

DATE: 12/08/20 DRAWN BY: RD  
SCALE: AS NOTED CHECKED BY: KMB

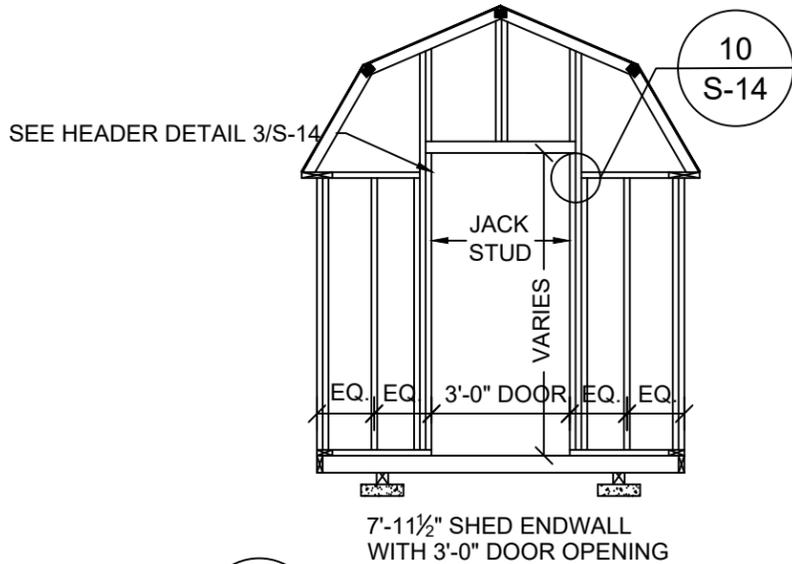
SHEET:  
**S-6A**  
SHEET 7 OF 21



**1**  
 S-7 **FRAMING ELEVATION**  
 SCALE: 1/4" = 1'-0"



**2**  
 S-7 **FRAMING ELEVATION**  
 SCALE: 1/4" = 1'-0"

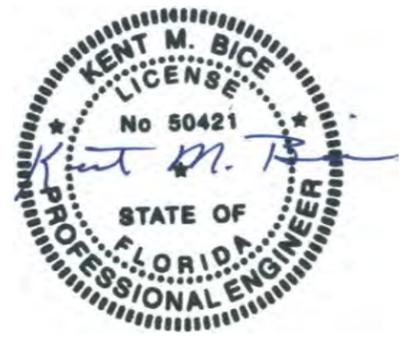


**3**  
 S-7 **FRAMING ELEVATION**  
 SCALE: 1/4" = 1'-0"

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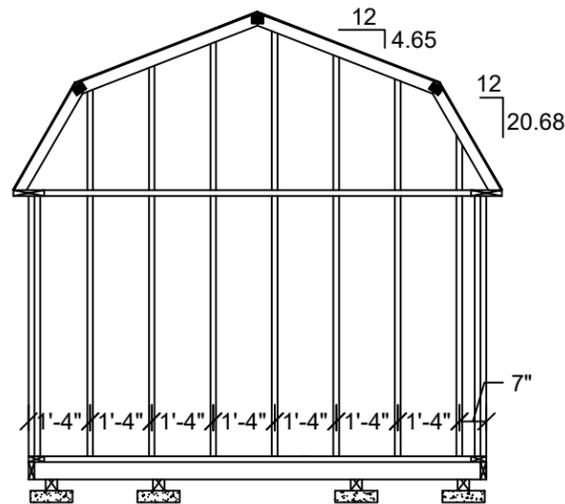
**7'-11 1/2" SHED  
 FRAMING ELEVATIONS**

DATE: 12/08/20 DRAWN BY: RD  
 SCALE: AS NOTED CHECKED BY: KMB

SHEET:  
**S-7**  
 SHEET 8 OF 21

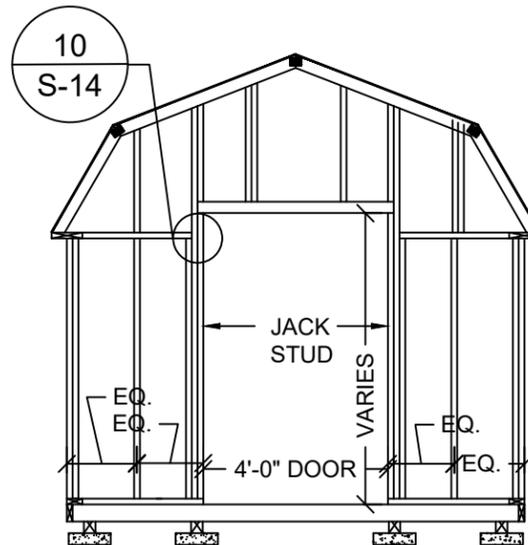
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THESE PLANS WERE DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE 8TH EDITION ASCE 7-22.



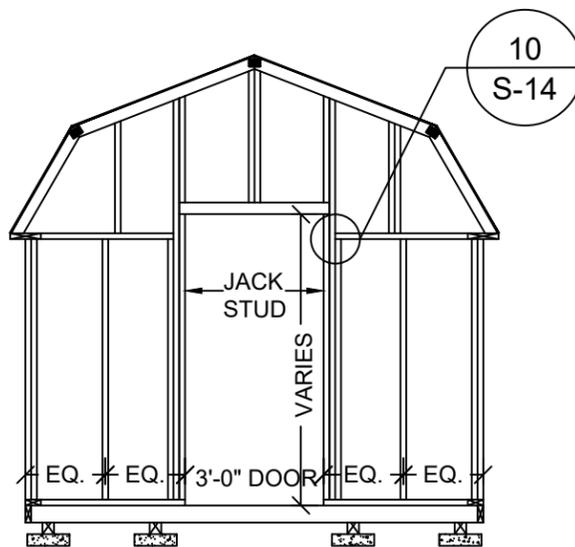
9'-11½" SHED ENDWALL  
WITH NO OPENING

**1**  
S-8 **FRAMING ELEVATION**  
SCALE: 1/4" = 1'-0"



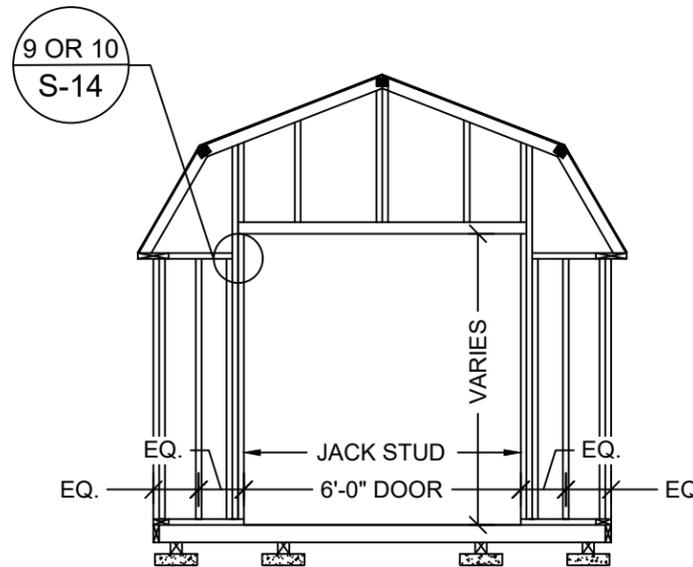
9'-11½" SHED ENDWALL  
WITH 4'-0" DOOR OPENING

**2**  
S-8 **FRAMING ELEVATION**  
SCALE: 1/4" = 1'-0"



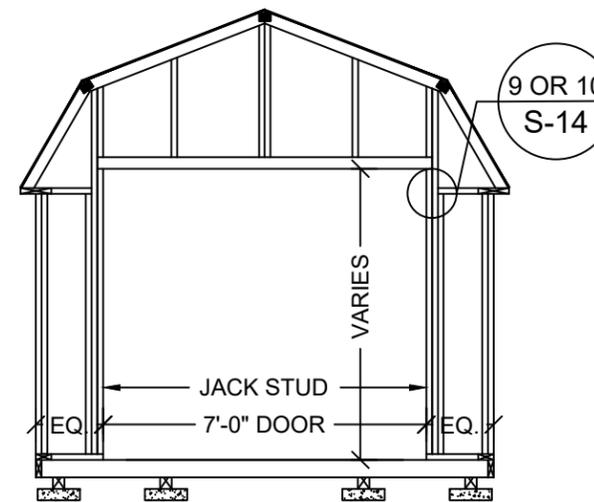
9'-11½" SHED ENDWALL  
WITH 3'-0" DOOR OPENING

**3**  
S-8 **FRAMING ELEVATION**  
SCALE: 1/4" = 1'-0"



9'-11½" SHED ENDWALL  
WITH 6'-0" DOOR OPENING

**4**  
S-8 **FRAMING ELEVATION**  
SCALE: 1/4" = 1'-0"



9'-11½" SHED ENDWALL  
WITH 7'-0" DOOR OPENING

**5**  
S-8 **FRAMING ELEVATION**  
SCALE: 1/4" = 1'-0"

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FL PE Name: Kent M. Bice  
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FL COA #: 30468



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**9'-11 1/2" SHED  
FRAMING ELEVATIONS**

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SCALE: AS NOTED

CHECKED BY: KMB

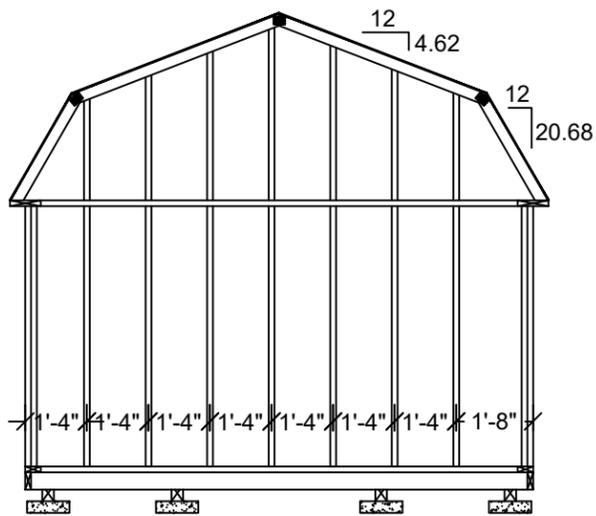
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**S-8**

SHEET 9 OF 21

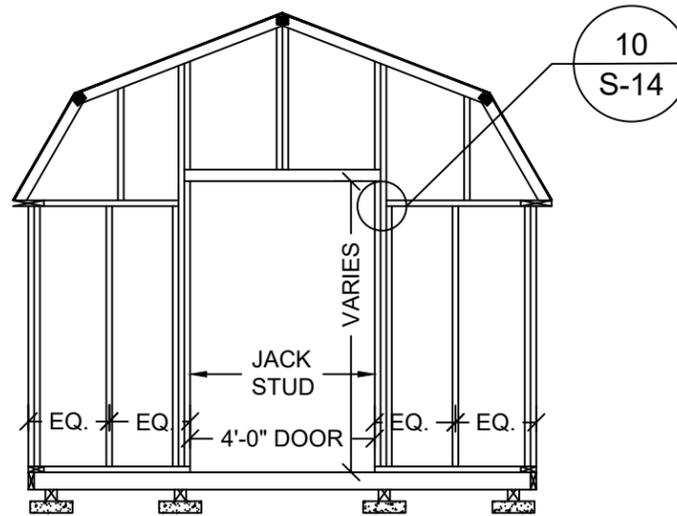
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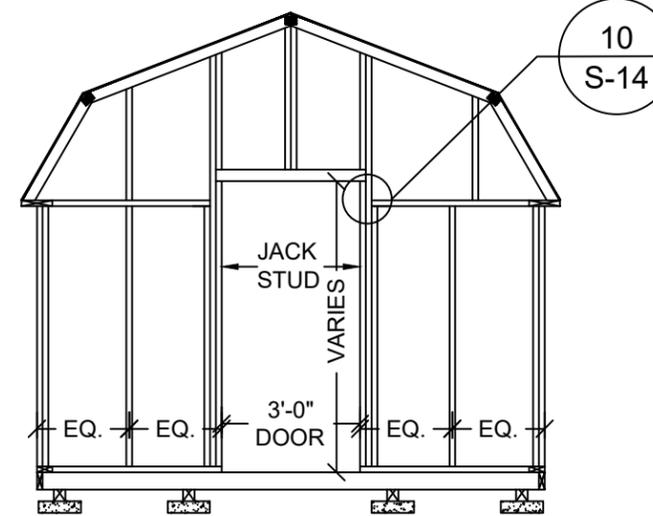
11'-0" SHED ENDWALL WITH NO OPENING

**1 FRAMING ELEVATION**  
S-9 SCALE: 1/4" = 1'-0"



11'-0" SHED ENDWALL WITH 4'-0" DOOR OPENING

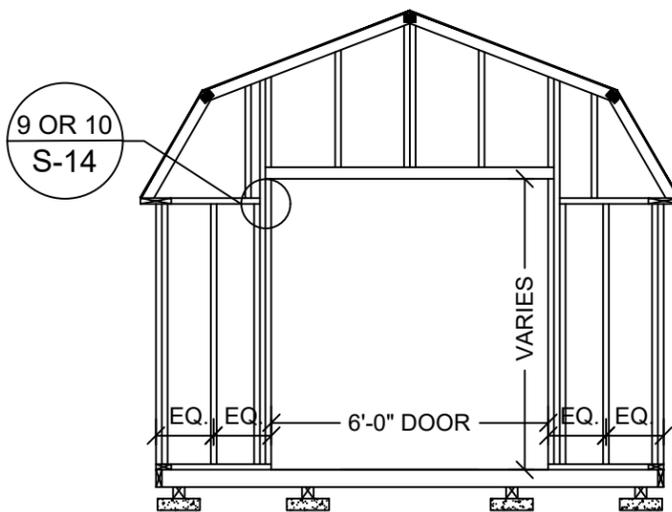
**2 FRAMING ELEVATION**  
S-9 SCALE: 1/4" = 1'-0"



11'-0" SHED ENDWALL WITH 3'-0" DOOR OPENING

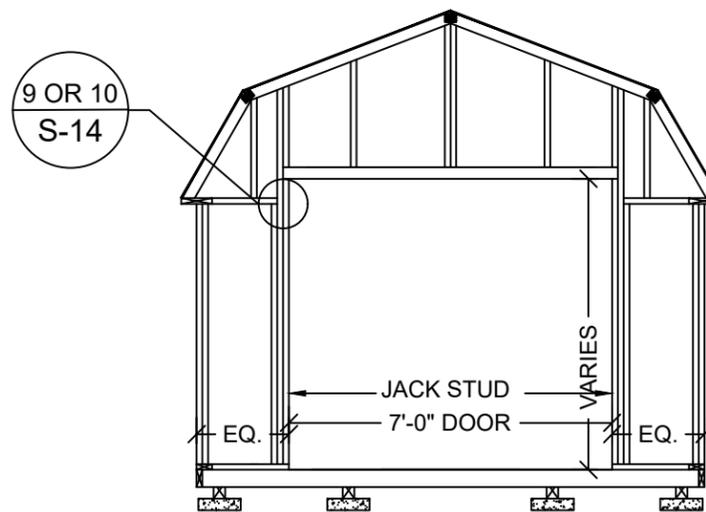
**3 FRAMING ELEVATION**  
S-9 SCALE: 1/4" = 1'-0"

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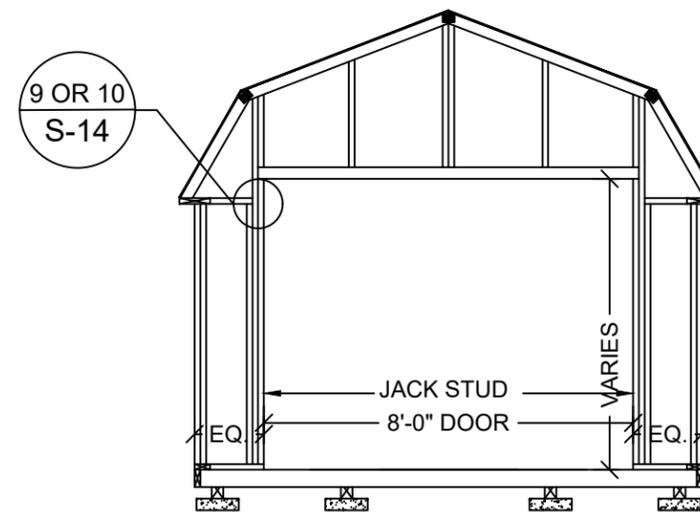
11'-0" SHED ENDWALL WITH 6'-0" DOOR OPENING

**4 FRAMING ELEVATION**  
S-9 SCALE: 1/4" = 1'-0"



11'-0" SHED ENDWALL WITH 7'-0" DOOR OPENING

**5 FRAMING ELEVATION**  
S-9 SCALE: 1/4" = 1'-0"



11'-0" SHED ENDWALL WITH 8'-0" DOOR OPENING

**6 FRAMING ELEVATION**  
S-9 SCALE: 1/4" = 1'-0"

TOP LINE ENGINEERING, LLC  
STRUCTURAL ENGINEERS  
William E. Neary, III  
SMP-51, SMI-79, ICC 5185040  
10649 Oakview Pointe Terrace  
Gotha, Florida 34734

FL PE Name: Kent M. Bice  
FL PE #: 50421  
FL COA #: 30468



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**11'-0" SHED FRAMING ELEVATIONS**

DATE: 12/08/20

DRAWN BY: RD

SCALE: AS NOTED

CHECKED BY: KMB

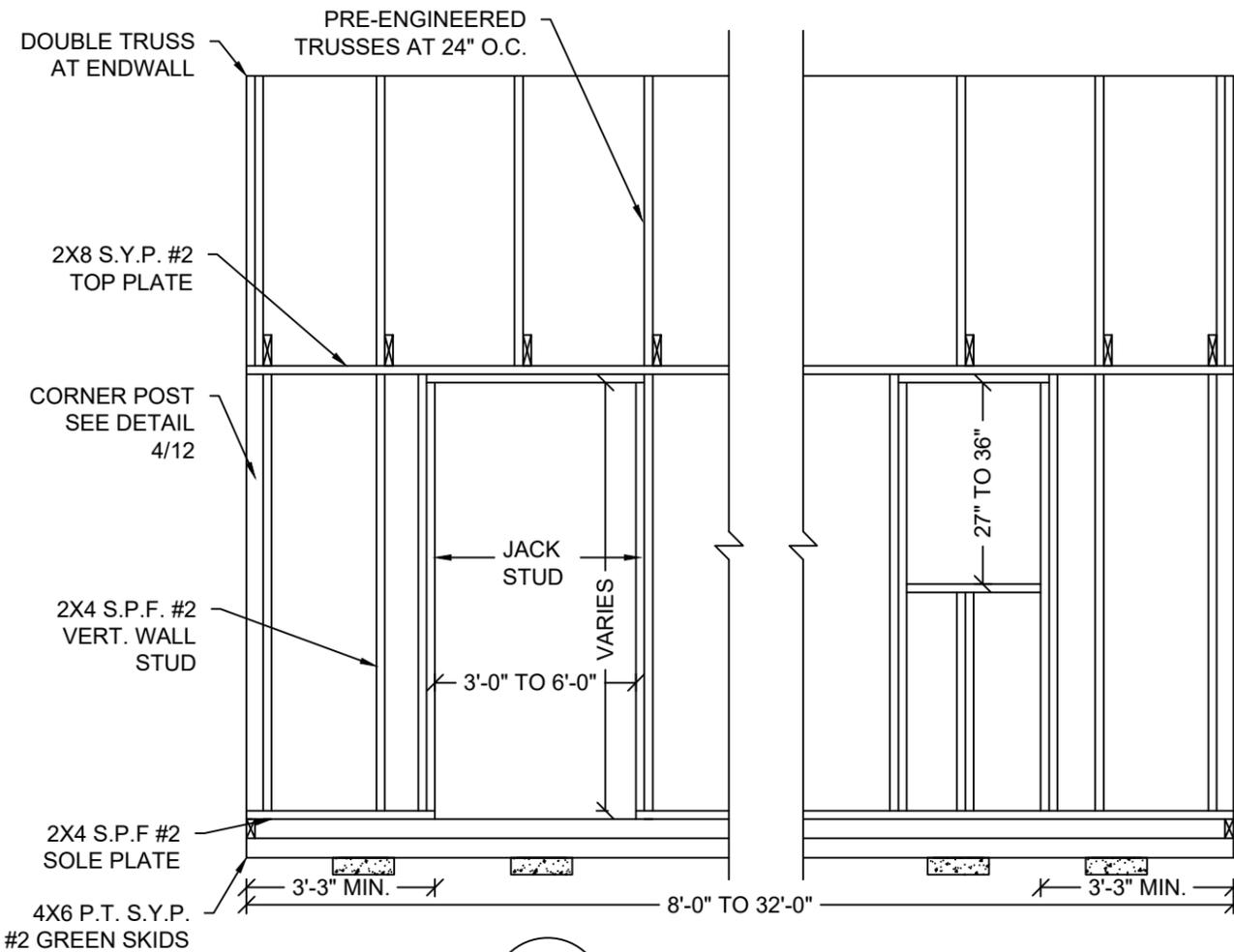
SHEET:

**S-9**

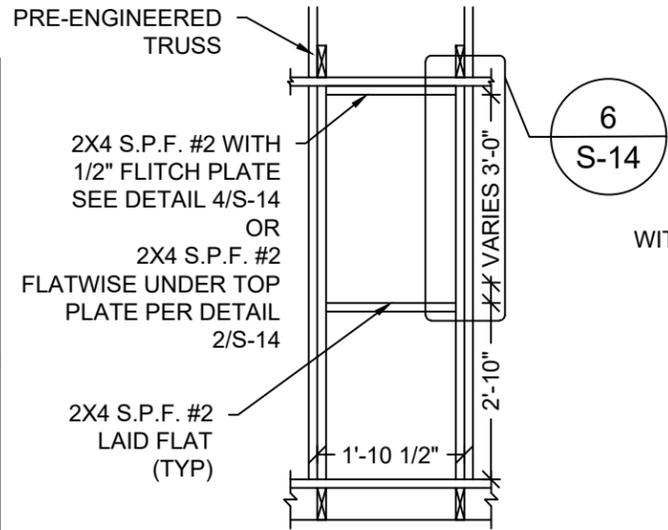
SHEET 10 OF 21

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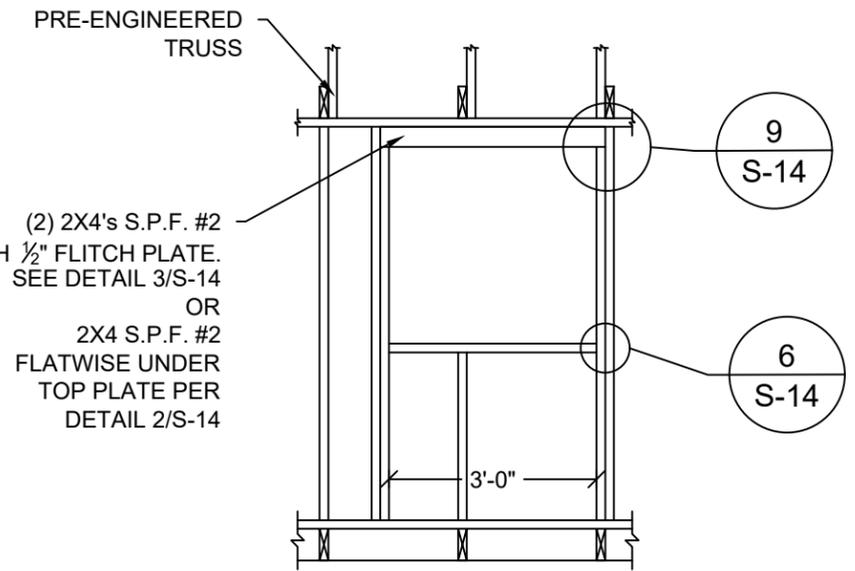


**1 FRAMING ELEVATION**  
S-10 SCALE: 3/8" = 1'-0"



SIDEWALL OR ENDWALL  
2'-0" NOMINAL WINDOW HEADER AND SILL

**2 FRAMING ELEVATION**  
S-10 SCALE: 3/8" = 1'-0"



SIDEWALL  
3'-0" OPENING HEADER AND SILL

**3 FRAMING ELEVATION**  
S-10 SCALE: 3/8" = 1'-0"

NOTE:  
FOR ALL FASTENING OF FRAMING MEMBERS NOT NOTED ON THIS SHEET REFER TO FASTENING SCHEDULE ON SHEET S-4.

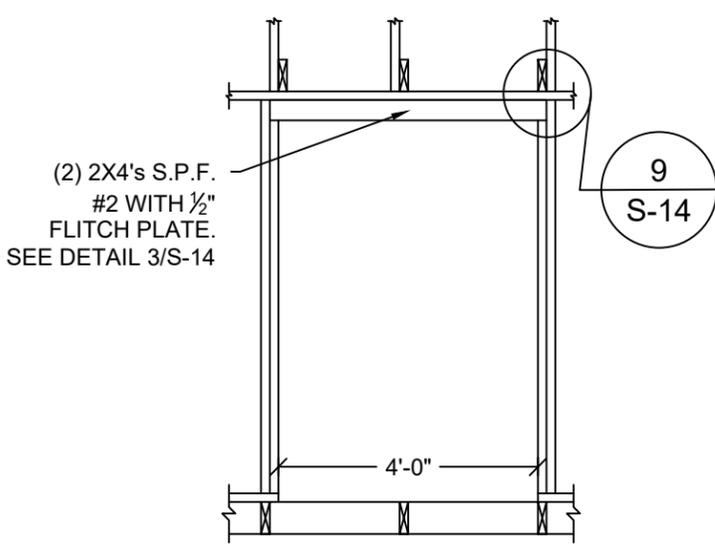
2024-01-18 TOP LINE ENGINEERING, LLC APPROVAL

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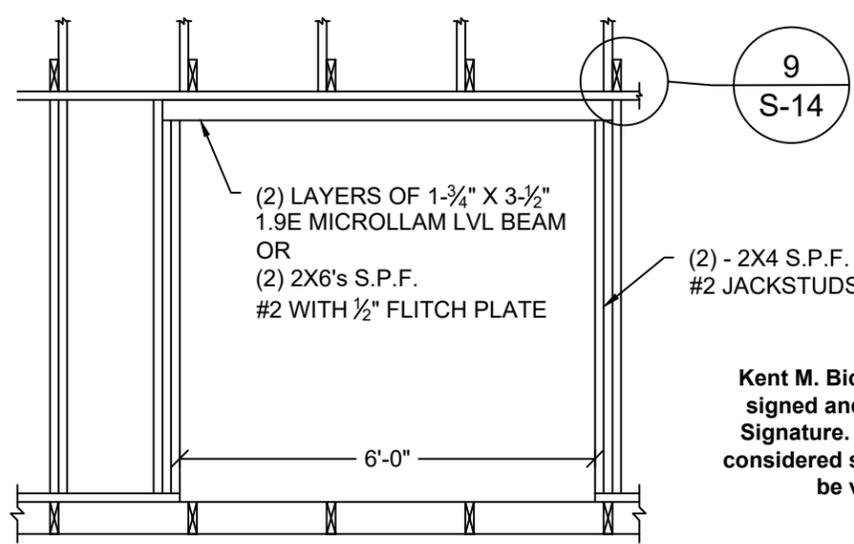


01/18/24



SIDEWALL  
4'-0" DOOR OPENING

**4 FRAMING ELEVATION**  
S-10 SCALE: 3/8" = 1'-0"



SIDEWALL  
6'-0" DOOR OPENING

**5 FRAMING ELEVATION**  
S-10 SCALE: 3/8" = 1'-0"

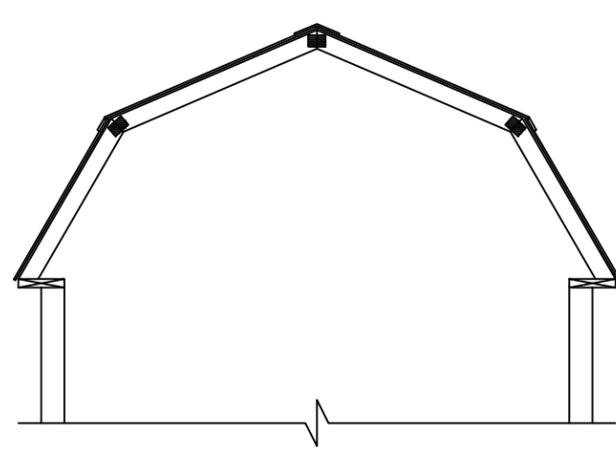
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<b>SIDE WALL ELEVATION</b>	
DATE: 12/08/20	DRAWN BY: RD
SCALE: AS NOTED	CHECKED BY: KMB

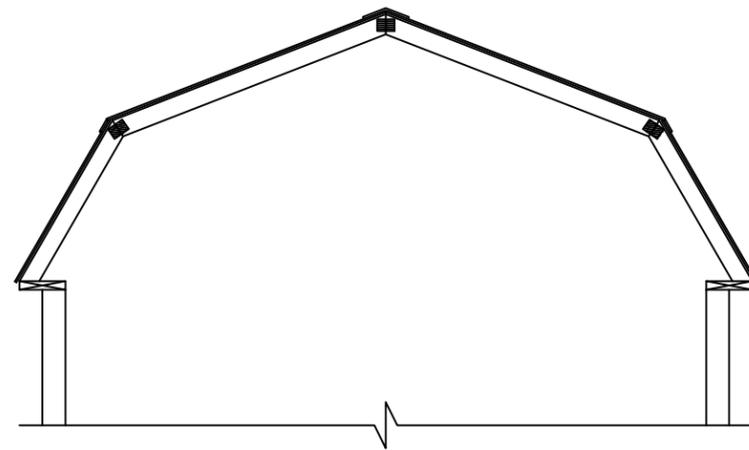
SHEET:  
**S-10**  
SHEET 11 OF 21

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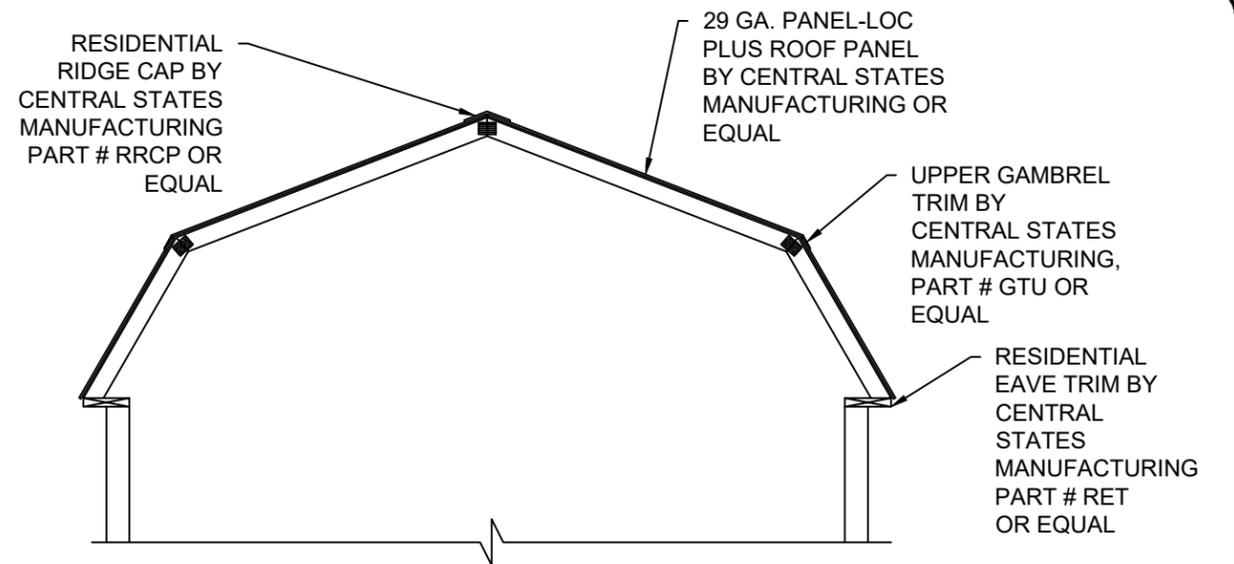
7'-11½" WIDE  
OPTIONAL METAL ROOF

**1**  
S-11 **CROSS SECTION**  
SCALE: 3/8" = 1'-0"



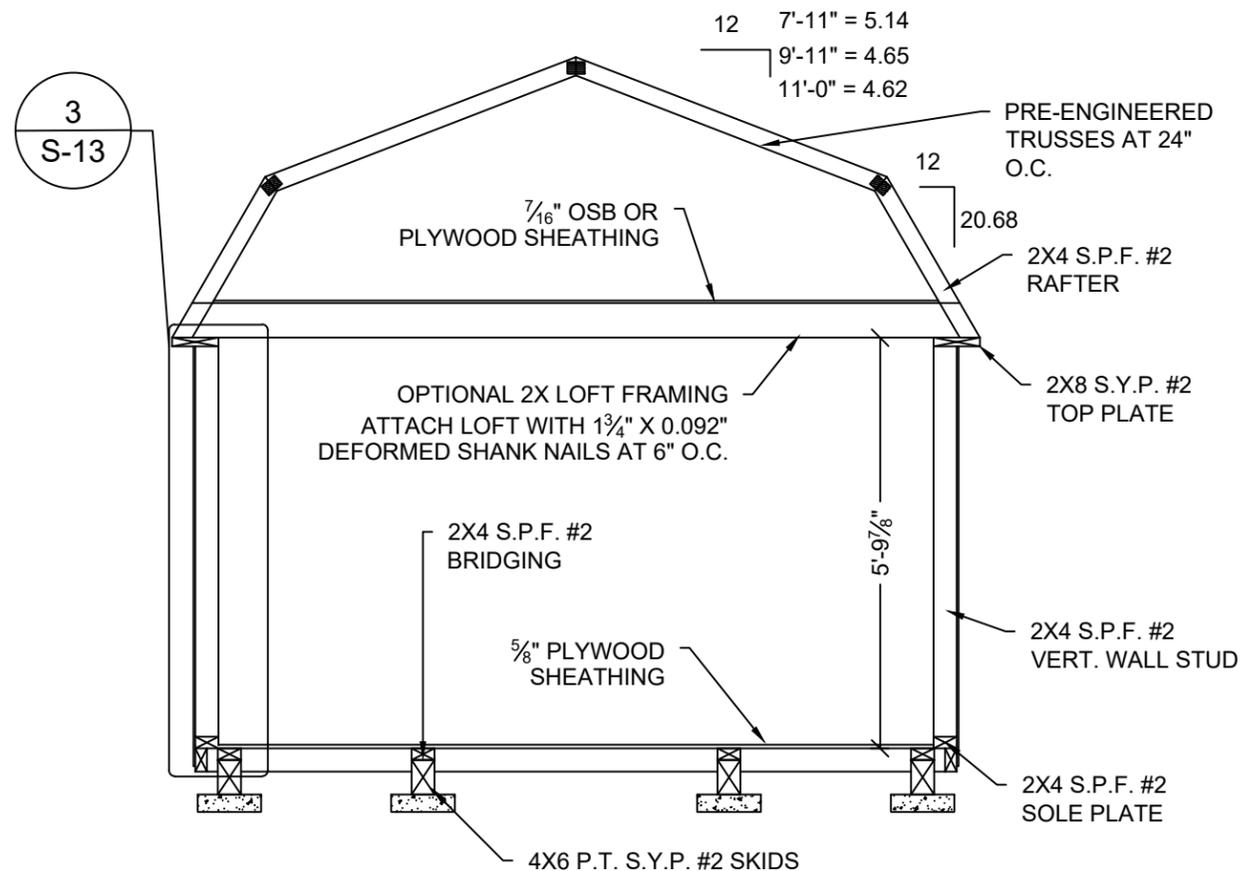
9'-11½" WIDE  
OPTIONAL METAL ROOF

**2**  
S-11 **CROSS SECTION**  
SCALE: 3/8" = 1'-0"



11'-0" WIDE  
OPTIONAL METAL ROOF

**3**  
S-11 **CROSS SECTION**  
SCALE: 3/8" = 1'-0"



**4**  
S-11 **CROSS SECTION**  
SCALE: 3/8" = 1'-0"

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 Gotha, Florida 34734

FL PE Name: Kent M. Bice  
 FL PE #: 50421  
 FL COA #: 30468



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**CROSS SECTIONS**

DATE: 12/08/20 DRAWN BY: RD  
 SCALE: AS NOTED CHECKED BY: KMB

SHEET:

**S-11**

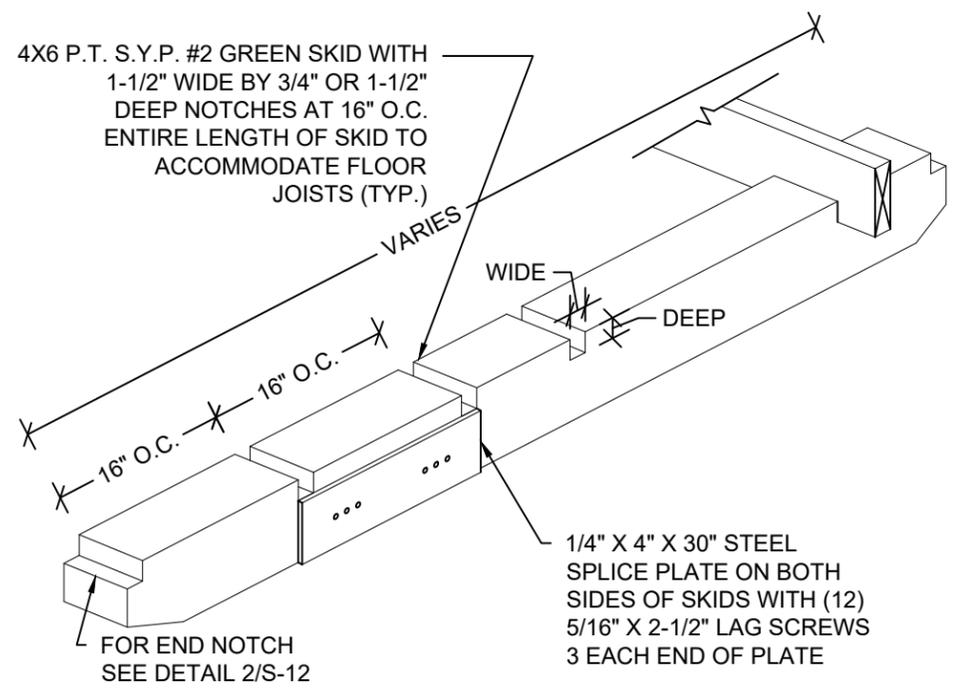
SHEET 12 OF 21

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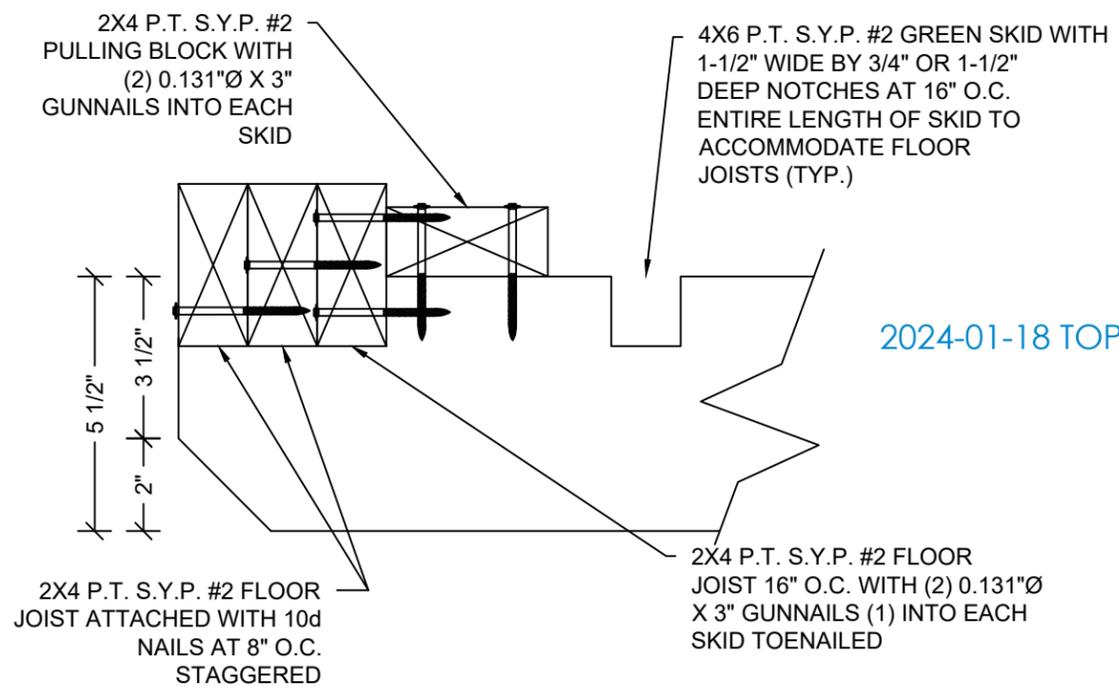
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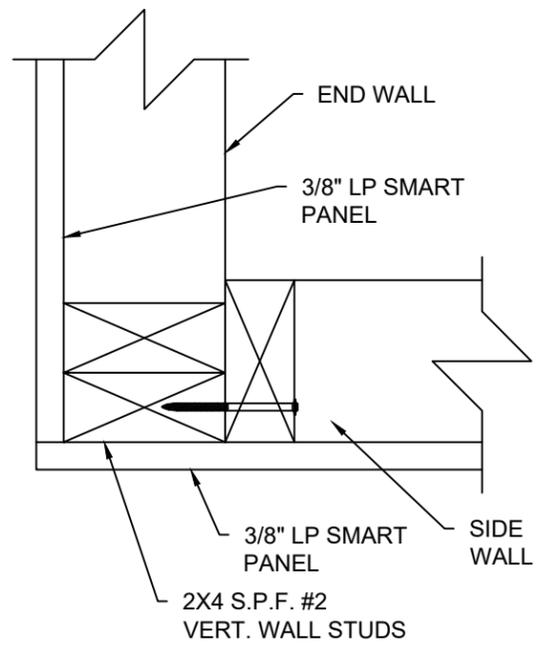
1 **ISOMETRIC SKID DETAIL**  
 S-12 SCALE: N.T.S.



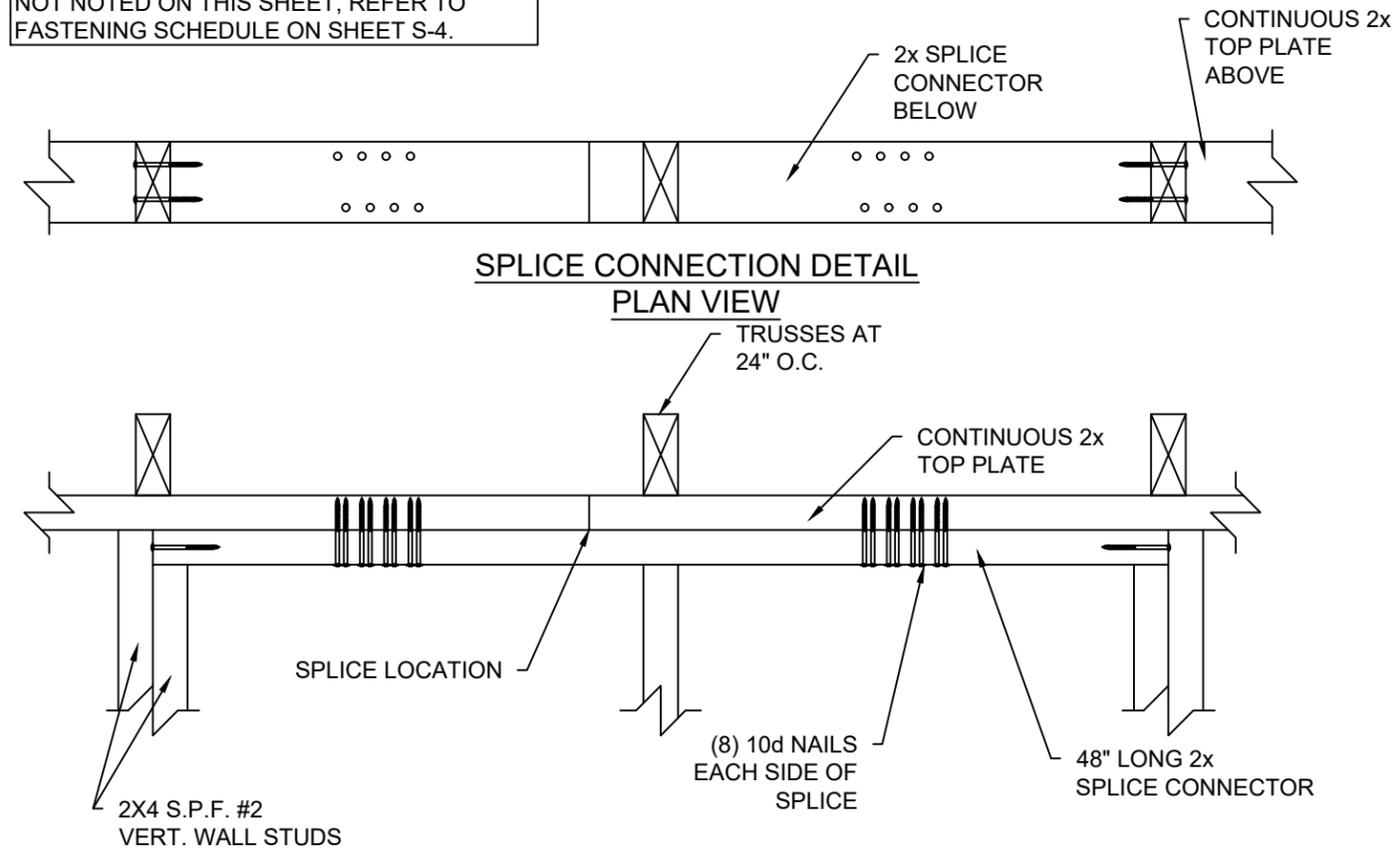
2 **END WALL JOIST DETAIL**  
 S-12 SCALE: 3" = 1'-0"

NOTE:  
 SKIDS ARE IN CONTACT WITH GROUND.

NOTE:  
 FOR ALL FASTENERS OF FRAMING MEMBERS NOT NOTED ON THIS SHEET, REFER TO FASTENING SCHEDULE ON SHEET S-4.



3 **CORNER CONNECTION DETAIL**  
 S-12 SCALE 3" = 1'-0"



4 **SPLICE CONNECTION DETAIL**  
 S-12 SCALE: 1-1/2" = 1'-0"

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 FL COA #: 30468

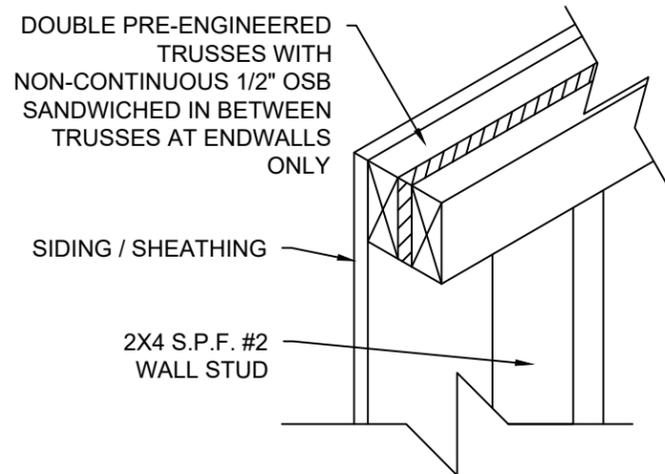


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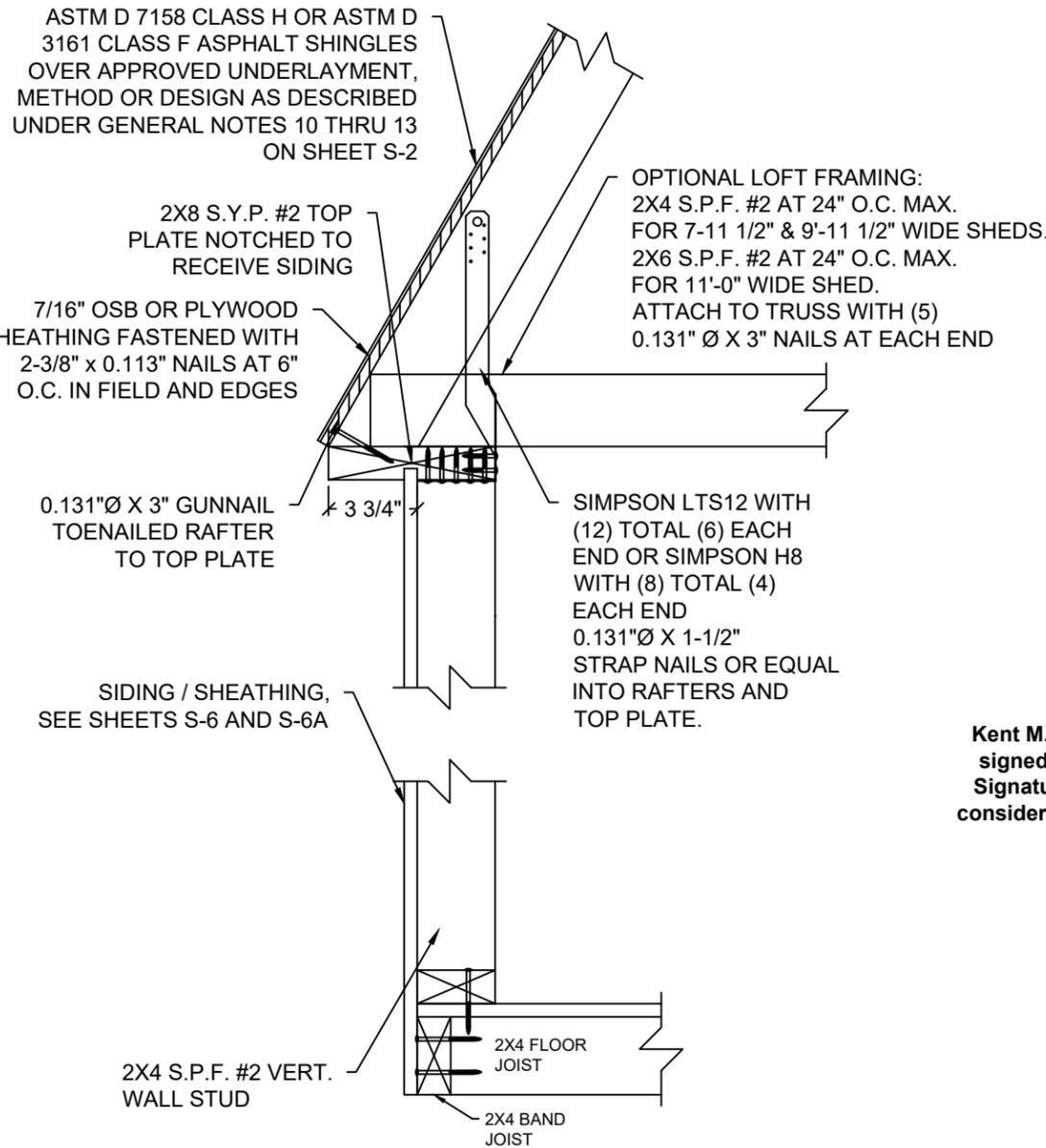
DETAILS	
DATE: 12/08/20	DRAWN BY: RD
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SHEET:  
**S-12**  
 SHEET 13 OF 21

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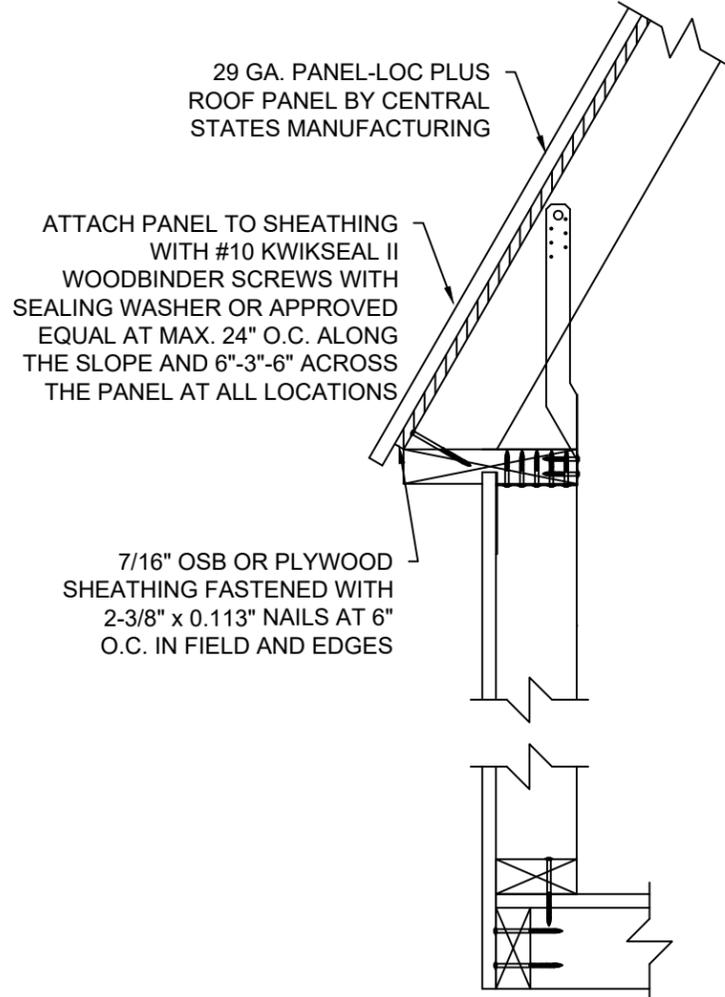


**1**  
S-13 **DOUBLE TRUSS DETAIL**  
SCALE: 1-1/2" = 1'-0"



**3**  
S-13 **TOP PLATE TO RAFTER AND FLOOR FASTENING DETAIL**  
SCALE: 1-1/2" = 1'-0"

**NOTE:**  
FOR ALL FASTENING OF FRAMING MEMBERS NOT NOTED ON THIS SHEET, REFER TO FASTENING SCHEDULE ON SHEET S-4.



**2**  
S-13 **TOP PLATE TO RAFTER FASTENING WITH METAL ROOF DETAIL**  
SCALE: 1-1/2" = 1'-0"

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<b>DETAILS</b>	
DATE: 12/08/20	DRAWN BY: RD
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SHEET:  
**S-13**  
SHEET 14 OF 21

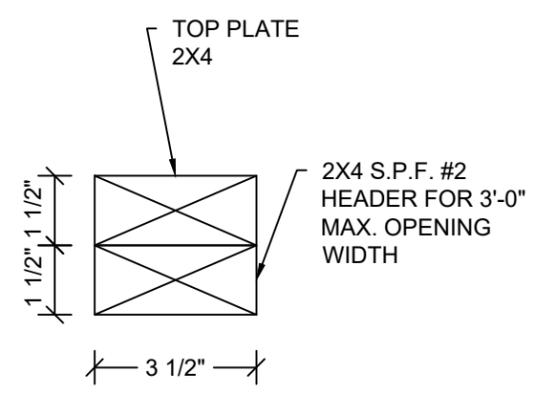
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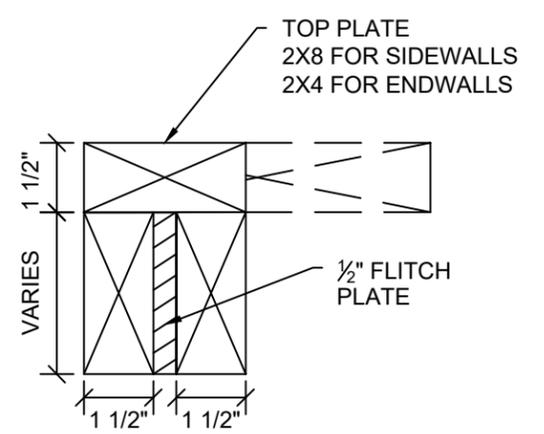


18 GA. GALVANIZED STEEL WITH (12) TOTAL (6) EACH END 0.131"Ø X 1-1/2" STRAP NAILS OR EQUAL INTO RAFTERS AND STUD WALLS

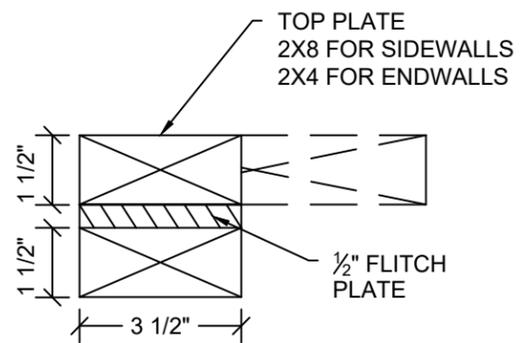
**1 SIMPSON STRAP DETAIL**  
S-14 SCALE: 3" = 1'-0"



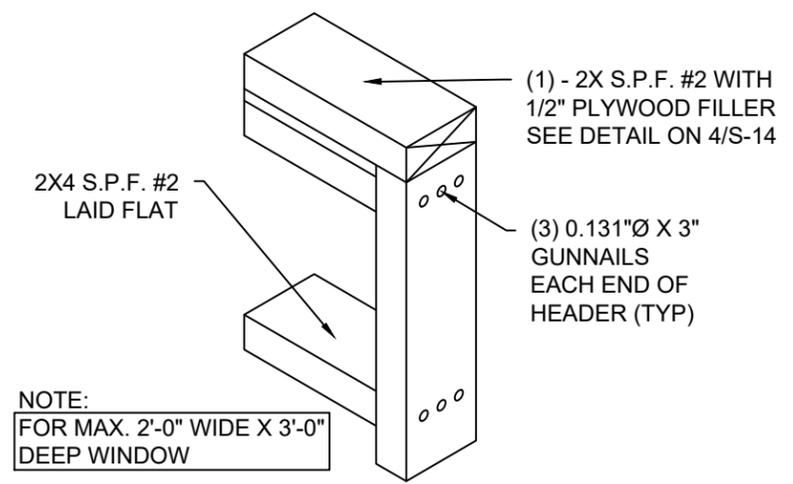
**2 HEADER SECTION**  
S-14 SCALE: 3" = 1'-0"



**3 HEADER SECTION**  
S-14 SCALE: 3" = 1'-0"



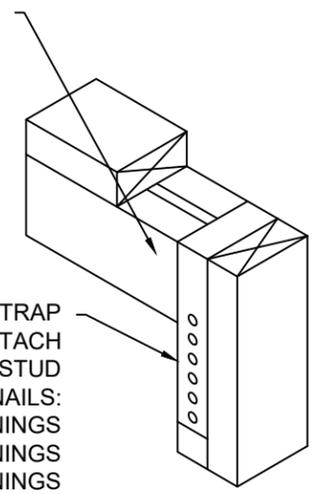
**4 HEADER SECTION**  
S-14 SCALE: 3" = 1'-0"



NOTE: FOR MAX. 2'-0" WIDE X 3'-0" DEEP WINDOW

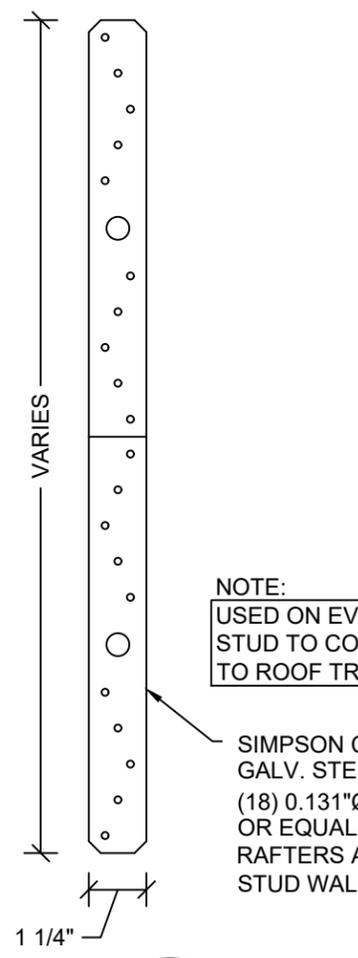
**6 WINDOW HEADER AND SILL DETAIL**  
S-14 SCALE: N.T.S.

FOR MAX. 4'-0" WIDE X 5'-10" DEEP OPENINGS IN SIDE WALL - (2) 2X4 S.P.F. #2 WITH 1/2" PLYWOOD FILLER.  
FOR MAX. 6'-0" WIDE X 5'-10" DEEP OPENINGS IN SIDE WALL - (2) 2X6 S.P.F. #2 WITH 1/2" PLYWOOD FILLER OR (2) 1-3/4" X 3-1/2" 1.9E MICROLLAM LVL  
FOR OPENINGS IN END WALL: (2) 2X4 S.P.F. #2 WITH 1/2" PLYWOOD FILLER.

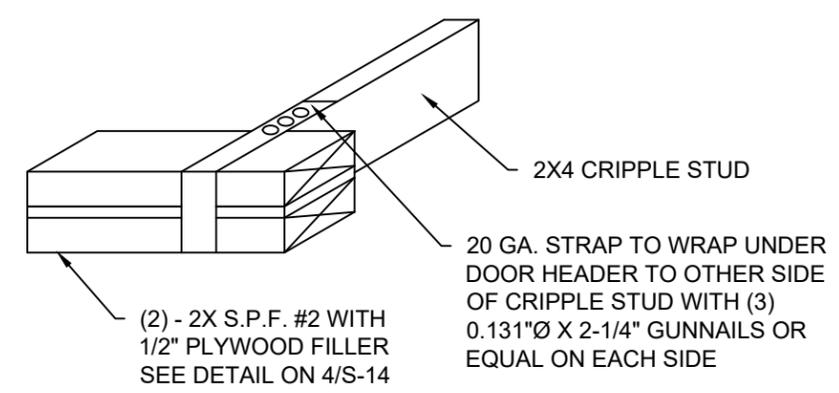


SIMPSON CS20 20GA. X 1-1/2" STRAP WRAPPED OVER HEADER. ATTACH STRAP TO EACH SIDE OF JACK STUD WITH 0.131"Ø X 2 1/4" GUNNAILS: (3) NAILS FOR UP TO 3'-0" WIDE OPENINGS (6) NAILS FOR UP TO 6'-0" WIDE OPENINGS (9) NAILS FOR UP TO 8'-0" WIDE OPENINGS

**9 HEADER WITH STRAP**  
S-14 SCALE: N.T.S.

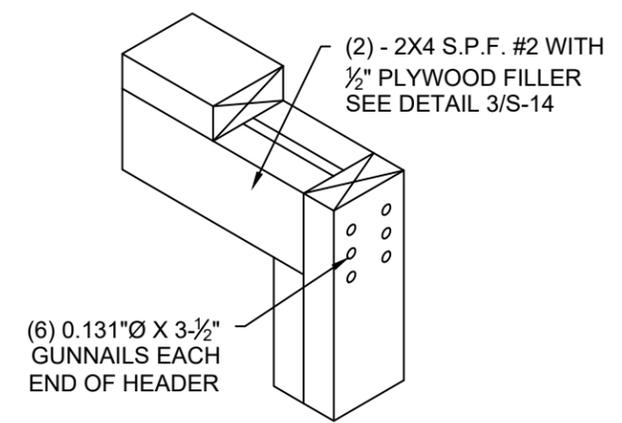


**5 STRAP DETAIL**  
S-14 SCALE: 3" = 1'-0"



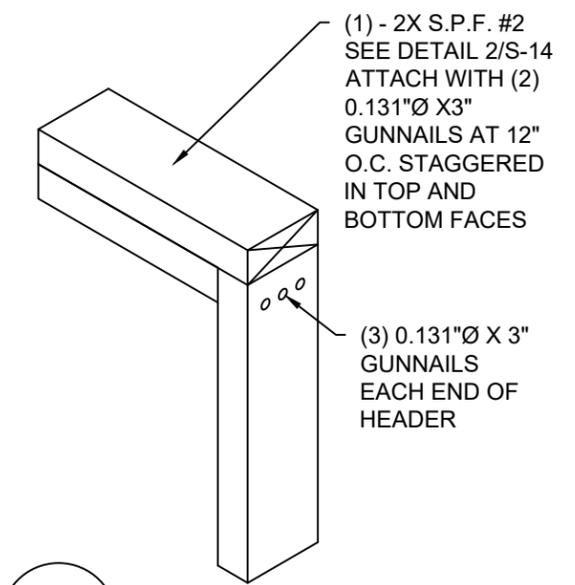
**7 CRIPPLE STUD WITH STRAP DETAIL**  
S-14 SCALE: N.T.S.

NOTE: USED ON EVERY WALL STUD TO CONNECT WALL TO ROOF TRUSS.



**8 HEADER WITHOUT STRAP**  
S-14 SCALE: N.T.S.  
NOTE: FOR MAX. 6'-0" WIDE X 6'-8" DEEP OPENING ON END WALL

NOTE: FOR MAX. 6'-0" WIDE X 5'-10" DEEP OPENING ON SIDE WALL AND MAX. 8'-0" WIDE X 6'-8" DEEP OPENING ON END WALL



**10 HEADER WITHOUT STRAP**  
S-14 SCALE: N.T.S.  
NOTE: FOR MAX. 7'-0" WIDE X 5'-10" DEEP OPENING ON END WALL

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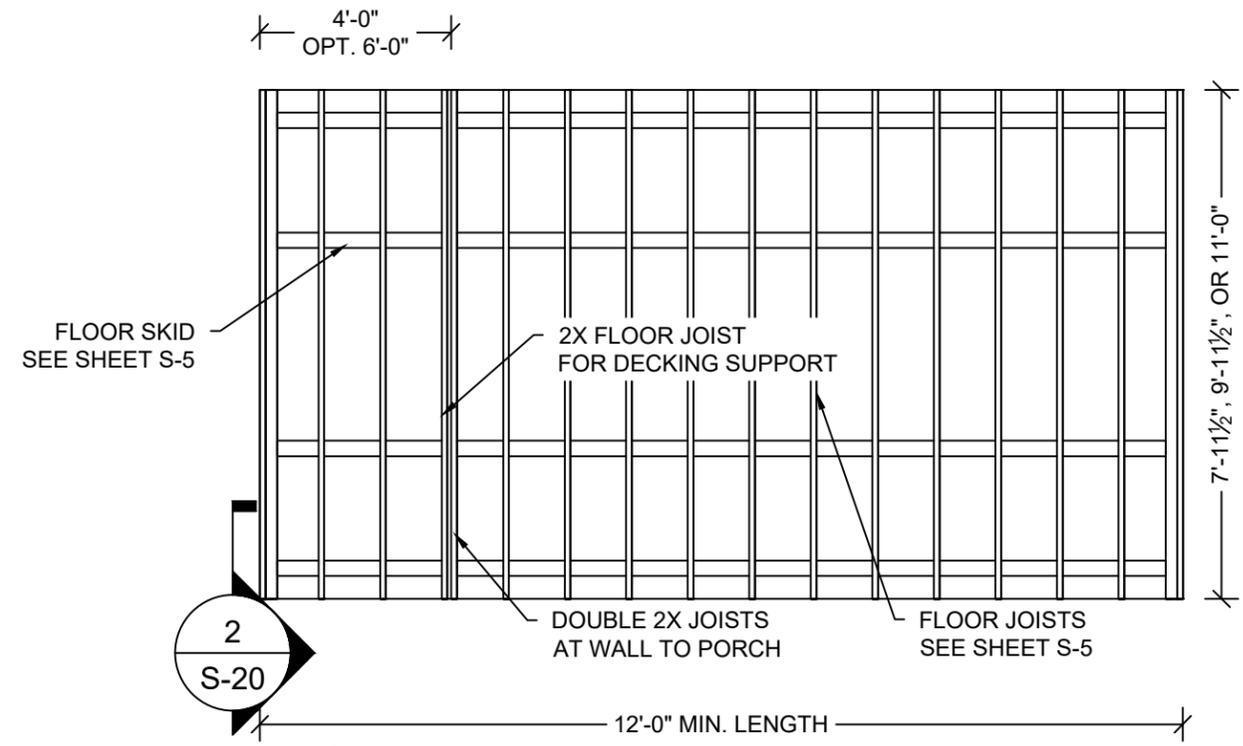
FL PE Name: Kent M. Bice  
FL PE #: 50421  
FL COA #: 30468



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DETAILS	
DATE: 12/08/20	DRAWN BY: RD
SCALE: AS NOTED	CHECKED BY: KMB

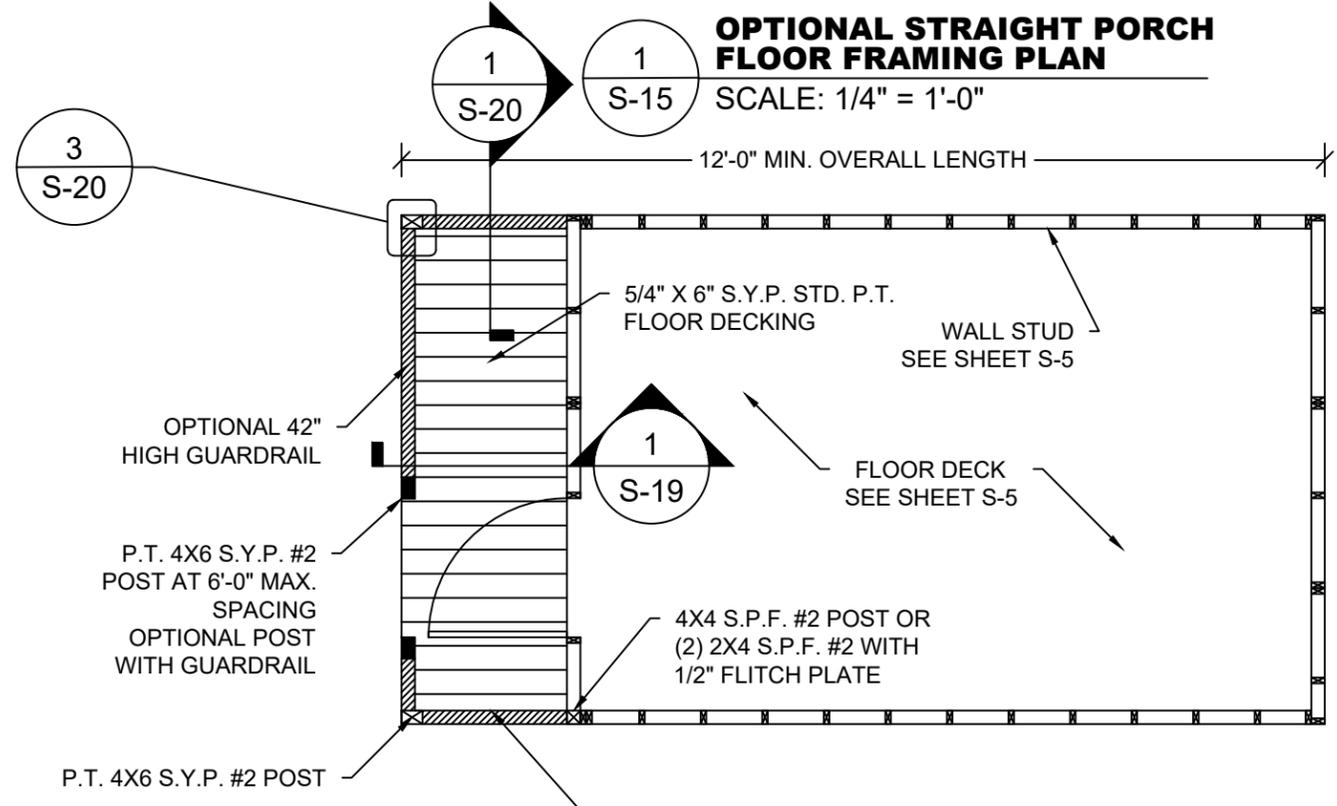
SHEET:  
**S-14**  
SHEET 15 OF 21



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**OPTIONAL STRAIGHT PORCH FLOOR FRAMING PLAN**

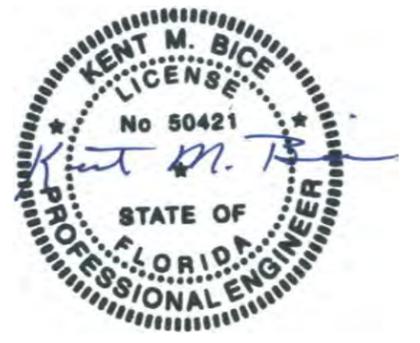
SCALE: 1/4" = 1'-0"



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FL PE #: 50421  
FL COA #: 30468



01/18/24

NOTES:

1. P.T. 4X6 S.Y.P. #2 POST IS SHOWN. 4X4 POST IS OR 2X4 S.P.F. #2 WITH 1/2" FLITCH PLATE IS OPTIONAL

ON SIDE WALL FOR 4' PORCH - EXTEND TOP PLATE TO TOP OF POST WITH P.T. 2X4 S.Y.P #2 BEAM UNDER IT.  
ON SIDE WALL FOR 6' PORCH - (2) 1-3/4" X 3-1/2" 1.9E MICROLLAM LVL BEAM OR P.T. (2) 2X6 S.P.F. #2 WITH 1/2" FLITCH PLATE BETWEEN THE PLIES

**OPTIONAL STRAIGHT PORCH FLOOR PLAN**

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

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**FRAMING & FLOOR PLAN FOR STRAIGHT PORCH**

DATE: 12/08/20 DRAWN BY: RD  
SCALE: AS NOTED CHECKED BY: KMB

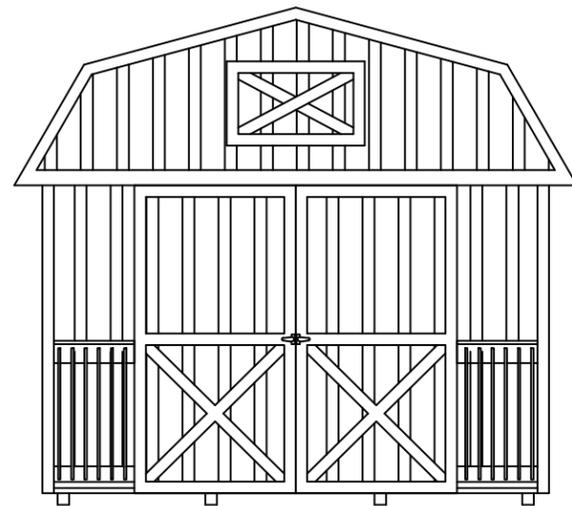
SHEET:

**S-15**

SHEET 16 OF 21

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 STRUCTURAL ENGINEERS  
 William E. Neary, III  
 SMP-51, SMI-79, ICC 5185040  
 10649 Oakview Pointe Terrace  
 Gotha, Florida 34734



NOTE:  
ATTACH PORCH GUARD RAIL  
WITH (2) #8 X 2½" SCREWS  
AT EACH UPRIGHT

**1**  
**ENDWALL WITH OPTIONAL STRAIGHT PORCH ELEVATION**  
 S-16 SCALE: 1/4" = 1'-0"

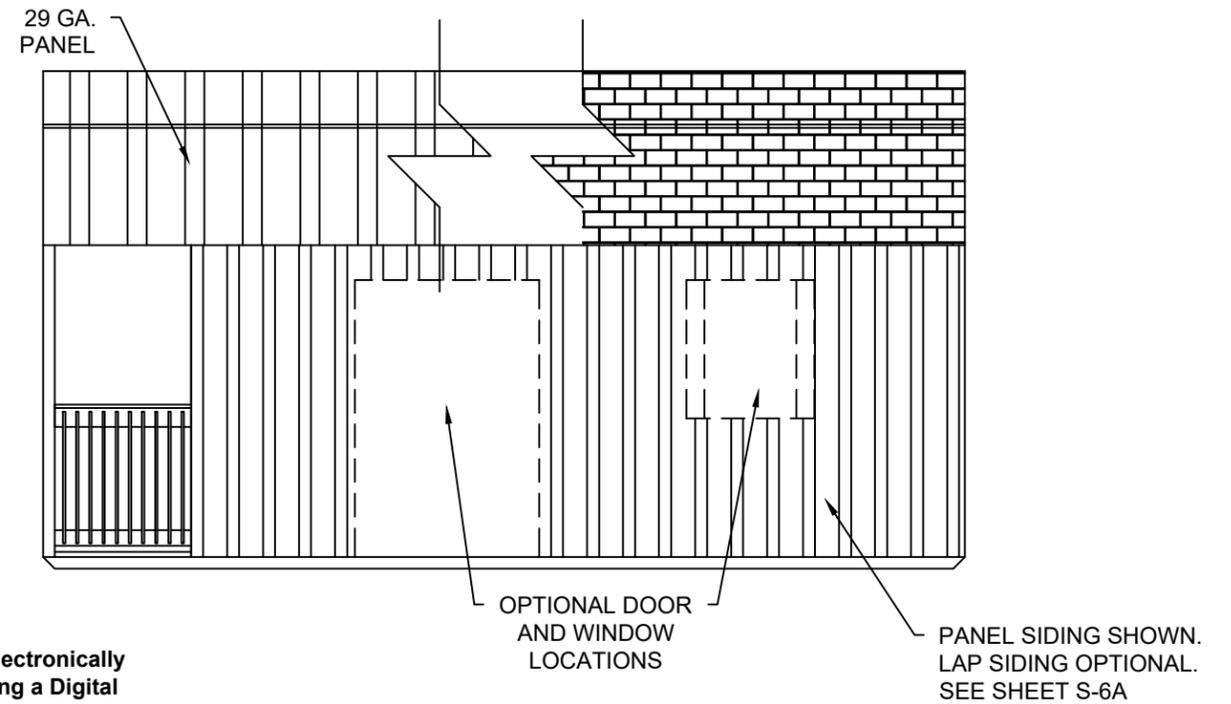
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 FL COA #: 30468



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**2**  
**SIDEWALL WITH OPTIONAL STRAIGHT PORCH ELEVATION**  
 S-16 SCALE: 1/4" = 1'-0"

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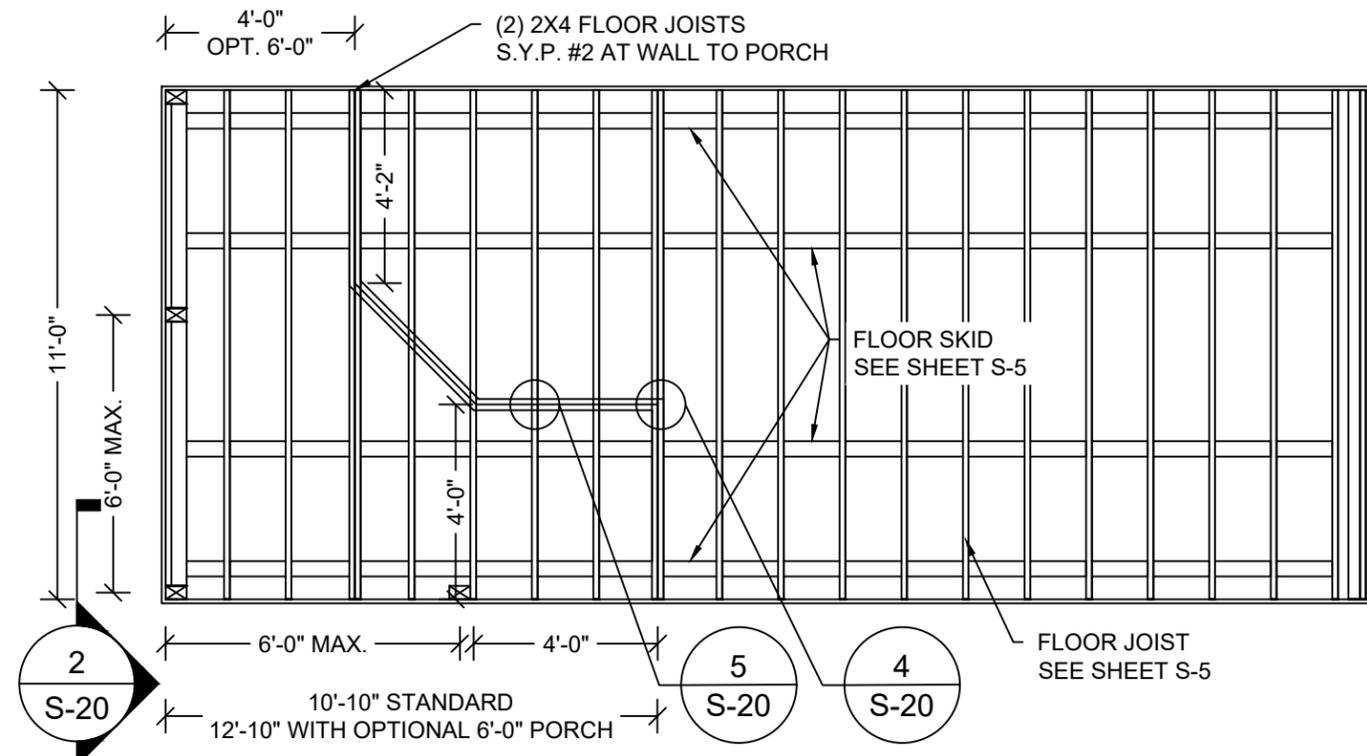
**ELEVATIONS FOR STRAIGHT PORCH**

DATE: 12/08/20 DRAWN BY: RD  
 SCALE: AS NOTED CHECKED BY: KMB

SHEET:  
**S-16**  
 SHEET 17 OF 21

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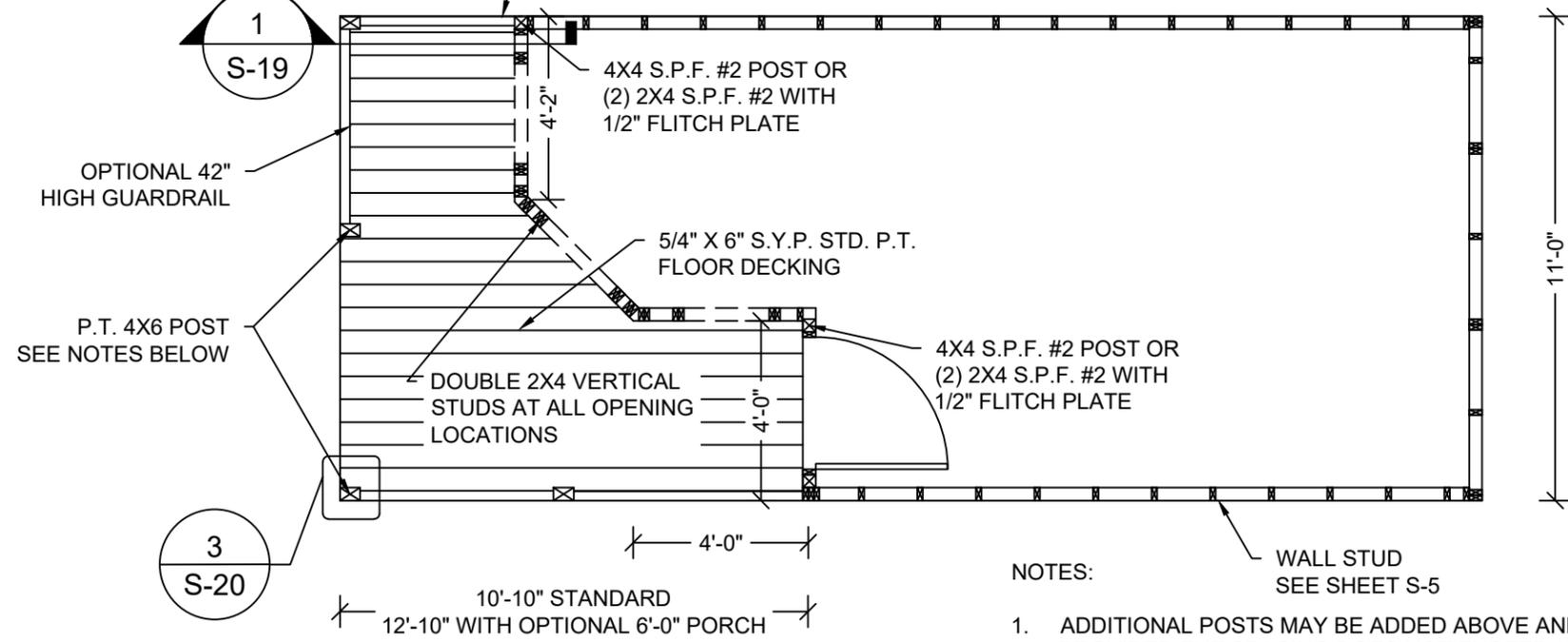
24'-0" MIN. LENGTH FOR 4'-0" PORCH; 26'-0" MIN. LENGTH FOR 6'-0" PORCH



**OPTIONAL CLIPPED PORCH FLOOR FRAMING PLAN**

1 S-17 SCALE: 1/4" = 1'-0"

ON SIDE WALL FOR 4' PORCH - EXTEND TOP PLATE TO TOP OF POST WITH P.T. 2X4 S.Y.P #2 BEAM UNDER IT.  
ON SIDE WALL FOR 6' PORCH - (2) 1-3/4" X 3-1/2" 1.9E MICROLLAM LVL BEAM OR P.T. (2) 2X6 S.P.F. #2 WITH 1/2" FLITCH PLATE BETWEEN THE PLIES



**OPTIONAL CLIPPED PORCH FLOOR PLAN**

2 S-17 SCALE: 1/4" = 1'-0"

**NOTES:**

1. ADDITIONAL POSTS MAY BE ADDED ABOVE AND BEYOND THE AMOUNT SHOWN PROVIDED THE SPACING DOES NOT EXCEED 6'-0" O.C.
2. P.T. 4X6 S.Y.P. #2 POST IS SHOWN. 4X4 POST IS OR 2X4 S.P.F. #2 WITH 1/2" FLITCH PLATE IS OPTIONAL

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FL PE Name: Kent M. Bice  
FL PE #: 50421  
FL COA #: 30468



01/18/24

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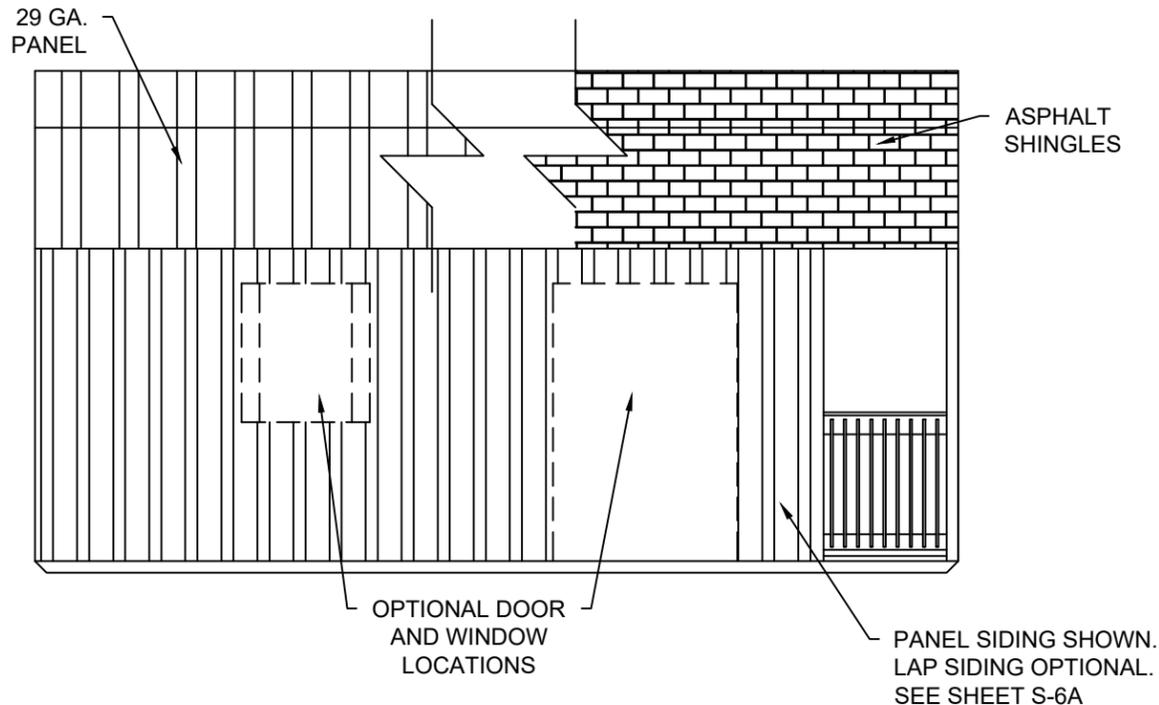
**FRAMING & FLOOR PLAN FOR CLIPPED PORCH**

DATE: 12/08/20 DRAWN BY: RD  
SCALE: AS NOTED CHECKED BY: KMB

SHEET:  
**S-17**  
SHEET 18 OF 21

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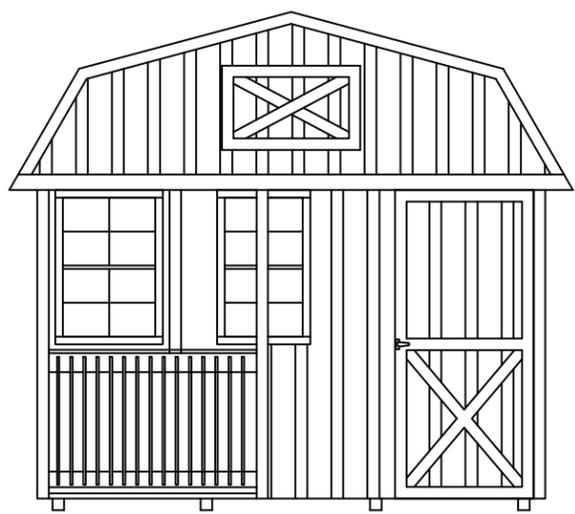


1  
S-18  
**OPTIONAL CLIPPED PORCH  
SIDEWALL ELEVATION**  
SCALE: 1/4" = 1'-0"

NOTE:  
ATTACH PORCH GUARD RAIL  
WITH (2) #8 X 2 1/2" SCREWS  
AT EACH UPRIGHT



2  
S-18  
**OPTIONAL CLIPPED PORCH  
SIDEWALL ELEVATION**  
SCALE: 1/4" = 1'-0"



3  
S-18  
**OPTIONAL CLIPPED PORCH  
ENDWALL ELEVATION**  
SCALE: 1/4" = 1'-0"

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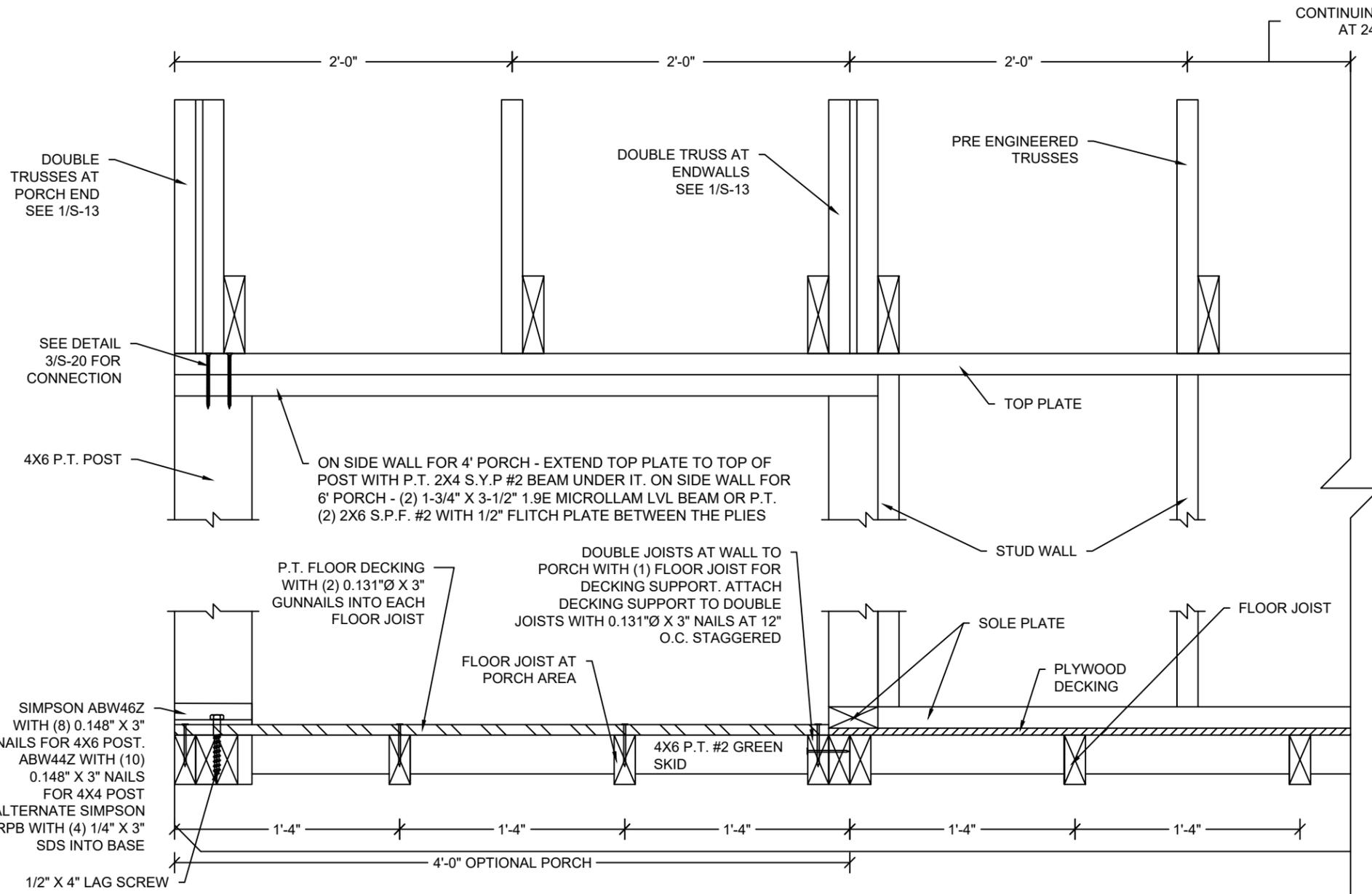


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<b>ELEVATIONS FOR CLIPPED PORCH</b>	
DATE: 12/08/20	DRAWN BY: RD
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SHEET:  
**S-18**  
SHEET 19 OF 21

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**1**  
S-19 **OPTIONAL PORCH SECTION**  
SCALE: 1 1/2" = 1'-0"

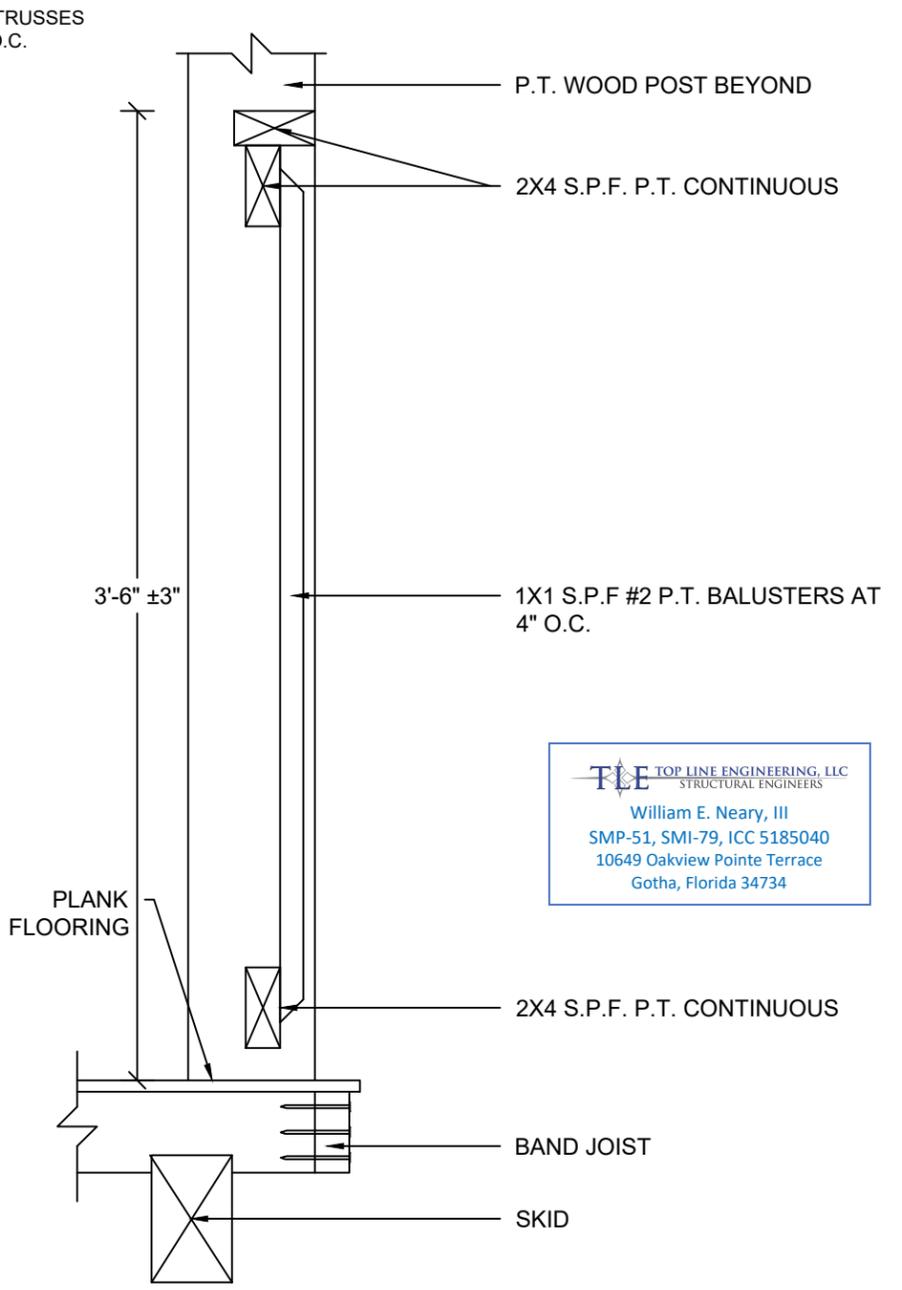
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**2**  
S-19 **RAILING DETAIL**  
SCALE: NTS

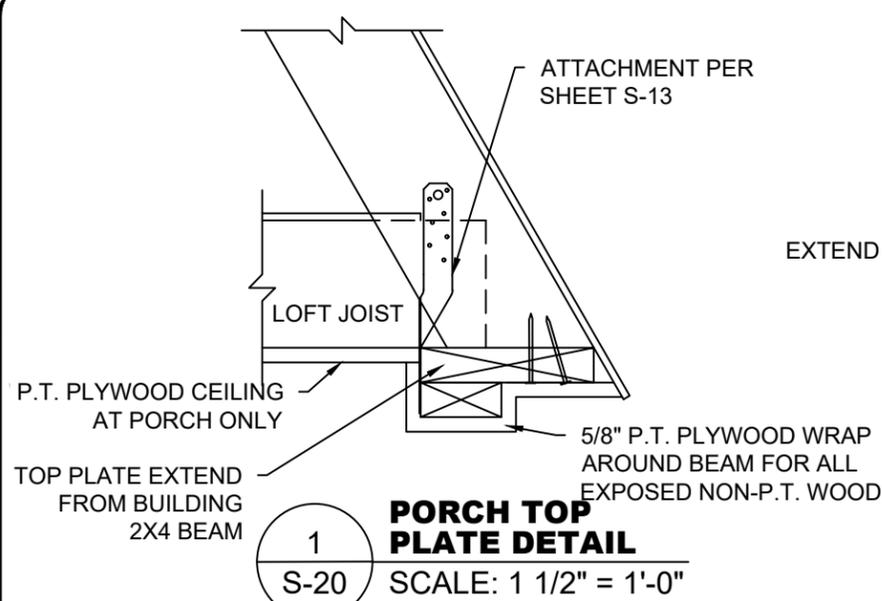
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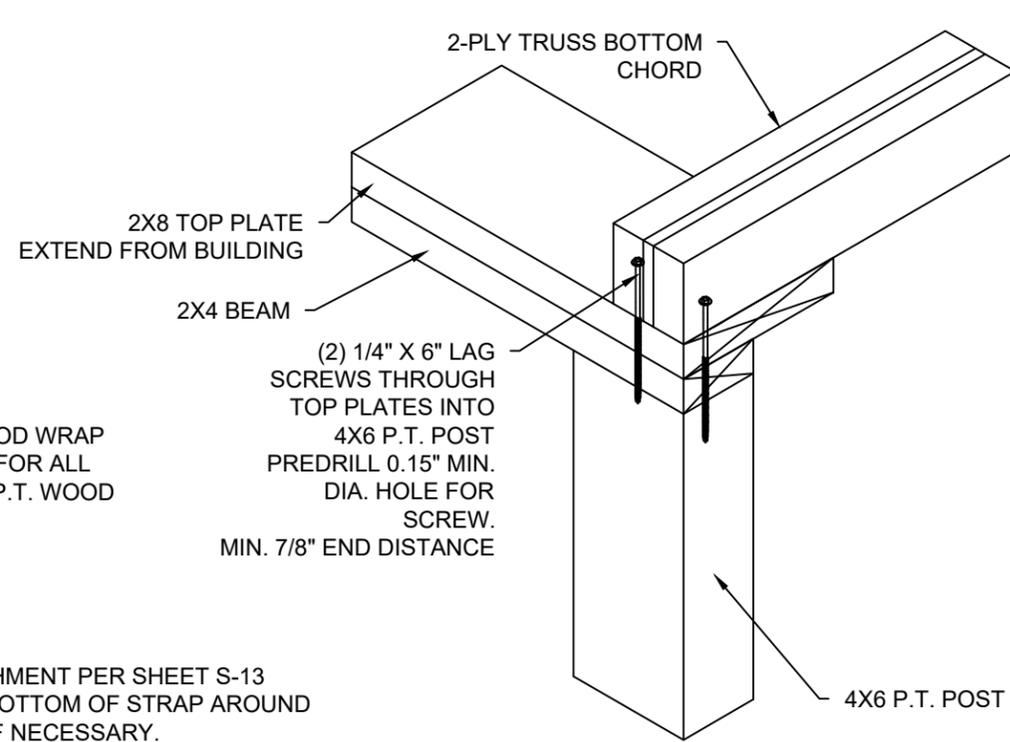
DETAILS	
DATE: 12/08/20	DRAWN BY: RD
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SHEET:  
**S-19**  
SHEET 20 OF 21

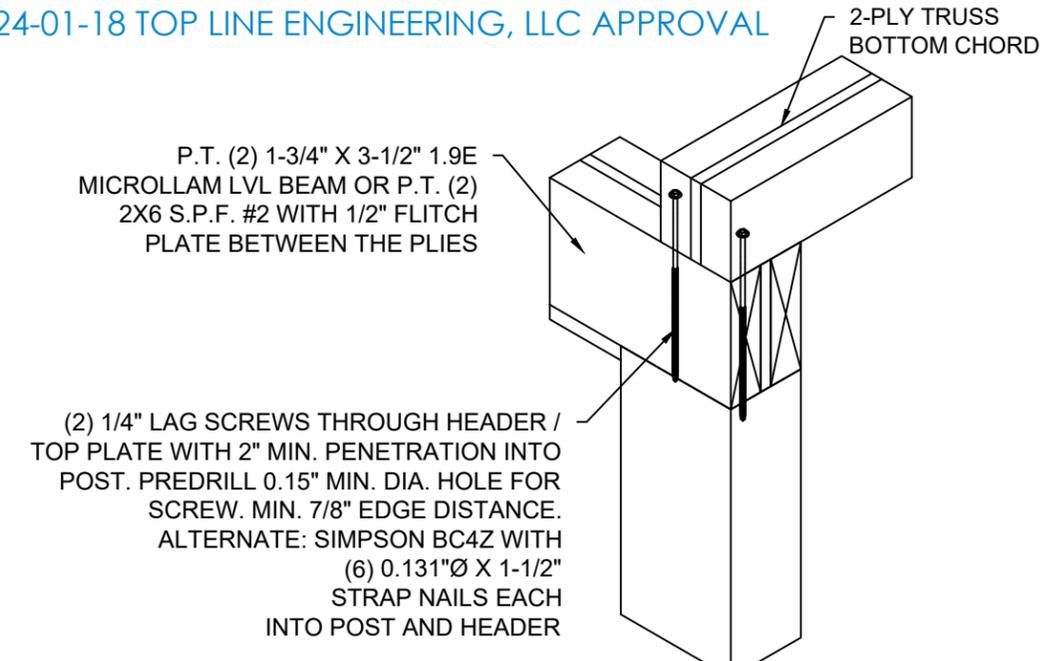
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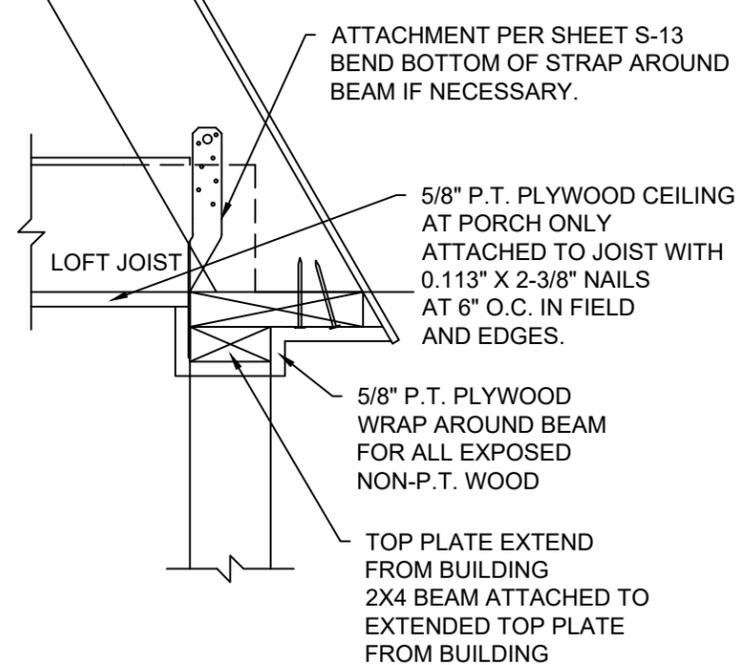
**1**  
S-20  
**PORCH TOP PLATE DETAIL**  
SCALE: 1 1/2" = 1'-0"



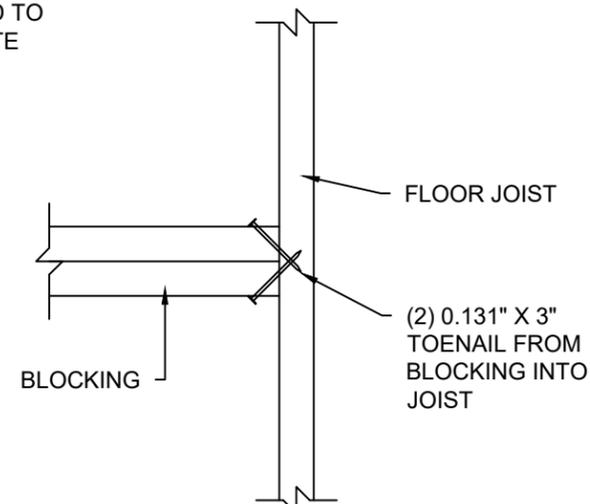
**3**  
S-20  
**HEADER IN SIDE WALL TO POST CONNECTION - 4'-0\"/>**



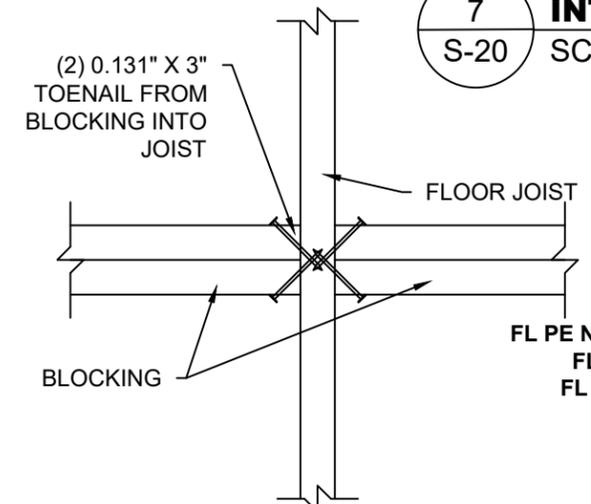
**6**  
S-20  
**HEADER IN SIDE WALL TO POST CONNECTION - 6'-0\"/>**



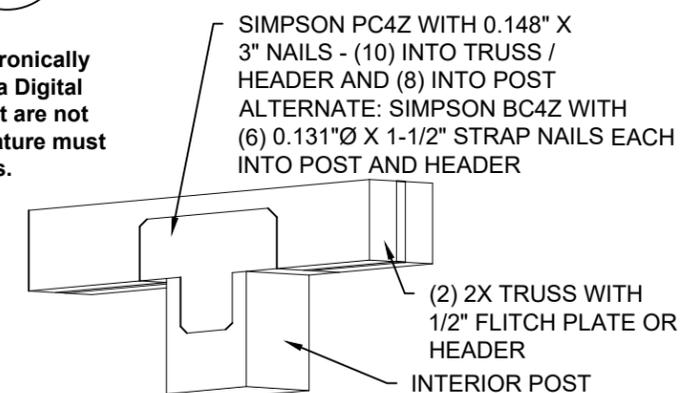
**2**  
S-20  
**SECTION**  
SCALE: 1 1/2" = 1'-0"



**4**  
S-20  
**BLOCKING ATTACHMENT DETAIL**  
SCALE: 1 1/2" = 1'-0"



**5**  
S-20  
**BLOCKING ATTACHMENT DETAIL**  
SCALE: 1 1/2" = 1'-0"



**7**  
S-20  
**TRUSS / HEADER TO INTERIOR POST CONNECTION**  
SCALE: 1 1/2" = 1'-0"

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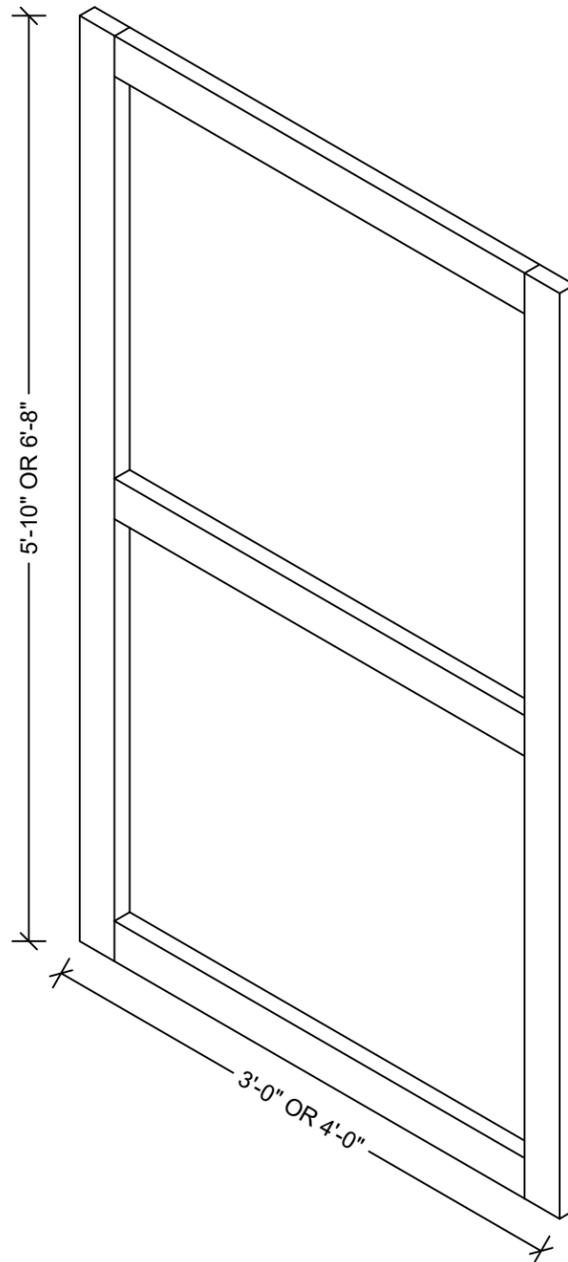


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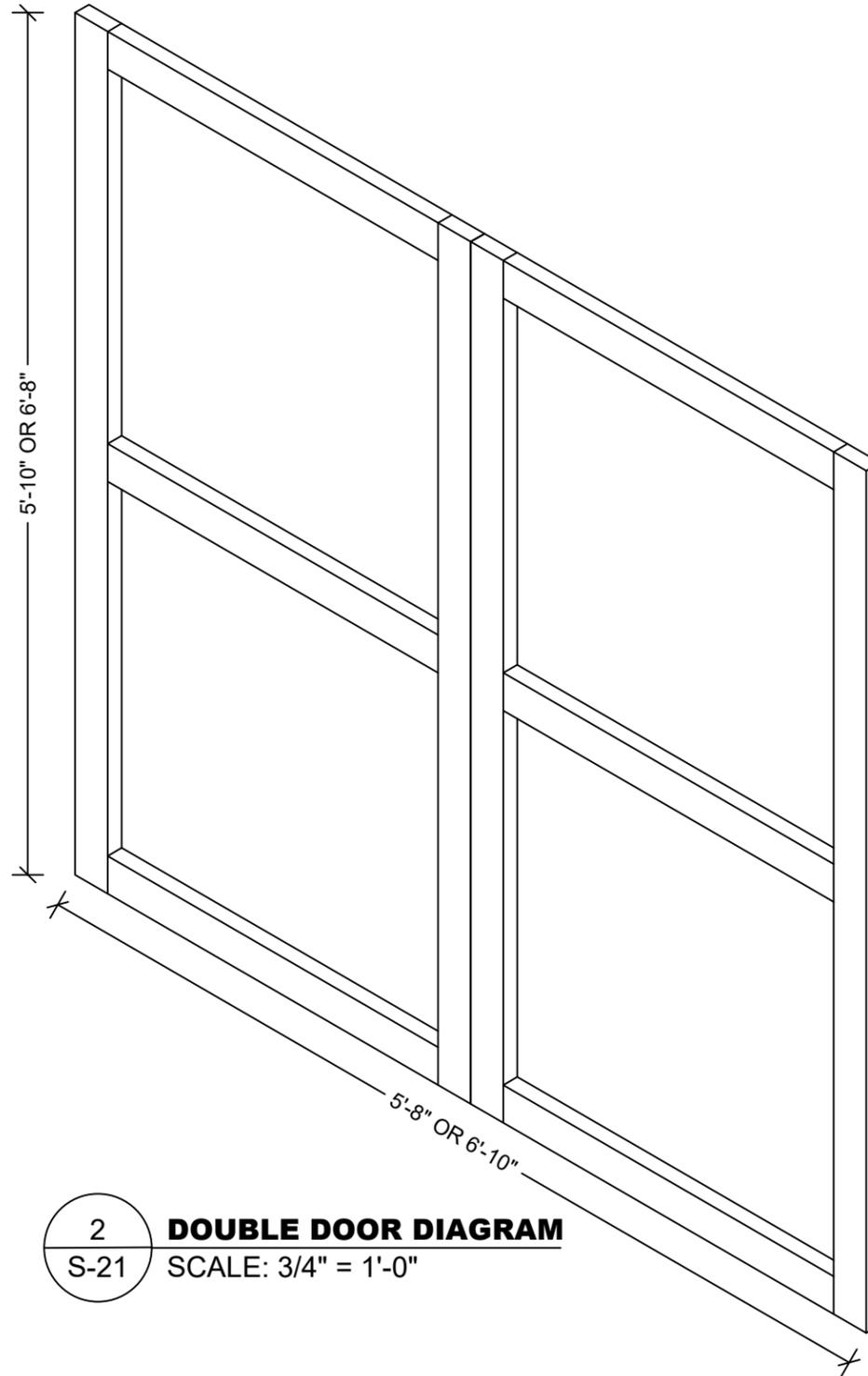
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DETAILS		SHEET: <b>S-20</b> SHEET 21 OF 21
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**1 SINGLE DOOR DIAGRAM**  
S-21 SCALE: 3/4" = 1'-0"



**2 DOUBLE DOOR DIAGRAM**  
S-21 SCALE: 3/4" = 1'-0"

CONNECTION NOTES:

STEEL TWIST HANDLE DOOR LOCK WITH METAL D-HANDLE THAT LATCHES BEHIND THE LEFT DOOR.

4" X 3/8 SLIDE BOLT ON TOP AND BOTTOM OF LEFT DOOR.

DOOR CLOSES AGAINST 2X2 DOOR STOP NAILED INSIDE OPENING.

FRAME IS STITCHED TOGETHER AT JOINTS WITH 5 PCS OF 1" X 1" WIDE CROWN STAPLES, SIDING ATTACHED WITH 1-3/4 X .092 RING SHANK NAILS AT 8" O.C AROUND EDGES AND ACROSS MIDDLE, 1X4 TRIM ATTACHED WITH 1-3/4 BRAD NAILS.

NOTES:

EACH DOOR SECURED TO WALL WITH 3 PCS OF 6" STEEL T-HINGE, USING A TOTAL OF 8PCS #8X 2-1/2 HINGE SCREWS. ( 4 IN EACH END)

STEEL LATCH HANDLE SECURED WITH 3 PCS OF #8X 2-1/2 HINGE SCREWS.

CAST STEEL D-HANDLE ATTACHED TO 1/4 LOCK SHAFT WITH TINNEMAN NUT AND 1/8 SET SCREW.

DOOR OR WINDOW WIND PRESSURE TABLE	
ENTRY DOOR	+55/-60 PSF
GARAGE DOOR 10'-0"	+40.9/-46.5 PSF
GARAGE DOOR 8'-0"	+42.9/-48.5 PSF
WINDOWS (DP66)	+55/-60 PSF

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ISOMETRIC DOOR DIAGRAMS

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SHEET:  
**S-21**  
SHEET 21 OF 22

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