

FLORIDA DEPARTMENT OF  
**Business & Professional Regulation**



[DBPR HOME](#) | [ABOUT DBPR](#) | [DBPR DIVISIONS](#) | [CONTACT DBPR](#)

[BCIS Home](#) | [Log Out](#) | [User Registration](#) | [Hot Topics](#) | [Submit Surcharge](#) | [Stats & Facts](#) | [Publications](#) | [Contact Us](#) | [BCIS Site Map](#) | [Links](#) | [Search](#)



**Manufactured (Modular) Buildings**

**USER:** Todd Gunter, Leonard Aluminum Utility Buildings, LLC - Purvis, Manufacturer Additional Facilities

[Manufactured \(Modular\) Buildings Menu](#) > **Confirmation**

OFFICE OF THE  
SECRETARY

**Thank you Todd Gunter, your application fee has been accepted. Please print this receipt for your records.**

You have been successfully registered as

Login	Leonard2
Name	Todd Gunter
Primary Phone	(336) 789-5018
Email	bmatthews@leonardusa.com

FBC Organization Number	MAF14345
Business/Firm Name	Leonard Aluminum Utility Buildings, LLC - Purvis
Business Location Address	630 W. Independence Blvd Suite 3
City	Mount Airy
State	North Carolina
Zip Code	27030
Administrator Name	Todd Gunter
Administrator Phone	(336) 789-5018

<b>Payment Number</b>	<b>138223</b>
<b>Sub Total</b>	<b>\$250.00</b>
<b>Convenience Fee</b>	<b>\$2.00</b>
<b>Payment Total</b>	<b>\$252.00</b>

[Finish](#)

[Contact Us](#) :: [2601 Blair Stone Road, Tallahassee FL 32399](#) Phone: 850-487-1824

The State of Florida is an AA/EEO employer. [Copyright 2007-2013 State of Florida](#). :: [Privacy Statement](#) :: [Accessibility Statement](#) :: [Refund Statement](#)

Under Florida law, email addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. \*Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. To determine if you are a licensee under Chapter 455, F.S., please click [here](#).

**Manufactured (Modular) Buildings Accepts:**



January 27, 2023

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

**RE: Plan Approval**  
**Leonard Aluminum Utility Buildings, LLC (Purvis, Mississippi Plant)**  
**Utility-P-20**

---

Dear Mr. Campbell,

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

**2020 Florida Building Code, 7<sup>th</sup> Edition, with 2021 supplements**  
**2017 National Electrical Code (NFPA-70)**  
**Florida Product Approval Rule 61G20-3.006 (FAC)**

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.

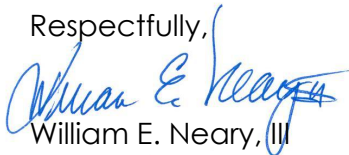
Third Party Agency approval in no way alleviates the builder/manufacturer from complying with all the applicable codes, which may or may not be identified in this review. Approval also does not preclude the local building official from requiring work be performed that was not previously reviewed, approved, 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  
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

132 CENTRAL INDUSTRIAL ROW, PURVIS, MS 39475

## UTILITY SHED STATE OF FLORIDA

NOT APPROVED FOR HVHZ

Design Criteria	
BUILDING CODE	ASCE 7-16, FBC 2020 (7TH ED.) W/2021 SUPP
ELECTRICAL CODE	2014 NEC, NFPA70
BUILDING TYPE	RESIDENTIAL LAWN STORAGE SHED
MANUFACTURER	LEONARD BUILDINGS
AGENCY	TOP LINE ENGINEERING, LLC
AGENCY PLAN NUMBER	UTILITY
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; 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

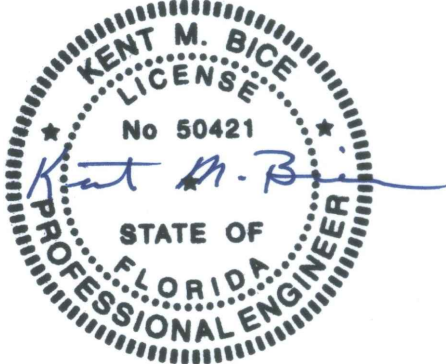
**SITE INSTALLED ITEMS:**  
NOTE THAT THIS LIST DOES NOT NECESSARILY LIMIT THE ITEMS OF WORK AND MATERIALS THAT MAY BE REQUIRED FOR A COMPLETE INSTALLATION. ALL SITE RELATED ITEMS ARE SUBJECT TO LOCAL JURISDICTION APPROVAL.

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.

Sheet Index	
SHEET NUMBER	SHEET TITLE
S-1	COVER SHEET
S-2	GENERAL NOTES
S-3	WIND LOAD TABLES
S-4	FASTENING SCHEDULE
S-5	FRAMING PLANS
S-6	ELEVATION PANEL SIDING
S-6A	ELEVATION LAP SIDING
S-7	7'-11 1/2" SHED - FRAMING ELEVATION
S-8	9'-11 1/2" SHED - FRAMING ELEVATION
S-9	11'-0" SHED - FRAMING ELEVATION
S-10	SIDE WALL ELEVATION
S-11	CROSS SECTIONS
S-12	CROSS SECTIONS
S-13	DETAILS
S-14	DETAILS
S-15	DETAILS
S-16	FRAMING & FLOOR PLAN FOR STRAIGHT PORCH
S-17	ELEVATIONS FOR STRAIGHT PORCH
S-18	FRAMING & FLOOR PLANS FOR CLIPPED PORCH
S-19	ELEVATIONS FOR CLIPPED PORCH
S-20	DETAILS
S-21	DETAILS

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



01/27/23

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 22

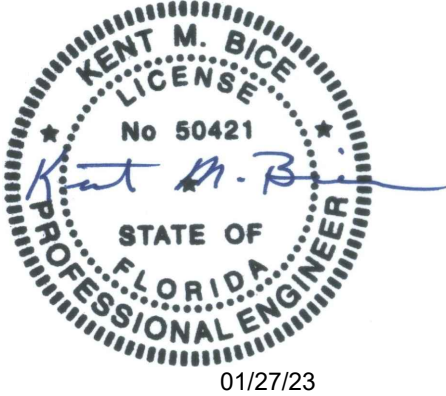
2023-01-27 TOP LINE ENGINEERING, LLC APPROVAL

THESE PLANS WERE DESIGNED IN ACCORDANCE WITH THE ASCE 7-16, FBC 2020 (7TH ED.) W/2021 SUPP.

GENERAL NOTES:

- 1. THIS STRUCTURE WAS DESIGNED IN ACCORDANCE WITH THE ASCE 7-16, FBC 2020 (7TH ED.) W/2021 SUPP, (2020 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 AWPB USE CATEGORY UC4B (GROUND CONTACT, HEAVY DUTY)-SKIDS.
- 7. ALL THE FOLLOWING LUMBER SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPB 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 2020 FBC OR PER SHINGLE MANUFACTURER INSTRUCTIONS.
- 11. UNDERLAYMENT SHALL CONFORM WITH SECTION 1507.2.3 OF THE 2020 FBC OR PER SHINGLE MANUFACTURER INSTRUCTIONS.
- 12. ASPHALT SHINGLES SHALL CONFORM WITH SECTION 1507.2.5 OF THE 2020 FBC ATTACHMENT OF ASPHALT SHINGLES SHALL CONFORM WITH 1507.2.7 OF THE 2020 FBC.
- 13. FASTENERS FOR ASPHALT SHINGLES SHALL CONFORM TO SECTION 1507.2.6 OF THE 2020 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 2020 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 2020 FBC TABLE 2304.10.1 UNLESS NOTED OTHERWISE.
- 22. BUILDINGS HAVE BEEN DESIGNED FOR LP SMARTSIDE STRAND SUBSTRATE PANEL SIDING, LP SMARTSIDE PRECISION LAP SIDING SHALL BE USED WITH X-STRAPS OR STRUCTURAL SHEATHING AS DETAILED IN THIS PLAN SET
- 23. FASTENERS IN LP SMARTSIDE STRAND SUBSTRATE 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 / 3090 FOR ADDITIONAL DATA AND SPECIFICATIONS OF LP SMARTSIDE STRAND SUBSTRATE PANEL / LAP 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 2020 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 2020 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 STRAND SUBSTRATE SERIES TREATED-ENGINEERED-WOOD PANEL AND LAP 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.

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

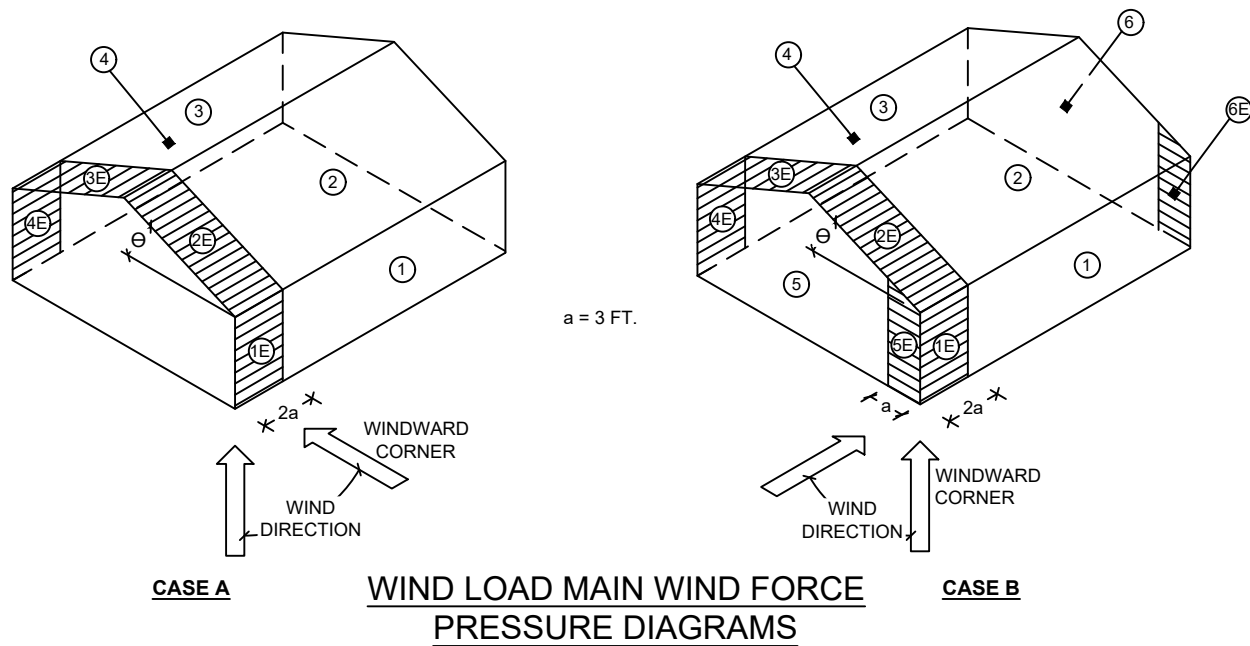
SHEET:

S-2

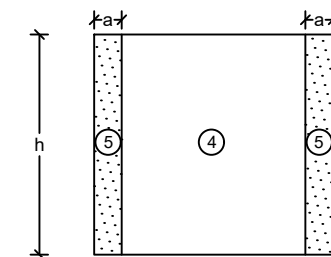
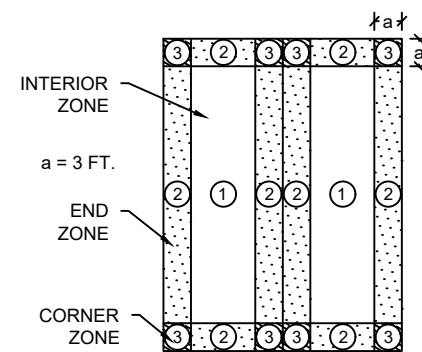
SHEET 2 OF 22

2023-01-27 TOP LINE ENGINEERING, LLC APPROVAL

THESE PLANS WERE DESIGNED IN ACCORDANCE WITH THE ASCE 7-16, FBC 2020 (7TH ED.) W/2021 SUPP.



BUILDING DATA		ASCE 7-16 WIND	
WIND VELOCITY $V_{ULT}$	160 MPH	INTERNAL PRESSURE COEFFICIENT	$\pm 0.18$
WIND VELOCITY $V_{ASD}$	124	(ENCLOSED BUILDING ASCE 7-16)	
BUILDING CATEGORY	I	HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT	1.21
		ROOF DEAD LOAD RESISTING UPLIFT (PSF)	7.0
ROOF ANGLE, ° (DEGREES)	60 DEGREES 38 DEGREES ON AVERAGE	MEAN ROOF HEIGHT	15
WIND EXPOSURE CATEGORY	C		



- 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

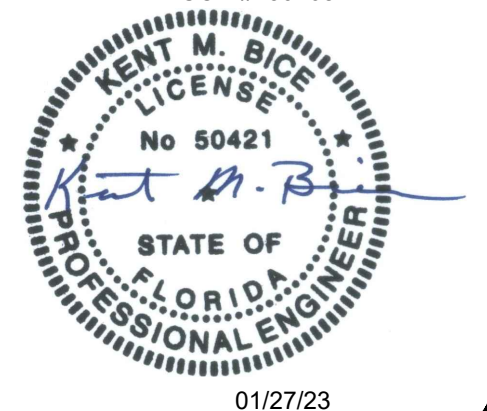
ROOF				WALLS			
ZONE	AREA (FT <sup>2</sup> )	DESIGN PRESSURE (PSF)		ZONE	AREA (FT <sup>2</sup> )	DESIGN PRESSURE (PSF)	
		POSITIVE	NEGATIVE			POSITIVE	NEGATIVE
1	10	30.8	-56.5	4	10	33.7	-36.5
1	20	27.4	-47.9	4	20	32.2	-35.0
1	50	22.9	-36.5	4	50	29.5	-32.3
1	100	19.4	-28.0	4	100	27.1	-29.9
2	10	30.8	-56.5	5	10	33.7	-45.1
2	20	27.4	-47.9	5	20	32.2	-42.1
2	50	22.9	-36.5	5	50	29.5	-39.2
2	100	19.4	-28	5	100	27.1	-36.3
3	10	30.8	-96.5				
3	20	30.8	-76.3				
3	50	19.4	-47.5				
3	100	19.4	-35.9				

### DESIGN WIND LOADS - MWFRS

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

	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
LOAD CASE B	-29.8	-31.3	-29.8	-31.3	-41.2	-59.2	-26.0	-33.6	27.5	37.4	-22.3	-28.9

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



01/27/23

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 22

2023-01-27 TOP LINE ENGINEERING, LLC APPROVAL

THESE PLANS WERE DESIGNED IN ACCORDANCE WITH THE ASCE 7-16, FBC 2020 (7TH ED.) W/2021 SUPP.



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

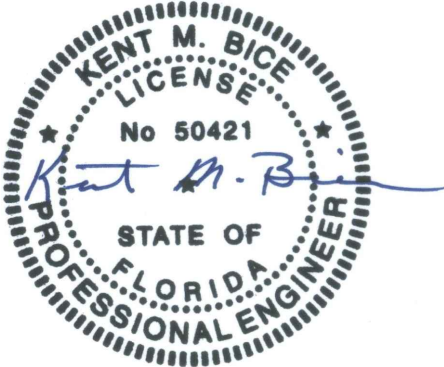
2023-01-27 TOP LINE ENGINEERING, LLC APPROVAL

FASTENING SCHEDULE		
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>p</sup> , SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)  SINGLE FLOOR, COMBINATION SUBFLOOR-UNDERLAYMENT 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 19½" TO ¾" 8d <sup>d</sup> OR 6d <sup>e</sup> 2⅜" X 0.113" NAIL <sup>n</sup> 2" 16 GAGE <sup>n</sup> STAPLE 7⁄8" TO 1" 8d <sup>c</sup> 1⅛" TO 1¼" 10d <sup>d</sup> OR 8d <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]
	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" NO. II GAGE ROOFING NAIL <sup>h</sup> 6d COMMON NAIL (2" x 0.113") NO. 16 GAGE STAPLE <sup>i</sup> 25⁄32" NO. II GAGE ROOFING NAIL <sup>h</sup> 8D COMMON NAIL (2 ½" x 0.131") NO 16 GAGE STAPLE <sup>i</sup>	3" / 6" O.C. AT EDGES / INTERMEDIATE FOR STRUCTURAL APPLICATIONS 6" / 12" O.C. AT EDGES / INTERMEDIATE FOR NON-STRUCTURAL APPLICATIONS

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.

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



01/27/23

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

FASTENING SCHEDULE

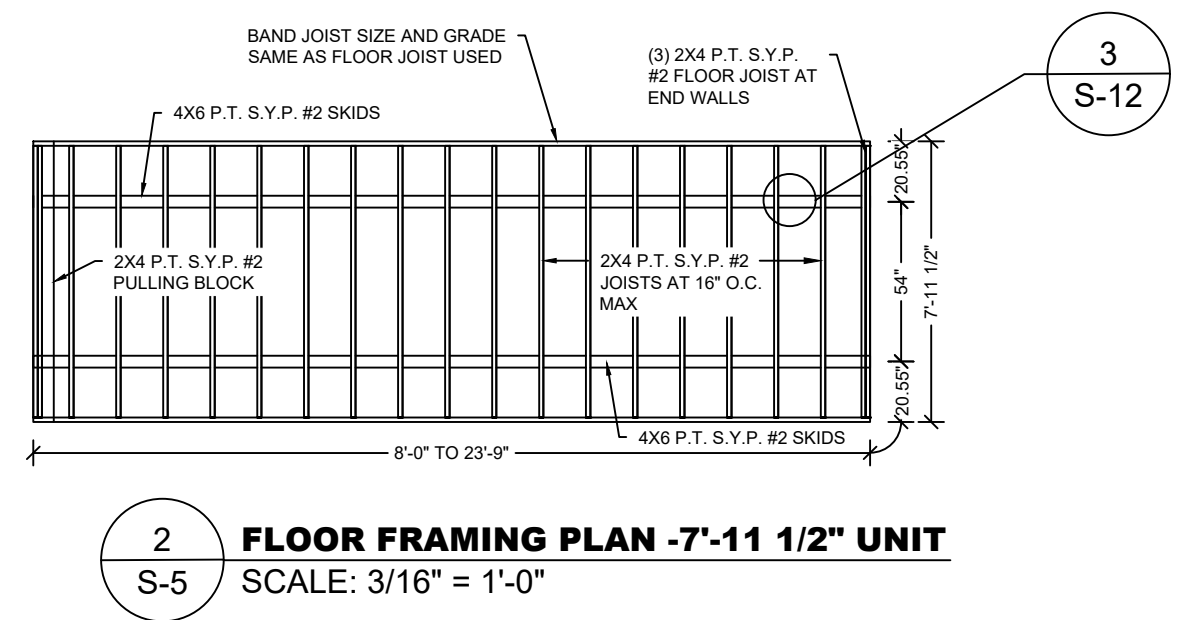
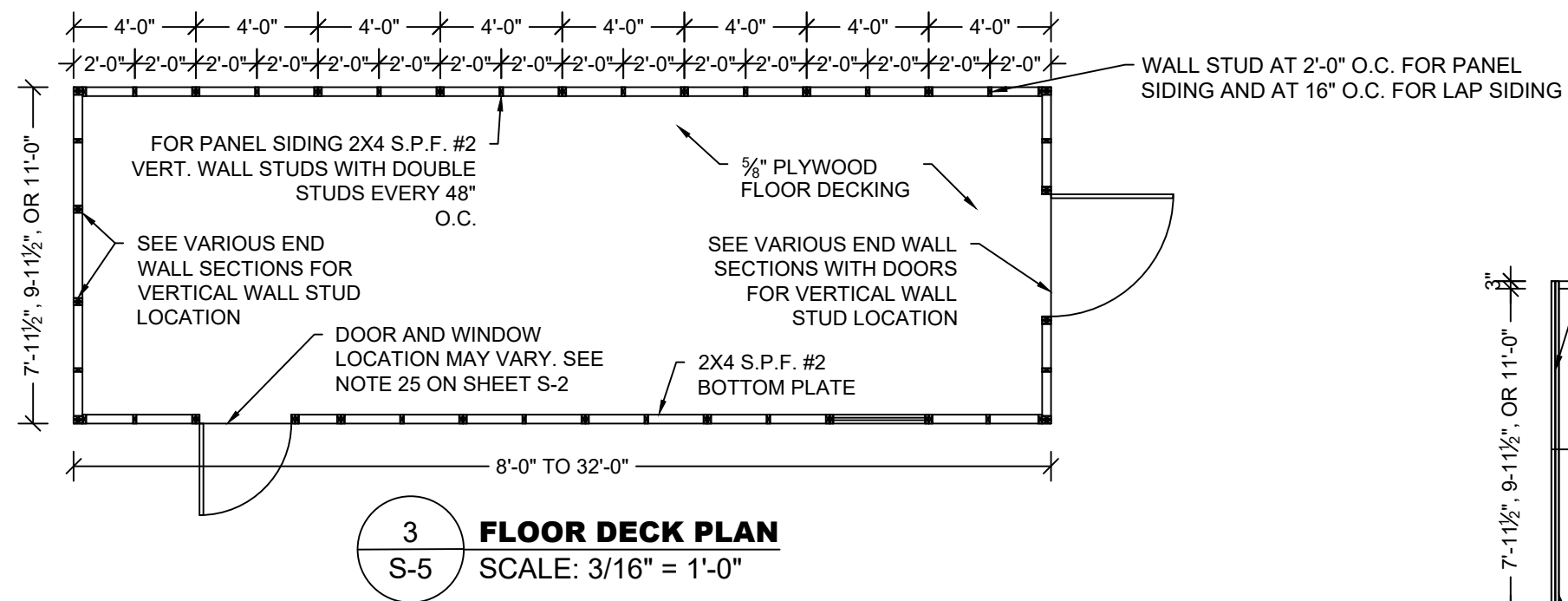
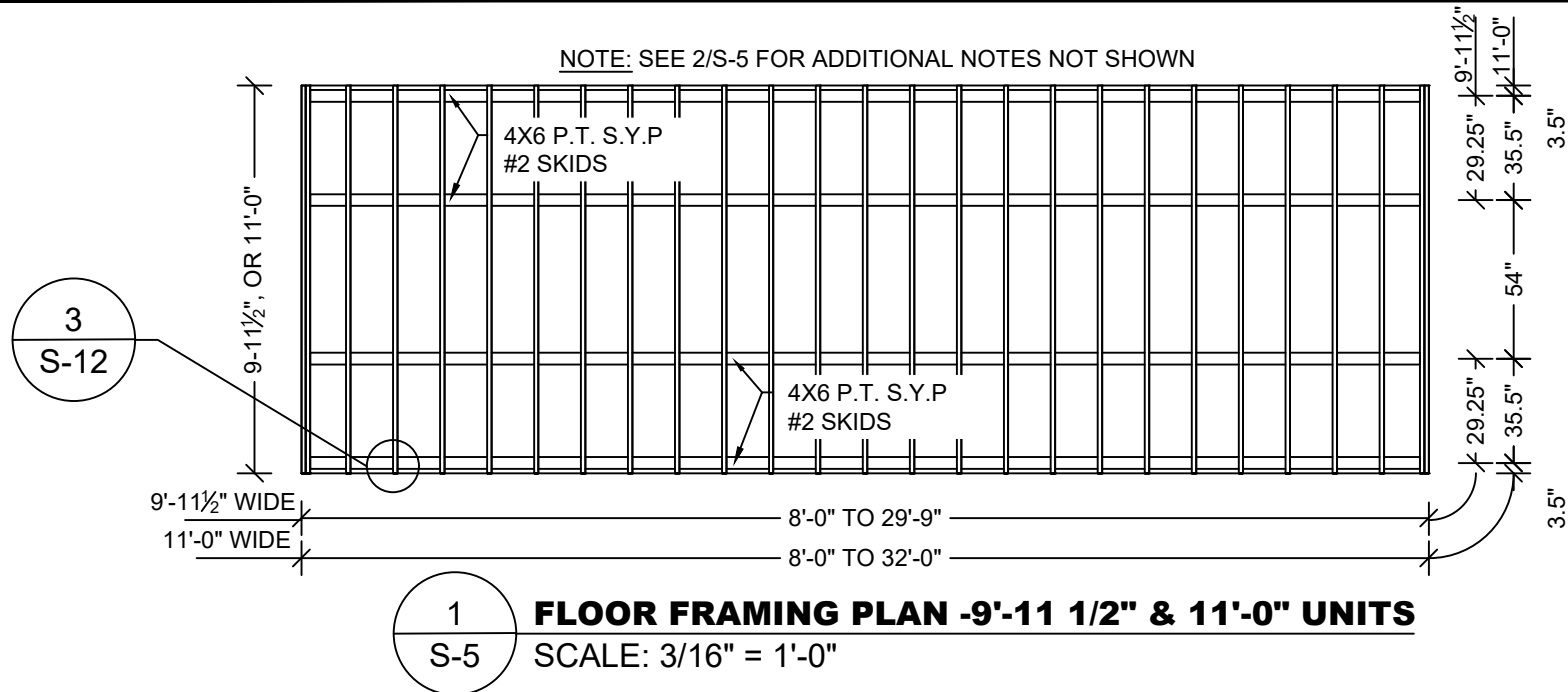
DATE: 12/08/20	DRAWN BY: RD
SCALE: AS NOTED	CHECKED BY: KMB

SHEET:

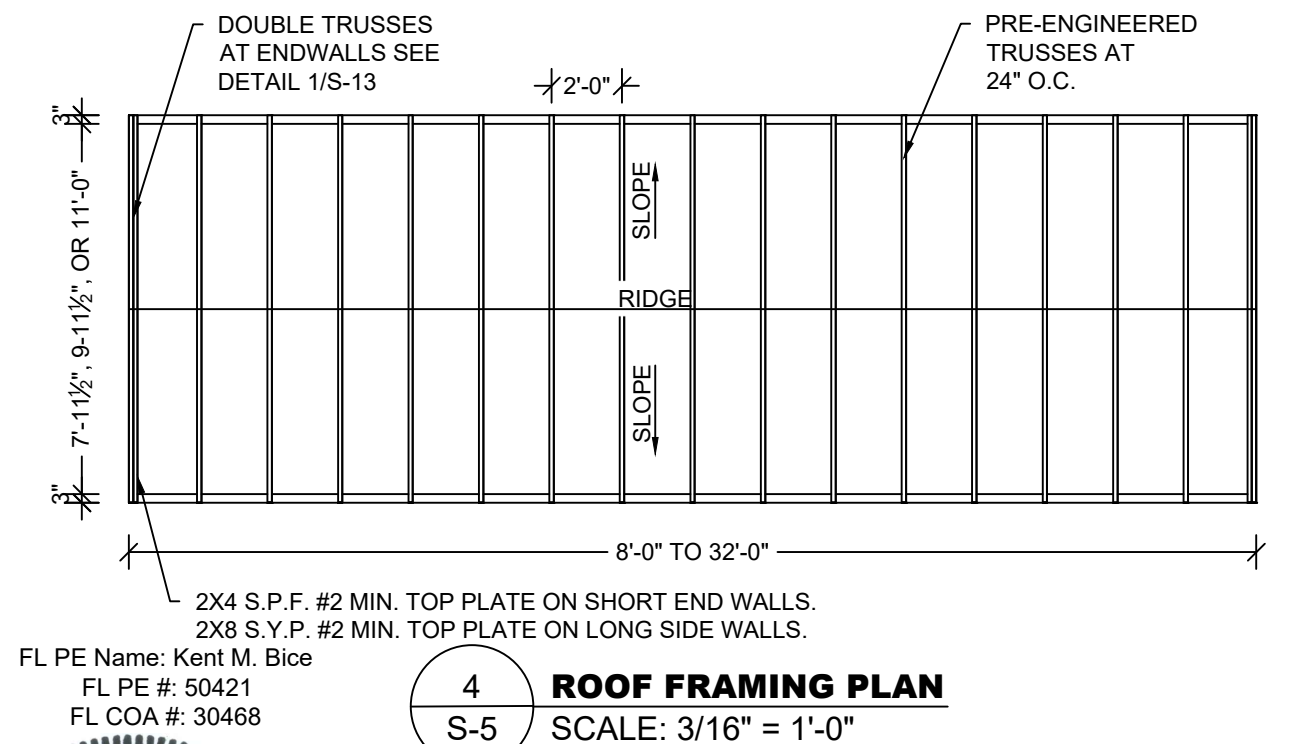
S-4

SHEET 4 OF 22

THESE PLANS WERE DESIGNED IN ACCORDANCE WITH THE ASCE 7-16, FBC 2020 (7TH ED.) W/2021 SUPP.



SAMPLE DRAWINGS ARE OF A MAX LENGTH UNIT



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



2023-01-27 TOP LINE ENGINEERING, LLC APPROVAL

01/27/23

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

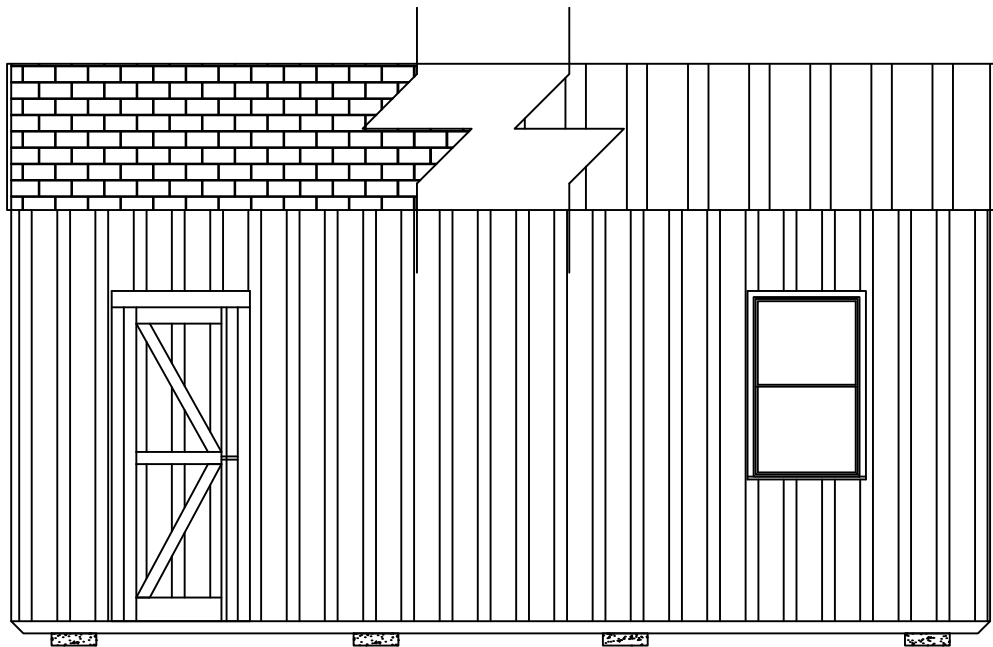
## FRAMING PLANS

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

SHEET:

**S-5**

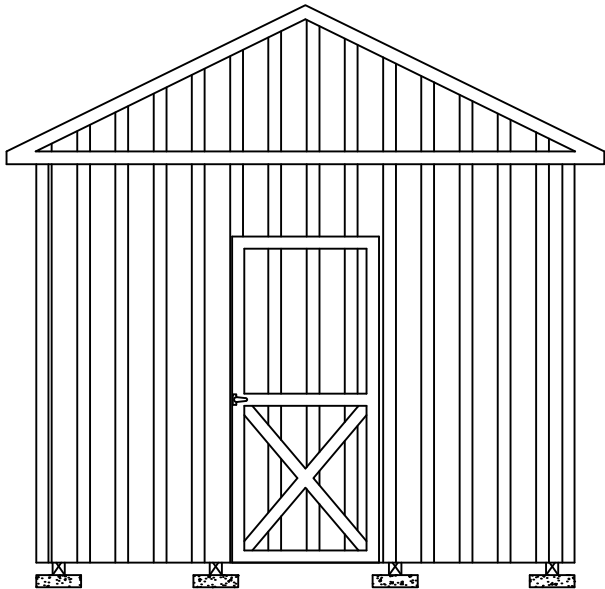
SHEET 5 OF 22



1

S-6

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

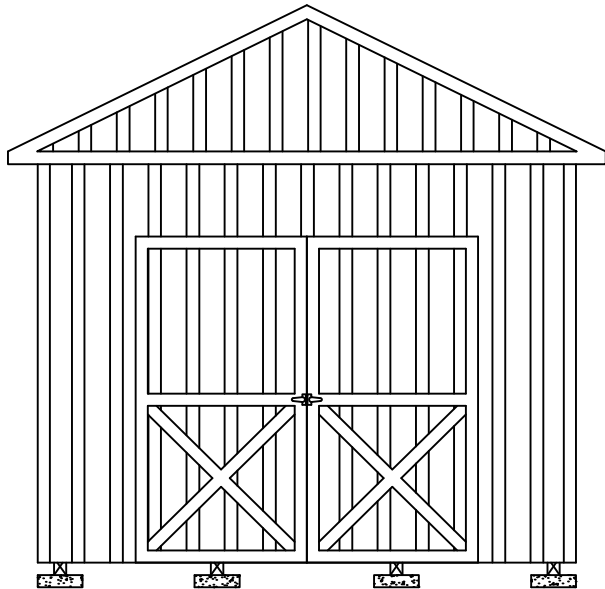


SAMPLE: 11'-0" WIDE UNIT WITH 3'-0" DOOR

2

S-6

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



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

SHEARWALL WITH 19/32" T1-11 <sup>1</sup> OR LP SMARTSIDE STRAND SUBSTRATE PANEL SIDING <sup>2,3</sup>					
FLOOR WIDTH (FT)	OPENING WIDTH		MAX BUILDING LENGTH		
	LONG SIDE WALL	SHORT END WALL	19/32" T1-11 <sup>1</sup>	19/32" LP PANEL <sup>2</sup>	19/32" LP PANEL <sup>3</sup>
7'-11½"	2'-0", 3'-0", 4'-0", 6'-0"	2'-0", 3'-0", 4'-0"	23'-9"	23'-9"	23'-9"
9'-11½"	2'-0", 3'-0", 4'-0", 6'-0", 7'-0"	2'-0", 3'-0", 4'-0", 6'-0"	29'-9"	29'-9"	29'-9"
		7'-0"		26'-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"	32'-0"	32'-0"	32'-0"
		8'-0"		26'-0"	

- NOTES:**
- 1. 19/32" T1-11 APA RATED SIDING 303-24 O.C. WITH 8D COMMON OR DEFORMED (0.131"X2-1/2") NAILS AT 6" O.C. IN FIELD AND 3" O.C. IN EDGES.
  - 2. 19/32" LP SMARTSIDE STRAND SUBSTRATE PANEL SIDING WITH STAGGERED 8D COMMON OR DEFORMED (0.131"X2-1/2") NAILS AT 6" O.C. IN FIELD AND 3" O.C. IN EDGES.
  - 3. 19/32" LP SMARTSIDE STRAND SUBSTRATE PANEL SIDING WITH STAGGERED 8D COMMON OR DEFORMED (0.131"X2-1/2") NAILS AT 6" O.C. IN FIELD AND 2" O.C. IN EDGES.
  - 4. 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.
  - 5. DOOR AND WINDOW SHALL BE LOCATED SUCH THAT THEY ARE AT LEAST 3'3" APART.
  - 6. EDGE NAILING SHALL BE PROVIDED AT TOP PLATE IN ALL END WALLS.
  - 7. PROVIDE BLOCKING AT ALL UNSUPPORTED EDGES OF WALL SHEATHING.



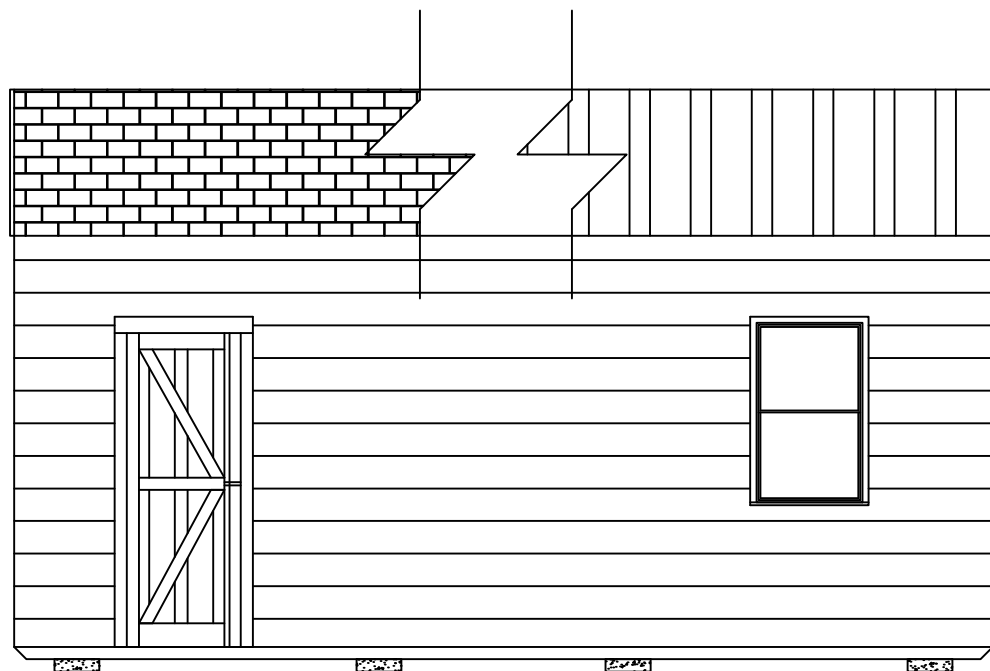
01/27/23

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

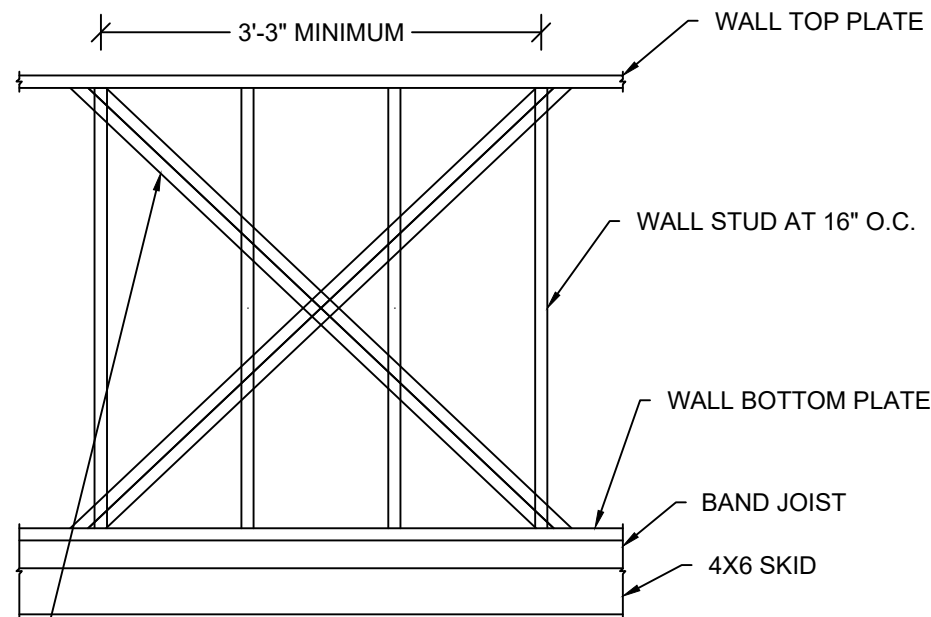
ELEVATIONS AND SHEARWALL	
DATE: 12/08/20	DRAWN BY: RD
SCALE: AS NOTED	CHECKED BY: KMB

SHEET:
S-6
SHEET 6 OF 22



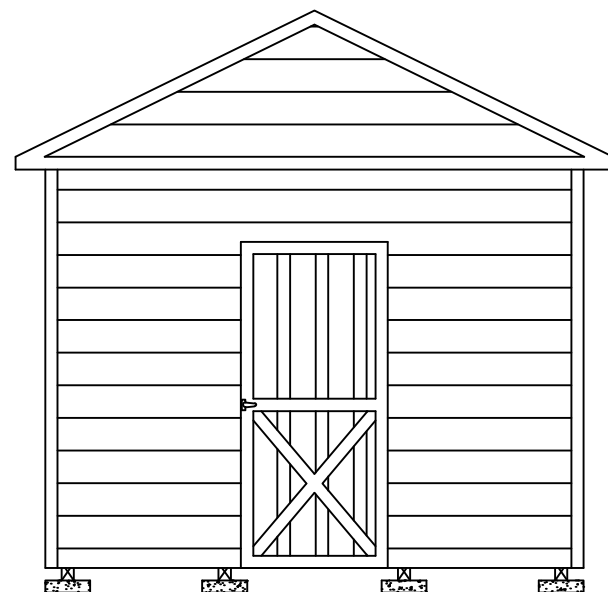


1 **SIDE WALL ELEVATION WITH LAP SIDING**  
S-6A SCALE: 1/4" = 1'-0"



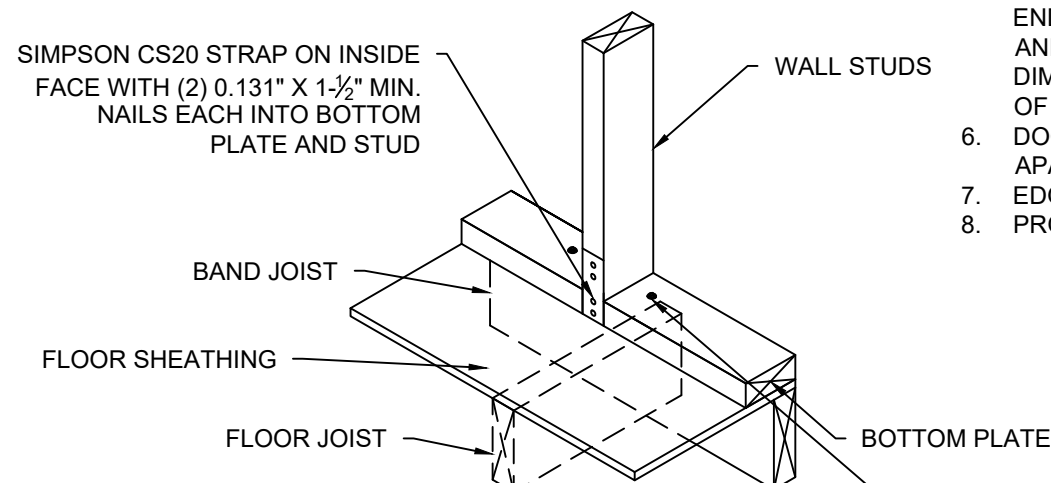
(2) SIMPSON CS20 (33MIL X 1-1/4", GRADE 40 STEEL, G60 COATING) X-STRAP OR EQUIVALENT ON INSIDE FACE OF WALL STUD. ATTACH STRAPS TO WALL TOP & BOTTOM PLATES WITH (5) 0.131" x 2-1/4" NAILS STAGGERED. STRAP MAY BE WRAPPED AROUND WALL TOP & BOTTOM PLATES.  
ALTERNATE: 7/16" APA RATED SHEATHING ON OUTSIDE 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



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

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



(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.

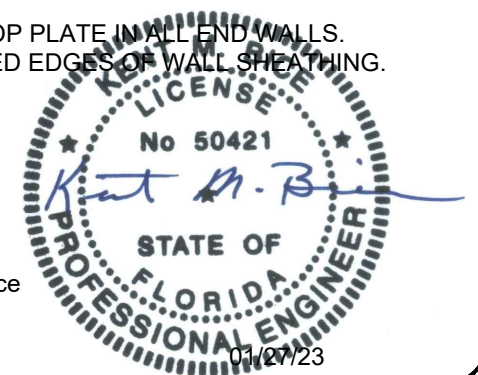
3 **WALL STUD TIEDOWN FOR X-BRACE OPTION**  
S-6A SCALE: NTS

SHEARWALL WITH LP SMARTSIDE LAP SIDING <sup>1</sup>			
FLOOR WIDTH (FT)	OPENING WIDTH		MAX BUILDING LENGTH
	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.

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



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

**ELEVATIONS AND SHEARWALL**

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

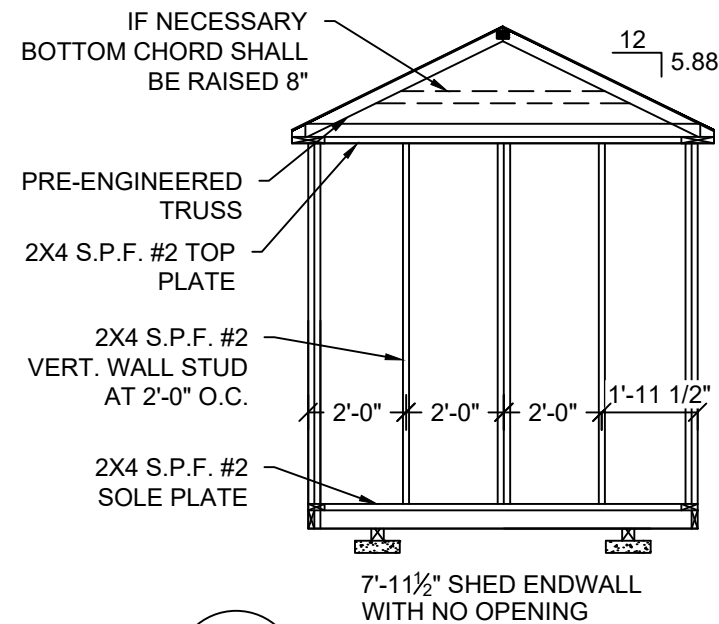
SHEET:

**S-6A**

SHEET 7 OF 22

2023-01-27 TOP LINE ENGINEERING, LLC APPROVAL

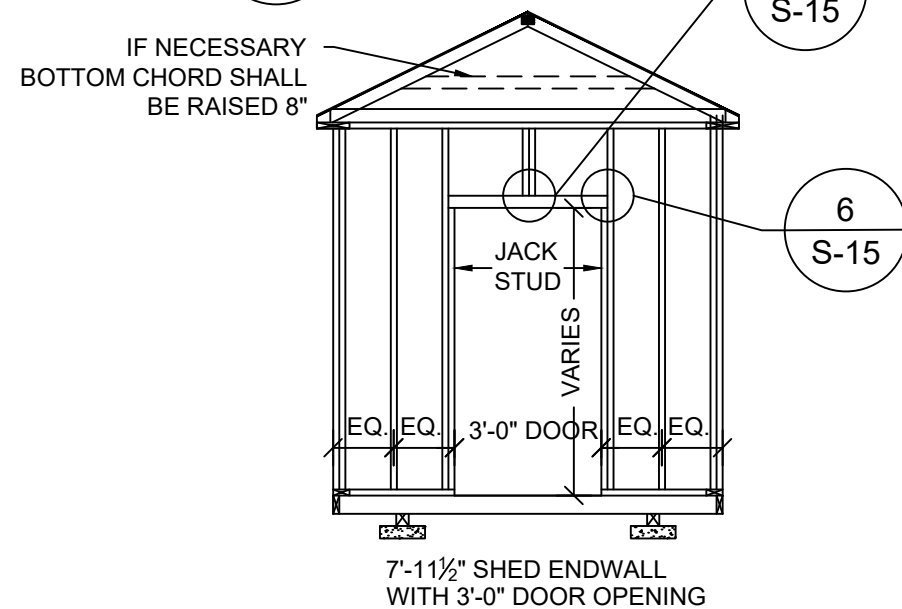
THESE PLANS WERE DESIGNED IN ACCORDANCE WITH THE ASCE 7-16, FBC 2020 (7TH ED.) W/2021 SUPP.



1  
S-7

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

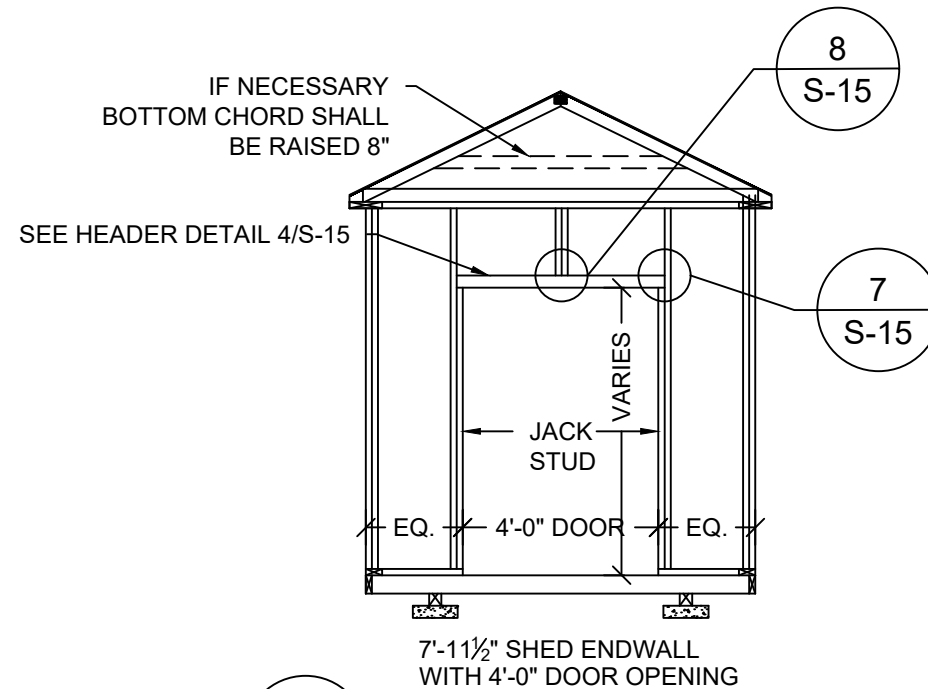
8  
S-15



3  
S-7

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

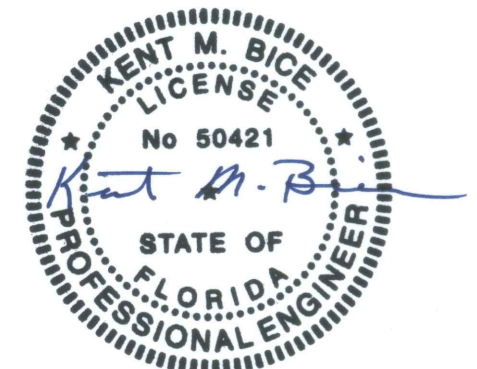
6  
S-15



2  
S-7

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

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



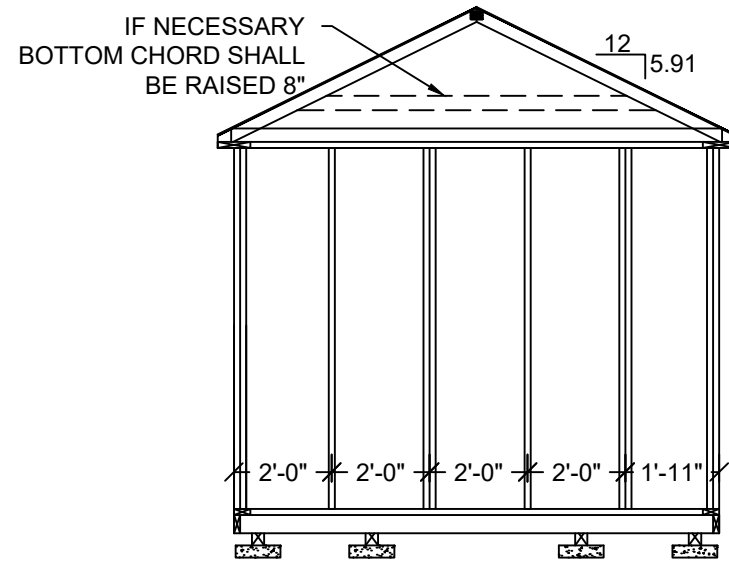
01/27/23

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

7'-11 1/2" SHED  
FRAMING ELEVATIONS

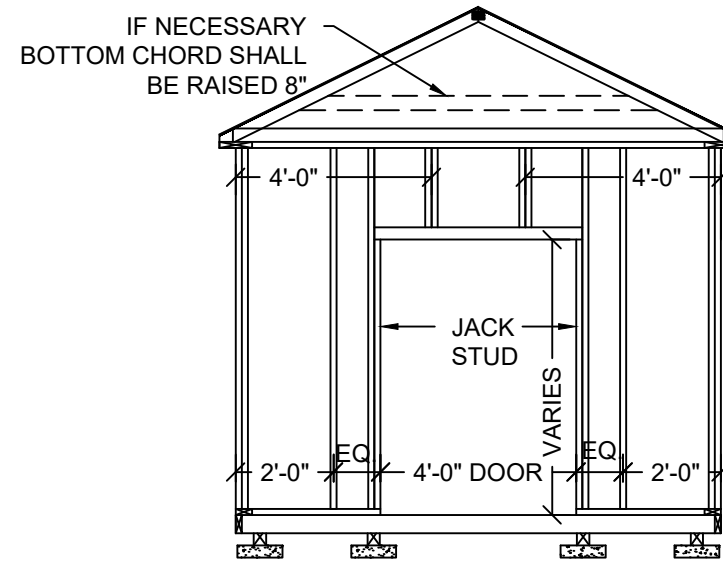
DATE: 12/08/20	DRAWN BY: RD
SCALE: AS NOTED	CHECKED BY: KMB

SHEET:  
**S-7**  
SHEET 8 OF 22



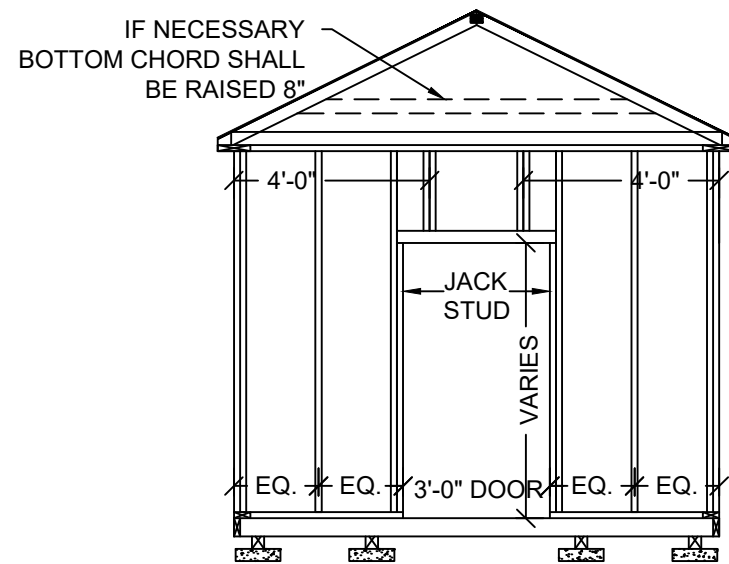
9'-11½" SHED ENDWALL  
WITH NO OPENING

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



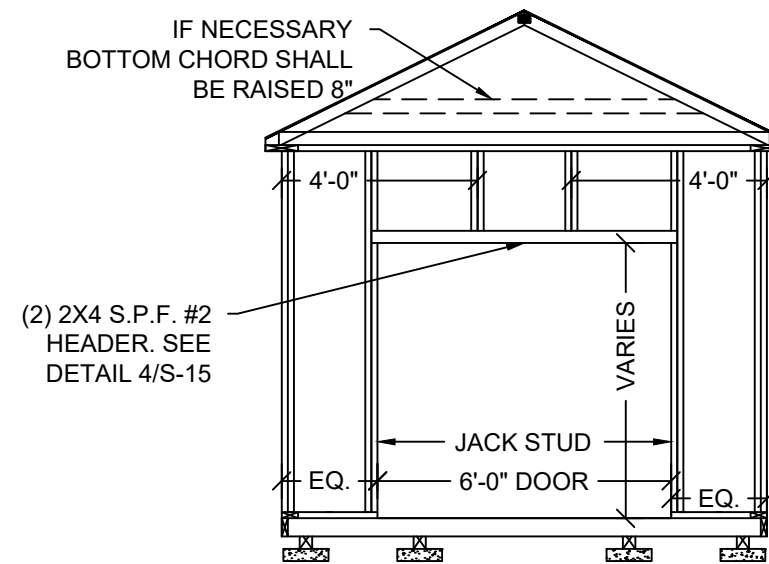
9'-11½" SHED ENDWALL  
WITH 4'-0" DOOR OPENING

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



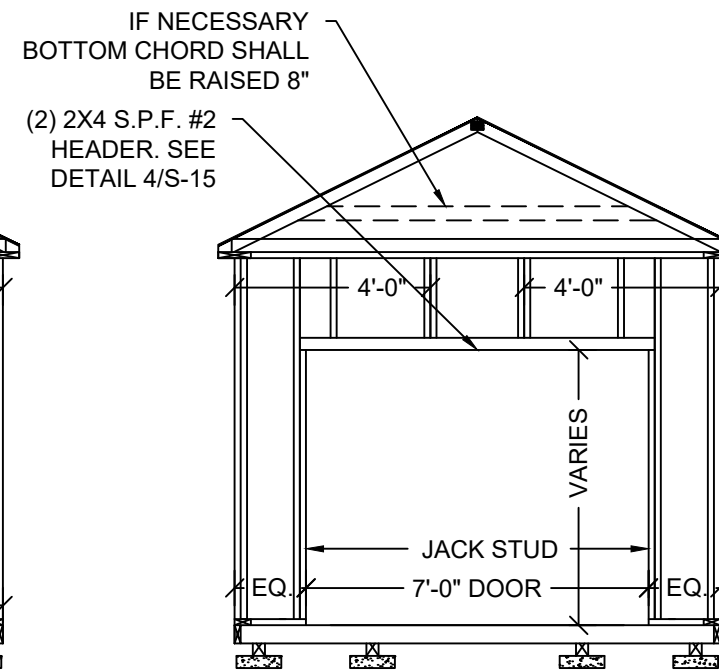
9'-11½" SHED ENDWALL  
WITH 3'-0" DOOR OPENING

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



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

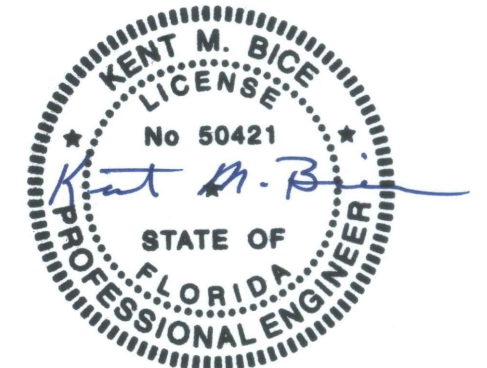
**4**  
S-8 **FRAMING ELEVATION**  
SCALE: 1/4" = 1'-0"



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

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

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



01/27/23

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

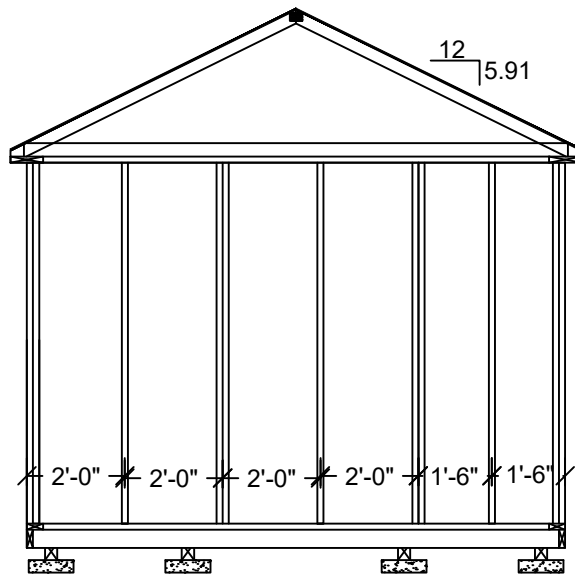
**9'-11 1/2" SHED  
FRAMING ELEVATIONS**

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

SHEET:

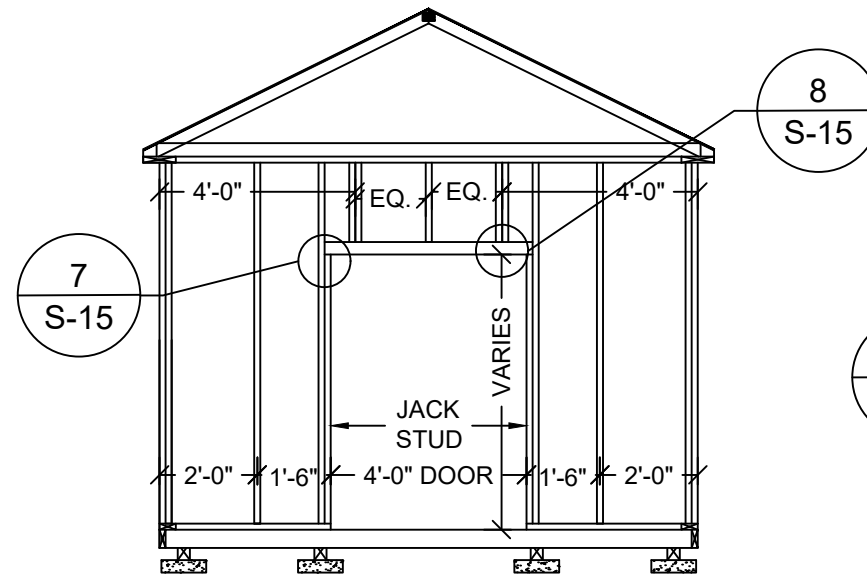
**S-8**

SHEET 9 OF 22



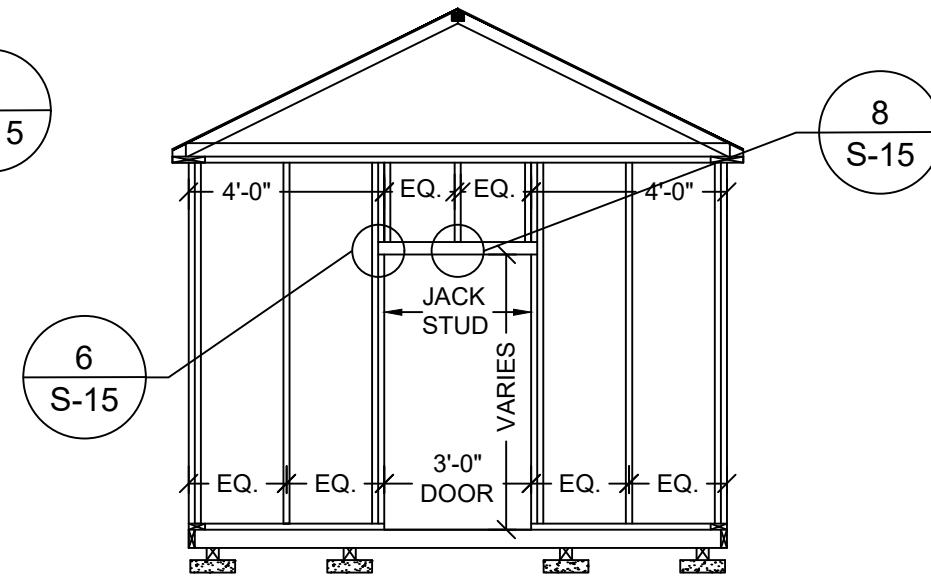
11'-0" SHED ENDWALL WITH  
NO OPENING

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



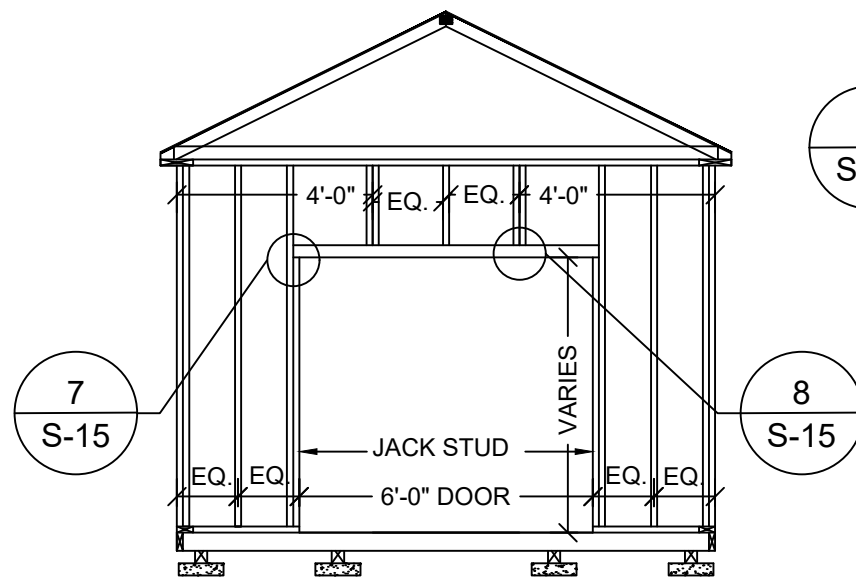
11'-0" SHED ENDWALL WITH  
4'-0" DOOR OPENING

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



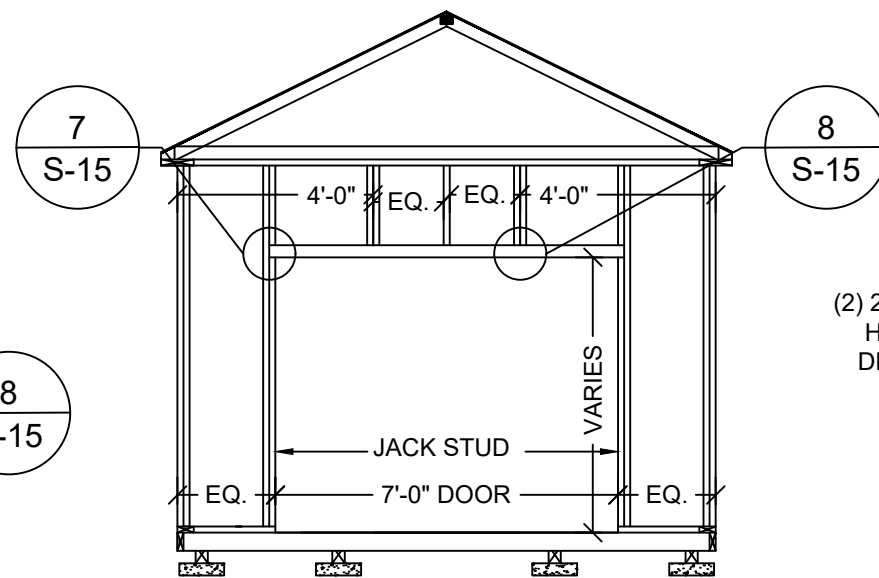
11'-0" SHED ENDWALL WITH  
3'-0" DOOR OPENING

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



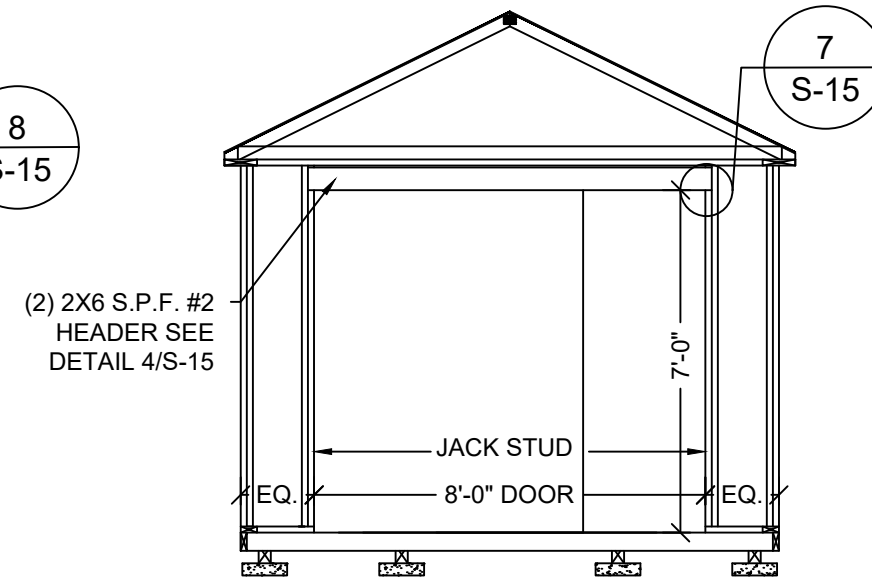
11'-0" SHED ENDWALL WITH  
6'-0" DOOR OPENING

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



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

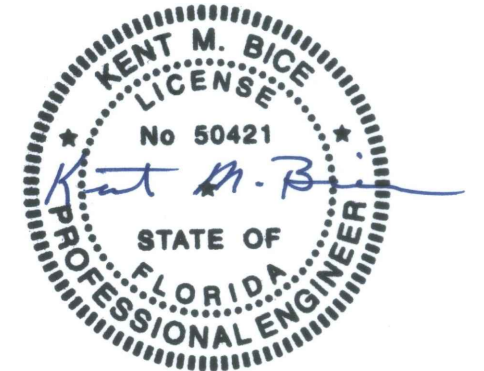
**5 FRAMING ELEVATION**  
S-9 SCALE: 1/4" = 1'-0"



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

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

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



01/27/23

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

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

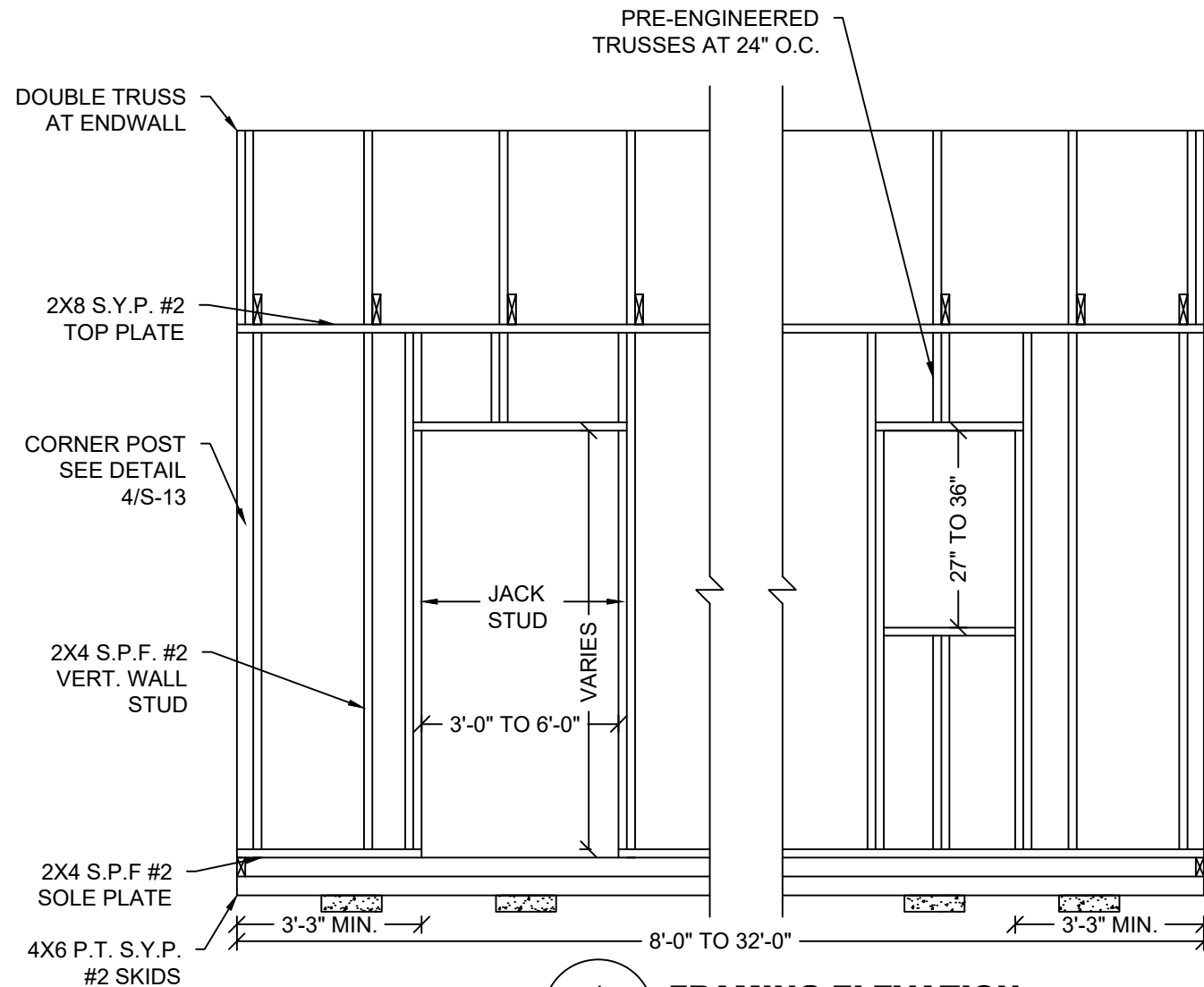
DATE: 12/08/20 DRAWN BY: RD  
SCALE: AS NOTED CHECKED BY: KMB

SHEET:

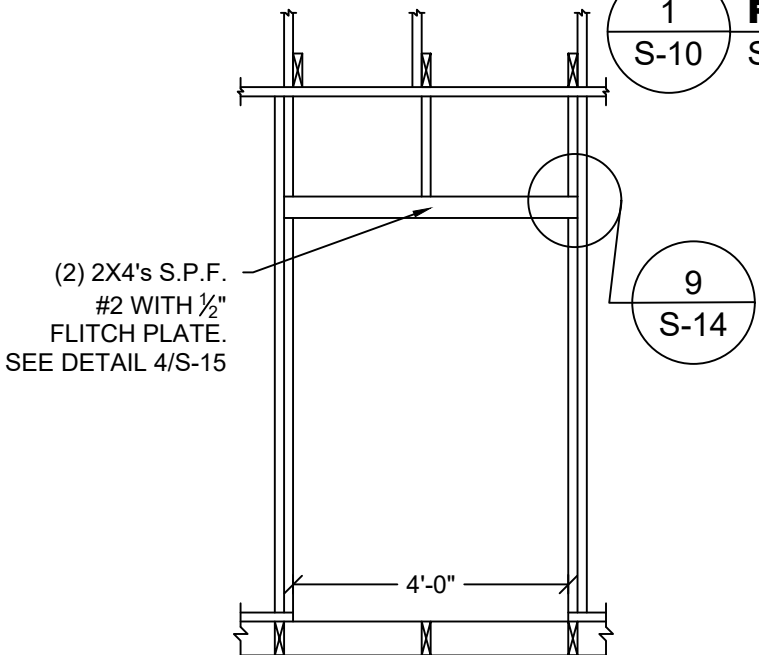
**S-9**

SHEET 10 OF 22

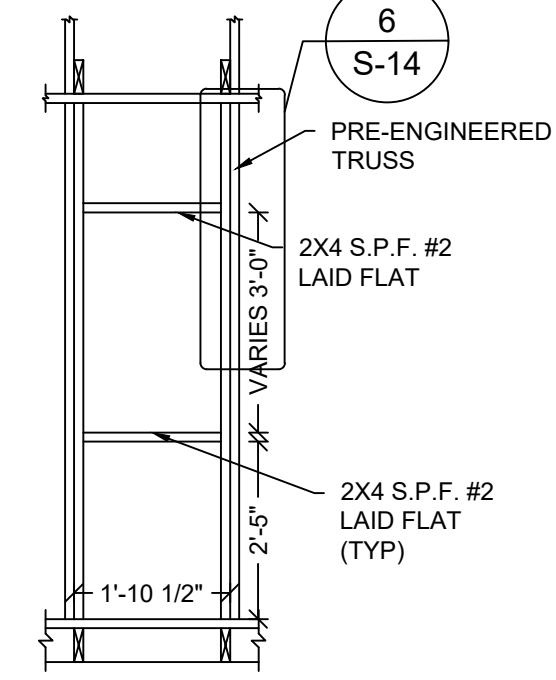




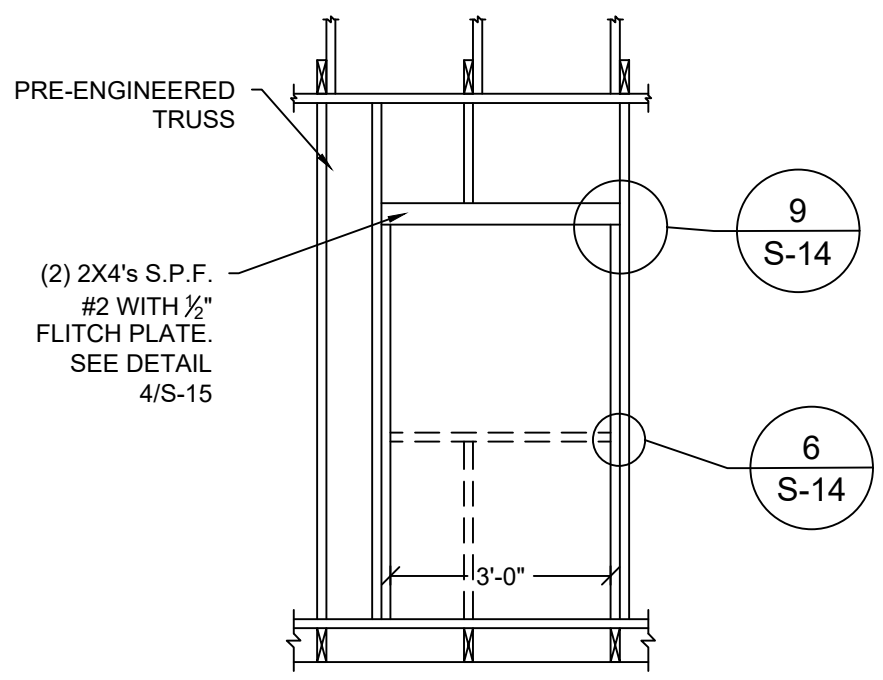
**1 FRAMING ELEVATION**  
S-10 SCALE: 3/8" = 1'-0"



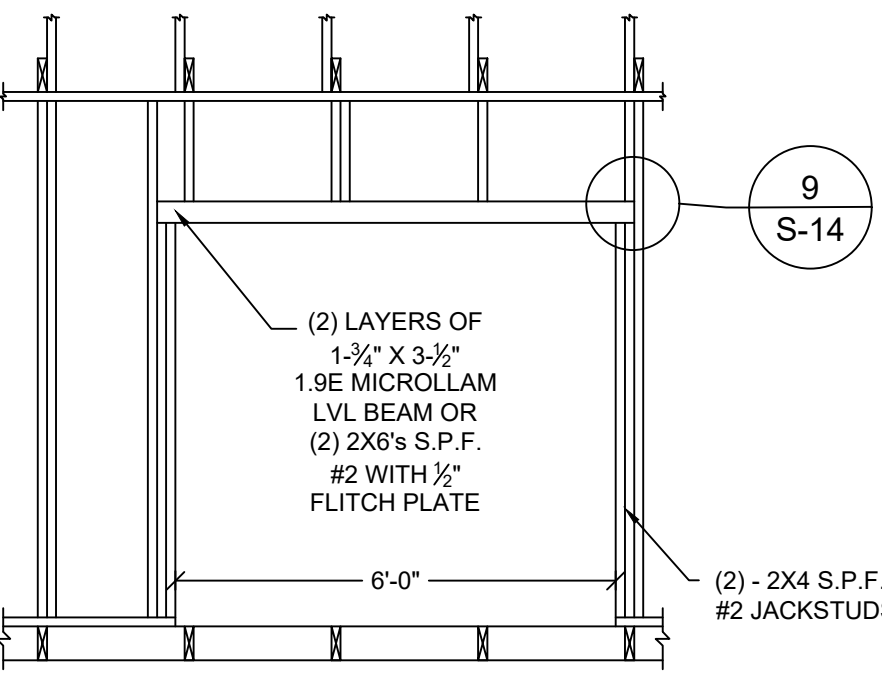
**4 FRAMING ELEVATION**  
S-10 SCALE: 3/8" = 1'-0"



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



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



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

2023-01-27 TOP LINE ENGINEERING, LLC APPROVAL

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

**KENT M. BICE**  
LICENSE  
No 50421  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

01/27/23

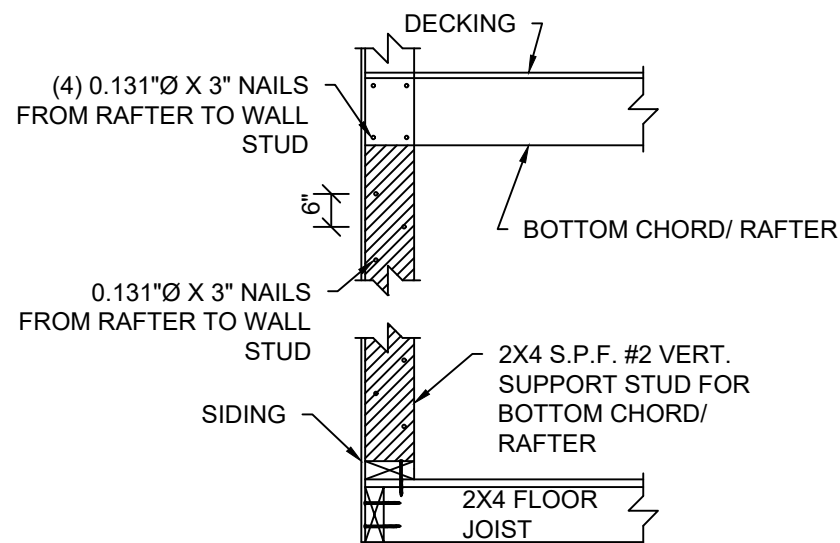
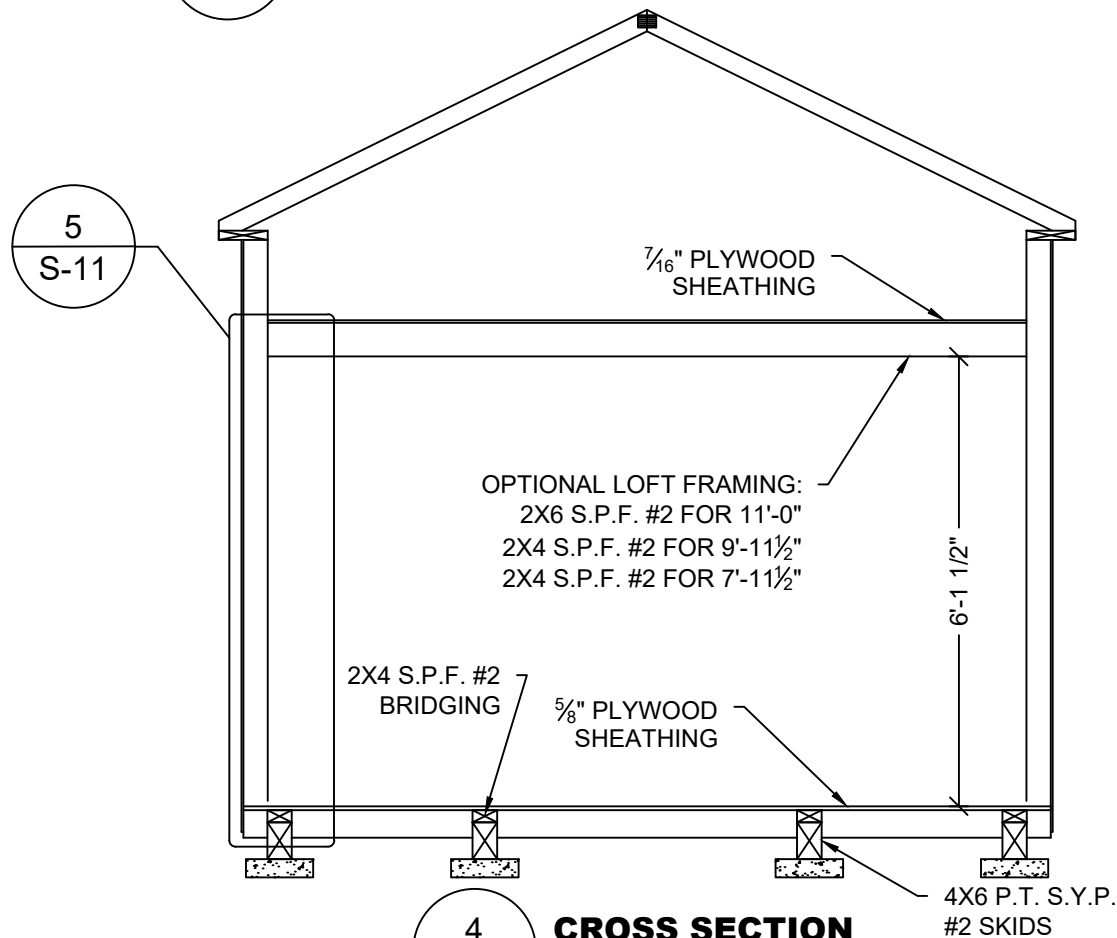
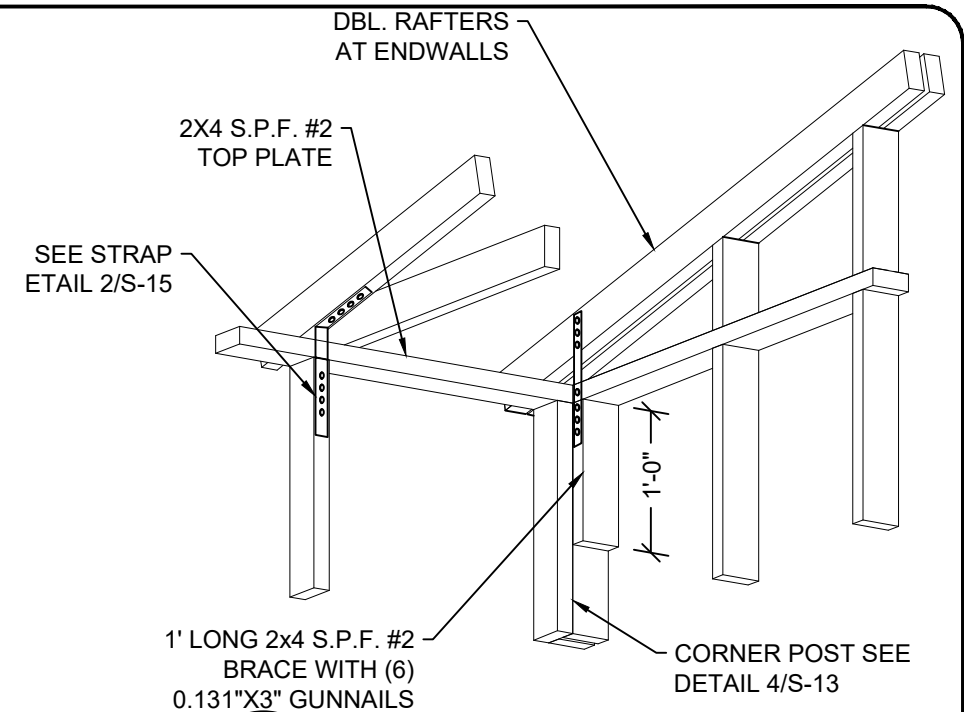
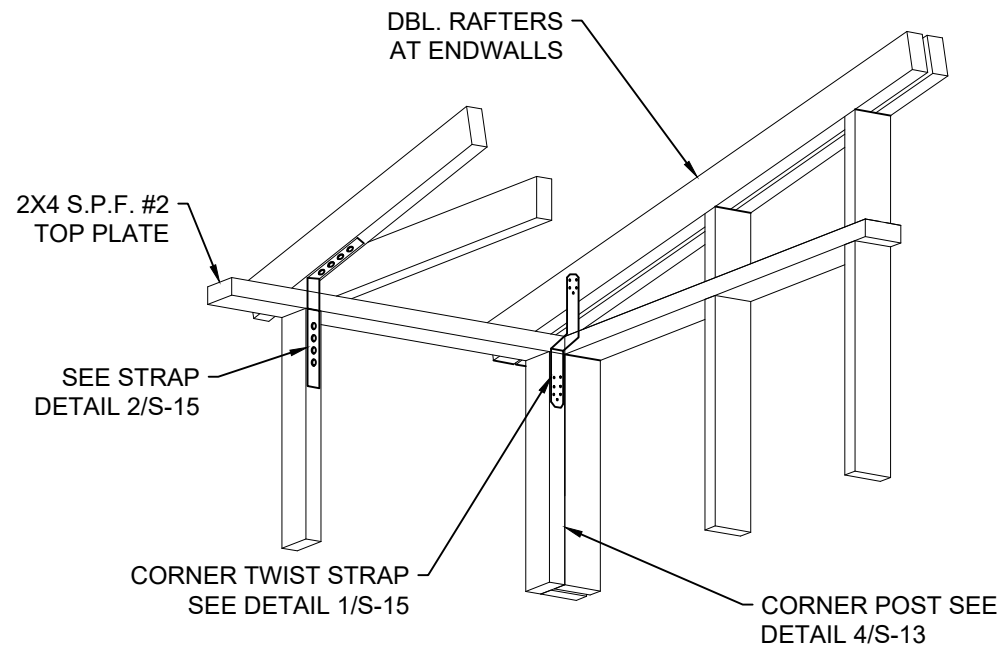
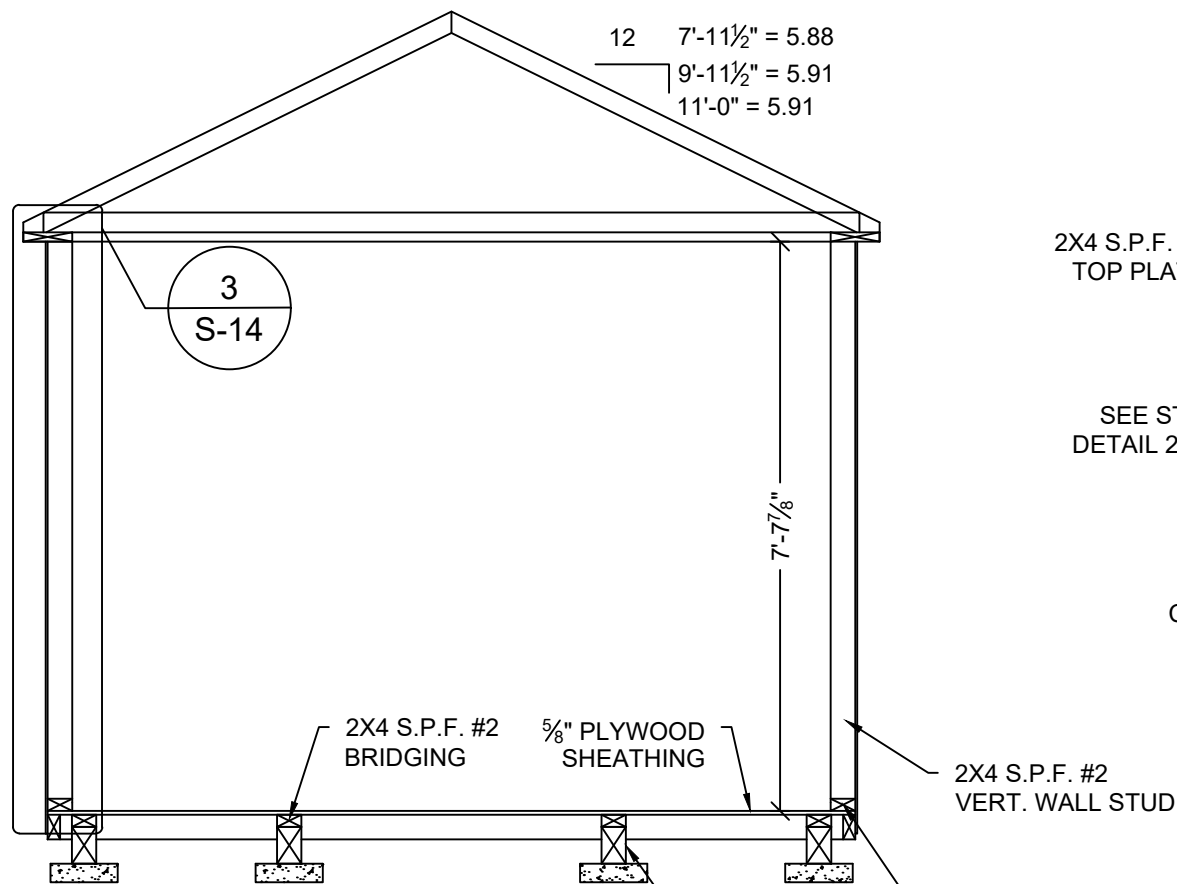
1552 6TH ST., WINTER HAVEN, FL 33880  
(863)865-6502

**SIDE WALL ELEVATION**

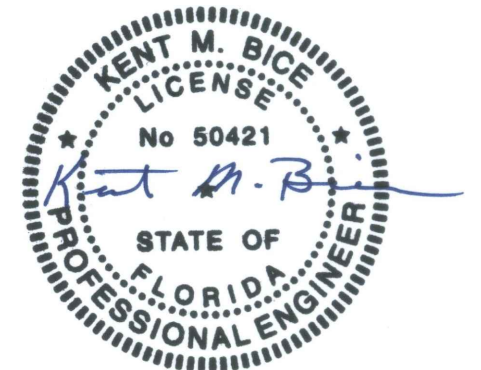
DATE: 12/08/20	DRAWN BY: RD
SCALE: AS NOTED	CHECKED BY: KMB

SHEET:  
**S-10**  
SHEET 11 OF 22

THESE PLANS WERE DESIGNED IN ACCORDANCE WITH THE ASCE 7-16, FBC 2020 (7TH ED.) W/2021 SUPP.



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



01/27/23

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

## CROSS SECTIONS

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

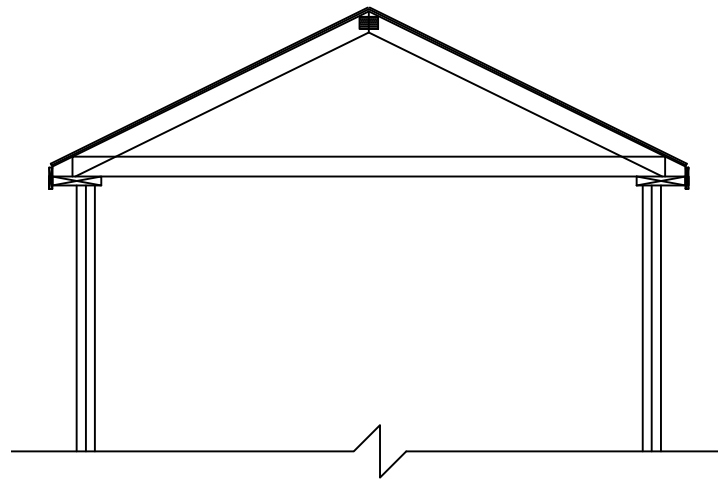
SHEET:

**S-11**

SHEET 12 OF 22

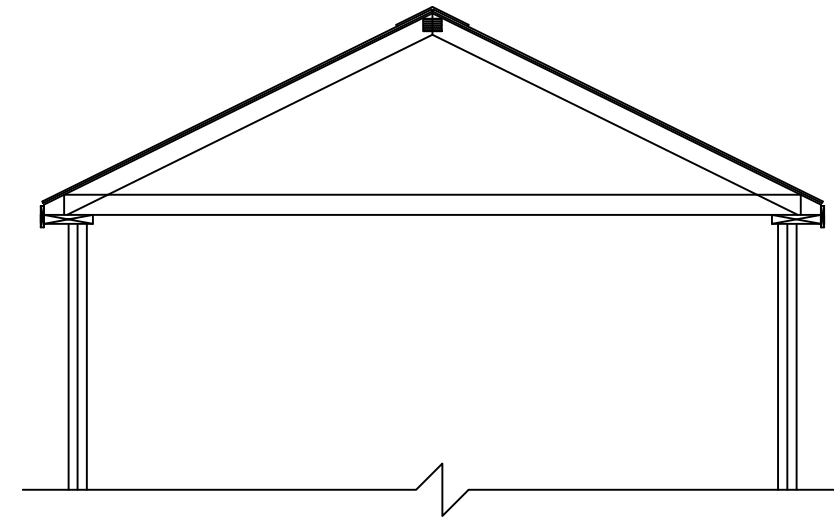
2023-01-27 TOP LINE ENGINEERING, LLC APPROVAL

THESE PLANS WERE DESIGNED IN ACCORDANCE WITH THE ASCE 7-16, FBC 2020 (7TH ED.) W/2021 SUPP.



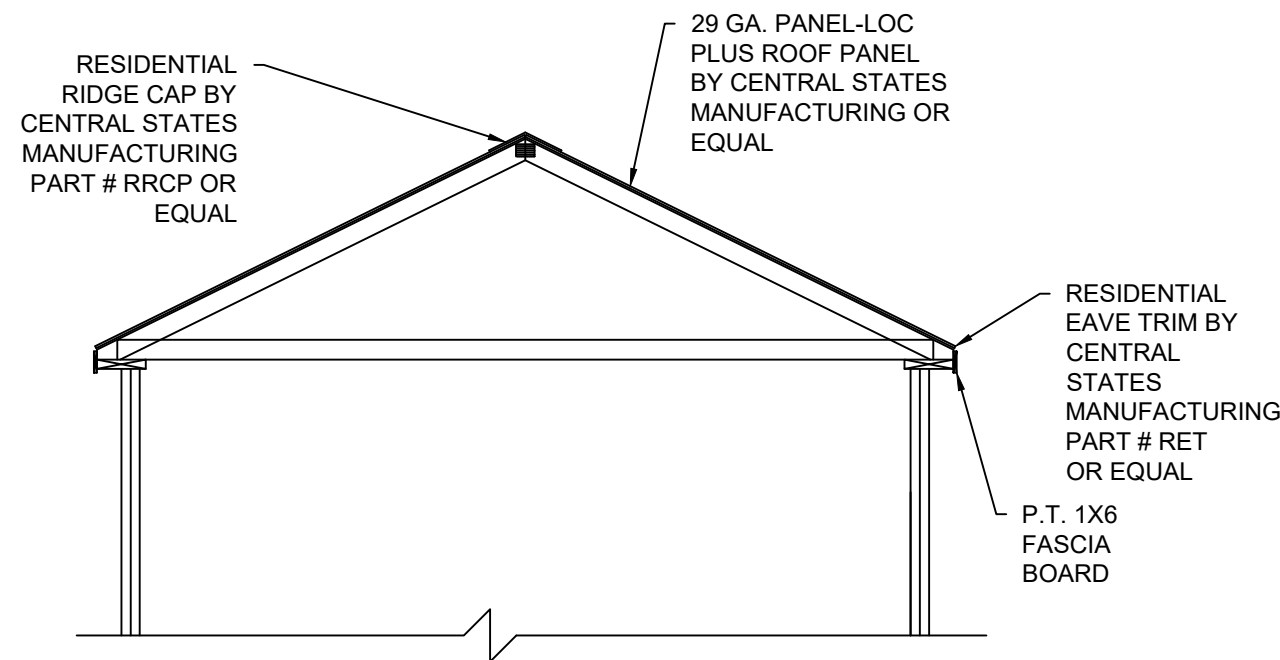
7'-11½" WIDE  
OPTIONAL METAL ROOF

**1**  
S-12 **CROSS SECTION**  
SCALE: 3/8" = 1'-0"



9'-11½" WIDE  
OPTIONAL METAL ROOF

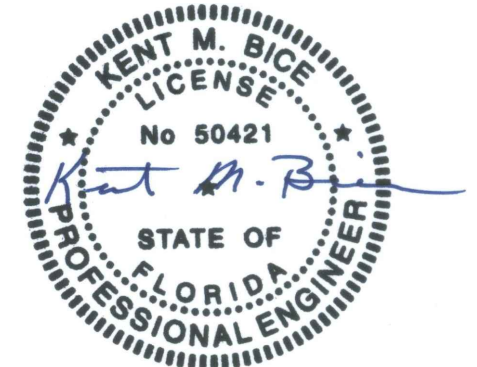
**2**  
S-12 **CROSS SECTION**  
SCALE: 3/8" = 1'-0"



11'-0" WIDE  
OPTIONAL METAL ROOF

**3**  
S-12 **CROSS SECTION**  
SCALE: 3/8" = 1'-0"

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



01/27/23

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

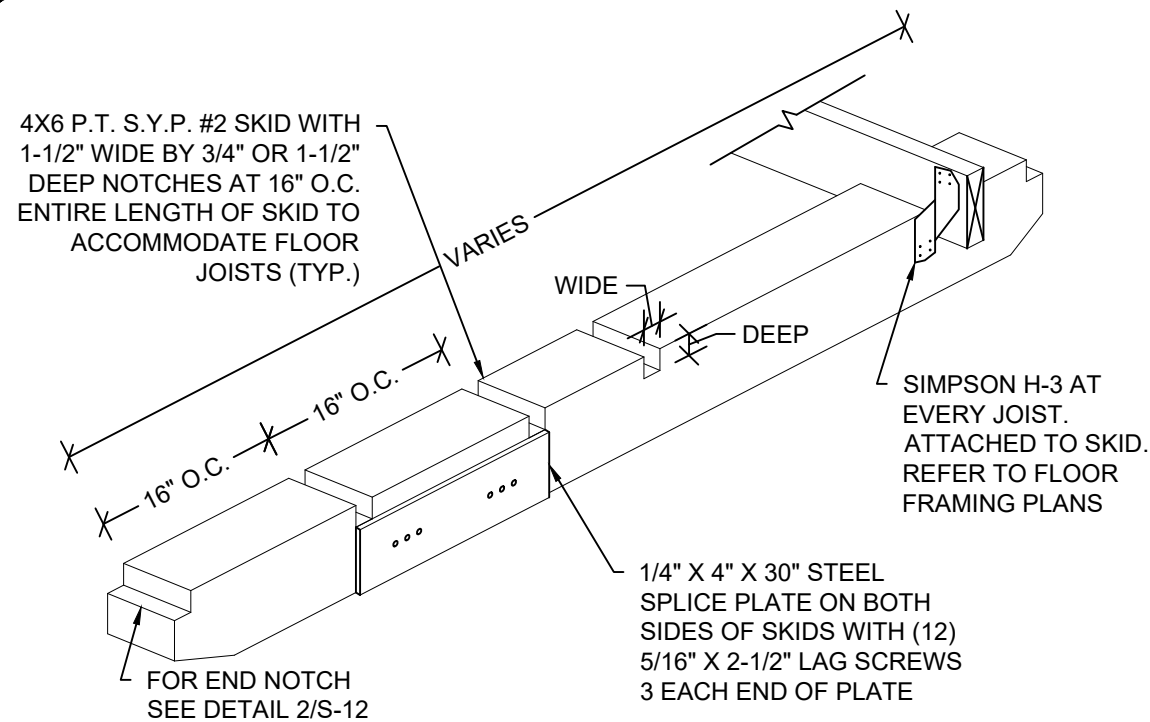
## CROSS SECTIONS

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

SHEET:

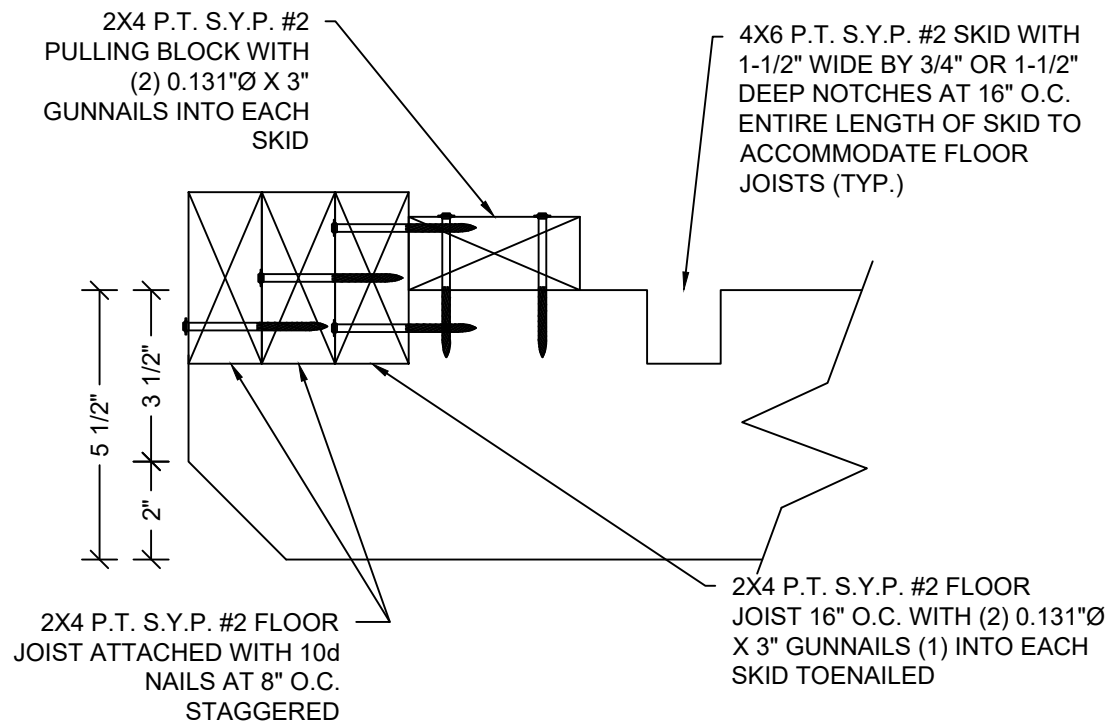
**S-12**

SHEET 13 OF 22

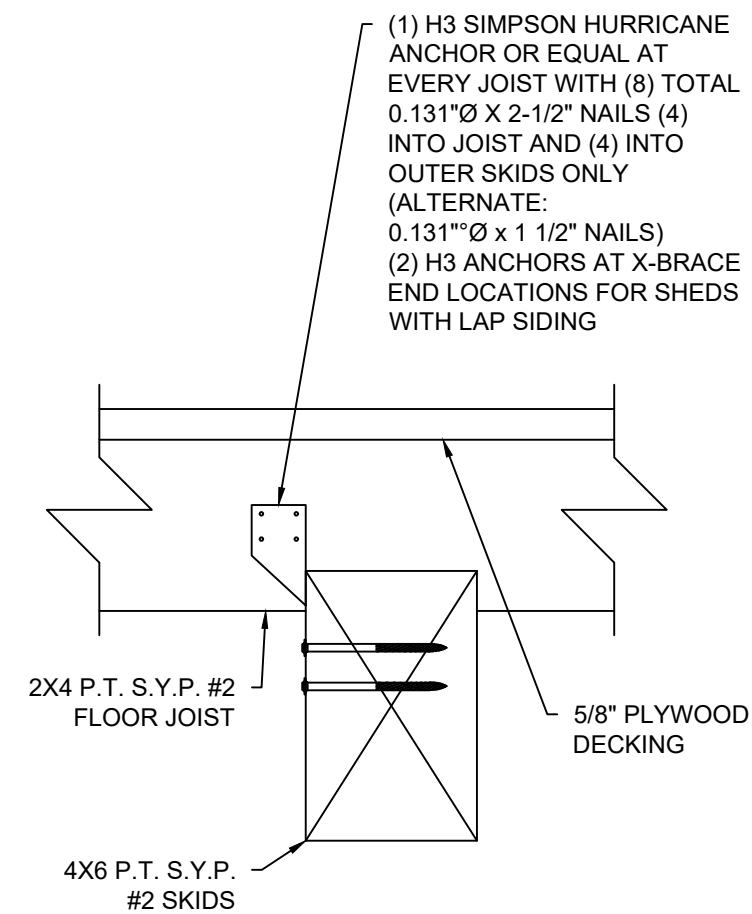


1 **ISOMETRIC SKID DETAIL**  
S-13 SCALE: N.T.S.

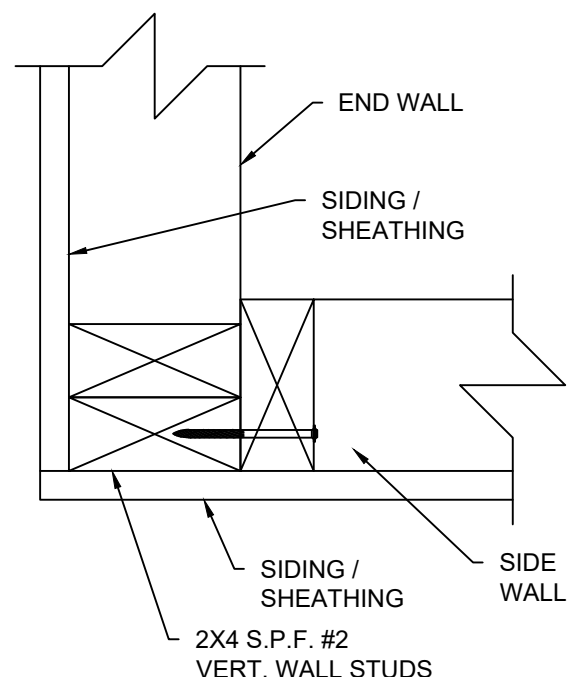
NOTE:  
FOR ALL FASTENERS OF FRAMING MEMBERS  
NOT NOTED ON THIS SHEET, REFER TO  
FASTENING SCHEDULE ON SHEET S-4.



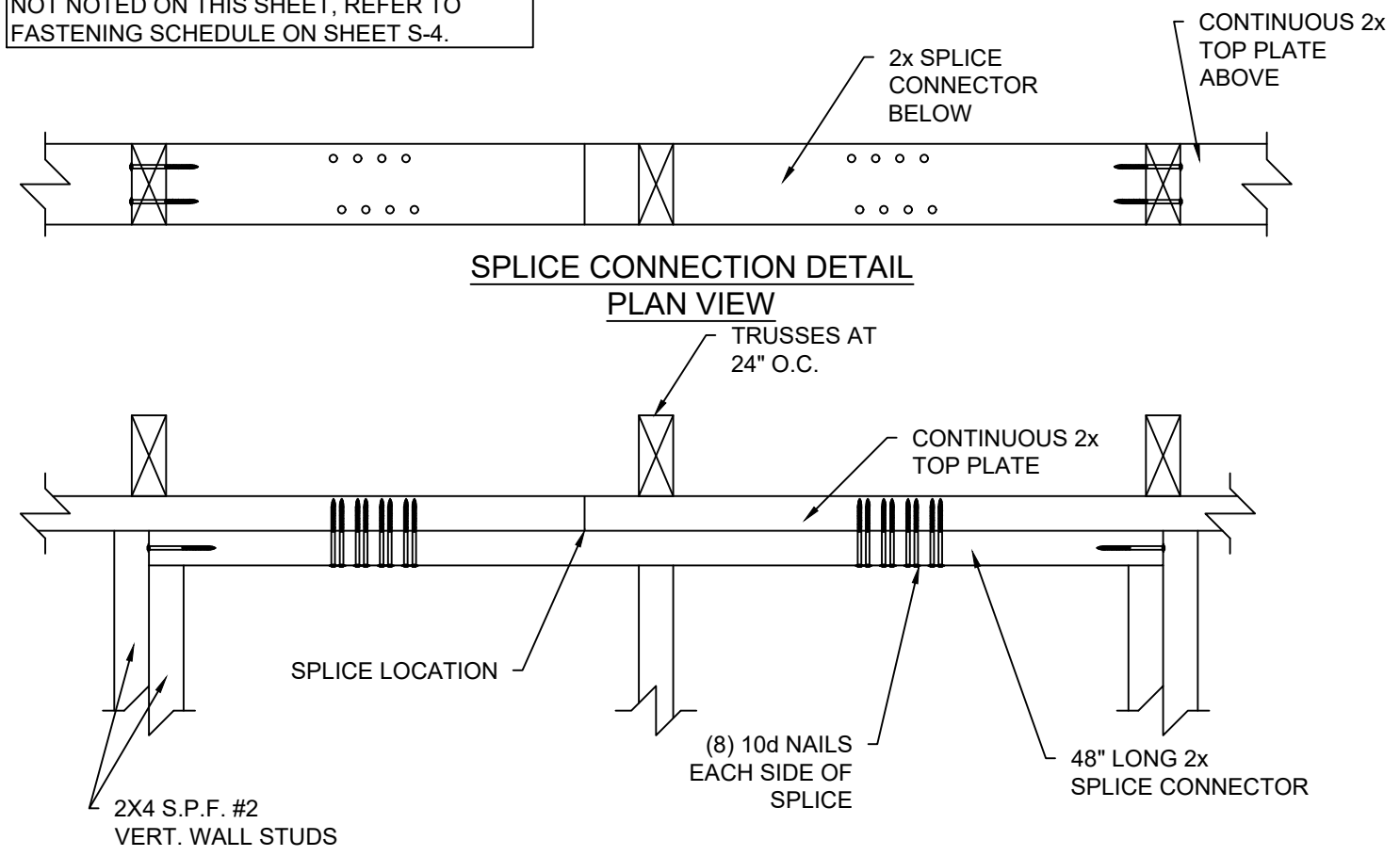
2 **END WALL JOIST DETAIL**  
S-13 SCALE: 3" = 1'-0"



3 **SKID CONNECTION DETAIL**  
S-13 SCALE: 3" = 1'-0"

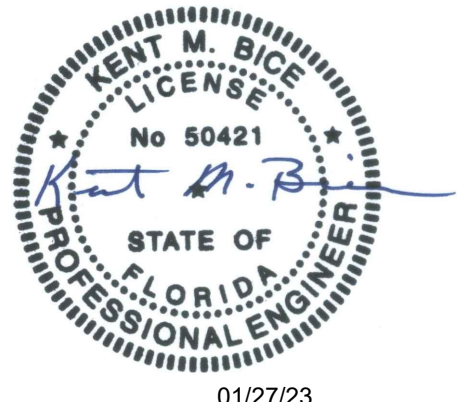


4 **CORNER CONNECTION DETAIL**  
S-13 SCALE 3" = 1'-0"



5 **SPlice CONNECTION DETAIL**  
S-13 SCALE: 1-1/2" = 1'-0"

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



01/27/23

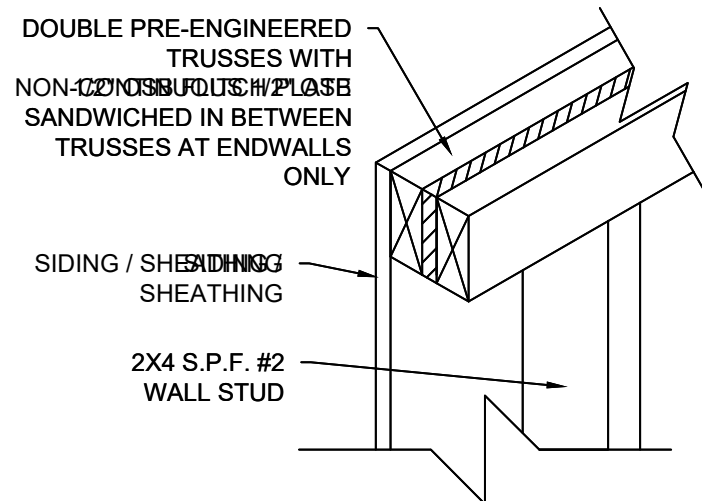
1552 6TH ST., WINTER HAVEN, FL 33880  
(863)865-6502

**DETAILS**

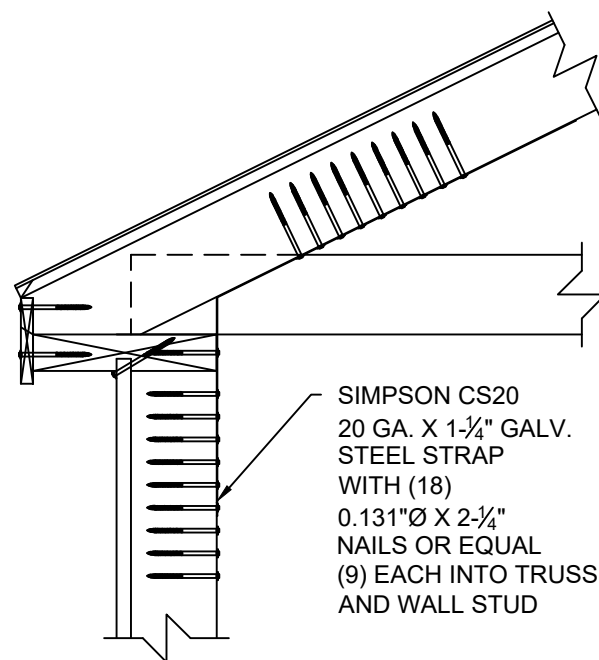
DATE: 12/08/20 DRAWN BY: RD  
SCALE: AS NOTED CHECKED BY: KMB

SHEET:  
**S-13**  
SHEET 14 OF 22

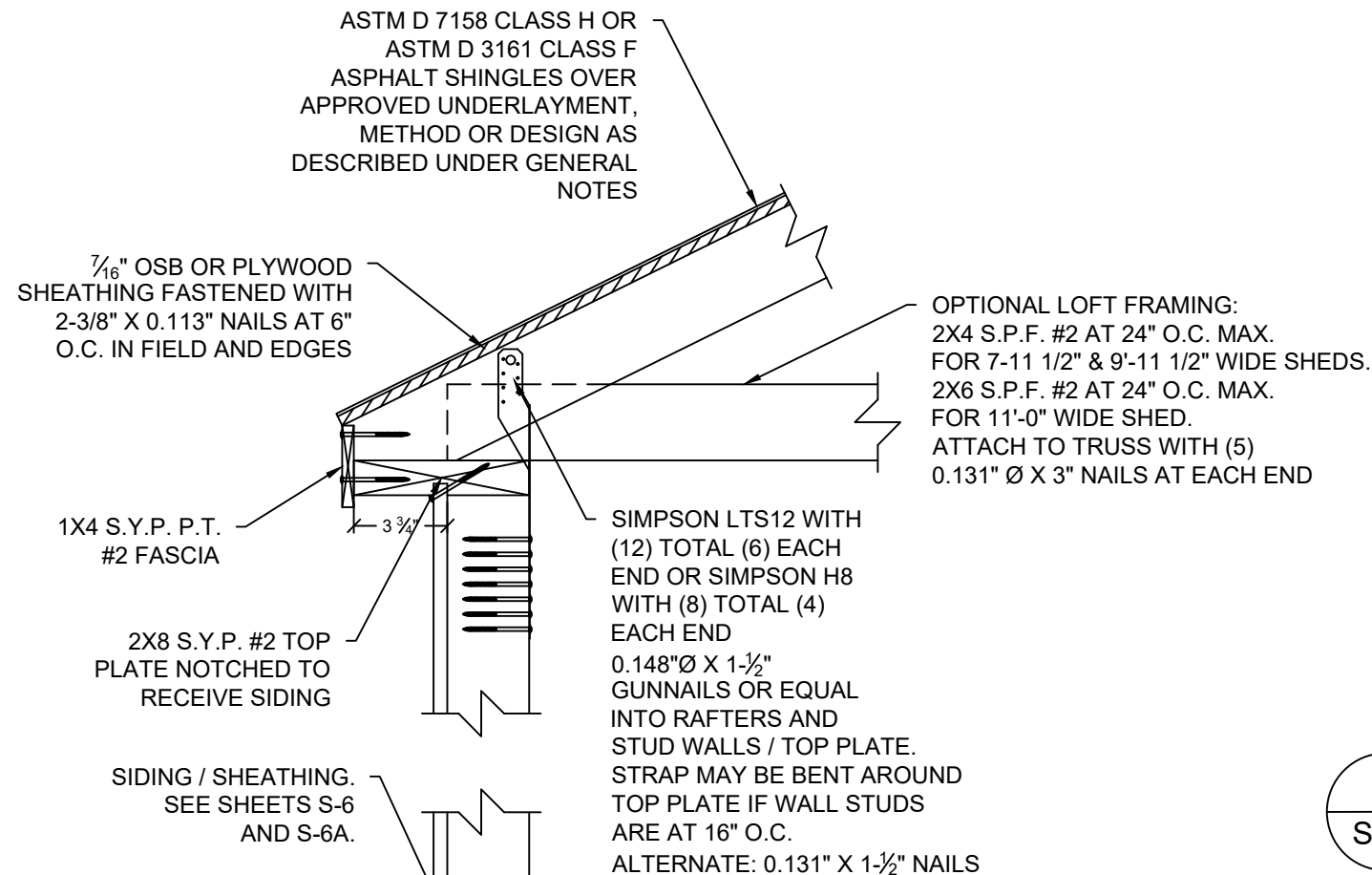




**1 DOUBLE TRUSS DETAIL**  
S-14 SCALE: 1-1/2" = 1'-0"

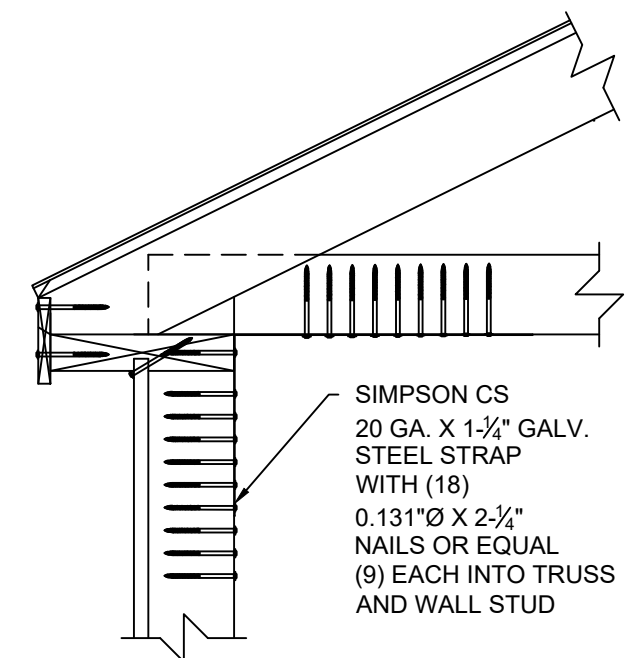


**2 WALL STUD TO TRUSS TOP CHORD FASTENING DETAIL**  
S-14 SCALE: 1-1/2" = 1'-0"

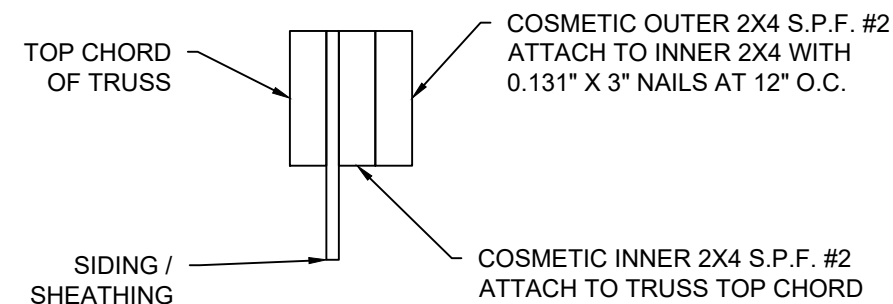


**3 ALTERNATE WALL STUD TO TRUSS TOP CHORD AND FLOOR FASTENING DETAIL**  
S-14 SCALE: 1-1/2" = 1'-0"

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

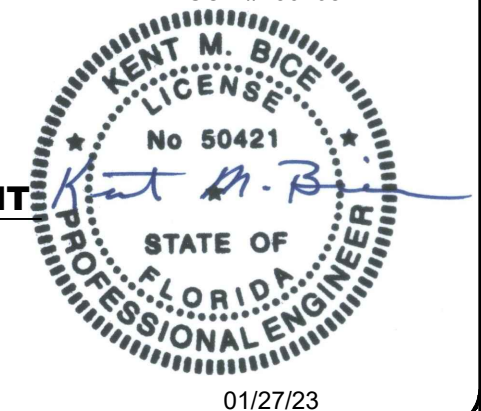


**4 ALTERNATE WALL STUD TO LOFT FASTENING**  
S-14 SCALE: 1-1/2" = 1'-0"



**5 COSMETIC PIECE ATTACHMENT**  
S-14 SCALE: NTS

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



01/27/23

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

**DETAILS**

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

SHEET:

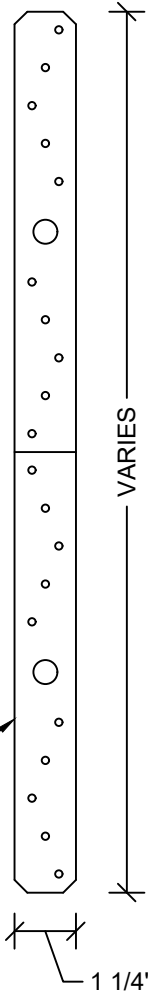
**S-14**

SHEET 15 OF 22



18 GA. GALVANIZED STEEL WITH  
(12) TOTAL (6) EACH END  
0.148"Ø X 1-½" NAILS OR EQUAL INTO  
RAFTERS AND STUD WALLS

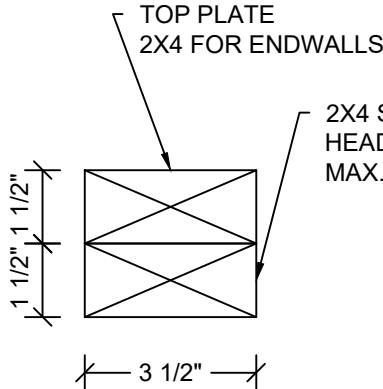
**1 SIMPSON STRAP DETAIL**  
S-15 SCALE: 3" = 1'-0"



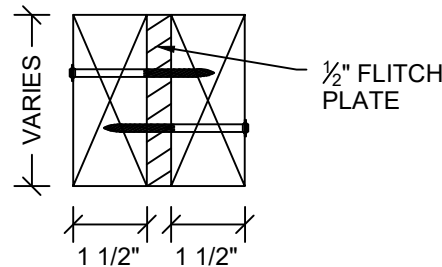
NOTE: USED ON EVERY  
WALL STUD TO  
CONNECT WALL TO  
ROOF TRUSS

SIMPSON CS20 20 GA X 1-¼"  
GALV. STEEL STRAP WITH  
(18) 0.131"Ø X 2-¼" NAILS  
OR EQUAL (9) INTO  
RAFTERS AND (9) INTO  
STUD WALL

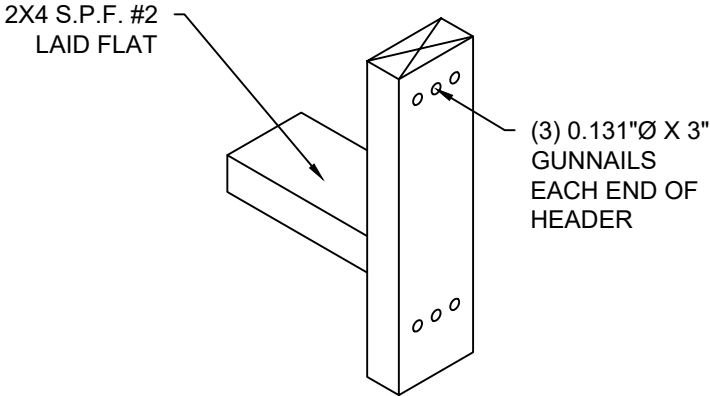
**2 STRAP DETAIL**  
S-15 SCALE: 3" = 1'-0"



**3 HEADER SECTION**  
S-15 SCALE: 3" = 1'-0"



**4 HEADER SECTION**  
S-15 SCALE: 3" = 1'-0"



**5 WINDOW HEADER AND SILL DETAIL**  
S-15 SCALE: N.T.S.

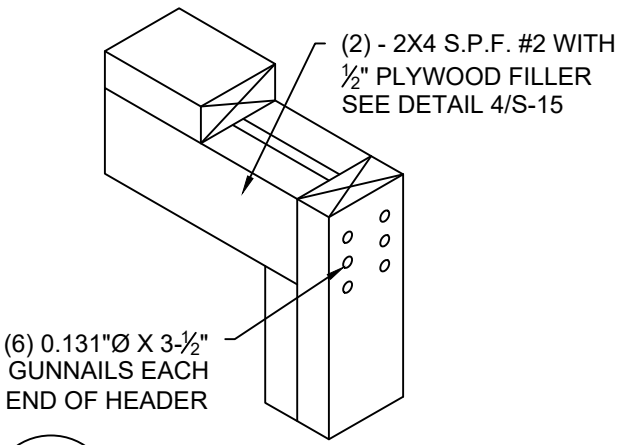
NOTE:  
FOR MAX. 2'-0" WIDE X 3'-0"  
DEEP WINDOW.

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 1-1/4" 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

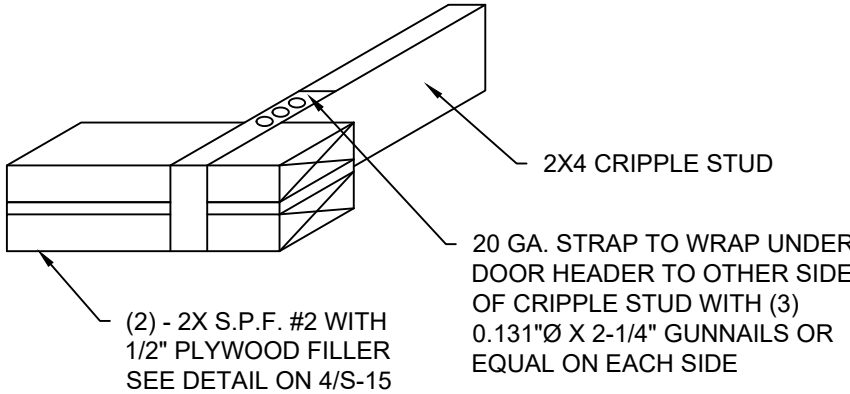
**7 HEADER WITH STRAP**  
S-15 SCALE: N.T.S.

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



**6 HEADER WITHOUT STRAP**  
S-15 SCALE: N.T.S.

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



**8 CRIPPLE STUD WITH STRAP DETAIL**  
S-15 SCALE: N.T.S.

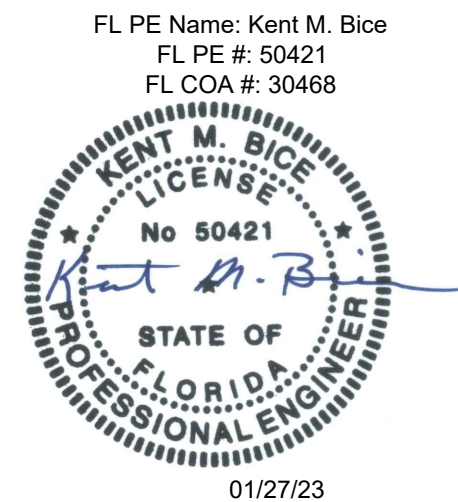
FL PE Name: Kent M. Bice  
FL PE #: 50421  
FL COA #: 30468



01/27/23  
1552 6TH ST., WINTER HAVEN, FL 33880  
(863)865-6502

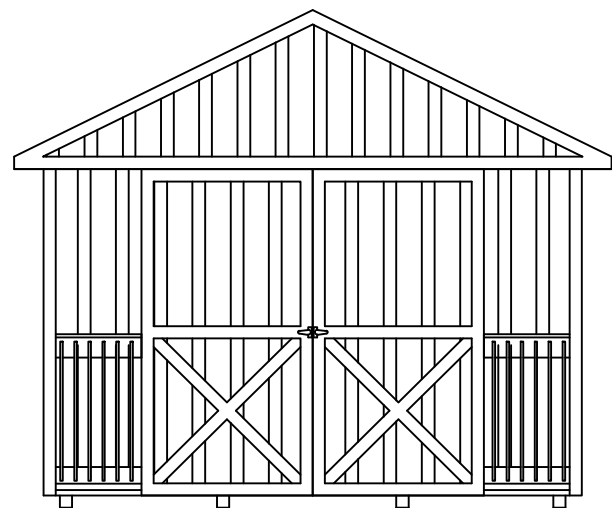
DETAILS	
DATE: 12/08/20	DRAWN BY: RD
SCALE: AS NOTED	CHECKED BY: KMB

SHEET:  
**S-15**  
SHEET 16 OF 22

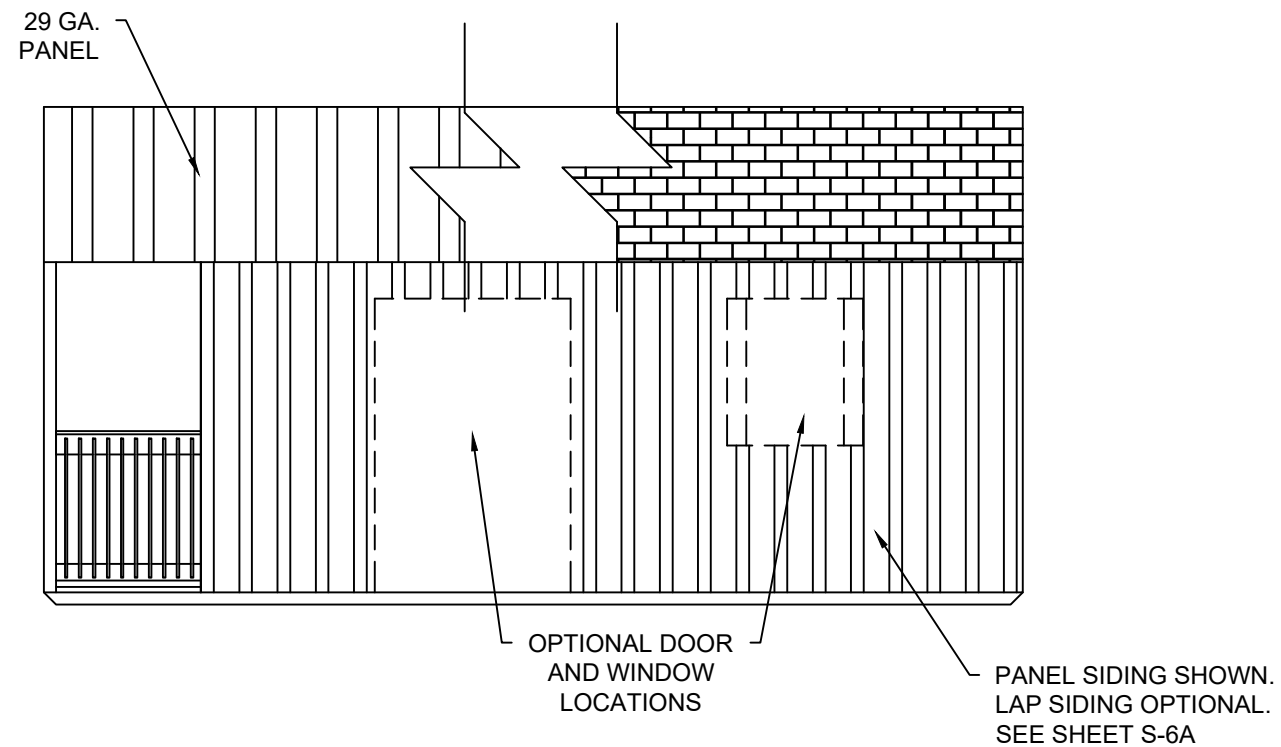


SHEET 17 OF 22

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

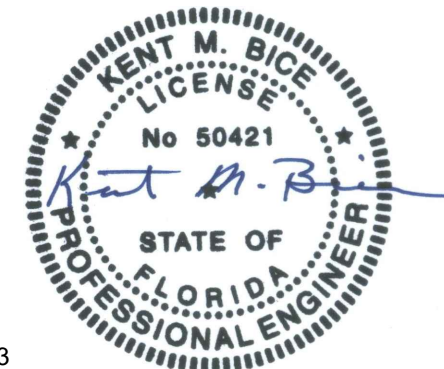


1  
S-17 **ENDWALL WITH OPTIONAL  
STRAIGHT PORCH ELEVATION**  
SCALE: 1/4" = 1'-0"



2  
S-17 **SIDEWALL WITH OPTIONAL  
STRAIGHT PORCH ELEVATION**  
SCALE: 1/4" = 1'-0"

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



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

**ELEVATIONS FOR  
STRAIGHT PORCH**

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

SHEET:

**S-17**

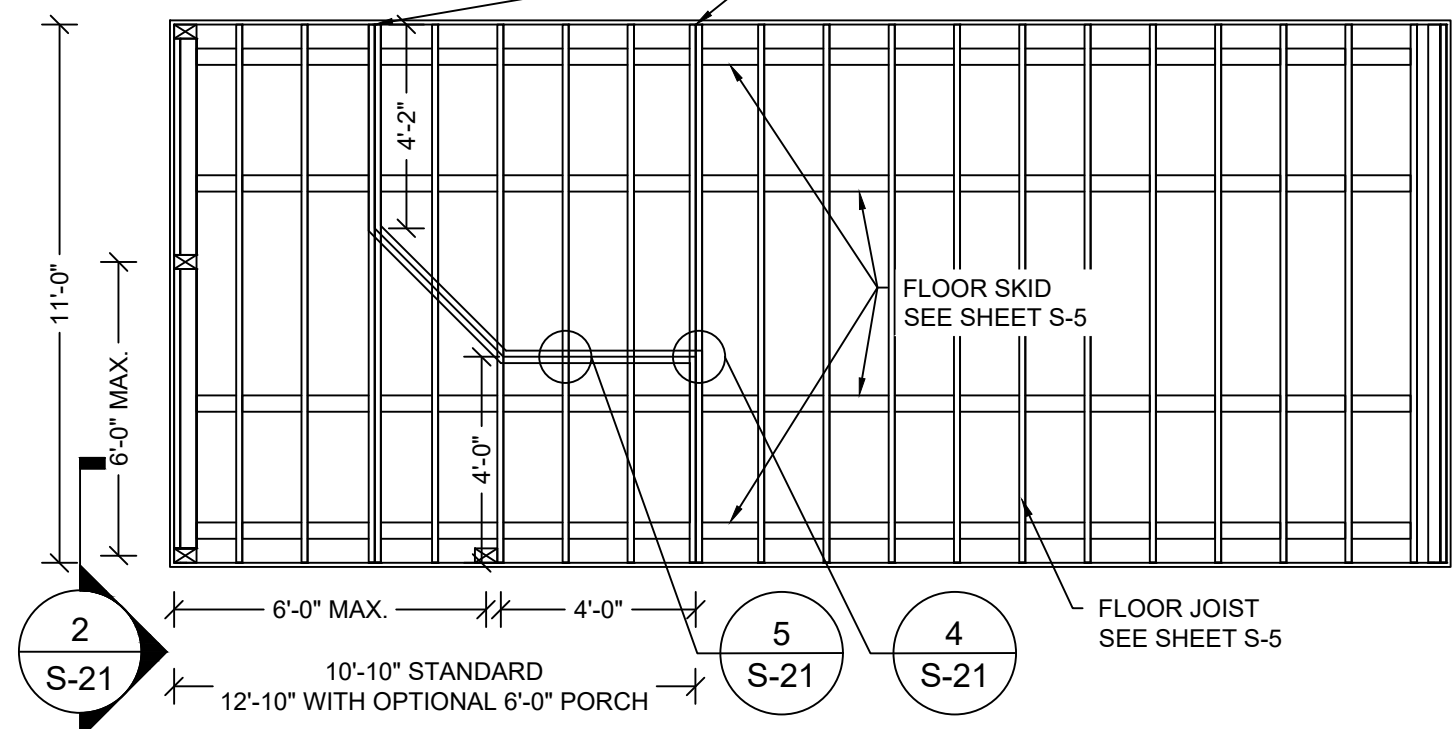
SHEET 18 OF 22



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

4'-0" OPT. 6'-0"

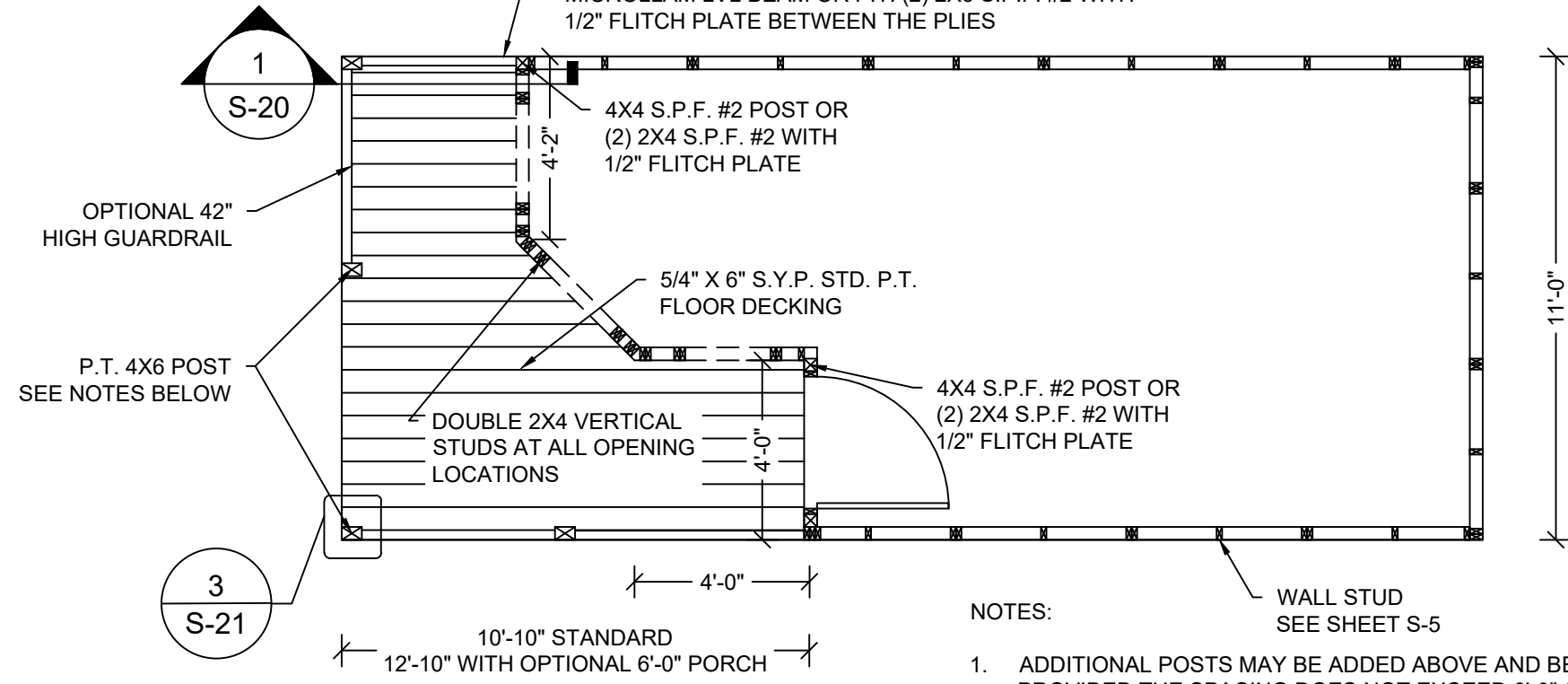
(2) 2X4 FLOOR JOISTS  
S.Y.P. #2 AT WALL TO PORCH



**OPTIONAL CLIPPED PORCH  
FLOOR FRAMING PLAN**

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



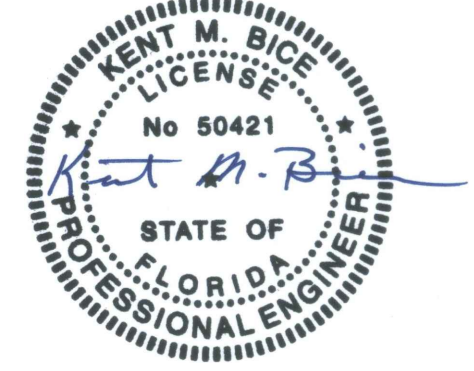
**NOTES:**

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 OPTIONAL.

**OPTIONAL CLIPPED  
PORCH FLOOR PLAN**

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

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



01/27/23

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

**FRAMING & FLOOR PLAN  
FOR CLIPPED PORCH**

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

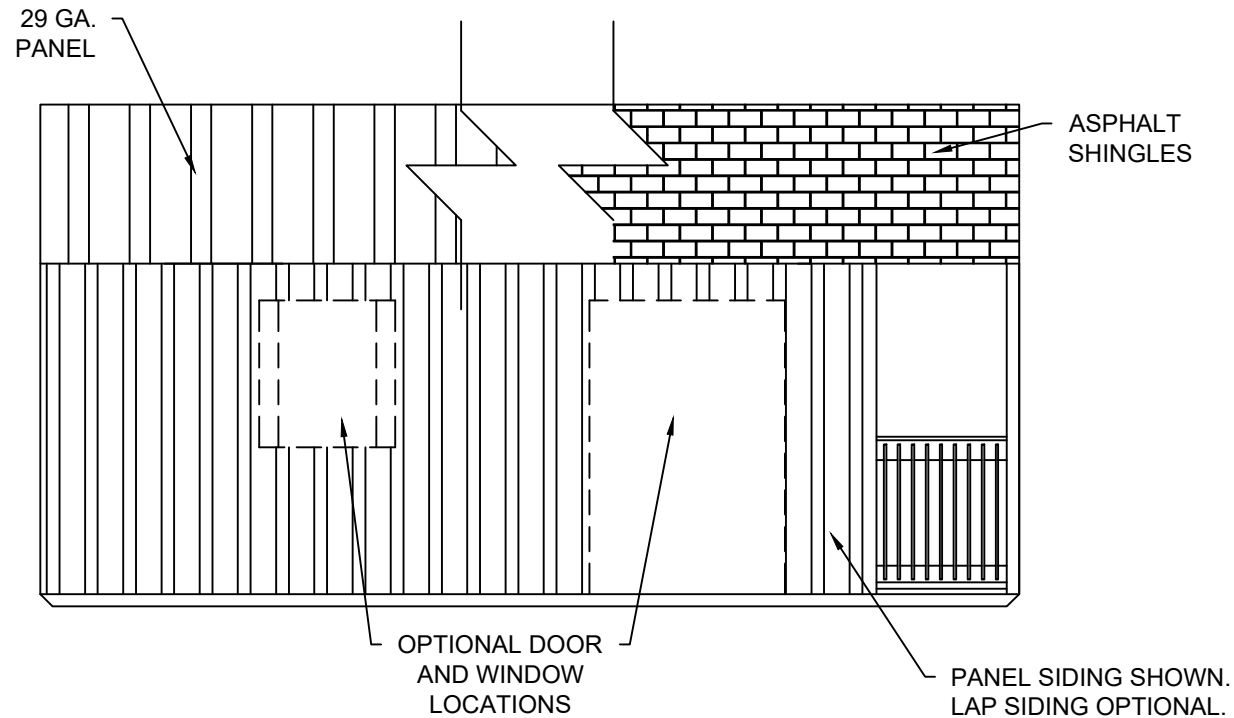
SHEET:

**S-18**

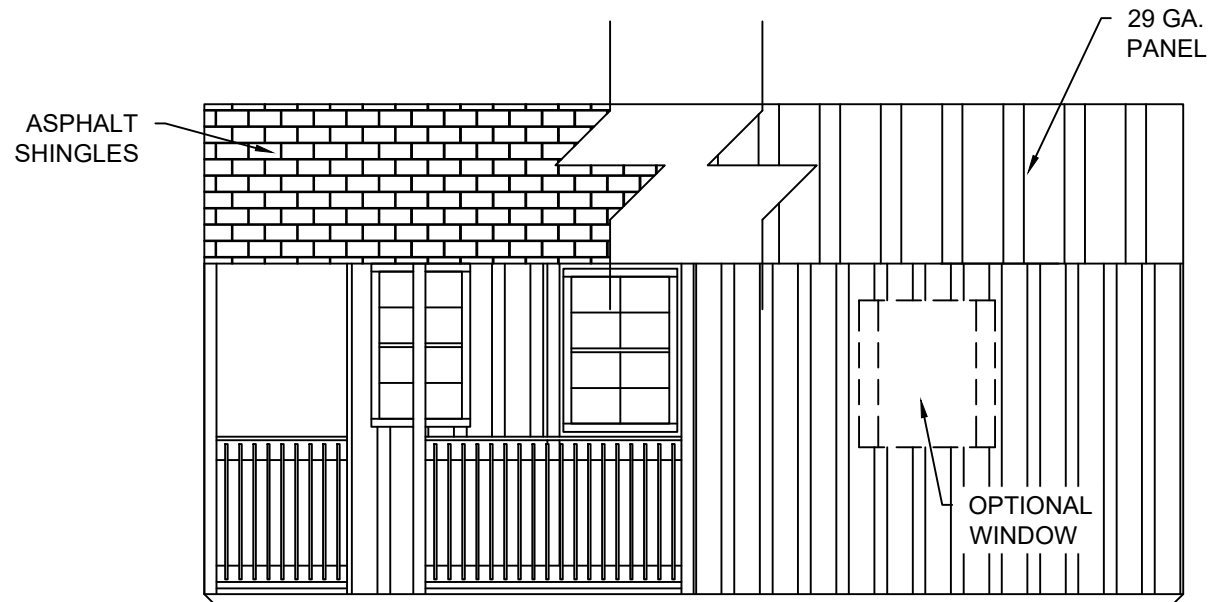
SHEET 19 OF 22

2023-01-27 TOP LINE ENGINEERING, LLC APPROVAL

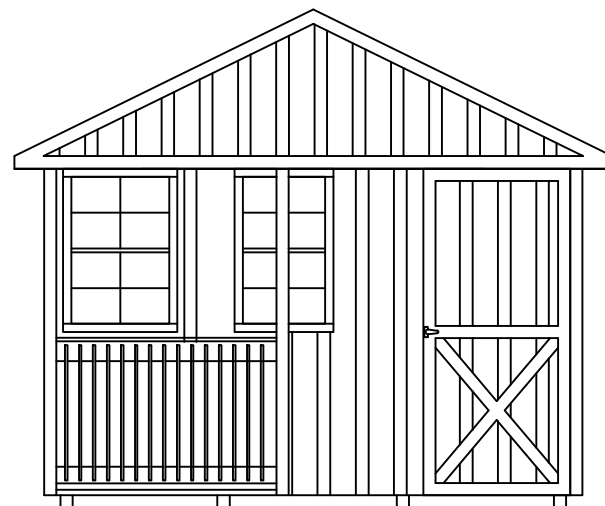
THESE PLANS WERE DESIGNED IN ACCORDANCE WITH THE ASCE 7-16, FBC 2020 (7TH ED.) W/2021 SUPP.



1  
S-19  
**OPTIONAL CLIPPED PORCH  
SIDEWALL ELEVATION**  
SCALE: 1/4" = 1'-0"

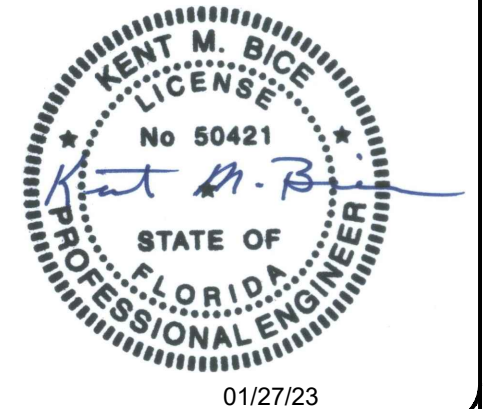


2  
S-19  
**OPTIONAL CLIPPED PORCH  
SIDEWALL ELEVATION**  
SCALE: 1/4" = 1'-0"



3  
S-19  
**OPTIONAL CLIPPED PORCH  
ENDWALL ELEVATION**  
SCALE: 1/4" = 1'-0"

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



01/27/23

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

**ELEVATIONS FOR  
CLIPPED PORCH**

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

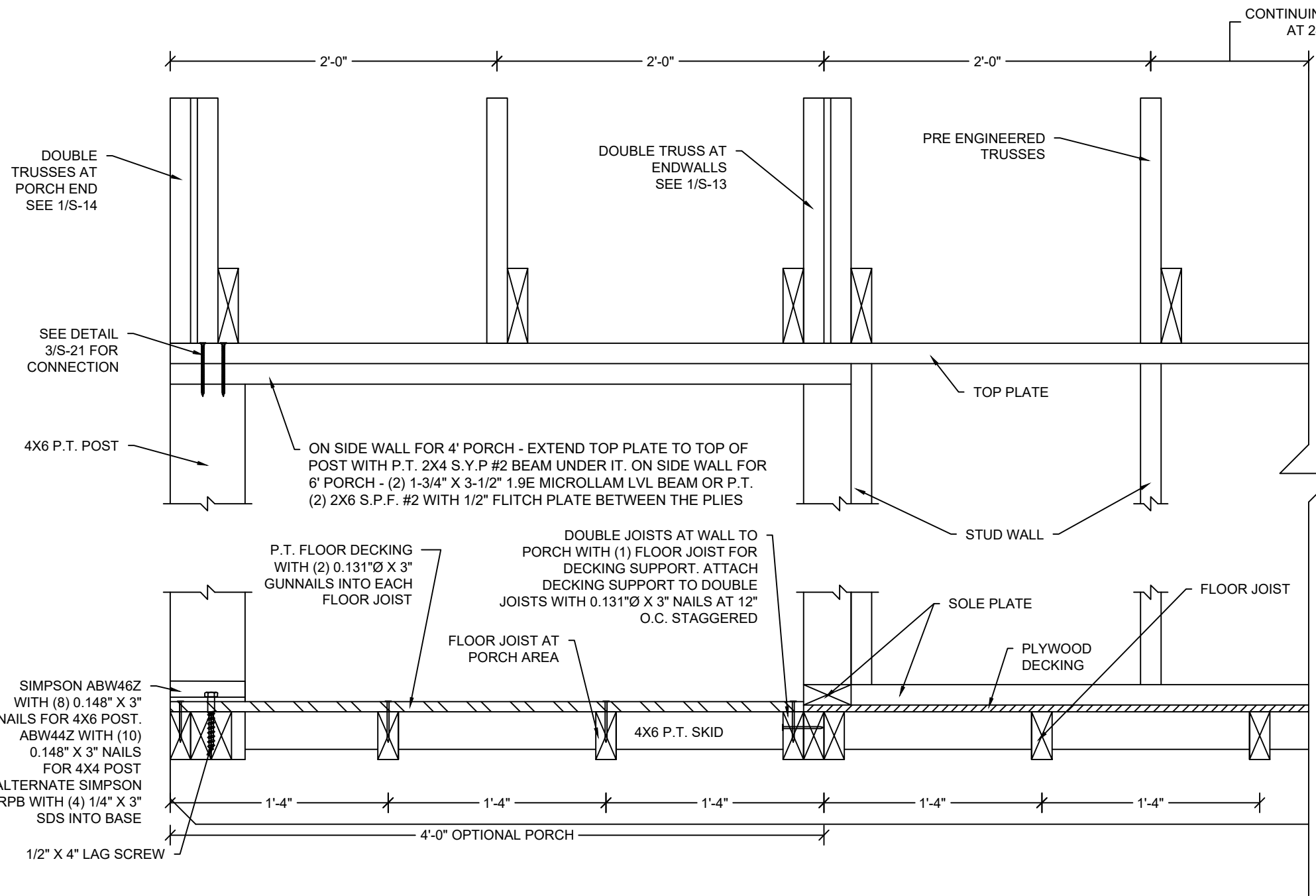
SHEET:

**S-19**

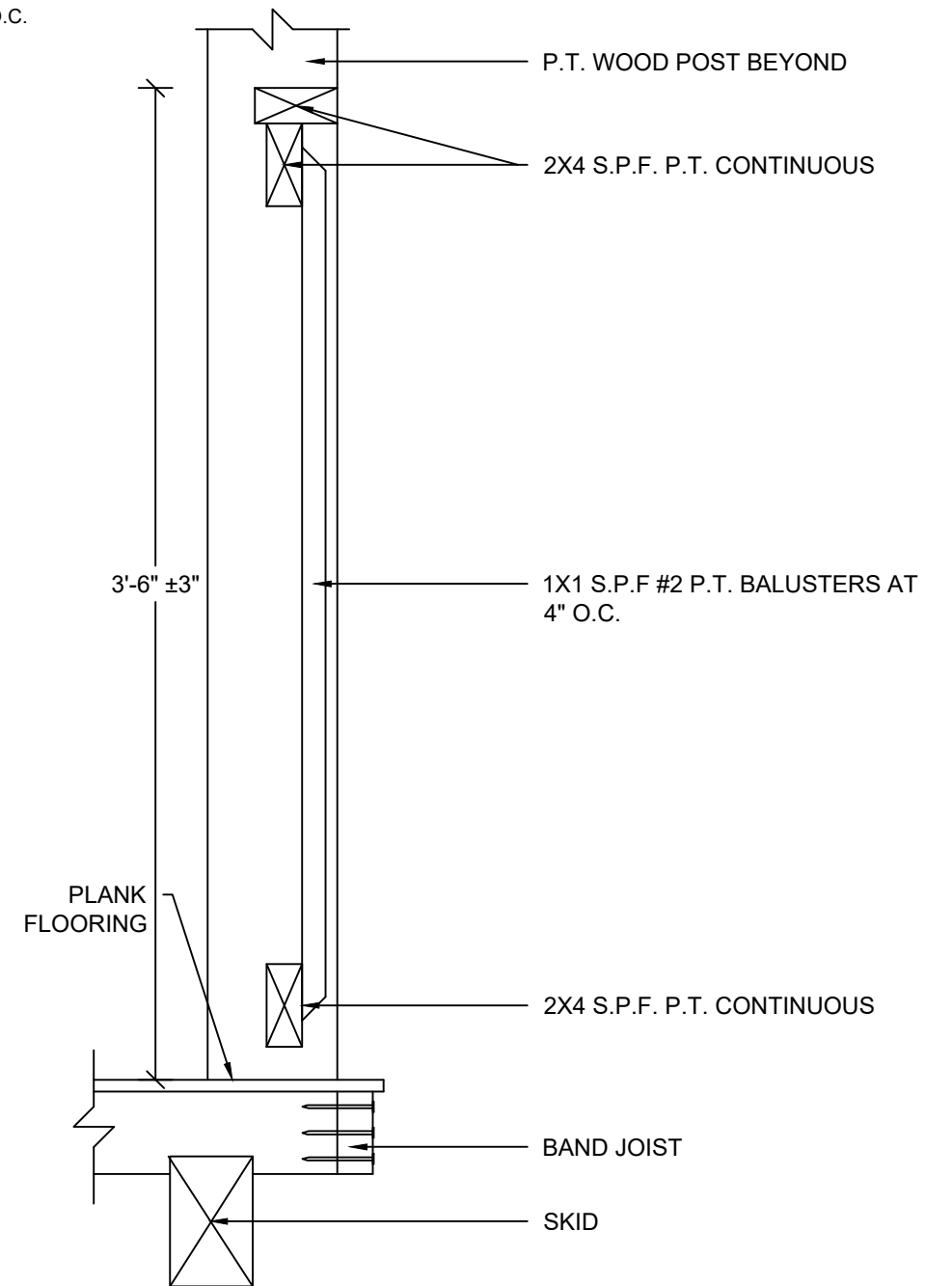
SHEET 20 OF 22

2023-01-27 TOP LINE ENGINEERING, LLC APPROVAL

THESE PLANS WERE DESIGNED IN ACCORDANCE WITH THE ASCE 7-16, FBC 2020 (7TH ED.) W/2021 SUPP.



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



**2**  
**RAILING DETAIL**  
S-20 SCALE: NTS

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



01/27/23

2023-01-27 TOP LINE ENGINEERING, LLC APPROVAL

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

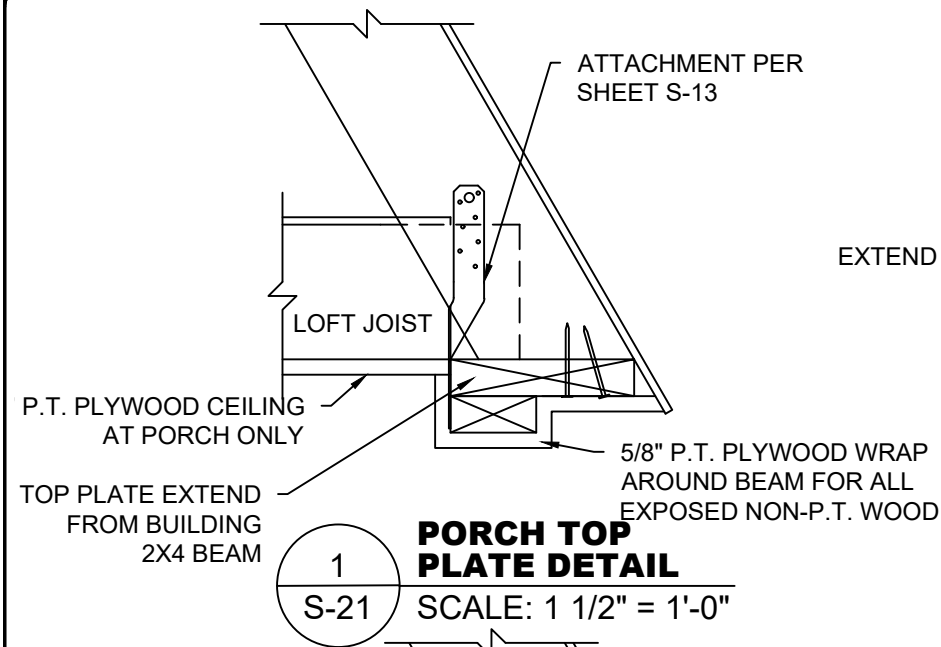
DETAILS			
DATE: 12/08/20	DRAWN BY: RD		
SCALE: AS NOTED	CHECKED BY: KMB		

SHEET:

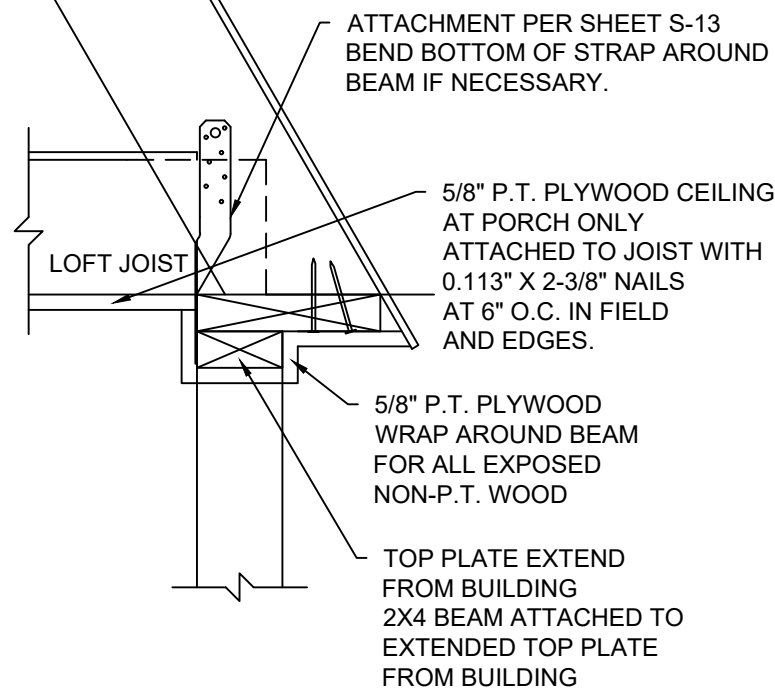
**S-20**

SHEET 21 OF 22

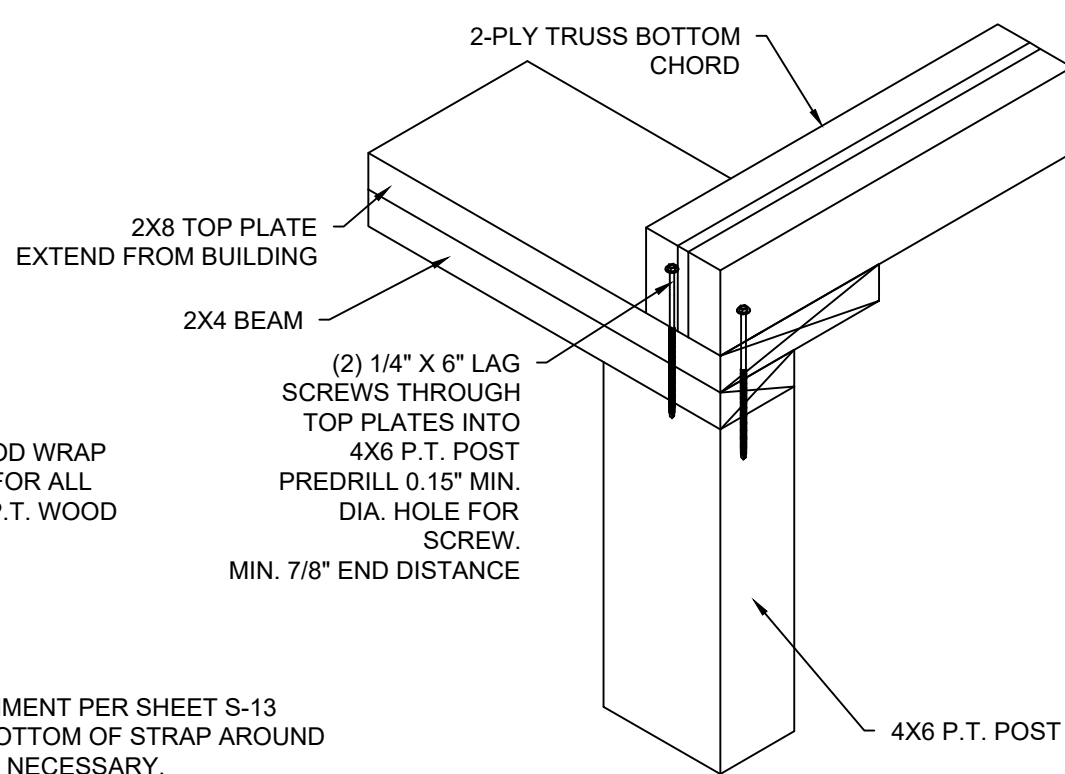
THESE PLANS WERE DESIGNED IN ACCORDANCE WITH THE ASCE 7-16, FBC 2020 (7TH ED.) W/2021 SUPP.



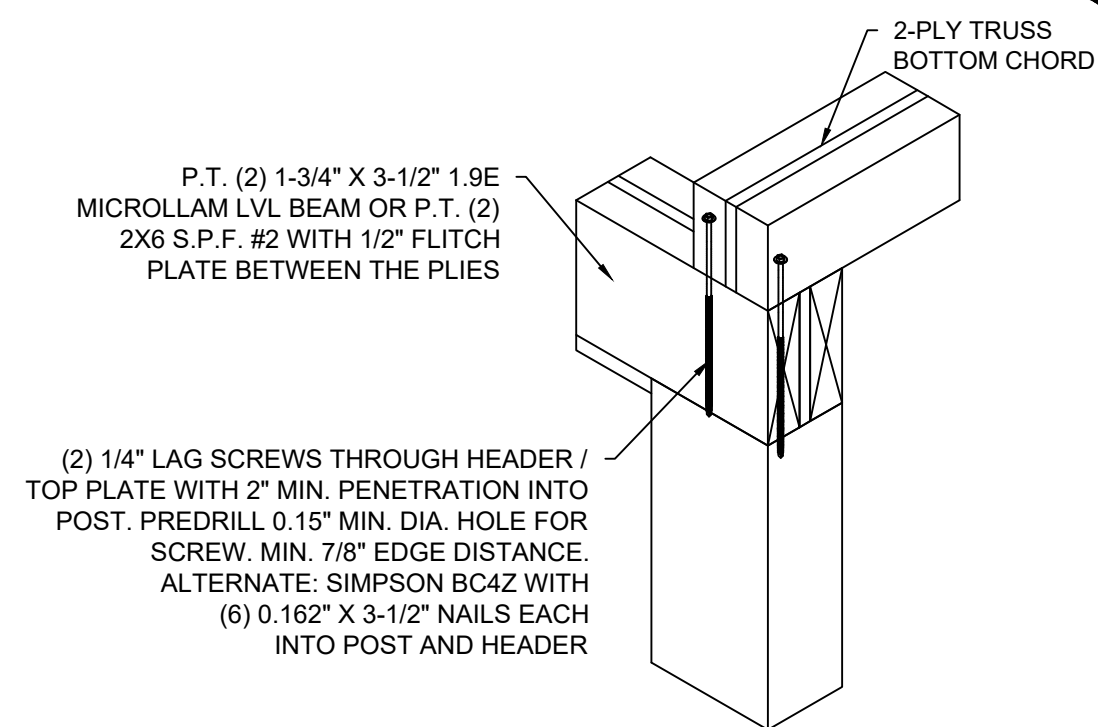
**1**  
S-21  
**PORCH TOP PLATE DETAIL**  
SCALE: 1 1/2" = 1'-0"



**2**  
S-21  
**SECTION**  
SCALE: 1 1/2" = 1'-0"

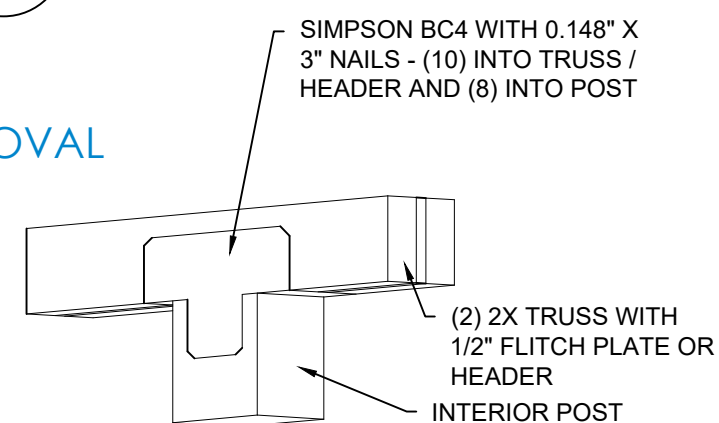


**3**  
S-21  
**HEADER IN SIDE WALL TO POST CONNECTION - 4'-0\"/>**



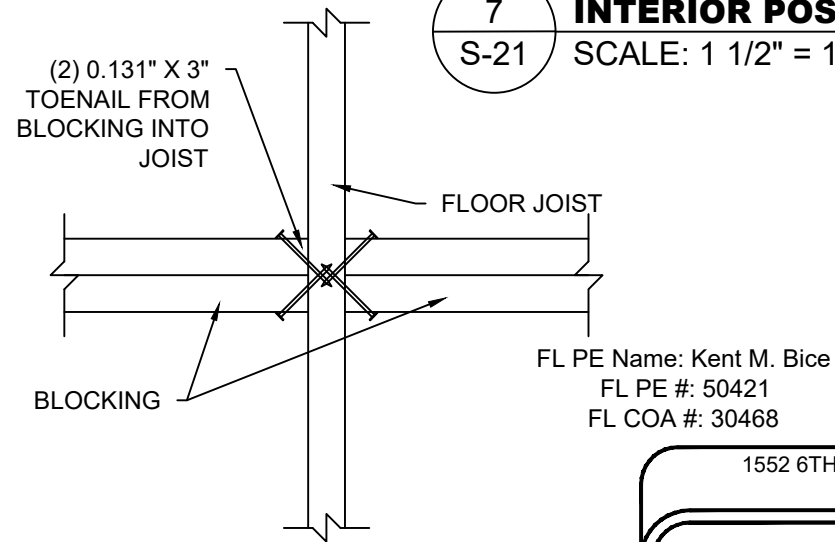
**4**  
S-21  
**BLOCKING ATTACHMENT DETAIL**  
SCALE: 1 1/2" = 1'-0"

**6**  
S-21  
**HEADER IN SIDE WALL TO POST CONNECTION - 6'-0\"/>**

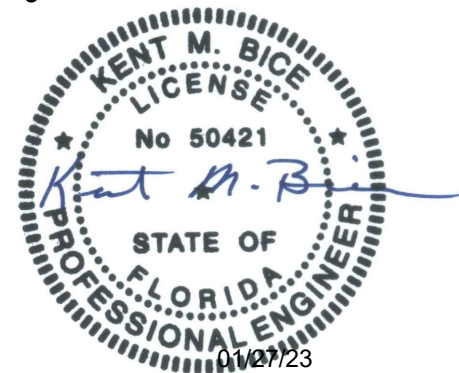


**5**  
S-21  
**BLOCKING ATTACHMENT DETAIL**  
SCALE: 1 1/2" = 1'-0"

**7**  
S-21  
**TRUSS / HEADER TO INTERIOR POST CONNECTION**  
SCALE: 1 1/2" = 1'-0"



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



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

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

2023-01-27 TOP LINE ENGINEERING, LLC APPROVAL

THESE PLANS WERE DESIGNED IN ACCORDANCE WITH THE ASCE 7-16, FBC 2020 (7TH ED.) W/2021 SUPP.