



City of Belle Isle
 Universal Engineering Sciences 3532 Maggie Blvd., Orlando, FL 32811
 Tel 407-581-8161 * Fax 407-581-0313 * www.universaleengineering.com

SHED

Building Permit (Land Use) Application

DATE: Feb 5 2021

PERMIT # 2021-02-043

PROJECT ADDRESS 2312 NE LA AVE

Belle Isle, FL 32809 32812

PROPERTY OWNER Joe Edwards

PHONE 772-584-9866 VALUE OF WORK (labor & material) \$ 8,100.00

PLEASE LIST THE NATURE OF YOUR PROPOSED IMPROVEMENTS

Pour Cement Slab 4" Thick 6" perimeter 12'6" x 18'6" place 12' x 18' Metal Shed. Cement Pads will be fiber reinforced. Southeast corner of yard

Please provide information, if applicable.

- **SINGLE FAMILY RESIDENCE:** 6.8" x 11" Plat Survey, Plot Plan of Home and Floor Plans of New Construction/Revision Required
- **BOAT DOCK:** DEP Clearance Required with Application (Call 407-897-4100); please provide a copy of their report
- **SEPTIC SYSTEM (RESIDENTIAL):** - Provide verification of OC Health Dept approval for on-site septic tank system, per FAC Chap. 64E-6
- Homeowners will be required to have a contractor on record for homes that are rented and/or not homestead

Please Complete for the City of Belle Isle Zoning Review. Parcel Id Number: 19-23-30-5888-04-100

For additional information, please visit <http://www.ocpafl.org/Searches/ParcelSearch.aspx>

SPECIAL CONDITIONS: STRUCTURES MAY NOT ENCROACH INTO ANY EASEMENT OR REQUIRED SETBACK. Survey specific foundation plan required to show compliance with zoning setbacks. Note: this Zoning Approval MAY or MAY NOT be in conflict with your Deed Restrictions. For New Single Family Residence, a Traffic Impact Plan and School Impact will be assessed.

PLANNING & ZONING APPROVAL: Date: 2/22/21 By: [Signature]

PLEASE COMPLETE for Building Review (min. of 2 sets of signed/sealed plans required)

CONSTRUCTION TYPE _____
 OCCUPANCY GROUP _____ Comm Res: Single Fam Multi Fam
 #BLDG #UNITS #STORES TOTAL SQ.FT. 216
 MAX FLOOR LOAD _____ MAX OCCUPANCY _____
 MIN FLOOR ELEV. _____ LOW FLOOR ELEV. _____
 WATER SERVICE _____ WELI _____ SEPTIC _____

BUILDING REVIEWER [Signature] DATE 2/11/21

VERIFIED CONTRACTOR'S LICENSE & INSURANCE ARE ON FILE DATE _____

Per FSS 105.33

An enforcing authority may not issue a building permit for any building construction, erection, alteration, modification, repair or addition unless the permit either includes on its face or there is attached to the permit the following statement: "NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies."

Republic Services is by legal contract the sole authorized provider of garbage, recycling, yard waste, and commercial garbage and construction debris collection and disposal services within the city limits of the City. Contractors, homeowners and commercial businesses may contact Republic Services at 407-203-8000 to setup accounts for Commercial, Construction Roll Off, or other services needed. Rates are fixed by contract and are available at City Hall or from Republic Services. The City enforces the contract through its code enforcement office. Failure to comply will result in a stop work order.

SEPARATE PERMITS ARE REQUIRED FOR PLUMBING, ELECTRICAL, MECHANICAL, GAS, MECHANICAL, SIGNAGE, POOL & ENCLOSURES ETC.

Page 1 of 2

Wind Exposure Category: B C D

SPRINKLERS REQ'D	Y	N	
If Required - SUBMIT COPY OF PLANS FOR FIRE REVIEW			RCD
ZONING	<input checked="" type="radio"/>	<input type="radio"/>	\$ 30.00
CERT OF OCC	<input type="radio"/>	<input type="radio"/>	\$
TRAFFIC	<input type="radio"/>	<input type="radio"/>	\$
SCHOOL	<input type="radio"/>	<input type="radio"/>	\$
FIRE	<input type="radio"/>	<input type="radio"/>	\$
SWIMMING POOL	<input type="radio"/>	<input type="radio"/>	\$
SCREEN ENCLOSURE	<input type="radio"/>	<input type="radio"/>	\$
ROOFING	<input type="radio"/>	<input type="radio"/>	\$
BOAT DOCK	<input type="radio"/>	<input type="radio"/>	\$
BUILDING	<input type="radio"/>	<input type="radio"/>	\$
WINDOW(S)	<input type="radio"/>	<input type="radio"/>	\$
DOOR(S)	<input type="radio"/>	<input type="radio"/>	\$
FENCE	<input type="radio"/>	<input type="radio"/>	\$
SHED	<input checked="" type="radio"/>	<input type="radio"/>	\$ 82.50
DRIVEWAY	<input type="radio"/>	<input type="radio"/>	\$
OTHER	<input type="radio"/>	<input type="radio"/>	\$
1% BCAIB FEE			0 min
1.5% DCA FEE			0 min
TOTAL			119.50
OTHER PERMITS REQUIRED:			
ELECTRICAL	Y	NA	
PREPOWER	Y	NA	
MECHANICAL	Y	NA	
PLUMBING	Y	NA	
ROOFING	Y	NA	
GAS	Y	NA	

need NOC & ISR

57K

4x8

email Gillian Ross

25
 32

 57.00
 28.50

 85.50

PAID 42-21 VLSA 1298



Building Permit (Land Use) Application
 To be completed as required by State Statute Section 713 and other applicable sections.

Owner's Name Joe Edwards
 Owner's Address 2312 NE LA AVE

PERMIT # 2021-02-043

Contractor Name <u>Joe Edwards</u>	Company Name
License #	Company Address <u>BY OWNER</u>
Contact Phone/Cell <u>777-584-9266</u>	City, State, ZIP
Contact Email <u>jbe63@comcast.net</u>	Contact Fax

WARNING TO OWNER: Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. A notice of commencement must be recorded if job is \$2500(+) or if A/C Replacement \$7500(+) and posted on the job site before the first inspection. If you intend to obtain financing, consult with your lender or an attorney before recording your Notice of Commencement.

I hereby make Application for Permit as outlined above, and if same is granted I agree to conform to all Division of Building Safety Regulations (www.floridabuilding.org) and City Ordinances (www.municode.com) regulating same and in accordance with plans submitted. The issuance of this permit does not grant permission to violate any applicable City and/or State of Florida codes and/or ordinances. Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for all other construction including ROOFING, ELECTRICAL, MECHANICAL, PLUMBING, GAS, SIGNS, POOLS, SCREEN ENCLOSURES, ETC.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

Owner Signature [Signature]
 The foregoing instrument was acknowledged before me this 02/08/2021
 by Joe B Edwards who is personally known to me
 and who produced Florida Driver's License
 as identification and who did not take an oath.
 Notary as to Owner
 State of Florida
 County of Orange
Michelle Perez
 State of Florida
 My Commission Expires 07/01/2021
 Commission No. GG 121073

Contractor Signature _____
 COMPANY NAME _____
 The foregoing instrument was acknowledged before me this _____
 by BY OWNER who is personally known to me
 and who produced _____
 as identification and who did not take an oath.
 Notary as to Owner
 State of Florida
 County of Orange

Impervious Surface Ratio Worksheet
 Development Zoned A-1, A-2, R-1-AAA, R-1-AA, R-1-A, R-1 per City Code, Section 50-74: Impervious Surface Ratio

- Total Lot Area (sqft) X 0.35 = Allowable Impervious Area (BASE)
 Total Lot Area 13,771 X 0.35 =
 Allowable Impervious Area (BASE) 4819.85
- Calculate the "proposed" impervious area on the lot. This includes the sum of all areas that do not allow direct percolation of rainwater. Examples include house, pool, deck, driveway, accessory building, etc.
 - House 2775
 - Driveway 710.375
 - Walkway 105
 - Accessory Buildings -110.25 - 81
 - Pool & Spa NA
 - Deck & Patio 262.5
 - Other To be built. 231.25
NEW
 Actual Impervious Area (AIA) 4084.12
- If AIA is less than BASE, subtract AIA from BASE to determine the amount of impervious area that may be added without providing onsite retention.
- If AIA is greater than BASE, then onsite retention must be provided.

Assuming 7.5 inches of rainfall based on a 24hr 10 year Rain Event (TP40), the formula is: (7.5 inches rainfall/12 inches p/foot) X (result from line 4) = cubic feet of storage volume needed

Page 2 of 2
TIN SHED To be Removed
CONCRETE PAD 9X9 to be Removed

ATE
ET

MyFlorida.com



State of Florida

Insignia #: 1331591

Plan Tracking #:

Manufacturer:

Inspection Agency:

Occupancy:

Number of Modules:

Date of Manufacture:

37298
Lark Builders, Inc

Top Line Engineering, LLC

UTILITY MISC

1
03/15/2021



Florida Department of
**Business
Professional
Regulation**

Reviewed for Code
Compliance
Universal Engineering
Sciences



Reviewed for Code
Compliance
Universal Engineering
Sciences



This insignia certifies that this structure is in compliance with the
Florida Manufactured Building Act (Chapter 553, Part I F.S.)
Permanent: Do Not Remove this Insignia

Reviewed for Code
Compliance
Universal Engineering
Sciences



2021-02-043

2312 NOK

Permit Number: 2021-02-043
 Folio/Parcel Identification Number: _____
 Prepared by: Joc Edwards
 Return to: _____

DOCM 20210110197
 02/24/2021 12:45:02 PM Page 1 of 1
 Rec Fee: \$10.00
 Phil Diamond, Comptroller
 Orange County, FL
 NB - Ret To: JOE EDWARDS



NOTICE OF COMMENCEMENT

State of Florida, County of Orange

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. **Description of property** (legal description of the property, and street address if available)
2312 NELA AVE BELLE ISLE FL 32809
2. **General description of improvement**
Pour 12.6 x 18.6 concrete slab install 12 x 18 Metal Sited
3. **Owner information or Lessee information if the Lessee contracted for the improvement**
 Name Joc Edwards
 Address 2312 Belle Isle FL 32809
 Interest in Property OWNER
Name and address of fee simple titleholder (if different from Owner listed above)
 Name _____
 Address _____
4. **Contractor**
 Name OWNER Builder
 Address _____
 Telephone Number 772-584-9266
5. **Surety** (if applicable, a copy of the payment bond is attached)
 Name _____
 Address _____
 Telephone Number _____
6. **Lender**
 Name _____
 Address _____
 Telephone Number _____
 Amount of Bond \$ _____
7. **Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by §713.13(1)(a)7, Florida Statutes.**
 Name Gillian C. Ross
 Address 2312 NELA ave Belle Isle FL 32809
 Telephone Number 772-321-4511
8. **In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in §713.13(1)(b), Florida Statutes.**
 Name _____
 Address _____
 Telephone Number _____
9. **Expiration date of notice of commencement** (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified)

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Under penalty of perjury, I declare that I have read the foregoing notice of commencement and that the facts stated in it are true to the best of my knowledge and belief.

Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager: Joc Edwards
 Signatory's Title/Office: OWNER

The foregoing instrument was acknowledged before me this 16 day of February, 2021, by Joe B. Edwards
 as Contractor for Property 2312 Nela Ave Belle Isle FL 32809
 Type of authority, e.g., officer, trustee, attorney in fact
 Name of party on behalf of whom instrument was executed
 Signature of Notary Public - State of Florida: Michelle Richard
 Print, type, or stamp commissioned name of Notary Public

Personally Known OR Produced ID ✓
 Type of ID Produced: Florida Driver License E363472-631800
 My Commission Expires 07/04/2021
 Commission No. 121078

State of FLORIDA, County of ORANGE.
 Per §668.50, F.S., which defines and permits electronic signatures,
 I certify that this is a true copy of the document as reflected in the
 Official Records.
PHIL DIAMOND, COUNTY COMPTROLLER
 Michelle Richard
 Deputy Comptroller
 Date 02/24/2021



BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 10 AND 11, BLOCK D, NELA ISLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGE 99, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

FLOOD INFORMATION:

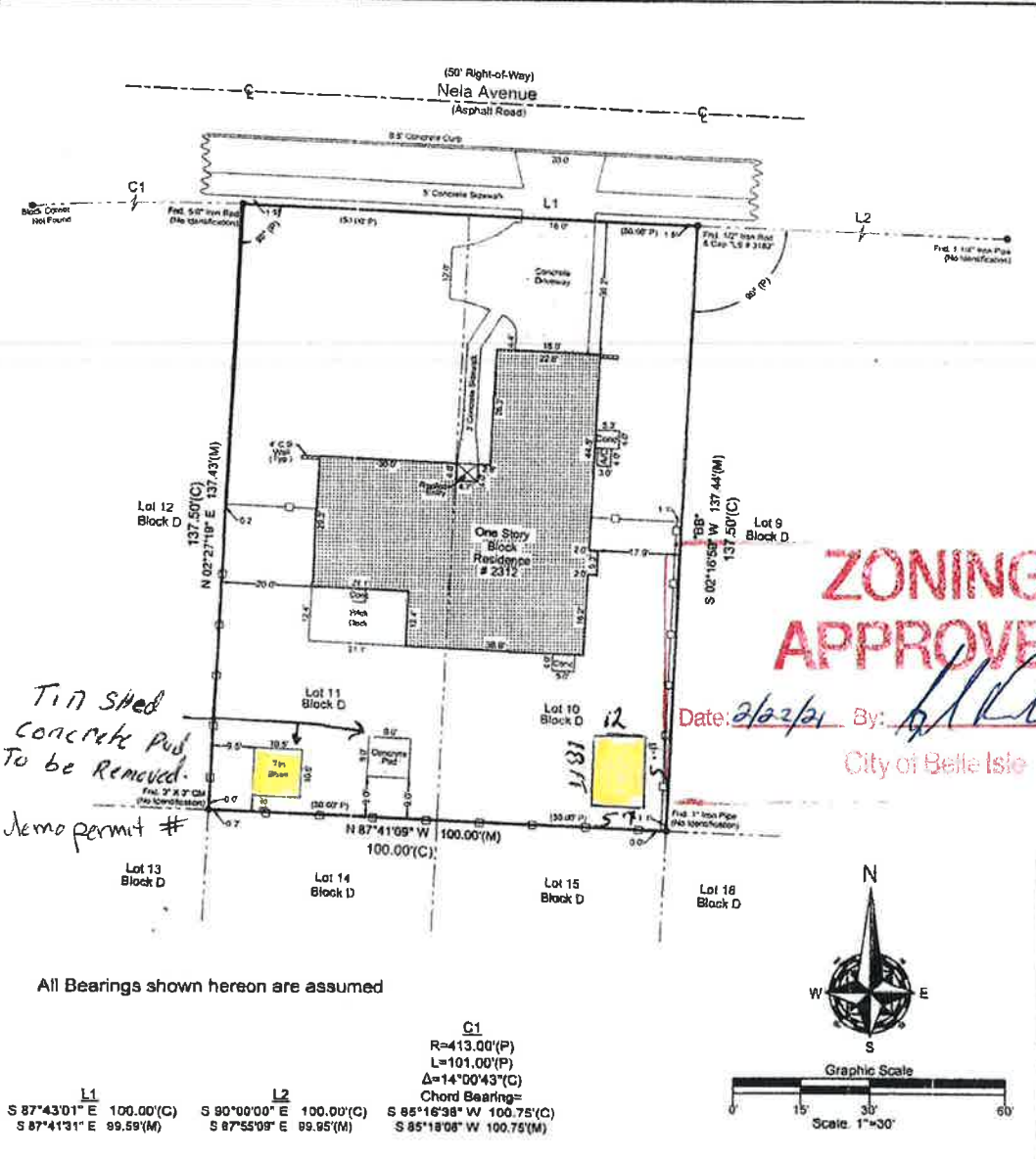
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF BELLE ISLE, COMMUNITY NUMBER 120181, DATED 9/25/2009.

CERTIFIED TO:

JOE EDWARDS; SOUTHERN TITLE AND ABSTRACT, INC.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; WELLS FARGO HOME MORTGAGE



2312 NELA AVENUE, BELLE ISLE, FLORIDA 32809



Field Date: 12/7/2017	Date Completed: 12/8/2017	NOTES	
Drawn By: G.S.	File Number: S-42915	>Survey is based upon the legal description supplied by client. >Adjacent Properties Deeds have NOT been researched for gaps, overlaps and/or errors. >Subject to any Easements and/or Restrictions of Record. >Bearing and Distances shown hereon, as Assumed and based upon the Line Denoted with a "B". >Building This set NOT to be used to reconstruct Property Lines. >Access Ownership is NOT determined. >Roof Overhangs, Underground Utilities and/or Posters have NOT been located UNLESS otherwise noted. >Right of Way and/or Drainage locations are approximate and MUST be verified by appropriate Utility Location Companies. >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to anyone other than those Certified.	
Legend: C - Calculated CB - Contour CM - Concrete Monument Conc. - Concrete D - Description DC - Drainage Easement Est. - Easement F.E.N.A. - Federal Emergency Management Agency FFE - Finished Floor Elevation Fnd. - Foundation I - Iron Pipe L - Length (ft) M - Metal N&D - Nail & Disk N.R. - Non-Record ORB - Official Records Book P - Plat P.B. - Plat Book W - Wood Fence		PC - Point of Curvature Pp - Page PI - Point of Intersection P.O.B. - Point of Beginning P.D.L. - Point on Line PP - Power Pole PRM - Permanent Reference Monument PT - Point of Tangency R - Radius Rad. - Radial RBC - Rubber & Cap Rec. - Recovered RFL - Roofed S - Set "C" Nails & Reb. Cap "LB 7023" Tys - Types UE - Utility Easement WM - Water Meter Δ - Delta (Central Angle) W - Chain Link Fence	
NONE VISIBLE		POINTS OF INTEREST:	
I hereby certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 32-17, 503 Florida Administrative Code, Pursuant to Section 472.227 Florida Statutes. Patrick K. Ireland, P.S. 6637, LB 7623 This Survey is Intended for Use for the use of Said Certified Parties. This Survey NOT VALID UNLESS SIGNED AND EMBOSSED WITH SURVEYOR'S SEAL. Ireland & Associates Surveying, Inc. 1301 S. International Parkway Suite 2001 Lake Mary, Florida 32746 www.Irelandsurveying.com Office-407.678.3366 Fax-407.320.8165			



City of Belle Isle

Universal Engineering Sciences 3532 Maggie Blvd., Orlando, FL 32811
Tel 407-581-8161 * Fax 407-581-0313 * www.universaengineering.com

OWNER BUILDER DISCLOSURE STATEMENT

Per Florida Statute 455.228:

**Homeowners hiring unlicensed Contractors may be
subject a fine of up to \$5,000.00!**

Before me this day personally appeared Joe Edward who being duly sworn, deposes, and says as follows. "I hereby acknowledge that I have read and fully understand the individual provisions of this instrument."

1. I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license JE Initial
2. I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility. JE Initial
3. I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts. JE Initial
4. I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000.00. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption. JE Initial
5. I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction. Initial JE
6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance. JE Initial
7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit, that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property. JE Initial
8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk. JE Initial
9. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations. JE Initial
10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at (850)487-1395 or www.CallCenter@dopr.state.fl.us for more information about licensed contractors. JE Initial

Owner Builder Disclosure Statement

- 11. I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address:
Project Address: 2312 NELA AVE. Belle Isle JE Initial
- 12. I agree to notify the City of Belle Isle Building/Zoning Department immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure. JE Initial
- 13. FBC 105.3.6 requires asbestos abatement to be done by licensed contractors. You have applied for a permit under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own asbestos abatement contractor even though you do not have a license. You must supervise the construction yourself. You may move, remove or dispose of asbestos-containing materials on a residential building where you occupy the building and the building is not for sale or lease, or the building is a farm outbuilding on your property. If you sell or lease such building within 1 year after the asbestos abatement is complete, the law will presume that you intended to sell or lease the property at the time the work was done, which is a violation of this exemption. You may not hire an unlicensed person as your contractor. Your work must be done according to all local, state and federal laws and regulations which apply to asbestos abatement projects. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances. JE Initial

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if any unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver license, the notarized signature of the property owner, or other type of verification acceptable to the local permitting agency is required when the permit is issued.

Signature: [Signature] (Signature of the property owner) Print: Joe Edwards (Name of the property owner)


Signature: _____ (Signature of the property owner) Print: _____ (Name of the property owner)

Owner's Address: 2312 NELA AVE Belle Isle FL

The foregoing instrument was acknowledged before me this 02, 08, 2021

by Joe B Edwards who is personally known to me / who produced the following Florida Driver's license E36348263-180-0 as identification and who did not take an oath.

State of Florida / County of Orange

Notary Signature: [Signature] Seal:  Michelle Perez
State of Florida
My Commission Expires 07/04/2021
Commission No. GG 121078



December 22, 2020

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

**RE: Plan Approval
Lark Builders
Plan # LB-S-LJ-170D-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, 7th Edition
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
Business Partner
Top Line Engineering, LLC
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.**

GENERAL NOTES FROM THE ENGINEER DRAWINGS

1. FOUNDATION PLANS ARE NOT PART OF THE PLAN SET AND ARE GOVERNED BY LOCAL JURISDICTION.
2. THIS BUILDING IS EXEMPT FROM THE FBC ENERGY CONSERVATION CODE PER SECTION R101.4.2.4.
3. REFER TO THE DOWN DETAILS FOR PROPER INSTALLATION REQUIREMENTS TO MEET CODE.
4. ALL LUMBER FOR CONSTRUCTION WILL BE #2 S.Y.P. EXCEPT AS NOTED.
5. STRUCTURES OVER 400 SQ. FT. WILL HAVE AN 80" MINIMUM DOOR.
6. GUTTERS TO BE INSTALLED ON SITE BY OTHERS THRU LOCAL CODES.
7. ALL WINDOWS AND DOORS TO MEET THE MINIMUM SPECIFICATIONS AS PER FLORIDA BUILDING CODE.
8. IN ACCORDANCE WITH FBC 1609.1.2. STORAGE SHEDS ARE NOT DESIGNED FOR HUMAN HABITATION AND WITH THE FLOOR AREA OF LESS THEN 720 SQ. FT ARE NOT REQUIRED TO COMPLY WITH THE MANDATORY WIND BORN DEBRIS IMPACT STANDARDS OF THE 2017 FBC 6TH EDITION.
9. IN ACCORDANCE WITH FBC 1008.1.1. BUILDINGS THAT ARE 400 SQ.FT OR LESS THAT ARE INTENDED FOR USE IN CONJUNCTION WITH ONE AND TWO FAMILY RESIDENCES ARE NOT SUBJECT TO THE DOOR HEIGHT AND WIDTH REQUIREMENTS OF THE 2017 FBC 6TH EDITION.
10. IN ACCORDANCE WITH FLORIDA STATUTE 553.80(1)D. LAWN STORAGE BUILDINGS AND STORAGE SHEDS BEARING THE INSIGNIA OF APPROVAL OF THE DEPARTMENT ARE NOT SUBJECT TO 553.842 (FLORIDA PRODUCT APPROVAL) BUT SHALL MEET THE DESIGN WIND LOAD REQUIREMENTS OF THE 2017 FBC 6TH EDITION.

This has been taken directly off the Engineer Drawings and is intended to make it easier to read, This page is not an official part of the Engineer Drawings.



409 DIXON STREET
 VIDALIA, GEORGIA 30474
 PHONE NUMBER: (912) 538-1888

SKID RUNNER SPACING*
 UNDER 30' LENGTH

SHED WIDTH	A	B
6'-0"	15"	42"
8'-0"	18"	60"
10'-0"	18"	84"
11'-0"	24"	84"
11'-8"	28"	84"
13'-0"	36"	84"
13'-8"	40"	84"

WIDTH	JOIST SIZE*
6'-0"	2"x4"
6'-1" TO 11'-8"	2"x6"
> 11'-8"	2"x8"

*NOTE: JOISTS CAN BE EITHER #2 S.Y.P. OR 18 GAGE STEEL CHANNELS. THE STEEL CHANNEL ACTUAL DIMENSIONS MATCH THE WOOD ACTUAL DIMENSIONS AND ARE INTERCHANGEABLE.

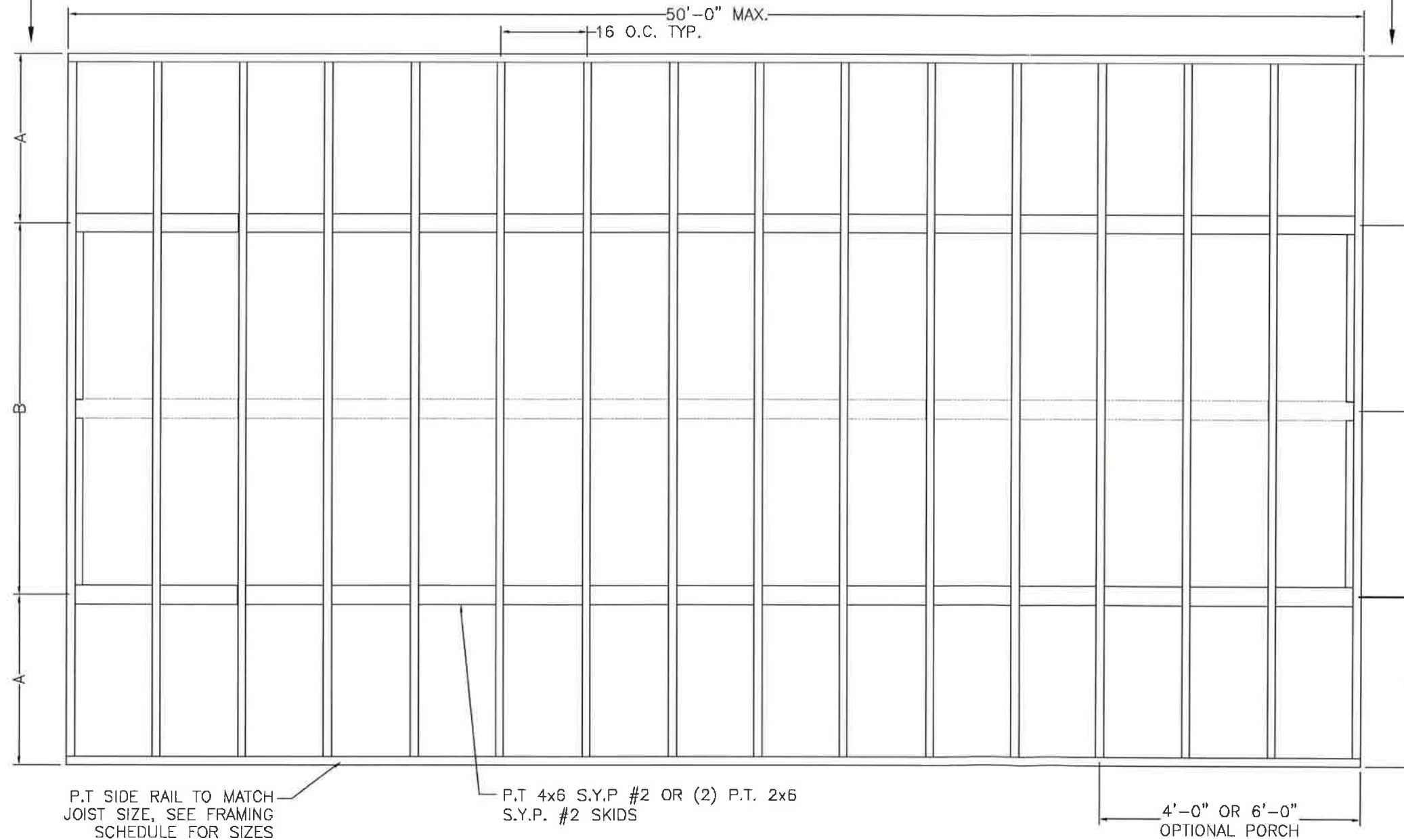
*FLOOR SHEATHING SECURED WITH 2 3/8"x0.113" NAIL @ 6" O.C. MAX EDGE AND FIELD

*VALUES ARE FROM END OF JOIST TO CENTERS OF SKIDS ONLY.

SKID RUNNER SPACING*
 30' LENGTH AND GREATER

SHED WIDTH	A	B
6'-0"	12"	24"
8'-0"	16"	32"
10'-0"	20"	40"
11'-0"	22"	44"
11'-8"	24"	46"
13'-0"	26"	52"
13'-8"	28"	56"

*VALUES ARE FROM END OF JOIST TO CENTERS OF SKIDS ONLY.

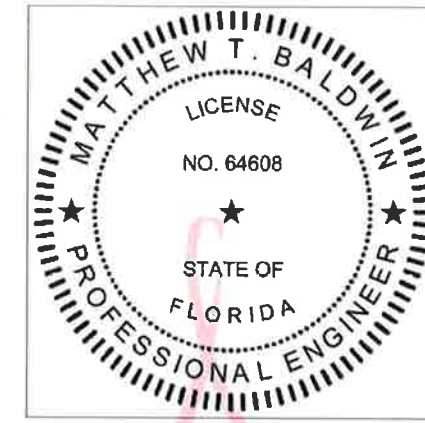


2 & 3 SKID FLOOR FRAMING PLAN

CODE INFORMATION	
CODE VERSION	FBC 2020 7th Edition, ASCE-7-16, 2017 NEC
MANUFACTURER	LARK
BUILDING TYPE	MANUFACTURED BUILDING RESIDENTIAL LAWN STORAGE
CONSTRUCTION TYPE	V-B
FIRE PROTECTION	NONE
FIRE SUPPRESSION SYSTEM	NONE
OCCUPANCY	UTILITY
ALLOWABLE NUMBER OF STORIES	1
BASIC WIND SPEED	V _a -170mph
EXPOSURE	D
ENCLOSURE	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	+/- 0.18
IMPORTANCE FACTOR	1.0
ROOF DEAD LOAD	10PSF
ROOF LIVE LOAD	30PSF OR 500LB POINT LOAD
FLOOR DEAD LOAD	10PSF
FLOOR LIVE LOAD	75/125PSF
"R" RATING OF WALLS, FLOOR, ROOF	N/A
MODULES PER BUILDING	1
HURRICANE PROTECTION USAGE	NO
HURRICANE SHELTER USAGE	NO
SQUARE FOOTAGE	719 SQ FT OR LESS

REVISIONS			
REV	DESCRIPTION	DATE	BY

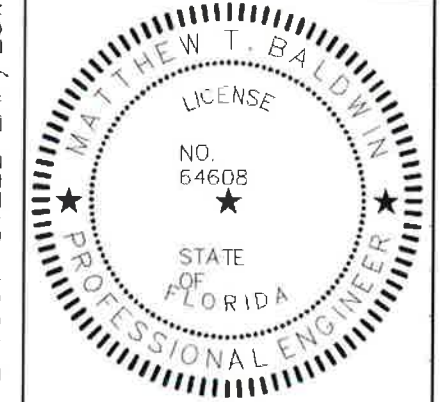
Reviewed for Code Compliance
 Universal Engineering Sciences



Digitally signed by Matthew Baldwin
 Date: 2021.02.11 09:33:06 -05'00'

TITLE: FLOOR LAYOUT-STEEL LAP/LUMBERJACK

Drawn By:	MTB
Date:	11-15-20
Scale:	NTS
Model#:	LB-S-LJ-170D



Matthew T. Baldwin P.E.
 Florida License #64608
 Sheet: FBPR-5 OF 7



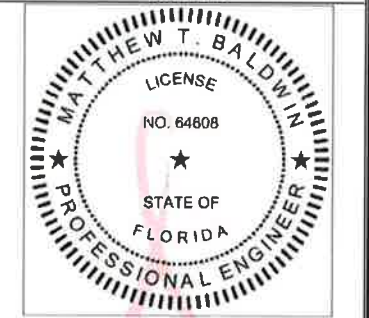
CODE INFORMATION

CODE VERSION	IBC 2000 7th Edition ASCE-7-16
MANUFACTURER	LARK BUILDERS
BUILDING TYPE	MANUFACTURED BUILDING RESIDENTIAL LAMB STORAGE
CONSTRUCTION TYPE	V-B
FIRE PROTECTION	NONE
FIRE SUPPRESSION SYSTEM	NONE
OCCUPANCY	UTILITY
ALLOWABLE NUMBER OF STORIES	1
BASIC WIND SPEED	Va-120/140/170mph
EXPOSURE	D
ENCLOSURE	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	+/- 0.18
IMPORTANCE FACTOR	1.0
ROOF DEAD LOAD	10PSF
ROOF LIVE LOAD	30PSF OR 300LB POINT LOAD
FLOOR DEAD LOAD	10PSF
FLOOR LIVE LOAD	50PSF
"R" RATING OF WALLS, FLOOR, ROOF	N/A
MODULES PER BUILDING	1
HURRICANE PROTECTION USAGE	NO
HURRICANE SHELTER USAGE	NO
SQUARE FOOTAGE	710 SQ FT OR LESS

REVISIONS

REV	DESCRIPTION	DATE	BY
1	2020 FBC	12/31/20	MTB

Drawn By: MTB
 Date: 4/3/18
 Scale: N/A
 Model#: LARK BUILDERS



Digitally signed by Matthew Baldwin
 Date: 2021.01.05 09:33:22 -05'00'

Matthew T. Baldwin P.E.
 Florida License #64808

Sheet: AP-1 OF 1

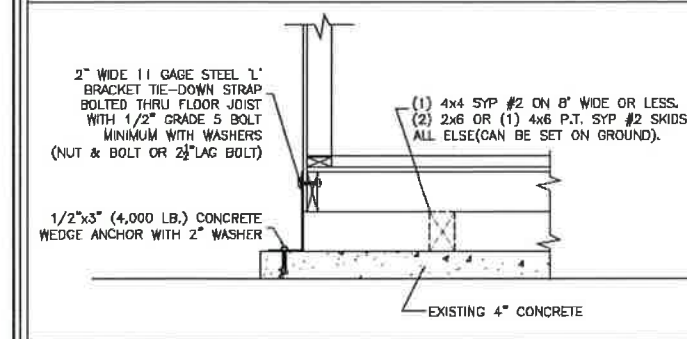
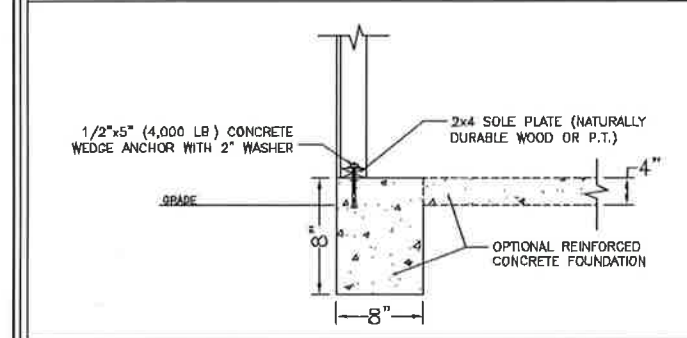
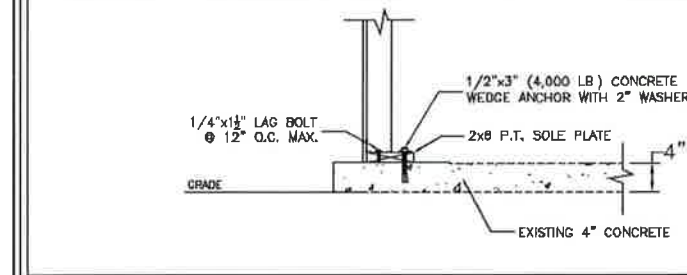
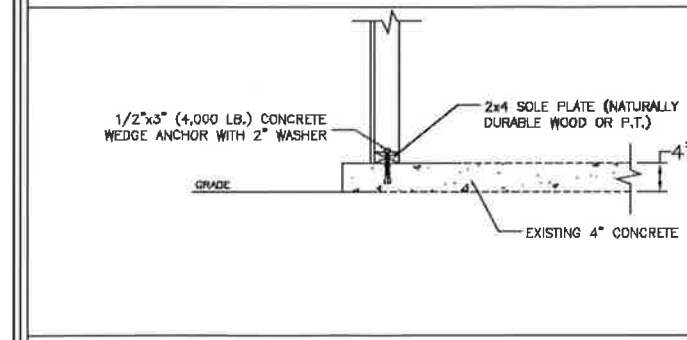
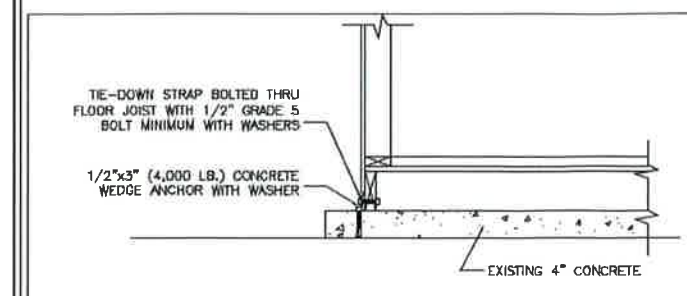
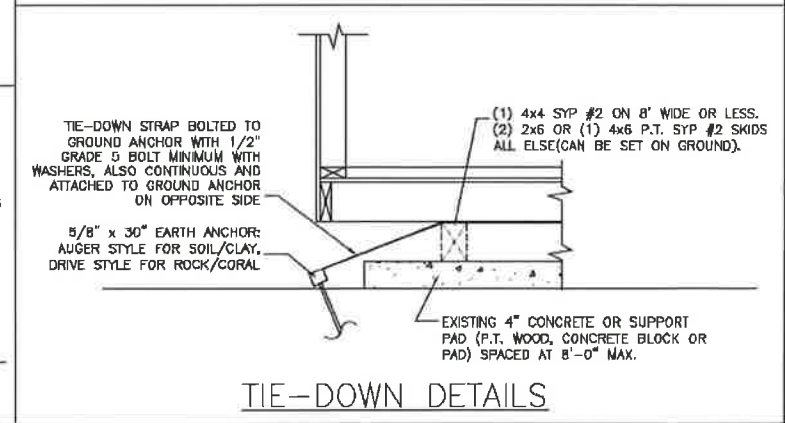
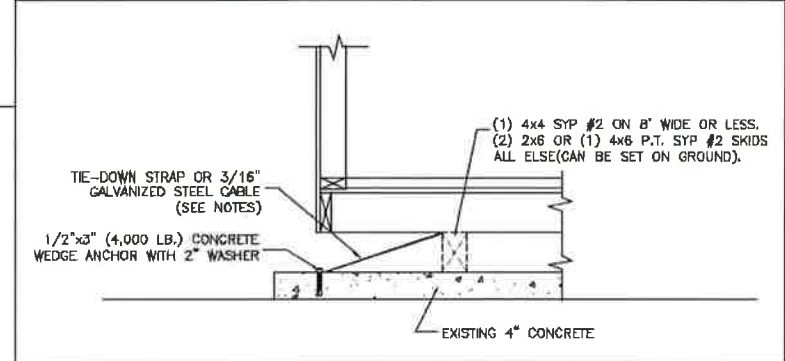
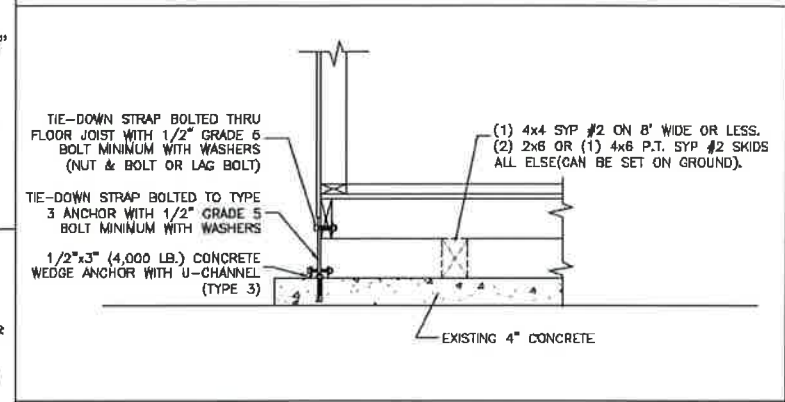
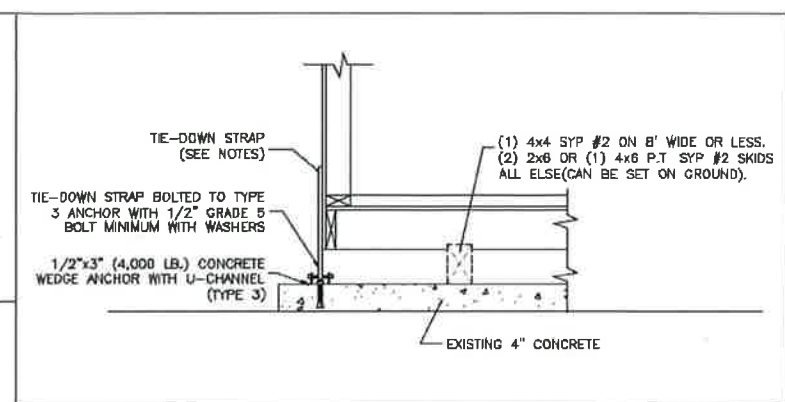
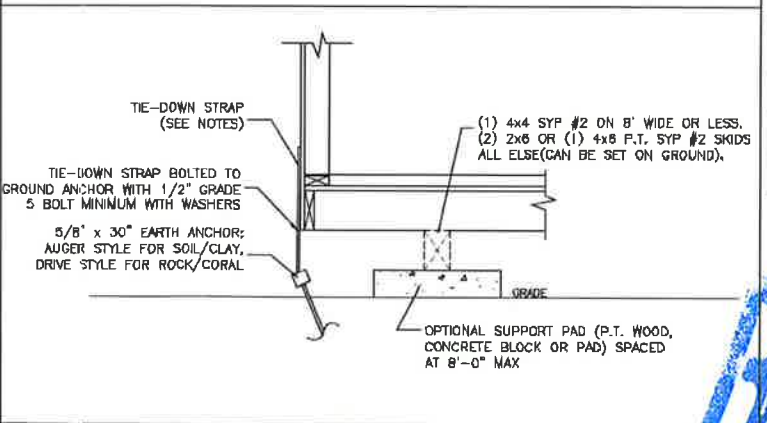
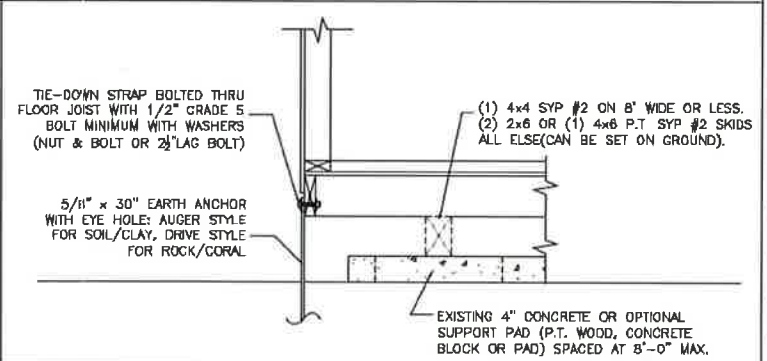
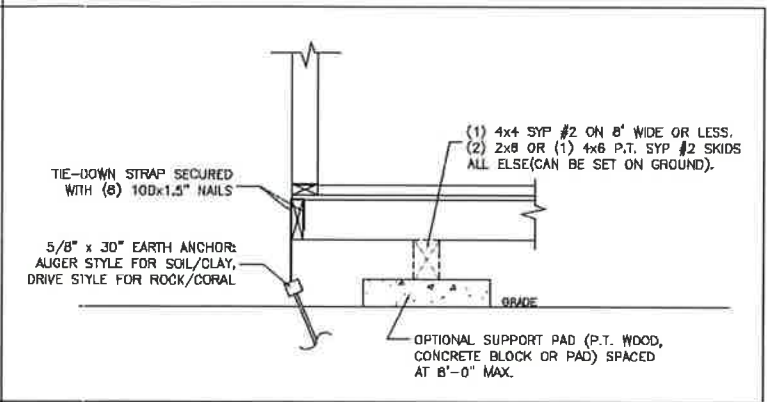
TABLE 2A - 170D 30" AUGER ANCHOR SPACING	
SHED WIDTH	MAXIMUM ANCHOR SPACING
UP TO 16'-0"	10'-0"
16'-1" TO 20'-0"	8'-0"
20'-1" TO 24'-0"	6'-0"

TABLE 2C - 120C 30" AUGER ANCHOR SPACING	
SHED WIDTH	MAXIMUM ANCHOR SPACING
UP TO 24'-0"	10'-0"

TABLE 1A - 120C ANCHORING TO CONCRETE	
SHED WIDTH	MAXIMUM ANCHOR SPACING
24'-0"	6'-0"
20'-0"	7'-0"
16'-0"	7'-6"
14'-0"	8'-0"
12'-0"	9'-6"
10'-0"	10'-6"
8'-0"	12'-0"
6'-0"	12'-0"

TABLE 1B - 140C ANCHORING TO CONCRETE	
SHED WIDTH	MAXIMUM ANCHOR SPACING
24'-0"	4'-0"
20'-0"	5'-0"
16'-0"	5'-6"
14'-0"	6'-0"
12'-0"	7'-6"
10'-0"	8'-6"
8'-0"	12'-0"
6'-0"	12'-0"

TABLE 1C-170D ANCHORING TO CONCRETE	
SHED WIDTH	MAXIMUM ANCHOR SPACING
24'-0"	3'-6"
20'-0"	4'-0"
16'-0"	5'-0"
14'-0"	5'-6"
12'-0"	7'-0"
10'-0"	8'-0"
8'-0"	10'-0"
6'-0"	12'-0"



TIE-DOWN DETAILS

- TIE-DOWN NOTES:
- ANCHOR SPACING IS DESIGNED AS PER ASCE-7.
 - ALL MEASUREMENTS ARE CENTER-TO-CENTER.
 - TIE-DOWN STRAPS TO BE MINIMUM 1-1/2" x 0.035" GALVANIZED STEEL, FEDERAL SPECIFICATIONS QQS-781-H, TYPE-1, FINISH-B, GRADE-1. TIE-DOWN STRAPS OR CABLE AND CONNECTING HARDWARE TO HAVE 4,725 LB. MINIMUM ULTIMATE CAPACITY (3,150 LB. x 1.5).
 - ALL EARTH ANCHORS SHALL HAVE A MINIMUM 4,300 LB. CAPACITY.
 - EARTH ANCHORS LOCATED AT EACH CORNER, MAXIMUM 16" FROM END (4 MINIMUM PER BUILDING), AND SPACED AS PER TABLE 2A,B,C DEPENDING ON SHED WIDTH, WIND SPEED, AND EXPOSURE. ANCHORS NOT NEEDED ON ENDS.
 - CONCRETE ANCHORS TO BE SPACED AS PER TABLE 1A,B,C DEPENDING ON SHED WIDTH, WIND SPEED, AND EXPOSURE.
 - CONCRETE ANCHORS TO HAVE A MINIMUM OF 4" COVER (DISTANCE FROM ANCHOR TO EDGE OF CONCRETE).
 - MINIMUM SOIL BEARING CAPACITY IS 2,000 PSF (TYP.)
 - EARTH ANCHORS AND CONCRETE ANCHORS MAY BE USED IN CONJUNCTION PROVIDED THAT THE SAME MAXIMUM SPACING IS FOLLOWED FOR EACH ANCHOR TYPE.
 - CONCRETE BLOCKS CAN BE OPTIONALLY CAPPED WITH APPROVED ABS CAP BOARDS (OLIVER TECHNOLOGIES, INC. MODEL#OTICB1, OTICB2 OR EQUIVALENT)
 - HOLLOW OR SOLID CONCRETE BLOCKS (8"x8"x16") MAY BE STACKED ON PADS FOR HIGH SETS UP TO 48" WITHOUT REINFORCING.

TABLE 2B - 140C 30" AUGER ANCHOR SPACING	
SHED WIDTH	MAXIMUM ANCHOR SPACING
UP TO 16'-0"	10'-0"
16'-1" TO 24'-0"	8'-0"



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TITLE MASTER ANCHORING PLAN



- Searches
- Sales Search
- Results
- Property Record Card**
- My Favorites

Sign up for e-Notify...

2312 Nela Ave < 19-23-30-5888-04-100 >

Name(s) Physical Street Address
 Edwards Joe 2312 Nela Ave
 Ross Gillian
 Postal City and Zipcode
 Mailing Address On File Orlando, FL 32809
 2312 Nela Ave
 Belle Isle, FL 32809-6133
 Incorrect Mailing Address?
 Property Use
 0103 - Single Fam Class III
 Municipality
 Belle Isle



View 2020 Property Record Card

- Property Features
- Values, Exemptions and Taxes**
- Sales Analysis
- Location Info
- Market Stats
- Update Information

2021 values will be available in August of 2021.

Property Description

View Plat

NELA ISLE (ISLAND SECTION) O/99 LOTS 10 & 11 BLK D

Total Land Area 13,771 sqft (+/-) | 0.32 acres (+/-) GIS Calculated Notice

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1-AA	1 LOT(S)	working...	working...	working...	working...

Page 1 of 1 (1 total records)

Buildings

Important Information		Structure				
	Model Code:	01 - Single Fam Residence	Actual Year Built:	1975	Gross Area:	2775 sqft
	Type Code:	0103 - Single Fam Class III	Beds:	3	Living Area:	2178 sqft
	Building Value:	working...	Baths:	2.0	Exterior Wall:	Concrete/Cinder Block
	Estimated New Cost:	working...	Floors:	1	Interior Wall:	Drywall

Page 1 of 1 (1 total records)

Extra Features

Description	Date Built	Units	XFOB Value
FPL2 - Fireplace 2	01/01/1993	1 Unit(s)	working...
SHED - Shed	01/01/1975	1 Unit(s)	working...

Page 1 of 1 (2 total records)

This Data Printed on 02/11/2021 and System Data Last Refreshed on 02/10/2021

What are you looking to do today? You can also type your question below.

