

December 31, 2020

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

**RE: Plan Approval  
Graceland Portable Buildings  
Plan # GPB LB-20**

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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:

**2020 Florida Building Code, 7<sup>th</sup> 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.

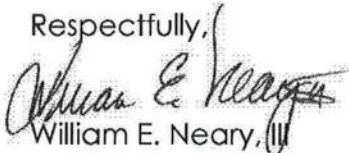
Third Party Agency approval in no way alleviates the builder/manufacturer from complying with all the applicable codes, which may or may not be identified in this review. Approval also does not preclude the local building official from requiring work be performed that was not previously reviewed, approved,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



<b>BUILDING CODE</b>	2020 FBC, 7th Edition 2017 NATIONAL ELECTRICAL CODE (NFPA-70)
<b>BUILDING TYPE</b>	RESIDENTIAL LAWN STORAGE
<b>MANUFACTURER</b>	GRACELAND PORTABLE BUILDINGS
<b>AGENCY</b>	TOP LINE ENGINEERING, LLC
<b>AGENCY PLAN NUMBER</b>	LB-2020
<b>CONSTRUCTION TYPE</b>	V-B
<b>FIRE PROTECTION</b>	NO
<b>FIRE SUPPRESSION SYSTEM</b>	NO
<b>OCCUPANCY</b>	UTILITY
<b>ALLOWABLE # OF STORIES</b>	1
<b>WIND VELOCITY</b>	150 MPH - EXPOSURE C 3 SECOND GUST
<b>FIRE RATING OF EXTERIOR WALLS</b>	0 HOUR
<b>FLOOR LIVE LOAD/DEAD LOAD</b>	40PSF/10PSF
<b>ROOF LIVE LOAD/DEAD LOAD</b>	20PSF/10PSF
<b>"R" RATING OF FLOOR, WALL, AND ROOF</b>	R-0, R-0, R-0
<b>MODULES PER BUILDING</b>	1
<b>SQUARE FOOTAGE</b>	719 SQ.-FT
<b>HVHZ APPROVED</b>	NO

### GENERAL NOTES:

1. FOUNDATION PLANS ARE NOT PART OF THIS PLAN SET AND ARE COVERED BY LOCAL JURISDICTION.
2. BUILDINGS ARE APPROVED FOR RESIDENTIAL LAWN STORAGE ONLY.
3. THIS BUILDING IS EXEMPT FROM THE FECC PER SECTIONS R101.4.2.4, R402.1.
4. REFER TO THE DOWN DETAILS FOR PROPER INSTALLATION REQUIREMENTS TO MEET CODE.
5. ALL LUMBER FOR CONSTRUCTION WILL BE #2 SYP EXCEPT AS NOTED.
6. GUTTERS SHALL BE SITE INSTALLED PER THE LOCAL AUTHORITY HAVING JURISDICTION AND PERMITTING REQUIREMENTS.
7. ALL WINDOWS AND DOORS TO MEET THE MINIMUM SPECIFICATIONS PER THE APPROVED PLANS AND THE FLORIDA BUILDING CODE.

SHEET APPROVAL STAMP



WILLIAM E. NOVEY, II  
STATE OF FLORIDA  
10550 Oakview Pointe Terrace  
Gotha, Florida 32734

8. IN ACCORDANCE WITH FBC 1609.1.2, "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 WINDBORNE DEBRIS IMPACT STANDARDS OF THIS CODE".

9. IN ACCORDANCE WITH FBC 1010.1.1, EXCEPTION (10), BUILDINGS THAT ARE 400 SQ. FT. 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. STRUCTURES 400 SQ.-FT. OR MORE SHALL HAVE AN 80" MINIMUM DOOR.

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 APPROVALS) BUT SHALL MEET THE DESIGN WIND LOAD REQUIREMENTS OF THE 2020 FBC 7TH EDITION.

11. FLAT METAL SCRAPES CAN BE BENT AROUND STRUCTURAL MEMBERS OF 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.

12. AS PER 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.

13. COMPONENTS/CLADDING ARE IN COMPLIANCE WITH THE 2020 FBC 7TH EDITION.

14. SHEDS LOCATED IN FLOOD HAZARD AREAS MUST COMPLY WITH THE LOCAL FLOOD ZONE REGULATIONS.

15. IF A WALL IS FRAMED FOR FUTURE HVAC UNITS THAT SHALL BE APPROVED BY THE AHJ AND SHALL COMPLY WITH LOCAL REQUIREMENTS FOR PERMITTING.

16. WINDOWS AND DOORS INSTALLED BY THE CUSTOMER THAT SHALL BE APPROVED BY THE AHJ AND SHALL COMPLY WITH LOCAL REQUIREMENTS FOR PERMITTING.

17. HVHZ COMPONENTS FOR SHEDS REQUIRE THAT INSTALLATION BE PER MANUFACTURER'S INSTRUCTIONS.

18. STRUCTURES ARE DESIGNED FOR LOCATIONS WITH A SURFACE ROUGHNESS CATEGORY B AND A TOPOGRAPHICAL FACTOR OF 1.0. STRUCTURES SHOULD NOT BE USED IN OTHER LOCATIONS.

19. STRUCTURES SHOULD HAVE METAL ROOF OR OPTIONAL 25 YEAR RATED FIBERGLASS/ASPHALT SHINGLES.

20. ALL STUDS, RAFTERS, COLLAR TIES, AND TRUSS CHORDS ARE SPF #2, U.N.O.

21. ALL EXTERIOR WOOD IS TO BE PRESSURE TREATED.

22. ALL ROOF DECKING IS TO BE 3/8" O.S.B.

23. ALL SIDING IS TO BE 3/8" P.T. T-III PLYWOOD OR DURATEMP.

24. ALL FLOOR JOISTS ARE TO BE P.T. SYP #2.

25. ALL EXTERIOR NAILS ARE TO BE HOT DIPPED GALVANIZED.

26. ALL FLOOR DECKING IS TO BE 3/8" P.T. PLYWOOD.

27. ALL SKIDS ARE TO BE 4x6 P.T. SYP, RATED FOR GROUND CONTACT.

29. THE STRUCTURE HAS BEEN DESIGNED TO RESIST LOADS AS A COMPLETED STRUCTURE ONLY. APPLICATION OF CONSTRUCTION LOADS TO THE PARTIALLY COMPLETED STRUCTURE SHALL BE CONSIDERED BY THE CONTRACTOR AND INCLUDED IN THE DESIGN OF SHORING, BRACING, FORM WORK, AND OTHER SUPPORTING ELEMENTS PROVIDED FOR CONSTRUCTION OF THE STRUCTURE.

29. NO FIELD SUPERVISION OR CONSTRUCTION ADMINISTRATION HAS BEEN PROVIDED BY THE ENGINEER.

30. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.

31. DIFFERENTIAL PRESSURE:  
WINDOWS & DOORS = +/-25PSF

### BUILDING SIZES:

8' WIDTH 8'x12'	14' WIDTH** 14'x24'
10' WIDTH 10'x12'	14'x28'
10'x16'	14'x32'
12'x24'	12'x40'
12'x28'	
12'x32'	
12'x40'	

### INDEX OF SHEETS

- S-0-LB - COVER SHEET
- S-0A-LB - GENERAL NOTES (CONT.)
- S-1-LB - FOUNDATION PLAN (NOT USED)
- S-2-LB - UPLIFT ANCHORAGE (NOT USED)
- S-3-LB - FRAMING PLAN
- S-4-LB - BUILDING SECTIONS
- S-5-LB - ELEVATIONS
- S-6-LB - NAIL PATTERN
- S-7-LB - DETAILS
- S-8-LB - DETAILS

NOT APPROVED FOR HVHZ

### ITEMS BY OTHERS:

THE FOLLOWING ITEMS ARE NOT PROVIDED BY RAILROAD CONSULTANTS, PLLC AND ARE TO BE DESIGNED BY OTHERS IF APPLICABLE AND ARE TO BE SUPPLIED AND INSTALLED BY OTHERS. THESE ITEMS MAY BE SUBJECT TO LOCAL JURISDICTION APPROVAL. RAILROAD CONSULTANTS, PLLC IS NOT RESPONSIBLE THESE ITEMS.

1. RAMPS, STAIRS, AND GENERAL ACCESS

\*\*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.

# LOFTED BARN--FL--V=150MPH--FBC 2020

**RAILROAD CONSULTANTS, PLLC**  
213 UPTOWN SQUARE  
MURFREESBORO, TN 37129  
PHONE: (615) 663-1142



GRACELAND PORTABLE BUILDINGS, LLC  
267 RELIHAN STREET  
PEARSON, GA 31642  
PHONE: (888) 472-2304

PROJECT NO: 4061001FL	SHEET NUMBER
DATE: 12-22-20	S-0-LB
DRAWN BY: JMG	
CHECKED BY: DSG	
REVISION: 03	
SCALE: 1/4"=1'-0"	

2020-12-31 TOP LINE ENGINEERING APPROVAL PLAN # GPB LB-20 \*\*\* NOT HVHZ APPROVED

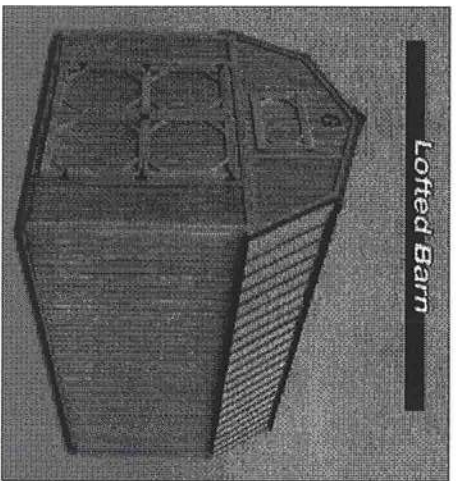


# GENERAL NOTES (CONT.)

32. HARDIE OR LP LAP SIDE OR EQUAL (8-1/4", 7" EXPOSURE/REVEAL) INSTALLED OVER 7/16" OSB ARE ACCEPTABLE ALTERNATES TO THE ORIGINAL DESIGN FOR ALL STRUCTURES AND THEY MEET OR EXCEED ALL APPLICABLE BUILDING CODES.

## DESIGN CRITERIA:

1. DEAD LOADS:  
LOFT: 5 PSF
2. LIVE LOADS:  
LOFT: 10 PSF
3. SNOW LOADS:  
GROUND SNOW LOAD,  $P_g=25\text{psf}$   
FLAT ROOF SNOW LOAD,  $P_f=20\text{psf}$   
SNOW EXPOSURE FACTOR,  $C_e=1.2$   
SNOW LOAD IMPORTANCE FACTOR,  $I=0.8$   
THERMAL FACTOR,  $C_t=1.2$
4. WIND LOADS:  
BASIC WIND SPEED,  $V=150\text{ MPH}$   
RISK CATEGORY = 1  
WIND EXPOSURE B  
C&C ROOF-ZONE 1=23.3, -37.0 psf  
C&C ROOF-ZONE 2=23.3, -84.5 psf  
C&C ROOF-ZONE 3=23.3, -95.4 psf  
C&C WALL-ZONE 4=40.5, -43.9 psf  
C&C WALL-ZONE 5=40.5, -54.2 psf
5. SEISMIC LOADS:  
THIS STRUCTURE IS EXEMPT FROM SEISMIC DESIGN PER EXEMPTION 3 OF ASCE 7-16, SECTION 11.1.2



NOT APPROVED FOR HVHZ

SHEET APPROVAL STAMP



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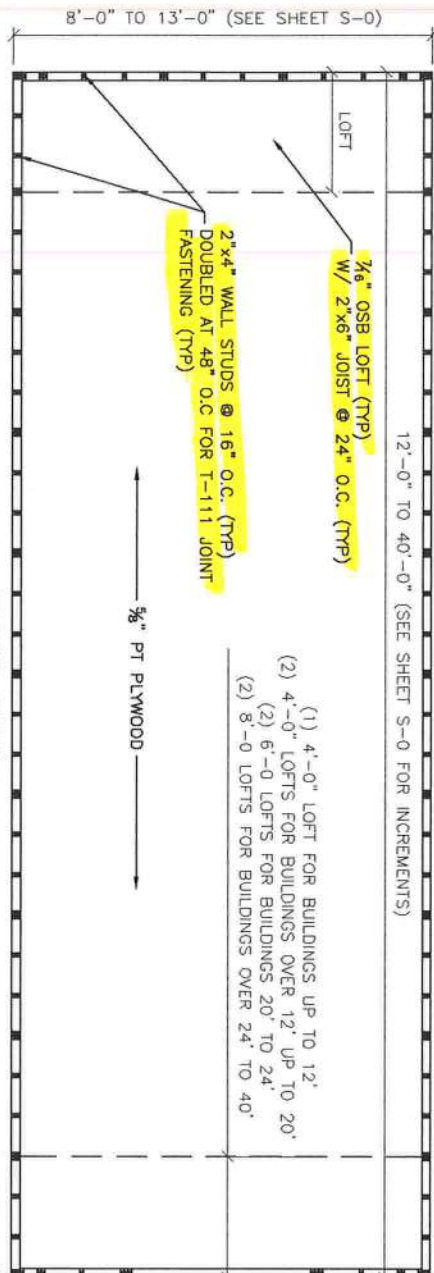
GRACELAND PORTABLE  
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PHONE: (888) 472-2304

PROJECT NO: 4061001FL  
DATE: 12-22-20  
DRAWN BY: JMG  
CHECKED BY: DBG  
REVISION: 03

SHEET NUMBER  
S-0A-LB  
SCALE: 1/4"=1'-0"

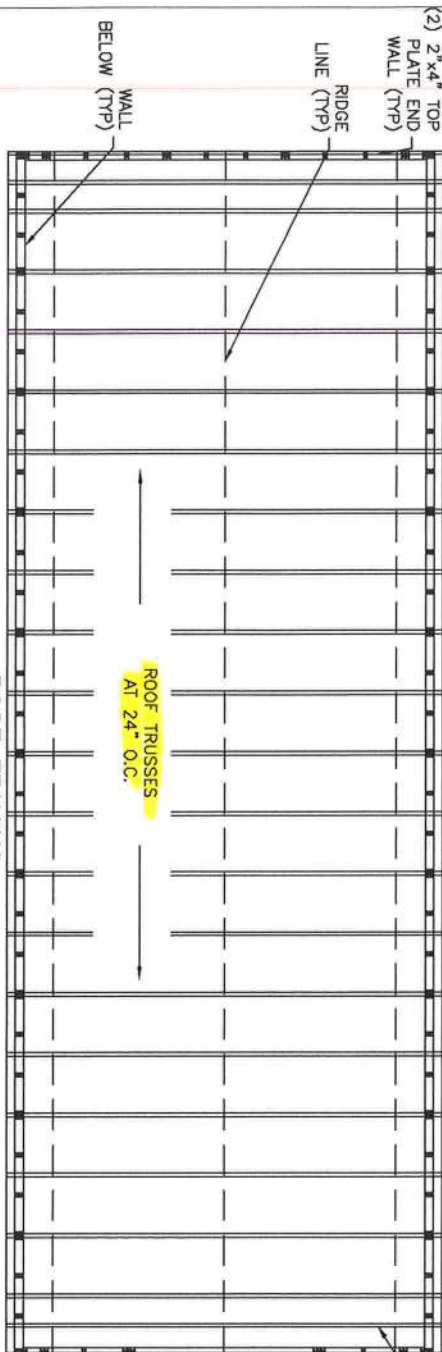
LOFTED BARN--FL--V=150MPH--FBC 2020





FLOOR PLAN NOTES:  
 1) INSTALL 5/8" FLOOR SHEATHING WITH LONG DIMENSION SPANNING JOISTS, STAGGER JOINTS.  
 2) FASTEN 5/8" FLOOR SHEATHING WITH 2" RING-SHANK NAILS @ 6" O.C.  
 OTHER FRAMING NOTES:  
 1) 2x8 TOP PLATE W/ (2) 3"x0.120" NAILS AT 16" O.C. TO 2x4 TOP PLATE.  
 SEE S-7-LB FOR TRUSS FASTENING TO TOP PLATE DETAILS.

### FLOOR PLAN



ROOF FRAMING NOTES:  
 1) INSTALL 5/8" ROOF SHEATHING WITH LONG DIMENSION SPANNING TRUSSES.  
 2) FASTEN 5/8" ROOF SHEATHING WITH 2" RING-SHANK NAILS @ 6" O.C.

### ROOF FRAMING

NOT APPROVED FOR HVHZ



**THE STRUCTURAL ENGINEERING**  
 William E. Neary, II  
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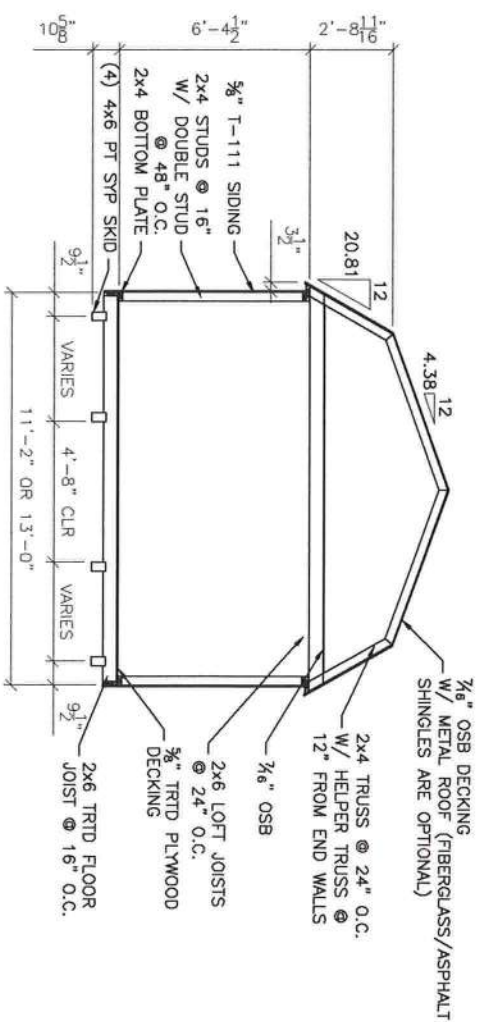
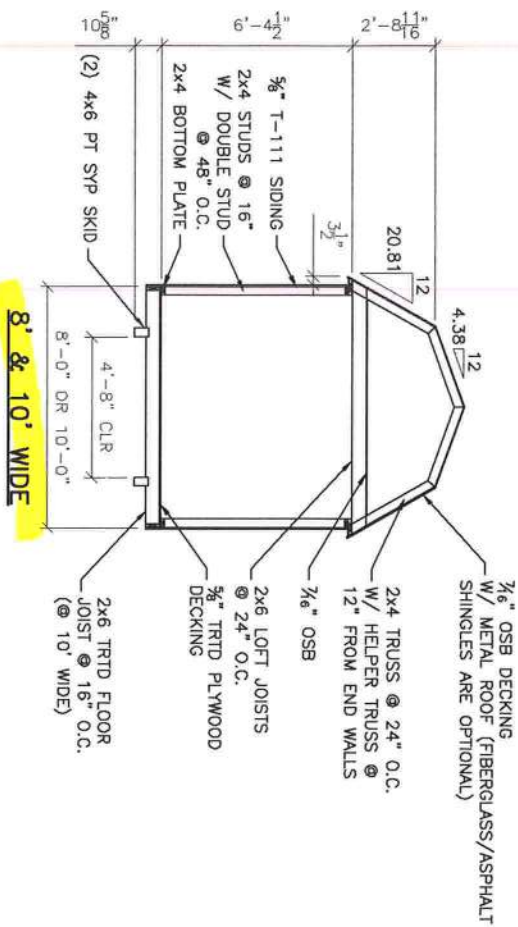
**GRACELAND PORTABLE BUILDINGS, LLC**  
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PROJECT NO:	4061001FL	SHEET NUMBER	S-3-LB
DATE:	12-22-20	CHECKED BY:	DBG
DRAWN BY:	JMG	REVISION:	03
SCALE:	1/4"=1'-0"		

# LOFTED BARN--FL--V=150MPH--FBC 2020

2020-12-31 TOP LINE ENGINEERING APPROVAL PLAN # GPB LB-20 \*\*\* NOT HVHZ APPROVED





## BUILDING SECTIONS

- NOTES:
- 1) FOR METAL GAUGE OF ROOF DECKING SEE S-5-LB.
  - 2) FOR MFG AND SIZE OF TRUSS MENDING PLATES SEE S-7-LB.
  - 3) FOR BOTTOM PLATE & SKID FASTENING SEE S-8-LB.
  - 4) FOR WALL SHEATHING FASTENING SEE S-6-LB.

NOT APPROVED FOR HVHZ

SHEET APPROVAL STAMP



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STRUCTURAL ENGINEERS  
William E. Nozay, III  
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REVISION:	03

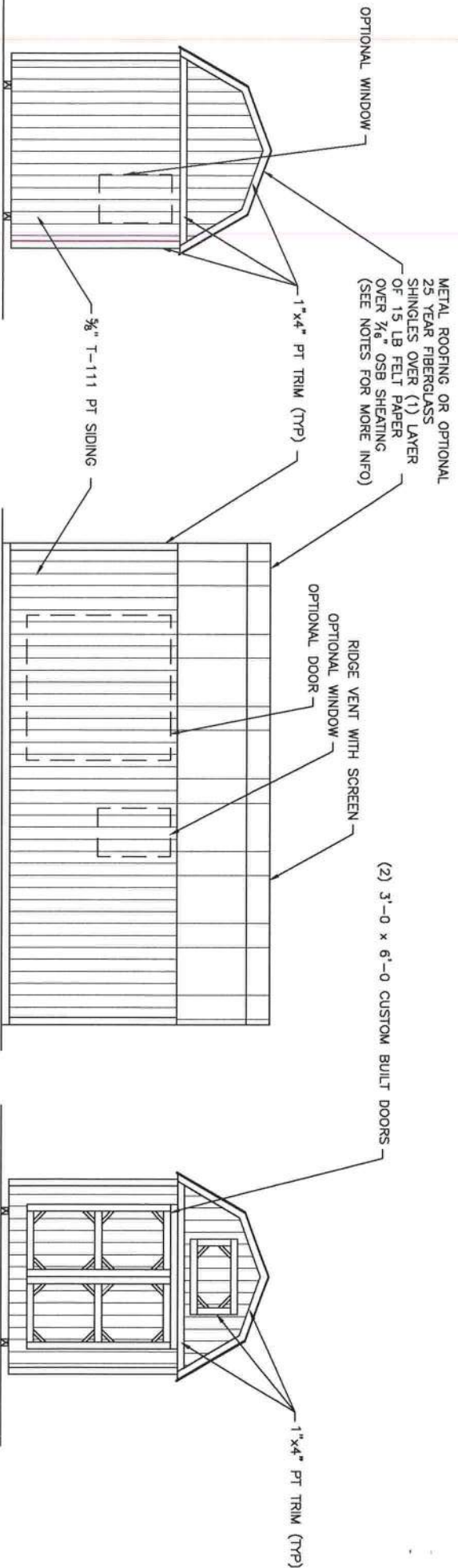
SHEET NUMBER

S-4-L

SCALE: 1/4" =

2020-12-31 TOP LINE ENGINEERING APPROVAL PLAN # GPB LB-20 \*\*\* NOT HVHZ APPROVED





END WALL ELEVATION

SIDE WALL ELEVATION

END WALL ELEVATION 2

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- ROOFING AND UNDERLAYMENT NOTES:**
- 1) PROVIDE A RIDGE VENT TYPICAL WITH INSECT SCREEN.
  - 2) METAL ROOFING SHALL BE 29 GAUGE METAL IN ACCORDANCE WITH ASTM A 924 OR ASTM A 924M OVER OSB SHEATHING.
  - 3) PROVIDE 29 GAUGE RIDGE CAP, EAVE TRIM AND RAKE TRIM.
  - 4) INSTALL AND FASTEN METAL ROOFING PER MANUFACTURER'S INSTRUCTIONS FOR WIND LOADING.
  - 5) OPTIONAL SHINGLES SHALL BE IN ACCORDANCE WITH ASTM D 7158 TYPE H OR ASTM D 3161F TYPICAL.
  - 6) INSTALL 1 LAYER OF 15 LB ROOFING FELT, START WITH A 19" WIDE STRIP PARALLEL WITH AND STARTING AT EAVES FASTENED SECURELY TO HOLD IN PLACE. START AT EAVE WITH A 38" WIDE SHEET WITH OVERLAPPING SUCCESSIVE SHEETS BY 19". FASTEN UNDERLAYMENT WITH CORROSION-RESISTANT FASTENERS PER MANUFACTURER'S INSTRUCTIONS AND SPACED A MAXIMUM OF 36" APART.
  - 7) FASTEN 1"x4" PT TRIM W/ (2) 8d NAILS @ 24" O.C.

SHEET APPROVAL STAMP



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William E. Neary, II  
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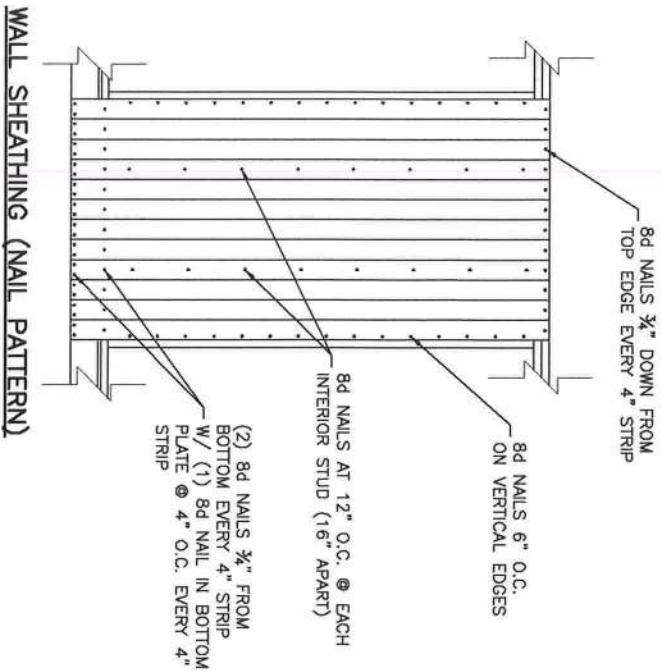
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DATE: 12-22-20  
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REVISION: 03

**SHEET NUMBER**  
**S-5-LB**  
SCALE: 1/4"=1'-0"

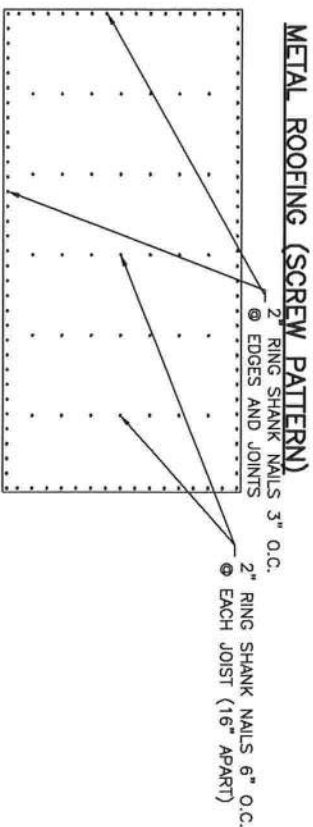
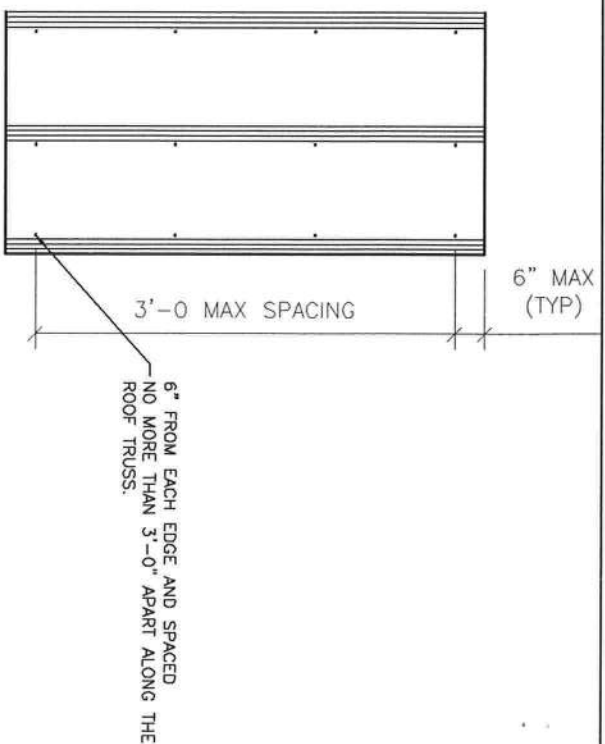
**LOFTED BARN--FL--V=150MPH--FBC 2020**

2020-12-31 TOP LINE ENGINEERING APPROVAL PLAN # GP8 LB-20 \*\*\* NOT HVHZ APPROVED





NOT APPROVED FOR HVHZ



# LOFTED BARN---FL---V=150MPH---FBC 2020



**WILLIAM E. HENRY, III**  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 No. 74829  
 SEP 51, 2001-79, ICC 5152040  
 10560 Oliveview Pkwy, Tampa, Florida 34724



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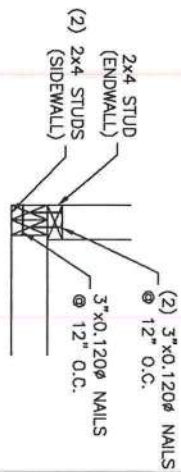
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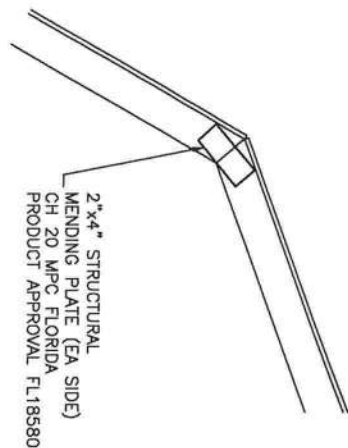
SHEET NUMBER  
**S-6-LB**  
 SCALE: 1/2"=1'

2020-12-31 TOP LINE ENGINEERING APPROVAL PLAN # GPB LB-20 \*\*\* NOT HVHZ APPROVED

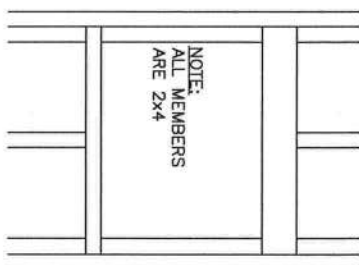




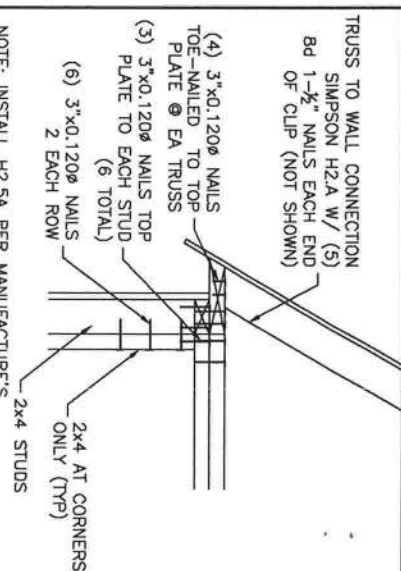
1-CORNER DETAIL



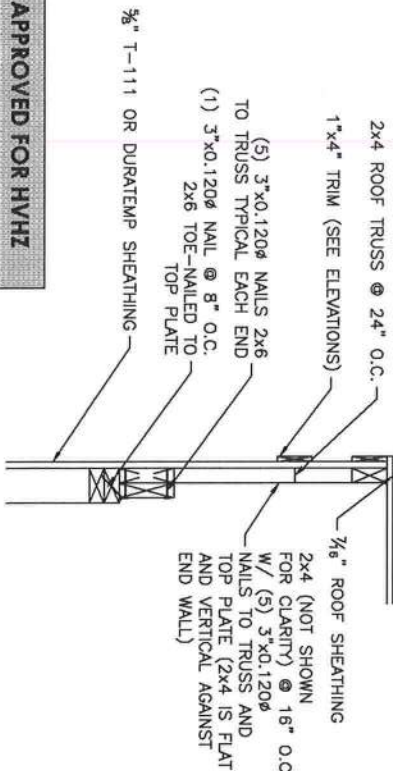
2-TRUSS SPLICE DETAIL



3-TYP WINDOW FRAMING

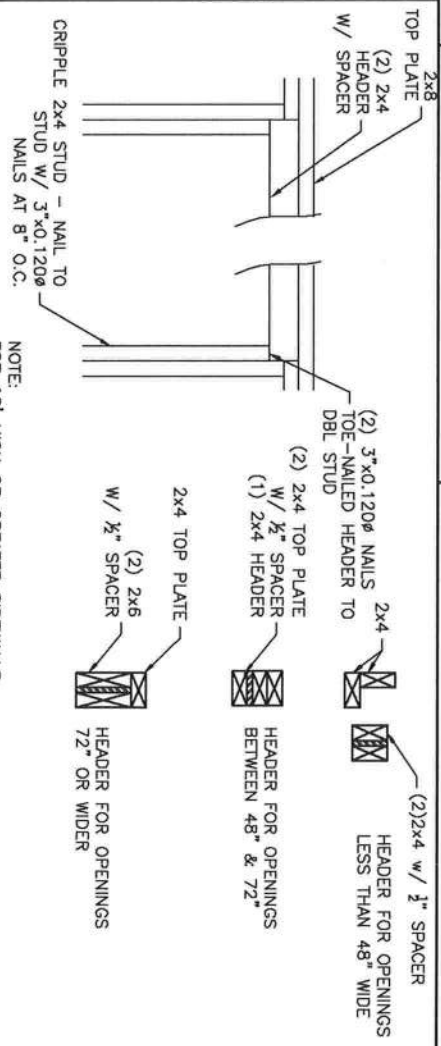


NOTE: INSTALL H2.5A PER MANUFACTURER'S RECOMMENDATIONS  
4-CORNER & WALL DETAIL



NOT APPROVED FOR HVHZ

5-END WALL DETAIL



6-TYP DOOR FRAMING



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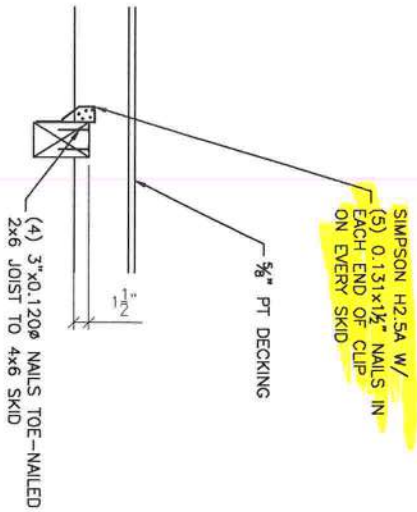
PROJECT NO:	4061001FL
DATE:	12-22-20
DRAWN BY:	JMG
CHECKED BY:	DBG
REVISION:	03

SHEET NUMBER  
**S-7-LB**  
SCALE: 1"=1'

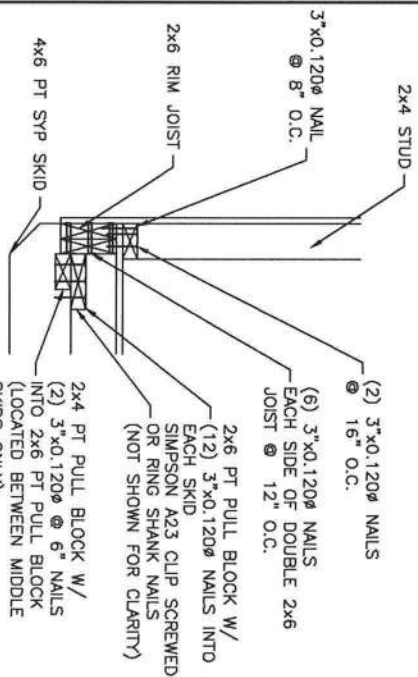
# LOFTED BARN--FL--V=150MPH--FBC 2020

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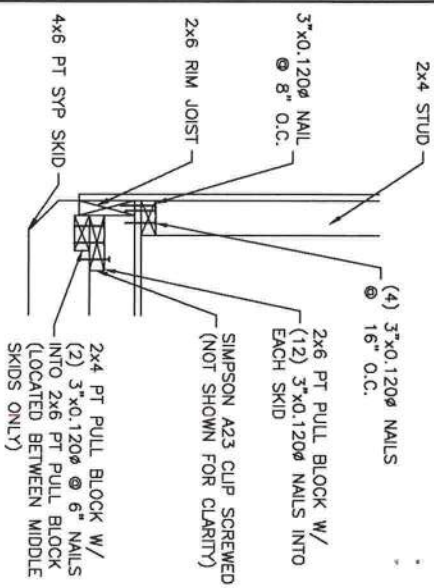




1-INNER & OUTER SKID DETAIL @ EVERY JOIST

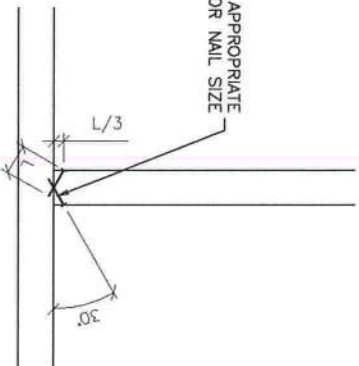


2-ENTRY DOOR ENDWALL JOIST DETAIL

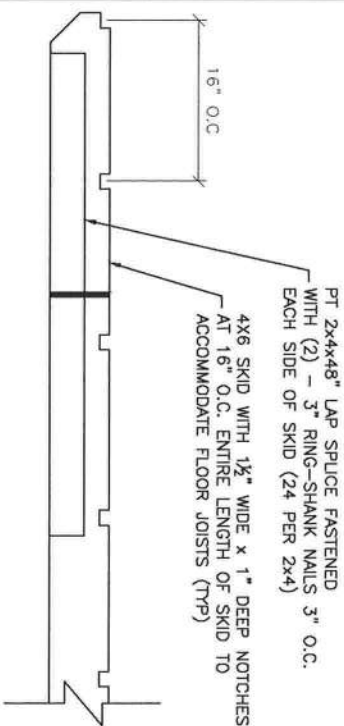


3-REAR ENDWALL JOIST DETAIL

TOE-NAIL - SEE APPROPRIATE SECTION FOR NAIL SIZE

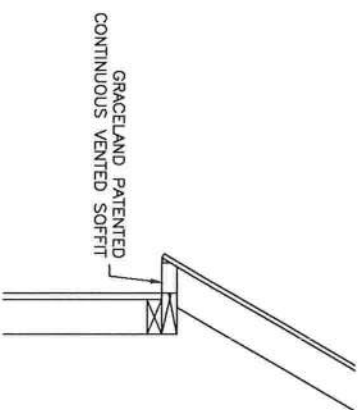


4-TOE-NAIL DETAIL



5-SKID DETAIL

NOT APPROVED FOR HVHZ



6-SOFFIT VENTS



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SHEET NUMBER  
**S-8-LB**  
SCALE: 1"=1'

**LOFTED BARN--FL--V=150MPH--FBC 2020**

2020-12-31 TOP LINE ENGINEERING APPROVAL PLAN # GPB LB-20 \*\*\* NOT HVHZ APPROVED

