

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

GENERAL NOTES:

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

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 SCRAPS 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 7/16" O.S.B.

23. ALL SIDING IS TO BE 5/8" 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 5/8" 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:

12' NOMINAL WIDTH*	14' NOMINAL WIDTH**
*NOTE: (11'-2" ACTUAL)	**NOTE: (13'-0" ACTUAL)
12'x20'	14'x24'
12'x24'	14'x28'
12'x28'	14'x32'
12'x32'	14'x36'
12'x36'	14'x40'
12'x40'	

16' NOMINAL WIDTH***
***NOTE: (15'-0" ACTUAL)

16'x20'
16'x24'
16'x28'
16'x32'
16'x36'
16'x40'

INDEX OF SHEETS:

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

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.

- 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.

NOT APPROVED FOR HVHZ

SHEET APPROVAL STAMP



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CORNER PORCH CAB--FL--V=150MPH-FBC 2020



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

SHEET NUMBER
S-0-CPC

2020-12-31 TOP LINE ENGINEERING APPROVAL PLAN # GPB CPC-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 = I
WIND EXPOSURE B
C&C ROOF-ZONE 1=23.3, -37.0 psf
C&C ROOF-ZONE 2=23.3, -64.5 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

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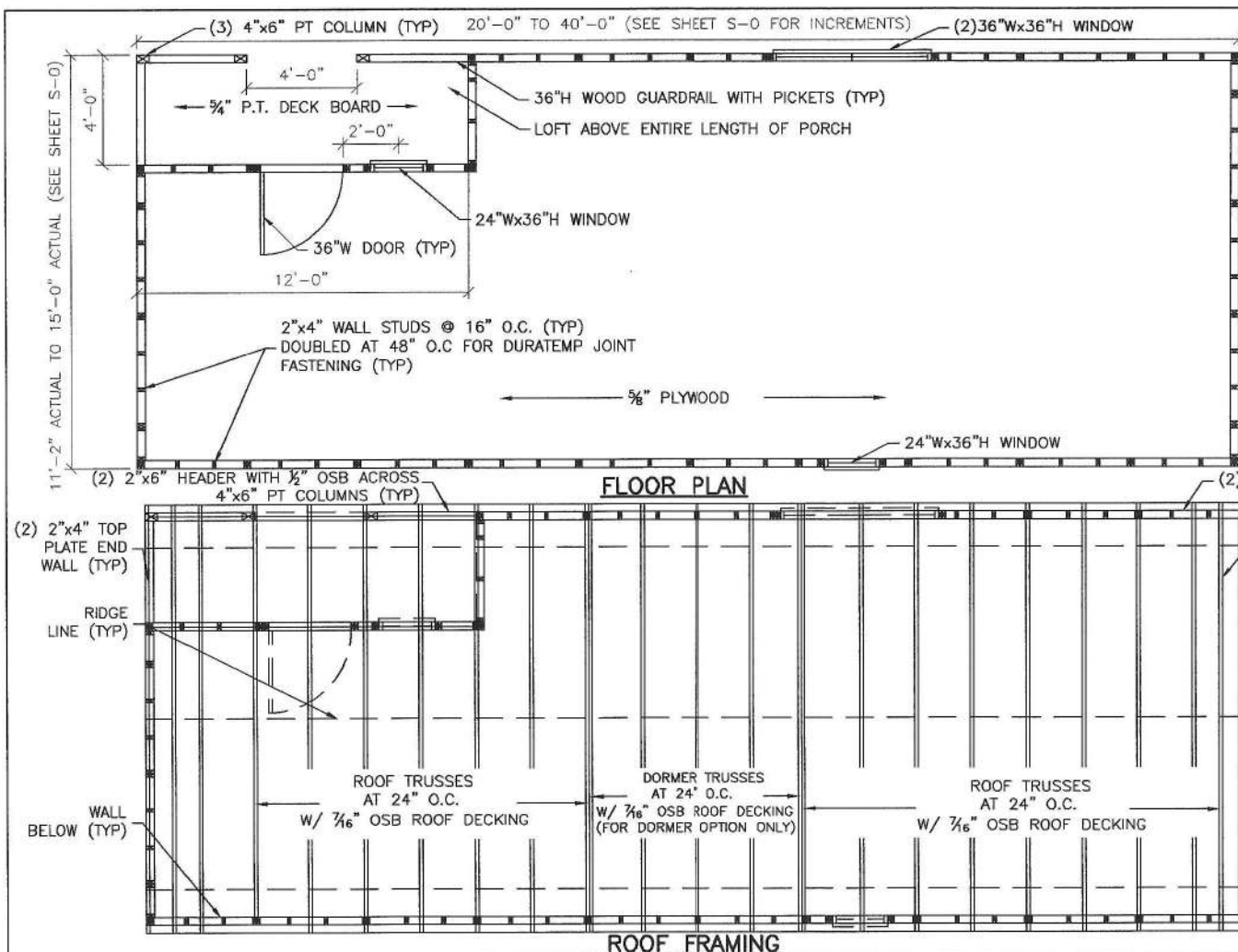
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FLOOR PLAN NOTES:

- 1) INSTALL $\frac{5}{8}$ " FLOOR SHEATHING WITH LONG DIMENSION SPANNING JOISTS, STAGGER JOINTS.
- 2) FASTEN $\frac{5}{8}$ " FLOOR SHEATHING WITH 2" RING-SHANK NAILS @ 6" O.C. AND 3" O.C. AT JOINTS.

OTHER FRAMING NOTES:

- 1) 2x4 UPPER TOP PLATE W/ (2) 3"x0.120" NAILS AT 16" O.C. TO 2x4 LOWER TOP PLATE.
- 2) FASTEN GUARDRAIL TO PICKETS WITH (1) 3"x0.120" NAIL @ EA END.
- 3.) SEE S-7-CPC FOR TRUSS FASTENING TO TOP PLATE DETAILS.

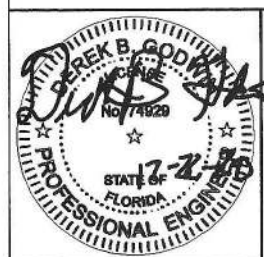
ROOF FRAMING NOTES:

- 1) INSTALL $\frac{7}{8}$ " ROOF SHEATHING WITH LONG DIMENSION SPANNING TRUSSES.
- 2) FASTEN $\frac{7}{8}$ " ROOF SHEATHING WITH 2" RING-SHANK NAILS @ 6" O.C.

COLUMN NOTES:

- 1) USE METAL COLUMN CLIPS TOP AND BOTTOM TYPICAL.
- 2) USE (4) #8x3" WOOD SCREWS EACH SIDE OF THE COLUMN TOP AND BOTTOM TO INSTALL THE COLUMN CLIPS.
- 3) GLUE TOP PLATES TOGETHER WITH LIQUID NAIL (LN-903) CONTINUOUS ACROSS OVERHANG AND 36" MINIMUM INTO ENCLOSED SPACE.
- 4) NAIL TOP PLATES TOGETHER WHERE GLUED WITH 2 ROWS OF 8d NAILS AT 6" O.C.
- 5) PROVIDE A 4x6 PT COLUMN SUPPORT FLUSH WITH THE TOP OF FLOOR JOISTS AND SPANNING THE ENTIRE WIDTH OF THE FLOOR JOIST FOR COMPLETE COLUMN BEARING. (NAIL WITH 8d NAILS ON ENDS AND ALONG THE SIDE)

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CORNER PORCH CAB--FL--V=150MPH-FBC 2020



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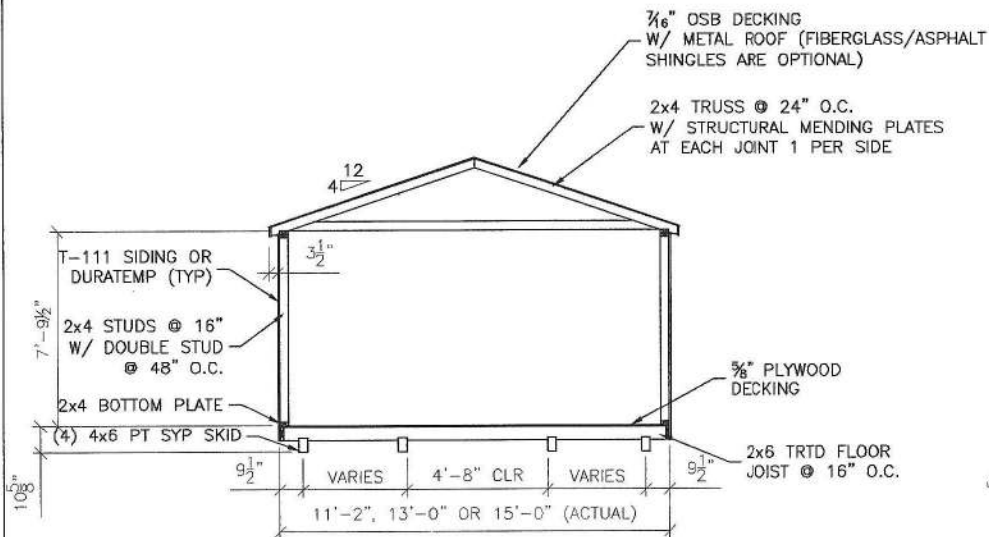
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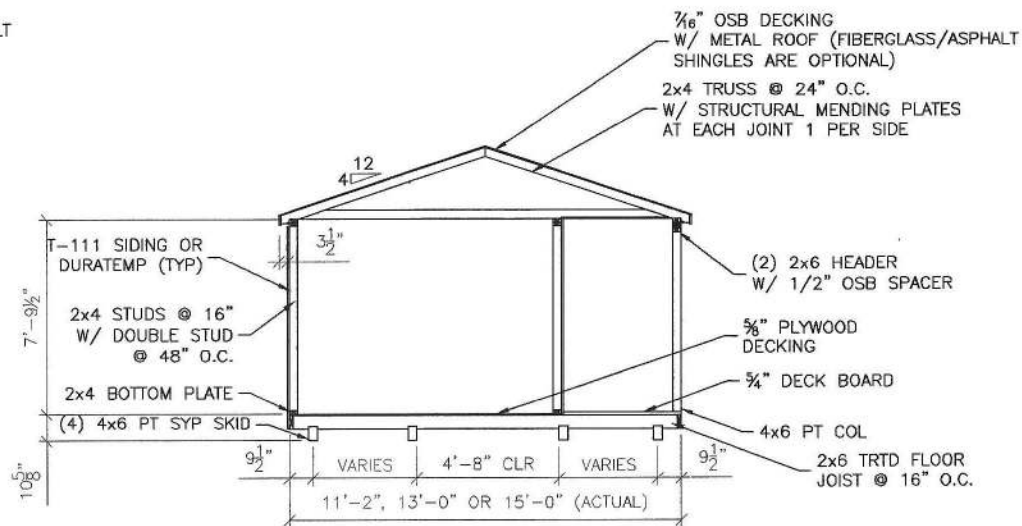
S-3-CPC

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

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BUILDING SECTIONS - 12', 14' & 16' (NOMINAL) WIDE



BUILDING SECTIONS - 12', 14' & 16' (NOMINAL) WIDE @ CORNER PORCH

NOTES:

- 1) FOR METAL GAUGE OF ROOF DECKING SEE S-5-CPC.
- 2) FOR MFGR AND SIZE OF TRUSS MENDING PLATES SEE S-7-CPC.
- 3) FOR BOTTOM PLATE & SKID FASTENING SEE S-8-CPC.
- 4) FOR WALL SHEATHING FASTENING SEE S-6-CPC.
- 5) FOR OPTIONAL DORMER SEE S-8A-CPC.

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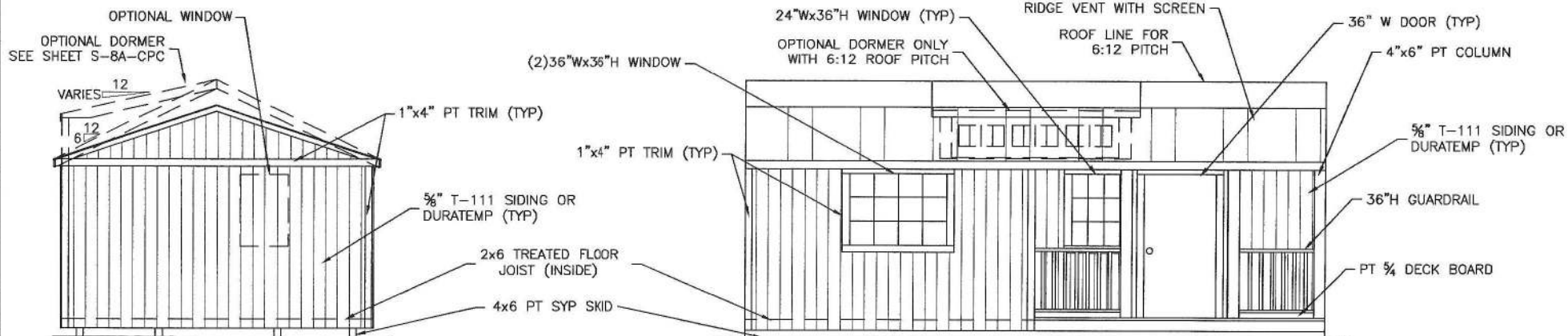
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S-4-CPC

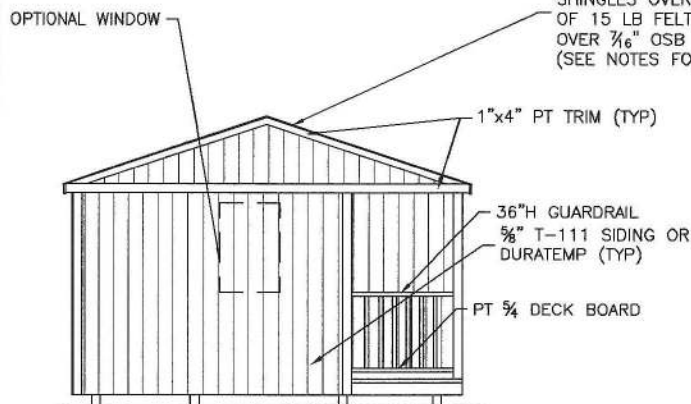
SCALE: 1/4"=1'-0"

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END WALL ELEVATION 1

SIDE WALL ELEVATION



END WALL ELEVATION 2

METAL ROOFING OR OPTIONAL
25 YEAR FIBERGLASS
SHINGLES OVER (1) LAYER
OF 15 LB FELT PAPER
OVER 3/8" OSB SHEATHING
(SEE NOTES FOR MORE INFO)

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 SYNTHETIC UNDERLAYMENT, 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 MAUFACTURER'S INSTRUCTIONS AND SPACED A MAXIMUM OF 36" APART.
- 7) FASTEN 1"x4" PT TRIM W/ (2) 8d NAILS @ 24" O.C.

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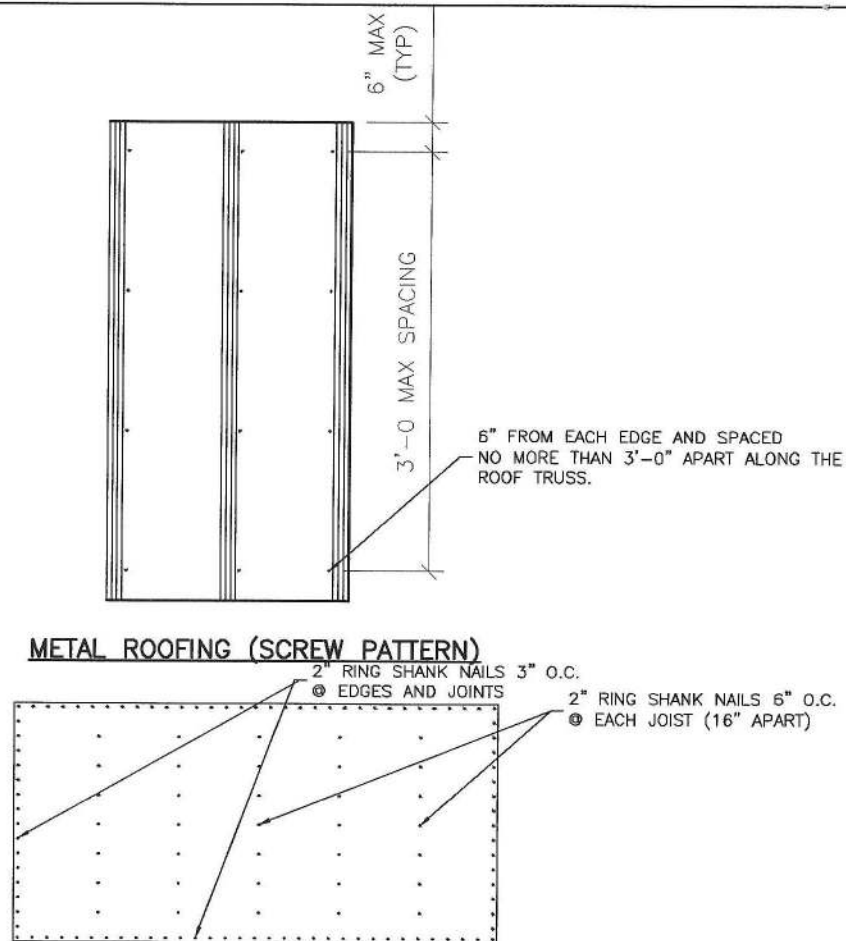
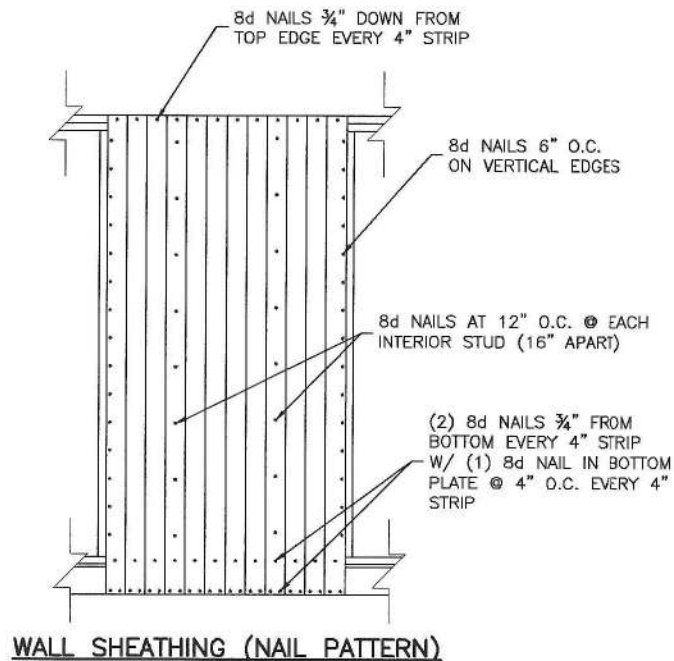
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S-5-CPC

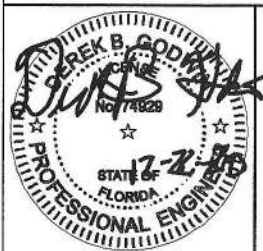
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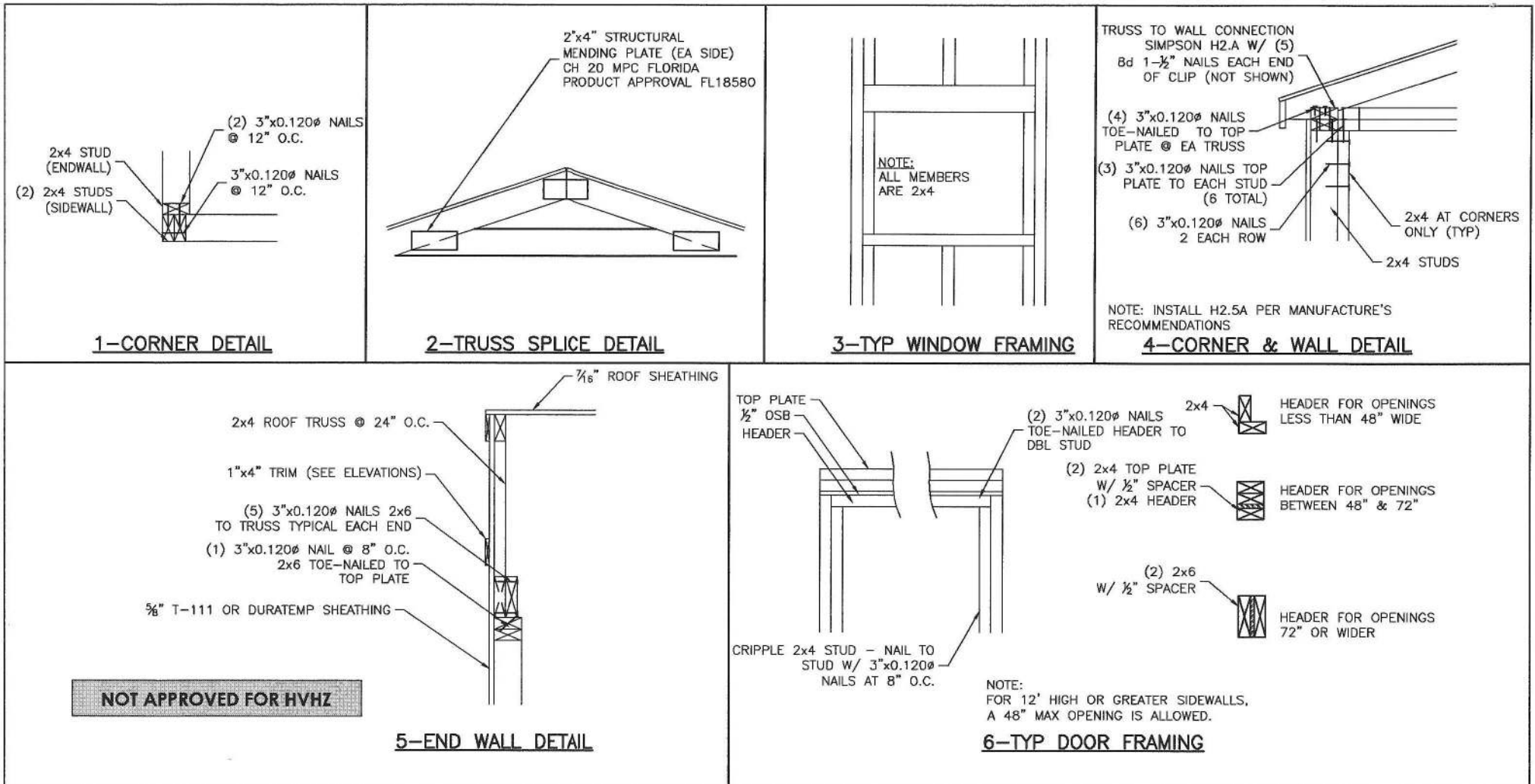
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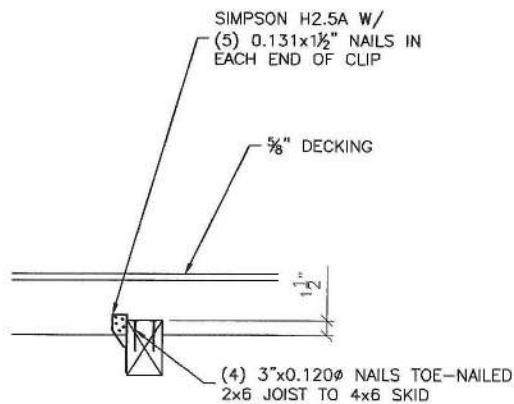
S-6-CPC

SCALE: 1/2"=1'

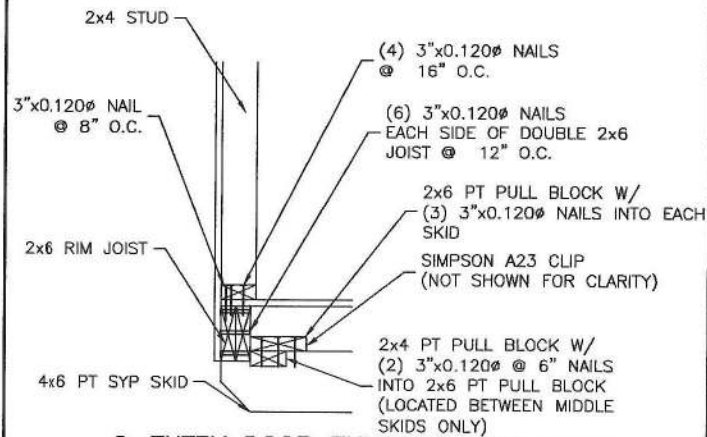
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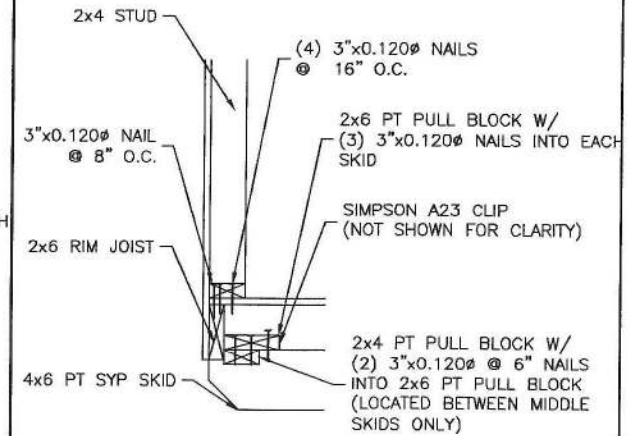
	<p>SHEET APPROVAL STAMP</p> <p>TOP LINE ENGINEERING, LLC STRUCTURAL ENGINEERS William E. Neery, III SMP 51, SM-73, ICC 5185040 10649 Oakview Pointe Terrace Guthrie, Florida 34734</p>	<h1 style="margin: 0;">CORNER PORCH CAB--FL--V=150MPH-FBC 2020</h1>	<p>PROJECT NO: 4061001FL</p> <p>DATE: 12-22-20</p> <p>DRAWN BY: JMG</p> <p>CHECKED BY: DBG</p> <p>REVISION: 03</p>	<p>SHEET NUMBER</p> <h2 style="margin: 0;">S-7-CPC</h2> <p>SCALE: 1"=1'</p>
		<p>RAILROAD CONSULTANTS, PLLC 213 UPTOWN SQUARE MURFREESBORO, TN 37129 PHONE: (615) 663-1142</p>	<p>GRACELAND PORTABLE BUILDINGS, LLC 267 RELIHAN STREET PEARSON, GA 31642 PHONE: (888) 472-2304</p>	



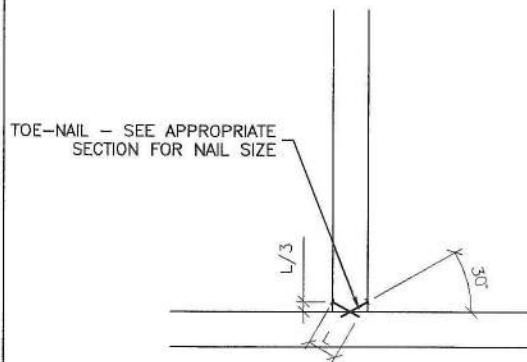
1-INNER & OUTER SKID DETAIL @ EVERY JOIST



2-ENTRY DOOR ENDWALL JOIST DETAIL

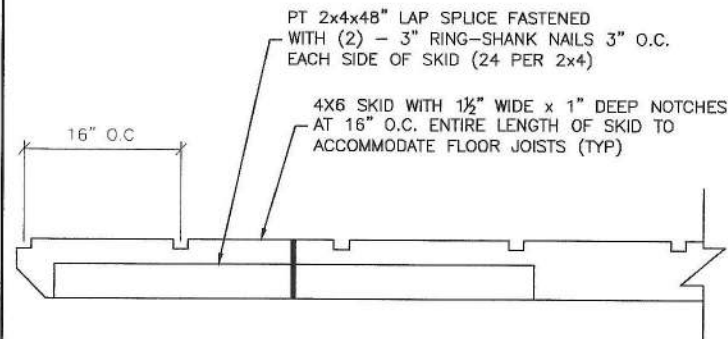


3-REAR ENDWALL JOIST DETAIL

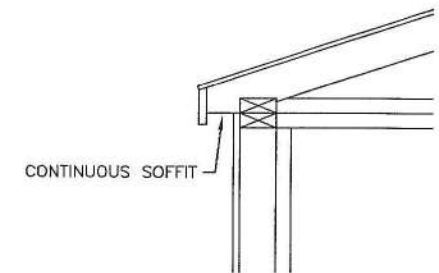


4-TOE-NAIL DETAIL

NOT APPROVED FOR HVHZ



5-SKID DETAIL



NOTE: SOFFIT VENTS SHALL BE SPACED AT
24" MAX AND SHALL BE SPACED SO THAT
THEY ARE BETWEEN TRUSSES ON EITHER SIDE
OF THE EAVES

6-SOFFIT VENTS

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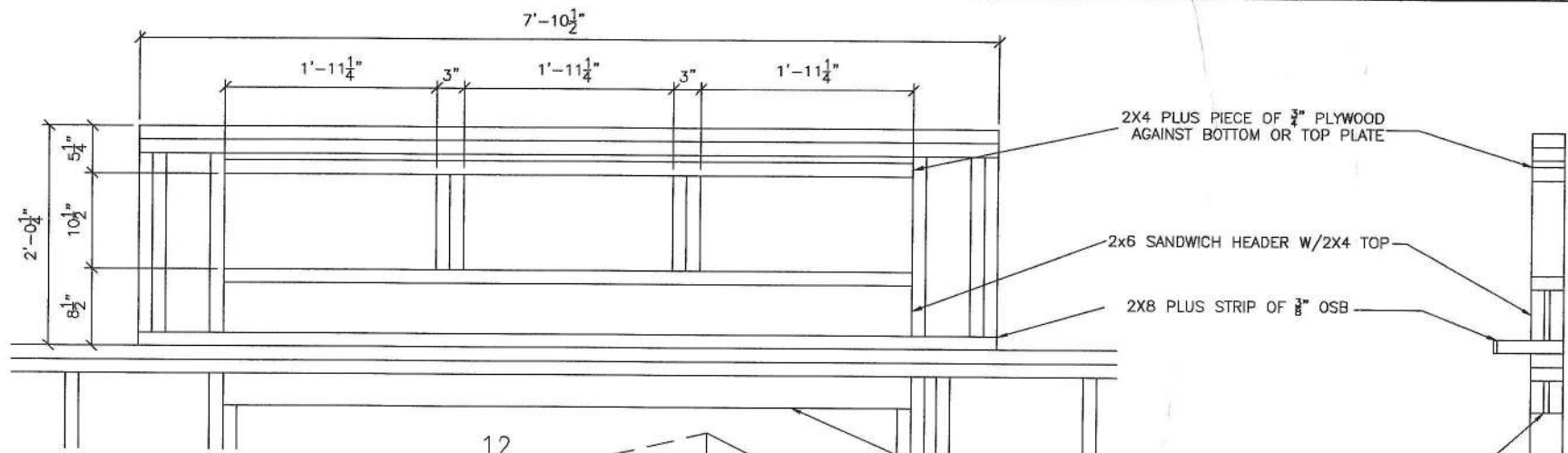
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S-8-CPC

SCALE: 1"=1'



VARIES 12
 WIDTH=16'
 WIDTH=14'
 WIDTH=12'

ROOF PITCH BY BUILDING WIDTHS
 FOR OPTIONAL DORMER

12' - 1.73:12 (METAL ONLY)
 14' - 2.32:12
 16' - 2.81:12

2X4 SANDWICH HEADER AGAINST BOTTOM OF TOP PLATE
 WHEN ABOVE DOORWAY OPENING

NOT APPROVED FOR HVHZ

DORMER DETAILS

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SHEET NUMBER

S-8A-CPC

SCALE: 1"=1'

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