

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 SLB-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.

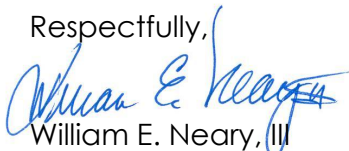
Third Party Agency approval in no way alleviates the builder/manufacturer from complying with all the applicable codes, which may or may not be identified in this review. Approval also does not preclude the local building official from requiring work be performed that was not previously reviewed, approved,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

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	SLB-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:

1. FOUNDATION PLANS ARE NOT PART OF THIS PLAN SET AND ARE GOVERNED 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 TIE 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.

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 AR 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 WITHT HE 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:	
8' WIDTH 8'x12'	14' WIDTH* *NOTE:(13'-0 ACTUAL) 14'x16' 14'x20' 14'x24' 14'x28' 14'x32' 14'x36' 14'x40'
10' WIDTH 10'x12' 10'x16'	
12' WIDTH** **NOTE:(11'-2 ACTUAL)	
12'x12' 12'x16' 12'x20' 12'x24' 12'x28' 12'x32' 12'x40'	
INDEX OF SHEETS:	
S-0-SLB -	COVER SHEET
S-0A-SLB -	GENERAL NOTES (CONT.)
S-1-SLB -	FOUNDATION PLAN (NOT USED)
S-2-SLB -	UPLIFT ANCHORAGE (NOT USED)
S-3-SLB -	FRAMING PLAN
S-4-SLB -	BUILDING SECTIONS
S-5-SLB -	ELEVATIONS
S-6-SLB -	NAIL PATTERN
S-7-SLB -	DETAILS
S-8-SLB -	DETAILS

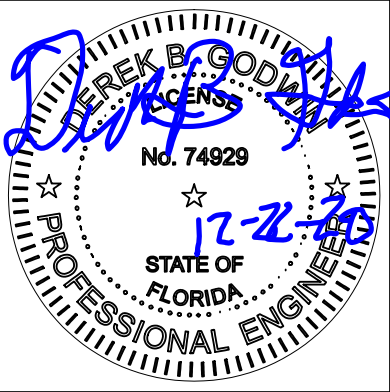
NOT APPROVED FOR HVHZ

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.



SHEET APPROVAL STAMP

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

SIDE 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
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DRAWN BY:	JMG
CHECKED BY:	DBG
REVISION:	03

SHEET NUMBER
S-0-SLB

GENERAL NOTES (CONT.)

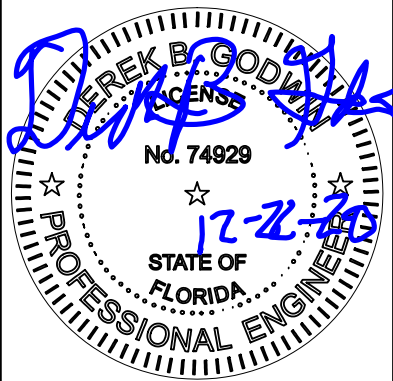
32. HARDIE OR LP LAP SIDE OR EQUAL (8-1/4", 7" EXPORSURE/REVEAL) INSTALLED OVER 7/16" OSB ARE ACCEPTABLE ALTERNATES TO THE ORIGINAL DESIGN FOR ALL STRUCTURES AND THEY MEET OR EXCEED ALL APPLICABLE BUILDING CODES.

DESIGN CRITERIA:

1. DEAD LOADS:
LOFT: 5 PSF
2. LIVE LOADS:
LOFT: 10 PSF
3. SNOW LOADS:
GROUND SNOW LOAD, Pg=25psf
FLAT ROOF SNOW LOAD, Pf=20psf
SNOW EXPOSURE FACTOR, Ce=1.2
SNOW LOAD IMPORTANCE FACTOR, I=0.8
THERMAL FACTOR, Ct=1.2
4. WIND LOADS:
BASIC WIND SPEED, V=150 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



NOT APPROVED FOR HVHZ



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



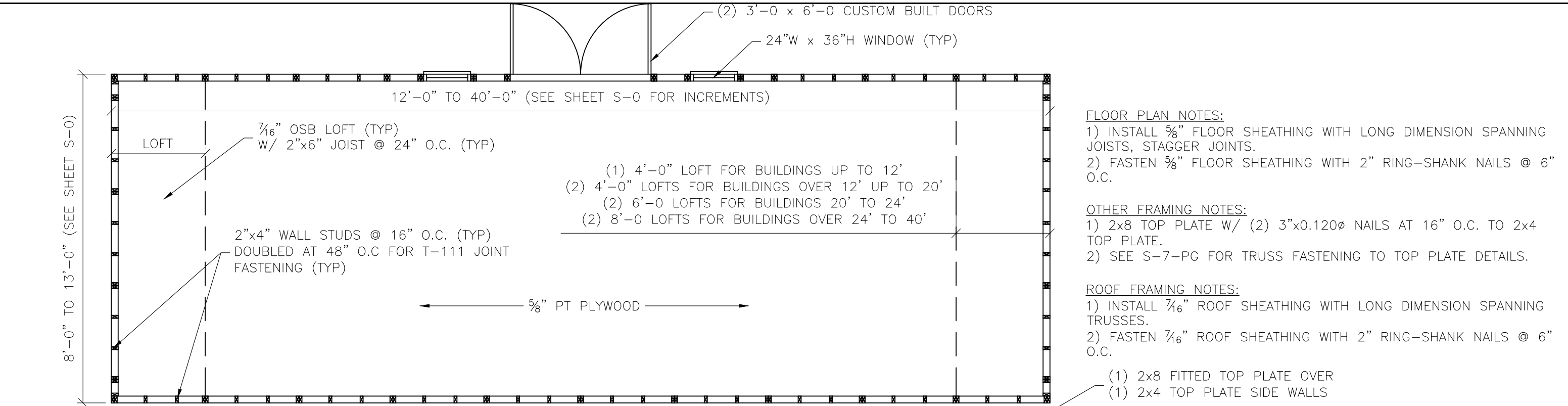
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S-OA-SLB

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

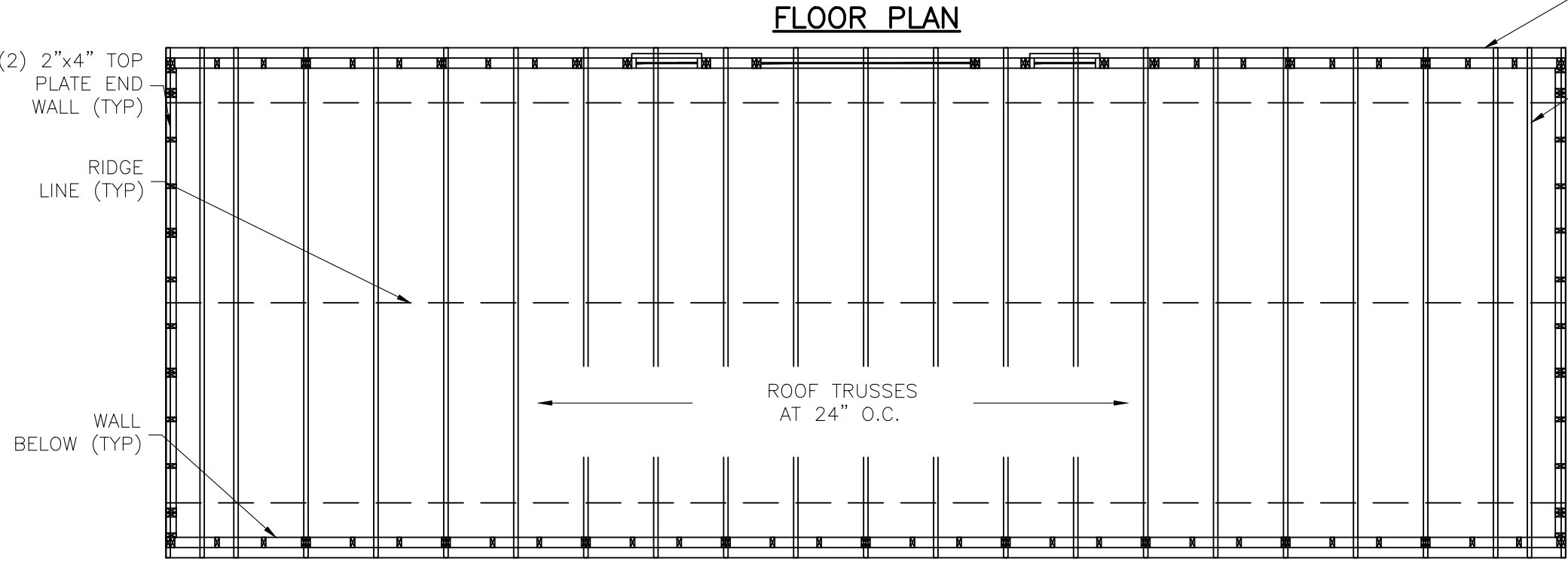


FLOOR PLAN NOTES:
1) INSTALL 5/8" FLOOR SHEATHING WITH LONG DIMENSION SPANNING JOISTS, STAGGER JOINTS.
2) FASTEN 5/8" FLOOR SHEATHING WITH 2" RING-SHANK NAILS @ 6" O.C.

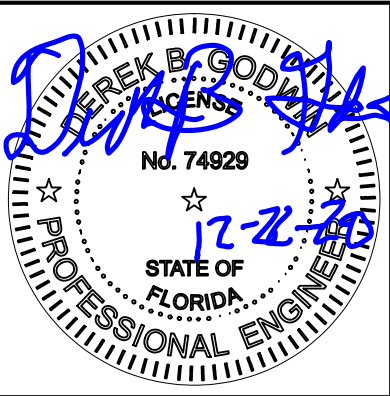
OTHER FRAMING NOTES:
1) 2x8 TOP PLATE W/ (2) 3"x0.120ø NAILS AT 16" O.C. TO 2x4 TOP PLATE.
2) SEE S-7-PG FOR TRUSS FASTENING TO TOP PLATE DETAILS.

ROOF FRAMING NOTES:
1) INSTALL 7/16" ROOF SHEATHING WITH LONG DIMENSION SPANNING TRUSSES.
2) FASTEN 7/16" ROOF SHEATHING WITH 2" RING-SHANK NAILS @ 6" O.C.

- (1) 2x8 FITTED TOP PLATE OVER
- (1) 2x4 TOP PLATE SIDE WALLS



NOT APPROVED FOR HVHZ



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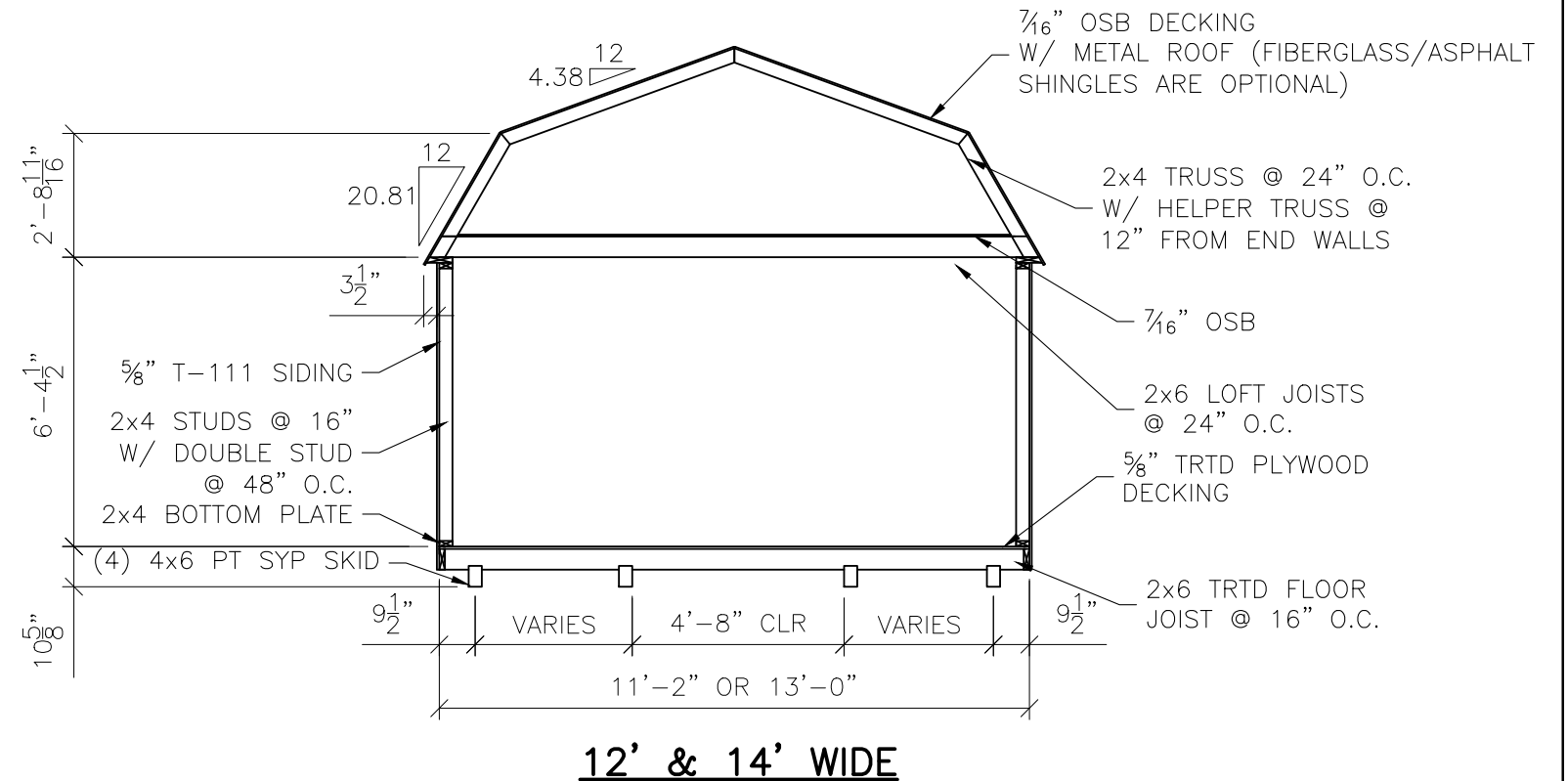
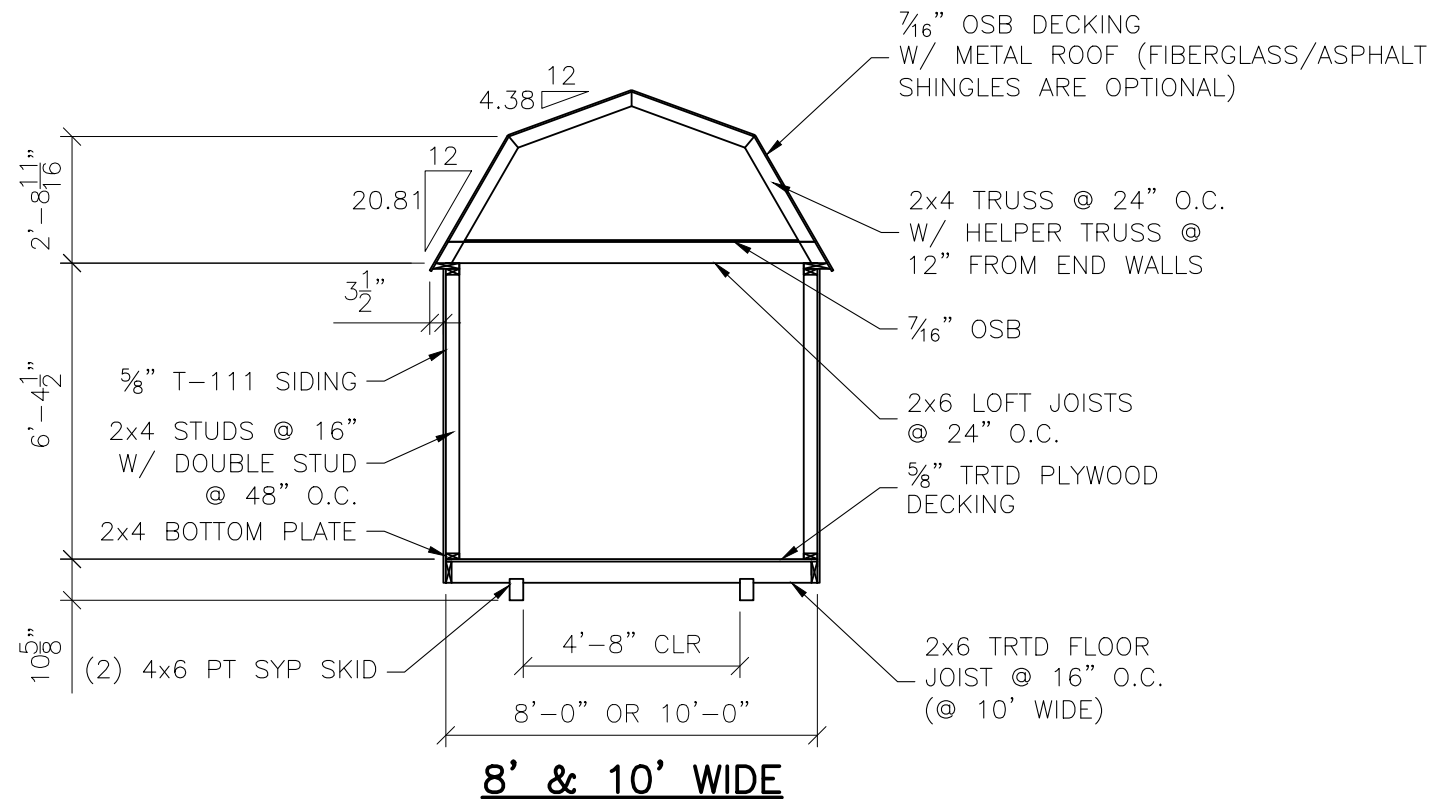
TLE TOP LINE ENGINEERING, LLC
STRUCTURAL ENGINEERS
William E. Neary, III
SMP-51, SMI-79, ICC 5185040
10649 Oakview Pointe Terrace
Gotha, Florida 34734

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

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PROJECT NO:	4061001FL	SHEET NUMBER <h2>S-3-SLB</h2> SCALE: 1/4"=1'-0
DATE:	12-22-20	
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REVISION:	03	

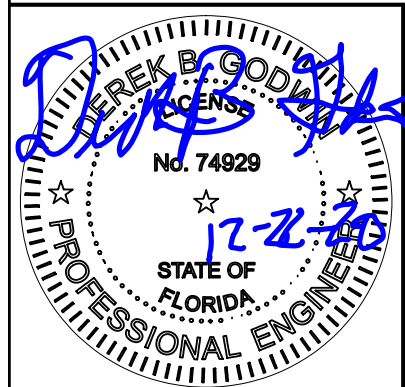


BUILDING SECTIONS

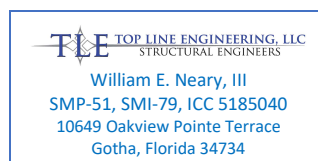
NOT APPROVED FOR HVHZ

NOTES:

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



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



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MURFREESBORO, TN 37129
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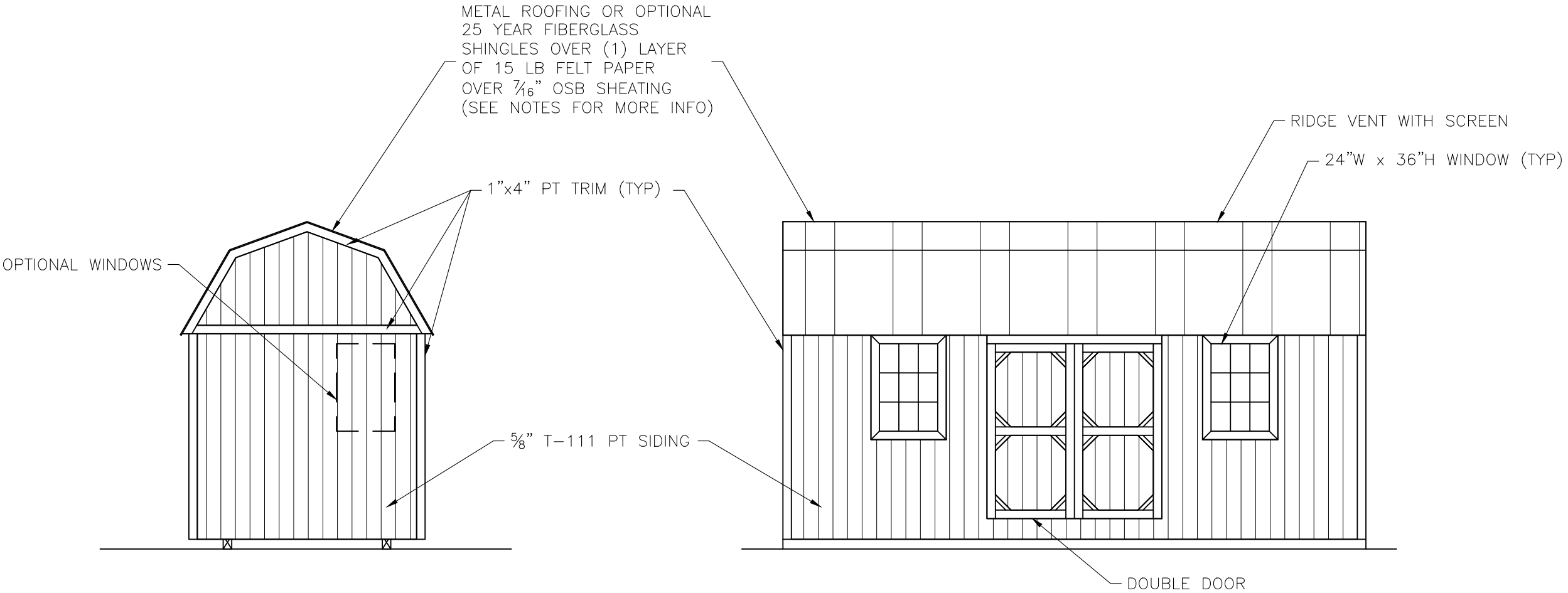
GRACELAND PORTABLE BUILDINGS, LLC
267 RELIHAN STREET
PEARSON, GA 31642
PHONE: (888) 472-2304

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SHEET NUMBER

S-4-SLB

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

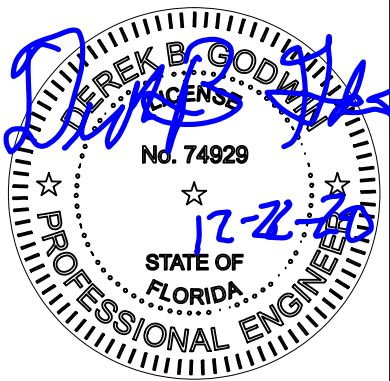


END WALL ELEVATION

SIDE WALL ELEVATION

NOT APPROVED FOR HVHZ

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



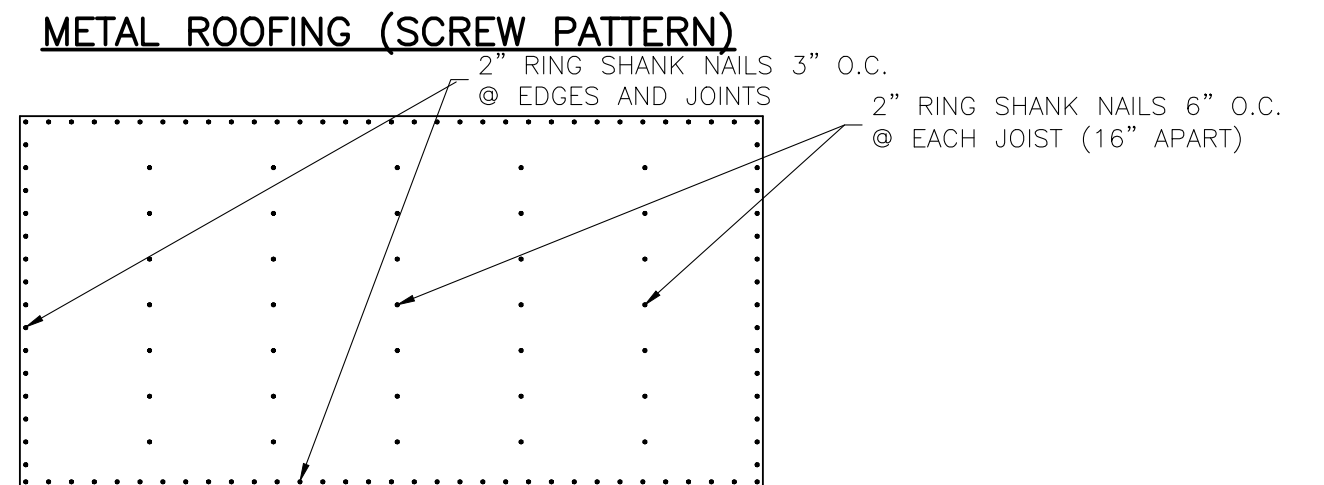
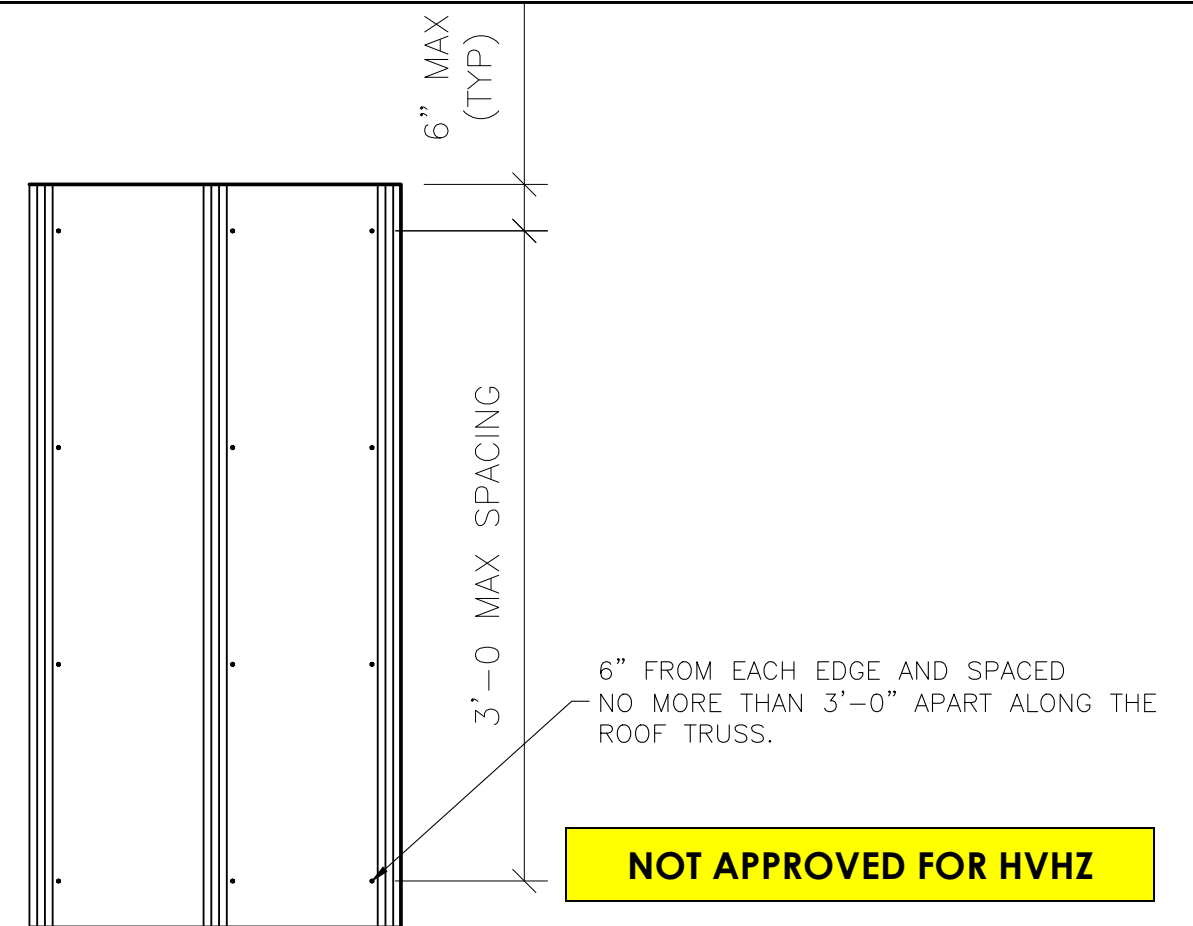
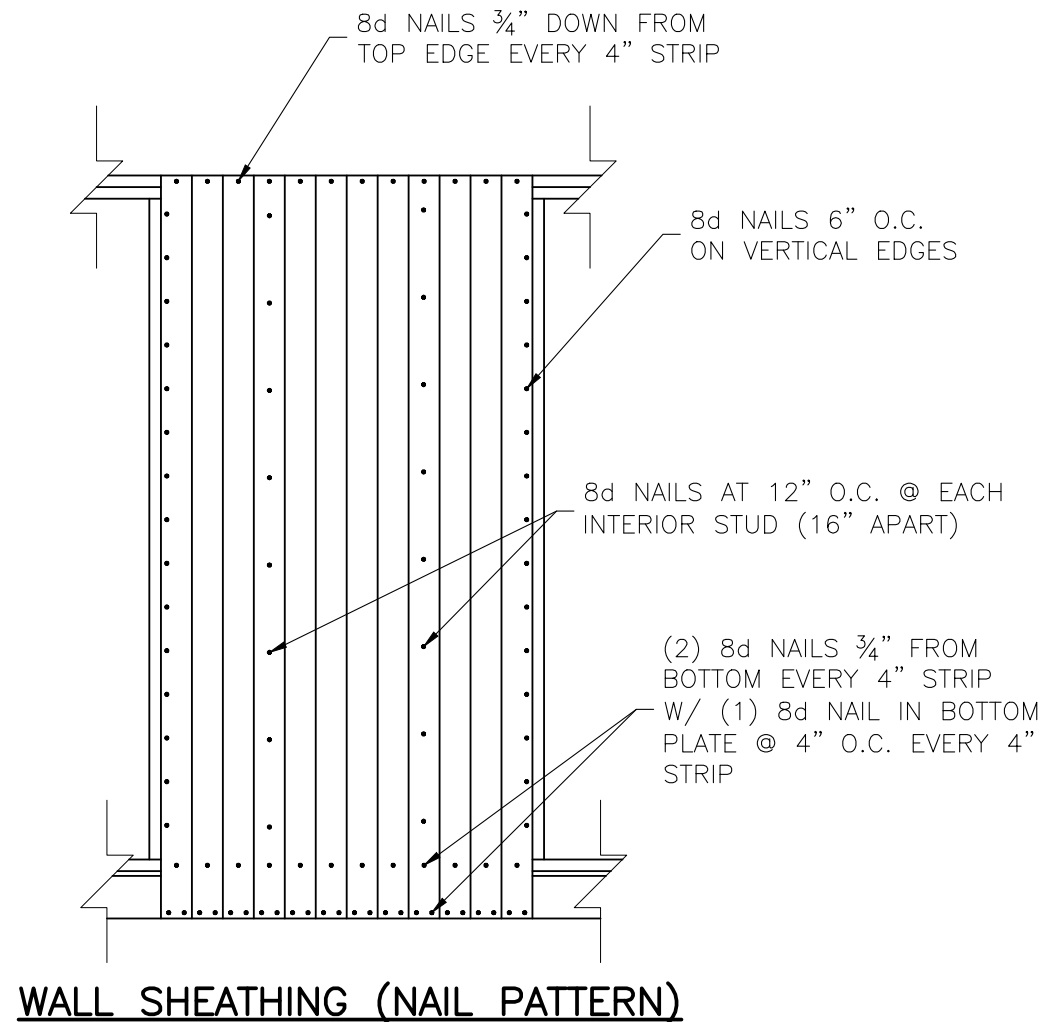
RAILROAD CONSULTANTS, PLLC
213 UPTOWN SQUARE
MURFREESBORO, TN 37129
PHONE: (615) 663-1142



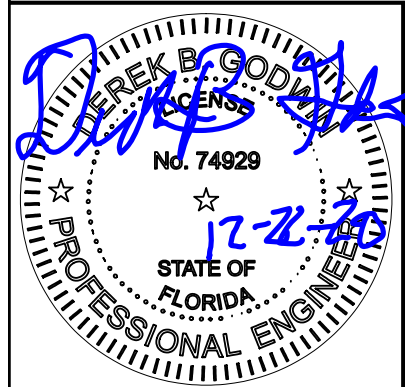
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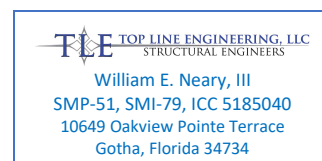
SHEET NUMBER
S-5-SLB
SCALE: 1/4"=1'-0



FLOOR SHEATHING (NAIL PATTERN)



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



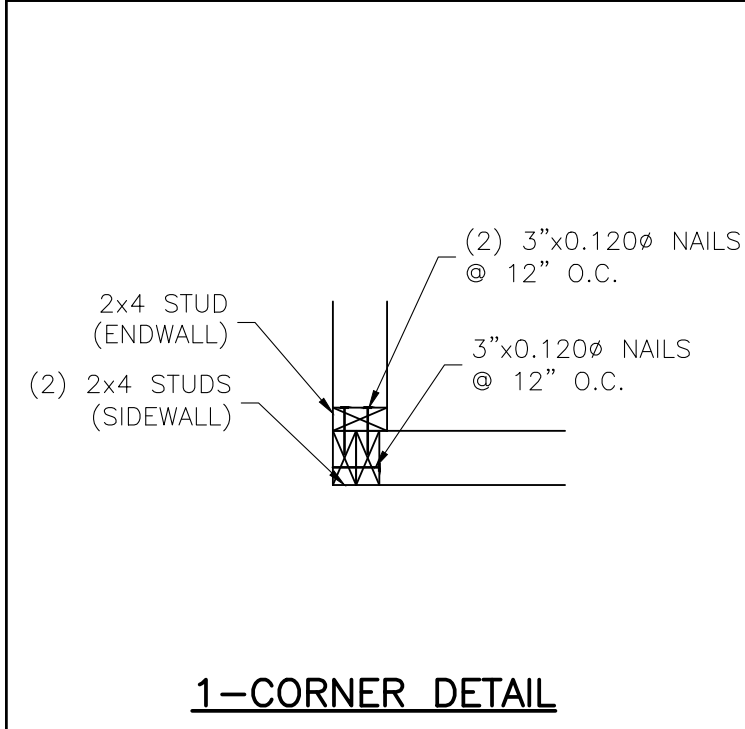
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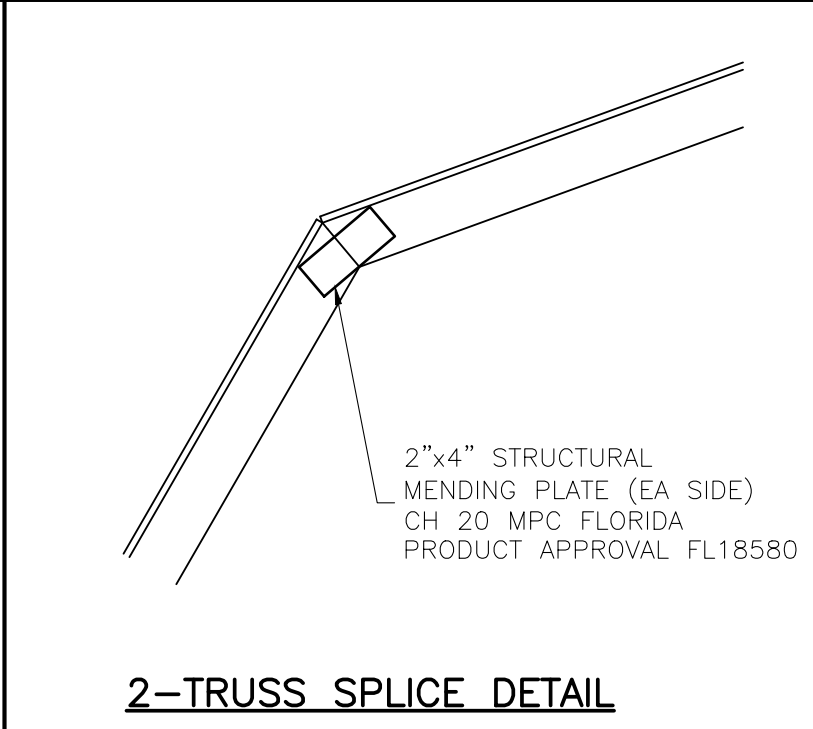
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SHEET NUMBER
S-6-SLB
SCALE: 1/2"=1'



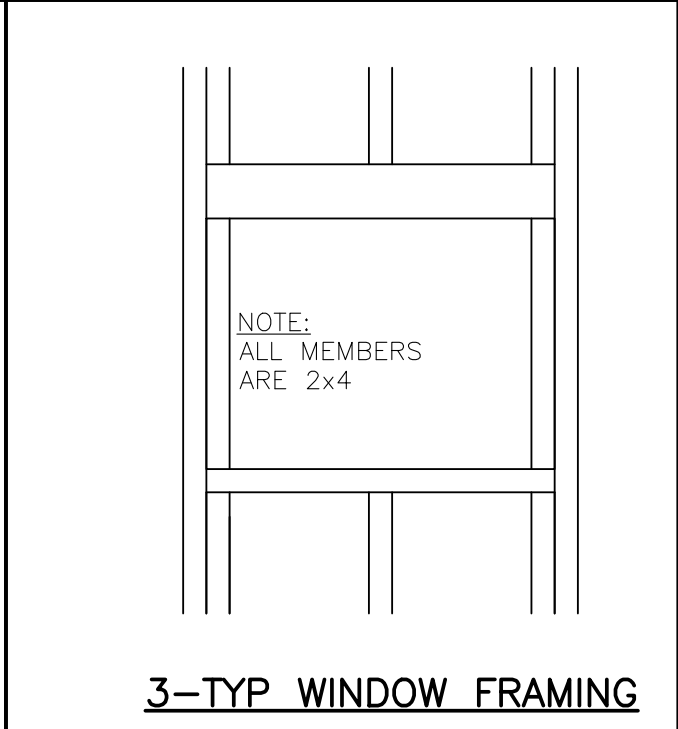
2x4 STUD (ENDWALL)
(2) 2x4 STUDS (SIDEWALL)
(2) 3"x0.120" NAILS @ 12" O.C.
3"x0.120" NAILS @ 12" O.C.

1-CORNER DETAIL



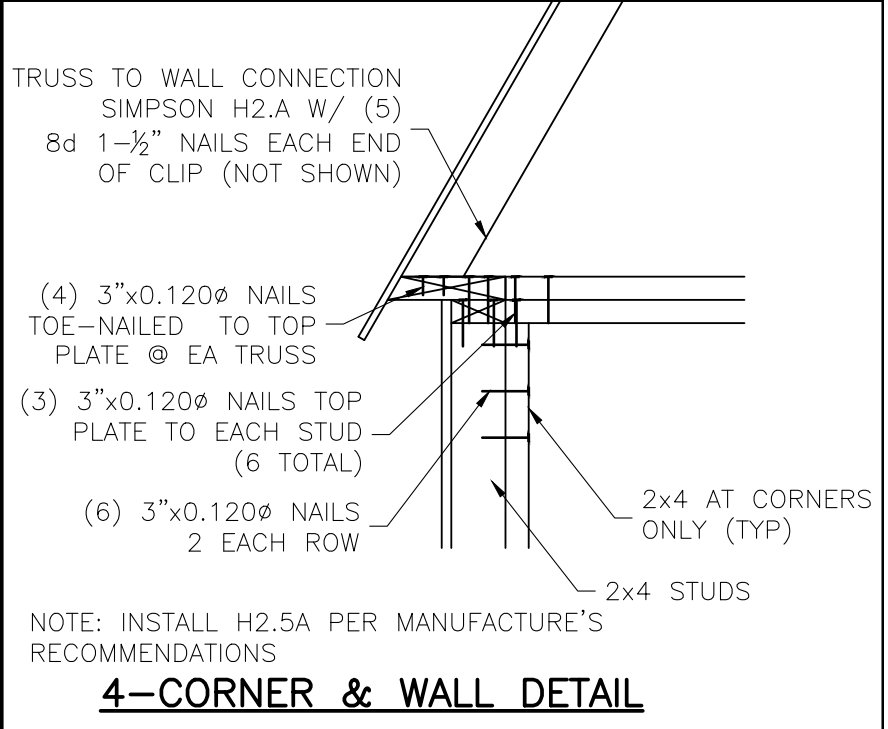
2"x4" STRUCTURAL MENDING PLATE (EA SIDE)
CH 20 MPC FLORIDA
PRODUCT APPROVAL FL18580

2-TRUSS SPLICE DETAIL



NOTE:
ALL MEMBERS ARE 2x4

3-TYP WINDOW FRAMING



TRUSS TO WALL CONNECTION
SIMPSON H2.A W/ (5)
8d 1-1/2" NAILS EACH END
OF CLIP (NOT SHOWN)

(4) 3"x0.120" NAILS
TOE-NAILED TO TOP
PLATE @ EA TRUSS

(3) 3"x0.120" NAILS TOP
PLATE TO EACH STUD
(6 TOTAL)

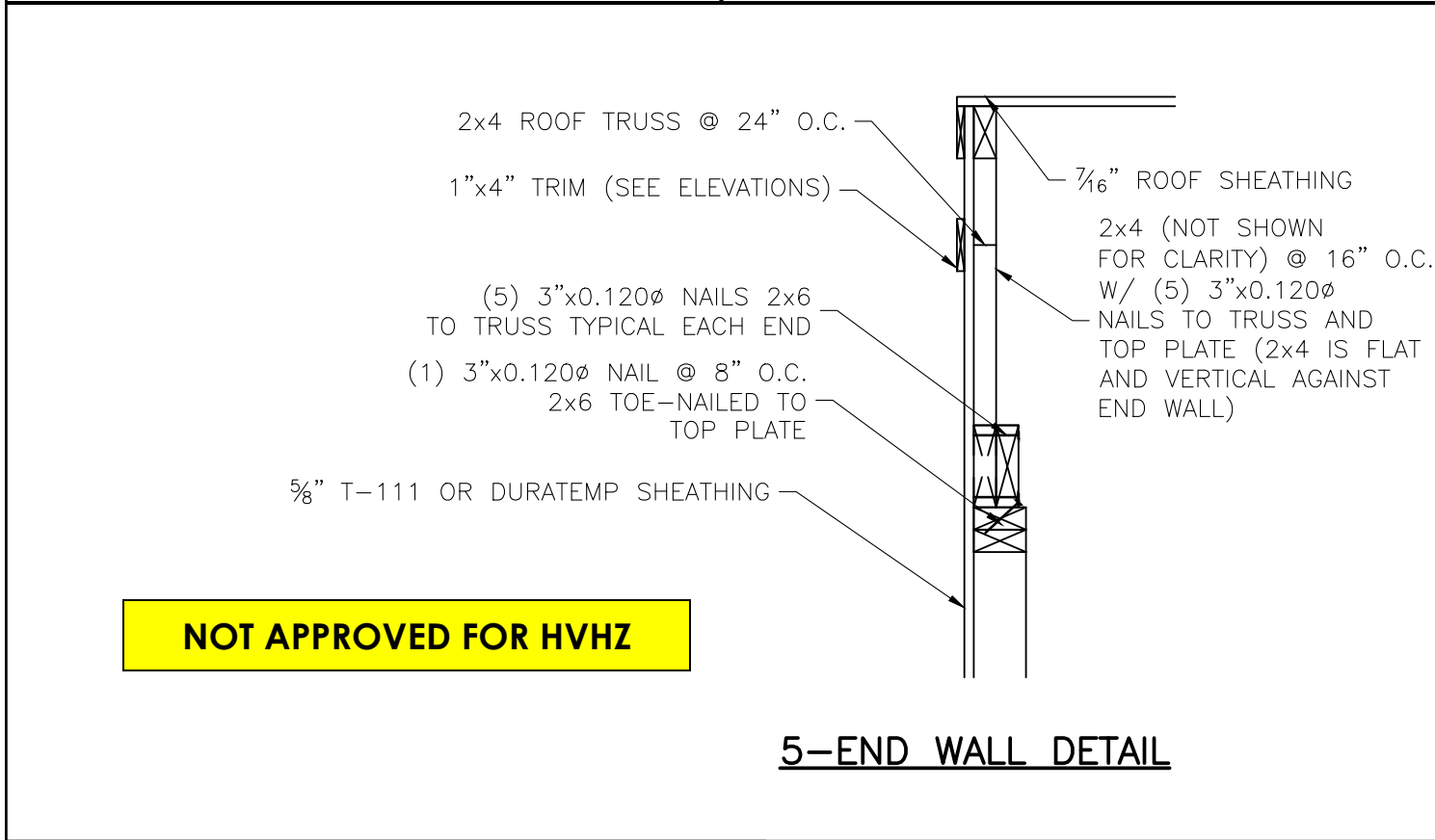
(6) 3"x0.120" NAILS
2 EACH ROW

2x4 AT CORNERS
ONLY (TYP)

2x4 STUDS

NOTE: INSTALL H2.5A PER MANUFACTURE'S
RECOMMENDATIONS

4-CORNER & WALL DETAIL



2x4 ROOF TRUSS @ 24" O.C.
1"x4" TRIM (SEE ELEVATIONS)
5/8" T-111 OR DURATEMP SHEATHING

7/16" ROOF SHEATHING

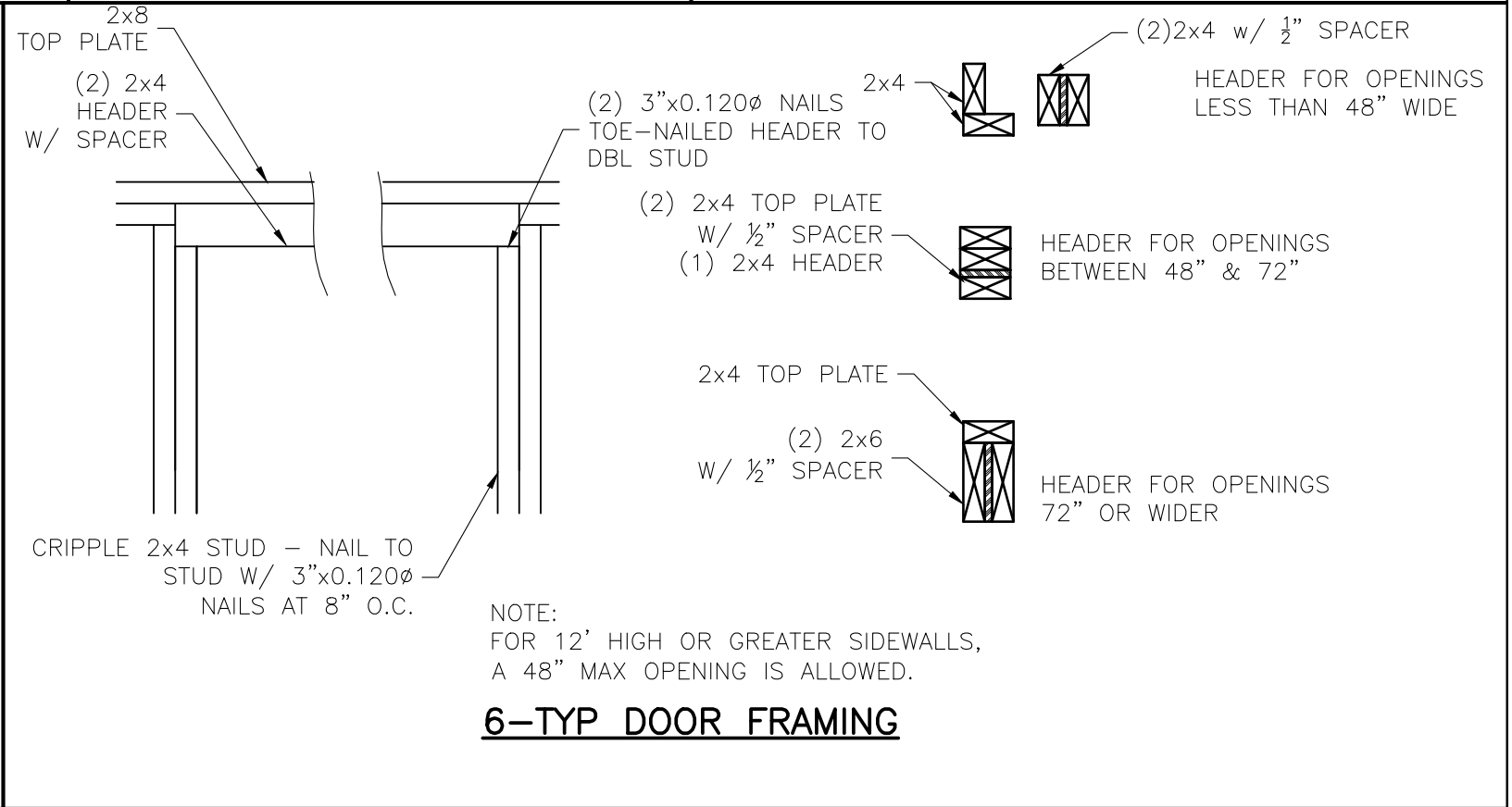
2x4 (NOT SHOWN FOR CLARITY) @ 16" O.C.
W/ (5) 3"x0.120" NAILS TO TRUSS AND TOP PLATE (2x4 IS FLAT AND VERTICAL AGAINST END WALL)

(5) 3"x0.120" NAILS 2x6 TO TRUSS TYPICAL EACH END

(1) 3"x0.120" NAIL @ 8" O.C. 2x6 TOE-NAILED TO TOP PLATE

NOT APPROVED FOR HVHZ

5-END WALL DETAIL



2x8 TOP PLATE
(2) 2x4 HEADER W/ 1/2" SPACER
(2) 3"x0.120" NAILS TOE-NAILED HEADER TO DBL STUD

(2) 2x4 TOP PLATE W/ 1/2" SPACER
(1) 2x4 HEADER

2x4 TOP PLATE
(2) 2x6 W/ 1/2" SPACER

(2) 2x4 w/ 1/2" SPACER

HEADER FOR OPENINGS LESS THAN 48" WIDE

HEADER FOR OPENINGS BETWEEN 48" & 72"

HEADER FOR OPENINGS 72" OR WIDER

CRIPPLE 2x4 STUD - NAIL TO STUD W/ 3"x0.120" NAILS AT 8" O.C.

NOTE:
FOR 12' HIGH OR GREATER SIDEWALLS,
A 48" MAX OPENING IS ALLOWED.

6-TYP DOOR FRAMING



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MURFREESBORO, TN 37129
PHONE: (615) 663-1142



GRACELAND PORTABLE BUILDINGS®
"Look for the G"

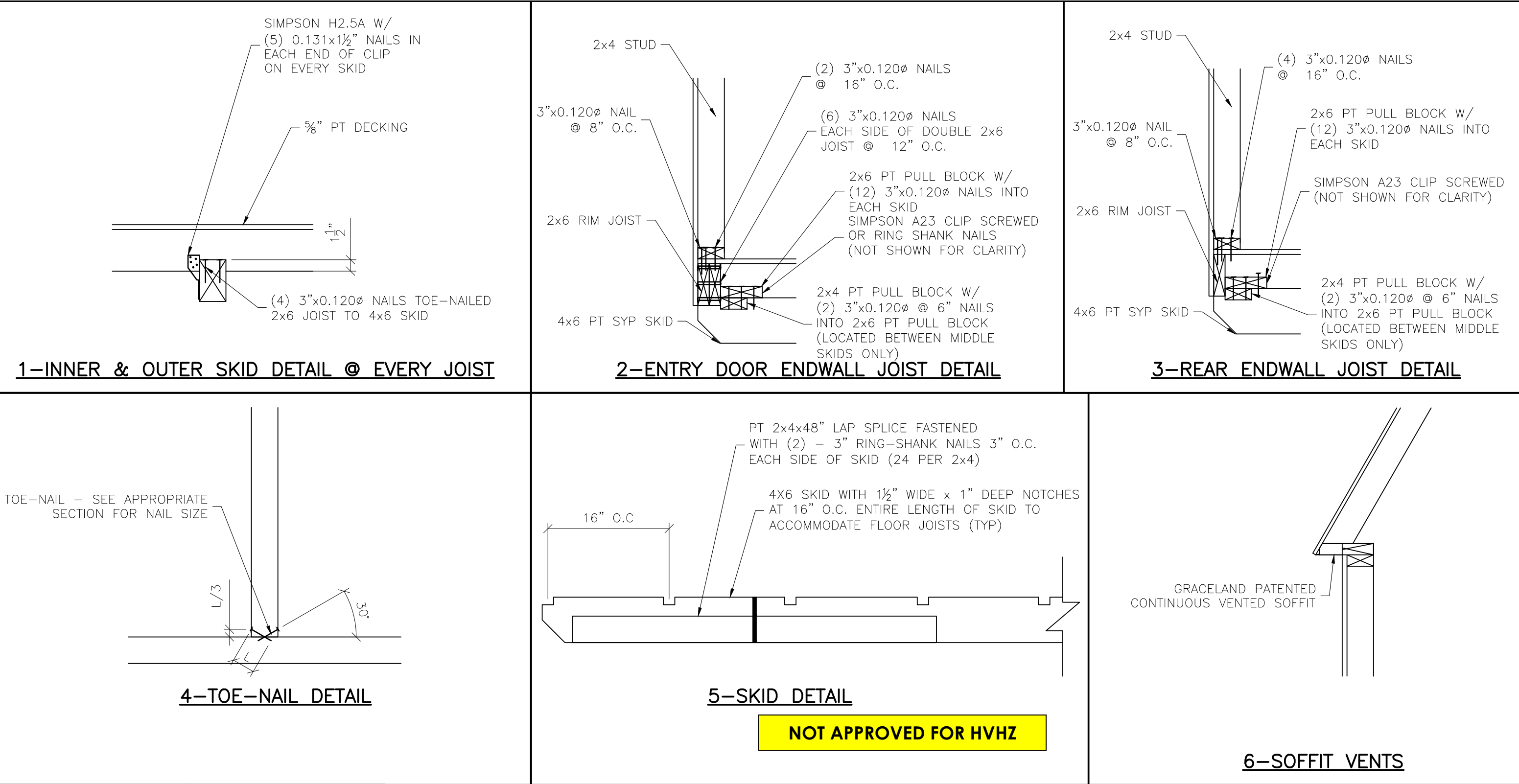
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SHEET NUMBER

S-7-SLB

SCALE: 1"=1'





SHEET APPROVAL STAMP



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SMP-51, SMI-79, ICC 5185040
10649 Oakview Pointe Terrace
Gotha, Florida 34734



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

SHEET NUMBER

S-8-SLB

SCALE: 1"=1'

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