SHEET	SHEET TITLE
1	GENERAL NOTES
2	FRAMING PLANS
3	FLOOR PLAN & ELEVATIONS
4	DETAILS

COMMON ABBREVIATIONS

FBC = FLORIDA BUILDING CODE
MAX = MAXIMUM
MIN = MINIMUM
M.P.H = MILES PER HOUR
O.C = ON CENTER
P.S.F = POUNDS PER SQUARE FOOT
P.T. = PRESSURE TREATED
SPF = SPRUCE PINE FIR
U.O.N = UNLESS OTHERWISED NOTED

PLANT INFORMATION

ELITE PORTABLE BUILDINGS (EVERGREEN, AL)
700 INDUSTRIAL CIRCLE
EVERGREEN, AL 36401
PHONE: 256-616-8499

Columbia County Building Department
Plans Reviewed for Code Compliance
State of Florida

GENERAL NOTES

DESIGN CRITERIA

1.0 REFERENCED STANDARDS

1.1 DESIGN

1.1.1 THE 2020 FLORIDA BUILDING CODE, 7^{TH} EDITION, BUILDING

1.1.1.1 BUILDING - CHAPTER 16

1.1.1.2 THESE PLANS EXCLUDE MIAMI-DADE COUNTY

1.1.2 ASCE 7-16, MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES

1.1.3 2018 NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION DESIGN CODES AND GUIDELINES.

1.1.4 2018 NATIONAL DESIGN SPECIFICATIONS SUPPLEMENT FOR WOOD CONSTRUCTION DESIGN CODES AND GUIDELINES.

1.1.5 PRODUCTS SUBMITTED ARE PRODUCT APPROVED AND CAN BE SUBSTITUTED WITH PRODUCT APPROVED EQUIVALENTS.

1.1.6 REFERENCE STOR-MOR CONSTRUCTION MANUAL (2020) FOR ANY ADDITIONAL DETAILS NOT SHOWN IN THESE PLANS.

1.1.6.1 IF THERE ARE ANY DISCREPANCIES WITH THE STOR-MOR CONSTRUCTION MANUAL, THESE PLANS SHALL CONTROL.

2.0 DESIGN LOADS

2.1 DEAD LOADS:

2.1.1 FLOOR DEAD LOAD = 5 PSF

2.1.2 ROOF DEAD LOAD = 6 PSF

2.2 LIVE LOADS:

2.2.1 FLOOR LIVE LOAD = 40 PSF

2.2.2 ROOF LIVE LOAD = 20 PSF

2.2.3 UNINHABITED LOFT LIVE LOAD = 20 PSF

2.3 WIND LOADS: PERFORMED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, CHAPTER 16, LATEST EDITION

2.3.1 DESIGN WIND SPEED: V_{ult} = 150 M.P.H.
V_{asd} = 116 M.P.H.

2.3.2 IMPORTANCE FACTOR = 1.0, CATEGORY I

2.3.3 EXPOSURE CATEGORY = C

2.3.4 INTERNAL PRESSURE COEFFICIENT = +/- 0.18

2.3.5 BUILDING TYPE = ENCLOSED

2.3.6 COMPONENT AND CLADDING ULTIMATE WIND PRESSURES:
DESIGN PER 2020 FBC 7^{TH} EDITION

3.0 CONTRACTOR RESPONSIBILITIES

3.1 A CONTRACTOR SHALL PERFORM ALL SITE WORK IN ACCORDANCE WITH APPLICABLE BUILDING CODES, LOCAL ORDINANCES, ETC.

3.2 CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK THESE PLANS FOR DIMENSIONAL ERROR AND/OR OMISSIONS PRIOR TO CONSTRUCTION. IF ANY ERRORS OR OMISSIONS EXIST IN DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, WITHIN 10 DAYS OF RECEIPT OF PLANS AND PRIOR TO ANY CONSTRUCTION, OR CONTRACTOR ASSUMES THE RESPONSIBILITY FOR THE RESULTS AND ALL COSTS OF RECTIFYING SAME.

3.3 THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS ASSOCIATED WITH WORK TO BE COMPLETED. THIS IS TO INCLUDE ALL SHORING AND/OR BRACING REQUIRED FOR COMPLETION OF PROJECT. CONTRACTOR IS RESPONSIBLE FOR PROPER USE AND INSTALLATION OF ALL FLASHING/WATER PROTECTION PER THE MANUFACTURER'S SPECIFICATIONS.

3.4 THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF COMPONENTS, FIXTURES, OPENINGS, AND LANDSCAPING ON THE SITE WHICH ARE NOT INCLUDED WITHIN THE SCOPE OF THIS PROJECT. IF DAMAGE OCCURS TO ITEMS NOT INCLUDED WITHIN THE SCOPE OF THIS PROJECT, THE CONTRACTOR IS RESPONSIBLE FOR RETURNING THAT ITEM TO ITS PRE-DAMAGE CONDITION.

3.5 THESE DRAWINGS AND DETAILS HAVE BEEN PREPARED AND ENGINEERED BASED ON INFORMATION PROVIDED BY THE CONTRACTOR, OWNER AND/OR MANUFACTURER. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION IF SPECIAL SITE CONDITIONS ARISE.

4.0 STRUCTURAL LUMBER

4.1 WALL FRAMING SHALL BE SPF NO.2 GRADE OR BETTER (U.O.N.). BEAMS AND HEADERS SHALL BE SPF NO.2 GRADE OR BETTER (U.O.N.).

4.2 ALL SIDING SHALL BE APA RATED SIDING SHEATHING FOR EXTERIOR EXPOSURE 3/8" THICK.

4.3 ALL PLYWOOD USED FOR INTERIOR FLOORING SHALL BE APA RATED PLYWOOD STRUCTURAL I STURD-I-FLOOR EXPOSURE 1 - 0.703" THICK GARAGE MODEL ALL OTHER MODELS TO USE APA RATED STURD-I-FLOOR EXPOSURE 1 19/32" THICK. EXTERIOR FLOORING FOR CABINS/LOFTED CABINS SHALL BE 5/4" DECKING BOARD.

4.4 PLYWOOD USED FOR ROOF DECKING SHALL BE APA RATED OSB 7/16" THICK.

4.5 TRUSSES SHALL BE SPF NO.2 GRADE OR BETTER.

4.6 PRESSURE TREATMENT OF STRUCTURAL LUMBER:

4.6.1 ONLY STRUCTURAL LUMBER TO BE USED FOR AN EXTERIOR APPLICATION AND IN CONTACT WITH CONCRETE, MASONRY, OR EARTH IS TO RECEIVE A STANDARD GRADE PRESSURE TREATING.

4.6.2 PRESSURE TREATED STRUCTURAL LUMBER IS NOT TO BE USED FOR INTERIOR FRAMING.

5.0 FASTENERS

5.1 SEE FASTENING SCHEDULE

6.0 ROOF COMPONENTS

6.1 SHINGLES

6.1.1 FASTENERS SHALL BE GALVANIZED ROOFING NAILS WITH A MINIMUM 12 GA. SHANK AND MINIMUM 3/8" DIA. HEAD.

6.1.2 FASTENERS SHALL BE LONG ENOUGH TO PENETRATE THE SHINGLES AND PROTRUDE AT LEAST 3/4" INTO OR THROUGH THE ROOF SHEATHING, USE 1" NAILS MINIMUM.

6.1.3 SHINGLES SHALL COMPLY WITH M-DC PA 107-LATEST.

6.1.4 SHINGLES SHALL BE 25-YEAR RATED (MIN).

6.2 METAL

6.2.1 ALL METAL DECK SHALL CONFORM TO THE REQUIREMENTS OF THE STEEL DECK INSTITUTE.

6.2.2 METAL ROOF DECK SHALL BE 36" WIDE, 29 PRIME GA. CSMI PANEL-LOC PLUS PANEL (MIN)

6.2.3 ROOF DECK SHALL BE FASTENED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

6.2.4 ALL ENDS AND SIDES ARE TO BE ATTACHED WITH #12 HEX HEAD GALV SELF-TAPPING TEK SCREWS.

6.2.5 USE WELD WASHERS FOR ALL DECKING 24 GA. AND THINNER.

6.3 ALL ROOF CLADDING SHALL BE RATED FOR THE WIND PRESSURE PER THE 2020 FBC 7^{TH} EDITION.

6.4 ALL ROOF CLADDING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

7.0 EXTERIOR WINDOWS AND DOOR ASSEMBLIES

7.1 EXTERIOR WINDOW AND DOOR ASSEMBLIES SHALL BE SELECTED/DESIGNED FOR THE WALL WIND PRESSURE STATED IN 2020 FBC 7^{TH} EDITION.

7.2 ALL WINDOW AND GLASS DOOR ASSEMBLIES SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURER'S RECOMMENDATIONS TO ACHIEVE THE ULTIMATE PRESSURE SPECIFIED.

7.3 GLAZED OPENINGS IN BUILDINGS LOCATED IN WIND-BORNE DEBRIS REGIONS SHALL BE PROTECTED FROM WIND-BORNE DEBRIS. SEE FBC FOR DEFINITION OF WIND BORNE DEBRIS REGION.

7.4 ALL WINDOWS AND DOORS TO MEET THE MINIMUM SPECIFICATIONS PER THE APPROVED PLANS AND THE FBC.

7.5 GARAGE DOORS AND ROLL UP DOORS SHALL BE PERMITTED TO USE THE ULTIMATE WIND PRESSURES LISTED IN TABLE 1609.7(1) OF THE FBC.

7.5.1 GARAGE DOORS AND ROLL UP DOORS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

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

8.0 TRUSS

8.1 TRUSS CONNECTOR PLATES SHALL BE CH MACHINE'S CH20 METAL CONNECTOR PLATES (2"x4") OR APPROVED EQUIVALENT.

9.0 HARDWARE

9.1 HINGES - SHALL MEET THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE.

9.2 LATCHES - SHALL MEET THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE.

10.0 MISCELLANEOUS

10.1 THIS BUILDING IS NOT DESIGNED FOR HUMAN HABITATION AND DOES NOT HAVE RUNNING WATER OR SANITATION SERVICES. IT HAS BEEN DESIGNED FOR THE LOADS NOTED ON THIS DRAWING.

10.2 FOUNDATION PLANS ARE NOT PART OF THIS PLAN SET AND ARE GOVERNED BY LOCAL JURISDICTION.

10.3 BUILDINGS ARE APPROVED FOR RESIDENTIAL LAWN STORAGE ONLY

10.4 THIS BUILDING IS EXEMPT FROM THE FECC PER SECTIONS R101.4.2.4, R402.1.

10.5 REFER TO TIE DOWN DETAILS FOR PROPER INSTALLATION REQUIREMENTS TO MEET CODE.

10.6 GUTTERS SHALL BE SITE INSTALLED PER THE LOCAL AUTHORITY HAVING JURISDICTION AND PERMITTING REQUIREMENTS.

10.7 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".

10.8 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.

10.9 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 7^{TH} EDITION.

10.10 FLAT METAL STRAPS 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.

10.11 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.

10.12 COMPONENTS/CLADDING ARE IN COMPLIANCE WITH THE 2020 FBC 7^{TH} EDITION.

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

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

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

Building Code	2020 FBC, 7^{TH} Edition 2017 NEC (NFPA-70)
Building Type	Residential Lawn Storage Shed
Manufacturer	Elite Portable Buildings
Agency	Top Line Engineering, LLC
Agency Plan Number	EV Side Utility-20
Construction Type	V-B
Fire Protection	B
Fire Suppression System	NO
Occupancy	UTILITY
Allowable # of Stories	1
Wind Velocity	150 mph, Exposure C
Fire Rating of Exterior Walls	0 hour
Floor Live Load	40 psf
Floor Dead Load	5 psf
Roof Live Load	20 psf
Roof Dead Load	6 psf
"R" Rating of Floor, Wall, and Roof	R-0.74, R-0.48, R-0.59
Modules per Building	1
Square Footage	719 sq-ft
HVHZ Approved	NO

FASTENING SCHEDULE	
Floor System	
End Joist to Skid	1 - 5/16"x6" GRK or WoodPro Screw per skid
Joist to Skid	3"x0.120 flat coil, screw shank nails - toenail two nails on each side of joist at each skid 4 1/4" Strong Drive SDWC Truss Screw - 1 screw every other joist at each skid
Joist to Rim Board	3"x0.120 flat coil, screw shank nails - 4 nails on outside face of rim board into floor joist
Double Joists	3"x0.120 flat coil, screw shank nails - use 2 nails at 24" o.c. on each side
2x6 PT Rim Board	3"x0.120 flat coil, screw shank nails - 4 nails for each side of the joist evenly spaced
2x4 PT Drag Board	Attached to two center skids - 1 -5/16"x6" GRK or WoodPro screw and 4-3"x0.120 flat coil, screw shank nails per skid
Sturd-I-Floor	2"x0.113" flat coil, ring shank nails or larger - 6" o.c. on perimeter of sheathing, 12" in the field, 9" o.c. at butt seams
5/4 Decking Board	2"x0.113" flat coil, ring shank nails or larger - 6" o.c. on perimeter of sheathing, 12" in the field, 9" o.c. at butt seams
Wall System	
2x4 Corner Detail	3"x0.120 flat coil, screw shank nails - use 2 nails at 12" o.c.
Double Studs (2x4)	3"x0.120 flat coil, screw shank nails - use 2 nails at 24" o.c.
Top/Bottom Plate to Stud	3"x0.120 flat coil, screw shank nails - use 2 nails per stud
Headers	3"x0.120 flat coil, screw shank nails - use 2 at 12" o.c. each side
Exterior Sheathing	2"x0.092" flat coil, ring shank nails (galvanized) - 6" o.c. on perimeter of sheathing, 12" in the field, 6" o.c. at overlap seams
Diagonal Brace to Top Plate	3"x0.120 flat coil, screw shank nails - toenail two nails on each side of diagonal brace
Roof System	
Trusses to Top Plate	3"x0.120 flat coil, screw shank nails - toenail two nails on each side of truss 4 1/4" Strong Drive SDWC Truss Screw - 1 screw every other truss 6" Strong Drive SDWC Truss Screw at double wall stud locations
Diagonal Brace to Truss	2"x0.092" flat coil, ring shank nails - toenail two nails on each side of diagonal brace
Roof Decking	7/16" thick OSB - 2 3/8"x0.113" roof sheathing, ring shank nails - 6" o.c. on perimeter of sheathing, 12" in the field, 6" o.c. at butt seams
Roofing	See Drawing General Notes

BY	DATE	REVISION/ISSUED
	10/28/2020	PRELIM. SUBMITTAL
	12/29/2020	FINAL SUBMITTAL
	2/1/2021	REV. SUBMITTAL

STOR-MOR PORTABLE BUILDINGS

PROJECT NO.	7698
FIELD BOOK NO.	N/A
START DATE	OCTOBER 2020
DRAWN BY	DMG
CHECKED BY	BCG
C&A REF. NO.	N/A
PWC REF. NO.	
FILE LOCATION	

1401 BROADWAY STREET
SUITE 1
PADUCAH, KY 42001
OFFICE (270) 558-5983
www.chastainengineers.com

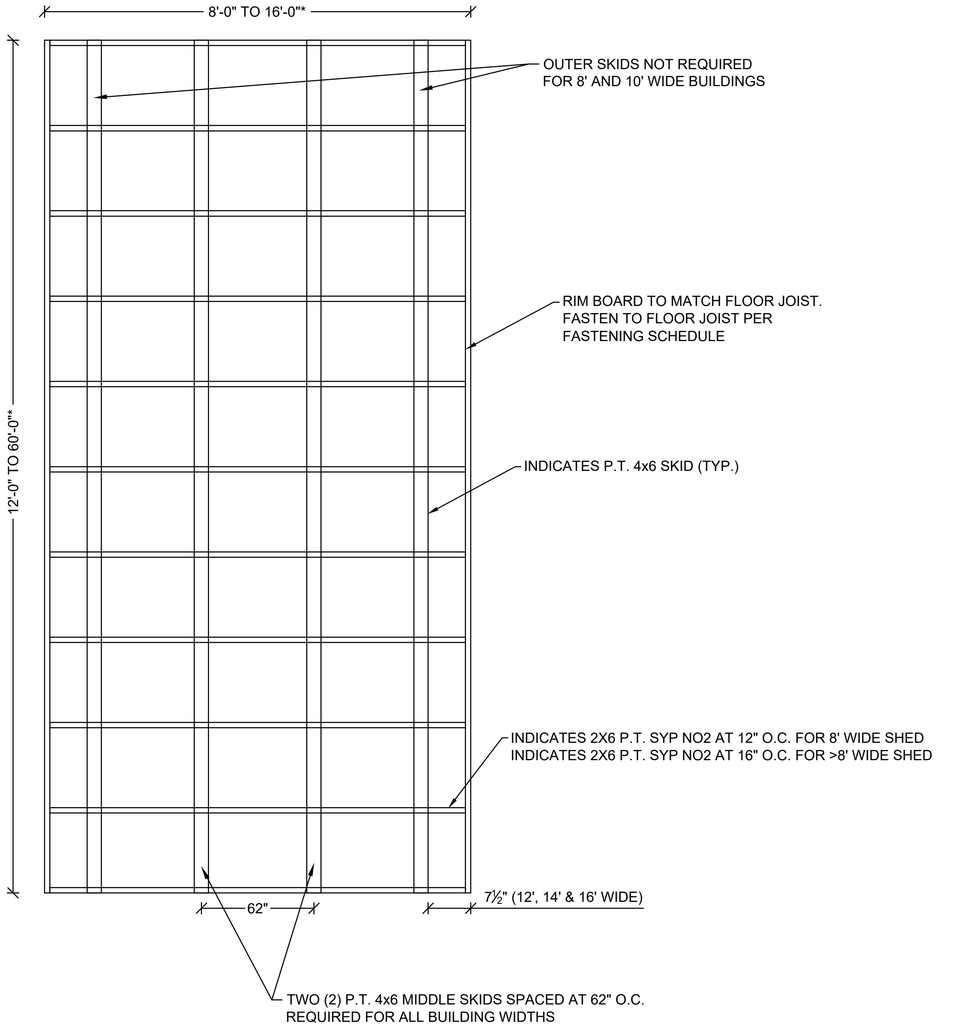
CHASTAIN & ASSOCIATES LLC
CONSULTING ENGINEERS

GENERAL NOTES

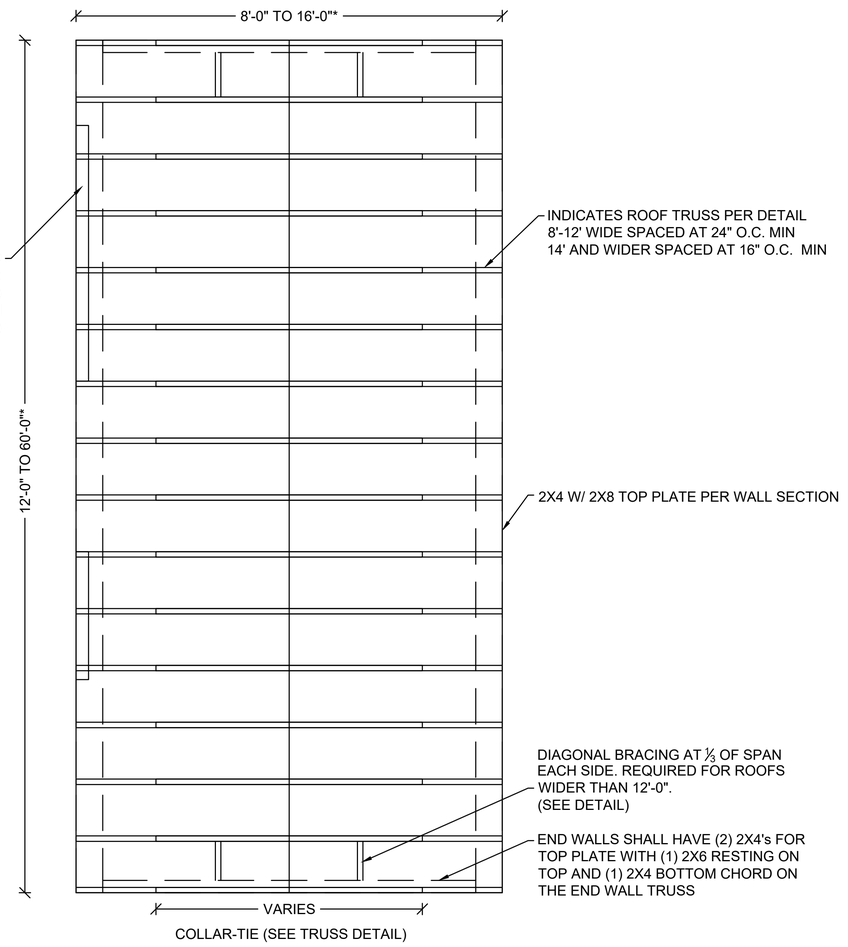
STOR-MOR
PORTABLE BUILDINGS
1104 PARIS ROAD
MAYFIELD, KY

sheet no.
1

project no.
7698



TYPICAL FLOOR FRAMING PLAN



ROOF FRAMING PLAN

*FLOOR AREA SHALL NOT EXCEED 719 S.F.

BY	DATE	REVISION/ISSUED
	10/23/2020	PRELIM SUBMITTAL
	12/30/2020	FINAL SUBMITTAL
	2/1/2021	REV. SUBMITTAL

STOR-MOR PORTABLE BUILDINGS

PROJECT NO.	7698
FIELD BOOK NO.	N/A
START DATE	OCTOBER 2020
DRAWN BY	DMG
CHECKED BY	BCG
C&A REF. NO.	N/A
PWC REF. NO.	
FILE LOCATION	

1401 BROADWAY STREET
SUITE 1
PADUCAH, KY 42001
OFFICE (270) 558-5983
www.chastainengineers.com

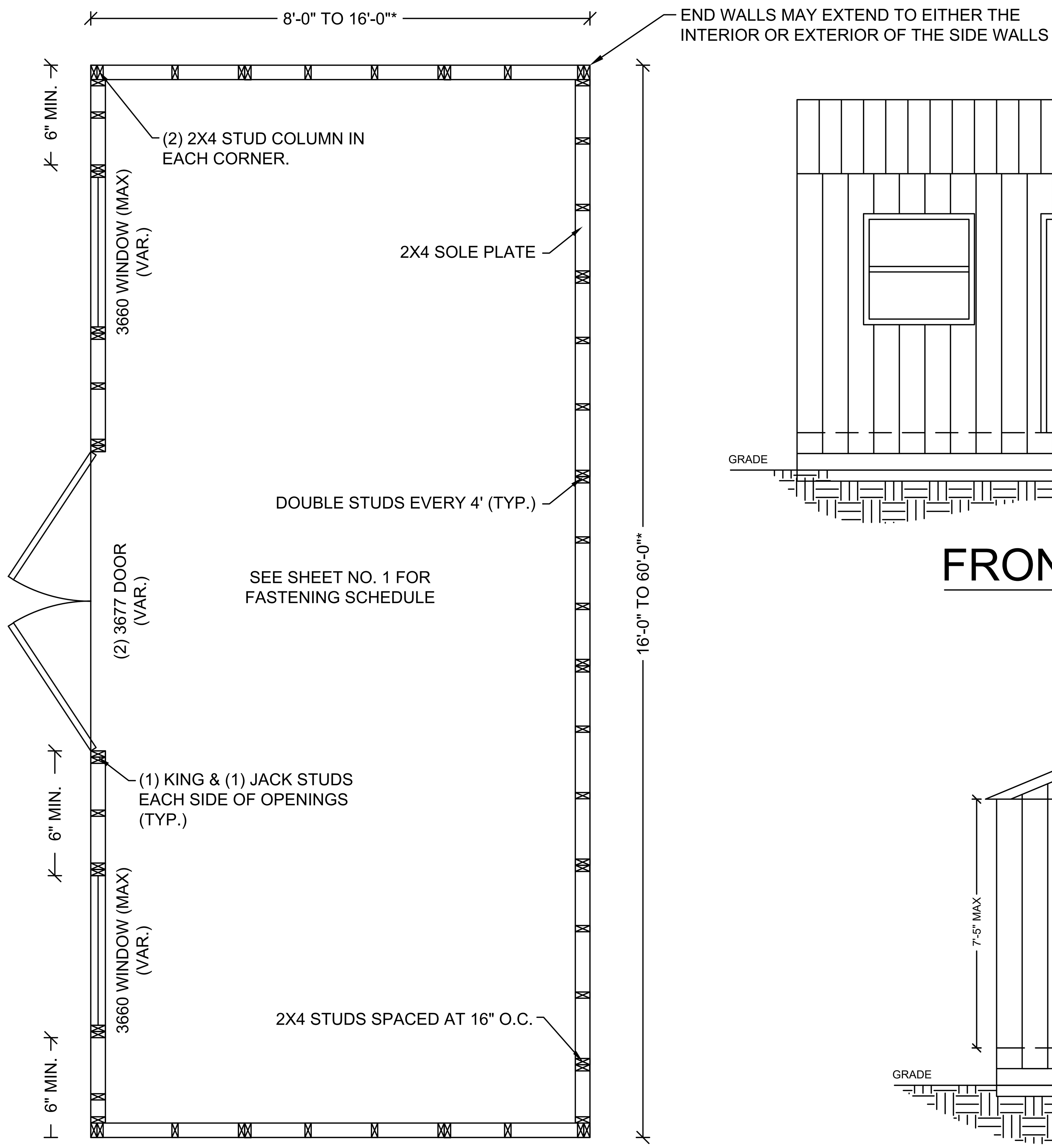
CHASTAIN & ASSOCIATES LLC
CONSULTING ENGINEERS

SIDE UTILITY
FRAMING PLANS

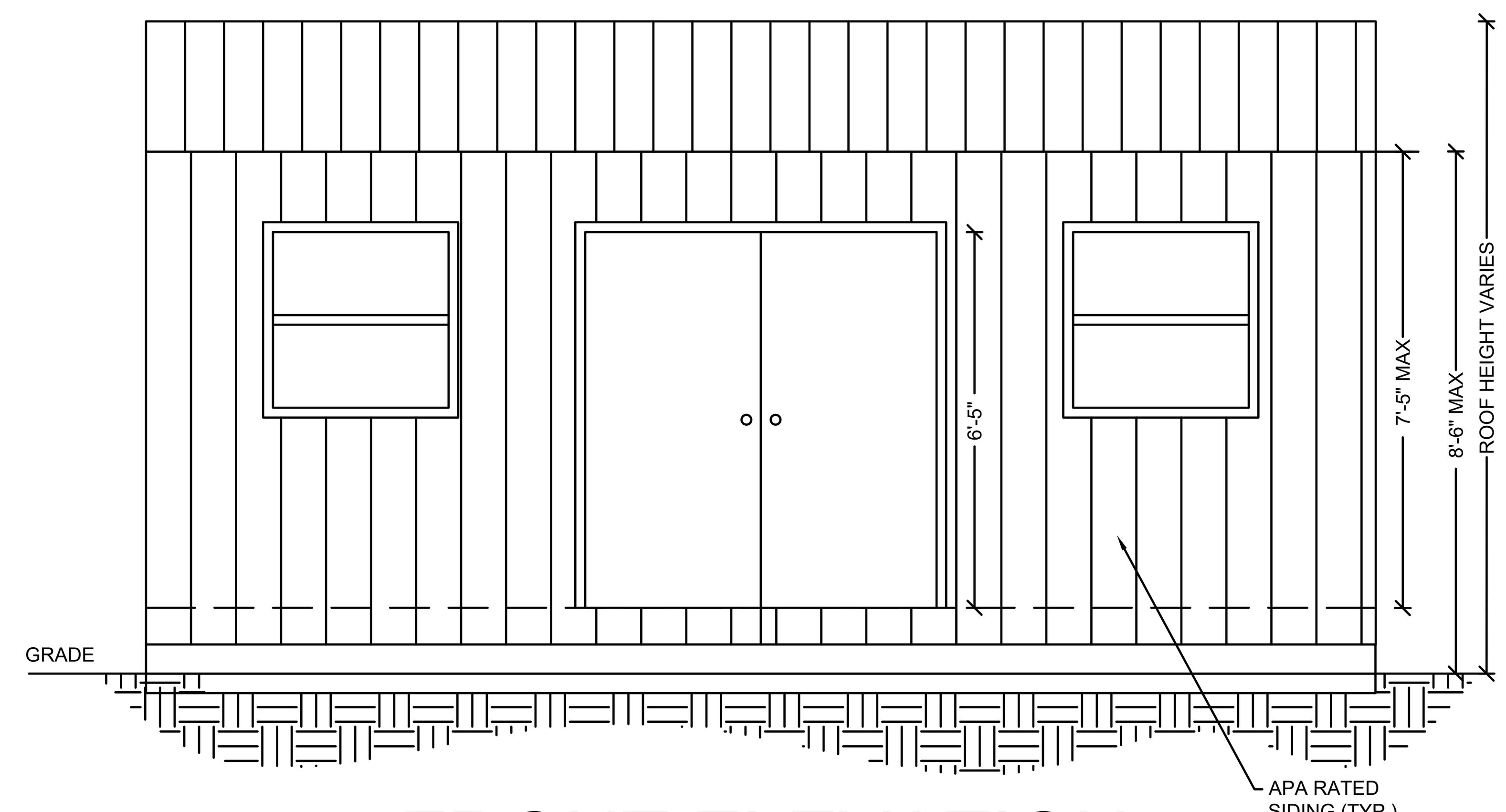
STOR-MOR
PORTABLE BUILDINGS
1104 PARIS ROAD
MAYFIELD, KY

sheet no.
2

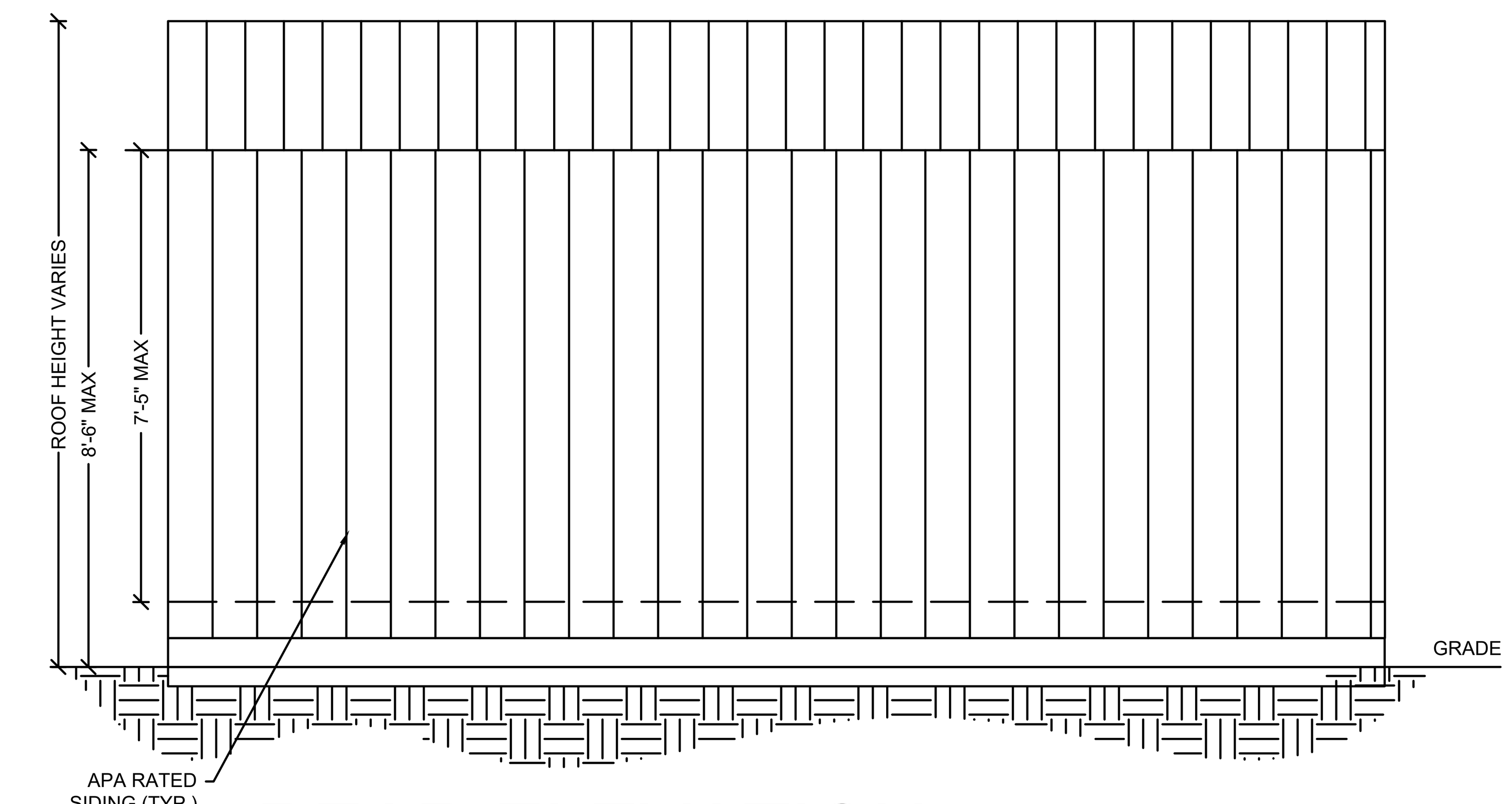
project no.
7698



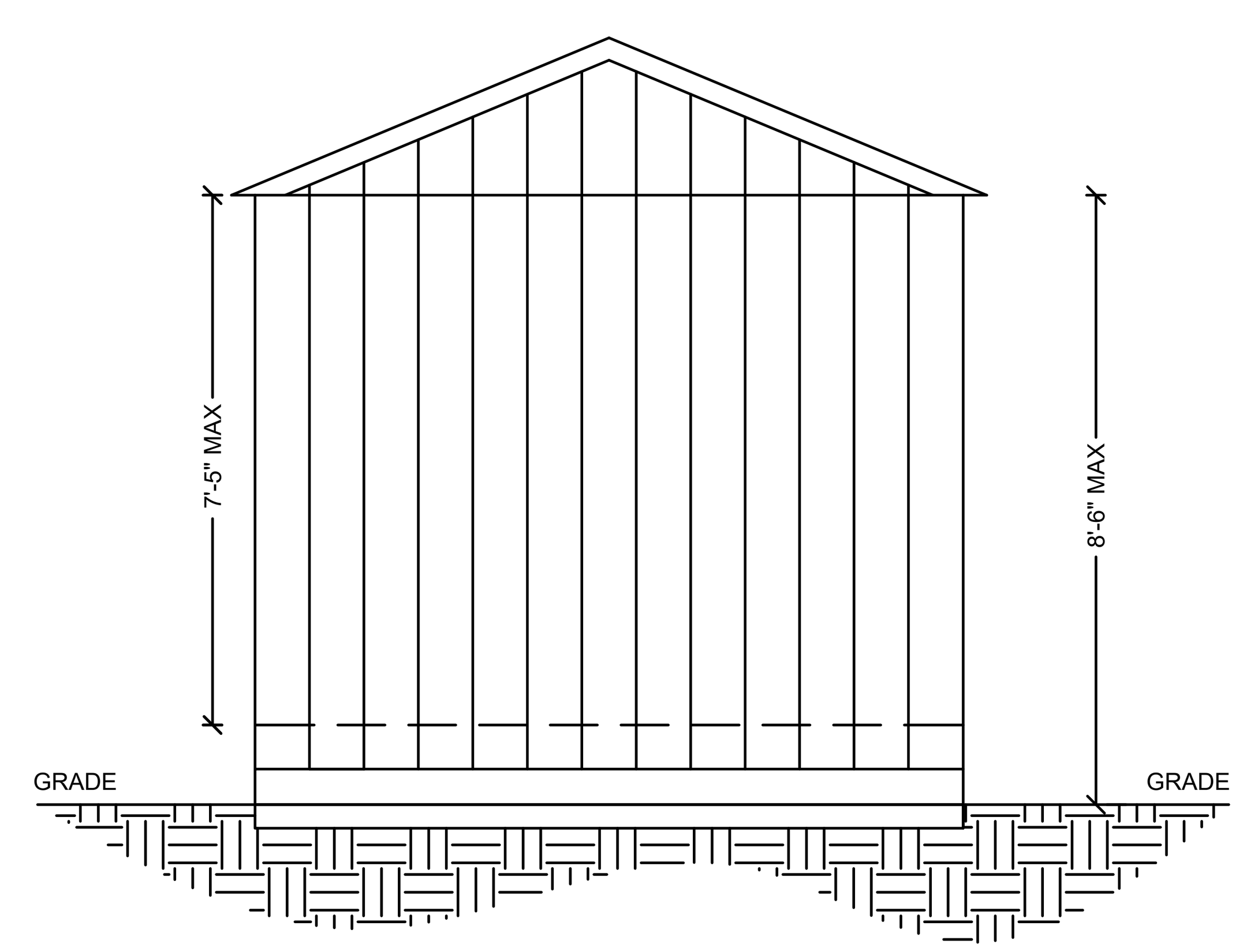
SIDE UTILITY FLOOR PLAN
N.T.S



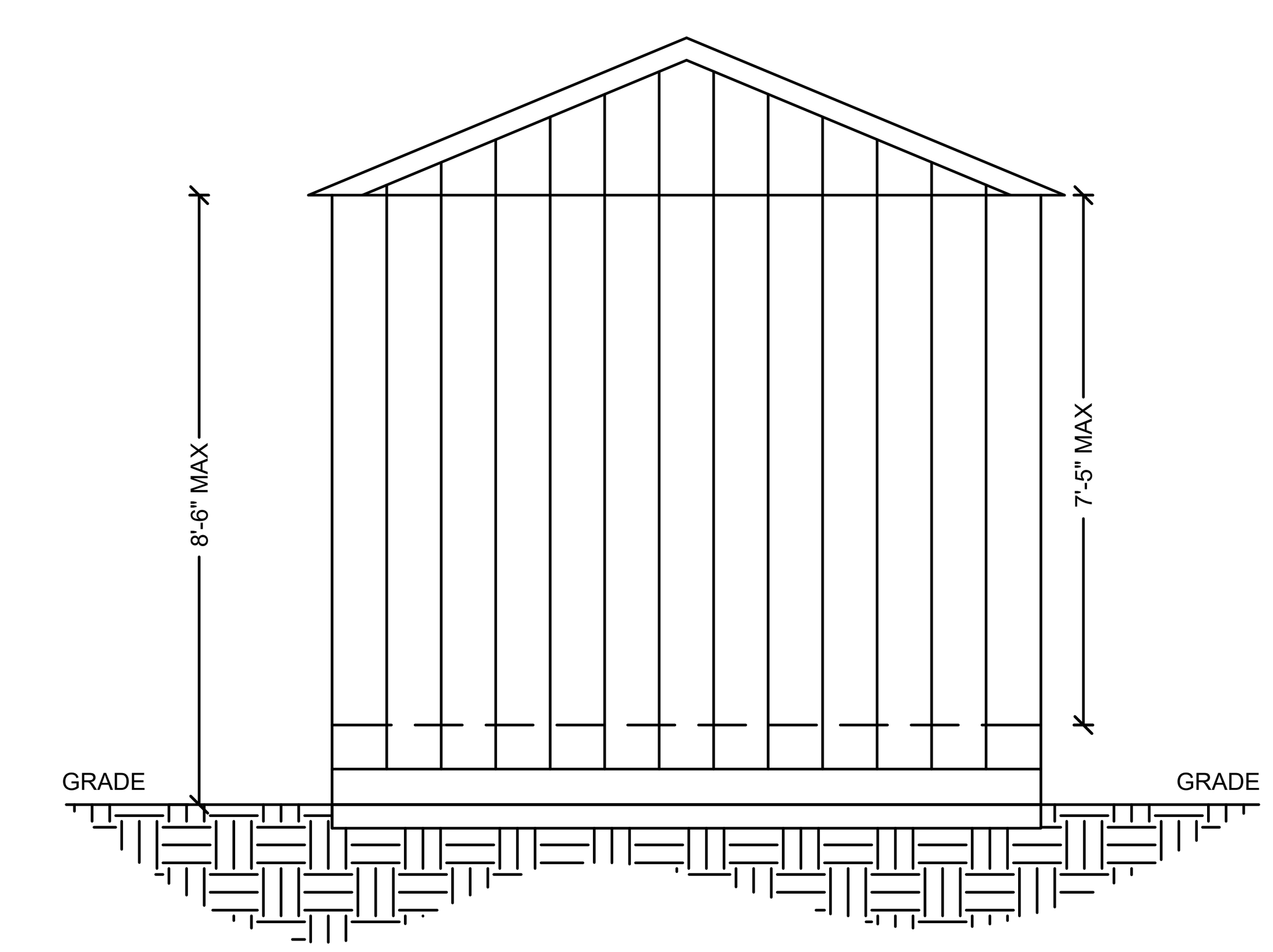
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

SIDE UTILITY ELEVATIONS
N.T.S

*FLOOR AREA SHALL NOT EXCEED 719 S.F.

BY	DATE	REVISION/ISSUED
	10/28/2020	PRELIM. SUBMITTAL
	12/29/2020	FINAL SUBMITTAL
	2/1/2021	REV. SUBMITTAL

STOR-MOR PORTABLE BUILDINGS

PROJECT NO.	7698
FIELD BOOK NO.	N/A
START DATE	OCTOBER 2020
DRAWN BY	DMG
CHECKED BY	BCG
C&A REF. NO.	N/A
PWC REF. NO.	
FILE LOCATION	

1401 BROADWAY STREET
SUITE 1
PADUCAH, KY 42001
OFFICE (270) 558-5983
www.chastainengineers.com

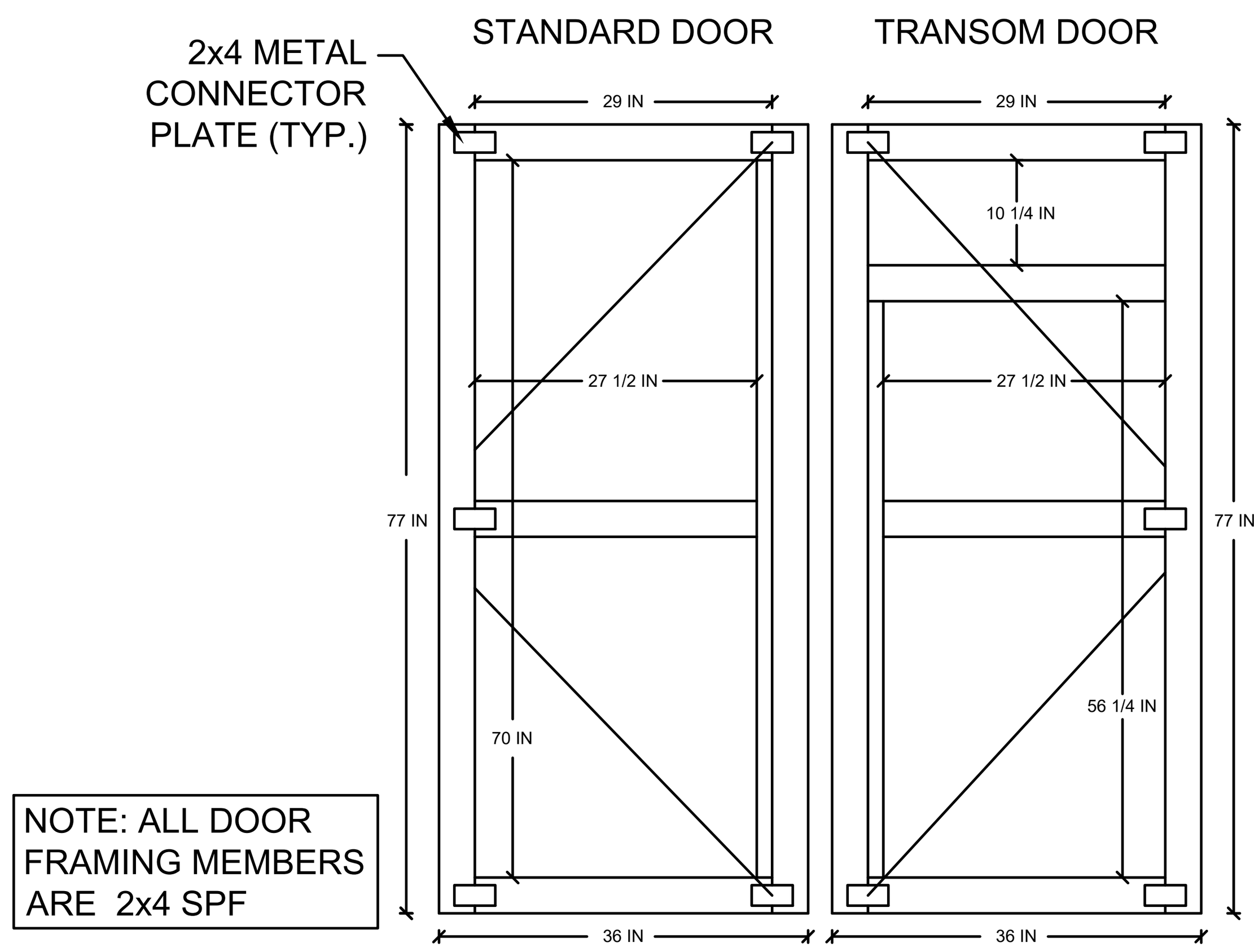
CHASTAIN & ASSOCIATES LLC
CONSULTING ENGINEERS

SIDE UTILITY PLAN & ELEVATION

STOR-MOR
PORTABLE BUILDINGS
1104 PARIS ROAD
MAYFIELD, KY

sheet no.
3

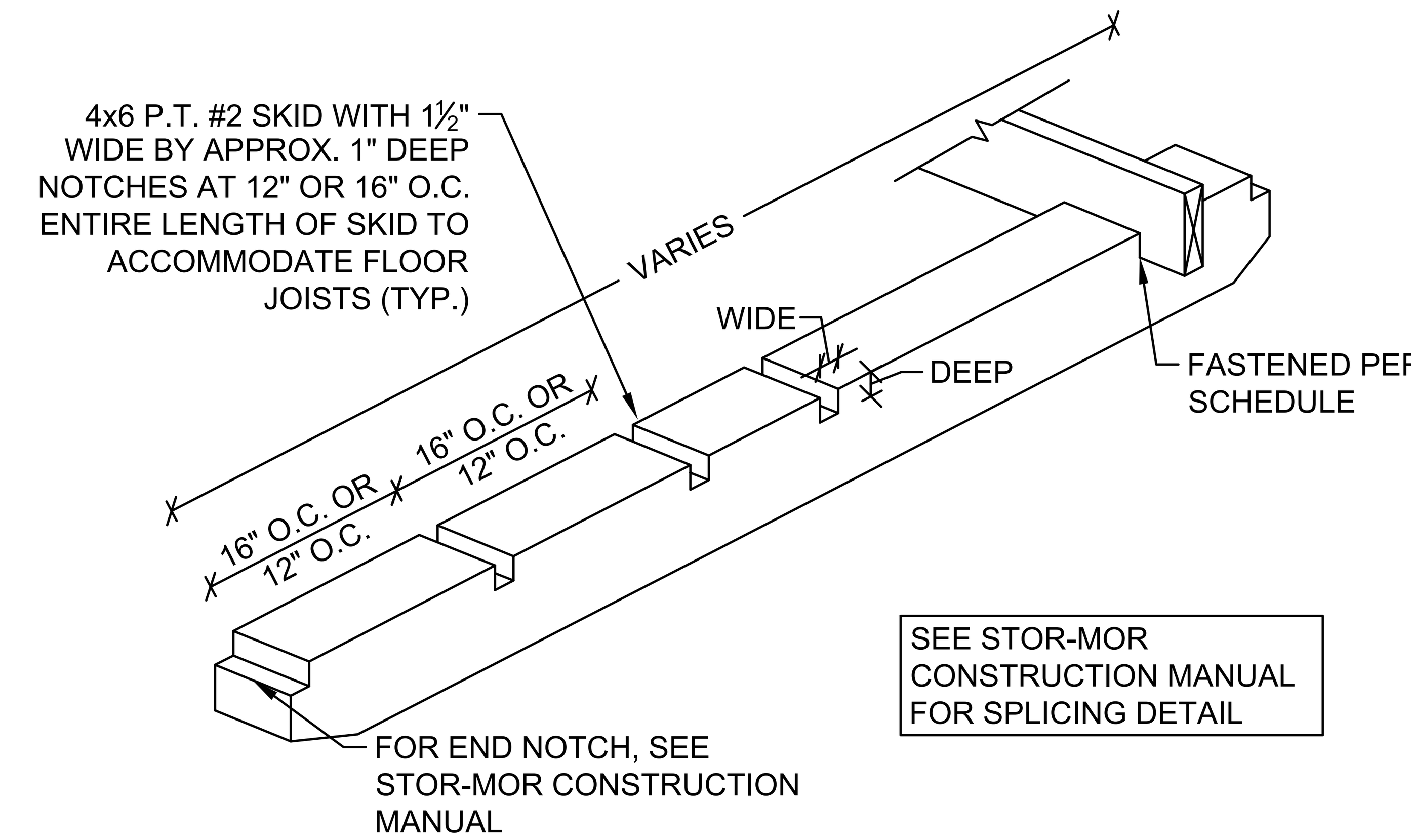
project no.
7698



NOTE: ALL DOOR FRAMING MEMBERS ARE 2x4 SPF

EXTERIOR DOOR DETAIL

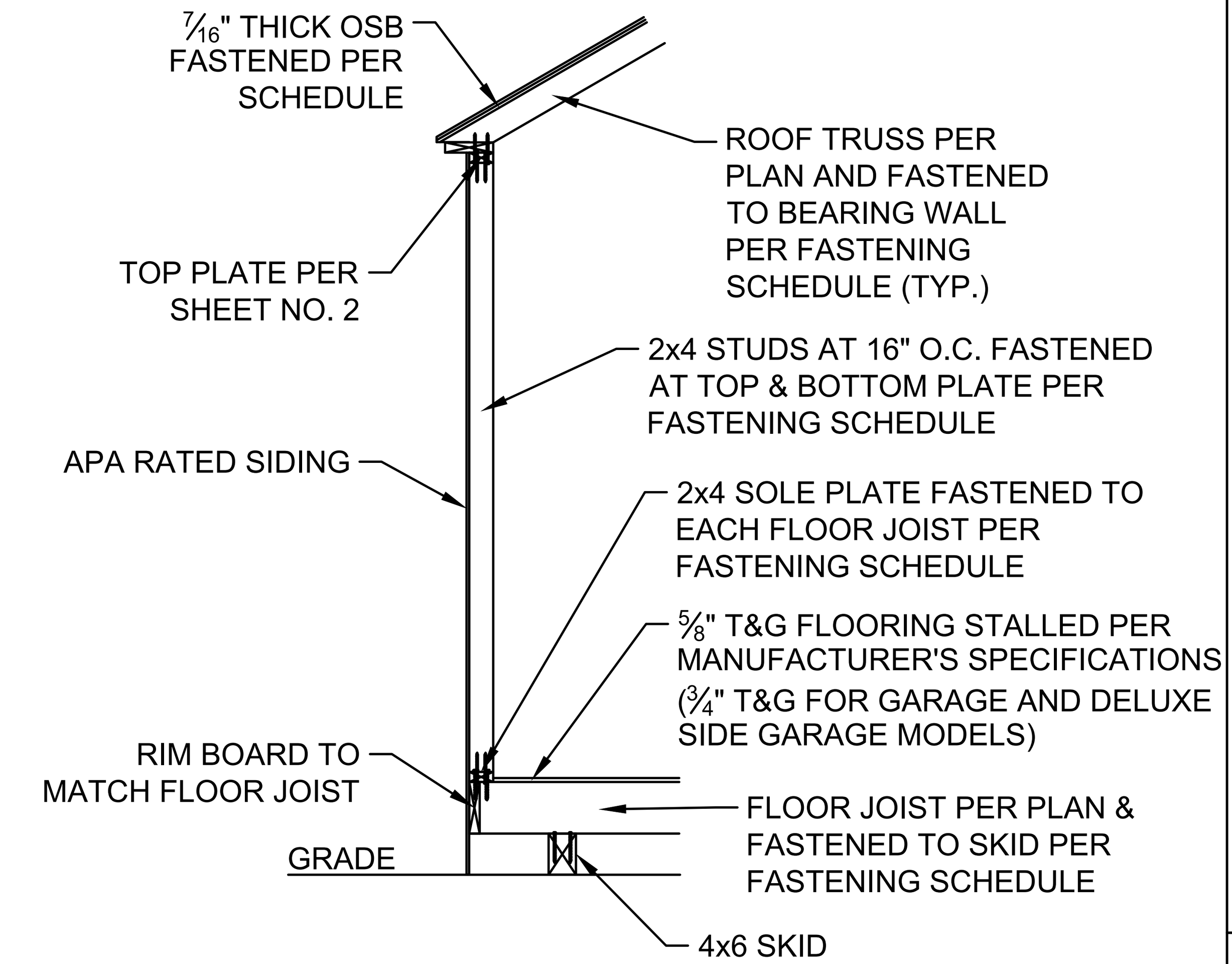
N.T.S.



SEE STOR-MOR CONSTRUCTION MANUAL FOR SPLICING DETAIL

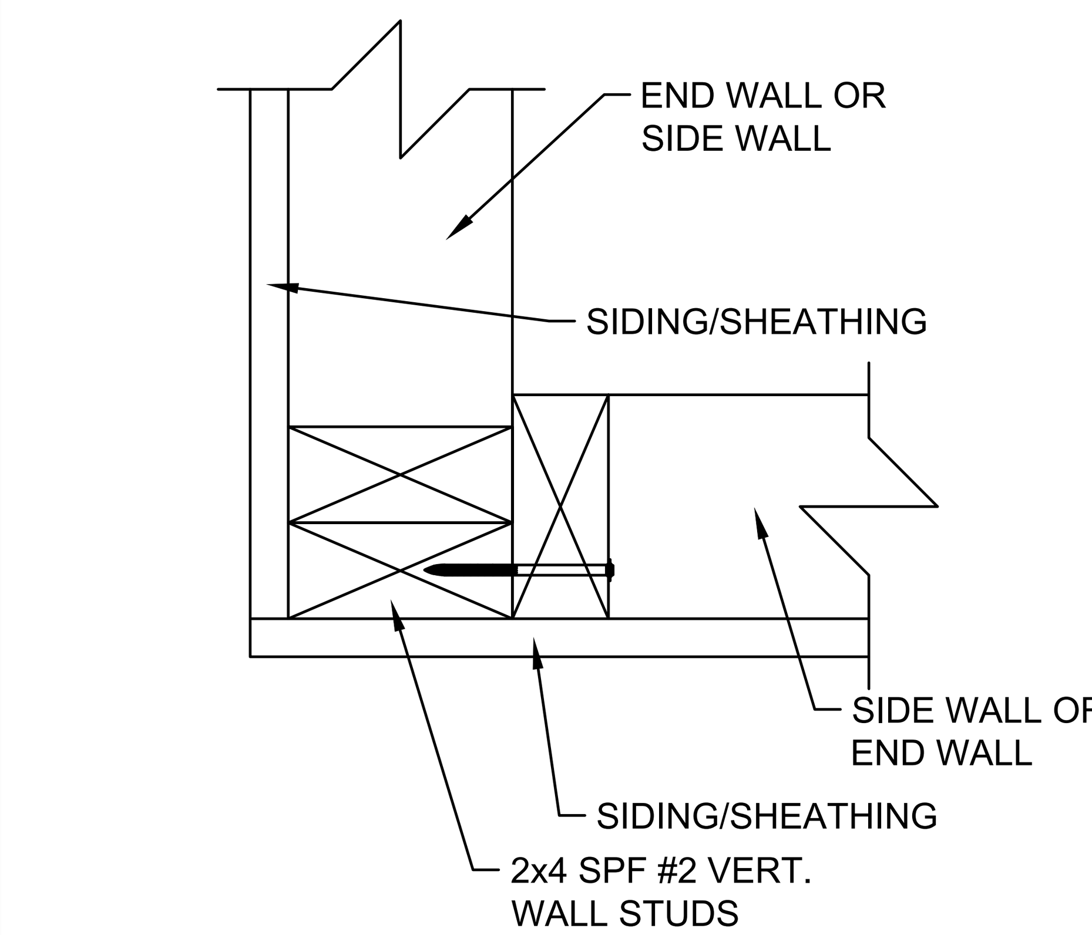
ISOMETRIC SKID DETAIL

N.T.S.



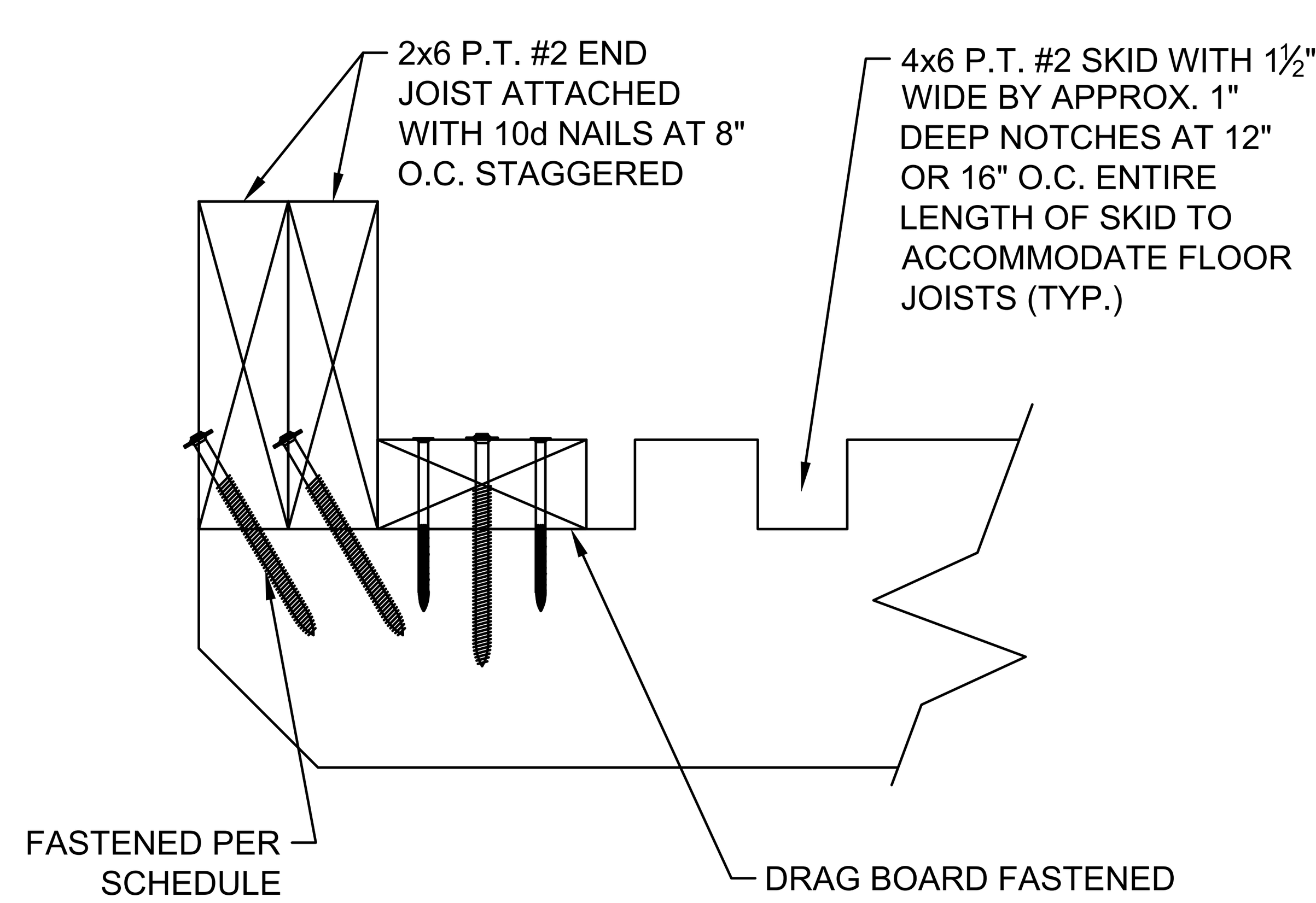
WALL FRAMING SECTION

N.T.S.



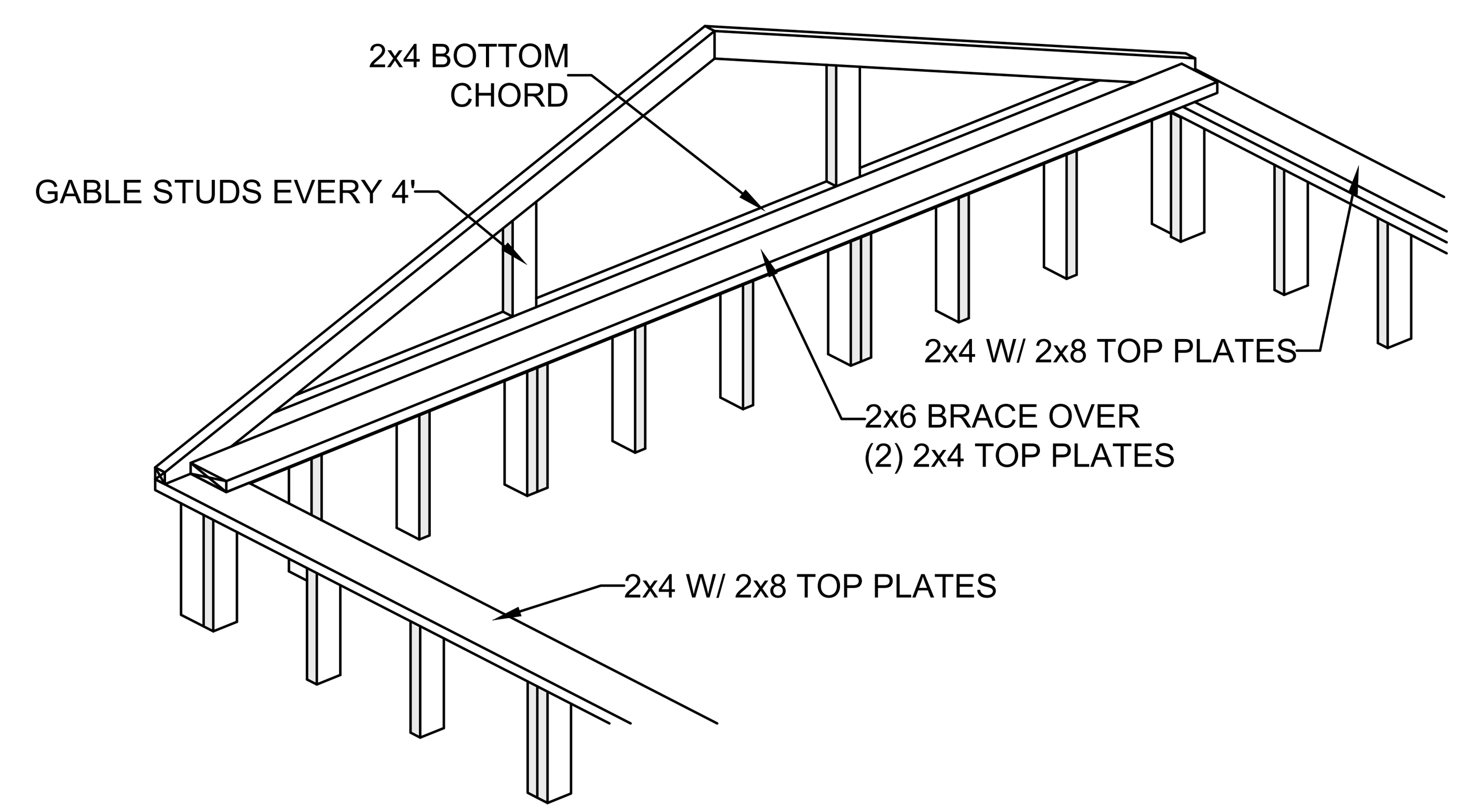
CORNER CONNECTION DETAIL

N.T.S.



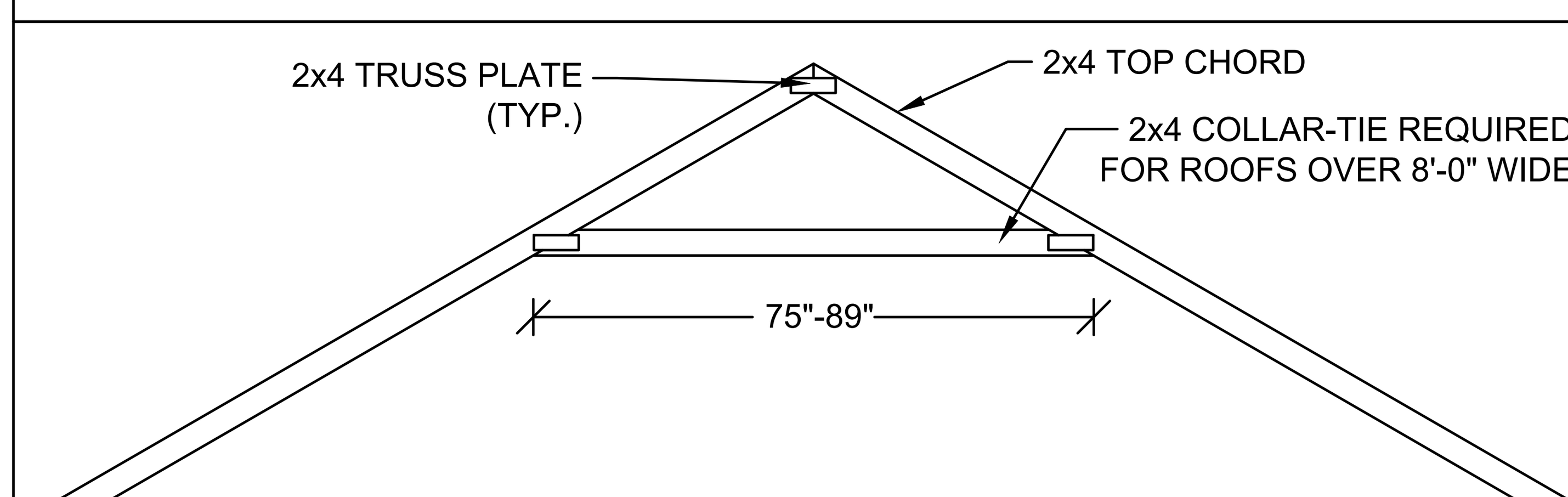
END WALL JOIST DETAIL

N.T.S.



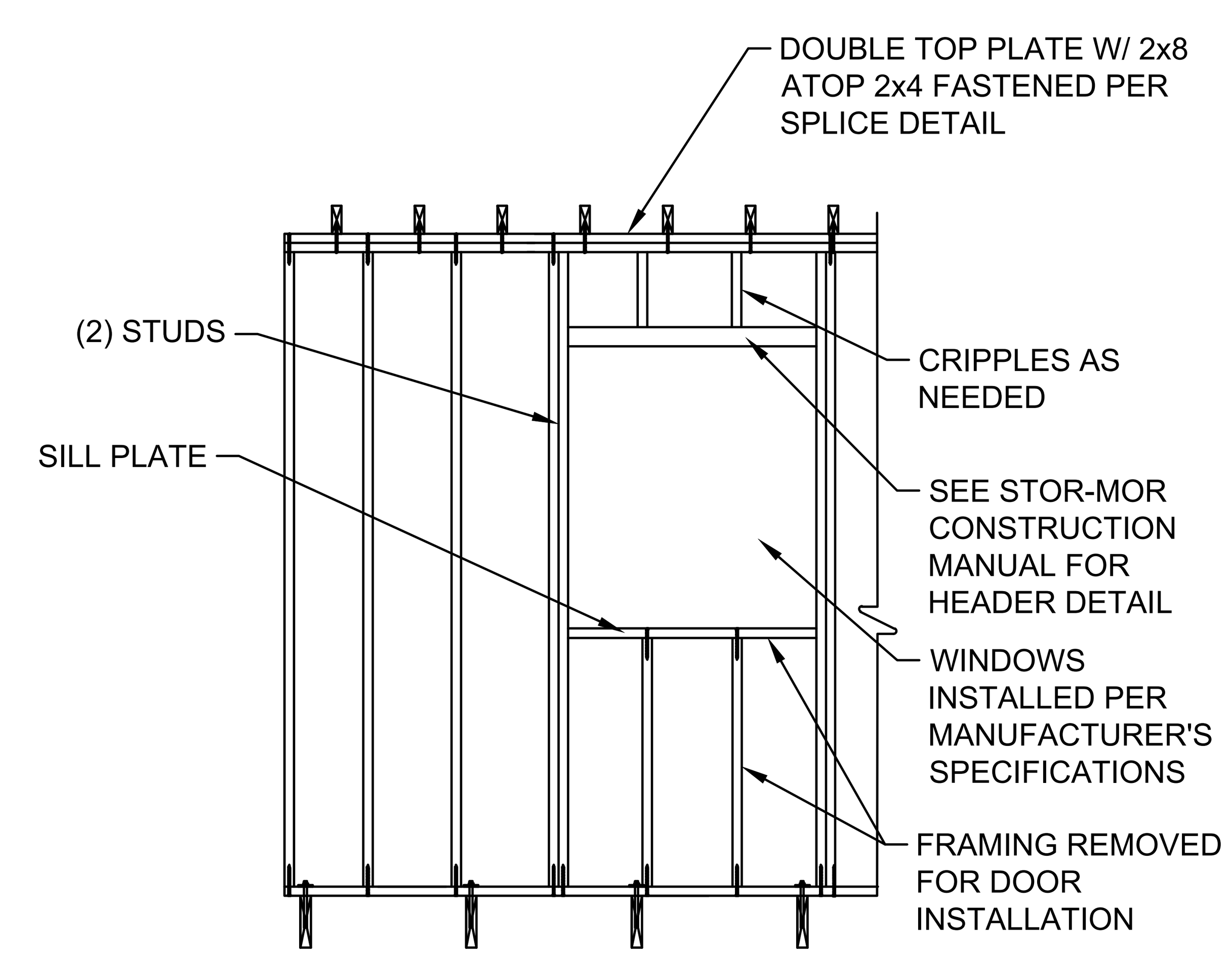
END WALL DETAIL

N.T.S.



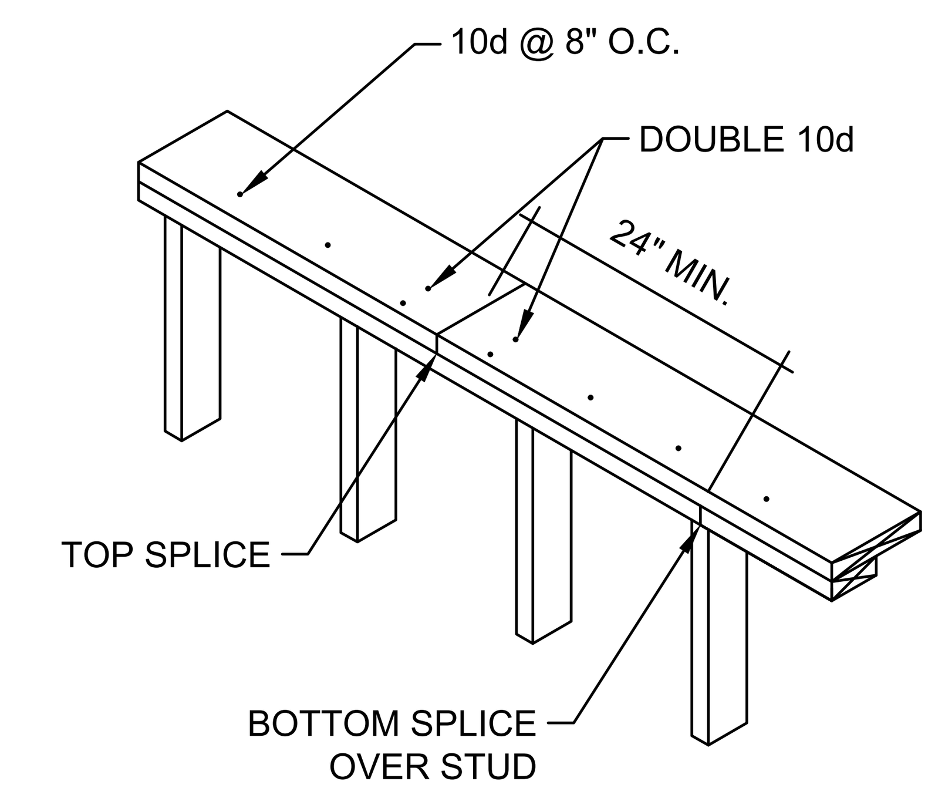
TYPICAL TRUSS DETAIL

N.T.S.



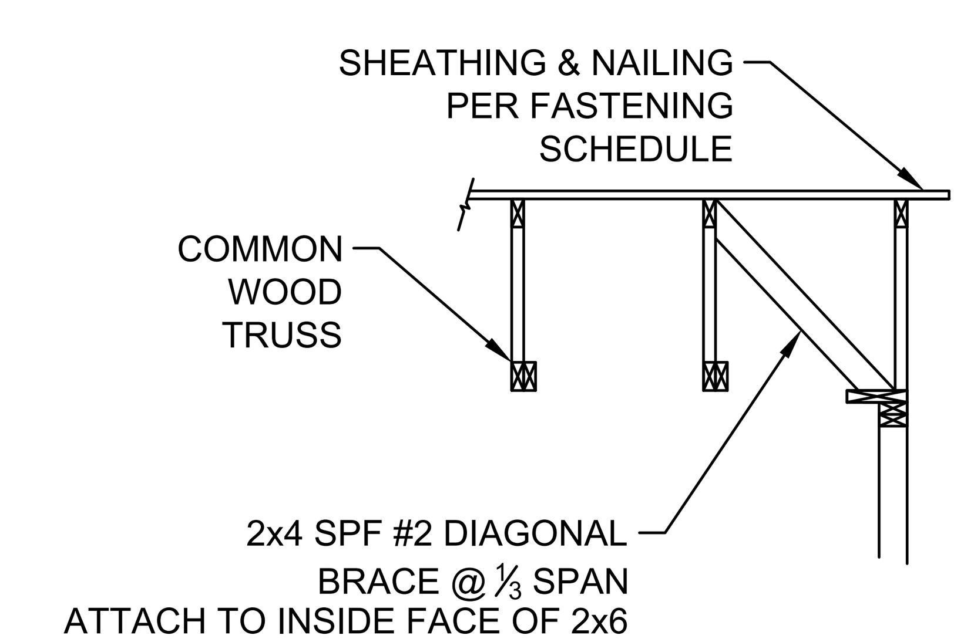
WALL OPENING DETAIL

N.T.S.



TOP PLATE SPLICE DETAIL

N.T.S.



DROP GABLE DETAIL

N.T.S.

BY	DATE	REVISION/ISSUED
	10/28/2020	PRELIM. SUBMITTAL
	12/29/2020	FINAL SUBMITTAL
	2/1/2021	REV. SUBMITTAL

STOR-MOR PORTABLE BUILDINGS

PROJECT NO.	7698
FIELD BOOK NO.	N/A
START DATE	OCTOBER 2020
DRAWN BY	DMG
CHECKED BY	BCG
C&A REF. NO.	N/A
PWC REF. NO.	
FILE LOCATION	

1401 BROADWAY STREET
SUITE 1
PADUCAH, KY 42001

OFFICE (270) 558-5983
www.chastainengineers.com

CHASTAIN & ASSOCIATES LLC
CONSULTING ENGINEERS

JEREMY MICHAEL BUENING LICENSE No. 89860 STATE OF FLORIDA PROFESSIONAL ENGINEER

UTILITY/SIDE UTILITY DETAILS

STOR-MOR PORTABLE BUILDINGS
1104 PARIS ROAD
MAYFIELD, KY

sheet no.
4

project no.
7698