TOWNSHIP OF PUSLINCH EST. 1850

Affidavit

Township of Puslinch
7404 Wellington County Rd 34, Puslinch, ON N0B 2J0
(519) 763-1226

Cloudpermit application number
CA-3523001-P-2025-2

Applicant, Property owner, Payer

Last name	First name	Corporation or partnership
Schram	Nadine	
Street address	Unit number	Lot / Con.
19 Water St		
Municipality	Postal code	Province
Puslinch	N0B2J0	Ontario
Other phone	Mobile phone [redacted]	
Fax	Email [redacted]	

Subject Land Information

Address	Legal description	Roll number
19 WATER ROAD PV (Primary)	PLAN 61M203 LOT 95	2301000006166150000

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Nadine Schram, solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant (sign in the presence of a Commissioner for taking affidavits) [redacted]

Signature of Commissioner for taking affida[redacted]	Municipality	Day, month, year
	Township of Puslinch	Jan 9 2025

Place an imprint of your stamp below

Monika Alyse Farncombe, a Commissioner, etc.,
Province of Ontario, for the Corporation of the
Township of Puslinch.
Expires February 14, 2027.

Affidavit and signatures

Applicant

The Nadine Schram, Applicant is required to agree to erect and maintain a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits. The sign will be provided to the applicant for posting on the property by Township planning staff along with instructions on how and where to post the sign. The sign must be posted at least 10 days prior to the Committee of Adjustment meeting date for the application and must remain on the property until the 20 day appeal period is expired.

Notice with respect to collection of personal information

Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.

Digitally signed on 2025-01-09, 4:13:17 p.m. EST by Nadine Schram.

Send correspondence to	
Send correspondence to ☑ Owner(s) ☐ Agent ☐ Others	
Who to send the Invoice to ☑ Owner ☐ Agent ☐ Other	

Provide a description of the "entire" property			
Concession	Lot	Registered Plan Number	
Area in Hectares	Area in Acres	Depth in Meters	
Depth in Feet	Frontage in Meters	Frontage in Feet	Width of road allowance (if known)

Reason for Application	
Please indicate the Section of the Planning Act under which this application is being made ☑ Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.) ☐ Section 45(2) relates to a change to or expansion of an existing legal non- conforming use	
What is the nature and extent of the relief that is being applied for? Relief from reduced setback to detached garage of 0m from 0.6m	Why is it not possible to comply with the provisions of the by-law? Existing concrete pad where previous sheds were built before ownership was taken over. Previous sheds have been removed and new shed placed on existing concrete pad.

What is the current Official Plan and zoning status?	
Official Plan Designation N/A	Zoning Designation RUR (sp86)
What is the access to the subject property? ☐ Provincial Highway ☐ Continually maintained municipal road ☐ Seasonally maintained municipal road ☑ Other ☐ Continually maintained county road	If other please specify Private
What is the name of the road or street that provides access to the subject property? Wellington Rd 34 E	If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land to the nearest public road.

Existing and Proposed Service		
Indicate the applicable water supply and sewage disposal:		
Private Well	☑ Existing	☐ Proposed
Communal Water	☑ Existing	☐ Proposed
Provincial Water Taking Permit	☐ Existing	☐ Proposed
Private Septic	☐ Existing	☐ Proposed
Communal Septic	☑ Existing	☐ Proposed
Other Provincial Waste Water System	☐ Existing	☐ Proposed

How is storm drainage provided? *

☑ Storm Sewers ☐ Ditches ☐ Swales

☐ Other means

Existing Subject and Abutting Property Land Uses, Buildings and their Locations	
What is the existing use of the subject property? Residential single family dwelling	What is the existing use of the abutting properties? Residential single family dwelling

Provide the following details for all existing buildings on the subject land		
Main Building Height in Meters N/A	Main Building Height in Feet N/A	Percentage Lot Coverage in Meters 31%
Percentage Lot Coverage in Feet N/A	Number of Parking Spaces 4	Number of Loading Spaces n/a
Number of Floors 1	Total Floor Area in Square Meters 115.57	Total Floor Area in Square Feet 1244
Ground Floor Area (Exclude Basement) in Square Meters 115.57	Ground Floor Area (Exclude Basement) in Square Fee 1244	

Provide the following details for all buildings proposed for the subject land		
Main Building Height in Meters 2.65m	Main Building Height in Feet N/A	Percentage Lot Coverage in Meters 32.9%
Percentage Lot Coverage in Feet 32.9%	Number of Parking Spaces 2	Number of Loading Spaces 0
Number of Floors 1	Total Floor Area in Square Meters 8.4m2	Total Floor Area in Square Feet n/a
Ground Floor Area (Exclude Basement) in Square Meters 8.4m2	Ground Floor Area (Exclude Basement) in Square Fee n/a	

What is the location of all buildings existing and proposed for the subject property? (specify distances from front, rear and side lot lines)		
Front Yard in Meters N/a	Front Yard in Feet 8 ft	Rear Yard in Meters N/a
Rear Yard in Feet 8ft	Side Yard (interior) in Meters 0m	Side Yard (interior) in Feet n/a
Side Yard (Exterior) in Meters n/a	Side Yard (Exterior) in Feet n/a	

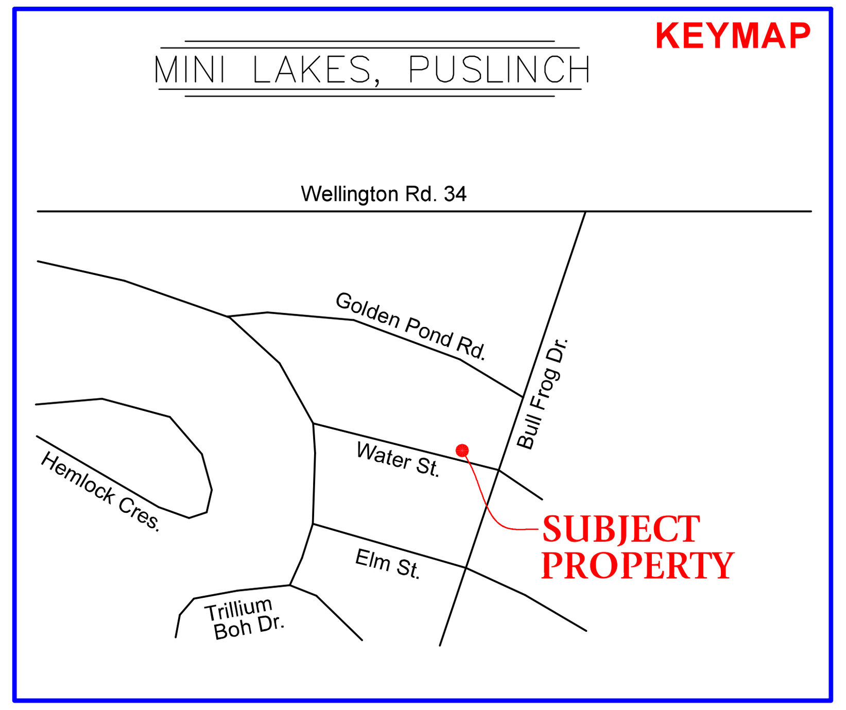
What are the dates of acquisition and construction of subject property and building property		
Date of acquisition of subject property June 9 2023	Date of construction of buildings property 2004	How long have the existing uses continued on the subject property? always
Has the owner previously applied for relief in respect of the subject property? ☐ Yes ☑ No		

Other Related Planning Applications	
Planning Application: Official Plan Amendment ☐ Yes ☑ No	Planning Application: Zoning By-Law Amendment ☐ Yes ☑ No
Planning Application: Plan of Subdivision ☐ Yes ☑ No	Planning Application: Consent (Severance) ☐ Yes ☑ No
Planning Application: Site Plan ☐ Yes ☑ No	Planning Application: Minor Variance ☐ Yes ☑ No

Minor Variance Application must be commissioned

Please confirm the following

☑ I understand that prior to the Minor Variance Application being deemed complete it must be commissioned by all registered owners or the agent responsible for the application.



PART 1
SURVEYOR'S REAL PROPERTY REPORT
PLAN OF SURVEY OF
LOT 95
REGISTERED PLAN 203
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 100

0 1 2 5 10 metres

VAN HARTEN SURVEYING INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS 813mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:100

SUMMARY REPORT: PART 2

CLIENT:
THIS PLAN WAS PREPARED FOR NADINE SCHRAM AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

DESCRIPTION OF PROPERTY:
ALL OF PIN 71195-0440 (LT)
ADDRESS: 19 WATER STREET
LOT 95, REGISTERED PLAN 61M-203
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

EASEMENTS:
-TOGETHER WITH AN UNDIVIDED COMMON INTEREST IN WELLINGTON COMMON ELEMENTS CONDOMINIUM CORPORATION NO. 214.
-TOGETHER WITH AN EASEMENT OVER WELLINGTON COMMON ELEMENTS CONDOMINIUM PLAN NO. 214 AS SET OUT IN SCHEDULE A, IN DECLARATION WC441961.
-SUBJECT TO AN EASEMENT OVER ALL OF LOT 192 AS SET OUT IN SCHEDULE A IN DECLARATION WC441961.
-SUBJECT TO EASEMENTS OVER ALL OF LOT 192 AS SET OUT IN LT55073, WC343483, WC343485, WC343487, WC379896, WC426052, WC426053.

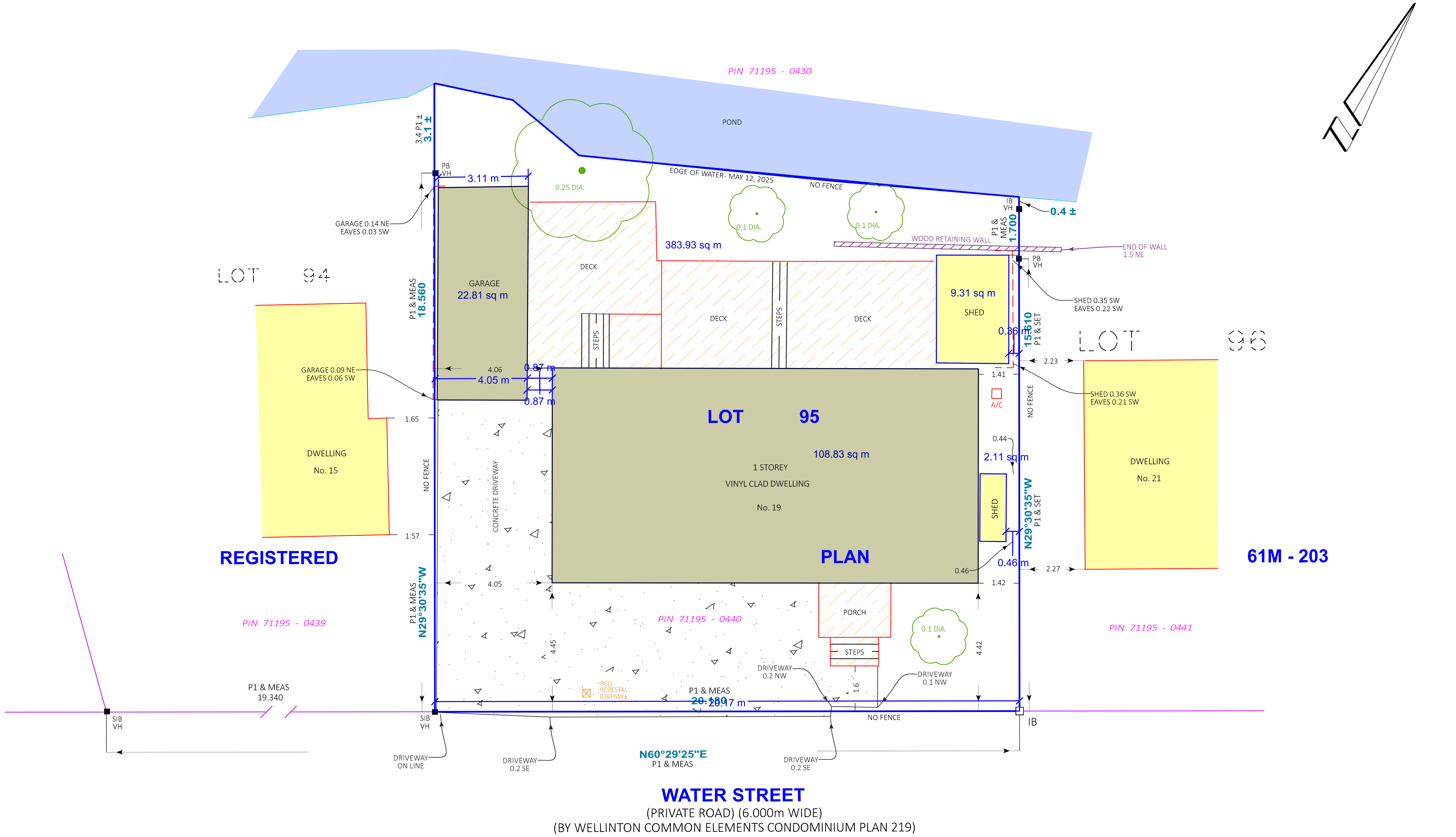
NOTES:

1. BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
2. DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999615.
3. DISTANCES ON THIS PLAN ARE MEASURED IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
4. DISTANCES RELATING TO FENCES ARE TO THE CENTRELINE OF FENCE.

LEGEND:

	SURVEY MONUMENT SET
	SURVEY MONUMENT FOUND
IB	.015 X .015 X 0.60 IRON BAR
SIB	.025 X .025 X 1.20 STANDARD IRON BAR
PB	PLASTIC BAR
VH	VAN HARTEN SURVEYING INC., O.L.S.'S
P1	REGISTERED PLAN 61M-203 BY (VH)
N, E, S, W	NORTH, EAST, SOUTH, WEST
AIR CONDITIONER	A/C

BUILDING CONCRETE WOOD WATER
DECIDUOUS TREE CONIFEROUS TREE



SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 22nd DAY OF MAY, 2025.

DATE: MAY 29, 2025

JOHN S. SCOTT, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-99436.

Van Harten
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo	Guelph	Orangeville
Ph: 519-742-8371	Ph: 519-821-2763	Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: D.R.D.	CHECKED BY: J.S.S.	PROJECT No. 34351-25

U T I L I T Y S H E D P L A N S

O N T A R I O - C A N A D A

GENERAL NOTES:

1. NATIONAL BUILDING CODE OF CANADA 2020 AND PROVINCIAL CODE OF ONTARIO AND ALL SUPPLEMENTS AND REVISIONS/ERRATA.
2. ALL MATERIALS AND LABOR SHALL BE IN ACCORDANCE WITH THE ABOVE CODE AND ALL OTHER APPLICABLE LOCAL CODES AT THE TIME OF MANUFACTURE.
3. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. THE FOUNDATION PLAN IS A SEPARATE SET OF PLANS FOR APPROVAL BY LOCAL MUNICIPALITIES.
5. EXTERIOR DIMENSIONS CAN VARY BETWEEN LIMITS SHOWN @ 2'-0" o/c BUT MEMBER SPACING SHALL NOT EXCEED LIMITS AS INDICATED.
6. ALL THE FOLLOWING LUMBER SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA USE CATEGORY UC4B (GROUND CONTACT, HEAVY DUTY) SKIDS.
7. ALL THE FOLLOWING LUMBER SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA USE CATEGORY UC3B (EXTERIOR ABOVE GROUND, UNCOATED OR POOR WATER RUNOFF), FLOORS JOISTS, PLYWOOD FLOOR DECKING, AND EXTERIOR RATED WOOD STRUCTURAL PANEL SIDING. TREATED SOUTHERN YELLOW PINE MAY BE USED AS AN APPROVED MATERIAL (SEE PAGE 11 OF DRAWINGS FOR APPROVAL LETTER).
8. LP PROSTRUCT SUB-FLOORING $^{19}/_{32}$" MAY BE USED IN LIEU OF PRESSURE TREATED PLYWOOD FLOORING.
9. P.T. PLYWOOD FLOORING NOT REQUIRED WHERE THE BOTTOM OF THE FLOORING IS OVER 18" ABOVE GROUND.
10. ALL FASTENERS AND CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED (G185) OR STAINLESS STEEL.
11. FOR ROOFS WITH ASPHALT SHINGLES AND A SLOPE BETWEEN 2 TO 12 AND 4 TO 12 SHALL HAVE A DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE TO NBCC 2020.
12. ASPHALT SHINGLES SHALL CONFORM TO NBCC 2020.
13. FASTENERS FOR ASPHALT SHINGLES SHALL CONFORM TO NBCC 2020.
14. TIE-DOWNS SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE CODES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY AND PLACEMENT OF LAWN STORAGE UNIT TO INSURE THE INTEGRITY OF THE BUILDING AND ITS COMPONENT PARTS.
17. NO FIELD REVISIONS TO ANY STRUCTURAL COMPONENT OR DEVIATION FROM THESE DRAWINGS SHALL BE MADE.
18. THE OWNER AND THE CONTRACTOR SHALL HOLD HARMLESS THE ENGINEER FROM AND AGAINST ALL LIABILITY CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING LEGAL FEES ARISING OUT OF OR RESULTING FROM ERROR OR OMISSIONS IN THE PERFORMANCE OF THE WORK BY THE CONTRACTOR.
19. SECTIONS AND DETAILS ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY AT ALL SIMILAR LOCATIONS, UNLESS OTHER SECTIONS AND DETAILS ARE SPECIALLY REFERENCED.
20. REFER TO SUPPLIED FASTENING SCHEDULE FOR FASTENING BASE ON CONNECTION AND LOCATION OF MEMBERS AS PER 2020 BUILDING CODE TABLE 2304.9.1 UNLESS NOTED OTHERWISE.
21. BUILDINGS HAVE BEEN DESIGNED FOR LP SMARTSIDE PREVISION PANEL SIDING, LP SMARTSIDE PRECISION LAP SIDING SHALL NOT BE USED.
22. FASTENERS IN LP SMARTSIDE PRECISION PANEL SIDING MUST NOT BE INSTALLED IN PANEL SIDING GROOVES IN THE FIELD OF THE PANEL SIDING OR WHEN THE PANEL SIDING GROOVES OCCUR AT CUT EDGES OF THE PANEL SIDING..
23. REFER TO THE ICC-ES EVALUATION REPORT ESR-1301 FOR ADDITIONAL DATA AND SPECIFICATIONS OF LP SMARTSIDE PRECISION PANEL SIDING. MINNESOTA PRODUCT APPROVAL 9190.5 & 9190.6
24. MAX OPENING WIDTHS MUST COMPLY WITH DESIGN RATIOS AS PER ANSI/AF&PA SDPWS-2008. BUILDING HAVE DESIGNED TO HAVE ONLY OPENINGS WITH MAX WIDTHS EQUAL TO THOSE IN THE ENDWALL SHEAR WALL CHART.
25. THE DESIGN OF THESE BUILDING MEETS CNRC-NRC (CANADA NATIONAL RESEARCH COUNCIL), AND THE (PROVINCIAL BUILDING CODE).
26. BUILDING HAVE BEEN DESIGNED TO HAVE ANCHORS DIRECTLY ATTACHED TO ALL FOUR CORNERS OR THE BUILDING TO RESIST TENSION FORCES FROM LATERAL WIND LOADS, THIS DESIGN CONSIDERATION MUST BE MADE BY INSTALLER WHEN ATTACHING ANCHORING SYSTEM TO BUILDING.
27. UNLESS NOTED OTHERWISE, ATTACH ALL MANUFACTURED PRODUCTS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

NOTES:

THIS BUILDING DOES NOT HAVE RUNNING WATER OR SANITATION SERVICES. THIS BUILDING IS DESIGNED AS A UTILITY SHED TO STORE LAWN EQUIPMENT SUCH AS WHEEL BARROWS GARDENING SUPPLIES, FLOWER POTS, AD CARDBOARD BOXED WITH VARIOUS SMALL ITEMS.

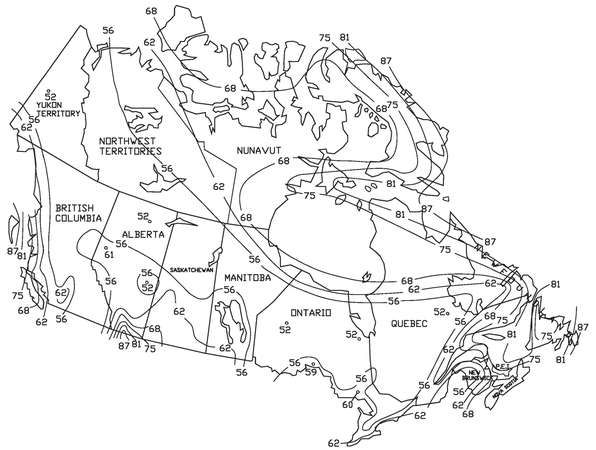
SITE INSTALLED ITEMS:

NOTE THAT THIS LIST DOES NOT NECESSARILY LIMIT THE ITEMS OF WORK AND MATERIALS THAT MAY BE REQUIRED FOR A COMPLETE INSTALLATION. ALL SITE RELATED ITEMS ARE SUBJECT TO LOCAL JURISDICTIONAL APPROVAL.

1. THE COMPLETE FOUNDATION SUPPORT AND TIE-DOWN SYSTEM.
2. RAMPS, STAIRS, AND GENERAL ACCESS TO THE BUILDING IF NECESSARY.
3. GUTTERS AND DOWNSPOUTS ON ALL BUILDINGS WITH EAVES OF LESS THAN 6 INCHES HORIZONTAL PROJECTION EXCEPT FOR GABLE END RAKES.
4. ANCHORS & PADS ARE OPTIONAL, TO BE DETERMINED BY LOCAL CONDITIONS AND BUILDING PROFESSIONALS.

PREMIER PORTABLE BUILDINGS

WIND CHART



NOTE: THE VALUES SHOWN ARE HOURLY MEAN WIND SPEEDS IN MPH AT 10m (32.8')
ABOVE GROUND FOR TERRAIN ROUGHNESS CATEGORY B.

DESIGN CRITERIA:

1.	WIND VELOCITY	1/50 kPA. Column Div B App C 75 mph = 14.4 psf
2.	BUILDING CATEGORY	I
3.	WIND EXPOSURE	C
4.	INT. PRESSURE COEFFICIENT	±0.18
5.	ENCLOSURE CLASSIFICATION	ENCLOSED
6.	BASED ON HEIGHT	15 FEET
7.	OVERHANG	NO
8.	FLOOR DESIGN LIVE LOAD FLOOR DESIGN DEAD LOAD	50 PSF 4 PSF
9.	ROOF DESIGN LIVE LOAD ROOF DESIGN DEAD LOAD	20 PSF 7 PSF
10.	WALL DESIGN DEAD LOAD	3 PSF
11.	SNOW LOAD	S=0.8 (0.8SS+SR) Ss<4.4kpa IF Ss>4.4, (67 psf) SPECIAL ORDER. TRUSSES/ RAFTERS AT 12" FOR SNOW BETWEEN 67 & 85 PSF
12.	CONSTRUCTION TYPE	V B
13.	BUILDING OCCUPANCY =	U
14.	FIRE RATING EXT. WALLS	0
15.	ALLOWABLE NUMBER OF FLOORS	1
16.	THE CONTRACTOR / MANUFACTURER MUST COMPLY WITH THE FOLLOWING CODES AND ALL OF THEIR AMENDMENTS / SUPPLEMENTS.	

CANADA CODE SUMMARY

LATEST BUILDING CODE
2020 NBCC

SHEET LIST

AREA FOR APPROVAL STAMPS

[redacted]

PROJECT:
UTILITY SHED

COVER SHEET & GENERAL NOTES

DON VAN GERVE, P.E.
SPECIALTY STRUCTURAL ENGINEER

ALTERNATE DESIGN SOLUTIONS
STRUCTURAL ENGINEERING DESIGN & CONSTRUCTION SERVICES
PHONE: 215.355.4684
WWW.ALTERNATEDESIGNSOLUTIONS.COM

ENGINEERING SERVICES PROVIDED FOR:
PREMIER PORTABLE BUILDINGS
317 EAST STATE LINE ROAD
SOUTH FULTON, TN 38257
WWW.PREMIERBUILDINGS.US

REVISION	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

DATE: 6.30.24
PROJECT NO.: 18285
DRAWING BY: JH
CHK BY: DVG
DWG NO.: C-1

FASTENING SCHEDULE (2304.9.1 MBC)

CONNECTION	FASTENING	LOCATION
1. JOIST TO SILL OR GIRDER	3 – 8d COMMON (2½"x0.131") 3 – 3"x0.131" NAILS 3 – 3" 14 GAGE STAPLES	TOE–NAIL
2. BRIDGING TO JOIST	2 – 8d COMMON (2½"x0.131") 2 – 3"x0.131" NAILS 2 – 3" 14 GAGE STAPLES	TOE–NAIL EACH END
3. SOLE PLATE TO JOIST OR BLOCKING	16d (3½"x0.135") @ 16" o/c 3"x0.131" NAILS @ 8" o/c 3" 14 GAGE STAPLES @ 12" o/c	TYPICAL FACE NAIL
4. SOLE PLATE TO JOIST OR BLOCKING @ BRACED WALL PANEL	3 – 16d (3½"x0.135") @ 16" o/c 4 – 3"x0.131" NAILS @ 16" o/c 4 – 3" 14 GAGE STAPLES @ 16" o/c	BRACED WALL PANELS
5. TOP PLATE TO STUD	2 – 16d (3½"x0.162") 3 – 3"x0.131" NAILS 3 – 3" 14 GAGE STAPLES	END NAIL
6. STUD TO SOLE PLATE	4 – 8d COMMON (2½"x0.131") 4 – 3"x0.131" NAILS 3 – 3" 14 GAGE STAPLES 2 –16d COMMON (3½"x0.162") 3 – 3"x0.131" NAILS 3 – 3" 14 GAGE STAPLES	TOE–NAIL END NAIL
7. DOUBLE STUDS	16d (3½"x0.135") @ 24" o/c 3"x0.131" NAILS @ 8" o/c 3" 14 GAGE STAPLES @ 8" o/c	FACE NAIL
8. DOUBLE TOP PLATES	16d (3½"x0.135") @ 16" o/c 3"x0.131" NAILS @ 12" o/c 3" 14 GAGE STAPLES @ 12" o/c 8 –16d COMMON (3½"x0.162") 12 – 3"x0.131" NAILS 12 – 3" 14 GAGE STAPLES	TYPICAL FACE NAIL LAP SPLICE
9. BLOCKING BETWEEN JOISTS OR TRUSSES TO TOP PLATE	3 – 8d COMMON (2½"x0.131") 3 – 3"x0.131" NAILS 3 – 3" 14 GAGE STAPLES	TOE–NAIL
10. TOP PLATES, LAPS AND INTERSECTIONS	2 – 16d (3½"x0.162") 3 – 3"x0.131" NAILS 3 – 3" 14 GAGE STAPLES	FACE NAIL
11. CONTINUOUS HEADER (2) PIECES	8 –16d COMMON (3½"x0.162")	16" o/c ALONG EDGE
12. CONTINUOUS HEADER TO STUD	4 –8d COMMON (2½"x0.131")	TOE–NAIL
13. BUILT–UP CORNER STUDS	16d (3½"x0.135") @ 24" o/c 3"x0.131" NAILS @ 16" o/c 3" 14 GAGE STAPLES @ 16" o/c	@ 24" o/c @ 16" o/c @ 16" o/c
14. DOUBLE TOP PLATES	20d (4"x0.192") @ 32" o/c 3"x0.131" NAILS @ 24" o/c 3" 14 GAGE STAPLES @ 24" o/c 2 –20d COMMON (4"x0.192") 3 – 3"x0.131" NAILS 3 – 3" 14 GAGE STAPLES	FACE NAIL @ TOP & BOTTOM STAGGERED ON OPP. SIDES FACE NAIL @ ENDS AND AT EACH SPLICE
15. JOIST TO BAND JOIST	3 – 16d COMMON (3½"x0.162") 4 – 3"x0.131" NAILS 4 – 3" 14 GAGE STAPLES	FACE NAIL
16. WOOD STRUCTURAL PANELS AND PARTICLE BOARD SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING) SINGLE FLOOR (COMBINATION SUBFLOOR–UNDERLAYMNENT TO FRAMING)	½" AND LESS: 6d[c,j] 2⅜"x0.113" NAIL[i] 1¾" 16 GAGE[M] 19/32" TO ¾": 8d[d] OR 2⅜"x0.113" NAIL[n] 2" 16 GAGE[n] 8d[c] ⅞" TO 1" 1⅛" TO 1¼": 10d[d] OR 8d[b]	
SINGLE FLOOR (COMBINATION SUBFLOOR–UNDERLAYMENT TO FRAMING)	¾" AND LESS: 6d[b] ⅞" TO 1": 8d[b] 1⅛" TO 1¼": 10d[d] OR 8d[b]	
17. 29ga. STEEL SIDING (TO FRAMING)	½" OR LESS: 6d[f] ⅝": 8d[f]	NAILS @ 6" o/c IN FIELD AND 3" o/c ALONG ALL PANEL EDGES.
18. FIBERBOARD SHEATHING[g]	½": NO. 11 GAGE ROOFING NAIL[h] 6d COMMON NAIL (2"x0.113") NO 16 GAGE STAPLE[f] 25/32": NO. 11 GAGE ROOFING NAIL[h] 8d COMMON NAIL (2½"x0.131") NO 16 GAGE STAPLE[f]	

SHEARWALL CHART

BUILDING WIDTH	OPENING WIDTHS IN ENDWALL	MAX. LENGTH OF BUILDING		
		19/32" T1–11[1]	⅜" LP SMARTSIDE PANEL[2]	ALUMINUM OVER 7/16" OSB[4]
8'–0"	3'–0" MAX.	24'–0"	20'–0"	24'–0"
10'–0"	3'–0" MAX.	30'–0"	30'–0"	30'–0"
	6'–0"		16'–0"	
11'–2"	3'–0" MAX.	36'–0"	36'–0"	36'–0"
	6'–0"		24'–0"	
	9'–0"	28–0"	12'–0"	24'–0"
14'–0"	3'–0" MAX.	40'–0"	40'–0"	40'–0"
	6'–0"		34'–0"	
	9'–0"		20'–0"	
16'–0"	6'–0" MAX.	40'–0"	40'–0"	40'–0"
	9'–0"		30'–0"	

a. COMMON OR BOX NAIL ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED.

b. NAILED SPACED @ 6" o/c AT EDGES, 12" AT INTERMEDIATE SUPPORTS EXCEPT 6" AT SUPPORTS WHERE SPANS ARE 48" OR MORE, FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLE BOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305 FBC. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.

c. COMMON OR DEFORMED SHANK (6d – 2"x0.113"; 8d–2½"x0131"; 10d 3"x0148").

d. COMMON (6d – 2"x0.113";8d–2½"x0131"; 10d 3"x0.148").

e. DEFORMED SHANK (6d–2"x0.113"; 8d 2½"x0.131" 10d 3"x0.148").

f. CORROSION–RESISTANT SIDING (6D–1⅞"x0.106";8d 2⅜"x0.128") OR CASING (6D2"x0.099";8d 2 ½"x0.113") NAIL.

g. FASTENERS SPACED 3" o/c AT EXTERIOR EDGES AND 6" o/c AT INTERMEDIATE SUPPORTS WHEN USED AS STRUCTURAL SHEATHING.

h. CORROSION–RESISTANT ROOFING NAILS w/ 7/16" DIAMETER HEAD AND 1 ½" LENGTH FOR ½" SHEATHING AND 1 ¾" LENGTH FOR 25/32" SHEATHING.

i. CORROSION–RESISTANT STAPLES WITH NOMINAL 7/16" CROWN OR 1" CROWN AND 1 ¼" LENGTH FOR ½" SHEATHING AND 1 ½" LENGTH FOR 25/32" SHEATHING. PANEL SUPPORTS @ 16" o/c(20" IF STRENGTH AXIS IS THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED.)

j. FOR ROOF SHEATHING APPLICATIONS, 8d NAILS (2½"x0.113") ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.

k. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16".

l. FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4" o/c AT EDGES, 8" o/c AT INTERMEDIATE SUPPORTS.

m. FASTENERS SPACED 4" o/c AT EDGES, 8" o/c AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND WALL SHEATHING AND 3" o/c AT EDGES, 6" AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.

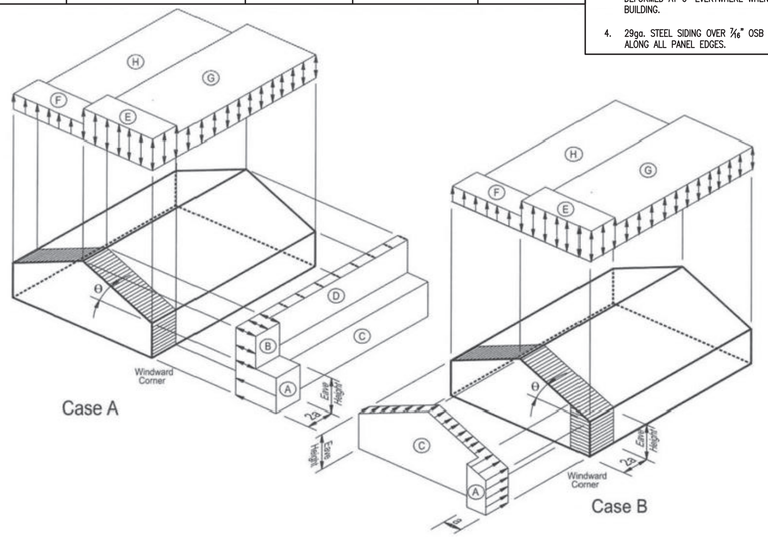
n. FASTENERS SPACED 4" o/c AT EDGES, 8" AT INTERMEDIATE SUPPORTS.

1. 19/32" T1–11 SHALL BE FASTENED USING 8d COMMON OR DEFORMED NAILS @ 6" o/c IN FIELD AND 3" o/c ALONG ALL PANEL EDGES.

2. ⅜" LP SMARTPANEL SHALL BE FASTENED USING 8d COMMON OR DEFORMED NAILS @ 6" o/c IN FIELD AND 3" o/c ALONG ALL PANEL EDGES.

3. LIMITATIONS ON THE TOTAL OPENING DIMENSIONS SHALL BE BASED ON THE SHEAR WALL HEIGHT TO WIDTH RATION OF 3.5:1 AND SHALL NOT EXCEED (⅔) OF TOTAL LENGTH OF BUILDING. NAILING IN SIDEWALL USE 8d NAILS COMMON OR DEFORMED AT 6" EVERYWHERE WHEN TOTAL OPENING WIDTHS IN SIDE WALL ARE LESS THAN (⅔) OF TOTAL LENGTH OF BUILDING.

4. 29ga. STEEL SIDING OVER 7/16" OSB FASTENED USING 8d COMMON OR DEFORMED NAILS @ 6" o/c IN FIELD AND 3" o/c ALONG ALL PANEL EDGES.



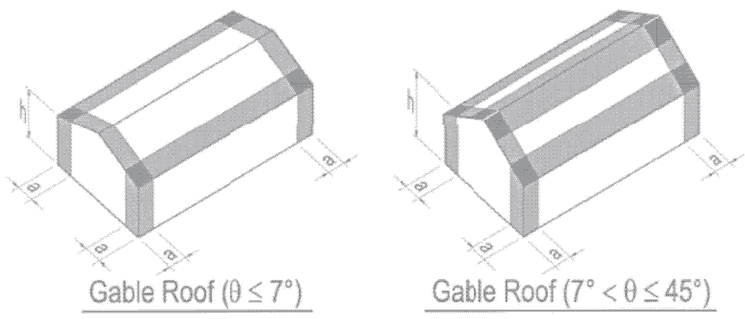
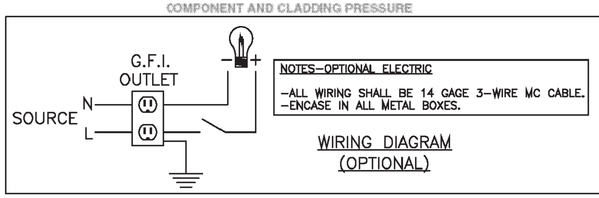
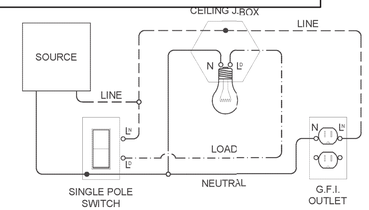


FIGURE 1609.6.2.2
COMPONENT AND CLADDING PRESSURE



WIRING DIAGRAM (OPTIONAL)

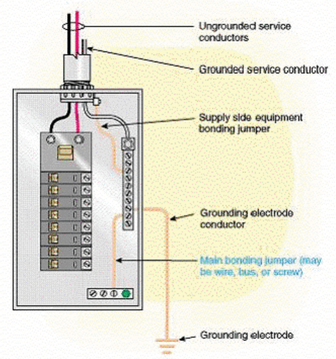


ELECTRICAL NOTES & OPTIONS:

- AS PER NEX ARTICLE 330.30(B) SECURING OF MC TYPE CABLE. UNLESS OTHERWISE PROVIDED, CABLES SHALL BE SECURED AT INTERVALS NOT EXCEEDING 6FT. CABLES CONTAINING FOUR OR FEWER CONDUCTORS SIZED NO LARGER THAN 10 AWG SHALL BE SECURED WITHIN 12 IN. OF EVERY BOX, CABINET, FITTING, OR OTHER CABLE TERMINATION.
- ALL WIRING SHALL BE 14 GAUGE 3-WIRE MC CABLE.
- ENCASE IN ALL METAL BOXES.

MAXIMUM NO. OF OUTLETS: 7
MAXIMUM NO. OF LIGHTS: 8

ELECTRICAL WIRING DIAGRAM
SCALE: NOT TO SCALE



AREA FOR APPROVAL STAMPS

[redacted]

PROJECT:
UTILITY SHED

FASTENING SCHEDULE / WIND LOADING

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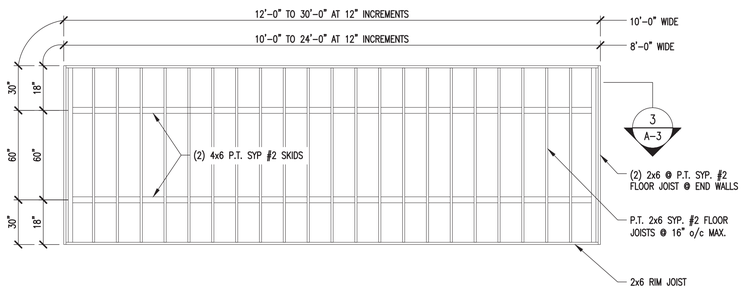
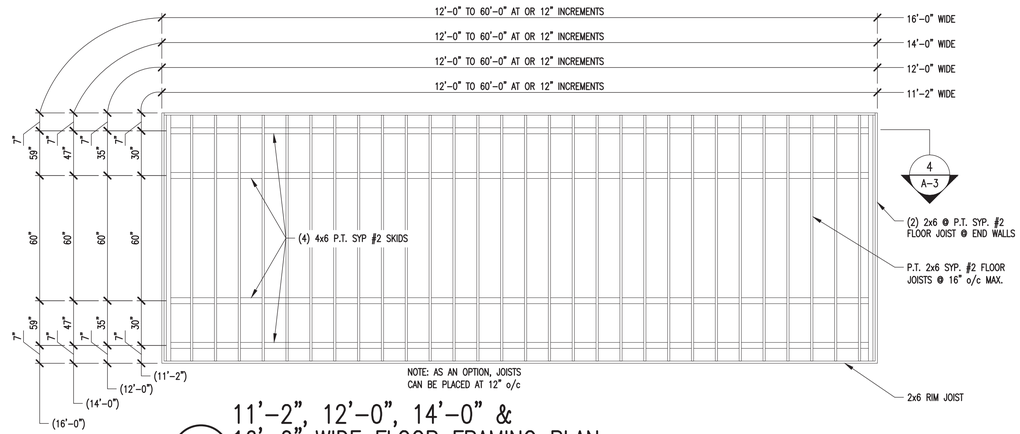
REVISION	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

DATE:	6.30.24
PROJECT NO.:	18285
DRAWING BY:	JH
CHK BY:	DVG
DWG NO.:	C-2



1 A-1 8'-0" & 10'-0" WIDE FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0" (DO NOT SCALE DRAWING)

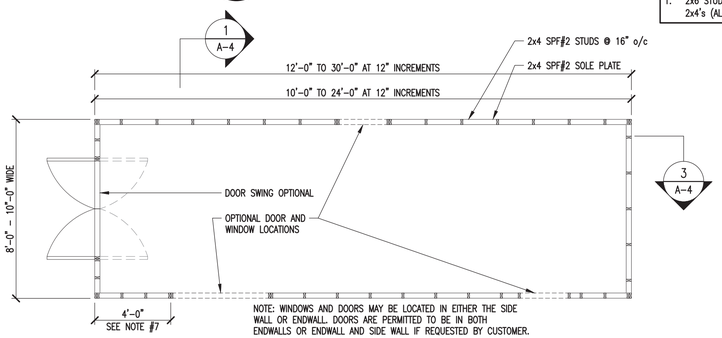


2 A-1 11'-2", 12'-0", 14'-0" & 16'-0" WIDE FLOOR FRAMING PLAN

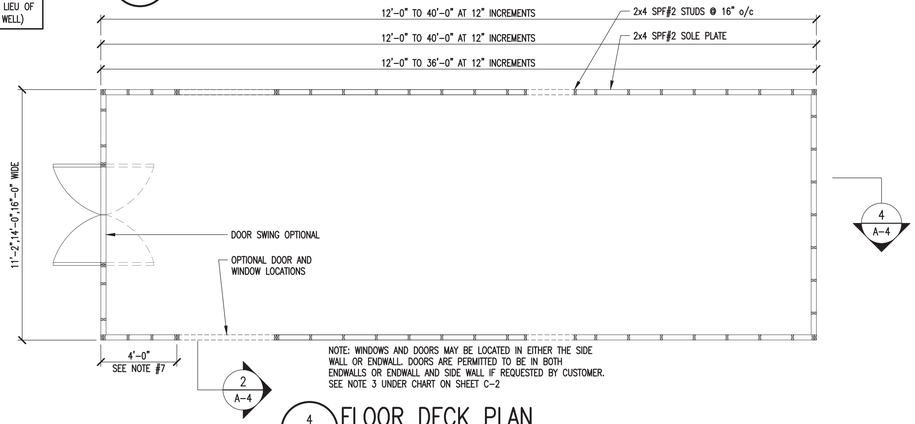
SCALE: 1/4"=1'-0" (DO NOT SCALE DRAWING)

NOTE:

1. 2x6 STUD FRAMING MAY BE USED IN LIEU OF 2x4's (ALSO FOR ROOF TRUSSES AS WELL)



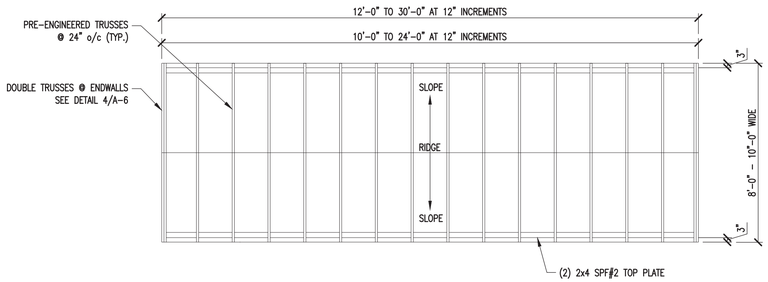
NOTE: WINDOWS AND DOORS MAY BE LOCATED IN EITHER THE SIDE WALL OR ENDWALL. DOORS ARE PERMITTED TO BE IN BOTH ENDWALLS OR ENDWALL AND SIDE WALL IF REQUESTED BY CUSTOMER. SEE NOTE 3 UNDER CHART ON SHEET C-2



NOTE: WINDOWS AND DOORS MAY BE LOCATED IN EITHER THE SIDE WALL OR ENDWALL. DOORS ARE PERMITTED TO BE IN BOTH ENDWALLS OR ENDWALL AND SIDE WALL IF REQUESTED BY CUSTOMER. SEE NOTE 3 UNDER CHART ON SHEET C-2

3 A-1 FLOOR DECK PLAN

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

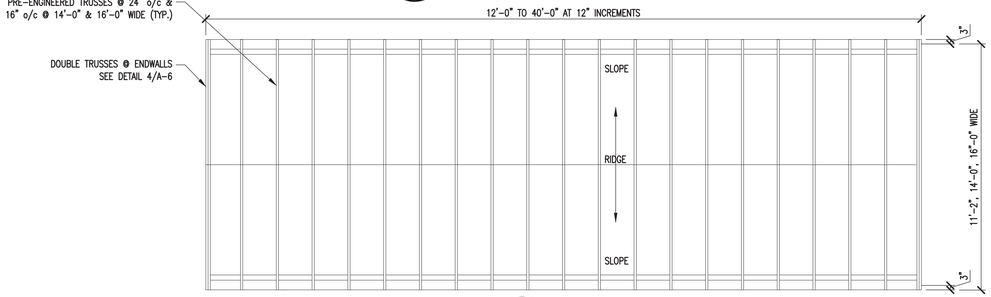


5 A-1 ROOF PLAN

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

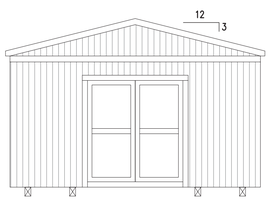
4 A-1 FLOOR DECK PLAN

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



6 A-1 ROOF PLAN

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

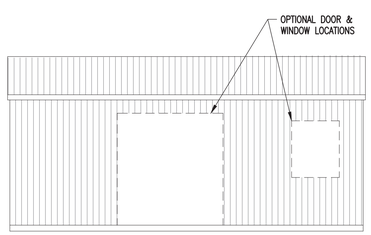


NOTE:

1. DOUBLE WALL STUDS SHALL BE FASTENED AS PER FASTENING SCHEDULE PROVIDED.
2. SEE 12/A-4 FOR CORNER STUD DETAIL.
3. FOR ALL FASTENING NOT SHOWN, SEE FASTENING SCHEDULE ON SHEET C-2.
4. AS AN OPTION, STUDS CAN BE PLACED @ 16" o/c.
5. ALL BUILDING w/ TRUSSES AND STUDS 2'-0" o/c CAN ONLY USE SINGLE TOP PLATE.
6. STUDS SHALL FALL IN LINE w/ TRUSSES.
7. STUDS @ 16" o/c FOR FIRST 4' FOR ALL CORNERS.

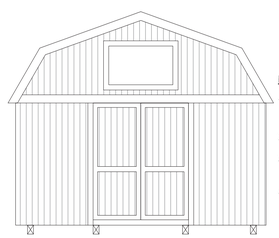
7 A-1 GABEL ENDWALL ELEVATION

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



8 A-1 SIDEWALL ELEVATION

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

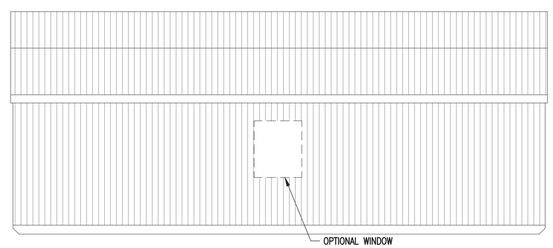


NOTE:

1. DOUBLE WALL STUDS SHALL BE FASTENED AS PER FASTENING SCHEDULE PROVIDED.
2. SEE 12/A-4 FOR CORNER STUD DETAIL.
3. FOR ALL FASTENING NOT SHOWN, SEE FASTENING SCHEDULE ON SHEET C-2.
4. AS AN OPTION, STUDS CAN BE PLACED @ 16" o/c.

9 A-1 GAMBREL ENDWALL ELEVATION

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



10 A-1 SIDEWALL ELEVATION

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

AREA FOR APPROVAL STAMPS

[redacted]

PROJECT:

UTILITY SHED

GABLE & GAMBREL SHEDS
FLOOR DECK FRAMING PLANS & DETAILS

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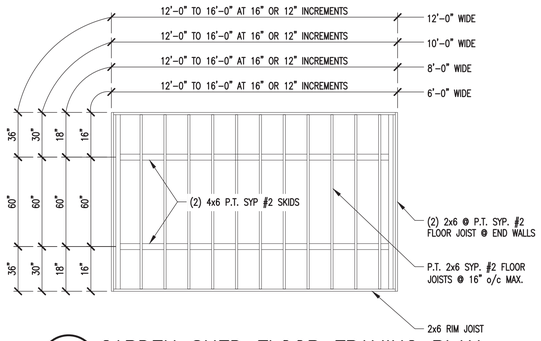
4			
5			

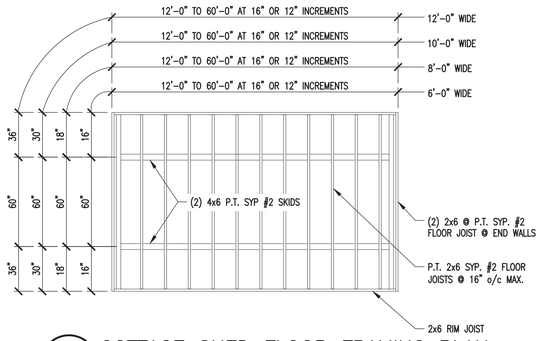
DATE:	6.30.24
PROJECT NO.:	18285
DRAWING BY:	JH
CHK BY:	DVG

DWG NO.:

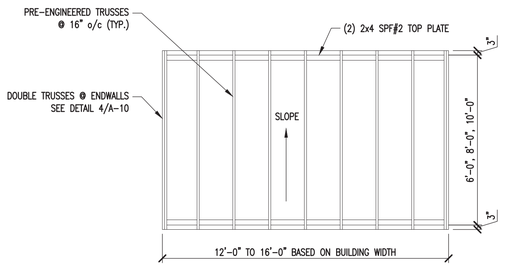
A-1



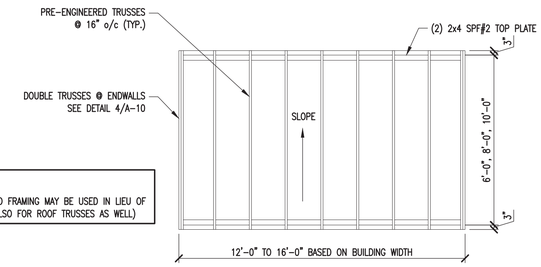
1 A-2 GARDEN SHED FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" (DO NOT SCALE DRAWING)



2 A-2 COTTAGE SHED FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" (DO NOT SCALE DRAWING)



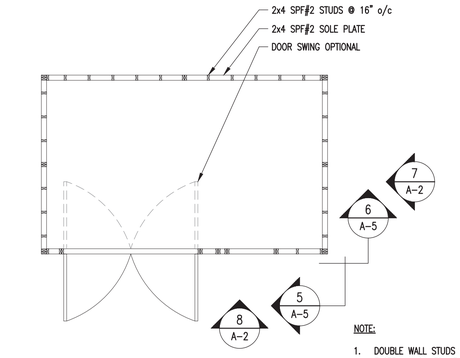
3 A-2 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



4 A-2 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

NOTE:

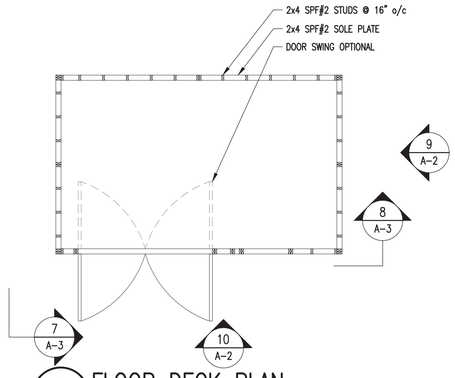
1. 2x6 STUD FRAMING MAY BE USED IN LIEU OF 2x4's (ALSO FOR ROOF TRUSSES AS WELL)



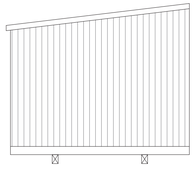
5 A-2 FLOOR DECK PLAN
SCALE: 1/4"=1'-0"

NOTE:

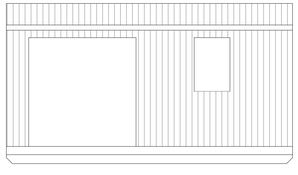
1. DOUBLE WALL STUDS SHALL BE FASTENED AS PER FASTENING SCHEDULE PROVIDED.
2. SEE 12/A-5 FOR CORNER STUD DETAIL.
3. FOR ALL FASTENING NOT SHOWN, SEE FASTENING SCHEDULE ON SHEET C-2.
4. AS AN OPTION, STUDS CAN BE PLACED @ 16" o/c.
5. ALL BUILDING w/ TRUSSES AND STUDS 2'-0" o/c CAN ONLY USE SINGLE TOP PLATE.
6. STUDS SHALL FALL IN LINE w/ TRUSSES.



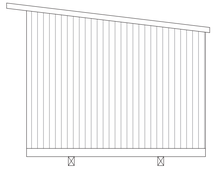
6 A-2 FLOOR DECK PLAN
SCALE: 1/4"=1'-0"



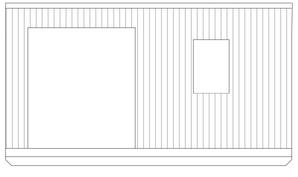
7 A-2 ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



8 A-2 SIDEWALL ELEVATION
SCALE: 1/4"=1'-0"

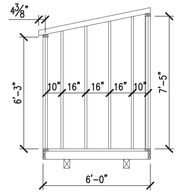


9 A-2 ENDWALL ELEVATION
SCALE: 1/4"=1'-0"

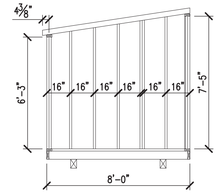


10 A-2 SIDEWALL ELEVATION
SCALE: 1/4"=1'-0"

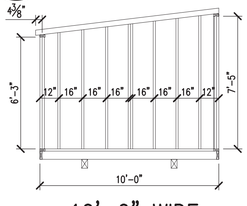
GARDEN SHED



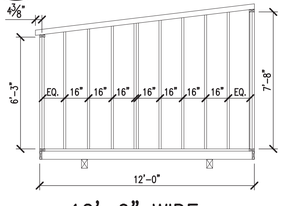
11 A-2 6'-0" WIDE ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



12 A-2 8'-0" WIDE ENDWALL ELEVATION
SCALE: 1/4"=1'-0"

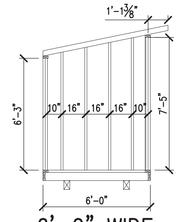


13 A-2 10'-0" WIDE ENDWALL ELEVATION
SCALE: 1/4"=1'-0"

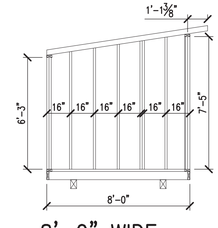


14 A-2 12'-0" WIDE ENDWALL ELEVATION
SCALE: 1/4"=1'-0"

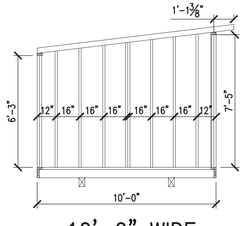
COTTAGE SHED



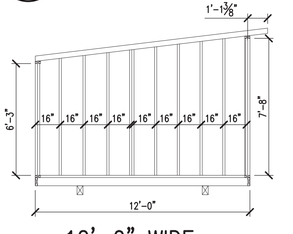
15 A-2 6'-0" WIDE ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



16 A-2 8'-0" WIDE ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



17 A-2 10'-0" WIDE ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



18 A-2 12'-0" WIDE ENDWALL ELEVATION
SCALE: 1/4"=1'-0"

AREA FOR APPROVAL STAMPS

PROJECT:
UTILITY SHED

GARDEN & COTTAGE SHEDS
FLOOR DECK FRAMING PLANS & DETAILS

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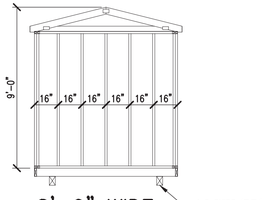
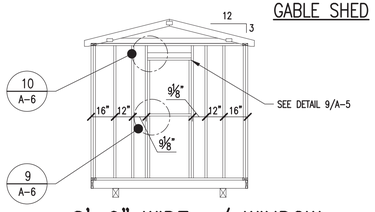
DWG NO.:
A-2

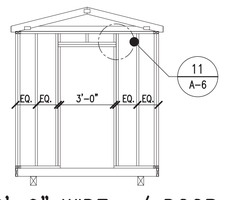
GABLE SHED



1 / A-3 — 8'-0" WIDE ENDWALL ELEVATION
SCALE: 1/4"=1'-0"

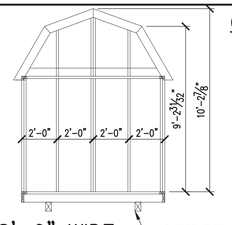


2 / A-3 — 8'-0" WIDE w/ WINDOW ENDWALL ELEVATION
SCALE: 1/4"=1'-0"

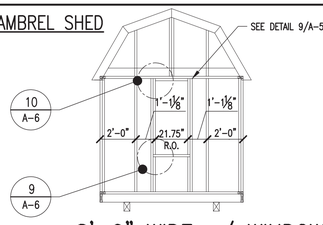


3 / A-3 — 8'-0" WIDE w/ DOOR ENDWALL ELEVATION
SCALE: 1/4"=1'-0"

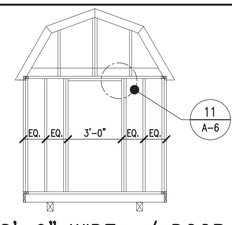
GAMBREL SHED



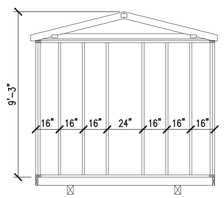
4 / A-3 — 8'-0" WIDE ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



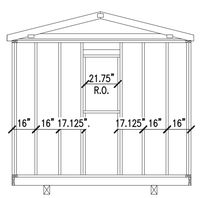
5 / A-3 — 8'-0" WIDE w/ WINDOW ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



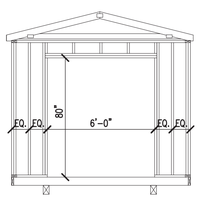
6 / A-3 — 8'-0" WIDE w/ DOOR ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



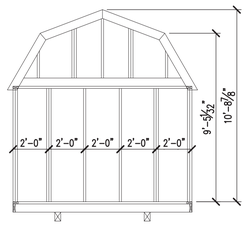
7 / A-2 — 10'-0" WIDE ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



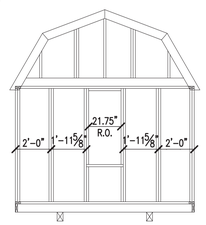
8 / A-3 — 10'-0" WIDE w/ WINDOW ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



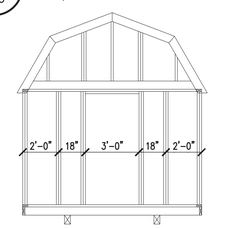
9 / A-3 — 10'-0" WIDE w/ DOOR ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



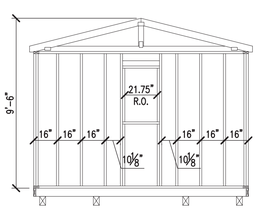
10 / A-3 — 10'-0" WIDE ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



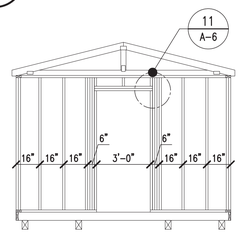
11 / A-3 — 10'-0" WIDE w/ WINDOW ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



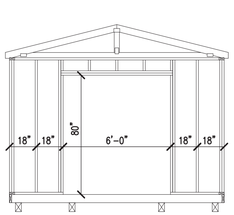
12 / A-3 — 10'-0" WIDE w/ DOOR ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



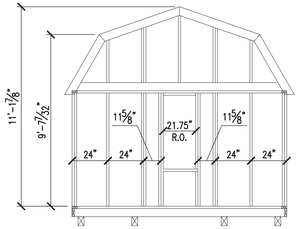
13 / A-3 — 11'-2" WIDE w/ WINDOW ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



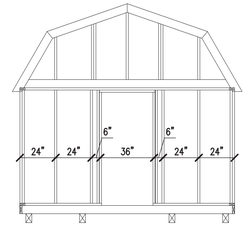
14 / A-3 — 11'-2" WIDE w/ DOOR ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



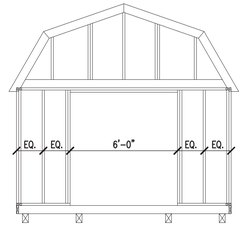
15 / A-3 — 11'-2" WIDE w/ DOOR ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



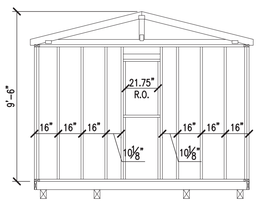
16 / A-3 — 11'-2" WIDE w/ WINDOW ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



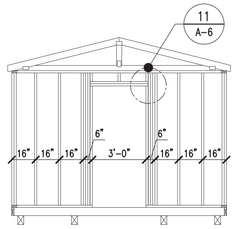
17 / A-3 — 11'-2" WIDE w/ DOOR ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



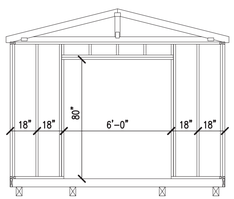
18 / A-3 — 11'-2" WIDE w/ DOOR ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



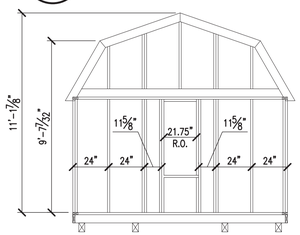
18 / A-3 — 12'-0" WIDE w/ WINDOW ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



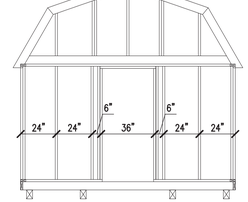
19 / A-3 — 12'-0" WIDE w/ DOOR ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



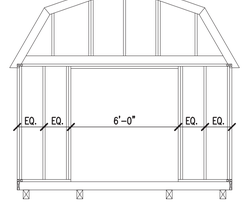
20 / A-3 — 12'-0" WIDE w/ DOOR ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



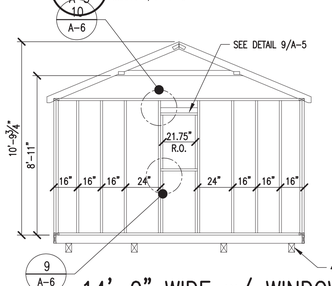
21 / A-3 — 12'-0" WIDE w/ WINDOW ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



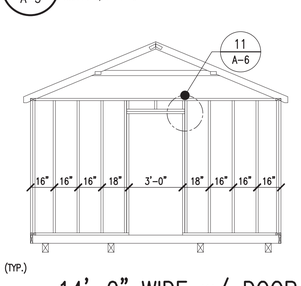
22 / A-3 — 12'-0" WIDE w/ DOOR ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



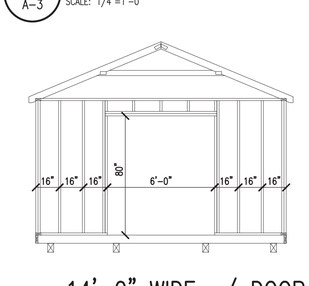
23 / A-3 — 12'-0" WIDE w/ DOOR ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



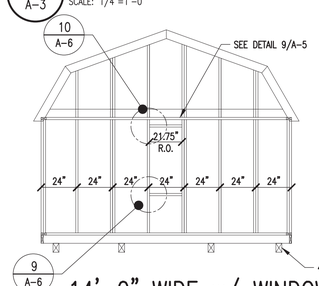
24 / A-3 — 14'-0" WIDE w/ WINDOW ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



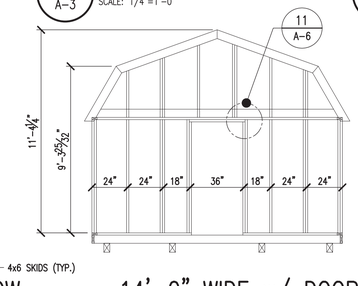
25 / A-3 — 14'-0" WIDE w/ DOOR ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



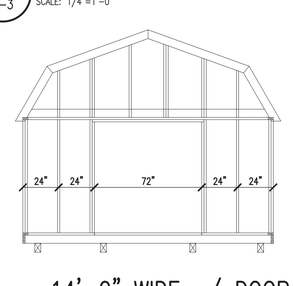
26 / A-3 — 14'-0" WIDE w/ DOOR ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



27 / A-3 — 14'-0" WIDE w/ WINDOW ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



28 / A-3 — 14'-0" WIDE w/ DOOR ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



29 / A-3 — 14'-0" WIDE w/ DOOR ENDWALL ELEVATION
SCALE: 1/4"=1'-0"

AREA FOR APPROVAL STAMPS

PROJECT:
UTILITY SHED

SECTIONS

DON VAN GERVE, P.E.
SPECIALTY STRUCTURAL ENGINEER

ALTERNATE DESIGN SOLUTIONS
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PREMIER PORTABLE BUILDINGS
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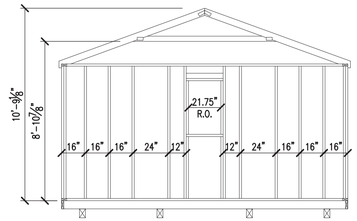
SOUTH FULTON, TN 38257
WWW.PREMIERBUILDINGS.US

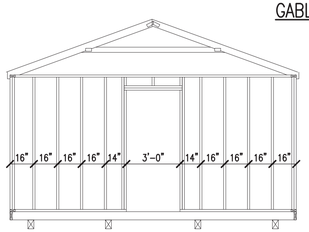
REVISION	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

DATE:	6.30.24
PROJECT NO.:	18285
DRAWING BY:	JH
CHK BY:	DVG
DWG NO.:	A-3

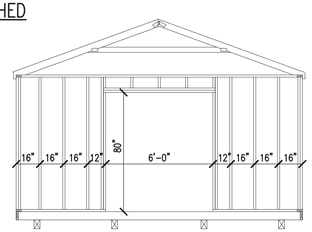
GABLE SHED



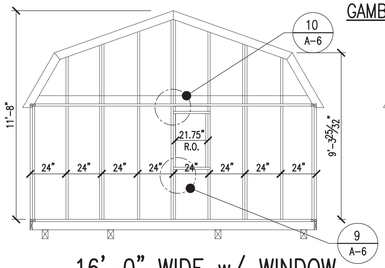
1 / A-4 16'-0" WIDE w/ WINDOW ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



2 / A-4 16'-0" WIDE w/ DOOR ENDWALL ELEVATION
SCALE: 1/4"=1'-0"

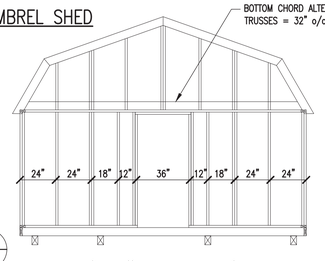


3 / A-4 16'-0" WIDE w/ DOOR ENDWALL ELEVATION
SCALE: 1/4"=1'-0"

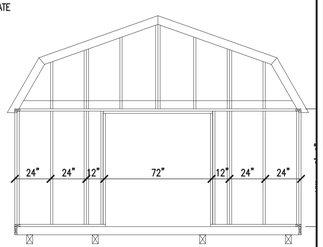


4 / A-4 16'-0" WIDE w/ WINDOW ENDWALL ELEVATION
SCALE: 1/4"=1'-0"

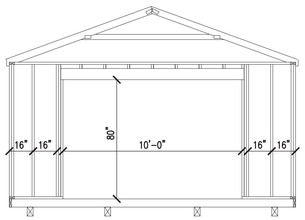
GAMBREL SHED



5 / A-4 16'-0" WIDE w/ DOOR ENDWALL ELEVATION
SCALE: 1/4"=1'-0"

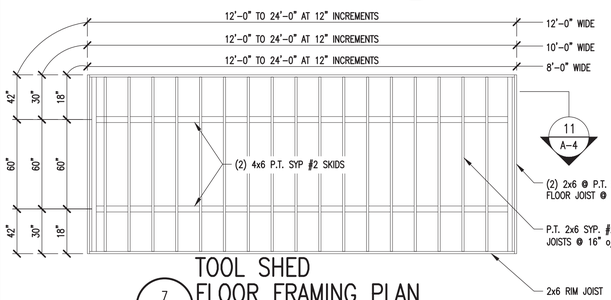


6 / A-4 16'-0" WIDE w/ DOOR ENDWALL ELEVATION
SCALE: 1/4"=1'-0"

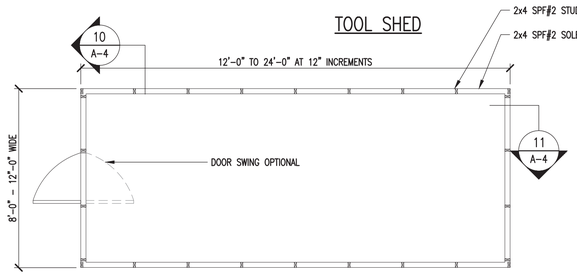


14 / A-4 16'-0" WIDE w/ DOOR ENDWALL ELEVATION
SCALE: 1/4"=1'-0"

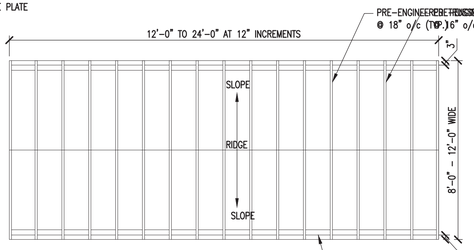
TOOL SHED



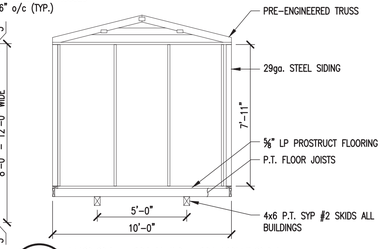
7 / A-4 TOOL SHED FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" (DO NOT SCALE DRAWING)



8 / A-4 FLOOR DECK PLAN
SCALE: 1/4"=1'-0"

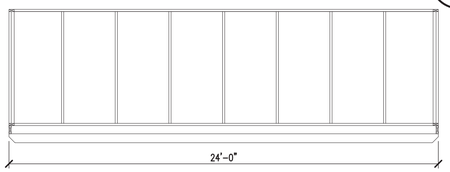


9 / A-4 ROOF PLAN
SCALE: 1/4"=1'-0"

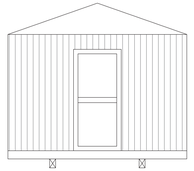


10 / A-4 TOOL SHED SECTION
SCALE: 1/4"=1'-0"

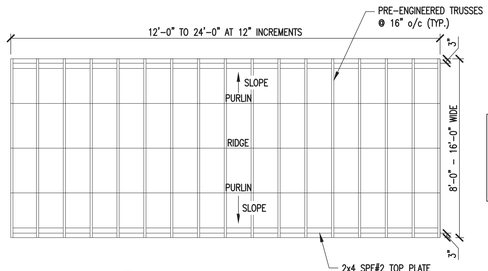
NOTES:
1. SEE NOTES ON SHEETS A-1 & A-2 FOR ANY INFORMATION NOT SHOWN.
2. SEE FASTENING SCHEDULE FOR ALL FASTENING NOT NOTED ON THIS SHEET.



11 / A-4 SIDE WALL FRAMING
SCALE: 1/4"=1'-0"



12 / A-4 ELEVATION
SCALE: 1/4"=1'-0"



13 / A-4 GAMBREL ROOF PLAN
SCALE: 1/4"=1'-0"

BOTTOM CHORD TRUSS OPTION:

LOAD = 62 PSF (1.333)(8FT/2)(1.5)=500LBS TENSION.
A (2x4) = 5.25IN^2; FT = 95 PS (OK)
ALTERNATE TRUSS WITH BOTTOM CHORD, SPACED 32" o/c,
OPTION A: TENSION = 1000LBS: FT=190 PSI (OK)

AREA FOR APPROVAL STAMPS

[redacted]

PROJECT:
UTILITY SHED

SECTION CUTS
CRAFTSMAN & TOOL SHED

DON VAN GERVE, P.E.
SPECIALTY STRUCTURAL ENGINEER

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SOUTH FULTON, TN 38257
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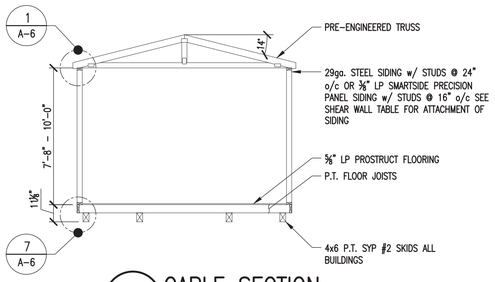
REVISION	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

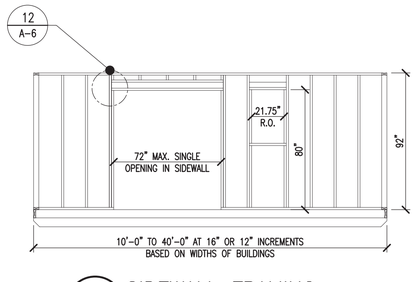
DATE: 6.30.24
PROJECT NO.: 18285
DRAWING BY: JH
CHK BY: DVG
DWG NO.: A-4



1 A-5 GABLE SECTION

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

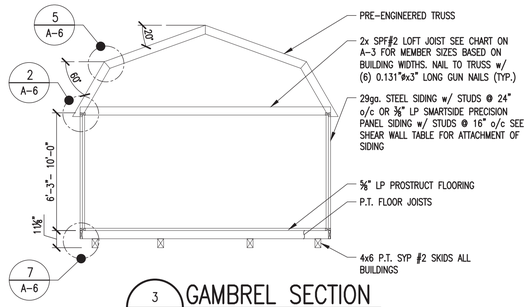
NOTES:
1. SEE NOTES ON SHEETS A-1 & C-2 FOR ANY INFORMATION NOT SHOWN.
2. SEE FASTENING SCHEDULE FOR ALL FASTENING NOT NOTED ON THIS SHEET.



2 A-5 SIDEWALL FRAMING

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

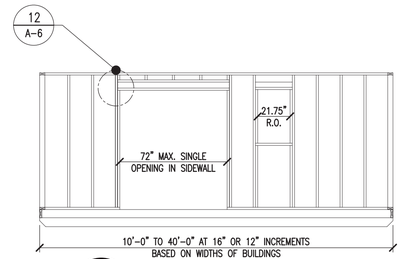
NOTES:
MAX. OPENING MAY BE INCREASED TO 9'-0" WITH HEADER PROVIDED THE BUILDING LENGTH IS OVER 16' IN LENGTH AND THE CRITERIA IN NOTE NUMBER 3 OF THE SHEARWALL CHART IS MET.



3 A-5 GAMBREL SECTION

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

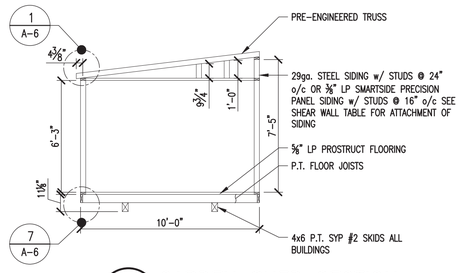
NOTES:
1. SEE NOTES ON SHEETS A-1 & C-2 FOR ANY INFORMATION NOT SHOWN.
2. SEE FASTENING SCHEDULE FOR ALL FASTENING NOT NOTED ON THIS SHEET.



4 A-5 SIDEWALL FRAMING

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

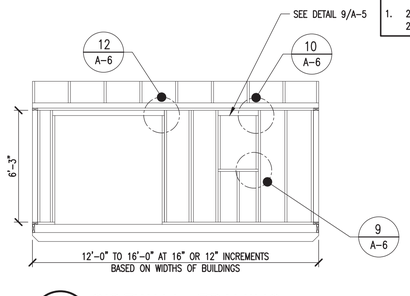
NOTES:
MAX. OPENING MAY BE INCREASED TO 9'-0" WITH HEADER PROVIDED THE BUILDING LENGTH IS OVER 16' IN LENGTH AND THE CRITERIA IN NOTE NUMBER 3 OF THE SHEARWALL CHART IS MET.



5 A-5 GARDEN SHED SECTION

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

NOTES:
1. SEE NOTES ON SHEETS A-1 & A-2 FOR ANY INFORMATION NOT SHOWN.
2. SEE FASTENING SCHEDULE FOR ALL FASTENING NOT NOTED ON THIS SHEET.

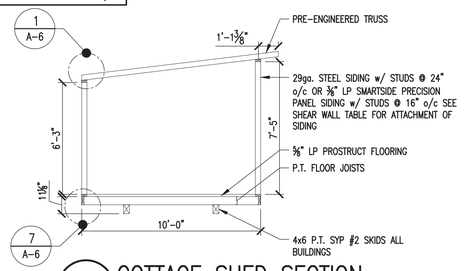


6 A-5 SIDEWALL FRAMING

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

NOTES:
MAX. OPENING MAY BE INCREASED TO 9'-0" WITH HEADER 8/A-11 PROVIDED THE BUILDING LENGTH IS OVER 16' IN LENGTH AND THE CRITERIA IN NOTE NUMBER 3 OF THE SHEARWALL CHART IS MET.

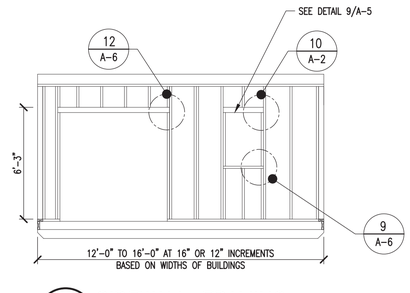
NOTE:
1. 2x6 STUD FRAMING MAY BE USED IN LIEU OF 2x4's (ALSO FOR ROOF TRUSSES AS WELL)



7 A-5 COTTAGE SHED SECTION

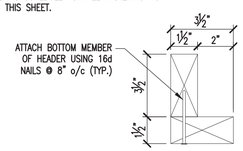
SCALE: 1/4"=1'-0"

NOTES:
1. SEE NOTES ON SHEETS A-1 & A-2 FOR ANY INFORMATION NOT SHOWN.
2. SEE FASTENING SCHEDULE FOR ALL FASTENING NOT NOTED ON THIS SHEET.



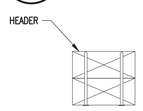
8 A-5 SIDEWALL FRAMING

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



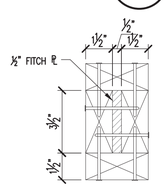
9 A-5 WINDOW HEADER DETAIL

SCALE: 3"=1'-0"



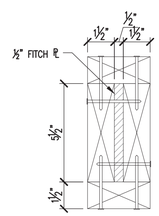
10 A-5 DOOR HEADER DETAIL

SCALE: 3"=1'-0"



11 A-5 DOOR HEADER DETAIL

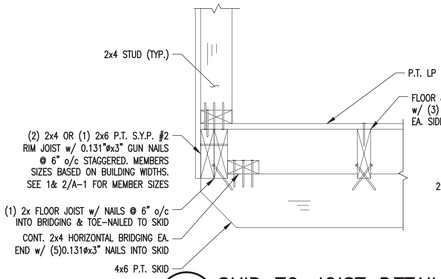
SCALE: 3"=1'-0"



12 A-5 DOOR HEADER DETAIL

SCALE: 3"=1'-0"

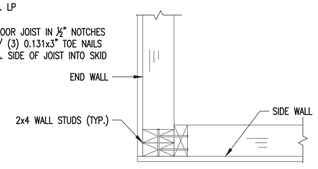
NOTE:
1. SEE NOTES ON SHEETS A-1 & A-2 FOR ANY INFORMATION NOT SHOWN HERE.
2. SEE FASTENING SCHEDULE FOR ALL FASTENING NOT NOTED ON THIS SHEET.



13 A-5 SKID TO JOIST DETAIL

SCALE: 1-1/2"=1'-0"

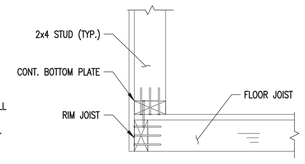
NOTES:
1. SEE NOTES ON SHEETS A-1 &C-2 FOR ANY INFORMATION NOT SHOWN HERE.
2. SEE FASTENING SCHEDULE FOR ALL FASTENING NOT NOTED ON THIS SHEET.



14 A-5 CORNER CONNECTION DETAIL

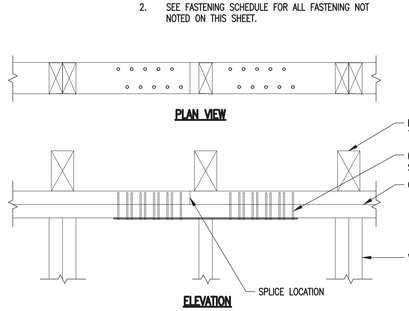
SCALE: 1-1/2"=1'-0"

NOTE:
1. 2x6 STUD FRAMING MAY BE USED IN LIEU OF 2x4's (ALSO FOR ROOF TRUSSES AS WELL)



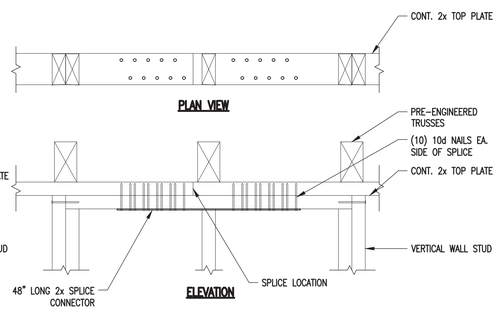
15 A-5 WALL TO RIM JOIST

SCALE: 1-1/2"=1'-0"



16 A-5 TOP PLATE SPLICE DETAIL

SCALE: 1-1/2"=1'-0"



17 A-5 SPLICE CONNECTION DETAIL

SCALE: 1-1/2"=1'-0"

AREA FOR APPROVAL STAMPS

[redacted]

PROJECT:
UTILITY SHED

TYPICAL DETAILS

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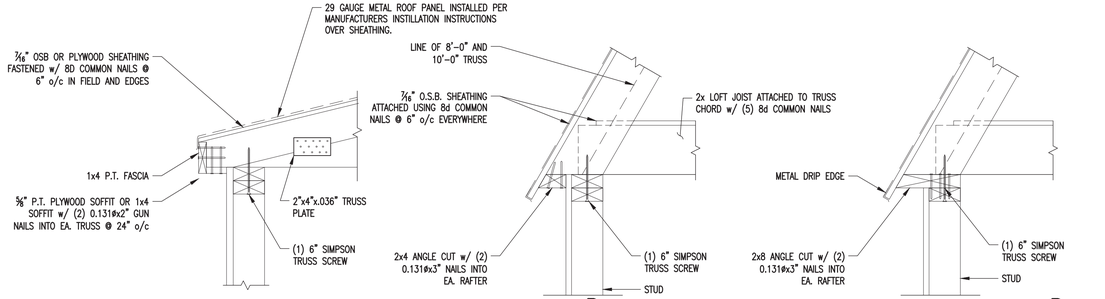
REVISION	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

DATE:	6.30.24
PROJECT NO.:	18285
DRAWING BY:	JH
CHK BY:	DVG

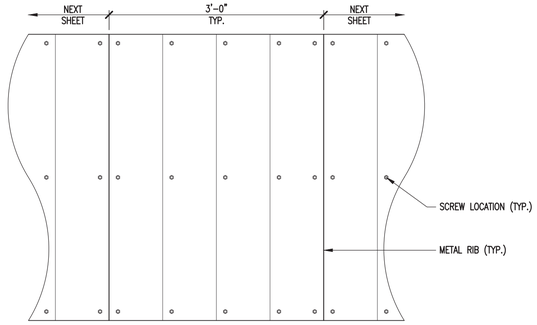
DWG NO.:
A-5



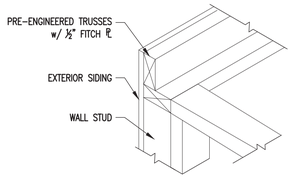
1 A-6 TOP ℄ CONNECTION DETAIL
SCALE: 1-1/2"=1'-0"

2 A-6 TOP ℄ CONNECTION DETAIL
SCALE: 1-1/2"=1'-0"

3 A-6 OPTIONAL TOP ℄ CONNECTION DETAIL
SCALE: 1-1/2"=1'-0"

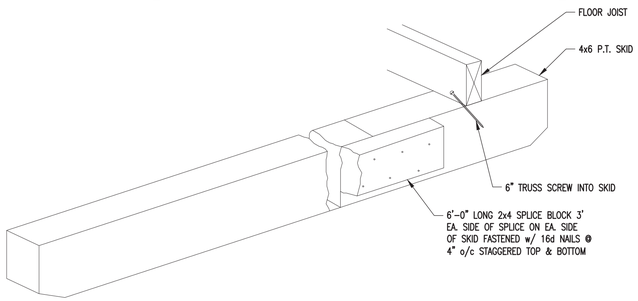


6 A-6 METAL ROOFING SCREW PATTERN
SCALE: 1"=1'-0"

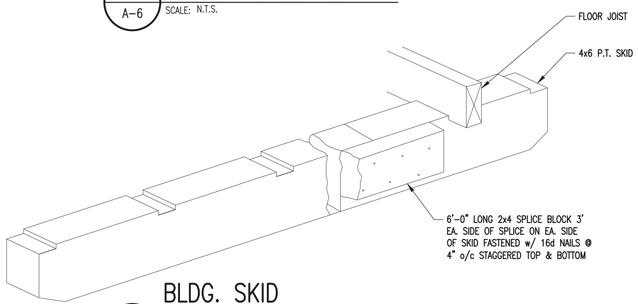


4 A-6 TRUSS DETAIL
SCALE: 1-1/2"=1'-0"

5 A-6 NOT USED
SCALE: 1-1/2"=1'-0"

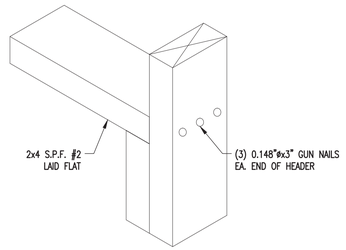


7 A-6 OPTIONAL BLDG. SKID ISOMETRIC DETAIL
SCALE: N.T.S.

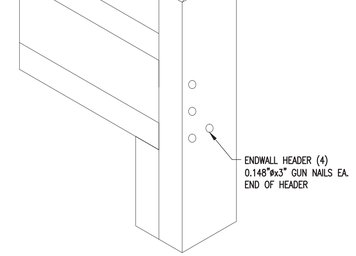


8 A-6 BLDG. SKID ISOMETRIC DETAIL
SCALE: N.T.S.

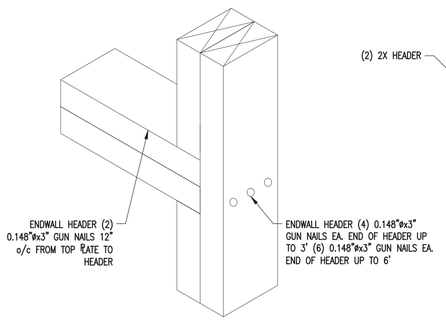
NOTES:
1. SEE NOTES ON SHEETS A-1 &A-2 FOR ANY INFORMATION NOT SHOWN HERE.
2. SEE FASTENING SCHEDULE FOR ALL FASTENING NOT NOTED ON THIS SHEET.



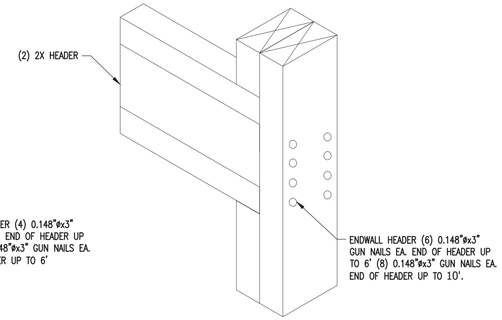
9 A-6 WINDOW SILL DETAIL
SCALE: N.T.S.



10 A-6 WINDOW HEADER WITHOUT STRAP DETAIL
SCALE: N.T.S.



11 A-6 ENDWALL HEADER DETAIL
SCALE: N.T.S.



12 A-6 HEADER DETAIL
SCALE: N.T.S.

AREA FOR APPROVAL STAMPS

[redacted]

PROJECT:
UTILITY SHED

TYPICAL DETAILS

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2			
3			
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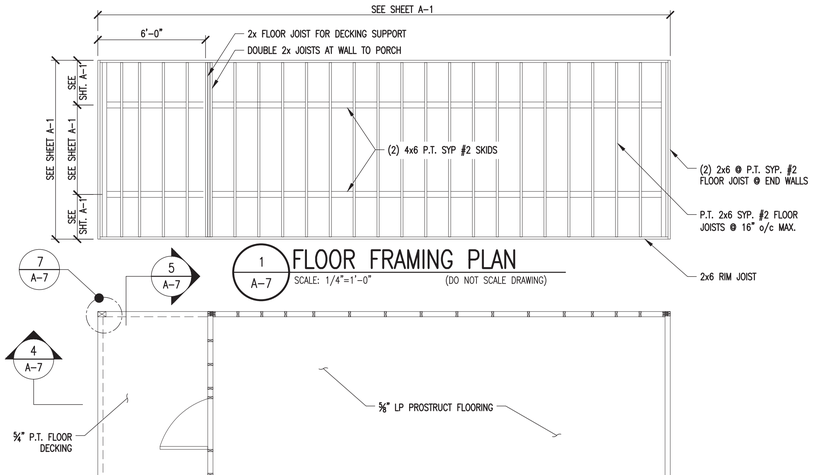
5			

DATE:	6.30.24
PROJECT NO.:	18285
DRAWING BY:	JH
CHK BY:	DVG

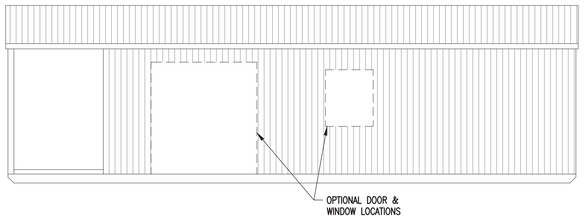
DWG NO.:
A-6



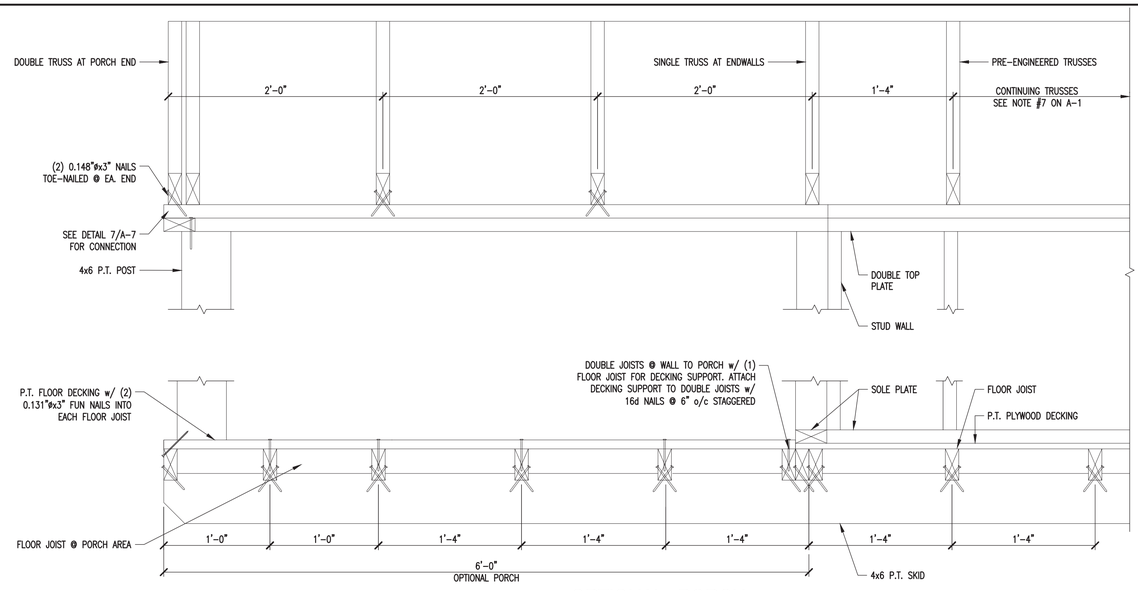
1 A-7 **FLOOR FRAMING PLAN**
SCALE: 1/4"=1'-0" (DO NOT SCALE DRAWING)

NOTE:
1. 2x6 STUD FRAMING MAY BE USED IN LIEU OF 2x4's (ALSO FOR ROOF TRUSSES AS WELL)

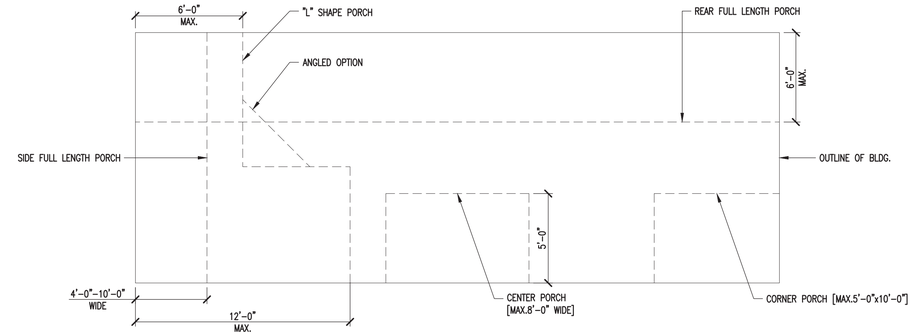
2 A-7 **FLOOR FRAMING PLAN**
SCALE: 1/4"=1'-0" (DO NOT SCALE DRAWING)



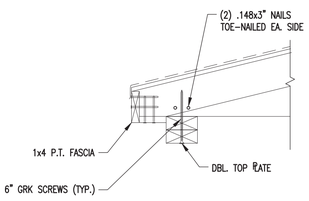
3 A-7 **SIDEWALL ELEVATION**
SCALE: 1/4"=1'-0"



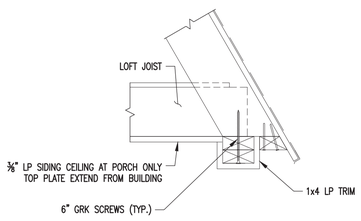
4 A-7 **OPTIONAL PORCH SECTION DETAIL**
SCALE: 1-1/2"=1'-0"



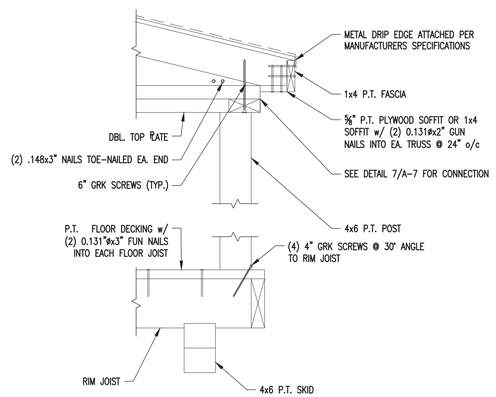
8 A-7 **BUILDING PORCH OPTIONS**
SCALE: 1/4"=1'-0" (DO NOT SCALE DRAWING)



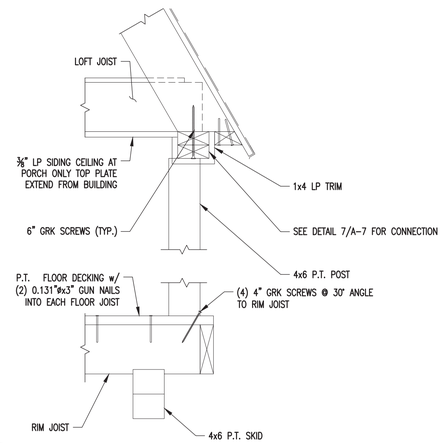
5 A-7 **PORCH TOP PLATE DETAIL**
SCALE: 1-1/2"=1'-0"



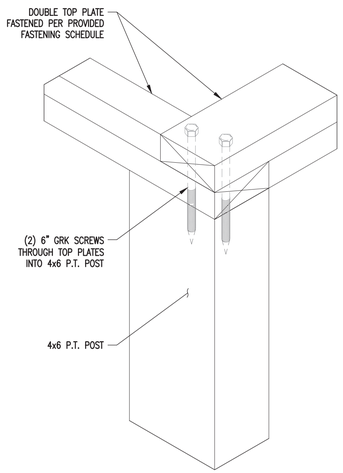
5A A-7 **PORCH TOP PLATE DETAIL**
SCALE: 1-1/2"=1'-0"



6 A-7 **POST TO RIM JOIST DETAIL**
SCALE: 1-1/2"=1'-0"



6A A-7 **POST TO RIM JOIST DETAIL**
SCALE: 1-1/2"=1'-0"



7 A-7 **OPTIONAL PORCH POST TO TOP PLATE DETAIL**
SCALE: N.T.S.

AREA FOR APPROVAL STAMPS

[redacted]

PROJECT:
UTILITY SHED

OPTIONAL PORCH PLANS, SECTIONS & DETAILS

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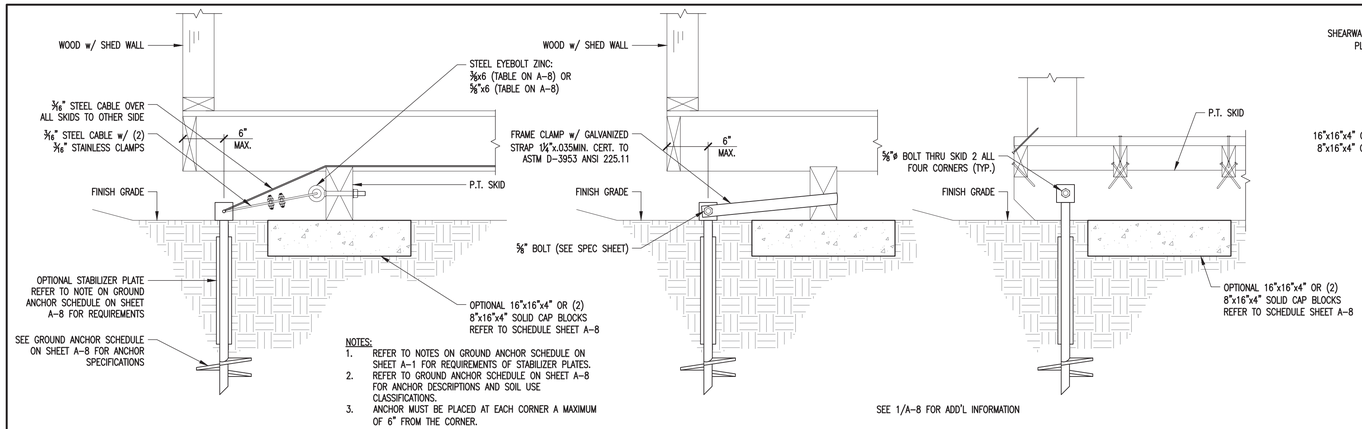
DWG NO.:	A-7

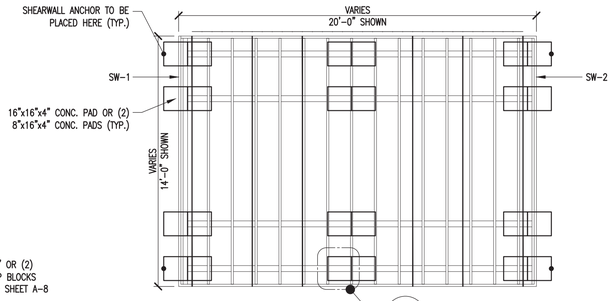


NOTES:
1. REFER TO NOTES ON GROUND ANCHOR SCHEDULE ON SHEET A-1 FOR REQUIREMENTS OF STABILIZER PLATES.
2. REFER TO GROUND ANCHOR SCHEDULE ON SHEET A-8 FOR ANCHOR DESCRIPTIONS AND SOIL USE CLASSIFICATIONS.
3. ANCHOR MUST BE PLACED AT EACH CORNER A MAXIMUM OF 6" FROM THE CORNER.

1/A-8 HELIX ANCHOR DETAIL
SCALE: 1-1/2"=1'-0"

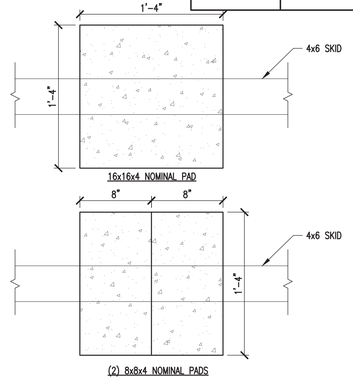
2/A-8 OPTIONAL ANCHOR DETAIL
SCALE: 1-1/2"=1'-0"

3/A-8 ANCHOR DETAIL
SCALE: 1-1/2"=1'-0"



4/A-8 FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" (DO NOT SCALE DRAWING)

NOTES:
1. CONCRETE PADS ARE OPTIONAL.
2. DIMENSIONS SHOWN ARE NOMINAL.
3. ANCHORS ARE REQUIRED MIN. (4) PER BUILDING, (1) @ EACH CORNER SHEARWALL (SW-#).
4. REFER TO SCHEDULES ON SHEET A-8 FOR ANCHOR SPACING & OPTIONAL PAD LOCATION.
5. SPACE OPTIONAL PADS EQUALLY.



5/A-8 PAD DETAILS
SCALE: 1-1/2"=1'-0"

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DETAIL AND DIMENSIONS. ANY DISCREPANCIES BETWEEN SUCH DETAILS AND DIMENSIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTION PROCEDURE AND SEQUENCE TO INSURE THE INTEGRITY OF THE BUILDING AND ITS COMPONENT PARTS DURING CONSTRUCTION.
4. THESE PLANS HAVE BEEN PREPARED PER REGULATIONS OF THE 2015 CANADA BUILDING CODE. THE WORK OF ALL CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE AFOREMENTIONED CODE. NO DEVIATIONS FROM THE WORK SHOWN OR REASONABLY IMPLIED SHALL BE UNDERTAKEN WITHOUT THE ENGINEERS WRITTEN CONSENT – A COPY OF WHICH WILL BE FILLED WITH THE CONSTRUCTION OFFICIAL.
5. ANY CHANGES TO OR DEVIATIONS FROM THESE DRAWINGS SHALL NOT BE MADE WITHOUT WRITTEN CONSENT FROM THE ENGINEER.
6. THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE USED WITHOUT HIS CONSENT. DRAWINGS SHALL NOT BE USED FOR ISSUE OF BUILDING PERMIT UNLESS SIGNED AND SEALED BY THE ENGINEER.
7. THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE ENGINEER FROM AND AGAINST ALL LIABILITY CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING LEGAL FEES ARISING OUT OF OR RESULTING FROM ERRORS OR OMISSIONS IN THE PERFORMANCE OF THE WORK BY THE CONTRACTOR. ALL WORK AND MATERIAL SHALL MEET THE REQUIREMENTS OF ALL LOCAL AND STATE BUILDING CODES. THE DRAWING SHOW THE GENERAL ARRANGEMENTS AND EXTENT OF THE WORK. AS THE WORK PROGRESSES , THE OWNER AND THE CONTRACTOR, AT NO EXTRA COSTS, SHALL MAKE MODIFICATIONS TO MAKE THE PARTS ALIGN.
8. CONTRACTORS SHALL CHECK AND VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING CONSTRUCTION. HE SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER FOR CORRECTION PRIOR TO BEGINNING ANY WORK. THE DISCOVERY OF DISCREPANCIES AFTER THE BEGINNING OF WORK WILL BE EVIDENCE OF FAULTY WORK AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DO NOT SCALE DRAWINGS. ALL WRITTEN DIMENSIONS GOVERN.
9. THE CONTRACTOR FOR THIS PROJECT SHALL INCLUDE ALL MATERIALS AND LABOR REQUIRED TO COMPLETE THE TOTAL PROJECT. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, MACHINERY, TRANSPORTATION, HEAT, WATER, UTILITIES, AND ALL OTHER FACILITIES AND SERVICES REQUIRED FOR THE SAFE AND PROPER EXECUTION AND COMPLETION OF THE WORK. THE ENGINEER SHALL BE THE INTERPRETER OF THE CONTRACT DOCUMENTS.
10. THE DOCUMENTS SHOWN AN OVERVIEW OF THE WORK REQUIRED UNDER THIS CONTRACT AND RELATED REQUIREMENTS AND CONDITIONS THAT WILL IMPACT THE PROJECT. ALL DRAWINGS ARE COMPLIMENTARY. THE DRAWINGS GENERALLY SHOW THE INTENT OF THE OVERALL COMPLEXITY AND CONCEPTS OF THE PROJECT, AND DO NOT NECESSARILY SHOW ALL DETAILS AND CONDITIONS.
11. ALL NEW INTERIOR CONCRETE SLABS AND FOUNDATION WALLS AND FOOTING SHALL HAVE SOLID POISONING UNDER NEW WORK AND SHALL BE INSTALLED BY A LICENSED CONTRACTOR. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL STATE AND DEPARTMENT OF AGRICULTURE, STRUCTURAL PEST CONTROL DIVISION REGULATIONS, RULES, DEFINITIONS AND REQUIREMENTS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND MAINTAINING ALL EXITING SETBACKS, EASEMENTS, AND ANY DEED RESTRICTIONS.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CLEANUP AND SHALL INCLUDE THE SITE, AND THE BUILDING. THE ENTIRE PROJECT SHALL BE LEFT IN A NEW, CLEAN CONDITION.

GROUND ANCHOR SCHEDULE

MODEL #	PART #	DESCRIPTION	SOIL CLASS
M12H5/8	59080 / 59081	48" x 5/8" ROD w/ (1) 6" HELIX	4A
M12H3/4	59085 / 59094	48" x 3/4" ROD w/ (1) 6" HELIX	4A
M1423/4	59128	42" x 3/4" ROD w/ (2) 4" HELIX	4A
M1483/4	59086	48" x 3/4" ROD w/ (2) 4" HELIX	4A
M12H64	59250	36" x 3/4" ROD w/ (1) 4" HELIX & (1) 6" HELIX	4A
N/A	59065	EYE ANCHOR – 48" X 5/8" w/ (1) 6" HELIX	4A
N/A	59045	EYE ANCHOR – 48" X 3/4" w/ (1) 6" HELIX	4A
M607	59099	60" X 3/4" w/ (1) 7" HELIX	4B
N/A	59040	EYE ANCHOR 60" X 3/4" w/ (1) 8" HELIX	4B

OPTIONAL PAD SCHEDULE FOR ALL WIND SPEEDS AND EXPOSURES

BUILDING WIDTH	NUMBER OF PADS BY LENGTH UNDER EACH SKID																			
	10'–0"	12'–0"	14'–0"	16'–0"	18'–0"	20'–0"	22'–0"	24'–0"	26'–0"	28'–0"	30'–0"	32'–0"	34'–0"	36'–0"	38'–0"	40'–0"	50'–0"	60'–0"		
8'–0"	3	3	3	3	3	4	4	4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
10'–0"	3	3	3	4	4	4	4	5	5	5	5	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
11'–2"	2	2	3	3	3	3	3	3	3	4	4	4	N/A	N/A	N/A	N/A	N/A	N/A		
12'–0"	2	2	3	3	3	3	3	3	4	4	4	4	4	4	N/A	N/A	N/A	N/A		
14'–0"	2	3	3	3	3	3	3	4	4	4	4	4	4	5	5	5	6	7		
16'–0"	2	3	3	3	3	3	3	4	4	4	4	4	5	5	5	5	6	7		

ANCHORING FOR 115 M.P.H. WIND SPEED, EXPOSURE "C" – 3/8" ANCHOR BOLT

BUILDING WIDTH	MAX. SPACING OVERTURN	NUMBER OF ANCHORS EACH SIDE WALL																		
		10'–0"	12'–0"	14'–0"	16'–0"	18'–0"	20'–0"	22'–0"	24'–0"	26'–0"	28'–0"	30'–0"	32'–0"	34'–0"	36'–0"	38'–0"	40'–0"	50'–0"	60'–0"		
8'–0"	3.15	4	4	4	5	5	7	7	7	7	7	9	9	9	13	11	12	13	14		
10'–0"	3	4	4	4	5	5	7	7	7	7	7	9	9	9	14	11	12	13	14		
11'–2"	3.98	3	3	3	4	4	6	6	6	6	6	8	8	8	11	10	10	11	12		
12'–0"	4.01	3	3	3	4	4	5	5	5	5	5	8	8	8	10	10	10	10	11		
14'–0"	4.10	3	3	3	4	4	5	5	5	5	5	8	8	8	10	9	9	10	11		
16'–0"	4.18	3	3	3	4	4	5	5	5	5	5	8	8	8	10	9	9	10	11		

ANCHORING FOR 115 M.P.H. WIND SPEED, EXPOSURE "C" – 5/8" ANCHOR BOLT

BUILDING WIDTH	MAX. SPACING OVERTURN	NUMBER OF ANCHORS EACH SIDE WALL																		
		10'–0"	12'–0"	14'–0"	16'–0"	18'–0"	20'–0"	22'–0"	24'–0"	26'–0"	28'–0"	30'–0"	32'–0"	34'–0"	36'–0"	38'–0"	40'–0"	50'–0"	60'–0"		
8'–0"	4.61	4	4	5	5	5	6	6	6	6	6	7	8	8	8	8	8	9	10		
10'–0"	4.30	4	4	5	5	6	6	6	6	6	6	7	8	8	8	8	8	9	10		
11'–2"	5.84	3	4	4	4	5	5	6	6	6	6	7	7	7	7	7	7	8	9		
12'–0"	5.88	3	4	4	4	5	5	5	5	5	5	6	7	7	7	7	7	8	8		
14'–0"	6.01	3	3	4	4	4	5	5	5	5	5	6	6	6	6	6	6	7	8		
16'–0"	6.13	3	3	4	4	4	5	5	5	5	5	6	6	6	6	6	6	7	8		

[redacted]

PROJECT:
UTILITY SHED

FASTENING SCHEDULE / WIND LOADING

DON VAN GERVE, P.E.
SPECIALTY STRUCTURAL ENGINEER

ALTERNATE DESIGN SOLUTIONS
STRUCTURAL ENGINEERING DESIGN & CONSTRUCTION SERVICES
PHONE: 215.355.4684
WWW.ALTERNATEDESIGNSOLUTIONS.COM

ENGINEERING SERVICES PROVIDED FOR:
PREMIER PORTABLE BUILDINGS
317 EAST STATE LINE ROAD
SOUTH FULTON, TN 38257
WWW.PREMIERBUILDINGS.US

REVISION	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

DATE: 6.30.24
PROJECT NO.: 18285
DRAWING BY: JH
CHK BY: DVG
DWG NO.: A-8

VIRAG HARENDRARAY BHACHECH (P.Eng.)
"PREMVILLA" 78-SLEIGHTHOLME CRESCENT BRAMPTON ON. L6P-3E7 TEL/FAX : 905-794-3385.

TO:
Premier Portable Buildings
Manitoba

Date: 18TH April -2023

PROJECT: Use of SPF - Structural

Dear Sir:

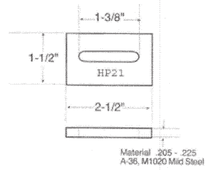
As per Wood Design Manual, the specified strengths & Modulus of Elasticity are substantially higher for SPF – Structural wood, so they are suitable to use as a Structural floor Joists and skids.

Regards
Virag Bhachech (P.Eng)

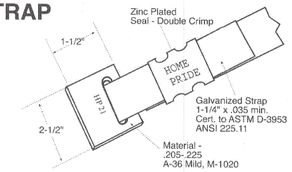
PROVINCE OF MANITOBA
V.H.
BHACHECH
Member
36648
REGISTERED PROFESSIONAL ENGINEER

Certificate of Authorization
Virag H. Bhachech
No. 5224 Date: 18th Apr 23

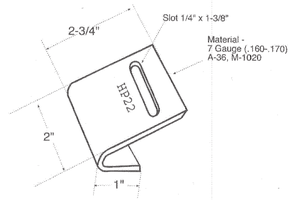
HP21
SINGLE SLOT
BUCKLE

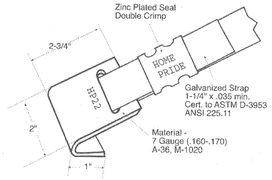


HP21-(6 thru 15)
(HP21-6', HP21-7', HP21-8', HP21-10',HP21-12', HP21-15')
SINGLE BUCKLE
W/STRAP

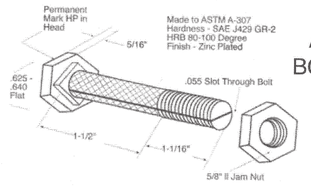


HP22
FRAME
CLAMP

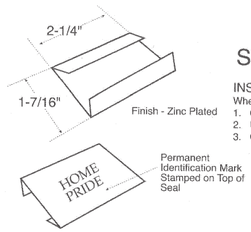




HP22-(6 thru 15)
(HP22-6', HP22-7', HP22-8',
HP22-10', HP22-12', HP22-15')
FRAME CLAMP
W/STRAP



HPAB
ANCHOR
BOLT & NUT



HPSS
STRAP SEAL

INSTALLATION INSTRUCTIONS:
When using seals to extend the strap:
1. Overlap a minimum of 8".
2. Use two seals placed together.
3. Crimp each seal twice.

AREA FOR APPROVAL STAMPS

[redacted]

PROJECT:
UTILITY SHED

PRODUCT CUT SHEETS

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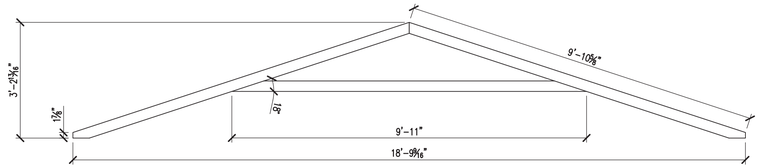
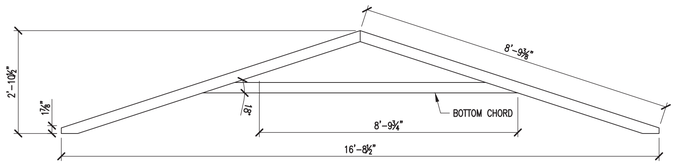
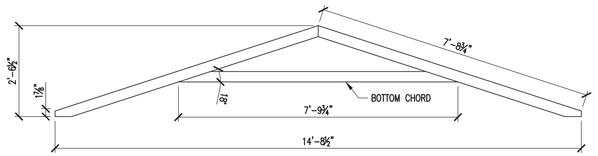


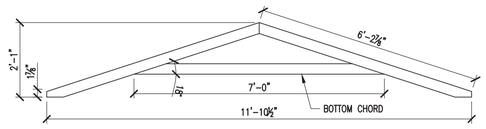
18' UTILITY TRUSS



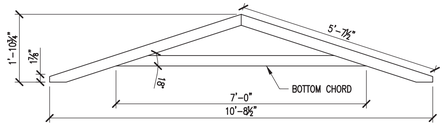
16' UTILITY TRUSS



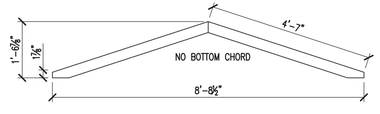
14' UTILITY TRUSS



12' UTILITY TRUSS



10' UTILITY TRUSS



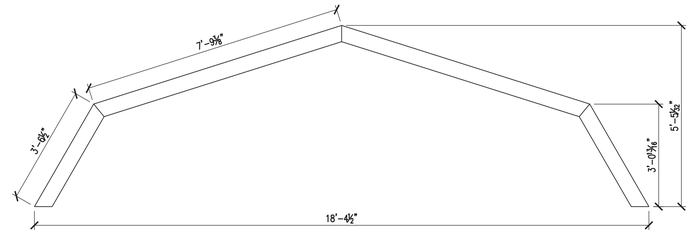
8' UTILITY TRUSS

TRUSS DESIGN: LRFD V=180mph
ASCE 7-22 83 psf uplift x 0.85(Kd) x 0.85(Kh expC) = 60 psf uplift.
add internal pressure 18% = 71 psf design (LRFD)
Utility: Lmax=5.25 ft. 2x4@24"; w=142 plf
M=wL^2/8x12=5871 in-lbs; s=3.06in^3; fb=1919psi
Fb(LRFD)=3000 psi - this value is met by lumber.

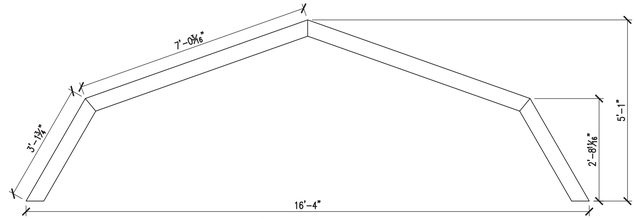
Lofted: Lmax=7.01 ft; 16' truss@16" o/c; w= 95 plf;
M=7002 in-lbs: fb= 2288 psi < 3000 psi LRFD

Wall Calculations: 5/8" LP nailed 6" edges, 10" interior, 2x4x7ft@16"o/c;
Pressure= 58.1 psfExternal= 10.5 psfInternal Total p= 68.6 psf
I=18.74 in^4 per 16" o/c; S=6.03 in^3.

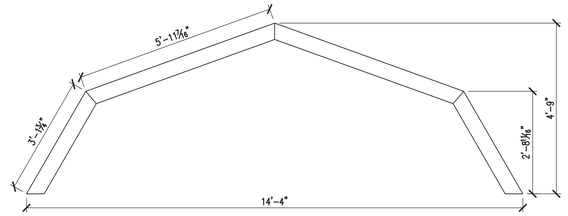
M=68.6(1.33)(7^2)/8 x(12) = 6657.1 in-lbs;
fb= 1104 psi < 3000 psi LRFD OK



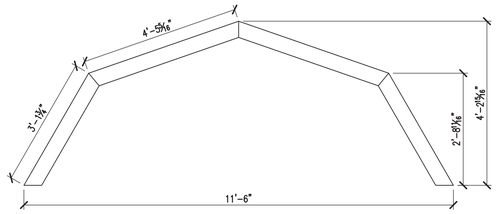
18' LOFTED TRUSS



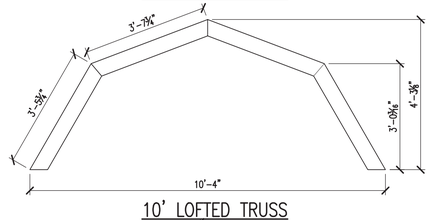
16' LOFTED TRUSS



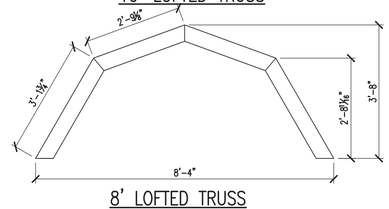
14' LOFTED TRUSS



12' LOFTED TRUSS



10' LOFTED TRUSS



8' LOFTED TRUSS

AREA FOR APPROVAL STAMPS

[redacted]

PROJECT:
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TRUSS DETAILS

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