The Osceola County Building Department is pleased to announce a new program for owners who wish to build their own lawn storage building or shed. The department’s Plan Review staff has come up with a typical design which can be used to construct a framed building with a maximum width and length of 10 feet. The plans also give you an option of placing doors and windows in the building, allows you to choose the type of exterior finish and also gives you the option to place the building on a slab or to use an anchored wood floor system. We feel that giving the average homeowner the option to use these plans will save them the cost of hiring an Architect or Engineer and will ensure us of having a properly constructed building. The plans are simple to read and there are many details and notes provided to guide even the “novice builder” through the project.

We hope that this program will help the residents of Osceola County to save money and also experience a feeling of accomplishment from building a successful project. Ask a Permit Technician for more information.

Good Luck with the project!
BUILD - A - SHED
Standard Details for Wood Framed Sheds

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Wood Framed Sheds | Cover Sheet | Dwg. Number: C-1
General Notes


2. Wall sheathing shall be exterior grade wood structural panel with a minimum thickness of ½ inch if installed horizontally with long dimension on vertical studs or a minimum thickness of 19/32 inch if installed vertically on studs.

3. Exterior wall vapor barrier, siding or finish is optional.

4. Wall studs spacing shall not exceed 24" on center.

5. Window openings are optional, locations are at the center of the wall. Width of window opening shall not exceed 4 ft.

6. Header lumber for window and door openings up to 4 ft wide shall be made of 2-2"x 4".

7. Jack studs to support headers on window and door openings up to 4ft wide shall be made of 1-2" x 4" located at each end of the header.

8. Roof rafter spacing shall not exceed 24" on center.

9. Collar ties (collar beams) of nominal 2"x 4" lumber shall be located in the upper third of the attic space and attached to rafters with a minimum of 2-10d common nails at each end.

10. Roof sheathing shall be a minimum of 7/16" thick of wood structural panel and shall be installed with the long dimension across the rafter supports. Edges of all 7/16 inch roof structural panel supported at 24" on center, shall be supported with blocking or edge clips.

11. Roof structural panel shall be attached to supports with 8d common nails or 10d box nails and spacing shall not exceed 6” on center.

12. Roofing material, windows and doors shall have a Florida product approval and shall be installed according to manufacturer’s specifications.
THIS DETAIL IS IN COMPLIANCE WITH THE WIND LOAD PROVISIONS FOR 120 MPH OF THE PRESCRIPTIVE DESIGN OF THE WOOD FRAME CONSTRUCTION MANUAL (WFM) 2001 EDITION

WOOD FRAMED SHEDS

OPTION 1
SLAB ON GRADE
FOUNDATION PLAN

DETAIL NUMBER: A-1
SPEC. NUMBER: 45VM
SCALE: 3/8"=1'-0"

DATE: 12/14/04
REVISION DATE: 3/15/05
DRAWN BY: ANGEL
APPROVED BY:

2X4 BOTTOM PLATE

1/2" MIN ANCHOR BOLTS @ 30" O/C

L=10'-0" MAX.

W=10'-0" MAX.

2'-6"

6" Max. From Opening

6" Max. From Opening

1'-3"

6" Max. From Opening

6" Max. From Opening

1'-3"
TRUSS BEARING
ELEV. 8'-0" min.
1"x8" P.T. FASCIA
12
8"
2 # 5 rebar
3" MIN. COVER
TERMITE TREATED SOIL
ROOF RAFTERS
DOUBLE TOP PLATE (2" X 4")
TOP OF SLAB

1/2" MIN. WOOD STRUCTURAL PANEL INSTALLED HORIZONTALLY
VERTICAL STUDS 2X4 @ 16" O.C.
2 X 4 BOTTOM PLATE W/1/2" X 8" ANCHOR BOLTS @ 30" OC.
FINISH GRADE
4"
3" MIN. COVER
2 # 5 rebar

TOP OF SLAB

4" CONC. SLAB W/ 6X6 W1.4 X W1.4 W.W.F.
TERMITE TREATED SOIL

THIS DETAIL IS IN COMPLIANCE WITH THE WIND LOAD PROVISIONS FOR 120 MPH OF THE PRESCRIPTIVE DESIGN OF THE WOOD FRAME CONSTRUCTION MANUAL (WFMC) 2001 EDITION

STANDARD DETAIL
SCALE= 1/4"=1'-0"

WOOD FRAMED SHEDS
STANDARD DETAIL
WALL SECTION

DETAIL NUMBER: A-2
SPEC. NUMBER: 45MM
SCALE: 1/4"=1'-0"
DATE: 12/14/04
REVISION DATE: 3/15/05
DRAWN BY: ANGEL
APPROVED BY:
SIMPSON H3 OR H1 HURRICANE CLIP EA TRUSS. (Nails into both top plates)

2" X 4" DOUBLE TOP PLATE NAILED TOGETHER WITH 2-16d COMMON NAILS EVERY 12"

1" X 6" P.T. FASCIA

WALL TO ROOF DETAIL
SCALE= 3/4"=1'-0"

TYPICAL CONNECTOR RSP4 STUD TO SINGLE BOTTOM PLATE

2 X 4 PT BOTTOM PLATE W/1/2 X 8" ANCHOR BOLTS @ 30" OC.

6 MILS VAPOR BARRIER

3" MIN. COVER

STANDARD HOOKS FOR #5 BAR
SCALE= 3/4"=1'-0"

FOUNDATION DETAIL
SCALE= 3/4"=1'-0"

SPLICE DETAIL FOR #5 BAR
SCALE= 3/4"=1'-0"

APPROVED ROOFING MATERIAL

THIS DETAIL IS IN COMPLIANCE WITH THE WIND LOAD PROVISIONS FOR 120 MPH OF THE PRESCRIPTIVE DESIGN OF THE WOOD FRAME CONSTRUCTION MANUAL (WFMC) 2001 EDITION
5/8" WOOD STRUCTURAL PANEL ON FLOOR NAILED TO FLOOR JOIST AND BLOCKING WITH 8d COMMON NAILS

2"X4" TYPICAL BLOCKING UNDERNEATH PLYWOOD JOINTS NAILED TO FLOOR JOIST WITH 2-16d COMMON NAILS

2"X6" BAND JOIST NAILED TO FLOOR WITH 3-16d COMMON NAILS.

CABLE TIE DOWN (TYPICAL)

THIS DETAIL IS IN COMPLIANCE WITH THE WIND LOAD PROVISIONS FOR 120 MPH OF THE PRESCRIPTIVE DESIGN OF THE WOOD FRAME CONSTRUCTION MANUAL (WFMC) 2001 EDITION
1/2" MIN. WOOD STRUCTURAL PANEL INSTALLED HORIZONTALLY ON VERTICAL STUDS

VERTICAL STUDS 2"X4" @ 16" O.C.
2"X6" TYPICAL FLOOR JOIST @ 16" O.C.
5/8" WOOD STRUCTURAL PANEL
3H SIMPSON TYPICAL CONNECTORS

4"X6" PRESSURE TREATED LUMBER SKIDS ON 2- 2" X 6" NAILED TOGETHER WITH
1/4 STEEL CABLE
TYPICAL ANCHOR
CABLE TIE DOWN

4"X6" PRESSURE TREATED LUMBER
3H SIMPSON TYPICAL CONNECTOR
2-2"X6" PRESSURE TREATED WOOD NAILED TOGETHER WITH 2-16d COMMON NAILS EVERY 12"

OPTION A

OPTION B

TYPICAL ANCHOR

WOOD FRAMED SHEDS
OPTION 2 FLOOR FRAMING DETAIL
CABLE TIE DOWN

DETAIL NUMBER: A-5
SPEC. NUMBER: A-5
SCALE: 1/2"=1'-0"
DATE: 12/14/04
REVISION DATE: 3/15/05
DRAWN BY: ANGEL
APPROVED BY:
2" X 6" BAND JOIST SECURED TO FLOOR JOISTS WITH 3-16d COMMON NAILS

2" X 4" BOTTOM PLATE NAILED TO FLOOR JOISTS WITH 2-16d COMMON NAILS

H6 SIMPSON TYPICAL CONNECTOR

16 FASTENERS 8d COMMON NAILS

(H6) STUD TO BAND JOIST

SCALE= N.T.S.
This detail is in compliance with the wind load provisions for 120 MPH of the prescriptive design of the wood frame construction manual (WFMC) 2001 edition.
THIS DETAIL IS IN COMPLIANCE WITH THE WIND LOAD PROVISIONS FOR 120 MPH OF THE PRESCRIPTIVE DESIGN OF THE WOOD FRAME
CONSTRUCTION MANUAL (WFMC) 2001 EDITION

FULL HEIGHT STUD

DOUBLE HEADER 2" X 4" (OPENING 4'-0" MAX)

(2) TYPICAL RSP4 STUD TO DOUBLE TOP PLATE

FULL HEIGHT STUD

DOUBLE TOP PLATE

(2) TYPICAL RSP4 STUD TO DOUBLE TOP PLATE

FULL HEIGHT STUD

DOUBLE TOP PLATE

(2) TYPICAL RSP4 STUD TO DOUBLE TOP PLATE
TYPICAL RSP4 STUD TO DOUBLE TOP PLATE

TYPICAL RSP4 STUD TO SINGLE BOTTOM PLATE

WITH THE WIND LOAD PROVISIONS FOR 120 MPH

THIS DETAIL IS IN COMPLIANCE
OF THE PRESCRIPTIVE DESIGN OF THE WOOD FRAME
CONSTRUCTION MANUAL (WFMC) 2001 EDITION
TYPICAL RSP4 STUD TO DOUBLE TOP PLATE

TYPICAL RSP4 STUD TO SINGLE BOTTOM PLATE

WITH THE WIND LOAD PROVISIONS FOR 120 MPH

THIS DETAIL IS IN COMPLIANCE OF THE PRESCRIPTIVE DESIGN OF THE WOOD FRAME CONSTRUCTION MANUAL (WFMC) 2001 EDITION

DOUBLE TOP PLATE

DOUBLE HEADER 2" X 4" (OPENING 4'-0" MAX.)

FULL HEIGHT STUD

TYPICAL RSP4 STUD TO DOUBLE TOP PLATE

3 A-10

4 A-10

USP BP SERIES WASHER

WOOD FRAMED SHEDS

STANDARD DETAIL

FRAMING AT WINDOW OPENING ENDWALL

DETAIL NUMBER: A-10

SPEC. NUMBER: 45MM

SCALE: 3/8"=1'-0"

DATE: 12/14/04

REVISION DATE: 3/15/05

DRAWN BY: ANGEL

APPROVED BY:
CONSTRUCTION MANUAL (WFMC) 2001 EDITION
OF THE PRESCRIPTIVE DESIGN OF THE WOOD FRAME

1. (H1) ROOF DETAIL
   N.T.S.

2. RAFTERS NOTCHED AT TOP PLATE (BIRD MOUTH CUT)
   N.T.S.

3. (H3) ROOF DETAIL
   N.T.S.

4. (1) TYPICAL RSP4 STUD SINGLE BOTTOM PLATE
   N.T.S.

5. (2) TYPICAL RSP4 STUD TO DOUBLE TOP PLATE
   N.T.S.

STANDARD DETAIL
CONNECTOR DETAILS

WOOD FRAMED SHEDS

THIS DETAIL IS IN COMPLIANCE
WITH THE WIND LOAD PROVISIONS FOR 120 MPH
OF THE PRESCRIPTIVE DESIGN OF THE WOOD FRAME
CONSTRUCTION MANUAL (WFMC) 2001 EDITION
2"x4" rafter located in the lower third of attic space (2" x 4")

2-2"x8" nailed together using 2-16d common nails every 12"

TYPICAL H3 CONNECTOR

RIDGE BEAM (NOMINAL SIZES)

N.T.S.

THIS DETAIL IS IN COMPLIANCE WITH THE WIND LOAD PROVISIONS FOR 120 MPH OF THE PRESCRIPTIVE DESIGN OF THE WOOD FRAME CONSTRUCTION MANUAL (WFMC) 2001 EDITION
THIS DETAIL IS IN COMPLIANCE WITH THE WIND LOAD PROVISIONS FOR 120 MPH OF THE PRESCRIPTIVE DESIGN OF THE WOOD FRAME CONSTRUCTION MANUAL (WFMC) 2001 EDITION
WOOD FRAMED
SHEDS

WOOD STRUCTURAL PANELS

WOOD FRAMED SHEDS

NAILING PATTERN

WALL PANEL

FLOOR PANEL

ROOF PANEL

TYPICAL FLOOR JOISTS

TYPICAL BLOCKING

TYPICAL ROOF RAFTERS

TYPICAL BLOCKING

TYPICAL VERTICAL STUDS

DETAIL NUMBER: A-14

SPEC. NUMBER: 45WMM

SCALE: 3/8"=1'-0"

DATE: 12/14/04

REVISION DATE: 3/15/05

DRAWN BY: ANGEL

APPROVED BY: 