

**GENERAL NOTES:**

1. STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE 2024.
2. ALL MATERIALS & LABOR SHALL BE IN ACCORDANCE WITH LOCAL CODES AT THE TIME OF MANUFACTURE.
3. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
4. STRUCTURES ARE DESIGNED FOR LOCATIONS THAT HAVE A 3 SECOND WIND GUST OF 150 MPH (MAX). STRUCTURES SHOULD NOT BE USED IN OTHER LOCATIONS.
5. STRUCTURES ARE DESIGNED FOR LOCATIONS WITH A SURFACE ROUGHNESS CATEGORY B & A TOPOGRAPHICAL FACTOR OF 1.0. STRUCTURES SHOULD NOT BE USED IN OTHER LOCATIONS.
6. STRUCTURES SHALL HAVE METAL ROOF (40 YEAR WARRANTY) OR OPTIONAL 25 YEAR RATED FIBERGLASS/ ASPHALT SHINGLES WITH ICE AND WATER SHIELD.
7. ALL STUDS, RAFTERS, COLLAR TIES, & TRUSS CHORDS ARE SPF #2, U.N.O.
8. ALL EXTERIOR DIMENSIONAL WOOD IS TO BE PRESSURE TREATED.
9. ALL ROOF DECKING IS TO BE 7/16" O.S.B. OR 7/16" RADIANT BARRIER O.S.B.
10. ALL SIDING IS TO BE 15/32" ARAUCO, 15/32" DURATEMP SIDING OR 29 GAUGE METAL SIDING ON PAINTED BUILDING W/ 50 YR LTD MFG WARRANTY
11. ALL FLOOR JOISTS ARE TO BE P.T. SYP #2.
12. ALL EXTERIOR NAILS ARE TO BE HOT DIPPED GALVANIZED.
13. ALL INTERIOR FLOOR DECKING IS TO BE 5/8" PLYWOOD. EXTERIOR TO BE 5/4" P.T.
14. ALL SKIDS ARE TO BE 4x6 P.T. SYP, RATED FOR GROUND CONTACT.
15. THE STRUCTURE HAS BEEN DESIGNED TO RESIST LOADS AS A COMPLETED STRUCTURE ONLY. APPLICATION OF CONSTRUCTION LOADS TO THE PARTIALLY COMPLETED STRUCTURE SHALL BE CONSIDERED BY THE CONTRACTOR & INCLUDED IN THE DESIGN OF SHORING, BRACING, FORM WORK, & OTHER SUPPORTING ELEMENTS PROVIDED FOR CONSTRUCTION OF THE STRUCTURE.
16. NO FIELD SUPERVISION OR CONSTRUCTION ADMINISTRATION WILL BE PROVIDED BY THE ENGINEER.

**DESIGN CRITERIA:**

1. INTERNATIONAL BUILDING CODE 2024
2. DEAD LOADS: FLOOR: 10 PSF LOFT: 5 PSF ROOF: 10 PSF
3. WIND LOADS: BASIC WIND SPEED, V=150MPH RISK CATEGORY=II WIND EXPOSURE C WIND LOAD IMPORTANCE FACTOR=1.0
4. LIVE LOADS: FLOOR: 40 PSF LOFT: 10 PSF ROOF: 20 PSF (REDUCIBLE)
5. SNOW LOADS: GROUND SNOW LOAD, PG=25PSF FLAT ROOF SNOW LOAD, PF=20PSF SNOW EXPOSURE FACTOR, CE=1.2 SNOW LOAD IMPORTANCE FACTOR, I=0.8 THERMAL FACTOR, CT=1.2
6. SEISMIC LOADS: THIS STRUCTURE IS EXEMPT FROM SEISMIC DESIGN PER EXEMPTION 3 OF ASCE 7-16, SECTION 11.1.2

**BUILDING SIZE:**

<u>8' WIDTH</u> 8x12 8x16	<u>14' WIDTH</u> 14X20 14X24 14X28 14X32	<u>18' WIDTH</u> 18X20 18X24 18X28 18X32 18X40 18X45 18X50 18X60	<u>24' WIDTH</u> 24X20 24X24 24X28 24X32 24X40 24X50 24X60
<u>10' WIDTH</u> 10X12 10X16 10X20 10X24	<u>14X40 14X44</u> 14X48 14X50	<u>18X40 18X45</u> 18X50 18X60	
<u>12' WIDTH</u> 12X16 12X20 12X24 12X28 12X32 12X40	<u>16' WIDTH</u> 16X20 16X24 16X28 16X32 16X40 16X44 16X50 16X60	<u>20' WIDTH</u> 20X20 20X24 20X28 20X32 20X40 20X50 20X60	<u>40' WIDTH</u> 40X20 40X24 40X28 40X32 40X40 40X50 40X60

**ITEMS BY OTHERS:**

THE FOLLOWING ITEMS ARE NOT PROVIDED BY RAILROAD CONSULTANTS, PLLC & ARE TO BE DESIGNED BY OTHERS IF APPLICABLE & ARE TO BE SUPPLIED & INSTALLED BY OTHERS. THESE ITEMS MAY BE SUBJECT TO LOCAL JURISDICTION APPROVAL. RAILROAD CONSULTANTS, PLLC IS NOT RESPONSIBLE THESE ITEMS.

1. RAMPS, STAIRS, & GENERAL ACCESS.
2. ELECTRICAL SERVICE HOOKUP.

**INDEX OF SHEETS:**

- S-101 - COVER SHEET
- S-102 - FOUNDATION PLAN
- S-103 - UPLIFT ANCHORAGE
- S-104 - FLOOR PLAN
- S-105 - ROOF FRAMING PLAN
- S-106 - SECTIONS PLAN
- S-107 - ELEVATION PLAN
- S-108 - NAILING PATTERN
- S-109 - BUILD DETAIL 1
- S-110 - BUILD DETAIL 2

**CODE CRITERIA:**

THE CONTRACTOR/ MANUFACTURER SHALL COMPLY WITH THE FOLLOWING CODES & ALL APPLICABLE AMENDMENTS/ SUPPLEMENTS:  
1. INTERNATIONAL BUILDING CODE 2024



**DANCO BUILDINGS, LLC.**

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DRAWN BY: CKD SCALE: NTS DATE: 02-18-2026

SHEET TITLE: COVER PAGE

DRAWING NUMBER: S-101

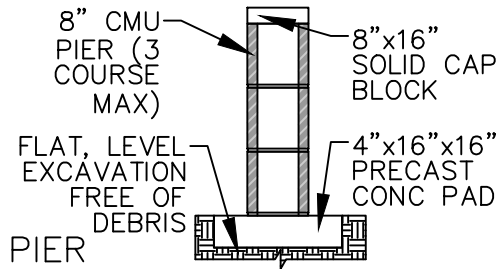


**DAMMON ENGINEERING, INC.**

554 Old Spanish Trail Slidell, LA 70458 (485) 649-5832

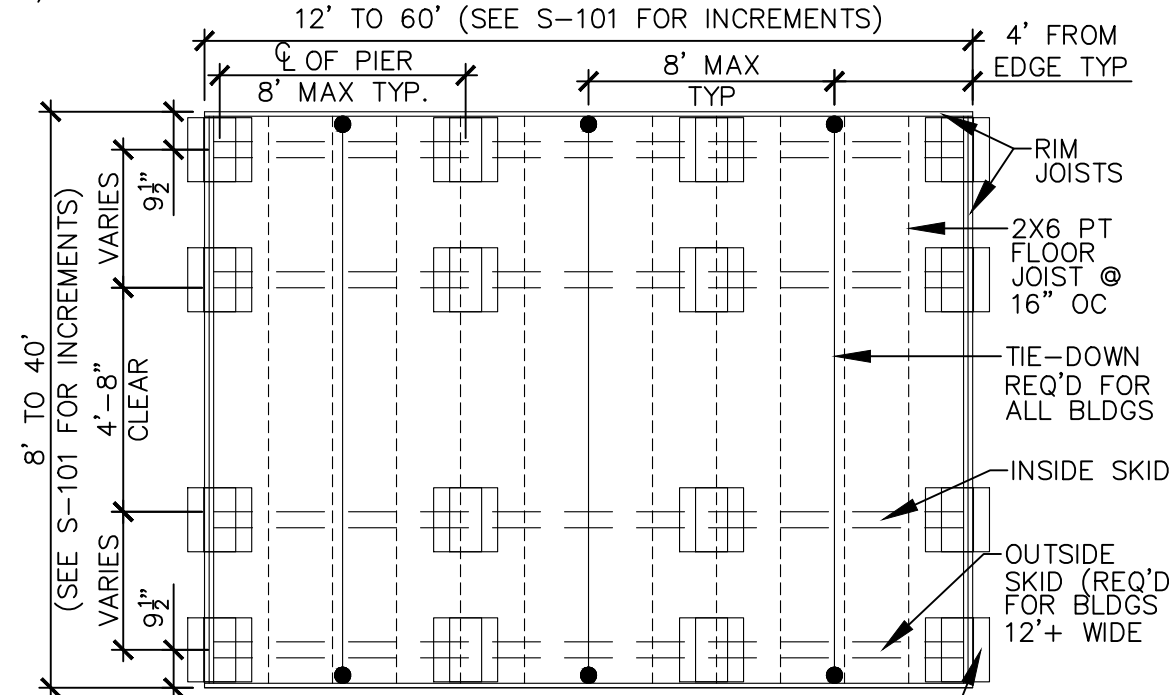
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SCALE: 3/8"=1'-0"

DETAIL



MAX OF (3) 8"x8"x16" CMU TO INCREASE SHED HEIGHT. EACH PIER SHALL BEAR ON (1) 4"x16"x16" CONC PAD. MAX BUILD UP OF 24". MIN DIMENSIONS OF BEARING AREA IS 16"x16"  
**FOUNDATION PLAN**

OTHER NOTES

CONCRETE:

1. MATERIALS (COMPRESSIVE STRENGTH AT 28 DAYS)  
 FOOTINGS 3,000 PSI  
 FOOTINGS & EXTERIOR CONCRETE SHALL BE AIR-ENTRAINED.

MASONRY:

CMU-f'm=1,500 PSI  
 MORTAR-f'm=1,900 PSI  
 GROUT-f'm=3,500 PSI

FOUNDATION NOTES:

1. ANCHORS ARE SPECIFIED ON SHEET S-103 & SHALL BE INSTALLED PER MANUFACTURE'S RECOMMENDATIONS PER THE BUILDING CODE.
2. ANCHORS & STRAPS INCLUDING THE INSTALLATION SHALL MEET THE REQUIREMENTS OF APPENDIX E OF THE INTERNATIONAL RESIDENTIAL BUILDING CODE.
3. THE MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 2500 psf HAS BEEN ASSUMED FOR FOOTING DESIGN. CONTRACTOR TO HAVE THIS CAPACITY VERIFIED PRIOR TO CONSTRUCTION.
4. IF A MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 1500 psf IS USED, THEN THE PIER SPACING SHALL BE NO GREATER THAN 4'-0.
5. FOOTINGS SHALL BE CARRIED TO AN ELEVATION LOWER THAN THOSE SHOWN ON THE DRAWINGS IF REQUIRED TO REACH SUITABLE SOIL.
6. FOOTINGS SHALL BE PLACED ON SUITABLE SOIL THAT MEETS DESIGN ASSUMPTIONS.
7. FOUNDATION MATERIALS & LABOR IS PROVIDED BY CUSTOMER.
8. TIE DOWNS SHALL BE PLACED AT EACH OUTER PIER.
9. SHED IS DESIGNED TO ALSO BE PLACED ON FLAT, LEVEL GROUND DIRECTLY ON THE SKIDS.



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DRAWN BY: CKD SCALE: 1/4" = 1'-0" DATE: 02-18-2026

SHEET TITLE: FOUNDATION PLAN

DRAWING NUMBER: S-102

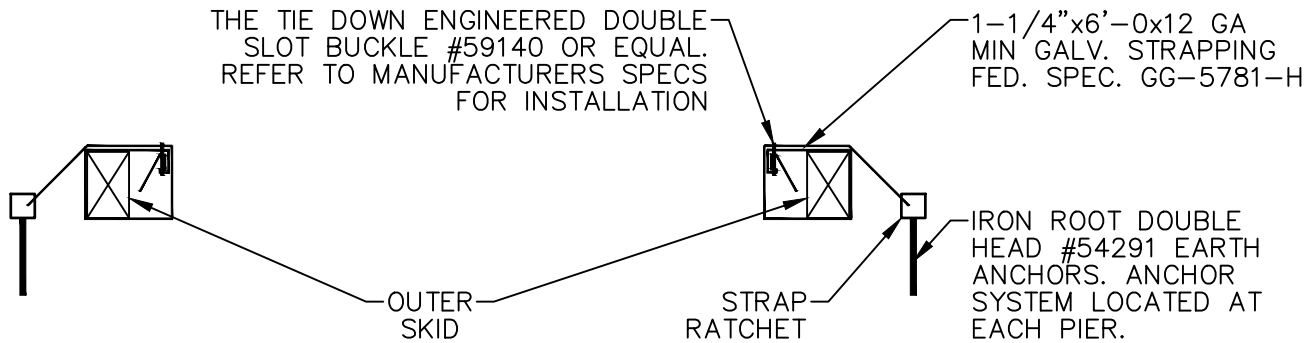


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## ANCHOR DETAIL



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DRAWN BY: CKD SCALE: NTS DATE: 02-18-2026

SHEET TITLE: ANCHOR DETAIL

DRAWING NUMBER: S-103

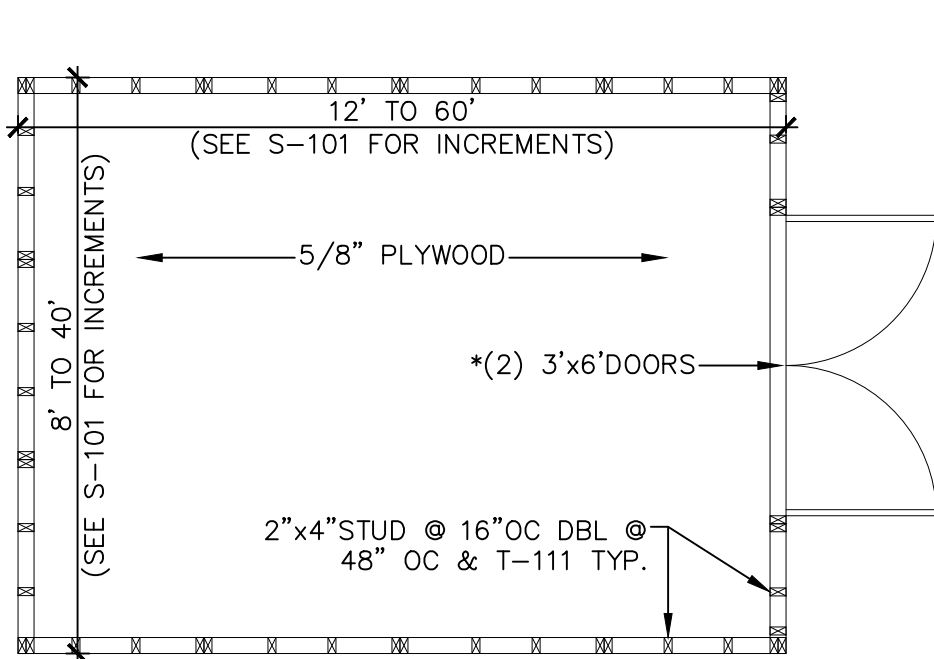


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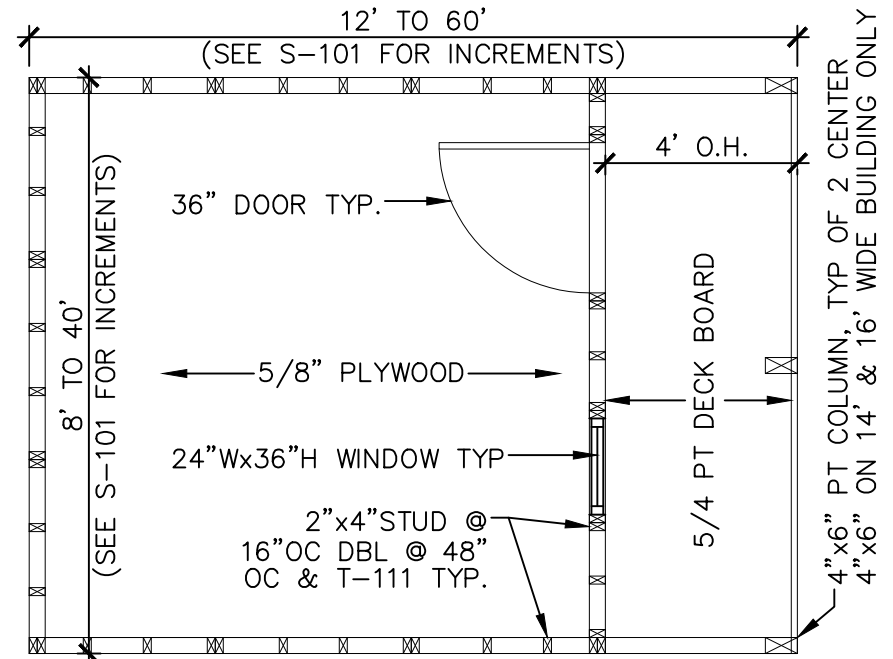
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FLOOR PLAN



FLOOR PLAN W/ PORCH

GENERAL NOTES

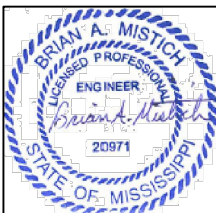
1. 2"x4" UPPER TOP PLATE W/ (2) 3x0.120Ø NAILS @ 16" O.C. TO 2"x4" LOWER TOP PLATE
2. DOOR IS CUSTOM BUILD. 6' WIDE ROLL-UP DOOR REPLACES (2) 3'x6' DOOR

COLUMN NOTES

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

FLOOR PLAN NOTES

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



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SHEET TITLE: FLOOR PLAN PLAN

DRAWING NUMBER: S-104

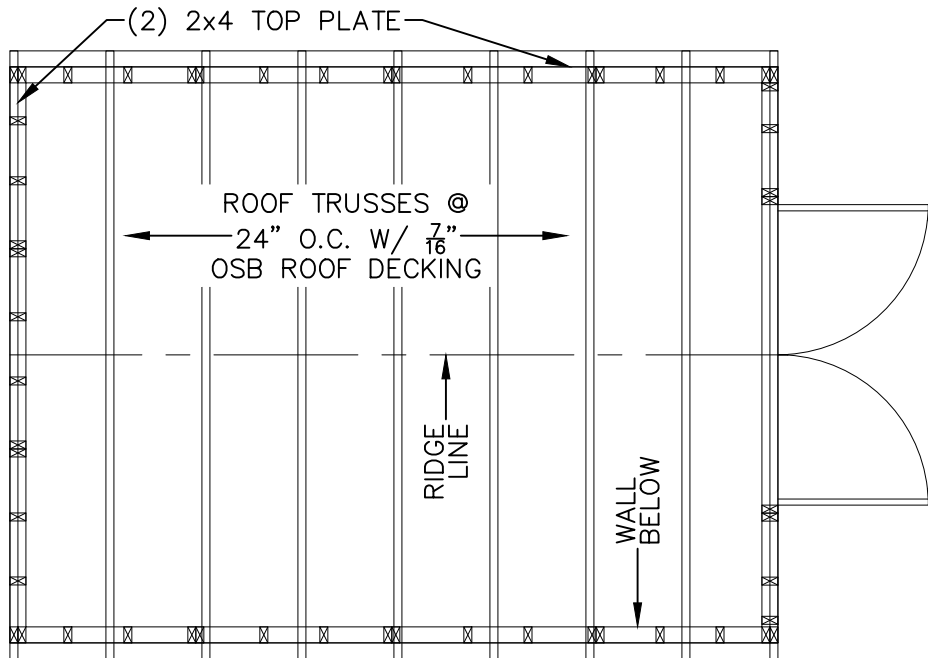


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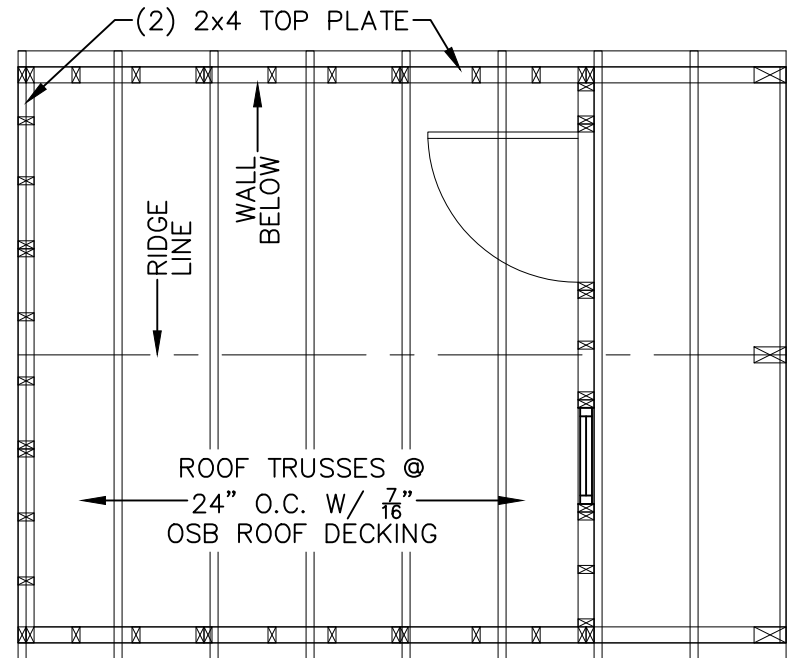
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ROOF FRAMING PLAN



ROOF FRAMING PLAN W/ PORCH

ROOF TIE-DOWNS

1. SEC. 18-10 ROOF TIE DOWN STRAPS.
2. FOR ALL NEW CONSTRUCTION, ROOF TIE-DOWN STRAPS WILL BE REQUIRED TO AID IN THE STRUCTURAL INTEGRITY OF A STRUCTURE TO WITHSTAND A 150 MPH WIND EVENT.
3. ONLY GALVANIZED STEEL STRAPPING SHALL BE UTILIZED. STRAPPING SHALL HAVE A MINIMUM SECTION OF 1-1/4" BY 1/8" AND HAVE A MINIMUM BREAKING STRENGTH OF 4,750 LBS. NO SPLICES WILL BE ALLOWED.
4. ROOF TIES SHALL BE INSTALLED AT EACH PLATE ALONG THE STRUCTURES SILL. THE MAXIMUM SPACING FOR ROOF TIE-DOWN STRAPS SHALL BE 10'.
5. ROOF TIE-DOWN STRAPS SHALL BE ATTACHED TO THE STRUCTURE'S SILL OR PLATES, RUN ALONG THE SIDE WALL, OVER THE ROOF STRUCTURE FRAMING AND DECKING, AND ATTACHED TO THE SILL ON THE OPPOSING SIDE OF THE STRUCTURE.
6. COMMERCIALY AVAILABLE ADAPTERS SHALL BE UTILIZED TO PREVENT SHARP BENDS IN THE TIES AND TO KEEP THEM FROM CUTTING INTO THE STRUCTURAL FRAMING WHEN TENSION IS APPLIED.

ROOF FRAMING NOTE

1. INSTALL 7/16" O.S.B. OR 7/16" RADIANT BARRIER O.S.B. ROOF SHEATHING WITH LONG DIMENSION SPANNING TRUSSES.
2. FASTEN 7/16" O.S.B. OR 7/16" RADIANT BARRIER O.S.B. ROOF SHEATHING WITH 2" RING-SHANK NAILS @ 6" O.C.

GENERAL NOTES

2x4 UPPER TOP PLATE W/  
(2)3x0.120Ø NAILS @ 16" O.C.  
TO 2x4 LOWER TOP PLATE

COLUMN NOTES

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



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SHEET TITLE: ROOF FRAMING PLAN

DRAWING NUMBER: S-105

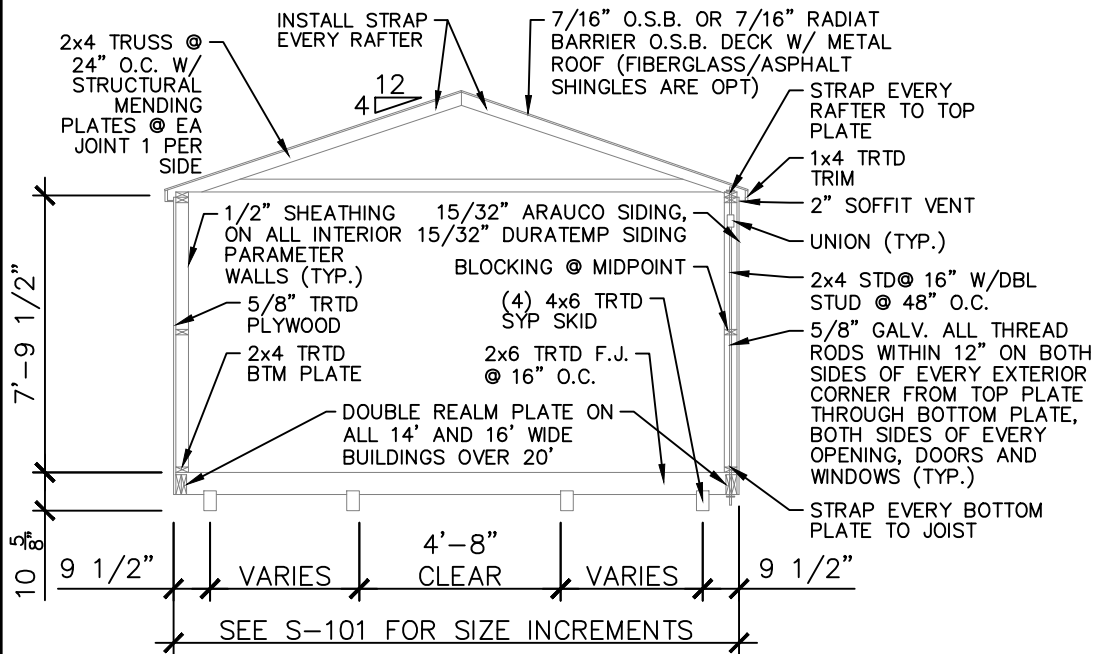


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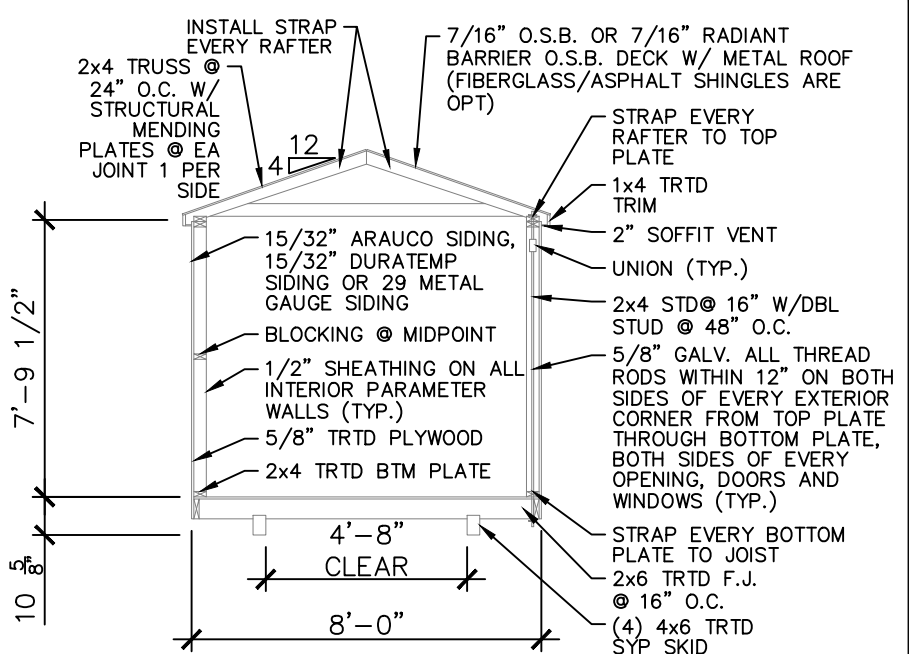
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SECTION VIEW



SECTION VIEW

+10' WIDE

8' WIDE

ROOF FRAMING AND UNDERLAYMENT NOTES

1. PROVIDE A RIDGE VENT TYPICAL WITH INSECT SCREEN.
2. METAL ROOFING SHALL BE 29 GAUGE METAL IN ACCORDANCE WITH ASTM A 924 OR ASTM A 924M OVER OSB SHEATHING.
3. PROVIDE 29G RIDGE CAP, EAVE TRIM AND RAKE TRIM.
4. INSTALL AND FASTEN METAL ROOFING PER MANUFACTURER'S INSTRUCTIONS FOR WIND LOADING.
5. OPTIONAL SHINGLES SHALL BE IN ACCORDANCE WITH ASTM D 7158 TYPE H OR ASTM D 3161F TYPICAL.
6. INSTALL 1 LAYER OF ICE AND WATER SHIELD, START WITH A 19" WIDE STRIP PARALLEL WITH AND STARTING AT EAVES FASTENED SECURELY TO HOLD IN PLACE. START AT EAVE WITH A 38" WIDE SHEET WITH OVERLAPPING SUCCESSIVE SHEETS BY 19". FASTEN UNDERLAYMENT W/ CORROSION- RESISTANT FASTENERS PER MANUFACTURER'S INSTRUCTIONS AND SPACED A MAXIMUM OF 36" APART.
7. METL ROOF OR OPT 25Y FBR GLASS SHINGLE OVER (1) LAYER OF ICE AND WATER SHIELD OVER 7/16" OSB SHEATHING



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SHEET TITLE: SECTION PLAN

DRAWING NUMBER: S-106

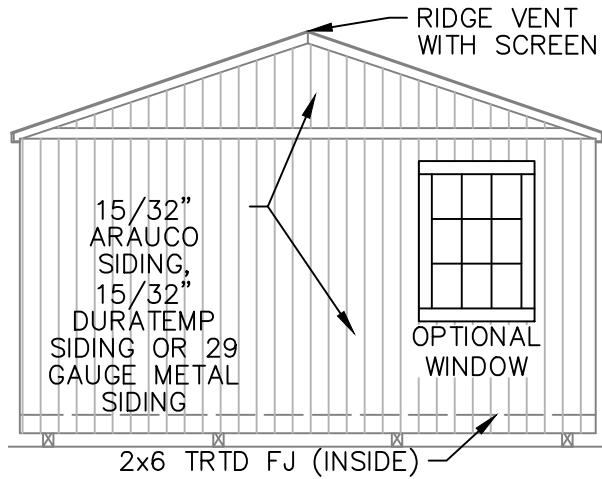


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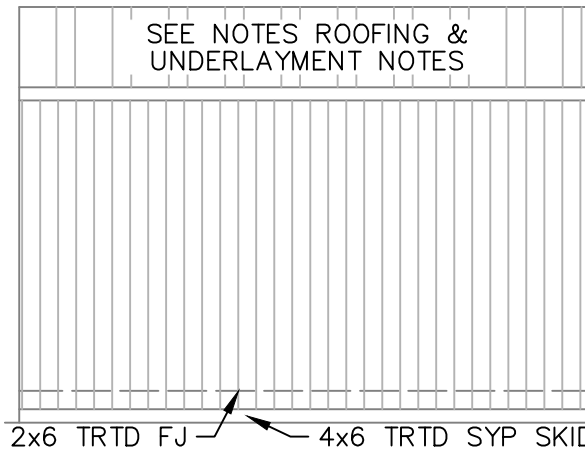
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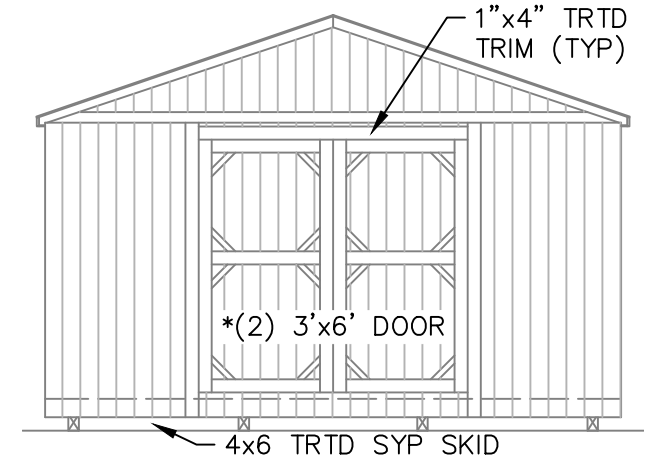
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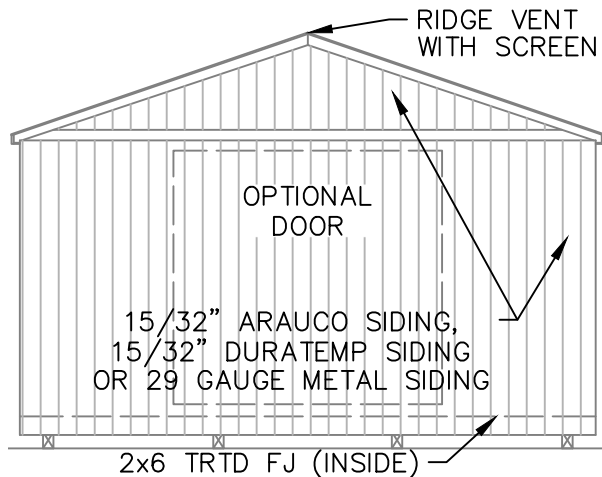
REAR ELEVATION WITHOUT PORCH



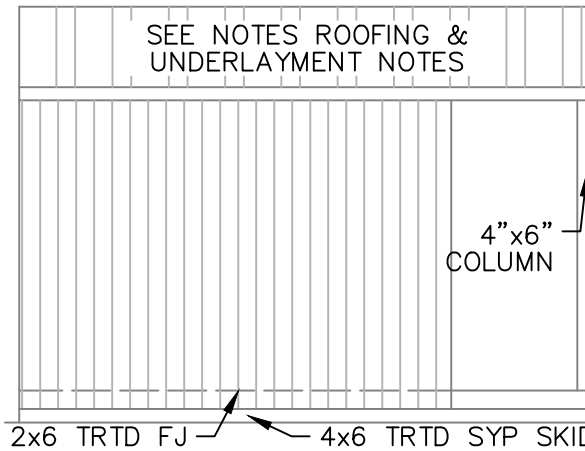
SIDE ELEVATION WITHOUT PORCH



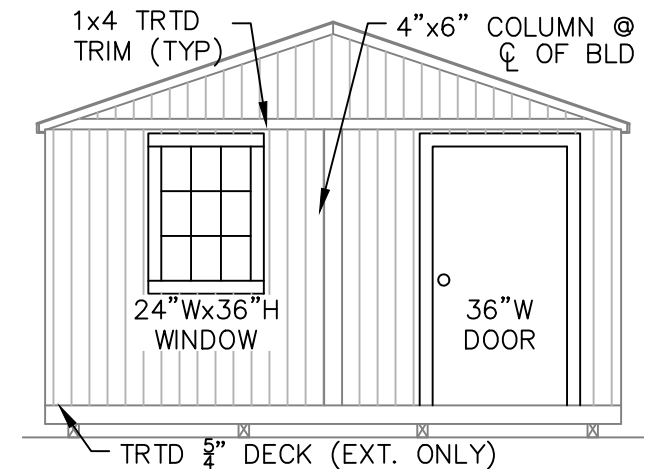
FRONT ELEVATION WITHOUT PORCH



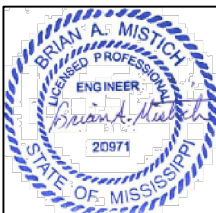
REAR ELEVATION WITH PORCH



SIDE ELEVATION WITH PORCH



FRONT ELEVATION WITH PORCH



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DRAWN BY: CKD SCALE: 3/16" = 1'-0" DATE: 02-18-2026

SHEET TITLE: ELEVATION PLAN

DRAWING NUMBER: S-107

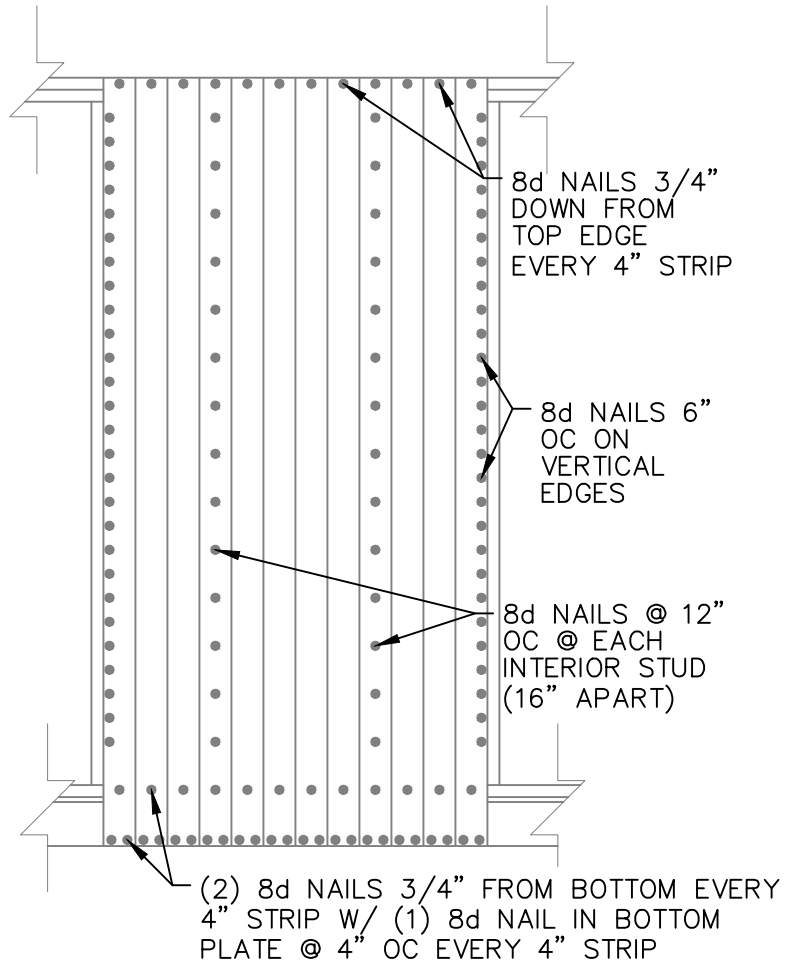


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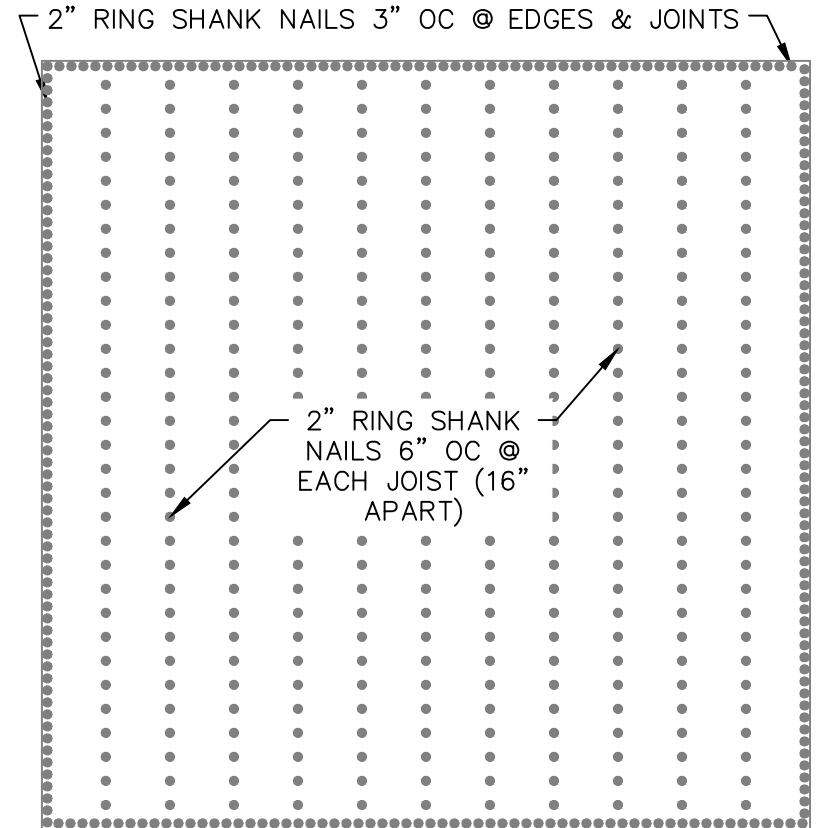
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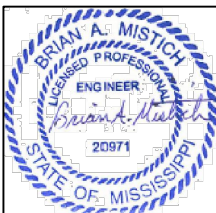
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WALL SHEATHING PLAN



FLOOR SHEATHING PLAN



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DRAWN BY: CKD SCALE: 1/4" = 1'-0" DATE: 02-18-2026

SHEET TITLE: NAILING PLAN

DRAWING NUMBER: S-108



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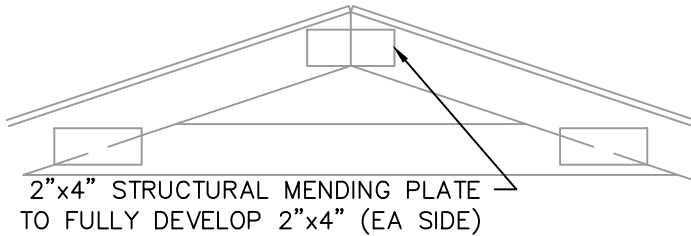
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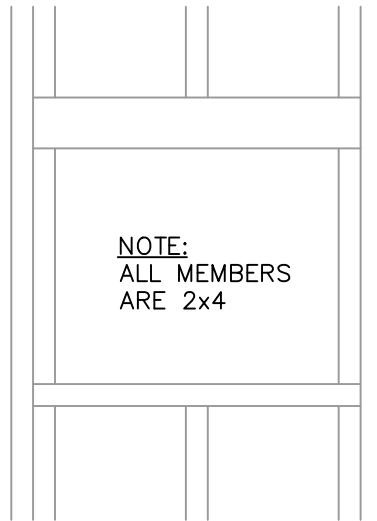
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2x4 STUD (ENDWALL)  
 (2)2x4 STUDS (SIDEWALL)  
 (2) 3"x 0.120ø NAILS @ 12" O.C.

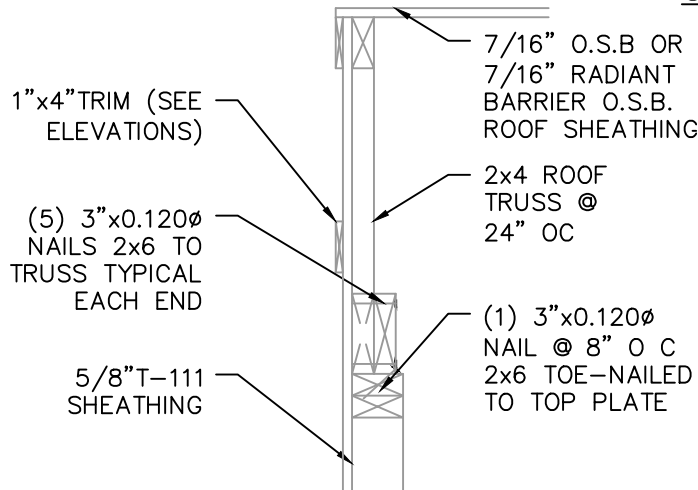
**1-CORNER DETAIL**



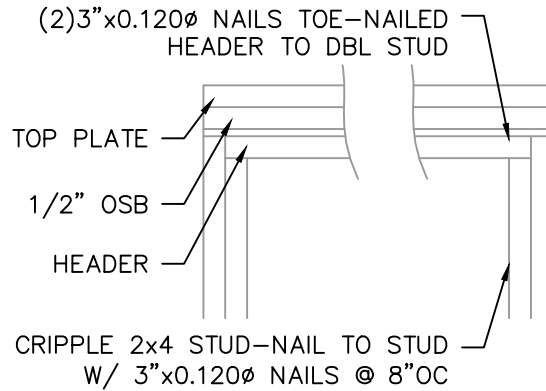
**2-TRUSS SPLICE DETAIL**



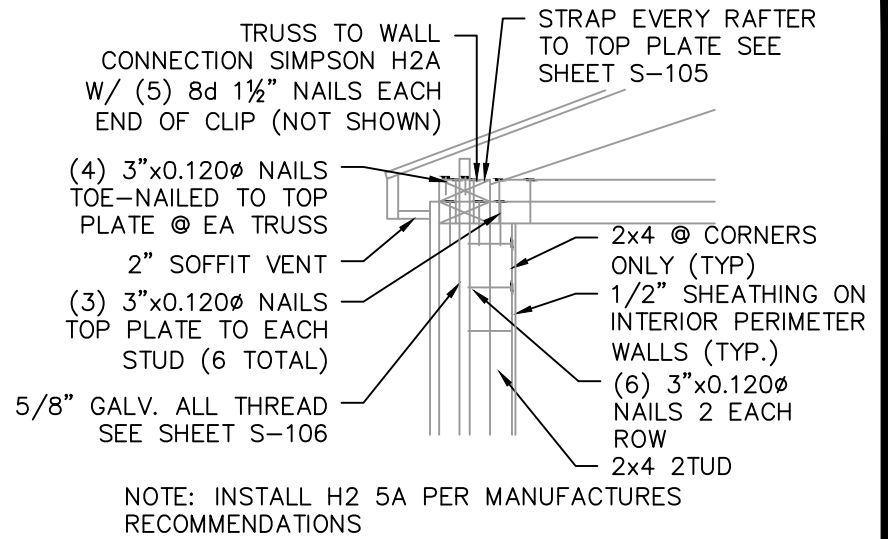
**3-TYP WINDOW FRAMING**



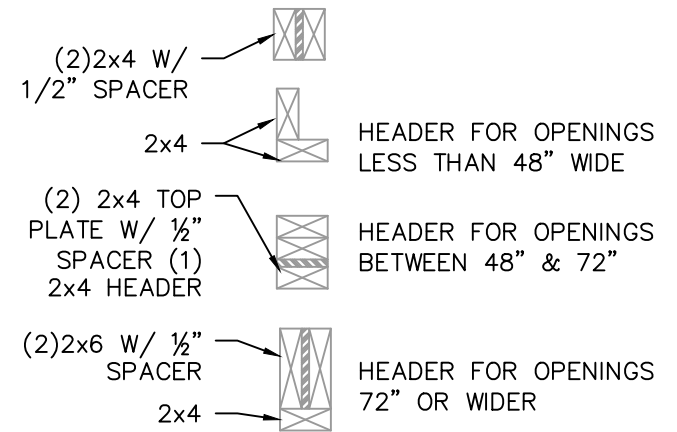
**5-END WALL DETAIL**



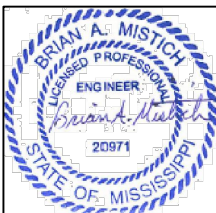
**6-TYP DOOR FRAMING**



**3-CORNER & WALL DETAIL**



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



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DRAWN BY: CKD SCALE: NTS DATE: 02-18-2026

SHEET TITLE: BUILD DETAIL 1

DRAWING NUMBER: S-109

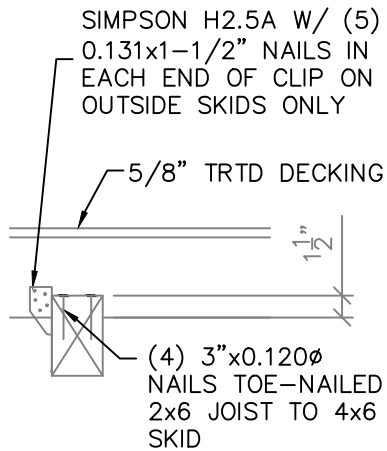


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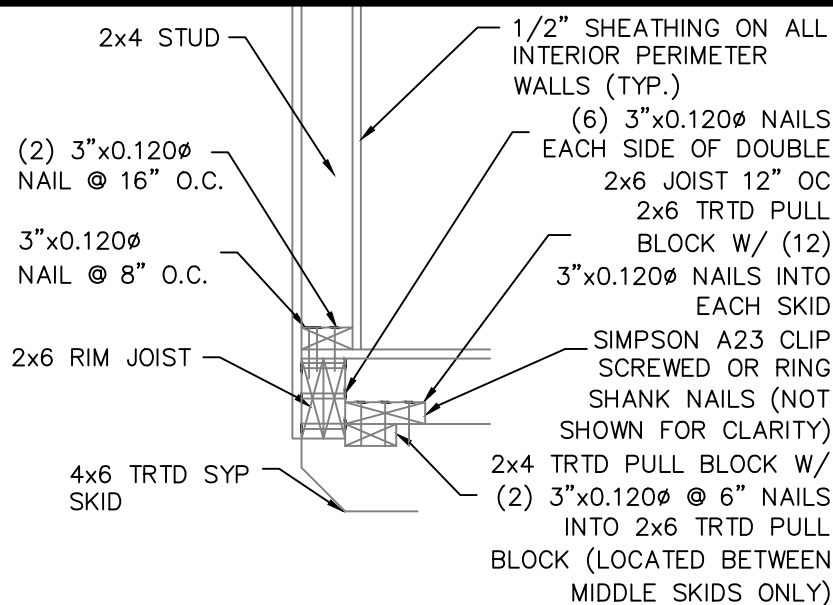
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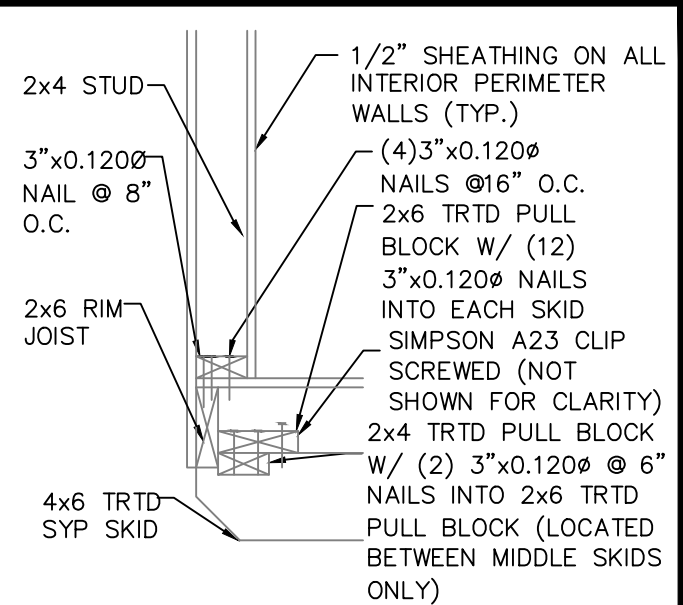
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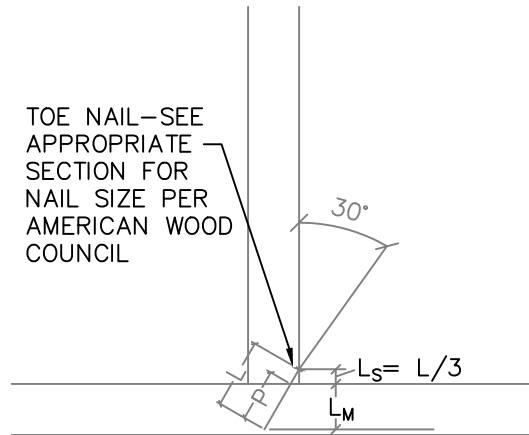
1-INNER & OUTER SKID  
DETAIL @ EVERY JOIST



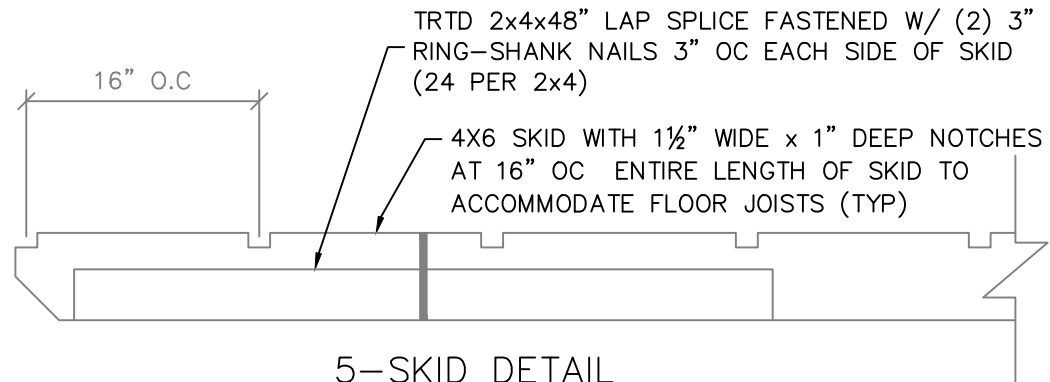
2-ENTRY DOOR ENDWALL JOIST DETAIL



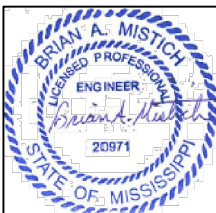
3-REAR ENDWALL JOIST DETAIL



4-TOE-NAIL DETAIL



5-SKID DETAIL



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