

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 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=150 MPH
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:

8' WIDTH	14' WIDTH	18' WIDTH	LOFT SIZE:
8x12 8x16	14X20 14X24	18X20 18X24	8'-20' LONG
10' WIDTH	14X28 14X32	18X28 18X32	4'-0" LOFT
10X12 10X16	14X40 14X44	18X40	20'-24' LONG
10X20 10X24	14X48 14X50	20' WIDTH	20'-24' LONG
12' WIDTH	16' WIDTH	20X20 20X24	6'-0" LOFT
12X16 12X20	16X20 16X24	20X28 20X32	24'-40' LONG
12X24 12X28	16X28 16X32	20X40	8'-0" LOFT
12X32 12X40	16X40 16X44		

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.

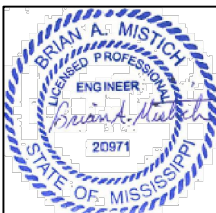
1. RAMPS, STAIRS, & GENERAL ACCESS.
2. ELECTRICAL SERVICE HOOKUP.

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.

PHONE: 601-551-0469 EMAIL: CHRISDANIELST6@GMAIL.COM

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

SHEET TITLE: COVER PAGE

DRAWING NUMBER: S-101

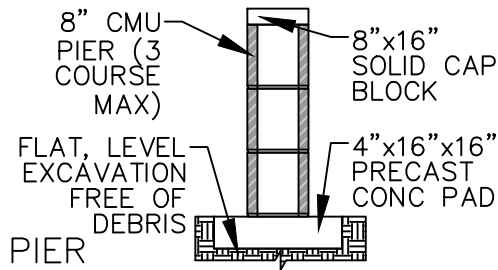


DAMMON ENGINEERING, INC.

554 Old Spanish Trail Slidell, LA 70458 (485) 619-5832

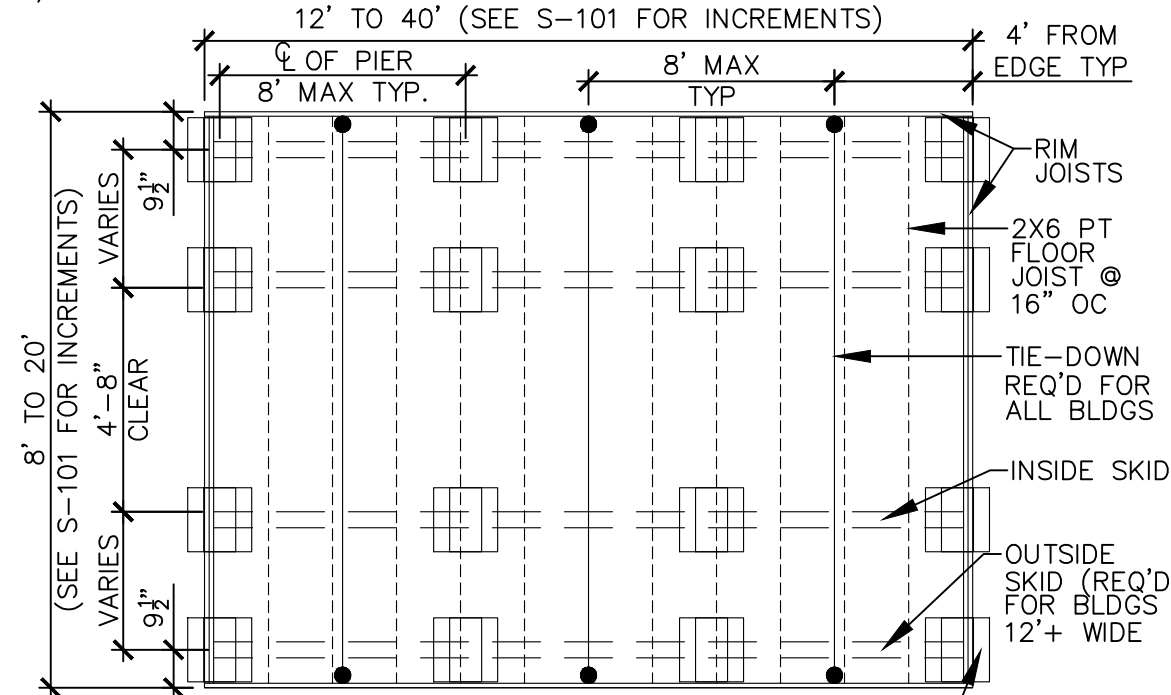
Chief Engineer: Brian Mistich, PE
554 Old Spanish Trail
Slidell, LA 70458

www.dammonengineering.com
info@dammonengineering.com
PHONE: 985-649-5832



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.



DANCO BUILDINGS, LLC.

PHONE: 601-551-0469 EMAIL: CHRISDANIELST6@GMAIL.COM

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SHEET TITLE: FOUNDATION PLAN

DRAWING NUMBER: S-102

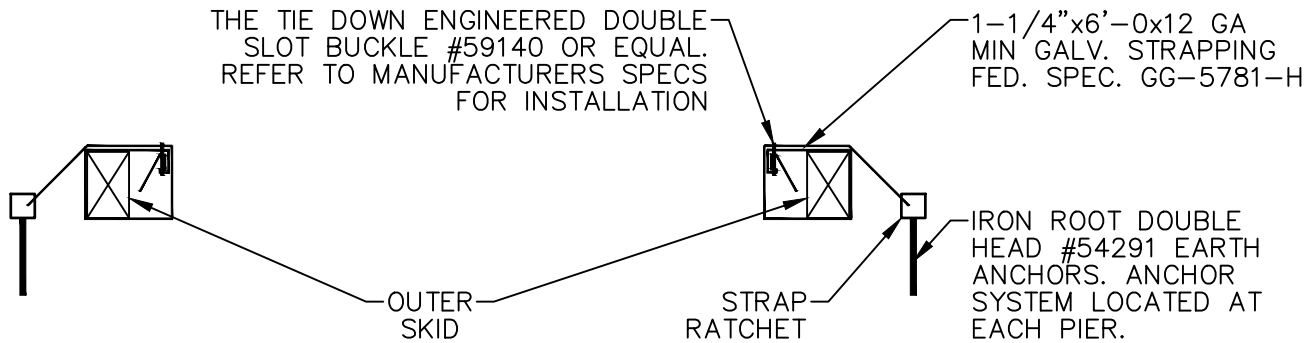


DAMMON ENGINEERING, INC.

654 Old Spanish Trail Slidell, LA 70468 (985) 649-6832

Chief Engineer: Brian Mistich, PE
 554 Old Spanish Trail
 Slidell, LA 70458

www.dammonengineering.com
 info@dammonengineering.com
 PHONE: 985-649-5832



ANCHOR DETAIL



DANCO BUILDINGS, LLC.

PHONE: 601-551-0469 EMAIL: CHRISDANIELST6@GMAIL.COM

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

SHEET TITLE: ANCHOR DETAIL

DRAWING NUMBER: S-103

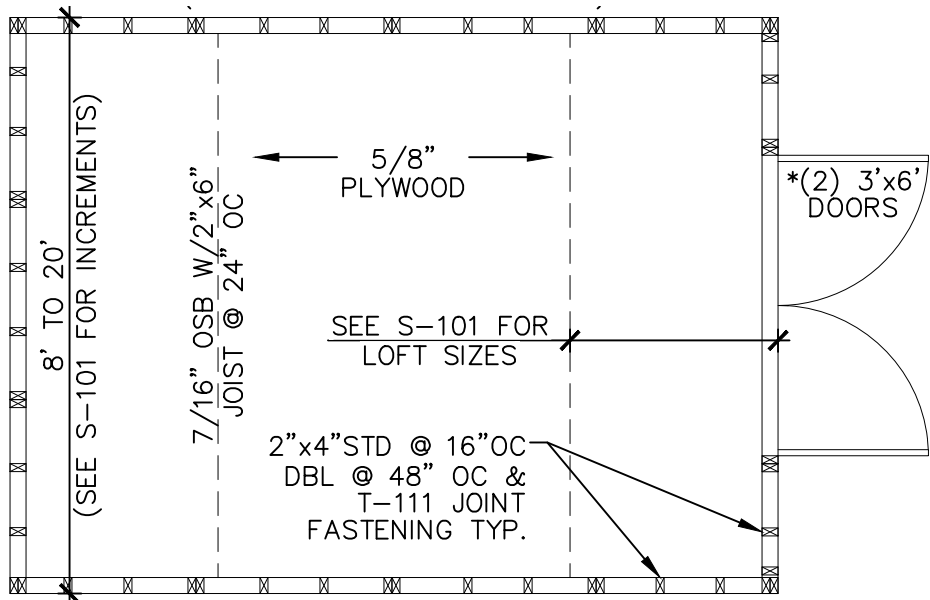


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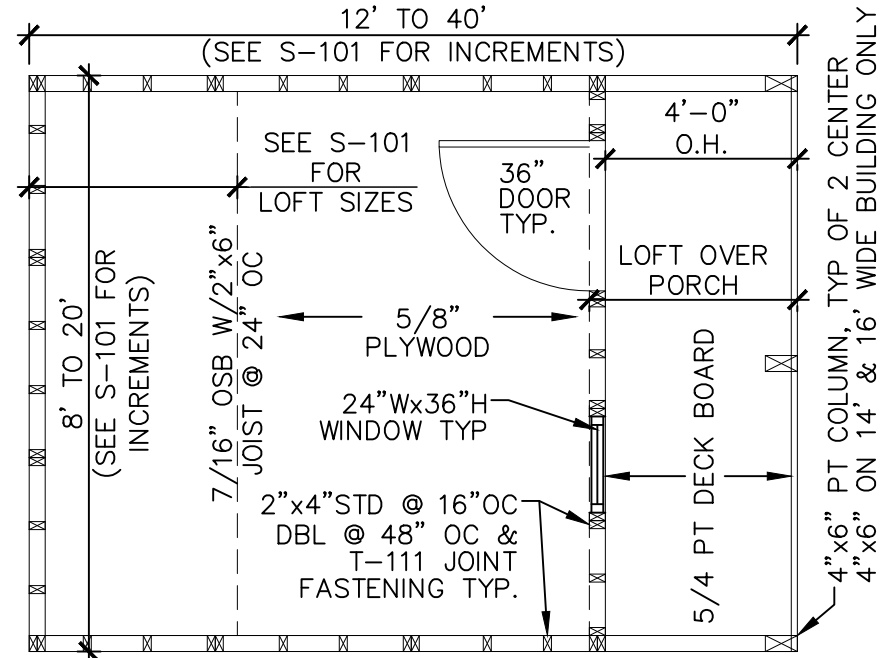
554 Old Spanish Trail Slidell, LA 70468 (985) 649-5832

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554 Old Spanish Trail
Slidell, LA 70458

www.dammonengineering.com
info@dammonengineering.com
PHONE: 985-649-5832



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.



DANCO BUILDINGS, LLC.

PHONE: 601-551-0469 EMAIL: CHRISDANIELST6@GMAIL.COM

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

SHEET TITLE: FLOOR PLAN PLAN

DRAWING NUMBER: 5-104

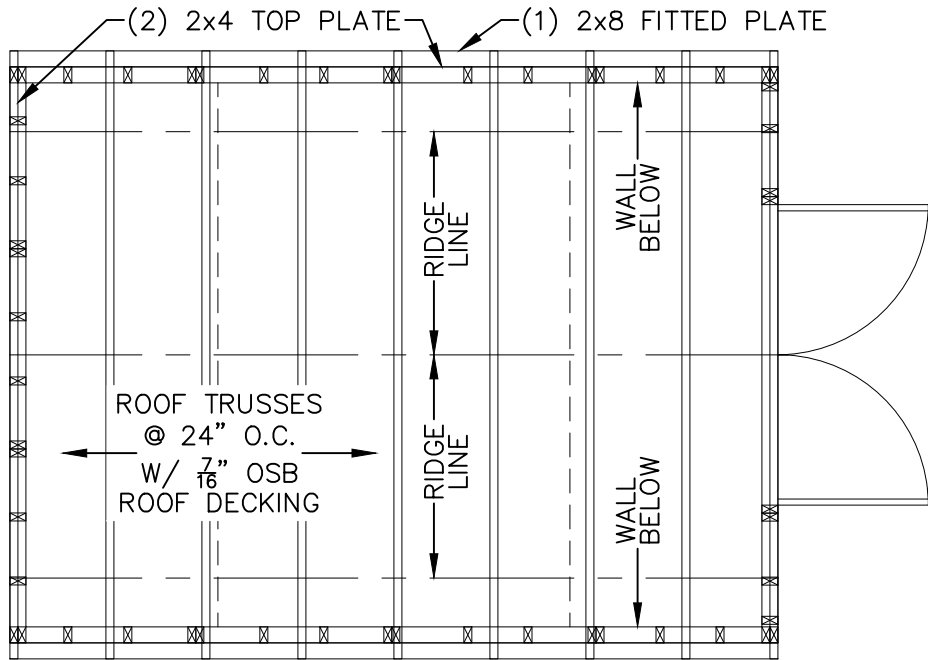


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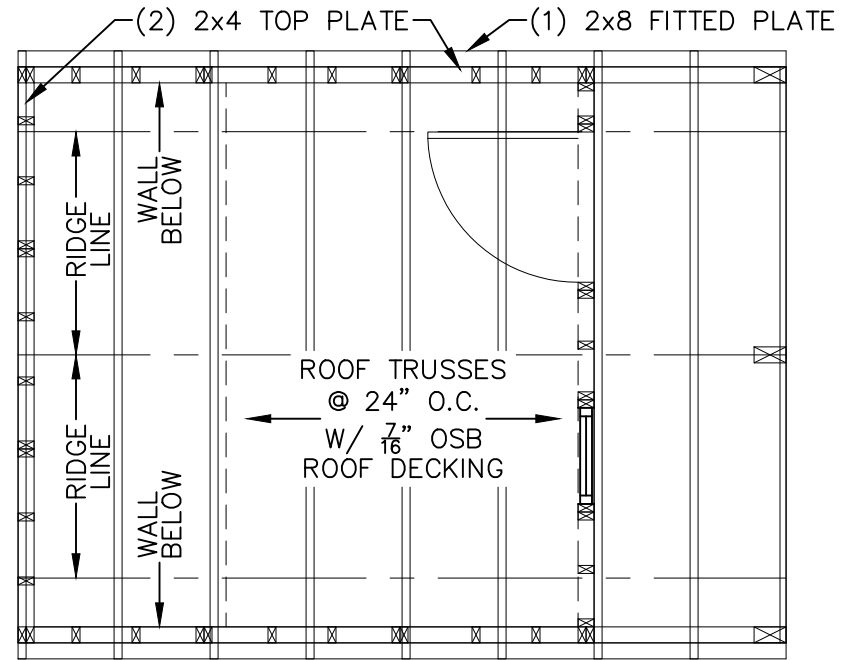
554 Old Spanish Trail Slidell, LA 70458 (985) 649-5832

Chief Engineer: Brian Mistich, PE
554 Old Spanish Trail
Slidell, LA 70458

www.dammonengineering.com
info@dammonengineering.com
PHONE: 985-649-5832



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 MINIMUM BREAKING STRENGTH OF 4,750 LBS. NO SPLICES WILL BE ALLOWED.
4. ROOF TIES SHALL BE INSTALLED AT EACH PLATE AND ALONG THE STRUCTURE'S SILL. THE MAXIMUM SPACING FOR ROOF TIE-DOWN STRAPS SHALL BE TEN FEET.
5. ROOF TIE-DOWN STRAPS SHALL BE ATTACHED TO THE STRUCTURES SILL OR PLATE, 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)



DANCO BUILDINGS, LLC.

PHONE: 601-551-0469 EMAIL: CHRISDANIELS76@GMAIL.COM

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SHEET TITLE: ROOF FRAMING PLAN

DRAWING NUMBER: S-105

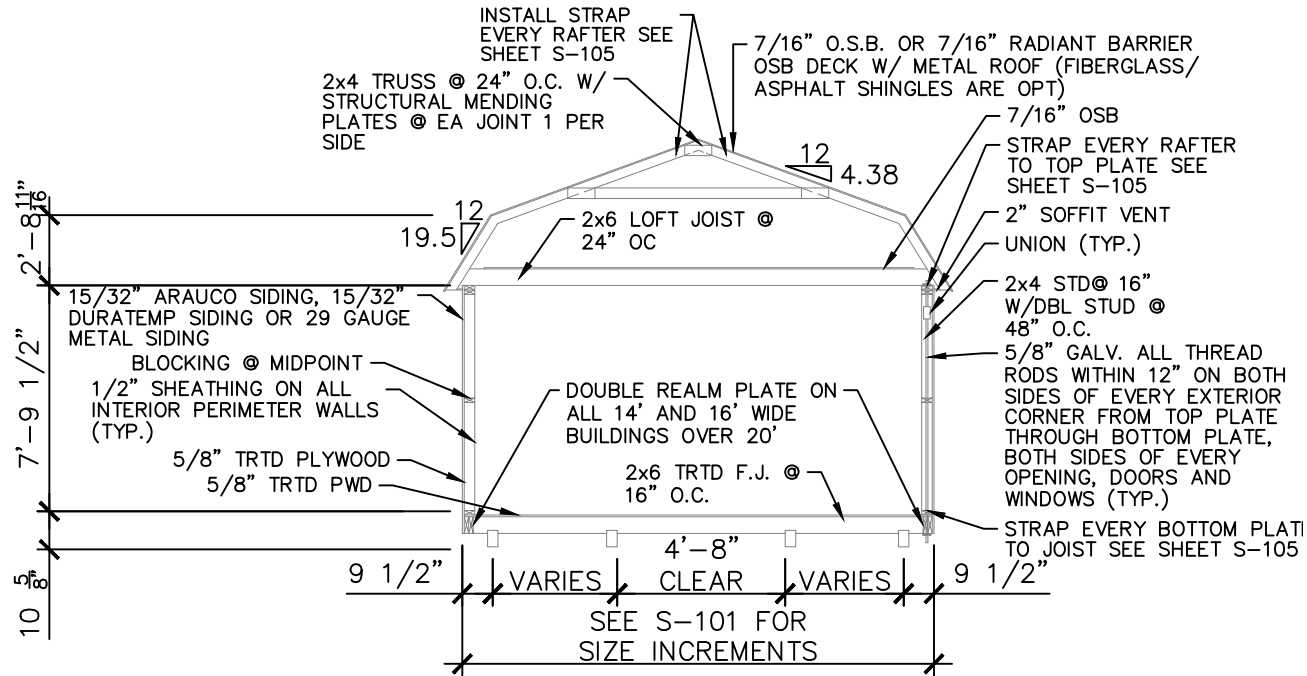


DAMMON ENGINEERING, INC.

554 Old Spanish Trail Slidell, LA 70458 (985) 649-6832

Chief Engineer: Brian Mistich, PE
554 Old Spanish Trail
Slidell, LA 70458

www.dammonengineering.com
info@dammonengineering.com
PHONE: 985-649-5832



SECTION VIEW

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



DANCO BUILDINGS, LLC.

PHONE: 601-551-0469 EMAIL: CHRISDANIELST6@GMAIL.COM

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SHEET TITLE: SECTION PLAN

DRAWING NUMBER: S-106

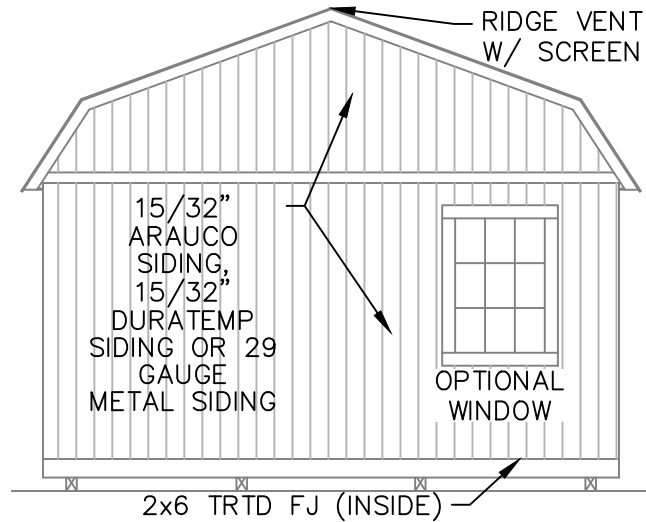


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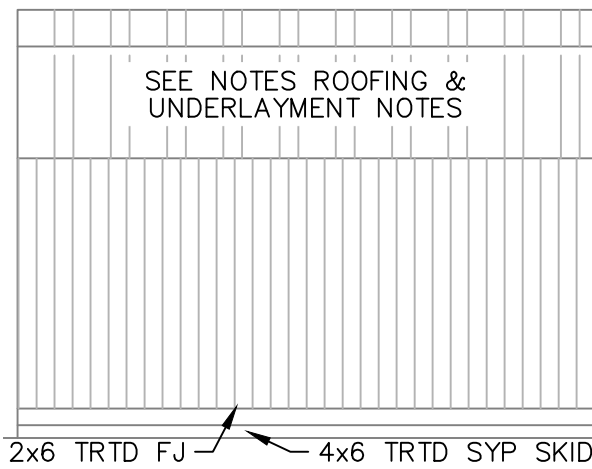
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Chief Engineer: Brian Mistich, PE
554 Old Spanish Trail
Slidell, LA 70458

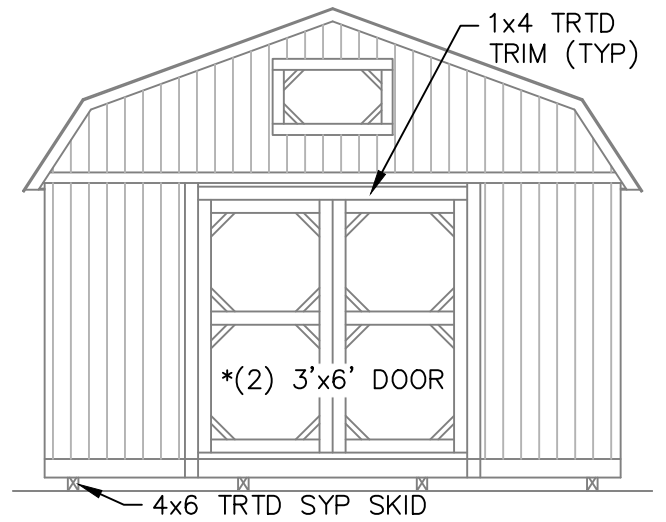
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info@dammonengineering.com
PHONE: 985-649-5832



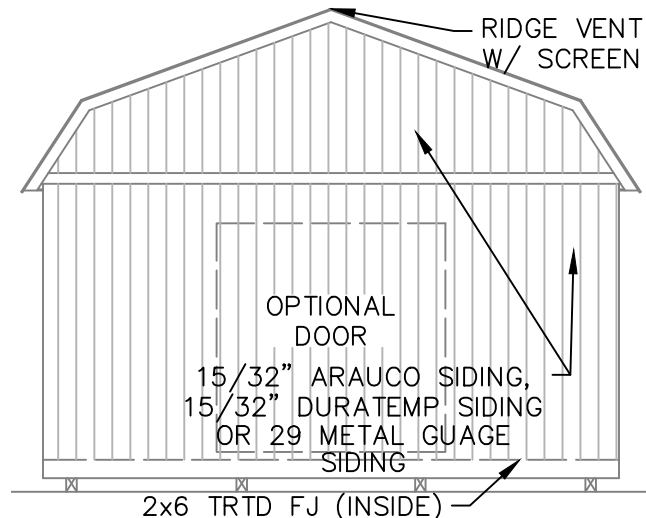
REAR ELEVATION WITHOUT PORCH



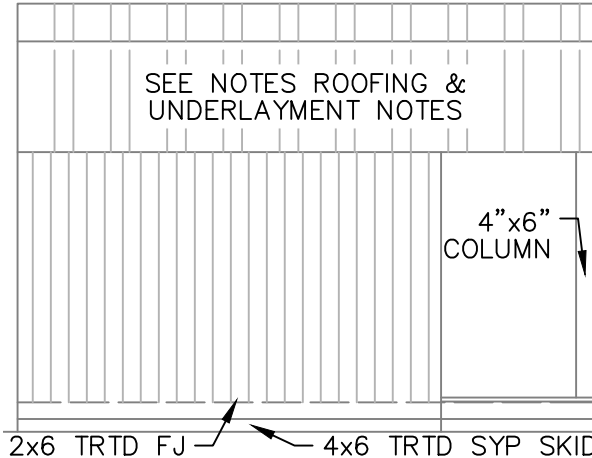
SIDE ELEVATION WITHOUT PORCH



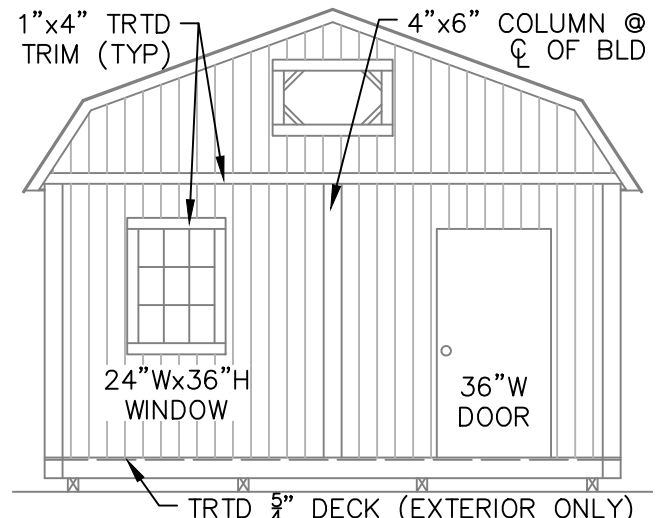
FRONT ELEVATION WITHOUT PORCH



REAR ELEVATION WITH PORCH



SIDE ELEVATION WITH PORCH



FRONT ELEVATION WITH PORCH



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PHONE: 601-551-0469 EMAIL: CHRISDANIELST6@GMAIL.COM

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SHEET TITLE: ELEVATION PLAN

DRAWING NUMBER: S-107

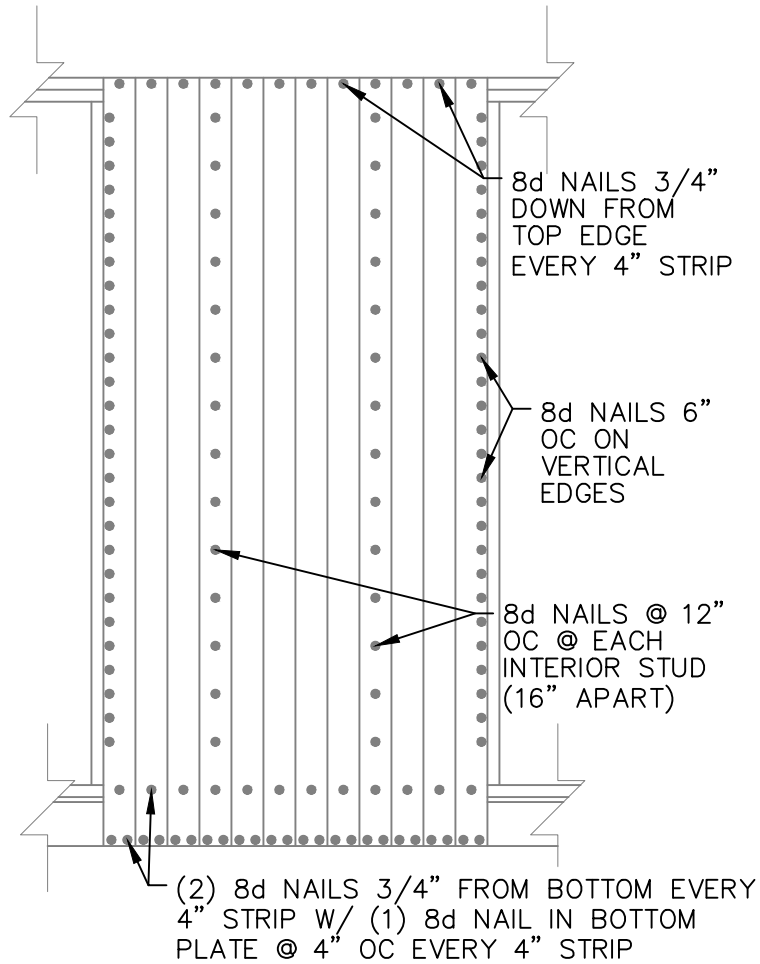


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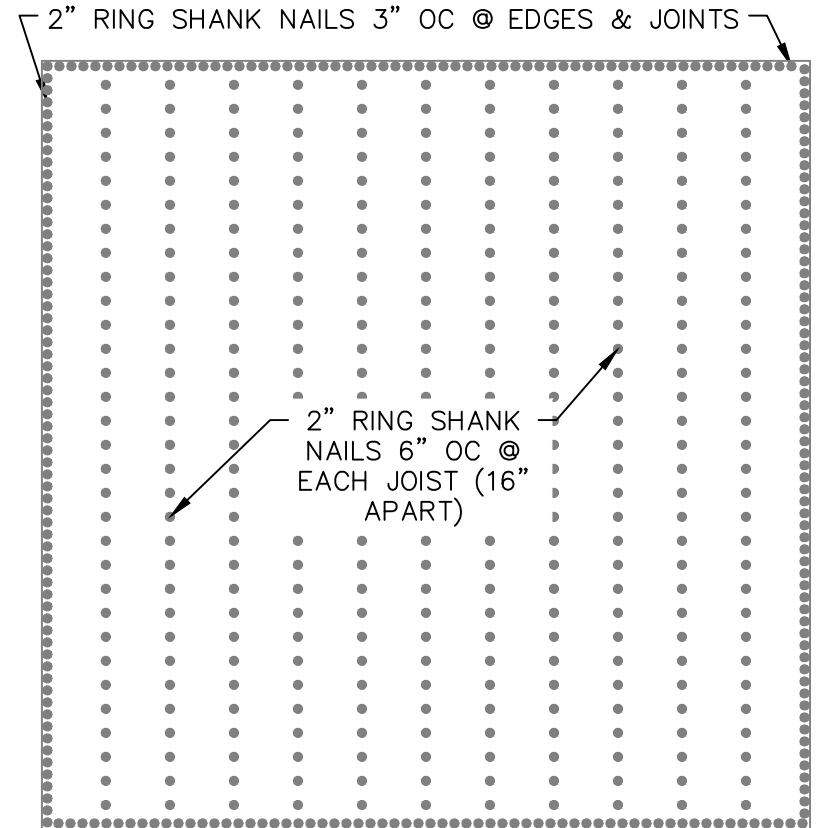
554 Old Spanish Trail Slidell, LA 70468 (985) 649-5832

Chief Engineer: Brian Mistich, PE
554 Old Spanish Trail
Slidell, LA 70458

www.dammonengineering.com
info@dammonengineering.com
PHONE: 985-649-5832



WALL SHEATHING PLAN



FLOOR SHEATHING PLAN



DANCO BUILDINGS, LLC.

PHONE: 601-551-0469 EMAIL: CHRISDANIELST6@GMAIL.COM

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

SHEET TITLE: NAILING PLAN

DRAWING NUMBER: S-108

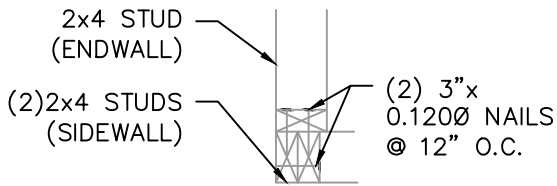


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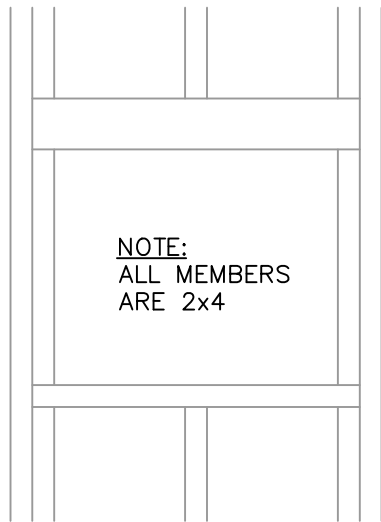
554 Old Spanish Trail Slidell, LA 70468 (985) 649-5832

Chief Engineer: Brian Mistich, PE
554 Old Spanish Trail
Slidell, LA 70458

www.dammonengineering.com
info@dammonengineering.com
PHONE: 985-649-5832

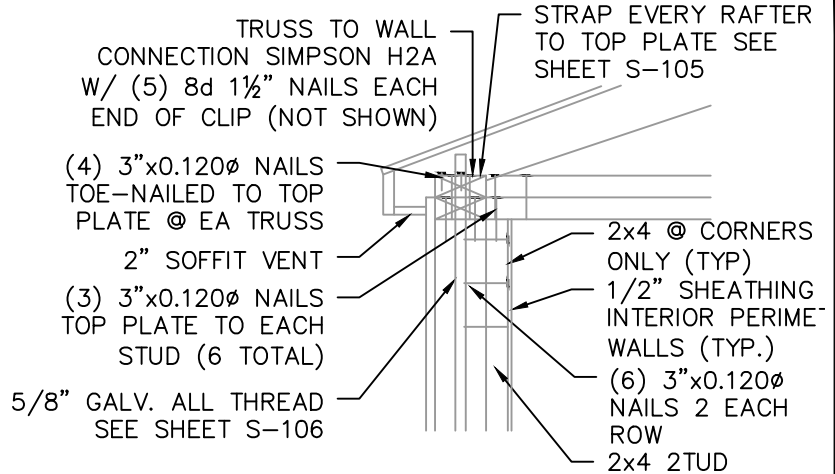


1-CORNER DETAIL



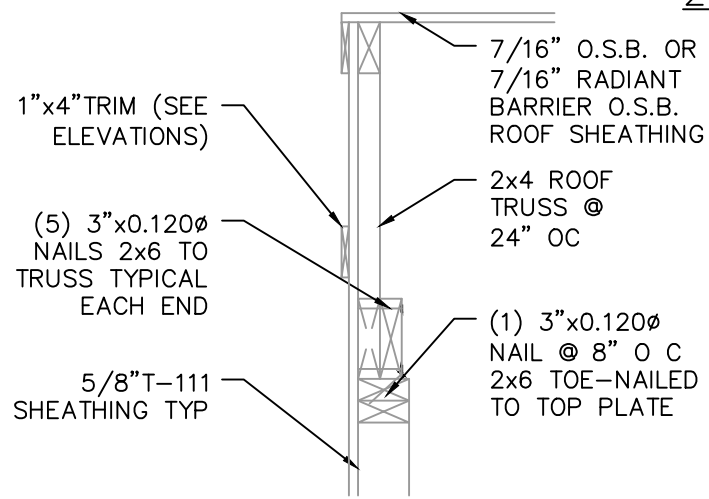
NOTE:
ALL MEMBERS
ARE 2x4

2-TYP WINDOW FRAMING

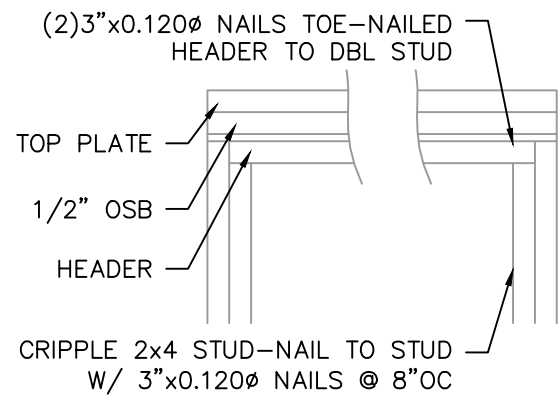


NOTE: INSTALL H2 5A PER MANUFACTURERS
RECOMMENDATIONS

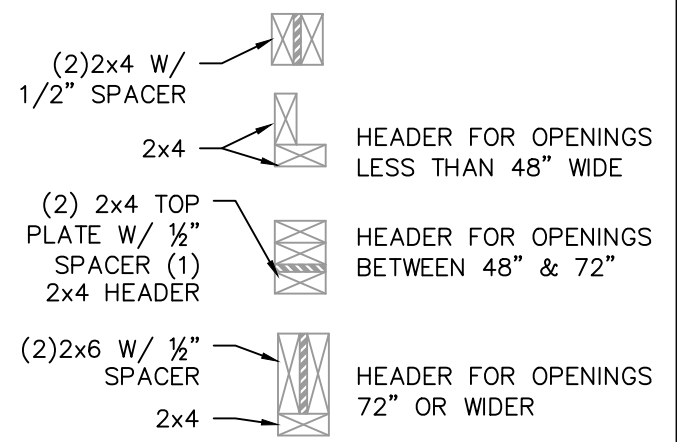
3-CORNER & WALL DETAIL



4-END WALL DETAIL



5-TYP DOOR FRAMING



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



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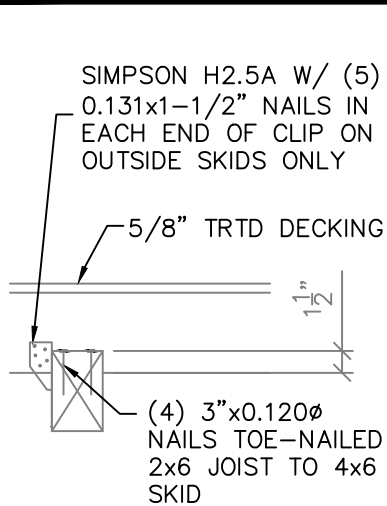
SHEET TITLE: BUILD DETAIL 1

DRAWING NUMBER: S-109

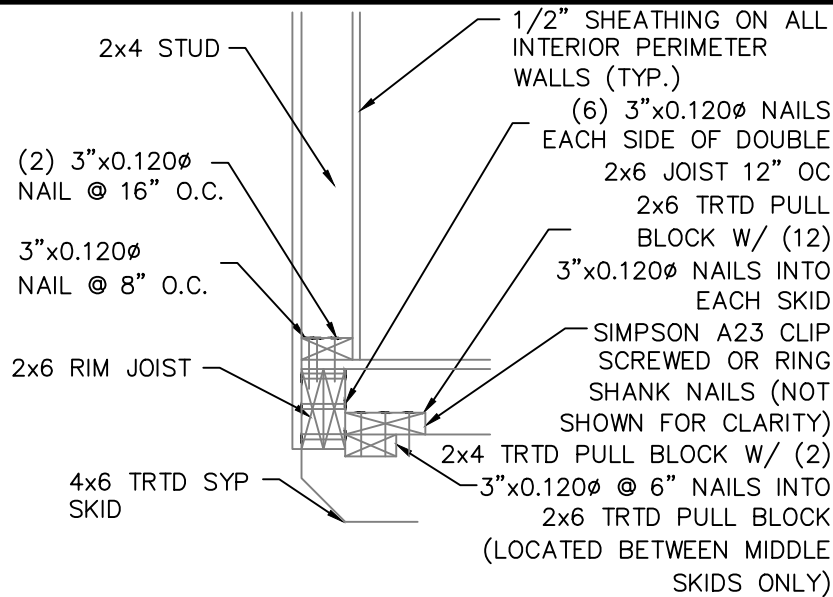


Chief Engineer: Brian Mistich, PE
554 Old Spanish Trail
Slidell, LA 70458

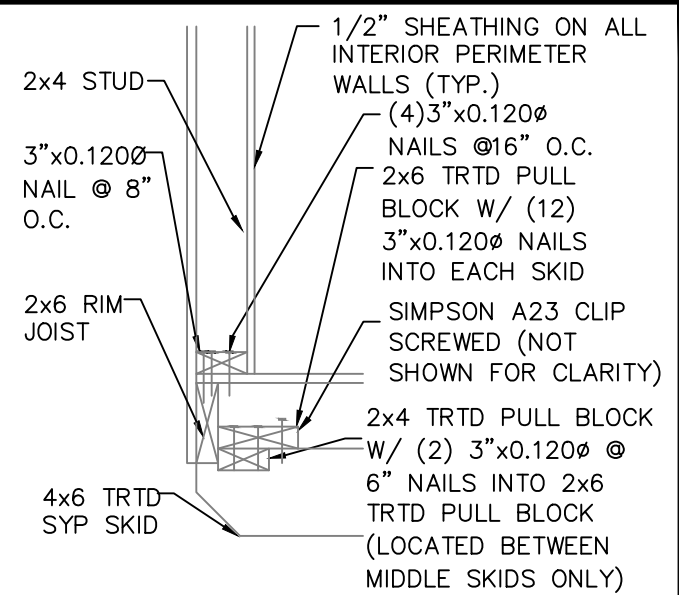
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PHONE: 985-649-5832



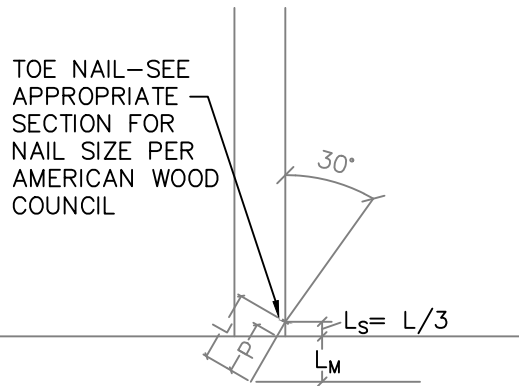
1-INNER & OUTER SKID
DETAIL @ EVERY JOIST



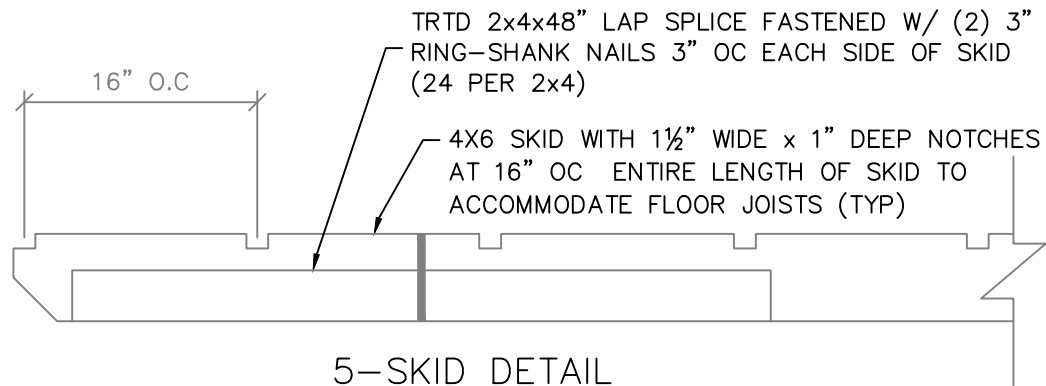
2-ENTRY DOOR ENDWALL JOIST DETAIL



3-REAR ENDWALL JOIST DETAIL



4-TOE-NAIL DETAIL



5-SKID DETAIL



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PHONE: 601-551-0469 EMAIL: CHRISDANIELST6@GMAIL.COM

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

SHEET TITLE: BUILD DETAILS 2

DRAWING NUMBER: 5-110



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ENGINEERING, INC.

554 Old Spanish Trail Slidell, LA 70458 (985) 649-5832

Chief Engineer: Brian Mistich, PE
554 Old Spanish Trail
Slidell, LA 70458

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info@dammonengineering.com
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