

GENERAL NOTES:

1. STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE 2018.
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 SHOULD HAVE METAL ROOF OR OPTIONAL 25 YEAR RATED FIBERGLASS/ ASPHALT SHINGLES WITH 1 LAYER OF 15 LB ROOFING FELT.
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.
10. ALL SIDING IS TO BE 5/8 T-111 OR 3/8 SMART 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 2018
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 7-10, SECTION 11.1.2

BUILDING SIZE:

8' WIDTH	14' WIDTH	18' WIDTH	24' WIDTH
8x12 8x16	14X20 14X24	18X20 18X24	24X20 24X24
10' WIDTH	14X28 14X32	18X28 18X32	24X28 24X32
10X12 10X16	14X40	18X40 18X45	24X40 24X50
10X24	16' WIDTH	18X50 18X60	24X60
12' WIDTH	16X20 16X24	20' WIDTH	40' WIDTH
12X16 12X20	16X28 16X32	20X20 20X24	40X20 40X24
12X24 12X28	16X40 16X50	20X28 20X32	40X28 40X32
12X32 12X40	16X60	20X40 20X50	40X40 40X50
		20X60	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 2018



APEX BUILDERS & ASSOCIATES

504-858-6544

DRAWN BY: TNT SCALE: NTS DATE: 03-07-2022

SHEET TITLE: COVER PAGE

DRAWING NUMBER:

S-101

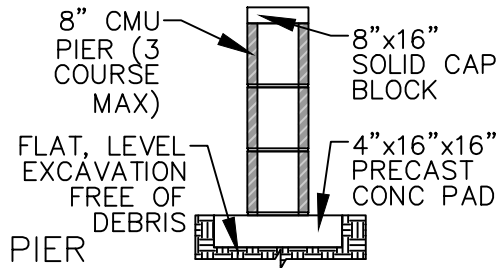


DAMMON ENGINEERING, INC.

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

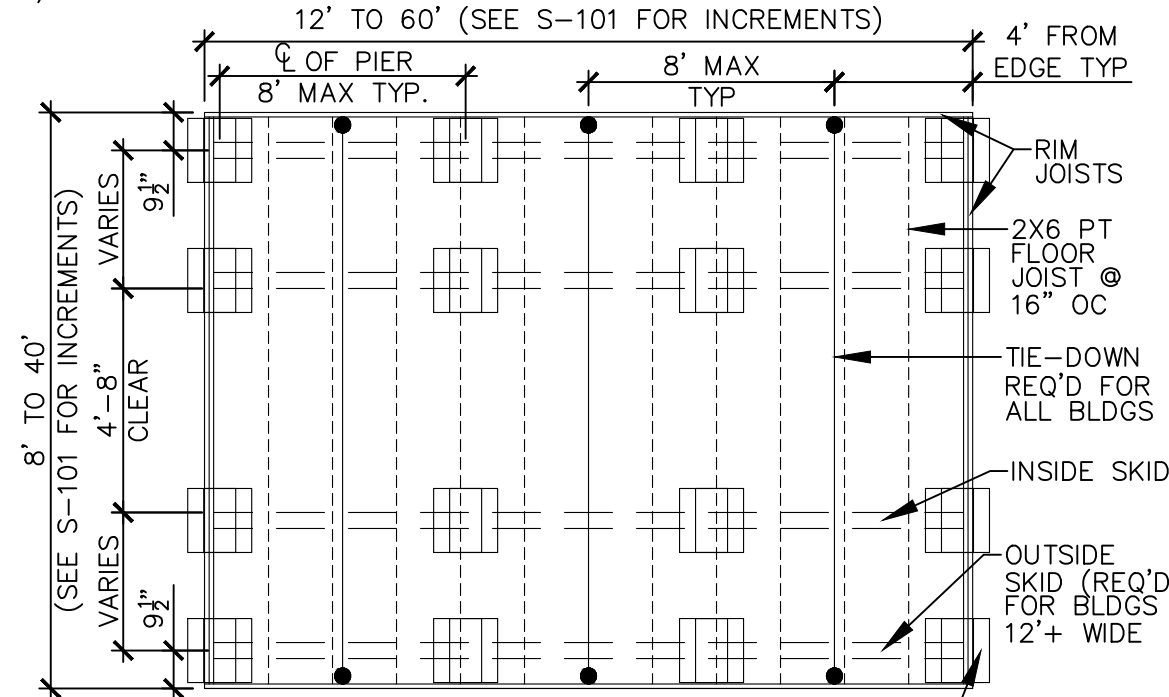
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SCALE: 3/8"=1'-0"

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: TNT SCALE: 1/4" = 1'-0" DATE: 03-07-2022

SHEET TITLE: FOUNDATION PLAN

DRAWING NUMBER:

S-102

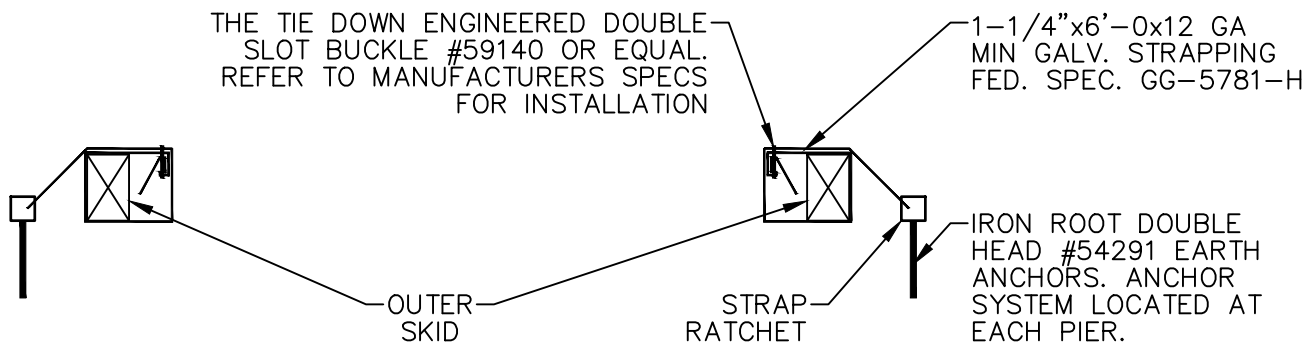


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ANCHOR DETAIL



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DRAWN BY: TNT

SCALE: NTS

DATE: 03-07-2022

SHEET TITLE: ANCHOR DETAIL

DRAWING NUMBER:

S-103

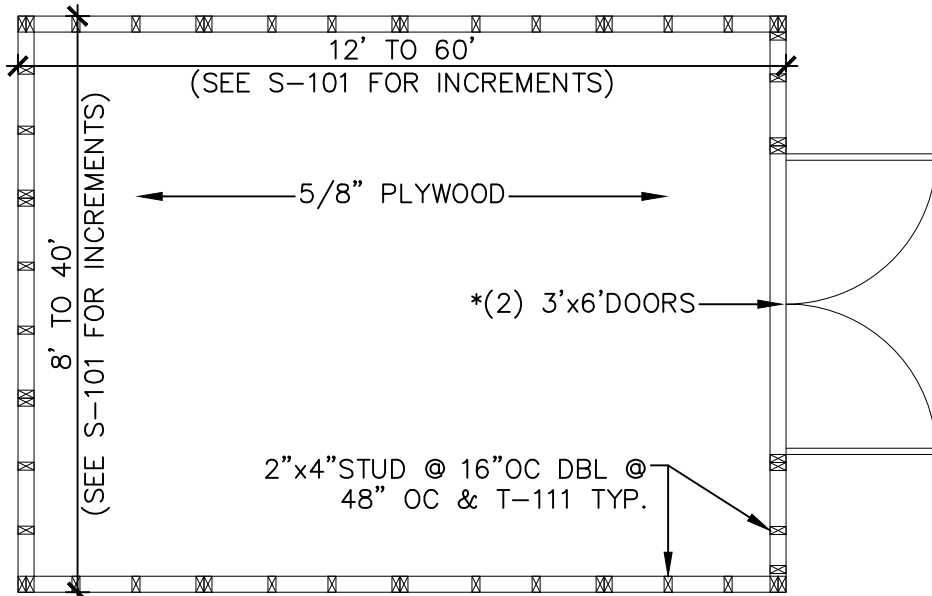


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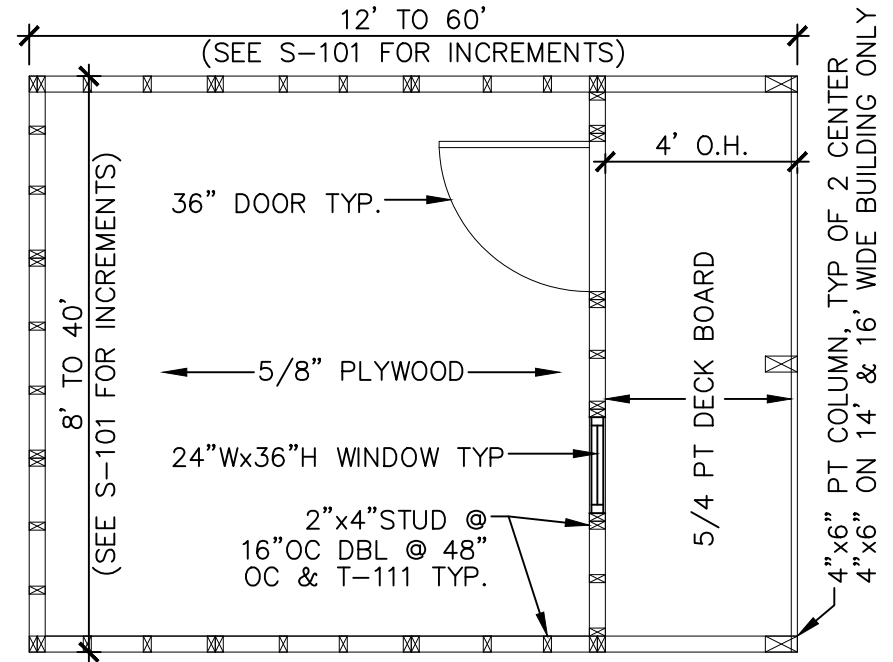
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FLOOR PLAN



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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504-858-6544

DRAWN BY: TNT SCALE: 1/4" = 1'-0" DATE: 03-07-2022

SHEET TITLE: FLOOR PLAN PLAN

DRAWING NUMBER: **S-104**

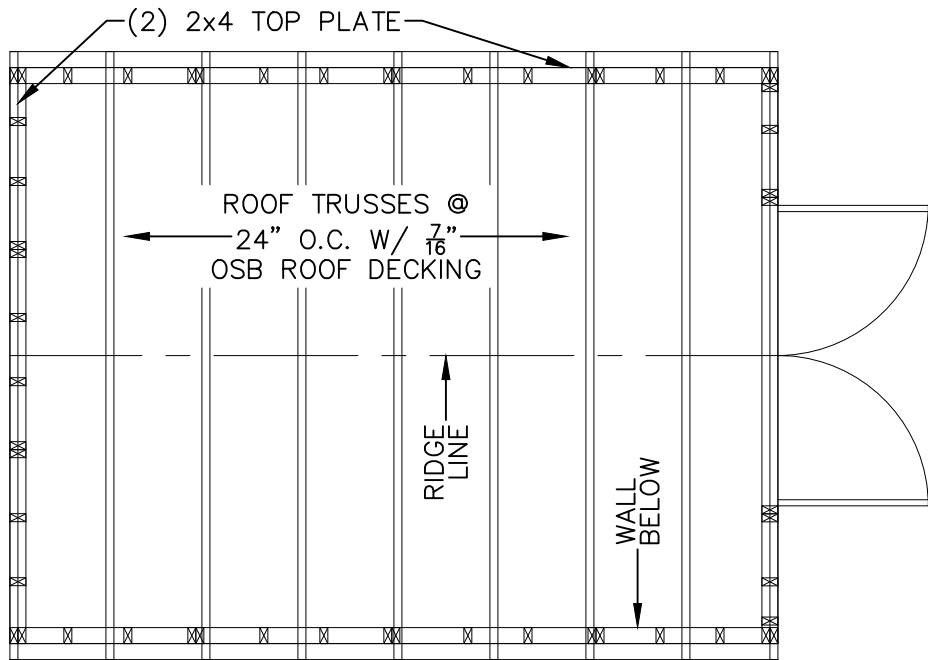


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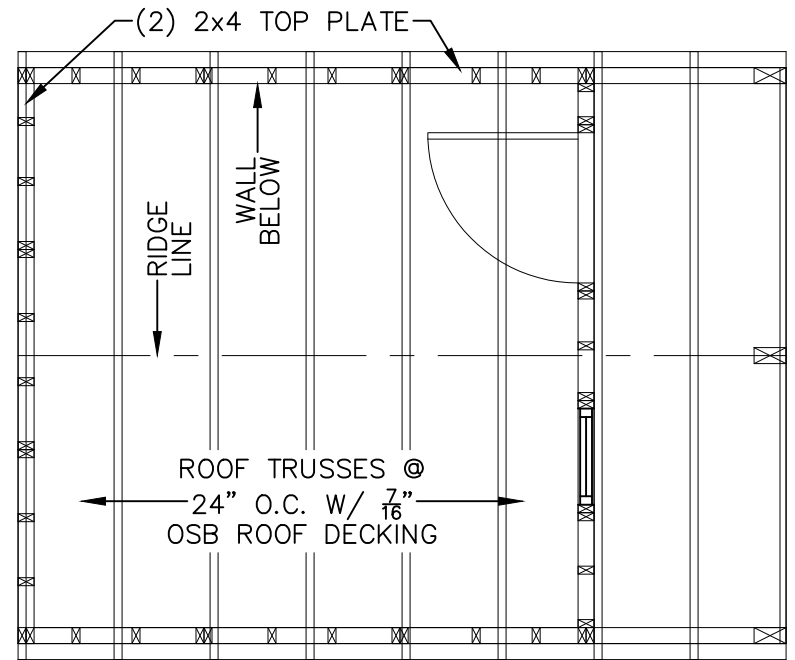
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ROOF FRAMING PLAN



ROOF FRAMING PLAN W/ PORCH

ROOF FRAMING NOTE	COLUMN NOTES
1. INSTALL 7/16" ROOF SHEATHING WITH LONG DIMENSION SPANNING TRUSSES. 2. FASTEN 7/16" ROOF SHEATHING WITH 2" RING-SHANK NAILS @ 6" O.C.	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)
GENERAL NOTES	
2x4 UPPER TOP PLATE W/ (2)3x0.120Ø NAILS @ 16" O.C. TO 2x4 LOWER TOP PLATE	



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504-858-6544

DRAWN BY: TNT SCALE: 1/4" = 1'-0" DATE: 03-07-2022

SHEET TITLE: ROOF FRAMING PLAN

DRAWING NUMBER: **S-105**

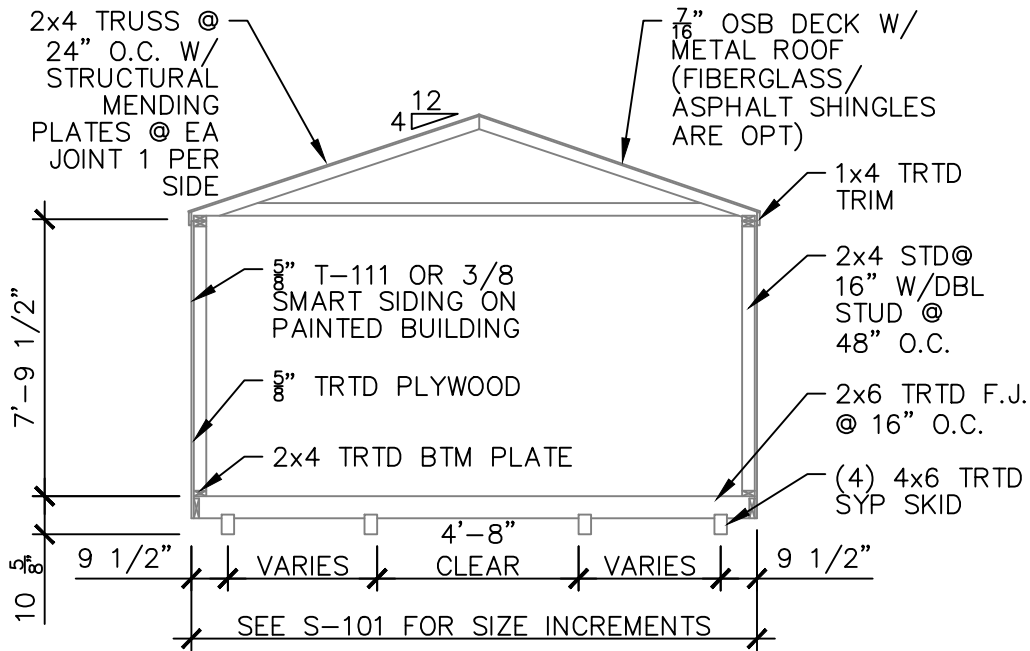


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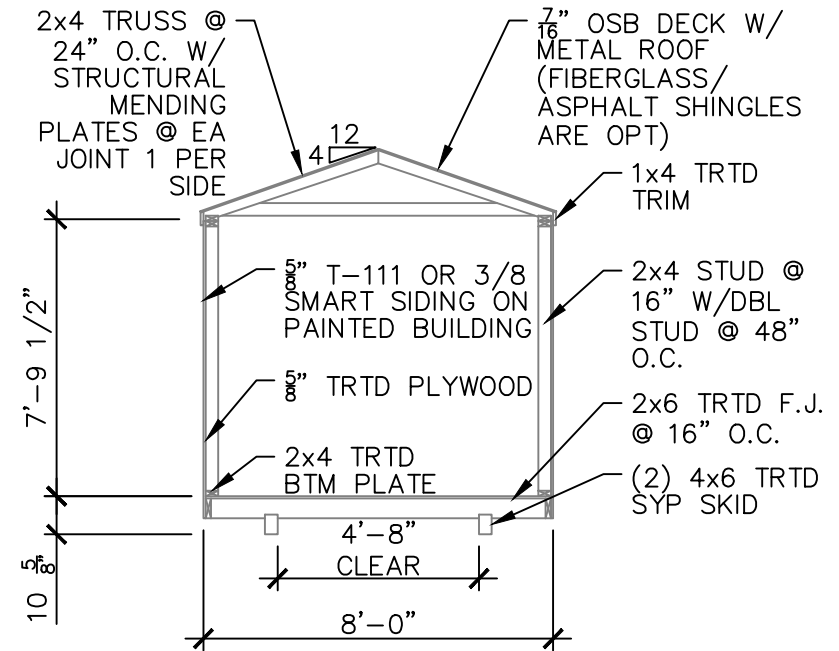
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SECTION VIEW



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 15 LB ROOFING FELT, 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 15LB FELT PAPER OVER 7/16" OSB SHEATHING



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BUILDERS & ASSOCIATES
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SHEET TITLE: SECTION PLAN

DRAWING NUMBER: **S-106**

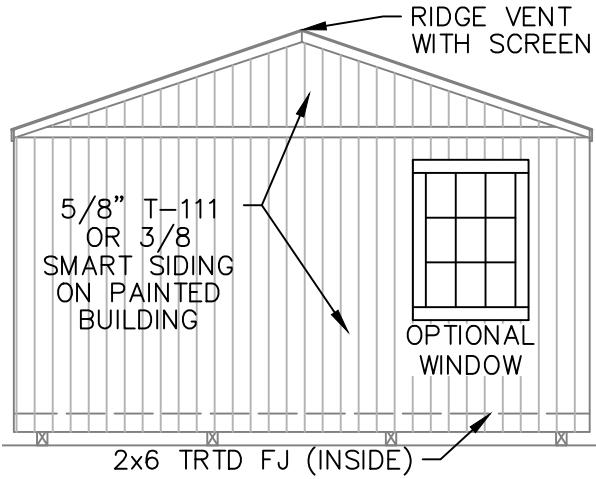


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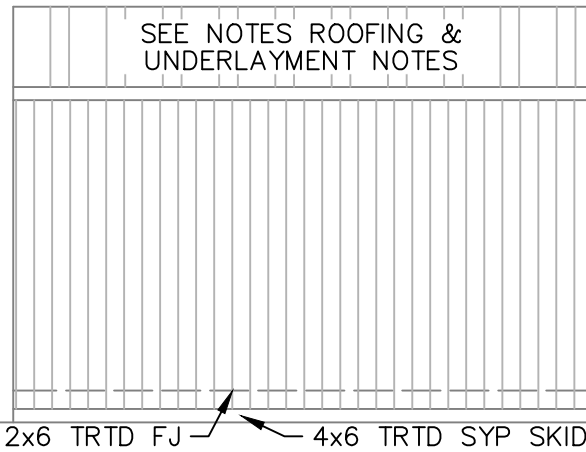
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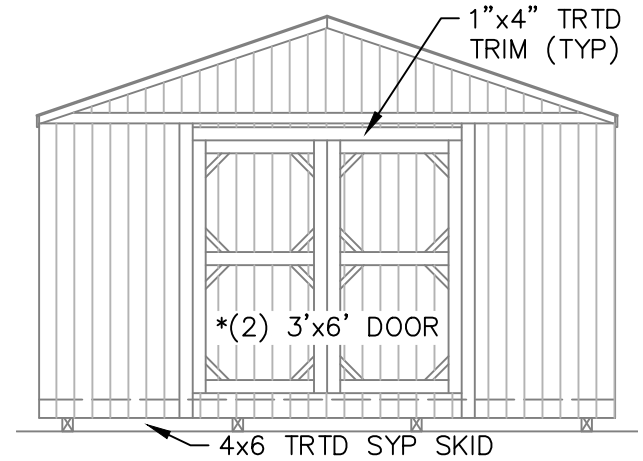
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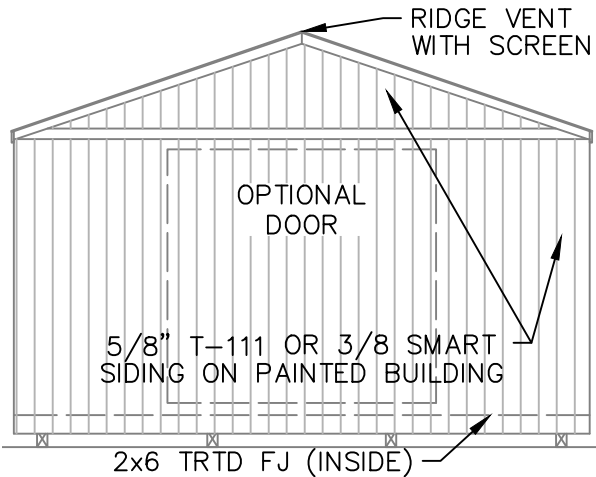
REAR ELEVATION WITHOUT PORCH



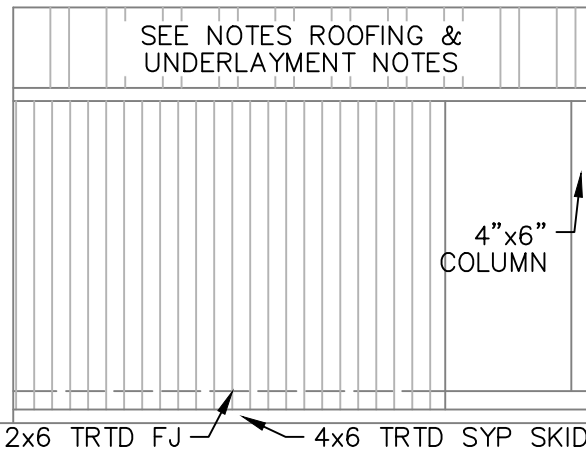
SIDE ELEVATION WITHOUT PORCH



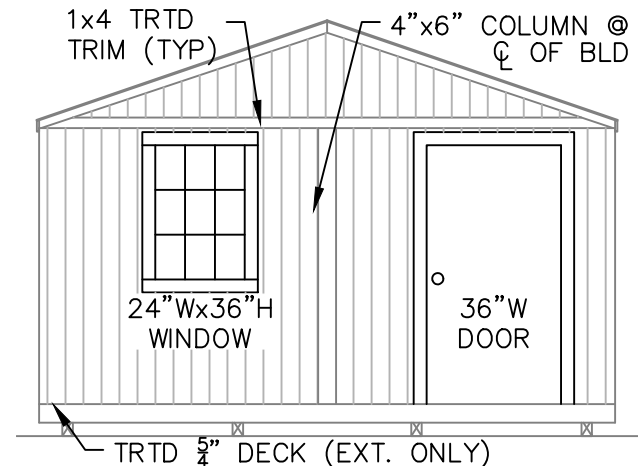
FRONT ELEVATION WITHOUT PORCH



REAR ELEVATION WITH PORCH



SIDE ELEVATION WITH PORCH



FRONT ELEVATION WITH PORCH



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504-858-6544

DRAWN BY: TNT SCALE: 1/4" = 1'-0" DATE: 03-07-2022

SHEET TITLE: ELEVATION PLAN

DRAWING NUMBER:

S-107

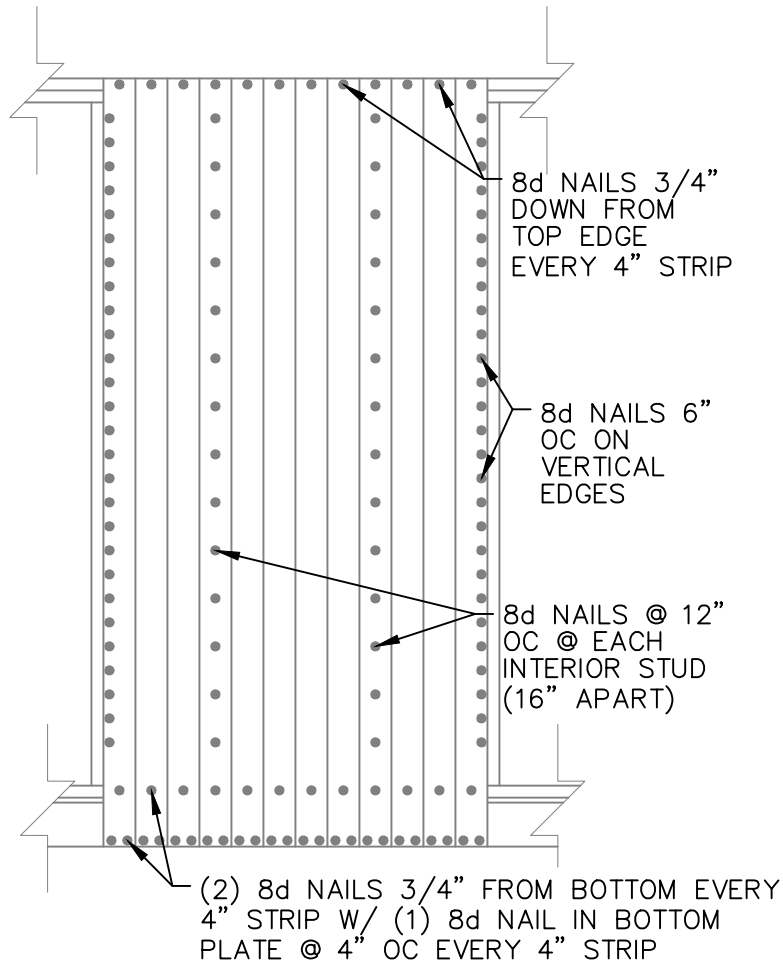


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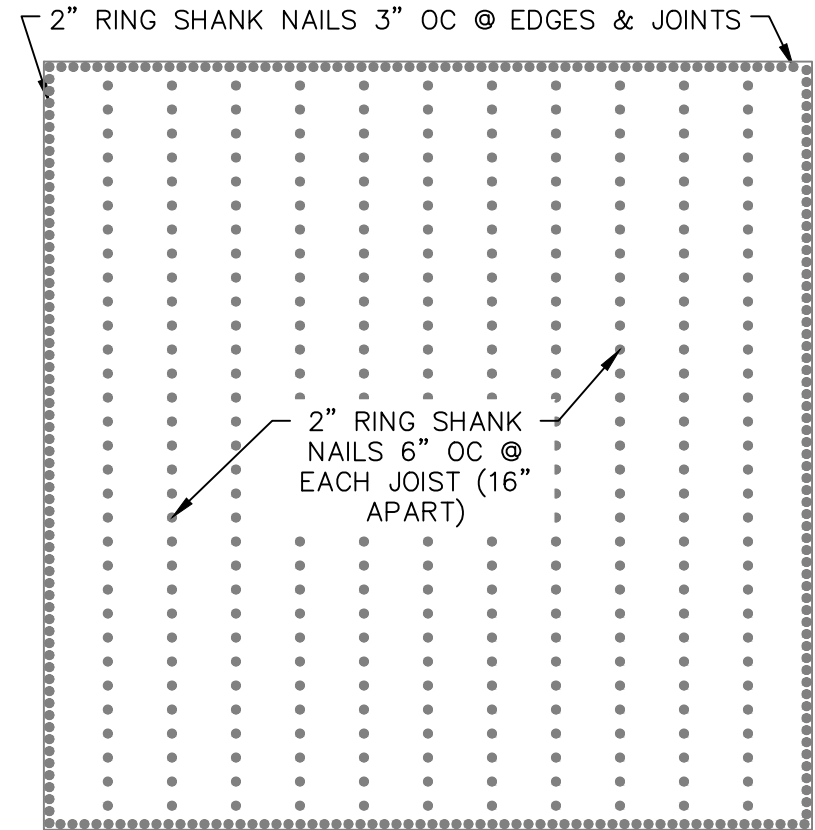
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WALL SHEATHING PLAN



FLOOR SHEATHING PLAN



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APEX BUILDERS AND ASSOCIATES

504-858-6544

DRAWN BY: TNT SCALE: 1/4" = 1'-0" DATE: 03-07-2022

SHEET TITLE: NAILING PLAN

DRAWING NUMBER: **S-108**

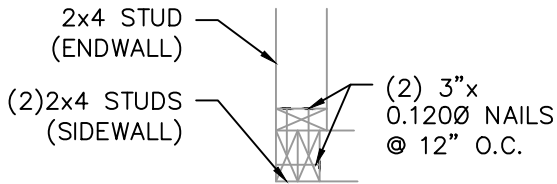


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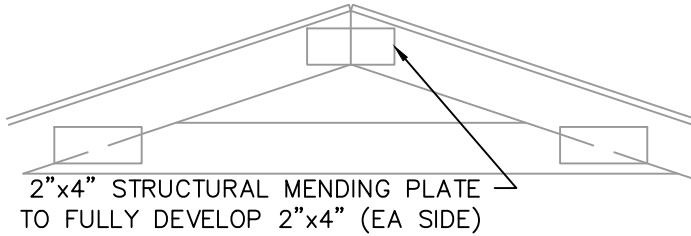
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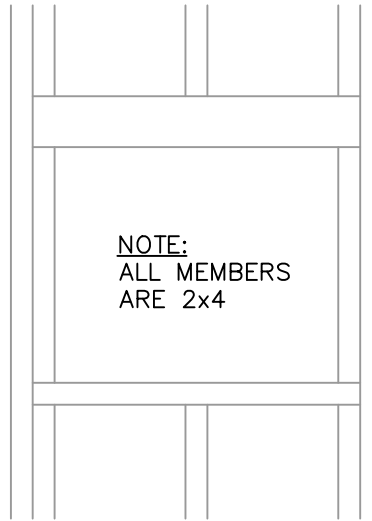
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1-CORNER DETAIL

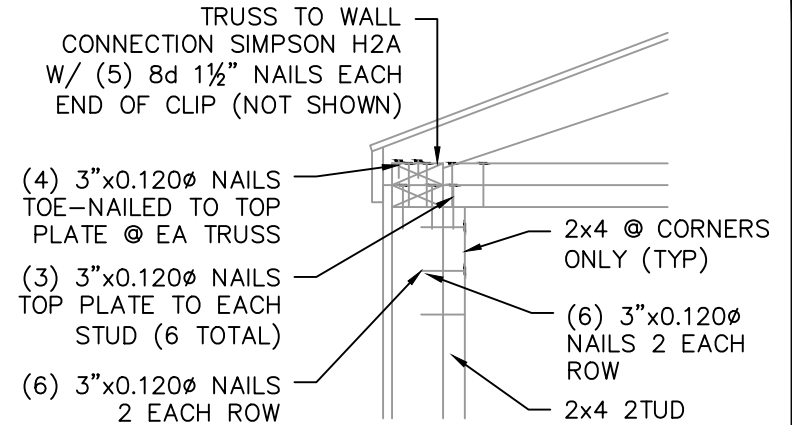


2-TRUSS SPLICE DETAIL



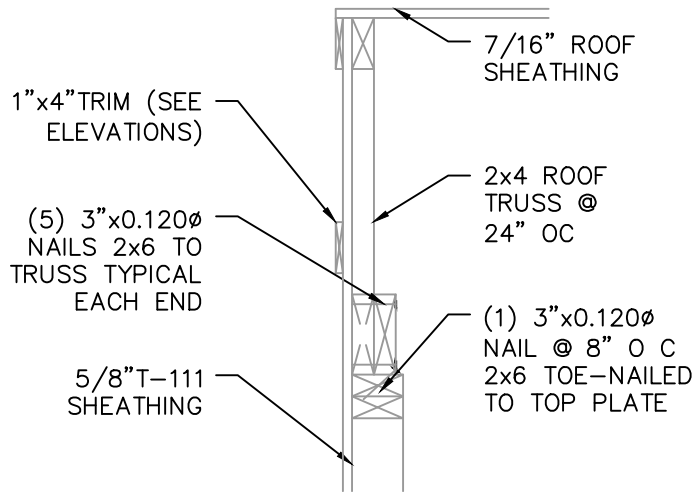
NOTE:
ALL MEMBERS
ARE 2x4

3-TYP WINDOW FRAMING

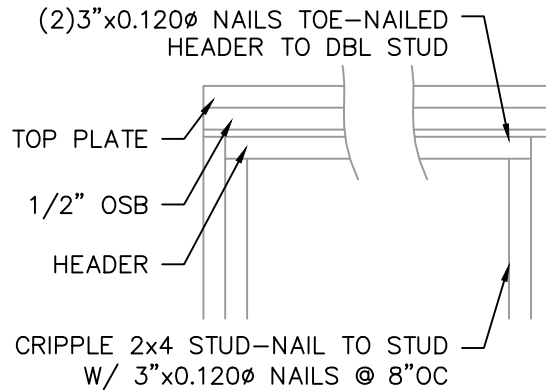


NOTE: INSTALL H2 5A PER MANUFACTURERS
RECOMMENDATIONS

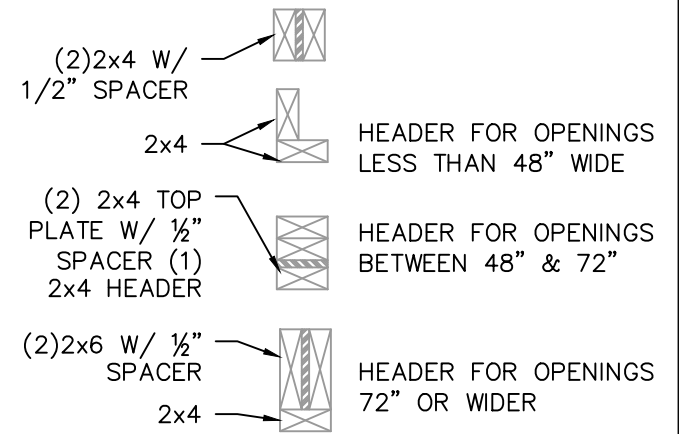
4-CORNER & WALL DETAIL



5-END WALL DETAIL



6-TYP DOOR FRAMING



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



APEX BUILDERS AND ASSOCIATES

504-858-6544

DRAWN BY: TNT SCALE: NTS DATE: 03-07-2022

SHEET TITLE: BUILD DETAIL 1

DRAWING NUMBER:

S-109



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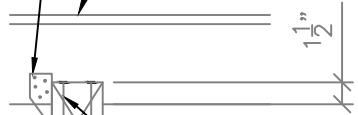
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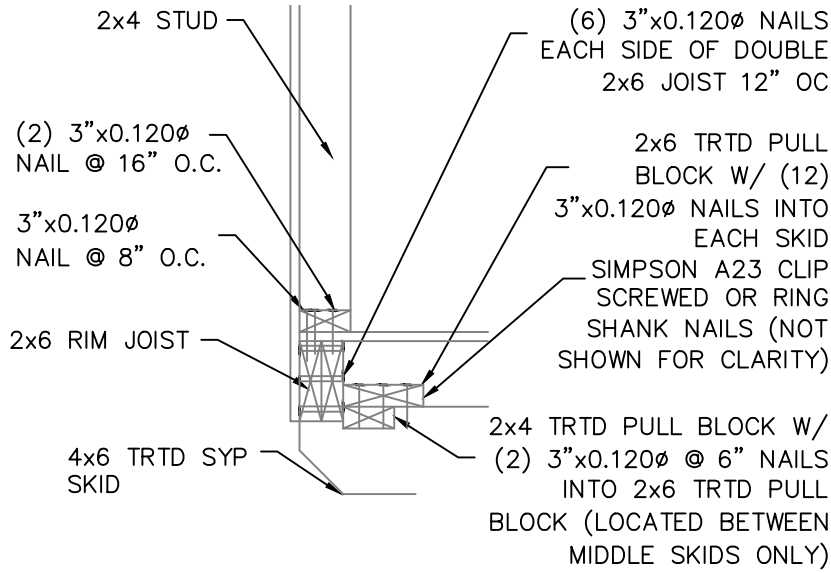
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SIMPSON H2.5A W/ (5) 0.131x1-1/2" NAILS IN EACH END OF CLIP ON OUTSIDE SKIDS ONLY

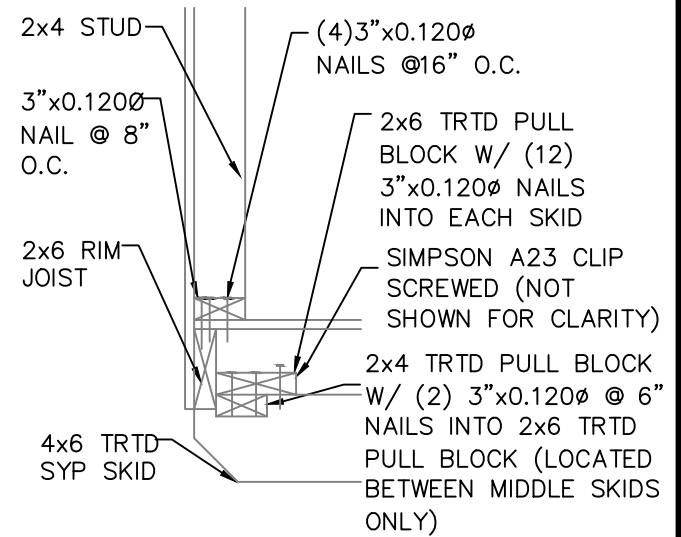
5/8" TRTD DECKING



(4) 3"x0.120φ NAILS TOE-NAILED 2x6 JOIST TO 4x6 SKID

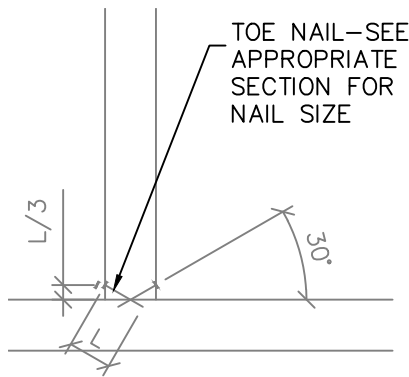


2-ENTRY DOOR ENDWALL JOIST DETAIL

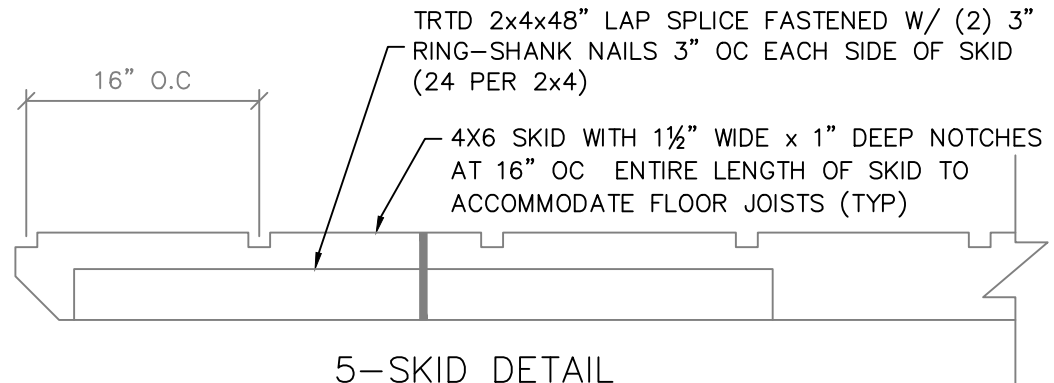


3-REAR ENDWALL JOIST DETAIL

1-INNER & OUTER SKID
DETAIL @ EVERY JOIST



4-TOE-NAIL DETAIL



5-SKID DETAIL



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DRAWN BY: TNT

SCALE: NTS

DATE: 03-07-2022

SHEET TITLE: BUILD DETAILS 2

DRAWING NUMBER:

S-110



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