

CODE CRITERIA:

THE CONTRACTOR/MANUFACTURER SHALL COMPLY WITH THE FOLLOWING CODES AND ALL APPLICABLE AMENDMENTS/SUPPLEMENTS:

- INTERNATIONAL BUILDING CODE, 2015

DESIGN CRITERIA:

- INTERNATIONAL BUILDING CODE 2015

BUILDING SIZES:

- 12' WIDTH**
- **NOTE:(10'-11" ACTUAL)
- 12'x20'
- 12'x24'
- 12'x28'
- 12'x32'

PROJECT NOTE:

THIS BUILDING IS NOT DESIGNED FOR HUMAN HABITATION AND DOES NOT HAVE WATER, SEWER, ELECTRICAL OR HVAC SYSTEMS. THIS BUILDING IS DESIGNED AS A MINOR STORAGE OCCUPANCY ONLY.

GENERAL NOTES:

- STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2012.
- ALL MATERIALS AND LABOR SHALL BE IN ACCORDANCE WITH THE ABOVE CODE AND ALL OTHER APPLICABLE LOCAL CODES AT THE TIME OF MANUFACTURE.
- DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
- STRUCTURES ARE CLASSIFIED AS "MINOR STORAGE FACILITIES" (OCCUPANCY CATEGORY 1) AND SHOULD NOT BE USED FOR HUMAN HABITATION.

- STRUCTURES ARE DESIGNED FOR LOCATIONS THAT HAVE A 3 SECOND WIND GUST OF 150 MPH (MAX). STRUCTURES SHOULD NOT BE USED IN OTHER LOCATIONS.
- STRUCTURES ARE DESIGNED FOR LOCATIONS WITH A SURFACE ROUGHNESS CATEGORY B AND A TOPOGRAPHICAL FACTOR OF 1.0. STRUCTURES SHOULD NOT BE USED IN OTHER LOCATIONS.
- STRUCTURES SHOULD HAVE METAL ROOF OR OPTIONAL 25 YEAR RATED FIBERGLASS/ASPHALT SHINGLES WITH 1 LAYER OF 15 LB ROOFING FELT.
- ALL STUDS, RAFTERS, COLLAR TIES, AND TRUSS CHORDS ARE SPF #2, U.N.O.
- ALL EXTERIOR DIMENSIONAL WOOD IS TO BE PRESSURE TREATED.
- ALL ROOF DECKING IS TO BE 7/8" O.S.B.
- ALL SIDING IS TO BE 1 3/8" T-111 OR DURATEMP SIDING W/ 50 YR LTD MFG WARRANTY.
- ALL FLOOR JOISTS ARE TO BE P.T. SYP #2.
- ALL EXTERIOR NAILS ARE TO BE HOT DIPPED GALVANIZED.
- ALL INTERIOR FLOOR DECKING IS TO BE 3/4" PLYWOOD. EXTERIOR TO BE 3/4" P.T.
- ALL SKIDS ARE TO BE 4x6 P.T. SYP, RATED FOR GROUND CONTACT.
- 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 AND INCLUDED IN THE DESIGN OF SHORING, BRACING, FORM WORK, AND OTHER SUPPORTING ELEMENTS PROVIDED FOR CONSTRUCTION OF THE STRUCTURE.
- NO FIELD SUPERVISION OR CONSTRUCTION ADMINISTRATION WILL BE PROVIDED BY THE ENGINEER.

ITEMS BY OTHERS:

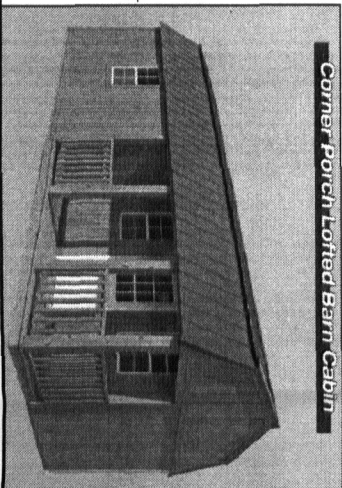
- RAMPS, STAIRS, AND GENERAL ACCESS
- ELECTRICAL SERVICE HOOKUP

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

- RAMPS, STAIRS, AND GENERAL ACCESS
- ELECTRICAL SERVICE HOOKUP

INDEX OF SHEETS:

- S-0-CP - COVER SHEET
- S-1-CP - FOUNDATION PLAN
- S-2-CP - UPLIFT ANCHORAGE
- S-3-CP - FRAMING PLAN
- S-4-CP - BUILDING SECTIONS
- S-5-CP - ELEVATIONS
- S-6-CP - NAILING PATTERN
- S-7-CP - DETAILS
- S-8-CP - DETAILS



Corner Porch Lofted Barn Cabin



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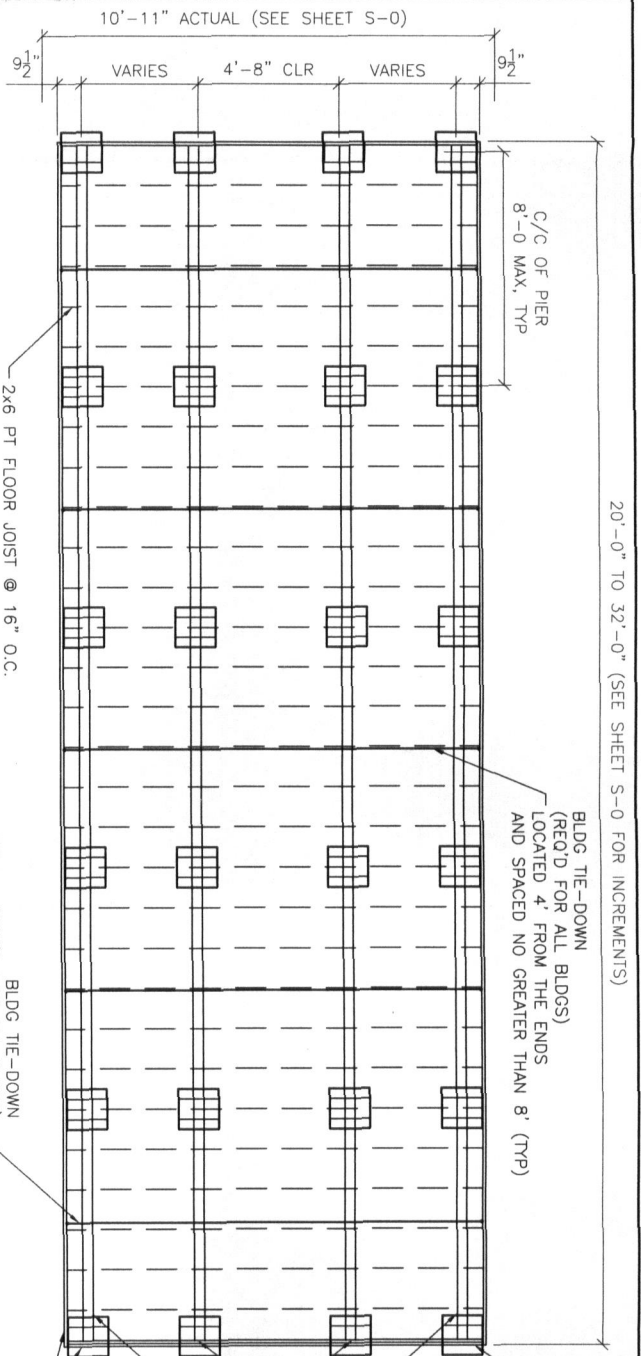


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PROJECT NO:	14017
DATE:	08-23-16
DRAWN BY:	JGG
CHECKED BY:	DBG
REVISION:	01

SHEET NUMBER
S-0-CP
SCALE: 1/4"=1'-0"

CORNER PORCH LBC---VA---V=150MPH---IBC 2015



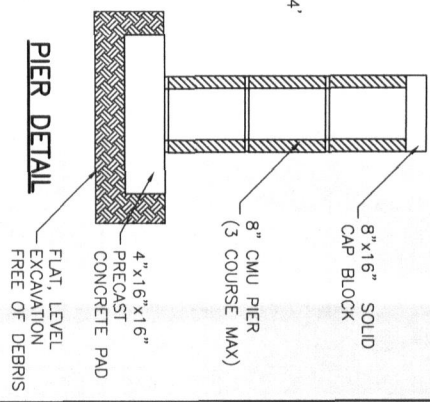
FOUNDATION PLAN

MASONRY:

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

CONCRETE:

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



- FOUNDATION:**
1. ANCHORS ARE SPECIFIED ON SHEET S-2 AND SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS PER THE BUILDING CODE.
 2. ANCHORS AND 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 AND LABOR IS PROVIDED BY CUSTOMER.
 8. THE 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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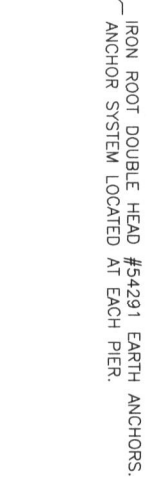
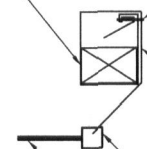
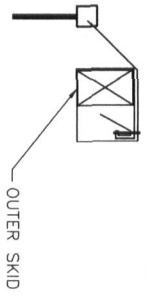
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ANCHOR TIE DOWN DETAIL



THE TIE DOWN ENGINEERED DOUBLE SLOT BUCKLE #59140 OR EQUAL REFER TO MANUFACTURERS SPECIFICATIONS FOR INSTALLATION

1-1/4"x6"-0x12 GA min GALV. STRAPPING FED. SPEC. GG-5781-H

STRAP RATCHET

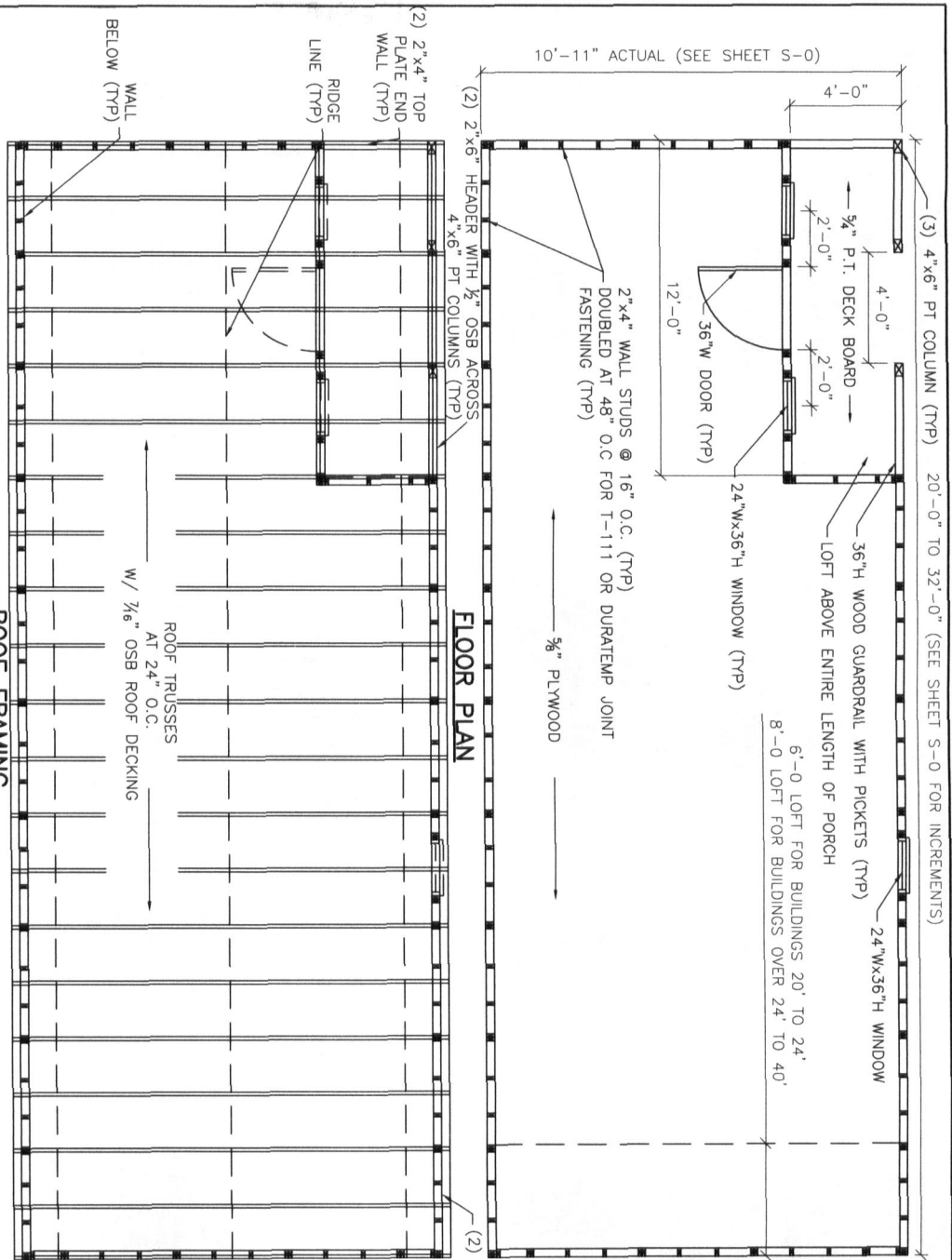
IRON ROOT DOUBLE HEAD #54291 EARTH ANCHORS. ANCHOR SYSTEM LOCATED AT EACH PIER.

OUTER SKID

OUTER SKID

OUTER SKID

OUTER SKID



FLOOR PLAN

ROOF FRAMING

- FLOOR PLAN NOTES:**
- 1) INSTALL $\frac{3}{8}$ " FLOOR SHEATHING WITH LONG DIMENSION SPANNING JOISTS, STAGGER JOINTS.
 - 2) FASTEN $\frac{3}{8}$ " FLOOR SHEATHING WITH 2" RING-SHANK NAILS @ 6" O.C.
- OTHER FRAMING NOTES:**
- 1) 2x4 UPPER TOP PLATE W/ (2) 3"x0.1200 NAILS AT 16" O.C. TO 2x4 LOWER TOP PLATE.
- ROOF FRAMING NOTES:**
- 1) INSTALL $\frac{7}{8}$ " ROOF SHEATHING WITH LONG DIMENSION SPANNING TRUSSES.
 - 2) FASTEN $\frac{7}{8}$ " ROOF SHEATHING WITH 2" RING-SHANK NAILS @ 6" O.C.

- 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" O.C.
 - 5) PROVIDE A 4x6 PT COLUMN SUPPORT FLUSH WITH THE TOP OF FLOOR JOISTS AND SPANNING THE ENTIRE WIDTH OF THE FLOOR JOIST FOR COMPLETE COLUMN BEARING. (NAIL WITH 8d NAILS ON ENDS AND ALONG THE SIDE)



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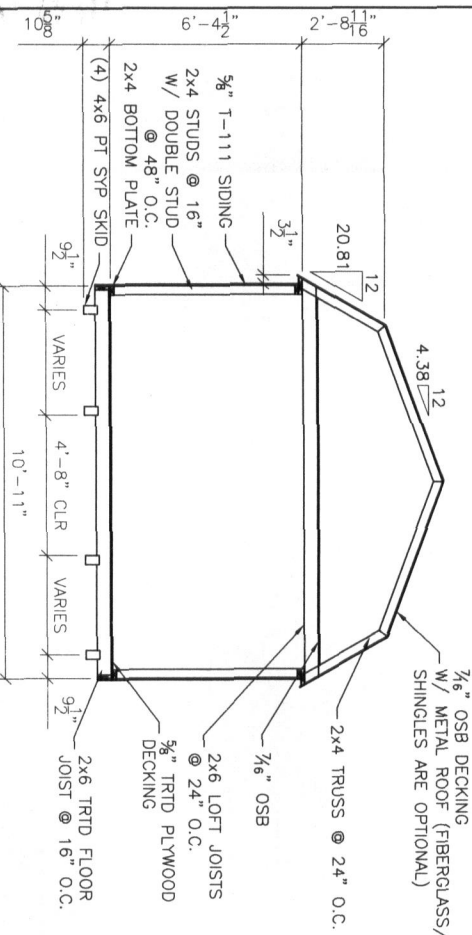


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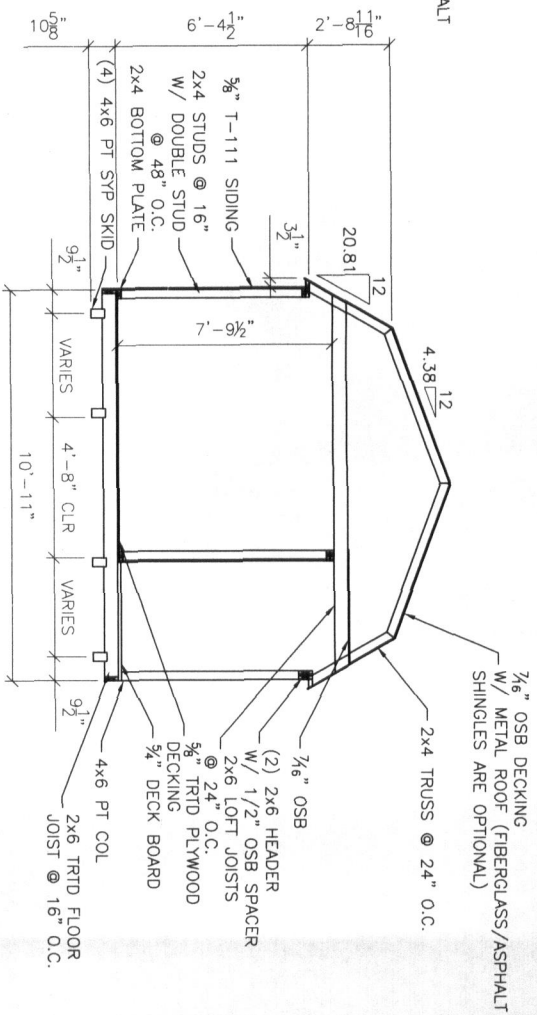
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SCALE: 1/4"=1'-0"

CORNER PORCH LBC---VA---V=150MPH---IBC 2015



BUILDING SECTIONS - 12' WIDE



BUILDING SECTIONS - 12' WIDE @ CORNER PORCH



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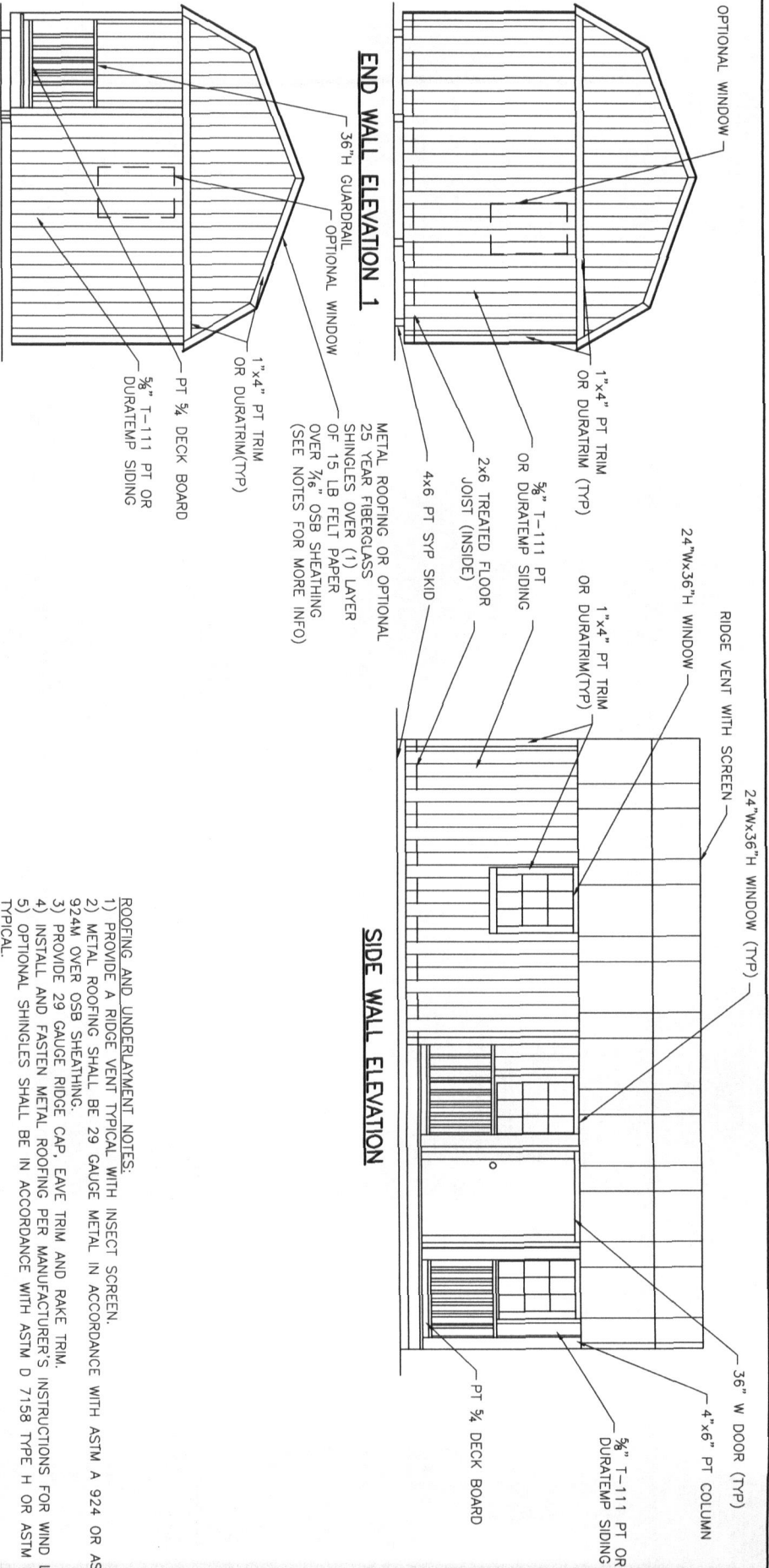


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SHEET NUMBER
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 SCALE: 1/4"=1'-0"

CORNER PORCH LBC---VA---V=150MPH---IBC 2015

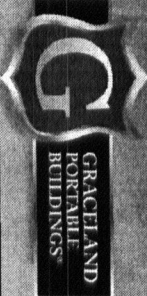


- ROOFING AND UNDERLAYMENT NOTES:**
- 1) PROVIDE A RIDGE VENT TYPICAL WITH INSECT SCREEN.
 - 2) METAL ROOFING SHALL BE 29 GAUGE METAL IN ACCORDANCE WITH ASTM A 924 OR ASTM A 924M OVER OSB SHEATHING.
 - 3) PROVIDE 29 GAUGE RIDGE CAP, EAVE TRIM AND RAKE TRIM.
 - 4) INSTALL AND FASTEN METAL ROOFING PER 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 WITH CORROSION-RESISTANT FASTENERS PER MANUFACTURER'S INSTRUCTIONS AND SPACED A MAXIMUM OF 36" APART.



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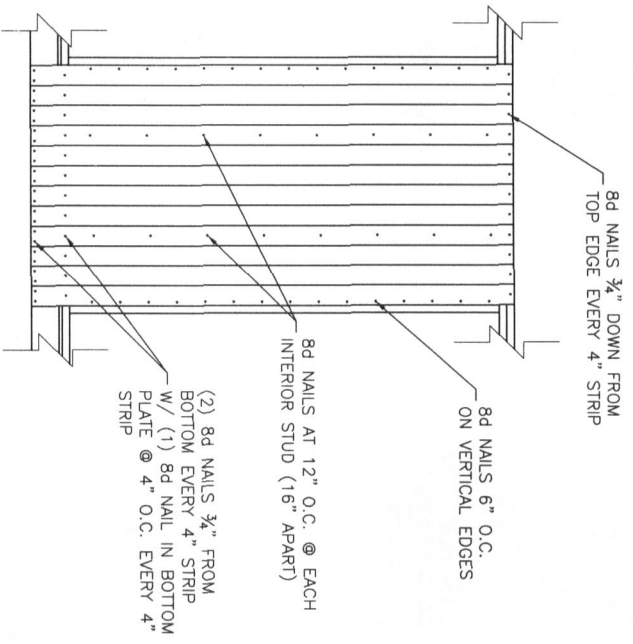
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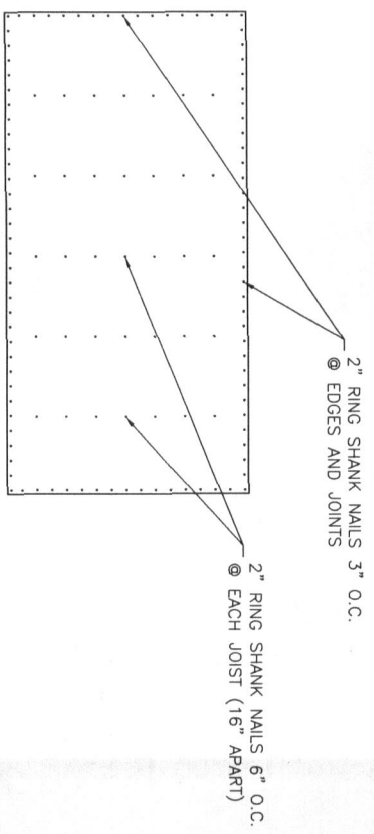
SHEET NUMBER
S-5-CP
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WALL SHEATHING (NAIL PATTERN)



FLOOR SHEATHING (NAIL PATTERN)



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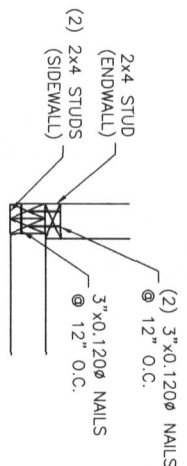


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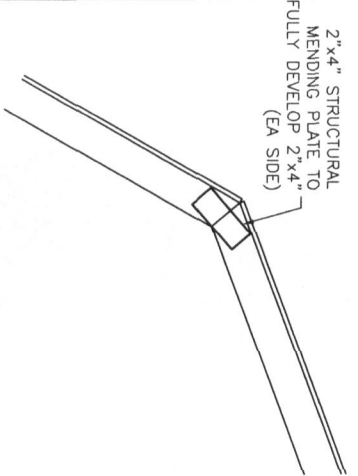
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SHEET NUMBER
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 SCALE: 1/2"=1'

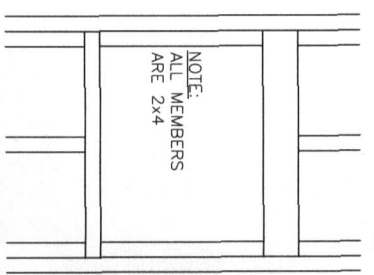
CORNER PORCH LBC--VA--V=150MPH--IBC 2015



1-CORNER DETAIL

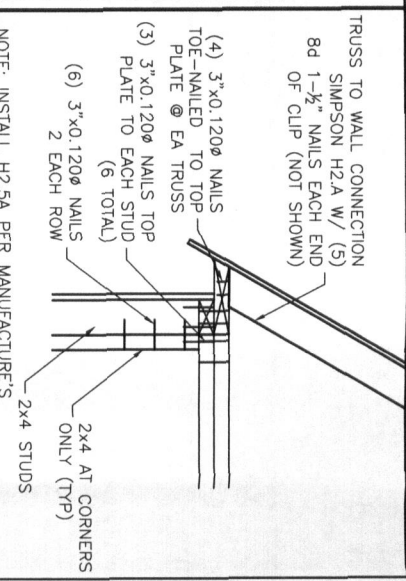


2-TRUSS SPLICE DETAIL

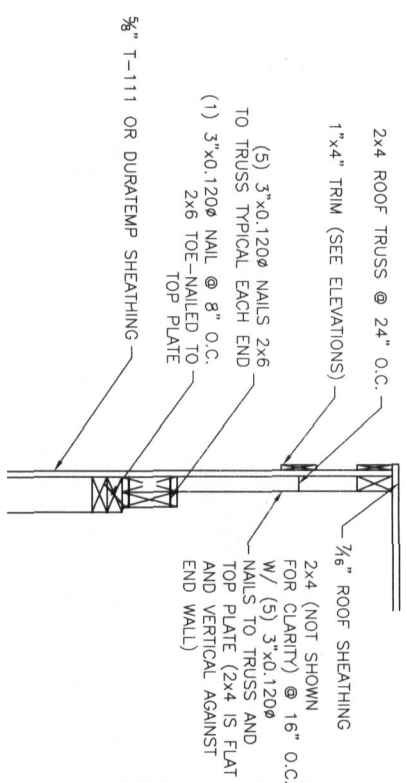


NOTE:
ALL MEMBERS
ARE 2x4

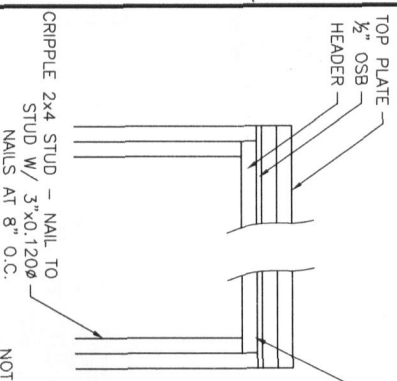
3-TYP WINDOW FRAMING



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.



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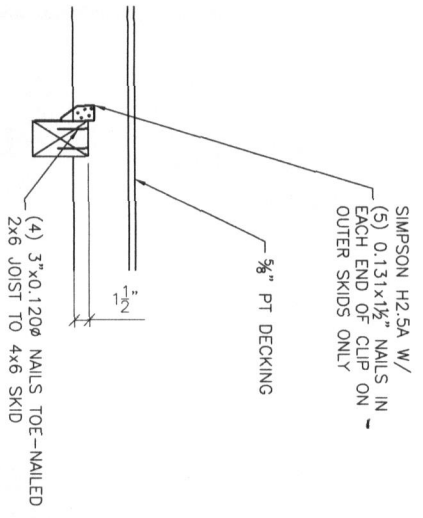


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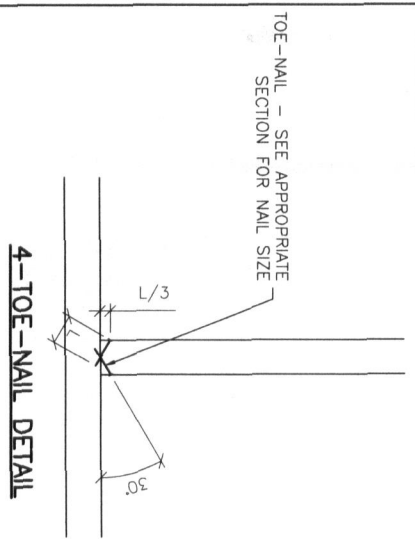
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SHEET NUMBER
S-7-CP
SCALE: 1"=1'

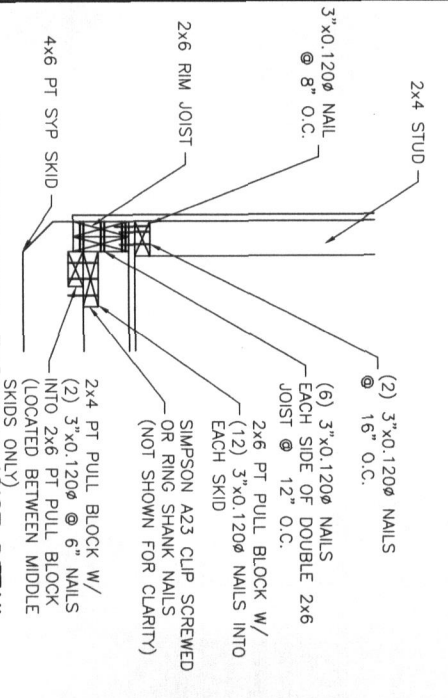
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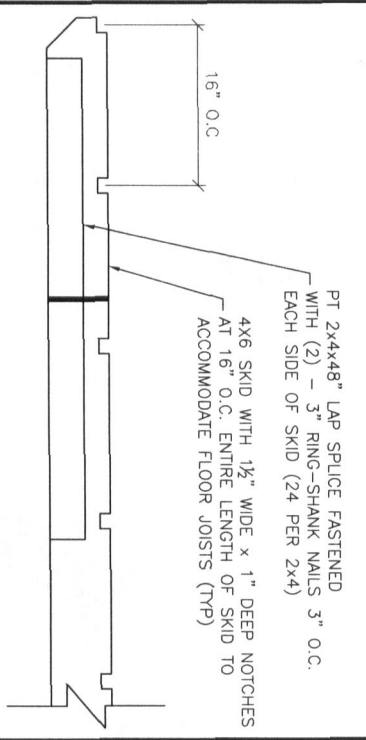
1-INNER & OUTER SKID DETAIL @ EVERY JOIST



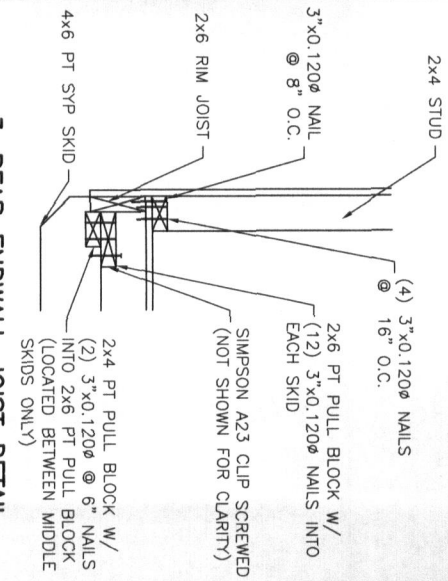
4-TOE-NAIL DETAIL



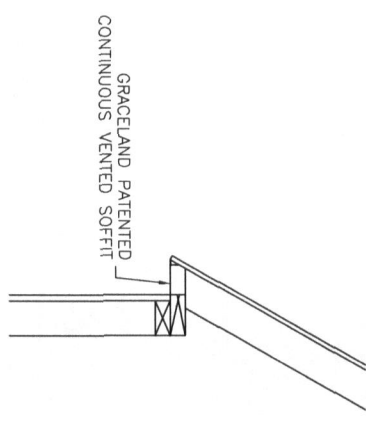
2-ENTRY DOOR ENDWALL JOIST DETAIL



5-SKID DETAIL



3-REAR ENDWALL JOIST DETAIL



6-SOFFIT VENTS



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