BUILDING CODE SUMMARY:

1. PROJECT: STORAGE BUILDING FOR MIKE MOYER
2. LOCATION: 604 FARMINGTON AVE
   POTTS TOWN, PA 19464
3. THE PROJECT IS AN ENGINEERED DESIGN IN ACCORDANCE WITH PA UCC
4. PROPOSED USE: LOW-HAZARD STORAGE
5. CODES USED:
   - 2015 IRC
   - CHAPTER 11 & 2015 AN 11-17-2015
   - AS 2134
   - NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
6. CONSTRUCTION TYPE: VB
7. SPANNING LIES: NO
8. FIRE DISTRICT: NO
9. SPAN: WHALEY
10. PILE/BEAM AREA: NO
11. BUILDING HEIGHT: 10 FEET (EAVES)
12. GROSS BUILDING AREA: 644 SQUARE FEET
13. PRIMARY OCCUPANCY: STORAGE 5.0
14. SECONDARY OCCUPANCY: NONE
15. SPECIFIC HAZARD: NONE
16. SPECIAL PROVISIONS: NONE
17. MIXED OCCUPANCY: NONE
18. OCCIDENTAL USE SEPARATION: NONE
19. ALLOWABLE HEIGHT: 2 STORIES
20. ALLOWABLE AREA: 12,500 SQUARE FEET
21. FRONTAGE AREA INCREASES: NOT APPLICABLE
22. SPRINKLER INCREASE: NOT APPLICABLE
23. FIRE PROTECTION REQUIREMENTS: NONE, FIRE AREA LESS THAN 12,000 S.F.
24. LIFE SAFETY SYSTEM REQUIREMENTS:
   - EMERGENCY LIGHTING: NO
   - PROUD ROOMS: NO
   - FIRE ALARM: NO
   - SMOKE DETECTION SYSTEM: NO
   - PANIC HARDWARE: NO, LESS THAN 50 OCCUPANTS
25. EXIT REQUIREMENTS:
   - NUMBER AND ARRANGEMENT OF EXITS: 1
   - MINIMUM NUMBER OF EXITS PROVIDED: 1
   - MOST EASY TRAVEL DISTANCE: 60'
   - ALLOWABLE TRAVEL DISTANCE: 60'
   - ACTUAL DISTANCE BETWEEN EXIT DOORS: NA
   - REQUIRED DISTANCE BETWEEN EXIT DOORS: NA
   - ARRANGEMENT OF MEANS OF EGRESS IS IN ACCORDANCE WITH SECTION 1015.2
   - CORRIDOR DEPARTURES: NONE
   - COMMON PATH OF TRAVEL IS IN ACCORDANCE WITH SECTION 1015.4
   - EGRESS WIDTH PER OCCUPANT: REQUIRED AS LEB IN WAYS LESS THAN 50 OCCUPANTS IS 30'
26. PLUMBING FIXTURES PROVIDED ARE PREVIOUSLY APPROVED IN EXISTING BUILDING

ACCESSIBILITY:
1. THE DOORS ARE AT LEVEL GRADE

ENERGY SUMMARY:
1. ENERGY REQUIREMENTS: 2015 IEC

THERMAL ENVELOPE:
2. METHOD OF COMPLIANCE: THE BUILDING IS NOT CONDITIONED

ROOF/DECK WEATHERING:
3. R(ROOF/DECK) >= 5
   - VALUE OF TOTAL ASSEMBLY: R-NA
   - VALUE OF INSULATION: R-NA

EXTERIOR WALLS:
4. R(EXT) >= 15
   - VALUE OF TOTAL ASSEMBLY: R-NA
   - VALUE OF INSULATION: R-NA

OPENINGS:
5. R-NA

FOUNDATION:
6. R-NA

STRUCTURAL DESIGN CRITERIA:
1. IMPORTANCE FACTORS:
   - CATEGORY I STRUCTURE
2. LIVE LOADS:
   - FLOOR: 20PSF (dead on grade)
   - GROUND EXHUMED LOAD: 25PSF
3. WIND LOAD: BASIC WIND SPEED: 105 MPH (RISK CATEGORY I)
4. SEISMIC DESIGN:
   - ARCHITECTURAL COMPONENTS ARE ANCHORED
   - LATERAL DESIGN CONTROL: WIND
5. FLOOD COEFFICIENTS:
6. THE PROJECT IS NOT WITHIN A FLOOD HAZARD AREA
7. THIS STRUCTURE IS DESIGNED USING THE ALLOWABLE STRESS DESIGN METHOD AND APPROPRIATE LOAD COMBINATIONS

WOOD TRUSSES:
1. TOP CHORD LINE 30 PSF
2. TOP CHORD LAY 2 PSF
3. BOTTOM CHORD LAY 1 PSF
4. BOTTOM CHORD LAY 1 PSF

TRUSSES ARE TO BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL FOREST PRODUCTS ASSOCIATION AND THE TRUSSE WOOD SPECIFICATION FOR LIGHT METAL-PLATE TRUSSES. ALL TRUSSE CONFIGURATION, PLATE SIZES, CHORD SIZES, AND LATERAL BRACING SHALL BE DESIGNED BY A PA LICENSED PROFESSIONAL ENGINEER.

FOOTINGS:
FOOTINGS SHALL BE EXECUTED IN VIRGIN SUBGRADE WITH A TYPICAL WORST CASE OF MATERIAL AT SUBGRADE BEING SANDY GRAVEL. CLASSIFICATION SG, PRESUMPTIVE SOIL BEARING CAPACITY = 3,000 PSF

GENERAL NOTES:
1. STRUCTURAL COMPONENTS SUCH AS POSTS, BEAMS, TRUSSES, OR FASTENERS AND ATTACHMENT BRACKETS SHALL NOT BE MODIFIED, NOTCHED, OR CUT IN ANY MANNER WITHOUT REVIEW AND APPROVAL OF THE BUILDING DESIGN PROFESSIONAL.
2. COMBUSTIBLE LOADS SHALL NOT BE ATTACHED TO THE WOOD TRUSSES WITHOUT PRIOR REVIEW AND WRITTEN APPROVAL OF THE BUILDING DESIGN PROFESSIONAL.

FLOORPLAGING DESIGN FOR WALLS:
1. ATTACHMENT OF METAL WALL PANELS TO THE SUBSTRATE IS WITH A 1-1/4" METAL TO WOOD SAWN POINT SCREWS WITH SEALING WASHERS. CARE SHALL BE TAKEN TO PROPERLY SET THE SCREW FASTENER FOR A NEUTRALFIT AND NOT TO OVERDRIVE THE FASTENER AND STRIP THE THREAD OUT IN THE SUBSTRATE.
2. FASTENER SPACING IS 24" ON THE BOTTOM PLAYS ADJACENT TO EACH RB AND AT EAVES, LAPS, AND SECTIONS, THE FASTENER IS PLACED IN BOTH SIDES OF EACH RB.

LUMBER:
1. ALL LUMBER SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN SOCIETY OF TIMBER CONSTRUCTION AND THE NATIONAL FOREST PRODUCTS ASSOCIATIONS NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
2. ALL LUMBER SHALL BE #2 OR BETTER FOR LOAD SUPPORTING IDENTIFIED BY THE GRADE MARKS AND COMPLIANCE WITH DOC PS 22.
3. ALL LUMBER EXPOSED TO GROUND CONTACT OR INSECT INCURSION SHALL BE TREATED ACCORDING TO THE AMERICAN WOOD PRESERVATION ASSOCIATION STANDARDS, ACQ-25.

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STORAGE GARAGE MIKE MOYER
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POTTSTOWN, PA 19464

BUILDING SUPPLIER
Lancaster Pole Buildings, Inc.
138 Rancks Church Rd
New Holland, PA 17557
P#(717) 572-2266 F#(717) 354-7653
www.lancasterpolebuildings.com
Floor Plan / Post Layout

Dimensions:
34' wide x 24' long x 16' inside height
(above finished floor)

Note: Blue arrows show location of downspouts and direction of water discharge.

Existing Block Building 15' 6" high

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TRUSS SUPPORT CONNECTION DETAILS

Attaching Trusses at Post
Engineered wooden roof truss attached to post or truss block w/ (8) 12D nails
Truss tied to support with the Simpson H2.5 hurricane ties fastened per mfg specifications

Truss Supports
8 ft span on eaves: Double 2x10 MSR
10 ft span on eaves: Double 2x12 MSR

(2) Truss supports (1) attached to each side of post.
If additional supports are required, optional locations are as follows:
a) notched into post along side of main support
b) stacked under main support and attached per schedule

All supports are MSR

Truss Connection at Post

Attaching Trusses at Truss Block
Engineered wooden roof truss attached to post of truss block w/ (8) 12D nails
Truss tied to support with Simpson H2.5 hurricane ties fastened per mfg specifications
Truss connection block installed between supports with (8) 12D nails

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Truss Connection at Truss Block

Truss Support Fasteners

Install soffit panel into F/J trim
Nail into fascia board

Install F/J Trim to Girder with roofing nails

Install wall panels, attach to girts with 1" screws

(12) 12D Galv. Nails
Nail and lag pattern to be the same at continuous headers and spliced headers

(6) 5/16" x 4" Structural Lag
Concrete Plan

Dimensions:
34' wide x 24' long x
16' inside height
(above finished floor)

Existing Block Building
15' 6" high

Gable 1

6" Thick Concrete Slab
816 Sqft.
4000 PSI w/ Fiber
6 Mil. Poly Vapor Barrier
Sealer
Saw-cuts
Spreading 4" Stone Base

Gable 2

9' x 10'
Overhead Door

Eave 2

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