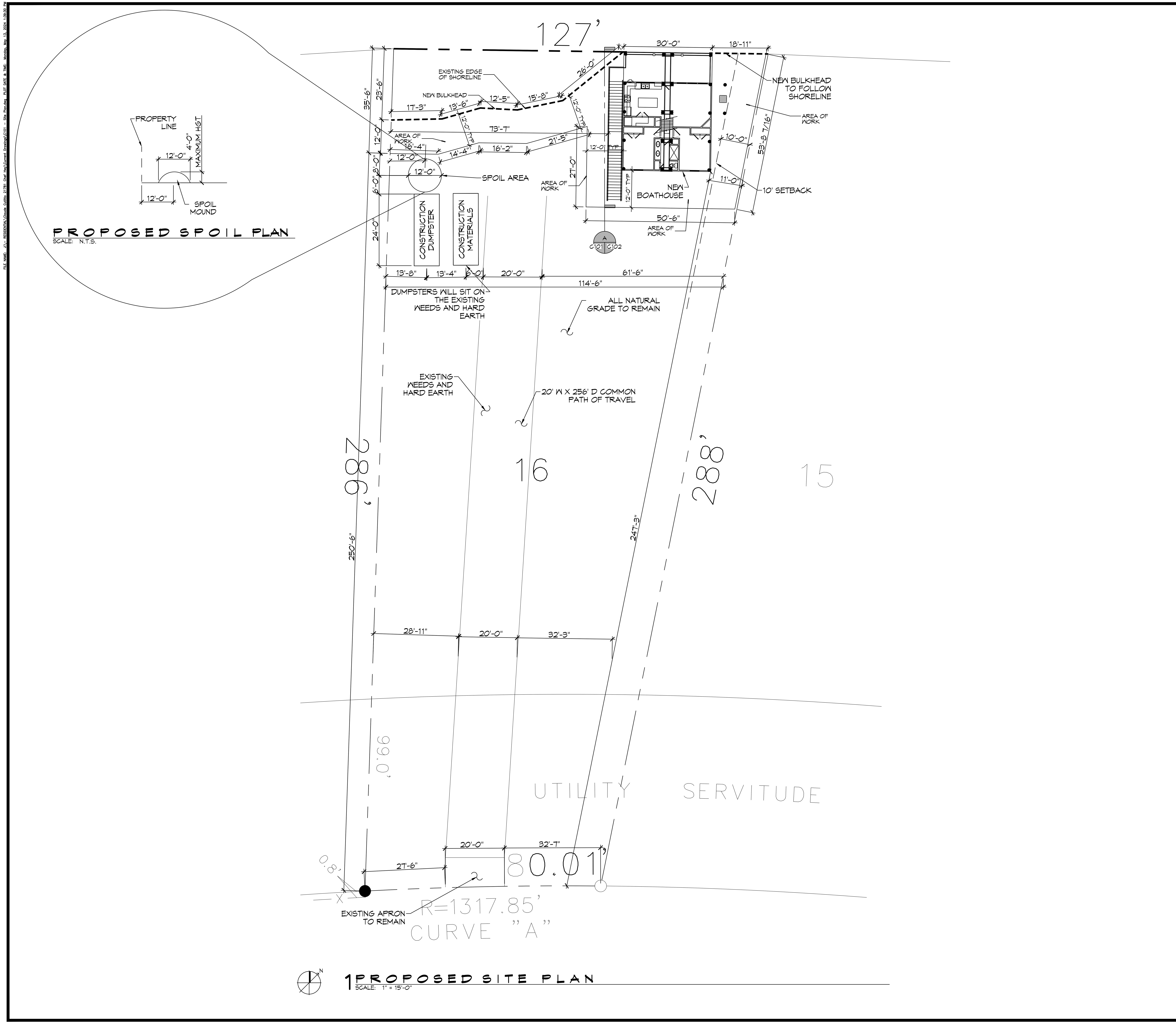

ZONING

RESIDENTIAL DISTRICT

FLOOD ZONE

ZONE: VE

BUILDING ELEVATION

BASE FLOOD ELEVATION 14.0'
LOWEST HORIZONTAL MEMBER SHALL BE @ 17.0'

HOUSE SQ. FT.

HOUSE = 900 SQ. FT.
PORCH = 300 SQ.. FT.
TOTAL SQ. FT. = 1200 TOTAL SQ. FT.

BOAT HOUSE SQ. F.T.

AREA UNDER BEAM = 1200

BULKHEAD

210 LINEAR FEET OF NEW BULKHEAD

DESIGN CRITERIA

THE CONSTRUCTION FOR SAID RESIDENCE, WHERE Vult WIND SPEED IS 150 MILES PER HOUR AND Vasd WIND SPEED IS 130 MPH, WIND EXPOSURE ZONE C, IS DESIGNED IN ACCORDANCE WITH: AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (WFCM) 2001 EDITION AS WELL AS THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 EDITION

SHEET INDEX

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REVISIONS

#	DESCRIPTION	DATE

SEAL:

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BRIAN A. MISTICH
License No. 30187
PROFESSIONAL ENGINEER

BOAT HOUSE PLAN

ALBERT CUTITTO

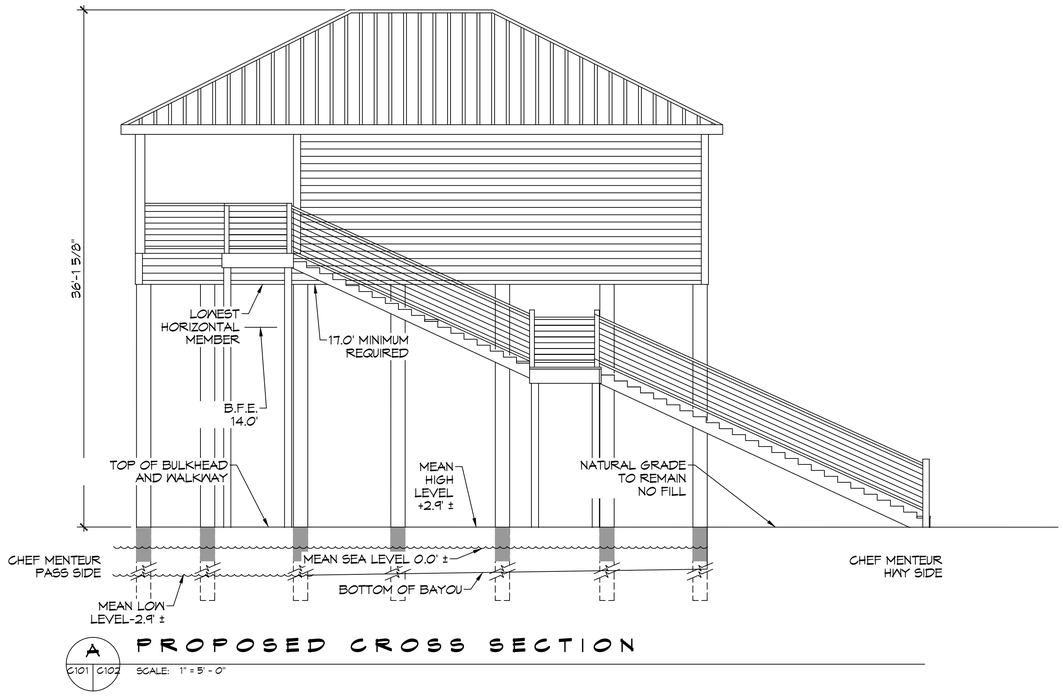
LOT 16
21781 CHEF MENTEUR HWY
NEW ORLEANS, LOUISIANA 70129

JOB No:	2024	DATE:	05-02-2024
DRAWN BY:	GKD	CHECKED BY:	BAM

SHEET TITLE:
PROPSED SITE PLAN

DRAWING NUMBER:

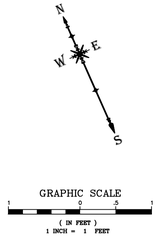
C101



A
C101 | C102

PROPOSED CROSS SECTION

SCALE: 1" = 5' - 0"



GRAPHIC SCALE
0 5 10
(IN FEET)
1 INCH = 1 FEET

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#	DESCRIPTION	REVISIONS	DATE

SEAL:

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ALBERT CUTITTO

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NEW ORLEANS, LOUISIANA 70129

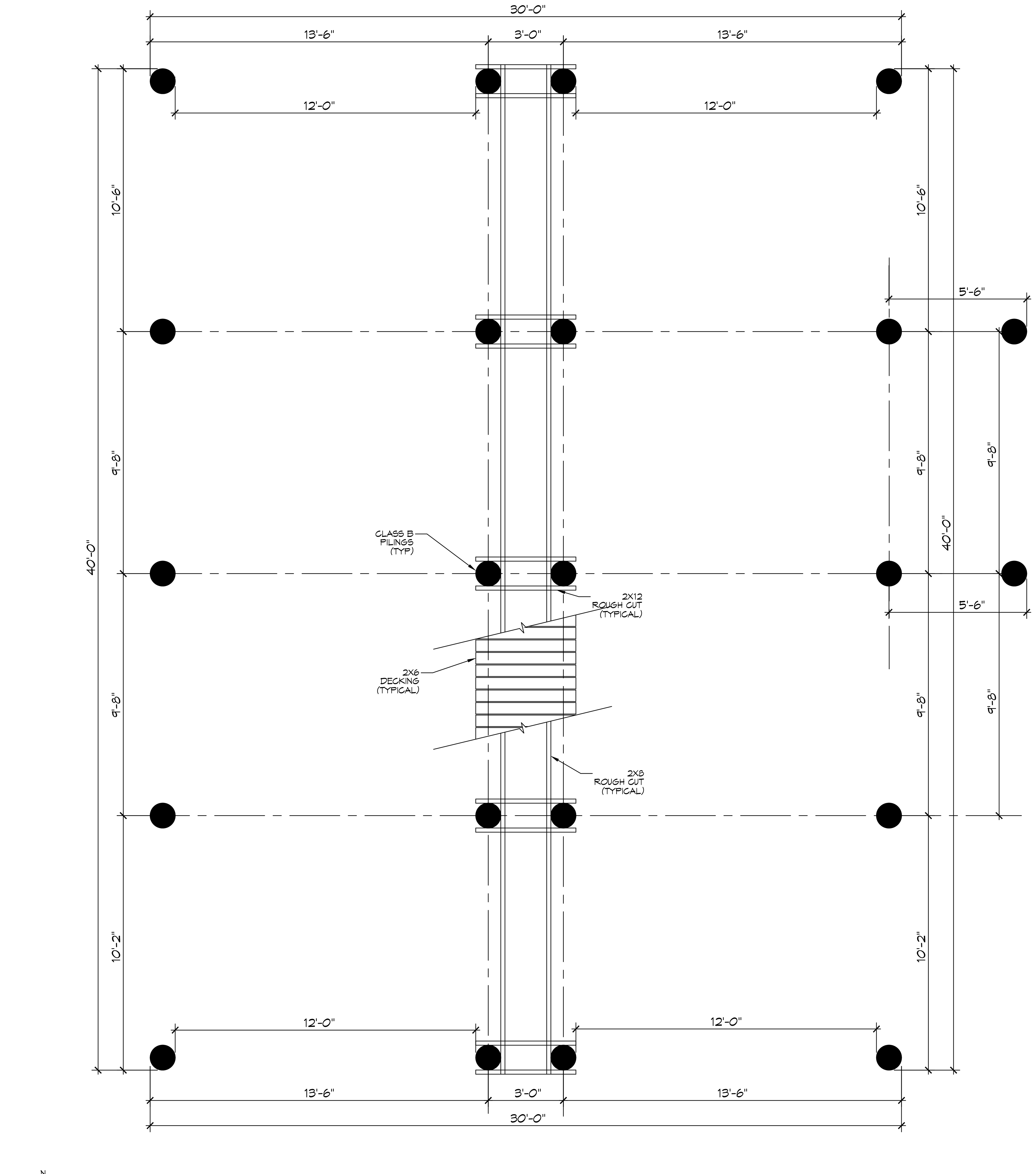
JOB No: 2024 | DATE: 05-02-2024
DRAWN BY: CJD | CHECKED BY: BAM

SHEET TITLE:
PROPOSED SECTION OF SITE PLAN

DRAWING NUMBER:

C102

SHEET No: 2 of 13



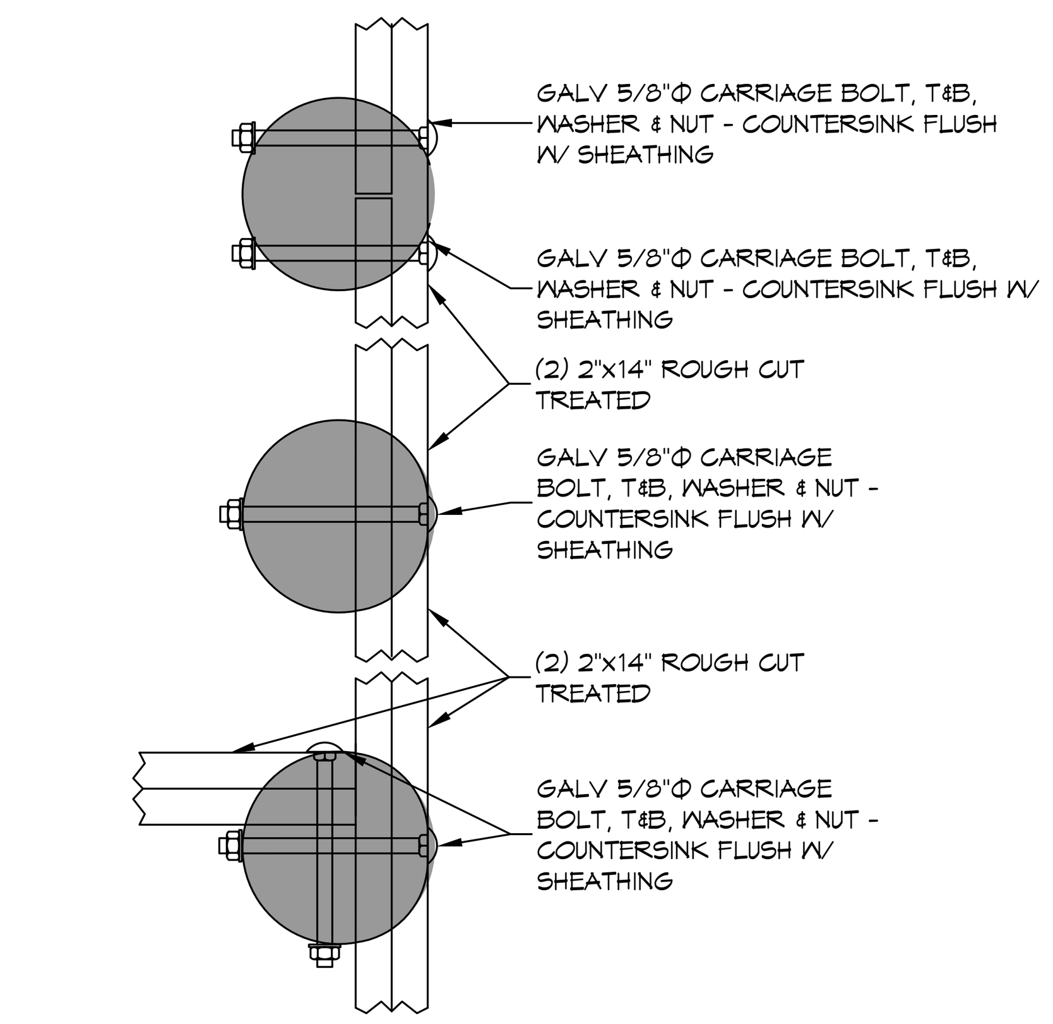
2 PILING PLAN
SCALE: 3/8" = 1'-0"

PILING NOTES

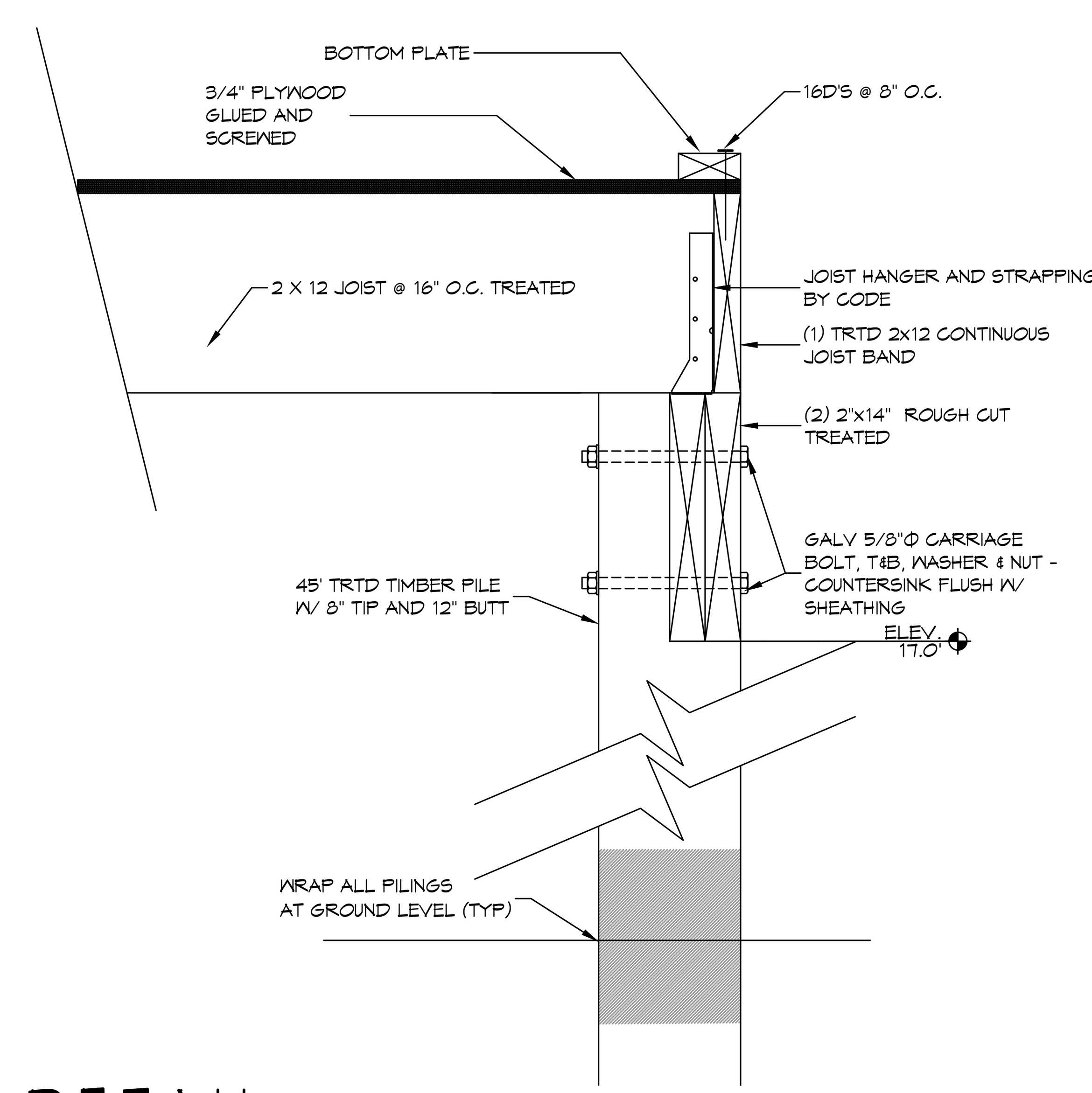
1. PILES ARE TO BE 45 FT. IN LENGTH WITH A 8 INCH TIP AND 12" BUTT. DRIVEN TO REFUSAL.
2. ALL PILES SHALL BE PRESSURE-TREATED ROUND TIMBER PILES CONFORMING TO ASTM D25.
2. DESIGN LOAD = 5 TONS PER PILE.
3. NO FIELD SUPERVISION OR INSPECTION PROVIDED UNDER THIS SEAL UNLESS OTHERWISE NOTED.
4. PILE LAYOUT MAY BE MODIFIED DUE TO ACTUAL DRIVING CONDITIONS. ENGINEER TO BE NOTIFIED ON ANY MODIFICATION.
6. A PILE BLOW COUNT LOG OF ALL PILES IS TO BE SUBMITTED TO THE ENGINEER OF RECORD. FAILURE TO SUBMIT SAID LOG WILL RELEASE THE ENGINEER OF ALL RESPONSIBILITY.
7. CONTRACTOR IS RESPONSIBLE FOR THE COMPARISON & VERIFICATION OF PILE LAYOUT DIMENSIONS WITH MOST RECENT ARCHITECTURAL DRAWINGS, ASSURING THAT PILES DO FALL WITHIN LIMITS OF THE DESIGN
8. USE DROP HAMMER OR SINGLE ACTING AIR HAMMER DELIVERING 7,500 FT-LBS OF ENERGY PER BLOW, RAM WEIGHT OF DROP HAMMER SHALL NOT EXCEED 2,500 TO 3,000 LBS AND THE DROP SHOULD NOT EXCEED 3 FT., AT MINIMUM OF 25 BLOWS PER FOOT. IF THE DROP EXCEEDS 3 FT., CONTACT ENGINEER FOR INSTRUCTIONS.
9. BRACE ALL PILINGS AS NEEDED FOR SWAYING.
10. FIELD VERIFY DIMENSIONS AGAINST THE ARCHITECTURAL DRAWINGS.
11. WRAP ALL PILINGS AT BASE LINE.

GENERAL NOTES

1. ALL LUMBER SHALL BE PRESSURE TREATED WITH A RETENTION OF .4 PER C.F.
2. ALL FASTENERS SHALL BE HOT DIPPED GALVANIZED (HDG) PER ASTM A153.
3. ALL CONNECTORS SHALL BE HDG PER ASTM A653, CLASS G185 SHEET WITH 1.85 OZ/SF ZINC COATING.



DETAIL
SCALE: 1-1/2" = 1'-0" PERIMETER BAND



DETAIL
SCALE: 1-1/2" = 1'-0" PERIMETER JOIST BAND

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#	DESCRIPTION	DATE

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SEAL:
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License No. 30187
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BOAT HOUSE PLAN

ALBERT CUTITTO

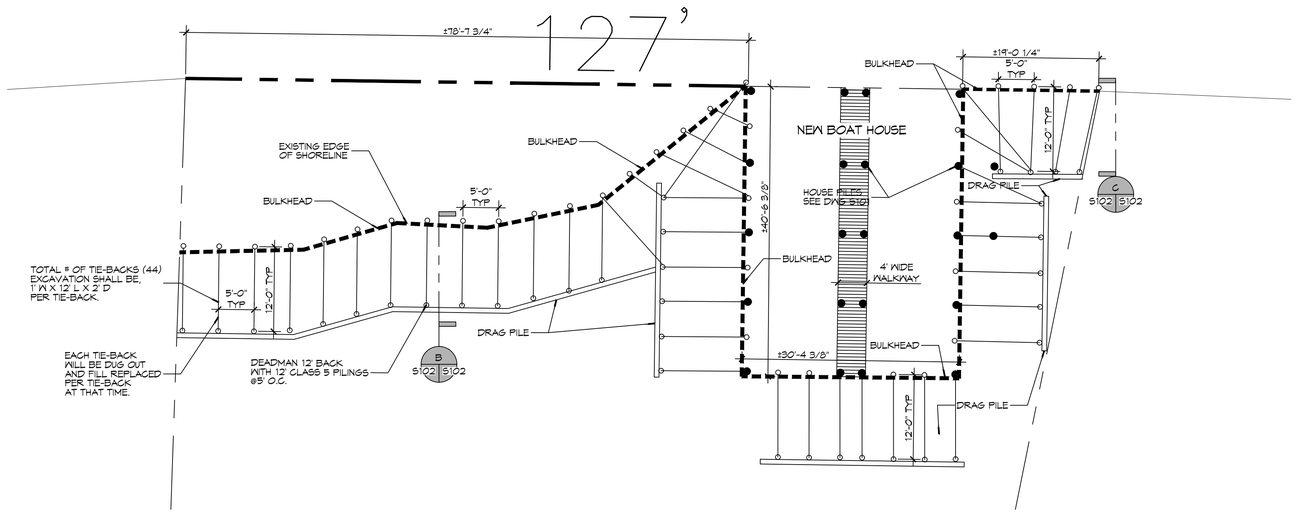
LOT 16
21781 CHEF MENTEUR HWY
NEW ORLEANS, LOUISIANA 70129

JOB No:	2024	DATE:	05-02-2024
DRAWN BY:	CKD	CHECKED BY:	BAM

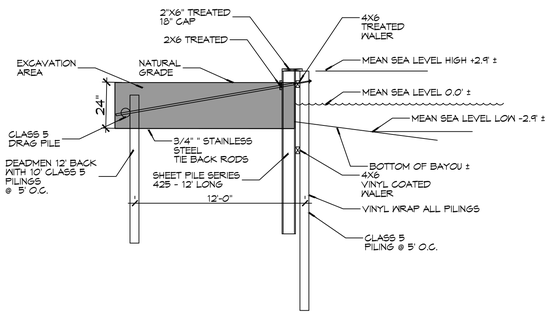
SHEET TITLE:
HOUSE PILING PLAN & BANDING PLAN

DRAWING NUMBER:
S101

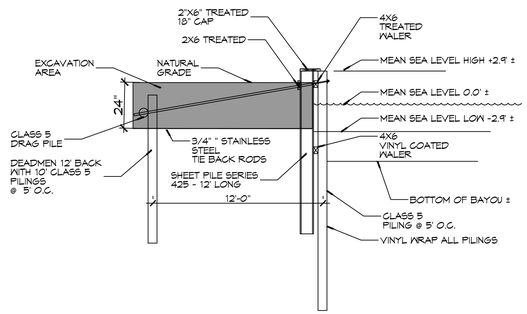
CHEF MENTEUR PASS



3 BULKHEAD PILING PLAN
SCALE: 1" = 10'



B TYPICAL BULKHEAD SECTION
S102 | S102 SCALE: 3/16" = 1'-0"



C TYPICAL BULKHEAD SECTION
S102 | S102 SCALE: 3/16" = 1'-0"

PILING NOTES

1. PILES ARE TO BE CLASS 5 PRESSURE TREATED WITH A 6 INCH TIP AND 8" BUTT.
2. ALL PILES SHALL BE DRIVEN TO REFUSAL.
3. CONTRACTOR SHALL DRIVE TEST PILE.
4. NO FIELD SUPERVISION OR INSPECTION PROVIDED UNDER THIS SEAL UNLESS OTHERWISE NOTED.
5. PILE LAYOUT MAY BE MODIFIED DUE TO ACTUAL DRIVING CONDITIONS. ENGINEER TO BE NOTIFIED ON ANY MODIFICATION.
7. A PILE BLOW COUNT LOG OF ALL PILES IS TO BE SUBMITTED TO THE ENGINEER OF RECORD. FAILURE TO SUBMIT SAID LOG WILL RELEASE THE ENGINEER OF ALL RESPONSIBILITY AFTER 5 DAYS OF INSTALLING.

GENERAL NOTES

1. ALL LUMBER SHALL BE PRESSURE TREATED WITH A RETENTION OF .4 PER C.F.
2. ALL FASTENERS SHALL BE HOT DIPPED GALVANIZED (HDG) PER ASTM A153.
3. ALL CONNECTORS SHALL BE HDG PER ASTM A653, CLASS G185 SHEET WITH 1.85 OZ/SF ZINC COATING.

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REVISIONS

#	DESCRIPTION	DATE

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BOAT HOUSE PLAN

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LOT 16
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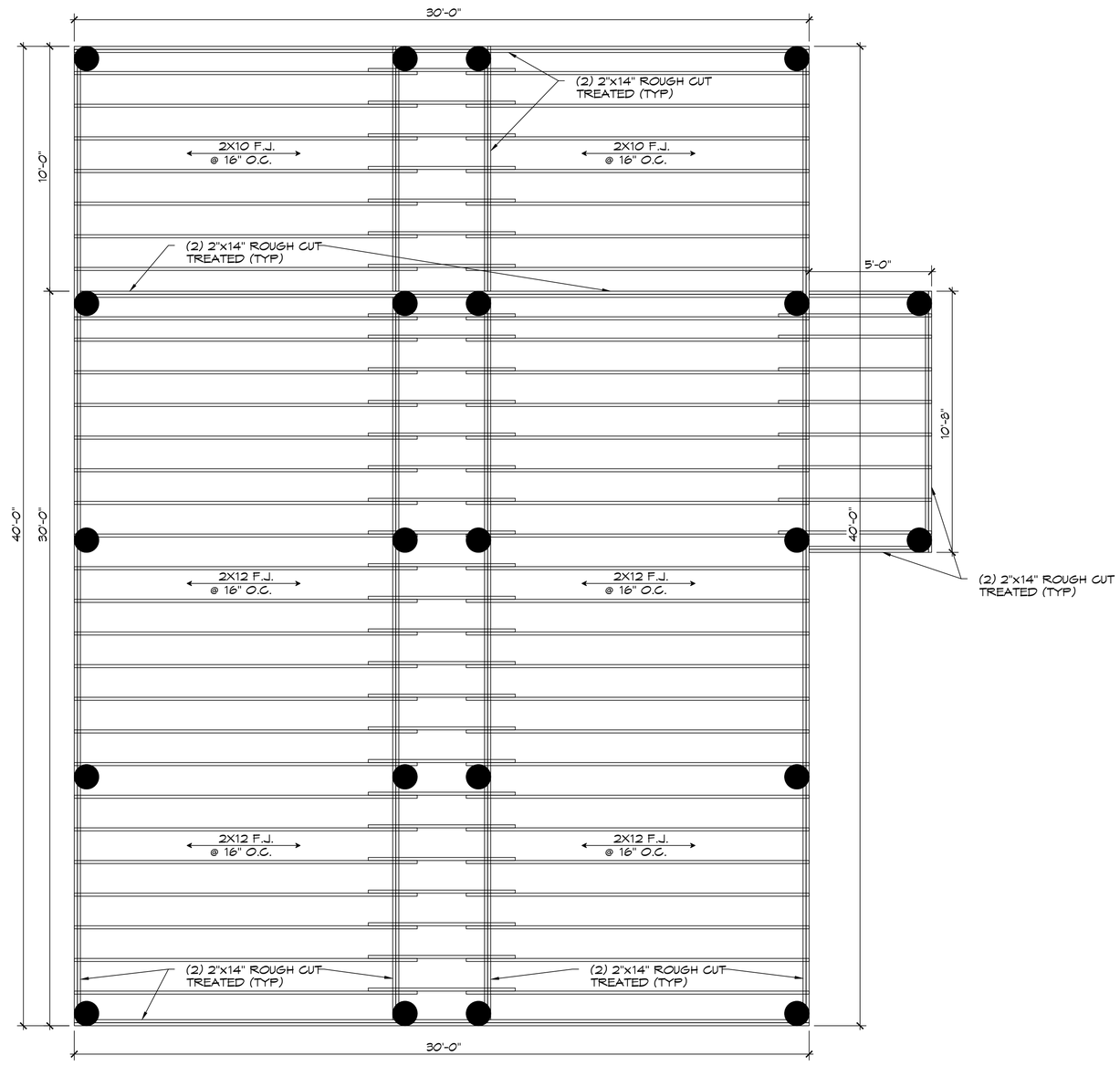
JOB No: 2024
DRAWN BY: GKD
DATE: 09-02-2024
CHECKED BY: BAM

SHEET TITLE:
BULKHEAD PLAN

DRAWING NUMBER:
S102

SHEET No: 4 of 13

GRAPHIC SCALE
1 0 1 2 1
(IN FEET)
1 INCH = 1 FEET

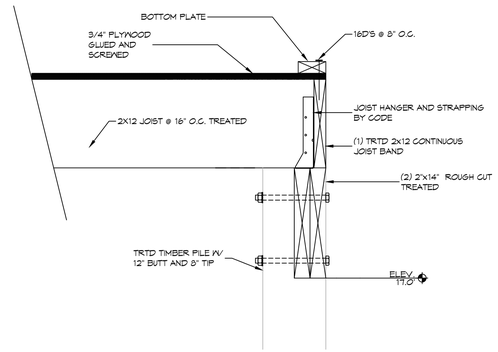


5 FLOOR FRAMING PLAN

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

GENERAL NOTES

1. ALL LUMBER SHALL BE PRESSURE TREATED WITH A RETENTION OF .4 PER C.F.
2. ALL FASTENERS SHALL BE HOT DIPPED GALVANIZED (HDG) PER ASTM A153.
3. ALL CONNECTORS SHALL BE HDG PER ASTM A653, CLASS G185 SHEET WITH 1.85 OZ/SF ZINC COATING.
4. TRIPLE UP FLOOR JOIST UNDER TUB AND INTERIOR LOAD BEARING WALLS.



DETAIL

SCALE: 1-1/2" = 1'-0"

PERIMETER JOIST BAND

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ALBERT CUTITTO

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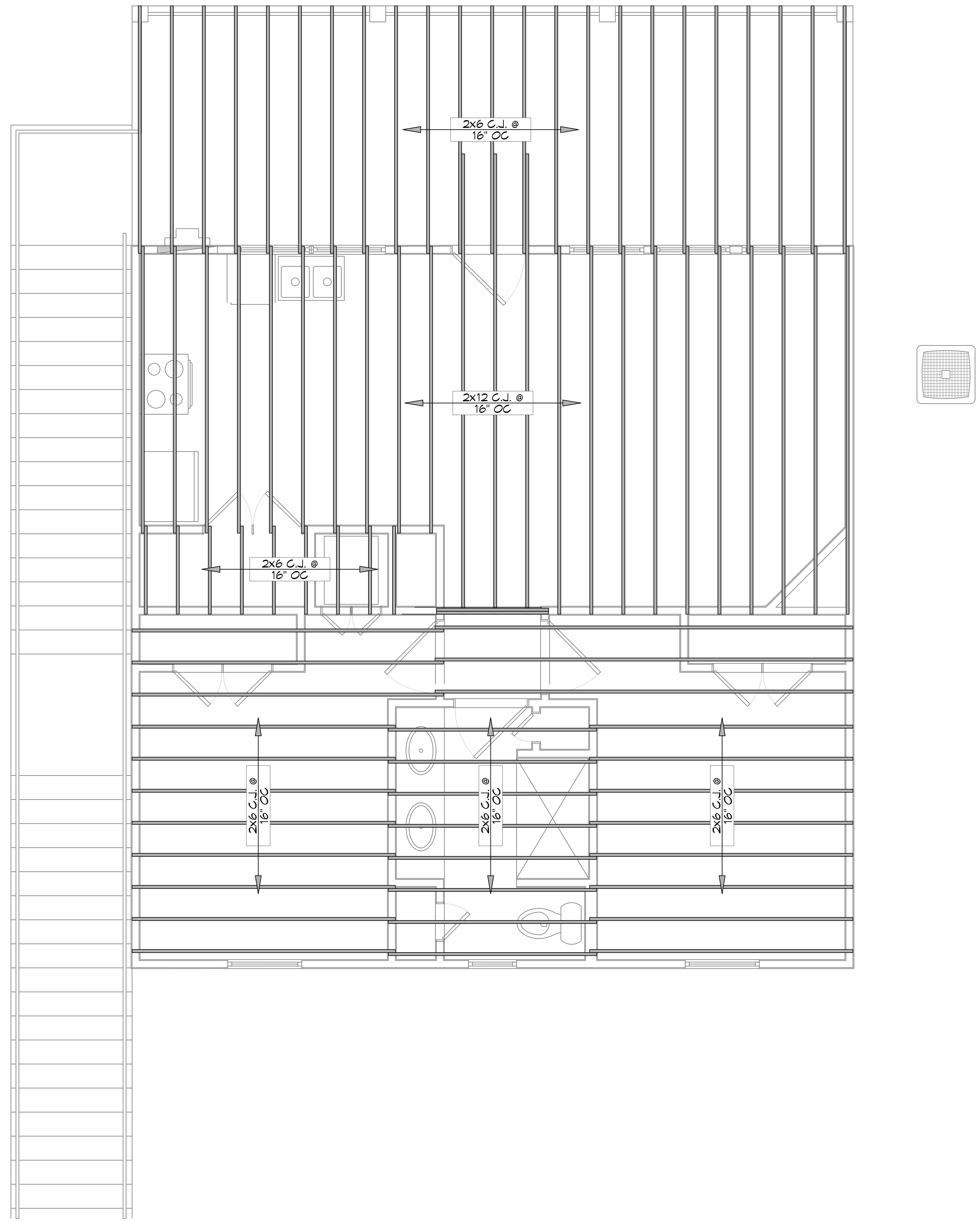
NEW ORLEANS, LOUISIANA 70129

JOB No: 2024 | DRAWN BY: GKD | DATE: 05-02-2024 | CHECKED BY: BAM

SHEET TITLE:
FLOOR
FRAMING PLAN

DRAWING NUMBER:

S103



6 CEILING JOIST PLAN
SCALE: 3/8" = 1'-0"

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#	DESCRIPTION	REVISIONS	DATE

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BOAT HOUSE PLAN
ALBERT CUTITTO
LOT 16
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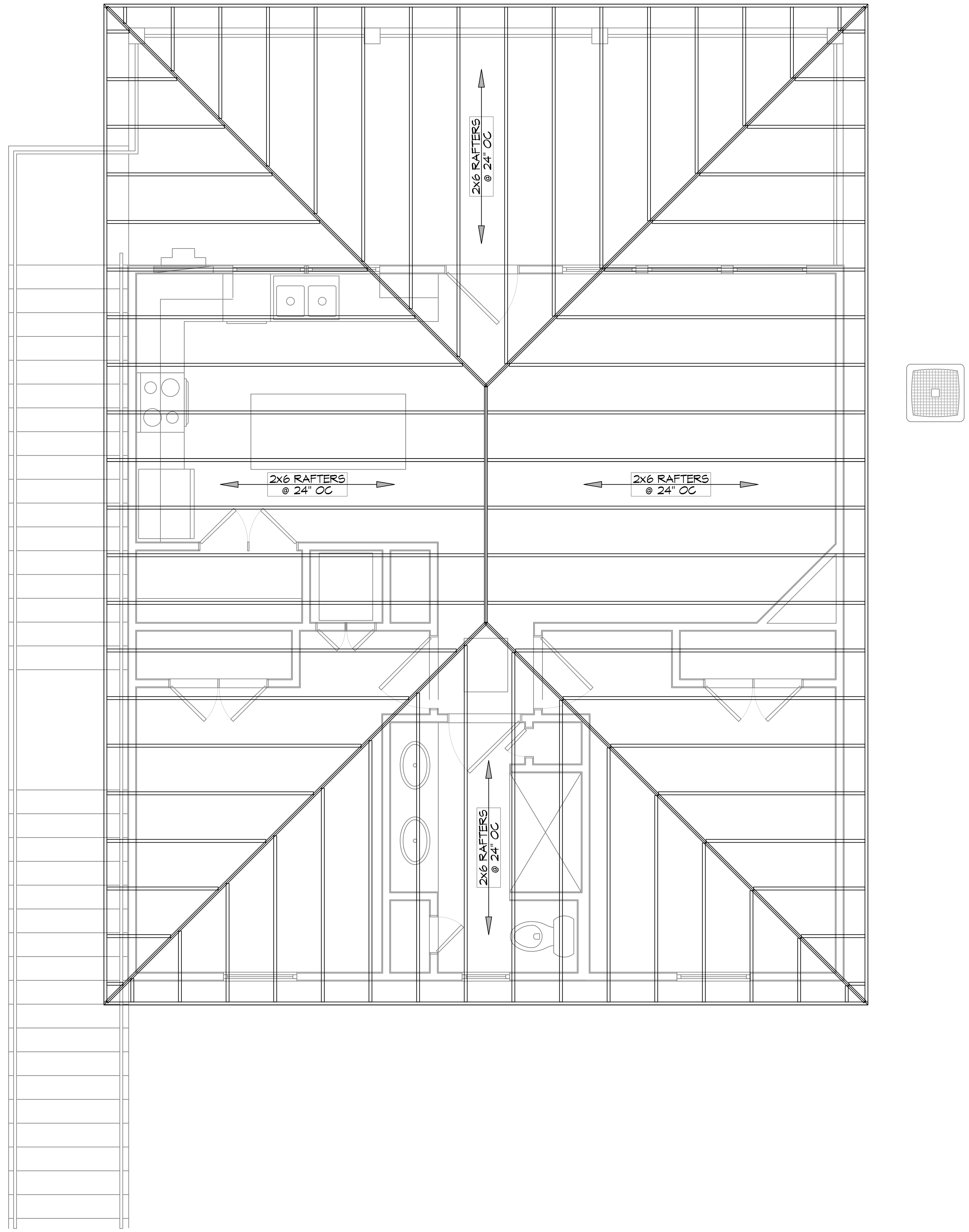
NEW ORLEANS, LOUISIANA 70129

JOB No:	2024	DATE:	05-02-2024
DRAWN BY:	CKD	CHECKED BY:	BAM

SHEET TITLE:
CEILING JOIST PLAN

DRAWING NUMBER:
S104



7 ROOF FRAMING PLAN

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

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 ONE AND ONE-FOURTH INCH BY ONE-EIGHTH INCH AND HAVE A MINIMUM BREAKING STRENGTH OF 4,750 POUNDS. NO SPLICES WILL BE ALLOWED.
4. ROOF TIES SHALL BE INSTALLED AT EACH EXTERIOR PILING 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 STRUCTURE'S SILL OR PILING, 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. COMMERCIALLY 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.

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#	DESCRIPTION	DATE

REVISIONS

SEAL: STATE OF LOUISIANA — BRIAN A. MISTICH — License No. 30187 — PROFESSIONAL ENGINEER

BOAT HOUSE PLAN

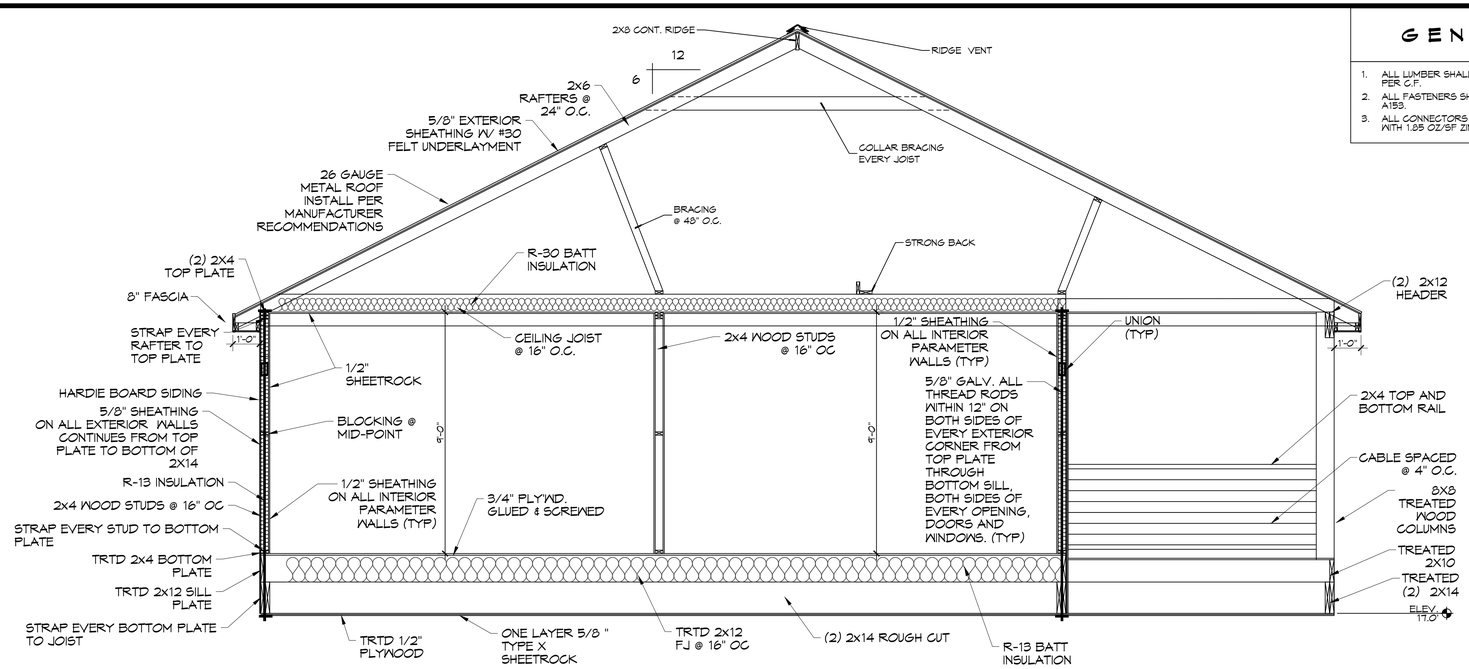
ALBERT CUTITTO

LOT 16
21781 CHEF MENTEUR HWY
NEW ORLEANS, LOUISIANA 70129

JOB No:	2024	DATE:	05-02-2024
DRAWN BY:	CKD	CHECKED BY:	BAM

SHEET TITLE:
ROOF FRAMING PLAN

DRAWING NUMBER:
S105



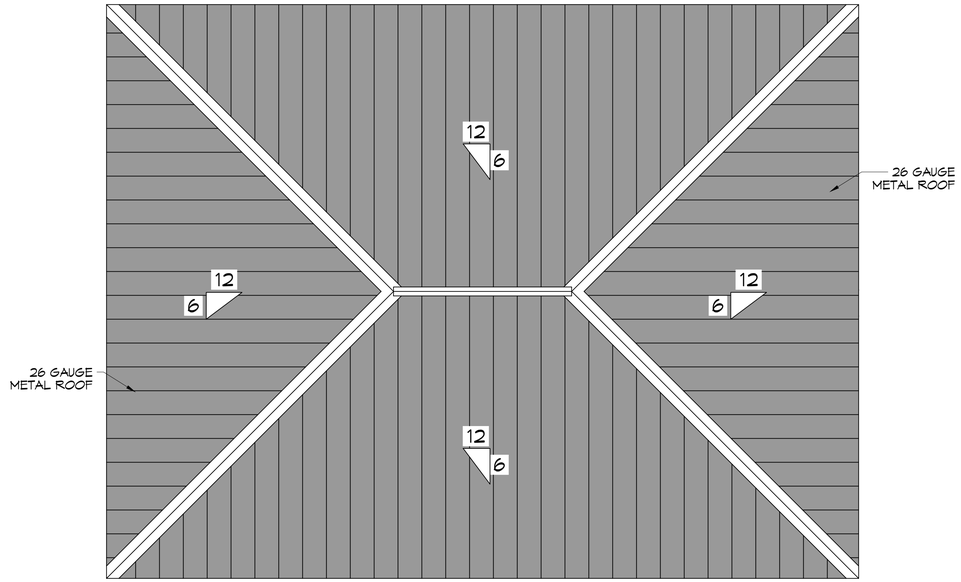
8 HOUSE SECTION
SCALE: 3/8"= 1'-0"

GENERAL NOTES

1. ALL LUMBER SHALL BE PRESSURE TREATED WITH A RETENTION OF .4 PER C.F.
2. ALL FASTENERS SHALL BE HOT DIPPED GALVANIZED (HDG) PER ASTM A153.
3. ALL CONNECTORS SHALL BE HDG PER ASTM A653, CLASS G185 SHEET WITH 1.85 OZ/SF ZINC COATING.

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 ONE AND ONE-FOURTH INCH BY ONE-EIGHTH INCH AND HAVE A MINIMUM BREAKING STRENGTH OF 4,150 POUNDS. NO SPLICES WILL BE ALLOWED.
4. ROOF TIES SHALL BE INSTALLED AT EACH EXTERIOR PILING 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 PILING, 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. COMMERCIALLY 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.



9 ROOF PLAN
SCALE: 1/4"= 1'-0"

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NEW ORLEANS, LOUISIANA 70129

JOB No:	2024
DRAWN BY:	GKD
DATE:	09-02-2024
CHECKED BY:	BAM

SHEET TITLE:
HOUSE SECTION AND ROOF PLAN

DRAWING NUMBER:
S106

SHEET No: 9 of 13

TABLE S601.7 - UPLIFT CONNECTIONS - 164 MPH WINDS EXP "D"

WFCM 2015 TABLE 3.2

CONNECTION	FRAMING SPACING (INCHES)	ROOF SPAN (FEET)	UPLIFT	LATERAL	SHEAR	NUMBER OF 8d COMMON NAILS OR 10d BOX NAILS IN EACH END OF 1-1/4"X20 GAGE STRAP
ROOF ASSEMBLY TO WALL ASSEMBLY	16" OC	16	407	292	152R	4
WALL ASSEMBLY TO FOUNDATION	16" OC	16	224	219	436	4

TABLE S601.8 - SILL OR BOTTOM PLATE TO FOUNDATION CONNECTIONS RESISTING UPLIFT LOADS - 164 MPH WIND EXP "D"

WFCM 2015 TABLE 3.2C

BOTTOM PLATE TO FOUNDATION ANCHOR BOLT CONNECTION RESISTING	FOUNDATION SUPPORTING	MAXIMUM ANCHOR BOLT SPACING (INCHES)	
		8' END ZONES	INTERIOR ZONES
UPLIFT LOADS	1 - 3 STORIES	25 INCHES ON CENTER	30 INCHES ON CENTER

NOTE: A MINIMUM OF ONE ANCHOR BOLT SHALL BE PROVIDED WITHIN 6 TO 12 INCHES OF EACH END OF EACH PLATE

TABLE S601.9 - SILL OR BOTTOM PLATE TO FOUNDATION CONNECTIONS RESISTING SHEAR LOADS - 164 MPH WIND EXP "D"

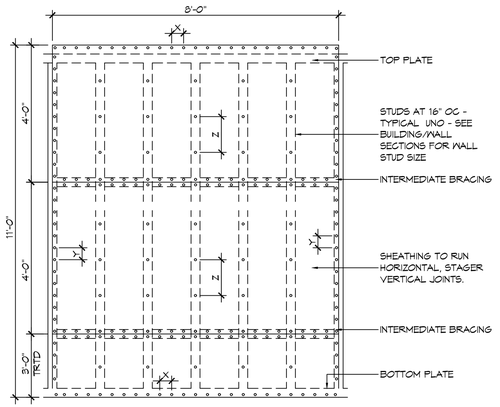
WFCM 2015 TABLE 3.2B

BOTTOM PLATE TO FOUNDATION ANCHOR BOLT CONNECTION RESISTING	FOUNDATION SUPPORTING	MAXIMUM ANCHOR BOLT SPACING (INCHES)	
			5/8" Ø ANCHOR BOLTS
UPLIFT LOADS	4 STORY		48 INCHES ON CENTER W/3X3X1/4" WASHER

TABLE S601.10 - FULL HEIGHT STUD REQUIREMENT FOR HEADERS OR WINDOW SILL PLATES IN EXTERIOR WALLS EXPOSURE "D"

WFCM 2015 TABLE 3.23C

	WALL SPACING (INCHES)		
	12" O.C.	16" O.C.	24" O.C.
HEADER SPAN (FEET)	NUMBER OF FULL HEIGHT STUD REQUIRED AT EACH END OF THE HEADER		
2	1	1	1
4	2	2	1
6	3	3	2
8	4	3	2



NAIL SPACING
X = 4" OC
Y = 4" OC
Z = 12" OC

X = PLATE EDGE NAIL SPACING
Y = LONG EDGE NAIL SPACING
Z = FIELD NAIL SPACING

INTERIOR SHEATHING
1/2"PLYWOOD EACH FACE STAGGERED 48" OC. W/8d NAILS @4"O.C. FASTENING @ PANEL EDGES 8d NAILS @12" O.C. FASTENING @ INTERMEDIATE MEMBERS.

EXTERIOR SHEATHING
5/8"PLYWOOD EACH FACE STAGGERED 48" OC. W/8d NAILS @4"O.C. FASTENING @ PANEL EDGES 8d NAILS @12" O.C. FASTENING @ INTERMEDIATE MEMBERS.

(H) SHEAR WALL EXTERIOR SHEATHING NAILING PATTERN

TABLE S601.5 - JACK STUD REQ - INT LOADBEARING WALLS

HEADER SUPPORTING	HEADER SPAN (FT)	ROOF SPAN (FEET)											
		12 FEET				24 FEET				36 FEET			
		HEADER WIDTH											
		3"	4.5"	5"	6.5"	3"	4.5"	5"	6.5"	3"	4.5"	5"	6"
		NUMBER OF JACK STUDS REQUIRED AT EACH END OF THE HEADER											
ONE FLOOR ONLY (CENTER BEARING)	2	1	1	1	1	1	1	1	1	1	1	1	1
	4	1	1	1	1	1	1	1	1	1	1	1	1
	6	1	1	1	1	1	1	1	1	2	1	1	1
	8	1	1	1	1	2	1	1	1	2	2	2	1
	10	1	1	1	1	2	2	1	1	3	2	2	2
	12	1	1	1	1	2	2	2	1	3	2	2	2
	14	2	1	1	1	3	2	2	2	4	3	3	2
	16	2	2	1	1	3	2	2	2	4	3	3	2
TWO FLOORS (CENTER BEARING)	2	1	1	1	1	1	1	1	1	2	1	1	1
	4	1	1	1	1	2	1	1	1	3	2	2	2
	6	2	1	1	1	3	2	2	2	4	3	2	2
	8	2	2	1	1	3	2	2	2	5	3	3	3
	10	2	2	2	1	4	3	3	2	6	4	4	3
	12	3	2	2	2	5	3	3	3	7	5	4	4
	14	3	2	2	2	6	4	4	3	8	5	5	4
	16	4	3	2	2	6	4	4	3	9	6	6	5

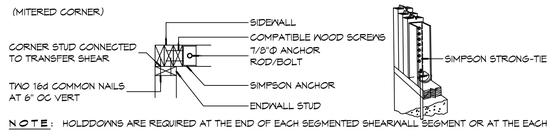
HEADER WIDTH - 3" (2-2x), 4.5" (3-2x), 5", 6.5" (4-2x) EACH W/ 1/2" PLYWOOD SPACER BETWEEN

TABLE S601.6 - JACK STUD REQ - EXTERIOR LOADBEARING WALLS

WFCM 2015 TABLE 3.22F

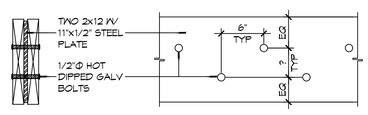
		ROOF LIVE LOAD 20 PSF				ROOF LIVE LOAD 30 PSF			
		3"	4.5"	5"	6.5"	3"	4.5"	5"	6.5"
		NUMBER OF JACK STUDS REQUIRED							
ROOF AND CEILING	2	1	1	1	1	1	1	1	1
	4	1	1	1	1	1	1	1	1
	6	2	1	1	1	2	1	1	1
	8	2	2	2	1	2	2	2	1
	10	3	2	2	2	3	2	2	2
	12	3	2	2	2	3	2	2	2
	14	4	3	2	2	4	3	2	2
	16	4	3	3	2	4	3	3	2
ROOF, CEILING, AND ONE CENTER BEARING FLOOR	2	1	1	1	1	1	1	1	1
	4	2	1	1	1	2	1	1	1
	6	2	2	2	1	3	2	2	2
	8	3	2	2	2	3	2	2	2
	10	4	3	2	2	4	3	3	2
	12	4	3	3	2	5	3	3	3
	14	5	4	3	3	5	4	3	3
	16	6	4	4	3	6	4	4	3

HEADER WIDTH - 3" (2-2x), 4.5" (3-2x), 5", 6.5" (4-2x) EACH W/ 1/2" PLYWOOD SPACER BETWEEN

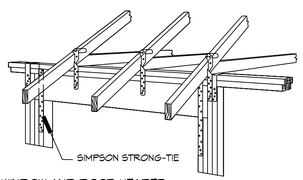


NOTE: HOLDDOWNS ARE REQUIRED AT THE END OF EACH SEGMENTED SHEARWALL SEGMENT OR AT THE EACH END OF A PERFORATED SHEARWALL. WHEN FULL HEIGHT SHEARWALL SEGMENTS MEET AT A CORNER, A SINGLE HOLDDOWN SHALL BE PERMITTED TO BE USED TO RESIST THE OVERTURNING FORCES IN BOTH DIRECTIONS WHEN THE CORNER FRAMING IN THE ADJOINING WALLS IS FASTENED TOGETHER TO TRANSFER THE UPLIFT LOAD.

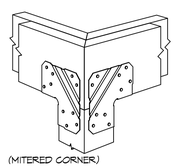
(G) CORNER HOLDDOWN



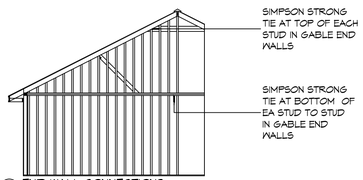
(F) FLITCH BEAM



(N) WINDOW AND DOOR HEADER

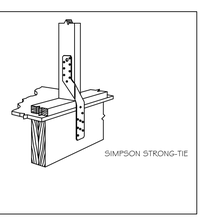


(M) POST TO BEAM



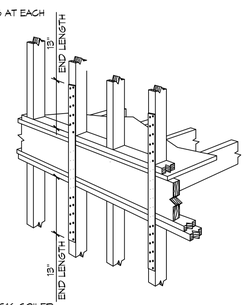
(L) END WALL CONNECTIONS

(K) SIMPSON MSTAM36



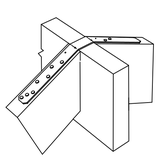
(J) STUD TO BAND JOIST

NOTE: SPACE NAILS AT EACH NAIL HOLE



SIMPSON STRONG-TIE CS16 COILED STRAPS AT 32" OC

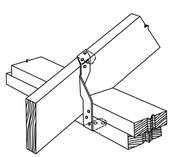
(H) FLOOR TO FLOOR



SIMPSON STRONG-TIE

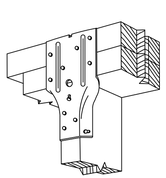
AT ALL RIDGE CONNECTIONS

(G) RIDGE BEAM/BOARD



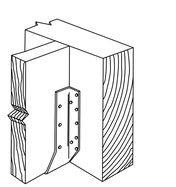
SIMPSON STRONG-TIE

(F) TOP PLATE TO RAFTER



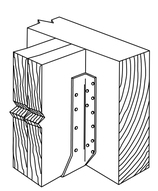
SIMPSON STRONG-TIE

(E) STUD TO TOP PLATE



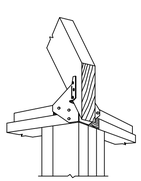
SIMPSON STRONG-TIE

(D) FLOOR JOIST



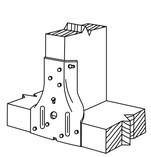
SIMPSON STRONG-TIE

(C) DBL FLOOR JOIST



SIMPSON STRONG-TIE

(B) HIP RAFTER



SIMPSON STRONG-TIE

(A) STUD TO SILL PLATE

TYPICAL CONNECTION DETAILS

SCALE: NTS

TABLE S601.3 - NAILING SCHEDULE WFCM 2015 TABLE 3.1

DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	SPACING
HEADER TO HEADER (FACE NAILED)	16d	16d	16" OC EDGES

TABLE S601.4 - BUILDING ENVELOPE REQUIREMENTS

OPAQUE ELEMENTS		ASSEMBLY MAXIMUM	INSULATION MIN. R-VALUE
ROOFS	INSULATION ENTIRELY ABOVE DECK	U-0.048	R-20.0 c.i.
	METAL BUILDING	U-0.065	R-19
	ATTIC AND OTHER	U-0.027	R-38
WALLS, ABOVE GRADE	MASS	U-0.151	R-5.7 c.i.
	METAL BUILDING	U-0.113	R-13.0
	STEEL-FRAMED	U-0.124	R-13.0
	WOOD-FRAMED AND OTHER	U-0.089	R-13.0
FLOORS	MASS	U-0.107	R6-3 c.i.
	STEEL JOIST	U-0.052	R-19.0
	WOOD FRAMED AND OTHER	U-0.051	R-19.0
SLAB-ON-GRADE	UN-HEATED	F-0.730	NR
OPAQUE DOORS	SWINGING	U-0.700	NR
	NON-SWINGING	U-1.450	NR

METAL ROOF APPLICATION & FASTENING NOTES

1. INSTALL 26 GAUGE METAL ROOF PER MANUFACTURES RECOMMENDATIONS FOR 164 MPH WIND SPEED.

GENERAL UPLIFT CONNECTION NOTES

ROOF ASSEMBLY TO WALL ASSEMBLY:
UPLIFT CONNECTIONS SHALL BE FROM RAFTER OR TRUSS TO WALL STUD. WHEN RAFTERS OR TRUSSES ARE NOT LOCATED DIRECTLY ABOVE STUDS, RAFTERS SHALL BE ATTACHED TO THE WALL PLATE AND THE WALL TOP PLATE SHALL BE ATTACHED TO THE WALL STUD WITH UPLIFT CONNECTIONS. UPLIFT CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE S601.10.

WALL ASSEMBLY TO WALL ASSEMBLY:
STORY TO STORY UPLIFT CONNECTIONS FROM UPPER STORY WALL STUD TO LOWER STORY WALL STUD. WHEN UPPER STORY WALL STUDS ARE NOT LOCATED DIRECTLY ABOVE LOWER WALL STUDS, THE STUDS SHALL BE ATTACHED TO A COMMON MEMBER IN THE FLOOR ASSEMBLY BY UPLIFT CONNECTIONS. UPLIFT CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE S601.11.

WALL ASSEMBLY TO FOUNDATION:
FIRST FLOOR WALL STUDS SHALL BE CONNECTED TO THE FOUNDATION, SILL, PLATE, OR BOTTOM PLATE. A MINIMUM OF A 1-1/4" x 20 GA. ASTM A653 GRADE 33 STEEL STRAP SHALL BE NAILED TO THE WALL STUDS AND HAVE A MINIMUM EMBEDMENT OF 7 INCHES IN CONCRETE FOUNDATIONS AND SLABS-ON-GRADE, 15 INCHES IN MASONRY BLOCK FOUNDATIONS, OR BE LAPPED UNDER THE BOTTOM PLATE, 3 INCH SQUARE WASHERS SHALL BE USED ON THE ANCHOR BOLTS AND ANCHOR BOLT SPACINGS SHALL NOT EXCEED THE REQUIREMENTS. STEEL STRAPS EMBEDDED IN OR IN CONTACT WITH SLAB-ON-GRADE OR MASONRY BLOCK FOUNDATIONS SHALL BE HOT-DIPPED GALV. AFTER FABRICATION, OR MANUF. FROM G185 OR Z450 GALV. STL. CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE S601.12.

TABLE S601.1 - ROOF SHEATHING ATTACHMENT REQUIREMENT - WIND LOAD EXP "D"

SHEATHING LOCATION	RAFTER / TRUSS SPACING	E	F
		MAX NAIL SPACING FOR 8d COMMON NAILS OR 10d BOX NAILS (INCHES OC)	
INTERIOR ZONE	12" OC	6	12
	16" OC	6	12
	24" OC	6	12
PERIMETER EDGE ZONE	12" OC	6	6
	16" OC	4	4
	24" OC	3	3

164 MPH WIND - EXPOSURE "D" TYPICAL
E = NAIL SPACING AT PANEL EDGES, INCHES.
F = NAIL SPACING AT INTERMEDIATE SUPPORTS IN THE PANEL FIELD, INCHES.

TABLE S601.1 - WALL SHEATHING AND CLADDING REQUIREMENT - WIND LOAD EXP "D"

SHEATHING LOCATION	RAFTER / TRUSS SPACING	E	F
		MAX NAIL SPACING FOR 8d COMMON NAILS OR 10d BOX NAILS (INCHES OC)	
INTERIOR ZONE	12" OC	6	12
	16" OC	6	12
	24" OC	6	6
PERIMETER EDGE ZONE	12" OC	6	12
	16" OC	6	12
	24" OC	6	6

164 MPH WIND - EXPOSURE "D" TYPICAL
E = NAIL SPACING AT PANEL EDGES, INCHES.
F = NAIL SPACING AT INTERMEDIATE SUPPORTS IN THE PANEL FIELD, INCHES.

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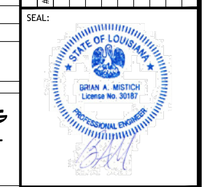
	REVISIONS	

SEAL:

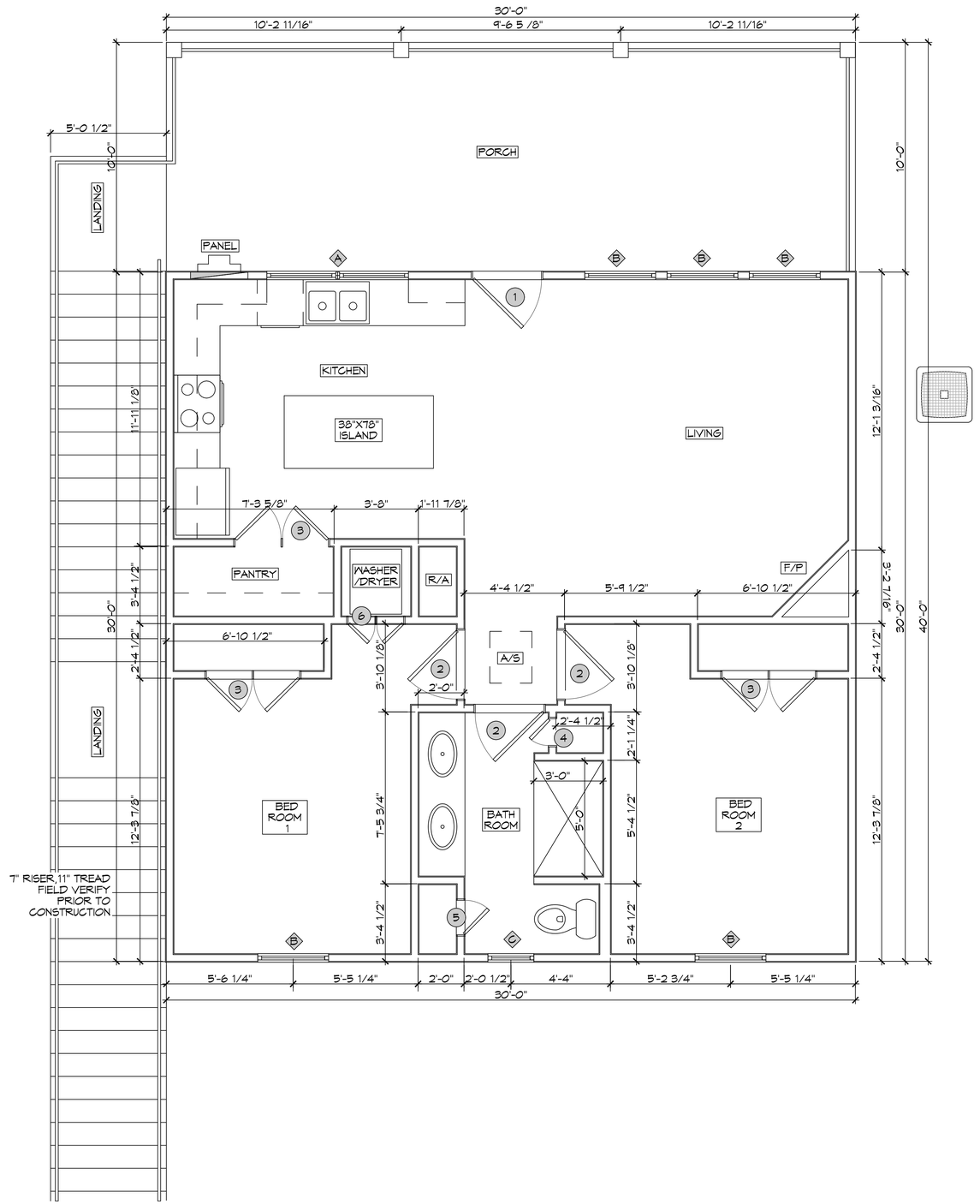


BOAT HOUSE PLAN
ALBERT CUTTO
LOT 16
21751 CHEF MENTEUR HWY
NEW ORLEANS, LOUISIANA 70129

JOB No:	2024	DATE:	05-02-2024
DRAWN BY:	DD/KJK	CHECKED BY:	CKD

SHEET TITLE:
TYPICAL CONNECTION DETAILS, SCHEDULES, AND NOTES

DRAWING NUMBER:
S107



10 FLOOR PLAN
SCALE: 3/8" = 1'-0"

DOOR SHCEDULE

MK	WIDTH	HEIGHT	THICK	QTY	DESCRIPTION
1	3'-0"	6'-8"	1 3/4"	1	METAL EXTERIOR DOOR 3/4 GLASS
2	3'-0"	6'-8"	1 3/4"	3	RAISED PANEL INTERIOR HOLLOW CORE
3	(2)2'-0"	6'-8"	1 3/4"	3	RAISED PANEL INTERIOR HOLLOW CORE
4	1'-2"	6'-8"	1 3/4"	1	RAISED PANEL INTERIOR HOLLOW CORE
5	1'-6"	6'-8"	1 3/4"	1	RAISED PANEL INTERIOR HOLLOW CORE
6	(2) 1'-3"	6'-8"	1 3/4"	1	RAISED PANEL INTERIOR HOLLOW CORE

WINDOW SHCEDULE

MK	WIDTH	HEIGHT	DESCRIPTION
A	3'-0"	5'-0"	(2) 1/1 VINYL SINGLE HUNG
B	3'-0"	5'-0"	(3) 1/1 VINYL SINGLE HUNG
C	3'-0"	5'-0"	(1) 1/1 VINYL SINGLE HUNG
D	3'-0"	3'-0"	(2) 1/1 VINYL SINGLE HUNG
E	3'-0"	3'-0"	(1) 1/1 VINYL SINGLE HUNG
F	4'-0"	2'-0"	(1) VINYL, FROSTED
G	2'-0"	5'-0"	(2) 1/1 VINYL SINGLE HUNG

WINDOW NOTES:
1. CONTRACTOR SHALL SELECT WINDOW & DOOR PRODUCTS MEETING THE ENERGY EFFICIENCY REQUIREMENTS OF THE BUILDING CODE (BASED ON IRC 2021 CLIMATE ZONE 2 - U FACTOR = 0.75 MAX SHGC = 0.40 MAX)
3. CONTRACTOR SHALL SELECT WINDOW & DOOR PRODUCTS MEETING WIND DESIGN PRESSURE REQUIREMENTS OF R613.3
4. SAFETY GLAZING (TEMPERED GLASS) IS REQUIRED AT LOCATIONS IDENTIFIED IN R308.4

NOTE; ALL EXTERIOR WINDOWS AND DOORS ASSEMBLES TO BE RATED FOR 150 MPH WINDS AND SHALL BE MISSILE IMPACT RESISTANT.

DESIGN CRITERIA

THE CONSTRUCTION FOR SAID RESIDENCE, WHERE Vult WIND SPEED IS 150 MILES PER HOUR AND Vasd WIND SPEED IS 130 MPH, WIND EXPOSURE ZONE C, IS DESIGNED IN ACCORDANCE WITH: AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (WFCM) 2001 EDITION AS WELL AS THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 EDITION

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#	DESCRIPTION	DATE

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BRIAN A. MISTICH
License No. 30187
PROFESSIONAL ENGINEER

BOAT HOUSE PLAN

ALBERT CUTITTO

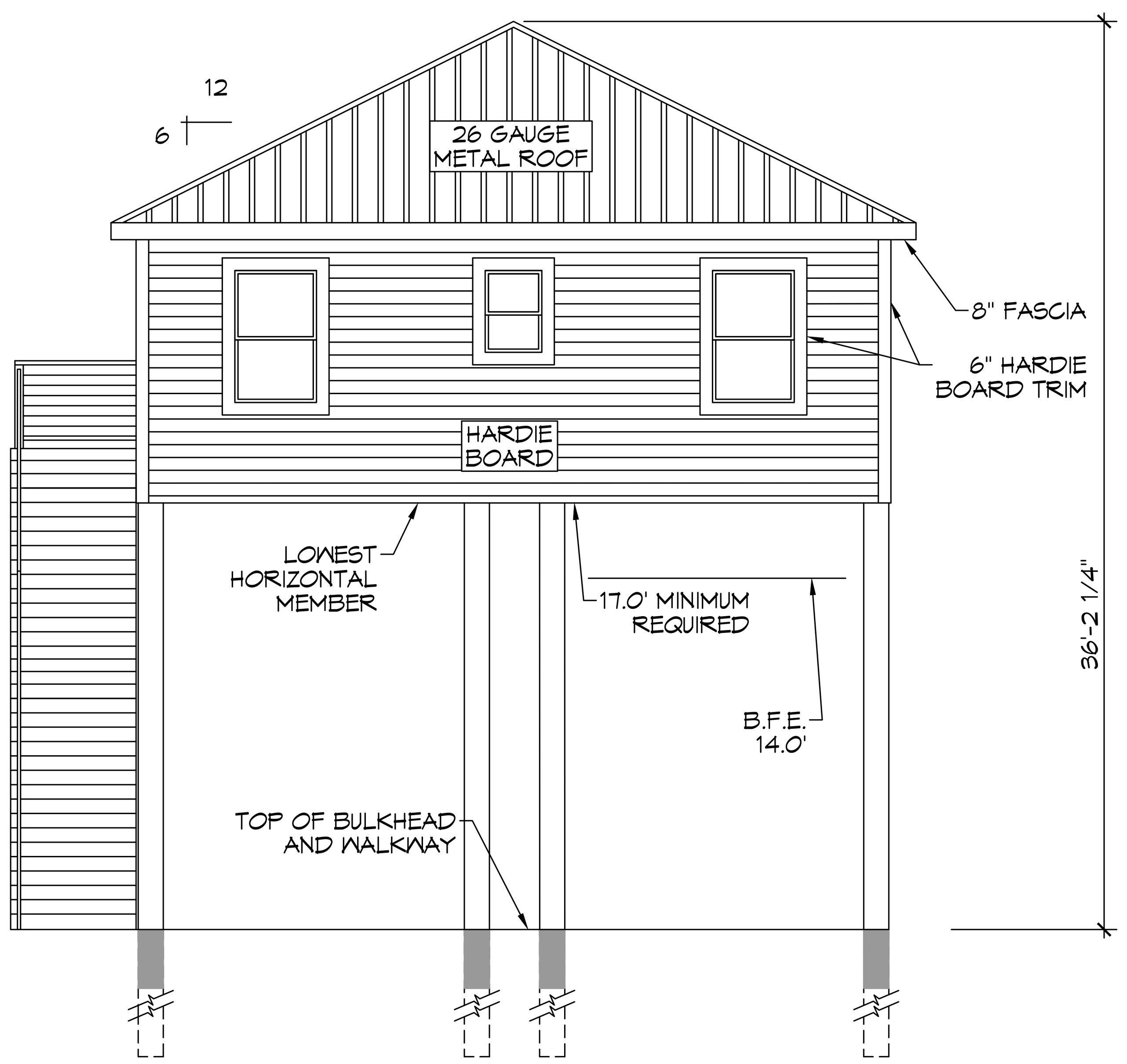
LOT 16
21781 CHEF MENTEUR HWY
NEW ORLEANS, LOUISIANA 70129

JOB No: 2024 | DATE: 05-02-2024
DRAWN BY: C+D | CHECKED BY: BAM

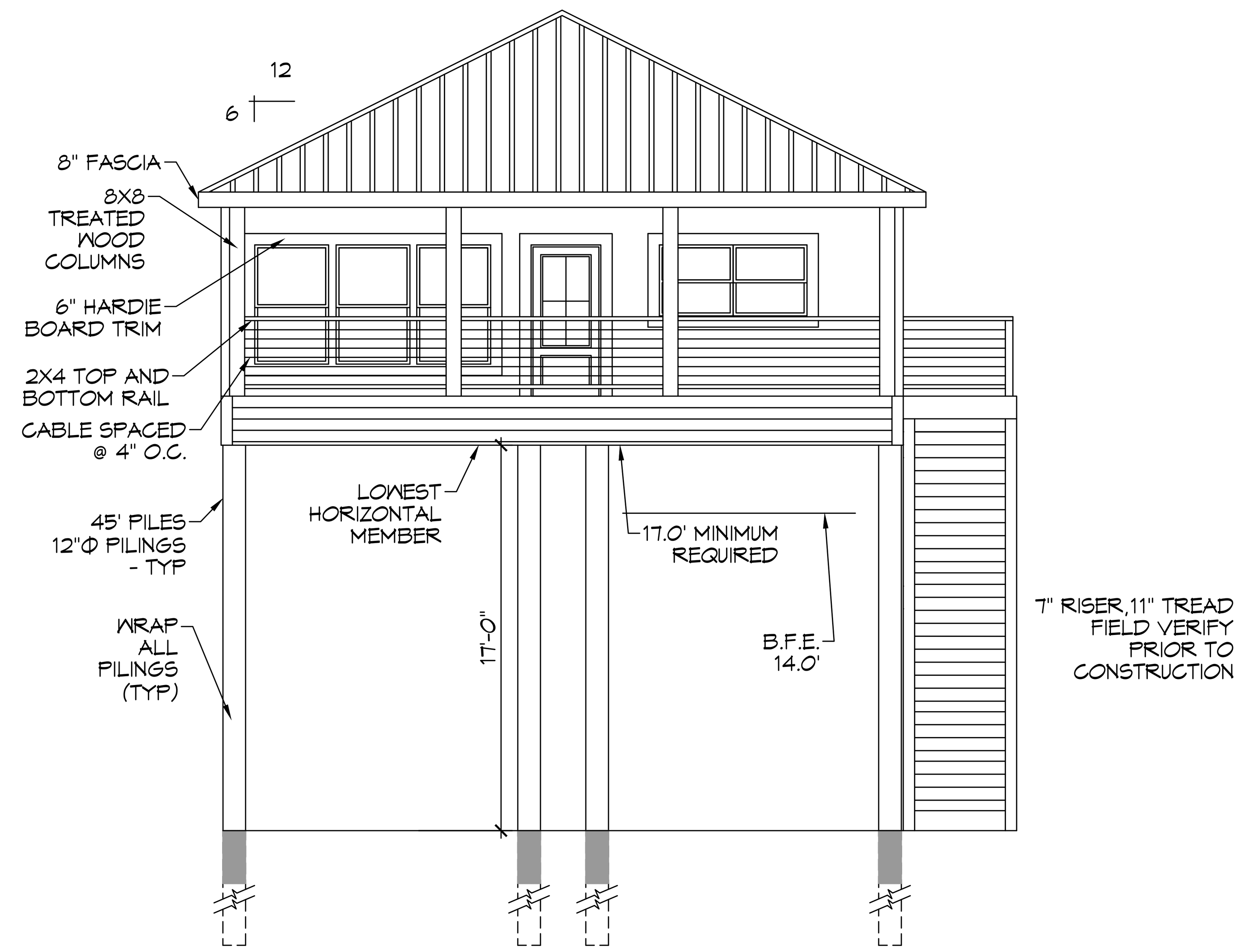
SHEET TITLE:
FLOOR PLAN

DRAWING NUMBER:
A101

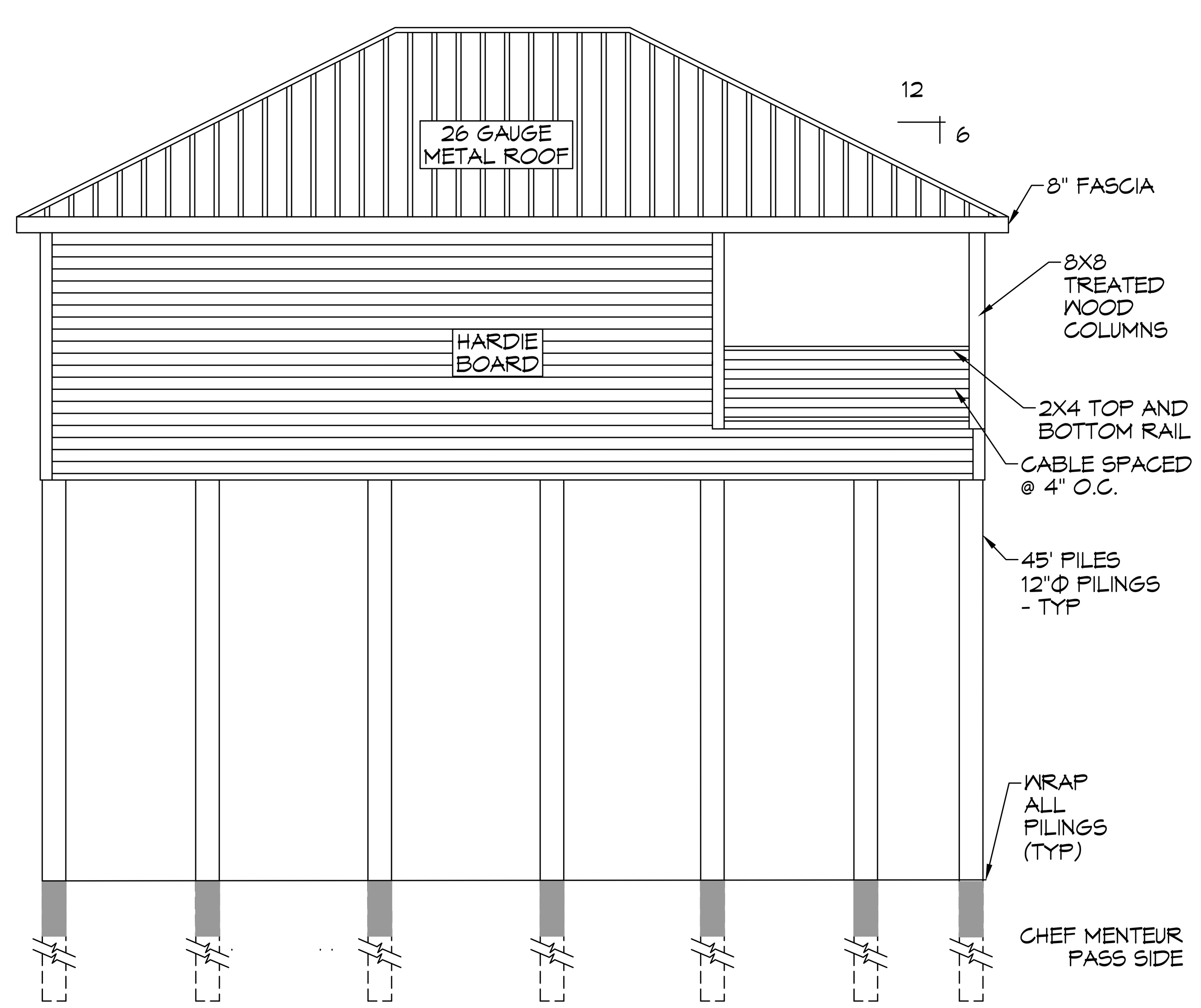
SHEET No: 10 of 13



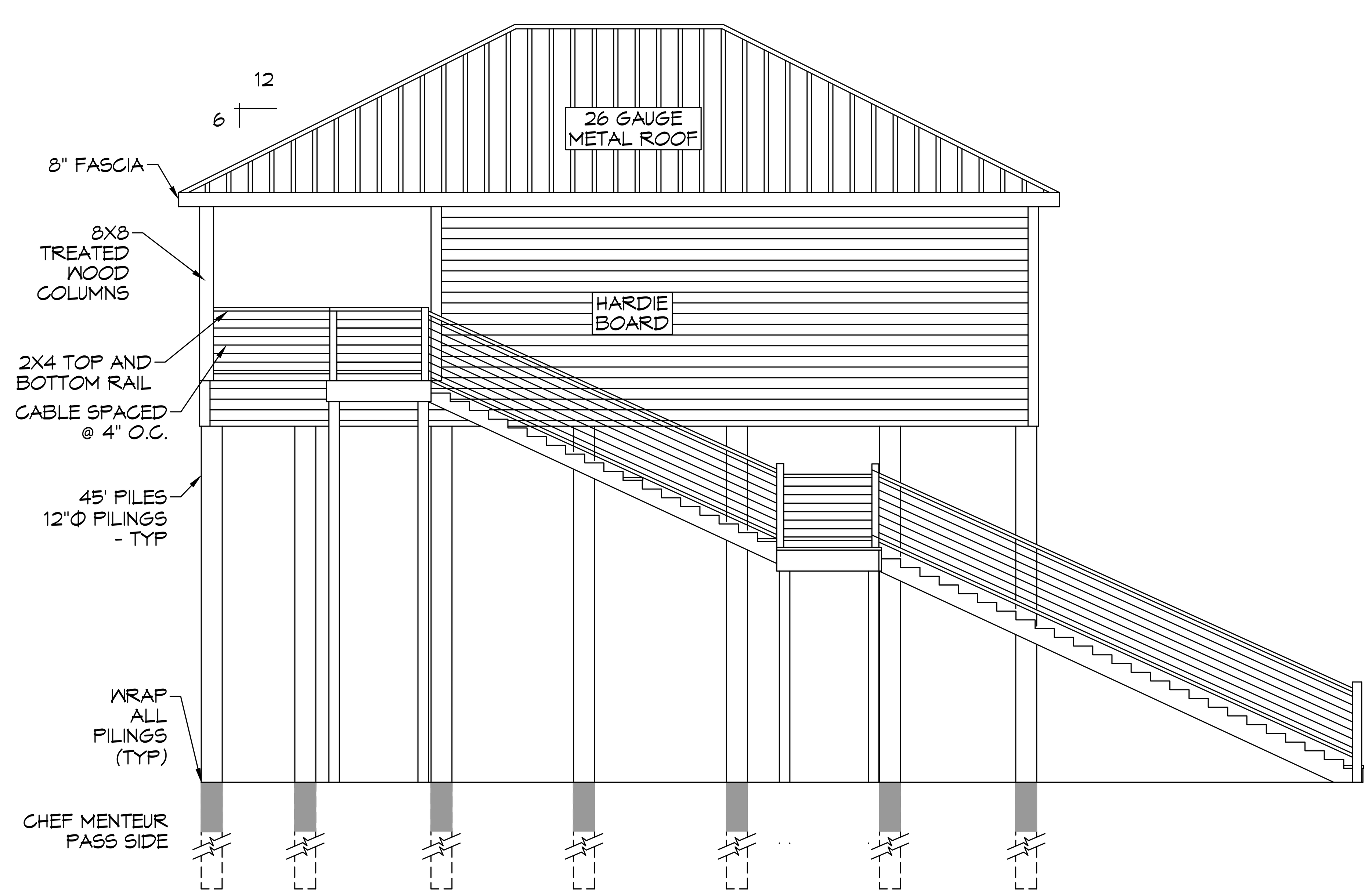
11 FRONT ELEVATION PLAN
SCALE: 3/16" = 1'-0"



12 REAR ELEVATION PLAN
SCALE: 3/16" = 1'-0"



13 RIGHT ELEVATION PLAN
SCALE: 3/16" = 1'-0"



14 LEFT ELEVATION PLAN
SCALE: 3/16" = 1'-0"

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REVISIONS

#	DESCRIPTION	DATE

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BRIAN A. MISTICH
License No. 30187
PROFESSIONAL ENGINEER

BOAT HOUSE PLAN
ALBERT CUTITTO
LOT 16
21781 CHEF MENTEUR HWY
NEW ORLEANS, LOUISIANA 70129

JOB No:	2024	DATE:	05-02-2024
DRAWN BY:	CKD	CHECKED BY:	BAM

SHEET TITLE:
ELEVATION PLAN

DRAWING NUMBER:
A102

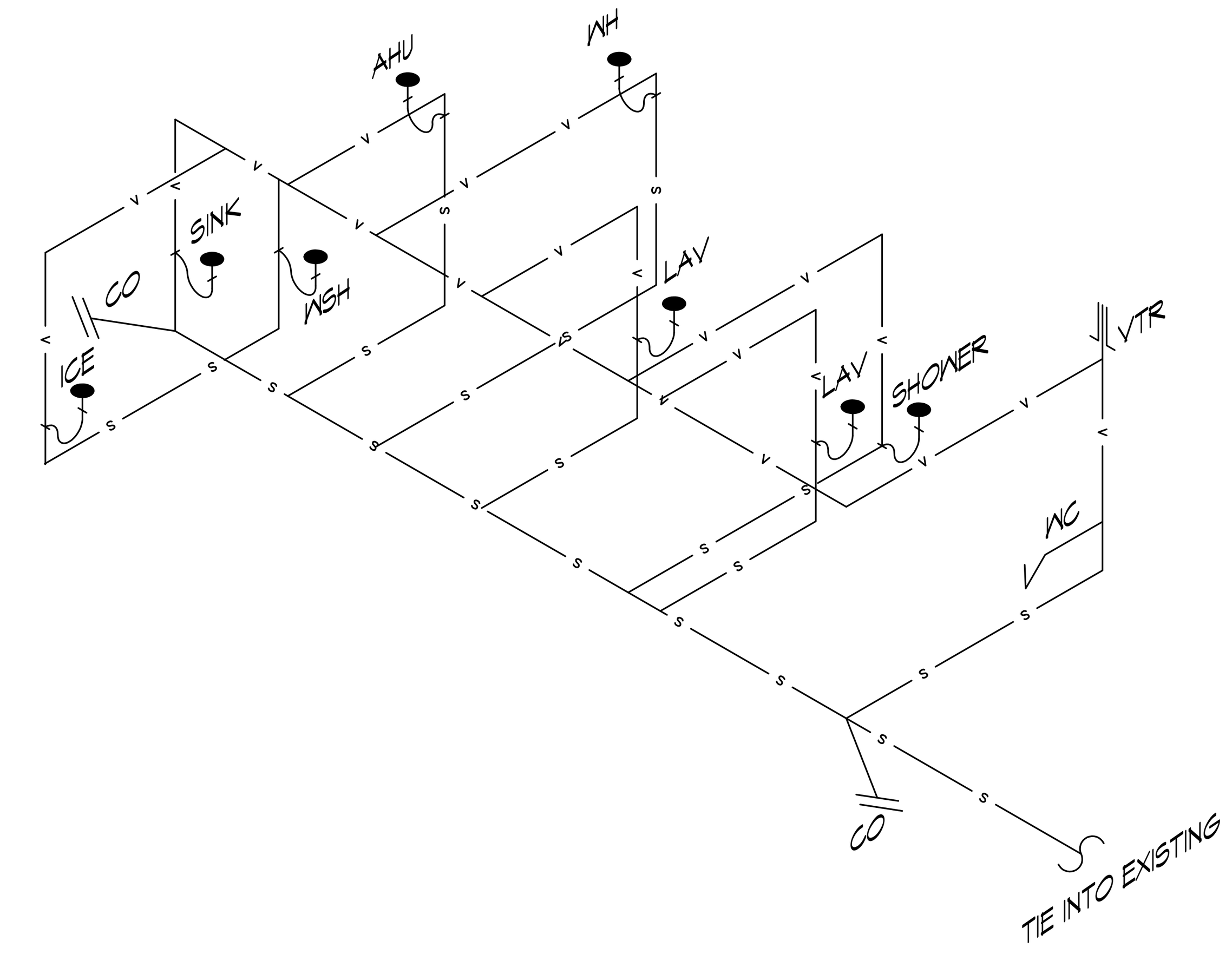
MECHANICAL LEGEND

Symbol	Description
	SUPPLY AIR GRILLE
	WALL LOUVER
	EXHAUST FAN
	RETURN AIR GRILLE

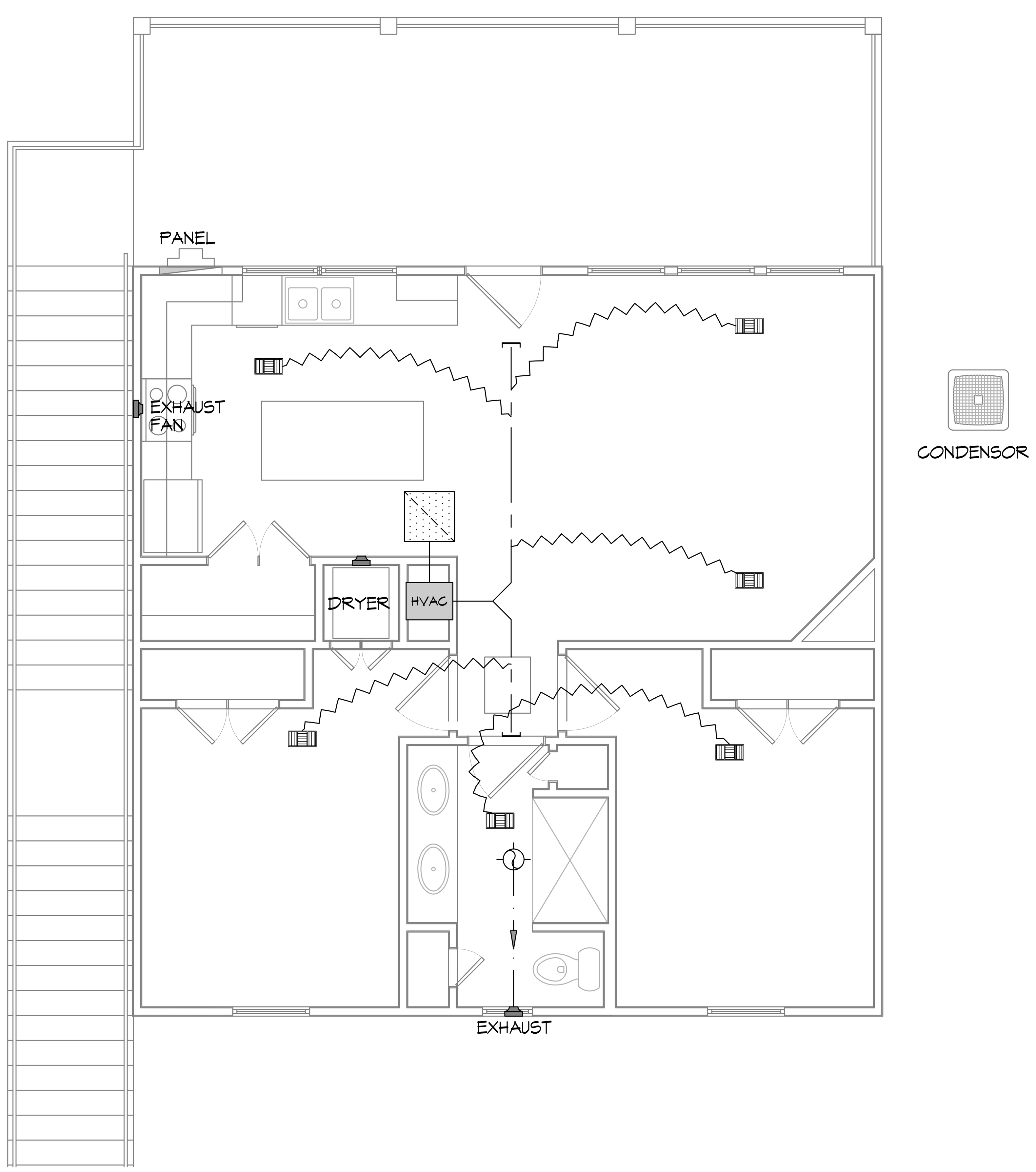
MECHANICAL NOTES

1. MECHANICAL SUBCONTRACTOR TO INSTALL HVAC SYSTEM, ACCORDING TO NATIONAL, STATE AND CITY CODE.
2. MECHANICAL SUBCONTRACTOR TO VERIFY HVAC DESIGN LOADS.
3. OWNER TO SELECT PLUMBING FIXTURES WITH CONTRACTOR.
4. DRAWINGS OF SYSTEM ARE SCHEMATIC AND SHOULD BE CONFIRMED BY SUBCONTRACTOR.
5. DUCTS AS SHOWN 26 GAUGE 6.1 INSULATE W/ 2" FIBERGLASS INSULATION. * MIN. DUCT SIZE 8" DIAMETER * MIN. DIFF. SIZE 10" DIAMETER WITH AIR VOLUME REG.
6. PLACE DAMPER CONTROLS IN ALL DUCT RUNS.
7. THERMOSTAT MIN. HONEYWELL - WALL MOUNTED
8. MIN. CLEARANCE AT UNIT TO BE 4'-0".
9. PROVIDE 3/4" PLYWOOD, 24" MIN. WIDE CATWALK TO ALL MECHANICALS IN ATTIC. CATWALK - GREATER THAN 20' NEED 6' HEADROOM - MAX. 50' LENGTH. MAINTAIN PROPER CLEARANCE AT UNITS SERVICE AREA
10. CLEARANCE OF ALL HEAT PRODUCING APPLIANCES TO BE GREATER THAN 18" ABOVE OR 6" TO THE SIDE.
11. SEC. R315: CARBON MONOXIDE ALARMS - REQUIRED IN THE SMOKE ALARMS
12. A/C DRAIN TO 1-1/2" P-TRAP
13. PROVIDE 30" MIN. WIDE WORKING PLATFORM TO ACCESS SIDE OF HVAC. ATTIC DECKED WORK AREA MIN. 30" X 30".
14. HVL'S, VL'S, HV'S & GAS RANGE HOODS MUST VENT OUTSIDE. BATHROOM EXHAUST VENTS TO THE OUTSIDE OR PROVIDE MINIMUM 1.5 SQUARE FEET OPENABLE AREA. 15 DRYER MUST BE VENTED TO THE EXTERIOR OF THE RESIDENCE, IN COMPLIANCE WITH THE MECHANICAL CODE. DRYER VENT, LENGTH (MAX. LENGTH 25', - 5' FOR 90 DEGREE TURN, - 2.5' FOR 45 DEGREE TURN OR PER MANUFACTURER) AND DISCHARGE LOCATION.

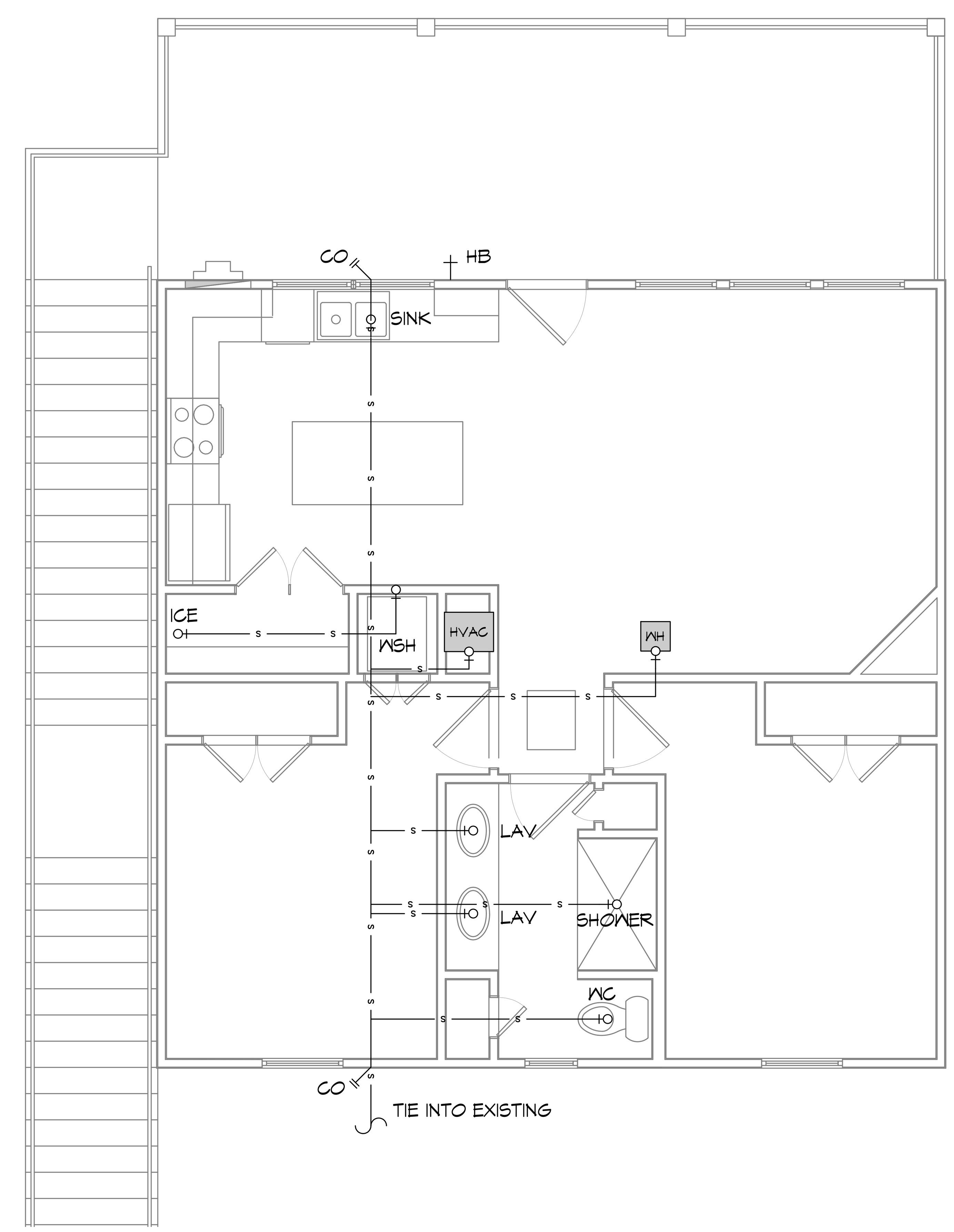
ALL HVAC & SANITARY SEWER ARE DIAGRAMMATICALLY DRAWN FOR CLARITY.



17 PLUMBING DIAGRAM
SCALE: NTS



15 MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



16 PLUMBING PLAN
SCALE: 1/4" = 1'-0"

PLUMBING NOTES

1. PLUMBING LINES SHOWN ARE DRAWN DIAGRAMMATIC IN NATURE AND REPRESENT CONCEPTUAL ROUTING ONLY. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL ACTUAL CONDITIONS.
2. PROVIDE ALL LABOR, MATERIAL, TRANSPORTATION, SUPERVISION, CLEAN-UP, SERVICES, AND EQUIPMENT FOR A COMPLETE OPERATING SYSTEM. THE SYSTEM SHALL INCLUDE HOT AND COLD WATER PIPING, SEWER AND VENT PIPING, INSULATION, WATER HEATER, HANGERS, VALVES, SUPPORTS WITHOUT ANY RESTRICTIONS TO VOLUME. CUT AND PATCH AS REQUIRED TO INSTALL PIPES.
3. ALL WORK AND MATERIAL SHALL CONFORM STRICTLY TO THE LATEST LOCAL CITY, PARISH, STATE AND NATIONAL GOVERNING CODES. MUST MEET LA STATE PLUMBING CODE 2013 REQUIREMENTS.
4. CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, ELEVATIONS AND SIZES PRIOR TO COMMENCING ANY WORK. CONTRACTOR SHALL PAY NECESSARY FEES FOR THE UTILITIES CONNECTIONS.
5. CONTRACTOR IS RESPONSIBLE TO VERIFY THE EXISTING INVERTS AND SET NEW INVERTS OF SEWERAGE AND DRAINAGE PIPES.
6. SEWERAGE LINES 3-INCH AND SMALLER SHALL BE SLOPED 1/4" PER FOOT AND LINES 4-INCH AND LARGER SHALL BE 1/8" PER FOOT.
7. TEST ALL PIPING AT REQUIRED PRESSURE.
8. ALL PLUMBING SHALL BE CLOSELY COORDINATED WITH STRUCTURAL, MECHANICAL SYSTEM AND ELECTRICAL SYSTEMS TO INSURE NO TRADES WILL CONFLICT WITH EACH OTHER.
9. DO NOT SCALE DRAWINGS. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF DOORS, WINDOWS, WALLS, FIXTURES, ETC.
10. ALL WATER MAINS AND PIPING NOT SHOWN FOR CLARITY, ALL LOCATIONS FIELD VERIFIED.
11. DOMESTIC HOT AND COLD WATER PIPING AND FITTINGS UNDER SLAB SHALL BE ASTM B88 COPPER WATER TUBE, TYPE K, SOFT ANNEALED. NO JOINTS SHALL BE ALLOWED UNDER THE SLAB.
12. DOMESTIC WATER PIPING AND FITTINGS ABOVE THE SLAB SHALL BE ASTM B88 COPPER WATERTUBE, TYPE L HARD DRAWN WITH COPPER PRESSURE TYPE FITTINGS, ANSI B16.22. THE JOINTS SHALL BE SOLDERED TYPE USING ASTM B32, ALLOY GRADE 95A (95-5) SOLDER.
13. SOIL, WASTE, VENT PIPING AND FITTINGS ABOVE THE SLAB SHALL BE SERVICE WEIGHT CAST IRON PIPE WITH BELL AND SPIGOT ENDS AND ONE PIECE NEOPRENE INSERT TYPE GASKET. USE PVC SCHEDULE 40 OR ABS DWV PIPES AND FITTINGS WHERE PERMITTED BY CODE.
14. ALL WATER PIPING AND FITTINGS ABOVE THE FLOOR SHALL BE INSULATED WITH 1/2" THICK FIBERGLASS INSULATION AND JACKET.
15. ALL VENTS THROUGH ROOF (VTR) SHALL BE LOCATED A MINIMUM OF 10'-0" FROM ANY MECHANICAL OR NATURAL AIR INTAKE.

PLUMBING LEGEND

WSH	WASHER MACHINE
WC	WATER CLOSET
2CS	TWO COMPARTMENT SINK
SH	SHOWER/BATH
WH	WATER HEATER
VTR	VENT THRU ROOF
LAV	LAVATORY
HB	HOSE BIB
	P-TRAP
CO	CLEANOUT

DAMMON ENGINEERING, INC.
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#	DESCRIPTION	REVISIONS	DATE

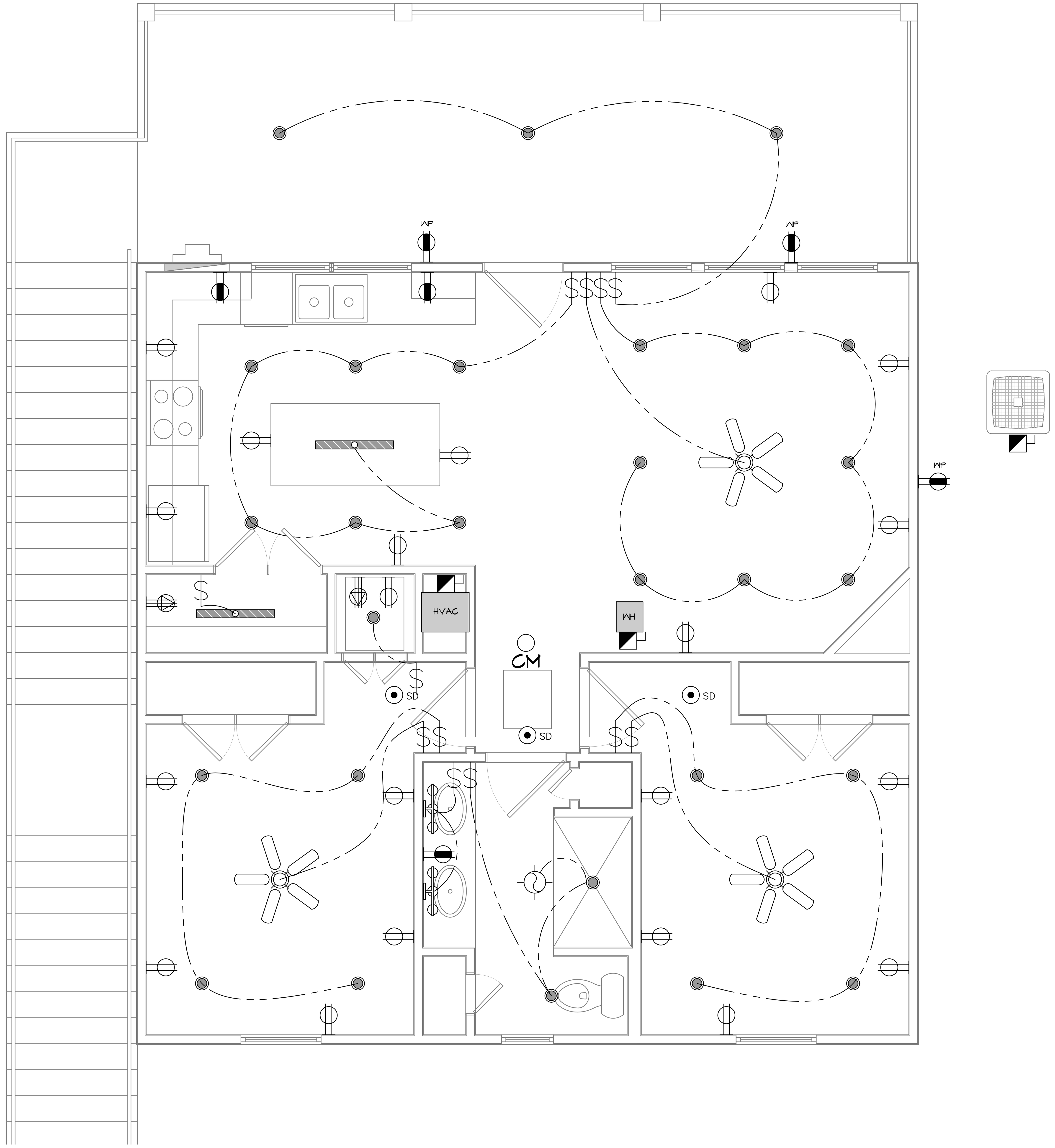
SEAL: STATE OF LOUISIANA — BRIAN A. MISTICH — License No. 30187 — PROFESSIONAL ENGINEER

BOAT HOUSE PLAN
ALBERT CUTITTO
LOT 16
21781 CHEF MENTEUR HWY
NEW ORLEANS, LOUISIANA 70129

JOB No:	2024	DATE:	05-02-2024
DRAWN BY:	CKD	CHECKED BY:	BAM

SHEET TITLE:
MECHANICAL & PLUMBING PLAN

DRAWING NUMBER:
M101



18 ELECTRICAL LIGHTING AND POWER PLAN

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

GENERAL POWER NOTES

1. ALL ELECTRICAL SHALL BE INSTALLED PER THE 2021 IECC.
2. MAIN FEED INTO HOUSE TO BE TRENCHED UNDERGROUND FROM SUPPLY POLE TO METER THEN MAIN DISCONNECT OUTSIDE.
3. ALL SMOKE DETECTORS TO BE ELECTRIC POWERED WITH BATTERY BACKUP AND WIRED TO SET ALL ALARMS OFF IF ONE IS TRIPPED.
4. ALL EXTERIOR, KITCHEN, AND BATH OUTLETS TO BE GROUND FAULT CIRCUIT INTERRUPT EQUIPPED AND ON A SEPARATE CIRCUIT.
5. ELECTRICAL DISCONNECTS ARE TO BE AT A/C UNIT, CONDENSING UNIT, AND WATER HEATER.
6. HEAT VENT LIGHTS ARE TO BE ON A SEPARATE CIRCUIT.
7. OUTLETS, INCLUDING PHONE AND CABLE, MAY BE ADDED OR CHANGED UPON OWNERS REQUEST.
8. ELECTRICAL CONTRACTOR TO VERIFY EQUIPMENT TYPE AND SIZE.
9. INSTALL LIGHTS IN ATTIC SPACE W/ SWITCH AT FOOT OF DISP. STAIRS
10. ELECTRICAL SERVICE TO BE A 42 CIRCUIT 200 AMP MAIN LOCATED IN THE HOUSE.
11. A SUB-PANEL MAY NEED TO BE ADDED FOR ENOUGH CIRCUITS.
12. HOUSE TO BE WIRED FOR A SECURITY SYSTEM.
13. ALL KITCHEN OUTLETS ARE TO BE GFI EXCEPT APPLIANCE OUTLETS NOT EASILY ACCESSIBLE.
14. ARC FAULT BREAKERS ARE TO BE USED IN ALL BEDROOMS.
15. IF GAS FIRED APPLIANCES ARE USED IN HOME, CARBON MONOXIDE ALARMS ARE NEEDED (IRC R315).

PRE-WIRE NOTES

1. TELEPHONE *ONE INCOMING LINE*
2. CABLE VISION *ONE OUTLET PER ROOM MINIMUM*
3. SECURITY SYSTEM: COORDINATE W/ OWNER
4. COORDINATE ELECTRICAL SYSTEM WITH MECHANICAL CONTRACTOR
5. ALL WIRING TO BE COPPER MIN. 12/2 W/ GROUND
6. VERIFY LOCATION OF FLOOR OUTLETS IN FAMILY ROOM
7. PROVIDE 110V OUTLET FOR GARAGE DISPOSAL UNDER KITCHEN SINK
8. PROVIDE 110V OUTLET FOR WHIRLPOOL TUB MOTOR UNDER WHIRLPOOL TUB IN MASTER BATH
9. PROVIDE 220V OUTLET FOR CLOTHES DRYER
10. COORDINATE SURROUND SYSTEM W/ OWNER

LIGHTING LEGEND

- CEILING FIXTURE
- BATHROOM FIXTURE
- CEILING FAN W/ LIGHT FIXTURE
- SD — SMOKE DETECTOR
- $ — ONE WAY SWITCH
- CM — CARBON MONOXIDE DETECTOR

POWER LEGEND

- DUPLEX RECEPTACLE
- GFI DUPLEX RECEPTACLE
- WP — WEATHER-PROOF GFI DUPLEX RECEPTACLE
- 220V DUPLEX RECEPTACLE
- DISCONNECT

ALL ELECTRICAL DRAWINGS ARE DIAGRAMMATICALLY DRAWN FOR CLARITY.

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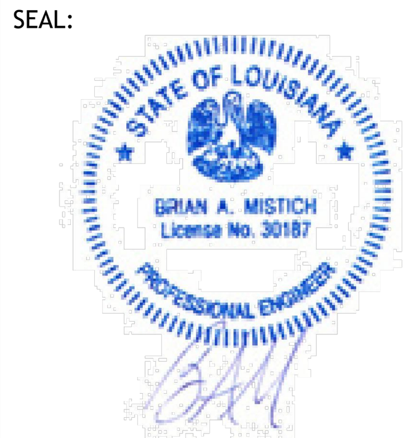

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