

ZONING	
RESIDENTIAL DISTRICT	
FLOOD ZONE	
ZONE: VE	
BUILDING ELEVATION	
BASE FLOOD ELEVATION 14.0' LOWEST HORIZONTAL MEMBER SHALL BE @ 11.0'	
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 WIND SPEED IS 150 MILES PER HOUR AND VSB4 WIND SPEED IS 150 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	
SHEET #	SHEET TITLE
C101	PROPOSED SITE PLAN
C102	PROPOSED SITE PLAN SECTIONS
S101	HOUSE FILING PLAN
S102	BULKHEAD PLAN
S103	FLOOR FRAMING PLAN
S104	CILING JOIST PLAN
S105	ROOF FRAMING PLAN
S106	FRAMING SECTION PLAN & ROOF PLAN
S107	CONNECTION DETAILS, SCHEDULES, & NOTES
A101	FLOOR PLAN
A102	ELEVATION PLAN
M101	MECHANICAL & PLUMBING PLAN
E101	ELECTRICAL PLAN

DAMMON

ENGINEERING, INC.

LOUISIANA & MISSISSIPPI

344 Old Spanish Trail
 Metairie, LA 70002
 (504) 885-1111
 www.dammonengineering.com
 info@dammonengineering.com

BOAT HOUSE PLAN

ALBERT CUTITTO

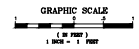
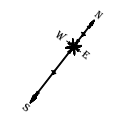
LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 36827
 STATE OF LOUISIANA
 EXPIRES 12/31/2024
 DATE: 07-22-2024
 PROJECT NO.: 2024-001

SHEET TITLE:
PROPOSED SITE PLAN

DRAWING NUMBER:
C101

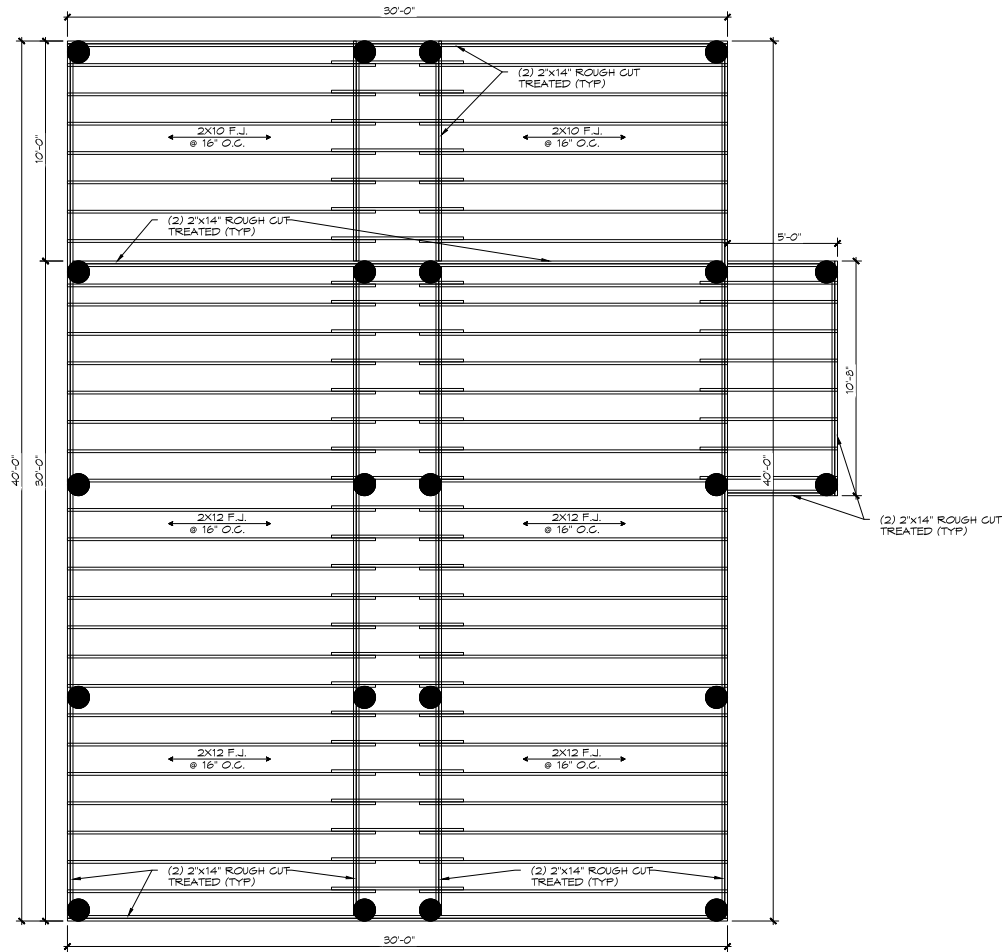
STATE OF LOUISIANA
 SEAL OF THE ENGINEER

GRAPHIC SCALE
 1" = 15'-0"

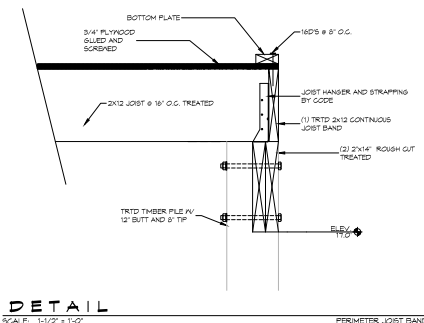


GENERAL NOTES

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 A193.
3. ALL CONNECTORS SHALL BE HDG PER ASTM ASS. CLASS 6105 SHEET WITH 125 CU/SP ZINC COATING.
4. TRIPLE UP FLOOR JOIST UNDER TUB AND INTERIOR LOAD BEARING WALLS.



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



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

DAMMON ENGINEERING, INC.
LOUISIANA & MISSISSIPPI
Civil Engineers, Surveyors, Planners, PE
www.dammonengineering.com
info@dammonengineering.com
334 West Spanish Trail
Baton Rouge, LA 70801

NO.	DESCRIPTION	DATE



ALBERT CUTITTO
2730 LAUREL MENTOR, HWY 2731
NEW ORLEANS, LOUISIANA 70121
2024 DATE: 07-22-2024
DRAWING NO: 240101-01
OWNER: BOAT HOUSE PLAN

SHEET TITLE:
FLOOR FRAMING PLAN

DRAWING NUMBER:

S103

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 8# COMMON NAILS OR 10# BOX NAILS IN EACH END OF 1-1/4"X20 GAGE STRAP
ROOF ASSEMBLY TO WALL ASSEMBLY	16" O.C.	16	40T	25Z	152R	4
WALL ASSEMBLY TO FOUNDATION	16" O.C.	16	224	214	456	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)
UPLIFT LOADS	1 - 3 STORIES	28 INCHES ON CENTER
		30 INCHES ON CENTER

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)
UPLIFT LOADS	4 STORY	48 INCHES ON CENTER N/A 30X1/4" W/ANCHOR

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

WFCM 2015 TABLE 3.23C

HEADER SPAN (FEET)	NAIL SPACING (INCHES)		
	12" O.C.	16" O.C.	24" O.C.
2	1	1	1
4	2	2	2
6	3	3	2
8	4	3	2

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

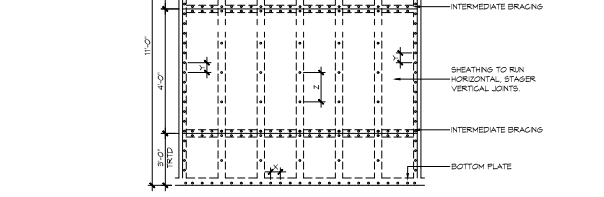
WFCM 2015 TABLE 3.22F

HEADER SUPPORTING	HEADER SPAN (FT)	ROOF SPAN (FEET)																				
		12 FEET						24 FEET						36 FEET								
		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	1	1	1	1	1	1	1	1	1
	4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	10	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	12	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	14	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	16	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	2	1	1	1	1	1	1	1	1	1	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	1	1	1	1	1	1	1	1	1
6	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
8	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
10	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
12	3	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
14	3	2	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
16	4	3	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	

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

WFCM 2015 TABLE 3.22F

ROOF AND CEILING	HEADER SPAN (FT)	ROOF LIVE LOAD 20 PSF					
		NUMBER OF JACK STUDS REQUIRED					
		3'	4.5'	6'	8'	9'	6.5'
ROOF, CEILING, AND ONE CENTER BEARING FLOOR	2	1	1	1	1	1	1
	4	1	1	1	1	1	1
	6	2	1	1	1	1	1
	8	2	2	2	1	1	1
	10	3	2	2	2	2	2
	12	3	2	2	2	2	2
	14	4	3	2	2	2	2
	16	4	3	2	2	2	2
	2	1	1	1	1	1	1
	4	2	1	1	1	1	1
6	3	2	2	2	2	2	
8	3	2	2	2	2	2	
10	4	3	2	2	2	2	
12	4	3	2	2	2	2	
14	5	4	3	3	3	3	
16	6	4	4	3	3	3	



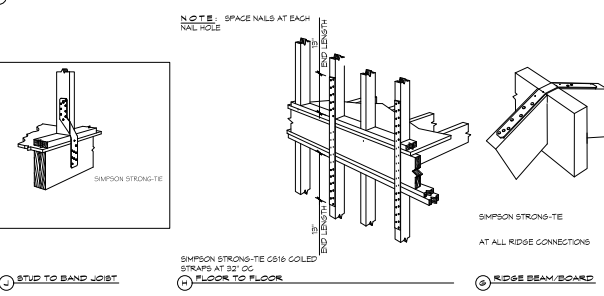
INTERIOR SHEATHING
 1/2" PLYWOOD EACH FACE STAGGERED 45°
 11" O.C. NAILS
 64° O.C. FASTENING
 PANEL EDGES 24" NAILS
 12" O.C. FASTENING
 INTERMEDIATE MEMBERS

EXTERIOR SHEATHING
 5/8" PLYWOOD EACH FACE STAGGERED 45°
 11" O.C. NAILS
 64° O.C. FASTENING
 PANEL EDGES 24" NAILS
 12" O.C. FASTENING
 INTERMEDIATE MEMBERS

NAIL SPACING
 X = 4" O.C.
 Y = 4" O.C.
 Z = 12" O.C.

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

3) SHEAR WALL EXTERIOR SHEATHING NAILING PATTERN



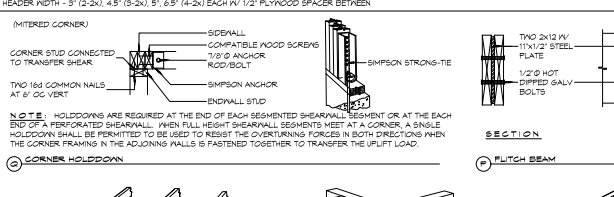
TYPICAL CONNECTION DETAILS
 SCALE: NTS

TABLE S601.8 - NAILING SCHEDULE WFCM 2015 TABLE 3.1

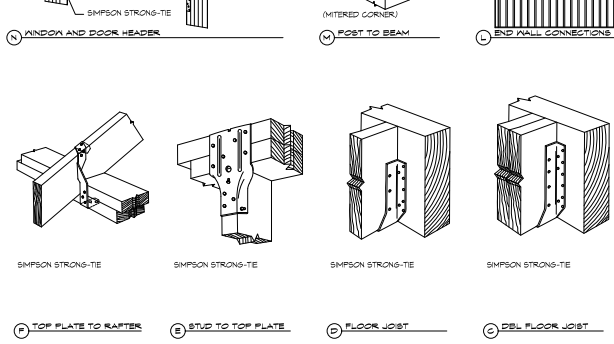
DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	SPACING
HEADER TO HEADER (FACE NAILED)	16d	16d	16" OC EDGES

TABLE S601.9 - BUILDING ENVELOPE REQUIREMENTS

OPAQUE ELEMENTS	ASSEMBLY MAXIMUM U-VALUE	MIN. R-VALUE
ROOFS		
INSULATION ENTIRELY ABOVE DECK	U-0.049	R-20.0 G.I.
METAL BUILDING	U-0.098	R-19
ATTIC AND OTHER	U-0.021	R-39
MASS	U-0.181	R-51.2 G.I.
WALLS ABOVE GRADE		
METAL BUILDING	U-0.119	R-13.0
STEEL-FRAMED	U-0.134	R-13.0
WOOD-FRAMED AND OTHER	U-0.091	R-13.0
MASS	U-0.101	R-6.5 G.I.
STEEL JOIST	U-0.082	R-19.0
WOOD FRAMED AND OTHER	U-0.091	R-19.0
FLOORS		
UN-HEATED	F-0.130	NR
OPAQUE ELEMENTS		
SWINGS	U-0.700	NR
NON-SWINGS	U-1.450	NR



4) WINDOW AND DOOR HEADER
5) POST TO BEAM
6) END WALL CONNECTIONS



7) SIMPSON M-STRAPS
8) STUD TO BAND JOIST
9) FLOOR TO FLOOR
10) RIDGE BEAM/BOARD
11) TOP PLATE TO RAFTER
12) STUD TO TOP PLATE
13) FLOOR JOIST
14) DEL FLOOR JOIST
15) HIP RAFTER
16) STUD TO SILL PLATE

TABLE S601.10 - METAL ROOF APPLICATION & FASTENING NOTES

1. INSTALL 26 GAUGE METAL ROOF PER MANUFACTURER'S RECOMMENDATIONS FOR 164 MPH WIND SPEED.

TABLE S601.11 - GENERAL UPLIFT CONNECTION NOTES

ROOF ASSEMBLY TO WALL ASSEMBLY:
 UPLIFT CONNECTIONS SHALL BE FROM RAFTER OR TRUSS TO 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:
 UPLIFT CONNECTIONS SHALL BE FROM RAFTER OR TRUSS TO STUD. WHEN RAFTERS OR TRUSSES ARE NOT LOCATED DIRECTLY ABOVE STUDS, RAFTERS SHALL BE ATTACHED TO A COMMON MEMBER IN THE FLOOR ASSEMBLY BY UPLIFT CONNECTIONS. UPLIFT CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE S601.11.

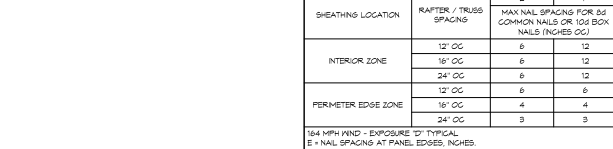
WALL ASSEMBLY TO FOUNDATION:
 FIRST FLOOR WALL STUDS SHALL BE CONNECTED TO THE FOUNDATION SILL PLATE OR BOTTOM PLATE. A MINIMUM OF 1-1/4" X 20 GA. A575 A655 GRADE 55 STEEL STRAP SHALL BE NAILED TO THE WALL STUDS AND HAVE A MINIMUM EMBEDMENT OF 1 INCHES IN CONCRETE FOUNDATIONS AND SLAB-ON-GRADE. 19 INCHES IN MASONRY BLOCK FOUNDATIONS. OR BE LAPPIED UNDER THE BOTTOM PLATE. 3 INCH SQUARE WASHERS SHALL BE USED ON THE ANCHOR BOLTS AND ANCHOR BOLT SPACING SHALL NOT EXCEED THE REQUIREMENTS. STEEL STRAPS EMBEDDED IN OR IN CONTACT WITH SLAB-ON-GRADE OR MASONRY BLOCK FOUNDATIONS SHALL BE NOT DIPPED GALV. AFTER FABRICATION, OR WAFER FROM 616S OR 2450 GALV. STL. CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE S601.12.

TABLE S601.12 - ROOF SHEATHING ATTACHMENT REQUIREMENT - WIND LOAD EXP "D"

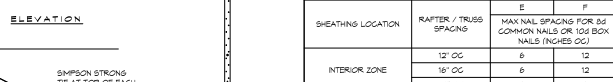
SHEATHING LOCATION	RAFTER / TRUSS SPACING	MAX. NAIL SPACING FOR 8# COMMON NAILS OR 10# BOX NAILS (INCHES O.C.)	
		E	F
INTERIOR ZONE	12" O.C.	6	12
	16" O.C.	6	12
	24" O.C.	6	6
PERIMETER EDGE ZONE	16" O.C.	4	4
	24" O.C.	3	3

TABLE S601.13 - WALL SHEATHING AND CLADDING REQUIREMENT - WIND LOAD EXP "D"

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



3) SHEAR WALL EXTERIOR SHEATHING NAILING PATTERN



TYPICAL CONNECTION DETAILS
 SCALE: NTS

DAMMON ENGINEERING, INC.
 LOUISIANA & MISSISSIPPI

1501 W. UNIVERSITY BLVD., SUITE 200, MONROE, LA 70132
 PHONE: (504) 281-1111
 FAX: (504) 281-1112
 WWW.DAMMONENGINEERING.COM

STATE OF MISSISSIPPI
 MISSISSIPPI ENGINEERING BOARD

BRAN A. BRIDGES
 MISSISSIPPI ENGINEERING BOARD

BOAT HOUSE PLAN

ALBERT TITTO

1501 W. UNIVERSITY BLVD., SUITE 200, MONROE, LA 70132
 PHONE: (504) 281-1111
 FAX: (504) 281-1112
 WWW.DAMMONENGINEERING.COM

SHEET TITLE: TYPICAL CONNECTION DETAILS, SCHEDULES, AND NOTES
 DRAWING NUMBER: S107
 SHEET NO: 4 of 13

