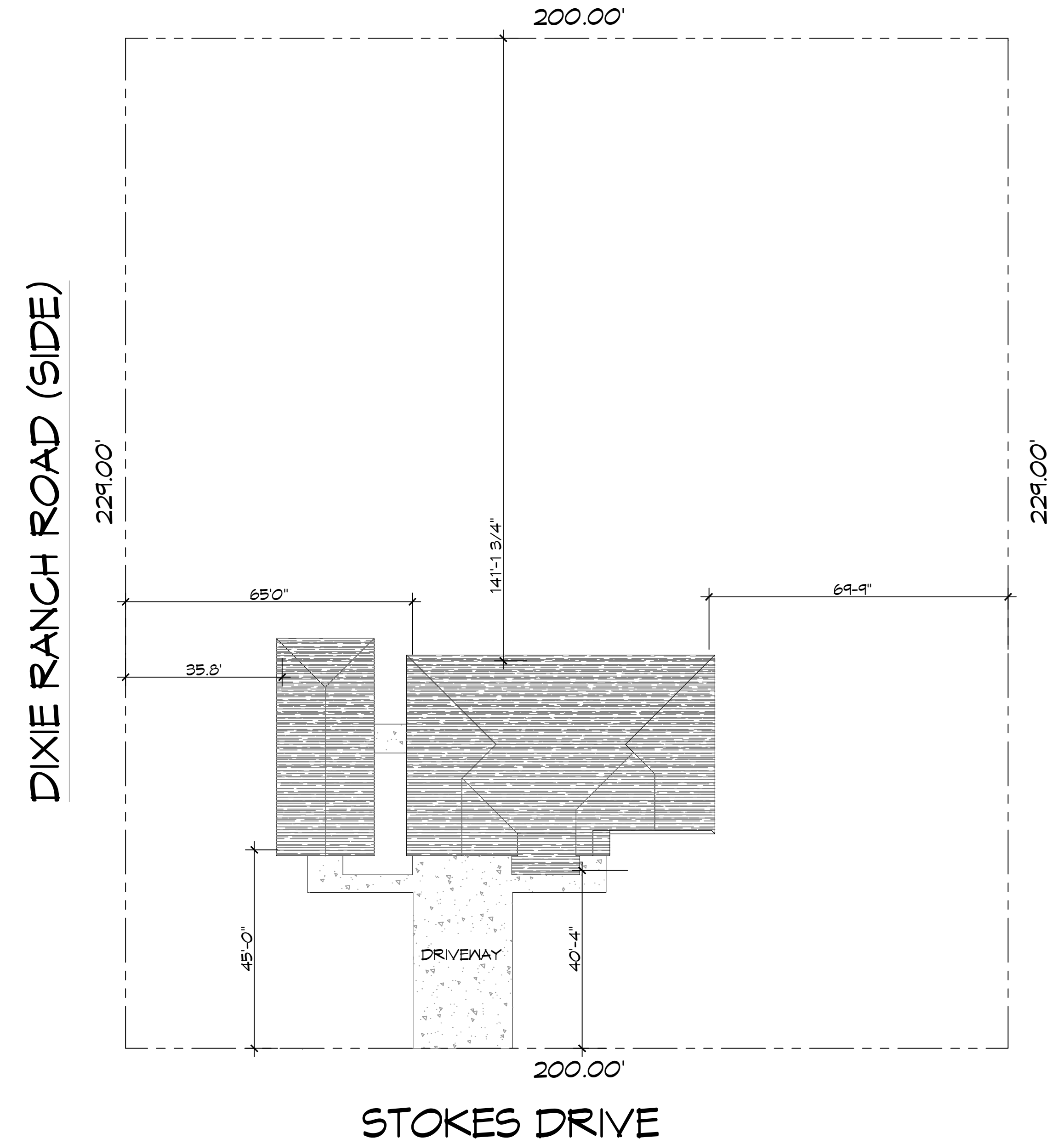


FILE NAME: A:\\_Projects\18-0000\18-0000.dwg; PLOT DATE: 10/23/2025; PLOT TIME: 10:03:42 AM; PLOT USER: brian.mistich; PLOT DEVICE: HP DesignJet T1100e; PLOT SCALE: 1/20"=1'-0"; PLOT SHEET: 1 OF 6

**DESIGN CRITERIA**  
 THE CONSTRUCTION FOR SAID RESIDENCE, WHERE BASIC WIND SPEED IS 130 MILES PER HOUR, WIND EXPOSURE ZONE B, 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

<b>PLANNING</b>	
ZONED	RESIDENTIAL
<b>FLOOD ZONE</b>	
ZONE "X"	
<b>LEGEND</b>	
- - - - - PROPERTY LINE	
<b>SHEET INDEX</b>	
SHEET #	SHEET TITLE
C101	SITE PLAN
A101	FLOOR PLAN
A102	HOUSE ELEVATIONS AND CABINETS
A103	ROOF PLAN AND HOUSE ELEVATIONS
S101	FOUNDATION PLAN
S102	TYPICAL CONNECTION DETAILS

Living Area	2082
Garage	482
Front Porch	124
Storage & Bath	387
Patio	540
Total U.B.	3,615



**1 SITE PLAN**  
 SCALE: 1/20" = 1'-0"  
 OVERALL SITE PLAN

**DAMMON ENGINEERING, INC.**  
 LOUISIANA & MISSISSIPPI  
 Chief Engineer: Brian Mistich, PE  
 554 Old Spanish Trail  
 Slidell, LA 70468  
 www.dammonengineering.com  
 info@dammonengineering.com  
 PH: 985.649.9832

#	DESCRIPTION	DATE

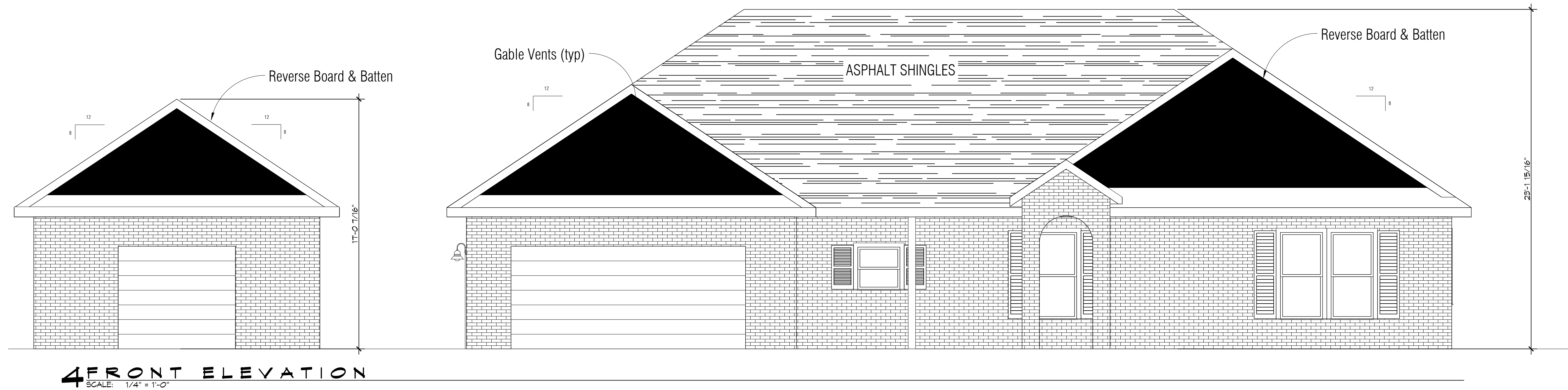


**HUGO MARTINEZ**  
 LOT 9, STOKES DRIVE  
 OAK RANCH ESTATES  
 SLIDELL, LA 70460  
 JOB No: 18-0000  
 DATE: 10-09-2025  
 DRAWN BY: BAM  
 CHECKED BY: CKD

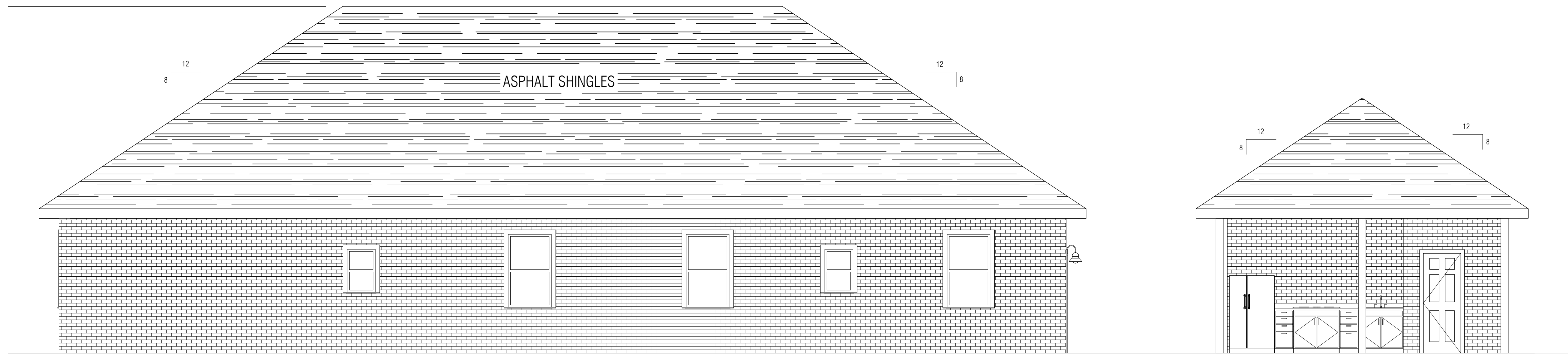
SHEET TITLE:  
 SITE PLAN  
 DRAWING NUMBER:  
**C101**  
 SHEET No: 1 of 6



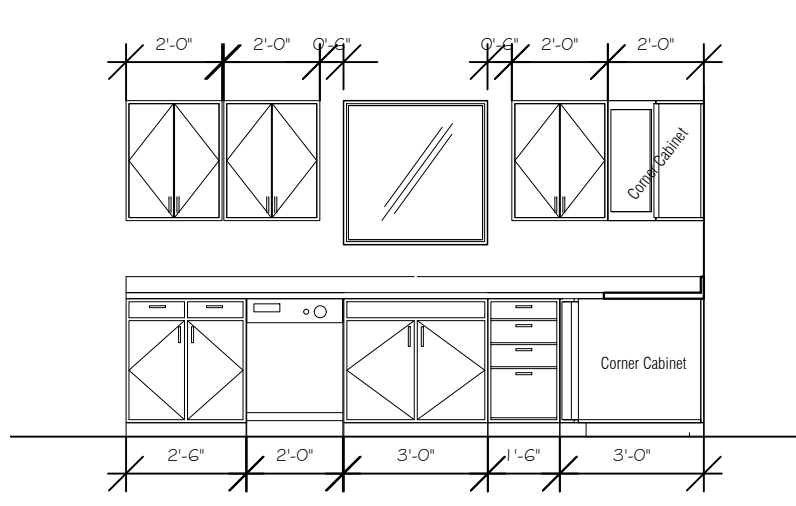
02.18.2023 - 11:58 AM - Revision of Building, Civil, Mechanical, Electrical, Plumbing, Fire, and Structural Engineering - 10/05/2023 - 10/05/2023



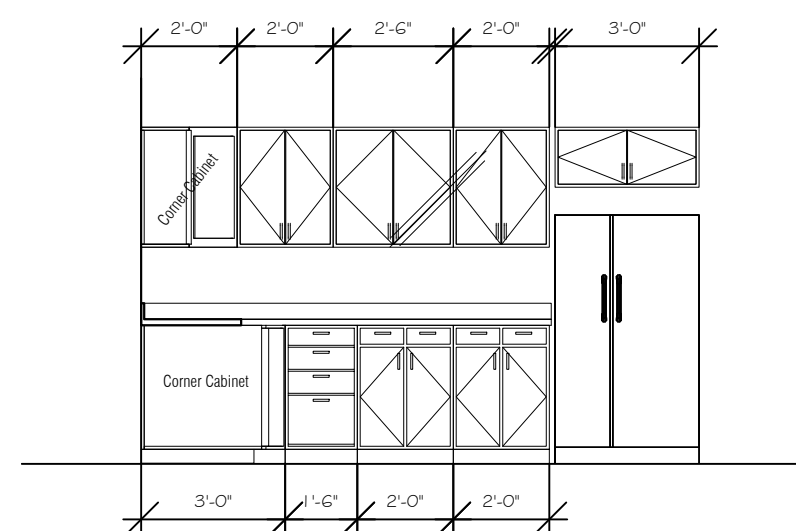
**4 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



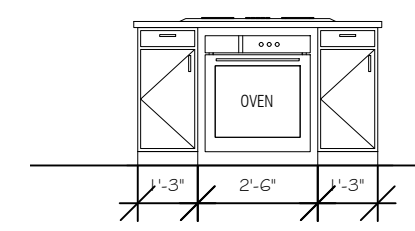
**5 REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



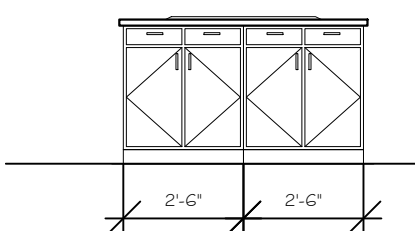
**6 KITCHEN "A"**  
SCALE: 1/4" = 1'-0"



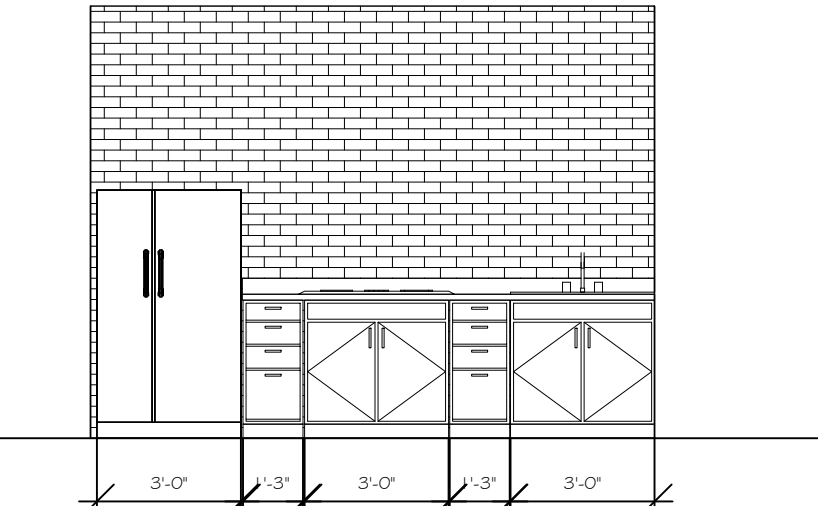
**7 KITCHEN "B"**  
SCALE: 1/4" = 1'-0"



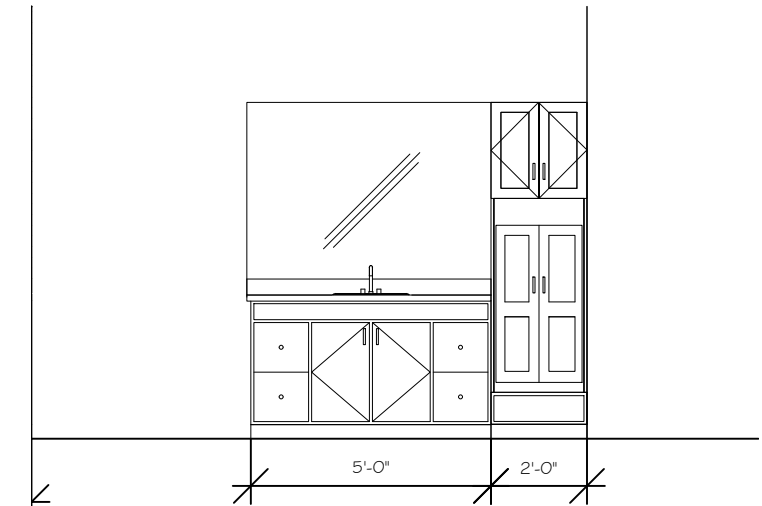
**8 ISLAND "A"**  
SCALE: 1/4" = 1'-0"



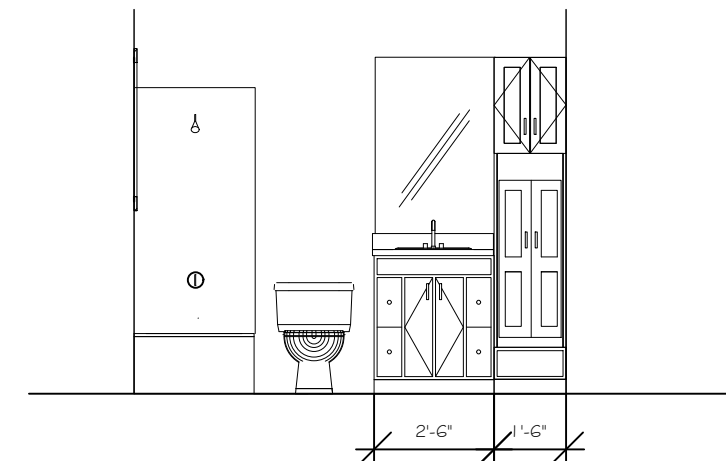
**9 ISLAND "B"**  
SCALE: 1/4" = 1'-0"



**10 OUTDOOR KITCHEN**  
SCALE: 1/4" = 1'-0"



**11 MASTER BATH**  
SCALE: 1/4" = 1'-0"



**12 HALL BATH**  
SCALE: 1/4" = 1'-0"

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#	DESCRIPTION	DATE



J U S O M A R T I N E Z

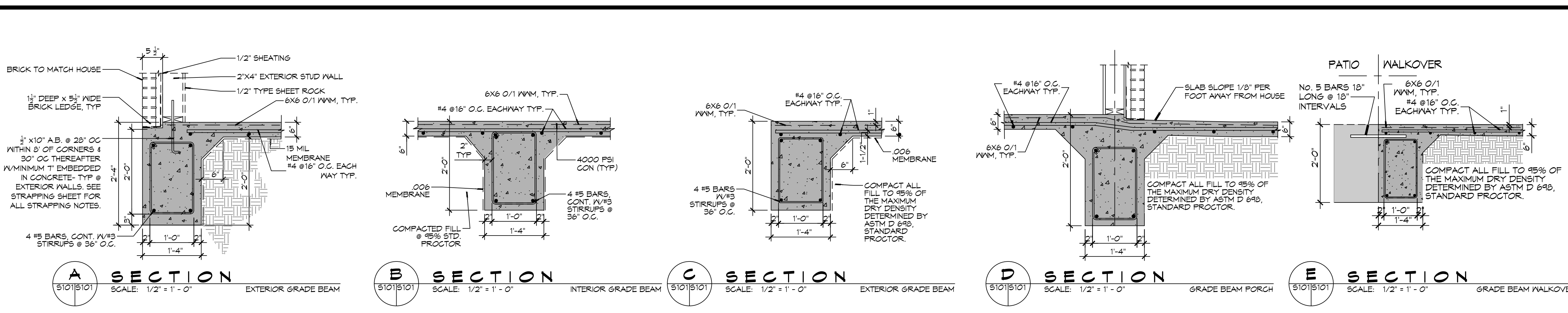
LOT 3, STOKES DRIVE  
 OAK RANCH ESTATES  
 SLIDELL, LA 70460  
 JOB No: 10-05-2023  
 DATE: 10-05-2023  
 DRAWN BY: CKD  
 CHECKED BY: BAK

SHEET TITLE:  
 BLDG  
 ELEVATIONS  
 & CABINETS

DRAWING NUMBER:

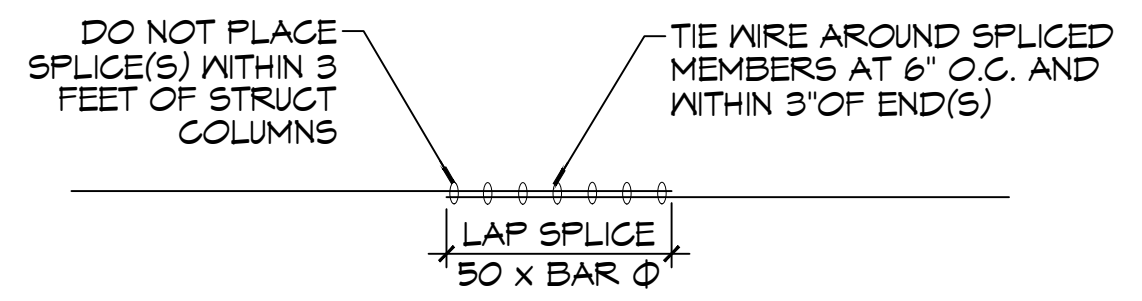
**A102**



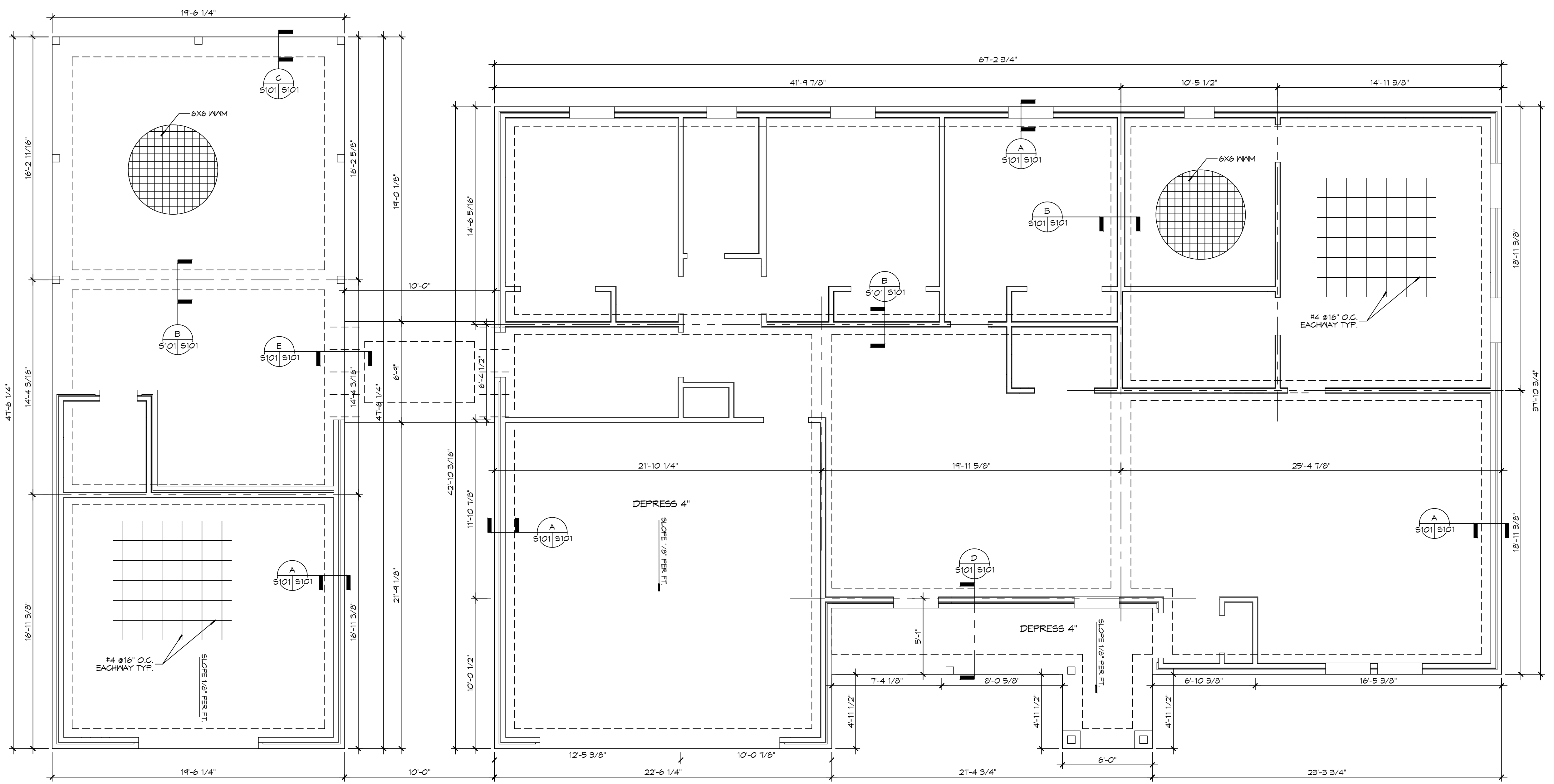


**GENERAL FOUNDATION NOTES**

1. ALL DIMENSIONS ARE EDGE OF CONCRETE (EOC) TO EDGE OF CONCRETE (EOC) UNLESS NOTED OTHERWISE.
2. VERIFY ALL PLUMBING ROUGH-IN LOCATIONS AND DOUBLE UP ON FLOOR JOIST IN THOSE AREAS.
3. CONCRETE MIX SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE MIX SHALL BE IN ACCORDANCE WITH ACI-318.
4. ALL CONVENTIONAL REINFORCING STEEL SHALL MEET ASTM-A615 (GRADE 60).
5. ONE LAYER OF POLYETHYLENE VAPOR BARRIER SHALL BE PLACED UNDER ALL CONCRETE. VAPOR RETARDER TO BE MINIMUM 10 MIL THICKNESS; ASTM E 1745 CLASS A, PERMEANCE LESS THAN 0.01 PERMS, EQUAL TO STEGO INDUSTRIES STEGO WRAP, ECOSHIELD-E 15 MIL BY EPRO, OR IRONBAR 15 BY FLATIRON FILMS. PROVIDE APPROPRIATE ACCESSORIES FOR A COMPLETE SYSTEM.
6. ALL REINFORCING STEEL AND MESH SHALL BE SECURELY SUPPORTED TO PREVENT BOTH VERTICAL AND HORIZONTAL MOVEMENT DURING CONCRETE PLACEMENT.
7. THE CONTRACTOR SHALL VERIFY ALL DROPS, OFFSETS, BRICK LEDGES, DIMENSIONS AND CONFIGURATIONS.
8. GRADE BEAM DIMENSIONS MAY VARY BY -5%, +20%.
9. FILL, AS A MINIMUM QUALITY, SHALL BE 40% CLAY AND 60% SANDY MIXTURE, PLACED IN 6\"/>



**REBAR SPLICE**  
SCALE: 1/2" = 1'-0"



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

**DAMMON ENGINEERING, INC.**  
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PH: 985.649.5832

NO.	DESCRIPTION	DATE



**HUGO MARTINEZ**

LOT 3, STOKES DRIVE  
OAK RANCH ESTATES  
SLIDELL, LA 70460

DATE: 10-05-2023  
DRAWN BY: BAY  
CHECKED BY: CAS

SHEET TITLE:  
FOUNDATION PLAN

DRAWING NUMBER:  
**S101**

SHEET No: 5 of 6

**TABLE S102.7 - HEADER SPANS FOR INTERIOR LOAD-BEARING WALLS**

HEADERS SUPPORTING	SIZE	DROPPED HEADER			RAISED HEADER		
		BUILDING WIDTH (FT.)			BUILDING WIDTH (FT.)		
		12	24	36	12	24	36
ONE FLOOR ONLY (SINGLE CENTER BEARING WALL)	(2) 2x4	4'-0"	2'-10"	2'-4"	4'-1"	2'-10"	2'-4"
	(2) 2x6	5'-11"	4'-3"	3'-5"	6'-1"	4'-4"	3'-6"
	(2) 2x8	7'-1"	5'-2"	4'-4"	7'-4"	5'-5"	4'-5"
	(2) 2x10	7'-11"	6'-0"	5'-0"	9'-2"	6'-6"	5'-3"
	(2) 2x12	8'-6"	6'-7"	5'-7"	10'-4"	7'-7"	6'-3"
	(3) 2x8	8'-5"	6'-4"	5'-3"	9'-8"	6'-10"	5'-7"
	(3) 2x10	9'-3"	7'-11"	6'-10"	11'-5"	8'-11"	6'-7"
	(3) 2x12	9'-11"	7'-8"	6'-7"	13'-6"	9'-6"	7'-4"
	(4) 2x8	9'-5"	7'-2"	6'-0"	11'-2"	7'-11"	6'-5"
	(4) 2x10	10'-3"	7'-11"	6'-4"	13'-3"	9'-4"	7'-8"
(4) 2x12	11'-0"	8'-7"	7'-4"	15'-7"	11'-0"	9'-0"	

**TABLE S102.8 - HEADER SPANS FOR EXTERIOR LOAD-BEARING WALLS RESISTING WIND LOADS EXP "B"**

SIZE	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH	195 MPH
(2) 2x4	5'-1"	4'-8"	4'-4"	4'-1"	3'-10"	3'-7"	3'-5"	3'-2"
(2) 2x6	6'-3"	5'-9"	5'-4"	5'-0"	4'-8"	4'-5"	4'-2"	3'-10"
(2) 2x8	6'-10"	6'-4"	5'-11"	5'-6"	5'-2"	4'-10"	4'-7"	4'-3"
(2) 2x10	7'-4"	6'-10"	6'-4"	5'-11"	5'-6"	5'-2"	4'-11"	4'-6"
(2) 2x12	7'-10"	7'-3"	6'-4"	6'-3"	5'-11"	5'-7"	5'-3"	4'-10"
(3) 2x8	8'-5"	7'-4"	7'-2"	6'-4"	6'-4"	5'-11"	5'-7"	5'-2"
(3) 2x10	9'-0"	8'-4"	7'-4"	7'-3"	6'-4"	6'-4"	6'-0"	5'-7"
(3) 2x12	9'-7"	8'-11"	8'-3"	7'-8"	7'-3"	6'-10"	6'-5"	5'-11"
(4) 2x8	9'-8"	9'-0"	8'-4"	7'-4"	7'-3"	6'-10"	6'-6"	6'-0"
(4) 2x10	10'-5"	9'-7"	8'-11"	8'-4"	7'-10"	7'-4"	6'-11"	6'-5"
(4) 2x12	11'-7"	11'-1"	10'-3"	9'-6"	8'-11"	8'-4"	7'-10"	6'-10"

**TABLE S102.9 - SILL OR BOTTOM PLATE TO FOUNDATION CONNECTIONS RESISTING UPLIFT LOADS - 130 MPH WIND EXP "B"**

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	50 INCHES ON CENTER	58 INCHES ON CENTER

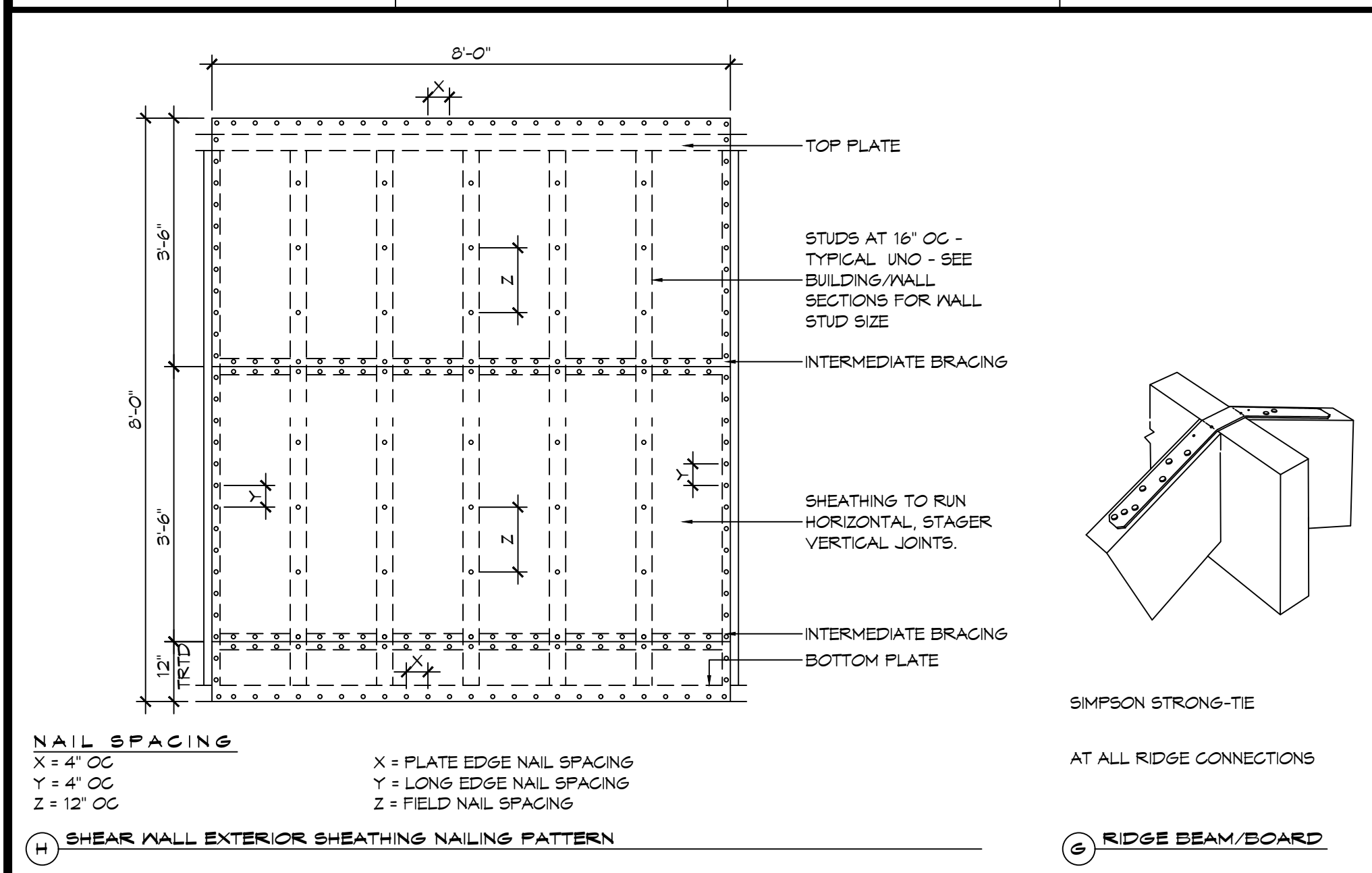
NOTE: A MINIMUM OF ONE ANCHOR BOLT SHALL BE PROVIDED WITHIN 6 TO 12 INCHES OF EACH END OF EACH PLATE

**TABLE S102.10 - BOTTOM PLATE TO FOUNDATION CONNECTIONS (ANCHOR BOLTS) RESISTING LATERAL & SHEAR LOADS - EXP "B"**

BOTTOM PLATE TO FOUNDATION ANCHOR BOLT CONNECTION RESISTING	FOUNDATION SUPPORTING	MAXIMUM ANCHOR BOLT SPACING (INCHES)	
		1/2" Ø ANCHOR BOLTS	5/8" Ø ANCHOR BOLTS
UPLIFT LOADS	1 STORY	31 INCHES ON CENTER	48 INCHES ON CENTER

**TABLE S102.11 - FULL HEIGHT STUD REQUIREMENT FOR HEADERS OR WINDOW SILL PLATES IN EXTERIOR WALLS EXP "B"**

HEADER SPAN (FEET)	WALL STUD SPACING (INCHES)		
	12" O.C.	16" O.C.	24" O.C.
2	1	1	1
4	2	2	1
6	3	3	2
8	4	3	2
10	5	4	3
12	6	5	3
14	7	6	4
16	8	6	4



**TABLE S102.5 - JACK STUD REQ - INT LOADBEARING WALLS**

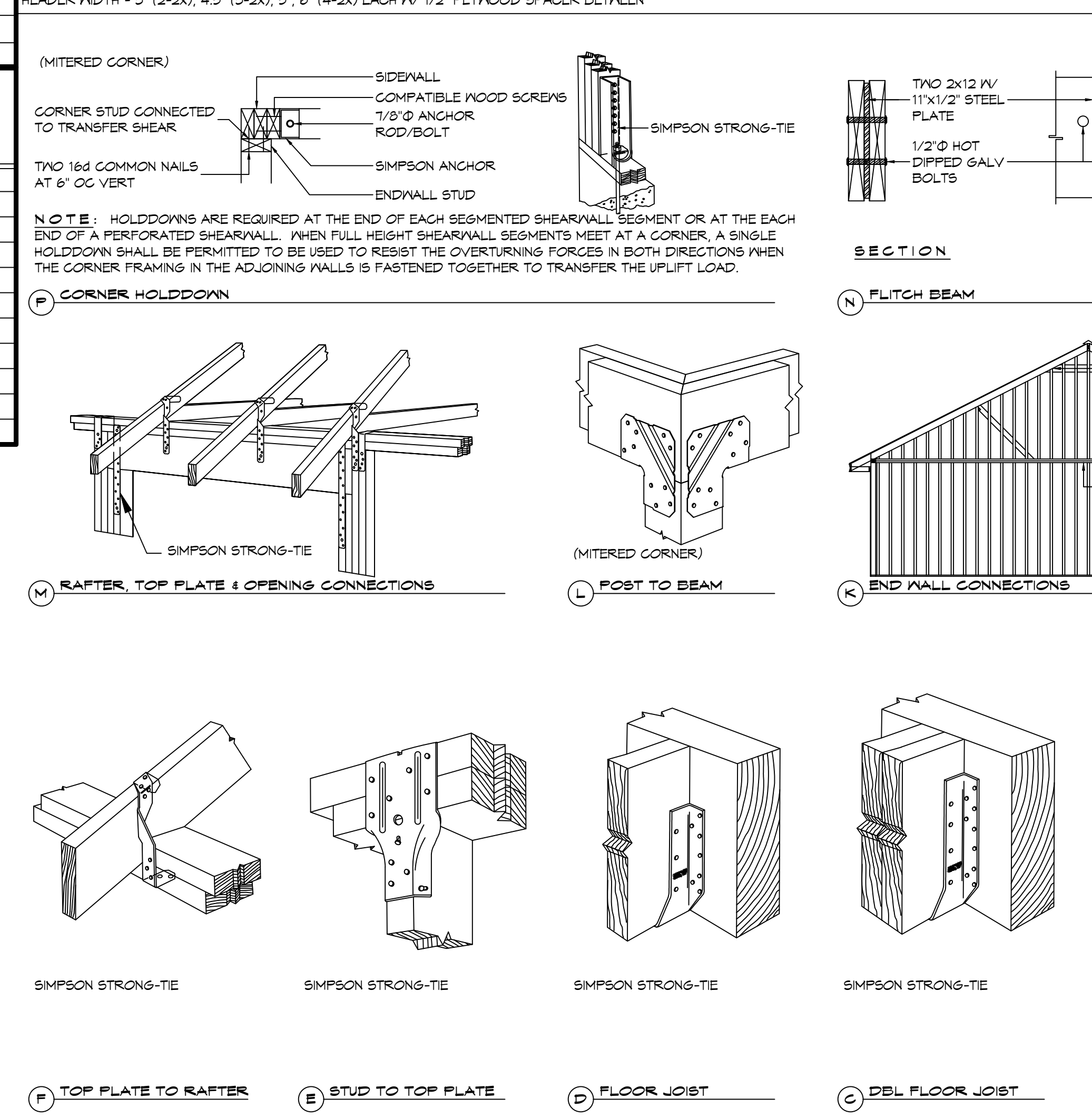
HEADER SUPPORTING	HEADER SPAN (FT)	ROOF SPAN (FEET)											
		12 FEET				24 FEET				36 FEET			
		NUMBER OF JACK STUDS REQUIRED AT EACH END OF THE HEADER											
ONE FLOOR ONLY (CENTER BEARING)	2	1	1	1	1	1	1	1	1	1	1	1	1
	4	1	1	1	1	1	1	1	1	1	1	1	1
	6	1	1	1	1	1	1	1	1	1	1	1	1
	8	1	1	1	1	2	1	1	1	2	2	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	1	1	1	3	2	2	2	4	3	3	2
	18	2	1	1	1	3	2	2	2	4	3	3	2
	20	2	1	1	1	4	3	3	2	6	4	4	3
TWO FLOORS (CENTER BEARING)	2	1	1	1	1	1	1	1	1	1	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 1/2" PLYWOOD SPACER BETWEEN

**TABLE S102.6 - JACK STUD REQ - EXTERIOR LOADBEARING WALLS**

HEADER SUPPORTING	HEADER SPAN (FT)	ROOF LIVE LOAD 20 PSF				GROUND SNOW LOAD 30 PSF					
		NUMBER OF JACK STUDS REQUIRED									
		3"	4.5"	5"	6"	3"	4.5"	5"	6"		
ROOF AND CEILING	2	1	1	1	1	1	1	1	1	1	1
	4	1	1	1	1	1	1	1	1	1	1
	6	2	1	1	1	2	1	1	1	1	1
	8	2	2	2	1	2	2	2	1	1	1
	10	3	2	2	2	3	2	2	2	2	2
	12	3	2	2	2	3	2	2	2	2	2
	14	4	3	2	2	4	3	2	2	2	2
	16	4	3	3	2	4	3	3	2	2	2
	18	5	4	3	2	5	4	3	2	2	2
	20	5	4	3	2	5	4	3	2	2	2
ROOF, CEILING, AND ONE CENTER BEARING FLOOR	2	1	1	1	1	1	1	1	1	1	1
	4	2	1	1	1	2	1	1	1	1	1
	6	2	2	2	1	3	2	2	2	2	2
	8	3	2	2	2	3	2	2	2	2	2
	10	4	3	2	2	4	3	3	2	2	2
	12	4	3	3	2	5	3	3	3	3	3
14	5	4	3	3	5	4	3	3	3	3	
16	6	4	3	3	6	4	4	3	3	3	

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



**TABLE S102.3 - NAILING SCHEDULE**

DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	SPACING
<b>WALL FRAMING</b>			
TOP PLATE TO TOP PLATE (FACE NAILED)	2-16d	2-16d	PER FOOT
TOP PLATE AT INTERSECTION (FACE)	4-16d	5-16d	JOINTS - EACH SIDE
STUD TO STUD (FACE-NAILED)	2-16d	2-16d	24" O.C.
HEADER TO HEADER (FACE NAILED)	16d	16d	16" O.C. EDGES
TOP OR BOTTOM PLATE TO STUD (END)	SEE TABLE	SEE TABLE	PER STUD
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, END JOIST OR BLOCKING	2-16d	2-16d	PER FOOT
<b>ROOF SHEATHING</b>			
WOOD STRUCTURAL PANELS	8d	10d	SEE TABLE S102.1
DIAGONAL BOARD SHEATHING	1x6" OR 1x8"	2-8d	2-10d PER SUPPORT
1X10" OR WIDER	3-8d	3-10d	PER SUPPORT

**TABLE S102.4 - BUILDING ENVELOPE REQUIREMENTS**

ROOFS	ROOFS	
	OPAQUE ELEMENTS	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 c.i. R-5.7 c.i. @
	METAL BUILDING	U-0.113 R-13.0
	STEEL-FRAMED	U-0.124 R-13.0
FLOORS	WOOD-FRAMED AND OTHER	U-0.089 R-13.0
	MASS	U-0.107 R-6.3 c.i.
	STEEL JOIST	U-0.052 R-19.0
SLAB-ON-GRADE	WOOD FRAMED AND OTHER	U-0.051 R-19.0
	UN-HEATED	F-0.130 NR
	OPAQUE DOORS	SPRINGING
	NON-SPRINGING	U-1.450 NR

c.i. = CONTINUOUS INSULATION; NR = NO INSULATION REQUIREMENT  
@ = EXCEPTION APPLIES

**ROOF UNDERLAYMENT NOTES**

- FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE), UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER:
  - APPLY A 1/4 INCH STRIP OF UNDERLAYMENT FELT PARALLEL WITH AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36 INCH WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 14 INCHES, AND FASTENED SUFFICIENTLY TO HOLD IN PLACE.
- FOR ROOF SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER:
  - UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND OFFSET 2 INCHES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6 FEET.

**SHINGLE APPLICATION & FASTENING NOTES**

- ASPHALT STRIP SHINGLES SHALL HAVE A MINIMUM OF SIX FASTENERS PER SHINGLE WHERE THE ROOF IS IN ONE OF THE FOLLOWING CATEGORIES:
  - THE BASIC WIND SPEED IS 110 MPH OR GREATER AND THE EAVE IS 20 FEET OR HIGHER ABOVE GRADE.
  - THE BASIC WIND SPEED IS 120 MPH OR GREATER.
  - SPECIAL WIND ZONES.

**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 S102.10.

**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 S102.11.

**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 1 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 2450 GALV. STL. CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE S102.12.

**TABLE S102.1 - ROOF SHEATHING OR CLADDING REQUIREMENT - 130 MPH WIND LOAD EXP "B"**

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

110 MPH WIND - EXPOSURE 'C' TYPICAL  
E = NAIL SPACING AT PANEL EDGES, INCHES.  
F = NAIL SPACING AT INTERMEDIATE SUPPORTS IN THE PANEL FIELD, INCHES.

**TABLE S102.2 - WALL SHEATHING OR CLADDING REQUIREMENT - 130 MPH WIND LOAD EXP "B"**

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

110 MPH WIND - EXPOSURE 'C' TYPICAL  
E = NAIL SPACING AT PANEL EDGES, INCHES.  
F = NAIL SPACING AT INTERMEDIATE SUPPORTS IN THE PANEL FIELD, INCHES.

**DESIGN CRITERIA**  
THE CONSTRUCTION FOR SAID RESIDENCE, WHERE BASIC WIND SPEED IS 130 MILES PER HOUR, WIND EXPOSURE ZONE B, IS DESIGNED IN ACCORDANCE WITH: AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (MFCM) 2001 EDITION AS WELL AS THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 EDITION

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DATE: 10-09-2023  
JOB NO: 23060  
DRAWN BY: CKD  
CHECKED BY: BAK

SHEET TITLE: TYPICAL CONNECTION DETAILS, SCHEDULES, AND NOTES  
DRAWING NUMBER: S102  
SHEET No: 6 of 6