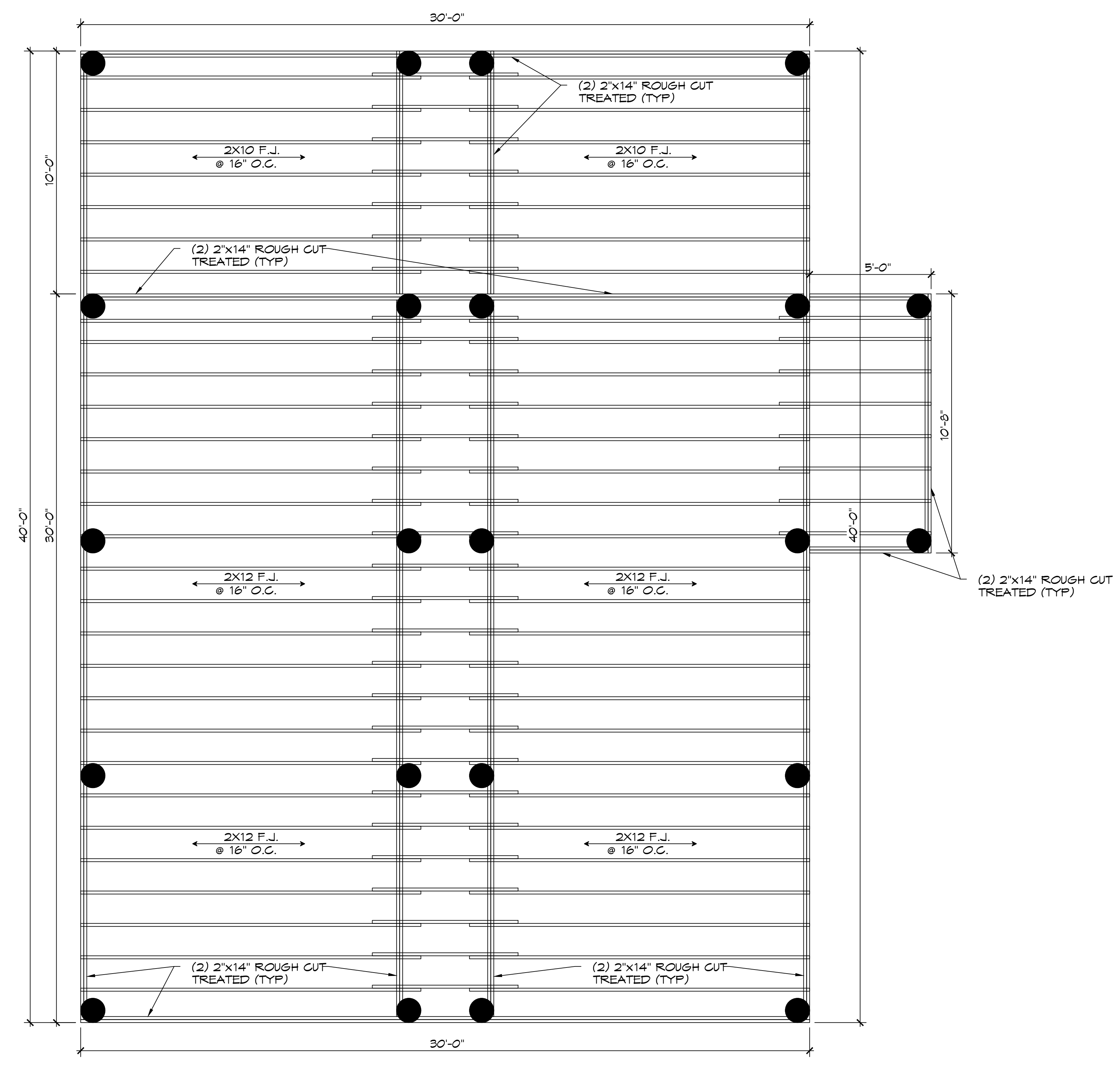
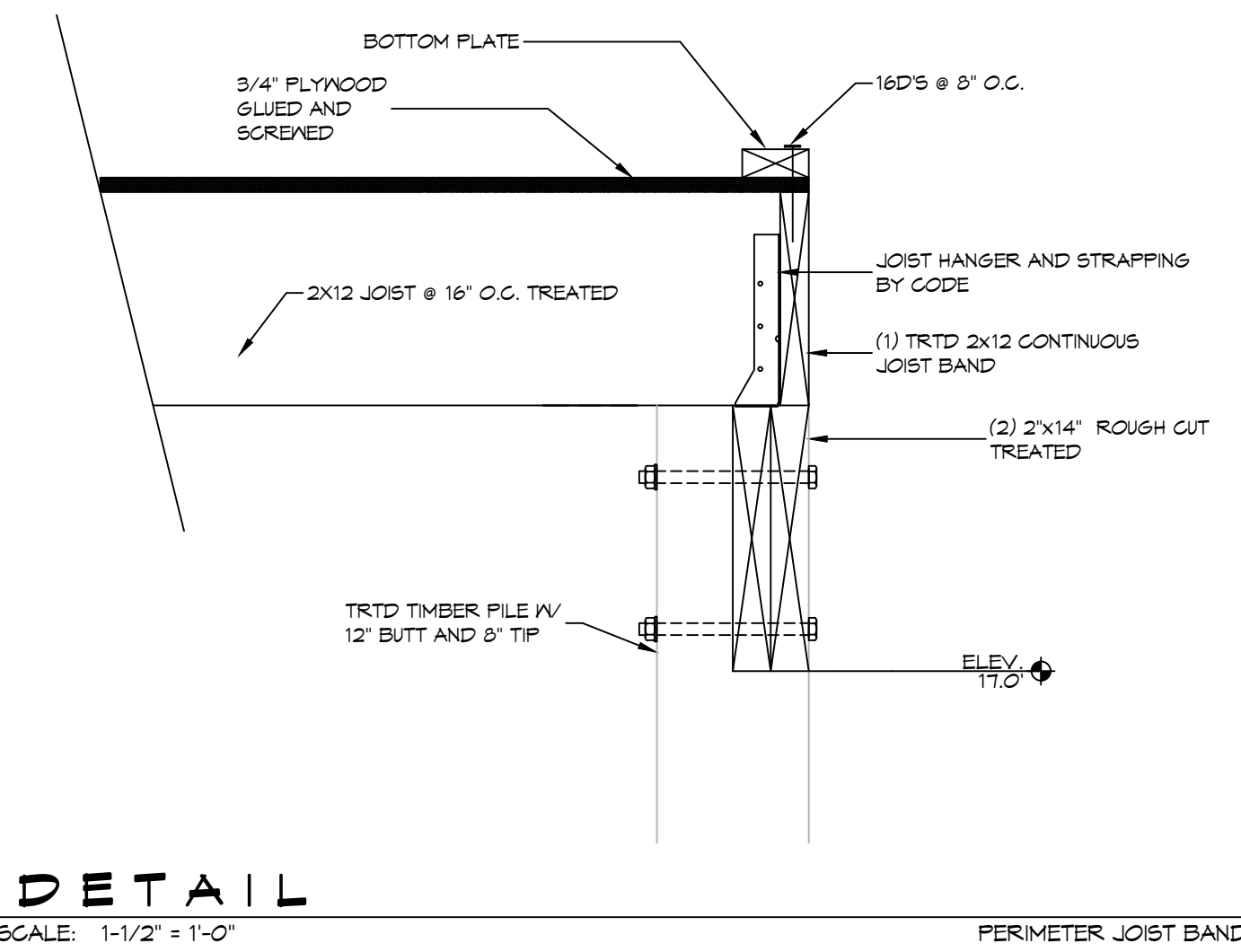


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FLOOR FRAMING PLAN
SCALE: 3/8" = 1'-0"



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

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 A653, CLASS 6105 SHEET WITH 1.85 OZ/SF ZINC COATING.
4. TRIPLE UP FLOOR JOIST UNDER TUB AND INTERIOR LOAD BEARING WALLS.

DAMMON

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# DESCRIPTION	DATE

SEAL:

ALBERT CUITTO

LOT 16
21701 CHIEF MENTOR'S WAY
NEW ORLEANS, LOUISIANA 70124
JOB No: 2024 | DATE: 04-18-2024
DRAWN BY: CKD | CHECKED BY: BAM

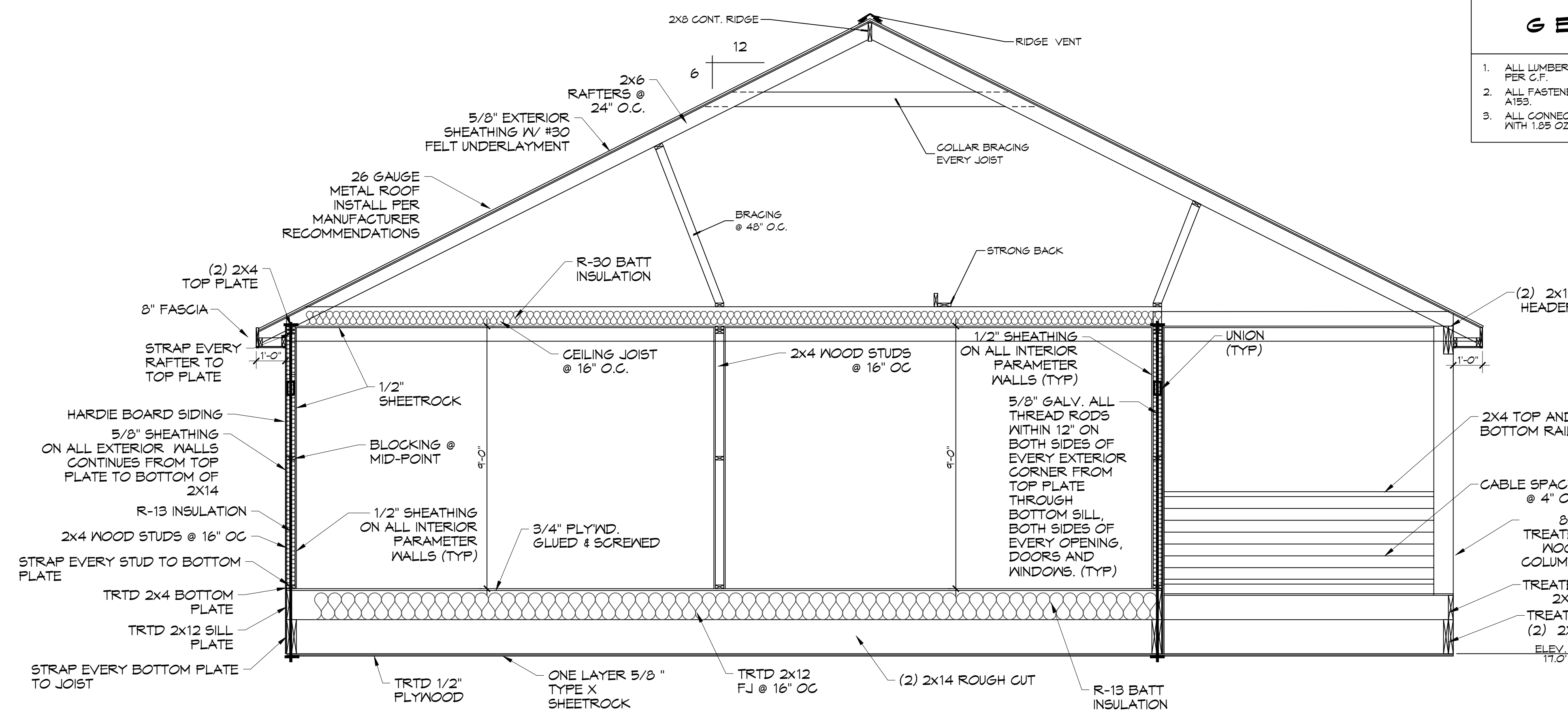
1103 - FLOOR FRAMING PLAN - 1103.FRM

SHEET TITLE:
FLOOR FRAMING PLAN

DRAWING NUMBER:
S103

SHEET No: 5 of 13

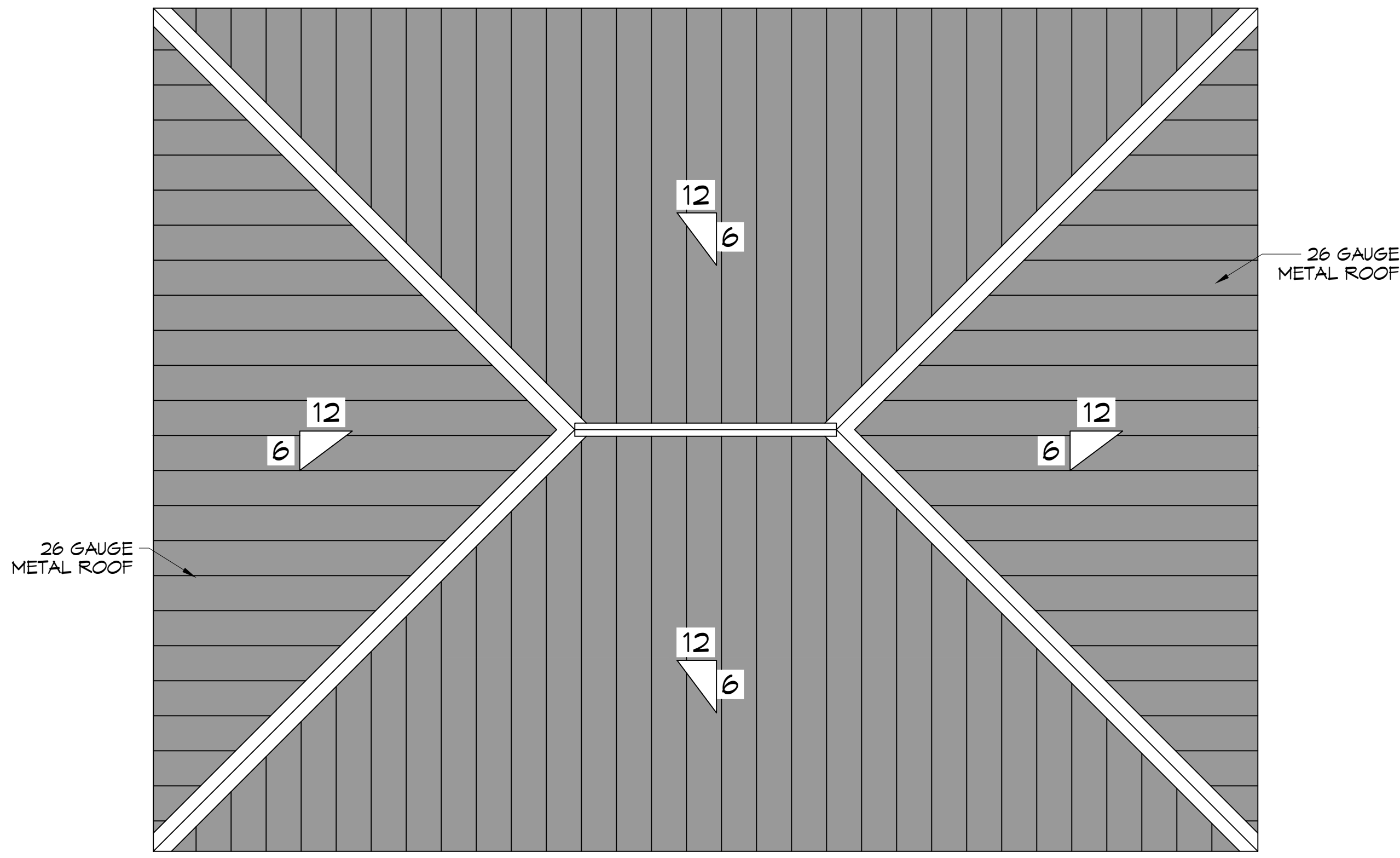
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HOUSE SECTION
SCALE: 3/8" = 1'-0"

- 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 (HDS) PER ASTM A193.
 3. ALL CONNECTORS SHALL BE HDG PER ASTM A653, CLASS G185 SHEET WITH 1.05 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 4,750 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. COMMERCIALY 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.



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

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REVISIONS	DATE
#	DESCRIPTION

SEAL:

BOAT HOUSE PLAN
ALBERT CUITTO
 LOT 16
 21181 CHEF MENTEUR HWY
 NEW ORLEANS, LOUISIANA 70128
 JOB No: 2024 | DATE: 04-19-2024
 DRAWN BY: CKD | CHECKED BY: BAM

SHEET TITLE:
 HOUSE SECTION AND ROOF PLAN
 DRAWING NUMBER:
S106
 SHEET No: 8 of 13

TABLE S601.7 - UPLIFT CONNECTIONS - 164 MPH WINDS EXP "D"
NFCM 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" X 20 GAUGE STRAP
ROOF ASSEMBLY TO WALL ASSEMBLY	16" OC	16	401	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"
NFCM 2015 TABLE 3.2C

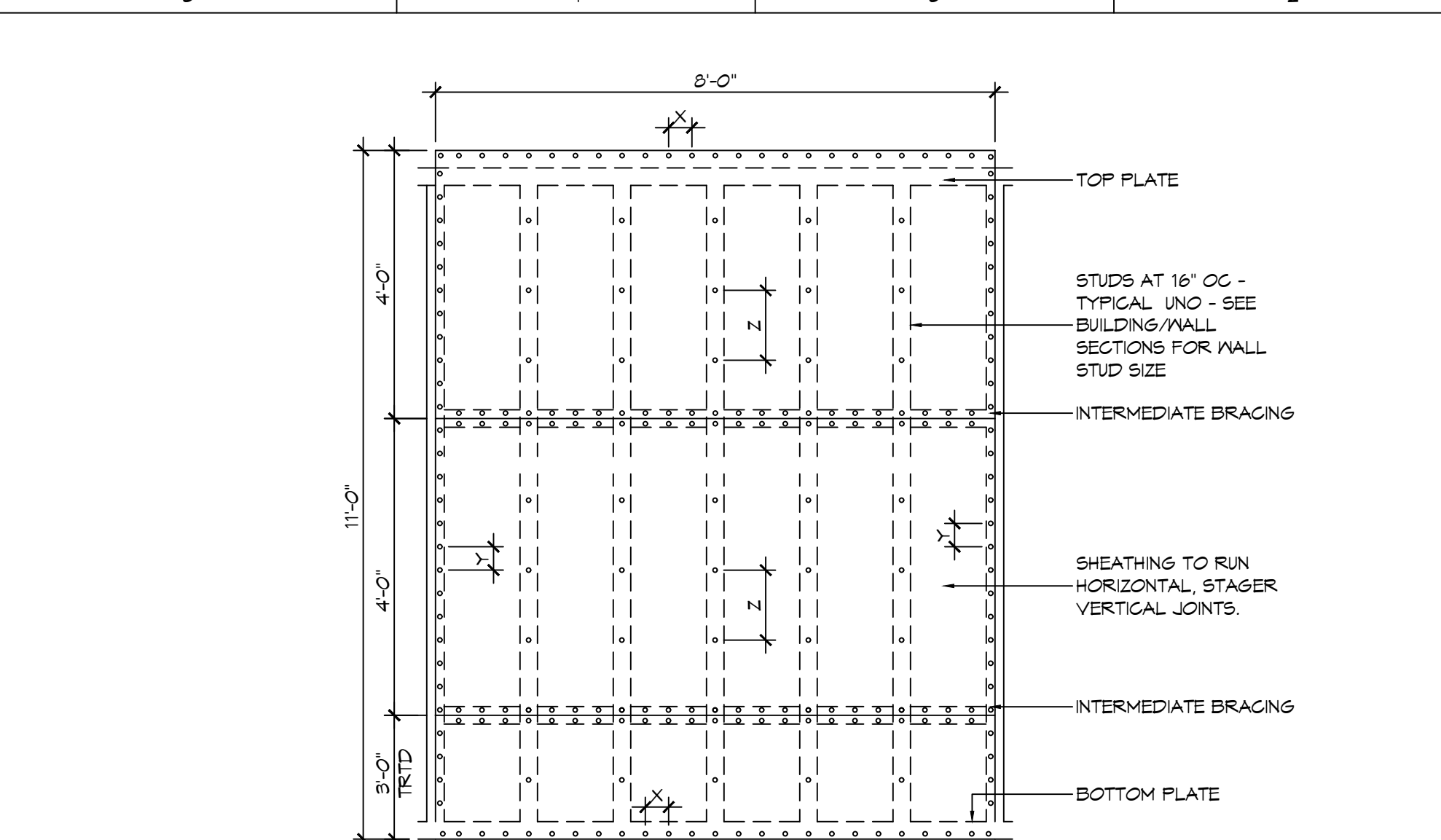
BOTTOM PLATE TO FOUNDATION ANCHOR BOLT CONNECTION RESISTING UPLIFT LOADS	FOUNDATION SUPPORTING	MAXIMUM ANCHOR BOLT SPACING (INCHES)	
		8' END ZONES	INTERIOR ZONES
UPLIFT LOADS	1 - 3 STORIES	25 INCHES ON CENTER	30 INCHES ON CENTER
		NOTE: A MINIMUM OF ONE ANCHOR BOLT SHALL BE PROVIDED WITHIN 6 TO 12 INCHES OF EACH END OF EACH PLATE	

TABLE S601.9 - SILL OR BOTTOM PLATE TO FOUNDATION CONNECTIONS RESISTING SHEAR LOADS - 164 MPH WIND EXP "D"
NFCM 2015 TABLE 3.2B

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

TABLE S601.10 - FULL HEIGHT STUD REQUIREMENT FOR HEADERS OR WINDOW SILL PLATES IN EXTERIOR WALLS EXPOSURE "D"
NFCM 2015 TABLE 3.23C

HEADER SPAN (FEET)	WALL 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



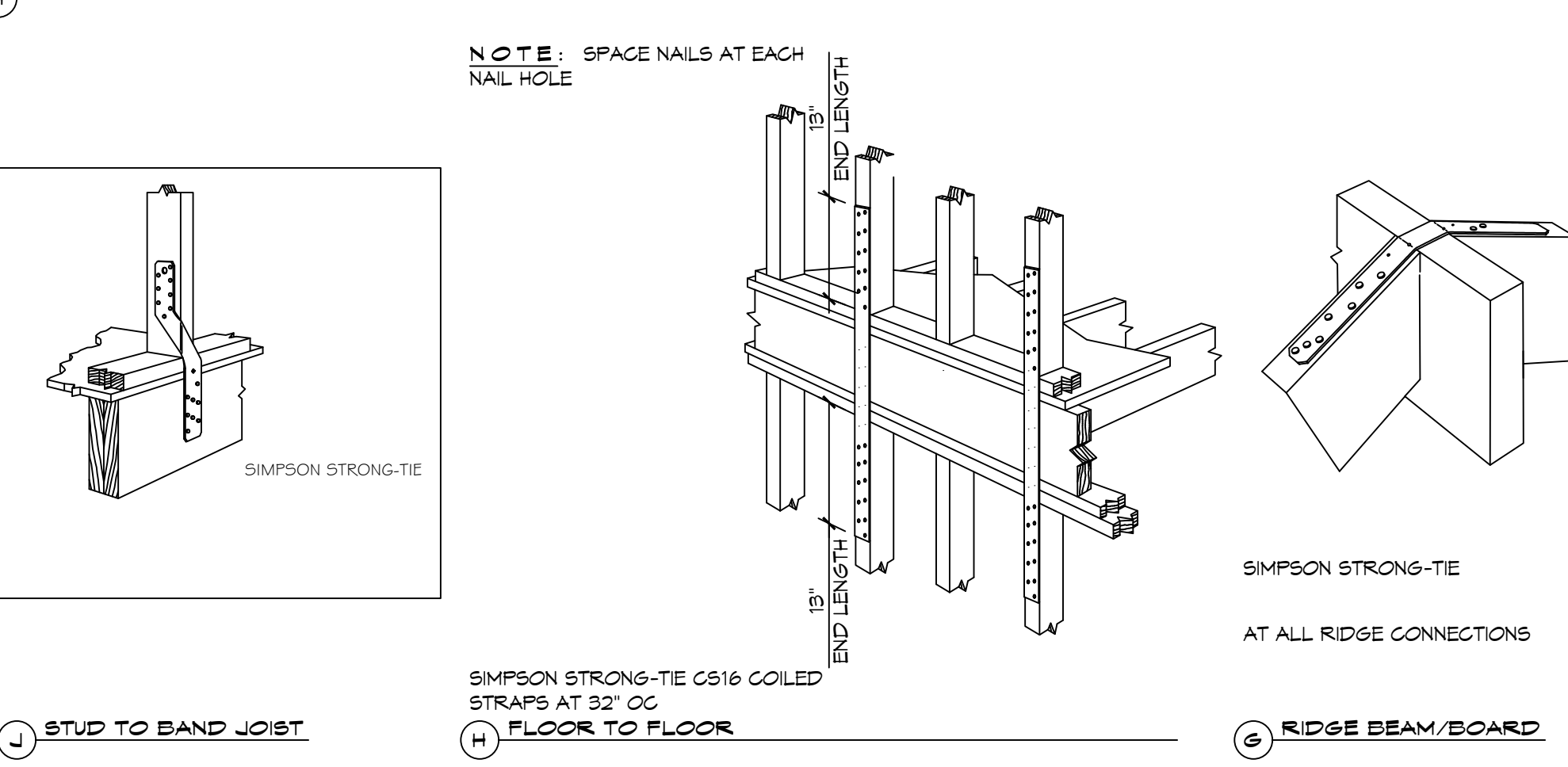
NAIL SPACING
X = 4" OC
Y = 4" OC
Z = 12" OC

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.

3 SHEAR WALL EXTERIOR SHEATHING NAILING PATTERN



TYPICAL CONNECTION DETAILS
SCALE: NTS

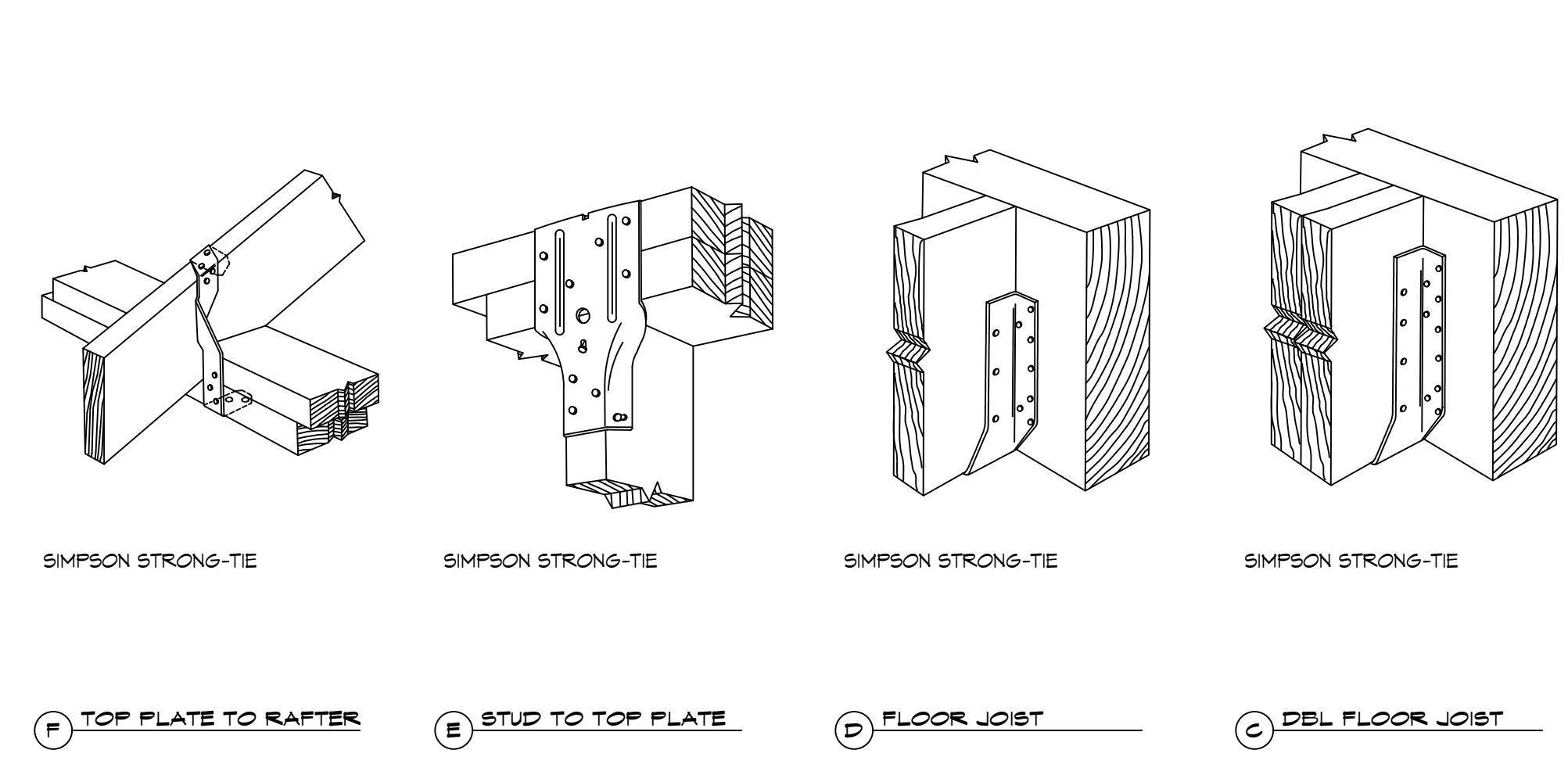
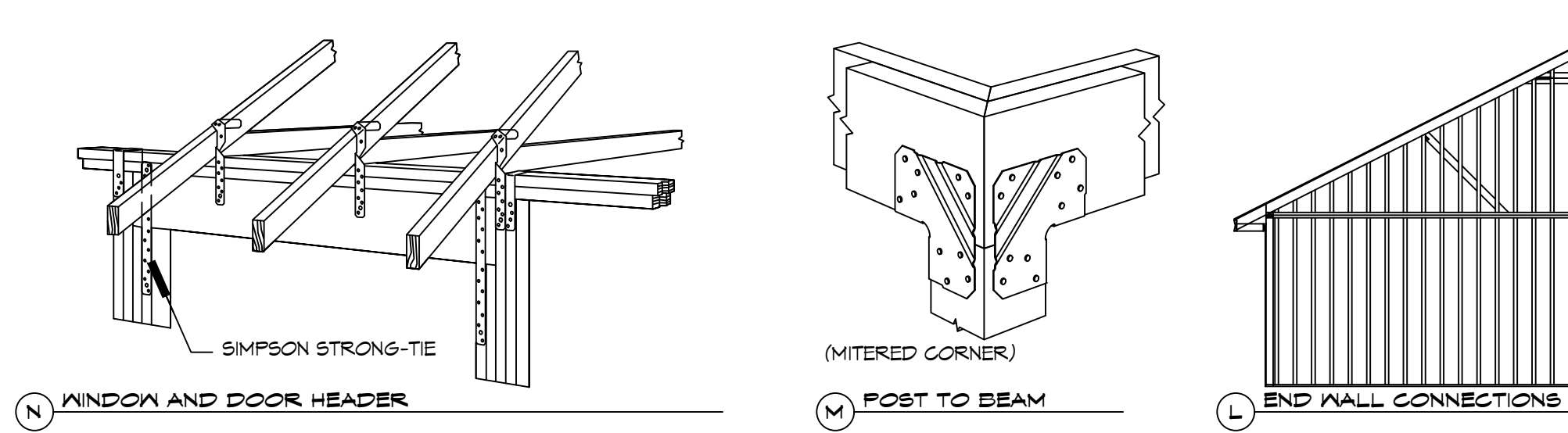
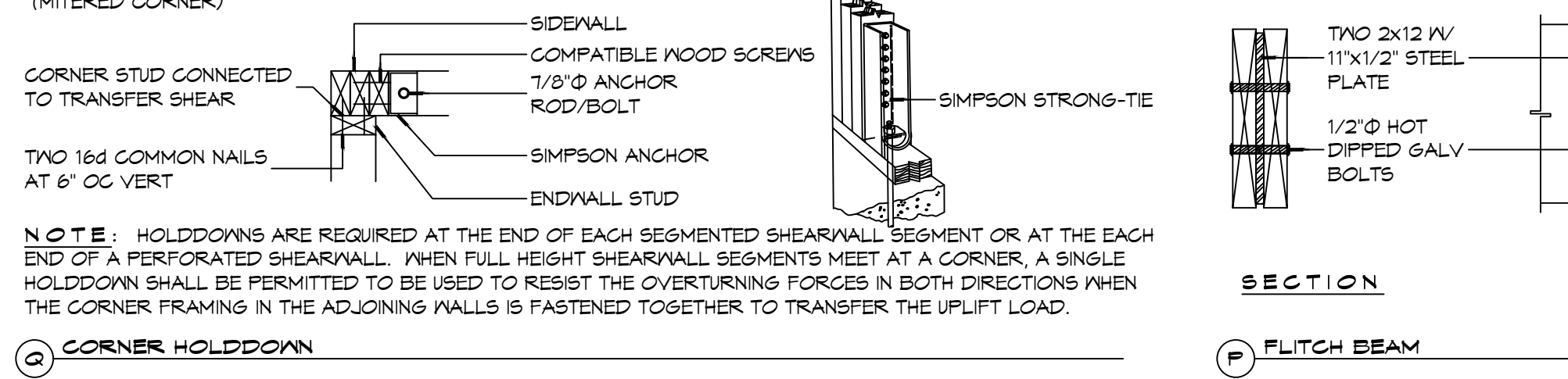
TABLE S601.5 - JACK STUD REQ - INT LOADBEARING WALLS

HEADER SUPPORTING	HEADER SPAN (FT)	ROOF SPAN (FEET)											
		12 FEET				24 FEET				36 FEET			
		3"	4.5"	5"	6.5"	3"	4.5"	5"	6.5"	3"	4.5"	5"	6"
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
	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	

TABLE S601.6 - JACK STUD REQ - EXTERIOR LOADBEARING WALLS
NFCM 2015 TABLE 3.22F

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

3 CORNER HOLDDOWN



4 WINDOW AND DOOR HEADER

TABLE S601.3 - NAILING SCHEDULE
NFCM 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

ROOFS	OPAQUE ELEMENTS		INSULATION MIN. R-VALUE
	INSULATION ENTIRELY ABOVE DECK	ASSEMBLY MAXIMUM	
ROOFS	METAL BUILDING	U-0.065	R-19
	ATTIC AND OTHER	U-0.027	R-30
	MASS	U-0.151	R-5.7 c.i.
WALLS, ABOVE GRADE	METAL BUILDING	U-0.113	R-19.0
	STEEL-FRAMED	U-0.124	R-19.0
	WOOD-FRAMED AND OTHER	U-0.089	R-19.0
FLOORS	MASS	U-0.107	R6-9 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-0.750	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 MANUFACTURER'S 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 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 S195 OR 2450 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	DATE	DESCRIPTION

SEAL:

ALBERT CUITITO

LOT 16
2715 CHIEF MENTEUR HWY
IRBIA ORLEANS, LOUISIANA 70394
JOB No: 2024
DATE: 04-15-2024
DRAWN BY: DD/KJK
CHECKED BY: CKD

BOAT HOUSE PLAN

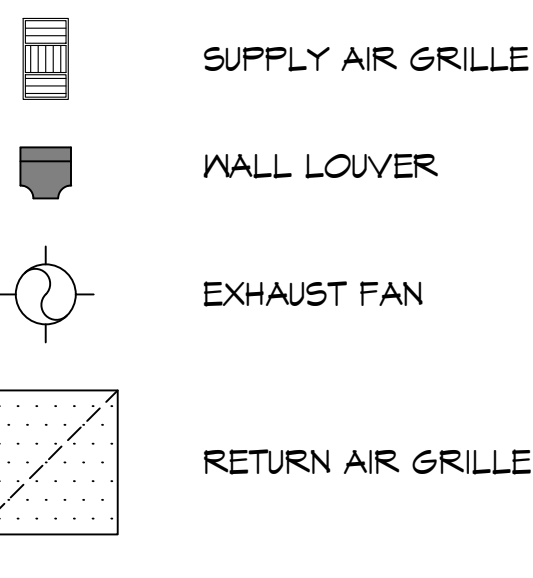
SHEET TITLE:
TYPICAL CONNECTION
DETAILS, SCHEDULES, AND
NOTES

DRAWING NUMBER:

S107

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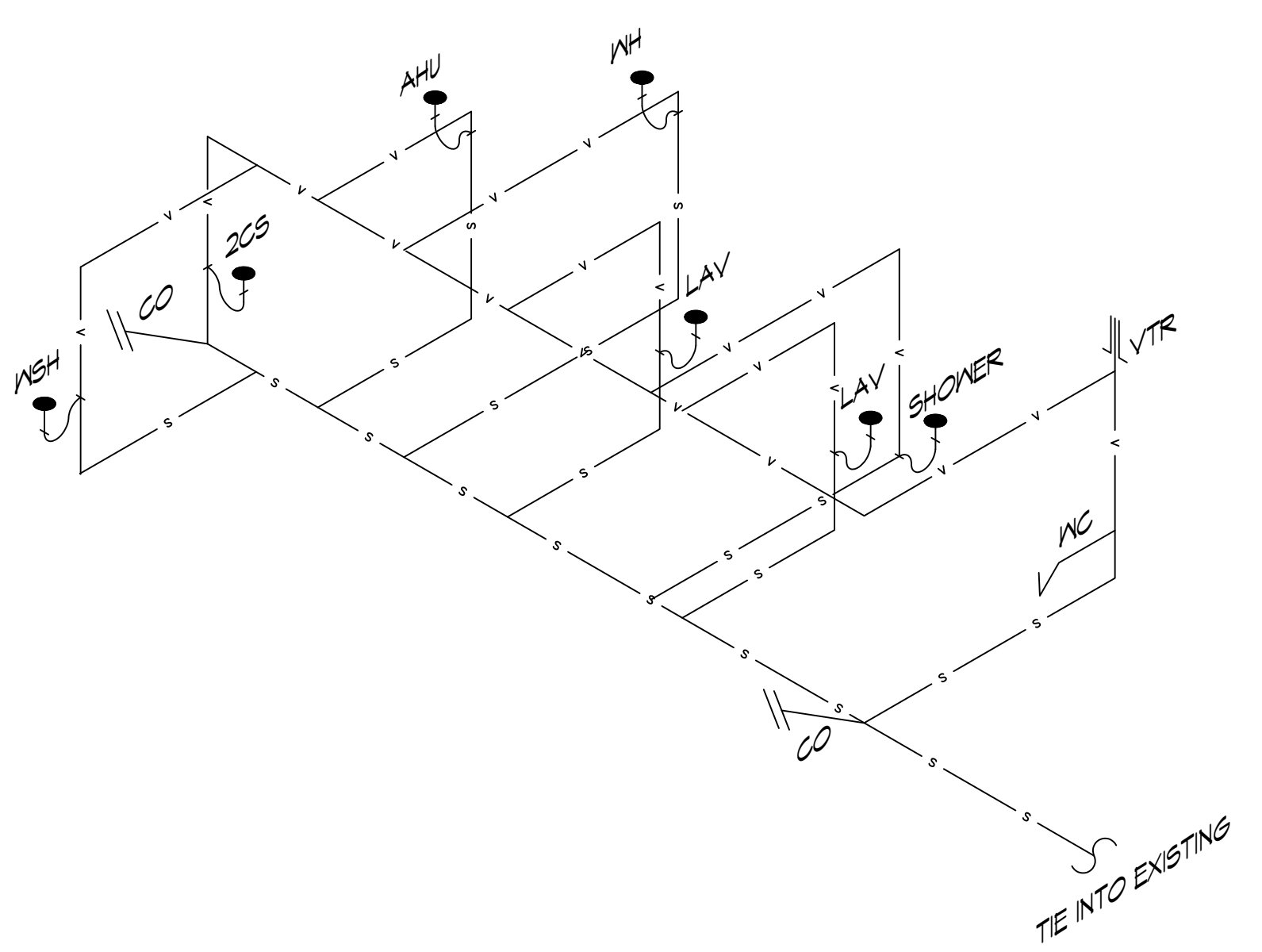
MECHANICAL LEGEND



MECHANICAL NOTES

- MECHANICAL SUBCONTRACTOR TO INSTALL HVAC SYSTEM, ACCORDING TO NATIONAL, STATE AND CITY CODE.
- MECHANICAL SUBCONTRACTOR TO VERIFY HVAC DESIGN LOADS.
- OWNER TO SELECT PLUMBING FIXTURES WITH CONTRACTOR.
- DRAWINGS OF SYSTEM ARE SCHEMATIC AND SHOULD BE CONFIRMED BY SUBCONTRACTOR.
- 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.
- PLACE DAMPER CONTROLS IN ALL DUCT RUNS.
- THERMOSTAT MIN. HONEYWELL. - WALL MOUNTED
- MIN. CLEARANCE AT UNIT TO BE 4'-0"
- 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
- CLEARANCE OF ALL HEAT PRODUCING APPLIANCES TO BE GREATER THAN 18" ABOVE OR 6" TO THE SIDE.
- SEC. R315: CARBON MONOXIDE ALARMS - REQUIRED IN THE SMOKE ALARMS
- A/C DRAIN TO 1-1/2" P-TRAP
- PROVIDE 30" MIN. WIDE WORKING PLATFORM TO ACCESS SIDE OF HVAC. ATTIC DECKED WORK AREA MIN. 30" X 30"
- HVLS, VLS, HVS & GAS RANGE HOODS MUST VENT OUTSIDE. BATHROOM EXHAUST VENTS TO THE EXTERIOR OR PROVIDE MINIMUM 1.5 SQUARE FEET OPENABLE AREA. 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.

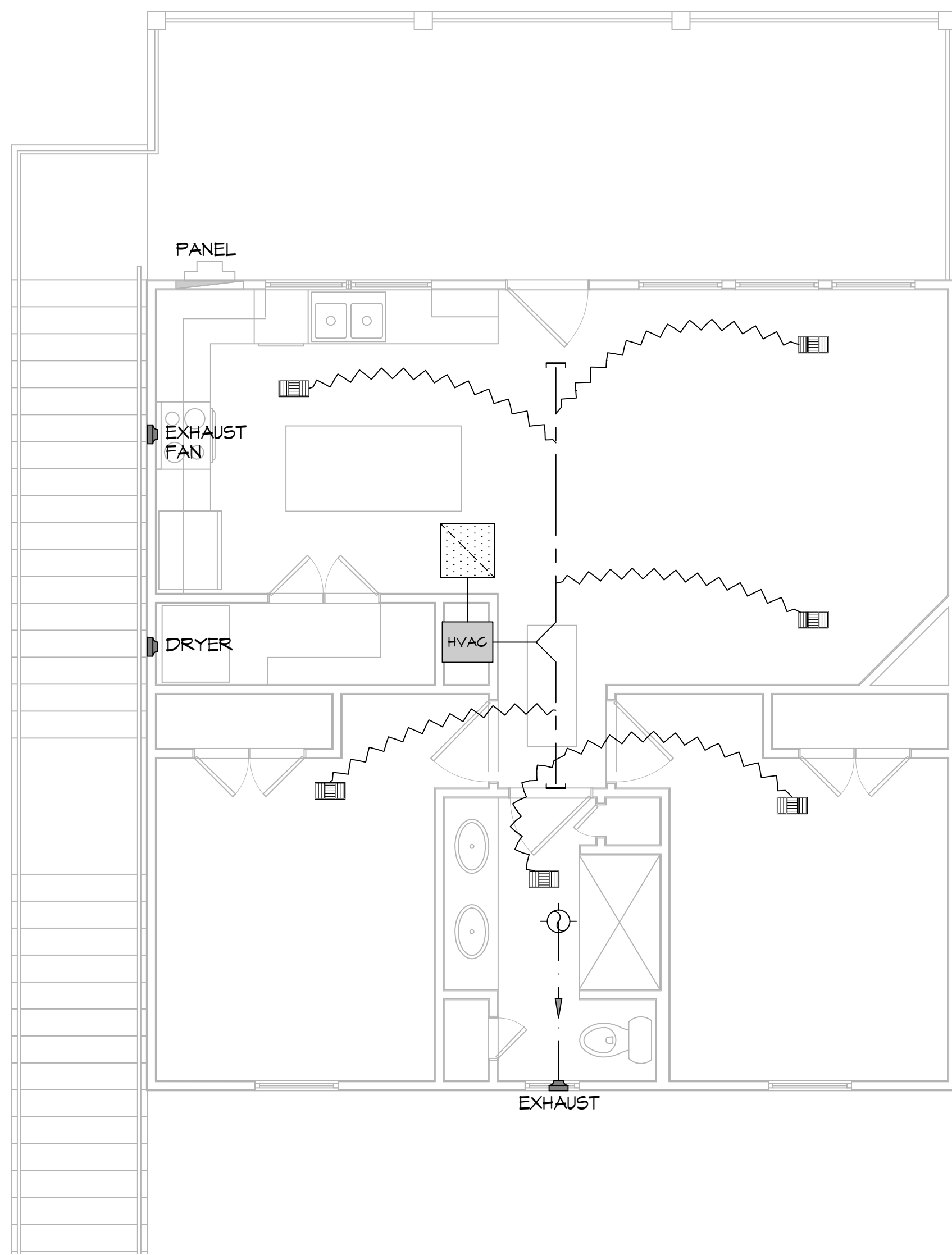
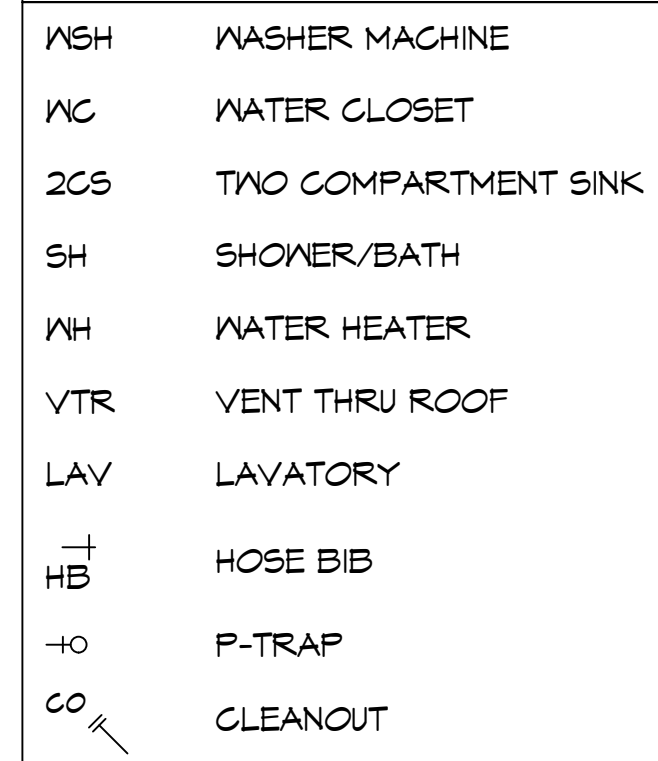


17 PLUMBING DIAGRAM
SCALE: NTS

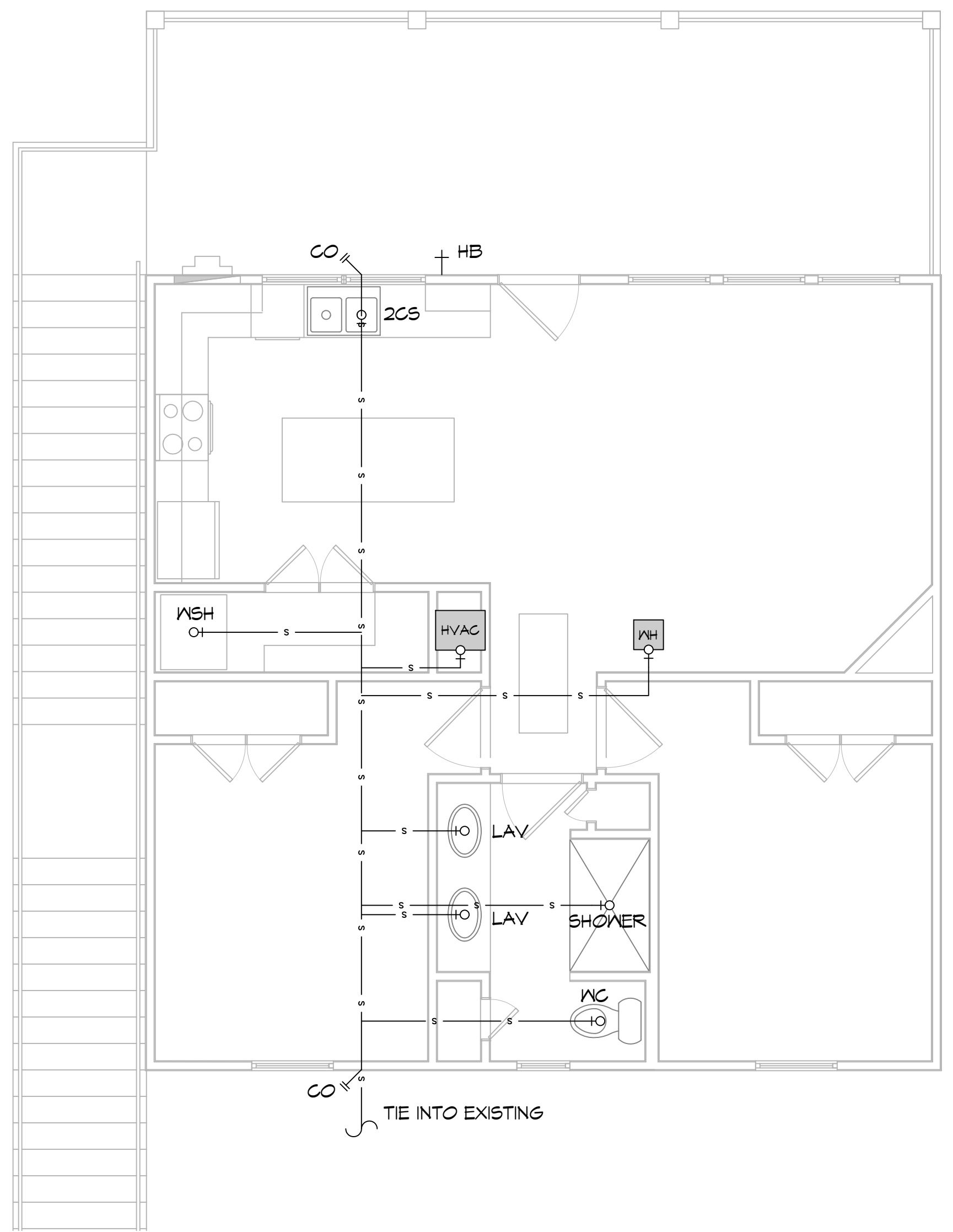
PLUMBING NOTES

- PLUMBING LINES SHOWN ARE DRAWN DIAGRAMMATIC IN NATURE AND REPRESENT CONCEPTUAL ROUTING ONLY. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL ACTUAL CONDITIONS.
- 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.
- 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.
- 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.
- CONTRACTOR IS RESPONSIBLE TO VERIFY THE EXISTING INVERTS AND SET NEW INVERTS OF SEWERAGE AND DRAINAGE PIPES.
- 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.
- TEST ALL PIPING AT REQUIRED PRESSURE.
- ALL PLUMBING SHALL BE CLOSELY COORDINATED WITH STRUCTURAL, MECHANICAL SYSTEM AND ELECTRICAL SYSTEMS TO INSURE NO TRADES WILL CONFLICT WITH EACH OTHER.
- DO NOT SCALE DRAWINGS. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF DOORS, WINDOWS, WALLS, FIXTURES, ETC.
- ALL WATER MAINS AND PIPING NOT SHOWN FOR CLARITY, ALL LOCATIONS FIELD VERIFIED.
- 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.
- DOMESTIC WATER PIPING AND FITTINGS ABOVE THE SLAB SHALL BE ASTM B88 COPPER WATER TUBE, 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.
- 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.
- ALL WATER PIPING AND FITTINGS ABOVE THE FLOOR SHALL BE INSULATED WITH 1/2" THICK FIBERGLASS INSULATION AND JACKET.
- ALL VENTS THROUGH ROOF (VTR) SHALL BE LOCATED A MINIMUM OF 10'-0" FROM ANY MECHANICAL OR NATURAL AIR INTAKE.

PLUMBING LEGEND



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



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

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REVISIONS	DATE
#	DESCRIPTION

SEAL:

ALBERT CUITTO
 BOAT HOUSE PLAN
 LOT 16
 27181 CHEF MENTEUR HWY
 NEW ORLEANS, LOUISIANA 70128
 JOB No: 2024 DATE: 04-18-2024
 DRAWN BY: CKD CHECKED BY: BAY

SHEET TITLE:
 MECHANICAL & PLUMBING PLAN
 DRAWING NUMBER:
M101
 SHEET No: 12 of 13

