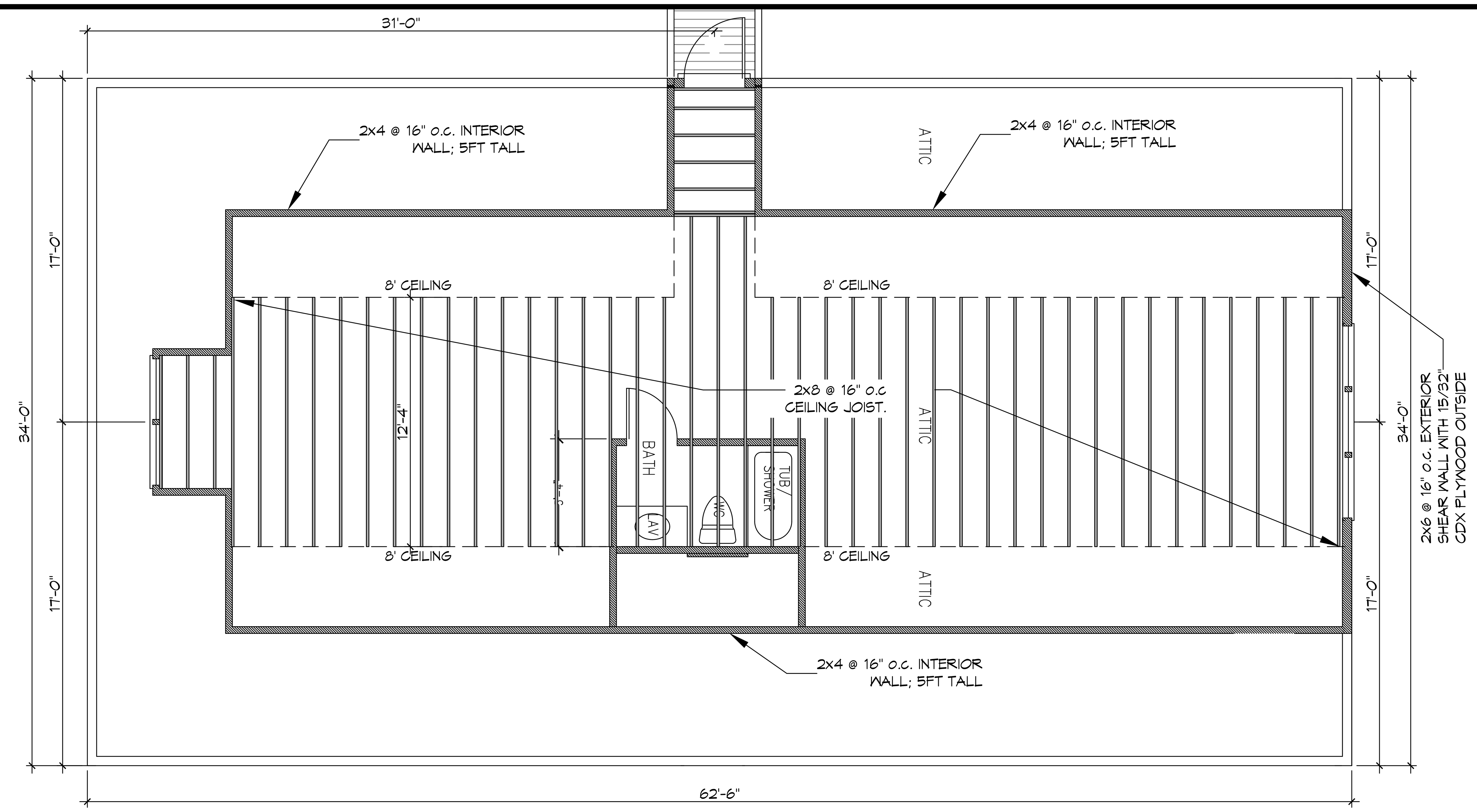
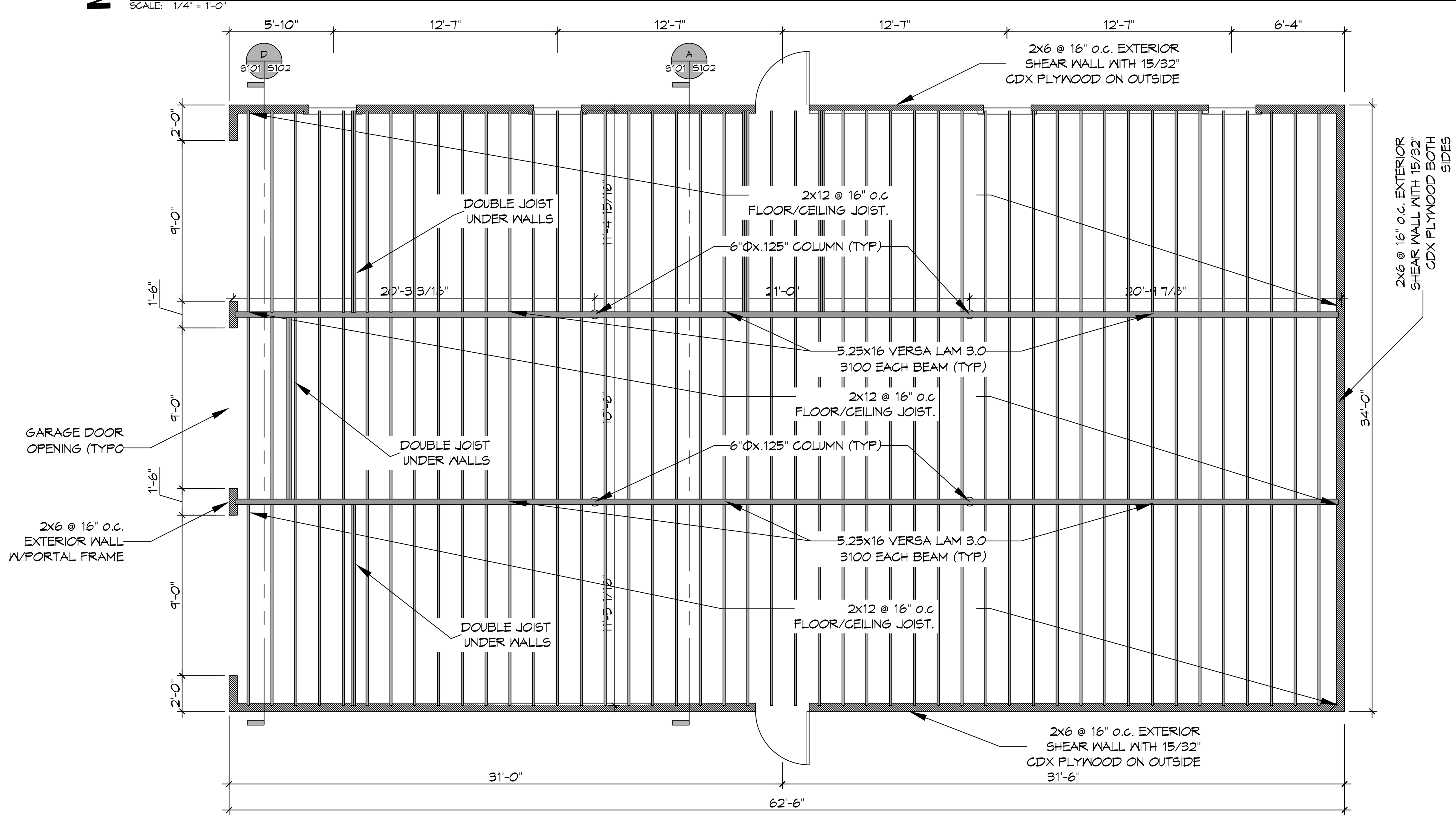
FILE NAME: J:\- Foundations or Structural Only\132 W Ruelle St - McMath\Dwgs\Current\S101 - Framing Plan.dwg PLOT DATE & TIME: Tuesday, October 21, 2025 2:25:38 PM



2 2ND FLOOR STRUCTURAL FRAMING PLAN

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



1 1ST FLOOR STRUCTURAL FRAMING PLAN

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

DIMENSIONAL LUMBER FRAMING NOTES

1. SHOP DRAWINGS MUST BE CHECKED BY THE FABRICATOR AND BEAR CHECKER'S INITIALS AND APPROVED BY THE GENERAL CONTRACTOR BEFORE BEING SUBMITTED FOR REVIEW. REVIEW OF SHOP DRAWINGS IS LIMITED TO CHECKING FOR CONFORMANCE WITH DESIGN DRAWINGS, STRENGTH OF DIMENSIONAL MEMBERS, ERRORS AND OMISSIONS IN SHOP DRAWINGS.
2. THE FOLLOWING DEFLECTIONS SHALL APPLY:
   A. EXTERIOR LOAD-BEARING WALL FRAMING: HORIZONTAL DEFLECTION OF 1/240 OF THE WALL HEIGHT.
   B. INTERIOR LOAD-BEARING WALL FRAMING: HORIZONTAL DEFLECTION OF 1/240 OF THE WALL HEIGHT UNDER A HORIZONTAL LOAD OF 5 LBF/SQ. FT.
   C. EXTERIOR NON-LOAD-BEARING FRAMING: HORIZONTAL DEFLECTION OF 1/240 OF THE WALL HEIGHT.
   D. ROOF RAFTER FRAMING: HORIZONTAL DEFLECTION OF 1/180 OF THE HORIZONTALLY PROJECTED SPAN.
   E. CEILING JOIST FRAMING: VERTICAL DEFLECTION OF 1/240 OF THE SPAN.
3. FRAMING SYSTEMS SHALL PROVIDE FOR MOVEMENT OF FRAMING MEMBERS WITHOUT DAMAGE OR OVERSTRESSING, SHEATHING FAILURE, CONNECTION FAILURE, UNDUE STRAIN ON FASTENERS AND ANCHORS, OR OTHER DETRIMENTAL EFFECTS WHEN SUBJECT TO A MAXIMUM AMBIENT TEMPERATURE CHANGE OF 120 DEG F.
4. FRAMING SYSTEM SHALL MAINTAIN CLEARANCES AT OPENINGS, TO ALLOW FOR CONSTRUCTION TOLERANCES, AND TO ACCOMMODATE LIVE LOAD DEFLECTION OF PRIMARY BUILDING STRUCTURE FOR UPWARD AND DOWNWARD MOVEMENT OF 1/2 INCH.
5. KILN-DRY LUMBER AFTER TREATMENT SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19%. DO NOT USE MATERIAL THAT IS WARPED OR DOES NOT COMPLY WITH REQUIREMENTS FOR UNTREATED MATERIAL. KILN-DRY PLYWOOD AFTER TREATMENT SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 15%.
5. ALL WOOD-PRESERVATIVE-TREATED LUMBER SHALL MEET THE AWPA C2 GUIDELINES EXCEPT WHERE SUCH LUMBER THAT IS NOT IN CONTACT WITH THE GROUND AND IS CONTINUOUSLY PROTECTED FROM LIQUID WATER MAY BE TREATED ACCORDING TO AWPA C31 WITH INORGANIC BORON SBX.
7. ALL WOOD-PRESERVATIVE-TREATED LUMBER SHALL BE MARKED WITH A TREATMENT QUALITY MARK OF AN INSPECTION AGENCY APPROVED BY THE ALSC BOARD OF REVIEW.
8. WOOD-PRESERVATIVE-TREATED LUMBER SHALL BE USED AS INDICATED ON THE DRAWINGS AND ALSO THE FOLLOWING:
   A. WOOD CANTS, NAILERS, CURBS, EQUIPMENT SUPPORT BASES, BLOCKING, STRIPPING, AND SIMILAR MEMBERS IN CONNECTION WITH ROOFING, FLASHING, VAPOR BARRIERS, AND WATERPROOFING.
   B. WOOD SILLS, SLEEPERS, BLOCKING, FURRING, STRIPPING, AND SIMILAR CONCEALED MEMBERS IN CONTACT WITH CONCRETE.
   C. WOOD FRAMING AND FURRING ATTACHED DIRECTLY TO THE INTERIOR OF BELOW-GRADE EXTERIOR CONCRETE WALLS.
   D. WOOD FRAMING MEMBERS THAT ARE LESS THAN 18 INCHES ABOVE THE GROUND IN CRAWLSPACES OR UNEXCAVATED AREAS.
   E. WOOD FLOOR PLATES THAT ARE INSTALLED OVER CONCRETE SLABS-ON-GRADE.
   a. INSTALL SILL PLATE GASKETS AT ALL EXTERIOR WALLS BY ONE OF THE FOLLOWING MANUFACTURERS:
   1) OWENS CORNING FOAM SEAL R
   2) DOW WEATHERMATE SILL SEAL
9. NOT USED.
10. NOT USED.
11. INTERIOR PARTITIONS NOT INDICATED AS LOAD BEARING SHALL BE CONSTRUCTED WITH CONSTRUCTION GRADE OR NO. 2 GRADE SOUTHERN PINE LUMBER.
12. ALL LOAD BEARING INTERIOR AND EXTERIOR PARTITIONS SHALL BE NO. 2 GRADE SOUTHERN PINE.
13. OTHER FRAMING SHALL BE ANY SPECIES AND GRADE WITH A MODULUS OF ELASTICITY OF AT LEAST 1.400,000 AND AN EXTREME FIBER STRESS IN BENDING OF AT LEAST 1000 PSI FOR 2" NOMINAL THICKNESS AND 12" NOMINAL WIDTH FOR SINGLE MEMBER USE.
14. PROVIDE CONSTRUCTION GRADE OR NO 2 GRADE LUMBER OF ANY SPECIES FOR MISCELLANEOUS ITEMS SUCH AS:
   A. BLOCKING
   B. NAILERS.
   C. FURRING.
   D. GROUNDS.
15. FOR CONCEALED BOARDS, PROVIDE LUMBER WITH A 19% MAXIMUM MOISTURE CONTENT OF NO. 2 SOUTHERN PINE.
16. NONE USED
17. FASTENERS:
   A. PROVIDE FASTENERS OF SIZE AND TYPE INDICATED. WHERE ROUGH CARPENTRY IS EXPOSED TO WEATHER, IN CONTACT WITH THE GROUND, PRESSURE-PRESERVATIVE TREATED, OR IN AN AREA WITH HIGH RELATIVE HUMIDITY, PROVIDE FASTENERS WITH HOT-DIP ZINC COATING COMPLYING WITH ASTM A 153.
   B. POWER-DRIVEN FASTENERS SHALL COMPLY WITH NES ESR-1539
   C. STEEL BOLTS SHALL COMPLY WITH ASTM A 307, GRADE A; HEX NUTS SHALL COMPLY WITH ASTM A 563.
18. PROVIDE GLASS FIBER RESILIENT INSULATION, FABRICATED IN STRIP FORM FOR USE AS A SILL SEALER; 1" NOMINAL THICKNESS, COMPRESSIBLE TO 1/32" OR A CLOSED CELL NEOPRENE FOAM 1/4" THICK.
19. PROVIDE FLEXIBLE FLASHING AS A COMPOSITE, WITH SELF-ADHESIVE, FLASHING PRODUCT CONSISTING OF A PLIABLE, BUTYL RUBBER OR RUBBERIZED-ASPHALT COMPOUND, BONDED TO A HIGH-DENSITY POLYETHYLENE FILM, ALUMINUM FOIL, OR SPUNBONDED POLYOLEFIN TO PRODUCE AN OVERALL THICKNESS OF NOT LESS THAN 0.025".

WOOD SHEATHING

1. ALL WOOD SHEATHING SHALL BE APA RATED EXPOSURE 1 PLYWOOD OR OSB, FOR EXTERIOR USE, WITH THICKNESS, VENEER GRADES.
   A. ROOF SHEATHING 5/8"
   B. EXTERIOR WALL AND SHEAR WALL SHEATHING 15/32" CDX PLYWOOD.

2. ROOF SHEATHING TO BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS STAGGERED 4'-0" INSTALL ROOF SHEATHING WITH _" SPACE AT ALL PANEL EDGES. NAIL ROOF SHEATHING WITH 8d @ 6" o.c. AT SUPPORTED PANEL AND 12" o.c. AT INTERMEDIATE FRAMING,

3. WHERE PLYWOOD PANELS ARE APPLIED TO BOTH SIDES OF SHEARWALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.

4. ALLOWABLE SHEAR VALUES IN SHEARWALL ARE FOR #2 SOUTHERN PINE FRAMING MEMBERS. NO SUBSTITUTION OF LESSER GROUPS WILL BE ALLOWED.

5. FASTENERS EXPOSED TO WEATHER SHALL BE ZINC COATED BY HOT DIP GALVANIZING, MECHANICALLY DEPOSITED, OR ELECTRO-DEPOSITED.

6. NAIL SHEAR WALL SHEATHING WITH 10d (3" x 0.148" COMMON or 3" x 0.128 GALV BOX NAILS) @ 4" o.c. EDGES AND 12" o.c. FIELD, U.N.O. OFFSET VERTICAL JOINTS 4'-0"

ANCHOR BOLTS

1. ANCHOR BOLTS TO BE ASTM A307, 1/2" DIA. x 10" EMBEDDED IN FOUNDATION FOR WALLS. SEE DETAIL 'B' THIS SHEET.

2. EPOXY GROUTED ANCHORS, IF USED, SHALL CONFORM TO HILTI HIT OR HILTI HVA EPOXY SYSTEM OR ENGINEER APPROVED EQUIVALENT. INSTALL PER MANUFACTURER'S INSTRUCTIONS. WIRE BRUSH AND BLOW OUT HOLES.

3. FOR ANCHOR BOLT SPACING SEE TABLE S103.8 & S103.9

4. EPOXY GROUTED ANCHORS CAN NOT BE USED FOR PORTAL FRAME AROUND GARAGE DOOR OPENING.

WIND SPEED DESIGN REQUIREMENTS

THIS BUILDING SHALL BE DESIGNED WITH IBC SEC 1609 AS A FULLY ENCLOSED BLDG USING THE FOLLOWING INFORMATION:

WIND DESIGN DATA:

DETERMINATION OF WIND LOADS SHALL BE IN ACCORDANCE WITH IBC SEC 1609.3 (1), (2), OR (3) DEPENDING ON THE RISK CATEGORY

WIND SPEED Vult =		140 MPH	
NOMINAL DESIGN WIND SPEED Vasd =		108.4 MPH (Vult x $(0.6)^{\frac{1}{2}}$)	
RISK CATEGORY:	CATEGORY II BLDG	SURFACE ROUGHNESS =	C
TOPOGRAPHIC FACTOR =	1	EXPOSURE =	C
INTERNAL PRESSURE COEFFICIENT (ASCE 7-10 TABLE 26.11-1):		± 0.18	
COMPONENTS & CLADDING PRESURE, HIP ROOF		p(+) = 5.42 psf	p(-) = 37.03 psf

LIVE LOADS (IBC SEC 1607)

UNINHABITABLE ATTICS WITHOUT STORAGE	10 PSF UNIFORM
UNINHABITABLE ATTICS WITH STORAGE	20 PSF UNIFORM
HABITABLE ATTICS AND SLEEPING AREAS	30 PSF UNIFORM
ALL OTHER AREAS	40 PSF UNIFORM
ROOF LIVE LOADS (IBC TABLE 1607.1):	20 PSF UNIFORM & 300 LB CONCENTRATED

SNOW LOADS (IBC SEC 1608):

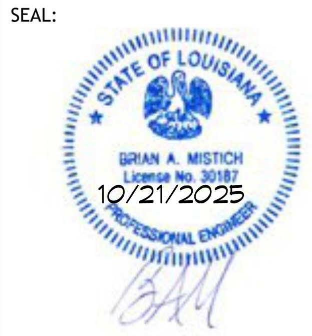
GROUND SNOW LOAD (IBC FIG 1608.2):	5 PSF
RAIN LOAD DATA	6 in/hr
SEISMIC DESIGN CRITERIA	A

DAMMON ENGINEERING, INC.
LOUISIANA & MISSISSIPPI
Chief Engineer: Brian Mistich, PE
554 Old Spanish Trail
Slidell, LA 70458
www.dammonengineering.com
info@dammonengineering.com
PH: 985.649.5832

#	DESCRIPTION	DATE

REVISIONS

SEAL:



NEW GARAGE WITH BONUS RM
LAMARTINA GARAGE
132 W RUELLE ST
COVINGTON, LA

JOB No:	2506	DATE:	10-21-2025
DRAWN BY:	DPD	CHECKED BY:	CC

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SHEET TITLE:
STRUCTURAL FRAMING PLAN

DRAWING NUMBER:
S101

SHEET No: