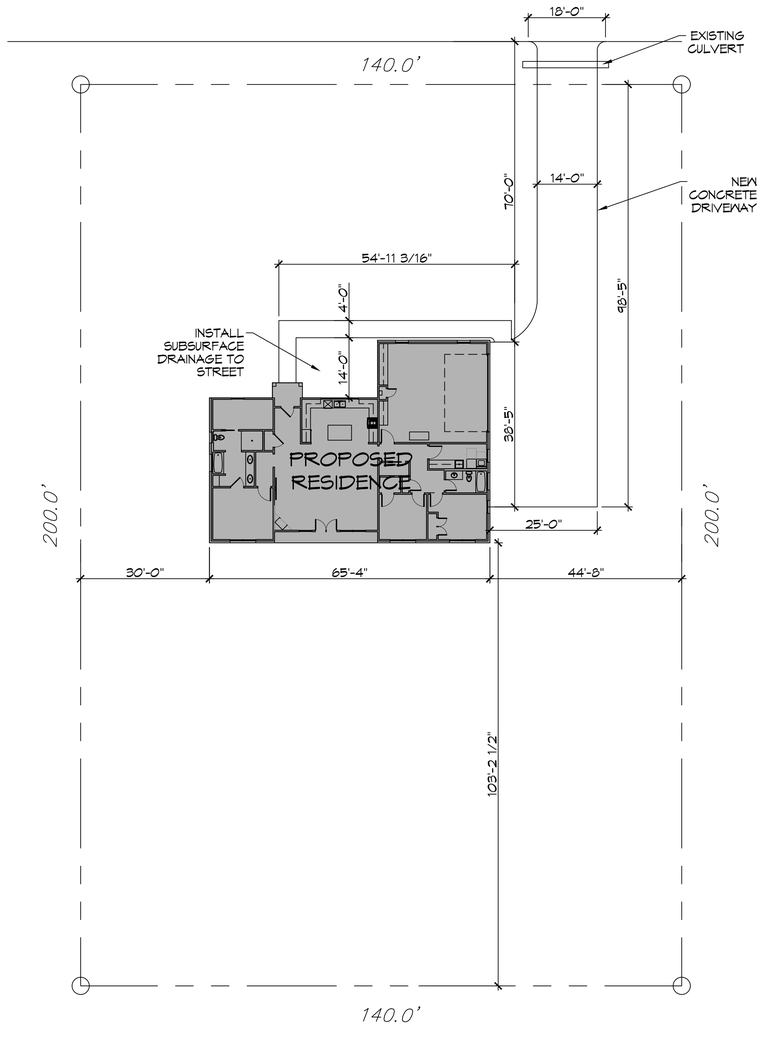
MILLAR STREET



1 PROPOSED SITE PLAN
SCALE: 1" = 15'

ZONING

RESIDENTIAL DISTRICT

FLOOD ZONE

ZONE: X

BUILDING ELEVATION

FINISHED FLOOR ELEVATION - 17.5'

SQUARE FEET

LIVING	1720
FRONT PORCH	36
REAR PORCH	62
GARAGE	575
TOTAL SQ. FT.	2393

DESIGN CRITERIA

THE CONSTRUCTION FOR SAID BUILDING, WHERE Vult WIND SPEED IS 140 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. STRUCTURE SHALL BE BUILT TO THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE (2021 IECC) AND STATE AMENDMENTS ADOPTED JULY 1, 2023.

SHEET INDEX

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PH: 985.649.5832
Chief Engineer: Brian Mistich, PE
1564 Gause Trail
Slidell, LA 70458

#	DESCRIPTION	REVISIONS	DATE

SEAL:

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

HOUSE PLAN

BRIAN AND JANET MISTICH

21444 MILLAR STREET
ABITA SPRINGS, LA 70420

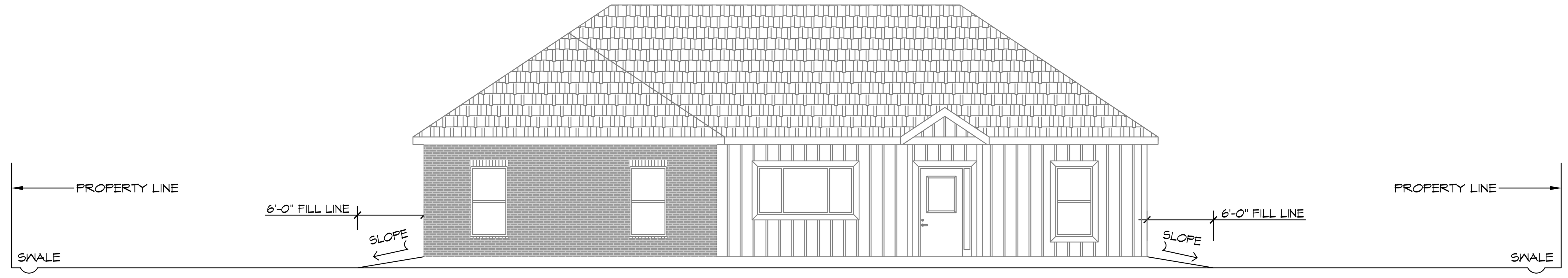
JOB No:	SCM
DRAWN BY:	CHECKED BY: CKD
DATE:	07-09-2025

SHEET TITLE:
PROPOSED SITE PLAN

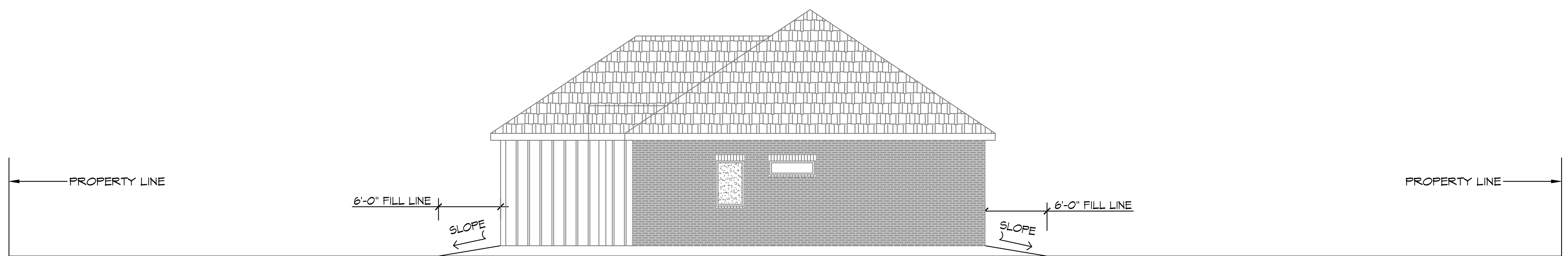
DRAWING NUMBER:

C101

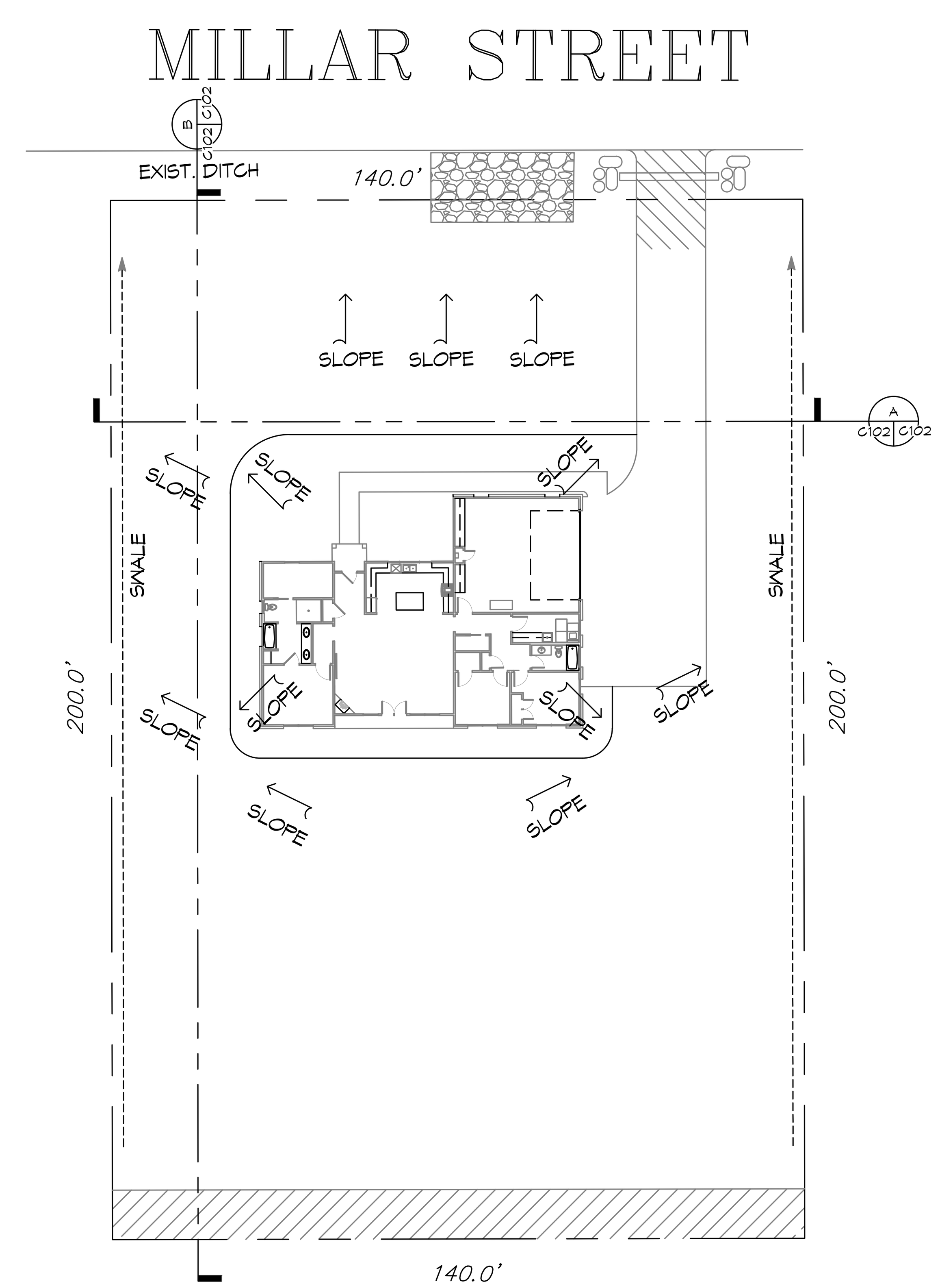
SHEET No: 1 of 11

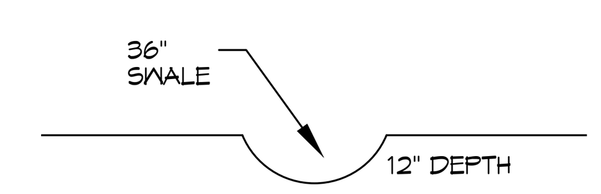


A DRAINAGE PLAN
SCALE: 1/8"=1'-0"



B DRAINAGE PLAN
SCALE: 1/8" = 1'-0"





SWALE
SCALE: N.T.S.

2 PROPOSED DRAINAGE PLAN
SCALE: 1" = 25'-0"

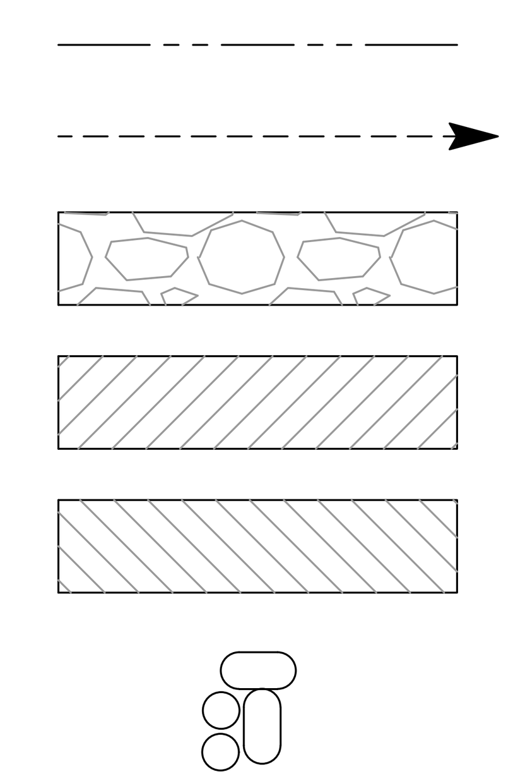
DRAINAGE NOTES

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, TRANSPORTATION, SUPERVISION, CLEAN-UP, SERVICES, AND EQUIPMENT FOR A COMPLETE OPERATING SYSTEM.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG AND SHALL SLOPE TOWARDS EXISTING DITCHES AND CULVERTS.

GENERAL SITE NOTES

1. PROVIDE ALL LABOR, MATERIAL AND EQUIPMENT FOR A COMPLETE OPERATING SYSTEM. CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, ELEVATIONS, AND INVERTS PRIOR TO COMMENCING ANY WORK. CONTRACTOR SHALL PAY NECESSARY FEES FOR THE UTILITIES CONNECTIONS.
2. CONTRACTOR TO BE RESPONSIBLE TO VERIFY ANY INVERTS AND SET NEW INVERTS OF SEWAGE AND DRAINAGE PIPES.
3. ALL WORK AND MATERIAL TO COMPLY STRICTLY TO THE LATEST LOCAL CITY PARISH, STATE, AND NATIONAL GOVERNING CODES.
4. SEWAGE LINES 3" AND SMALLER SHALL BE SLOPED 1/4" PER FOOT AND LINES THAT ARE 4" AND LARGER SHALL BE SLOPED 1/8" PER FOOT.
5. CONTRACTOR SHALL CONTACT LOUISIANA ONE CALL PRIOR TO COMMENCEMENT OF SITE EXCAVATION.

LEGEND



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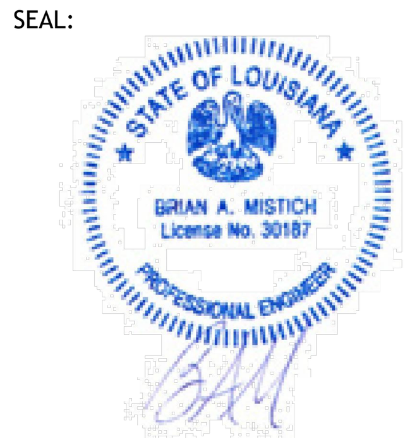


HOUSE PLAN

BRIAN AND JANET MISTICH

21444 MILLAR STREET
ABITA SPRINGS, LA. 70420

JOB No:	DATE: 07-09-2025
DRAWN BY: LJP	CHECKED BY: BAM

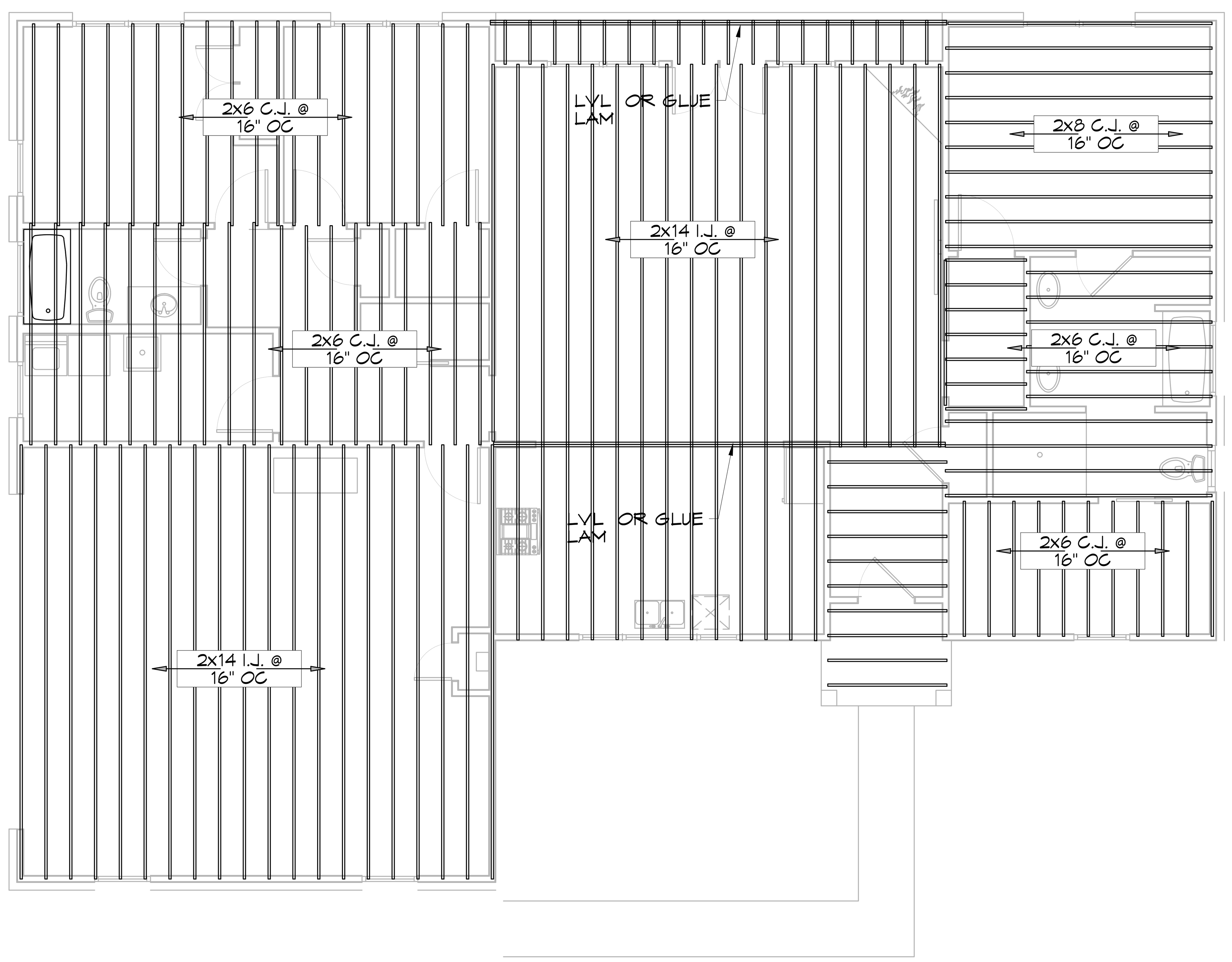
SHEET TITLE:
PROPOSED DRAINAGE & FILL SITE PLAN

DRAWING NUMBER:
C102

ROOF NOTES

1. ALL JOIST SPANS,HEADERS AND GIRDERS REVIEWED AS #2 SOUTHERN YELLOW PINE.
2. ANY CHANGES IN THE SPECIES OR GRADE SHALL CONFORM TO THE APPROPRIATE SPAN TABLES, FLOOR JOIST CHAPTER 5, RAFTERS & CEILING JOIST CHAPTER 8, UNLESS NOTED ON THE CONSTRUCTION PLANS.
3. ALL JOIST, BEAMS, HEADERS, HIPS, VALLEYS, AND PURLINS SHALL BE SUPPORTED AND BRACED TO LOAD BEARING WALLS AS REQUIRED BY THE INTERNATIONAL RESIDENTIAL BUILDING CODE.
4. ALL SHALL BE SIZED FOR SPAN AND FOR ALL LOADS THAT WILL BE APPLIED.
5. CEILING JOISTS SPANS ARE BASED ON INTERNATIONAL RESIDENTIAL CODE (I.R.C.) SOUTHERN YELLOW PINE #2 LUMBER SPANS.
6. HEADER SIZES SHOULD BE BASED ON I.R.C. - TABLE R502.5
7. DESIGN AND LAYOUT OF TRIM JOISTS TO BE PROVIDED BY TRIM JOIST MANUFACTURER.
8. ALL LUMBER TO BE #2 SOUTHERN PINE.
9. DOUBLE UP ALL STUDS AT END OF BEAMS.

NOTE :PRE ENGINEERED LVL BEAM & GLUE LAM SHALL BE SIZED PER MANUFACTURER RECOMMENDATION



3 CEILING JOIST PLAN

SCALE: 3/16"= 1'-0"

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#	DESCRIPTION	REVISIONS	DATE

SEAL:

STATE OF LOUISIANA
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License No. 30187
PROFESSIONAL ENGINEER

HOUSE PLAN
BRIAN AND JANET MISTICH
21444 MILLAR STREET
ABITA SPRINGS, LA 70420

JOB No: | DATE: 07-09-2025
DRAWN BY: SGN | CHECKED BY: CKD

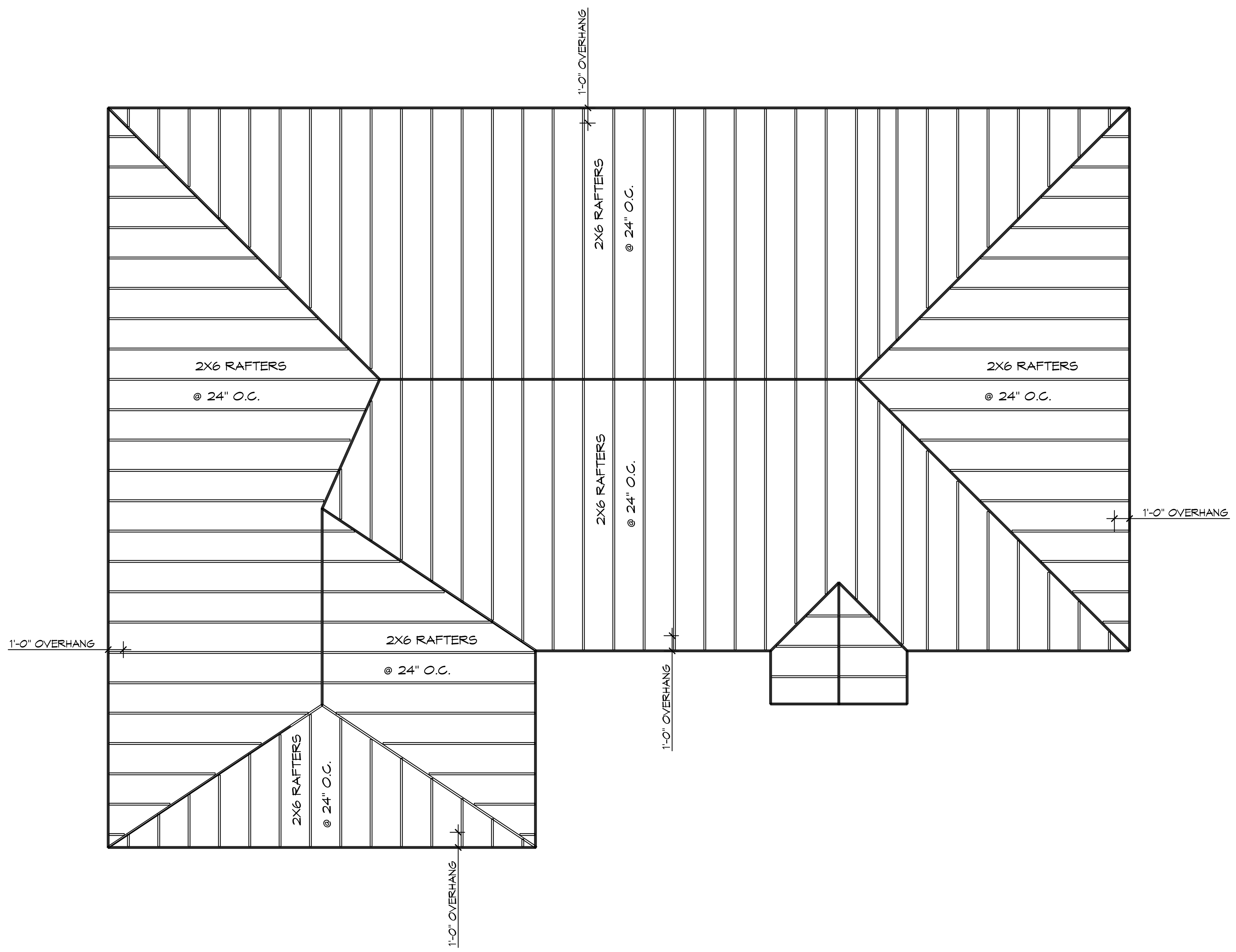
SHEET TITLE:
CEILING JOIST PLAN

DRAWING NUMBER:
S101

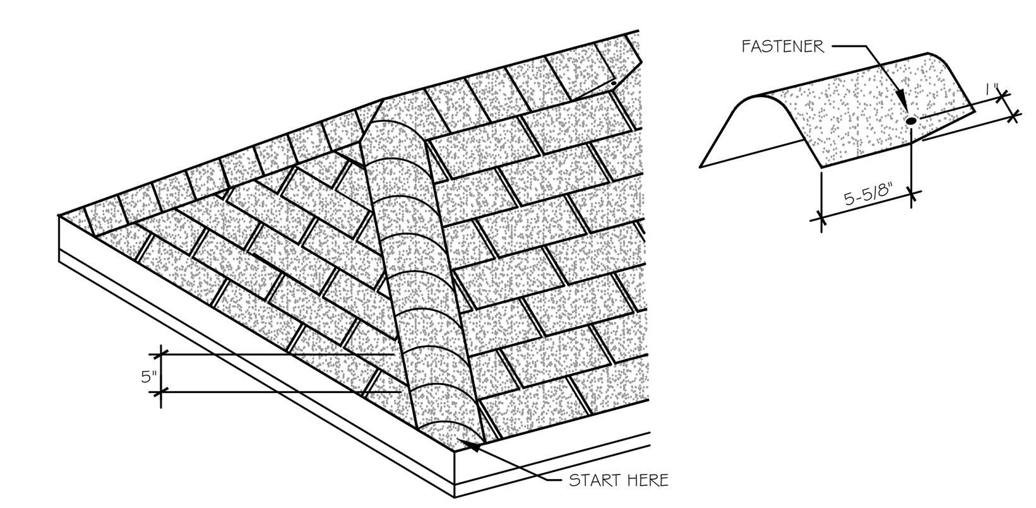
ROOF NOTES

1. ALL JOIST SPANS,HEADERS AND GIRDERS REVIEWED AS #2 SOUTHERN YELLOW PINE.
2. ANY CHANGES IN THE SPECIES OR GRADE SHALL CONFORM TO THE APPROPRIATE SPAN TABLES, FLOOR JOIST CHAPTER 5, RAFTERS & CEILING JOIST CHAPTER 8, UNLESS NOTED ON THE CONSTRUCTION PLANS.
3. ALL JOIST, BEAMS, HEADERS, HIPS, VALLEYS, AND PURLINS SHALL BE SUPPORTED AND BRACED TO LOAD BEARING WALLS AS REQUIRED BY THE INTERNATIONAL RESIDENTIAL BUILDING CODE.
4. ALL SHALL BE SIZED FOR SPAN AND FOR ALL LOADS THAT WILL BE APPLIED.
5. CEILING JOISTS SPANS ARE BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE (I.R.C.) SOUTHERN YELLOW PINE #2 LUMBER SPANS.
6. HEADER SIZES SHOULD BE BASED ON I.R.C. 2018 - TABLE R502.5
7. DESIGN AND LAYOUT OF TRIM JOISTS TO BE PROVIDED BY TRIM JOIST MANUFACTURER.
8. ALL LUMBER TO BE #2 SOUTHERN PINE.
9. PRE ENGINEERED LVL BEAM & GLUE LAM SHALL BE SIZED PER MANUFACTURER RECOMMENDATION.

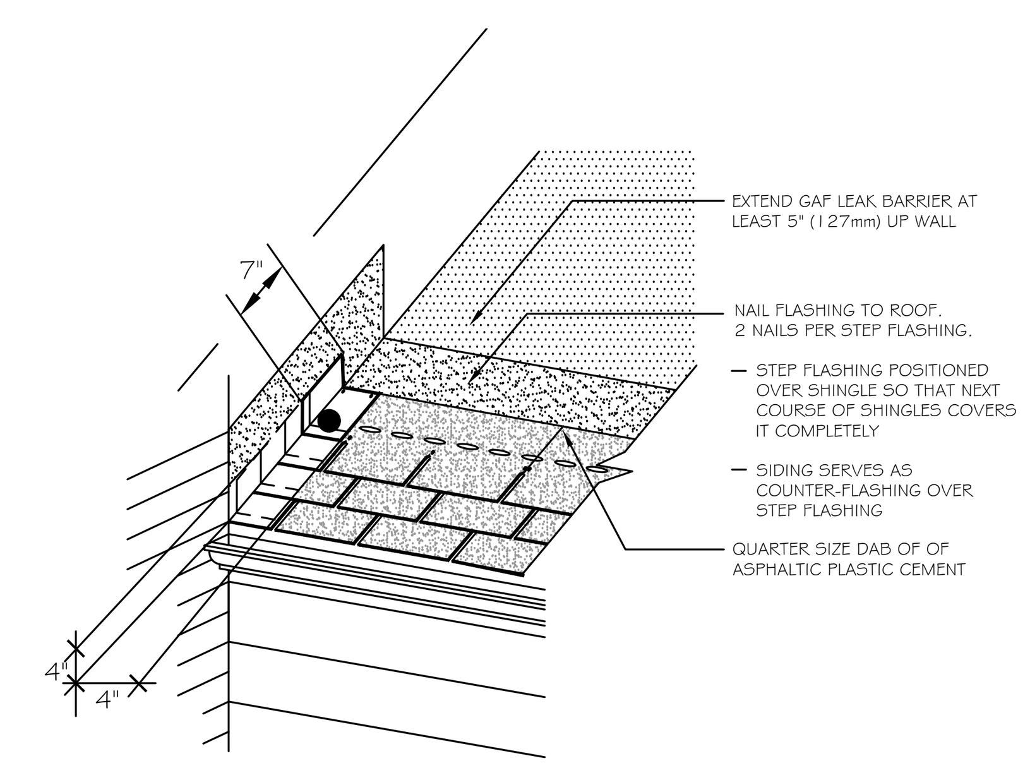
NOTE : OWNER TO SELECT STYLES OF ROOFING & FOLLOW MANUFACTURERS INSTALLATION REQUIREMENTS.



4 ROOF FRAMING PLAN
SCALE: 3/16"= 1'-0"



HIP/RIDGE DETAIL
SCALE: N.T.S.



STEP FLASHING DETAIL
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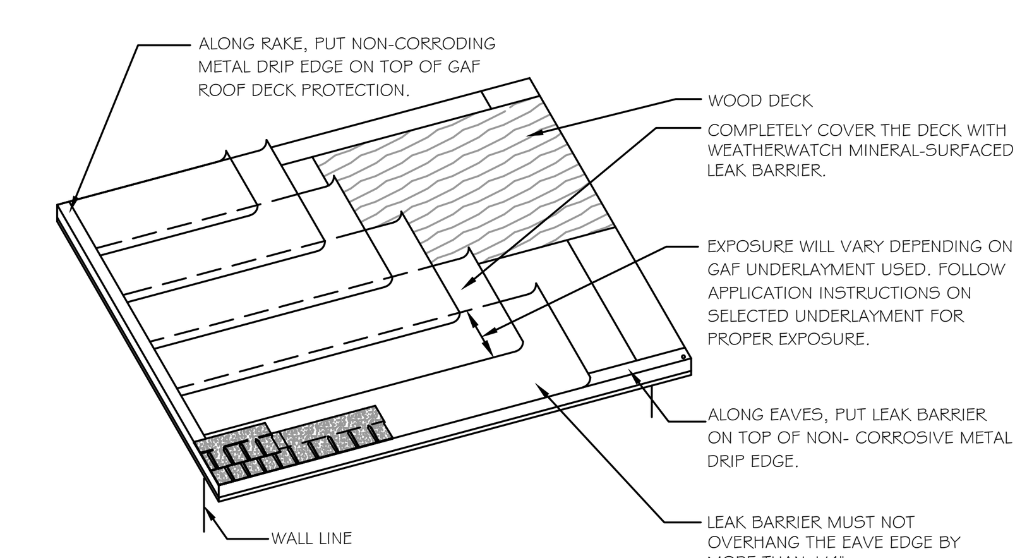

UNDERLAYMENT DETAIL
SCALE: N.T.S.

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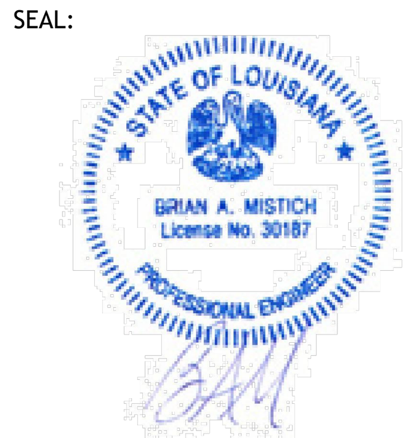
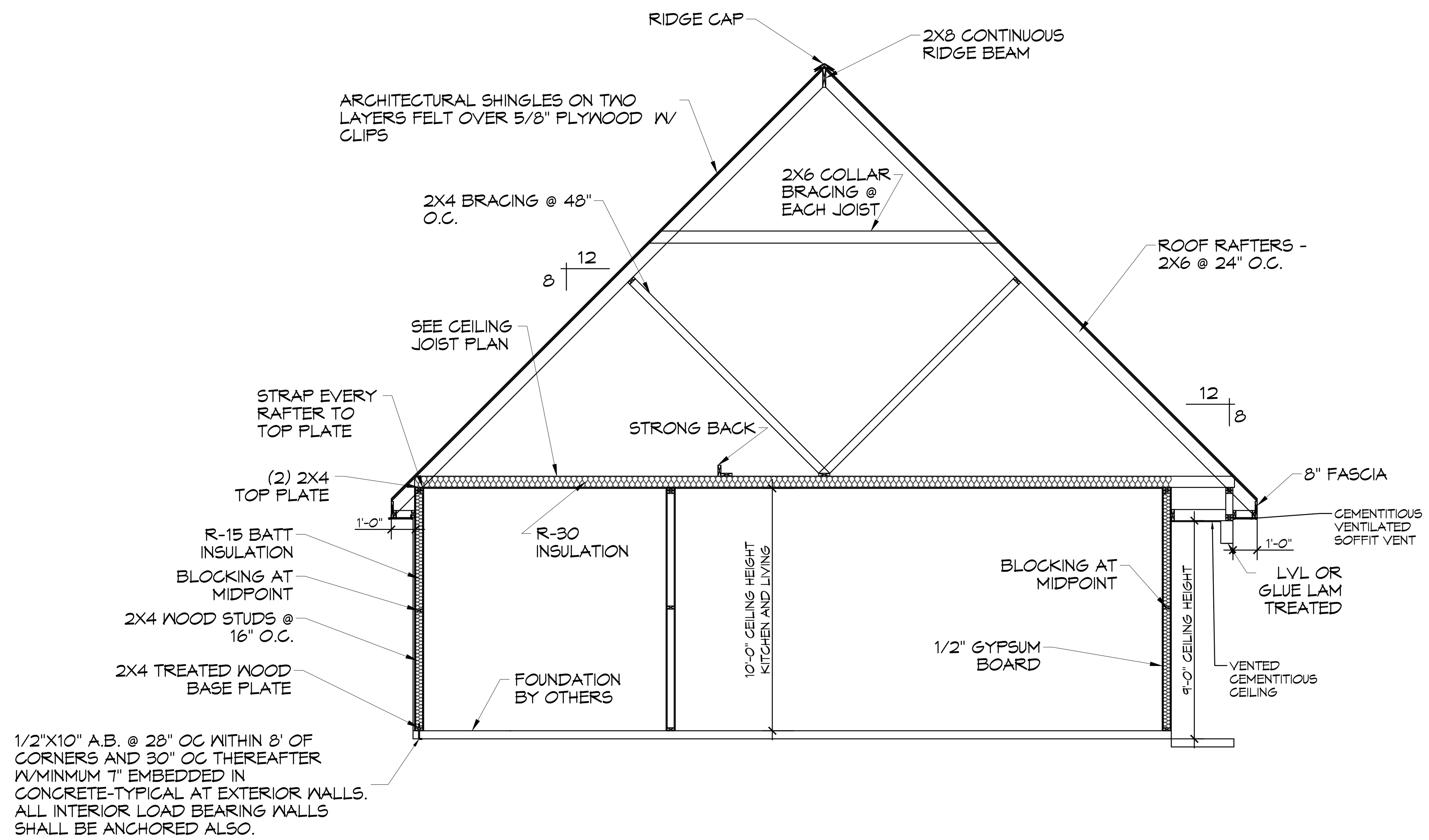


HOUSE PLAN
BRIAN AND JANET MISTICH
21444 MILLAR STREET
ABITA SPRINGS, LA 70420

JOB No: | DATE: 07-04-2025
DRAWN BY: SGN | CHECKED BY: CKD

SHEET TITLE:
ROOF FRAMING PLAN AND ROOF PLAN

DRAWING NUMBER:
S102



5 FRAMING SECTION
SCALE: 1/4"= 1'-0"

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HOUSE PLAN
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ABITA SPRINGS, LA 70420

JOB No:
DATE: 07-04-2025
DRAWN BY: SGN
CHECKED BY: CKD

SHEET TITLE:
FRAMING SECTION

DRAWING NUMBER:
S103

TABLE S601.7 - UPLIFT CONNECTIONS - 140 MPH WINDS EXP "B"

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 - 140 MPH WIND EXP "B"

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 - 140 MPH WIND EXP "B"

WFCM 2015 TABLE 3.2B

BOTTOM PLATE TO FOUNDATION ANCHOR BOLT CONNECTION RESISTING	FOUNDATION SUPPORTING	MAXIMUM ANCHOR BOLT SPACING (INCHES)	
			5/8" Φ 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 "B"

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

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 2021 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

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 140 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 "B"

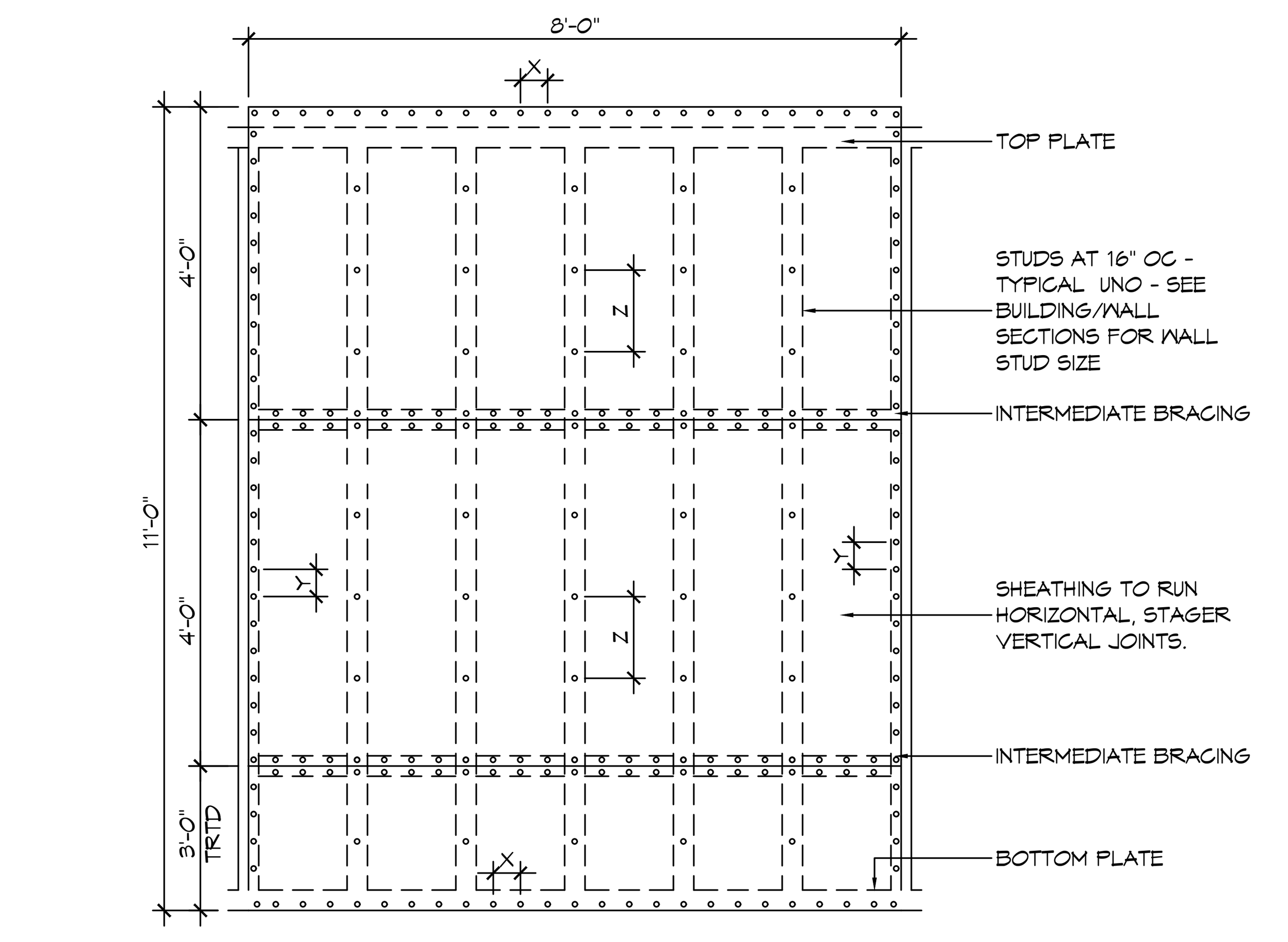
SHEATHING LOCATION	RAFTER / TRUSS SPACING	E	F
		MAX NAIL SPACING FOR 8d COMMON NAILS OR 10d BOX NAILS (INCHES OC)	
INTERIOR ZONE	12" OC	6	12
	16" OC	6	12
	24" OC	6	12
PERIMETER EDGE ZONE	12" OC	6	6
	16" OC	4	4
	24" OC	3	3

140 MPH WIND - EXPOSURE "B" 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 "B"

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

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



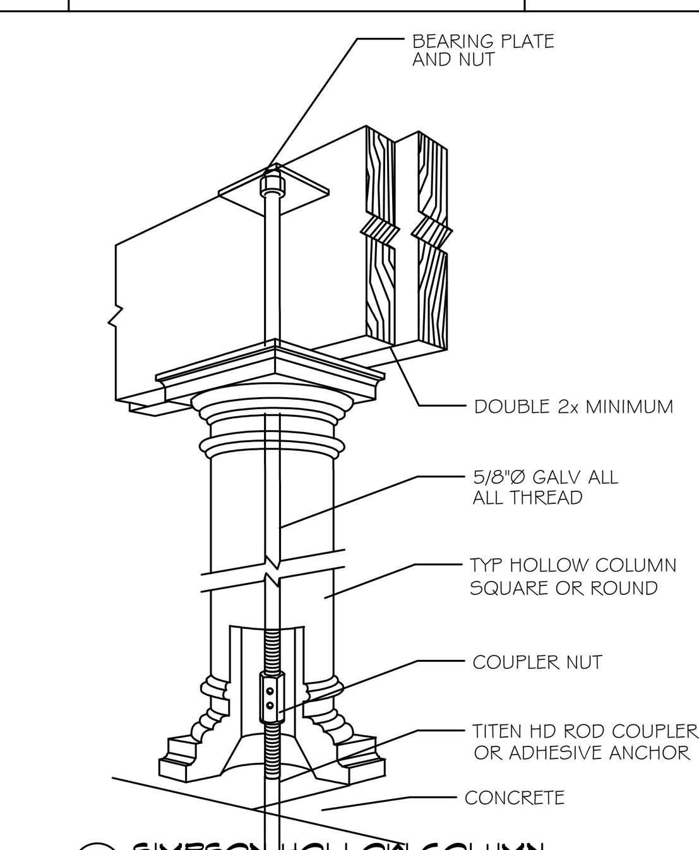
NAIL SPACING
X = 4" OC
Y = 4" OC
Z = 12" OC

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

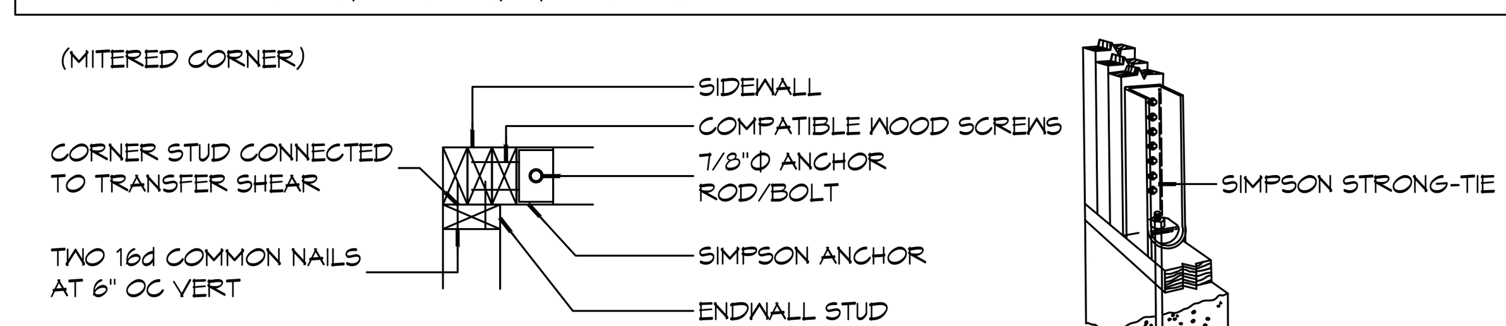
INTERIOR SHEATHING
1/2"PLYWOOD EACH FACE STAGGERED 48" OC. W/8d NAILS @4"O.C. FASTENING @ PANEL EDGES 8d NAILS @12" O.C. FASTENING @ INTERMEDIATE MEMBERS.

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

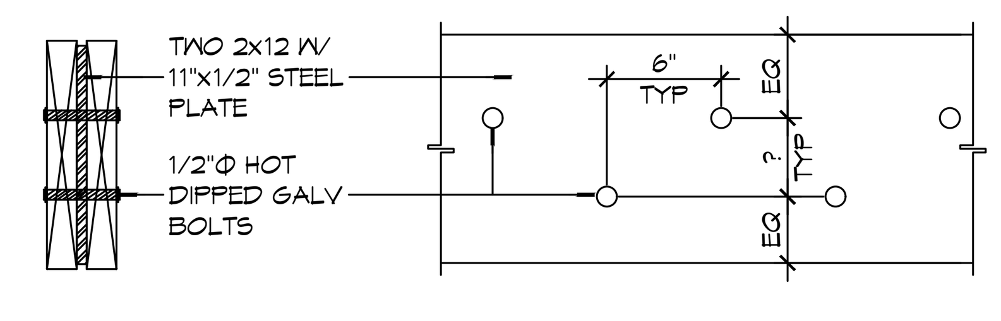


(K) SIMPSON HOLLOW COLUMN



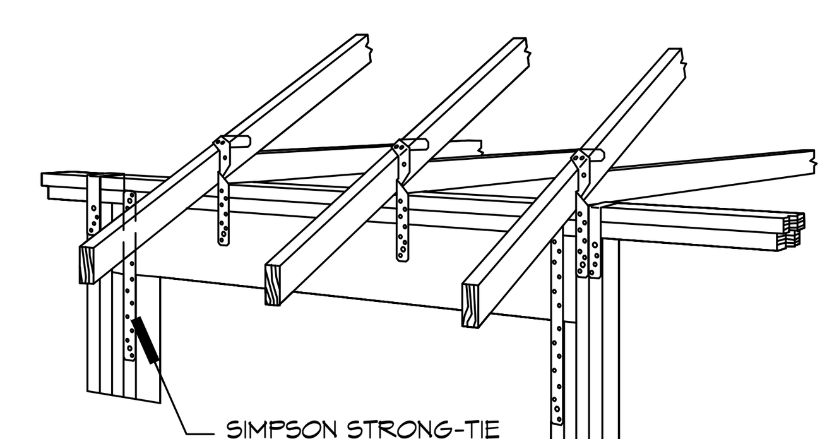
NOTE: HOLDDOWNS ARE REQUIRED AT THE END OF EACH SEGMENTED SHEARWALL SEGMENT OR AT THE EACH END OF A PERFORATED SHEARWALL. WHEN FULL HEIGHT SHEARWALL SEGMENTS MEET AT A CORNER, A SINGLE HOLDDOWN SHALL BE PERMITTED TO BE USED TO RESIST THE OVERTURNING FORCES IN BOTH DIRECTIONS WHEN THE CORNER FRAMING IN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

(G) CORNER HOLDDOWN

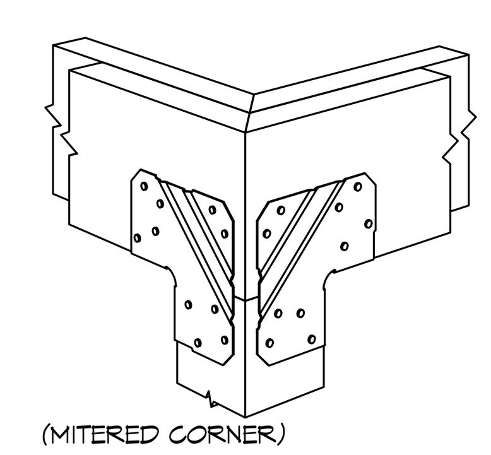


(F) FLITCH BEAM

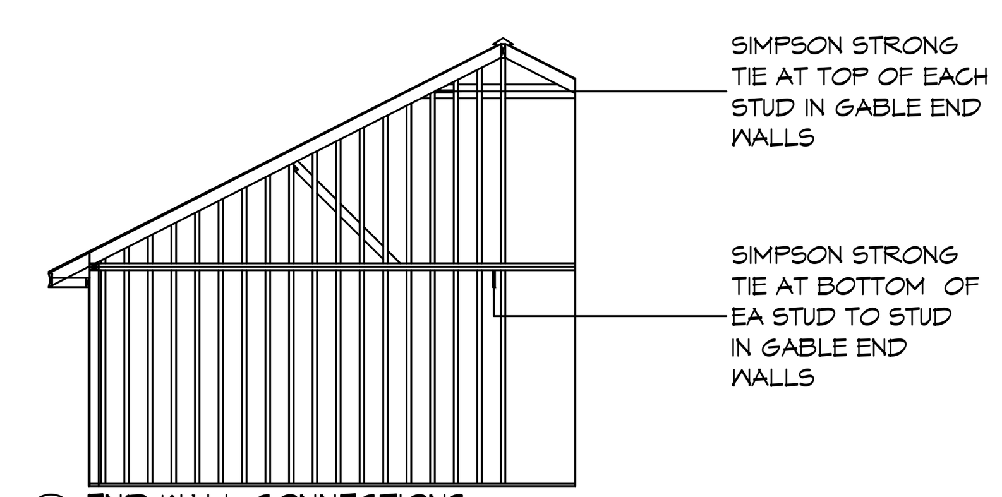
(K) SIMPSON MSTAM36



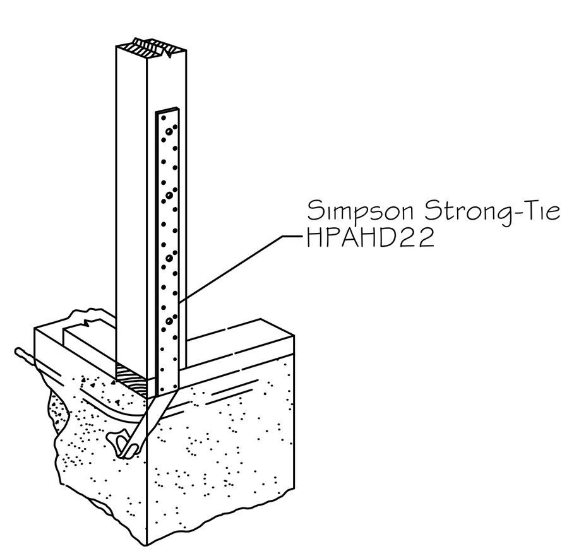
(N) WINDOW AND DOOR HEADER



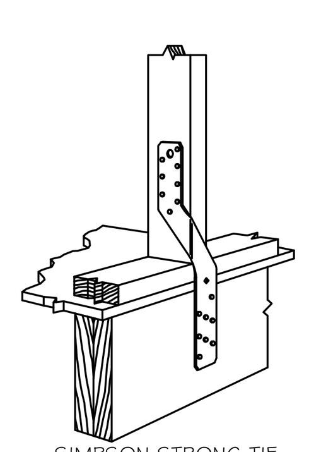
(M) POST TO BEAM



(L) END WALL CONNECTIONS

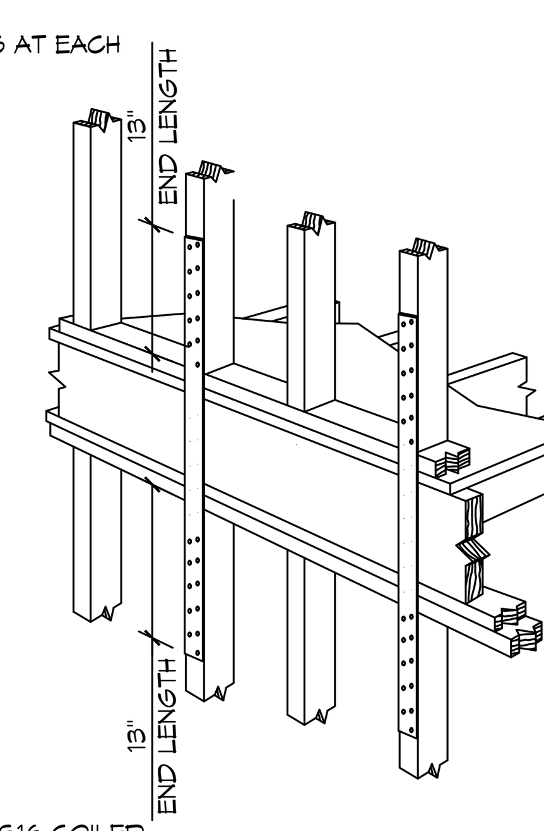


(K) CORNER HOLD DOWN



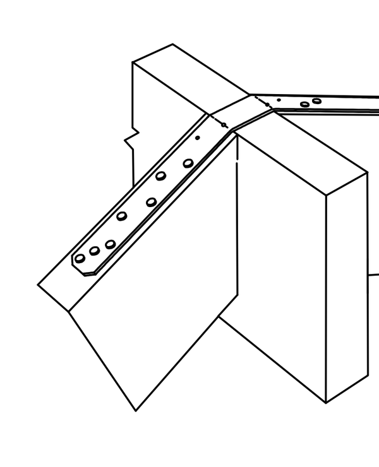
(J) STUD TO BAND JOIST

NOTE: SPACE NAILS AT EACH NAIL HOLE



SIMPSON STRONG-TIE CS16 COILED STRAPS AT 32" OC

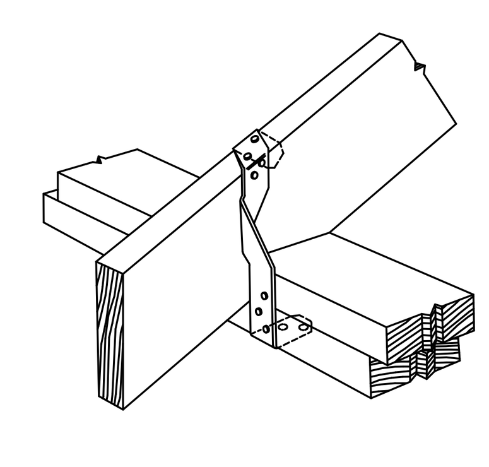
(H) FLOOR TO FLOOR



SIMPSON STRONG-TIE

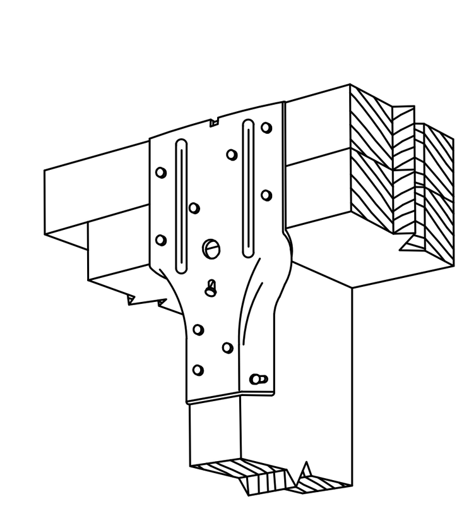
AT ALL RIDGE CONNECTIONS

(G) RIDGE BEAM/BOARD



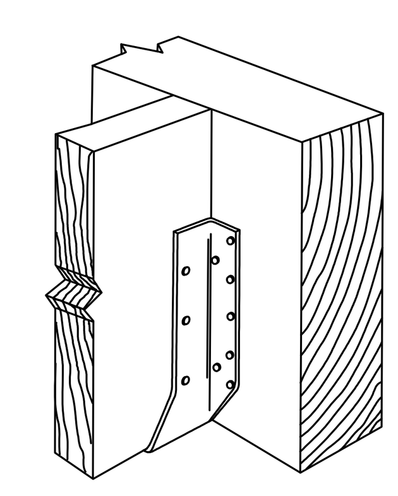
SIMPSON STRONG-TIE

(F) TOP PLATE TO RAFTER



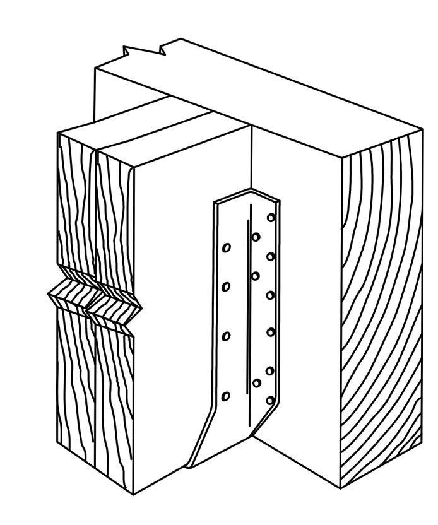
SIMPSON STRONG-TIE

(E) STUD TO TOP PLATE



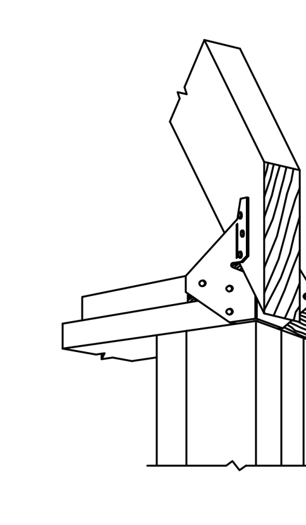
SIMPSON STRONG-TIE

(D) FLOOR JOIST



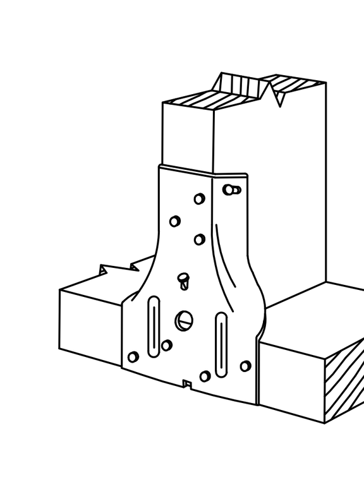
SIMPSON STRONG-TIE

(C) DBL FLOOR JOIST



SIMPSON STRONG-TIE

(B) HIP RAFTER



SIMPSON STRONG-TIE

(A) STUD TO SILL PLATE

TYPICAL CONNECTION DETAILS

SCALE: NTS

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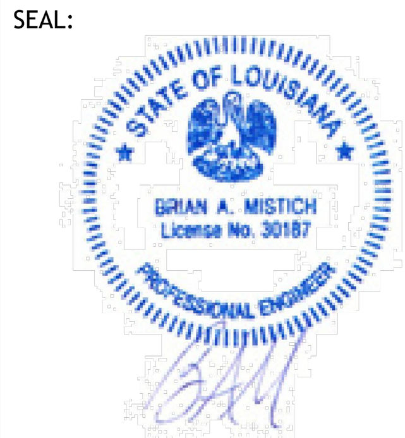
REVISIONS

#	DESCRIPTION	DATE

SEAL:



HOUSE PLAN
BRIAN AND JANET MISTICH
21444 MILLAR STREET
ABITA SPRINGS, LA. 70420

JOB No:
DATE: 07-09-2025
DRAWN BY: DD/KJK
CHECKED BY: CKD

SHEET TITLE:
TYPICAL CONNECTION DETAILS, SCHEDULES, AND NOTES

DRAWING NUMBER:
S104

WINDOW SCHEDULE

MK	WIDTH	HEIGHT	FRAME MAT	NOTES
W01	3'-0"	6'-0"	VINYL	WINDOW INSULATED
W02	8'-0"	4'-0"	VINYL	LEFT/RIGHT HANDED VINYL SLIDING WINDOW WITH FIXED CENTER PANE
W03	3'-0"	4'-0"	VINYL	FIXED WINDOW INSULATED
W04	4'-0"	2'-0"	VINYL	FIXED WINDOW INSULATED
W05	(2)3'-0"	6'-0"	VINYL	WINDOW INSULATED
W06	4'-0"	3'-0"	VINYL	INSULATED FIXED WINDOW
W07	2'-6"	4'-0"	VINYL	INSULATED FROSTED FIXED WINDOW
W08	2'-0"	2'-0"	VINYL	INSULATED FIXED WINDOW
W09	3'-0"	4'-0"	VINYL	WINDOW INSULATED

NOTE: OWNER TO PICK ALL WINDOW STYLES AND COLORS

DOOR SCHEDULE

MK	WIDTH	HEIGHT	THK	DOOR MAT	FRAME MAT	NOTES
D01	4'-0"	8'-0"	1-3/4"	MTL	WOOD	EXTERIOR DOOR WITH SIDE ONE GLASS SIDE LITE
D02	18'-0"	8'-0"	1-3/4"	MTL	WOOD	2 CAR GARAGE DOOR
D03	(2)2'-6"	8'-0"	1-3/4"	MTL	WOOD	EXTERIOR DOUBLE FRENCH DOORS
D04	3'-0"	6'-8"	1-3/4"	WOOD	WOOD	INTERIOR DOOR
D05	2'-10"	6'-8"	1-3/4"	WOOD	WOOD	INTERIOR DOOR
D06	2'-6"	6'-8"	1-3/4"	WOOD	WOOD	INTERIOR DOOR
D07	N/A	N/A	N/A	N/A	N/A	N/A
D08	2'-0"	6'-8"	1-3/4"	WOOD	WOOD	INTERIOR DOOR
D09	3'-0"	6'-8"	1-3/4"	WOOD	WOOD	INTERIOR POCKET DOOR
D10	(2)2'-0"	6'-8"	1-3/4"	WOOD	WOOD	INTERIOR FRENCH DOOR
D11	3'-0"	8'-0"	1-3/4"	-	-	CASED OPENING

NOTE: OWNER TO PICK ALL DOOR STYLES AND COLORS

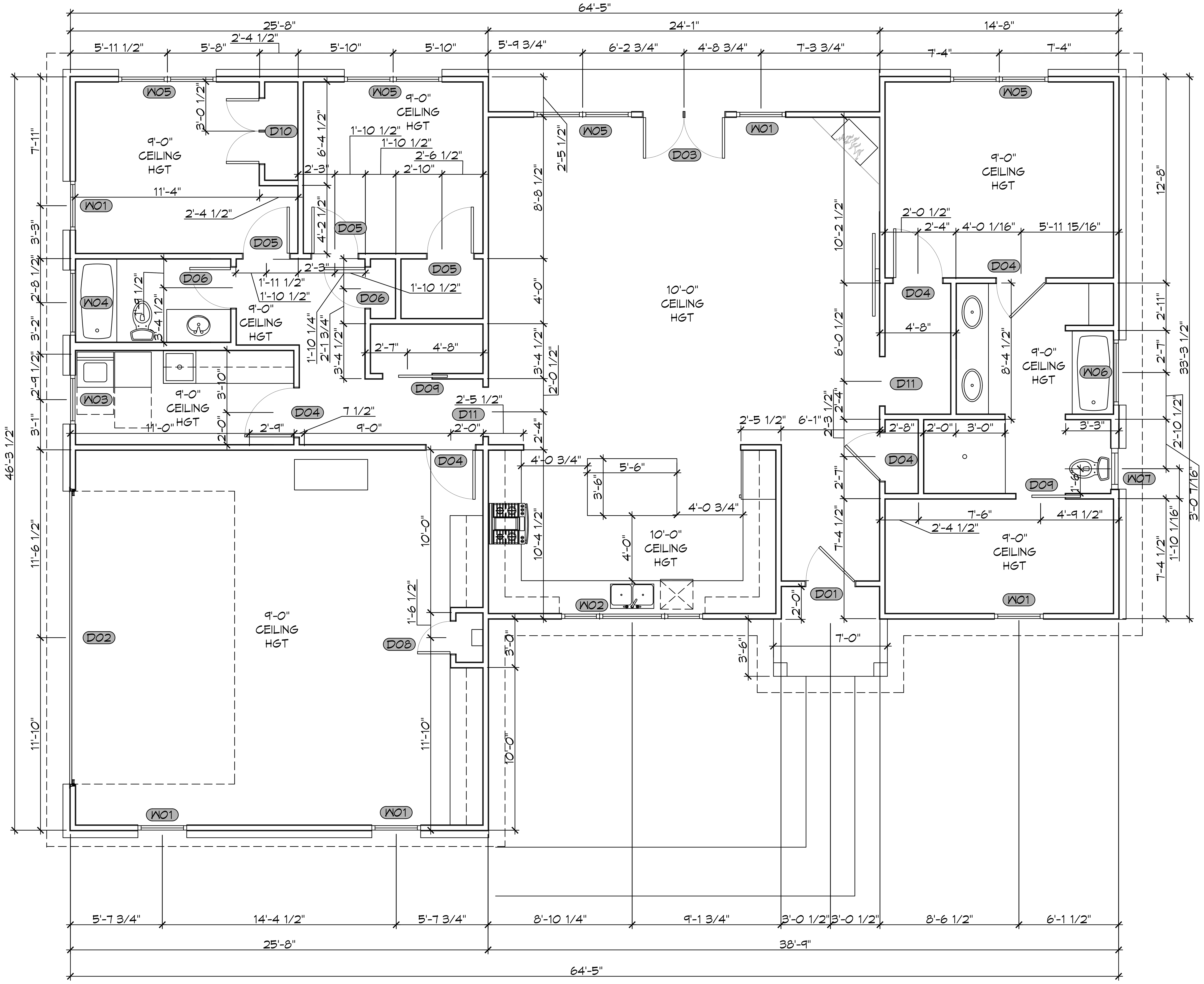
NOTE; ALL EXTERIOR DOORS AND WINDOW ASSEMBLES TO BE RATED FOR 140 MPH WINDS AND SHALL BE MISSILE IMPACT RESISTANT.

DESIGN CRITERIA

THE CONSTRUCTION FOR SAID BUILDING, WHERE Vult WIND SPEED IS 140 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. STRUCTURE SHALL BE BUILT TO THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE (2021 IECC) AND STATE AMENDMENTS ADOPTED JULY 1, 2023.

SQUARE FEET

LIVING	1762
FRONT PORCH	36
REAR PORCH	62
GARAGE	575
TOTAL SQ. FT.	2435



6 FLOOR PLAN

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

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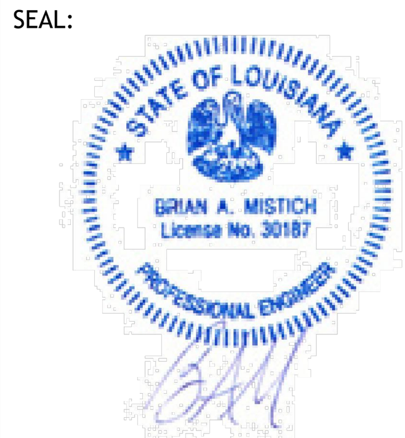
info@dammonengineering.com
PH: 985.649.5832

#	DESCRIPTION	DATE
REVISIONS		

SEAL:

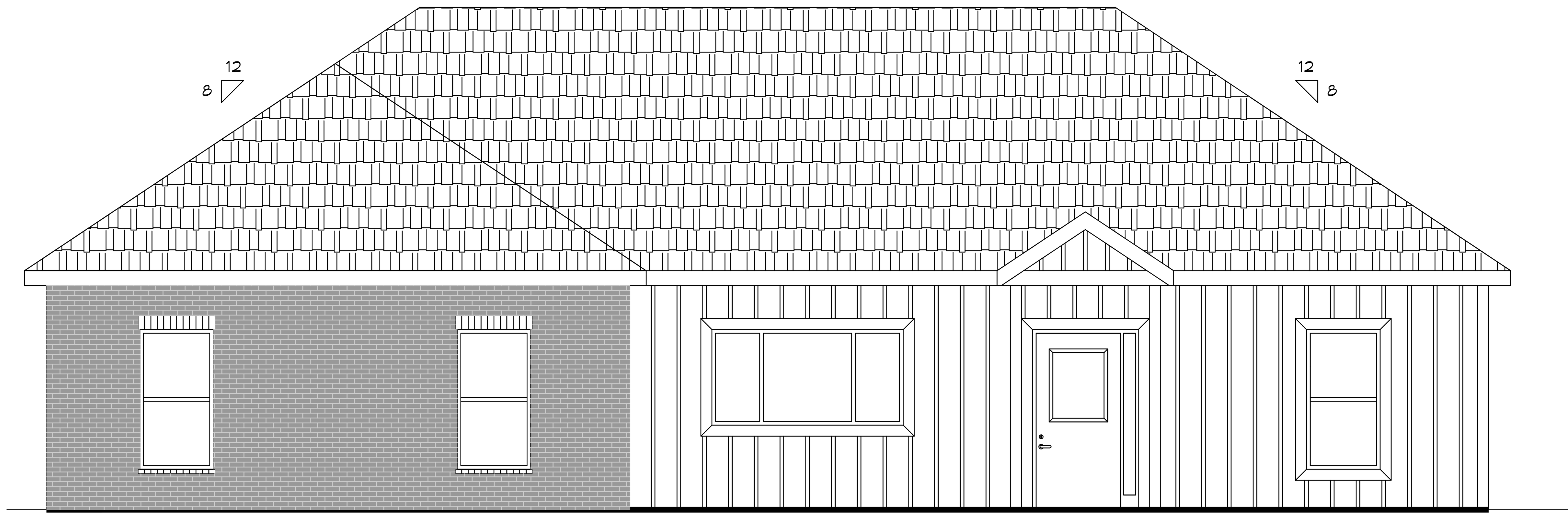


HOUSE PLAN
BRIAN AND JANET MISTICH
21444 MILLAR STREET
ABITA SPRINGS, LA. 70420

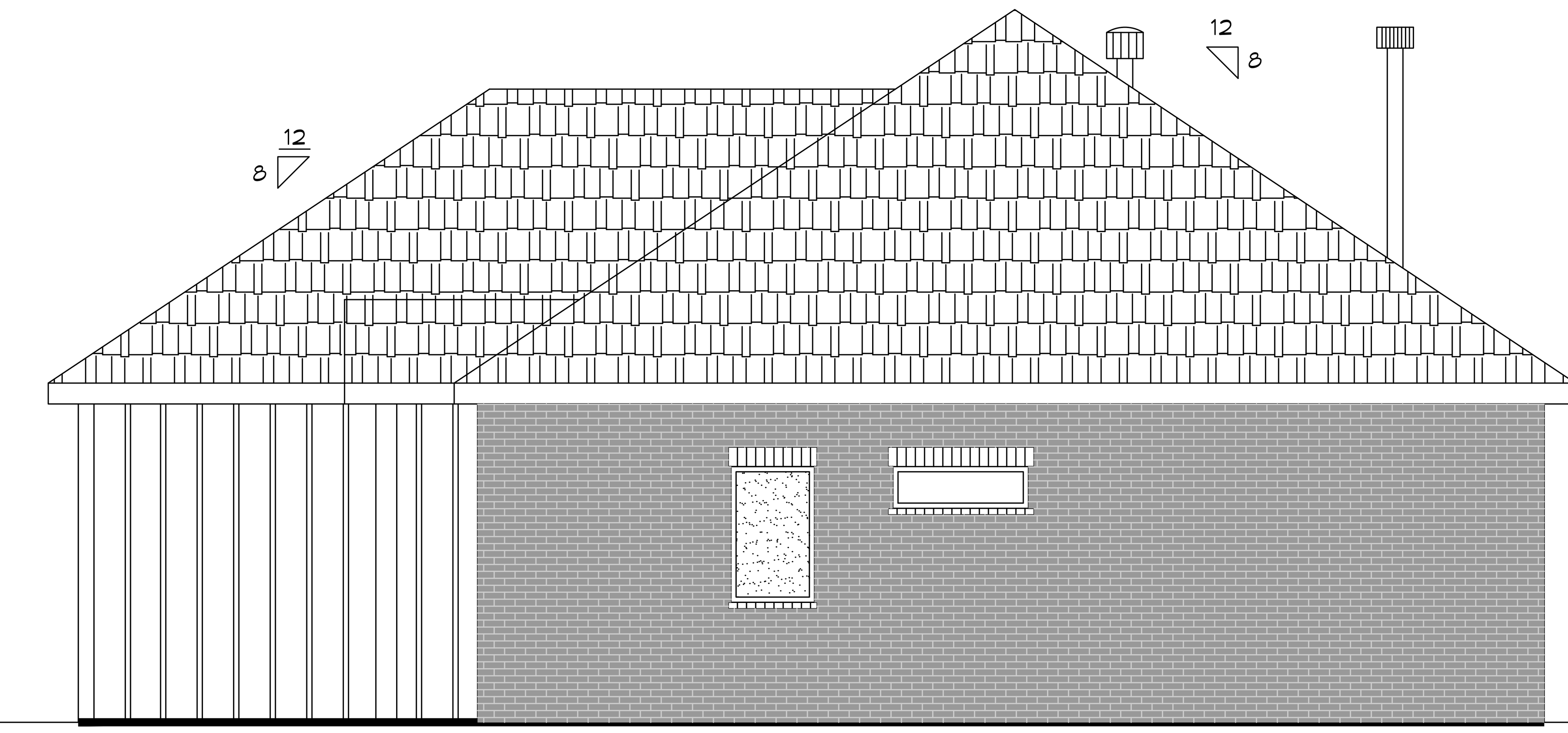
JOB No: | DATE: 07-09-2025
DRAWN BY: SCW | CHECKED BY: CKD

SHEET TITLE:
FLOOR PLAN AND DORMER PLAN

DRAWING NUMBER:
A101

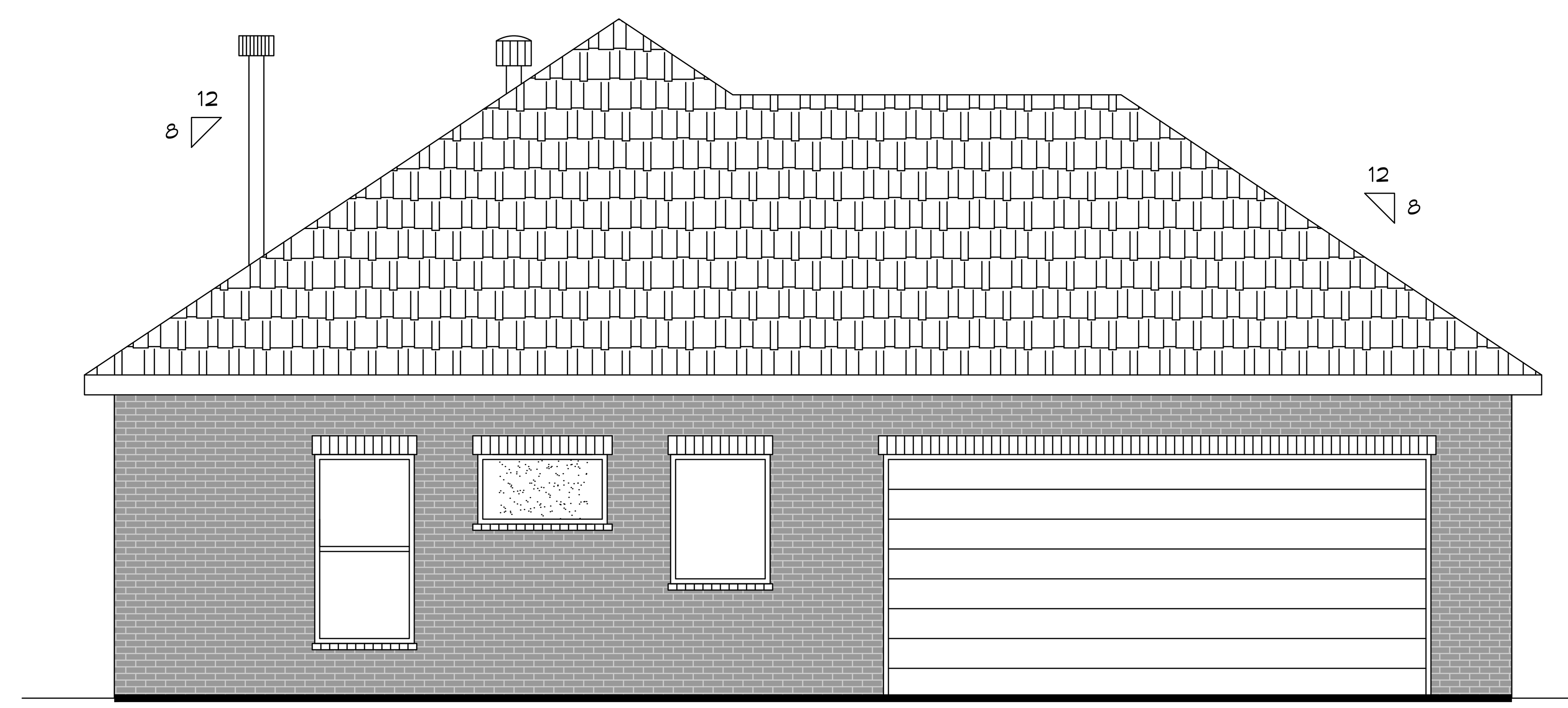


7 FRONT ELEVATION PLAN
SCALE: 1/4" = 1'-0"

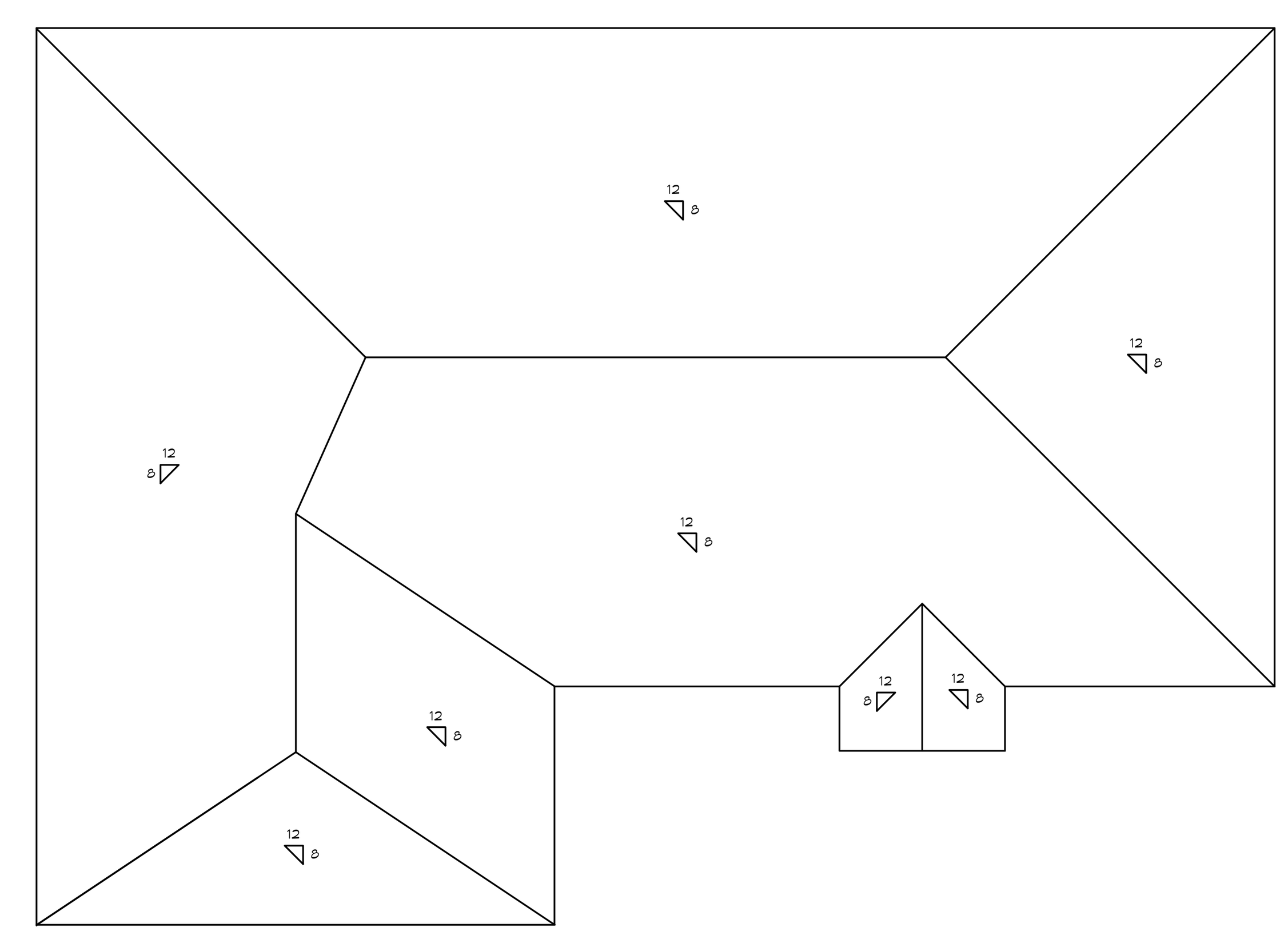


8 RIGHT ELEVATION PLAN
SCALE: 1/4" = 1'-0"

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



10 LEFT ELEVATION PLAN
SCALE: 1/4" = 1'-0"



11 ROOF PLAN
SCALE: NTS

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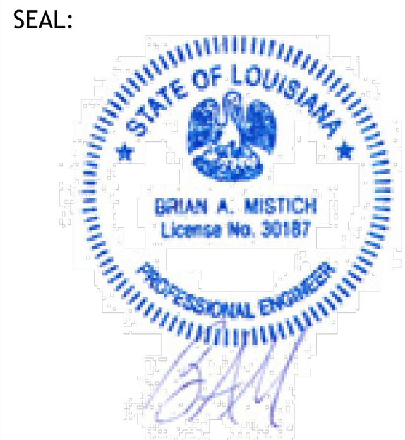
#	DESCRIPTION	REVISIONS	DATE

SEAL:



HOUSE PLAN

BRIAN AND JANET MISTICH

21444 MILLAR STREET
ABITA SPRINGS, LA. 70420

JOB No:	DATE: 07-09-2025
DRAWN BY: SCW	CHECKED BY: CKD

SHEET TITLE:
EXTERIOR ELEVATION PLAN

DRAWING NUMBER:
A102

GENERAL 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 ELECTRICAL, MECHANICAL AND PLUMBING ELEMENTS PENETRATING FIRE PARTITIONS SHALL BE FIRE CAULKED. (PENETRATIONS THROUGH RATED CONSTRUCTION SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES WHEN TESTED IN ACCORDANCE WITH ASTM-E814.)
16. ALL VENTS THROUGH ROOF (VTR) SHALL BE LOCATED A MINIMUM OF 10'-0"FROM ANY MECHANICAL OR NATURAL AIR INTAKE.

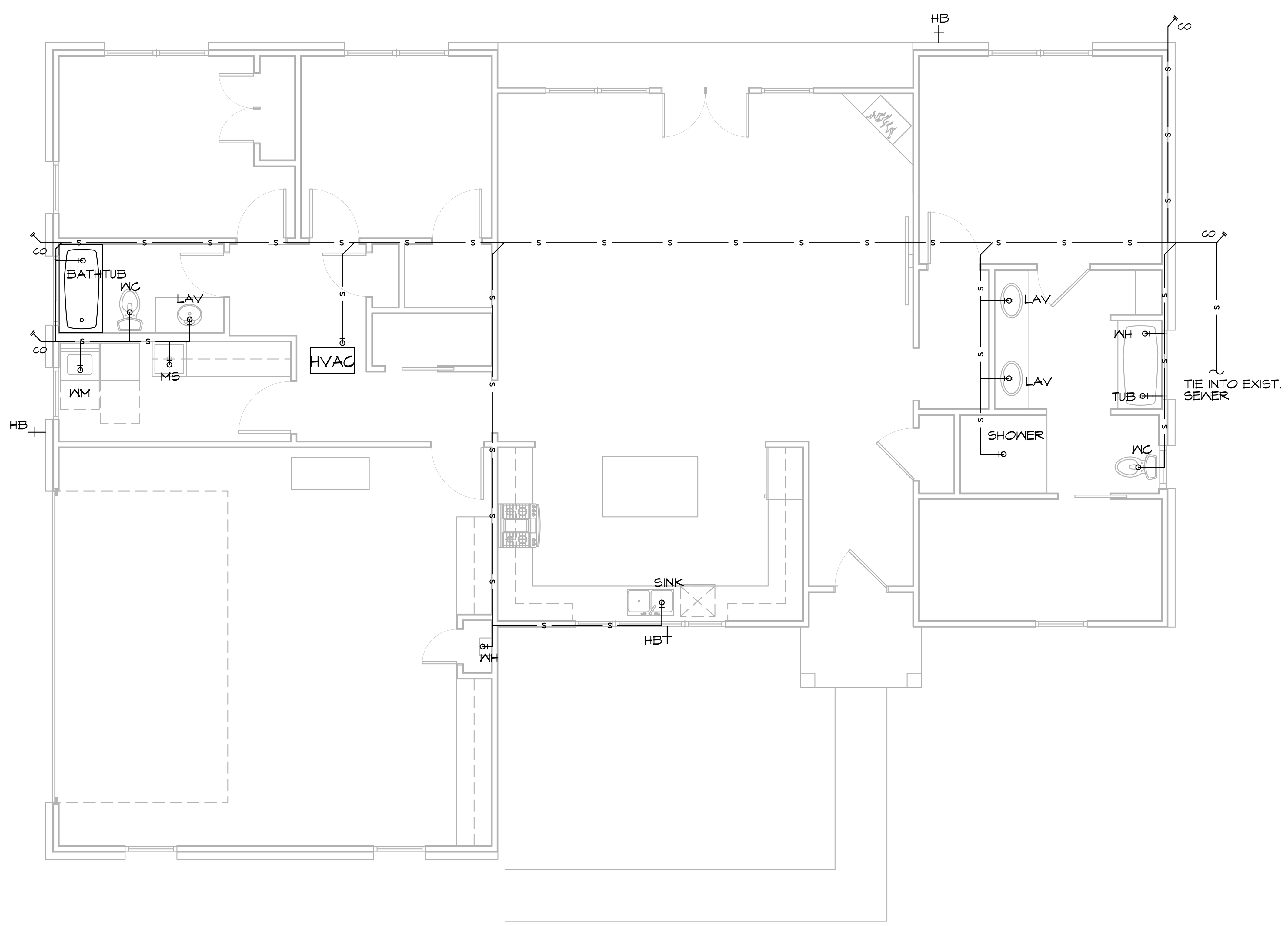
PLUMBING ABBREVIATIONS

HS	HAND SINK	MS	MOP SINK
LAV	LAVATORY	WH	WATER HEATER (PLACED IN ATTIC
WC	WATER CLOSET		

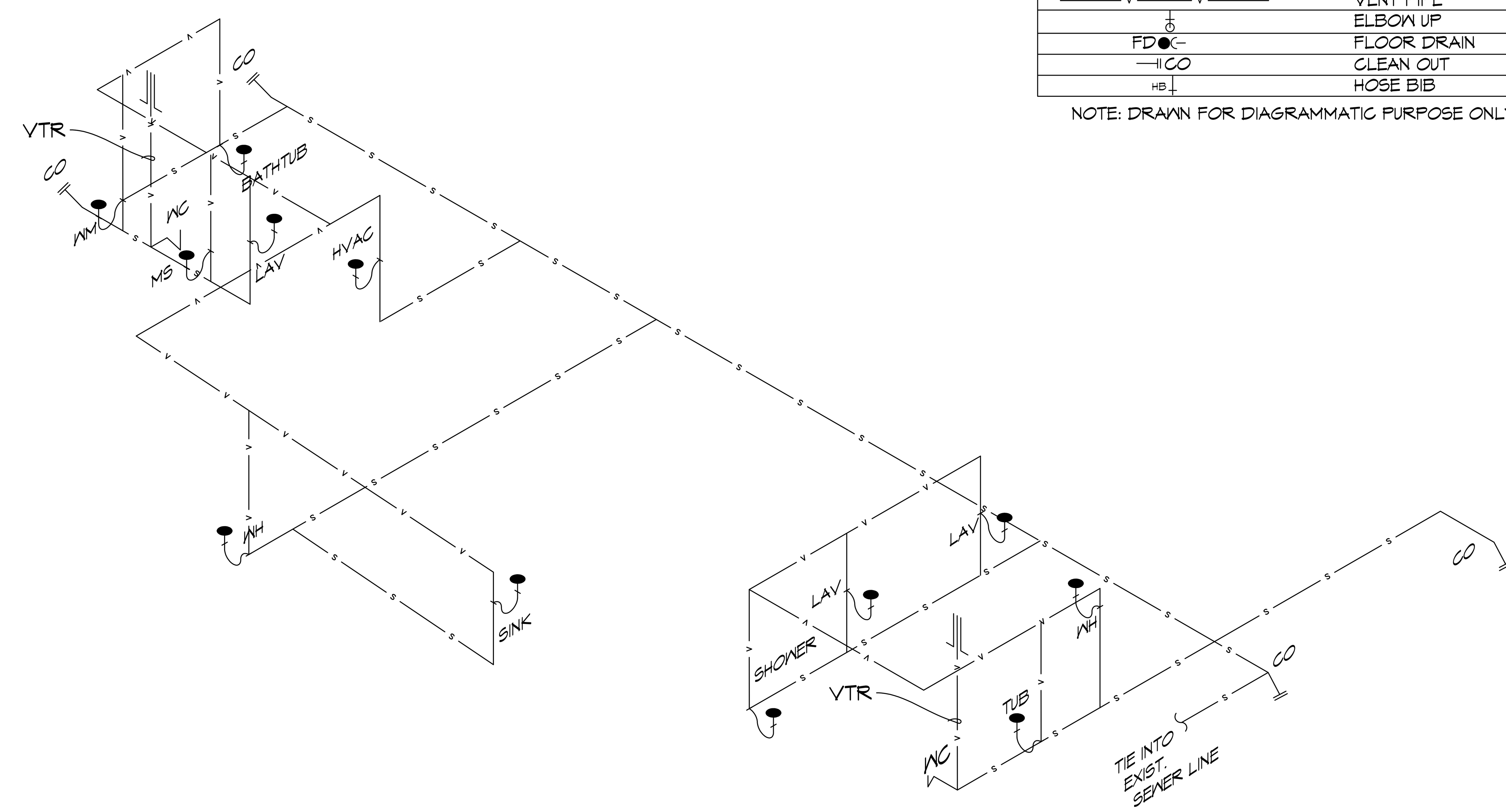
LEGEND

SYMBOL	DESCRIPTION
——— S ——— S ———	SEWER LINE
——— V ——— V ———	VENT PIPE
	ELBOW UP
FD●—	FLOOR DRAIN
—‖CO	CLEAN OUT
HB	HOSE BIB

NOTE: DRAWN FOR DIAGRAMMATIC PURPOSE ONLY



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



13 PLUMBING RISER DIAGRAM
SCALE: N.T.S.

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#	DESCRIPTION	DATE

REVISIONS

HOUSE PLAN
BRIAN AND JANET MISTICH
21444 MILLAR STREET
ABITA SPRINGS, LA. 70420

JOB No:		DATE:	07-09-2025
DRAWN BY:	SCW	CHECKED BY:	CKD

SHEET TITLE:
PLUMBING PLAN AND PLUMBING RISER DIAGRAM

DRAWING NUMBER:
P101

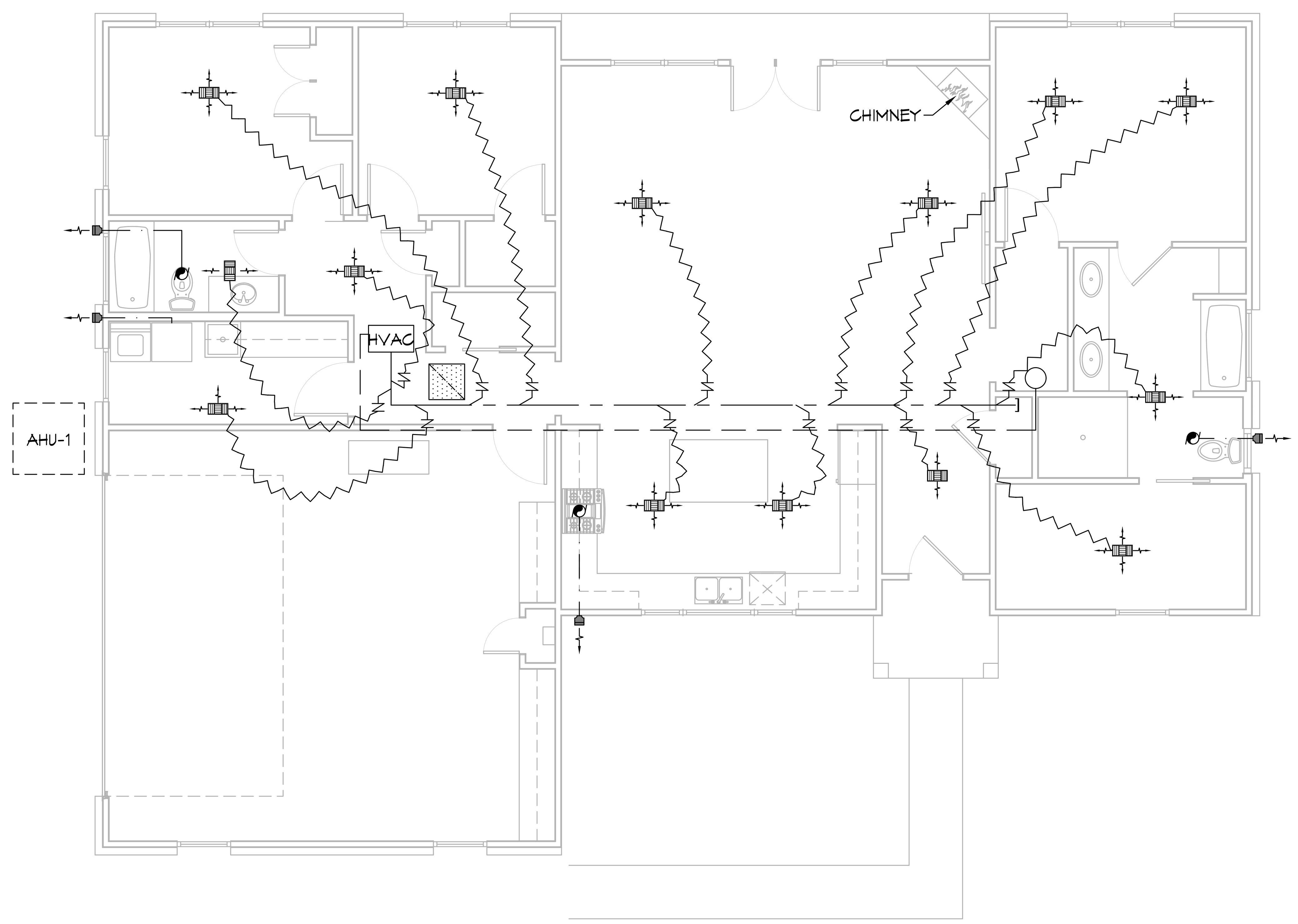
MECHANICAL NOTES

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. IR315: 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.

NOTE: DRAWN FOR DIAGRAMMATIC PURPOSE ONLY
FIELD VERIFY ROUTING OF ALL DUCTWORK

MECHANICAL LEGEND

- SUPPLY AIR GRILLE
- WALL LOUVER
- EXHAUST FAN
- RETURN AIR GRILLE



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

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#	DESCRIPTION	REVISIONS	DATE

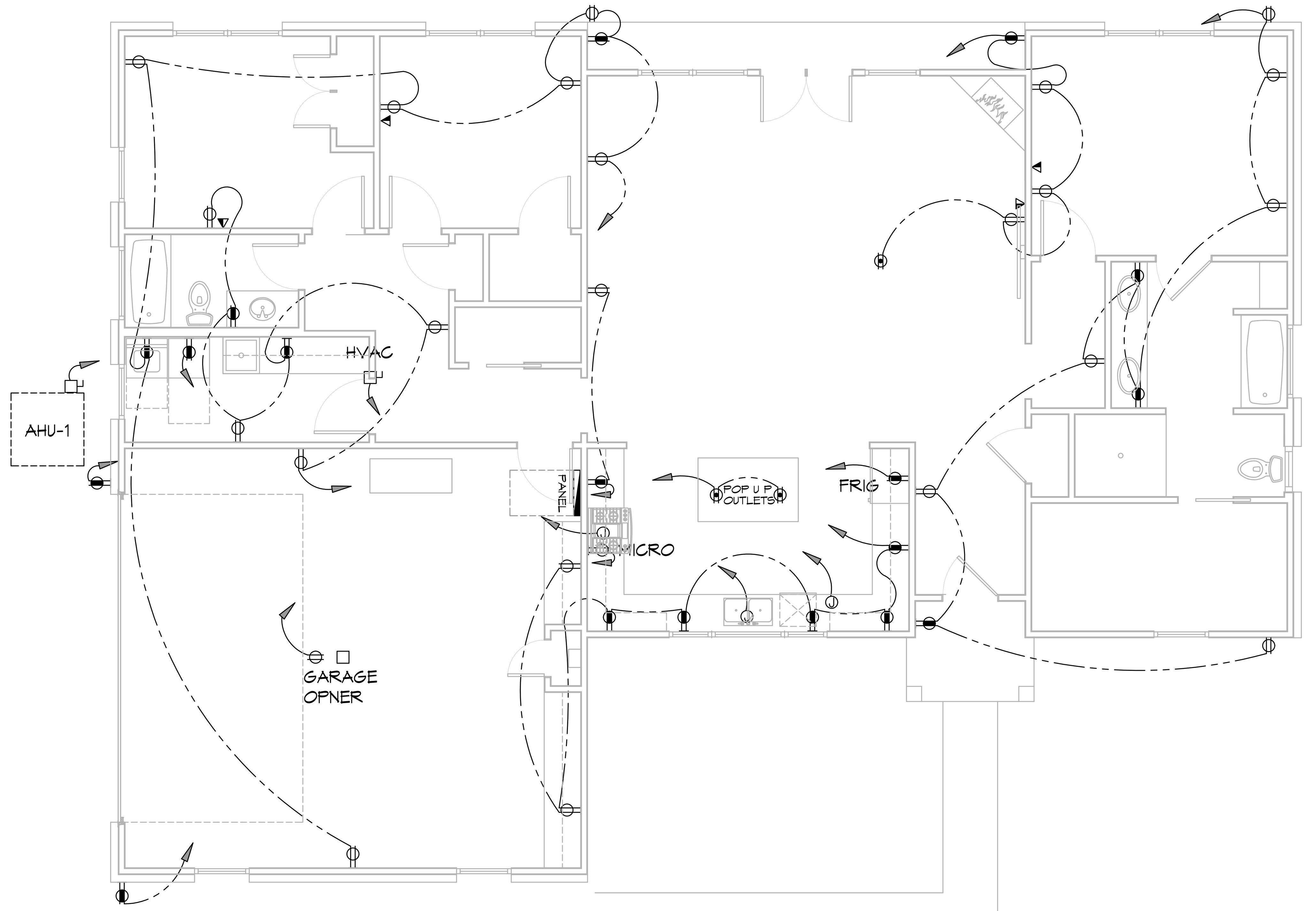
SEAL:
STATE OF LOUISIANA
BRIAN A. MISTICH
License No. 30187
PROFESSIONAL ENGINEER

HOUSE PLAN
BRIAN AND JANET MISTICH
21444 MILLAR STREET
ABITA SPRINGS, LA. 70420

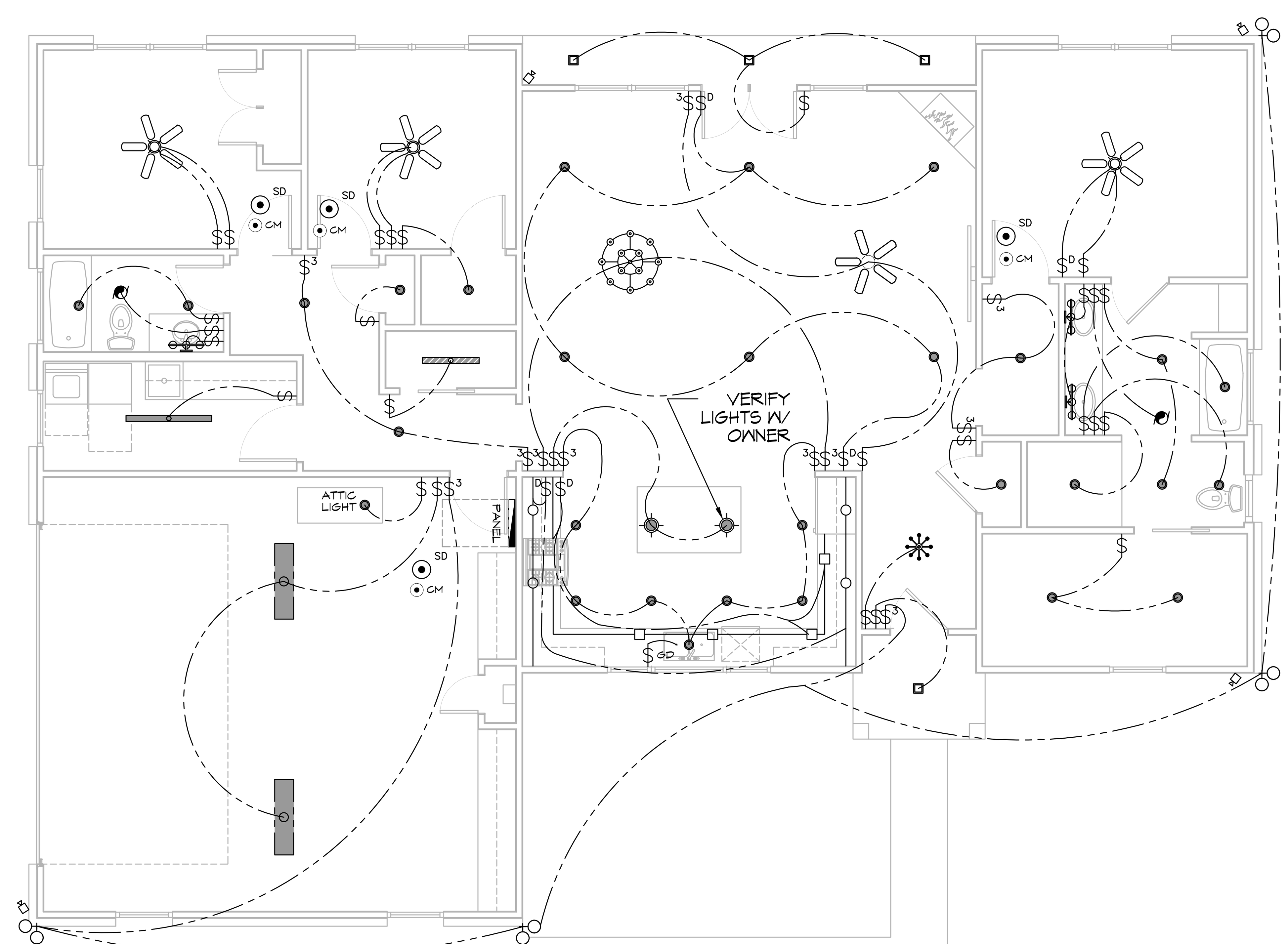
JOB No:		DATE:	07-09-2025
DRAWN BY:	SCW	CHECKED BY:	CKD

SHEET TITLE:
MECHANICAL PLAN

DRAWING NUMBER:
M101



15 POWER PLAN
SCALE: 3/16" = 1'-0"



16 LIGHTING PLAN
SCALE: 3/16" = 1'-0"

LIGHTING LEGEND

RECESSED FIXTURE
PENDENT LIGHT
BATHROOM FIXTURE
LARGE CHANDELIER
SMALL CHANDELIER
EXTERIOR LIGHTS
EXTERIOR COVERED LIGHTS
UNDER COUNTER LIGHTS
UNDER CABINET LIGHTS
TUBE LIGHTS
EXHAUST FAN
CEILING FAN W/ LIGHT FIXTURE
CEILING FAN
CM — CARBON MONOXIDE DETECTOR
SD — SMOKE DETECTOR
$ — ONE WAY SWITCH
$3 — THREE WAY SWITCH

POWER LEGEND

DUPLEX RECEPTACLE
GFI DUPLEX RECEPTACLE
WP — WEATHER-PROOF GFI DUPLEX RECEPTACLE
FLOOR RECEPTACLE W/ COVER PLATE
CEILING DUPLEX RECEPTACLE
220V DUPLEX RECEPTACLE
DISCONNECT
MOTOR
SOFFIT OUTLET
CAMERA

GENERAL POWER NOTES

1. MAIN FEED INTO HOUSE TO BE TRENCHED UNDERGROUND FROM SUPPLY POLE TO METER THEN MAIN DISCONNECT OUTSIDE.
2. ALL SMOKE DETECTORS TO BE ELECTRIC POWERED WITH BATTERY BACKUP AND WIRED TO SET ALL ALARMS OFF IF ONE IS TRIPPED.
3. ALL EXTERIOR, KITCHEN, AND BATH OUTLETS TO BE GROUND FAULT CIRCUIT INTERRUPT EQUIPPED AND ON A SEPARATE CIRCUIT.
4. ELECTRICAL DISCONNECTS ARE TO BE AT A/C UNIT, CONDENSING UNIT, AND WATER HEATER.
5. HEAT VENT LIGHTS ARE TO BE ON A SEPARATE CIRCUIT.
6. OUTLETS, INCLUDING PHONE AND CABLE, MAY BE ADDED OR CHANGED UPON OWNERS REQUEST.
7. ELECTRICAL CONTRACTOR TO VERIFY EQUIPMENT TYPE AND SIZE.
8. INSTALL LIGHTS IN ATTIC SPACE W/ SWITCH AT FOOT OF DISP. STAIRS
9. ELECTRICAL SERVICE TO BE A 42 CIRCUIT 225 AMP MAIN LOCATED IN THE HOUSE.
10. A SUB-PANEL MAY NEED TO BE ADDED FOR ENOUGH CIRCUITS.
11. HOUSE TO BE WIRED FOR A SECURITY SYSTEM.
12. ALL KITCHEN OUTLETS ARE TO BE GFI EXCEPT APPLIANCE OUTLETS NOT EASILY ACCESSIBLE.
13. ARC FAULT BREAKERS ARE TO BE USED IN ALL BEDROOMS.
14. 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

DAMMON ENGINEERING, INC.
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Chief Engineer: Brian Mistich, PE
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#	DESCRIPTION	DATE
REVISIONS		

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

HOUSE PLAN
BRIAN AND JANET MISTICH
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ABITA SPRINGS, LA. 70420

JOB No:	DATE: 07-09-2025
DRAWN BY: SCW	CHECKED BY: CKD

SHEET TITLE:
ELECTRICAL LIGHTING & POWER PLAN

DRAWING NUMBER:
E101