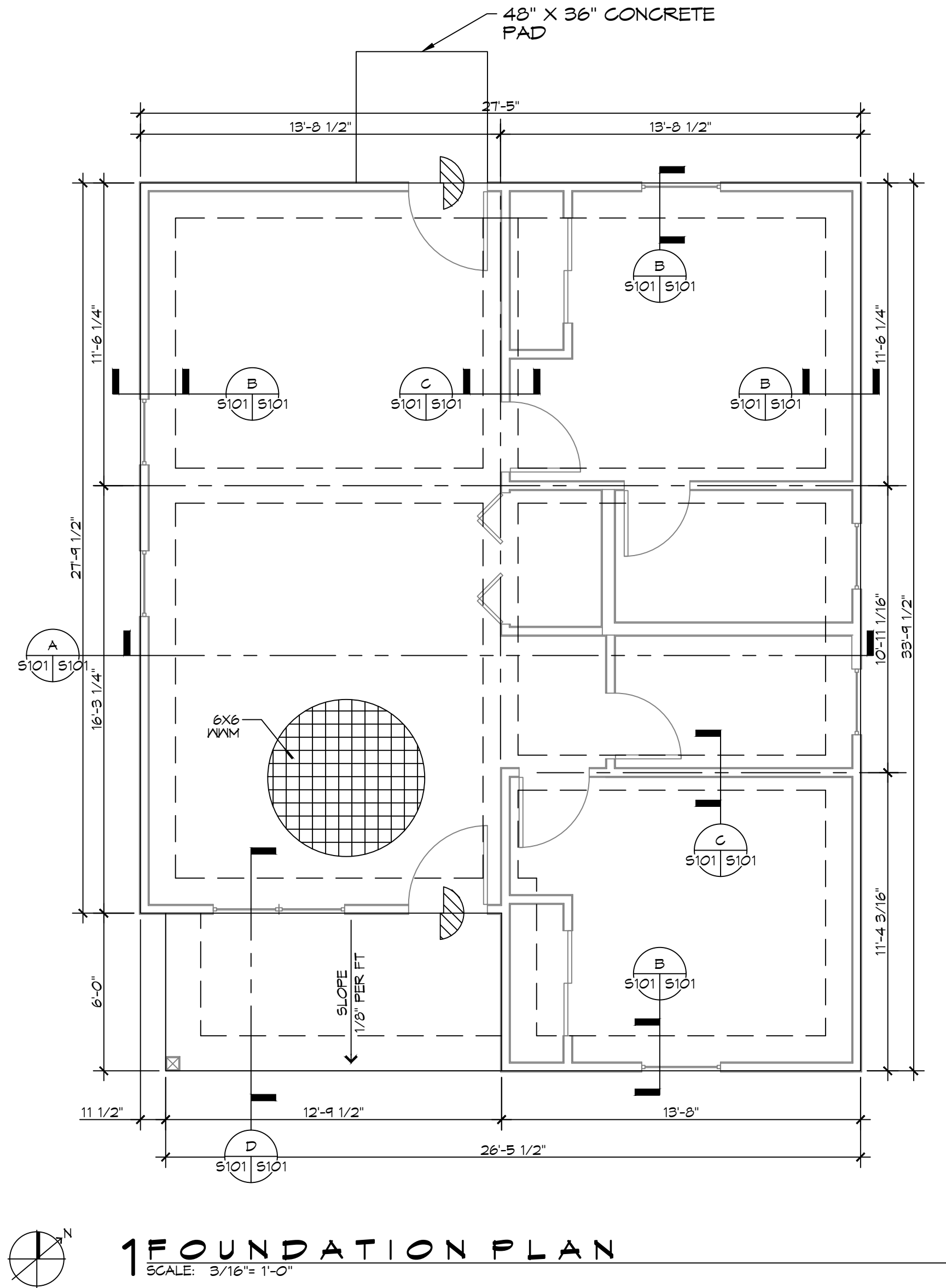
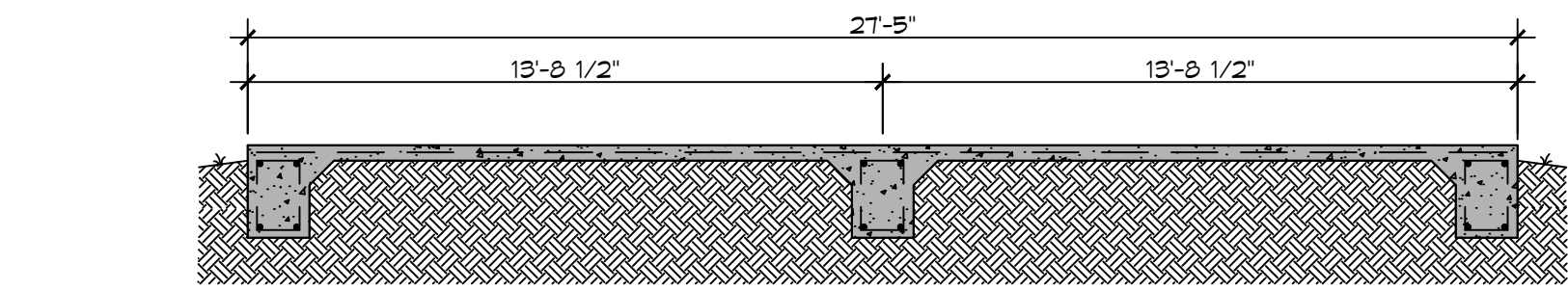


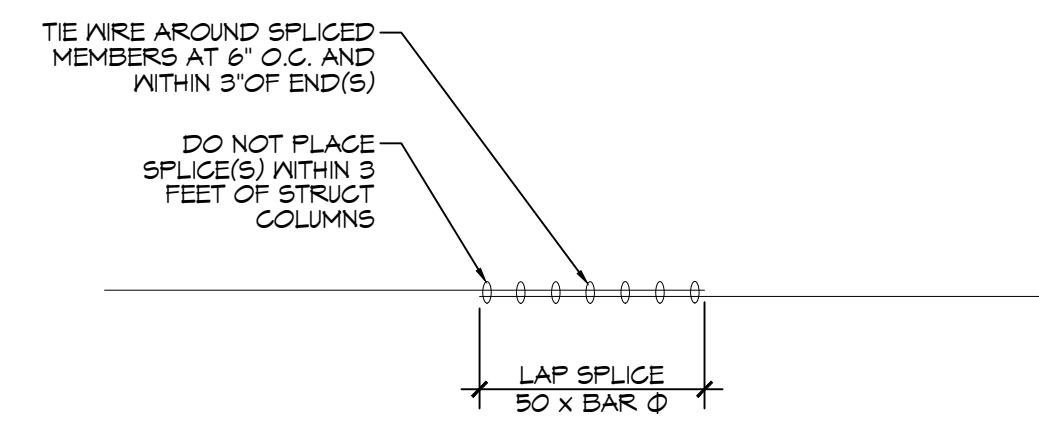
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 PROJECT: 17- Foundation of Shalimar Oak/Chuck Loescher - 10/10/2025 & Mod. - Thursday, December 11, 2025, 10:44:22 AM  
 DRAWN BY: CLO  
 CHECKED BY: CLO  
 DATE: 10-11-2025  
 JOB No.: 17- Foundation of Shalimar Oak/Chuck Loescher - 10/10/2025 & Mod. - Thursday, December 11, 2025, 10:44:22 AM  
 SHEET No.: 1 of 3



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

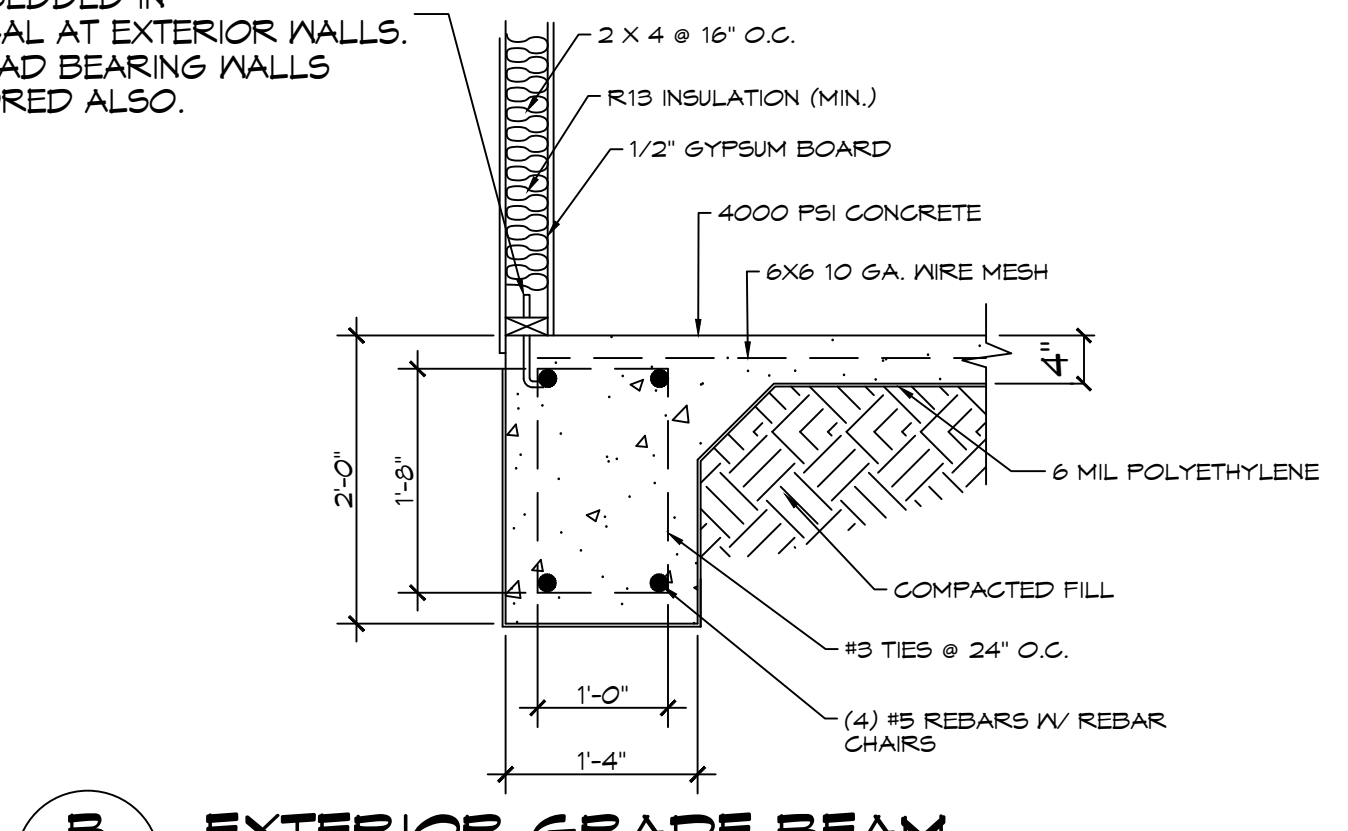


**A FOUNDATION SECTION**  
SCALE: 1/4" = 1'-0"



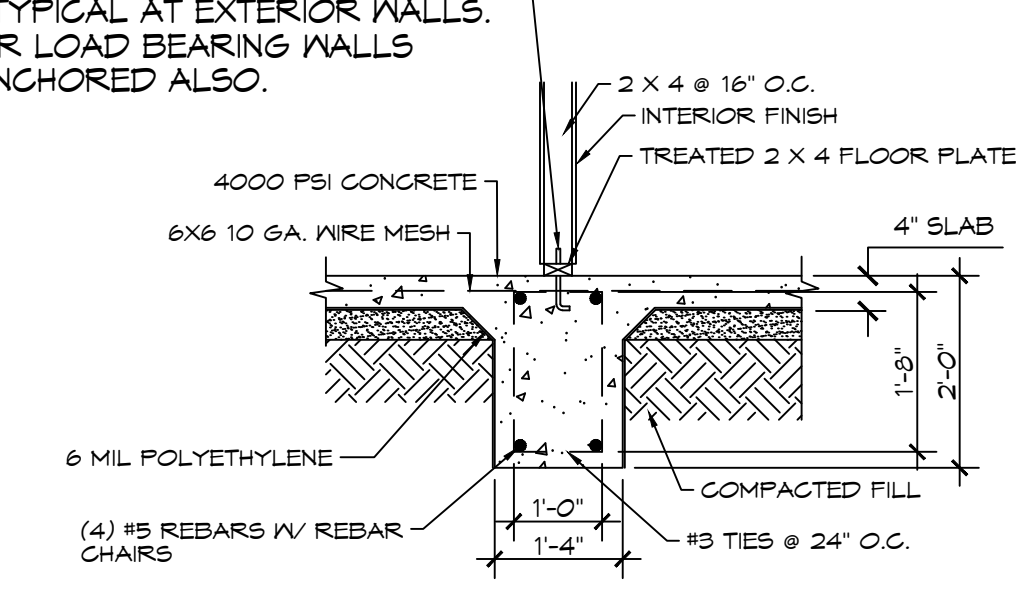
**REBAR SPLICE**  
SCALE: 1/2" = 1'-0"

1/2"X10" A.B. @ 28" OC WITHIN 8' OF CORNERS AND 30" OC THEREAFTER W/MINIMUM 7" EMBEDDED IN CONCRETE-TYPICAL AT EXTERIOR WALLS. ALL INTERIOR LOAD BEARING WALLS SHALL BE ANCHORED ALSO.



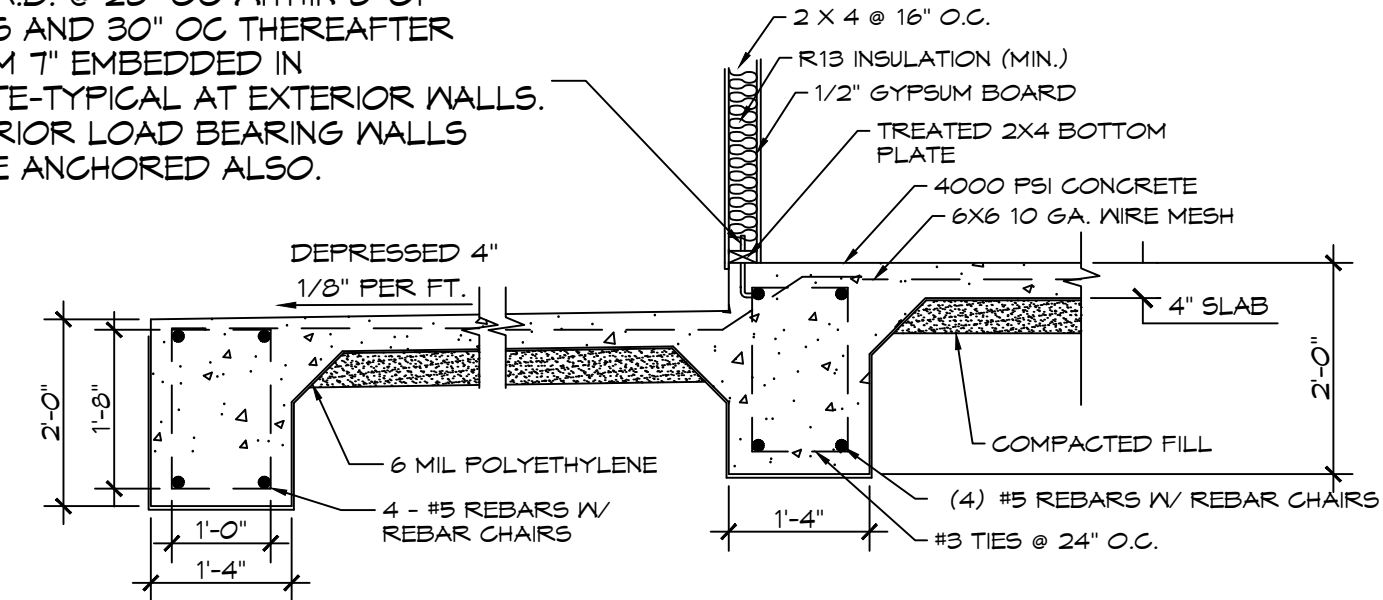
**B EXTERIOR GRADE BEAM**  
SCALE: N.T.S.

1/2"X10" A.B. @ 28" OC WITHIN 8' OF CORNERS AND 30" OC THEREAFTER W/MINIMUM 7" EMBEDDED IN CONCRETE-TYPICAL AT EXTERIOR WALLS. ALL INTERIOR LOAD BEARING WALLS SHALL BE ANCHORED ALSO.



**C INTERIOR GRADE BEAM**  
SCALE: N.T.S.

1/2"X10" A.B. @ 28" OC WITHIN 8' OF CORNERS AND 30" OC THEREAFTER W/MINIMUM 7" EMBEDDED IN CONCRETE-TYPICAL AT EXTERIOR WALLS. ALL INTERIOR LOAD BEARING WALLS SHALL BE ANCHORED ALSO.



**D COVERED PORCH FOOTING**  
SCALE: N.T.S.

**GENERAL FOUNDATION NOTES**

1. THE CONCRETE MIX SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE MIX SHALL BE IN ACCORDANCE WITH ACI-318.
2. ALL CONVENTIONAL REINFORCING SHALL MEET ASTM-A615 (GRADE 60). ALL WELDED WIRE SHALL CONFORM TO ASTM A185 W/MIN YIELD OF 65000 PSI. LAP ALL WWF 2 1/4" PER ACI 318.
3. ONE LAYER OF POLYETHYLENE VAPOR BARRIER SHALL BE PLACED UNDER ALL CONCRETE. VAPOR RETARDER TO BE 15 MIL STRENGTH, ASTM E1745 CLASS A, PERMEANCE LESS THAN 0.01 PERMS, EQUAL TO STEGO INDUSTRIES STEGO WRAP ECO-SHIELD-E 15 MIL, BY EPFO OR IRONBAR 15 BY FLATIRON FILMS. PROVIDE APPROPRIATE ACCESSORIES FOR A COMPLETE SYSTEM.
4. ALL REINFORCING STEEL AND MESH SHALL BE SECURELY SUPPORTED TO PREVENT BOTH VERTICAL AND HORIZONTAL MOVEMENT DURING CONCRETE PLACEMENT.
5. THE CONTRACTOR SHALL VERIFY ALL DROPS, OFFSETS, CMU LEDGES, DIMENSIONS, AND CONFIGURATIONS. CONTRACTOR MUST BE RESPONSIBLE FOR SAME.
6. VERIFY ALL PLUMBING ROUGH-IN LOCATIONS AND ELECTRICAL ROUGH-IN LOCATIONS.
7. GRADE BEAM SIZES MAY VARY BY -5% TO +20%.
8. ALL SUBGRADE FILL SHALL BE SELECT GRANULAR MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY IN A MAXIMUM OF 8 LIFTS.
9. A MINIMUM OF 4" CONCRETE THICKNESS SHALL BE MAINTAINED THROUGHOUT THE SLAB.
10. ALL RUNOFF WATER MUST BE CARRIED AWAY FROM THE SLAB TO PREVENT SATURATION OF THE SUB-BASE.
11. ALL TREES WITHIN CLOSE PROXIMITY SHALL BE REMOVED TO PREVENT THE ROOTS FROM EXTENDING UNDER THE SLAB.
12. PROVIDE AND MAINTAIN IMMEDIATE SITE DRAINAGE BEFORE, DURING, AND AFTER CONSTRUCTION. PROVIDE GRADING, SWELLS, AND SUMP PUMPS AS MAY BE REQUIRED TO IMMEDIATELY DRAIN ALL RAINWATER FROM THE CONSTRUCTION AREA. FOOTING EXCAVATIONS SHOULD BE OBSERVED AND CONCRETE TO BE PLACED AS QUICKLY AS POSSIBLE TO AVOID EXPOSURE OF THE FOOTING BOTTOMS TO WETTING AND DRYING. SURFACE RUNOFF WATER SHOULD BE DRAINED AWAY FROM THE EXCAVATIONS AND NOT BE ALLOWED TO POND PRIOR TO OR AFTER CONCRETE PLACEMENT. IF IT IS REQUIRED THAT A FOOTING EXCAVATION BE LEFT OPEN FOR MORE THAN ONE DAY, IT SHOULD BE PROTECTED TO REDUCE EVAPORATION OR ENTRY OF MOISTURE.
13. NEW SPREAD CONCRETE FOOTINGS AND CONTINUOUS FOOTINGS, BEARING ON COMPACTED STRUCTURAL FILL, AT LEAST 2 FEET BELOW FINISHED GRADE, SHOULD BE DESIGNED FOR MAXIMUM NET ALLOWABLE BEARING PRESSURES OF 1,200 PSF AND 2,000 PSF RESPECTIVELY, BASED ON DEAD LOADS AND DESIGN LIVE LOADS.
14. TREAT SOIL BELOW SLAB FOR TERMITES.

**GENERAL SITE PREP NOTES**

1. THE GC SHALL EMPLOY A GEOTECHNICAL ENGINEER TO MONITOR SITE CONDITIONS DURING THE PREP WORK OF THE SITE FOUNDATION. REMOVE EXISTING NEAR SURFACE TOPSOIL WITH ORGANICS AND OTHER DELETERIOUS MATERIALS, APPROXIMATELY 8 TO 10 INCHES HOWEVER THE ACTUAL STRIPPING DEPTH SHALL BE DETERMINED BY A GEOTECHNICAL ENGINEER. THE EXPOSED SUBGRADE IN THE BUILDING AND PARKING AREAS SHALL BE PROOF-ROLLED WITH A RUBBER Tired VEHICLE WEIGHING ABOUT 20 TONS; PROOF-ROLLING SHALL BE MONITORED BY A GEOTECHNICAL ENGINEER. ANY SOILS WHICH ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY UNDER THE MOVING LOAD SHOULD BE UNDERCUT AND REPLACED WITH COMPACTED STRUCTURAL FILL.
2. THE STRUCTURAL FILL SHALL BE SELECT GRANULAR MATERIAL AND SHALL BE PLACED IN MAXIMUM LIFTS OF EIGHT (8) INCHES OF LOOSE MATERIAL, COMPACTED WITHIN THE RANGE OF ONE (1) PERCENTAGE POINT BELOW TO THREE (3) PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT VALUE. IF WATER MUST BE ADDED, IT SHALL BE UNIFORMLY APPLIED AND THOROUGHLY MIXED INTO THE SOIL BY DISKING OR SCARIFYING. EACH LIFT OF COMPACTED STRUCTURAL FILL SHALL BE TESTED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF SUBSEQUENT LIFTS. IN-PLACE DENSITY MEASUREMENTS SHALL BE TAKEN TO ASSURE THAT THE ABOVE DEGREE OF COMPACTION IS ACHIEVED. THE COMPACTED STRUCTURAL FILL SHALL EXTEND FIVE (5) FEET BEYOND THE PERIMETER OF THE BUILDING PRIOR TO SLOPING.
3. ALL RUNOFF WATER MUST BE CARRIED AWAY FROM THE SLAB TO PREVENT SATURATION OF THE SUB-BASE.
4. ALL TREES WITHIN CLOSE PROXIMITY SHALL BE REMOVED TO PREVENT THE ROOTS FROM EXTENDING UNDER THE SLAB.
5. PROVIDE AND MAINTAIN IMMEDIATE SITE DRAINAGE BEFORE, DURING, AND AFTER CONSTRUCTION. PROVIDE GRADING, SWELLS, AND SUMP PUMPS AS MAY BE REQUIRED TO IMMEDIATELY DRAIN ALL RAINWATER FROM THE CONSTRUCTION AREA. FOOTING EXCAVATIONS SHOULD BE OBSERVED AND CONCRETE PLACED AS QUICKLY AS POSSIBLE TO AVOID EXPOSURE OF THE FOOTING BOTTOMS TO WETTING AND DRYING. SURFACE RUNOFF WATER SHOULD BE DRAINED AWAY FROM THE EXCAVATIONS AND NOT BE ALLOWED TO POND PRIOR OR AFTER CONCRETE PLACEMENT. IF IT IS REQUIRED THAT A FOOTING EXCAVATION BE LEFT OPEN FOR MORE THAN ONE DAY, THEY SHOULD BE PROTECTED TO REDUCE EVAPORATION OR ENTRY OF MOISTURE.

**DESIGN CRITERIA**

THE CONSTRUCTION FOR SAID RESIDENCE, WHERE WIND SPEED IS 140 MILES PER HOUR AND V<sub>80d</sub> WIND SPEED IS 130 MPH, WIND EXPOSURE ZONE C, IS DESIGNED IN ACCORDANCE WITH AMERICAN FOREST AND PAPER ASSOCIATION (AFPFA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (WFCM) 2021 EDITION AS WELL AS THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 EDITION. STRUCTURE SHALL BE BUILT TO THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND STATE AMENDMENTS ADOPTED JULY 1, 2023.

**DAMMON ENGINEERING, INC.**  
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 info@dammonengineering.com  
 PH: 985.649.8832

#	DESCRIPTION	DATE



MINI HOUSE PLAN UNIT A  
**CHUCK LOESCHER**  
 121 N. MONROE STREET  
 COVINGTON, LOUISIANA 70433  
 JOB No.: 17- Foundation of Shalimar Oak/Chuck Loescher - 10/10/2025 & Mod. - Thursday, December 11, 2025, 10:44:22 AM  
 DATE: 10-11-2025  
 DRAWN BY: CLO  
 CHECKED BY: CLO  
 B.A.M.

SHEET TITLE:  
**FOUNDATION PLAN**

DRAWING NUMBER:  
**S101**  
 SHEET No.: 1 of 3



**TABLE S601.7 - UPLIFT CONNECTIONS - 140 MPH WINDS EXP "B"**  
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 - 140 MPH WIND EXP "B"**  
NFCM 2015 TABLE 3.2C

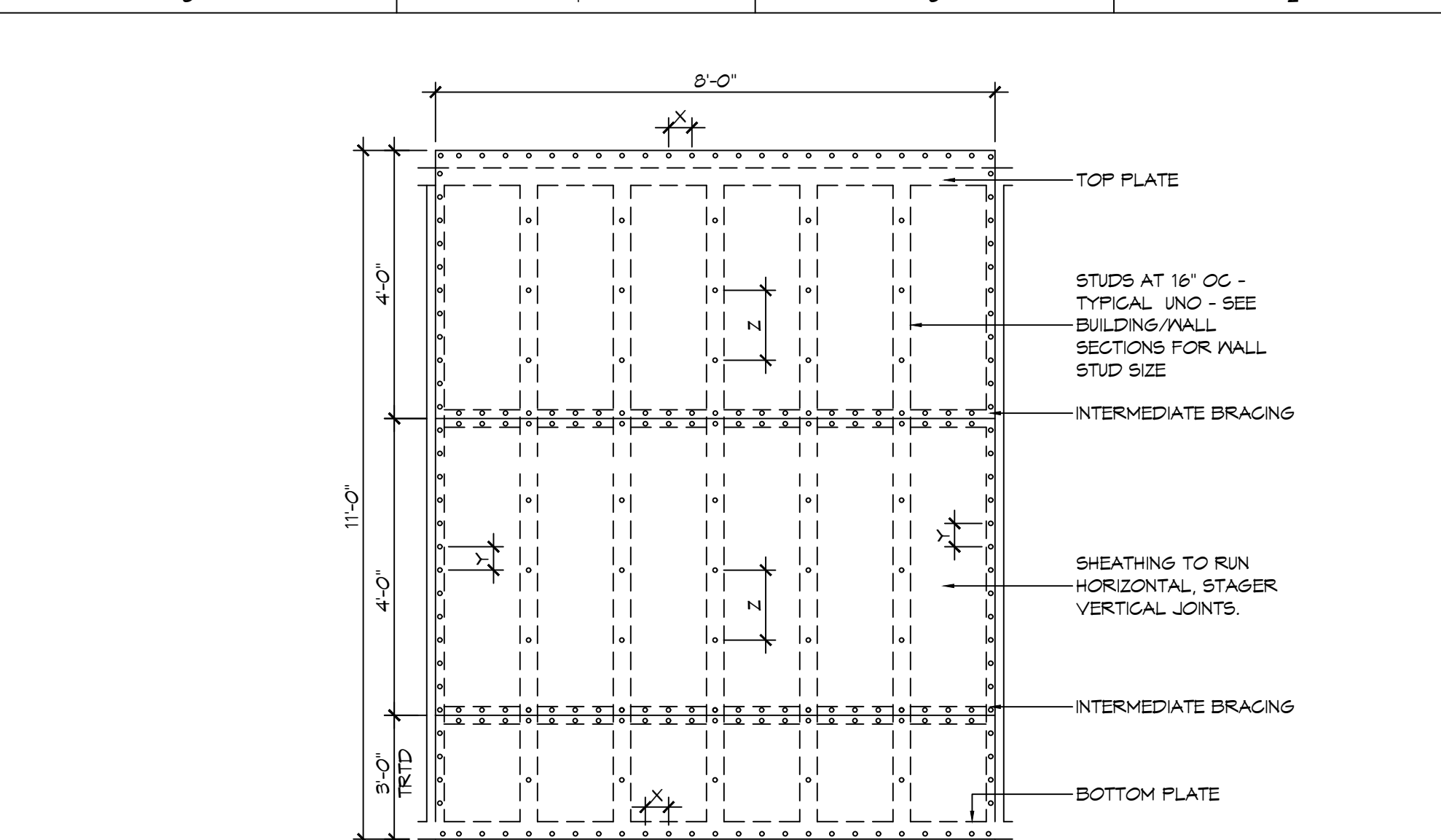
BOTTOM PLATE TO FOUNDATION ANCHOR BOLT CONNECTION RESISTING UPLIFT LOADS	FOUNDATION SUPPORTING	MAXIMUM ANCHOR BOLT SPACING (INCHES)	
		8' END ZONES	INTERIOR ZONES
1 - 3 STORIES	25 INCHES ON CENTER	30 INCHES ON CENTER	
		NOTE: A MINIMUM OF ONE ANCHOR BOLT SHALL BE PROVIDED WITHIN 6 TO 12 INCHES OF EACH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

**TABLE S601.9 - SILL OR BOTTOM PLATE TO FOUNDATION CONNECTIONS RESISTING SHEAR LOADS - 140 MPH WIND EXP "B"**  
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
4 STORY	48 INCHES ON CENTER W/3X3X1/4" WASHER	5/8" Ø ANCHOR BOLTS	
		NOTE: A MINIMUM OF ONE ANCHOR BOLT SHALL BE PROVIDED WITHIN 6 TO 12 INCHES OF EACH END OF EACH PLATE	

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



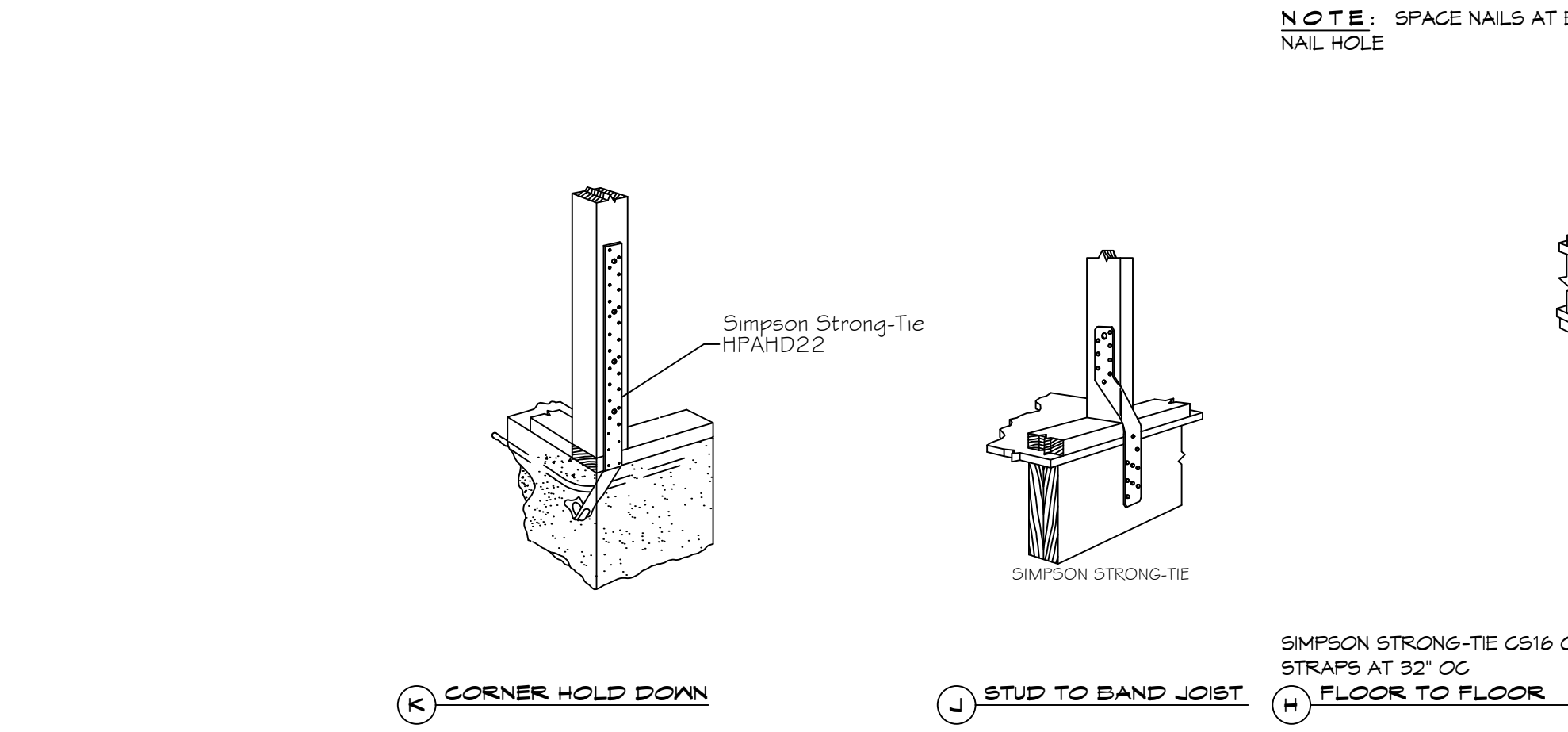
**NAIL SPACING**  
X = 4" OC  
Y = 4" OC  
Z = 12" OC

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.

**H SHEAR WALL EXTERIOR SHEATHING NAILING PATTERN**



**TYPICAL CONNECTION DETAILS**  
SCALE: NTS

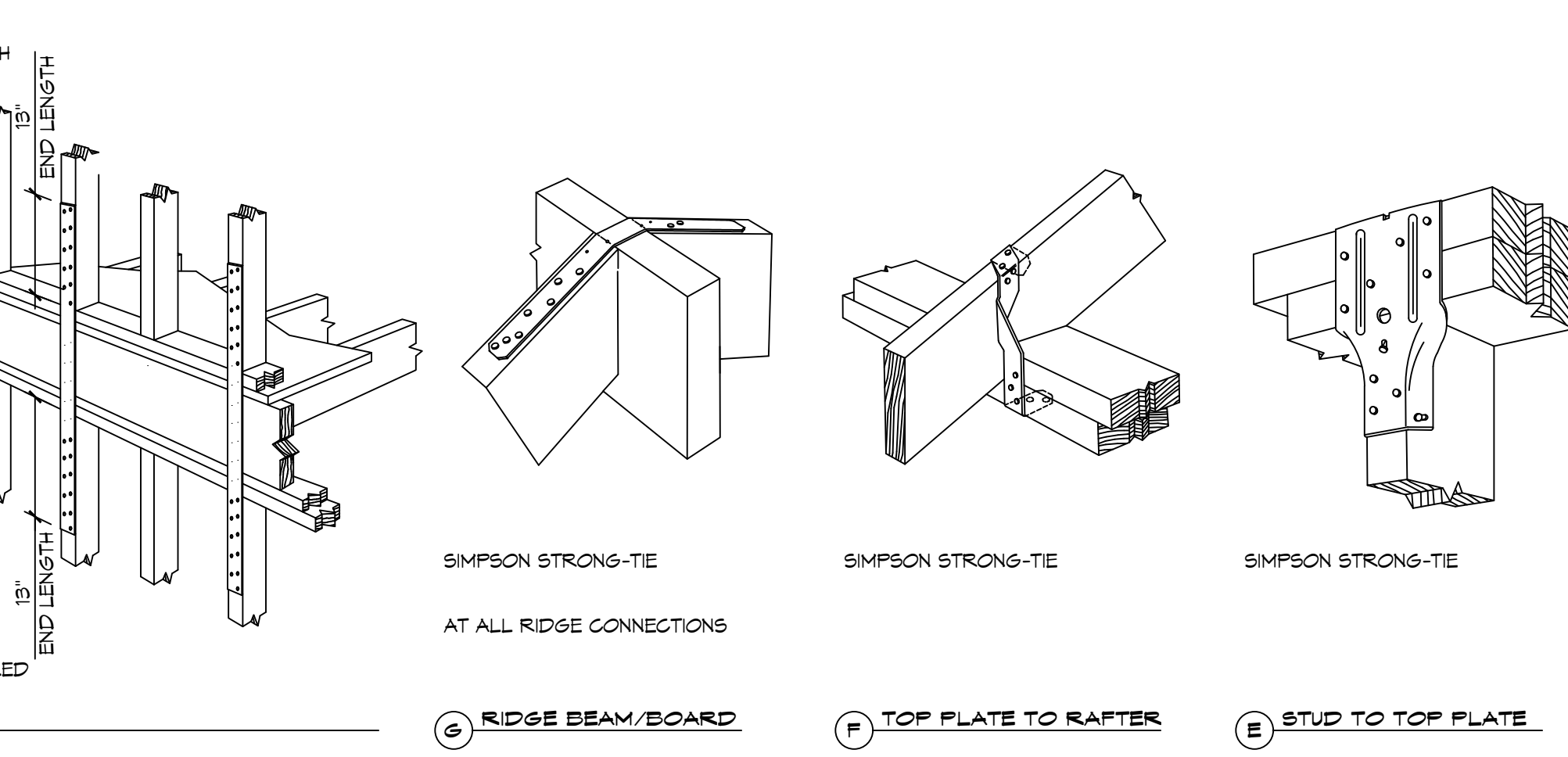
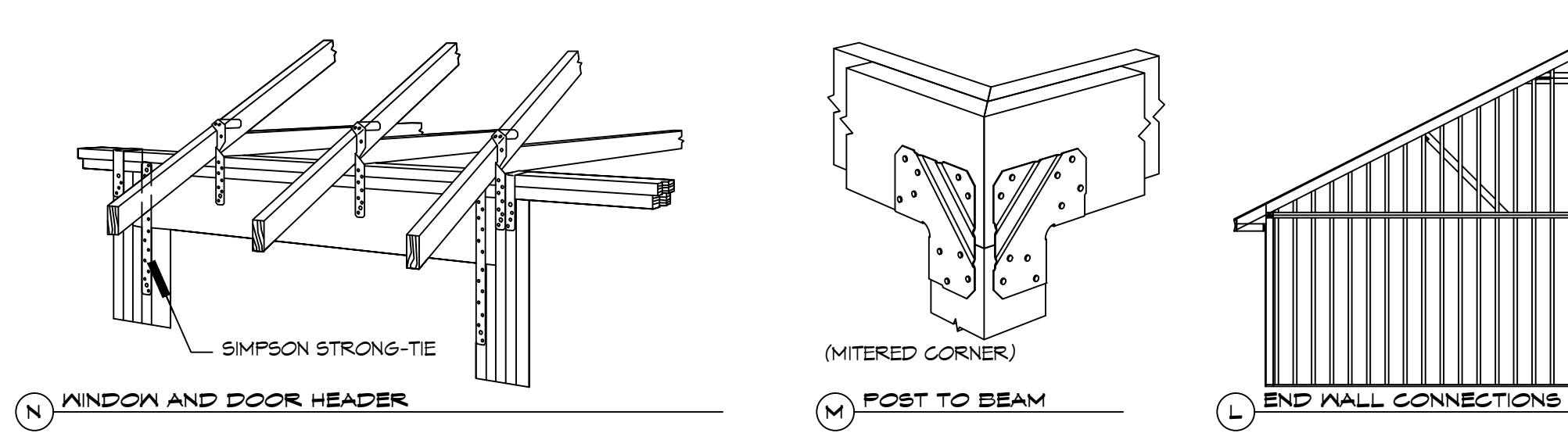
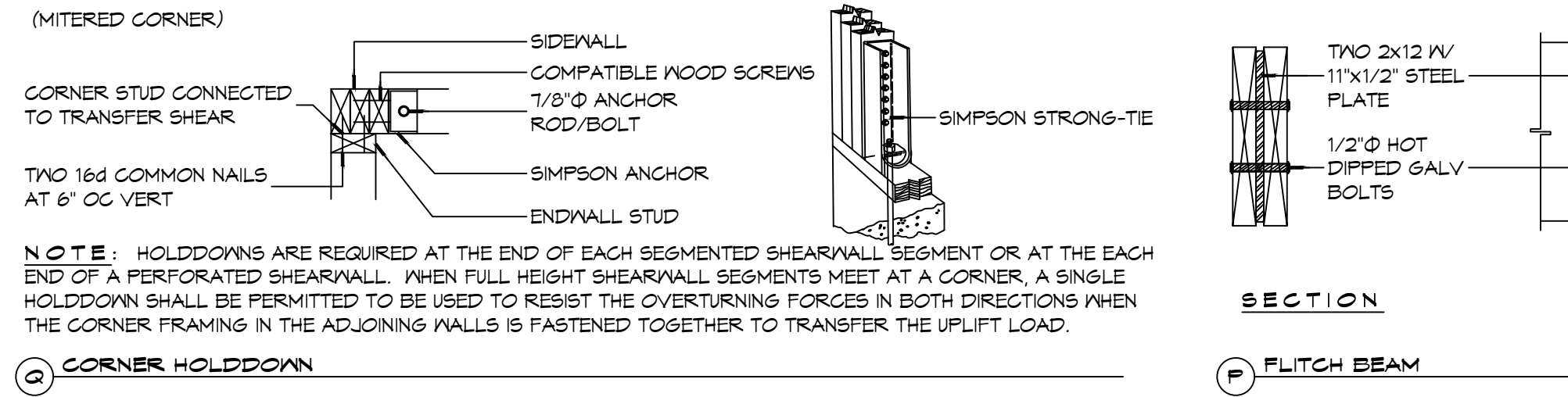
**TABLE S601.5 - JACK STUD REQ - INT LOADBEARING WALLS**

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	
	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	

**TABLE S601.6 - JACK STUD REQ - EXTERIOR LOADBEARING WALLS**  
NFCM 2021 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								
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	

**(MITERED CORNER)**



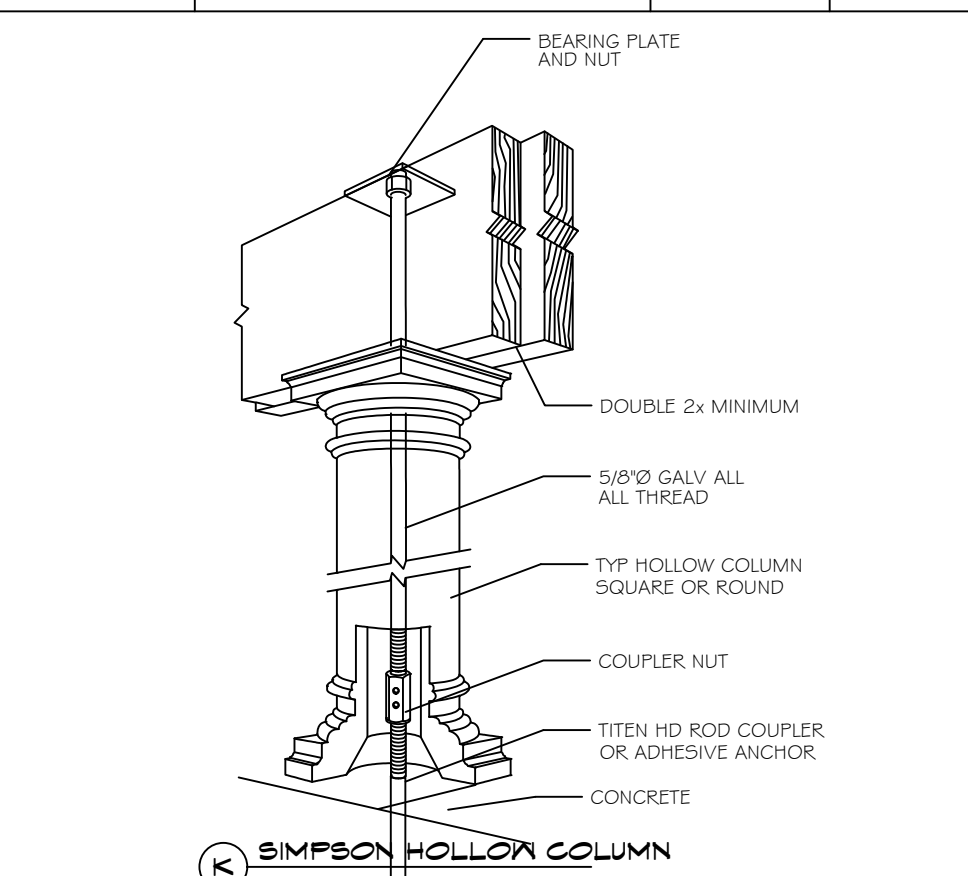
**TYPICAL CONNECTION DETAILS**  
SCALE: NTS

**TABLE S601.3 - NAILING SCHEDULE**  
NFCM 2015 TABLE 3.1

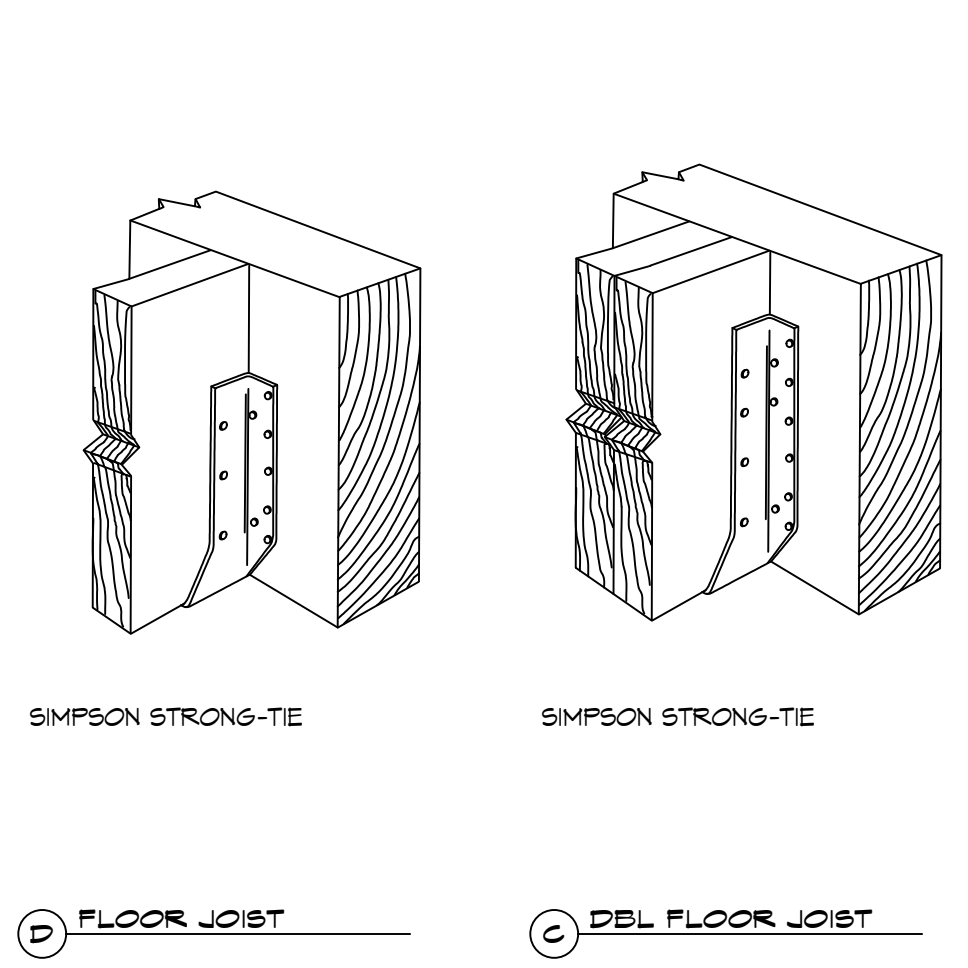
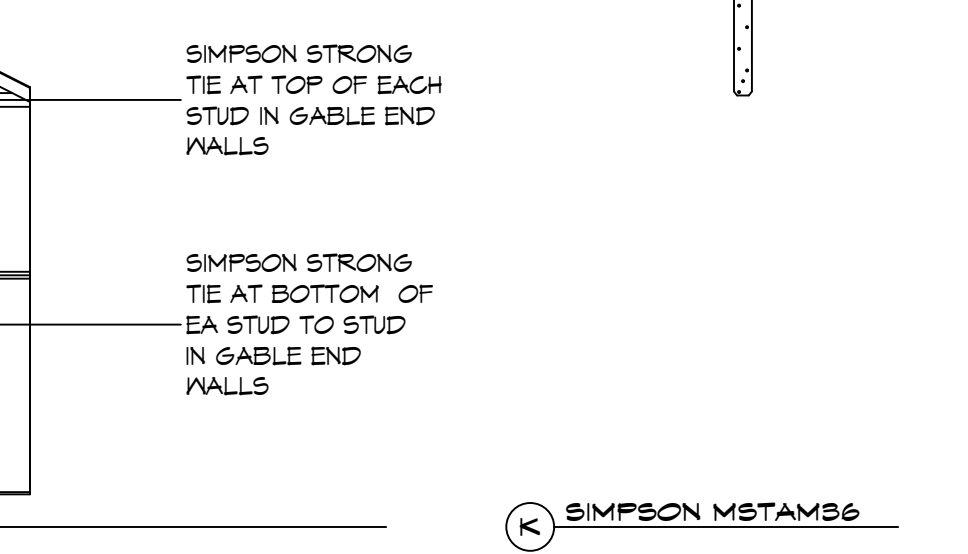
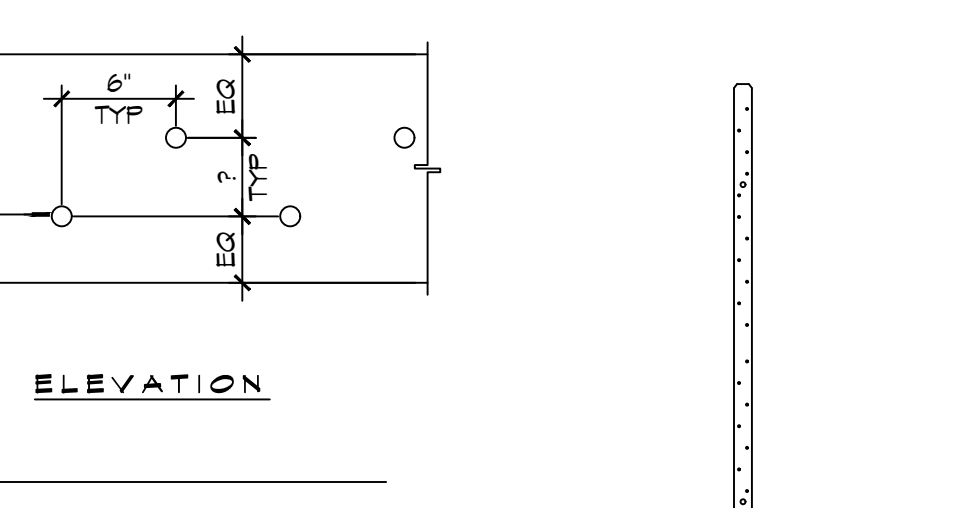
DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	SPACING
HEADER TO HEADER (FACE NAILED)	16d	16d	16" OC EDGES

**TABLE S601.4 - BUILDING ENVELOPE REQUIREMENTS**

ROOFS	OPAQUE ELEMENTS		INSULATION MIN. R-VALUE
	INSULATION ENTIRELY ABOVE DECK	ASSEMBLY MAXIMUM	
METAL BUILDING	U-0.048	R-20.0 c.i.	
	U-0.065	R-19	
	U-0.027	R-30	
ATTIC AND OTHER	U-0.151	R-5.7 c.i.	
	U-0.113	R-19.0	
WALLS, ABOVE GRADE	U-0.124	R-19.0	
	U-0.089	R-19.0	
	U-0.107	R-6.3 c.i.	
FLOORS	U-0.052	R-19.0	
	U-0.051	R-19.0	
	U-0.150	NR	
SLAB-ON-GRADE	U-0.100	NR	
	U-1.450	NR	



**(MITERED CORNER)**



**TYPICAL CONNECTION DETAILS**  
SCALE: NTS

**METAL ROOF APPLICATION & FASTENING NOTES**

1. INSTALL 26 GAUGE METAL ROOF PER MANUFACTURER'S 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.

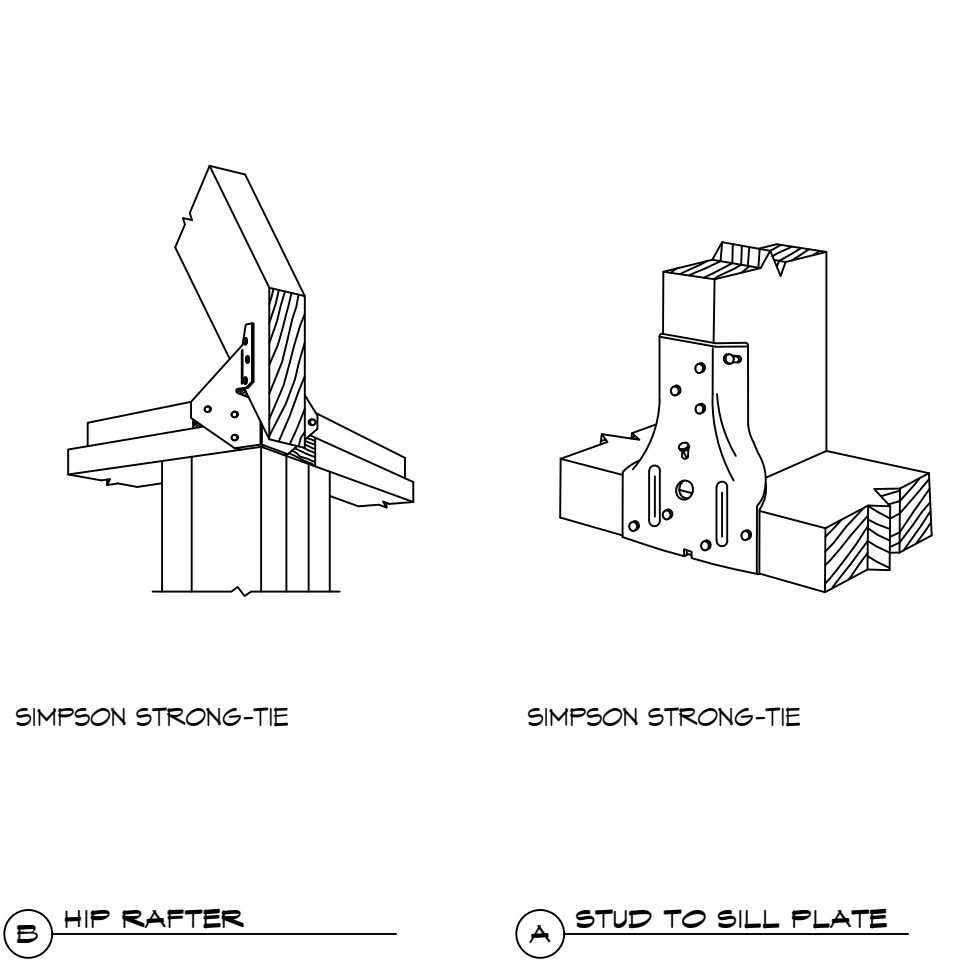
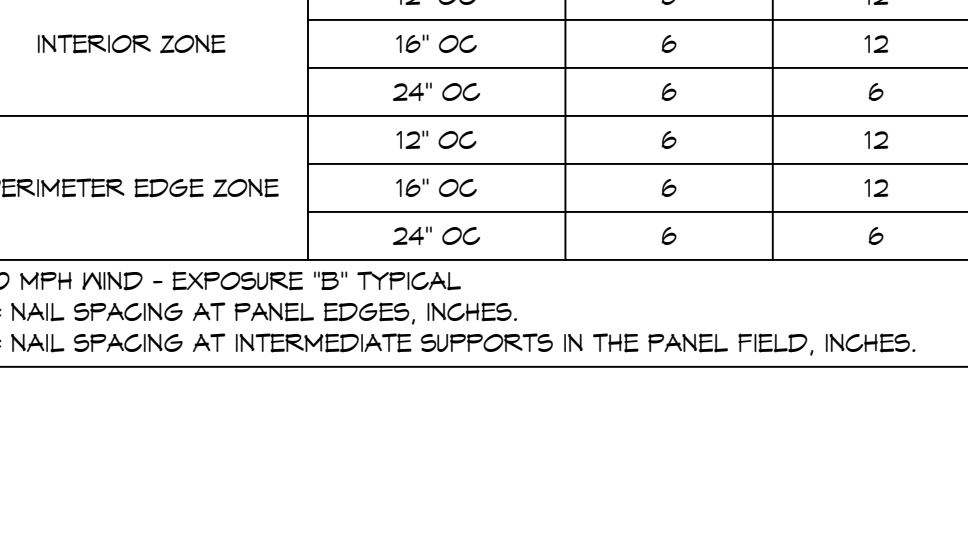
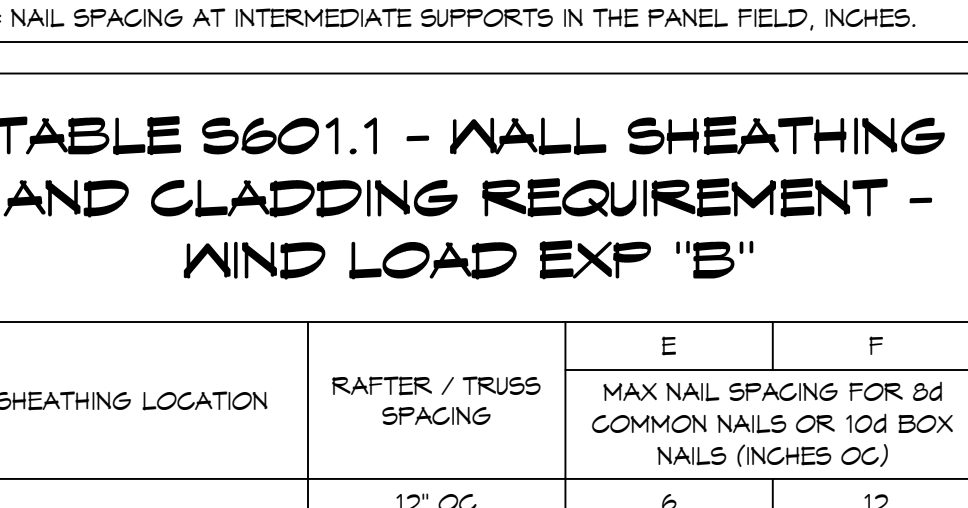
**WALL ASSEMBLY TO WALL ASSEMBLY:**  
STORY TO STORY UPLIFT CONNECTIONS FROM UPPER STORY WALL STUD TO LOWER STORY WALL STUD. WHEN UPPER STORY WALL STUDS ARE NOT LOCATED DIRECTLY ABOVE LOWER WALL STUDS, THE STUDS SHALL BE ATTACHED TO A COMMON MEMBER IN THE WALL STUD ASSEMBLY BY UPLIFT CONNECTIONS. UPLIFT 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 STUD. STRAPS SHALL 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 G105 OR 2450 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
	24" OC	4	4

**(MITERED CORNER)**



**TYPICAL CONNECTION DETAILS**  
SCALE: NTS

**DAMMON ENGINEERING, INC.**  
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Chief Engineer: Brian M. Misch, PE  
554 Old Spanish Trail  
Slidell, LA 70458

DATE	REVISIONS	#	DESCRIPTION

**STATE OF LOUISIANA**  
BRIAN A. MISCH  
Louisiana No. 30161  
Professional Engineer

**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

**MINI HOUSE PLAN UNIT A**  
**CHUCK LOESCHER**  
121 N. MONROE STREET  
COVINGTON, LOUISIANA 70439  
JOB No: 10-11-2025  
DRAWN BY: DD/KJK  
CHECKED BY: CKD

SHEET TITLE:  
TYPICAL CONNECTION  
DETAILS, SCHEDULES, AND  
NOTES

DRAWING NUMBER:  
**S103**

SHEET No: 3 of 3