FILE NAME: J:_Foundations or Structural Only\Jason Guy\Current Drawings\C101 - Site Plan.dwg, PLOT DATE & TIME: Tuesday, July 1, 2025, 10:58:45 AM

1 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

ZONING

RESIDENTIAL DISTRICT

FLOOD ZONE

FLOOD ZONE: A9 B.F.E.=10.0' F.F.E.=15.30'

SQUARE FOOTAGE

LIVING = 1,828 SQ. FT.
FRONT PORCH = 91 SQ. FT.
BACK PORCH = 319 SQ. FT.
STAIRS AND LANDING = 160 SQ. FT.
TOTAL SQ. FT. = 2,398 TOTAL SQ. FT.

DESIGN CRITERIA

THE CONSTRUCTION FOR SAID RESIDENCE, 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) 2021 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

SHEET #	SHEET TITLE
C101	PROPOSED SITE PLAN
C102	DRAINAGE PLAN
S101	HOUSE PILING PLAN & FLOOR FRAMING PLAN
S102	CEILING JOIST PLAN
S103	ROOF FRAMING PLAN
S104	FRAMING SECTION PLAN
S105	CONNECTION DETAILS, SCHEDULES, & NOTES
A101	FLOOR PLAN
A102	ELEVATION PLAN
P101	PLUMBING PLAN
M101	MECHANICAL PLAN
E101	ELECTRICAL PLAN

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REVISIONS

#	DESCRIPTION	DATE

SEAL:

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

NEW HOUSE PLAN

JASON GUY

LOT 228
MONGA DRIVE, LAZY RIVER ESTATES.
COVINGTON, LOUISIANA 70433

JOB No:
DRAWN BY:
DATE: 06-30-2025
LJP CHECKED BY: BAM

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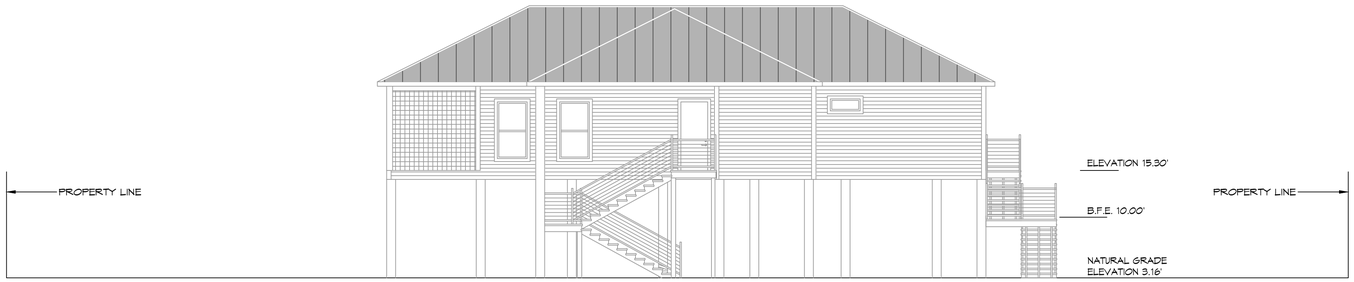
SHEET TITLE:
PROPSED SITE PLAN

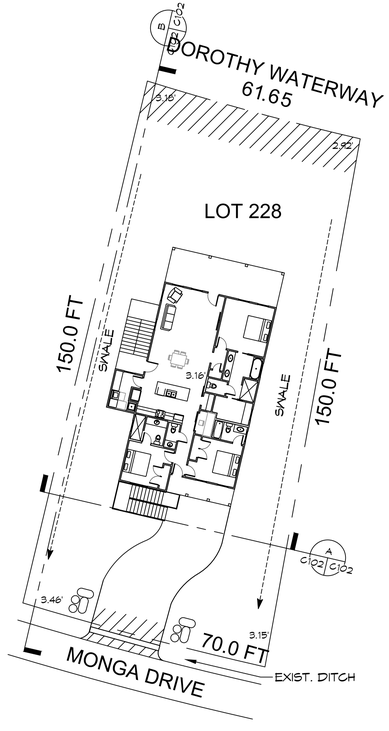
DRAWING NUMBER:
C101

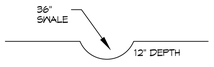
SHEET No: 1 of 12

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



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





SWALE
SCALE: N.T.S.

N

2 PROPOSED DRAINAGE PLAN
SCALE: 1" = 20'-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

- PROPERTY LINE
- SETBACK LINE
- FENCE LINE
- WATER FLOW LINE
- EROSION MAT
- VEGETATED BUFFER
- EXIT PAD
- RIP RAP

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NEW HOUSE PLAN

JASON GUY

LOT 229
MONGA DRIVE, LADY RIVER ESTATES.
COVINGTON, LOUISIANA 70433

JOB No:	SCALE:	CHECKED BY:	DATE:
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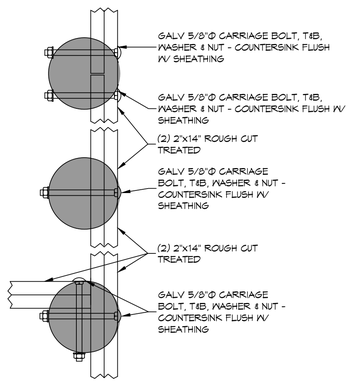
SHEET TITLE:
PROPOSED DRAINAGE & FILL SITE PLAN

DRAWING NUMBER:
C102

SHEET No: 2 of 12

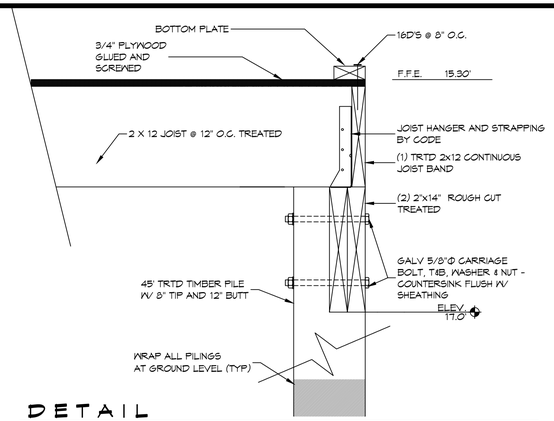
File Name: J:_Foundations @ Structural Only\Jason Guy\Current Drawings\1025-- Drainage Plan.dwg PLOT DATE & TIME: Tuesday, July 1, 2025 10:55:14 AM

FILE NAME: J:\... Foundations w/ Structural Grid\Jason Guy\Current Drawings\S101 - Piling Plan.dwg, PLOT DATE & TIME: Tuesday, July 1, 2025, 10:07:43 AM



DETAIL

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



DETAIL

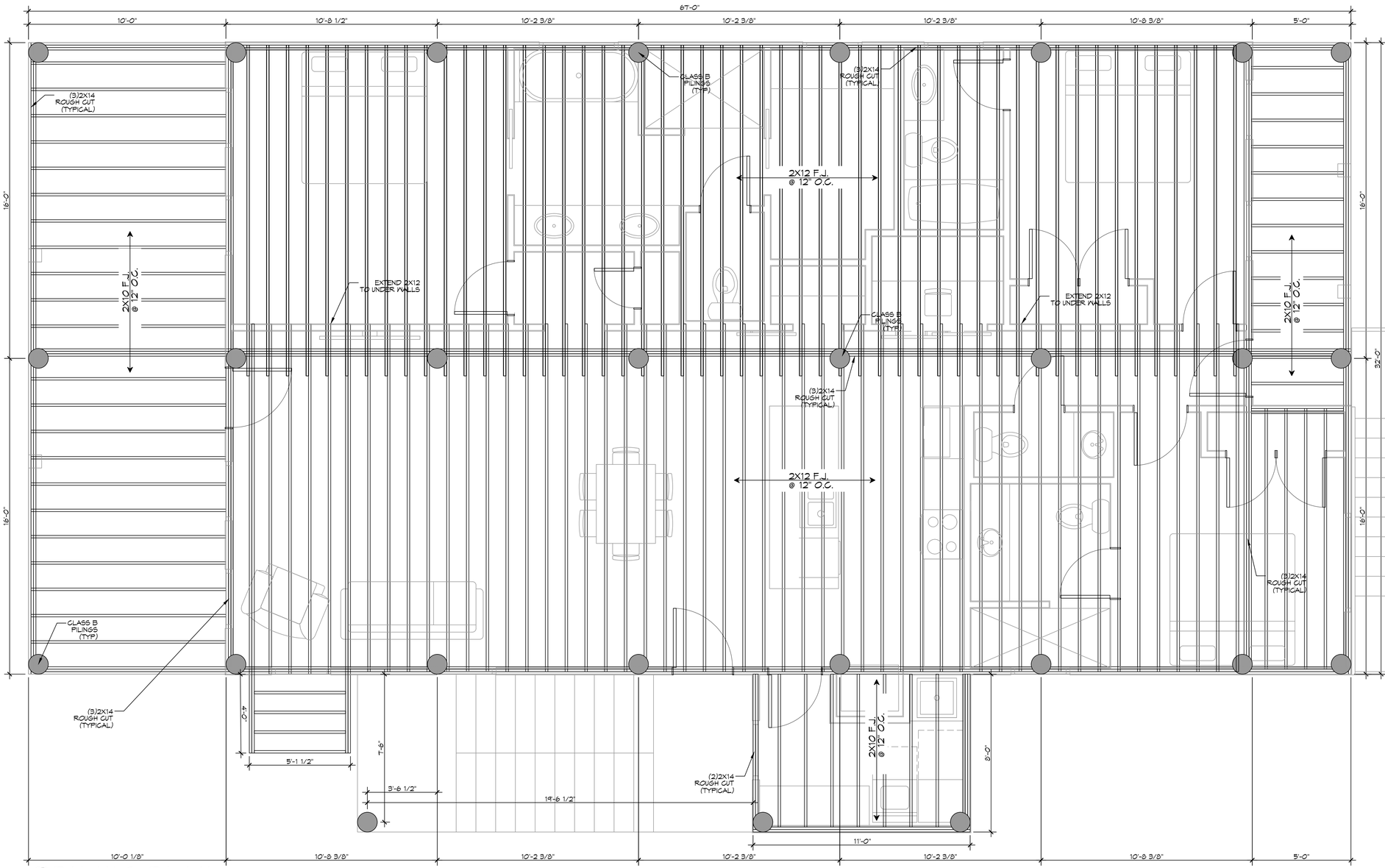
SCALE: 1-1/2" = 1'-0" PERIMETER JOIST BAND

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 A153.
3. ALL CONNECTORS SHALL BE HDG PER ASTM A653, CLASS G185 SHEET WITH 1.85 OZ/SF ZINC COATING.

PILING NOTES

1. CLASS B PILES ARE TO BE 45 FT. IN LENGTH WITH A 8 INCH TIP AND 12" BUTT. DRIVEN TO REFUSAL.
2. ALL PILES SHALL BE PRESSURE-TREATED ROUND TIMBER PILES CONFORMING TO ASTM D25.
2. DESIGN LOAD = 5 TONS PER PILE.
3. NO FIELD SUPERVISION OR INSPECTION PROVIDED UNDER THIS SEAL UNLESS OTHERWISE NOTED.
4. FILE LAYOUT MAY BE MODIFIED DUE TO ACTUAL DRIVING CONDITIONS. ENGINEER TO BE NOTIFIED ON ANY MODIFICATION.
6. A PILE BLON COUNT LOG OF ALL PILES IS TO BE SUBMITTED TO THE ENGINEER OF RECORD. FAILURE TO SUBMIT SAID LOG WILL RELEASE THE ENGINEER OF ALL RESPONSIBILITY.
7. CONTRACTOR IS RESPONSIBLE FOR THE COMPARISON & VERIFICATION OF PILE LAYOUT DIMENSIONS WITH MOST RECENT ARCHITECTURAL DRAWINGS, ASSURING THAT PILES DO FALL WITHIN LIMITS OF THE DESIGN
8. USE DROP HAMMER OR SINGLE ACTING AIR HAMMER DELIVERING 7,500 FT-LBS OF ENERGY PER BLOW. RAM WEIGHT OF DROP HAMMER SHALL NOT EXCEED 2,500 TO 3,000 LBS AND THE DROP SHOULD NOT EXCEED 3 FT. AT MINIMUM OF 25 BLOWS PER FOOT. IF THE DROP EXCEEDS 3 FT., CONTACT ENGINEER FOR INSTRUCTIONS.
9. BRACE ALL PILINGS AS NEEDED FOR SWAYING.
10. FIELD VERIFY DIMENSIONS AGAINST THE ARCHITECTURAL DRAWINGS.
11. WRAP ALL PILINGS AT BASE LINE.



3 PILING PLAN

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

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REVISIONS

#	DESCRIPTION	DATE

SEAL:

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NEW HOUSE PLAN

JASON GUY

LOT 225
MONGA DRIVE, LADY RIVER ESTATES.
COVINGTON, LOUISIANA 70433

DATE: 06-30-2025
JOB No:
DRAWN BY: CAD | CHECKED BY: BAM

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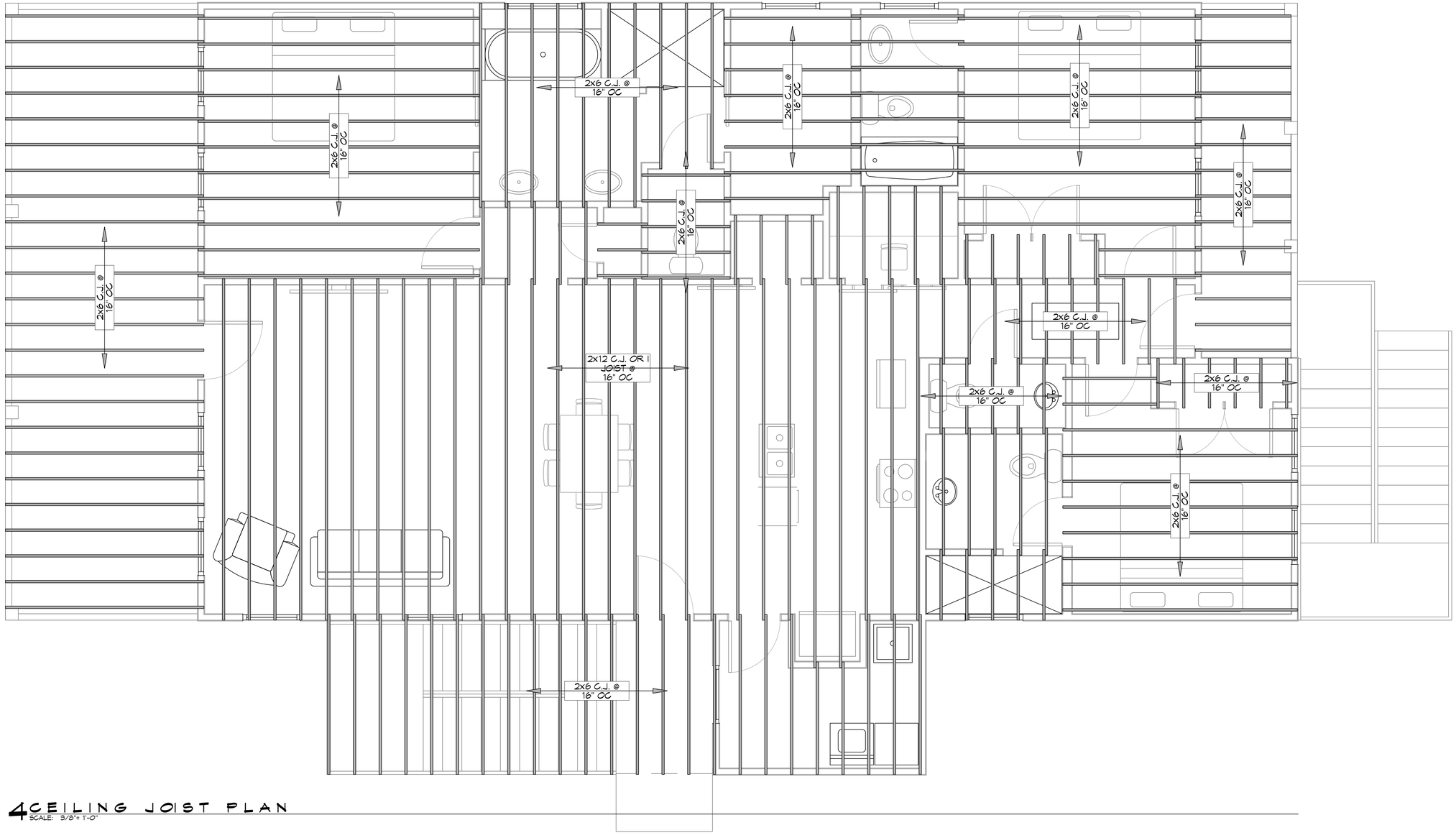
SHEET TITLE:
HOUSE PILING PLAN & FLOOR FRAMING PLAN

DRAWING NUMBER:

S101

SHEET No: 3 of 12

FILE NAME: J:_Foundations w Structural Only\Jason Guy\Current Drawings\S102 - Ceiling Joist Plan.dwg PLOT DATE & TIME: Tuesday, July 1, 2025 10:58:19 AM



4 CEILING JOIST PLAN
SCALE: 3/8"= 1'-0"

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REVISIONS

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PROFESSIONAL ENGINEER

NEW HOUSE PLAN

JASON GUY

LOT 228
MONSA DRIVE, LAZY RIVER ESTATES.
COVINGTON, LOUISIANA 70433

JOB No:
DRAWN BY: CKD
DATE: 06-30-2025
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SHEET TITLE:
CEILING JOIST PLAN

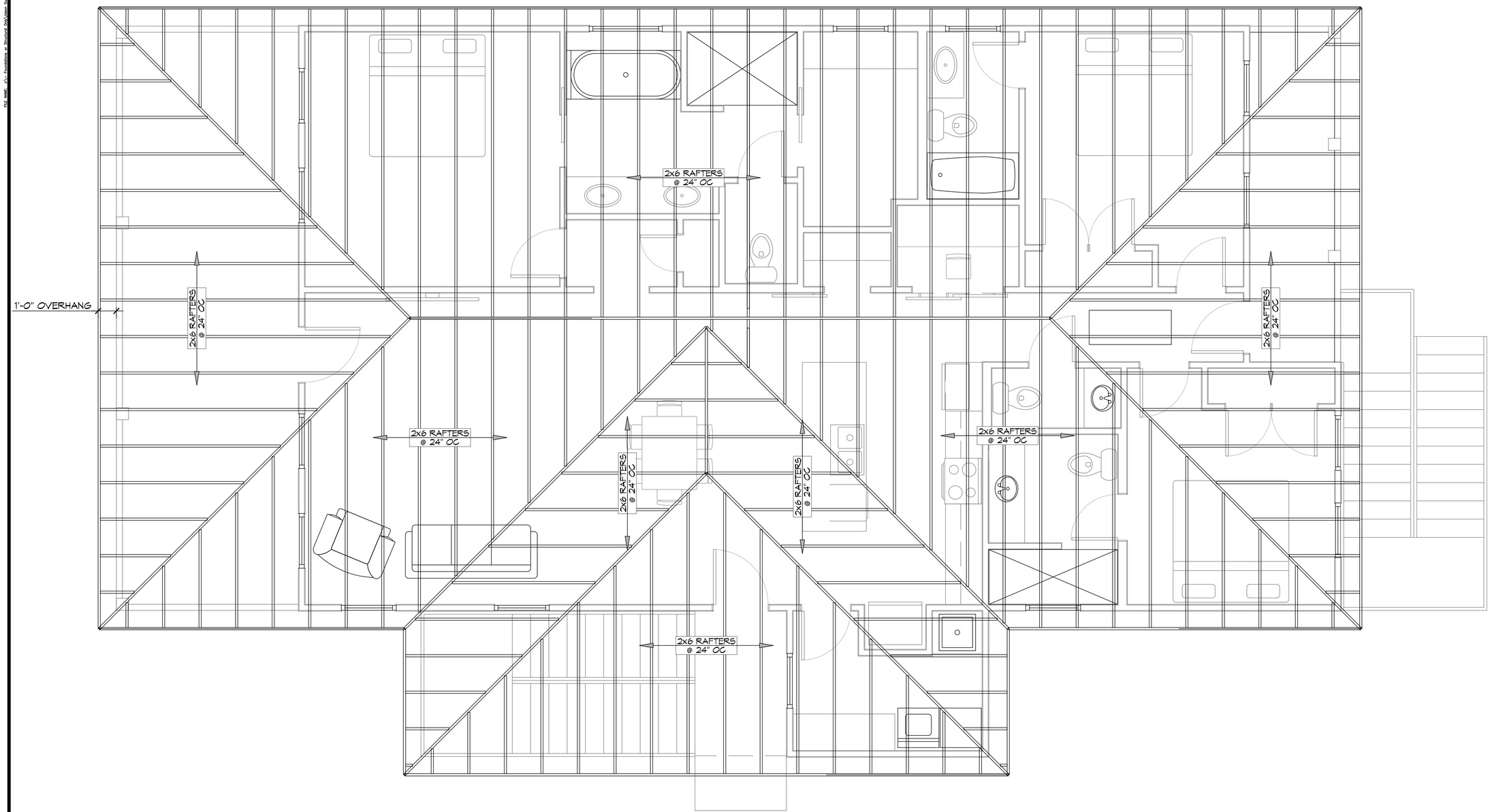
DRAWING NUMBER:
S102

SHEET No: 4 of 12

FILE_NAME: J:_Foundations w Structural Only\Jason Guy\Current Drawings\S103 - Roof Framing Plan.dwg PLOT DATE & TIME: Tuesday, July 1, 2025 10:03:57 AM

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 4,150 POUNDS. NO SPLICES WILL BE ALLOWED.
4. ROOF TIES SHALL BE INSTALLED AT EACH EXTERIOR PILING AND ALONG THE STRUCTURES SILL. THE MAXIMUM SPACING FOR ROOF TIE-DOWN STRAPS SHALL BE TEN FEET.
5. ROOF TIE-DOWN STRAPS SHALL BE ATTACHED TO THE STRUCTURES 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. COMMERCIALLY 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.



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

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REVISIONS

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NEW HOUSE PLAN

JASON GUY

LOT 226
MONGA DRIVE, LAZY RIVER ESTATES.
COVINGTON, LOUISIANA 70433

DATE: 06-30-2025
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SHEET TITLE:
ROOF FRAMING PLAN

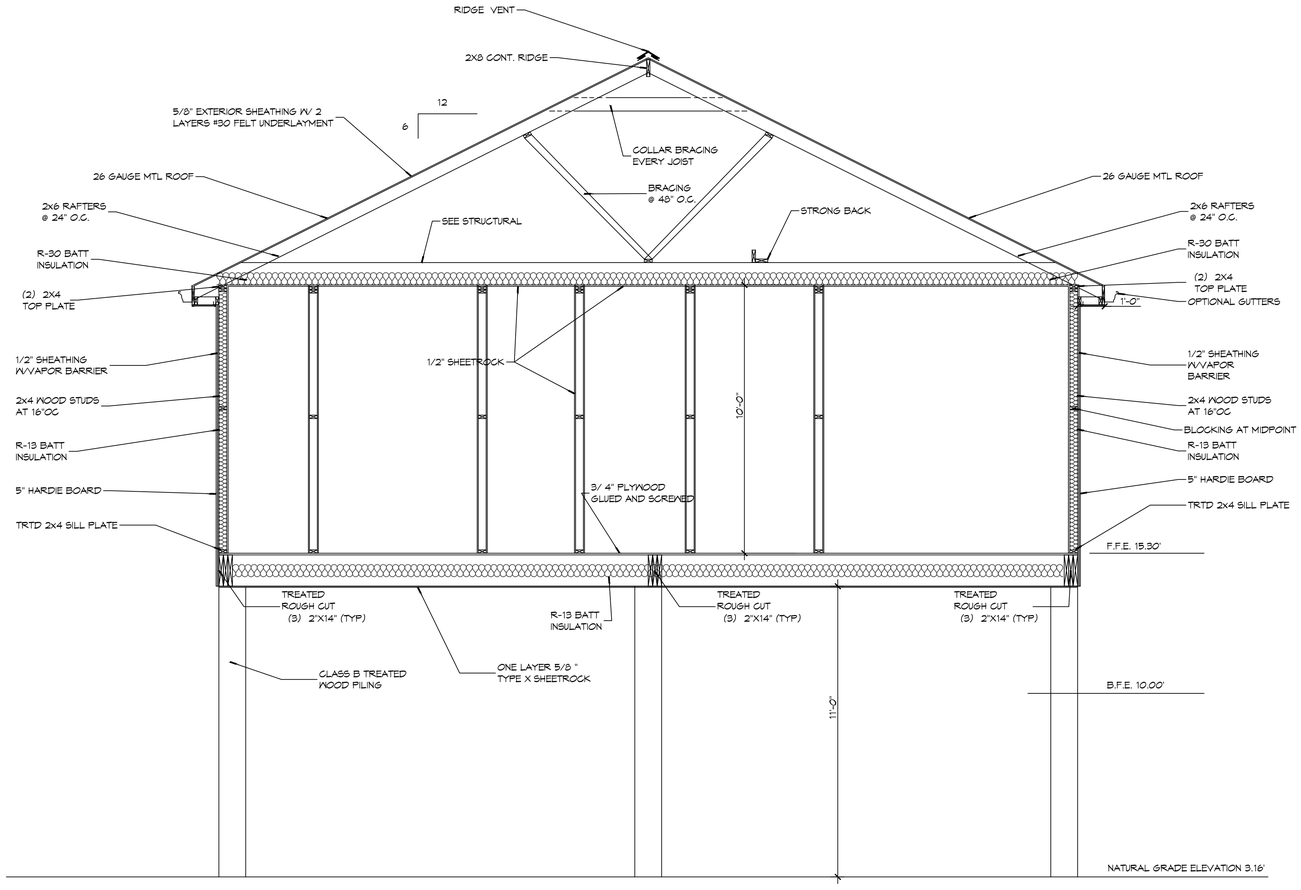
DRAWING NUMBER:
S103

SHEET No: 5 of 12

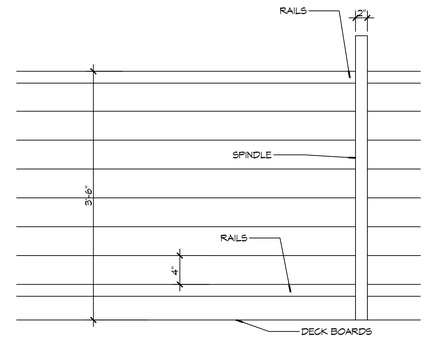
FILE NAME: J:_Foundations w Structural Only\Jason Guy\Current Drawings\S104 - Framing Section Plan.dwg PLOT DATE & TIME: Tuesday, July 1, 2025 10:50:18 AM

GENERAL NOTES

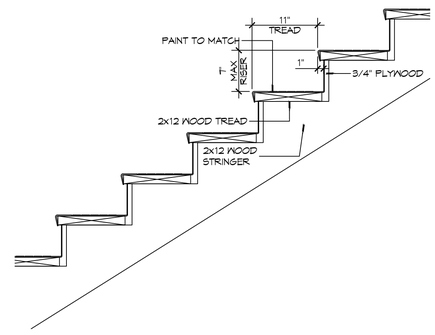
1. ALL LUMBER SHALL BE PRESSURE TREATED WITH A RETENTION OF .4 PER C.F.
2. ALL FASTENERS SHALL BE HOT DIPPED GALVANIZED (HDG) PER ASTM A153.
3. ALL CONNECTORS SHALL BE HDG PER ASTM A653, CLASS G185 SHEET WITH 1.85 OZ/SF ZINC COATING.



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



7 RAILING DETAIL
SCALE: 1"= 1'-0"



8 STAIR DETAIL
SCALE: 1"= 1'-0"

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REVISIONS

#	DESCRIPTION	DATE

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License No. 30187
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NEW HOUSE PLAN
JASON GUY
LOT 228
MONSA DRIVE, LAZY RIVER ESTATES.
COVINGTON, LOUISIANA 70433

JOB No:	CKD	DATE:	06-30-2025
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SHEET TITLE:
HOUSE SECTION AND ROOF PLAN

DRAWING NUMBER:
S104

SHEET No: 6 of 12

FILE NAME: J:\- Foundations or Structural Slab\Jason Guy\Current Drawings\S105_S105.dwg, Engineer C-Arch, PLOT DATE & TIME: Tuesday, July 1, 2025 10:21:40 AM

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"

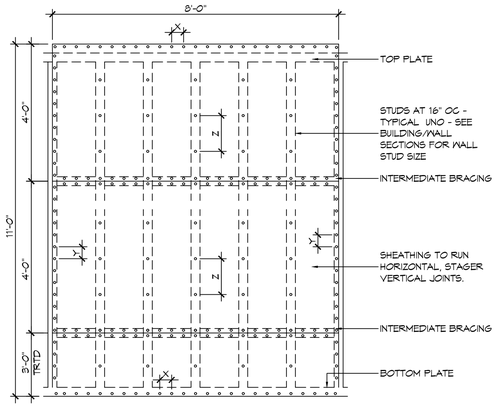
WFCM 2015 TABLE 3.2B

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



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

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

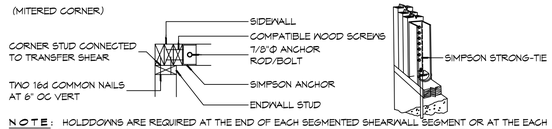
HEADER WIDTH - 3" (2-2x), 4.5" (3-2x), 5", 6.5" (4-2x) EACH W/ 1/2" PLYWOOD SPACER BETWEEN

TABLE S601.6 - JACK STUD REQ - EXTERIOR LOADBEARING WALLS

WFCM 2021 TABLE 3.22F

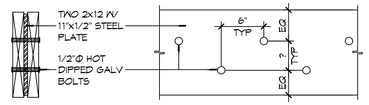
		ROOF LIVE LOAD 20 PSF				ROOF LIVE LOAD 30 PSF			
		3"	4.5"	5"	6.5"	3"	4.5"	5"	6.5"
		NUMBER OF JACK STUDS REQUIRED							
ROOF AND CEILING	2	1	1	1	1	1	1	1	1
	4	1	1	1	1	1	1	1	1
	6	2	1	1	1	2	1	1	1
	8	2	2	2	1	2	2	2	1
	10	3	2	2	2	3	2	2	2
	12	3	2	2	2	3	2	2	2
	14	4	3	2	2	4	3	2	2
	16	4	3	3	2	4	3	3	2
ROOF, 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

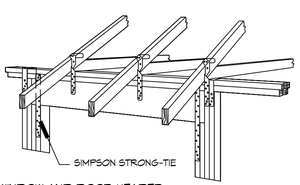


NOTE: HOLDDOWNS ARE REQUIRED AT THE END OF EACH SEGMENTED SHEARWALL SEGMENT OR AT THE EACH END OF A PERFORATED SHEARWALL. WHEN FULL HEIGHT SHEARWALL SEGMENTS MEET AT A CORNER, A SINGLE HOLDDOWN SHALL BE PERMITTED TO BE USED TO RESIST THE OVERTURNING FORCES IN BOTH DIRECTIONS WHEN THE CORNER FRAMING IN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

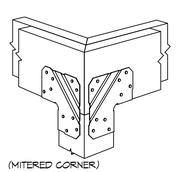
(G) CORNER HOLDDOWN



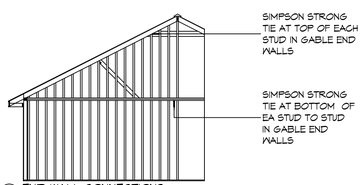
(F) FLITCH BEAM



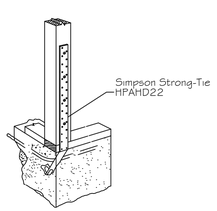
(N) WINDOW AND DOOR HEADER



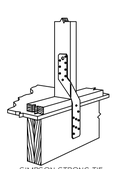
(M) POST TO BEAM



(L) END WALL CONNECTIONS

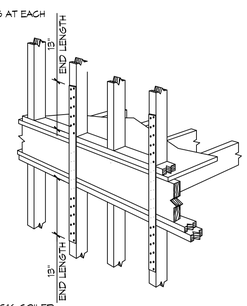


(K) CORNER HOLD DOWN



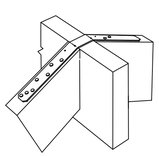
(J) STUD TO BAND JOIST

NOTE: SPACE NAILS AT EACH NAIL HOLE



SIMPSON STRONG-TIE CS16 COILED STRAPS AT 32" OC

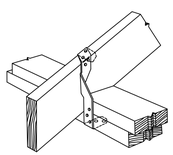
(H) FLOOR TO FLOOR



SIMPSON STRONG-TIE

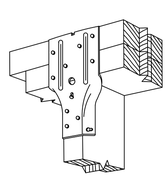
AT ALL RIDGE CONNECTIONS

(G) RIDGE BEAM/BOARD



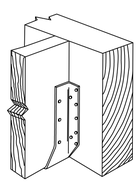
SIMPSON STRONG-TIE

(F) TOP PLATE TO RAFTER



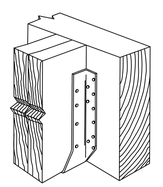
SIMPSON STRONG-TIE

(E) STUD TO TOP PLATE



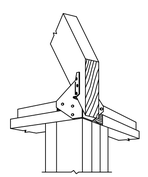
SIMPSON STRONG-TIE

(D) FLOOR JOIST



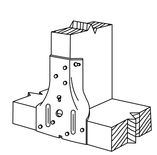
SIMPSON STRONG-TIE

(C) DBL FLOOR JOIST



SIMPSON STRONG-TIE

(B) HIP RAFTER



SIMPSON STRONG-TIE

(A) STUD TO SILL PLATE

TYPICAL CONNECTION DETAILS

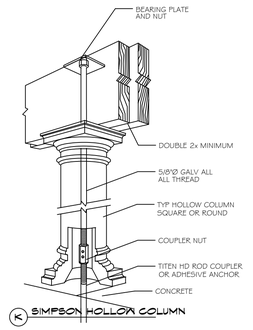
SCALE: NTS

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-0.084	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



(K) SIMPSON HOLLOW COLUMN

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.

DAMMON ENGINEERING, INC.
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PH: 985.649.5832
Chief Engineer: Brian Mistich, PE

#	DESCRIPTION	DATE
REVISIONS		

SEAL:

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NEW HOUSE PLAN
JASON GUY

LOT 229
MONGA DRIVE, LAZY RIVER ESTATES.
COVINGTON, LOUISIANA 70433

JOB No:	DATE:	CHECKED BY:
DRAWN BY: DD/KJK	06-30-2025	CKD

SHEET TITLE:
TYPICAL CONNECTION DETAILS, SCHEDULES, AND NOTES

DRAWING NUMBER:
S105

SHEET No: 7 of 12

FILE NAME: J:\... Foundations w_ Standard Slab\Jason Guy\Current Drawings\A101 - Floor Plan.dwg, PLOT DATE & TIME: Tuesday, July 1, 2025 8:53:27 AM

DESIGN CRITERIA

THE CONSTRUCTION FOR SAID RESIDENCE, WHERE V-ult 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 FOOTAGE

1,828	LIVING
91	FRONT PORCH
319	REAR PORCH
160	STAIRS AND LANDINGS
2,398	TOTAL

WINDOW SCHEDULE

MK	WIDTH	HEIGHT	FRAME MAT	NOTES
W01	3'-0"	6'-0"	VYNIL	WINDOW INSULATED
W02	3'-0"	4'-0"	VYNIL	WINDOW INSULATED
W03	4'-0"	4'-0"	VYNIL	WINDOW FIXED INSULATED
W04	3'-0"	1'-0"	VYNIL	WINDOW FIXED INSULATED TRANSOM

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

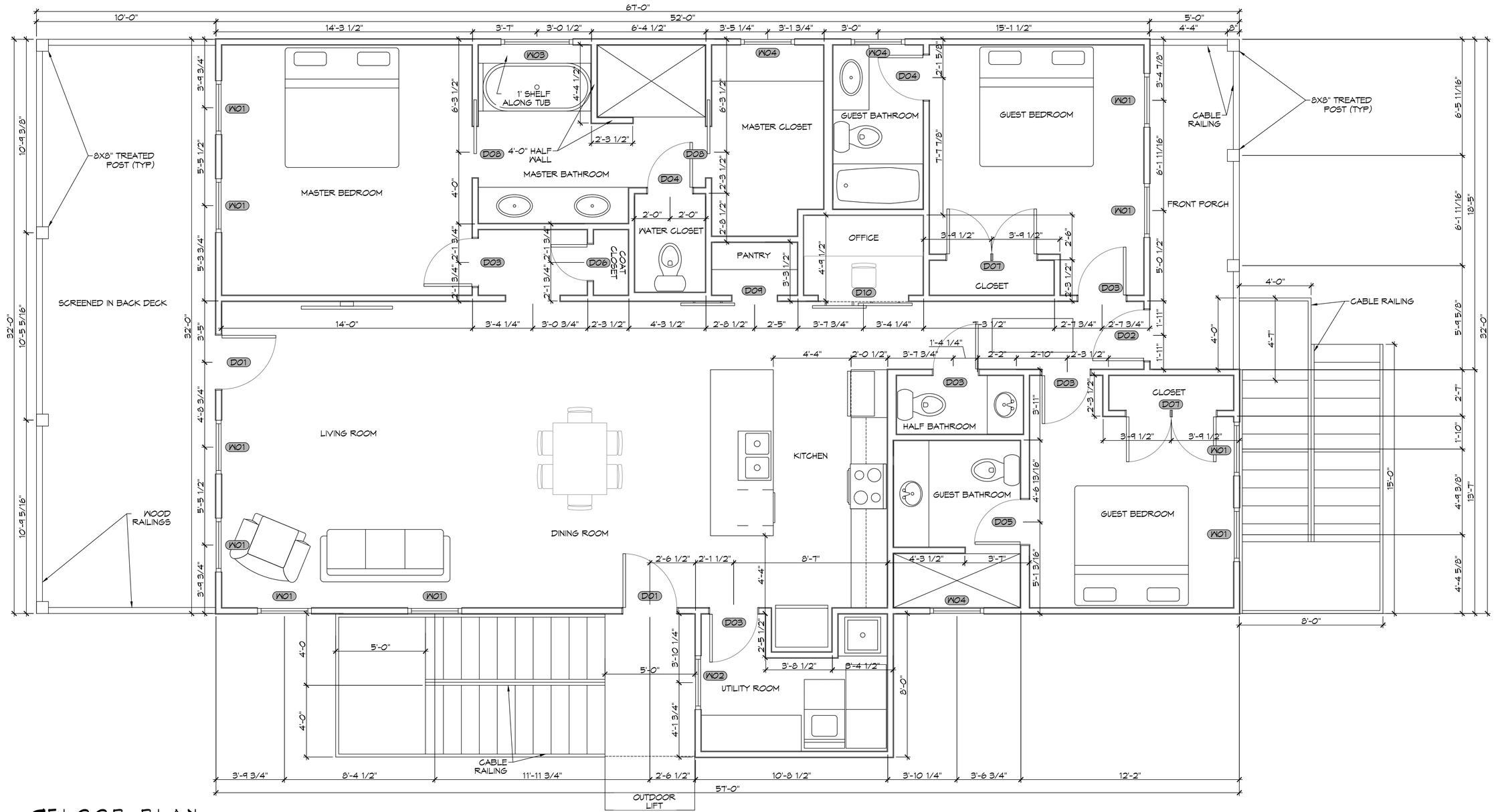
DOOR SCHEDULE

MK	WIDTH	HEIGHT	THK	DOOR MAT	FRAME MAT	NOTES
D01	3'-0"	8'-0"	1-3/4"	WOOD	WOOD	EXTERIOR DOOR WITH WINDOW
D02	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	EXTERIOR DOOR WITH WINDOW
D03	2'-8"	8'-0"	1-3/4"	WOOD	WOOD	INTERIOR DOOR
D04	2'-6"	8'-0"	1-3/4"	WOOD	WOOD	INTERIOR DOOR
D05	2'-6"	8'-0"	1-3/4"	WOOD	WOOD	INTERIOR DOOR WITH 6-1/2 INCH FRAME

NOTE: OWNER TO PICK ALL DOOR STYLES AND COLORS

DOOR SCHEDULE

MK	WIDTH	HEIGHT	THK	DOOR MAT	FRAME MAT	NOTES
D06	2'-0"	8'-0"	1-3/4"	WOOD	WOOD	INTERIOR DOOR
D07	(2)2'-6"	8'-0"	1-3/4"	WOOD	WOOD	INTERIOR DOUBLE DOOR
D08	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	INTERIOR POCKET DOOR
D09	2'-6"	8'-0"	1-3/4"	WOOD	WOOD	INTERIOR HANGING BARN DOOR
D10	(2)2'-6"	8'-0"	1-3/4"	WOOD	WOOD	INTERIOR DOUBLE HANGING BARN DOOR



FLOOR PLAN

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

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Chief Engineer: Brian Mistich, PE
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REVISIONS

#	DESCRIPTION	DATE

SEAL:

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

NEW HOUSE PLAN

JASON GUY

LOT 229
MONGA DRIVE, LAZY RIVER ESTATES,
COVINGTON, LOUISIANA 70433

JOB No:	
DRAWN BY:	CKD
DATE:	06-30-2025
CHECKED BY:	BAM

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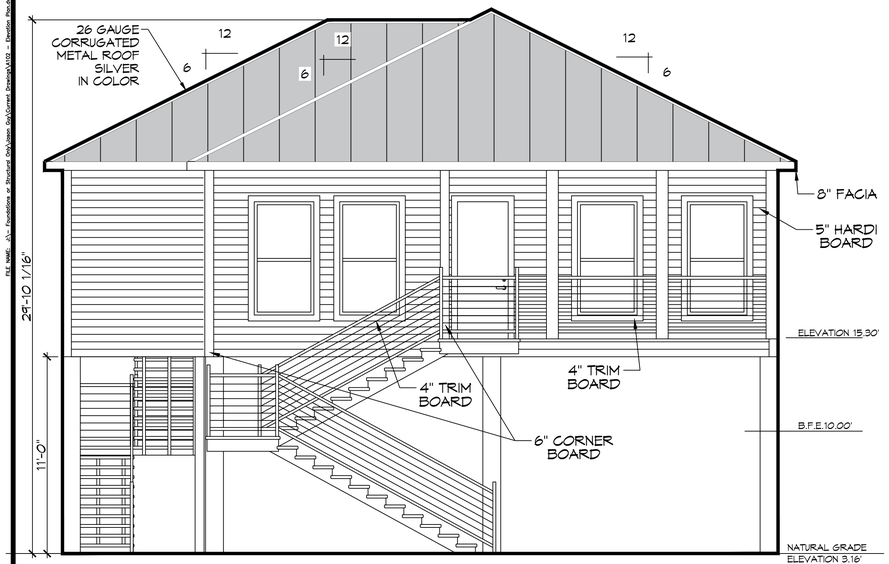
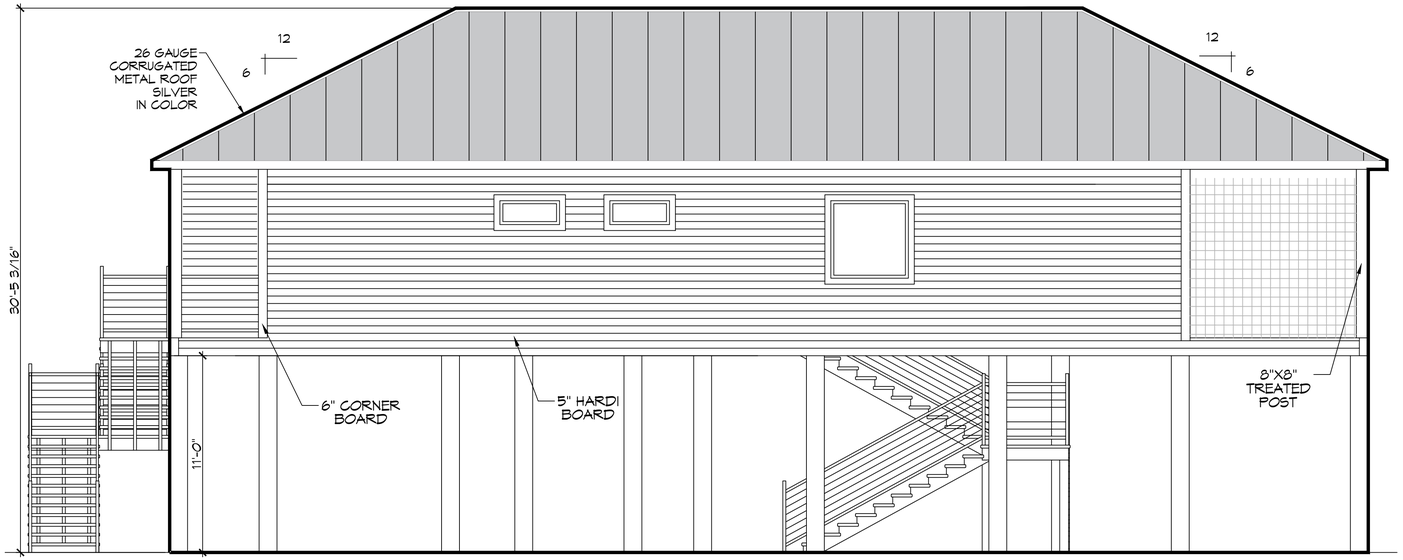
SHEET TITLE:
FLOOR PLAN

DRAWING NUMBER:
A101

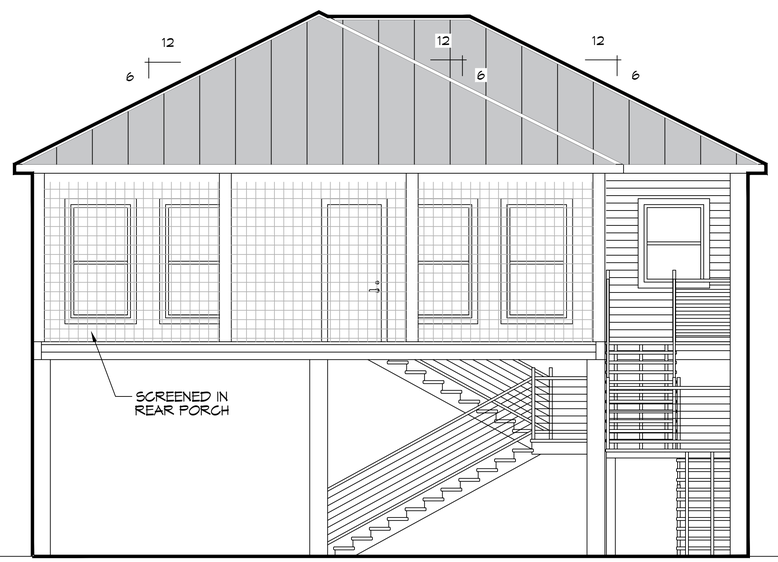
SHEET No: 8 of 12



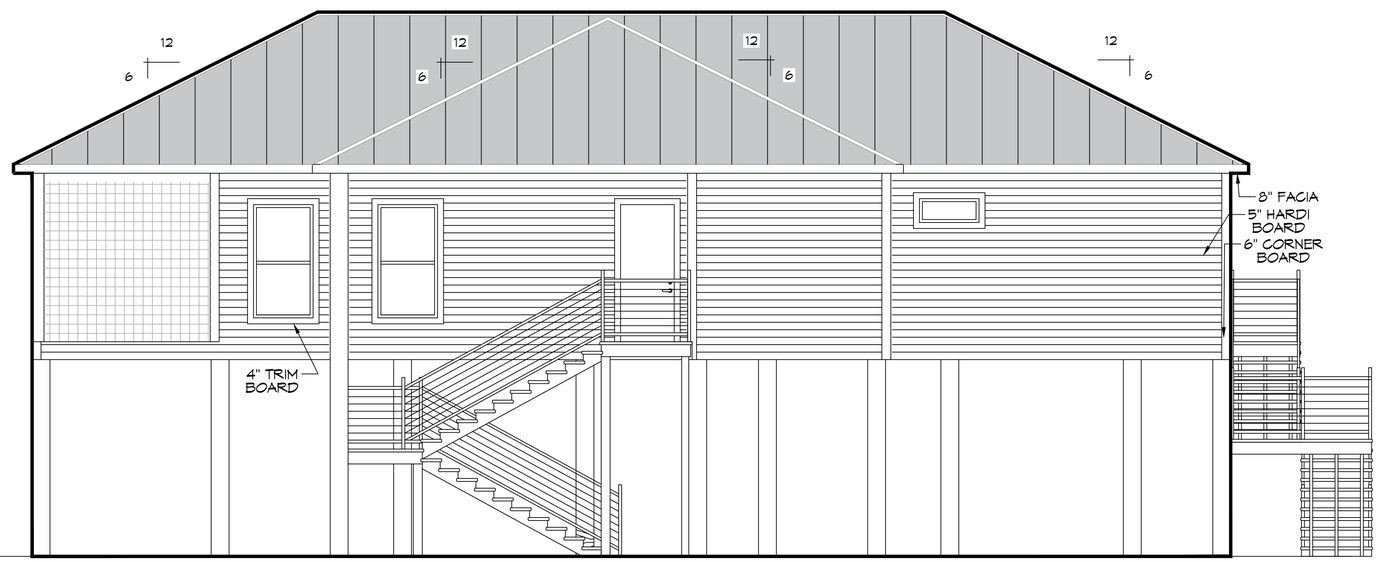
10 FRONT ELEVATION PLAN
SCALE: 1/4" = 1'-0"



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



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



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

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Slidell, LA 70458

REVISIONS

#	DESCRIPTION	DATE

SEAL:

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

NEW HOUSE PLAN
JASON GUY
LOT 229
MONGA DRIVE, LAZY RIVER ESTATES,
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JOB No:	DATE:	06-30-2025
DRAWN BY:	CKD	CHECKED BY: BAM

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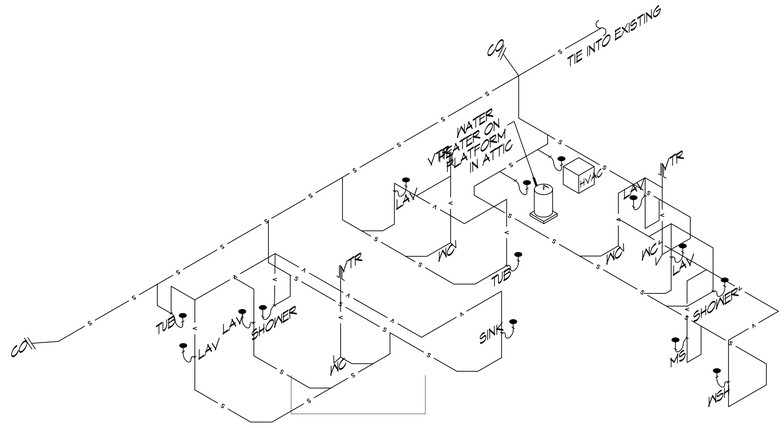
SHEET TITLE:
ELEVATION PLAN

DRAWING NUMBER:
A102

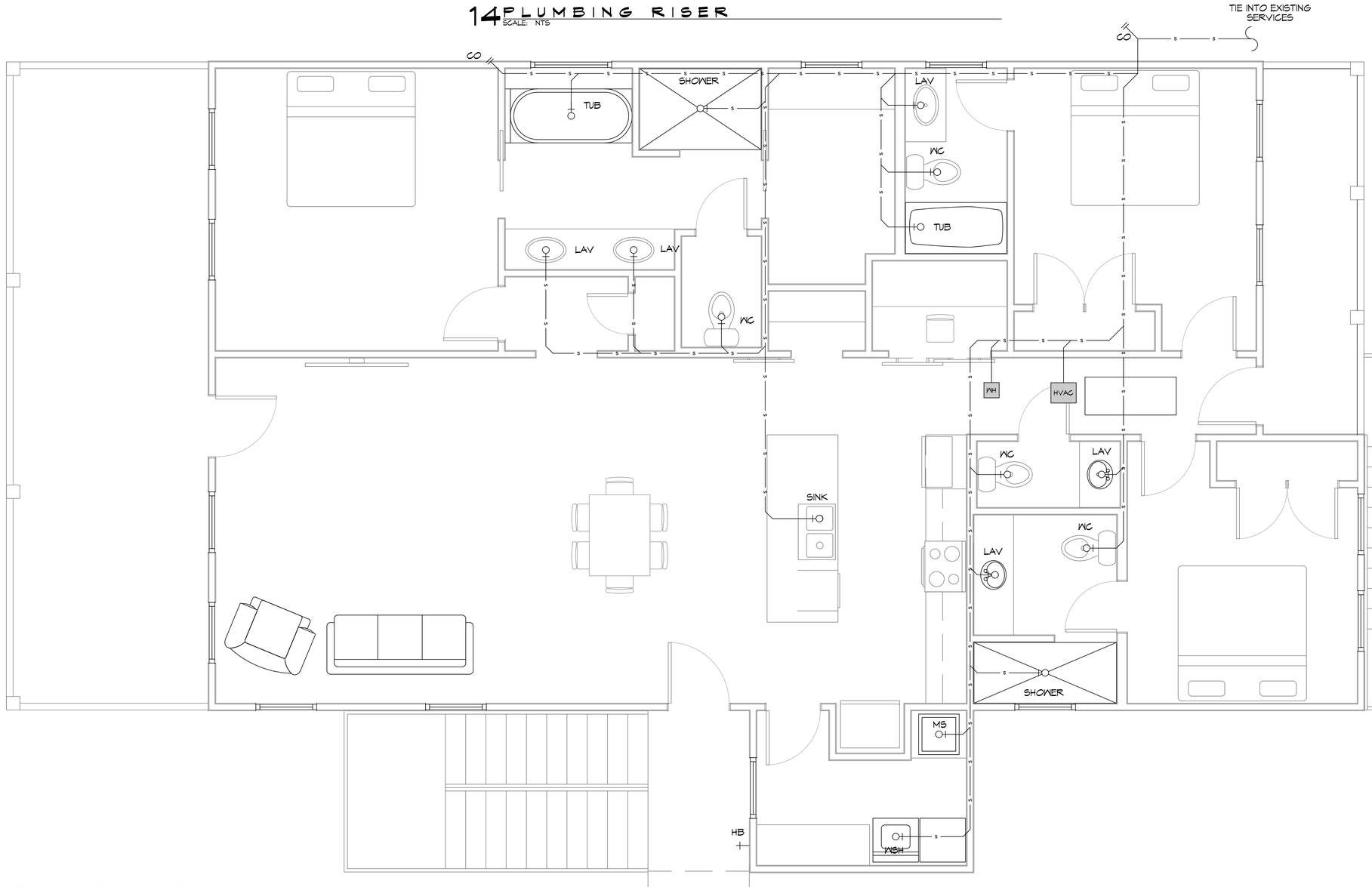
SHEET No: 9 of 12

FILE_NAME: J:\--- Foundations w Structural Only\Jason Guy\Current Drawings\A102 - Elevation Plan.dwg PLOT DATE & TIME: Tuesday, July 1, 2025 8:58:54 AM

FILE_NAME: ...\1 - Foundation w Structural Only\Jason Guy\Current Drawings\P101 - Plumbing Plan.dwg, PLOT DATE & TIME: Tuesday, July 1, 2025 8:53:30 AM



14 PLUMBING RISER
SCALE: NTS



14 PLUMBING PLAN
SCALE: 3/8" = 1'-0"

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 OR PEX PIPING.
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 VENTS THROUGH ROOF (VTR) SHALL BE LOCATED A MINIMUM OF 10'-0" FROM ANY MECHANICAL OR NATURAL AIR INTAKE.

PLUMBING LEGEND

WSH	WASHER MACHINE
WC	WATER CLOSET
2CS	TWO COMPARTMENT SINK
SH	SHOWER/BATH
WH	WATER HEATER
VTR	VENT THRU ROOF
LAV	LAVATORY
HB	HOSE BIB
	P-TRAP
CO	CLEANOUT

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#	DESCRIPTION	DATE
	REVISIONS	

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

NEW HOUSE PLAN
JASON GUY
LOT 223
MONGA DRIVE, LAZY RIVER ESTATES,
COVINGTON, LOUISIANA 70433

JOB No:
DATE: 06-30-2025
DRAWN BY: CAD
CHECKED BY: BAM

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SHEET TITLE:
PLUMBING PLAN
AND RISER

DRAWING NUMBER:
P101

SHEET No: 10 of 12

FILE NAME: J:\--- Foundations or Structural Only\Jason Guy\Current Drawings\M101 -- Mechanical Plan.dwg, PLOT DATE & TIME: Tuesday, July 1, 2025 8:51:08 AM

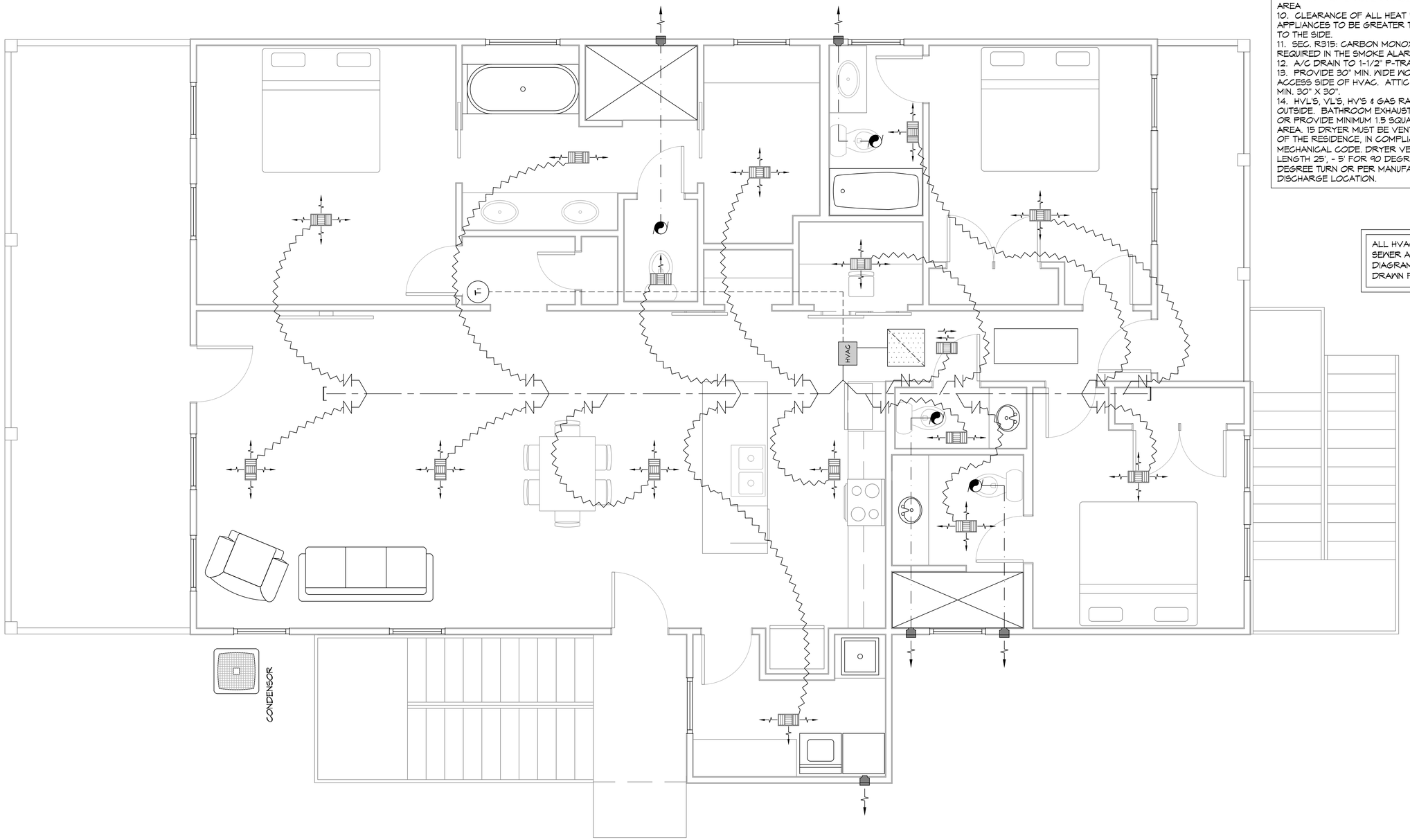
MECHANICAL LEGEND

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

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. R315: 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.

ALL HVAC & SANITARY SEWER ARE DIAGRAMMATICALLY DRAWN FOR CLARITY.



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

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REVISIONS

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SEAL:

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PROFESSIONAL ENGINEER

NEW HOUSE PLAN

JASON GUY

LOT 229
MONGA DRIVE, LAZY RIVER ESTATES,
COVINGTON, LOUISIANA 70433

JOB No:	
DATE:	06-30-2025
DRAWN BY:	CKD
CHECKED BY:	BAM

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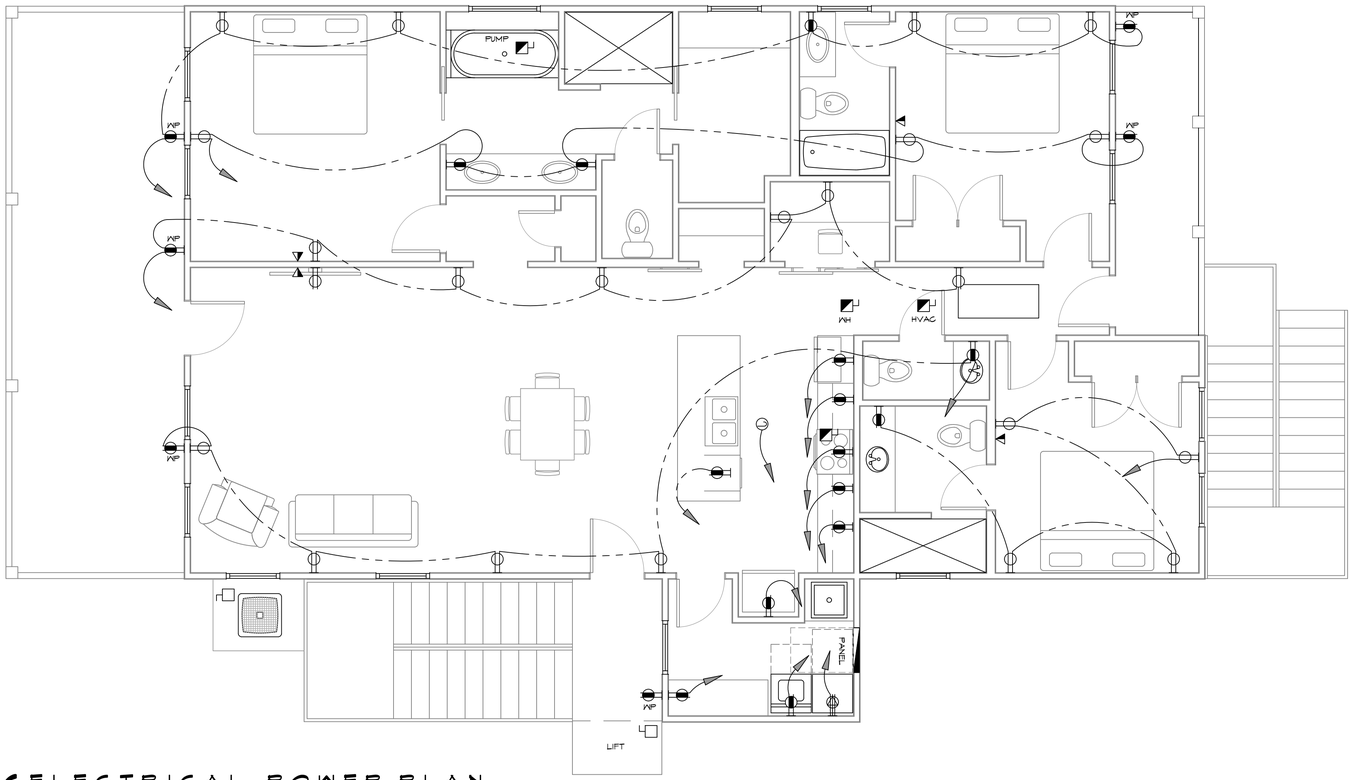
SHEET TITLE:
MECHANICAL &
PLUMBING PLAN

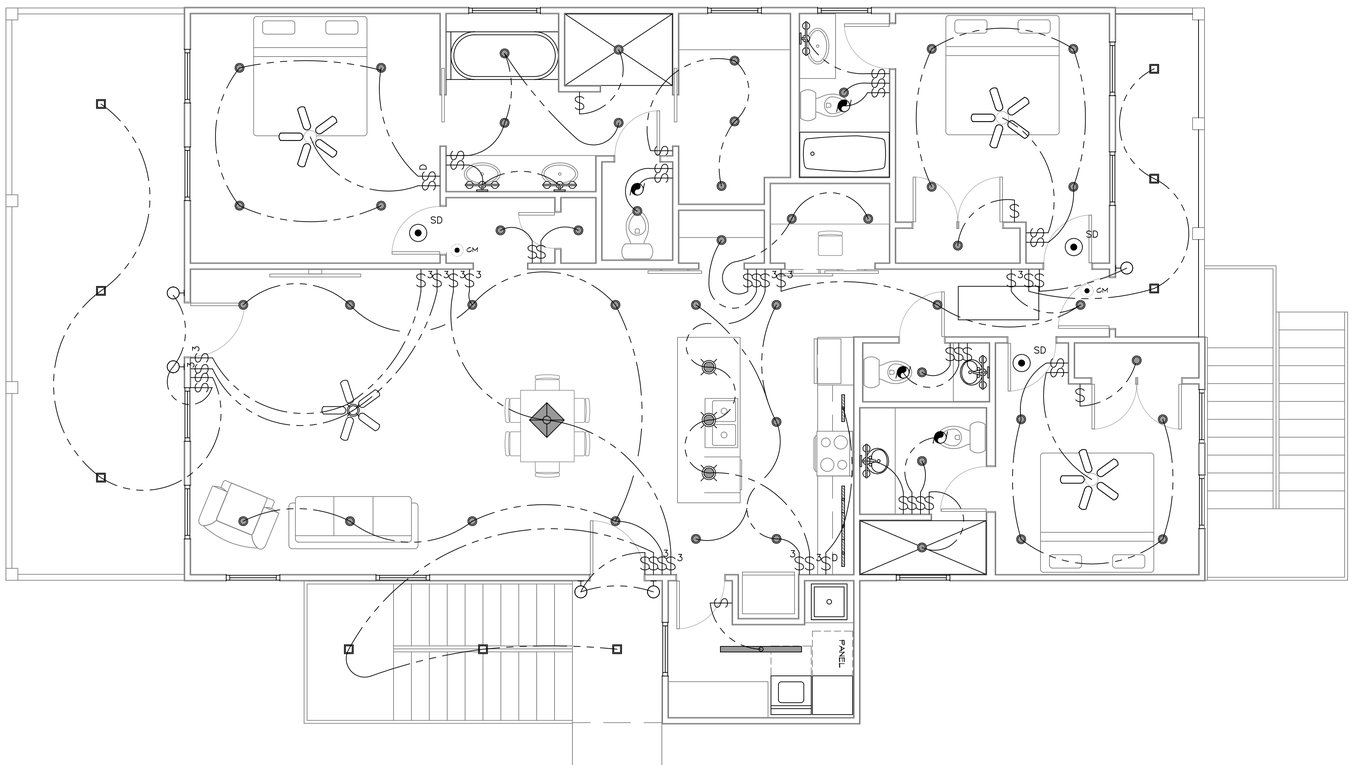
DRAWING NUMBER:

M101

SHEET No: 11 of 12



16 ELECTRICAL POWER PLAN
SCALE: 3/8" = 1'-0"



17 ELECTRICAL LIGHTING PLAN
SCALE: 1/4" = 1'-0"

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

GENERAL POWER NOTES

1. ALL ELECTRICAL SHALL BE INSTALLED PER THE 2021 IECC.
2. MAIN FEED INTO HOUSE TO BE TRENCHED UNDERGROUND FROM SUPPLY POLE TO METER THEN MAIN DISCONNECT OUTSIDE.
3. ALL SMOKE DETECTORS TO BE ELECTRIC POWERED WITH BATTERY BACKUP AND WIRED TO SET ALL ALARMS OFF IF ONE IS TRIPPED.
4. ALL EXTERIOR, KITCHEN, AND BATH OUTLETS TO BE GROUND FAULT CIRCUIT INTERRUPT EQUIPPED AND ON A SEPARATE CIRCUIT.
5. ELECTRICAL DISCONNECTS ARE TO BE AT A/C UNIT, CONDENSING UNIT, AND WATER HEATER.
6. HEAT VENT LIGHTS ARE TO BE ON A SEPARATE CIRCUIT.
7. OUTLETS, INCLUDING PHONE AND CABLE, MAY BE ADDED OR CHANGED UPON OWNERS REQUEST.
8. ELECTRICAL CONTRACTOR TO VERIFY EQUIPMENT TYPE AND SIZE.
9. INSTALL LIGHTS IN ATTIC SPACE W/ SWITCH AT FOOT OF DISP. STAIRS
10. ELECTRICAL SERVICE TO BE A 42 CIRCUIT 200 AMP MAIN LOCATED IN THE HOUSE.
11. A SUB-PANEL MAY NEED TO BE ADDED FOR ENOUGH CIRCUITS.
12. HOUSE TO BE WIRED FOR A SECURITY SYSTEM.
13. ALL KITCHEN OUTLETS ARE TO BE GFI EXCEPT APPLIANCE OUTLETS NOT EASILY ACCESSIBLE.
14. ARC FAULT BREAKERS ARE TO BE USED IN ALL BEDROOMS.
15. IF GAS FIRED APPLIANCES ARE USED IN HOME, CARBON MONOXIDE ALARMS ARE NEEDED (IRC R315).

LIGHTING LEGEND

- CEILING FIXTURE
- BATHROOM FIXTURE
- CEILING FAN W/ LIGHT FIXTURE
- CEILING FAN
- SD — SMOKE DETECTOR
- $ — ONE WAY SWITCH
- CM — CARBON MONOXIDE DETECTOR
- $3 — THREE WAY SWITCH
- $D — SWITCH W/ DIMMER
- UNDER CABINET LIGHTING
- HANGING CHANDELIER
- HANGING BAR LIGHTS
- OUTDOOR CEILING LIGHTS
- TUBE LIGHTS
- EXHAUST FAN
- EXTERIOR SCONCE LIGHT

POWER LEGEND

- DUPLEX RECEPTACLE
- GFI DUPLEX RECEPTACLE
- WP — WEATHER-PROOF GFI DUPLEX RECEPTACLE
- 240V DRYER RECEPTACLE
- WALL MOUNTED DATA DISCONNECT

ALL ELECTRICAL DRAWINGS ARE DIAGRAMMATICALLY DRAWN FOR CLARITY.

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REVISIONS

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NEW HOUSE PLAN FOR JASON GUY
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DRAWN BY: BAM | CHECKED BY: CAD | DATE: 06-30-2025 | JOB No:

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SHEET TITLE:
ELECTRICAL LIGHTING & POWER PLAN

DRAWING NUMBER:
E101

SHEET No: 12 of 12

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