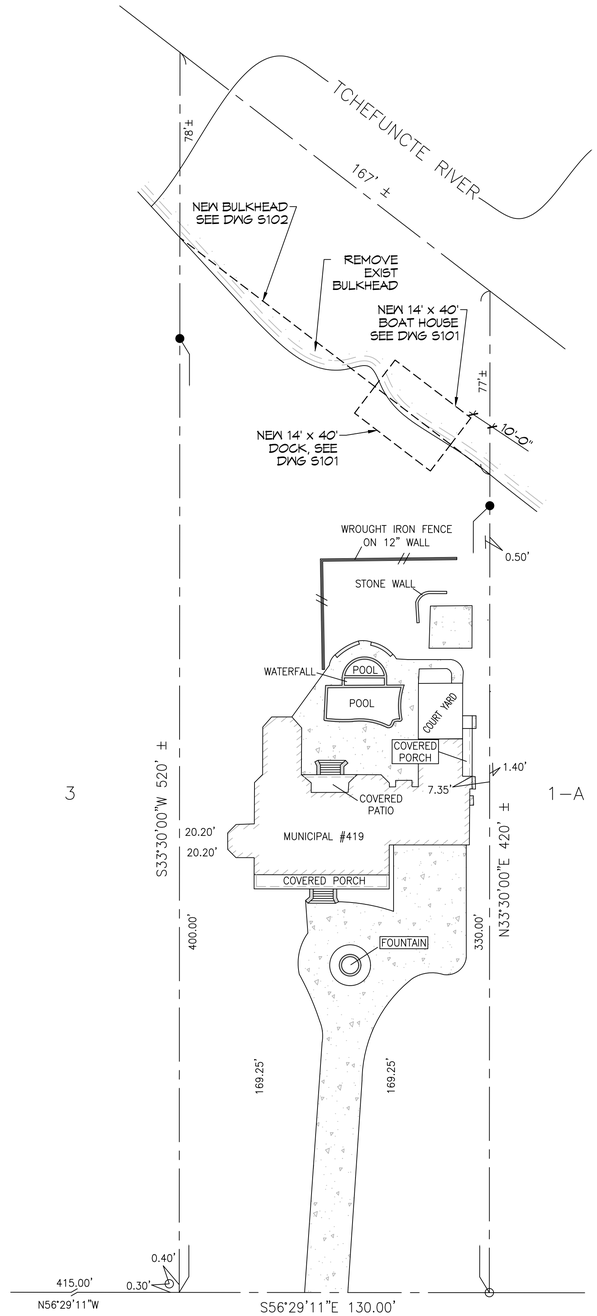


1 PROPOSED BOAT HOUSE SITE PLAN

SCALE: 1" = 30'-0"

N

GRAPHIC SCALE

1 0 5 1

(IN FEET)
1 INCH = 1 FEET

ZONING

RESIDENTIAL DISTRICT

FLOOD ZONE

ZONE: AE

BOAT HOUSE SQ. F.T.

AREA UNDER BEAM = 560

BULKHEAD

167 LINEAR FEET OF NEW BULKHEAD

DESIGN CRITERIA

THE CONSTRUCTION FOR SAID RESIDENCE, WHERE Vult WIND SPEED IS 150 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

SHEET INDEX

SHEET #	SHEET TITLE
C101	BOAT HOUSE SITE PLAN
S101	BOAT HOUSE FRAMING PLAN
S102	BOAT HOUSE PILING PLAN

DAMMON ENGINEERING, INC.
554 Old Spanish Trail
Slidell, LA 70458
PH: 985.649.5832
www.dammoneng@engineering.com
info@dammoneng@engineering.com
Fax: 985.641.5950

REVISIONS

#	DESCRIPTION	DATE

SEAL:

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

NEW BOAT HOUSE FOR AND BULKHEAD;

JODY GRASS

419 WEST 5TH AVENUE
COVINGTON, LA 70433

JOB No: 2024 DATE: 09-24-2024
DRAWN BY: CSD CHECKED BY: BAM

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF DAMMON ENGINEERING, INC. AND MAY NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF DAMMON ENGINEERING, INC. THIS DRAWING IS INTENDED FOR THE SPECIFIC PROJECT FOR WHICH THE FIRM WAS PREPARED AND PROVIDED WITHOUT WRITTEN CONSENT OF DAMMON ENGINEERING, INC. IT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE ON OTHER PROJECTS OR FOR OTHER EXTENSIONS OF THE PROJECT.

SHEET TITLE:
BOAT HOUSE SITE PLAN

DRAWING NUMBER:

C101

SHEET No: 1 of 3

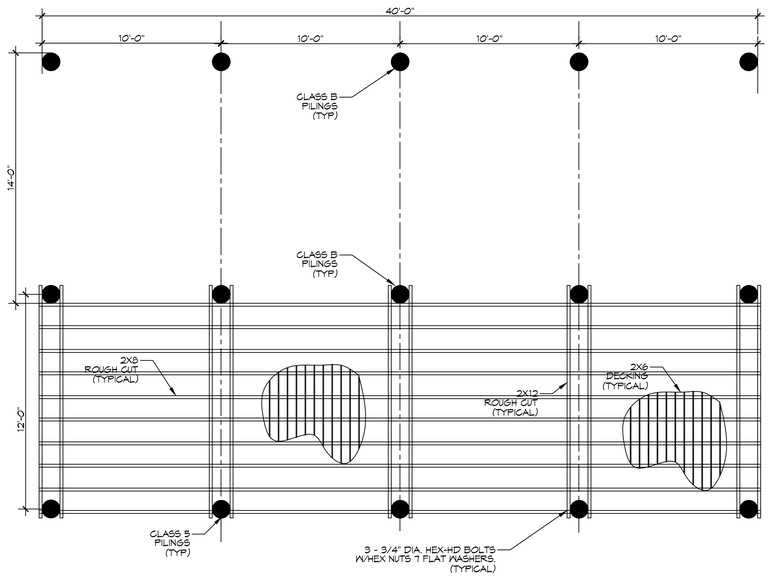
FILE NAME: J:\- Foundations or Structural Only\Jody Grass Service\Jody Grass West 5th Avenue\Boat House Working Folder\C101 - Site Plan.dwg PLOT DATE & TIME: Tuesday, September 24, 2024 1:50:53 AM

PILING NOTES

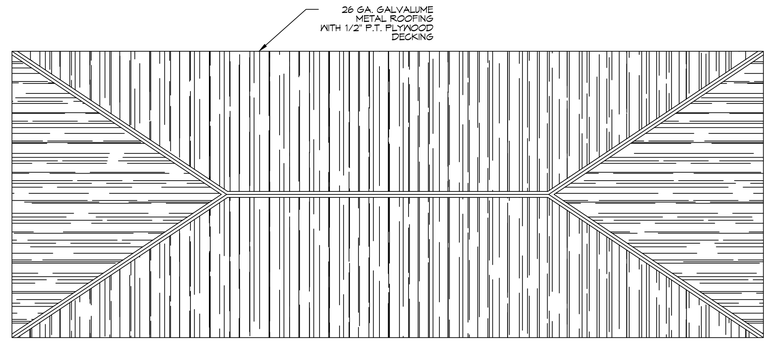
1. PILES ARE TO BE CLASS B PRESSURE TREATED 50 FT. IN LENGTH WITH A 8 INCH TIP AND 12" BUTT AND CLASS 5 PRESSURE TREATED TIMBERS SHALL BE 6 INCH TIP AND 8 INCH BUTT.
2. ALL PILES SHALL BE DRIVEN TO REFUSAL.
3. CONTRACTOR SHALL DRIVE TEST PILE.
4. NO FIELD SUPERVISION OR INSPECTION PROVIDED UNDER THIS SEAL UNLESS OTHERWISE NOTED.
5. PILE LAYOUT MAY BE MODIFIED DUE TO ACTUAL DRIVING CONDITIONS. ENGINEER TO BE NOTIFIED ON ANY MODIFICATION.
7. A PILE BLOW 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 AFTER 5 DAYS OF INSTALLING.

GENERAL NOTES

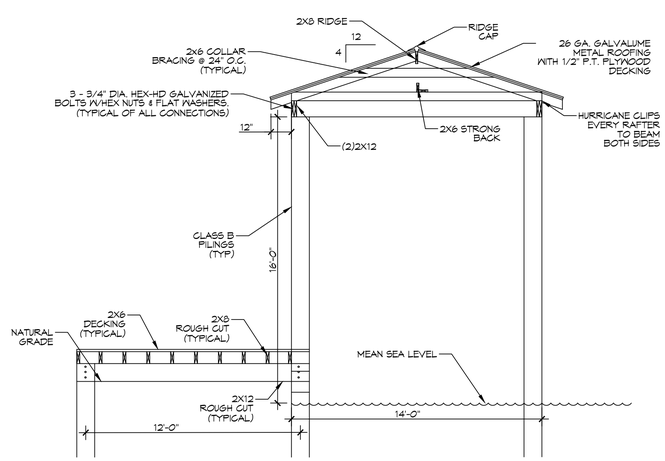
1. ALL LUMBER SHALL BE PRESSURE TREATED WITH A RETENTION OF .4 PER C.F.
2. ALL FASTENERS SHALL BE HOT DIPPED GALVANIZED (HDG) PER ASTM A153.
3. ALL CONNECTORS SHALL BE HDG PER ASTM A653, CLASS G185 SHEET WITH 1.85 OZ/SF ZINC COATING.
4. DISTANCE FROM MEAN SEA LEVEL TO RIDGE OF BOATHOUSE ROOF NOT TO EXCEED 22'-0".



2 BOAT HOUSE PLAN
SCALE: 1/4" = 1'-0"
FRAMING



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



4 BOAT HOUSE SECTION
SCALE: 1/4" = 1'-0"
BOAT HOUSE

DAMMON ENGINEERING, INC.
www.dammonengineering.com
info@dammonengineering.com
Fax: 985.641.5950
554 Old Spanish Trail
Slidell, LA 70458
PH: 985.649.5832

#	DESCRIPTION	DATE

REVISIONS

SEAL:

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

NEW BOAT HOUSE FOR AND BULKHEAD;

JODY GRASS

419 WEST 5TH AVENUE
COVINGTON, LA 70433

JOB No:	2024
DATE:	09-24-2024
DRAWN BY:	CKD
CHECKED BY:	BAM

These drawings are the property of Dammon Engineering, and are not to be used for other projects or extensions of this project without written consent of Dammon Engineering. Reproduction or alteration of these drawings without written consent of Dammon Engineering is prohibited. These drawings are instruments of service and are delivered for the use and benefit of the client for which they have been prepared and developed without consideration of any other project or purpose.

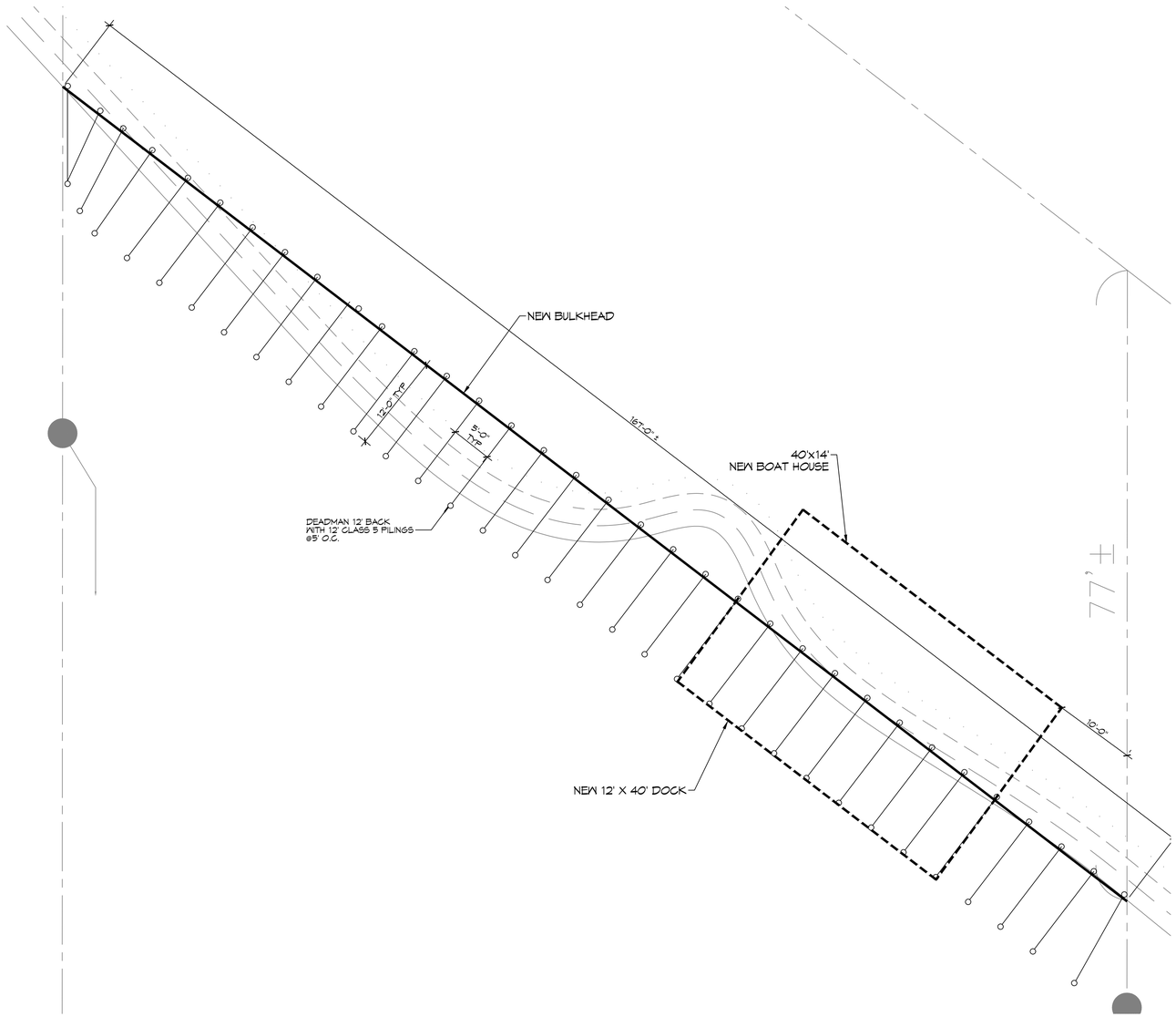
SHEET TITLE:
BOAT HOUSE FRAMING PLAN

DRAWING NUMBER:

S101

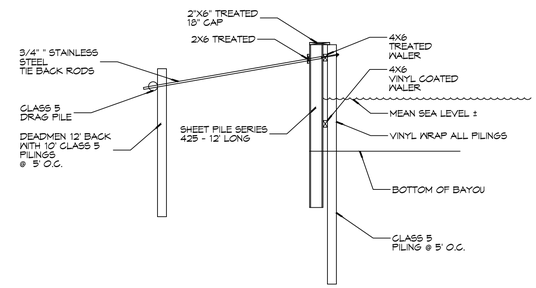
SHEET No: 2 of 3

FILE NAME: J:\- Foundations w Structural Grid\City Cross Section\Jody Grass Wed 9th Avenue\Boat House Building Folder\S101-Floor Framing Plan with Bilinging.dwg PLOT DATE & TIME: Tuesday, September 24, 2024 10:07:05 AM



5 BULKHEAD PILING PLAN

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



6 TYPICAL BULKHEAD SECTION

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

PILING NOTES

1. PILES ARE TO BE CLASS 5 PRESSURE TREATED WITH A 6 INCH TIP AND 8" BUTT.
2. ALL PILES SHALL BE DRIVEN TO REFUSAL.
3. CONTRACTOR SHALL DRIVE TEST PILE.
4. NO FIELD SUPERVISION OR INSPECTION PROVIDED UNDER THIS SEAL UNLESS OTHERWISE NOTED.
5. PILE LAYOUT MAY BE MODIFIED DUE TO ACTUAL DRIVING CONDITIONS. ENGINEER TO BE NOTIFIED ON ANY MODIFICATION.
7. A PILE BLOW 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 AFTER 5 DAYS OF INSTALLING.

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.

DAMMON ENGINEERING, INC.
554 Old Spanish Trail
Slidell, LA 70458
PH: 985.649.5832
www.dammonengineering.com
info@dammonengineering.com
Fax: 985.641.5950

#	DESCRIPTION	DATE

REVISIONS

SEAL:

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

NEW BOAT HOUSE FOR AND BULKHEAD:

JODY GRASS

419 WEST 5TH AVENUE
COVINGTON, LA 70433

JOB No:	2024
DATE:	09-24-2024
DRAWN BY:	GKD
CHECKED BY:	BAM

THE PLANS AND SPECIFICATIONS, DESIGNS AND ARRANGEMENTS REPRESENTED BY THIS DOCUMENT ARE THE PROPERTY OF DAMMON ENGINEERING, INC. AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE PROJECT FOR WHICH THEY WERE PREPARED AND PROVIDED. REPRODUCTION OF ANY PART THEREOF FOR ANY OTHER PURPOSE OR FOR USE ON OTHER PROJECTS IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF DAMMON ENGINEERING, INC.

SHEET TITLE:
BULKHEAD PLAN

DRAWING NUMBER:

S102

SHEET No: 3 of 3

FILE NAME: J:\+ Foundations w/ Structural Only\Jody Grass Boat Hse Bulkhead\Jody Grass Boat Hse Bulkhead Piling Layout\S102-Bulkhead.dwg, PLOT DATE & TIME: Tuesday, September 24, 2024 10:30:14 AM