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) 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.

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. TRIPLE UP ALL STUDS AT END OF BEAMS.

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

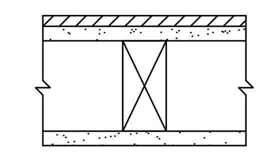
EXTERIOR WALLS

GA FILE NO. WP 8105	GENERIC	1 HOUR FIRE

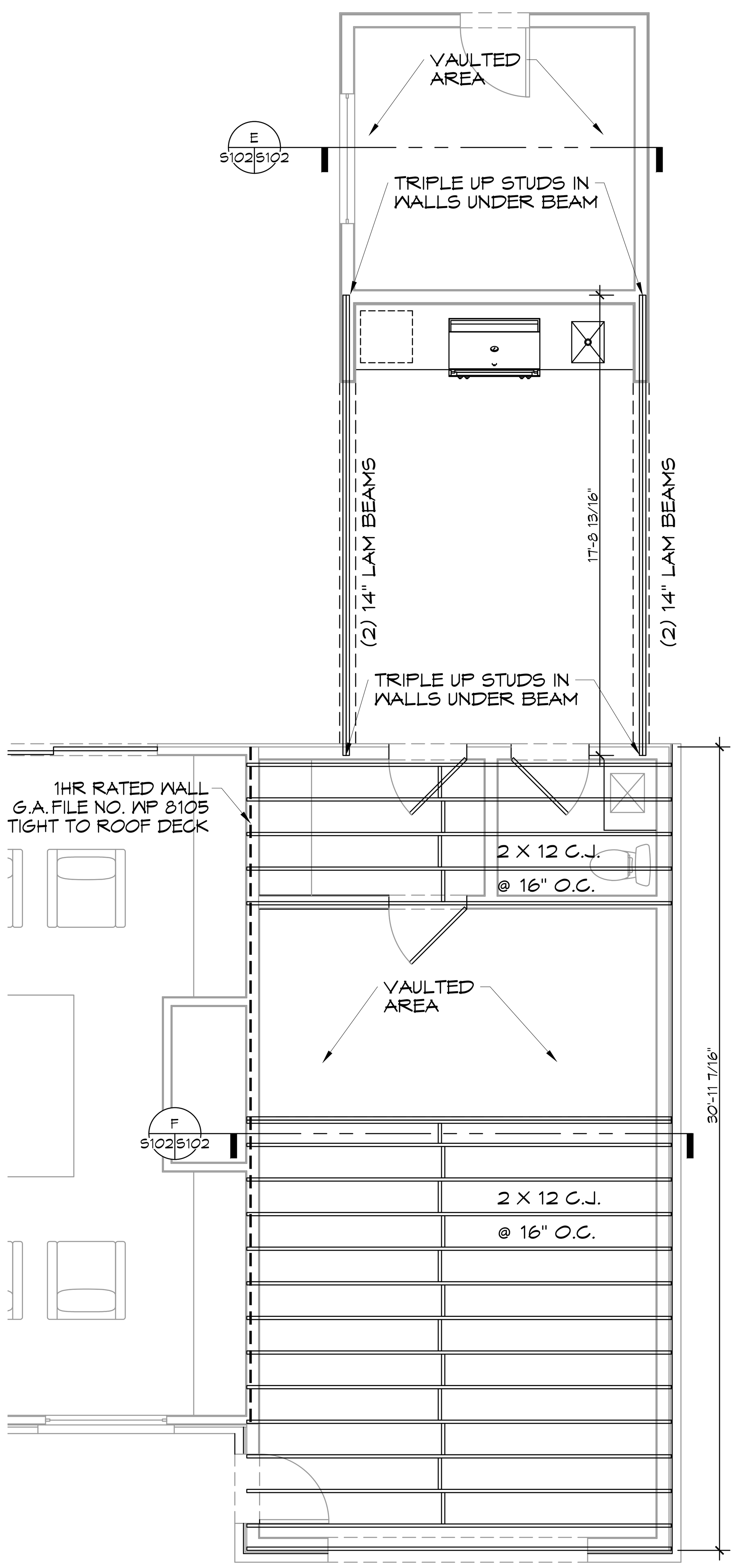
GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS

EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs 24" o.c. with 1 3/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates . Joints of gypsum sheathing may be left utreated. Extrerior cladding to be attached through sheathing to studs.

INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails 1 7/8" long, 0.0915" shank, 1/4" heads 7" o.c. **(LOAD-BEARING)**

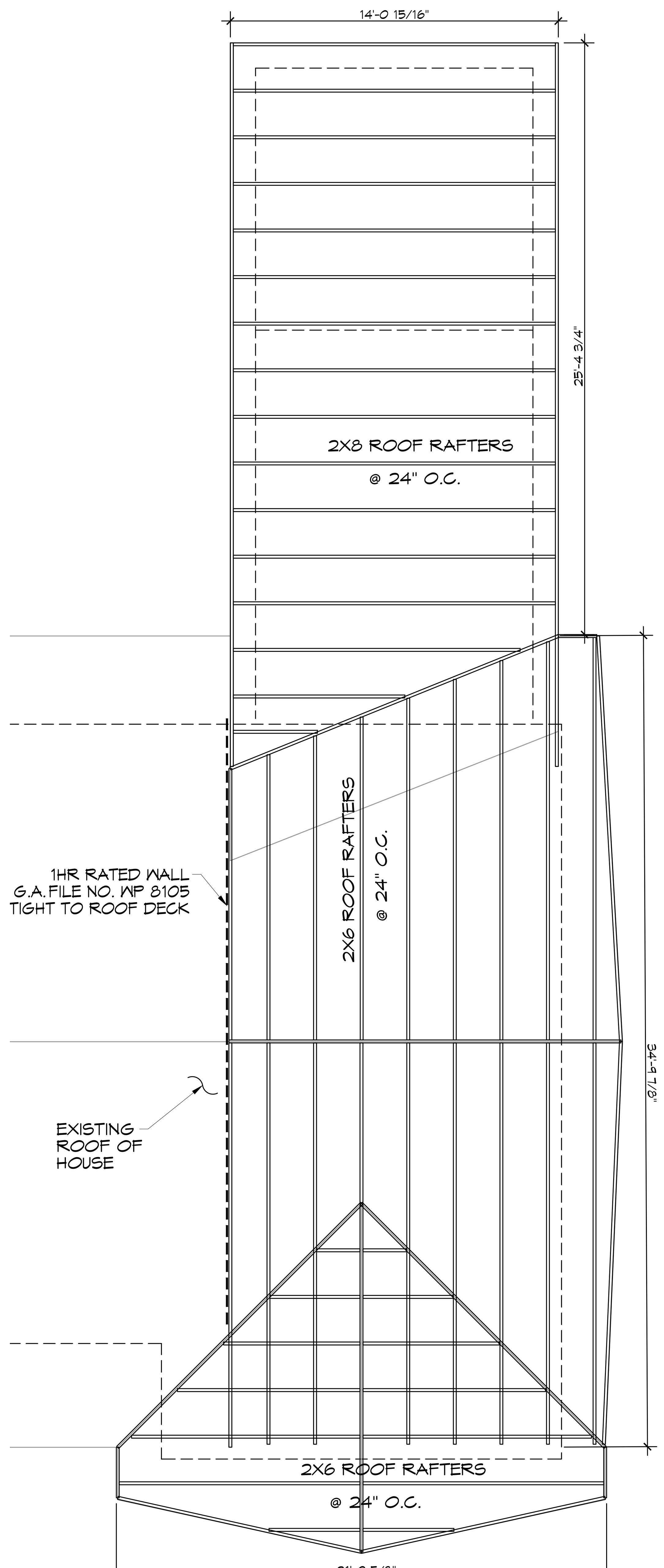


Thickness:	Varies
Approx. Weight:	7 psf
Fire Test:	See WP 3510 (UL R3501-47, -48, 9-17-65, UL Design U309; UL R1319-129, 7-22-70, UL Design U314)



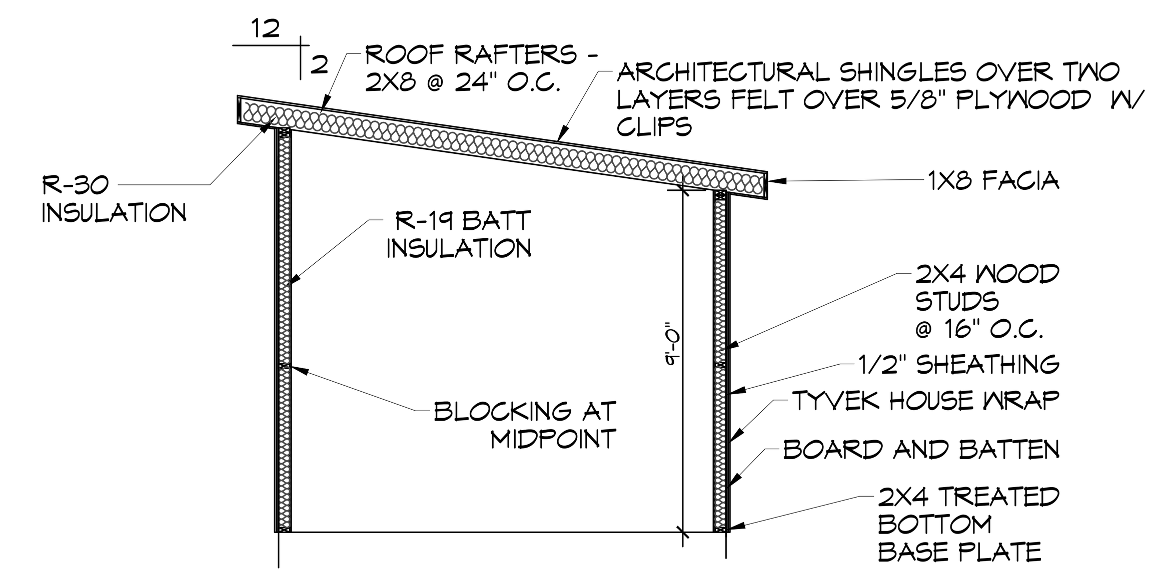
2 GARAGE CEILING JOIST PLAN

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



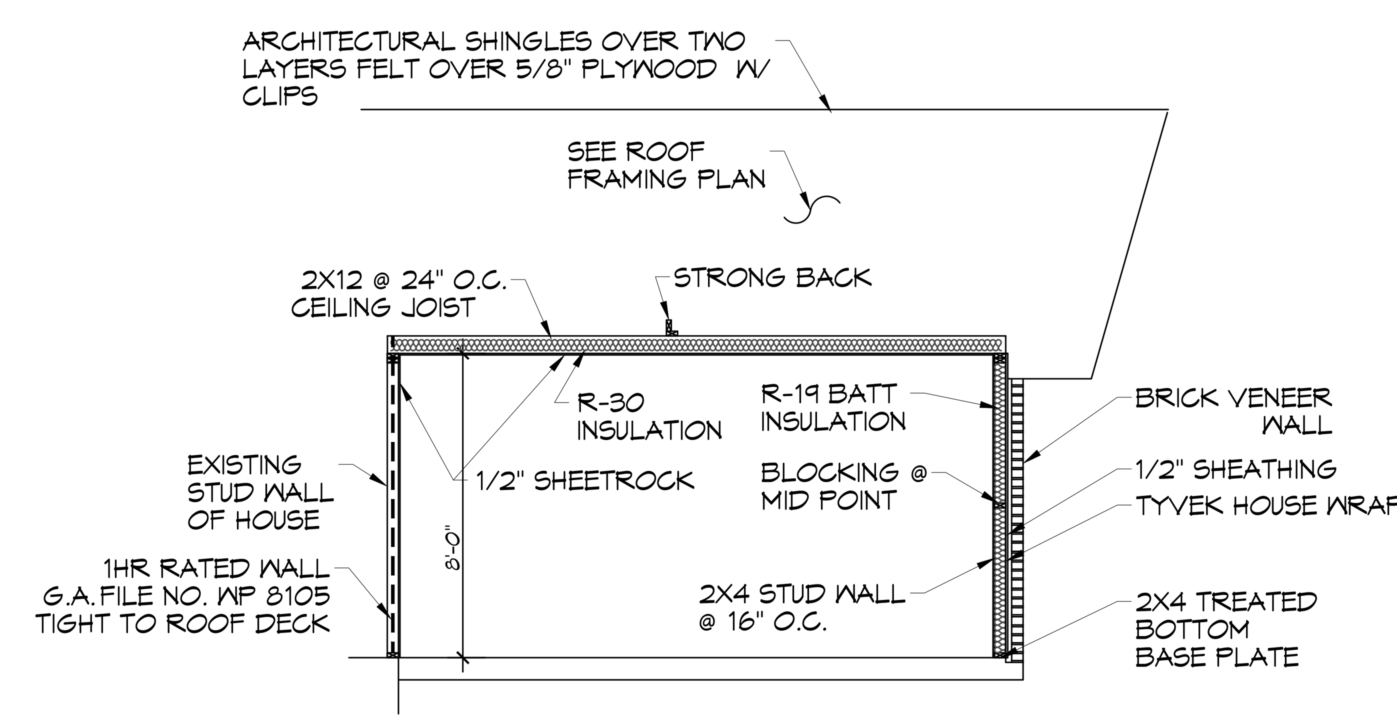
3 GARAGE ROOF RAFTER PLAN

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



E S102 S102 GARDEN ROOM FRAMING SECTION

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



F S102 S102 GARAGE FRAMING SECTION

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

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

#	DESCRIPTION	DATE
REVISIONS		

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

GARAGE, PATIO & SHED FRAMING PLAN

JIMI SMITH

6336 PRATT DRIVE
NEW ORLEANS, LA 70122

JOB No:		DATE:	04-14-2026
DRAWN BY:	CKD	CHECKED BY:	BAM

The above drawings and specifications, designs and arrangements represented thereby are and shall remain the property of Dammon Engineering, and no part thereof shall be copied, disclosed to others, or used in connection with any work or project other than the specific project for which the have been prepared and developed without written consent of Dammon Engineering. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

SHEET TITLE:
GARAGE CEILING JOIST AND ROOF RAFTER PLAN WITH SECTIONS

DRAWING NUMBER:

S102