

**1 PILING PLAN**  
SCALE: 3/8" = 1'-0"

**PILING COUNT**

30 PILING COUNT

**PILING NOTES**

1. CLASS B PILES ARE TO BE 45 FT. IN LENGTH WITH A 8 INCH TIP AND 13" BUTT. DRIVEN TO REFUSAL.
2. ALL PILES SHALL BE PRESSURE-TREATED ROUND TIMBER PILES CONFORMING TO ASTM D25.
3. NO FIELD SUPERVISION OR INSPECTION PROVIDED UNDER THIS SEAL UNLESS OTHERWISE NOTED.
4. PILE LAYOUT MAY BE MODIFIED DUE TO ACTUAL DRIVING CONDITIONS. ENGINEER TO BE NOTIFIED ON ANY MODIFICATION.
5. 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.
6. 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.
7. USE DROP HAMMER OR SINGLE ACTING AIR HAMMER DELIVERING 7,500 FT-LBS OF ENERGY PER BLOW. MAX HEIGHT 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.
8. BRACE ALL PILING AS NEEDED FOR SHAYING.
9. FIELD VERIFY DIMENSIONS AGAINST THE ARCHITECTURAL DRAWINGS.
10. WRAP ALL PILING AT BASE LINE.

**GENERAL NOTES**

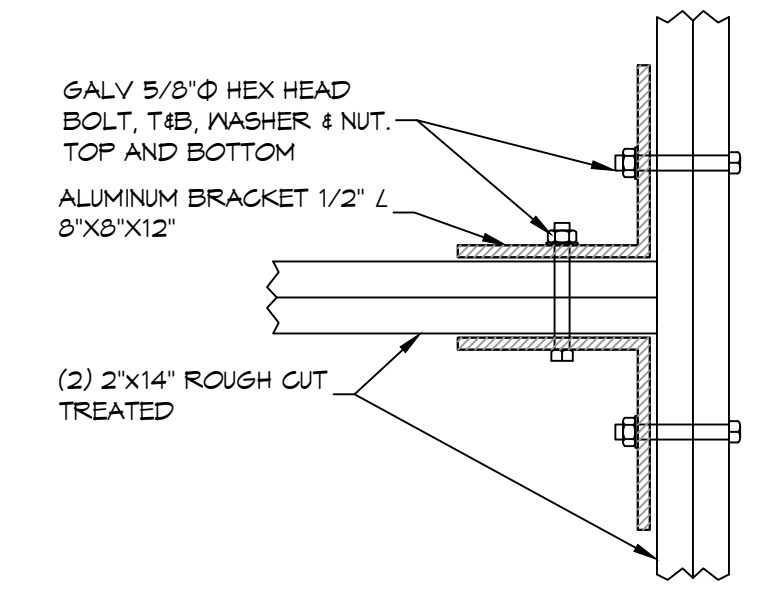
1. ALL LUMBER SHALL BE PRESSURE TREATED WITH A RETENTION OF .4 PER C.F.
2. ALL FASTENERS SHALL BE HOT DIPPED GALVANIZED (HDG) PER ASTM A153.
3. ALL CONNECTORS SHALL BE HDG PER ASTM A653, CLASS 6185 SHEET WITH 1.95 OZ/SF ZINC COATING.

**SHEET INDEX**

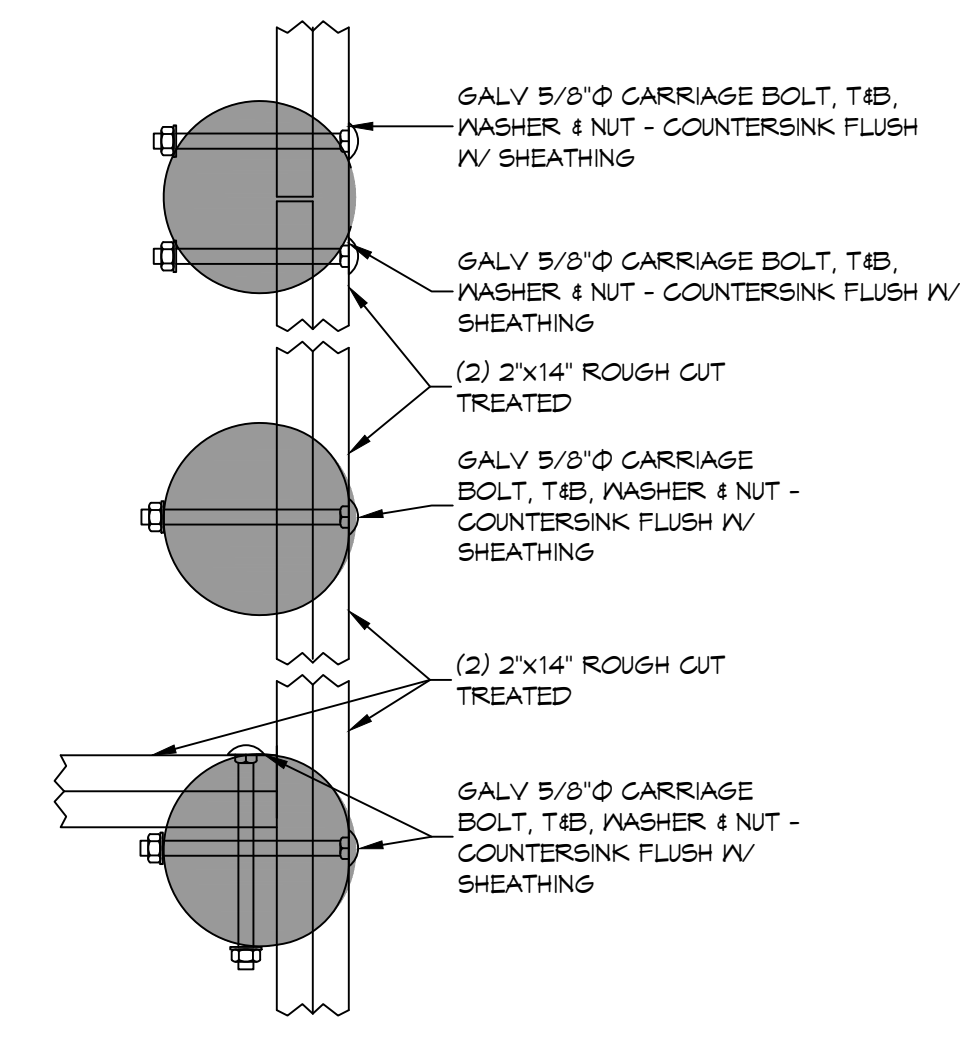
SHEET #	SHEET TITLE
S101	PILING PLAN & DETAILS
S102	BANDING & FLOOR JOIST PLAN, HOLD DOWN LOCATIONS/ SHEAR WALL
S103	CEILING FRAMING PLAN, HOUSE SECTION AND DETAILS
S104	ROOF FRAMING PLAN AND ROOF PLAN
S105	CONNECTION DETAILS, SCHEDULES, & NOTES

**DESIGN CRITERIA**

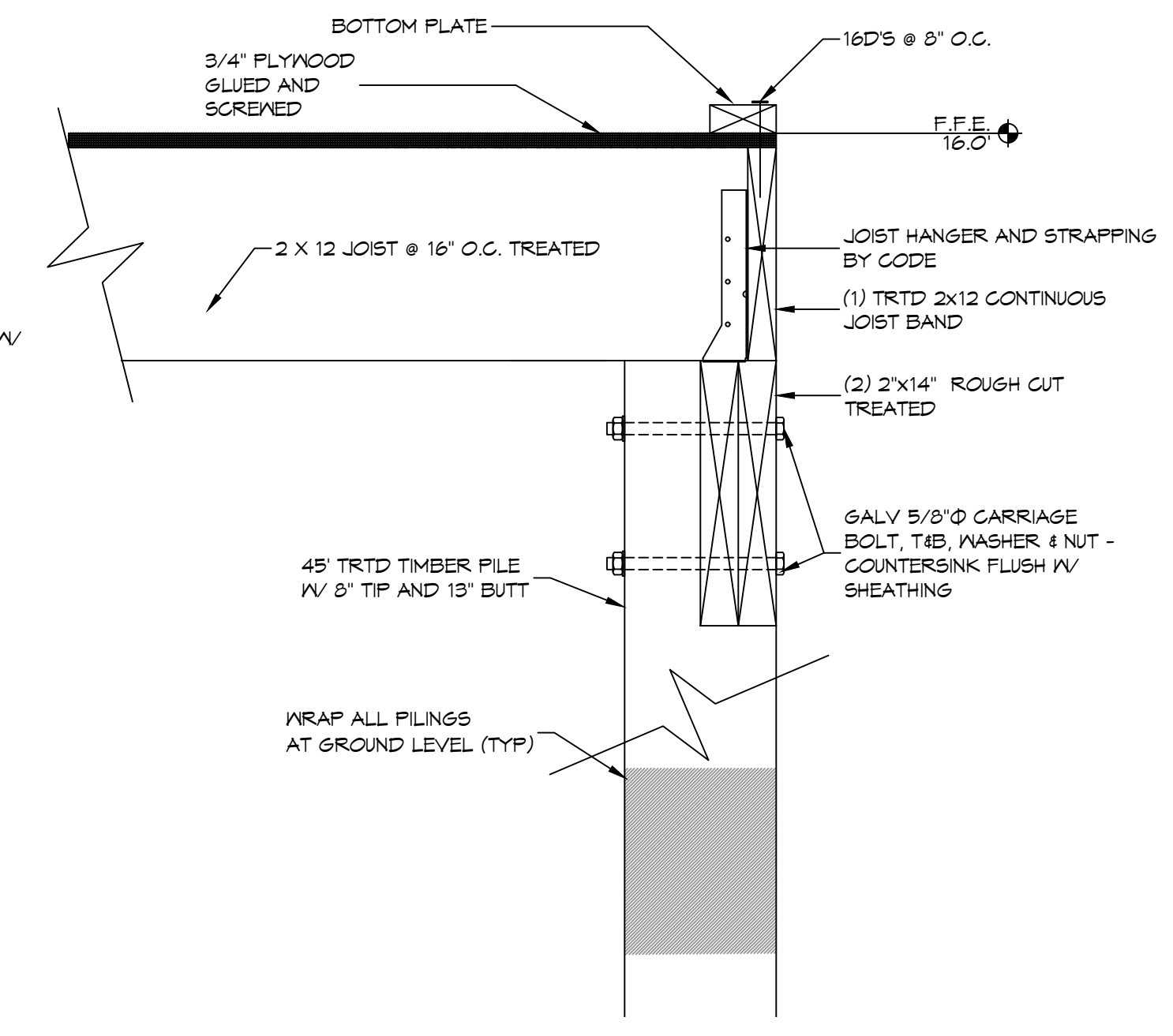
THE CONSTRUCTION FOR SAID RESIDENCE, WHERE WIND SPEED IS 140 MILES PER HOUR AND V<sub>50</sub> WIND SPEED IS 130 MPH, WIND EXPOSURE ZONE B, IS DESIGNED IN ACCORDANCE WITH: AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (WFCM) 2001 EDITION 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.



**2 DETAIL**  
SCALE: 1-1/2" = 1'-0" CONNECTION BRACKET WOOD BEAMS



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



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

**DAMMON ENGINEERING, INC.**  
LOUISIANA & MISSISSIPPI  
www.dammonengineering.com  
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PH: 985.649.8832

Chief Engineer: Brian Mistich, PE  
554 Old Spanish Trail  
Stell, LA 70458

REVISIONS	DATE
#	DESCRIPTION



**HOUSE FRAMING PLANS**

**JOHN BARTET**

4178 PONTCHARTRAIN DRIVE  
SUITE 100, LOUISIANA 70458  
JOB No: DATE: 09-25-2026  
DRAWN BY: CJD CHECKED BY: BAM

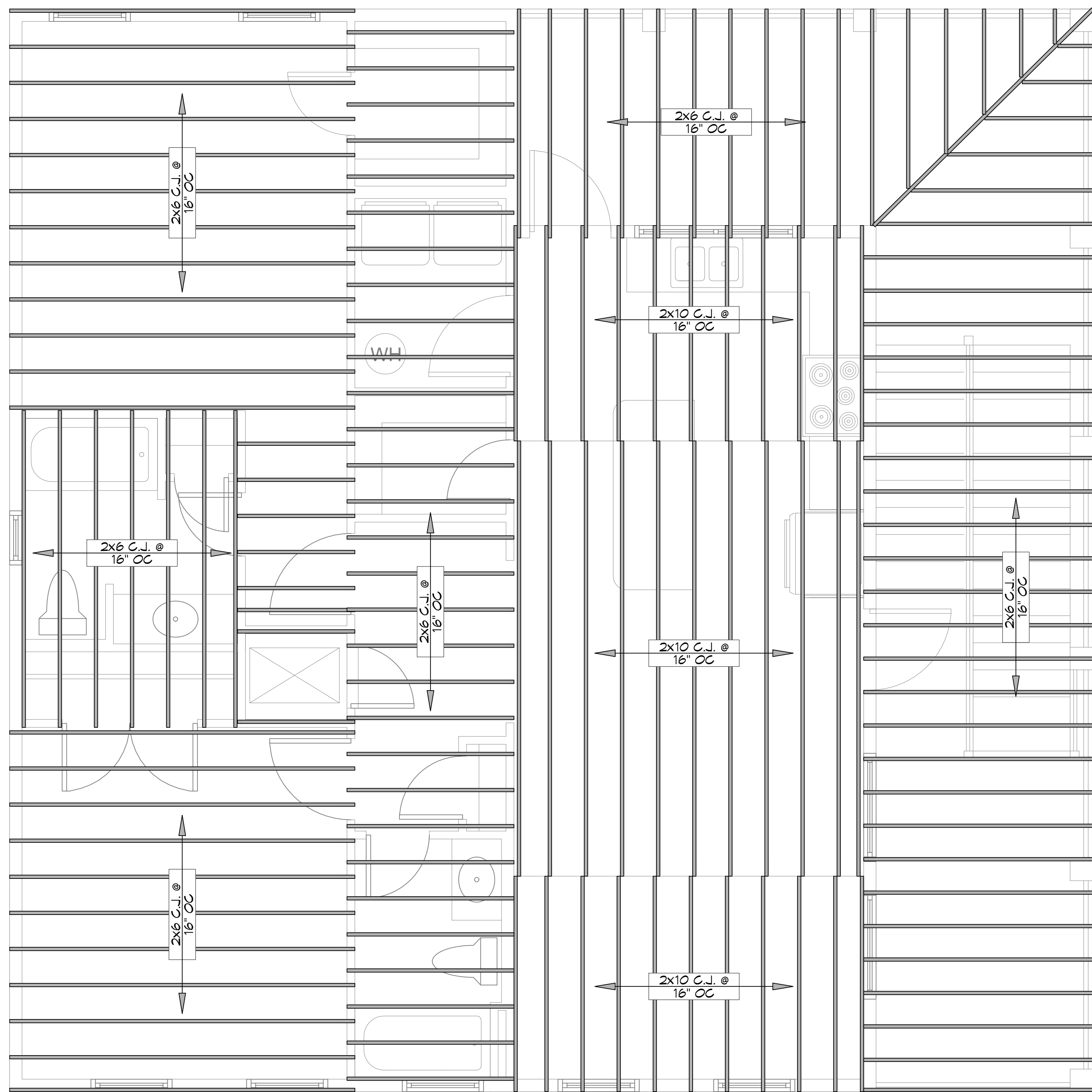
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PILING PLAN AND DETAILS

DRAWING NUMBER:  
**S101**

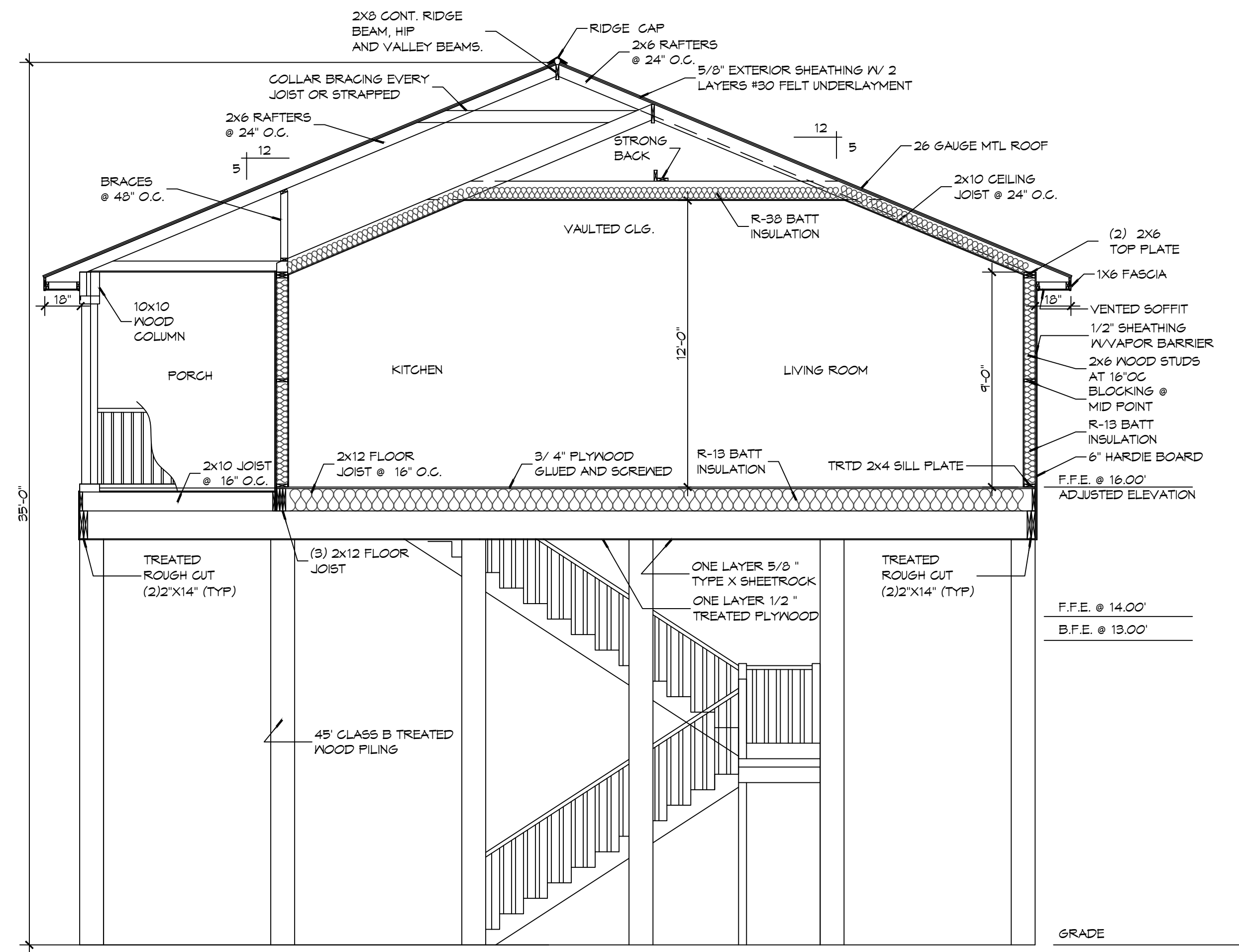
SHEET No: 1 of 5



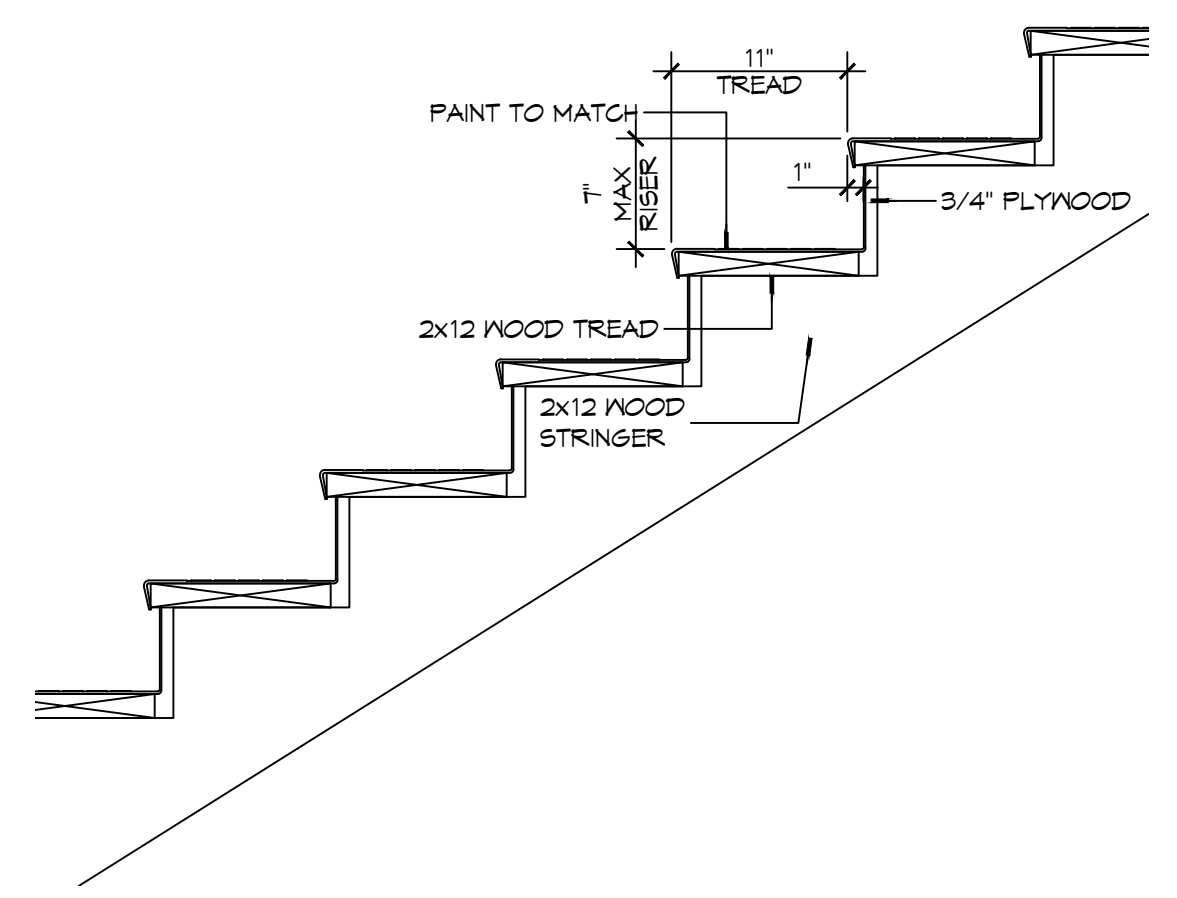
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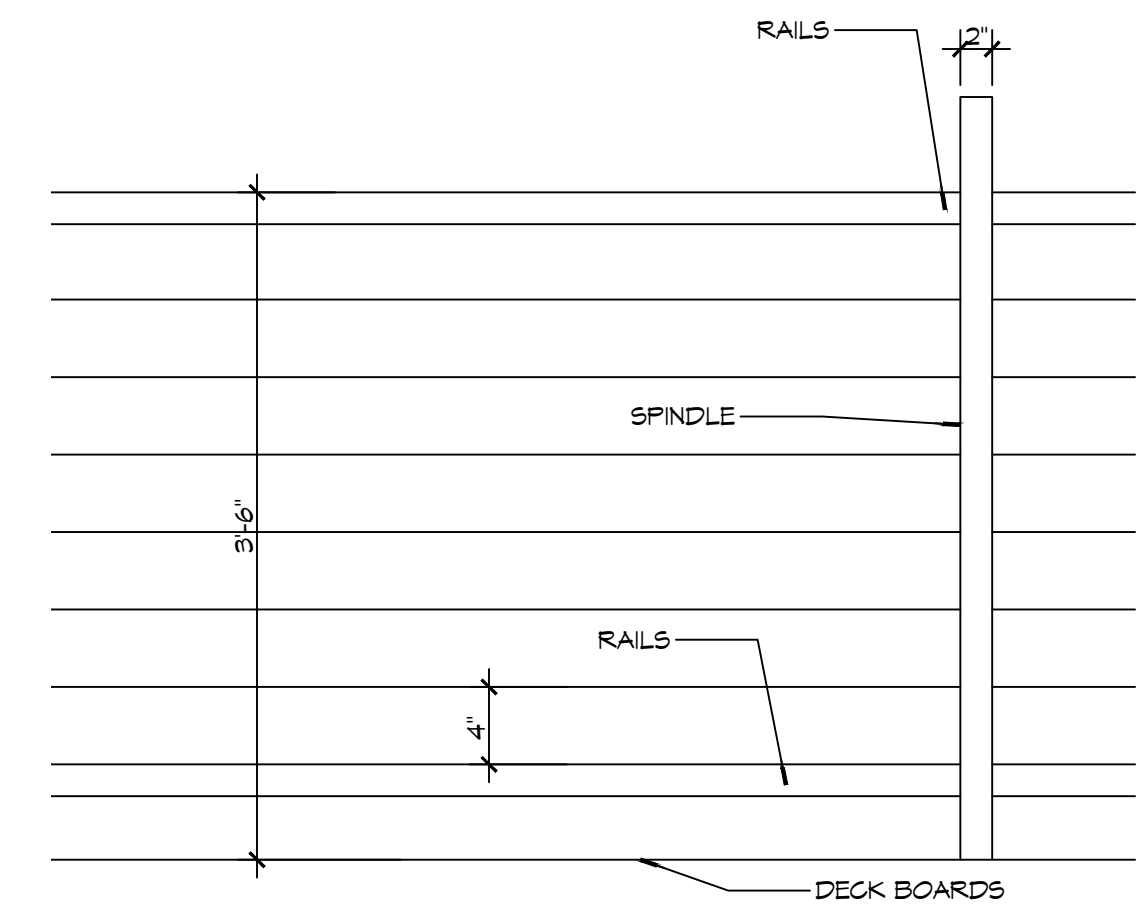
**7 CEILING FRAMING PLAN**  
SCALE: 3/8" = 1'-0"



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



**9 STAIR DETAIL**  
SCALE: 1" = 1'-0"



**10 RAILING DETAIL**  
SCALE: 1" = 1'-0"

**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 A193.
3. ALL CONNECTORS SHALL BE HDG PER ASTM A653, CLASS G185 SHEET WITH 1.85 OZ/9F ZINC COATING.

DAMMON

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Stellat, LA 70458

#	DESCRIPTION



HOUSE FRAMING PLANS

JOHN BARTET

4478 PONTCHARTRAIN DRIVE  
SLPELL, LOUISIANA 70458

JOB No: DATE: 09-25-2026  
DRAWN BY: CKD CHECKED BY: BAM

SHEET TITLE:  
CEILING FRAMING PLAN,  
HOUSE SECTION AND  
DETAILS

DRAWING NUMBER:

S103

SHEET No: 3 of 5



**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 GAGE 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	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

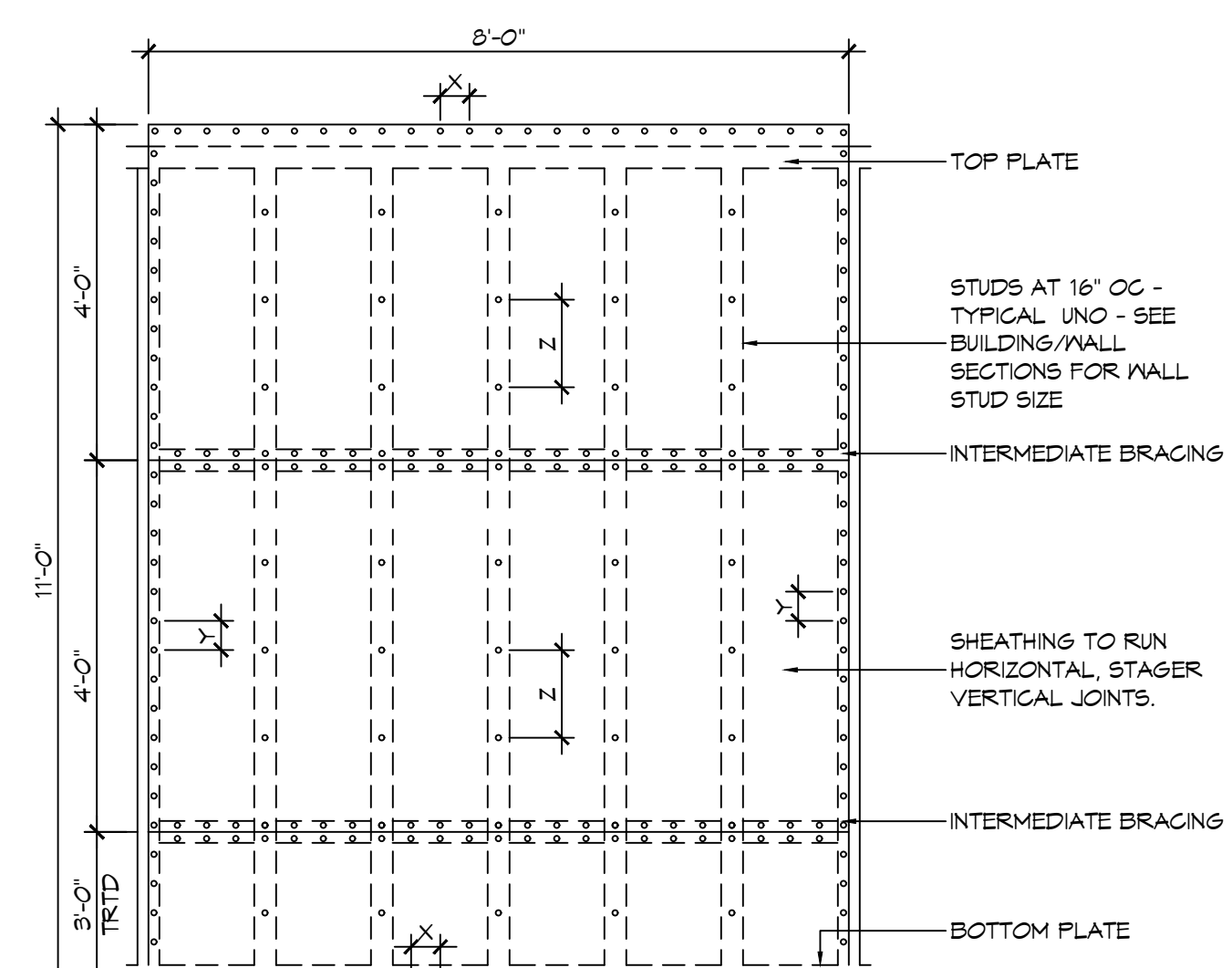
NOTE: A MINIMUM OF ONE ANCHOR BOLT SHALL BE PROVIDED WITHIN 6 TO 12 INCHES OF EACH END OF EACH PLATE

**TABLE S601.9 - SILL OR BOTTOM PLATE TO FOUNDATION CONNECTIONS RESISTING SHEAR LOADS - 140 MPH WIND EXP "B"**  
NFCM 2015 TABLE 3.2B

BOTTOM PLATE TO FOUNDATION ANCHOR BOLT CONNECTION RESISTING	FOUNDATION SUPPORTING	MAXIMUM ANCHOR BOLT SPACING (INCHES)	
		5/8" Ø ANCHOR BOLTS	48 INCHES ON CENTER W/3X3X1/4" WASHER
UPLIFT LOADS	4 STORY		

**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**

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

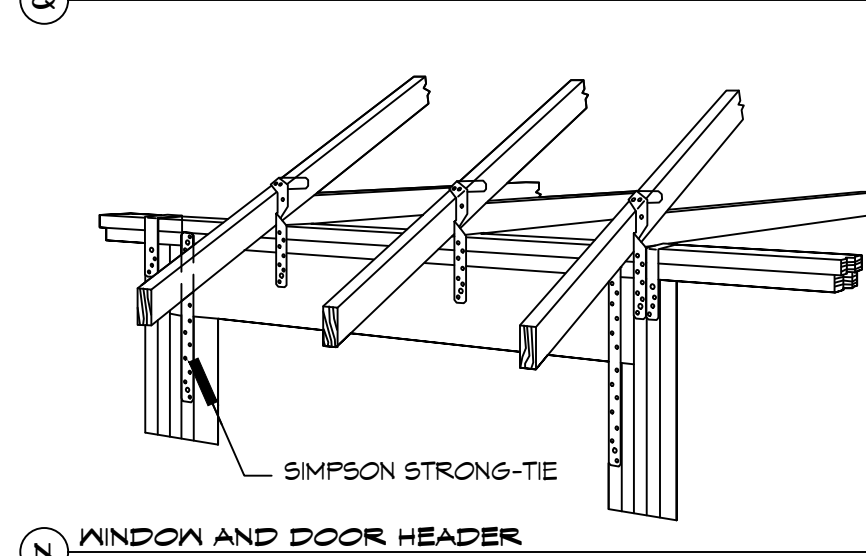
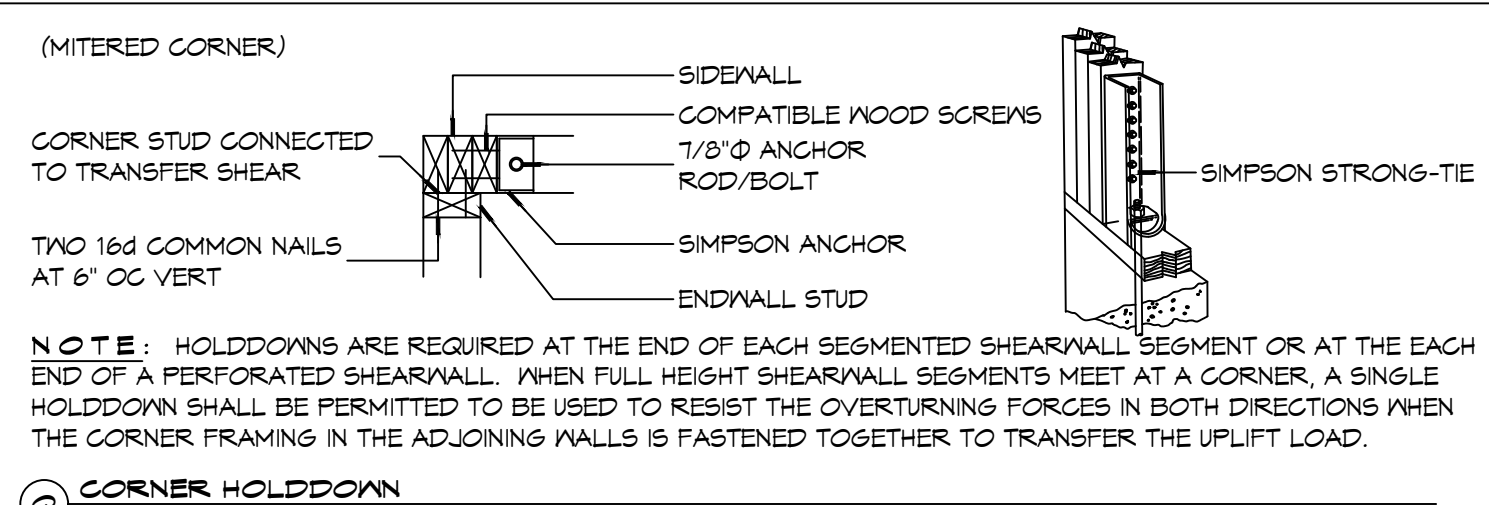
HEADER SUPPORTING	HEADER SPAN (FT)	ROOF SPAN (FEET)											
		12 FEET				24 FEET				36 FEET			
		3"	4.5"	5"	6.5"	3"	4.5"	5"	6.5"	3"	4.5"	5"	6"
ONE FLOOR ONLY (CENTER BEARING)	2	1	1	1	1	1	1	1	1	1	1	1	1
	4	1	1	1	1	1	1	1	1	1	1	1	1
	6	1	1	1	1	1	1	1	1	2	1	1	1
	8	1	1	1	1	2	1	1	1	2	2	2	1
	10	1	1	1	1	2	2	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
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	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" (3-2x), 6.5" (4-2x) EACH 1/2" PLYWOOD SPACER BETWEEN

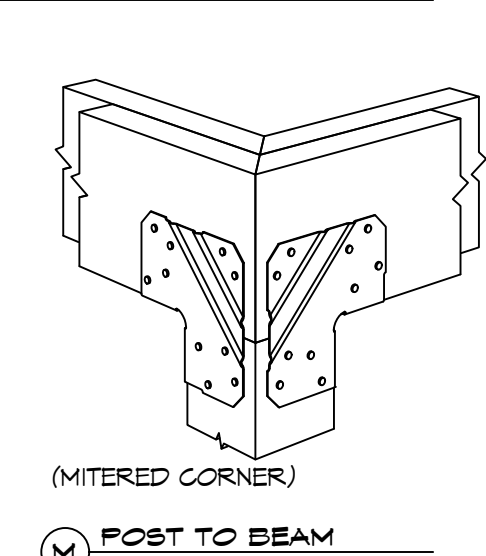
**TABLE S601.6 - JACK STUD REQ - EXTERIOR LOADBEARING WALLS**  
NFCM 2021 TABLE 3.22F

ROOF AND CEILING	HEADER SPAN (FT)	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	1
	4	1	1	1	1	1	1	1	1	1
	6	2	1	1	1	2	1	1	1	1
	8	2	2	2	1	2	2	2	1	1
	10	3	2	2	2	3	2	2	2	2
	12	3	2	2	2	3	2	2	2	2
	14	4	3	2	2	4	3	2	2	2
ROOF, CEILING, AND ONE CENTER BEARING FLOOR	2	1	1	1	1	1	1	1	1	1
	4	2	1	1	1	2	1	1	1	1
	6	2	2	2	1	3	2	2	2	2
	8	3	2	2	2	3	2	2	2	2
	10	4	3	2	2	4	3	3	2	2
	12	4	3	3	2	5	3	3	3	3
	14	5	4	3	3	5	4	3	3	3
16	6	4	4	3	6	4	4	3	3	

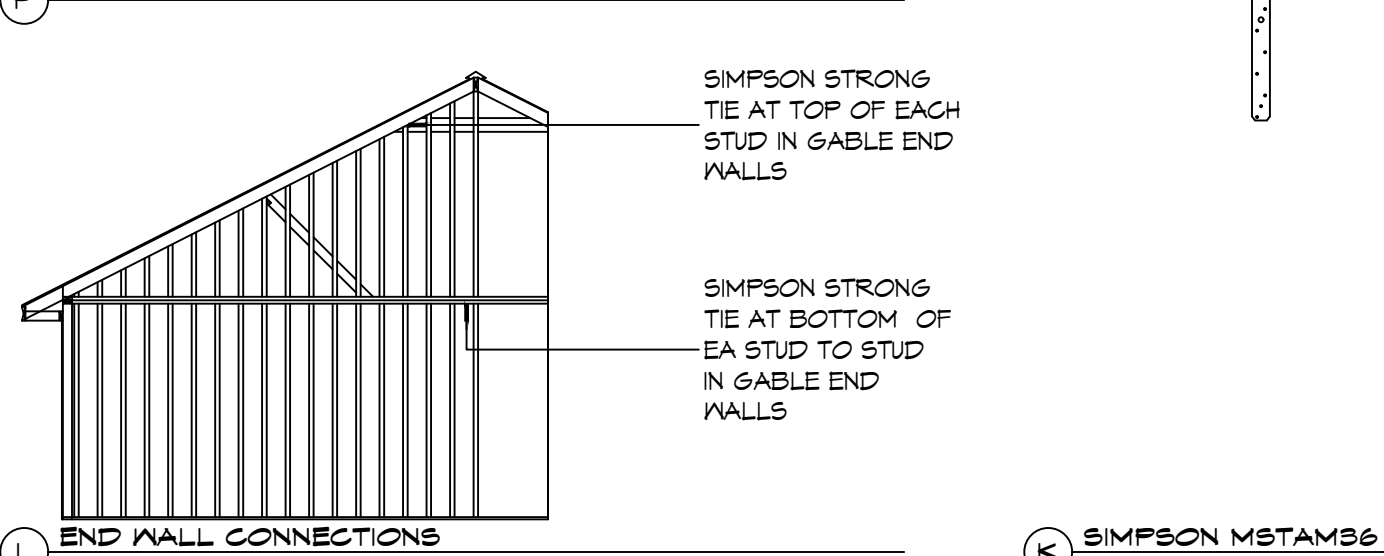
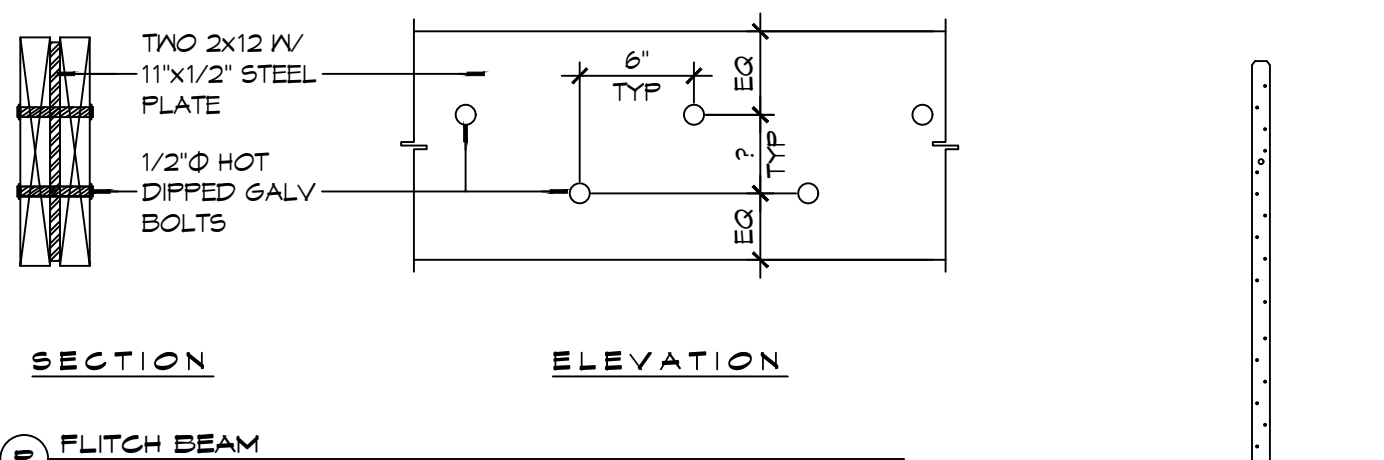
HEADER WIDTH - 3" (2-2x), 4.5" (3-2x), 5" (3-2x), 6.5" (4-2x) EACH 1/2" PLYWOOD SPACER BETWEEN



**N WINDOW AND DOOR HEADER**



**M POST TO BEAM**



**L END WALL CONNECTIONS**

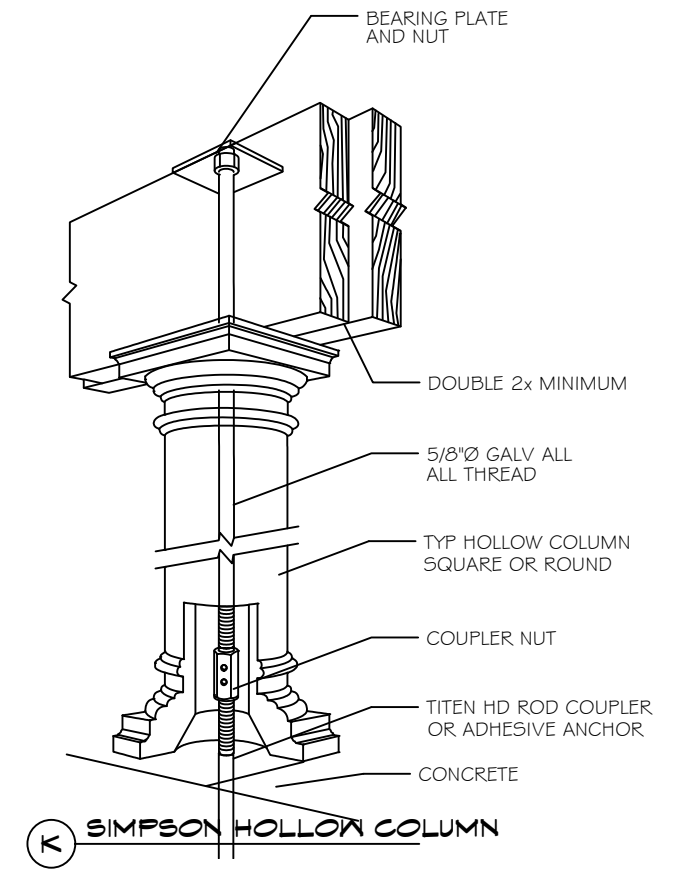
**K SIMPSON M5TAM56**

**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	ASSEMBLY MAXIMUM	INSULATION MIN. R-VALUE
	METAL BUILDING	U-0.065	R-19
ATTIC AND OTHER	U-0.027	R-30	
WALLS, ABOVE GRADE	MASS	U-0.151	R-5.7 c.i.
	METAL BUILDING	U-0.113	R-19.0
FLOORS	STEEL-FRAMED	U-0.124	R-19.0
	WOOD-FRAMED AND OTHER	U-0.089	R-19.0
	MASS	U-0.107	R6-3 c.i.
SLAB-ON-GRADE	STEEL JOIST	U-0.052	R-19.0
	WOOD FRAMED AND OTHER	U-0.051	R-19.0
OPAQUE DOORS	UN-HEATED	F-0.750	NR
	SWINGING	U-0.700	NR
	NON-SWINGING	U-1.450	NR



**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 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 88 STEEL STRAP SHALL BE NAIL TO THE WALL STUD. WALL STUDS 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

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"**

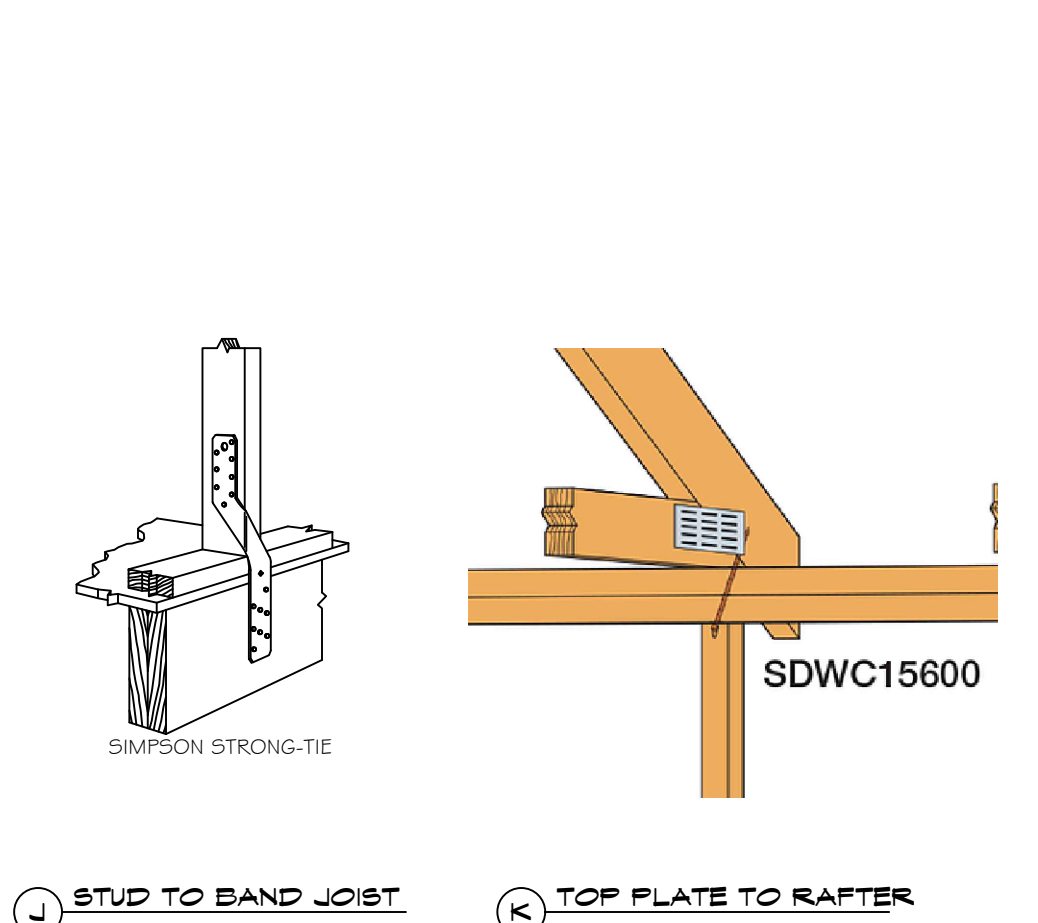
SHEATHING LOCATION	RAFTER / TRUSS SPACING	E F	
		MAX NAIL SPACING FOR 8d COMMON NAILS OR 10d BOX NAILS (INCHES OC)	
INTERIOR ZONE	12" OC	6	12
	16" OC	6	12
	24" OC	6	6
PERIMETER EDGE ZONE	12" OC	6	12
	16" OC	6	12

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"**

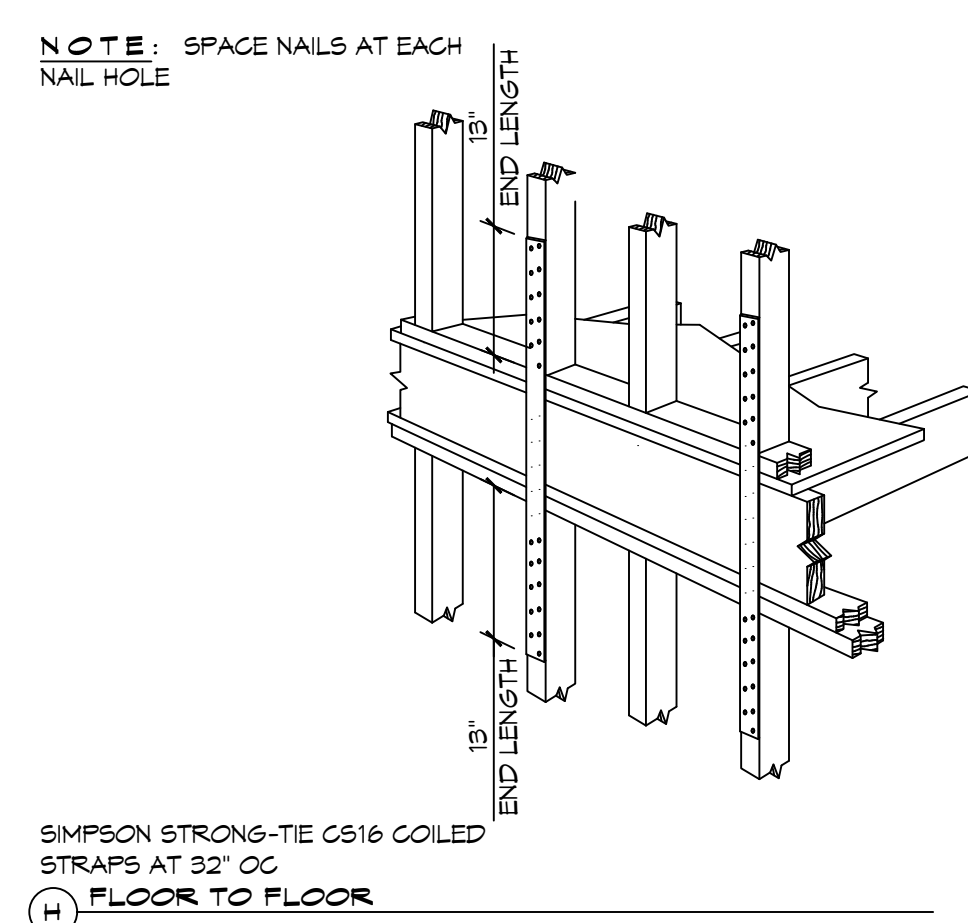
SHEATHING LOCATION	RAFTER / TRUSS SPACING	E F	
		MAX NAIL SPACING FOR 8d COMMON NAILS OR 10d BOX NAILS (INCHES OC)	
INTERIOR ZONE	12" OC	6	12
	16" OC	6	12
	24" OC	6	6
PERIMETER EDGE ZONE	12" OC	6	12
	16" OC	6	12

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



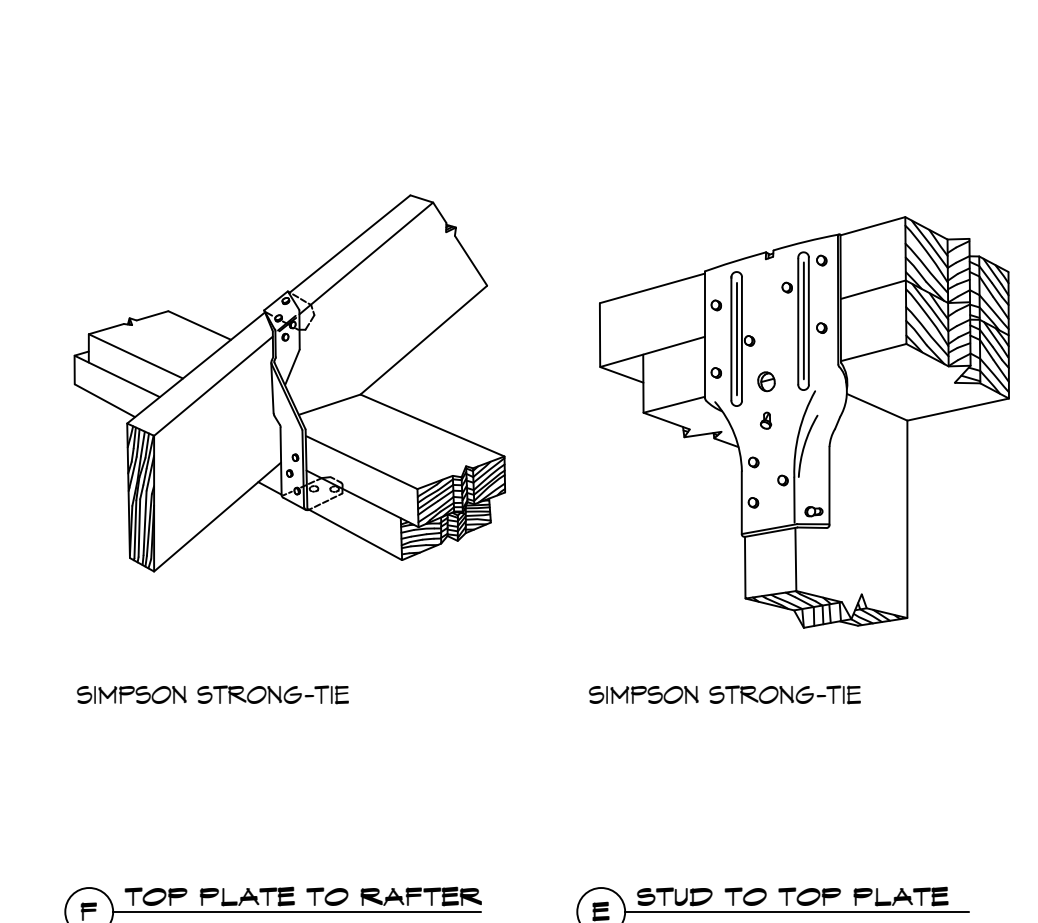
**J STUD TO BAND JOIST**

**K TOP PLATE TO RAFTER**



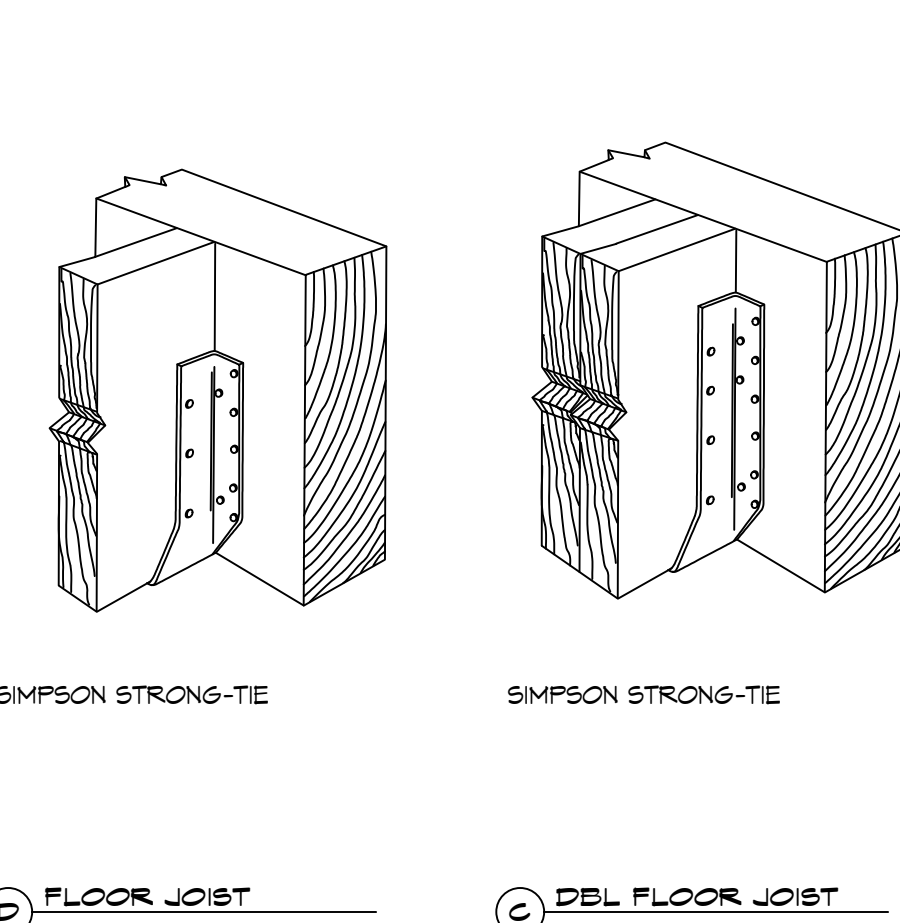
**H FLOOR TO FLOOR**

**G RIDGE BEAM/BOARD**



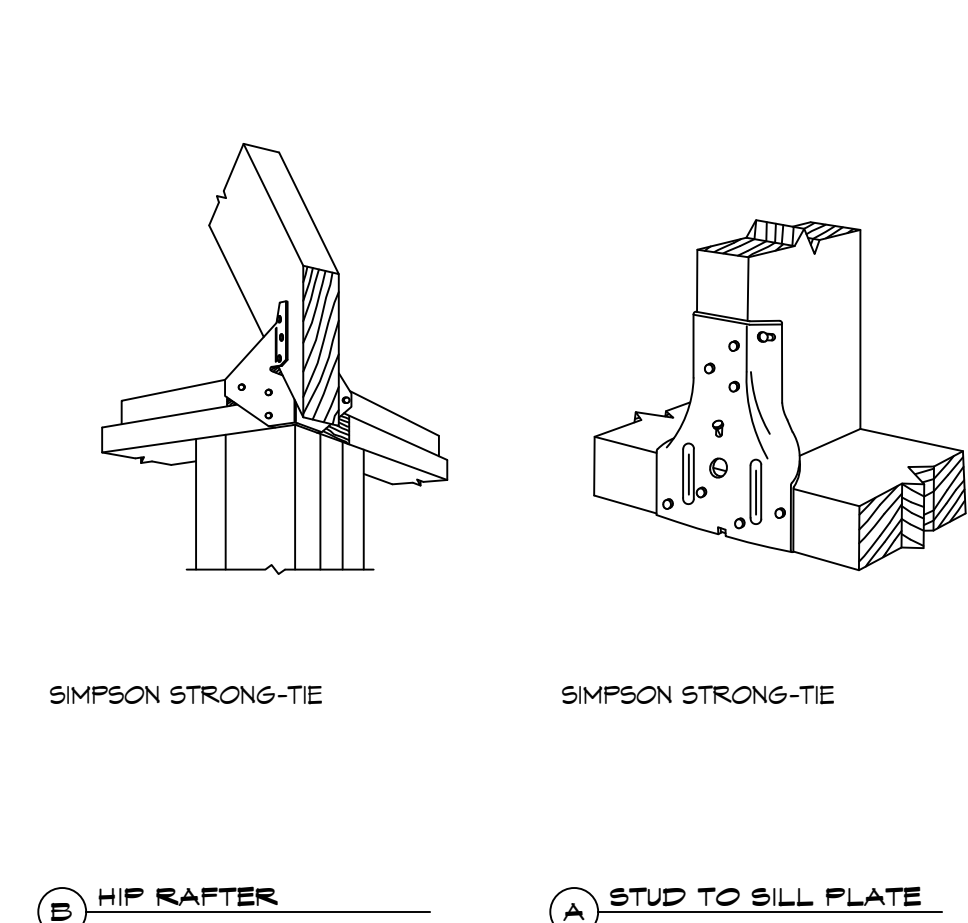
**P TOP PLATE TO RAFTER**

**E STUD TO TOP PLATE**



**D FLOOR JOIST**

**C DBL FLOOR JOIST**



**B HIP RAFTER**

**A STUD TO SILL PLATE**

**TYPICAL CONNECTION DETAILS**  
SCALE: NTS

**DAMMON ENGINEERING, INC.**  
LOUISIANA & MISSISSIPPI

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SUITE 100, SLIDELL, LOUISIANA 70458  
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INFO@DAMMONENGINEERING.COM

Chief Engineer: Brian Mistich, PE  
554 Old Spanish Trail  
Slidell, LA 70458

REVISIONS

#	DESCRIPTION	DATE

SEAL:

**HOUSE FRAMING PLANS**  
**JOHN BARTLET**

4815 PONTCHARTRAIN DRIVE  
SUITE 100, SLIDELL, LOUISIANA 70458  
JOB No: 05-25-2026  
DRAWN BY: DD/KJK  
CHECKED BY: CKD

SHEET TITLE:  
TYPICAL CONNECTION  
DETAILS, SCHEDULES, AND  
NOTES

DRAWING NUMBER:  
**S105**

SHEET No: 5 of 5