

- NOTES:**
- HYDRANT PAINT SHALL BE FACTORY APPLIED.
(FIELD APPLIED PAINT SHALL NOT BE APPROVED)
- PAINT COLOR SHALL BE:
1. KENNEDY HYDRANTS: KENNEDY SAFETY YELLOW NUMBER 05
 2. MUELLER HYDRANTS: SAFETY YELLOW, F63RXY9659, MA0150, PAINT CODE (M7)
 3. CLOW MEDALLION: SAFETY YELLOW
 4. AMERICAN DARLING HYDRANTS: DUPONT SAFETY YELLOW 1663E

ZONING	C-2 NEIGHBOR HOOD COMMERCIAL
FLOOD ZONE	
ZONE:	X
BUILDING ELEVATION	6" ABOVE EXISTING GRADE
SQUARE FEET	
LIVING	1040
FRONT PORCH	84
TOTAL SQ. FT.	1124

LEGEND

— PROPERTY LINE

--- SETBACK LINE

DESIGN CRITERIA

THE CONSTRUCTION FOR SAID RESIDENCE, WHERE 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.

SHEET INDEX

SHEET #	SHEET TITLE
C101	PROPOSED SITE PLAN
S101	FOUNDATION PLAN
S102	CEILING JOIST PLAN
S103	ROOF FRAMING PLAN
S104	ROOF PLAN AND FRAMING SECTION
S105	TYPICAL CONNECTIONS, DETAILS, SCHEDULES & NOTES
A101	FLOOR PLAN
A102	EXTERIOR ELEVATIONS PLAN
E101	ELECTRICAL LIGHTING & POWER PLAN
M101	MECHANICAL PLAN
P101	PLUMBING PLAN & PLUMBING RISER DIAGRAM

EROSION CONTROL LEGEND

□ HAY BAILS

--- SILT FENCE



1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

VICINITY MAP
SCALE: N.T.S.

DAMMON ENGINEERING, INC.
LOUISIANA & MISSISSIPPI

Chief Engineer: Brian Misch, PE
554 Old Spanish Trail
Slidell, LA 70458
PH: 985-649-5832

REVISIONS

#	DESCRIPTION	DATE
1	ADDED UTILITIES	07-05-25



ERSTECOSTAL ENGINEERING

DATE: 05-24-2025
DRAWN BY: SKM
CHECKED BY: CKD

SHEET TITLE: PROPOSED SITE PLAN

DRAWING NUMBER: **C101**

SHEET No: 1 of 11

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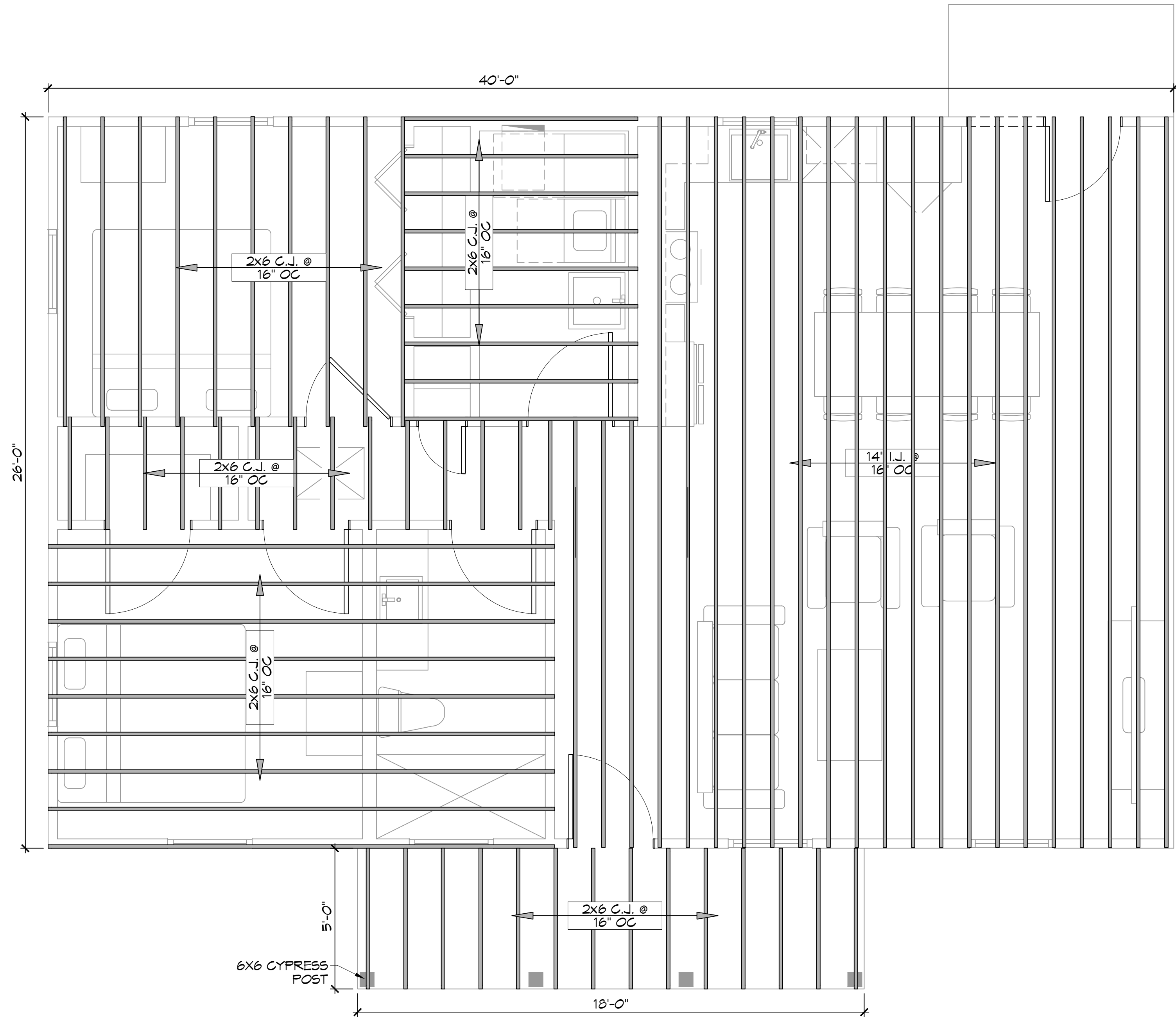
DESIGN CRITERIA

THE CONSTRUCTION FOR SAID RESIDENCE, WHERE WIND SPEED IS 140 MILES PER HOUR AND V₉₅ 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 (IECC) AND STATE AMENDMENTS ADOPTED JULY 1, 2023.

FRAMING 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 9, 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. DOUBLE UP ALL STUDS AT END OF BEAMS.

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



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

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

#	DESCRIPTION	DATE



FIRST COASTAL ETECH

398 ROBERT BLVD
SLIDELL, LA 70458

JOB No: _____ DATE: 09-24-2025
DRAWN BY: _____ CHECKED BY: _____

SHEET TITLE:
CEILING JOIST PLAN

DRAWING NUMBER:

S102

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" 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"

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

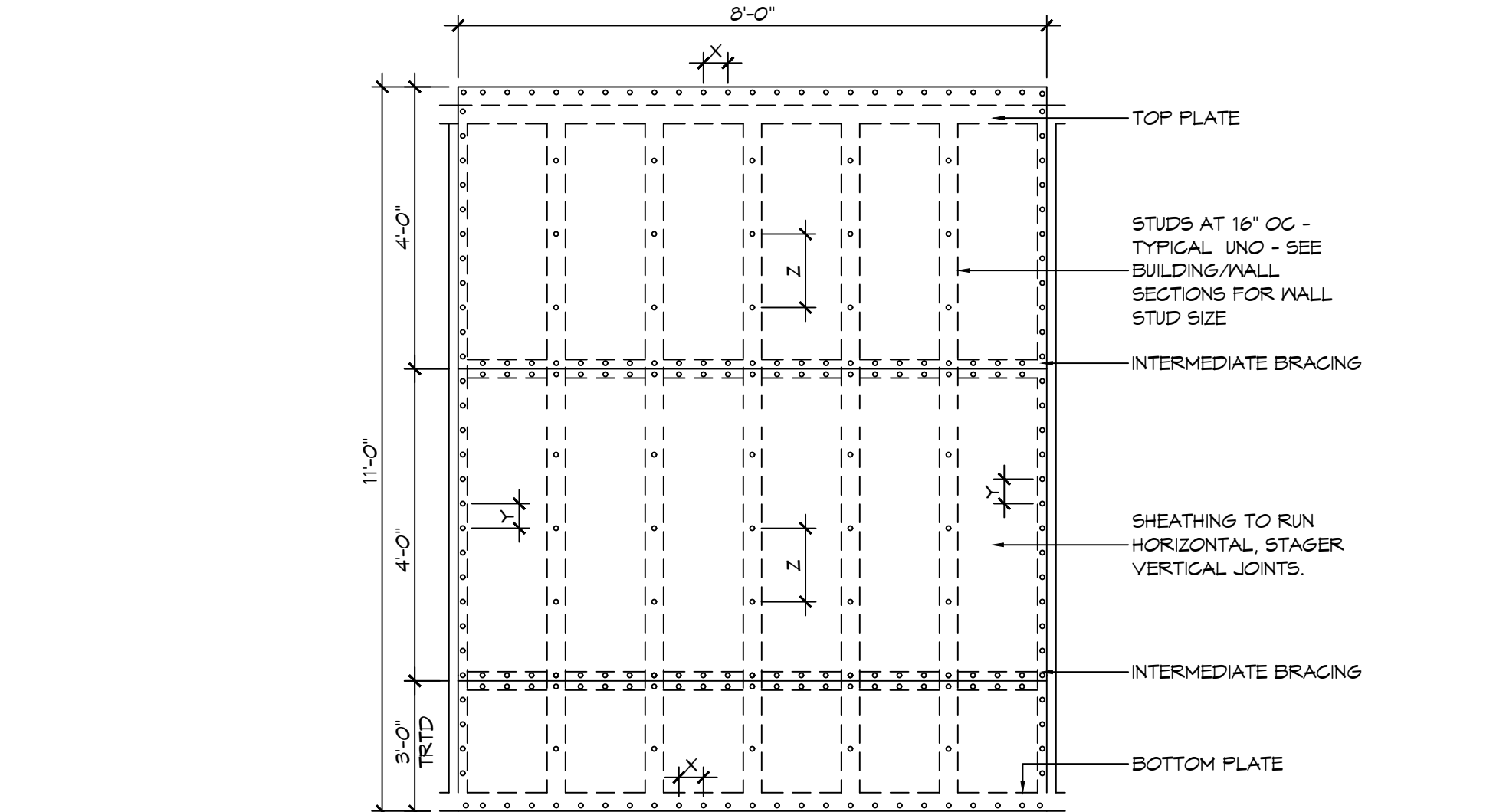
NOTE: A MINIMUM OF ONE ANCHOR BOLT SHALL BE PROVIDED WITHIN 6 TO 12 INCHES OF EACH END OF EACH PLATE

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	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			
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

INTERIOR SHEATHING
 1/2" PLYWOOD EACH FACE STAGGERED 48" OC. W/8d NAILS @ 4" OC FASTENING @ PANEL EDGES 8d NAILS @ 12" OC FASTENING @ INTERMEDIATE MEMBERS.

EXTERIOR SHEATHING
 5/8" PLYWOOD EACH FACE STAGGERED 48" OC. W/8d NAILS @ 4" OC FASTENING @ PANEL EDGES 8d NAILS @ 12" OC FASTENING @ INTERMEDIATE MEMBERS.

X = PLATE EDGE NAIL SPACING
 Y = LONG EDGE NAIL SPACING
 Z = FIELD NAIL SPACING

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	1	1
	4	1	1	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	1	1
	8	1	1	1	1	2	1	1	1	2	2	2	1	1	1
	10	1	1	1	1	2	2	1	1	3	2	2	2	2	2
	12	1	1	1	1	2	2	2	1	3	2	2	2	2	2
	14	2	1	1	1	3	2	2	2	4	3	3	2	2	2
TWO FLOORS (CENTER BEARING)	2	1	1	1	1	1	1	1	1	2	1	1	1	1	1
	4	1	1	1	1	2	1	1	1	3	2	2	2	2	2
	6	2	1	1	1	3	2	2	2	4	3	2	2	2	2
	8	2	2	1	1	3	2	2	2	5	3	3	3	3	3
	10	2	2	2	1	4	3	3	2	6	4	4	3	3	3
	12	3	2	2	2	5	3	3	3	7	5	4	4	4	4
	14	3	2	2	2	6	4	4	3	8	5	5	4	4	4
16	4	3	2	2	6	4	4	3	9	6	6	5	5	5	

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

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	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", 6.5" (4-2x) EACH 1/2" PLYWOOD SPACER BETWEEN

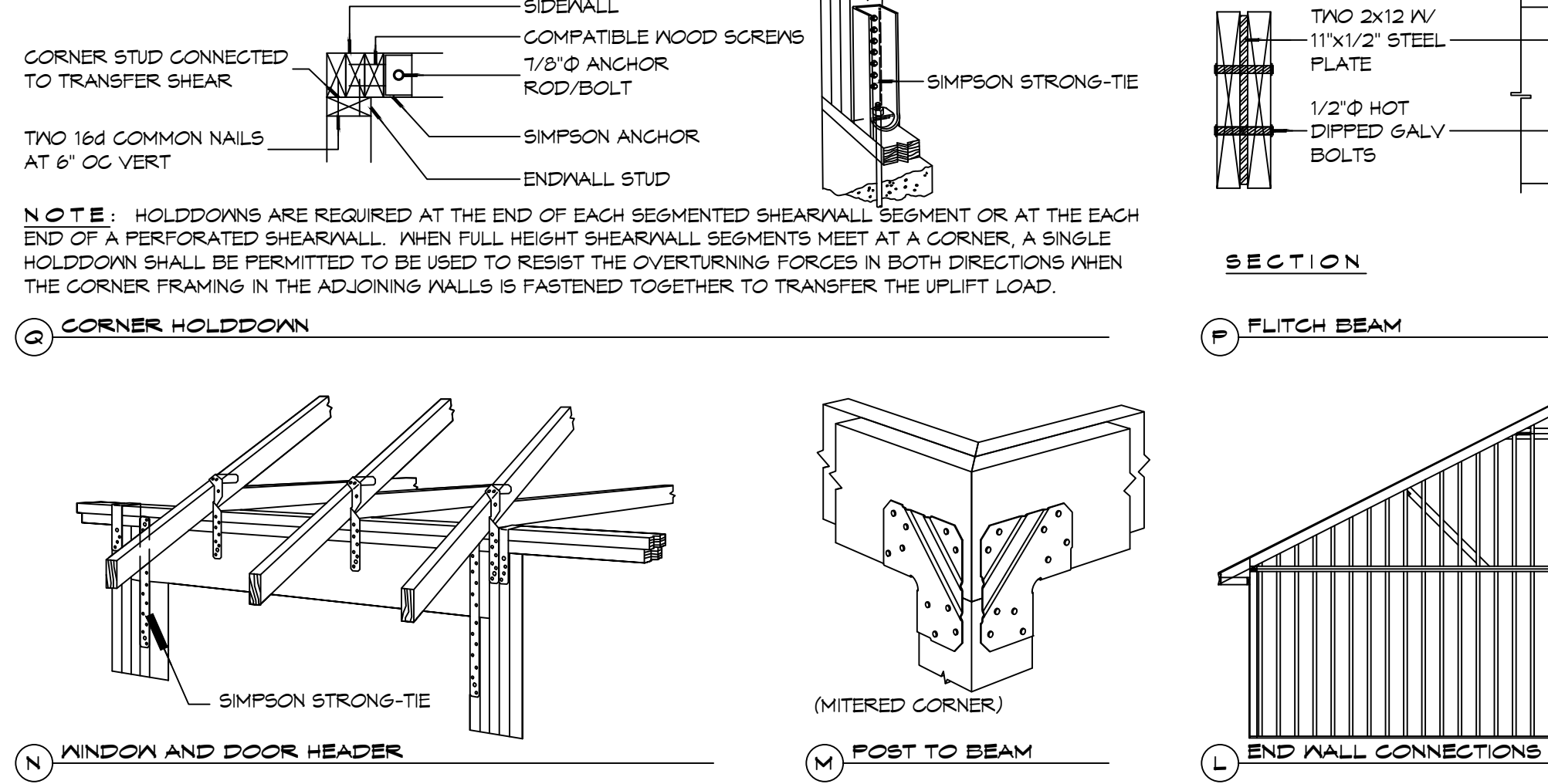
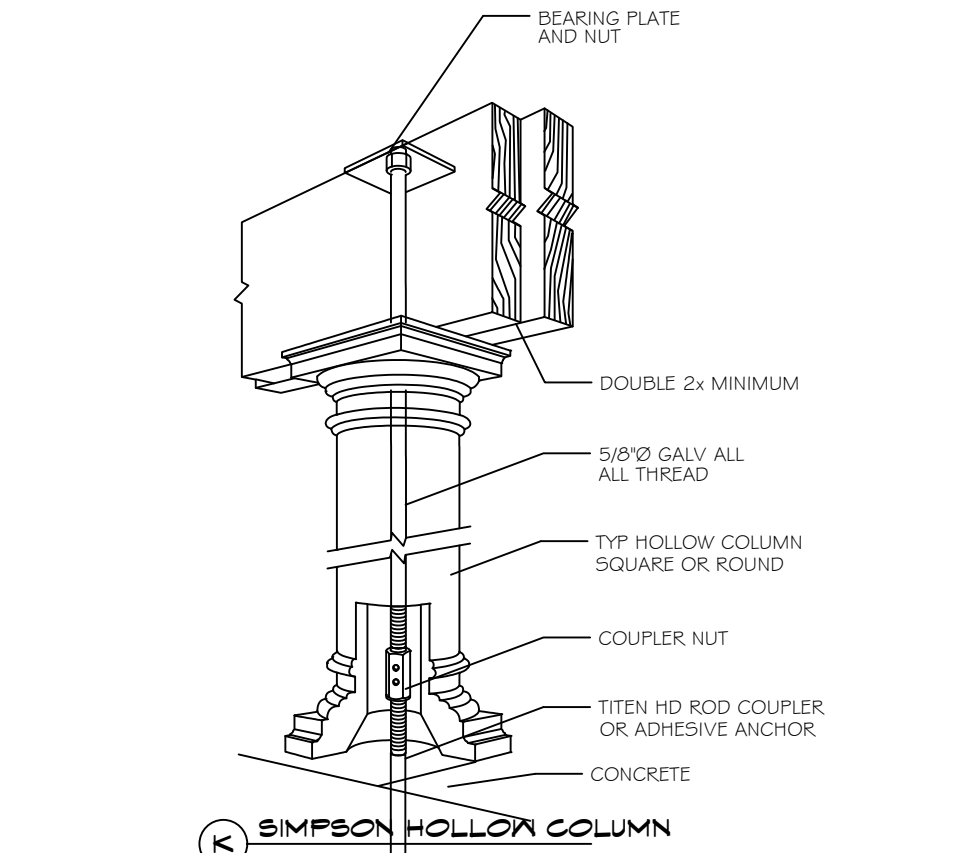


TABLE S601.3 - NAILING SCHEDULE WFCM 2015 TABLE 3.1

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

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	R-9 c.i.
	STEEL JOIST	U-0.052	R-19.0
SLAB-ON-GRADE	UN-HEATED	F-0.150	NR
	OPAKE DOORS	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 33 STEEL STRAP SHALL BE NAILED 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"

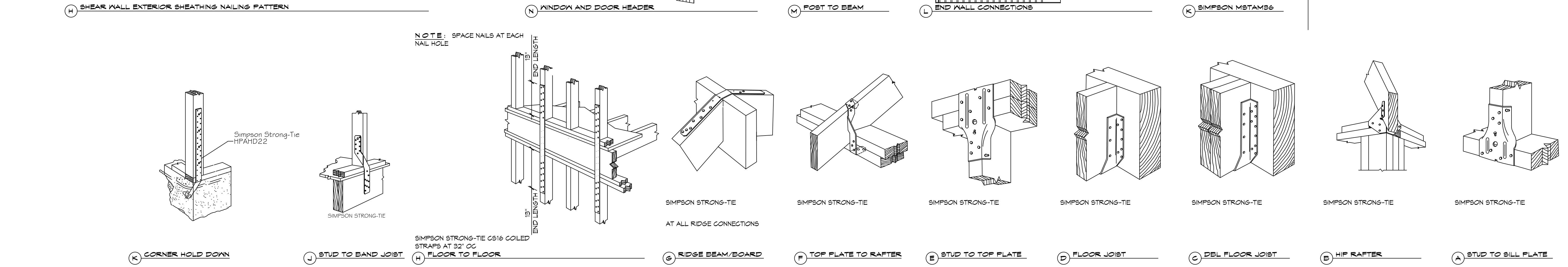
SHEATHING LOCATION	RAFTER / TRUSS SPACING	E F	
		MAX NAIL SPACING FOR 8d COMMON NAILS OR 10d BOX NAILS (INCHES OC)	
INTERIOR ZONE	12" OC	6	12
	16" OC	6	12
	24" OC	6	12
PERIMETER EDGE ZONE	12" OC	6	6
	24" OC	4	4

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.



TYPICAL CONNECTION DETAILS

DAMMON ENGINEERING, INC.
 LOUISIANA & MISSISSIPPI
 554 Old Spanish Trail
 Slidell, LA 70458
 985-649-5832
 www.dammonengineering.com
 info@dammonengineering.com

#	DESCRIPTION	DATE



AL STEC
 988 ROBERT BLVD
 SLIDELL, LA 70458
 JOB No: 05-24-2025
 DRAWN BY: DD/KJK
 CHECKED BY: CKD
 SHEET TITLE: TYPICAL CONNECTION DETAILS, SCHEDULES, AND NOTES
 DRAWING NUMBER: S105
 SHEET No: 6 of 11

FILE NAME: S:_CAD\2024\2024-05-20\2024-05-20\2024-05-20.dwg PLOT DATE: 05/20/2024 10:58:44 AM

FINISH SCHEDULE

ROOM	FLOOR	BASE	WALLS				CEILING	NOTES
			NORTH	EAST	SOUTH	WEST		
LIVING ROOM	VINYL PLANK	6" WOOD BASE	1/2" G&B	1/2" G&B	1/2" G&B	1/2" G&B	1/2" G&B	
KITCHEN	VINYL PLANK	6" WOOD BASE	1/2" G&B	1/2" G&B	1/2" G&B	1/2" G&B	1/2" G&B	
HALL	VINYL PLANK	6" WOOD BASE	1/2" G&B	1/2" G&B	1/2" G&B	1/2" G&B	1/2" G&B	
BEDROOMS	VINYL PLANK	6" WOOD BASE	1/2" G&B	1/2" G&B	1/2" G&B	1/2" G&B	1/2" G&B	
BATHROOM	CERAMIC 8" HEXAGON	CERAMIC	1/2" MR G&B	1/2" MR G&B	1/2" MR G&B	1/2" MR G&B	1/2" MR G&B	PENNY TILE INSTALLED IN SHOWER PAN WITH LINEAR DRAIN. 12"X24" SHOWER WALL TILE INSTALLED TO CEILING
UTILITY ROOM	CERAMIC 8" HEXAGON	CERAMIC	1/2" G&B	1/2" G&B	1/2" G&B	1/2" G&B	1/2" G&B	PAINT WALLS WITH TWO PART EPOXY

NOTE - (MR) MOLD RESISTANT
NOTE: OWNER TO PICK ALL FINISHES

SQUARE FEET

LIVING	1040
FRONT PORCH	84
TOTAL SQ. FT.	1124

WINDOW SCHEDULE

MK	WIDTH	HEIGHT	FRAME MAT	NOTES
W01	3'-0"	5'-0"	VINYL	WHITE VINYL SINGLE HUNG INSULATED
W02	3'-0"	3'-0"	VINYL	WHITE VINYL SINGLE HUNG INSULATED
W03	3'-0"	1'-0"	VINYL	FIXED WHITE VINYL WINDOW INSULATED

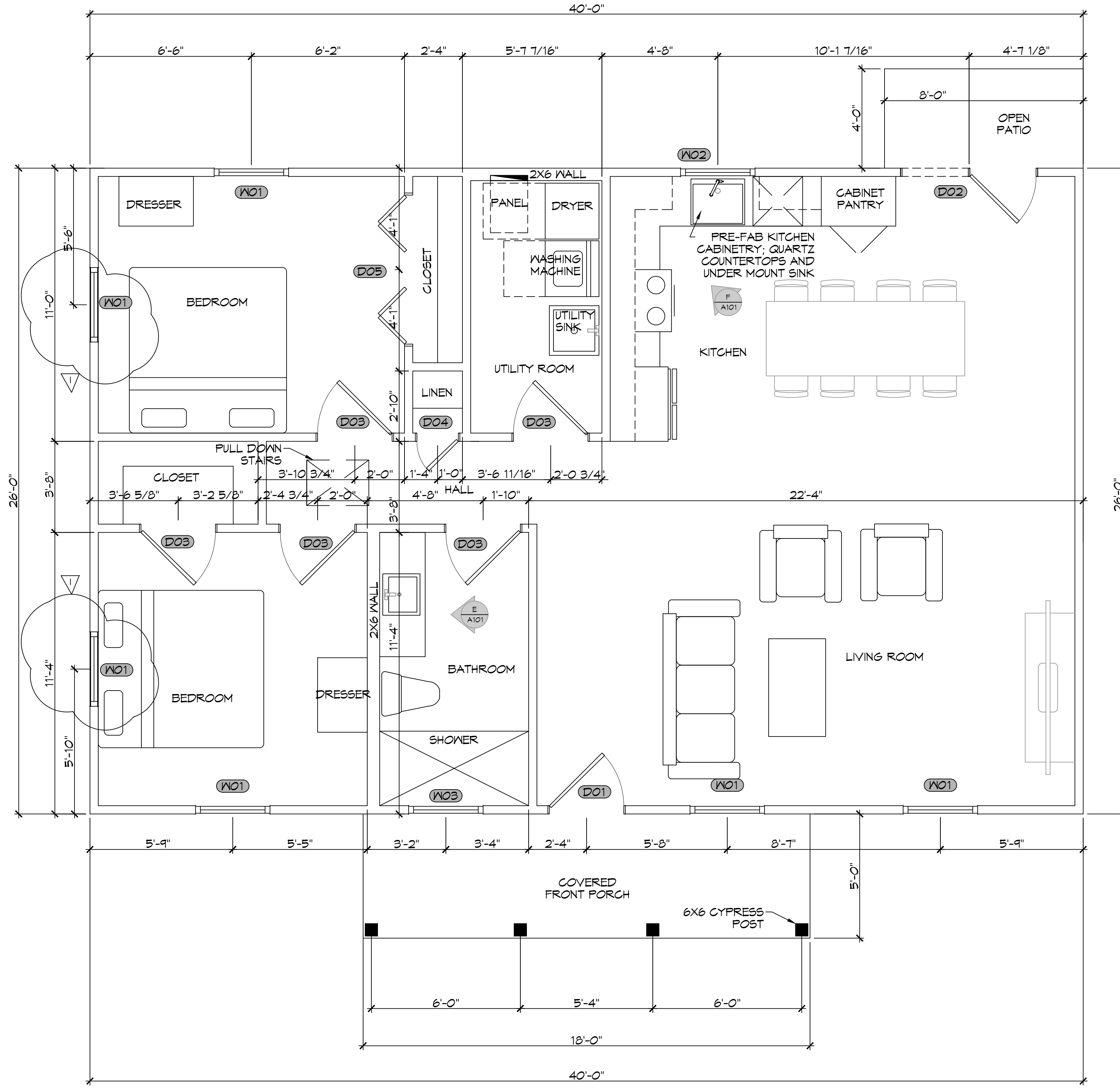
NOTE: OWNER TO PICK ALL WINDOW STYLES

DOOR SCHEDULE

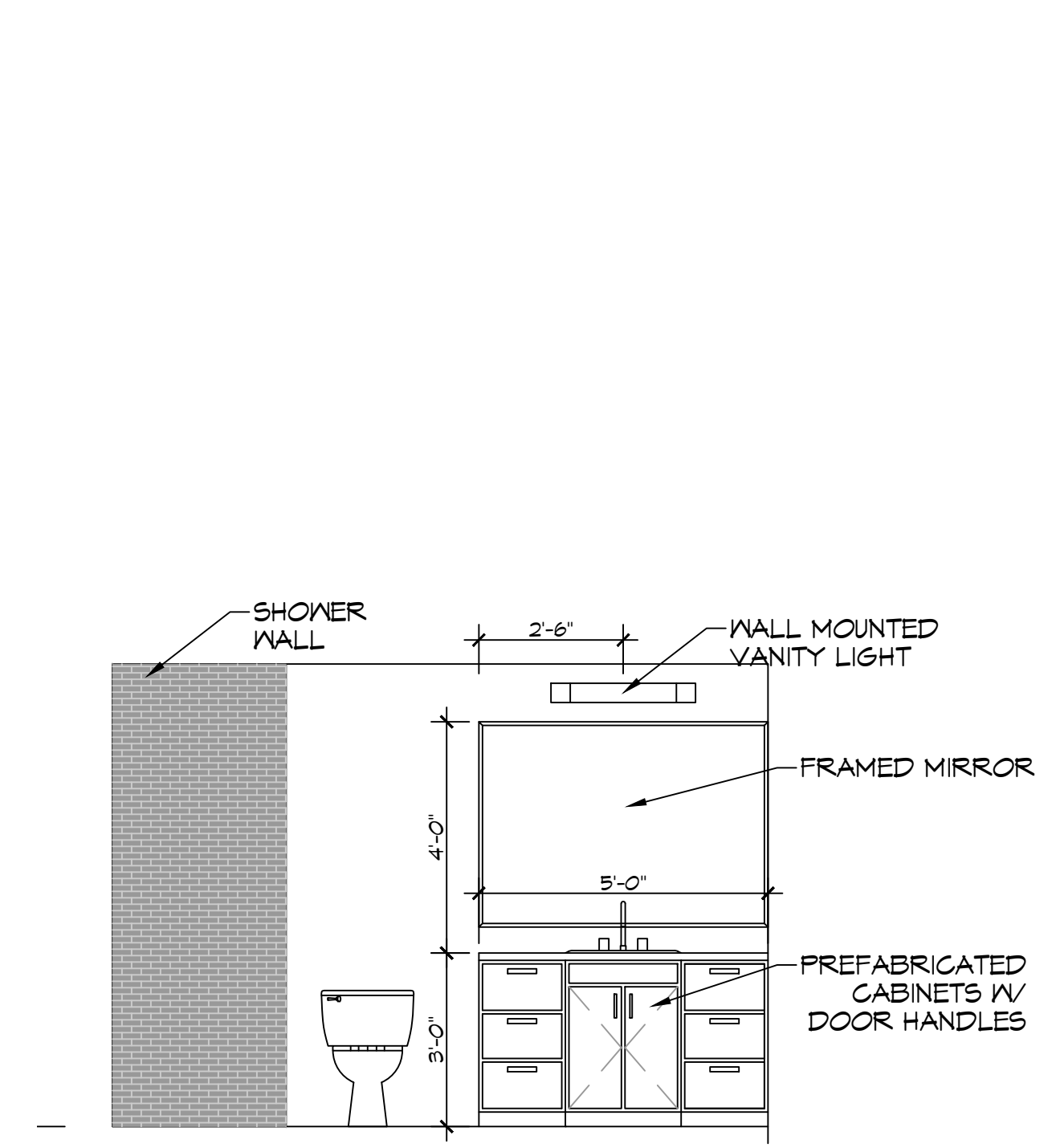
MK	WIDTH	HEIGHT	THK	DOOR MAT	FRAME MAT	NOTES
D01	3'-0"	6'-10"	1-3/4"	WOOD	WOOD	EXTERIOR DOOR
D02	(2)3'-0"	6'-10"	1-3/4"	WOOD	WOOD	EXTERIOR SLIDING DOUBLE DOOR
D03	3'-0"	6'-8"	1-3/4"	WOOD	WOOD	INTERIOR DOOR
D04	1'-8"	6'-8"	1-3/4"	WOOD	WOOD	INTERIOR DOOR FOR LINEN CLOSET
D05	(2)3'-0"	6'-8"	1-3/4"	WOOD	WOOD	INTERIOR DOUBLE ACCORDION DOORS

NOTE: OWNER TO PICK ALL DOOR STYLES

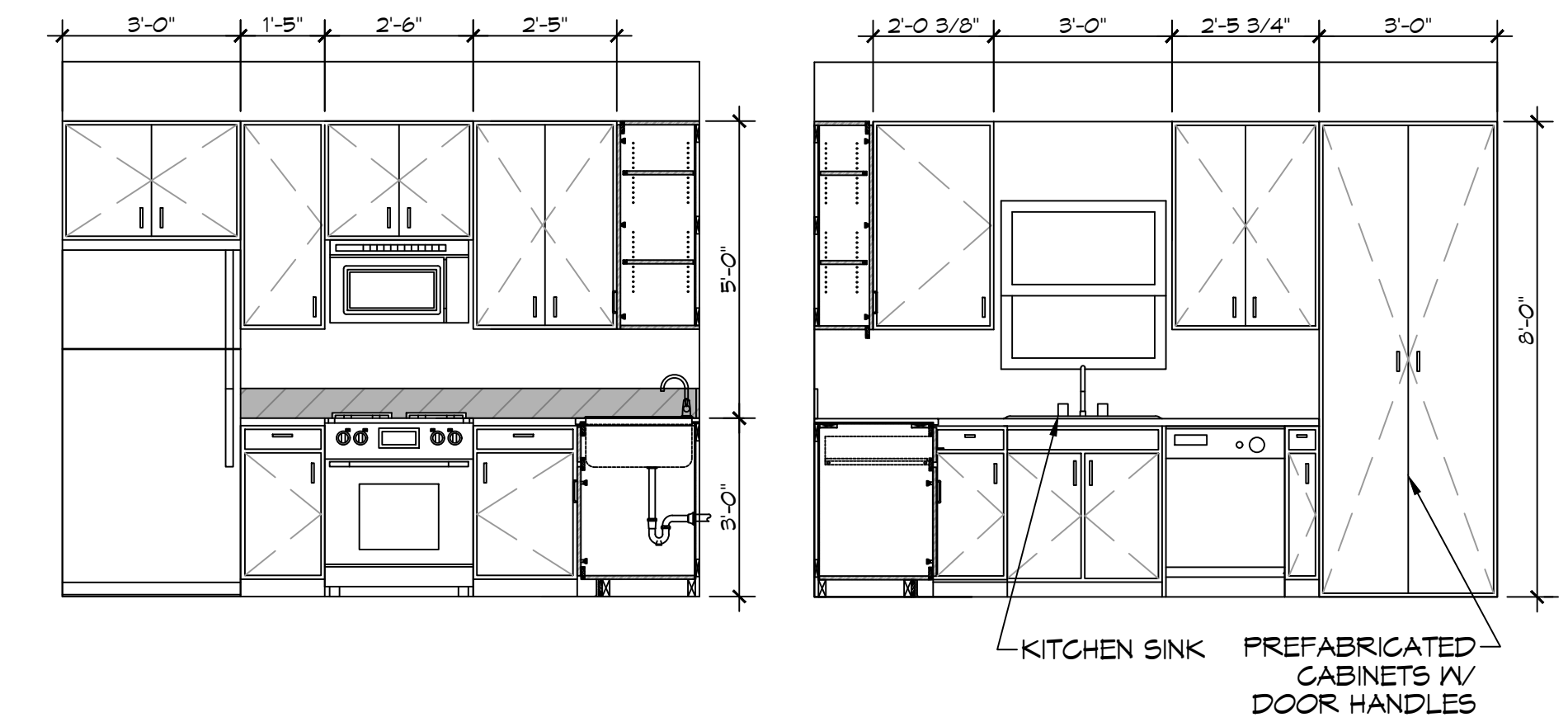
NOTE: ALL EXTERIOR WINDOWS AND DOORS ASSEMBLES TO BE RATED FOR 140 MPH WINDS AND SHALL BE MISSILE IMPACT RESISTANT.



7 FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"



E BATHROOM
SCALE: 3/8" = 1'-0"
INTERIOR ELEVATION



F KITCHEN
SCALE: 3/8" = 1'-0"
INTERIOR ELEVATION

DAMMON ENGINEERING, INC.
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PH: 985-649-5832

#	DESCRIPTION	DATE
1	ADDED TWO WINDOWS	07-05-25



FIRSTECHOAL FIRSTECHOAL
388 ROBERT BLVD
SLIDELL, LA 70458
JOB No: 05-24-2025
DATE: 05-24-2025
DRAWN BY: SKJ
CHECKED BY: CKD
SHEET TITLE: FLOOR PLAN
DRAWING NUMBER:
SHEET No: 7 of 11

A101

