

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

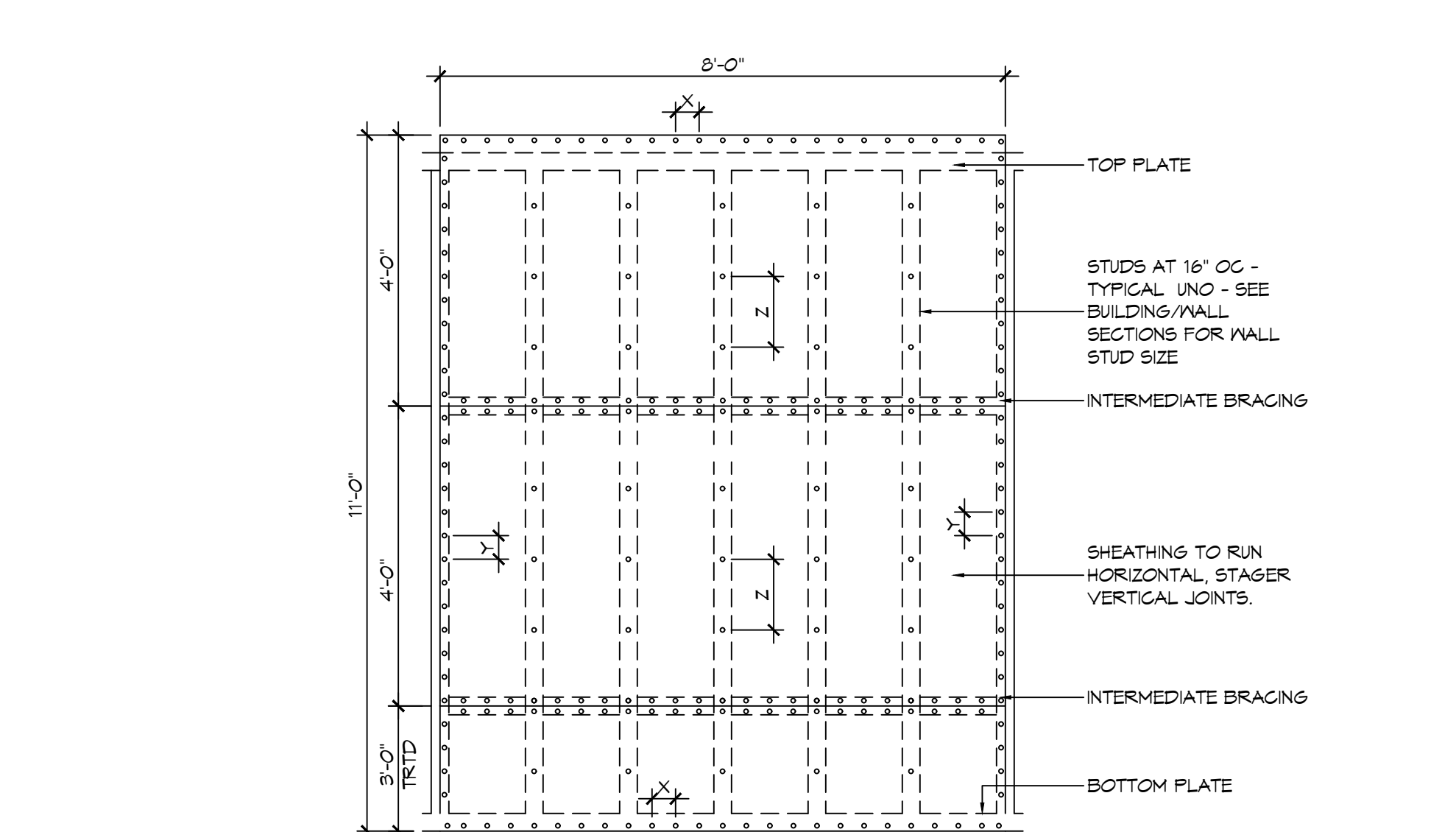
BOTTOM PLATE TO FOUNDATION ANCHOR BOLT CONNECTION RESISTING UPLIFT LOADS	FOUNDATION SUPPORTING	MAXIMUM ANCHOR BOLT SPACING (INCHES)	
		8' END ZONES	INTERIOR ZONES
UPLIFT LOADS	1 - 3 STORIES	25 INCHES ON CENTER	30 INCHES ON CENTER
		NOTE: A MINIMUM OF ONE ANCHOR BOLT SHALL BE PROVIDED WITHIN 6 TO 12 INCHES 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 UPLIFT LOADS	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



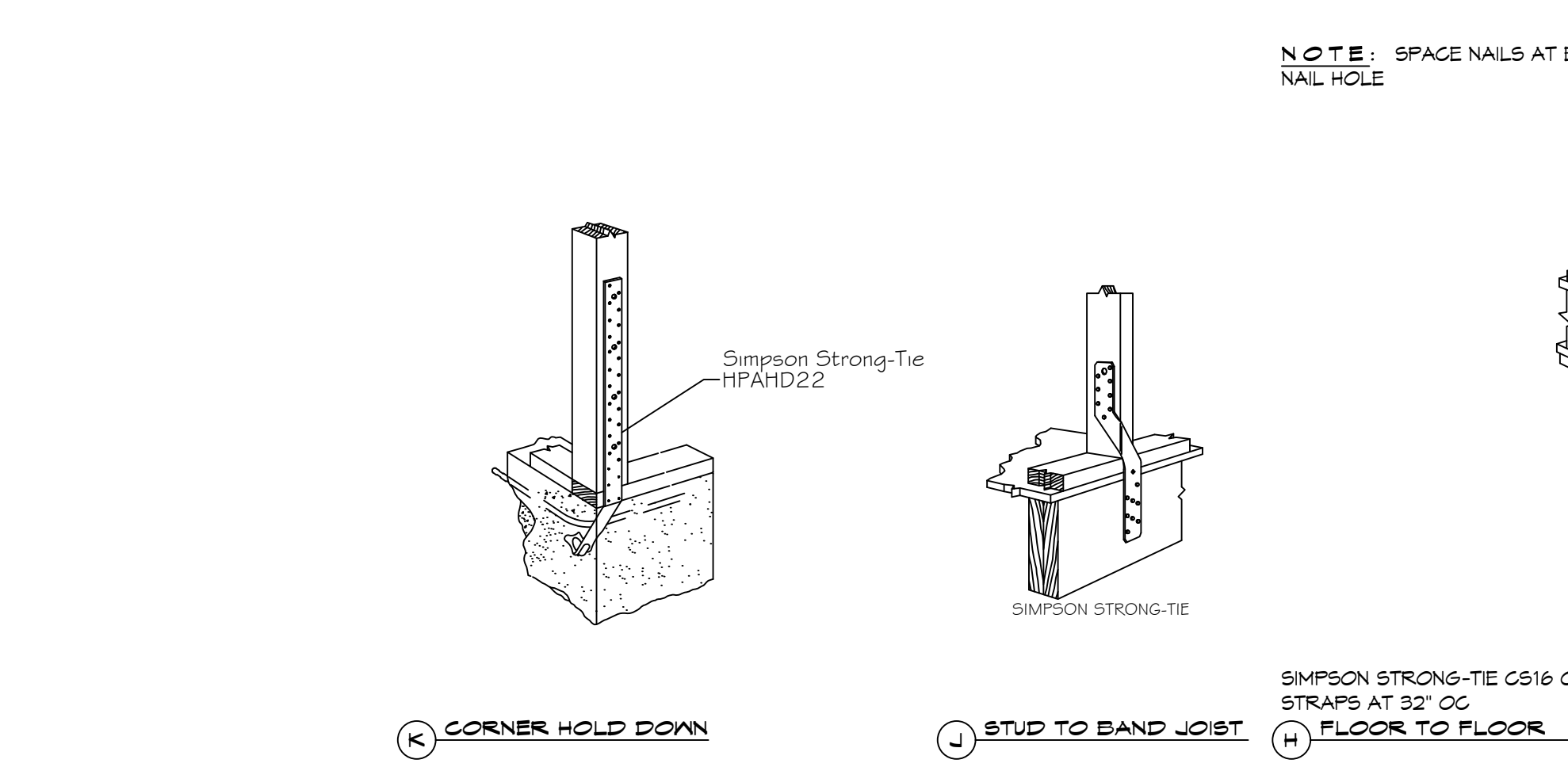
NAIL SPACING
X = 4" OC
Y = 4" OC
Z = 12" OC

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



TYPICAL CONNECTION DETAILS
SCALE: NTS

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
	16	2	2	1	1	3	2	2	2	4	3	3	2
	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	

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

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
	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
	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	

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

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

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		INSULATION MIN. R-VALUE
	ASSEMBLY MAXIMUM		
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-19.0
	STEEL-FRAMED	U-0.124	R-19.0
FLOORS	WOOD-FRAMED AND OTHER	U-0.089	R-19.0
	MASS	U-0.107	R6-3 c.i.
	STEEL JOIST	U-0.052	R-19.0
SLAB-ON-GRADE	UN-HEATED	F-0.750	NR
	OPAKE DOORS	SWINGING	U-0.700 NR
	NON-SWINGING	U-1.450	NR

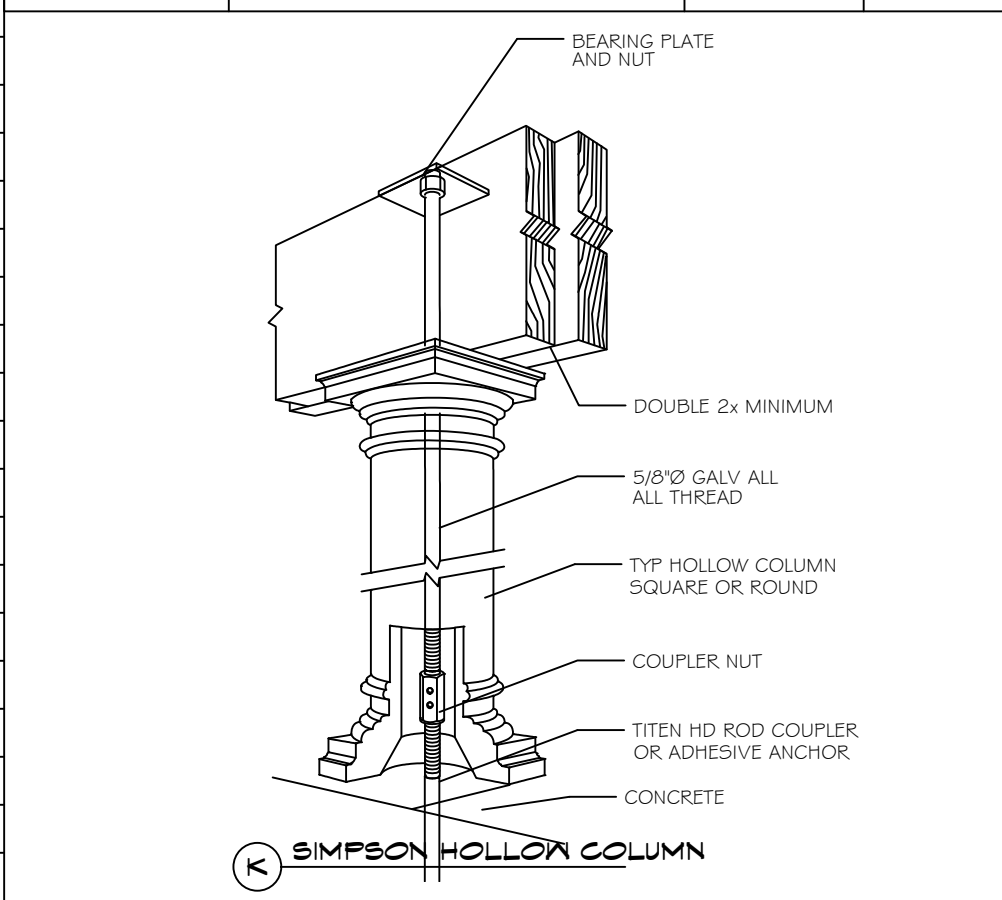
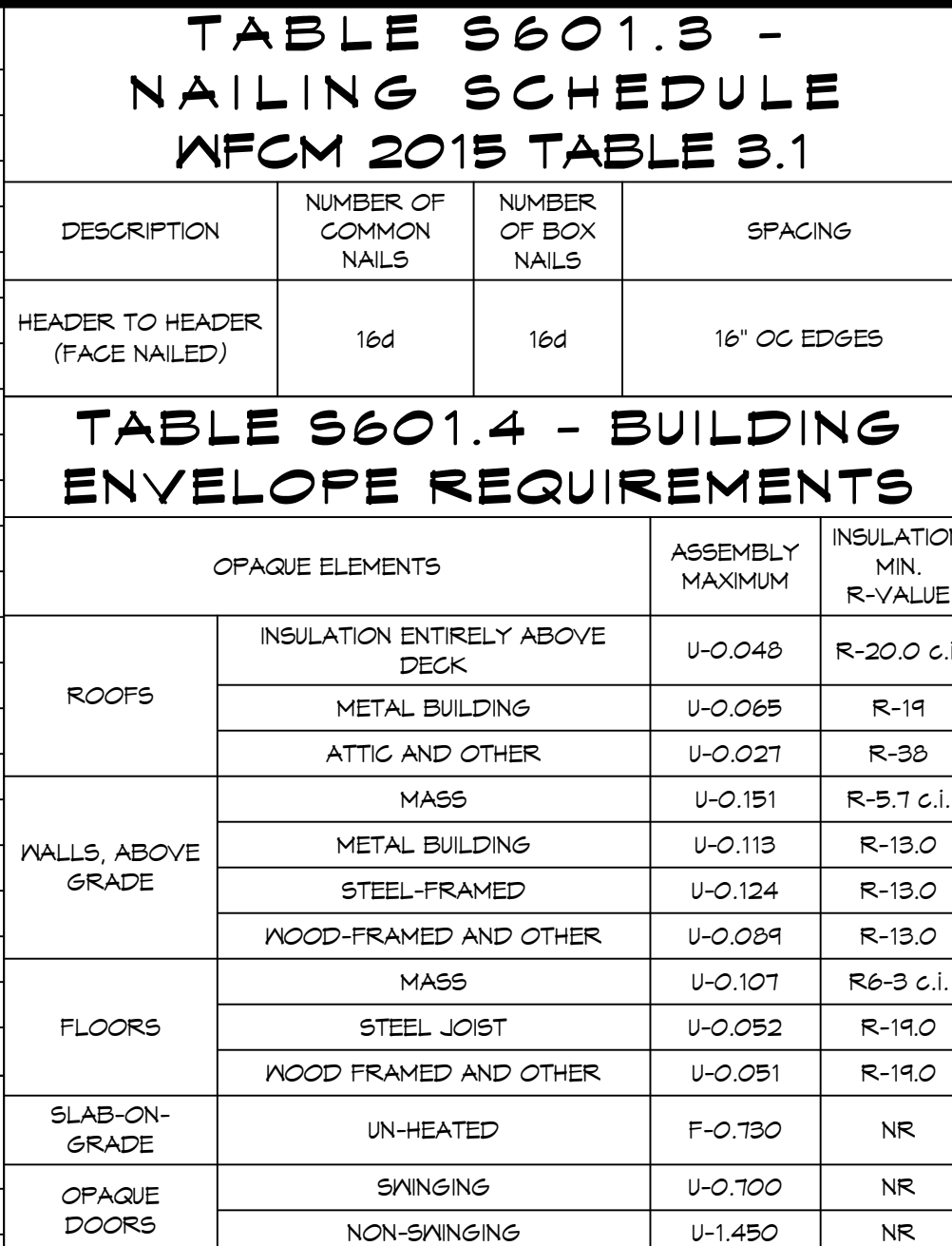


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SHEATHING LOCATION	RAFTER / TRUSS SPACING	E F	
		MAX NAIL SPACING FOR 8d COMMON NAILS OR 10d BOX NAILS (INCHES OC)	
INTERIOR ZONE	12" OC	6	12
	16" OC	6	12
	24" OC	6	6
PERIMETER EDGE ZONE	12" OC	6	6
	24" OC	4	4

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	16" OC	6	12
	24" OC	6	6
PERIMETER EDGE ZONE	12" OC	6	12
	16" OC	6	12

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	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 WALL STUD 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.

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	16" OC	6	12
	24" OC	6	6
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	24" OC	6	6
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	MASS	U-0.107	R6-3 c.i.
	STEEL JOIST	U-0.052	R-19.0
SLAB-ON-GRADE	UN-HEATED	F-0.750	NR
	OPAKE DOORS	SWINGING	U-0.700 NR
	NON-SWINGING	U-1.450	NR

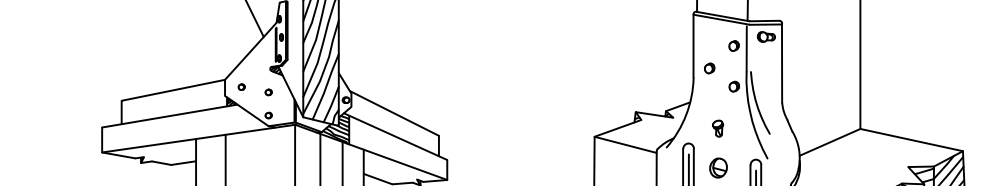


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	24" OC	6	6
PERIMETER EDGE ZONE	12" OC		

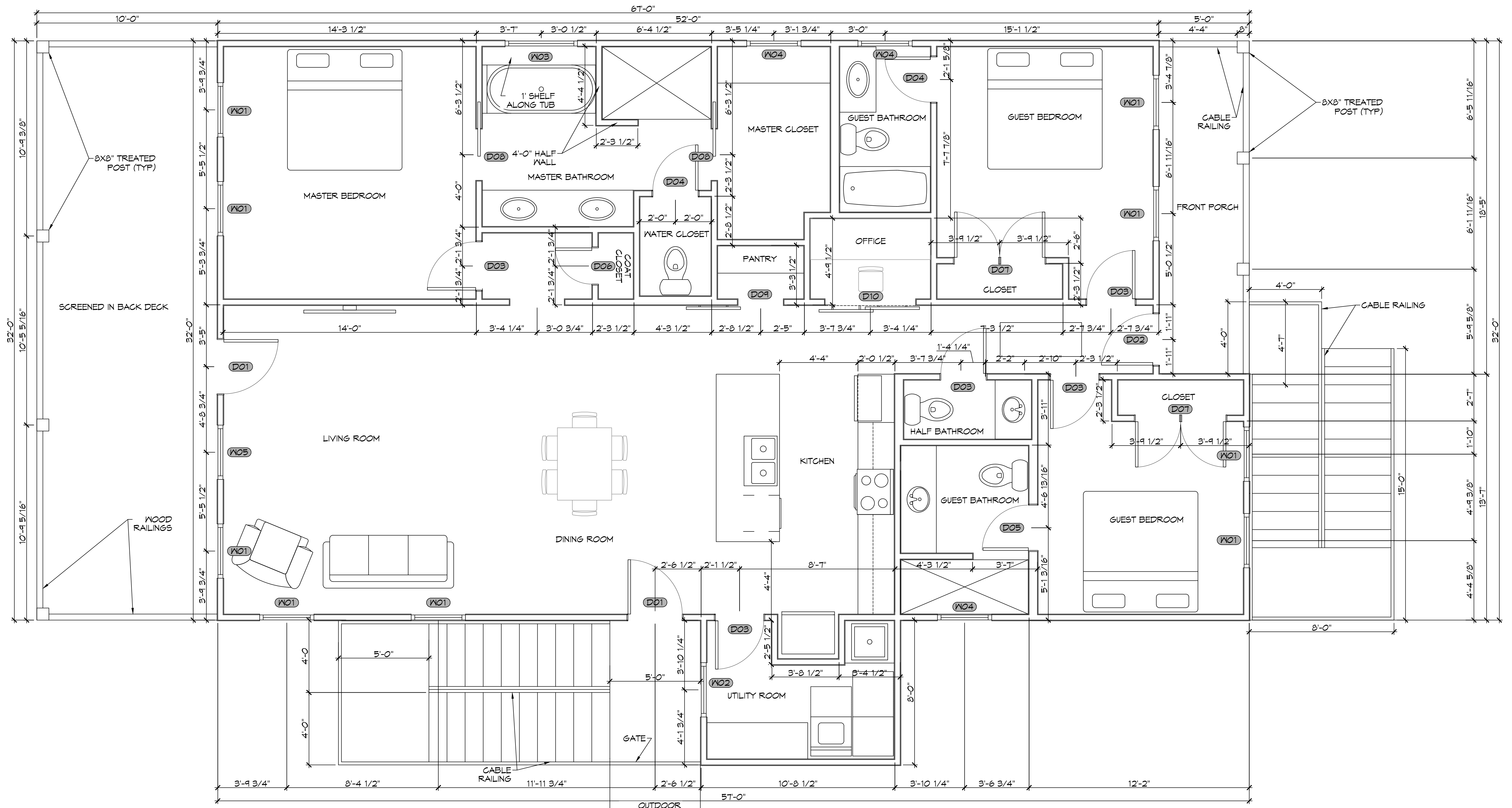
DESIGN CRITERIA

THE CONSTRUCTION FOR SAID RESIDENCE, WHERE WIND SPEED IS 140 MILES PER HOUR AND VIBRANT 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.

SQUARE FOOTAGE		WINDOW SCHEDULE				DOOR SCHEDULE						DOOR SCHEDULE									
NO.	DESCRIPTION	MK	WIDTH	HEIGHT	FRAME MAT	NOTES	MK	WIDTH	HEIGHT	THK	DOOR MAT	FRAME MAT	NOTES	MK	WIDTH	HEIGHT	THK	DOOR MAT	FRAME MAT	NOTES	
1,828	LIVING																				
91	FRONT PORCH	W01	3'-0"	6'-0"	VYNIL	WINDOW INSULATED	D01	3'-0"	8'-0"	1-3/4"	WOOD	WOOD	EXTERIOR DOOR WITH WINDOW	D06	2'-0"	8'-0"	1-3/4"	WOOD	WOOD	INTERIOR DOOR	
314	REAR PORCH	W02	3'-0"	4'-0"	VYNIL	TEMPERED WINDOW INSULATED	D02	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	EXTERIOR DOOR WITH WINDOW	D07	(2)2'-6"	8'-0"	1-3/4"	WOOD	WOOD	INTERIOR DOUBLE DOOR	
160	STAIRS AND LANDINGS	W03	4'-0"	4'-0"	VYNIL	TEMPERED WINDOW FIXED INSULATED	D03	2'-8"	8'-0"	1-3/4"	WOOD	WOOD	INTERIOR DOOR	D08	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	INTERIOR POCKET DOOR	
2,348	TOTAL	W04	3'-0"	1'-0"	VYNIL	WINDOW FIXED INSULATED TRANSOM	D04	2'-6"	8'-0"	1-3/4"	WOOD	WOOD	INTERIOR DOOR	D09	2'-6"	8'-0"	1-3/4"	WOOD	WOOD	INTERIOR HANGING BARN DOOR	
		W05	3'-0"	6'-0"	VYNIL	TEMPERED WINDOW INSULATED	D05	2'-6"	8'-0"	1-3/4"	WOOD	WOOD	INTERIOR DOOR WITH 6-1/2 INCH FRAME	D10	(2)2'-6"	8'-0"	1-3/4"	WOOD	WOOD	INTERIOR DOUBLE HANGING BARN DOOR	

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

NOTE: OWNER TO PICK ALL DOOR STYLES AND COLORS



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

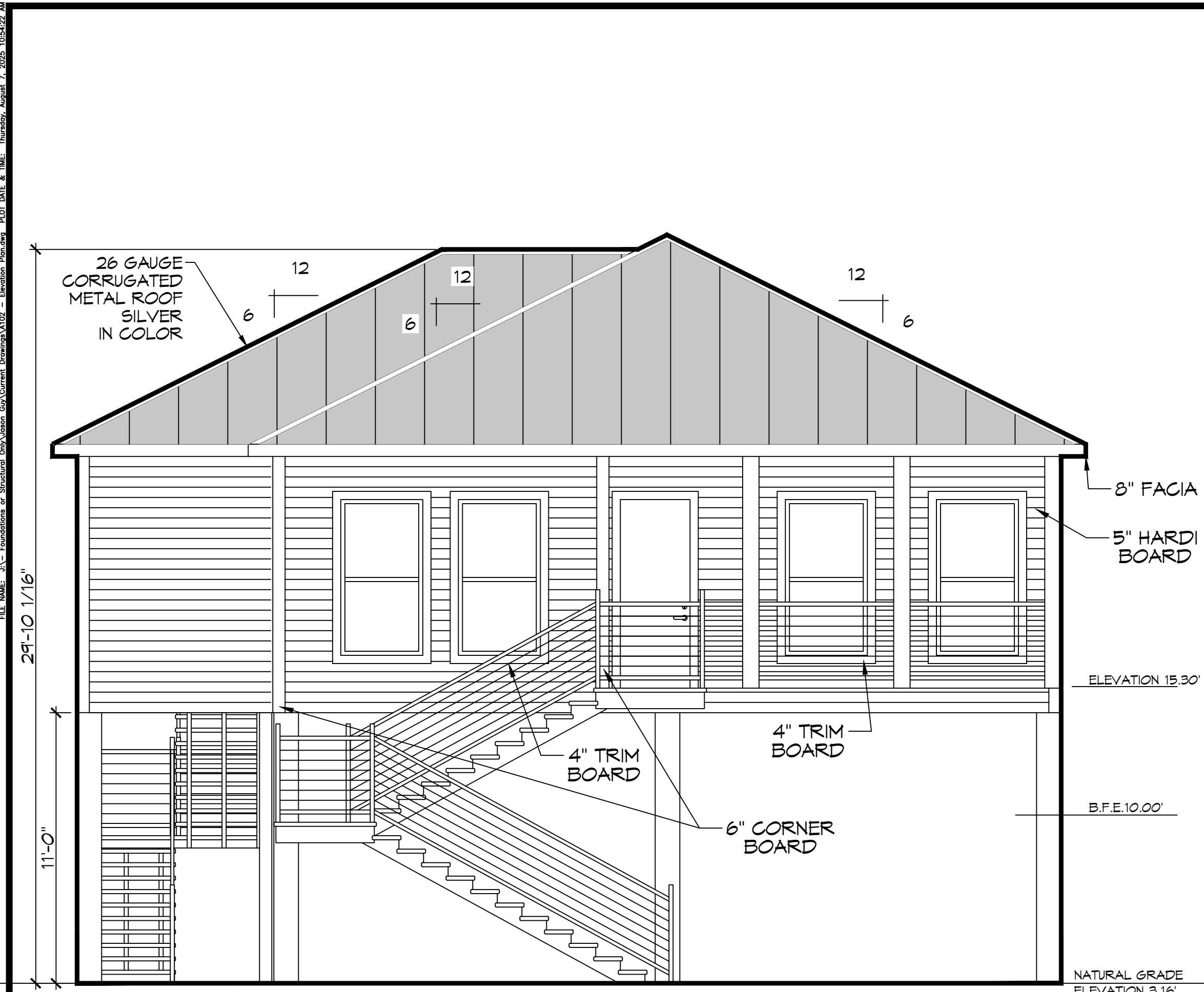
DAMMON ENGINEERING, INC.
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Chief Engineer: Brian Misch, PE
554 Old Spanish Trail
Slidell, LA 70458
PH: 985-649-5832

#	DESCRIPTION	DATE

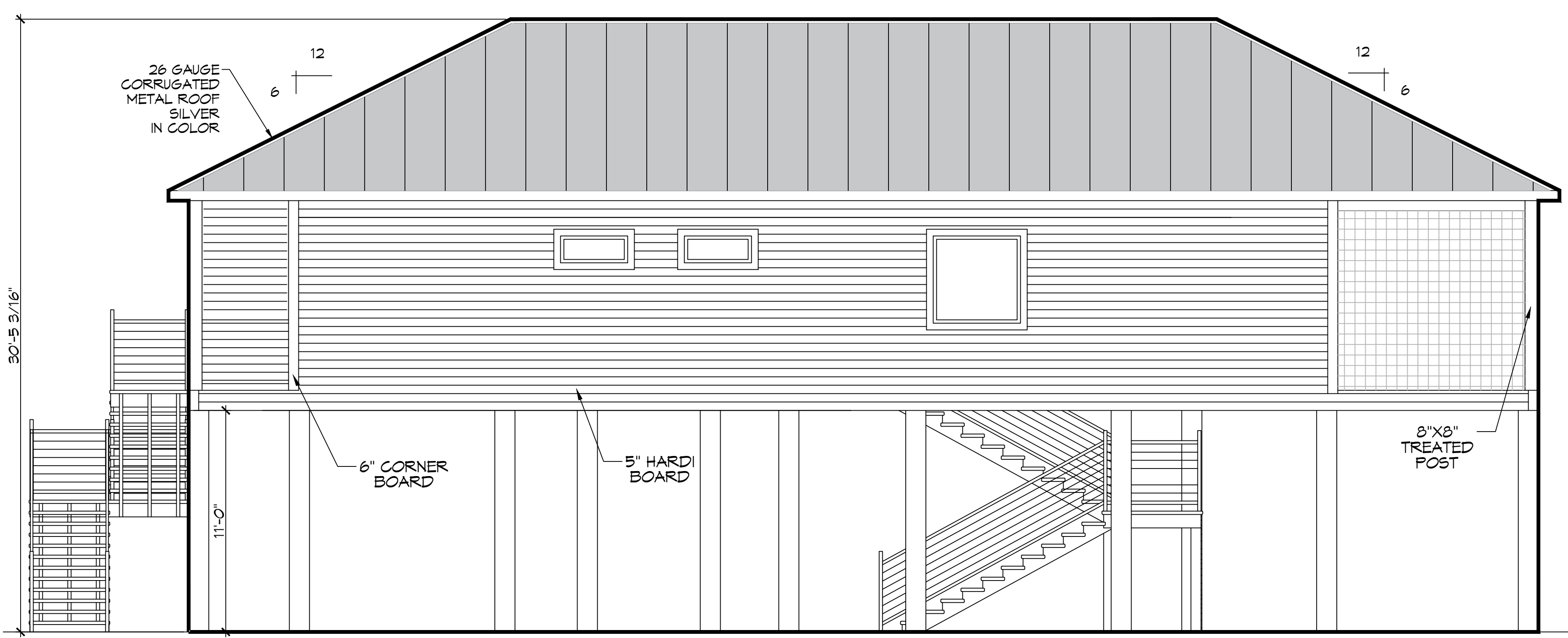


NEW HOUSE PLAN
JASON GUY
LOT 229
MONAGA DRIVE, LASKY RIVER ESTATES,
CONVINGTON, LOUISIANA 70335
JOB No: DATE: 05-07-2025
DRAWN BY: CKD CHECKED BY: BAM

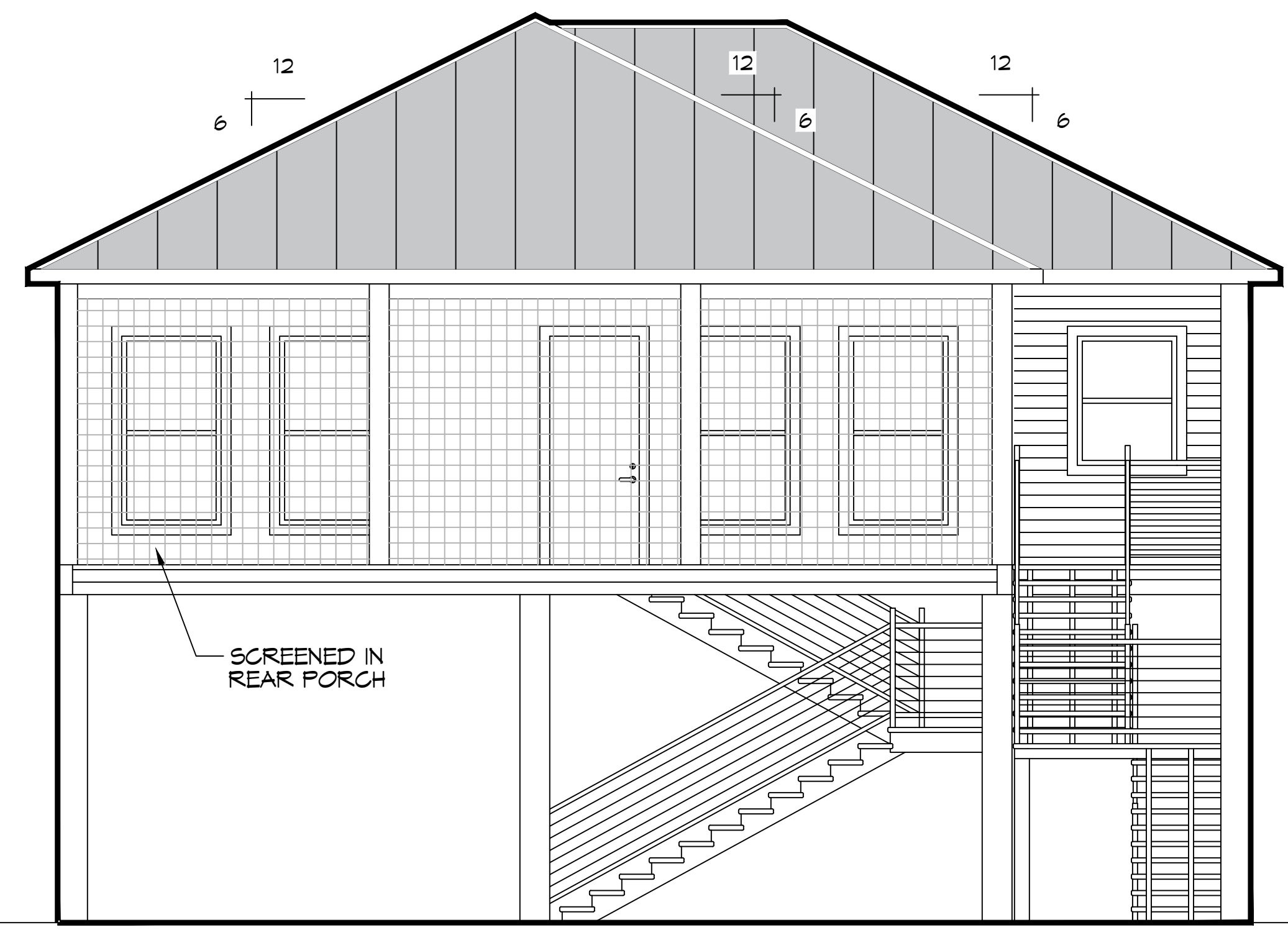
SHEET TITLE:
FLOOR PLAN
DRAWING NUMBER:
A101
SHEET No: 8 of 12



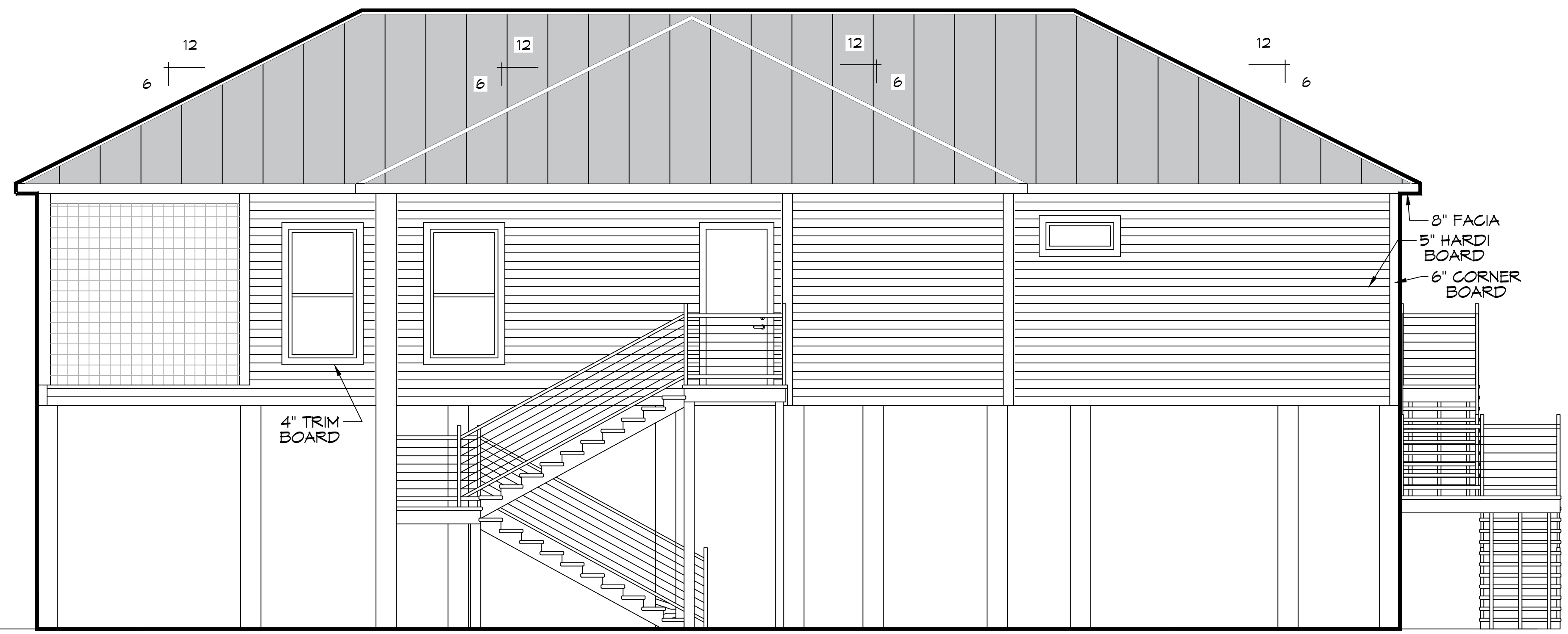
10 FRONT ELEVATION PLAN
SCALE: 1/4" = 1'-0"



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"

DAMMON
ENGINEERING, INC.
LOUISIANA & MISSISSIPPI
www.dammonengineering.com
info@dammonengineering.com
PH: 985-649-5832
Chief Engineer: Brian Misticich, PE
554 Old Spanish Trail
Slidell, LA 70458

#	DESCRIPTION	DATE

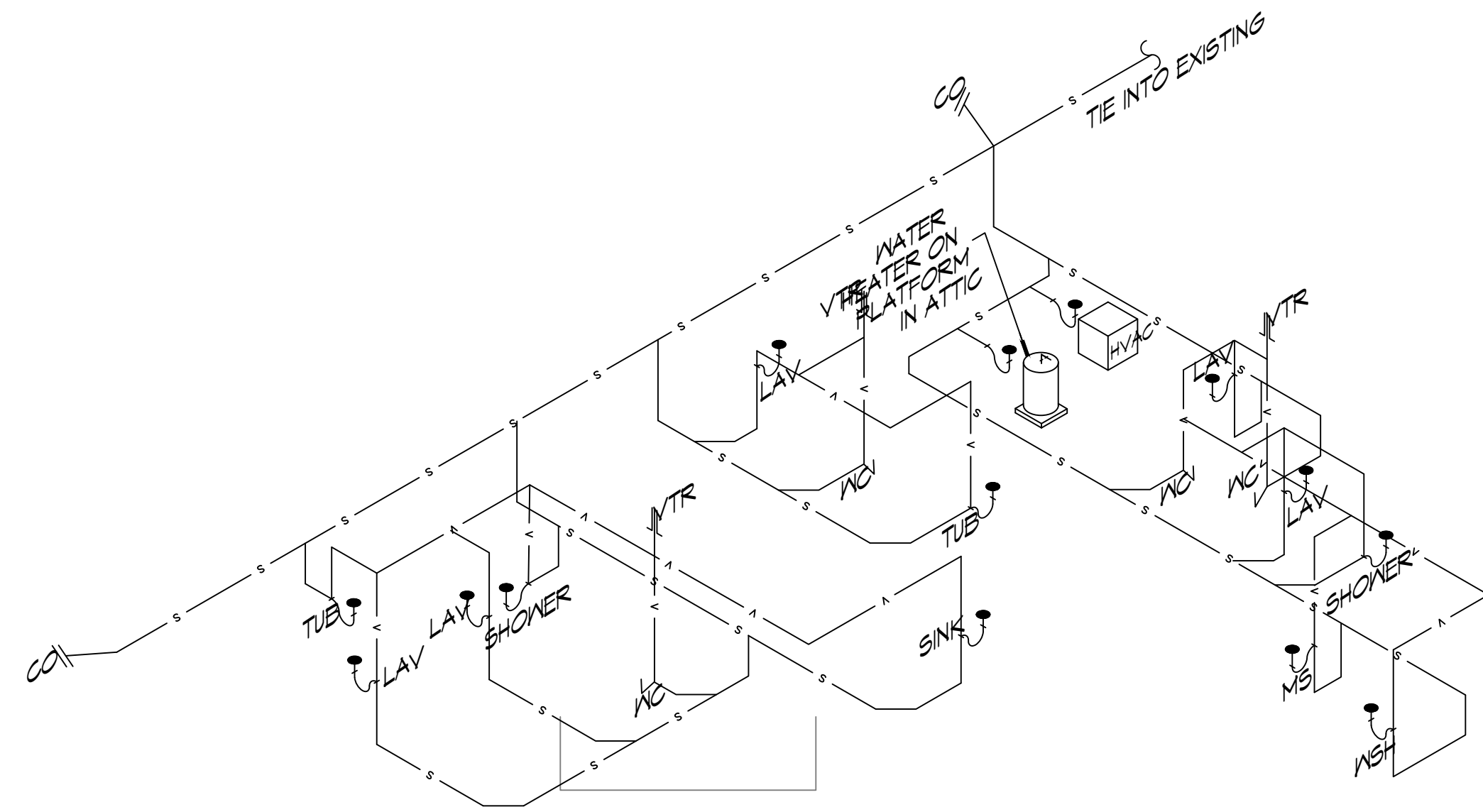


NEW HOUSE PLAN
JASON GUY
LOT 229
MONGA DRIVE, LACY RIVER ESTATES,
COVINGTON, LOUISIANA 70335
JOB No: DATE: 06-07-2025
DRAWN BY: CKD CHECKED BY: BAK

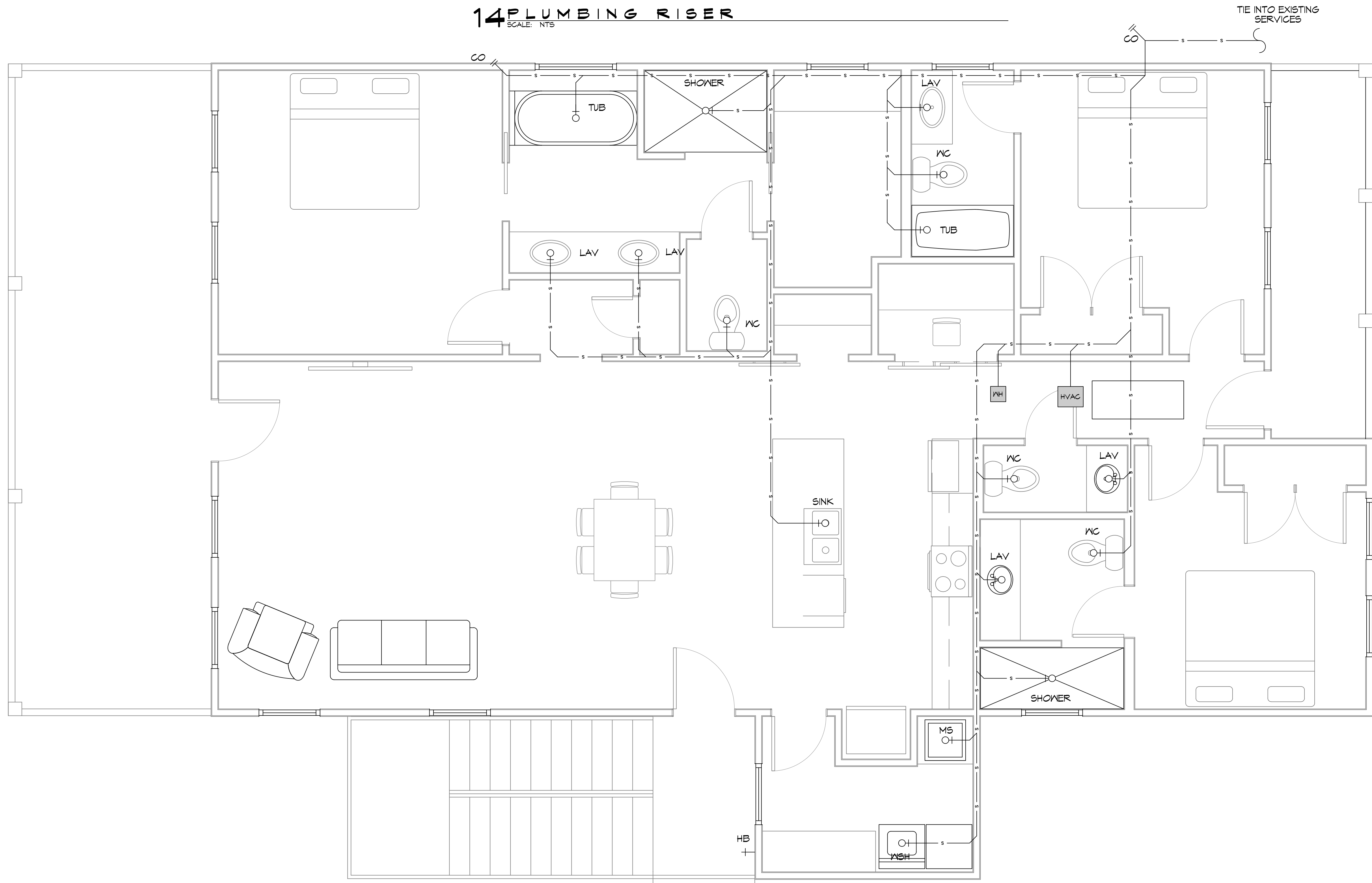
SHEET TITLE:
ELEVATION PLAN

DRAWING NUMBER:
A102
SHEET No: 9 of 12

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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 WATER TUBE, 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

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

DAMMON ENGINEERING, INC.
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REVISIONS	DATE
#	DESCRIPTION



NEW HOUSE PLAN
JASON GUY
 LOT 229
 MONAGA DRIVE, LACY RIVER ESTATES,
 COVINGTON, LOUISIANA 70335
 JOB No: _____ DATE: 06-07-2023
 DRAWN BY: _____ CHECKED BY: CKD
 BAW

SHEET TITLE:
PLUMBING PLAN AND RISER
 DRAWING NUMBER:
P101
 SHEET No: 10 of 12

