FILE NAME: J:\... Foundations or Structural Only\Jim Smith- Pratt Drive, NOLA\Current Drawings\S103 - House Ceiling Joist Plan.dwg, PLOT DATE & TIME: Wednesday, April 23, 2025 11:38:24 AM

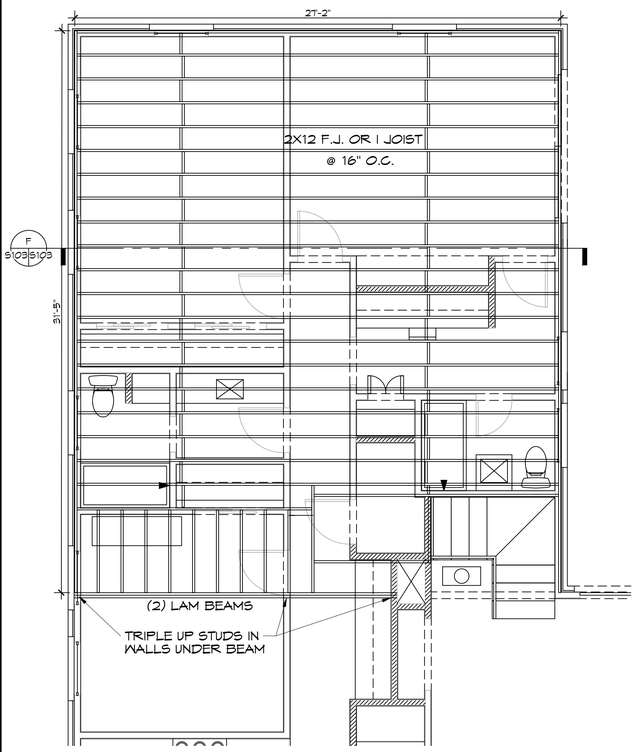
DESIGN CRITERIA

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.

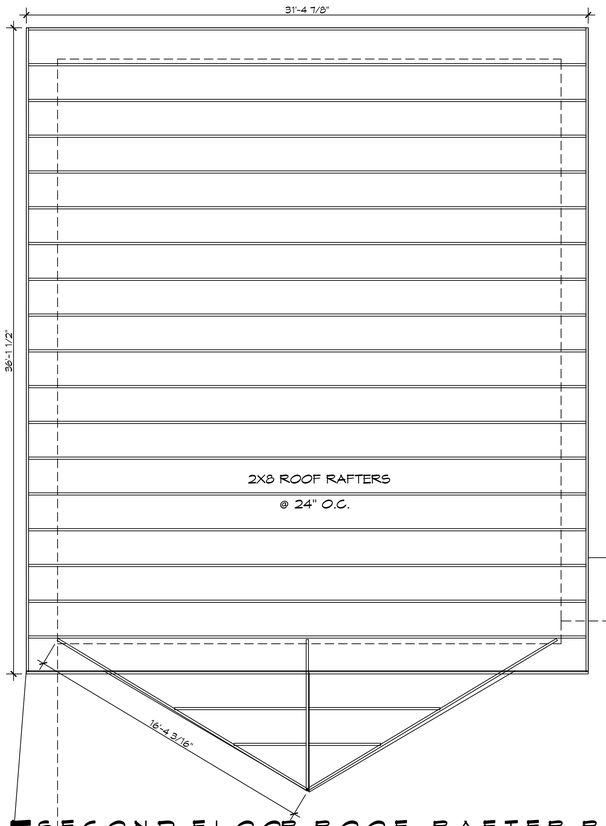
ROOF NOTES

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.

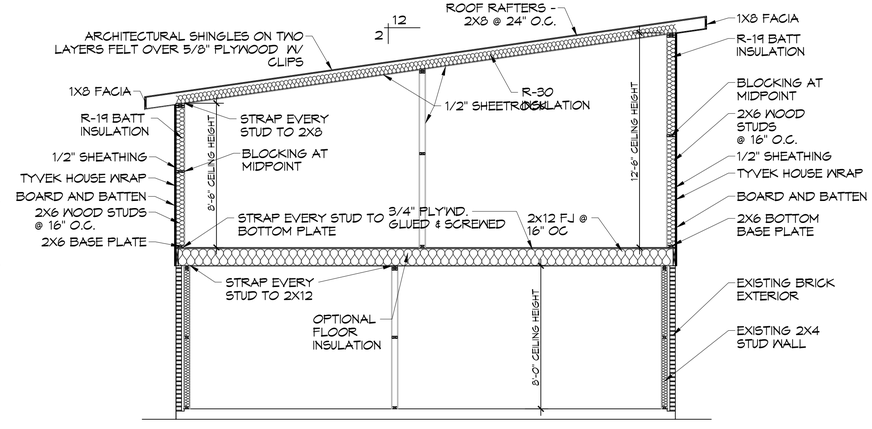
NOTE :PRE ENGINEERED LVL BEAM & GLUE LAM SHALL BE SIZED PER MANUFACTURER RECOMMENDATION



4 SECOND FLOOR FRAMING PLAN
SCALE: 1/4"= 1'-0"



5 SECOND FLOOR ROOF RAFTER PLAN
SCALE: 1/4"= 1'-0"



F (S103|S103) SECOND FLOOR FRAMING SECTION
SCALE: 1/2" = 1'-0"

DAMMON ENGINEERING, INC.
LOUISIANA & MISSISSIPPI
www.dammonengineering.com
info@dammonengineering.com
PH: 985.649.5832
Chief Engineer: Brian Mistich, PE
5544 Lodwell Street
Slidell, LA 70458

#	DESCRIPTION	DATE
	REVISIONS	

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

HOUSE FRAMING PLAN

J I M S M I T H

6356 PRATT DRIVE
NEW ORLEANS, LA 70122

DATE: 04-23-2025
JOB No:
DRAWN BY: CAD
CHECKED BY: BAM

The plans, specifications and ideas contained herein are the property of Dammon Engineering, Inc. and shall not be used in whole or part for any other project without the written permission of Dammon Engineering, Inc. and shall be returned upon request. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions.

SHEET TITLE:
SECOND FLOOR FRAMING PLAN AND CEILING JOIST PLAN AND SECTION

DRAWING NUMBER:
S103

SHEET No: 3 of 4