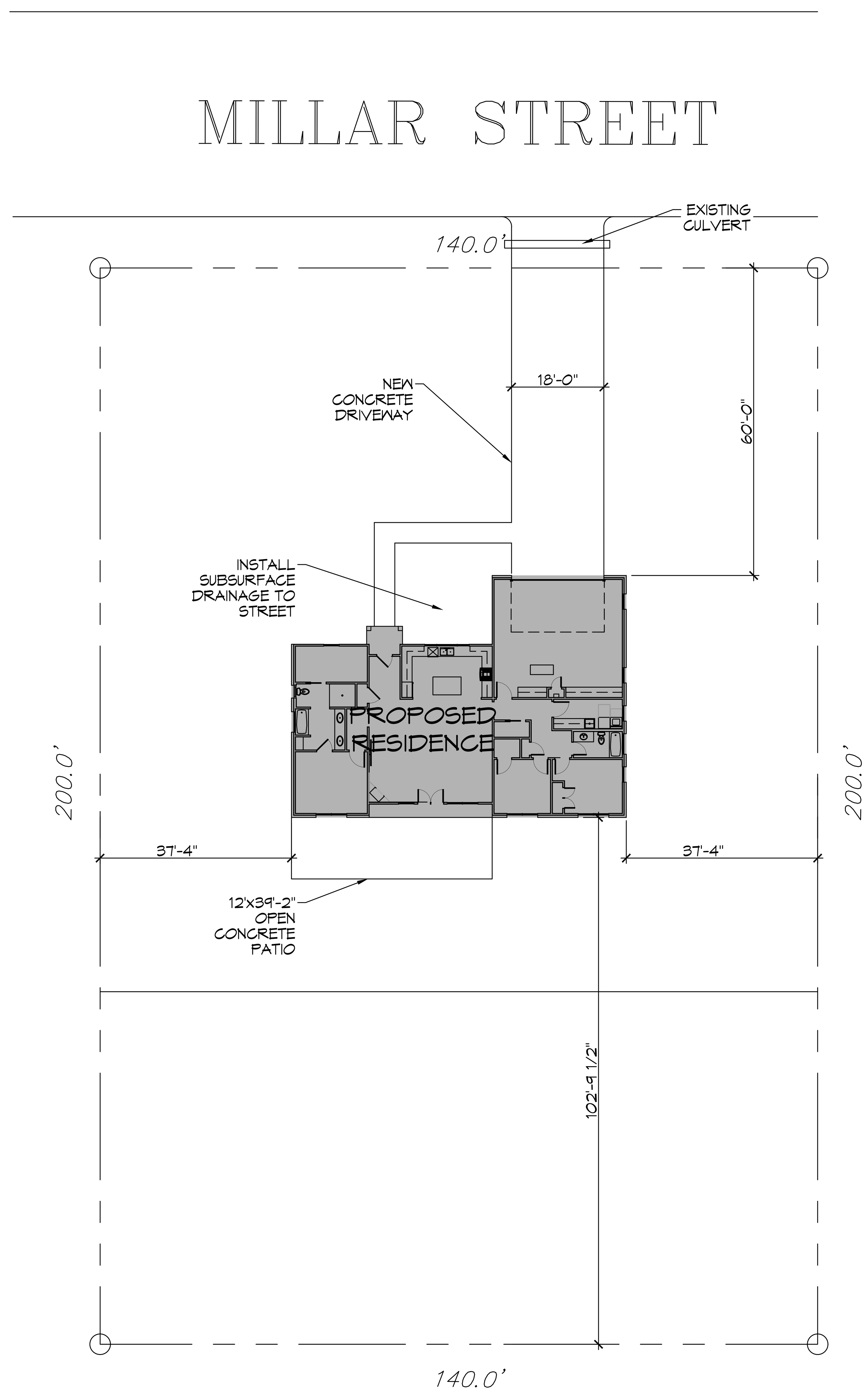
FILE NAME: J:\- RESIDENTIAL\Brian and Janet Mistich\Garage in front Current dwgs 8-19-25\C101 - Site Plan.dwg PLOT DATE & TIME: Wednesday, August 27, 2025 6:27:12 AM



1 PROPOSED SITE PLAN
SCALE: 1" = 15'

ZONING

RESIDENTIAL DISTRICT

FLOOD ZONE

ZONE: X

BUILDING ELEVATION

FINISHED FLOOR ELEVATION - 17.5'

SQUARE FEET

LIVING	1720
FRONT PORCH	36
REAR PORCH	62
GARAGE	575
TOTAL SQ. FT.	2393

DESIGN CRITERIA

THE CONSTRUCTION FOR SAID BUILDING, 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.

SHEET INDEX

SHEET #	SHEET TITLE
C101	PROPOSED SITE PLAN
C102	DRAINAGE PLAN
S101	CEILING JOIST PLAN
S102	ROOF FRAMING & ROOF PLAN
S103	FRAMING SECTION PLAN
S104	TYPICAL CONNECTIONS, DETAILS, SCHEDULES & NOTES
A101	FLOOR PLAN
A102	EXTERIOR ELEVATIONS PLAN
P101	PLUMBING PLAN & PLUMBING RISER DIAGRAM
M101	MECHANICAL PLAN
E101	ELECTRICAL LIGHTING & POWER PLAN

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Slidell, LA 70458
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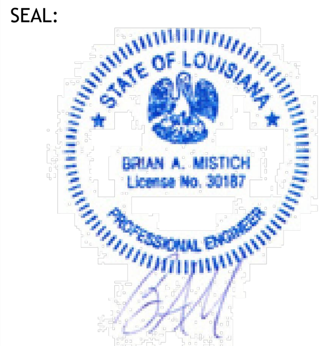
info@dammonengineering.com
PH: 985.649.5832

#	DESCRIPTION	REVISIONS	DATE

SEAL:



HOUSE PLAN
BRIAN AND JANET MISTICH
21444 MILLAR STREET
ABITA SPRINGS, LA. 70420

JOB No:	DATE: 07-09-2025
DRAWN BY: SCW	CHECKED BY: CKD

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:
PROPOSED SITE PLAN

DRAWING NUMBER:
C101

WINDOW SCHEDULE

MK	WIDTH	HEIGHT	FRAME MAT	NOTES
W01	3'-0"	6'-0"	VINYL	WINDOW INSULATED
W02	8'-0"	4'-0"	VINYL	LEFT/RIGHT HANDED VINYL SLIDING WINDOW WITH FIXED CENTER PANE
W03	3'-0"	4'-0"	VINYL	FIXED WINDOW INSULATED
W04	4'-0"	2'-0"	VINYL	FIXED WINDOW INSULATED
W05	(2)3'-0"	6'-0"	VINYL	WINDOW INSULATED
W06	4'-0"	3'-0"	VINYL	INSULATED FIXED WINDOW
W07	2'-6"	4'-0"	VINYL	INSULATED FROSTED FIXED WINDOW
W08	2'-0"	2'-0"	VINYL	INSULATED FIXED WINDOW
W09	3'-0"	4'-0"	VINYL	WINDOW INSULATED

NOTE: OWNER TO PICK ALL WINDOW STYLES AND COLORS

DOOR SCHEDULE

MK	WIDTH	HEIGHT	THK	DOOR MAT	FRAME MAT	NOTES
D01	4'-0"	8'-0"	1-3/4"	MTL	WOOD	EXTERIOR DOOR WITH SIDE ONE GLASS SIDE LITE
D02	18'-0"	8'-0"	1-3/4"	MTL	WOOD	2 CAR GARAGE DOOR
D03	(2)2'-6"	8'-0"	1-3/4"	MTL	WOOD	EXTERIOR DOUBLE FRENCH DOORS
D04	3'-0"	6'-8"	1-3/4"	WOOD	WOOD	INTERIOR DOOR
D05	2'-10"	6'-8"	1-3/4"	WOOD	WOOD	INTERIOR DOOR
D06	2'-6"	6'-8"	1-3/4"	WOOD	WOOD	INTERIOR DOOR
D07	N/A	N/A	N/A	N/A	N/A	N/A
D08	2'-0"	6'-8"	1-3/4"	WOOD	WOOD	INTERIOR DOOR
D09	3'-0"	6'-8"	1-3/4"	WOOD	WOOD	INTERIOR POCKET DOOR
D10	(2)2'-0"	6'-8"	1-3/4"	WOOD	WOOD	INTERIOR FRENCH DOOR
D11	3'-0"	8'-0"	1-3/4"	-	-	CASED OPENING

NOTE: OWNER TO PICK ALL DOOR STYLES AND COLORS

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

DESIGN CRITERIA

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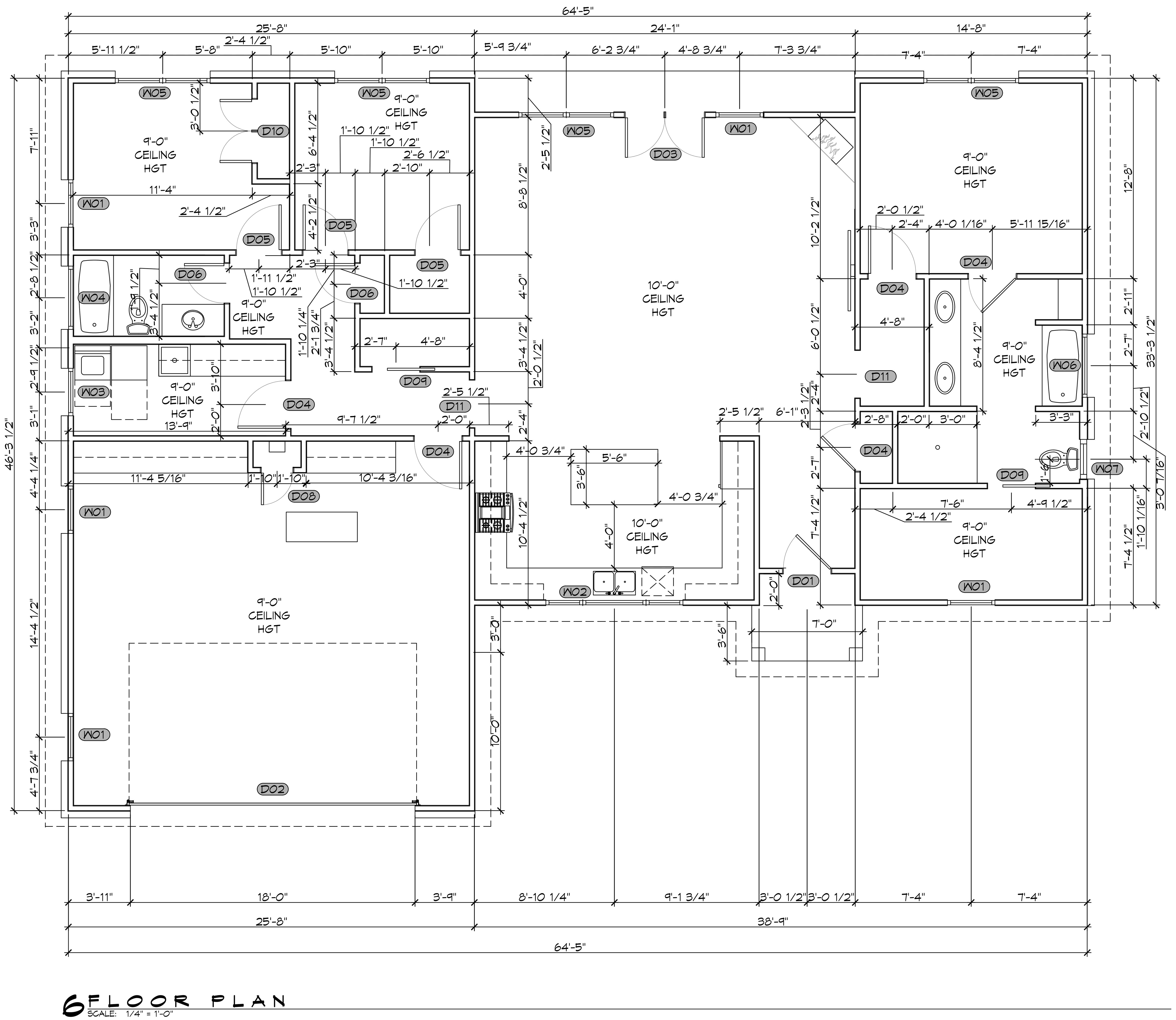
SQUARE FEET

LIVING	1762
FRONT PORCH	36
REAR PORCH	62
GARAGE	575
TOTAL SQ. FT.	2435



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

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#	DESCRIPTION	DATE
REVISIONS		

SEAL:

HOUSE PLAN
BRIAN AND JANET MISTICH
21444 MILLAR STREET
ABITA SPRINGS, LA. 70420

JOB No:		DATE:	07-09-2025
DRAWN BY:	SCW	CHECKED BY:	CKD

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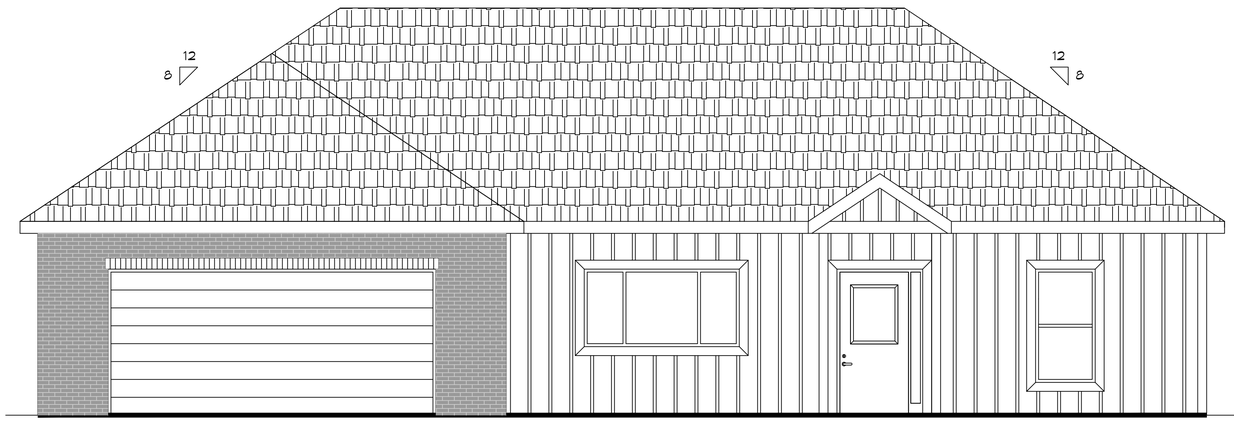
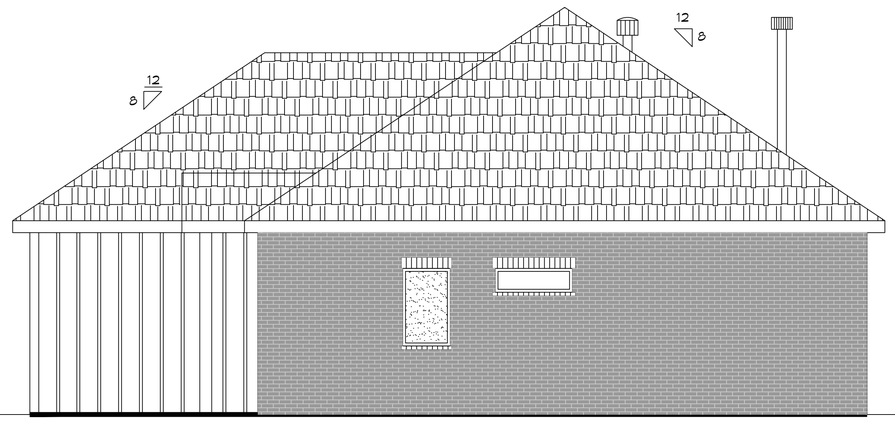
SHEET TITLE:
FLOOR PLAN AND DORMER PLAN

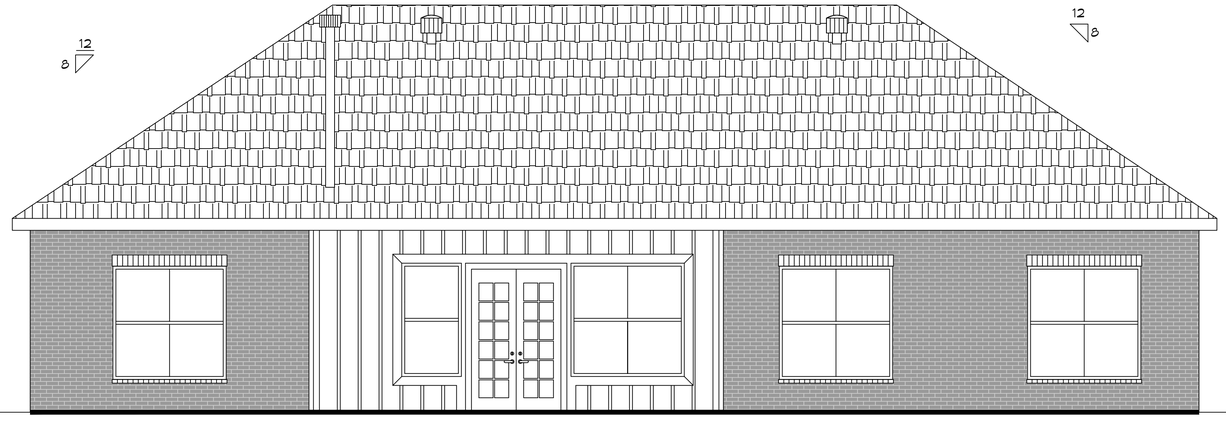
DRAWING NUMBER:
A101



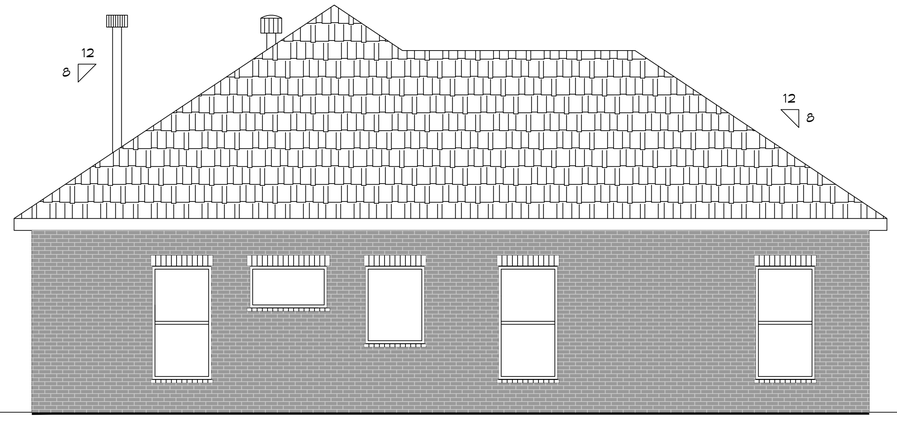
7 FRONT ELEVATION PLAN
SCALE: 1/4" = 1'-0"



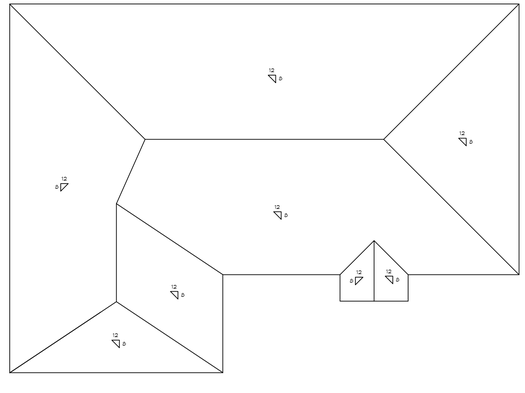
8 RIGHT ELEVATION PLAN
SCALE: 1/4" = 1'-0"



9 REAR ELEVATION PLAN
SCALE: 1/4" = 1'-0"



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



11 ROOF PLAN
SCALE: NTS

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#	DESCRIPTION	DATE

REVISIONS

SEAL:

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

HOUSE PLAN

BRIAN AND JANET MISTICH
21444 MILLAR STREET
ABITA SPRINGS, LA. 70420

JOB No:	
DATE:	07-09-2025
DRAWN BY:	SCM
CHECKED BY:	CKD

SHEET TITLE:
EXTERIOR ELEVATION PLAN

DRAWING NUMBER:
A102

SHEET No: 8 of 11