

P.L. 2024-01-14, 11:28:30 AM  
 C:\Users\jdammon\OneDrive\Documents\Projects\2024\2024-01-14\2024-01-14.dwg  
 2024-01-14 11:28:30 AM  
 J. DAMMON & ASSOCIATES, INC.  
 ENGINEERING, ARCHITECTURE & INTERIOR DESIGN  
 554 Old Spanish Trail  
 Slidell, LA 70458  
 PH: 985.649.8832

**DESIGN CRITERIA**

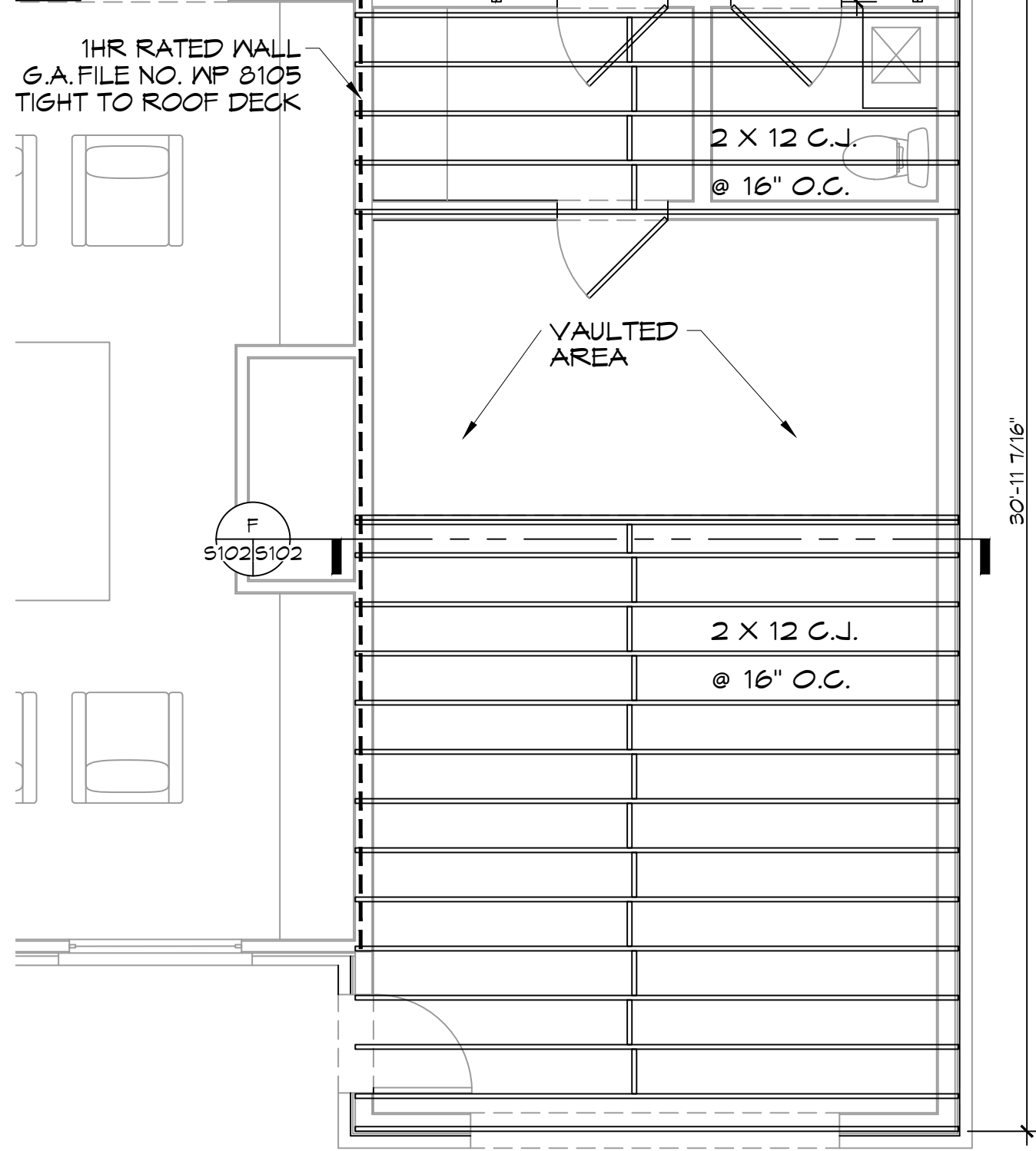
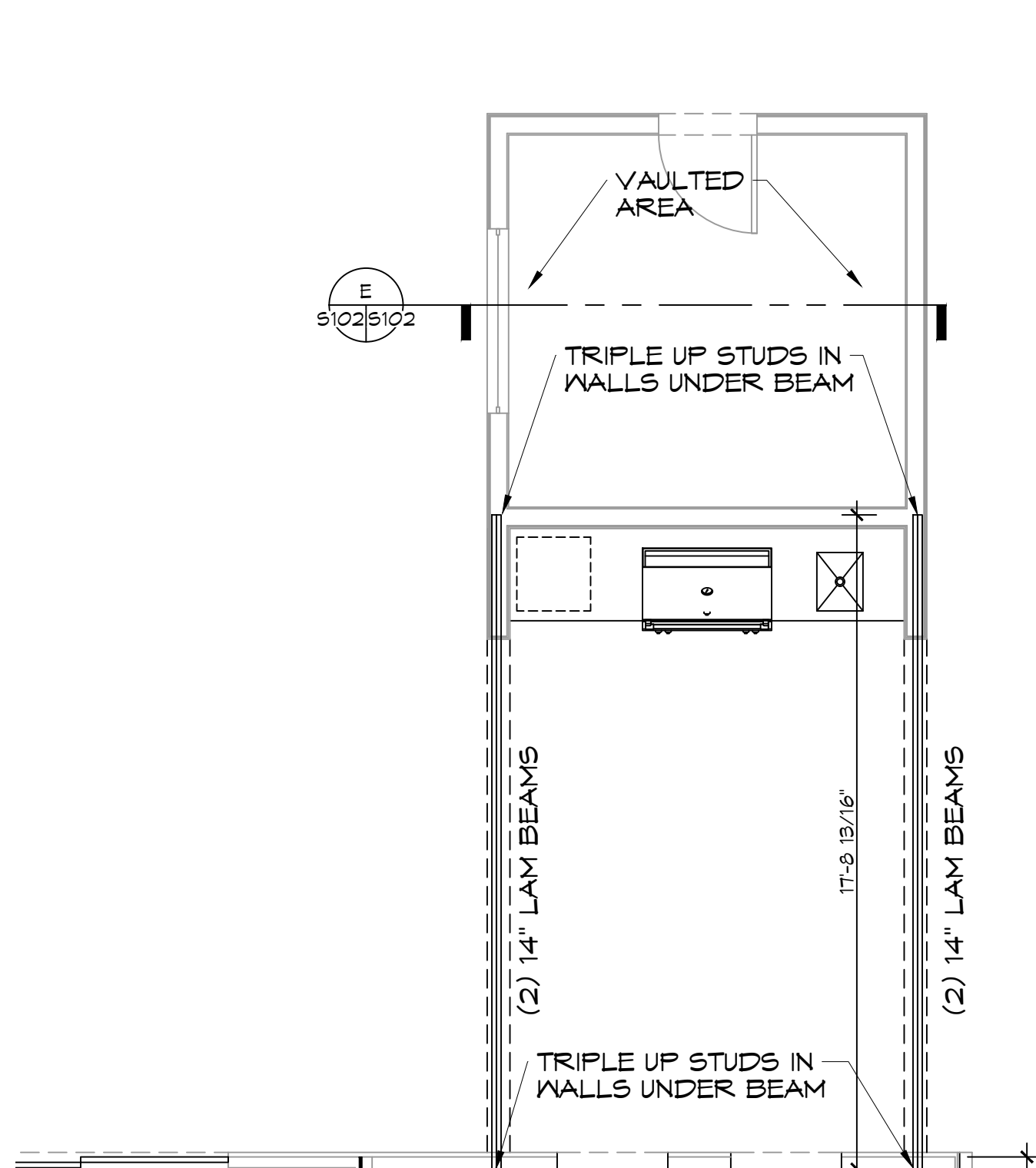
THE CONSTRUCTION FOR SAID RESIDENCE, WHERE WIND SPEED IS 140 MILES PER HOUR AND V<sub>85d</sub> WIND SPEED IS 130 MPH, WIND EXPOSURE ZONE C, IS DESIGNED IN ACCORDANCE WITH: AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (WFCM) 2001 EDITION 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**
- ALL JOIST SPANS, HEADERS AND GIRDERS REVIEWED AS #2 SOUTHERN YELLOW PINE.
  - 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.
  - ALL JOIST, BEAMS, HEADERS, HIP, VALLEYS, AND PURLINS SHALL BE SUPPORTED AND BRACED TO LOAD BEARING WALLS AS REQUIRED BY THE INTERNATIONAL RESIDENTIAL BUILDING CODE.
  - ALL SHALL BE SIZED FOR SPAN AND FOR ALL LOADS THAT WILL BE APPLIED.
  - CEILING JOISTS SPANS ARE BASED ON INTERNATIONAL RESIDENTIAL CODE (I.R.C.) SOUTHERN YELLOW PINE #2 LUMBER SPANS.
  - HEADER SIZES SHOULD BE BASED ON I.R.C. - TABLE R502.5
  - DESIGN AND LAYOUT OF TRIM JOISTS TO BE PROVIDED BY TRIM JOIST MANUFACTURER.
  - ALL LUMBER TO BE #2 SOUTHERN PINE.
  - TRIPLE UP ALL STUDS AT END OF BEAMS.

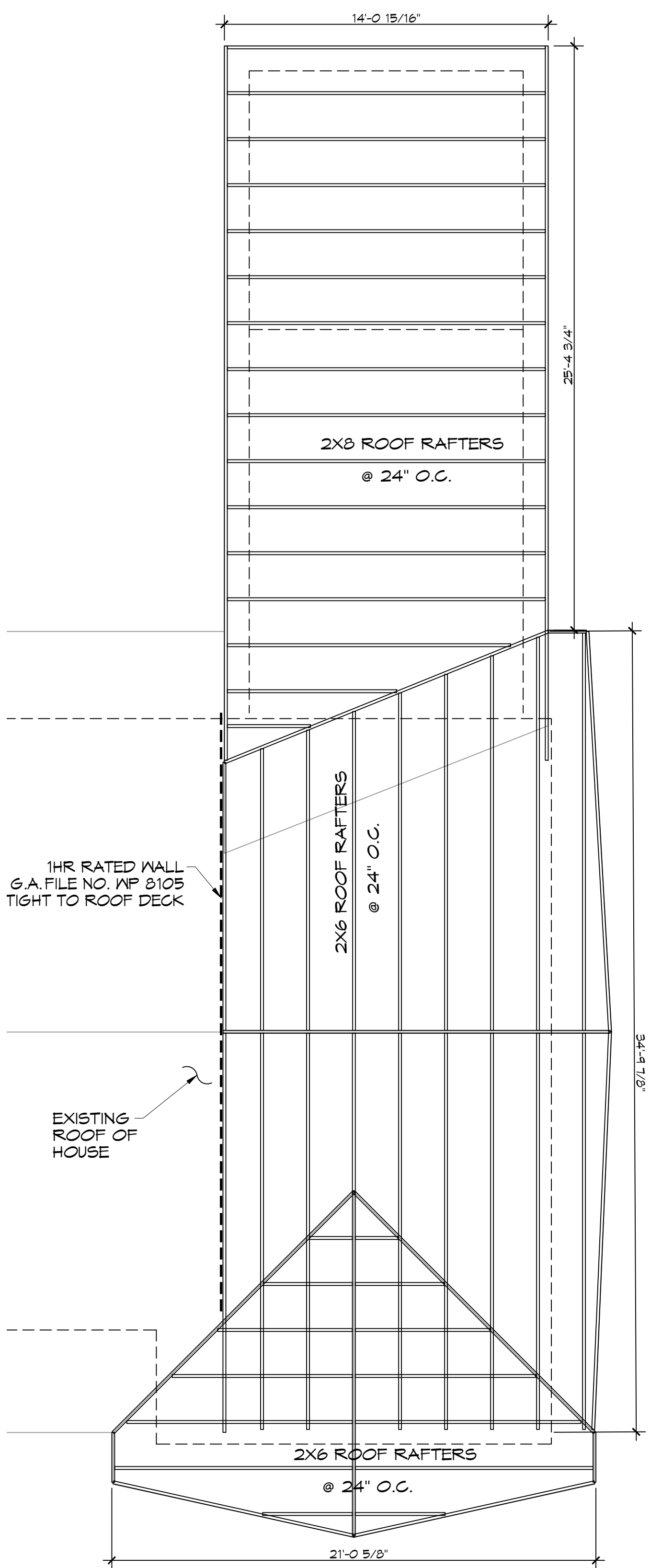
NOTE: PRE ENGINEERED LVL BEAM & GLUE LAM SHALL BE SIZED PER MANUFACTURER RECOMMENDATION

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

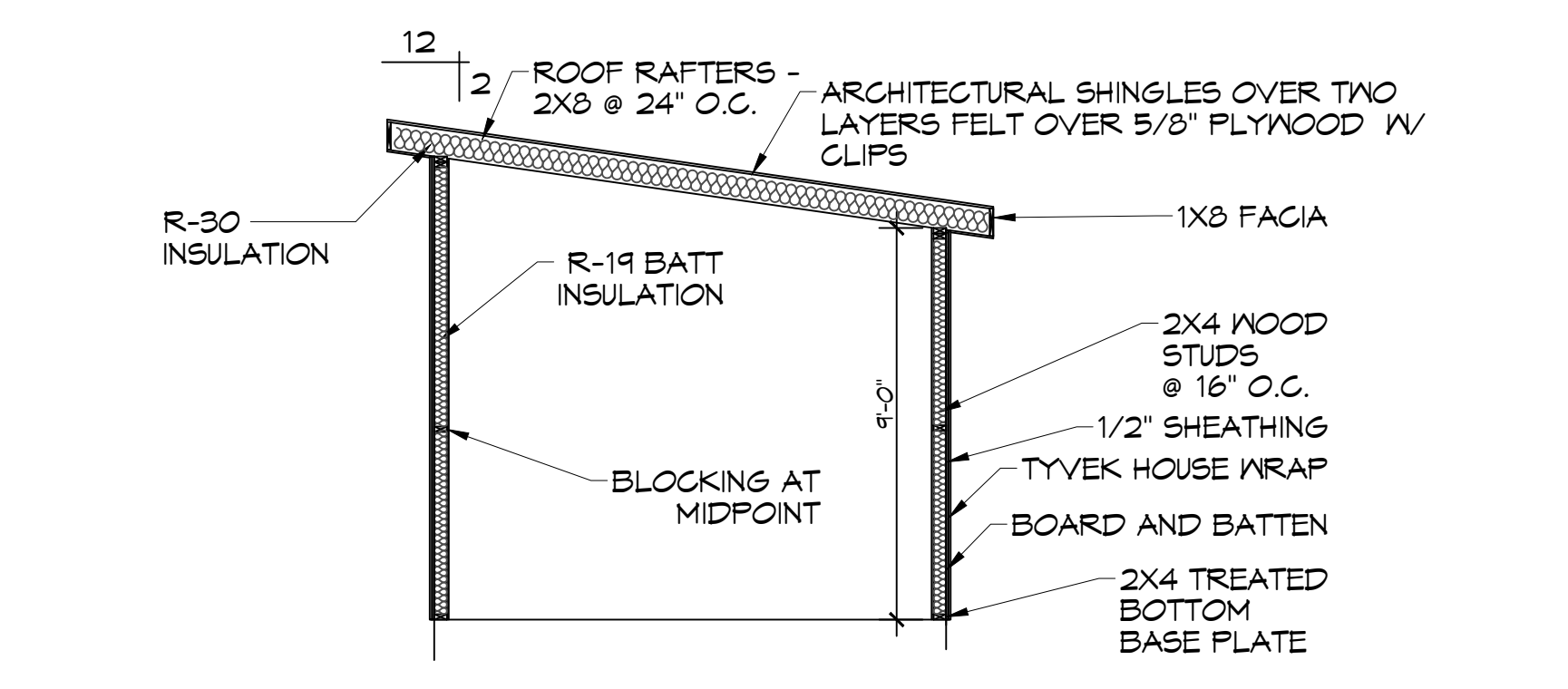
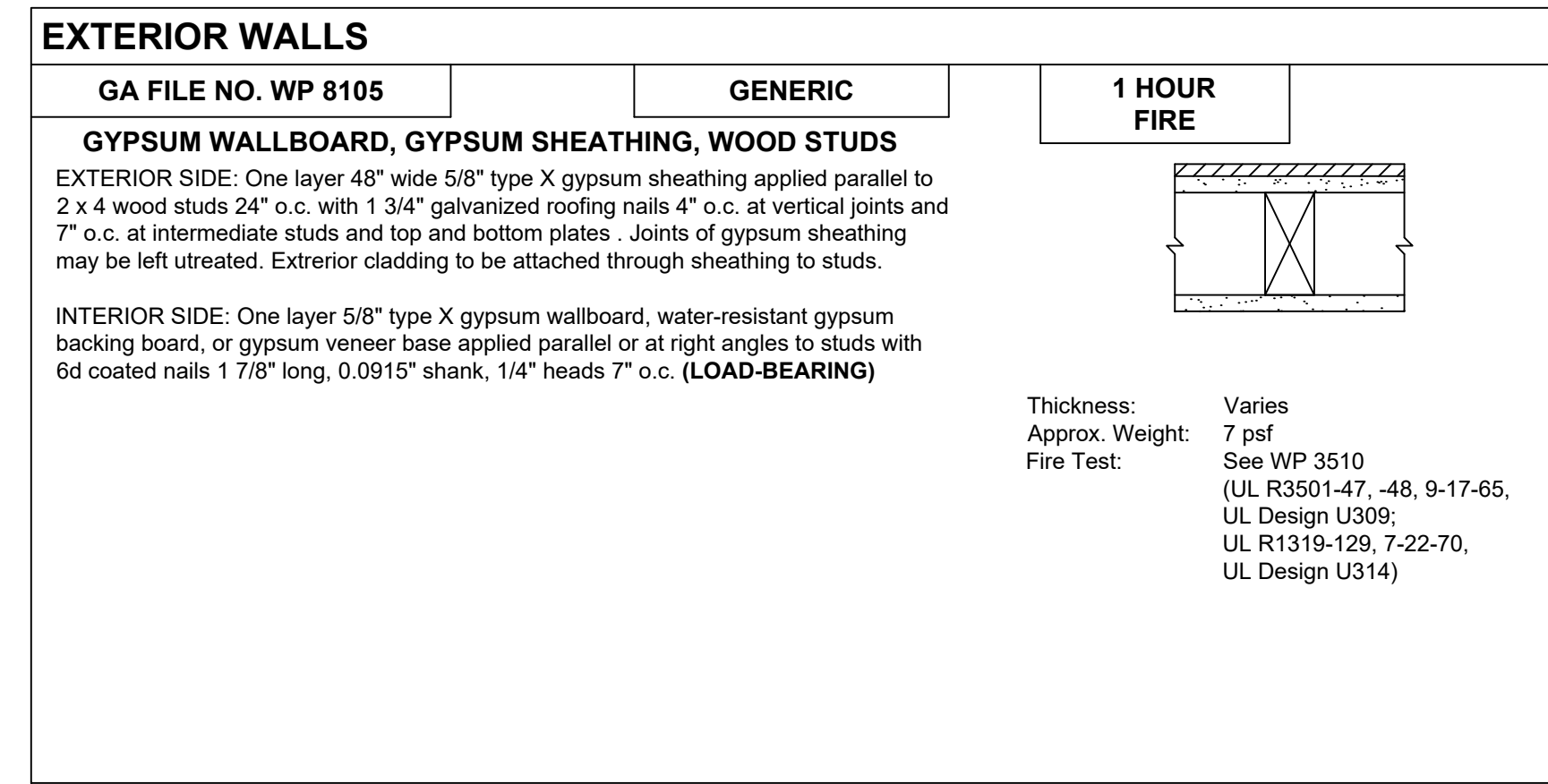
Chief Engineer: Brian Mistich, PE  
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 info@dammonengineering.com  
 PH: 985.649.8832



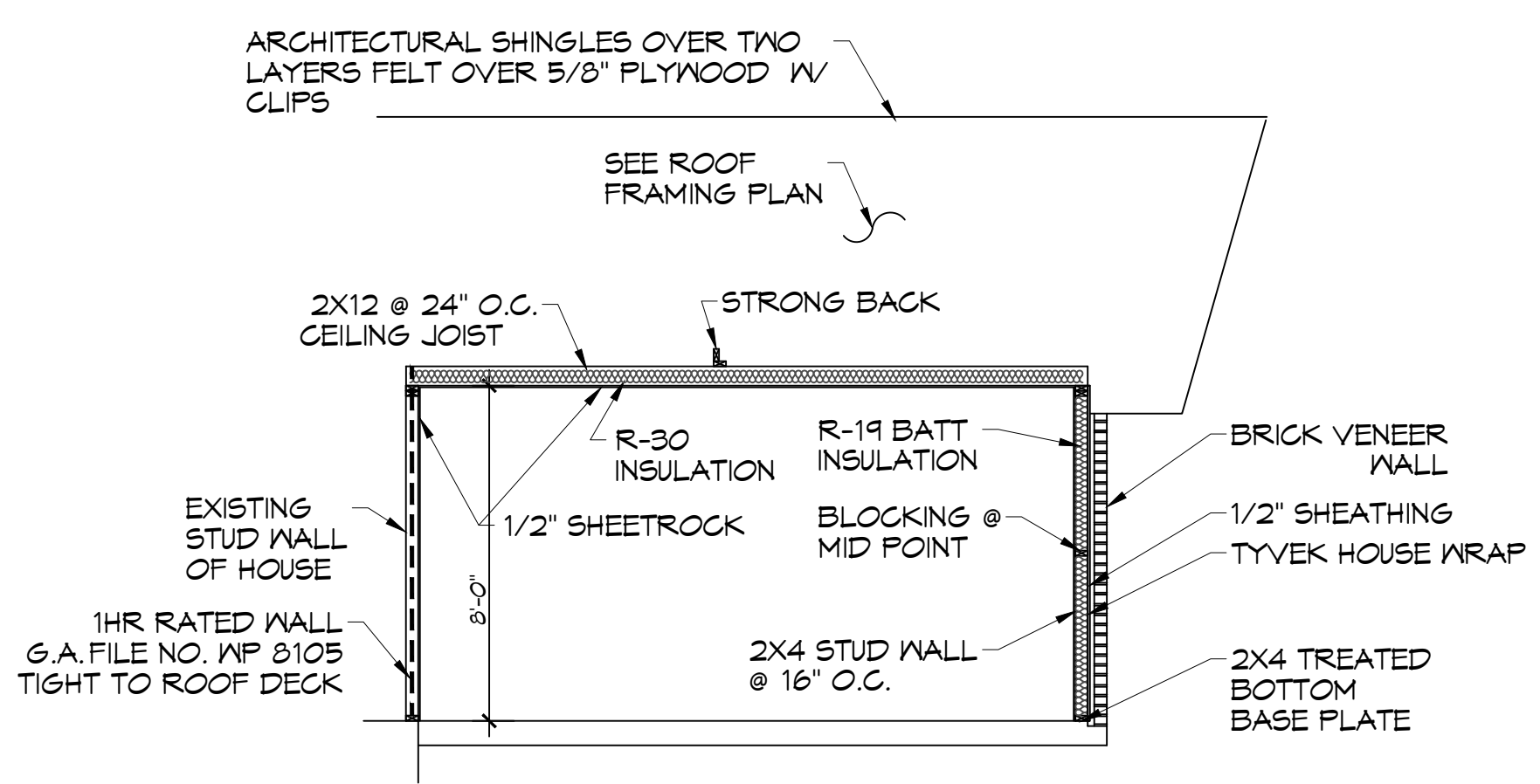
**2 GARAGE CEILING JOIST PLAN**  
 SCALE: 1/4" = 1'-0"



**3 GARAGE ROOF RAFTER PLAN**  
 SCALE: 1/4" = 1'-0"

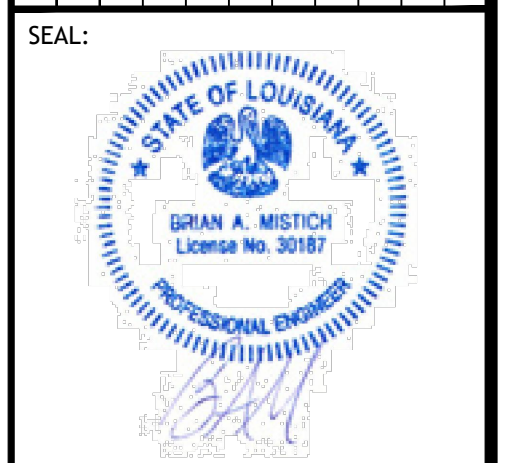


**E GARDEN ROOM FRAMING SECTION**  
 SCALE: 1/4" = 1'-0"



**F GARAGE FRAMING SECTION**  
 SCALE: 1/4" = 1'-0"

REVISIONS	DATE
#	DESCRIPTION



**GARAGE, PATIO & SHED FRAMING PLAN**

**JIM SMITH**

6386 PRATT DRIVE  
 NEW ORLEANS, LA 70122  
 JOB No: 04-14-2026  
 DATE: 04-14-2026  
 DRAWN BY: CKD  
 CHECKED BY: BAM

SHEET TITLE:  
**GARAGE CEILING JOIST AND ROOF RAFTER PLAN WITH SECTIONS**

DRAWING NUMBER:  
**S102**

SHEET No: 2 of 3