DESIGN CRITERIA

THE CONSTRUCTION FOR SAID RESIDENCE, WHERE BASIC WIND SPEED IS 140 MILES PER HOUR, WIND EXPOSURE ZONE D, 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) 2018 EDITION.

PILING COUNT

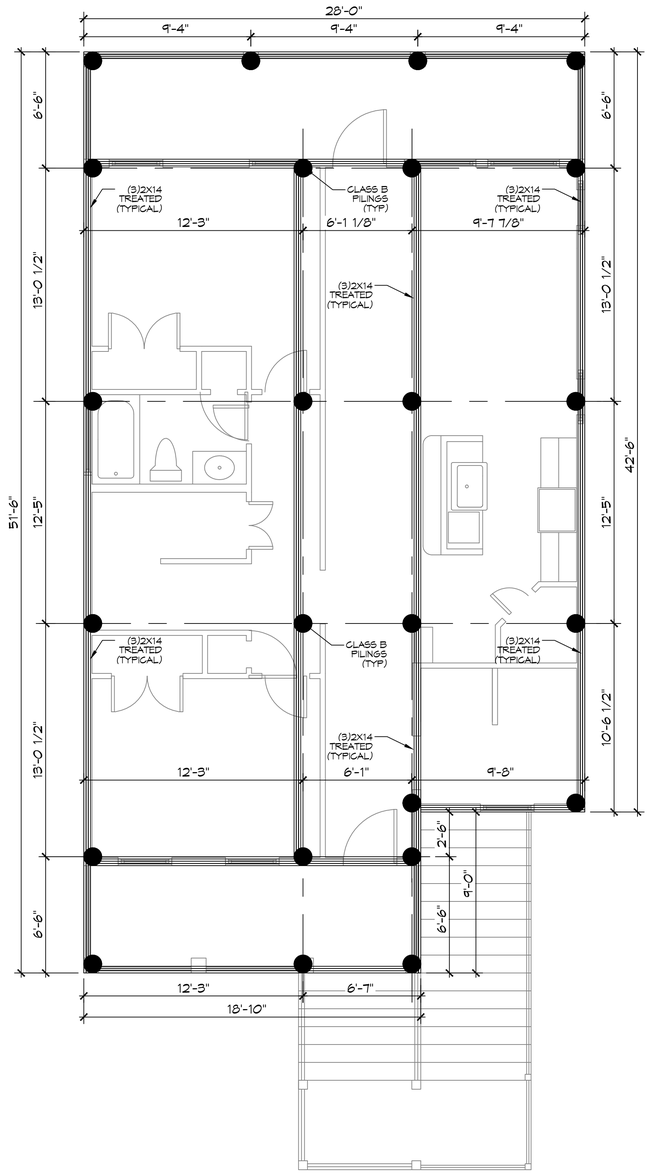
24 PILING COUNT

PILING NOTES

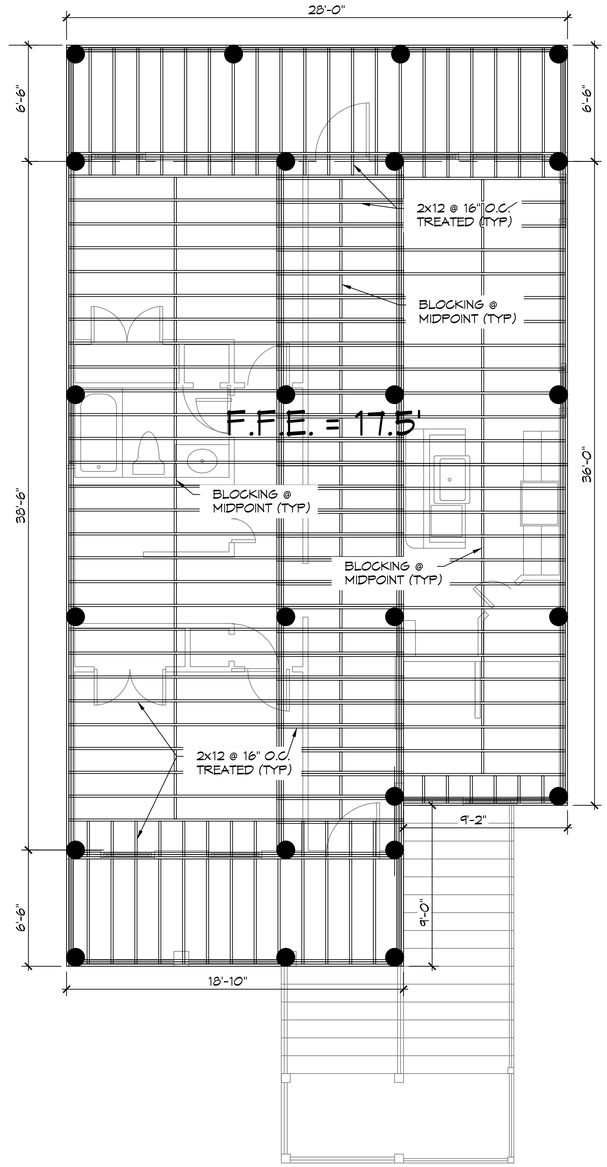
1. PILES ARE TO BE 30 FT. IN LENGTH WITH A 8 INCH TIP AND 12" BUTT. DRIVEN TO REFUSAL.
2. ALL PILES SHALL BE PRESSURE-TREATED ROUND TIMBER PILES CONFORMING TO ASTM D25.
2. DESIGN LOAD = 5 TONS PER PILE.
3. NO FIELD SUPERVISION OR INSPECTION PROVIDED UNDER THIS SEAL UNLESS OTHERWISE NOTED.
4. PILE LAYOUT MAY BE MODIFIED DUE TO ACTUAL DRIVING CONDITIONS. ENGINEER TO BE NOTIFIED ON ANY MODIFICATION.
6. A PILE BLOW COUNT LOG OF ALL PILES IS TO BE SUBMITTED TO THE ENGINEER OF RECORD. FAILURE TO SUBMIT SAID LOG WILL RELEASE THE ENGINEER OF ALL RESPONSIBILITY.
7. CONTRACTOR IS RESPONSIBLE FOR THE COMPARISON & VERIFICATION OF PILE LAYOUT DIMENSIONS WITH MOST RECENT ARCHITECTURAL DRAWINGS, ASSURING THAT PILES DO FALL WITHIN LIMITS OF THE DESIGN
8. USE DROP HAMMER OR SINGLE ACTING AIR HAMMER DELIVERING 7,500 FT-LBS OF ENERGY PER BLOW, RAM WEIGHT OF DROP HAMMER SHALL NOT EXCEED 2,500 TO 3,000 LBS AND THE DROP SHOULD NOT EXCEED 3 FT. AT MINIMUM OF 25 BLOWS PER FOOT. IF THE DROP EXCEEDS 3 FT., CONTACT ENGINEER FOR INSTRUCTIONS.
9. BRACE ALL PILINGS AS NEEDED FOR SWAYING. BRACE PORCH BACK TO PILINGS.
10. FIELD VERIFY DIMENSIONS AGAINST THE ARCHITECTURAL DRAWINGS.
11. WRAP ALL PILINGS AT BASE LINE.

GENERAL NOTES

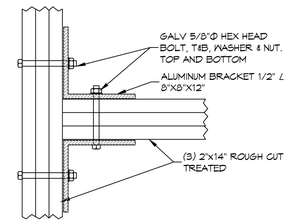
1. ALL LUMBER SHALL BE PRESSURE TREATED WITH A RETENTION OF .4 PER C.F.
2. ALL FASTENERS SHALL BE HOT DIPPED GALVANIZED (HDG) PER ASTM A153.
3. ALL CONNECTORS SHALL BE HDG PER ASTM A653, CLASS G185 SHEET WITH 1.85 OZ/SF ZINC COATING.
4. DOUBLE UP ON FLOOR JOISTS UNDER ALL LOAD BEARING WALLS AND BATHTUBS.



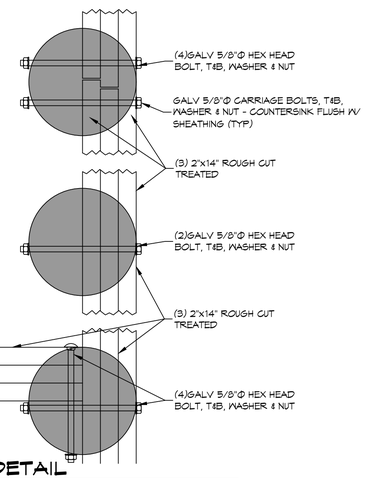
1 PILING/BANDING PLAN
SCALE: 1/4" = 1'-0"



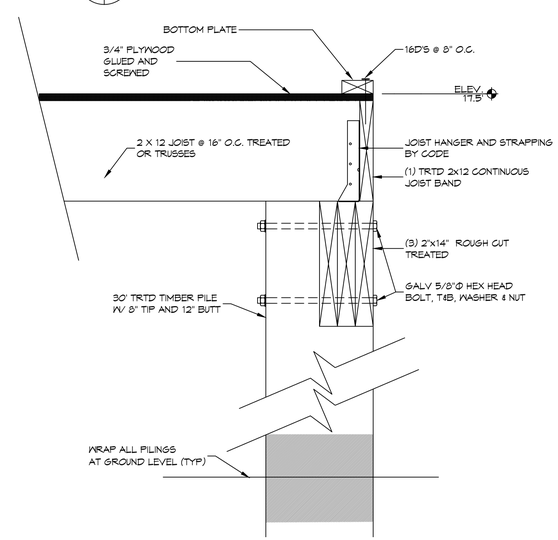
2 1ST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



3 (S101|S101) DETAIL
SCALE: 1-1/2"=1'-0" CONNECTION BRACKET ON 2X14



4 (S101|S101) DETAIL
SCALE: 1-1/2" = 1'-0" PERIMETER BAND



5 (S101|S101) DETAIL
SCALE: 1-1/2" = 1'-0" PERIMETER JOIST BAND

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#	DESCRIPTION	DATE

REVISIONS

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JOB No:	2025
DATE:	11-17-2025
DRAWN BY:	CAD
CHECKED BY:	BAM

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SHEET TITLE:
PILING/BANDING AND 1ST FLOOR FRAMING PLAN

DRAWING NUMBER:
S101

SHEET No: 1 of 1

FILE NAME: J:\- Foundations or Structural Only\Michael Joan Residence Bade Island\New House Piling Plan\S101 - Piling Plan.dwg PLOT DATE & TIME: Monday, November 17, 2025 10:48:14 AM