

SEE MARK - ALL FOUNDATIONS OF STRUCTURE TO BE CONSTRUCTED SHALL BE CONFORM TO THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).

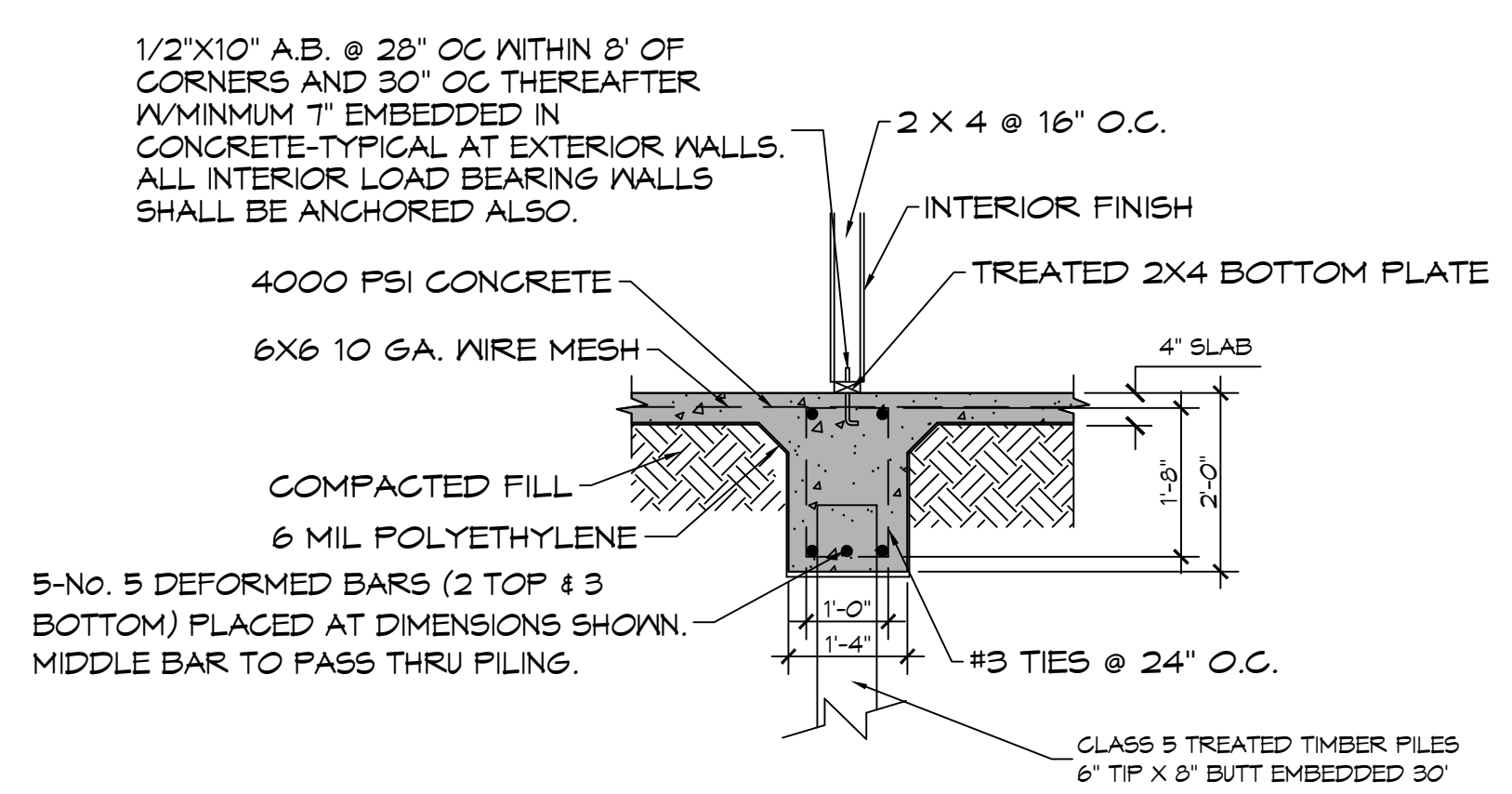
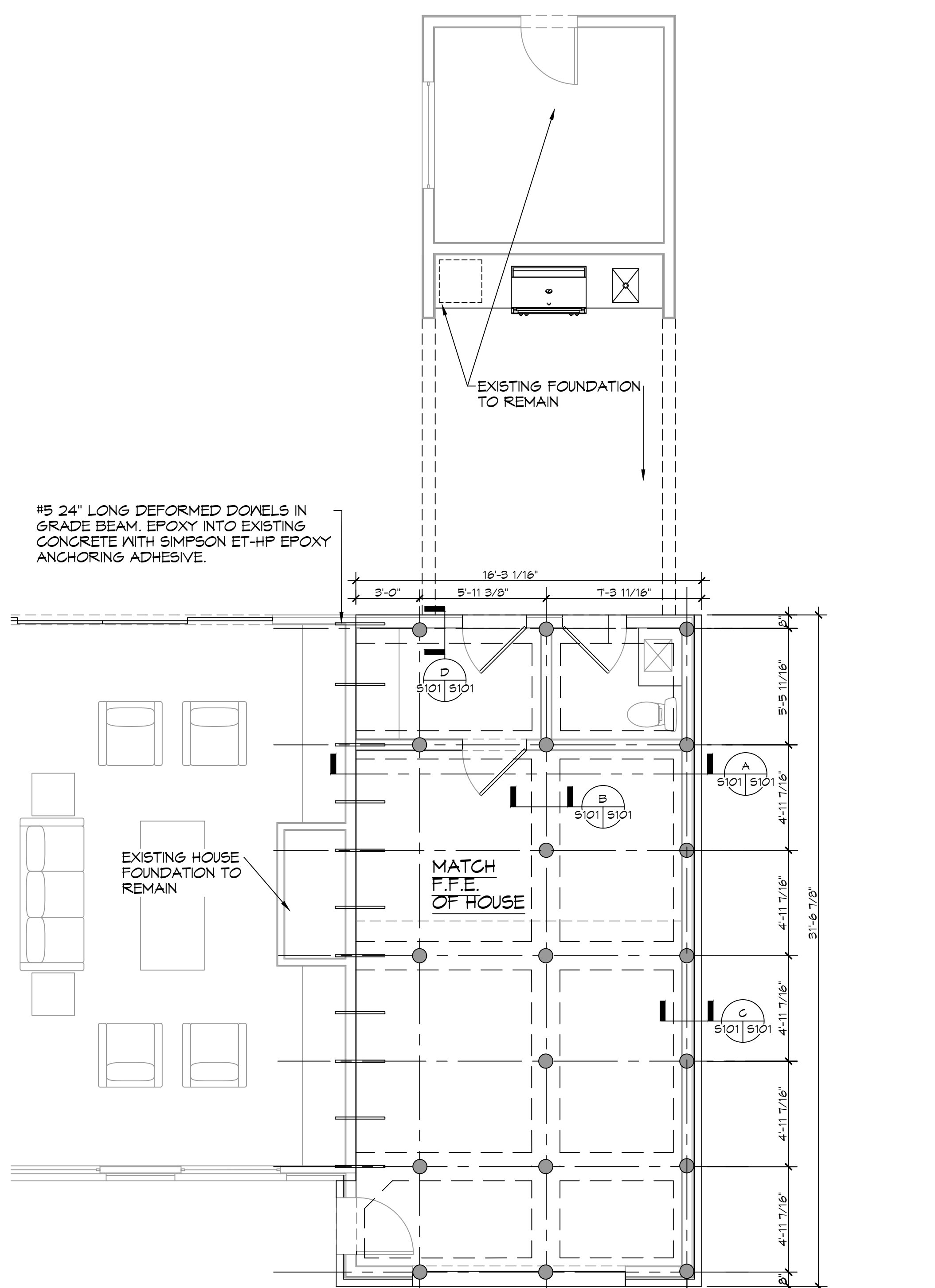
DESIGN CRITERIA
THE CONSTRUCTION FOR SAID RESIDENCE, WHERE WIND SPEED IS 140 MILES PER HOUR AND V ₅₀ WIND SPEED IS 130 MPH, WIND EXPOSURE ZONE C, IS DESIGNED IN ACCORDANCE WITH: AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (WFCM) 2001 EDITION 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.
PILING COUNT
19 PILING COUNT

FOUNDATION NOTES
1. ALL DIMENSIONS ARE EDGE OF CONCRETE (EOC) TO EDGE OF CONCRETE (EOC) UNLESS NOTED OTHERWISE.
2. VERIFY ALL PLUMBING ROUGH-IN LOCATIONS ON ARCHITECTURAL DWGS.
3. CONCRETE MIX SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE MIX SHALL BE IN ACCORDANCE WITH ACI-318.
4. ALL CONVENTIONAL REINFORCING STEEL SHALL MEET ASTM-A615 (GRADE 60).
5. TWO LAYER OF POLYETHYLENE VAPOR BARRIER SHALL BE PLACED UNDER ALL CONCRETE. VAPOR RETARDER TO BE MINIMUM 10 MIL THICKNESS; ASTM E 1745 CLASS A PERMEANCE LESS THAN 0.01 PERMS, EQUAL TO STEGO INDUSTRIES STEGO WRAP, EGOSHELD-E 15 MIL BY EPFO, OR IRONBAR 15 BY FLATIRON FILMS. PROVIDE APPROPRIATE ACCESSORIES FOR A COMPLETE SYSTEM.
6. ALL MESH SHALL BE SECURELY SUPPORTED TO PREVENT BOTH VERTICAL AND HORIZONTAL MOVEMENT DURING CONCRETE PLACEMENT.
7. THE CONTRACTOR SHALL VERIFY ALL DROPS, OFFSETS, BRICK LEDGES, DIMENSIONS AND CONFIGURATIONS. CONTRACTOR MUST BE RESPONSIBLE FOR SAME. SEE ARCHITECTURAL DRAWINGS.
8. FILL, AS A MINIMUM QUALITY, SHALL BE 40% CLAY AND 60% SANDY MIXTURE, PLACED IN 6" LIFTS AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR. FOOTINGS ARE DESIGNED TO USE SOIL WITH A BEARING CAPACITY OF 2000 LBS. PER SQUARE FOOT OR MORE. IT IS RECOMMENDED THAT THE OWNER VERIFY ALLOWABLE SOIL BEARING CAPACITY BY CONTRACTING THE SERVICES OF A SOILS ENGINEERING COMPANY.
9. ALL SOIL BELOW SLAB SHALL RECEIVE TERMITE TREATMENT.

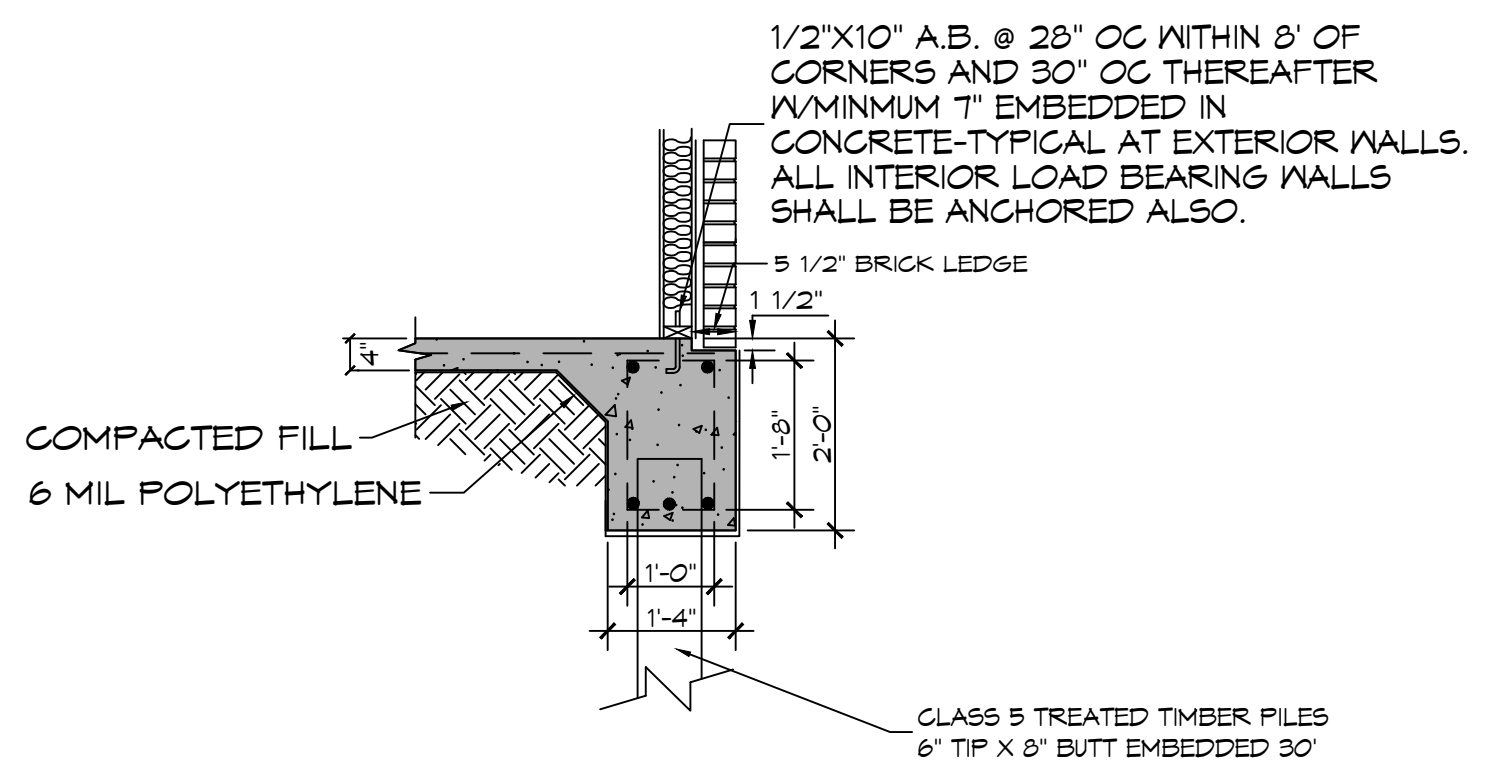
DAMMON ENGINEERING, INC.
 LOUISIANA & MISSISSIPPI
 Chief Engineer: Brian Mistich, PE
 554 Old Spanish Trail
 Slidell, LA 70458
 www.dammonengineering.com
 info@dammonengineering.com
 PH: 985.649.8832

PILING NOTES
1. PILES ARE TO BE 30 FT. IN LENGTH WITH A 6 INCH TIP AND 8" BUTT. DRIVEN TO REFUSAL.
2. ALL PILES SHALL BE PRESSURE-TREATED ROUND TIMBER PILES CONFORMING TO ASTM D23.
3. DESIGN LOAD = 5 TONS PER PILE.
4. NO FIELD SUPERVISION OR INSPECTION PROVIDED UNDER THIS SEAL UNLESS OTHERWISE NOTED.
5. 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 7500 FT-LEBS OF ENERGY PER BLOW. MAX HEIGHT OF DROP HAMMER SHALL NOT EXCEED 2500 TO 3000 LBS AND THE DROP SHOULD NOT EXCEED 3 FT. AT MINIMUM OF 25 BLOWS PER FOOT. IF THE DROP EXCEEDS 5 FT., CONTACT ENGINEER FOR INSTRUCTIONS.
9. FIELD VERIFY DIMENSIONS AGAINST THE ARCHITECTURAL DRAWINGS

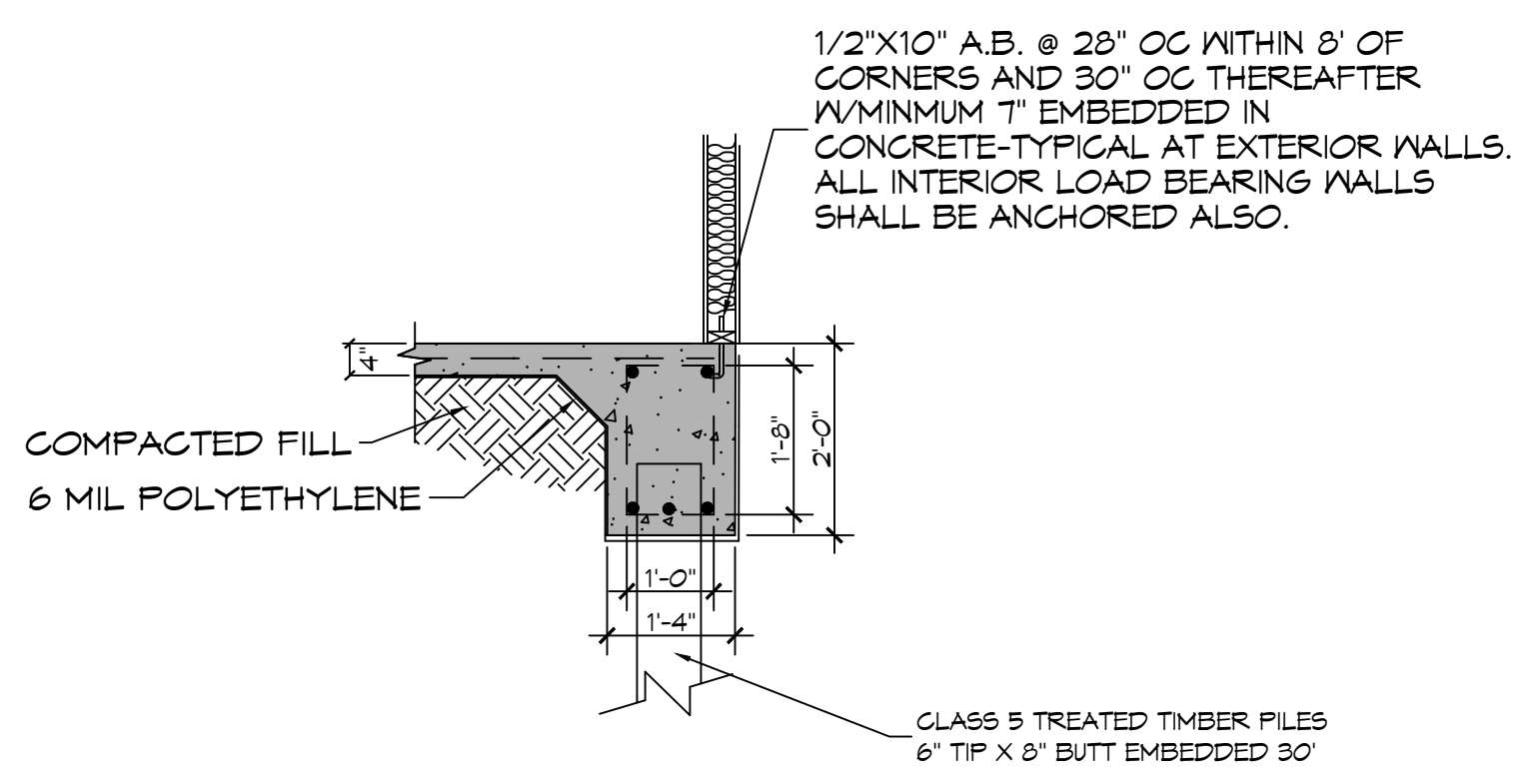
REVISIONS	DATE
# DESCRIPTION	



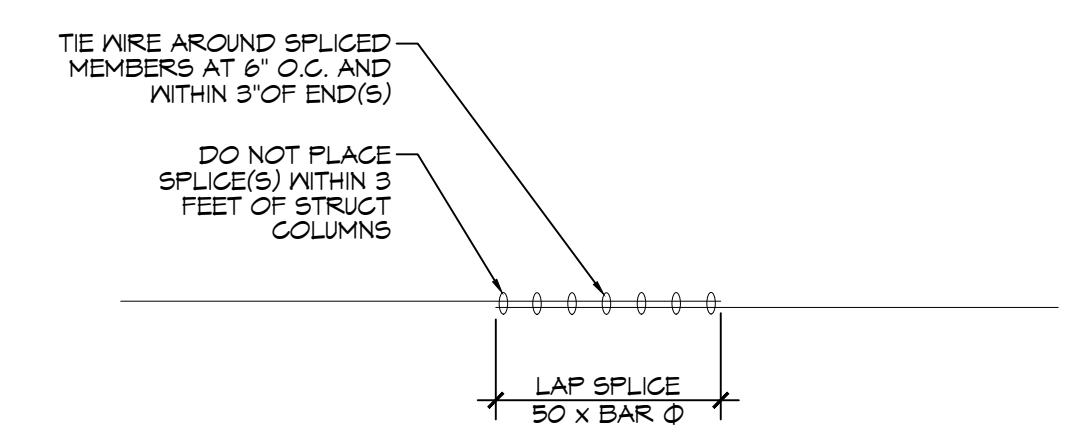
B INTERIOR GRADE BEAM
SCALE: N.T.S.



C BRICK EXTERIOR GRADE BEAM
SCALE: N.T.S.



D STUD EXTERIOR GRADE BEAM
SCALE: N.T.S.



REBAR SPLICE
SCALE: 1/2" = 1'-0"

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

A FOUNDATION SECTION
SCALE: 1/4" = 1'-0"

GARAGE, PATIO & SHED FRAMING PLAN
JIM SMITH
 DATE: 04-14-2026
 JOB No: 10122
 DRAWN BY: CKD
 CHECKED BY: BAM

SHEET TITLE:
 GARAGE FOUNDATION
 PILING PLAN AND DETAILS

DRAWING NUMBER:

S101