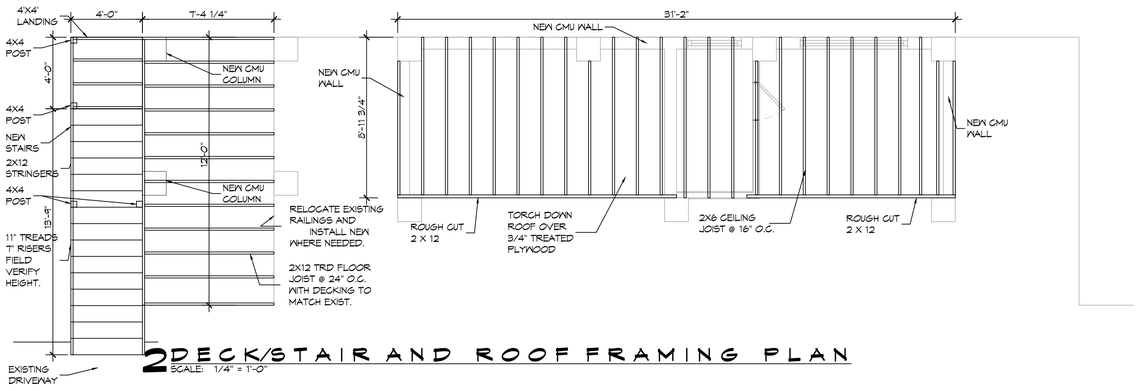
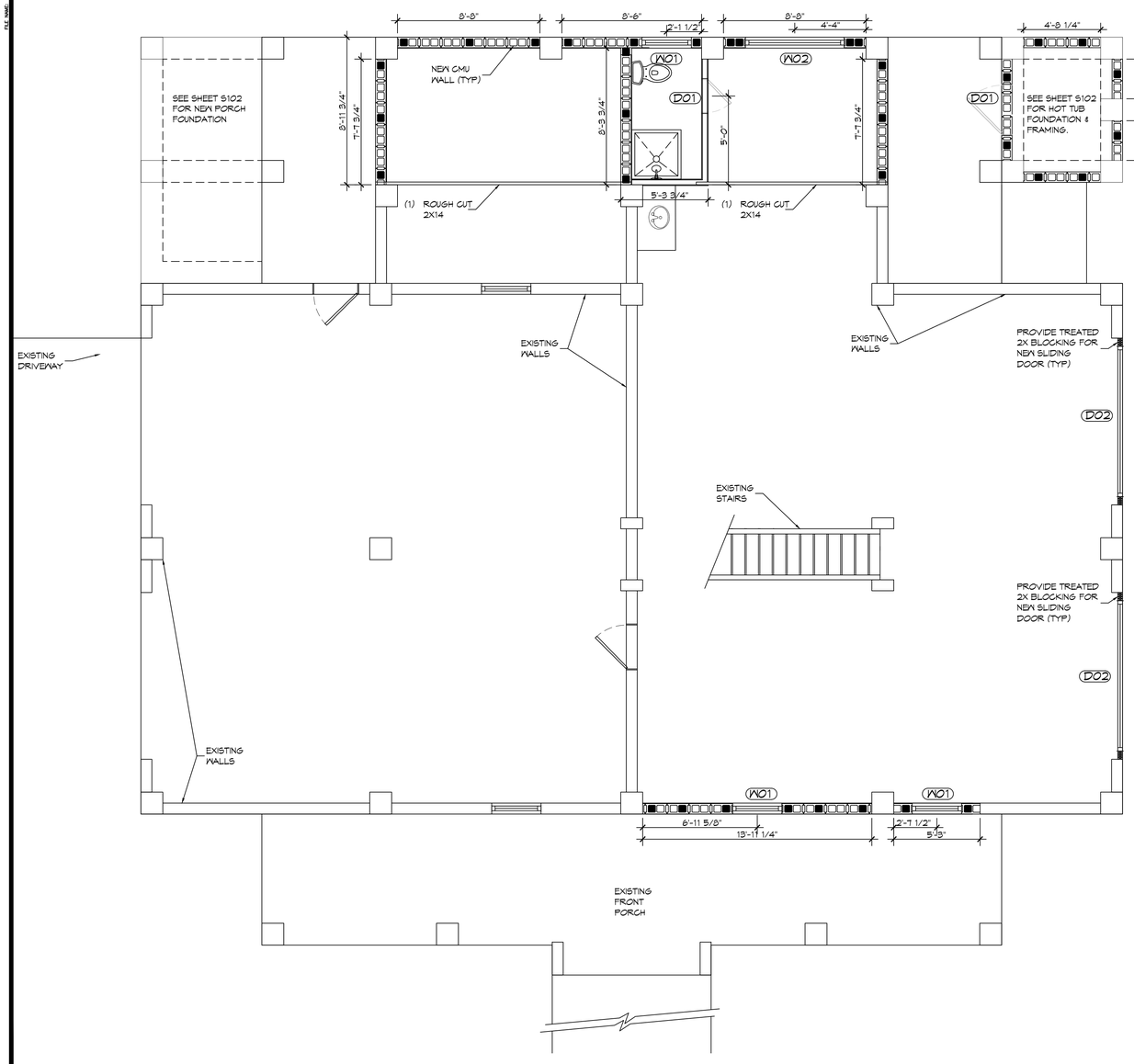
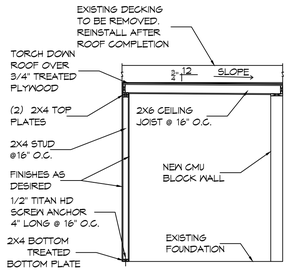


2 DECK/STAIR AND ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

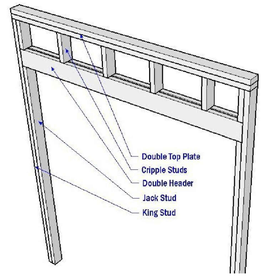


1 GROUND FLOOR PLAN
SCALE: 1/4"= 1'-0"

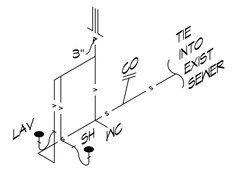
CMU WALLS



3 BATHROOM SECTION
SCALE: 1/4" = 1'-0"



4 NON LOAD BEARNING WALL FOR SLIDING DOOR
SCALE: NTS



5 PLUMBING DIAGRAM
SCALE: NTS

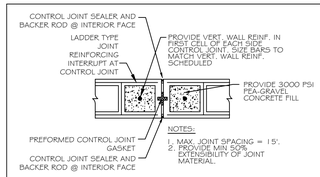
LEGEND

	INDICATES CONTINUOUS NO. 5 VERTICAL REINF. W/ 3000 PSI CONCRETE FILL.
CJ	INDICATES MASONRY CONTROL JOINT. SEE DETAIL THIS SHEET

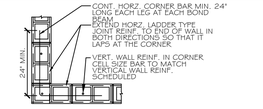
CMU LINTEL SCHEDULE

WIDTH (W)	CLEAR SPAN	DEPTH (D)	HORZ. REINF.
8" TYP AT ALL CMU WALLS	UP TO 3'-4"	8"	(1) #6 BOTTOM
	UP TO 6'-4"	16"	(1) #6 T&B
	UP TO 14'-0"	24"	(2) #6 T&B

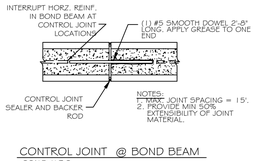
PROVIDE 3000 PSI PEA-GRAVEL CONCRETE FILL FOR ALL LINTELS.



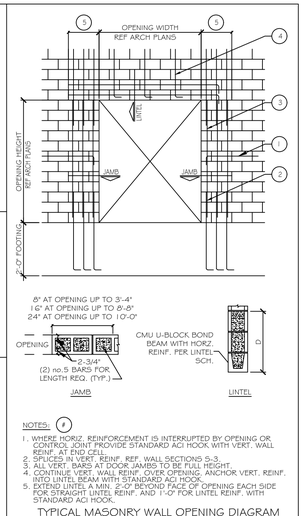
TYPICAL MASONRY CONTROL JOINT
SCALE: N.T.S.



TYPICAL REINF. @ CORNER OF MASONRY
SCALE: N.T.S.



CONTROL JOINT @ BOND BEAM
SCALE: N.T.S.



NOTES:
1. WHERE HORIZ. REINFORCEMENT IS INTERRUPTED BY OPENING OR CONTROL JOINT PROVIDE STANDARD ACI HOOK WITH VERT. WALL REINF. AT END CELL.
2. SPLICES IN VERT. REINF. REF. WALL SECTIONS 5-3.
3. ALL VERT. BARS AT DOOR JAMBS TO BE FULL HEIGHT.
4. CONTINUE VERT. WALL REINF. OVER OPENING. ANCHOR VERT. REINF. INTO LINTEL BEAM WITH STANDARD ACI HOOK.
5. EXTEND LINTEL A MIN. 2'-0" BEYOND FACE OF OPENING EACH SIDE FOR STRAIGHT LINTEL REINF. AND 1'-0" FOR LINTEL REINF. WITH STANDARD ACI HOOK.

TYPICAL MASONRY WALL OPENING DIAGRAM
SCALE: N.T.S.

DESIGN CRITERIA

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DOOR SCHEDULE

MK	WIDTH	HEIGHT	THK	DOOR MAT	FRAME MAT	NOTES
D01	3'-0"	6'-8"	1-3/4"	METAL	METAL	-
D02	9'-0"	8'-8"	1-3/4"	ALUM	ALUM	SLIDING DOOR

WINDOW SCHEDULE

MK	WIDTH	HEIGHT	FRAME MAT	NOTES
W01	3'-0"	5'-0"	ALUM	12 LITE WINDOW INSULATED
W02	6'-0"	5'-0"	ALUM	12 LITE WINDOW INSULATED

NOTE; ALL EXTERIOR WINDOW AND DOOR ASSEMBLES TO BE RATED FOR 130 MPH WINDS AND SHALL BE MISSILE IMPACT RESISTANT.

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JOB No:	2023
DRAWN BY:	GKD
CHECKED BY:	BAM
DATE:	10-04-2023

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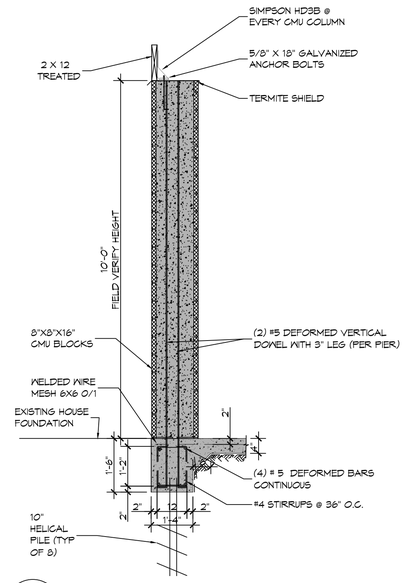
SHEET TITLE:
GROUND FLOOR PLAN, NEW CMU WALLS, BATHROOM AND DECKING

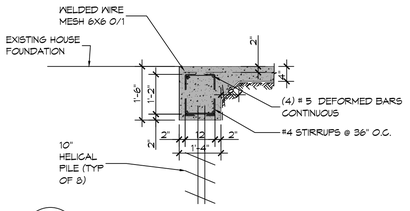
DRAWING NUMBER:
S101

SHEET No: 1 of 2

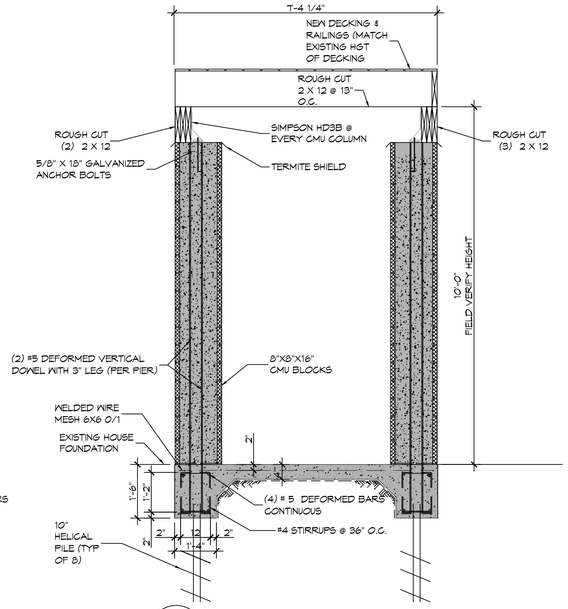
FILE_NAME: J:_Foundations w Structural Only\Main Fond\Current_Drawings\S101 - Ground Floor Plan.dwg, PLOT DATE & TIME: Wednesday, October 4, 2023 8:30:10 AM



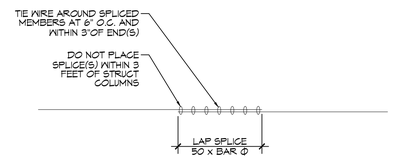
A S101|S101 SECTION
SCALE: 1/2" = 1' - 0" DECK FOUNDATION



B S101|S101 SECTION
SCALE: 1/2" = 1' - 0" FOUNDATION



C S101|S101 SECTION
SCALE: 1/2" = 1' - 0" HOT TUB SECTION



D S101|S101 SECTION
SCALE: 1/2" = 1' - 0" LAP SPLICE

PILE NOTES

1. PRIOR TO PILE DRIVING (WHERE PILES ARE REQUIRED) IT IS RECOMMENDED THAT OWNER VERIFY PILE SIZE AND CAPACITY BY CONTRACTING THE SERVICES OF A SOILS ENGINEERING COMPANY, OR AS AN ALTERNATIVE, VERIFY PILE CAPACITY WITH A PILE LOAD TEST. IF NO SOILS ANALYSIS FOR THE PROPERTY HAS BEEN PROVIDED TO ENGINEER, CONTRACTOR MUST ADVISE OWNER THAT PILE LOAD CAPACITIES USED ARE BASED ON LOCAL CODES AND HISTORICAL INFORMATION WHERE AVAILABLE, AND THAT THE SOILS DATA FOR THE SPECIFIC PROJECT AREA MAY NOT BE COMMENSURATE WITH THESE DATA.
2. PILES ARE TO BE HELICAL 10" SCREW PILES.
3. DESIGN LOAD = 4 TONS PER PILE. CONTRACTOR SHALL TEST ONE PILE USING ANY APPROVED ASTM METHOD.
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. THIS PILE SUPPORTED FOUNDATION IS DESIGNED TO MEET THE GENERAL SOIL CONDITIONS OF THE AREA OF WORK. THE CONTRACTOR OR OWNER IS ADVISED THAT A SOIL ANALYSIS SHOULD BE MADE TO CONFIRM THE DESIGN.

GENERAL FOUNDATION NOTES

1. ALL DIMENSIONS ARE EDGE OF CONCRETE (EOC) TO EDGE OF CONCRETE (EOC) UNLESS NOTED OTHERWISE.
2. CONCRETE MIX SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE MIX SHALL BE IN ACCORDANCE WITH ACI-318.
3. ALL CONVENTIONAL REINFORCING STEEL SHALL MEET ASTM-A615 (GRADE 60).
4. ONE 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, ECOSHIELD-E 15 MIL BY EPRO, OR IRONBAR 15 BY FLATIRON FILMS. PROVIDE APPROPRIATE ACCESSORIES FOR A COMPLETE SYSTEM.
5. ALL REINFORCING STEEL AND MESH SHALL BE SECURELY SUPPORTED TO PREVENT BOTH VERTICAL AND HORIZONTAL MOVEMENT DURING CONCRETE PLACEMENT.
6. THE CONTRACTOR SHALL VERIFY ALL DROPS, OFFSETS, BRICK LEDGES, DIMENSIONS AND CONFIGURATIONS.
7. GRADE BEAM DIMENSIONS MAY VARY BY -5%, +20%.
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 PRESSURE OF 2000 LBS. PER SQUARE FOOT OR MORE. IT IS RECOMMENDED THAT THE OWNER VERIFY ALLOWABLE SOIL BEARING PRESSURE CAPACITY BY CONTRACTING THE SERVICES OF A SOILS ENGINEERING COMPANY.
8. ALL SOIL BELOW SLAB SHALL RECEIVE TERMITE TREATMENT.
9. PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION AT ALL TIMES.

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.

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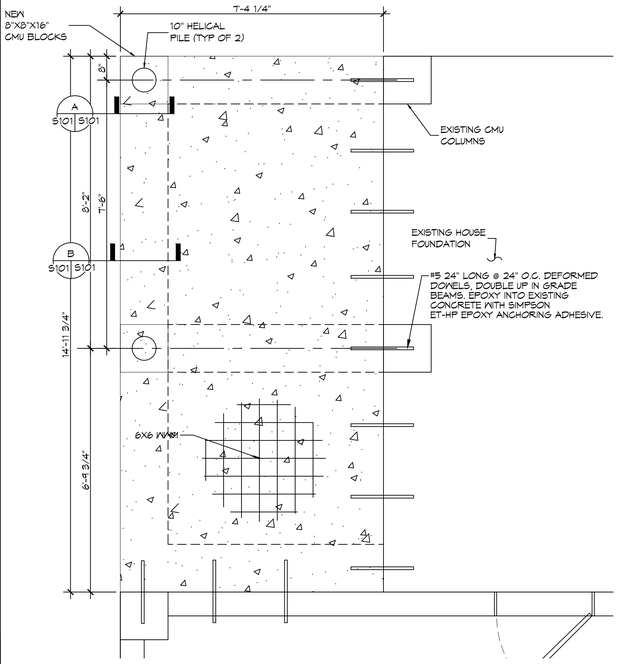
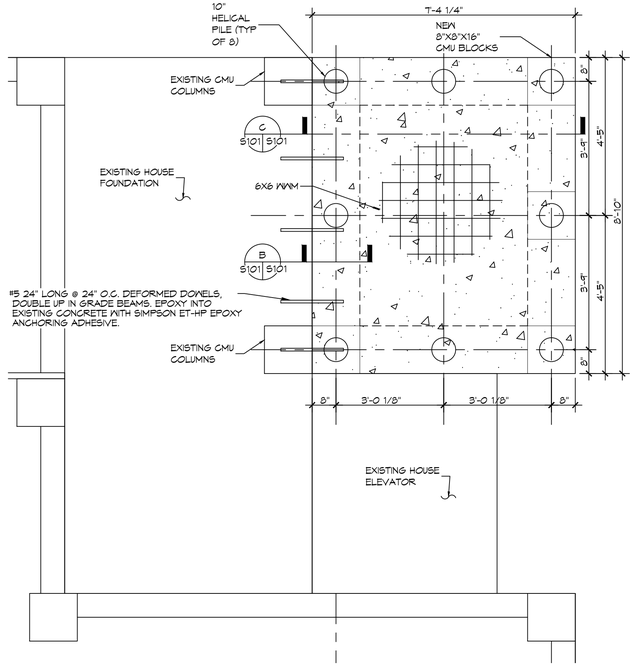
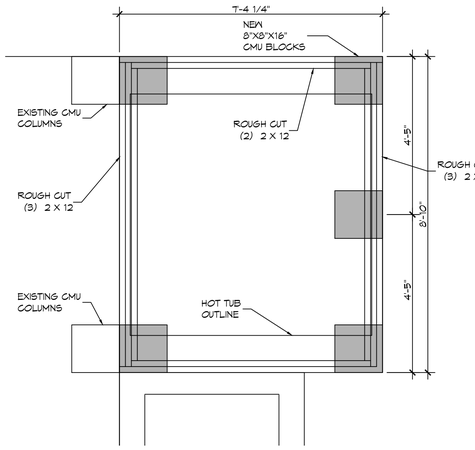


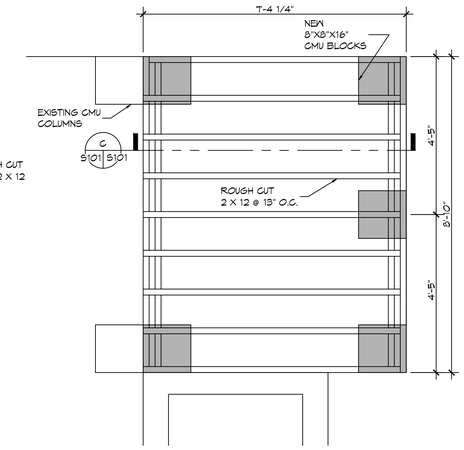
6 DECK FOUNDATION PLAN
SCALE: 1/2"= 1'-0"



7 HOT TUB FOUNDATION PLAN
SCALE: 1/2"= 1'-0"



8 SILL FRAMING PLAN
SCALE: 1/2"= 1'-0"



9 JOIST PLAN
SCALE: 1/2"= 1'-0"

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SHEET TITLE:
HOT TUB & DECK FRAMING PLAN

DRAWING NUMBER:
S102

SHEET No: 2 of 2

FILE NAME: J:\-- Foundations w Structural Only\Misc. Eng\Current Drawings\S102 - Hot Tub Framing - DUT DATE & TIME: Wednesday, October 4, 2023 8:30:24 AM