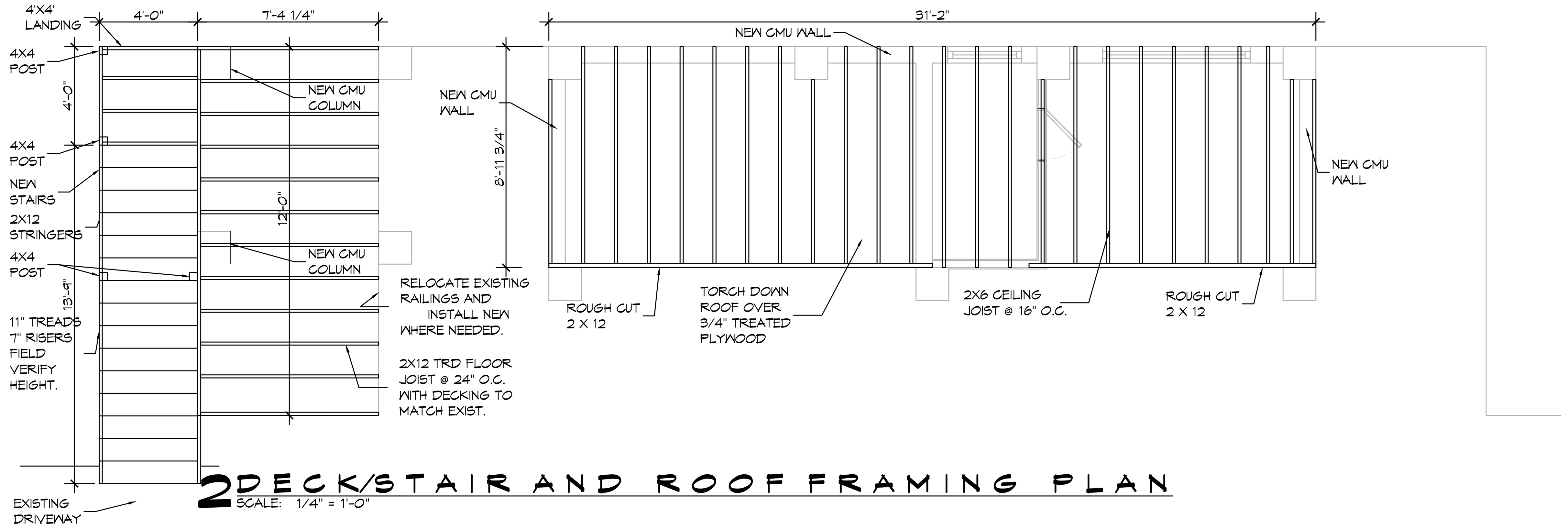



2 DECK/STAIR AND ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

## DESIGN CRITERIA

THE CONSTRUCTION FOR SAID RESIDENCE, WHERE BASIC WIND SPEED IS 130 MILES PER HOUR, 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

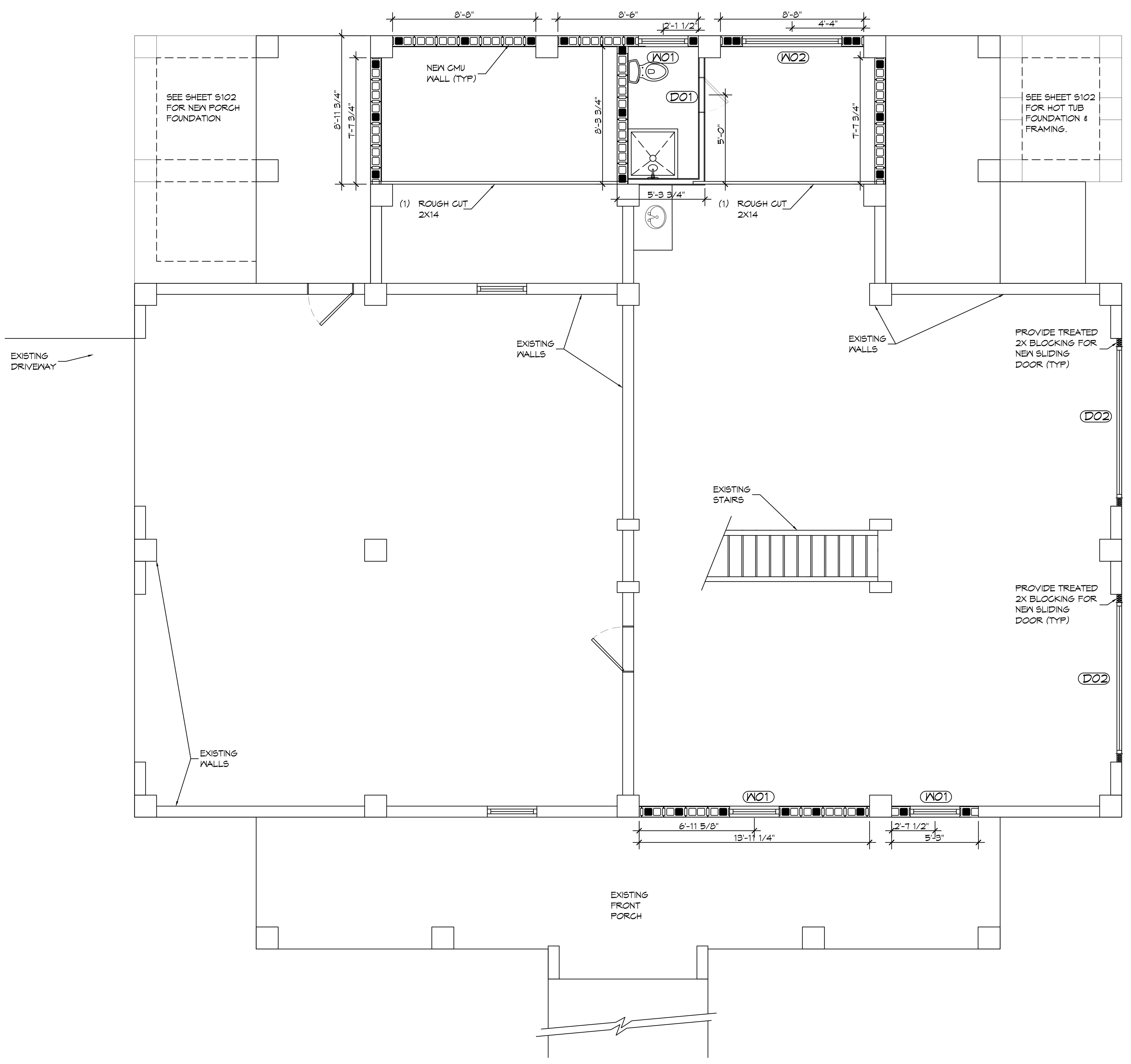
## DOOR SCHEDULE

| MK | WIDTH | HEIGHT | THK | DOOR MAT | FRAME MAT | NOTES |
|---|---|---|---|---|---|---|
| D01 | 3'-0" | 6'-8" | 1-3/4" | METAL | METAL | W/ 1/2 LITE |
| D02 | 9'-0" | 6'-8" | 1-3/4" | ALUM | ALUM | SLIDING DOOR |

## WINDOW SCHEDULE

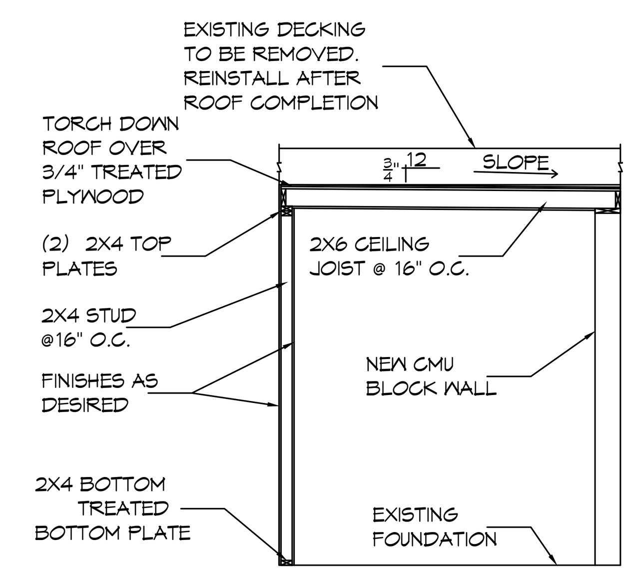
| MK | WIDTH | HEIGHT | FRAME MAT | NOTES |
|---|---|---|---|---|
| W01 | 3'-0" | 5'-0" | ALUM | 12 LITE WINDOW INSULATED |
| W02 | 6'-0" | 5'-0" | ALUM | 12 LITE WINDOW INSULATED |

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

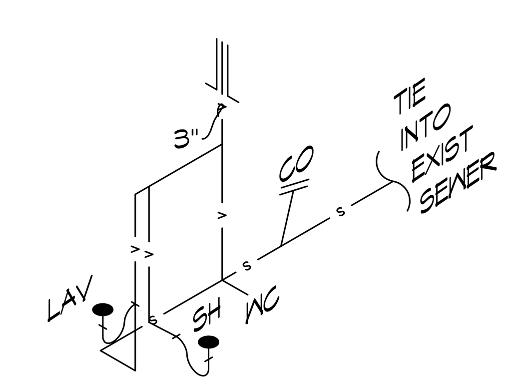



1 GROUND FLOOR PLAN
SCALE: 1/4"= 1'-0"

CMU WALLS



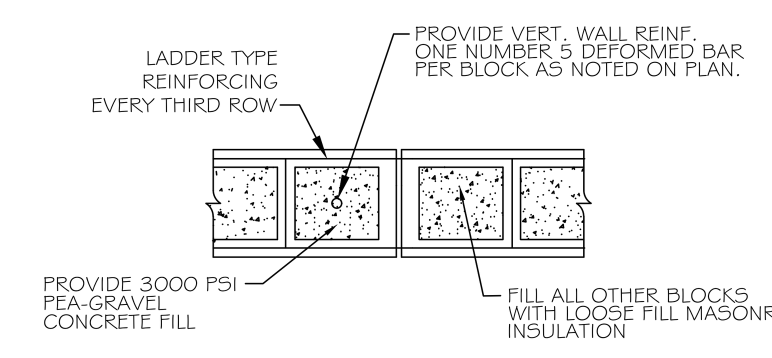

3 BATHROOM SECTION
SCALE: 1/4" = 1'-0"



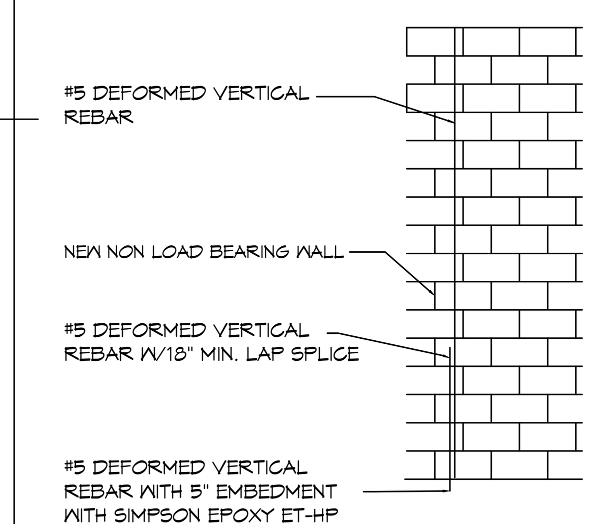

4 PLUMBING DIAGRAM
SCALE: NTS

LEGEND

INDICATES CONTINUOUS NO. 5 VERTICAL REINF. W/ 3000 PSI CONCRETE FILL.




TYPICAL MASONRY LAYOUT
SCALE: N.T.S.




TYPICAL MASONRY REINFORCING
SCALE: N.T.S.

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| # | DESCRIPTION | DATE |
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| JOB No: | 2023 | DATE: | 06-13-2023 |
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| DRAWN BY: | CKD | CHECKED BY: | BAM |

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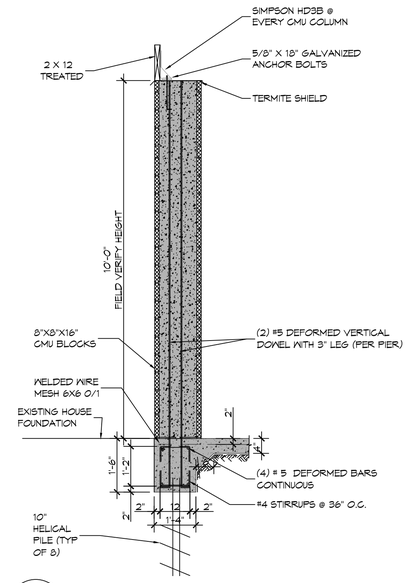
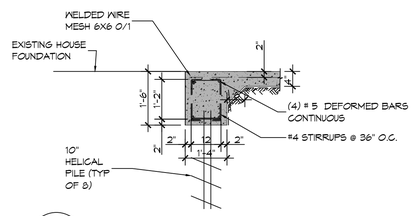
SHEET TITLE:
GROUND FLOOR PLAN, NEW CMU WALLS, BATHROOM AND DECKING

DRAWING NUMBER:
S101

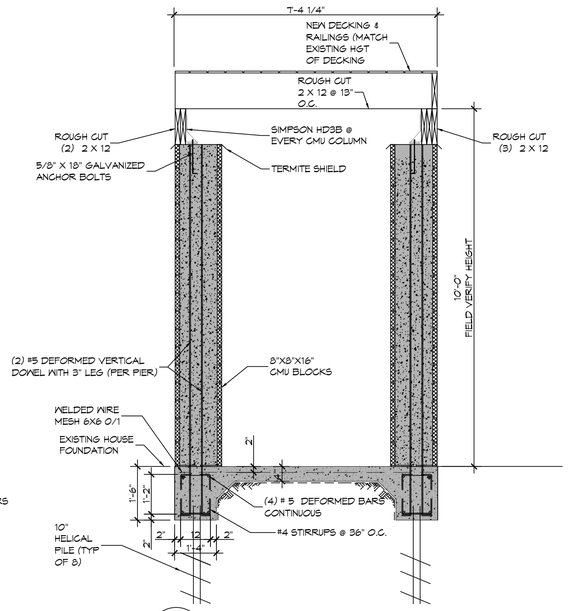
FILE NAME: J:\... Foundations w Standard Grip\Main Engr\Current Drawings\S102 - Hot Tub Plan.dwg, PLOT DATE & TIME: Tuesday, June 13, 2023 2:33:22 PM



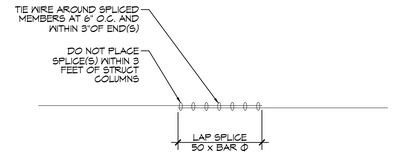

A S101|S101 **SECTION**
SCALE: 1/2" = 1' - 0" DECK FOUNDATION




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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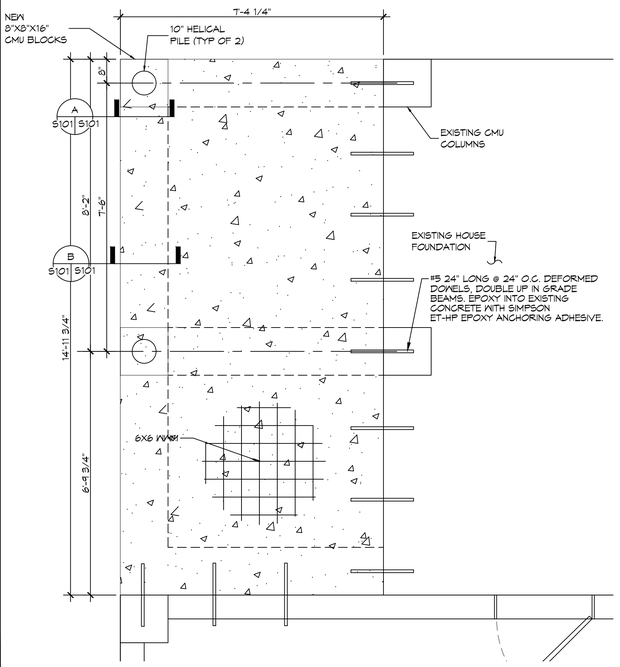
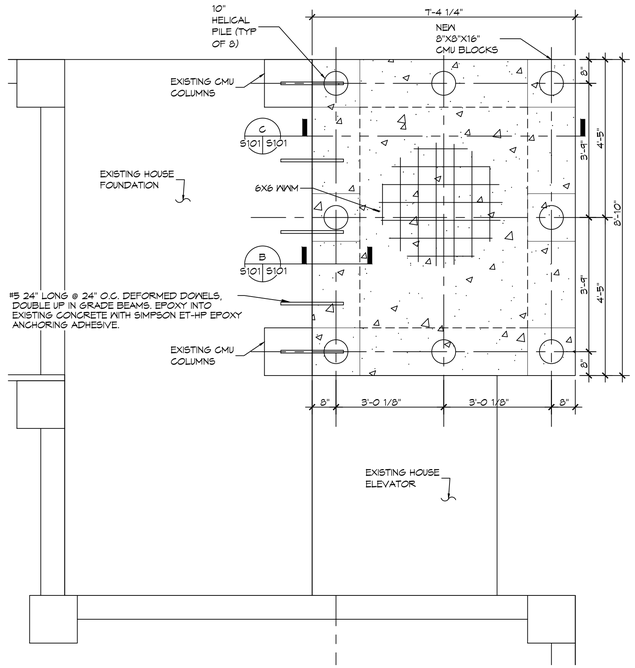
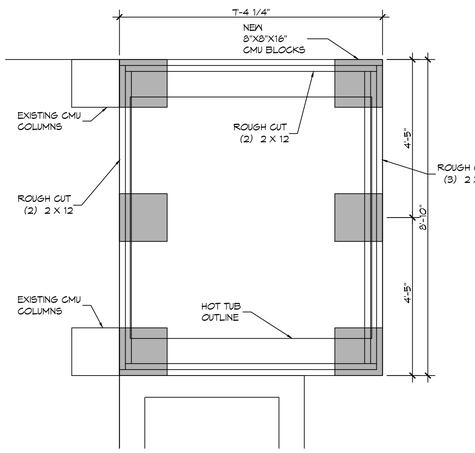


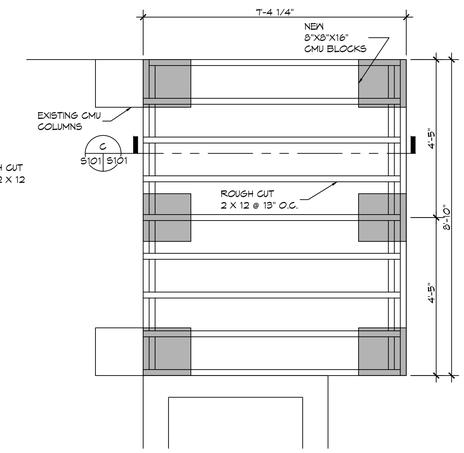

5 DECK FOUNDATION PLAN
SCALE: 1/2"= 1'-0"




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




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




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

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| DRAWN BY: | GKD |
| DATE: | 06-13-2023 |
| CHECKED BY: | BAM |

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SHEET TITLE:
HOT TUB & DECK FRAMING PLAN

DRAWING NUMBER:
S102

SHEET No: 2 of 2