


SITE PLAN GENERAL NOTES

1. All spot elevations to be verified in field prior to construction. Notify MHOA of any discrepancies.
2. Benchmark to be verified with architect prior to construction.
3. Do not scale the drawings. If a specific dimension is not given, contact MHOA for clarification.
4. GC is responsible for protecting and repairing additional damage arising during both demolition phase and new construction phase on existing partitions, finishes, and building elements that are to remain.
5. Tree protection fencing is required for all existing trees 19 inches in diameter (60 inches in circumference) within the limits of construction. Fencing should protect the entire critical root zone (CRZ) area. Fencing is required to be chain-link mesh at a minimum height of five feet. A 6-inch layer of mulch within the entire available root zone area is required for trees which have any disturbance indicated within any portion of the critical root zone. Refer to General Requirements for additional information associated with, but not limited to: submittals, shop drawings, samples, cutting and patching, coordination and staging, protection of work.
- 6.

YIn




Design Team

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Seal 04/12/2019

Project

**Corgan Residence**  
210 Academy  
Austin, Texas 78704

Set  
Pool House Permit Set

Issue:

04/12/2019 Permit Set

Revisions:

Drawing Title

Site Plan

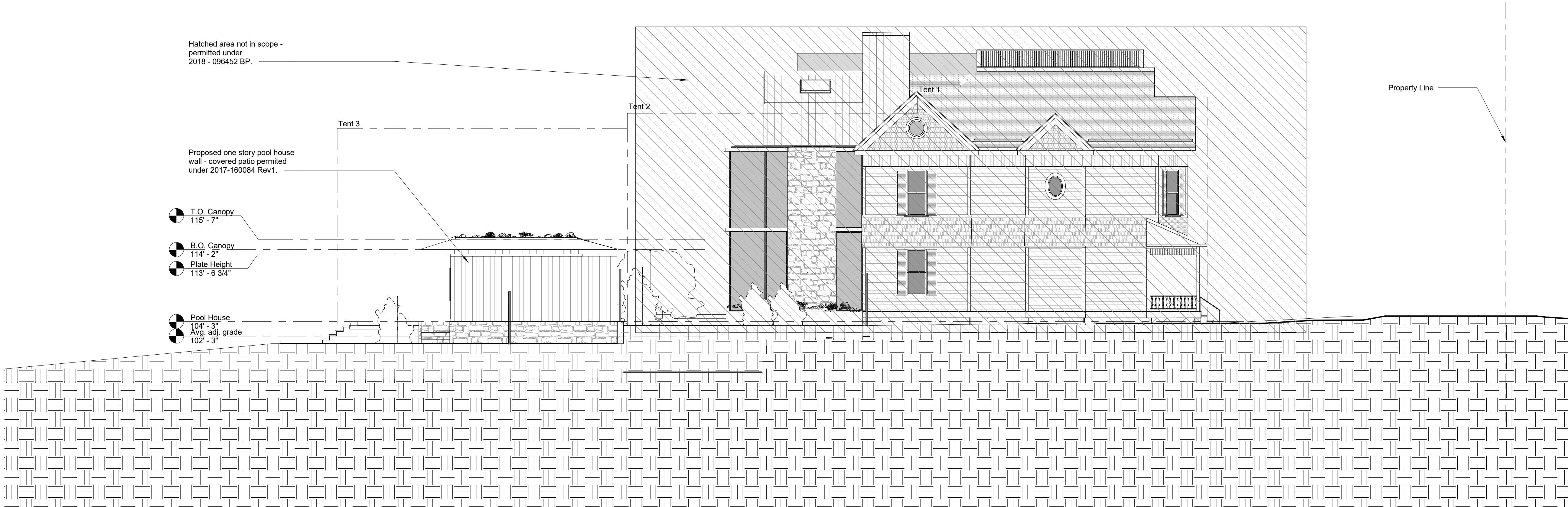
Sheet

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1 Pool House Site Plan  
1" = 20'-0" on 22 x 34  
1" = 40'-0" on 11 x 17



ELEVATION & SECTION GENERAL NOTES

1. Contractor (GC) to field verify all dimensions prior to construction and/or installation of any equipment, accessories, etc. If a discrepancy is identified, notify MHOA immediately.
2. Elevations and building sections are shown for reference only. Refer to Building Plans, Wall Sections and Window Elevations for additional information.
3. Do not scale the drawings. If a specific dimension is not given, contact MHOA for clarification.
4. Refer to General Requirements for additional information associated with, but not limited to: submittals, shop drawings, samples, cutting and patching, coordination and staging, protection of work.

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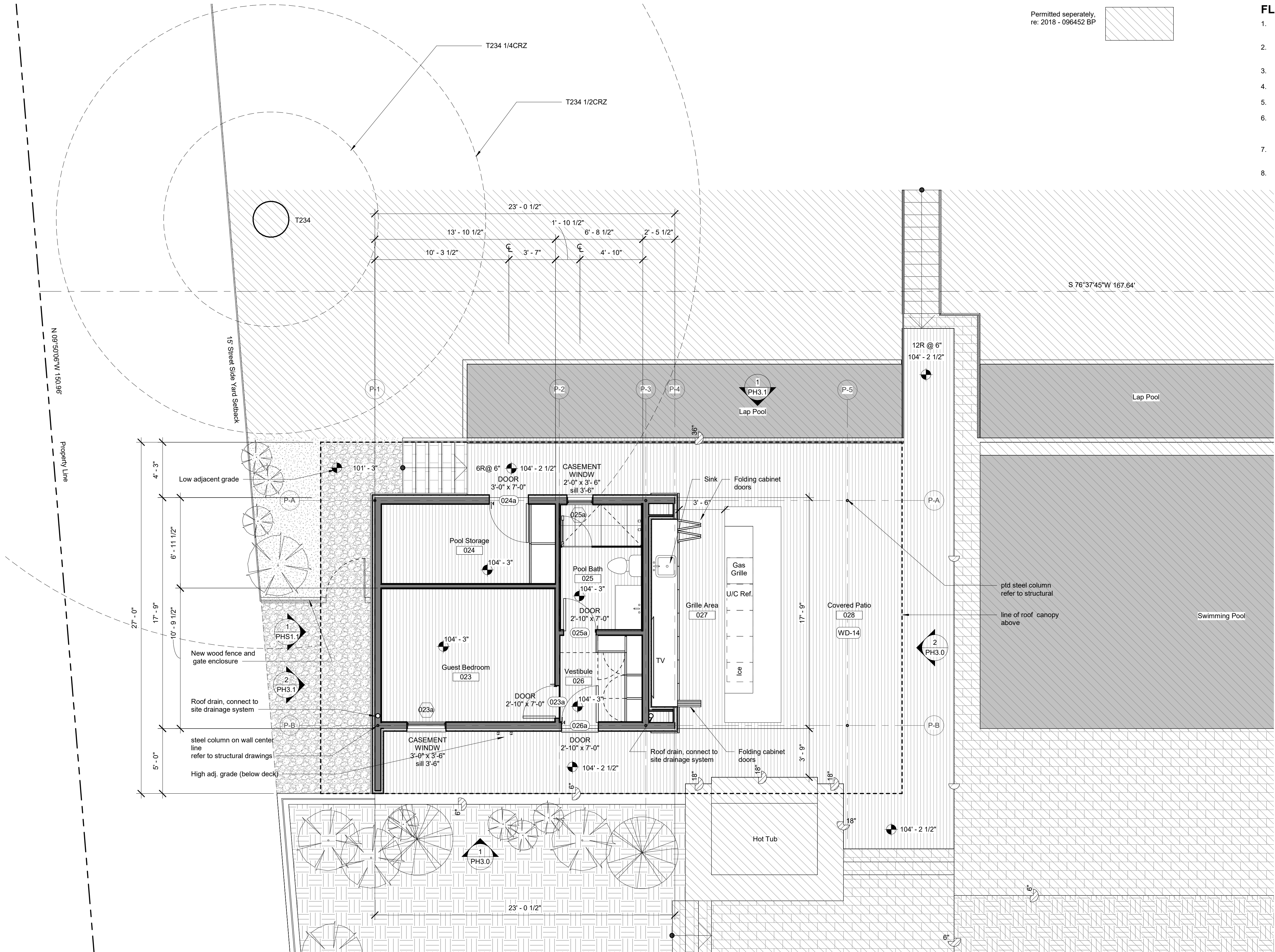
Revisions:

Drawing Title

Site  
Elevation  
Sheet

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Permitted seperately,  
re: 2018 - 096452 BP

FLOOR PLAN GENERAL NOTES

- The dimensions on this sheet are to face of stud and/or masonry, centerline of column/beam, and face of awning, unless noted otherwise.
- GC to field verify all dimensions prior to construction and/or installation of any equipment, accessories, etc. If a discrepancy is identified, please notify MHOA immediately.
- GC to verify final locations for fire extinguishers with fire marshal and architect prior to installation.
- Refer to appropriate sheet and/or schedule for additional information/detail regarding items shown herein.
- Do not scale the drawings. If a specific dimension is not given, contact MHOA for clarification.
- GC is responsible for protecting and repairing additional damage arising during both demolition phase and new construction phase on existing partitions, finishes, and building elements that are to remain.
- GC to provide portable fire extinguishers per International Fire Code Section 906 and/or local fire code and coordinate a final review of counts and locations with the local fire marshal/inspector.
- Refer to General Requirements for additional information associated with, but not limited to: submittals, shop drawings, samples, cutting and patching, coordination and staging, protection of work.

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Issue:

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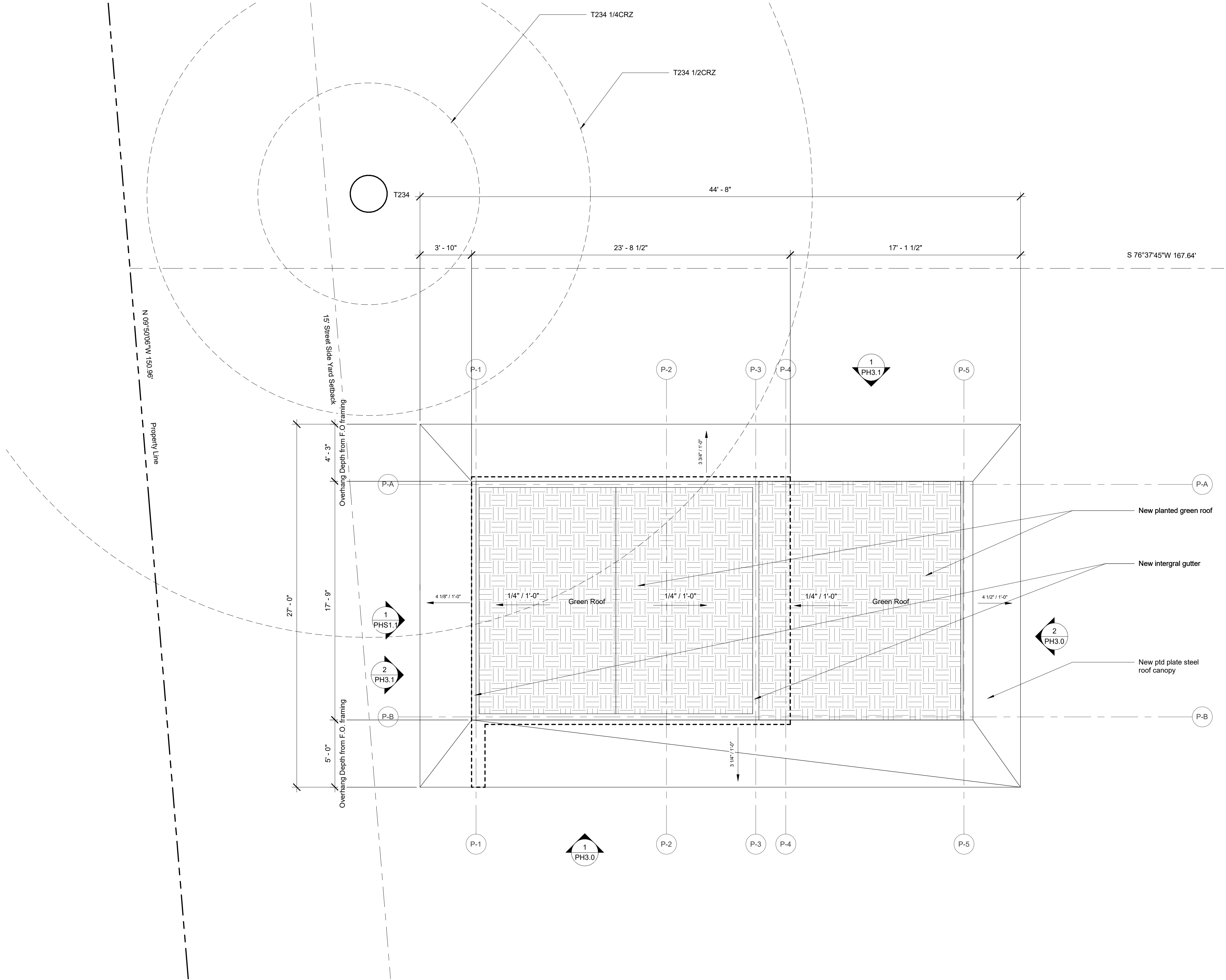
Revisions:

Drawing Title

Pool House  
Floor Plan

Sheet





FLOOR PLAN GENERAL NOTES

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Issue:

04/12/2019 Permit Set

Revisions:

Drawing Title

Pool House  
Roof plan

Sheet

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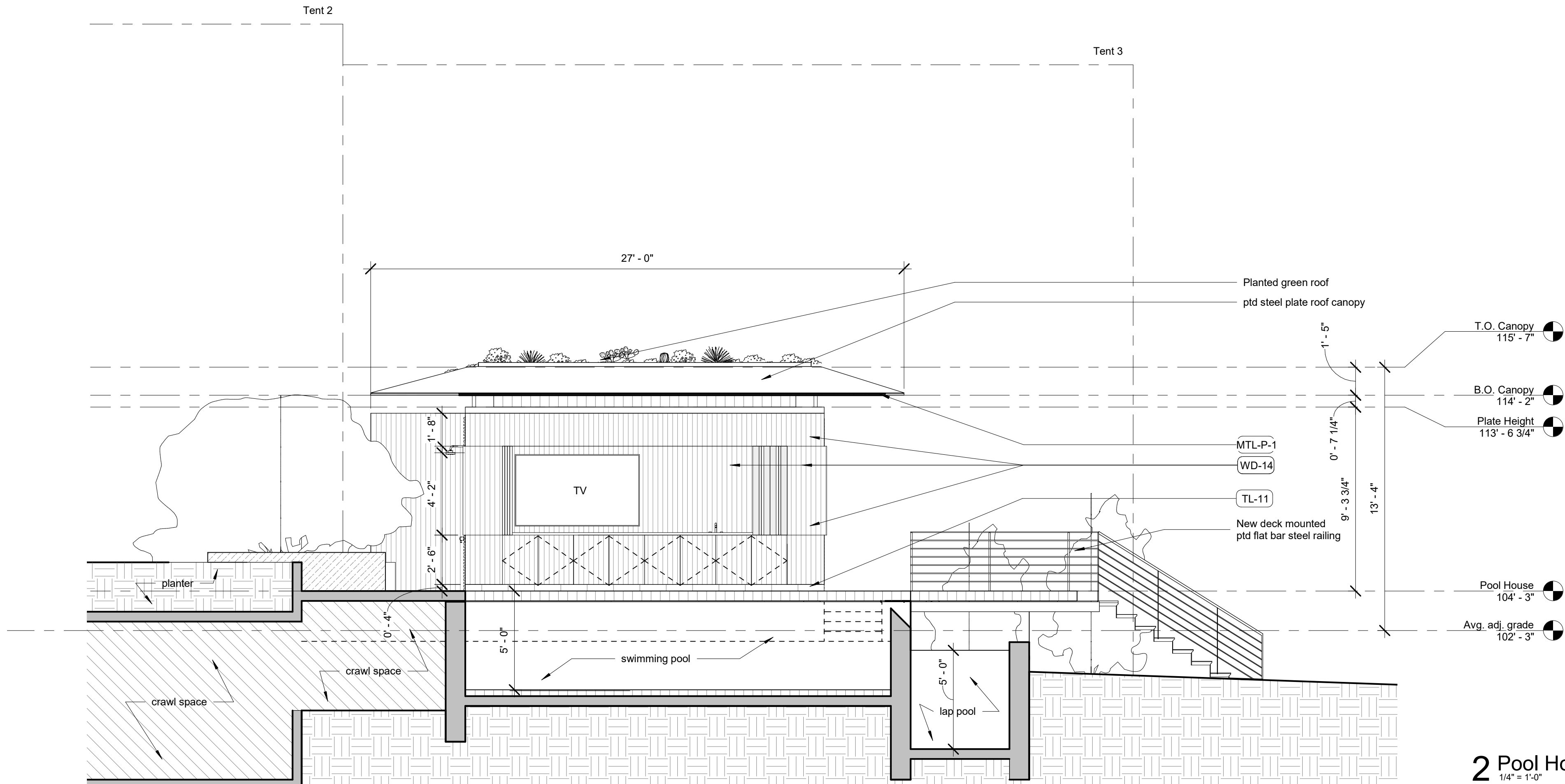
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1 Pool House Roof Plan

1/4" = 1'-0"

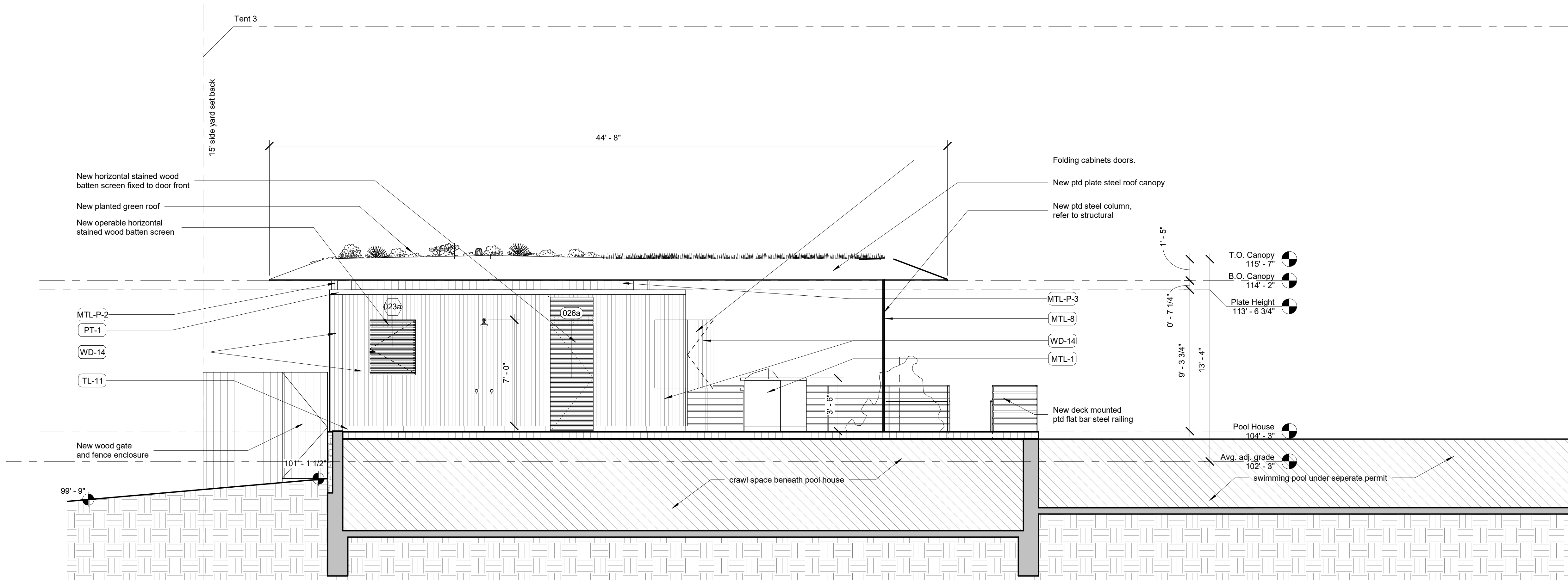


2 Pool House - East Elevation  
1/4" = 1'-0"

### Elevation and Section General Notes

- 1 The dimensnions on this sheet are based off of the face of finish material or masonry. All dimensions are to face of finish material, edge of awning, or centerline of support, U.N.O.
- 2 GC to field verify all dimensions prior to constructions and/or installation of any equipment, accessories, ect. If a discrepancy is identified, notify MHOA immediately.
- 3 Elevations are shown for reference only. Refer to Building Plans, Sections, Wall Sections, and Window Elevations for additional information.
- 4 All glass to be tempered in areas required by applicable code.
- 5 Refer to appropriate sheet and/or schedule for additional information/detail regarding items shown herein.
- 6 Keynotes located on this sheet are for this sheet only.
- 7 Do not scale the drawings. If a specific dimension is not given, contact MHOA for clarification.
- 8 Refer to Sheet A1.0 - General Conditions for additional information associated with, but not limited to: submittals, shop drawings, samples, cutting and patching, coordination and staging, protection of work.
- 9 Install all products per manufacturer's recommendations.

### Elevation Key Notes

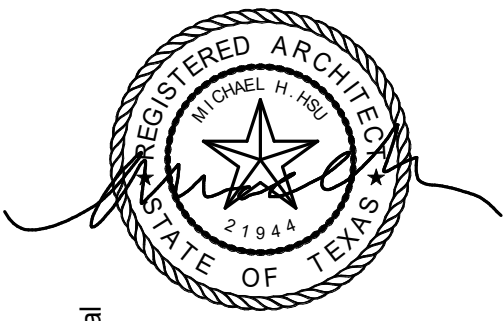


1 Pool House North Elevation  
1/4" = 1'-0"

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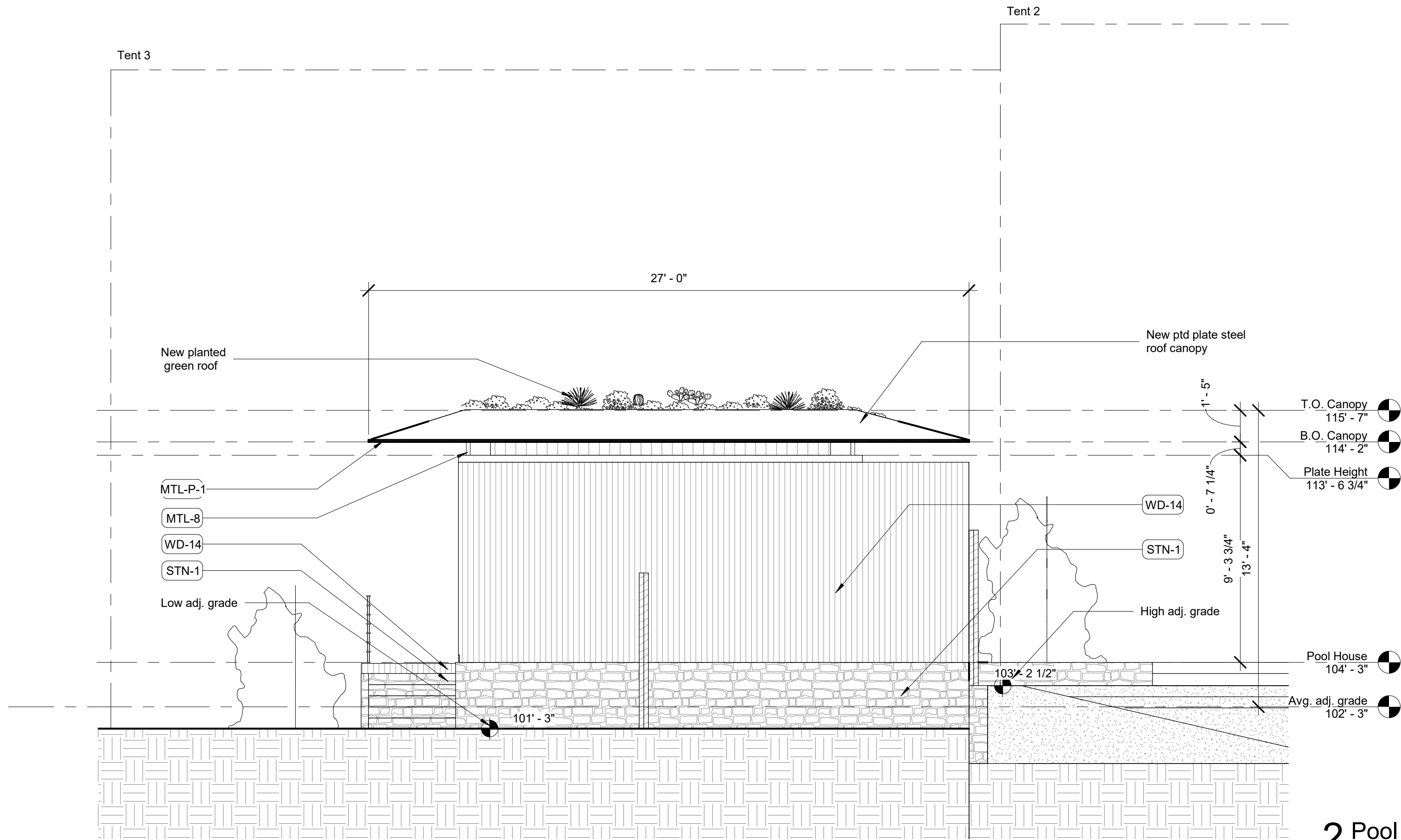
Revisions:  
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Drawing Title

Exterior  
Elevations  
Sheet

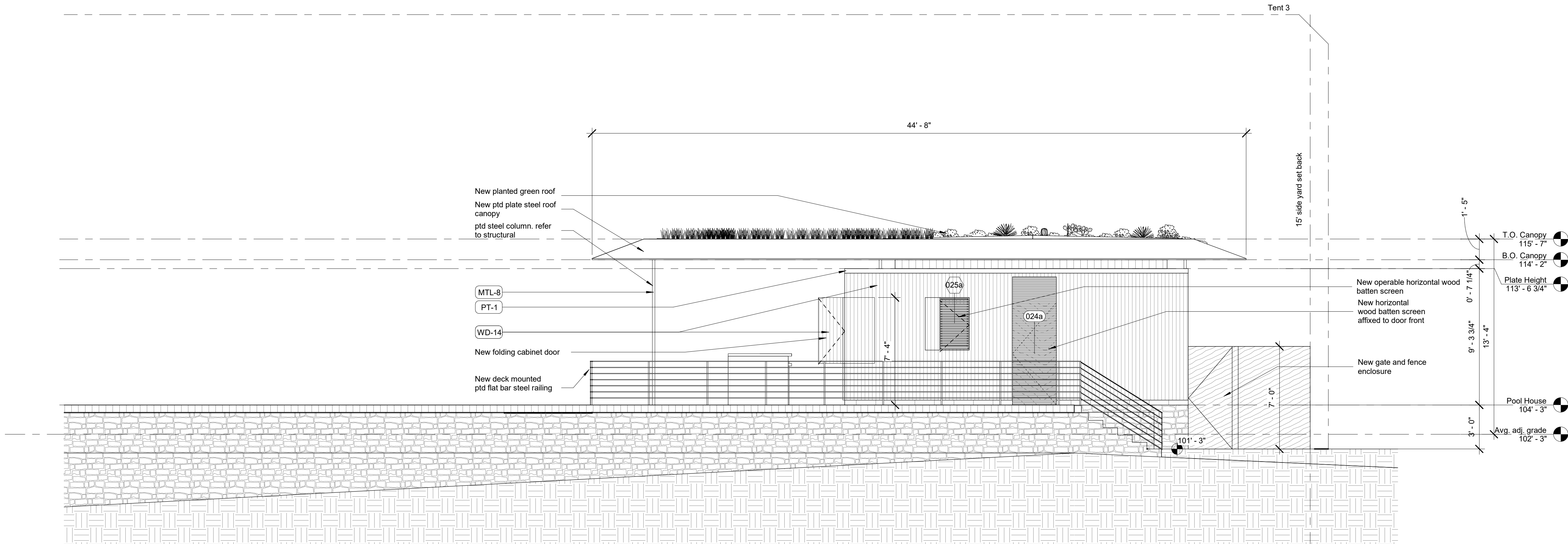
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2 Pool House - West Elevation

1/4" = 1'-0"



1 Pool House - South Elevation

1/4" = 1'-0"

### Elevation and Section General Notes

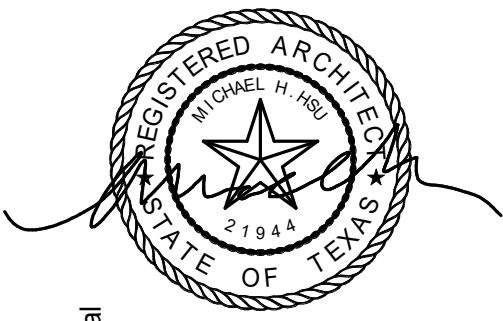
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### Elevation Key Notes

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Revisions:  
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X  
▲

Drawing Title

Exterior  
Elevations  
Sheet

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COORDINATION

- Only large openings in structural framing members are shown on the structural drawings. However, all sleeves, embeds, inserts, openings and frames that are necessary for the work shall be provided. The Contractor shall coordinate with all trades sizes, locations and placement. All openings and embedded items which have an effect on the structure shall be submitted to the Engineer for review.
- Refer to Architectural, Mechanical, Electrical, and Plumbing drawings for floor elevations, location of depressed or elevated floor areas, slopes, and drains.
- Contractor shall coordinate the requirements for building equipment supported on or from the structure. Submittals identify all equipment including size, dimensions, clearances, accessibility, weights and reactions. Any deviations from specified equipment shall be noted on the submittals.
- The details designated as "Typical Details" apply generally to the Drawings in all areas where conditions are similar to those described in the details.
- All dimensions and conditions of existing construction shall be verified at the job site. Differences between existing construction and the Drawings shall be referred to the Architect. Differences shall also be clouded on the shop drawings.
- Notes on structural indicating that bracing or shoring is required are intended to assist the contractor to identify instances where work required by these drawings is likely to cause failure unless shored. However, the design and provision of all temporary supports, whether identified or not, required for the execution of the contract such as guys, braces, shores, reshores, falsework, supports and anchors are not included in these drawings and shall be the responsibility of the Contractor. The contractor shall make the determination of where such supports are required. Temporary supports shall not result in the overstress or damage to the structure.
- This project includes specification sections in a separate project manual which are part of the construction documents. The Contractor shall coordinate all work with these drawings and the specifications.

SUBSTITUTIONS

- All requests for substitutions of materials or details shown in the contract documents shall be submitted for approval during the bidding period. Once bids are accepted, proposed substitutions will be considered only when they are officially submitted with an identified savings to be deducted from the contract.

CODES

- Building Codes: 2015 International Building and Residential Codes with City of Austin amendments.
- 2015 International Existing Building Code.
- Structural Concrete: Building Code Requirements for Reinforced Concrete, American Concrete Institute, ACI 318-08.
- Structural Steel: Manual of Steel Construction, American Institute of Steel Construction, Thirteenth Edition.
- Wood Framing: National Design Specifications For Wood Construction with Supplement, National Forest and Paper Products Association, 2005.
- Structural Plywood: Plywood Design Specification, American Plywood Association, Latest Edition.

DESIGN LOADS

- Dead Loads include the self weight of the structural elements and the following superimposed loads:
  - Ceiling and Mechanical at roof 5 psf
  - Ceiling and Mechanical at floor 5 psf
  - Roofing and insulation 15 psf
  - Green Roof Media 75 psf
- Floor Live Load
  - Single Family Residential
    - Typical U.N.O. 40 psf
    - Sleeping Areas 40 psf
    - Attic Space 40 psf
  - Outdoor Patio and Pool Deck 100 psf
  - Stairs 100 psf
- Roof Live Loads
  - Slope <= 4:12 20 psf
  - Slope = 8:12 16 psf
  - Green Roof over Canopy 20 psf
- Snow Loads
  - Ground snow load, Pg 5 psf
- Wind Design Data
  - Basic Wind Speed (3-second gust) 115 mph
  - Wind Importance Factor, Iw 1.0
  - Building Category II
  - Exposure B
  - Internal Pressure Coefficient ±0.18
  - Components and Cladding See table this sheet
- Earthquake Design Data
  - Seismic Importance Factor, IE 1.0
  - Seismic Use Group I
  - Mapped Spectral Response Accelerations:
    - SS 0.090g
    - SI 0.040g
  - Site Class B
  - Spectral Response Coefficients:
    - SDS 0.060g
    - SD1 0.027g
  - Seismic Design Category A
  - Basic Seismic-Force-Resisting System:
    - Light frame walls with shear panels-wood structural panels/sheet steel panels
  - Design Base Shear 70 kips
  - Seismic Response Coefficient(s), CS 0.0026
  - Response Modification Coefficient(s), R 6.5
  - Analysis Procedure Simplified
- Floor live loads have been reduced in accordance with the building code. Roof live load has been reduced with respect to slope but not with respect to tributary area.
- Construction Live Load unless noted specifically as otherwise on the drawings shall be:
  - Composite Steel and Concrete during concrete placement: 20 psf plus weight of concrete
  - Finished Structure: Floor and Roof Live Loads per table above

SUBMITTALS

- Shop drawings shall be prepared for all structural items and submitted for review by the Engineer. Contract Drawings shall not be reproduced and used as shop drawings. All items deviating from the Contract Drawings or from previously submitted shop drawings shall be clouded.
- The contractor shall review shop drawings for compliance with the contract documents and shall certify that he has done so by a stamp noting that the drawings have been "Approved" and which bears the signature (or initials) of an authorized representative of the contractor and the date. Submittals which do not reflect the contractor's approval, signature and date will be returned without review.
- The contractor shall be responsible for delays caused by rejection of inadequate shop drawings.
- Where review and return of shop drawings is required or requested, the engineer will review each submittal and, where possible, return within two weeks of receipt.
- Corrections or comments on shop drawings or manufacturer's data sheets do not relieve the contractor from compliance with requirements of the plans and specifications. The engineer's review is for general conformance with the requirements of the contract documents. The contractor is responsible for confirming and correcting all quantities and dimensions, selecting fabrication processes and techniques of construction, and coordinating his work with that of all other contractors.
- Refer to individual sections for specific submittal requirements.

TESTING LABORATORY SERVICES

- Work specified herein shall be performed by a qualified independent Testing Laboratory, selected and paid by the Owner.
- Filling and Backfilling operation:
  - Analyze backfill samples delivered by the contractor to determine compliance with gradation and quality requirements of the geotechnical report.
  - Make in place compaction tests for moisture content, moisture density relationship, and density of materials in place. Perform test once for each lift.
- Footing excavation: Inspect the excavations to determine that the proper bearing stratum is obtained and utilized for bearing and that excavations are properly clean and dry before concrete is placed.
- Concrete inspection and testing:
  - Secure composite samples of concrete at the jobsite in accordance with ASTM C172.
  - Mold and cure three specimens from each sample in accordance with ASTM C31. Test specimens in accordance with ASTM C39. Two specimens shall be tested at 28 days for acceptance and one shall be tested at seven days for information.
  - Perform one strength test (three cylinders) for each pour.
  - Make one slump test for each set of cylinders following the procedural requirements of ASTM C143 and C172.
  - Determine total air content of air entrained concrete in accordance with ASTM C231. Perform one test for each strength test.
- Concrete Reinforcement: Inspect all concrete reinforcing steel and embedded metal assemblies prior to placement of concrete for compliance with Contract Documents and shop drawings. All instances of non-compliance shall be immediately brought to the attention of the contractor for correction, and if uncorrected, reported to the engineer.
- Expansion Anchors: Provide continuous inspection of expansion bolt installation to ensure that holes are of the specified size, and that bolts are properly installed including application of minimum installation torques.
- Adhesive Anchors: Provide continuous inspection of adhesive anchor installation to ensure that holes are of the specified size, and prepared in accordance with the manufacturers recommendations.
- Structural steel : Field inspection of proper erection of all members, visual examination of all field welding, visual inspection of all bolts, inspection of all shop fabricated members upon arrival at the jobsite for conformance with accepted fabrication and erection drawings, verification of welder's certificates.

EXCAVATION PROTECTION

- The sides of all excavations greater than 5'-0" in depth shall be laid back to a slope of 1 horizontal to 1 vertical, unless the following applies:
  - A steeper slope is allowed by the geotechnical engineer for the particular location and site conditions in question.
  - A retention system is indicated on the Contract Drawings.
  - An alternative protective system is submitted by the Contractor and allowed by the Owner.
- Contractor shall submit Drawings and calculations sealed by a Registered Engineer licensed in the State of Texas for the design of any alternative protective systems. Alternative protective systems shall be designed to resist the soil pressures stipulated in the project geotechnical report prepared by Holt Engineering, dated February 22, 2018. In addition, the design shall consider surcharges created by construction equipment, excavation spoil, and other surface encumbrances.
- Contractor shall comply with all Occupational Safety and Health Administration standards and all other regulatory agency standards regarding excavation safety.

CONTROLLED BACKFILL

- Backfill material shall have a plasticity index between \_\_\_\_ and \_\_\_\_, with a liquid limit less than \_\_\_\_.
- Fill shall be placed in lifts not to exceed \_\_\_\_ inches.
- Fill shall be compacted at the optimum moisture content (-1% to +3%) to between 90 and 95 percent of the maximum dry density per ASTM D698.
- Compaction and moisture content of controlled backfill shall be verified by an independent testing laboratory.
- The top \_\_\_\_\_ft ( *USUALLY 1 TO 3 FEET* ) of material below the ground surface shall consist of relatively impervious material, with a liquid limit between 40 and 50 percent and a plasticity index between 20 and 30. This material shall be placed in 6" lifts and compacted at optimum moisture content, to 95 percent of the maximum density per ASTM D698.
- Backfill material shall not be placed against foundation walls until all supporting slabs, beams, struts, etc., have attained their 28 day design strength unless proper bracing is installed.
- Where backfill is required on both sides of a structure or building element, backfill shall be placed simultaneously along both sides so that the backfill height on one side does not exceed the height on the opposite side by more than 4'-0".
- Design of basement and retaining walls is based on equivalent hydrostatic pressure of 55 pcf, assuming free draining backfill and use of perforated drain pipe in accordance with the geotechnical report prepared by Holt Engineering, Inc. dated February 22, 2018.

CONCRETE FOOTINGS AND GRADE BEAMS

- Concrete footing design is based on an allowable net bearing capacity of 4,000 psf in accordance with the geotechnical report dated February 22, 2018 prepared by Holt Engineering, Inc.
- Bearing stratum shown on the footing details is Tan Limestone.
- Footings not specifically located on the plan shall be located on centerline of walls, pilasters, or columns above. Where no pilaster or column occurs, locate on centerline of wall or beam.
- Provide dowels from footings into concrete above using same bar size and number as shown for pilaster or column above. Where no pilaster or column occurs, use (4) #7 dowels. Extend dowels 30 bar diameters into pier and wall, beam, pilaster or column U.N.O.
- Elevation of top of plinths/footings, unless noted otherwise on drawings, is at the bottom of the deepest intersecting beam or wall supported by the footing.
- Footing excavations shall be to neat lines and shall be free of loose or wet materials.
- Footing reinforcing and concrete shall be placed immediately after excavations are complete; in no case shall a footing be excavated that cannot be placed by the end of the workday.
- See plans and schedules for footing sizes, reinforcing and depths.
- Reinforcing steel shop drawings shall include placing drawings for templates to set dowels in footings.
- All footings shall be inspected by a representative of a qualified Geotechnical Testing Laboratory in order to ensure that the proposed bearing material has been reached in accordance with the recommendations given in the geotechnical report and that the footing has been constructed to specified size, with detailed reinforcing, and to specified tolerances.

CAST IN PLACE CONCRETE

- Cast in place concrete shall meet the following requirements:

Class	28 Day Strength	Type	Aggregate Size	Slump	Use
A	3,000 psi	NWC330	3/4"	3"-4"	Slab-on-Grade, Grade beams, Footings
B	3,000 psi	NWC330	3/4"	3"-4"	Concrete Walls

In addition, class "A" concrete shall meet the following additional requirements:

- A maximum water/cement ratio of 0.45.
  - A high-range water reducing admixture shall be added to increase the slump to 5'-6". The noted slump applies before the addition of the admixture.
- Provide 5 percent plus or minus 11/2 percent of entrained air in concrete permanently exposed to the weather and elsewhere at the Contractor's option.
- Horizontal construction joints in concrete pours shall be permitted only where indicated on the drawings. All vertical construction joints shall be made in the center of spans in accordance with the typical details. Contractor shall submit proposed locations for construction joints not shown on drawings for review by the Architect and Structural Engineer. Additional construction joints may require additional reinforcing as specified by the Engineer which shall be provided by the Contractor at no additional cost to the Owner.
- Embedded conduits, pipes, and sleeves shall meet the requirements of ACI 318-89, Section 6.3, including the following:
  - Conduits and pipes embedded within a slab, wall, or beam (other than those passing through) shall not be larger in outside dimension than 1/3 the overall thickness of the slab, wall or beam in which they are embedded.
  - Conduits, pipes and sleeves shall not be spaced closer than three diameters or widths on center.
  - Concrete pours shall not exceed 5,000 square feet or 100 linear feet on each side without prior approval by the Architect for each pour.
- Submittal: Submit proposed mix designs in accordance with ACI 301, chapter 3.9. Each proposed mix design shall be accompanied by a record of past performance based on at least 30 consecutive strength tests, or by three laboratory trial mixtures with confirmation tests.

CONCRETE REINFORCING

- Reinforcing steel shall be deformed new billet steel bars in accordance with ASTM A615 Grade 60.
- Detailing of reinforcing steel shall conform to the American Concrete Institute Detailing Manual.
- All hooks and bends in reinforcing bars shall conform to ACI detailing standards unless shown otherwise.
- Provide reinforcing bars in accordance with the bar bending diagram if bar types are specified. In unscheduled beams, slabs, columns and walls detail reinforcing as follows:
  - Lap top reinforcing bars at mid span.
  - Lap bottom reinforcing bars at the supports.
  - Lap vertical bars in columns and walls only at floor lines, unless noted otherwise.
  - Lap reinforcing bars 38 bar diameters minimum, unless noted otherwise.
  - Provide standard hooks in top bars at cantilever and discontinuous ends of beams, walls and slabs.
  - Provide corner bars for all horizontal bars at the inside and outside faces of intersecting beams or walls. Corner bars are not required if horizontal bars are hooked.
- Welding of reinforcing steel will not be permitted.
- Heat shall not be used in the fabrication or installation of reinforcement.
- Reinforcing steel clear cover shall be as follows:
  - Grade beams 1 1/2" top, 3" bottom, 2" side (formed), 3" side (placed against earth)
  - Walls 2"
  - Slabs above grade 1"
  - Beams above grade 1 1/2"
- Submittal: Submit shop drawings for fabrication, bending, and placement of concrete reinforcement. Comply with ACI 315 "Details and Detailing of Concrete Reinforcement". Do not reproduce the Contract Drawings for use as shop drawings.

STRUCTURAL ABBREVIATIONS

A.B.	ANCHOR BOLT	M.	MOMENT
ADJ.	ADJACENT	MAS.	MASONRY
AGGR.	AGGREGATE	MAT.	MATERIAL
AHU	AIR HANDLING UNIT	MC	MOMENT CONNECTION(S)
ALT.	ALTERNATE	MECH.	MECHANICAL
ARCH.	ARCHITECT OR ARCHITECTURAL	MEZZ.	MEZZANINE
		MID.	MIDDLE
B.F.	BACK FACE	(N)	NEW
BULDG.	BUILDING	O.D.	OUTSIDE DIAMETER
BM.	BEAM	N.F.	NEAR FACE
BOT.	BOTTOM	N.I.C.	NOT IN CONTACT
BR.L.	BRICK LEDGE	N.S.	NON-SHRINK
BRDG.	BRIDGING	N.T.S.	NOT TO SCALE
BRG.	BEARING	NOM.	NOMINAL
B/W	BETWEEN		
C OR COMP.	COMPRESSION	O.C.	ON CENTER
C.I.P.	CAST-IN-PLACE	O.D.	OUTSIDE DIAMETER
C.J.	CONSTRUCTION JOINT	O.F.	OUTSIDE FACE
C.L.	CENTER LINE	O.H.	OPPOSITE HAND
C.M.U.	CONCRETE MASONRY UNIT	OPP.	OPPOSITE
COL.	CONCRETE	P	POINT OR AXIAL LOAD
CONN(S)	CONNECTIONS	P/C	PRECAST CONCRETE
CONST.	CONSTRUCTION	PERP.	PERPENDICULAR
CONT.	CONTINUOUS	PL	PLATE
CONTR.	CONTRACTOR	PREFAB.	PREFABRICATED
CONTR./JT.	CONTROL JOINT	PRELIM.	PRELIMINARY
COV. PL.	COVER PLATE	PT.	POINT
		P-T	POST-TENSION
D.L.	DEAD LOAD	R	RADIUS
DBL.	DOUBLE	R.D.	ROOF DRAIN
DET.	DETAIL	REINF.	REINFORCEMENT(S)(ED)(MENT)
DIA.	DIAMETER	REM.	REMAINDER
DIAG.	DIAGONAL	REQUIRE	REQUIRED
DIM(S)	DIMENSION(S)	REQ'D	REQUIRED
DWL(S)	DOWEL(S)	ROUND	ROUND
(E)	EXISTING	S.S.	STAINLESS STEEL
E.F.	EACH FACE	SCHED.	SCHEDULE(D)
E.J.	EXPANSION JOINT	SECT.	SECTION
E.W.	EACH WAY	SHEET	SHEET
ELV.	ELEVATION	SIM.	SIMILAR
ELEV.	ELEVATOR	SP.	SPACE
ENGR.	ENGINEER	STD.	STANDARD
EQUIP.	EQUIPMENT	STIFF	STIFFENER
EXIST.	EXISTING	STIR	STIRRUPS
EXP.	EXPANSION	STLR	STEEL
EXT.	EXTERIOR	STRUCT.	STRUCTURE OR STRUCTURAL
F. TO F.	FACE TO FACE	T	TENSION
F.D.	FLOOR DRAIN	T&B	TOP AND BOTTOM
F.F.	FINISHED FLOOR	T&G	TONGUE AND GROOVE
F.S.	FAR SIDE	T.O.B.	TOP OF BEAM
FABR.	FABRICATOR	T.O.F.	TOP OF FOOTING
FDN.	FOUNDATION	T.O.P.	TOP OF PIER
FIND)	FINISHED)	T.O.P.C.	TOP OF PIER CAP
FL.	FLOOR	T.O.S.	TOP OF STEEL
		T.O.S.C.	TOP OF STRUCTURAL CONCRETE
GL.V.	GALVANIZED	T.O.W.	TOP OF WALL
GLULAM	GLULAM	TYP.	TYPICAL
GR.BM.	GRADE BEAM		
H.S.	HEADED STUDS	U.N.O.	UNLESS NOTED OTHERWISE
HORIZ.	HORIZONTAL	V	SHEAR
HSS	HOLLOW STRUCTURAL SECTION	VERT.	VERTICAL
HT.	HEIGHT		
I.D.	INSIDE DIAMETER	W/	WITH
I.F.	INSIDE FACE	W.L.	WIND LOAD
INT.	INTERIOR	W/O	WITHOUT
INTERM.	INTERMEDIATE	W.P.	WORK POINT
		W.W.M.	WELDED WIRE MESH
JST(S)	JOIST(S)	WB	WIND BRACE
JT.	JOINT	WS.	WATER STOP
L.L.	LIVE LOAD	XS	EXTRA STRONG
LLH.	LONG LEG HORIZONTAL	XXS	DOUBLE EXTRA STRONG
LLV.	LONG LEG VERTICAL		
LONG.	LONGITUDINAL		
LW. CONC.	LIGHT WEIGHT CONCRETE		

MATERIALS LEGEND

	EXISTING CONSTRUCTION		ROCK
	CONCRETE (PLAN)		WOOD SHEATHING
	WOOD/METAL (PLAN)		CMU (SECTION)
	MECHANICAL UNIT OR ZONE		BRICK (SECTION)
	GROUT/SAND		MECHANICAL UNIT (SECTION)
	COMPACTED FILL		STRUCTURAL STEEL (SECTION)
	UNDISTURBED EARTH		

STRUCTURAL DRAWING SHEET LIST

S1.1	STRUCTURAL NOTES
S1.2	STRUCTURAL NOTES
S2.1	BRACEWALL & FOUNDATION PLANS
S2.2	FRAMING PLANS
S3.1	TYPICAL FOUNDATION DETAILS
S5.1	TYPICAL STEEL CONNECTIONS
S5.2	STEEL DETAILS
S5.11	TYPICAL BRACING DETAILS
S6.1	TYPICAL WOOD DETAILS

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STRUCTURAL NOTES

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- Pool House

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STRUCTURAL STEEL

1. Structural Steel shall conform to ASTM A572, grade 50 except where A36 is noted on plan, except that miscellaneous plates, angles, and channels may be A572, grade 50 or A36. Steel pipe shall conform to ASTM Specification A 501 or ASTM A 53, Type E or S, Grade B. Steel tube shall conform to ASTM Specification A 500, Grade B, Fy 46 ksi.
2. Column base plates shall be grouted with a non-shrink, high strength nonmetallic grout.
3. Splicing of structural steel members is prohibited without prior approval of the Engineer as to location and type of splice to be made. Any member having splice not shown and detailed on shop drawings will be rejected.
4. All welds denoted as moment connection or full penetration weld shall be ultrasonically or x-ray certified by an independent testing agency.
5. Contractor shall coordinate structural steel fireproofing requirements. All interior structural steel, including steel joists, scheduled or indicated to receive spray applied fireproofing shall be delivered to the project site unprimed. Steel exposed to corrosive conditions after installation shall be primed with a protective coating which does not diminish the bond between the spray applied fireproofing, and the steel substrate. Any primer, and/or coating applied to structural steel shall be approved for use in the applicable U.L. Fire Resistance Assembly used on the project. Contractor shall protect any unprimed structural steel from detrimental effects of corrosion, as required, until the steel is enclosed and protected by the new construction.
6. Shop painting: Paint structural steel with one coat of manufacturer's standard red oxide primer, or other primer as required for compatibility with paint specified by architect, applied at a rate to provide a uniform dry film thickness of 2.5 mils.
7. Submittal: Provide drawings showing details for fabrication and shop assembly of members, erection plans and details. Include details of connections, camber, weld profiles and sizes and spacing. Shop and erection drawings shall not be made using reproductions of the contract drawings.

STRUCTURAL STEEL CONNECTIONS

1. Welding shall conform to ANSI/AWS D1.1, latest edition.
2. Bolts shall conform to ASTM A325. Bolts shall be designed using values for bearing type bolts with thread allowed in the shear plane.
3. Structural steel connections not specifically detailed on the Drawings shall be designed and detailed by the Contractor under the direct supervision of a registered engineer licensed in the State of \_\_\_\_\_. Sealed calculations for all connections designed by the Contractor shall be submitted for the Architect's files.
4. Beam connections shall be designed and detailed as follows, unless noted otherwise on the Drawings:
  - a. Connections shall be AISC type 2 simple framing connections. Shear tab connections shall not be used.
  - b. In general, shop connections shall be bolted or welded and field connections shall be \_\_\_\_\_.
  - c. Where indicated, connections shall be designed for the scheduled shear force, the shear force indicated on the Drawings as "Vs=", and the horizontal force indicated as "Hs =".
  - d. If not indicated on the Drawings, connections shall be designed for 55 percent of the total load capacity for the beam span shown in the beam tables in Section 2 of the AISC Manual, ninth edition.
  - e. The minimum number of rows of bolts shall be 1/6 of the beam depth with any fraction be rounded to the next higher number.
  - f. Bolts shall be "snug tight", U.N.O.
  - g. Short slotted holes shall be permitted provided washers are installed in accordance with AISC requirements. Washers shall be hardened where A325 bolts are utilized.
5. Wind brace connections shall be designed and detailed as follows, unless noted otherwise on the Drawings:
  - a. Connections shall be welded.
  - b. Connections shall be designed and detailed for the forces shown on the Drawings.
  - c. If forces are not indicated on the Drawings, connections shall be designed to develop the full tensile capacity of the members.
6. For connections not specifically addressed by these notes or the Drawings, provide fillet welds at all contact surfaces sufficient to develop the tensile strength of the smaller member at the joint.
7. Moment connections indicated on Drawings as "MC" shall be welded to develop the full capacity of the member on both sides of supporting member.
8. Roof edges angles shall be continuous and shall be spliced only at supports. Splices shall be butt-welded to develop full capacity of the member.
9. Fillet welds with no size specified shall be 3/16", or minimum size required by AISC, whichever is larger.

ENGINEERED WOOD MEMBERS

1. Where noted on the drawings, joists shall be TJI "SP" series engineered wood joists, and beams shall be "Micro-Lam" or "Parallam" beams as manufactured by the Trus Joist Macmillan Corporation.
2. Do not notch joists or beams. Drill holes through webs of engineered wood members for mechanical, electrical or plumbing services in accordance with the recommendations of the engineered wood product manufacturer.
3. Multiple wood beams up to three members thick shall be nailed together with three rows of 16d nails at 12" on center. Four or more multiple wood beams and any multiple wood beams utilizing beams thicker than 1 3/4" shall be bolted together with 1/2" diameter bolts top and bottom at supports and ends of the beam, then at 24" on center, staggered top and bottom for the full length of the beam.
4. Where multiples of two 1 3/4" Micro-Lam beams are noted on the drawings, contractor may provide single 3 1/2" beams in lieu of double 1 3/4" beams.
5. Provide web stiffeners where required by the manufacturer for the specified support condition.
6. Engineered wood members used in exterior applications shall be treated with Copper Azole(CA-B) or a Light Organic Solvent Preservative (LOSP).

TIMBER FRAMING

1. Unless otherwise noted, all structural framing lumber shall be clearly marked No. 2 Southern Pine or Douglas Fir-Larch, except that non-loadbearing interior walls may be Stud grade Southern Pine, Douglas Fir-Larch, or Spruce-Pine-Fir. Studs in perimeter walls shall be 2x6's at 16" on center, typical, U.N.O. Studs in interior walls shall be 2x4's at 16" on center, typical, U.N.O.
2. All wood headers, beams, and top plates shall be No. 2 Southern Pine or Douglas Fir-Larch.
3. All wood stud walls shall be full height without intermediate plate line unless detailed otherwise.
4. All load bearing walls shall have solid 2x blocking at 4'-0" O.C. maximum vertically. End nail with two (2) 16d nails or side toe nail with two (2) 16d nails.
5. Provide double studs at all wall corners and on each side of all openings, unless noted or detailed otherwise.
6. Floor sheathing: 1 1/8" "Sturd-I-Floor" or "Avantech" tongue and groove APA RATED SHEATHING with an Exposure 1 rating with exterior glue. Floor sheathing shall be glued to the wood support members with a wet use adhesive, in addition to being nailed to the supports with 10d ring shank nails at 6" on center at supported edges and 12" on center at intermediate supports. Stagger joints in sheathing.
7. Roof sheathing: 3/4" APA RATED SHEATHING with an exposure 1 rating or 1/2" grade C-D plywood with exterior glue. Panels shall be continuous over two or more spans with the long dimension oriented perpendicular to the framing members. Nail with 8d common nails at 6" on center at supported edges and 12" on center at intermediate supports. Stagger joints in sheathing.
8. All corners of wall framing shall be braced by a 4'-0" wide x 1/2" panel of APA RATED SHEATHING with an exposure 1 rating extending from the top plate to the sill plate. Where wall is taller than 8'-0", provide multiple panels as required to extend from sill plate to top plate. Provide 2x blocking as required to support all panel edges. Nail with 8d common nails at 6" on center at supported edges and 12" on center at intermediate supports.
9. Solid 2x blocking or bandboard shall be provided at supports and cantilever ends of all wood joists, and between supports in rows not exceeding 8'-0" apart.
10. All framing members framing into the side of a header shall be attached using metal joist hangers of type "LU" as manufactured by the Simpson Company or equal. The hanger shall be sized and installed in accordance with the manufacturers recommendations for the size of joist supported.
11. Place a single plate at the bottom and a double plate at the top of all stud walls. Exterior sill plates shall be bolted to the foundation with 1/2" anchor bolts with a minimum embedment of 8" spaced at 4'-0" on center. Provide a minimum of two bolts per plate segment. Sill plates in contact with concrete or masonry shall be pressure treated with a preservative.
12. As an alternate, plates may be attached to concrete foundation elements with power actuated fasteners. Provide washers at least 0.08 inches thick, and 1.1 inches square or 1.425 inches in diameter at each fastener. Fasteners shall be 3" long and shall have a minimum shank diameter of 0.145 inches. Provide two fasteners located 6 and 10 inches from the end of each sill plate piece, and then at a maximum spacing of 18 inches on center maximum at exterior walls and at interior party walls. At interior non-load bearing partitions, fasteners may be spaced at 36" on center, maximum. Fasteners shall be Hilti X-DNI 72P8S36 pins or equal. Submit manufacturer's information on fastener to be used prior to start of construction.
13. Provide double joists under all interior partition walls oriented parallel to the joists.
14. All bolts and lag screws shall have standard washers. All anchor and expansion bolts used in wood to concrete connections in crawlspace areas shall be hot dip galvanized or stainless steel.
15. Refer to the architectural drawings for additional wood framing members. Provide additional wood framing members shown on the architectural drawings even though they may not be shown on the structural drawings.



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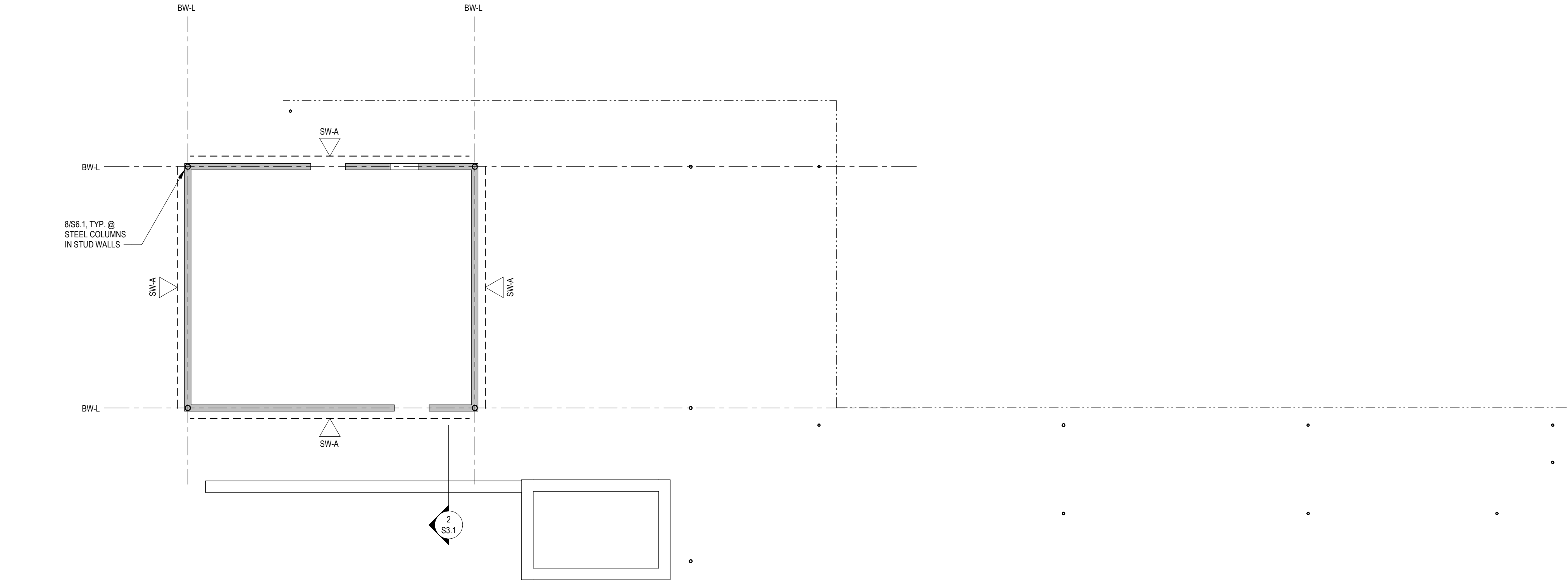
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## 1 POOL BRACE WALL PLAN

### ENGINEERING DESIGN:

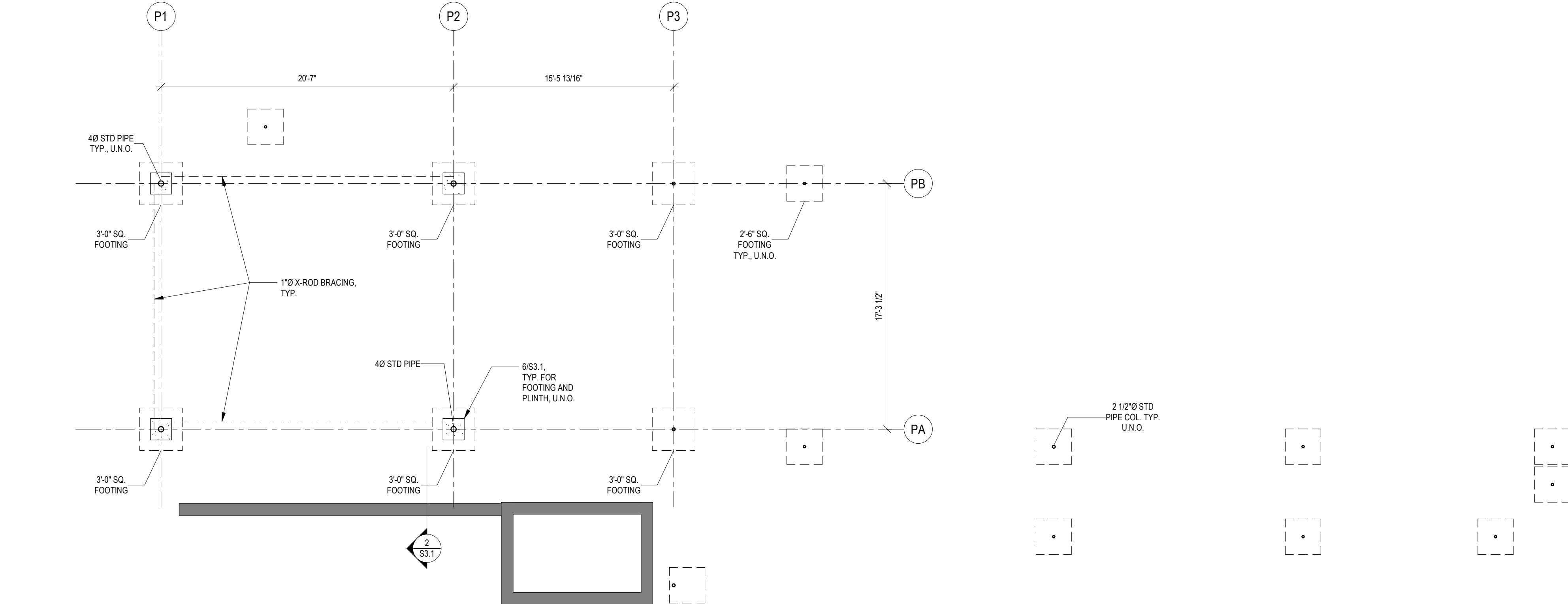
1. THE BUILDING FRAME DOCUMENTED IN THESE PLAN DRAWINGS, DETAILS, AND STRUCTURAL NOTES HAS BEEN DESIGNED FOR THE SPECIFIC AND UNIQUE CONDITIONS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE TO WITHSTAND THE DESIGN LOADS AND TO MEET SERVICEABILITY LIMITS REQUIRED BY THE BUILDING CODE. WHERE PRESCRIPTIVE DESIGN ELEMENTS ARE INCORPORATED FROM THE BUILDING CODE, THE APPROPRIATE TERMINOLOGY AND REFERENCES ARE IDENTIFIED IN THE DRAWINGS.
2. FOR RESIDENTIAL STRUCTURES, THE GENERAL BASIS FOR DESIGN IS THE INTERNATIONAL RESIDENTIAL CODE.
3. WHERE APPLICABLE OR BEYOND THE SCOPE OF THE IRC, STRUCTURAL ELEMENTS ARE DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.
4. SHEARWALL PANELS (SW-) AND HOLD-DOWN ANCHORS (HD-) ARE INDICATED ON THE PLANS. REFER TO S6.1 FOR SHEAR WALL AND HOLDDOWN SCHEDULES.

### PLAN NOTES:

1. ASSUMED ELEVATION OF 100'-0" EQUALS ACTUAL ELEVATION OF 542'-11". REF. ARCH. SITE PLAN FOR ACTUAL ELEVATION.
2. REF. ARCH. DRAWINGS FOR LOCATION OF INTERIOR WALLS, AND ROOF LINES.

### KEY NOTES:

1. PROVIDE TEMPORARY SHORING OF FIRST FLOOR FRAMING DURING BASEMENT EXCAVATION.
2. REINFORCE EXISTING FLOOR JOIST BY PROVIDING NEW 2x10 JOIST BETWEEN EA. EXISTING FLOOR JOIST



## 2 POOL FOUNDATION PLAN



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**BRACEWALL &  
FOUNDATION  
PLANS**

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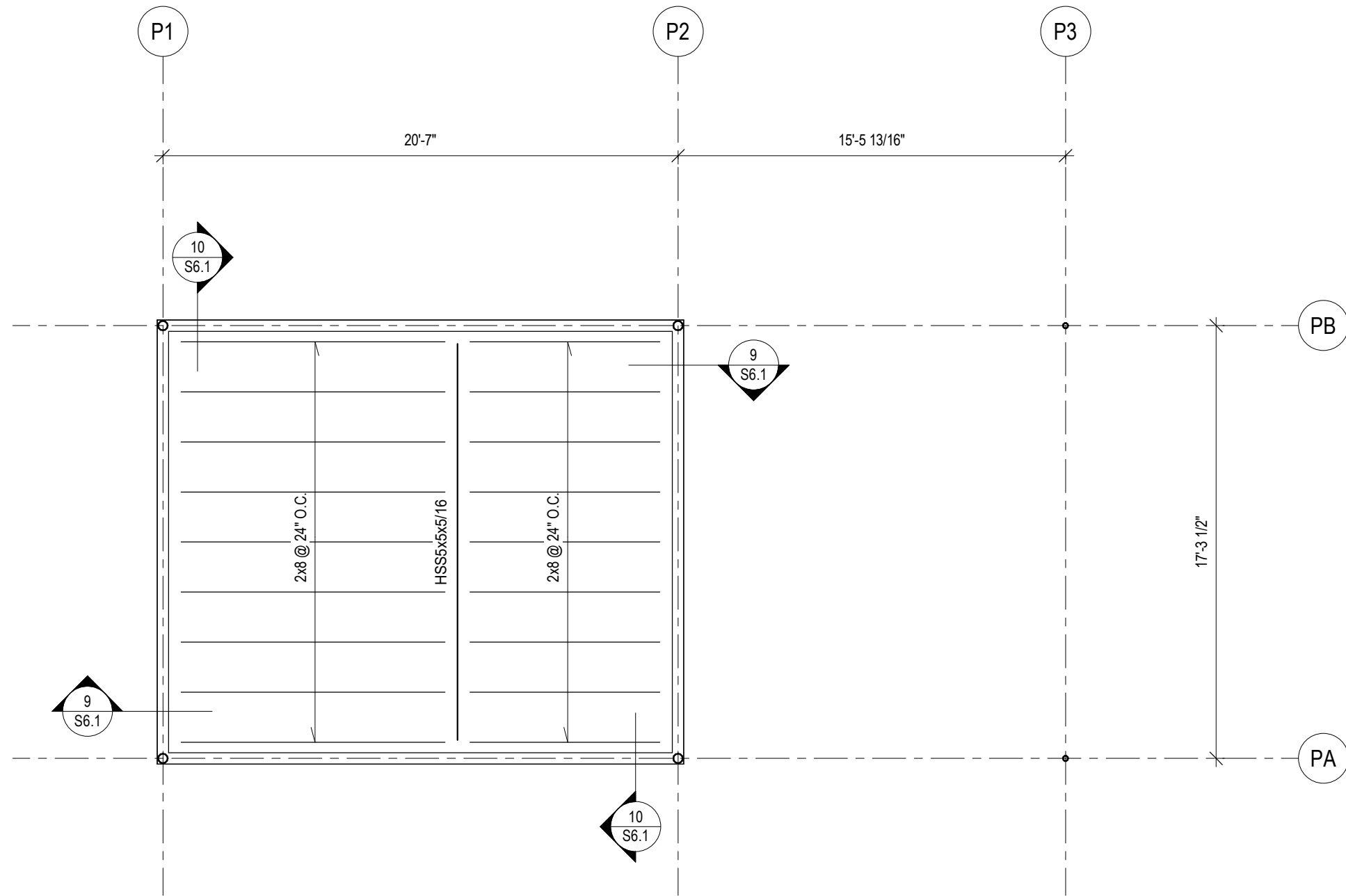
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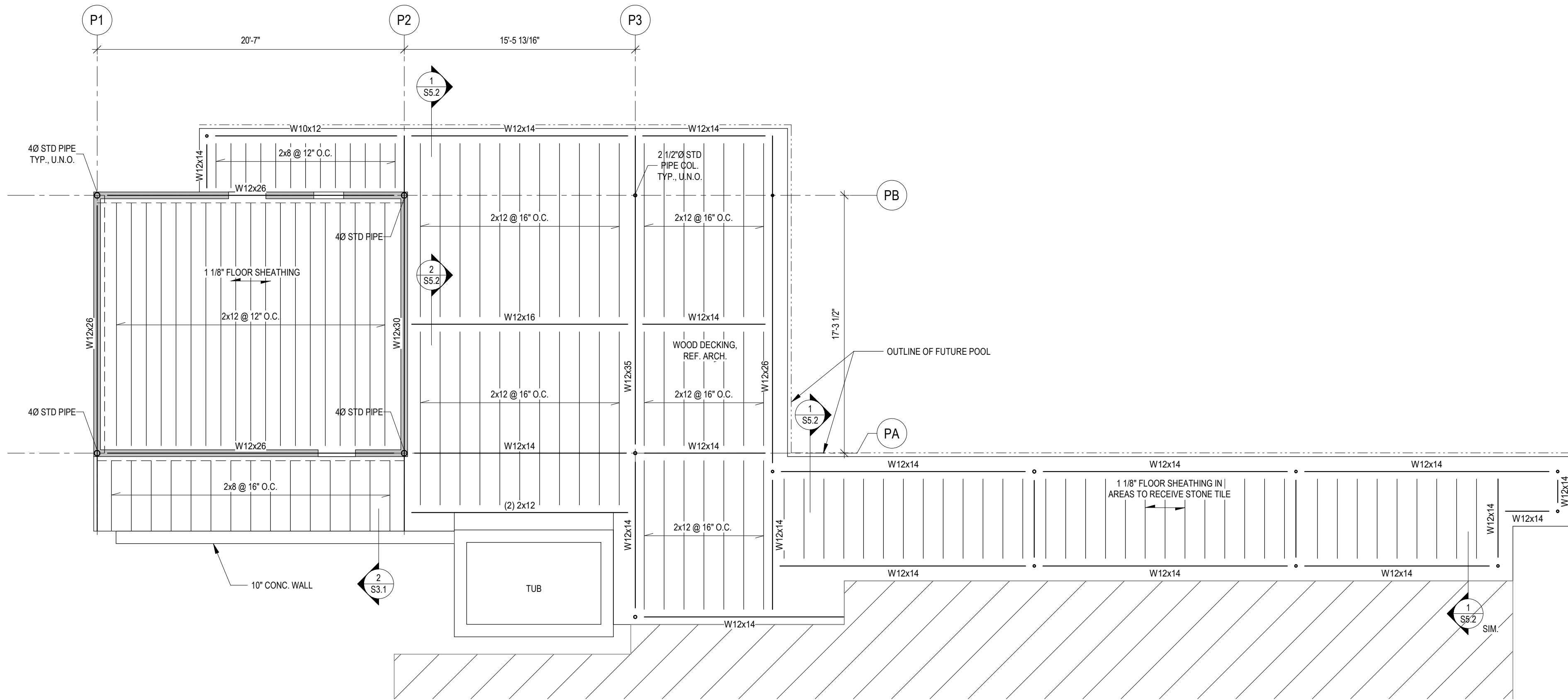
## 2 GUEST HOUSE LOW ROOF PLAN

3/16" = 1'-0"



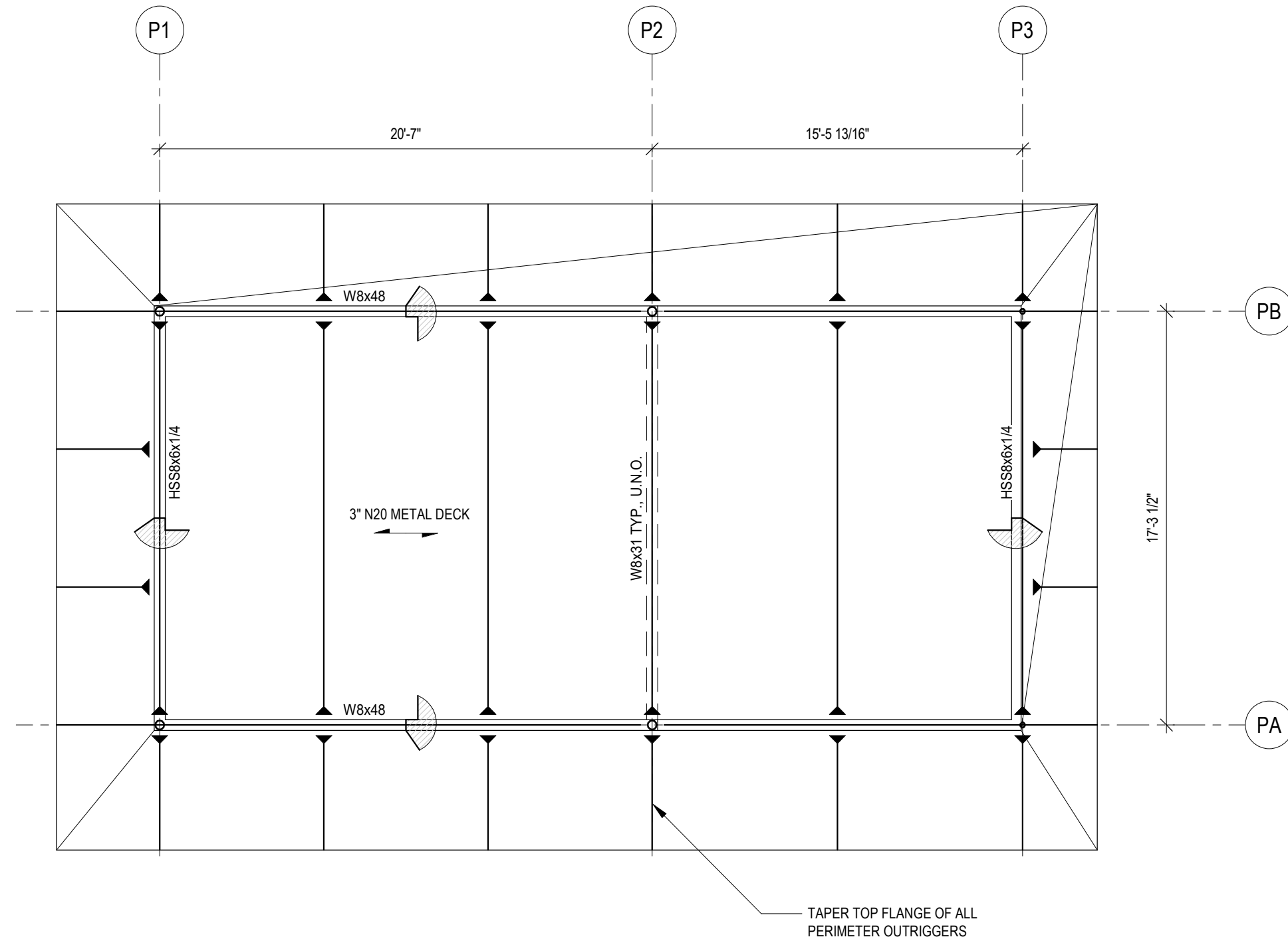
## 1 POOL AND PATIO FRAMING PLAN

3/16" = 1'-0"



## 3 POOL GUEST HOUSE CANOPY

3/16" = 1'-0"



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FRAMING PLANS

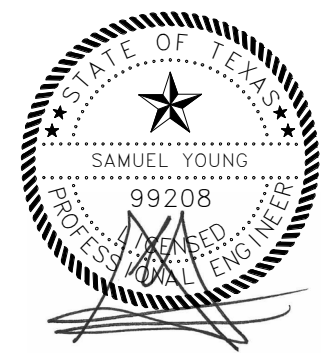
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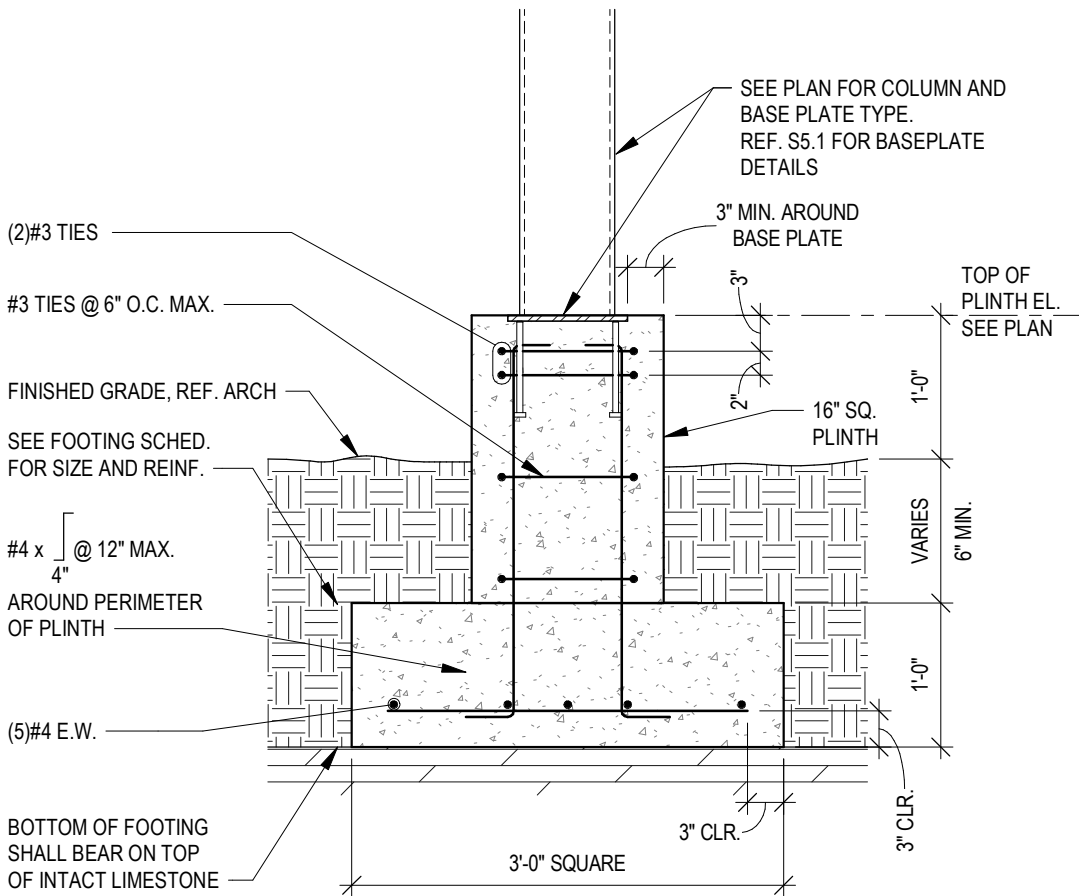
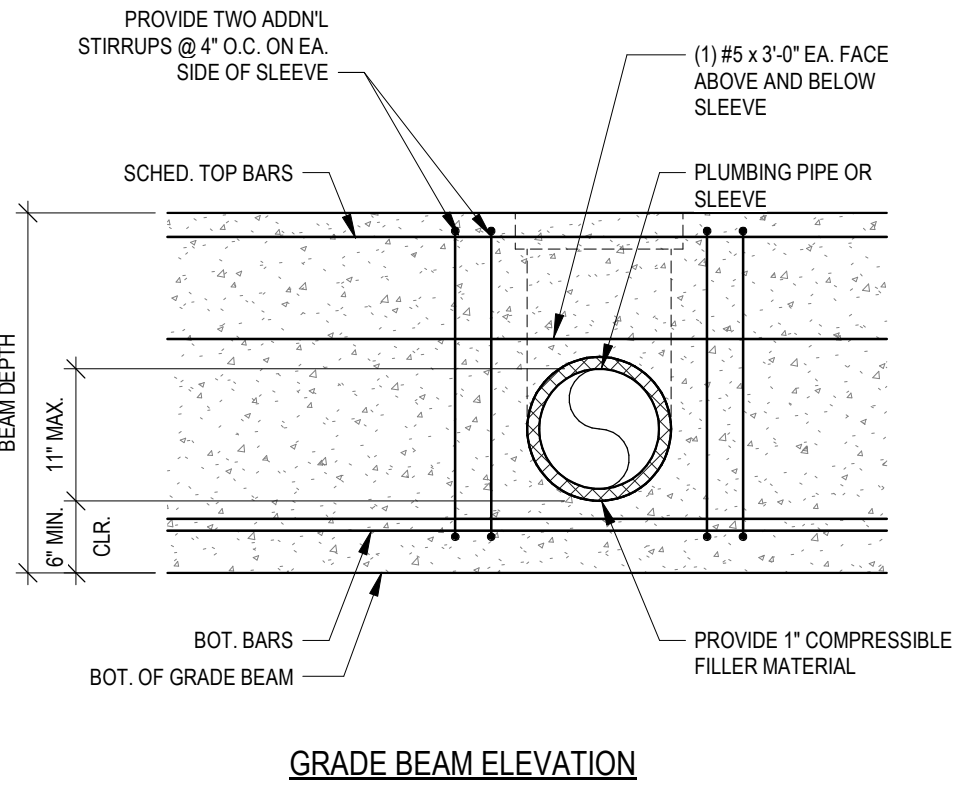
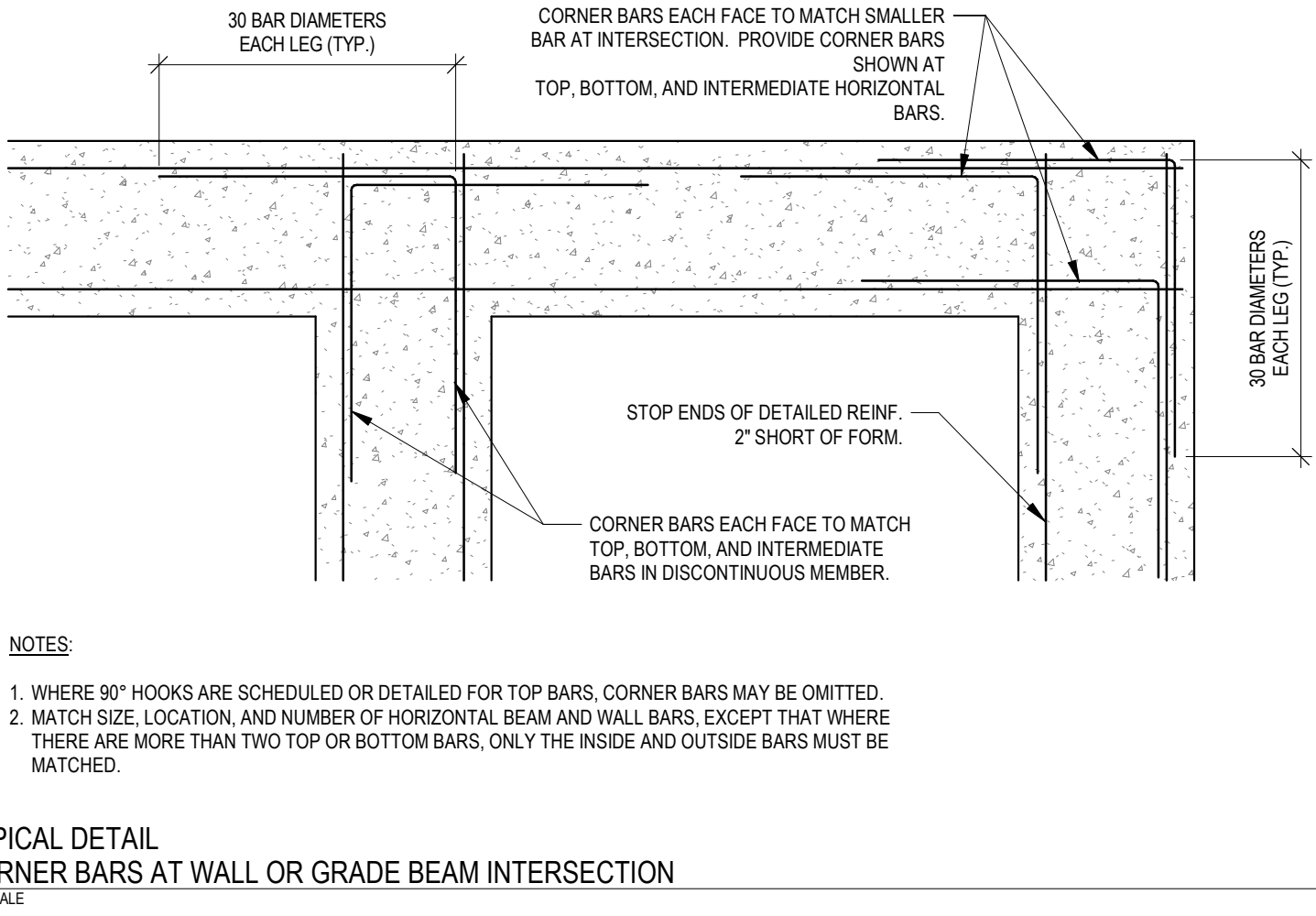
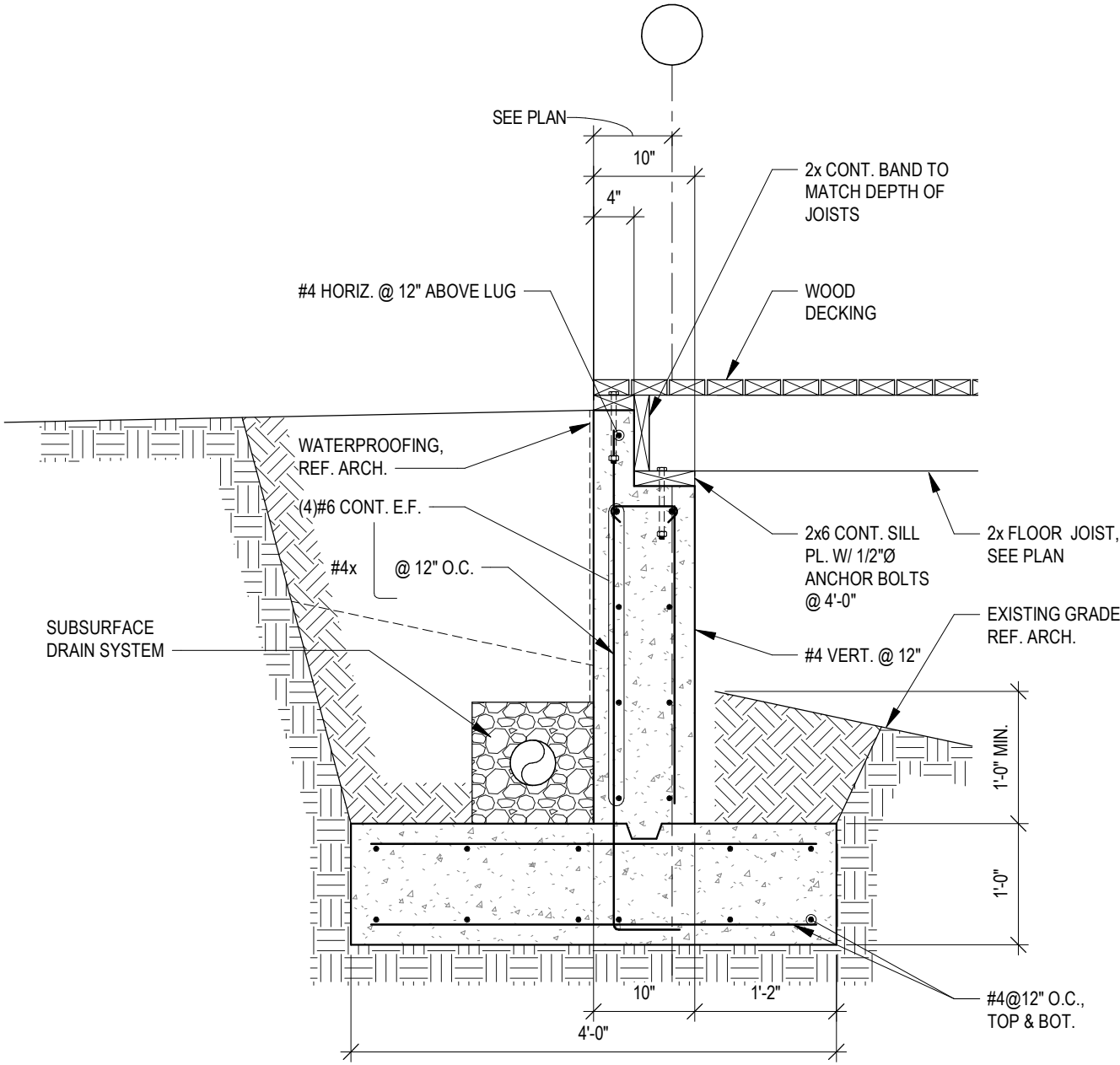
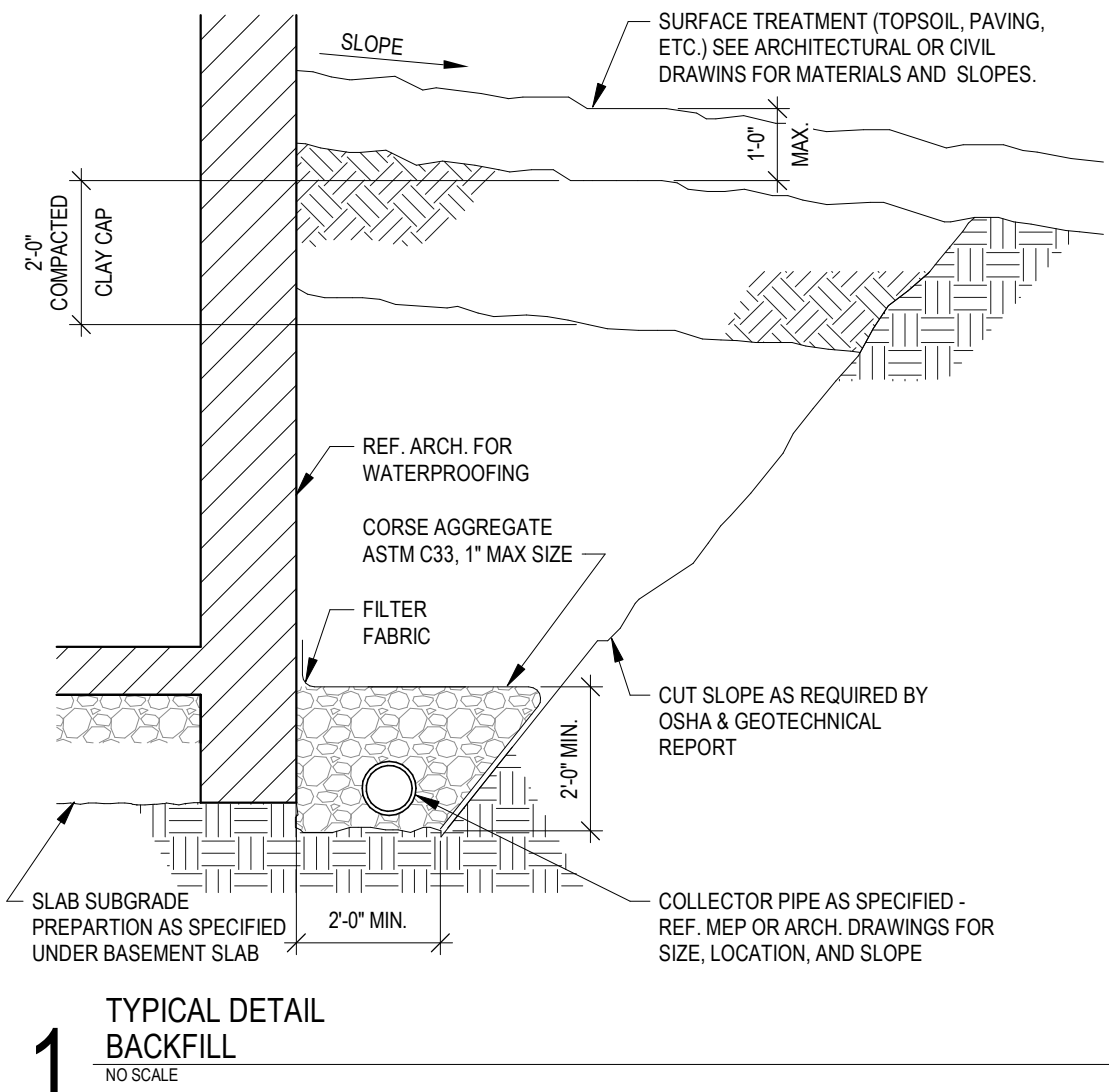
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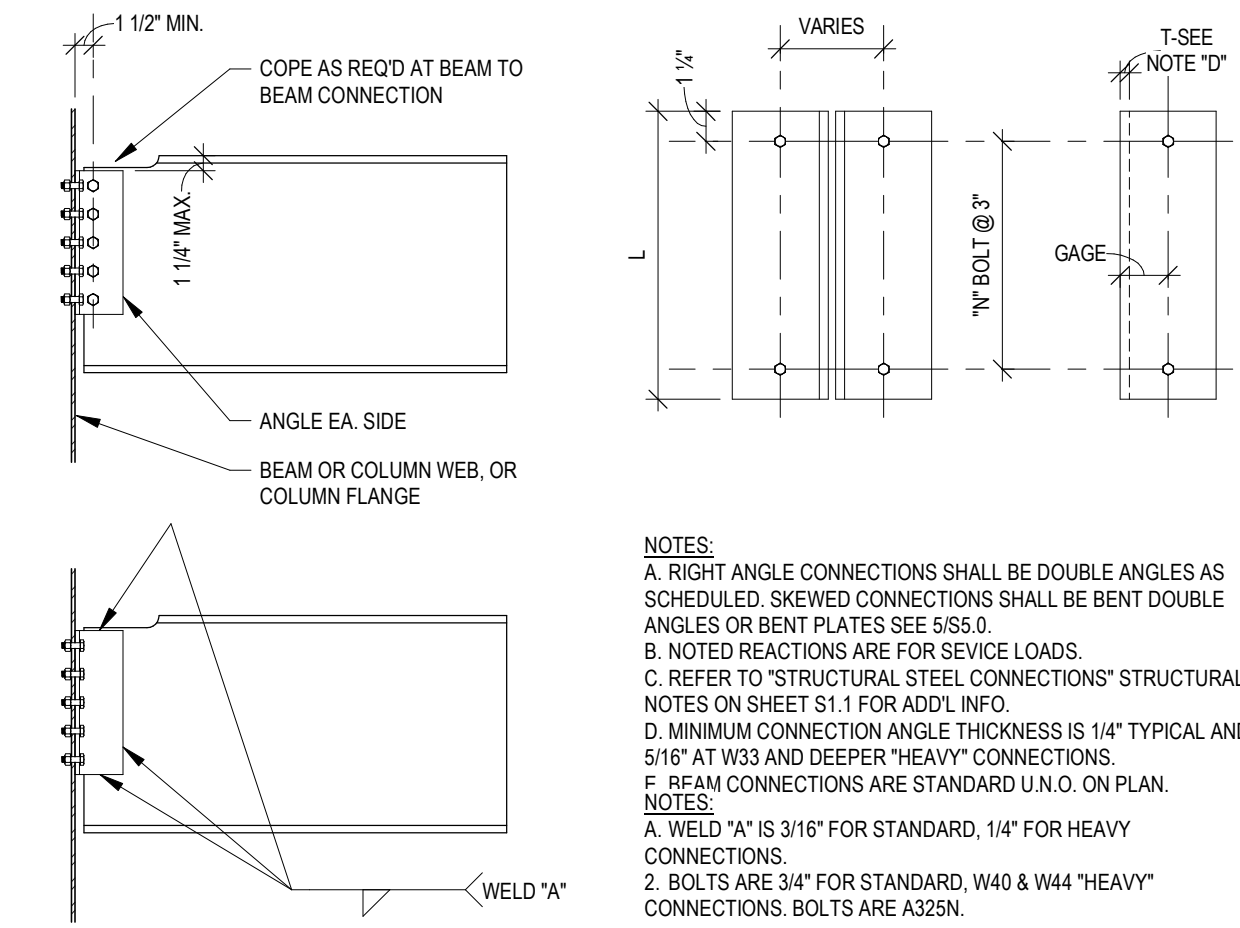


5 TYPICAL DETAIL PLUMBING SLEEVE THROUGH SIDE OF GRADE BEAM  
NO SCALE

6 TYPICAL DETAIL SPREAD FOOTING AT COLLUMN LOCATION  
3/4" = 1'-0"

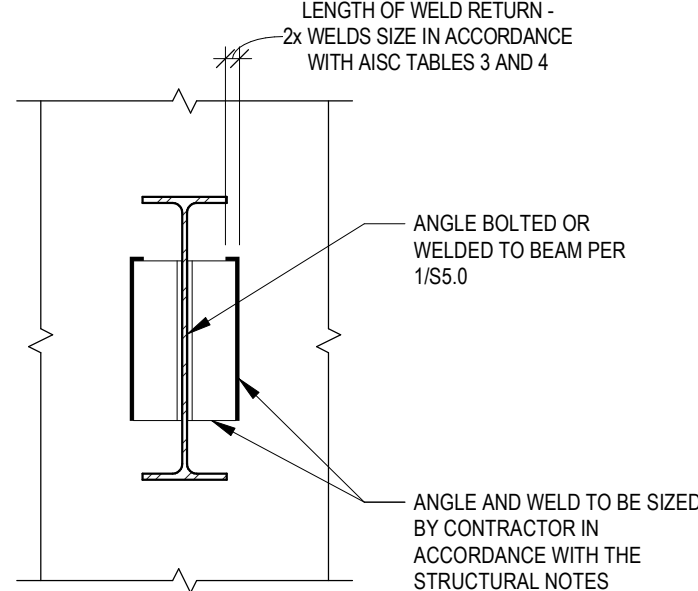


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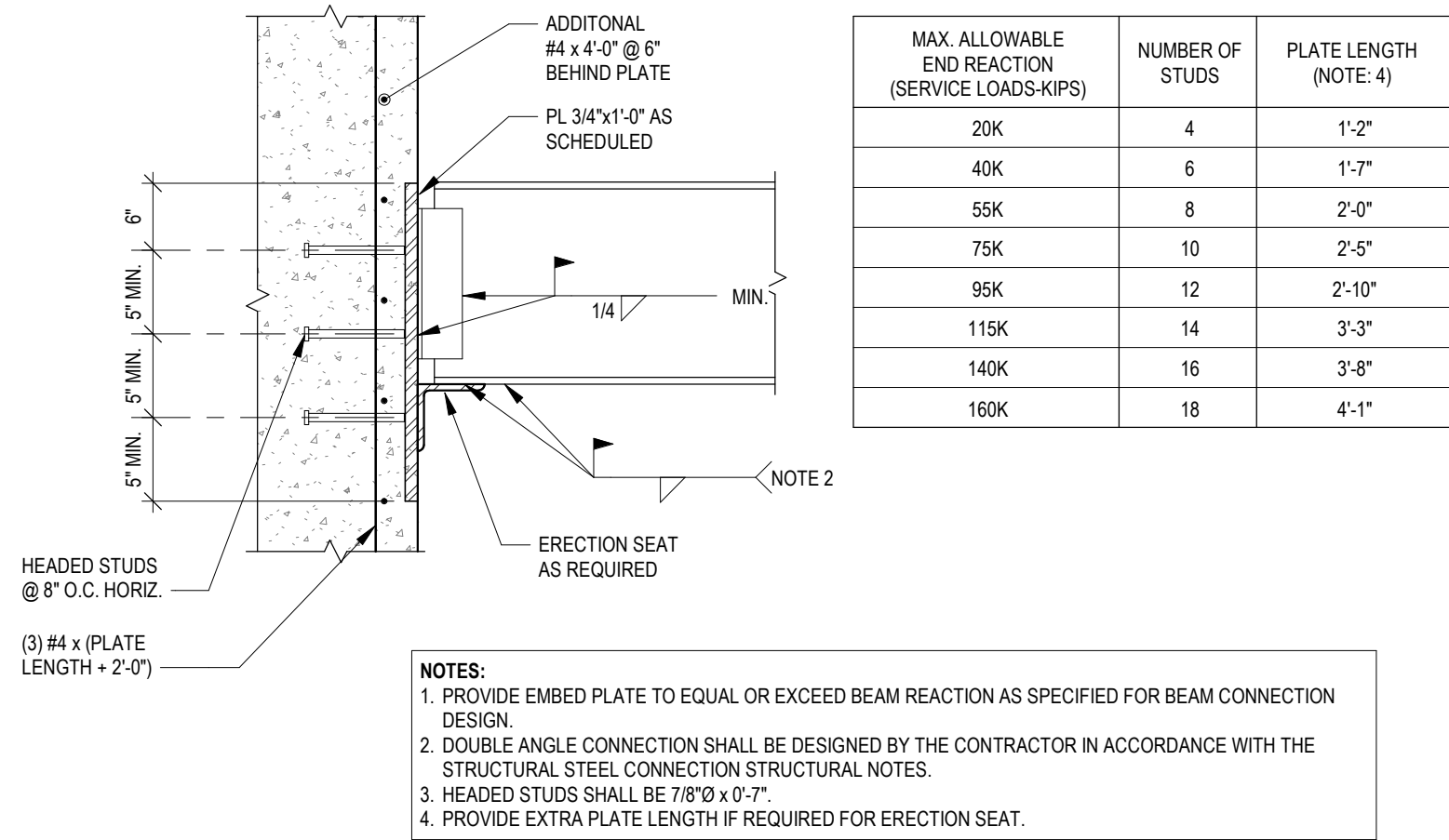


1 TYPICAL DETAIL  
AISC TYPE 2 SIMPLE FRAMING CONNECTIONS  
NO SCALE

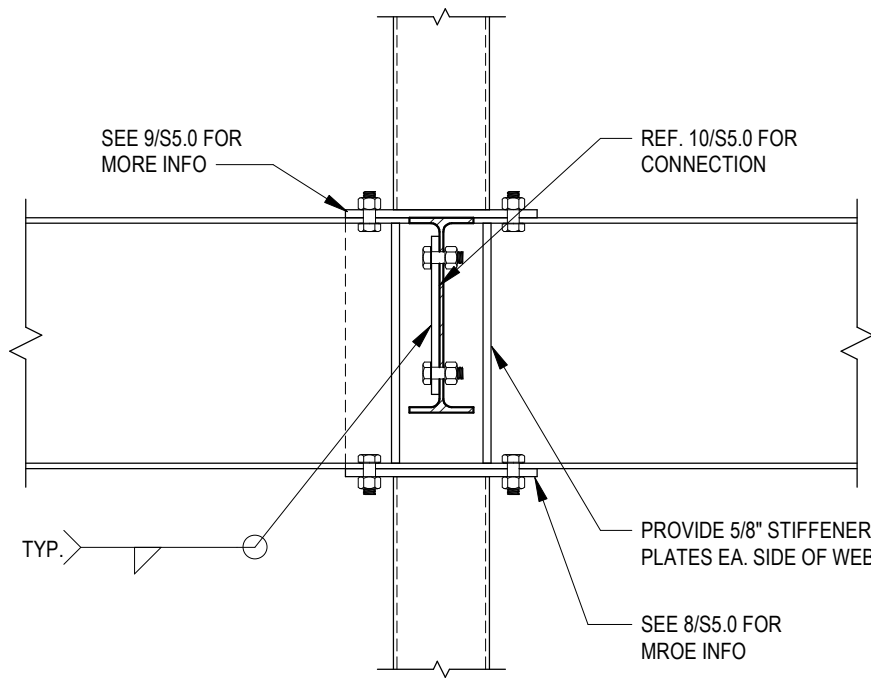
BEAM SIZE	STANDARD			HEAVY		
	ANGLE LENGTH (L)	NO. OF ROWS OF BOLTS (N)	MAX. BEAM REACTION (KIPS)	ANGLE LENGTH (L)	NO. OF ROWS OF BOLTS (N)	MAX. BEAM REACTION (KIPS)
W8	5 1/2"	2	17	-	-	N.A.
W10	5 1/2"	2	19	-	-	N.A.
W12	5 1/2"	2	20	8 1/2"	3	28
W14	8 1/2"	3	32	11 1/2"	4	42
W16	8 1/2"	3	35	11 1/2"	4	46
W18	11 1/2"	4	55	14 1/2"	5	68
W21	11 1/2"	4	64	17 1/2"	5	94
W24	14 1/2"	5	89	20 1/2"	7	123
W27	14 1/2"	5	89	22 1/2"	8	148
W30	17 1/2"	6	104	26 1/2"	9	167
W33	20 1/2"	7	119	29 1/2"	10	186
W36	23 1/2"	8	133	29 1/2"	10	186
W40	26 1/2"	9	147	29 1/2"	10	213
W44	29 1/2"	10	160	29 1/2"	10	213



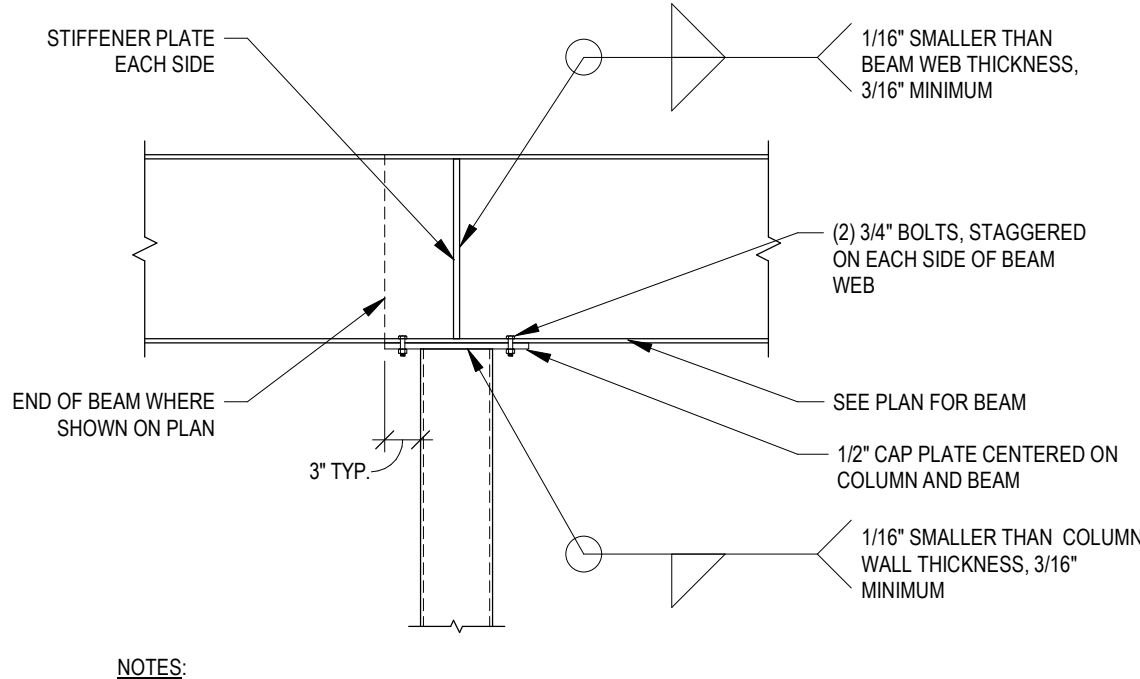
2 TYPICAL DETAIL  
WELDED DOUBLE ANGLE CONNECTION  
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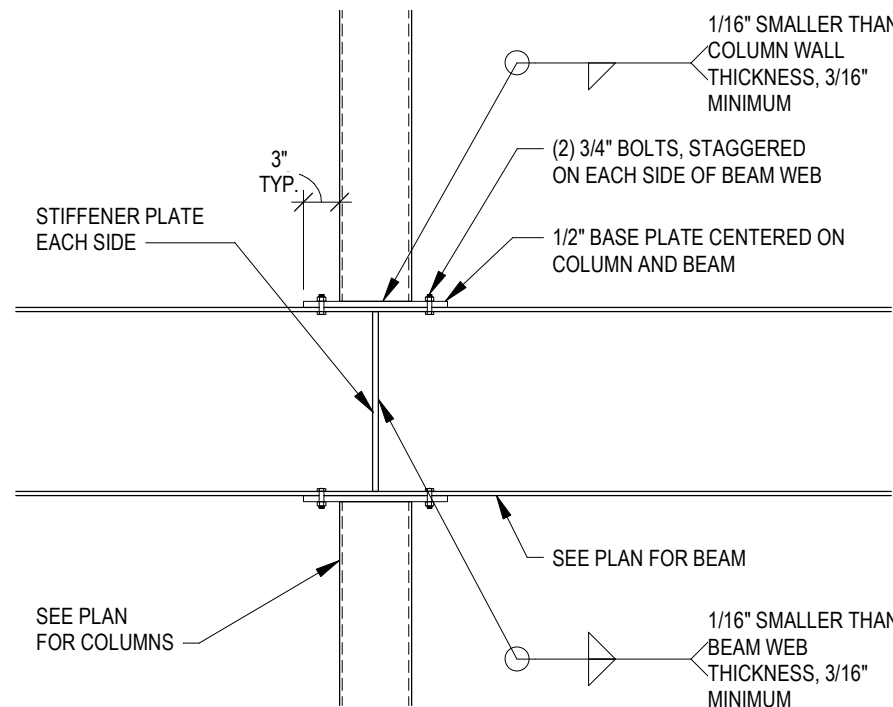
3 TYPICAL DETAIL  
STEEL BEAM TO CONCRETE CONNECTION  
NO SCALE



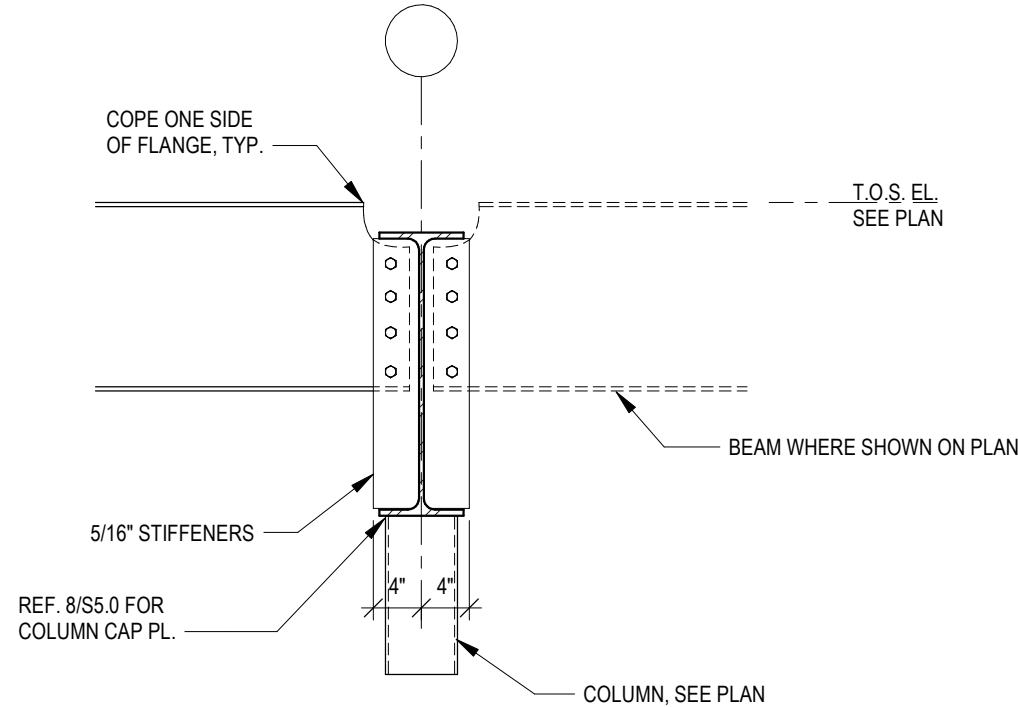
4 TYPICAL DETAIL  
CAP PLATE - BOLTED CONNECTION  
1\"/>



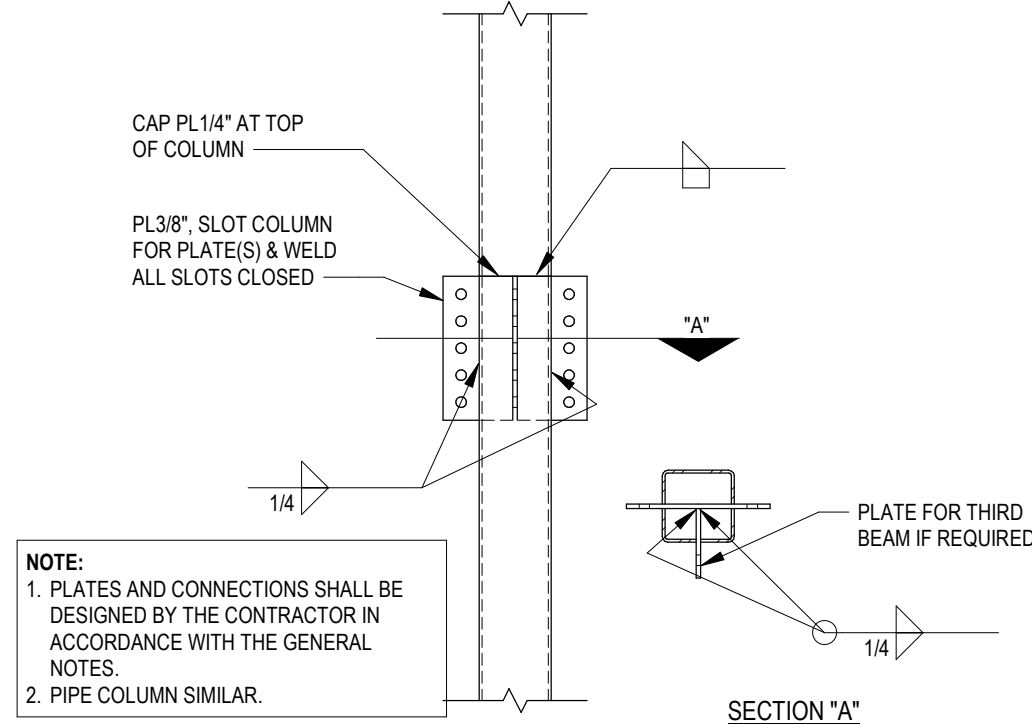
5 TYPICAL DETAIL  
CAP PLATE - BOLTED CONNECTION  
NO SCALE



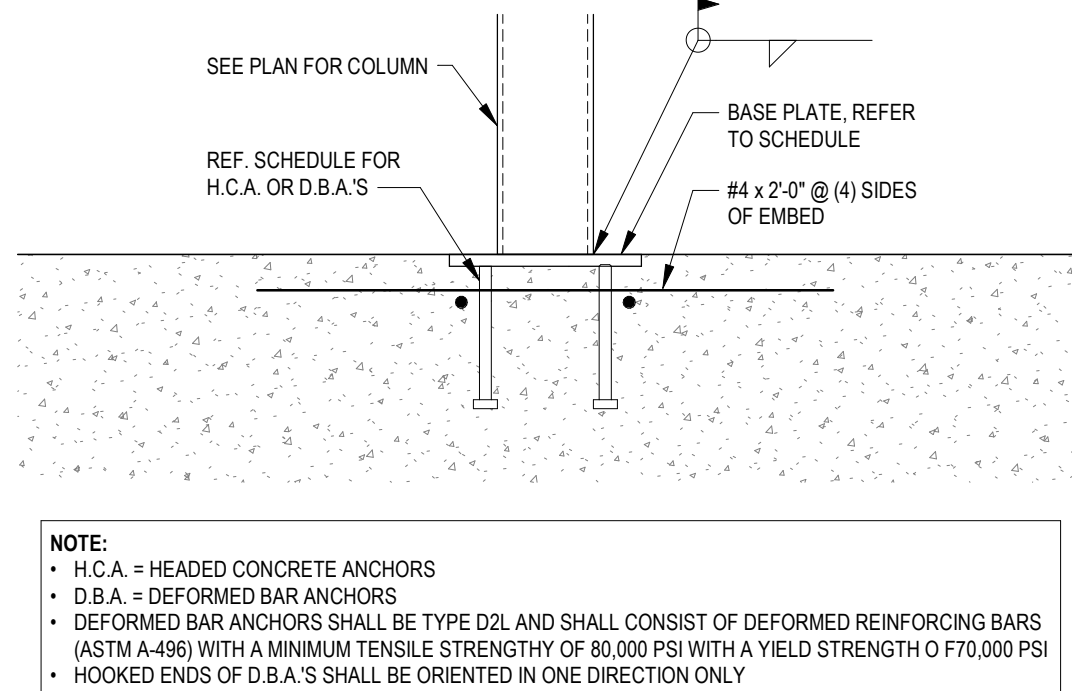
6 TYPICAL DETAIL  
POST OVER BEAM AND COLUMN- BOLTED CONNECTION  
3/4\"/>



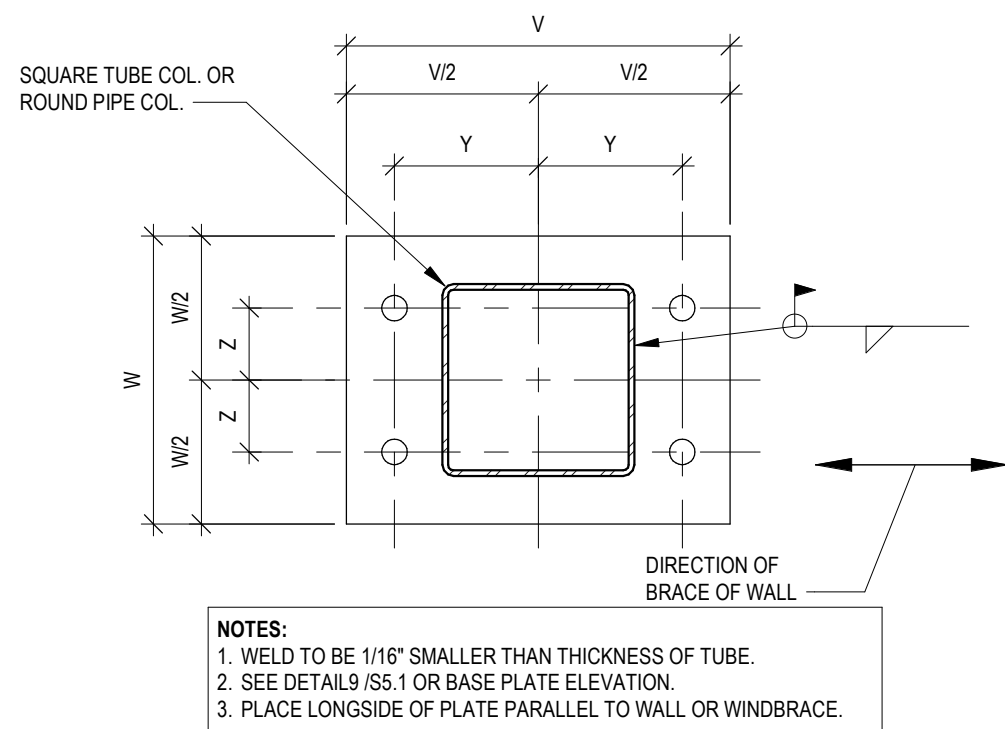
7 TYPICAL DETAIL  
CAP PLATE - BOLTED CONNECTION  
NO SCALE



8 TYPICAL DETAIL  
COLUMN TO BEAM WEB CONNECTION  
NO SCALE



9 TYPICAL DETAIL  
COLUMN BASE PLATE  
1 1/2\"/>



10 TYPICAL DETAIL  
BASE PLATE - 2-BOLT POST  
NO SCALE

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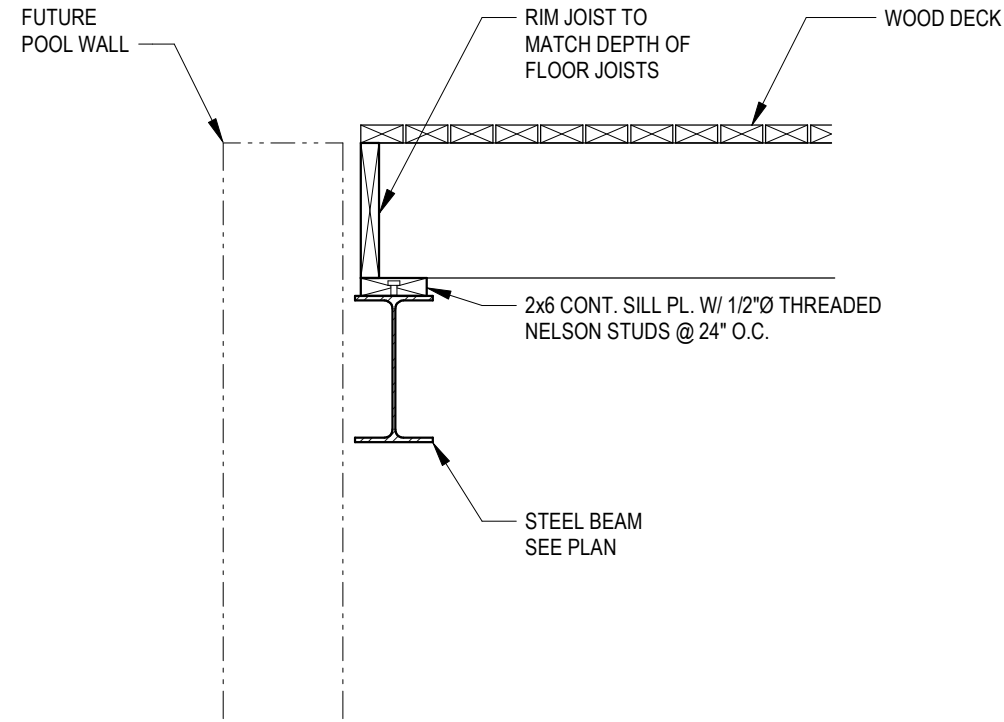
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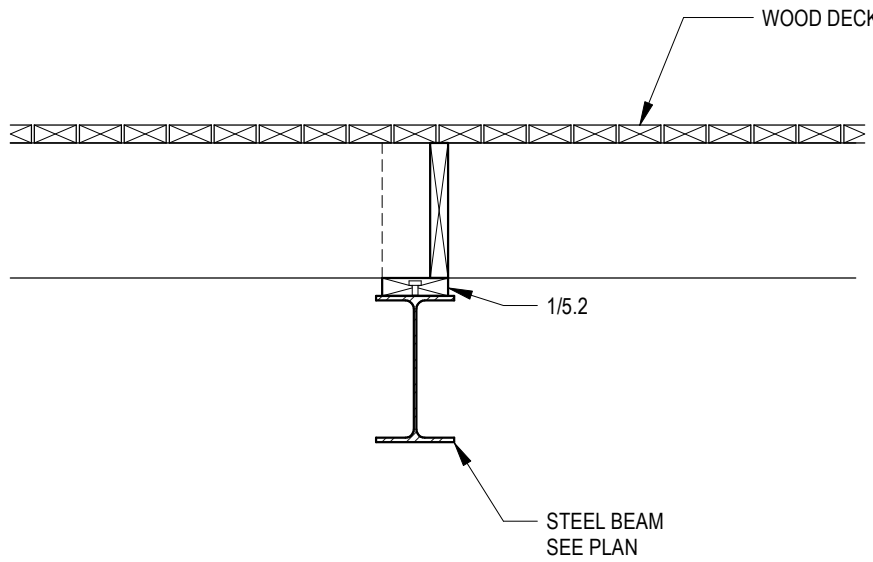
S5.1

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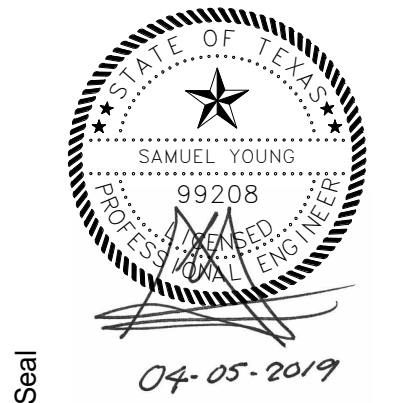
1 SECTION DETAIL  
3/4" = 1'-0"



2 SECTION DETAIL  
3/4" = 1'-0"

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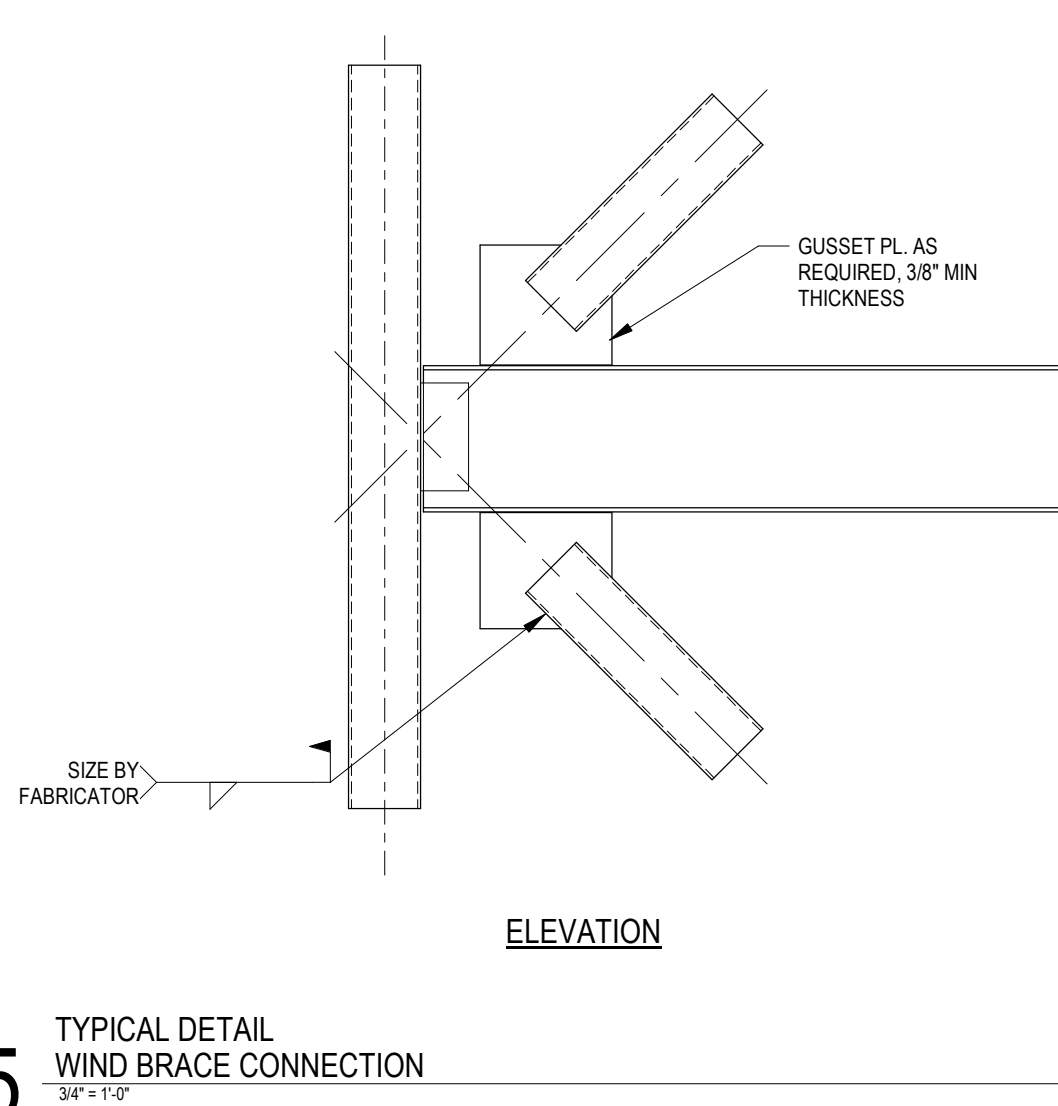
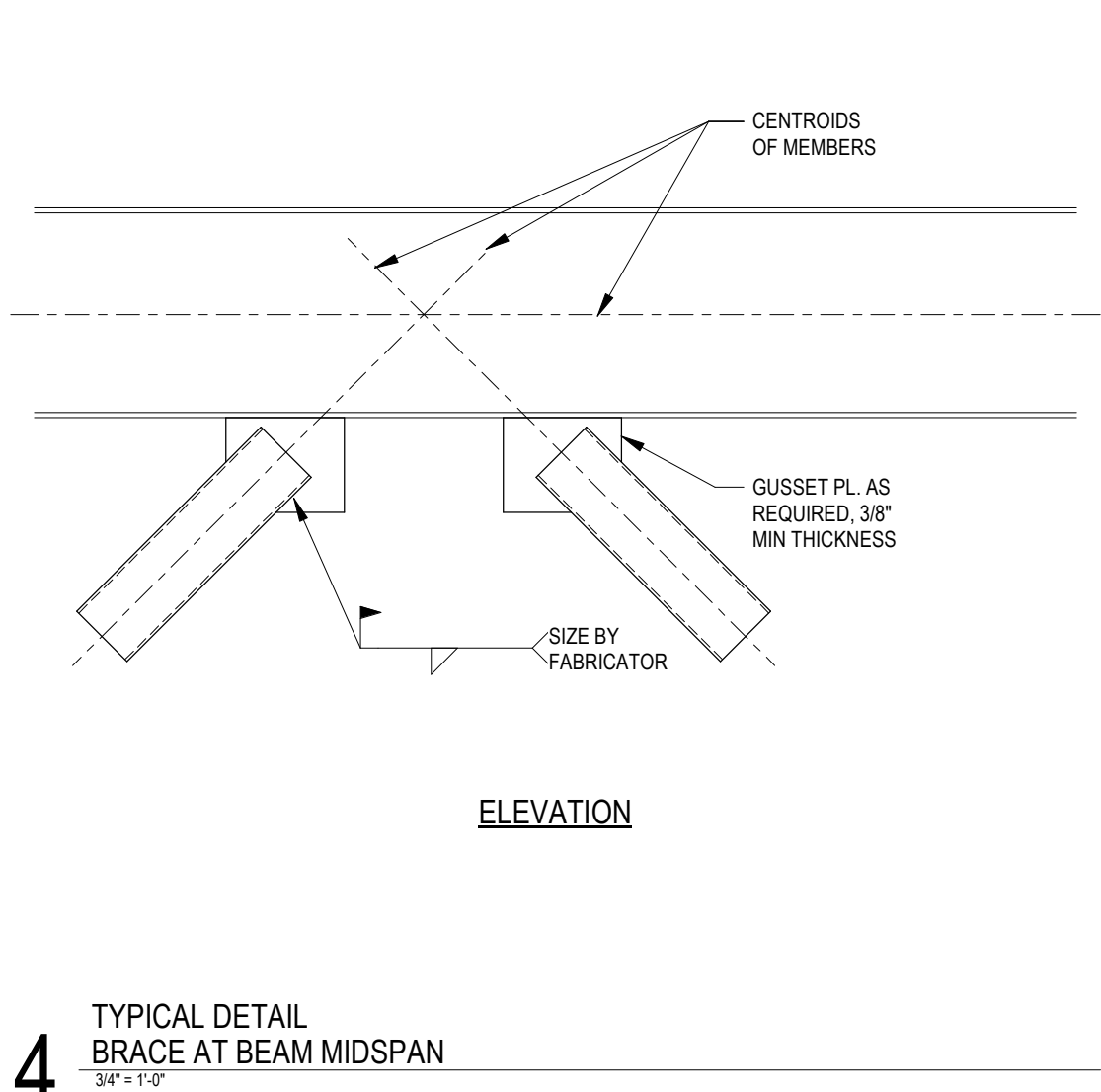
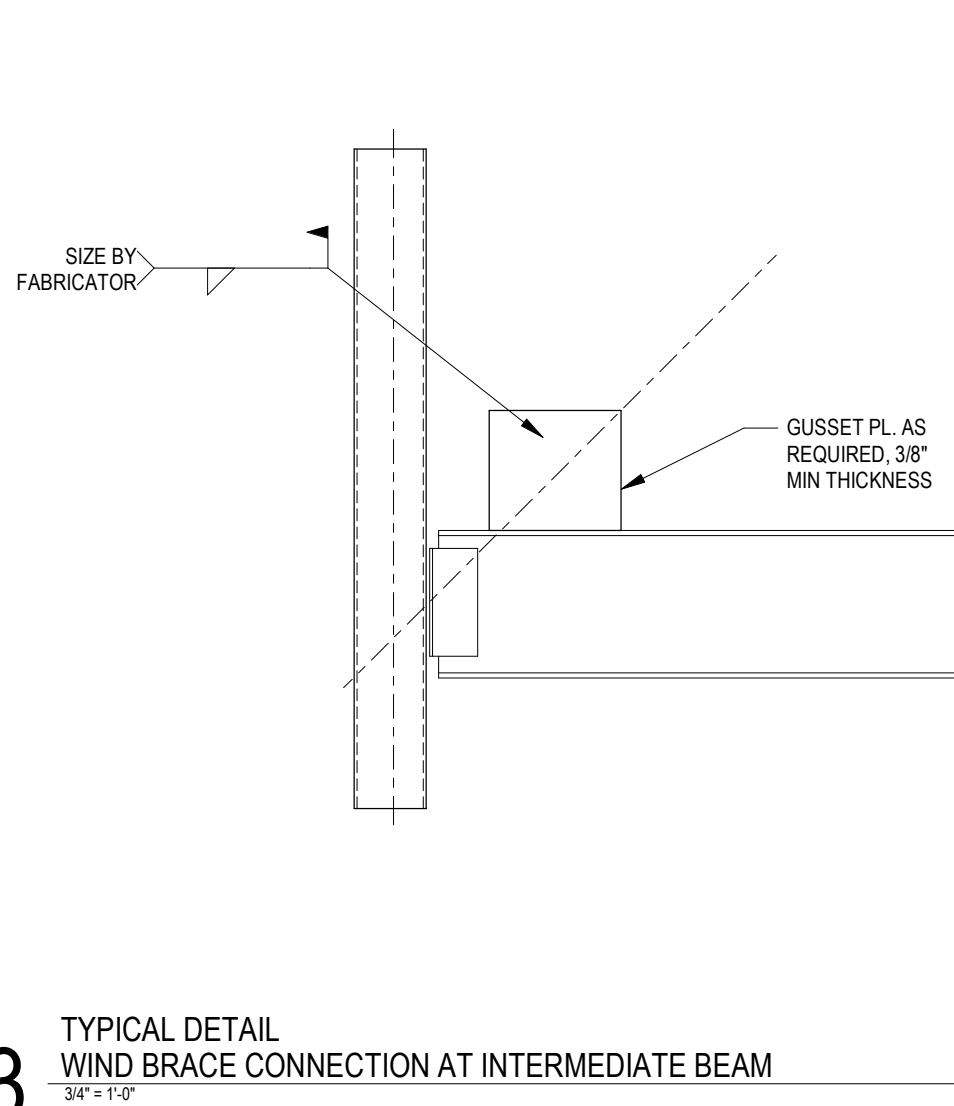
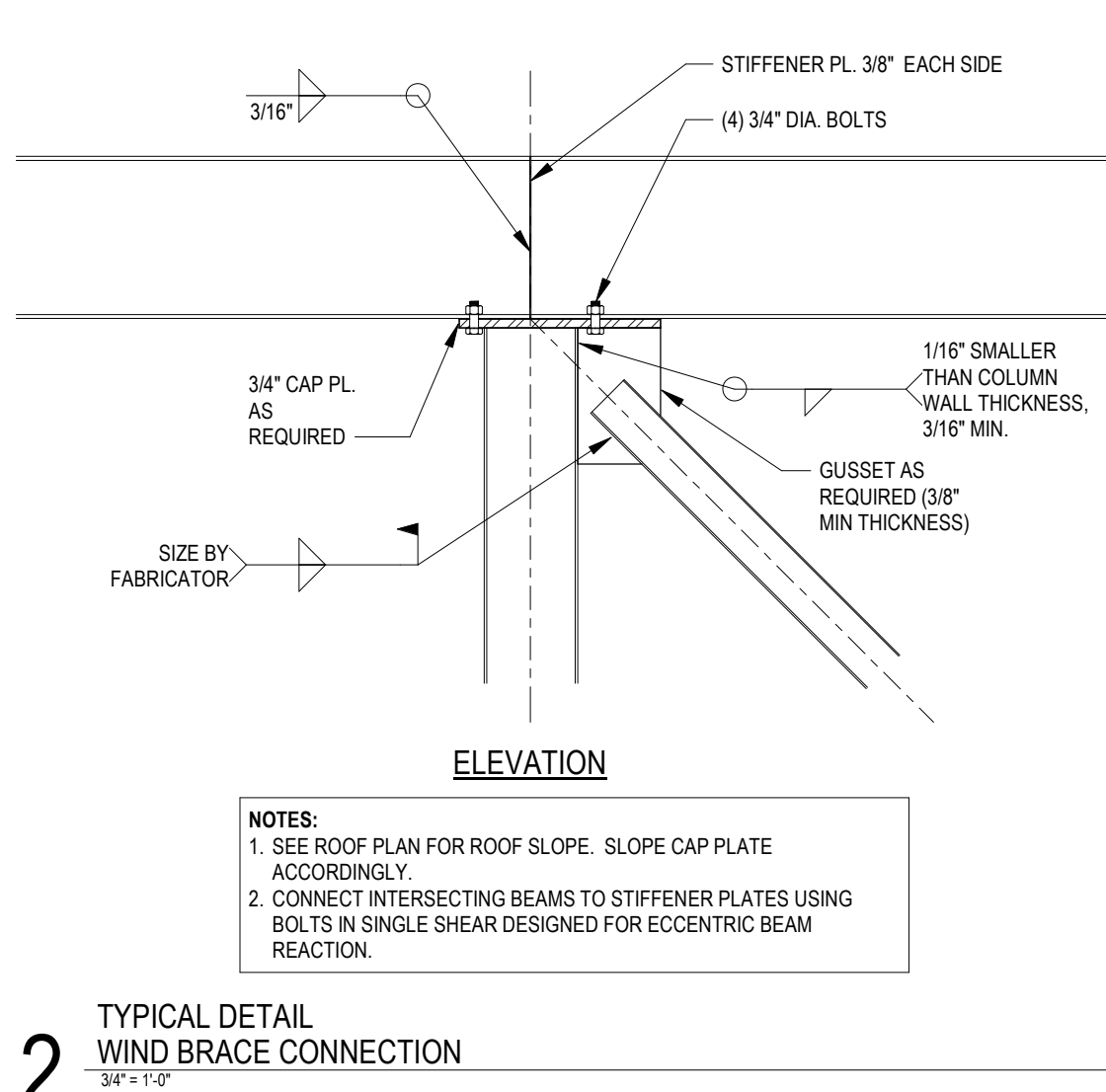
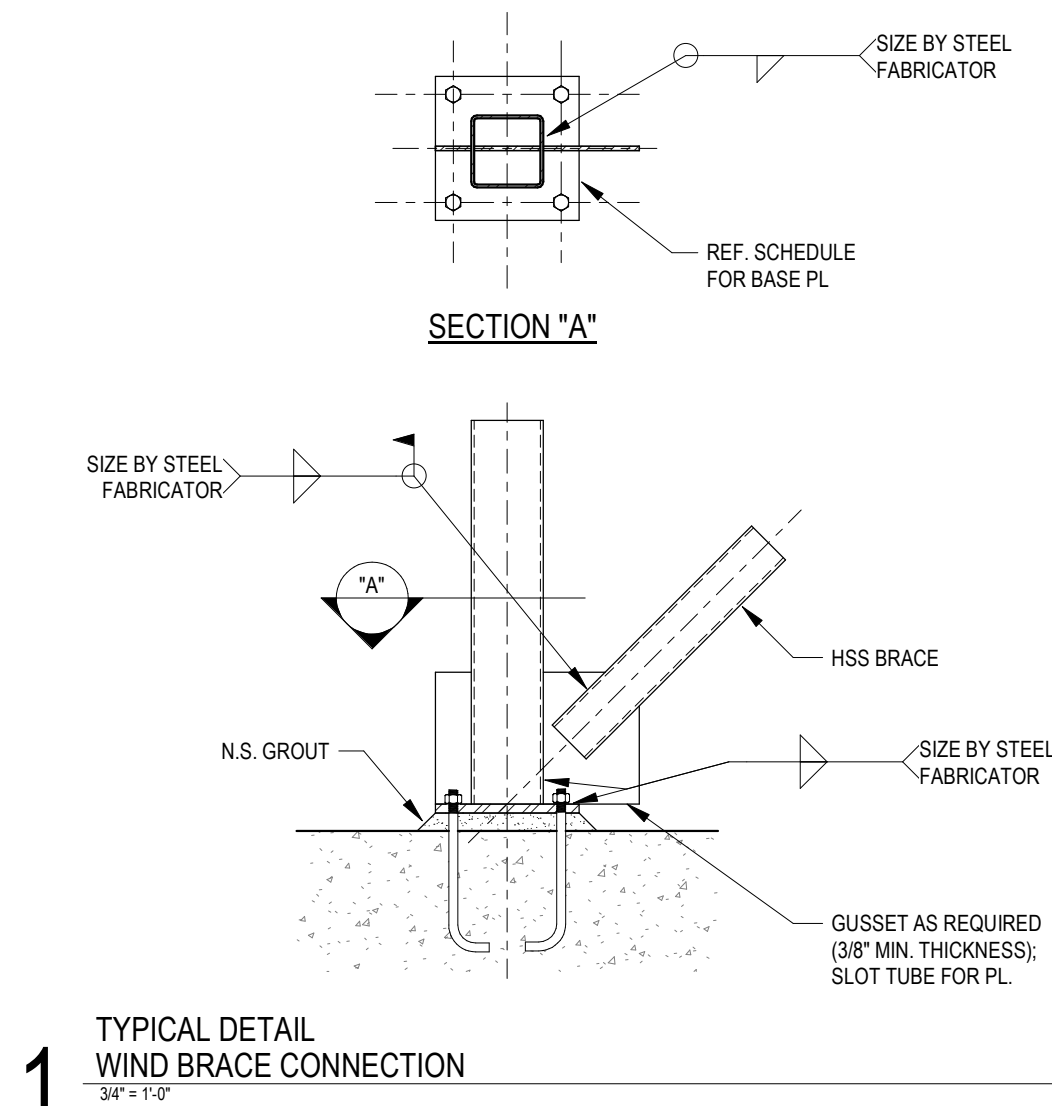
Project  
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- Pool House  
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STEEL DETAILS  
Sheet

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**WIND BRACE DESIGN NOTES:**

- DESIGN CONNECTIONS FOR FORCES SHOWN ON WIND BRACE ELEVATIONS.
- SIZE WELDS FOR SHEAR, TENSION & ECCENTRICITY OF C.G. WELD & C.G. FORCE.
- AT BEAM TO COLUMN CONNECTIONS, SIZE ATTACHMENT TO COLUMN FOR COMBINED GRAVITY LOAD SHEAR PLUS VERTICAL SHEAR COMPONENT DUE TO LATERAL LOAD. ALLOWABLE STRESS MAY BE INCREASED 1/3 FOR GRAVITY PLUS WIND LOAD CASE.
- CHECK NET TENSILE & SHEAR CAPACITY OF GUSSET PLATES.
- CALCULATIONS SHALL BE PREFORMED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER & SHALL BE SUBMITTED TO THE ARCHITECT PER SPECIFICATIONS.

Y/in

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**Seal**

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99208  
04-05-2019

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**TYPICAL BRACING DETAILS**

Sheet

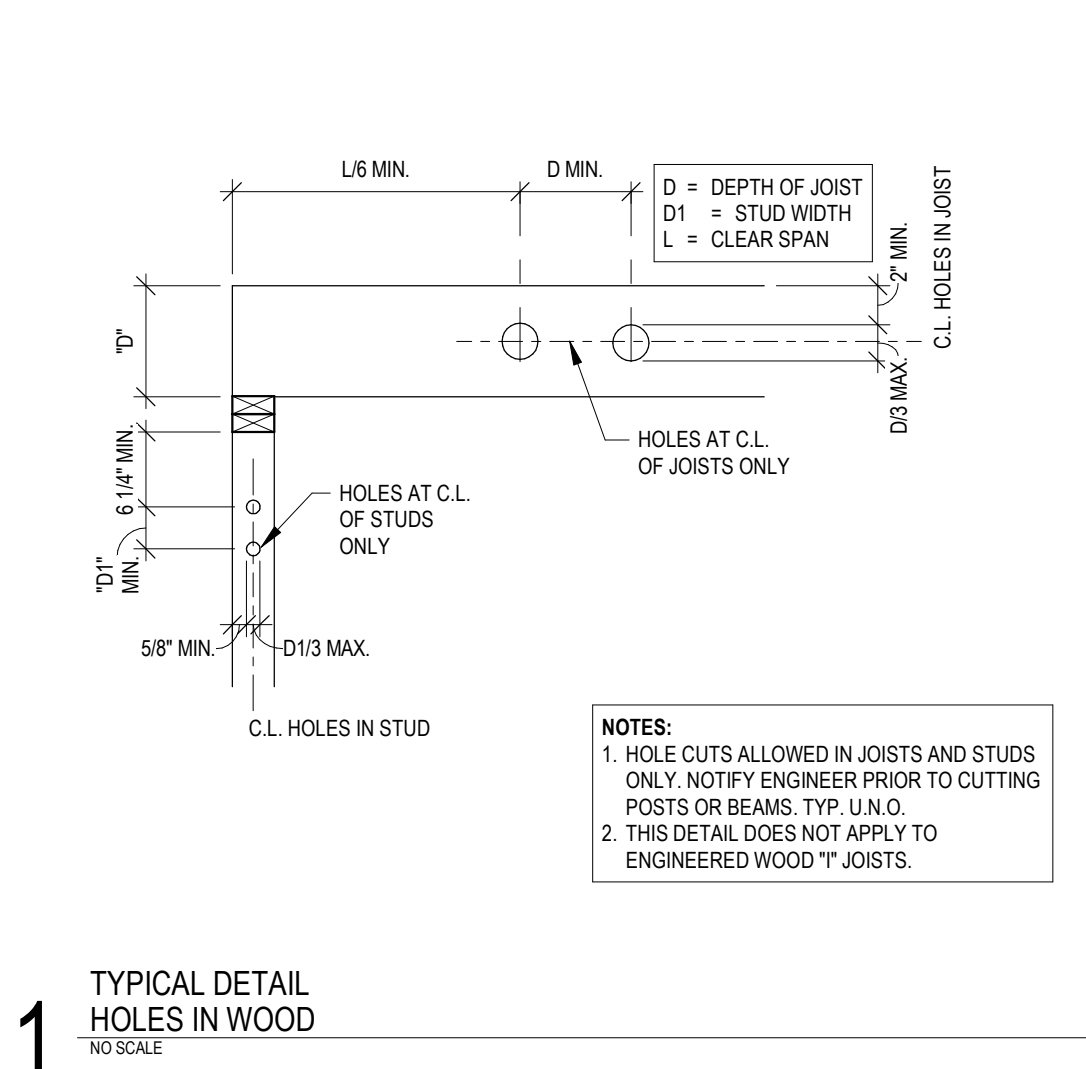
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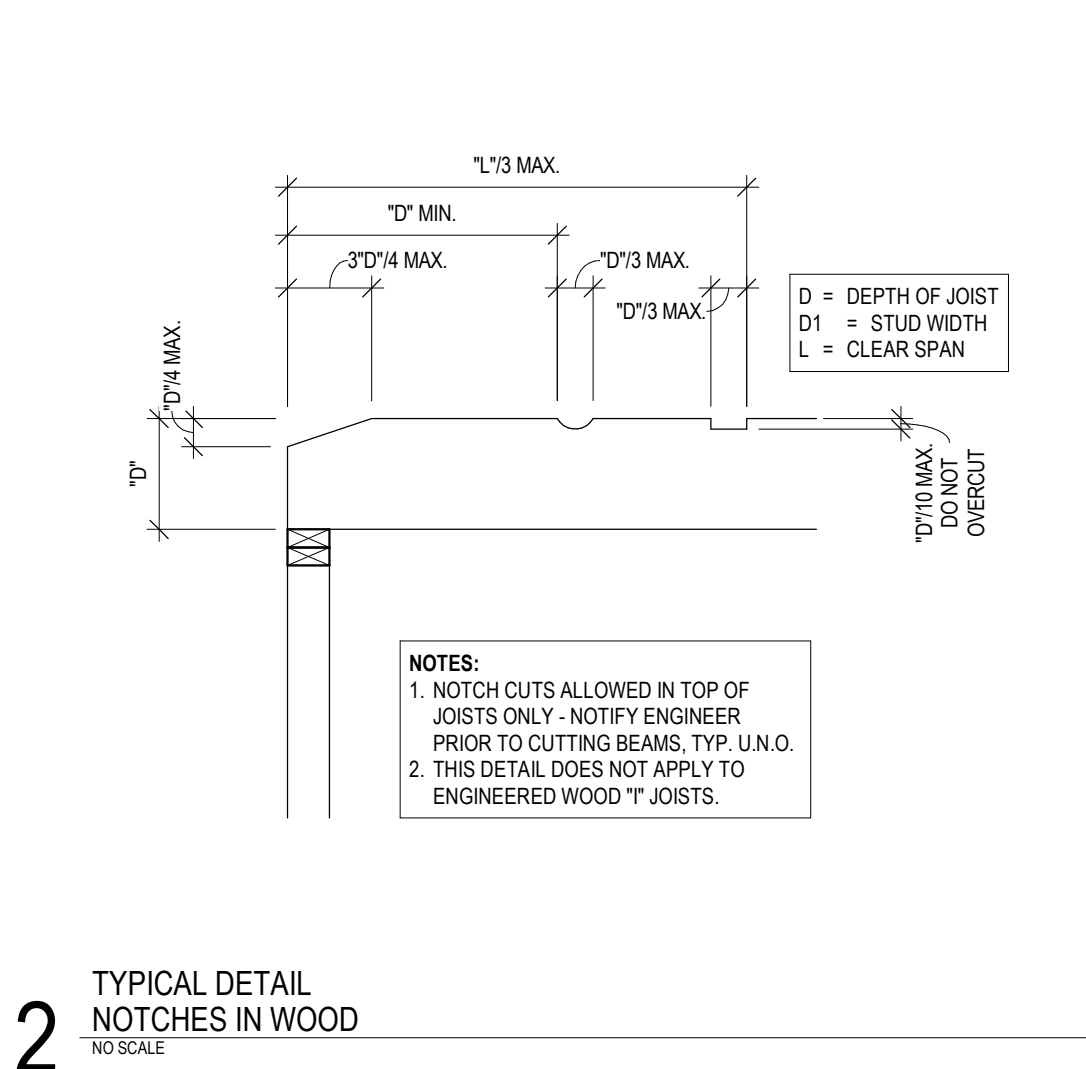
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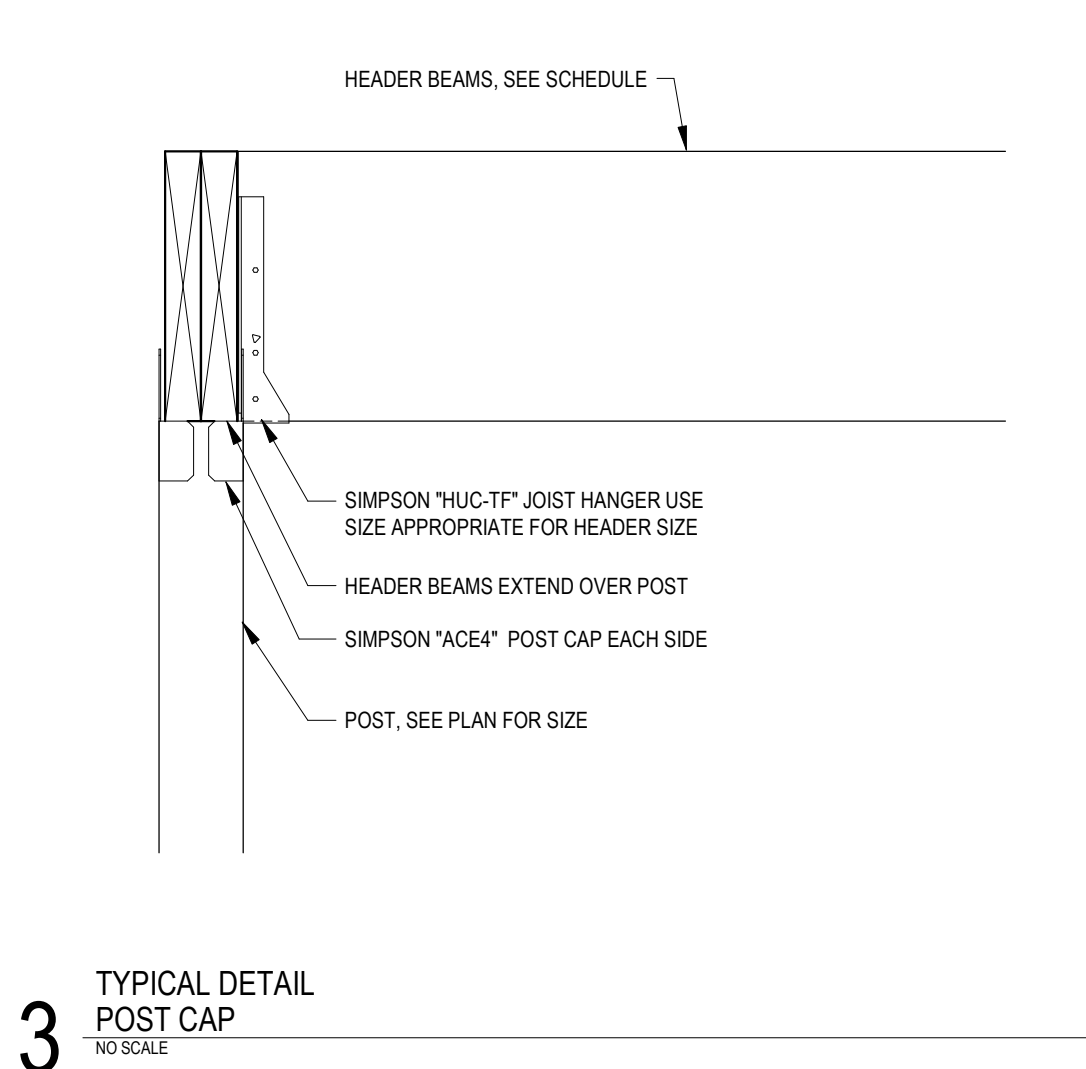
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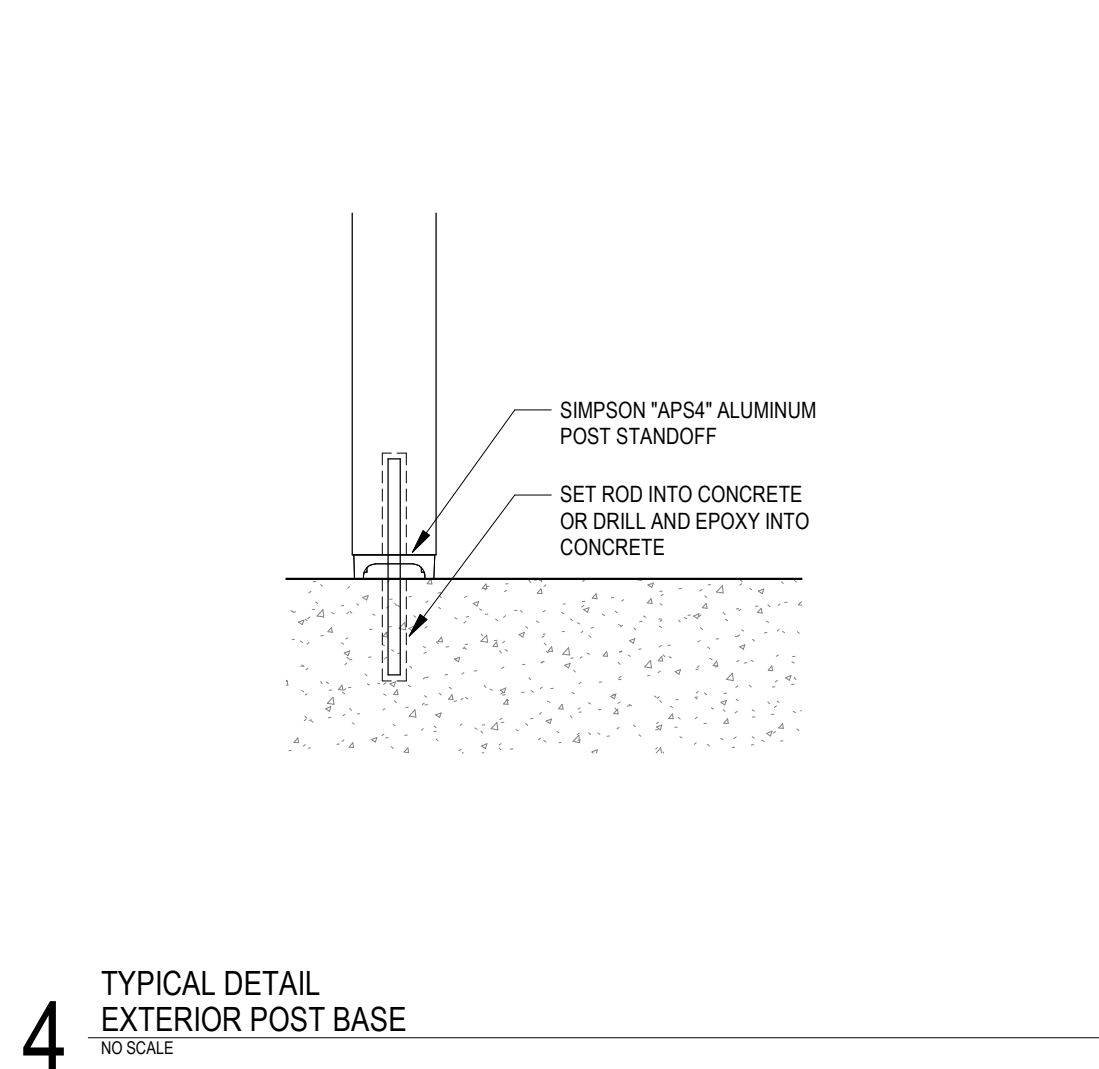
1 TYPICAL DETAIL HOLES IN WOOD  
NO SCALE



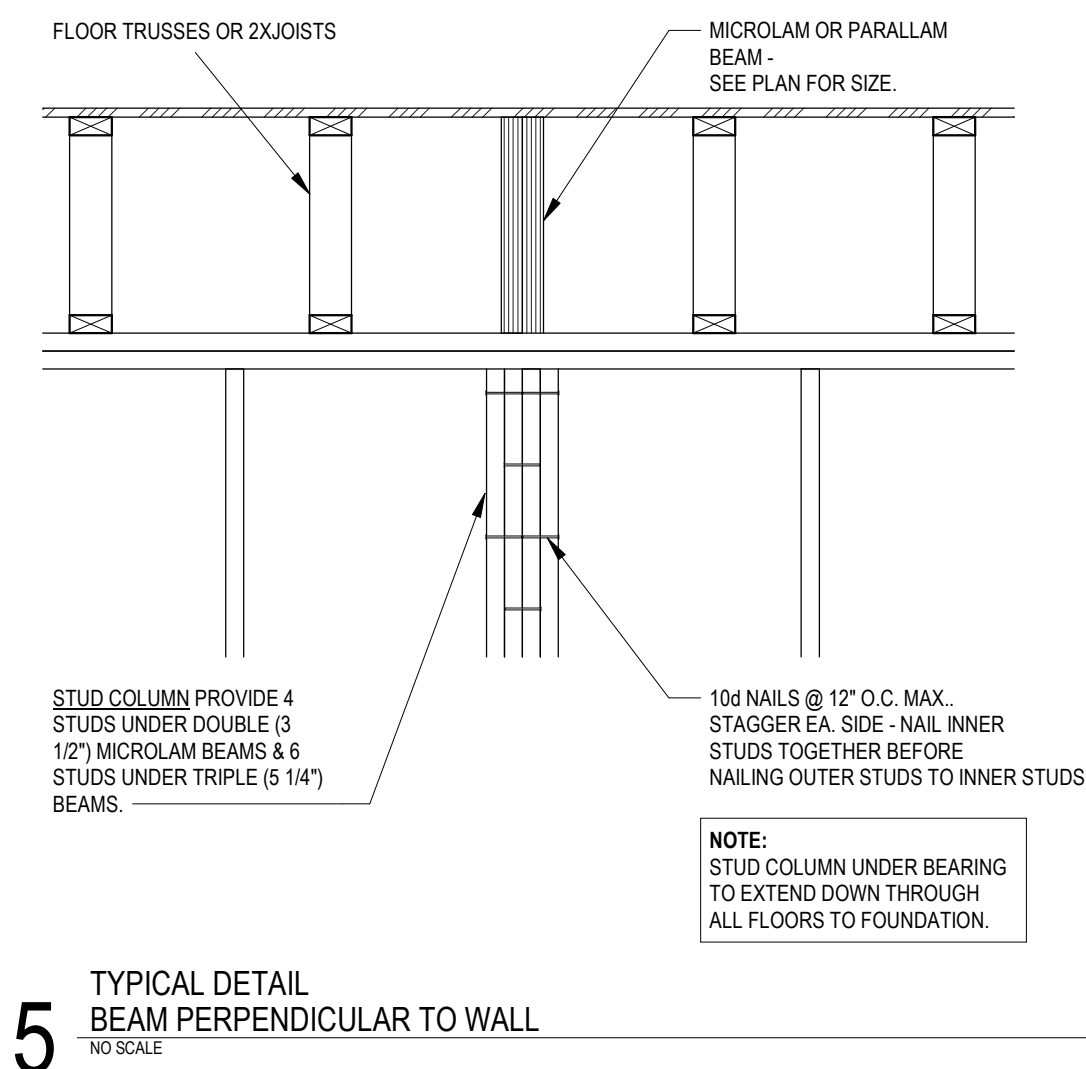
2 TYPICAL DETAIL NOTCHES IN WOOD  
NO SCALE



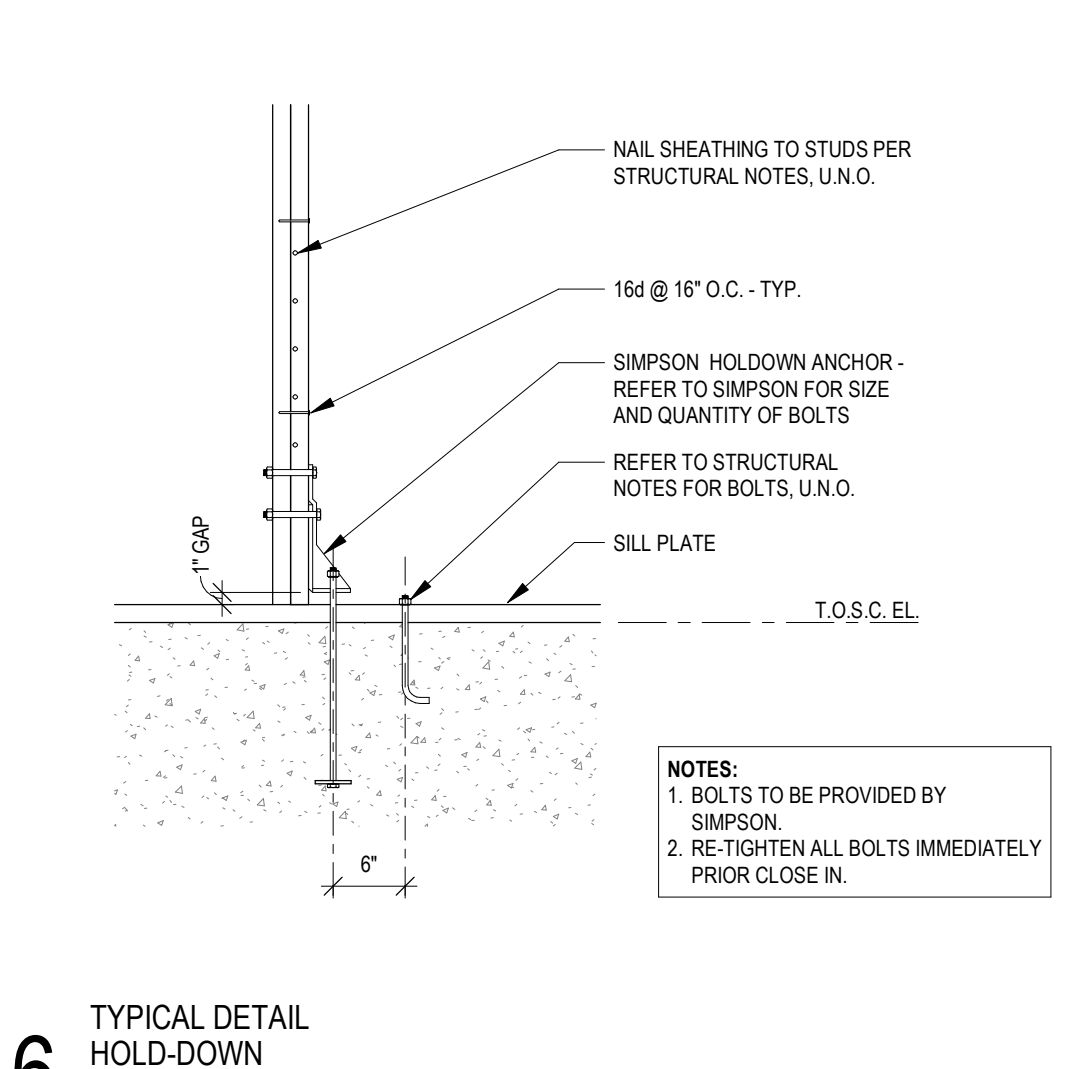
3 TYPICAL DETAIL POST CAP  
NO SCALE



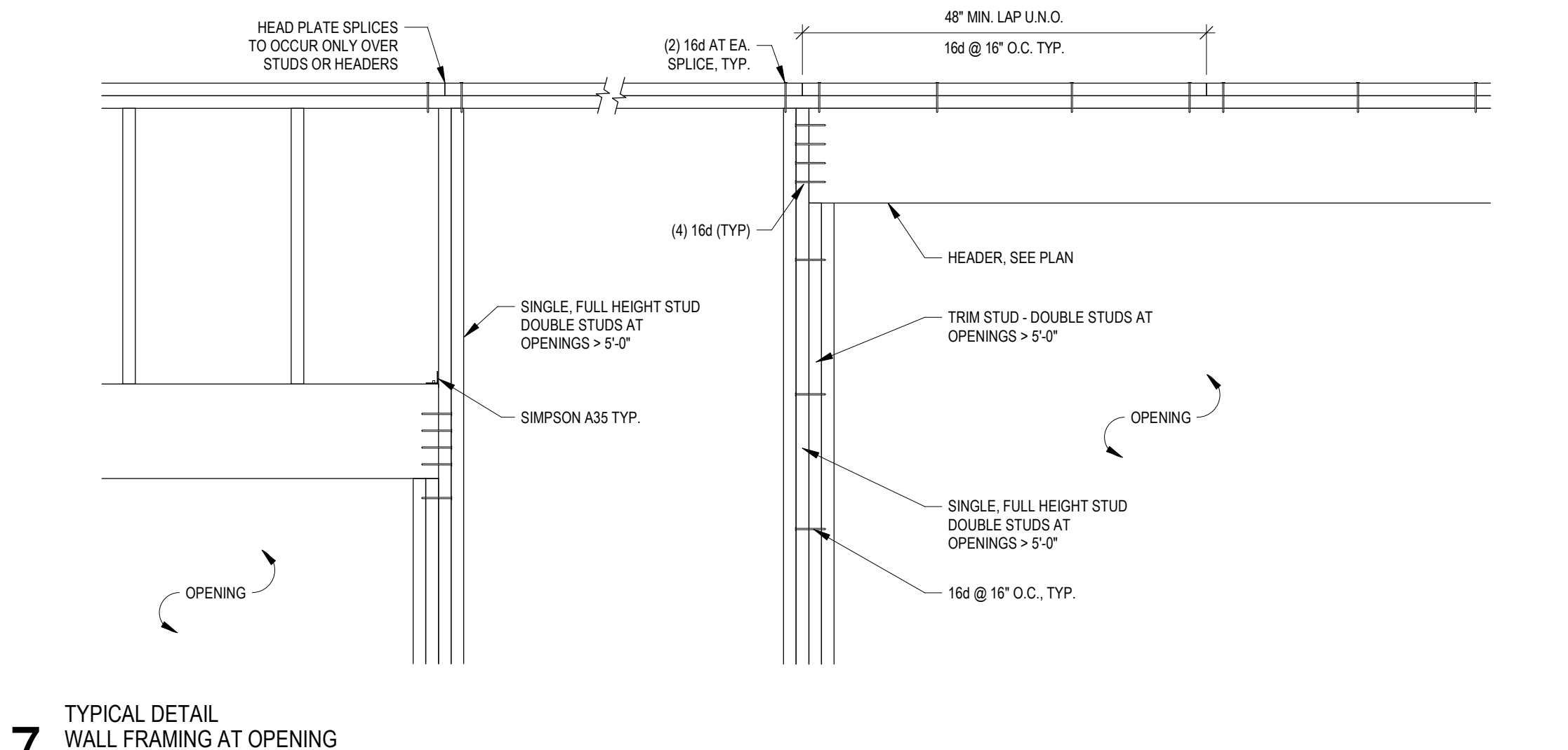
4 TYPICAL DETAIL EXTERIOR POST BASE  
NO SCALE



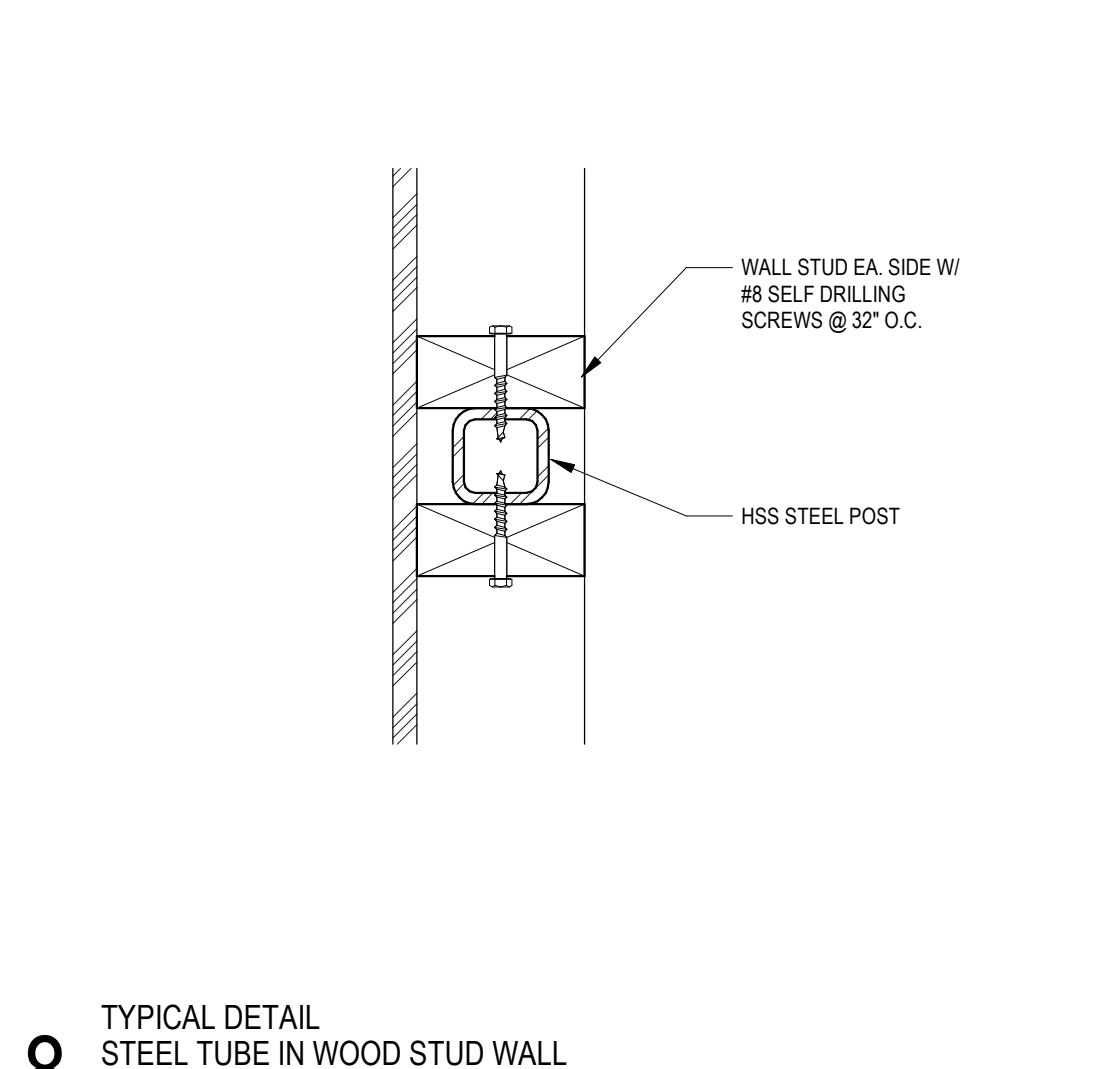
5 TYPICAL DETAIL BEAM PERPENDICULAR TO WALL  
NO SCALE



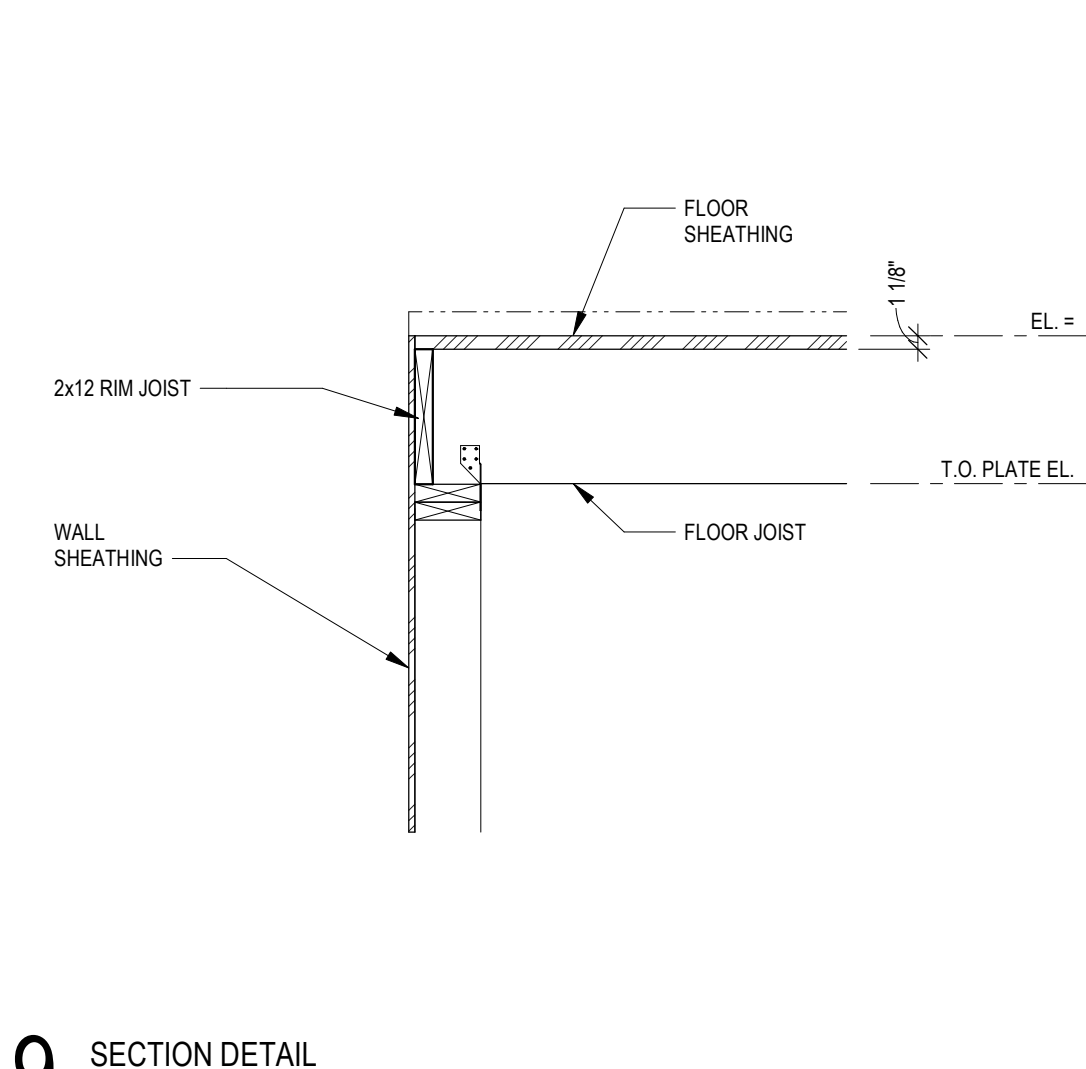
6 TYPICAL DETAIL HOLD-DOWN  
NO SCALE



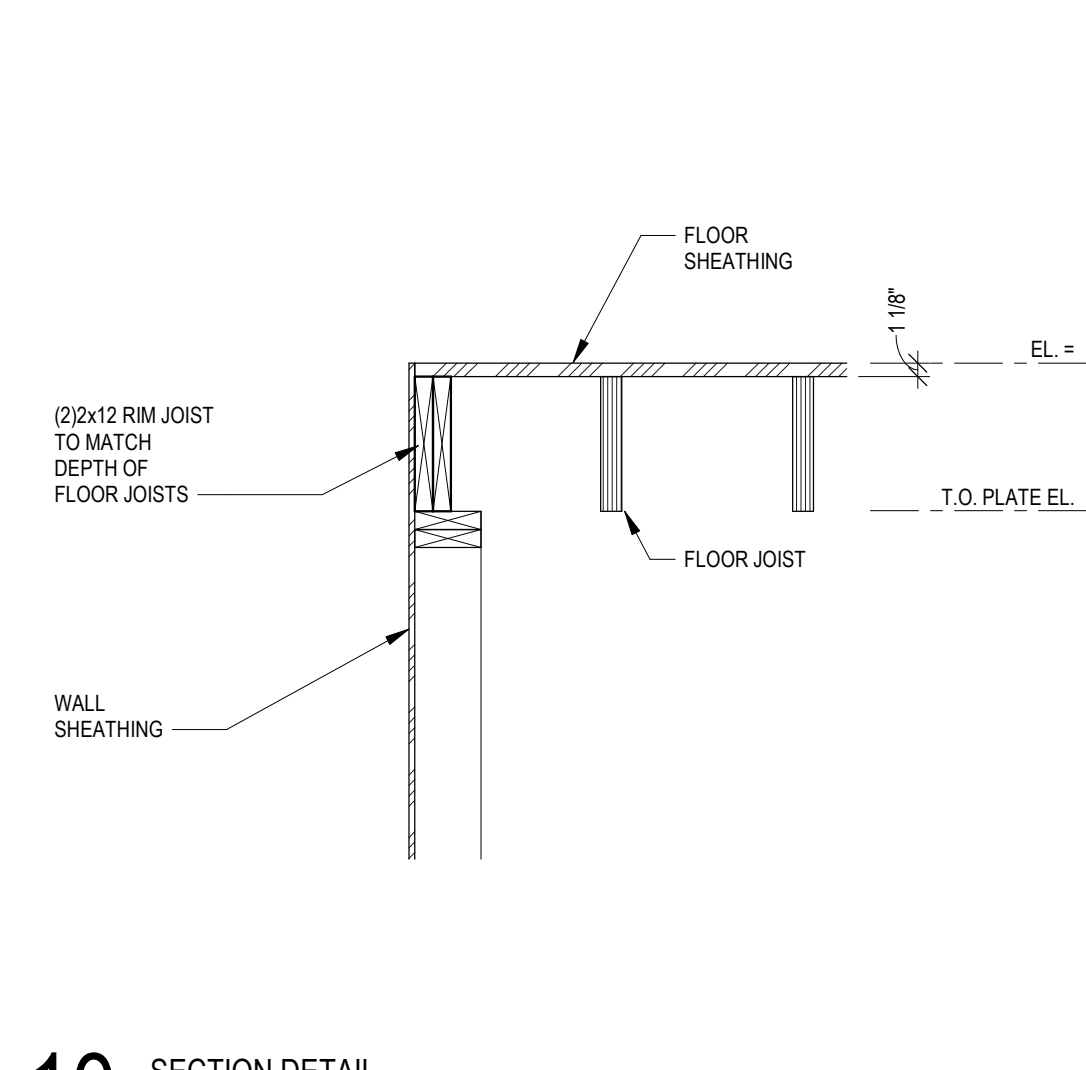
7 TYPICAL DETAIL WALL FRAMING AT OPENING  
NO SCALE



8 TYPICAL DETAIL STEEL TUBE IN WOOD STUD WALL  
3/4\"/>



9 SECTION DETAIL  
3/4\"/>



10 SECTION DETAIL  
3/4\"/>

HOLD-DOWN SCHEDULE (DOUG-FIR OR SOUTHERN PINE STUDS)						
MARK	HOLD-DOWN TYPE	HOLD-DOWN ANCHOR ROD	POST			
HD1	DTT2-SDS2.5	1/2\"/>	FOR 2x4 WALL, (2) 2x4			
HD2	HDU2-SDS2.5	5/8\"/>	FOR 2x4 WALL, (2) 2x4			
HD3	HDU4-SDS2.5	5/8\"/>	FOR 2x4 WALL, (2) 2x4			
HD4	HDU5-SDS2.5	5/8\"/>	FOR 2x4 WALL, (2) 2x4			
HD5	HDU8-SDS2.5	7/8\"/>	FOR 2x4 WALL, (3) 2x4			

SHEAR WALL SCHEDULE (DOUG-FIR OR SOUTHERN PINE STUDS)						
MARK	WOOD STRUCTURAL PANEL SHEATHING (APA-RATED)	PLIES	WALL FRAMING	PANEL EDGE NAILING 8d NAILS	RIM JOIST OR BLOCKING CONN. TO TOP PL. BELOW	SILL PLATE ANCHOR BOLTS W/ WASHERS (1/2\"/>
SW-A	7/16\"/>	ONE SIDE	2x STUDS, 2x SILL	6\"/>	LTP4 OR A35 @ 16\"/>	48\"/>
SW-PA *	7/16\"/>	ONE SIDE	2x STUDS, 2x SILL	6\"/>	LTP4 OR A35 @ 16\"/>	335
SW-B	7/16\"/>	ONE SIDE	2x STUDS, 2x SILL	4\"/>	LTP4 OR A35 @ 16\"/>	470
SW-PB *	7/16\"/>	ONE SIDE	2x STUDS, 2x SILL	4\"/>	LTP4 OR A35 @ 16\"/>	470
SW-C	7/16\"/>	ONE SIDE	2x STUDS, 2x SILL	3\"/>	LTP4 OR A35 @ 8\"/>	630
SW-PC *	7/16\"/>	ONE SIDE	2x STUDS, 2x SILL	3\"/>	LTP4 OR A35 @ 8\"/>	630

**SHEAR WALL NOTES:**

\*SCHEDULED STRUCTURAL PANEL SHEATHING SHALL BE CONTINUOUS OVER ALL WALL OPENINGS WITHIN SHEAR WALL PANELS AT ALL SHEAR WALLS SCHEDULED AS PERFORATED SHEAR WALL PANELS (SW-P.J.) .

HEADER BEAM SCHEDULE	
OPENING	HEADER SIZE
H1	(2) 2x6
H2	(2) 2x8
H3	(2) 2x10
H4	(2) 2x12
H5	3 1/2\"/>
H6	3 1/2\"/>
H7	3 1/2\"/>

- NOTES:**
- PROVIDE HEADER BEAM SHOWN IN THE SCHEDULE UNLESS NOTED OTHERWISE ON PLAN.
  - ALL SOLID SAWN HEADER BEAMS SHALL BE NO. 2 SOUTHERN PINE OR DOUGLAS FIR-LARCH.

NAILING SCHEDULE	
CONNECTION	NAILING
FLOOR JOIST TO BAND JOIST, FACE NAIL	3-16d
FLOOR JOIST TO SILL PLATE OR GIRDER, TOE NAIL	3-8d
BRIDGING TO JOISTS, TOE NAIL OR END NAIL EACH END	2-8d
SILL PLATE TO BAND JOIST OR BLOCKING, FACE NAIL	16d AT 16\"/>
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SILL PLATE	4-8d TOE NAIL OR 2-16d EACH END
DOUBLE STUDS, FACE NAIL	16d AT 24\"/>
DOUBLE TOP PLATES, FACE NAIL	16d AT 16\"/>
TOP PLATES AND INTERSECTIONS, FACE NAIL	2-16d OR 3-10d
TOP PLATES AND LAPS, FACE NAIL	8-16d
CONTINUOUS HEADER-TWO PIECES	16d AT 16\"/>
CEILING JOISTS TO PLATE, TOE NAIL	3-8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
RAFTER TO PLATE, TOE NAIL	3-8d
3/4\"/>	2-8d
BUILT-UP CORNER STUDS	16d AT 24\"/>
BUILT-UP GIRDER AND BEAMS, THREE MEMBERS	20d @ 32\"/>

- NOTES:**
- PROVIDE NAILING CONNECTIONS INDICATED IN SCHEDULE UNLESS DETAILED OR NOTED OTHERWISE.

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TYPICAL WOOD DETAILS

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