
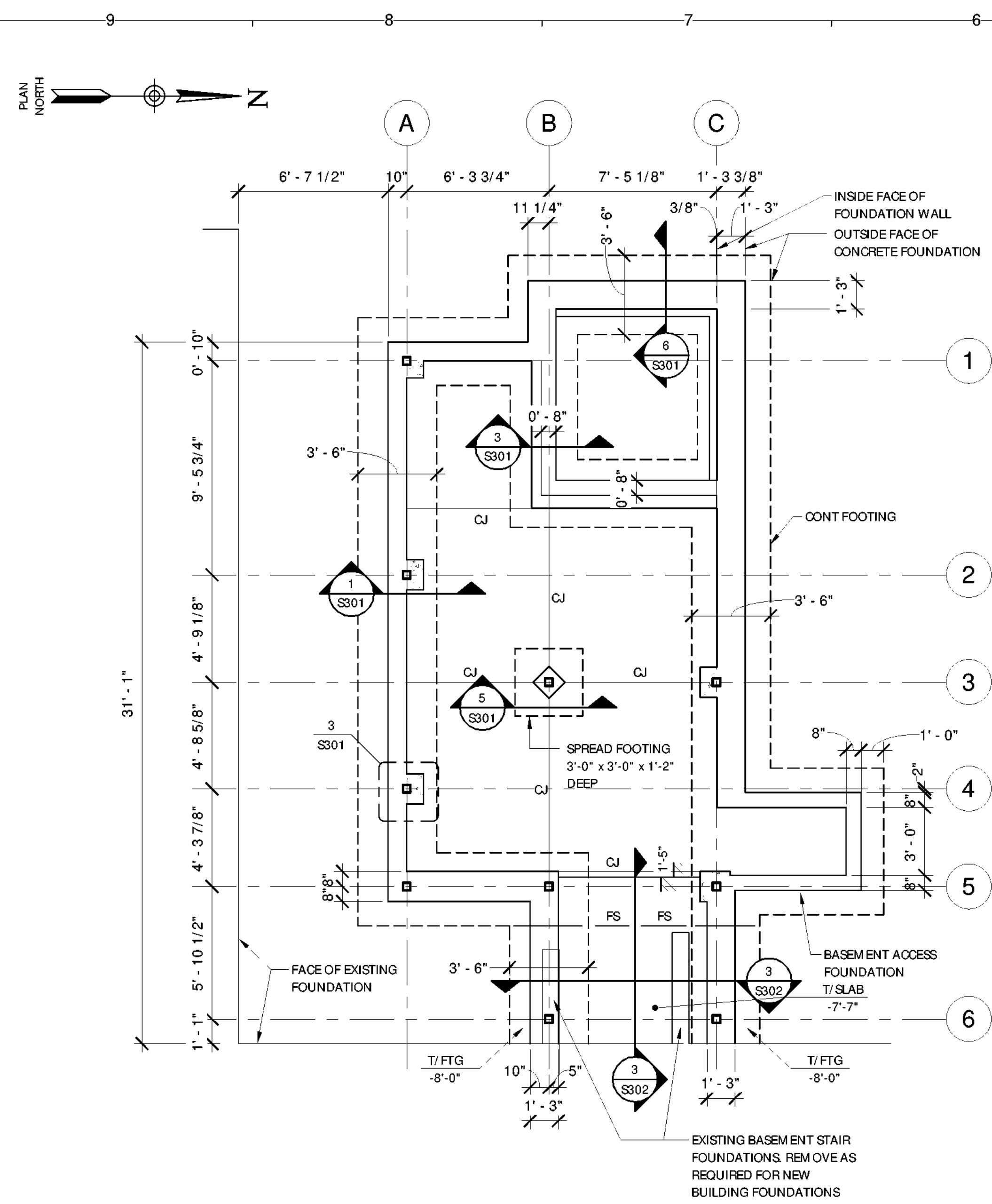


REVISIONS

Rev No	Description	Date

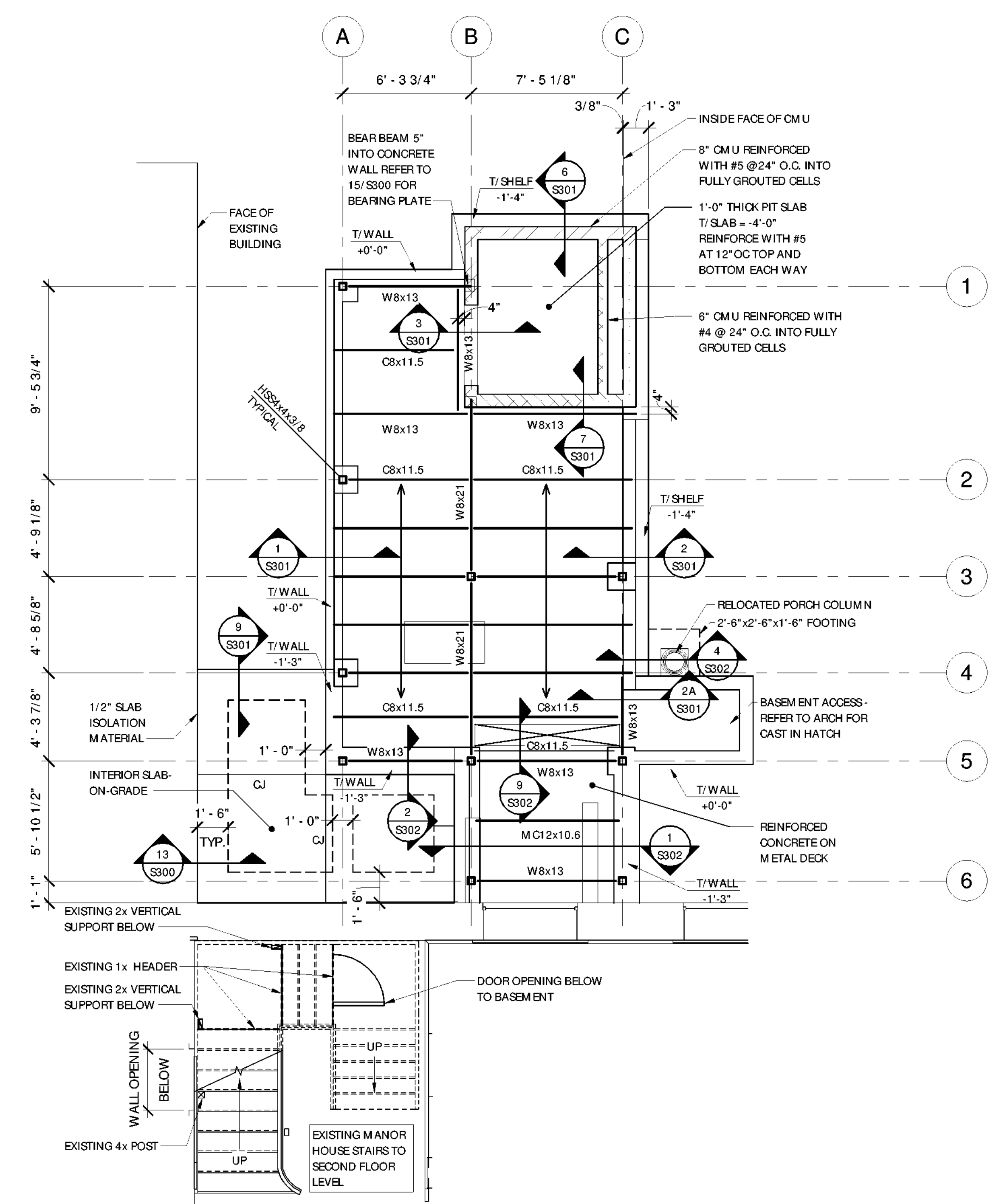
Drawn By: RAD	Seal and Signature 
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Date: 5/28/2021	

Sheet Title: FOUNDATION/ BASEMENT PLAN AND FIRST FLOOR FRAMING PLAN	Drawing Number: S101
Bid Documents	Sheet:
Project Number: 1299.029.001	



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

- FOUNDATION NOTES**
- REFERENCE ELEVATION = 0'-0" = FIRST FLOOR ELEVATION
 - TOP OF CONTINUOUS FOOTING = -9'-5" UNO
 - TOP OF SPREAD COLUMN FOOTING = -9'-8" UNO
 - TOP OF FOUNDATION WALL = 0'-0" UNO
 - TOP OF BASEMENT SLAB = -9'-0" UNO
 - BASEMENT SLAB IS 5 INCHES THICK REINFORCED WITH W2.9 XW2.9-6X6 WWM LOCATED IN TOP THIRD OF SLAB.
 - REFER TO S-001 AND PROJECT GEOTECHNICAL INVESTIGATION REPORT FOR INFORMATION AND SPECIFIC EXCAVATION REQUIREMENTS.
 - FOUNDATION DOWELS TO MATCH BAR SIZE AND SPACING.
 - PROVIDE 6 INCHES OF COMPACTED CRUSHED STONE BELOW FOOTINGS AND SLABS-ON-GRADE.
 - PROVIDE 2X4 FORMED KEYWAYS IN ALL CONCRETE CONSTRUCTION JOINTS.
 - PROVIDE BENTONITE WATER STOP OR APPROVED EQUAL IN BELOW GRADE CONSTRUCTION JOINTS.
 - "CJ" DENOTES SAW-CUT CONTROL JOINT.
 - "FS" DENOTES FOOTING STEP



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

- FIRST FLOOR FRAMING NOTES**
- REFERENCE ELEVATION = 0'-0" = FIRST FLOOR ELEVATION (ACTUAL ELEVATION = 36.28')
 - TOP OF STEEL / BOTTOM OF DECK = -0'-3"
 - FLOOR JOIST BEARING ELEVATION = -0'-11"
 - TOP OF CONCRETE COLUMN WALL PIER = -1'-3"
 - REFER TO S-001 FOR TYPICAL STEEL FRAMING NOTES
 - FLOOR DECK IS 1.5C24 FORM DECK FASTENED TO SUPPORTS IN 33/4 PATTERN WITH #12 TEK SCREWS. PROVIDE #10 TEK SIDELAP FASTENERS AT 8 INCHES ON CENTER
 - HOLLOW STRUCTURAL COLUMNS ARE HSS4X4X3/8 UNLESS NOTED OTHERWISE ON PLAN
 - ELEVATED CONCRETE SLAB IS 1 1/2" CONCRETE ON SPECIFIED FLOOR DECK REINFORCED WITH 6X6-W2.9XW2.9 WWF

- STAIR FRAMING NOTES- EXISTING MANOR HOUSE**
- ALLOW FOR REPLACEMENT AND/OR STRENGTHENING OF THE FIRST TO SECOND FLOOR LEVEL INTERMEDIATE STAIR LANDING STRUCTURAL HEADERS AND VERTICAL SUPPORTS IDENTIFIED.
 - EXTEND OR REPLACE VERTICAL 2X LANDING SUPPORTS TO TRANSFER VERTICAL LOADS TO BASEMENT SLAB.
 - PROVIDE SIMPSON TYPE POST BASE AND TOP CONNECTION OF EXISTING 4X POST TO FLOOR BEAM SUPPORT AND STAIR STRINGER.
 - STRENGTHEN OR REPLACE THREE EXISTING 1X INTERMEDIATE LANDING HEADERS WITH (2) 2x8.
 - UTILIZE APPROVED SIMPSON TYPE WOOD FRAMING CONNECTORS, ANGLES, POST BASES OR CAPS.
 - CONFIRM BEARING CONDITION OF SECOND LEVEL STAIR SUPPORT BEAM AT EACH END.

