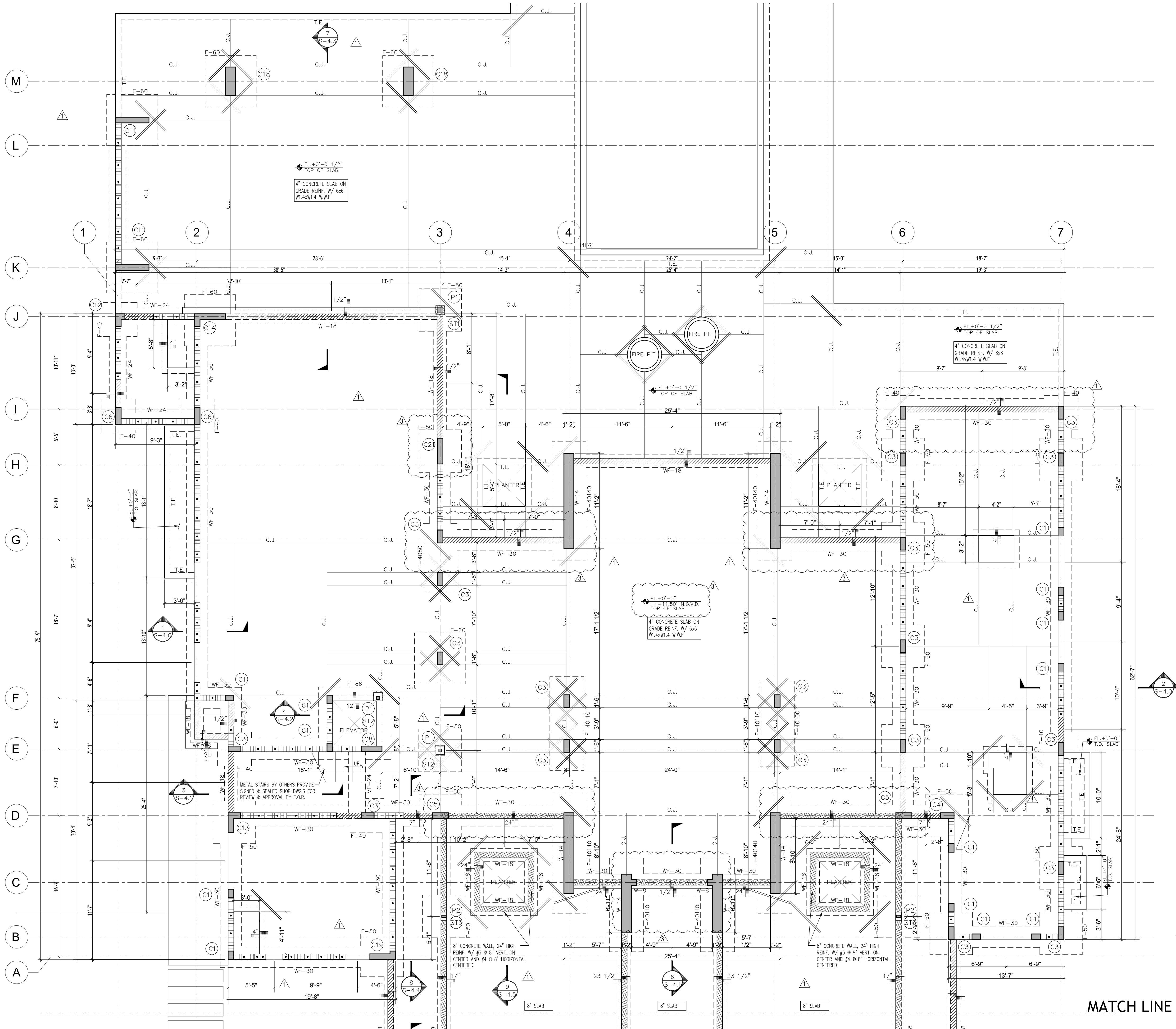




1 FOUNDATION & GROUND FLOOR FRAMING PLAN MAIN HOUSE
3/16" = 1'-0"

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GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

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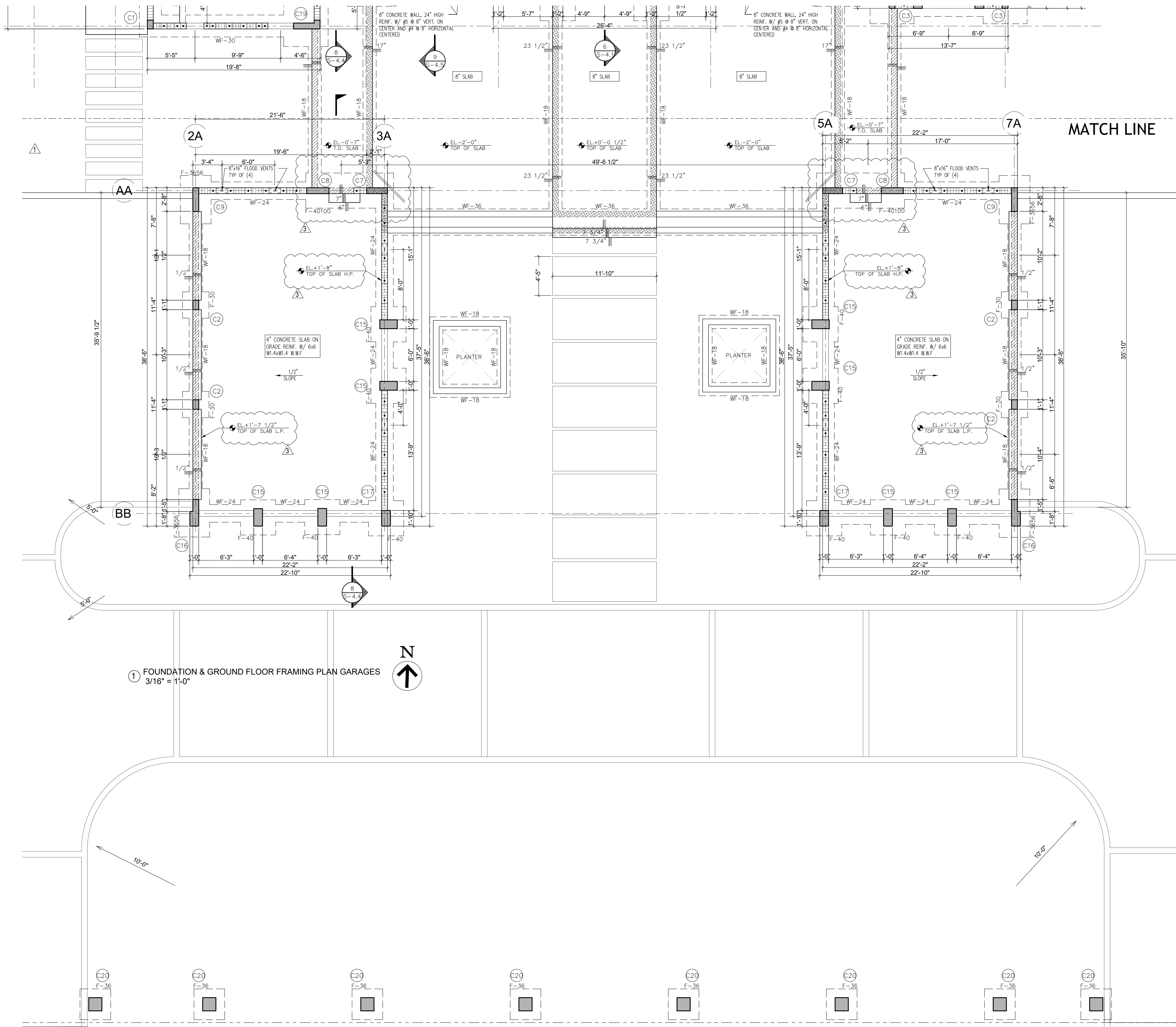
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FOUNDATION &
GROUND FLOOR
FRAMING PLAN
MAIN HOUSE

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SHEET TITLE

FOUNDATION &
GROUND FLOOR
FRAMING
GARAGES

SHEET NUMBER

S-1.1

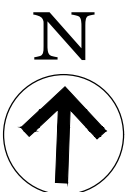


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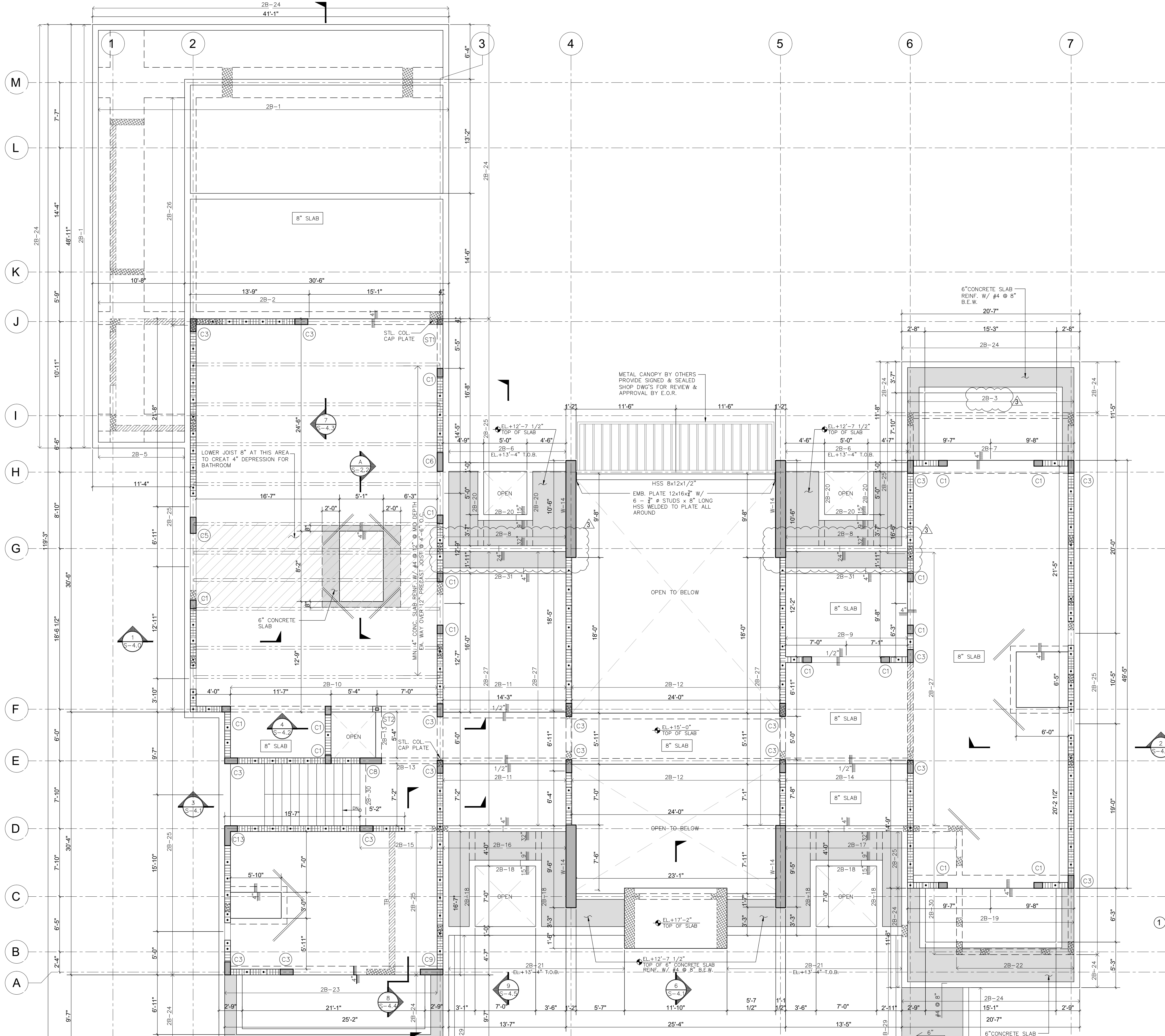
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1 SECOND FLOOR FRMAING PLAN MAIN HOUSE
3/16" = 1'-0"



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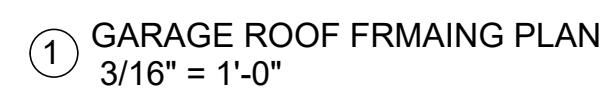
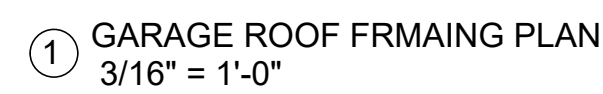
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SECOND FLOOR FRAMING PLAN MAIN HOUSE

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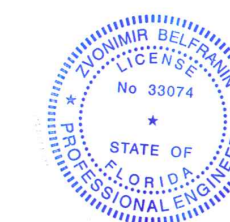
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GARAGE & POOL CABANA ROOF FRAMING PLAN

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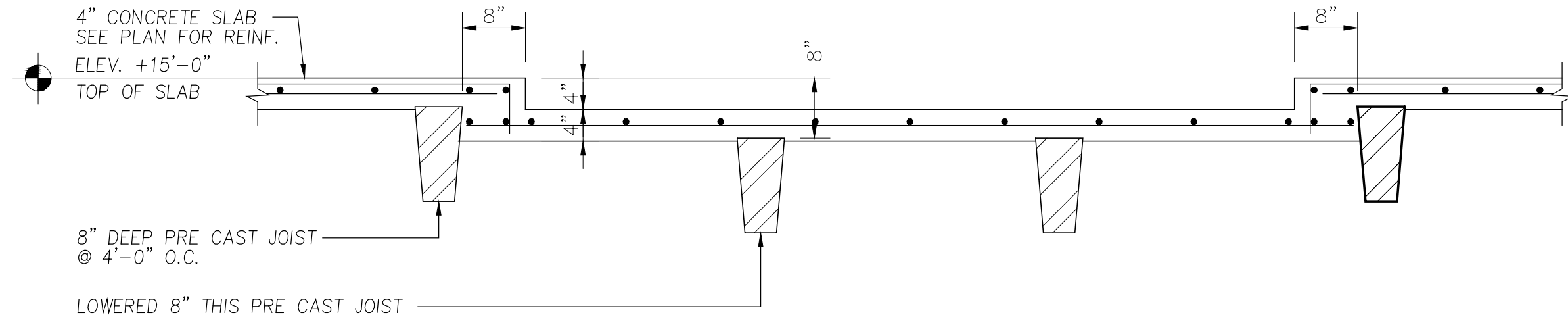
SECOND FLOOR PLAN NOTES

- 1) FLOOR SUPER IMPOSED LOADS:
S.I.D.L. = 35 PSF
LL = 40 PSF (FLOOR)
= 100 PSF (STAIRS)
= 60 PSF (BALCONIES)
- 2)  DENOTES DIRECTION OF SLAB MAIN REINF. (OUTER MOST LAYER)
- 3)  DENOTES SLAB BOT. REINF.
- 4)  DENOTES SLAB TOP REINF.
- 5)  DENOTES 8" MASONRY BEARING WALLS
REINFORCED W/ #9 GALV. LADDER TYPE HORIZONTAL JOINT
REINF. @ 16" O.C. FOR VERT. REINF. SEE SCHEDULE SHEET S-1
- 6) PROVIDE VERT. REINF. @ ALL CORNERS, SIDES OF OPENINGS & ALL INTERSECTIONS AS SHOWN ON PLAN
- 7) FOR 8 1/2" CONC. SLAB PROVIDE #5 @ 8" O.C. TOP AND BOTTOM E.W., U.O.N. ON PLAN.
- 8) GC TO COORDINATE ALL CONDUITS, PENETRATIONS & KNOCK OUTS WITH STRUCTURAL SLABS & BEAMS, SUBMIT SHOP DRAWINGS.
- 9)  DENOTES WALL BELOW. SEE LOWER LEVEL FOR WALL DEFINITION.
- 10)  DENOTES COLUMN STARTING AT THIS LEVEL.
- 11) ROOF SLOPES ACHIEVES BY RIGID INSULLTION OR L.W. CONCRETE, REFER TO ARCH,S. PLANS.
- 12) FOR 8" CONCRETE SLAB PROVIDE #5 @ 10" TOP AND BOTTOM E.W.
- 13) FOR 12" CONCRETE SLAB PROVIDE #6 @ 8" TOP AND BOTTOM E.W.

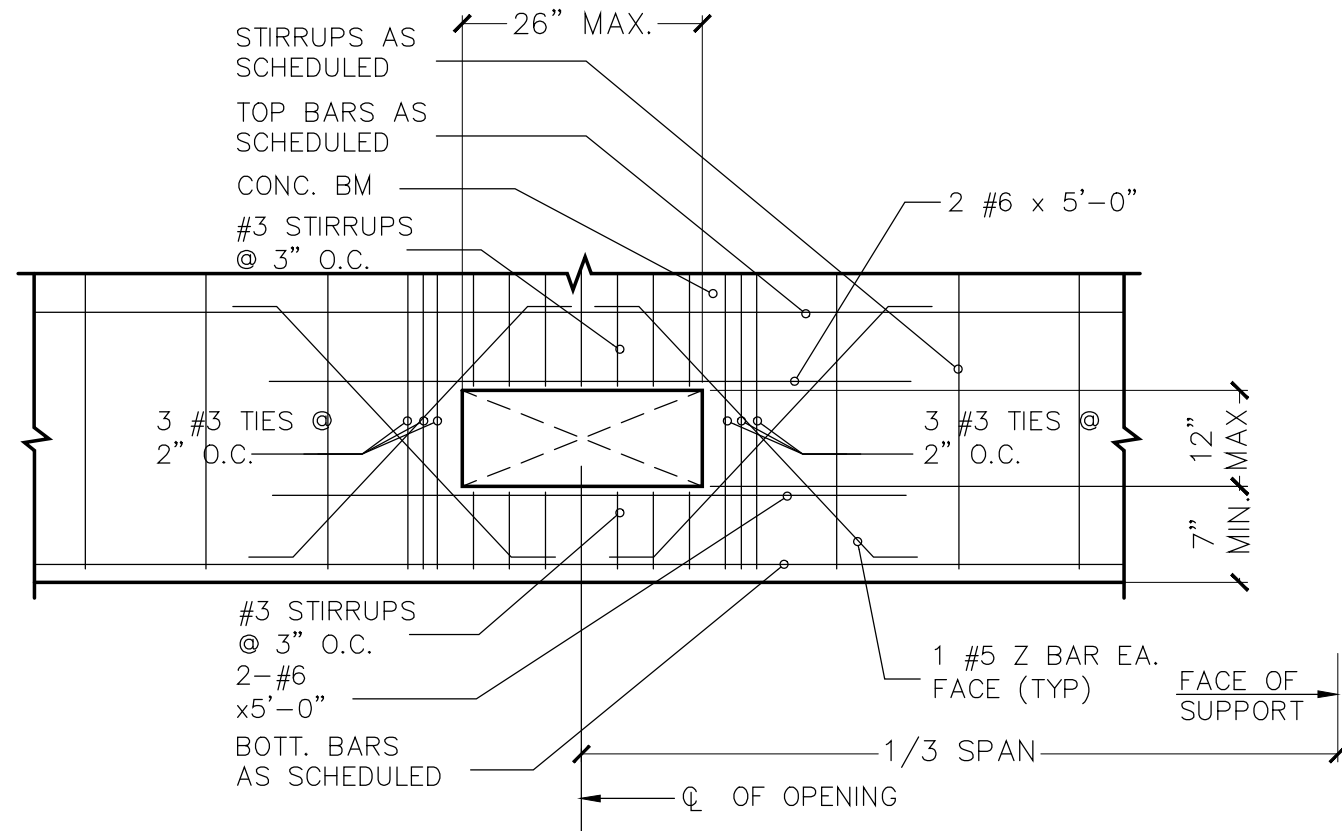
2ND. FLOOR CONCRETE BEAM SCHEDULE

	MARK	TOP ELEV.	SIZE WxH	REINFORCING					TIES OR STIRRUPS			REMARKS
				BOTT.	CONT. TOP	C	E	I E.F.	NO.	TYPE	SPACING	
△	CRB-1	+13'-0"	8"x24"	2 #6	2 #5			1 #5	#3	□	@ 4" O.C.	
△	GRB-1	+13'-2"	8"x26"	2 #6	2 #6			1 #5	#3	□	@ 6" O.C.	
	GRB-2	+13'-2"	8"x28"	2 #6	2 #6			2 #5	#3	□	@ 12" O.C.	
△	GRB-3	+13'-2"	8"x28"	2 #6	2 #6			2 #5	#3	□	@ 6" O.C.	
3	2B-1	+14'-8"	42"x30"	8 #7	8 #7			2 #5	#4	□	@ 8" O.C.	
	2B-2	+15'-0"	18"x34"	5 #8	5 #8			2 #5	#4	□	@ 6" O.C.	
	2B-3	+15'-0"	8"x32"	2 #6	2 #6			2 #5	#3	□	@ 6" O.C.	
	2B-4	+10'-4"		VOID								
	2B-5	+14'-8"	18"x30"	4 #7	4 #7			2 #5	#3	□	@ 6" O.C.	
△	2B-6	+13'-4"	12"x15"	3 #7	3 #7				#4	□	@ 6" O.C.	
	2B-7	+15'-0"	18"x16"	4 #7	4 #7				#4	□	@ 6" O.C.	
△	2B-8	+15'-4"	8"x38"	2 #6	2 #6			3 #5	#3	□	@ 12" O.C.	
	2B-9	+15'-0"	8"x36"	2 #6	2 #6			3 #5	#3	□	@ 10" O.C.	
	2B-10	+15'-0"	8"x34"	2 #7	2 #7			2 #5	#3	□	@ 6" O.C.	
	2B-11	+15'-0"	8"x34"	2 #7	2 #7			2 #5	#3	□	@ 6" O.C.	
	2B-12	+15'-0"	8"x34"	2 #9	2 #9			2 #5	#3	□	@ 6" O.C.	
	2B-13	+15'-0"	8"x16"	2 #5	2 #5				#3	□	@ 6" O.C.	
	2B-14	+15'-0"	8"x34"	2 #7	2 #7			2 #5	#3	□	@ 6" O.C.	
	2B-15	+15'-0"	8"x16"	2 #5	2 #5				#4	□	@ 6" O.C.	
△	2B-16	+15'-4"	8"x38"	2 #6	2 #6			2 #5	#3	□	@ 8" O.C.	
△	2B-17	+15'-4"	8"x38"	2 #7	2 #7	2 #5		3 #5	#3	□	@ 8" O.C.	
△	2B-18	+13'-4"	8"x15"	2 #7	2 #7				#3	□	@ 4" O.C.	
	2B-19	+15'-0"	18"x34"	5 #8	5 #8			2 #5	#4	□	@ 6" O.C.	
△	2B-20	+13'-4"	8"x15"	2 #7	2 #7				#4	□	@ 4" O.C.	
△	2B-21	+13'-4"	12"x15"	3 #8	3 #8				#4	□	@ 6" O.C.	
	2B-22	+14'-8"	8"x32"	2 #6	2 #6			2 #5	#3	□	@ 8" O.C.	
	2B-23	+15'-0"	12"x36"	3 #7	3 #7			3 #5	#3	□	@ 8" O.C.	
△	2B-24	+15'-0"	8"x38"	2 #6	2 #6			3 #5	#3	□	@ 12" O.C.	
	2B-25	+15'-0"	16"x38"	4 #8	4 #8			3 #5	#3	□	@ 12" O.C.	
	2B-26	+14'-8"	16"x30"	6 #8	6 #8			2 #5	#4	□	@ 6" O.C.	
	2B-27	+15'-0"	8"x34"	2 #8	2 #8	2 #5		2 #5	#4	□	@ 8" O.C.	
△	2B-28	+13'-2"	8"x14"	2 #6	2 #6				#3	□	@ 6" O.C.	
△	2B-29	+13'-2"	8"x14"	2 #8	2 #8				#4	□	@ 6" O.C.	
△	2B-30	+15'-0"	8"x32"	2 #5	2 #5	2 #5		2 #5	#3	□	@ 8" O.C.	
△	2B-31	+15'-4"	8"x30"	2 #6	2 #6			2 #5	#3	□	@ 12" O.C.	
	TB	SEE PLAN	8"x12"	2 #5	2 #5				#3	□	@ 8" O.C.	1#5 TOP&BOTT. CORNER BARS 2'-6" x 2'-6"

NOTE:
ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED W/ ARCHITECTURAL DRAWINGS, IF THERE IS A DISCREPANCY REPORT TO E.O.R. AND A.O.R.



A
S-2.2 CONCRETE SLAB DEPRESSION TYP.
SCALE: 3/4" = 1'-0"



● TYPICAL OPENING THRU CONCRETE BEAMS FOR A/C DUCT PENETRATION

NOTE: SIZE INDICATED IS MAXIMUM OPENING SIZE

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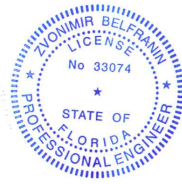
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PLAN NOTES,
BEAM SCHEDULE
AND DETAILS

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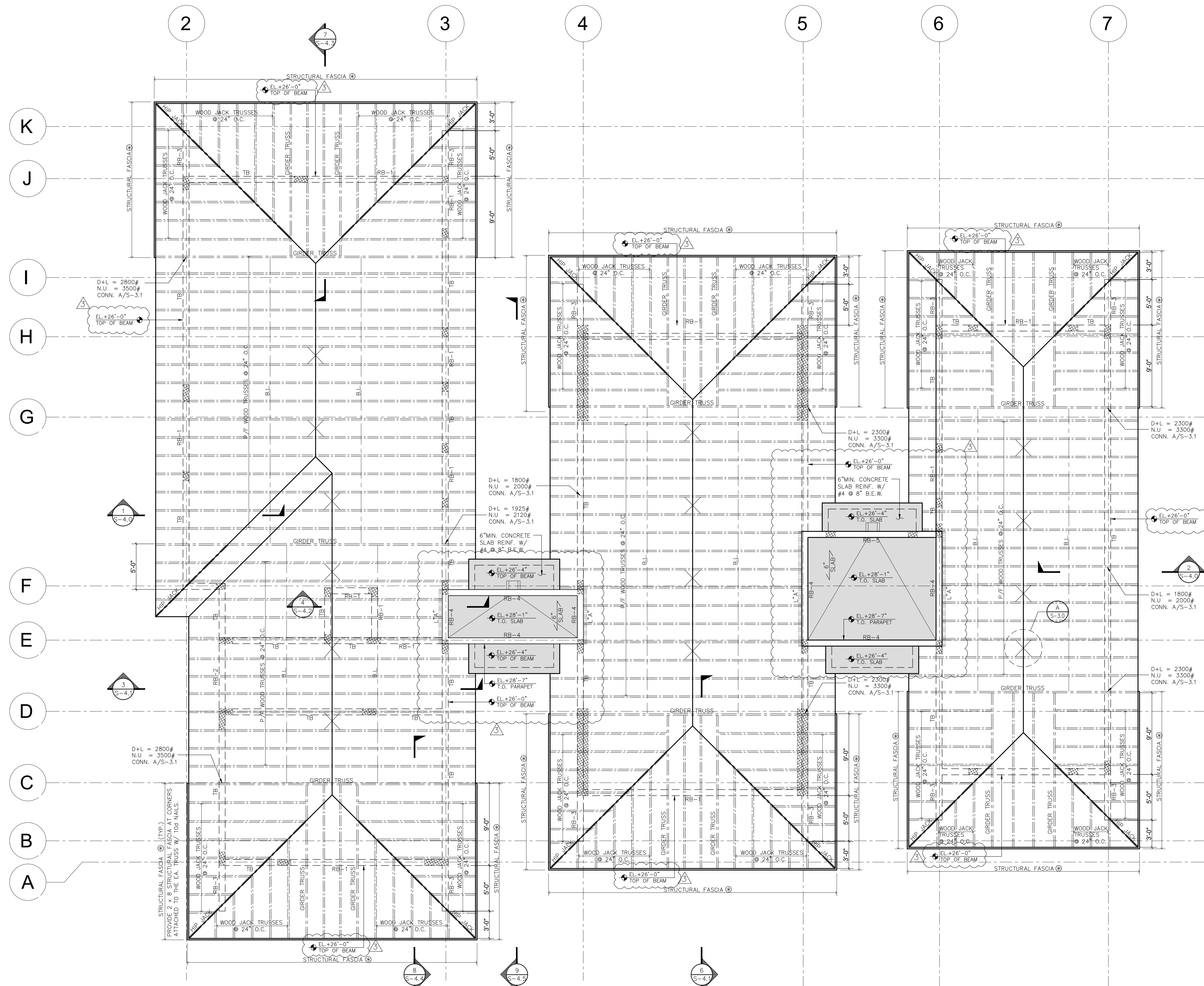
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ROOF FRAMING PLAN MAIN HOUSE

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① ROOF FRAMING PLAN MAIN HOUSE
3/16" = 1'-0"

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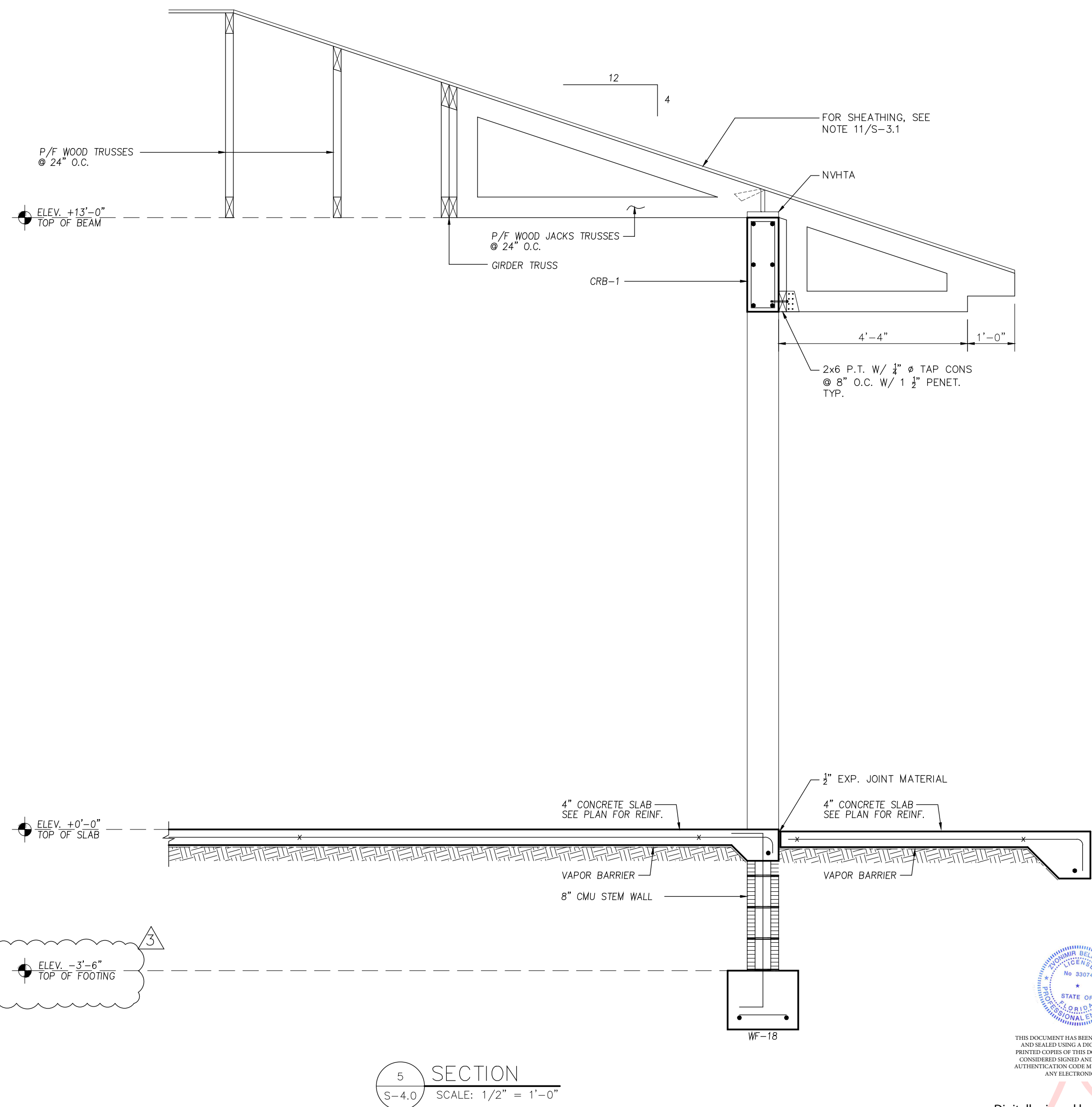
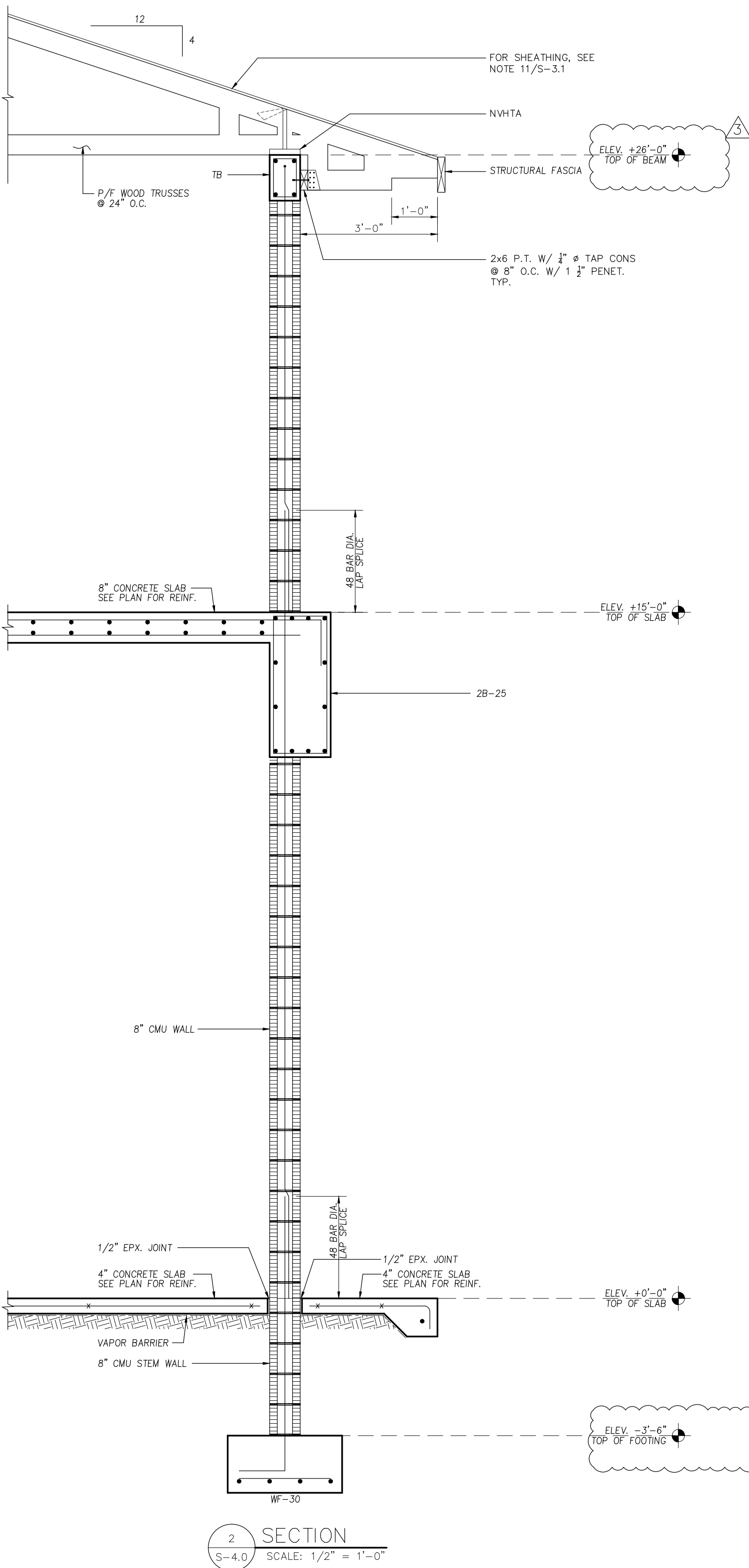
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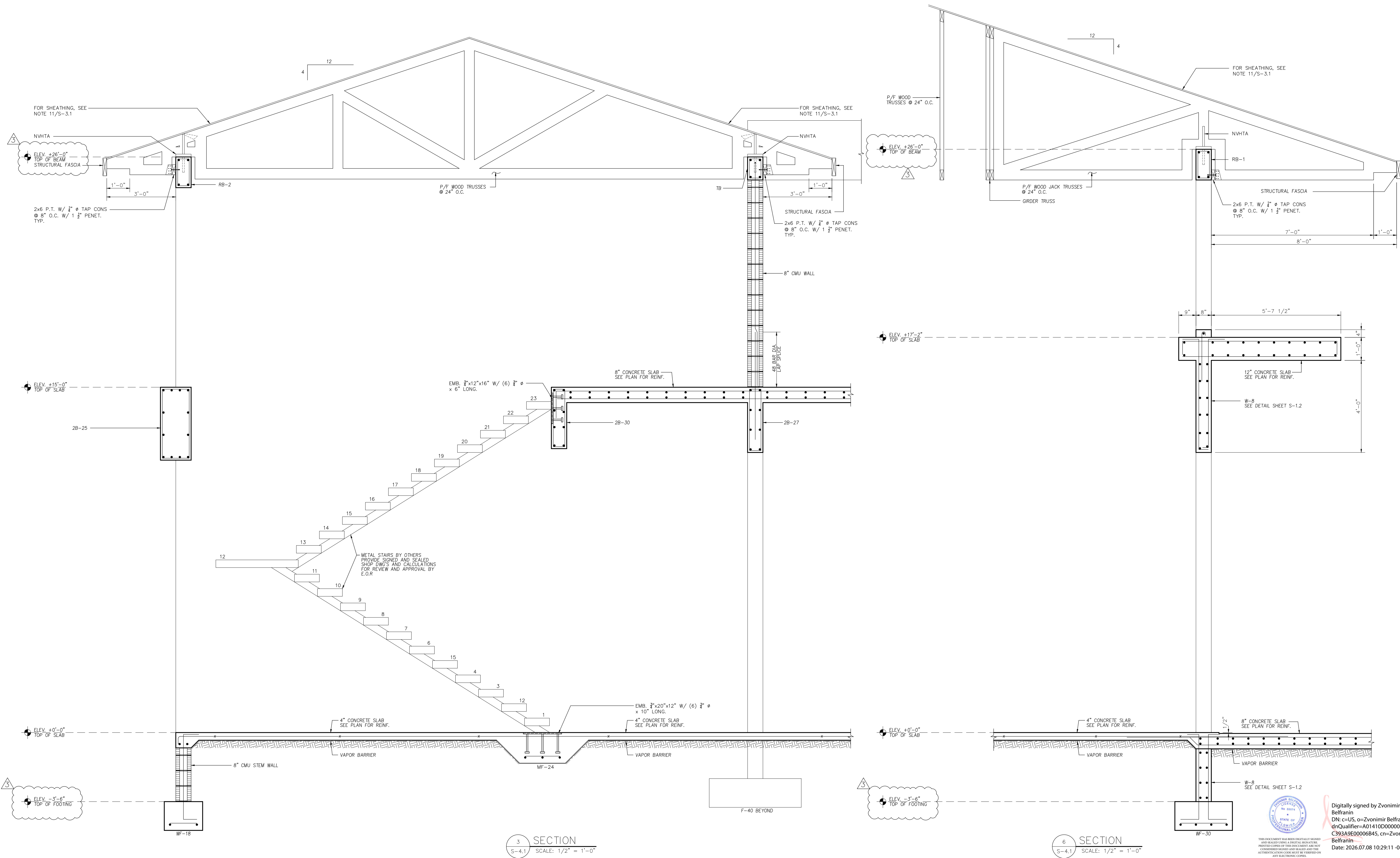
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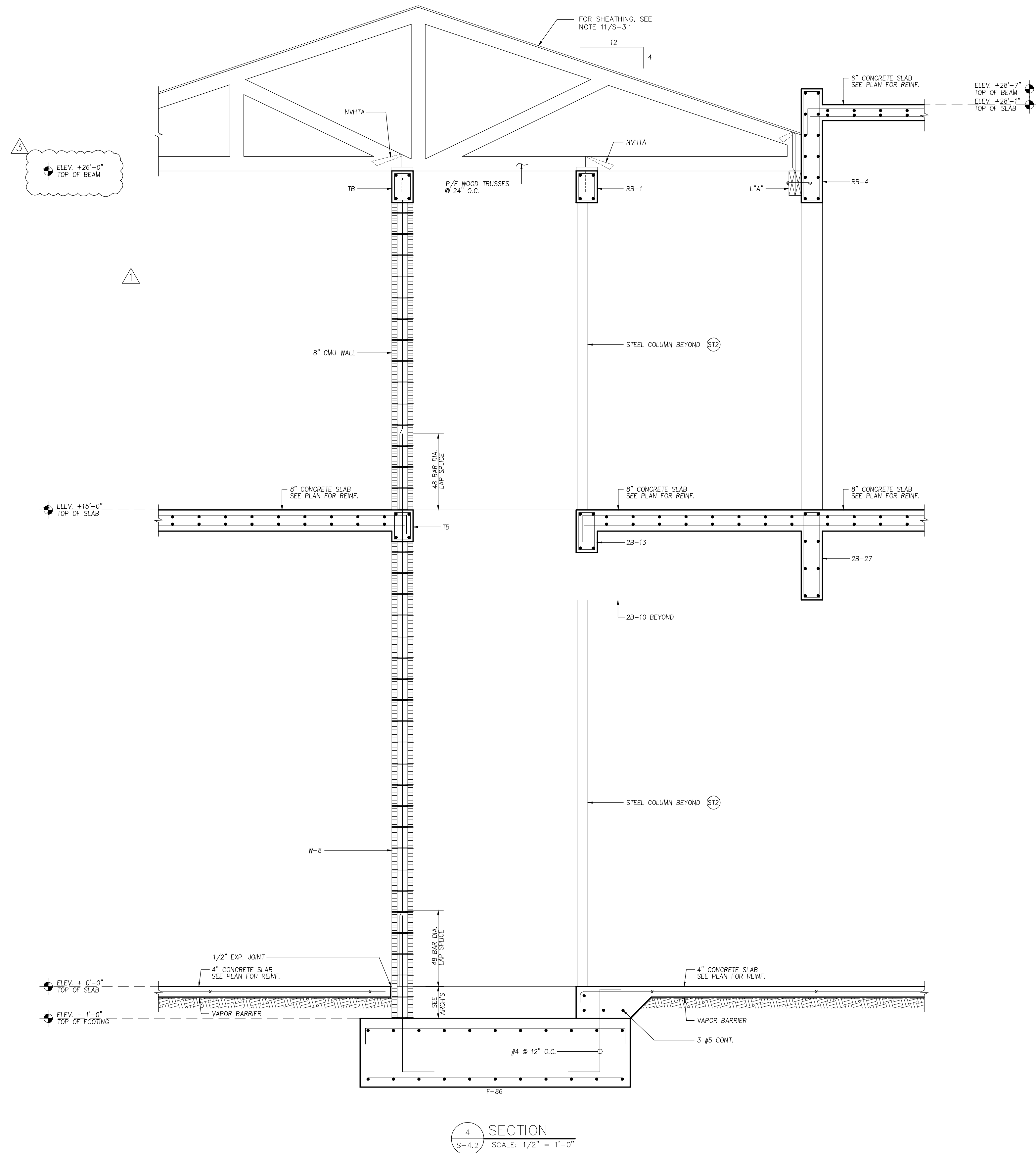
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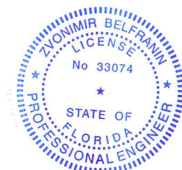
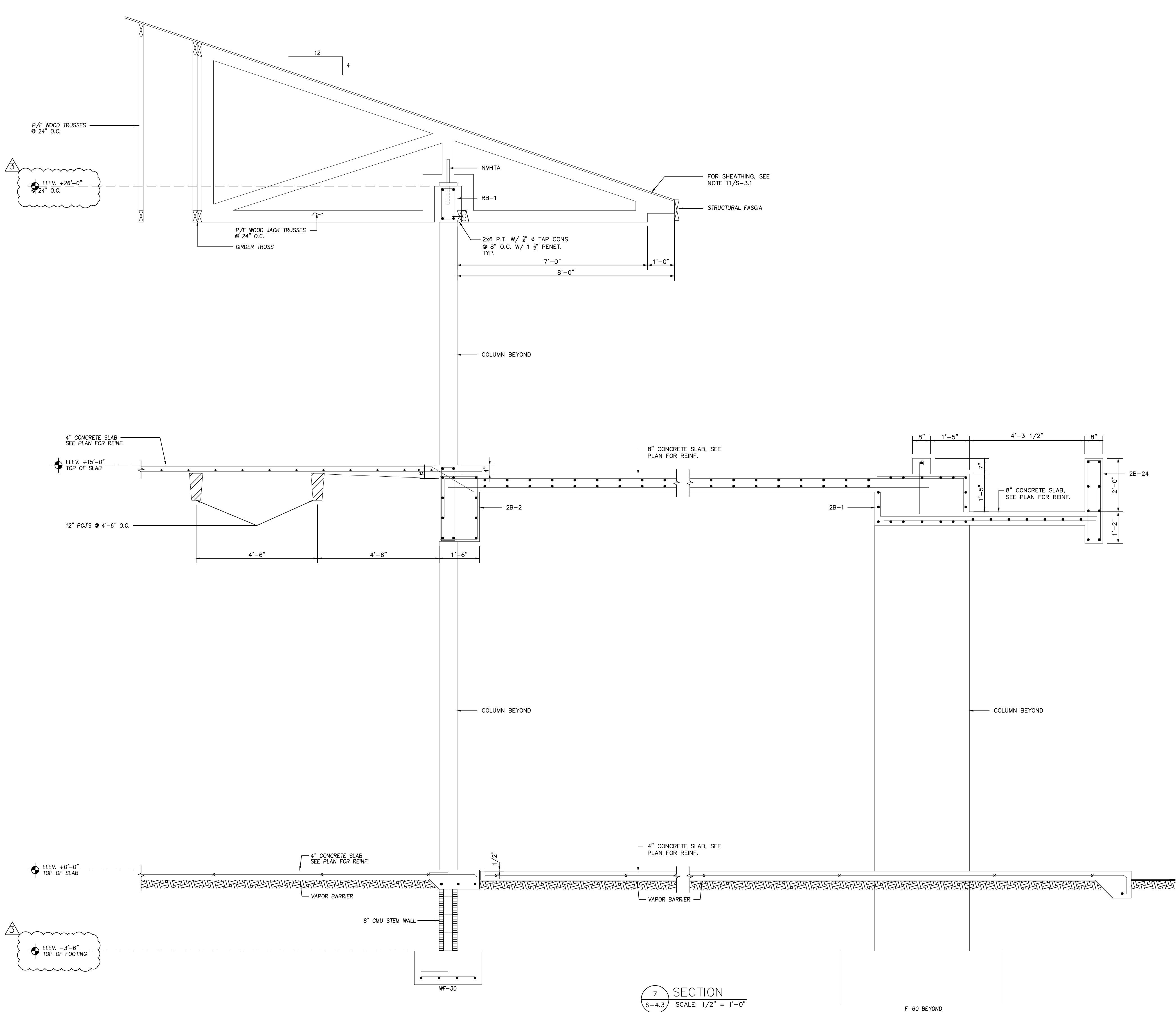
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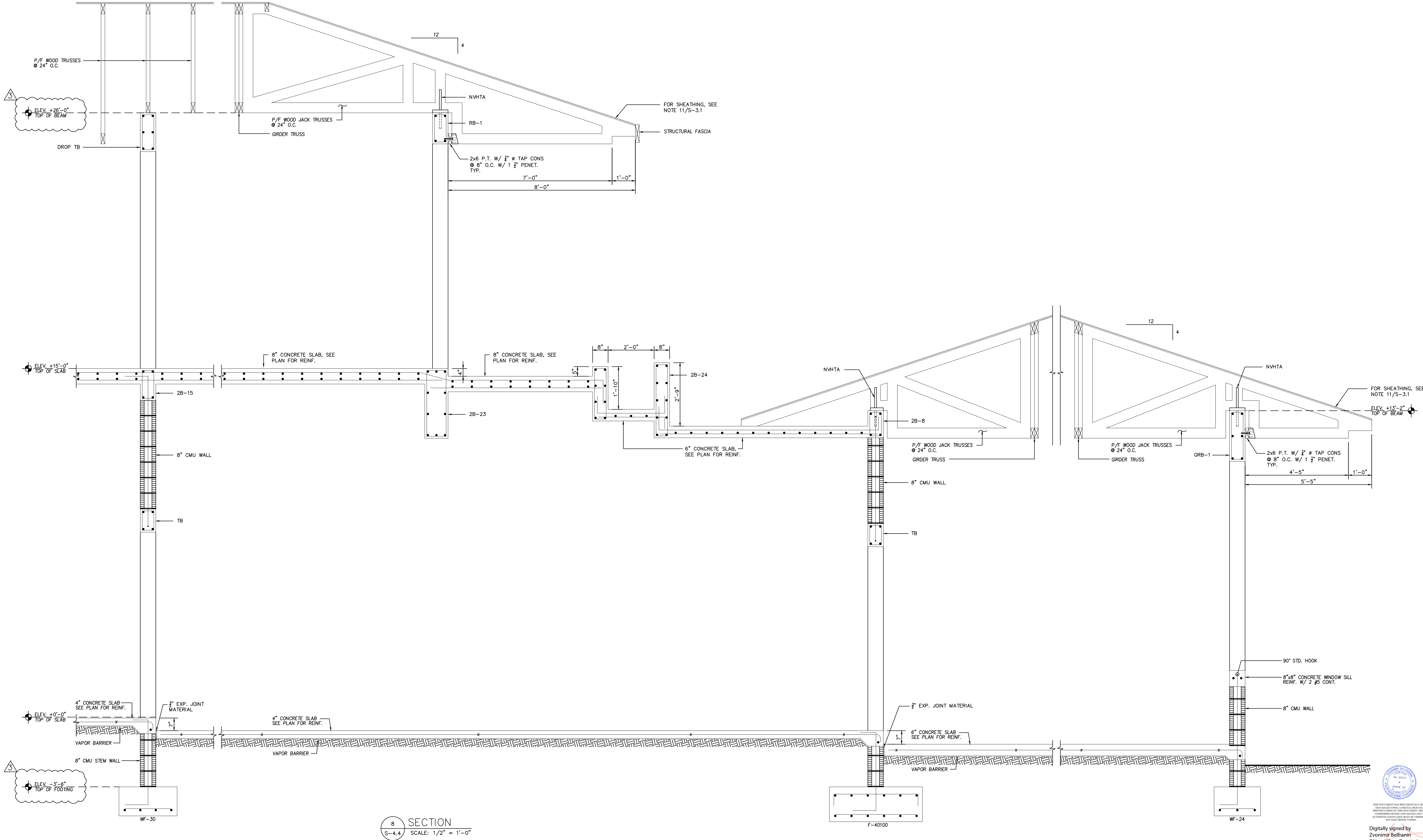
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GIORGIO LUIGI BALLI -AR13951
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REVISIONS

NO.	DESC	DATE
1	CITY REV 1	08/11/25
2	CITY REV 2	10/16/25
3	OWNER REV.	6/24/26

PERMIT SET



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SCALE: AS NOTED

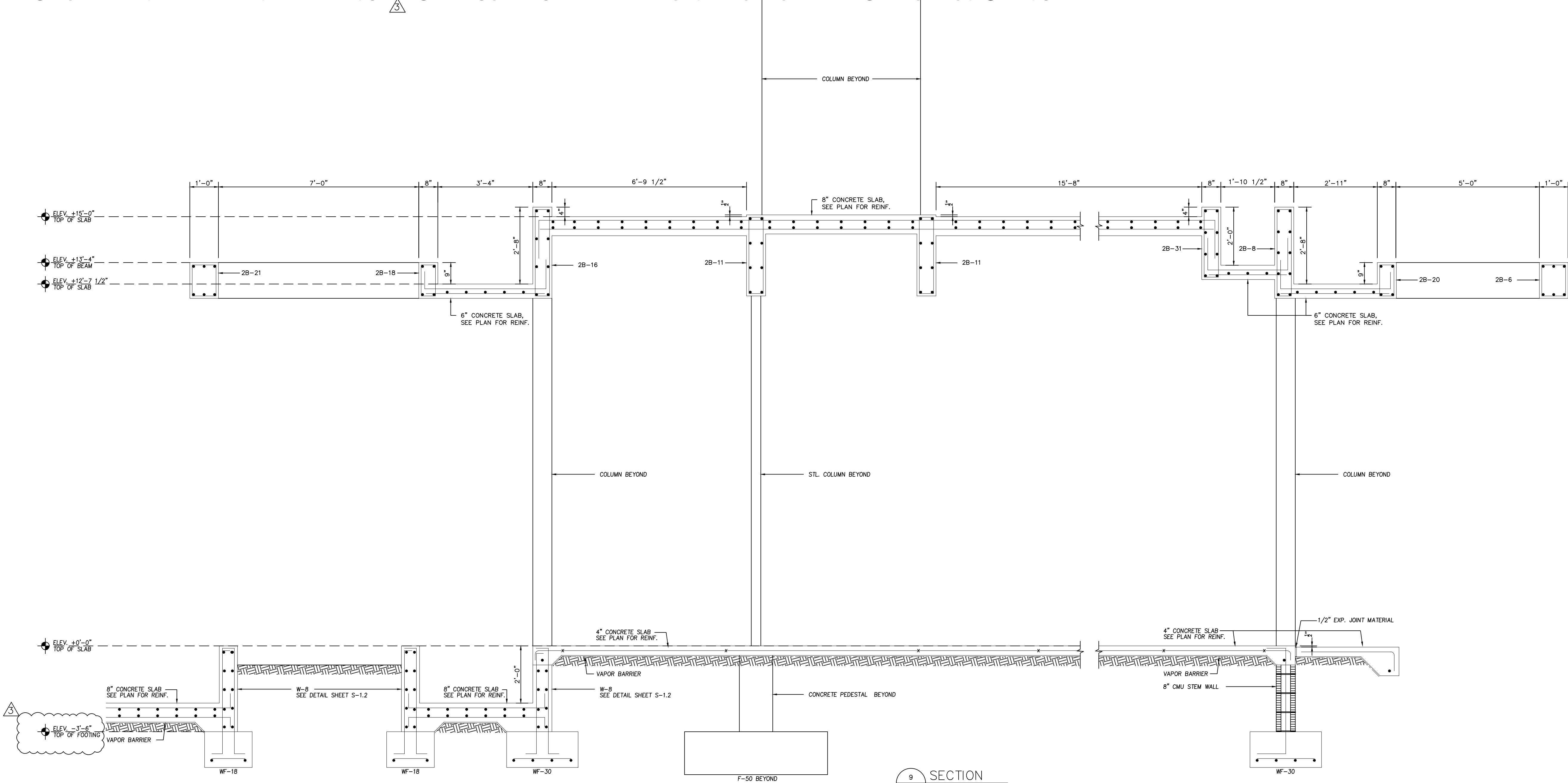
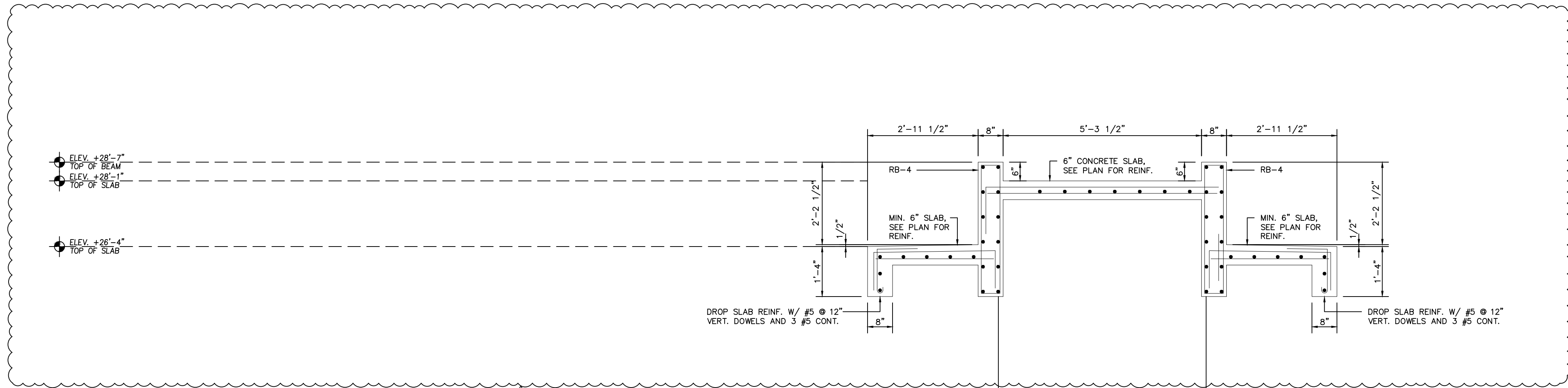
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SECTION 9

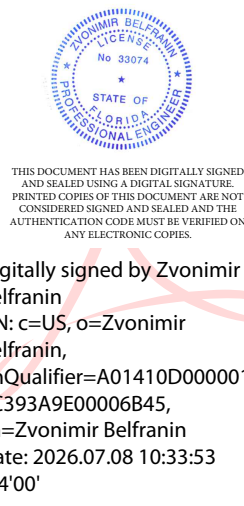
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S-4.5

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9
S-4.5
SECTION
SCALE: 1/2" = 1'-0"



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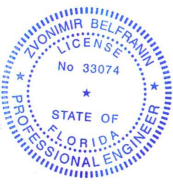
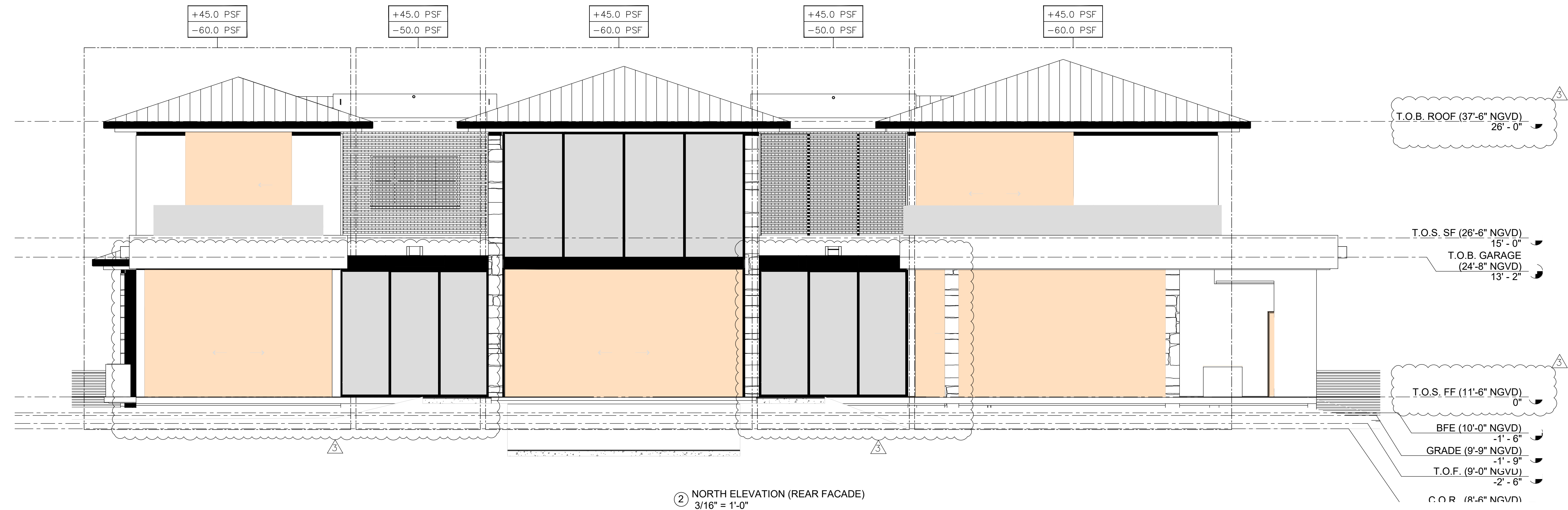
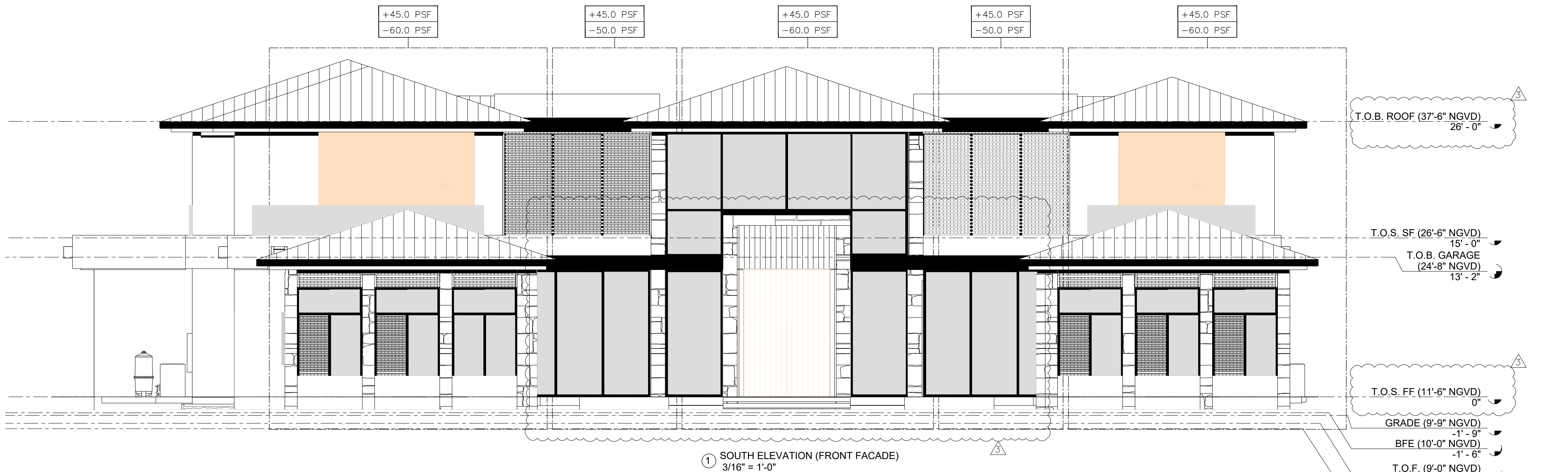
SHEET TITLE

WIND
PRESSURE
ELEVATIONS

SHEET NUMBER

S-5.0

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2	CITY REV 2	10/16/25
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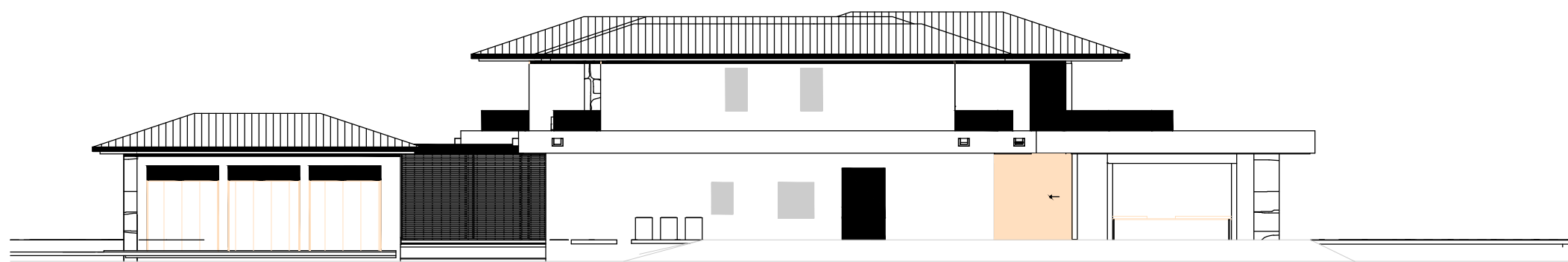
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WIND
PRESSURE
ELEVATIONS

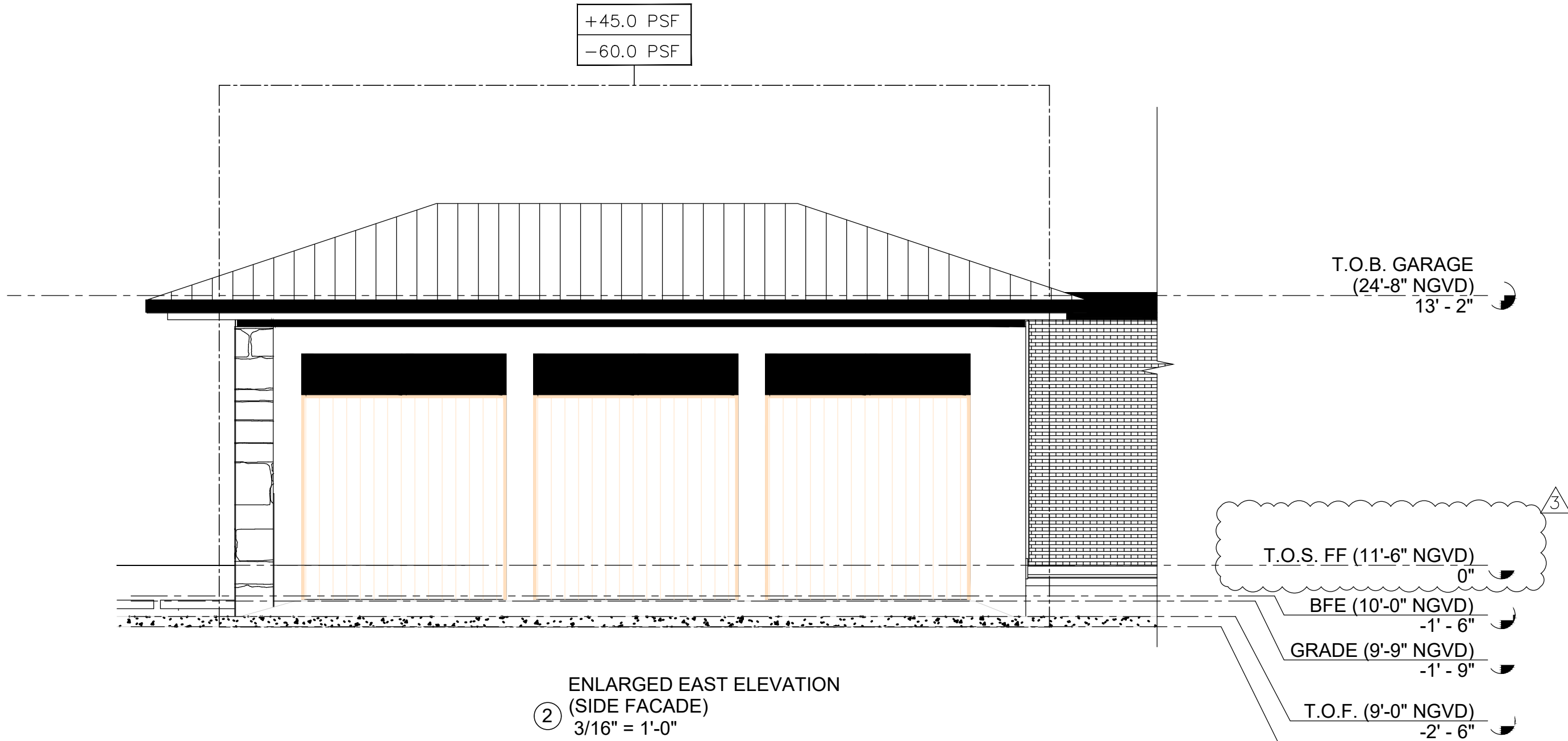
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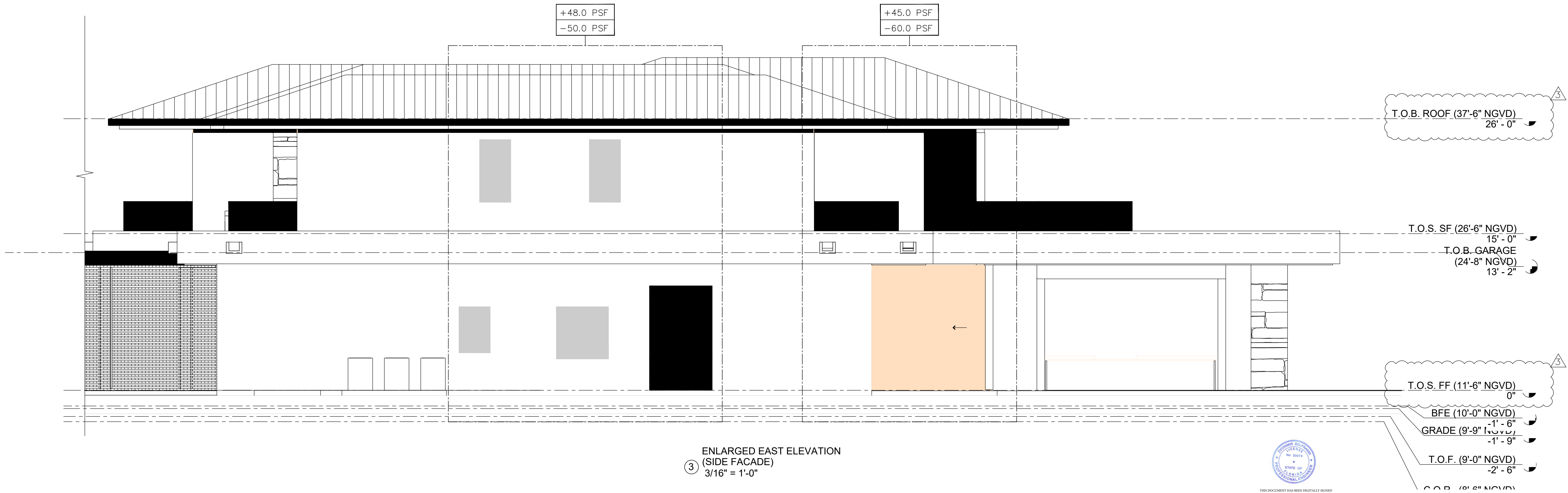
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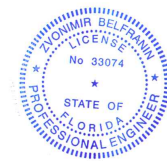
① KEY ELEVATION
1" = 20'-0"



② ENLARGED EAST ELEVATION
(SIDE FACADE)
3/16" = 1'-0"



③ ENLARGED EAST ELEVATION
(SIDE FACADE)
3/16" = 1'-0"



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SHEET TITLE

WIND
PRESSURE
ELEVATIONS

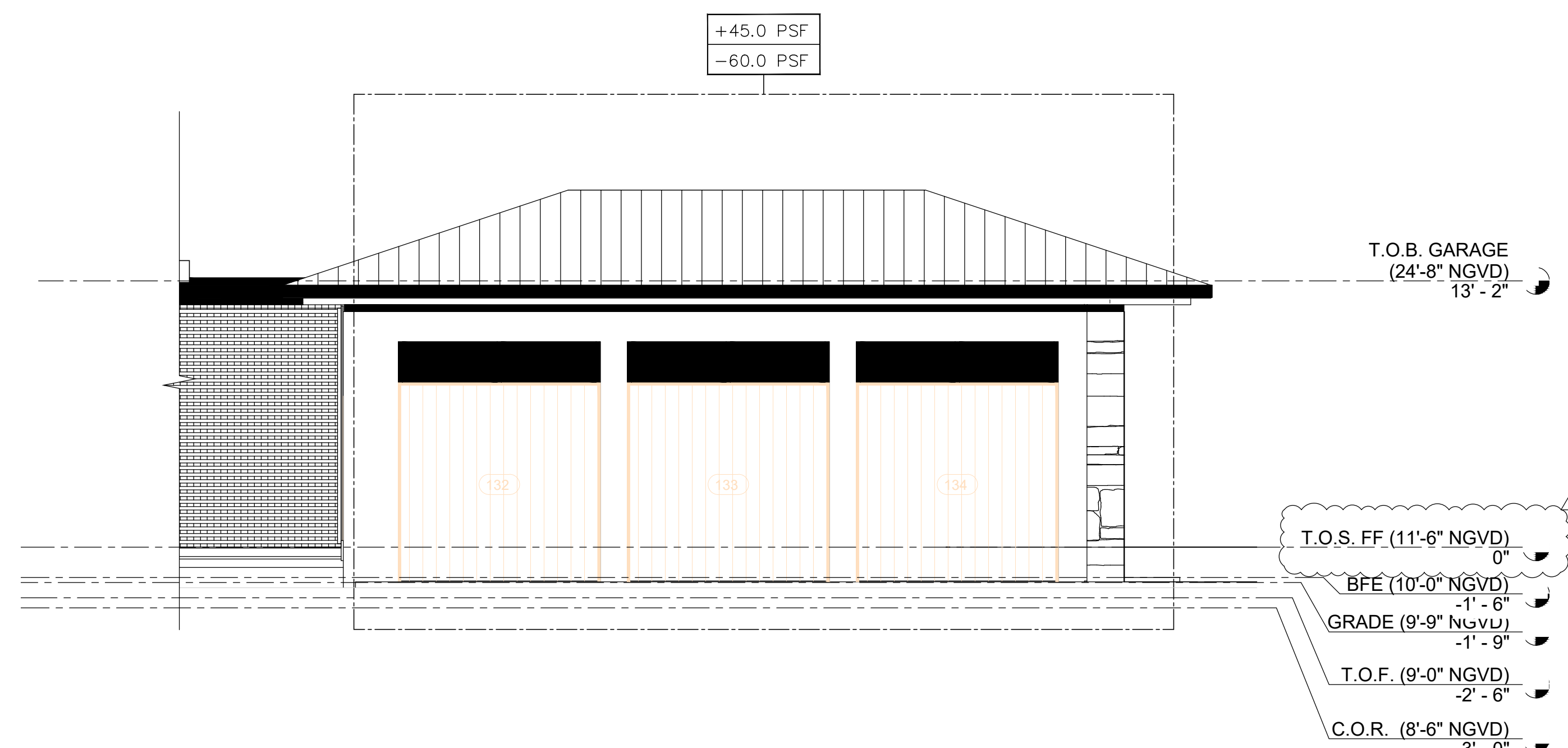
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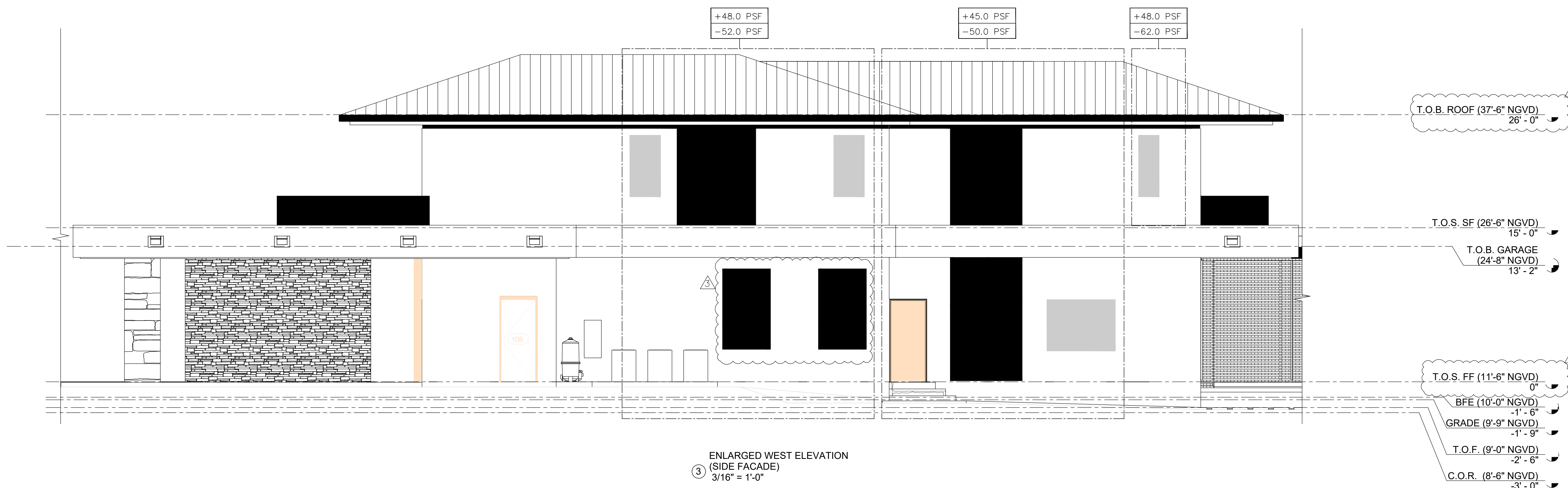
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① KEY ELEVATION
1" = 20'-0"



ENLARGED WEST ELEVATION
(SIDE FACADE)
② $3/16" = 1'-0"$



ENLARGED WEST ELEVATION
(SIDE FACADE)
③ $3/16" = 1'-0"$

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SHEET TITLE

WIND PRESSURE POOL HOUSE

SHEET NUMBER

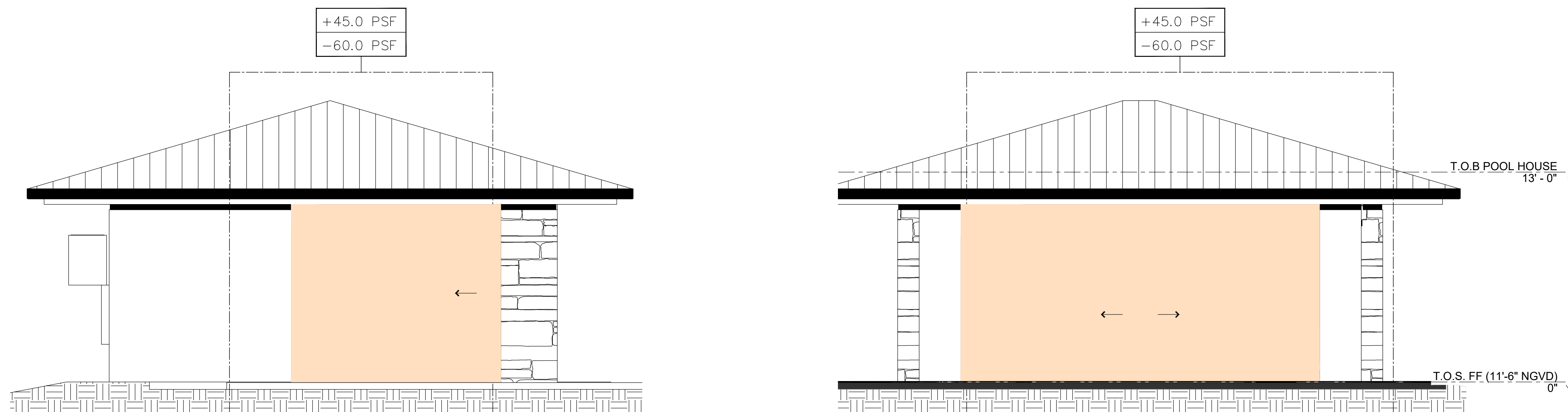
S-5.3

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POOL HOUSE EAST ELEVATION
(SIDE FACADE)
1/4" = 1'-0"

POOL HOUSE NORTH ELEVATION
(REAR FACADE)
1/4" = 1'-0"



POOL HOUSE WEST ELEVATION
(SIDE ELEVATION)
1/4" = 1'-0"

POOL HOUSE SOUTH ELEVATION
(FRONT FACADE)
1/4" = 1'-0"

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