GENERAL NOTES FOR FOUNDATION SYSTEM

1. CONTRACTOR SHALL REVIEW & BECOME THOROUGHLY FAMILIAR W/ THE CONTENTS OF REFERENCED SOILS REPORT, WHICH WILL BE CONSIDERED AN INTEGRAL PART OF THE CONSTRUCTION DOCUMENTS. ANY PROBLEMS ARISING FROM THE CONTRACTOR'S LACK OF FAMILIARITY WITH SOILS REPORT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR SHALL SHALL VERIFY ALL DIMENSIONS & ELEVATIONS W/ ARCHITECTURAL DRAWING BEFORE FABRICATION.

SUBGRADE PREPARATION AND FILL:

1. STRIP AREAS WITHIN BUILDING LINES TO REMOVE ALL VEGETATION, TOP SOIL AND DEBRIS.
2. FOLLOWING STRIPPING, PROOF ROLL EXPOSED SUBGRADE TO IDENTIFY WEAK OR SOFT AREAS. SUCH ZONES SHALL BE REMOVED AND REPLACED WITH SELECT FILL.
3. GRADE AREA TO PREVENT PONDING OF WATER. DO NOT ALLOW EXPOSED SUBGRADE TO DRY.
4. ALL FILL SHALL BE SELECT MATERIALS FOLLOWS:
   CLEAN SANDY CLAY, FREE OF ORGANIC MATTER
   PLASTICITY INDEX (PI) : 7 TO 20 % LIQUID LIMIT: 28 TO 40 %
5. FILL SHALL BE PLACED IN MAXIMUM LOOSE LIFTS OF 8 INCHES AND COMPACTED TO AT LEAST 95% OF STANDARD PROCTOR (ASTM D698 MAXIMUM DRY DENSITY AT OR 2 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT.
6. PROVIDE 1-8" LOOSE LIFTS OF COMPACTED FILL (TOTAL COMPACTED FILL THICKNESS = 6") AND 2" LEVELLING SAND. (NOTE THAT EXISTING GRADE MAY HAVE TO BE CUT TO ACHIEVE THE COMPACTED FILL DEPTH SPECIFIED HEREIN.)
7. TESTING: ALL COMPACTED FILL SHALL BE TESTED BY A CERTIFIED TESTING AGENCY AT THE RATE OF ONE TEST PER 1,000 SQUARE FEET OF EACH LIFT.

CONCRETE:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "ACI STANDARD BUILDING CODE REQUIREMENT FOR STRUCTURAL CONCRETE (ACI 318-14)".
2. NORMAL WEIGHT CONCRETE (W = 145 PCF) WITH MINIMUM 28 DAY COMPRESSIVE STRENGTH SHALL BE AS BELOW
   PIER FC. = 3000 PSI
   SLAB & BEAM FC. = 4000 PSI
3. CONCRETE SHOULD BE PLACED IN THE FOOTING EXCAVATIONS AS SOON AS POSSIBLE BUT NO LATER THAN THREE HOURS AFTER EXCAVATION TO MINIMIZE THE POSSIBILITY OF CAVING OF DRILLED PIERS.
4. CLEAN TOPS OF PIERS AND BOTTOM OF GRADE BEAM TRENCHES THOROUGHLY PRIOR TO PLACEMENT OF CONCRETE IN THE GRADE BEAMS.
5. SEE ARCHITECTURAL DRAWINGS FOR FLOOR ELEVATIONS, SLOPES AND THE LOCATION OF FLOOR DEPRESSIONS.

REINFORCING STEEL:

1. BARS – CONFORM TO ASTM A-615-GRADE 60, DOWELS AND STIRRUPS – GRADE 40.
2. WELDED WIRE FABRIC – CONFORM TO ASTM A-185 OR A-409, FURNISHED IN FLAT SHEETS AND MUST BE SUPPORTED ON CHAIRS SPACED 4'-0" O.C. MAXIMUM EACH WAY.
3. DETAILING – CONFORM TO ACI DETAILING MANUAL, 315.
   REINFORCING STEEL COVERAGE:
   FOOTINGS ..... 3" BOTTOM AND SIDES
   GRADE BEAMS ..... 1 1/2" TOP, 3" BOTTOM, 2" SIDES (3" SIDES IF EARTH FORMED)
   SLABS ON GRADE ..... 1 1/4" TOP
   WALLS ..... 1 1/2"
4. LAP CONTINUOUS REINFORCING STEEL 36 BAR DIAMETERS.
5. SLAB REINFORCEMENT SHALL BE SUPPORTED ON CHAIRS, @ A 4'-0" MAXIMUM SQUARE GRID.
6. GRADE BEAM BOTTOM REINFORCEMENT SHALL BE SUPPORTED ON CHAIRS @ 6'-0" MAXIMUM SPACING.

PIPING PENETRATIONS:

1. ALL PIPING PENETRATIONS THROUGH EXTERIOR GRADE BEAMS SHALL BE SLEEVED WITH SCHEDULE 40 PIPE.

IMPORTANT NOTES ON SITE DRAINAGE:

1. SOILS AT THIS SITE CONTAIN CLAYS, AND VARIATIONS IN MOISTURE CONTENTS WILL PRODUCE VOLUMN CHANGES IN THE SOILS THAT MAY DETRIMENTAL TO THE SATISFACTORY PERFORMANCE OF THE FOUNDATION SYSTEM.
2. SITE DRAINAGE, ESPECIALLY AROUND SLAB EDGES, MUST BE WELL DEVELOPED, SO THAT SURFACE WATER IS POSITIVELY DIRECTED AWAY FROM SLAB EDGES. A MINIMUM OF 5% GRADE SLOPE MUST BE MAINTAINED AT ALL TIMES WITHIN 10 FEET OF ALL SLAB EDGES.
3. LOCALIZED PONDING OF WATER, DUE TO PLANTER BEDS, OR OTHER CAUSES, MUST BE PREVENTED DURING OR AFTER COMPLETION OF CONSTRUCTION, OR LANDSCAPING.
4. BUILDER SHALL ADVICE OWNER OF THESE SITE DRAINAGE REQUIREMENTS.

CODE:

INTERNATIONAL BUILDING CODE (IBC 2015)

DESIGN LOADS:

1. ROOF LIVE LOADS 20 PSF
2. FLOOR LIVE LOADS (INT'L BUILDING CODE-2015, SECTION 1607)

EXTERIOR BALCONIES	60 PSF	SLEEPING ROOMS	30 PSF
DECKS	40 PSF	OTHER ROOMS	40 PSF
FIRE ESCAPES	100 PSF	ATTIC W/ STORAGE	20 PSF
STAIRS	100 PSF	ATTIC W/O STORAGE	10 PSF
GUARDRAILS & HANDRAILS	200 PSF *	GARAGE	50 PSF

* A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION @ ANY POINT ALONG THE TOP.

3. WIND LOADS (INT'L BUILDING CODE-2015, SECTION 1609)
   BASIC WIND DESIGN VELOCITY 110 MPH (3-SECOND GUST WIND SPEED)
   EXPOSURE: B RISK CATEGORY II

1

GENERAL NOTES: COORDINATION W/ ARCH. DWGS.

1. CONTRACTOR SHALL REVIEW ARCHITECTURAL AND STRUCTURAL DRAWINGS JOINTLY PRIOR TO CONSTRUCTION, TO ENSURE COORDINATION OF ALL PHASES OF CONSTRUCTION DESCRIBED IN THESE DRAWINGS. DESCREPENCIES SHALL BE BROUGHT TO THE ATTENTION OF BOTH ARCHITECT AND ENGINEER, PRIOR TO PROCEEDING WITH CONSTRUCTION WORK.
2. THE FOLLOWING ITEMS, IN PARTICULAR, HAVE TO BE CLOSELY COORDINATED BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS:
   A. ALL DIMENSIONS;
   B. SLAB AND FLOOR ELEVATIONS, SLOPES, AND LOCATION AND DIMENSIONS OF ANY RECESSES, INCLUDING THOSE INTENDED FOR SHOWERS, ELEVATORS, FLOORING MATERIALS, ETC.
   C. CURBS AND VENEER LEDGES;
   D. CEILING HEIGHTS AND CEILING CONDITIONS;
   E. ROOF GEOMETRY AND SLOPES.

SOILS REPORT:

1. REFERENCE:
   REPORT NO: EE-1227309-G
   DATE: OCTOBER 2, 2012
   PREPARED BY: EARTH ENG-INC.
2. SOIL DATA:
   PLASTICITY INDEX (PI) OF SURFICIAL SOILS: 43-67
   LIQUID LIMIT: 52-92 POTENTIAL VERTICAL RISE (PVR) : VERY HIGH
3. ALLOWABLE DESIGN BEARING PRESSURES:
   DEAD & SUSTAINED LIVE LOADS: 2,500 PSF TOTAL LOADS: 3,750 PSF
4. DESCRIPTION OF BEARING SURFACE: VERY STIFF REDDISH BROWN CLAY
5. CONTRACTOR MUST REVIEW SOIL REPORT FOR SITE PREPARATION, EXISTING CONDITION, SELECT FILL AND DRILLED SHAFT INSTALLATION. IN CASE OF SAND ENCOUNTER AT THE SITE THEN CASTING MUST BE USED WITHOUT ADDITION COST TO THE OWNER.

NOTES ON PRESSURE-TREATED LUMBER:

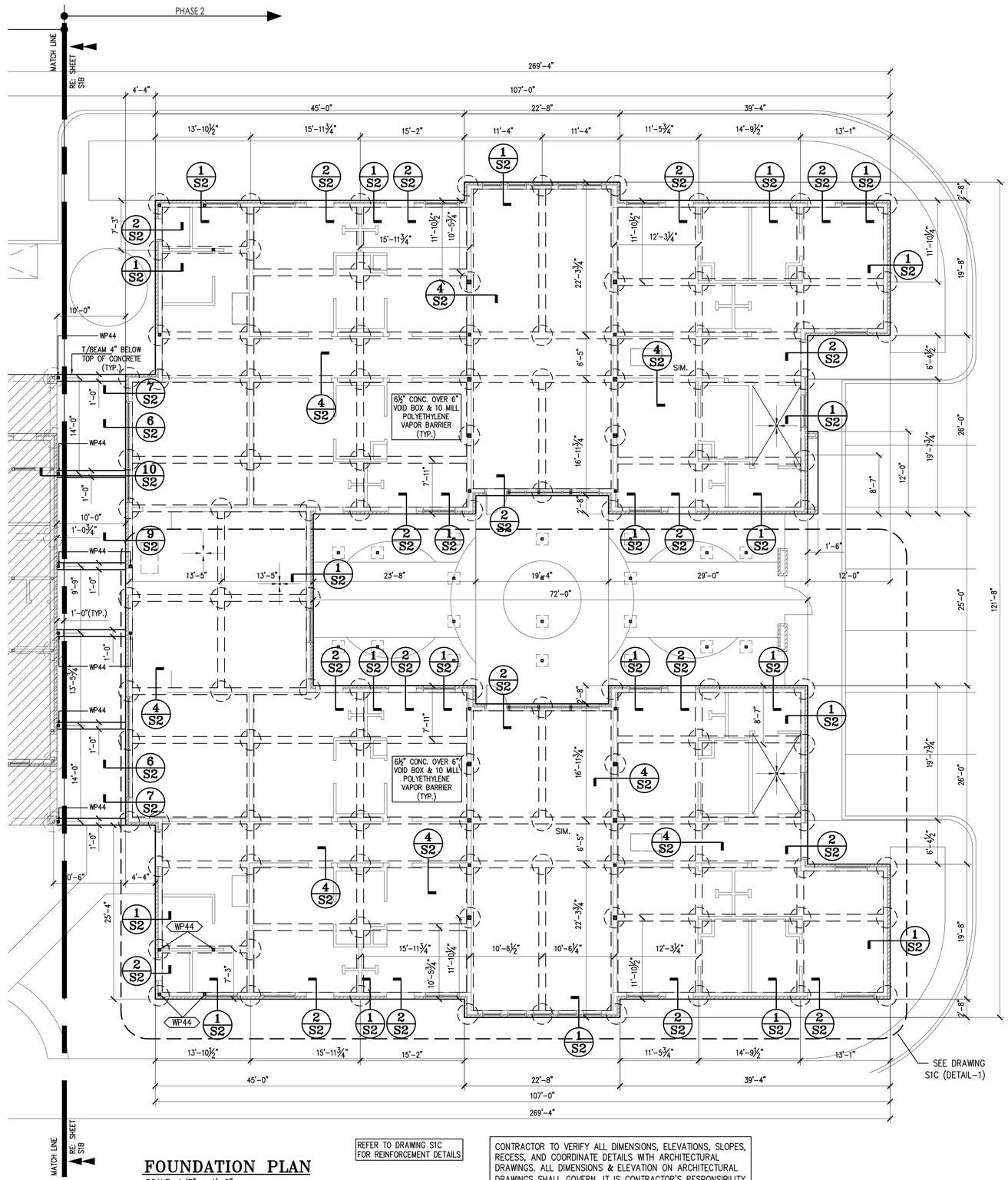
1. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE, OR EXPOSED TO WEATHER OR MOISTURE (SUCH AS PORCH & BALCONY FRAMING) SHALL BE PRESSURE-TREATED.
2. CURRENTLY, THE PRODUCT COMMONLY USED FOR PRESSURE TREATMENT IS ALKALINE COPPER QUATERNARY (ACQ). THIS MATERIAL IS EXTREMELY CORROSIVE. ONLY HOT-DIPPED GALVANIZED ANCHOR BOLTS, THRU BOLTS, NAILS, OR OTHER CORROSIVE-RESISTANT FASTENERS, SHALL BE USED WITH ACQ-TREATED LUMBER. FASTENER MANUFACTURER OR SUPPLIER SHALL BE CONSULTED ON THE SUITABILITY OF GALVANIZED FASTENER FOR USE WITH TREATED LUMBER.

NOTES:

SPECIAL INSPECTION IS REQD AS PER INDICATED IN IBC 2015.

NOTES:

1. ALL FOOTING ARE AS SHOWN ON PLAN.
2. ALL COLUMN ARE AS SHOWN ON CEILING PLAN.
3. C.J. ON PLAN INDICATES CONTROL JOINT & K.W INTACATEX KEY AWAY
4. REPLACE EXISTING SOIL WITHING BUILDING AS RECOMENDED BY GEOTECHNICAL REPORT NO. EE-1227309-G BY ASSOCIATED EARTH ENGINEERING, INC. HOUSTON, TEXAS.
5. ALL ANCHOR BOLTS MUST BE IN PLACE BEFORE POURING CONCRETE.
6. SITE SHOUD BE GRADED TO SHED ALL RAIN WATER AWAY FROM STRUCTURE. NO WATER POND ALLOWED AROUND BUILDING.
7. WATER & SAND MAY ENCOUNTER, IT IS CONTRACTORS RESPONSIBILITY USE PUMP TO DE WATERING SYSTEM & STRAIGHT DRILLED SHAFT IF REQUIRED DUE TO SAND. (REFER TO SOIL REPORT).
8. USE 6" VOID BOXES UNDER CONC. SLAB



FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

REFER TO DRAWING S1C FOR REINFORCEMENT DETAILS

CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, SLOPES, RECESS, AND COORDINATE DETAILS WITH ARCHITECTURAL DRAWINGS. ALL DIMENSIONS & ELEVATION ON ARCHITECTURAL DRAWINGS SHALL GOVERN. IT IS CONTRACTOR'S RESPONSIBILITY TO REPORT TO ENGINEER ABOUT DISCREPANCY IN DRAWINGS PRIOR TO FABRICATION & BIDDING.

FOUNDATION PLAN

OPTIMUM PERSONAL CARE PH.2

1110 LAKEVIEW DRIVE
SUGAR LAND, TX.77478

ISSUE HISTORY

DATE	ISSUED FOR
	CLIENT REVIEW
	PERMIT
	CONSTRUCTION
1/23/19	CITY COMMENTS 1

1/23/19

M. W. MIRZA
84151
LICENSED
PROFESSIONAL
ENGINEER

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CIVIL ENGINEERING &
STRUCTURAL ENGINEERING

PARAMOUNT ENGINEERING LLC

10145 LONG POINT DR.
HOUSTON, TX 77043

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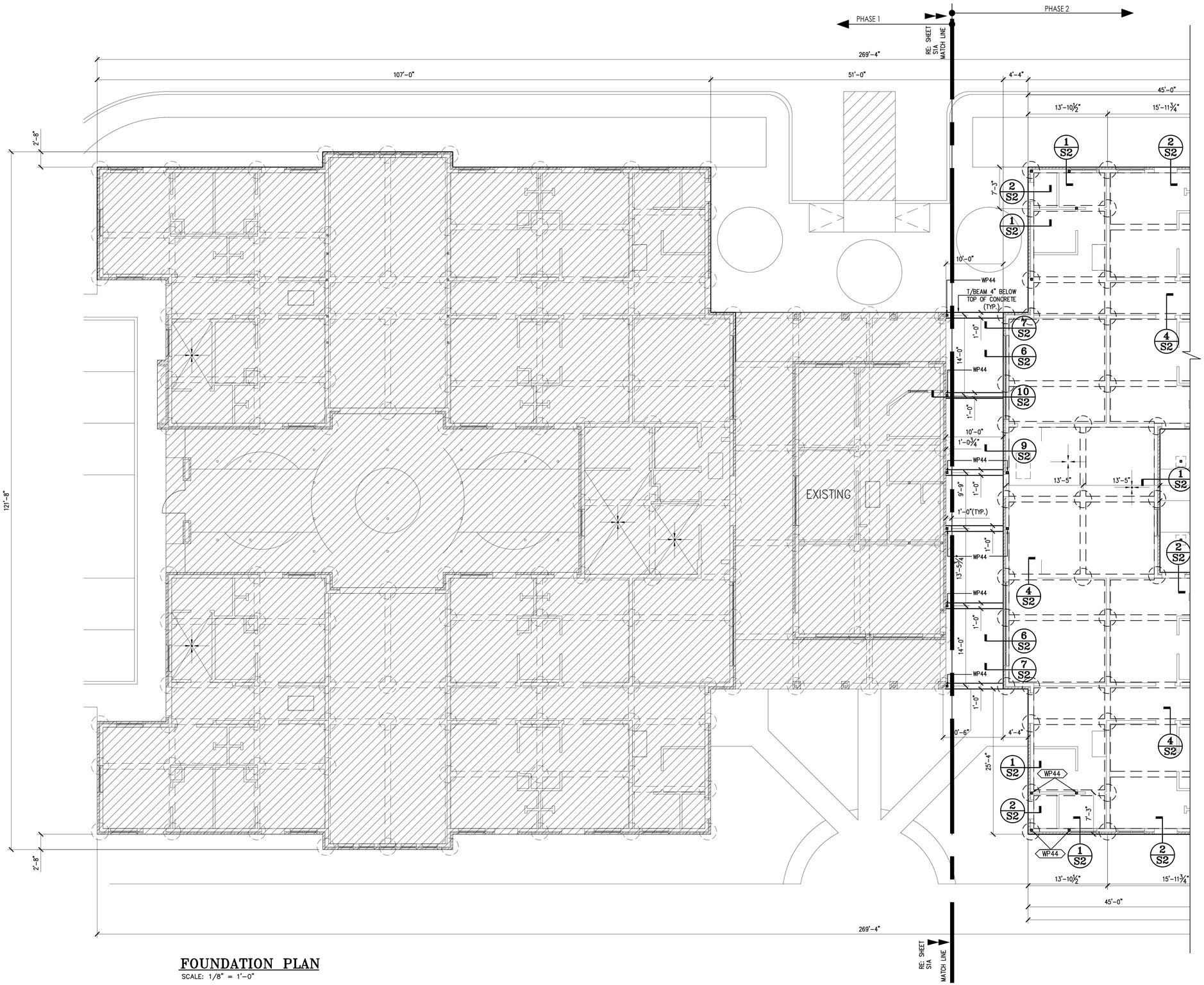
FAX : (713) 888-9872
CEL. : (713) 204-1742

TBPE REGISTRATION # F-3394

DRAWN BY: Z.A. CHECKED BY: M.M.

PROJ. NO.: PE12-225

SHEET: S1A



FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

FOUNDATION PLAN

OPTIMUM PERSONAL CARE PH.2

1110 LAKEVIEW DRIVE
SUGAR LAND, TX.77478

ISSUE HISTORY	
DATE	ISSUED FOR
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	CONSTRUCTION

05/23/18

STATE OF TEXAS
M. W. MIRZA
84151
LICENSED
PROFESSIONAL ENGINEER

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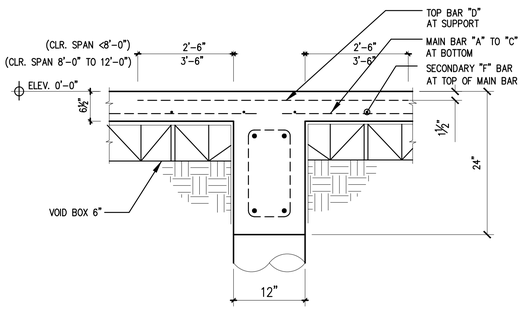
TBPE REGISTRATION # F-3394

DRAWN BY: E.V. H.P. | CHECKED BY: M.M.

PROJ. NO.: PE12-225

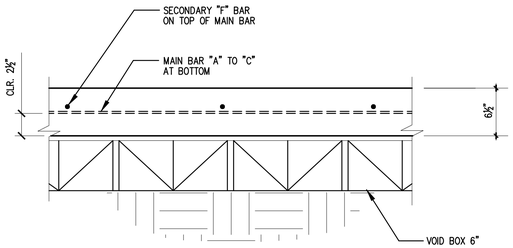
SHEET: S1B



DETAIL-A

SLAB REINFORCEMENT AT INTERIOR SUPPORT BEAM

NOT TO SCALE



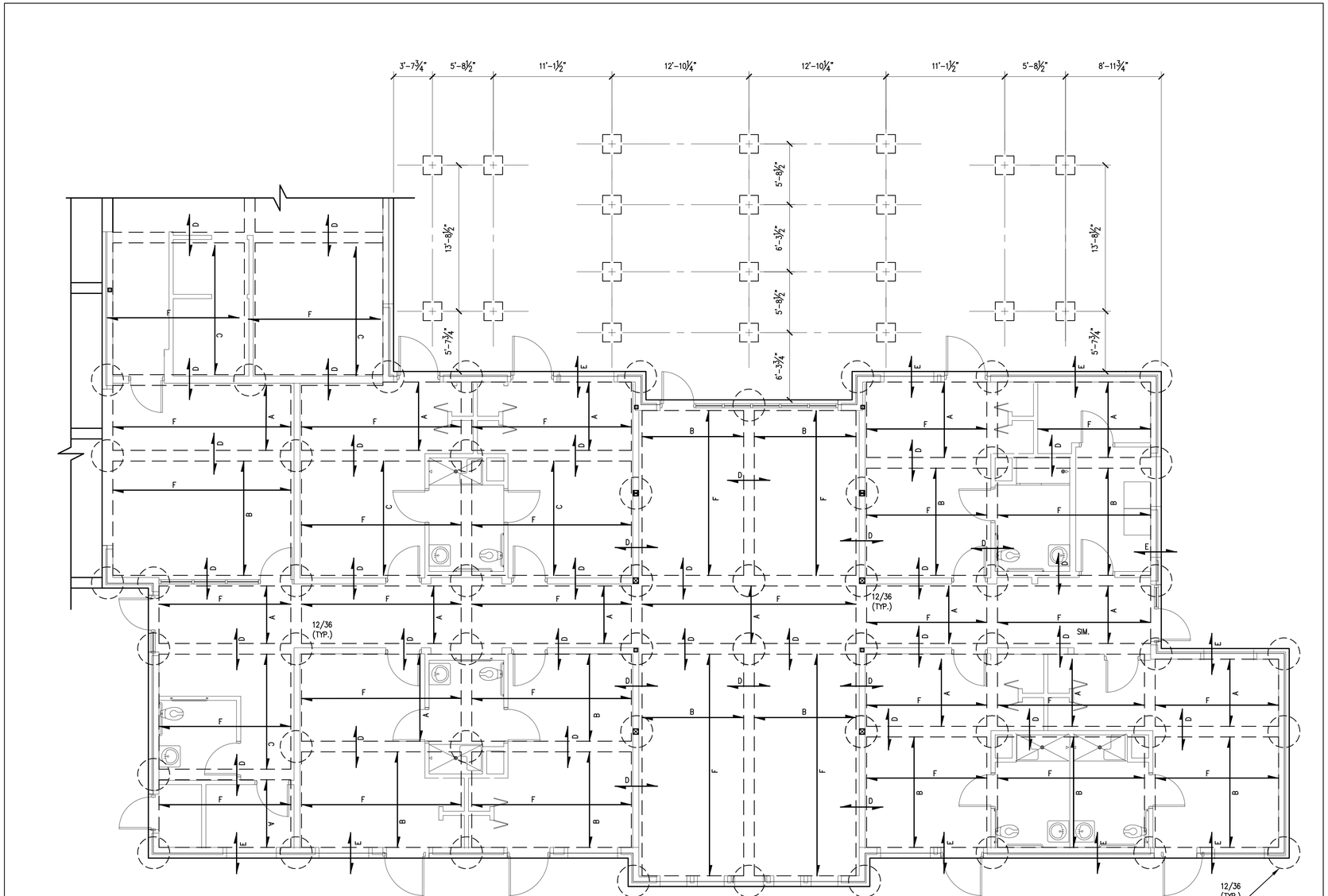
SECTION: TYPICAL SLAB REINFORCEMENT ARRANGEMENT

NOT TO SCALE

SCHEDULE OF REINFORCEMENT OF STRUCTURAL SLAB		
BAR I.D.	LOCATION	SIZE & SPACING
A	MAIN BAR AT BOTTOM	#5 @ 12"
B	MAIN BAR AT BOTTOM	#5 @ 9"
C	MAIN BAR AT BOTTOM	#5 @ 8"
D	TOP BAR AT SUPPORT.SEE DETAIL A ON THIS SHEET	#5 @ 12"
E	3'-6" LONG BAR TOP AT SUPPORT	#5 @ 12"
F	SECONDARY BAR AT BOTTOM	#3 @ 15"

LEGEND:

DIRECTION OF REINFORCEMENT EXTEND SUPPORT TO SUPPORT



DETAIL-1: TYPICAL SLAB REINFORCEMENT

SCALE: 3/16" = 1'-0"

PARTIAL FOUNDATION PLANS

OPTIMUM PERSONAL CARE PH.2

1110 LAKEVIEW DRIVE
SUGAR LAND, TX.77478

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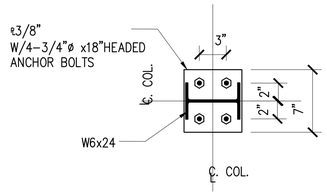
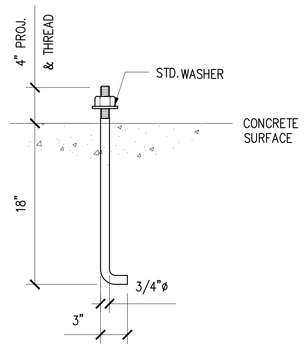
DRAWN BY: Z.A. | CHECKED BY: M.M.

PROJ. NO.: PE12-225

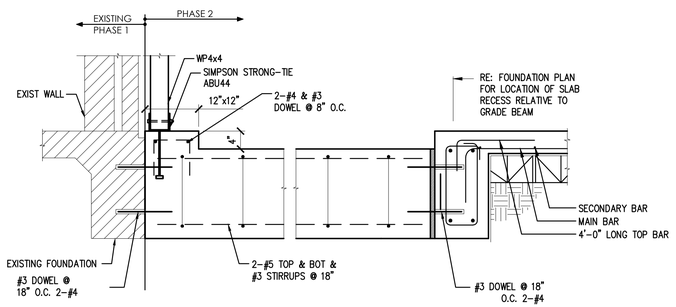
SHEET: S1C



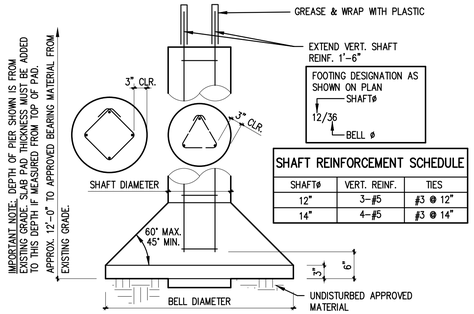
BASE PLATE DETAIL



ANCHOR BOLT DETAIL

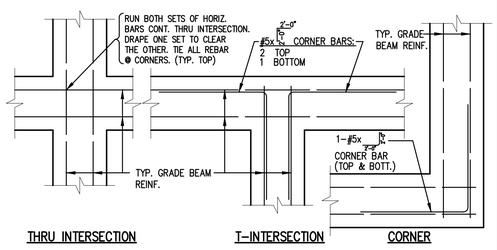


6 **SECTION:** CONN. BETWEEN WALK WAY & EXISTING GRADE BEAMS

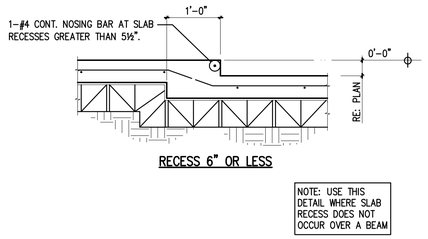


SHAFT REINFORCEMENT SCHEDULE		
SHAFTø	VERT. REINF.	TIES
12"	3-#5	#3 @ 12"
14"	4-#5	#3 @ 14"

TYPICAL DRILLED PIER DETAIL

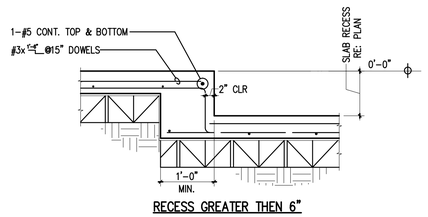


TYPICAL REINFORCEMENT DETAILS @ GRADE BEAM INTERSECTIONS



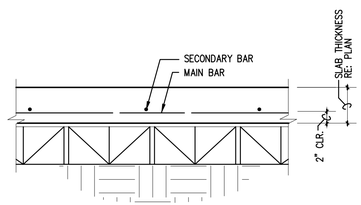
RECESS 6" OR LESS

NOTE: USE THIS DETAIL WHERE SLAB RECESS DOES NOT OCCUR OVER A BEAM



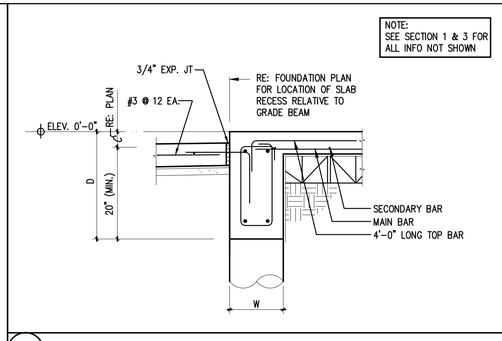
RECESS GREATER THEN 6"

TYPICAL SLAB RECESS DETAIL

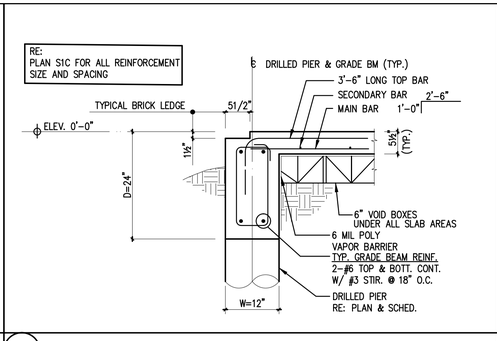


TYPICAL SLAB REINFORCEMENT ARRANGEMENT

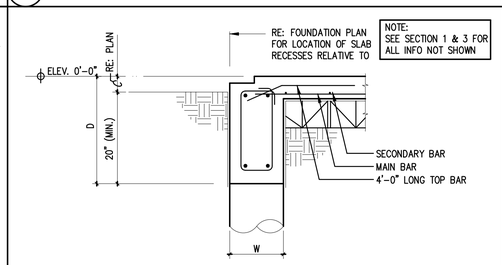
NOT TO SCALE



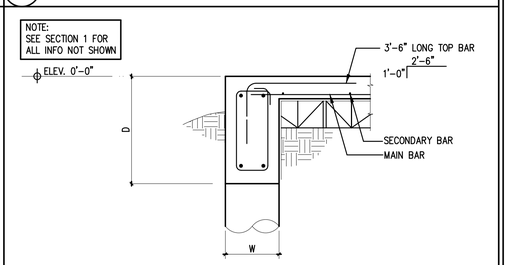
6 **SECTION:** TYPICAL GRADE BEAM @ SLAB RECESS



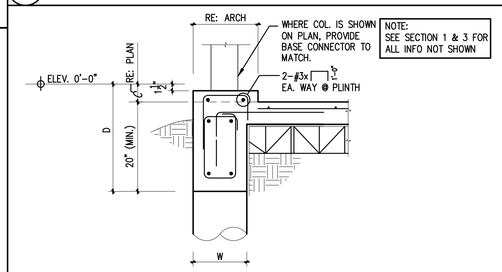
1 **SECTION:** TYPICAL GRADE BEAM @ BRICK LEDGE



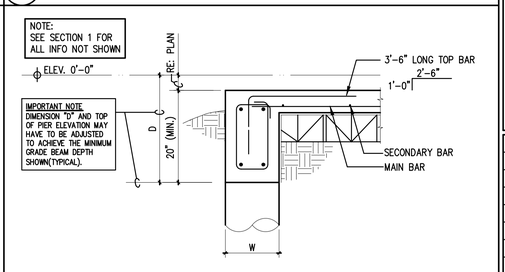
7 **SECTION:** TYPICAL GRADE BEAM @ SLAB RECESS W/ BRICK



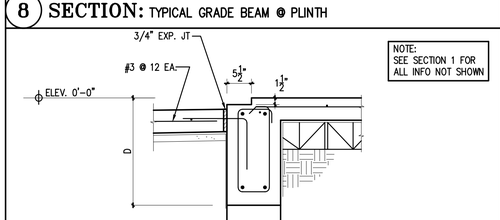
2 **SECTION:** TYPICAL GRADE BEAM



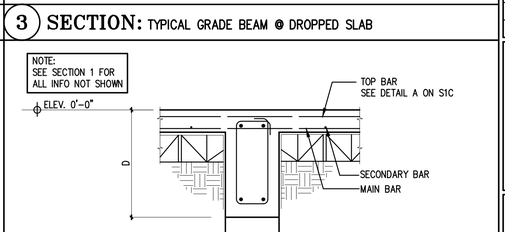
8 **SECTION:** TYPICAL GRADE BEAM @ PLINTH



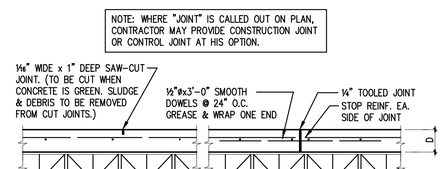
3 **SECTION:** TYPICAL GRADE BEAM @ DROPPED SLAB



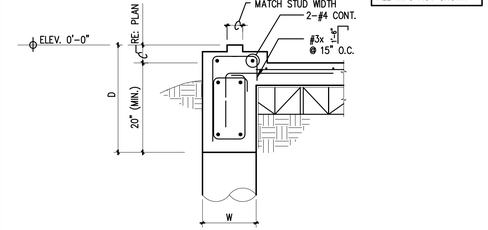
9 **SECTION:** TYPICAL EXTERIOR GRADE BEAM W/ BRICK



4 **SECTION:** TYPICAL INTERIOR GRADE BEAM



TYPICAL SLAB JOINT DETAILS



5 **SECTION:** TYPICAL GRADE BEAM @ PLINTH W/ BRICK BOTH SIDES

FOUNDATION SECTIONS

OPTIMUM PERSONAL CARE PH.2

1110 LAKEVIEW DRIVE
SUGAR LAND, TX.77478

ISSUE HISTORY	
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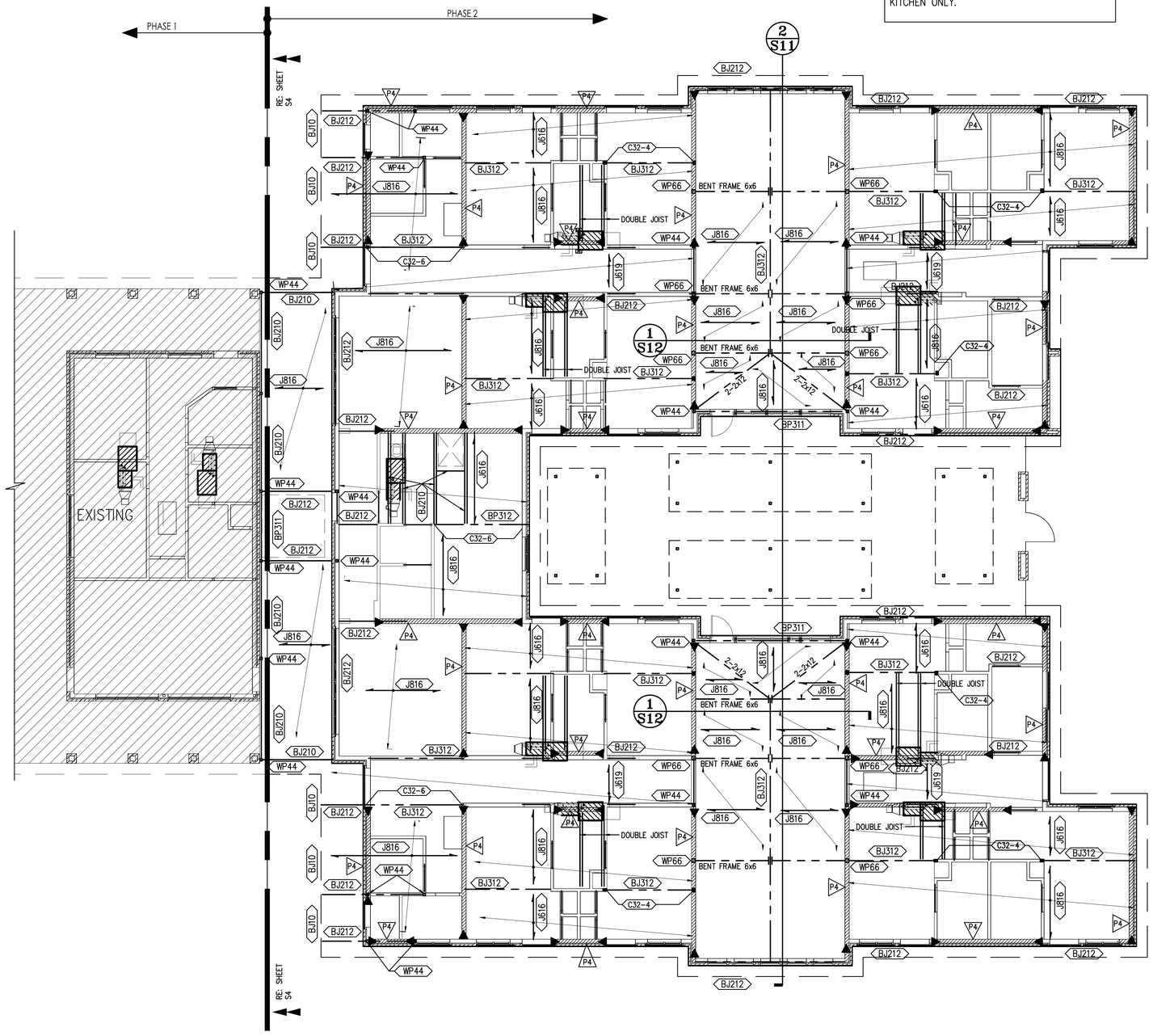
TBPE REGISTRATION # F-3394

DRAWN BY: E.V. | CHECKED BY: M.M.

PROJ. NO.: PE12-225

SHEET: S2



ALL WALL SHALL BE 2HR FIRE-RETARDANT IN KITCHEN ONLY.

CEILING FRAMING PLAN

SCALE: 1/8" = 1'-0"

CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, AND COORDINATE DETAILS WITH ARCHITECTURAL DRAWINGS. ALL DIMENSIONS & ELEVATION ON ARCHITECTURAL DRAWINGS SHALL GOVERN. IT IS CONTRACTOR'S RESPONSIBILITY TO REPORT TO ENGINEER ABOUT DISCREPANCY IN DRAWINGS PRIOR TO FABRICATION & BIDDING.

PROVIDE 3 STUDS NAILED @ 12"O.C. TOGETHER (MATCH WALL STUD SIZE) AT EACH END OF POOR/WINDOW HEADERS.

- ALL INTERIOR WALL SHALL BE 2X4 @ 16 & EXTERIOR WALLS SHALL BE 2x6 @ 16.
-PROVIDE 1/2 OSB/ PLYWOOD TO ALL EXTERIOR WALLS.

NOTE : REFER TO ARCHITECTURAL DRAWINGS FOR CEILING HEIGHT IN EACH AREA.

FRAMING LEGEND

JOISTS

J612	2x6 @ 12" O.C.
J616	2x6 @ 16" O.C.
J619	2x6 @ 19" O.C.
J816	2x8 @ 16" O.C.
J1012	2x10 @ 12" O.C.
J1016	2x10 @ 16" O.C.

BEAM (BEAM JOIST)

BJ10	2x10
BJ12	2x12
BJ210	2- 2x10
BJ212	2- 2x12
BJ312	3- 2x12

COLUMNS (WOOD COLUMNS)

WP44	4x4 WOOD POST
C32-4	3-2x4 STUD
C32-6	3-2x6 STUD

CONNECTORS

(SIMPSON STRONG-TIE OR EQUAL)

BH1	(HU 212(MAX)) BEAM HANGER
BH2	(HUC 212(MAX)) BEAM HANGER (CONCEALED FLANGE)
BH3	(LGU3.63-SDS) BEAM HANGER
BH4	(MGU5.50-SDS) BEAM HANGER
BH5	(HGUS5.50-SDS-12GA.) BEAM HANGER
BH6	(HGUS-12GA) BEAM HANGER
BH6	(MGU3.63-SDS) BEAM HANGER
BH7	(HHGU5.50-SDS) BEAM HANGER
BH8	(HHGU7.25-SDS) BEAM HANGER
BH9	(HGUS-12GA) BEAM HANGER
WPC1	(CCQ/ECCQ) WOOD POST CAP
WPB1	(CBQ) WOOD POST BASE

MEMBER DESCRIPTION

RSB	ROOF SUPPORTING BEAM

BEAM 2.0E PARALLAM BEAM (PSL)

BP311	3½"x11¼" LSL
BP312	3½"x11⅞" LSL
BP314	3½"x14" LSL

PLAN LEGEND

1. DESIGNATES LOCATION OF FLOOR WALLS
2. DESIGNATES DIRECTION OF CEILING JOIST
3. DESIGNATES SHEAR WALL
4. P1 DESIGNATES SHEAR WALL TYPE. RE: SCHEDULE, NOTES, AND DETAILS ON SHEET S2.05.
5. DESIGNATES SHEAR WALL HOLD-DOWN ANCHOR AT FLOOR LEVEL.
6. DESIGNATES BEAM HANGER, IF NOT IDENTIFIED ON PLAN, USE TYPICAL HANGERS SPECIFIED IN GENERAL NOTES.
7. DESIGNATE STEEL OR WOOD COLUMNS.
8. LOCATION OF MECH. EQUIPMENT ON CEILING

PLAN NOTES

1. ALL CEILINGS JOISTS SHALL BE #3 S.Y.P. (U.O.N.)
2. ALL FLOOR JOISTS SHALL BE #2 S.Y.P. (U.O.N.)
3. ALL BEAMS & HEADERS SHALL BE #2 S.Y.P. (U.O.N.)
4. ALL CEILING BEAMS & HEADERS SHALLS BE 2-2x8 (U.O.N.)
5. ALL FLOOR BEAMS & HEADERS SHALL BE 2-2x12 (U.O.N.)
6. ALL WINDOWS & DOOR HEADERS ARE DROP BEAMS (U.O.N.)
7. ALL COLUMNS FROM FLOOR ABOVE MUST BE EITHER:
   A. SUPPORTED ON A BEAM @ THIS LEVEL.
   B. CONTINUED TO SLAB BELOW. (MATCH SIZES)
8. RE: SHEET S7,S8 FOR ALL FRAMING NOTES, DETAILS, AND SCHEDULES.

GENERAL NOTES: COORDINATION W/ ARCH. DWGS.

1. CONTRACTOR SHALL REVIEW ARCHITECTURAL AND STRUCTURAL DRAWINGS JOINTLY PRIOR TO CONSTRUCTION, TO ENSURE COORDINATION OF ALL PHASES OF CONSTRUCTION DESCRIBED IN THESE DRAWINGS, DESCREPENCIES SHALL BE BROUGHT TO THE ATTENTION OF BOTH ARCHITECT AND ENGINEER, PRIOR TO PROCEEDING WITH CONSTRUCTION WORK.
2. THE FOLLOWING ITEMS, IN PARTICULAR, HAVE TO BE CLOSELY COORDINATED BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS:
   A. ALL DIMENSIONS;
   B. SLAB AND FLOOR ELEVATIONS, SLOPES, AND LOCATION AND DIMENSIONS OF ANY RECESSES, INCLUDING THOSE INTENDED FOR SHOWERS, ELEVATORS, FLOORING MATERIALS, ETC.
   C. CURBS AND VENEER LEDGES;
   D. CEILING HEIGHTS AND CEILING CONDITIONS;
   E. ROOF GEOMETRY AND SLOPES.

CEILING FRAMING PLAN

OPTIMUM PERSONAL CARE PH.2

1110 LAKEVIEW DRIVE
SUGAR LAND, TX.77478

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STATE OF TEXAS
M. W. MIRZA
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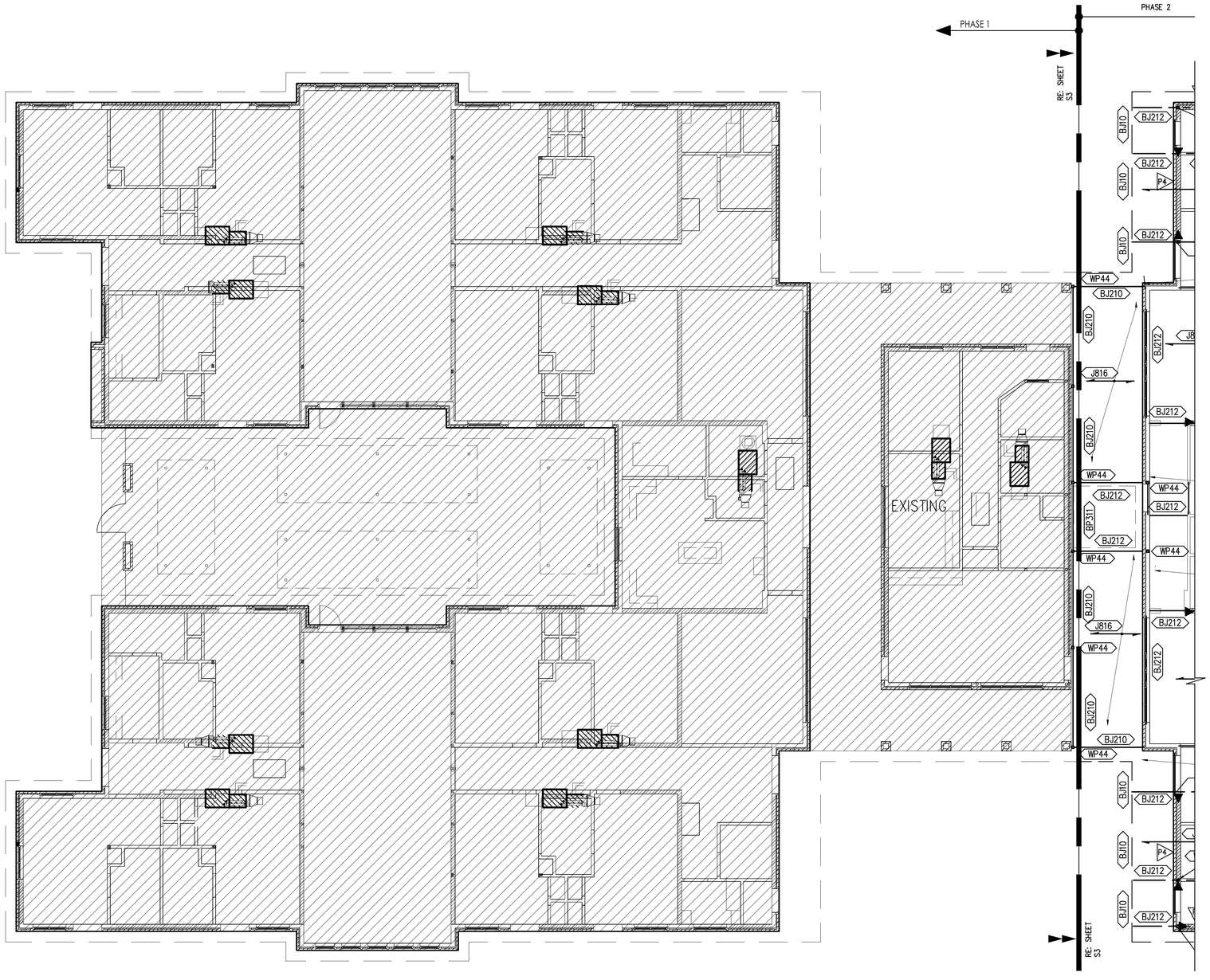
TBPE REGISTRATION # F-3394

DRAWN BY: Z.A. | CHECKED BY: M.M.

PROJ. NO.: PE12-225

SHEET: S3



CEILING FRAMING PLAN

SCALE: 1/8" = 1'-0"

CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, AND COORDINATE DETAILS WITH ARCHITECTURAL DRAWINGS. ALL DIMENSIONS & ELEVATION ON ARCHITECTURAL DRAWINGS SHALL GOVERN. IT IS CONTRACTOR'S RESPONSIBILITY TO REPORT TO ENGINEER ABOUT DISCREPANCY IN DRAWINGS PRIOR TO FABRICATION & BIDDING.

PROVIDE 3 STUDS NAILED @ 12"O.C. TOGETHER (MATCH WALL STUD SIZE) AT EACH END OF POOR/WINDOW HEADERS.

NOTE : REFER TO ARCHITECTURAL DRAWINGS FOR CEILING HEIGHT IN EACH AREA.

FRAMING LEGEND

JOISTS

- J612 — 2x6 @ 12" O.C.
- J616 — 2x6 @ 16" O.C.
- J619 — 2x6 @ 19" O.C.
- J816 — 2x8 @ 16" O.C.
- J1012 — 2x10 @ 12" O.C.
- J1016 — 2x10 @ 16" O.C.

BEAM (BEAM JOIST)

- BJ210 — 2- 2x10
- BJ10 — 2x10
- BJ12 — 2x12
- BJ212 — 2- 2x12
- BJ312 — 3- 2x12

COLUMNS

- W6x24 — 6x24 STEEL COLUMN
- WP44 — 4x4 WOOD POST
- C32-4 — 3-2x4 STUD
- C32-6 — 3-2x6 STUD

CONNECTORS

(SIMPSON STRONG-TIE OR EQUAL)

- BH1 — (HU 212(MAX)) BEAM HANGER
- BH2 — (HUC 212(MAX)) BEAM HANGER (CONCEALED FLANGE)
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- BH4 — (MGU5.50-SDS) BEAM HANGER
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- BH6 — (HGUS-12GA) BEAM HANGER
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- BH7 — (HHGU5.50-SDS) BEAM HANGER
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- BH9 — (HGUS-12GA) BEAM HANGER
- WPC1 — (CCQ/ECCQ) WOOD POST CAP
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MEMBER DESCRIPTION

- RSB — ROOF SUPPORTING BEAM

BEAM 2.0E PARALLAM BEAM (PSL)

- BP311 — 3½"x11¼" LSL
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PLAN NOTES

1. ALL CEILINGS JOISTS SHALL BE #3 S.Y.P. (U.O.N.)
2. ALL FLOOR JOISTS SHALL BE #2 S.Y.P. (U.O.N.)
3. ALL BEAMS & HEADERS SHALL BE #2 S.Y.P. (U.O.N.)
4. ALL CEILING BEAMS & HEADERS SHALLS BE 2-2x8 (U.O.N.)
5. ALL FLOOR BEAMS & HEADERS SHALL BE 2-2x12 (U.O.N.)
6. ALL WINDOWS & DOOR HEADERS ARE DROP BEAMS (U.O.N.)
7. TRUSS SUPPLIER MAY CHOOSE PARALLAM OR GLU-LAM BEAMS INSTEAD OF TRUSSES UNDER SOME LOAD BEARING WALLS. IN THIS CASE, BEAM DESIGN SHALL BE BY TRUSS MANUFACTURER, WHO SHALL ALSO DESIGNATE REQUIRED COLUMNS UNDER THESE BEAMS. (RE: COLUMN SCHEDULE).
8. ALL COLUMNS FROM FLOOR ABOVE MUST BE EITHER:
   A. SUPPORTED ON A BEAM @ THIS LEVEL.
   B. CONTINUED TO SLAB BELOW. (MATCH SIZES)
9. RE: SHEETS S7-S8 FOR FRAMING GENERAL NOTES, TYP. DETAILS & SCHEDULES.

GENERAL NOTES: COORDINATION W/ ARCH. DWGS.

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   B. SLAB AND FLOOR ELEVATIONS, SLOPES, AND LOCATION AND DIMENSIONS OF ANY RECESSES, INCLUDING THOSE INTENDED FOR SHOWERS, ELEVATORS, FLOORING MATERIALS, ETC.
   C. CURBS AND VENEER LEDGES;
   D. CEILING HEIGHTS AND CEILING CONDITIONS;
   E. ROOF GEOMETRY AND SLOPES.

IMPORTANT NOTE:

ALL EXTERIOR WALL SHALL BE SHEATED WITH ½" PLYWOOD OR OSB.

STUD WALL SCHEDULE

- 2x4 @ 16"O.C. STUD WALL & SHEAR WALL INTERIOR.
- 2x6 @ 16"O.C. EXTERIOR SHEAR WALL.

NOTE: ALL EXTERIOR WALLS SHALL BE 2x6 @ 16"O.C. STUD WALL

PLAN LEGEND

1. DESIGNATES LOCATION OF FLOOR WALLS
2. DESIGNATES DIRECTION OF CEILING JOIST
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4. P1 — DESIGNATES SHEAR WALL TYPE. RE: SCHEDULE, NOTES, AND DETAILS ON SHEET S2.05.
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7. DESIGNATE STEEL OR WOOD COLUMNS.
8. LOCATION OF MECH. EQUIPMENT ON CEILING

CEILING FRAMING PLAN

OPTIMUM PERSONAL CARE PH.2

1110 LAKEVIEW DRIVE
SUGAR LAND, TX.77478

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STATE OF TEXAS — M. W. MIRZA — 84151 — LICENSED PROFESSIONAL ENGINEER

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TBPE REGISTRATION # F-3394

DRAWN BY: E.V. H.P. | CHECKED BY: M.M.

PROJ. NO.: PE12-225

SHEET: S4

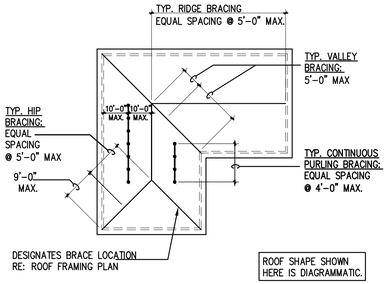
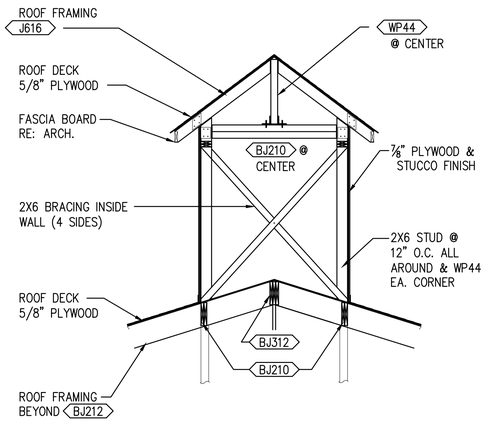


DIAGRAM: TYPICAL BRACE LOCATIONS

(NOT TO SCALE)



1 **DETAIL:** AT TOWER

PLAN NOTES

1. ROOF FRAMING IS DESIGNED FOR COMPOSITION SHINGLE ROOF @ 6.5 PSF.
2. DESIGNATES BRACE (APPROXIMATELY IN THE INDICATED DIRECTION)
3. INDICATES A VERTICAL (OR NEARLY VERTICAL) BRACE TO SUPPORTING MEMBER BELOW.
4. BRACE SUPPORT DESIGNATION: (ALL BRACING TO WALLS UNLESS OTHERWISE NOTED)
   - (BM) BRACE TO BEAM
   - (BS) BRACE TO STRONGBACK
   - (BW) BRACE TO WALL
5. ALL RAFTERS ARE 2x6 #3 S.Y.P. AT 16" O.C. U.O.N.
6. PURLINS SHALL BE 2x6 CONTINOUS MEMBER.
7. DEPTH OF RIDGE BEAM, HIP OR VALLEY RAFTER:
   A. SHALL BE ONE SIZE WIDER THAN THE LARGEST RAFTER FRAMING INTO IT (EXAMPLE: 2x8 BEAM FOR 2x6 RAFTER);U.O.N.
   B. SHALL MATCH OR EXCEED THE CUT END OF THE RAFTER.
8. PROVIDE DOUBLE FRAMING @ EDGES OF ALL ROOF OPENINGS LARGER THAN 24".
9. PROVIDE DOUBLE RAFTERS UNDER ALL DORMER WALL (U.O.N.).
10. ROOF DECKING TO BE 1/2" C.D.X. WITH PANEL SPAN RATING OF 24-0. RE: GENERAL NOTES FOR OTHER REQUIREMENTS.
11. RAFTERS SHALL BE NAILED TO ADJACENT CEILING JOISTS TO FORM A CONTINOUS TIE BETWEEN EXTERIOR WALLS WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS. WHERE NOT PARALLEL, RAFTER TIES SHALL BE SPACED NOT MORE THAN 48" O.C.
12. PROVIDE 2x6 COLLAR TIES AT EVERY OTHER RAFTER (UPPER 1/3 OF ROOF).
13. RE: ARCH. DWG'S FOR ROOF SLOPES & OTHER DATA NOT CONTAINED HEREIN.
14. RE: SHEETS S7-S8 FOR FRAMING GENERAL NOTES, TYP. DETAILS & SCHEDULES.

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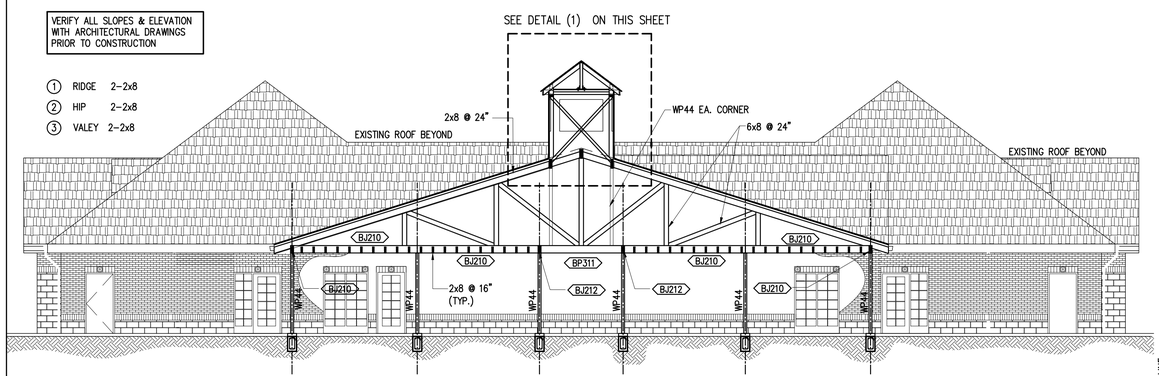
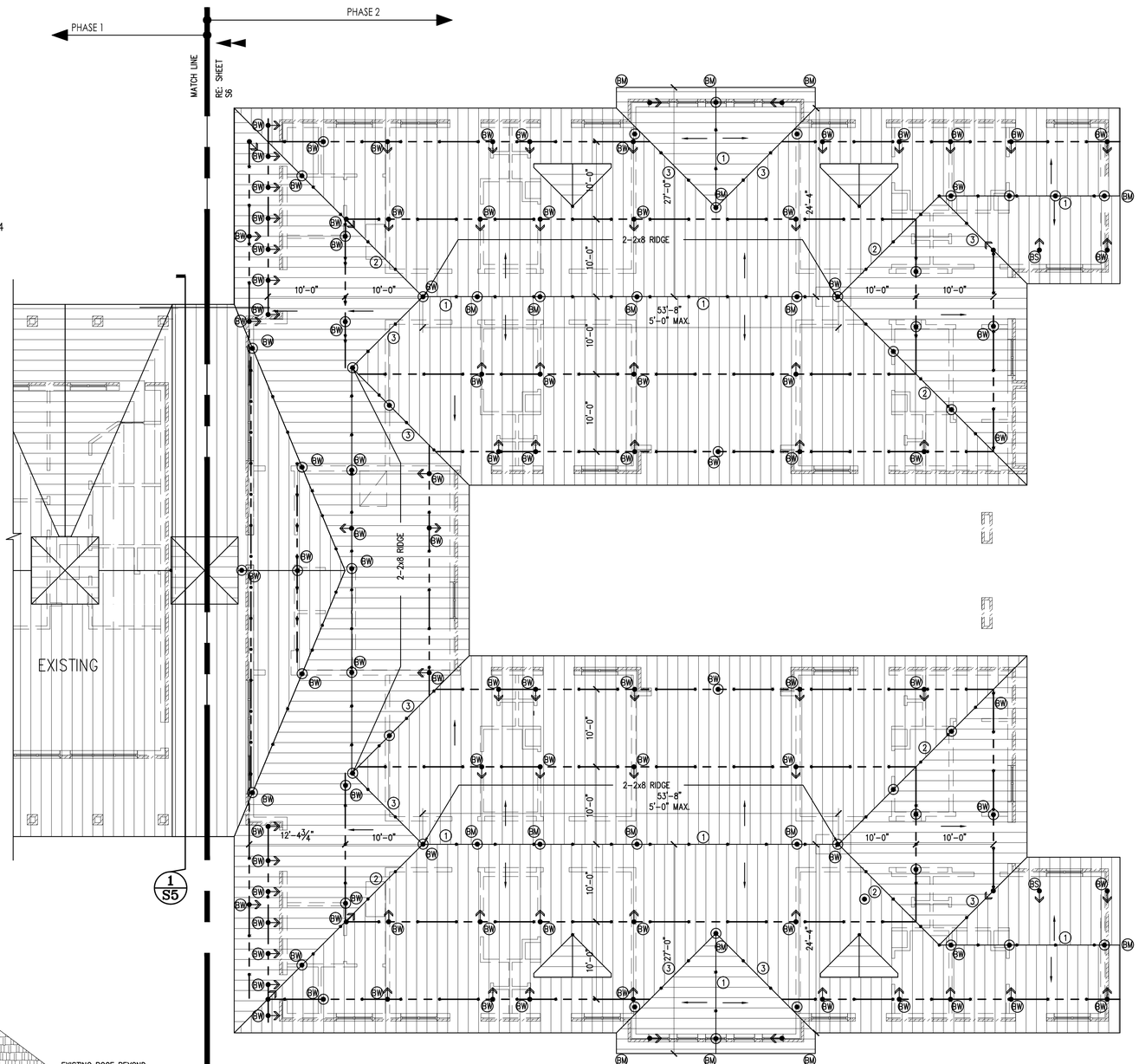
   C. CURBS AND VENEER LEDGES;
   D. CEILING HEIGHTS AND CEILING CONDITIONS;
   E. ROOF GEOMETRY AND SLOPES.
3. IT'S THE OWNER'S RESPONSIBILITY TO HIRE A REPUTABLE CONTRACTOR WHO CAN COORDINATE BETWEEN ARCHITECTURAL & STRUCTURAL DRAWINGS FOR ACCURACY

ROOF SLOPE = SEE ARCH.
COORDINATE ROOF SLOPE & GEOMETRY W/ ARCH. DRAWINGS, WHICH TAKE PRECEDENCE OVER ANY SUCH INFORMATION SHOWN HEREIN.

VERIFY ALL SLOPES & ELEVATION WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION



1 **SECTION:** AREA BETWEEN PHASE1 & 2



GENERAL NOTES: COORDINATION W/ ARCH. DWGS.

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ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"

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ROOF FRAMING PLAN

OPTIMUM PERSONAL CARE PH.2

1110 LAKEVIEW DRIVE
SUGAR LAND, TX.77478

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TBPE REGISTRATION # F-3394

DRAWN BY: Z.A. | CHECKED BY: M.M.

PROJ. NO.: PE12-225

SHEET: S5

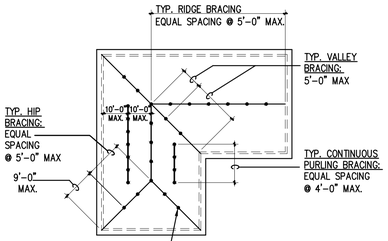

DIAGRAM: TYPICAL BRACE LOCATIONS

(NOT TO SCALE)

PLAN NOTES

1. DESIGNATES BRACE (APPROXIMATELY IN THE INDICATED DIRECTION)
2. INDICATES A VERTICAL (OR NEARLY VERTICAL) BRACE TO SUPPORTING MEMBER BELOW.
3. BRACE SUPPORT DESIGNATION (ALL BRACING TO WALLS UNLESS OTHERWISE NOTED)
   - (BM) BRACE TO BEAM
   - (BS) BRACE TO STRONGBACK
   - (BW) BRACE TO WALL
4. ALL RAFTERS ARE 2x6 #3 S.Y.P. AT 16" O.C. U.O.N.
5. PURLINS SHALL BE 2x6 CONTINOUS MEMBER.
6. DEPTH OF RIDGE BEAM, HIP OR VALLEY RAFTER:
   A. SHALL BE TWO ONE SIZE WIDER THAN THE LARGEST RAFTER FRAMING INTO IT (EXAMPLE: 2-2x8 BEAM FOR 2x6 RAFTER);
   B. SHALL MATCH OR EXCEED THE CUT END OF THE RAFTER.
7. PROVIDE DOUBLE FRAMING @ EDGES OF ALL ROOF OPENINGS LARGER THAN 24".
8. PROVIDE DOUBLE RAFTERS UNDER ALL DORMER WALL (U.O.N.).
9. ROOF DECKING TO BE 5/8" C.D.X. WITH PANEL SPAN RATING OF 24-0. RE: GENERAL NOTES FOR OTHER REQUIREMENTS.
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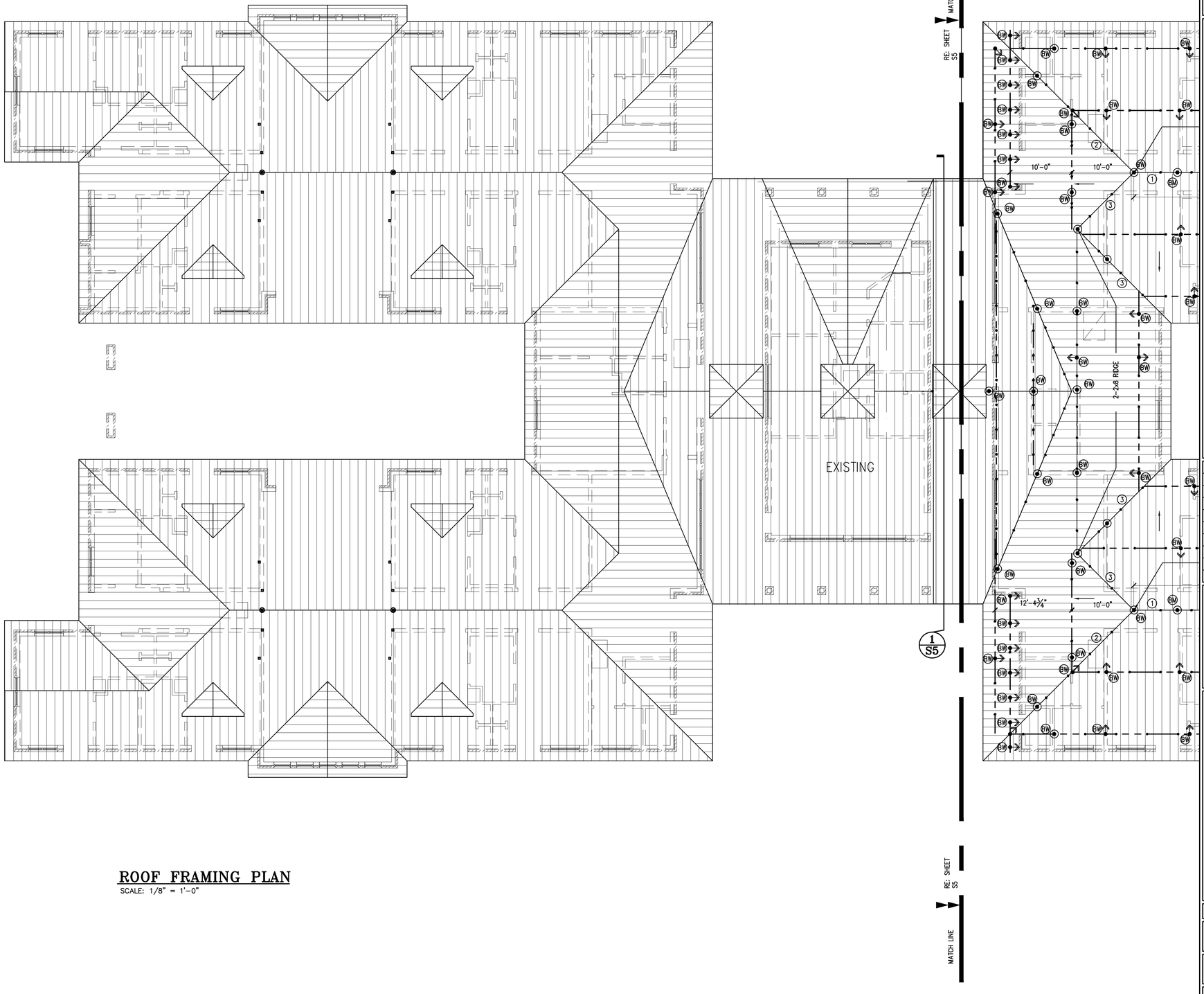
12. RE: ARCH. DWG'S FOR ROOF SLOPES & OTHER DATA NOT CONTAINED HEREIN.
13. RE: SHEETS S7-S8 FOR FRAMING GENERAL NOTES, TYP. DETAILS & SCHEDULES.

ROOF SLOPE = SEE ARCH.
COORDINATE ROOF SLOPE & GEOMETRY W/ ARCH. DRAWINGS, WHICH TAKE PRECEDENCE OVER ANY SUCH INFORMATION SHOWN HEREIN.

VERIFY ALL SLOPES & ELEVATION WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION

- (1) RIDGE 2-2x8
- (2) HIP 2-2x8
- (3) VALEY 2-2x8
- J1216 2x12 @ 16" O.C.
- BJ212 2- 2x12
- WP44 4x4 WOOD POST



ROOF FRAMING PLAN

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ROOF FRAMING PLAN

OPTIMUM PERSONAL CARE PH.2

1110 LAKEVIEW DRIVE
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TBPE REGISTRATION # F-3394

DRAWN BY: E.V. H.P. | CHECKED BY: M.M.

PROJ. NO.: PE12-225

SHEET: S6

GENERAL NOTES FOR WOOD FRAMING

(THESE NOTES SHALL CONTROL UNLESS NOTED OTHERWISE ON PLANS AND DETAILS.)

TIMBER GRADES

CEILING AND FLOOR JOISTS:—— NO. 2 SOUTHERN YELLOW PINE (SYP) OR EQUAL
BEAMS & HEADERS:———— NO. 2 SOUTHERN YELLOW PINE (SYP) OR EQUAL
STUDS: ———————— STUD GRADE (SYP) OR EQUAL
WOOD POSTS:———————— NO. 2 SYP, SURFACE GREEN.

JOISTS

1. JOIST BLOCKING
   A) JOISTS SHALL BE LATERALLY SUPPORTED AT EACH END AND AT EACH SUPPORT BY SOLID BLOCKING EXCEPT WHERE THE ENDS OF JOISTS ARE NAILED INTO A HEADER, BAND OR RIM JOIST OR TO AN ADJOINING STUD. SOLID BLOCKING SHALL NOT BE LESS THAN TWO INCHES IN THICKNESS AND SHALL MATCH THE DEPTH OF THE JOIST.
   B) PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO THE DIRECTION OF THE JOISTS.
   C) PROVIDE DOUBLE JOISTS UNDER ALL BEARING WALLS PARALLEL TO THE DIRECTION OF THE JOISTS.
2. JOIST BRIDGING
   PROVIDE BRIDGING AT ALL FLOOR JOISTS AT SPACING NOT TO EXCEED 8'-0".
3. JOIST HOLES AND NOTCHES
   A) NOTCHES IN TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED ONE SIXTH (1/6) THE JOIST DEPTH AND SHALL NOT BE LOCATED WITHIN MIDDLE THIRD OF THE SPAN.
   B) HOLES SHALL NOT BE CLOSER THAN 2" TO TOP OR BOTTOM OF JOIST, THE DIAMETER OF ANY HOLE SHALL NOT EXCEED ONE FOURTH (1/4) THE JOIST DEPTH UNLESS APPROVED BY THE ENGINEER.

BEAMS AND HEADERS

1. AT BEAMS MADE UP OF A NUMBER OF 2x JOISTS, EACH JOIST WILL BEAR ON A WALL STUD (I.E. NUMBER OF WALL STUDS SHALL MATCH NUMBER OF JOISTS BEARING ON THESE STUDS). THE CENTERLINE OF THE BEAM SHALL BE THE CENTERLINE OF THE SUPPORTING WALL STUDS.
2. ALL BEAMS MADE UP OF A NUMBER OF 2x JOISTS SHALL BE FASTENED AS FOLLOWS: FOR THE MAXIMUM HORIZONTAL SPACING OF BOLTS:
   2-2x12 ———————— 16 d NAILS @ 12" TOP & BOTTOM, STAGGER, EA. FACE
   3-2x12 ———————— 20d NIALS @ 12" TOP & BOTTOM, STAGGER, EA. FACE
   4-2x12 (OR MORE) —— 5/8" ø BOLTS @ 12" TOP & BOTTOM, STAGGER
   BOLTS SHALL BE 5/8"ø, LOCATED 2" MINIMUM FROM BEAM EDGES AND SHALL BE STAGGERED IN TOP AND BOTTOM ROWS. PROVIDE STANDARD WASHERS @ EACH FACE.
3. ALL DOOR AND WINDOW HEADERS (OR HEADERS AT ANY OTHER OPENING) THAT ARE NOT SPECIFIED ON PLANS SHALL BE AS FOLLOWS:
   FLOOR FRAMING: 2-2X12
   CEILING FRAMING: 2-2X8
4. MINIMUM BEARING OF ANY BEAM OR HEADER AT A STUD WALL IS 3-1/2"

STUD WALLS

1. STUDS SHALL BE AS FOLLOWS:
   2x4 @ 16"
2. PROVIDE A MINIMUM OF TWO (2) STUDS AT EACH SIDE OF OPENINGS LARGER THAN 4'-0", FULL HEIGHT OF WALL (KING STUDS).
3. MAXIMUM STUD WALL HEIGHT SHALL BE AS FOLLOWS:
   2x4 STUDS @ 16" O.C. 10'-0"
   2x6 STUDS @ 16" O.C. 13'-0"
   2x8 STUDS @ 16" O.C. 13'-0" TO 18'-0"
4. BLOCKING & LATERAL BRACING:
   A. PROVIDE BLOCKING AND/OR TEMPORARY CROSS BRACING AS REQUIRED TO ENSURE STUD STRAIGHTNESS ACCORDING TO SPECIFIED TOLERANCES.
   B. MAXIMUM TOLERANCE FOR STUD STRAIGHTNESS IN EITHER DIRECTION IS 1/4 INCH PER TEN (10) FEET OF STUD HEIGHT.
   C. MINIMUM BLOCKING:
      1 ROW FOR STUD HEIGHT UP TO 9'-0";
      2 ROWS FOR STUD HEIGHT UP TO 15'-0";
      3 ROWS FOR STUD HEIGHT OVER 15'-0".

PLYWOOD FLOOR DECK:

1. PLYWOOD SHALL BE 1-1/8" THICKNESS AND SHALL BE RATED STURD-I-FLOOR (2-4-1) EXPOSURE 1.
2. LAY PANELS IN A STAGGARED PATTERN.
3. BLOCK ALL EDGES W/ 2-2x4 BLOCKING.
4. GLUE & NAIL TO FRAMING MEMBERS AS FOLLOWS:
   A. GLUE SHALL CONFORM TO APA SPECIFICATION AFG-01, APPLIED IN A CONTINUOUS BEAD & IN ACCORDANCE WITH THE MANUFATURER'S RECOMMENDATIONS.
   B. ALL NAILS SHALL BE 8¹⁄₄ø RING OR SCREW SHANK, NAIL SPACING SHALL BE 4" O.C. @ PANEL EDGES & 12" O.C. @ INTERMEDIATE SUPPORTS.

CONNECTORS

1. CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC., DUBLIN, CA. OR APPROVED EQUAL. NAIL ALL NAIL HOLES.
2. CONNECTORS SHALL BE THE MANUFACTURER-DESIGNATED SIZE FOR FRAMED MEMBERS, AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS.
3. ALL NAIL & BOLT HOLES SHALL BE ENGAGED, WITH MANUFACTURER-DESIGNATED FASTENERS.
4. CONNECTORS SHALL BE INSTALLED AT THE ENDS OF ALL JOISTS & BEAMS FRAMING INTO OTHER (SUPPORTING) MEMBERS (UNLESS OTHERWISE NOTED).
5. THE FOLLOWING CONNECTORS SHALL BE PROVIDED AND SHALL BE CONSIDERED THE MINIMUM:
   SAWN-LUMBER JOISTS —— U SERIES
   I-JOISTS ———————— IUS SERIES
   MULTIPLE-JOIST/BEAMS —— HUS SERIES
   PSL & LVL BEAMS ——— LBV SERIES
   LSL (GLU-LAM) BEAMS—— HGUS SERIES

FASTENERS

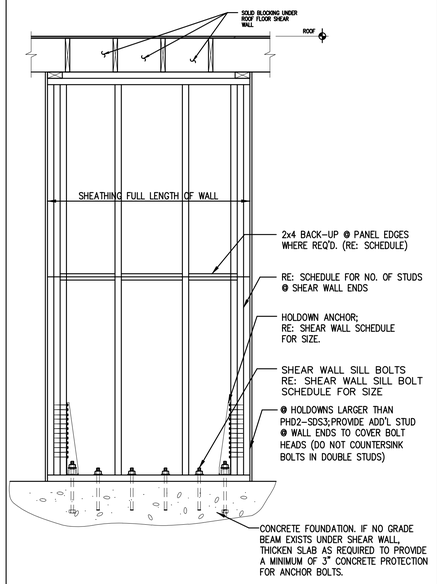
1. BOLTS
   A. USE ASTM A-307 BOLTS, WITH STANDARD WASHERS AT ALL CONTACT SURFACES.
   B. PROVIDE 1/2"ø x 0'-10" LONG ANCHOR BOLTS @ 3'-0" O.C. AT ALL EXTERIOR WALL SILL PLATES, WITH 2" PROJECTION AND 1" THREAD.
   C. ALL BOLTS, NUTS, AND WASHERS EXPOSED TO WEATHER SHALL BE GALVANIZED.
   D. ALL BOLTS, NUTS, AND WASHERS IN CONTACT W/ TREATED WOOD SHALL BE GALVANIZED.
2. ADHESIVE ANCHORS
   A. USE HILTI-HIT RE500 ANCHORS, OR APPROVED EQUAL.
   B. INSTALL IN STRICT ACCORDANCE W/ MANUFACTURER'S RECOMMENDATIONS.
3. POWDER-ACTUATED PINS
   A. USE HILTI X-EDNI (0.145" SHANK) OR APPROVED EQUAL.
   B. INSTALL IN STRICT ACCORDANCE W/ MANUFACTURER'S RECOMMENDATIONS.

HURRICANE CLIPS:

ALL HURICANE CLIP AND NAILS IN CONTACT WITH PRESSURE TREATED WOOD MEMBER SHALL BE GALVANIZED.

MISCELLANEOUS:

ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED LUMBER.



SHEAR WALL SCHEDULE

MARK	SHEATHING MATERIAL ③④	BLOCKING ①	NAILING PATTERN ②③④	STUD POST EACH END ⑤	HOLD-DOWN MARK ⑥	HOLD-DOWN BOLT ø
P1	3/8" PLYWOOD C-C	YES	8D COMMON @ 6"	2-2x4	PHD2-SDS3	⅝"
P2	3/8" PLYWOOD C-C	YES	8D COMMON @ 4"	2-2x4	PHD2-SDS3	⅝"
P3	1/2" PLYWOOD C-C	YES	10D COMMON @ 4"	2-2x4	PHD5-SDS3	⅝"
P4	1/2" PLYWOOD C-C	YES	10D COMMON @ 3"	2-2x4	PHD6-SDS3	⅞"
P5	5/8" PLYWOOD C-C	YES	10D COMMON @ 2"	3-2x4	HDQ8-SDS3	⅞"
G1	1/2" GYPBOARD	NO	5D COOLER @ 7"	2-2x4	PHD2-SDS3	⅝"
G2	1/2" GYPBOARD	YES	5D COOLER @ 4"	2-2x4	PHD2-SDS3	⅝"
G3	5/8" GYPBOARD	YES	6D COOLER @ 4"	2-2x4	PHD2-SDS3	⅝"

SHEAR WALL SILL BOLTS SCHEDULE

MARK	SILL PLATE BOLTING FOR SHEAR WALL ⑨	MIN. EMBEDMENT
P1	½"ø @ 2'-6" O.C.	6"
P2	½"ø @ 2'-0" O.C.	6"
P3	⅝"ø @ 2'-0" O.C.	6"
P4	⅝"ø @ 1'-6" O.C.	6"
P5	⅝"ø @ 1'-0" O.C.	6"

SHEAR WALL NOTES:
1. WHERE "BLOCKING" IS INDICATED, PROVIDE 2x4 BACK-UP AT ALL GYPBOARD OR PLYWOOD PANEL EDGES.
2. NAILING PATTERN APPLIES AT ALL PANEL EDGES. AT INTERMEDIATE SUPPORTS, PROVIDE NAILING @ 12" O.C. USING CORRESPONDING NAIL SIZE.
3. SHEATHING MATERIAL AND NAILING PATTERN APPLY TO ONE SIDE OF SHEAR WALL ONLY.
4. WHERE A SHEAR WALL IS CALLED OUT ON A PLAN, PROVIDE SCHEDULED SHEATHING MATERIAL AND NAILING FOR THE FULL LENGTH OF THAT WALL.
5. PROVIDE SCHEDULED STUDS AT EACH END OF SHEAR WALL OR SEGMENT THEREOF.
6. HOLD-DOWN CONNECTORS:
   A) CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC., SAN LEANDRO, CA. OR APPROVED EQUAL.
   B) THE FOLLOWING SUBSTITUTIONS MAY BE MADE:

HOLDDOWN MARK	SUBSTITUTION	
	@ SLAB / FOUDATION	@ FLOOR FRAMING
PHD2-SDS 3	HD2A OR STHD10 OR HTT16	HST2 OR MSTC40
PHD5-SDS 3	HD5A OR STHD14 OR HTT22	HST3 OR MSTC52
PHD6-SDS 3	HD6A OR HTT22	HST3 OR MSTC66

   C) ALL HOLD-DOWNS MUST BE INSTALLED IN STRICT ADHERENCE TO MANUFACTURER'S INSTRUCTIONS, USING BOLT & NAIL NUMBERS, SIZES & LENGTHS AS SPECIFIED BY MANUFACTURER.
7. WHERE PLYWOOD IS SHOWN ON BOTH FACES OF A SHEAR WALL:
   A) DOUBLE STUDS OR 3" WIDE STUDS MUST BE USED.
   B) STAGGER PLYWOOD JOINTS AT WALL FACES.
   C) USE 4x4 WOOD POSTS @ EA. END TO BOLT HOLD-DOWNS.
   D) PROVIDE DOUBLE 2x SILL PLATE W/ 1/2"ø ANCHOR BOLTS @ 24" c. IN ADDITION TO HOLD-DOWN ANCHOR BOLTS.
8. SIMPSON "WEDGE-ALL" WEDGE ANCHORS MAY BE USED IN LIEU OF SCHEDULED ANCHOR BOLTS TO MATCH (DIAMETERS). MINIMUM EMBEDMENT LENGTHS AS SUGGESTED BY MANUFACTURER.
8. BOLTS SPECIFIED FOR THIS TABLE MUST BE A490 RATED BOLTS

TYPICAL SHEAR WALL DETAILS

NAILING SCHEDULE (FLOOR & ROOF DECK)

DECK TYPE & THICKNESS	NAIL SIZE	NUMBER OR NAILING PATTERN
PLYWOOD OR PARTICLE BOARD		
1/2" OR LESS	8D COMMON OR EQUAL	6" O.C. @ PANEL EDGES
19/32" THRU 3/4"	8D COMMON OR EQUAL	10" O.C. @ INTERMEDIATE SUPPORTS TYPICAL (TYPICAL)
7/8" THRU 1" (FLR.)	8D COMMON OR EQUAL	
1 1/8" THRU 1 1/4" (FLR.)	10D COMMON OR EQUAL	

NAILING SCHEDULE (FRAMING MEMBERS)

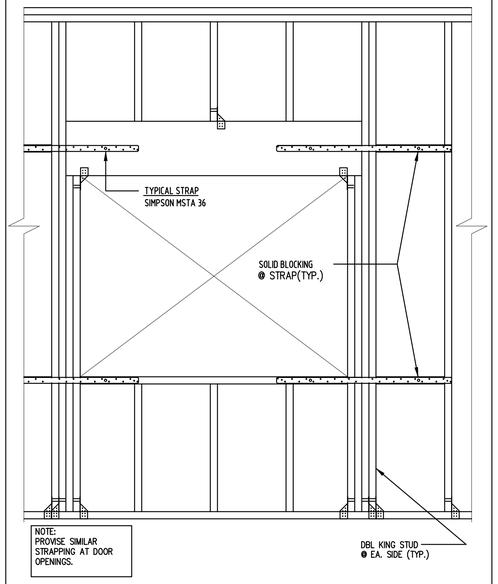
CONNECTED MEMBERS	NAIL SIZE	NUMBER OR NAILING PATTERN
BRIDGING TO JOIST	8D COMMON	2 TOE NAIL EA. END
SOLE PLATE TO JOIST OR BLOCKING.	16D COMMON	@ 16" O.C. FACENAIL
TOP PLATE TO STUD	16D COMMON	2 END NAIL.
STUD TO SOLE PLATE.	8D COMMON OR16D COMMON	4 TOE NAIL. 2 END NAIL
DOUBLE STUDS.	16D COMMON	@ 24" FACE NAIL.
DOUBLED TOP PLATES.	16D COMMON	@ 16" FACE NAIL.
TOP PLATES: LAPS & INTERSECTIONS.	16D COMMON	2 FACE NAIL.
CONTINUOUS HEADER, TWO PIECE.	16D COMMON	@ 16" FACE NAIL ALONG EA. EDGE.
CEILING JOISTS TO PLATE.	8D COMMON	3 TOE NAIL.
CONTINUOUS HEADER TO STUD.	8D COMMON	4 TOE NAIL.
CEILING JOISTS, LAPS OVER PARTITIONS.	16D COMMON	3 FACE NAIL.
CEILING JOISTS TO PARALLEL RAFTERS.	16D COMMON	3 FACE NAIL.
RAFTER TO PLATE.	8D COMMON	3 TOE NAIL.
1" BRACE TO EACH STUD & PLATE.	8D COMMON	2 FACE NAIL.
BUILT UP CORNER STUDS.	16D COMMON	@ 24" FACE NAIL.
CONTINUOUS HEADER, 3 OR MORE PIECE & BUILT UP GIRDERS OR BEAMS.	BOLTS	RE: GEN. NOTES.

NAILING SCHEDULE (WALL SHEATHING AND SIDING)

SHEATHING TYPE & THICKNESS	FASTNER SIZE & TYPE	NAILING PATTERN
PLYWOOD & PARTICLE BOARD		6" O.C. @ PANEL EDGES
LESS THAN 1/2"	6D COMMON OR EQUAL	12" O.C. @ INTERMEDIATE SUPPORTS
1/2" THRU 3/4"	8D COMMON OR EQUAL	
FIBERBOARD		3" O.C. @ PANEL EDGES
1/2" OR LESS	6D COMMON OR EQUAL	6" O.C. @ INTERMEDIATE SUPPORTS
25/32"	8D COMMON OR EQUAL	
GYPSUM SHEATHING		4" O.C. @ EDGES 8" O.C. @ INTERMEDIATE SUPPORTS
1/2" OR 5/8"	12 GA. (4) OR EQUAL	
GYPSUM WALLBOARD		7" O.C. @ CEILINGS 8" O.C. @ WALLS
1/2"	1 3/8" DRYWALL NAILS	
5/8"	1 1/2" DRYWALL NAILS	
PANEL SIDING (TO FRAMING)		1 EACH PANEL
1/2" OR LESS	6D COMMON OR EQUAL	
5/8"	8D COMMON OR EQUAL	

NOTES ON "NAILING--WALL SHEATHING & SIDING"
1. CORROSION-RESISTANT SIDING OR CASING NAILS CONFORMING TO THE REQUIREMENTS OF IRC
2. CORROSION-RESISTANT ROOFING NAILS WITH 7/16-INCH DIAMETER HEAD AND 1 1/2-INCH IN LENGTH FOR 1/2-INCH SHEATHING AND 1 3/4-INCH LENGTH FOR 25/32-INCH SHEATHING CONFORMING TO THE REQUIREMENTS OF IRC
3. CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16-INCH CROWN AND 1 1/8-INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 1/2-INCH LENGTH FOR 25/32-INCH SHEATHING CONFORMING TO THE REQUIREMENTS OF IRC
4. CORROSION-RESISTANT, LARGE HEAD.

TYPICAL NAILING SCHEDULE



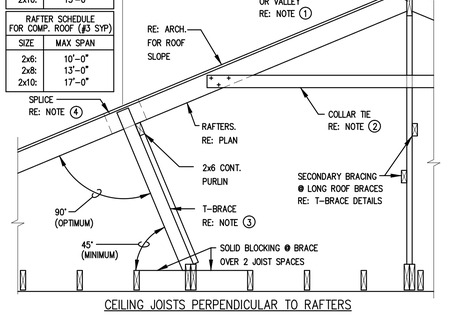
STRAPPING REQUIREMENTS FOR ALL WALL OPENINGS

RAFTER SCHEDULE FOR TILE ROOF (#3 SYP)

SIZE	MAX SPAN
2x6:	8'-0"
2x8:	11'-0"
2x10:	15'-0"

RAFTER SCHEDULE FOR COMP. ROOF (#2 SYP)

SIZE	MAX SPAN
2x6:	10'-0"
2x8:	13'-0"
2x10:	17'-0"



CEILING JOISTS PERPENDICULAR TO RAFTERS

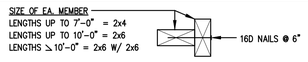
DETAIL KEYED NOTES

① RIDGE BEAM, HIP RAFTER, OR VALLEY RAFTER
DEPTH SHALL BE THE LARGER OF THE FOLLOWING:
A. ONE SIZE DEEPER THAN THE LARGEST RAFTER FRAMING INTO IT (2 x LUMBER)
B. DEPTH OF CUT END OF RAFTER.

② COLLAR TIES
2x6; LOCATED @ UPPER ONE THIRD (1/3) OF ROOF @ EVERY OTHER RAFTER

③ T-BRACE
A. RE: TYPICAL DETAILS BELOW
B. MAXIMUM SPACING AS FOLLOWS:
4'-0" @ 2x6 CONT. PURLIN
5'-0" @ RIDGE BEAM, HIP OR VALLEY RAFTER
C. BRACE SHALL BEAR ON AN INTERIOR WALL, BEAM OR STRONG-BACK (DOUBLE, 2 SIZES LARGER THAN JOIST) RE: FRAMING PLAN.

④ RAFTER & RIDGE SPLICES
A. LOCATE SPLICE OVER A PURLIN, OR PROVIDE ADDITIONAL BRACE @ SPLICE
B. MINIMUM LAP = 12" NAIL W/ 6-16 d NAILS.



TYPICAL ROOF T-BRACE DETAILS

TYPICAL ROOF BRACING DETAILS

GENERAL NOTES

OPTIMUM PERSONAL CARE PH.2
1110 LAKEVIEW DRIVE
SUGAR LAND, TX.77478

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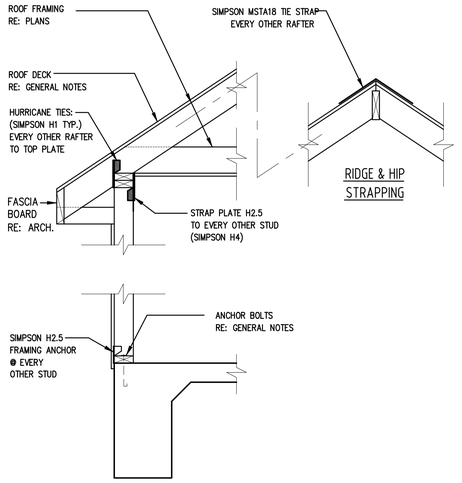
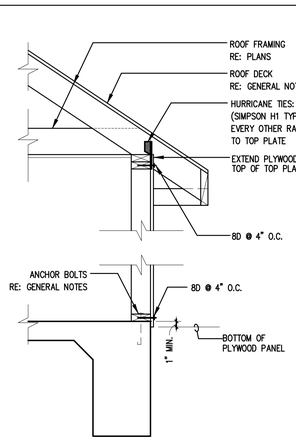


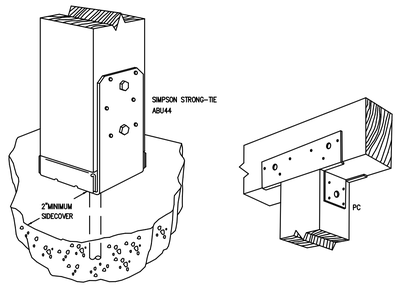
TYPICAL WIND STRAPPING DETAILS

NOT TO SCALE



TYPICAL WIND STRAPPING DETAILS (PLYWOOD OPTION)

NOT TO SCALE

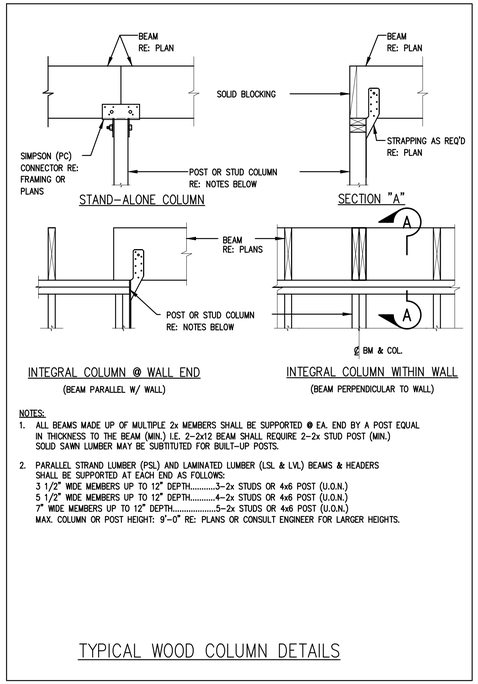


WOOD POST BASE (ABU) **WOOD POST CAP (PC)**

SIMPSON BASE AND POST CAP CONNECTION DETAILS

GENERAL NOTES: STRUCTURAL AND MISC. STEEL

1. CONFORM TO THE FOLLOWING MATERIAL SPECIFICATIONS:
   STRUCTURAL & MISC. SHAPES:——ASTM A-36
   PIPE COLUMNS:——ASTM A-53-B
   TUBE COLUMNS:——ASTM A-500-B
2. ALL DETAILING SHALL BE IN CONFORMANCE WITH THE STANDARDS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC).
3. UNLESS NOTED OTHERWISE, PROVIDE FRAMED BEAM CONNECTIONS IN ACCORDANCE WITH PART 4, AISC MANUAL – 3/4" ASTM A-307 BOLTS. DESIGN FOR SHEARS IN TABLES FOR ALLOWABLE LOADS ON BEAMS, PART 2.
4. FIELD CONNECTIONS SHALL BE EQUIVALENT TO STANDARD BOLTED CONNECTIONS USING 3/4" ASTM A-307 BOLTS UNLESS OTHERWISE SHOWN. IF CONNECTION BOLTS ARE IN SINGLE SHEAR, BOLTS SHALL BE PLACED IN TWO VERTICAL ROWS. CONNECTIONS SHALL BE BOLTED OR WELDED – SEE DETAILS.
5. WELDING SHALL CONFORM TO THE "CODE FOR WELDING IN BUILDING CONSTRUCTION" BY THE AMERICAN WELDING SOCIETY, LATEST EDITION. WELDS NOT CALLED OUT ON DRAWINGS SHALL BE 1/4" CONTINUOUS FILLET WELDS. WELDING ELECTRODES SHALL CONFORM TO AWS A5.1 OR A5.5 E70XX.
6. ALL WELDING SHALL PERFORMED BY CERTIFIED WELDERS.
7. ANCHOR BOLTS SHALL CONFORM TO ASTM A-307 FOR HEADED A.B. AND A-36 FOR UNHEADED AND HOOKED A.B., AND SHALL BE SET USING RIGID TEMPLATES.
8. PROVIDE TEMPORARY BRACING & SHORING FOR ALL STEEL FRAMING AS REQ'D TO ENSURE STABILITY DURING CONSTRUCTION.
   NOTE THAT STEEL FRAMING MEMBERS MAY NOT BE STABLE DURING CONSTRUCTION UNTIL PERMANENTLY CONNECTED WITHIN THE OVERALL STRUCTURE.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSION, ELEVATION AND REVIEW THESE DRAWINGS BEFORE FABRICATION OR ORDERING MATERIALS.



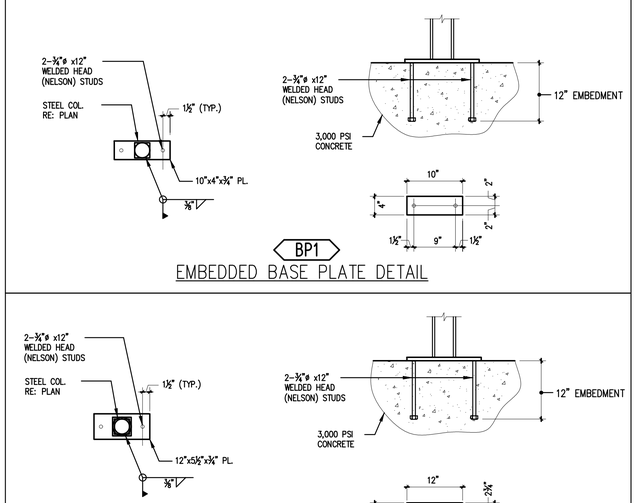
INTEGRAL COLUMN @ WALL END
(BEAM PARALLEL W/ WALL)

INTEGRAL COLUMN WITHIN WALL
(BEAM PERPENDICULAR TO WALL)

NOTES:

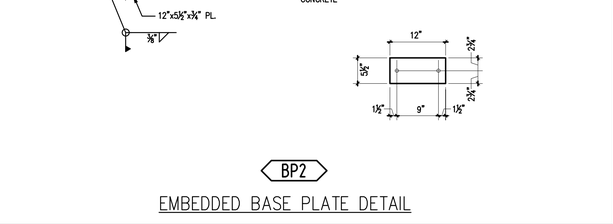
1. ALL BEAMS MADE UP OF MULTIPLE 2x MEMBERS SHALL BE SUPPORTED @ EA. END BY A POST EQUAL IN THICKNESS TO THE BEAM (MIN.) I.E. 2-2x12 BEAM SHALL REQUIRE 2-2x STUD POST (MIN.) SOLID SAWN LUMBER MAY BE SUBTITUTED FOR BUILT-UP POSTS.
2. PARALLEL STRAND LUMBER (PSL) AND LAMINATED LUMBER (LSL & LVL) BEAMS & HEADERS SHALL BE SUPPORTED AT EACH END AS FOLLOWS:
   3 1/2" WIDE MEMBERS UP TO 12" DEPTH.....3-2x STUDS OR 4x6 POST (U.O.N.)
   5 1/2" WIDE MEMBERS UP TO 12" DEPTH.....4-2x STUDS OR 4x6 POST (U.O.N.)
   7" WIDE MEMBERS UP TO 12" DEPTH.....5-2x STUDS OR 4x6 POST (U.O.N.)
   MAX. COLUMN OR POST HEIGHT: 9'-0" RE: PLANS OR CONSULT ENGINEER FOR LARGER HEIGHTS.

TYPICAL WOOD COLUMN DETAILS



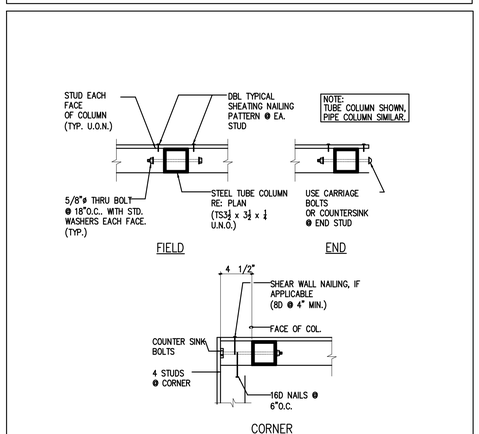
BP1

EMBEDDED BASE PLATE DETAIL



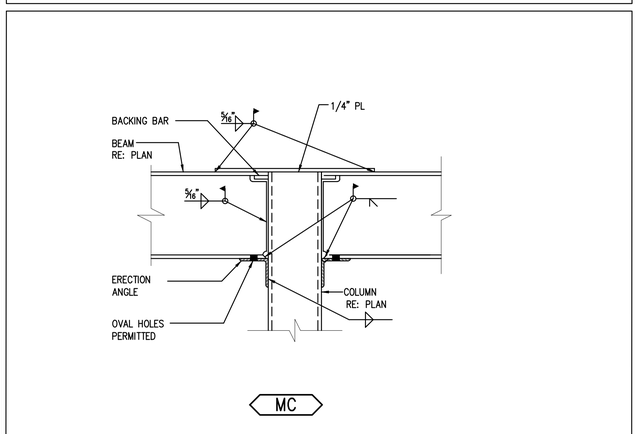
BP2

EMBEDDED BASE PLATE DETAIL



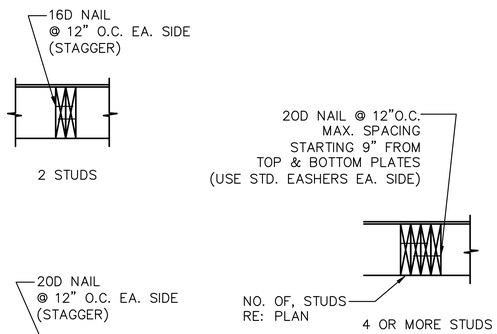
CORNER

TYPICAL STUDS TO STEEL COLUMN DETAILS



MC

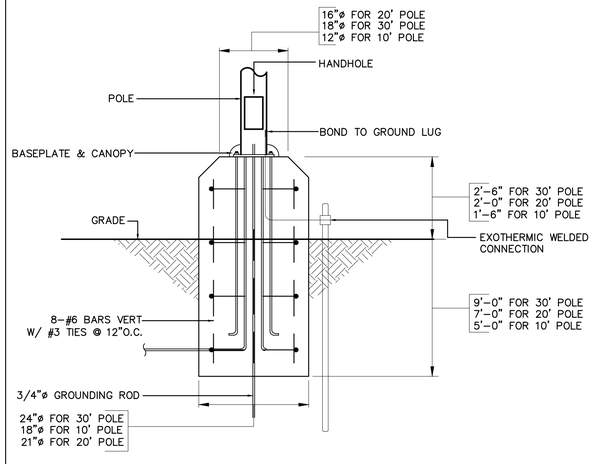
TYPICAL MOMENT CONNECTION DETAILS



SUBSTOTUTION:
IF STUDS ARE FASTENED AS SHOWN HEREIN, THE FOLLOWING SUBSTOTUTIONS MAY BE MADE:
3 STUDS IN LIEU OF 4x4 OR 4x6 POST
4 STUDS IN LIEU OF 6x6 POST

DETAIL: MULTIPLE-STUD COLUMN

NOT TO SCALE



NOTE:
THIS IS BASE DETAIL IS FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL VERIFY WITH THE PARKING LIGHTS VENDOR FOR FINAL INSTALLATION DETAIL, PERFORM AS PER REQUIREMENTS.

SECTION: LIGHT POLE DETAIL

GENERAL NOTES

OPTIMUM PERSONAL CARE PH.2

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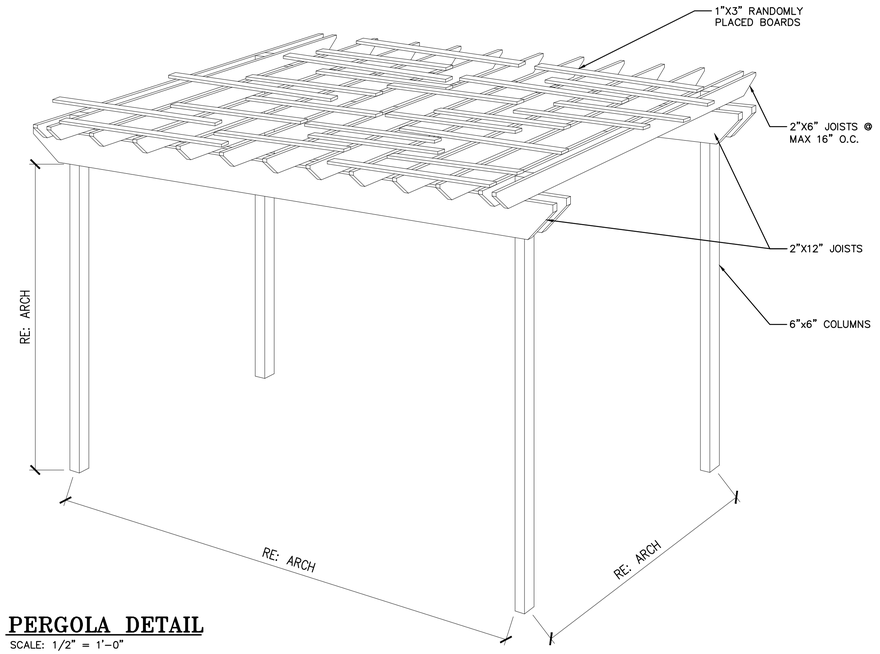
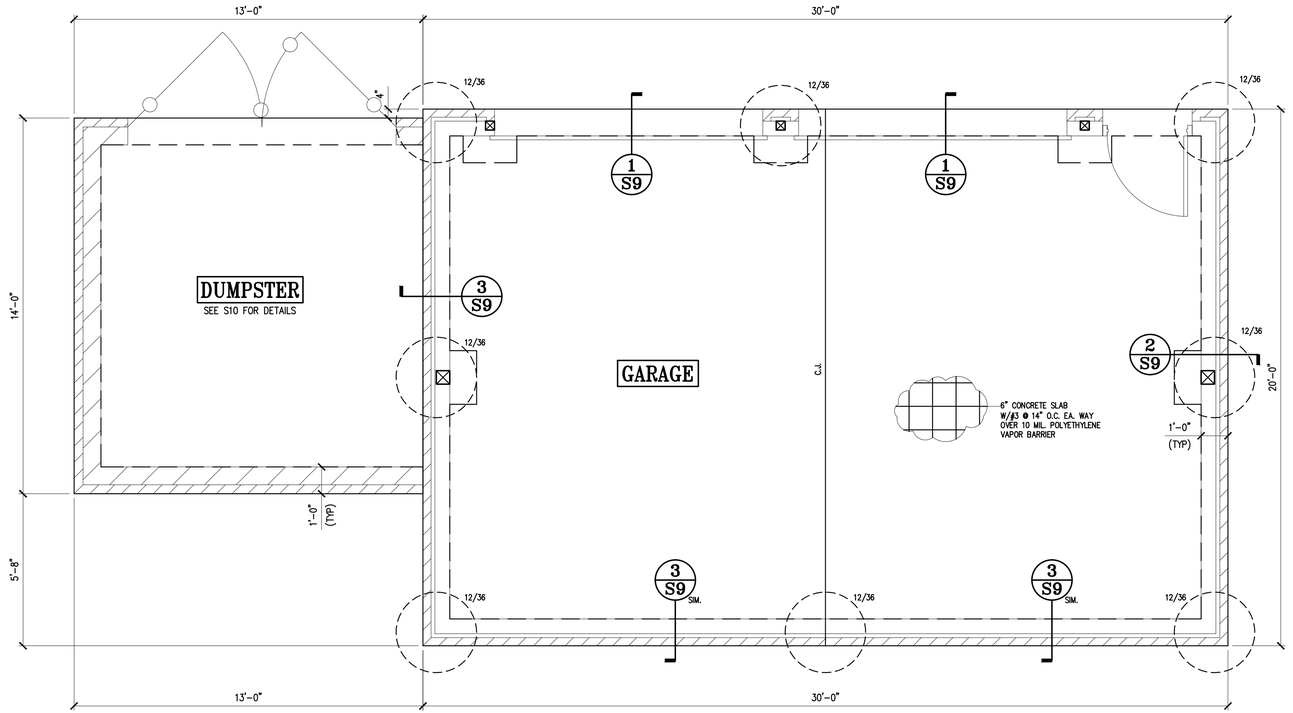
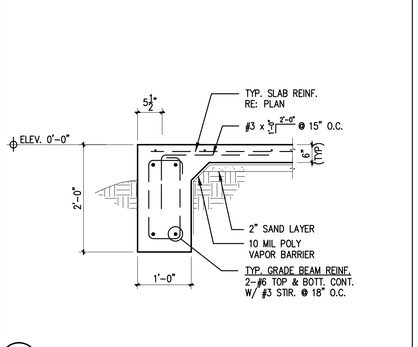


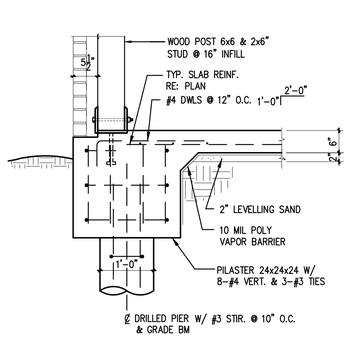
PERGOLA DETAIL
SCALE: 1/2" = 1'-0"



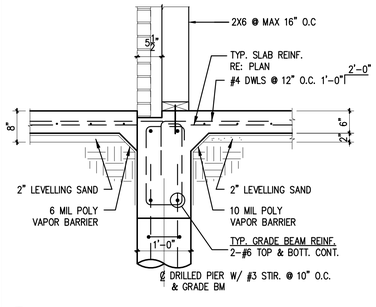
DUMPSTER GARAGE FOUNDATION PLAN
SCALE: 3/8" = 1'-0"



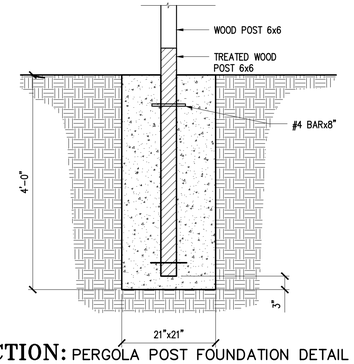
1 SECTION: TYPICAL GRADE BEAM @ O.H. DOOR



2 SECTION: AT COLUMN & WALL



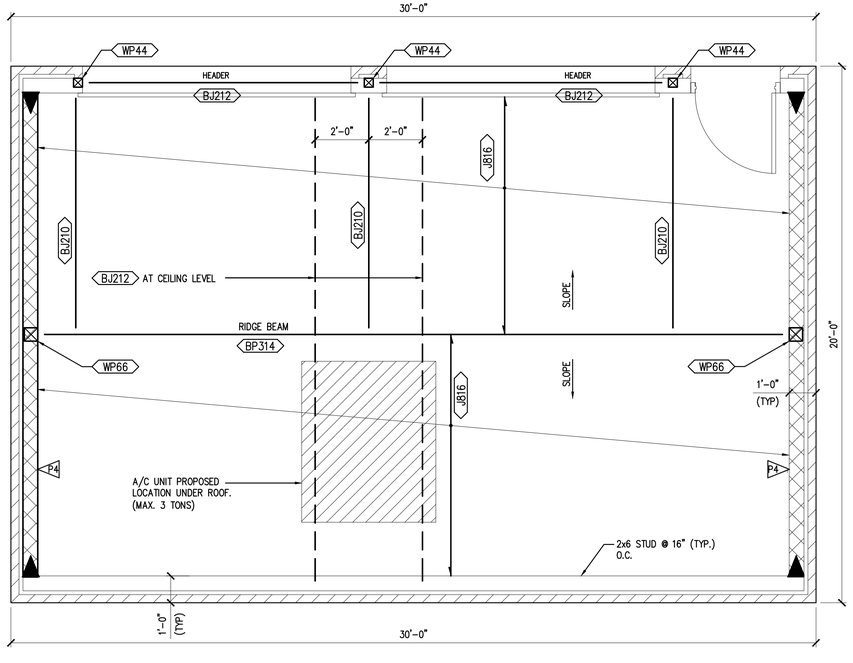
3 SECTION: AT EXTERIOR BEAM & WALL



4 SECTION: PERGOLA POST FOUNDATION DETAIL

WALL DETAILS

- 2x6 STUD @ 16"
- ½" PLYWOOD ON EXTERIOR FACE OF WALLS
- ROOF DECK ⅝" PLYWOOD EXTERIOR GRADE



GARAGE ROOF FRAMING PLAN
SCALE: 3/8" = 1'-0"

GARAGE FOUNDATION & ROOF FRAMING

OPTIMUM PERSONAL CARE PH.2
1110 LAKEVIEW DRIVE
SUGAR LAND, TX.77478

ISSUE HISTORY

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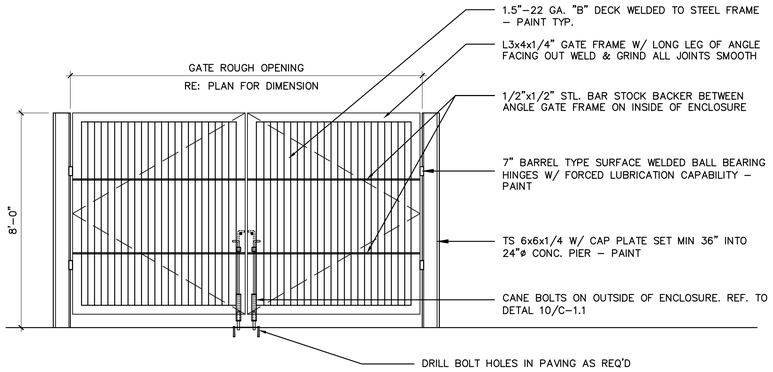
TBPE REGISTRATION # F-3394

DRAWN BY: E.V. | CHECKED BY: M.M.

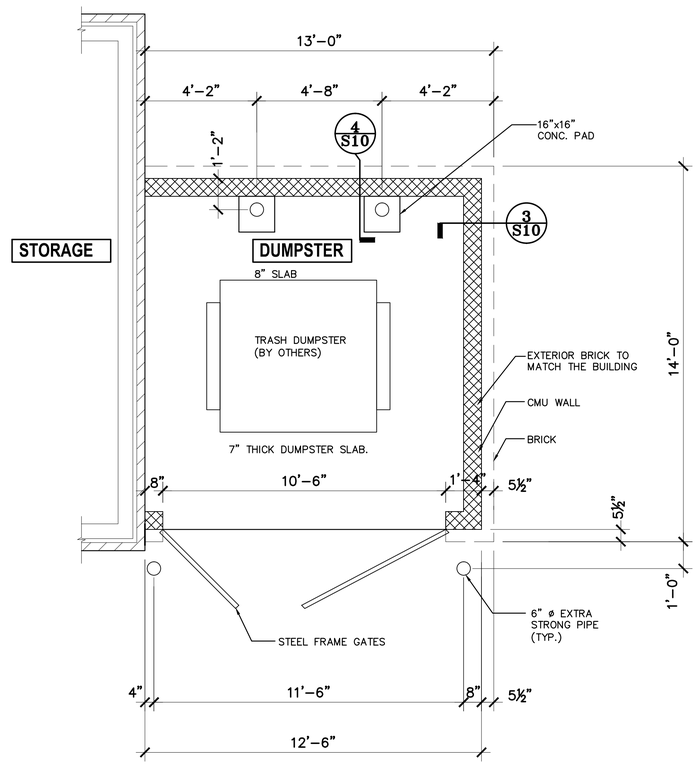
PROJ. NO.: PE12-225

SHEET: S9



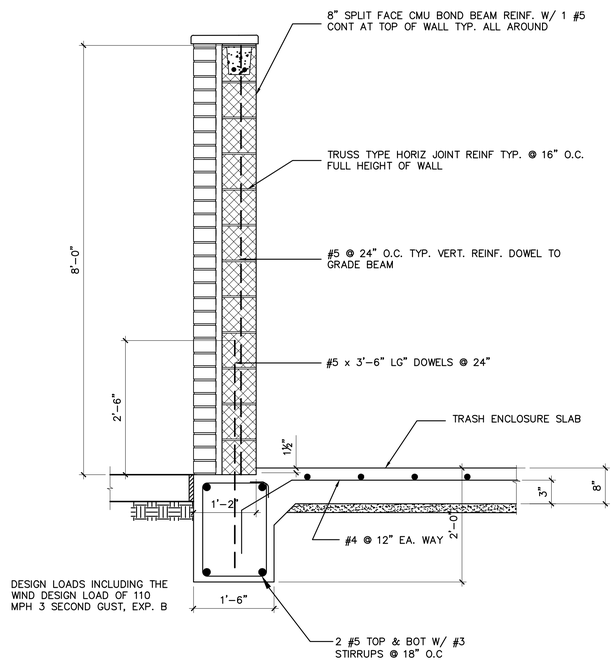
1 TRASH ENCLOSURE GATE ELEV.

SCALE: 3/8" = 1'-0"



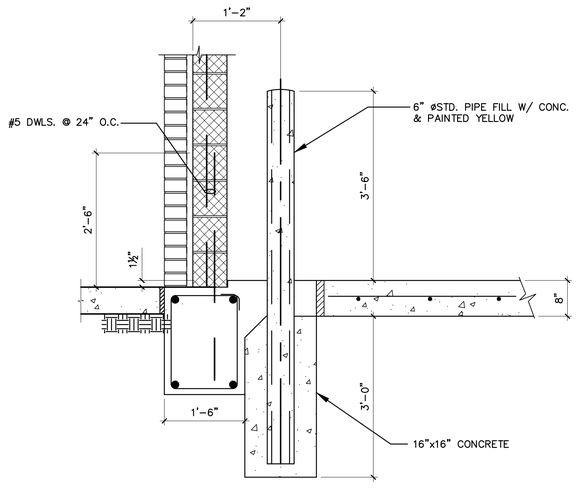
2 TRASH ENCLOSURE PLAN

SCALE: 3/8" = 1'-0"



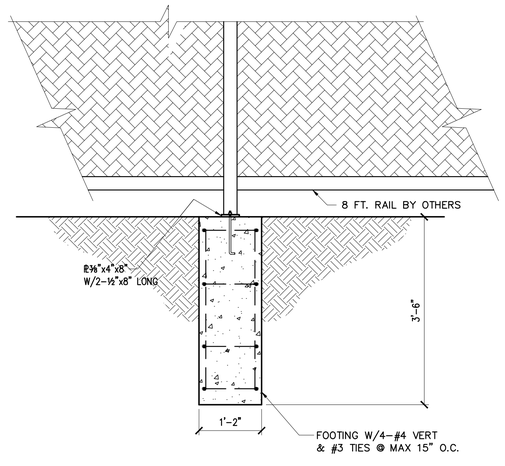
3 TRASH ENCLOSURE WALL/ FOUNDATION

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



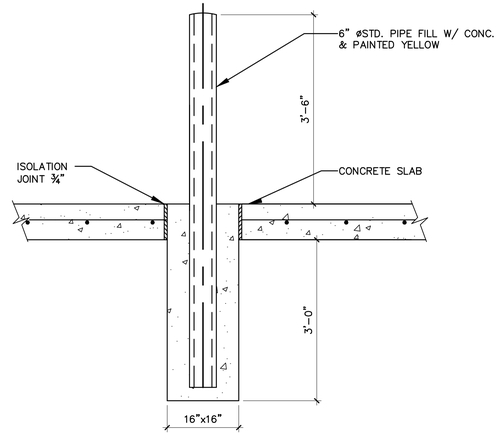
4 SECTION:

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



6 SECTION: FENCE POST FOUNDATION

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



5 SECTION: TYP. BOLLARD DETAIL

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

GARAGE & DUMPSTER FOUNDATION

OPTIMUM PERSONAL CARE PH.2

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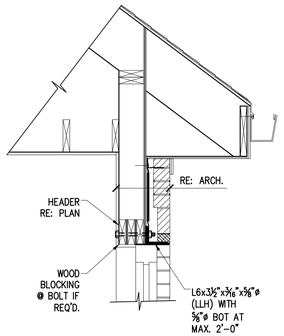
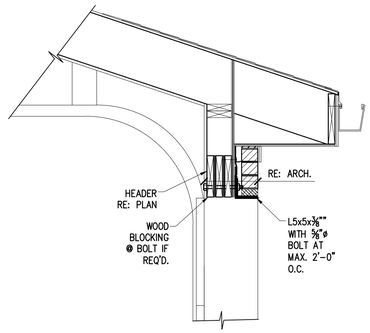
PROJ. NO.: PE12-225

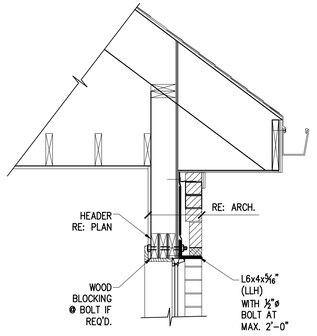
SHEET: S10



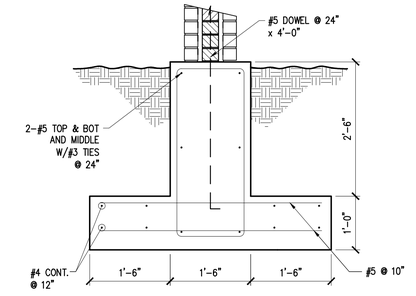
3 **DETAIL:** AT DOOR LINTEL



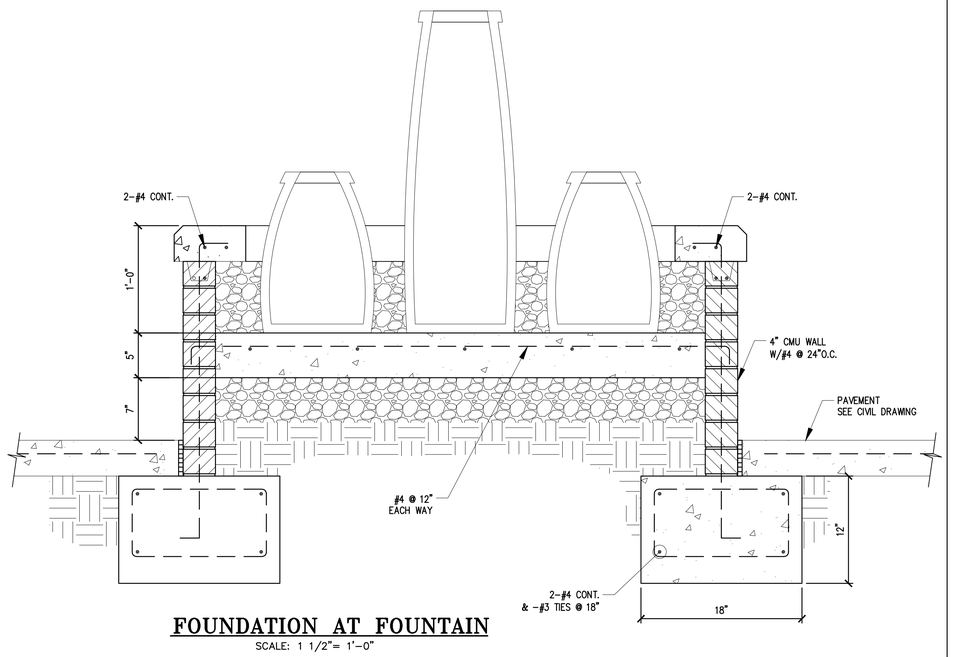
4 **DETAIL:** AT GARAGE LINTEL



5 **DETAIL:** AT WINDOW LINTEL

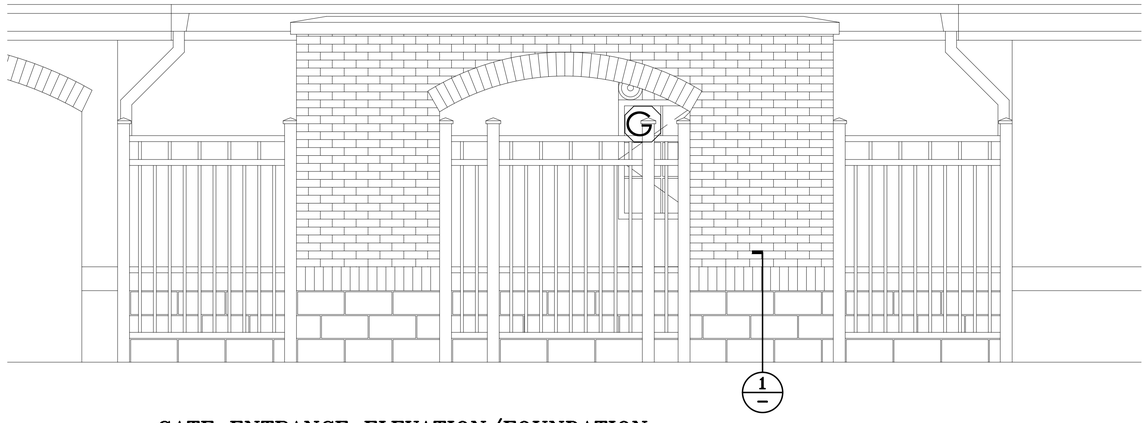


1 **SECTION:** GATE WALL FONDATION DETAIL



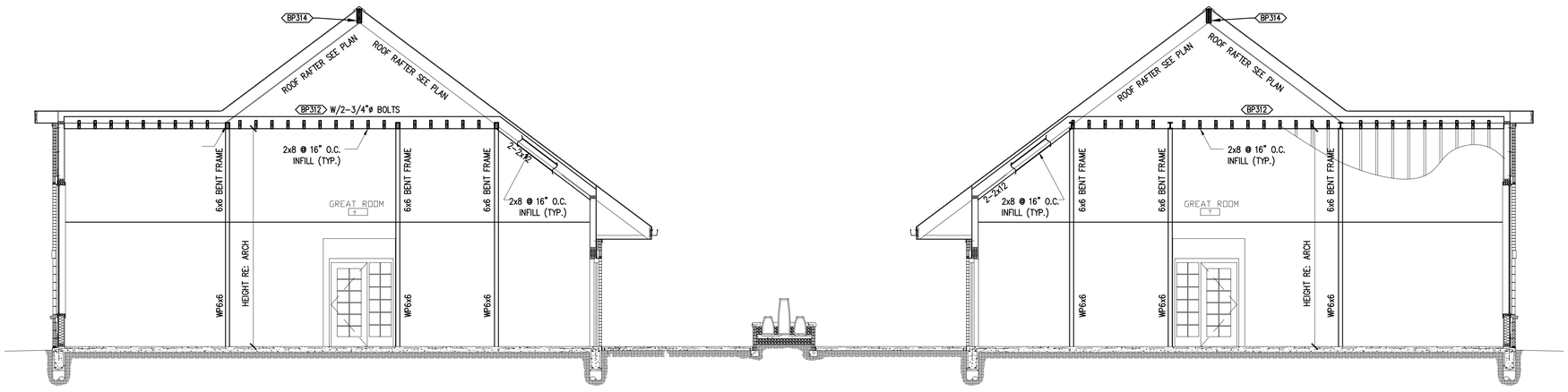
FOUNDATION AT FOUNTAIN

SCALE: 1 1/2"= 1'-0"



GATE ENTRANCE ELEVATION/FOUNDATION

SCALE: 1 1/2"= 1'-0"



2 **SECTION:** AT GREAT ROOM

LINTEL DETAILS & FOUNDATION SECTIONS

OPTIMUM PERSONAL CARE PH.2

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PROJ. NO.: PE12-225

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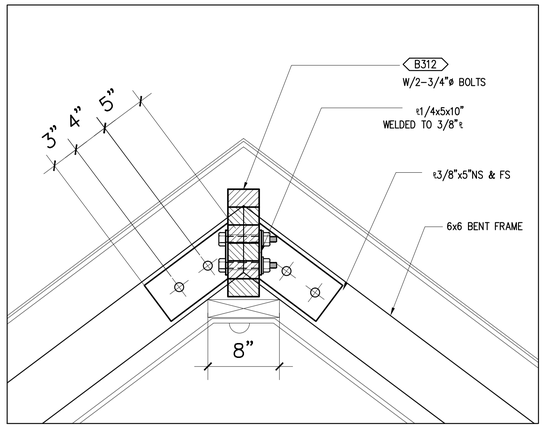
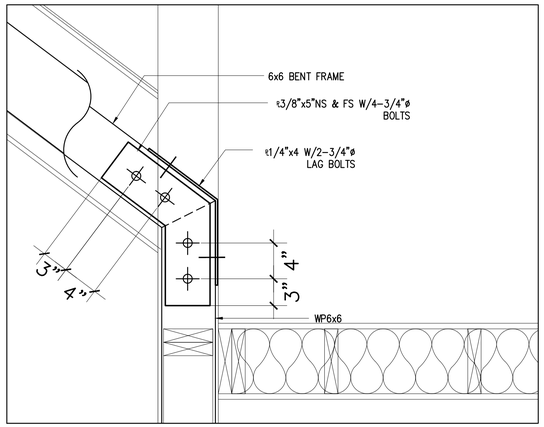
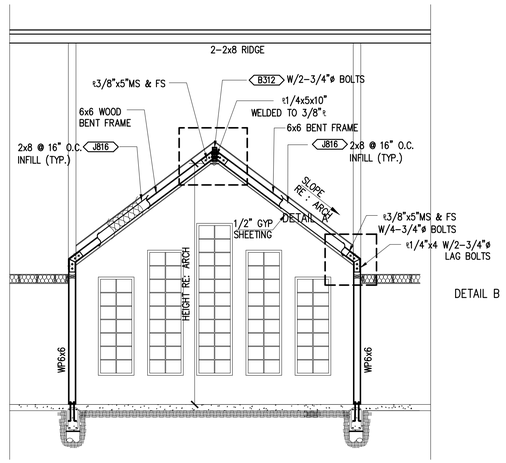


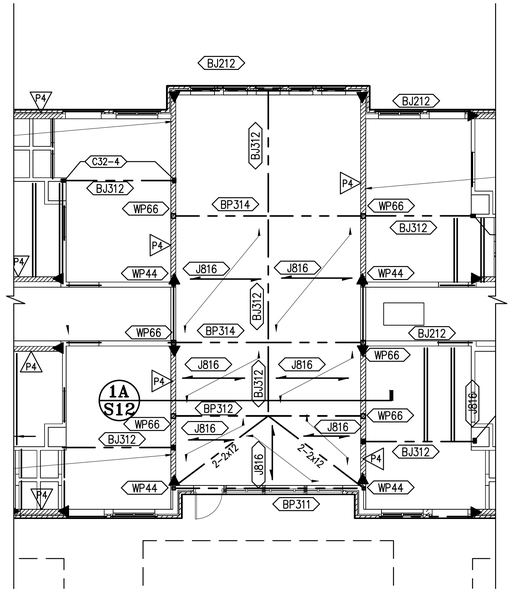
DETAIL A
SCALE: 3/4"= 1'-0"



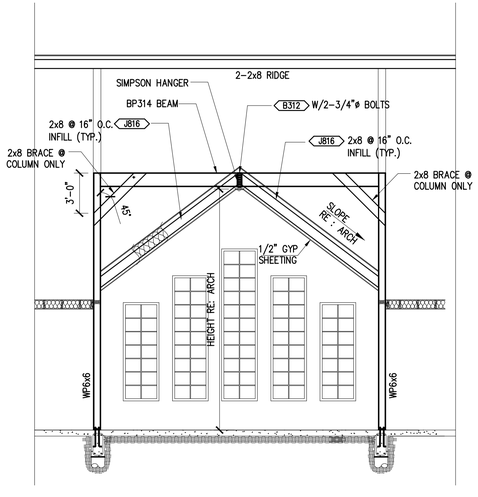
DETAIL B
SCALE: 3/4"= 1'-0"



1 SECTION: AT GREAT ROOM



PARTIAL ALTERATIVE CEILING FRAMING PLAN @ GREAT ROOM
SCALE: 1/8" = 1'-0"



1A ALTERNATIVE SECTION: AT GREAT ROOM

SECTIONS & DETAILS

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