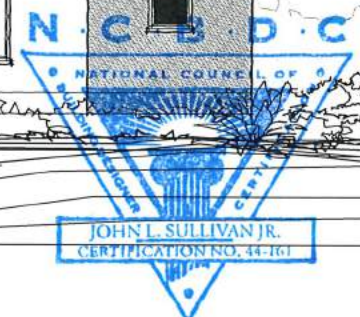




Sullivan  
Henry  
Oggero

BUILDING DESIGNERS



*John L. Sullivan Jr.*

design for:  
*George Weaver*

front elevation

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

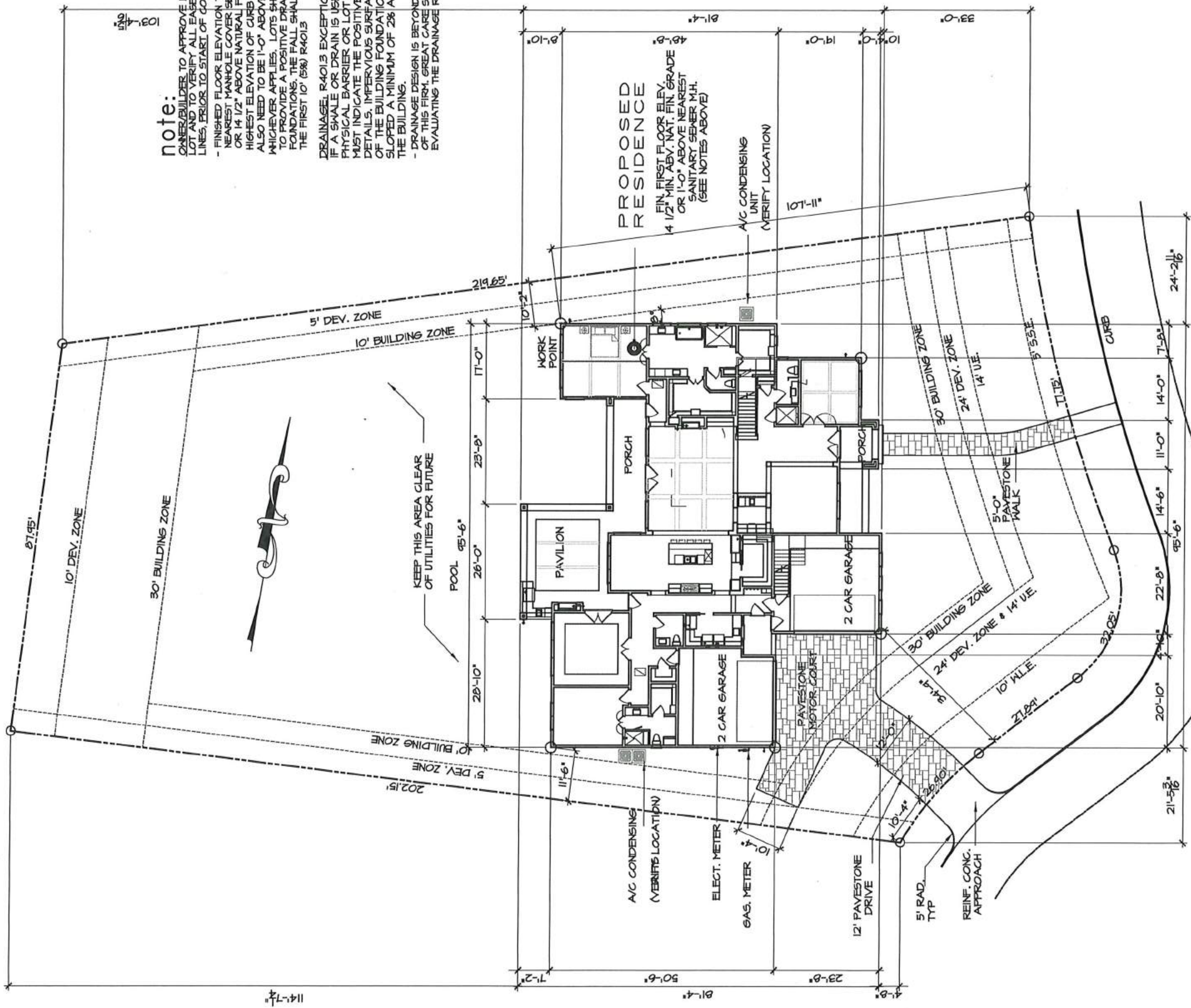
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**note:**  
 OWNER/BUILDER TO APPROVE LOCATION OF HOUSE ON LOT AND TO VERIFY ALL EASEMENTS AND BUILDING LINES, PRIOR TO START OF CONSTRUCTION.  
 - FINISHED FLOOR ELEVATION TO BE 1'-0" (MIN.) ABOVE NEAREST MANHOLE COVER SERVING THIS RESIDENCE OR 1 1/2' ABOVE NATURAL FIN. GRADE, NOTR 5' ABOVE THE HIGHEST ELEVATION OF CURB ADJACENT TO THE LOT. ALSO NEED TO BE 1'-0" ABOVE 100 YEAR B.F.E. WHICHEVER APPLIES. LOTS SHALL BE GRADED TO PROVIDE A POSITIVE DRAINAGE PATH AWAY FROM FOUNDATIONS. THE FALL SHALL BE A MIN OF 6" IN THE FIRST 10' (5%) R4013  
 DRAINAGE R4013 EXCEPTION 2004 IRC IF A SWALE OR DRAIN IS USED DUE TO A PHYSICAL BARRIER OR LOT LINE THE PLANS MUST INDICATE THE POSITIVE DRAINAGE DETAILS. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.  
 - DRAINAGE DESIGN IS BEYOND THE SCOPE OF WORK OF THIS FIRM. GREAT CARE SHOULD BE TAKEN IN EVALUATING THE DRAINAGE REQUIREMENTS.

**PROPOSED RESIDENCE**  
 FIN. FIRST FLOOR ELEV. 4'-0"  
 OR 1'-0" ABOVE NEAREST SANITARY SEWER M.H. (SEE NOTES ABOVE)

A/C CONDENSING UNIT (VERIFY LOCATION)

A/C CONDENSING (VERIFY LOCATION)

ELECT. METER

GAS. METER

12' PAVESTONE DRIVE

5' RAD. TYP

REINF. CONC. APPROACH

2 CAR GARAGE

2 CAR GARAGE

PAVESTONE MOTOR COURT

30' BUILDING ZONE

24' DEV. ZONE + 14' U.E.

10' ALLE

5'-0" PAVESTONE WALK

5' S.S.E. TIE

CURB

14'-0"

11'-0"

14'-6"

22'-8"

20'-10"

21'-5 1/2"

15'-6"

14'-0"

7'-8"

24'-2 1/2"

**lot coverage**

LOT AREA	2 658.4	SQ. FT.
HOUSE PAD	6 049	SQ. FT.
WALKS AND DRIVEWAY	1 165	SQ. FT.
POOL DECKING	5 00	SQ. FT.
TOTAL PAD	7 709	SQ. FT.
TOTAL LOT COVERAGE	2 900	%
LOT COVERAGE ALLOWED	55 %	MAX.

**35 S. Glenwild Circle**

50' P.A.E./P.U.E.  
 MANHOLE ELEV. = 0.00'  
 (ASSUMED)



*John L. Sullivan Jr.*

lot 9  
 block 1  
 section 13  
 The Woodlands Carlton Woods  
 Creekside

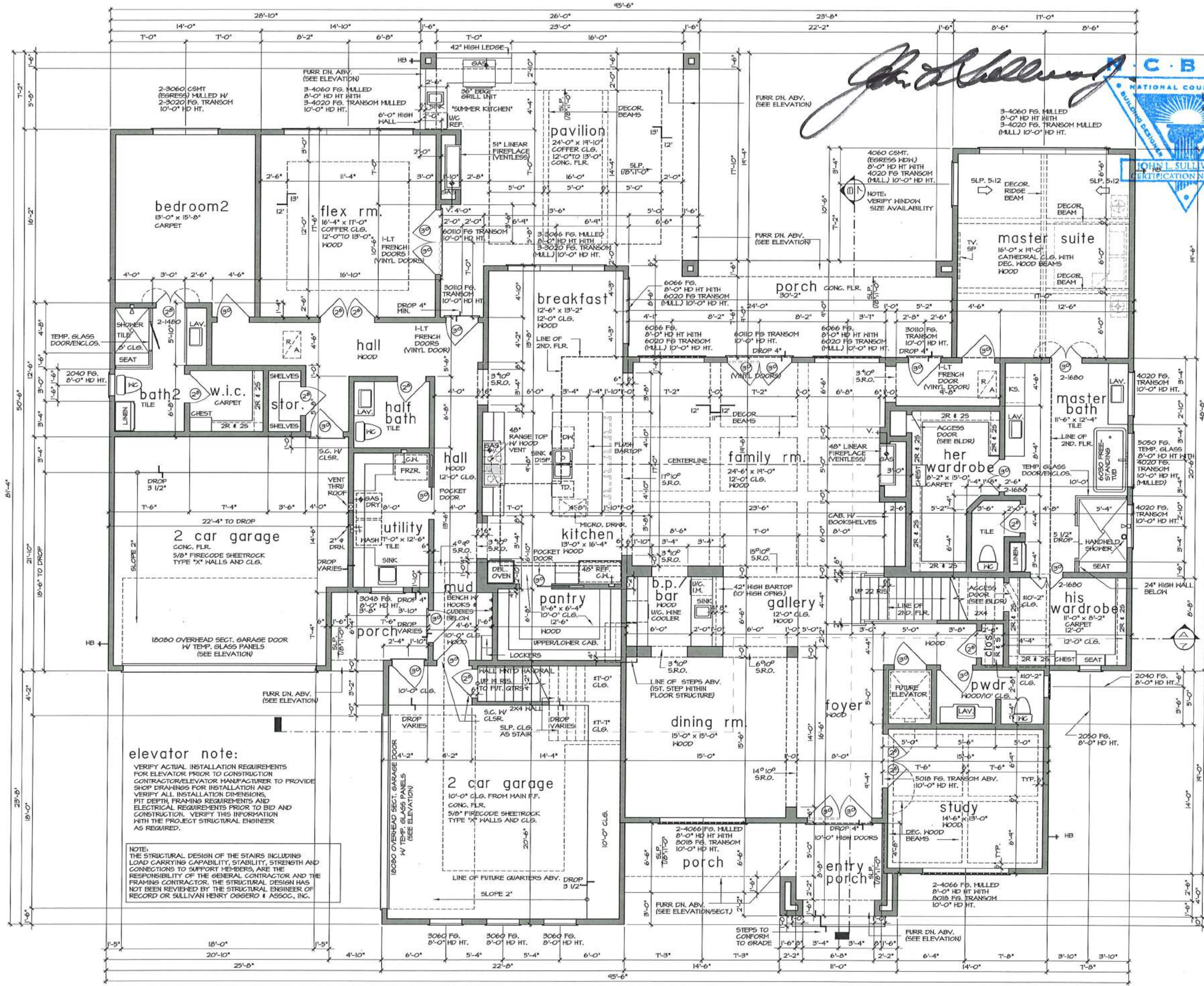
**site plan**

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

PLAN NO. 5 0 5 0	FLYSHEET
------------------	----------

unless otherwise noted

*John H. Sullivan*  
**J. H. SULLIVAN**  
 NATIONAL COUNCIL  
 BUILDING DESIGNERS  
 CERTIFICATION NO. 41



- CARPET FLOORS
- 6"PT. BOARD WALLS AND CEILING
- 12'-0" CLG. HT. AT FIRST FLOOR
- 10'-0" CLG. HT. AT SECOND FLOOR
- ALL ANGLES TO BE 45 DEGREES
- 3/4" S.C. DOORS
- 8'-0" DOOR HT. AT FIRST FLR.
- 8'-0" DOOR HT. AT SECOND FLR.
- STEEL WINDOWS VERIFY OWNER (SEE ELEVATION)
- 8'-0" HEADER HT. AT FIRST FLR. (SEE FLOOR PLAN)
- 8'-0" HEADER HT. AT SECOND FLR. (SEE FLOOR PLAN)
- ALL BEDROOM WINDOWS TO BE 44" A.F.F. (MAX)
- 24" HIGH X 20" WIDE (MIN) OPENINGS WITH
- 5.7 SQ. FT. (MIN) NET CLEAR OPENING
- WHEN DOORS ARE USED FOR EMERGENCY EGRESS,
- THEY SHALL BE OPERATIONAL FROM THE INSIDE
- WITHOUT THE USE OF KEYS OR TOOLS, R310 T R311
- ALL GLAZINGS WITHIN HAZARDOUS LOCATIONS SHALL HAVE
- SAFETY GLASS IN COMPLIANCE WITH R308 (IRC 2004.)
- ALL GLASS DOORS SHALL BE SAFETY GLASS
- SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE
- CIRCUIT AND BATTERY BACKUP LOCATIONS TO COMPLY
- WITH R314 (IRC 2004). MULTIPLE UNITS SHALL BE
- INTERCONNECTED TO ACTIVATE ALL ALARMS. CONSULT
- MANUF. RECOMMENDATIONS FOR DISTANCE FROM R/A.
- LOCATE GAS WATER HEATER IN ATTIC ABV. LOAD BEARING
- PARTITION IN P/N WITH RELIEF DRAIN LINE TO OUTSIDE.
- INSTALLATION MUST COMPLY WITH MANUF. INSTRUCT.
- AND ALL APPL. CODES.
- PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS
- THROUGH NATURAL OR MECH. MEANS AND COMPLY WITH
- R303 (IRC 2004.)
- CHIMNEYS TO BE 3'-0" MIN. ABV. THE HIGHEST POINT
- WHERE THEY PASS THROUGH THE ROOF AND AT LEAST
- 2'-0" MIN. HIGHER THAN ANY PORTION OF THE ROOF
- WITHIN A 10'-0" RADIUS
- ALL PREFAB FIREPLACES TO BE ILL. # IRC 2004 APPROVED
- # A COPY OF THE MANUF. INSTALLATION MANUAL SHALL
- BE AVAILABLE @ JOB SITE FOR INSPECTOR'S REVIEW
- A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN
- BEDROOMS WHEN A GAS FIREPLACE IS INSTALLED AND
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE
- VICINITY OF THE BEDROOMS WHICH FUEL-FIRED APPLIANCES
- ARE INSTALLED & OR HAVE ATTACHED BRANGES.
- STAIRWAYS SHALL COMPLY WITH R311 (IRC 2004.) SEE DETAIL SHT.
- HANDRAILS TO BE 34" TO 38" ABV. NOSE OF TREAD T SHALL BE
- CONTINUOUS FOR THE FULL FLIGHT & TERMINATE AT A NEEL OR
- SAFETY TERMINAL, ADJACENT TO THE WALL ALLOW 2" MIN. BTWN
- WALL & RAIL R 311.2.2
- ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH
- R311 # R301.5 (IRC 2004.) THE MIN UNIFORM LIVE LOAD SHALL BE
- 200# AND A SINGLE CONCENTRATED LOAD APPLIED IN ANY
- DIRECTION AT ANY POINT ALONG THE TOP
- GUARDRAILS TO BE 36" A.F.F. (MIN) WITH BALUSTERS
- AT 4" O.C. MAX PER R311 # 312 (IRC 2004.) SEE DETAIL SHT.
- THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND
- BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY
- ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6 INCHES
- (152 mm) CANNOT PASS THROUGH.
- HANDGRIPPING PORTION OF HANDRAILS SHALL BE NOT
- LESS THAN 1/4" NOT MORE THAN 2" IN CROSS
- SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE
- AND EQUIV. GRIPPING SURFACE PER R311 (IRC 2004.)
- ENCLOSE UNDERSIDE OF STAIRWELL WITH 5/8" TYPE "X"
- FIRE CODE 917. BOARD.
- SIZE AND NUMBER OF NAILS CONNECTING WOOD MEMBERS
- SHALL COMPLY WITH IRC 2004 TABLE R602.3 (1) & 3 (2)
- (OR EQ.) REFER TO STANDARD DETAIL SHEET
- DISAPPEARING STAIRS TO BE MIN. 22" X 30" CLEAR OPENING
- (30" X 54" R.O.) # SHALL COMPLY WITH R207 (IRC 2004.)
- INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR
- UNIFORMLY DISTRIBUTED LIVE LOAD OR A 350 LB
- CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQ.
- INCHES, WHICHEVER PRODUCES THE GREATEST STRESS
- ATTIC ACCESS/DISAPPEARING STAIRS IN THE GARAGE CLG.
- MAY BE INSTALLED PROVIDED THE EXPOSED PANEL IS NOT
- LESS THAN 3/4" THICK FIRE RETARDANT TREATED PLYWOOD,
- 1/2" SHEET ROCK OR COVERED W/ A MIN. OF 16ga SHEET METAL.
- ROUGH OPENING SHALL NOT BE LESS THAN 22"X30" AS PER IRC
- 2004 SECTION R601.1.

- bath schedule**
- TILE FLOORS (AT NET AREAS)
  - TILE WALLS AT TUB (SECONDARY BATHS)
  - TILE FULL AT SHOWER
  - SOLID SURFACE COUNTER TOPS AND SPLASHES
  - ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED
  - SAFETY GLASS AND MUST COMPLY WITH R308 (IRC 2004.)
  - SHOWER STALLS AND TUB (WITH SHOWER HEADS) WALLS
  - TO BE FINISHED WITH NON ABSORBENT SURFACE TO A
  - HT. OF NOT LESS THAN 12" ABV. DRAIN INLET OVER
  - CONCRETE BACKERBOARD R301.
  - ALL PLUMBING FIXTURES SHALL BE SPACED PER
  - R301 (IRC 2004)

SULLIVAN HENRY OSGERD & ASSOC. IS A PROFESSIONAL BUILDING DESIGN FIRM. IT IS NOT AN ENGINEERING FIRM. WE ARE NOT QUALIFIED TO NOR LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED REGARDING THE FRAMING AND FOUNDATION. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE ENGINEER OF RECORD SHALL BEAR THE RESPONSIBILITY FOR THE STRUCTURAL DESIGN. SULLIVAN HENRY OSGERD & ASSOC., INC. WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY AND/OR ANY PROBLEMS WHICH MAY ARISE.

**square footage**

FIRST FLOOR	4 001
SECOND FLOOR	1 857
LIVING AREA	5 858
GARAGES	10 14
COVERED PORCHES	5 13
PAVILION	5 10
TOTAL COVERED AREA	7 900
FUTURE QUARTERS	360
SUBTOTAL	8 260

**first floor plan**  
 SCALE: 1/4" = 1'-0"  
 PLAN NO. 5050 SHEET NO. 2 OF 11

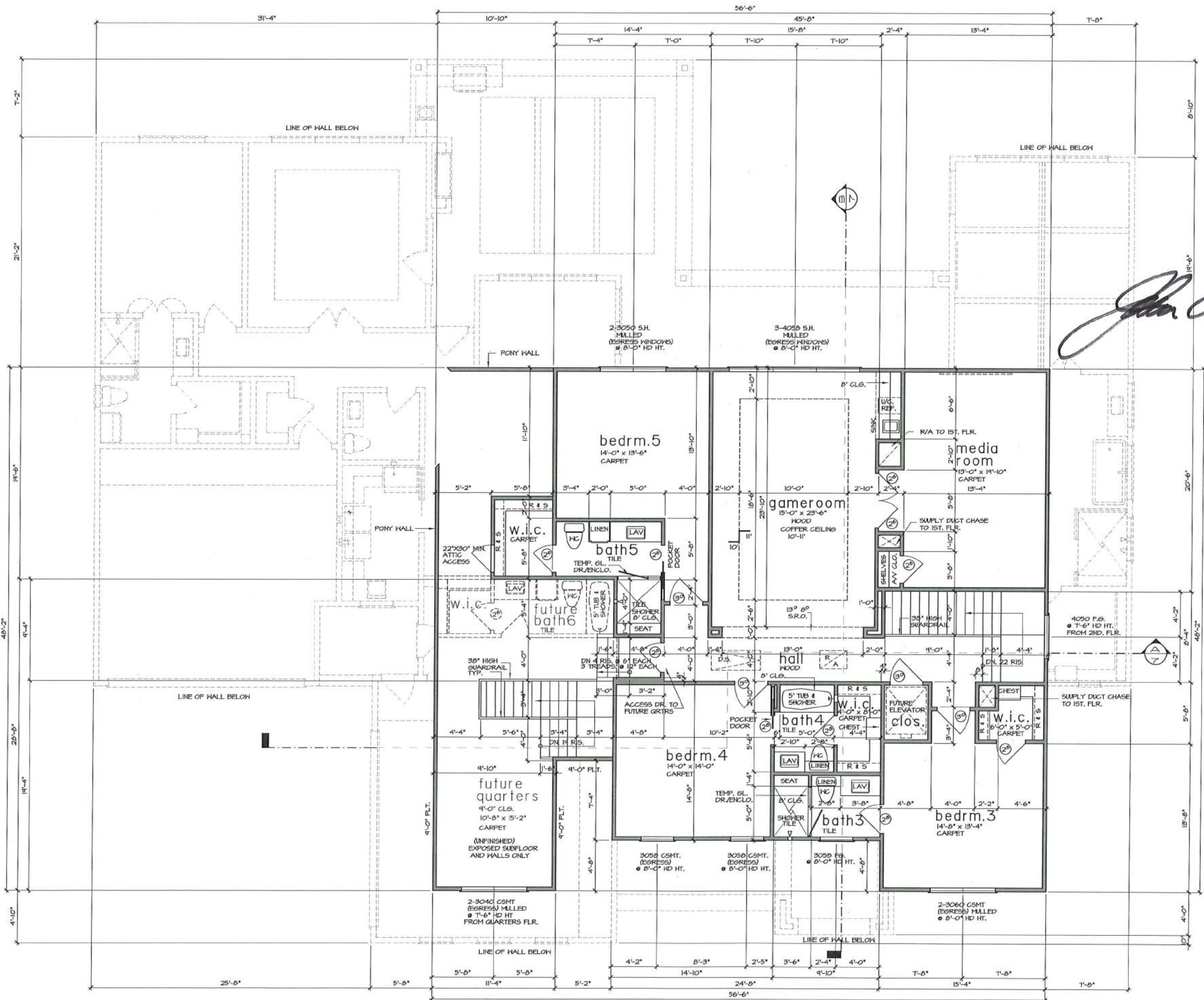
**elevator note:**  
 VERIFY ACTUAL INSTALLATION REQUIREMENTS FOR ELEVATOR PRIOR TO CONSTRUCTION. CONTRACTOR/ELEVATOR MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR INSTALLATION AND VERIFY ALL INSTALLATION DIMENSIONS, FIT, DEPTH, FRAMING REQUIREMENTS AND ELECTRICAL REQUIREMENTS PRIOR TO BID AND CONSTRUCTION. VERIFY THIS INFORMATION WITH THE PROJECT STRUCTURAL ENGINEER AS REQUIRED.

**NOTE:**  
 THE STRUCTURAL DESIGN OF THE STAIRS INCLUDING LOAD CARRYING CAPABILITY, STABILITY, STRENGTH AND CONNECTIONS TO SUPPORT MEMBERS, ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE FRAMING CONTRACTOR. THE STRUCTURAL DESIGN HAS NOT BEEN REVIEWED BY THE STRUCTURAL ENGINEER OF RECORD OR SULLIVAN HENRY OSGERD & ASSOC., INC.

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*John L. Sullivan Jr.*



**elevator note**

VERIFY ACTUAL INSTALLATION REQUIREMENTS FOR ELEVATOR PRIOR TO CONSTRUCTION. CONTRACTOR/ELEVATOR MFR'S TO PROVIDE SHOP DRAWINGS FOR INSTALLATION AND VERIFY ALL INSTALLATION DIMENSIONS, PIT DEPTH, FRAMING REQUIREMENTS AND ELECTRICAL REQUIREMENTS PRIOR TO BID AND CONSTRUCTION. VERIFY THIS INFORMATION WITH THE PROJECT STRUCTURAL ENGINEER AS REQUIRED.

NOTE: THE STRUCTURAL DESIGN OF THE STAIRS INCLUDING LOAD CARRYING CAPABILITY, STABILITY, STRENGTH AND CONNECTIONS TO SUPPORT MEMBERS, ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE FRAMING CONTRACTOR. THE STRUCTURAL DESIGN HAS NOT BEEN REVIEWED BY THE STRUCTURAL ENGINEER OF RECORD OR SULLIVAN/STEVENS & HENRY ASSOC., INC.

NOTE: LOCATE ADDITIONAL DUCT CHASE TO 1ST. FLOOR AS REQUIRED. COORDINATE WITH H.V.A.C. CONTRACTOR, AND TO BE APPROVED BY OWNER/Bldr.

**second floor plan**

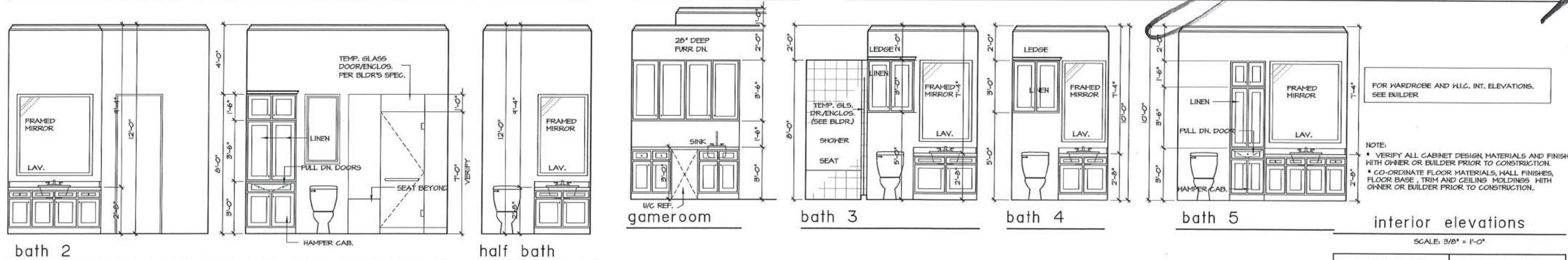
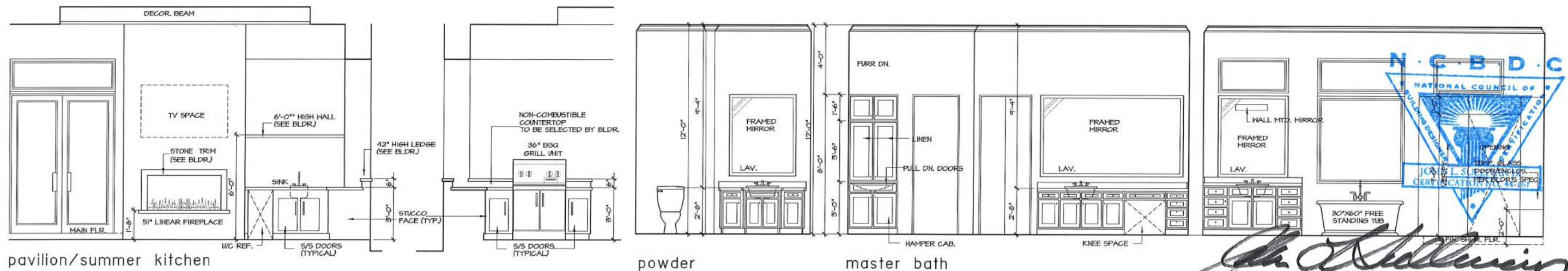
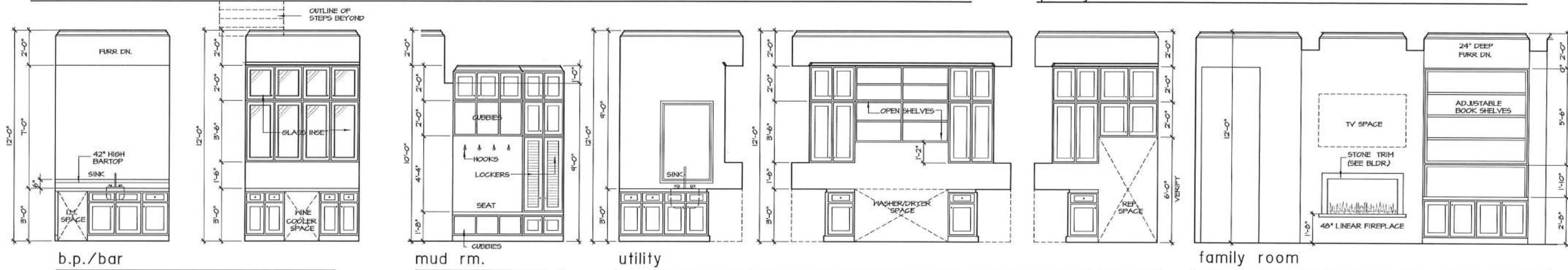
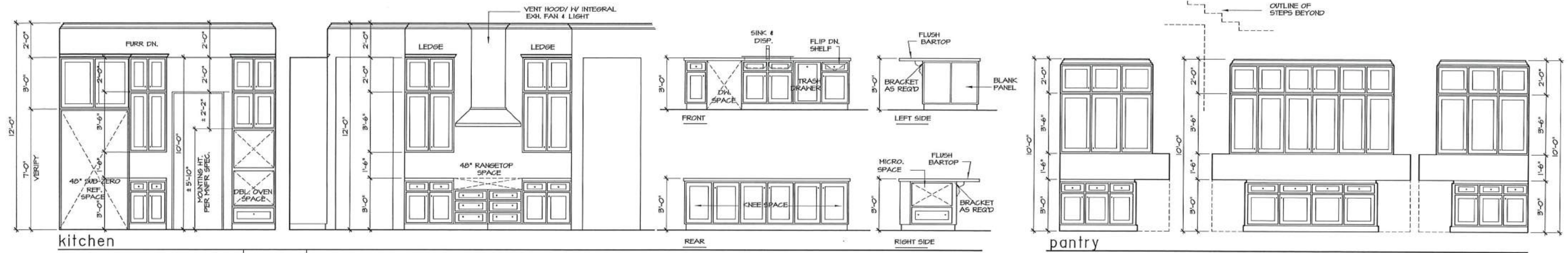
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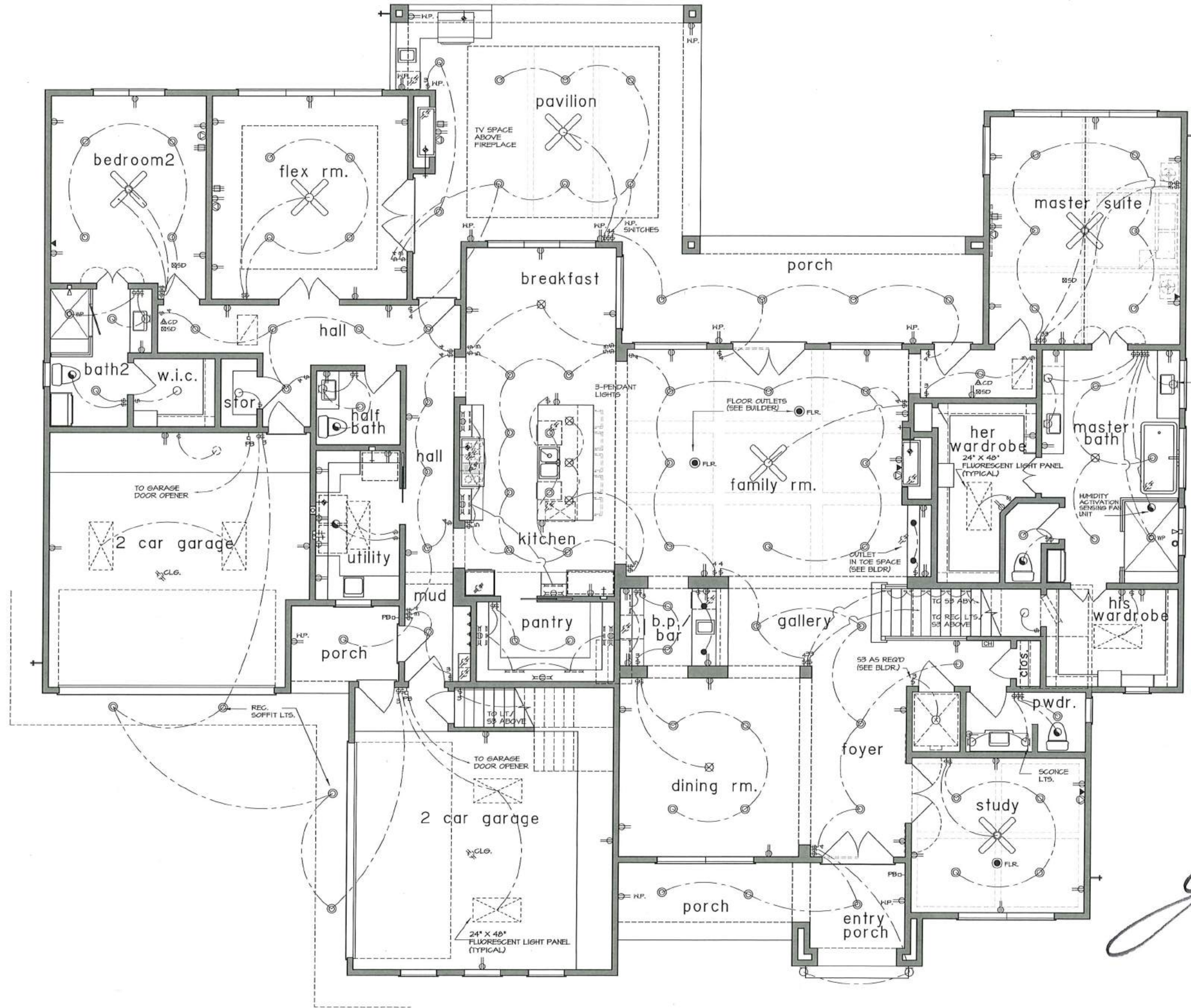






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legend

- ⊕ 110 VOLT RECEPTACLE
- ⊕WP WATERPROOF RECEPTACLE
- ⊕GFI 110 VOLT W/ GROUND FAULT INTERRUPTOR
- ⊕-X 110 PLUS STRIP (UNDER COUNTER)
- ⊕ FLR. 110 VOLT IN FLOOR
- ⊕ 220 VOLT RECEPTACLE
- ⊕ TELEVISION ANTENNA
- ⊕ TELEPHONE OUTLET
- ⊕ SINGLE POLE SWITCH
- ⊕ THREE WAY SWITCH
- ⊕ FOUR WAY SWITCH
- ⊕ DIM DIMMER SWITCH
- ⊕ PB PUSH BUTTON
- ⊕ SMOKE DETECTOR
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ CHIMES
- ⊕ CEILING MOUNTED LIGHT FIXTURE
- ⊕ CEILING MOUNTED HANGING FIXTURE
- ⊕ RECESSED CAN LIGHT
- ⊕ WP WATERPROOF RECESSED CAN LIGHT
- ⊕ RECESSED EYEBALL SPOT LIGHT
- ⊕ HALL MOUNTED LIGHT FIXTURE
- ⊕ PORCELAIN FIXTURE W/ PULL CORD
- ⊕ FLOOD LIGHTS
- ⊕ EXHAUST FAN
- ⊕ L.V. LIGHTS
- ⊕ NETWORK DROP, ALLOW FOR TEL, CATV, CAT6
- ⊕ CEILING FAN
- ⊕ CEILING FAN W/ LIGHT
- ⊕ 24" X 40" FLUORESCENT LIGHT PANEL
- ⊕ UNDER COUNTER LT.

notes

- ALL CONSTRUCTION SHALL COMPLY W/ IRC 2009 & THE 2011 NEC.
- SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. MULTIPLE UNITS SHALL BE INTERCONNECTED TO ACTIVATE ALL ALARMS. CONSULT MANUF. RECOMMENDATIONS FOR DISTANCE FROM R/A. LOCATION TO COMPLY WITH R911 IRC.
- VENT ALL EXHAUST FANS TO OUTSIDE.
- PROVIDE GFCI PROTECTION AS REQ'D.
- PROVIDE LIGHT FIXTURE AND SMOKE DETECTORS AT EACH WATER HEATER AND A/C UNIT LOCATION IN ATTIC.
- PROVIDE ELECTRIC DISCONNECT AT EACH A/C UNIT LOCATION FOR A/C UNITS.
- PROVIDE LOW VOLTAGE CIRCUITS FOR SECURITY SYSTEM.
- PROVIDE CIRCUITS FOR FUTURE POOL AND REAR YARD LIGHTING.
- ALL BEDROOMS BRANCH CIRCUITS MUST BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER AS PER THE 2011 NEC.
- GFCI PROTECTION SHALL BE PROVIDED IN ACCORDANCE W/ ELEC. CODE 210.8 NEC.
- ALL ELEC. OUTLETS OTHER THAN GFCI SHALL BE AFCI PROTECTED & TAMPER-RESISTANT.
- PROVIDERS SHALL PROVIDE CONDUIT FROM ATTIC TO BREAKER PANEL FOR FUTURE SOLAR PANELS.
- FUTURE ELEVATOR ELECTRICAL REQUIREMENTS AS PER MFR'S SPEC.

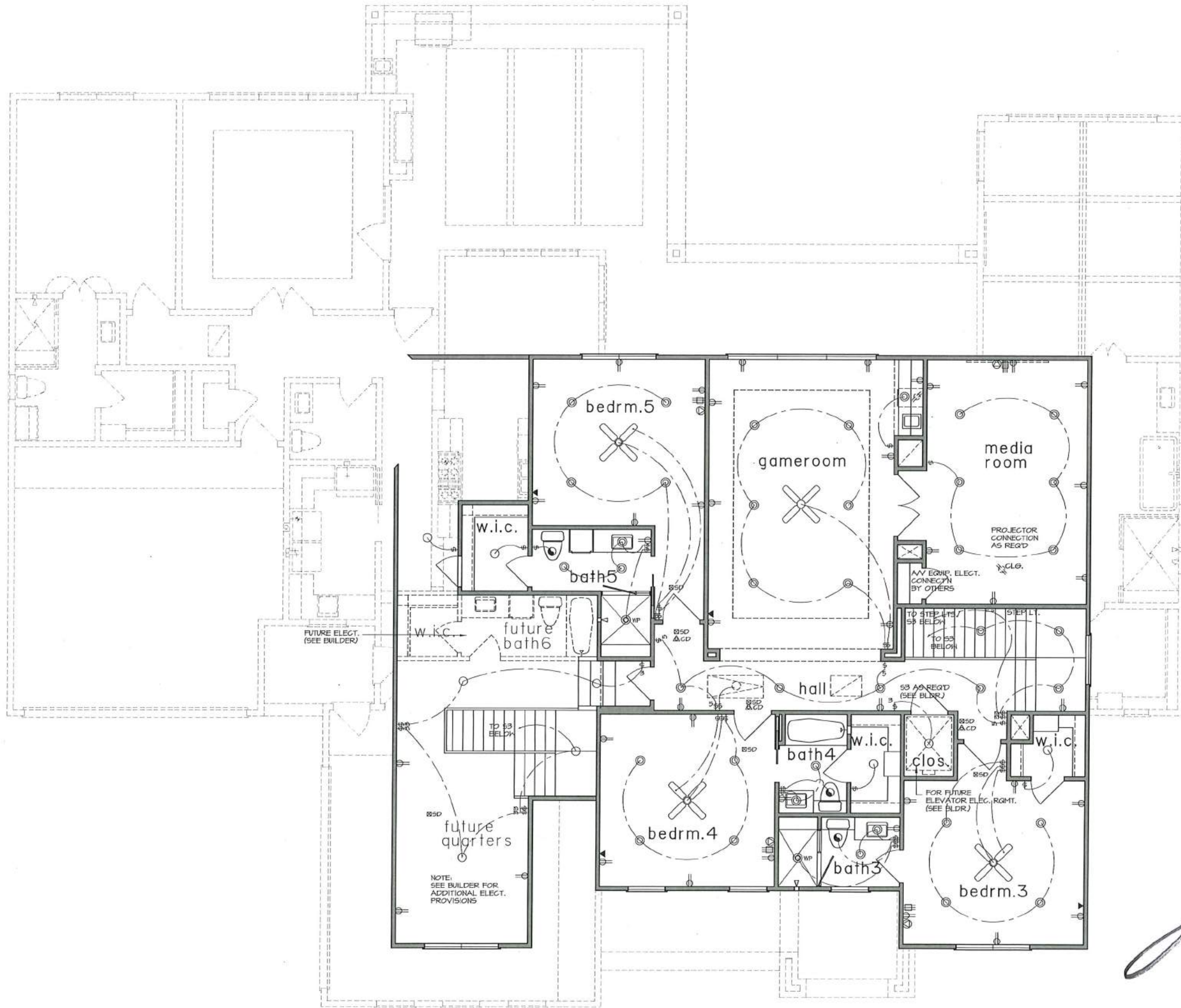


*John L. Sullivan*

first floor electrical plan

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

FILED IN THE ARCHIVE OF THE ARCHITECTURAL RECORDS OF THE NATIONAL ARCHITECTURAL ARCHIVE, 1725/2019 03/16/20 JLN, TITMAN, 2020E PDF-AC3



legend

- ⊕ 110 VOLT RECEPTACLE
- ⊕WP WATERPROOF RECEPTACLE
- ⊕GFI 110 VOLT W/ GROUND FAULT INTERRUPTOR
- ⊕-X 110 PLUG STRIP (UNDER COUNTER)
- ⊕ FLR. 110 VOLT IN FLOOR
- ⊕ 220 VOLT RECEPTACLE
- ⊕ TELEVISION ANTENNA
- ▼ TELEPHONE OUTLET
- ⊕ SINGLE POLE SWITCH
- ⊕3 THREE WAY SWITCH
- ⊕4 FOUR WAY SWITCH
- ⊕DIM DIMMER SWITCH
- ⊕PB PUSH BUTTON
- ⊕SD SMOKE DETECTOR
- ⊕ CO CARBON MONOXIDE DETECTOR
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- ⊕ RECESSED CAN LIGHT
- ⊕WP WATERPROOF RECESSED CAN LIGHT
- ⊕ RECESSED EYEBALL SPOT LIGHT
- ⊕ WALL MOUNTED LIGHT FIXTURE
- ⊕ PC PORCELAIN FIXTURE W/ PULL CORD
- ⊕ FLOOD LIGHTS
- ⊕ EXHAUST FAN
- ⊕ L.V. LIGHTS
- ⊕ NETWORK DROP, ALLOW FOR TEL, CATV, GAT6
- ⊕ CEILING FAN
- ⊕ CEILING FAN W/ LIGHT
- ⊕ FLUORESCENT LIGHT PANEL
- ⊕ UNDER COUNTER LT.

notes

- ALL CONSTRUCTION SHALL COMPLY W/ IRC 2004 & THE 2011 NEC.
- SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. MULTIPLE UNITS SHALL BE INTERCONNECTED TO ACTIVATE ALL ALARMS. CONSULT MANUF. RECOMMENDATIONS FOR DISTANCE FROM R/A. LOCATION TO COMPLY WITH RS11 IRC.
- VENT ALL EXHAUST FANS TO OUTSIDE.
- PROVIDE GFI PROTECTION AS REQD.
- PROVIDE LIGHT FIXTURE AND SMOKE DETECTORS AT EACH WATER HEATER AND AVG UNIT LOCATION IN ATTIC.
- PROVIDE ELECTRIC DISCONNECT AT EACH AVG UNIT ALLOW FOR AVG UNITS
- PROVIDE LOW VOLTAGE CIRCUITS FOR SECURITY SYSTEM
- PROVIDE CIRCUITS FOR FUTURE POOL AND REAR STAIR LIGHTING
- ALL BRANCHES BRANCH CIRCUITS MUST BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER AS PER THE 210.42 NEC.
- GFCI PROTECTION SHALL BE PROVIDED IN ACCORDANCE W/ ELEC. CODE 210.8 NEC.
- ALL HVC. OUTLETS OTHER THAN GFCI SHALL BE AFCI PROTECTED & TAMPER-RESISTANT.
- ALL PANELS PROVIDE CONDUIT FROM ATTIC TO BREAKER PANEL FOR FUTURE SOLAR PANELS



JOHN L. SULLIVAN  
CERTIFICATION NUMBER

*John Sullivan*

second floor electrical plan

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

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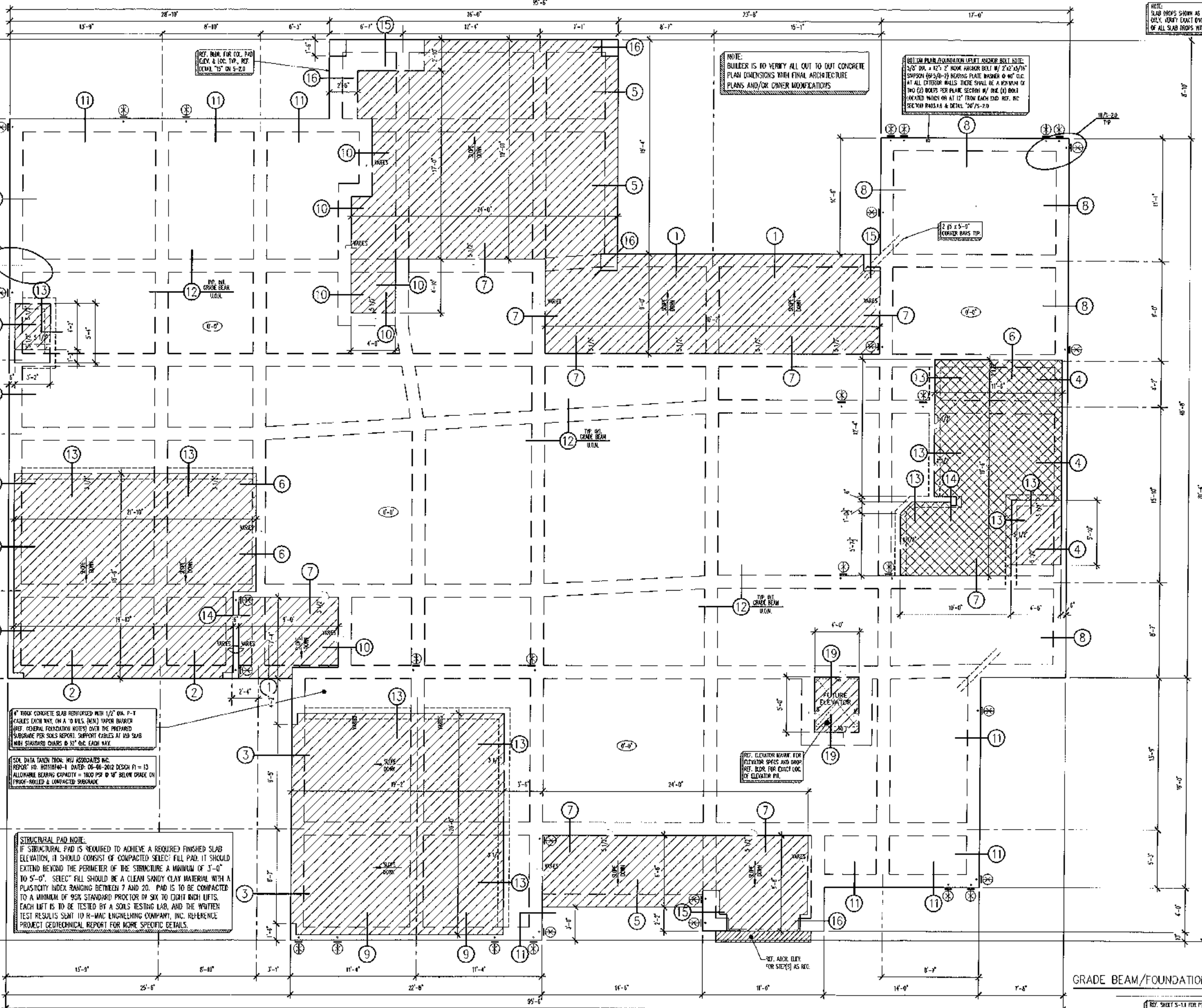
NOTE:  
ALL GRADE BEAMS SHALL NOT HAVE P-T CABLES USE  
#3 BARS @ 24" O.C. AND 1-BAR (2 TOP, 2 BOT)  
REF. DETAIL ON S-2.0, TYP.

NOTE:  
SLAB THICKNESS SHOWN AS 10" TO CONTRACTOR.  
CHECK EXACT ELEVATIONS AND LOCATIONS  
OF ALL SLAB JOISTS WITH ARCHITECT.

NOTE:  
BUILDER IS TO VERIFY ALL OUT-TO-OUT CONCRETE  
PLAN DIMENSIONS WITH FINAL ARCHITECTURE  
PLANS AND/OR OTHER MODIFICATIONS

BOTTOM PLAN FOUNDATION LEVEL ANCHOR BOLT NOTE:  
3/8" DIA. x 12" L' HOOK ANCHOR BOLT W/ 2" x 2" x 1/8"  
SIMPSON (625/6-2) BEARING PLATE W/ 40" O.C.  
AT ALL EXTERIOR WALLS THESE SHALL BE A MINIMUM OF  
TWO (2) BOLTS PER FRAME SECTION W/ ONE (1) BOLT  
LOCATED WITHIN 12" FROM EACH END. REF. RC  
SECTION R403.1A & DETAIL '50'AS-2.0

2 #5 x 5'-0"  
CORNER BARS TYP.



4" THICK CONCRETE SLAB REINFORCED WITH 1/2" DIA. P-T  
CABLES EACH WAY, ON A 10" O.C. (MIN) W/ 1" VAPOR BARRIER  
(REF. GENERAL FOUNDATION NOTES) OVER THE PREPARED  
SUBGRADE PER SOILS REPORT. SUPPORT CABLES AT 18" SPACINGS  
WITH STANDARD CHAIRS @ 12" O.C. EACH WAY.

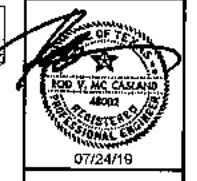
SOIL DATA TAKEN FROM: HW ASSOCIATES INC.  
REPORT: 159-1011046-1 DATED: 05-06-2012 DESIGN F1 = 13  
ALLOWABLE BEARING CAPACITY = 1800 PSF @ 10" BELOW GRADE ON  
PROOF-ROLLED & COMPACTED SUBGRADE.

**STRUCTURAL PAD NOTE:**  
IF STRUCTURAL PAD IS REQUIRED TO ACHIEVE A REQUIRED FINISHED SLAB  
ELEVATION, IT SHOULD CONSIST OF COMPACTED SELECT FILL PAD. IT SHOULD  
EXTEND BEYOND THE PERIMETER OF THE STRUCTURE A MINIMUM OF 3'-0"  
TO 5'-0". SELECT FILL SHOULD BE A CLEAN SANDY CLAY MATERIAL WITH A  
PLASTICITY INDEX RANGING BETWEEN 7 AND 20. PAD IS TO BE COMPACTED  
TO A MINIMUM OF 95% STANDARD PROCTOR IN SIX TO EIGHT INCH LIFTS.  
EACH LIFT IS TO BE TESTED BY A SOILS TESTING LAB, AND THE WRITTEN  
TEST RESULTS SENT TO R-MAC ENGINEERING COMPANY, INC. REFERENCE  
PROJECT GEOTECHNICAL REPORT FOR MORE SPECIFIC DETAILS.

REF. ELEVATOR MARK FOR  
ELEVATOR SPEED AND DROP  
REF. BOOR FOR EXACT LOC.  
OF ELEVATOR PIT.

**HOLDOWN LOCATIONS**

1. CAST-IN CONCRETE FOUNDATIONS "SHOULDER" OR "HEAVY-SET" (TOP) WELDS AT EACH LOCATION MARKED THIS "OP" ON FIRST FLOOR FRAMING AND FOUNDATION PLAN
2. REF. TYPICAL HOLDOWN @ WALLS "H" & "D" ON SHEET S-2.0



**R-MAC ENGINEERING CO.**  
Consulting Engineers  
Texas Registered Engineering Firm F-11058  
P.O. Box 7822  
The Woodlands, TX 77387  
Email: rmac@r-maceng.com

**A CUSTOM HOME FOR  
GEORGE WEAVER**  
35 S. GLENWILD PLACE  
LOT 9, BLOCK 1, SECTION 13  
CARLTON WOODS CREEKSIDE SUBDIVISION  
THE WOODLANDS, TEXAS

PROJECT	M1807.1
SCALE	1/4"=1'-0"
DSGN. BY	RVM
DWN. BY	CMM
CHD. BY	CMM/RVM
TOTAL COVERED	8,260 sq. ft.
REVISIONS/ISSUED	
	For Review & Pricing 7-22-19
	For Construction 7-24-19

GRADE BEAM/FOUNDATION PLAN

SHEET  
**S-1.0**

**EDUCATIONAL OBSERVER NOTE:**  
 IT SHOULD BE NOTED THAT A POST-TENSIONED SLAB ON GRADE IS A "FLEXIBLE" FOUNDATION. THE RISK OF SLAB-ON-GRADE FOUNDATION SYSTEM IS AT HIGHER RISK OF DISTRESS THAN DEEP FOUNDATION SYSTEMS SINCE THE POST-TENSIONED SLAB-ON-GRADE SYSTEM IS SUPPORTED DIRECTLY ON GRADE. THEY TEND TO BE MORE SENSITIVE TO ENVIRONMENTAL CONDITIONS SUCH AS DRAINAGE PATTERNS, TREES, AND SHRUBS. THESE RISKS CAN BE REDUCED BY MAINTAINING POSITIVE DRAINAGE AND VEGETATION CONTROL AROUND AND NEAR THE HOUSE.

**NOTE:**  
 ALL GRADE BEAMS THAT DO NOT HAVE DEL. P-1 CABLES USE #3 TIES @ 24" O.C. AND 7-#6 CONT. BOLT. REF. DETAIL ON S-2.0, TYP.

**P-1 CABLE PLACEMENT NOTE:**  
 CABLE LAYOUT DIMENSION TOLERANCE IS 1/2" TYP. SLAB CABLE VERTICAL GRADE AND HORIZONTAL SLOPE IS TO BE NO MORE THAN 1/2" IN 2'-0" USUAL. THE GROUP/HORIZONTAL BOUNDS OF ANY CABLE AT THIS AND SLAB BEEPS IS TO BE NO MORE THAN 1" PER FT.

**P-1 CABLE STRESSING NOTE:**  
 TO REDUCE POSSIBLE SHRINKAGE CRACKS, EACH MEMBER SHOULD BE STRESSED TO ABOUT 150% TO 160% HOURS AFTER CONCRETE PLACEMENT OR AT APPROXIMATELY 1400 PSI CONCRETE STRENGTH. LONG AND NARROW SLABS CAN BE STRESSED IN THE EARLY HOURS ONLY. FINAL STRESSING SHOULD BE DONE PER THE P-1 NOTES AFTER CONCRETE HAS REACHED 2500 PSI.

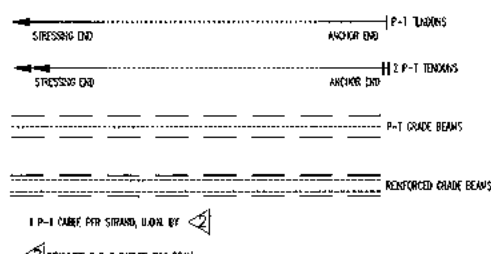
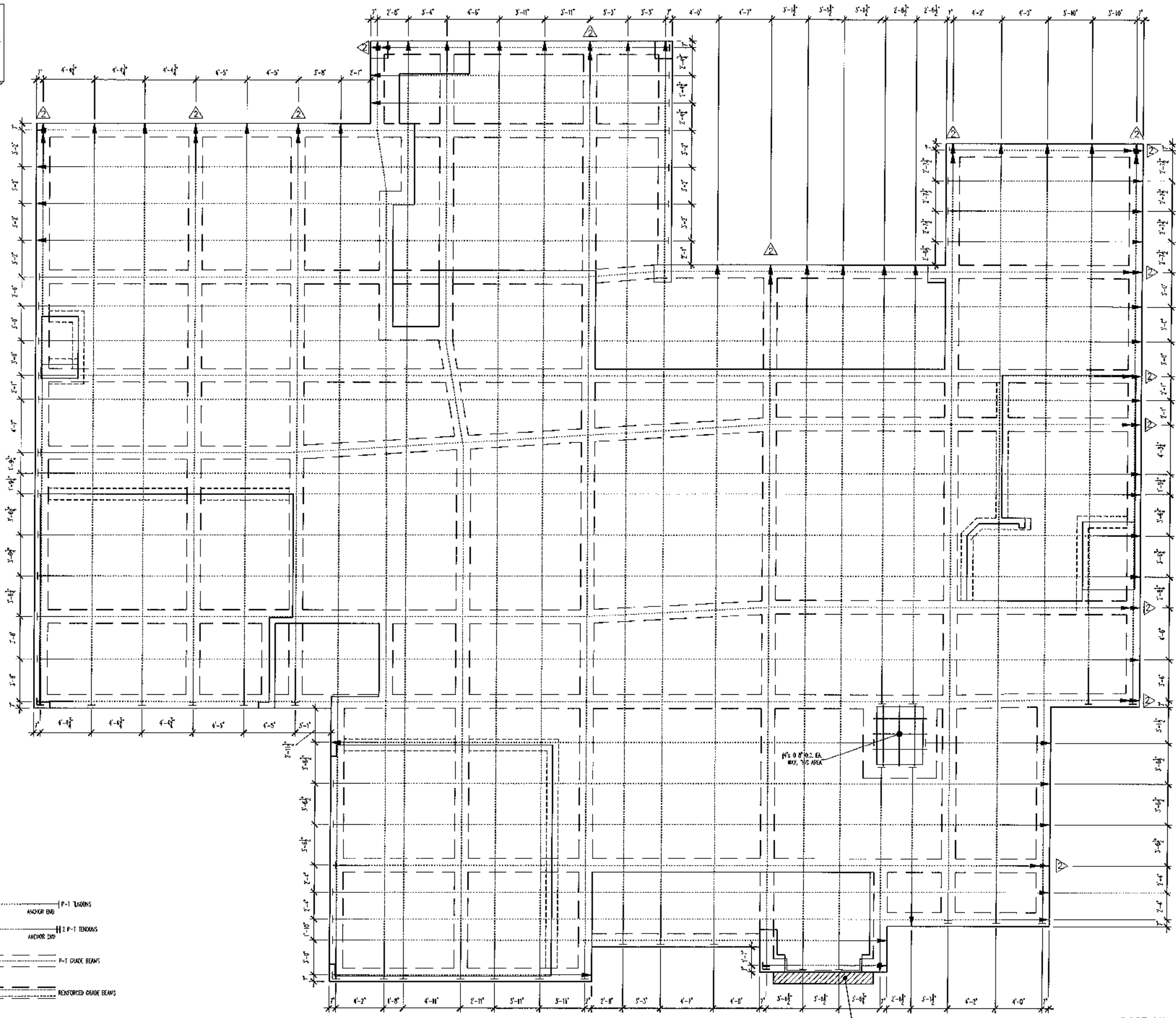


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**A CUSTOM HOME FOR  
 GEORGE WEAVER**  
 35 S. GLENWILD PLACE  
 LOT 9, BLOCK 1, SECTION 43  
 CARLTON WOODS GREENSIDE SUBDIVISION  
 THE WOODLANDS, TEXAS

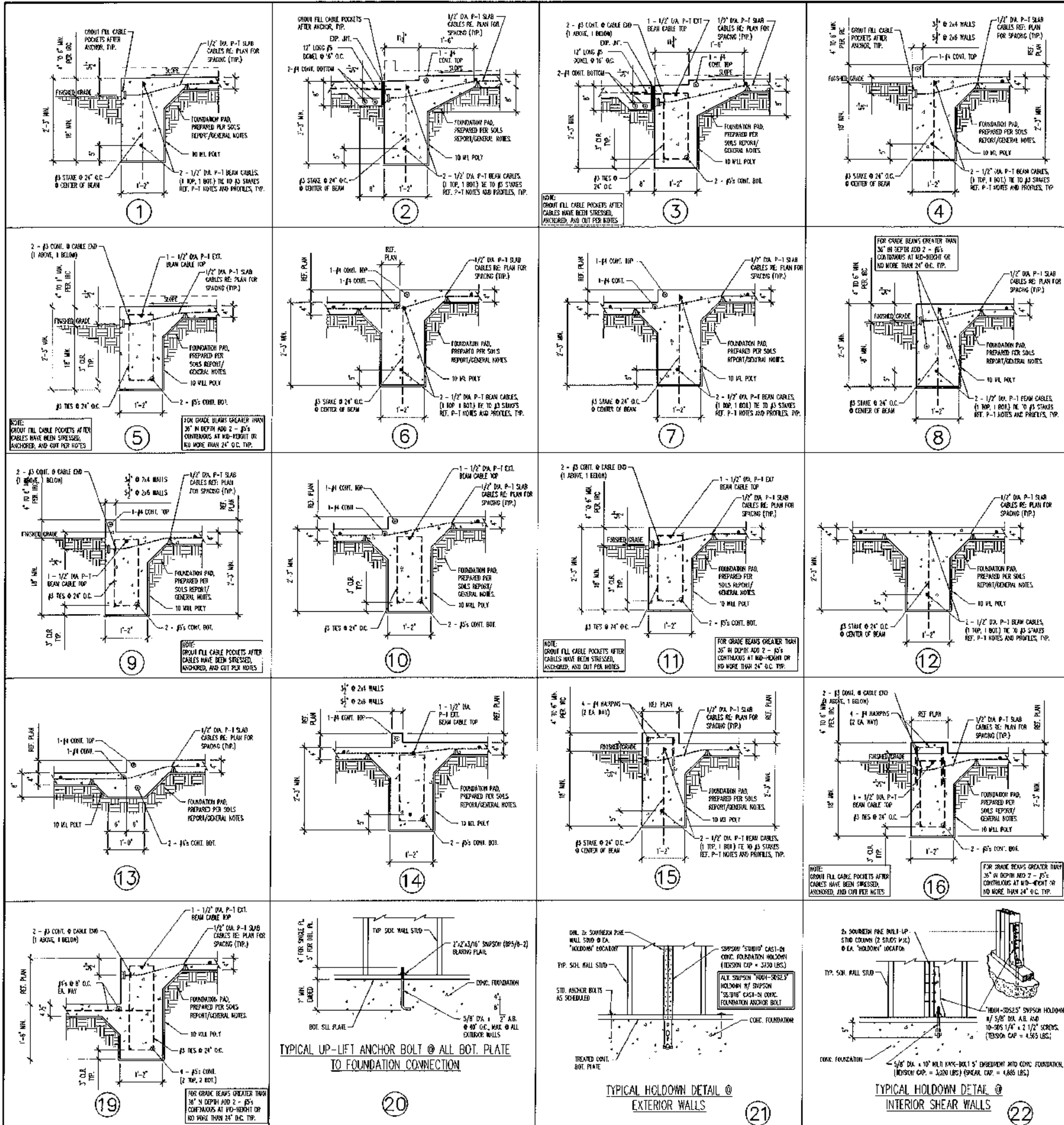
PROJECT M1907.1  
 SCALE 1/4"=1'-0"  
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SHEET  
**S-1.1**



POST TENSION CABLE LAYOUT PLAN

REF. SHEET S-1.0 FOR FOUNDATION CALLOUTS



### GENERAL FOUNDATION NOTES

**GENERAL NOTES**

1. ALL GENERAL FOUNDATION NOTES SHALL APPLY TO THE STRUCTURAL DRAWINGS, UNLESS OTHERWISE INDICATED.
2. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL CONFORM TO THE 2009 INTERNATIONAL RESIDENTIAL CODE (IRC).
3. BUILDING CONTRACTOR MUST VERIFY ALL FORM SETTING DIMENSIONS, DIMS, SET-SETS, BRACK LIDDERS, ETC. WITH ARCHITECTURAL PLANS AND NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES THAT MAY EXIST OR BE NEARLY PROXIMATE TO CONSTRUCTION.
4. ALL REINFORCING STEEL SHALL BE ACCURATELY PLACED AND ADJUSTED TO POSITION BEFORE AND DURING PLACEMENT OF CONCRETE.
5. ALL DETAILS OF FABRICATION AND INSTALLATION OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ARCHITECTURAL DRAWINGS AND THE 2009 INTERNATIONAL RESIDENTIAL CODE (IRC).
6. LAP REINFORCING BARS SHALL BE LAP JOINTS, UNLESS OTHERWISE NOTED. SPACE BARS SHALL BE LAP JOINTS, UNLESS OTHERWISE NOTED.
7. ALL REINFORCING STEEL AND CONCRETE PLACEMENT SHALL BE INSPECTED BY PROJECT ENGINEER AND WILL BE SUBJECT TO APPROVAL.
8. 5/8" x 12" LONG ANCHOR BOLTS SHALL BE PLACED 48" ON CENTERS FROM EXTERIOR WALL CORNERS OF TOWER WALL CONSTRUCTION, WITHIN OR AT 12" FROM EACH CORNER AND 10 BOLTS IN BOUNDARIES.
9. STEP FOOTING AT A RATIO OF ONE VERTICAL TO TWO HORIZONTAL, WITH A MAXIMUM VERTICAL STEP OF 2'-0" UNLESS OTHERWISE NOTED.
10. CRACK CONTROL: (a) LIMIT THE NUMBER AND/OR SIZE OF SURFACE CRACKS IN THE SLAB. IT IS RECOMMENDED THAT "SAND EXPANSION" JOINTS BE CUT INTO THE SURFACE OF THE SLAB AT INTERIOR (12" FEET ON CENTER EACH WAY) AND AT EXTERIOR WALL CORNERS. BARRIER IS TO CONFORM WITH THE ORDER FROM TO CUTTING SLABS. TYPE OF FLOOR FINISHING SHALL LIMIT LOCATIONS SLAB CAN BE SAW CUT.

**REINFORCING STEEL NOTES**

1. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A603 GRADE 60 UNLESS OTHERWISE INDICATED.
2. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
3. ALL REINFORCING STEEL SHALL BE ACCURATELY PLACED AND ADJUSTED TO POSITION BEFORE AND DURING PLACEMENT OF CONCRETE.
4. ALL DETAILS OF FABRICATION AND INSTALLATION OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ARCHITECTURAL DRAWINGS AND THE 2009 INTERNATIONAL RESIDENTIAL CODE (IRC).
5. LAP REINFORCING BARS SHALL BE LAP JOINTS, UNLESS OTHERWISE NOTED. SPACE BARS SHALL BE LAP JOINTS, UNLESS OTHERWISE NOTED.
6. WELD ALL HORIZONTAL BARS AND WALL ENDS TO BAR DIAMETERS AROUND ALL CORNERS, UNLESS OTHERWISE NOTED.
7. PROVIDE VERTICAL AND HORIZONTAL REINFORCING BARS IN CONCRETE AND MASONRY WALLS TO CONFORM TO THE MINIMUM PROVISIONS OF IRC 318, SECTION 14.1, UNLESS OTHERWISE NOTED.
8. PROVIDE THE FOLLOWING MINIMUM CONCRETE COVER OVER REINFORCING STEEL: CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO WEATHER: 3" CONCRETE EXPOSED TO WEATHER OR IN CONTACT WITH EARTH: 1 1/2" CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH: 3/4"

**VAPOR RETARDER/BARRIER NOTE**

CONCRETE FLOOR SHALL BE PLACED UNDER THE CONCRETE FLOOR SLAB OR OVERSLAB TO REDUCE THE TRANSMISSION OF WATER VAPOR FROM THE SUPPORTING SLAB THROUGH THE CONCRETE SLAB AND TO FUNCTION AS A SLIP SHEET TO REDUCE SUBSEQUENT CRACK FRICTION.

IT IS RECOMMENDED THAT A 10-MIL POLYETHYLENE SHEET OR STEEL INDUSTRIES TO 11" STEEL NEARLY BE USED AS THE VAPOR RETARDER/BARRIER.

**POST-TENSIONING NOTES**

1. ALL TENDONS ARE 270 K, 7 STRAND CABLE, 1/2" DIAMETER. ALL SLABS ARE 4" THICK, 3000 PSI CONCRETE.
2. 1/2" DIAMETER TENDONS SHALL BE ANCHORED AT 28" x 4" PER STRAND, BUT MAY BE INSTALLED STRESSED AT 30" x 4" PER STRAND.
3. TO REDUCE POSSIBLE SPALLING CRACKS, EACH TENDON SHOULD BE STRESSED TO ABOUT 11 KPS 100 HOURS (AND NO MORE THAN 48 HRS) AFTER CONCRETE IS PLACED OR AT APPROXIMATELY 1000 PSI CONCRETE STRENGTH. LONG AND NARROW SLABS CAN BE STRESSED IN THE LONG DIRECTION ONLY. TRAIL STRESSING SHOULD BE DONE AS RECOMMENDED BY THE ABOVE SPECIFICATIONS AFTER CONCRETE HAS REACHED 25% PSI.
4. ELONGATION REPORT MUST BE PROVIDED BY A QUALIFIED EXPERIENCED FIRM OR OTHERS APPROVED BY R-MAC ENGINEERING CO., INC. REPORT MUST SHOW BUILDING SHAPE, TENDON LOCATION & NUMBER & ACTUAL LENGTH OF ELONGATION. A REPORT SHALL ALSO BE PROVIDED TO R-MAC ENGINEERING CO., INC. CERTIFYING THAT THE CABLES ARE PROPERLY CUT AND ANCHORED PROTECTS COVERED.
5. FOR GRABBERS WITHOUT POST-TENSIONED CABLES, REINFORCING SHALL BE 4-#6 CONT. HOORZ. 2 TOP, 2 BOTTOM. SLAB AREAS W/O P-T CABLES ARE TO BE REINFORCED WITH #4 @ 16" O.C. EACH WAY.

**CONCRETE NOTES**

1. REINFORCED CONCRETE SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE IRC AND ACI 308.4R-11.
2. ALL CONCRETE TO BE 5' CURE MIN. HAVING A 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I.
3. MAXIMUM AGGREGATE SIZE IS 1 1/2"
4. USE TYPE "I" PORTLAND CEMENT.
5. POUR CONCRETE SLAB AS A CONTINUOUS POUR, UNLESS APPROVED BY ENGINEER.
6. PROVIDE BARS, WELDED WIRE FABRIC AND/OR POST-TENSION CABLE REINFORCING PER FOUNDATION PLAN AND DETAIL NOTES.
7. PROVIDE BUILDUP WITH FABRIC (IF SPECIFIED) IN FLAT SHEETS, NOT IN ROLLS.

**PAD NOTES**

1. SITE PREPARATION IS TO BE AS FOLLOWS UNLESS OTHERWISE NOTED ON PLANS OR IN NOTES HEREON.
2. THE SITE SHOULD BE STIRRED AND SCRIPED TO A DEPTH OF 6 INCHES (6") AND ALL UNDESIRABLE FILL MATERIALS AND DEBRIS (IF ANY) IS TO BE REMOVED. THE SUBGRADE SHOULD BE PROOF ROLLED TO LOCATE ANY SOFT SPOTS WHICH SHOULD BE TREATED AND COMPACTED.
3. SELECT FILL USED TO ELEVATE THE PAD SHOULD BE COMPOSED OF CLEAN SANDY CLAY WITH A LIQUID LIMIT LESS THAN 40 AND A PLASTICITY INDEX (PI) BETWEEN 7 AND 20.
4. THE FILL SHOULD BE LAYED IN 6" DEEP LIFTS AND COMPACTED TO A MAXIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR DENSITY TEST (ASTM D 698). THE MOISTURE CONTENT SHOULD BE NET OF OPTIMUM.
5. BUILT-UP FILL PAD SHOULD EXTEND A MINIMUM OF 5'-0" OUTSIDE THE EXTERIOR BUILDING LINE.
6. BACK FILL AGAINST FOUNDATION WALLS WILL NOT BE PERMITTED UNTIL THE WALL HAS REACHED 28 DAY STRENGTH AND ALL SURROUNDING STRUCTURES IS IN PLACE.
7. ANY UNUSUAL SITE CONDITIONS (e.g. EXISTING FILL, SUBSURFACE WATER, ETC.) SHALL BE REPORTED TO THE ENGINEER.

**GENERAL FOUNDATION NOTES**

REINFORCEMENT OF LESS THAN #3 TIES (ASIN E 36, "STANDARD BEST METHODS FOR WATER VAPOR TRANSMISSION OF MATERIALS"), AND

DO NOT USE LESS THAN 10 MILS BE PLACED UNDER THE CONCRETE FLOOR SLAB OR OVERSLAB TO REDUCE THE TRANSMISSION OF WATER VAPOR FROM THE SUPPORTING SLAB THROUGH THE CONCRETE SLAB AND TO FUNCTION AS A SLIP SHEET TO REDUCE SUBSEQUENT CRACK FRICTION.

IT IS RECOMMENDED THAT A 10-MIL POLYETHYLENE SHEET OR STEEL INDUSTRIES TO 11" STEEL NEARLY BE USED AS THE VAPOR RETARDER/BARRIER.

LOCAL PRACTICE IS TO PLACE THE CONCRETE FLOOR DIRECTLY ON THE VAPOR RETARDER/BARRIER. THE VAPOR RETARDER/BARRIER SHOULD BE INSTALLED ACCORDING TO ASTM E 1703 ("STANDARD PRACTICE FOR INSTALLATION OF WATER VAPOR REINFORCERS USED IN CONTACT WITH EARTH OR GRANULAR FILL UNDER CONCRETE SLABS).

**SINGLE CABLE: TYPICAL GRADE BEAM CABLE DRAPE PROFILE**  
(VERTICAL DRAPE SHALL NOT EXCEED 1/2" INCH IN 3'-0", TYP.)  
SCALE: N.T.S.

**DOUBLE CABLE: TYPICAL GRADE BEAM CABLE DRAPE PROFILE**  
(VERTICAL DRAPE SHALL NOT EXCEED 1.0 INCH IN 4'-0", TYP.)  
SCALE: N.T.S.

**TYPICAL CABLE DRAPE PROFILE @ DROPS**  
SCALE: N.T.S.

**TYPICAL UP-LIFT ANCHOR BOLT @ ALL BOT. PLATE TO FOUNDATION CONNECTION**

**TYPICAL HOLD-DOWN DETAIL @ EXTERIOR WALLS**

**TYPICAL HOLD-DOWN DETAIL @ INTERIOR SHEAR WALLS**

**NOTE:** ALL GRADE BEAMS THAT DO NOT HAVE DBI P-T CABLES SHOULD BE REINFORCED W/ 2 - #5 CONT. BOT. W/ #3 TIES @ 24" O.C.

**NOTE:** ALL GRADE BEAMS THAT DO NOT HAVE ANY P-T CABLES SHOULD BE REINFORCED W/ 4 - #5 CONT. (2 TOP, 2 BOT.) W/ #3 TIES @ 24" O.C.

**NOTE:** ALL GRADE BEAMS THAT DO NOT HAVE ANY P-T CABLES SHOULD BE REINFORCED W/ 4 - #5 CONT. (2 TOP, 2 BOT.) W/ #3 TIES @ 24" O.C.



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**A CUSTOM HOME FOR  
GEORGE WEAVER**  
36 S. GLENWILD PLACE  
LOT 9, BLOCK 1, SECTION 13  
CARLTON WOODS CREEKSIDE SUBDIVISION  
THE WOODLANDS, TEXAS

PROJECT	M19071
SCALE	N.T.S.
DSGN. BY	RVM
DWN. BY	CMM
CKD. BY	CMM/RVM
TOTAL COVERED	8,260 sq. ft.
REVISIONS/ISSUED	For Review & Pricing 7-22-19 For Construction 7-24-19

SHEET  
**S-2.0**



FLOOR JOIST SCHEDULE

- 1 2 x 12 @ 16" O.C.
- 2 2 x 12 @ 12" O.C.
- 3 11 7/8" DO/131-I-OSS1 @ 12" O.C.
- 4 11 7/8" DO/131-I-OSS1 @ 16" O.C.
- 5 14" DO/131-I-OSS1 @ 16" O.C.
- 6 16" DO/131-I-OSS1 @ 16" O.C.
- NO. 2 - 2x8 @ 12" O.C. BRATTED
- 16" OPEN WEB FLOOR TRUSSES @ 16" O.C.
- 18" OPEN WEB FLOOR TRUSSES @ 16" O.C.

CEILING JOIST SCHEDULE

- 1 2 x 6 @ 16" O.C.
- 2 2 x 8 @ 16" O.C.
- 3 2 x 10 @ 16" O.C.
- 4 2 x 12 @ 16" O.C.
- 5 2 x 10 @ 12" O.C.
- 6 2 x 12 @ 12" O.C.

WALL LEGEND:  
(UNLESS OTHERWISE NOTED: U.O.N.)

- STANDARD 2x6/4 WALL - [Symbol]
- LATERAL SHEAR WALL - [Symbol]

FRAMING MEMBER LINE LEGEND:

- JOIST/TRUSS - [Symbol]
- WOOD BL. - [Symbol]
- STEEL BL. - [Symbol]
- BL. F.R.S. - [Symbol]
- EXIST. JOIST/TRUSS - [Symbol]
- EXIST. BL. - [Symbol]

**ROOF BRACING NOTE:**  
POSSIBLE WALL-UP (TRIPLE CEILING JOIST) ROOF SUPPORT BEAM LOCATIONS. ALL ROOF BRACES ARE TO BE SUPPORTED BY BEAMS, WALLS, OR SUELT-UP (TRIPLE CEILING JOIST) BEAMS. MULTIPLE BRACES BEARING ON A SINGLE BEAM ARE TO HAVE A SPACE OF 48" (MAX.) BETWEEN EACH BEARING LOCATION. REF. DETAILS OF S-51.

**LATERAL SHEAR WALL BRACING NOTE:**  
FINAL EXTERIOR IS TO HAVE SHEAR WALL SHEATHING (WALLS IF REMOVED). SECTION IS TO BE EITHER 1/2" OSB OR PLYWOOD WITH AN REINFORCED AND FOR EACH COLUMN HAS TO EACH FRAMING MEMBER @ 12" O.C. IN THE FIELD AND 6" O.C. ALONG THE EDGES. REF. "SHEAR WALL DETAIL" ON TRAVING DETAILS SHEET.  
INTERIOR SHEAR WALLS LOCATIONS:  
INTERIOR SHEAR WALLS SHALL HAVE HOLDINGS AT EACH END (REF. HOLDING DETAILS) AND 5/8" x 12" CHG BOLTS OR DRILLED AND EPOXY ANCHOR BOLTS @ 40" O.C. BETWEEN HOLDINGS.  
THE STRUCTURAL TRUSS IS DESIGNED FOR 110 MPH/3 SEC WIND GUST WITH SHEAR WALL SHEATHING AND WINDING PARTIALS PER NOTES THIS SHEET AND FRAMING DETAIL SHEET.

FRAMING LEGEND:  
(UNLESS OTHERWISE NOTED: U.O.N.)

- ASB = ANCHORING DISPOSED STRUCTURAL STEEL
- BL. U.P.A. = BLOCKING UNDER WALL ABOVE
- BL. = BEAM
- BL. F.R.S. = BEAM FOR ROOF SUPPORT
- CANT. = CANTILEVER
- CONT. HR. = CONTINUOUS HEADER
- O.B. = OVER BEAM
- DBL. U.P.A. = DOUBLE UNDER COLUMN ABOVE
- D.B.P. = DOUBLE BOTTOM PLATE
- F.B. = FINISH BEAM
- GL. = GUTTER LINE BEAM
- HR. = HEADER
- J.S.T. = JOIST
- O.P.T. = OPEN WEB TRUSS
- P. = POST LOAD
- P.F. = PORTAL FRAME
- R.E. = REINFORCING REGISTER (WALL)
- T.L. = TRIPLE
- U.L.L. = WALL LINE LOAD
- U.P.A. = UNDER WALL ABOVE
- F.B. = FINISH BEAM
- GL. = GUTTER LINE BEAM
- HR. = HEADER
- J.S.T. = JOIST
- O.P.T. = OPEN WEB TRUSS
- P. = POST LOAD
- P.F. = PORTAL FRAME
- R.E. = REINFORCING REGISTER (WALL)
- T.L. = TRIPLE
- U.L.L. = WALL LINE LOAD
- U.P.A. = UNDER WALL ABOVE

**NOTE: ALL BEAMS, HEADER MATERIAL, AND JOISTS SHALL BE NO. 2 (15% MAX. W.C.) S1P, REF. FRAMING NOTES**

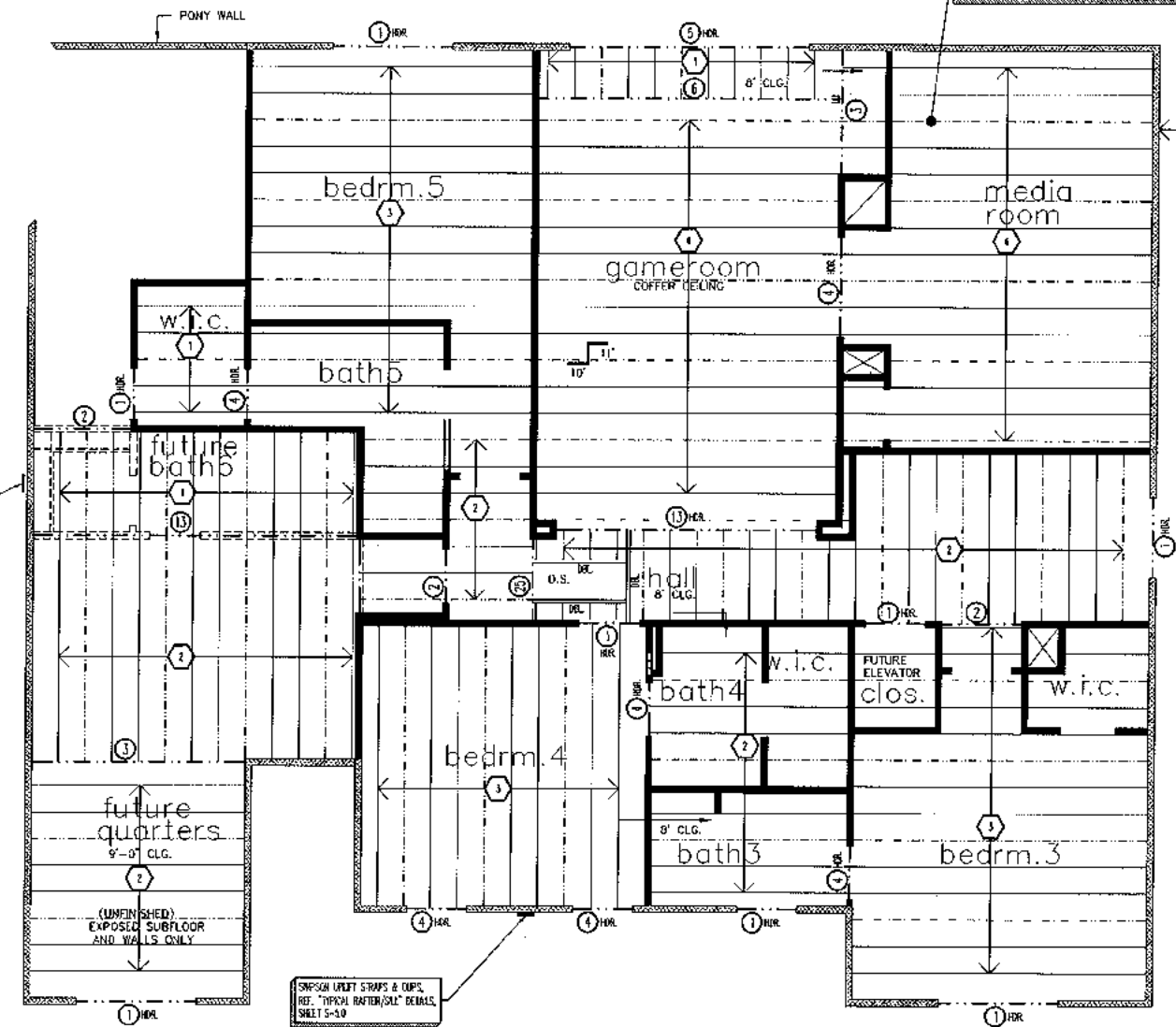
**CEILING JOIST NOTE:**  
ALL CEILING JOIST ARE TO BE 2x6's @ 16" O.C., TYP. U.O.N.

**WIND LOAD NOTE:**  
THIS STRUCTURAL FRAMING HAS BEEN DESIGNED FOR 110 MPH/3 SEC WIND GUST

**HOLDOWN LOCATIONS**  
1. CAST-IN CONCRETE FOUNDATIONS "STRIP" OR "HEAVY-SHEETS" (SMPS50) HOLDONS AT EACH LOCATION MARKED THIS "C" ON FIRST FLOOR FRAMING AND FOUNDATION PLAN.  
2. REF. TYPICAL HOLDOWN DETAILS "2" & "2Z" ON SHEET S-20

**STRUCTURAL BEAM (ANTHONY POWER BEAM 3000P) AND SIMPSON HANGER SCHEDULE**  
(SKEWED ANGLES > 45° REF. BENT PLT. DETAIL ON THE FRAMING DETAIL SHEET.)  
OR CLAM BEAMS WITH MINIMUM DESIGN VALUES OF 300K - 50K - 2100/DONE

1 2 - 2x12 W/ 1/2" PLYWOOD FLITCH LNG35/11/25	7 3 1/2" x 14" A.P.B. Q175.5/11.25, OR HQ35/14	13 5 1/2" x 11 7/8" A.P.B. HQ175.5/11.25, OR HQ35/25/12	19 7" x 11 7/8" A.P.B. HQ175.5/11.25, OR HQ35/25/12	25 3 - 2x10 W/ 2 - 1/2" PLYWOOD FLITCH
2 3 - 2x12	8 3 1/2" x 16" A.P.B. Q175.5/14, OR HQ35/14	14 5 1/2" x 14" A.P.B. HQ175.5/14, OR HQ35/25/12	20 7" x 14" A.P.B. HQ175.5/14, OR HQ35/25/12	26 5 - 2x10 W/ 2 - 1/2" PLYWOOD FLITCH
3 3 - 2x12 W/ 2 - 1/2" PLYWOOD FLITCH HQ35/11.25	9 3 1/2" x 18" A.P.B. HQ175.5/18, OR HQ35/14	15 5 1/2" x 16" A.P.B. HQ175.5/16, OR HQ35/25-25S	21 7" x 15" A.P.B. HQ175.5/15, OR HQ35/25/25S	27 1 3/4" RW BOARD - FLOOR SYSTEM DEPTH
4 3 1/2" x 9 1/4" A.P.B. HQ156/11.25, OR HQ156/14	10 5 1/2" x 7 1/4" A.P.B. HQ156/7.25, OR HQ35/14	16 5 1/2" x 18" A.P.B. HQ175.5/18, OR HQ35/25-25S	22 7" x 16" A.P.B. HQ175.5/16, OR HQ35/25/25S	28 10 - 3/8" PLYWOOD - FLOOR SYSTEM DEPTH (GLUED AND SCREWED, CURVED AS REQUIRED)
5 3 1/2" x 11 1/4" A.P.B. HQ35/11.25, OR HQ35/14	11 5 1/2" x 9 1/4" A.P.B. Q175.5/9.25, OR HQ35/14	17 7 x 9 1/4" A.P.B. HQ175.5/9.25, OR HQ35/25/14	23 2 - 2x8 W/ 1/2" PLYWOOD FLITCH	
6 3 1/2" x 11 1/4" A.P.B. HQ35/11.25, OR HQ35/14	12 5 1/2" x 11 1/4" A.P.B. Q175.5/11.25, OR HQ35/25/12	18 7 x 11 1/4" A.P.B. HQ175.5/11.25, OR HQ35/25/12	24 2 - 2x10 W/ 1/2" PLYWOOD FLITCH	



SIMPSON HANGER STRIPS & CUPS, REF. TYPICAL RAFTER/SILL DETAILS, SHEET S-20

SIMPSON HANGER STRIPS & CUPS, REF. TYPICAL RAFTER/SILL DETAILS, SHEET S-20

SECOND FLOOR CEILING FRAMING PLAN



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LOT 6, BLOCK 1, SECTION 13  
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SHEET	S-3.1



**ROOF FRAMING NOTE:**

**FOR METAL:**

1. ALL RAFTERS TO BE 2x4 MIN. 3 SIP @ 16" O.C. UNLESS NOTED OTHERWISE.
2. ALL RIDGE AND VALLEY BEAMS SHALL BE ONE SIZE LARGER THAN THE RAFTERS THEY SUPPORT, UNLESS NOTED OTHERWISE.
3. COMPOSITION SHAKES, TYP. (400 POUNDS PER SQUARE FOOTING).
4. ALL WATER FLASHES ARE TO LAP A MINIMUM OF 24" AND ARE TO BE SUPPORTED BY A CONTINUOUS PURLIN.
5. THE MAXIMUM UNSUPPORTED SPAN FOR 2x6 RAFTERS SHALL BE 7'-3".
6. ALL PURLINS AND STRONGBOARDS SHALL CONSIST OF A MINIMUM OF ONE (2x6 OR 2x8) ON EDGE AND ONE (2x4 FLAT).
7. ALL BRACES SHALL CONSIST OF A MINIMUM OF ONE (2x4 ON EDGE AND ONE 2x4 FLAT).
8. PURLINS ARE TO BE SUPPORTED BY CONTINUOUS 2x4 BRACES AT 48" O.C. - BRACE ANGLE FOR BRACES = 45 DEG FROM VERTICAL. MAXIMUM UNSUPPORTED LENGTH FOR BRACES = 8'.
9. ALL ROOF BRACING TO BE SUPPORTED BY A WALL, A STRONGBOARD OR A BUILT-UP 2x4 BEAM DEPENDING ON CEILING JOIST DIRECTION (PROVIDE BRACING AT BRACE LOCATIONS) (UNLESS NOTED OTHERWISE).
10. PROVIDE 2x6 COLLAR TIES 48" O.C. IN THE UPPER REAR OF THE RAFTERS. (UNLESS NOTED OTHERWISE).
11. ROOF DECKING SHALL BE 1/2" DECKING, 1 (G10) OR WHITEBOARD APA RATED SHEATHING (24/0).

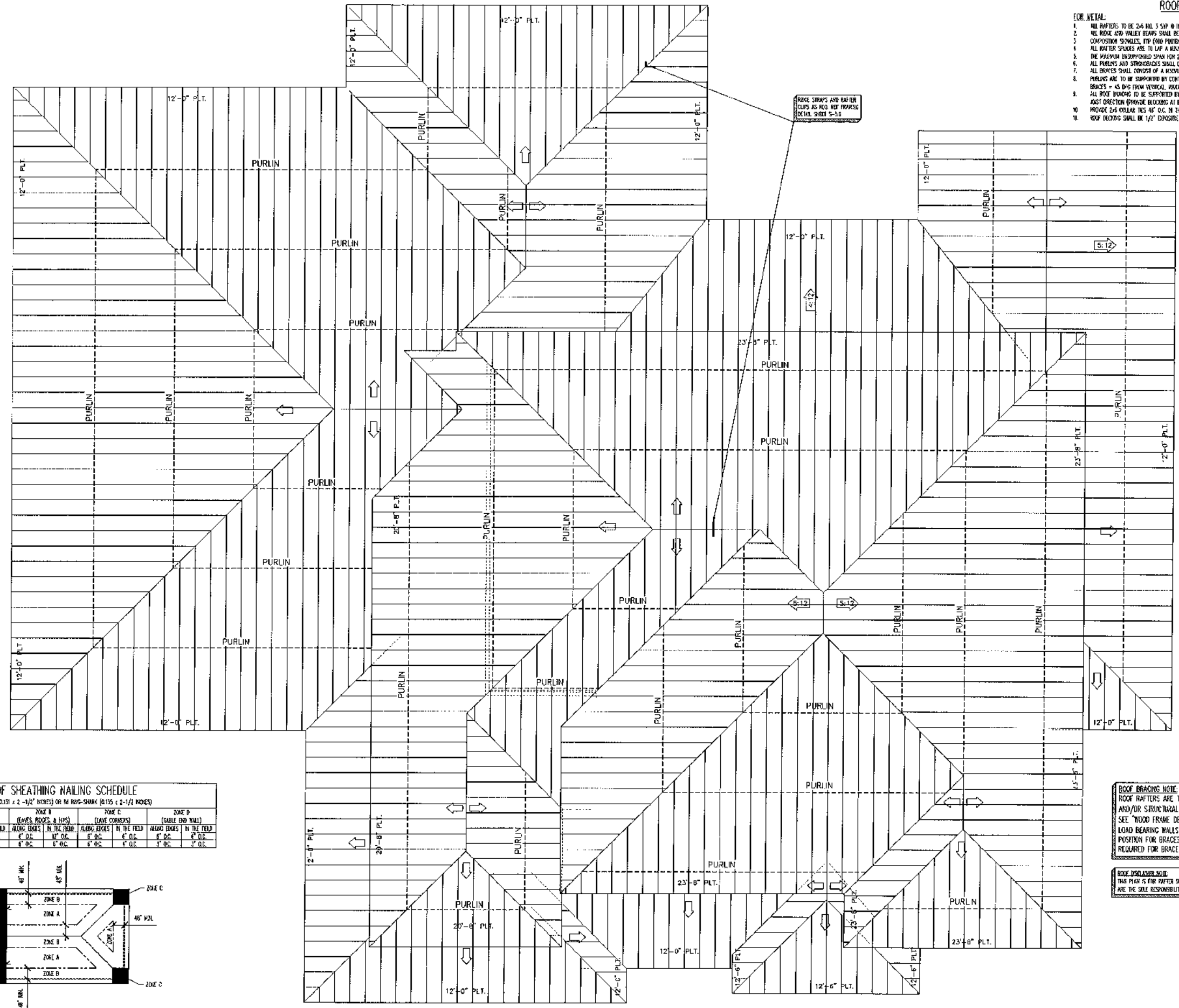


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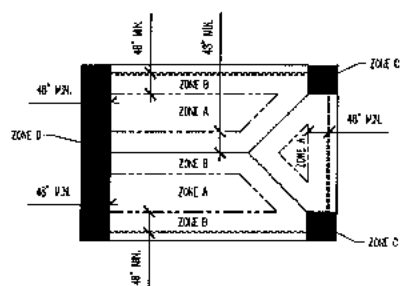
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 SHEET  
**S-4.0**



**ROOF SHEATHING NAILING SCHEDULE**  
 5/8" OSB (24" x 48" @ 2'-0" O.C.) OR 5/8" OSB-SHANK (24" x 48" @ 2'-0" O.C.)

WIND SPEED	ZONE A (WALL ROOF)		ZONE B (EAVES, ROOFS & HIPS)		ZONE C (GABLE CORNERS)		ZONE D (GABLE END WALL)	
	ALONG EDGES IN THE FIELD	IN THE FIELD	ALONG EDGES IN THE FIELD	IN THE FIELD	ALONG EDGES IN THE FIELD	IN THE FIELD	ALONG EDGES IN THE FIELD	IN THE FIELD
50 MPH	6" O.C.	12" O.C.	6" O.C.	12" O.C.	6" O.C.	6" O.C.	6" O.C.	6" O.C.
60/70 MPH	6" O.C.	12" O.C.	6" O.C.	6" O.C.	6" O.C.	6" O.C.	6" O.C.	6" O.C.



**ROOF BRACING NOTE:**  
 ROOF RAFTERS ARE TO BE BRACED TO LOAD BEARING WALLS AND/OR STRUCTURAL BEAMS PER IRC CODE, SECTION 802.5.1. SEE "WOOD FRAME DETAIL SHEET" FOR NOTES AND DETAILS. IF LOAD BEARING WALLS AND/OR STRUCTURAL BEAMS ARE NOT IN POSITION FOR BRACES, TRIPLE SCHEDULED CEILING JOIST AS REQUIRED FOR BRACE SUPPORT.

**ENGINEER'S NOTE:**  
 THIS PLAN IS FOR PAPER SIZE AND LAYOUT ONLY. ROOF PLANES/SLOPES ARE THE SOLE RESPONSIBILITY OF THE ARCHITECT/DESIGNER.

ROOF RAFTER FRAMING PLAN





