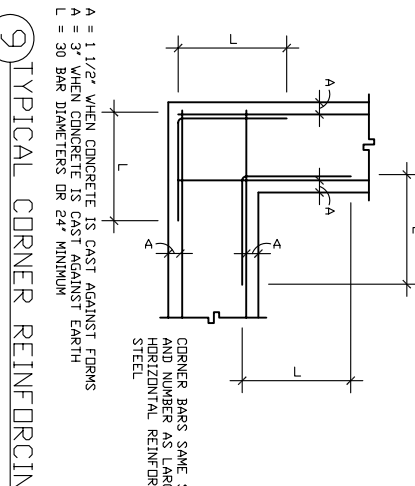
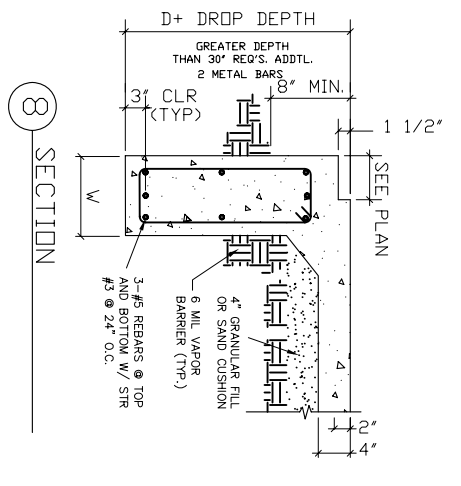
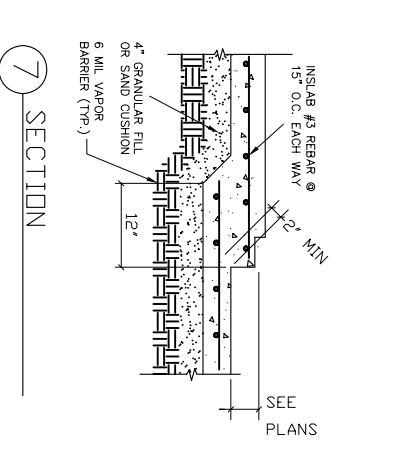
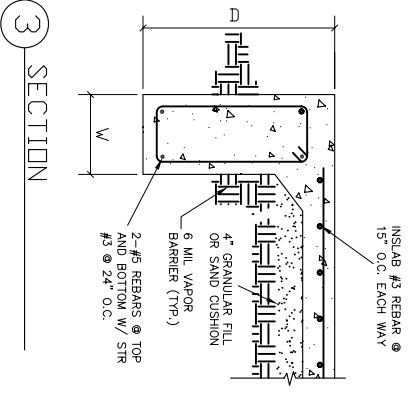
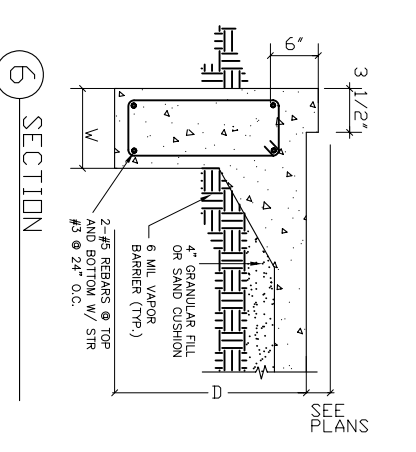
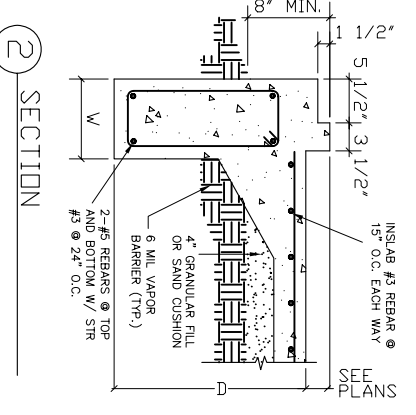
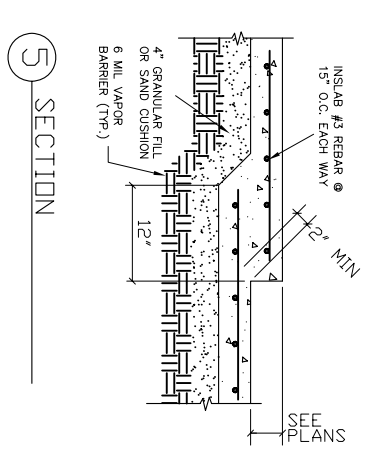
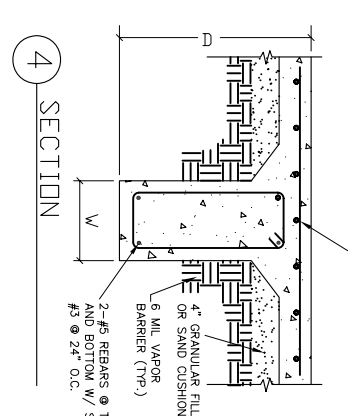
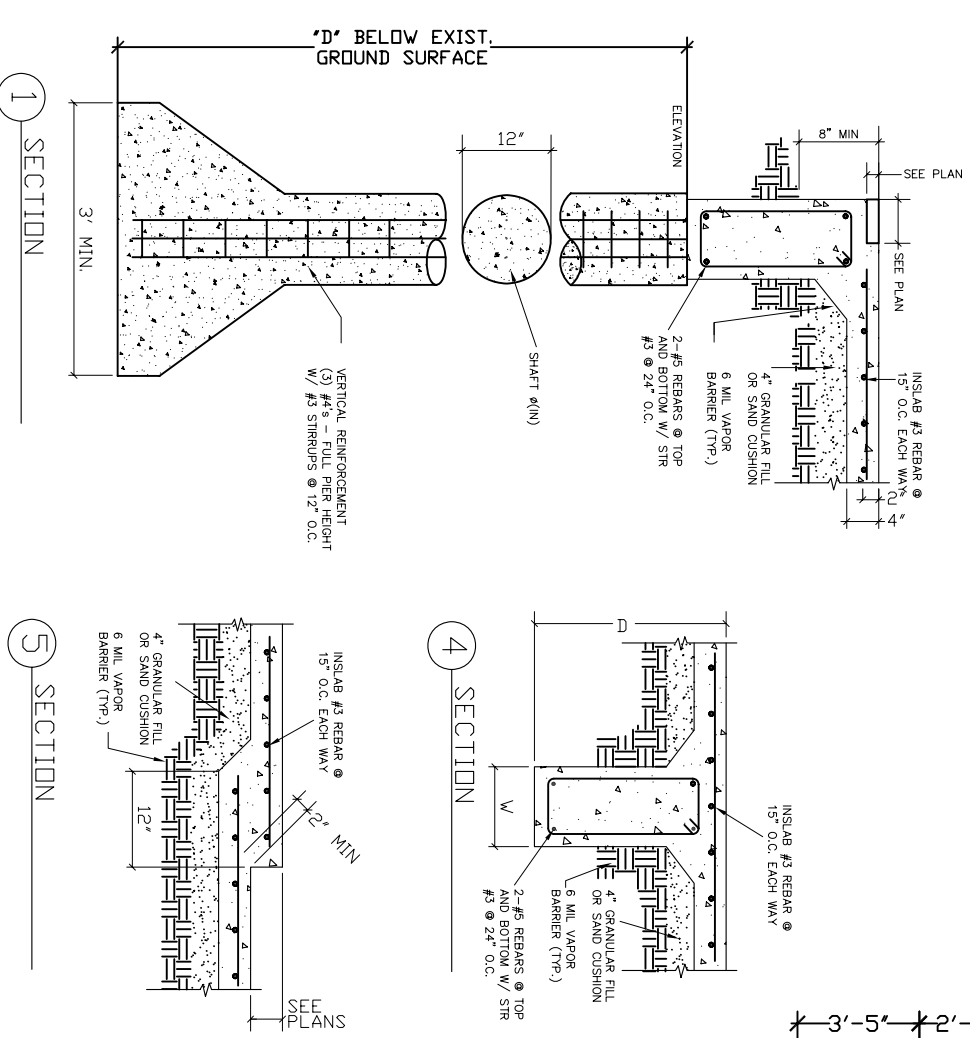
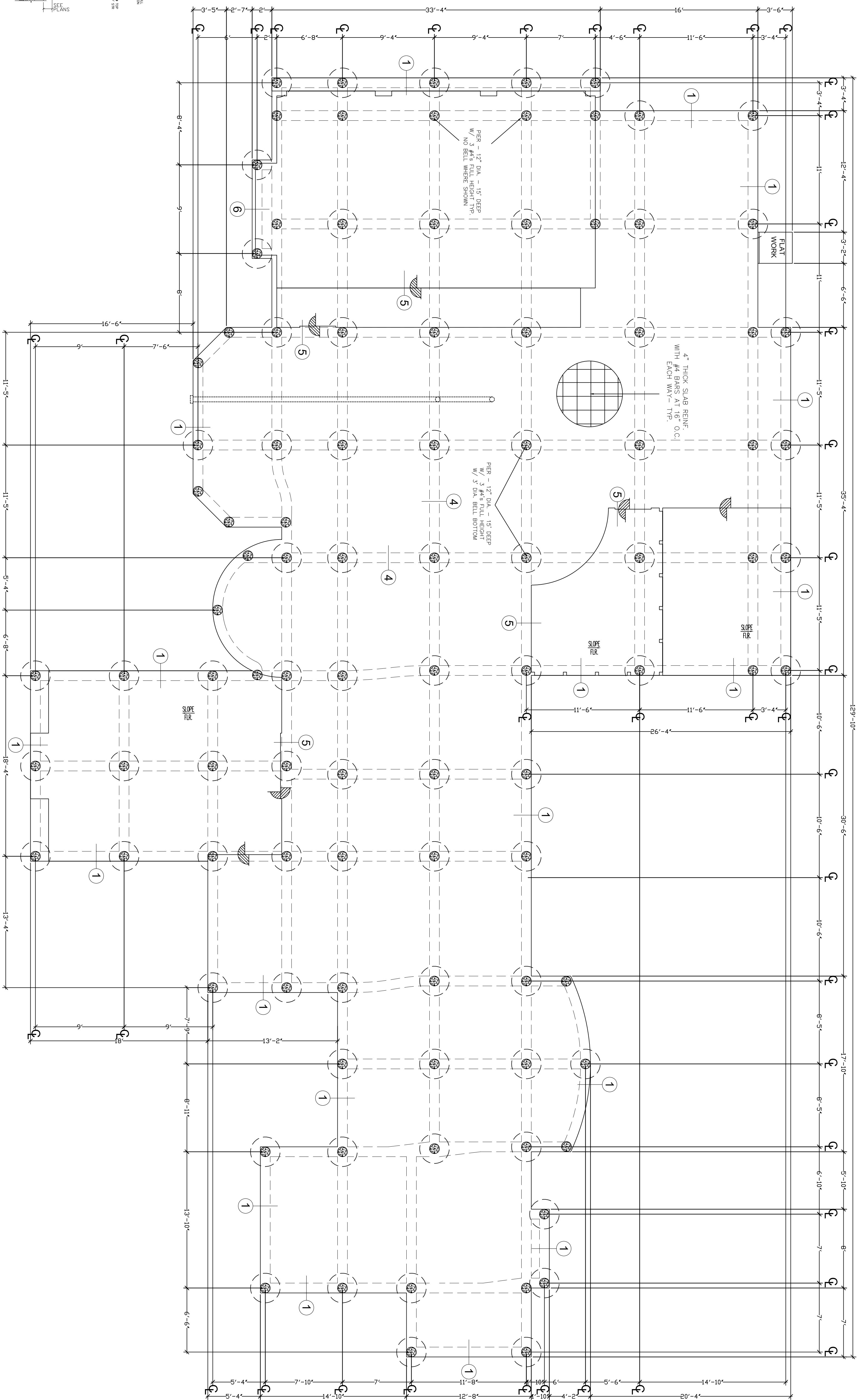


SITE MUST BE PREPARED  
PER GEOTECH ENGINEERS'  
RECOMMENDATIONS.

ACTUAL FOUNDATION MIGHT  
BE A MIRRORED (FLIPPED)  
IMAGE OF THIS PLAN.

ALL FILLS MUST  
BE COMPACTED  
AND TESTED



**FOUNDATION NOTES**

1. CONCRETE SHALL BE HARD ROCK CONCRETE WITH MIN. COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
  2. CONCRETE FLOOR SLAB SHALL BE 4" THICK REINFORCED W/ #4s @ 16" O.C. EACH WAY OVER 6 MIL VAPOR BARRIER. REFER TO GEO-TECH REPORT FOR SITE PREPARATIONS.
  3. ALL REBAR SHALL BE AISM A-615 GRADE 60.
  4. ALL PERIMETER BEAMS SHALL BE 12" WIDE X 26" DEEP(UNLESS NOTED OTHERWISE).
  5. ALL INTERIOR BEAMS SHALL BE 12" WIDE X 26" DEEP(UNLESS NOTED OTHERWISE).
  6. ALL PIERS SHALL BE DRILLED 15'-0" BELOW GRADE BEAM.
  7. SEE ARCHITECTURAL DRAWINGS FOR INFORMATION NOT SHOWN.
  8. CONTRACTOR SHALL VERIFY ALL ARCHITECTURAL FEATURES AND IS RESPONSIBLE FOR FIT AND FINISH. WHERE THERE IS A DISCREPANCY BETWEEN INFORMATION SHOWN HERE AND ON THE ARCHITECTURAL PLANS, THE ARCHITECTURAL SHALL CONTROL. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR OPENINGS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES THAT CANNOT BE RESOLVED IN THE FIELD.
- A. GEOTECHNICAL INFORMATION:  
SOILS ANALYSIS BY: GEOTECH ENGINEERING AND TESTING  
REPORT NO.: 07-823E DATED: 09/30/2007

**REVIEW SET NOT FOR  
CONSTRUCTION**

**FOUNDATION PLAN**

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

PROPOSED RESIDENCE @  
14928 DIAMONDHEAD ROAD  
WATEROAK SUBDIVISION  
MONTGOMERY, TEXAS

ALTERATION OF A SEALED  
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**A&M**  
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214.221.6774 214.221.0124 (Fax)  
www.anm-eng.com

DATE : 11/15/2007  
DRN BY: JAR  
CHK BY: AQ  
JOB # : 0711-47  
SHEET #  
**S1-0**

**GENERAL FRAMING NOTES:**

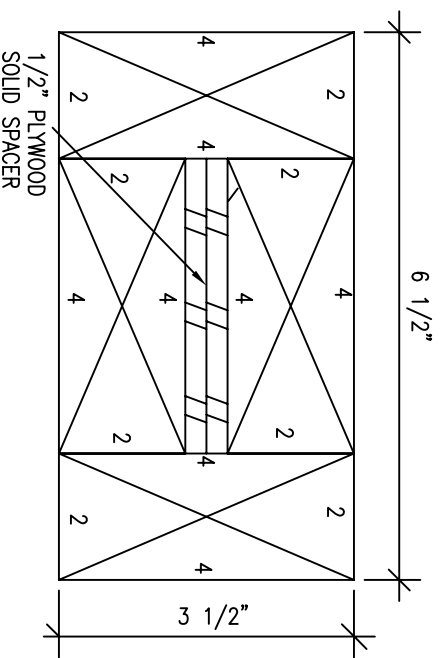
1. ALL LUMBER TO BE NO. 2 SYP, 19% M.C. U.O.N
2. USE BLOCKING WHERE REQUIRED BY 2003 IRC.
3. CONNECTIONS TO BE PROPERLY INSTALLED WHERE REQUIRED PER 2003 IRC.
4. NAILS IN CONTACT WITH TREATED WOOD ARE TO BE STAINLESS STEEL OR A MIN. G189 HDG HOT DIP GALVANIZED SUCH AS: SIMPSON (MAX G189).
5. TRANSFER ALL LOAD BEARING POINTS TO FOUNDATION.
6. SILL PLATES FOR ALL EXTERIOR WALLS SHALL BE OF PRESSURE TREATED LUMBER, OR SHALL BE PROVIDED WITH AN APPROVED VAPOR BARRIER BENEATH THEM.
7. ALL STUD WALLS SHALL BE S.P.F. # 2 OR BETTER, KD (19% M.C.), OR #2 SOUTHERN PINE (U.O.N.)
8. ALL EXTERIOR AND LOAD BEARING STUD WALLS: STUD SPACING SHALL NOT EXCEED 16" O.C. FOR 2X4 STUDS AND 24" O.C. FOR 2X6 STUDS U.N.O.
9. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 48 INCHES, AND SHALL BE NAILED WITH NOT LESS THAN EIGHT 16D FACE NAILS ON EACH SIDE OF THE JOINT. PLATES SHALL BE NOMINAL 2 INCHES IN DEPTH AND HAVE A WIDTH AT LEAST EQUAL TO THE WIDTH OF THE STUDS.
10. PROVIDE SIMPSON M5130 TO THE ROOF BRACES TO INTERIOR LOAD BEARING WALLS.
11. STUD ON EACH SIDE OF THE BRACE SHALL BE ANCHORED TO THE TOP PLATE AND TO THE SILL PLATE WITH SIMPSON H2.5A, WHERE A BRACE FALLS DIRECTLY OVER A STUD, OR A STUD IS ADDED DIRECTLY BELOW A BRACE. THE BRACE SHALL BE STRAPPED WITH SIMPSON M5130 DIRECTLY TO THAT STUD, AND ONLY THAT STUD NEEDS TO BE ANCHORED TO THE SILL PLATE WITH A SIMPSON H2.5A ON EACH SIDE. THE SILL PLATE SHALL BE ANCHORED TO THE FOUNDATION PER DETAIL 4 IN THE DETAILS SHEET.
12. AT GABLE ENDS, AT LEAST EVERY OTHER GABLE STUD SHALL BE ATTACHED TO THE DOUBLED TOP PLATE AND THE RAFTER WITH A SIMPSON H2.5.
13. BUILDER SHALL TAKE EXTRA CARE TO ENSURE THAT UPPER LEVEL LOAD BEARING WALLS AND POSTS CAN TRANSFER THEIR LOADS TO THE SUPPORTS DIRECTLY BELOW THEM. INSTALL BLOCKING OR STUB COLUMNS BELOW FLOOR DECKING.
14. ALL ROOF FRAMING DETAILS AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE 2003 INTERNATIONAL RESIDENTIAL CODE.

**FLOOR FRAMING NOTES:**

1. DESIGN LOADS:  
FLOOR LIVE LOAD 40 PSF  
BALCONY LIVE LOAD 60 PSF
2. ALL FLOORS SHALL BE FRAMED WITH 16" FLOOR TRUSSES @ 24" O.C. UNLESS NOTED OTHERWISE.
3. ALL SUB-FLOOR FLOORS SHALL BE 3/4" MINIMUM APA RATED CDX PLYWOOD OR OSB EXPOSURE 1.
4. ALL LOAD BEARING WALLS SHALL BE MINIMUM 2X4 SP, #2 STUDS @ 16" O.C. MAXIMUM.
5. ALL EXTERIOR WALL LOAD BEARING HEADERS SHALL BE MINIMUM 2-2X12 UNLESS NOTED OTHERWISE.
6. ALL FLOOR FRAMING DETAILS AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE 2003 IRC.
7. CONTRACTOR SHALL FIELD VERIFY ALL ARCHITECTURAL FEATURES AND IS RESPONSIBLE FOR FIT AND FINISH.

INDICATES A HEADER OR A BEAM

INDICATES A 4-2X4 STUD COLUMN - SEE DETAIL. CONTINUOUS SUPPORT TO FOUNDATION.

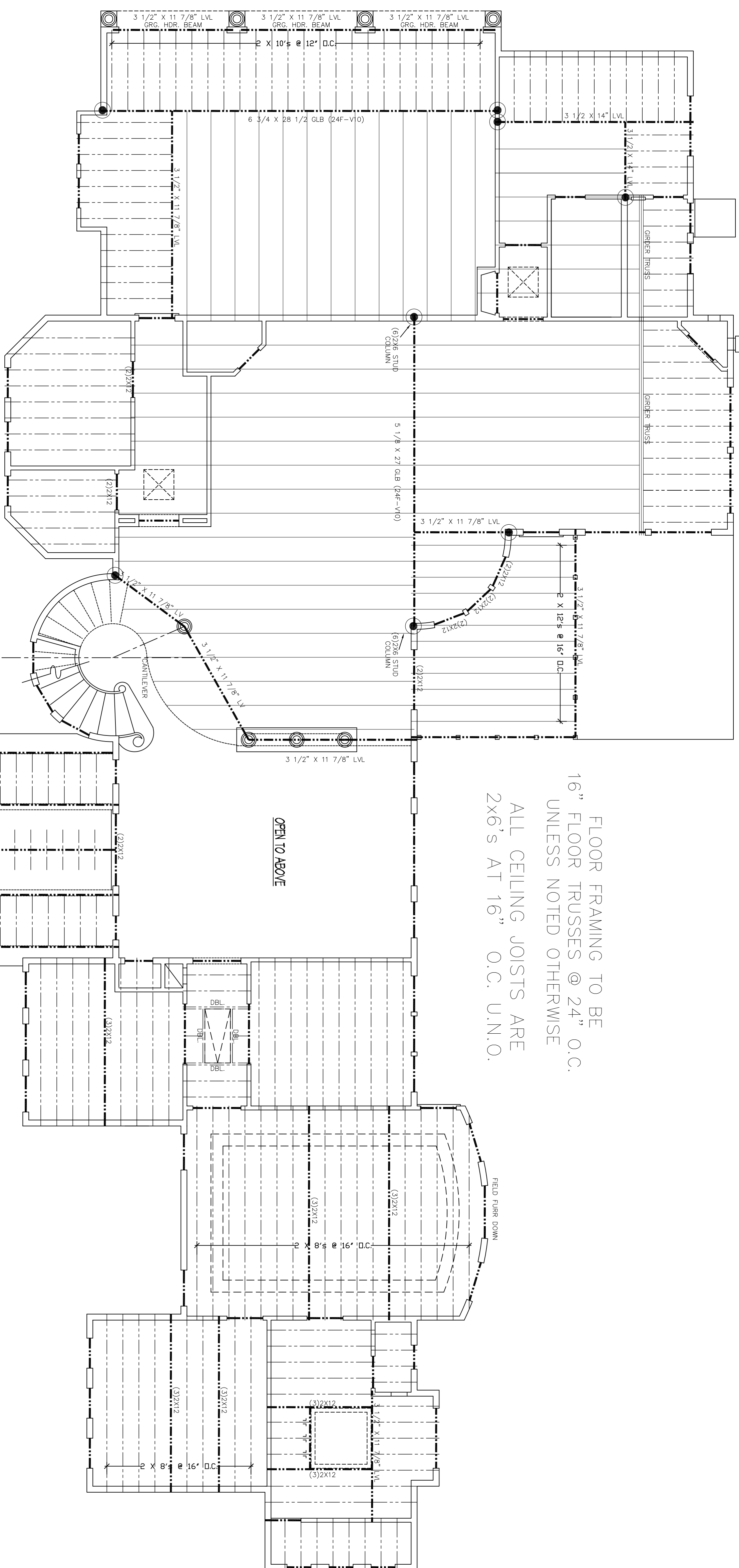


**4 STUD COLUMN**  
SCALE: N.T.S.

MAXIMUM SPAN ALLOWANCE FOR #2 S.P.F. HEADERS SUPPORTING WOOD FRAME WALLS

SIZE OF WOOD HEADER	LOAD BEARING	NON-LOAD BEARING
(2) 2X6'S	4'	4'
(2) 2X8'S	6'	6'
(2) 2X10'S	8'	10'

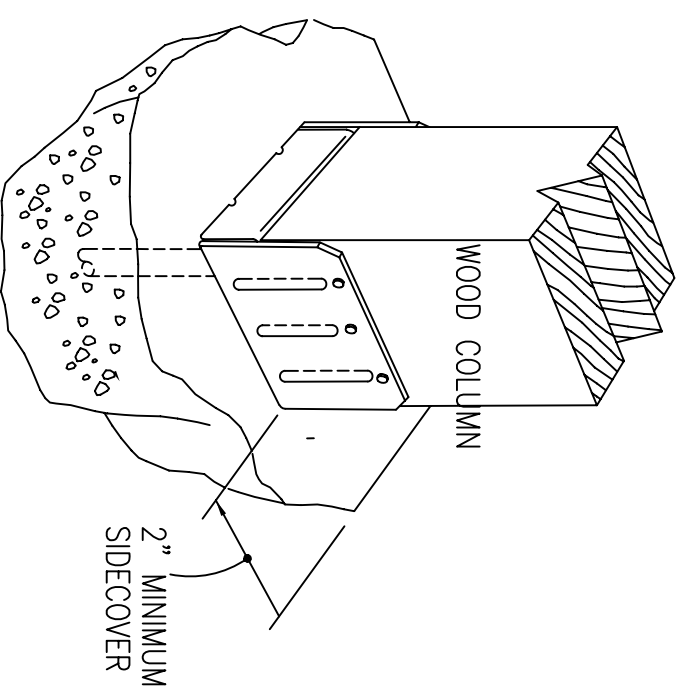
ALL FIRST FLOOR HEADERS W/ FLOOR JOISTS TO BE 2X12'S U.O.N. BEARING HEADERS BEARING ON EQUIPMENT. DOUBLE JOISTS UNDER MECHANICAL EQUIPMENT.



FLOOR FRAMING TO BE 16" FLOOR TRUSSES @ 24" O.C. UNLESS NOTED OTHERWISE  
ALL CEILING JOISTS ARE 2x6's AT 16" O.C. U.N.O.

HANGER SCHEDULE

JOIST	SIMPSON FACE MOUNT HANGER
1 - 2 x 6	LUS26
2 - 2 x 6	LUS26-2
1 - 2 x 8	LUS28
2 - 2 x 8	LUS28-2
1 - 2 x 10	LUS210
2 - 2 x 10	LUS210-2
3 - 2 x 10	LUS210-3
1 - 2 x 12	LUS210-2
2 - 2 x 12	LUS210-3
3 - 2 x 12	LUS210-3



SIMPSON STRONG-TIE ABU COLUMN BASE

SIMPSON STANDOFF POST BASE  
SCALE: N.T.S.

**REVIEW SET NOT FOR CONSTRUCTION**

**FLOOR JOIST/CEILING JOIST PLAN**

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

REVISIONS

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PROPOSED RESIDENCE @  
14928 DIAMONDHEAD ROAD  
WATEROAK SUBDIVISION  
MONTGOMERY, TEXAS

**GENERAL FRAMING NOTES:**

1. ALL LUMBER TO BE NO. 2 SYP, 19% M.C. U.O.N
2. USE BLOCKING WHERE REQUIRED BY 2003 IRC.
3. CONNECTIONS TO BE PROPERLY INSTALLED WHERE REQUIRED PER 2003 IRC.
4. WALLS IN CONTACT WITH TREATED WOOD ARE TO BE STAINLESS STEEL OR A MIN. G185 HDG HOT DIP GALVANIZED SUCH AS: SIMPSON (MAX G185)
5. TRANSFER ALL LOAD BEARING POINTS TO FOUNDATION.
6. SILL PLATES FOR ALL EXTERIOR WALLS SHALL BE OF PRESSURE TREATED LUMBER, OR SHALL BE PROVIDED WITH AN APPROVED VAPOR BARRIER BENEATH THEM.
7. ALL STUD WALLS SHALL BE S.P.F. # 2 OR BETTER, KD (19% M.C.), OR #2 SOUTHERN PINE (U.O.N)
8. ALL EXTERIOR AND LOAD BEARING STUD WALLS: STUD SPACING SHALL NOT EXCEED 16" O.C. FOR 2X4 STUDS AND 24" O.C. FOR 2X6 STUDS U.N.O.
9. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 48 INCHES, AND SHALL BE NAILED WITH NOT LESS THAN EIGHT 16d FACE NAILS ON EACH SIDE OF THE JOINT. PLATES SHALL BE NOMINAL 2 INCHES IN DEPTH AND HAVE A WIDTH AT LEAST EQUAL TO THE WIDTH OF THE STUDS.
10. PROVIDE SIMPSON M5130 TO THE ROOF BRACES TO INTERIOR LOAD BEARING WALLS.
11. STUD ON EACH SIDE OF THE BRACE SHALL BE ANCHORED TO THE TOP PLATE AND TO THE SILL PLATE WITH SIMPSON H2.5A. WHERE A BRACE FALLS DIRECTLY OVER A STUD, OR A STUD IS ADDED DIRECTLY BELOW A BRACE, THE BRACE SHALL BE STRAPPED WITH SIMPSON M5130 DIRECTLY TO THAT STUD, AND ONLY THAT STUD NEEDS TO BE ANCHORED TO THE SILL PLATE WITH A SIMPSON H2.5A ON EACH SIDE. THE SILL PLATE SHALL BE ANCHORED TO THE FOUNDATION PER DETAIL 4 IN THE DETAILS SHEET.
12. AT GABLE ENDS, AT LEAST EVERY OTHER GABLE STUD SHALL BE ATTACHED TO THE DOUBLED TOP PLATE AND THE RAFTER WITH A SIMPSON H2.5.
13. BOLDER SHALL TAKE EXTRA CARE TO ENSURE THAT UPPER LEVEL LOAD BEARING WALLS AND POSTS CAN TRANSFER THEIR LOADS TO THE SUPPORTS DIRECTLY BELOW THEM. INSTALL BLOCKING OR STUD COLUMNS BELOW FLOOR DECKING.
14. ALL ROOF FRAMING DETAILS AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE 2003 INTERNATIONAL RESIDENTIAL CODE.

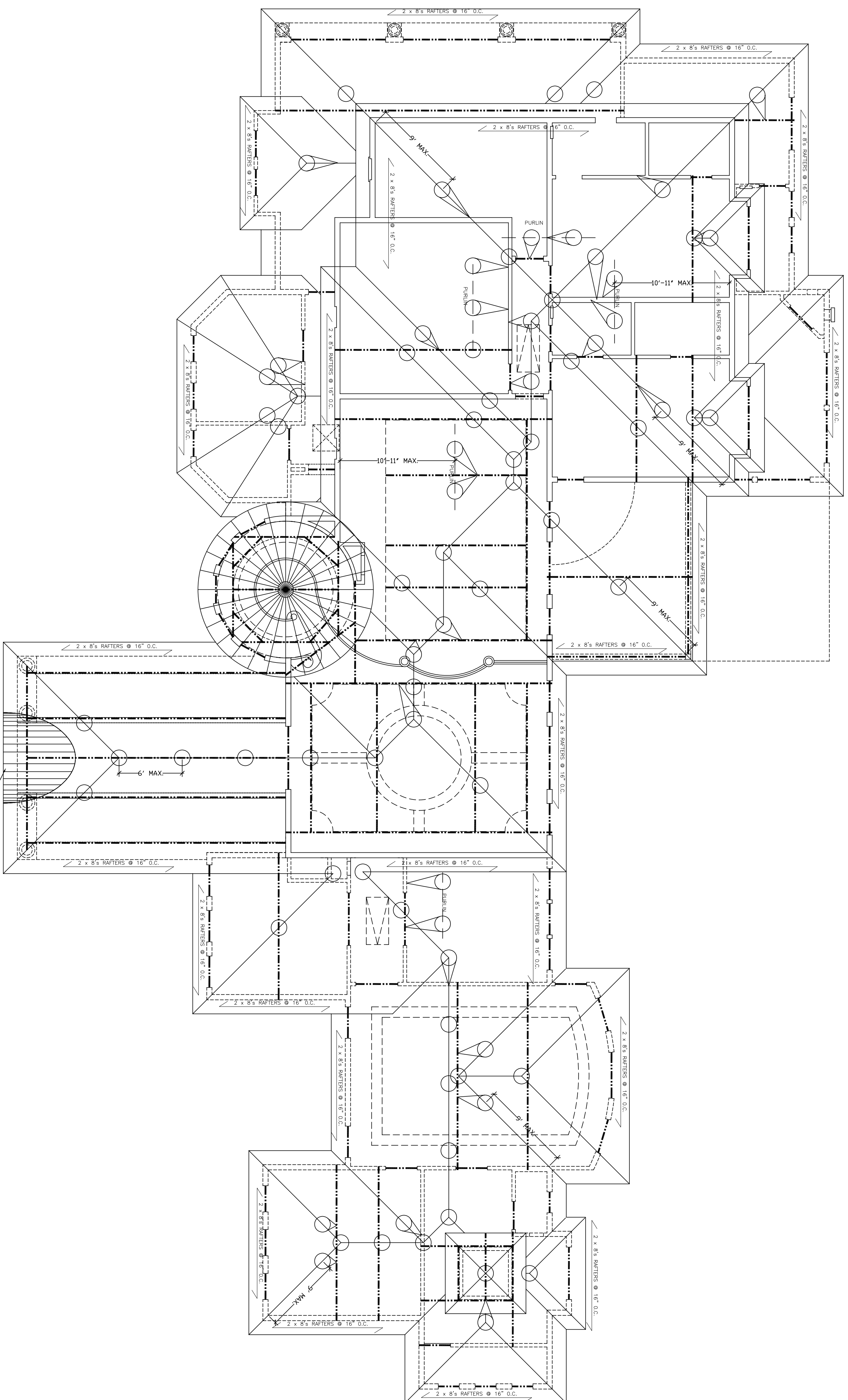
**ROOF FRAMING NOTES:**

1. DESIGN LOADS:  
ROOF LIVE LOAD <110 MPH WIND SPEED (3 SEC. GUST)
2. ALL ROOFS SHALL BE FRAMED 2X8@2 SYP RAFTERS SPACED @ 16" O.C. WITH A MAX SPAN OF 10'-11". ALL RAFTER SPLICES SHALL BE BRACED W/ PLYWOOD GUSSETS BOTH SIDES.
3. PURLINS ARE TO BE SAME DEPTH AS RAFTERS THEY ARE SUPPORTING.
4. ALL HIP, RIDGES, AND VALLES TO BE AT LEAST ONE FULL SIZE LARGER THAN THE RAFTERS THEY RE SUPPORTING.
5. PROVIDE COLLAR TIES AT 4'-0" O.C. ON ALL RIDGES.
6. ROOF SYSTEM SHALL BE SPANISH TILE OVER 30# ROOFING FELT OVER 3/4" CDX PLYWOOD OR OSB STRUCTURAL PANELS, EXPOSURE 1.
7. CONTRACTOR SHALL FIELD VERIFY ALL ARCHITECTURAL FEATURES AND IS RESPONSIBLE FOR FIT AND FINISH.

MAX PURLIN SPACING = 4'-0"  
 MAX RIDGE SPACING = 6'-0" MAX HIP & VALLEY SPACING = 9'-0"  
 - - - - - INDICATES A HEADER OR A CEILING BEAM

ROOF BRACING SCHEDULE		
HT.	REQUIREMENTS	SECTION
A 1 - 10 FT.	2X4 "T" BRACING	2X4
B 11 - 20 FT.	2X6/2X4 "T" BRACING	2X6
C 21 - 30 FT.	2X8/2X6 "T" BRACING	2X8

ALL RAFTERS TO BE  
 2 X 8 #2 SYP @ 16" OC (U.N.O)  
 HIPS, VALLEYS, & RIDGES  
 TO BE 2x10 #2 SYP (U.N.O)



(USE THIS DOT TO REPRESENT A BRACE POINT, AND USE THE LABEL WITH A LEADER TO DESCRIBE THE SUPPORT)

BRACE RIDGE TO WALL OR BEAM BELOW, SEE CEILING FRAMING PLAN.

**REVIEW SET NOT FOR**

**CONSTRUCTION**

**ROOF RAFTER PLAN**

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

PROPOSED RESIDENCE @  
 14928 DIAMONDHEAD ROAD  
 WATEROAK SUBDIVISION  
 MONTGOMERY, TEXAS

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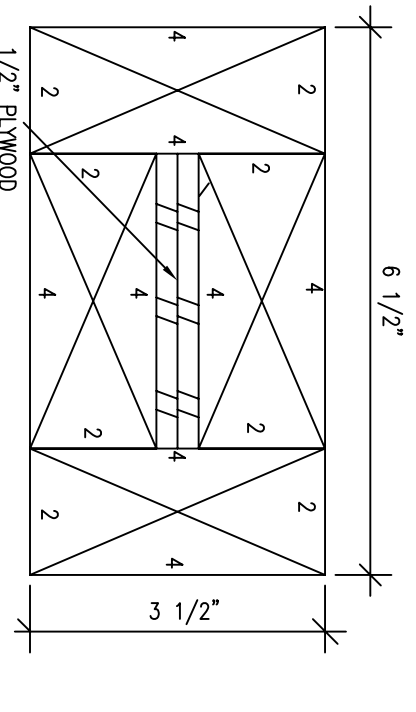
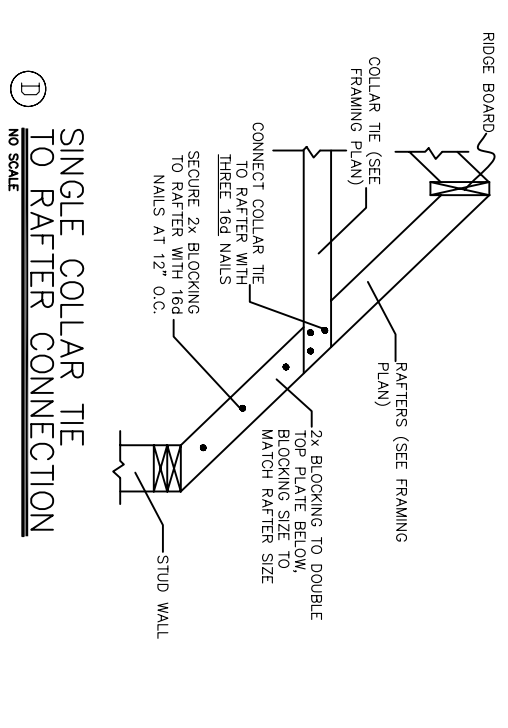
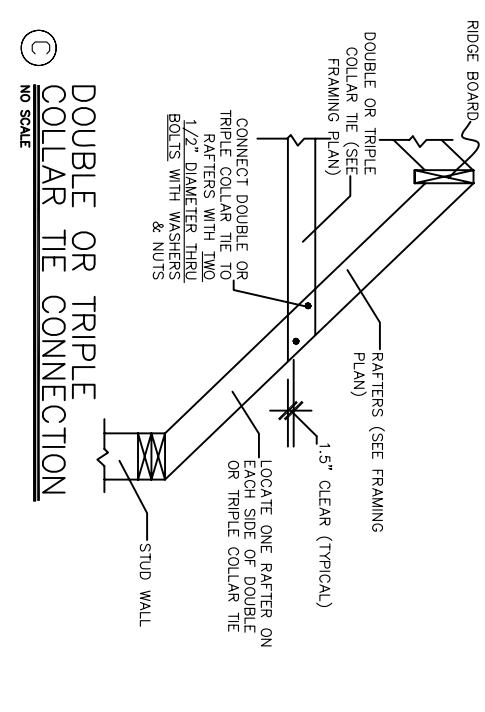
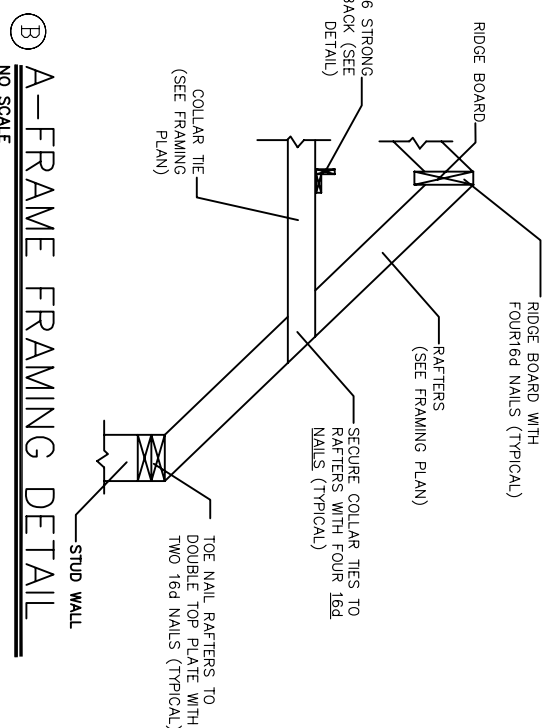
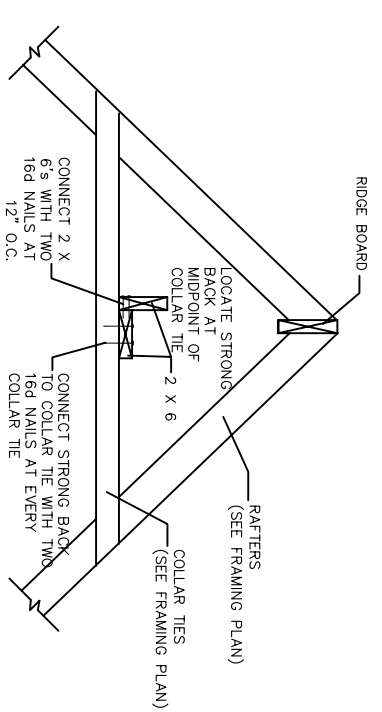
REVISIONS  
 08/30/2007

DATE : 11/15/2007  
 DPN BY: JAR  
 CHK BY: AQ  
 JOB # : 071147

SHEET #  
 S3-0

CEILING FRAMING NOTES:

1. ALL LUMBER TO BE NO. 2 SOUTHERN YELLOW PINE, 19% M.C. U.O.N
2. ALL CEILING JOISTS TO BE 2X8'S AT 24" O.C. U.N.O. MAX CLEAR SPAN:11'-0"
3. USE BLOCKING WHERE REQUIRED BY 2003 IRC.
4. ALL CONNECTIONS TO BE PROPERLY INSTALLED WHERE REQUIRED PER 2003 IRC.
5. ALL BEAMS SUPPORTING ROOF TO BE "FLOATING BEAMS" AS SITUATION PERMITS.
6. ALL ROOF SUPPORT BEAMS TO BE NO. 2 S.Y.P.
7. ALL MULTIPLE-PLY BEAMS REQUIRE SAME NUMBER OF STUDS AS PLY'S U.N.O.
8. ALL STEEL ANGLES (IF ANY) TO BE 3-1/2X3-1/2X1/4" WITH A MINIMUM OF 4" BEARING AT EACH END U.N.O. DO NOT ATTACH ANGLE TO HEADERS, U.N.O.
9. ALL WALLS IN CONTACT WITH TREATED WOOD ARE TO BE STAINLESS STEEL OR A MIN. G185 HDS HOT DIP GALVANIZED SUCH AS: SIMPSON (MAXX G185)
10. TRANSFER ALL LOAD BEARING POINTS TO FOUNDATION.
11. SILL PLATES FOR ALL EXTERIOR WALLS SHALL BE OF PRESSURE TREATED LUMBER, OR SHALL BE PROVIDED WITH AN APPROVED VAPOR BARRIER BENEATH THEM.
12. ALL STUD WALLS SHALL BE S.P.F. # 2 OR BETTER, KD (19% M.C.), OR #2 SOUTHERN PINE (U.O.N)
13. ALL EXTERIOR AND LOAD BEARING STUD WALLS: STUD SPACING SHALL NOT EXCEED 16" O.C. FOR 2X4 STUDS AND 24" O.C. FOR 2X6 STUDS. U.N.O.
14. PROVIDE SIMPSON W3X3 TO THE ROOF BRACKS TO CEILING JOISTS. EACH END OF THE ROOF SUPPORTING CEILING JOIST SHALL BE TIED TO THE TOP PLATE WITH SIMPSON H2.5A.
15. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 48 INCHES AND SHALL BE MAILED WITH NOT LESS THAN EIGHT 16G FACE NAILS ON EACH SIDE OF THE JOINT. PLATES SHALL BE MINIMAL 2 INCHES IN DEPTH AND HAVE A WIDTH AT LEAST EQUAL TO THE WIDTH OF THE STUDS.
16. BUILDER SHALL TAKE EXTRA CARE TO ENSURE THAT UPPER LEVEL LOAD BEARING WALLS AND POSTS CAN TRANSFER THEIR LOADS TO THE SUPPORTS DIRECTLY BELOW THEM. INSTALL BLOCKING OR STUD COLUMNS BELOW FLOOR DECKING.
17. ALL CEILING FRAMING DETAILS AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE 2003 INTERNATIONAL RESIDENTIAL CODE.



4 STUD COLUMN  
SCALE: N.T.S.

MAXIMUM SPAN ALLOWANCE FOR #2 S.Y.P. HEADERS SUPPORTING WOOD FRAME WALLS

SIZE OF WOOD HEADER	LOAD BEARING	NON-LOAD BEARING
(2) 2X6'S	4'	6'
(2) 2X8'S	6'	8'
(2) 2X10'S	8'	10'

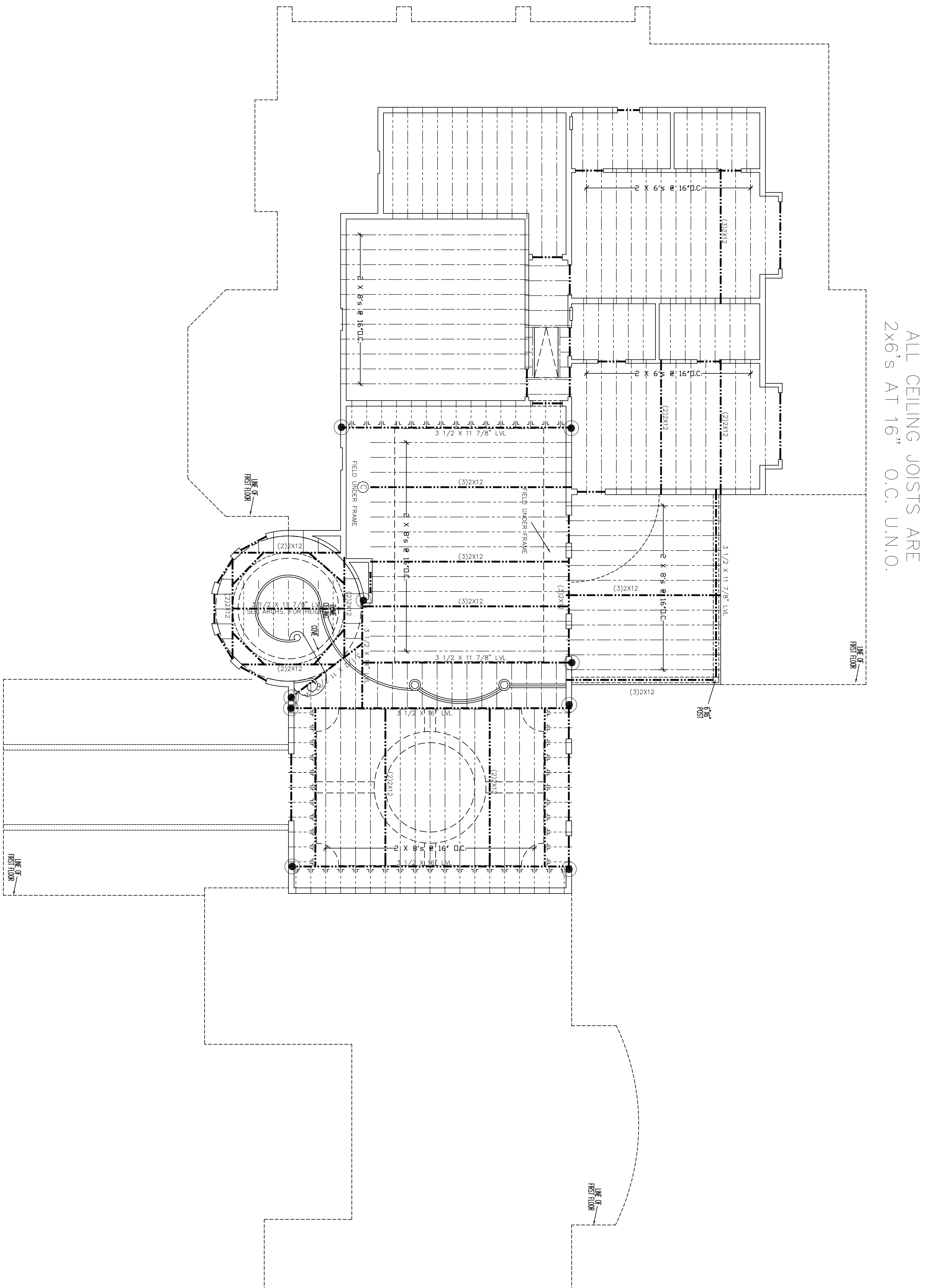
ALL FIRST FLOOR HEADERS W/ FLOOR JOISTS TO BE 2X12'S U.N.O.  
LOAD BEARING HEADERS OVER 8'-0" SPAN TO BE SIZED INDIVIDUALLY.  
DOUBLE JOISTS UNDER MECHANICAL EQUIPMENT.

WALL HEIGHT	FRAMING SPECIFICATIONS	TYPE
LESS THAN 12'-0"	2 x 6's @ 16" O.C.	NO. 2 YELLOW PINE (E=1,600,000 PSI)
12'-0" - 18'-0"	2 x 6's @ 16" O.C.	NO. 2 YELLOW PINE (E=1,600,000 PSI)
18'-0" - 20'-6"	2 x 6's @ 12" O.C.	NO. 2 YELLOW PINE (E=1,600,000 PSI)

WALL HEIGHT	FRAMING SPECIFICATIONS	TYPE
LESS THAN 12'-0"	2 x 6's @ 16" O.C.	NO. 2 YELLOW PINE (E=1,600,000 PSI)
12'-0" - 18'-0"	2 x 6's @ 16" O.C.	NO. 2 YELLOW PINE (E=1,600,000 PSI)
18'-0" - 20'-6"	2 x 6's @ 12" O.C.	NO. 2 YELLOW PINE (E=1,600,000 PSI)

HANGER SCHEDULE	SIMPSON FACE MOUNT HANGER
1 - 2 x 6	LUS26
2 - 2 x 6	LUS26-2
1 - 2 x 8	LUS28
2 - 2 x 8	LUS28-2
1 - 2 x 10	LUS210
2 - 2 x 10	LUS210-2
3 - 2 x 10	LUS210-3
1 - 2 x 12	LUS210
2 - 2 x 12	LUS210-2
3 - 2 x 12	LUS210-3
ENGINEERED BEAM	HGS410-ALL

INDICATES A HEADER OR A BEAM  
INDICATES A 4-2X4 STUD COLUMN - SEE DETAIL. CONTINUOUS SUPPORT TO FOUNDATION.



REVIEW SET NOT FOR CONSTRUCTION

UPPER LEVEL CEILING JOIST PLAN

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

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