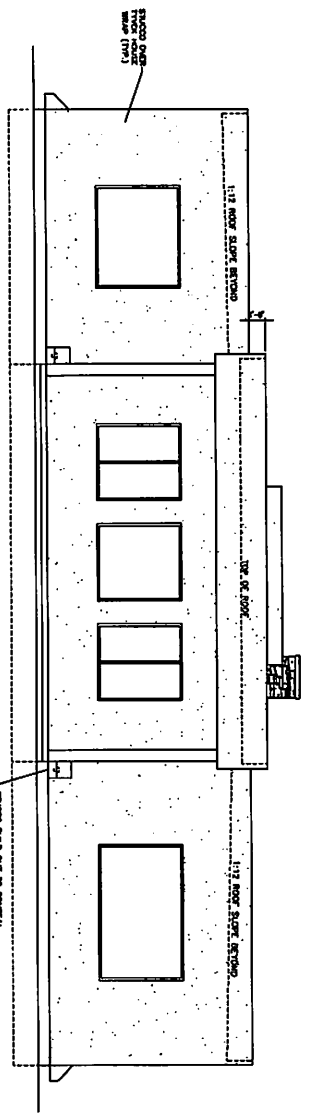


08 FRONT ELEVATION
S0.8 SCALE NTS



08 REAR ELEVATION
S0.8 SCALE NTS



288 ENGINEERING LLC
 TBPE FIRM NO 14418
 FH: 832-656-3552
 2715 NOBLE OAK LN.
 FEARLAND, TX-77584

SINGLE FAMILY RESIDENTIAL
 2091 HORSE SHOE TROIL
 ANGLETON, TX-77515

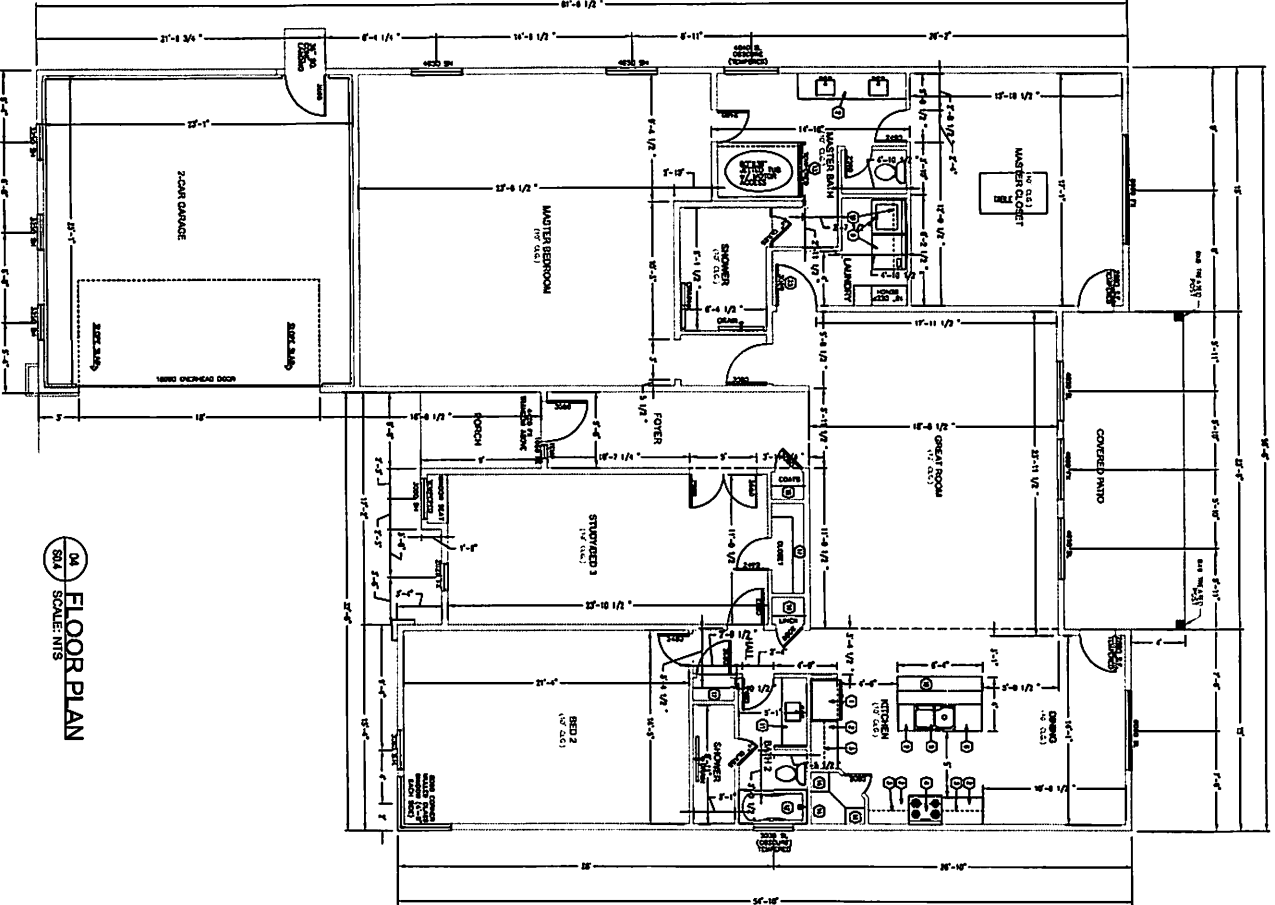


ELEVATIONS

Owner:	
Contract No.:	
Project Name:	
Scale:	ISSUED FOR CONSTRUCTION
Date:	02/04

CODE: 2018 INTERNATIONAL RESIDENTIAL CODE

S0.8



FLOOR PLAN
SCALE: N15

KEY NOTES:

1. 3/8" WIDE REFRIGERATION SPACE WITH REFRIGERATOR. INSTALL WATER LINE.
2. COUNTERTOP OVER 30" HIGH BASE CABINET.
3. UPPER CABINETS (TOP AT 8'-0" A.F.F.)
4. 30" RANGE WITH MICRO ABOVE AND SPATHER
5. DOUBLE SINK WITH DISPOSAL
6. DISHWASHER
7. NOT USED
8. 14" WIDE X 18" DEEP LOCKERS
9. WASHER AND DRYER HOOKUPS
10. SHELF ABOVE WASHER AND DRYER
11. COUNTERTOP OVER 32" HIGH BASE CABINET
12. 30" X 60" TUB / SHOWER (L.S.P.M. SHOWER HEAD)
13. TILE OR MARBLE SHOWER WITH SAFETY GLASS ENCLOSURE
14. (5) 16" SHELVES STARTING @ 24" ABOVE FINISHED FLOOR
15. 12" BAR OVERHANG
16. SINGLE ROD AND SHELF
17. (2) 12" SHELVES AND (2) RODS
18. 40 GALLON WATER HEATER WITH REFRIGERATIVE SAFETY STRAPS PER CODE REQ.
19. ROOF VENT, EFFICIENT DIRECT VENT TERMINACE
20. 13 SEER AIR CONDITIONER
21. DRAIN LINE
22. 18" TALL PLATFORM
23. 20 MINUTE SELF CLOSING FIRE RATED DOOR

AREA SCHEDULE
 LIVING AREA 2965 SQ.FT.
 COVERED PATIO 211 SQ.FT.
 GARAGE 664 SQ.FT.
 FRONT PORCH 51 SQ.FT.
 TOTAL SLAB 3781 SQ.FT.

CODE: 2018 INTERNATIONAL RESIDENTIAL CODE

288 ENGINEERING LLC
 TYPE FIRM NO 14418
 PH: 832-656-3552
 2715 NOBLE OAK LN.
 PEARLAND, TX-77584

SINGLE FAMILY RESIDEN
 209 HORSE SHOE TRAIL
 ANGLETON, TX-77515



FLOOR PLAN

Drawn By:	
Checked By:	
Project Name:	SSSB PER CONCRETE
Date:	04/10
Sheet No.:	04/10

S0.4

GENERAL NOTES

1. THE STRUCTURAL DRAWINGS ARE NOT TO BE SCALED FOR DETERMINATION OF QUANTITY, LENGTH, OR FIT OF MATERIALS.
2. THE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHODS OF CONSTRUCTION UNLESS SO STATED OR NOTED. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE WORKSMAN AND OTHER PERSONS DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND SHORING OF ALL STRUCTURAL WORK AS REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY COLLAPSE, DEFLECTION, OR CAUSE DISTRESS IN THE STRUCTURE.
4. CONSTRUCTION MATERIALS SHALL NOT BE STORED ON FLOORS OR ROOFS IN EXCESS OF THE DESIGN LOADS. UNLESS SPECIFICALLY APPROVED IN WRITING BY THE STRUCTURAL ENGINEER, RECORD IMPACT SHALL BE AVOIDED WHEN PLACING MATERIALS ON FLOORS OR ROOFS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENFORCE THESE REQUIREMENTS.
5. SECTIONS IDENTIFIED AS TYPICAL SHALL BE APPLICABLE TO ANY IDENTICAL OR SIMILAR AREAS.

DESIGN DATA:

CODE 2018 INTERNATIONAL RESIDENTIAL CODE

- LIVE LOADS:**
 ROOF FRAMING..... 20 PSF (SUBJECT TO SLOPE & TRIBUTARY AREA REDUCTION FACTORS)
 ROOMS..... 40 PSF
 ATTIC W/ STORAGE..... 20 PSF
 ATTIC W/O STORAGE..... 10 PSF
 WIND LOADS:
 WIND DESIGN VELOCITY V_W 148MPH
 EXPOSURE C RISK CATEGORY: II
 DEFLECTION CRITERIA:
 EXTERIOR WALLS UNDER WIND LOAD..... L/240
 FLOOR FRAMING UNDER LIVE LOAD..... L/240
 ROOF FRAMING UNDER LIVE LOAD..... L/240

FOUNDATION DESIGN CRITERIA

FOUNDATION DESIGN FOR THIS BUILDING IS BASED UPON THE FOLLOWING:
 FOUNDATION TYPE: SLAB ON GRAFT
 BEARING STRATA: CLAY (CH) SORT TO HARD DARK BROWN TO BROWN CLAYS

WOOD CONSTRUCTION:

1. ALL MEMBERS SHALL BE FRAMED, ANCHORED, TIED, AND BRACED SO AS TO DEVELOP THE STRENGTH AND RIGIDITY NECESSARY FOR THE PURPOSES FOR WHICH THEY ARE USED. WORK SHALL BE PERFORMED BY EXPERIENCED ERECTORS.
2. PREPARATION, FABRICATION, AND INSTALLATION OF WOOD MEMBERS AND THEIR FASTENING SHALL CONFORM TO ACCEPTED ENGINEERING PRACTICES AND TO THE REQUIREMENTS OF IRC. WORK SHALL BE PERFORMED BY EXPERIENCED FABRICATORS.
3. DUE TO VARIATIONS AND DIFFERENCES IN CONSTRUCTION PRACTICES, WOOD FRAMING IS SUBJECT TO REVIEW BY THE STRUCTURAL ENGINEER OF RECORD.
4. GRADES:
 ROOF RAFTERS: SYP #2 OR EQUAL
 CEILING AND FLOOR JOISTS: SYP #2 OR EQUAL
 BEAMS & HEADERS: REF. PLANS
 STUDS: REF. PLANS
 WOOD POSTS: REF. PLANS
 REF. PLANS: SYP, NO. 545
 SUD CODE: SYP, NO. 545

NOTES:

1. CONTRACTOR SHALL NOT ALTER THE DRAINAGE PATTERN OF THE LOT DUE TO THE PROPOSED IMPROVEMENT.
2. CONTRACTOR TO DISPOSE EXCAVATED SOIL TO OFF SITE LOCATION PER APPLICABLE ENVIRONMENTAL LAWS.
3. PROPOSED STRUCTURE DESIGN IS IN COMPLIANCE WITH 2018 INTERNATIONAL RESIDENTIAL CODE.

DESIGN CRITERIA
 WIND: 148 MPH
 ROOF LIVE LOAD: 20 PSF
 ROOF DEAD LOAD: 10 PSF
 CONCRETE: 3000 PSI
 BUILDING CODE: 2018 IRC
 E.P.C.

7. HEADERS:

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.

- ALL BEAMS MADE UP OF A NUMBER OF 2x JOISTS SHALL BE FASTENED AS FOLLOWS:
 FOR THE MAXIMUM HORIZONTAL SPACING OF BOLTS:
 2x2: 16 DIAMALS @ 12" TOP & BOTTOM, STAGGER EA. FACE
 3x2: 20 DIAMALS @ 12" TOP & BOTTOM, STAGGER (W/ STD WASHERS)
 4x2 (OR MORE): BOLTS @ 12" TOP & BOTTOM, STAGGER (W/ STD WASHERS)
 BOLTS SHALL BE 5/8", LOCATED 2" MINIMUM FROM BEAM EDGES AND SHALL BE STAGGERED IN TOP AND BOTTOM ROOF. PROVIDE STANDARD WASHERS @ EACH FACE.
 ALL DOOR AND WINDOW HEADERS FOR HEADERS AT ANY OTHER OPENING THAT ARE NOT SPECIFIED ON PLANS SHALL BE AS FOLLOWS:
 FLOOR FRAMING: 2-2X12
 CEILING FRAMING: 2-2X8

8. PLYWOOD ROOF DECKING:

MINIMUM BEARING OF ANY BEAM OR HEADER AT A STUD WALL IS 3-1/2"
 PLYWOOD CLIPS @ 24" OC. SHALL BE INSTALLED @ ROOF DECKING TO RESULT IN A 1/8" GAP BETWEEN ALL PANEL EDGES. PROVIDE 1 CLIP PER SPAN (JOIST SPACING). CLIPS SHALL BE SIMPSON PSCCL OR APPROVED EQUAL, TO MATCH CORRESPONDING PLYWOOD THICKNESS.

9. JOISTS

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 RIB. 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.
- 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.

10. CONNECTIONS:

CONNECTORS SHALL BEAS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC., DUBLIN, CA, OR APPROVED EQUAL.
 CONNECTORS SHALL BE THE MANUFACTURER-DESIGNATED SIZE FOR FRAMED MEMBERS, AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS.
 ALL NAIL & BOLT HOLES SHALL BE ENGAGED, WITH MANUFACTURER-DESIGNATED FASTENERS.
 CONNECTORS SHALL BE INSTALLED AT THE ENDS OF ALL JOISTS & BEAMS FRAMING INTO OTHER (SUPPORTING) MEMBERS (UNLESS OTHERWISE NOTED).
 PROVIDE HURRICANE CLIPS @ EVERY ROOF TRUSS OR RAFTER.
 (SIMPSON H1 OR APPROVED EQUAL)
 PROVIDE SOLID BLOCKING BETWEEN ALL JOISTS AND TRUSSES AT EACH SUPPORT.

WINDSTORM CERTIFICATION

THE CONTRACTOR IS RESPONSIBLE FOR INFORMING 288 ENGINEERING, LLC (THE QUALIFIED WINDSTORM INSPECTOR) 72 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, SO THAT THE APPLICATION FOR WINDSTORM BUILDING INSPECTION, FORM WPI-1, CAN BE SUBMITTED TO TEXAS DEPARTMENT OF INSURANCE PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR INFORMING THE QUALIFIED INSPECTOR 72 HOURS PRIOR TO START OF FOLLOWING CONSTRUCTION ACTIVITIES:

- 1- FOUNDATION CONCRETE POUR
- 2- ROUGH FRAMING
- 3- FINAL FRAMING
- 4- SIDING
- 5- ROOF TRUSS INSTALLATION
- 6- ROOFING

THE QUALIFIED WINDSTORM INSPECTOR WILL NOT PROVIDE A COMPLETED BUILDING CONSTRUCTION COMPLIANCE FORM WPI-2, AFTER THE WORK IS COMPLETE UNLESS HE HAS PERFORMED THE WINDSTORM INSPECTIONS.

THE FOLLOWING PRODUCTS MUST MEET THE MINIMUM REQUIREMENTS OF THE TEXAS DEPARTMENT OF INSURANCE (TDI) AND MUST BE ON THE TDI APPROVED LIST OF PRODUCTS AND HAVE PRODUCT EVALUATION REPORT APPROVED BY THE TDI. IF PRODUCTS ARE SUBMITTED OR INSTALLED THAT DO NOT MEET THESE REQUIREMENTS THEY WILL BE REJECTED OR WILL BE REQUIRED TO BE REPLACED WITH PRODUCTS THAT MEET WITH TDI STANDARDS.

- 1- ROOFING
- 2- SIDING
- 3- WINDOWS
- 4- DOORS

CORROSION RESISTANCE
 ALL FASTENERS AND METAL CONNECTORS SHALL BE EITHER STAINLESS STEEL AND MET ASYM A197, OR HOT-DIP GALVANIZED AFTER FABRICATION AND MEET ASTM A123 OR A153, OR HOT DIP GALVANIZED PRIOR TO FABRICATION AND MEET ASTM A653.

DESIGN INDEX	SO.1 GENERAL NOTES
SECTION INDEX	SO.2 GENERAL NOTES
FOUNDATION INDEX	SO.3 FOUNDATION DETAILS
FLOOR INDEX	SO.4 FLOOR PLAN
SHEARWALL INDEX	SO.5 SHEARWALL PLAN
ROOF INDEX	SO.6 ROOF FRAMING PLAN
FRAMING INDEX	SO.7 ROOF PLAN
FRAMING INDEX	SO.8 ROOF PLAN
FRAMING INDEX	SO.9 ROOF PLAN
FRAMING INDEX	SO.10 FRAMING DETAILS
FRAMING INDEX	SO.11 FRAMING DETAILS

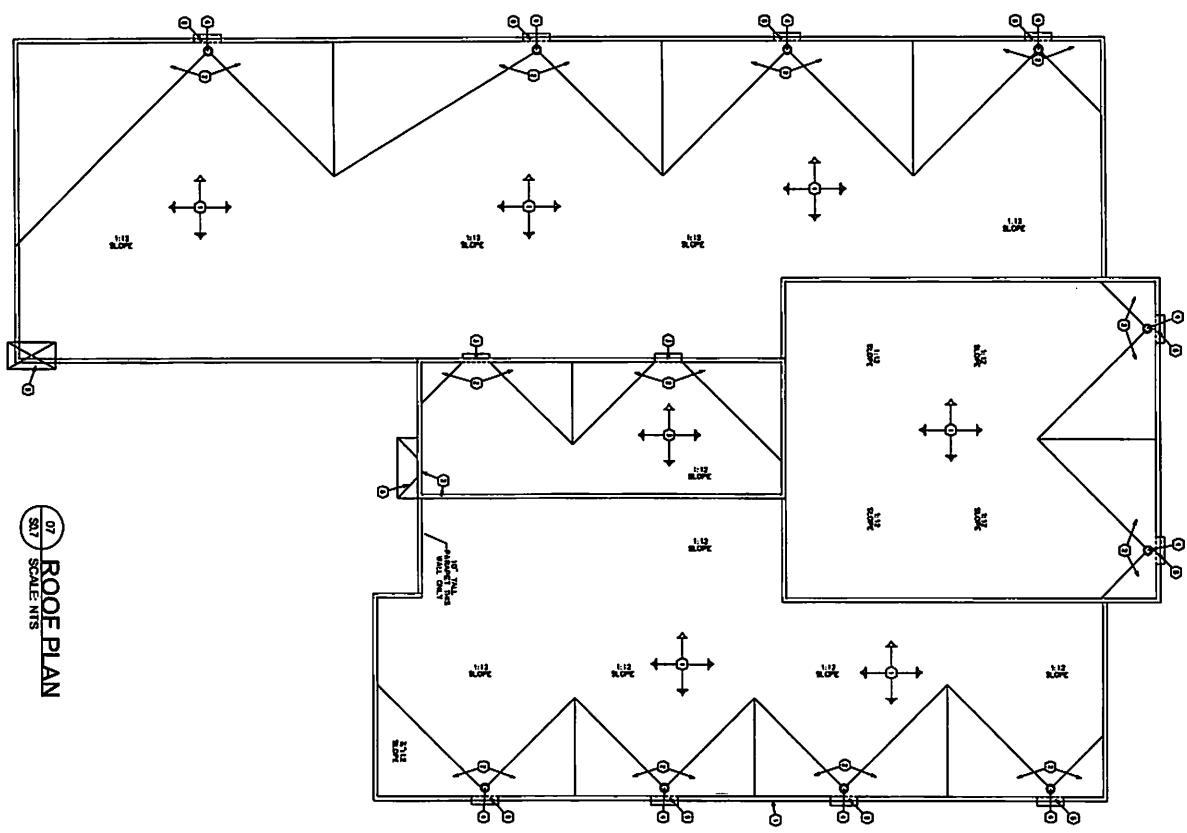
288 ENGINEERING LLC
 TYPE FIRM NO 14418
 PH: 832-656-3552
 2715 NOBLE OAK LN.
 PEARLAND, TX-77584

SINGLE FAMILY RESIDENTIAL
 209 HORSE SHOE TRAIL
 ANGLETON, TX-77515



GENERAL NOTES

SO.1

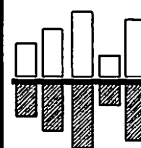


07 ROOF PLAN
S07 SCALE: NTS

KEY NOTES:

1. IG ROOF SYSTEMS SINGLE PLY .60 MIL WATERPROOF PVC MEMBRANE ROOF DECKING SYSTEM OVER SHEATHING. INTERLOCKED INTERLOCKED PARAPET WALL FLASH ALL SEAMS AND CORNERS PER MANUFACTURERS RECOMMENDATIONS. (COLOR TO BE WHITE TO REDUCE HEAT ABSORPTION)
 2. 1 1/2" OVER-FRAME SLOPE TO ROOF DRAIN AND OR SCUPPERS
 3. 16" WIDE X 4" TALL SCUPPER WITH ALUMINUM DRIP PAN.
 4. 3" DIAMETER ROOF DRAIN TO BE PLACED FLUSH OR SLIGHTLY INSET FROM ROOF SURFACE TO ALLOW FREE FLOW OF WATER THROUGH DRAIN. WATER PRODUCT SHALL COMPLY TO LOCAL CODE REQ. TO RESIST ORGANIC DEBRIS FROM ENTERING THE PIPE. DRAINAGE PIPE TO BE CONCEALED IN EXTERIOR WALL WITH SCUPPER TERMINATING WATER NEAR GROUND SURFACE. CONCEAL VIEW OF DRAIN SCUPPER WITH STUCCO BUILD OUT.
 5. 2 1/2" THICK PRECAST CONC. CAP. TOP SLOPED TO DRAIN
 6. SECONDARY 16" X 4" OVERFLOW WATER EVACUATION OPENING IN PARAPET WALL. PLACE BOTTOM AT 2 INCHES ABOVE ROOF SURFACE SO PRIMARY DRAIN SYSTEM IS USED FIRST. PROVIDE ALUMINUM DRIP PAN
- SEE ELEVATIONS FOR PARAPET HEIGHTS

CODE: 2018 INTERNATIONAL RESIDENTIAL CODE



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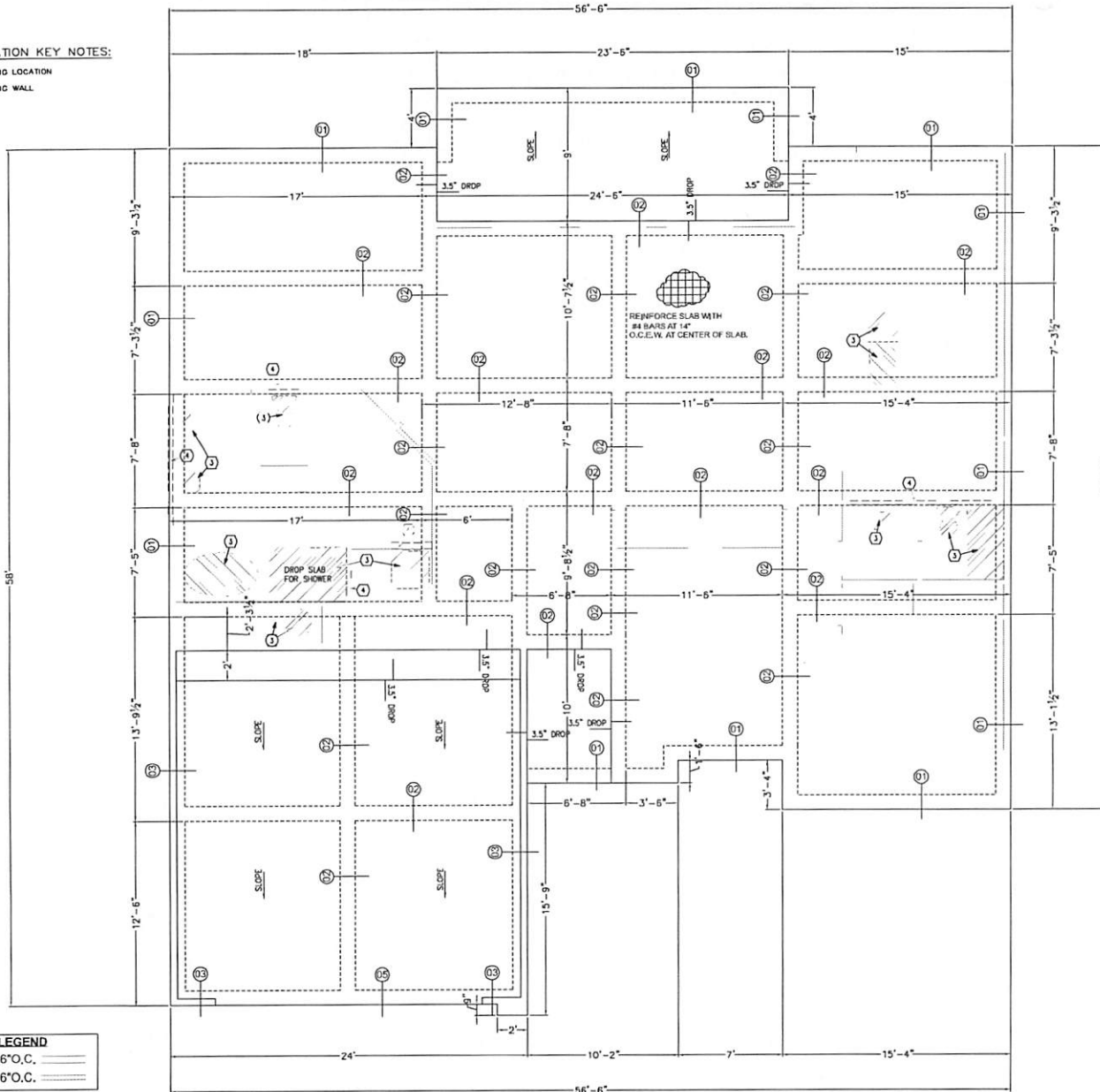


ROOF PLAN

S0.7

FOUNDATION KEY NOTES:

- PLUMBING LOCATION
- PLUMBING WALL



WALL LEGEND

X6@16"O.C.	—————
X4@16"O.C.	—————

FINISH FLOOR ELEVATION SHALL BE MINIMUM 2' ABOVE B.F.E. PER BRAZORIA COUNTY REQUIREMENTS. CONTRACTOR SHALL VERIFY LATEST REQUIREMENTS W/ COUNTY AND REGISTERED LAND SURVEYOR.

02 FOUNDATION PLAN
S0.2 SCALE: NTS

BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS, FLOOR PENETRATIONS, DROP AREAS, AND BLOCKOUT LOCATIONS ON SITE.

SITE PREPARATION REQUIREMENTS

STRUCTURAL FILL UNDER BUILDING AREAS SHOULD BE SELECTED WITH RESPECT TO PLASTICITY CHARACTERISTICS. SANDY CLAY WITH A LIQUID LIMIT NOT GREATER THAN 40 AND PLASTICITY INDEX BETWEEN 8 AND 20 WILL BE SUITABLE FOR SELECT IMPERVIOUS FILL. THE RECOMMENDED EARTHWORK CONSTRUCTION PROCEDURES UNDER BUILDING AND PAVING AREAS ARE AS FOLLOWS:

1. REMOVE ALL CONSTRUCTION DEBRIS AND ORGANIC SOILS TO A DEPTH OF AT LEAST SIX INCHES.
2. PROOFROLL STRUCTURAL AND PAVEMENT AREAS WITH A LOADED DUMP TRUCK OR HEAVY ROLLER IN THE PRESENCE OF AN ENGINEERING TECHNICIAN FROM PROFESSIONAL GEOTECH COMPANY. IF NO PUMPING IS ENCOUNTERED AND PROOFROLL INSPECTION PASSES, SKIP ITEM 3 AND GO DIRECTLY TO ITEM 4 OF THIS SECTION.
3. ONLY IF PUMPING IS ENCOUNTERED DURING PROOFROLL INSPECTION, THE UPPER TWO TO FOUR FEET (2-4) OF SOIL MAY BE REMOVED FIRST, FOLLOWED BY MINING OF UPPER TWELVE INCHES (12") OF EXPOSED SUBGRADE WITH FLYASH, LIME, PORTLAND CEMENT AND/OR TIRU-BLEND TO ABSORB EXCESS MOISTURE IN THE EXISTING SOIL AND IMPROVE STRENGTH OF THE SOIL. ONCE THE SUBGRADE IS RESISTANT TO YIELDING, SELECT FILL CAN BE PLACED LIFT BY LIFT AND COMPACTED TO 95% OF STANDARD PROCTOR DENSITY. OTHER OPTIONS INCLUDE DRYING THE UPPER TWO TO FOUR FEET (2-4) SOIL BY NATURAL MEANS (AERATION AND SCARIFICATION) IF THE SCHEDULE AND WEATHER ALLOWS OR REPLACEMENT OF WET SILTY SOIL WITH DRY SELECT FILL.
4. PLACE FILL IN LOOSE LIFTS NOT EXCEEDING NINE INCHES AND COMPACT TO NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED BY ASTM SPECIFICATION D 1556 (STANDARD PROCTOR). THE MOISTURE CONTENT OF THE FILL SHOULD NOT BE LESS THAN TWO POINTS BELOW OPTIMUM VALUE NOR MORE THAN THREE POINTS ABOVE THE OPTIMUM VALUE.
5. EXCAVATE THE SOIL IN CUT AREAS TO GRADE AND PROOFROLL THE SURFACE SOIL.
6. COMPACT STABILIZED SOIL IN PARKING AND DRIVEWAY AREAS TO NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY OF STABILIZED SOIL.
7. PERFORM FIELD DENSITY TESTS TO VERIFY COMPACTION AT A FREQUENCY OF ONE TEST PER LIFT OF FILL FOR EVERY 2,000 SQUARE FEET OF COMPACTED AREA IN BUILDING PAD. ALSO, PERFORM FIELD DENSITY TESTS ON STABILIZED SOIL IN PARKING AND DRIVEWAY AREAS AT A FREQUENCY OF ONE TEST FOR EVERY 2,000 SQUARE FEET OF COMPACTED AREA.
8. MAINTAIN THE MOISTURE CONTENT OF BOTH FILL AND NATURAL SOIL UNTIL IT IS PERMANENTLY SEALED WITH THE FLOOR SLAB OR PAVEMENT.
9. SAND SHOULD NOT BE USED AS A LEVELING COURSE UNDER FLOOR SLAB AND PAVEMENT, SINCE IT PROVIDES READY PATH FOR MOISTURE TO GET IN.
10. UNLESS OTHERWISE STATED, EARTHWORK AND CONCRETE CONSTRUCTION MUST FOLLOW THE FOLLOWING TEXAS DOT SPECIFICATIONS:
 - ITEM 110: EXCAVATION
 - ITEM 216: PROOF ROLLING
 - ITEM 260: LIME TREATMENT
 - ITEM 275: CEMENT TREATMENT
 - ITEM 360: CONCRETE PAVEMENT

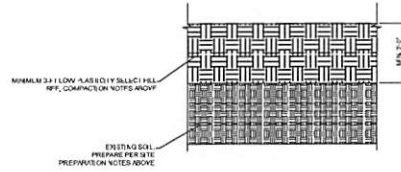
FOUNDATIONS GENERAL NOTES

EXPOSURE TO ENVIRONMENT MAY WEAKEN THE SOILS AT THE FOOTING BEARING LEVEL IF THE FOUNDATION EXCAVATION REMAINS OPEN FOR LONG PERIODS OF TIME. THEREFORE, IT IS RECOMMENDED THAT ALL FOOTING EXCAVATIONS BE EXTENDED TO FINAL GRADE AND THE FOOTINGS CONSTRUCTED AS SOON AS POSSIBLE TO MINIMIZE POTENTIAL DAMAGE TO BEARING SOILS. THE FOUNDATION BEARING LEVEL SHOULD BE FREE OF LOOSE SOIL, POND WATER AND DEBRIS.

THE SIDE SLOPES OF SHALLOW EXCAVATIONS WILL PROBABLY STAND NEAR VERTICAL FOR LIMITED PERIODS. WE RECOMMEND, HOWEVER, THAT VERTICAL-SIDED EXCAVATIONS BE LIMITED TO A DEPTH OF ABOUT FOUR FEET. SIDES OF TEMPORARY EXCAVATIONS DEEPER THAN ABOUT FOUR FEET SHOULD BE BRACED OR SLOPED BACK TO AT LEAST 1:1 VERTICAL ON 1.5-HORIZONTAL. BRACING REQUIREMENTS FOR EXCAVATIONS DEEPER THAN FOUR FEET SHOULD CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

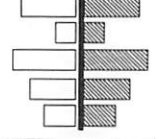
FOUNDATION CONCRETE SHOULD NOT BE PLACED ON SOILS THAT HAVE BEEN DISTURBED BY RAINFALL OR SEEPAGE. IF THE BEARING SOILS ARE SOFTENED BY SURFACE WATER INTRUSION DURING EXPOSURE OR BY DEGRADATION, THE UNSUITABLE SOILS MUST BE REMOVED FROM THE FOUNDATION EXCAVATION AND REPLACED PRIOR TO PLACEMENT OF CONCRETE.

IF THE EXCAVATION MUST REMAIN OPEN OVERNIGHT, OR IF RAINFALL BECOMES IMMINENT, WHILE THE BEARING SOILS ARE EXPOSED, WE RECOMMEND THAT A TWO-INCH MUD MAT OF LEAN CONCRETE (1,000 PSI) BE PLACED ON THE BEARING SOILS BEFORE PLACEMENT OF REINFORCEMENT STEEL OR CONCRETE.



Site Preparation Soil Profile
NTS

288 ENGINEERING LLC
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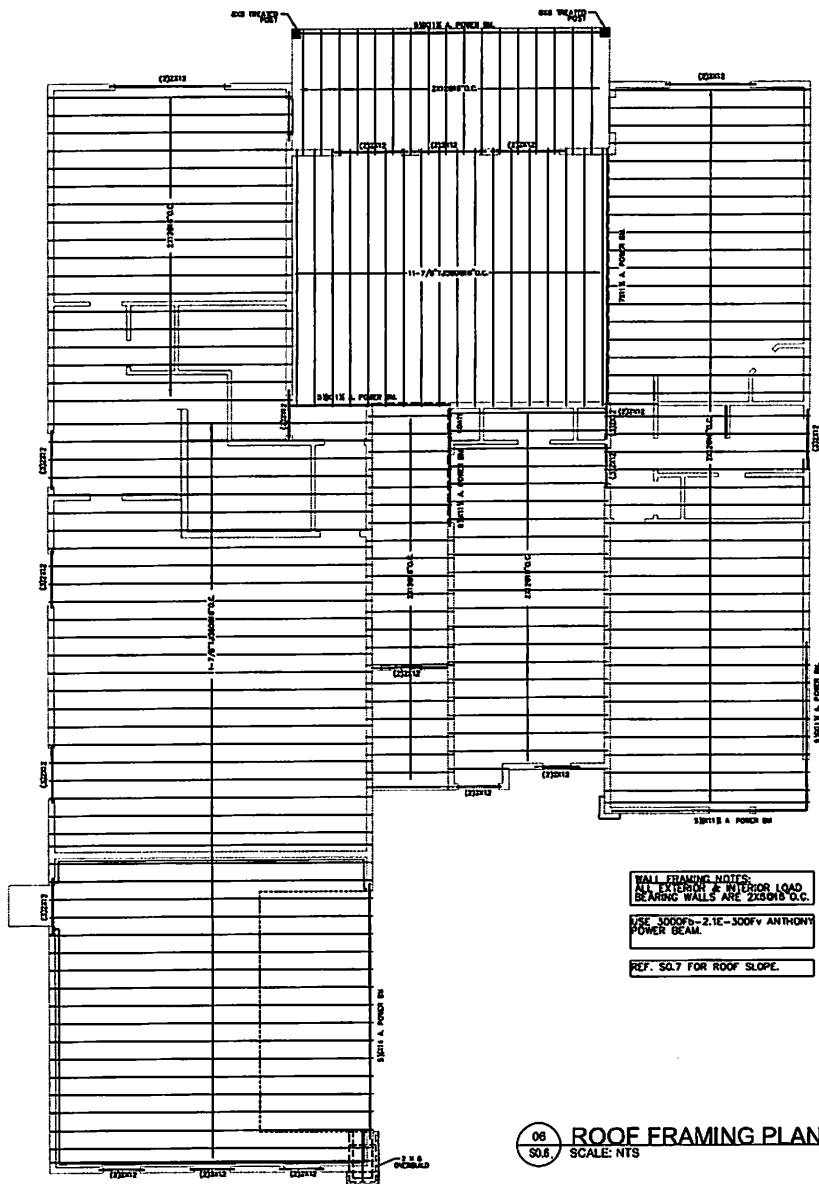
Rev#	

FOUNDATION PLAN

Drawn By:	
Checked By:	
Project No.:	11
Project Phase:	ISSUED FOR CONSTRUCTION
Date:	12/23
Sheet No.:	

S0.2

CODE: 2018 INTERNATIONAL RESIDENTIAL CODE



WALL FRAMING NOTES:
 ALL EXTERIOR & INTERIOR LOAD BEARING WALLS ARE 2X6@16 O.C.

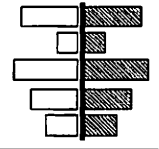
USE 3000FD-2.1E-300FV ANTHONY POWER BEAM.

REF. S0.7 FOR ROOF SLOPE.

06 ROOF FRAMING PLAN
 S0.6 SCALE: NTS

CODE: 2018 INTERNATIONAL RESIDENTIAL CODE

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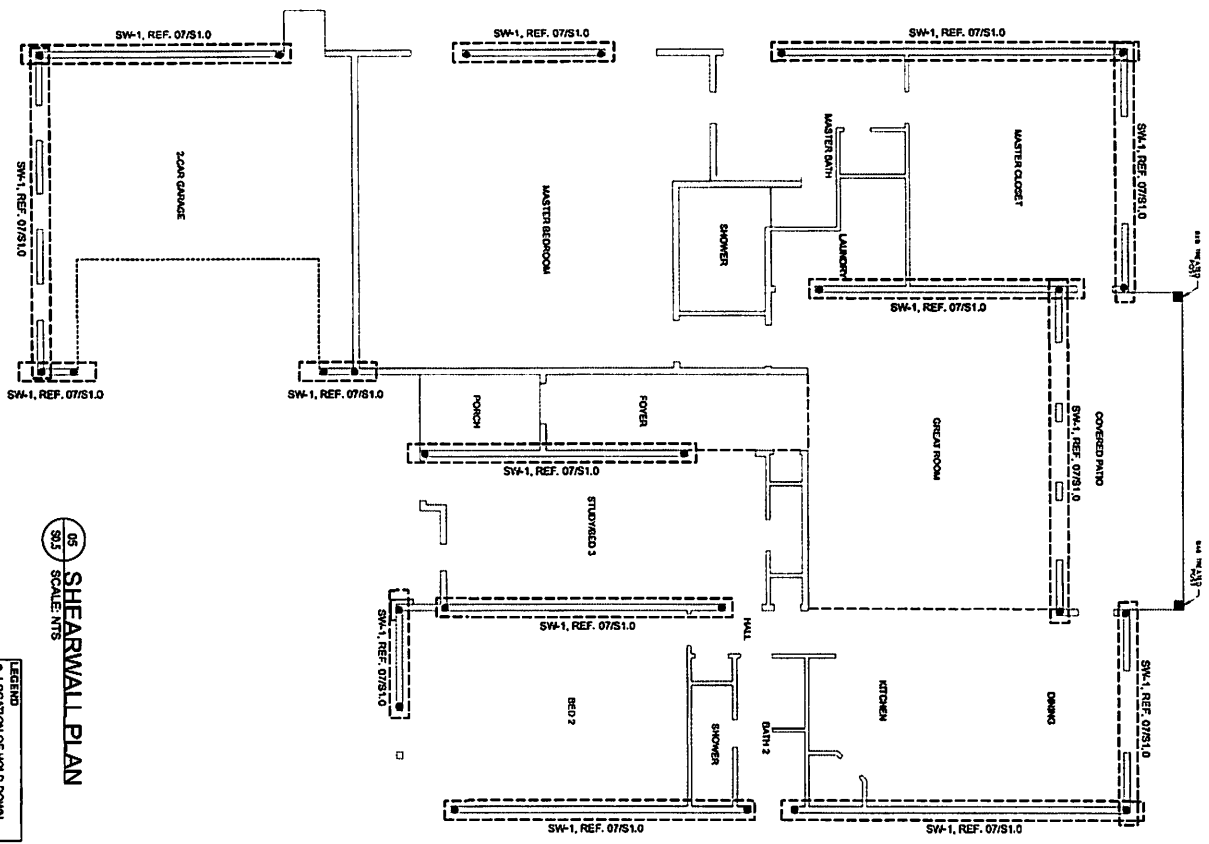


Rev# _____

ROOF FRAMING PLAN

Checked By: _____
 Drawn By: _____
 Project No.: _____
 Project Name: _____
 Title: ISSUED FOR CONSTRUCTION
 Date: 03/04/2018
 Sheet No.: _____

S0.6



05
30.5
SHEARWALL PLAN

LEGEND
● LOCATION OF HOLD-DOWN

CODE: 2019 INTERNATIONAL RESIDENTIAL CODE



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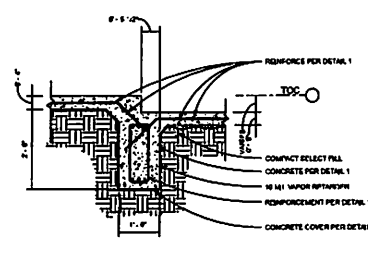
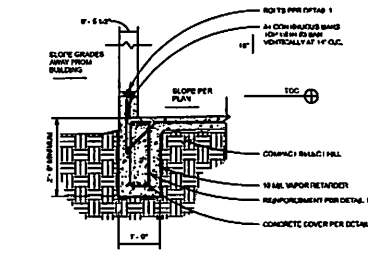
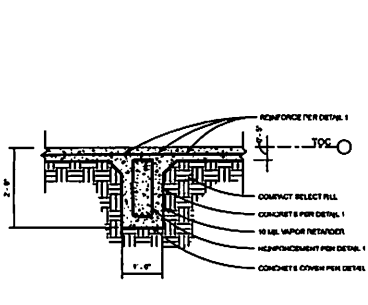
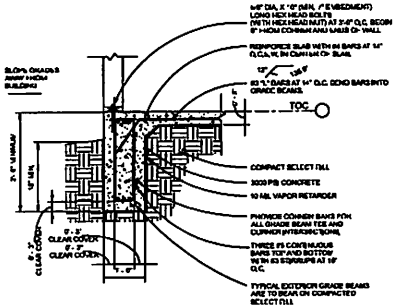


SHEARWALL PLAN

Owner:	
Contract No.:	
Project No.:	
Project Name:	SOLID FOR CONSTRUCTION
Date:	08/24
Drawn By:	
Checked By:	

S0.5

ANCHOR BOLT NOTES:
 1. INSTALL BOLT ANCHOR BOLTS WITH 1" MINIMUM EMBEDMENT INTO CONCRETE AT ALL INTERIOR & EXTERIOR CORNERS AND WALLS.
 2. EACH BOLT PLATE SHALL HAVE (2) BOLTS MINIMUM. HOLD-DOWN ANCHORS ARE NOT TO BE CONSIDERED AN ANCHOR BOLT.
 3. LOCATE BOLTS WITHIN 3" OF BOLT PLATE PIECE ENDS AND AT 34" O.C. MAXIMUM.

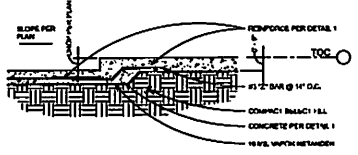
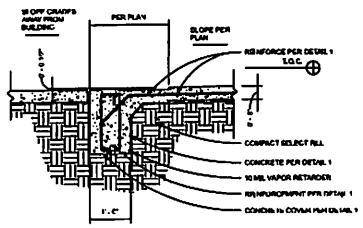


1 Exterior Grade Beam
 S0.3 NTS

2 Interior Grade Beam
 S0.3 NTS

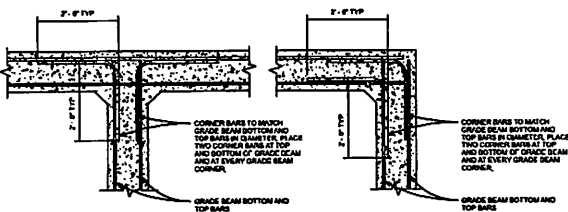
3 Exterior G.B. Garage Front
 S0.3 NTS

4 Interior Beam Drop
 S0.3 NTS

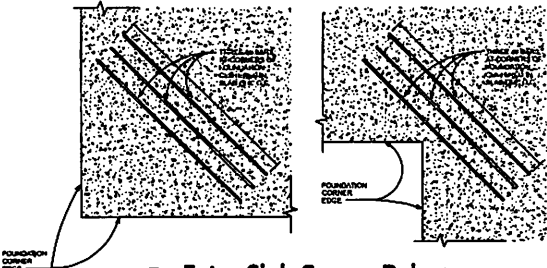


5 Exterior G. B. Garage Drop
 S0.3 NTS

6 Interior Slab Drop
 S0.3 NTS



A Tee & Corner Grade Beam Tee Corner Bars
 S0.3 NTS



B Extra Slab Corner Rebar
 S0.3 NTS

BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS, FLOOR PENETRATIONS, DROP AREAS, AND BLOCKOUT LOCATIONS ON SITE.

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 TBPE FIRM NO 14418
 P.E. 882-656-552
 2715 NOBLE OAK LN.
 PEARLAND, TX-77584

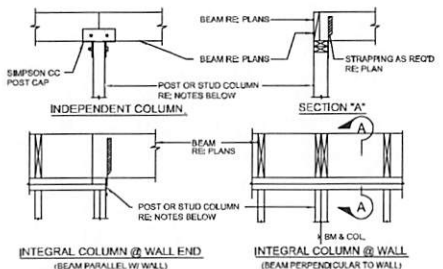
SINGLE FAMILY RESIDENCE
 209 HORSE SHOE TRAIL
 ANGLETON, TX-77515



	Rev#

PROPOSED ROOF PLAN

S0.3



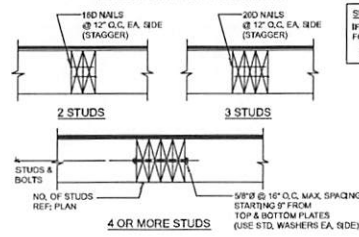
INTEGRAL COLUMN @ WALL END
(BEAM PARALLEL TO WALL)

INTEGRAL COLUMN @ WALL
(BEAM PERPENDICULAR TO WALL)

NOTES:

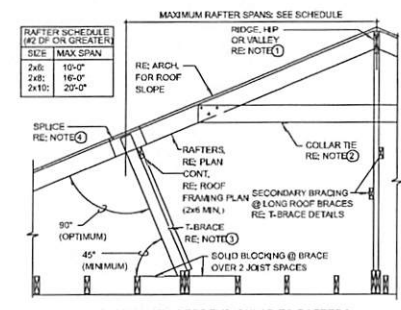
- ALL BEAMS MADE UP OF MULTIPLE 2x MEMBERS SHALL BE SUPPORTED @ EA. END BY A POST EQUAL IN THICKNESS TO THE BEAM (MIN.) I.E. 2x12 BEAM SHALL REQUIRE 2x2 STUD POST (MIN.) SOLID SAWN LUMBER MAY BE SUBSTITUTED FOR BLUE-UP POSTS.
- COLUMNS MADE UP OF MULTIPLE 2x MEMBERS SHALL BE GLUED & FASTENED TO ACT AS A UNIT AS DETAILED BELOW.
- UNLESS NOTED OTHERWISE, FINISH LVL, STRAND LUMBER (PSL) & LAMINATED LUMBER (LSL & LVL) BEAMS & HEADERS SHALL BE SUPPORTED AT EACH END AS FOLLOWS:
 2" WIDE MEMBERS..... 3-2x STUDS OR 4x6 POST
 5" WIDE MEMBERS UP TO 14" DEPTH..... 2x STUDS OR 4x6 POST
 5" WIDE MEMBERS OVER 14" DEPTH..... 5-2x STUDS OR 4x6 POST
 7" WIDE MEMBERS..... 5-2x STUDS OR 4x6 POST
 MAX. COLUMN OR POST HEIGHT: 19'-0". RE: PLANS OR CONSULT ENGINEER FOR LARGER HEIGHTS.

TYPICAL WOOD COLUMN DETAILS
(PUSH BEAM SHOWN, DROP BEAM SIMILAR)



SUBSTITUTION:
IF STUDS ARE FASTENED AS SHOWN HEREIN, THE FOLLOWING SUBSTITUTIONS MAY BE MADE:
 3 STUDS IN LIEU OF 4x6 POST
 4 STUDS IN LIEU OF 6x6 POST

TYPICAL WOOD FRAMING DETAILS



CEILING JOISTS PERPENDICULAR TO RAFTERS

DETAIL KEYED NOTES

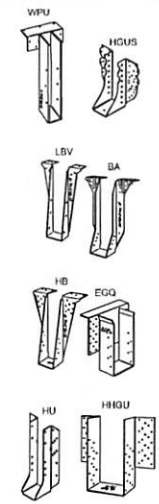
- 1) RIDGE BEAM, H/P RAFTER, OR VALLEY RAFTER:**
DEPTH SHALL BE THE LARGER OF THE FOLLOWING:
 A. ONE SIZE DEEPER THAN THE LARGEST RAFTER FRAMING INTO IT (2 x LUMBER)
 B. DEPTH OF CUT END OF RAFTER
- 2) COLLAR TIES:**
2x6 LOCATED @ UPPER ONE THIRD (1/3) OF ROOF @ EVERY THIRD RAFTER OR 5'-0" (WHICHEVER SMALLER).
- 3) T-BRACE:**
 A. RE: TYPICAL DETAILS BELOW
 B. MAXIMUM SPACING AS FOLLOWS:
 4'-0" @ 2nd CONT. PURLIN
 6'-0" @ RIDGE BEAM, H/P 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, H/P & VALLEY RAFTER SPICES:**
 A. LOCATE SPICE OVER A PURLIN, OR PROVIDE ADDITIONAL BRACE @ SPICE
 B. MINIMUM LAP = 12" NAIL W/ 4-10 @ NLS.

SIZE OF EA. MEMBER
 LENGTHS UP TO 8'-0" = 2x4
 LENGTHS UP TO 12'-0" = 2x6
 LENGTHS 12'-0" = 2x6 W/ 2nd CONT. @ 6'-0" MAXIMUM SPACING
 BRACED DIAGONALLY TO CEILING

RIDGE BEAM, H/P & VALLEY RAFTER, & PURLIN
NOT TO SCALE

04 TYPICAL WOOD COLUMN DETAILS
S1.1 NTS

TOP MOUNT HANGERS			
Supported Member Width	Supported Member Depth	Hanger	Maximum Load (lbs.)
3 - 1/2"	7 - 1/4"	DA48	3800
		WPU 3,567,25	4165
3 - 1/2"	9 - 1/4"	BA410	3800
		HB3,569,25	5650
3 - 1/2"	9 - 1/2"	BA410	3800
		HB3,569,5	5650
3 - 1/2"	11 - 1/4"	B3,567,11,25	3800
		HB3,567,11,25	5650
3 - 1/2"	11 - 7/8"	BA,567,11,88	3800
		HB3,567,11,88	5650
3 - 1/2"	14"	BA3,567,14	3800
		GLTV3,574	7200
3 - 1/2"	18"	BA3,567,18	3800
		GLTV3,576	7200
3 - 1/2"	18"	HB3,567,18	5650
		HLTV3,578	8835
5 - 1/2"	7 - 1/4"	HB5,507,25	5650
		EQ7,25-SDS33	19800
5 - 1/2"	9 - 1/4"	HB5,509,25	5650
		GLTV5,509,25	7200
5 - 1/2"	9 - 1/2"	HB5,509,5	5650
		GLTV5,59	7200
5 - 1/2"	11 - 1/4"	HB5,507,11,25	5650
		GLTV5,507,11,25	7200



05 ROOF FRAMING DETAILS
S1.1 NTS



06 FRAMING CONNECTORS FOR ANTHONY POWER BEAMS
S1.1 NTS

TOP MOUNT HANGERS			
Supported Member Width	Supported Member Depth	Hanger	Maximum Load (lbs.)
3 - 1/2"	7 - 1/4"	DA48	3800
		WPU 3,567,25	4165
3 - 1/2"	9 - 1/4"	BA410	3800
		HB3,569,25	5650
3 - 1/2"	9 - 1/2"	BA410	3800
		HB3,569,5	5650
3 - 1/2"	11 - 1/4"	B3,567,11,25	3800
		HB3,567,11,25	5650
3 - 1/2"	11 - 7/8"	BA,567,11,88	3800
		HB3,567,11,88	5650
3 - 1/2"	14"	BA3,567,14	3800
		GLTV3,574	7200
3 - 1/2"	18"	BA3,567,18	3800
		GLTV3,576	7200
3 - 1/2"	18"	HB3,567,18	5650
		HLTV3,578	8835
5 - 1/2"	7 - 1/4"	HB5,507,25	5650
		EQ7,25-SDS33	19800
5 - 1/2"	9 - 1/4"	HB5,509,25	5650
		GLTV5,509,25	7200
5 - 1/2"	9 - 1/2"	HB5,509,5	5650
		GLTV5,59	7200
5 - 1/2"	11 - 1/4"	HB5,507,11,25	5650
		GLTV5,507,11,25	7200

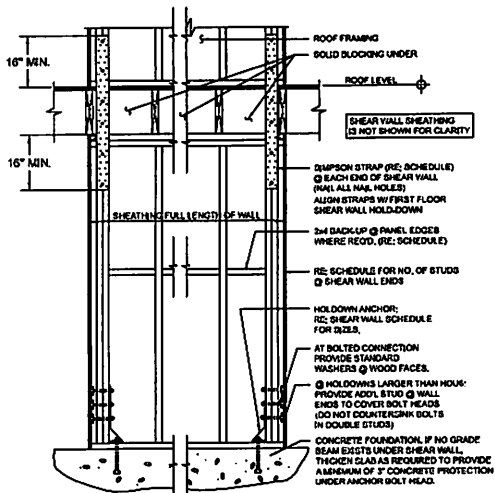
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SINGLE FAMILY RESIDE!
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 ANGLETON, TX-7751!



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 FRAMING DETAILS
 User By:
 Checked By:
 Project No.: 11
 Project Phase: PERM
 Date: 03/04
 Sheet No.:

S1.1



SW-1 SHEAR WALL SCHEDULE				
SHEATHING MATERIAL	BLOCKING	NAILING PATTERN	STUD FOOT EACH END	HOLD-DOWN
7/16" MIN. NOMINAL PANEL THICKNESS	YES	SD (2,37x117) COMMON Q 6" AT FIELD	3x8 STUD PACK	HOU14-S2223 w/ 1" B POST INSTALLED A ROD TO CONC. W/ SIMPSON CDT-2X PROXY SYSTEM. MIN. 12" EMBEDMENT TO CONC. (18) 1/2"x7x8 S205 BOLDS TO WOOD
ALL SHEATHING SHALL BE LAG SLEDS AND NAILED		SD (2,37x117) COMMON Q 4" AT EDGES		5/8" S DILL PLATE ANCHOR BOLTS Q 2' O.C. MAX. SPACING PER FOM, DETAIL 8

SHEAR WALL NOTES:

- PLYWOOD SHALL BE "STRUCTURAL (SHEATHING) GRADE, ORIENTED STRAND BOARD (OSB) OF EQUAL THICKNESS MAY BE USED IN LIEU OF PLYWOOD.
- SHEATHING MATERIAL AND NAILING PATTERN APPLY TO ONE SIDE OF SHEAR WALL ONLY.
- WHERE A SHEAR WALL IS CALLED OUT ON PLAN, PROVIDE SCHEDULED SHEATHING MATERIAL AND NAILING FOR THE FULL LENGTH OF THAT WALL.
- WHERE "BLOCKING" IS INDICATED, PROVIDE 2x4 BACK-UP AT ALL GYPSBOARD OR PLYWOOD PANEL EDGES.
- NAILING PATTERN APPLIES AT ALL PANEL EDGES, AT INTERMEDIATE SUPPORTS, PROVIDE NAILING @ 12" O.C. USING CORRESPONDING WALL SIZE.
- PROVIDE SCHEDULED STUDS AT EACH END OF SHEAR WALL OR SEGMENT THEREOF, A SEGMENT OF A WALL IS DEFINED AS ANY PORTION OF DESIGNATED SHEAR WALL THAT ENDS AT AN OPENING, EDGE OR CORNER. SOLID BLOCK MEMBERS OF EQUIVALENT SIZE MAY BE USED (I.E. 2x2x4 @ 4x4, 2x2x6 @ 4x4).
- HOLD-DOWN CONNECTORS:
 - CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC., SAN LEANDRO, CA, OR APPROVED EQUAL.
 - WEATHER-EXPOSED CONNECTORS SHALL BE GALVANIZED.
 - SHEAR WALL HOLD-DOWNS SHALL BE PROVIDED AT EACH END OF EACH SHEAR WALL U.A.O. REFER TO SHEAR WALL SCHEDULE AND PLANS.
- ALL HOLD-DOWNS MUST BE INSTALLED IN STRICT ADHERENCE TO MANUFACTURER'S INSTRUCTIONS, USING BOLT & NAIL NUMBERS, SIZE & LENGTHS AS SPECIFIED BY MANUFACTURER.

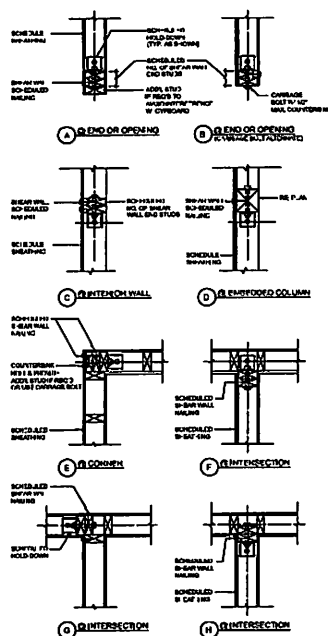
IMPORTANT NOTES ON HOLD-DOWNS

BUILDER IS STRONGLY ADVISED TO INSTALL HOLD-DOWNS PRIOR TO INSTALLING SHEAR WALL SHEATHING, FOR GREATER ACCESSIBILITY.

- WHERE PLYWOOD IS SHOWN ON BOTH FACES OF A SHEAR WALL:
 - DOUBLE STUDS OR 2" WIDE STUDS MUST BE USED.
 - STAGGER PLYWOOD JOINTS AT WALL FACES.
 - USE 3x8 STUD PACK @ EA. END TO BOLT HOLD-DOWNS.

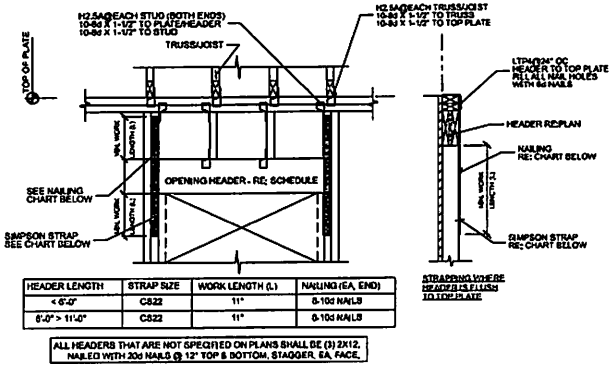
07 SW-1 SHEARWALL DETAIL

S1.0 NTS



09 TYPICAL SHEAR WALL HOLD-DOWN PLANS

S1.0 NTS

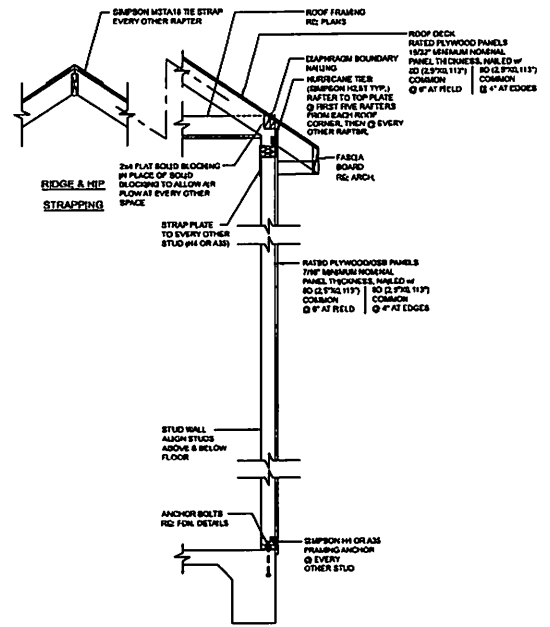


HEADER LENGTH	STRAP SIZE	WORK LENGTH (L)	NAILING (EA. END)
< 6'-0"	C822	11"	0-10x16x18
6'-0" > 11'-0"	C822	11"	0-10x16x18

ALL HEADERS THAT ARE NOT SPECIFIED ON PLANS SHALL BE (B) 2X12, NAILED WITH 20x NAILS @ 12" TOP & BOTTOM, STAGGER EA. FACE.

10 HEADER STRAPPING AT ALL LOAD BEARING WALLS

S1.0 NTS



11 WINDSTRAPPING AT ALL EXTERNAL WALLS

S1.0 NTS

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Drawn By:	
Checked By:	
Project No.:	
Project Phase:	PERMIT
Date:	03/04
Issue No.:	

FRAMING DETAILS

Drawn By:	
Checked By:	
Project No.:	
Project Phase:	PERMIT
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Issue No.:	

S1.0