

**APPLICABLE CODES:**  
 IRC 2015 ED. CODE.  
 ALL CONSTRUCTION TO MEET MINIMUM REQUIREMENTS OF THE CITY OF KATY BUILDING CODE AND OTHER RESTRICTIONS AS MAY APPLY.  
 GENERAL CONTRACTOR SHALL VERIFY AND COMPLY WITH THESE REQUIREMENTS.

- GENERAL NOTES:**
- NO FILL TO SITE, DRAIN GRADE TO STREET FRONT
  - SEWER SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION SO AS TO NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10'-0" OF ALL NEW BUILDINGS CONSTRUCTED WITHIN THIS JURISDICTION. SHALL HAVE THE FINISHED FLOOR OF THE BUILDING NOT LESS THAN 12" ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM, OR, WHERE NO SEWER IS AVAILABLE, THE FINISHED FLOOR SHALL NOT BE LESS THAN 4" ABOVE THE GROUND OF THE STREET.
  - IMPERVIOUS SURFACES WITHIN 10'-0" OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
  - POSITIVE FLOW WITH A 2% SLOPE FOR THE FIRST 10'-0" AWAY FROM THE FOUNDATION AND AWAY FROM ADJACENT PROPERTY.

**LEGAL DESCRIPTION**  
 0149 G W CARTWRIGHT,  
 TRACT 21 (PT), ACRES 1.1936,  
 (TR 9A3 PT)

**HARBOUR CONSULTING GROUP**  
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ISSUE DATE:	CLIENT REVIEW
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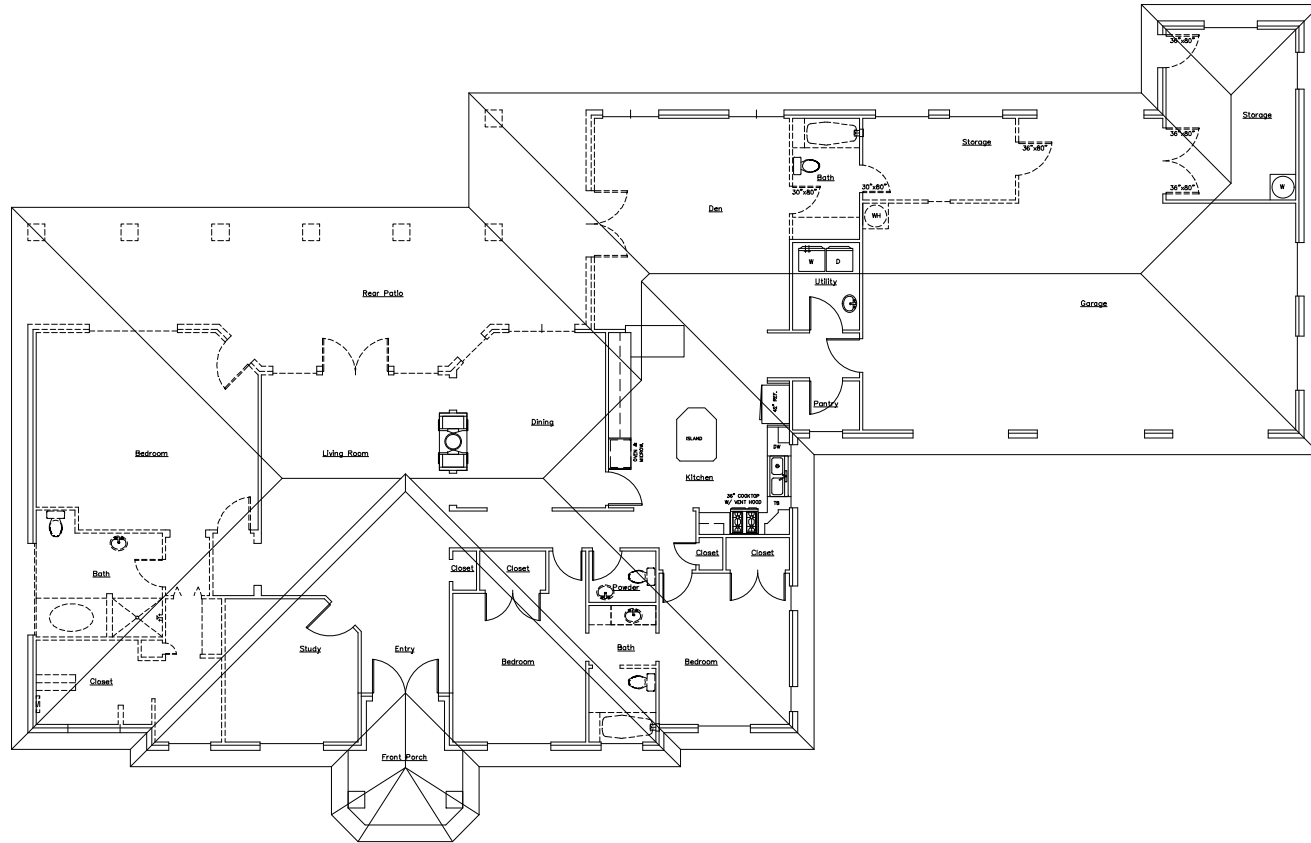
SHEET TITLE:  
 SITE PLAN  
 (GRAPHIC SCALE: 3/32 INCHES = 1 FEET)

PROJECT MANAGER:  
 DESIGNER:  
 DRAWN BY: MA  
 CHECKED BY: YJ  
 DATE: 03/21/22  
 JOB NO.: PE2411

SHEET NO.:  
**A1.01**  
 SHEET: OF:

**WALL KEY LEGEND:**

-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE DEMOLISHED



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SHEET TITLE:  
**EXISTING/DEMO PLAN**  
 (GRAPHIC SCALE: 3/16 INCHES = 1 FEET)

PROJECT MANAGER:  
 DESIGNER:  
 DRAWN BY: MA  
 CHECKED BY: YJ  
 DATE: 03/21/22  
 JOB NO.: PE2411

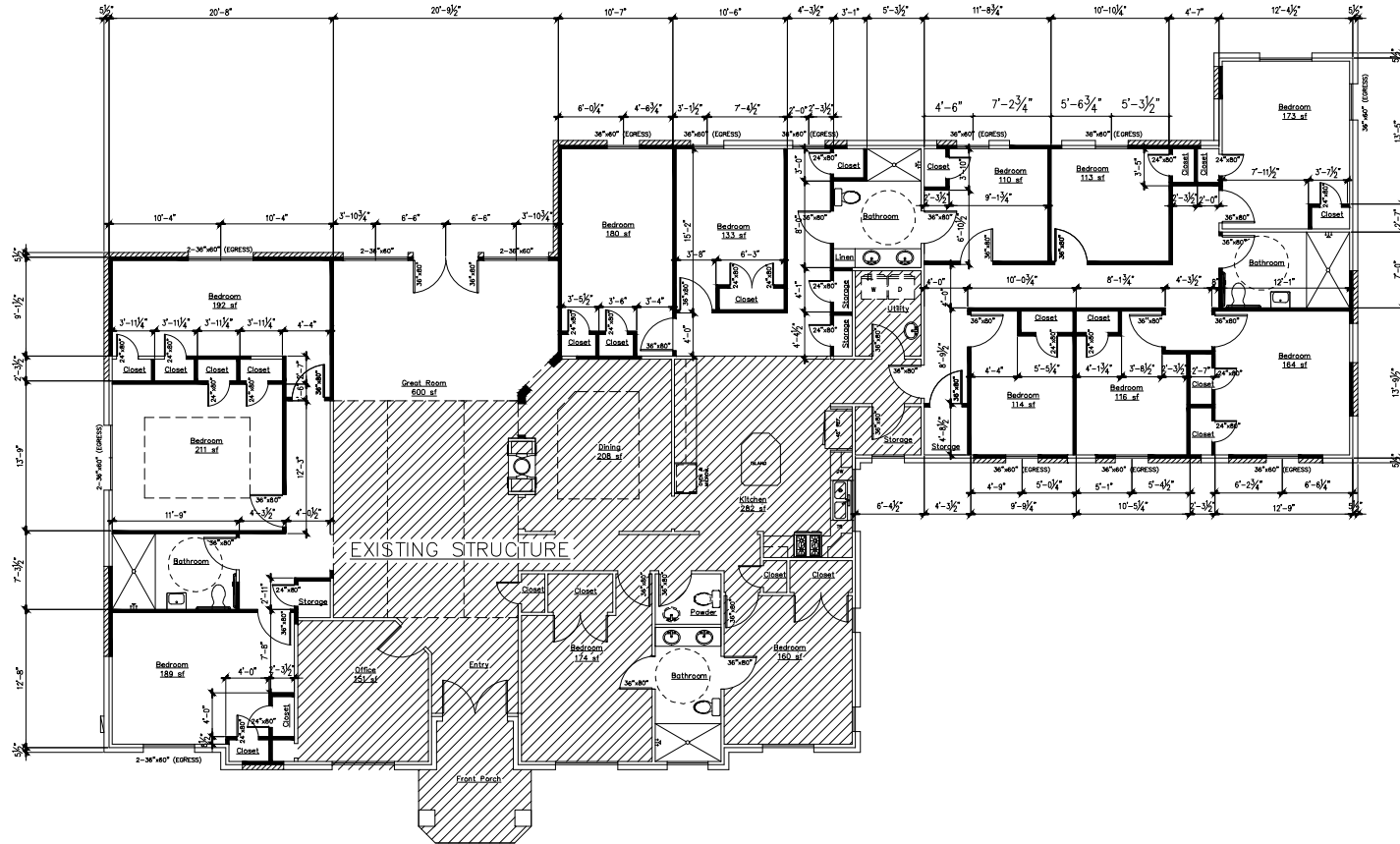
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**A2.01**

SHEET: OF:

**GENERAL NOTES:**

- BATHUB AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6'-0" ABOVE THE FLOOR PER R302.2.
- GLAZING IN HAZARDOUS LOCATIONS, SUCH AS GLASS DOORS & PANELS, SHALL COMPLY WITH I.B.C. ALL GLAZING WITHIN 2' OF ANY DOOR OPENING SHALL BE TEMPERED. SEE EXTERIOR ELEVATIONS. TEMPERED GLASS SHOWER DOOR, TEMPERED GLASS AT OR OVER STAIR, TUBS & SHOWERS. PER R305.4.
- BEDROOM WINDOWS SHALL BE 44" MAXIMUM I.F.F. & SHALL HAVE MINIMUM DIMENSIONS OF 20" WIDE x 24" HIGH WITH 50-SQ-FT NET OPENING AREA. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5' 0"-FT. (PER R310.2.1, R310.2.2, R310.2.3, RC 2015)

**WALL KEY LEGEND:**



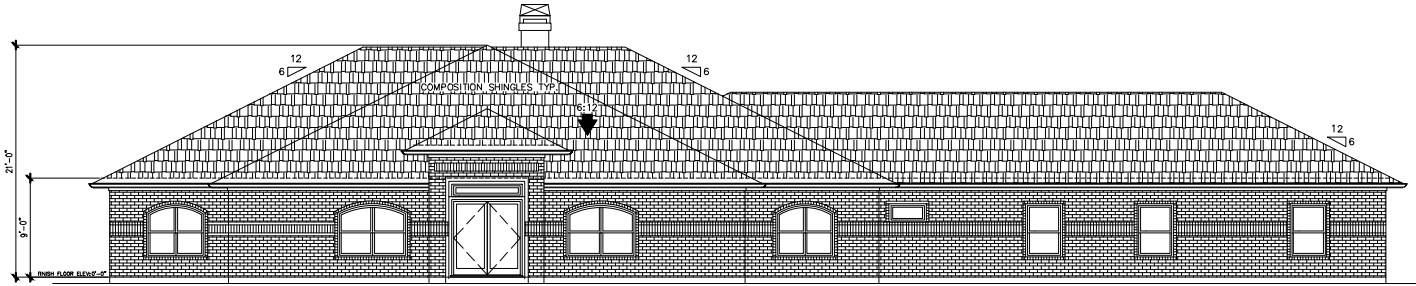
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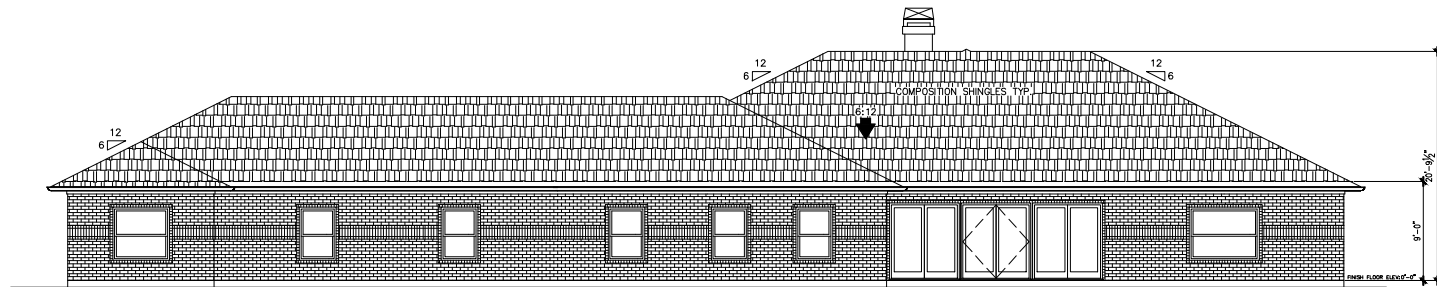
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SHEET TITLE  
**NEW FLOOR PLAN**  
 (GRAPHIC SCALE: 3/16 INCHES = 1 FEET)  
 PROJECT MANAGER:  
 DESIGNER:  
 DRAWN BY: MA  
 CHECKED BY: YJ  
 DATE: 03/21/22  
 JOB NO: PE2411

SHEET NO:  
**A2.02**  
 SHEET: OF:



FRONT ELEVATION



REAR ELEVATION

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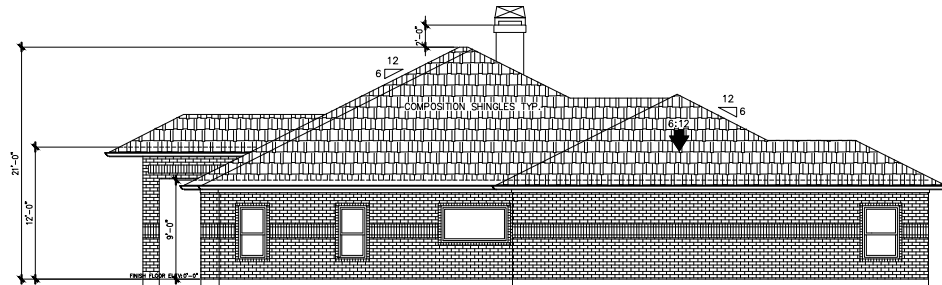
SHEET TITLE  
 ELEVATIONS

(GRAPHIC SCALE: 3/16 INCHES = 1 FEET)

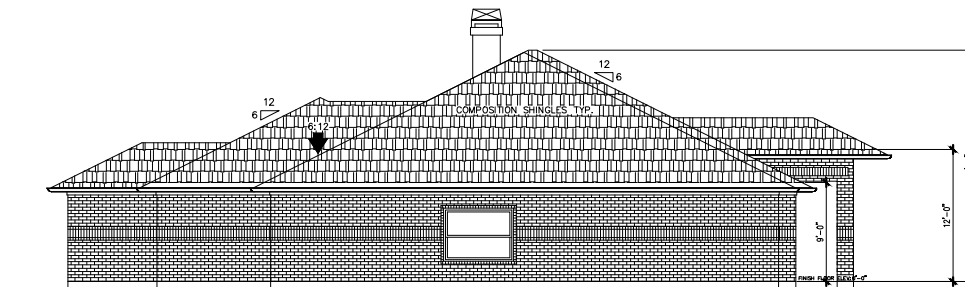
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 DESIGNER:  
 DRAWN BY: MA  
 CHECKED BY: YF  
 DATE: 04/08/22  
 JOB NO.: PE2411

SHEET NO.:  
**A3.01**

SHEET: OF:

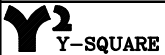


RIGHT ELEVATION



LEFT ELEVATION

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SHEET TITLE  
 ELEVATIONS

(GRAPHIC SCALE: 3/16 INCHES = 1 FEET)

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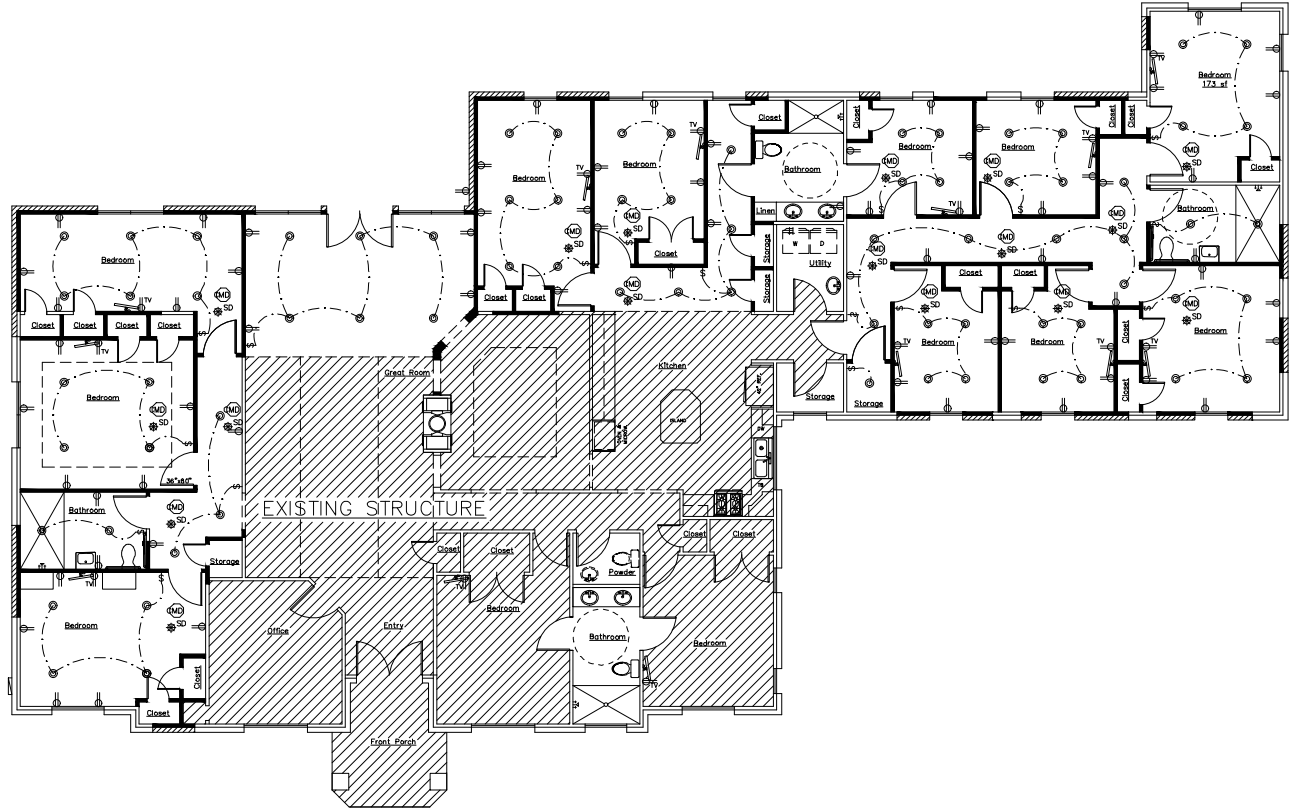
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**A3.02**

SHEET: OF:

# ELECTRICAL LEGEND

- 110 VOLT RECEPTACLE
- WP WATERPROOF or WEATHER-PROOF RECEPTACLE, AS REQUIRED.
- CLG. 110 VOLT IN CEILING
- MNTL. 110 VOLT AT FIREPLACE MANTLE
- GFI 110 VOLT W/GROUND FAULT INTERRUPT
- FLR. 110 VOLT IN FLOOR
- 220 VOLT RECEPTACLE
- CAT 5 JACK FOR TELEVISION ANTENNA/CABLE
- TELEPHONE JACK
- CAT 5 JACK FOR T.V. & PHONE ON ONE WALL PLATE
- SINGLE POLE SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- PUSH BUTTON FOR ELEVATOR OR GARAGE DOOR OPENER
- SMOKE DETECTOR INTERCONNECTED AND HARD-WIRED W/BATTERY BACKUP
- CARBON MONOXIDE DETECTOR INTERCONNECTED AND HARD-WIRED W/ BATTERY BACKUP
- CHIMES
- CEILING MOUNTED LIGHT FIXTURE
- HANGING LIGHT FIXTURE
- RECESSED CAN LIGHT
- WP WATERPROOF RECESSED CAN LIGHT
- RECESSED DIRECTIONAL EYEBALL SPOT LIGHT
- STEP LIGHT
- WALL WASHER OR LOW VOLTAGE LT.
- SCONCE OR WALL MOUNTED FIXTURE
- PORCELAIN FIXTURE W/ PULL CORD
- FLOOD LIGHTS
- EXHAUST FAN
- CEILING FAN - NO LIGHTS
- 1' x 4' FLUORESCENT LIGHT
- 2' x 4' FLUORESCENT LIGHT
- UNDER-COUNTER AND/OR OVER-COUNTER LIGHT
- TRACK LIGHTING w/ DIRECTIONALS

**NOTE:**  
 1. SEE OWNER/INTERIOR DESIGNER FOR EXACT LOCATIONS OF FLOOR OUTLETS IN ROOMS AND TYPE OF OUTLETS (PHONE, DATA, DUPLEX, ETC...)  
 2. ALL PARTS OF THE N.E.C. 2020 ARE TO BE ENFORCED.



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SHEET TITLE: ELECTRICAL PLAN  
 (GRAPHIC SCALE: 3/16 INCHES = 1 FEET)

**PROJECT MANAGER:**  
 DESIGNER: MA  
 DRAWN BY: YJ  
 CHECKED BY: YJ  
 DATE: 03/21/22  
 JOB NO.: PE2411

SHEET NO.: **A5.01**  
 SHEET: OF:

**GENERAL NOTES FOR FOUNDATION SYSTEM**

**CONCRETE:**

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "ACI STANDARD BUILDING CODE REQUIREMENT FOR STRUCTURAL CONCRETE (ACI 318-09)".
2. NORMAL WEIGHT CONCRETE (W = 145 PCF) WITH MINIMUM 28 DAY COMPRESSIVE STRENGTH (f'c) = 3000 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 CRAWLING OF DRILLED PIERS.
4. CLEAN TOPS OF PILES 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, 315-80.
- FOOTINGS \*\*\*\*\* 3" BOTTOM AND SIDES  
 REINFORCING STEEL COVERAGE:  
 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.

**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, CONFLICTS OR INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF BOTH ARCHITECT AND ENGINEER. PRIOR TO PROCEEDING WITH CONSTRUCTION WORK. IN THE EVENT OF ANY CONFLICTS OR INCONSISTENCIES IN THE PLANS, Y-SQUARE ENGINEERING, INC. SHOULD BE CONTACTED IMMEDIATELY. IF NO SUCH CONTACT IS MADE PRIOR TO CONSTRUCTION, THEN THE CONTRACTOR AND SUBCONTRACTORS, THEIR AGENTS AND EMPLOYEES, ASSUME ALL LIABILITY ASSOCIATED WITH SUCH CONFLICTS OR INCONSISTENCIES.
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.

**CODE:**

INTERNATIONAL RESIDENTIAL CODE 2015

**DESIGN LOADS:**

1. **ROOF LIVE LOADS** 20 PSF
2. **FLOOR LIVE LOADS** (INT'L RESIDENTIAL CODE-2015)
 

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

\* A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION @ ANY POINT ALONG THE TOP.
3. **WIND LOADS:**  
 BASIC WIND SPEED: 139 MPH (V<sub>50</sub>) PER ASCE 7-05 STD AND SECTION R301.2.1.1, 2015 (IRC)

**ASSUMED SOILS DATA**

1. ALLOWABLE DESIGN BEARING PRESSURES:  
 DEAD & SUSTAINED LIVE LOADS: 1500 PSF

**IMPORTANT NOTE:**

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS & CONDITIONS THAT MAY IMPACT STRUCTURAL WORK & SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

**IMPORTANT NOTE ON TEMPORARY & PERMANENT BRACING:**

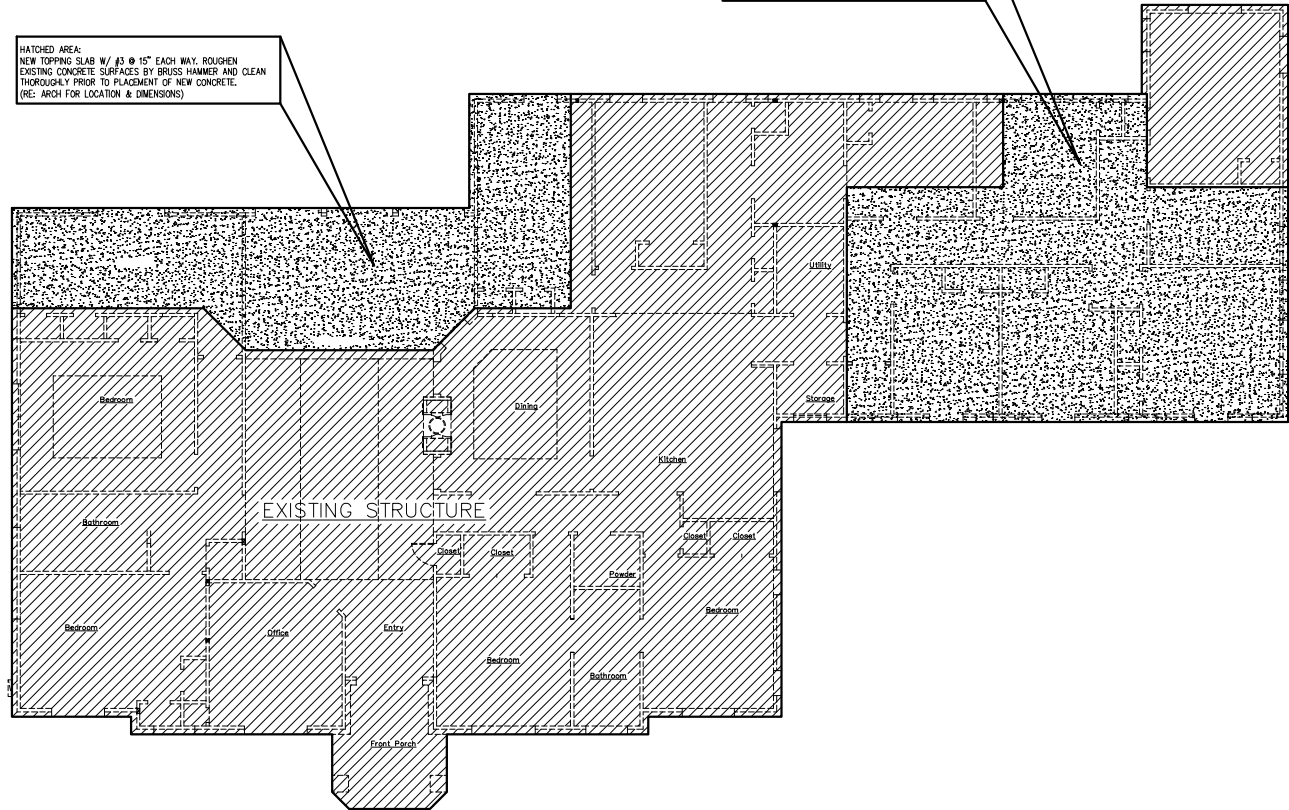
THE FRAMING SYSTEM DETAILED AND SPECIFIED IN THESE DRAWINGS WILL PERFORM ITS INTENDED FUNCTION ONLY WHEN COMPLETE AND ALL ITS COMPONENTS ARE IN PLACE.

UNTIL COMPLETED, THE FRAMING SYSTEM OR PORTIONS THEREOF, MAY BE UNSTABLE OR EVEN UNSAFE UNDER CONSTRUCTION-RELATED LOADS, OR EXTERNAL FORCES (SUCH AS WIND), UNLESS THE SYSTEM IS ADEQUATELY BRACED AND/OR SHORED.

THE INSTALLATION OF SUFFICIENT TEMPORARY & PERMANENT BRACING AND SHORING THROUGHOUT CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER.

HATCHED AREA:  
 NEW TOPPING SLAB W/ #3 @ 15" EACH WAY. ROUGHEN EXISTING CONCRETE SURFACES BY BRUSH HAMMER AND CLEAN THOROUGHLY PRIOR TO PLACEMENT OF NEW CONCRETE.  
 (RE: ARCH FOR LOCATION & DIMENSIONS)

HATCHED AREA:  
 NEW TOPPING SLAB W/ #3 @ 15" EACH WAY. ROUGHEN EXISTING CONCRETE SURFACES BY BRUSH HAMMER AND CLEAN THOROUGHLY PRIOR TO PLACEMENT OF NEW CONCRETE.  
 (RE: ARCH FOR LOCATION & DIMENSIONS)



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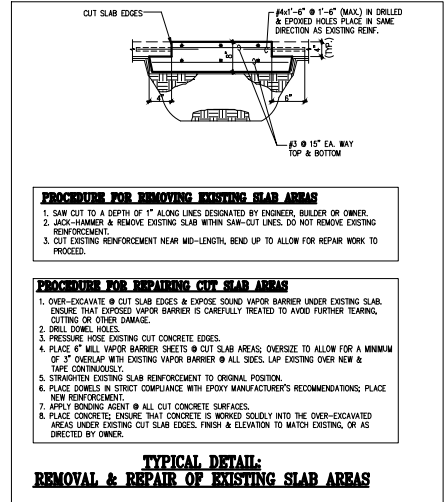
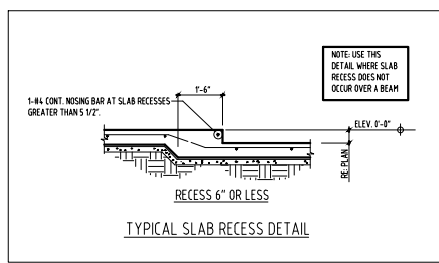
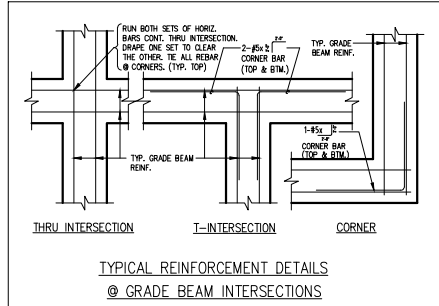
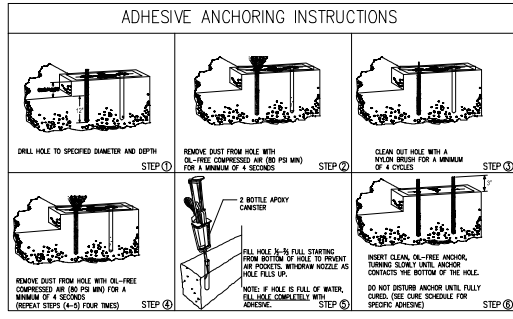
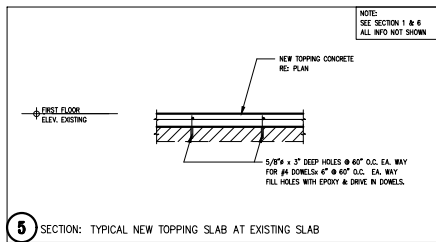
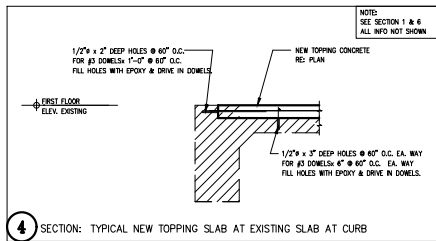
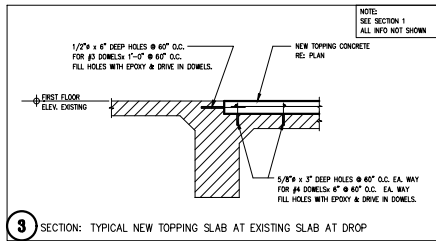
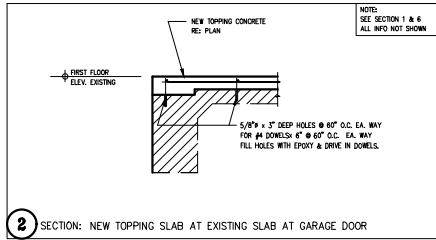
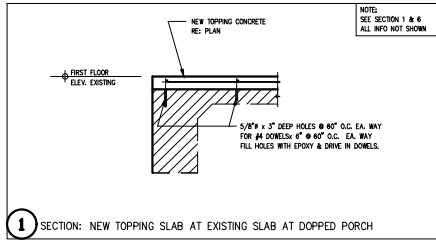
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**SHEET TITLE**  
 FOUNDATION PLAN  
 (GRAPHIC SCALE: 3/16 INCHES = 1 FEET)  
**PROJECT MANAGER:**  
 DESIGNER:  
 DRAWN BY: MA  
 CHECKED BY: YY  
 DATE: 03/21/22  
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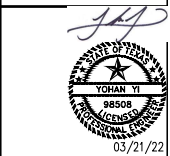
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FOUNDATION PLAN

SHEET: OF:



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SHEET TITLE: FOUNDATION DETAILS  
 (GRAPHIC SCALE: 3/4" INCHES = 1 FEET)  
 PROJECT MANAGER: DESIGNER: DRAWN BY: MA CHECKED BY: YY DATE: 03/21/22 JOB NO.: PE2411

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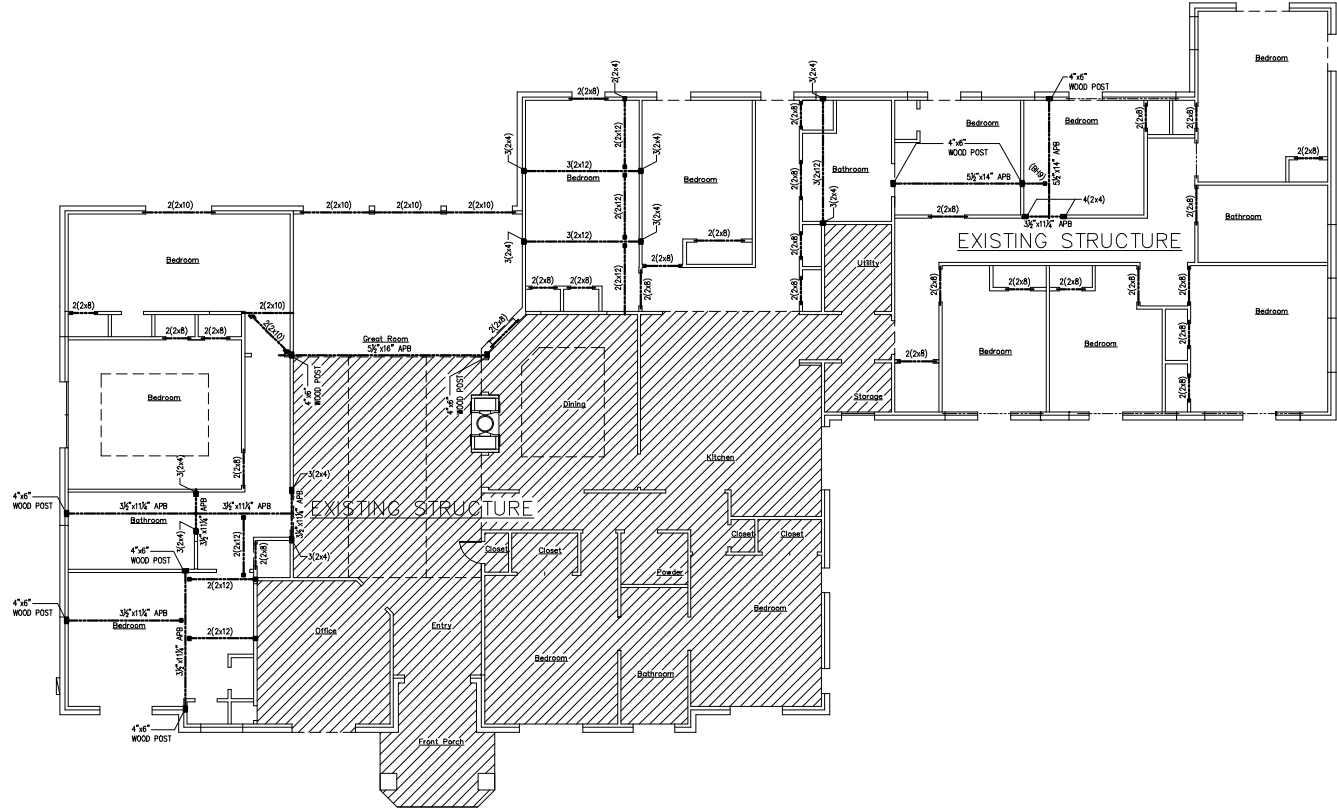
FRAMING LEGEND	
MEMBER DESCRIPTION	MISCELLANEOUS
(DB) DROP BEAM	(WCB) MOMENT CONNECTION RE: SHEET 54.04 FOR DETAILS
(TFB) TOP FLUSH BEAM	(BPF) BASE PLATE RE: SHEET 54.04 FOR DETAILS
(BFB) BOTTOM FLUSH BEAM	(SMB) SHEAR WALL CONNECTIONS RE: SHEET 54.03 FOR DETAILS
(CMT) CANTILEVERED JOIST OR BEAM	(SAC) SINGLE ANGLE CONNECTIONS RE: SHEET 54.04 FOR DETAILS
(RSB) ROOF SUPPORTING BEAM	(DACC) DOUBLE ANGLE CONNECTIONS RE: SHEET 54.04 FOR DETAILS
(UMA) UNDER WALL ABOVE	(DPCF) DOUBLE PLATE CONNECTIONS RE: SHEET 54.04 FOR DETAILS
(UCA) UNDER COLUMN ABOVE	(DCCU) DOUBLE COLUMN CONNECTION TO DROP BIL. RE: SHEET 54.03 FOR DETAILS
CONNECTORS	(SUCC) STUB-UP COLUMN CONN. TO DROP BIL. RE: SHEET 54.04 FOR DETAILS
(SIMPSON STRONG-TIE OR EQUAL)	
(BH1) (H1 212(MAX)) BEAM HANGER	
(BH2) (HUC 212(MAX)) BEAM HANGER (CONCEALED FLANGE)	
(BH3) (LQ15.63-SDS) BEAM HANGER	
(BH4) (M015.50-SDS) BEAM HANGER	
(BH5) (H015.50-SDS-126A) BEAM HANGER	
(BH6) (M015.63-SDS) BEAM HANGER	
(BH7) (H015.50-SDS) BEAM HANGER	
(BH8) (H010.75-SDS) BEAM HANGER	
(BH9) (H015-120A) BEAM HANGER	
(BH10) (H01.7) BEAM HANGER (OFFSET)	
(STR1) (H6) STRUT STRAP	
(STR2) (WSTA 24) STRAP	
(WPC1) (CCO/ECCO) WOOD POST CAP	
(WPB1) (CB) WOOD POST BASE	

**IMPORTANT NOTE:**  
CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS & CONDITIONS THAT MAY IMPACT STRUCTURAL WORK & SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

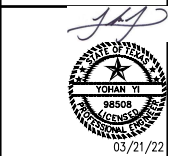
**IMPORTANT NOTE ON TEMPORARY & PERMANET BRACING:**  
THE FRAMING SYSTEM DETAILED AND SPECIFIED IN THESE DRAWINGS WILL PERFORM ITS INTENDED FUNCTION ONLY WHEN COMPLETE AND ALL ITS COMPONENTS ARE IN PLACE.  
UNTIL COMPLETED, THE FRAMING SYSTEM OR PORTIONS THEREOF, MAY BE UNSTABLE OR EVEN UNSAFE UNDER CONSTRUCTION-RELATED LOADS, OR EXTERNAL FORCES (SUCH AS WIND), UNLESS THE SYSTEM IS ADEQUATELY BRACED AND/OR SHORED.  
THE INSTALLATION OF SUFFICIENT TEMPORARY & PERMANENT BRACINGS AND SHORING THROUGHOUT CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER.

- PLAN NOTES**
- ALL CEILING JOISTS SHALL BE #2 S.Y.P. (I.O.N.)
  - ALL FLOOR JOISTS SHALL BE #2 S.Y.P. (I.O.N.)
  - ALL BEAMS & HEADERS SHALL BE #2 S.Y.P. (I.O.N.)
  - ALL FIRST FLOOR BEAMS & HEADERS SHALL BE 2-2x12 (I.O.N.)
  - PROVIDE DOUBLE FRAMING @ CEILING OPENINGS LARGER THAN 24" SQUARE (TYP. I.O.N.)
  - RE: SHEET 54.01 FOR ALL FRAMING NOTES, DETAILS, & SCHEDULES.
  - DESIGNATES BEAM HANGER, IF NOT IDENTIFIED ON PLAN, USE TYPICAL HANGERS SPECIFIED IN GENERAL NOTES.
  - DESIGNATE STEEL & WOOD COLUMNS.

- GENERAL NOTES: COORDINATION W/ ARCH. DWGS.**
- CONTRACTOR SHALL REVIEW ARCHITECTURAL AND STRUCTURAL DRAWINGS JOINTLY PRIOR TO CONSTRUCTION, TO ENSURE COORDINATION OF ALL PHASES OF CONSTRUCTION DESCRIBED IN THESE DRAWINGS. CONFLICTS OR INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF BOTH ARCHITECT AND ENGINEER, PRIOR TO PROCEEDING WITH CONSTRUCTION WORK. IN THE EVENT OF ANY CONFLICTS OR INCONSISTENCIES IN THE PLANS, Y-SQUARE ENGINEERING, INC. SHOULD BE CONTACTED IMMEDIATELY. IF NO SUCH CONTACT IS MADE, PRIOR TO CONSTRUCTION, THEN THE CONTRACTOR AND SUBCONTRACTORS, THEIR AGENTS AND EMPLOYEES, ASSUME ALL LIABILITY ASSOCIATED WITH SUCH CONFLICTS OR INCONSISTENCIES.
  - THE FOLLOWING ITEMS, IN PARTICULAR, HAVE TO BE CLOSELY COORDINATED BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS:
    - ALL DIMENSIONS;
    - SLAB AND FLOOR ELEVATIONS, SLOPES, AND LOCATION AND DIMENSIONS OF ANY RECESSES, INCLUDING THOSE INTENDED FOR SHOWERS, ELEVATORS, FLOORING MATERIALS, ETC.
    - CURBS AND VENER EDGES;
    - CEILING HEIGHTS AND CEILING CONDITIONS;
    - ROOF GEOMETRY AND SLOPES.



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ISSUE DATE:	CLIENT REVIEW
03/24/22	03/24/22
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SHEET TITLE: **FRAMING PLAN**  
(GRAPHIC SCALE: 3/16 INCHES = 1 FEET)  
PROJECT MANAGER:  
DESIGNER:  
DRAWN BY: MA  
CHECKED BY: YY  
DATE: 03/21/22  
JOB NO: PE2411

SHEET NO: **S3.01**  
SHEET: OF:

**GENERAL NOTES FOR WOOD FRAMING**

(THESE NOTES SHALL CONTROL UNLESS NOTED OTHERWISE ON PLANS AND DETAILS)  
(ALL SUBSTITUTION MATERIALS MUST BE APPROVED BY THE ENGINEER OF RECORD.)

**TIMBER GRADES**

ROOF RAFTERS—NO. 2 SOUTHERN YELLOW PINE (SYP) OR EQUAL  
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. 1 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, RAMP OR RM 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 5'-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 MINIMUM HORIZONTAL SPACING OF BOLTS:**  
2-2x2 — 16" MAX. @ 12" TOP & BOTTOM, STAGGER. EA. FACE  
3-2x2 — 20" MAX. @ 12" TOP & BOTTOM, STAGGER. EA. FACE  
4-2x2 (OR MORE) — 24" MAX. @ 12" TOP & BOTTOM, STAGGER.  
BOLTS SHALL BE 5/8" DIA. 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: 2-2x8  
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 (L.O.N.):**  
2x8 @ 16" 4TH FLOOR LOAD BEARING WALLS  
2x8 @ 16" 3RD FLOOR LOAD BEARING WALLS  
2x8 @ 12" 2ND FLOOR LOAD BEARING WALLS  
2-2x8 @ 12" 1ST FLOOR LOAD BEARING WALLS

**2. PROVIDE A MINIMUM OF TWO (2) KING 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. 16'-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 (EQUALLY SPACED):  
1 ROW FOR STUD HEIGHT UP TO 12'-0"  
2 ROWS FOR STUD HEIGHT UP TO 15'-0"  
3 ROWS FOR STUD HEIGHT OVER 15'-0"

**ROOF DECK:**

**1. MINIMUM THICKNESS SHALL BE 5/8" THICK. MATERIAL SHALL BE CDX PLYWOOD OR EQUAL. ORIENTED STRAND BOARD (OSB) MAY BE USED IN LIEU OF PLYWOOD.**  
**2. MINIMUM NAILING SHALL BE AS REQUIRED BY THE BUILDING CODE.**  
**3. PLYWOOD CLIPS 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 PSL, OR APPROVED EQUAL, TO MATCH CORRESPONDING PLYWOOD THICKNESS.**

**PLYWOOD FLOOR DECK:**

**1. PLYWOOD SHALL BE 1-1/8" THICKNESS AND SHALL BE RATED STURO-FLOOR (2-4-1) EXPOSURE 1.**  
**2. LAY PANELS IN A STAGGERED PATTERN.**  
**3. BLOCK ALL EDGES W/ 2-2x4 BLOCKING.**  
**4. GUE & NAIL TO FRAMING MEMBERS AS FOLLOWS:**  
A. GUE SHALL CONFORM TO APA SPECIFICATION AFB-01, APPLIED IN A CONTINUOUS READ & IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.  
B. ALL NAILS SHALL BE 8d NING OR SOBER 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 FRAMER MEMBERS, AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS.**  
**3. ALL NAIL & BOLT HOLES SHALL BE ENGRAVED, 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:**  
Sewn-Lumber Joists — U SERIES  
Joists — JUS SERIES  
Multiple-Joist Beams — MJS SERIES  
PSL & LVL Beams — LVL SERIES  
LSL (GLU-LAM) Beams — HIGUS-10CA SERIES

**FASTENERS**

**1. BOLTS**  
A. USE ASTM A-307 BOLTS, WITH STANDARD WASHERS AT ALL CONTACT SURFACES.  
B. PROVIDE 1/2" x 4" x 10" LONG ANCHOR BOLTS @ 3'-0" O.C. AT ALL EXTERIOR, CORRIDOR AND LOAD BEARING 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 EPOXY RESIN ANCHORS OR APPROVED EQUAL.  
B. INSTALL IN STRICT ACCORDANCE W/ MANUFACTURER'S RECOMMENDATIONS.

**3. POWER-ACTUATED PINS**  
A. USE HILTI H-TIE (OR LAST SHOWN) OR APPROVED EQUAL.  
B. INSTALL IN STRICT ACCORDANCE W/ MANUFACTURER'S RECOMMENDATIONS.

**HURRICANE CLIPS:**

ALL HURRICANE 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.

**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	8" O.C. @ INTERMEDIATE SUPPORTS TYPICAL (1 TYPICAL)
7/8" THRU 1" (FLR.)	8D COMMON OR EQUAL	
1 1/8" THRU 1 1/4" (FLR.)	10D COMMON OR EQUAL	

**NOTES ON "NAILING—FLOOR & ROOF DECK"**

**1. FOR REGIONS HAVING BASIC WIND SPEED OF 100 MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE SPACED 6 INCHES ON CENTER. WHEN BASIC WIND SPEED IS GREATER THAN 100 MPH, NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6 INCHES ON CENTER FOR MINIMUM 48-INCH DISTANCE FROM RIDGES, EYES AND GABLE END WALLS; AND 4 INCHES ON CENTER TO GABLE END WALL FRAMING.**  
**2. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND AT ALL FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGE SUPPORTED BY FRAMING MEMBERS AND AT ALL ROOF PLANE PERIMETERS. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS SHALL NOT BE REQUIRED EXCEPT AT INTERSECTION OF ADJACENT ROOF PLANES. FLOOR AND ROOF PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.**

**NAILING SCHEDULE (FRAMING MEMBERS)**

CONNECTED MEMBERS	NAIL SIZE	NUMBER OR NAILING PATTERN
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BRIDGING TO JOIST	8D COMMON	3 TOE NAIL EA. END
SOLE PLATE TO JOIST OR BLOCKING	16D COMMON	Ø 16" O.C.
TOP PLATE TO STUD	16D COMMON	2 END NAIL
STUD TO SOLE PLATE:	8D COMMON	3 TOE NAIL
OR 16D COMMON	OR 16D COMMON	2 END NAIL
DOUBLE STUDS:	10D COMMON	Ø 24" O.C. FACE NAIL
DOUBLED TOP PLATES:	10D COMMON	Ø 24" O.C. FACE NAIL
TOP PLATES: LAPS & INTERSECTIONS:	10D COMMON	2 FACE NAIL
CONTINUOUS HEADER, TWO PIECE:	16D COMMON	Ø 16" O.C. 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:	10D COMMON	3 FACE NAIL
CEILING JOISTS TO PARALLEL RAFTERS:	10D COMMON	3 FACE NAIL
RAFTER TO PLATE:	16D COMMON	2 TOE NAIL
1" BRACE TO EACH STUD & PLATE:	8D COMMON	2 FACE NAIL
BUILT UP CORNER STUDS:	10D COMMON	Ø 24" O.C. FACE NAIL
CONTINUOUS HEADER, 3 OR MORE PIECE & BUILT UP ORDERS OR BEAMS:	BOLTS	RE. GEN. NOTES.

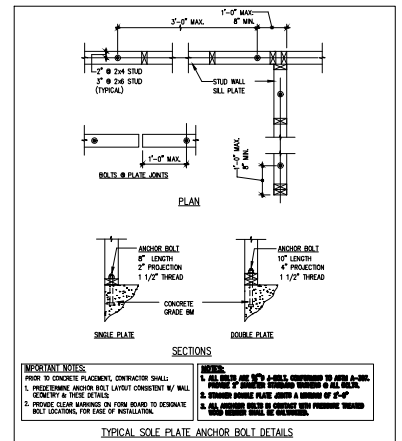
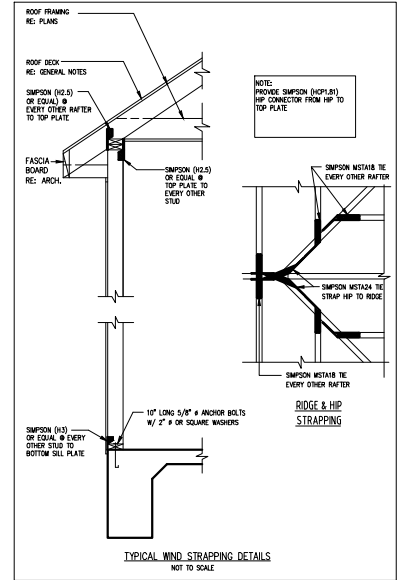
**NAILING SCHEDULE (WALL SHEATHING AND SIDING)**

SHEATHING TYPE & THICKNESS	FASTENER SIZE & TYPE	NAILING PATTERN
PLYWOOD & PARTICLE BOARD		
LESS THAN 1/2"	8D COMMON OR EQUAL	6" O.C. @ PANEL EDGES
1/2" THRU 5/4"	8D COMMON OR EQUAL	12" O.C. @ INTERMEDIATE SUPPORTS
FIBERBOARD		
1/2" OR LESS	8D COMMON OR EQUAL	3" O.C. @ PANEL EDGES
2x3/2"	8D COMMON OR EQUAL	6" O.C. @ INTERMEDIATE SUPPORTS
Gypsum Sheathing		
1/2" OR 5/8"	8D COMMON OR EQUAL	4" O.C. @ EDGES
		7" O.C. @ INTERMEDIATE SUPPORTS
Gypsum Wallboard		
1/2"	1 3/8" DRYWALL NAILS	7" O.C. @ CEILING
5/8"	1 1/2" DRYWALL NAILS	8" O.C. @ WALLS
PANEL SIDING (TO FRAMING)		
1/2" OR LESS	8D COMMON OR EQUAL	1 EACH PANEL
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 2x/3x2-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 2x/3x2-INCH SHEATHING CONFORMING TO THE REQUIREMENTS OF IRC.**  
**4. CORROSION-RESISTANT, LARGE HEAD.**

TYPICAL NAILING SCHEDULE



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SHEET TITLE: FOUNDATION DETAILS

(GRAPHIC SCALE: 3/4 INCHES = 1 FEET)  
PROJECT MANAGER:  
DESIGNER: MA  
DRAWN BY: YI  
CHECKED BY: YI  
DATE: 03/21/22  
JOB NO: PE2411

SHEET NO: **S2.01**

SHEET: OF: