ARCHIVE BUILDING ADDITION

2240 CALDER AVE

DOOR

DOWNSPOUT

DR

DS

EF

FD

FF

OWNER

Chambers Charitable Foundation 350 Pine St. Suite 160A Beaumont, TX 77701 Contact: Kevin Peyton (409) 241-1430 Phone: kevin.peyton@hancockwhitney.com Email:

ABBREVIATIONS

ANCHOR BOLT A.B. A/C AIR CONDITIONING ACT ACOUSTICAL CEILING TILE A.D. AREA DRAIN ADA AMERICANS WITH **DISABILITIES ACT** ADJ ADJUSTABLE AFF ABOVE FINISH FLOOR ALT ALTERNATE ALUM ALUMINUM ANOD ANODIZED APPROX APPROXIMAT ARCH ARCHITECT(URAL) ASPH ASPHALT BD BOARD BIT BITUMINOUS BLDG BUILDING BLKG BLOCKING BM BEAM B.O. BOTTOM OF BOT BOTTOM BRG BEARING BTWN BETWEEN BUR **BUILT-UP ROOF** CAB CABINET CBU CEMENTITIOUS **BACKER UNIT** C/C **CENTER-TO-CENTER** CEM CEMENT CER CERAMIC C.G. CORNER GUARD C.I.P. CAST-IN-PLACE C.J. CONTROL JOINT CENTERLINE CL CLG CEILING CLR CLEAR(ANCE) CLOS CLOSET CMU CONCRETE MASONRY UNIT C.O. CLEAN OUT COL COLUMN CONC CONCRETE CONSTR CONSTRUCTION CONT CONTINUOUS COORD COORDINATE CORR CORRIDOR CTR CENTER C.Y. CUBIC YARD DBL DOUBLE DEMO DEMOLITION DEPT DEPARTMENT DET DETAIL DIA DIAMETER DIAG DIAGONA DIM DIMENSION DISP DISPENSER DEAD LOAD DL DN DOWN

DWR DRAWER ΕA EACH EACH FACE / EJ EXPANSION . EIFS EXTERIOR IN **FINISH SYSTE** ELECTRICAL ELEC ELEVATION ELEV EMERGENCY EMER ENCL ENCLOSURE EQ EQUAL EQUIP EQUIPMENT EACH WAY ΕW EWC ELECTRIC WA EXH EXHAUST EXIST EXISTING EXP EXPANSION / EXT EXTERIOR FLOOR DRAIN FDN FOUNDATION FE FIRE EXTING FIRE EXTING FEC CABINET **FINISH FLOOP** FFE **FINISH FLOOF** FIN FINISH FLR FLOOR FLUOR FLUORESCEN FACTORY MUT FΜ FACE OF (SPE FO FACE OF BRIC FOB FOC FACE OF CON FOS FACE OF STU FR FIRE RESISTI\ FΤ FEET / FOOT FTG FOOTING FURR FURRING / FUR GA GUAGE GALV GALVANIZED GB GRAB BAR GC GENERAL CON GL GLASS / GLAZI GND GROUND GR GRADE GWB GYPSUM WAL GYP GYPSUM HΒ HOSE BIB HC HOLLOW COR HDR HEADER HDWR HARDWARE HM HOLLOW MET HORIZ HORIZONTAL ΗT HEIGHT HVAC HEATING, VENTILATION,

AND AIR CONDITIONING

| EXHAUST FAN OINT SULATED | IN INCL INSUL INT INV | INCH INCLUDE(D) INSULATION INTERIOR INVERT |
|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 171 | JAN JST JT | JANITOR JOIST JOINT |
| | KD KIT KO | KNOCK DOWN KITCHEN KNOCK OUT |
| EXPOSED | LAB LAM LAV | LABORATORY LAMINATE(D) LAVATORY |
| | LF LH LHR LL | LINEAL FOOT LEFT HAND LEFT HAND REVERSE LIVE LOAD |
| JISHER JISHER | LLH LLV LWC | LONG LEG HORIZONTAL LONG LEG VERTICAL LIGHT WEIGHT CONCRETE |
| R ELEVATION TUAL CIFY ITEM) K ICRETE D /E RRED | MACH MAS MATL MAX MDF MECH MEMB MFR MEZZ MH MIN MIR MISC MO MR MTL MULL | MACHINE MASONRY MATERIAL MAXIMUM MEDIUM DENSITY FIBERBOARD MECHANICAL MEMBRANE MANUFACTURER MEZZANINE MANHOLE MINIMUM MIRROR MISCELLANEOUS MASONRY OPENING MOISTURE RESISTANT METAL MULLION |
| NTRACTOR ING LBOARD | N/A NIC NO. NOM NTS | NOT APPLICABLE NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE |
| E | OC OD | ON CENTER OUTSIDE DIAMETER (OR OVERFLOW DRAIN) |
| AL | OFCI OFOI | OWNER FURNISHED/ CONTRACTOR INSTALLED OWNER FURNISHED/ OWNER INSTALLED |
| ITILATION, | ОН | OPPOSITE HAND (OR |

HOT WATER

INSIDE DIAMETER

HW

MATERIAL LEGEND **BLOCKING OR SHIM** CONCRETE (CONTINUOUS) BRICK BLOCKING OR SHIM MASONRY (INTERMITTENT) CONCRETE RIGID MASONRY INSULATION UNITS BATT PLYWOOD INSULATION

GYPSUM BOARD



SYMBOL KEY

OVERHEAD)

07 DOOR NUMBER TS 15 TOILET ACCESSORY INTERIOR ELEVATION A401 A601 MARK BATH ROOM ENLARGED DETAIL A201 105 KEYNOTE

OPNG

OPP

PERP

PLAM

PLAS

PNL

PNT

PR

PSF

PSI

PΤ

PTN

PVC

RA

RAD

RB

RCP

RD

REC

REF

REFR

REINF

REQD

RES

REV

RHR

RH

RM

RO

RWL

R&S

SC

SF

SHT

SIM

SQ

SS

ST

STC

STD

STL

STOR

SUSP

SYM

TAS

T&B

T&G

TBD

TEL

TER

5

STRUCT

SPEC

SCHED

REBAR

PLYWD

PL

BEAUMONT, TX 77701

ARCHITECT

ARCHITECTURAL ALLIANCE, INCORPORATED 350 Pine Street Suite 720 Beaumont, Texas 77701

Contact: Rob Clark (409) 866-7196 rclark@architect-aia.com

OPENING **OPPOSITE**

PERPENDICULAR PLATE (OR PROPERTY LINE) PLASTIC LAMINATE PLASTER PLYWOOD PANEL PAINT PAIR POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRESSURE TREATED PARTITION POLYVINYL CHLORIDE **RETURN AIR** RADIUS **RESILIENT BASE** REFLECTED CEILING PLAN ROOF DRAIN **REINFORCING BAR** RECESSED REFERENCE REFRIGERATOR REINFORCING / REINFORCED REQUIRED RESILIENT REVISION **RIGHT HAND** RIGHT HAND REVERSE ROOM ROUGH OPENING RAINWATER LEADER ROD AND SHELF

SOLID CORE SCHEDULE SQUARE FEET SHEET SIMILAR SPECIFICATION SQUARE STAINLESS STEEL STONE SOUND TRANSMISSION CLASS STANDARD STEEL STORAGE STRUCTURAL SUSPENDED SYMMETRICAL

TEXAS ACCESSIBILITY STANDARDS TOP AND BOTTOM TONGUE AND GROOVE TO BE DETERMINED TELEPHONE TERRAZZO

THICK(NESS) TENANT IMPROVEMENT TOP OF (SPECIFY ITEM) TOC TOP OF CURB / CONCRETE TOP TOP OF PARAPET TOS TOP OF STEEL TOW TOP OF WALL TPTN TOILET PARTITION ΤS TUBULAR STEEL TELEVISION TYP TYPICAL UNDERCOUNTER UNDERWRITERS LABORATORY UNO UNLESS NOTED OTHERWISE VCT VINYL COMPOSITION TILE VENT VENTILATION VERT VERTICAL VEST VESTIBULE **VERIFY IN FIELD** VAPOR RETARDER VTR VENT THRU ROOF VWC VINYL WALL COVERING WC WATER CLOSET WD WOOD WDW WINDOW WITH

THK

TO

ΤV

UC

UL

VIF

VR

W/

WH

W/P

WR

WΤ

YD

WWF

WWM

W/O

ΤI

WATER HEATER WITHOUT WATERPROOF WATER RESISTANT WEIGHT WELDED WIRE FABRIC WELDED WIRE MESH

YARD

STRUCTURAL

FITTZ & SHIPMAN 1405 Cornerstone Court Beaumont, Texas 77706

Contact: Phone: Email:

Jason Davis (409) 832-7238 jdavis@fittzshipman.com

PROJECT INFORMATION

- APPLICABLE CODES AND STANDARDS A. 2015 INTERNATIONAL BUILDING CODE
- B. 2015 INTERNATIONAL EXISTING BUILDING CODE
- C. 2015 INTERNATIONAL ENERGY CONSERVATION CODE D. 2015 INTERNATIONAL PLUMBING CODE
- E. 2015 INTERNATIONAL MECHANICAL CODE
- F. 2015 INTERNATIONAL FIRE CODE
- G. 2014 NATIONAL ELECTRIC CODE H. 2014 ICC 600 STORM

I. 2012 TEXAS ACCESSIBILITY CODE (2012 TAS)

BUILDING OCCUPANCY : S1

TYPE OF CONSTRUCTION: TYPE V-B/ NON SPRINKLERED BUILDING AREA TABULATION: AIR CONDITIONED AREA 1,175 SF PORCH

55 SF

TABS202100080





ROOM NAME & NUMBER

EXTERIOR ELEVATION TAG

PARTITION TYPES

WINDOW TYPE

NORTH ARROW

REVISION

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| Sheet | List | Table |
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| | | |

| Sheet Number | Sheet Title |
|---------------|-------------------------------------------------------------|
| General | |
| G000 | Cover Sheet |
| G100 | Texas Accessibility Standards Summary |
| G101 | Texas Accessibility Standards Summary |
| EC100 | Energy Code Compliance |
| Architectural | |
| A001 | Site Plan |
| A101 | Floor Plan |
| A102 | Interior Elevations |
| A103 | Wall Section, Roof Plan, Electrical Lighting and Power Plar |
| Structural | |
| S1 | General Notes and Typical Details |
| S2 | Foundation Plan |
| S3 | Foundation Details |
| S4 | Ceiling Joist and Roof Framing Plan |
| S5 | Framing Details |
| | |



RECYCLING COMMITMENT

THE ARCHITECT AND OWNER ENCOURAGE THE GENERAL CONTRACTOR, SUBCONTRACTORS AND MATERIAL SUPPLIERS TO PRACTICE ENVIRONMENTAL STEWARDSHIP BY WORKING WITH SUPPLIERS AND WASTE DISPOSAL COMPANIES IN AN EFFORT TO RECYCLE MATERIALS SUCH AS CARPET, VINYL FLOORING, CEILING TILE, SALVAGED STEEL (SUSPENSION SYSTEMS AND METAL STUDS) AND WHERE POSSIBLE TO SEPARATE RECYCLED MATERIALS INTO BINS FOR PAPER AND PLASTICS. MANY OF THE PRODUCTS SPECIFIED FOR THIS PROJECT HAVE AGREEMENTS TO PICK-UP MATERIALS FOR RECYCLING.

MANY OF THE PRODUCTS SPECIFIED FOR THIS PROJECT ARE FROM MANUFACTURERS UTILIZING HIGH PERCENTAGES OF POST CONSUMER RECYCLED PRODUCTS IN THE BLENDING AND MANUFACTURING PROCESS. YOUR PARTICIPATION AND EFFORTS ARE APPRECIATED AND DEMONSTRATE TO YOUNGER MEMBERS THE POSSIBILITIES OF MAKING THIS PLACE CLEANER WITH HOPE FOR THE FUTURE OF OUR WORLD.

VICINITY MAP



9/16/2020 **ADDITION** atio ILDING (1) abl BU \odot ARCHIVE ()ISSUED FOR SCHEMATIC DESIGN DATE: 2-19-2020 DESIGN DEVELOPMENT DATE: BIDS & CONSTRUCTION DATE: 9/16/2020 DRAWINGS SHEET TITLE COVER SHEET SET NUMBER SHEET NUMBER GUUL





segment of curb 24 inches (610 mm) long minimum located on each side of the curb ramp and





LANDING RAMP (b) change in direction





406.7 ISLANDS. Raised islands in crossings shall be cut through level with the street or have curb

ramps at both sides. Each curb ramp shall have a level area 48 inches (1220 mm) long minimum by

36 inches (915 mm) wide minimum at the top of the curb ramp in the part of the island intersected

by the crossings. Each 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum area shall be

oriented so that the 48 inch (1220 mm) minimum length is in the direction of the running slope of

502 PARKING SPACES

within the marked crossing.

502.2 VEHICLE SPACES. Car parking spaces shall be 96 inches (2440 mm) wide minimu and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.



Figure 502.2 Vehicle Parking Spaces Figure 502.2 Vehicle Parking Spaces

(Exception)

502.3.4 LOCATION. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

502.5 VERTICAL CLEARANCE. Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum.

502.6 IDENTIFICATION. Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.

503 PASSENGER LOADING ZONES

503.2 VEHICLE PULL-UP SPACE. Passenger loading zones shall provide a vehicular pull-up space 96 inches (2440 mm) wide minimum and 20 feet (6100 mm) long minimum.





1938



| DT: MICHAEL MAGTAAN | DT DATE: 9/16/2020 9:22 AM |
|---------------------|----------------------------|

Figure 602.5 Drinking

Fountain Spout Locatior

Children Water Closet

in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door

provide a toe clearance of 9 inches (230 mm) minimum above the finish floor and 6 inches (150 mm) deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Compartments for children's use shall provide a toe clearance of 12 inches

604.8.2.1 SIZE. Ambulatory accessible compartments shall have a depth of 60 inches

604.8.2.2 DOORS. Toilet compartment doors, including door hardware, shall comply with 404, except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the

605.2 HEIGHT AND DEPTH. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (345 mm) deep

606.2 CLEAR FLOOR SPACE. A clear floor space complying with 305, positioned for a forward approach,

1. A parallel approach complying with 305 shall be permitted to a kitchen sink in a space where a

2. A lavatory in a toilet room or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to provide knee and toe clearance

3. In residential dwelling units, cabinetry shall be permitted under lavatories and kitchen

4. A knee clearance of 24 inches (610 mm) minimum above the finish floor or ground shall be permitted at lavatories and sinks used primarily by children 6 through 12 years where the rim or counter surface is 31 inches (785 mm) maximum above the finish

5. A parallel approach complying with 305 shall be permitted to lavatories and sinks used primarily

7. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance

606.3 HEIGHT. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground. 606.4 FAUCETS. Controls for faucets shall comply with 309. Hand-operated metering

faucets shall remain open for 10 seconds minimum.

607 BATHTUBS

607.2 CLEARANCE. Clearance in front of bathtubs shall extend the length of the bathtub and shall be

shall be provided in accordance with 607.4.1.





centerline of the width of the bathtub. Controls shall comply with 309.4.

shall deliver water that is 120°F (49°C) maximum.





609 GRAB BARS

mm) minimum and 4.8 inches (120 mm) maximum.

mm) minimum.

609.7 INSTALLATION. Grab bars shall be installed in any manner that provides a gripping surface at the specified locations and that does not obstruct the required clear floor space.

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C403 MECHANICAL SYSTEMS

C404 SERVICE WATER HEATING (MANDATORY)

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| C404 ELECTRICAL | POWER / | AND LIGHTING | SYSTEMS |
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GENERAL NOTES

BUILDING CODE

| BUILDING CODE USED ····· | ·······IBC 2018 |
|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| DESIGN LIVE LOADS | |
| ROOF WIND SPEED (3 SEC GUST, EXP. C, CAT. III) WIND PRESSURES - MWFRS TRANSVERSE | 20 P.S.F. 136 M.P.H. DIRECTION |
| INTERIOR ZONES · · · · · · · · · · · · · · · · · · · | •• WALLS •••••• 19.3 P.S.F. BOOF •••••• 8 P.S.F |
| END ZONE · · · · · · · · · · · · · · · · · · · | • WALL • • • 25.9 P.S.F. ROOF • • • • 12.6 P.S.F. |
| WIND PRESSURES - MWFRS LONGITUDINAI | DIRECTION |
| INTERIOR ZONE · · · · · · · · · · · · · · · · · · · | •• WALL ••••••• 16.1 P.S.F. •• WALL •••••••••••••••••••••••••••••••• |
| ZONE 1 · · · · · · · · · · · · · · · · · · | |
| | |
| ZONE 2e · · · · · · · · · · · · · · · · · · | |
| ZONE 2e OVERHANG · · · · · · · · · · · · · | |
| | |
| ZONE 3 · · · · · · · · · · · · · · · · · · | |
| ZONE 4 · · · · · · · · · · · · · · · · · · | |
| ZONE 5 · · · · · · · · · · · · · · · · · · | |
| ZONES 4 & 5 POSITIVE • • • • • • • • • • • • • • • • • • • | |

CONCRETE

CONCRETE FOR FOOTINGS SHALL TEST 2500 P.S.I. AT 28 DAYS AND NOT CONTAIN MORE THAN 15% FLY ASH. ALL OTHER CONCRETE SHOWN AND CALLED FOR ON S SHEETS SHALL TEST 3000 P.SI. AT 28 DAYS AND SHALL NOT CONTAIN FLY ASH, CONCRETE FOR SLAB SHALL NOT CONTAIN ENTRAINED AIR

THE LOCATION OF CONSTRUCTION JOINTS SHALL BE REVIEWED BY THE ARCHITECT. ADDITIONAL REINFORCING AT CONSTRUCTION JOINTS REQUIRED. SEE TYPICAL DETAIL

REINFORCING STEEL

ALL REINFORCING STEEL SHALL BE GRADE 60 (#2 AND #3 BARS AND ALL STIRRUPS AND TIES SHALL BE GRADE 40) AND SHALL CONFORM TO THE ASTM SPECIFICATIONS A615. DETAILING OF REINFORCING STEEL SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE DETAILING MANUAL. PROVIDE 1-#6 X 4'-0" (العلي) TOP AND BOTTOM IN EXTERIOR FACE OF GRADE BEAMS

LAP CONTINUOUS UNSCHEDULED REINFORCING BARS AS FOLLOWS: BOTTOM BARS IN MEMBERS SUPPORTED BY COLUMNS OR FOOTINGS - 12" AT SUPPORTS ONLY; ALL OTHERS - 50 BAR DIAMETERS. LAP CONTINUOUS UNSCHEDULED REINFORCING BARS 40 BAR DIAMETERS AT SPLICES.

PROVIDE STANDARD PLASTIC BAR CHAIRS WITH ROUND FEET AT 4'-0" MAXIMUM CENTERS EACH WAY FOR ALL TOP REINFORCING FOR SLABS ON GRADE. DEPTH OF CHAIRS SHALL PROVIDE FOR 1" TOP COVER TO REINFORCING.

REINFORCING STEEL COVERAGE SHALL BE AS FOLLOWS

INCREASED 2" TO PROVIDE 3" SIDE COVER) (OUTSIDE FACE OF PERIMETER GRADE BEAMS SHALL BE FULLY FORMED)

WOOD FRAMING

ALL WOOD FRAMING SHALL BE #2 SOUTHERN YELLOW PINE OR EQUIVALENT.

ANY EXPOSED WOOD SHALL BE PRESSURE TREATED. ALL LUMBER AND ITS FASTENINGS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS, LATEST EDITION, AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.

EVERY THIRD RAFTER SHALL BE TIED TO JOISTS OR PARTITIONS DIRECTLY BELOW WITH 2X4 OR EQUIVALENT AT MIDPOINTS OF RAFTERS 20 FEET OR LESS IN LENGTH OR AT THIRD POINTS OF RAFTERS OVER 20 FEET IN LENGTH

FRAMING ANCHORS (HURRICANE CLIPS) ARE REQUIRED AT THE FOLLOWING CONNECTIONS:

- EVERY RAFTER TO TOP PLATE (BOTH PLATES).
- EVERY STUD TO TOP PLATE. EVERY STUD TO SOLE PLATE.
- 4. EVERY STUD ON GABLE ROOF ENDS.
- SOLE PLATE SHALL BE ANCHORED TO THE FOUNDATION WITH ½" X 8" "J" OR "L" BOLTS (OR EQUIVALENT), EMBEDDED

SAND NAILING PATTERN.

CONCRETE FOUNDATION.

VENTS SHALL BE BALANCED.

HAND NAIL ROOF SHINGLES.

DIAMETER.

MISCELLANEOUS

DURING AND AFTER CONSTRUCTION.

GEOTECHNICAL REPORT

ALL OPENINGS WITH MECHANICAL DRAWINGS.

ALL EXTERIOR GLAZING SHALL BE IMPACT RESISTANT.

SEE ARCHITECTURAL DRAWINGS FOR FLOOR ELEVATIONS.

SUBGRADE | FILL | SITE PREPARATION

GEOTECHNICAL ENGINEERING REPORT PROJECT NO. 12142 DATED MARCH 2012.

ENGINEER OF RECORD FOR THE WINDSTORM INSPECTIONS AND CERTIFICATE.

WIND-BORNE DEBRIS REGIONS

INSURANCE INLAND 1 DESIGNATED CATASTROPHE AREAS.

INSURANCE SEAWARD DESIGNATED CATASTROPHE AREAS.

INSURANCE CERTIFICATES

- 6 INCHES, EVERY 32 INCHES ON CENTERS.

- EXTERIOR WALLS SHALL BE FULL SHEATHED WITH EXTERIOR GRADE OSB OR PLYWOOD. SEE SHEAR WALL

SOLE PLATES SHALL BE WOLMANIZED UNLESS A VAPOR BARRIER IS INSTALLED BETWEEN THE SOLE PLATE AND

THE WOOD FRAMING MEMBERS SHALL CONTAIN NOT MORE THAN 19% MOISTURE CONTENT AT THE TIME IT IS

PRINCIPAL OPENINGS THROUGH THE FRAMING ARE SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL

THE SPECIFICATIONS ARE AN INTEGRAL PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED IN

CONJUNCTION WITH THE STRUCTURAL DRAWINGS. WHERE REQUIREMENTS INDICATED ON THE STRUCTURAL

THE CONTRACTOR SHALL COMPARE STRUCTURAL SECTIONS WITH ARCHITECTURAL SECTIONS AND REPORT ANY

DISCREPANCY TO THE ARCHITECT AND ENGINEER PRIOR TO FABRICATION OR INSTALLING STRUCTURAL MEMBERS.

THE BUILDING AREA SHALL BE STRIPPED OF ALL VEGETATION, TOPSOIL, CONCRETE AND UNDERLYING POOR-

QUALITY FILL. ANY ROOTS LARGER THAN ONE-HALF INCH IN DIAMETER SHALL BE GRUBBED TO A MINIMUM

FIRM SOIL THE EXPOSED SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF SIX INCHES AND MOISTURE

BUILDING AREA FROM THE PREPARED SUBGRADE TO THE BOTTOM OF THE SLAB. SELECT FILL SHALL BE

ON FINISH FLOOR ELEVATION AND EXISTING GRADES. REFER TO SITE SURVEY AND SITE DRAWINGS.

95 PERCENT OF THE MAXIMUM STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D 698.

DEPTH OF TWENTY-FOUR INCHES (24 INCHES), ALL SOFT SPOTS IN THE SUBGRADE SHALL BE EXCAVATED TO

CONDITIONED TO NOT LESS THAN THE OPTIMUM MOISTURE CONTENT. THE SUBGRADE SHALL BE COMPACTED TO

PLACE SELECT FILL: A MINIMUM OF THIRTY (30)-INCHES OF COMPACTED SELECT FILL SHALL BE PLACED BELOW THE

COMPOSED OF A CLEAN, INACTIVE CLAY SOIL (NOT A SILT) WITH A PLASTICITY INDEX BETWEEN 10 AND 20. THE FILL

STANDARD PROCTOR DENSITY. TOTAL FILL THICKNESS MIGHT EXCEED THE MINIMUM AMOUNT OF FILL DEPENDING

SHALL BE PLACED IN THIN LIFTS NOT EXCEEDING EIGHT INCHES LOOSE MEASURE, MOISTURE CONDITIONED TO ABOVE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM

SHAPE THE SITE AROUND THE STRUCTURE TO INSURE THAT WATER WILL NOT POND AROUND THE BUILDING

A SOIL BEARING PRESSURE OF 3,600 P.S.F. FOR DEAD LOAD PLUS TOTAL LIVE LOAD AND 2,400 P.S.F. FOR DEAD

LOAD PLUS 1/2 LIVE LOAD WAS USED TO SIZE FOOTINGS IN ACCORDANCE WITH SCIENCE ENGINEERING LTD'S

IMPACT RESISTANT GLAZING IS REQUIRED FOR ALL STRUCTURES LOCATED IN A TEXAS DEPARTMENT OF

IMPACT RESISTANT FOR ALL OPENINGS IS REQUIRED FOR ALL STRUCTURES LOCATED IN A TEXAS DEPARTMENT OF

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WINDSTORM INSURANCE CERTIFICATE FROM THE STATE BOARD OF INSURANCE AND SHALL COORDINATE WITH THE ENGINEER OF RECORD IN PERFORMING THE REQUIRED WINDSTORM FIELD INSPECTIONS. CONTRACTOR SHALL PAY TO THE ENGINEER OF RECORD A FEE SET BY THE

DRAWINGS DIFFER FROM THE SPECIFICATIONS, NOTIFY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

EXAMINE THE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR REQUIRED OPENINGS AS HE SHALL PROVIDE FOR ALL OPENINGS WHETHER SHOWN ON THESE DRAWINGS OR NOT, AND SHALL VERIFY SIZE AND LOCATION OF

NOMINAL PIPE SLEEVES THROUGH THE DECK WILL NOT REQUIRE FRAMING UNLESS THE OPENING EXCEEDS 10" IN

- SCHEDULE FOR THICKNESS AND NAILING PATTERN.
- ALL INTERIOR WALLS GREATER THAN 6 FEET IN LENGTH SHALL BE BRACED WHERE THEY INTERSECT EXTERIOR

- ALL STUDS SHALL BE SPACED 16 INCHES O.C. EXCEPT AS NOTED BELOW.

PERMANENT INCORPORATED INTO THE BUILDING OR STRUCTURE.

- INTERIOR NON-BEARING WALLS (NO VERTICAL OR LATERAL FORCES) MAY BE SPACED UP TO 24 INCHES O.C.

MECHANICAL EQUIPMENT SHALL BE SECURED TO THE PAD BY STRAPS OR BOLTS.

- ROOF DECKING SHALL BE EXTERIOR GRADE OSB OR PLYWOOD. SEE PLANS AND DECK SCHEDULE FOR THICKNESS

REPRODUCTION NOTE

THE USE OF THESE CONTRACT DRAWINGS IN LIEU OF PREPARATION OF SHOP DRAWINGS CONSTITUTES ACCEPTANCE THAT ALL INFORMATION SHOWN HEREON IS CORRECT, AND CONSTITUTES ACCEPTANCE OF ANY EXPENSE, REAL OR IMPLIED, ARISING DUE TO THEIR USE. SHOP DRAWINGS MAY NOT BE PRODUCED BY USING

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USE OF CADD FILES

WERE PRODUCED IN THIS MANNER, WILL BE REJECTED.

PRESENTED

UPON THE SIGNING OF A RELEASE, FITTZ & SHPMAN, INC. WILL PROVIDE CADD FILES STRIPPED OF TITLE BLOCKS AND SEALS. A FEE WILL BE ACCESSED IN ACCORDANCE WITH THE FOLLOWING FEE SCHEDULE: MINIMUM CHARGE OF \$100 FOR THE FIRST SHEET AND \$50 FOR EACH ADDITIONAL SHEET, SALES TAX WILL BE ADDED TO THE ABOVE FEES UNLESS A SALES TAX EXEMPT CERTIFICATE IS PROVIDED. WHEN PLAN SHEETS ARE PRINTED ON MULTIPLE SHEETS THE FEE WILL BE ACCESSED PER PRINTED SHEET BUT ONE CADD FILE WILL BE

NAILING SCHEDULE

| ROOF FRAMING | NO. OF COMMON NAILS | SIZE | NO. OF BOX NAILS | SIZE | COMMENT |
|----------------------------------------------------|---------------------------|----------|------------------------|------------|------------------------|
| RAFTER TO TOP PLATE (TOE) | 3 | 8d | 3 | 10d | PER RAFTER |
| CEILING JOIST TO TOP PLATE (TOE) | 3 | 8d | 3 | 10d | PER JOIST |
| CEILING JOIST TO PARALLEL RAFTER (FACE) | 5 | 8d | 5 | 10d | EACH LAP |
| CEILING JOIST OVERLAP PARTITION (FACE) | 5 | 8d | 5 | 10d | EACH LAP |
| COLLAR TIE TO RAFTER (FACE) | 4 | 8d | 4 | 10d | PER TIE |
| | 2 | 8d | 2 | 10d | END EACH |
| | 2 | 16d | 3 | 16d | END EACH |
| WALL FRAMING | | | | | |
| TOP PLATE TO TOP PLACE (FACE) | 2 | 16d | 2 | 16d | PER FOOT JOIST EACH |
| TOP PLACE AT INTERSECTION (FACE) | 4 | 16d | 5 | 16d | SIDE |
| | 2 | 100 | Ζ | 100 | 16" OC ALONG |
| HEADER TO HEADER (FACE) | 1 | 16d | 1 | 16d | EDGES |
| TOP OR BOTTOM PLATE TO STUD (END) | 2 | 16d | | | PER 2X4 STUD |
| | 3 | 16D | | | PER 2X6 STUD |
| | 4 | 16D | | | PER 2X8 STUD |
| BOTTOM PLATE TO FLOOR JOISTS, BAND JOIST, | | | | | |
| END JOISTS OR BLOCKING (FACE) | 2 | 16d | | | PER FOOT |
| FLOOR FRAMING | | | | | |
| JOIST TO SILL, TOP PLATE, OR GIRDER (TOE) | 4 | 8d | 4 | 10d | PER JOIST EACH |
| BRIDGING TO JOIST (TOE) BLOCKING TO JOIST (TOE) | 2 | 8d 8d | 2 | 10d 10d | EACH END FACH END |
| BLOCKING TO SILL OR TOP PLATE (TOE) | 3 | 16d | 4 | 16d | EACH BLOCK |
| LEDGER STRIP TO BEAM (FACE) | 3 | 16d | 4 | 16d | EACH JOIST |
| JOIST ON LEDGER TO BEAM (TOE) | 3 | 8d | 3 | 10d | PER JOIST |
| BAND JOIST TO JOIST (END) | 3 | 16d | 4 | 16d | PER JOIST |
| BAND JOIST TO SILL OF TOP PLATE (TOE) | 2 | 16d | 3 | 16d | PER FOOT |
| ROOF SHEATHING | SPACING | SIZE | | | |
| STRUCTURAL PANELS | | | | | |
| (IN) | 4" | 8d | | | SCHEDULED |
| | 6" | 8d | | | OTHERWISE |
| SPACING (IN) | 6" | 8d | | | |
| | 12" | 8d | | | |
| CEILING SHEATHING | | | | | |
| GYPSUM WALL BOARD EDGE SPACING (IN) | 7" | 6d WB | | | UNLESS SCHEDULED |
| FIELD SPACING (IN) | 10" | 6d WB | | | OTHERWISE |
| WALL SHEATHING | | | | | |
| GYPSUM WALL BOARD EDGE SPACING (IN) | 7" | 6d WB | | | UNLESS SCHEDULED |
| FIELD SPACING (IN) | 7" | 6d WB | | | OTHERWISE |
| STRUCTURAL PANELS END ZONES | | | | | UNIESS |
| EDGE SPACING (IN) | 6" | 8d | | | SCHEDULED |
| FIELD SPACING (IN) | 12" | 8d | | | OTHERWISE |
| EDGE SPACING (IN) | 6" | 8d | | | |
| FIELD SPACING (IN) | 12" | 8d | | | |

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| SAVED: OWNER | PLOT: ANDREW LEBOEUF | PLOT DATE: 9/9/2020 10:20 / |
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FOUNDATION PLAN

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

- 1. FOOTINGS ARE CENTERED UNDER COLUMNS, WHERE THERE ARE NO COLUMNS
- THEN FOOTINGS ARE CENTERED UNDER GRADE BEAM UNLESS OTHERWISE NOTED.
- 2. MAXIMUM SLAB SLOPE TO FLOOR DRAIN SHALL NOT EXCEED 1/4" PER FOOT.
- 3. VERIFY ALL SLAB RECESS LOCATIONS & SIZES WITH ARCHITECTURAL DRAWINGS.
- 4. SEE ARCHITECTS DRAWINGS FOR DIMENSIONS NOT SHOWN. 5. CONTRACTOR SHALL COORDINATE WITH OWNER FOR PROPER ORIENTATION
- OF BUILDING IN RELATION TO REAL ESTATE LOT.

NOTE: WALK/DRIVE SLAB - SEE OWNER/CONTRACTOR

NOTE: WHERE A DRILLED FOOTING IS SHOWN ON THE PLAN CLOSER THAN 8'-0" FROM ANOTHER FOOTING, DRILL ONE FOOTING, FILL WITH CONCRETE AND LET CURE 48 HOURS PRIOR TO DRILLING THE ADJACENT FOOTING. 8'-0" DIMENSION IS MEASURED BETWEEN EDGE OF BELL FOOTING, NOT CENTER TO CENTER.

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- 6. ON PLAN INDICATES EXTERIOR SHEAR WALLS SEE SCHEDULE.
- 7. ON PLAN INDICATES STHD-14 HOLD DOWNS SEE SHEAR WALL SCHEDULE
- 8. XX.X P.S.F. ON PLAN INDICATES DESIGN PRESSURES FOR WINDOWS AND DOORS.
- 9. XX/XX ON PLAN INDICATES DRILLED FOOTING SIZE.

| CLIPPING SCHE | EDULE * |
|---------------------|-----------------------------|
| STUD TO SOLE PLATE | SIMPSON H2.5A OR 6" SDWC |
| STUD TO TOP PLATE | SIMPSON H2.5A OR 6" SDWC |
| RAFTER TO TOP PLATE | SIMPSON H2.5A OR 6" SDWC |

 \divideontimes ALL CLIPS SHALL BE ON THE SAME SIDE OF THE WALL

| DECKING |
|------------|
| 15/32" OSB |
| 15/32" OSB |
| 15/32" USB |

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ROOF FRAMING DIAPHRAGM PLAN

1. RIDGE BEAM SHALL BE ONE SIZE LARGER THAN RAFTERS.

2. ON PLAN INDICATES ROOF JACK's.

ON PLAN INDICATES FOR WIND PRESSURE ZONES - SEE

SHEET S1 AND DECK NAILING PATTERN ON THIS SHEET.

4. SEE MANUFACTURER SPECIFICATIONS FOR SIMPSON CONNECTOR INSTALLATION PROCEDURE. 5.
ON PLAN INDICATES BLOCKING DOUBLED NAILED AT TOP PLATE & AT EACH JOIST

BLOCKING SHALL BE EQUAL TO JOIST SIZE. SEE TYPICAL BLOCKING DETAIL ON S5.

| DECKING NAILING SCHEDULE | | | | | | | | | |
|--------------------------|-----------------|------------------------------------|---------------------------------|---------|--|--|--|--|--|
| | PATTERN ON PLAN | NAILING AT BUTT ENDS AT SUPPORT | NAILING IN FIELD AT SUPPORTS | BLOCKED | | | | | |
| | | 4" | 6" | NO | | | | | |
| | | 6" | 12" | NO | | | | | |

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