

**CEILING FRAMING PLAN**

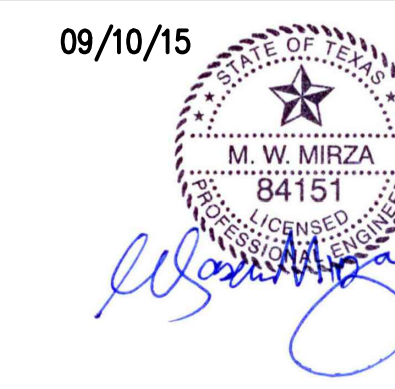
**OPTIMUM PERSONAL CARE PH.2**

1110 LAKEVIEW DRIVE  
SUGAR LAND, TX. 77478

**ISSUE HISTORY**

DATE	ISSUED FOR
	CLIENT REVIEW
	PERMIT
	CONSTRUCTION

09/10/15



**PE** BUILDINGS  
BRIDGES  
INSPECTIONS  
MARINE STRUCTURES  
CIVIL ENGINEERING &  
STRUCTURAL ENGINEERING

**PARAMOUNT  
ENGINEERING  
LLC**

10145 LONG POINT DR.  
HOUSTON, TX 77043

TEL : (713) 636-9977  
FAX : (713) 888-9872  
CEL : (713) 204-1742

TBPE REGISTRATION # F-3394

DRAWN BY: Z.A. CHECKED BY: M.M.

PROJ. NO.: PE12-225

SHEET: **S3**

**FRAMING LEGEND**

**JOISTS**

- J612 2x6 @ 12" O.C.
- J616 2x6 @ 16" O.C.
- J619 2x6 @ 19" O.C.
- J816 2x8 @ 16" O.C.
- J1012 2x10 @ 12" O.C.
- J1016 2x10 @ 16" O.C.

**BEAM (BEAM JOIST)**

- BJ10 2x10
- BJ12 2x12
- BJ210 2- 2x10
- BJ212 2- 2x12
- BJ312 3- 2x12

**COLUMNS (WOOD COLUMNS)**

- WP44 4x4 WOOD POST
- C32-4 3-2x4 STUD
- C32-6 3-2x6 STUD

**CONNECTORS**  
(SIMPSON STRONG-TIE OR EQUAL)

- BH1 (HU 212(MAX)) BEAM HANGER
- BH2 (HUC 212(MAX)) BEAM HANGER (CONCEALED FLANGE)
- BH3 (LGU3.63-SDS) BEAM HANGER
- BH4 (MGU5.50-SDS) BEAM HANGER
- BH5 (HGUS5.50-SDS-12GA.) BEAM HANGER
- BH6 (HGUS-12GA) BEAM HANGER
- BH6 (MGU3.63-SDS) BEAM HANGER
- BH7 (HHGUS.50-SDS) BEAM HANGER
- BH8 (HHGU7.25-SDS) BEAM HANGER
- BH9 (HGUS-12GA) BEAM HANGER
- WPC1 (CCQ/ECCO) WOOD POST CAP
- WPB1 (CBQ) WOOD POST BASE

**MEMBER DESCRIPTION**

- RSB ROOF SUPPORTING BEAM
- BEAM 2.0E PARALLAM BEAM (PSL)
- BP311 3/2"x11 1/4" LSL
- BP312 3/2"x11 1/8" LSL
- BP314 3/2"x14" LSL

**PLAN LEGEND**

1. ——— DESIGNATES LOCATION OF FLOOR WALLS
2. ———> DESIGNATES DIRECTION OF CEILING JOIST
3. // // // DESIGNATES SHEAR WALL
4. P1 DESIGNATES SHEAR WALL TYPE. RE: SCHEDULE, NOTES, AND DETAILS ON SHEET S2.05.
5. ———> DESIGNATES SHEAR WALL HOLD-DOWN ANCHOR AT FLOOR LEVEL.
6. ——— DESIGNATES BEAM HANGER, IF NOT IDENTIFIED ON PLAN, USE TYPICAL HANGERS SPECIFIED IN GENERAL NOTES.
7. □ □ DESIGNATE STEEL OR WOOD COLUMNS.
8. ■ ■ ■ LOCATION OF MECH. EQUIPMENT ON CEILING

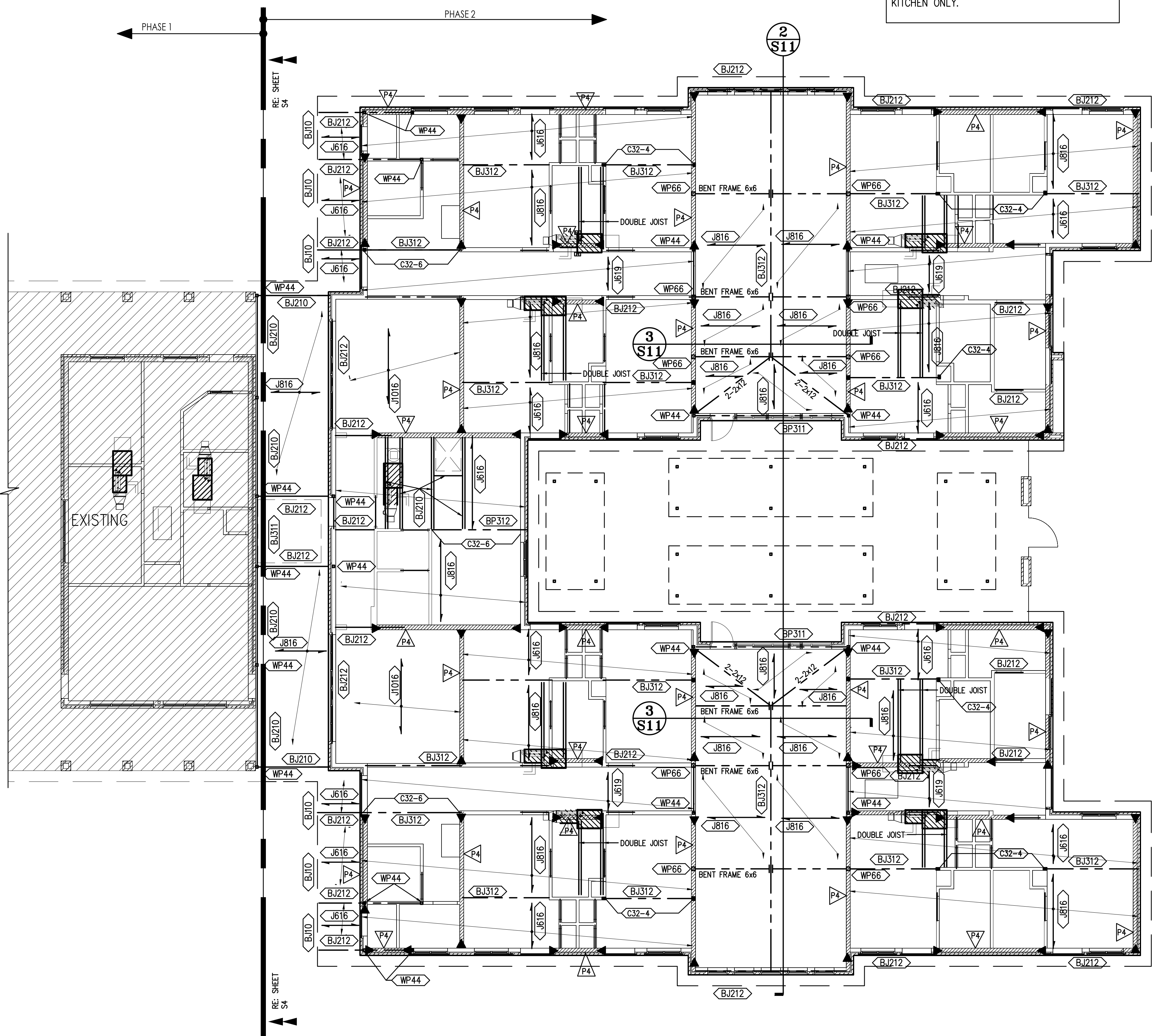
**PLAN NOTES**

1. ALL CEILING JOISTS SHALL BE #3 S.Y.P. (U.O.N.)
2. ALL FLOOR JOISTS SHALL BE #2 S.Y.P. (U.O.N.)
3. ALL BEAMS & HEADERS SHALL BE #2 S.Y.P. (U.O.N.)
4. ALL CEILING BEAMS & HEADERS SHALL BE 2-2x8 (U.O.N.)
5. ALL FLOOR BEAMS & HEADERS SHALL BE 2-2x12 (U.O.N.)
6. ALL WINDOWS & DOOR HEADERS ARE DROP BEAMS (U.O.N.)
7. ALL COLUMNS FROM FLOOR ABOVE MUST BE EITHER:  
A. SUPPORTED ON A BEAM @ THIS LEVEL.  
B. CONTINUED TO SLAB BELOW. (MATCH SIZES)
8. RE: SHEET S7.S8 FOR ALL FRAMING NOTES, DETAILS, AND SCHEDULES.

**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. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BOTH ARCHITECT AND ENGINEER, PRIOR TO PROCEEDING WITH CONSTRUCTION WORK.
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.

ALL WALL SHALL BE 2HR FIRE-RETARDANT IN KITCHEN ONLY.



**CEILING FRAMING PLAN**  
SCALE: 1/8" = 1'-0"

CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, AND COORDINATE DETAILS WITH ARCHITECTURAL DRAWINGS. ALL DIMENSIONS & ELEVATION ON ARCHITECTURAL DRAWINGS SHALL GOVERN. IT IS CONTRACTOR'S RESPONSIBILITY TO REPORT TO ENGINEER ABOUT DISCREPANCY IN DRAWINGS PRIOR TO FABRICATION & BIDDING.

PROVIDE 3 STUDS BOLTED TOGETHER (MATCH WALL STUD SIZE) AT EACH END OF POOR/WINDOW HEADERS.

- ALL INTERIOR WALL SHALL BE 2X4 @ 16 & EXTERIOR WALLS SHALL BE 2x6 @ 16.  
-PROVIDE 1/2 OSB/ PLYWOOD TO ALL EXTERIOR WALLS.

NOTE : REFER TO ARCHITECTURAL DRAWINGS FOR CEILING HEIGHT IN EACH AREA.