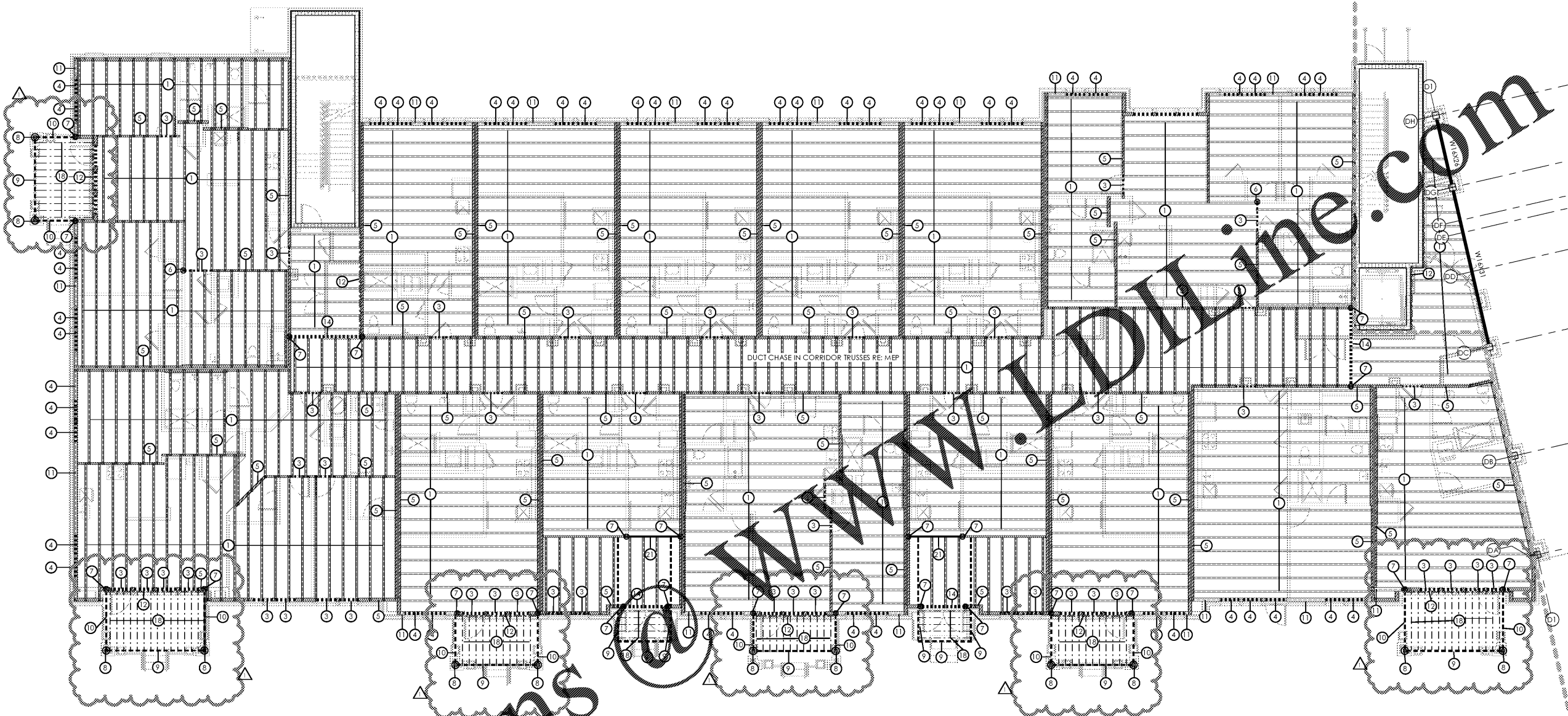


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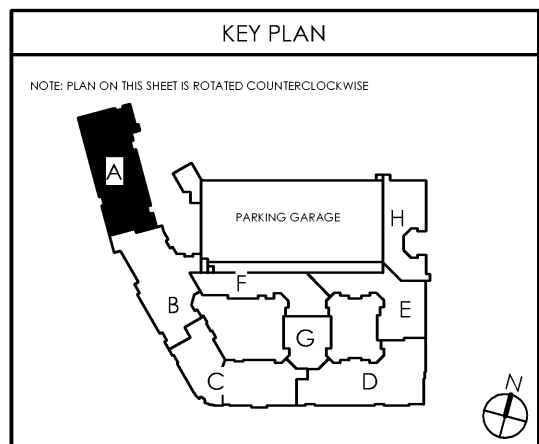


Order Plans

01-GROUND FLOOR FRAMING PLAN

SCALE: 1/8" = 1'-0"

STRUCTURAL KEY NOTES			
1	20' DEEP FLOOR JOISTS AT 24" O.C. MAX. UNLESS DIMENSIONED OTHERWISE ON PLAN	8	PRESSURE TREATED 6x6 COLUMN POST OR (4) 2x6 P.T. STUDS W/ HD-38 HOLD DOWN FOR EXTERIOR WALLS AND BALCONIES. PRESSURE TREATED COLUMNS ARE NOT REQUIRED IN INTERIOR CONDITIONS. USE CB-66 OR HD-38 CONNECTION AT BASE.
2	TAPPED BALCONY TRUSS. 18' DEEP TO 16' DEEP ON EXTERIOR SIDE SPACED @ 24" O.C. MAX.	9	(3) 2x12 P.T. WITH (2) 1/2" PLYWOOD FLITCH. ALL BEAM SIZES TO BE VERIFIED BY TRUSS MANUFACTURER.
3	LOAD BEARING HEADER. REFER TO HEADER SCHEDULE UNLESS NOTED OTHERWISE	10	(2) 2x12 P.T. WITH (2) 1/2" PLYWOOD FLITCH. ALL BEAM SIZES TO BE VERIFIED BY TRUSS MANUFACTURER.
4	NON-LOAD BEARING HEADER. REFER TO HEADER SCHEDULE UNLESS NOTED OTHERWISE	11	20' DEEP LADDER TRUSS AT ALL EXTERIOR NON-BEARING WALLS AS SHOWN.
5	HATCHED AREA INDICATES LOAD BEARING WALL	12	(2) 2x12 LEDGER BEAM W/ 1/2" DIAMETER THRU-BOLT @ 16" O.C. STAGGERED MINIMUM 2" FROM TOP AND BOTTOM OF BEAM.
6	PRESSURE TREATED 4x4 COLUMN POST OR (3) 2x4 P.T. STUDS W/ HD-38 HOLD DOWN FOR EXTERIOR WALLS AND BALCONIES ONLY. P.T. COLUMNS AND HOLDDOWNS ARE NOT REQUIRED IN INTERIOR CONDITIONS AT BALCONY AND STAIR.	13	DOUBLE U-BLOCK BOND BEAM W/ (2) #5 BARS CONTINUOUS IN EACH COURSE. OCCURS AT EACH FLOOR LEVEL AND AT ROOF
7	PRESSURE TREATED 4x6 COLUMN POST OR (4) 2x6 P.T. STUDS W/ HD-38 HOLD DOWN FOR EXTERIOR WALLS AND BALCONIES. PRESSURE TREATED COLUMNS ARE NOT REQUIRED IN INTERIOR CONDITIONS. USE CB-66 OR HD-38 CONNECTION AT BASE.	14	3-1/2" x 18" LVL OR FLOOR TRUSS GIRDER (UPTURNED BEAM) SIZES TO BE VERIFIED BY TRUSS MANUFACTURER.
		15	CONCRETE LINTEL. REFER TO SCHEDULE ON SDT SHEETS
		16	(2) 2x12 LEDGER BEAM W/ (2) 1/2" DIAMETER x 7" WEDGE ANCHORS @ 16" O.C. SET ANCHORS 2" MINIMUM FROM TOP AND BOTTOM OF BEAM. 3" MINIMUM EMBED INTO CMU.
		17	12' DEEP FLOOR JOISTS AT 16" O.C. MAX UNLESS DIMENSIONED OTHERWISE ON PLAN
		18	P.T. 2X12s @ 12" O.C.
		19	20' DEEP FLOOR JOIST W/ 2" STEP DOWN AT 7' FROM EXTERIOR EDGE. CROSS BRACING BETWEEN TRUSSES IN LINE WITH BEARING WALL ABOVE. TRUSS EQUAL 5-1/4" x 18" LVL OR FLOOR TRUSS GIRDER (UPTURNED BEAM) SIZES TO BE VERIFIED BY TRUSS MANUFACTURER.
		20	CROSS BRACING BETWEEN TRUSSES IN LINE WITH BEARING WALL ABOVE. TRUSS EQUAL 5-1/4" x 18" LVL OR FLOOR TRUSS GIRDER (UPTURNED BEAM) SIZES TO BE VERIFIED BY TRUSS MANUFACTURER.
		21	PRESSURE TREATED 8x8 COLUMN POST W/ (2) HD-38 HOLDDOWNS FOR EXTERIOR WALLS AND BALCONIES. PRESSURE TREATED COLUMNS ARE NOT REQUIRED IN INTERIOR CONDITIONS. USE (2) HD-38 CONNECTIONS @ BASE.
		22	PRESSURE TREATED 8x8 COLUMN POST W/ (2) HD-38 HOLDDOWNS FOR EXTERIOR WALLS AND BALCONIES. PRESSURE TREATED COLUMNS ARE NOT REQUIRED IN INTERIOR CONDITIONS. USE (2) HD-38 CONNECTIONS @ BASE.
		23	7-1/4" x 18" LVL OR FLOOR TRUSS GIRDER (UPTURNED BEAM) SIZES TO BE VERIFIED BY TRUSS MANUFACTURER.
		24	PRESSURE TREATED 4x8 COLUMN POST OR (5) 2x4 P.T. STUDS W/ (2) HD-38 HOLDDOWNS FOR EXTERIOR WALLS AND BALCONIES ONLY. PRESSURE TREATED COLUMNS ARE NOT REQUIRED IN INTERIOR CONDITIONS. USE CB-48 OR (2) HD-38 CONNECTIONS @ BASE.
		25	PRESSURE TREATED 6x8 COLUMN POST OR (5) 2x6 P.T. STUDS W/ (2) HD-38 HOLDDOWNS FOR EXTERIOR WALLS AND BALCONIES ONLY. PRESSURE TREATED COLUMNS ARE NOT REQUIRED IN INTERIOR CONDITIONS. USE CB-48 OR (2) HD-38 CONNECTIONS @ BASE.
		26	W16x40 - CLUBHOUSE ONLY
		27	6x6x1/2" THICK TUBE STEEL COLUMN - CLUBHOUSE ONLY
		28	PRESSURE TREATED 8x8 COLUMN POST W/ (2) HD-38 HOLDDOWNS FOR EXTERIOR WALLS AND BALCONIES. PRESSURE TREATED COLUMNS ARE NOT REQUIRED IN INTERIOR CONDITIONS. USE (2) HD-38 CONNECTIONS @ BASE.
		29	W16x45 - CLUBHOUSE ONLY
		30	4x4x5/16" THICK TUBE STEEL COLUMN - CLUBHOUSE ONLY
		31	4x4x5/16" THICK TUBE STEEL COLUMN - CLUBHOUSE ONLY
		32	POINT LOAD FROM ABOVE - CLUBHOUSE ONLY



NOTE: PLAN ON THIS SHEET IS ROTATED COUNTERCLOCKWISE

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 drawn by: COOL
 reviewed by: NHJ
 issue history:
 Δ Date
 1 7-3-2019

REV: 07-03-2019

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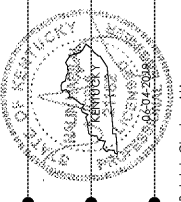
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