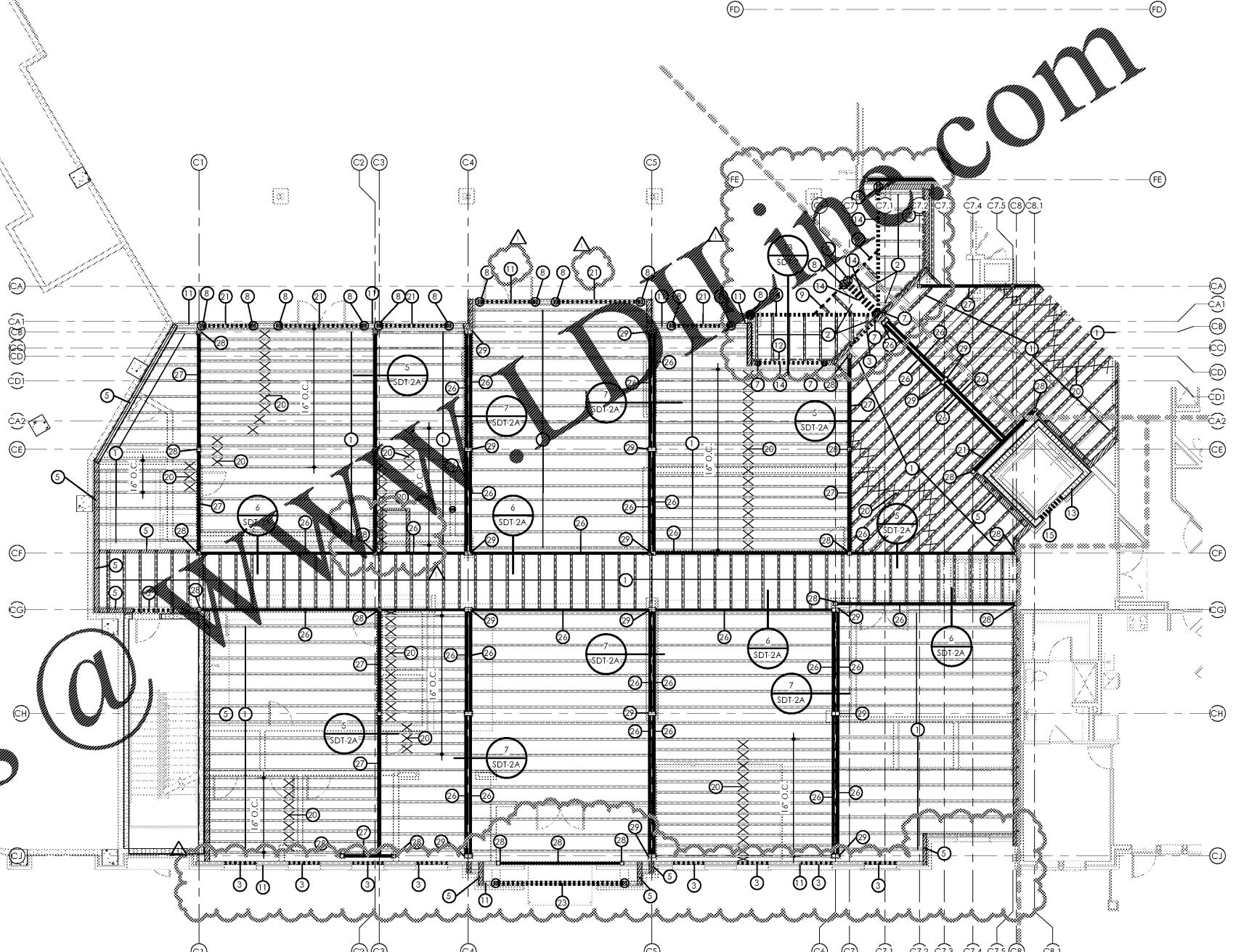


1 SECOND FLOOR - PARTIAL FRAMING PLAN C

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

SEE SHEETS 2.12 AND 2.13 FOR POST TENSION SLAB STRUCTURAL DESIGN

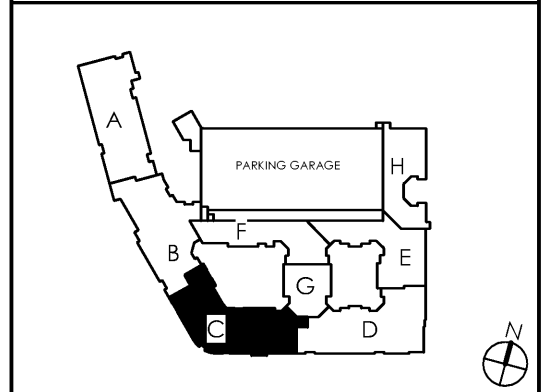


Order Plans @

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. | 15 | CONCRETE LINTEL. REFER TO SCHEDULE ON SDT SHEETS | 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. |
| 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. | 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. | 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. |
| 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. | 17 | 12' DEEP FLOOR JOISTS AT 16" O.C. MAX UNLESS DIMENSIONED OTHERWISE ON PLAN | 26 | W16x40 - CLUBHOUSE ONLY |
| 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. | 18 | P.T. 2X12s @ 12" O.C. | 27 | W16x45 - CLUBHOUSE ONLY |
| 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. | 19 | 20' DEEP FLOOR JOIST W/ 2" STEP DOWN AT 7' HATCHES. EMB. IN CORE C/MU. CROSS BRACING BETWEEN TRUSSES IN LINE WITH BEARING WALL ABOVE. TRUSS EQUAL 5-1/4" x 18" LVL OR FLOOR TRUSS GRIDER (UPTURNED BEAM) SIZES TO BE VERIFIED BY TRUSS MANUFACTURER. | 28 | 6x6x1/2" THICK TUBE STEEL COLUMN - CLUBHOUSE ONLY |
| 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 | 20 | (2) 2x12 LEDGER BEAM W/ 1/2" DIAMETER THRU-BOLT @ 16" O.C. STAGGERED MINIMUM 2' FROM TOP AND BOTTOM OF BEAM. | 21 | 6x12x1/2" THICK TUBE STEEL COLUMN - CLUBHOUSE ONLY |
| 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. | 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. | 29 | W16x45 - CLUBHOUSE ONLY |
| | | | | 23 | 7-1/4" x 18" LVL OR FLOOR TRUSS GIRDER (UPTURNED BEAM) SIZES TO BE VERIFIED BY TRUSS MANUFACTURER. | 30 | W16x45 - CLUBHOUSE ONLY |
| | | | | | | 31 | 4x4x5/16" THICK TUBE STEEL COLUMN - CLUBHOUSE ONLY |
| | | | | | | 32 | POINT LOAD FROM ABOVE - CLUBHOUSE ONLY |

KEY PLAN



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 job no: 3789.15
 drawn by: COOL
 reviewed by: NHJ
 issue history:
 Δ Date
 1 7-3-2019

REV 1-07-03-2019

S1.12C

Lytic at Norton Commons
 Prospect, Kentucky

NALIN H. JOSHI, P.E.
 4321 MAYWOOD DRIVE
 JACKSONVILLE, FL 32277
 NALIN@JSHREE@AOL.COM
 (904) 744-6133

Bristol Development Group
 881 Malloy Station Rd, Suite 204
 Franklin, TN 37067

charlan • brock
 associates
 architects • planners
 1770 fennell street
 maitland florida 32751-7208
 407.660.8900 f:407.875.9948
 www.cbarchitects.com

Common North Prospect, KY



Bulch L. Charlton, AIA
 Charlan Brock & Associates