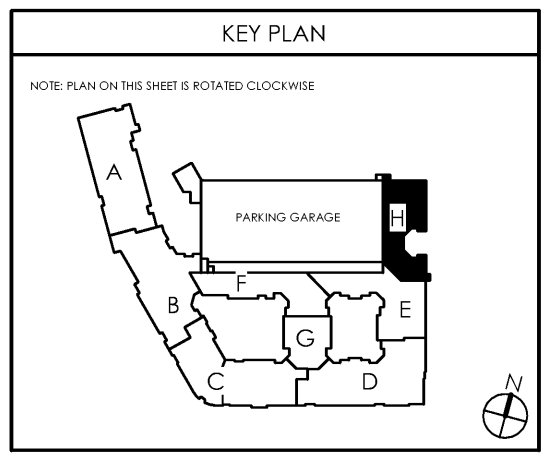


① SECOND FLOOR - PARTIAL FRAMING PLAN H
SCALE: 1/8" = 1'-0"

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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	LOAD BEARING HEADER. REFER TO HEADER SCHEDULE UNLESS NOTED OTHERWISE
3	LOAD BEARING HEADER. REFER TO HEADER SCHEDULE UNLESS NOTED OTHERWISE	10	NON-LOAD BEARING HEADER. REFER TO HEADER SCHEDULE UNLESS NOTED OTHERWISE
4	NON-LOAD BEARING HEADER. REFER TO HEADER SCHEDULE UNLESS NOTED OTHERWISE	11	HATCHED AREA INDICATES LOAD BEARING WALL
5	HATCHED AREA INDICATES LOAD BEARING WALL	12	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.
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	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.
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.
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
9	LOAD BEARING HEADER. REFER TO HEADER SCHEDULE UNLESS NOTED OTHERWISE	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.
10	NON-LOAD BEARING HEADER. REFER TO HEADER SCHEDULE UNLESS NOTED OTHERWISE	17	12' DEEP FLOOR JOISTS AT 16" O.C. MAX UNLESS DIMENSIONED OTHERWISE ON PLAN
11	HATCHED AREA INDICATES LOAD BEARING WALL	18	P.T. 2X12s @ 12" O.C.
12	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.	19	20' DEEP FLOOR JOIST W/ 2" STEP DOWN AT 7' FROM EXTERIOR END. (3) DEEP CANTILEVERED 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.
13	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.	20	20' DEEP FLOOR JOIST W/ 2" STEP DOWN AT 7' FROM EXTERIOR END. (3) DEEP CANTILEVERED 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.
14	3-1/2" x 18" LVL OR FLOOR TRUSS GIRDER (UPTURNED BEAM) SIZES TO BE VERIFIED BY TRUSS MANUFACTURER.	21	PRESSURE TREATED 6x6 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.
15	CONCRETE LINTEL. REFER TO SCHEDULE ON SDT SHEETS	22	7-1/4" x 18" LVL OR FLOOR TRUSS GIRDER (UPTURNED 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.	23	7-1/4" x 18" LVL OR FLOOR TRUSS GIRDER (UPTURNED BEAM) SIZES TO BE VERIFIED BY TRUSS MANUFACTURER.
17	12' DEEP FLOOR JOISTS AT 16" O.C. MAX UNLESS DIMENSIONED OTHERWISE ON PLAN	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.
18	P.T. 2X12s @ 12" O.C.	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.
19	20' DEEP FLOOR JOIST W/ 2" STEP DOWN AT 7' FROM EXTERIOR END. (3) DEEP CANTILEVERED 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.	26	W16x40 - CLUBHOUSE ONLY
20	20' DEEP FLOOR JOIST W/ 2" STEP DOWN AT 7' FROM EXTERIOR END. (3) DEEP CANTILEVERED 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.	27	6x6x1/2" THICK TUBE STEEL COLUMN - CLUBHOUSE ONLY
21	PRESSURE TREATED 6x6 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.	28	6x12x1/2" THICK TUBE STEEL COLUMN - CLUBHOUSE ONLY
22	7-1/4" x 18" LVL OR FLOOR TRUSS GIRDER (UPTURNED BEAM) SIZES TO BE VERIFIED BY TRUSS MANUFACTURER.	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	4x4x5/16" THICK TUBE STEEL COLUMN - CLUBHOUSE ONLY
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.	31	POINT LOAD FROM ABOVE - CLUBHOUSE ONLY
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.	32	



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REVIEWED BY: NHJ
ISSUE HISTORY:
Date: 7-3-2019

REV: 07-03-2019

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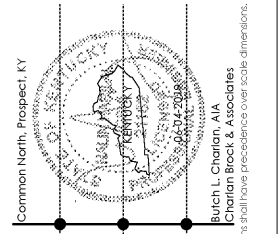
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NALIN H. JOSHI, P.E.
4321 MAYWOOD DRIVE
JACKSONVILLE, FL 32277
NALIN@JSHREE@AOL.COM
(904) 744-6133

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

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