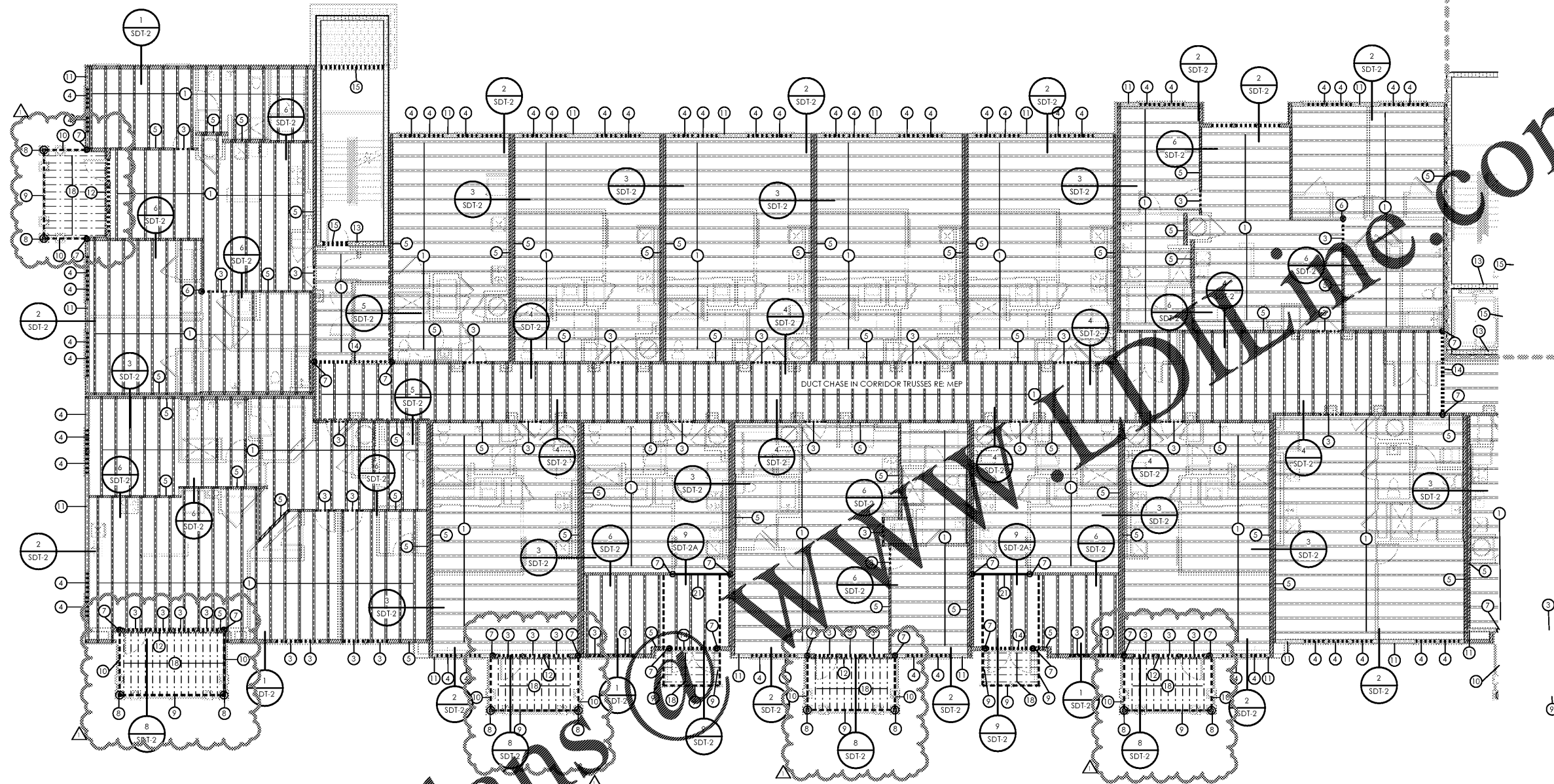


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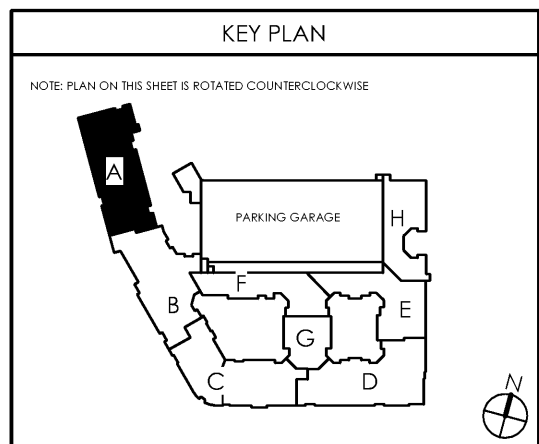


Order Plans

**THIRD FLOOR - PARTIAL FRAMING PLAN A**

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	23	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.	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.
17	12' DEEP FLOOR JOISTS AT 16" O.C. MAX UNLESS DIMENSIONED OTHERWISE ON PLAN	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.
18	P.T. 2X12s @ 12" O.C.	26	W16x40 - CLUBHOUSE ONLY
19	20' DEEP FLOOR JOIST W/ 2" STEP DOWN AT 2" HATCHES. END TO END MANUFACTURED 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	W16x40 - CLUBHOUSE ONLY
20	(2) 2x12 LEDGER BEAM W/ (2) 1/2" DIAMETER THRU-BOLT @ 16" O.C. STAGGERED MINIMUM 2' FROM TOP AND BOTTOM OF BEAM.	28	6x6x1/2" THICK TUBE STEEL COLUMN - CLUBHOUSE ONLY
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.	29	6x12x1/2" THICK TUBE STEEL COLUMN - CLUBHOUSE ONLY
22	DOUBLE U-BLOCK BOND BEAM W/ (2) #5 BARS CONTINUOUS IN EACH COURSE. OCCURS AT EACH FLOOR LEVEL AND AT ROOF	30	W16x45 - CLUBHOUSE ONLY
23	7-1/4" x 18" LVL OR FLOOR TRUSS GIRDER (UPTURNED BEAM) SIZES TO BE VERIFIED BY TRUSS MANUFACTURER.	31	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.	32	POINT LOAD FROM ABOVE - CLUBHOUSE ONLY



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 JOB NO: 3789.15  
 DRAWN BY: COOL  
 REVIEWED BY: NHJ  
 ISSUE HISTORY:  
 Δ Date  
 1 7-3-2019

REV: 07-03-2019

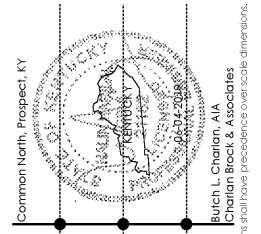
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