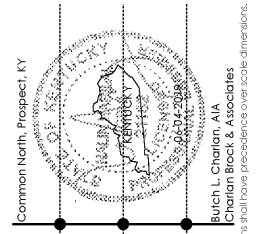
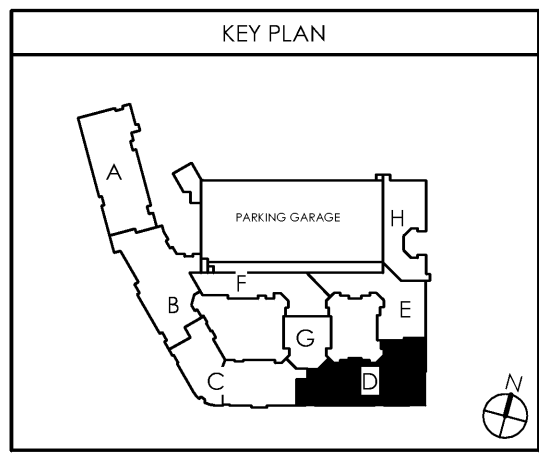


Order Plans

THIRD FLOOR - PARTIAL FRAMING PLAN D

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	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.
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. W16x31 - CLUBHOUSE ONLY
17	12" DEEP FLOOR JOISTS AT 16" O.C. MAX UNLESS DIMENSIONED OTHERWISE ON PLAN	26	W16x40 - CLUBHOUSE ONLY
18	P.T. 2X12s @ 12" O.C.	27	6x6x1/2" THICK TUBE STEEL COLUMN - CLUBHOUSE ONLY
19	20" DEEP FLOOR JOIST W/ 2" STEP DOWN AT 7'4" SPAN. E.P. OR 2" OVER 2" HANGERS 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.	28	6x12x1/2" THICK TUBE STEEL COLUMN - CLUBHOUSE ONLY
20	20" DEEP LADDER TRUSS AT ALL EXTERIOR NON-BEARING WALLS AS SHOWN.	29	W16x45 - CLUBHOUSE ONLY
21	(2) 2x12 LEDGER BEAM W/ 1/2" DIAMETER THRU-BOLT @ 16" O.C. STAGGERED MINIMUM 2" FROM TOP AND BOTTOM OF BEAM.	30	4x4x5/16" 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	31	POINT LOAD FROM ABOVE - CLUBHOUSE ONLY
23	3-1/2" x 18" LVL OR FLOOR TRUSS GIRDER (UPTURNED BEAM) SIZES TO BE VERIFIED BY TRUSS MANUFACTURER.	32	



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

Lyric at Norton Commons
 Prospect, Kentucky
 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

THIRD FLOOR
 FRAMING PLAN

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

REV: 07-03-2019
S1.13D

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