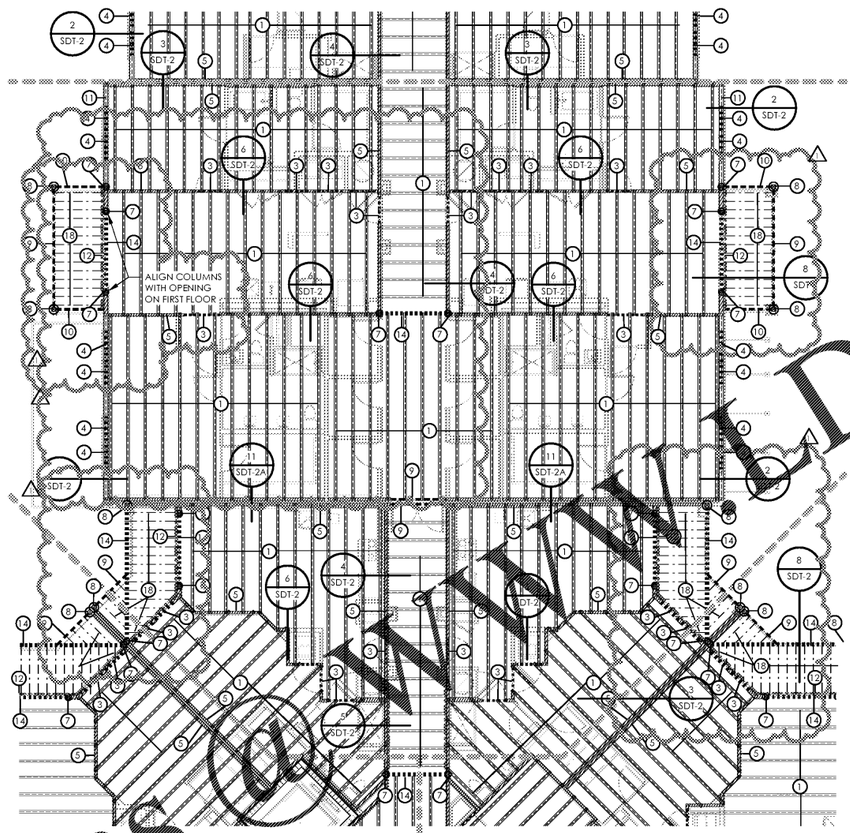


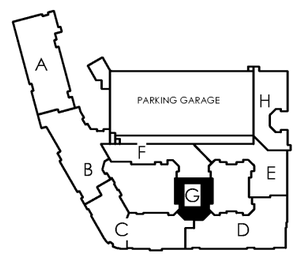
THIRD FLOOR - PARTIAL FRAMING PLAN G

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

STRUCTURAL KEY NOTES

1. 20" DEEP FLOOR JOISTS AT 24" O.C. MAX. UNLESS DIMENSIONED OTHERWISE ON PLAN
2. TAPPERED BALCONY TRUSS. 18" DEEP TO 16" DEEP ON EXTERIOR SIDE SPACED @ 24" O.C. MAX.
3. LOAD BEARING HEADER. REFER TO HEADER SCHEDULE UNLESS NOTED OTHERWISE
4. NON-LOAD BEARING HEADER. REFER TO HEADER SCHEDULE UNLESS NOTED OTHERWISE
5. HATCHED AREA INDICATES LOAD BEARING WALL
6. PRESSURE TREATED 4x4 COLUMN POST OR (3) 2x4 P.T. STUDS W/ HD-3B HOLD DOWN FOR EXTERIOR WALLS AND BALCONIES ONLY. P.T. COLUMNS AND HOLDDOWNS ARE NOT REQUIRED IN INTERIOR CONDITIONS AT BALCONY AND STAIR.)
7. PRESSURE TREATED 4x6 COLUMN POST OR (4) 2x6 P.T. STUDS W/ HD-3B HOLD DOWN FOR EXTERIOR WALLS AND BALCONIES. PRESSURE TREATED COLUMNS ARE NOT REQUIRED IN INTERIOR CONDITIONS. USE CB-66 OR HD-3B CONNECTION AT BASE.
8. PRESSURE TREATED 6x6 COLUMN POST OR (4) 2x6 P.T. STUDS W/ HD-3B HOLD DOWN FOR EXTERIOR WALLS AND BALCONIES. PRESSURE TREATED COLUMNS ARE NOT REQUIRED IN INTERIOR CONDITIONS. USE CB-66 OR HD-3B CONNECTION AT BASE.
9. (3) 2x12 P.T. WITH (2) 1/2" PLYWOOD FLITCH. ALL BEAM SIZES TO BE VERIFIED BY TRUSS MANUFACTURER.
10. (2) 2X12 P.T. WITH (2) 1/2" PLYWOOD FLITCH. ALL BEAM SIZES TO BE VERIFIED BY TRUSS MANUFACTURER.
11. 20" DEEP LADDER TRUSS AT ALL EXTERIOR NON-BEARING WALLS AS SHOWN.
12. (2) 2x12 LEDGER BEAM W/ 1/2" DIAMETER THRU-BOLT @ 16" O.C. STAGGERED MINIMUM 2" FROM TOP AND BOTTOM OF BEAM.
13. DOUBLE U-BLOCK BOND BEAM W/ (2) #5 BARS CONTINUOUS IN EACH COURSE. OCCURS AT EACH FLOOR LEVEL AND AT ROOF
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. 2X12's @12" O.C.
19. 20" DEEP FLOOR JOIST W/2" STEP DOWN AT CANTILEVERED DEPTH. CLOSE CANTILEVER
20. CROSS BRACING BETWEEN TRUSSES IN LINE WITH BEARING WALL ABOVE. (NO SHEAR
21. WALLS ARE WITHIN 24" OF TRUSS. EQUAL 5-1/4" x 18" LVL OR FLOOR TRUSS GRIDER (UPTURNED BEAM) SIZES TO BE VERIFIED BY TRUSS MANUFACTURER.
22. PRESSURE TREATED 8x8 COLUMN POST W/ (2) HD-3B HOLDDOWNS FOR EXTERIOR WALLS AND BALCONIES. PRESSURE TREATED COLUMNS ARE NOT REQUIRED IN INTERIOR CONDITIONS. USE (2) HD-3B 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-3B HOLDDOWNS FOR EXTERIOR WALLS AND BALCONIES ONLY. PRESSURE TREATED COLUMNS ARE NOT REQUIRED IN INTERIOR CONDITIONS. USE CB-48 OR (2) HD-3B CONNECTIONS @ BASE.
25. PRESSURE TREATED 6x8 COLUMN POST OR (5) 2x6 P.T. STUDS W/ (2) HD-3B HOLDDOWNS FOR EXTERIOR WALLS AND BALCONIES ONLY. PRESSURE TREATED COLUMNS ARE NOT REQUIRED IN INTERIOR CONDITIONS. USE CB-48 OR (2) HD-3B CONNECTIONS @ BASE.
26. W16x31 - CLUBHOUSE ONLY
27. W16x40 - CLUBHOUSE ONLY
28. 6x6x1/2" THICK TUBE STEEL COLUMN - CLUBHOUSE ONLY
29. 6x12x1/2" THICK TUBE STEEL COLUMN - CLUBHOUSE ONLY
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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THIRD FLOOR FRAMING PLAN

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