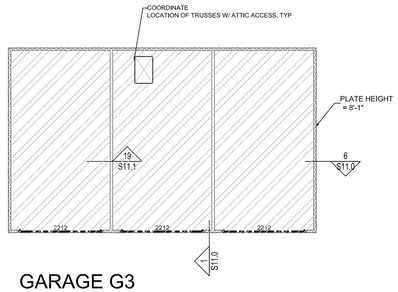
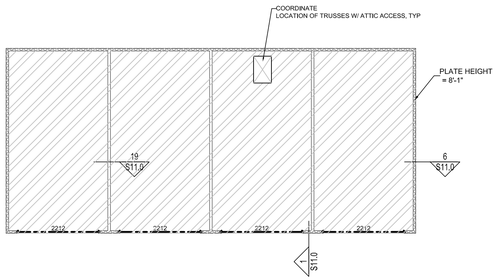
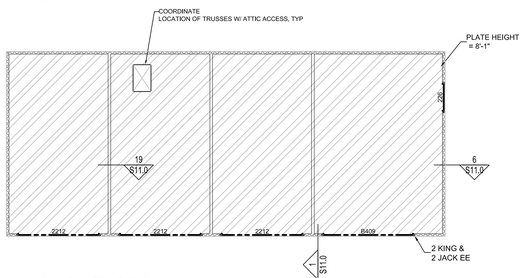


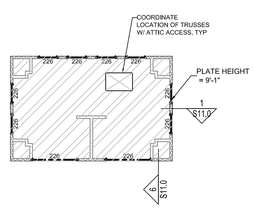

GARAGE G3
# FIRST FLOOR CLG FRM PLAN
1/8"=1'-0"



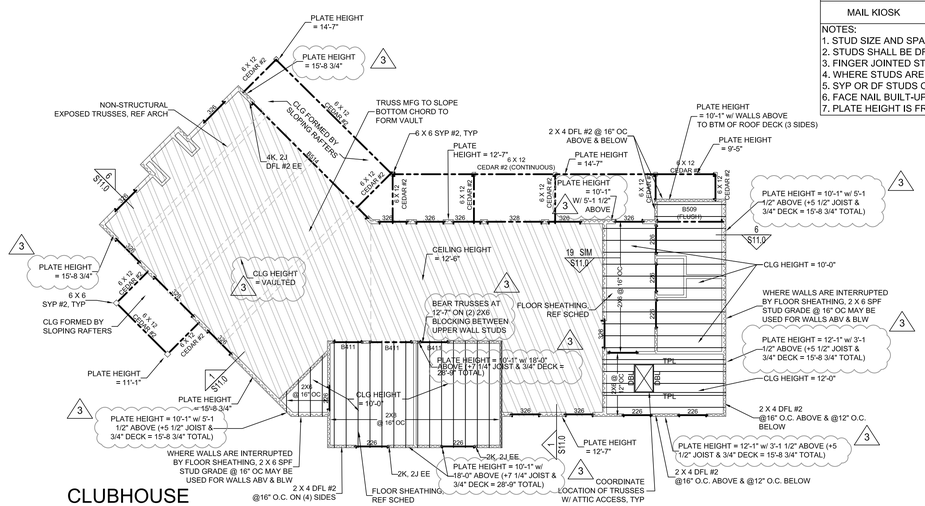

GARAGE G4
# FIRST FLOOR CLG FRM PLAN
1/8"=1'-0"




GARAGE G4-HC
# FIRST FLOOR CLG FRM PLAN
1/8"=1'-0"




MAIL BLDG
# FIRST FLOOR CLG FRM PLAN
1/8"=1'-0"




CLUBHOUSE
# FIRST FLOOR CEILING FRAMING PLAN
1/8"=1'-0"

| LVL BEAM SCHEDULE | | |
|---|---|---|
| PLAN MARK | MEMBER | HANGER |
| B207 | 1 3/4" X 7 1/4" | HU7 |
| B209 | 1 3/4" X 9 1/4" | HU7 |
| B211 | 1 3/4" X 11 1/4" | HU11 |
| B214 | 1 3/4" X 14" | HU14 |
| B407 | 3 1/2" X 7 1/4" | HHUS48 |
| B409 | 3 1/2" X 9 1/4" | HHUS410 |
| B411 | 3 1/2" X 11 1/4" | HHUS410 |
| B412 | 3 1/2" X 11 7/8" | HHUS410 |
| B414 | 3 1/2" X 14" | HHUS410 |
| B416 | 3 1/2" X 16" | HGUS412 |
| B418 | 3 1/2" X 18" | HGUS412 |
| B507 | 5 1/4" X 7 1/4" | HU68 |
| B509 | 5 1/4" X 9 1/4" | HHUS5.50/10 |
| B511 | 5 1/4" X 11 1/4" | HHUS5.50/10 |
| B512 | 5 1/4" X 11 7/8" | HHUS5.50/10 |
| B514 | 5 1/4" X 14" | HHUS5.50/10 |
| B516 | 5 1/4" X 16" | HHUS5.50/10 |
| B518 | 5 1/4" X 18" | HHUS5.50/10 |
| B714 | 7" X 14" | HHUS7.25/10 |
| B716 | 7" X 16" | HHUS7.25/10 |
| B718 | 7" X 18" | HHUS7.25/10 |

| WOOD BEAM SCHEDULE | | |
|---|---|---|
| PLAN MARK | MEMBER(S) | HANGER |
| 126 | (1) 2 X 6 | HU206 |
| 128 | (1) 2 X 8 | HU208 |
| 1210 | (1) 2 X 10 | HU210 |
| 1212 | (1) 2 X 12 | HU212 |
| 226 | (2) 2 X 6 | HU26-2 |
| 228 | (2) 2 X 8 | HU26-2 |
| 2210 | (2) 2 X 10 | HU210-2 |
| 2212 | (2) 2 X 12 | HU212-2 |
| 326 | (3) 2 X 6 | HU26-3 |
| 328 | (3) 2 X 8 | HU28-3 |
| 3210 | (3) 2 X 10 | HU210-3 |
| 3212 | (3) 2 X 12 | HU212-3 |
| 4212 | (4) 2 X 12 | HHUS210-4 |

1. REF GENERAL NOTES FOR ADDITIONAL REQUIREMENTS
2. CONTACT ENGINEER FOR LUMBER SUBSTITUTIONS.
3. ALL BEAMS SHALL HAVE BUILT UP COLUMN A EE UNO. SPANS LARGER THAN 8'-0" SHALL HAVE COLUMN B EE UNO.

ALL NOTES, SECTIONS, BLOCKING, BUILT UP COLUMNS, DRAG TRUSSES & STUD SPACINGS SHOWN IN ONE QUADRANT ARE TYPICAL OF ALL QUADRANTS.

## FRM PLAN NOTES

1. VERIFY ALL DIMENSIONS WITH ARCH, INCLUDING ROOF PITCH, CEILING LAYOUT AND ATTIC ACCESS LOCATIONS, PRIOR TO CONSTRUCTION
2. ALL ELEVATIONS ARE RELATIVE TO TOP OF SLAB (TOS) = 100'-0"
3. REF WALL SHEATHING SCHEDULE FOR MINIMUM WALL SHEATHING REQUIREMENTS
4. TRUSS MANUFACTURER SHALL DESIGN TRUSSES FOR DRAG LOAD OF X.XK (KIPS) WHERE INDICATED ON PLAN
5. COORDINATE TRUSS LAYOUT AND PROFILE WITH MECHANICAL
6. PROVIDE (1) 2X FLAT OVER OPENINGS IN INTERIOR, NON-BEARING WALLS
7. WHERE BEAMS BEAR IN PERPENDICULAR WALLS, PROVIDE JACK STUDS TO MATCH THE BEAM WIDTH W/ (1) KING STUD EACH FACE
8. ALL STONE AND MASONRY VENEER SHALL BE SUPPORTED INDEPENDENTLY OF WOOD FRAMING BY STEEL LINTELS. REF GENERAL NOTES FOR LOOSE LINTEL SCHEDULE
9. REF DETAIL 26 FOR DOUBLE TOP PLATE SPLICE
10. REF DETAIL 27 FOR DOUBLE TOP PLATE LAP AT CORNERS & INTERSECTIONS
11. REF DETAIL 24 FOR BUILT-UP BEAM REQUIREMENTS
12. CEILING JOISTS ARE NOT SIZED FOR ATTIC STORAGE LOAD AND SHALL BE 2X6 @ 24" OC UNO
13. FOR ALL 'REF DETAIL X' REFER TO THE DETAIL ON THE FRAMING DETAIL SHEETS

## FRM PLAN LEGEND

| ITEM | MARK/DESCRIPTION |
|---|---|
| SECTION CUT | SECTION # / SHEET # |
| GRID | GRID LABEL / GRID LINE |
| ELEVATION MARKER | T.O.X. = X'-X" |
| COLUMN | SIZE |
| SHEAR WALL REF SCHEDULE | |
| BUILT-UP COL REF SCHEDULE | X |
| BEARING WALL REF SCHEDULE | |
| BEARING WALL W/ STUDS @ 12" OC | 12 |
| BEARING WALL W/ DBL STUDS @ 12" OC | 6 6 6 |
| BEARING WALL W/ DBL STUDS @ 16" OC | 8 8 |
| INTERIOR OR NON-BRG WALL REF SCHEDULE | |
| ROOF /FLOOR BEAM | SIZE |
| FLOOR TRUSS | |
| ROOF TRUSS | |
| FLOOR/ROOF JOIST | |
| ROOF OR FLOOR OPNG | |
| PRE-ENGINEERED FLOOR TRUSSES | |
| CEILING FORMED BY PRE-ENGINEERED ROOF TRUSSES | |

## BUILT-UP JAMB SCHEDULE

| LOCATION | UP TO 3'-6" | | UP TO 6'-6" | |
|---|---|---|---|---|
| | KING | JACK | KING | JACK |
| UPPERMOST | 1 | 1 | 2 | 1 |
| SECOND OF 3 & FIRST OF 2 | 2 | 1 | 3 | 2 |
| FIRST OF 3 | 2 | 1 | 3 | 2 |
| ENTRY & FIRE RISER | 2 | 1 | 2 | 1 |
| COORIDOR | 1 | 1 | NA | |
| | UP TO 3'-6" | | UP TO 8'-6" | |
| CLUBHOUSE | 2 | 1 | 3 | 1 |
| | UP TO 3'-6" | | UP TO 9'-6" | |
| GARAGES | 1 | 1 | 2 | 1 |
| | UP TO 3'-0" | | UP TO 5'-6" | |
| MAIL KIOSK | 2 | 1 | 2 | 1 |

NOTES:
1. JAMB SIZE SHALL BE AS NOTED IN SCHEDULE UNLESS NOTED OTHERWISE ON PLAN
2. STUD SIZE & MATERIAL SHALL MATCH STUD WALL
3. PROVIDE (1) KING AND (1) JACK AT ALL INTERIOR OPENINGS IN NON LOAD BEARING WALLS.
4. FACE NAIL ALL STUDS TOGETHER W/ (2) 10d @ 8" OC @ EA PLY
5. REF PLAN FOR OPENING SIZES NOT SHOWN OR CONTACT ENGINEER FOR OPENINGS NOT COVERED IN SCHEDULE OR ON PLAN
6. ALL JAMBS SHALL BE CONTINUOUS TO BEAM OR FOUNDATION BELOW.

## BUILT-UP COLUMN SCHEDULE

| MARK | QUANTITY | SIZE | NOTES |
|---|---|---|---|
| A | 2 | 2X4 | - |
| B | 3 | 2X4 | - |
| C | 4 | 2X4 | - |
| D | 5 | 2X4 | |
| E | 2 | 2X6 | - |
| F | 3 | 2X6 | - |
| G | 4 | 2X6 | - |
| H | 5 | 2X6 | - |

NOTES:
1. STUD MATERIAL SHALL MATCH STUD WALL.
2. FACE NAIL STUDS W/ (2) 10d @ 12" OC @ EA. PLY.
3. ALL GIRDER TRUSSES SHALL HAVE A BUILT UP COLUMN OF EQUAL WIDTH MIN.
4. ALL BUILT-UP COLUMNS SHALL BE CONTINUOUS TO BEAM OR FOUNDATION BELOW.

## STUD WALL SCHEDULE

| LOCATION | EXTERIOR WALL | CORRIDOR WALL | INT. LOAD BEARING | INT. NON LOAD BEARING | PLATE HEIGHT |
|---|---|---|---|---|---|
| UPPERMOST | 2X4 @ 16" OC | 2X6 SPF STUD @ 16" OC | 2X4 @ 16" OC | 2X4 @ 16" OC | 10'-1" |
| SECOND OF 3 & FIRST OF 2 | 2X4 @ 16" OC | 2X6 SPF STUD @ 16" OC | 2X4 @ 16" OC | 2X4 @ 16" OC | 10'-1" |
| FIRST OF 3 | 2X4 @ 12" OC | 2X6 SPF STUD @ 16" OC | 2X4 @ 12" OC OR 2X6 SPF STUD @ 16" OC | 2X4 @ 16" OC | 10'-1" |
| ENTRY & FIRE RISER | 2X4 @ 16" OC | - | - | - | 10'-1" |
| CLUBHOUSE | (2) 2X6 SPF STUD @ 16" OC | - | 2X4 @ 16" OC | 2X4 @ 16" OC | VARIES, REF PLAN |
| GARAGES | 2X4 SPF STUD @ 16" OC | - | - | 2X4 SPF STUD @ 16" OC | 8'-1" |
| MAIL KIOSK | 2X4 SPF STUD @ 16" OC | - | - | 2X4 SPF STUD @ 16" OC | 9'-1" |

NOTES:
1. STUD SIZE AND SPACING SHALL BE AS NOTED IN SCHEDULE UNLESS NOTED OTHERWISE ON PLAN.
2. STUDS SHALL BE DFL #2 GRADE (Fb = 900 PSI) OR BETTER UNO.
3. FINGER JOINTED STUDS ARE PERMITTED.
4. WHERE STUDS ARE CUT FOR ANCHOR BOLTS OR OTHER TRADES, AN ADD'L STUD SHALL BE ADDED.
5. SYP OR DF STUDS OF EQUAL GRADE AND SPACING MAY BE SUBSTITUTED FOR SPF STUDS.
6. FACE NAIL BUILT-UP STUDS W/ (2) 10d @ 12" OC @ EA. PLY.
7. PLATE HEIGHT IS FROM SLAB OR FLOOR SHEATHING, REF ARCH FOR EXACT DIMENSIONS.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STATE OF TEXAS
JEFFREY E. CLOYD
89242
REGISTERED
PROFESSIONAL ENGINEER
11/1/14
FIRM REG. # F-8601

1ST & 2ND FLOOR
CEILING FRAMING PLAN

PROJECT # 714-100

DATE 11/01/13

SHEET
S9.0

3 04-25-14 CLUB
2 04-01-14 CLUB, MONUMENT SIGN
1 04-01-14 FIRE RATED WALLS
02-07-14 COMMENT RESPONSE