SECOND FLOOR FRAMING PLAN - PART C

1/8" = 1'-0"

SECOND FLOOR FRAMING PLAN NOTES:

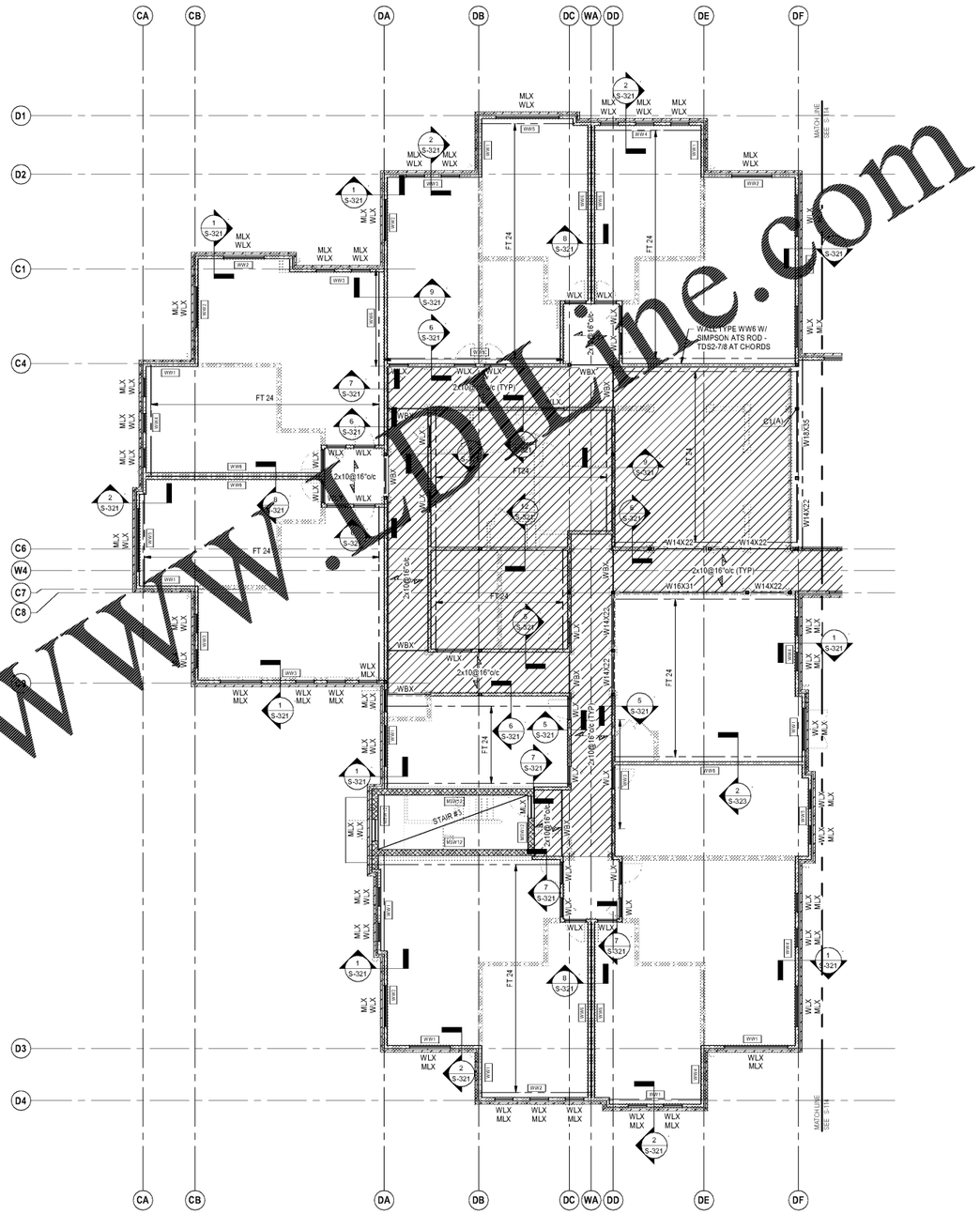
1. THE ELEVATION OF THE SECOND FLOOR FRAMING PLAN DATUM IS (+13'-6") AND IS REFERENCED FROM THE PROJECT DATUM.
2. MEMBERS SHALL BE AT THE FOLLOWING ELEVATIONS, MEASURED FROM THE FRAMING PLAN DATUM, U.N.O.:

TOP OF GYPSUM SLAB	T/SLAB (0'-0")
TOP OF CONCRETE SLAB	T/SLAB (-0'-1")
TOP OF STEEL	(-0'-5")

3. TYPICAL FLOOR CONSTRUCTION SHALL BE 1" THICK POURED GYPSUM OVER 1/4" SOUND MAT OVER 3/4" T&G, STRUCTURAL 1, EXPOSURE 1, OSB OR PLYWOOD DECK w/ PANEL ID #8/24. ATTACH SHEATHING TO FRAMING w/ 10d NAILS @6"o/c AT PANEL EDGES AND @6"o/c AT INTERIOR REGIONS. PROVIDE FLAT 2x4 BLOCKING TO ALLOW NAILING OF ALL PANEL EDGES.
4. ALL WOOD LINTEL AND BEAM BEARING STUDS/POSTS AND WOOD COLUMNS SHALL BE CONTINUOUS TO TOP OF CONCRETE FLOOR SLAB BELOW. WHERE INTERRUPTED BY FLOOR PROVIDE CRIPPLE STUDS WITHIN TRUSS SPACE TO MATCH KING/JACK/POST STUD OR COLUMN SIZE.
5. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND ELEVATIONS NOT SHOWN. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL FLOOR EDGES, OPENINGS, PENETRATIONS, SLOPES, RAISED OR DEPRESSED AREAS, CURBS, ETC., WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS, U.N.O.
6. NOTATIONS SHOWN ON PLAN INDICATE THE FOLLOWING, SEE SCHEDULES FOR ADDITIONAL INFORMATION AND REQUIREMENTS:

[X]	NUMBER OF UNIFORMLY SPACED HEADED SHEAR STUDS ALONG FULL LENGTH OF BEAM
C=X"	BEAM OR GIRDER MIDSPAN UPWARD CAMBER
Xk	FACTORED BEAM +/- VERTICAL SHEAR DESIGN REACTION
	REDUCED BEAM SECTION, MOMENT CONNECTION, SEE DETAIL K/ S-511
	COMPLETE PENETRATION MOMENT CONNECTION, SEE APPROPRIATE DETAIL ON SHEET S-511
	METAL DECK SPAN
FT 18	18" DEEP OPEN WEB WOOD FLOOR TRUSSES SPACED AT 24"o/c MAX. U.N.O.
FT 24	24" DEEP OPEN WEB WOOD FLOOR TRUSSES SPACED AT 24"o/c MAX. U.N.O.
WBX	WOOD BEAM IMMEDIATELY BELOW OR WITHIN THIS LEVEL OF FRAMING
WLX	WOOD LINTEL IMMEDIATELY BELOW OR WITHIN THIS LEVEL OF FRAMING
	WOOD STUD BEARING WALL BELOW, [WWX] DENOTES WALL TYPE DESIGNATION
	WOOD STUD BEARING WALL ABOVE, SEE FRAMING PLAN ABOVE FOR WALL TYPE DESIGNATION
MLX	MASONRY LINTEL IMMEDIATELY BELOW OR WITHIN THIS LEVEL OF FRAMING
[MWX]	REINFORCED MASONRY WALL, [MWX] DENOTES SHEAR WALL TYPE DESIGNATION
	FLOOR CONSTRUCTION SHALL BE 1" THICK POURED GYPSUM OVER 3" LIGHTWEIGHT CONCRETE SLAB REINFORCED w/ 6x6-W2.1xW2.1 WWF OR FIBER REINFORCEMENT OVER 3" x 20 GAUGE, GALVANIZED COMPOSITE METAL DECK w/ 3/4" DIAMETER x 5" LONG HEADED SHEAR STUDS AT 12"o/c. U.N.O. (TOTAL FLOOR SLAB THICKNESS INCLUDING DECK = 7")
	FLOOR CONSTRUCTION SHALL BE 1" THICK POURED GYPSUM OVER 2 1/2" LIGHTWEIGHT CONCRETE SLAB REINFORCED w/ 6x6-w1.4xW1.4 WWF OR FIBER REINFORCEMENT OVER 1 1/2" x 20 GAUGE, PHOSPHATIZED/PAINTED COMPOSITE METAL DECK.(TOTAL FLOOR SLAB THICKNESS INCLUDING DECK = 5")
	ROOF CONSTRUCTION SHALL BE 3" x 20 GAUGE, TYPE N, GALVANIZED ROOF DECK
	FLOOR TRUSSES SHALL BE DESIGNED FOR 100 PSF LIVE LOAD WITHIN THIS AREA
	STEEL BEAM WEB OPENING, SEE DETAIL A / S-513

7. FOR ADDITIONAL INFORMATION AND REQUIREMENTS REFER TO THE GENERAL NOTES, TYPICAL DETAILS, AND SCHEDULES.
8. SEE PLAN FOR HIGH LOAD DIAPHRAGM LOCATIONS. FLOOR SHEATHING IN THESE LOCATIONS TO BE FASTENED w/ (3) LINES OF 10d NAILS @4"o/c AT PANEL EDGES AND @4"o/c AT INTERIOR REGIONS. PROVIDE FLAT 2x4 BLOCKING TO ALLOW NAILING OF ALL PANEL EDGES. REFER TO C/ S-523



Order Plans @ www.PDFline.com

architect | designer
BCT ARCHITECTS
100 North Charles Street, 18th floor
Baltimore, MD 21201
410.837.2727
www.bctarchitects.com

structural engineer
CARROLL ENGINEERING, INC.
215 Schilling Circle, Suite 102
Hunt Valley, MD 21031
t.410.765.7423
www.ceiengineering.com

mep engineer
KIBART, INC.
301 Dulaney Valley Road, Suite 301
Towson, MD 21204
t.410.494.1111
www.kibart.com

civil engineer
HLA, Inc.
29A Leinback Drive
Charleston, SC 29407
t.843.763.1166
www.hlainc.com

landscape architect
LAND DESIGN, LLC
200 South Peyton Street
Alexandria, VA 22314
t.703.549.7784
www.LandDesign.com

interior designer
AUMEN ASNER
100 North Charles Street, Suite 910
Baltimore, MD 21201
t.410.837.2767
www.aumenasner.com

code + life safety consultant
KOFFEL ASSOCIATES, INC.
8815 Centre Park Dr., Suite 200
Columbia, MD 21045
4107941610
www.koffel.com

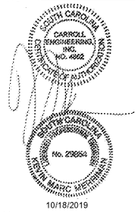
project
DHEC Project Number #: 637063

BEES FERRY SENIOR LIVING

3097 Bees Ferry Road
Charleston, South Carolina 29414

client | owner
REVELA
3535 Colonel Vanderhorst Circle
Mount Pleasant, SC 29466
t.843.296.3985
www.revelalife.com

seal | signature



10/18/2019

revisions

No.	Date	Title

sheet title

SECOND FLOOR FRAMING PLAN - PART C

issue date 10/18/2019

sheet number

S-115

© 2019 BCT Architects LLC 17-220