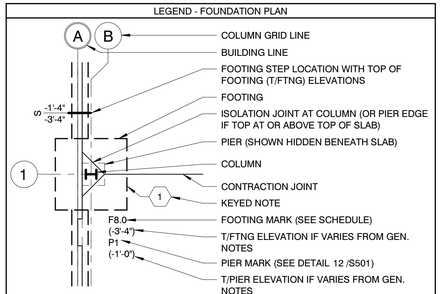
GENERAL NOTES - FOUNDATION PLAN

1. ELEVATIONS ARE REFERENCED FROM THE FIRST LEVEL TOP OF SLAB (T/SLAB) DATUM ELEVATION OF 0'-0". SEE CIVIL DRAWINGS FOR EQUIVALENT MEAN SEA LEVEL ELEVATION.
2. CONTRACTOR TO COORDINATE LOCATION AND SIZE OF FOOTING STEPS AND SHOULD ADJUST AS REQUIRED TO MAINTAIN 1'-0" MINIMUM COVER OVER TOP OF FOOTING AND MEET LOCAL FROST DEPTH CRITERIA. COORDINATE WITH SITE GRADING PLAN. SEE FOUNDATION NOTES ON S001 FOR MORE INFORMATION.
3. TOP OF FOOTING (T/FTNG) ELEVATIONS ARE -1'-4" UNLESS NOTED OTHERWISE. ELEVATIONS ARE REFERENCED FROM THE DATUM LISTED IN NOTE #1.
4. TOP OF PIER (T/PIER) ELEVATIONS ARE 0'-0" UNLESS NOTED OTHERWISE. ELEVATIONS ARE REFERENCED FROM THE DATUM LISTED IN NOTE #1.
5. COORDINATE FOUNDATION LAYOUT WITH PLUMBING AND OTHER UNDERGROUND UTILITIES. STEP AND/OR LOWER FOUNDATIONS AS NECESSARY TO PREVENT CONFLICTS.
6. ALL WALL DIMENSIONS ARE TO FACE OF STUD.
7. ALL 4X4, 4X6, AND 6X6 POSTS TO HAVE SIMPSON ABU66Z TYPE BASES AND BC TYPE CAPS UNLESS NOTED OTHERWISE.
8. 5-1/4X5-1/4 PSL POSTS TO HAVE SIMPSON ECC66 OR CC66 CAPS AND LCB66 BASES.
9. SEE S0 SHEETS FOR ADDITIONAL NOTES NOT SPECIFICALLY REFERENCED ON STRUCTURAL DRAWINGS.

KEYED NOTES - FOUNDATION PLAN

#	
1	FLOOR SLAB TO BE 4" THICK SLAB ON GRADE WITH 6x6-W1.4xW1.4 WWF OVER 4" COMPACTED BASE.
2	DENOTES SLAB CONTRACTION JOINT. SEE S501 SHEET FOR ADDITIONAL INFORMATION.
3	SIMPSON STRONGWALL SSW24X9 INSTALL WITH CAST IN PLACE ANCHOR BOLTS PER MANUFACTURER'S INSTRUCTIONS.
4	WALLS WITH AN UNSUPPORTED HEIGHT GREATER THAN 11'-0" SHOULD BE (2) 2X6 @ 16". STUDS TO BE FASTENED TO TOP PLATE WITH (3) 16d END NAILS.

LEGEND - FOUNDATION PLAN



SLAB SYMBOLS

STEP DOWN / UP	SLOPE UP	CURB
STEP DOWN W/ SLOPE	SLOPE DOWN	TRENCH
STEP UP W/ SLOPE	RIDGE	VALLEY

FOUNDATION SCHEDULE

MARK	WIDTH	LENGTH	THICKNESS	REINFORCING	COMMENTS
F2.1	2' - 0"		1' - 0"	(3) #5 CONT. T&B W/ #3 TIES @ 48" O.C. TRANS	
F4.0	4' - 0"	4' - 0"	1' - 0"	(4) #5 E.W. BOT.	
F4.5	4' - 6"	22' - 0"	2' - 0"	(5) #5 CONT. T&B W/ #3 TIES @ 48" O.C. TRANS	SEE S151 FOR ADDITIONAL DIMENSIONS
TS1	2' - 0"		1' - 0"	(2) #5 CONT. W/ #4 TIES @ 24" O.C. TRANS	CONT. THICKENED SLAB

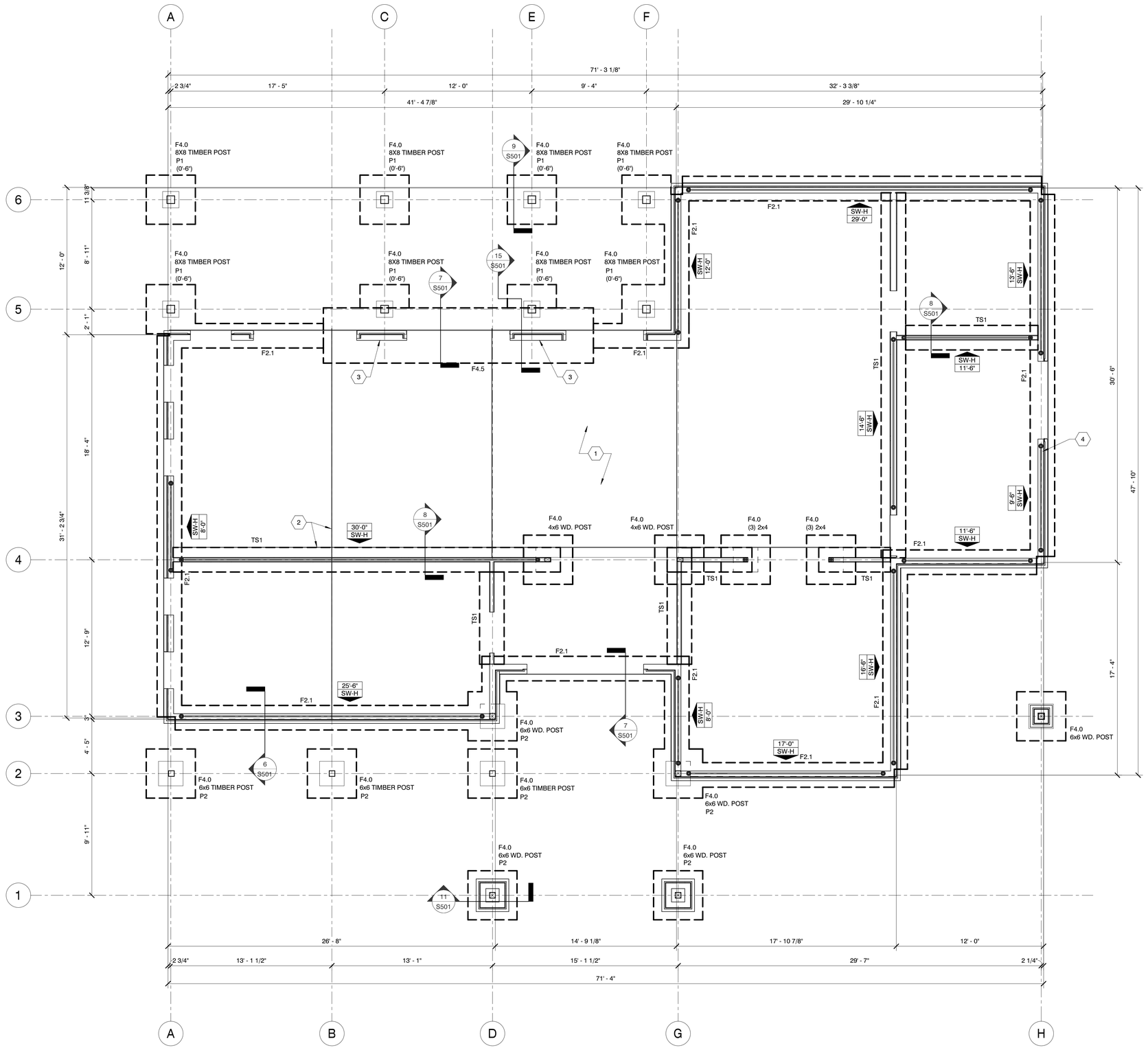
SHEAR WALL SCHEDULE

MARK	LEVEL	WALL SHEATHING MARK	SILL AND BOTTOM PLATE ANCHORAGE MARK	HOLDOWN MARK
SW-A				
SW-A	1	PS1	SPL1	HD2
SW-A	2	PS1	BPL1	ST1
SW-B				
SW-B	1	PS2	SPL1	HD1
SW-B	2	PS1	BPL1	ST1
SW-C				
SW-C	1	PS1	SPL1	HD1
SW-C	2	PS1	BPL1	ST1
SW-D				
SW-D	1	PS3	SPL1	HD4
SW-D	2	PS2	BPL2	ST2
SW-D	3	PS1	BPL1	ST1
SW-E				
SW-E	1	PS2	SPL1	HD3
SW-E	2	PS1	BPL2	ST1
SW-E	3	PS1	SPL1	ST1
SW-F				
SW-F	1	PS2	SPL1	HD2
SW-F	2	PS1	BPL1	ST1
SW-G				
SW-G	1	PS3	SPL1	HD3
SW-G	2	PS1	BPL1	ST1
SW-H				
SW-H	1	PS2	SPL1	HD2

LOAD BEARING WALL STUD SCHEDULE KEY

DESCRIPTION	LEVEL 1	LEVEL 2	LEVEL 3	FOUNDATION LOADS
DOUBLE PARTY WALL	2X4 @ 16"	2X4 @ 16"	2X4 @ 16"	4.5 klf
EXTERIOR WALL	2X6 @ 16"	2X6 @ 16"	2X6 @ 16"	2.7 klf
TYPICAL WALL	2X6 @ 16"	2X6 @ 16"	2X6 @ 16"	3.2 klf

*ALL FRAMING LUMBER SHALL BE #2 SYP EXCEPT STUDS AND PLATES MAY BE STUD GRADE SYP. UNLESS NOTED OTHERWISE.



CLUBHOUSE FOUNDATION PLAN

SCALE : 1/4" = 1'-0"

1

MBI COMPANIES INC.
100 COLONIAL CENTER
SUITE 230
LAKE MARY, FL 32746
PHONE: (407) 585-0330
FAX: (407) 585-0336
WEB: mbicompanies.com
ARCHITECTURE NO.: AA26000828
INTERIORS NO.: IB26000665

CONSULTANT
STRUCTURAL ENGINEER:

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919
PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com

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PROJECT INFORMATION

PROJECT:

WESTWOOD AT WINTER HAVEN APARTMENTS

PROJECT ADDRESS:

Avenue G
Winter Haven, FL 36801
HUD# 067-35554

PROJECT NO.: 180888

ACTIVE DESIGN PHASE

- ☐ FOR REVIEW ONLY
- ☐ FOR PERMITTING ONLY
- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION BIDDING
- ■ CONSTRUCTION DOCUMENTS
- ☐ AS-BUILT RECORD SET

REVISION INFORMATION

NO.	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

SHEET ISSUED:	03-25-19
DESIGNED BY:	KRG
DRAWN BY:	JCP
REVIEWED BY:	RMG

SHEET TITLE:

CLUBHOUSE FOUNDATION PLAN

SHEET NO.:

S151

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