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ARCH D

- GENERAL NOTES - FLOOR FRAMING PLAN
- 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.
  - FINISHED FLOOR ELEVATIONS:  
- SECOND LEVEL = 10' - 2 5/8"  
- THIRD LEVEL = 20' - 4 1/2" (BUILDING 3 ONLY)
  - JOIST HANGERS TO BE SIMPSON STRONGTIE PRODUCTS AS FOLLOWS:  
- 2X10 = LU210 W/ 16d NAILS
  - PROVIDE LADDER TRUSS W/ VERTICAL WEB MEMEBERS @ 16" O.C. AT WALLS SHOWN RUNNING PARALLEL TO TRUSS FRAMING.
  - SEE LOAD BEARING / SHEAR WALL SCHEDULES ON SHEET S003 FOR WALL STUD AND SHEATHING REQUIREMENTS.
  - LOOSE LAID BRICK ANGLES TO BE PER 13/S502.
  - CONTRACTOR SHALL COORDINATE STRUCTURAL DRAWINGS WITH OTHER DISCIPLINES.
  - PRE-ENGINEERED WOOD TRUSS LAYOUT IS SCHEMATIC. QUANTITY, SPACING AND LAYOUT MAY BE MODIFIED EXCEPT FOR LOCATION OF GIRDER, DRAG OR ANY OTHER SPECIALTY TRUSSES PER THE TRUSS MANUFACTURERS REQUIREMENTS PENDING THE FINAL APPROVAL OF THE ENGINEER OF RECORD.
  - COORDINATE TRUSS LAYOUT WITH MECHANICAL AND PLUMBING RUNS AND PENETRATIONS. REFER TO MECHANICAL PLANS FOR DUCT CHASES IF REQUIRED.
  - PROVIDE STUB COLUMNS BETWEEN TRUSS WHEN STUD PACK OR POST DOES NOT BEAR ON TRUSS. STUB COLUMNS TO MATCH SIZE OF STUD PACK OR POST ABOVE.
  - SEE SO SHEETS FOR ADDITIONAL NOTES AND TYPICAL DETAILS NOT SPECIFICALLY REFERENCED ON STRUCTURAL DRAWINGS.

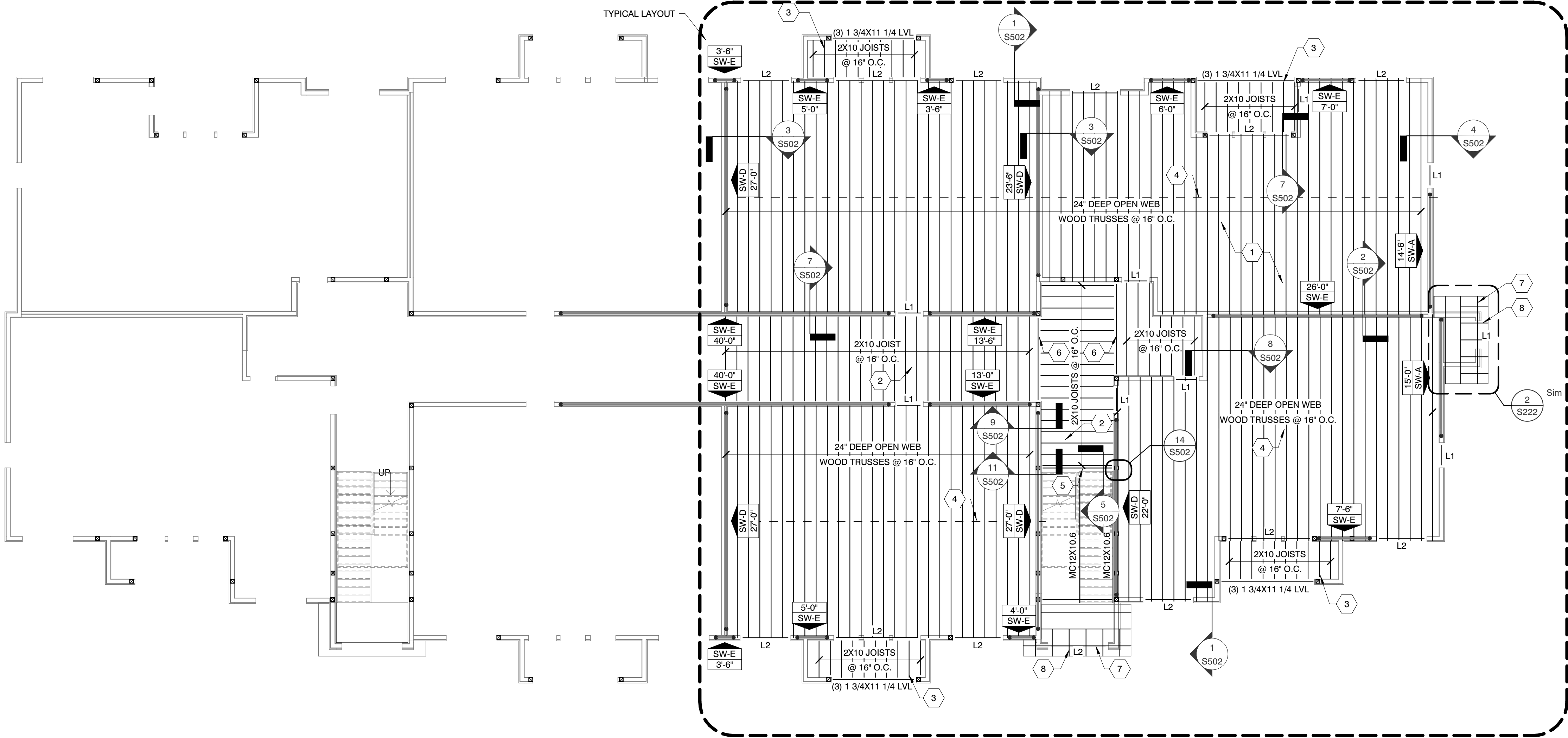
- KEYED NOTES - FLOOR FRAMING PLAN
- FLOOR TO BE 3/4" GYPCRETE OVER 3/4" T&G PLYWOOD GLUED AND NAILED. FASTEN PLYWOOD WITH 10d RING SHANK NAILS @ 6" O.C. AT SUPPORTED PANEL EDGES (E.N.) AND @ 12" O.C. FIELD (F.N.).
  - BREEZEWAY FLOOR TO BE 3" CONC. SLAB W/ 6X6-W1.4XW1.4 W.W.F. ON WATERPROOF MEMBRANE OVER 3/4" T&G PLYWOOD. FASTEN PLYWOOD WITH 10d RING SHANK NAILS @ 6" O.C. AT SUPPORTED PANEL EDGES (E.N.) AND 12" O.C. FIELD (F.N.).
  - DECK FLOOR TO BE CONC. SLAB (4-1/2" @ DOOR, 3" @ EDGE) W/ 6X6-W1.4XW1.4 W.W.F. ON WATERPROOF MEMBRANE OVER 3/4" T&G PLYWOOD. FASTEN PLYWOOD WITH 10d RING SHANK NAILS @ 6" O.C. AT SUPPORTED PANEL EDGES (E.N.) AND 12" O.C. FIELD (F.N.).
  - STRONGBACK BRIDGING (TYP.). SEE DETAIL 12/S502 FOR ADDITIONAL INFORMATION.
  - (3) 1 3/4" X 14" 2.0E MICROLAM LVL
  - (2) 1 3/4" X 9 1/4" 2.0E MICROLAM LVL
  - PRE-ENGINEERED ROOF TRUSSES @ 24" O.C.
  - 2X OUTLOOKER @ 24" O.C.

LINTEL SCHEDULE		
TYPE	SIZE	COMMENTS
L1	(3) 2X10 W/ 1/2" PLYWOOD SPACERS	(2) JAMB STUDS (2) KING STUDS
L2	(3) 1 3/4" X 11 1/4" MICROLLAM LVL	(2) JAMB STUDS (4) KING STUDS
L3	(3) 2X8 W/ 1/2" PLYWOOD SPACERS	(2) JAMB STUDS (2) KING STUDS
L4	5 1/4" X 11 1/4" LVL	(2) JAMB STUDS (2) KING STUDS

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			FOUNDATION LOADS
	1	2	3	
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.



BUILDING TYPE 3 - FRAMING PLAN - FRAMING BEARING ELEV = 8'-1 1/8"

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

1

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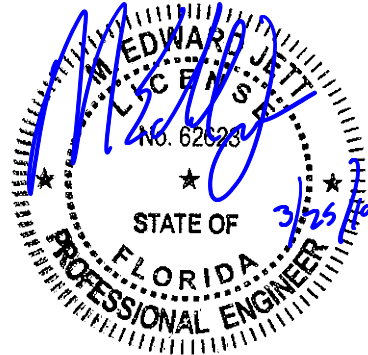
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SEAL



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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:

BUILDING TYPE 3 -  
FRAMING PLAN

SHEET NO.:

S231