

- ARCH D
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- GENERAL NOTES - FLOOR FRAMING 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. 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
4. PROVIDE LADDER TRUSS W/ VERTICAL WEB MEMEBERS @ 16" O.C. AT WALLS SHOWN RUNNING PARALLEL TO TRUSS FRAMING.
5. SEE LOAD BEARING / SHEAR WALL SCHEDULES ON SHEET S003 FOR WALL STUD AND SHEATHING REQUIREMENTS.
6. LOOSE LAID BRICK ANGLES TO BE PER 13/S502.
7. CONTRACTOR SHALL COORDINATE STRUCTURAL DRAWINGS WITH OTHER DISCIPLINES.
8. 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 MANUFACTURER'S REQUIREMENTS PENDING THE FINAL APPROVAL OF THE ENGINEER OF RECORD.
9. COORDINATE TRUSS LAYOUT WITH MECHANICAL AND PLUMBING RUNS AND PENETRATIONS. REFER TO MECHANICAL PLANS FOR DUCT CHASES IF REQUIRED.
10. 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.
11. SEE S0 SHEETS FOR ADDITIONAL NOTES AND TYPICAL DETAILS NOT SPECIFICALLY REFERENCED ON STRUCTURAL DRAWINGS.

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## KEYED NOTES - FLOOR FRAMING PLAN

- 1 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.).
- 2 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.).
- 3 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.).
- 4 STRONGBACK BRIDGING (TYP.). SEE DETAIL 12/S502 FOR ADDITIONAL INFORMATION.
- 5 (3) 1 3/4" X 14" 2.0E MICROLAM LVL
- 6 (2) 1 3/4" X 9 1/4" 2.0E MICROLAM LVL
- 7 PRE-ENGINEERED ROOF TRUSSES @ 24" O.C.
- 8 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" MICROLAM 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	1	PS1	SPL1	HD2
	2	PS1	BPL1	ST1
SW-B	1	PS2	SPL1	HD1
	2	PS1	BPL1	ST1
SW-C	1	PS1	SPL1	HD1
	2	PS1	BPL1	ST1
SW-D	1	PS3	SPL1	HD4
	2	PS2	BPL2	ST2
	3	PS1	BPL1	ST1
SW-E	1	PS2	SPL1	HD3
	2	PS1	BPL2	ST1
	3	PS1	SPL1	ST1
SW-F	1	PS2	SPL1	HD2
	2	PS1	BPL1	ST1
SW-G	1	PS3	SPL1	HD3
	2	PS1	BPL1	ST1
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.

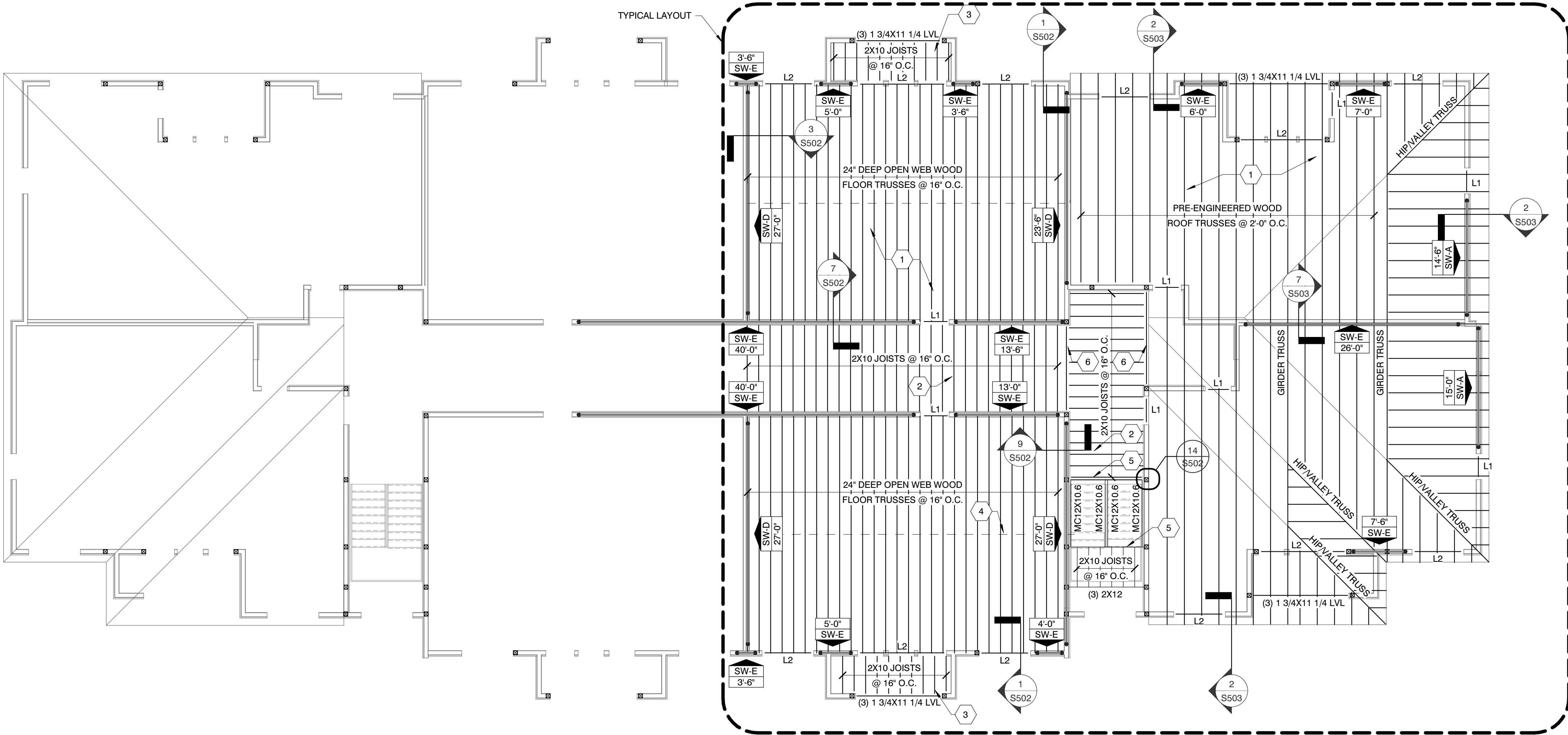
- GENERAL NOTES - ROOF FRAMING PLAN
1. ELEVATIONS ARE REFERENCED FROM THE FIRST LEVEL TOP OF SLAB (T/SLAB) DATUM ELEVATION OF 0'-0". SEE CIVIL DRAWINGS FOR EQUIVALENT MEAN SEA LEVEL ELEVATION.
2. CONTRACTOR SHALL COORDINATE STRUCTURAL DRAWINGS WITH OTHER DISCIPLINES.
3. SEE LOAD BEARING / SHEAR WALL SCHEDULE FOR WALL STUD AND SHEATHING REQUIREMENTS.
4. WOOD TRUSS BEARING LOCATED AT EL. 20'-4 1/2" UNLESS NOTED OTHERWISE.
5. DESIGN OF TRUSSES AND THEIR CONNECTION TO EACH OTHER AND TO THE STRUCTURE IS A PERFORMANCE SPECIFICATION. CONTRACTOR IS ADVISED TO CONSULT WITH TRUSS MANUFACTURER PRIOR TO SUBMITTING BID PRICE. TRUSS MANUFACTURER'S ENGINEER IS RESPONSIBLE FOR CALCULATION OF ALL LOADS ON TRUSSES AND THE DESIGN OF ALL TRUSSES. TRUSS MANUFACTURER SHALL ALSO DESIGN AND PROVIDE ALL HARDWARE NECESSARY FOR ALL CONNECTIONS. CONNECTIONS MAY REQUIRE SPECIALLY FABRICATED AND DESIGN OF HARDWARE TO COMPLY WITH DESIGN INTENT. CONTRACTOR TO COORDINATE REQUIREMENTS FOR ALL CONNECTION OF TRUSSES WITH TRUSS MANUFACTURER. REFERENCE GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. VERIFY ALL SLOPES WITH ARCHITECTS DRAWINGS.
6. 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 MANUFACTURER'S REQUIREMENTS PENDING THE FINAL APPROVAL OF THE ENGINEER OF RECORD.
7. COORDINATE TRUSS LAYOUT WITH MECHANICAL AND PLUMBING RUNS AND PENETRATIONS. REFER TO MECHANICAL PLANS FOR DUCT CHASES IF REQUIRED.
8. SEE S0 SHEETS FOR ADDITIONAL NOTES AND TYPICAL DETAILS NOT SPECIFICALLY REFERENCED ON STRUCTURAL DRAWINGS.
9. DRAG TRUSSES TO BE DESIGNED FOR 165 PLF SHEAR LOAD.

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## KEYED NOTES - ROOF FRAMING PLAN

- 1 ROOF SHEATHING TO BE 15/32" CDX PLYWOOD. FASTEN PLYWOOD WITH 8d COMMON NAILS @ 4" O.C. AT SUPPORTED PANEL EDGES (E.N.) AND @ 12" O.C. FIELD (F.N.). PROVIDE PLYCLIPS AT UNSUPPORTED PLYWOOD EDGES.
- 2 ATTIC ACCESS SEE ARCH. ROOF PLAN

GIRDER TRUSS CONNECTIONS TO BE DESIGNED BY E.O.R. AFTER REVIEW OF TRUSS SUBMITTALS



## BUILDING TYPE 3 - FRAMING PLAN - FRAMING BEARING ELEV = 18'-3"

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

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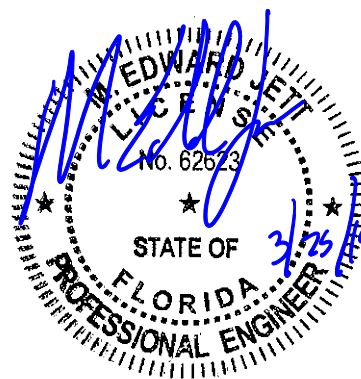
## CONSULTANT

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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: KRQ  
DRAWN BY: JCP  
REVIEWED BY: RMG  
SHEET TITLE:

BUILDING TYPE 3 -  
FRAMING PLAN

SHEET NO.:

S232