

REVISIONS	DATE

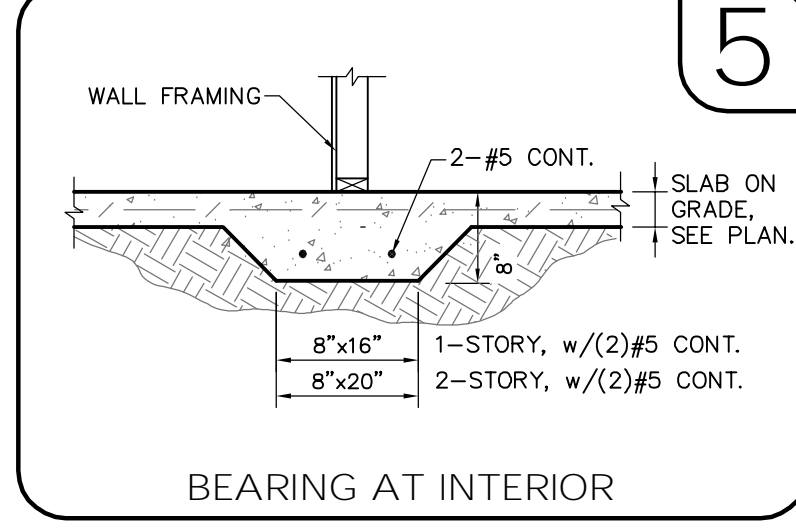
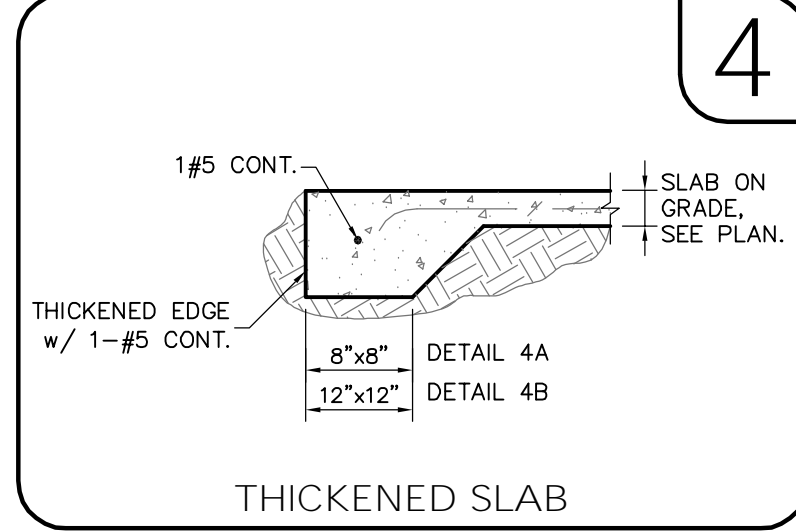
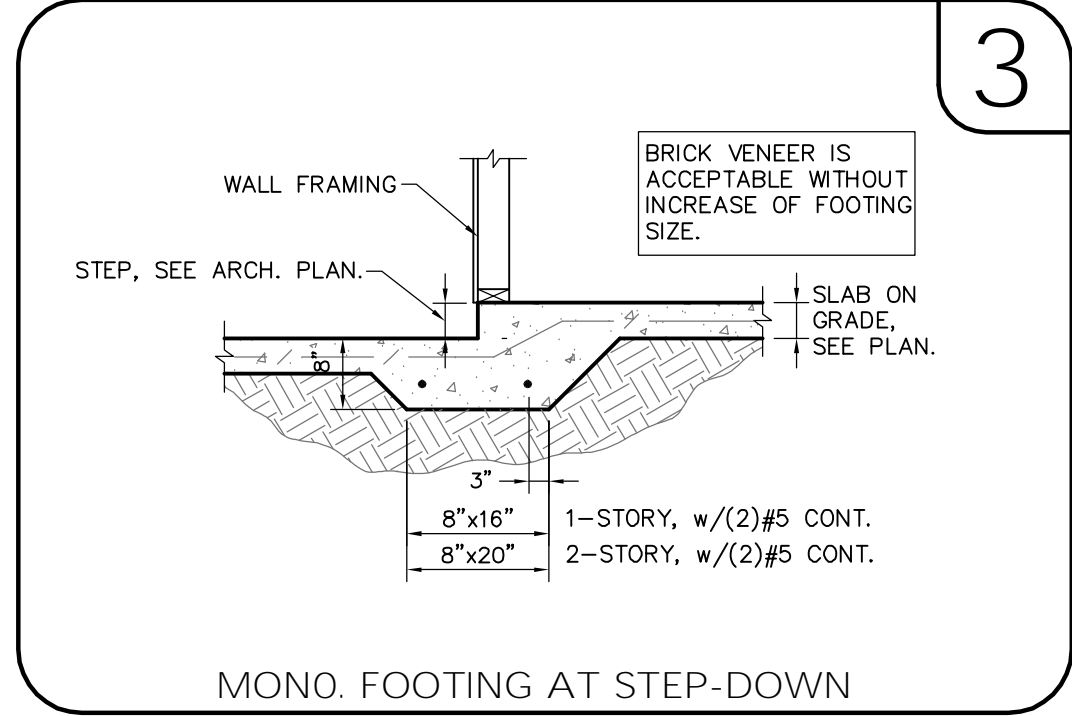
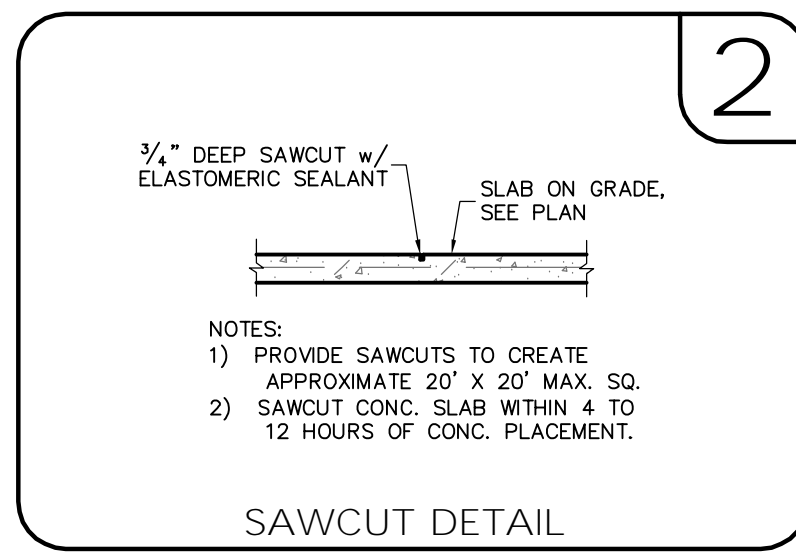
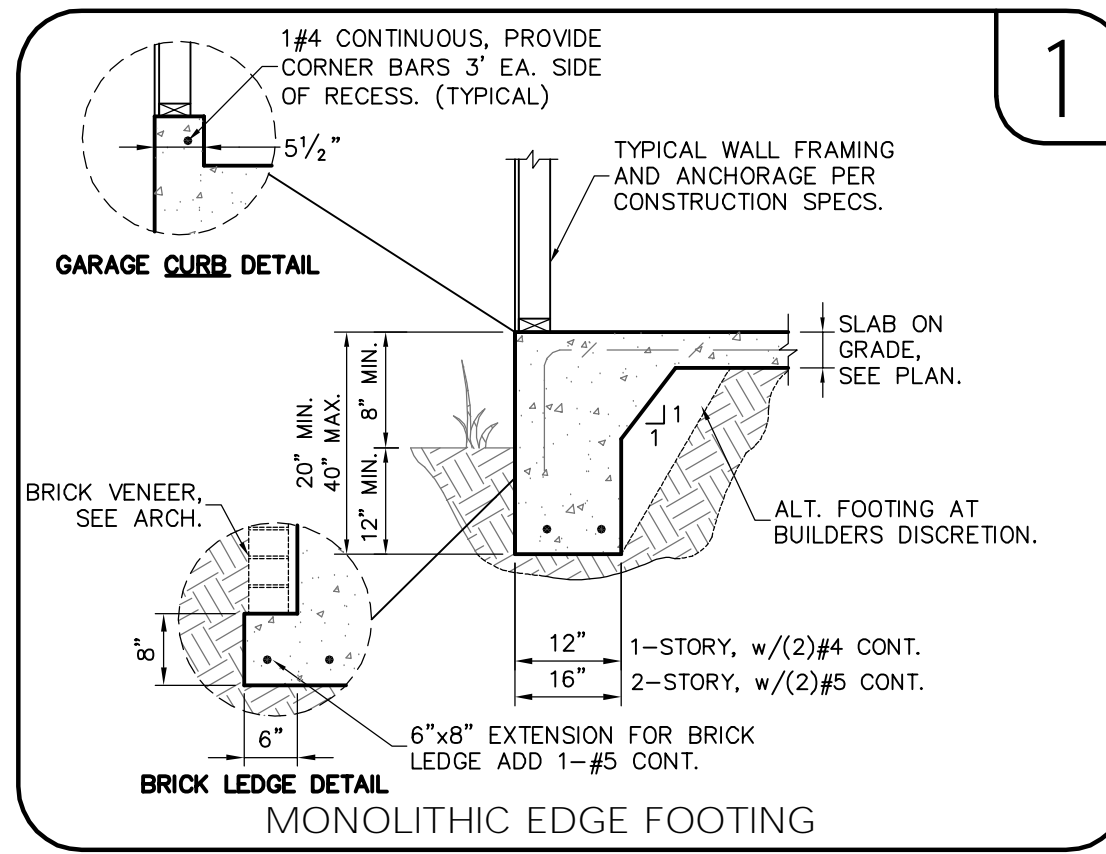
FIELD ALTERATION
 CONTRACTOR SHALL CONTACT LOU PONTIGO & ASSOCIATES PRIOR TO MAKING ANY STRUCTURAL FIELD MODIFICATIONS WHICH MAY VARY FROM THE INTENT OF THE ORIGINAL CONSTRUCTION DOCUMENTS. ANY FIELD ALTERATIONS MADE PRIOR TO BEING APPROVED BY LOU PONTIGO & ASSOCIATES MAY RESULT IN ADDITIONAL ENGINEERING OR INSPECTION FEES.

DREAM BUILDERS 5 SANCTUARY

MONO FOUNDATION PLAN

DO NOT SCALE DIMENSIONS FROM THESE DRAWINGS. IF A DIMENSION IS UNCLEAR REFER TO THE ARCHITECTURAL DRAWINGS OR CONTACT THE E.O.R.

PLAN NAME	2617
DESIGN/DRAWN/CHECKED	CS / BMB / LAP
DATE	5/09/11
SCALE	AS NOTED
TRUSS ID.	368531
LPA NO.	DRBD-11-00265
SHEET	S1.0



SYMBOLS LEGEND

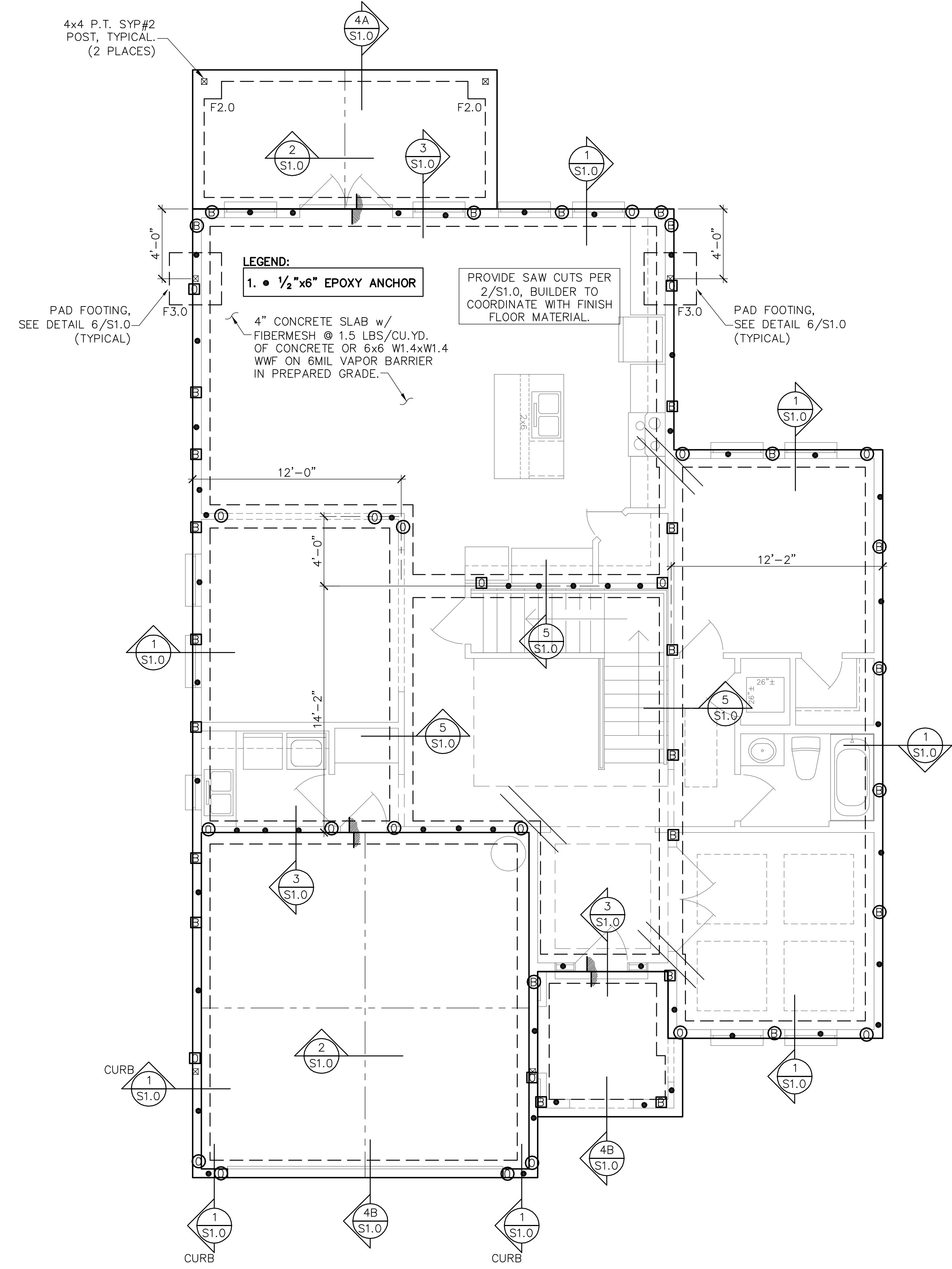
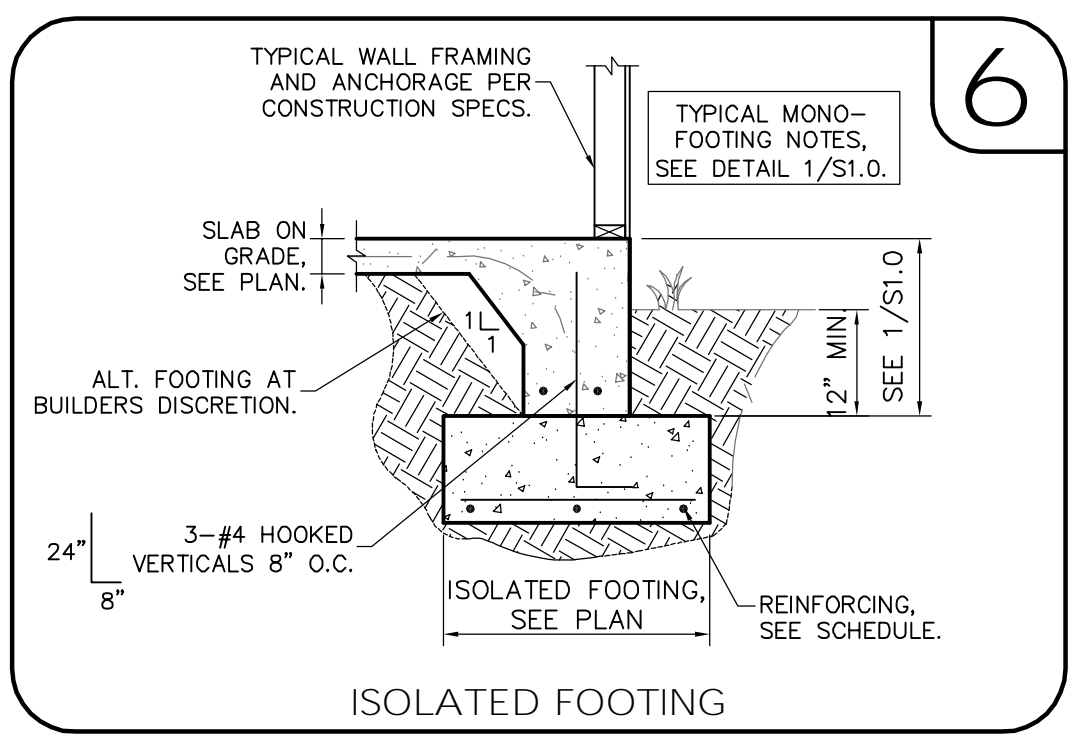
---	DESIGNATES FOOTING LINE
- - -	DESIGNATES SAWCUT LINE
●	1/2"x6" EPOXY ANCHOR
▨	INTERIOR LOAD BEARING WALL
▧	DESIGNATES SLAB RECESS
---	BEAM OR TRUSS, SEE PLAN

QUICK-TIE LEGEND

SHAPE DEFINES NUMBER OF STORES
 LETTER DEFINES DIAMETER OF Q.T. WIRE ROPE

SHAPES:
 ○ ONE STORY QUICK TIE
 □ TWO STORY QUICK TIE
 △ THREE STORY QUICK TIE
 ◇ FOUR STORY QUICK TIE

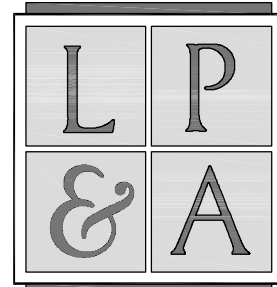
LETTER:
 B 3/8" Q QUICK TIE
 C 1/2" Q QUICK TIE
 O 5/8" Q QUICK TIE
 R 3/4" Q QUICK TIE



FOOTING SCHEDULE AND NOTES

TYPE	LENGTH	WIDTH	DEPTH	BOTTOM BARS
F2.0	2'-0"	2'-0"	1'-0"	3-#5 EA. WAY BOT.
F2.5	2'-6"	2'-6"	1'-0"	3-#5 EA. WAY BOT.
F3.0	3'-0"	3'-0"	1'-0"	3-#5 EA. WAY BOT.
F3.5	3'-6"	3'-6"	1'-0"	4-#5 EA. WAY BOT.
F4.0	4'-0"	4'-0"	1'-0"	4-#5 EA. WAY BOT.
F4.5	4'-6"	4'-6"	1'-0"	4-#5 EA. WAY BOT.

1. THIS FOUNDATION PLAN ONLY CONVEYS STRUCTURAL INFO. RELATED TO THE FOUNDATION. FOR GENERAL FEATURES, DIMENSIONS, CONDUITS, ELECTRICAL EMBEDS, STEP HEIGHTS, ECT., SEE ARCH. PLAN, ARCHITECTURAL PLAN SHOWN HERE IN FOR REFERENCE ONLY.
 2. FTGS. & FND. SHALL BE IN ACCORDANCE w/ LOCAL BUILDING CODES.
 3. SOIL COMPACTION AND FILL SHALL BE COMPACTED TO A MIN. OF 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557.



Lou Pontigo and Associates, Inc.

420 Osceola Avenue
Jax. Beach Florida 32250
Ph. 242-0908 Fax. 241-9557
FL. CA # 8344 SC. CA# 3579
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COMMENTS @ LP-A.COM

5/9/2011 2:30:28 PM

REVISIONS

DATE

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DREAM BUILDERS
5 SANCTUARY

1ST FLOOR
FRAMING
PLAN

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TRUSS I.D.

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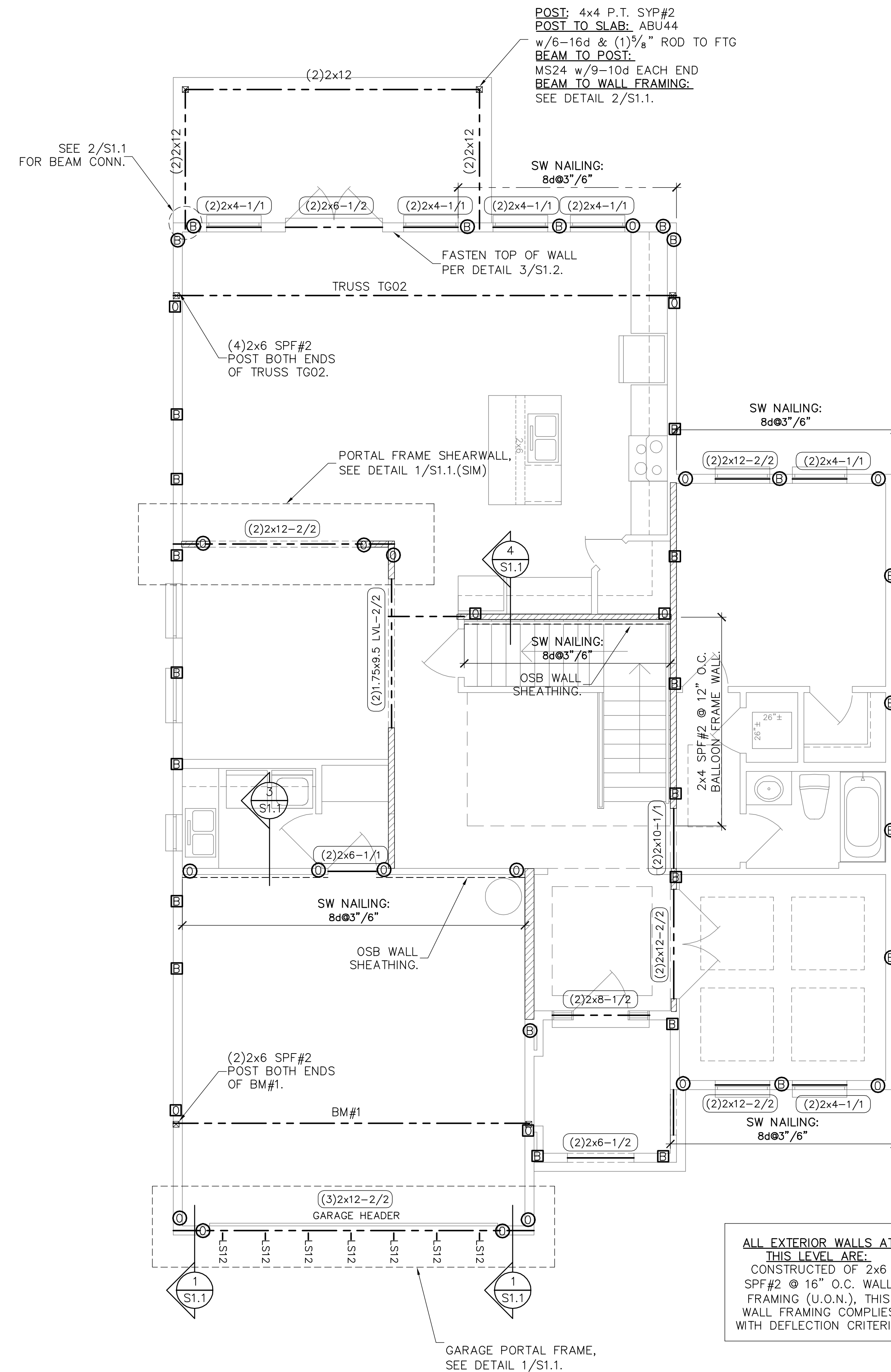
LPA N.O.

DRBD-11-00265

SHEET

S11

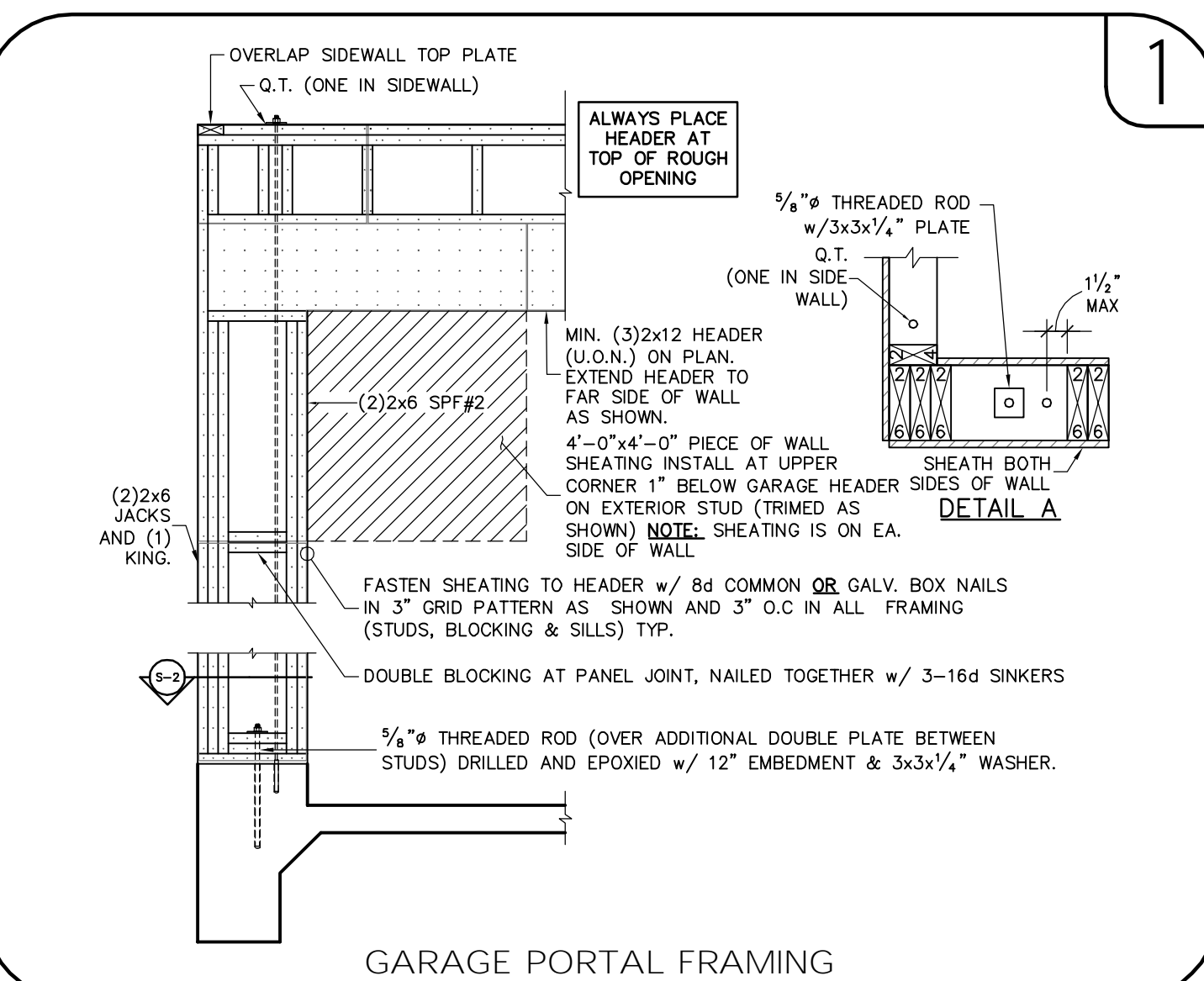
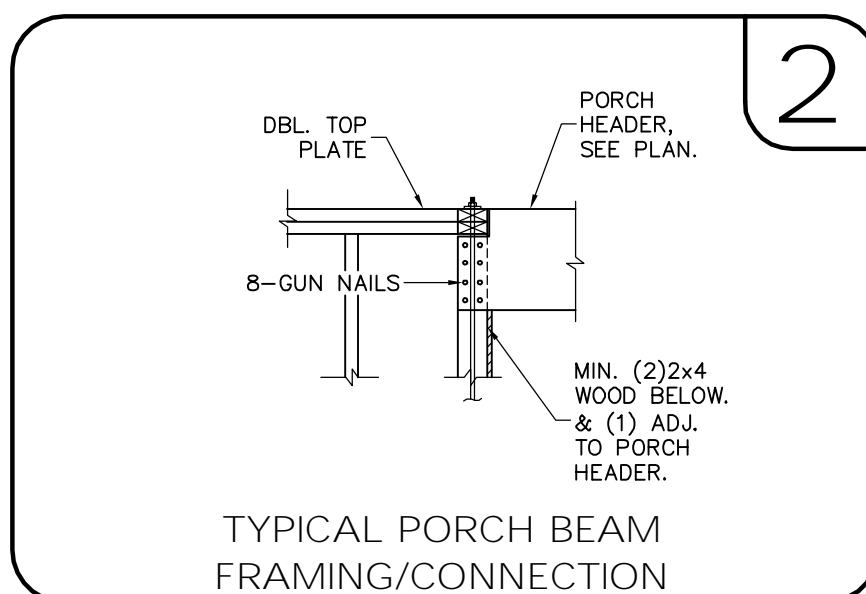
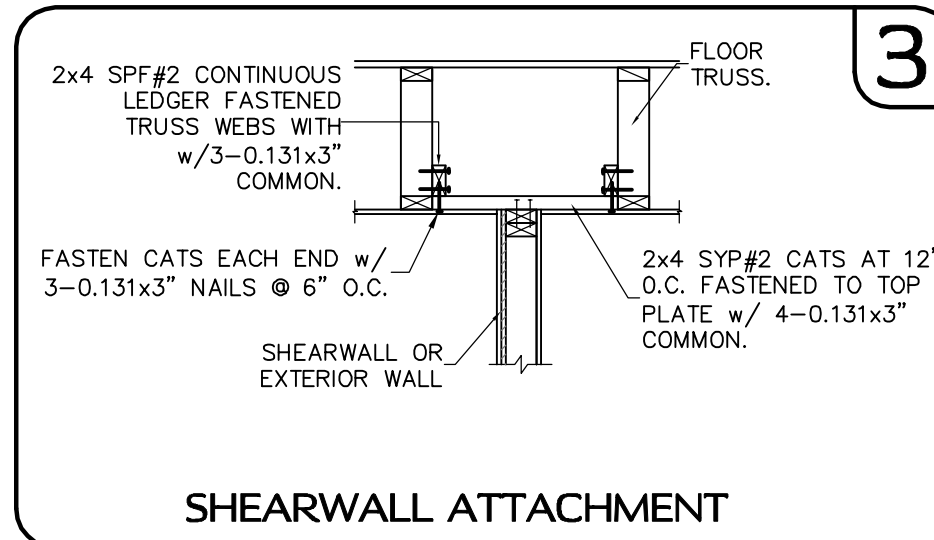
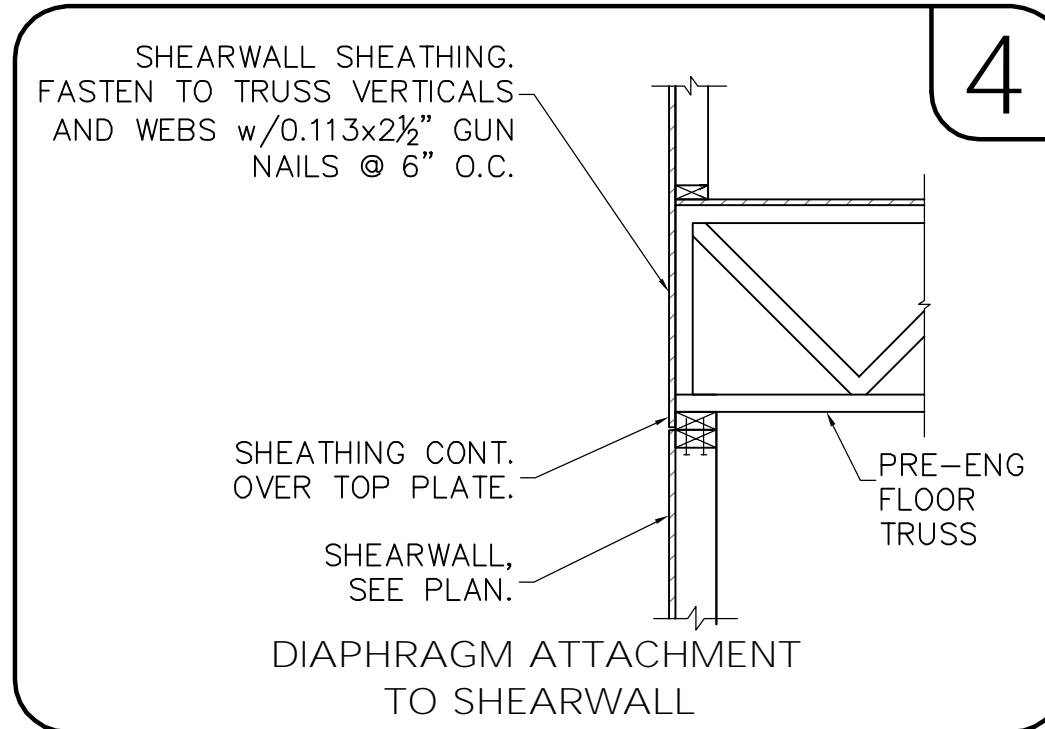
SHEET 3 OF 5

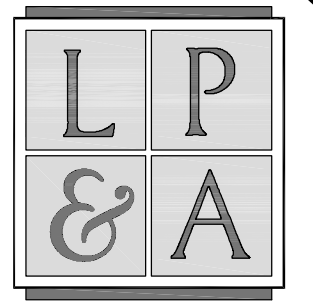


FIRST FLOOR FRAMING PLAN

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

FRAMING NOTES:
1. FOR TYPICAL WALL FRAMING, SEE DETAIL 7/S0.0.





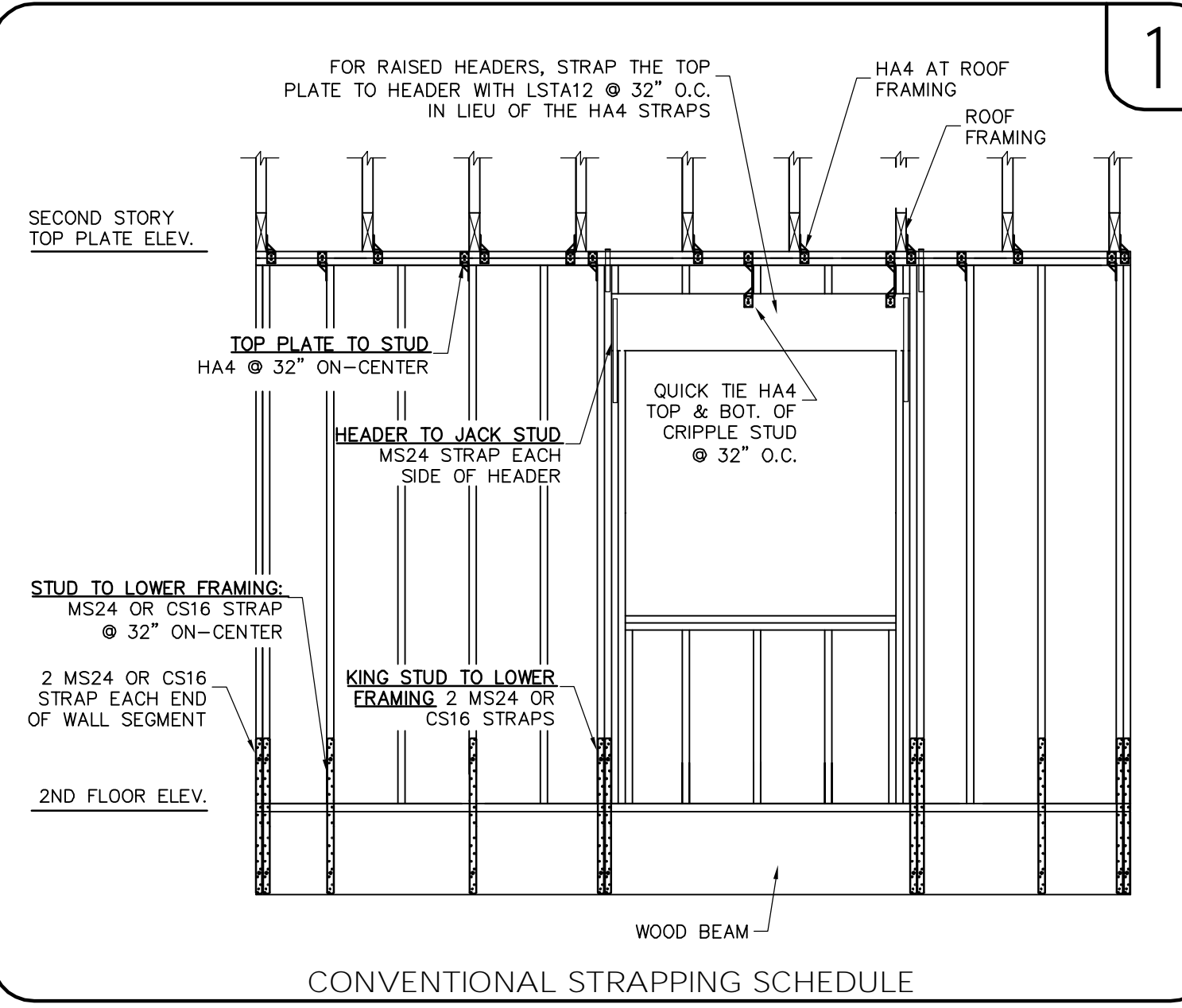
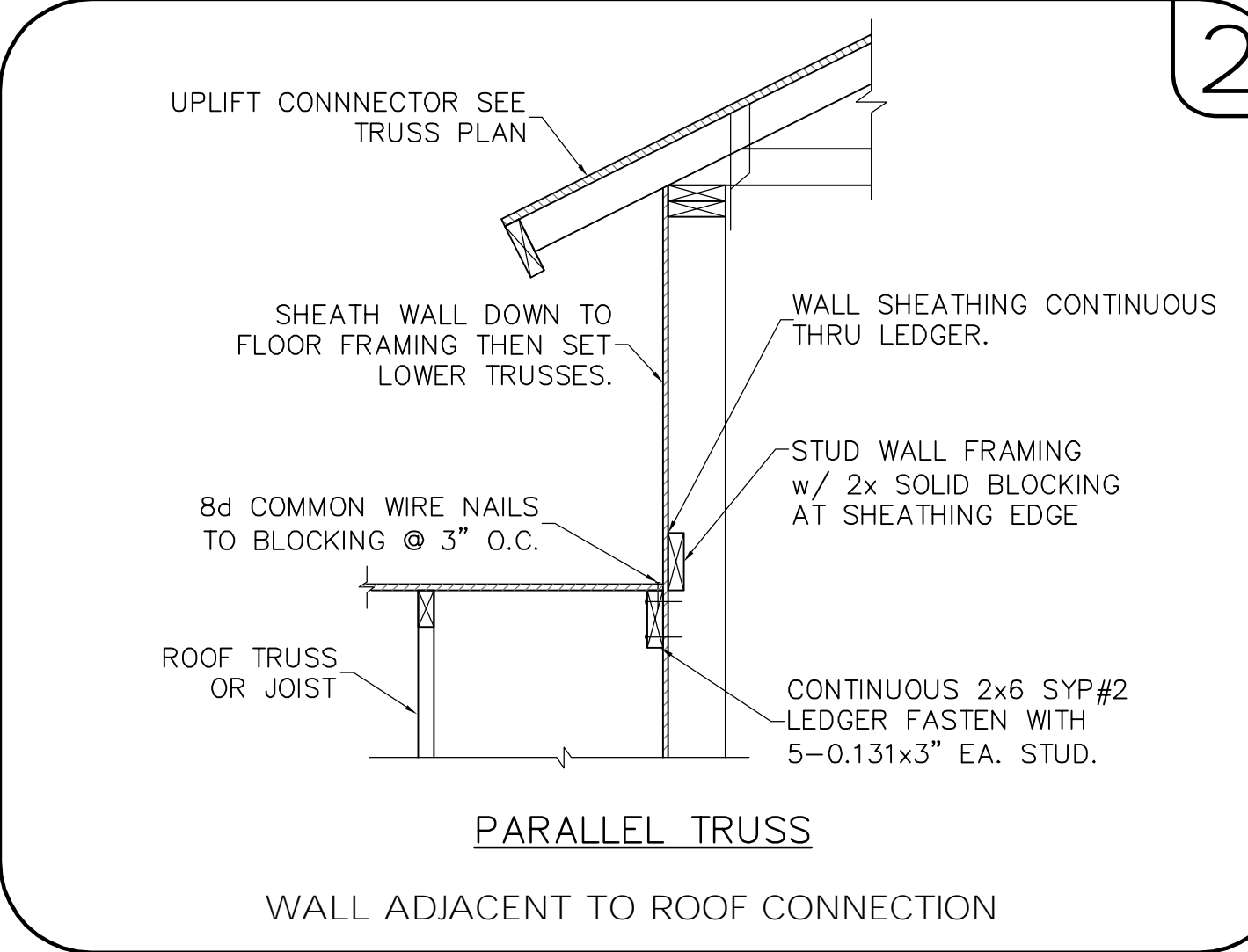
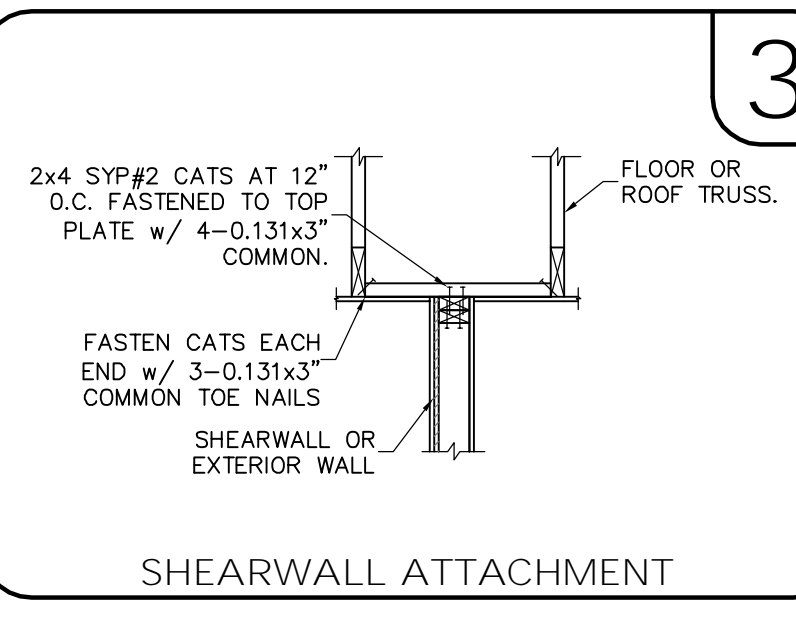
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SYMBOLS LEGEND

- DESIGNATES SHEARWALL. THE HIDDEN LINE DESIGNATES SIDE OF WALL. THE SHEARWALL SHEATHING TO BE APPLIED. 8d @ 3'6" DESIGNATES 8d COMMONS @ 3" O.C. EDGE & 6" O.C. "IN THE FIELD"
- (2)2x6-1/2 DESIGNATES THE HEADER SIZE AND NUMBER OF PLY'S DESIGNATES NUMBER, HEADER SIZE & JACK/KING STUDS NEEDED FOR SUPPORT HEADER.
- BEAM OR TRUSS, SEE PLAN
- /// DESIGNATES INTERIOR LOAD BEARING WALLS.

QUICK-TIE LEGEND

- SHAPE DEFINES NUMBER OF STORIES
- LETTER DEFINES DIAMETER OF Q.T. WIRE ROPE
- SHAPES: ○ ONE STORY QUICK TIE, □ TWO STORY QUICK TIE, △ THREE STORY QUICK TIE, ○ FOUR STORY QUICK TIE
- LETTER: B 5/8" φ QUICK TIE, C 3/4" φ QUICK TIE, O 5/8" φ QUICK TIE, R 3/8" φ QUICK TIE



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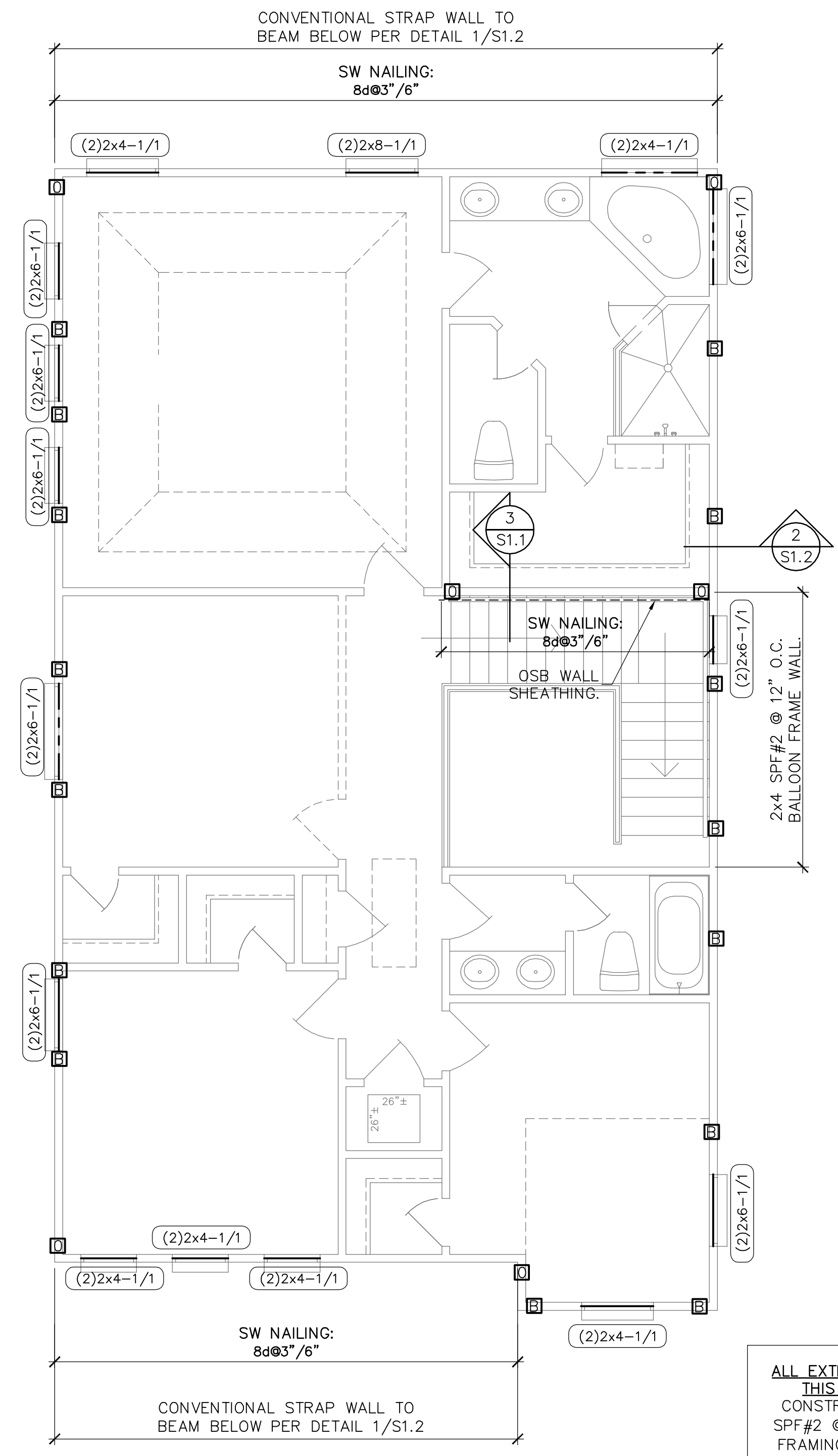
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**DREAM BUILDERS
5 SANCTUARY**

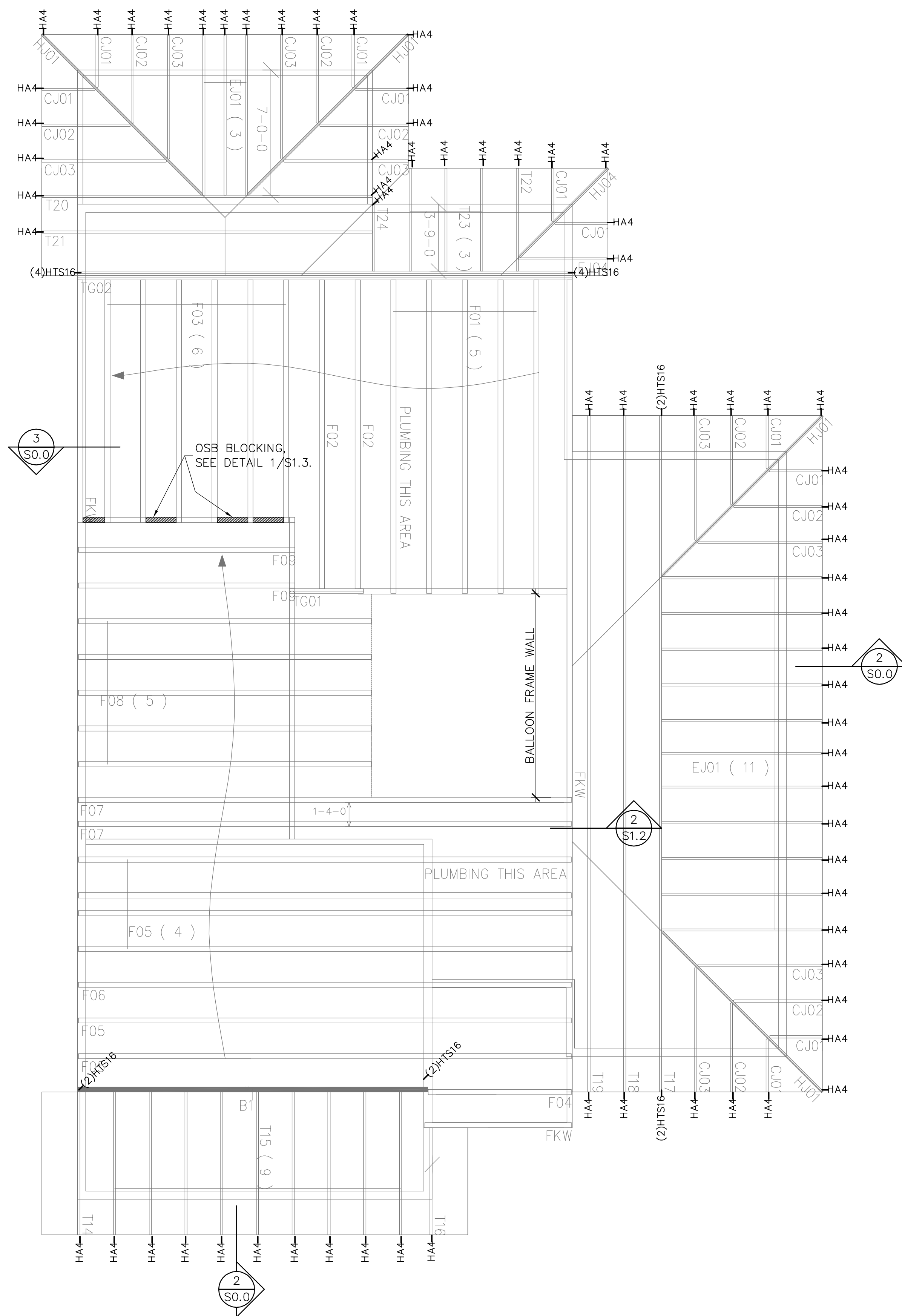
2nd FLOOR FRAMING PLAN
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PLAN NAME	2617
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LPA NO.	DR80-11-00265
SHEET	S1.2
SHEET	4 OF 5



SECOND FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0"

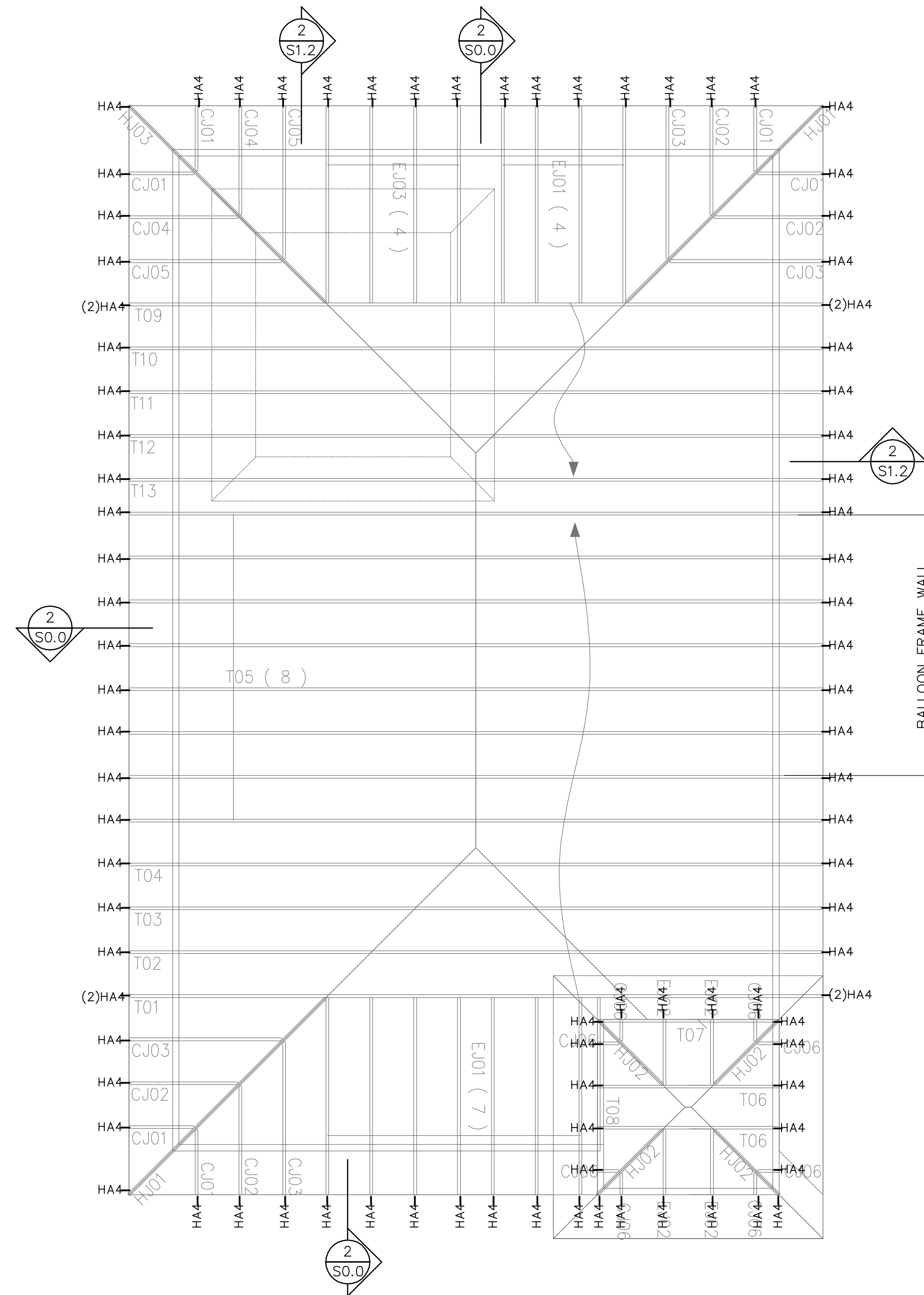
ALL EXTERIOR WALLS AT THIS LEVEL ARE CONSTRUCTED OF 2x4 SPF#2 @ 16" O.C. WALL FRAMING (U.O.N.), THIS WALL FRAMING COMPLIES WITH DEFLECTION CRITERIA.



FIRST FLOOR TRUSS PLACEMENT PLAN

SCALE: N.T.S.

NOTE:
1. FASTEN ROOF TRUSS TO TOP PLATE w/ 2-12d TOENAILS AND UPLIFT CONNECTOR, SEE PLAN.



ROOF TRUSS PLACEMENT PLAN

SCALE: N.T.S.

NOTE:
1. FASTEN ROOF TRUSS TO TOP PLATE w/ 2-12d TOENAILS AND UPLIFT CONNECTOR, SEE PLAN.

SYMBOLS LEGEND

HA4 DESIGNATES UPLIFT CONNECTION.

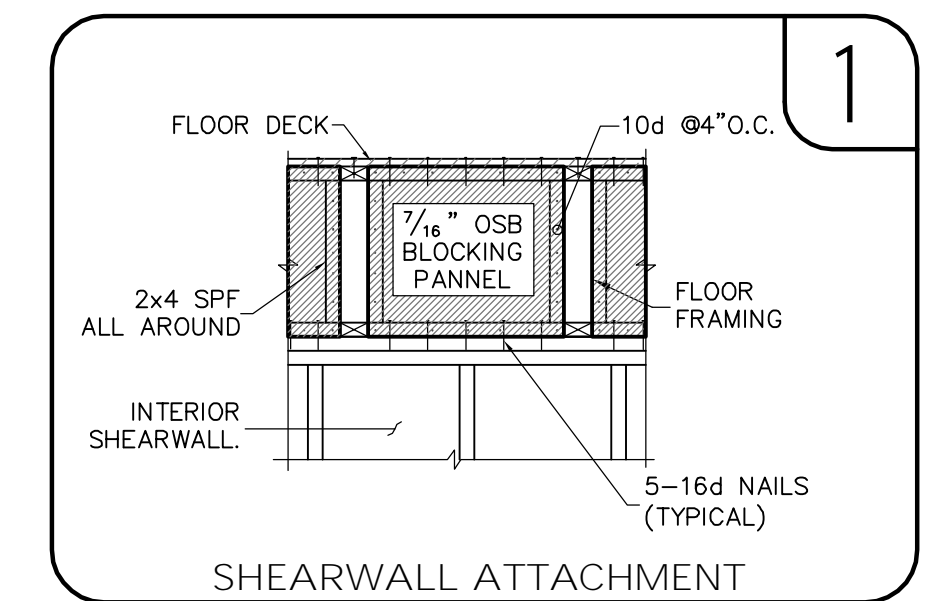
FRAMING PLAN NOTES:
1. FOR TYPICAL ROOF SHEATHING AND FRAMING, SEE SHEET S.O.0.
2. FOR SPECIFIC UPLIFT CONNECTORS, SEE PLAN, MIN. (1)HA4 CONNECTOR.
3. FOR GENERAL DESIGN SPECIFICATIONS SEE SHEET S.O.0. MAY FASTEN TRUSS TO THE FOUNDATION w/ QGT w/OT PER MANUFACTURER'S SPECIFICATIONS.
4. FOR TRUSS UPLIFTS UP TO 2200 LBS., CONTRACTOR PLACE CLIPS DIAGONALLY ACROSS DOUBLE TOP PLATE FROM EACH OTHER.
5. WHEN USING (2)HA4 CLIPS ON 1/2" WIDE LUMBER, PLACE CLIPS DIAGONALLY ACROSS DOUBLE TOP PLATE FROM EACH OTHER.

L P & A
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**DREAM BUILDERS
5 SANCTUARY**



BRACING NOTES AND SPECIFICATIONS

1.) ALL BRACING LUMBER SHOWN, EXCEPT FOR T-BRACE SHALL BE 1x4 SYP#3 OR BETTER OR 2x4 SPF#2 OR BETTER. (UON)

2.) BRACING LUMBER SHALL INTERSECT THE WEB OF THE BRACED TRUSS, PER DELEGATED TRUSS ENGINEER.

3.) PERMANENT PERMANENT BRACING WHERE NOTED ON TRUSS MFR. SHOP DRAWINGS. THE CONTRACTOR SHALL PROVIDE 1x4 SYP#3 OR BETTER BOTTOM CHORD BRACING PERPENDICULAR TO TRUSS BOTTOM CHORDS AND ATTACHED TO EACH TRUSS WITH 2-8d COMMON NAILS. AT GABLE END WALLS PROVIDE DIAGONALS AT END WALLS PROVIDE DIAGONALS (APPROXIMATELY 45%) TO THE ADJACENT EXTERIOR PERPENDICULAR WALL BETWEEN EACH LINE OF BRACING TO FORM A ZIGZAG PATTERN ALL CONSTRUCTED OF THE SAME BRACING MATERIAL. THIS REQUIREMENT IS NOT NECESSARY AT HIP ROOFS. ALSO ALONG EXTERIOR WALLS PARALLEL TO BOTTOM CHORD BRACING PROVIDE DIAGONALS IN THE END SPACE BETWEEN THE WALL AND THE FIRST LINE OF BOTTOM CHORD BRACING AT A MAXIMUM SPACING OF 20 FEET.

TRUSS PLACEMENT PLAN

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SHEET	S1.3
SHEET	5 OF 5