

SYMBOLS LEGEND

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

QUICK-TIE LEGEND

SHAPE DEFINES NUMBER OF STORIES

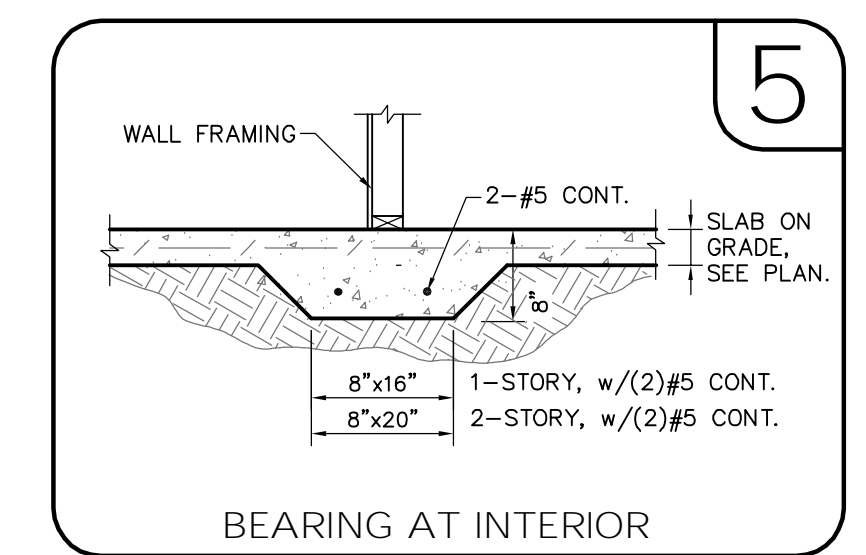
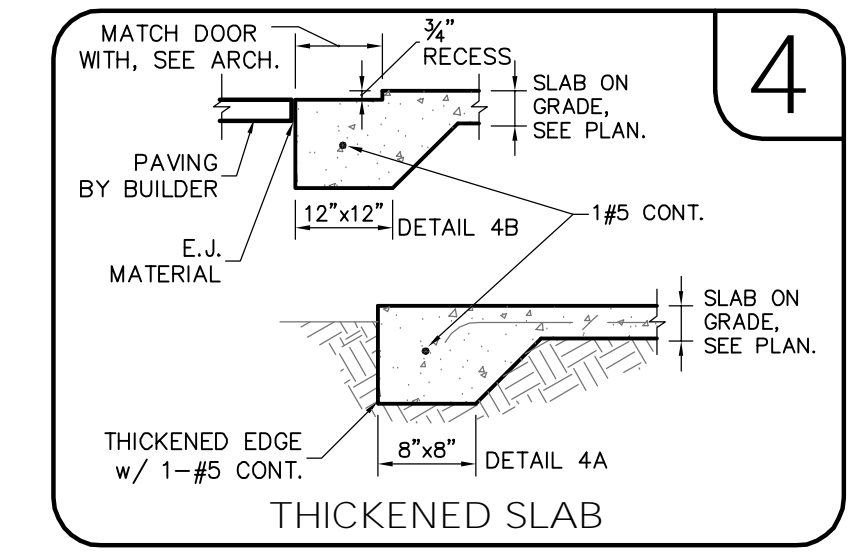
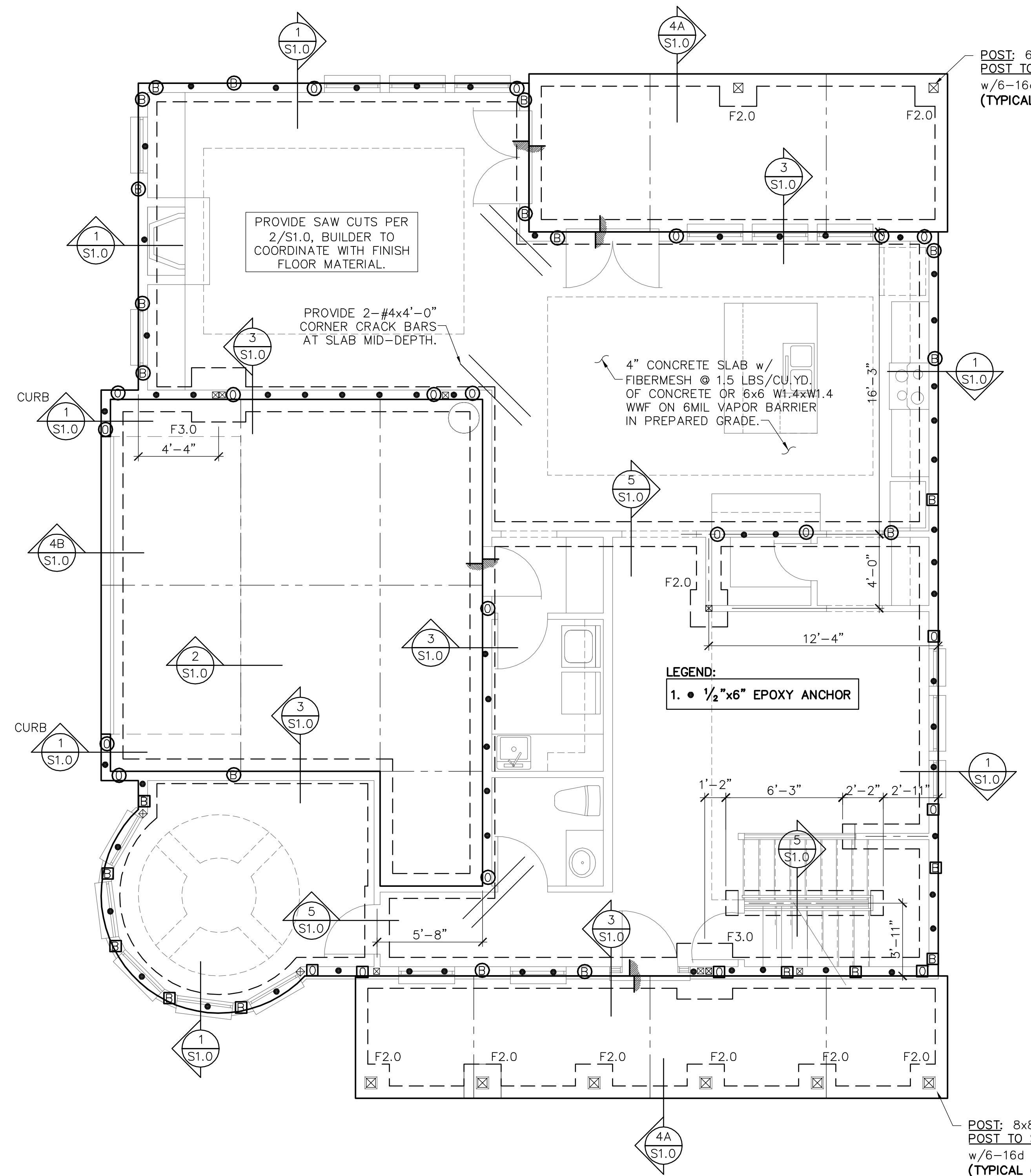
LETTER DEFINES DIAMETER OF Q.T. WIRE ROPE

SHAPES:

- ONE STORY QUICK TIE
- TWO STORY QUICK TIE
- △ THREE STORY QUICK TIE
- ◇ FOUR STORY QUICK TIE

LETTER:

- B 3/8" # QUICK TIE
- C 1/2" # QUICK TIE
- O 5/8" # QUICK TIE
- R 3/4" # 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.

L P & A

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REVISIONS

NO.	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.

DREAMBUILDERS HOMES

1 AVALON

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
3052

DESIGN/DRAWN/CHECKED
CS / BMB / LAP

DATE
03.21.12

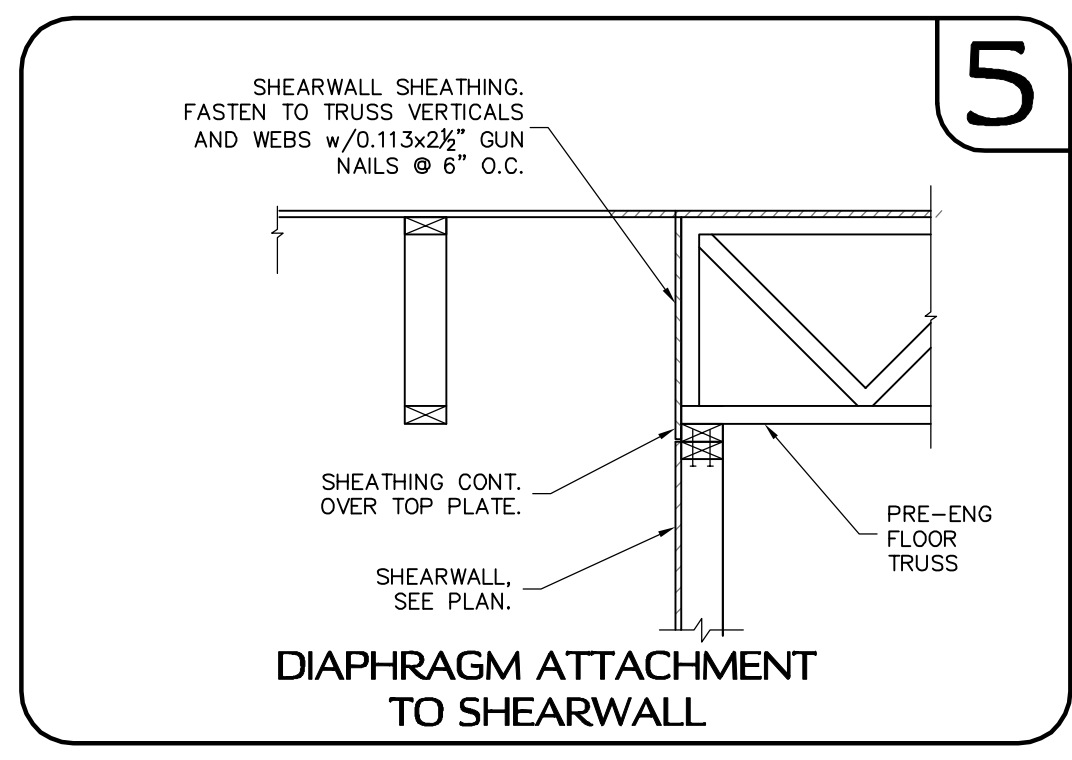
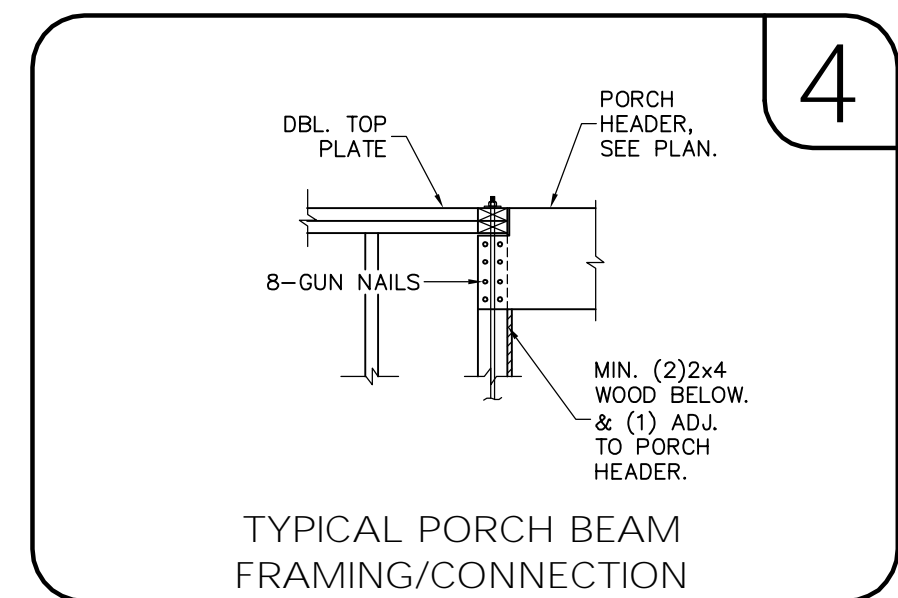
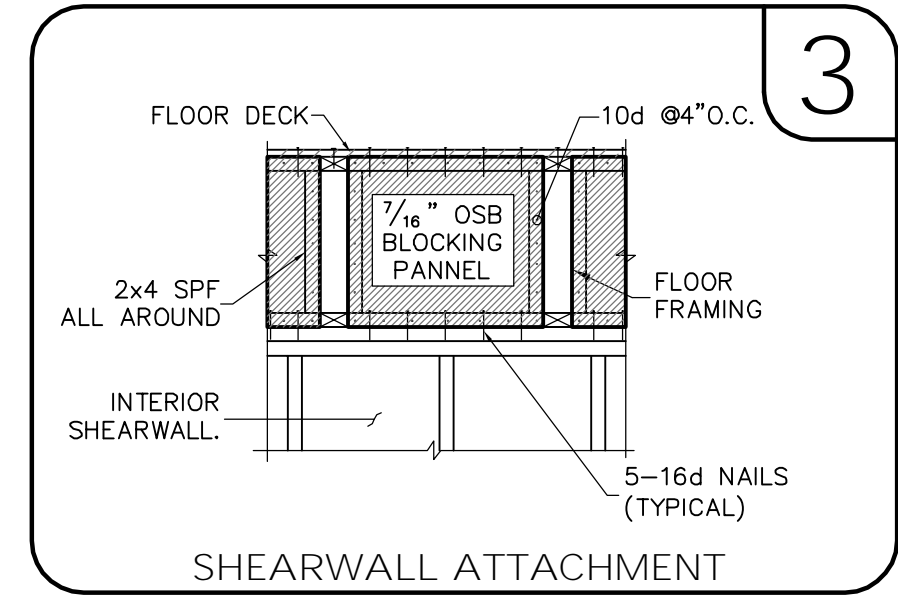
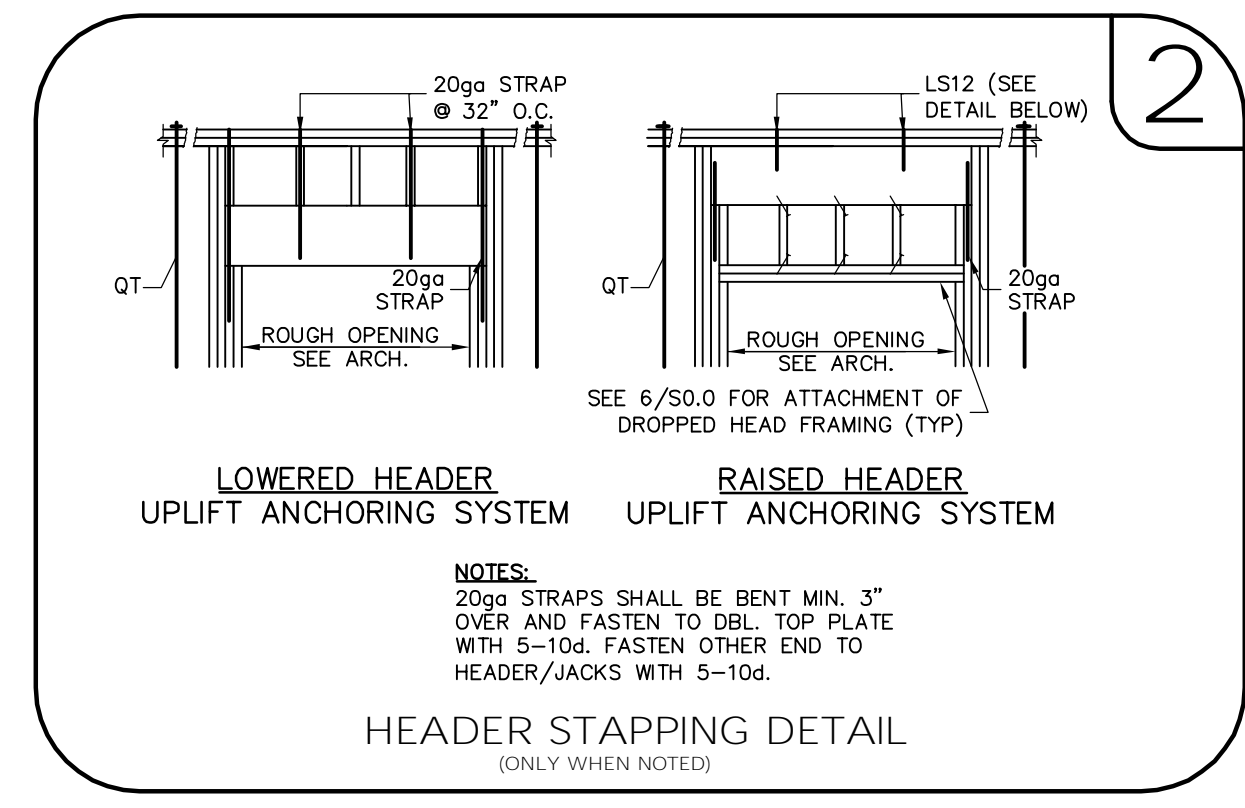
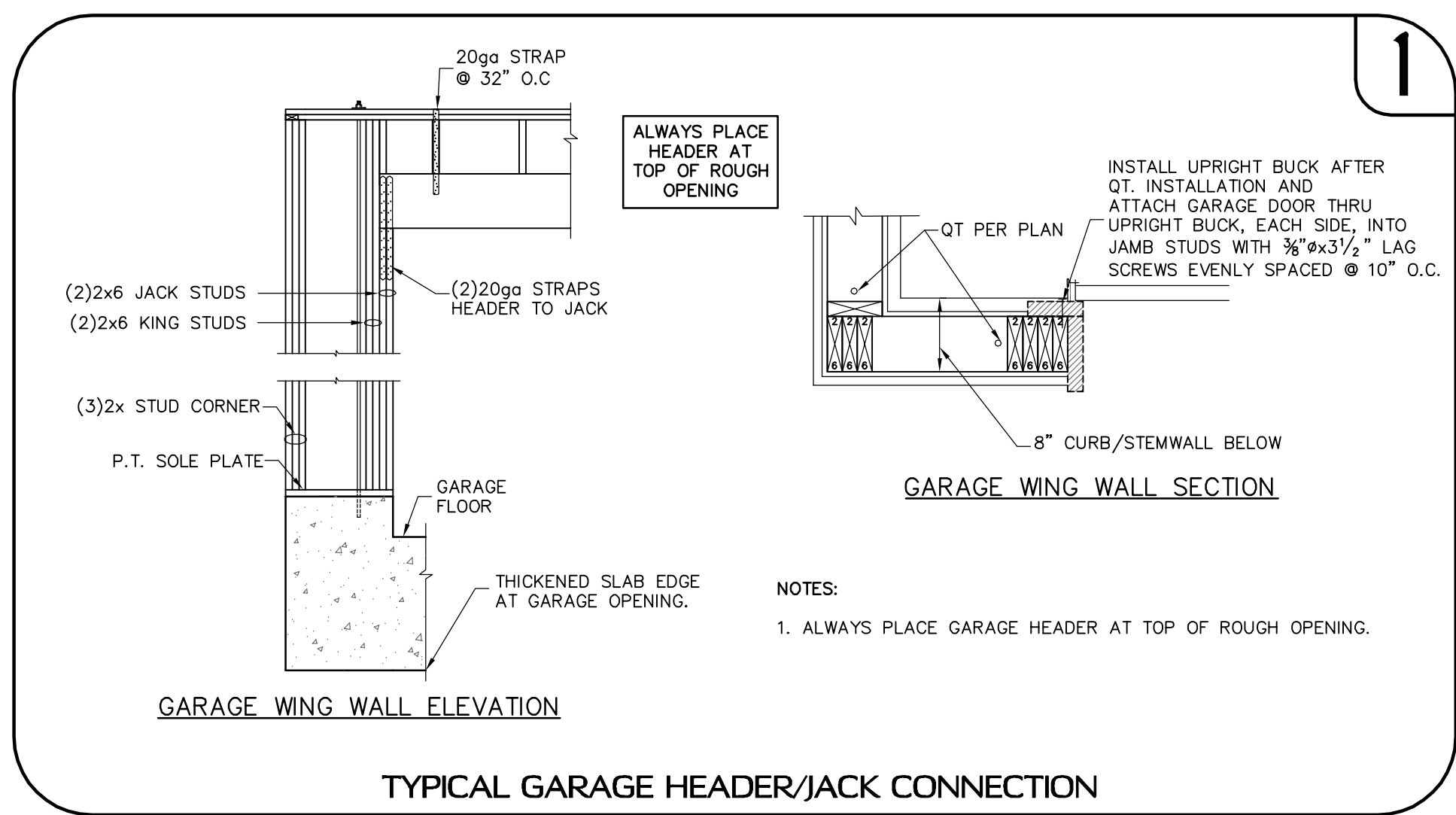
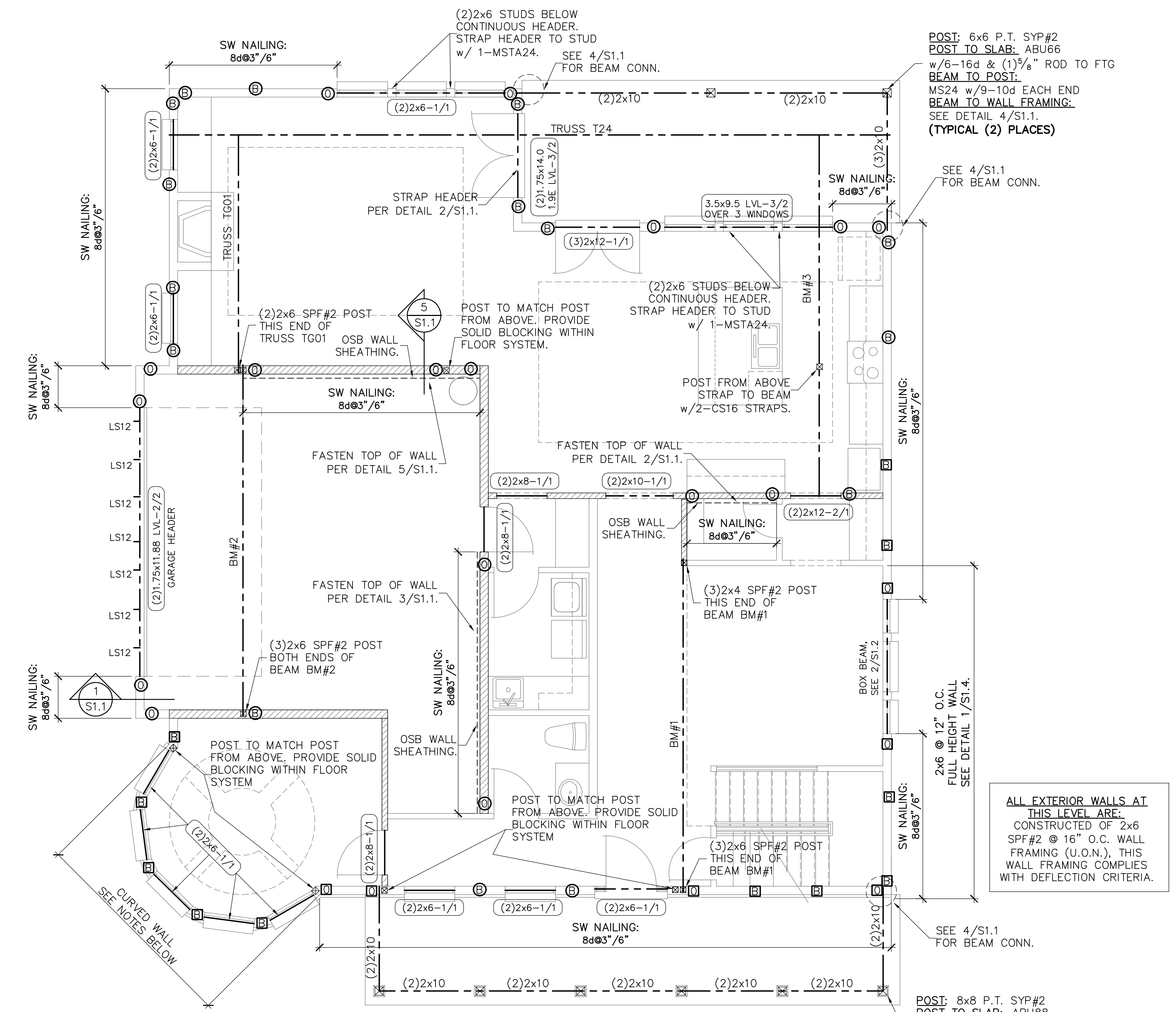
CONTROL NO.
3933

TRUSS ID.
408075

LPA NO.
DRBD-12-00107

SHEET
S1.0

SHEET 2 OF 6



SYMBOLS LEGEND

SW NAILING: 8d@3"/6"	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)2x8-1/2	DESIGNATES THE HEADER SIZE AND NUMBER OF PLYS. 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 STORES
⊘	LETTER DEFINES DIAMETER OF Q.T. WIRE ROPE
○	ONE STORY QUICK TIE
□	TWO STORY QUICK TIE
△	THREE STORY QUICK TIE
◇	FOUR STORY QUICK TIE
B	3/8" @ QUICK TIE
G	1/2" @ QUICK TIE
R	5/8" @ QUICK TIE
3/8"	3/8" @ QUICK TIE

REVISIONS

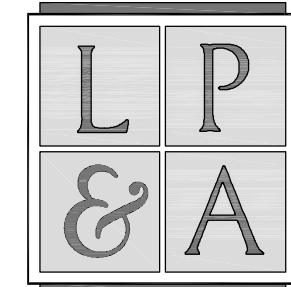
NO.	DESCRIPTION	DATE

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DREAMBUILDERS HOMES
1 AVALON

1ST FLOOR FRAMING PLAN

PLAN NAME: 3052
DESIGN/DRAWN/CHECKED: CS / BMB / LAP
DATE: 03.21.12
CONTROL NO.: 3933
TRUSS I.D.: 408075
LPA NO.: DRBD-12-00107
SHEET: S11
SHEET 3 OF 6



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3/26/2012 3:45:28 PM

REVISIONS DATE

REVISIONS	DATE

FIELD ALTERATION

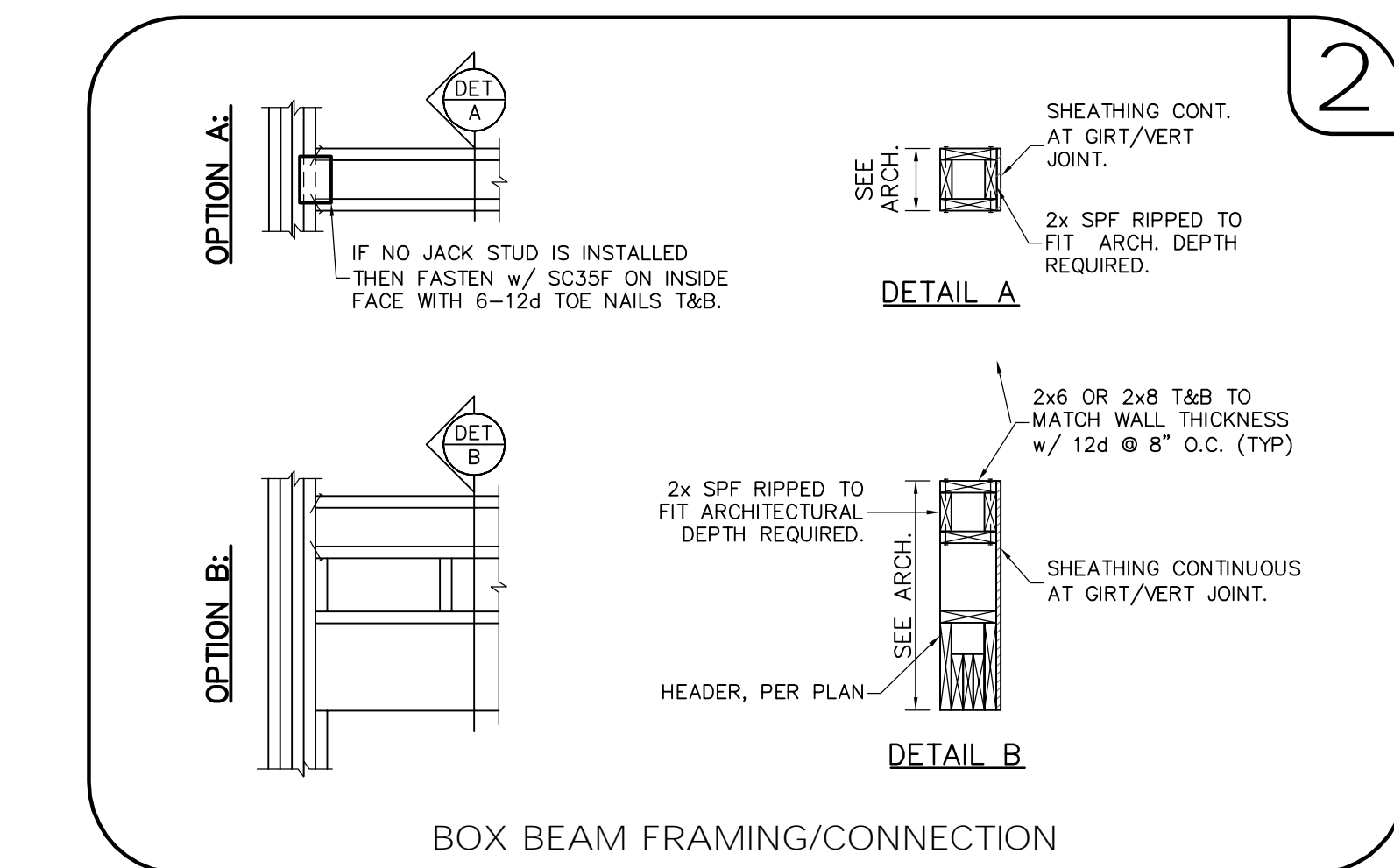
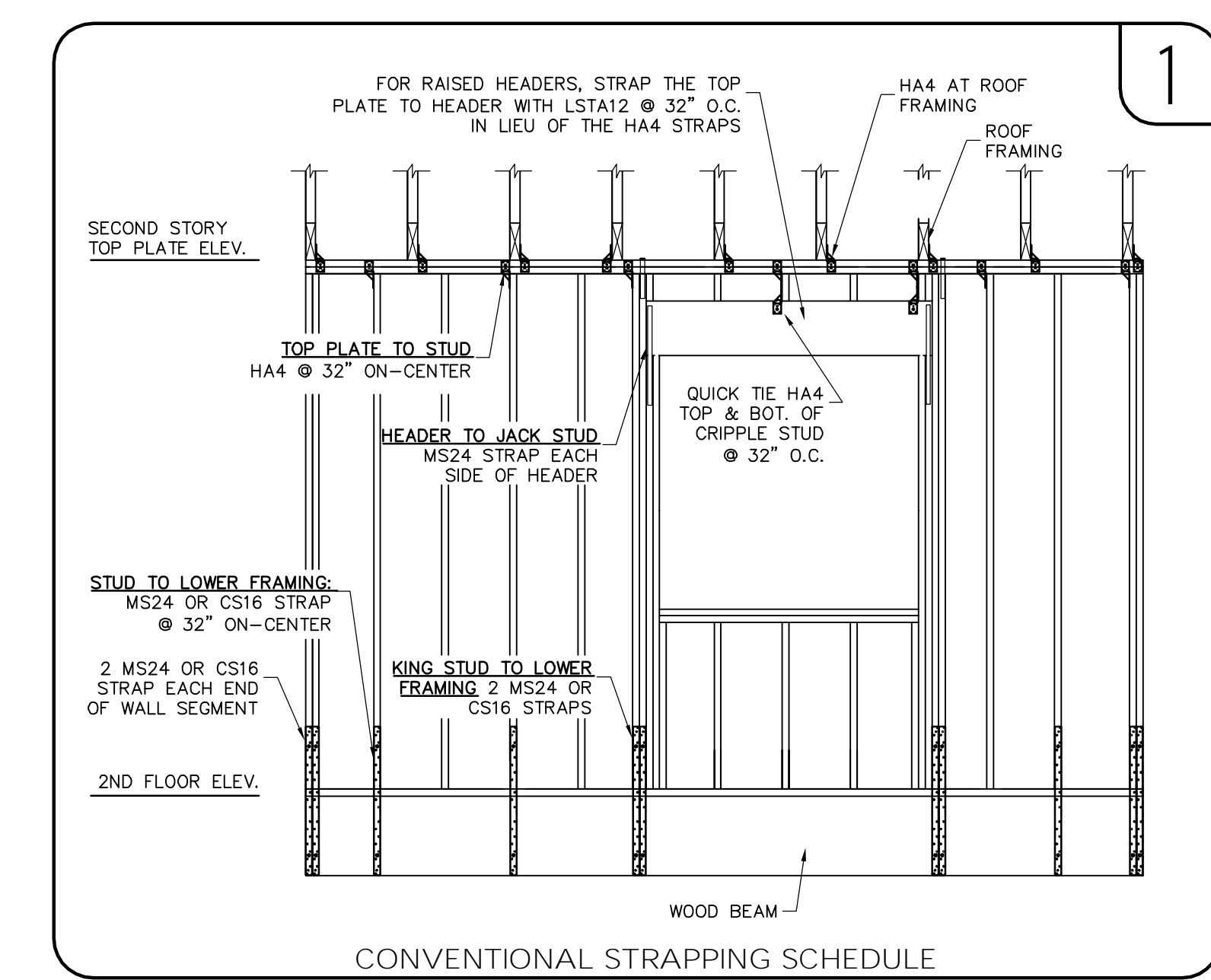
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DREAMBUILDERS HOMES
1 AVALON

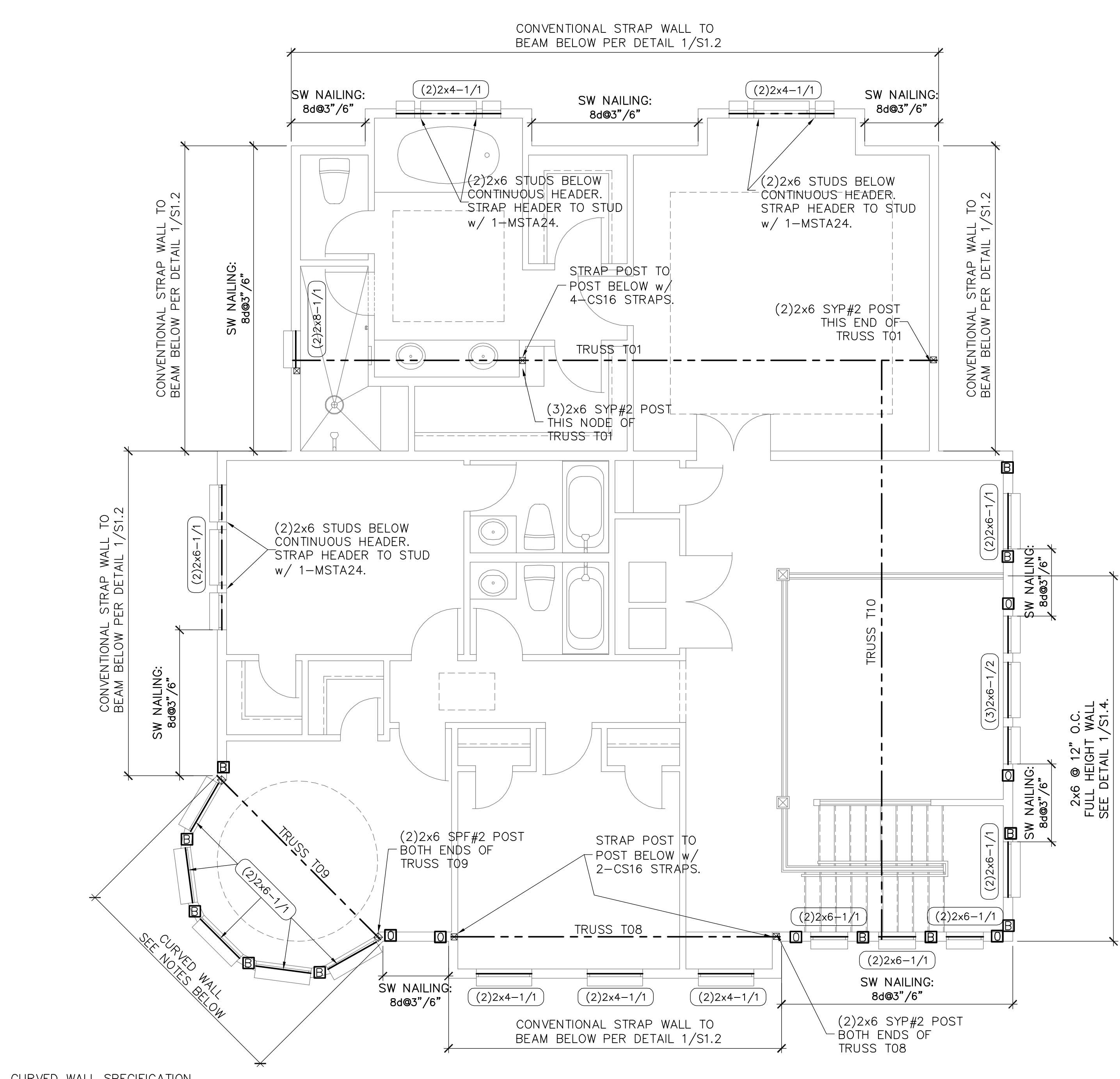
2nd FLOOR
FRAMING
PLAN

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SHEET
S1.2
SHEET 4 OF 6



ALL EXTERIOR WALLS AT THIS LEVEL ARE CONSTRUCTED OF 2x6 SPF#2 @ 16" O.C. WALL FRAMING (U.O.N.), THIS WALL FRAMING COMPLIES WITH DEFLECTION CRITERIA.



CURVED WALL SPECIFICATION
 CURVED WALLS: SHALL BE CONSTRUCTED OF STUDS AT 12" O.C. SHEATHED WITH 3/8" CDX PLYWOOD INSTALLED WITH THE STRONG AXIS VERTICALLY EXTERIOR SURFACES OF THE WALL. FASTENING SHALL BE WITH 8d COMMON WIRE NAILS @ 6" O.C. EDGE AND FIELD. THE TOP PLATE SHALL BE 4-LAYERS OF 3/8" CDX PLYWOOD

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

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"
	DESIGNATES THE HEADER SIZE AND NUMBER OF PLYS 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 STORES
	LETTER DEFINES DIAMETER OF Q.T. WIRE ROPE
	ONE STORY QUICK TIE
	TWO STORY QUICK TIE
	THREE STORY QUICK TIE
	FOUR STORY QUICK TIE
LETTER:	B 3/8" @ QUICK TIE C 1/2" @ QUICK TIE O 5/8" @ QUICK TIE R 3/4" @ QUICK TIE

SYMBOLS LEGEND

HA4 DESIGNATES UPLIFT CONNECTION.

FRAMING PLAN NOTES:

- FOR TYPICAL ROOF SHEATHING AND FRAMING, SEE SHEET S1.0.
- FOR SPECIFIC UPLIFT CONNECTORS, SEE PLAN, MIN. (2)HA4 CONNECTOR.
- FOR GENERAL DESIGN SPECIFICATIONS SEE SHEET S0.0.
- FOR TRUSS UPLIFTS UP TO 2200 LBS., CONTRACTOR MAY FASTEN TRUSS TO THE FOUNDATION w/ QGT w/01 PER MANUFACTURER'S SPECIFICATIONS.
- WHEN USING (2)HA4 CLIPS ON 1 1/2" WIDE LUMBER, PLACE CLIPS DIAGONALLY ACROSS DOUBLE TOP PLATE FROM EACH OTHER.

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FIELD ALTERATION

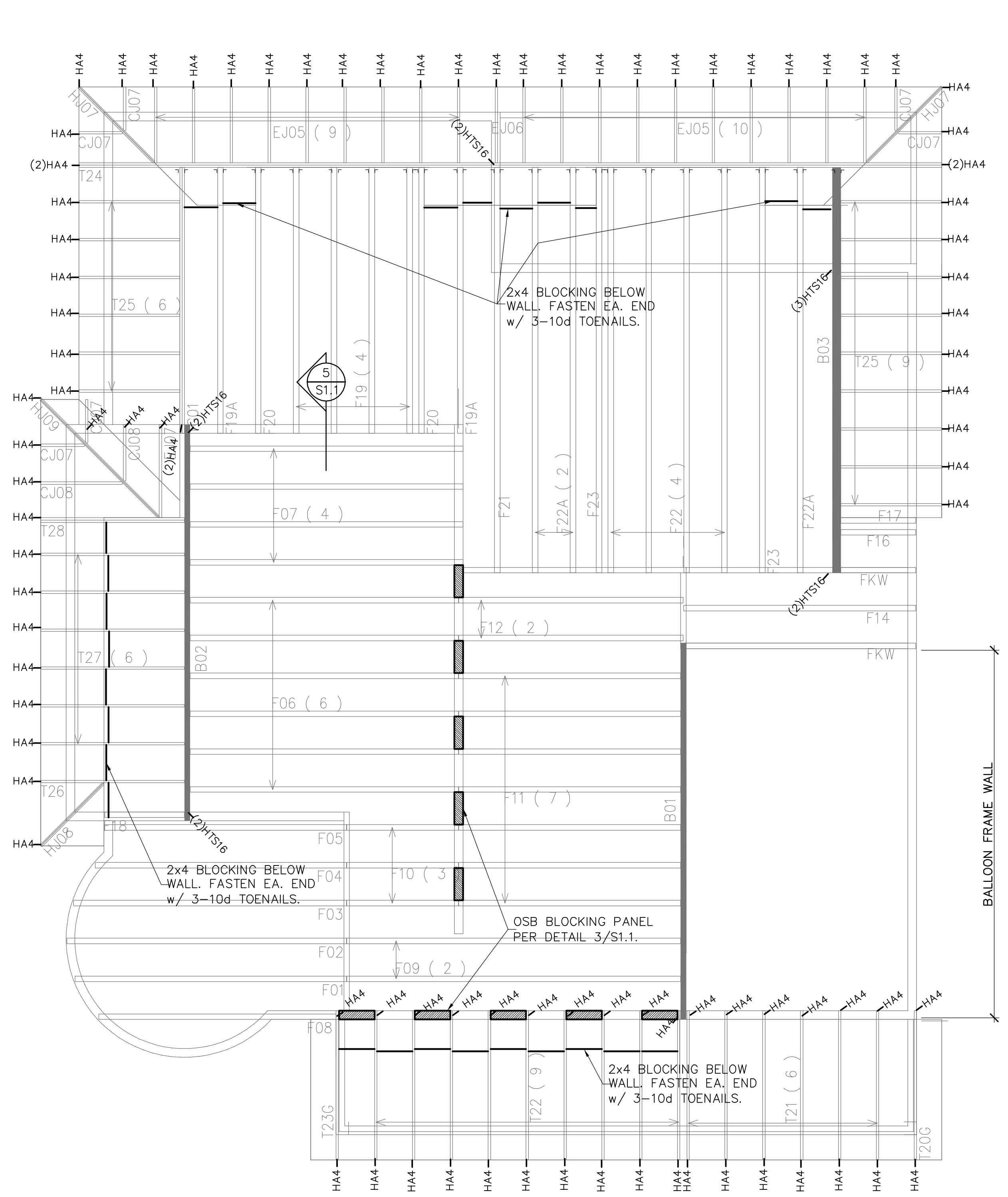
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DREAMBUILDERS HOMES
1 AVALON

**TRUSS
PLACEMENT
PLAN**

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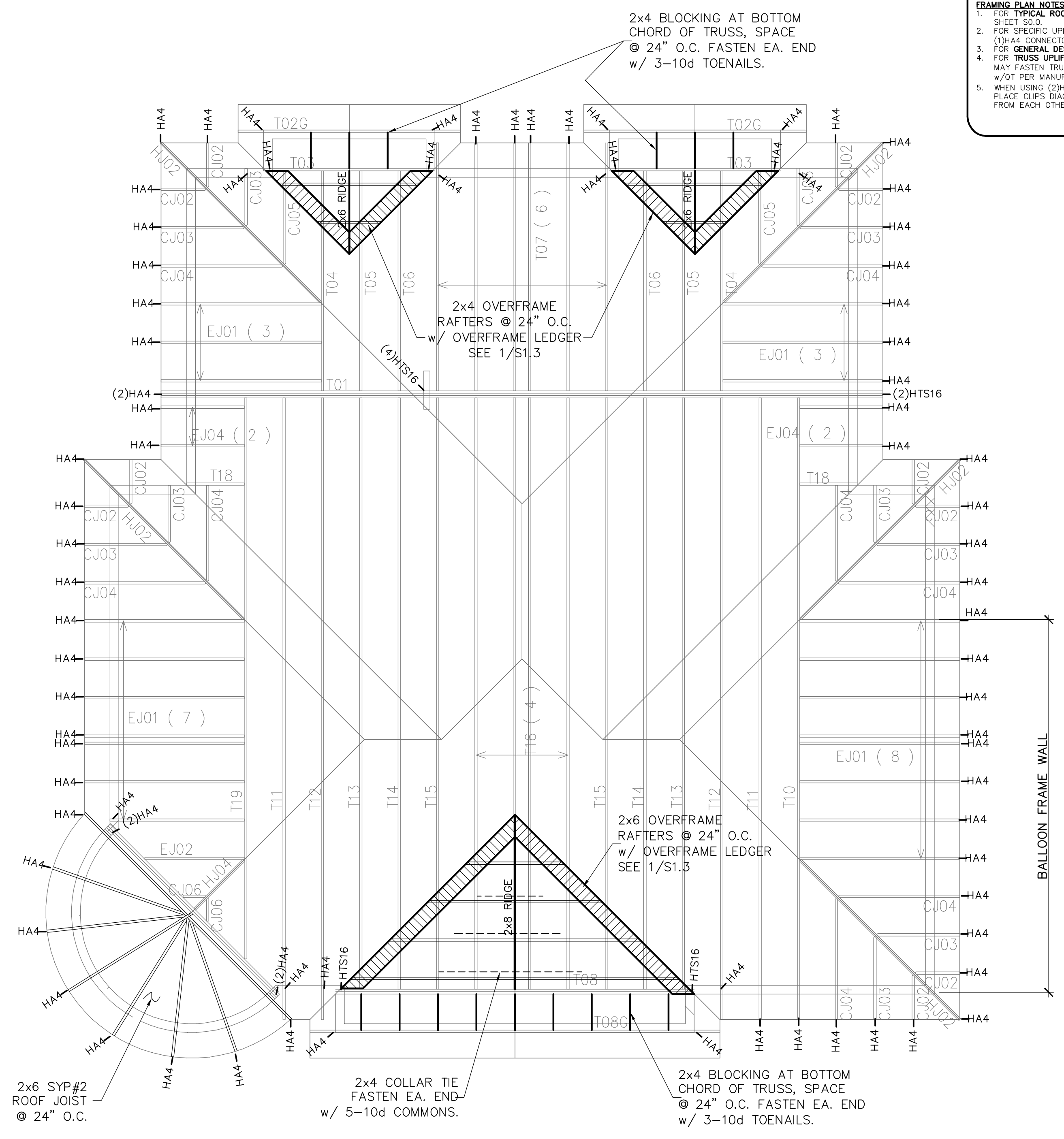
PLAN NAME	3052
DESIGN/DRAWN/CHECKED	CS / BMB / LAP
DATE	03.21.12
CONTROL NO.	3933
TRUSS ID.	408075
LPA NO.	DRBD-12-00107
SHEET	S1.3
SHEET	5 OF 6



- B01 - 2 PIECE(S) 1 3/4" x 18" 1.9E MICROLLAM LVL
- B02 - 2 PIECE(S) 1 3/4" x 18" 1.9E MICROLLAM LVL
- B03 - 3 PIECE(S) 1 3/4" x 18" 1.9E MICROLLAM LVL

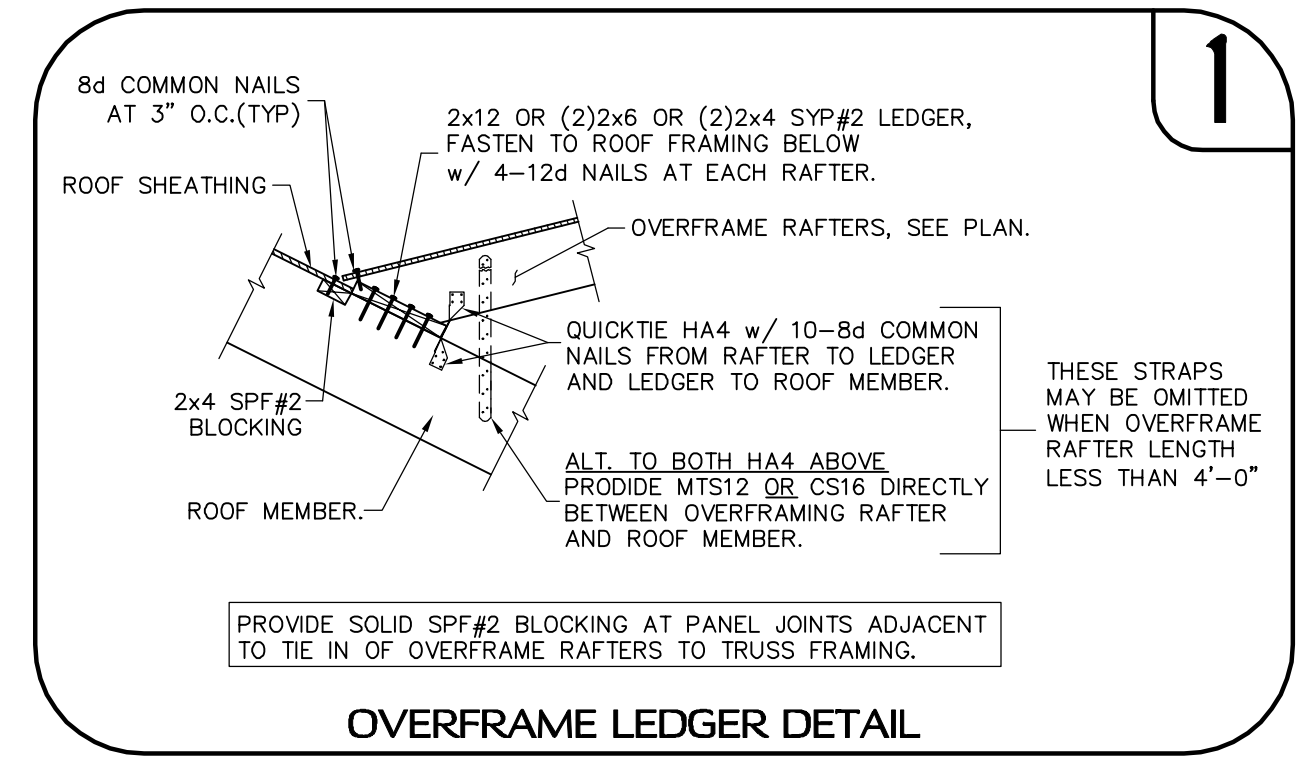
1ST FLOOR TRUSS PLACEMENT PLAN
SCALE: N.T.S.

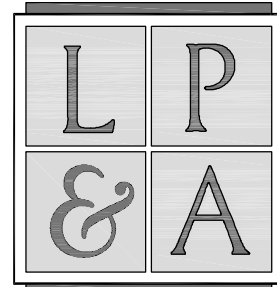
NOTE:
1. FASTEN ROOF TRUSS TO TOP PLATE w/ 2-12d TOENAILS AND UPLIFT CONNECTOR, SEE PLAN.



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.





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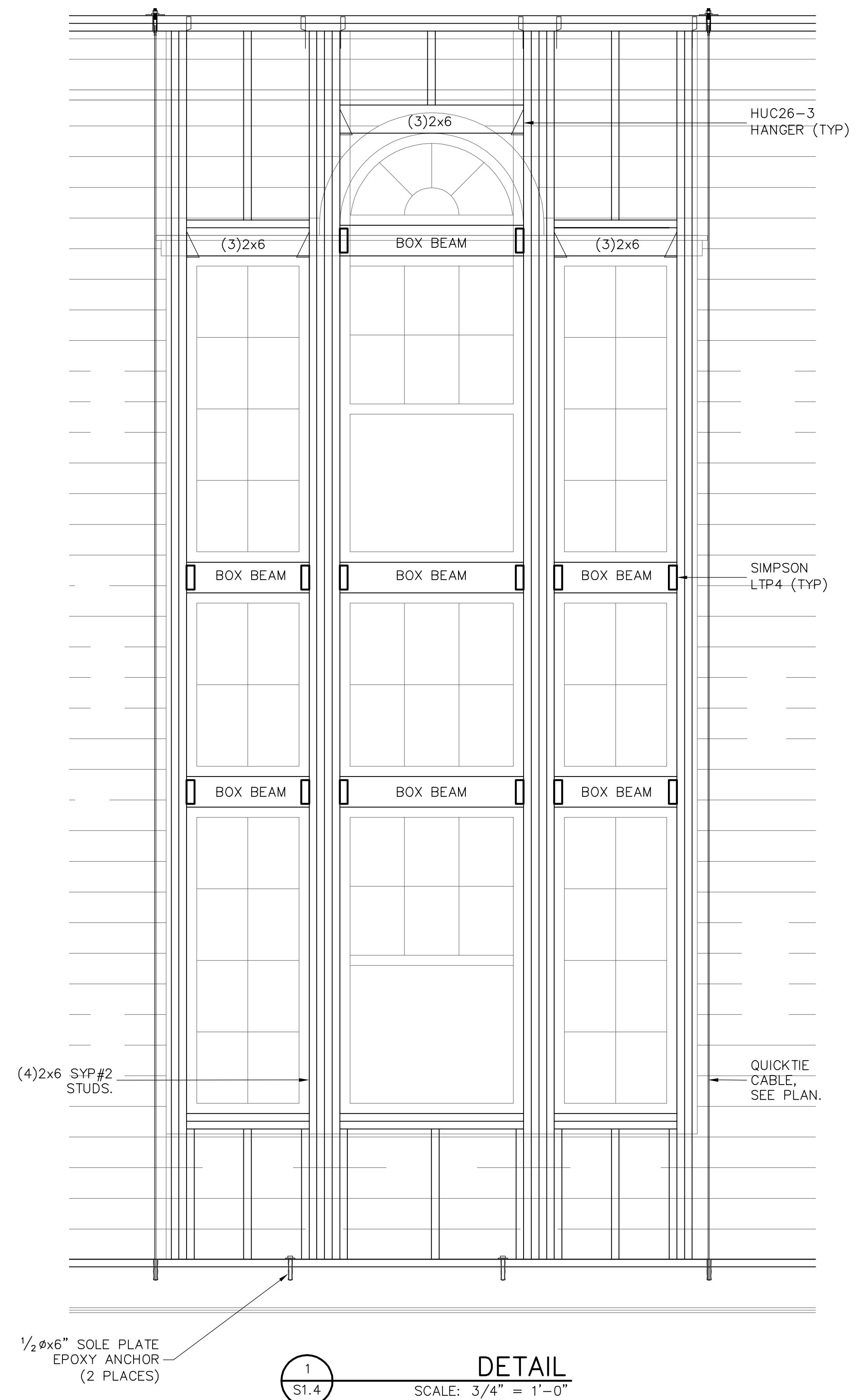
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DREAMBUILDERS HOMES
1 AVALON

DETAILS

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TRUSS ID.	408075
LPA NO.	DRBD-12-00107
SHEET	S1.4
SHEET	6 OF 6



1
S1.4
DETAIL
SCALE: 3/4" = 1'-0"