

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

LP & A
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 COMMENTS@LP-A.COM

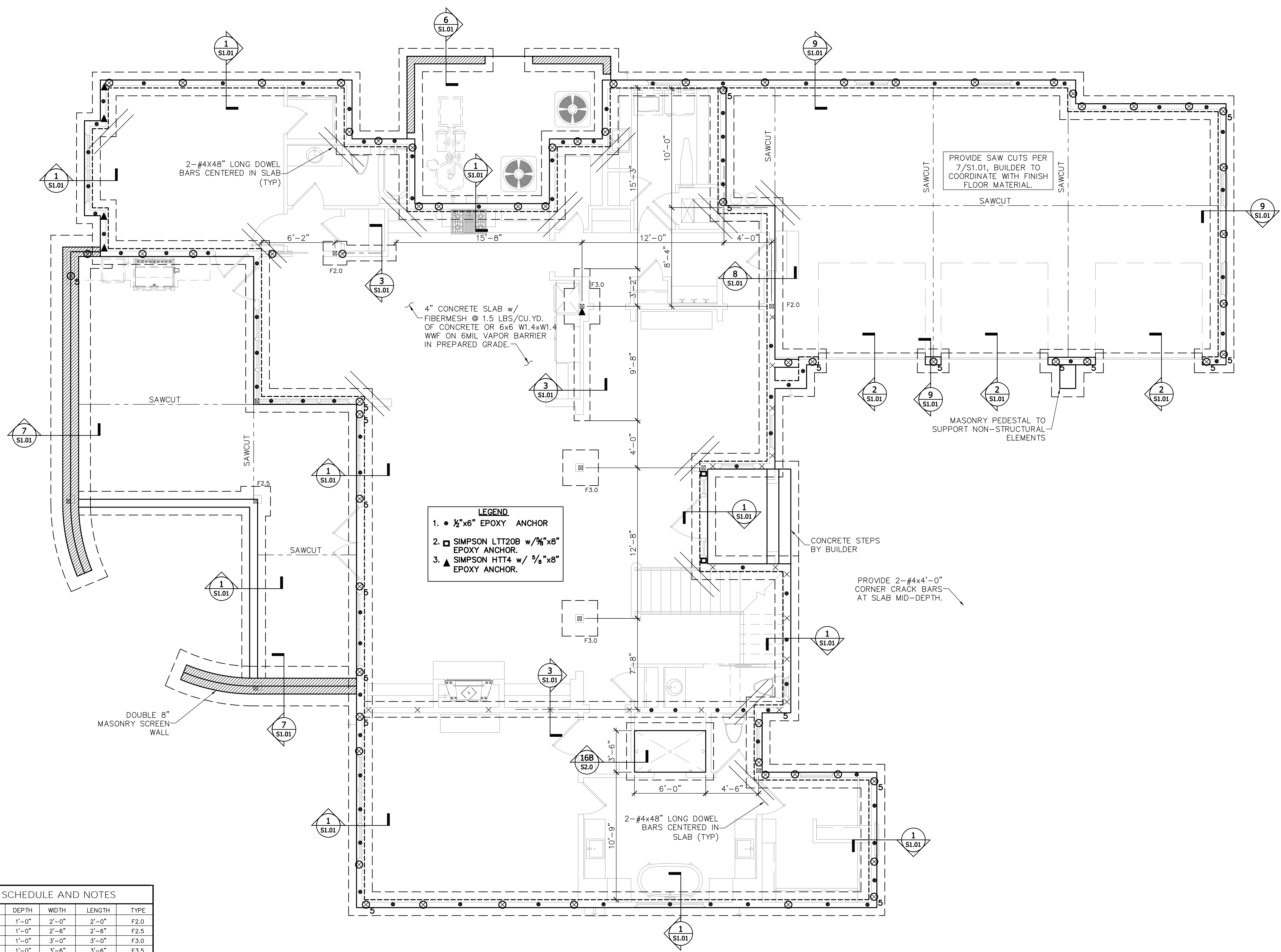
REVISIONS	DATE

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.

DREAMBUILDER
 LOT 96
 PABLO CREEK RESERVE

PARTIAL 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	SPEC HOME
DESIGN/DRAWN/CHECKED	CS / WAC / LAP
DATE	01.31.14
CONTROL NO.	S346
TRUSS ID.	546046
LPA NO.	DRBD-14-00037
SHEET	S1.0
SHEET	2 OF 8



LEGEND

- 1/2"x6" EPOXY ANCHOR
- ▣ SIMPSON LTT20B w/ 5/8"x8" EPOXY ANCHOR.
- ▲ SIMPSON HTT4 w/ 5/8"x8" EPOXY ANCHOR.

FOOTING SCHEDULE AND NOTES

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

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.

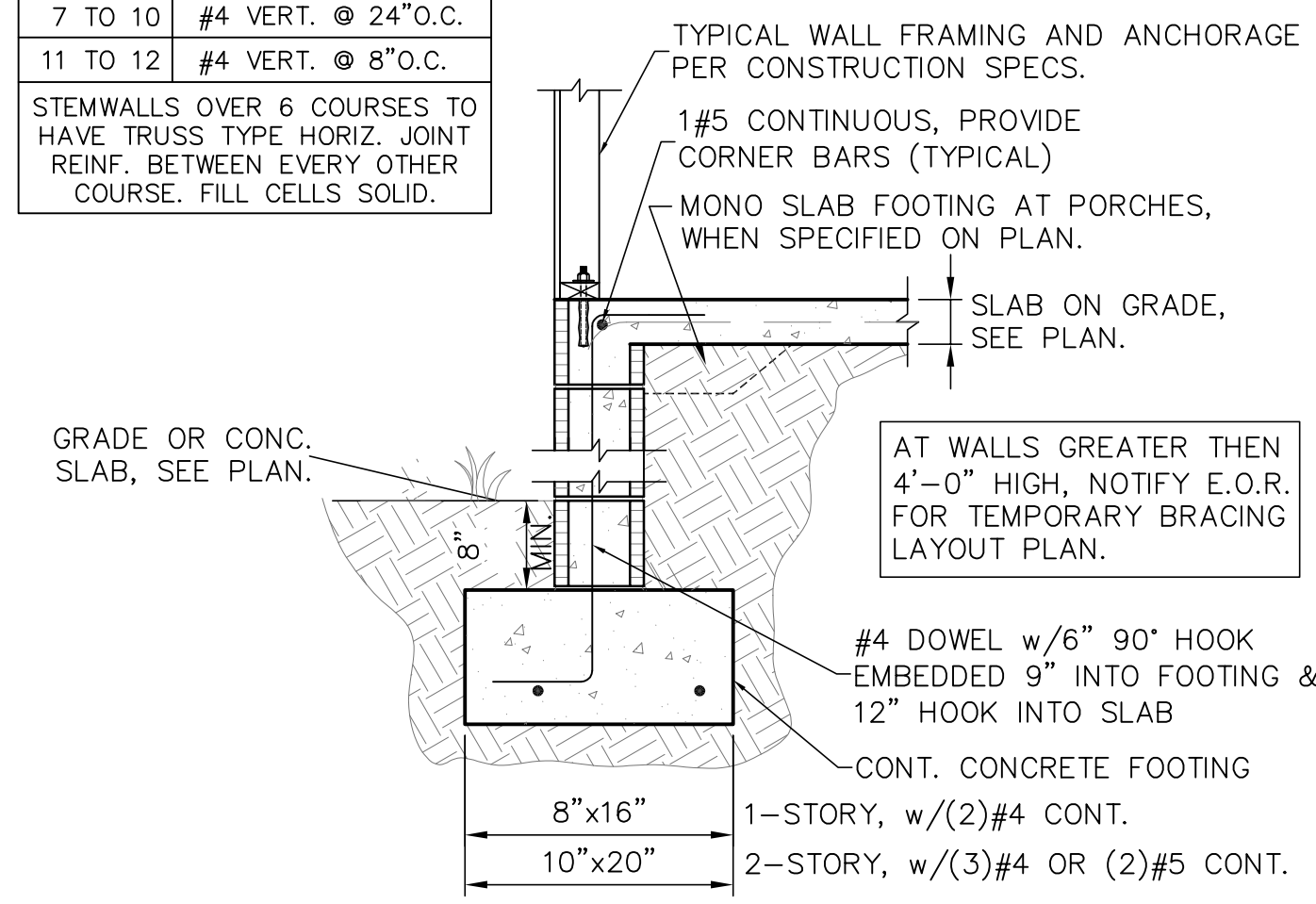
3. SOIL COMPACTION AND FILL SHALL BE COMPACTED TO A MIN. OF 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557.

PARTIAL FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

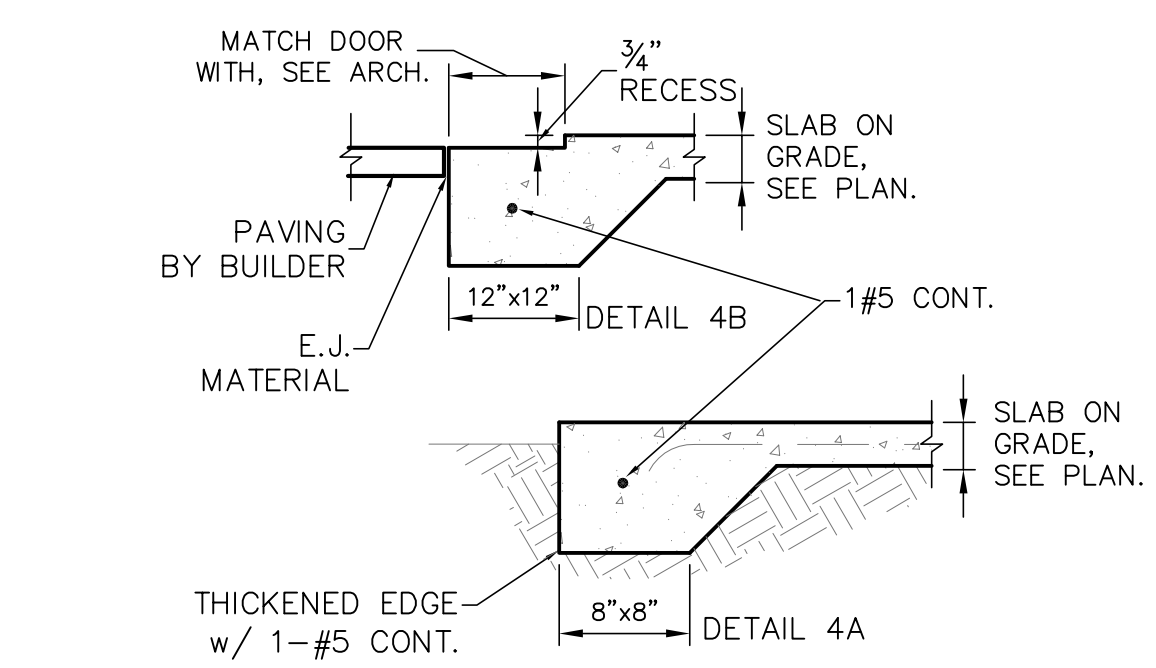
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STEMWALL REINFORCEMENT	
CMU COURSES	REINFORCING
1 TO 6	#4 VERT. @ 48" O.C.
7 TO 10	#4 VERT. @ 24" O.C.
11 TO 12	#4 VERT. @ 8" O.C.

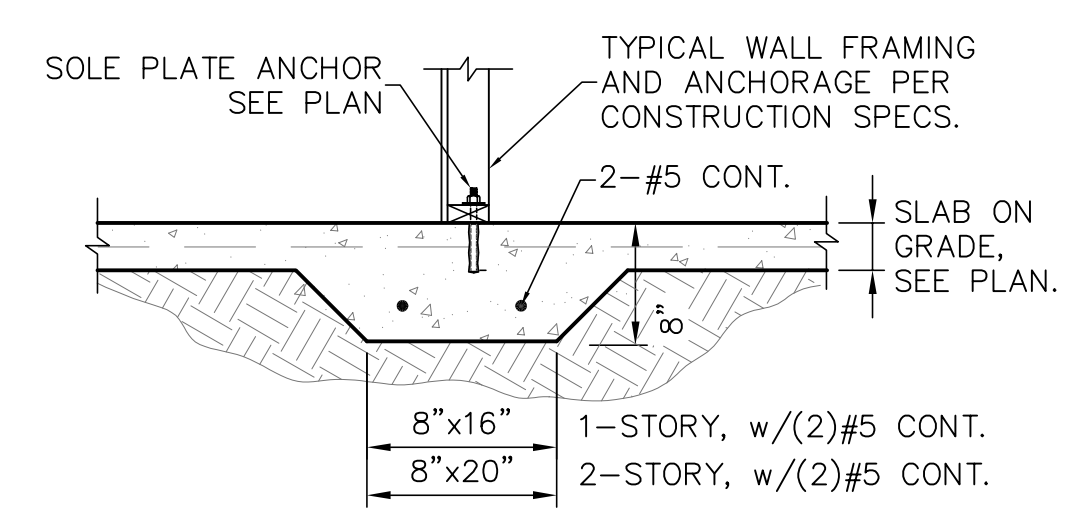
STEMWALLS OVER 6 COURSES TO HAVE TRUSS TYPE HORIZ. JOINT REINF. BETWEEN EVERY OTHER COURSE. FILL CELLS SOLID.



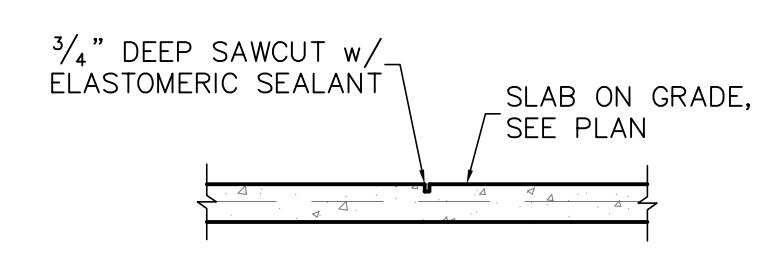
1 STEM WALL AND FOOTING
S1.01 (SIM. AT PORCH EDGES w/o WALL)



2 THICKENED SLAB
S1.01 SCALE: 3/4" = 1'-0"

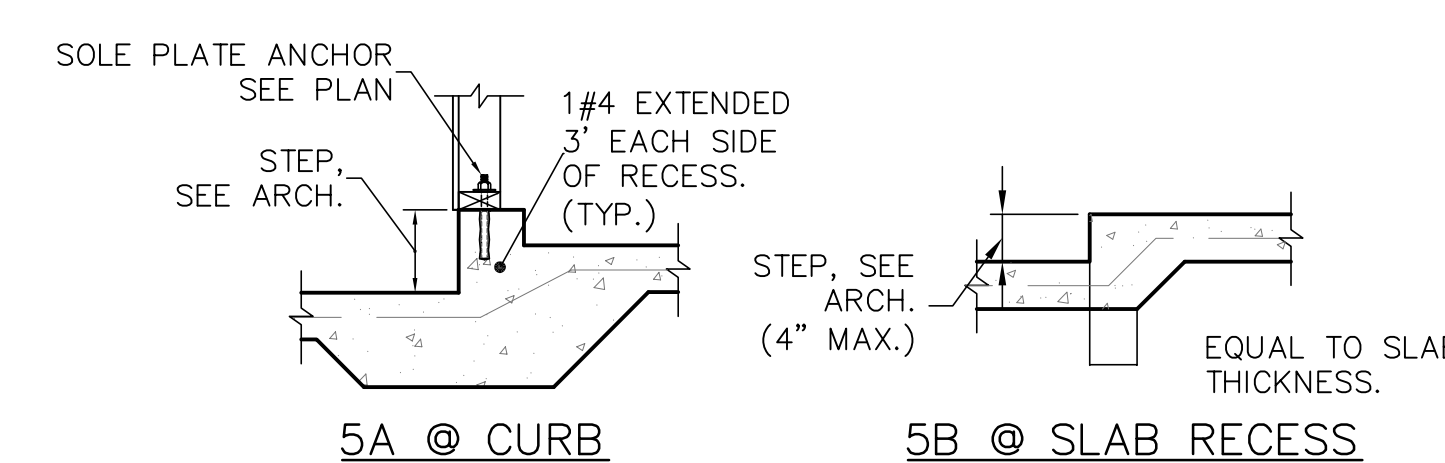


3 BEARING AT INTERIOR
S1.01 SCALE: 3/4" = 1'-0"

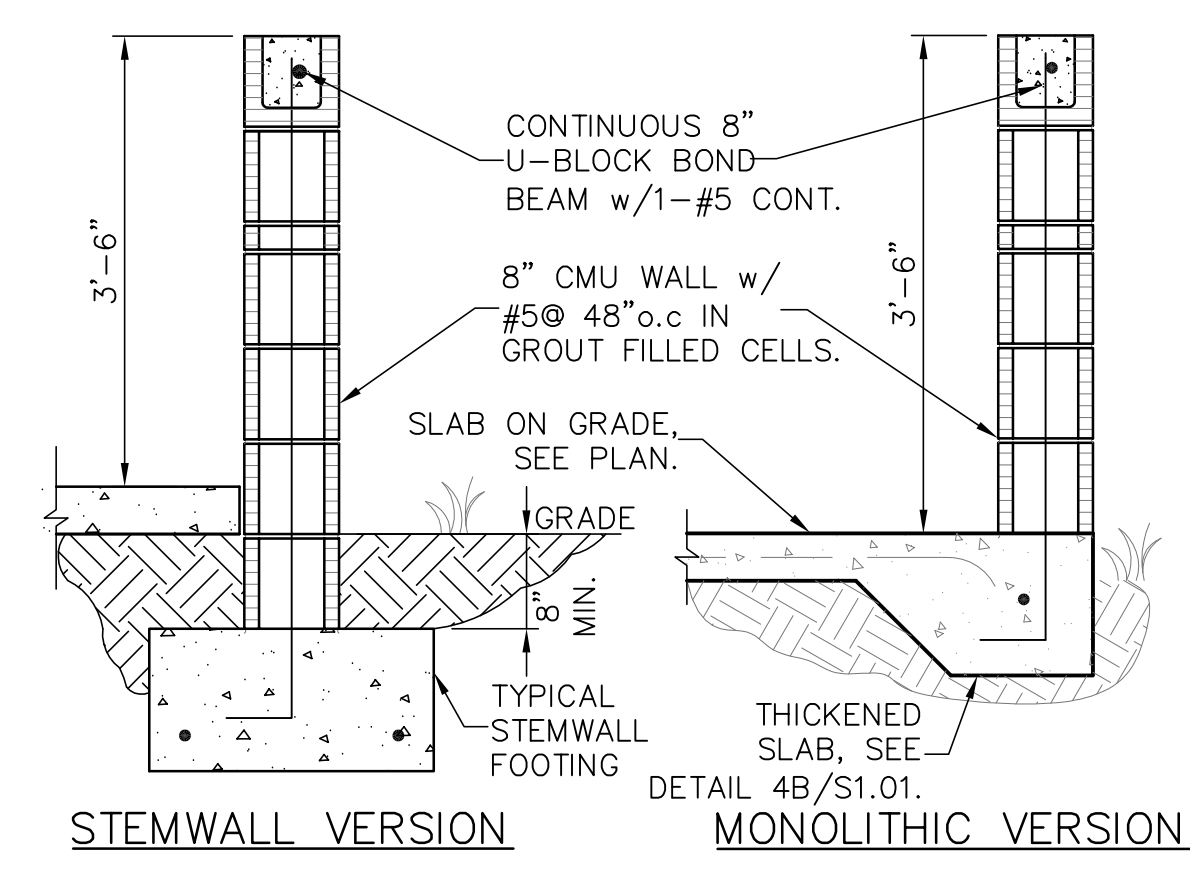


NOTES:
1) PROVIDE SAWCUTS TO CREATE APPROXIMATE 16' X 16' MAX. SQ.
2) SAWCUT CONC. SLAB WITHIN 4 TO 12 HOURS OF CONC. PLACEMENT.

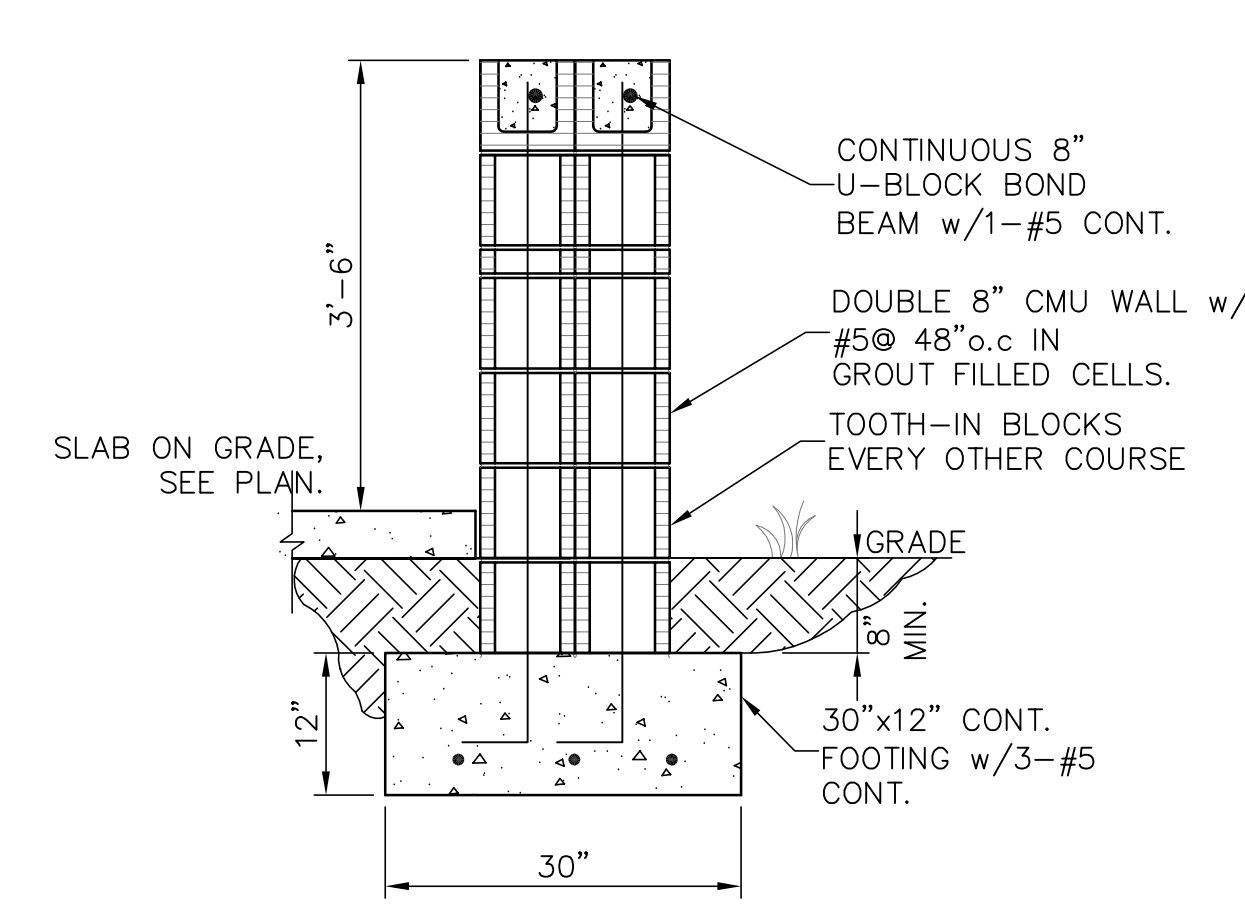
4 SAWCUT DETAIL
S1.01 SCALE: 3/4" = 1'-0"



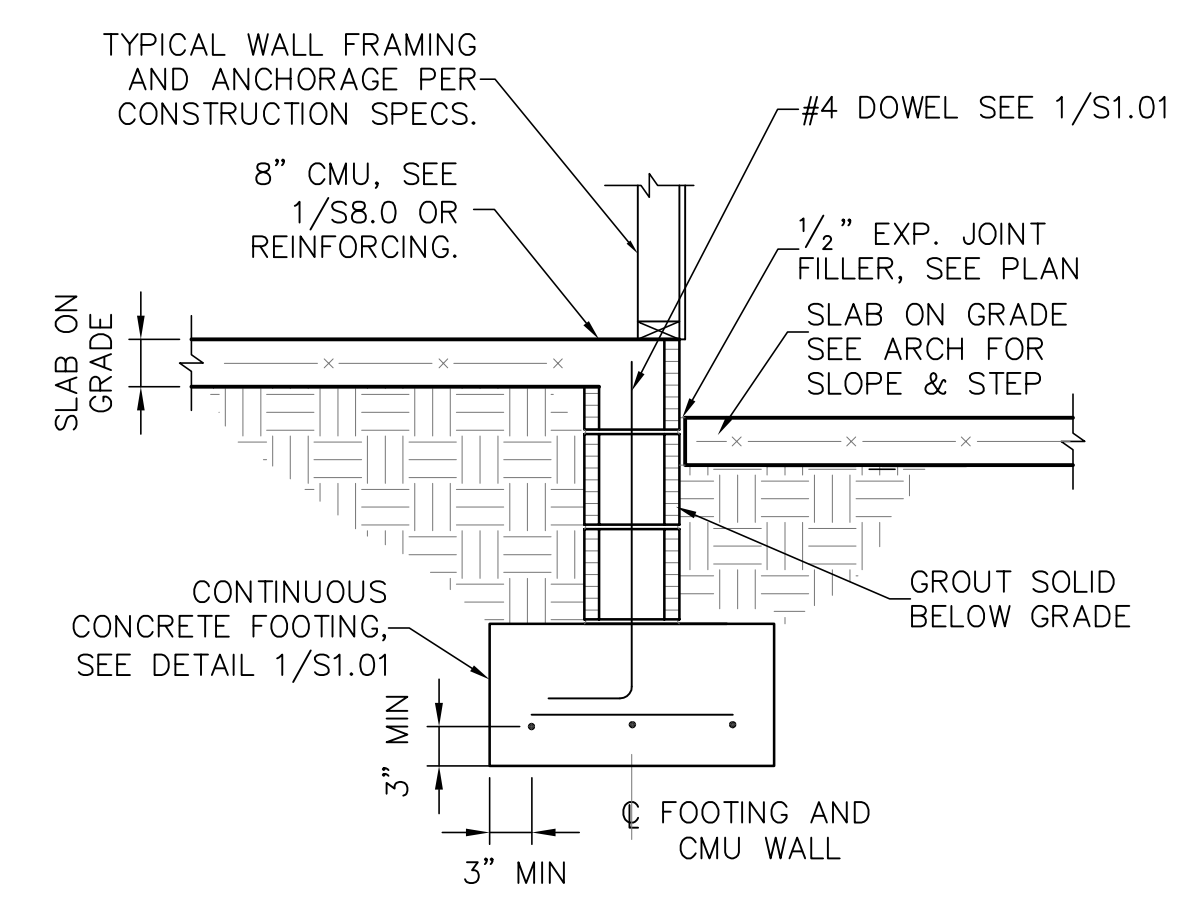
5 MONO. FOOTING AT STEP-DOWN
S1.01 SCALE: 3/4" = 1'-0"



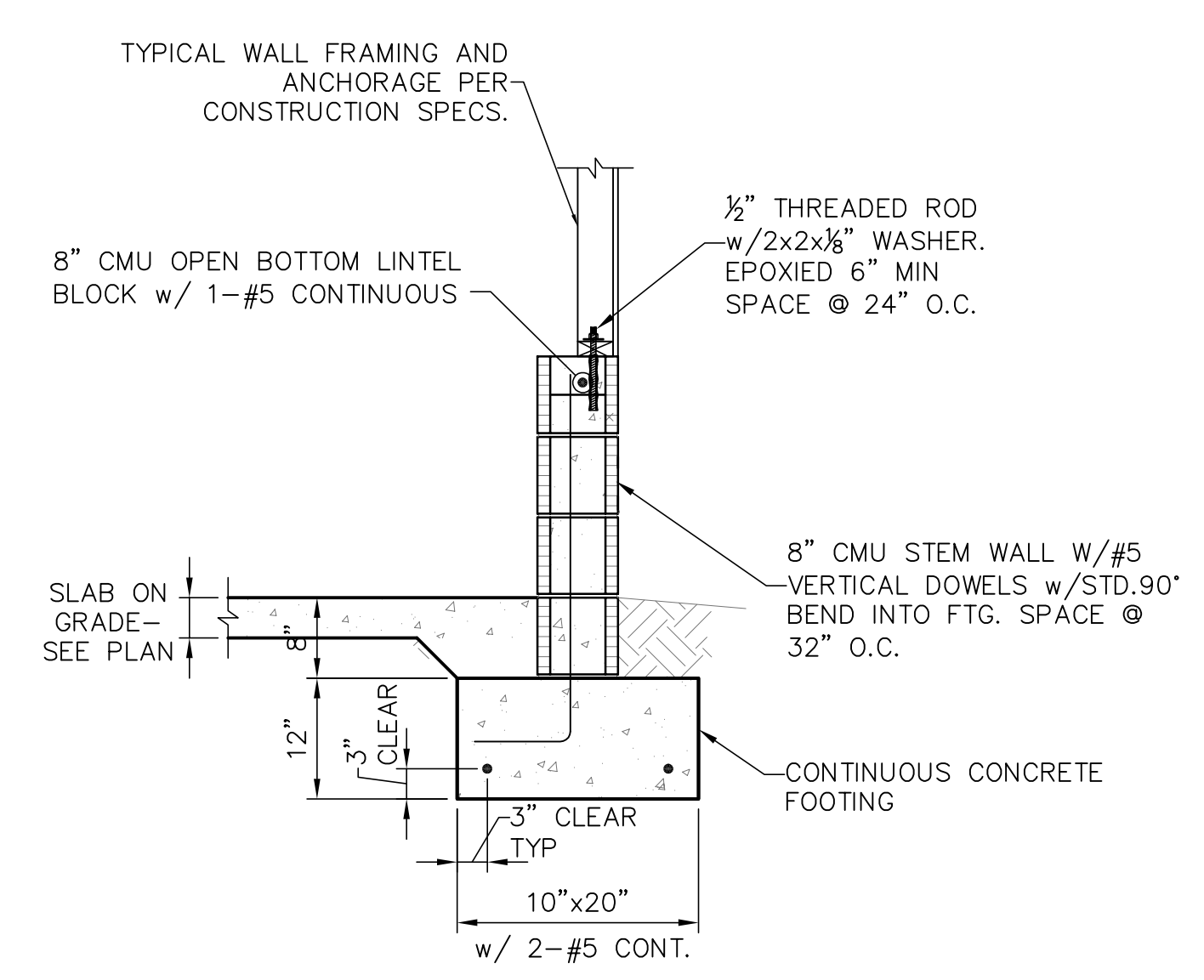
6 A/C SCREEN WALL
S1.01 SCALE: 3/4" = 1'-0"



7 DOUBLE CMU WALL
S1.01 SCALE: 3/4" = 1'-0"



8 STEM WALL AT STEP DOWN
S1.01 SCALE: 3/4" = 1'-0"



9 STEM WALL AT GARAGE
S1.01 SCALE: 3/4" = 1'-0"

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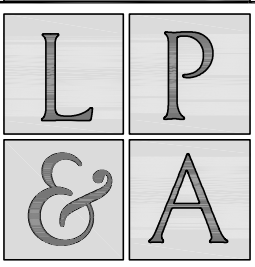
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DREAMBUILDER
LOT 96
PABLO CREEK RESERVE

FOUNDATION DETAILS
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LPA NO.	DRBD-14-00037
SHEET	S1.01
SHEET	3 OF 8

2/26/2014 9:58:46 AM



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DREAMBUILDER
LOT 96
PABLO CREEK RESERVE

1ST FLOOR
FRAMING
PLAN

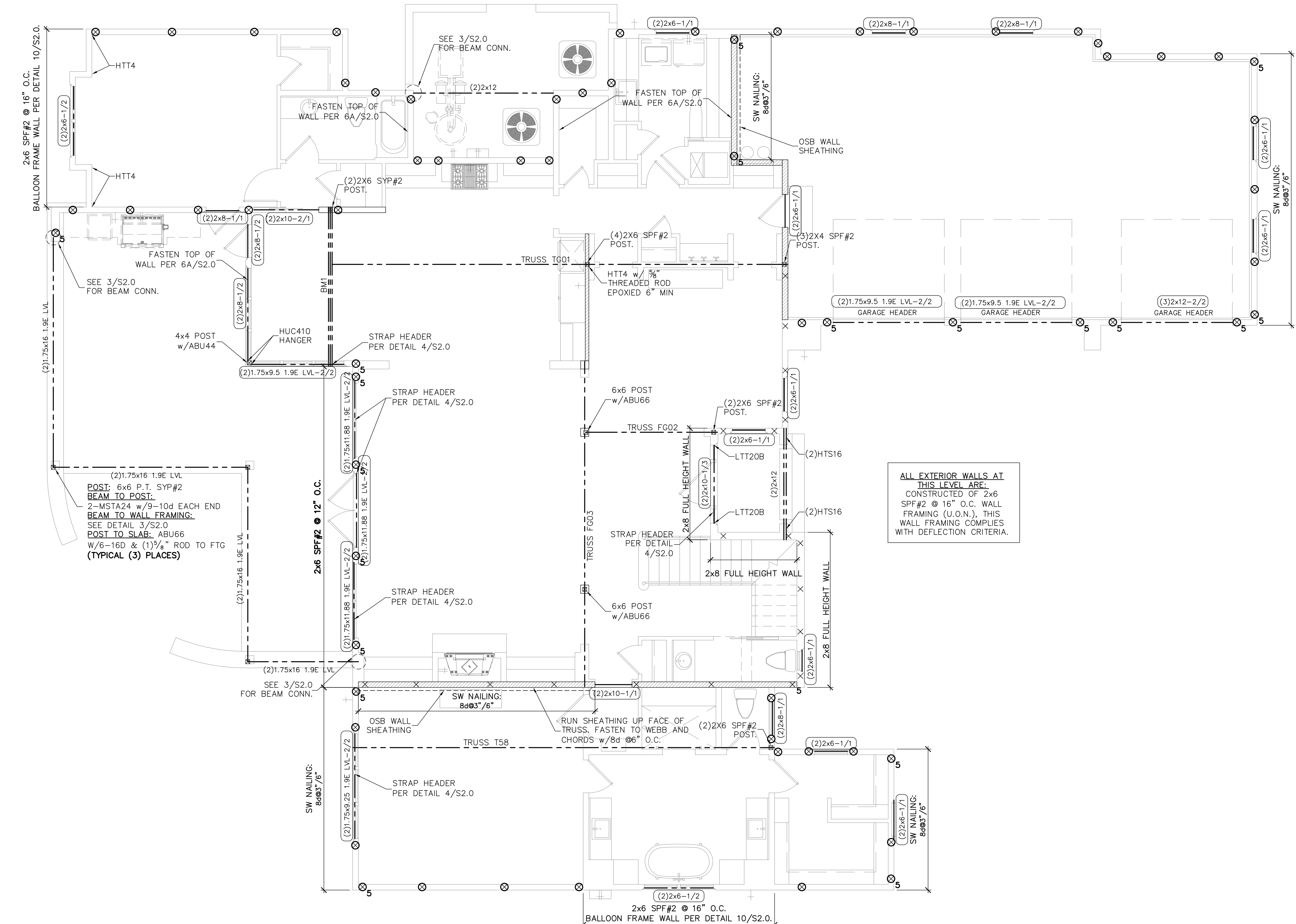
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SHEET	

S11
SHEET 4 OF 8

SYMBOLS LEGEND

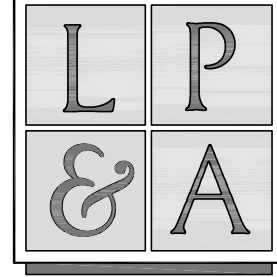
	DESIGNATES SHEARWALL. THE HIDDEN LINE DESIGNATES SIDE OF WALL. THE SHEARWALL SHEATHING TO BE APPLIED. 8d @ 3/16 DESIGNATES 8d COMMONS @ 3" O.C. EDGE & 6" O.C. "IN THE FIELD"
	DESIGNATES THE HEADER SIZE AND NUMBER OF PLYS DESIGNATES NUMBER, HEADER SIZE & JACK/KING STUDS
	BEAM OR TRUSS, SEE PLAN
	3/8" A307 DIAMETER FULL HEIGHT THREADED ROD, SEE DETAIL 7/SO.0
	3/8" A307 DIAMETER FULL HEIGHT THREADED ROD, SEE DETAIL 7/SO.0
	3/8" A307 DIAMETER THREADED ROD TERMINATES AT FIRST FLOOR TOP PLATE, SEE DETAIL 7/SO.0
	3/8" A307 DIAMETER THREADED ROD TERMINATES AT FIRST FLOOR TOP PLATE, SEE DETAIL 7/SO.0
	12" LONG LIGHT GAUGE STRAP FASTEN TO TOP PLATE AND STUD WITH 5-10d COMMONS



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.

(2)1.75x16 1.9E LVL POST: 6x6 P.T. SYP#2 BEAM TO POST. 2-MSTA24 w/9-10d EACH END BEAM TO WALL FRAMING; SEE DETAIL 3/S2.0 POST TO SLAB: ABU66 W/6-16D & (1)3/4" ROD TO FTG (TYPICAL (3) PLACES)

FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"
FRAMING NOTES:
1. FOR TYPICAL WALL FRAMING, SEE DETAIL 6/SO.0.
2. ALL BUILT-UP POST, HEADERS & BEAMS SHALL BEE FASTENED PER 5/SO.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"
	DESIGNATES THE HEADER SIZE AND NUMBER OF PLY'S DESIGNATES NUMBER, HEADER SIZE & JACK/KING STUDS
	BEAM OR TRUSS, SEE PLAN
	3/8" A307 DIAMETER FULL HEIGHT THREADED ROD, SEE DETAIL 7/50.0
	5/8" A307 DIAMETER FULL HEIGHT THREADED ROD, SEE DETAIL 7/50.0
	3/8" A307 DIAMETER THREADED ROD TERMINATES AT FIRST FLOOR TOP PLATE, SEE DETAIL 7/50.0
	5/8" A307 DIAMETER THREADED ROD TERMINATES AT FIRST FLOOR TOP PLATE, SEE DETAIL 7/50.0
	12" LONG LIGHT GAUGE STRAP FASTEN TO TOP PLATE AND STUD WITH 5-10d COMMONS

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FIELD ALTERATION

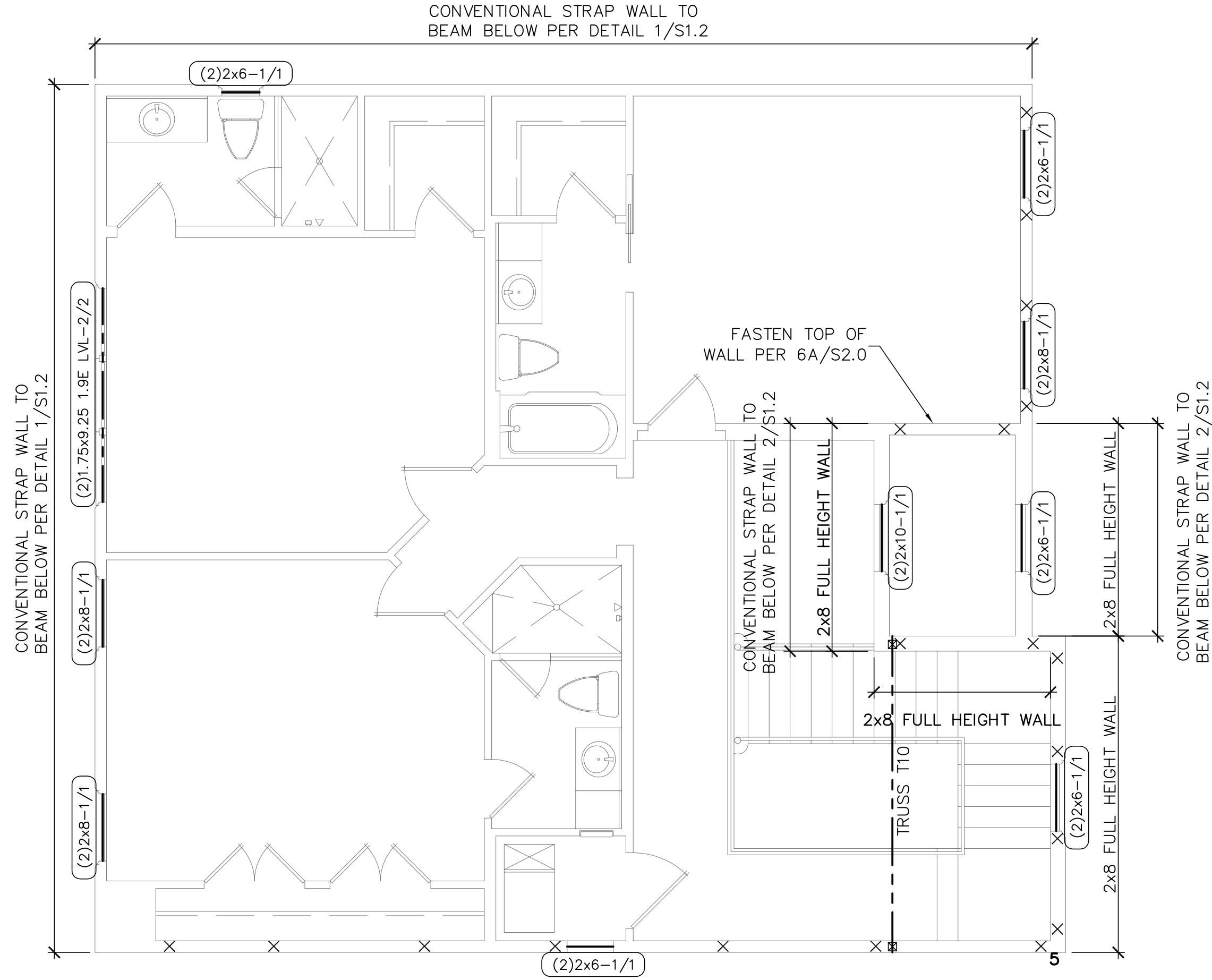
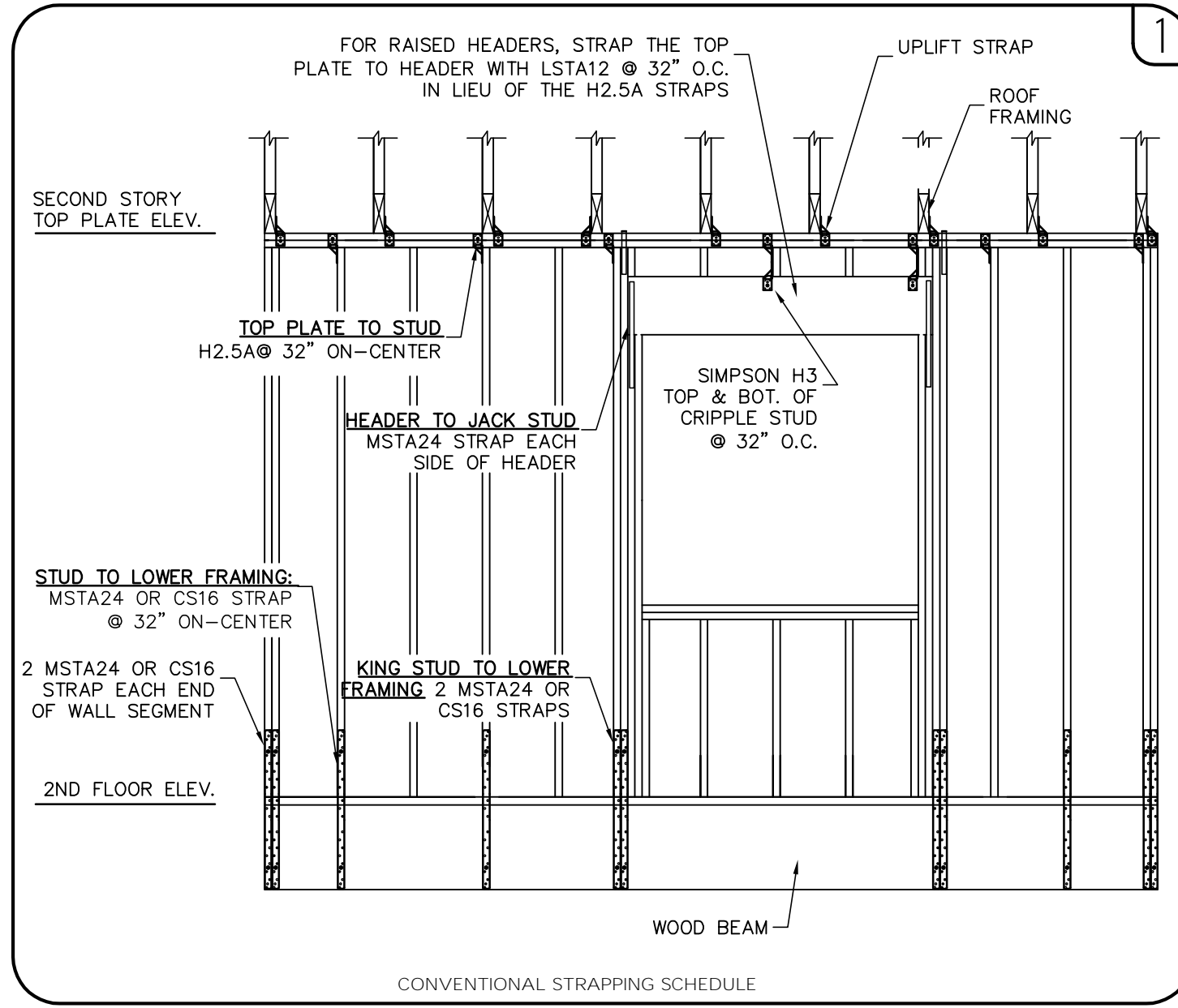
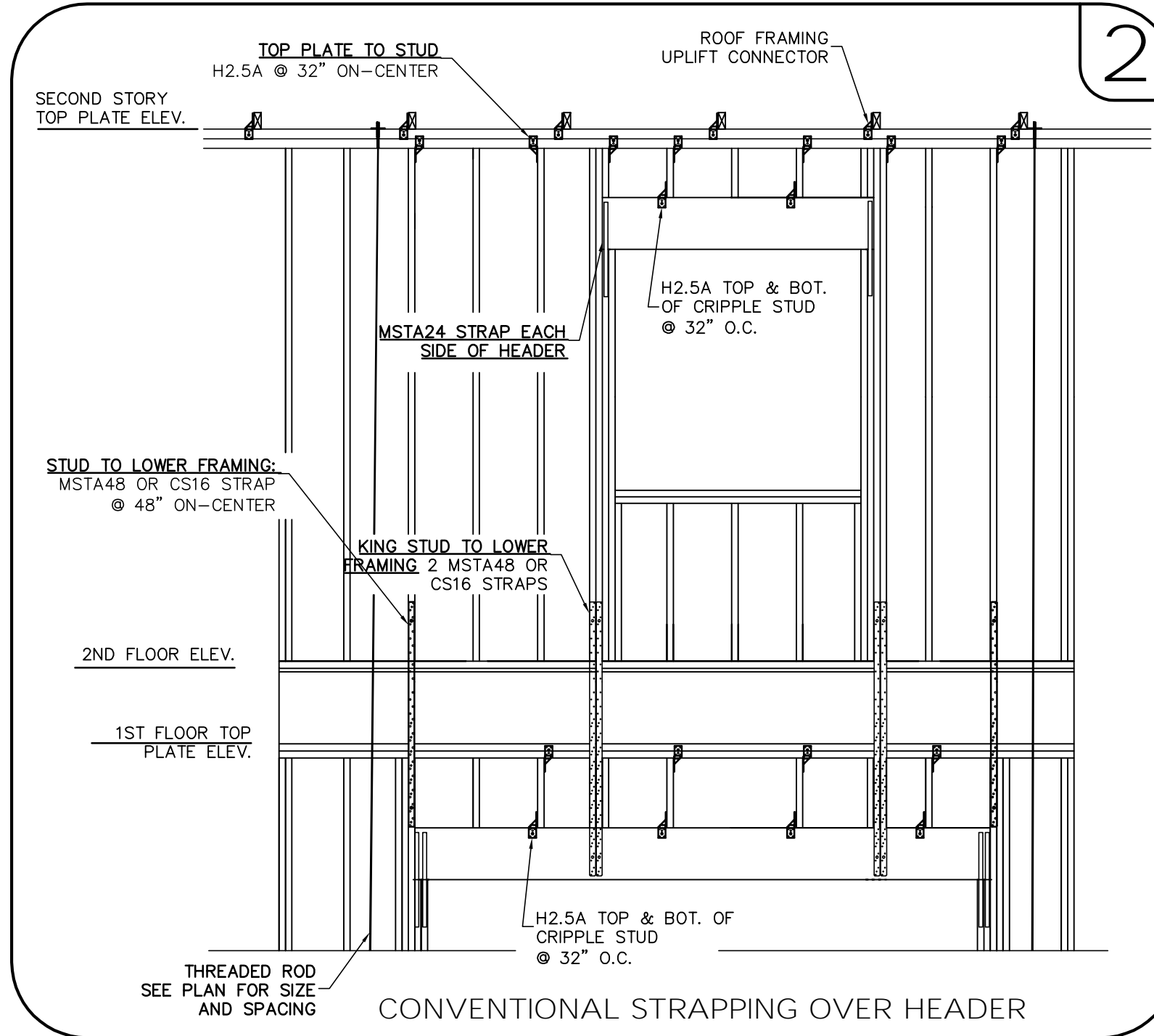
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DREAMBUILDER
LOT 96
PABLO CREEK RESERVE

**2nd FLOOR
FRAMING
PLAN**

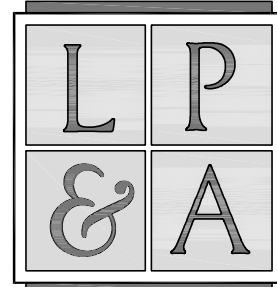
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LPA NO.	DRBD-14-00037
SHEET	S1.2
SHEET	5 OF 8



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.

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



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DREAMBUILDER
LOT 96
PABLO CREEK RESERVE

TRUSS
PLACEMENT
PLAN

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PLAN NAME

SPEC HOME

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DATE

01.31.14

CONTROL NO.

5346

TRUSS ID.

546046

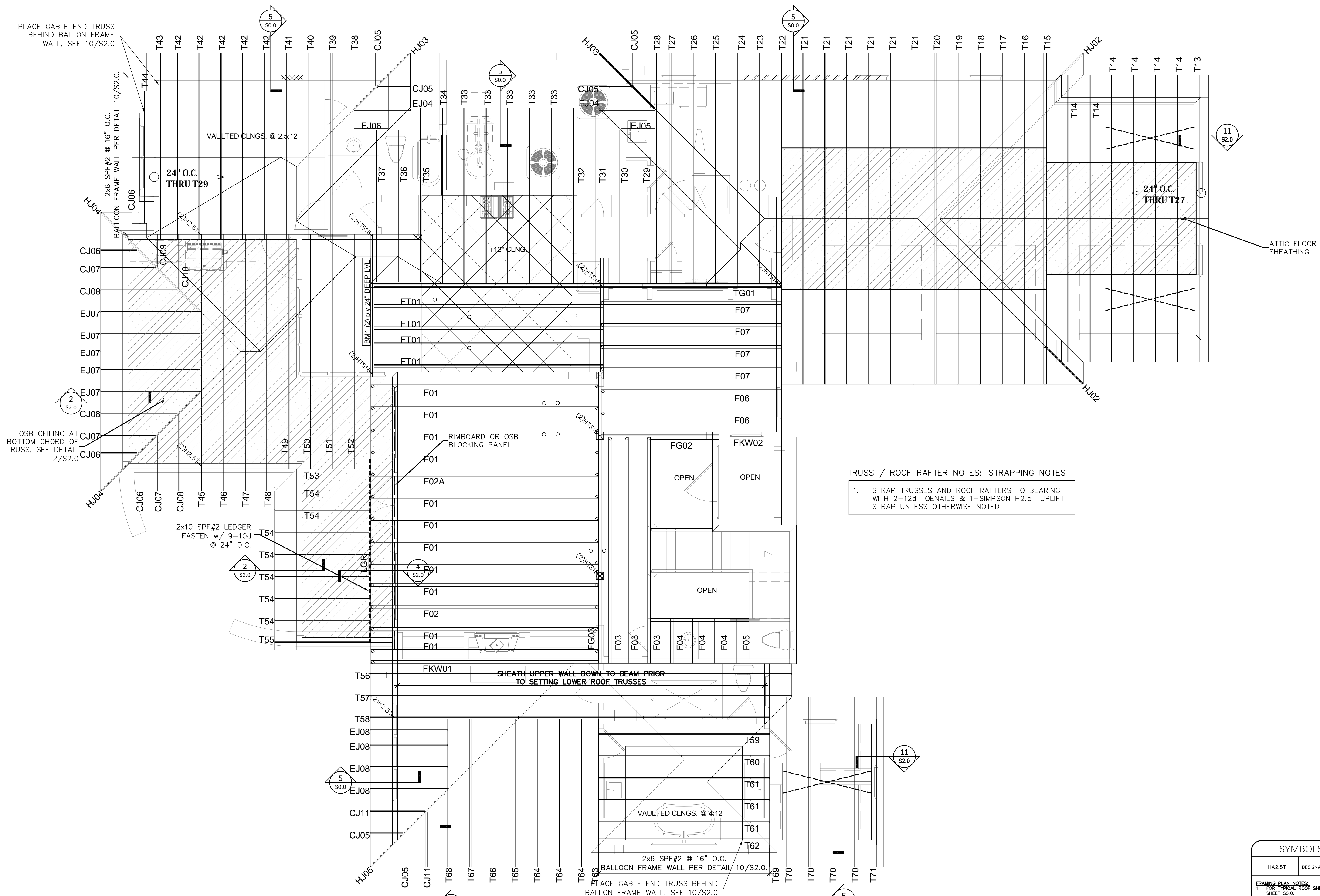
LPA NO.

DRBD-14-00037

SHEET

S1.3

SHEET 6 OF 8



TRUSS / ROOF RAFTER NOTES: STRAPPING NOTES

- STRAP TRUSSES AND ROOF RAFTERS TO BEARING WITH 2-12d TOENAILS & 1-SIMPSON H2.5T UPLIFT STRAP UNLESS OTHERWISE NOTED

ROOF AND FLOOR TRUSS PLACEMENT PLAN

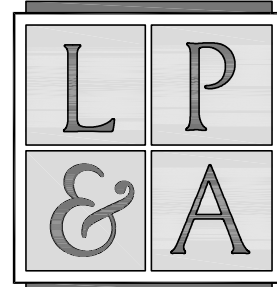
SCALE: N.T.S.

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

SYMBOLS LEGEND	
HA2.5T	DESIGNATES UPLIFT CONNECTION.

FRAMING PLAN NOTES:

- FOR TYPICAL ROOF SHEATHING AND FRAMING, SEE SHEET S2.0.
- FOR SPECIFIC UPLIFT CONNECTORS, SEE PLAN, MIN. (1)H2.5T CONNECTOR.
- FOR GENERAL DESIGN SPECIFICATIONS SEE SHEET S0.0.
- FOR TRUSS UPLIFTS UP TO 2200 LBS., CONTRACTOR MAY FASTEN TRUSS TO THE FOUNDATION w/ 2GT w/OT 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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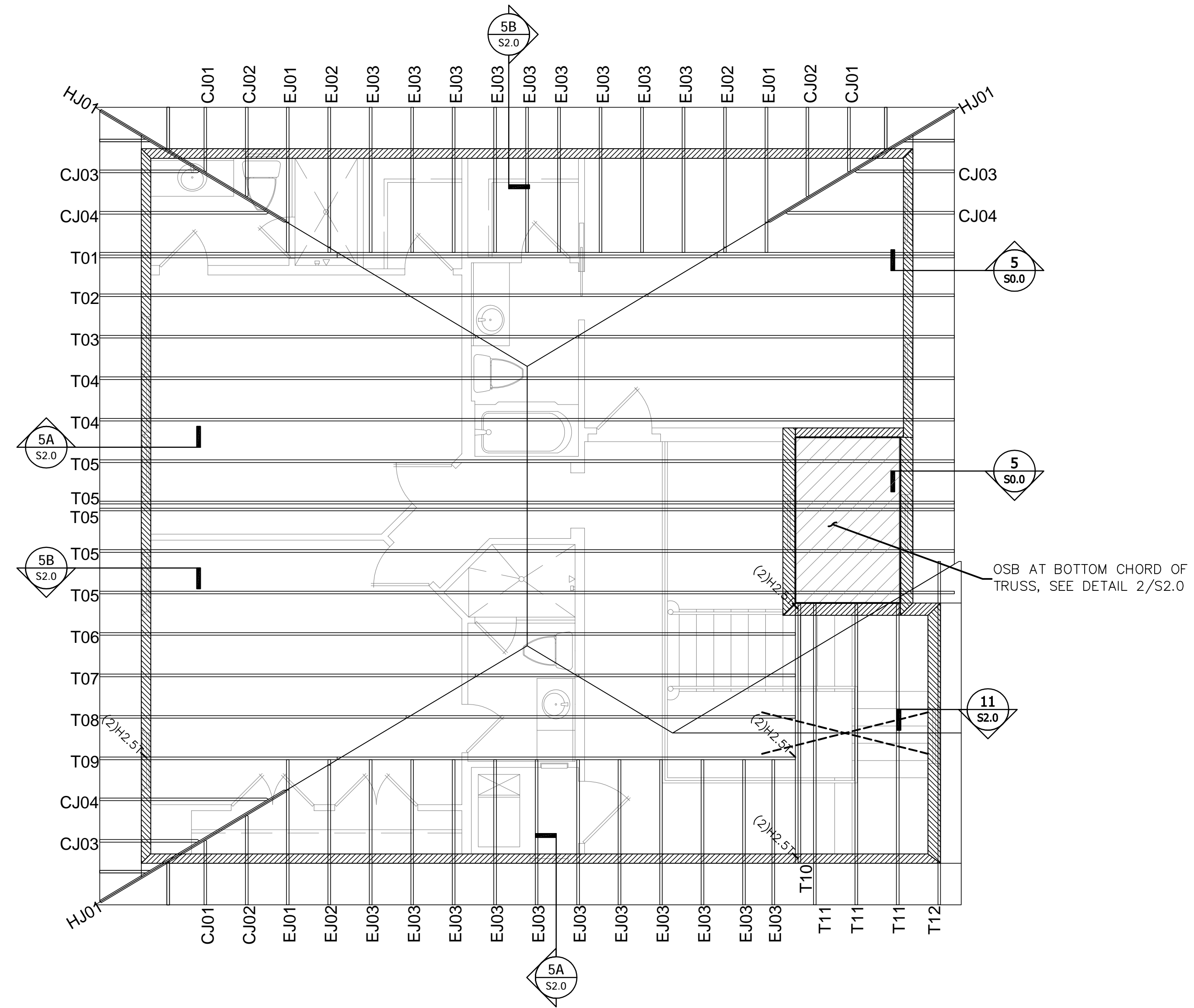
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DREAMBUILDER
 LOT 96
 PABLO CREEK RESERVE

**TRUSS
 PLACEMENT
 PLAN**

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SHEET	S1.4
SHEET	7 OF 8



TRUSS / ROOF RAFTER NOTES: STRAPPING NOTES

1. STRAP TRUSSES AND ROOF RAFTERS TO BEARING WITH 2-12d TOENAILS & 1-SIMPSON H2.5T UPLIFT STRAP UNLESS OTHERWISE NOTED

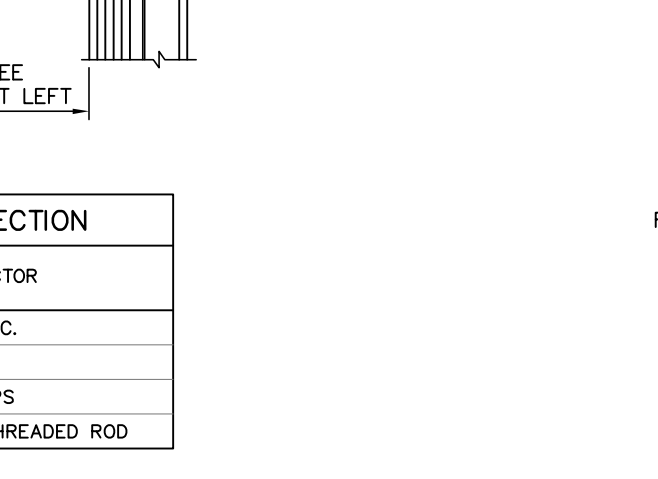
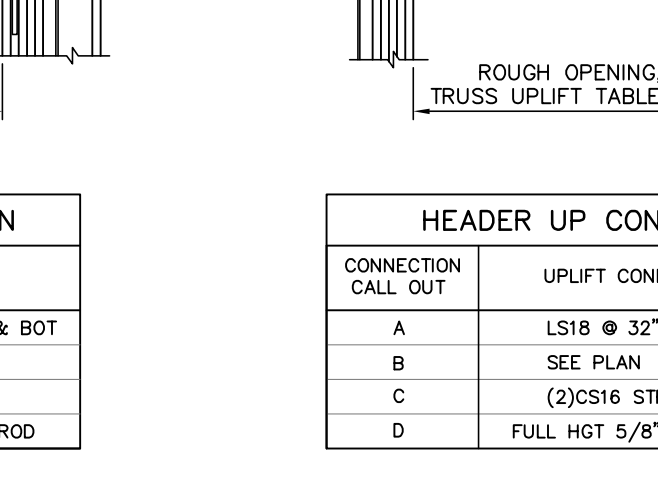
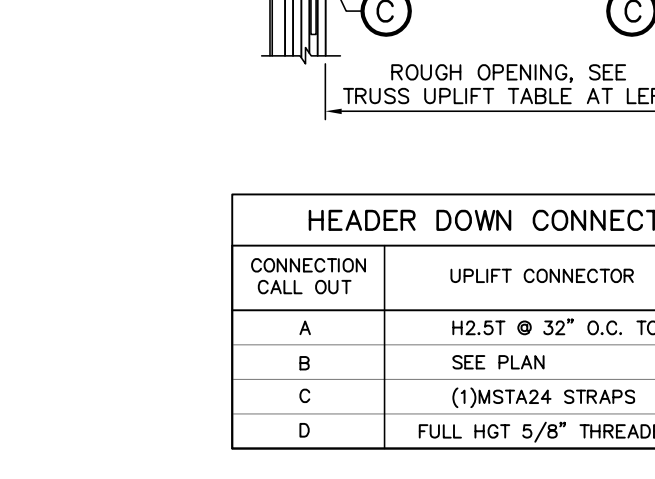
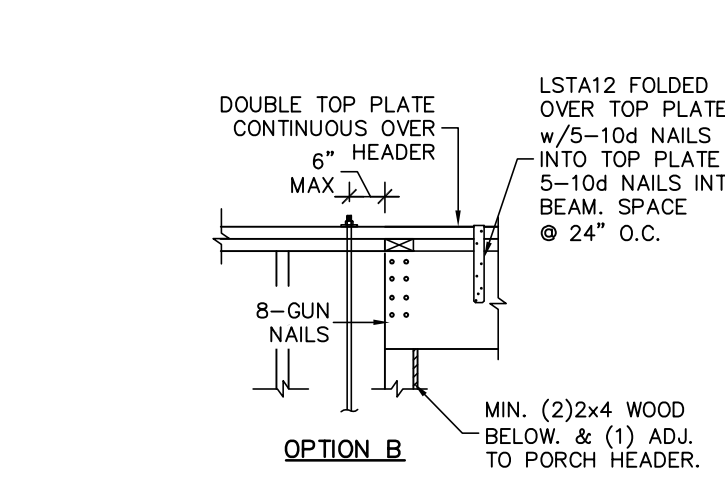
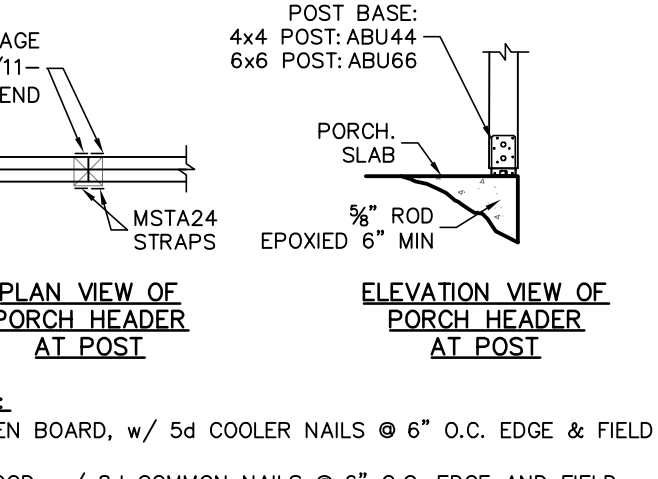
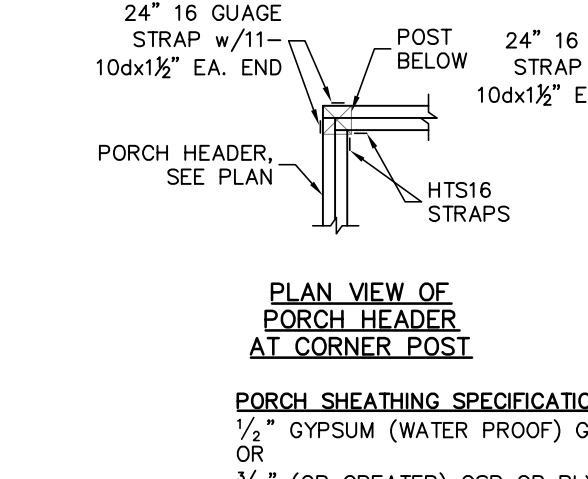
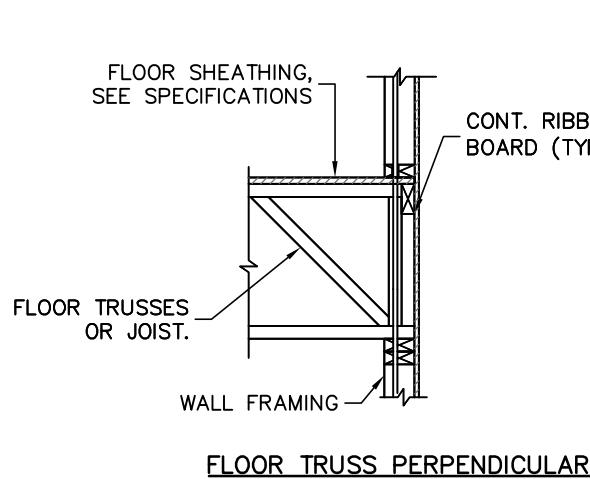
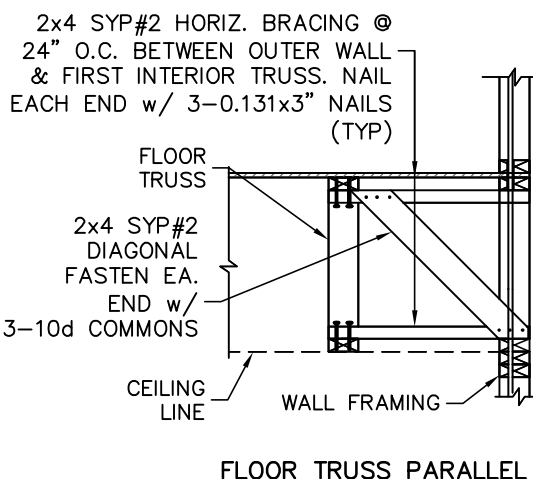
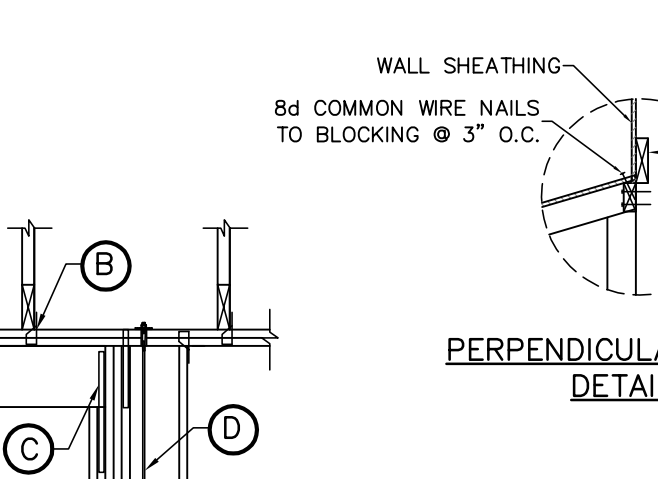
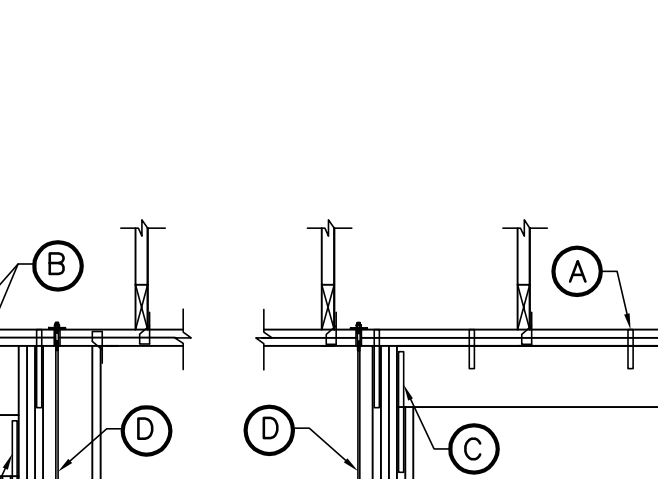
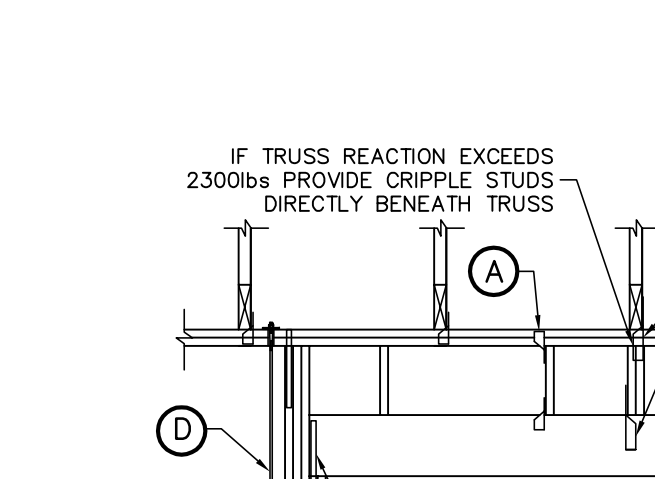
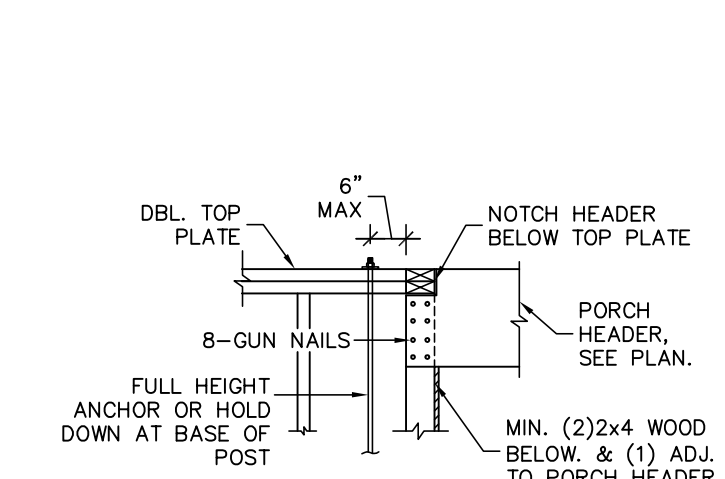
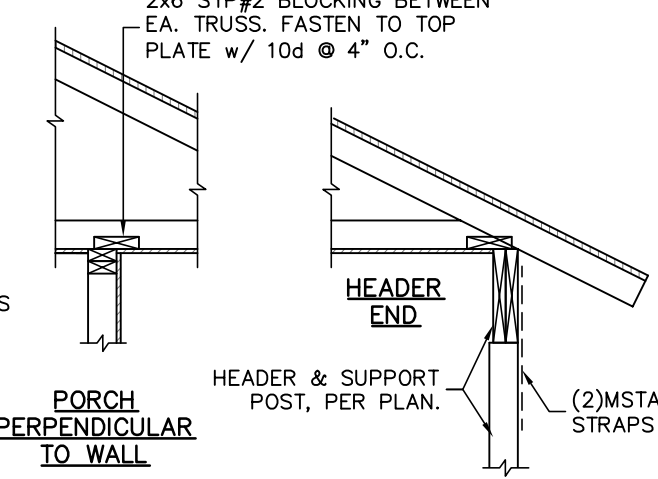
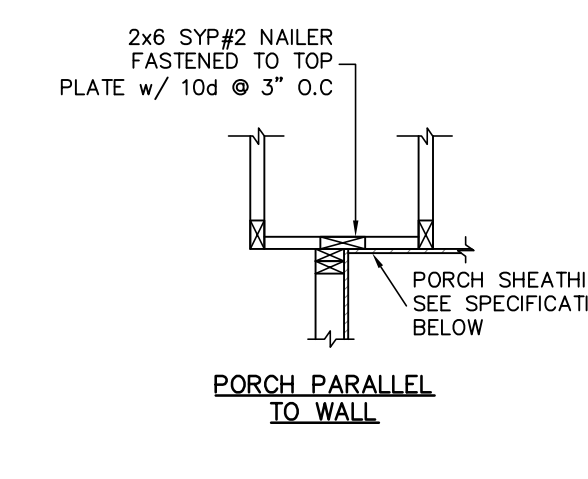
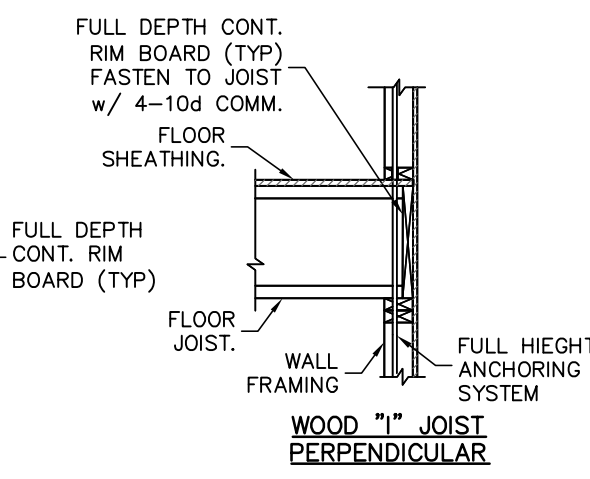
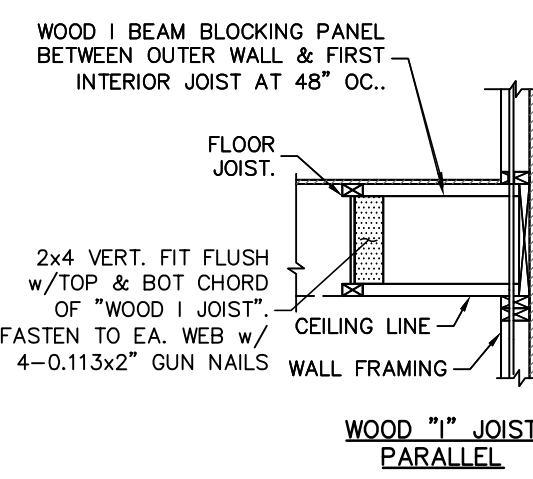
ROOF TRUSS PLACEMENT PLAN

SCALE: N.T.S.

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

SYMBOLS LEGEND	
HA2.5T	DESIGNATES UPLIFT CONNECTION.

FRAMING PLAN NOTES:
 1. FOR TYPICAL ROOF SHEATHING AND FRAMING, SEE SHEET S0.0.
 2. FOR SPECIFIC UPLIFT CONNECTORS, SEE PLAN. MIN. (1)H2.5T CONNECTOR.
 3. FOR GENERAL DESIGN SPECIFICATIONS SEE SHEET S0.0.
 4. FOR TRUSS UPLIFTS UP TO 2200 LBS., CONTRACTOR MAY FASTEN TRUSS TO THE FOUNDATION w/ QGT w/QT PER MANUFACTURER'S SPECIFICATIONS.
 5. WHEN USING (2)H44 CLIPS ON 1 1/2" WIDE LUMBER, PLACE CLIPS DIAGONALLY ACROSS DOUBLE TOP PLATE FROM EACH OTHER.



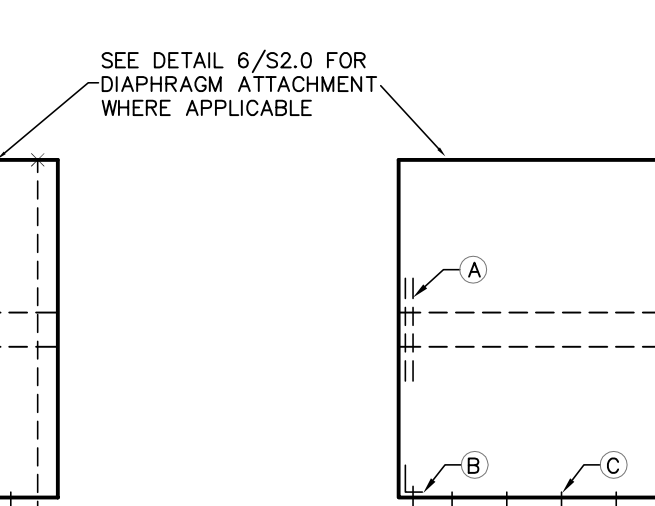
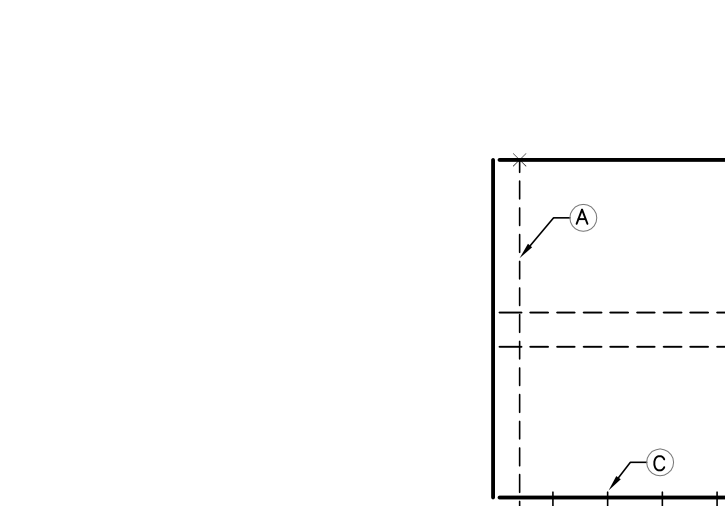
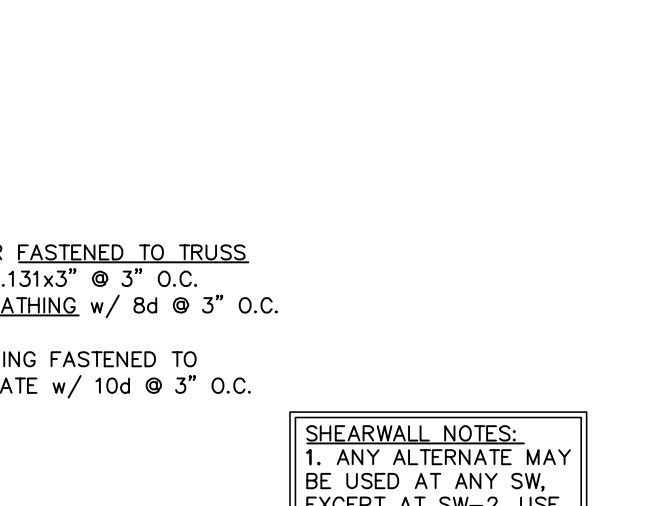
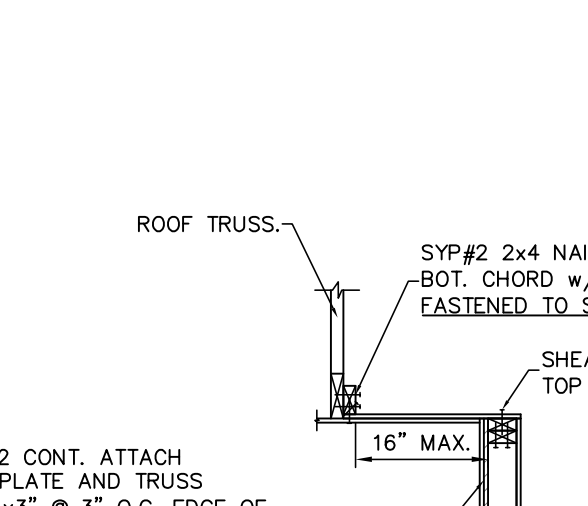
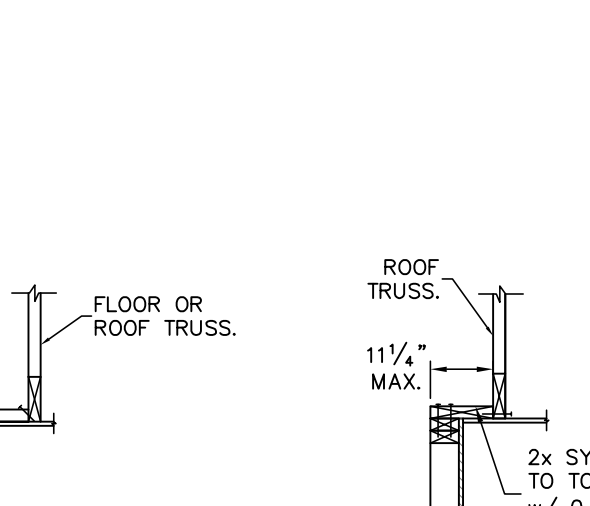
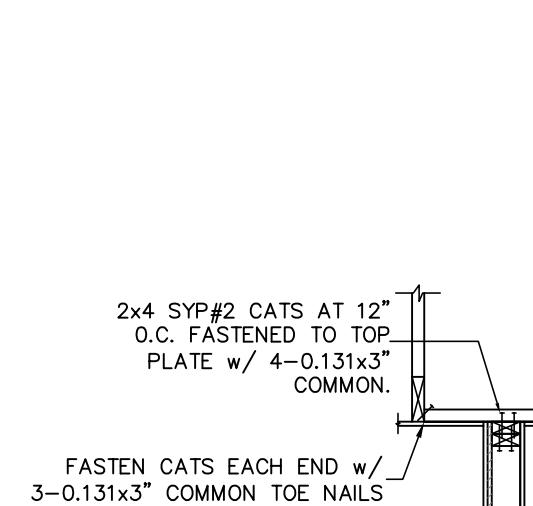
1 FLOOR TRUSS / JOIST AT WALL FRAMING

2 TYPICAL PORCH FRAMING DETAILS

3 TYPICAL PORCH BEAM CONNECTION

4 HEADER TIE DOWN

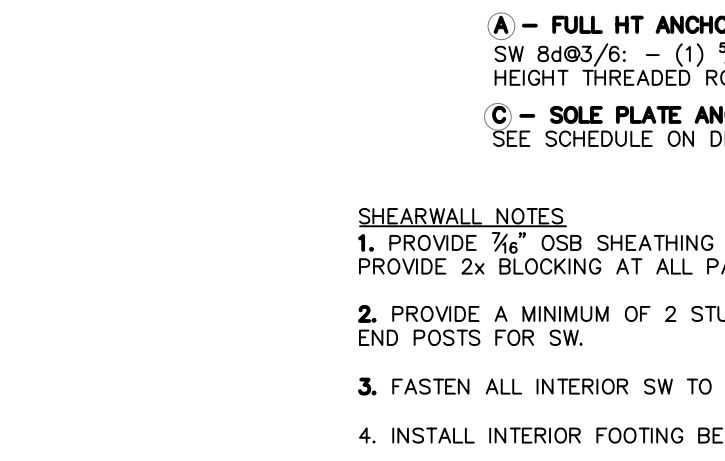
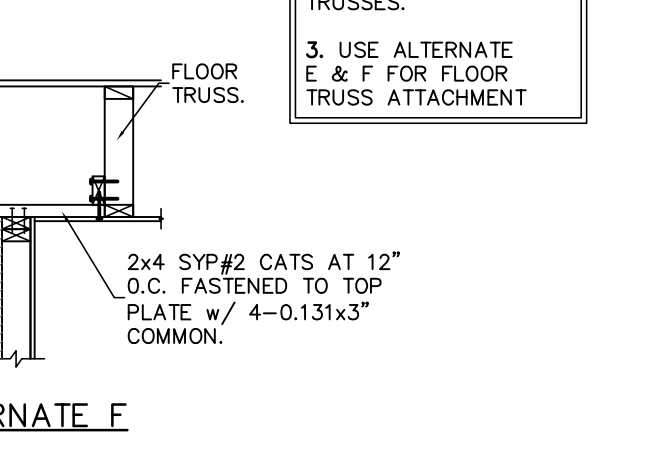
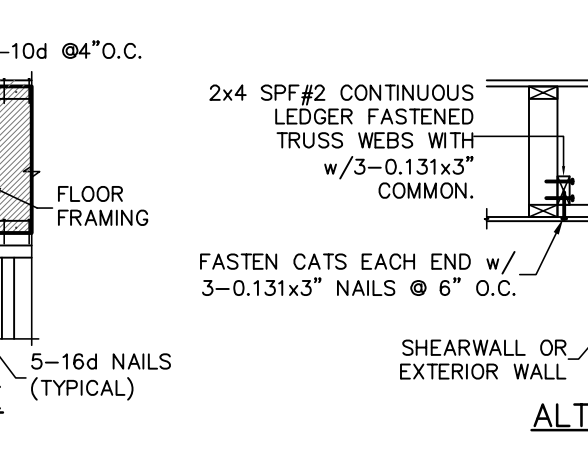
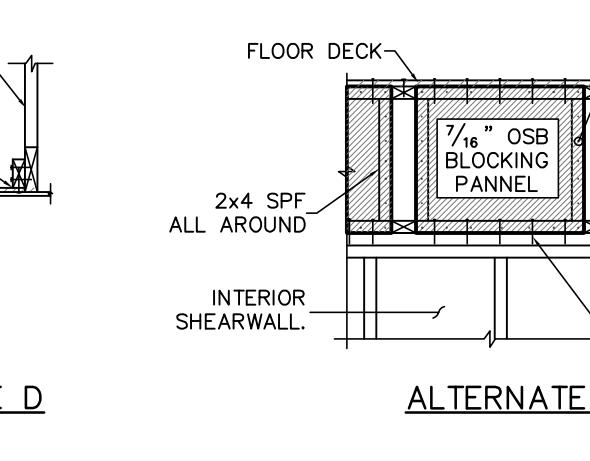
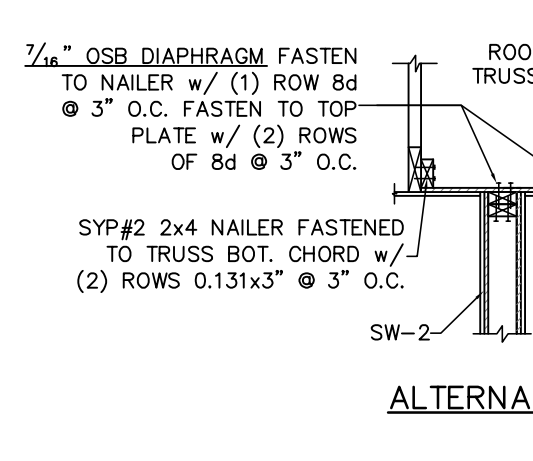
5 WALL ADJ. TO ROOF CONNECTION



6 SHEARWALL ATTACHMENT AT ROOF & FLOOR

7 TYPICAL SHEARWALL ELEVATION

8 GARAGE HEADER FRAMING

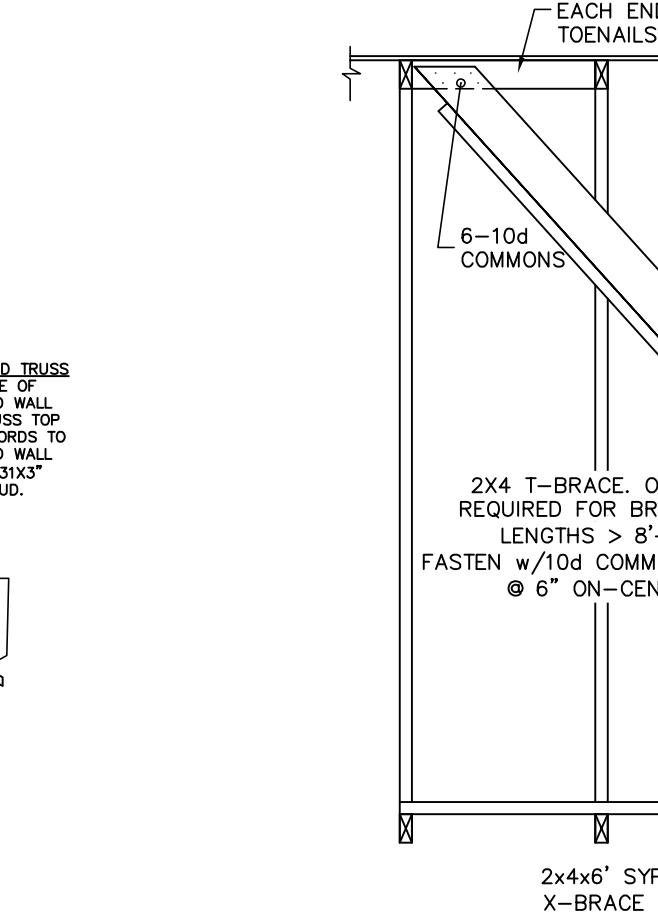
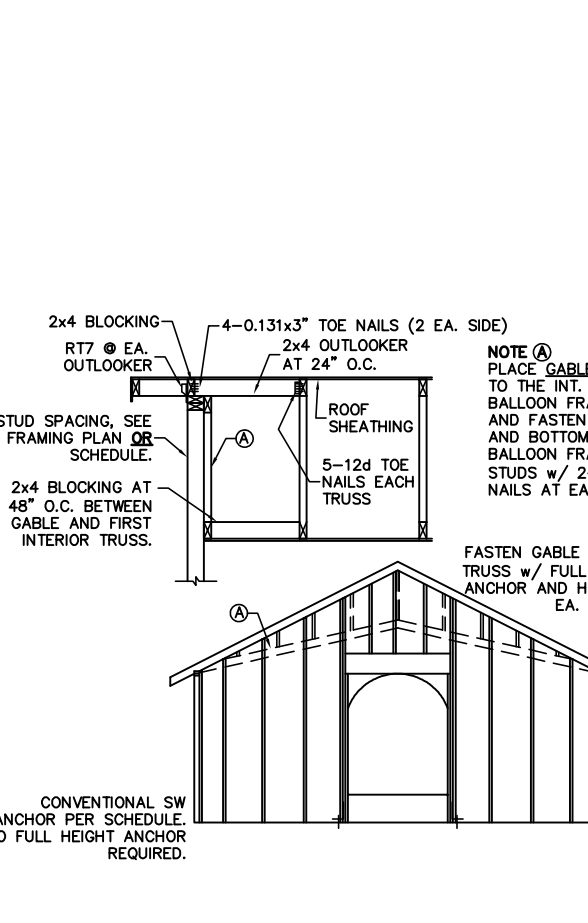
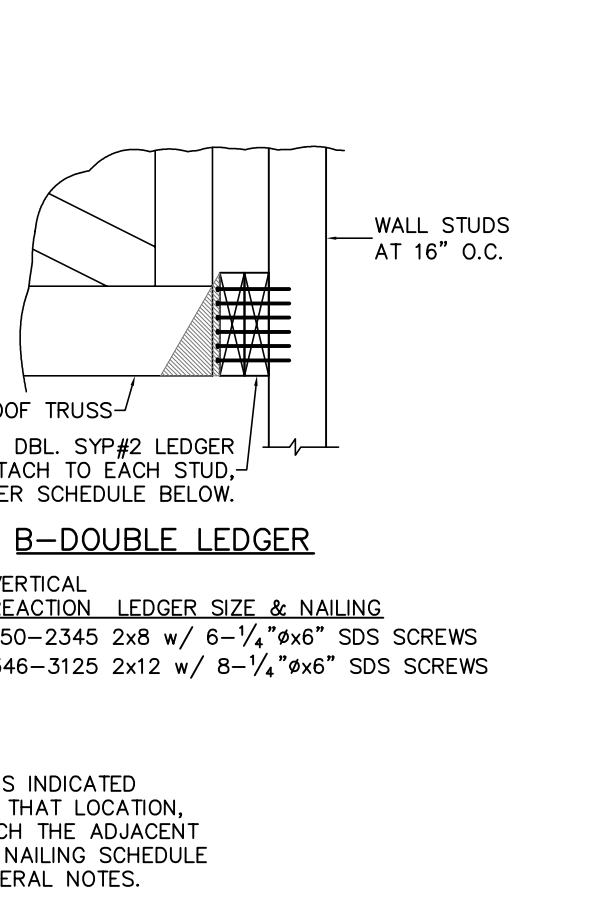
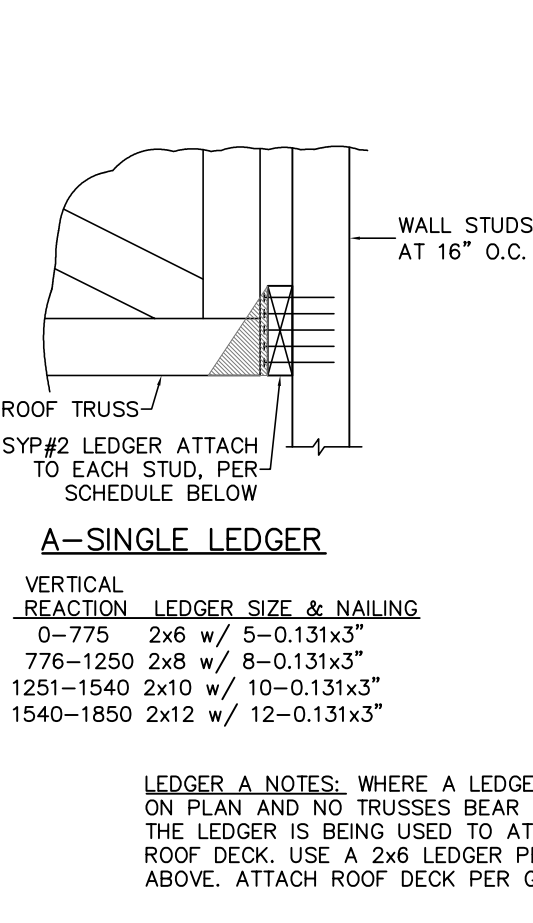


9 LEDGER CONNECTION

10 BALLOON FRAME GABLE END

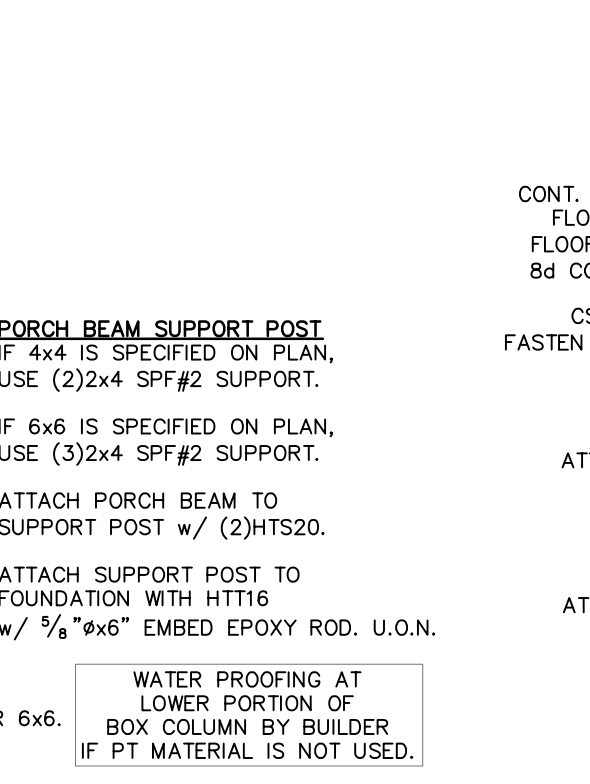
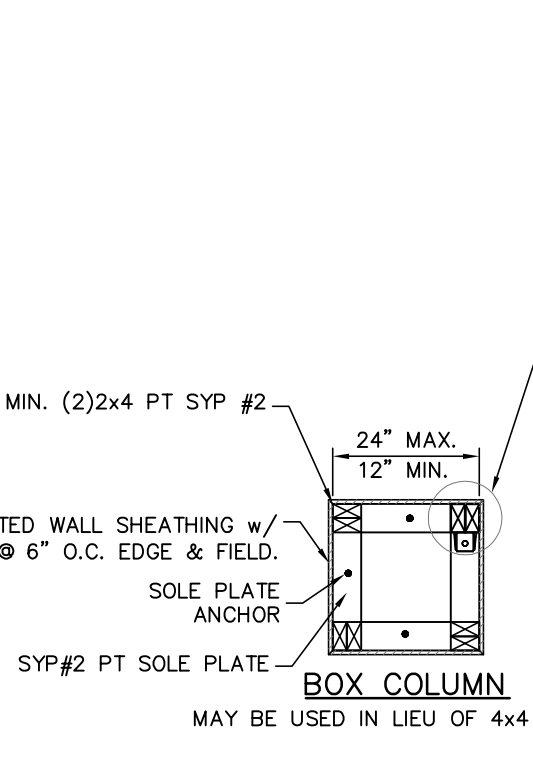
11 GABLE END BRACING

12 PERMANENT TRUSS BRACING



13 BOX COLUMN DETAIL

14 TRUSS OUTRIGGER SECTION



15 TRUSS OUTRIGGER SECTION

16 TRUSS OUTRIGGER SECTION

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.

NOTES:
1. ALWAYS PLACE GARAGE HEADER AT TOP OF ROUGH OPENING.

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 (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.

DESIGN CRITERIA AND GENERAL NOTES
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
SPEC HOME
DESIGN/DRAWN/CHECKED
CS / WAC / LAP
DATE
01.31.14
CONTROL NO.
5346
TRUSS ID.
546046
LPA NO.
DRBD-14-00037
SHEET

S2.0
SHEET 8 OF 8

DREAMBUILDER LOT 96 PABLO CREEK RESERVE