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DOOR SCHEDULE

SYMBOL ○

MARK	SIZE	QUAN.	DESCRIPTION
1	3'-0" x 6'-8"	1	EXT. FULL GLASS W/ 12" SIDELITE & ARCH HEAD TRANSOM#
2	(2) 2'-6" x 6'-8"	1	EXT. FULL GLASS W/ 12" TRANSOM
3	2'-8" x 6'-8"	2	EXT. FULL GLASS W/ 12" TRANSOM
4	2'-8" x 6'-8"	1	EXT. 1 HOUR FIRE-RATED
5	18'-0" x 8'-0"	1	GARAGE
6	(2) 3'-0" x 6'-8"	1	INT. BIFOLD
7	2'-8" x 6'-8"	6	INT.
8	(2) 2'-6" x 6'-8"	1	INT. BIFOLD
9	2'-4" x 6'-8"	2	INT.
10	2'-0" x 6'-8"	3	INT.
11	1'-6" x 6'-8"	2	INT.
12	(2) 1'-6" x 6'-8"	1	INT.

SEE ELEVATION FOR TRANSOM.

WINDOW SCHEDULE

SYMBOL □

MARK	SIZE	QUAN.	DESCRIPTION
A	2'-4" x 5'-2"	1	D.H.
B	(2) 2'-0" x 5'-2"	1	D.H.
C	2'-0" x 5'-2" 2'-8" x 5'-2" 2'-0" x 5'-2"	1	D.H. W/ ARCH HEAD TRANSOM #
D	(2) 2'-4" x 5'-2"	1	D.H.
E	2'-1" x 3'-11"	1	CASEMENT, ARCH HEAD
F	2'-8" x 5'-2"	8	D.H.
G	1'-8" x 5'-6"	4	D.H.
H	(2) 3'-0" x 5'-6"	1	D.H.
J	2'-8" x 6'-6"	2	D.H.
K	3'-4" x 5'-6"	1	D.H.
L	(2) 2'-8" x 5'-2"	2	D.H.
M	6'-0" DIA.	1	HALF CIRCLE
N	2'-8" x 5'-6"	1	D.H.

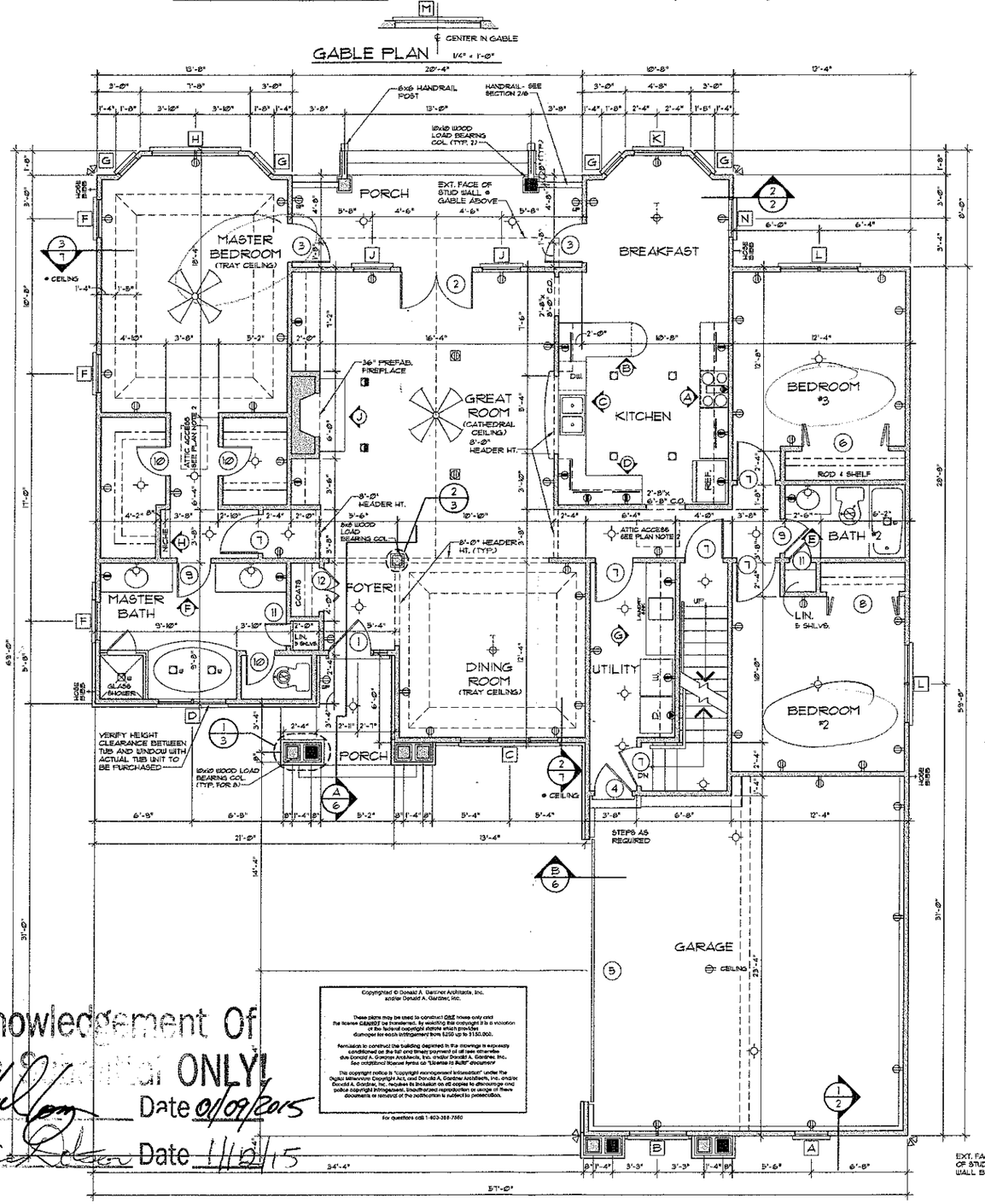
ALL WINDOWS ARE INSULATED AND WEATHERSTRIPPED.
VERIFY LOCAL CODE EGRESS WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION.
WINDOW MANUFACTURER TO PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
VERIFY WINDOW MODEL NUMBERS AND SIZES WITH MANUFACTURER BEFORE STARTING CONSTRUCTION.
SEE ELEVATION FOR TRANSOM.

PLAN NOTES:

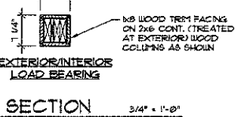
1. VERIFY ALL LOCAL CODES, ENERGY TYPES, AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
2. REVIEW SELECTED MECHANICAL SYSTEMS WITH OWNER PRIOR TO CONSTRUCTION.
   REVIEW SUB-CONTRACTORS LOCATIONS OF THE WATER HEATER AND HVAC UNIT(S) WITH THE OWNER PRIOR TO CONSTRUCTION. VERIFY LOCAL BUILDING CODE REQUIREMENTS AND MANUFACTURER REQUIREMENTS FOR ATTIC, BASEMENT, OR GARAGE LOCATIONS.
   H.V.A.C. EQUIPMENT IN THE ATTIC SPACE SHALL BE ACCESSIBLE BY AN OPENING LARGER THAN THE LARGEST PIECE OF EQUIPMENT (TO ALLOW REMOVAL OF THE EQUIPMENT) AND IN NO CASE LESS THAN 22"x36".
3. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
4. INSULATE AROUND ALL BATHS AND UTILITY ROOM.
5. TYPICAL WALL, 2x4'S @ 16" O.C. UNLESS OTHERWISE DIMENSIONED.
6. PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE.
7. PROVIDE DOORBELL(S), TRANSFORMER, AND CHIME.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)
WP	WEATHER PROOF DUPLEX OUTLET
AC	ABOVE COUNTER LOCATION
	FLUSH FLOOR DUPLEX OUTLET, OWNER VERIFY LOCATION
220	220 VOLT OUTLET OR CONNECTION
	CEILING MOUNTED LIGHT FIXTURE
	WALL BRACKET MOUNTED LIGHT FIXTURE
	SUSPENDED CEILING MOUNTED LIGHT FIXTURE
	RECESSED DIRECTIONAL CEILING LIGHT FIXTURE
	RECESSED CEILING LIGHT FIXTURE
WL	RECESSED LIGHT FOR WET AREA
	UNDER CABINET FLUORESCENT LIGHT
	EXTERIOR CAST ALUMINUM FLOOD LIGHTS
	CEILING MOUNTED PADDLE FAN w/ LIGHT
	CEILING MOUNTED FAN - EXHAUST
	CEILING MOUNTED FAN AND HEATER
	CEILING MOUNTED FAN, LIGHT, AND HEATER



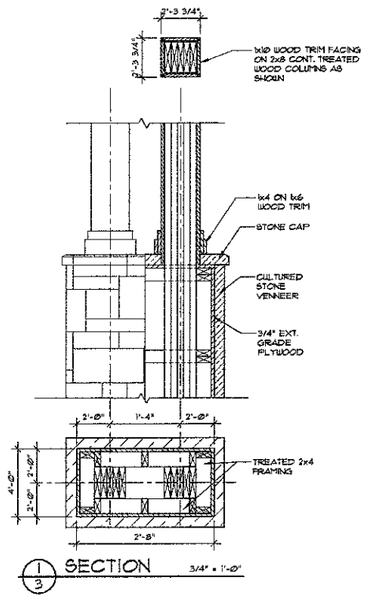
Acknowledgement Of Plans Submittal ONLY!
Date 01/09/2015
Date 1/12/15



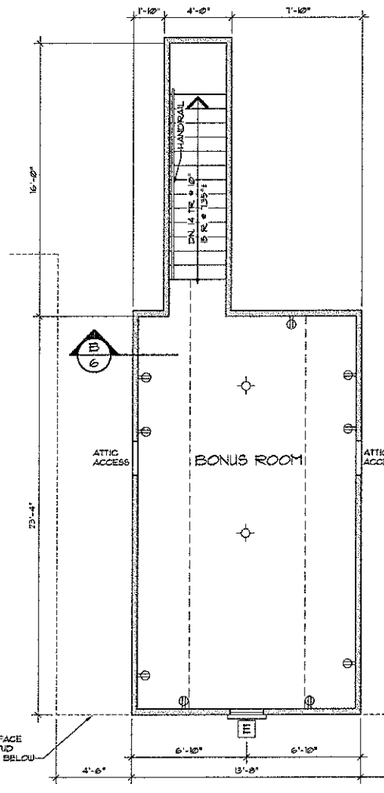
2/3 SECTION 3/4" = 1'-0"

FLOOR PLAN 1/4" = 1'-0"

TOTAL LIVING	1871 sq. ft.
GARAGE	548 sq. ft.
BONUS ROOM	376 sq. ft.
BASEMENT	2060 sq. ft.



1/3 SECTION 3/4" = 1'-0"



BONUS ROOM FLOOR PLAN 1/4" = 1'-0"

ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS AND MANUFACTURER'S INSTRUCTIONS ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE SAME ARE AT VARIANCE. THESE PLANS ARE NOT DRAWN FOR ANY PARTICULAR LOCALE. YOU ARE RESPONSIBLE FOR DETERMINING AND ENSURING COMPLIANCE WITH ALL APPLICABLE CODES AND MANUFACTURER'S REQUIREMENTS.

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UNISON CREEK
DESIGN NO. 1055-A MR
SHEET 3 OF 7 DR RRB
FLOOR PLAN

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GENERAL NOTES

A. GENERAL:

1. AT THE TIME OF CREATION, PLANS CONFORM TO "CABO ONE AND TWO FAMILY DWELLING CODE," OR THE "INTERNATIONAL RESIDENTIAL CODE," HOWEVER MODIFICATIONS MAY BE NECESSARY TO COMPLY WITH LOCAL AND STATE CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
3. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE SPECIFICATIONS FOR THIS HOUSE.
4. ALL WOOD USED IN CONSTRUCTION OF DECKS AND STEPS SHALL BE TREATED. FASTENERS FOR TREATED WOOD (NAILS, BOLTS, HANGARS, ETC.) SHALL BE GALVANIZED.
5. CONTRACTOR SHALL INSTALL GROUND FAULT INTERRUPT OUTLETS AS PER CODE.
6. INSTALL ROOFING MATERIALS ACCORDING TO MANUFACTURERS RECOMMENDATIONS FOR THIS AREA AND CLIMATE, INCLUDING BUT NOT LIMITED TO SHINGLES, TILES, FELTS, FLASHING, AND FASTENING DEVICES
7. HEARTH DIMENSIONS DETERMINED BY CODE
8. INSTALL ALL EXTERIOR FINISH MATERIALS PER MANUFACTURER'S RECOMMENDATIONS (I.E. CONTROL JOINTS, ATTACHMENT/ ANCHORING DEVICES, FLASHING, SEALANTS, ETC.)

B. FRAMING:

1. UNLESS NOTED OTHERWISE FLOOR FRAMING SHALL CONSIST OF NOMINAL 11" DEEP WOOD FLOOR TRUSSES.
2. FLOOR TRUSS SYSTEM SHALL BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER AND COMPLETE INSTALLATION DETAILS SHALL BE PROVIDED.
3. COORDINATE ACTUAL FLOOR TRUSS DIMENSIONS WITH THE SELECTED TRUSS MANUFACTURER.
4. PROVIDE BLOCKING BETWEEN FLOOR TRUSSES UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR TRUSSES
5. JOIST SPANS WERE DETERMINED ON THE BASIS OF THE ALLOWABLE STRESSES IN THE GRADING RULES OF THE SOUTHERN PINE INSPECTION BUREAU GRADE NUMBER TWO (2) KILN DRIED.
6. PROVIDE DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS, ABOVE AND AROUND ALL OPENINGS NOT INDICATED ON DRAWINGS.
7. PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR JOISTS
8. SHEATH ALL EXTERIOR WALLS WITH NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD.)

C. VENTILATION:

1. PROVIDE CONTINUOUS RIDGE VENTS ON ALL ROOFS. LOCATE DOUBLE RIDGE BEAMS TO ALLOW FOR PROPER INSTALLATION OF RIDGE VENTS.
2. PROVIDE CONTINUOUS ROOF TO WALL VENTS AT ALL JUNCTURES OF SLOPED ROOFS AND VERTICAL WALLS

D. FOOTINGS:

1. CARRY ALL FOOTINGS TO FIRM UNDISTURBED BEARING:
   A. 16" x 12" FOOTING FOR 8" OR 9" FOUNDATION WALL WITH (2) #4 REINF. RODS CONTINUOUS
   B. 24" x 12" FOOTING FOR 12" FOUNDATION WALL WITH (2) #4 REINF. RODS CONTINUOUS.

E. CHIMNEY CONSTRUCTION:

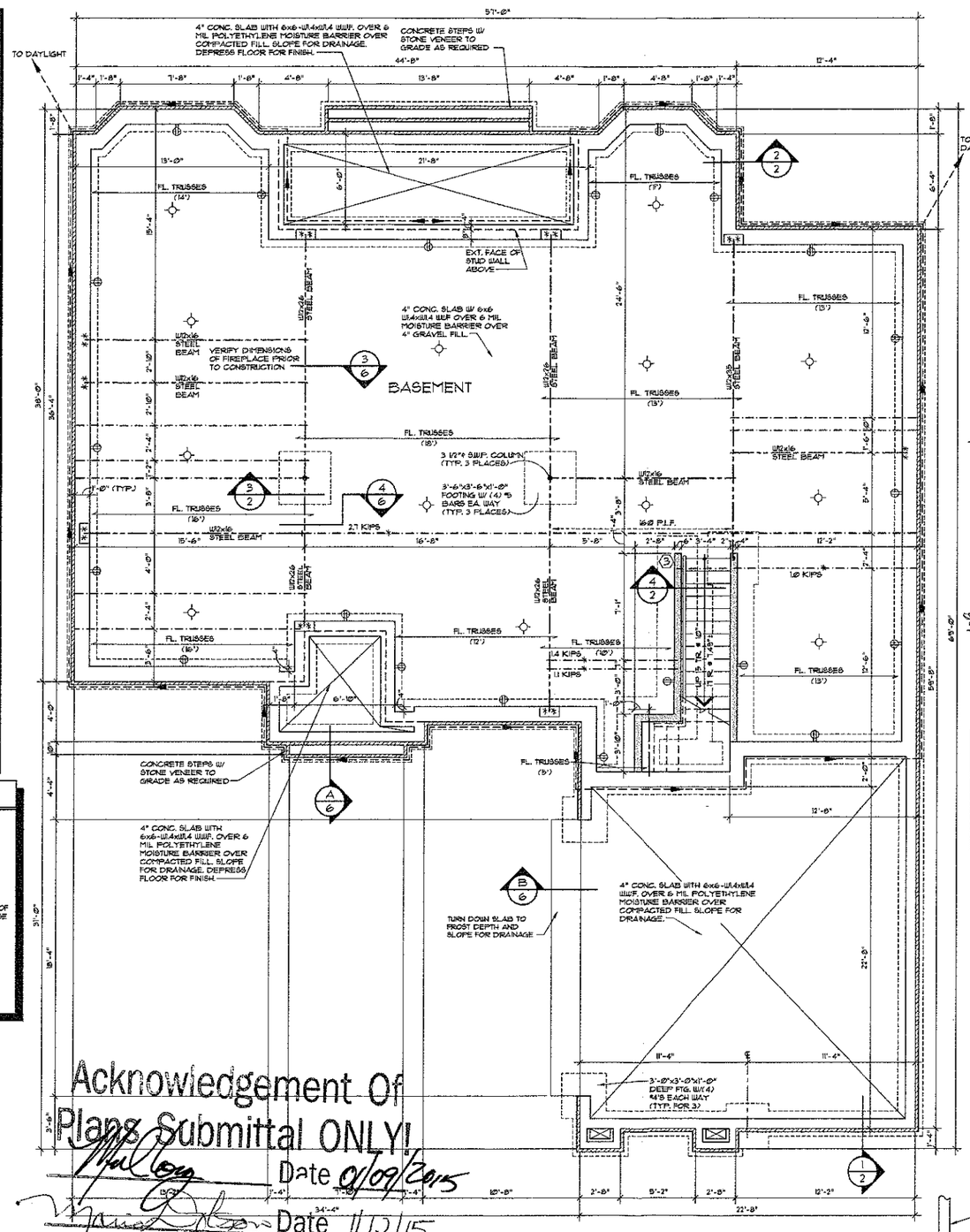
1. USE NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD) SHEATHING.
2. SPLICE ONLY ONE CORNER STUD AT ANY SPLICE. STAGGER SPLICES AT LEAST 3'-0" AND USE (4) STUDS PER CORNER.
3. USE 16d NAILS @ 4" O.C. AROUND ALL PLYWOOD EDGES AND 12" O.C. AT ALL INTERMEDIATE SUPPORTS.
4. PROVIDE BLOCKING BETWEEN STUDS AT 4'-0" INTERVALS.
5. CONTRACTOR TO VERIFY CHIMNEY FINISH MATERIAL WITH OWNER PRIOR TO CONSTRUCTION. IF BRICK MASONRY IS REQUIRED, CONTRACTOR TO MODIFY CONSTRUCTION OF FIREPLACE AND CHIMNEY AS REQUIRED.

F. BASEMENT:

1. BASEMENT WALL CONSTRUCTION SHALL BE REINFORCED MASONRY OR REINFORCED CONCRETE, AS REQUIRED BY LOCAL CODES.
2. FOR ELECTRICAL LEGEND, SEE SHEET 9.

FOUNDATION LEGEND

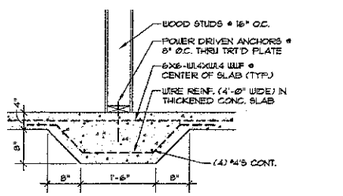
FL. TRUSSES (10")	11" DEEP WD. FLOOR TRUSSES UNLESS NOTED OTHERWISE SEE GENERAL NOTES; LENGTH OF TRUSS
-·-·-·-	DOUBLE TRUSS AS SPECIFIED BY MANUFACTURER (TYP.)
- - - - -	PHANTOM LINE INDICATES STEEL BEAM
- - - - -	(2) 2x10'S UNLESS NOTED OTHERWISE
- - - - -	6"ø PERFORATED DRAIN PIPE AROUND PERIMETER OF BASEMENT IN GRAVEL BED. DRAIN AWAY FROM HOUSE AS PERMITTED BY PROPERTY AND SITE.
265 P.L.F.	POUNDS PER LINEAR FOOT
* 00 KIPS	POINT LOAD (1 KIP = 1000 lbs.)
**	FILL SOLID ALL CELLS 8" EACH SIDE OF BEAM ADD (2) VERT. #5'S AND (2) 3/4"ø A307 AB'S WHERE SHOWN



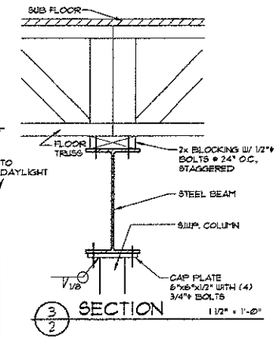
BASEMENT AND FLOOR FRAMING PLAN 1/4" = 1'-0"

(3) INDICATES THE NUMBER OF STUDS UNDER BEAMS ABOVE

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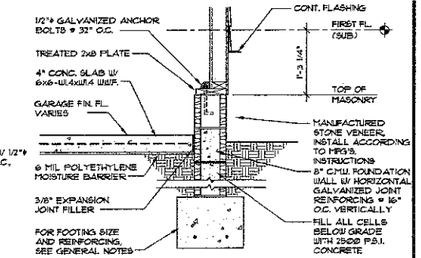


(4/2) DETAIL AT THICKENED SLAB 3/4" = 1'-0"



(3/2) SECTION 1 1/2" = 1'-0"

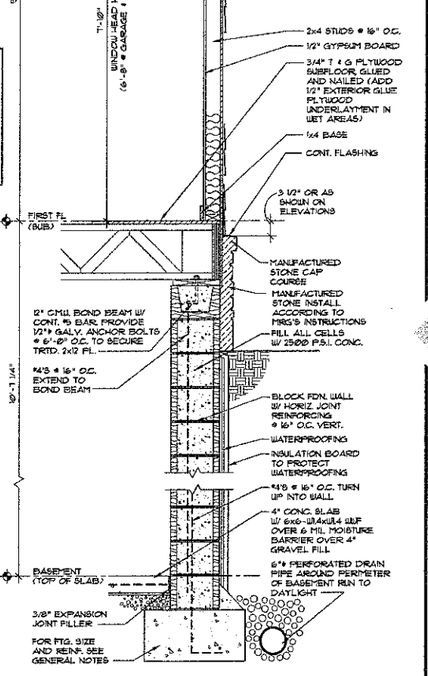
TYPICAL PIPE THRU FLOOR 3/4" = 1'-0"



(1/2) SECTION 3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION



COLUMN BASE PLATE DETAIL 3/4" = 1'-0"



(2/2) SECTION 3/4" = 1'-0"

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SHEET 2 OF 7 DR RRB
FOUNDATION PLAN

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