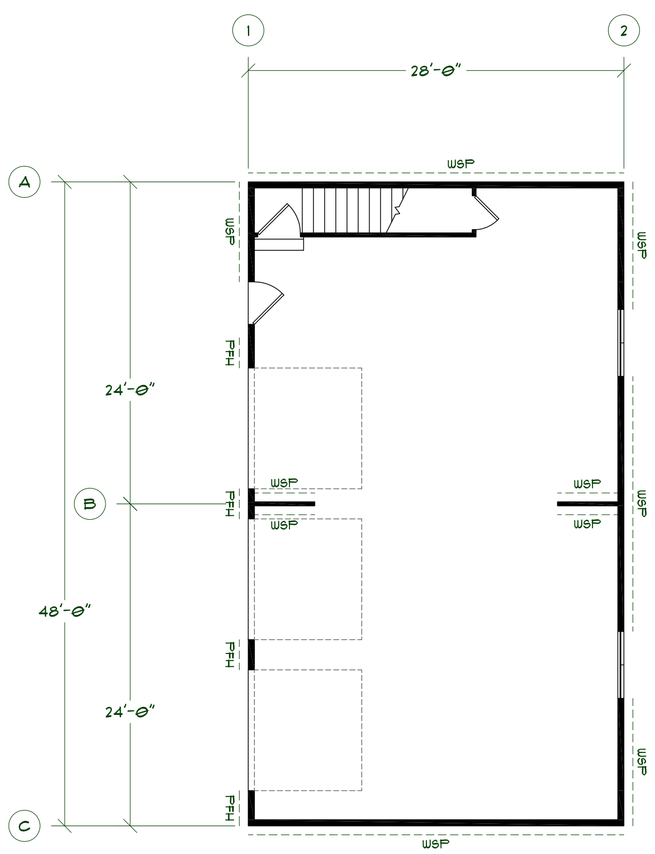
GENERAL NOTES:

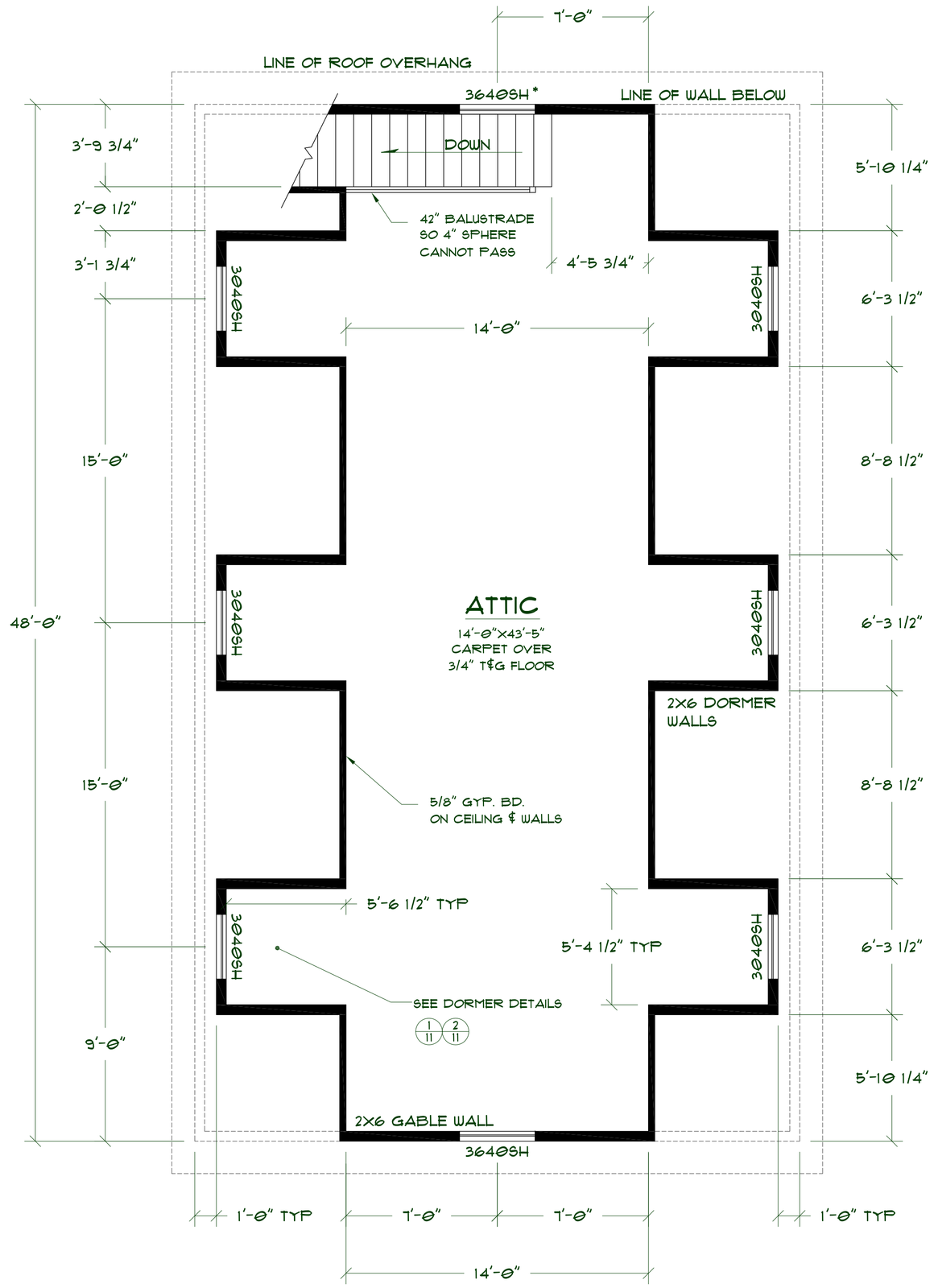
1. ALL DOOR AND WINDOW HEADERS TO BE 3-2X12 UNLESS OTHERWISE NOTED.
2. SEE OWNER FOR LOCATION OF HOSE BIBS.
3. HOSE BIBS TO HAVE APPROVED BACK-FLOW PROTECTION.
4. INTERIOR WALLS FRAMED WITH 2X4 @ 16 O/C UNLESS OTHERWISE NOTED.
5. WATER HEATER SHALL BE LOCATED IN GARAGE, 18" ABOVE FLOOR AS REQUIRED, AND COMPLY WITH ALL LOCAL CODES AND REQS.
6. HVAC SPECIFICATIONS, DISTRIBUTION AND LOAD CALCULATIONS SHALL BE PROVIDED AS A SUPPLEMENT TO THIS PLANS BY HVAC CONTRACTOR. HVAC SYSTEM AND INSULATION (PER PLANSET) WILL COMPLY WITH LOCAL CODES.
7. CAULK & COUNTER FLASH ALL EXT. OPENINGS: WINDOWS, DOORS, VENTS, ETC...
8. GAP ALL SHEATHING AS PER MANUF. SPECS. INSTALL H-CLIPS ON 7/16 OSB ROOF SHEATHING.
9. FLOOR SHEATHING TO BE 3/4" OSB T&G GLUED AND NAILED W/ 8 d @ 6,12.
10. CONCRETE MIX, MINIMUM COMPRESSIVE STRENGTH 3000 PSI.
11. USE ICE AND WATER SHIELD CONSISTING OF ONE LAYER OF NO.40 COATED ROOFING OR COATED GLASS BASE 24" INSIDE EXT. WALL LINE OF THE BUILDING.
12. WHERE LOCAL WATER PRESSURE IS IN EXCESS OF 80 PSI, AN APPROVED PRESSURE REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED.
13. RAISE DOORS UP 3/4" FOR TILE OR HARDWOOD FLOOR.
14. LIVE LOADS:
    - ROOF.....30 LBS/SQFT
    - FLOORS.....40 LBS/SQFT
    - STAIRS.....100 LBS/SQFT
    - WIND.....100 MPH
    - SEISMIC ZONE.....A,B,C,D
    - EARTH PRESSURE...30 LBS/CF
15. ASSUMED SOIL BEARING CAPACITY IS 1500 LBS/SQFT.
16. EXTEND ALL FOOTINGS DOWN TO UNDISTURBED SOIL OF THE SPECIFIED STRENGTH WITH A MIN. DEPTH OF 1'-6" BELOW GRADE OR AS REQUIRED BY LOCAL BUILDING CODE, BASED ON LOCAL FROST LINE DEPTH.
17. PRE-FABRICATED TRUSSED MEMBERS TO BE DESIGNED BY APPLICABLE STATE LICENSED ENGINEER IN ACCORDANCE WITH REQUIREMENTS SHOWN IN PLANSET. CONTRACTOR SHALL VERIFY AS-FRAMED DIMENSIONS AND CONDITIONS PRIOR TO TRUSS FABRICATION AND COORDINATE AS REQUIRED. ALL TRUSS ENGINEERING DATA SHALL BE MADE AVAILABLE TO THE BUILDING OFFICIAL UPON REQUEST AND BECOMES A PART OF THIS PLANSET.
18. CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL OPENINGS IN FLOOR, ROOF AND WALLS AND COORDINATE WITH PLUMBING, ELECTRICAL AND MECHANICAL WORK.
19. PROVIDE WASHERS ON ALL BOLTED CONNECTIONS.
20. ALL SIMPSON STRONG TIE CONNECTORS AND HANGERS TO BE INSTALLED WITH STRICT ACCORDANCE TO MANUF. INSTALLATION REQS. SEE INSTALLER GUIDE: S-INSTALL09.
21. LUMBER SPECIFICATIONS:
    - HF/DF NO. 2 FOR JOISTS, RAFTERS, LIGHT FRAMING PLATES AND BRACING.
    - DF NO. 1 FOR POSTS AND BEAMS.
    - HF/DF "STUD" FOR STUD WALL FRAMING
22. REINFORCING STEEL (REBAR) ASTM A-615 GRADE 60.
23. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, MATERIALS AND DIMENSIONS IN THE FIELD.



BRACED WALL PLAN

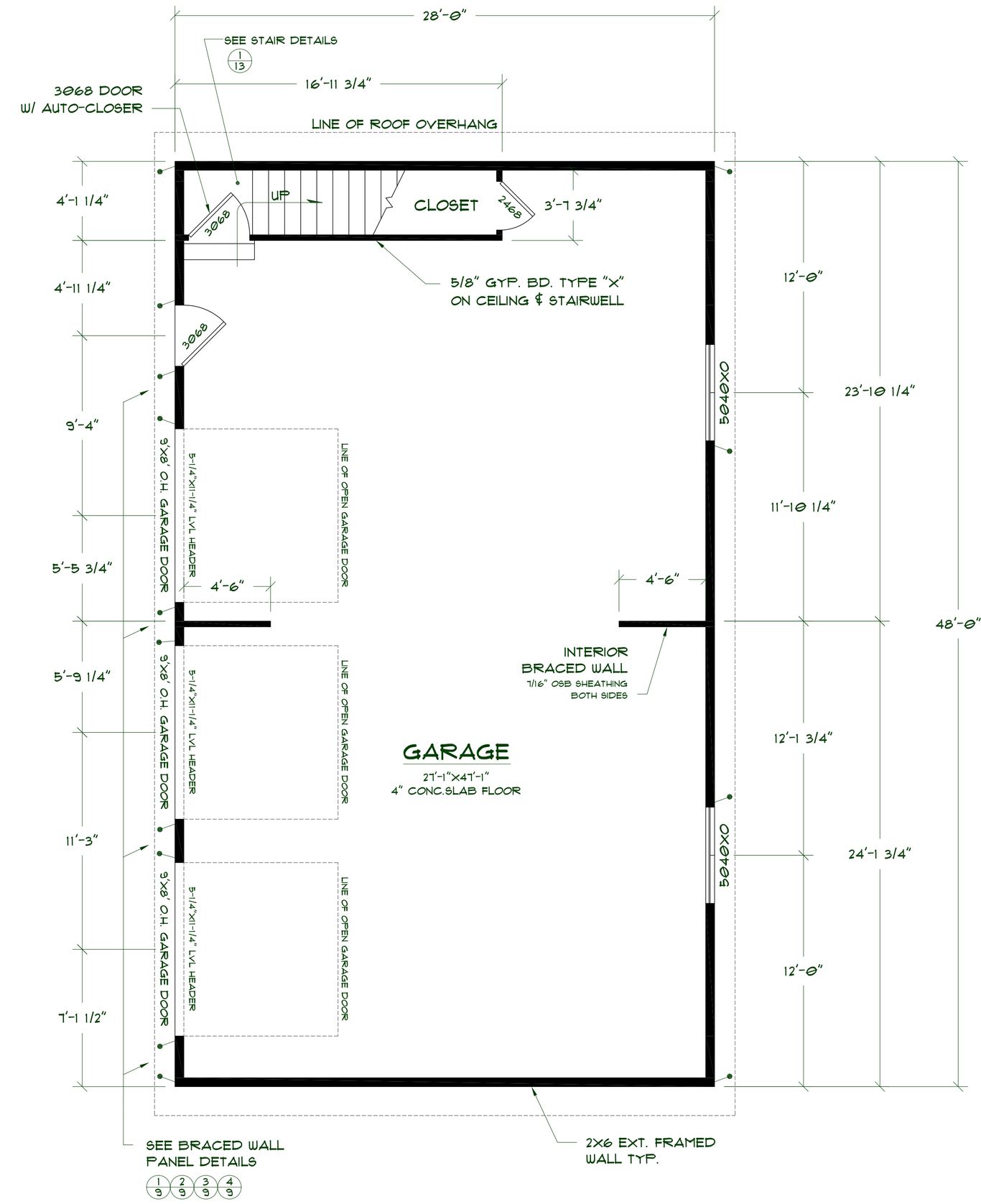
SCALE: 1/8"=1'-0"

* TEMPERED GLASS REQUIRED



ATTIC FLOOR PLAN

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



MAIN FLOOR PLAN

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

BRACED WALL LINE DATA

WIND CALCULATIONS																	
BWL	METHOD	BWL LENGTH (FT.)	BWL SPACING (FT.)	WALL HEIGHT (FT.)		EXP. CAT.	EAVE TO RIDGE (FT.)		NO. OF BWL		INTERIOR GWB		WIND FACTOR TOTAL	REQ. BRACING UNADJ.	REQ. BRACING (FT.)	PROVIDED BRACING (FT.)
1	PFH	48	28	10	1.0	C, one story	1.2	15	1.3	2	1.0	N/A	1.0	1.56	6.60	10.30	16.0
2	WSP	48	28	10	1.0	C, one story	1.2	15	1.3	2	1.0	Omitted	1.4	2.18	6.60	14.41	38.0
A	WSP	28	48*	10	1.0	C, one story	1.2	15	1.3	2*	1.0	Omitted	1.4	2.18	10.60	23.15	28.0
B	WSP	28	24	10	1.0	C, one story	1.2	15	1.3	2*	1.0	WSP	1.0	1.56	5.80	7.24**	9.0
C	WSP	28	48*	10	1.0	C, one story	1.2	15	1.3	2*	1.0	Omitted	1.4	2.18	10.60	23.15	28.0

Basic Wind Speed = 100mph

*BWL spacing ignores interior wall B as per footnote 'c' from table R602.10.3(2) of 2012 IRC.

** 80% reduction in req. bracing with addition of SST HDQ8 holdowns fastened to end studs of interior braced wall (BWL B).

SEISMIC CALCULATIONS																	
BWL	METHOD	BWL LENGTH (FT.)	BWL SPACING (FT.)	WALL HEIGHT (FT.)		WALL DEAD LOAD		ROOF DEAD LOAD		BWL SPACING SDC D (FT.)*		INTERIOR GWB		SEISMIC FACTOR TOTAL	REQ. BRACING UNADJ.	REQ. BRACING (FT.)	PROVIDED BRACING (FT.)
1	PFH	48	28	10	1.0	12 PSF	1.0	15 PSF	1.0	28	1.12	N/A	1.0	1.12	12.00	13.44	16.0
2	WSP	48	28	10	1.0	12 PSF	1.0	15 PSF	1.0	28	1.12	Omitted	1.5	1.68	12.00	20.16	38.0
A	WSP	28	24	10	1.0	12 PSF	1.0	15 PSF	1.0	24	1.00	Omitted	1.5	1.50	7.00	10.50	28.0
B	WSP	28	24	10	1.0	12 PSF	1.0	15 PSF	1.0	24	1.00	WSP	1.0	1.00	7.00	7.00	9.0
C	WSP	28	24	10	1.0	12 PSF	1.0	15 PSF	1.0	24	1.00	Omitted	1.5	1.50	7.00	10.50	28.0

Seismic Design Category = SDC D2

*BWL spacing factor linearly interpolated as per footnote 'a' from table R602.10.3(4) of 2012 IRC.

HOLDOWNS:

SHOWS LOCATION OF SST STHD14 HOLDOWNS. INSTALL AS PER MANUF. SPECS.

NOTE:

FLOOR PLANS DIMENSIONS ARE TO FACE OF FRAMING OR CENTERLINE OF OPENINGS TYP. AS SHOWN.

ATTENTION !

IT IS IMPORTANT FOR THE GENERAL CONTRACTOR TO UNDERSTANT THAT IT IS HIS/HER RESPONSIBILITY TO BE SURE THIS PROJECT IS CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES. THE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES AND ORDINANCES. THIS FACT DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH ALL MINIMUM STANDARDS. NO OMISSION FROM THESE PLANS GIVES PERMISSION FOR VIOLATION OF ANY CODE OR ORDINANCE. NO APPROVAL EVER GRANTS PERMISSION TO VIOLATE ANY CODE OR CITY ORDINANCE.

STATE BUILDING CODES: 2003 IRC, 2003 IMC, 2003 IPC, 2002 NEC, AND 2003 IECC (MEC) AND ALL WASHINGTON STATE AMENDED CODES. FOR STRUCTURAL ENG. USE 2003 IBC.

THE GREATEST EFFORT HAS BEEN MADE TO DRAW THESE PLANS WITHOUT ERROR. HOWEVER THERE IS NO GUARANTEE THAT THESE PLANS ARE WITHOUT ERROR. THE ARCHITECT & DRAFTSMAN ARE TO BE HELD HARMLESS OF ANY FINANCIAL LIABILITY RESULTING FROM ERRORS IN THESE PLANS. ANY ONE USING THESE PLANS FOR CONSTRUCTION OF THIS BUILDING ACCEPT FULL RESPONSIBILITY. (CHECK PLANS CAREFULLY BEFORE AND DURING CONSTRUCTION.)

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THE INSTRUMENTS OF SERVICE REMAIN THE OWNER'S PROPERTY. THEY ARE TO BE RETURNED UPON REQUEST. THEY MAY NOT BE REPRODUCED OR USED FOR OTHER PROJECTS WITHOUT WRITTEN CONSENT OF THE DESIGNER. PRINTED COPIES OF THE DOCUMENT MEDEEK DESIGN

PLAN NO. GARAGE4828-A6D-3

REVISION: A, 1

SCALE 1:48

DESIGNED BY: NPW

DATE: 2/11/2013

SHEET CONTENTS: FLOOR PLANS MAIN FLOOR & ATTIC

REVISION HISTORY:

CUSTOMER:

LOCATION:

SHEET 5 OF 18