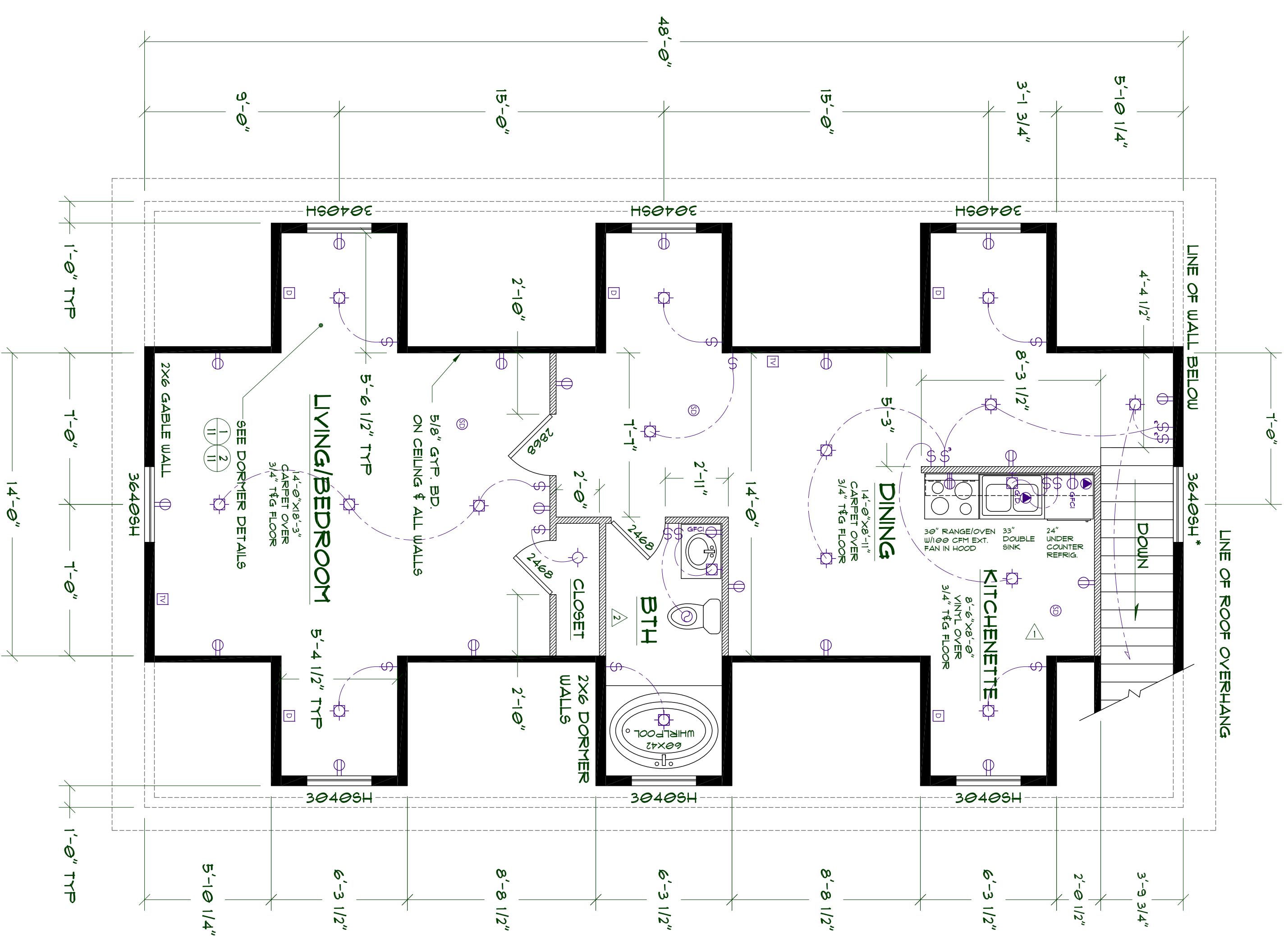


GENERAL NOTES:

1. ALL DOOR AND WINDOW HEADERS TO BE 3"x2" 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 HYAC SPECIFICATIONS. DISTRIBUTION AND LOAD CALCULATIONS SHALL BE PROVIDED AS A SUPPLEMENT TO THIS PLAN BY HYAC CONTRACTOR. HYAC SYSTEM AND INSULATION (PER PLANS) WILL COMPLY WITH LOCAL CODES.
6. GULLY & COUNTER FLASH ALL EXT. OPENINGS: DOORS, VENTS, ETC.
7. GUT ALL SHEET PILING AS PER MANUF. SPECS. INST. ALL H-CUPS ON FLOOR SHEETING TO BE 3/4" OSB T&G GLEED AND NAILED W/ 8d 6x12 CONCRETE MIX: MINIMUM COMPRESSIVE STRENGTH 3000 PSI. 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.
8. APPROVED PRESSURE REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED.
9. RAISE DOORS UP 3/4" FOR TILE OR HARDWOOD FLOOR.
10. LIVE LOADS:
 - ROOF:..... 30 LBS/SQFT
 - FLOORS:..... 40 LBS/SQFT
 - STAIRS:..... 100 LBS/SQFT
 - MECHANICAL ROOM:..... 150 LBS/SQFT
 - SEISMIC ZONE: AB, C, D
11. ASSUMED SOIL BEARING CAPACITY IS 1500 LBS/SQFT. EXTEND ALL FOOTINGS DOWN TO UNDISTURBED SOIL OF THE SPECIFIED STRENGTH WITH A MIN. DEPTH OF 1'-0" BELOW GRADE OR AS REQUIRED BY LOCAL BUILDING CODE. BASED ON LOCAL GEOTECHNICAL REPORT.
12. APPLICABLE STATE LICENSED ENGINEER IN ACCORDANCE WITH REQUIREMENTS SHOWN IN PLANSET. CONTRACTOR SHALL VERIFY FABRICATION AND COORDINATE AS REQUIRED. ALL TRUSS BRACING DATA SHALL BE MADE AVAILABLE TO THE BUILDING DEPARTMENT AND CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL OPENINGS IN FLOOR, ROOF AND WALLS AND COORDINATE WITH PUMPING, ELECTRICAL AND MECHANICAL WORK.
13. PROVIDE WASHERS ON ALL BOLTED CONNECTIONS.
14. ALL SHEEP STRONG THE CONNECTORS AND HANGERS TO BE INSTALLED WITH STRUT ACCORDANCE TO MANUF. INSTALLATION LIBRARY SPECIFICATIONS.
15. H/DF NO. 2 FOR JOISTS, RAFTERS, LIGHT FRAMING PLATES AND BRACING.
16. DE NO. 1 FOR POSTS AND BEAMS.
17. H/DF "STUD" FOR STUD WALL FRAMING.
18. REINFORCING STEEL (REBAR) ASTM A-615 GRADE 60 CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, MATERIALS AND DIMENSIONS IN THE FIELD.
- 19.
- 20.
- 21.
- 22.
- 23.

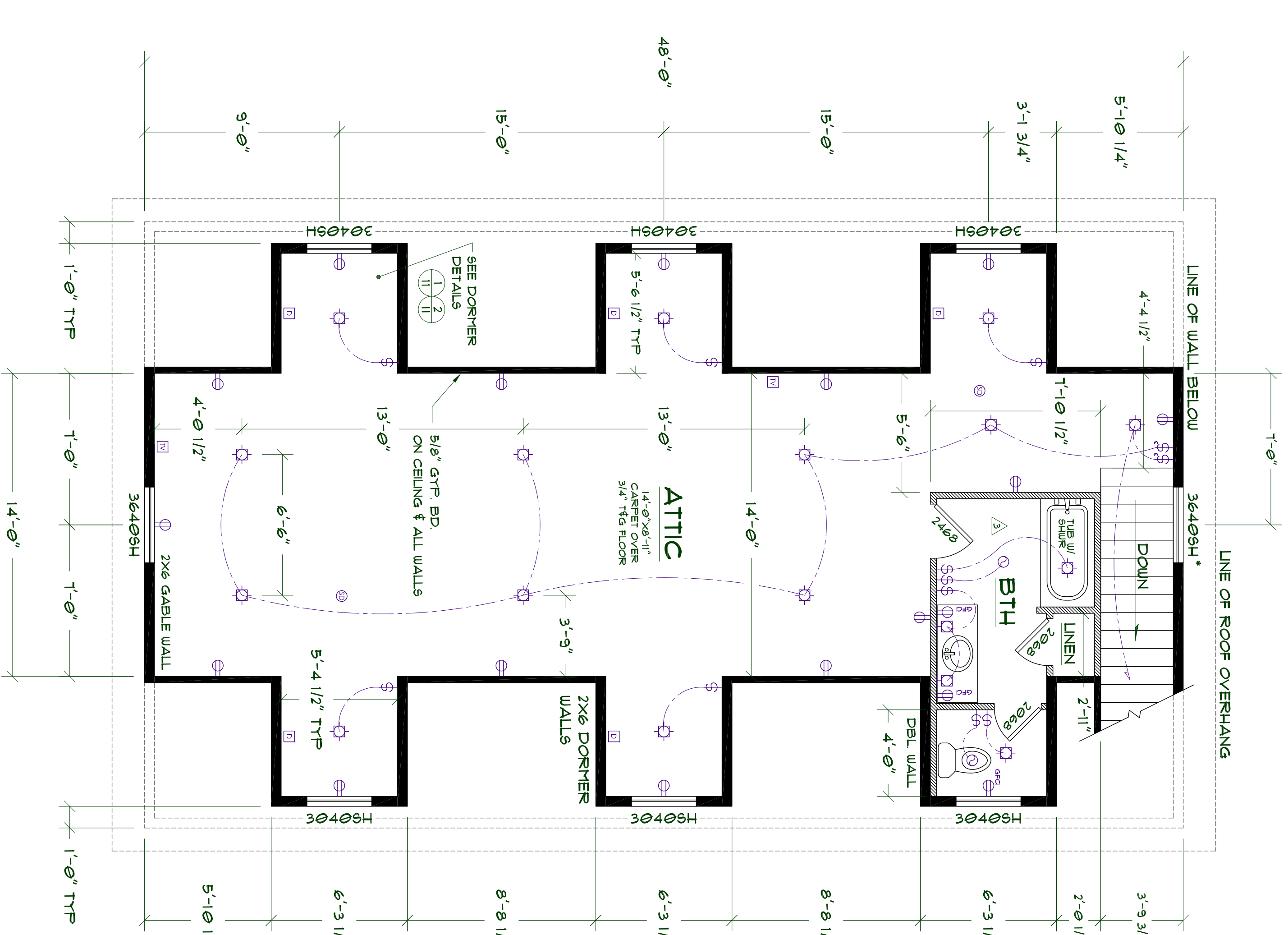
ELECT. SYMBOL LEGEND

⊞	SWITCH
⊞	3-WAY SWITCH
⊞	120 VOLT OUTLET
⊞	DEDICATED CIRCUIT
⊞	240 VOLT CIRCUIT
⊞	STANDARD LIGHT FIXT.
⊞	RECESSED CAN LIGHT
⊞	WALL LIGHT FIXT.
⊞	FLUORESCENT LIGHT FIXT.
⊞	METAL HALIDE WALL PACK
⊞	SMOKE DETECTOR
⊞	EXHAUST FAN
⊞	DATA/PHONE JACK
⊞	TELEVISION JACK
⊞	RECESSED WALL MOUNT ELECTRIC HEATER



ALTERNATE ATTIC FLOOR PLAN WITH APARTMENT

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



ALTERNATE ATTIC FLOOR PLAN WITH BATHROOM

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

- NOTE**
1. FLOOR PLAN DIMENSIONS ARE TO FACE OF FRAMING OR CENTERLINE OF OPENINGS TYP. AS SHOWN.
 2. SEE ELECTRICAL NOTES ON SHEET 14 OF PLANSSET.
 3. SEE BRACED WALL PLAN AND SUPERIMPOSED CALCULATIONS ON SHEET 15 OF PLANSSET.
 4. ADDITIONAL FRAMING FOR ALT. FLOOR PLANS SHOWN W/ HATCHED PATTERN.
 5. ENTRYWAY PROVIDES EXIT FIRE SEPARATION FOR ATTIC LIVING SPACE.
- FIXTURE AND APPLIANCE ELEVATIONS AS LABELED, SHOWN ON SHEET 19 AND 13.

ATTENTION !

IT IS PERMISSIBLE FOR THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS RESPONSIBILITY TO BE AWARE THAT THIS PROJECT IS CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND LOCAL CODES INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE STATE AND LOCAL CODES. THE GREATEST EFFORT HAS BEEN MADE TO DRAW THESE PLANS WITHOUT ERROR. HOWEVER, THERE IS NO GUARANTEE THAT THESE PLANS ARE WITHOUT ERROR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES OR ERRORS IN THESE PLANS, ANY ONE USING THESE PLANS FOR CONSTRUCTION OF ANY KIND, SHALL BE THE USER'S RESPONSIBILITY. CHECK PLANS CAREFULLY BEFORE AND DURING CONSTRUCTION.

SHEET	CUSTOMER:	REVISION HISTORY:	SHEET CONTENTS:	DESIGNED BY:	PLAN NO.	MEDEEK DESIGN Inc. 3030 58 109 COPALE BEACH WA 98335 (P) 425 741 0055 DENDON@MEDEEK.COM
	LOCATION:		ALTERNATE FLOOR PLANS APT. & BATH	NPW	GARAGE4828B-A6D-3	
16				DATE:	SCALE: 1/4" = 1'-0"	REVISION: A, 1
OF 19				2/25/2013		