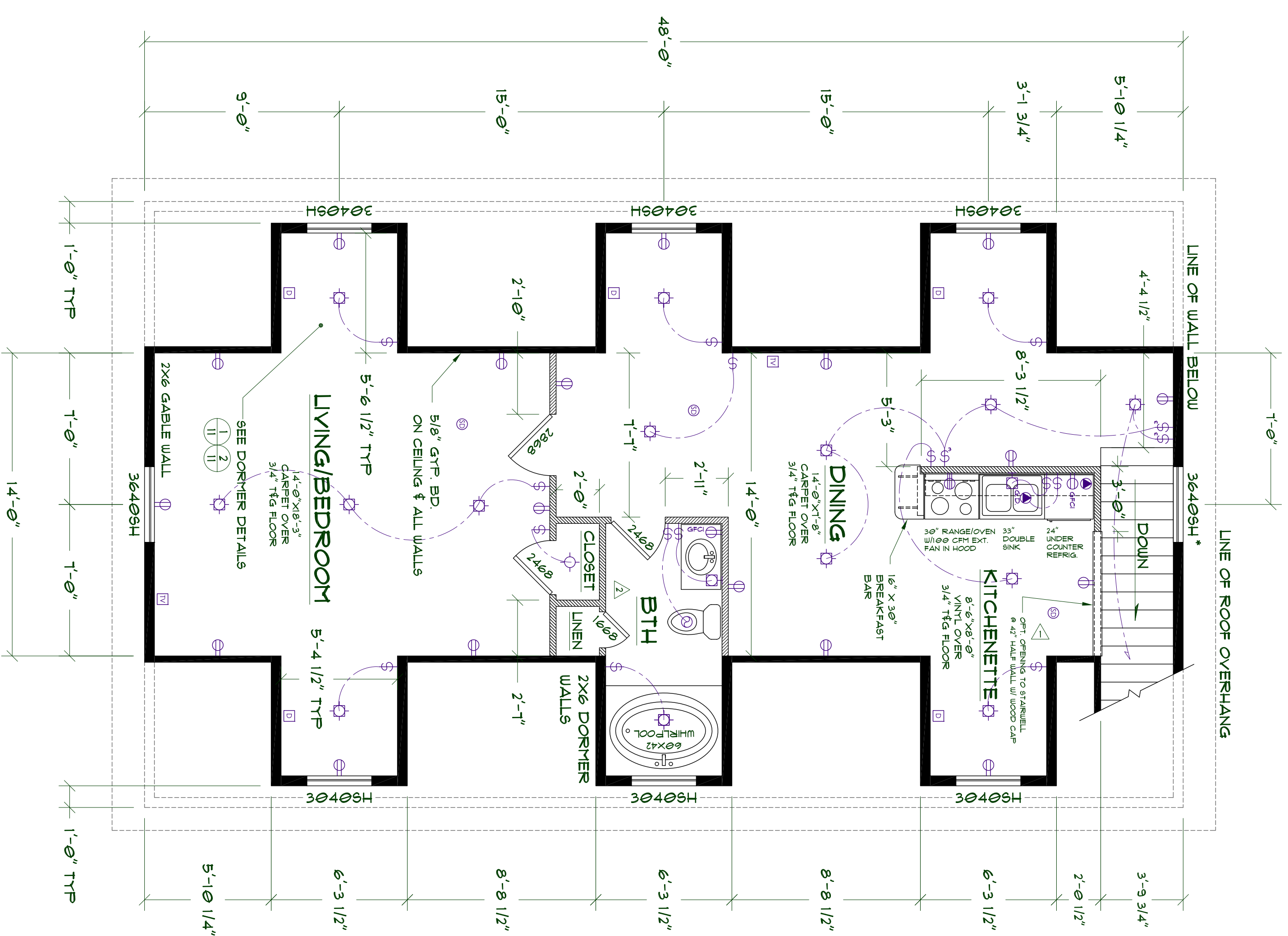


GENERAL NOTES:

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. GALK & COUNTER FLASH ALL EXT. OPENINGS: DOORS, VENTS, ETC.
7. GAIT ALL SHEET PILING AS PER MANUF. SPECS. INST. ALL H-CUPS ON FLOOR SHEATHING 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
MECH. ROOM:..... 100 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'-6" BELOW GRADE OR AS REQUIRED BY LOCAL BUILDING CODE. BASED ON LOCAL GEOTECHNICAL REPORT.
12. APPLICABLE STATE LICENSED ENGINEER IN ACCORDANCE WITH PROFESSIONAL SEAL AND STAMP SHALL BE OBTAINED PRIOR TO FABRICATION AND COORDINATE AS REQUIRED. ALL TRUSS FABRICATING DATA SHALL BE MADE AVAILABLE TO THE BUILDING DEPARTMENT AND THE CONTRACTOR TO VERIFY THE TRUSS DESIGN 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 STRIP ACCORDANCE TO MANUF. INSTALLATION INSTRUCTIONS AND THE MANUFACTURER'S SPECIFICATIONS.
15. LHM/DF NO. 2 FOR JOISTS, RAFTERS, LIGHT FRAMING PLATES AND BRACING.
16. DF NO. 1 FOR POSTS AND BEAMS.
17. HRF/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.

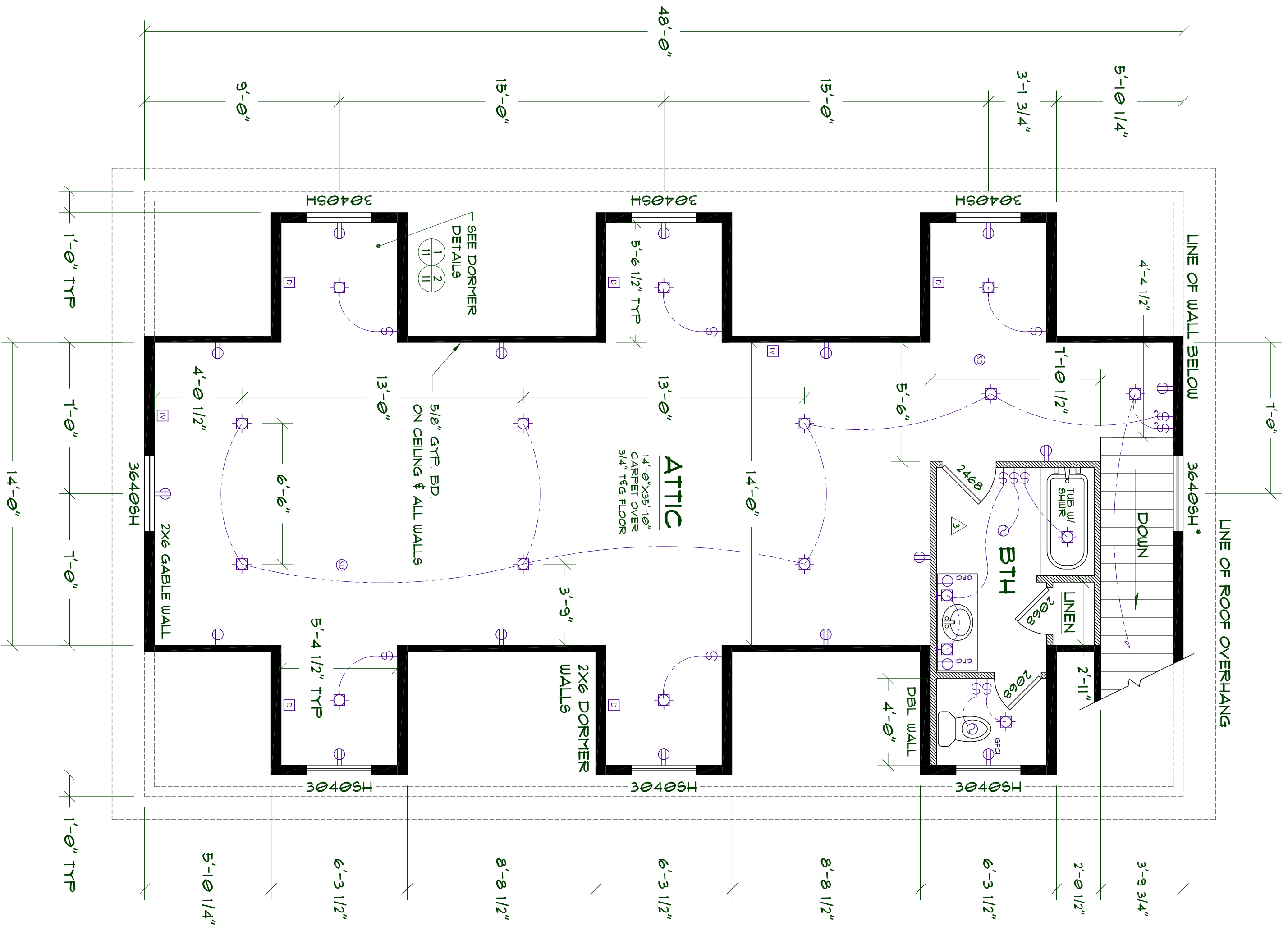
ELECT. SYMBOL LEGEND

⊡	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 PLANS.
 3. SEE BRACED WALL PLAN AND SUPERIMPOSED CALCULATIONS ON SHEET 15 OF PLANS.
 4. ADDITIONAL FRAMING FOR ALT. FLOOR PLANS SHOWN W/ HATCHED PATTERN.
 5. ENTRYWAY PROVIDES EXIT FIRE SEPARATION FOR ATTIC LIVING SPACE.

ATTENTION !

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UNDERSTAND THAT IT IS HIS RESPONSIBILITY TO BE AWARE OF ALL LOCAL AND STATE CODES AND ORDINANCES. THIS FACT DOES NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. NO OMISSION FROM THESE PLANS GIVES PERMISSION FOR THE CONTRACTOR TO DEVIATE FROM ANY CODE OR CITY ORDINANCE.

STATE BUILDING CODES: 2009 IBC, 2009 IRC, 2009 ASHRAE 90.1, 2009 ASHRAE 62.1, AND ALL APPLICABLE STATE AND LOCAL CODES FOR STRUCTURAL ENGS. USE 2009 BC.

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 OMISSIONS 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.

<p>CUSTOMER:</p> <p>LOCATION:</p>	<p>REVISION HISTORY:</p>	<p>SHEET CONTENTS:</p> <p>ALTERNATE FLOOR PLANS APT. & BATH</p>	<p>DESIGNED BY:</p> <p>NPW</p>	<p>PLAN NO.</p> <p>GARAGE4828B-A6D-3</p> <p>SCALE: 1/4" = 1'-0"</p>	<p>MEDEEK DESIGN Inc.</p> <p>3030 58 109 COPALE BEACH WA 98555 PH: (425) 741-0055 DENDON@MEDEEK.COM</p>
			<p>DATE:</p> <p>2/25/2013</p>		