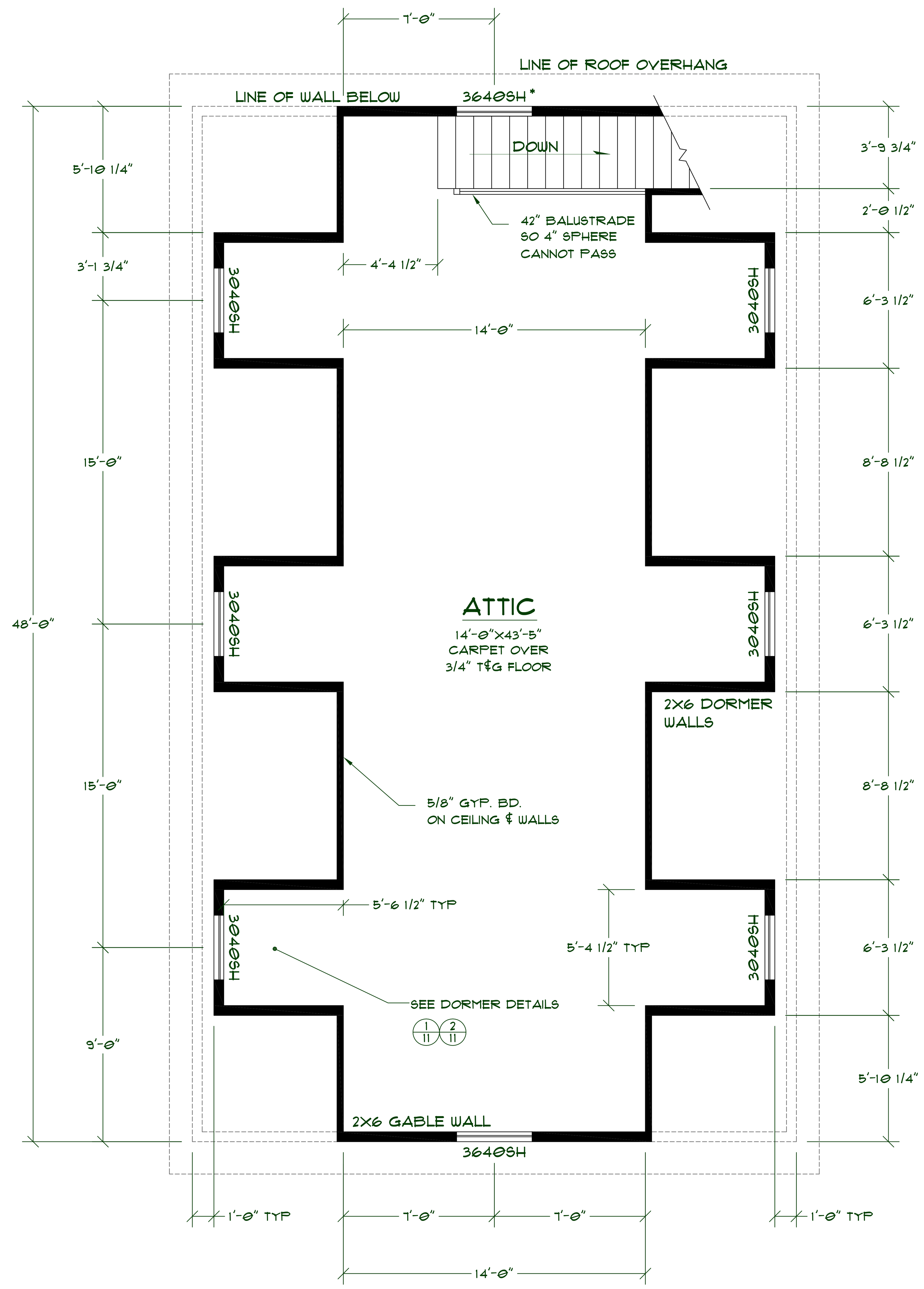
GENERAL NOTES:

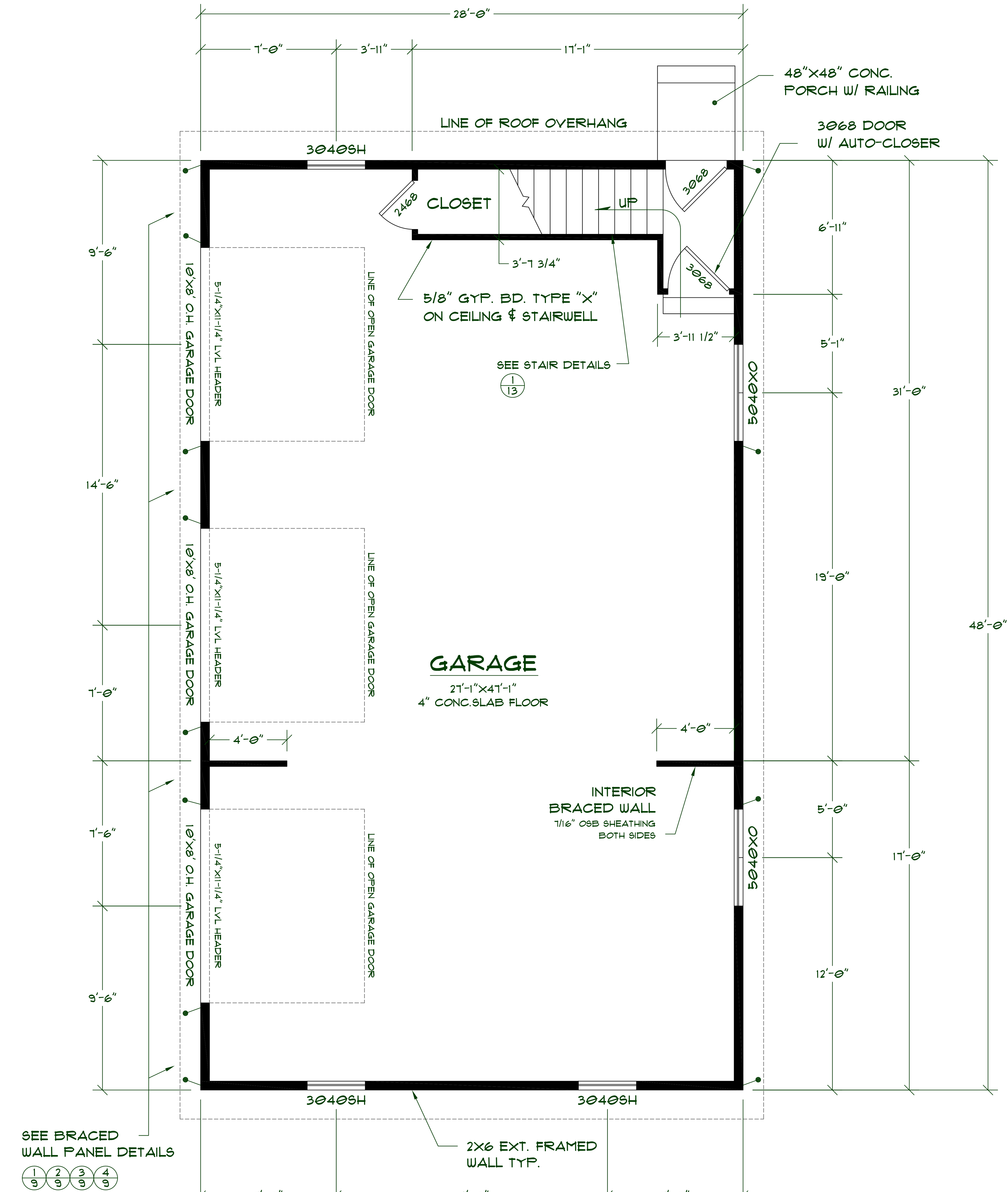
1. ALL DOOR AND WINDOW HEADERS TO BE 3-2X12 UNLESS OTHERWISE NOTED.
2. SEE OWNER FOR LOCATION OF HOSE BIBS.
3. HOSE BIBS TO HAVE APPROVED BACK-FLOW PROTECTION.
4. INTERIOR WALLS FRAMED WITH 2X4 @ 16 O/C UNLESS OTHERWISE NOTED.
5. WATER HEATER SHALL BE LOCATED IN GARAGE AS REQUIRED AND COMPLY WITH ALL 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/ 8d 6,6,12.
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.

* TEMPERED GLASS REQUIRED



ATTIC FLOOR PLAN

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



MAIN FLOOR PLAN

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

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 UNDERSTAND 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: 2009 IRC, 2009 IMC, 2009 IFC, 2002 NEC, AND 2009 IECC (MEC) AND ALL WASHINGTON STATE AMENDED CODES. FOR STRUCTURAL ENG. USE 2009 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.)

MEDEEK DESIGN Inc.
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PLAN NO.: GARAGE4828B-A6D-3
SCALE: 1:48
REVISION: A.1

DESIGNED BY: NPW
DATE: 2/4/2013

SHEET CONTENTS: FLOOR PLANS
MAIN FLOOR & ATTIC

REVISION HISTORY:

CUSTOMER:
LOCATION:

SHEET 5 OF 18