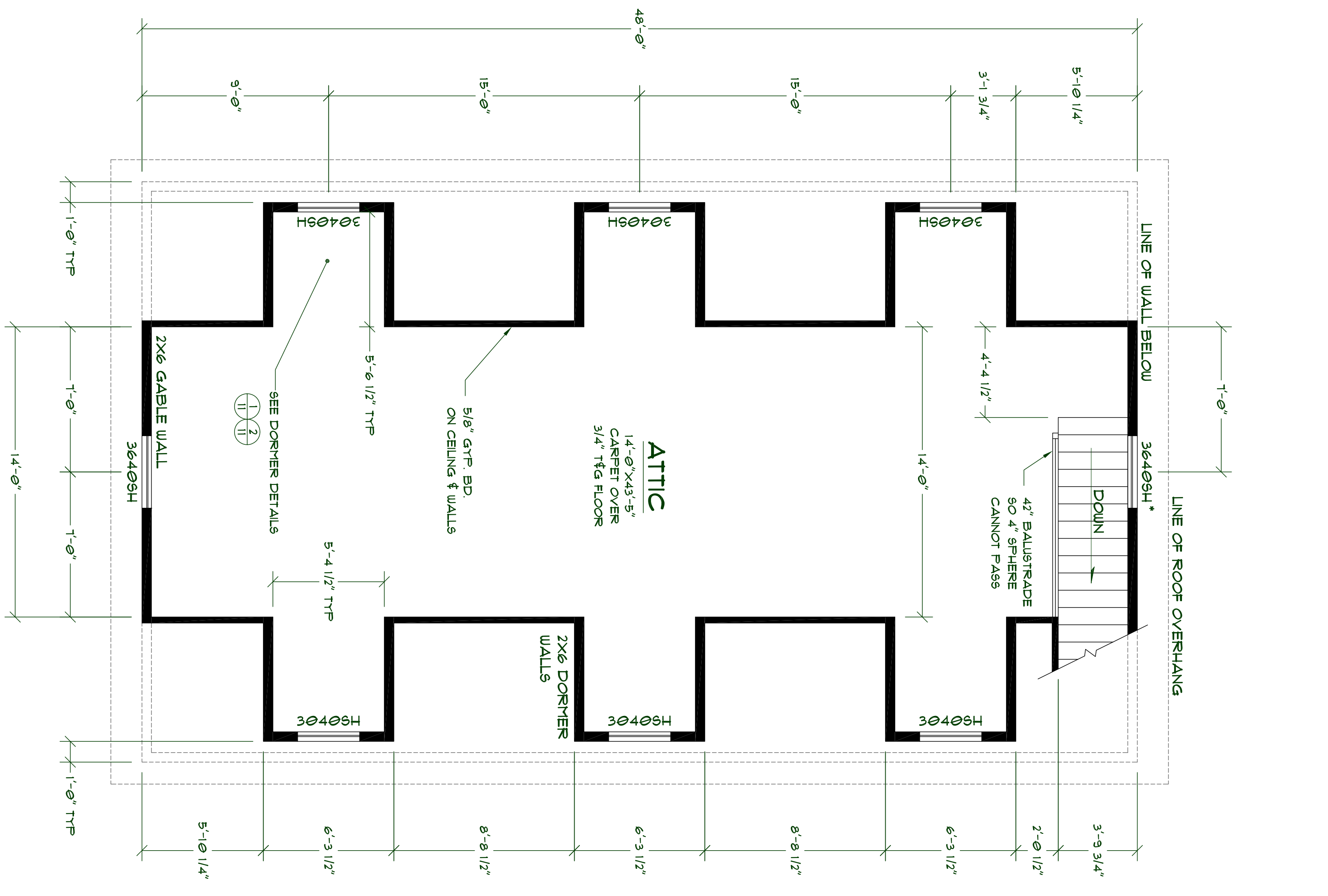
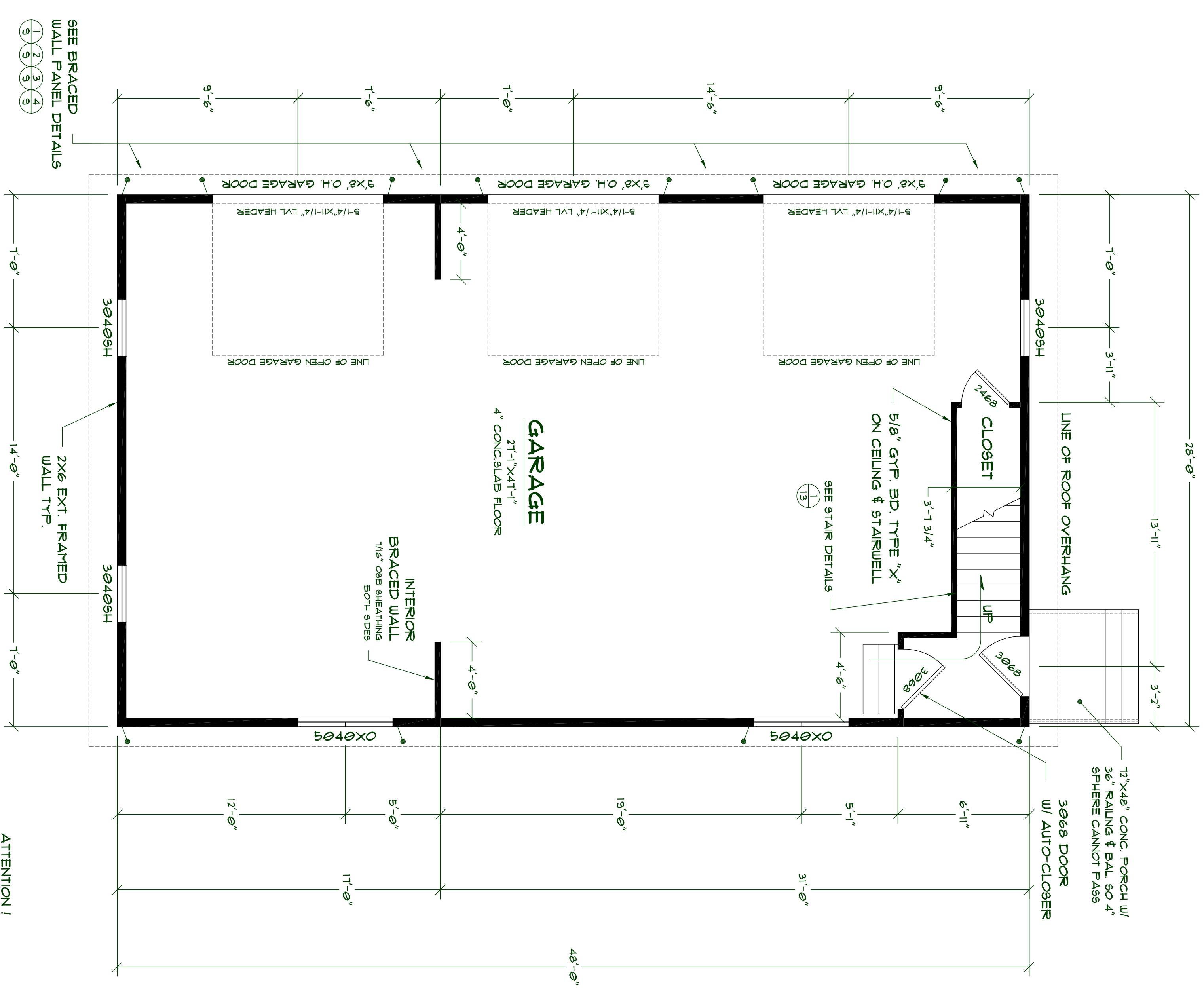


GENERAL NOTES:

1. ALL DOOR AND WINDOW HEADERS TO BE 3-2X12 UNLESS NOTED OTHERWISE.
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 HVAC SPECIFICATIONS. DISTRIBUTION AND LOAD CALCULATIONS SHALL BE PROVIDED AS A SUPPLEMENT TO THIS PLAN BY HVAC CONTRACTOR. HVAC SYSTEM AND INSULATION (PER PLANS) WILL COMPLY WITH LOCAL CODES & CONTRACTOR FLASH ALL EXT. OPENINGS: WINDOWS, DOORS, VENTS, ETC.
6. GAP ALL SHEATHING AS PER MANUF. SPECS. INSTALL FLOOR SHEATHING TO BE 3/4" OSB. T&G GULFED AND NAILED W/ 8d @ 6/12.
7. CONCRETE MIX: MINIMUM COMPRESSIVE STRENGTH 3000 PSI. FACE AND WATER GULFED CONSISTING OF ONE LAYER OF 104# COATED REINFC OR COATED GLASS FIBER 24" INSIDE EXT. WALL LINE OF THE BUILDING.
8. WHERE LOCAL WATER PRESSURE IS IN EXCESS OF 80 PSI, AN APPROVED PRESSURE REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED.
9. RAISE DOORS UP 3/4" FOR TILE OR HARDWOOD FLOOR LAY OUTS.
10. FLOORS: 3/4" LBS/SGFT
11. STAIRS: 40 LBS/SGFT
12. UND: 100 PPH
13. SEISMIC ZONE: A,B,C,D
14. ASSUMED SOIL BEARING CAPACITY IS 1500 LBS/SGFT. EARTH PRESSURE: 30 LBS/CF
15. ERECTION SHALL BE IN ACCORDANCE WITH THE 2009 IRC. ALL FOUNDATION TO BE UNDISTURBED SOIL OF BELLOU GRADE OR AS REQUIRED BY LOCAL BUILDING CODE. BASED ON LOCAL FROST LINE DEPTH.
16. PRE-FABRICATED TRUSSED MEMBERS TO BE DESIGNED BY APPLICABLE STATE LICENSED ENGINEER IN ACCORDANCE WITH REQUIREMENTS SHOWN IN PLANSET.
17. ALL STRUCTURAL MEMBERS SHALL BE DESIGNED AND CONDITIONS PRELIMINARY TO TRUSS FABRICATING AND CONDITIONS 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 EXISTING DOORS AND WINDOWS AND TO EVALUATE WITH PUMPING ELECTRICAL AND MECHANICAL WORK. PROVIDE WASHERS ON ALL BOLTED CONNECTIONS.
19. ALL SHIPSON STRONG TIE CONNECTORS AND HANGERS TO BE INSTALLED WITH STRICT ACCORDANCE TO MANUF. INSTALLATION RECS. SEE INSTALLER 5-INSTALL03.
20. LUMBER SPECIFICATIONS: DIMENSIONS, RATERS, LIGHT FRAMING PLATES AND BRACING.
21. DF NO. 1 FOR POSTS AND BEAMS.
22. HFD/DF "STUD" FOR STUD WALL FRAMING.
23. REINFORCING STEEL (REBAR) ASTM A-615 GRADE 60. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, MATERIALS AND DIMENSIONS IN THE FIELD.



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



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

* TEMPERED GLASS REQUIRED

HOLDINGS:
SHOWS LOCATION OF 861 STUDIA HOLDINGS
INSTALL AS PER MANUF. SPECS.

NOTE:
FLOOR PLAN DIMENSIONS ARE TO FACE OF FRAMING OR CENTERLINE OF OPENINGS TYP. AS SHOWN.

ATTENTION!
IT IS IMPERATIVE FOR THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO BE AWARE THAT THIS PROJECT IS CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND LOCAL CODES INCLUDING ALL APPLICABLE LOCAL ORDINANCES AND ORDINANCES. THIS FACT DOES NOT RELIEVE THE CONTRACTOR FROM THE OBLIGATION TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING OFFICIAL. NO OMISSION FROM THESE PLANS GIVES PERMISSION FOR VIOLATION OF ANY CODE OR ORDINANCE. NO APPROVAL BY THE ARCHITECT CONSTITUTES PERMISSION TO VIOLATE ANY CODE OR CITY ORDINANCE.

STATE BUILDING CODES: 2009 IRC, 2009 R.C., 2009 IBC, 2009 ASCE, 2009 WAC, 2009 W.S., 2009 W.A.C. AND ALL APPLICABLE LOCAL ORDINANCES AND CODES FOR STRUCTURAL ENGR. 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 ARCHITECT SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. ANY ONE USING THESE PLANS FOR CONSTRUCTION OF ANY STRUCTURE SHALL BE RESPONSIBLE FOR CHECKING PLANS CAREFULLY BEFORE AND DURING CONSTRUCTION.

<p>DESIGNED BY: NPW</p> <p>DATE: 2/4/2013</p>	<p>PLAN NO. GARAGE4828B-A6D-3</p> <p>SCALE: 1/4"=1'-0"</p> <p>REVISION: A, 1</p>	<p>MEDEEK DESIGN Inc.</p> <p>3030 58 109 COPALE BEACH, WA 98531 (360) 741-0055 DESIGN@MEDEEK.COM</p>	<p>SHEET 5 OF 18</p>	<p>FLOOR PLANS MAIN FLOOR & ATTIC</p>	<p>REVISION HISTORY:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>							<p>SHEET CONTENTS:</p>	<p>CUSTOMER:</p>	<p>LOCATION:</p>