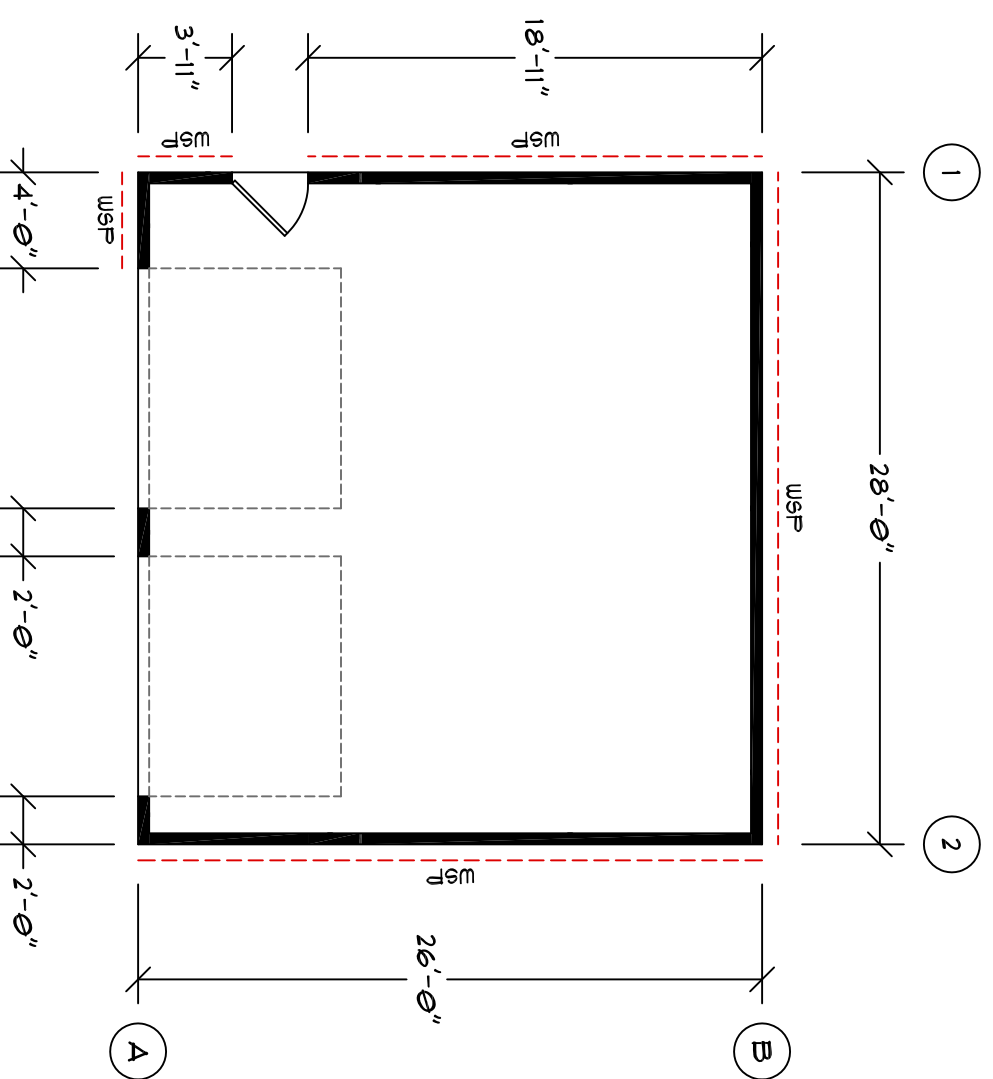


GENERAL NOTES:

1. ALL DOOR AND WINDOW HEADERS TO BE 2"x2x0 UNLESS CALLED OUT OTHERWISE.
2. CHAIRS FOR CONCRETE VENTS, ETC.
3. GAP ALL SHEATHING AS PER MANUF. SPECS. INST. ALL H-CUPS ON 1/16 OEB OR 1/2 PLY ROOF SHEATHING.
4. CONCRETE MIX: MINIMUM COMPRESSIVE STRENGTH 3000 PSI 5/16" x 8" HARDPLANK @ LAP SIDING WITH MIN. 1-1/4" OVERLAP w/ 1/16 OEB SHEATHING AND 15# FELT OR HOUSEWRAP VAPOR BARRIER 5/4 x 4 PREPARED SPRUCE AT WINDOWS, DOORS AND CORNERS.
5. 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.
6. ROOF SHEATHING TO BE 1/32" C-D INT-APA PLYWOOD WITH EXTERIOR GLUE. P-1, 32/16, NAILED w/ 8D NAILS @ 6" O/C EDGES AND 12" UNZED DRIP FLASHING, GUTTERS AND DOWNSPOUTS WITH BRAN OR 9P LASH BLOCKS.
7. EXTEND ALL FOOTINGS DOWN TO UNDISTURBED SOIL OF THE SPECIFIED STRENGTH WITH A MIN. DEPTH OF 12" BELOW GRADE OR AS REQUIRED BY LOCAL BUILDING CODE BASED ON LOCAL FROST LINE DEPTH.
8. ALL PRECAST CONCRETE 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 FABRICATING DATA SHALL BE MADE AVAILABLE TO THE BUILDING OFFICIAL UPON REQUEST AND COORDINATE WITH THE TRUSS CONTRACTOR TO VERIFY SIZE AND CONDITIONS FOR THE TRUSSING IN FLOOR, ROOF AND WALLS AND COORDINATE WITH PLUMBING, ELECTRICAL AND MECHANICAL WORK.
9. PROVIDE WASHERS ON ALL BOLTED CONNECTIONS.
10. ALL SHEEPSON STRONG THE CONNECTORS AND HANGERS TO BE INSTALLED WITH STRICT ACCORDANCE TO MANUF. INSTALLATION MANUAL SPECIFICATIONS.
11. HP/DF NO. 2 FOR LIGHT FRAMING PLATES AND BRACING. DF NO. 1 FOR POSTS, HEADERS AND BEAMS.
12. HP/DF NO. 2 FOR 16" O/C FOR EXT. STUD WALL FRAMING WITH PT BOTTOM PLATE.
13. REINFORCING STEEL (REBAR) 49TH A-618 GRADE @ 18" ON CENTER.
14. INSTALL ALL SEAL FOAM GASKET BETWEEN SILL PLT. AND INSULATION WALLS TO R-21. ROOF TO R-39 AS APPLICABLE.
15. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, MATERIALS AND DIMENSIONS IN THE FIELD.

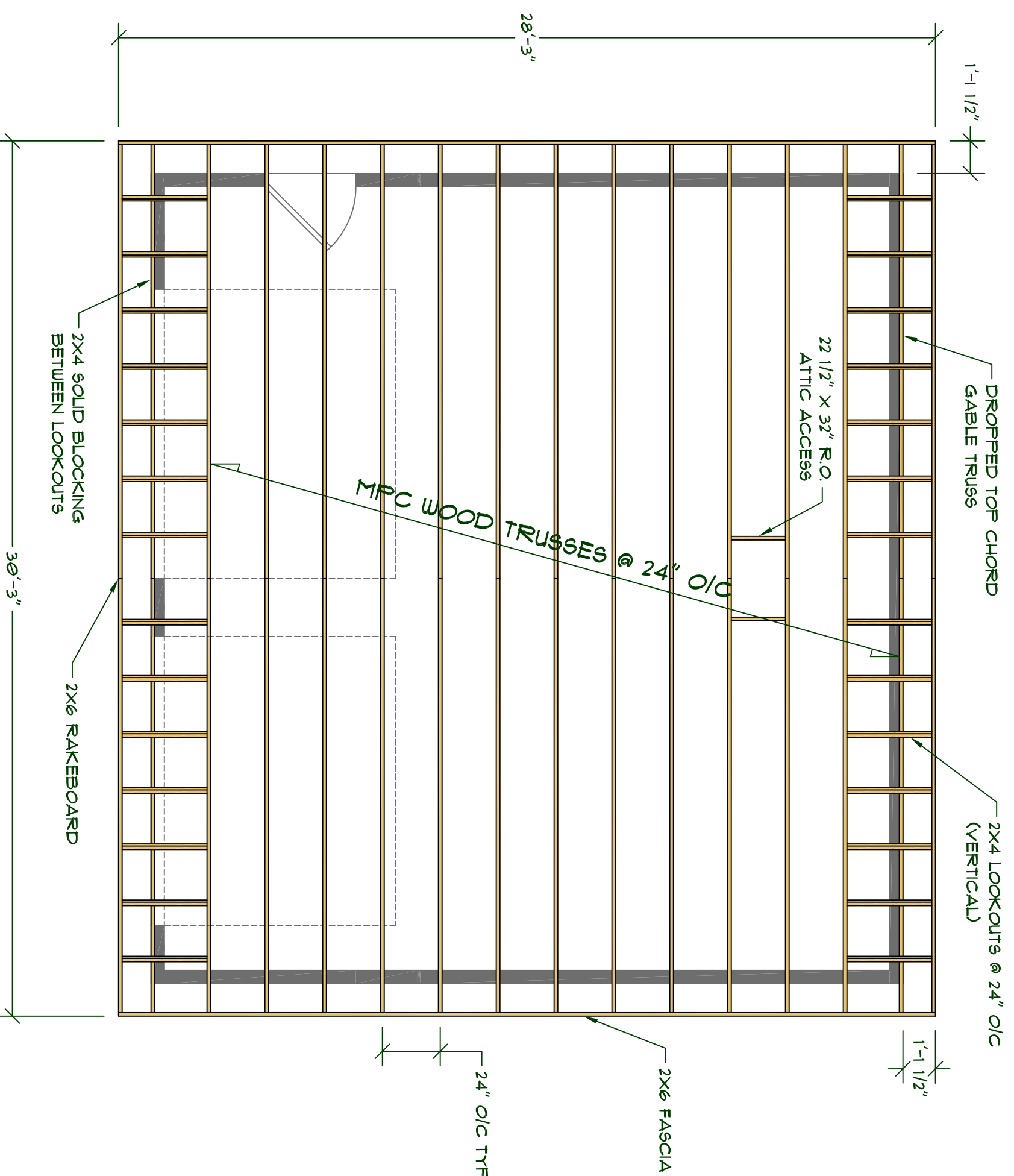
ELECTRICAL NOTES:

1. ALL WIRING TO BE COPPER WITH INSULATION SIZED PROPERLY FOR THE CIRCUIT LOAD TO THE AING RATING.
2. DETAIL BOXES SHALL BE INSTALLED AT EACH CONDUCTOR SPACE. DETAIL BOXES SHALL BE INSTALLED FOR ALL WIRING. ALL BOXES SHALL BE GROUNDED WITH A BONDING JUMPER AND HAVE ALL UNUSED KNOCKOUTS CLOSED BY APPROVED METHODS.
3. ALL SWITCHES, OUTLETS AND BOXES IN A WET LOCATION OR OUTSIDE OF BUILDING SHALL BE ENCLOSED IN A WEATHERPROOF ENCLOSURE OR CABINET.
4. CONFIRM LOCATION OF ALL EXTERNAL LIGHTS AND OUTLETS.
5. PROVIDE INDIVIDUAL BRANCH CIRCUITS FOR FURNACE OR WELDER.
6. ALL GARAGE OUTLETS GFCI, 15' 0" FLOOR TYP.
7. LOCAL WIRING TO AVOID INTERFERENCE WITH BUILDING STRUCTURAL MEMBERS SHALL BE INSTALLED AND SIZED ACCORDING TO SERVICE LOAD CALCULATIONS DONE BY A QUALIFIED ELECTRICAL CONTRACTOR OR ENGINEER.
8. PROVIDE TWO 1/2" DIA OR LARGER COPPER-CLAD GROUNDING ELECTRODES SPACED A MIN. 6' APART WITH EACH A MIN. OF 8' IN LENGTH.
9. PROVIDE LIGHT IN ATTIC CRAWLSPACE w/ SWITCH & ACCESS.
10. PROVIDE LIGHT IN ATTIC CRAWLSPACE w/ SWITCH & ACCESS.



SHEAR WALL PLAN

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

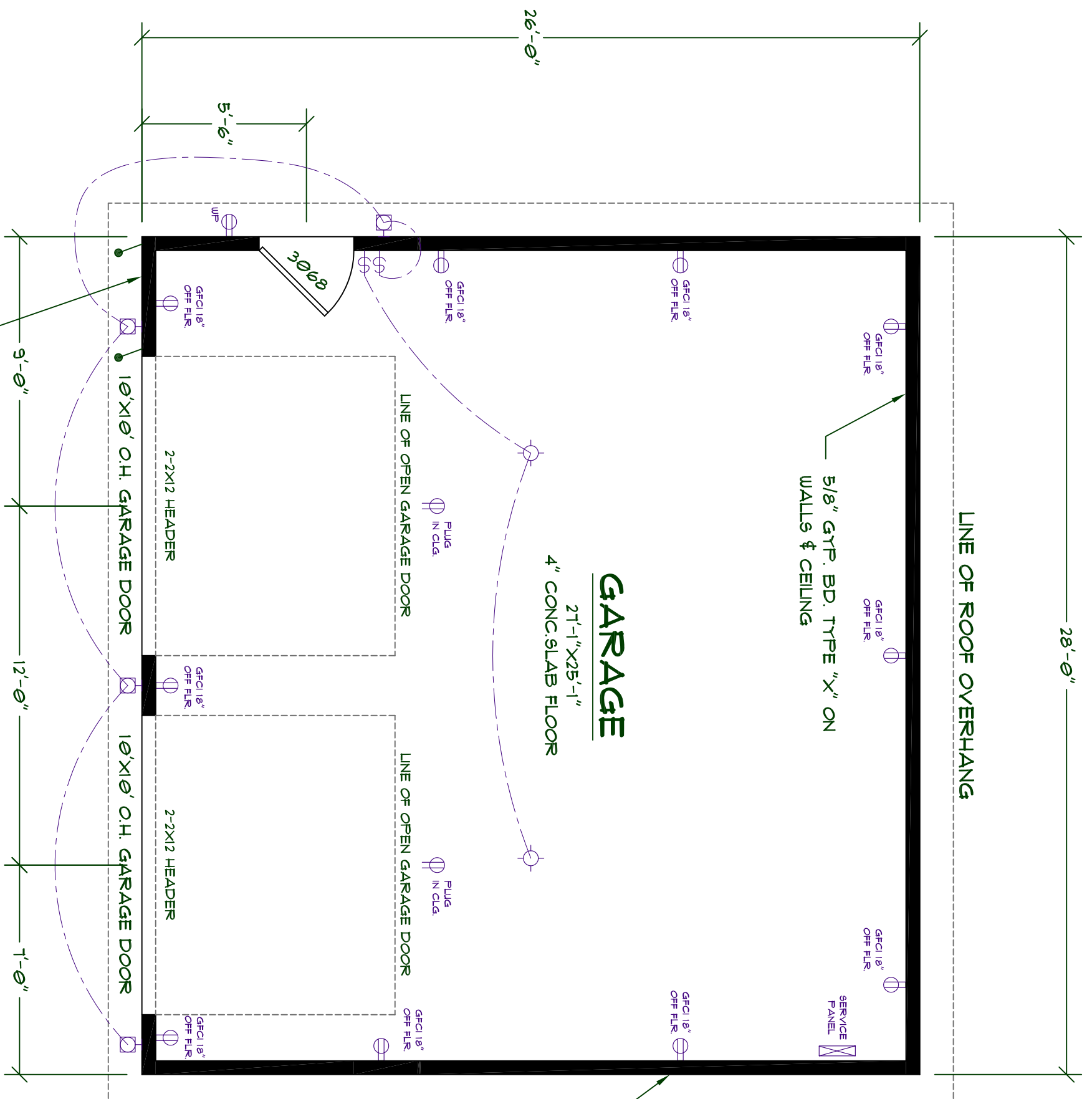
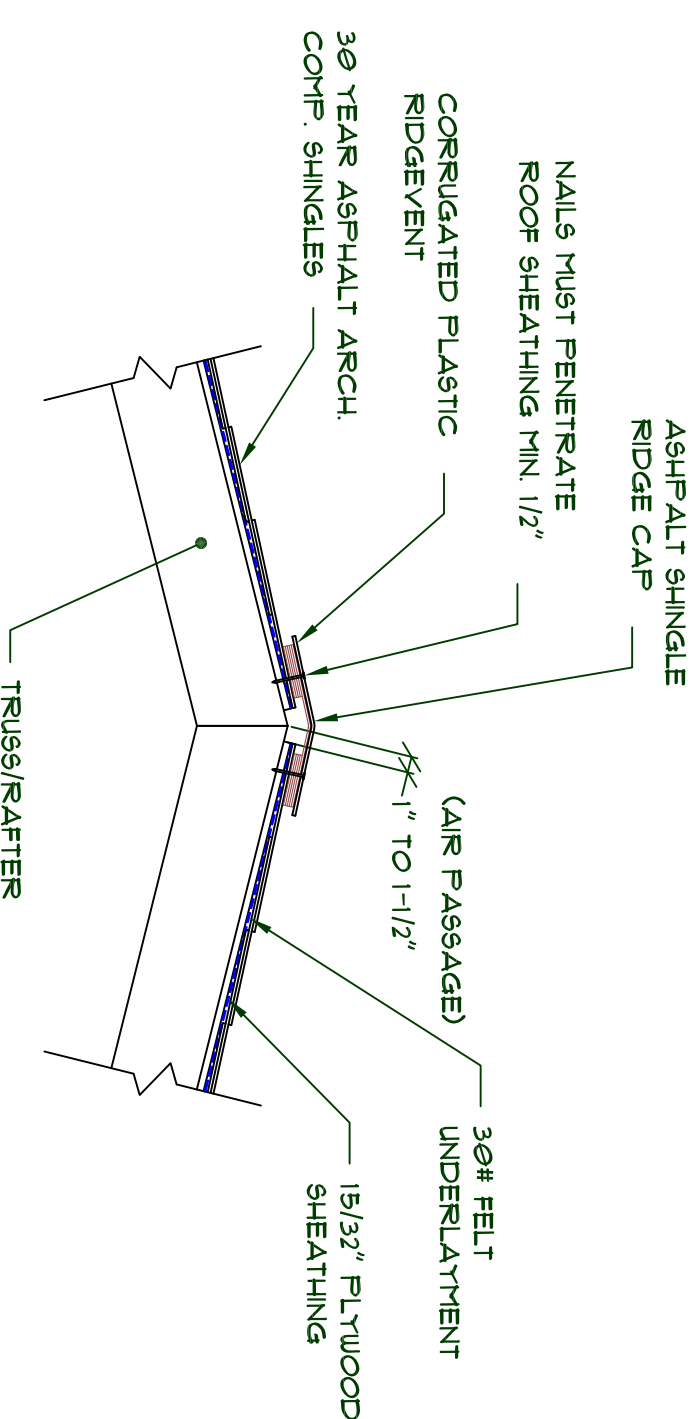


ROOF FRAMING PLAN

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

1 RIDGE VENT DETAIL

SCALE: 1"=1'-0"



FLOOR PLAN

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

SHEAR WALL LINES SHOWN IN RED

SHEAR WALL	Shear (lbs)	Wall Length (ft)	Shear Length (ft)	Unit Shear (plf)	Uplift (lbs)	Anchor
SWL A	994	28	4	249	2,982	HDU2 & SSTB16
SWL B	994	28	28	36	426	NR
SWL 1	1,152	26	23	50	601	NR
SWL 2	1,152	26	26	44	532	NR

HOLD-DOWNS:

SHOUL LOCATION OF 68T HDU HOLD-DOWNS & 68TB ANCHOR BOLTS. INSTALL AS PER MANUF. SPECS.

ELECT. SYMBOL LEGEND

⊕	SWITCH
⊕	120 VOLT OUTLET
⊕	STANDARD LIGHT FIXT.
⊕	WALL LIGHT FIXT.

NOTE:
FLOOR PLANS 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/HERS RESPONSIBILITY TO COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES. THE PLANS ARE NOT ALL INCLUSIVE OF ALL MANNING CODES AND ORDINANCES. NO OMISSION FROM THESE PLANS GIVES PERMISSION FROM COMPLIANCE WITH ALL MANNING STANDARDS. APPROVAL EVER GRANTS PERMISSION TO VIOLATE ANY CODE OR CITY ORDINANCE.

THE GREATEST EFFORT HAS BEEN MADE TO DRAW THESE PLANS WITHOUT ERROR. HOWEVER, THERE IS NO GUARANTEE THAT THESE PLANS ARE WITHOUT ERROR. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

**FLOOR PLAN
ROOF FRAMING PLAN**

DESIGNED BY: **NPW**
DATE: **5/20/2014**

PLAN NO. **GARAGE2826-2**
SCALE: 1/4"=1'-0" REVISION: A, 1

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