

GENERAL NOTES:

1. ALL DOOR AND WINDOW HEADERS TO BE 2"x6" OR 6"x6" UNLESS OTHERWISE NOTED.
2. ALL INT. NON-LOAD BEARING HEADERS TO BE (2) 2"x4" UNLESS OTHERWISE NOTED.
3. OVERLAP NOTED.
4. LOAD BEARING WALLS SHALL BE 2"x6" 16" O.C. DF STUD GRADE UNO.
5. ALL INT. WOOD FRAMED WALLS (NON-LOAD BEARING) SHALL BE 2"x4" @ 16" O.C. DF STUD GRADE UNO.
6. CALK & COUNTER FLASH ALL EXT. OPENINGS, WINDOWS, DOORS, AND ADDITIONAL BLOCKING STUDS, TIMBERS AND NAILERS NOT SPECIFIED SHOULD BE TYPICAL STUD MATERIAL.
7. MAJOR ROYS SHOULD EXTEND MIN. 3/4" ABOVE SILL FLARE.
8. GAP ALL SHEATHING AS PER MANUF. SPECS. INSTALL H-CUPS @ 16" O.C. OR 1/2" ROOF SHEATHING.
9. OVERLAP (T) EXPOSED W/ 7/16" OSB SHEATHING AND 19# FELT W/ 1" TYVEK HOUSEWRAP ON BLS. STENK WITH MIN. 1-1/4" OVERLAP (T) EXPOSED W/ 7/16" OSB SHEATHING AND 19# FELT OR TYVEK HOUSEWRAP VAPOR BARRIER.
10. EXT. TRIM 5/4" X 4" PREPARED SPRUCE AT WINDOWS, DOORS AND CORNERS.
11. NO 48" COATED ROOFING OR COATED GLASS.
12. ROOF SHEATHING TO BE 19/32" CDX (LAP A 3/16" RATED) FLOOR JOIST WITH EXTERIOR GUE NAILED W/ 8D GALVANIZED DEEP FLASHING GUTTERS AND DOWNSPOUTS WITH DRAIN OR FLASH BLOCKS AS REQUIRED.
13. BY CODE.
14. ALL SPECIFIED RAISED WALKERS TO BE DESIGNED BY A REGISTERED ENGINEER. CONTRACTOR SHALL VERIFY AS-FRATED DIMENSIONS AND CONDITIONS PRIOR TO RUSH FABRICATION. ENGINEERING DATA SHALL BE MADE AVAILABLE TO THE BUILDING OFFICIAL UPON REQUEST AND BECOMES A PART OF THIS PLANSET.
15. CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL OPENINGS CORRESPOND WITH PLUMBING, ELECTRICAL AND MECHANICAL WORK.
16. ALL EXT. DOORS TO BE A MIN. 3'-0" WIDE AND 6'-8" HIGH UNO. ALL DOORS TO HAVE A MAX. 1-1/2" RISER & STEPS WITH MIN. 36" CLEARANCE.
17. PROVIDE FIRE STOPS AT ALL CONCEALED DRAFT OPENINGS.
18. ALL SHOWER ENCLOSURE DOORS TO OPEN OUT IF NOT SLIDING AND SAFETY GLASS OR 6" CONCRETE CURB TO PROTECT HOT WATER HEATER & PLUMBAGE FROM VEHICLES IN GARAGE.
19. PROVIDE WASHERS ON ALL BOLTED CONNECTIONS.
20. INST. ALL DOUBLE JOISTS UNDER ALL PARALLEL WALLS.
21. ALL SHIPON STRONG THE CONNECTORS AND HANGERS TO BE MANUF. INSTALLATION RECS. SEE INST. ALLER GUIDE.
22. 9"-C=INSTALL.
23. INSULATE WALLS TO R-21, ROOF TO R-38 ADV. OR R-49 AS CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, MATERIALS AND DIMENSIONS IN THE FIELD.
24. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, MATERIALS AND DIMENSIONS IN THE FIELD.
- 25.

BUILDING DATA

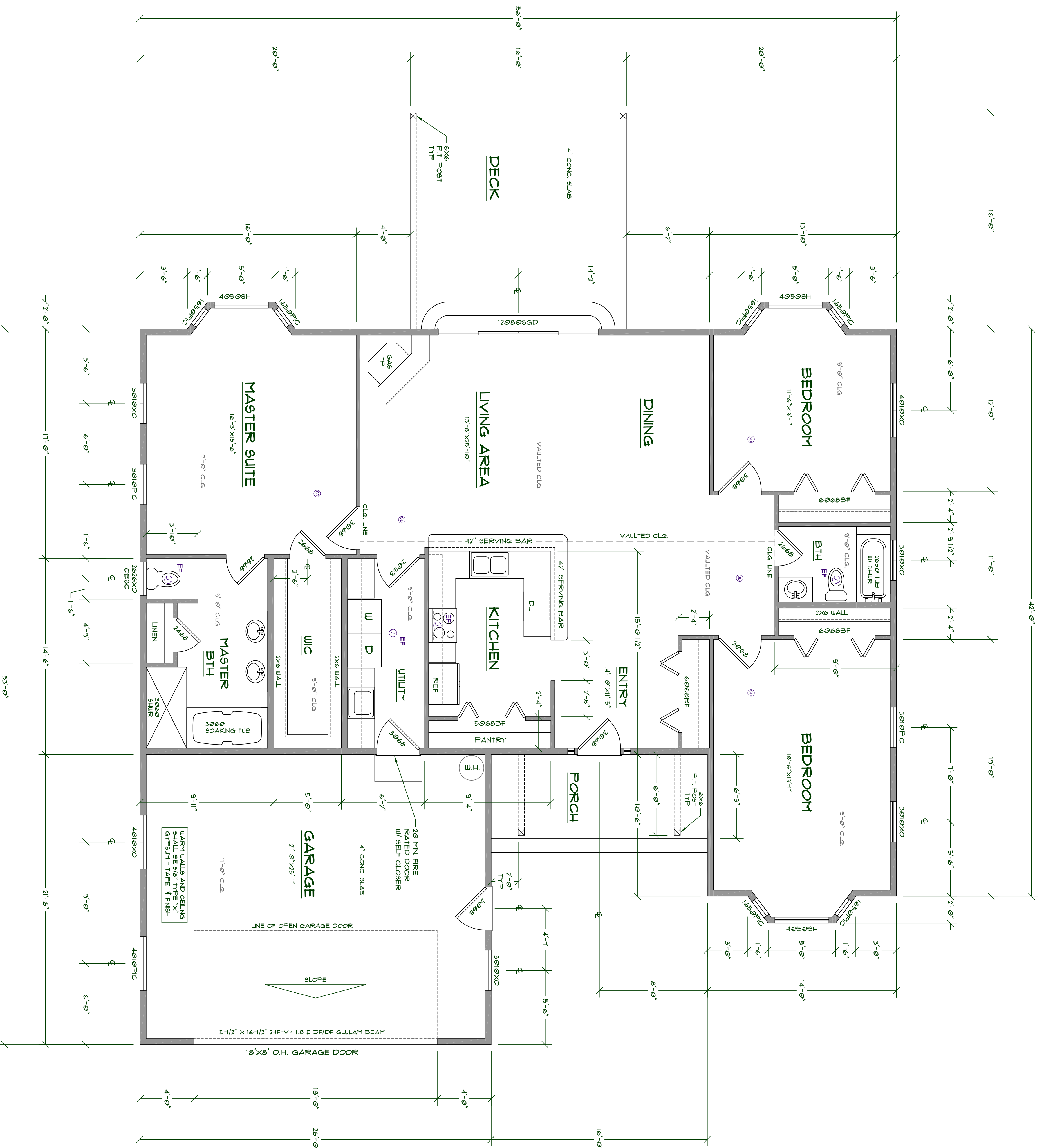
LENGTH: 56'-0"
 WIDTH: 55'-0"
 GRADE TO RIDGE HEIGHT: 19'-6"
 EAVE HEIGHT: 11'-0"

BUILDING AREA

MAIN FLOOR: 1350 SQFT
 UPPER FLOOR: N/A
 BASEMENT: N/A
 TOTAL LIVING AREA: 1350 SQFT
 USABLE LIVING AREA: 1201 SQFT
 GARAGE: 553 SQFT
 STORAGE: N/A
 TOTAL BLDG. AREA: 2503 SQFT

DESIGN CRITERIA

GROUND SNOW LOAD: 25 PSF
 FRONT WIND DEFLECT: 17"
 OCCUPANCY CLASSIFICATION: R
 RISK CATEGORY: II
 SNOW IMPORTANCE FACTOR: 1.0
 WIND IMPORTANCE FACTOR: 1.0
 THERMAL EXPOSURE: C (ULT)
 WIND EXPOSURE: C (ULT)
 WIND IMPORTANCE FACTOR: 1.0
 WIND FACTOR: ASD: 0.6
 SITE CLASS: D (STIFF SOIL)
 SEISMIC DESIGN CATEGORY: D
 SEISMIC IMPORTANCE FACTOR: 1.0
 FP CONSTRUCTION TYPE: V-B
 SOL. BEARING CAPACITY: 1500 PSF



FLOOR PLAN

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

NOTE:
 FLOOR PLAN DIMENSIONS ARE TO FACE OF
 FLOOR OR CENTERLINE OF OPENINGS UNLESS
 SHOWN OTHERWISE.

LOCATION	QUANTITY	Minimum 25 W.G.
KITCHEN FAN	1	100 CFM
BATHROOM FAN	2	50 CFM
LAUNDRY FAN	1	100 CFM
WHOLE HOUSE FAN		
		0 80 CFM (1-2 BEDROOM)
		0 80 CFM (3 BEDROOM)
		0 100 CFM (4 BEDROOM)
		0 120 CFM (5 BEDROOM)

NOTE: CEILING WHOLE HOUSE FAN WITH 24 HOUR TIMER SWITCH, HOT WIRE AND UNDERCUT DOOR FOR AIR PASSAGE (TYPICAL).

BUILDING CODE COMPLIANCE

THIS DESIGN WAS PREPARED TO COMPLY WITH THE FOLLOWING INDUSTRY CODES. LOCAL BUILDING CODES MAY REQUIRE MODIFICATIONS TO BOTH MATERIALS AND DESIGN.

2012 IBC
 ASCE 7-10
 ANS TPI-1-2001
 GA-600-2012
 AIA 310S-2012
 WIBC 2012

SMOKE DETECTOR

SMOKE DETECTORS SHALL BE AND AT A POINT CENTRALLY LOCATED IN A HALL OR AREA PROVIDING ACCESS TO A SLEEPING CENTRALLY LOCATED ON ALL FLOORS. HOT WIRED AND INTERCONNECTED WITH BATTERY BACKUP.

ELECTRICAL OUTLET AND LIGHTING LAYOUT BY OWNER

ATTENTION!

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ADDRESS AND TAKE IT IS SURE RESPONSIBILITY TO BE DONE THIS PROJECT IS CONDUCTED IN FULL COMPLIANCE WITH ALL STATE CODES AND ORDINANCES. THE FACT DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE FOR VIOLATION OF ANY CODE OR ORDINANCE. NO APPROVALS FROM ANY AGENCIES OR PERMISSION TO VIOLATE ANY CODE OR CITY ORDINANCE.

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	LOCATION:			NFW	HOUSE5655	
				DATE:	SCALE: 1/8"	REVISION: A, 3
				10/20/2015		

FLOOR PLAN

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