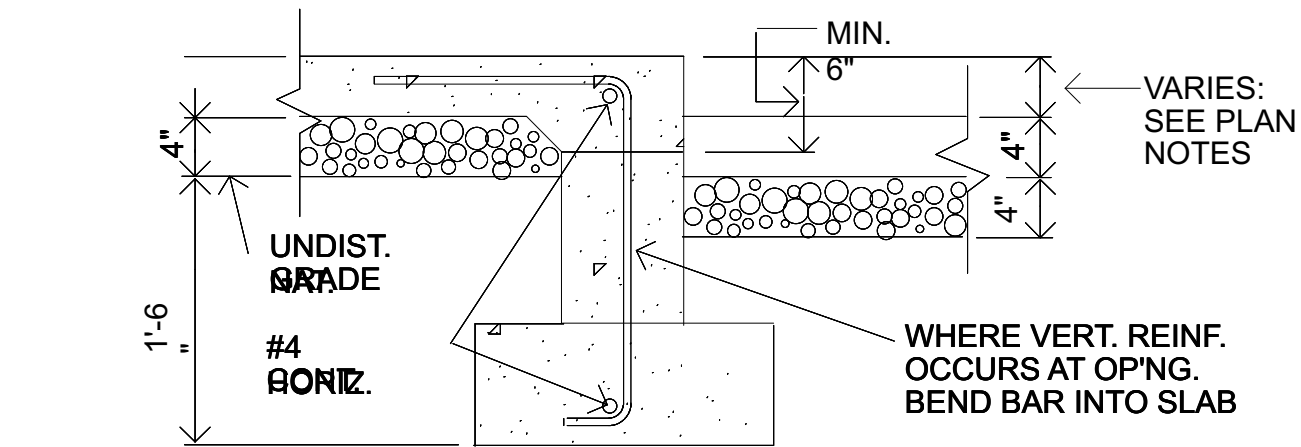
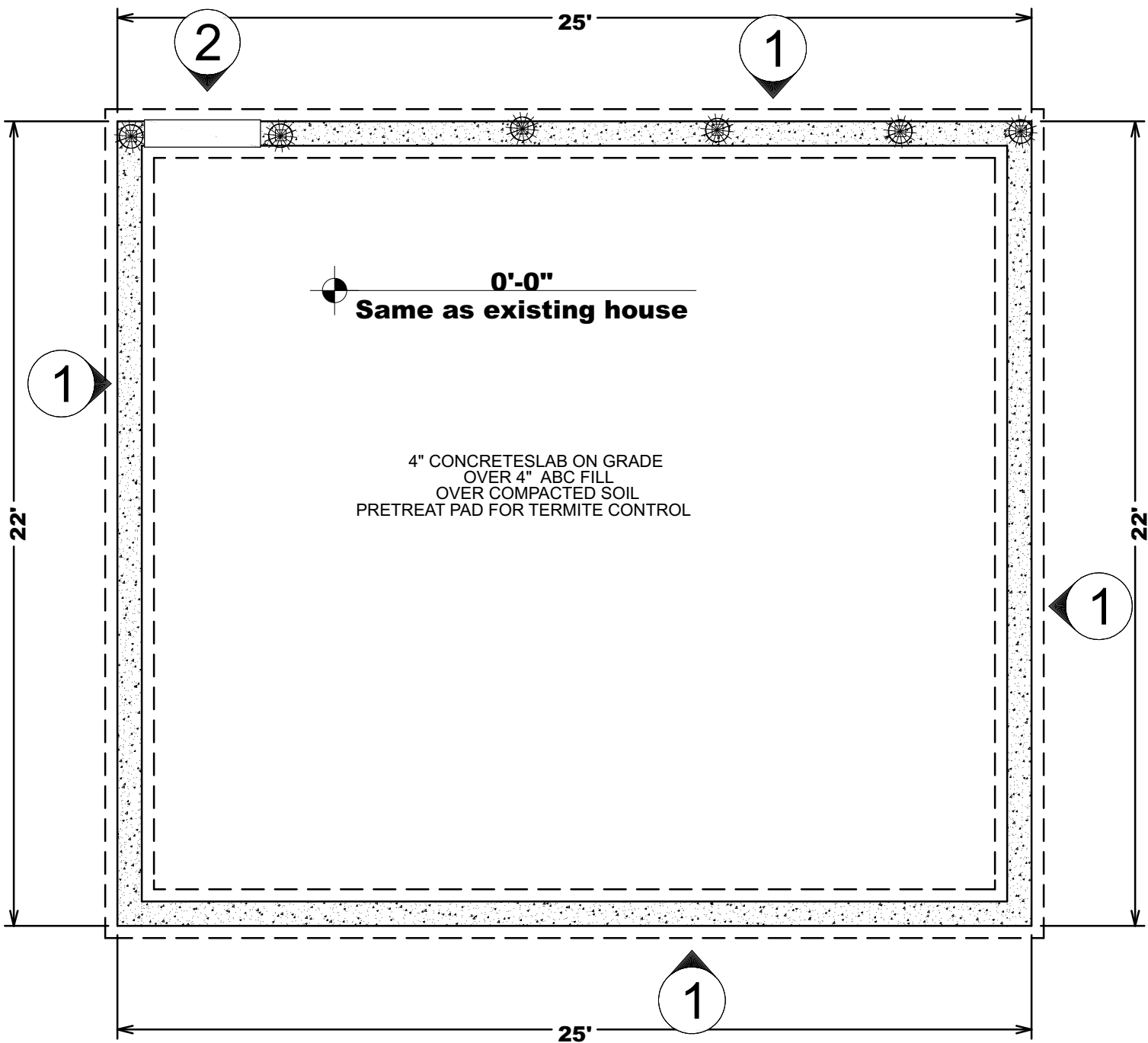
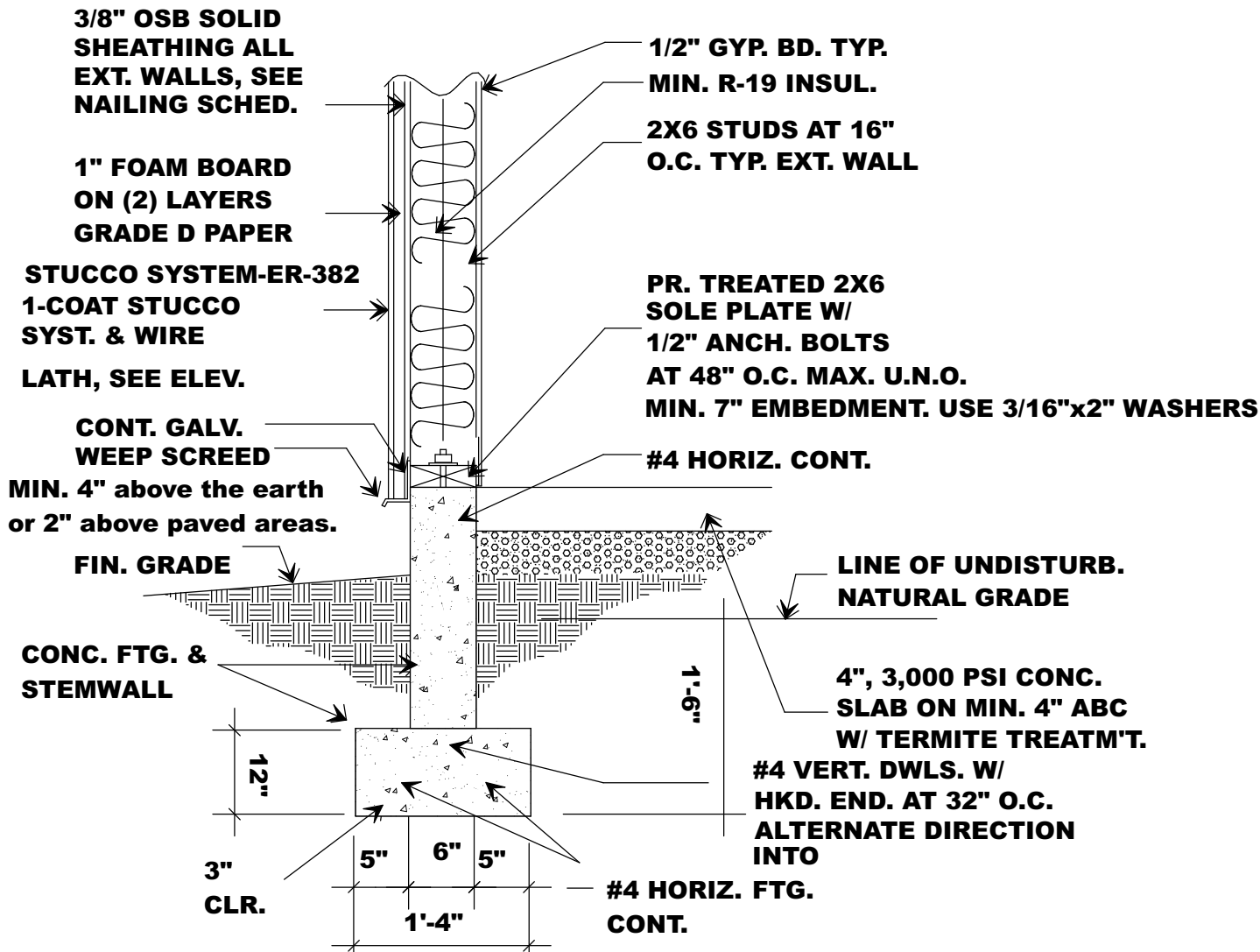


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EXT. TURN-D'N. @
D'R.

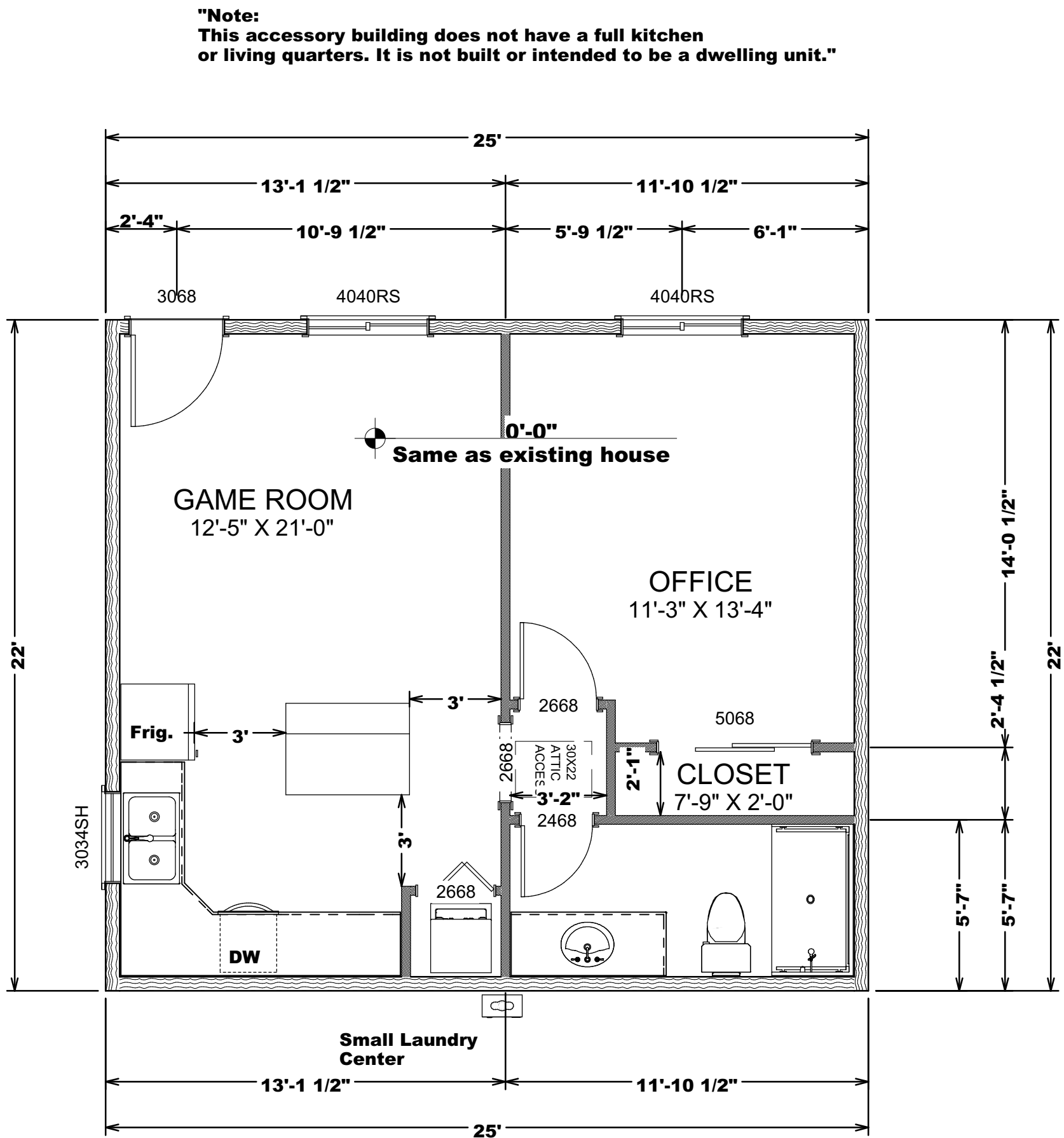


EXT. FRM. WALL AT FTG.

CONCRETE NOTES:

1. ALL CONCRETE TO BE 2500 PSI MIN. @ 28 DAYS.
2. DEPRESS STEM TO ALLOW FINISH FLOOR TO EXTEND TO EXTERIOR AT ALL EXTERIOR DOORS.
3. ALL EXPOSED PATIO AND GARAGE FLOORS TO BE "SMOOTH" FINISH(VERIFY WITH CONTRACTOR).
4. LANDINGS AT ALL DOOR LOCATIONS SHALL HAVE A MAXIMUM SLOPE OF 1/4" PER FT.
5. SEAL ALL VOIDS AROUND PENETRATIONS THROUGH FLOOR SLABS.
6. AT HOLD-DOWNS PROVIDE 1-#4 HORIZ. WITHIN THE TOP 6" OF THE STEM WALL SEE DETAILS
7. FLOOR/STEM EXTENSION(S) FOR FIREPLACE(S) POURS AND EXTEND IN DEPTH TO TOP POP-OUT(S), ECT. SHALL BE MONOLITHIC OF STEM WALL FOOTING(S).

INDICATES HOLDOWN DEVICE.
STHD14



"Note:
This accessory building does not have a full kitchen
or living quarters. It is not built or intended to be a dwelling unit."

THIS PROJECT IS TO BE CONTINUALLY SHEATHED WITH STRUCTURAL PANELS (3/8" OSB) ON ALL SHEATHABLE SURFACES INCLUDING ABOVE AND BELOW OPENINGS AND GABLE ENDS. AL PANELS TO BE BLOCKED AND NAILED @ 6" O.C. EDGES AND 12" O.C. FIELD.
NOTE:
ALL EXTERIOR WALLS WILL BE 2X6 STUDS @ 16" O.C.

NOTE:
CLOTHES DRYER TO BE PROVIDED WITH A 4" EXHAUST DUCT NOT TO EXCEED 25FT. IN LENGTH .THE MAXIMUM LENGTH ALLOWED IS REDUCED BY 2.5 FT. FOR EACH 45-DEGREE BEND AND 5FT. FOR EACH 90-DEGREE BEND. CLOTHES DRYERS.

EMERGENCY ESCAPES
A. IN ALL SLEEPING AREAS, PROVIDE AN OPENABLE WINDOW OR DOOR WITH AN AREA OF 5.7 SQFT (MINIMUM) OPENING DIRECTLY TO THE OUTSIDE WITH A MINIMUM NET CLEAR OPENING OF 20" WIDE AND 24" HIGH.
NOTE:(5.7 SQFT =20"x41" OR 34"x24")
EMERGENCY ESCAPE ROUTE SHALL LEAD TO A PUBLIC WAY.
B. MAXIMUM SILL HEIGHTS 44" A.F.F.

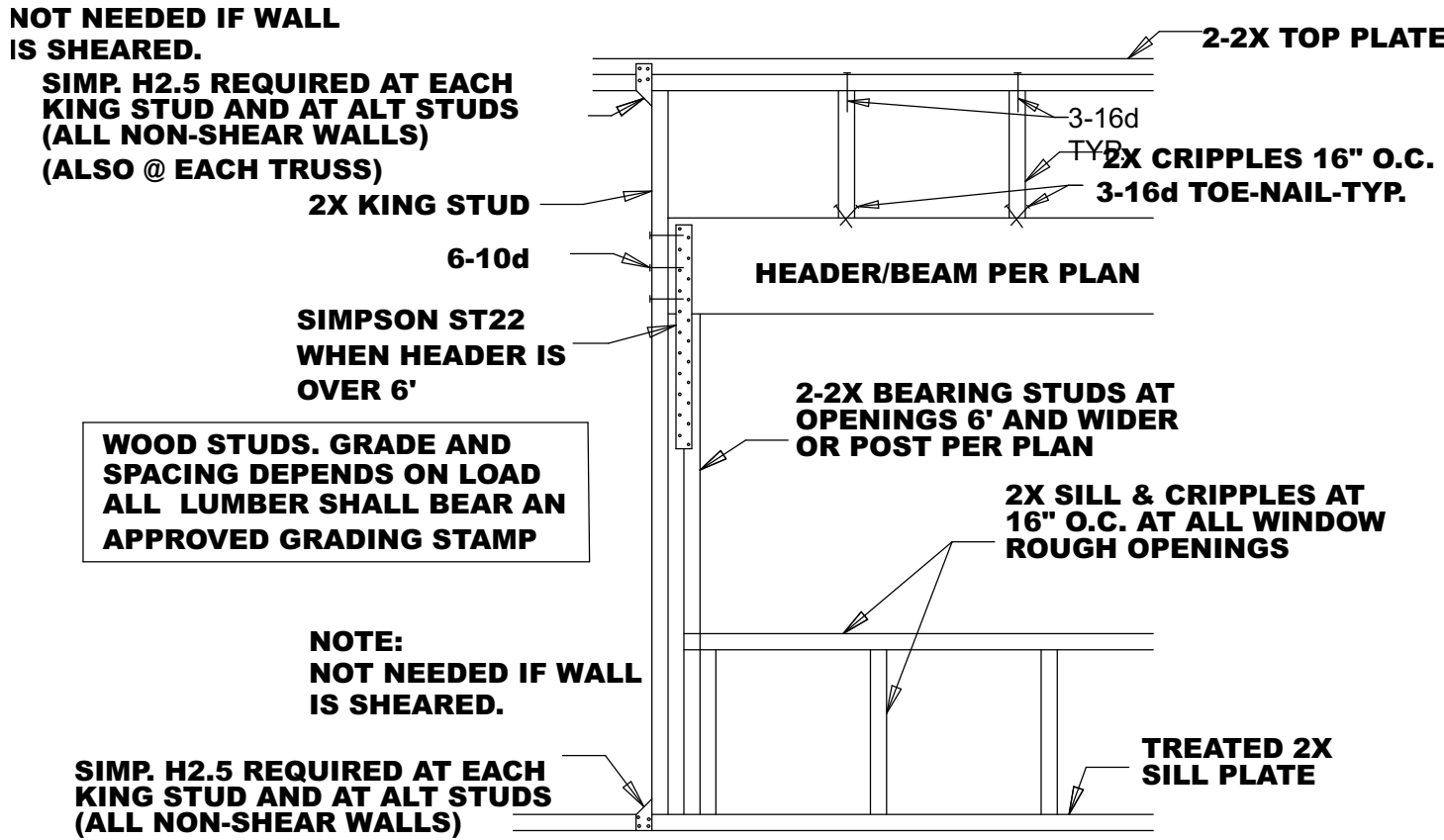
ATTIC ACCESS
AN ATTIC OPENING SHALL BE PROVIDED TO THE ATTIC ATEAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30" OR GREATER. THE ROUGH FRAMED OPENING SHALL NOT BE LESS THAN 22" X 30" AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A 30" MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS OPENING.

WATER-RESISTANT GYPSUM SHALL NOT BE INSTALLED OVER A VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT, ALSO INCLUDES AREAS SUBJECT TO CONTINUOS HIGH HUMIDITY. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS INSTALLED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS SHALL BE USED AND BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HIGHT OF NO LESS 6 FEET ABOVE THE FLOOR. IRC SECTION 307.2.

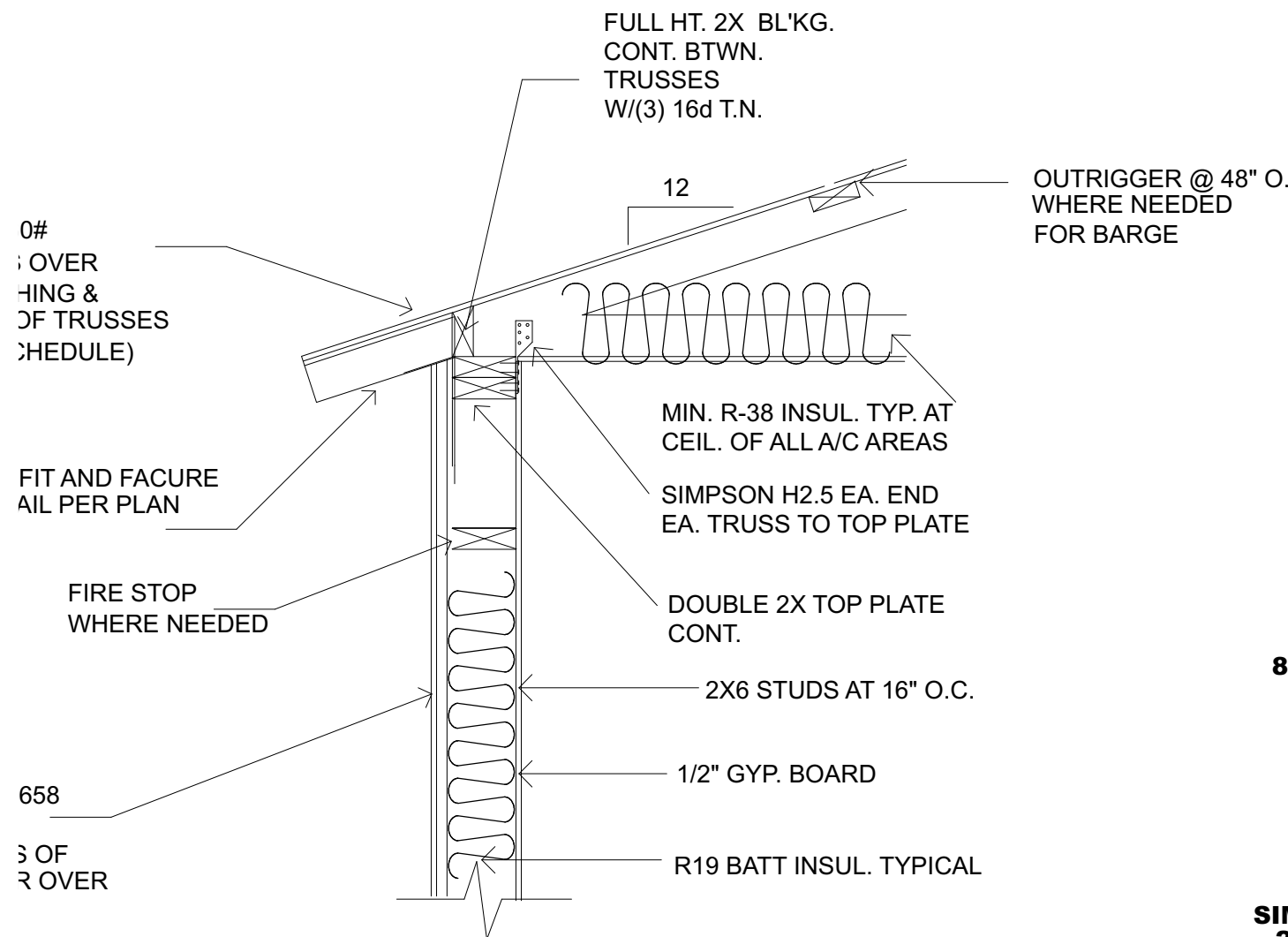
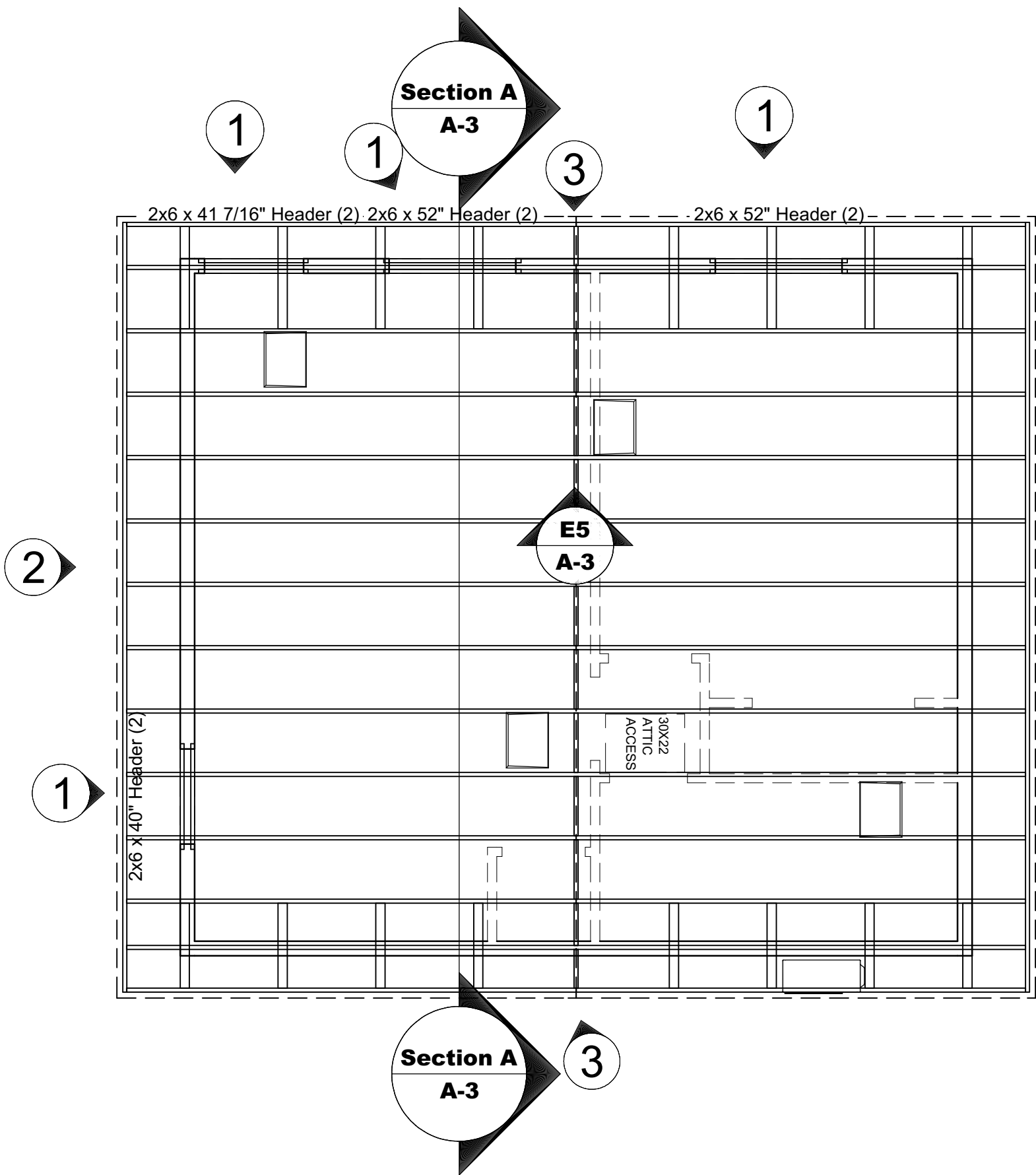
NOTE:
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NOTE:
SHOWER & TUB VALVES SHALL BE PRESSURE BALANCED, THERMOSTATIC MIXING OR A COMBINATION OF PRESSURE BALANCED/ THERMOSTATIC MIXING PER IRC SECTION P2708.3 WITH A HIGH LIMIT OF NO GREATER THAN 120 DEGREES F.

WATER HAMMER ARRESTORS SHALL BE PROVIDED PEE IRC SECTION P2903.5.



(TYP.) HEADER/BEAM CONNECTION



TYP P TRUSS TO WALL

ATTIC VENTILATION CALCULATIONS

550 SQ.FT TO BE VENTED
550/300=264 SQ. IN. FREE VENTILATION
4 DORMER VENTS AT 97.5 SQ.IN =390 SQ. IN.
(2 HIGH AND 5 LOW)

INDICATES DORMER VENT

NAILING NOTES: (PER IRC TABLE R602.3(1))

JOIST TO SILL OR GIRDER
BRIDGING TO JOIST
SOLE PLATE TO JOIST OR BLK'G
STUD TO SOLE PLATE
TOP PLATE TO STUD

DOUBLE STUDS
DOUBLE TOP PLATES
CONTINUOUS HEADER, TWO PIECES
BUILT-UP HEADER, TWO PIECES
W/ 1/2" SPACER
TOP PLATES, LAPS AND INTERSECTIONS

CEILING JOISTS TO PLATE
CONTINUOUS HEADER TO STUD
CEILING JOISTS, LAPS OVER PARTITIONS
CEILING JOISTS TO PARALLEL RAFTERS
RAFTER TO PLATE
1" BRACE TO EACH STUD AND PLATE
BUILT-UP CORNER STUDS
2" PLANKS

1/2" PLYWOOD ROOF AND WALL
SHEATHING

3/4" PLYWOOD SUBFLOOR

2x MULTIPLE JOISTS - STAGGER @ 15" OC
W/(2) @ EA. END OR SPLICE
(3) OR FEWER
(4) OR MORE

TOE NAIL (3)-8d
TOE NAIL EA. END (2)-8d
FACE NAIL 16d @ 16" OC
TOE NAIL (4)-8d, END NAIL (2) 16d
END NAIL (2)-16d

FACE NAIL 16d @ 24" OC
FACE NAIL 16d @ 16" OC
16d @ 16" OC ALONG EA. EDGE
16d @ 16" OC ALONG EA. EDGE
FACE NAIL (2)-16d

TOE NAIL (3)-8d
TOE NAIL (4)-8d
FACE NAIL (3)-10d
FACE NAIL (3)-10d
TOE NAIL (2)-16d
FACE NAIL (2)-8d
10d @ 24" OC
(2)-16d @ EA.BRG.

EDGES 8d @ 6" OC
INTERMEDIATE 8d @ 12" OC

EDGES 8d @ 6" OC
INTERMEDIATE 8d @ 12" OC

16d NAILS
1/2" DIA M.B. W/ STANDARD NUT AND WASHERS

ROOF FRAMING / TRUSS NOTES:

TRUSS DRAWING IS FOR ILLUSTRATION ONLY.

ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.

ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.

ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.

ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

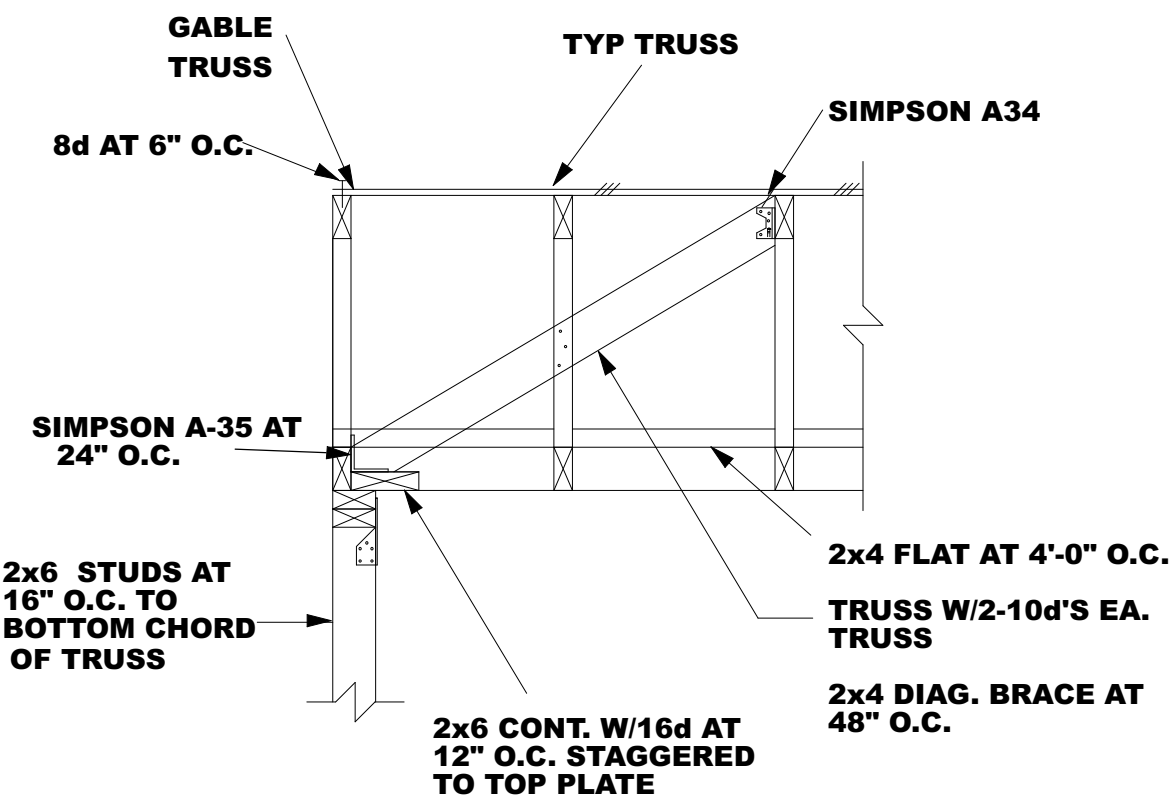
ALL ROOF FRAMING 24" O.C.

ALL OVERHANGS 16". U.N.O.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

ATTIC VENTILATION: REQUIRED ABOVE HOUSE.

WALL HEADERS: (2) 2 X 10 DF 2 TYP. UNO



GABLE TRUSS BRACING

Electrical Schedule						
Number	Qty	Floor	Attached To	Room Name	Description	
E01	1	1	Ceiling	Bath	Exhaust	
E02	1	1	Ceiling	OFFICE	Ceiling Fan (lights)	
E03	1	1	Ceiling	Hall	CO/Smoke Detector	
E04	1	1	Ceiling	GAME ROOM	Ceiling Fan (lights)	
E05	1	1	Wall		Caged Lantern Sconce	
E06	1	1	Wall	Bath	GFCI	
E07	5	1	Wall	OFFICE	AFCI	
E08	1	1	Wall	Hall	Gran Tenos	
E10	6	1	Wall	GAME ROOM	AFCI	
E11	1	1	Ceiling	OFFICE	Smoke Detector 1	
E12	3	1	Ceiling	GAME ROOM	Recessed Down Light 6	
E13	1	1	Wall		GFCI WP	
E14	1	1	Wall	Bath	Gran Tenos	
E15	2	1	Wall	Bath	Single Pole	
E16	1	1	Wall	OFFICE	Single Pole	
E17	1	1	Wall	Laundry	Clothes Washer	
E18	1	1	Wall	GAME ROOM	Dishwasher	
E20	4	1	Wall	GAME ROOM	GFCI	
E21	1	1	Wall	GAME ROOM	Garbage Disposal	
E22	1	1	Wall	GAME ROOM	Refrigerator	
E23	3	1	Wall	GAME ROOM	Single Pole	
E24	2	1	Wall	GAME ROOM	Three Way	
E25	1	1	Wall	OFFICE	Electrical Panel	

NOTE:
A MINIMUM OF TWO (2) 20A RATED BRANCH CIRCUITS FOR RECEPTACLES LOCATED IN THE KITCHEN ,PANTRY ,BREAKFAST AND DINNING AREAS, A SEPARATE 20A RATED BRANCH CIRCUIT TO THE LAUNDRY, AND SEPARATE 20A RATED BRANCH FOR THE BATHROOM RECEPTACLES, DISHWASHER/ DISPOSAL IF PROVIDED. IRC E3703

NOTE:
ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15-AND-20 AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPED ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. IRC SECTION 3902.12 BY CODE, AN OUTLET IS FOR EITHER A LIGHTING FIXTURE OR A RECEPTACLE. NEC 210.12

ALL EXTERIOR LIGHTS AND FIXTURES NOT WEATHER PROTECTED SHALL BE LISTED FOR WET USE & ALL EXTERIOR LIGHTS AND FIXTURES, SUCH AS AT COVERED ENTRIES/PATIOS, THAT ARE WEATHER PROTECTED SHALL BE LISTED FOR DAMP USE.

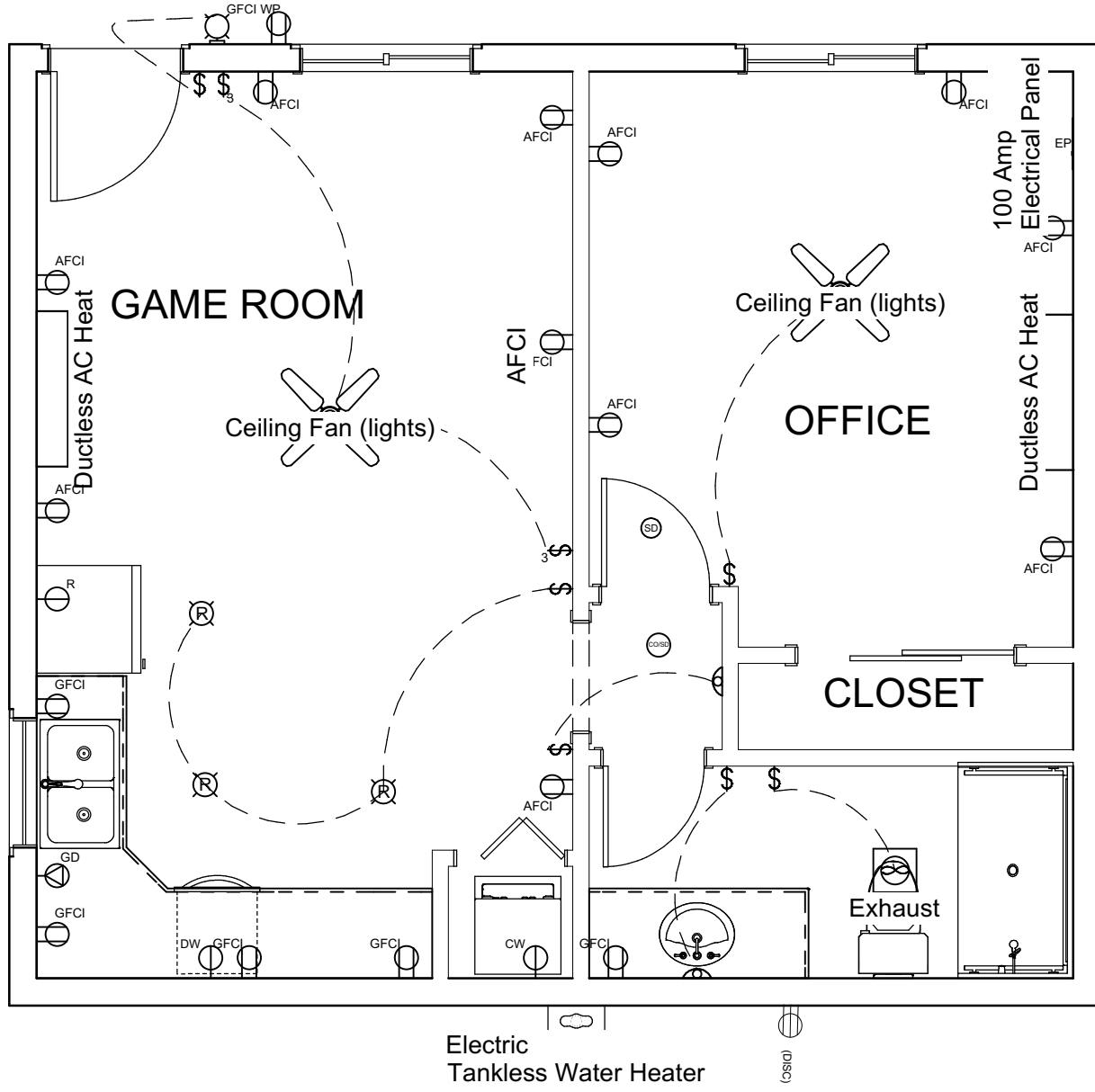
NOTE:
ALL LIGHTS AND FIXTURES INSTALLED OVER A TUB/ SHOWER SHALL BE LISTED FOR WET USE.

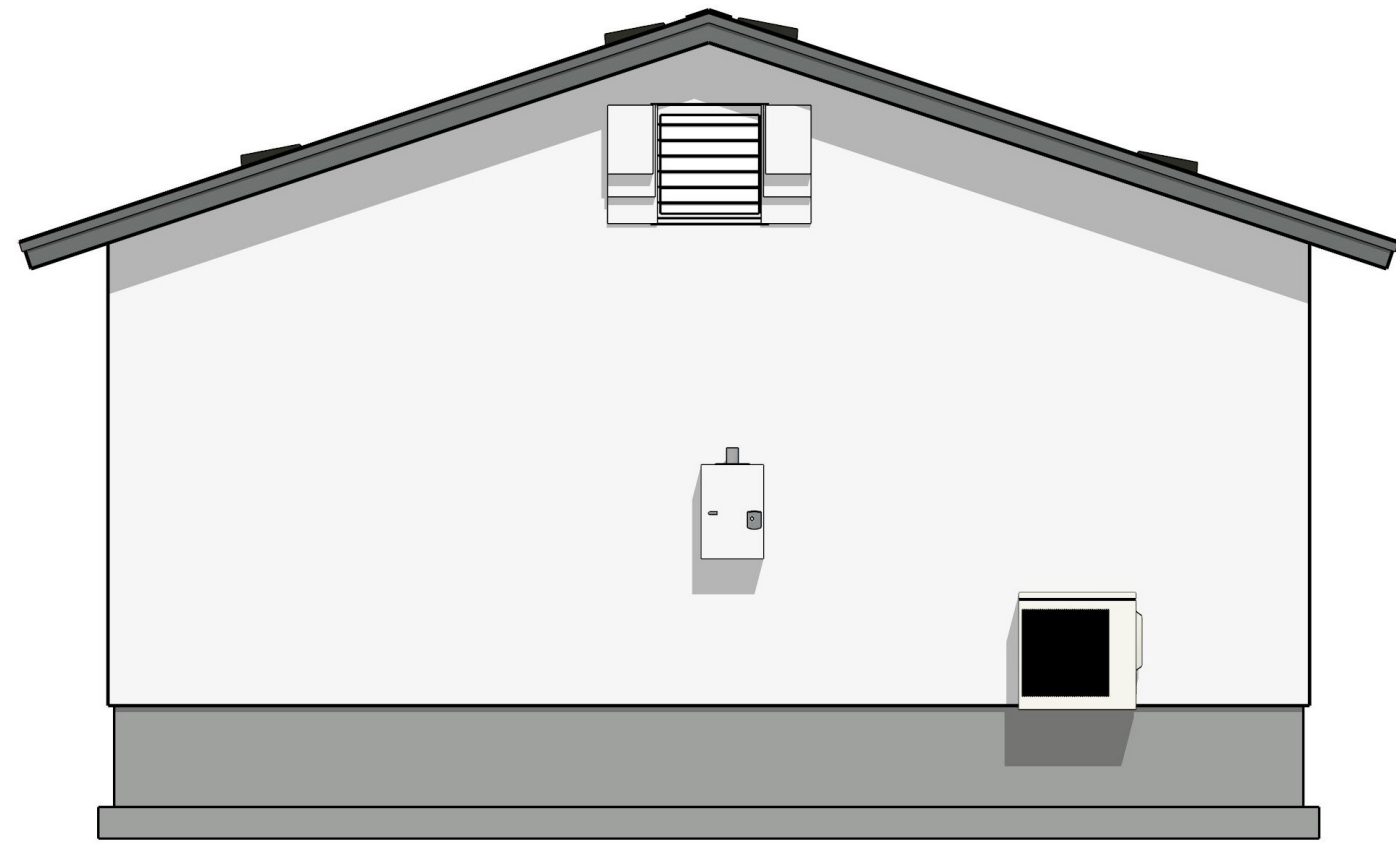
SINGLE AND MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTION OF THE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT.

NOTE:
ALL RECEPTACLES SHALL BE LISTED TAMPER RESISTANT TYPE PER THE IRC SECTION E4002.14 EXCEPT WHERE ALLOWED PER E4002.14.4 THRU E4002.14.3

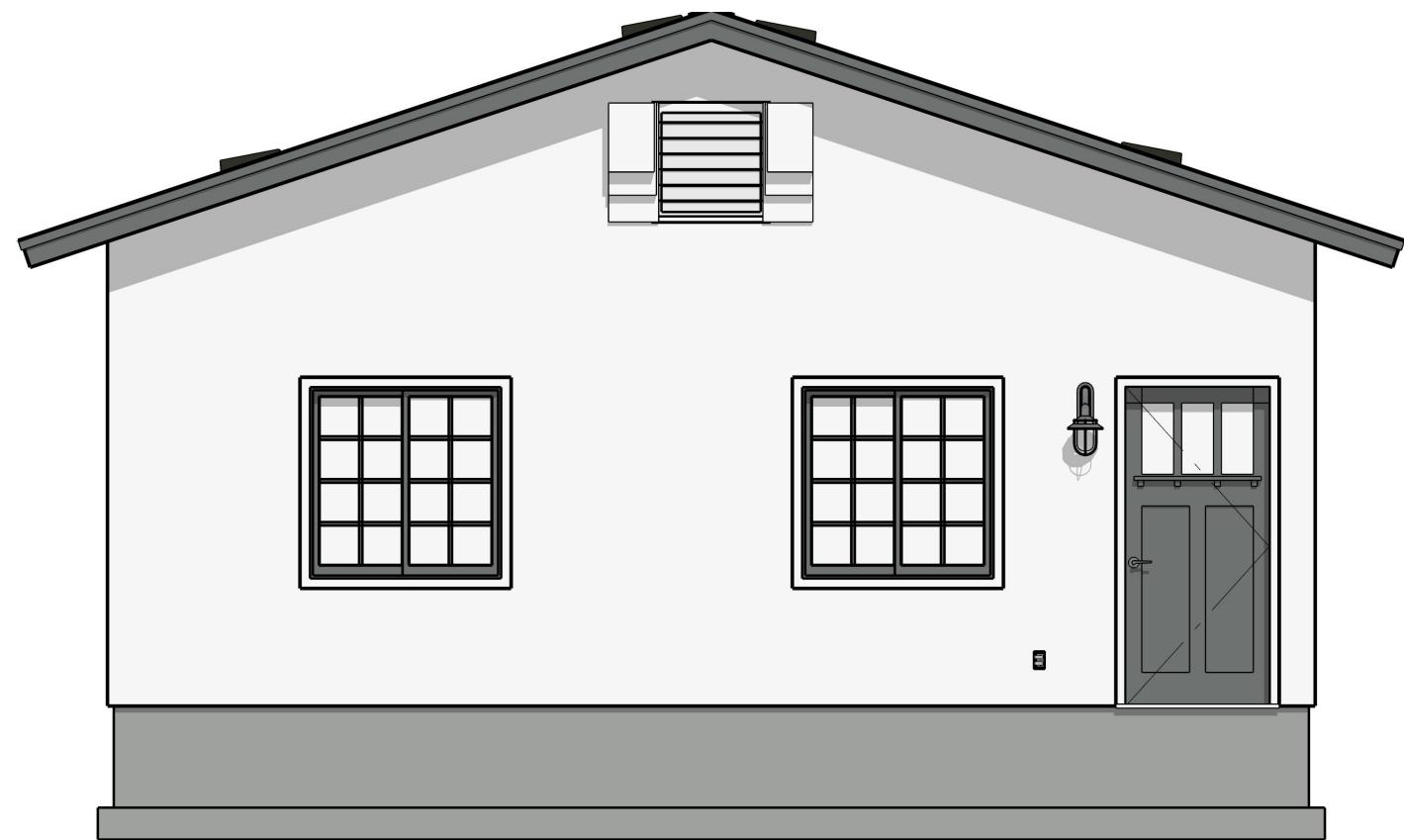
NOTE:
THERE WILL BE A WALL COUNTER OUTLET AT THE KITCHEN COUNTER AND ON THE PENINSULA ISLAND NO GREATER THAN 24" O.C.9PER 2012 IRC E3901.4.1)

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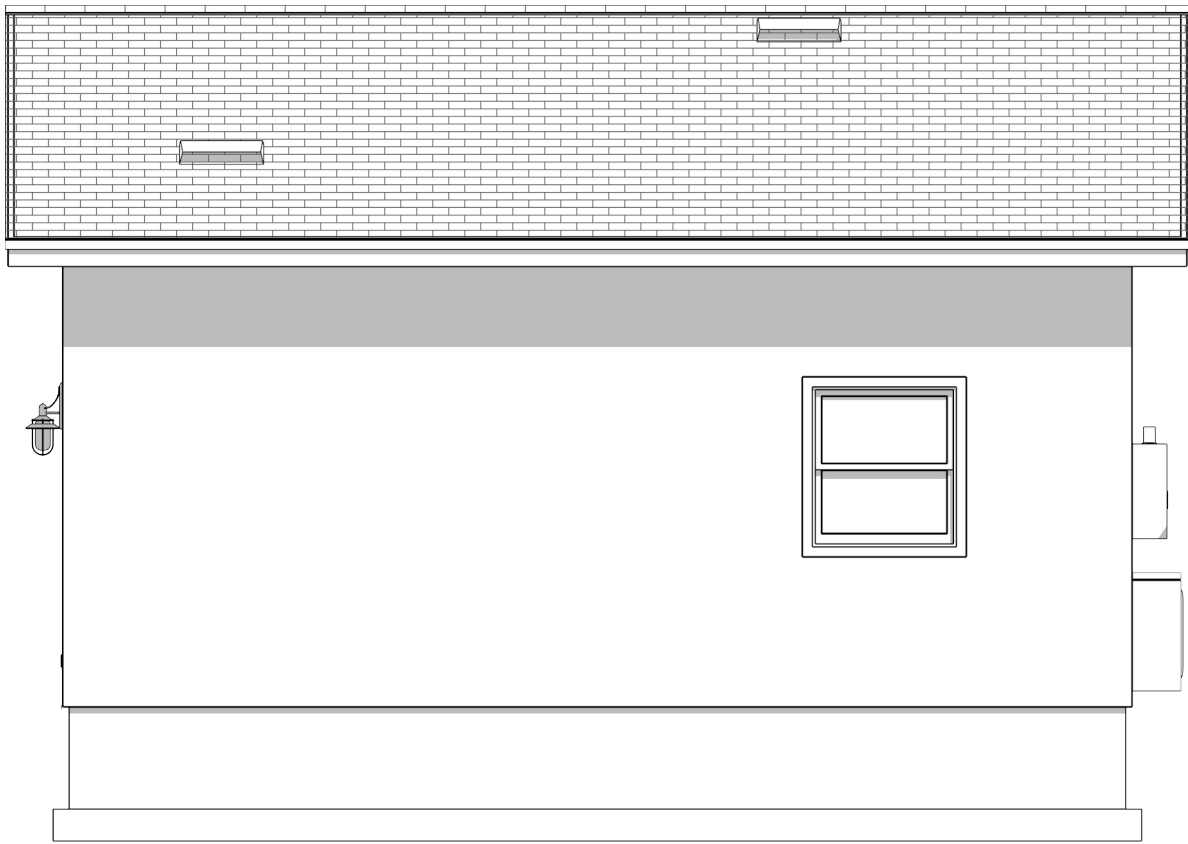




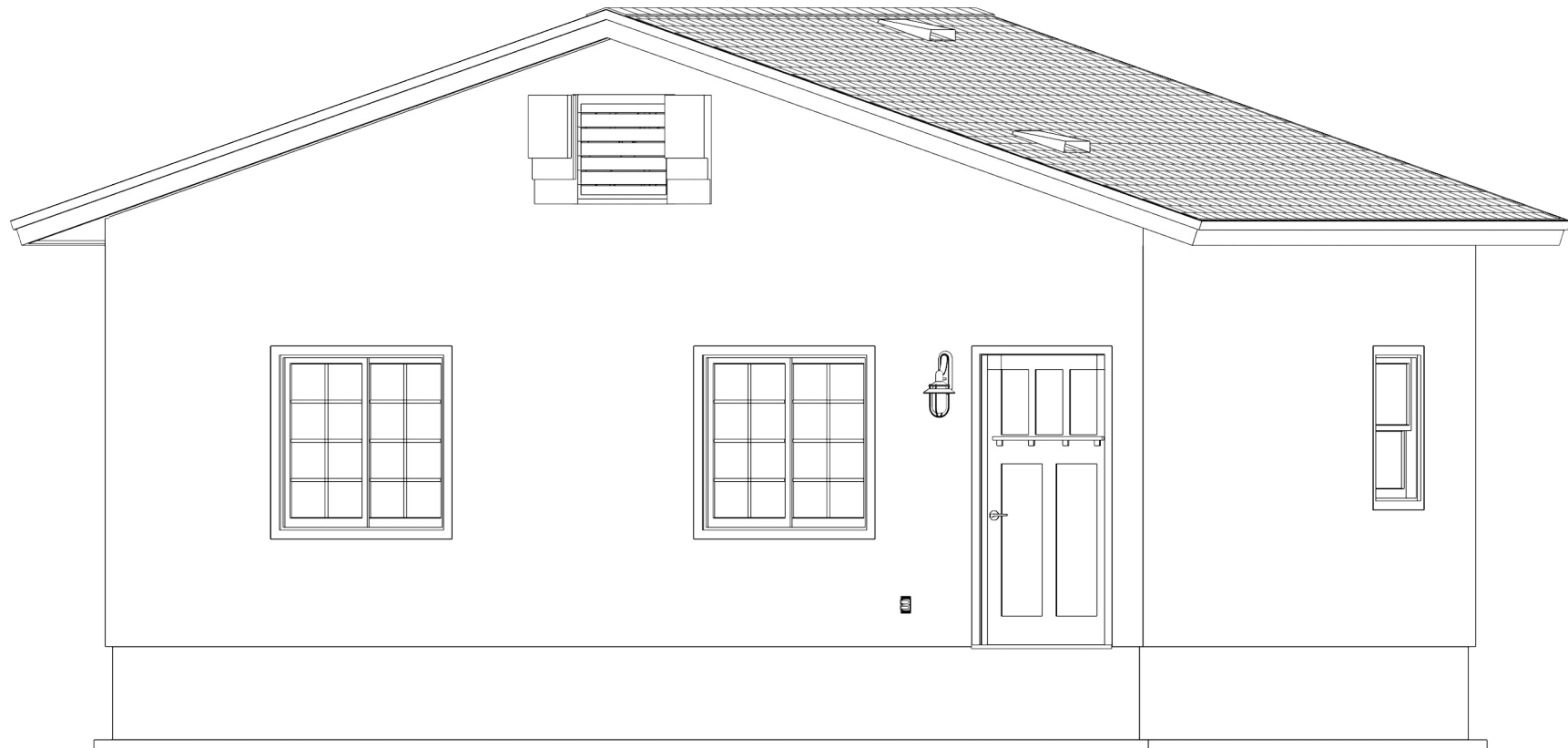
REAR ELEVATION



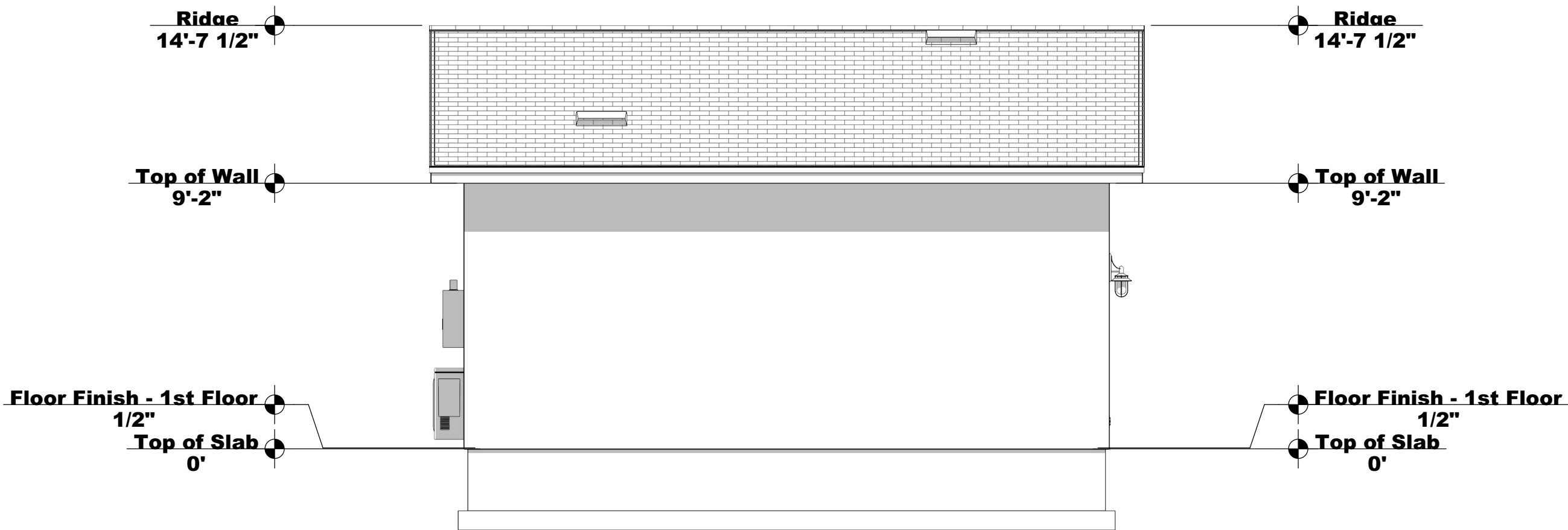
FRONT ELEVATION



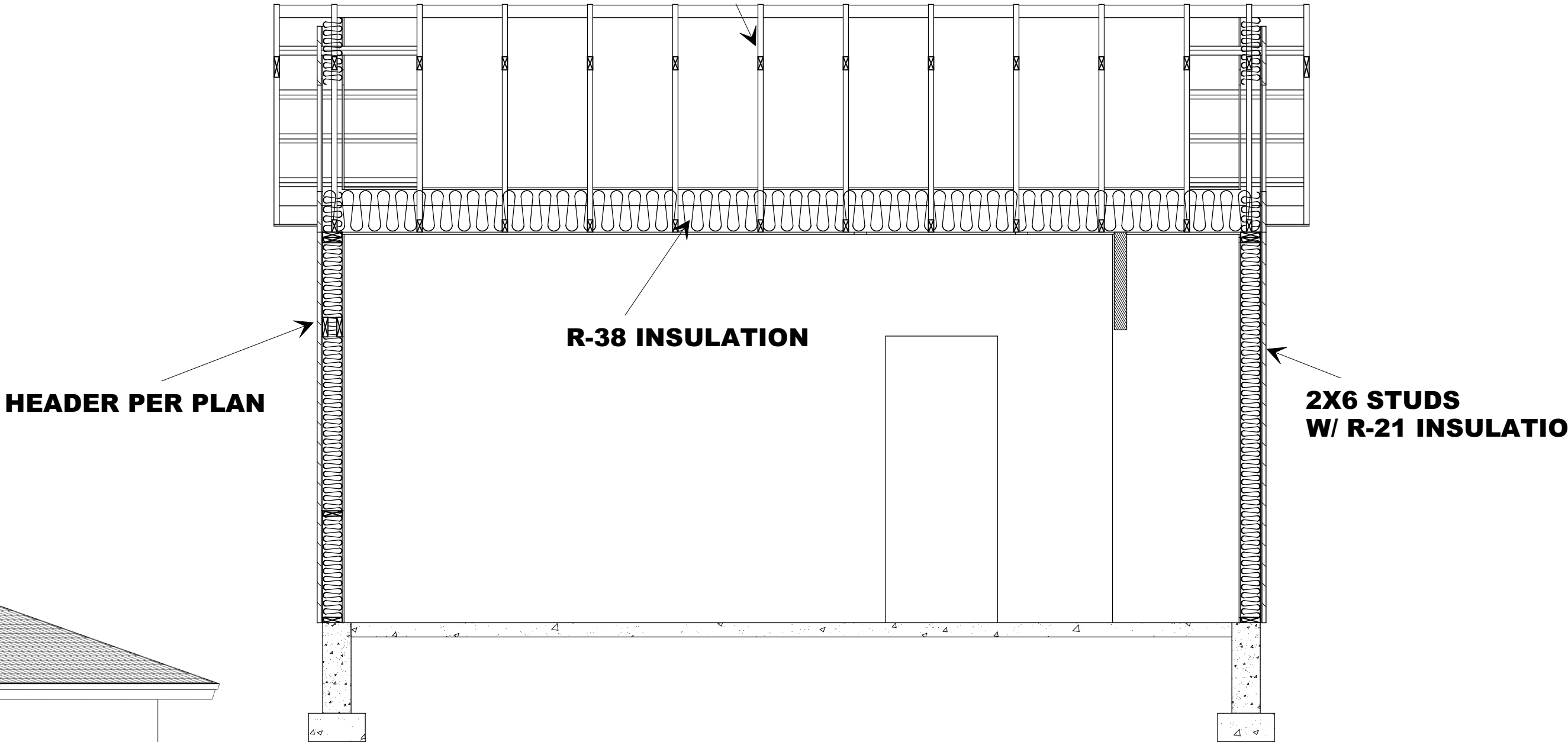
RIGHT ELEVATION



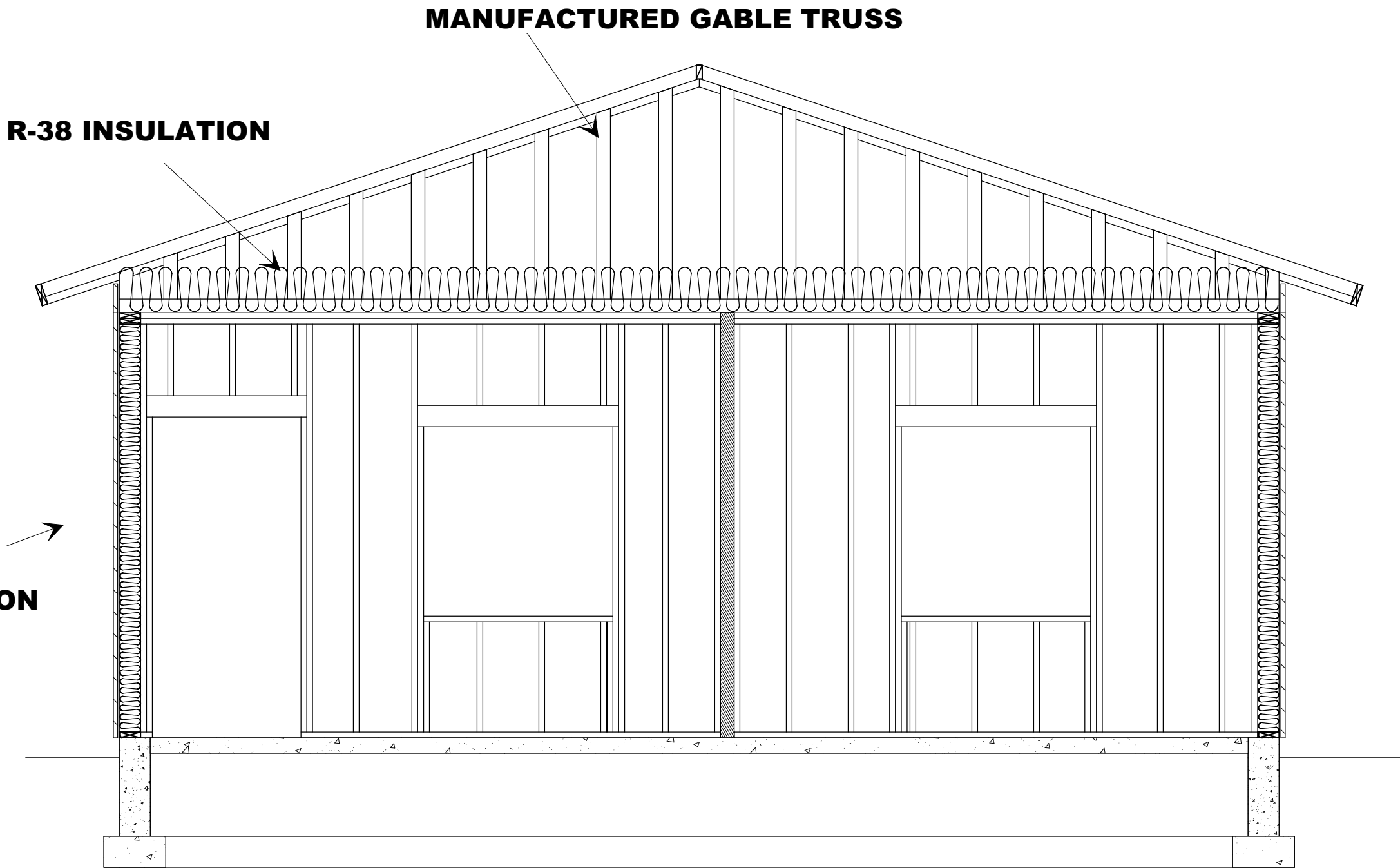
N.T.S.



LEFT ELEVATION



Section A
scale 3/8"=1'



Section B
scale 3/8"=1'

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