

All garage and house plans obtained from HOUSE PLAN BROKER L.L.C., are sold on an as-is condition, and HOUSE PLAN BROKER L.L.C. disclaims all warranties, express or implied, including, but not limited to, merchantability or fitness of purpose. It is the responsibility of the builder, contractor and the purchaser of said plans to assure they will comply with local building codes and requirements in the area to be built in PRIOR TO CONSTRUCTION. HOUSE PLAN BROKER L.L.C. will not be liable for consequential, indirect, incidental, or special damages of any kind, including, but not limited to, loss of business opportunity, loss of anticipated profits, or any other economic loss arising from the use of services or any construction plans obtained from HOUSE PLAN BROKER L.L.C.

CONSTRUCTION NOTES

FOUNDATION WALL CONSTRUCTION

1. 8" THICK CONCRETE FOUNDATION WALL WITH REINFORCING PER STRUCTURAL DRAWINGS AND DETAILS.
2. SPRAY ASPHALT DAMP PROOFING BELOW GRADE.
3. FOUNDATION DRAIN PER STRUCTURAL PLANS.

FLAT WORK SLAB CONSTRUCTION

1. 4" CONCRETE WITH FIBER-MESH PER STRUCTURAL PLANS.
2. SOIL PREPARATION AS RECOMMENDED BY SOILS ENGINEER.
3. PROVIDE CONTINUOUS 1/2" EXPANSION JOINTS @ PERIMETER OF SLAB AND PER STRUCTURAL DRAWINGS AND CONTROL JOINTS AS REQ.

FLOOR CONSTRUCTION

1. 3/4" T&G PLYWOOD, GLUE AND NAIL TO SUBSTRATE.
2. PLYWOOD JOISTS PER FRAMING PLAN.
3. R-30 BATT INSULATION WHERE EXPOSED TO EXTERIOR AND/OR OVER GARAGE WITH 4 MIL VAPOR BARRIER ON WARM SIDE.
4. PROVIDE DRAFT STOPS AS NEEDED.

EXTERIOR WALL CONSTRUCTION

1. STUCCO AND STONE
2. 7/16" O.S.B SHEATHING.
3. 2x6 WOOD STUDS @ 16" O.C.
4. 1/2" GYPSUM WALLBOARD.
5. PROVIDE FIRE BLOCK CONSTRUCTION AS NECESSARY. AREAS TO BE FIRE BLOCKED INCLUDE CONCEALED SPACES IN STUD OR FURRED WALLS, AT LINING AND FLOOR LEVELS AND AT 10' INTERVALS ALONG THE LENGTH OF THE WALL. FIRE BLOCKING SHOULD OCCUR AT ALL DROPPED SOFFITS, BETWEEN STAIR STRINGERS AND AROUND VENTS, DUCTS, AND PIPES.

WINDOWS

1. ALL WINDOWS TO BE VINYL WITH DOUBLE PANE GLASS

GARAGE WALL AND FINISH LIVING SPACE

1. 5/8" GYPSUM WALL BOARD FINISH TAPE AND ON GARAGE SIDE.
2. 2x6 STUDS @ 16" O.C.
3. BATT INSULATION WITH 4 MIL VAPOR BARRIER ON WARM SIDE.

ROOF CONSTRUCTION

1. 3-TAB SHINGLES
2. 30# FELT
3. 7/16" O.S.B. DECK
4. PRE-ENGINEERED TRUSSES @ 24" O.C.
5. BATT OR BLOWN INSULATION
6. 1/2" TYPICAL GYP BOARD THROUGHOUT AND PAINT
7. PROVIDE SOFFIT AND ROOF TOP VENTILATION.
8. 26 GA. G.I. FLASHING AS REQ.
9. METAL GUTTERS AND DOWNSPOUTS

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD OR CONCRETE WALLS UNLESS NOTED OTHERWISE.
2. ALL STUD CONSTRUCTION IS 2x4 UNLESS NOTED OTHERWISE.
3. ALL ANGLES ARE 45 DEGREES UNLESS NOTE OTHERWISE.
4. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS WILL GOVERN.
5. EXTERIOR DOORS AND WINDOWS TO BE WEATHER STRIPPED AND CAULKED.
6. DAMPROOF ALL CONCRETE AND MASONRY BELOW GRADE PER CODE.
7. PROVIDE MINIMUM R-30 INSULATION FOR ALL CEILINGS, MIN. R-13 AT ALL WALLS AND FULL DRAFT MAT AT ALL ROOMS.
8. PROVIDE R-30 BATT INSULATION FOR ALL CANTILEVERED FLOOR AREAS. ENSURE ALL PLUMBING IS TO WARM SIDE OF INSULATION
9. PROVIDE RESISTANT TRAP BOARD ADJACENT TO ALL PLUMBING FIXTURES AND AT ALL WALLS IN THE SERVICE/UTILITY ROOM AND BATHROOM.
10. GRADING AROUND BUILDING TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING IN CONFORMANCE WITH SOILS ENGINEERS RECOMMENDATIONS.
11. WINDOW AND DOOR SIZES INDICATED ARE IN FEET AND INCHES I.E. A 3'-0" x 5'-4".
12. PROVIDE INJECTION FOAM INSULATION AROUND WINDOWS, DOORS, UTILITY OPENINGS AND BASE PLATES.
13. PROVIDE HINGE CLOSERS AT ALL 20 MIN. DOORS BETWEEN GARAGE AND LIVING SPACE.

DRAWING INDEX

C-1 GENERAL NOTES

A-1 MAIN LEVEL FLOOR PLAN

A-2 SECOND LEVEL FLOOR PLAN AND WALL SECTION

A-3 BASEMENT LEVEL FLOOR & ELECTRICAL PLANS

A-4 FRONT AND SIDE ELEVATIONS

A-5 REAR AND SIDE ELEVATIONS

A-6 ROOF DRAINAGE PLAN

A-7 BUILDING SECTION

E-1 MAIN LEVEL ELECTRICAL PLAN

E-2 SECOND LEVEL ELECTRICAL PLAN

REVISION	DATE	BY