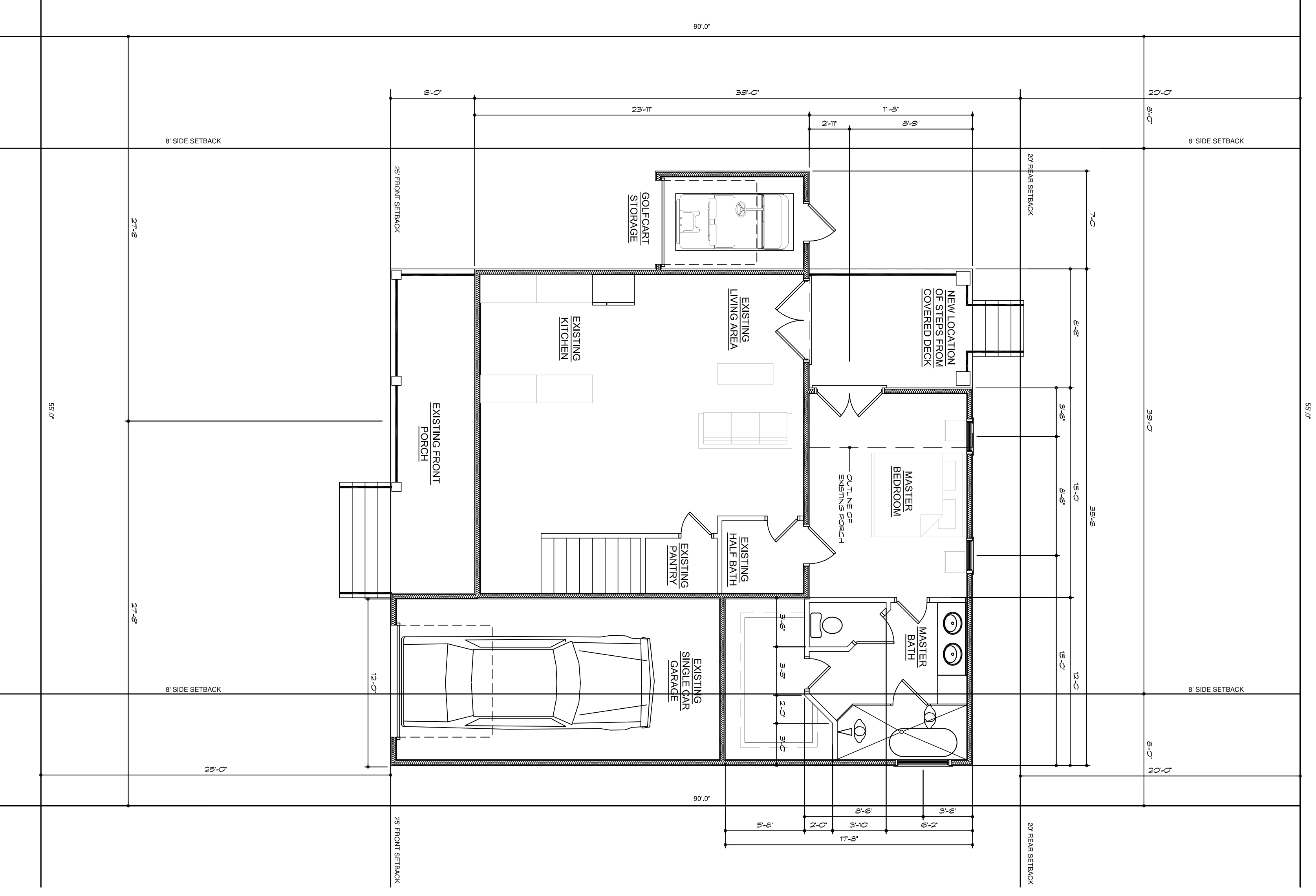


1 PHASE 1 - NEW SINGLE CAR GARAGE
SCALE: 3/16"=1'-0"



1 PHASE 2 - REAR ADDITION
SCALE: 3/16"=1'-0"

- GENERAL NOTES**
- CONSTRUCTION TO COMPLY TO MOST RECENT IRC AND LOCAL CODES AND ORDINANCES
 - APPROVED PLANS TO BE ON SITE FOR ALL INSPECTIONS
 - WINDOWS TO BE TUAL GLAZE ALUMINUM FRAME
 - FLOOR BETWEEN LEVELS R-38 BLOWN FIBERGLASS IN ATTIC R-13 BATTLS IN GARAGE WALLS
 - WINDOW AND DOOR HEADERS TO BE 2X10 NAILED TOGETHER WITH 2 X 6 SILL UNLESS OTHERWISE SPECIFIED ON PLANS
 - TRASH TO BE CONTAINED ON LOT IN COVERED CONTAINERS
 - TOILET FACILITIES TO BE PROVIDED ON SITE
 - ADDRESS TO BE POSTED IN VISIBLE LOCATION

REFERENCE NOTES

- 1 ALUMINUM DOUBLE HUNG WINDOWS WITH 1/2" MINIMUM SPACING
- 2 POSTS TO COMPLY TO R319.1.3 (P.1.1) WOOD PRESURE PRESERVATIVELY TREATED
- 3 TYPICAL CEILING HEIGHTS XXX A.F.F. UNLESS OTHERWISE INDICATED
- 4
- 5 STAIR AND LANDING CONSTRUCTION TO BE DETERMINED @ CONSTRUCTION, (CONTRACTOR TO VERIFY ON SITE WITH OWNER)

WALL STYLES

- EXTERIOR WALL - SIDING.
- SHEATHING, 2X8 @ 16" O.C., FULL WALL BATT INSULATION, 1/2" G.I.B.
- INTERIOR WALL - 1/2" G.I.B. (BOTH SIDES), 2X4 WOOD STUDS @ 16" O.C.
- BREAK AWAY WALL @ GROUND LEVEL - SIDING, SHEATHING, 2X4 @ 16" O.C.

SQUARE FOOTAGE

XXXXXXXXXXXXXXXXXXXX

UPDATE:
DATE: OCTOBER 24, 2025

SCALE: 3/16"=1'-0"

DRAWN BY: MARK MADISON

PROJECT NO:

SHEET
A102

DRAFTSMAN DEVELOPS PLANS AND/OR DETAILS TO ELIMINATE CONFLICTING CONSTRUCTION SITUATIONS. HOWEVER, IT IS IMPOSSIBLE AND NOT THE PURPOSE OF THE DRAWINGS TO RESOLVE EVERY PROBLEM OCCURRING TO RESOLVE THESE SITUATIONS FOLLOWING THE CRITERIA INDICATED IN SIMILAR DETAILS AND DRAWINGS.