

GARAGE FLOOR PLAN

1
A1

1/4"=1'-0"

WALL TYPES:

Typical exterior wall construction:

- siding (match house)
- house wrap
- 1/2" OSB sheathing
- 2x6 studs @ 16" O.C.
- R-21 batt. insulation
- 6 mil poly vapor barrier
- (1) layer 1/2" gyp. bd.

Typical exterior garage wall construction:

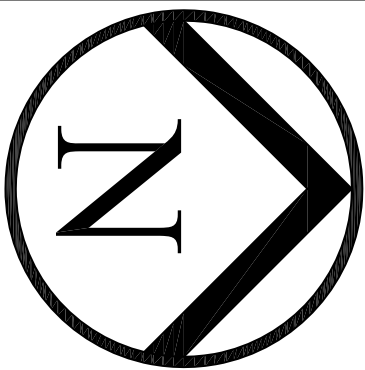
- siding (match house)
- house wrap
- 1/2" OSB sheathing
- 2x6 studs @ 16" O.C.
- R-21 batt. insulation
- 6 mil poly vapor barrier
- (1) layer 1/2" gyp. bd.

Typical interior wall construction:

- (1) layer 1/2" gyp. bd.
- 2x4 studs at 16" O.C. (non-bearing)
- (1) layer 1/2" gyp. bd.

Floor Plan General Notes:

- All interior and exterior finishes by owner.
- Verify all final window and door sizes and types with owner.
- All dimensions are from the face of foundation walls or exterior
- See wall types for new wall construction.
- See also building section for framing and other notes.
- Carry all jamb and post loads to footing with solid blocking through floors.
- All non bearing wall headers to get (1) jamb stud.
- All bearing wall headers and beams to get (2) jamb studs unless noted otherwise.
- All truss bracing by truss supplier.
- All headers/beams are dropped unless noted otherwise.
- All LVL beams/headers sized by other engineer.
- All structural lumber to be SPF #2 grade or better.



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sheet
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