

NOTE
 WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES IN THE PREPARATION AND DESIGN OF THESE PLANS, PLAN AHEAD, INC. CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB MUST CHECK ALL LOCAL CODES, DIMENSIONS, AND DETAILS PRIOR TO THE START OF ACTUAL CONSTRUCTION. PLAN AHEAD, INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES, DUE TO ANY ERRORS, OMISSIONS, OR DEFICIENCIES IN THE DESIGN OR BLUEPRINTS.

TYP. ROOF

- ROOF SHINGLES
- 1 LAYER
- 1.5# FELT UNDERLAYMENT
- 9/16" O.S.B. DECK
- WOOD TRUSS W/ FL. JOISTS BOTT. CHORD AND R38 INSULATION
- HURRICANE CLIP EACH RAFTER END
- ALUM. DRIP EDGE

TYP. O.H.

- ALUM. GUTTER W/ DOWNSPOUTS
- 1X6 GUTTER BOARD
- VINYL SOFFIT VENTED
- 1X6 FREEZE BOARD ON FRAME BLOCK OUT

TYP. EXT. WALL

- BRICK EXTERIOR FINISH
- 1/2" SHEATHING EXTERIOR
- 2X6 WOOD STUDS @ 16" O.C. W/ R-19 FIBER-GLASS BATT INSULATION
- 1/2" DRY-WALL INTERIOR
- WOOD BASE

TYP. BASE FLASHING

- BASE FLASHING PROVIDE
- WEEP HOLES 48" O.C.

TYP. FOUNDATION WALL

- 9" CONC. FOUND. WALL W/ 2-#4'S CONT.

TYPICAL FOOTING

- 12"D X 24"W CONC. FOOTING W/ 2-#4'S CONT.
- TIE FOOTING TO WALL W/ STL. REBAR BENT L/S #4'S @ 48" O.C. VERT.
- 2-4" PERIMETER PERFORATED DRAIN PIPES INSIDE/OUTSIDE FOOTING

GARAGE

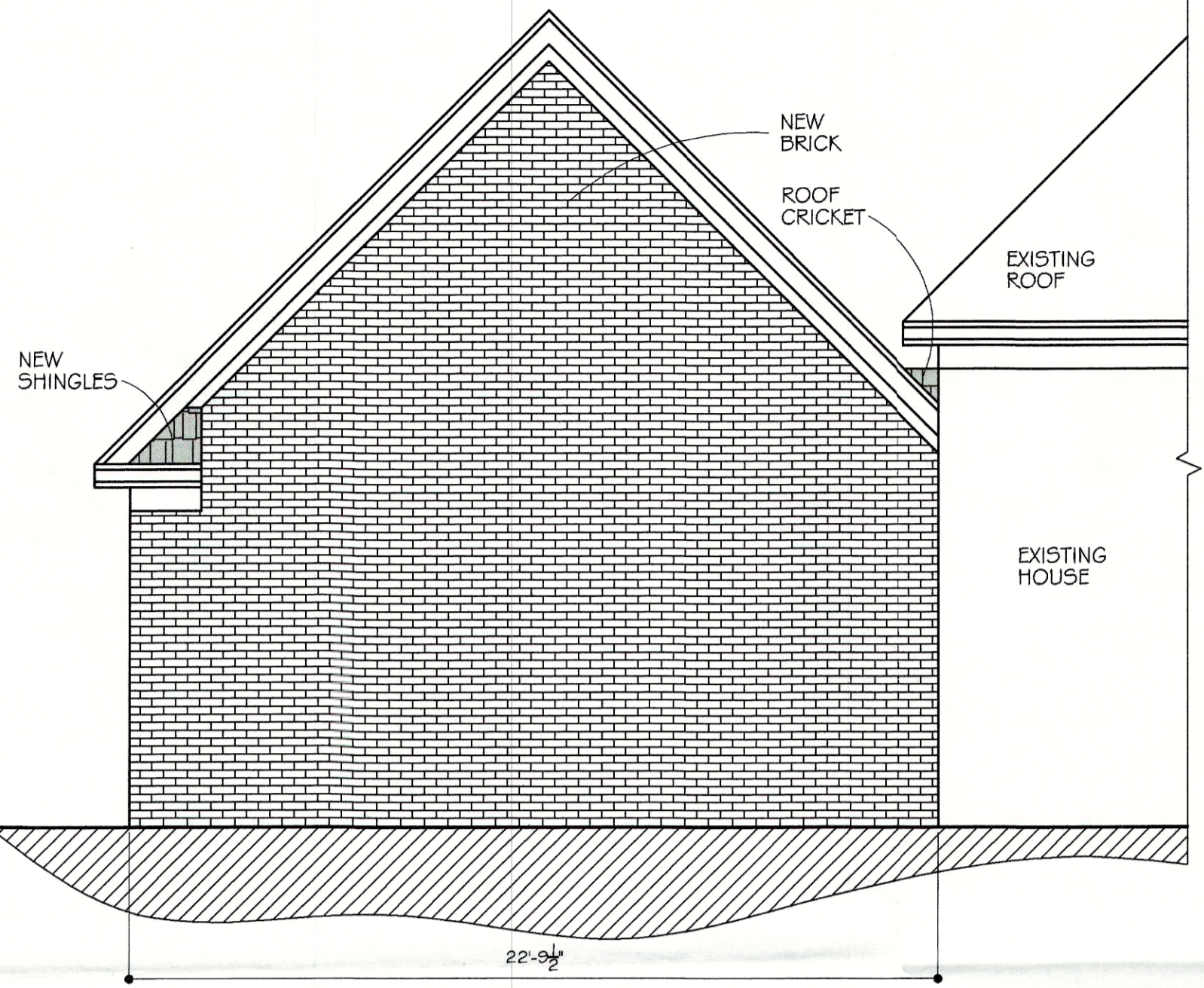
TYP. CONC. SLAB

- 4" CONC. SLAB W/ 6X6 10/10 W.W.F. ON 6 MIL. VAPOR BARRIER ON 4" WELL COMP. ROCK FILL
- ANCHOR WALL W/ 1/2" DIA ANCHOR BOLTS @ 6'-0" O.C.

HEIGHT DETERMINED BY EXISTING PORCH FASCIA

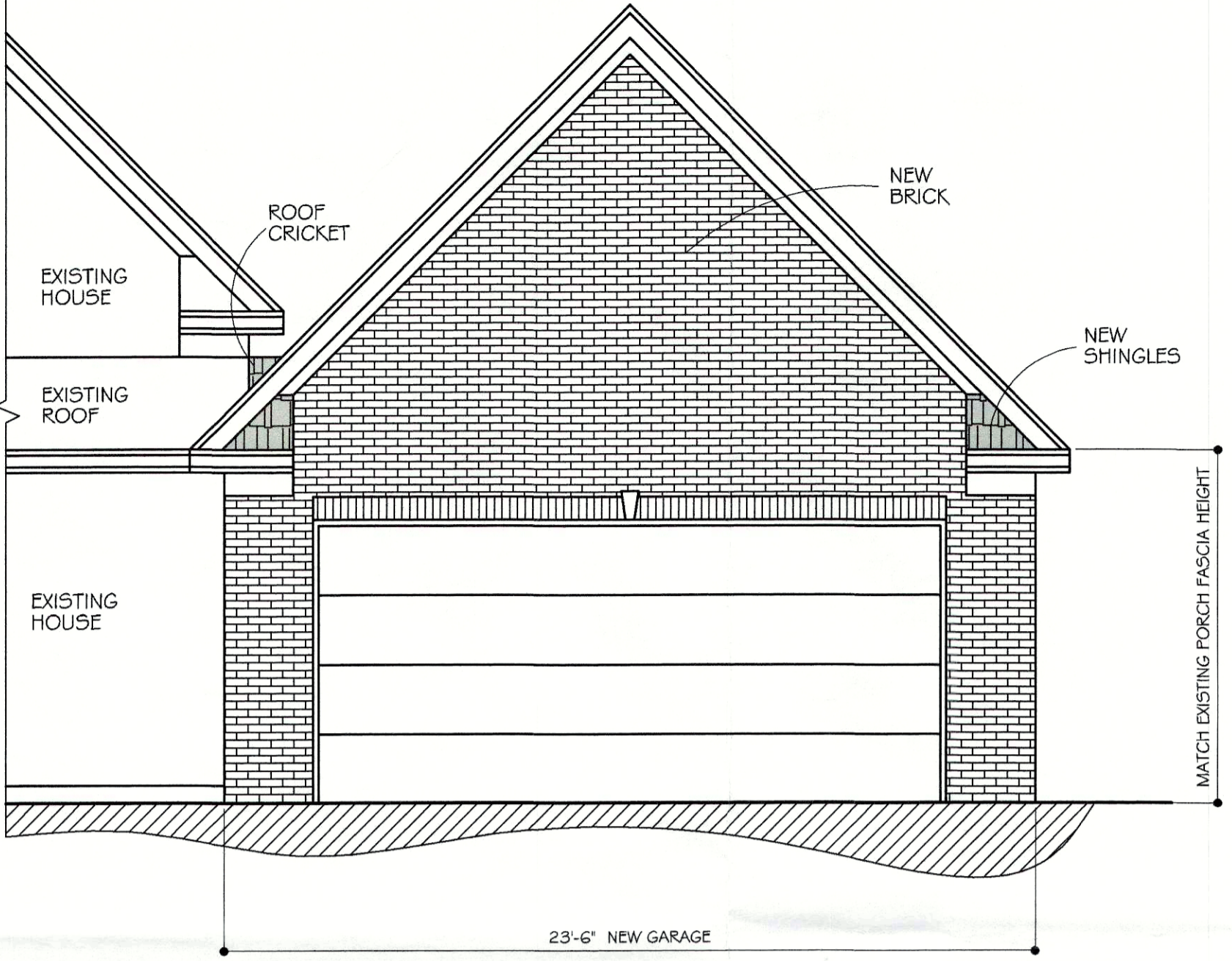
TYP. WALL SECTION

SCALE: 3/4" = 1'-0"



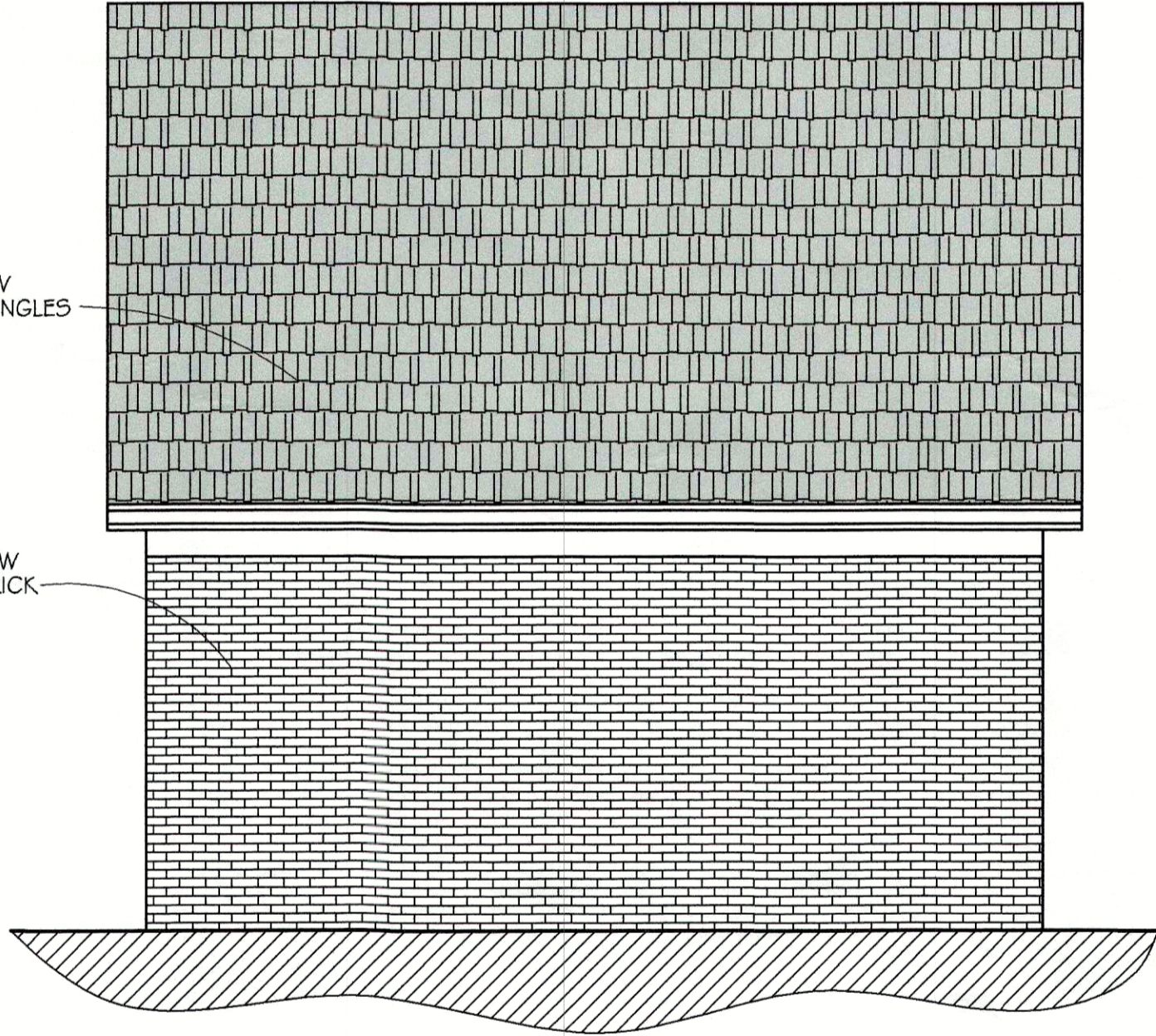
REAR ELEVATION

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



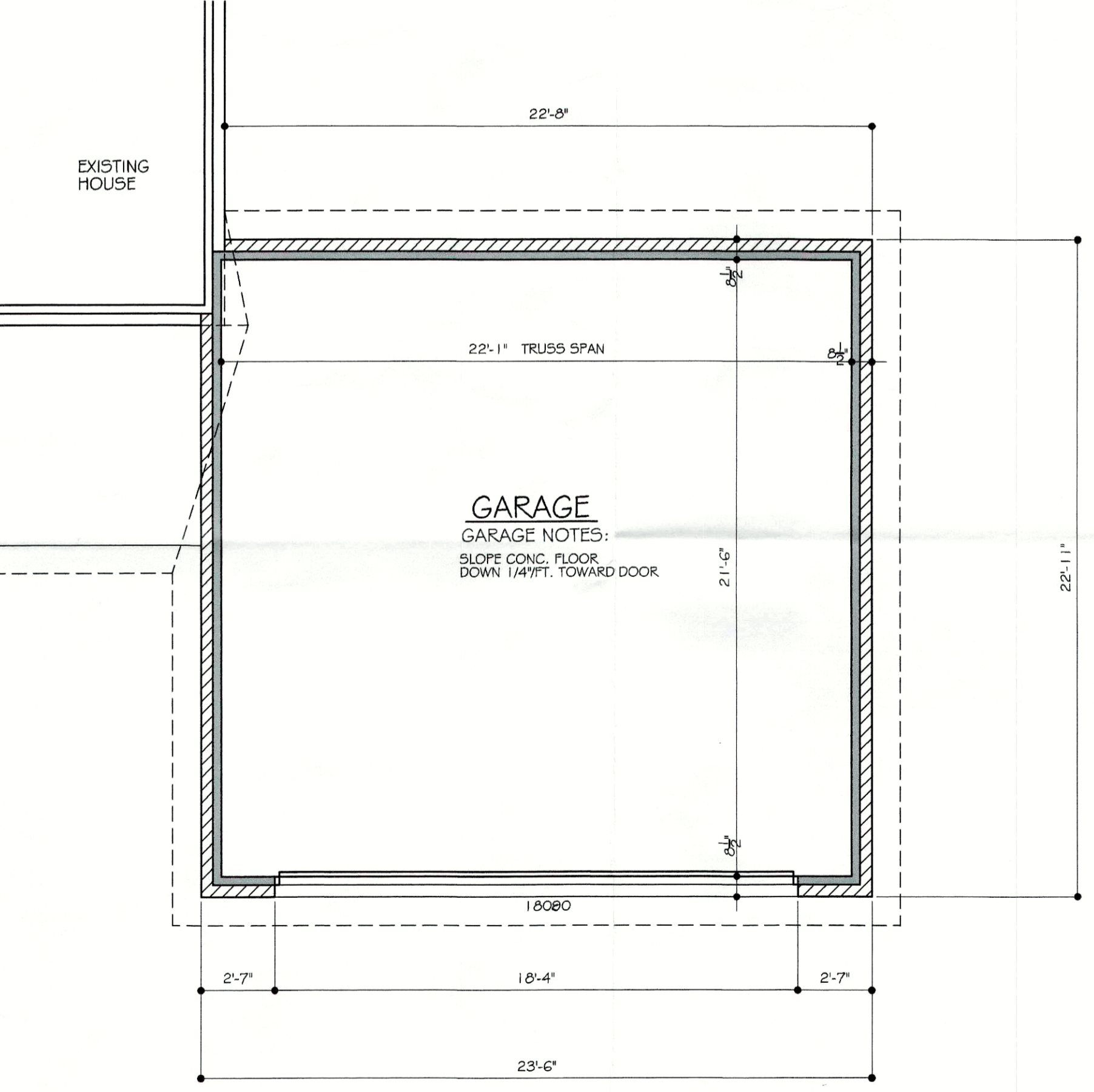
FRONT ELEVATION

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



LEFT SIDE ELEVATION

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



FLOOR PLAN

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



REAR

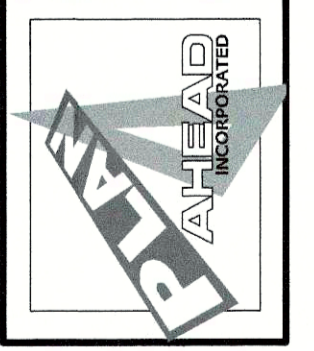


FRONT

REVISIONS	
DATE:	REV. NO.



CUSTOM & STOCK HOUSE PLANS BY
PLAN AHEAD INC.
 1008 N. CENTRAL STREET, INDIANA 47130
 PHONE: (317) 752-7526
 VISIT US AT WWW.PLANAHEAD.ORG



FILE:
 DATE: 10-18-2016
 DRAWN BY: R. BYERS

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 PLANNING & DESIGN SERVICES