

BUILDING INFORMATION:

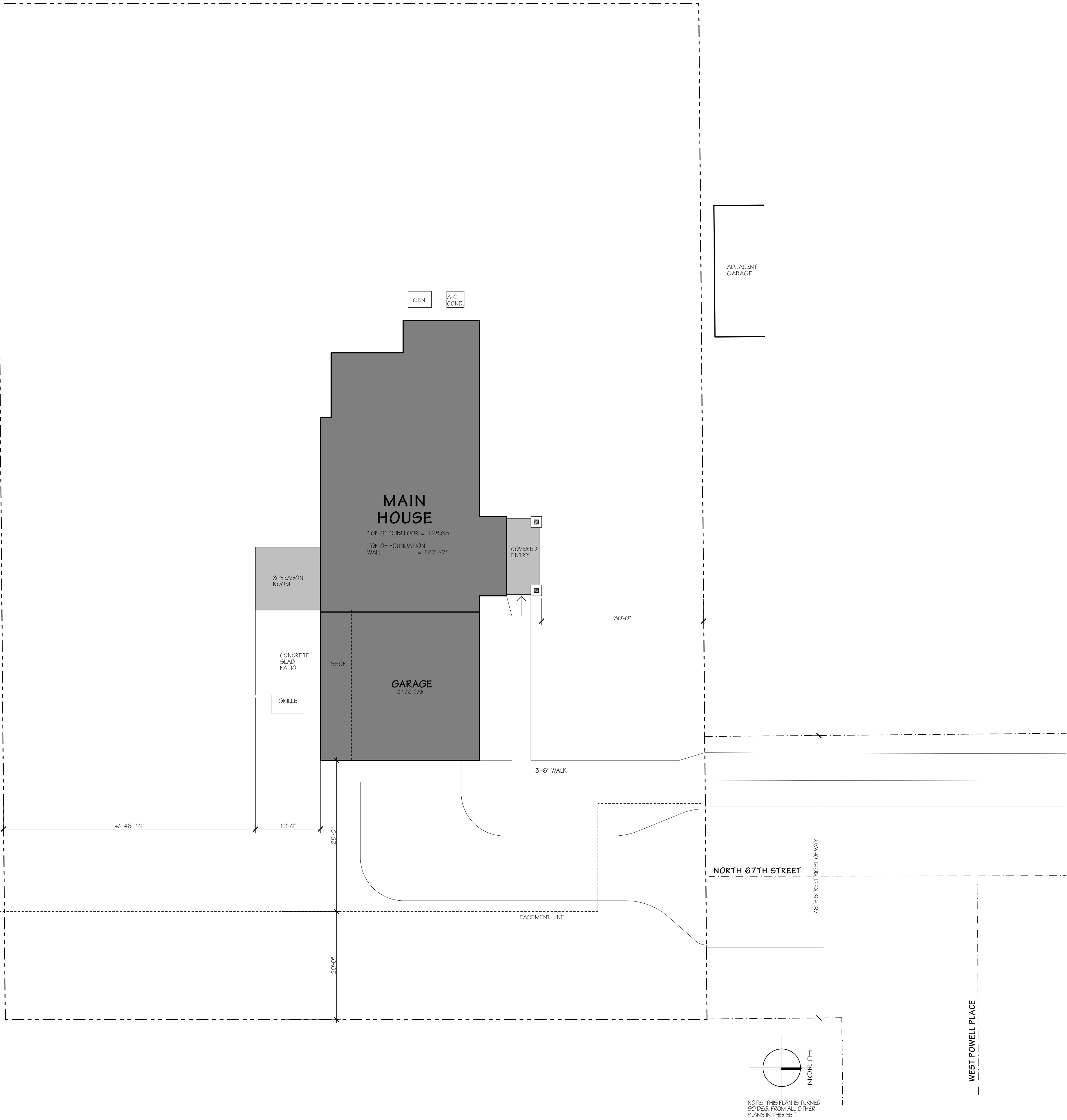
PROJECT TYPE:	NEW SINGLE-FAMILY RESIDENCE
ZONED:	SINGLE-UNIT RESIDENTIAL-6 (R1-6)
CONSTRUCTION CLASS:	WOOD FRAME
TAX KEY NUMBERS:	3690428000 3690429000 3690430000
STORIES:	1 PLUS BASEMENT
SPRINKLERED:	NO
CITY:	WAUWATOSA
COUNTY:	MILWAUKEE

AREA BREAKDOWN:

HOUSE	
FIRST FLOOR LIVING AREA:	1,550 S.F.
UNFINISHED LOWER LEVEL:	1,550 S.F.
GARAGE/SHOP	826 S.F.
3-SEASON ROOM	144 S.F.

DRAWING INDEX:

A-00.1	SITE PLAN, AND NOTES
A-1.00	LOWER LEVEL FLOOR PLAN / FOOTING & FOUNDATION PLAN
A-1.01	FIRST FLOOR PLAN
A-1.02	ROOF PLAN
A-1.11	FLOOR FRAMING PLAN
A-1.12	ROOF FRAMING PLAN
A-2.00	EXTERIOR ELEVATIONS, AND FIREPLACE SECTION
A-2.01	EXTERIOR ELEVATIONS
A-4.00	WALL SECTIONS, AND DETAILS
A-4.01	WALL SECTIONS
A-4.02	WALL SECTIONS
A-5.00	INTERIOR ELEVATIONS
A-5.01	INTERIOR ELEVATIONS
LP-1.00	LOWER LEVEL LIGHTING & POWER PLAN
LP-1.01	FIRST FLOOR LIGHTING & POWER PLAN



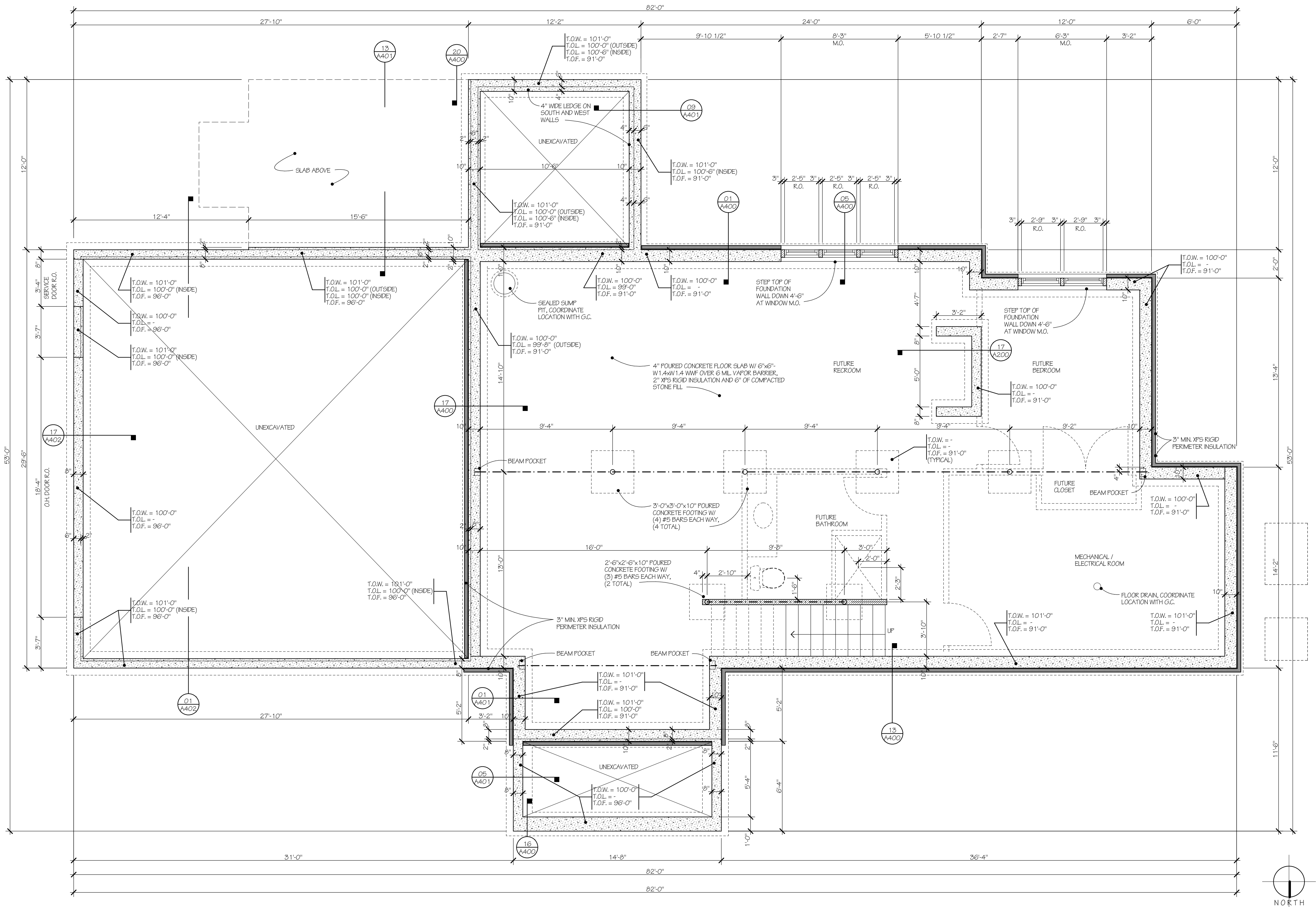
CONCRETE SPECIFICATIONS:

FLOOR SLABS - 4,000 PSI
FOOTINGS AND MISCELLANEOUS CONCRETE WORK - 3,000 PSI
WALLS AND EXTERIOR CONCRETE EXPOSED TO WEATHER - 4,000 PSI
MAXIMUM SLUMP - 4"
WATER CEMENT RATIO NOT TO EXCEED 0.48
6% AIR ENTIREMENT (+/- 1%)
WATER TO BE POTABLE
REINFORCING BARS - ASTM A615, GRADE 60 MINIMUM

DRAWING ELEVATIONS:

ELEVATIONS NOTED ON THIS PLAN ARE BASED ON THE TOP OF A
TYPICAL 9" WALL SET AT 100'-0".
100'-0" WILL BE 1'-2 1/8" BELOW THE FIRST FLOOR TOP OF SURFLOOR.
SEE CIVIL DRAWINGS FOR HEIGHT OF FIRST FLOOR SURFLOOR AS IT
RELATES TO THE SURVEY ELEVATION DATUM.

T.O.W. = TOP OF WALL
T.O.L. = TOP OF LEDGE
T.O.F. = TOP OF FOOTING

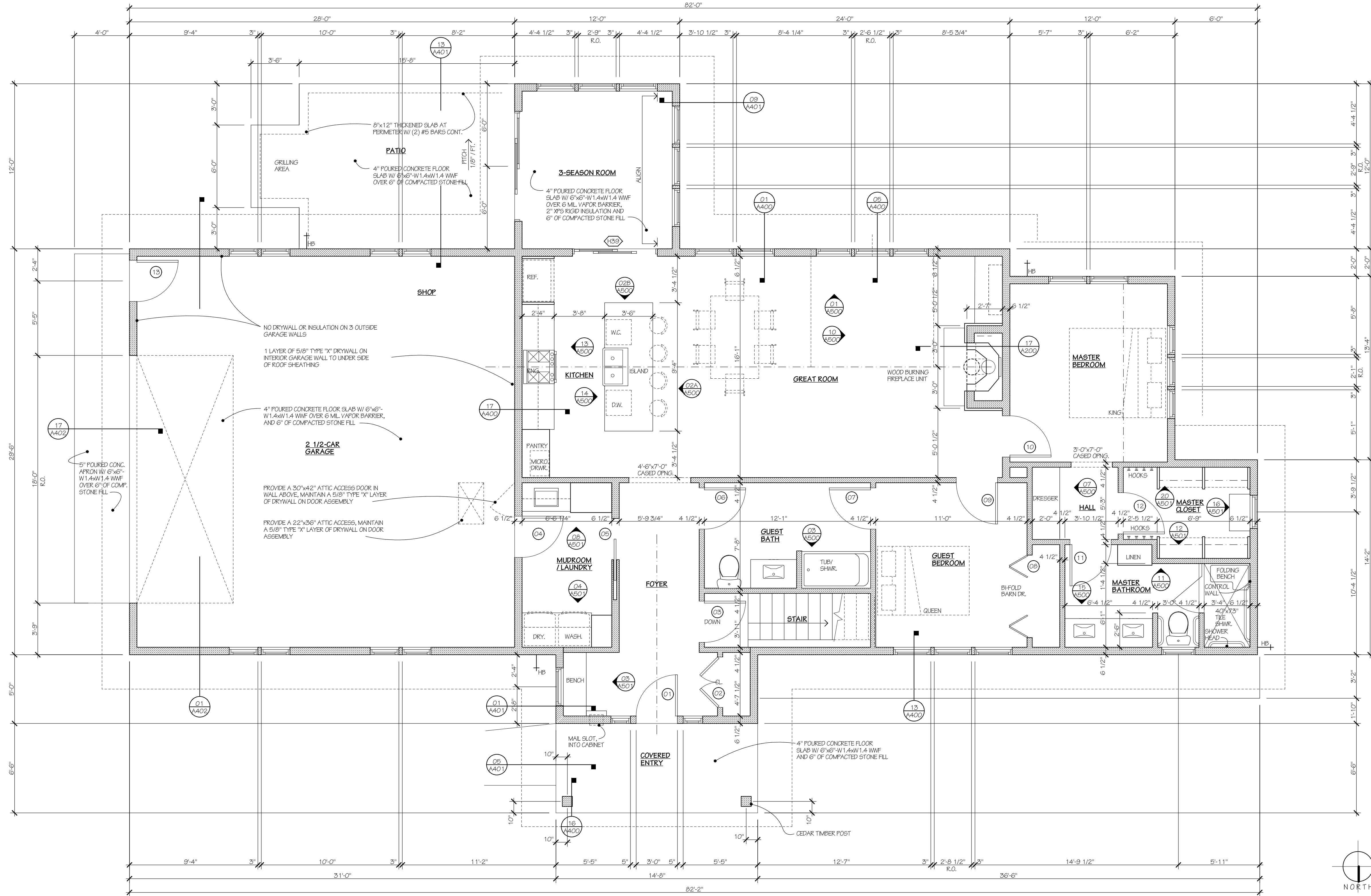


WALL LAYOUT:

- ALL EXTERIOR DIMENSIONS TO STUD WALLS ARE TO THE OUTSIDE FACE OF THE SHEATHING.
- DIMENSIONS TO TIMBER POSTS ARE TO THE CENTER OF POST
- ALL INTERIOR DIMENSIONS ARE TO THE FACE OF 1/2" GYPSUM BOARD.

DRAWING KEY:

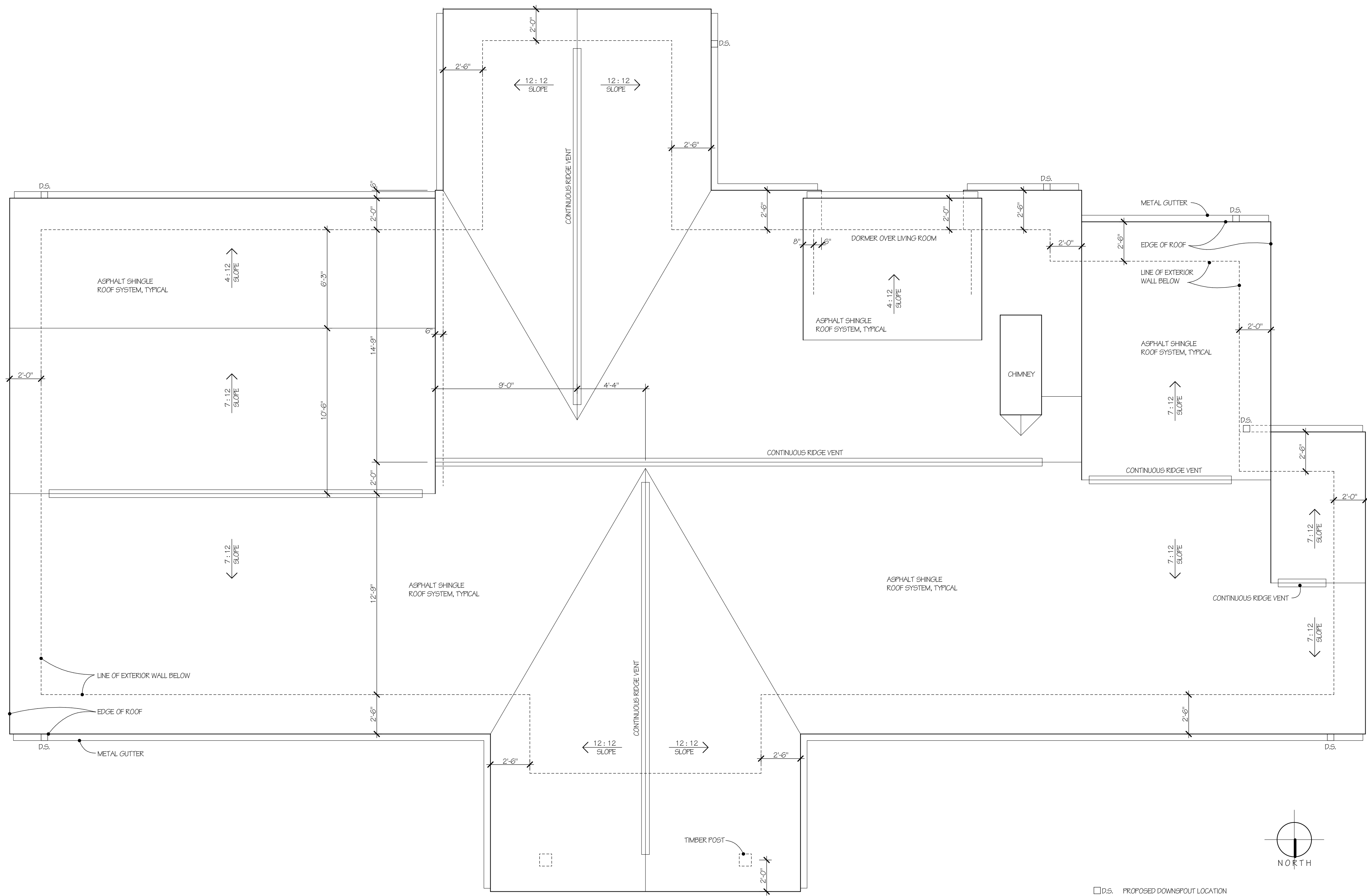
- 11 A400 DRAWING NUMBER
12 A401 SHEET NUMBER
13 A402 WALL SECTION KEY
- 14 A500 INTERIOR ELEVATION KEYS
- 15 A501 DOOR NUMBER
- 16 A502 WINDOW NUMBER
- 17 A503 HOSE BIB



HOUSE - FIRST FLOOR PLAN

1/4" = 1'-0"

01



HOUSE - ROOF PLAN

1/4" = 1'-0"

01

WINDOW AND DOOR HEADERS

SEE HEADER SCHEDULE FOR ALL WINDOW AND DOOR HEADERS ON EXTERIOR WALLS AND INTERIOR BEARING WALLS.

ALL INTERIOR NON-LOAD BEARING HEADERS ARE TO BE (2) 2x6s WITH 1 SHOULDER STUD AND 1 KING STUD ON EACH END.

PROVIDE (2) 2x6 STUDS BETWEEN ALL WINDOWS IN SERIES. HEADER TO BE CONTINUOUS FOR FULL WIDTH OF WINDOWS IN SERIES.

HEADER SCHEDULE

PROVIDE THE QUANTITY OF STUDS AT EACH BEARING END OF HEADER UNLESS NOTED OTHERWISE.

TAG	HEADER SIZE	SHOULDER STUDS
HD-1	(2) 2x6	(1)
HD-2	(2) 2x10	(2)
HD-3	(3) 7 1/4" LVL	(2)
HD-4	(2) 11 7/8" LVL	(2)
HD-5	(3) 2x6	(2)
HD-6	(3) 2x10	(2)
HD-7	(3) 9 1/2" LVL	(2)
HD-8	(3) 11 7/8" LVL	(3)

IN ADDITION TO THE SHOULDER STUDS, PROVIDE KING STUDS AS NOTED ON THE "KING STUD SCHEDULE".

LATERAL BRACING

PROVIDE THE FOLLOWING ANCHORS TO ALL WALL SHEATHING THROUGHOUT:

FASTEN OSB SHEATHING WITH A MINIMUM OF 6x COMMON NAILS AT 6" O/C AT PANEL EDGES AND 12" O/C AT INTERMEDIATE STUDS, FULL HEIGHT OF WALL.

KING STUD SCHEDULE

EXTERIOR OPENINGS

A.	0'-0" < OPENING ≤ 5'-0"	(1) STUD
B.	5'-0" < OPENING ≤ 8'-0"	(2) STUDS
C.	8'-0" < OPENING ≤ 12'-0"	(3) STUDS
D.	12'-0" < OPENING ≤ 16'-0"	(4) STUDS

INTERIOR OPENINGS

A.	0'-0" < OPENING ≤ 8'-0"	(1) STUD
B.	8'-0" < OPENING ≤ 16'-0"	(2) STUDS

KING STUD SCHEDULE APPLIES TO ALL HEADERS UNLESS NOTED OTHERWISE ON FRAMING PLAN

GENERAL FRAMING NOTES:

- ALL STRUCTURAL JOIST, RAFTERS, BEAMS, AND HEADERS NOTED TO BE SOLID LUMBER ARE TO BE DOUGLAS FIR #2 GRADE OR BETTER.

- ALL STUDS, BLOCKING AND NAILERS TO BE SPF, DOUGLAS FIR, SOUTHERN PINE, OR HEM-FIR, #2 GRADE OR BETTER.

- ALL CEDAR TIMBERS AND RAFTERS TO BE WESTERN RED CEDAR, #2 GRADE OR BETTER.

- ALL LVL FRAMING TO MEET THE FOLLOWING MINIMUM REQUIREMENTS:

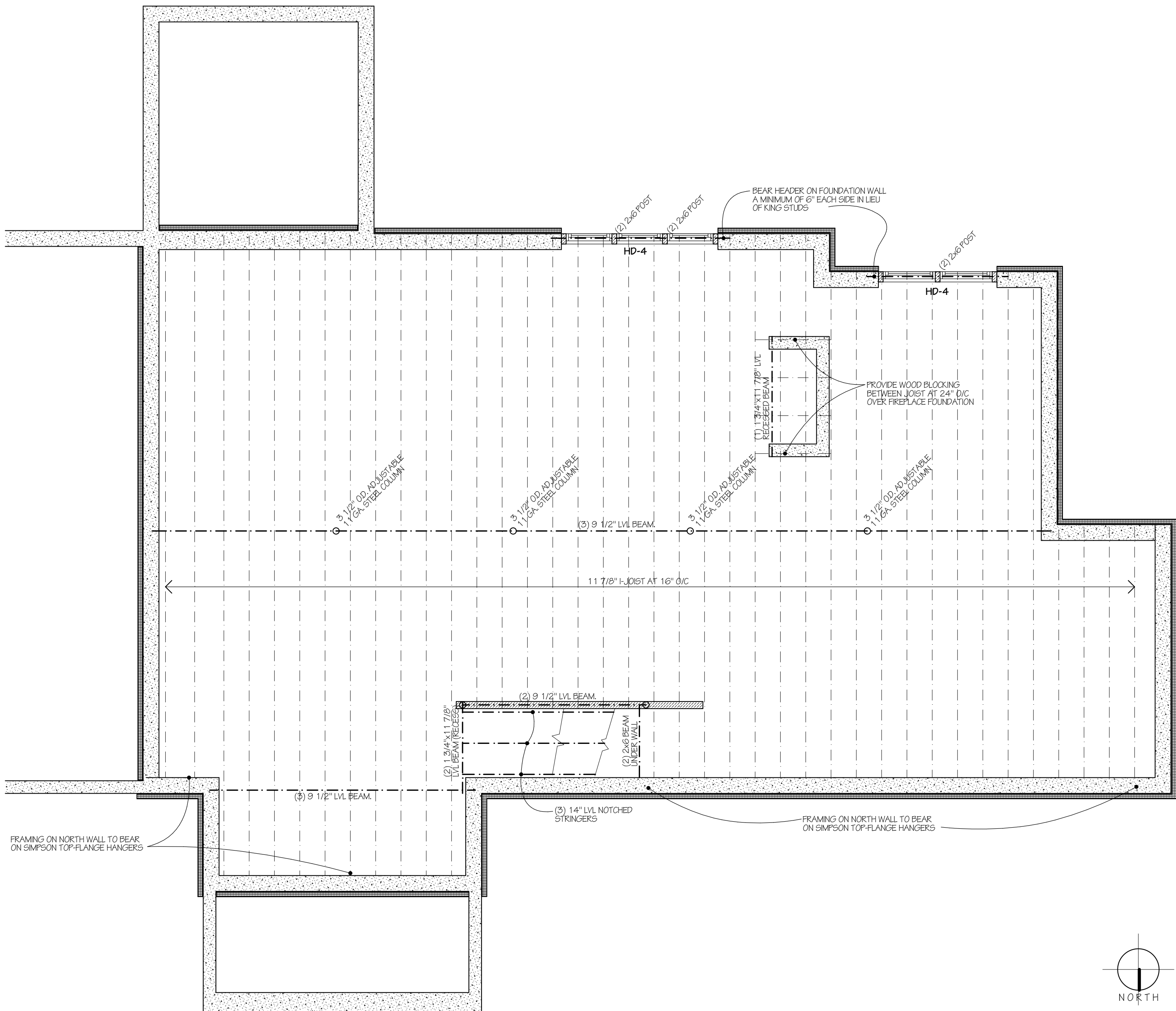
F _y	2,600 psi
F _v	750 psi
E _x	2,910,000 psi
E _y	1,900,000 psi
G _x	118,750 psi

- TRUSS LAYOUT: THE TRUSS LAYOUT SHOWN IS CONCEPTUAL. THE TRUSS MANUFACTURER IS TO PREPARE A FINAL LAYOUT BASED ON THEIR FINAL TRUSS DESIGN.

PROVIDE THE FOLLOWING LOADINGS:

30 PSF LIVE LOAD
20 PSF WIND LOAD
15 PSF DEAD LOAD

MAX. LIVE LOAD DEFLECTION = L/260



WINDOW AND DOOR HEADERS

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TAG	HEADER SIZE	SHOULDER STUDS
HD-1	(2) 2x6	(1)
HD-2	(2) 2x10	(2)
HD-3	(3) 7 1/4" LVL	(2)
HD-4	(2) 11 7/8" LVL	(2)
HD-5	(3) 2x6	(2)
HD-6	(3) 2x10	(2)
HD-7	(3) 9 1/2" LVL	(2)
HD-8	(3) 11 7/8" LVL	(2)

IN ADDITION TO THE SHOULDER STUDS, PROVIDE KING STUDS AS NOTED ON THE KING STUD SCHEDULE.

LATERAL BRACING

PROVIDE THE FOLLOWING ANCHORS TO ALL WALL SHEATHING THROUGHOUT:

FASTEN OSB SHEATHING WITH A MINIMUM OF 8d COMMON NAILS AT 6" O/C AT PANEL EDGES AND 12" O/C AT INTERMEDIATE STUDS, FULL HEIGHT OF WALL.

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A.	0'-0" < OPENING ≤ 5'-0"	(1) STUD
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C.	8'-0" < OPENING ≤ 12'-0"	(3) STUDS
D.	12'-0" < OPENING ≤ 16'-0"	(4) STUDS

INTERIOR OPENINGS

A.	0'-0" < OPENING ≤ 8'-0"	(1) STUD
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KING STUD SCHEDULE APPLIES TO ALL HEADERS UNLESS NOTED OTHERWISE ON FRAMING PLAN

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- ALL CEDAR TIMBERS AND RAFTERS TO BE WESTERN RED CEDAR, #2 GRADE OR BETTER.

- ALL LVL FRAMING TO MEET THE FOLLOWING MINIMUM REQUIREMENTS:

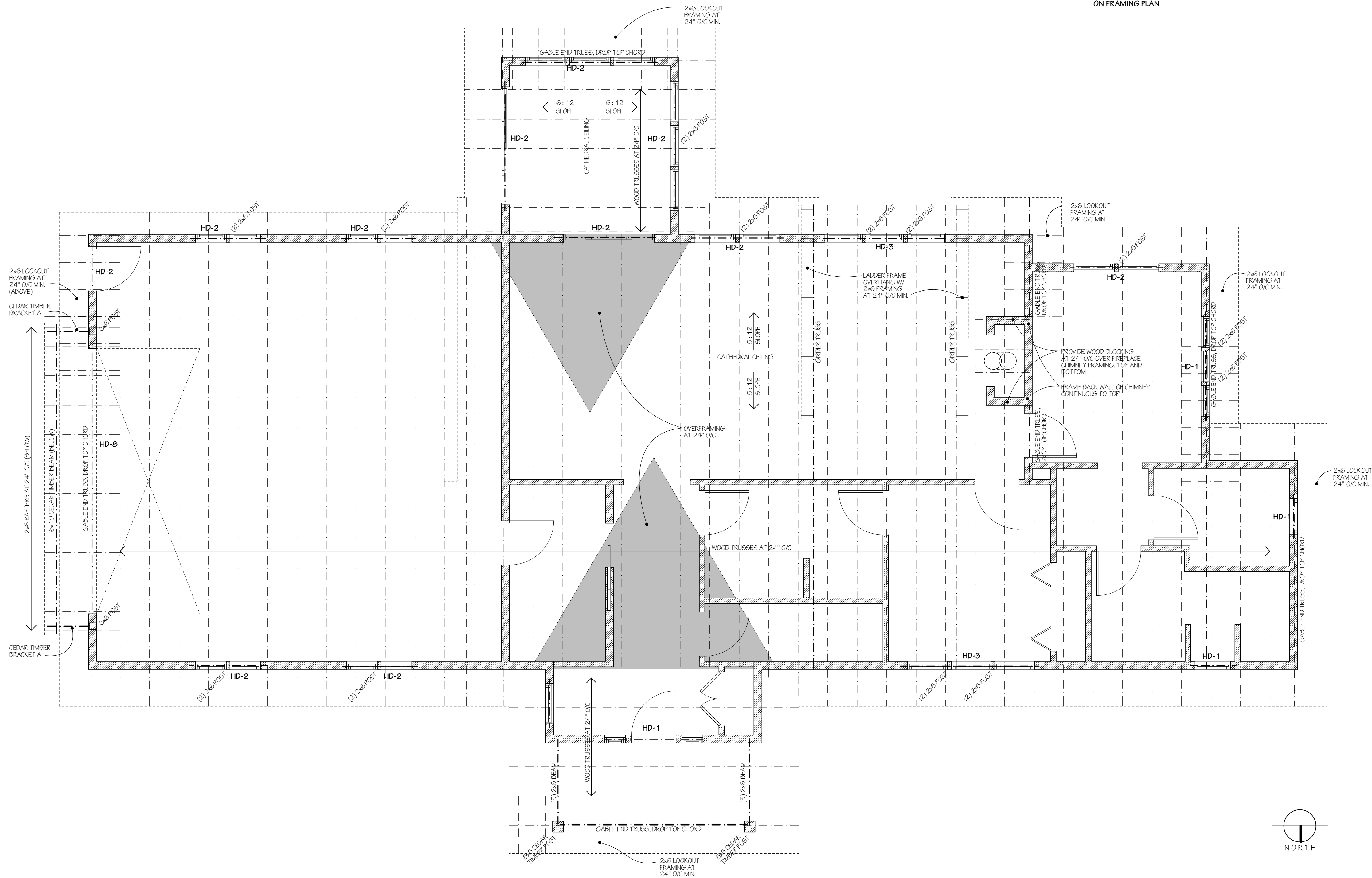
Fb:	2,600 psi
Fv:	750 psi
Fc:	2.5-10 psi
Fw:	255 psi
E:	1,300,000 psi
G:	118,750 psi

- TRUSS LAYOUT, THE TRUSS LAYOUT SHOWN IS CONCEPTUAL. THE TRUSS MANUFACTURER IS TO PREPARE A FINAL LAYOUT BASED ON THEIR FINAL TRUSS DESIGN.

PROVIDE THE FOLLOWING LOADING:

30 PSF LIVE LOAD
20 PSF WIND LOAD
15 PSF DEAD LOAD

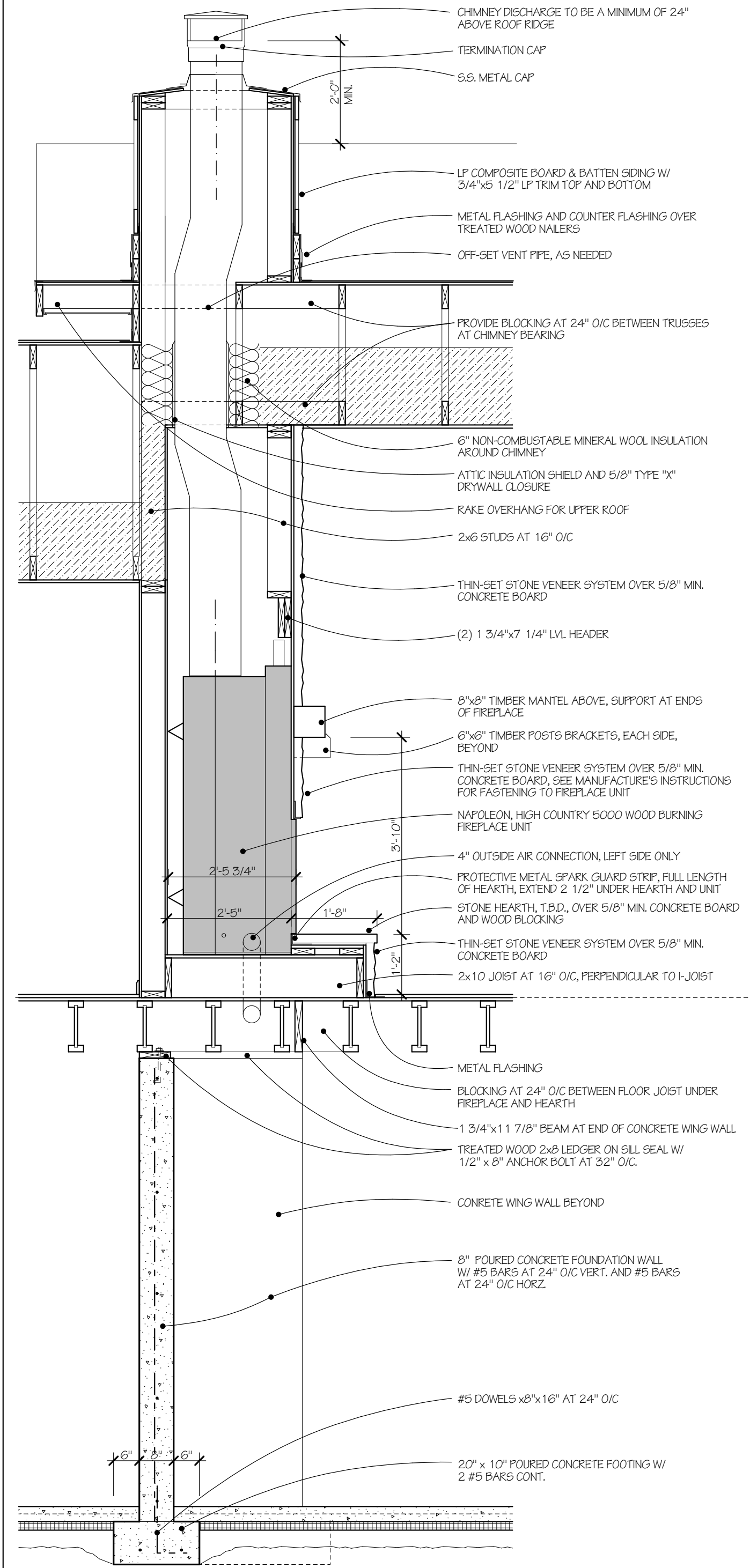
MAX. LIVE LOAD DEFLECTION = L/360



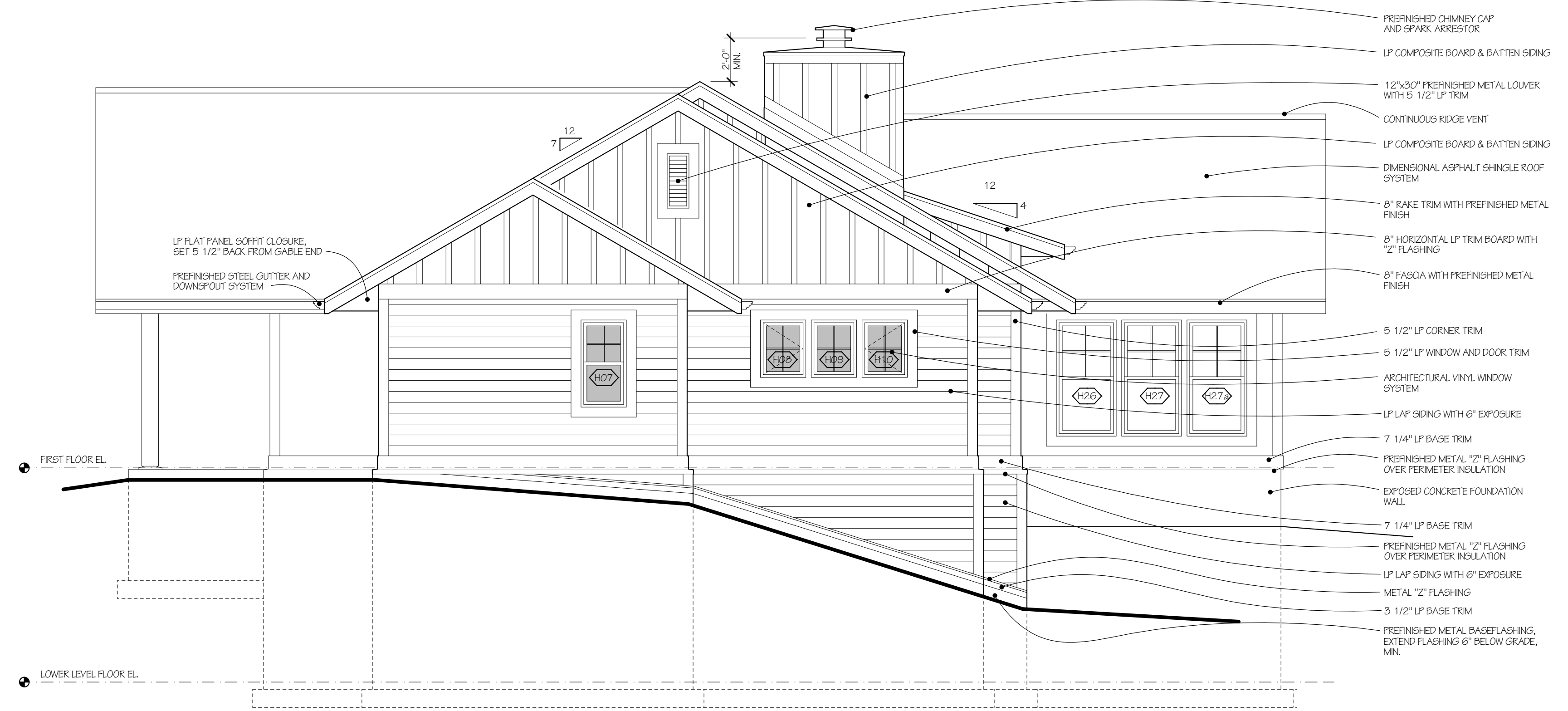
HOUSE - ROOF FRAMING PLAN

1/4" = 1'-0"

01

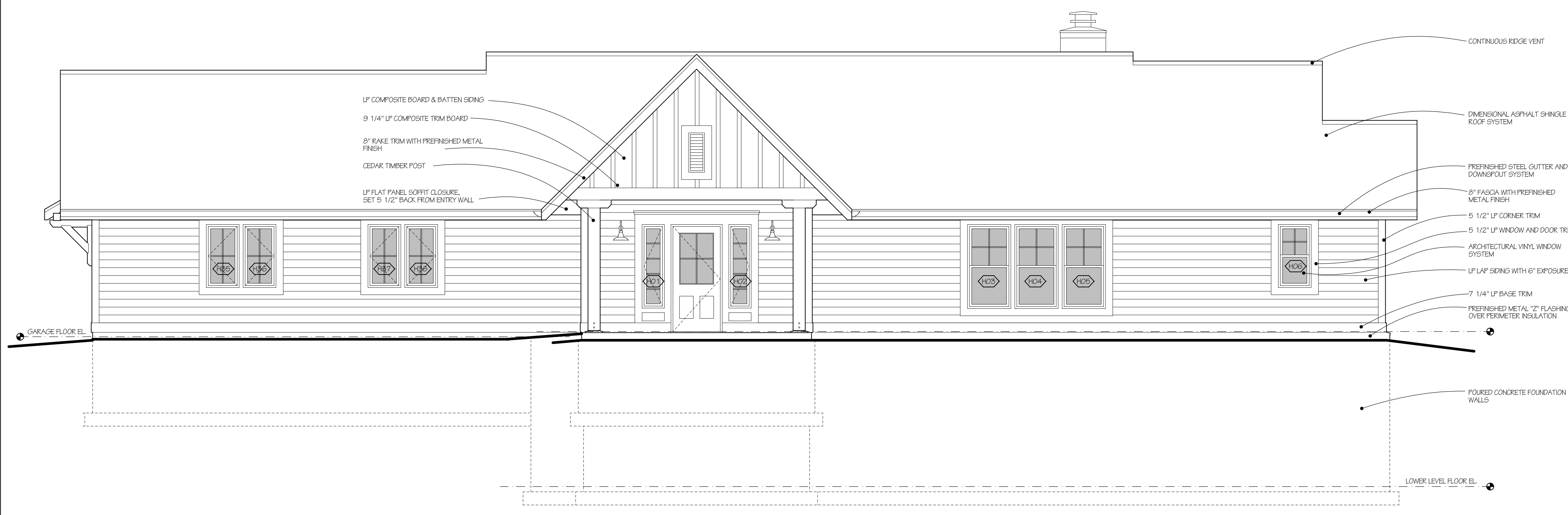


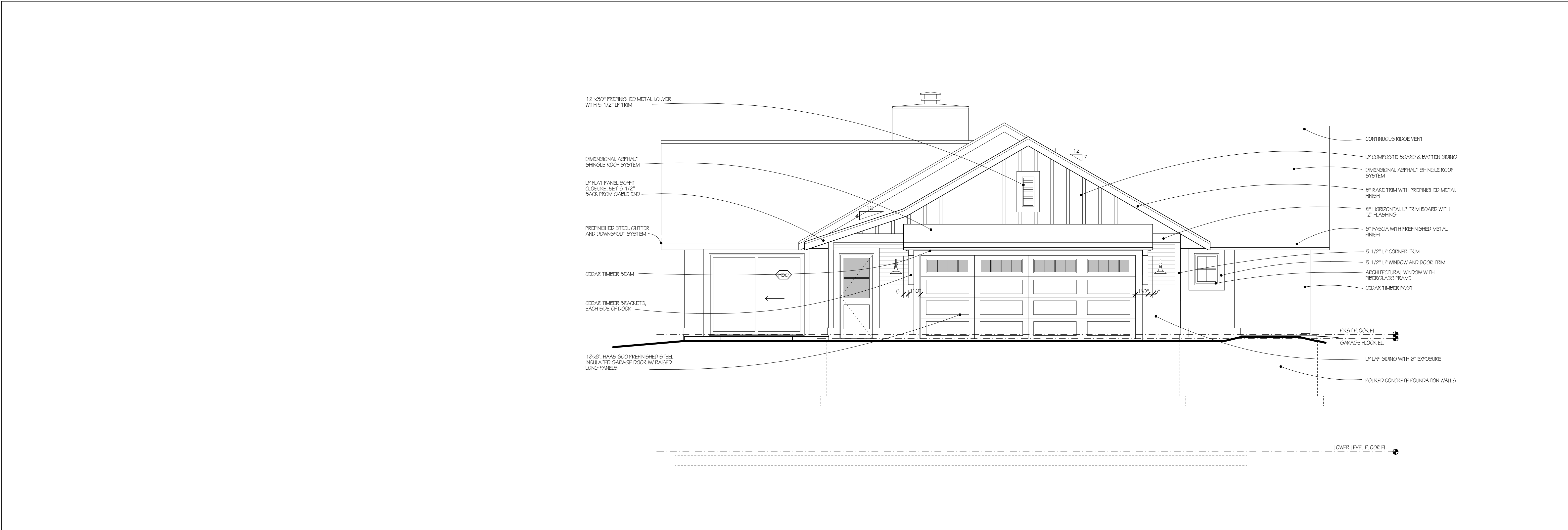
GREAT ROOM FIREPLACE SECTION 1/2" = 1'-0" 17



HOUSE - WEST ELEVATION

1/4" = 1'-0" 03





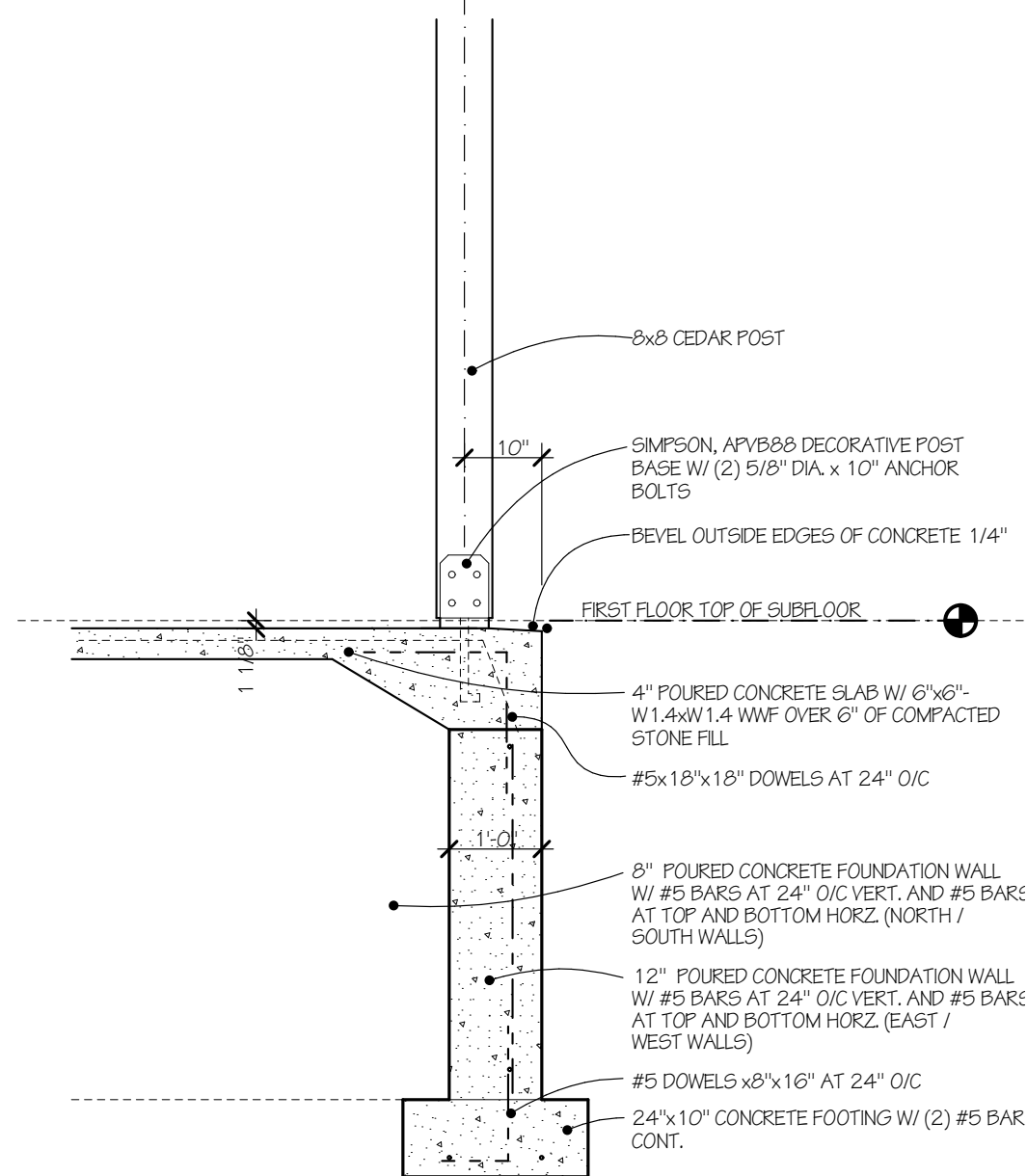
HOUSE - EAST ELEVATION

1/4" = 1'-0" 03



HOUSE - SOUTH ELEVATION

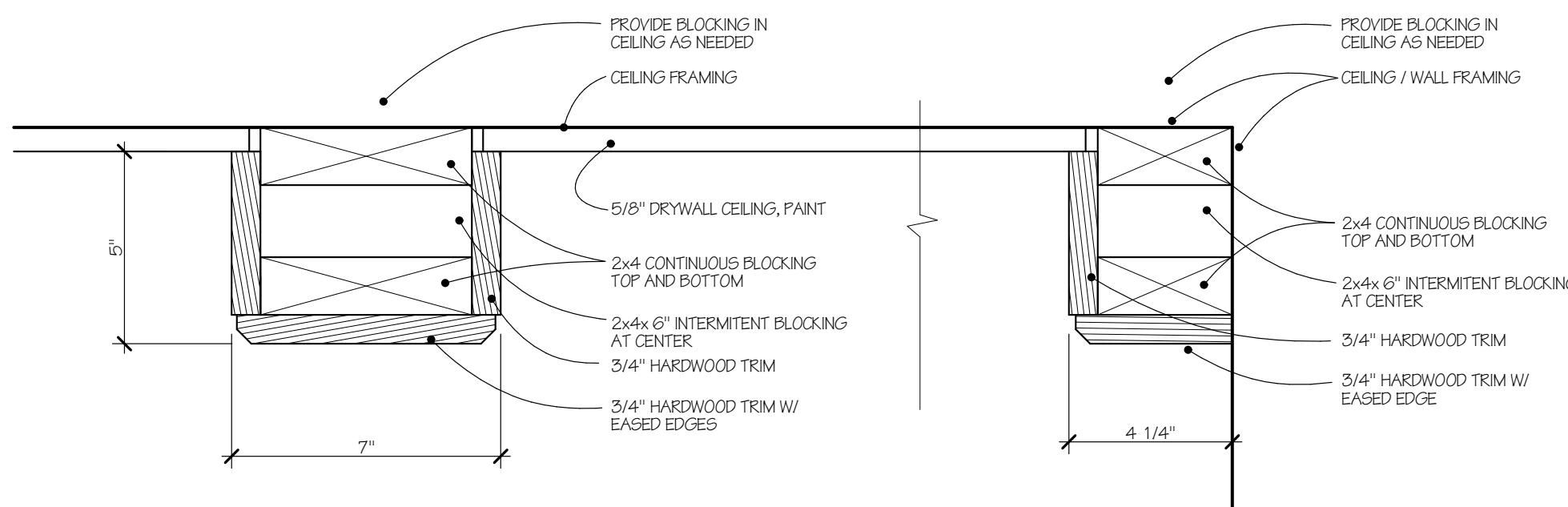
1/4" = 1'-0" 01



ENTRY PIER DETAIL

3" = 1'-0"

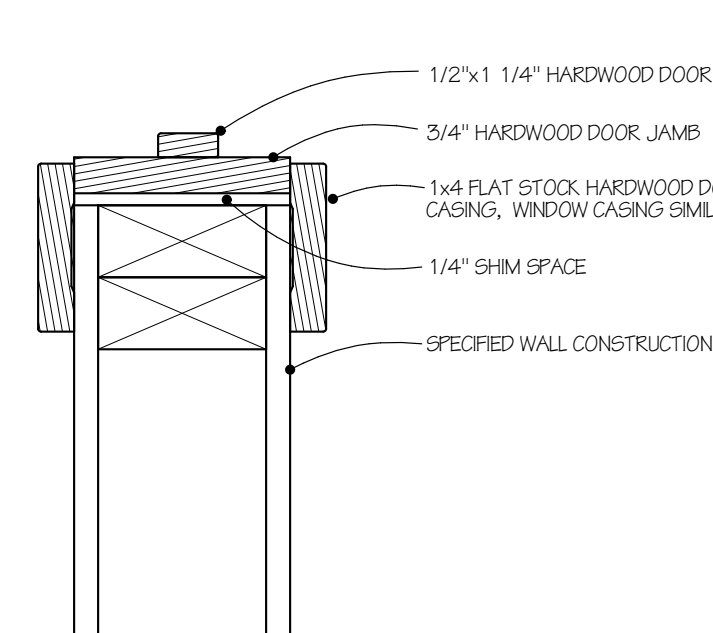
16



BEAMS IN GREAT ROOM CEILING

3" = 1'-0"

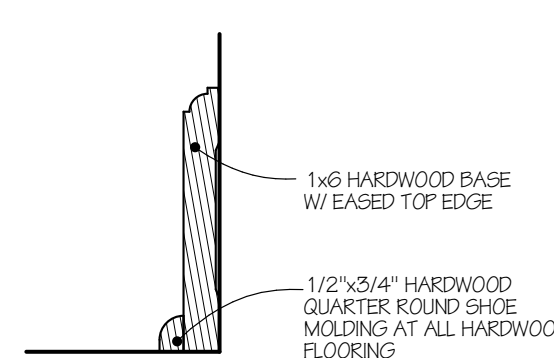
12



C-1 CASING

3" = 1'-0"

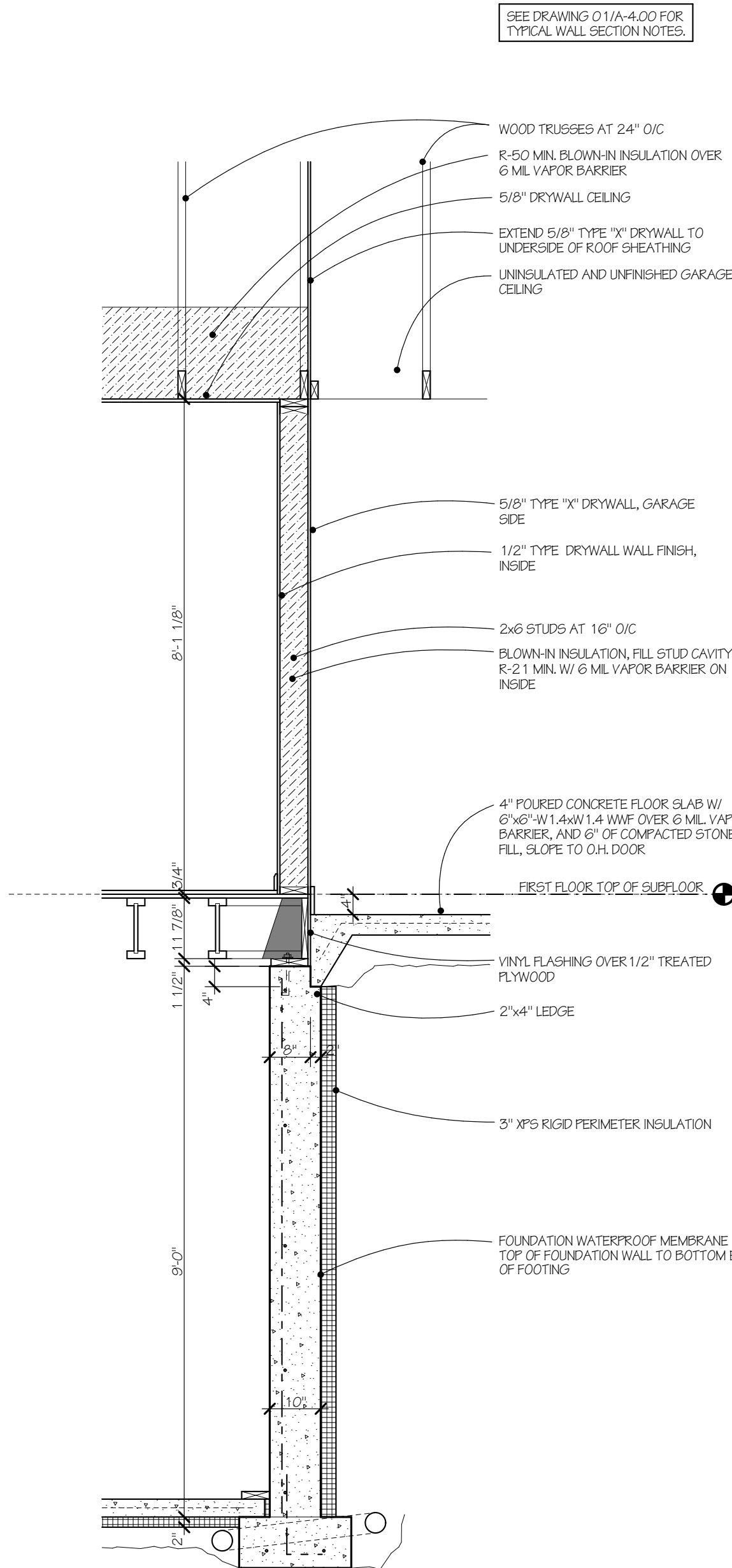
08



B-1 BASE

3" = 1'-0"

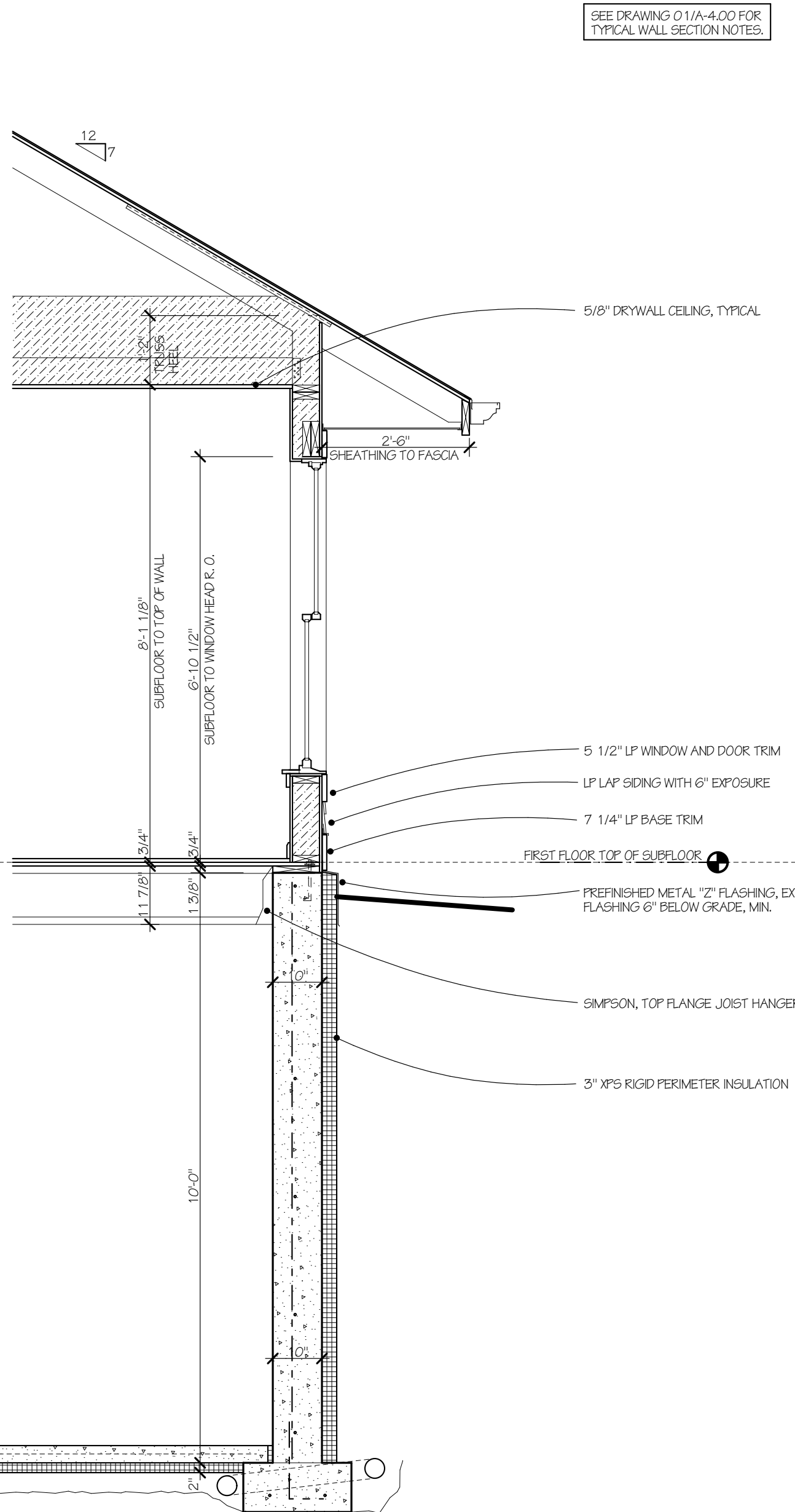
04



GARAGE / HOUSE SECTION

1/2" = 1'-0"

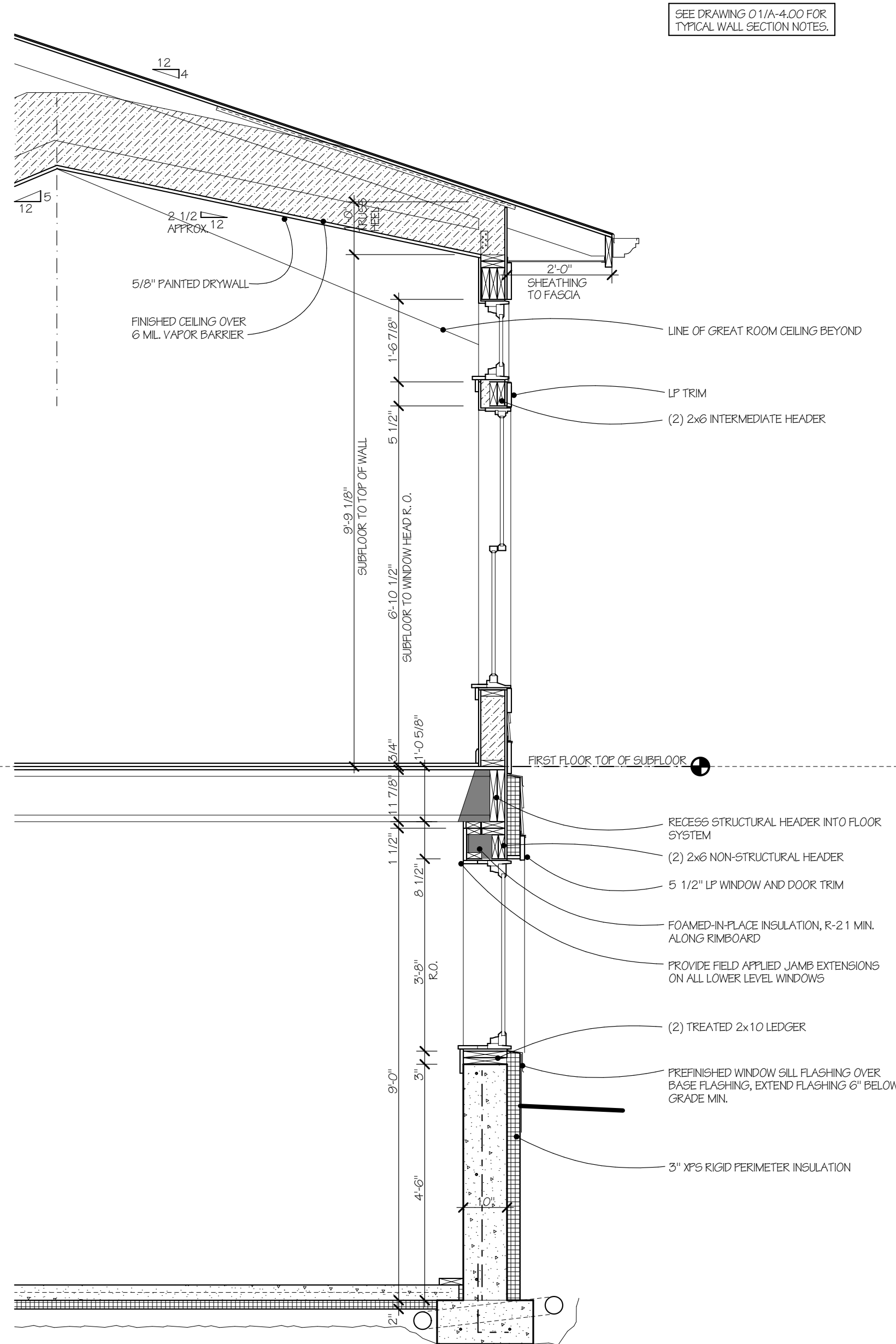
17



NORTH WALL SECTION

1/2" = 1'-0"

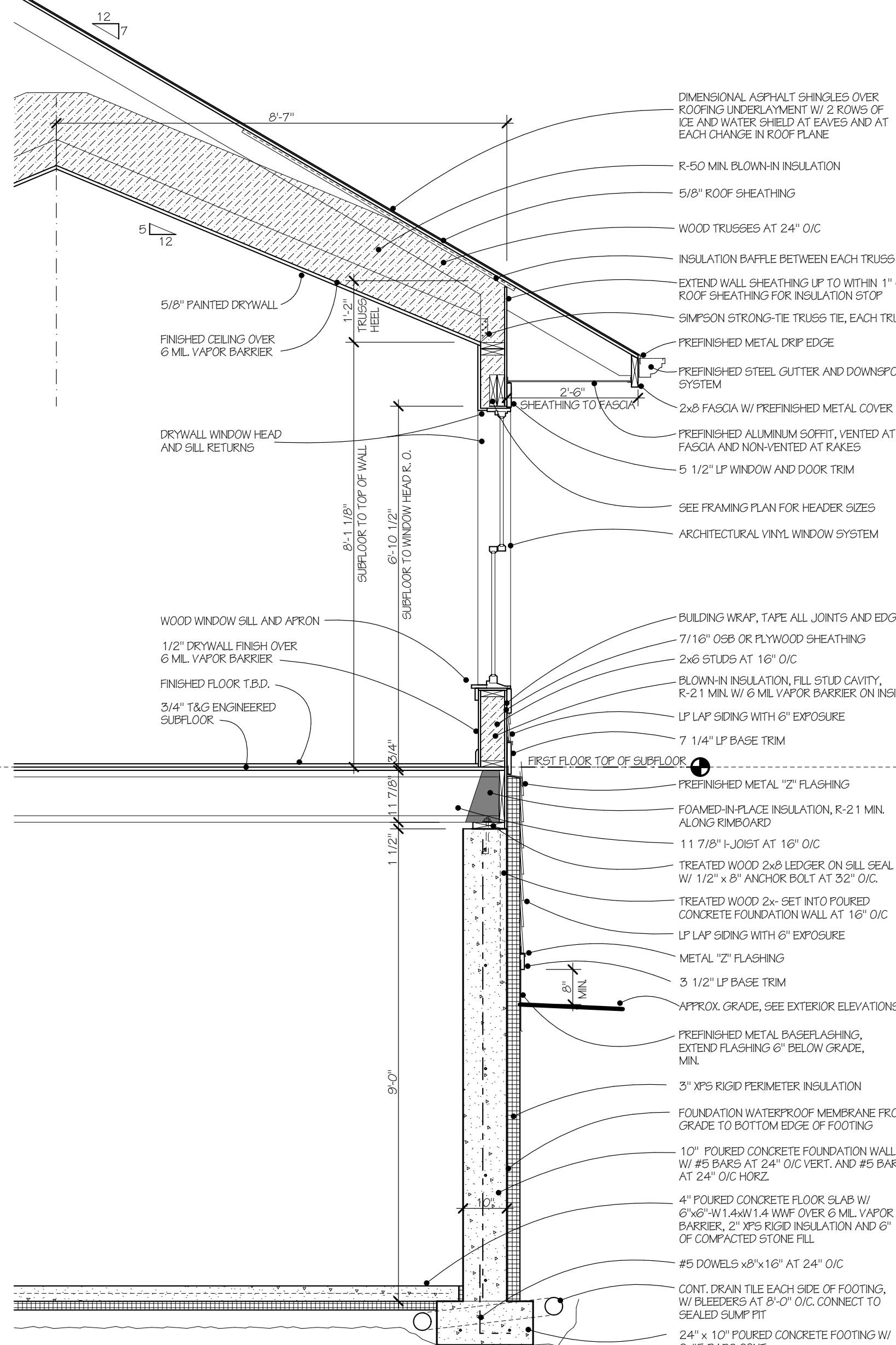
13



WALL SECTION AT GREAT ROOM DORMER

1/2" = 1'-0"

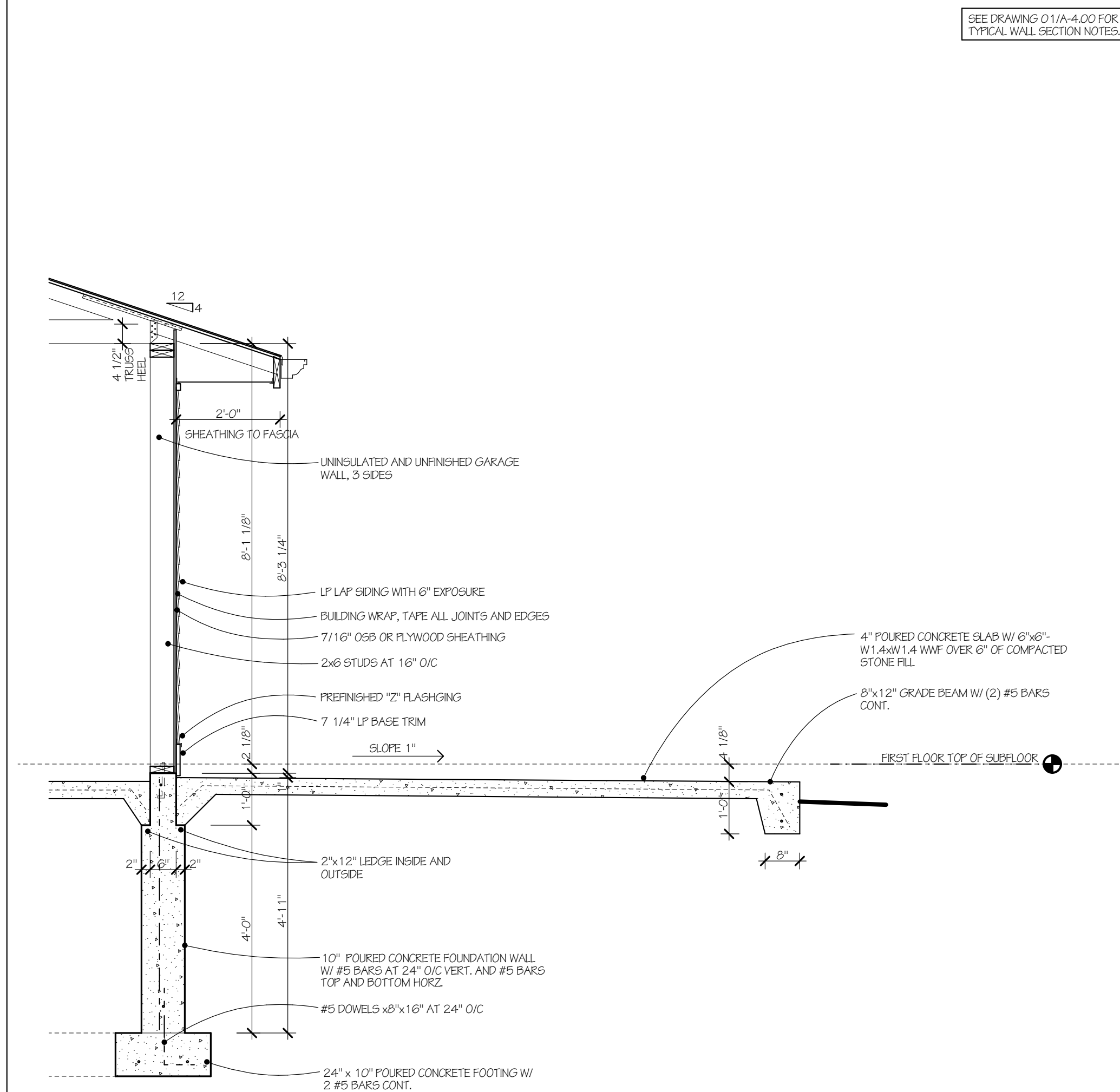
05



WALL SECTION AT GREAT ROOM

1/2" = 1'-0"

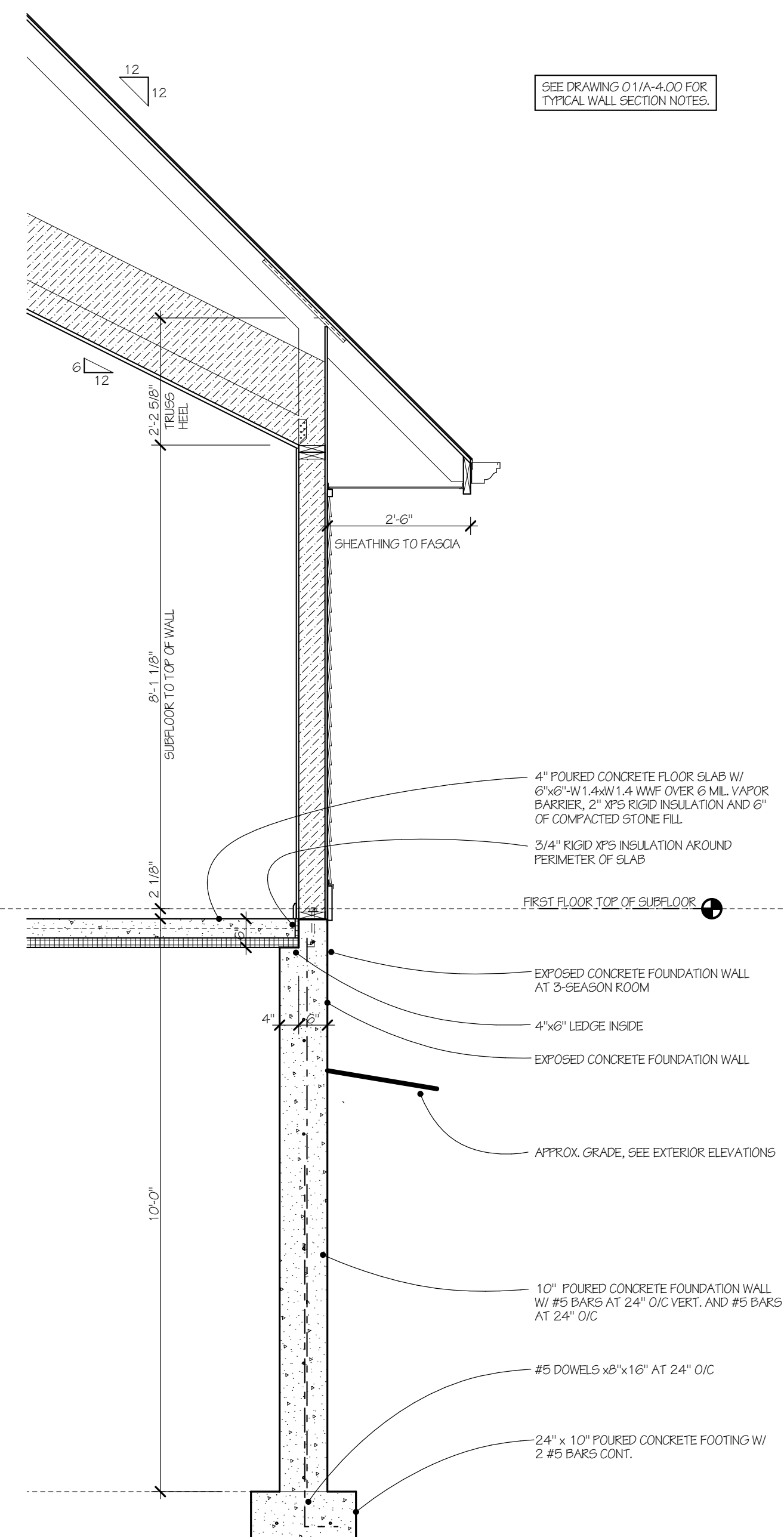
01



WALL SECTION AT COVERED PATIO

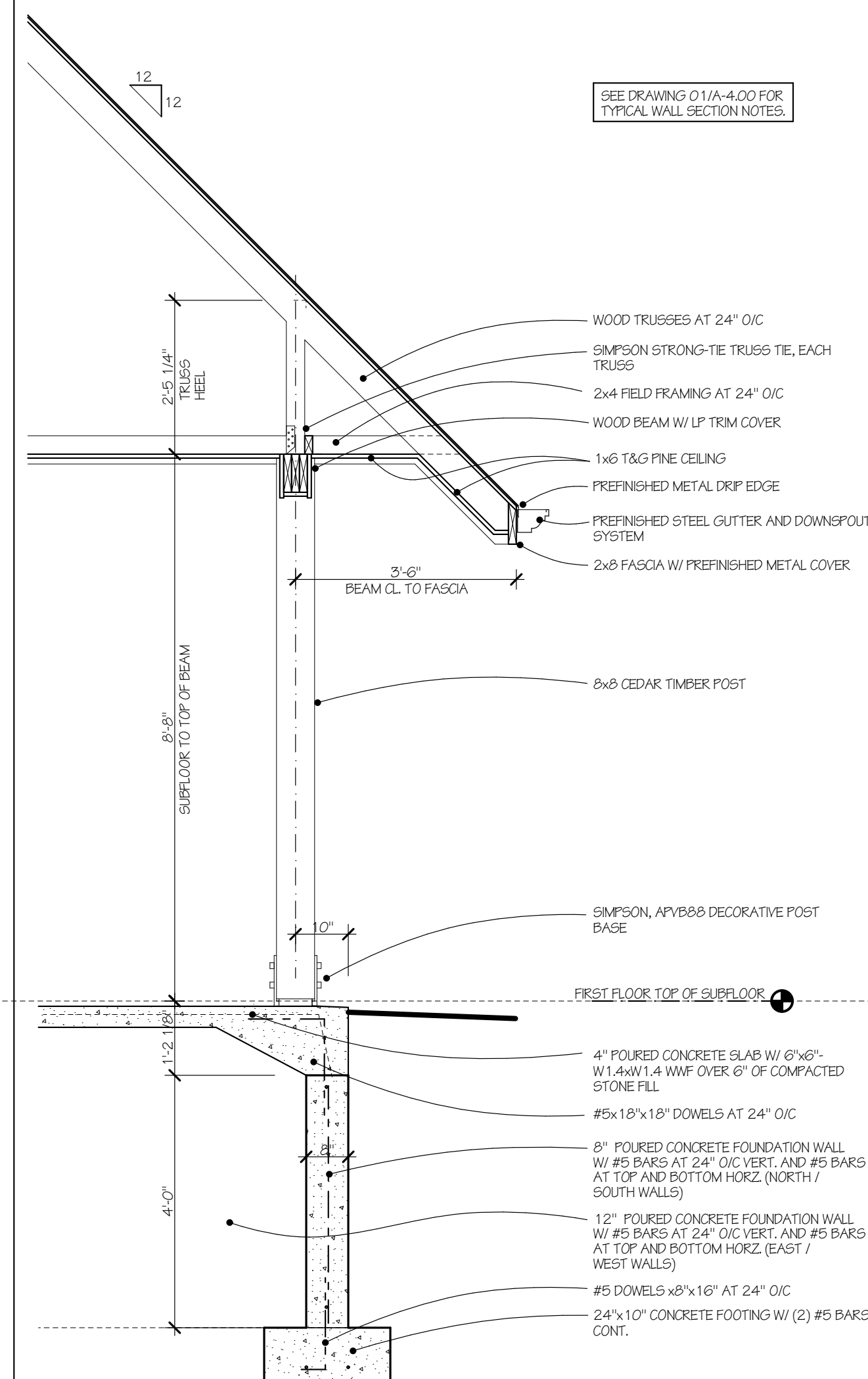
$$1/2'' = 1'-0''$$

13

WALL SECTION AT 3-SEASON ROOM $1/2" = 1'-0"$

1 1/2" = 1'-0"

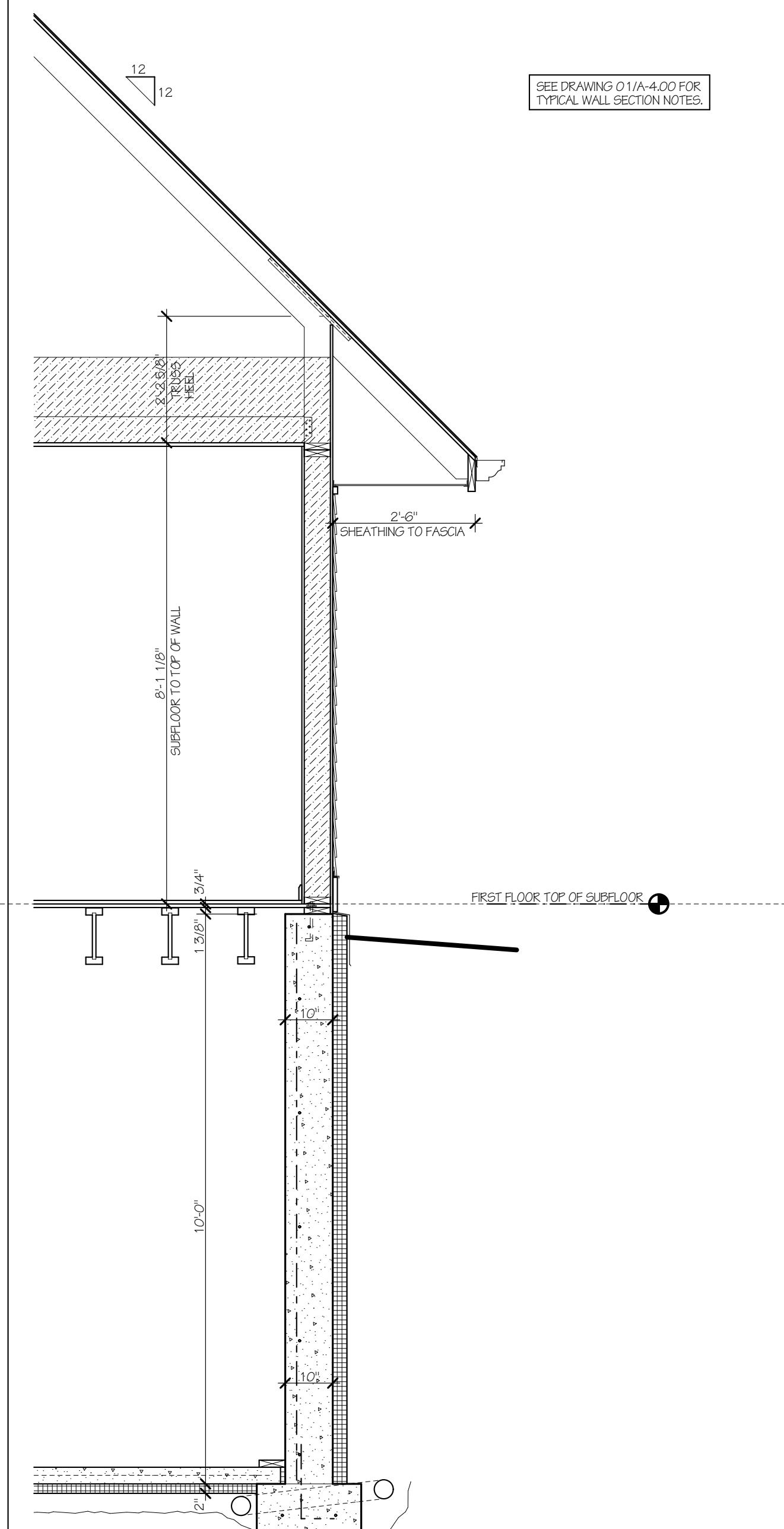
09



WALL SECTION AT ENTRY

$$1/2'' = 1'-0''$$

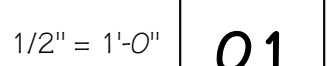
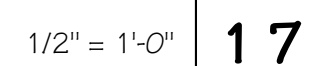
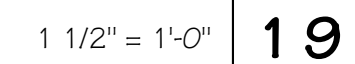
05



WALL SECTION AT FOYER

$$1/2'' = 1'-0''$$

01



INTERIOR ELEVATIONS

MASTER BATHROOM - LOOKING NORTH 1/2" = 1'-0"15

MASTER BATHROOM - LOOKING SOUTH 1/2" = 1'-0"11

MASTER HALL - LOOKING EAST 1/2" = 1'-0"07

GUEST BATHROOM - LOOKING NORTH 1/2" = 1'-0"03

KITCHEN / ISLAND - LOOKING WEST 1/2" = 1'-0"14

GREAT ROOM - LOOKING WEST 1/2" = 1'-0"10

A - LOOKING EAST

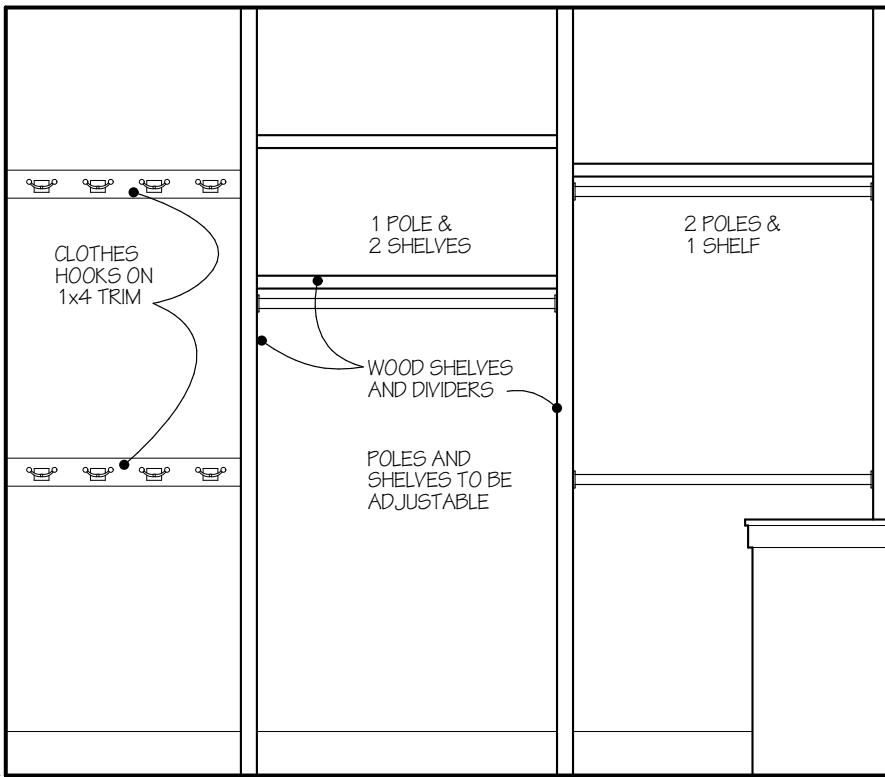
B - LOOKING NORTH

KITCHEN ISLAND 1/2" = 1'-0"02

KITCHEN - LOOKING EAST 1/2" = 1'-0"13

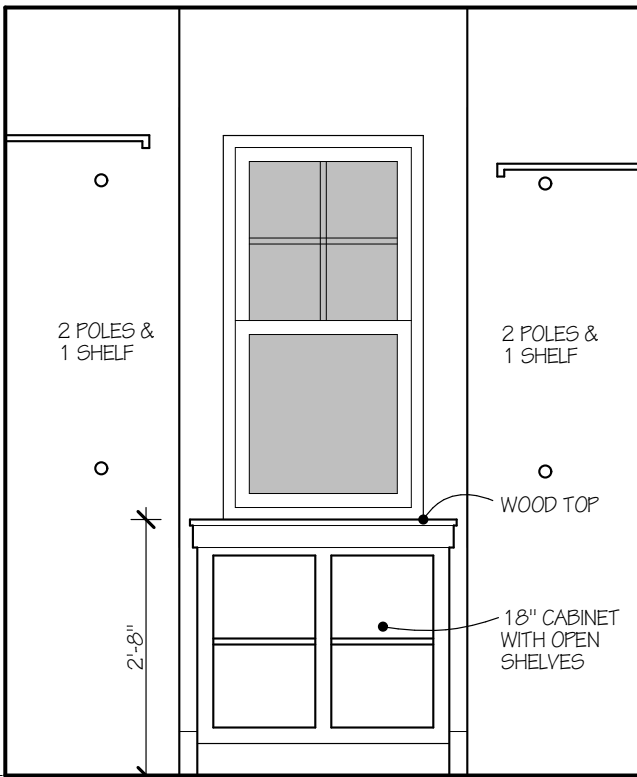
LIVING ROOM - LOOKING SOUTH 1/2" = 1'-0"01

INTERIOR ELEVATIONS



MASTER CLOSET - LOOKING SOUTH 1/2" = 1'-0"

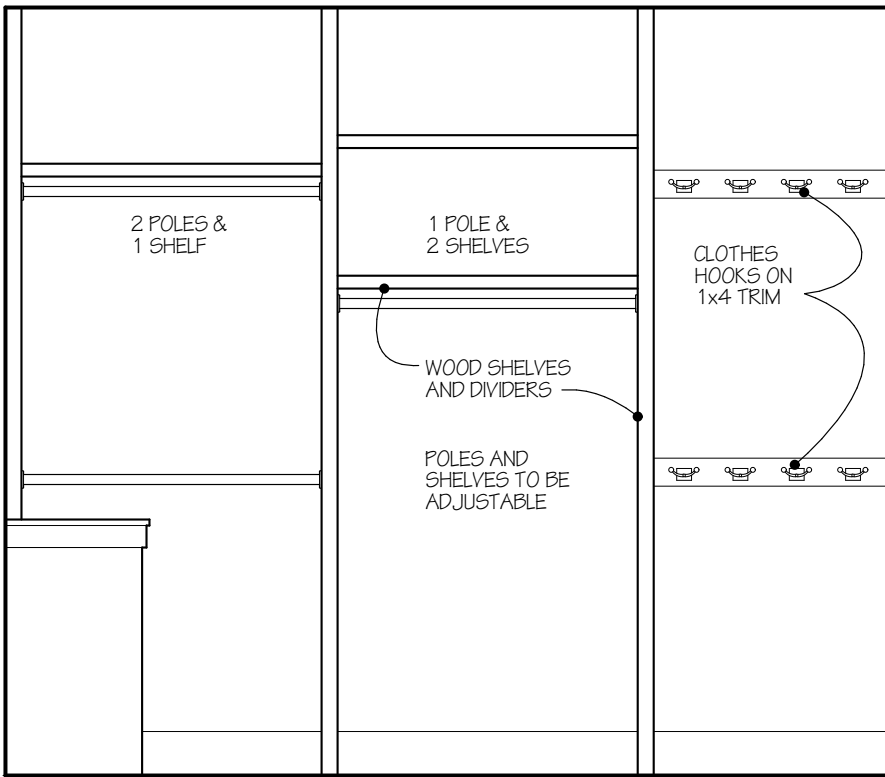
20



1/2" = 1'-0"

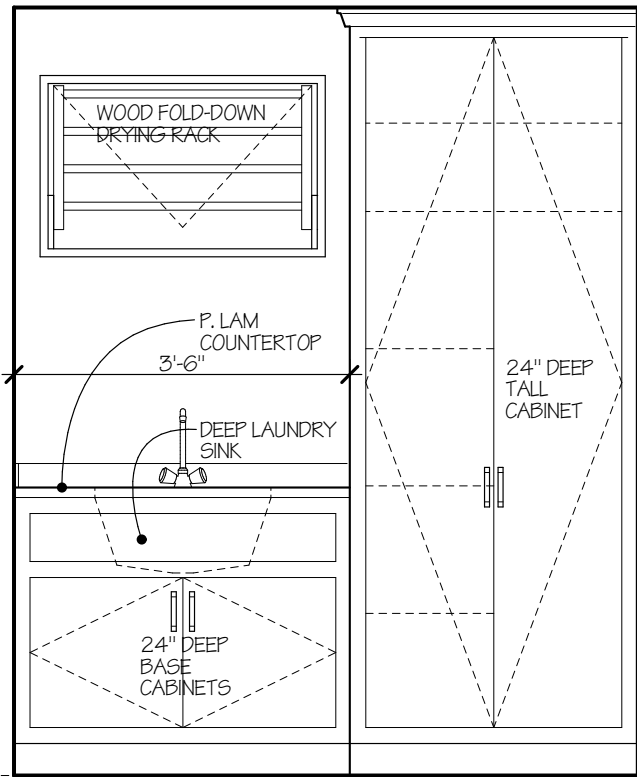
MASTER CLOSET - LOOKING WEST

16



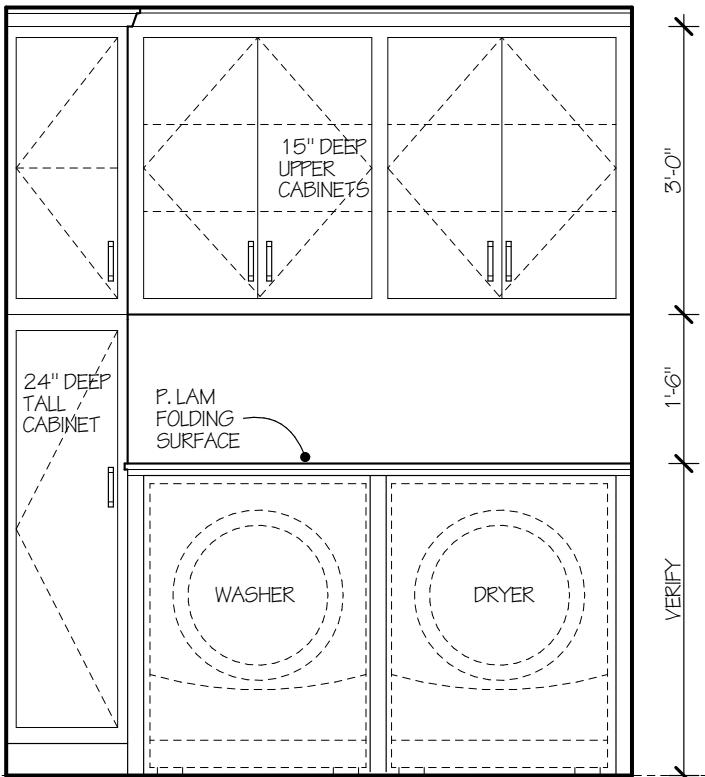
MASTER CLOSET - LOOKING NORTH 1/2" = 1'-0"

12



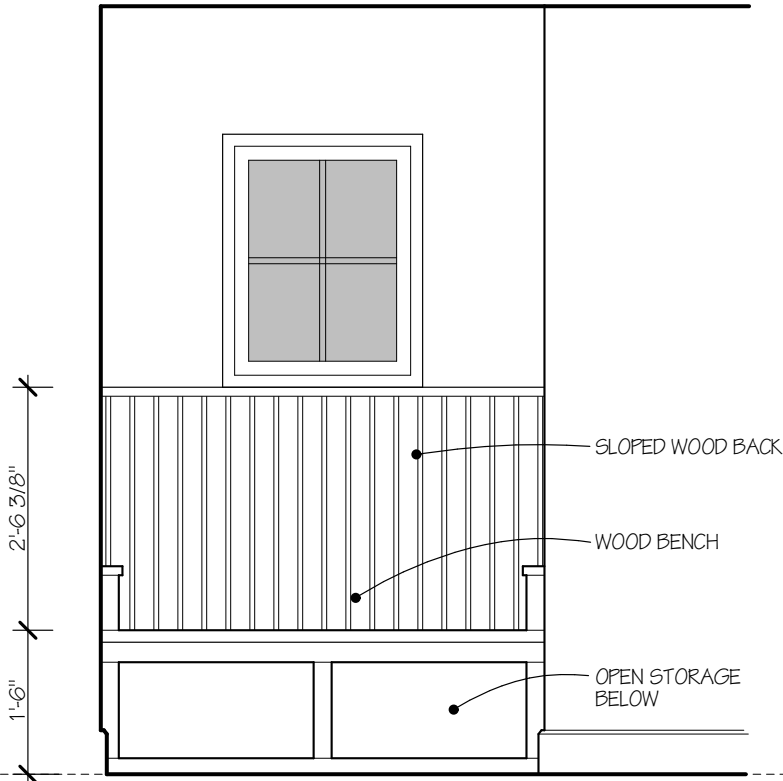
LAUNDRY - LOOKING SOUTH 1/2" = 1'-0"

08



LAUNDRY - LOOKING NORTH 1/2" = 1'-0"

04



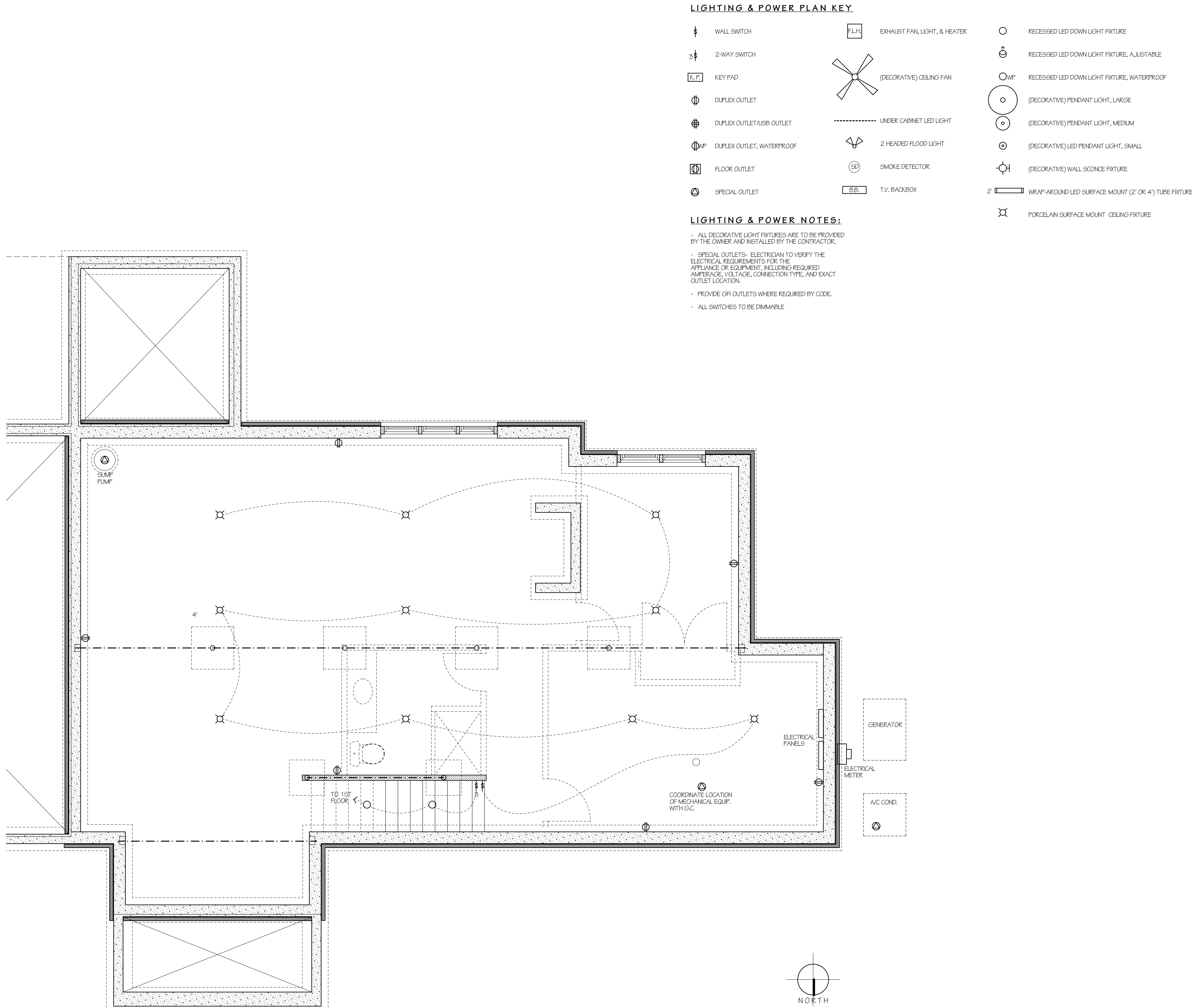
ENTRY - LOOKING EAST

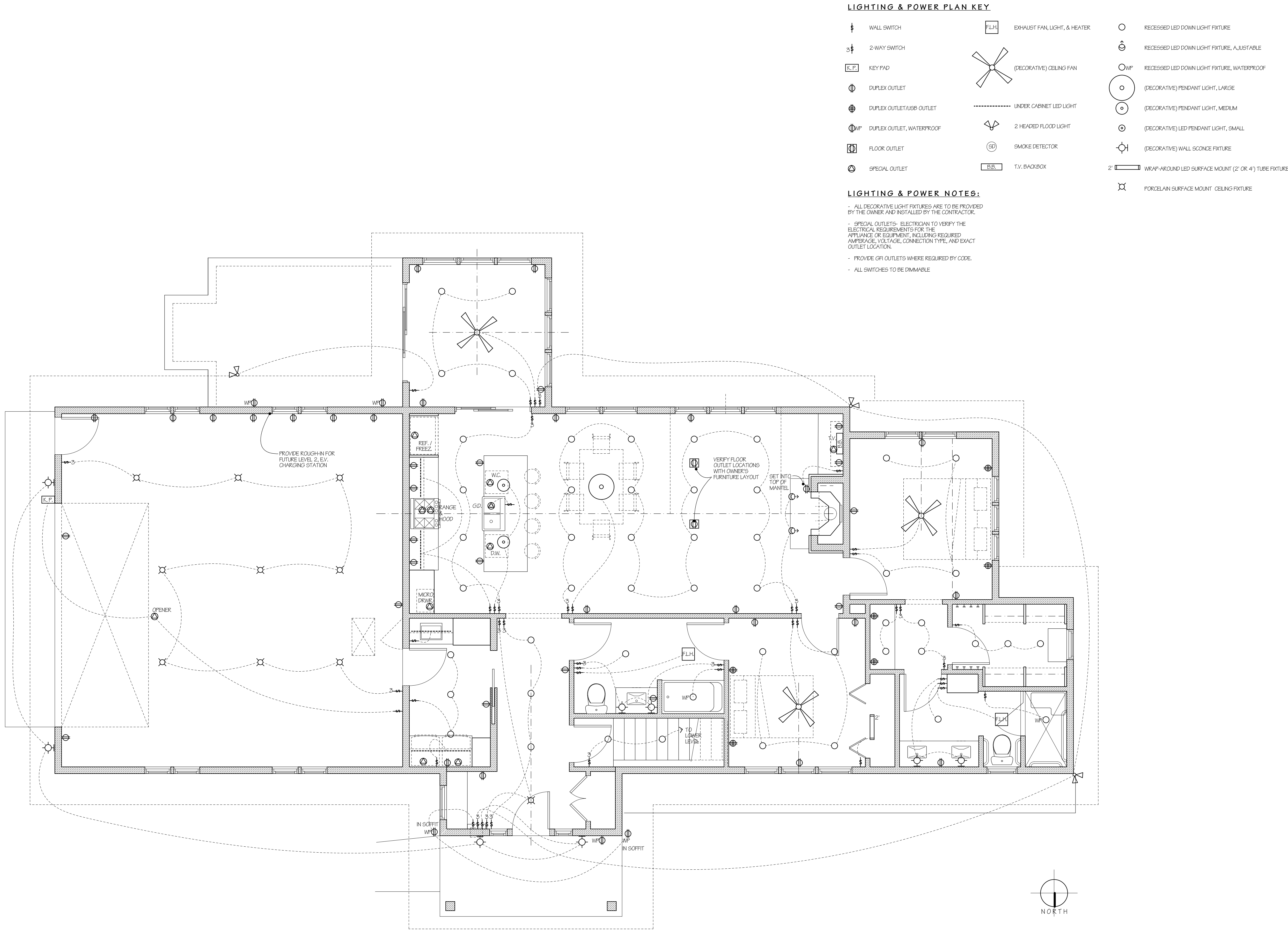
1/2" = 1'-0"

03

1/2" = 1'-0"

01





HOUSE - FIRST FLOOR LIGHTING & POWER PLAN

1/4" = 1'-0"

01

LP-1.01

SITE AREAS

PROPOSED PAVEMENT = 1,661 S.F. (0.038 ACRES)
PROPOSED BUILDING = 3,585 S.F. (0.082 ACRES)
EXISTING IMPERVIOUS AREA = 80 S.F. (0.002 ACRES)
EXISTING OPEN SPACE = 24,383 S.F. (0.560 ACRES)
PROPOSED IMPERVIOUS AREA = 5,246 S.F. (0.120 ACRES) [21% OF THE SITE]
PROPOSED OPEN SPACE = 19,217 S.F. (0.441 ACRES) [79% OF THE SITE]
TOTAL SITE AREA = 24,463 S.F. (0.562 ACRES)

NOTES:

- EXISTING CONDITIONS BASED ON SURVEY BY SURVEYING ASSOCIATES INC.
- DISTURBED AREA = 22,883 S.F. (0.525 ACRES)
- STORM WATER MANAGEMENT REQUIREMENTS FOR THIS DEVELOPMENT ARE HANDLED BY A BIO-RETENTION BASIN LOCATED IN THE SOUTHWEST CORNER OF THE PROPERTY.
MMSD CHAPTER 13 REQUIRED VOLUME = 5,166 S.F. * 1/2" = 215 C.F.
PROVIDED DETENTION VOLUME (AT SPILLWAY ELEVATION) = 2,073 C.F.
- STORM SEWER MATERIAL AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF WAUWATOSA REQUIREMENTS.
- ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
- THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, DEPTH AND CONDITION OF STORM SEWER CONNECTION PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
- STORM SEWER: PVC ASTM D3034 OR ADSN-12 HDPE
*MATERIAL PER CITY REQUIREMENT. CONTRACTOR TO VERIFY.
- CONTRACTOR TO PROVIDE TRACER WIRE OR OTHER METHOD OF LOCATING FOR ALL UNDERGROUND EXTERIOR NON-METALLIC STORM PIPE PER WISCONSIN PLUMBING CODE SECTION 182.0715(2r).
- HEAVY MACHINERY SHALL AVOID GOING OVER THE AREA OF THE PROPOSED BIO-RETENTION BASIN BOTTOM.
- SANITARY SEWER AND WATER TO BE DESIGNED BY OTHERS.

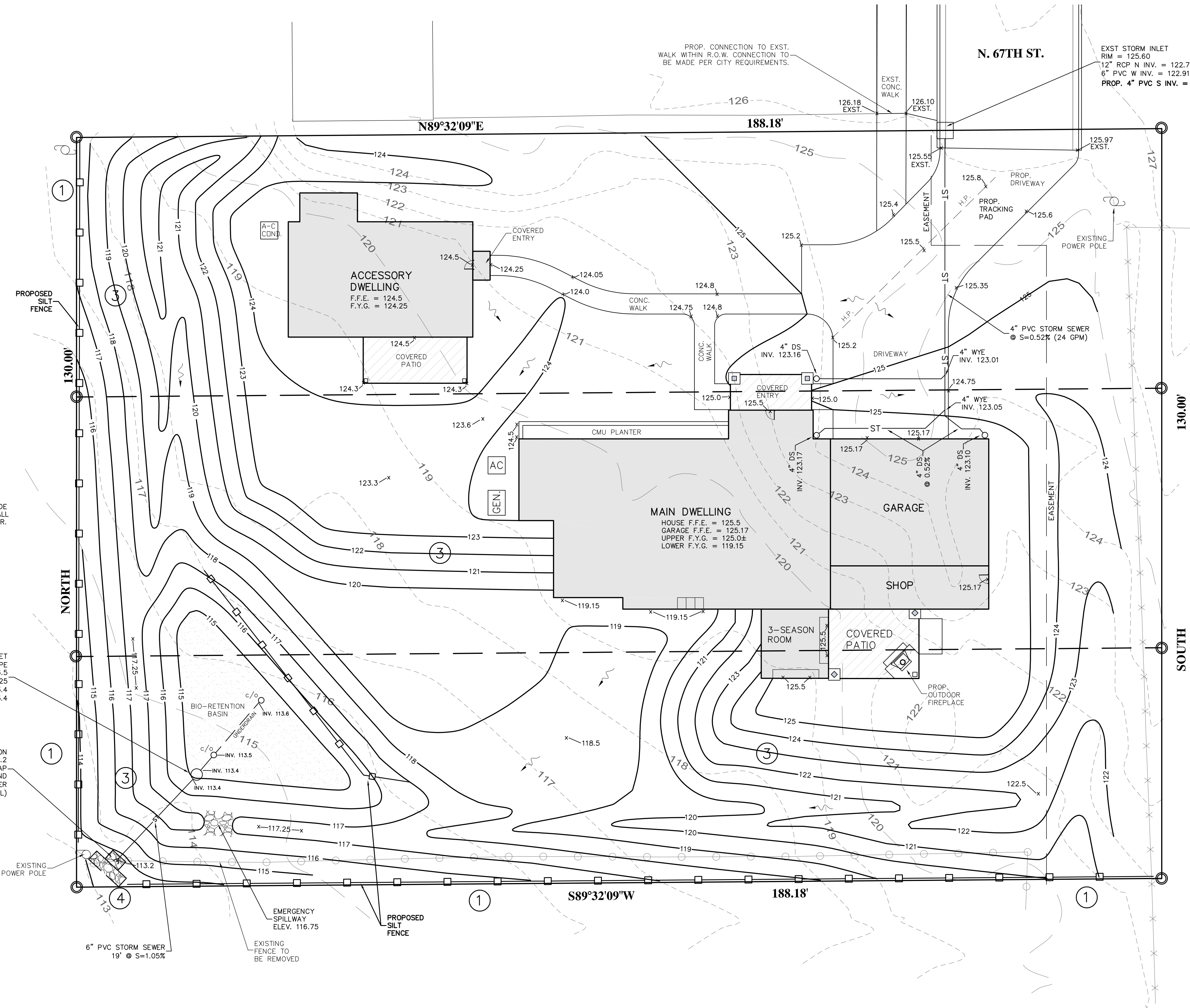
EROSION CONTROL PRACTICES SCHEDULE

- 1 SILT FENCE
- 2 CONSTRUCTION EXIT
- 3 EROSION MATTING
- 4 OUTLET PROTECTION/ LEVEL SPREADER

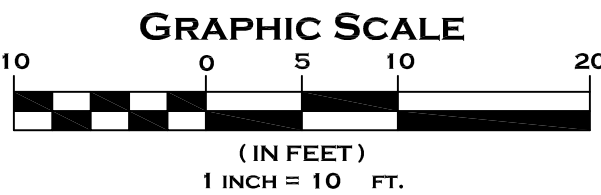
FOR FINAL STABILIZATION, PROVIDE CLASS I, TYPE B EROSION MAT PER 'WISDOT EROSION CONTROL PAL' (OR EQUAL) IN ALL ROADSIDE DITCHES, DEFINED SWALES, SIDE SLOPES, OUTLOT BERMS AND ALL OTHER SLOPES 4:1 OR GREATER. INSTALL PER MANUFACTURERS SPECIFICATIONS.

BASIN OUTLET
24" BASIN STANDPIPE
RIM 116.5
6" ORIFICE 115.25
6" UNDERDRAIN 113.4
6" OUTLET INV. 113.4

BASIN 6" ENDSECTION
INV. 113.2
W/2'X3' RIP RAP
ON FABRIC AND
2'X7' LEVEL SPREADER
(SEE DETAIL)



LEGEND	
----- 114 -----	EXISTING CONTOUR
----- 115 -----	PROPOSED CONTOUR
x 115.5	PROPOSED ELEVATION
----- ST -----	EXISTING STORM SEWER
----- ST -----	PROPOSED STORM SEWER
□-----□	PROPOSED SILT FENCE



SITE GRADING, STORM SEWER
AND EROSION CONTROL PLAN **C1.0**

