



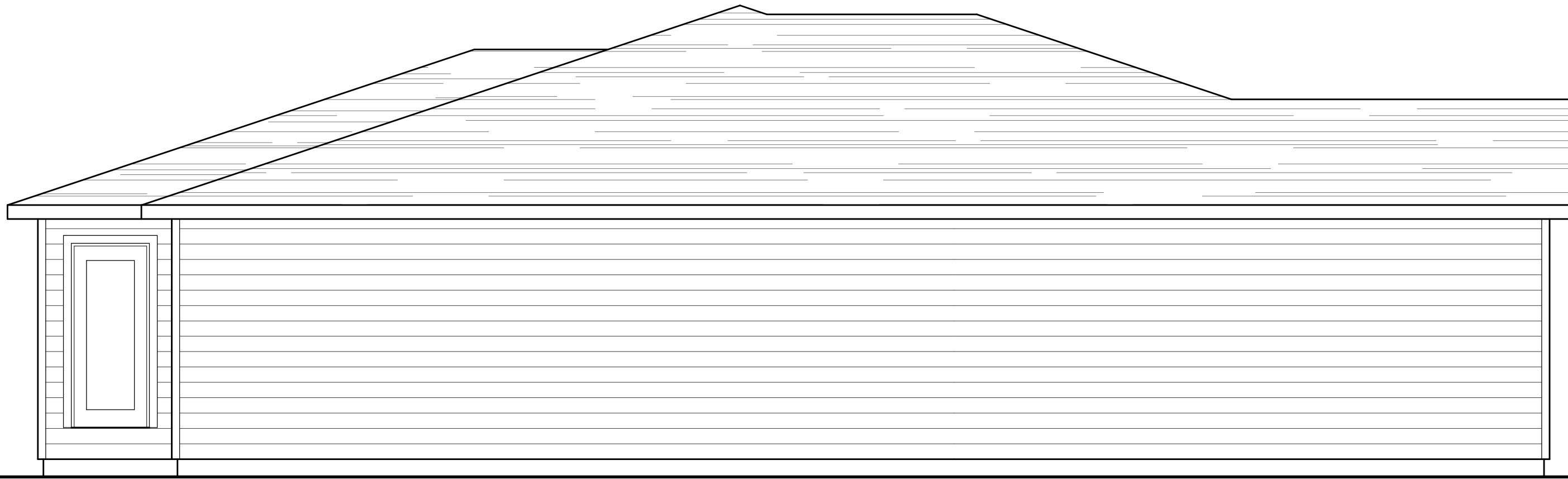
FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

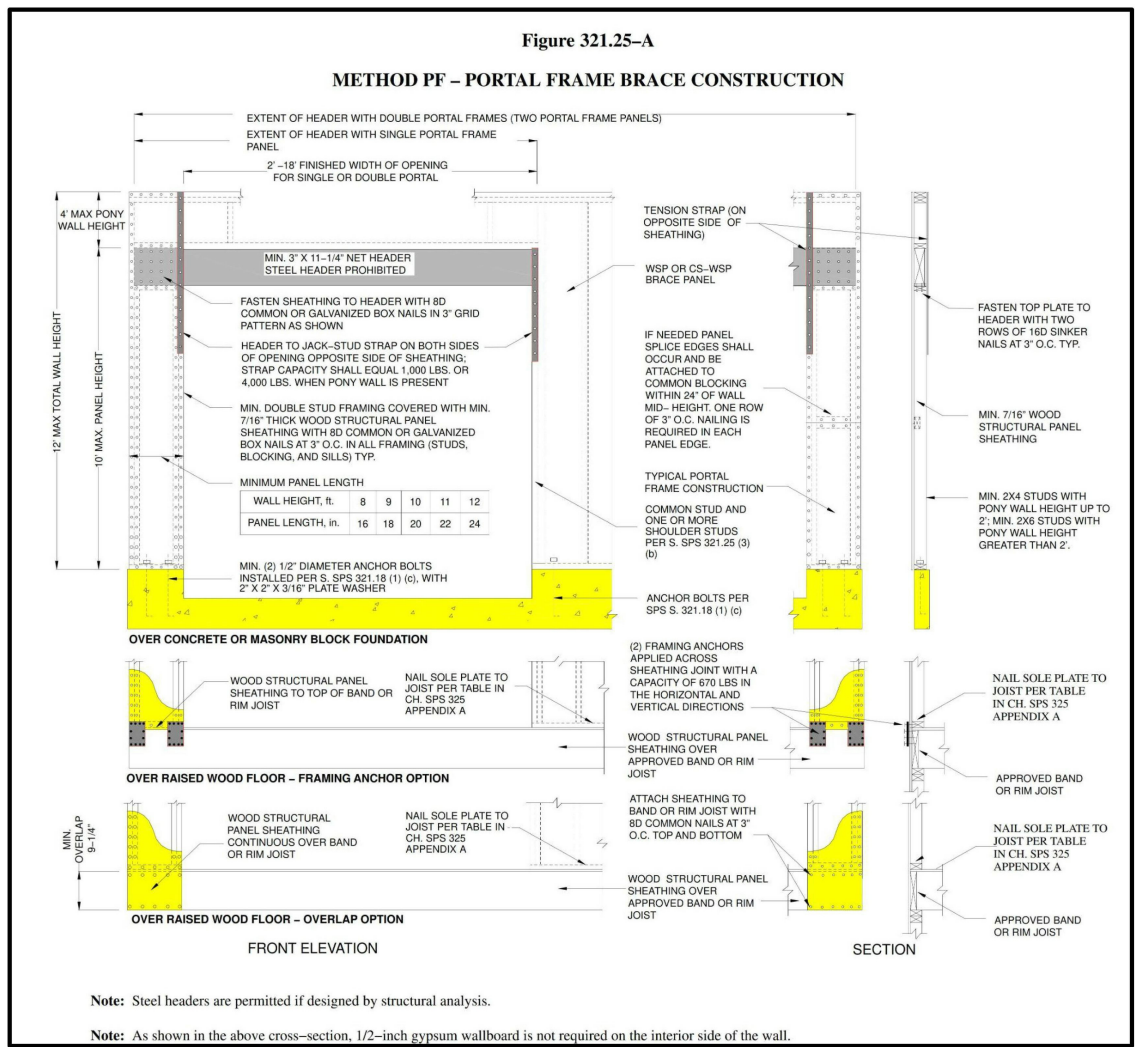


REAR ELEVATION

1/4" = 1'-0"

FINAL PLAN

DESIGNER: ISAAC JOHNSON	SCALE: 1/4" = 1'-0"	SHEET NO.: A1	PROJECT NO.: M26-215-M
100 LAKE ROAD		PORTAGE, WI	
A&M DEVELOPMENT			
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FINAL PLAN		ITJ	
05/19/2026			



FINAL PLAN	05/19/2026	ITJ
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FINAL PLAN

$$1/4'' = 1'-0''$$

<u>LEFT</u>		<u>RIGHT</u>	
FIRST FLOOR AREA	2037 SF	FIRST FLOOR AREA	2037 SF
<u>TOTAL AREA</u>	<u>2037 SF</u>	<u>TOTAL AREA</u>	<u>2037 SF</u>
GARAGE AREA	456 SF	GARAGE AREA	456 SF
LOWER LEVEL AREA	1885 SF	LOWER LEVEL AREA	1885 SF

FOUNDATION INFORMATION

- ### WALL INFORMATION

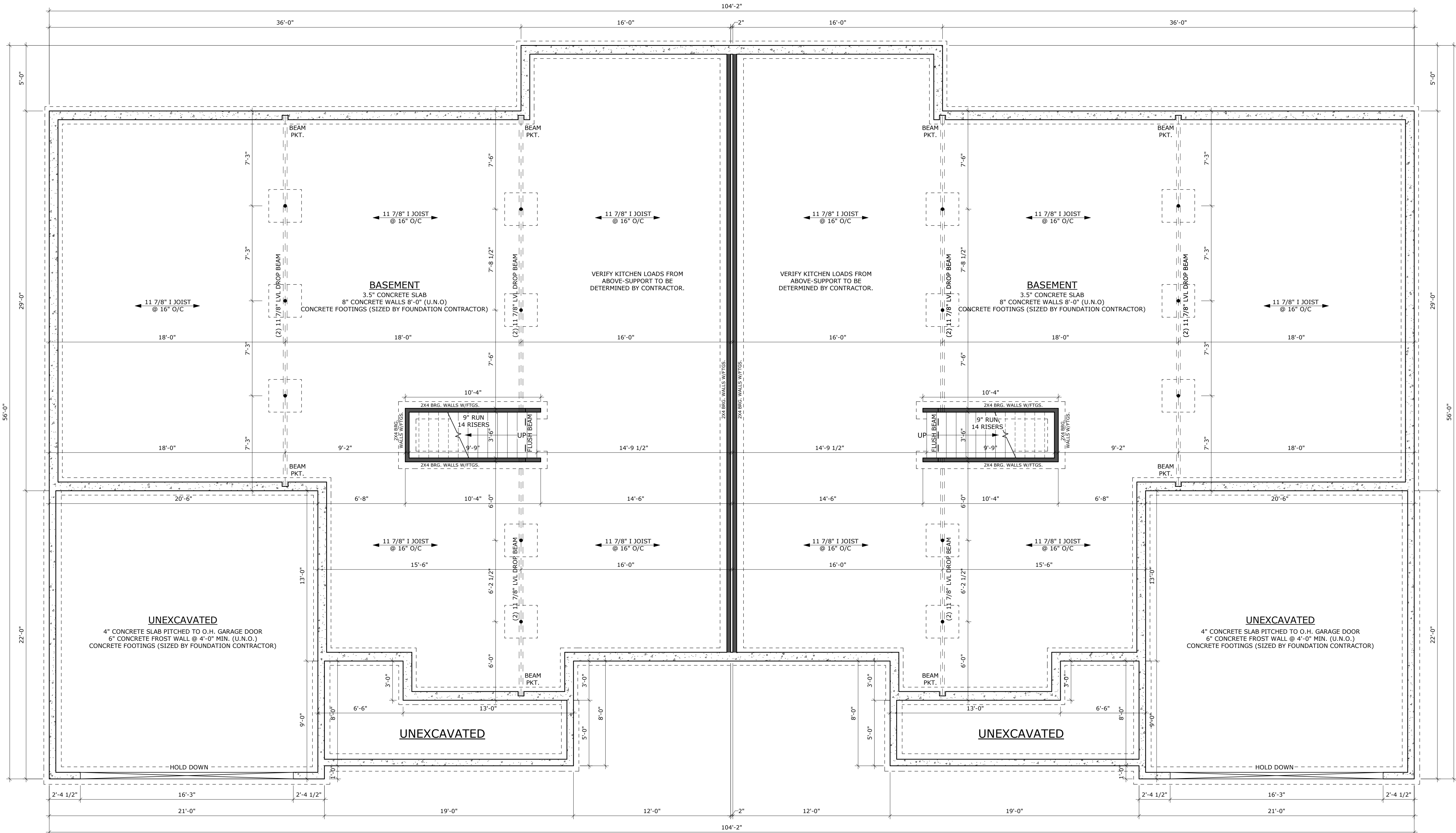
- ## ROOF SYSTEMS

- ## GENERAL INFORMATION

- ## GENERAL INFORMATION
- * ALL DIMENSIONS ARE TO ROUGH STUD (UNLESS NOTED OTHERWISE)
 - * 2X6 WALLS = 5 1/2" , 2X4 WALLS = 3 1/2"
 - * RESPECTIVE CONTRACTORS ARE TO BE RESPONSIBLE FOR LOCATION OF THE FOLLOWING ITEMS IN THE FOUNDATION (WHEN APPLICABLE)
 - * FLOOR DRAINS, ELECTRIC SERVICES, WATER HEATER, SUMP PIT + PUMP, FURNACE, GAS/LP LINE, BASEMENT WINDOWS, SEWER/SEWER LINE, ETC.
 - * DECK FRAMING SPECIFICATION SHALL MEET OR EXCEED REQUIREMENTS DEFINED WITHIN "APPENDIX B" OF THE WI UNIFORM DWELLING CODE
 - * RETAINING WALLS ARE TO BE DETERMINED BY SITE CONDITIONS. FINAL DESIGN AND DETAILS BY CONTRACTOR, MASON, OR LANDSCAPING CONTRACTOR
 - * EXTERIOR DOOR THRESHOLDS AND CONCRETE W/ CONCRETE TO BE PRESSURE TREATED PER WI SPS 320 10
 - * FRAMING CONTRACTOR IS RESPONSIBLE FOR TRANSFERRING ALL POINT LOADS FROM ABOVE THROUGH THE FLOOR SYSTEMS & WALLS, PROVIDING CONTINUOUS LOAD PATHS WITH SOLID BLOCKING DOWN TO CONCRETE FOUNDATION WALLS/FOOTINGS BELOW
 - * CONTRACTOR SHALL VERIFY ALL CONTRACTUAL ONLY CONTRACTOR TO VERIFY FINAL CABINET AND APPLIANCE SIZES AND LOCATIONS WITH CABINET SUPPLIER/DESIGNER PRIOR TO FABRICATION AND INSTALLATION.
 - * INTERIOR DOOR HEIGHTS ARE 6'-8" UNLESS NOTED/SHOWN OTHERWISE
 - * EXTERIOR OR ROUGH OPENINGS PER MANUFACTURER'S SPECIFICATIONS
 - * ALL WINDOW CALLOUTS IN GENERIC SIZES ARE IN INCHES (E.G. C3060 = 30" x 60" CASEMENT)
 - (UNLESS NOTED OTHERWISE)
 - * HEAT LOSS CALCULATIONS ARE RESPONSIBILITY OF GENERAL CONTRACTOR
 - * ANY NEEDED ELECTRICAL, MECHANICAL, PLUMBING, LANDSCAPING, GRADING PLANS PROVIDED BY

FOUNDATION PLAN

1/4" = 1'-0"



FOUNDATION INFORMATION

- HOUSE FOUNDATION**
 - 8" x 8'-0" POURED CONCRETE WALL
- GARAGE FOUNDATION**
 - 6" x 4'-0" POURED CONCRETE WALL
- PORCH/PATIO FOUNDATION (UNEXCAVATED)**
 - 6" x 4'-0" POURED CONCRETE WALL
- WALL THICKNESSES PER SPS 321.18 WITH 3000 PSI UNREINFORCED CONCRETE-FOUNDATION CONTRACTOR/GENERAL CONTRACTOR TO VERIFY PER SITE CONDITIONS AND CONSTRUCTION/CODE REQUIREMENTS
- INTERIOR BEARING WALLS TO SIT ON MINIMUM 16" X 8" CONT. CONCRETE FOOTINGS, STUDS @ 16" O.C.
- DUE TO UNKNOWN GRADE CONDITIONS, ACTUAL STEPS IN FOUNDATION WALLS & LOCATIONS OF WINDOW WELLS ARE TO BE DETERMINED ON SITE BY FOUNDATION CONTRACTOR/GENERAL CONTRACTOR
- FINAL WALL FOOTING SIZE & DEPTH TO BE DETERMINED BY FOUNDATION CONTRACTOR/GENERAL CONTRACTOR PER SITE CONDITIONS AND APPLICABLE CODE REQUIREMENTS
- POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURBED SOIL BELOW FROST LINE
- FOUNDATION CONTRACTOR OR GENERAL CONTRACTOR TO DETERMINE SOIL CONDITIONS AND CONSTRUCT FOUNDATIONS IN ACCORDANCE WITH WI SPS 320.24, THE MOST RESTRICTIVE STANDARDS OF SPS 312.15-SPS 321.18, ACI 318-14 & ACI 332-14 TO BE FOLLOWED FOR ALL FOOTING & FOUNDATION WALL REINFORCEMENT.
- ASSUMED SOIL CAPACITY IS 2000 PSF. FOOTING SIZES SHALL BE ADJUSTED AS REQUIRED FOR ACTUAL SITE-DETERMINED SOIL BEARING CONDITIONS.
- FOUNDATION CONTRACTOR TO LOCATE/SIZE PILASTERS & FOOTINGS PER CODE & SOIL CONDITIONS
- ROUGH OPENINGS OF WINDOWS/DOORS SET IN CONCRETE WALL TO BE 3" LARGER IN WIDTH & HEIGHT
- ALL STRUCTURAL DIMENSIONS ARE TO CONCRETE UNLESS NOTED OTHERWISE - WOOD FRAMED FULL/PARTIAL EXPOSURE WALLS MAY BE OFFSET FROM CONCRETE TO ACCOMMODATE RIGID FOAM BOARDS

WALL INFORMATION

- HOUSE EXTERIOR**
 - FIRST FLOOR WALL HEIGHT: 2 x 6 x 9'-3 1/4" (UNLESS NOTED/SHOWN OTHERWISE)
 - GARAGE**
 - WALL HEIGHT: 2 x 6 x 9'-3 1/4" (UNLESS NOTED/SHOWN OTHERWISE)
 - STUDS @ 16" O.C. (UNLESS NOTED/SHOWN OTHERWISE)**
 - INTERIOR WALLS ARE 2X4 (HGT. TO MATCH EXT.) UNLESS NOTED OTHERWISE
 - INDICATED TALL WALLS ARE TO BE DESIGNED BY ENGINEERED WOOD PRODUCT SUPPLIER OR OTHERS
 - TAPERED WALLS ARE TO BE FRAMED TO THE UNDERSIDE OF TRUSSES/RAFTERS (UNLESS NOTED OTHERWISE)
 - REQUIRED FIRE SEPARATION BETWEEN THE HOUSE AND GARAGE SHALL BE PROVIDED IN ACCORDANCE WITH ALL APPLICABLE CODES. REFER TO CODE REQUIREMENTS FOR MATERIALS AND ASSEMBLIES.
- FLOOR SYSTEMS**
- BASEMENT**
 - REINFORCED 3.5" CONCRETE SLAB
 - FIRST FLOOR**
 - 11 7/8" I-JOIST @ 16" O.C.
 - STANDARD LOADING (PER SQ. FT.): 40' LL, 15' DL
 - ADDITIONAL LOADING (PER SQ. FT.) (WHEN APPLICABLE)
 - 10' DL FOR TILE FLOOR
 - 13' DL FOR GYPCRETE (1.5" THICK)
 - 25' DL FOR GRANITE/QUARTZ
 - 20' DL FOR FIREPLACE FACE
 - 20' DL FOR FIREPLACE HEARTH
 - DEFLECTION: LL=L/480, TL=L/360
 - DURATION OF LOAD: 1.00%
 - FRAMING CONTRACTOR TO REFERENCE JOIST/TRUSS LAYOUT PLANS TO VERIFY EXACT SIZE AND LOCATION OF ALL FLUSH BEAMS IN FLOOR SYSTEM

ROOF SYSTEMS

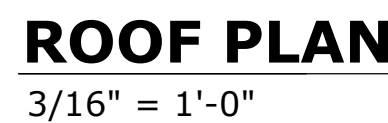
- ENGINEERED WOOD TRUSSES @ 24" O.C.
 - DESIGNED FOR: ZONE 2
 - STD. LOADING (PER SQ. FT.)
 - 30# TCDL, 10# TCCL, 10# TCCL, 10# BCDL
 - DEFLECTION: LL=L/240, TL=L/180
 - DURATION OF LOAD: 1.15%
 - FRAMING CONTRACTOR TO REFERENCE TRUSS LAYOUT PLANS TO VERIFY EXACT LOCATIONS OF GIRDER TRUSSES & THEIR RESPECTIVE BEARING & UPLIFT ANCHORING REQUIREMENTS
 - CONTRACTOR TO PROVIDE ATTIC SCUTTLE & LOCATION
- HEADERS**
- STANDARD HEADER
 - ANY HEADERS NOT CALLED OUT TO BE MIN. (2) 2X10 HEADER (WITH FLAT 2X) (UNLESS VALUE ENGINEERED FOR DREXEL OFF-SITE CONSTRUCTION)
 - TOP OF WINDOW ROUGH OPENING
 - FIRST FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR (UNLESS NOTED/SHOWN OTHERWISE)
 - MINIMUM OF (2) SHOULDER STUDS AT EACH END FOR ALL OPENINGS 6'-0" AND LARGER (UNLESS NOTED OTHERWISE)
 - GENERAL CONTRACTOR TO PROVIDE REQUIRED HEADERS AT CONCRETE OPENINGS IF NOT NOTED ON FOUNDATION PLAN

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- DECK FRAMING SPECIFICATION SHALL MEET OR EXCEED REQUIREMENTS DEFINED WITHIN "APPENDIX B" OF THE WI UNIFORM DWELLING CODE
- RETAINING WALLS ARE TO BE DETERMINED BY SITE CONDITIONS. FINAL DESIGN AND DETAILS BY CONTRACTOR, MASON, OR LANDSCAPING CONTRACTOR
- ALL LUMBER IN PERMANENT CONTACT W/ CONCRETE TO BE PRESSURE TREATED PER WI SPS 320.10 THROUGH THE FLOOR SYSTEMS & WALLS, PROVIDING CONTINUOUS LOAD PATHS WITH SOLID BLOCKING DOWN TO CONCRETE FOUNDATION WALLS/FOOTINGS BELOW
- ALL CABINET LAYOUTS ARE CONCEPTUAL ONLY. CONTRACTOR TO VERIFY FINAL CABINET AND APPLIANCE SIZES AND LOCATIONS WITH CABINET SUPPLIER/DESIGNER PRIOR TO FABRICATION AND INSTALLATION.
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FINAL PLAN

DESIGNER: ISAAC JOHNSON	SCALE: 1/4" = 1'-0"	SHEET NO: A3	PROJECT NO: M26-215-M
100 LAKE ROAD		PORTAGE, WI	
A&M DEVELOPMENT			
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<u>LEFT</u>		<u>RIGHT</u>	
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