



FRONT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"

FINAL PLAN

DESIGNER:
ISAAC JOHNSON
SCALE:
1/4" = 1'-0"
SHEET NO.:
A1
PROJECT NO.:
M25-245-M



108 HILL ROW

A&M DEVELOPMENT

PORTAGE, WI

FINAL PLAN	10/08/2025	ITJ
REVISIONS	10/10/2025	CAG
REVISIONS	10/13/2025	ITJ

COPYRIGHT © 2025
CONSTRUCTION DOCUMENTS SHALL BE THE PROPERTY OF THE ARCHITECT. NO PART OF THESE DOCUMENTS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ALL RIGHTS RESERVED.

ALTHOUGH EVERY EFFORT WILL BE MADE TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, THE ARCHITECT MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR SUITABILITY OF THE INFORMATION FOR ANY PARTICULAR PURPOSE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DOCUMENTS.



REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

FINAL PLAN

DESIGNER:
ISAAC JOHNSON

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

SHEET NO.:
A2

PROJECT NO.:
M25-245-M



108 HILL ROW

A&M DEVELOPMENT

PORTAGE, WI

COPYRIGHT © 2025

CONTRACT NO. 2025-001

DATE OF THIS DOCUMENT: 10/10/2025

DATE OF THIS DOCUMENT: 10/13/2025

FINAL PLAN

REVISIONS

REVISIONS

REVISIONS

REVISIONS

10/08/2025

10/10/2025

10/13/2025

10/13/2025

10/13/2025

ITJ

ITJ

ITJ

ITJ

ITJ

10/08/2025

10/10/2025

10/13/2025

10/13/2025

10/13/2025

FINAL PLAN

REVISIONS

REVISIONS

REVISIONS

REVISIONS

10/08/2025

10/10/2025

10/13/2025

10/13/2025

10/13/2025

ITJ

ITJ

ITJ

ITJ

ITJ

10/08/2025

10/10/2025

10/13/2025

10/13/2025

10/13/2025

FINAL PLAN

REVISIONS

REVISIONS

REVISIONS

REVISIONS

10/08/2025

10/10/2025

10/13/2025

10/13/2025

10/13/2025

ITJ

ITJ

ITJ

ITJ

ITJ

10/08/2025

10/10/2025

10/13/2025

10/13/2025

10/13/2025

ITJ

ITJ

ITJ

ITJ

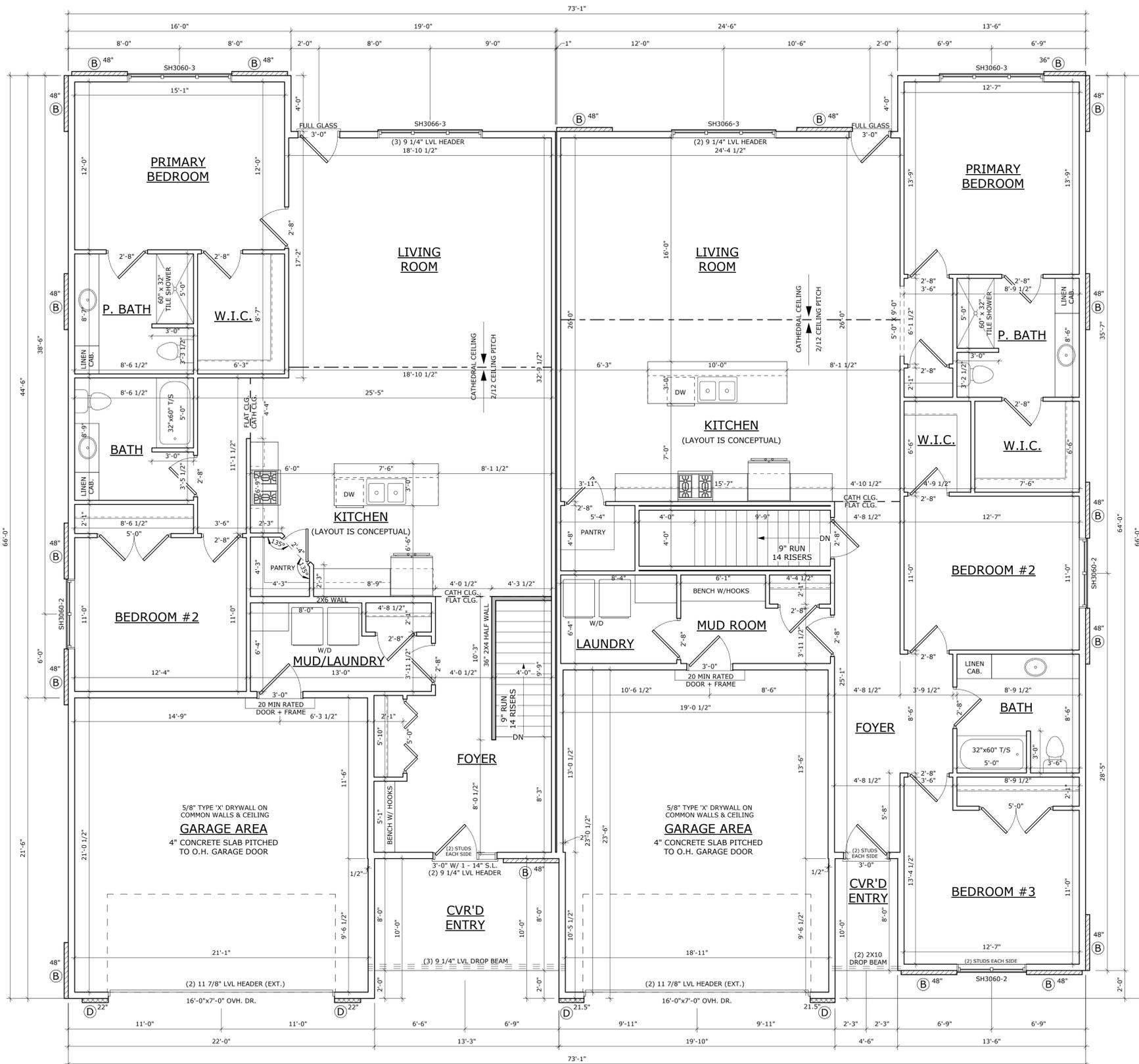
ITJ

LEFT

FIRST FLOOR AREA 1637 SF
TOTAL AREA 1637 SF
GARAGE AREA 467 SF
LOWER LEVEL AREA 1509 SF

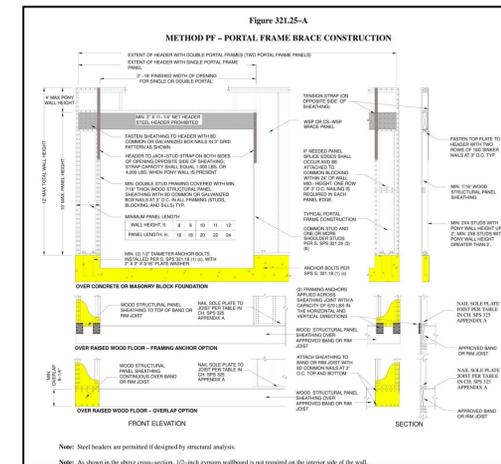
RIGHT

FIRST FLOOR AREA 1875 SF
TOTAL AREA 1875 SF
GARAGE AREA 462 SF
LOWER LEVEL AREA 1710 SF

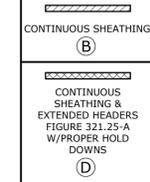


FIRST FLOOR PLAN

1/4" = 1'-0"

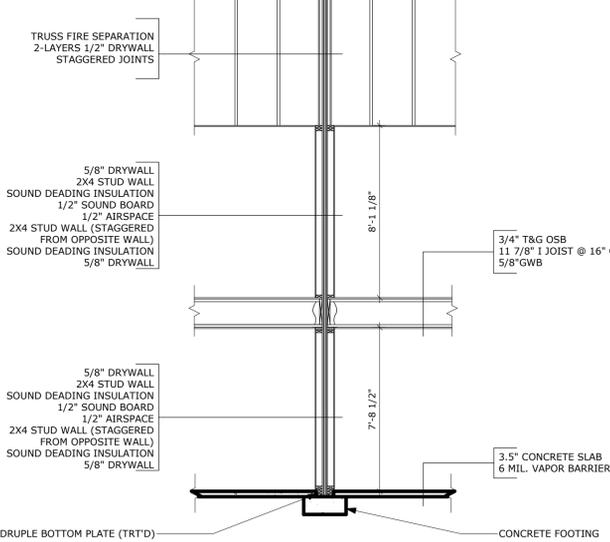


WALL BRACING



NEW HOME PLAN SPECIFICATIONS

- FOUNDATION INFORMATION**
- HOUSE FOUNDATION: 8" x 8"-O" POURED CONCRETE WALL
 - GARAGE FOUNDATION: 6" x 4"-O" POURED CONCRETE WALL
 - PORCH/PATIO FOUNDATION (UNEXCAVATED): 6" x 4"-O" POURED CONCRETE WALL (MIN. 4'-0" TALL)
 - WALL THICKNESS FOR REPRESENTATION ONLY: FOUNDATION CONTRACTOR/CONTRACTOR TO VERIFY FOOTINGS PER CODE AND SOIL CONDITIONS
 - FINAL WALL/POST FOOTING SIZE AND DEPTH DETERMINED BY FOUNDATION CONTRACTOR/GENERAL CONTRACTOR
 - FOUNDATION CONTRACTOR TO LOCATE PLASTER AND SIZE WINDOWS/DOORS TO BE SET IN CONCRETE WALL- MAKE R.O. 3" BIGGER IN WIDTH AND HEIGHT
 - BEARING WALLS TO SIT ON MIN. 16" X 8"CONT. CONCRETE FOOTINGS, STUDS @ 16" O.C.
- WALL INFORMATION**
- STUDS @ 16" O.C. (UNLESS NOTED/SHOWN OTHERWISE)
 - HOUSE EXTERIOR: FIRST FLOOR WALL HEIGHT: 2 x 4 x 8' 1 1/8" (UNLESS NOTED/SHOWN OTHERWISE)
 - HOUSE INTERIOR: FIRST FLOOR WALL HEIGHT: 2 x 4 x 8' 1 1/8" (UNLESS NOTED/SHOWN OTHERWISE)
 - GARAGE: WALL HEIGHT: 2 x 6 x 9'-3 1/4" (UNLESS NOTED/SHOWN OTHERWISE)
- FLOOR SYSTEMS**
- BASEMENT: 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), 20" DL FOR FIREPLACE FACE/HEARTH, 25" DL FOR GRANITE/QUARTZ
 - DEFLECTION: LL=L/480, TL=L/360
 - DURATION OF LOAD: 1.00%
- ROOF SYSTEMS**
- ENGINEERED WOOD TRUSSES @24" O.C. DESIGNED FOR: ZONE 2
 - STD. LOADING (PER SQ. FT.): 30# TC/L, 10# TD/L, 10# BCD/L
 - DEFLECTION: LL=L/240, TL=L/180
 - DURATION OF LOAD: 1.15%
- HEADERS**
- STANDARD HEADER: ALL HEADERS NOT LABELED AS LVL TO BE MIN. (2) 2X10'S HEADER FOR ON-SITE (UNLESS VALUE ENGINEERED FOR OFF-SITE CONSTRUCTION)
 - TOP OF WINDOW R.O.S. 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
- GENERAL INFORMATION**
- ALL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS NOTED OTHERWISE)
 - 2X6 WALLS=5 1/2"; 2X4 WALLS=4 1/2"
 - ALL DIMENSIONS ARE TO OUTSIDE OF FOUNDATION WALLS/BRICK LEDGES
 - GENERAL CONTRACTOR TO LOCATE THE FOLLOWING ITEMS IN THE FOUNDATION (WHEN APPLICABLE): FLOOR DRAINS, ELECTRIC SERVICES, WATER HEATER, SUMP PIT + PUMP, FURNACE, GAS/LP LINE, BASEMENT, WINDOWS, ETC.
 - ACTUAL STEPS IN FOUNDATION WALLS AND LOCATION OF WINDOW WELLS TO BE DETERMINED ON-SITE BY GENERAL CONTRACTOR
 - DECK FRAMING SPECIFICATION TO MEET OR EXCEED REQUIREMENTS DEFINED WITHIN "APPENDIX B" OF THE WI UNIFORM DWELLING
 - ALL CABINET LAYOUTS ARE CONCEPTUAL-CONSULT CABINET DESIGNER FOR EXACT SIZES AND LOCATIONS OF CABINETS, APPLIANCES, AND WINDOWS
 - ALL DOOR HEIGHTS ARE 6'-8" UNLESS NOTED/SHOWN OTHERWISE



PARTY WALL DETAIL

1/4" = 1'-0"

FINAL PLAN

DESIGNER: ISAAC JOHNSON	SCALE: 1/4" = 1'-0"	SHEET NO: A3	PROJECT NO: M25-245-M
COPYRIGHT © 2025		FINAL PLAN	REVISIONS
10/08/2025	IT/J	10/10/2025	CAG
10/13/2025	IT/J		

108 HILL ROW
A&M DEVELOPMENT
PORTAGE, WI

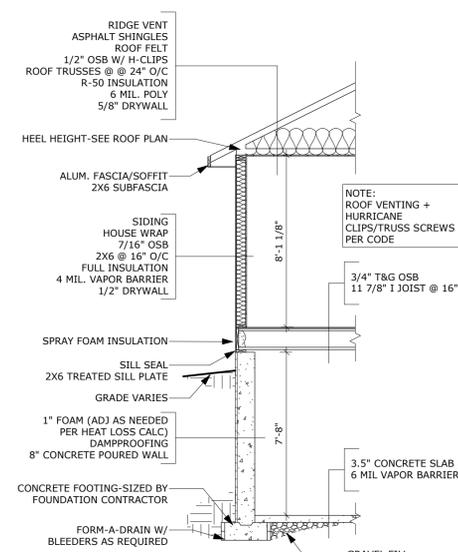
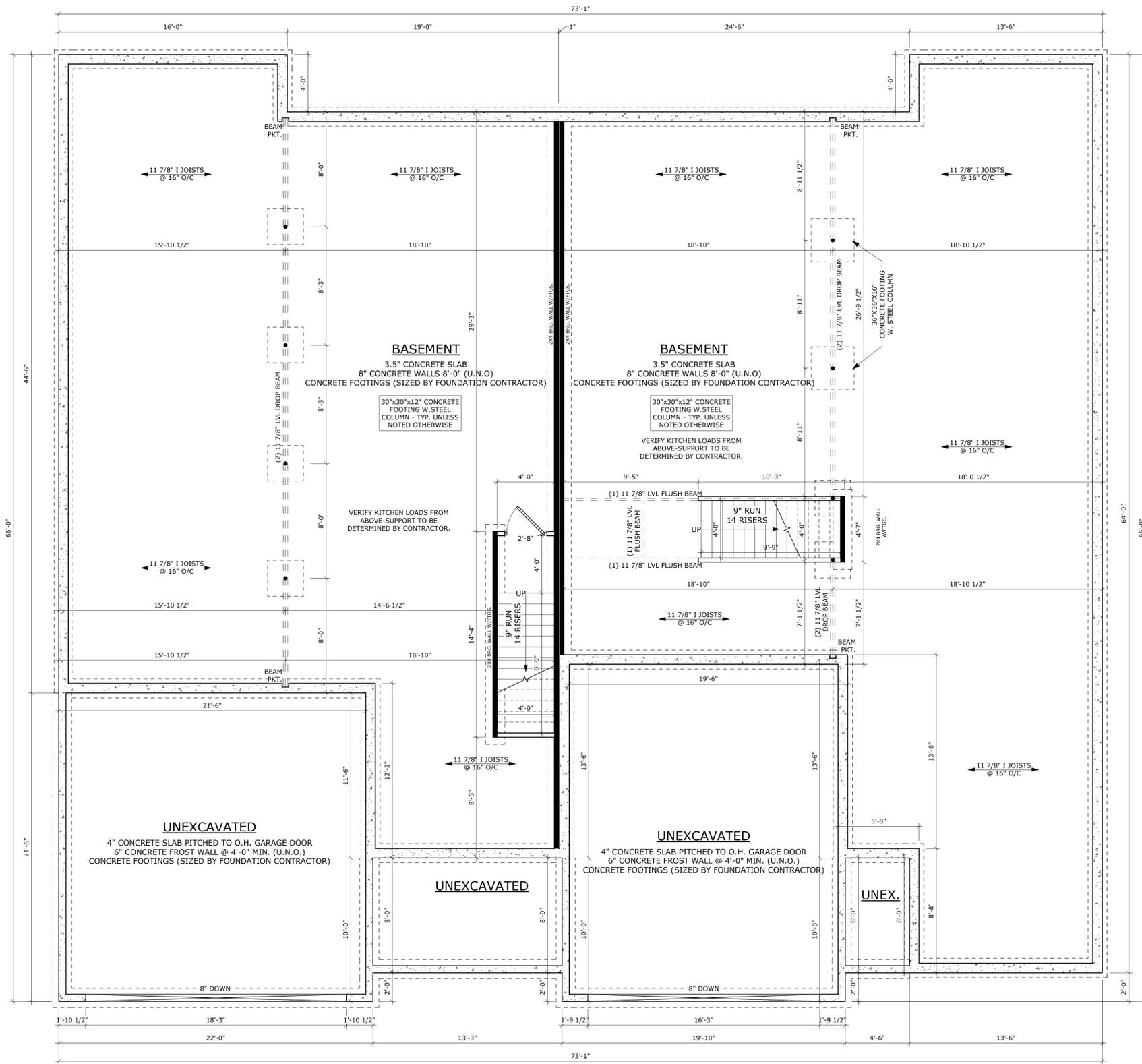
Drexel™
DrexelTeam.com

LEFT

FIRST FLOOR AREA	1637 SF
TOTAL AREA	1637 SF
GARAGE AREA	467 SF
LOWER LEVEL AREA	1509 SF

RIGHT

FIRST FLOOR AREA	1875 SF
TOTAL AREA	1875 SF
GARAGE AREA	462 SF
LOWER LEVEL AREA	1710 SF



NEW HOME PLAN SPECIFICATIONS

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 (MIN. 4'-0" TALL)
- WALL THICKNESS FOR REPRESENTATION ONLY - FOUNDATION CONTRACTOR/CONTRACTOR TO VERIFY
- FINAL WALL/POST FOOTING SIZE AND DEPTH DETERMINED BY FOUNDATION CONTRACTOR/GENERAL CONTRACTOR
- FOUNDATION CONTRACTOR TO LOCATE PLASTERERS AND SIZE FOOTINGS PER CODE AND SOIL CONDITIONS
- WINDOWS/DOORS TO BE SET IN CONCRETE WALL - MAKE R.O. 3" BIGGER IN WIDTH AND HEIGHT
- BEARING WALLS TO SIT ON MIN. 16" x 8" CONT. CONCRETE FOOTINGS, STUDS @ 16" O.C.

WALL INFORMATION

- STUDS @ 16" O.C. (UNLESS NOTED/SHOWN OTHERWISE)
- HOUSE EXTERIOR**
FIRST FLOOR WALL HEIGHT: 2 x 4 x 8' 1 1/8" (UNLESS NOTED/SHOWN OTHERWISE)
- HOUSE INTERIOR**
FIRST FLOOR WALL HEIGHT: 2 x 4 x 8' 1 1/8" (UNLESS NOTED/SHOWN OTHERWISE)
- GARAGE**
WALL HEIGHT: 2 x 6 x 9'-3 1/4" (UNLESS NOTED/SHOWN OTHERWISE)

FLOOR SYSTEMS

- BASEMENT**
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)
20' DL FOR FIREPLACE FACE/HEARTH
25' DL FOR GRANITE/QUARTZ
- DEFLECTION: LL=L/480, TL=L/360
DURATION OF LOAD: 1.00%

ROOF SYSTEMS

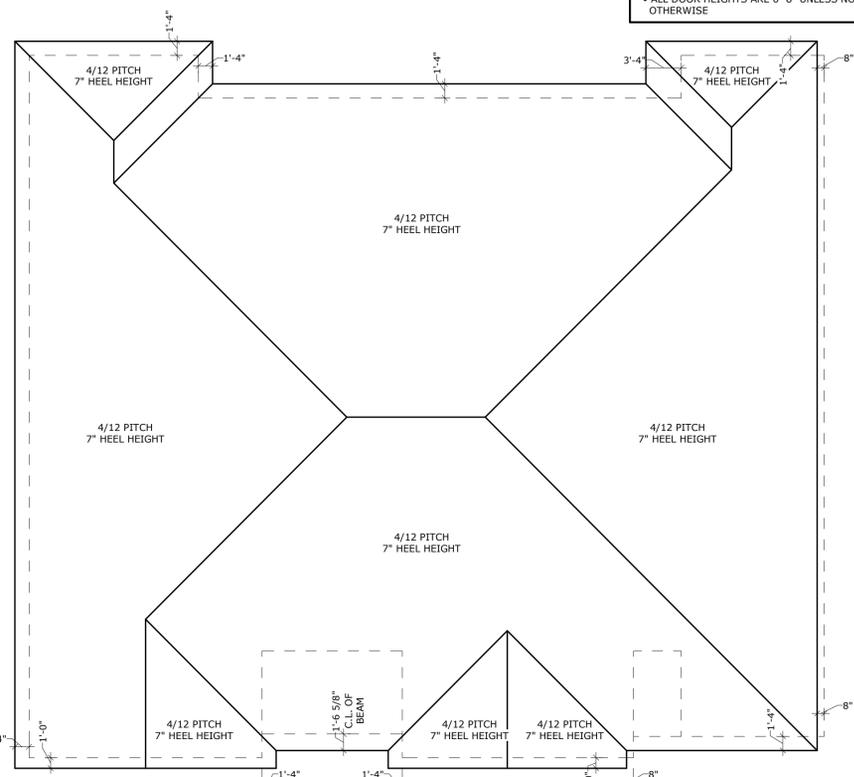
- ENGINEERED WOOD TRUSSES @ 24" O.C. DESIGNED FOR: ZONE 2
- LOADING (PER SQ. FT.)
30# TCLL, 10# TCDF, 10# BCDL
- DEFLECTION: LL=L/240, TL=L/180
- DURATION OF LOAD: 1.15%

HEADERS

- STANDARD HEADER
- ALL HEADERS NOT LABELED AS LVL TO BE MIN. (2) 2x10'S HEADER FOR ON-SITE (UNLESS VALUE ENGINEERED FOR OFF-SITE CONSTRUCTION)
- TOP OF WINDOW R.O.S.
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

GENERAL INFORMATION

- ALL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS NOTED OTHERWISE)
- 2X6 WALLS - 5' 1/2"; 2X4 WALLS - 3' 1/2"
- ALL DIMENSIONS ARE TO OUTSIDE OF FOUNDATION WALLS/BRICK LEDGES
- GENERAL CONTRACTOR TO LOCATE THE FOLLOWING ITEMS IN THE FOUNDATION (WHEN APPLICABLE)
FLOOR DRAINS, ELECTRIC SERVICES, WATER HEATER, SUMP PIT + PUMP, FURNACE, GAS/LP LINE, BASEMENT, WINDOWS, ETC.
- ACTUAL STEPS IN FOUNDATION WALLS AND LOCATION OF WINDOW WELLS TO BE DETERMINED ON-SITE BY GENERAL CONTRACTOR
- DECK FRAMING SPECIFICATION TO MEET OR EXCEED REQUIREMENTS DEFINED WITHIN "APPENDIX B" OF THE WI UNIFORM DWELLING
- ALL CABINET LAYOUTS ARE CONCEPTUAL-CONSULT CABINET DESIGNER FOR EXACT SIZES AND LOCATIONS OF CABINETS, APPLIANCES, AND WINDOWS
- ALL DOOR HEIGHTS ARE 6'-8" UNLESS NOTED/SHOWN OTHERWISE



FINAL PLAN	REVISIONS	DATE	BY
		10/08/2025	IT/J
		10/10/2025	CAG
		10/13/2025	IT/J

COPYRIGHT © 2025
CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE TO THE OUTSIDE UNLESS NOTED OTHERWISE. ALL INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE. CONSULT WITH THE ARCHITECT FOR ANY CHANGES OR MODIFICATIONS TO THE PLAN.

FINAL PLAN

108 HILL ROW

A&M DEVELOPMENT

PORTAGE, WI

Drexel™
DrexelTeam.com

DESIGNER: ISAAC JOHNSON
SCALE: As indicated
SHEET NO: **A4**
PROJECT NO: M25-245-M