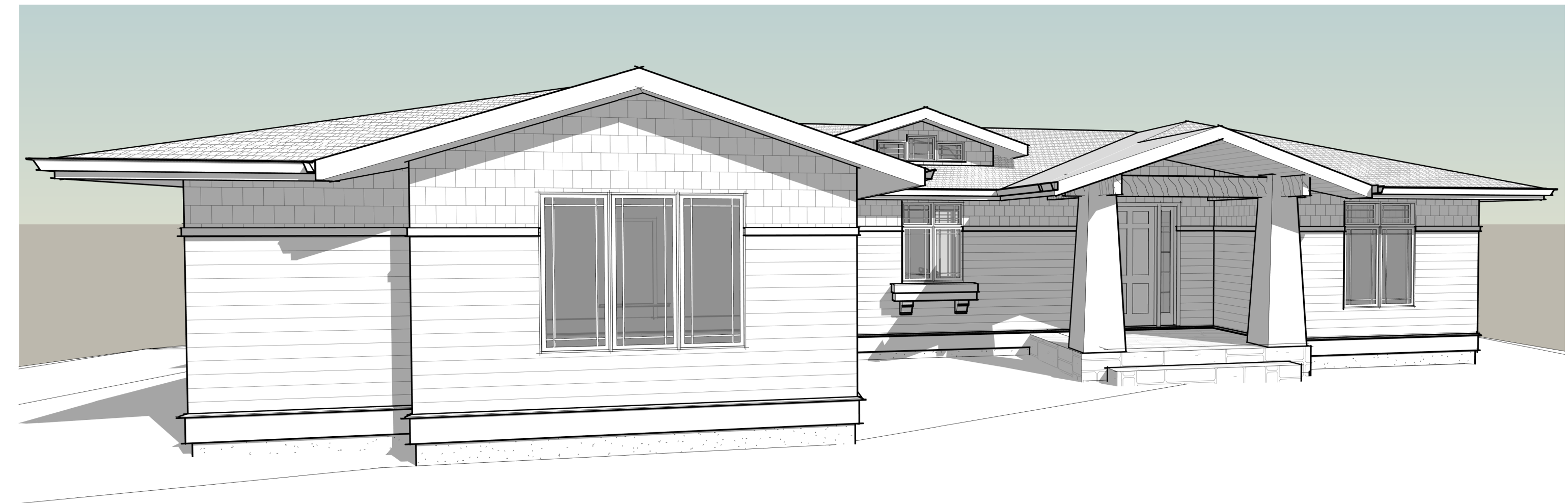


SASD PROJECT 2015



1 FRONT PERSPECTIVE 1



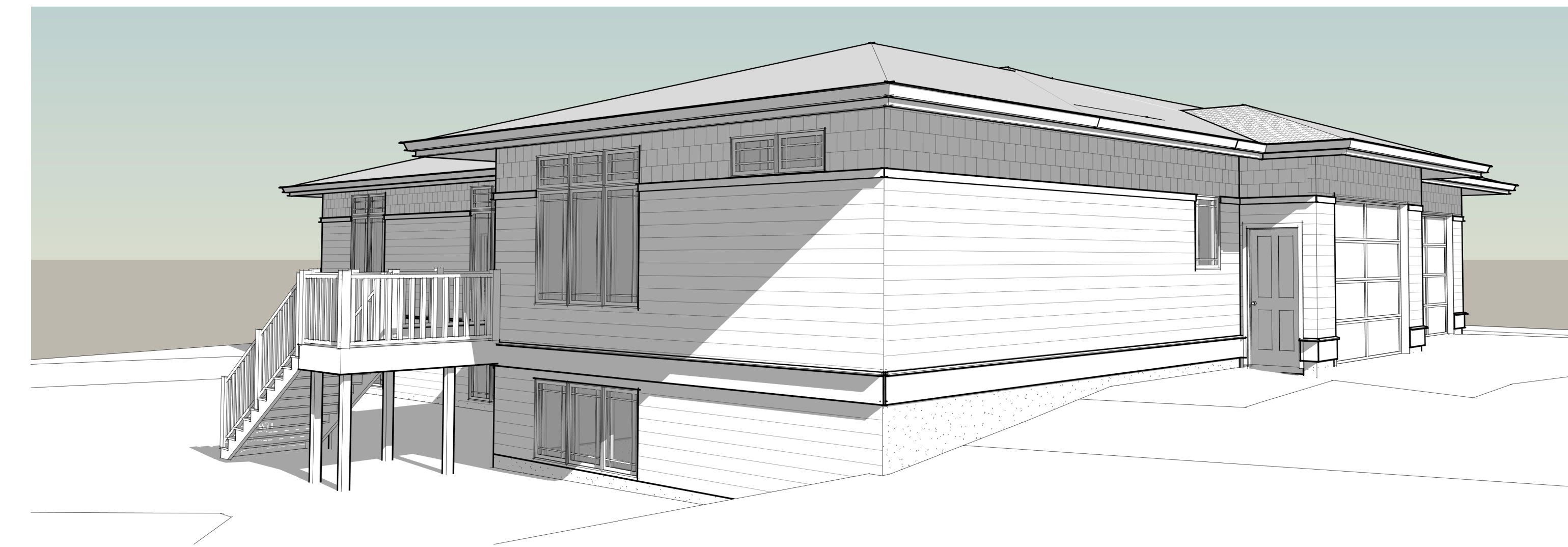
2 FRONT PERSPECTIVE 2

GENERAL NOTES

1. WRITTEN DIMENSIONS GOVERN. DO NOT SCALE DRAWINGS
2. ALL DIMENSIONS ARE TO FACE OF STUD OR CONCRETE AT NEW CONSTRUCTION AND TO EXISTING SURFACE AT EXISTING CONSTRUCTION. UNO.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WISCONSIN UDC AND SPECIFICATIONS AS PUBLISHED AND ADOPTED BY THE GOVERNING AUTHORITY. SHOULD A CONFLICT OCCURE BETWEEN THE IRC AND THE DRAWINGS, THE IRC SHALL GOVERN.
4. PROVIDE FIREBLOCKING, DRAFTSTOPS AND FIRESTOPES PER UDC REQUIREMENTS.
5. KITCHEN, BATH, LAUNDRY, AND SIMILAR ROOMS SHALL BE PROVIDED WITH MECHANICAL VENTILATION, VENTING DIRECTLY TO THE OUTSIDE.
6. CLOTHES DRYERS SHALL BE EXHAUSTED TO THE OUTSIDE; KITCHEN HOOD, LAUNDRY, AND BATH EXHAUST FANS SHALL BE VENTED TO THE OUTSIDE. PROVIDE PENETRATION FLASHING AT EXTERIOR VENT LOCATIONS.
7. ALL WOOD EXPOSED TO THE WEATHER SUCH AS DECKS, RAILINGS, JOISTS, BEAMS AND POSTS SHALL BE PRESSURE TREATED, CEDAR, OR SIMILAR DECAY RESISTANT WOOD.
8. UNO, ALL NEW INTERIOR WALLS ARE STANDARD 2x4 WOOD FRAME CONSTRUCTION W/ 1/2" GYPSUM WALL BOARD.
9. ALL NEW EXTERIOR WALLS ARE STANDARD 2x6 WOOD FRAME CONSTRUCTION W/ 1/2" EXTERIOR SHEATHING.
10. ALL EXTERIOR WALL (WINDOW, DOORS, VENTS, ETC) AND ROOF PENETRATIONS SHALL BE FLASHED.
11. ALL BUILDING COMPONENTS SHALL BE INSTALLED IN STRICT COMPLIANCE WITH CURRENT INDUSTRY STANDARDS. IF EXISTING CONDITIONS ARE FOUND TO BE NON-COMPLIANT WITH CURRENT INDUSTRY STANDARDS, THEY SHALL BE BROUGHT UP TO CURRENT INDUSTRY STANDARDS.
12. TIE NEW CONSTRUCTION INTO EXISTING CONSTRUCTION SUCH THAT THERE IS NO DISCERNABLE DIFFERENCE BETWEEN NEW CONSTRUCTION AND EXISTING CONSTRUCTION TO REMAIN.
13. ALL WORK SHALL MEET ALL APPLICABLE BUILDING CODES, CITY CODES & ORDINANCES, INCLUDING ZONING.
14. ALL NAILING SHALL COMPLY WITH NAILING SCHEDULES IN IRC / UDC
15. ALL MECHANICAL DRAWINGS AND WORK SHALL BE PROVIDED BY THE DESIGN BUILD MECHANICAL CONTRACTOR. THE MECHANICAL CONTRACTOR SHALL PROVIDE ALL PERMIT REQUIRED DRAWINGS AND ENERGY CALCULATIONS PER THE BUILDING CODE.
16. FOR PROTECTION AGAINST DECAY, FASTENERS FOR PRESSURE PRESERVATEVE OR FIRE RETARDENT TREATED WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
17. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND IT'S ATTIC AREA BY NOT LESS THAN 5/8" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPERATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" GYPSUM BOARD OR EQUIVALENT. WHERE TEH SEPERATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPERATION SHALL BE PROTECTED BY NOT LESS THAN 5/8" GYPSUM BOARD.
18. ALL DOORS FROM GARAGE INTO HOUSE SHALL HAVE A 20-MINUTE FIRE RATING.
19. PROVIDE SOUND INSULATION AROUND ALL BEDROOMS AND BATHROOMS.
20. ALL PLUMBING DRAWINGS AND WORK SHALL BE PROVIDED BY THE DESIGN BUILD PLUMBING CONTRACTOR. THE PLUMBING CONTRACTOR SHALL PROVIDE ALL PERMIT REQUIRED DRAWINGS AND CALCULATIONS PER THE BUILDING CODE.
21. VERIFY SIZE OF ALL PLUMBING FIXTURES AND APPLIANCES.
22. GLAZING INSTALLED IN HAZARDOUS LOCATIONS (BATHROOMS) TO BE TEMPERED SAFETY GLAZING PER CODE
23. ALL WINDOW SIZES ARE NOMINAL FRAME SIZE. CONTRACTOR TO VERIFY ROUGH OPENING SIZES BEFORE CONSTRUCTION.
24. PROVIDE GUARDRAILS AT ALL OPENINGS GREATER THAN 24" ABOVE ADJACENT SURFACES.
25. STAIR CONSTRUCTION: MAX RISE 7-3/4", MIN. RUN 10", MINIMUM HEADROOM 6'-8", MIN WIDTH 36", HANDRAILS TO BE PLACED 34"-38" ABOVE TREAD NOSING GUARDRAILS MIN 36" HIGH WITH INTERMEDIATE MEMBERS NOT MORE THAN 4" SEPERATION BETWEEN.
26. PROVIDE A MINIMUM OF 1/300 NET FREE VENTILATION OF THE ROOFED AREA BELOW. THIS VENTILATIONS TO BE DIVIDED EQUALLY AND PROVIDED AT BOTH RIDGE AND SOFFIT AREAS. PROVIDE A CONTINUOUS MEANS OF ATTIC VENTILATION BY THE USE OF INSULATION STOPS, PROPER VENTS, AND CUTOUTS AT OVER FRAMED ROOF AREAS.



3 REAR PERSPECTIVE 1



4 REAR PERSPECTIVE 2

AREA SCHEDULE

FIRST FLOOR FINISH	1910 SF
STORAGE / MECHANICAL/ WORKSHOP	1092 SF
GARAGE	884 SF
BASEMENT FINISHED AREA	719 SF
DECK	174 SF
COVERED PORCH	133 SF

Sheet List

A101	GENERAL NOTES/ PERSPECTIVES
A102	ELEVATIONS
A103	BASEMENT PLAN
A104	FIRST FLOOR PLAN
A105	BRACING PLAN

REVISIONS	
Date	Description
6/12/15	BID SET DETAILS
7/3/15	RELEASED FOR CONSTRUCTION



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NEW HOME
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CONST. PLAN SET

GENERAL NOTES/
PERSPECTIVES

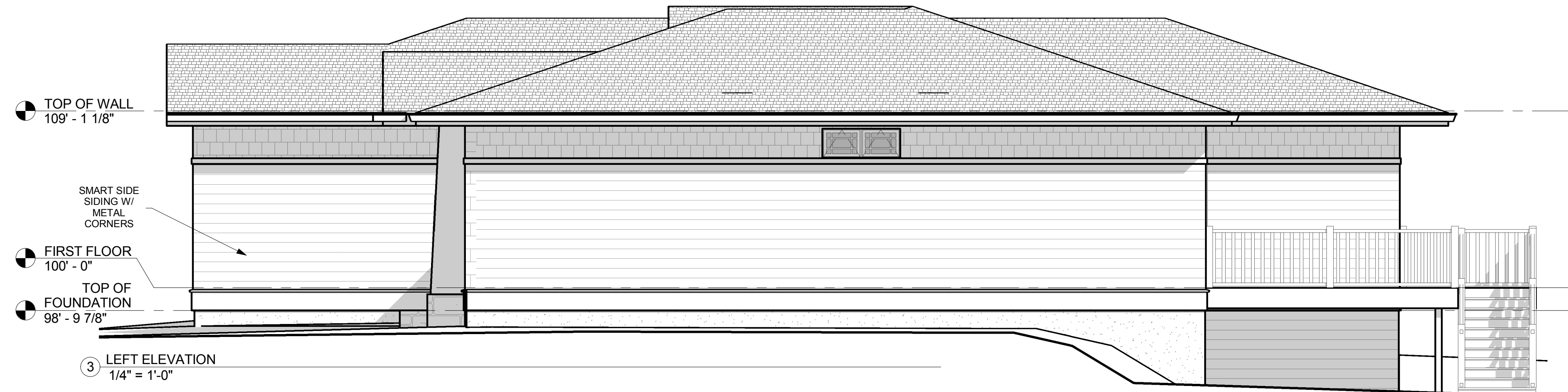
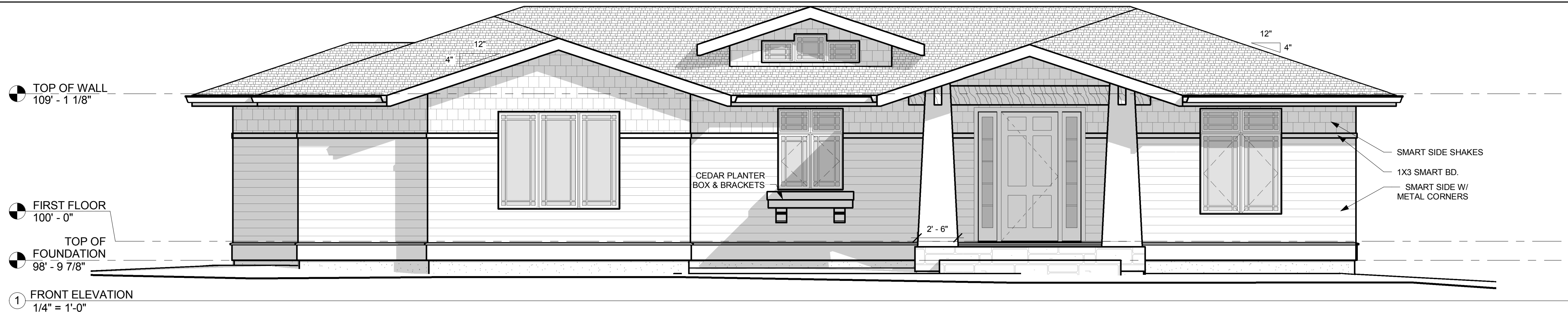
ISSUE DATE: 5/20/15
DRAWN BY: S. PESKIE
CHECKED BY: -

A101

SCALE:

NOTE:
12x18 SETS ARE REDUCED BY 50%:
SCALE DRAWINGS ACCORDINGLY

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ELEVATIONS

ISSUE DATE: 5/20/15
DRAWN BY: S. PESKIE
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A102

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

NOTE:
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ROOF:

RIDGE VENT
SHINGLES-LANDMARK 30
15# FELT
5/8" OSB
ENGINEERED ROOF TRUSSES (7" HEEL)
PROPER VENTS & HURRICANE
CLIPS AS REQUIRED
12" INSULATION
6 MIL POLY
5/8" GYP. BD.

CORNICE:

2x8 SUBFASCIA
8" ALUM FASCIA
ALUM SOFFIT SYSTEM
PREFINISHED ALUM. GUTTERS

WALL:

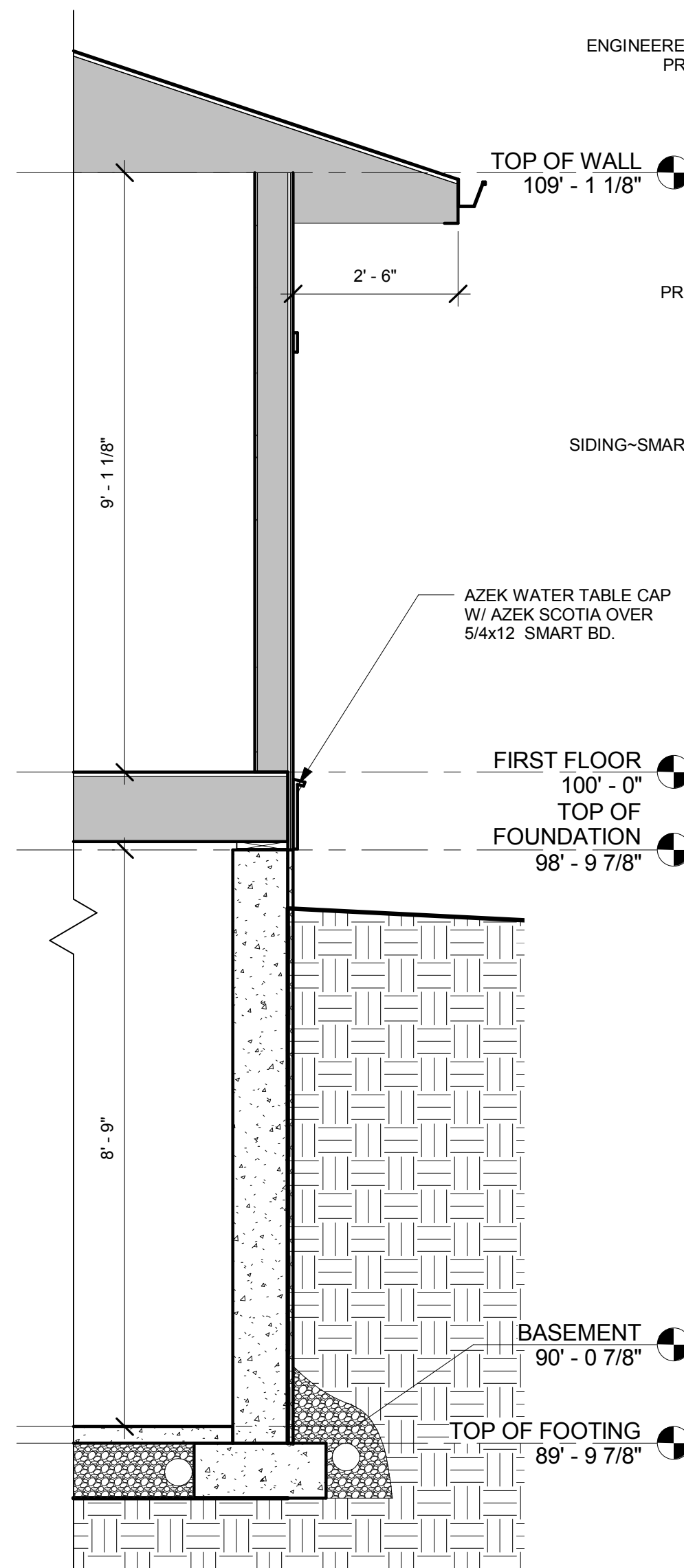
SIDING-SMART SIDE W/ METAL CORNERS
HOUSE WRAP
7/16" OSB SHEATHING
2x6 STUDS @ 16" O.C.
5 1/2" INSULATION
6 MIL POLY
1/2" GYP. BD.

FLOOR:

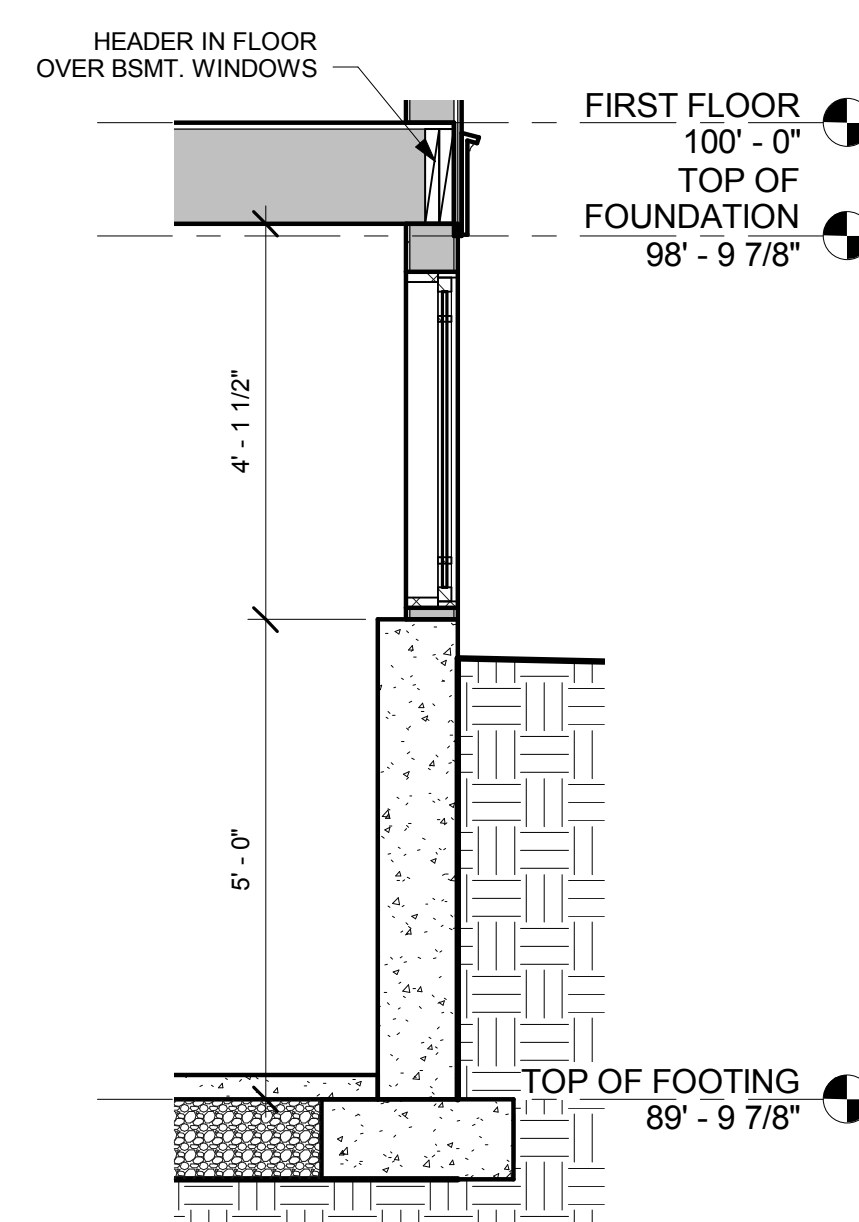
3/4" T&G OSB SUBFLOOR
11 7/8" JOISTS @ 16" O.C.
SPRAY FOAM RIM BD.

FOUNDATION:

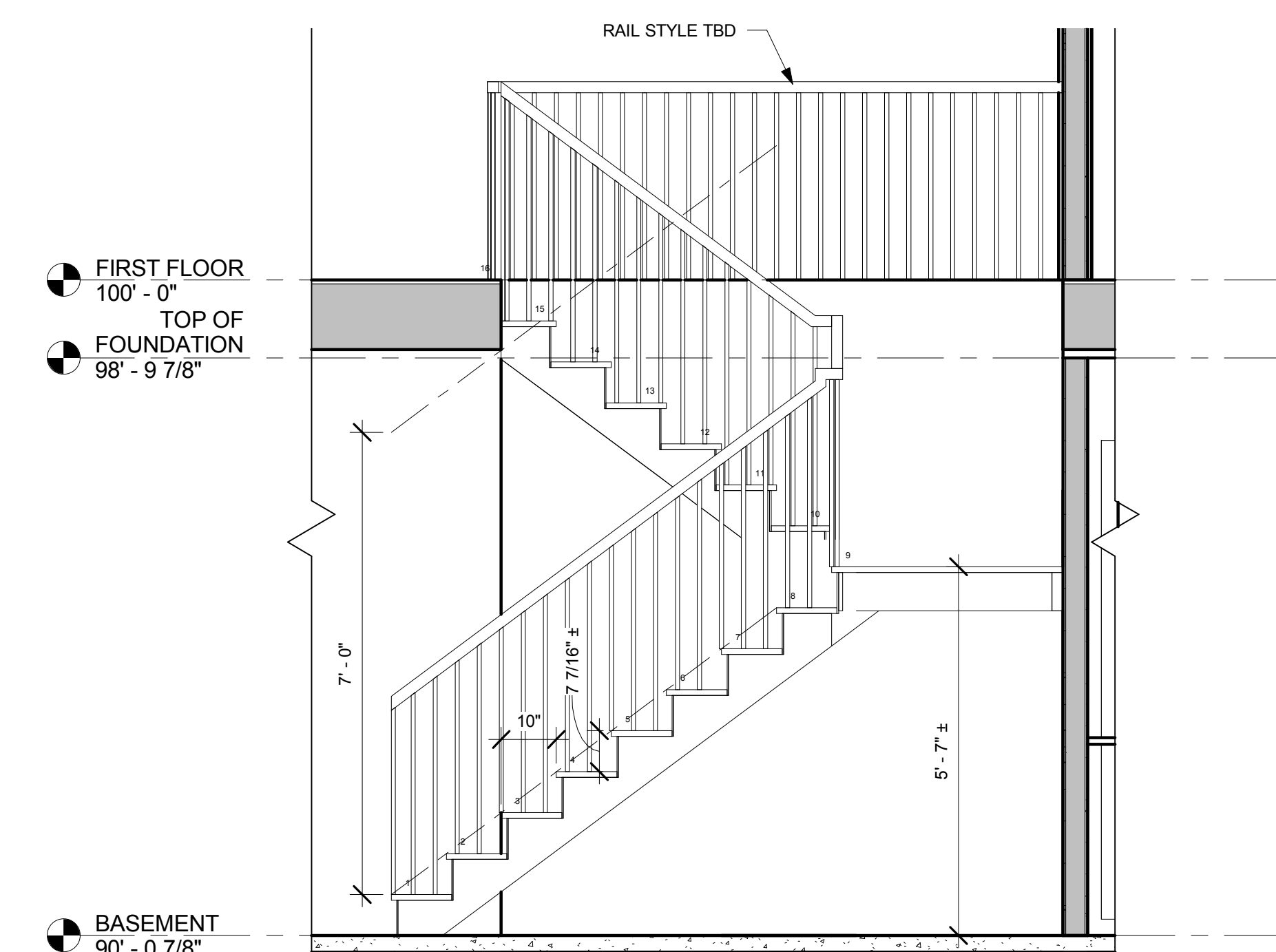
2x10 TREATED SILL PLATE
ANCHOR BOLTS (4"-0" O.C.)
INSULGUARD COVER
1" FOAM TO FOOTING
10" POURED WALLS (8"-0")
3" CONC. SLAB W/VAPOR
BARRIER & 6" GRAVEL FILL
CONC. FOOTINGS
DRAINTILE W/ BLEEDERS
AS REQUIRED



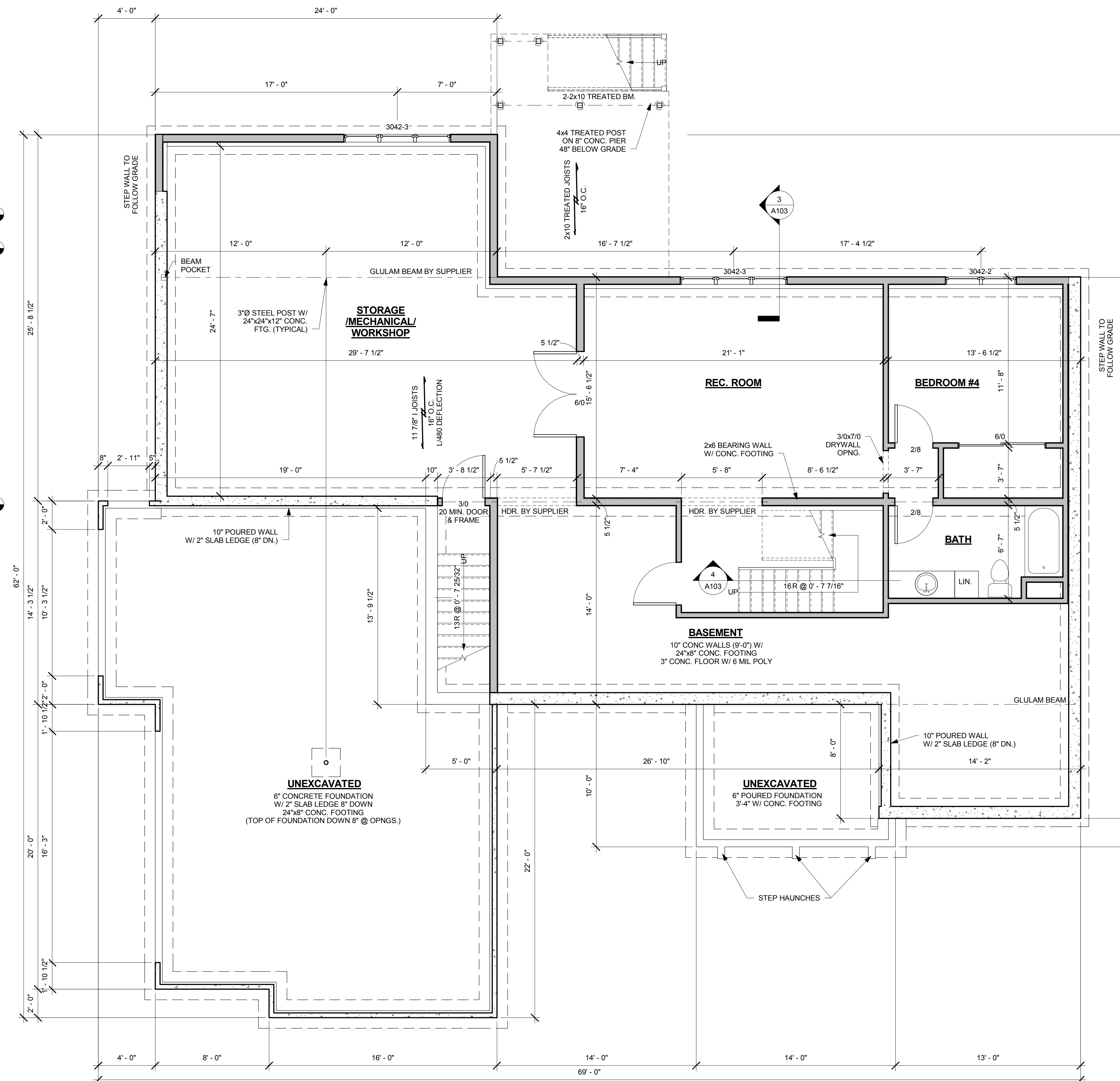
2 TYPICAL SECTION
1/2" = 1'-0"



3 EXPOSED FOUNDATION SECTION
1/2" = 1'-0"



4 STAIR SECTION
1/2" = 1'-0"



1 BASEMENT
1/4" = 1'-0"

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BASEMENT PLAN

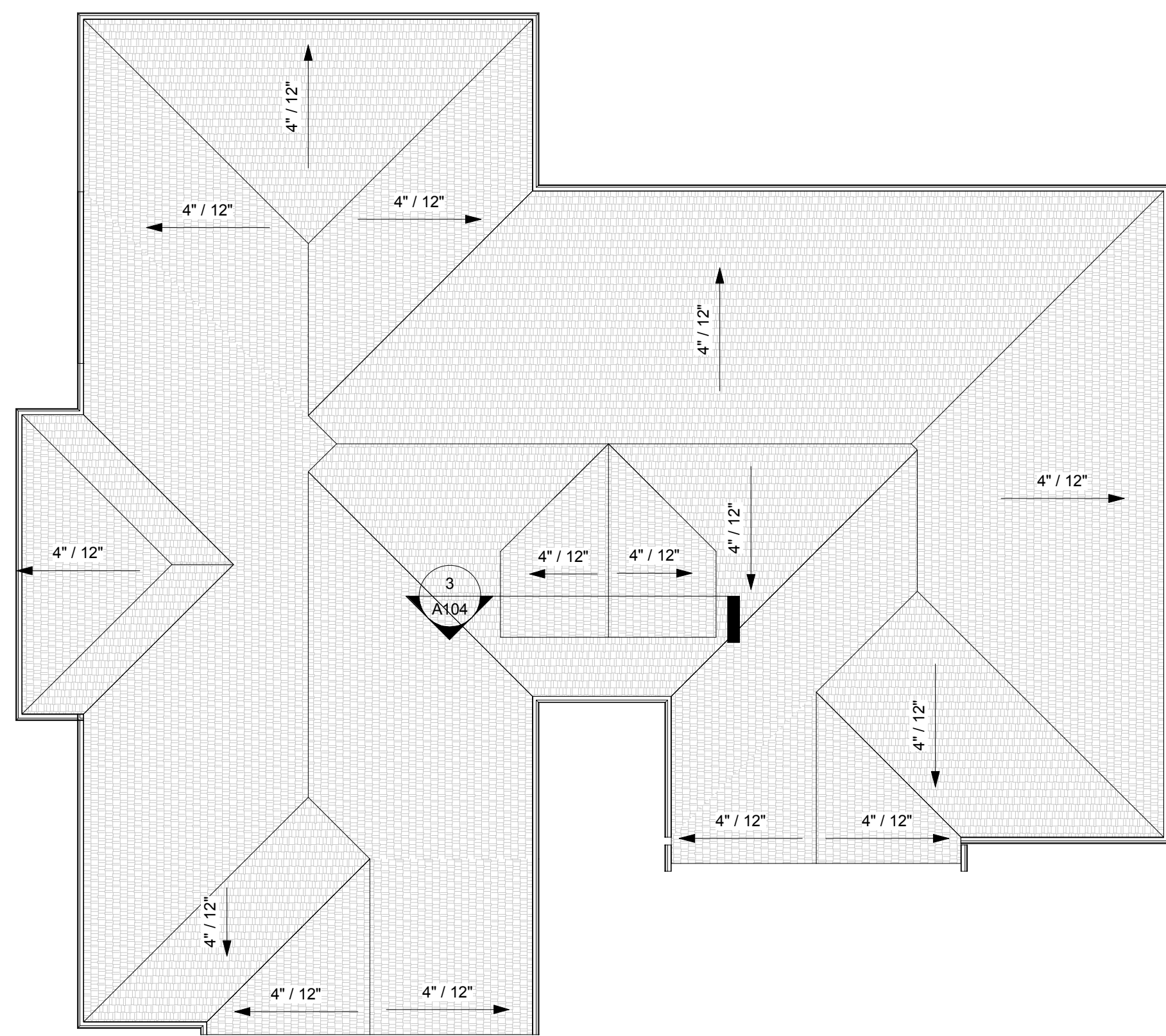
ISSUE DATE: 5/20/15
DRAWN BY: S. PESKIE
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A103

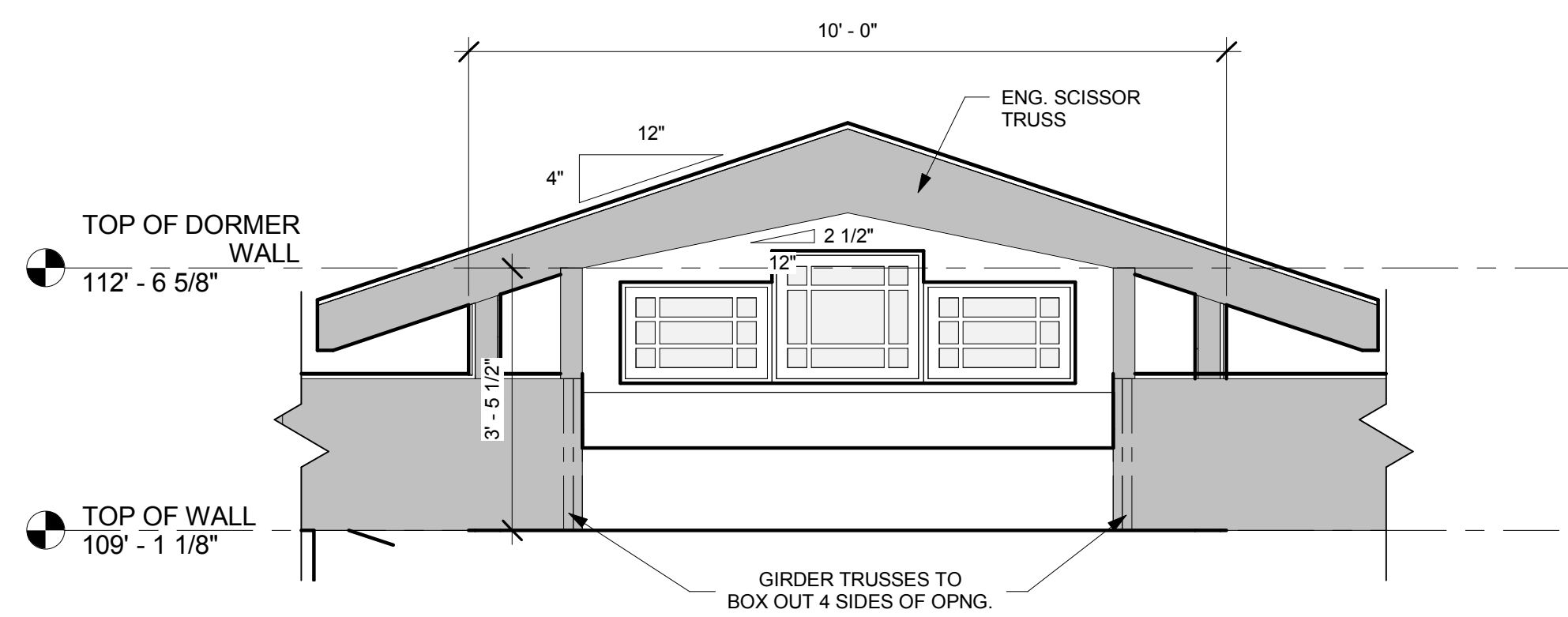
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NOTE:
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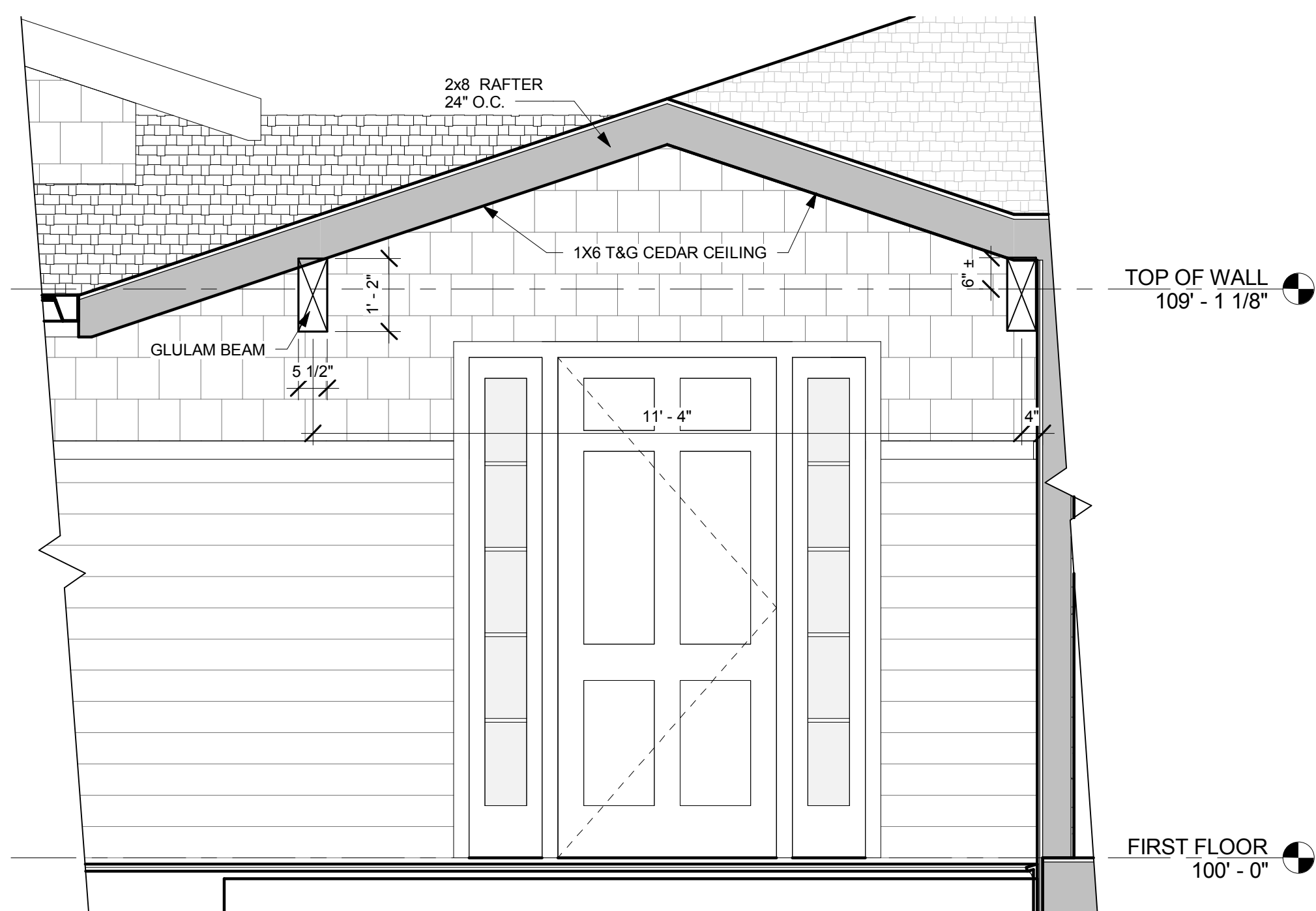
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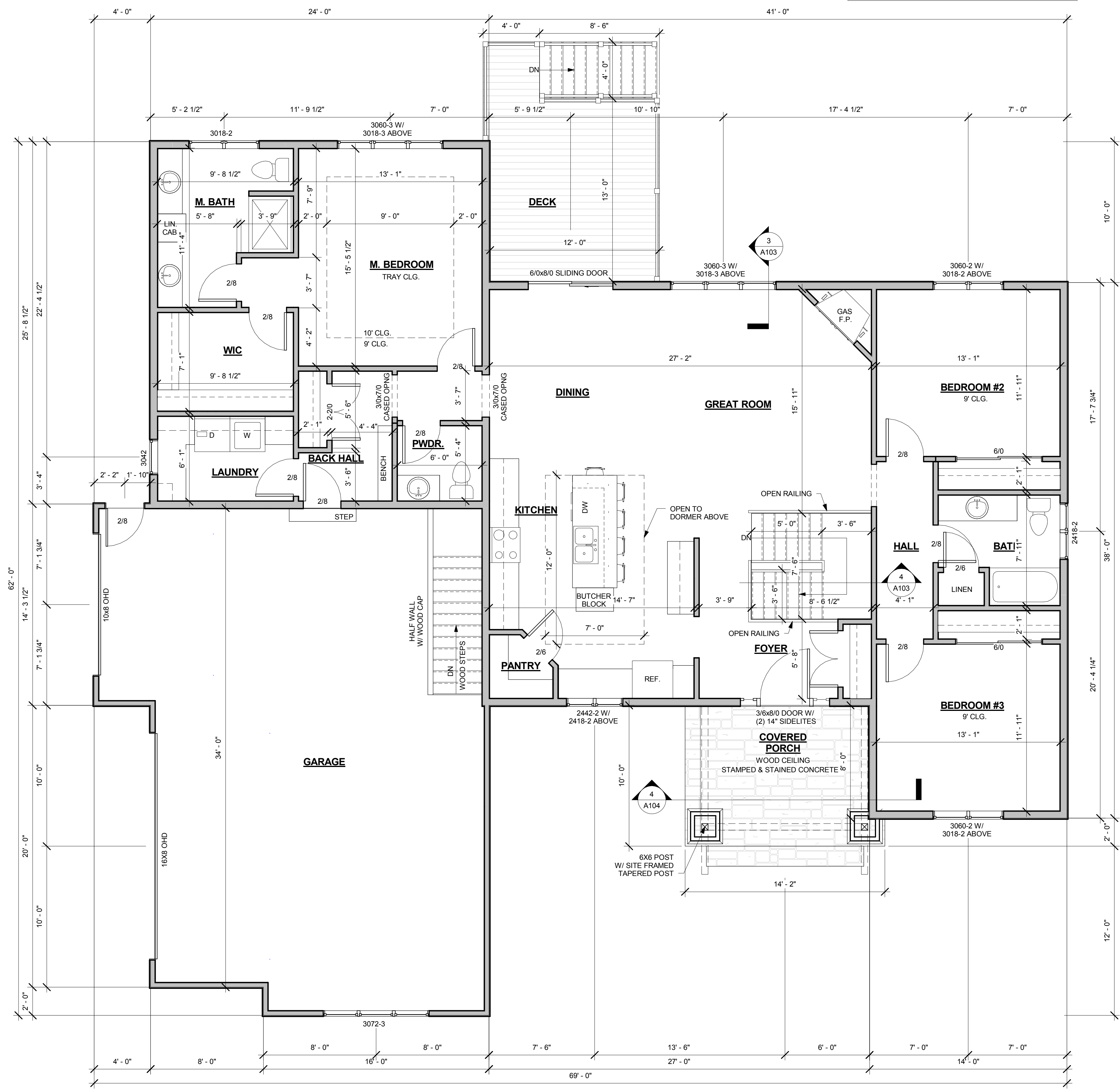
2 ROOF PLAN
1/8" = 1'-0"



3 DORMER SECTION
1/2" = 1'-0"



4 PORCH SECTION
1/2" = 1'-0"



1 FIRST FLOOR
1/4" = 1'-0"

- GENERAL NOTES:**
1. ALL WINDOW AND DOOR SIZES ARE NOMINAL. SUPPLIER TO SUPPLY ALL R.O. DIMENSIONS.
 2. ALL STRUCTURAL HEADERS TO BE SIZED BY SUPPLIER.
 3. ALL WORK SHALL COMPLY WITH APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
 4. ALL BUILDING DIMENSIONS ARE TO FACE OF STUD OR MASONRY OUTSIDE EDGE OF FRAME, COLUMN CENTERLINE, OUTSIDE FACE OF EXTERIOR WALL.
 5. ALL ANGLES ON PLANS ARE 45 OR 90 DEGREES, U.N.O.
 6. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY DISTINCTIVE DESIGN STUDIO OF ANY DISCREPANCIES.

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CONST. PLAN SET

FIRST FLOOR PLAN

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