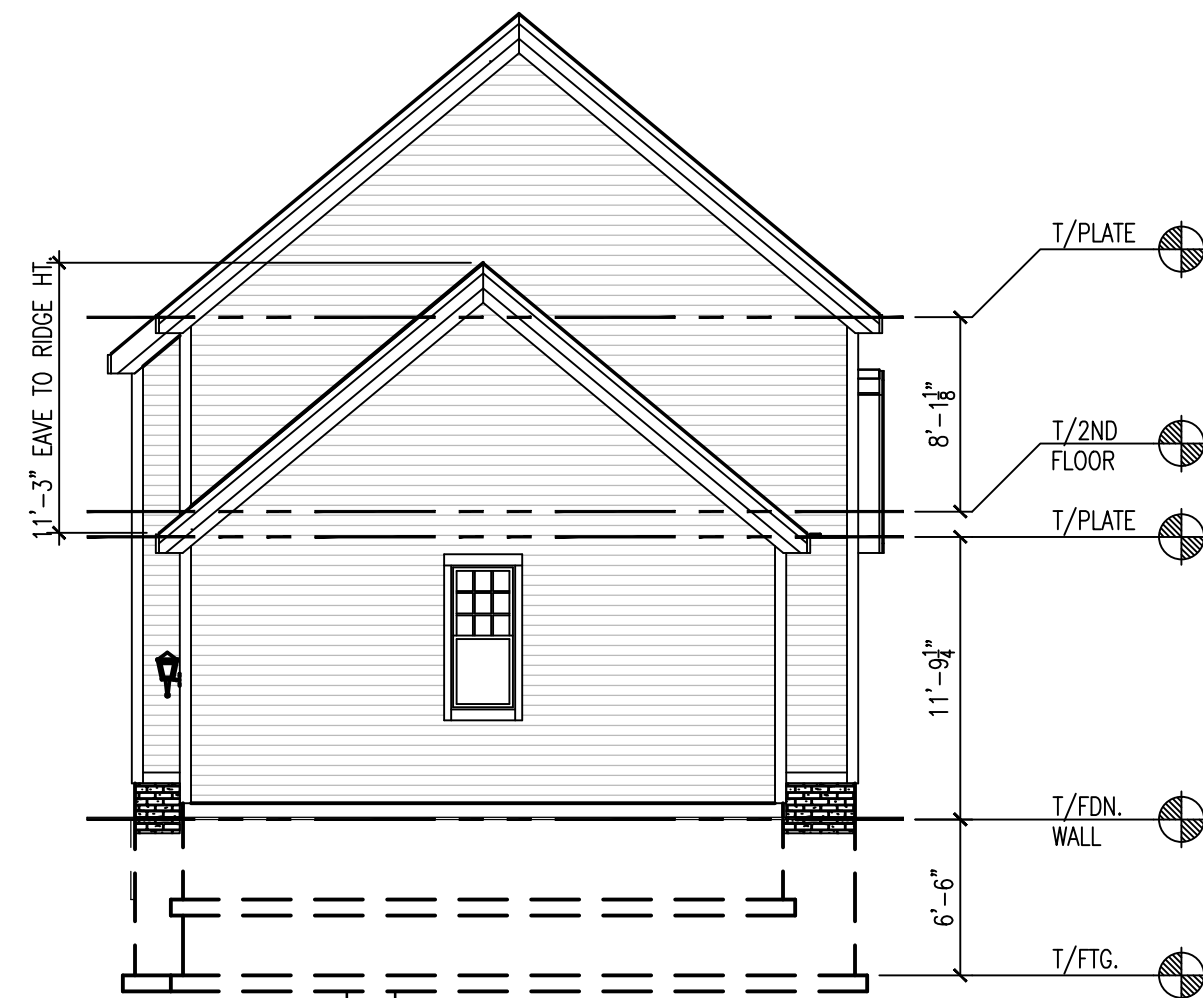


# ROOF PLAN

SCALE:  $1/8" = 1'-0"$

NOTES:

- VENT AS REQUIRED
- PROVIDE ICE & WATER SHIELD AT ALL VALLEYS AND ROOF EAVES



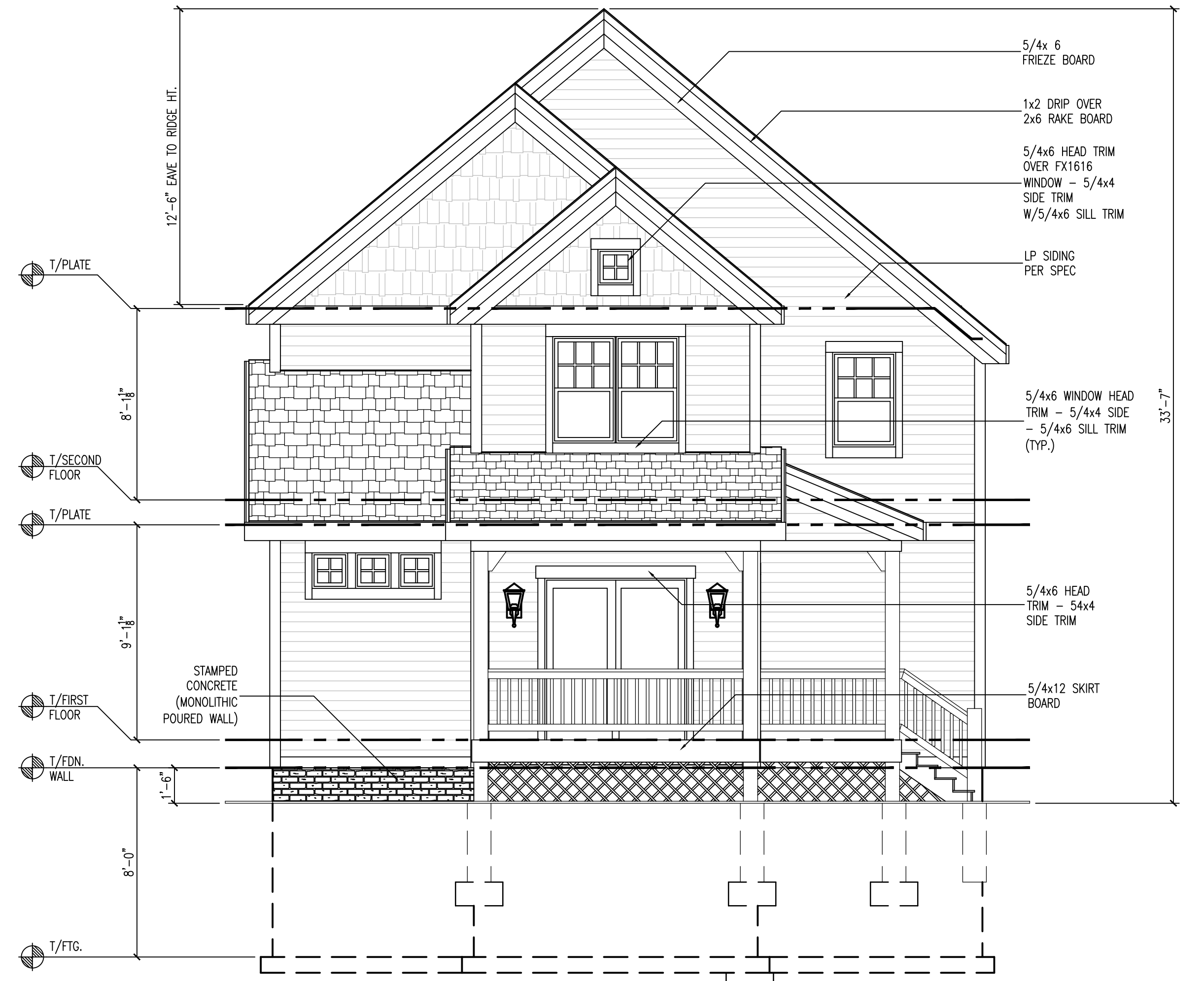
## REAR ELEVATION

SCALE:  $1/8" = 1'-0"$



LEFT ELEVATION

SCALE:  $1/8" = 1'-0"$



## FRONT ELEVATION

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



### RIGHT ELEVATION

SCALE:  $1/8" = 1'-0"$

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

WALL IN

LINES

- GARAGE/FROST CONCRETE WALLS: 8" 3000psi POURED CONCRETE WALL @ 4'-0"  
UNLESS NOTED OVER 20"x8" FOOTINGS UNLESS NOTED

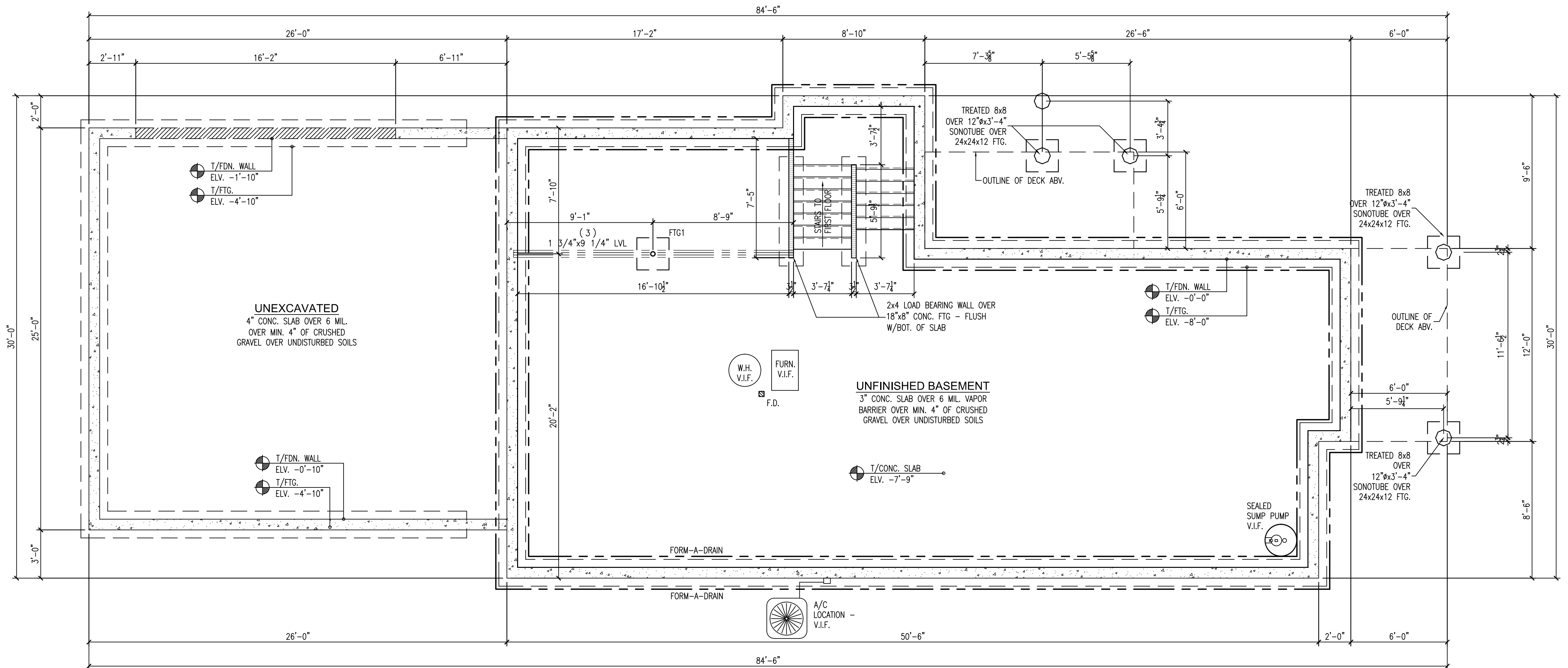
STAIR INFORMATION

- REFER TO FIRST FLOOR PLAN FOR STAIR INFORMATION

### PLAN INFORMATION

- REFER TO TYPICAL WALL SECTIONS FOR ADDITIONAL FOUNDATION INFORMATION
- ALL DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD OR FACE TO FACE OF CONCRETE
- THE CONDITIONS LISTED HERE ARE STANDARD FOR THIS PLAN ELEVATION(S). EXCEPTIONS ARE NOTED ON THE PLAN

FIRST FLOOR LIVING AREA:	1272 SQUARE FEET
SECOND FLOOR LIVING AREA:	1134 SQUARE FEET
TOTAL LIVING AREA:	2406 SQUARE FEET
UNFINISHED BASEMENT AREA:	1164 SQUARE FEET
GARAGE AREA:	650 SQUARE FEET
FOYER COVERED DECK:	78 SQUARE FEET
GREAT RM. COVERED DECK:	72 SQUARE FEET



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

NOTES:

FLOOR

FIRST FLOOR: 117 1/2" TALL 12

### ROOF INFORMATION

• REEF

REFER TO ROOF PLAN FOR ROOF INFORMATION  
WALL INFORMATION

### WALL INFORMATION

- FIRST FLOOR EXTERIOR WALLS: 104  $\frac{5}{8}$ " (9'-1 $\frac{1}{8}$ " TOTAL HT.), 2x6 STUD GRADE OR BETTER @ 16" O.C.
- FIRST FLOOR INTERIOR WALLS: 104  $\frac{5}{8}$ " (9'-1 $\frac{1}{8}$ " TOTAL HT.) 2x4 STUD GRADE OR BETTER @ 16" O.C. UNLESS NOTED
- FIRST FLOOR GARAGE WALLS: 128  $\frac{3}{4}$ " (11'-1 $\frac{1}{4}$ " TOTAL HT.) 2x4 STUD GRADE OR BETTER @ 16" O.C. UNLESS NOTED

WINDOW INFORMATION

- ALL WINDOW TYPE AND SIZE SHOWN ARE TO BE DETERMINED - REFER TO CATALOG FOR DETAILS
- ALL WINDOW HEADER OPENINGS TO BE 7'-10 7/8" FROM T/FLOOR UNLESS NOTED ON PLAN

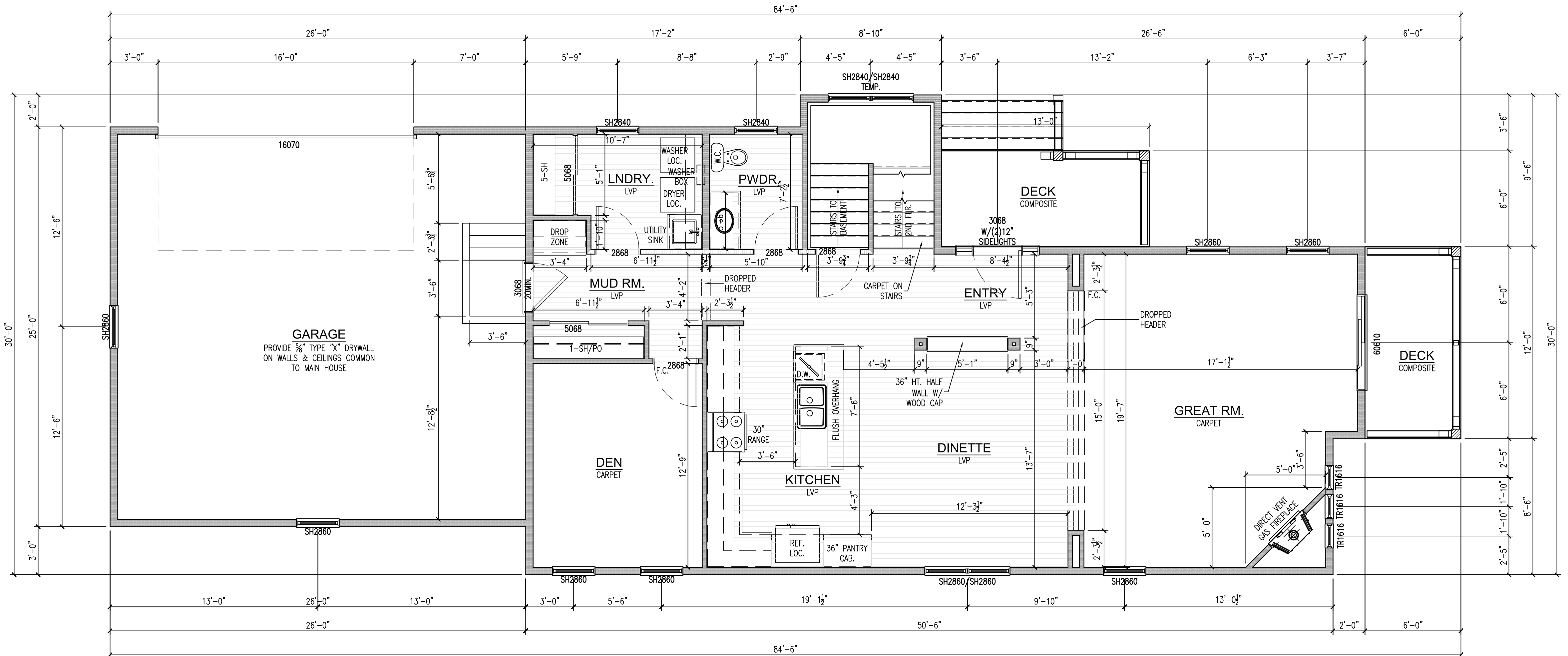
### STAIR INFORMATION

BASEMENT TO FIRST FLOOR: 14 RISERS @ 8" MAX / 13 TREADS @ 9"  
WITH 1" NOSING

FIRST FLOOR TO SECOND FLOOR: 16 RISERS @ 8" MAX / 15 TREADS @ 9"  
WITH 1" NOSING

## PLAN INFORMATION

- ALL DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD
- THE CONDITIONS LISTED HERE ARE STANDARD FOR THIS PLAN ELEVATION(S).  
EXCEPTIONS ARE NOTED ON THE PLAN



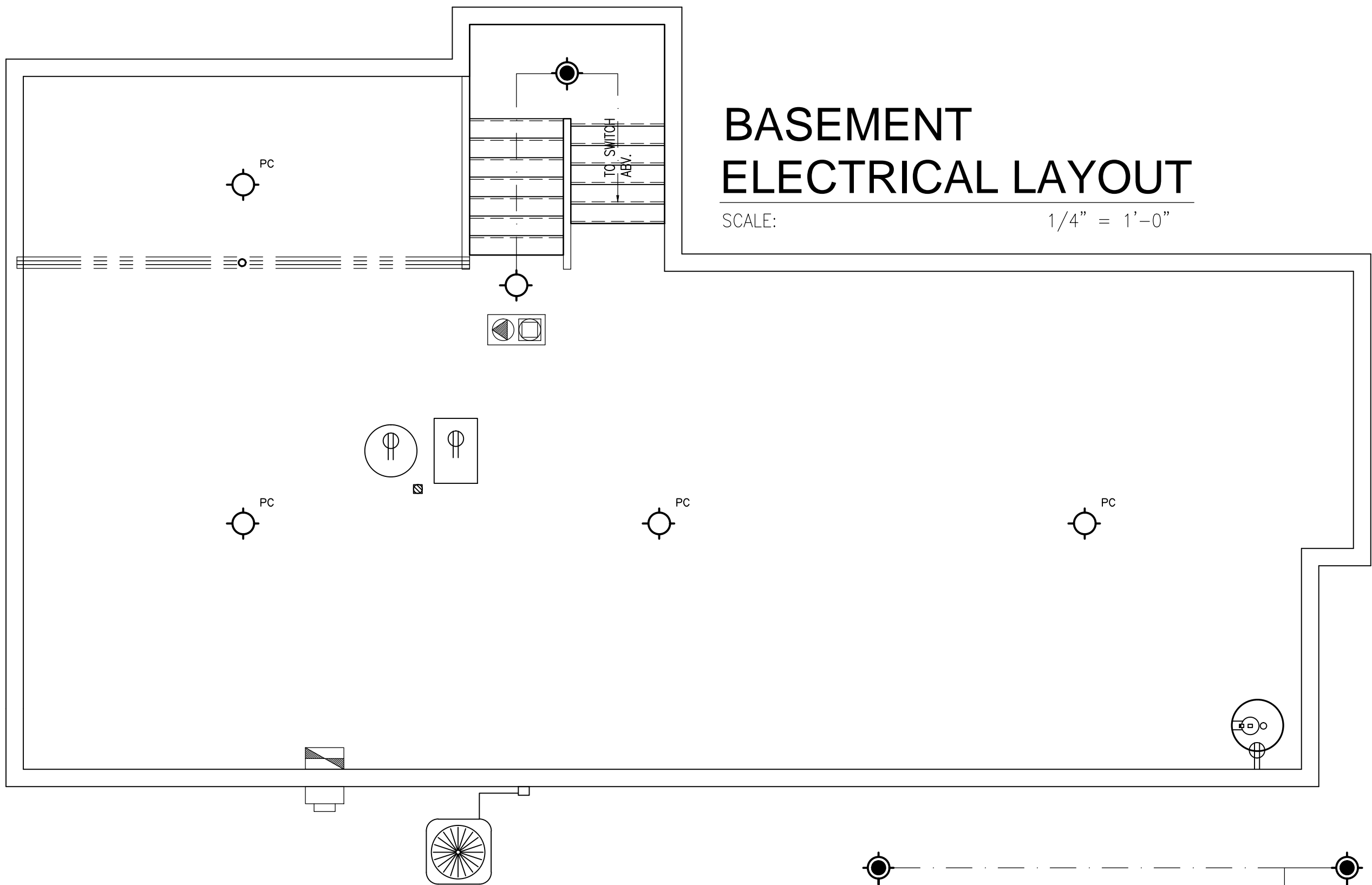




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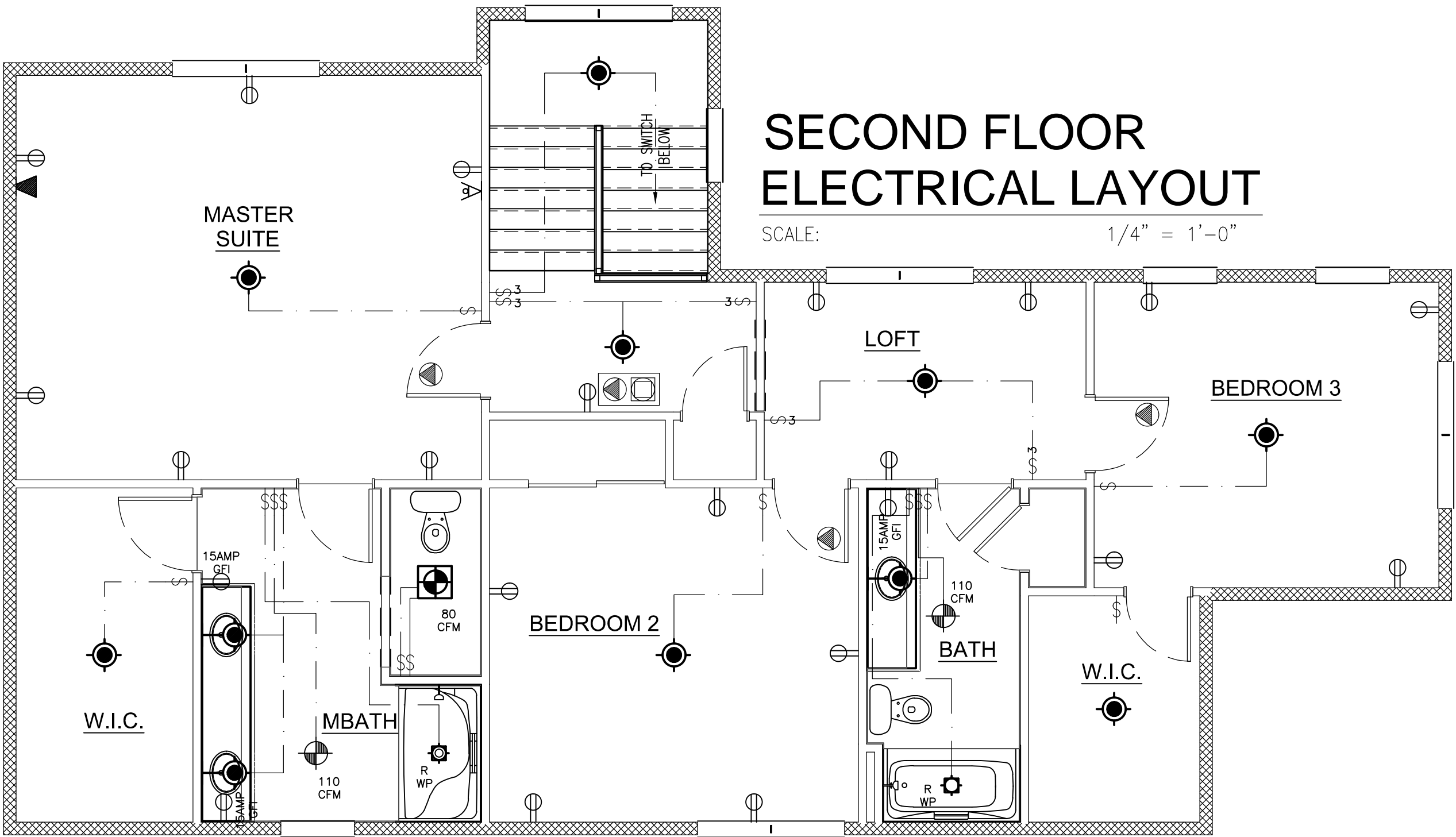
## ELECTRICAL SYMBOLS

	SINGLE POLE SWITCH	GFI	INDICATES GROUND FAULT INTERRUPT		SECURITY PANEL		SMOKE DETECTOR / CARBON MONOXIDE SENSOR
	THREE WAY SWITCH	WP	INDICATES WATERPROOF		RECESSED CAN FIXTURE		1 x 2 FLUORESCENT PACKAGE
	FOUR WAY SWITCH		DISPOSAL		DECORATIVE CEILING FIXTURE		HEAT LAMP/TIMER PACKAGE
	DIMMER SWITCH ROTARY		DOOR BELL CHIMES		CEILING FAN ONE SWITCH		FAN / HEAT LAMP / TIMER PACKAGE
	DIMMER SWITCH SLIDE		TELEVISION OUTLET		CEILING FAN W/LIGHT TWO SWITCHES		FAN
	DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR		TELEPHONE OUTLET		CEILING FAN W/LIGHT TWO SWITCHES		FAN / LIGHT
	SINGLE OUTLET (15-20 AMP)		DEDICATED TELEPHONE OUTLET		CEILING FAN W/LIGHT TWO SWITCHES		PULL CHAIN FIXTURE
	DUPLEX OUTLET (15-20 AMP)		STRUCTURAL WIRING SINGLE C&T5E/RG6 DUPLEX		CEILING FAN W/LIGHT TWO SWITCHES		DECORATIVE WALL FIXTURE
	DUPLEX OUTLET (15-20 AMP) ONE HALF SWITCHED				CEILING FAN W/LIGHT TWO SWITCHES		GARAGE DOOR OPENER
	REINFORCED CEILING OUTLET (15-20 AMP)		STRUCTURAL WIRING DUAL C&T5E/RG6 DUPLEX		1 x 4 FLUORESCENT PACKAGE		ELECTRICAL METER
	DUPLEX OUTLET (15-20 AMP) FLOOR MOUNTED				1 x 4 FLUORESCENT PACKAGE		ELECTRICAL PANEL(40C/32-8) 200 AMP SERVICE
	CENTRAL VAC, GAS COOK TOP, WASHER MICROWAVE (110V-20 AMP) DEDICATED		SPEAKER		2 x 4 FLUORESCENT PACKAGE		DEHUMIDISTAT
	ELECTRIC COOK TOP, ELECTRIC DRYER (220V-30 AMP) DEDICATED		THERMOSTAT		2 x 4 FLUORESCENT PACKAGE		DOORBELL PUSH BUTTON
	ELECTRIC RANGE (220V-40 AMP) DEDICATED		PHOTOCELL		CARBON MONOXIDE DETECTOR		GARAGE DOOR OPENER PUSH BUTTON



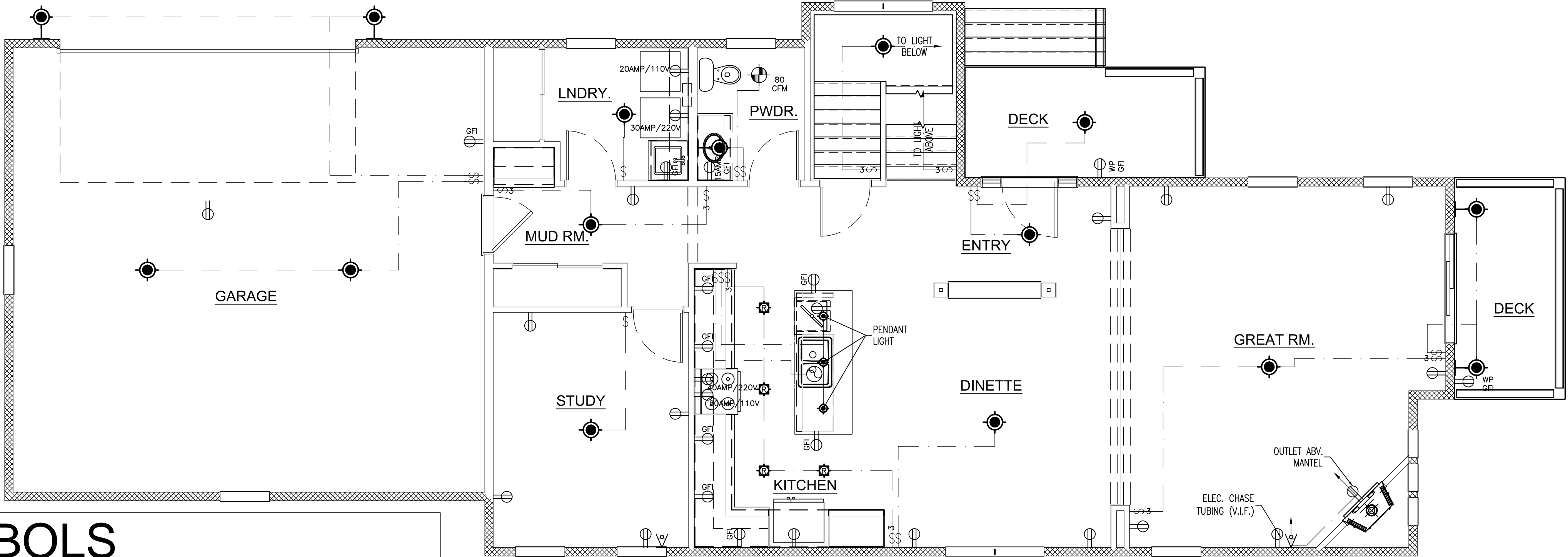
## BASEMENT ELECTRICAL LAYOUT

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



## SECOND FLOOR ELECTRICAL LAYOUT

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



## FIRST FLOOR ELECTRICAL LAYOUT

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



PROJECT INFORMATION  
TO BE DETERMINED  
DUNBAR OAKS SUBDIVISION  
Waukesha, WI

SHEET TITLE  
ELECTRICAL PLANS

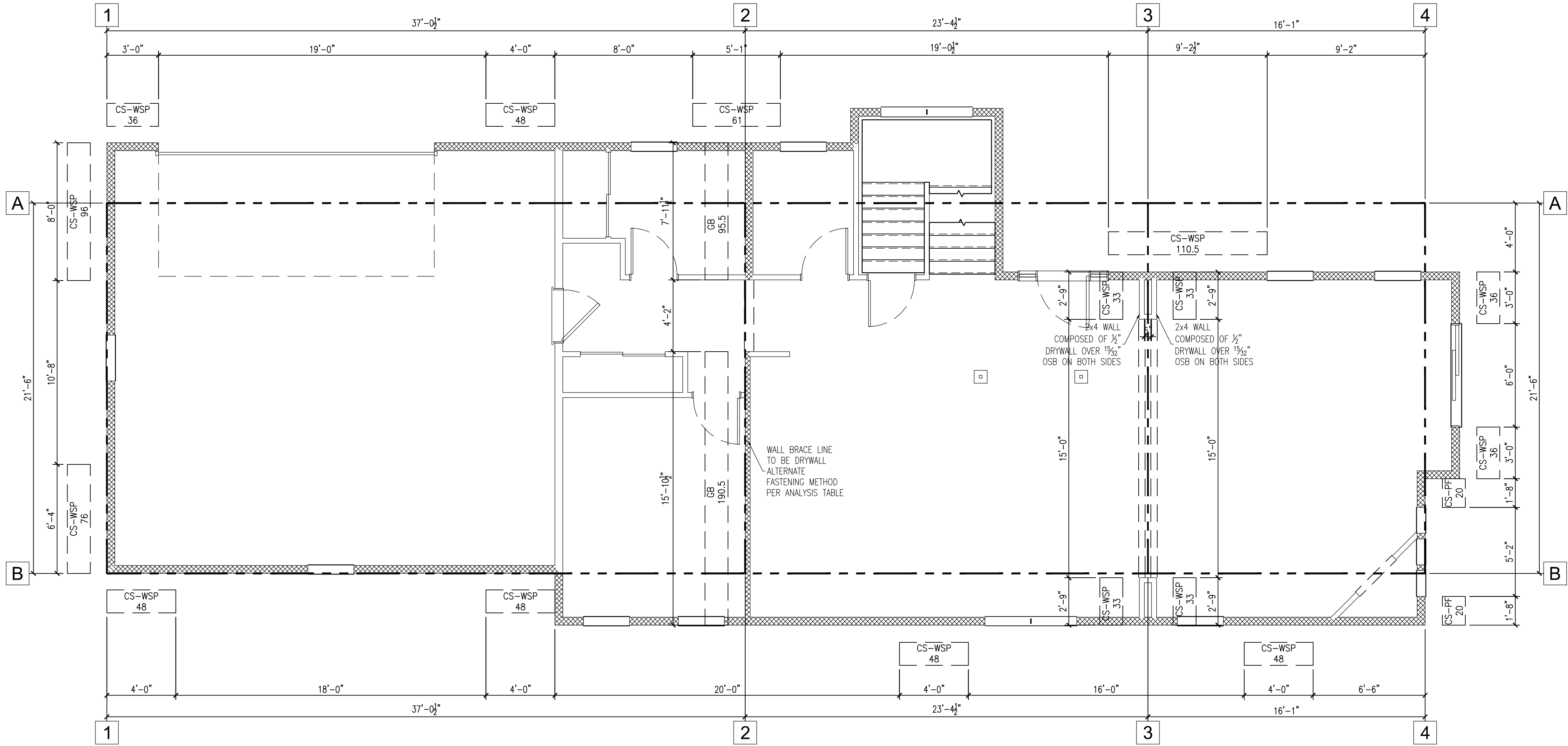
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## FIRST FLOOR BRACING LAYOUT

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

### NOTES:

- REQUIRED BRACE UNIT LENGTH INCORPORATES WHETHER WALL SUPPORTS ROOF & CEILING ONLY; ONE FLOOR, ROOF & CEILING OR TWO FLOORS, ROOF & CEILING PER TABLES SPS 321.25-I (INTERMITTENT METHOD) & SPS 321.25-J (CONTINUOUS METHOD) OF THE WISCONSIN ADMINISTRATIVE CODE.
- WIND FACTOR TOTAL INCLUDES WIND EXPOSURE FACTOR, WALL HEIGHT FACTOR AND EAVE TO RIDGE FACTOR.
- EAVE TO RIDGE FACTOR FOR CONTINUOUS METHODS ACCOUNTED FOR IN TABLE 321.25-J
- INTERPOLATION USED IN BRACING CALCULATIONS.

### FIRST FLOOR WALL BRACING ANALYSIS

WALL BRACE LINE	BRACING MATERIAL/METHOD	BRACE WALL LINE SPACE FT.	REQUIRED BRACING FT (i)	EXPOSURE CATEGORY FACTOR	EAVE TO RIDGE HT. FACTOR	WALL HEIGHT FACTOR	# OF BRACE WALL LINES FACTOR (ii)	TOTAL GYPSUM FACTOR (ii)	PANELS WITH HOLD-DOWNS	WIND FACTOR TOTAL	TOTAL REQUIRED BRACING FT.	BRACING LENGTH PROVIDED FT.	DETAIL ON SHEET A6
1	1 1/2" OSB PANEL (WSP)	37.05'	5.71'	1.00	1.08	1.05	1.45	1.40	1.00	2.30	13.14'	14.34'	
2	1 1/2" OSB PANEL (WSP)	37.05'	22.38'	1.00	1.08	0.95	1.45	0.70	1.00	1.04	23.31'	23.83'	
3	1 1/2" OSB CONTINUOUS (CS-WSP)	23.38'	7.35'	1.00	1.08	0.95	1.45	1.00	1.00	1.49	10.93'	11.00'	
4	1 1/2" OSB CONTINUOUS (CS-WSP)/CONT. SHEATHED PORTAL FRAME (CS-PF)	16.09'	5.33'	1.00	1.08	0.95	1.45	1.00	1.00	1.49	7.93'	9.34'	5
A	1 1/2" OSB PANEL (WSP)	21.50'	6.88'	1.00	1.08	1.05	1.00	1.40	1.00	1.59	10.92'	21.29'	
B	1 1/2" OSB PANEL (WSP)	21.50'	6.88'	1.00	1.08	1.05	1.00	1.40	1.00	1.59	10.92'	16.00'	

#### NOTES:

WIND BRACING HAS BEEN DESIGNED USING A BASIC WIND SPEED OF 90MPH. REFERENCE IRC2012 CHART R602.10.3(1). WALL BRACE LINE SPACING INCLUDING WIND FACTORS HAVE BEEN INTERPOLATED.

i - REQUIRED BRACING WHEN USING (GB) GYPSUM BOARD IS CALCULATED WITH BOTH SIDES OF WALL BEING DRYWALLED. UPON APPLICATION OF DRYWALL TO ONLY ONE SIDE OF THE WALL THE BRACING REQUIRED MUST BE DOUBLED.

ii - THE ADJUSTMENT FACTOR IS PERMITTED TO BE 1.00 WHEN DETERMINING BRACING AMOUNTS FOR INTERMEDIATE BRACED WALL LINES PROVIDED THE BRACING AMOUNTS ON ADJACENT BRACED WALL LINES ARE BASED ON A SPACING AND NUMBER THAT NEGLECTS THE INTERMEDIATE BRACE WALL LINE THAT IS IN ACCORDANCE TO TABLE R602.10.3(2)c OF THE IRC 2012 EDITION.

iii - DRYWALL THAT IS FASTENED AT 4 INCHES ON CENTER AT PANEL EDGES, INCLUDING TOP AND BOTTOM PLATES, AND ARE BLOCKED OFF AT ALL HORIZONTALLY JOINTS, REDUCTION OF BRACING PERCENTAGE FOR WIND LOADING BY 0.70 IS PERMITTED THAT IS IN ACCORDANCE TO SECTION R602.10.3(2) OF THE IRC 2012. INTERIOR GYPSUM BOARD FINISH OMITTED FROM INSIDE FACE OF BRACE WALL PANELS IN ANY STORY SHALL BE INCREASED BY 1.40 THAT IS IN ACCORDANCE TO TABLE R602.10.3(2). STANDARD APPLICATION OF DRYWALL ON INSIDE FACE OF BRACE PANEL TO BE 1.00.

iv - ADDITIONAL 800# HOLD-DOWN DEVICES (TOP STORY ONLY) THAT ARE FASTENED TO THE END STUDS OF EACH BRACE WALL PANEL AND TO THE FOUNDATION OR FRAMING BELOW, REDUCTION OF BRACING PERCENTAGE FOR WIND LOADING BY .80 IS PERMITTED THAT IS IN ACCORDANCE TO TABLE R602.10.3(2) OF THE IRC 2012 EDITION. NON APPLICATION OF PANELS WITH HOLD-DOWNS FACTOR TO BE 1.00 (NA).



PROJECT INFORMATION  
**TO BE DETERMINED**  
DUNBAR OAKS SUBDIVISION  
Waukesha, WI

SHEET TITLE  
**FIRST FLOOR BRACING LAYOUT**

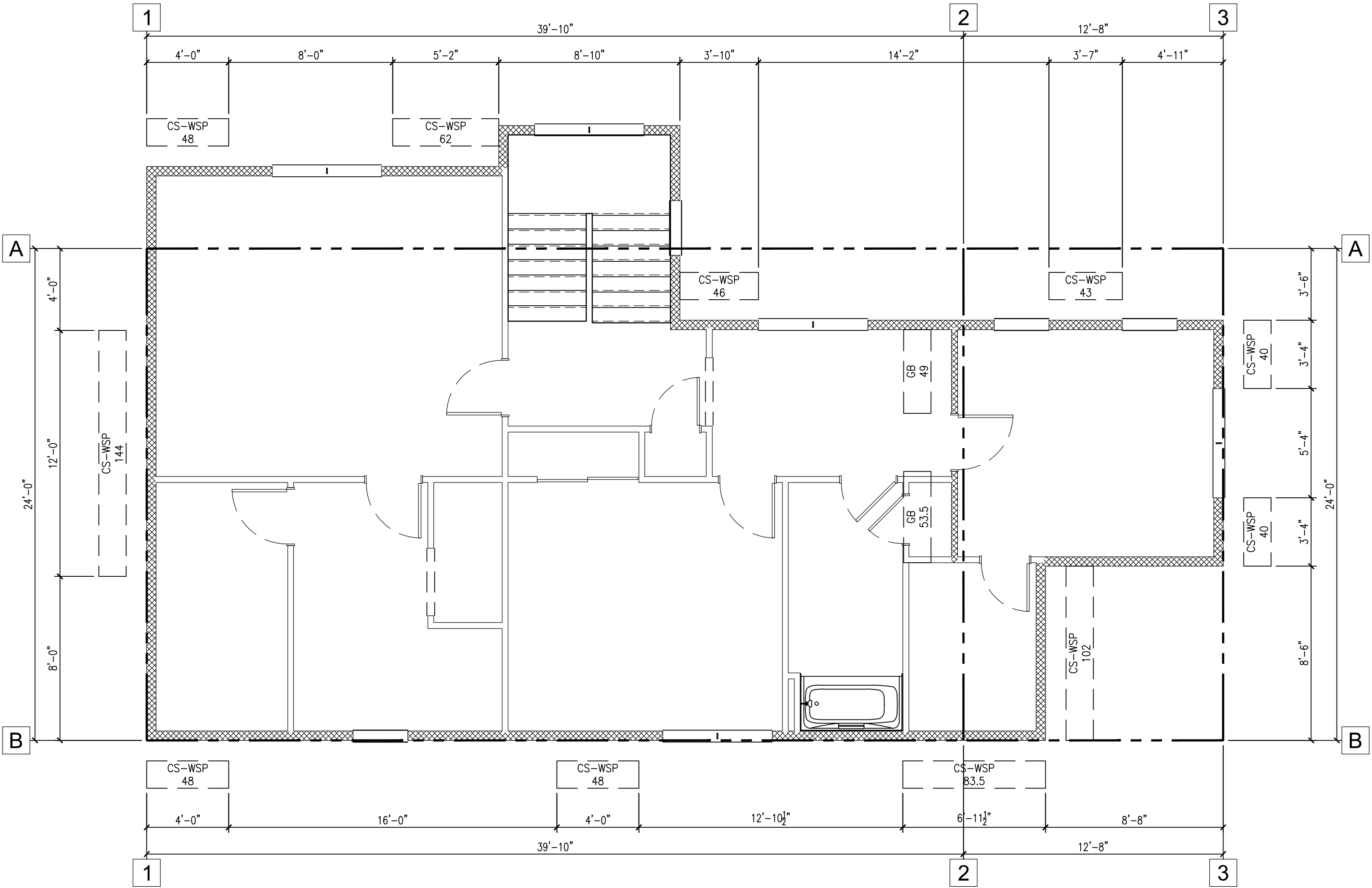
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SECOND FLOOR WALL BRACING ANALYSIS														
WALL BRACE LINE	BRACING MATERIAL/METHOD	BRACE WALL LINE SPACE FT.	REQUIRED BRACING FT (i)	EXPOSURE CATEGORY FACTOR	EAVE TO RIDGE HT. FACTOR	WALL HEIGHT FACTOR	# OF BRACE WALL LINES FACTOR (ii)	TOTAL GYPSUM FACTOR (ii)	PANELS WITH HOLD-DOWNS	WIND FACTOR TOTAL	TOTAL REQUIRED BRACING FT.	BRACING LENGTH PROVIDED FT.	DETAIL ON SHEET A6	
1	1½" CONTINUOUS OSB PANEL (CS-WSP)	39.83'	5.99'	1.00	1.15	0.90	1.30	1.40	1.00	1.88	11.28'	12.00'		
2	½" DRYWALL BOTH SIDES (GB)/ 1½" OSB CONT. (CS-WSP)	39.82'	12.45'	1.00	1.15	0.90	1.30	1.00	1.00	1.35	16.75'	17.04'		
3	1½" CONTINUOUS OSB PANEL (CS-WSP)	12.67"	2.40'	1.00	1.15	0.90	1.30	1.40	1.00	1.88	4.52'	6.67"		
A	1½" CONTINUOUS OSB PANEL (CS-WSP)	24.00'	4.10'	1.00	1.15	0.90	1.30	1.00	1.00	1.35	5.52'	16.58'		
B	1½" CONTINUOUS OSB PANEL (CS-WSP)	24.00'	4.10'	1.00	1.15	0.90	1.30	1.00	1.00	1.35	5.52'	14.96'		
NOTES: BRACING HAS BEEN DESIGNED USING A BASIC WIND SPEED OF 90MPH. REFERENCE IRC2012 CHART R602.10.3(1). WALL BRACE LINE SPACING INCLUDING WIND FACTORS HAVE BEEN INTERPOLATED.  i – REQUIRED BRACING WHEN USING (GB) GYPSUM BOARD IS CALCULATED WITH BOTH SIDES OF WALL BEING DRYWALLED. UPON APPLICATION OF DRYWALL TO ONLY ONE SIDE OF THE WALL THE BRACING REQUIRED MUST BE DOUBLED.  ii – THE ADJUSTMENT FACTOR IS PERMITTED TO BE 1.00 WHEN DETERMINING BRACING AMOUNTS FOR INTERMEDIATE BRACED WALL LINES PROVIDED THE BRACING AMOUNTS ON ADJACENT BRACED WALL LINES ARE BASED ON A SPACING AND NUMBER THAT NEGLECTS THE INTERMEDIATE BRACE WALL LINE THAT IS IN ACCORDANCE TO TABLE R602.10.3(2)c OF THE IRC 2012 EDITION.  iii – DRYWALL THAT IS FASTENED AT 4 INCHES ON CENTER AT PANEL EDGES, INCLUDING TOP AND BOTTOM PLATES, AND ARE BLOCKED OFF AT ALL HORIZONTALLY JOINTS, REDUCTION OF BRACING PERCENTAGE FOR WIND LOADING BY 0.70 IS PERMITTED THAT IS IN ACCORDANCE TO SECTION R602.10.3(2) OF THE IRC 2012. INTERIOR GYPSUM BOARD FINISH OMITTED FROM INSIDE FACE OF BRACE WALL PANELS IN ANY STORY SHALL BE INCREASED BY 1.40 THAT IS IN ACCORDANCE TO TABLE R602.10.3(2). STANDARD APPLICATION OF DRYWALL ON INSIDE FACE OF BRACE PANEL TO BE 1.00.  iv – ADDITIONAL 800# HOLD-DOWN DEVICES (TOP STORY ONLY) THAT ARE FASTENED TO THE END STUDS OF EACH BRACE WALL PANEL AND TO THE FOUNDATION OR FRAMING BELOW, REDUCTION OF BRACING PERCENTAGE FOR WIND LOADING BY .80 IS PERMITTED THAT IS IN ACCORDANCE TO TABLE R602.10.3(2) OF THE IRC 2012 EDITION. NON APPLICATION OF PANELS WITH HOLD-DOWNS FACTOR TO BE 1.00 (NA).														
PANEL TYPE LEGEND														
METHOD	BRACING METHOD SYMBOL	METHOD MATERIAL	MINIMUM THICKNESS	FASTENERS		SPACING		ADDITIONAL NOTES						
INTERMITTENT SHEATHING	<div><div>WSP</div><div>XX.XX</div></div>	WOOD STRUCTURAL PANEL	3/8"	EXTERIOR SHEATHING PER TABLE R602.3(3)		6" EDGE 12" FIELD								
				INTERIOR SHEATHING PER TABLE R602.3(1) OR R602.3(2)		VARIES BY FASTENER								
	<div><div>GB</div><div>XX.XX</div></div>	GYPSUM BOARD	1/2"	NAILS OR SCREWS PER TABLE R602.3(1) FOR EXTERIOR LOCATIONS		FOR ALL BRACED WALL PANEL LOCATIONS: 7" EDGES (INCLUDING TOP AND BOTTOM PLATES) 7" FIELD. **		** GYPSUM BOARD ALTERNATE FASTENING. ADJUSTMENT FACTOR (0.7); IF 4IN O.C. AT PANEL EDGES, INCLUDE TOP AND BOTTOM PLATES, AND ALL HORIZONTAL JOINTS TO BE BLOCKED.						
	<div><div>PFG</div><div>XX.XX</div></div>	PORTAL FRAME AT GARAGE	7/16"	SEE SECTION R602.10.6.2		SEE SECTION R602.10.6.2								
CONTINUOUS SHEATHING	<div><div>CS-WSP</div><div>XX.XX</div></div>	CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL	3/8"	EXTERIOR SHEATHING PER TABLE R602.3(3)		6" EDGE 12" FIELD								
	<div><div>CS-PF</div><div>XX.XX</div></div>	CONTINUOUSLY SHEATHED PORTAL FRAME	7/16"	SEE SECTION R602.10.6.4		SEE SECTION R602.10.6.4								
NOTES														
NOTE: * XX.XX REPRESENTS LENGTH IN INCHES  ** GYPSUM BOARD ALTERNATE FASTENING. ADJUSTMENT FACTOR (0.7); IF 4IN O.C. AT PANEL EDGES, INCLUDE TOP AND BOTTOM PLATES, AND ALL HORIZONTAL JOINTS TO BE BLOCKED.  *** REFER TO THE 2012 IRC FOR TABLE REFERENCES AND CODES														
STRUCTURAL WALL PANEL METHOD LEGEND														
<div><div></div> INTERMITTENT BRACING</div>														
<div><div></div> CONTINUALLY SHEATHED WALL, THE ENTIRE BRACE LINE</div>														



## SECOND FLOOR BRACING LAYOUT

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

NOTES:

- REQUIRED BRACE UNIT LENGTH INCORPORATES WHETHER WALL SUPPORTS ROOF & CEILING ONLY; ONE FLOOR, ROOF & CEILING OR TWO FLOORS, ROOF & CEILING PER TABLES SPS 321.25-I (INTERMITTENT METHOD) & SPS 321.25-J (CONTINUOUS METHOD) OF THE WISCONSIN ADMINISTRATIVE CODE.
- WIND FACTOR TOTAL INCLUDES WIND EXPOSURE FACTOR, WALL HEIGHT FACTOR AND EAVE TO RIDGE FACTOR.
- EAVE TO RIDGE FACTOR FOR CONTINUOUS METHODS ACCOUNTED FOR IN TABLE 321.25-J
- INTERPOLATION USED IN BRACING CALCULATIONS.



PROJECT INFORMATION

TO BE DETERMINED

DUNBAR OAKS SUBDIVISION

Waukesha, WI

SHEET TITLE

SECOND BRACING LAYOUT

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