NOTES

GENERAL NOTES:

- SOME NOTES MAY NOT PERTAIN. IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTOR OR VENDER TO CLARIFY WHICH NOTES DO NOT PERTAIN.
- SUB-CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.
- ALL WORK OF THE SUB-CONTRACTOR SHALL BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND COMPLY WITH ALL GOVERNING LAWS, AND FEDERAL JURISDICTION INCLUDING THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES.
- THE SUB-CONTRACTOR SHALL REPORT IMMEDIATELY ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THOSE SHOWN ON THE CONSTRUCTION DOCUMENTS, TO THE ARCHITECT.
- DO NOT SCALE DRAWINGS.
- VERIFY ALL ROUGH-IN DIMENSIONS FOR ALL BUILT IN EQUIPMENT PRIOR TO PERFORMING WORK. NO CHANGE ORDERS SHALL BE APPROVED FOR SUB-CONTRACTOR'S FAILURE TO DO SO.
- THE SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, FITTING, OR PATCHING THAT MAY BE REQUIRED TO COMPLETE THE WORK.
- REPETITIVE FEATURES IN THE CONSTRUCTION DOCUMENTS ARE OFTEN DRAWN ONLY ONCE AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
- THE G.C. WILL NOT BE HELD RESPONSIBLE FOR ANY WORK PERFORMED BY SUB-CONTRACTOR WHICH DEVIATES FROM THESE CONSTRUCTION DRAWINGS, UNLESS FIRST APPROVED BY ARCHITECT.

EXTERIOR:

- FLOOR PLAN DIMENSIONS ARE TO THE FACE OF DRYWALL.
- OUTSIDE FACE OF OSB TO BE FLUSH WITH OUTSIDE OF FOUNDATION WALL.
- ALL EXTERIOR WALLS ARE 2X6, 16" O.C. , CONSTRUCTION UNLESS NOTED AT WALL LOCATION OR DETAIL.
- ALL EXTERIOR HEADERS ARE TO BE (2) 2X8'S UNLESS OTHERWISE NOTED ON THE FLOOR PLAN.
- HOUSE WRAP TO BE INSTALLED ON THE ENTIRE EXTERIOR OF THE HOUSE.
- GARAGE TO HAVE OSB SHEATHING @ ALL EXTERIOR WALLS W/ PRESSURE TREATED BOTTOM PLATE, AND THE FLOOR TO BE 4" CONCRETE, SLOPED TOWARDS DOOR.
- 8" MAX @ ALL EXTERIOR STEPS.

INTERIOR

- ALL INTERIOR WALLS ARE 2X4, 16" O.C. , CONSTRUCTION UNLESS NOTED AT WALL LOCATION OR DETAIL.
- ALL INTERIOR HEADERS ARE TO BE LADDER FRAME UNLESS OTHERWISE NOTED ON THE FLOOR PLAN.
- PLUMBER TO VERIFY IF SEWER HOOK UP FOR SUMP PUMP IS REQUIRED. LOCATE CROCK FOR SEWER LATERAL. DO NOT DRILL THROUGH ANY LOAD BEARING STUDS @ WINDOW HEADERS. USE ISLAND VENT AS NEEDED.
- ALL 42" HIGH MIRRORS ARE TO BE SET ON BACKSPLASH.
- STANDARD HEIGHTS:
  - TOILET PAPER HOLDERS 26" A.F.F.
  - TOWEL BARS 54" A.F.F.
  - HAND RAILS 30" TO 36" ABOVE NOSING
  - GUARD RAILS 40" A.F.F.
- SOLID BLOCKING REQUIRED @ SHOWER DOORS ON TILED WALLS AND WITHIN 1'-0" OF EACH END OF HAND RAILS.
- STAIRS:
  - MINIMUM HEADROOM FOR ALL STAIRS TO BE 6'-8" UNLESS OTHERWISE NOTED.
  - 8" RISER HEIGHT MAX.
- 20 MIN. FIRE RATED DOOR @ GARAGE COMMON WALL.
- GARAGE COMMON WALL TO BE ½" FIRECODE DRYWALL W/ A ½ HOUR FIRE RATING.
- LOCATIONS OF HVAC, ELECTRICAL OUTLETS, LIGHTS & SWITCHES TO BE COORDINATED W/OWNER.
- GFI OUTLETS @ WASHING MACHINE TO BE 38" A.F.F.
- TEMPERED GLASS @ DOORS, SIDELIGHTS, TUB ENCLOSURES, STAIR LANDINGS & PANELS WITHIN 24" OF DOORS.

FLOOR PLAN LEGEND

- NEW CONCRETE FOUNDATION WALL
- EXISTING STUD WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WOOD STUD WALL W/ 1/2" DRYWALL BOTH SIDES
- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN
- 36 x 80 — NEW DOOR & DOOR SIZE
- 2'-8" x 5'-0" — NEW WINDOW, WINDOW FRAME & WINDOW SIZE
- BEDROOM — ROOM / AREA IDENTITY
- 0 / A3.0 — SECTION IDENTITY

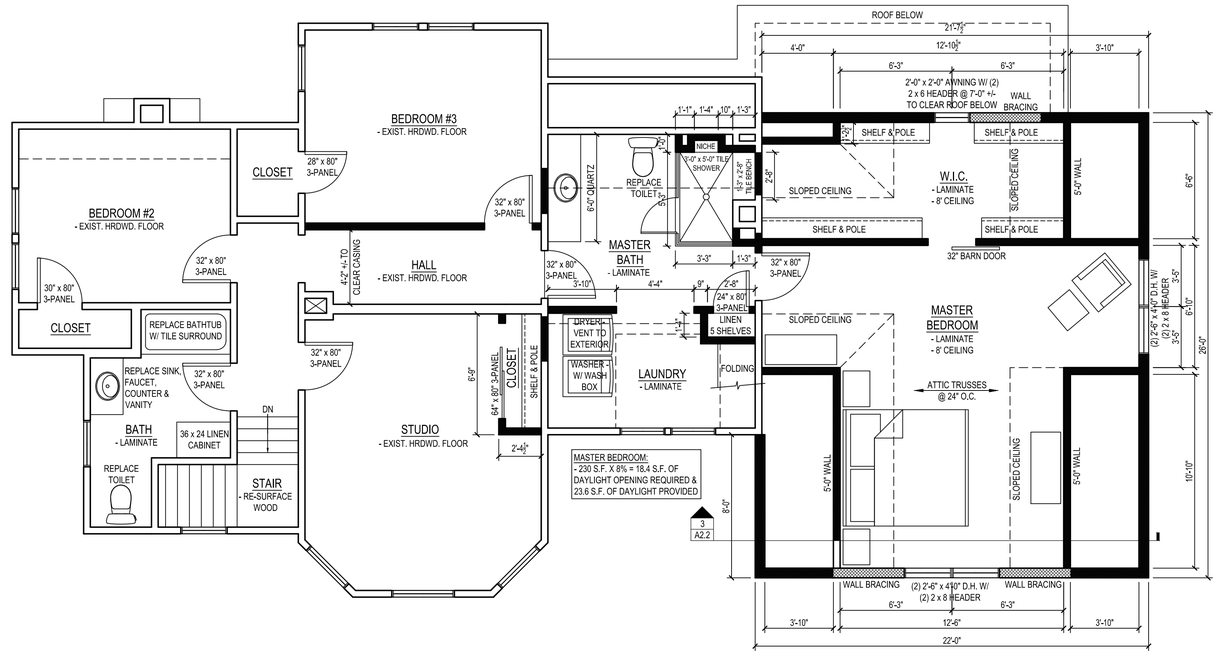
ELECTRICAL NOTES:

- PROVIDE OUTLETS & SWITCHING AS REQUIRED TO MEET THE LOCAL BUILDING CODE
- REUSE EXISTING OUTLETS & SWITCHES WHEREVER POSSIBLE
- PROVIDE SMOKE DETECTORS AS REQUIRED TO MEET THE LOCAL BUILDING CODE
- PROVIDE CO DETECTORS AS REQUIRED TO MEET THE LOCAL BUILDING CODE
- PROVIDE EXHAUST FANS IN BATHROOMS - VENT TO EXTERIOR

WALL BRACING KEY

- TYPICAL NEW STUD WALL
- WALL BRACING PER SPS 321.25 (8) (b)
- 24" MIN. PORTAL FRAME PER FIGURE 321.25-A

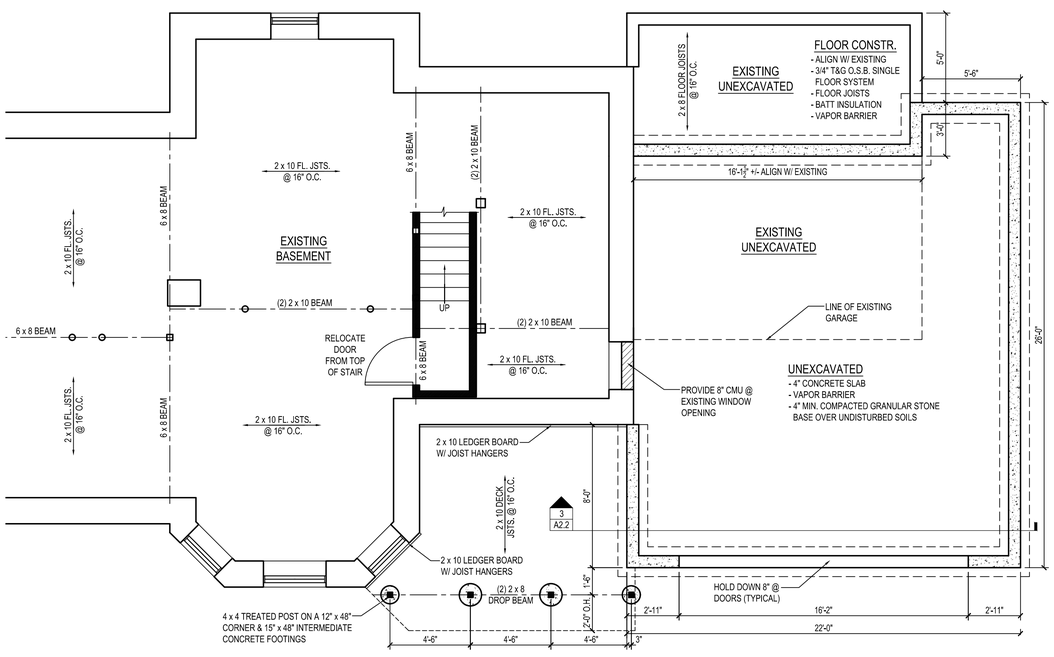
NOTE: PROVIDE 4'-0" LINEAR BRACING WHERE POSSIBLE UNLESS NOTED OTHERWISE



PROPOSED SECOND FLOOR PLAN

1/4 = 1'-0"

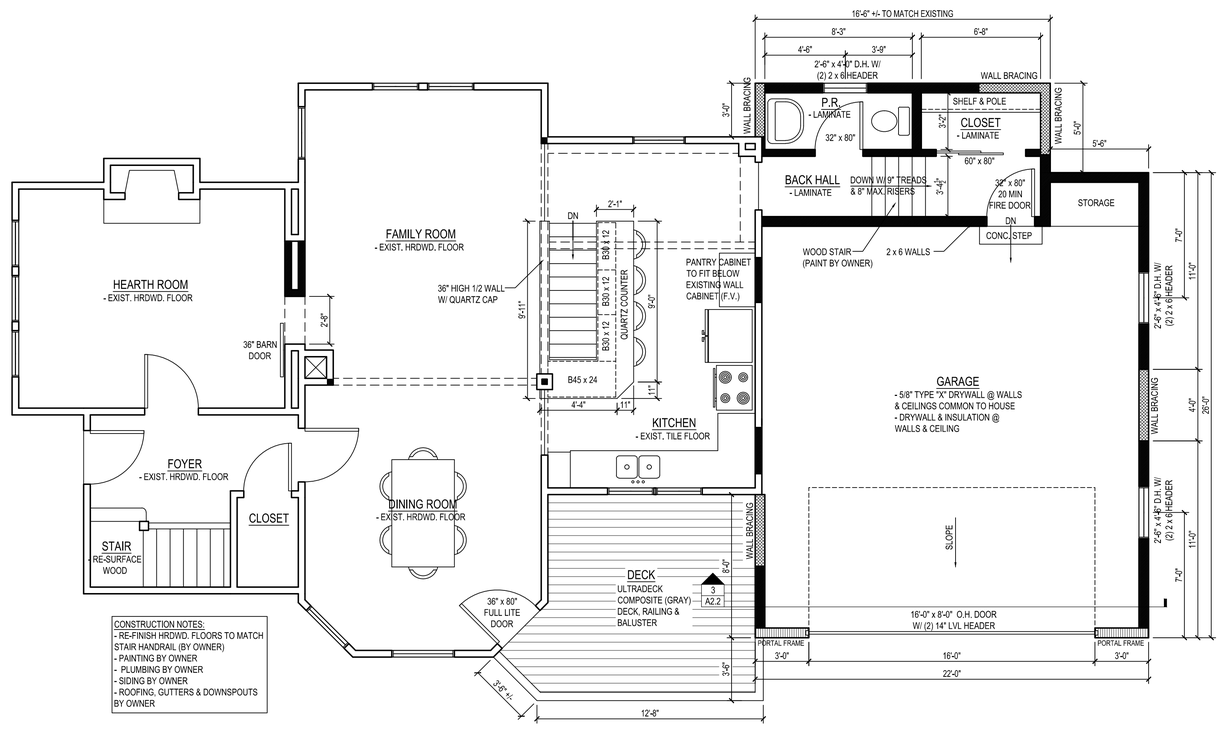
3



PROPOSED FOUNDATION PLAN

1/4 = 1'-0"

1



CONSTRUCTION NOTES:
- RE-FINISH HRDWD. FLOORS TO MATCH
STAIR HANDRAIL (BY OWNER)
- PAINTING BY OWNER
- PLUMBING BY OWNER
- SIDING BY OWNER
- ROOFING, GUTTERS & DOWNSPOUTS BY OWNER

PROPOSED FIRST FLOOR PLAN

1/4 = 1'-0"

2

DEDICATED RESIDENTIAL CONSTRUCTION
710 Larry Court
Waukesha, WI 53186
262.348.2444
office@dedicated.com

CONSULTANT

PROJECT NAME
DIODATI RESIDENCE

PROJECT ADDRESS
434 West College Ave.
Waukesha, WI 53186

REVISIONS

DEDICATED RESIDENTIAL CONSTRUCTION PROJECT NUMBER
2020-10

DATE
November 01, 2020

COPYRIGHT ©
DEDICATED RESIDENTIAL CONSTRUCTION
ALL SUBMITTED DOCUMENTS AND DATA, WHICH INCLUDES BUT NOT LIMITED TO, DESIGN CONCEPTS, DRAWINGS, SPECIFICATIONS, PLANS, SCHEDULES, ESTIMATES, COMPUTATIONS, PROPOSALS, AND OTHER DOCUMENTS AND DATA PROVIDED OR PREPARED FOR THE SPECIFIC PROJECT AND SHALL NOT BE REUSED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF DEDICATED RESIDENTIAL CONSTRUCTION.

SHEET TITLE

SHEET NUMBER
A1.1