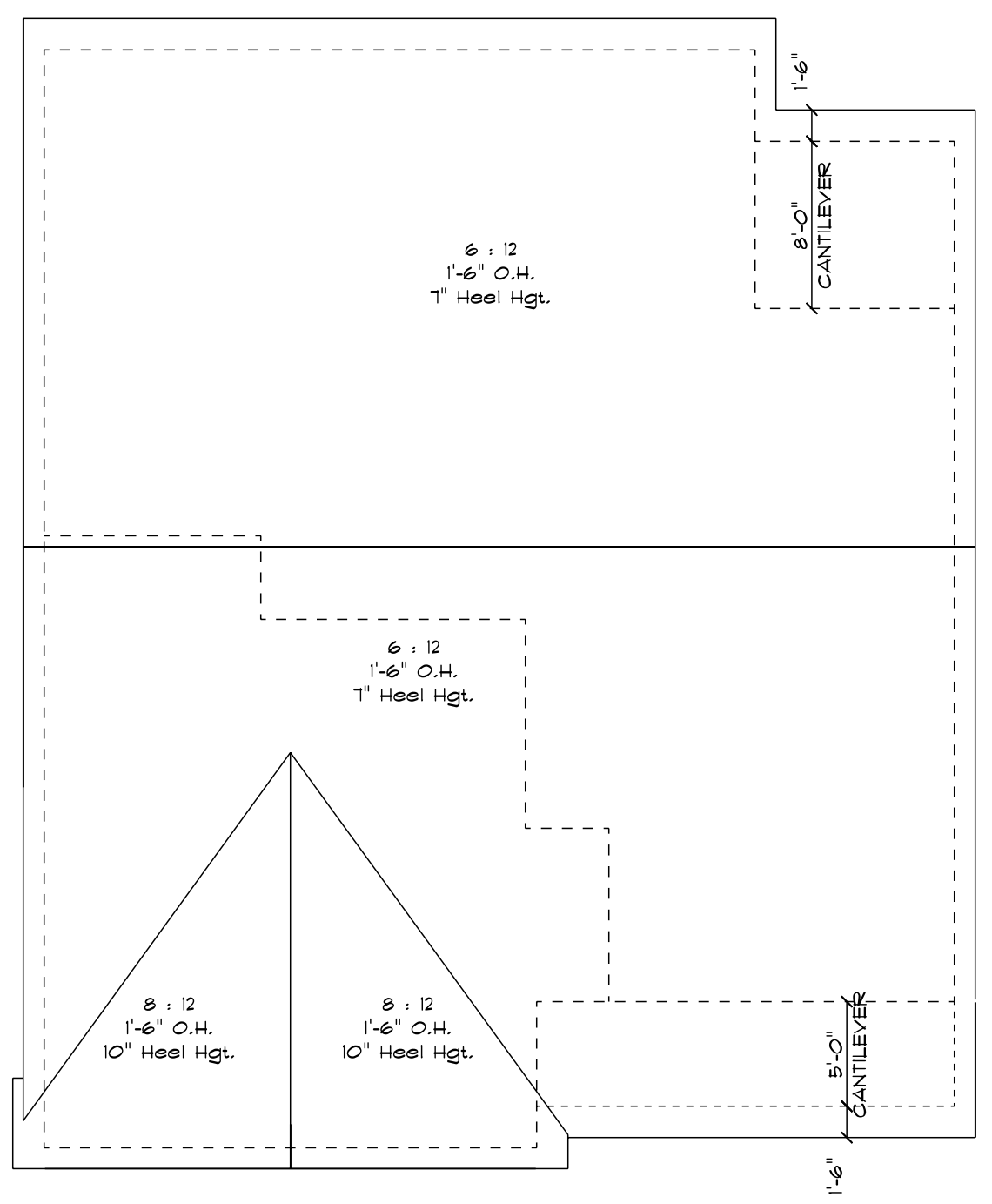
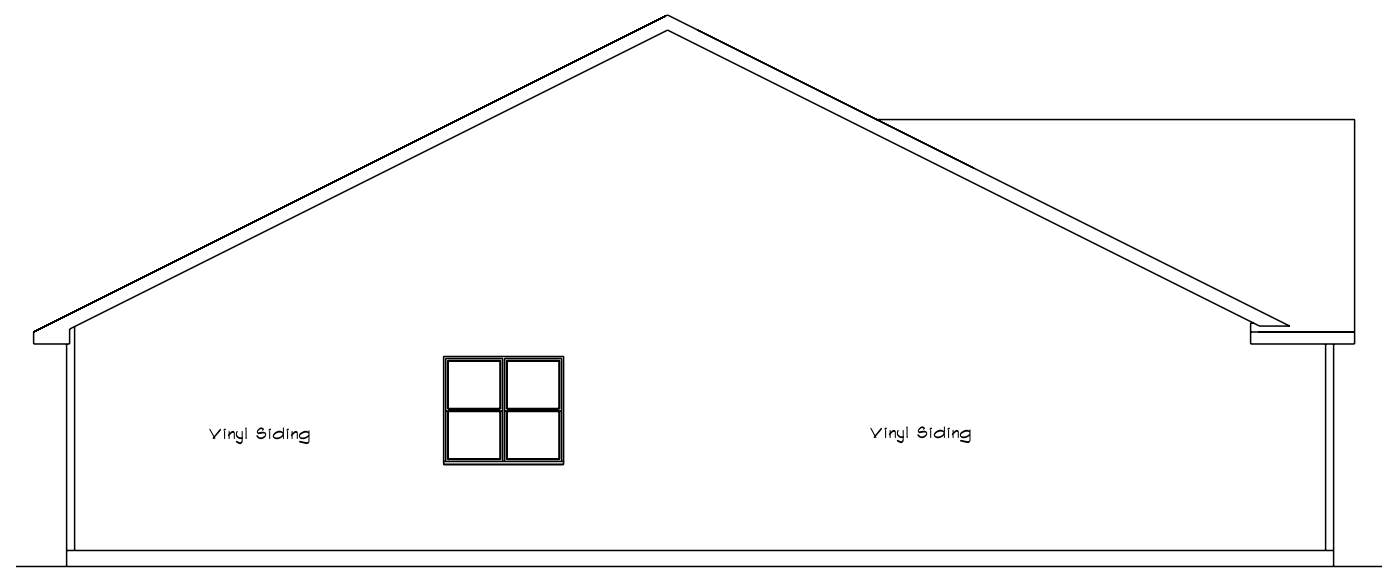


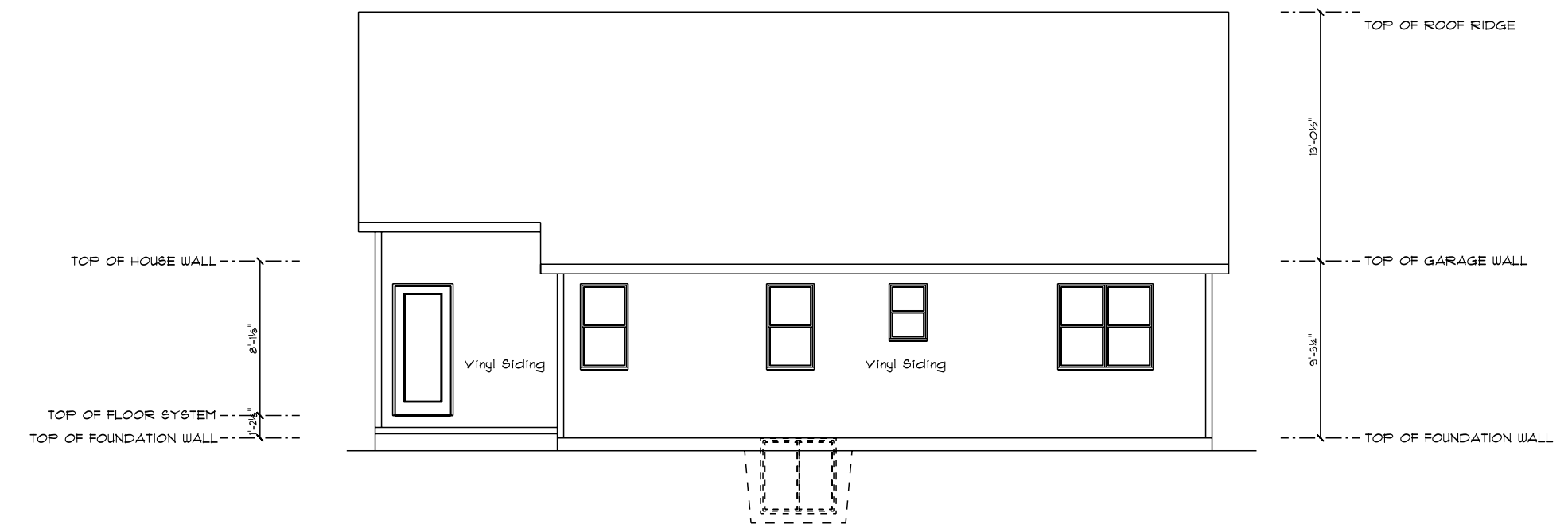
SQUARE FOOTAGE:	
FIRST FLOOR:	1425
GARAGE:	621
COVERED PORCH:	103
COVERED PATIO:	16



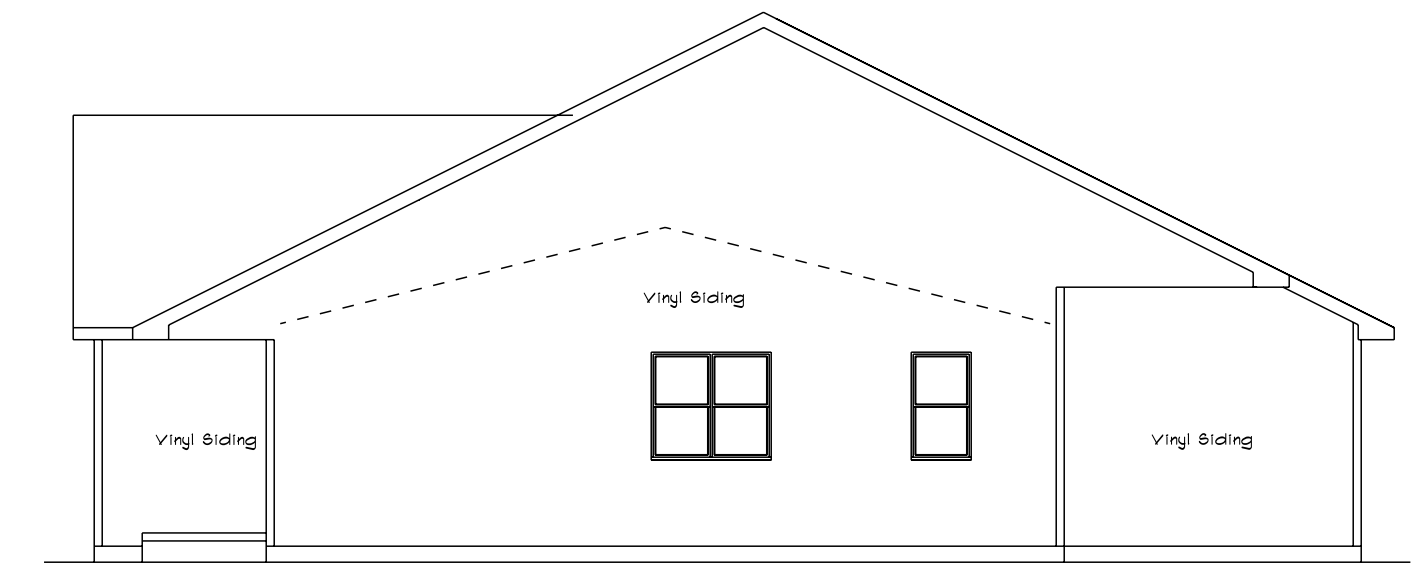
**ROOF PLAN**  
SCALE: 1/8" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

CUSTOM DESIGNED FOR:

JOB NAME: 1425 HOFFMAN RD.  
DATE: JUNE 9, 2025  
DRAWN BY: DVG  
PLAN #:

BCB CONSTRUCTION

25-118-RGL

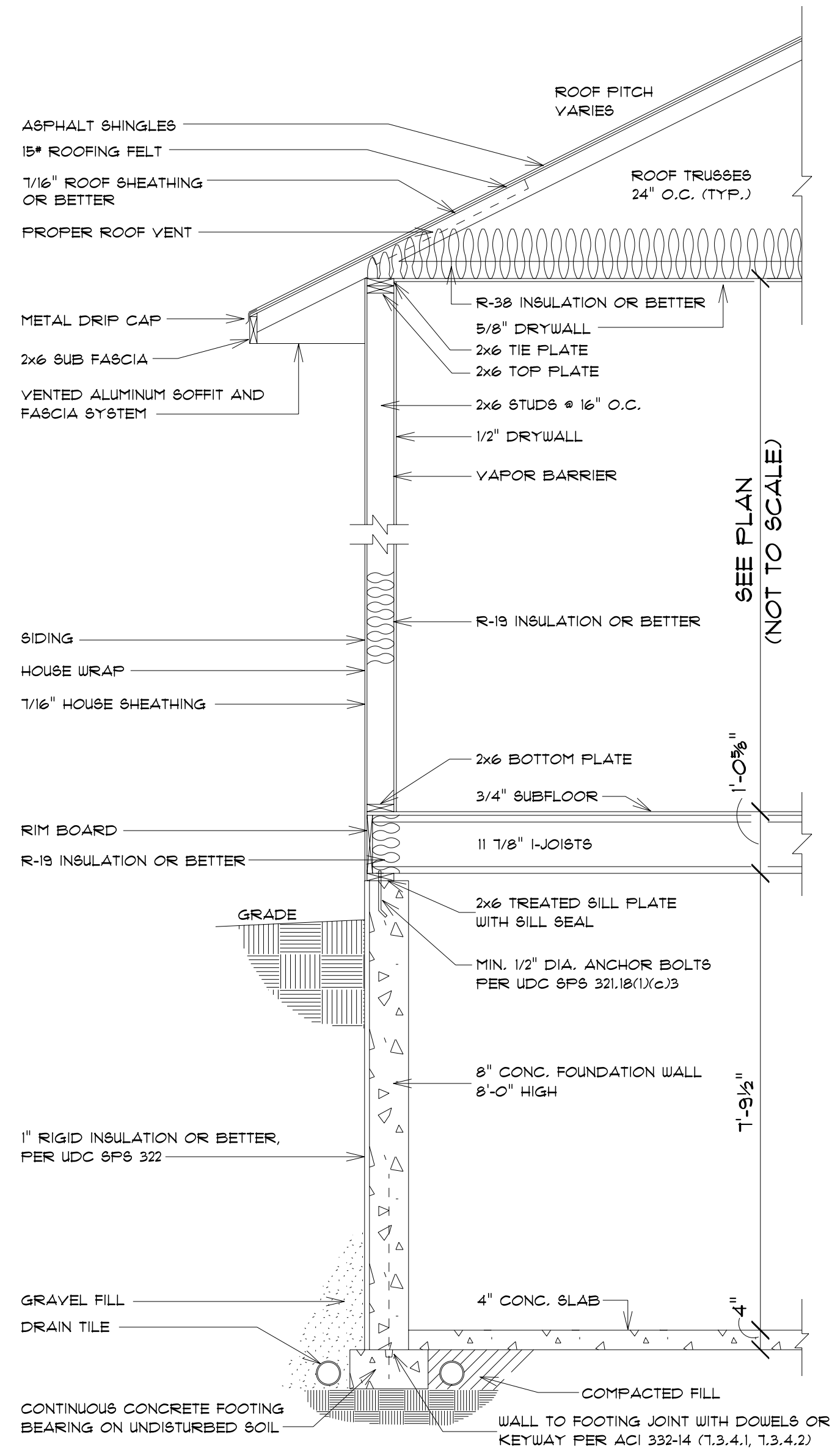
GARAGE LEFT

**IMPORTANT NOTE:**  
 \* IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.  
 \* IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

MAILING ADDRESS:  
P.O. BOX 10001  
GREEN BAY, WI 54307-10001

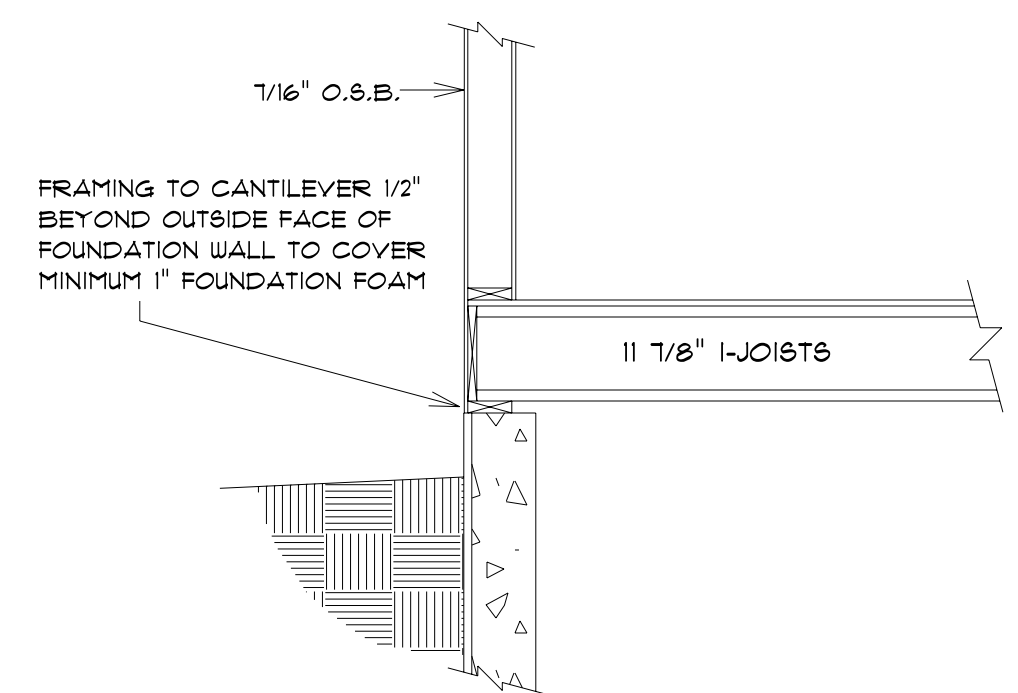
OFFICE:  
GREEN BAY, WI 54303  
GREEN BAY, WI 54303  
PHONE (920)436-5080  
FAX (920)434-9510

**Wisconsin**  
BUILDING SUPPLY

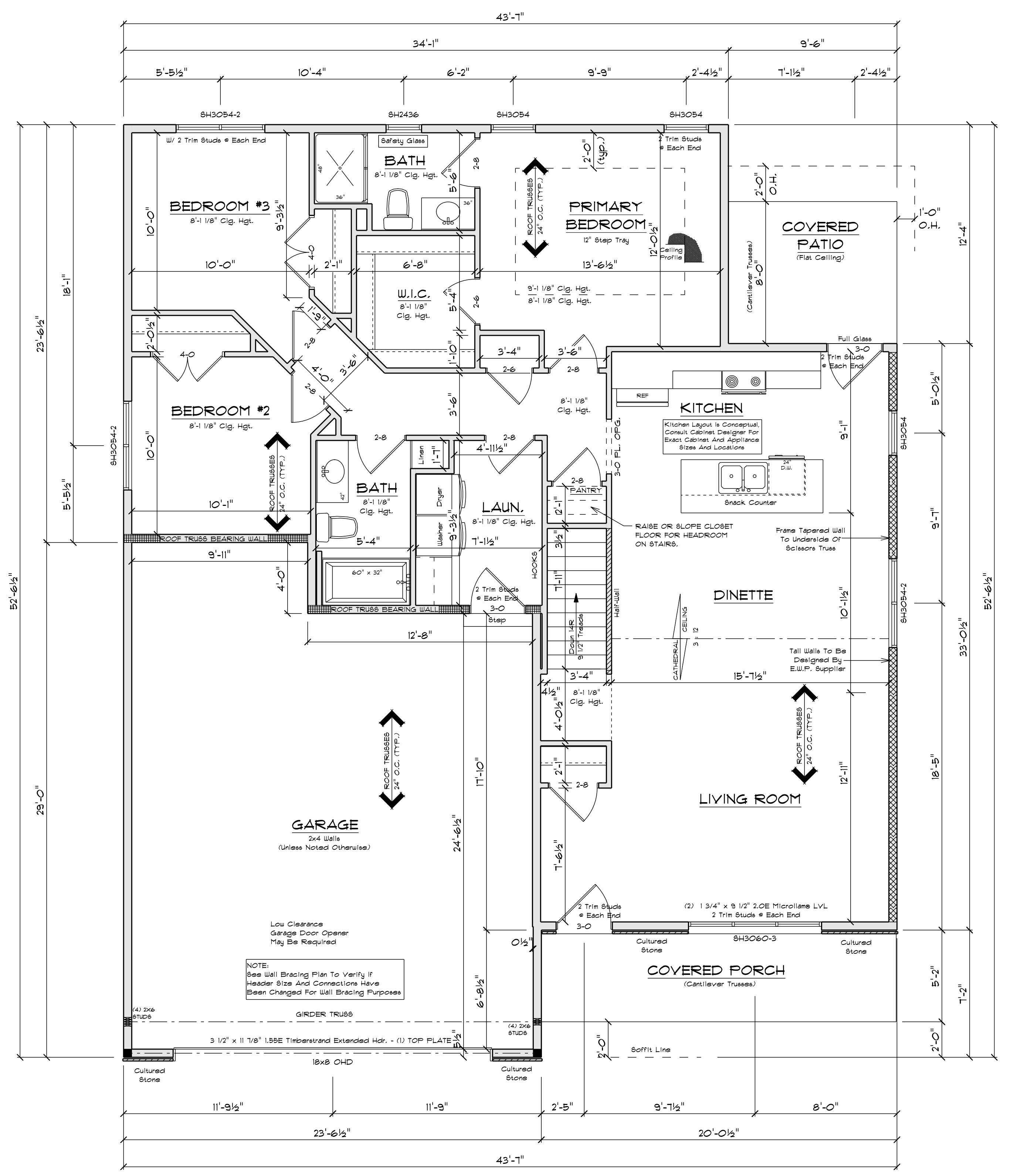


**TYPICAL RANCH SECTION**  
SCALE: 1/2" = 1'-0"

ALL ITEMS TO BE VERIFIED BY CONTRACTOR



**BOX SILL DETAIL**  
SCALE: 1/2" = 1'-0"



**FLOOR PLAN**

SCALE: 1/4" = 1'-0"  
8'-1 1/8" CLG. HGT.

**SQUARE FOOTAGE:**

FIRST FLOOR:	1425
GARAGE:	621
COVERED PORCH:	103
COVERED PATIO:	76

**PLAN SPECIFICATIONS:**

THE CONDITIONS LISTED BELOW ARE STANDARD FOR THIS PLAN ONLY - EXCEPTIONS ARE NOTED ON THE PLAN ITSELF

**WALL INFORMATION:**  
HOUSE FOUNDATION: 8" x 8" POURED CONCRETE  
GARAGE FOUNDATION: 6" x 4" POURED CONCRETE  
PORCH/PATIO FOUNDATION: 6" POURED CONCRETE, MIN. 4'-0" TALL  
HOUSE EXTERIOR: FIRST FLOOR: 2" x 4" x 8'-1 1/8" WALLS, STUDS @ 16" O.C.  
SECOND FLOOR: N/A  
HOUSE INTERIOR: FIRST FLOOR: 2" x 4" x 8'-1 1/8" WALLS, STUDS @ 16" O.C.  
SECOND FLOOR: N/A  
GARAGE: 2" x 6" x 9'-3 1/4" WALLS, STUDS @ 16" O.C.  
- TALL WALLS ARE EXTERIOR WALLS WITH STUDS TALLER THAN 10'-0" AND NEED TO BE DESIGNED BY ENGINEERED WOOD PRODUCTS SUPPLIER  
- TAPEDED WALLS ARE TO BE TRIMMED TO UNDERSIDE OF GIRDERS ROOF TRUSSES

**STAIR INFORMATION:**  
BASEMENT TO FIRST FLOOR:  
14 RISERS @ 9 1/2" - 13 TREADS @ 9 1/2"  
FIRST FLOOR TO SECOND FLOOR:  
N/A  
BASEMENT TO GARAGE:  
N/A  
**FLOOR SYSTEM(S):**  
BASEMENT:  
4" REINFORCED CONCRETE SLAB  
FIRST FLOOR:  
1 1/8" JOISTS @ 16" O.C.  
SECOND FLOOR:  
N/A  
STD. LOADS (PER SQ. FT.):  
40' LL, 10' DL  
ADDITIONAL LOADS (PER SQ. FT.):  
10' DL FOR TILE FLOOR  
30' DL FOR GRANITE  
DEFLECTION: LLL/480 DLU/740  
DURATION OF LOAD: 100%  
FRAMER TO REFERENCE 2018/1808 LAYOUT PLANS TO VERIFY EXACT SIZE AND LOCATION OF ALL FLUSH HEADERS AND BEAMS IN FLOOR SYSTEM  
**ROOF SYSTEM:**  
ENGINEERED WOOD TRUSSES @ 24" O.C.  
DESIGNED FOR ZONE #2  
STD. LOADS (PER SQ. FT.):  
30' TOLL, 10' TOLL, 10' BCCL  
DEFLECTION: LLL/740 DLU/180  
DURATION OF LOAD: 100%  
FRAMER TO REFERENCE TRUSS LAYOUT PLANS TO VERIFY EXACT LOCATIONS OF GIRDER TRUSSES AND THEIR RESPECTIVE BEARING REQUIREMENTS + UPLIFT ANCHORING REQUIREMENTS  
**HEADERS:**  
- STD. HEADERS: (2) 2X10 HEM-FIR SELECT STRUCTURAL W/ FLAT TOP OF UNDOUBTED R.O.S.  
FIRST FLOOR @ 6'-11 3/16" ABOVE SUBFLOOR  
SECOND FLOOR: N/A  
- MINIMUM OF (2) TRIM STUDS @ EACH END FOR ALL HEADERS 6'-0" AND LARGER  
**WINDOWS:**  
- ALLIANCE VINYL SINGLE HUNG  
- MANUFACTURER TO PROVIDE SUPPLIER WITH EXACT R.O. SIZES AND DETAILS. SUPPLIER TO VERIFY THAT ALL CODE REQUIREMENTS ARE MET.  
**GENERAL INFORMATION:**  
- THE FOLLOWING ITEMS ARE TO BE LOCATED IN THE FOUNDATION BY THE GENERAL CONTRACTOR:  
BASEMENT WINDOWS FLOOR DRAINS  
ELECTRIC SERVICES WATER HEATER  
SUMP PUMP + PUMP FURNACE  
- BUILDER TO PROVIDE HEADERS AT CONCRETE OPENINGS IF NOT NOTED ON THE FOUNDATION PLAN  
- POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURBED SOIL BELOW THE FROST LINE  
- STEEL COLUMNS TO SUPPORT 12,000#  
- INTERIOR BEARING WALLS TO SIT ON CONTINUOUS CONCRETE FOOTINGS, STUDS @ 16" O.C. WITH BLOCKING OR LATERAL BRACING  
- CONCRETE CONTRACTOR AND BUILDER ARE RESPONSIBLE TO DETERMINE SITE SOIL CONDITIONS AND FOLLOW STANDARDS PER SFS 320.24. THE MOST RESTRICTIVE STANDARDS OF SFS 321.19 - SFS 321.18, ACI 318-14, AND ACI 332.14 FOR ALL FOOTINGS + WALL REINFORCEMENT, IF NEEDED, MUST BE FOLLOWED  
- ASSUMED SOIL CAPACITY IS 3,000 PSF. FTG. SIZES MUST BE ADJUSTED FOR VARYING SITE DETERMINED SOIL BEARING CONDITIONS  
- ALL LUMBER IN PERMANENT CONTACT W/ CONCRETE MUST BE PRESSURE TREATED LUMBER AS PER SFS 321.10  
- DUE TO UNKNOWN GRADE CONDITIONS, ACTUAL STEPS IN FOUNDATION WALLS AND LOCATION OF WINDOW WELLS TO BE DETERMINED ON SITE BY GENERAL CONTRACTOR  
- FRAMER IS RESPONSIBLE FOR TRANSFERRING POINT LOADS FROM ABOVE THROUGH THE FLOOR SYSTEM(S) AND WALLS W/ SOLID BLOCKING DOWN TO CONCRETE FOUNDATION WALLS BELOW  
- PLAN IS DRAIN ACCORDINGLY FOR 3 1/4" CASING  
- ALL DIMENSIONS SHOWN ARE FROM STUD TO STUD  
- BUILDER TO PROVIDE ATTIC SCUTTLE AND LOCATION  
- FIRE SEPARATION MUST BE PROVIDED BETWEEN HOUSE AND GARAGE (SEE CODE FOR DETAILS)  
- ALL CABINET LAYOUTS ARE CONCEPTUAL. CONSULT CABINET DESIGNER/ PROVIDER FOR EXACT SIZES AND LOCATIONS OF CABINETS, APPLIANCES, AND WINDOWS

**NOTE:**  
EXTERIOR DIMENSIONS ARE SHOWN TO REFLECT HOUSE FRAMING WALLS HELD OUT 1/2" FOR EXTERIOR WALL SHEATHING TO FLUSH OUT WITH 1" FOUNDATION FOAM.

**NOTE:**  
BUILDER RESPONSIBLE TO TRANSFER POINT LOADS FROM ABOVE THROUGH THE FLOOR SYSTEM, AND OTHER WALLS WITH SOLID BLOCKING DOWN TO FOUNDATION WALLS BELOW

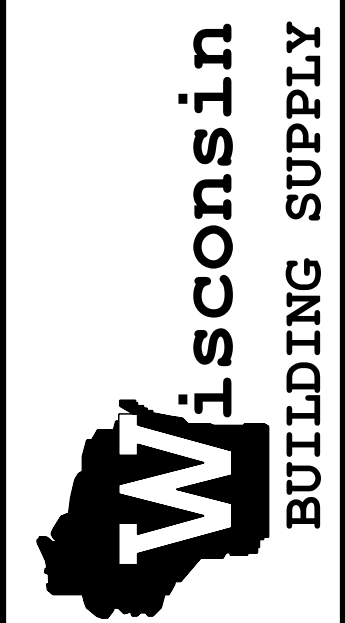
BCB CONSTRUCTION  
CUSTOMER DESIGNED FOR:

JOB NAME: 1425 HOFFMAN RD.  
DATE: JUNE 9, 2025  
DRAWN BY: DVG  
PLAN #: 25-118-RGL

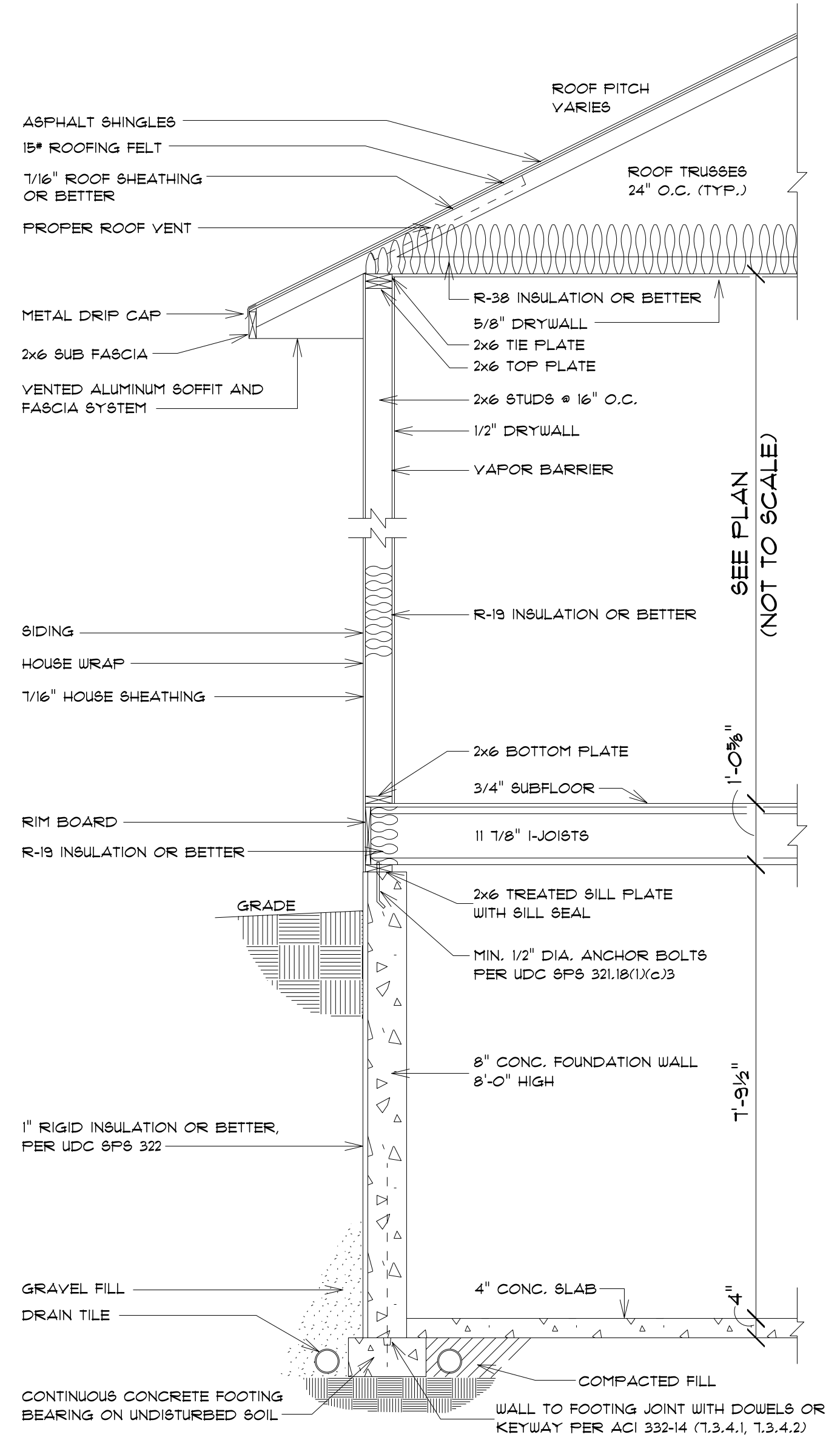
**IMPORTANT NOTE:**  
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- THE FOLLOWING ITEMS ARE TO BE LOCATED IN THE FOUNDATION BY THE GENERAL CONTRACTOR:  
BASEMENT WINDOWS FLOOR DRAINS  
ELECTRIC SERVICES WATER HEATER  
SUMP PUMP + PUMP FURNACE  
- BUILDER TO PROVIDE HEADERS AT CONCRETE OPENINGS IF NOT NOTED ON THE FOUNDATION PLAN  
- POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURBED SOIL BELOW THE FROST LINE  
- STEEL COLUMNS TO SUPPORT 12,000#  
- INTERIOR BEARING WALLS TO SIT ON CONTINUOUS CONCRETE FOOTINGS, STUDS @ 16" O.C. WITH BLOCKING OR LATERAL BRACING  
- CONCRETE CONTRACTOR AND BUILDER ARE RESPONSIBLE TO DETERMINE SITE SOIL CONDITIONS AND FOLLOW STANDARDS PER SFS 320.24. THE MOST RESTRICTIVE STANDARDS OF SFS 321.19 - SFS 321.18, ACI 318-14, AND ACI 332.14 FOR ALL FOOTINGS + WALL REINFORCEMENT, IF NEEDED, MUST BE FOLLOWED  
- ASSUMED SOIL CAPACITY IS 3,000 PSF. FTG. SIZES MUST BE ADJUSTED FOR VARYING SITE DETERMINED SOIL BEARING CONDITIONS  
- ALL LUMBER IN PERMANENT CONTACT W/ CONCRETE MUST BE PRESSURE TREATED LUMBER AS PER SFS 321.10  
- DUE TO UNKNOWN GRADE CONDITIONS, ACTUAL STEPS IN FOUNDATION WALLS AND LOCATION OF WINDOW WELLS TO BE DETERMINED ON SITE BY GENERAL CONTRACTOR  
- FRAMER IS RESPONSIBLE FOR TRANSFERRING POINT LOADS FROM ABOVE THROUGH THE FLOOR SYSTEM(S) AND WALLS W/ SOLID BLOCKING DOWN TO CONCRETE FOUNDATION WALLS BELOW  
- PLAN IS DRAIN ACCORDINGLY FOR 3 1/4" CASING  
- ALL DIMENSIONS SHOWN ARE FROM STUD TO STUD  
- BUILDER TO PROVIDE ATTIC SCUTTLE AND LOCATION  
- FIRE SEPARATION MUST BE PROVIDED BETWEEN HOUSE AND GARAGE (SEE CODE FOR DETAILS)  
- ALL CABINET LAYOUTS ARE CONCEPTUAL. CONSULT CABINET DESIGNER/ PROVIDER FOR EXACT SIZES AND LOCATIONS OF CABINETS, APPLIANCES, AND WINDOWS

MAILING ADDRESS:  
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GREEN BAY, WI 54907-0001

COMPONENTS:  
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GREEN BAY, WI 54903  
PHONE (920)486-5080  
FAX (920)486-5084

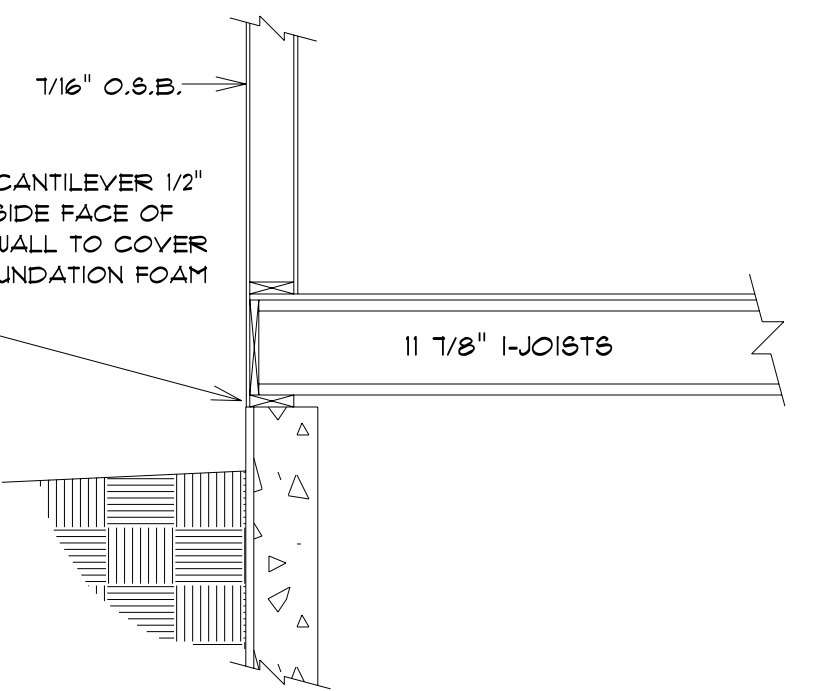


GARAGE LEFT

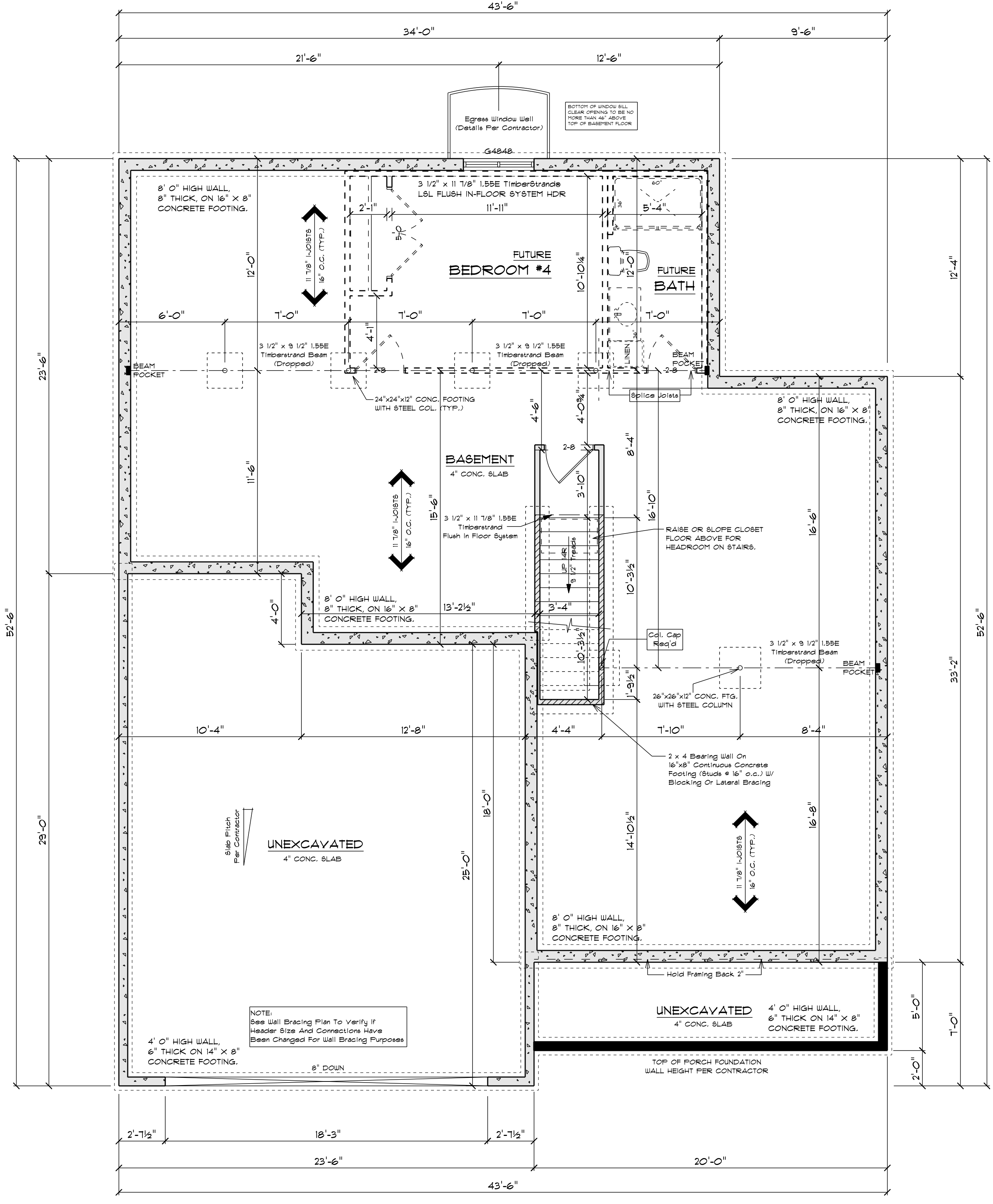


**TYPICAL RANCH SECTION**  
SCALE: 1/2" = 1'-0"

ALL ITEMS TO BE VERIFIED BY CONTRACTOR



**BOX SILL DETAIL**  
SCALE: 1/2" = 1'-0"



**FOUNDATION PLAN**

SCALE: 1/4" = 1'-0"  
8'-0" FOUNDATION WALL HGT.

**SQUARE FOOTAGE:**

FIRST FLOOR:	1425
GARAGE:	621
COVERED PORCH:	103
COVERED PATIO:	76

**PLAN SPECIFICATIONS:**

- THE CONDITIONS LISTED BELOW ARE STANDARD FOR THIS PLAN ONLY - EXCEPTIONS ARE NOTED ON THE PLAN ITSELF
- WALL INFORMATION:**
  - HOUSE FOUNDATION: 8" x 8'-0" POURED CONCRETE
  - GARAGE FOUNDATION: 6" x 4'-0" POURED CONCRETE
  - PORCH/PATIO FOUNDATION: 6" POURED CONCRETE, MIN. 4'-0" TALL
  - HOUSE EXTERIOR: FIRST FLOOR: 2" x 6" x 8'-1 1/8" WALLS, STUDS @ 16" O.C. SECOND FLOOR: N/A
  - HOUSE INTERIOR: FIRST FLOOR: 2" x 4" x 8'-1 1/8" WALLS, STUDS @ 16" O.C. SECOND FLOOR: N/A
  - GARAGE: 2" x 6" x 9'-3 1/4" WALLS, STUDS @ 16" O.C.
  - TALL WALLS ARE EXTERIOR WALLS WITH STUDS TALLER THAN 10'-0" AND NEED TO BE DESIGNED BY ENGINEERED WOOD PRODUCTS SUPPLIER
  - TAPERED WALLS ARE TO BE TRIMMED TO UNDERSIDE OF SCISSORS ROOF TRUSSES
- STAIR INFORMATION:**
  - BASEMENT TO FIRST FLOOR: 14 RISERS @ 7 3/8" = 13 TREADS @ 9 1/2"
  - FIRST FLOOR TO SECOND FLOOR: N/A
  - BASEMENT TO GARAGE: N/A
  - FLOOR SYSTEM(S): BASEMENT: 4" REINFORCED CONCRETE SLAB FIRST FLOOR: 11 1/8" JOISTS @ 16" O.C. SECOND FLOOR: N/A
  - STD. LOADS (PER SQ. FT.): 40' LL, 10' DL ADDITIONAL LOADS (PER SQ. FT.): 10' DL FOR TILE FLOOR 30' DL FOR GRANITE DEFLECTION: LLL/480 DLU/740 DURATION OF LOAD: 100% FRAMER TO REFERENCE JOIST/TRUSS LAYOUT PLANS TO VERIFY EXACT SIZE AND LOCATION OF ALL FLOOR HEADERS AND BEAMS IN FLOOR SYSTEM
  - ROOF SYSTEM: ENGINEERED WOOD TRUSSES @ 24" O.C. DESIGNED FOR ZONE #2 STD. LOADS (PER SQ. FT.): 30' TOLL, 10' TCDL, 10' BCCL DEFLECTION: LLL/740 DLU/80 DURATION OF LOAD: 100% FRAMER TO REFERENCE TRUSS LAYOUT PLANS TO VERIFY EXACT LOCATIONS OF GIRDER TRUSSES AND THEIR RESPECTIVE BEARING REQUIREMENTS + UPLIFT ANCHORING REQUIREMENTS
  - HEADERS:
    - 5TD. HEADERS: (2) 2X10 HEM-FIR SELECT STRUCTURAL W/ FLAT TOP OF WINDOW R.O.S.
    - FIRST FLOOR @ 6'-11 3/16" ABOVE SUBFLOOR
    - SECOND FLOOR: N/A
    - MINIMUM OF (2) TRIM STUDS AT EACH END FOR ALL HEADERS 6'-0" AND LARGER
  - WINDOWS:
    - ALLIANCE VINYL SINGLE HUNG
    - MANUFACTURER TO PROVIDE SUPPLIER WITH EXACT R.O. SIZES AND DETAILS. SUPPLIER TO VERIFY THAT ALL CODE REQUIREMENTS ARE MET.
- GENERAL INFORMATION:**
  - THE FOLLOWING ITEMS ARE TO BE LOCATED IN THE FOUNDATION BY THE GENERAL CONTRACTOR:
    - BASEMENT WINDOWS
    - FLOOR DRAINS
    - ELECTRIC SERVICES
    - WATER HEATER
    - BUMP FIT + PUMP
    - FURNACE
  - BUILDER TO PROVIDE HEADERS AT CONCRETE OPENINGS IF NOT NOTED ON THE FOUNDATION PLAN
  - POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURBED SOIL BELOW THE FROST LINE
  - STEEL COLUMNS TO SUPPORT 12,000#
  - INTERIOR BEARING WALLS TO SIT ON CONTINUOUS CONCRETE FOOTINGS, STUDS @ 16" O.C. WITH BLOCKING OR LATERAL BRACING
  - CONCRETE CONTRACTOR AND BUILDER ARE RESPONSIBLE TO DETERMINE SITE SOIL CONDITIONS AND FOLLOW STANDARDS PER SP8 320.24, THE MOST RESTRICTIVE STANDARDS OF SP8 321.15 - SP8 321.18, ACI 318-14, AND ACI 332.4 FOR ALL FOOTING + WALL REINFORCEMENT, IF NEEDED, MUST BE FOLLOWED
  - ASSUMED SOIL CAPACITY IS 3,000 PSF. FTG. SIZES MUST BE ADJUSTED FOR VARYING SITE DETERMINED SOIL BEARING CONDITIONS
  - ALL LUMBER IN PERMANENT CONTACT W/ CONCRETE MUST BE PRESSURE TREATED LUMBER AS PER #1 SP8 321.10
  - DUE TO UNKNOWN GRADE CONDITIONS, ACTUAL STEPS IN FOUNDATION WALLS AND LOCATION OF WINDOW WALLS TO BE DETERMINED ON SITE BY GENERAL CONTRACTOR
  - FRAMER IS RESPONSIBLE FOR TRANSFERRING POINT LOADS FROM ABOVE THROUGH THE FLOOR SYSTEM(S) AND WALLS W/ SOLID BLOCKING DOWN TO CONCRETE FOUNDATION WALLS BELOW
  - PLAN IS DRAIN ACCORDINGLY FOR 3 1/4" CASING
  - ALL DIMENSIONS SHOWN ARE FROM STUD TO STUD
  - BUILDER TO PROVIDE ATTIC SCUTTLE AND LOCATION
  - FIRE SEPARATION MUST BE PROVIDED BETWEEN HOUSE AND GARAGE (SEE CODE FOR DETAILS)
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**NOTE:**

EXTERIOR DIMENSIONS ARE SHOWN TO REFLECT HOUSE FRAMING WALLS HELD OUT 1/2" FOR EXTERIOR WALL SHEATHING TO FLUSH OUT WITH 1" FOUNDATION FOAM.

**NOTE:**

BUILDER RESPONSIBLE TO TRANSFER POINT LOADS FROM ABOVE THROUGH THE FLOOR SYSTEM, AND OTHER WALLS WITH SOLID BLOCKING DOWN TO FOUNDATION WALLS BELOW

BCB CONSTRUCTION

CUSTOMER DESIGNED FOR:  
JOB NAME: 1425 HOFFMAN RD.  
DATE: JUNE 9, 2025  
DRAWN BY: DVG  
PLAN #:

25-118-RGL  
GARAGE LEFT

**IMPORTANT NOTE:**  
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