

M DESIGNED FOR:

Bartolazzí Custom Buildere

AME: Mystic Creek Revised

OCTOBER 17, 2024

N BY: DVG

10/23/24 DVG

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24-212-R

THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN AND CHECKING THESE PLANS FOR ACCURACY, THE NITRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DIES BEFORE BEGINNING ANY CONSTRUCTION AND IS ESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

OD THAT THE WISCONSIN SAFETY AND PROFESSIONAL ND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES.

IN PRECEDENCE OVER THESE ARCHITECTURA. IP ANS.

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WI 54307-0001

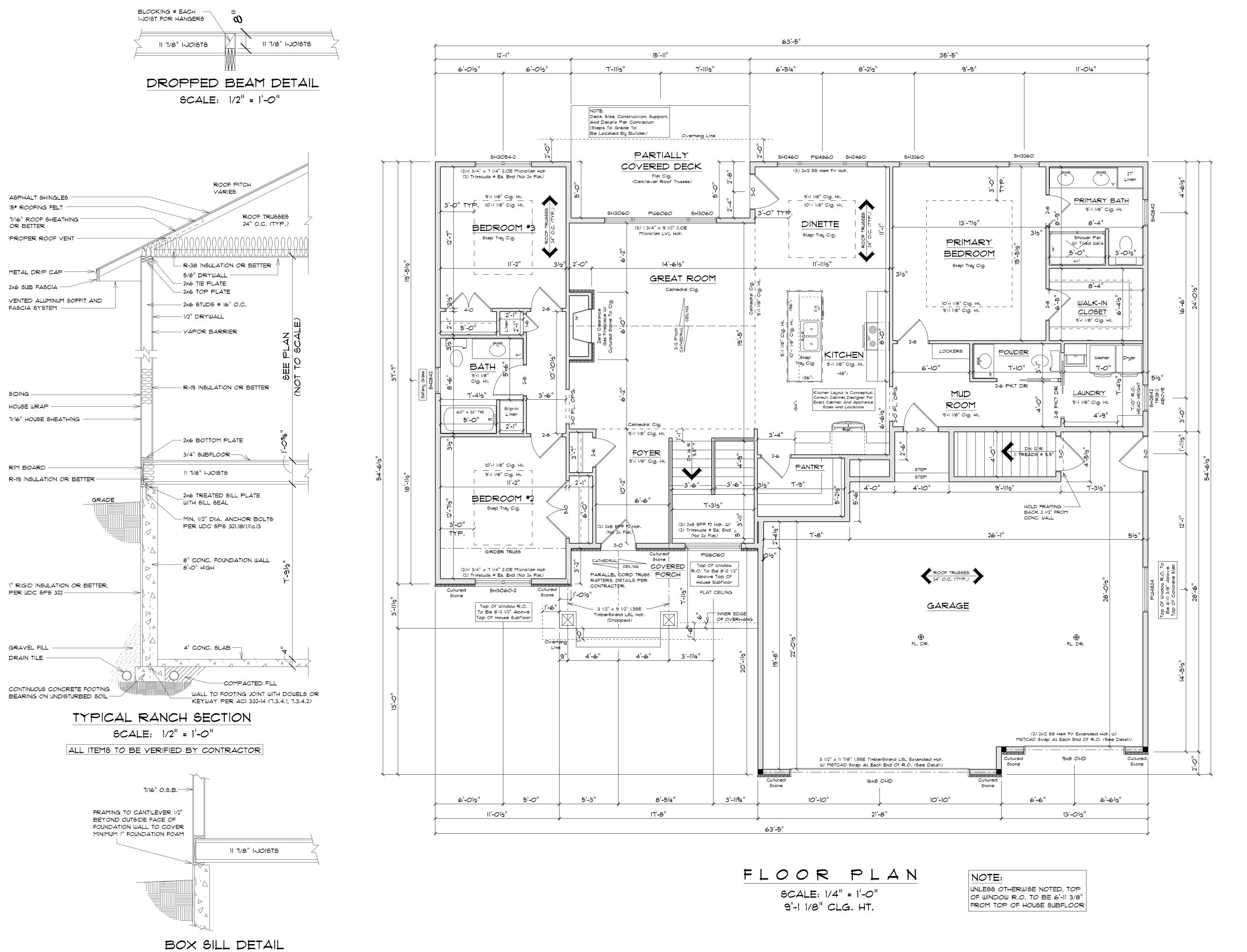
COMPONENTS:

ROAD 1745 MORAINE TERRACE

WI 54303 GREEN BAY, WI 54303

496-5080 PHONE (920)496-5094

isconsin



SCALE: 1/2" = 1'-0"

SQUARE FOOTAGE:

FIRST FLOOR: 1858 Sq. Ft FINISHED BASEMENT: 1131 Sq. Ft. GARAGE: 957 Sq. Ft. COVERED PORCH: 123 Sq. Ft.

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PLAN SPECIFICATIONS:

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

WALL INFORMATION: HOUSE FOUNDATION:

8" × 8'-0" POURED CONCRETE HOUSE FOUNDATION KNEE WALL: 8" imes 4'-0" POURED CONC. WALL GARAGE FOUNDATION:

6" × 4'-0" POURED CONCRETE PORCH/PATIO FOUNDATION: 8" POURED CONCRETE, MIN. 4'-0" TALL

HOUSE EXTERIOR: FIRST FLOOR: 2 × 6 × 9'-1 1/8", STUDS @ 16" O.C. HOUSE EXTERIOR KNEE WALL:

FIRST FLOOR: 2 × 6 × 4'-1 1/2", STUDS @ 16" O.C. HOUSE INTERIOR: FIRST FLOOR: 2 × 4 × 9'-1 1/8", STUDS @ 16" O.C.

GARAGE: 2 × 6 × 10'-3 1/4", 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 FRAMED TO UNDERSIDE OF SCISSORS ROOF TRUSSES STAIR INFORMATION:

BASEMENT TO FIRST FLOOR: 16 RISERS @ T" - 14 TREADS @ 9 1/2" BASEMENT TO GARAGE:

12 RISERS @ T 11/16" - 13 TREADS @ 9 1/2" FLOOR SYSTEM(S):

4" REINFORCED CONCRETE SLAB FIRST FLOOR: 11-7/8"I-JOIST @ 16" O.C.

STD. LOADING (PER SQ. FT.): 40# TCLL, 10# TCDL, 5# BCDL

ADDITIONAL LOADING (PER SQ. FT.):
10\* TCDL FOR TILE FLOOR

25# TCDL FOR GRANITE DEFLECTION: LL=L/480 DL=L/240 DURATION OF LOAD: 1,00% - FRAMER TO REFERENCE JOIST/TRUSS 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, LOADING (PER SQ, FT,):

30\* TCLL, 10\* TCDL, 10\* BCDL DEFLECTION: LL=L/240 DL=L/180

DURATION OF LOAD: 1.15% - 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) 2×10 S.S. HEM FIR W/ 2× FLAT - TOP OF WINDOW R.O.S: FIRST FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR - MINIMUM OF (2) TRIM STUDS AT EACH END FOR ALL OPENINGS 6'-O" AND LARGER

WINDOWS: - ALLIANCE VINYL WINDOWS - 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 - 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 SPS 320.24. THE MOST RESTRICTIVE STANDARDS OF SPS 312.15 - SPS 321.18, ACI 318-14, AND ACI 332-14 FOR ALL FOOTING & WALL REINFORCEMENT, IF NEEDED, MUST BE FOLLOWED - ASSUMED SOIL CAPACITY IS 3,000 PSF, FTG SIZES
MUST BE ADJUSTED FOR YARYING SITE DETERMINED

SOIL BEARING CONDITIONS

- ALL LUMBER IN PERMANENT CONTACT W/ CONCRETE MUST BE PRESSURE TREATED LUMBER AS PER WI SPS 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 DRAWN 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) AND GARAGE (SEE CODE FOR DETAILS)

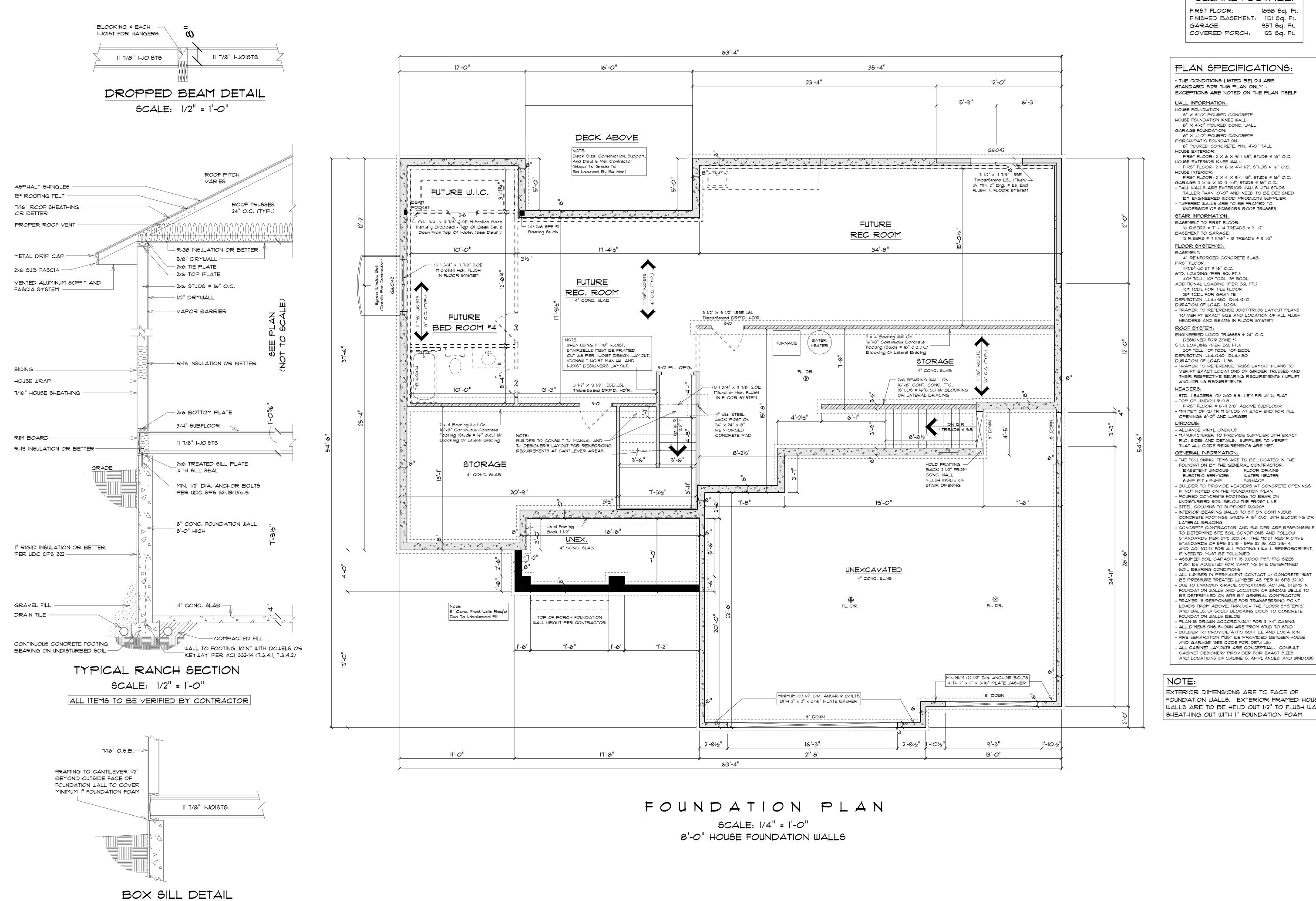
- ALL CABINET LAYOUTS ARE CONCEPTUAL, CONSULT
CABINET DESIGNER/ PROVIDER FOR EXACT SIZES
AND LOCATIONS OF CABINETS, APPLIANCES, AND WINDOWS

### NOTE:

EXTERIOR DIMENSIONS ARE SHOWN TO REFLECT HOUSE FRAMING WALLS HELD OUT 1/2" FOR EXTERIOR WALL SHEATHING TO FLUSH OUT WITH I FOUNDATION FOAM, IF FOUNDATION FOAM IS TO BE OTHER THAN I", FRAMING DIMENSIONS ARE TO BE FIELD ADJUSTED AND MAINTAIN ALL CODE COMPLIANCE ACCORDINGLY.

## NOTE:

ALL HEADERS ARE NOT DESIGNED TO CARRY BRICK OR STONE LOADS ABOVE



SCALE: 1/2" = 1'-0"

SQUARE FOOTAGE:

1858 Sq. Ft FINISHED BASEMENT: 1131 Sq. Ft. 957 Sq. Ft. COVERED PORCH: 123 Sq. Ft.

### PLAN SPECIFICATIONS:

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

8" POURED CONCRETE, MIN. 4'-0" TALL

FIRST FLOOR: 2 × 6 × 4'-1 1/2", STUDS @ 16" O.C. FIRST FLOOR:  $2 \times 4 \times 9$  -1 1/8", STUDS @ 16" O.C. GARAGE: 2 × 6 × 10'-3 1/4", STUDS @ 16" O.C.

TALLER THAN 10'-0" AND NEED TO BE DESIGNED BY ENGINEERED WOOD PRODUCTS SUPPLIER TAPERED WALLS ARE TO BE FRAMED TO

12 RISERS @ 7 11/16" - 13 TREADS @ 9 1/2"

- FRAMER TO REFERENCE TRUSS LAYOUT PLANS TO VERIFY EXACT LOCATIONS OF GIRDER TRUSSES AND THEIR RESPECTIVE BEARING REQUIREMENTS & UPLIFT

- STD, HEADERS: (2) 2x10 S.S. HEM FIR W/ 2x FLAT FIRST FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR - MINIMUM OF (2) TRIM STUDS AT EACH END FOR ALL

- MANUFACTURER TO PROVIDE SUPPLIER WITH EXACT

R.O. SIZES AND DETAILS. SUPPLIER TO VERIFY THAT ALL CODE REQUIREMENTS ARE MET.

FOUNDATION BY THE GENERAL CONTRACTOR: BASEMENT WINDOWS FLOOR DRAINS ELECTRIC SERVICES WATER HEATER

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 CONTRACTOR AND BUILDER ARE RESPONSIBLE TO DETERMINE SITE SOIL CONDITIONS AND FOLLOW STANDARDS PER SPS 320.24. THE MOST RESTRICTIVE

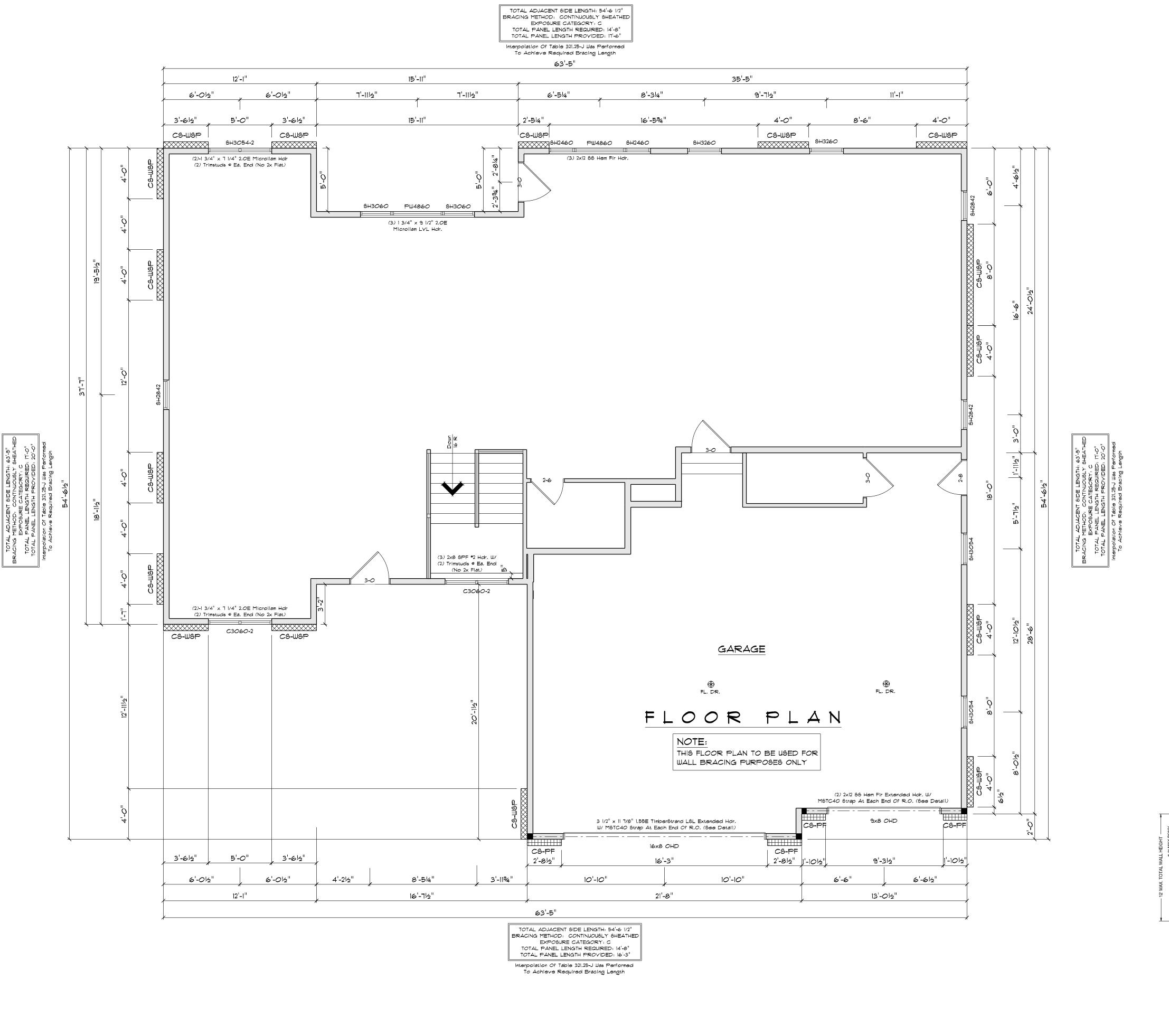
STANDARDS OF SPS 312.15 - SPS 321.18, ACI 318-14, AND ACI 332-14 FOR ALL FOOTING & WALL REINFORCEMENT - ASSUMED SOIL CAPACITY IS 3,000 PSF, FTG SIZES MUST BE ADJUSTED FOR VARYING SITE DETERMINED

- DUE TO UNKNOWN GRADE CONDITIONS, ACTUAL STEPS IN FOUNDATION WALLS AND LOCATION OF WINDOW WELLS TO BE DETERMINED ON SITE BY GENERAL CONTRACTOR - FRAMER 16 RESPONSIBLE FOR TRANSFERRING POINT LOADS FROM ABOVE, THROUGH THE FLOOR SYSTEM(S) AND WALLS, W/ SOLID BLOCKING DOWN TO CONCRETE

- PLAN IS DRAWN 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

EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION WALLS, EXTERIOR FRAMED HOUSE WALLS ARE TO BE HELD OUT 1/2" TO FLUSH WALL SHEATHING OUT WITH I" FOUNDATION FOAM



# SQUARE FOOTAGE:

FIRST FLOOR: 1858 Sq. Ft FINISHED BASEMENT: 1131 Sq. Ft. 957 Sq. Ft. GARAGE: COVERED PORCH: 123 Sq. Ft.

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## WALL BRACING LAYOUT PLAN

Scale: 1/4" = 1'-0" House Wall Ht.: 9'-1 1/8" Garage Wall Ht.: 10'-3 1/4"
Top-Of-Wall-To-Ridge Ht.: 9'-8 3/8" Exterior Stud Spacing: 16" O.C. Seismic Design: B

### **GENERAL NOTES:**

WALL BRACING, SPS 321.25 (8)

<> CIRCUMSCRIBED RECTANGLES <>EACH FLOOR PLAN LEVEL SHALL BE CIRCUMSCRIBED WITH ONE OR MORE RECTANGLES AROUND THE ENTIRE FLOOR PLAN AT THE FLOOR LEVEL UNDER CONSIDERATION. WHEN MULTIPLE RECTANGLES ARE USED, EACH SIDE SHALL BE BRACED AS THOUGH IT WERE A SEPARATE BUILDING AND THE BRACING AMOUNT ADDED TOGETHER ALONG THE COMMON WALL WHERE ADJACENT RECTANGLES OVERLAP OR ABUT. <> EACH RECTANGLE SHALL HAVE A MAXIMUM RECTANGLE LENGTH-TO-WIDTH RATIO OF 3:1.

S BRACED WALL PANEL (BWP) LOCATIONS: WITHIN 12'-6" FROM EACH SIDE AND

- SHACED WALL PANEL (BWP) LOCATIONS: WITHIN 12-6 PROMIEACH SIDE AND 21'-0" PANEL EDGE TO PANEL EDGE (SEE FIGURE 321.25-C)

  SALL EDGES OF PANEL-TYPE BRACING, EXCEPT HORIZONTAL JOINTS IN GB BRACING, SHALL BE ATTACHED TO FRAMING OR BLOCKING.

  THE INTERIOR SIDE OF ALL EXTERIOR WALLS SHALL BE SHEATHED WITH MINIMUM 1/2" GYPSUM WALLBOARD UNLESS OTHERWISE PERMITTED TO BE EXCLUDED BY THIS SUBSECTION. (THIS REQUIREMENT IS EXCLUDED IN PORTAL FRAME METHOD) <>BRACING WITH CS-WSP SHALL HAVE SHEATHING INSTALLED ON ALL SHEATHABLE SURFACES ABOVE, BELOW, AND BETWEEN WALL OPENINGS.
- SEACH BRACED WALL PANEL MAY CONTAIN NO MORE THAN ONE HOLE, HAVING A MAXIMUM DIMENSION OF NO MORE THAN TEN PERCENT OF THE LEAST DIMENSION OF THE PANEL, AND CONFINED TO THE MIDDLE THREE-FORTHS OF THE PANEL.
- SLOCKING AND BRIDGING: 21.18 BRIDGING USED AT PARALLEL BOX SILL AND FLOOR JOIST.
   BRIDGING (@ 32" O.C.) IS THE SAME DEPTH AS THE JOIST.
   WHERE JOISTS ARE PERPENDICULAR TO BWL'S ABOVE OR BELOW, BLOCKING SHALL BE PROVIDED BETWEEN THE JOISTS AT BWP LOCATIONS TO PERMIT FASTENING OF WALL PLATES WITH 16d NAILS @ 16" O.C. <> WHERE JOISTS ARE PARALLEL TO BWL'S ABOVE OR BELOW, A RIM JOIST OR OTHER PARALLEL

FRAMING MEMBER SHALL BE PROVIDED AT THE BWP TO PERMIT FASTENING OF WALL PLATES WITH 16d NAILS @ 16" O.C.

WALL BRACING MATERIAL LEGEND				
C5-W5P	(CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL) 3/8" THICK SHEATHING FOR MAX. 16" o.c. STUD SPACING 1/16" THICK SHEATHING FOR MAX. 24" o.c. STUD SPACING FASTEN WITH 6d COMMON NAIL OR 8d BOX NAIL (2 3/8" LONG x 0.113" DIA.) OR 1/16"or 1/2" - CROWN 16 GAGE STAPLES, I 1/4" LONG MAXIMUM FASTENER SPACING: 6" EDGES, 12" FIELD (NAILS) / 3" EDGES, 6" FIELD (STAPLES)			
CS-PF	(CONTINUOUSLY SHEATHED PORTAL FRAME) -REFER TO FIGURE 321.25-A FOR SHEATHING, FASTENER, AND OTHER REQUIREMENT			

MINIMUM WIDTHS OF	4BLE 321.29 CS-WSP	•	WALL PAI	NELS
MAXIMUM OPENING HEIGHT ADJACENT TO BRACED WALL PANEL	MINIMUM LENGTH OF FULL-HEIGHT BRACED WALL PANEL (INCHES)			
	8' TALL WALL	9' TALL WALL	10' TALL WALL	12' TALL WA
5' - 4"	24	27	30	36
6' - 8"	32	30	30	36
7' - 2" (7' Gar. Dr.)	38	35	33	36
8' - 0"	48	41	38	36
8' - 2" (8' Gar. Dr.)	-	43	39	37
∂ O.,	-	54	46	41
10' - 0"	-	-	60	48
12' - 0"	-	-	-	72

#### FIGURE 321.25-A PF / CS-PF - PORTAL FRAME BRACE CONSTRUCTION

b. INTERPOLATION IS PERMITTED

