



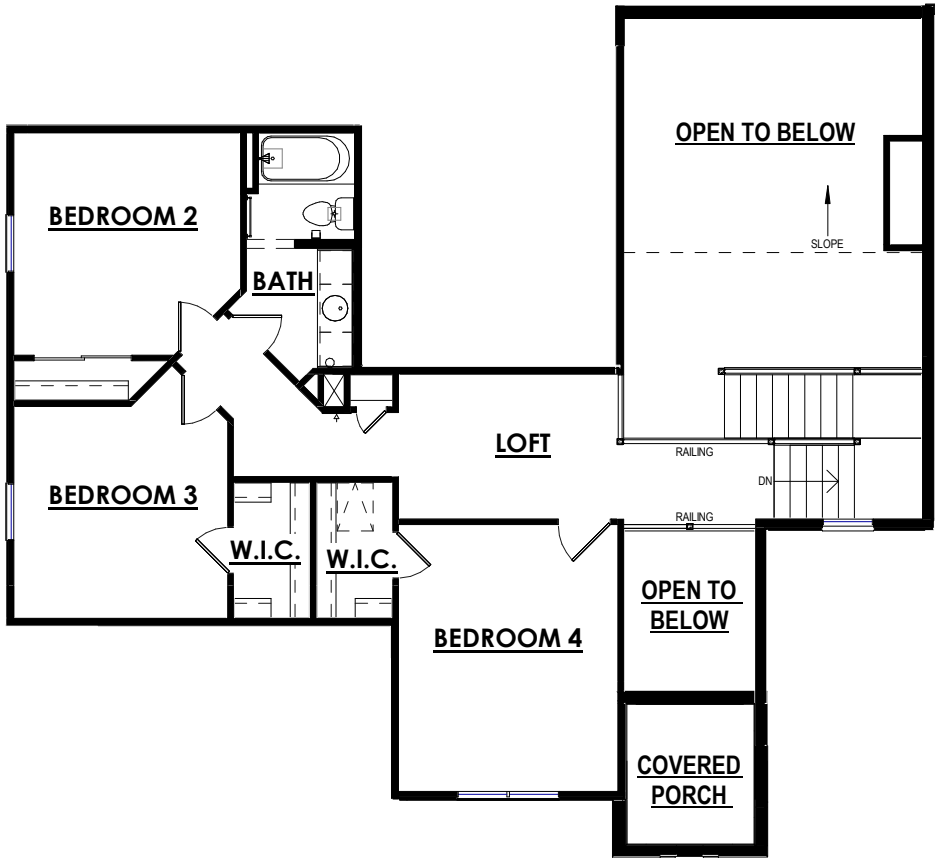
FRONT ELEVATION - CRAFTSMAN

REVISION LOG			
REVISION #	DATE	DESCRIPTION	BY
1	10.13.2022	INTERNAL REVIEW	CJ
2	10.21.2022	SELECTIONS SET	CJ
3	12.01.2022	APPROVAL SET	CJ
4	12.29.2022	CONSTRUCTION SET	CJ

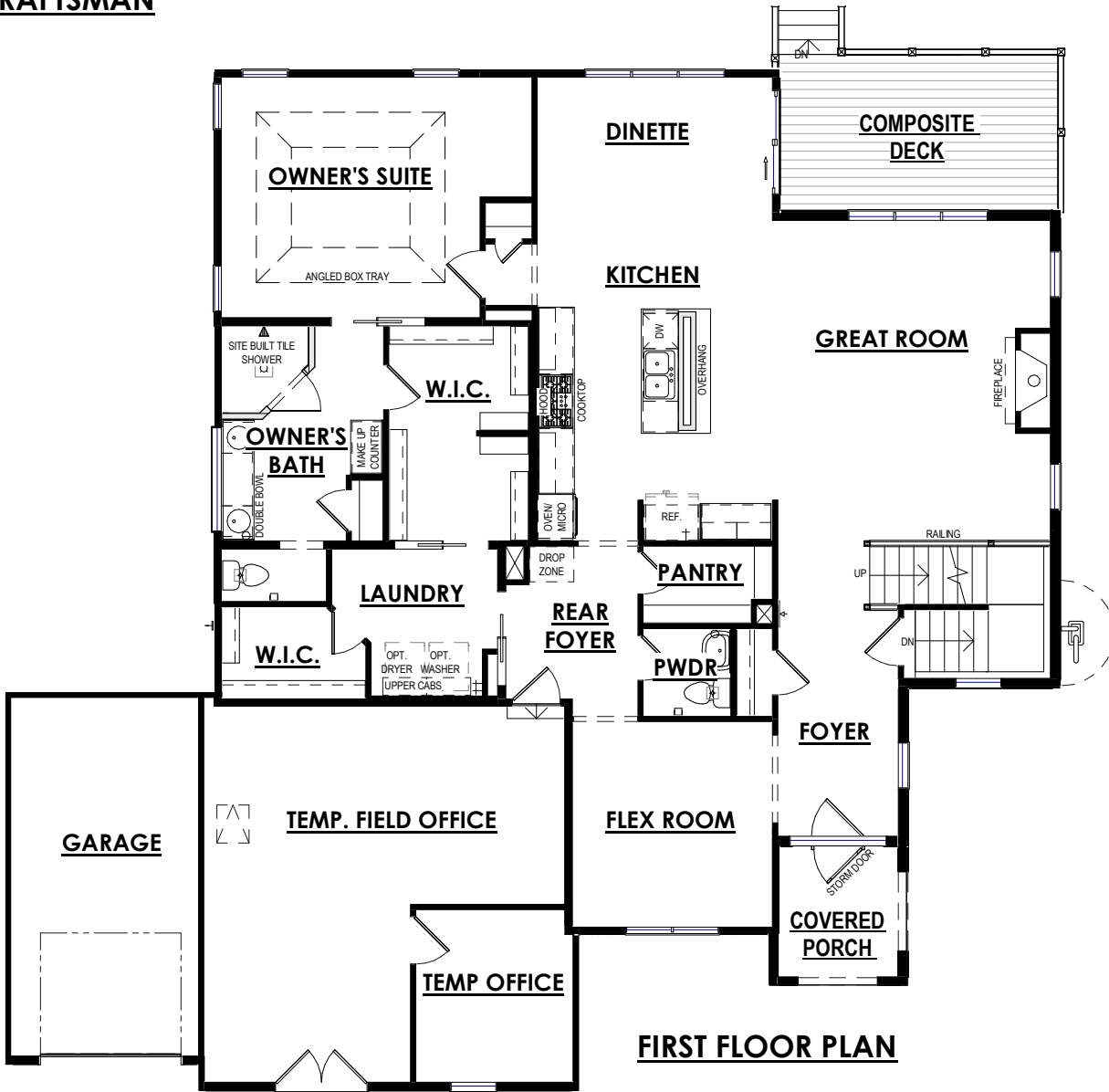
PLAN SET INDEX	
SHEET NO.	SHEET NAME
A-0.0	COVER
A-1.0	FOUNDATION PLAN
A-1.1	FOUNDATION BRACING PLAN
A-1.2	FIRST FLOOR PLAN
A-1.3	FIRST FLOOR BRACING PLAN
A-1.4	SECOND FLOOR PLAN
A-1.5	SECOND FLOOR BRACING PLAN
A-1.6	ROOF PLAN
A-2.0	ELEVATIONS
D-1.0	SCHEDULES & LEGENDS
D-1.1	TOH DETAILS
D-1.2	TOH DETAILS
D-1.3	WALL SECTIONS
D-1.4	LOT SPEC DETAILS
D-2.0	DECK DETAILS
D-2.1	DECK DETAILS
E-1.0	ELECTRICAL PLAN - FOUNDATION
E-1.1	ELECTRICAL PLAN - FIRST & SECOND FLOOR

AREA SCHEDULE

Livable Area	
First Floor Livable	1806 SF
Second Floor Livable	874 SF
	2680 SF
Non Livable Area	
Front Porch	60 SF
Garage	702 SF
Unfinished Basement	1680 SF
	2441 SF
Non-Livable Area	
Deck	144 SF
	144 SF



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN NOTES - FOUNDATION - ACI FOOTING
MAIN HOUSE CONCRETE WALLS: FH-8-8 UNLESS OTHERWISE NOTED
FURNACE TO BE MINIMUM 95% EFFICIENT
WATER HEATER IS POWER VENTED PER SPECIFICATION
SEE WALL SECTIONS FOR POURED WALL PSI
ALL DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD OR FACE OF CONCRETE
3PC BATH ROUGH-IN TO INCLUDE WASTE & VENT TO RUN TO GENERAL VICINITY - FRAMING & FIXTURES NOT INCLUDED
HORIZONTAL FOUNDATION REINFORCEMENT REQUIRED PER SPS 321.02(3)(d) AND ACI 332-14 SECTION 8.2.7. FOR WALLS TALLER THAN 6', (3)#4 REINFORCEMENT BARS ARE REQUIRED HORIZONTALLY. FOR WALLS TALLER THAN 8', (4)#4 BARS ARE REQUIRED HORIZONTALLY. (1) WITHIN 24" OF THE TOP OF THE FOUNDATION WALL. (1) WITHIN 24" OF THE BOTTOM OF THE FOUNDATION WALL. THE OTHERS EVENLY SPACED. LAP LENGTH SHALL BE MINIMUM 24". AT CORNERS, EXTEND #4 BARS AROUND CORNER AND LAP A MINIMUM 15"
FOOTING SIZE: RANCH 17" X 8" - WITH STONE 19" X 8"
FOOTING SIZE: 2-STORY 20" X 8" - WITH STONE 24" X 8"
1.5" RIGID FOAM INSULATION ON INSIDE OF FOUNDATION

WALL TYPE WIDTH (") HEIGHT (")

FH - 8 - 12

WALL TYPES

FH = HOUSE

FG = GARAGE

FC = COMMON (HOUSE/GARAGE)

FS = STOOP

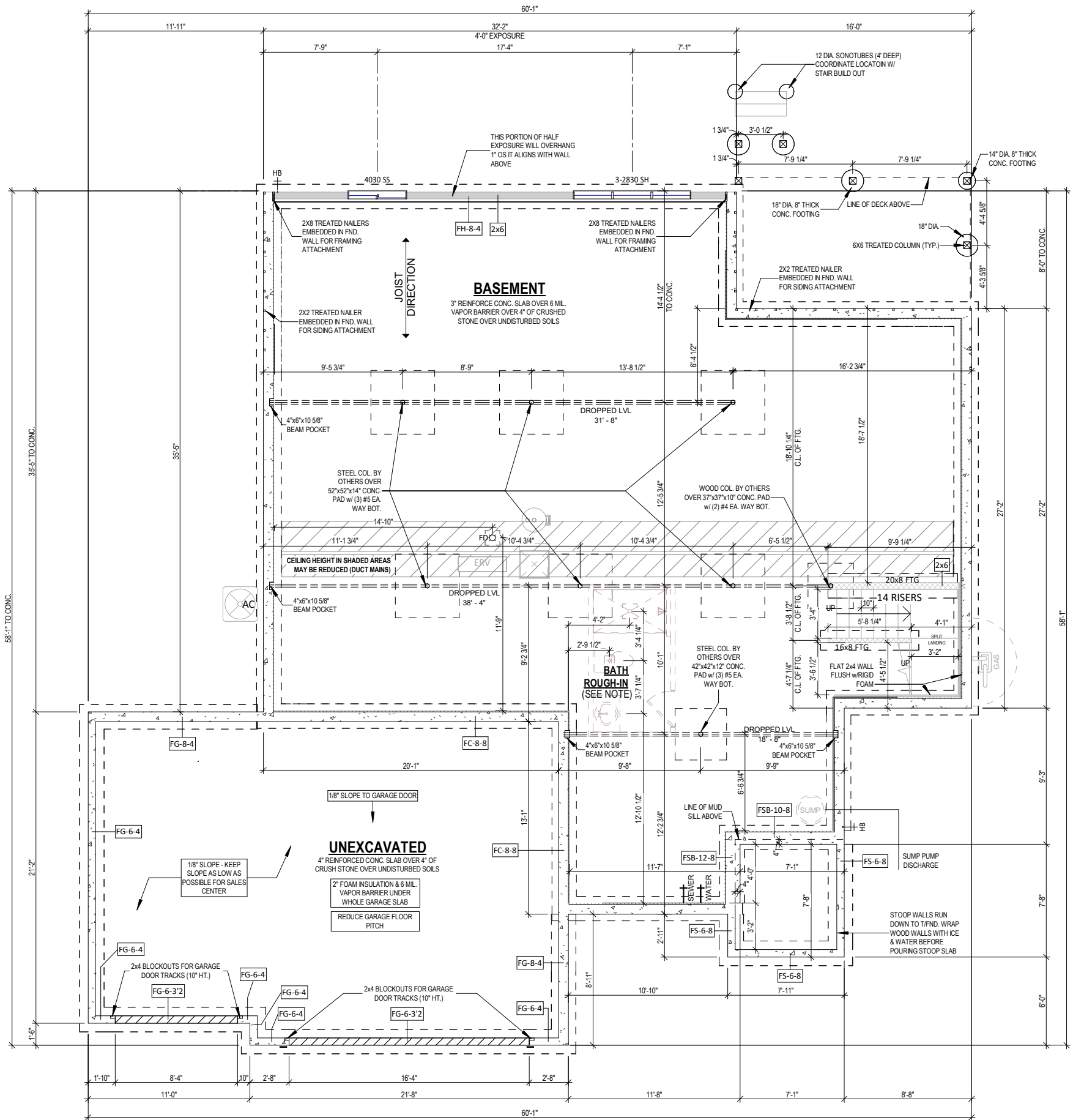
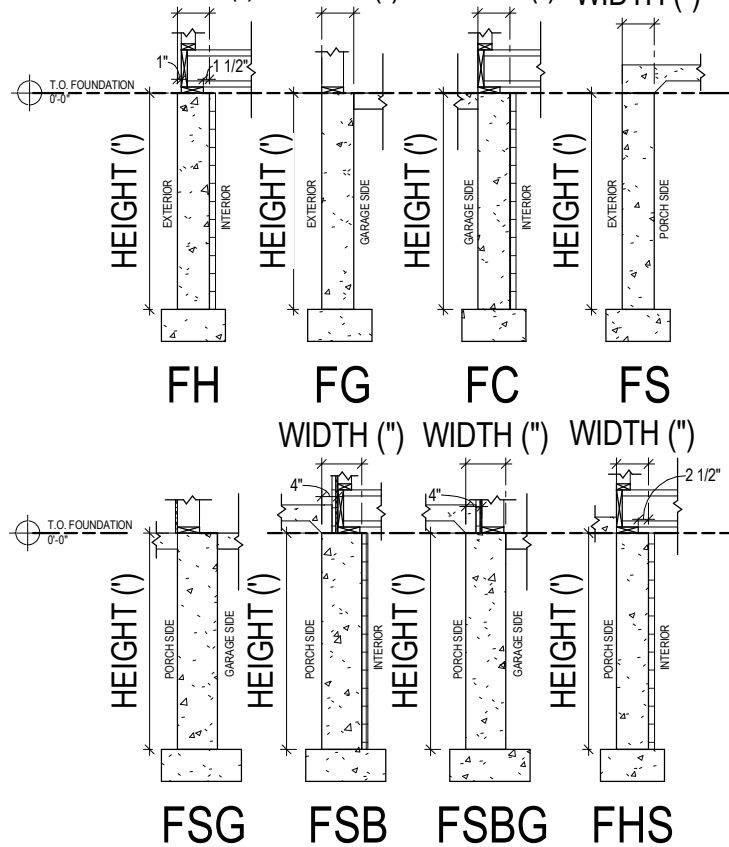
FSG = COMMON (STOOP/GARGE)

FSB = STOOP W/ BRICKLEDGE

FSBG = COMMON W/ BRICKLEDGE (STOOP/GARAGE)

FHS = COMMON (HOUSE/STOOP)

WIDTH (") WIDTH (") WIDTH (") WIDTH (")



1 FOUNDATION PLAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

PLAN SET

CONSTRUCTION
DOCUMENTS
ENERGY STAR &
IAQ+ CERTIFIED

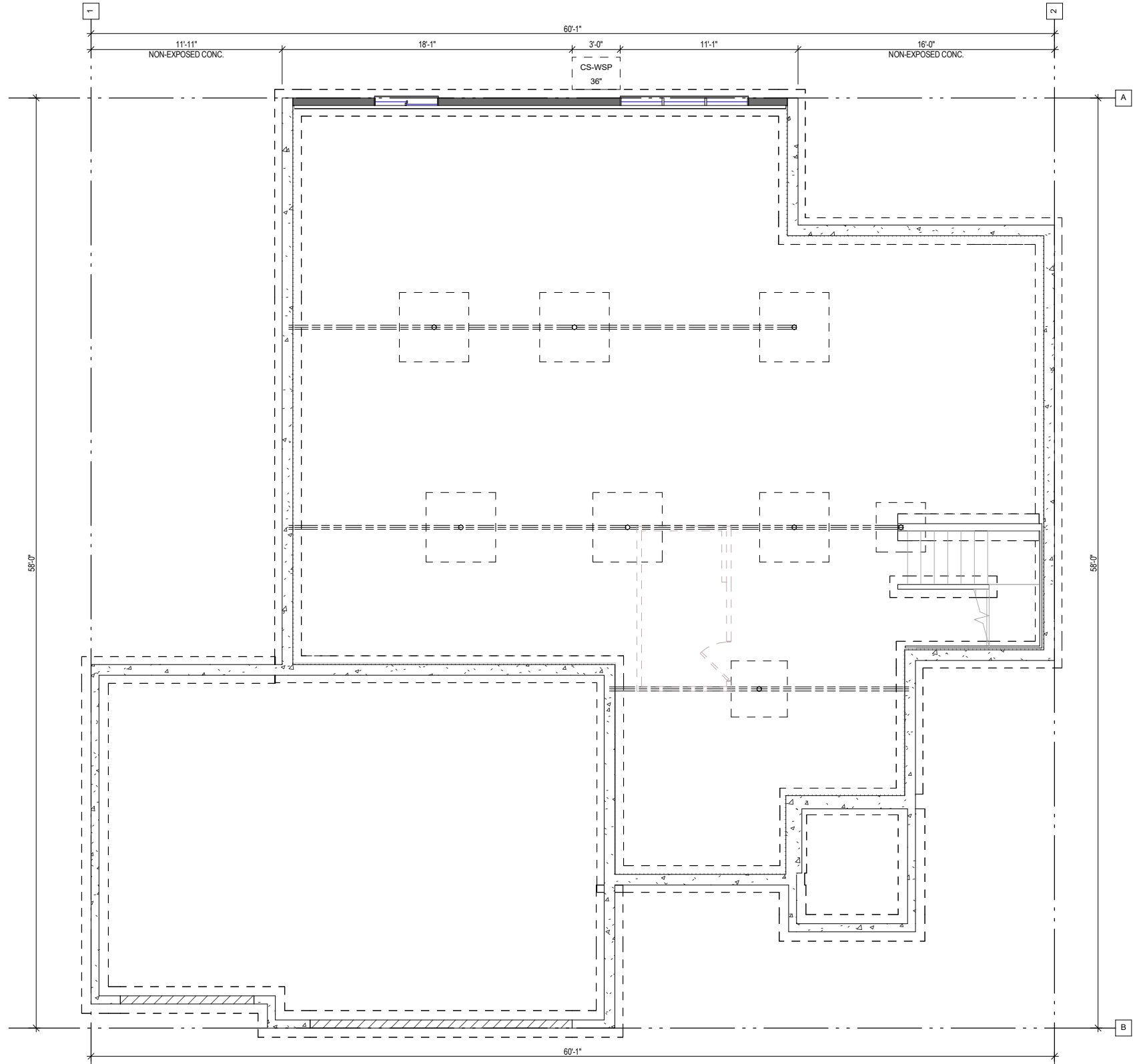
BIRCHWOOD

MODEL HOME
LOT#062 VISTA RUN ESTATES
SUSSEX, WI

SHEET NAME

FOUNDATION
PLAN

DATE 12.29.2022	DRAWN BY CJ
JOB NUMBER 083-062	
SHEET NUMBER A-1.0	



1 FOUNDATION BRACING PLAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

WALL BRACING SCHEDULE-FOUNDATION												
WALL BRACE LINE	BRACE MATERIAL	BRACE METHOD	BRACE LINE SPACING (FT)	REQ BRACE UNIT LENGTH (FT)	WIND EXP FACTOR	WALL HEIGHT FACTOR	EAVE TO RIDGE FACTOR	DRYWALL OMISSION FACTOR	WIND FACTOR TOTAL	TOTAL BRACE UNIT LENGTH (FT)	BRACE UNITS PROVIDED (FT)	MAX OPENING HEIGHT (FT)
1	NON-EXPOSED CONCRETE	N/A	0	0	0	0	0	0	0	0	0	
2	NON-EXPOSED CONCRETE	N/A	0	0	0	0	0	1	0	0	0	
A	15/32" OSB SHEATHING - CONT WOOD PANEL (CS-WPS)	CONTINUOUS	58	24.7	1	0.9	1	1	0.9	22.23	30.9	6.67
B	NON-EXPOSED CONCRETE	N/A										

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Building for the way you live

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PEWAUKEE, WI 53072

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PLAN SET

CONSTRUCTION DOCUMENTS

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BIRCHWOOD

MODEL HOME

LOT#062 VISTA RUN ESTATES

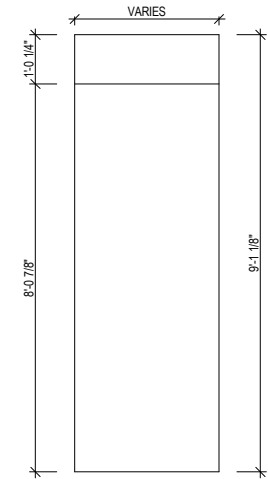
SUSSEX, WI

SHEET NAME

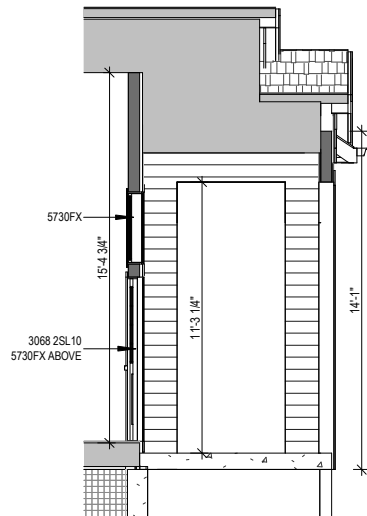
FOUNDATION BRACING PLAN

DATE 12.29.2022	DRAWN BY CJ
JOB NUMBER 083-062	
SHEET NUMBER A-1.1	

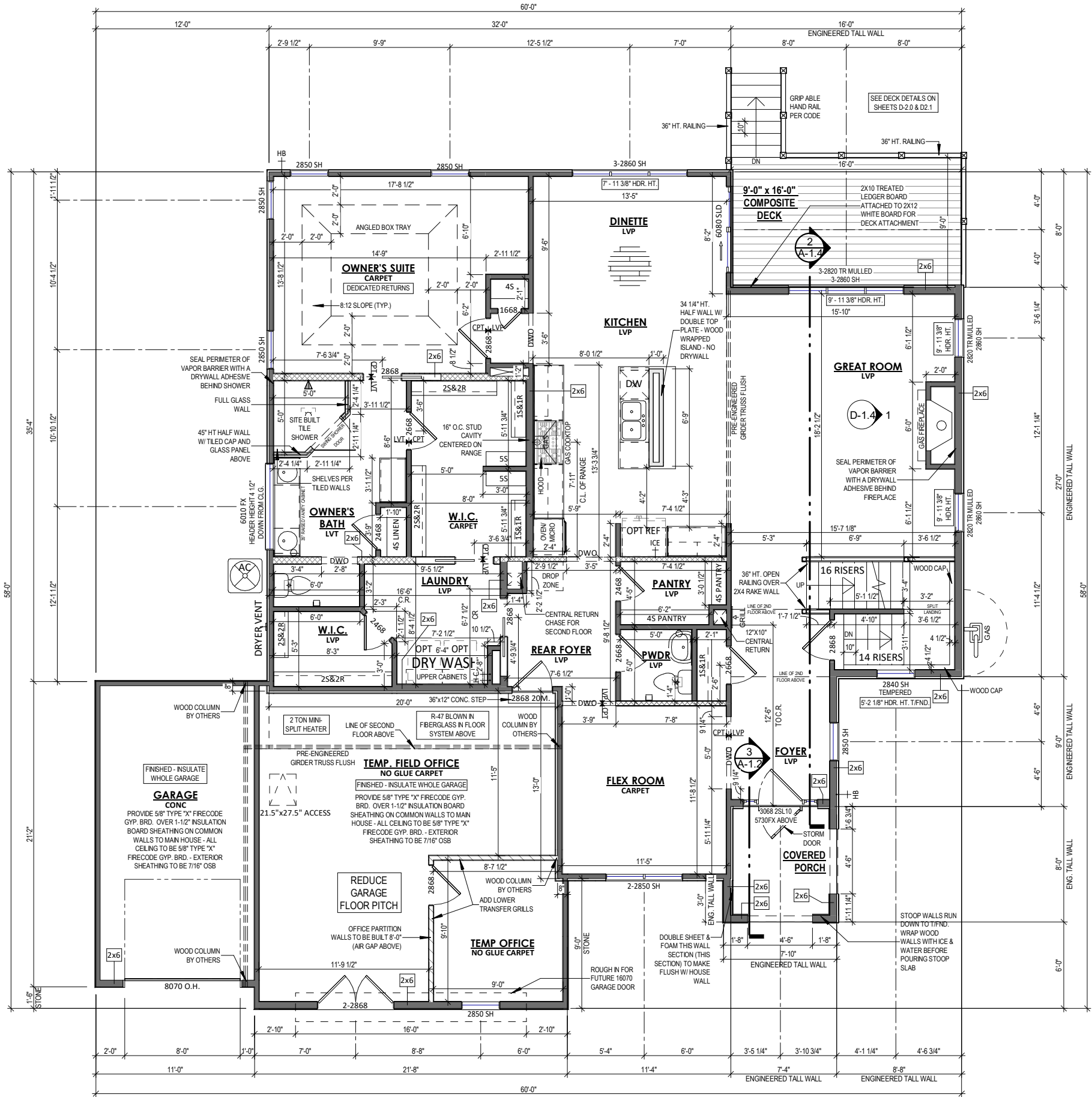
PLAN NOTES
ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
EXTERIOR HOUSE WALLS ARE 2x4 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
INTERIOR HOUSE WALLS ARE 2x4 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
GARAGE WALLS ARE 2x4 STUD GRADE OR BETTER AT 16" O.C.
CEILING HEIGHT AT FIRST FLOOR IS 9'-0" UNLESS OTHERWISE NOTED
WINDOW HEADER HEIGHT AT FIRST FLOOR IS 6'-11 3/8" FROM TOP OF FLOOR UNLESS OTHERWISE NOTED
CABINET BLOCKING PER CABINET LAYOUT AS NECESSARY
DRYWALL CORNERS TO BE SQUARE UNLESS OTHERWISE NOTED
WINDOW WRAPS TO BE DRYWALL W/ WOOD SILL UNLESS OTHERWISE NOTED
ROUGH DOOR OPENINGS WILL HAVE A MIN. OF 4" IN A CORNER UNLESS OTHERWISE NOTED



2 DRYWALL OPENING DETAIL
1/4" = 1'-0"

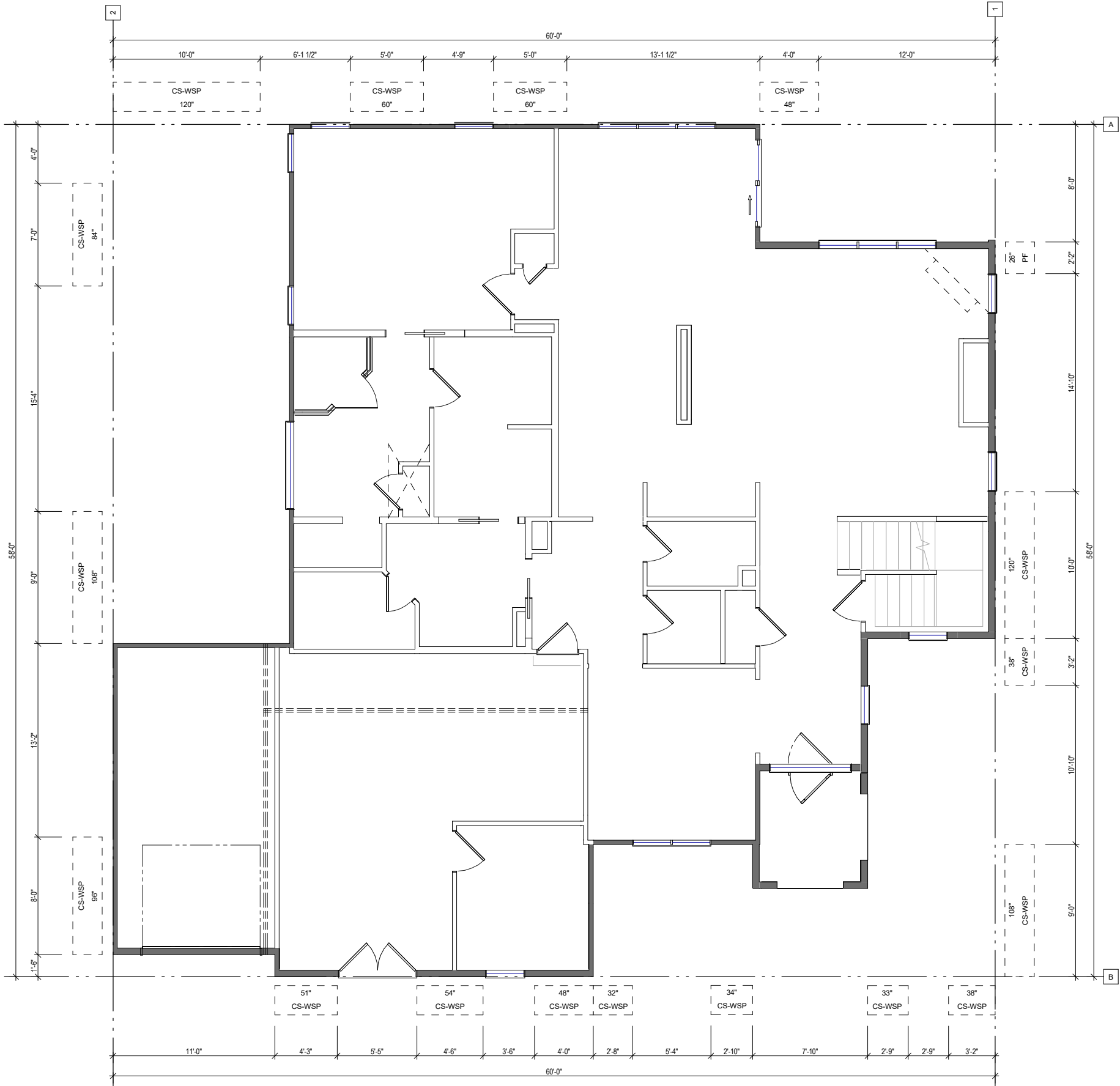


3 COVERED PORCH SECTION
1/8" = 1'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

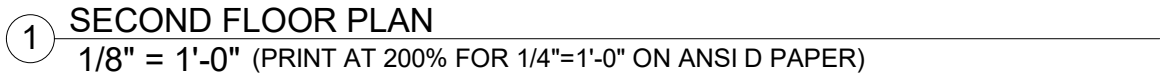
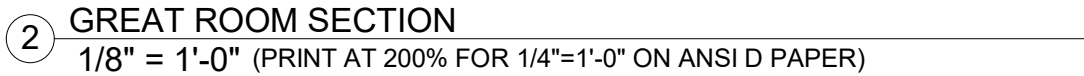
FIRST FLOOR WALL BRACING SCHEDULE												
WALL BRACE LINE	BRACE MATERIAL	BRACE METHOD	BRACE LINE SPACING (FT)	REQ BRACE UNIT LENGTH (FT)	WIND EXP FACTOR	WALL HEIGHT FACTOR	EAVE TO RIDGE FACTOR	DRYWALL OMISSION FACTOR	WIND FACTOR TOTAL	TOTAL BRACE UNIT LENGTH (FT)	BRACE UNITS PROVIDED (FT)	MAX OPENING HEIGHT (FT)
1	15/32" OSB SHEATHING - CONT WOOD PANEL (CS-WSP)	CONTINUOUS	60	17	1	1	1	1.4	1.4	23.8	24	6.667
2	15/32" OSB SHEATHING - CONT WOOD PANEL (CS-WSP)	CONTINUOUS	60	17	1	1	1	1.4	1.4	23.8	24	5
A	15/32" OSB SHEATHING - CONT WOOD PANEL (CS-WSP)	CONTINUOUS	58	16.5	1	1	1	1.4	1.4	23.1	24	5
B	15/32" OSB SHEATHING - CONT WOOD PANEL (CS-WSP)	CONTINUOUS	58	16.5	1	1	1	1.4	1.4	23.1	24.17	6.667

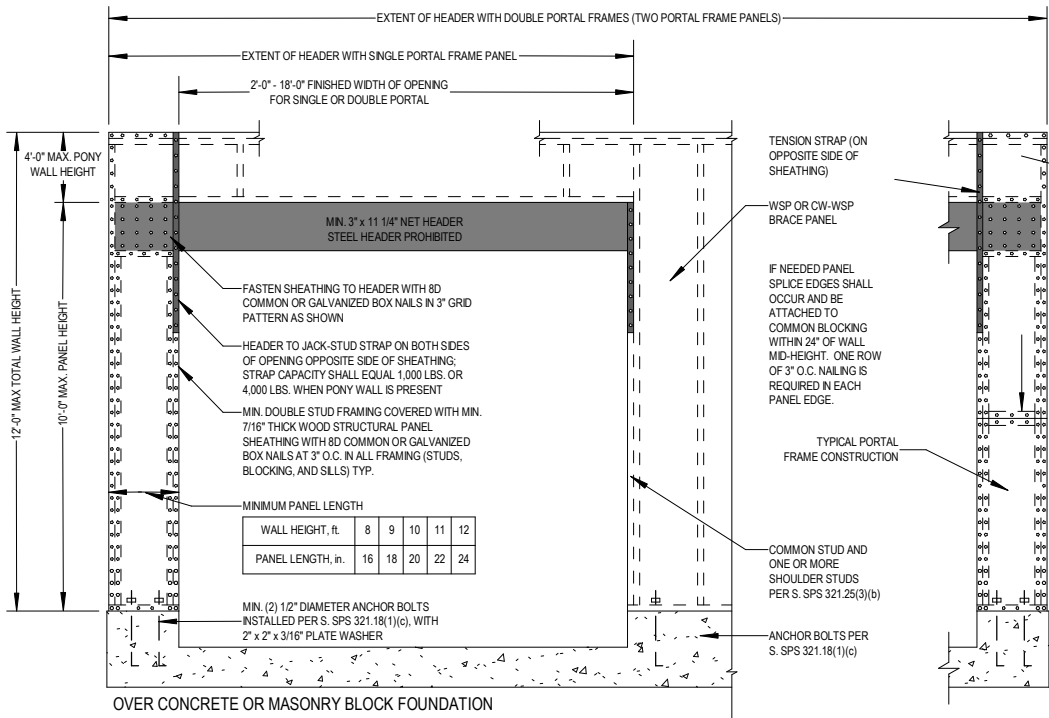


1 FIRST FLOOR BRACING PLAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

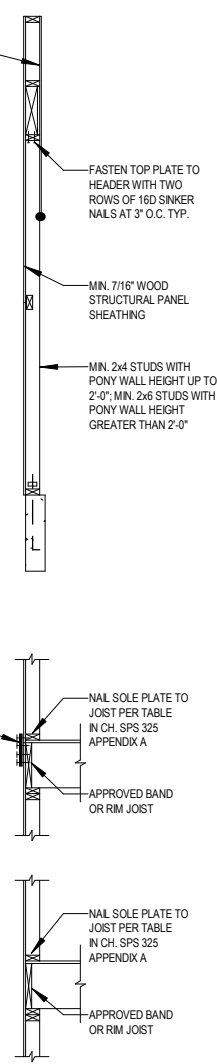
 Building for the way you live N27 W24075 PAUL COURT PEWAUKEE, WI 53072 COPYRIGHT 2023 TIM O'BRIEN HOMES INC. ALL RIGHTS RESERVED		PLAN SET	CONSTRUCTION DOCUMENTS	
			ENERGY STAR & IAQ+ CERTIFIED	
SHEET NAME FIRST FLOOR BRACING PLAN		BIRCHWOOD		
		MODEL HOME		
		LOT#062 VISTA RUN ESTATES SUSSEX, WI		
DATE 12.29.2022		DRAWN BY Author		
JOB NUMBER 083-062				
SHEET NUMBER A-1.3				

PLAN NOTES - SECOND FLOOR
ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
EXTERIOR HOUSE WALLS ARE 2x4 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
INTERIOR HOUSE WALLS ARE 2x4 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
CEILING HEIGHT AT SECOND FLOOR IS 8'-0" UNLESS OTHERWISE NOTED
WINDOW HEADER HEIGHT AT SECOND FLOOR IS 6'-11 3/8" FROM TOP OF FLOOR UNLESS OTHERWISE NOTED
DRYWALL CORNERS TO BE SQUARE UNLESS OTHERWISE NOTED
WINDOW WRAPS TO BE DRYWALL W/ WOOD SILL UNLESS OTHERWISE NOTED
ROUGH DOOR OPENINGS WILL HAVE A MIN. OF 4" IN A CORNER UNLESS OTHERWISE NOTED



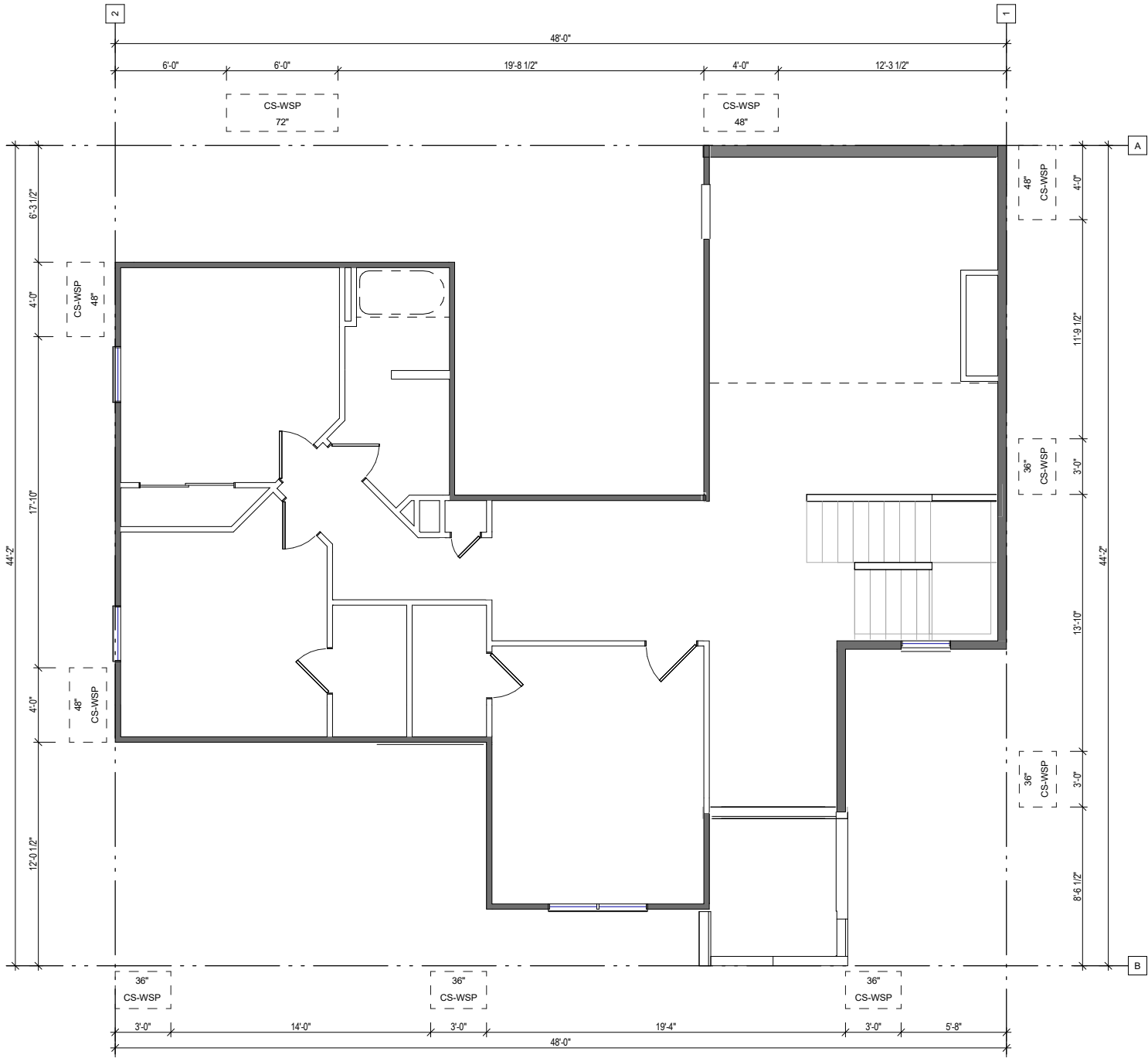


FRONT ELEVATION



SECTION

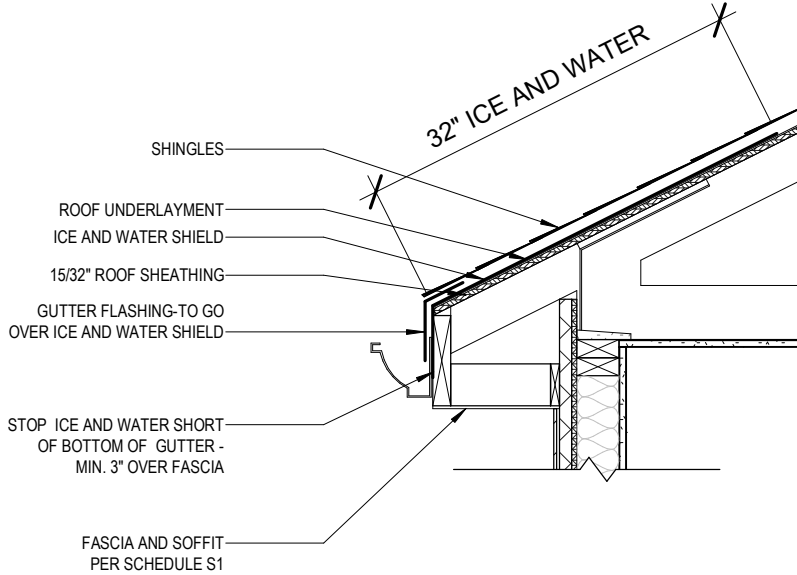
2 PORTAL FRAME DETAIL
1/4" = 1'-0"



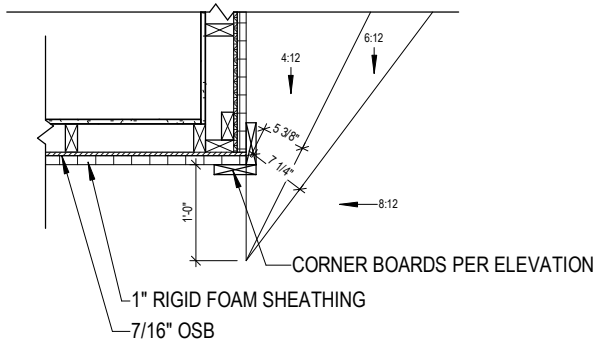
1 SECOND FLOOR BRACING PLAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

SECOND FLOOR WALL BRACING SCHEDULE												
WALL BRACE LINE	BRACE MATERIAL	BRACE METHOD	BRACE LINE SPACING (FT)	REQ BRACE UNIT LENGTH (FT)	WIND EXP FACTOR	WALL HEIGHT FACTOR	EAVE TO RIDGE FACTOR	DRYWALL OMISSION FACTOR	WIND FACTOR TOTAL	TOTAL BRACE UNIT LENGTH (FT)	BRACE UNITS PROVIDED (FT)	MAX OPENING HEIGHT (FT)
1	15/32" OSB SHEATHING - CONT WOOD PANEL (CS-WSP)	CONTINUOUS	48	7.2	1	1	1	1	1	7.2	10	0
2	15/32" OSB SHEATHING - CONT WOOD PANEL (CS-WSP)	CONTINUOUS	48	7.2	1	1	1	1	1	7.2	8	5
A	15/32" OSB SHEATHING - CONT WOOD PANEL (CS-WSP)	CONTINUOUS	45	6.75	1	1	1	1.4	1.4	9.45	10	4
B	15/32" OSB SHEATHING - CONT WOOD PANEL (CS-WSP)	CONTINUOUS	45	6.75	1	1	1	1	1	6.75	9	5

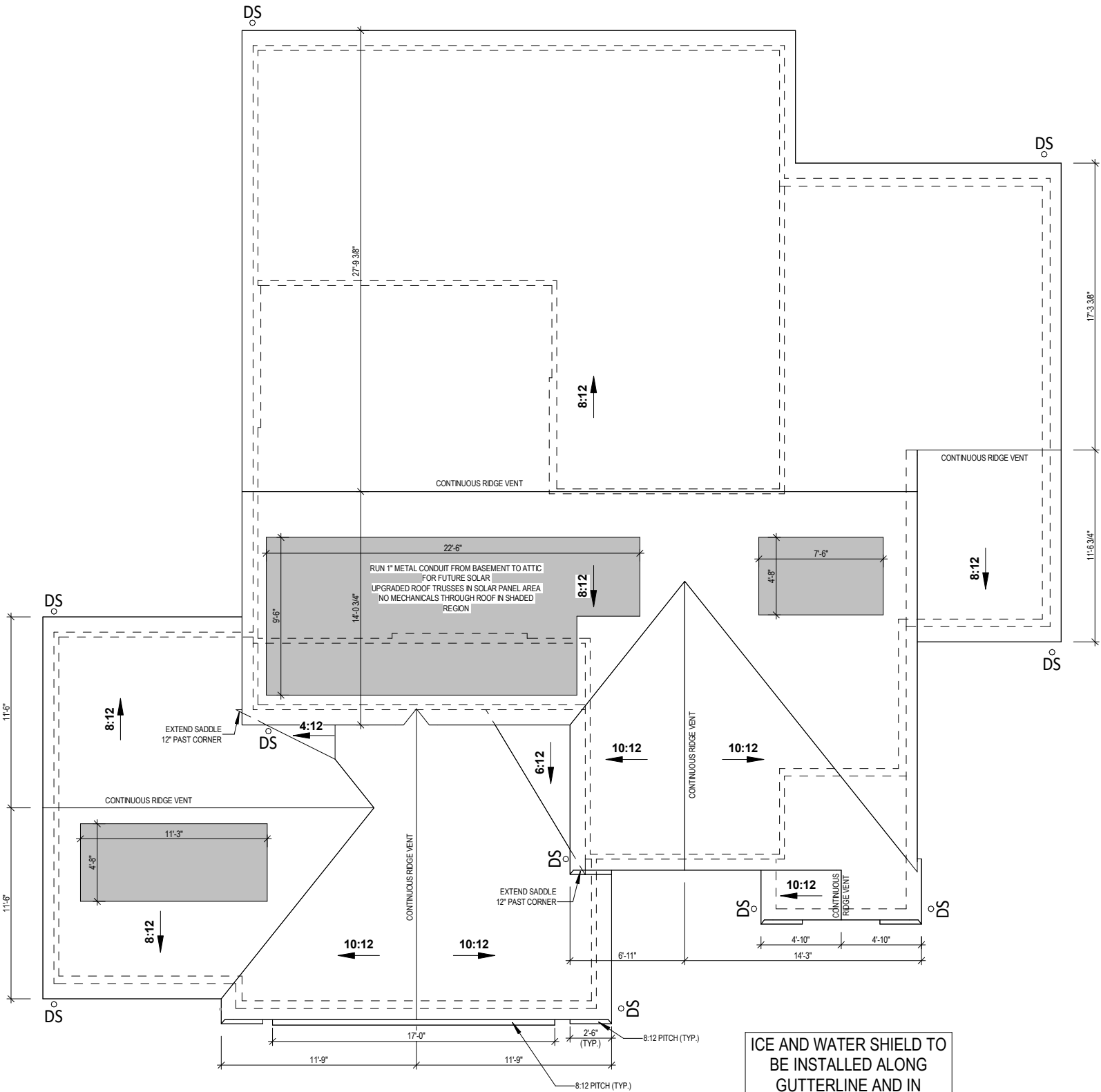
ROOF PLAN NOTES
ROOF TO BE ENGINEERED TRUSSES @ 24" O.C.
RAKE & EAVE DIMENSIONS ARE FROM THE EXTERIOR EDGE OF THE HOUSE SHEATHING TO THE EXTERIOR EDGE OF APPLIED FASCIA



2 ROOF ICE AND WATER FLASHING
3/4" = 1'-0"



3 ROOF SADDLE PITCH
1/2" = 1'-0"



1 ROOF PLAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

ICE AND WATER SHIELD TO
BE INSTALLED ALONG
GUTTERLINE AND IN
VALLEYS - WHOLE HOUSE

PLAN SET
**CONSTRUCTION
DOCUMENTS**
**ENERGY STAR &
IAQ+ CERTIFIED**

BIRCHWOOD
MODEL HOME
LOT#062 VISTA RUN ESTATES
SUSSEX, WI

SHEET NAME
ROOF PLAN

DATE 12.29.2022	DRAWN BY CJ
JOB NUMBER 083-062	
SHEET NUMBER A-1.6	



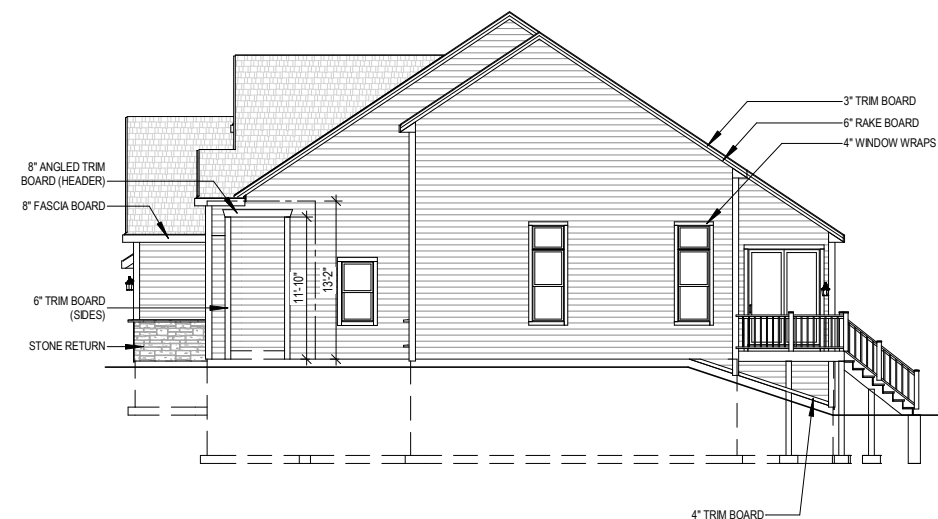
1 FRONT VIEW - CRAFTSMAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)



2 LEFT VIEW
1/16" = 1'-0"



3 REAR VIEW
1/16" = 1'-0"



4 RIGHT VIEW
1/16" = 1'-0"

SCHEDULE S1

SIDING TYPE: HARDBOARD SIDING
SHAKE SIDING TYPE: HARDBOARD SIDING
SOFFIT TYPE: ALUMN. SOFFIT
FASCIA TYPE: ALUMN. FASCIA
EXTERIOR CORNERS: 5/4" X 6" HARDBOARD
WINDOW WRAPS: 5/4" x (SEE ELEVATIONS)
ATTIC INSULATION: R50 W/ ATTIC SEALANT PACKAGE
SHINGLES: DIMENSIONAL
EXTERIOR WALL INSULATION: BLOWN-IN FIBERGLASS R-15
EXTERIOR WALL SHEATHING - SEE PLAN & DETAIL FOR MORE INFORMATION: 7/16" OSB W/ 1" FOAM SHEATHING

PLAN SET

CONSTRUCTION
DOCUMENTS
ENERGY STAR &
IAQ+ CERTIFIED

BIRCHWOOD

MODEL HOME
LOT#062 VISTA RUN ESTATES
SUSSEX, WI

SHEET NAME

ELEVATIONS

DATE
12.29.2022

DRAWN BY
CJ

JOB NUMBER
083-062

SHEET NUMBER

A-2.0

FLOORING SCHEDULE		
ROOM	Floor Finish	Area
OWNER'S W.I.C.	CARPET	97 SF
FLEX ROOM	CARPET	134 SF
BEDROOM 2	CARPET	130 SF
BEDROOM 2 CLOSET	CARPET	15 SF
LOFT	CARPET	169 SF
BEDROOM 4	CARPET	158 SF
BEDROOM 4 W.I.C.	CARPET	28 SF
BEDROOM 3 W.I.C.	CARPET	28 SF
BEDROOM 3	CARPET	127 SF
LOFT CLOSET	CARPET	4 SF
OWNER'S SUITE	CARPET	222 SF
CARPET		1113 SF
GREAT ROOM	LVP	344 SF
DINETTE	LVP	102 SF
OWNER'S HALL	LVP	9 SF
LAUNDRY	LVP	68 SF
LAUNDRY W.I.C.	LVP	41 SF
REAR FOYER	LVP	66 SF
FOYER	LVP	110 SF
PANTRY	LVP	31 SF
POWDER BATH	LVP	25 SF
FOYER CLOSET	LVP	10 SF
KITCHEN	LVP	227 SF
OWNER'S HALL LINEN	LVP	6 SF
LVP		1039 SF
OWNER'S BATH	LVT	82 SF
OWNER'S BATH LINEN	LVT	6 SF
HALL BATH TOILET ROOM	LVT	16 SF
HALL BATH	LVT	25 SF
LVT		129 SF
TEMP. FIELD OFFICE	NO GLUE CARPET	353 SF
TEMP OFFICE	NO GLUE CARPET	88 SF
NO GLUE CARPET		441 SF

WINDOW SCHEDULE	
Qty	Type
2	Window_Fixed 2820
1	Window_Fixed 5730
1	Window_Fixed 6010
1	Window_Single Hung 2840 TEM
7	Window_Single Hung 2850
2	Window_Single Hung 2860
2	Window_Single Hung 3050
1	Window_Slider 4030
1	Window_Triple Fixed 2820
1	Window_Triple Single Hung 2830
2	Window_Triple Single Hung 2860
2	Window_Twin Single Hung 2850

DOOR SCHEDULE	
Qty	Type
1	Door_Assembly 3068 Single Swing w/ 2 12in Sidelites
1	Door_Exterior Double Swing 2868
1	Door_Exterior Single Swing Fire Rated 2868
1	Door_Exterior Sliding Glass 6080
3	Door_Interior Single Pocket 2868
2	Door_Interior Single Swing 1668
5	Door_Interior Single Swing 2468
6	Door_Interior Single Swing 2668
4	Door_Interior Single Swing 2868
1	Door_Interior Sliding 2 Panel 5068

EXTERIOR & FIREDOOR R.O.			
TYPE	TAG ON PLAN	R.O. WIDTH	R.O. HEIGHT
Door_Exterior Single Swing 2868	2868	2' - 10 3/8"	6' - 11"
Door_Exterior Single Swing 3068	3068	3' - 2 3/8"	6' - 11"
Door_Assembly 3068 Single Swing& 12in Sidelight	3068 SL10	4' - 3 7/8"	6' - 11"
Door_Assembly 3068 Single Swing & 2 12in Sidelights	3068 2SL10	5' - 5 3/8"	6' - 11"
Door_Assembly 3068 Single Swing w/12in Transom	3068 T10	3' - 2 3/8"	8' - 0 1/2"
Door_Assembly 3068 Single Swing w/12in Transom & 12in Sidelite	3068 T10 SL10	4' - 3 7/8"	8' - 0 1/2"
Door_Assembly 3068 Single Swing w/12in Transom & 2 12in Sidelites	3068 T10 2SL10	5' - 5 3/8"	8' - 0 1/2"
Door_Exterior Single Swing Fire Rated 2868	2868 20M	2' - 10 3/8"	6' - 11"
Door_Exterior Single Swing Fire Rated 3068	3068 20M	3' - 2 3/8"	6' - 11"
Door_Exterior Sliding Glass 6068	6068	6' - 0"	6' - 7 1/2"
Door_Exterior Sliding Glass 6080	6080	6' - 0"	7' - 11 1/2"
Door_Exterior Sliding Glass 8068	8068	8' - 0"	6' - 7 1/2"

INTERIOR DOOR R.O.			
TYPE	TAG ON PLAN	R.O. WIDTH	R.O. HEIGHT
Door_Interior Single Swing 1668	1668	1' - 8"	6' - 11"
Door_Interior Single Swing 1868	1868	1' - 10"	6' - 11"
Door_Interior Single Swing 2068	2068	2' - 2"	6' - 11"
Door_Interior Single Swing 2468	2468	2' - 6"	6' - 11"
Door_Interior Single Swing 2668	2668	2' - 8"	6' - 11"
Door_Interior Single Swing 2868	2868	2' - 10"	6' - 11"
Door_Interior Single Swing 3068	3068	3' - 2"	6' - 11"
Door_Interior Double Swing 2068	4068	4' - 2 1/2"	6' - 11"
Door_Interior Double Swing 2468	4868	4' - 8 1/2"	6' - 11"
Door_Interior Double Swing 2668	5068	5' - 2 1/2"	6' - 11"
Door_Interior Double Swing 3068	6038	6' - 2 1/2"	6' - 11"
Door_Interior Sliding 2 Panel 5068	5068	5' - 1"	6' - 11 1/2"
Door_Interior Sliding 2 Panel 6068	6068	6' - 1"	6' - 11 1/2"
Door_Interior Single Pocket 2668	2668	5' - 1"	6' - 11"
Door_Interior Single Pocket 2868	2868	5' - 5"	6' - 11"
Door_Interior Single Pocket 3068	3068	6' - 1"	6' - 11"



Building for the way you live

N27 W24075 PAUL COURT
PEWAUKEE, WI 53072

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PLAN SET

CONSTRUCTION
DOCUMENTS
ENERGY STAR &
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BIRCHWOOD

MODEL HOME
LOT#062 VISTA RUN ESTATES
SUSSEX, WI

SHEET NAME

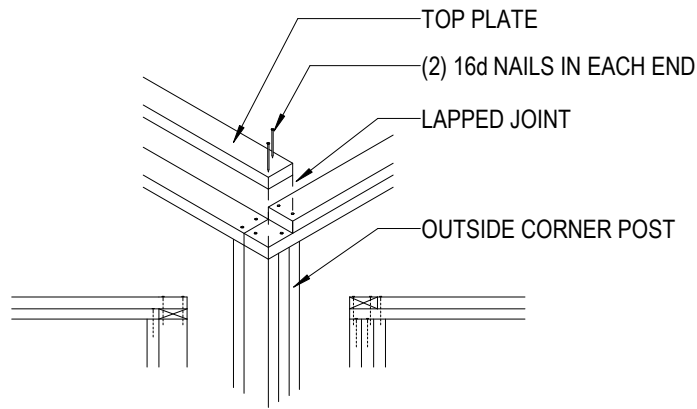
SCHEDULES &
LEGENDS

DATE
12.29.2022

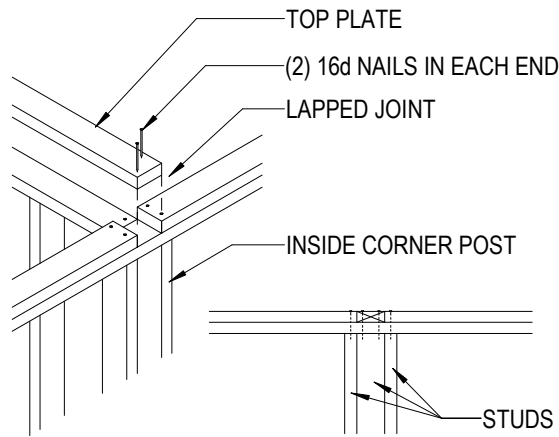
DRAWN BY
CJ

JOB NUMBER
083-062

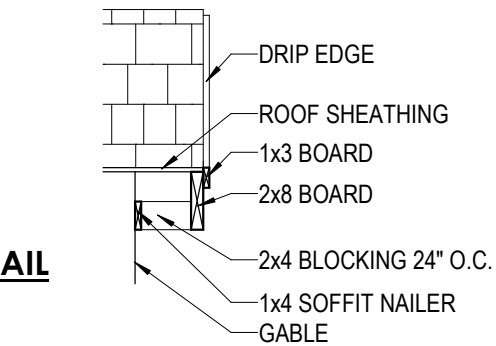
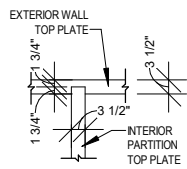
SHEET NUMBER
D-1.0



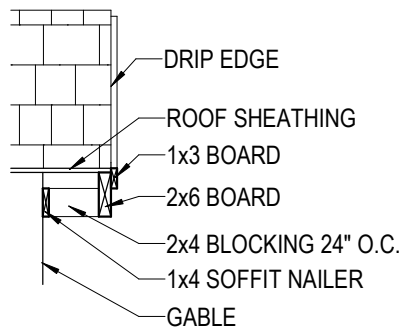
TOP PLATE CORNER CONNECTIONS



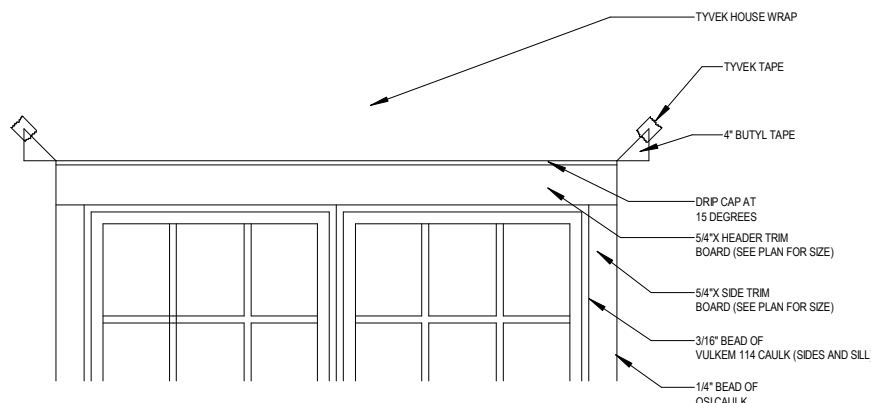
TOP WALL PLATE DETAIL



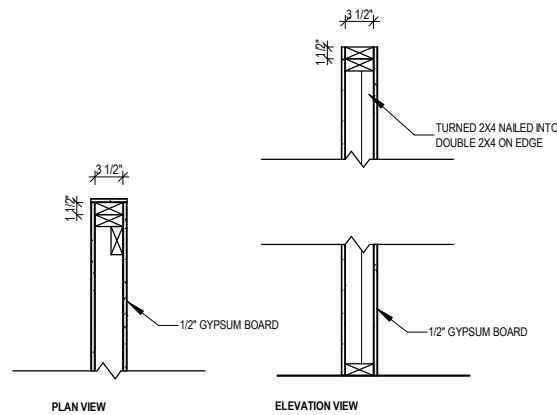
FRONT ELEVATION RAKE DETAIL



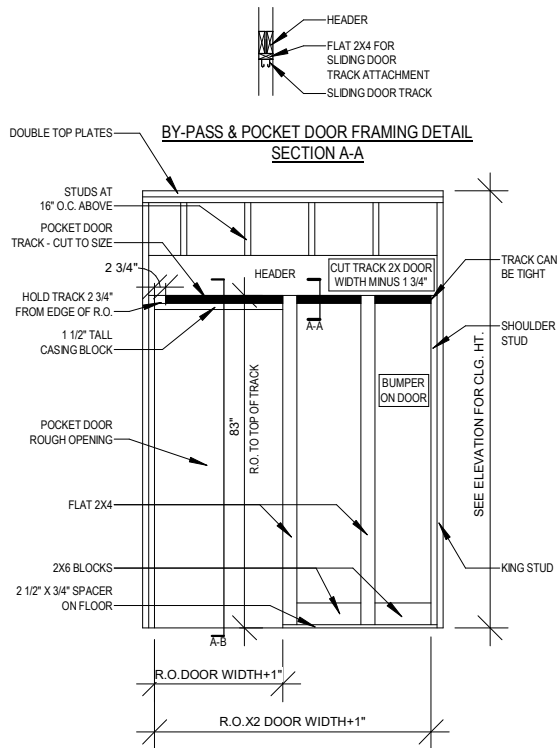
SIDE & REAR ELEV. RAKE DETAIL



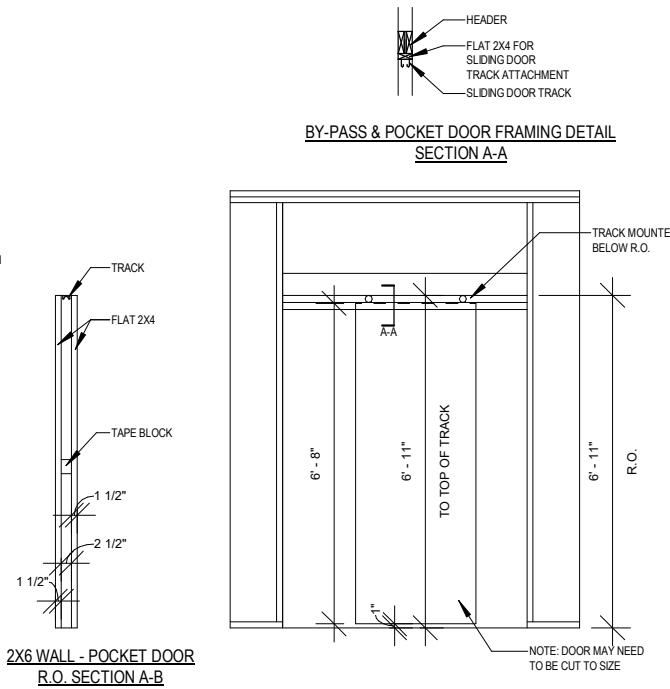
WINDOW FLASHING DETAIL



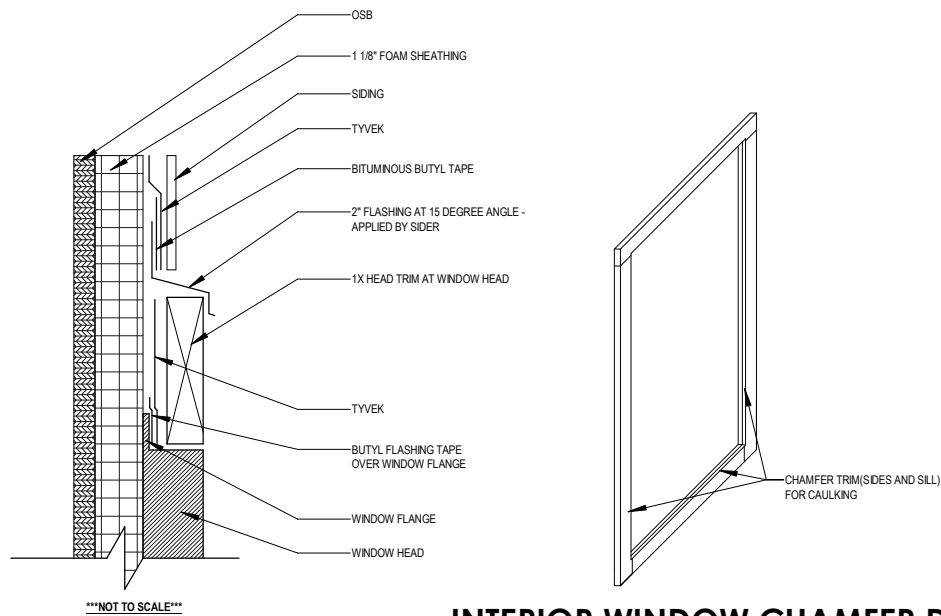
REINFORCED FRAMING DETAIL FOR SQUARE AND PLUMB END WALL



POCKET DOOR FRAMING

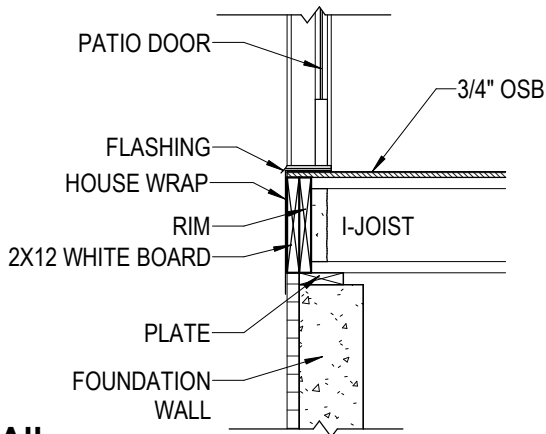


BY-PASS DOOR FRAMING

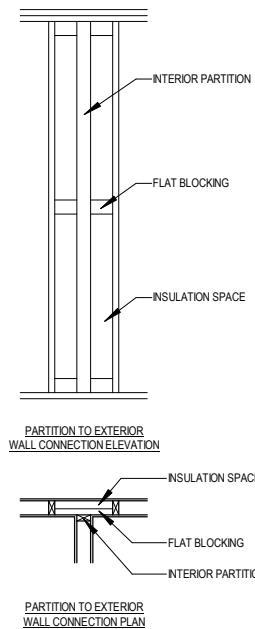


TYPICAL WINDOW TRIM INSTALLATION

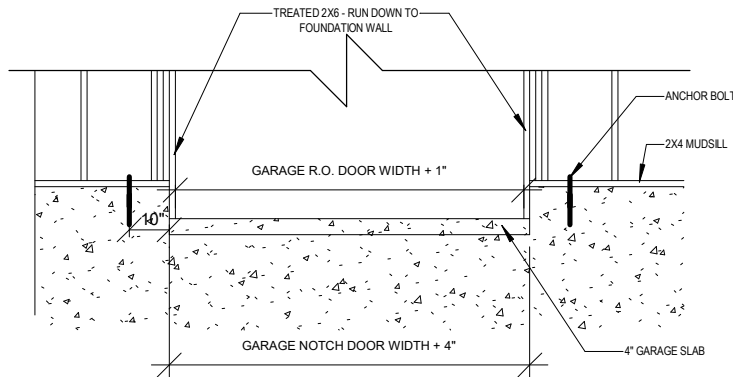
INTERIOR WINDOW CHAMFER DETAIL



SUBFLOOR AT EXTERIOR DOOR



PARTITION TO EXTERIOR WALL CONNECTION



GARAGE CUTOUT

PLAN SET

CONSTRUCTION
DOCUMENTS
ENERGY STAR &
IAQ+ CERTIFIED

BIRCHWOOD

MODEL HOME
LOT#062 VISTA RUN ESTATES
SUSSEX, WI

SHEET NAME

TOH DETAILS

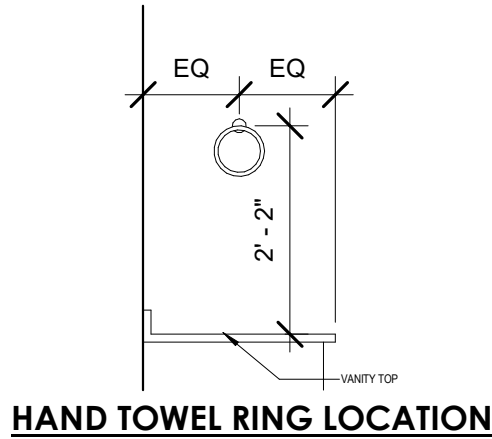
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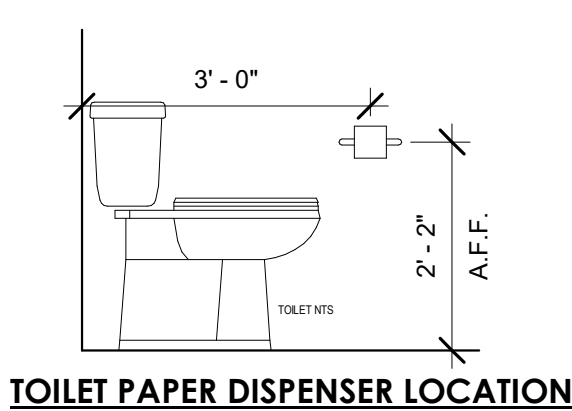
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083-062

SHEET NUMBER

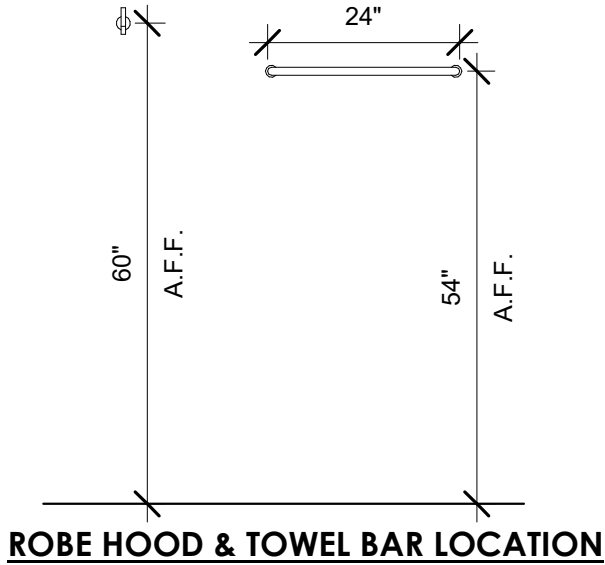
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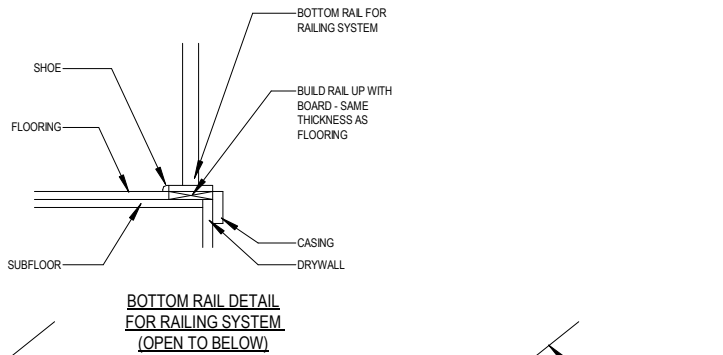
HAND TOWEL RING LOCATION



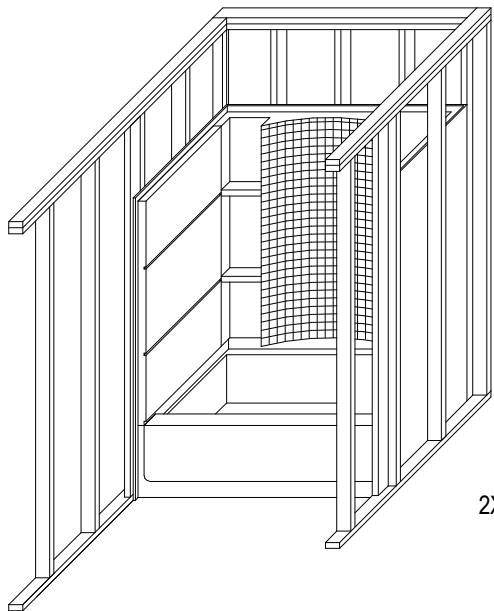
TOILET PAPER DISPENSER LOCATION



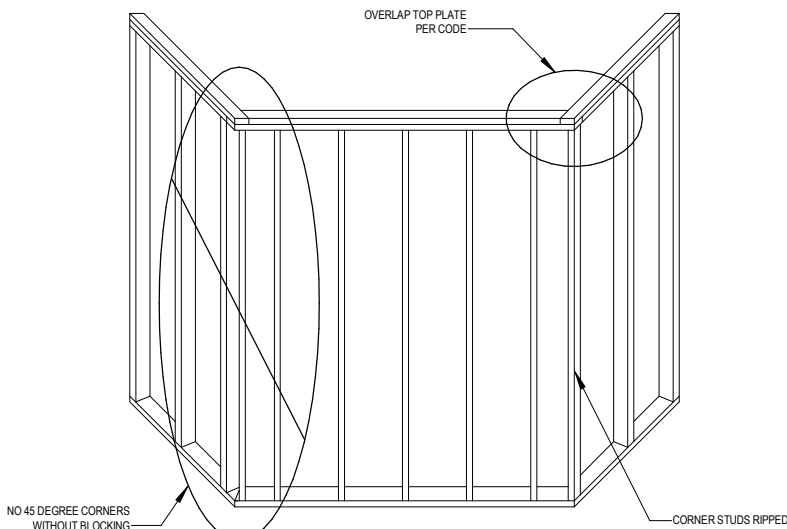
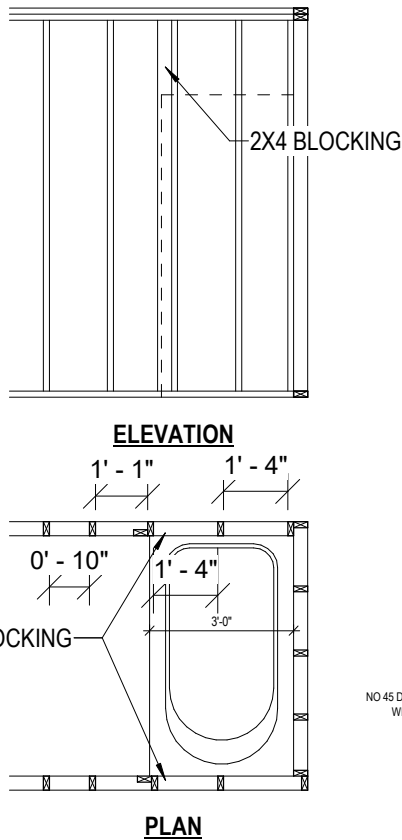
ROBE HOOD & TOWEL BAR LOCATION



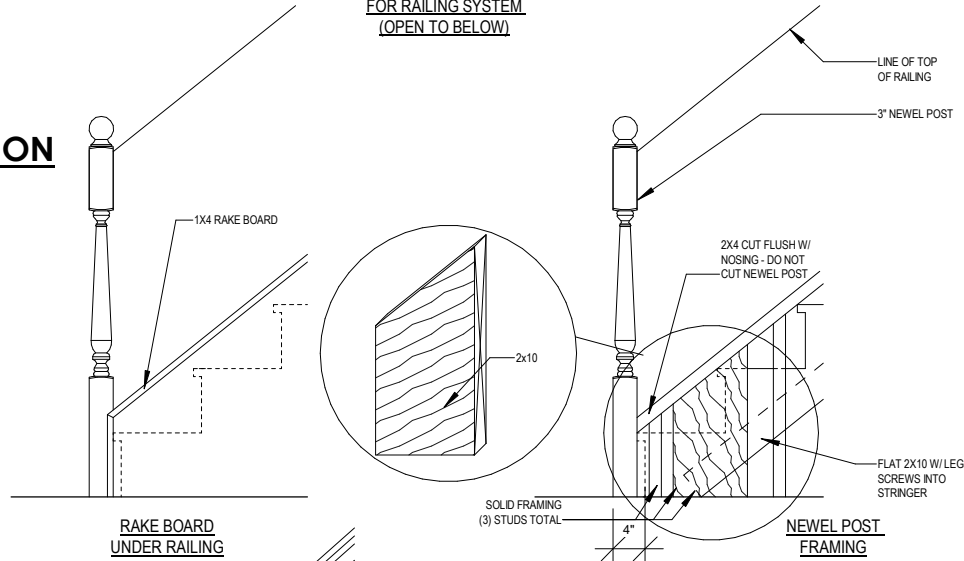
BOTTOM RAIL DETAIL FOR RAILING SYSTEM (OPEN TO BELOW)



BATH TUB BLOCKING

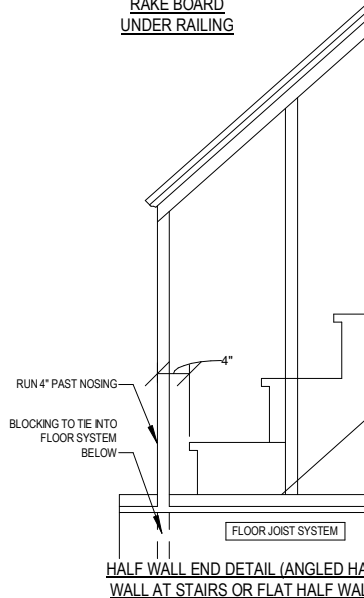


45 DEGREE ANGLE - CORNER FRAMING DETAIL

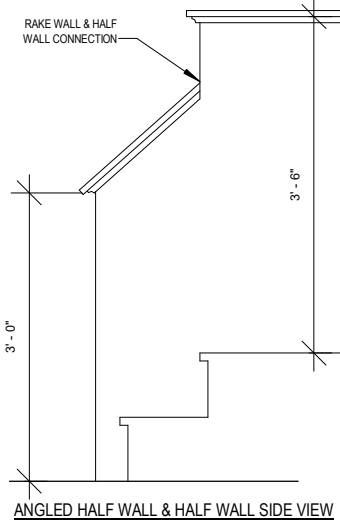


RAKE BOARD UNDER RAILING

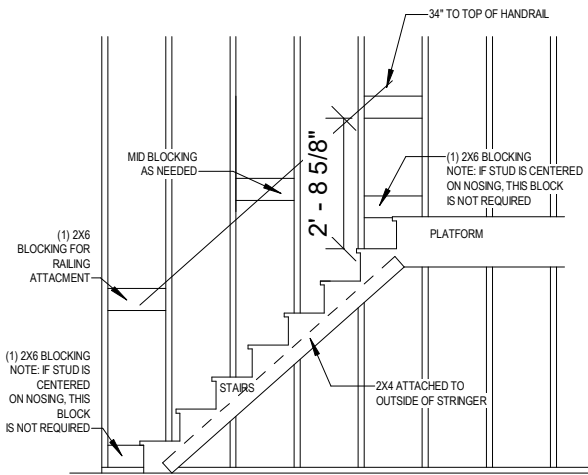
NEWEL POST FRAMING



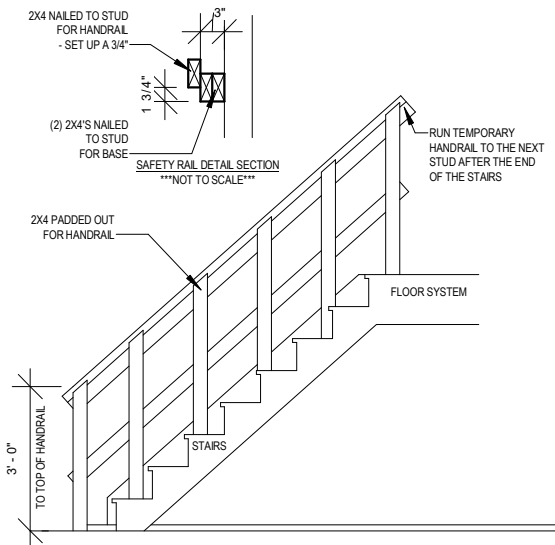
HALF WALL END DETAIL (ANGLED HALF WALL AT STAIRS OR FLAT HALF WALL)



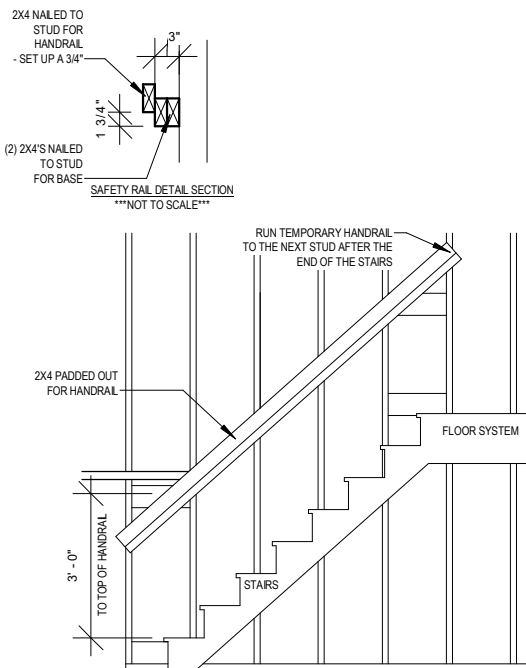
ANGLED HALF WALL & HALF WALL SIDE VIEW



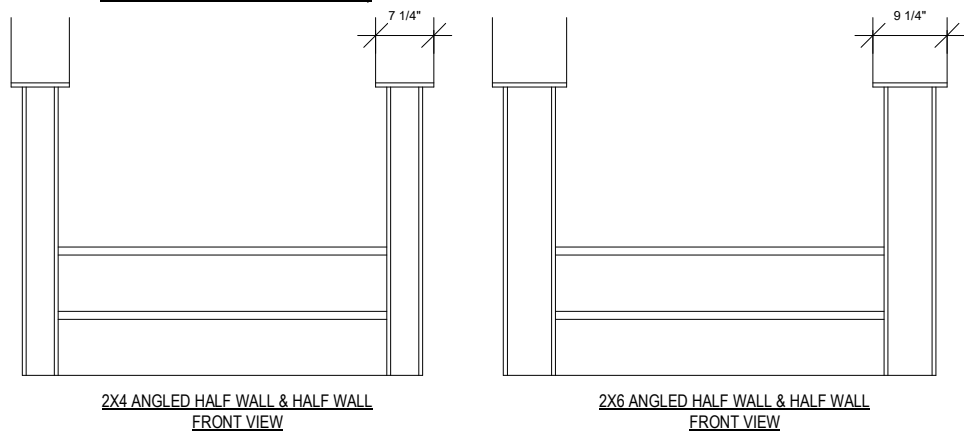
STAIRWAY BLOCKING



TEMPORARY SAFETY RAILING WITHOUT WALL



TEMPORARY SAFETY RAILING WITH WALL



NEWEL POST/ANGLED HALF WALL DETAILS

PLAN SET

CONSTRUCTION
DOCUMENTS
ENERGY STAR &
IAQ+ CERTIFIED

BIRCHWOOD

MODEL HOME
LOT#062 VISTA RUN ESTATES
SUSSEX, WI

SHEET NAME

TOH DETAILS

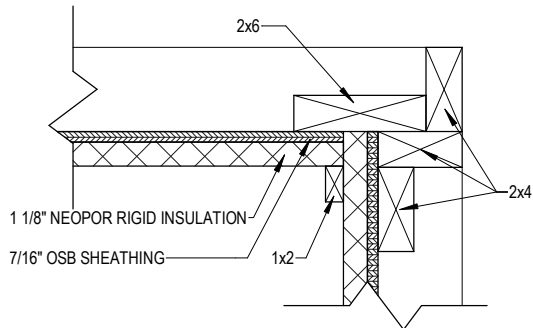
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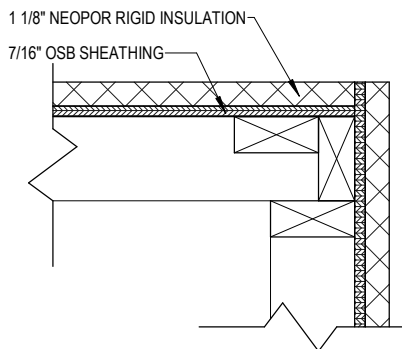
JOB NUMBER
083-062

SHEET NUMBER

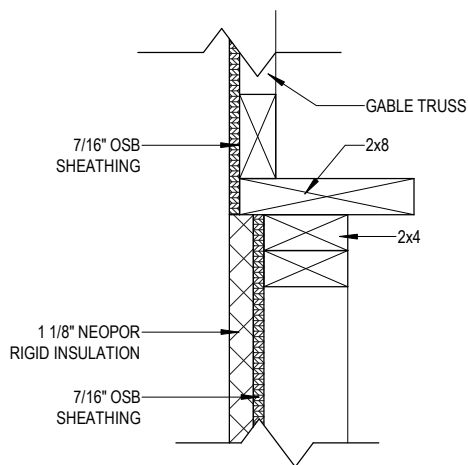
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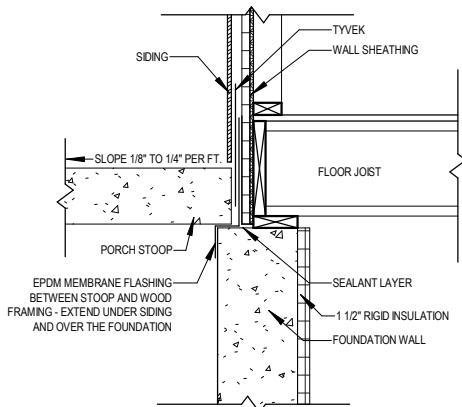
INSIDE CORNER DETAIL



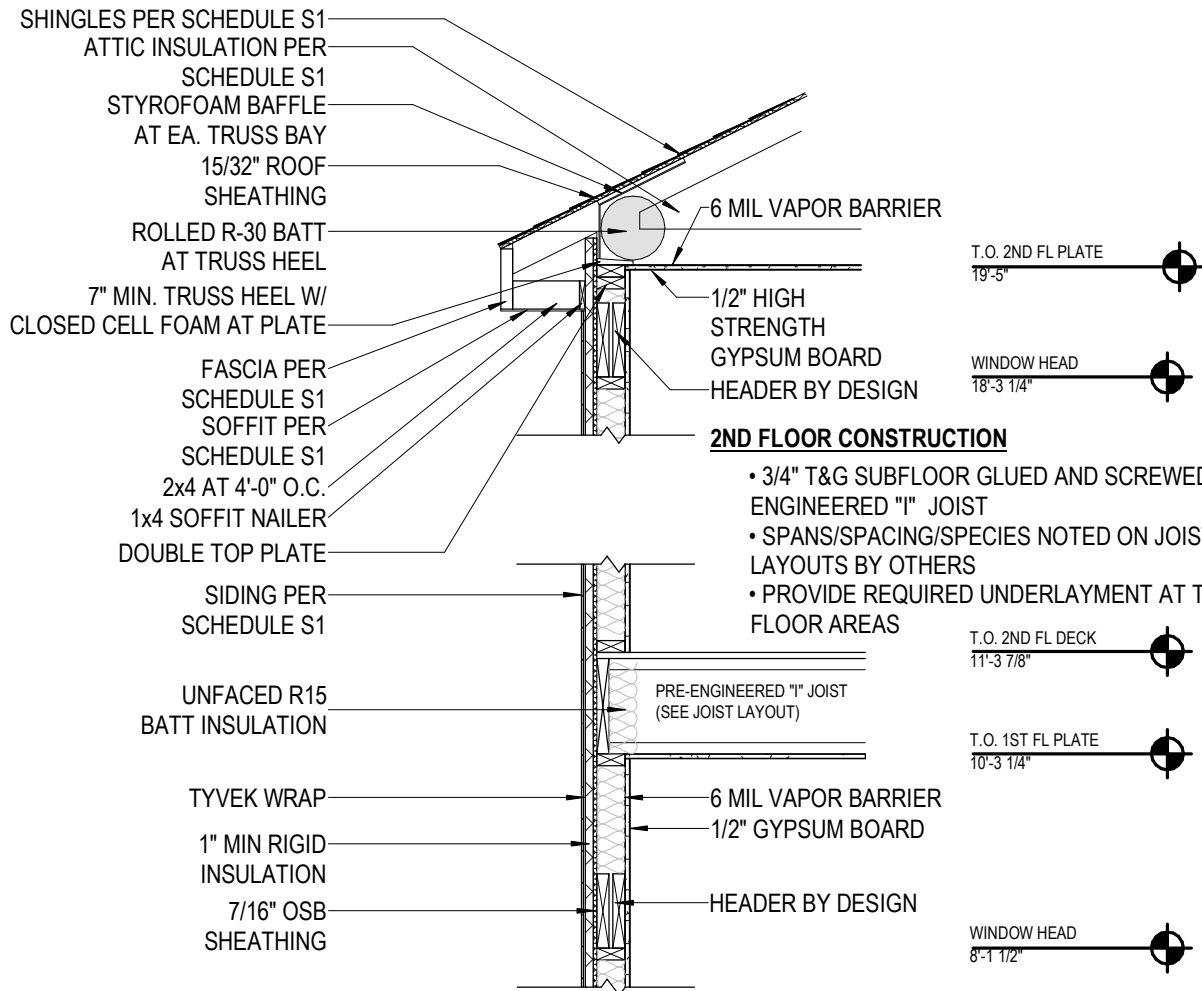
OUTSIDE CORNER DETAIL



GABLE TRANSITION DETAIL

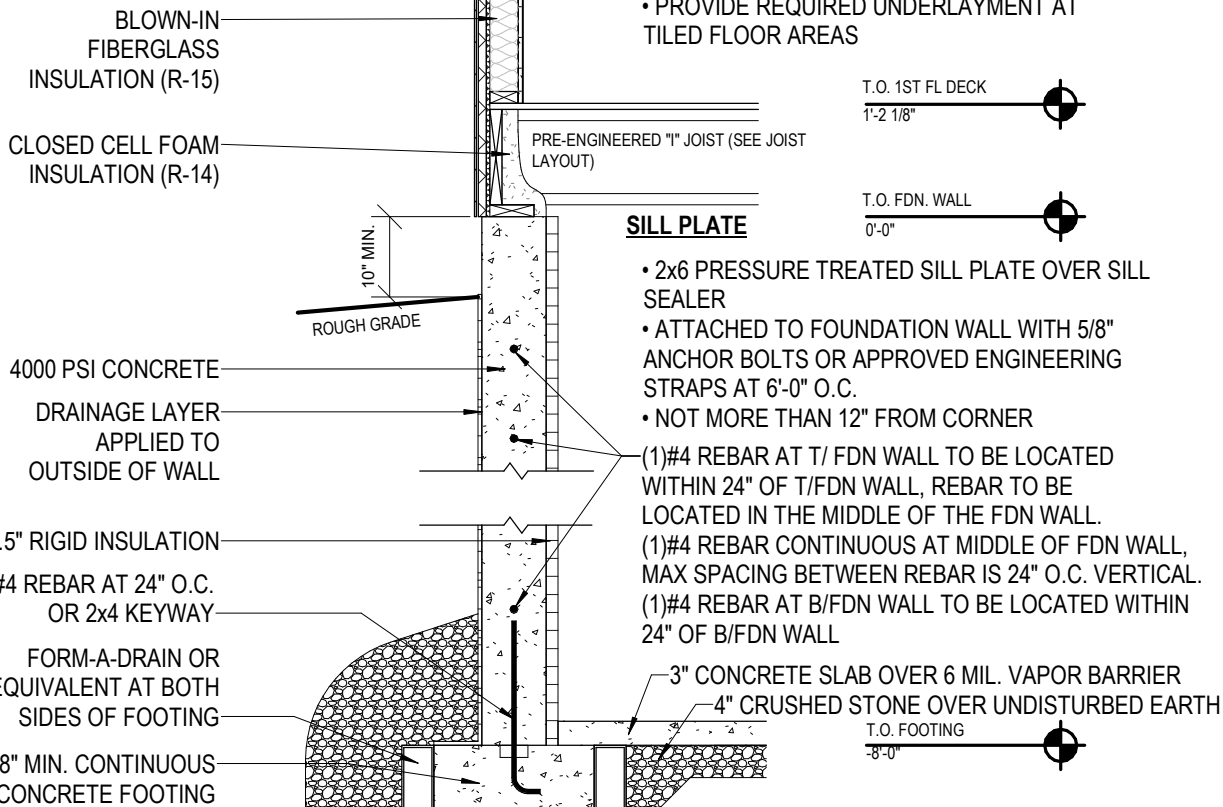


CONCRETE STOOP FLASHING SECTION



2ND FLOOR CONSTRUCTION

- 3/4" T&G SUBFLOOR GLUED AND SCREWED TO PRE-ENGINEERED "I" JOIST
- SPANS/SPACING/SPECIES NOTED ON JOIST LAYOUTS BY OTHERS
- PROVIDE REQUIRED UNDERLAYMENT AT TILED FLOOR AREAS



1ST FLOOR CONSTRUCTION

- 3/4" T&G SUBFLOOR GLUED AND SCREWED TO PRE-ENGINEERED "I" JOIST
- SPANS/SPACING/SPECIES NOTED ON JOIST LAYOUTS BY OTHERS
- PROVIDE REQUIRED UNDERLAYMENT AT TILED FLOOR AREAS

SILL PLATE

- 2x6 PRESSURE TREATED SILL PLATE OVER SILL SEALER
- ATTACHED TO FOUNDATION WALL WITH 5/8" ANCHOR BOLTS OR APPROVED ENGINEERING STRAPS AT 6'-0" O.C.
- NOT MORE THAN 12" FROM CORNER

- (1)#4 REBAR AT T/ FDN WALL TO BE LOCATED WITHIN 24" OF T/ FDN WALL, REBAR TO BE LOCATED IN THE MIDDLE OF THE FDN WALL.
- (1)#4 REBAR CONTINUOUS AT MIDDLE OF FDN WALL, MAX SPACING BETWEEN REBAR IS 24" O.C. VERTICAL.
- (1)#4 REBAR AT B/ FDN WALL TO BE LOCATED WITHIN 24" OF B/ FDN WALL

WALL SECTION - 2 STORY ACI ENERGY STAR

PLAN SET

CONSTRUCTION
DOCUMENTS
ENERGY STAR &
IAQ+ CERTIFIED

BIRCHWOOD

MODEL HOME
LOT#062 VISTA RUN ESTATES
SUSSEX, WI

SHEET NAME

WALL
SECTIONS

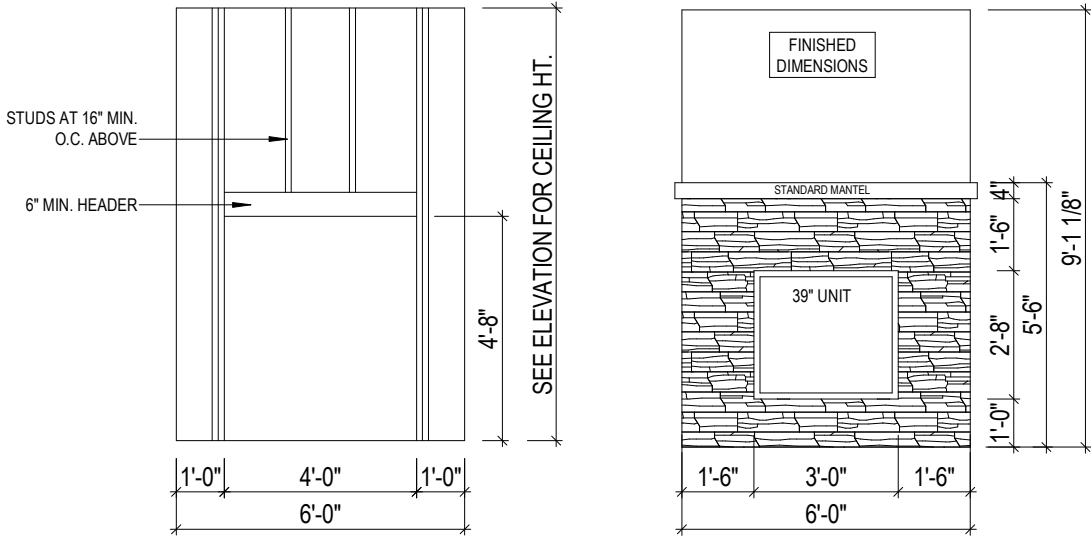
DATE
12.29.2022

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CJ

JOB NUMBER
083-062

SHEET NUMBER

D-1.3



1 FIREPLACE DETAILS
1/4" = 1'-0"

PLAN SET

CONSTRUCTION
DOCUMENTS
ENERGY STAR &
IAQ+ CERTIFIED

BIRCHWOOD

MODEL HOME
LOT#062 VISTA RUN ESTATES
SUSSEX, WI

SHEET NAME

LOT SPEC
DETAILS

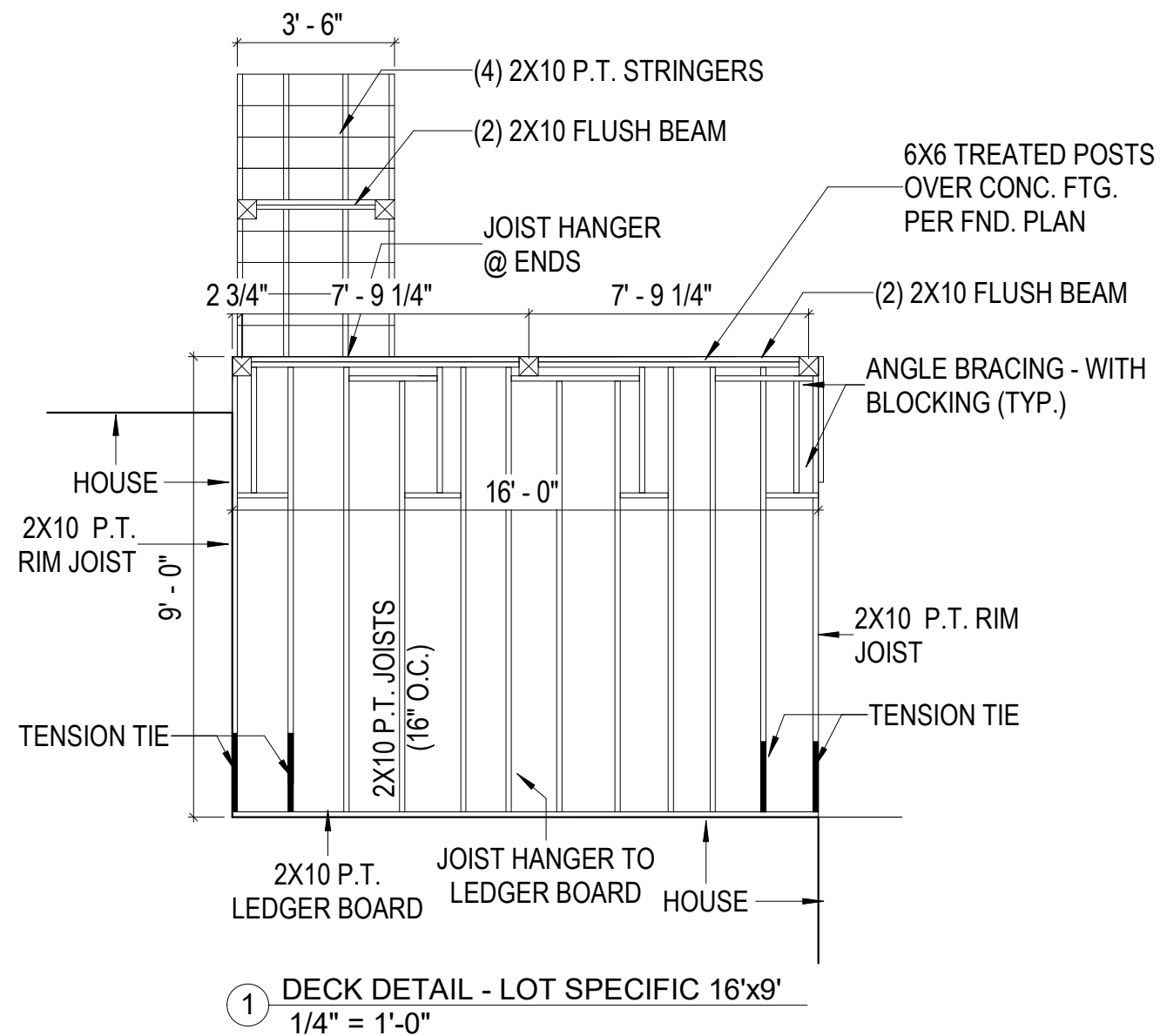
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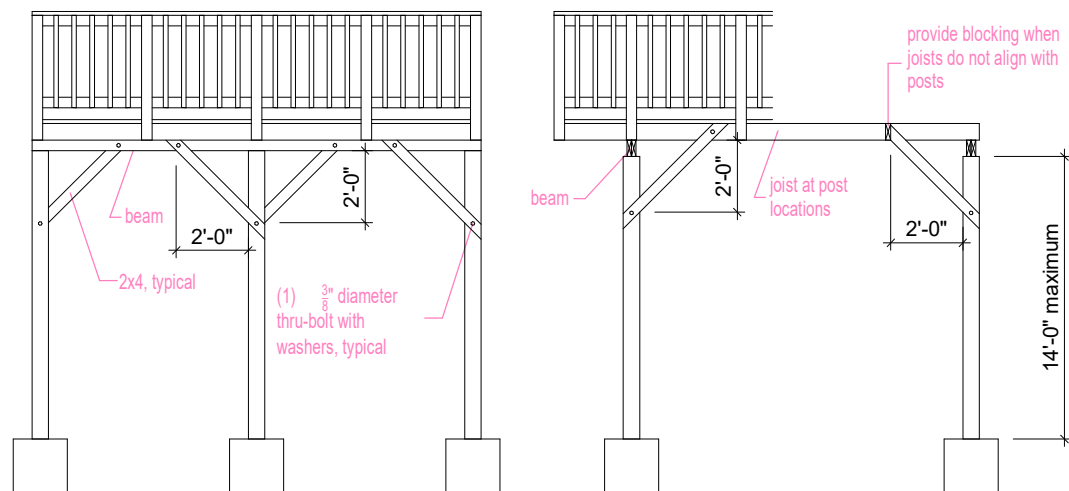
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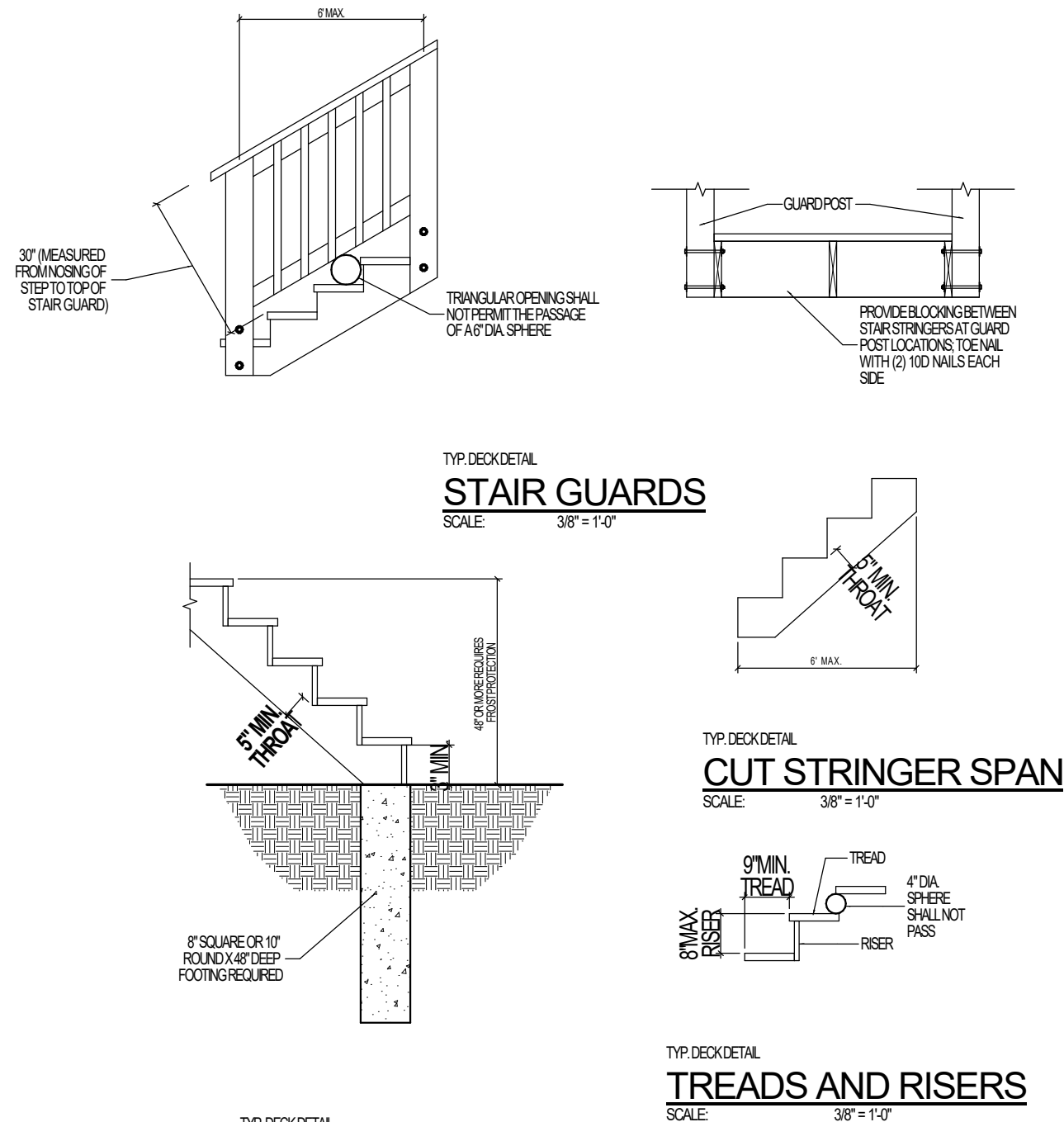


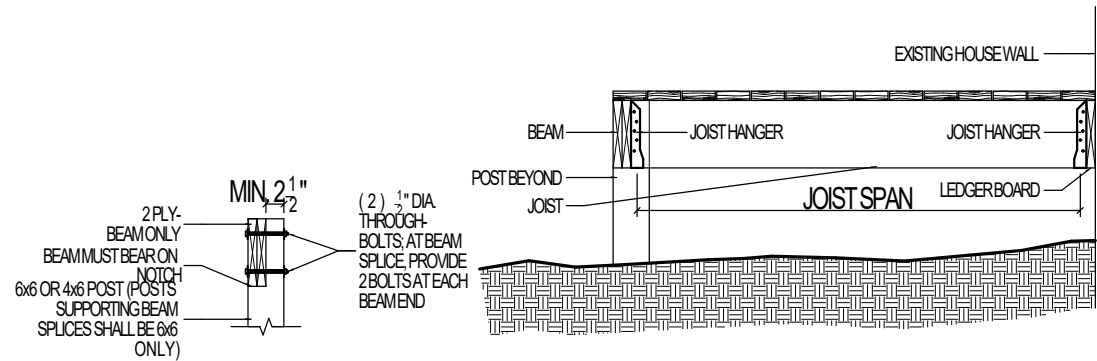
DIAGONAL BRACING REQUIREMENTS



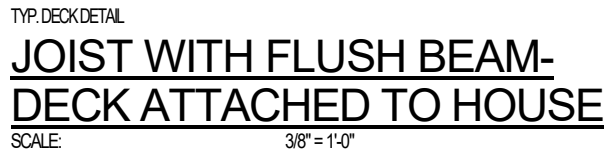
BRACING PARALLEL TO BEAM

BRACING PERPENDICULAR TO BEAM

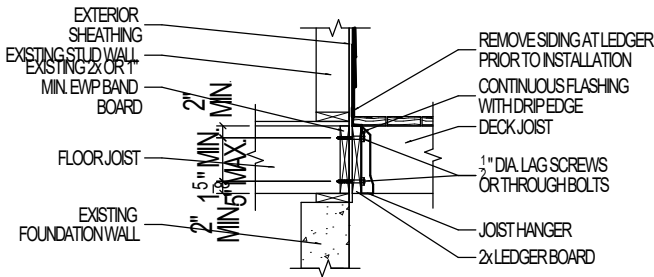




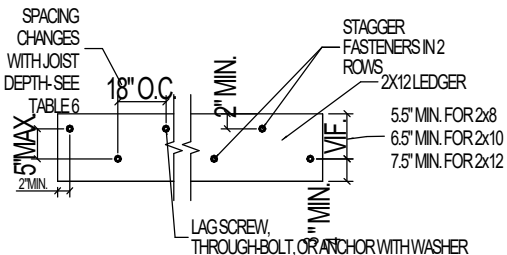
TYP. DECK DETAIL
NOTCHED POST
SCALE: 3/8" = 1'-0"



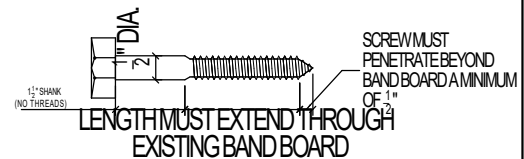
TYP. DECK DETAIL
JOIST WITH FLUSH BEAM-DECK ATTACHED TO HOUSE
SCALE: 3/8" = 1'-0"



TYP. DECK DETAIL
LEDGER BOARD AND RIM JOIST ATTACHMENT
SCALE: 3/8" = 1'-0"



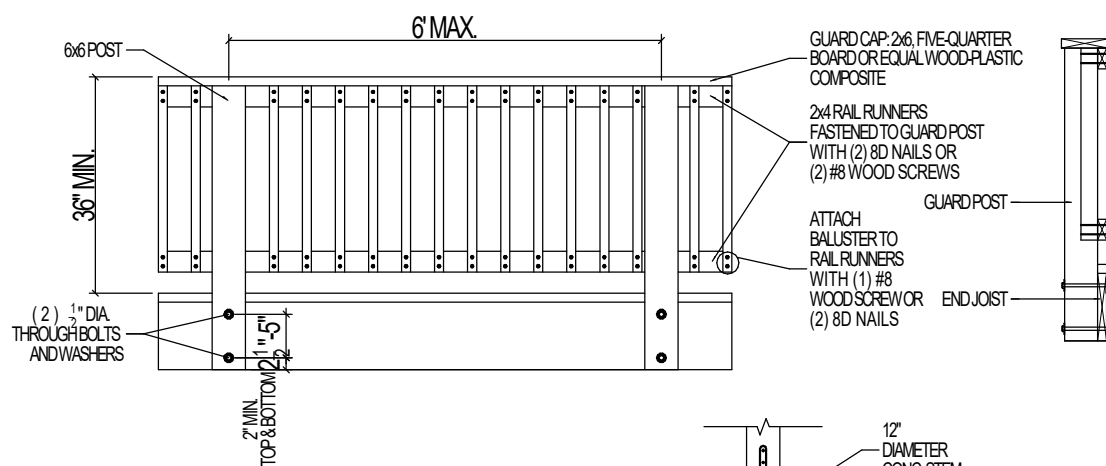
TYP. DECK DETAIL
LEDGER BOARD FASTENER SPACING AND CLEARANCES
SCALE: 3/8" = 1'-0"



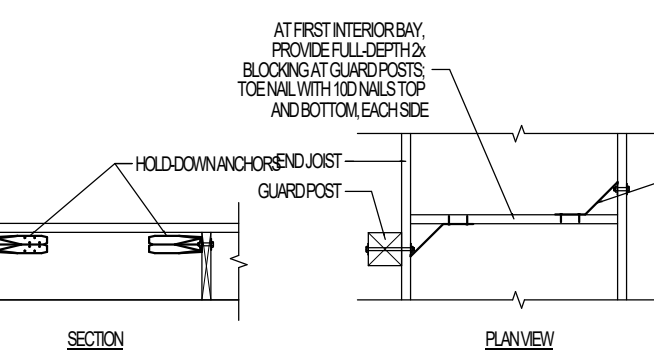
THE DIAMETER, LENGTH, AND SHANK OF LAG SCREWS MUST COMPLY WITH THE DETAIL. LAG SCREWS MUST BE EQUIPPED WITH WASHERS AND BE INSTALLED IN THE FOLLOWING SEQUENCE:

- DRILL A 1/2" DIAMETER HOLE IN THE LEDGER BOARD AND A 5/8" DIAMETER PILOT HOLE IN THE SOLID CONNECTION MATERIAL OF THE EXISTING HOUSE.
- INSERT THE LAG SCREW THROUGH THE LEDGER BOARD AND INTO THE PILOT HOLE BY TURNING. DO NOT DRIVE WITH A HAMMER. USE SOAP OR A WOOD COMPATIBLE LUBRICANT IF NEEDED TO FACILITATE TIGHTENING.
- TIGHTEN EACH LAG SCREW SNUGLY, BUT DO NOT OVER TIGHTEN SO AS TO CAUSE WOOD DAMAGE.

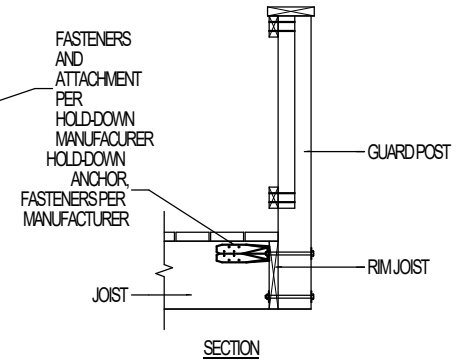
TYP. DECK DETAIL
LEDGER BOARD AND RIM JOIST ATTACHMENT
SCALE: 3/8" = 1'-0"



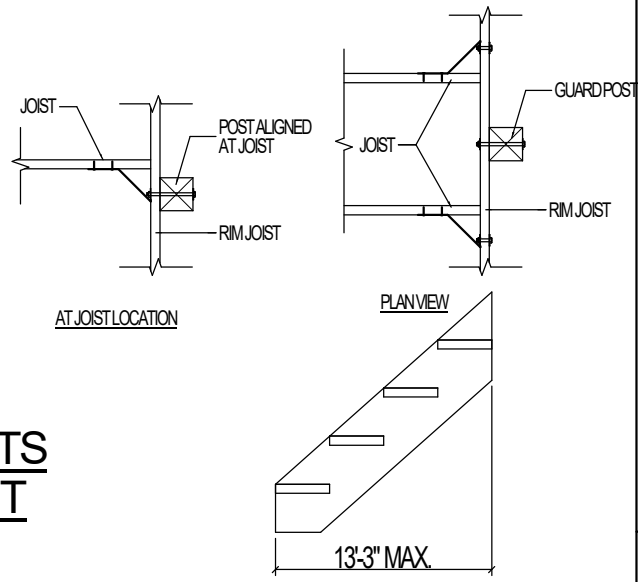
TYP. DECK DETAIL
GUARD POSTS
SCALE: 3/8" = 1'-0"



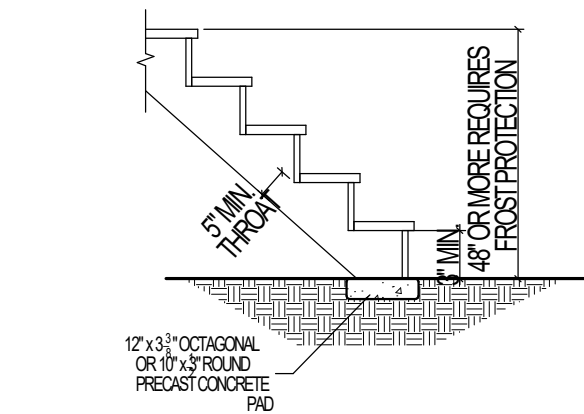
TYP. DECK DETAIL
GUARD POSTS AT END JOIST
SCALE: 3/8" = 1'-0"



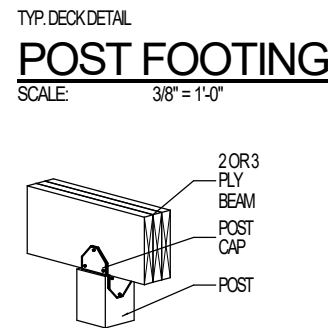
TYP. DECK DETAIL
GUARD POSTS AT RIM JOIST
SCALE: 3/8" = 1'-0"



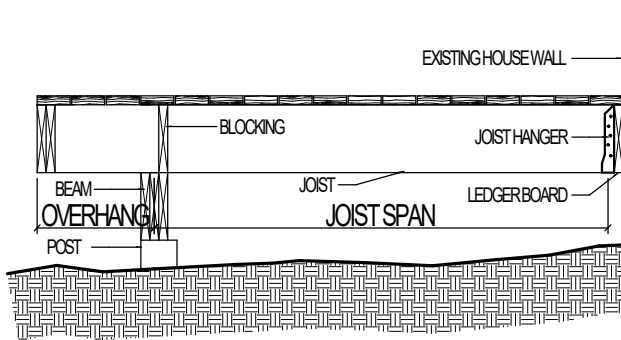
TYP. DECK DETAIL
SOLID STRINGER SPAN
SCALE: 3/8" = 1'-0"



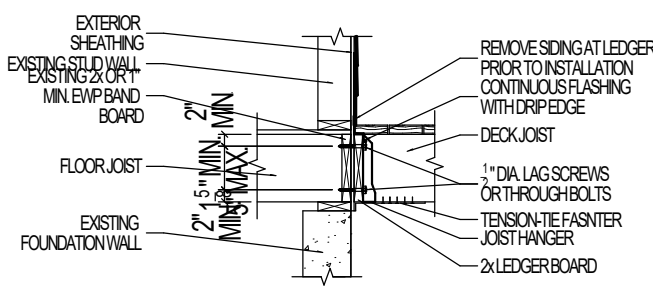
TYP. DECK DETAIL
LOWER BEARING AT FOOTING
SCALE: 3/8" = 1'-0"



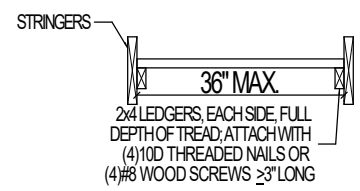
TYP. DECK DETAIL
POST CAP
SCALE: 3/8" = 1'-0"



TYP. DECK DETAIL
JOIST WITH DROPPED BEAM-DECK ATTACHED TO HOUSE
SCALE: 3/8" = 1'-0"

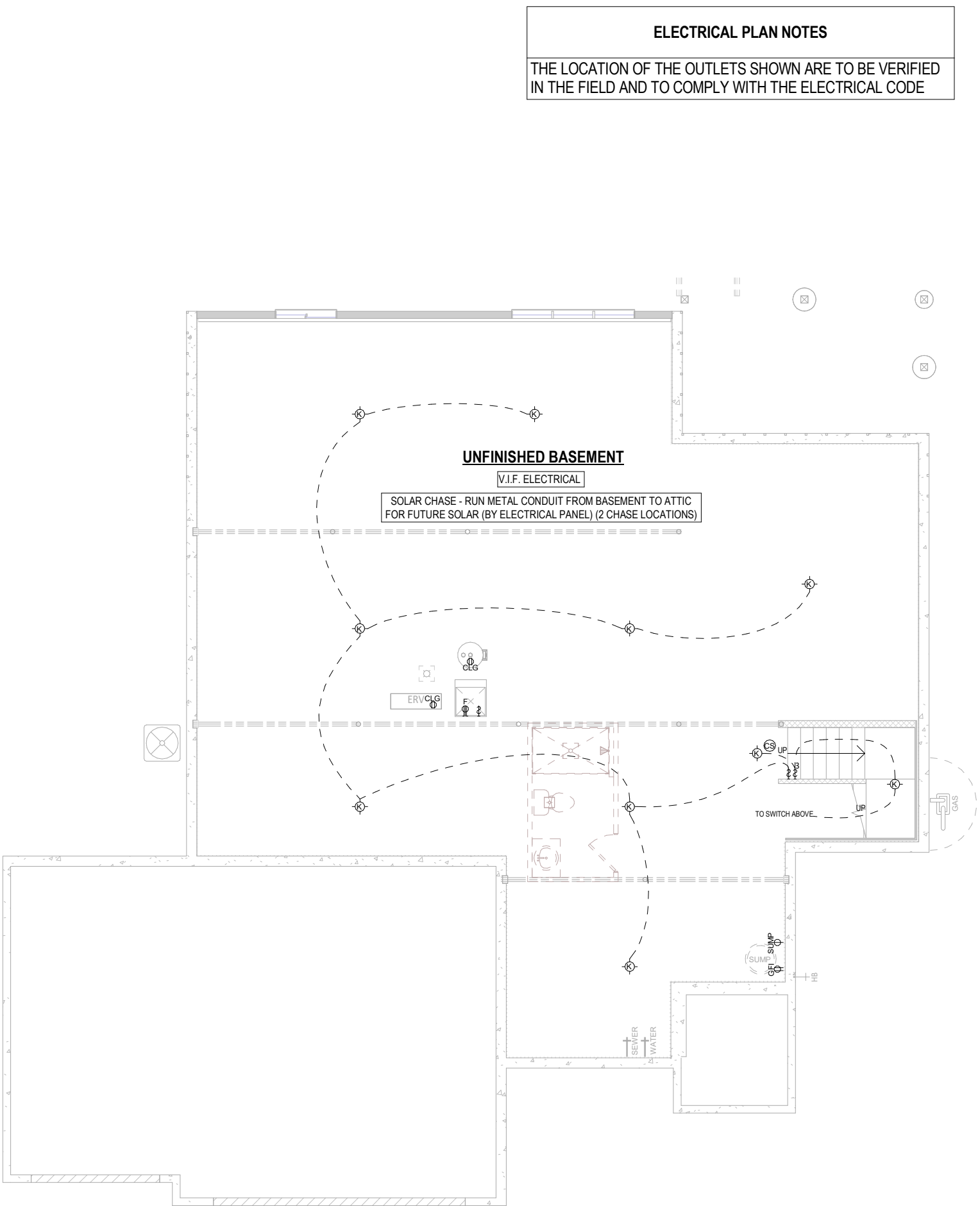


TYP. DECK DETAIL
LEDGER BOARD AND RIM JOIST ATTACHMENT
SCALE: 3/8" = 1'-0"



TYP. DECK DETAIL
SOLID STRINGER
SCALE: 3/8" = 1'-0"

ELECTRICAL LEGEND			
	SINGLE POLE SWITCH		DUPLEX OUTLET
	3-WAY SWITCH		SWITCHED DUPLEX OUTLET
	4-WAY SWITCH		GROUND FAULT OUTLET
	DIMMER SWITCH		220 VOLT OUTLET
	FAN SWITCH		USB OUTLET
	UNDERCABINET SWITCH		WEATHERPROOF OUTLET
	SMART SWITCH		QUAD OUTLET
	SINGLE OUTLET		SINGLE SUMP OUTLET
	CEILING OUTLET		SOFFIT OUTLET
	DISHWASHER OUTLET		MICROWAVE OUTLET
	FLOOR OUTLET		SWITCHED FLOOR OUTLET
	GARAGE DOOR OPENER		15 AMP / 110V 4 WIRE OUTLET
	GARAGE DOOR BUTTON		DOOR BELL CHIME
	GARAGE DOOR KEYPAD		DOOR BELL BUTTON
	SMOKE DETECTOR		CARBON MONOXIDE & SMOKE DETECTOR COMBO
	CARBON MONOXIDE		TOUCH PANEL
	TELEVISION OUTLET		TVIDATA COMBO OUTLET
	NETWORK OUTLET		DOUBLE NETWORK OUTLET
	BATH FAN-80/110		BATH FAN & LIGHT COMBO-80/110
	BATH FAN, LIGHT & HEAT COMBO		ELECTRICAL SERVICE PANEL
	THERMOSTAT		DEHUMIDISTAT
	FLOOD LIGHT		GARBAGE DISPOSAL
	CLOSET CASTER LIGHT		VANITY LIGHT-28/38/48
	FLUSH MOUNT LIGHT		FLUSH MOUNT LIGHT W/ FAN RATED BOX
	KEYLESS LIGHT		HANGING LIGHT
	HANGING PENDANT LIGHT		STAR ACCENT LIGHT
	COACH LIGHT		RECESSED EYEBALL LIGHT
	UNDER CABINET LIGHT		PUCK LIGHT
	RECESSED CAN LIGHT		SLOPED RECESSED CAN LIGHT
	WEATHERPROOF RECESSED CAN LIGHT		MINI RECESSED CAN LIGHT
	CEILING FAN ROUGH		CEILING FAN
	LIGHTED CEILING FAN		
ELECTRICAL WIRE			
WIFI CONNECTION			
****THE LOCATION OF THE OUTLETS SHOWN ARE TO BE VERIFIED IN THE FIELD AND TO COMPLY WITH THE ELECTRICAL CODE****			



1 BASEMENT ELECTRICAL PLAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

Building for the way you live
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PEWAUKEE, WI 53072
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PLAN SET

CONSTRUCTION DOCUMENTS
ENERGY STAR &
IAQ+ CERTIFIED

BIRCHWOOD

MODEL HOME
LOT#062 VISTA RUN ESTATES
SUSSEX, WI

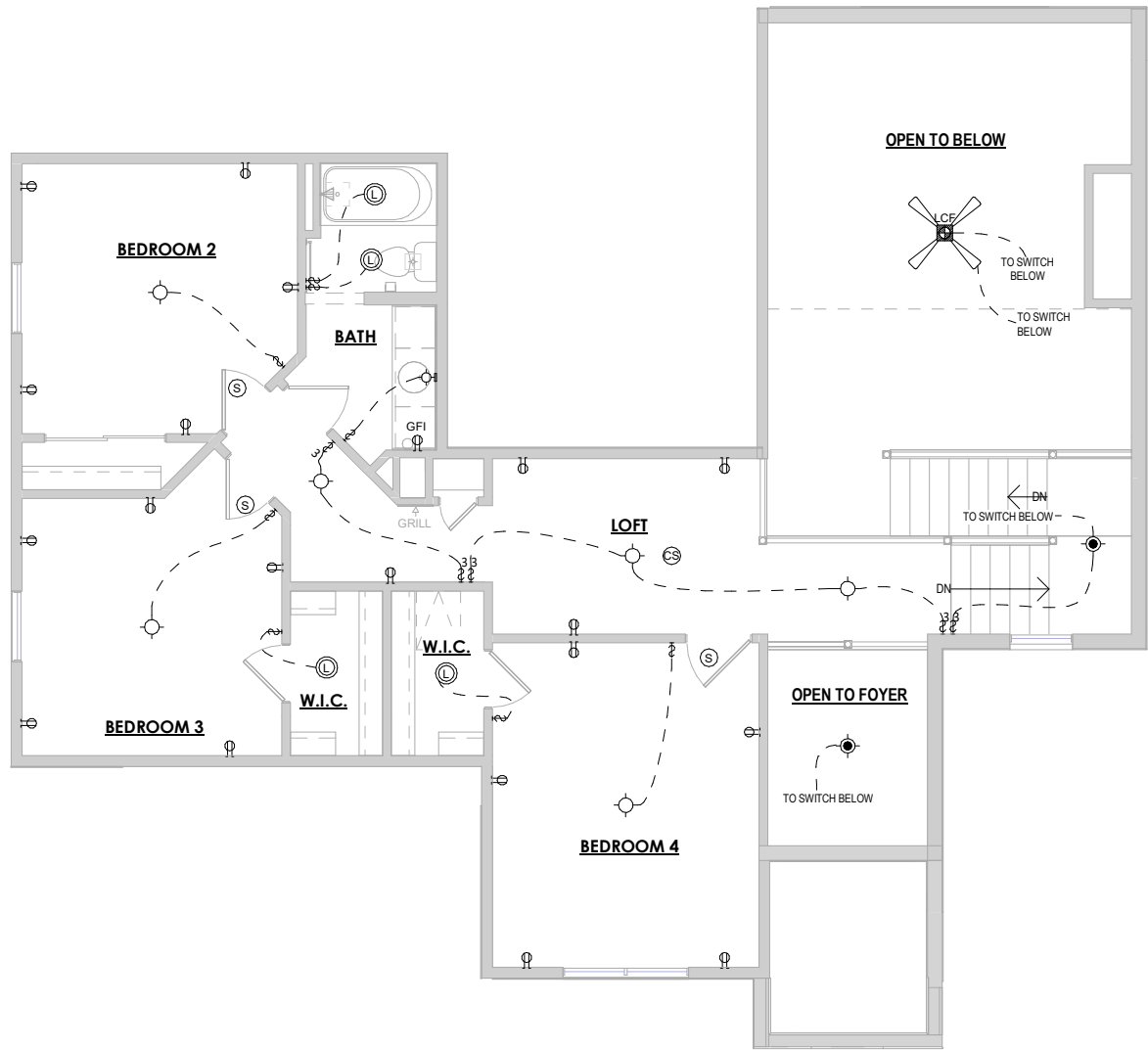
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ELECTRICAL PLAN -
FOUNDATION

DATE
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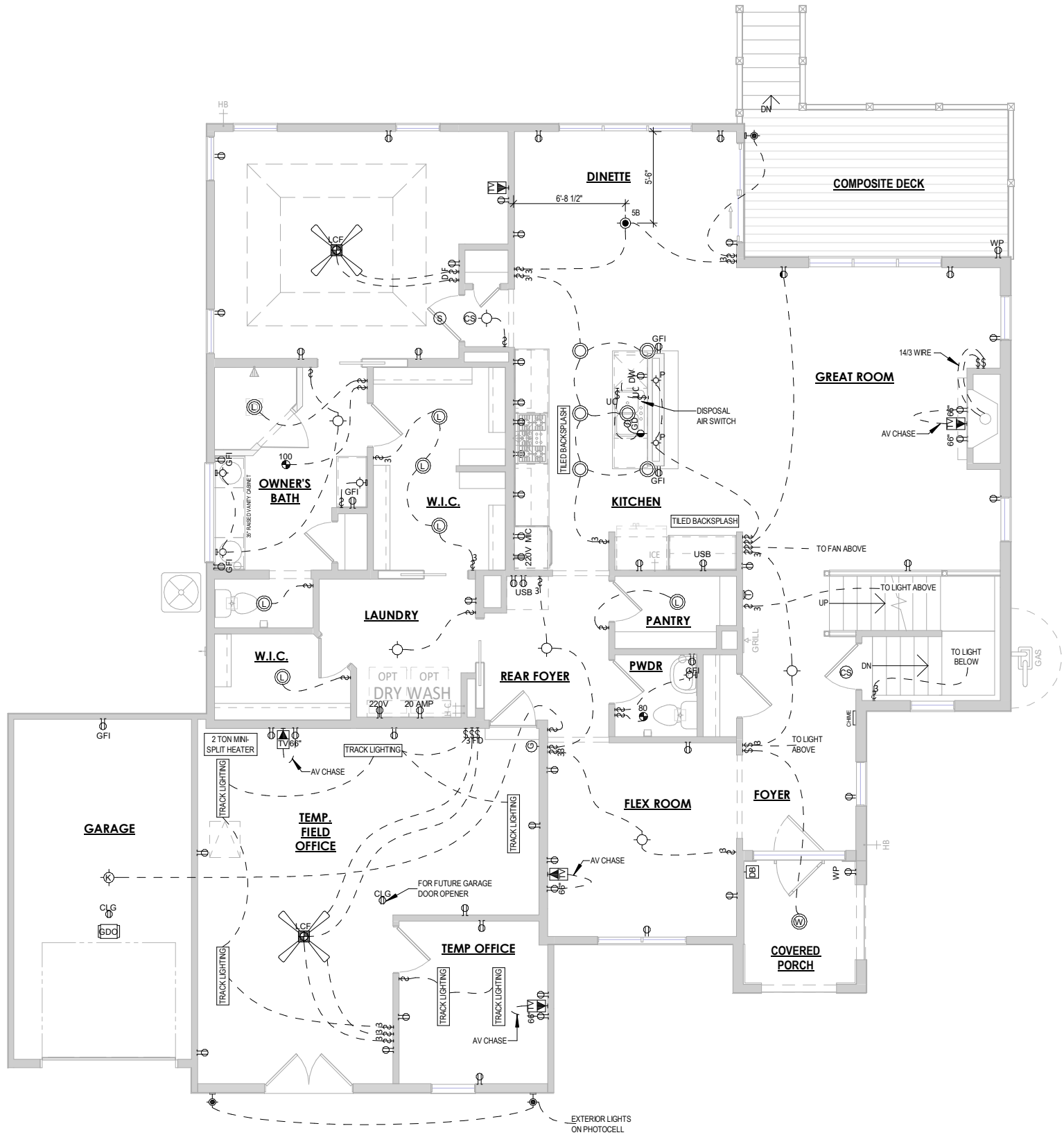
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JOB NUMBER
083-062

SHEET NUMBER
E-1.0



2 SECOND FLOOR ELECTRICAL PLAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)



1 FIRST FLOOR ELECTRICAL PLAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

ELECTRICAL PLAN NOTES

THE LOCATION OF THE OUTLETS SHOWN ARE TO BE VERIFIED IN THE FIELD AND TO COMPLY WITH THE ELECTRICAL CODE