



## GENERAL MAIN FLOOR NOTES

1	ALL EXTERIOR WALLS FRAMED WITH 2X6's - 16" O.C. WITH 7/16" SHEATHING OVER AT ENTIRE HOUSE WALL BRACING PER LOCAL CODE INTERPRETATION. INSULATE WALLS PER TYPICAL BUILDING SECTION
2	FRAME ALL GARAGE WALLS WITH 2X4's - 16" O.C. WITH TREATED BOTTOM PLATE TO CONCRETE AND 7/16" OSB WALL SHEATHING
3	VENT ALL BATH FANS TO EXTERIOR THROUGH ROOF VENT OR THROUGH SOFFIT. (SOFFIT VENTING MUST TERMINATE TO EXTERIOR VIA UNDERMOUNT SOFFIT VENT
4	ALL EXTERIOR DOORS SHALL BE STEEL INSULATED OR EQUAL WITH WEATHERSTRIP
5	ALL WINDOW CODE NUMBERS ARE GENERIC NUMBERS UNLESS OTHERWISE NOTED. UNIT TO INCLUDE SCREENS AND EXTENSION JAMBS AS REQ. SUPPLIER TO CONFIRM UNIT NUMERS AND SIZINGS W/ GENERAL CONTRACTOR (GC) PRIOR TO FRAMING. WINDOW SUPPLIER TO VERIFY AT LEAST (1) ONE WINDOW IN ALL BEDROOMS TO MEET EGRESS CODE, WITH SILL HEIGHT NOT GREATER THAN 46" ABOVE FINISHED FLOOR. ALL HABITABLE ROOMS TO HAVE A MIN. OF 8% NATURAL LIGHT OF FLOOR AREA. BEDROOM AND/OR SLEEPING AREAS TO HAVE MIN. 3.5% VENTILATION OF FLOOR AREA
6	SAFETY GLAZING TO BE INSTALLED IN ANY DWELLING WINDOW THAT IS PART OF A TUB AND/OR SHOWER ENCLOSURE AND WITHIN 5'(60") VERTICALLY OF THE TUB OR SHOWER DRAIN
7	SAFETY GLAZING TO BE INSTALLED IN ANY WINDOW THAT IS WITHIN 4' (48") VERTICALLY AND 1'(12") HORIZONTALLY OF A STAIRWAY TREAD OR LANDING TO ADDRESS FALLS ON STAIRWAYS.
8	ALL ROOF TRUSS ENGINEERING AND LAYOUT IS TO BE COMPLETED BY TRUSS MANUFACTURER AND CONFIRMED BY GC PRIOR TO FRAMING. COPY OF TRUSS DRAWINGS AND LAYOUT TO BE AVAILABLE ON SITE UNTIL FRAMING INSPECTION IS COMPLETED.
9	ALL ROOF FRAMING MEMBERS SPANNING MORE THAN 6'(72") TO BE ANCHORED TO BEARING TOP WALL PLATES WITH ENGINEERED CLIPS, STRAPS OR HANGERS. (NOTE: TOE-NAILING IS NOT SUFFICIENT.)
10	ALL TJI JOISTS OR RAFTERS TO BE SIZED AND ENGINEERED PER MANUFACTURER'S REQUIREMENTS. INSTALLATION TO BE VERIFIED BY MANUFACTURER SYSTEM REQUIREMENTS AND VERIFIED BY GC AND SUPPLIER PRIOR TO START OF CONSTRUCTION.
11	ALL ANGLED WALLS ARE AT 45", UNLESS OTHERWISE NOTED OR DIMENSIONED.
12	SMOKE DETECTORS TO BE PROVIDED AT ALL LEVELS INCLUDING BASEMENT, AND ALL BEDROOMS. DETECTORS TO BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACK-UP

## GENERAL ELEVATION NOTES

1	SIDING AND ACCESSORIES - PER CONTRACT CORNERS - PER CONTRACT
2	BRICK / STONE VENEER AS SHOWN ON ELEVATIONS. CONFIRM ALL SUPPORT SYSTEM REQUIRED FOR VENEER PRIOR TO START OF CONSTRUCTION
3	ALUMINUM FASCIA AND SOFFIT (50% VENTING)
4	ROOF VENTING AS REQUIRED BY MANUFACTURER OF SELECTED SYSTEM TO MEET CODE REQUIREMENTS
5	ALL FLUTES, STACKS, AND GUTTERS/DOWNSPOUTS NOT SHOWN ON ELEVATIONS.
6	ALL ROOFING TO BE ASPHALT SHINGLES OVER 15# FELT: USE 90# FELT AND METAL AT ALL VALLEYS AND FLASHING AS REQUIRED. ICE AND WATER SHIELD AT ALL ROOF EDGES PER CODE
7	PROTECTIVE COVER REQUIRED OVER ANY EXPOSED BASEMENT INSULATING BOARD
8	ALL LANDSCAPED RETAINING WALLS AND/OR TREATED WOOD NAILING STRIPS IN CONCRETE WALLS SHALL BE SITE VERIFIED BY GENERAL CONTRACTOR AT TIME OF WALL POUR

## GENERAL MAIN FLOOR TAGS

- ◇ SHELF & POLE PER CONTRACT OR OWNER DIRECTION - SUPPLY BLOCKING AS REQUIRED
- ◇ LINEN/PANTRY - (4) SHELVES, AS WIDE (UP TO 24") AS ALLOWED BY CLOSET DEPTH (VIF)
- ◇ KITCHEN, BATH, LAUNDRY CABINETS - LAYOUTS PROVIDED BY SUPPLIER ALL CABINET LAYOUT AND DESIGN TO BE SUPPLIED BY SUPPLIER AND TO BE SITE VERIFIED AFTER FRAMING. ANY DETAILING PROVIDED BY DESIGNER IS A SUGGESTION ONLY AND MUST BE FINALIZED PRIOR TO ACTUAL CONSTRUCTION.....
- ◇ ALL DOORS BETWEEN GARAGE AREAS AND HOUSE AREAS TO HAVE MIN. 20 MIN. LABEL FOR BOTH DOOR AND FRAME..... THIS INCLUDES DOORS AT BOTTOM OF STAIRS FROM GARAGE TO BASEMENT AREAS.....
- ◇ ATTIC ACCESS SCUTTLES TO BE JAMBED AND CASED. ACCESS PANELS ON INTERIOR SPACES TO ATTIC AREAS NOT ACCESSIBLE FROM GARAGE MUST BE WEATHER STRIPPED AND PANELED

## TYPICAL WALL BRACING NOTES

-  NEW FRAMED EXTERIOR WALLS
-  NEW FRAMED INTERIOR WALLS
-  EXISTING WALLS

-ALL DIMENSIONS ARE STUD TO STUD OR STUD TO CENTERLINE OF OPENINGS UNLESS NOTED

-ALL HEADERS IN LOAD BEARING WALLS NOT NOTED TO BE (2) 2X10 HF SELECT. STRUCT.

-ALL HEADERS IN EXTERIOR WALLS NOT NOTED TO BE 2PLY 2X10 DF

-ALL LVL BEAMS SHOWN ARE 2.0E, 2900 FB MANUFACTURED BY LP SOLIDSTART ENGINEERED WOOD PRODUCTS

-BOTTOM OF NEW WINDOW HEADERS TO BE 7"11-1/2" ABOVE SUBFLOOR

-2X6 WALL W/POCKET DOOR - USE FLAT 2X4 STUDS VS METAL STUDS TO CREATE DOOR POCKET

## WALL BRACING NOTES

- ◇ -CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS (CS-WSP) MINIMUM BRACING THICKNESS - 3/8" FOR A MAX. OF 16" O.C. STUD SPACING & 7/16" FOR A MAX OF 24" O.C. STUD SPACING W/ CONTINUOUS WALL SHEATHING
- ◇ - FASTENERS: 6D COMMON NAIL OR 8D BOX NAIL (2 3/8" LONG X 0.113" DIAM.) OR 7/16" OR 1/2" CROWN 16 GAUGE STAPLES, 1 1/4" LONG, 6" O.C. ON ALL EDGES & 12" O.C. FIELD (NAILS), 3" O.C. ON ALL EDGES & 6" O.C. FIELD (STAPLES).
- ◇ -ALL VERTICAL JOINTS OF BRACED WALL PANELS SHALL OCCUR OVER COMMON STUD. HORIZONTAL JOINTS SHALL BE BACKED W/ 1 1/2" BLOCKING.
- ◇ -THE INTERIOR SIDE OF ALL EXTERIOR WALLS SHALL BE SHEATHED W/MIN. 1/2" GYPSUM WALL BOARD UNLESS OTHERWISE PERMITTED. ALL EDGES OF PANEL TYPE WALL BRACING SHALL BE ATTACHED TO FRAMING OR BLOCKING. SHEET INTERIOR WALLS WITH NEW SHEETROCK
- ◇ -EACH BRACED PANEL MAY CONTAIN NO MORE THAN ONE HOLE, HAVING A MAXIMUM DIMENSION OF NO MORE THAN 10% OF THE LEAST DIMENSION OF THE PANEL & CONFINED TO THE MIDDLE 3/4 OF THE PANEL.
- ◇ -ALL EXTERIOR WINDOW & DOOR HEADERS NOT SPECIFIED ARE TO BE DBL 2X10 DF
- ◇ -ALL NON FHA INTERIOR POSTS ARE TO BE VERSALAM COLUMNS
- ◇ -ALL POSTS MUST TRANSFER LOAD TO BEARING

## AREA CALCULATIONS

FINISHED	..... 2020 SF.....
UNFINISHED	..... N/A .....
GARAGE	..... 940 SF.....
PATIO	..... N/A .....
DECK	..... N/A .....
TOTAL	.....2143 SF.....

## DRAWING SYMBOLS

	CARDINAL MARKER		ELEVATION TAG
	DP - 50/50 DIAMOND PIER W/ 6X6 PT POST		F1 FOOTING TAG
	DP - 75/63 DIAMOND PIER W/ 6X6 PT POST		48" CONCRETE SONOTUBE W/ 6X6 PT POST
			A WALL TAG

## ABBREVIATIONS

#	POUNDS	DEMO	DEMOLISH/DEMOLITION	HVAC	HEATING, VENTILATION & AIR CONDITIONING	REQ	REQUIRED
@	AT	DF	DOUGLAS FIR	INT	INTERIOR	SS	SELECT STRUCT
ADJ	ADJUSTABLE	DIA	DIAMETER	KD	KILN DRIED	SPF	SPRUCE, PINE, FIR
ALUM	ALUMINUM	DIM	DIMENSION(S)	LVL	LAMINATED VENEER LUMBER	STL	STEEL
CLG	CEILING	DTG	DOWN TO GRADE	MAX	MAXIMUM	SYP	SOUTHERN YELLOW PINE
CMU	CONCRETE MASONRY UNIT	EXT	EXTERIOR	MIN	MINIMUM	T&G	TONGUE AND GROOVE
CONC	CONCRETE	FND	FOUNDATION	NTS	NOT TO SCALE	TYP	TYPICAL
CS-WSP	CONTINUOUS SHEATHING WOOD STRUCTURAL PANEL	GWB	GYPSUM WALL BOARD	O.C.	ON CENTER	W/	WITH
D	NAIL SIZE	HF	HEM FIR	PT	PRESSURE TREATED	WIC	WALK-IN CLOSET
DBL	DOUBLE	HT	HEIGHT	OSB	ORIENTED STRAND BOARD	XTG	EXISTING



Date:	Issue:
09-09-2025	Prelim.

**FRITZ RESIDENCE - ADU**  
952 Spaight St., Madison WI, 53703

Scale: AS SHOWN

Designer:

Drawn By:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CLIENT AND / OR CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. THE CLIENT AND / OR CONTRACTORS WILL ASSUME ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

Drawing:

TITLE PAGE

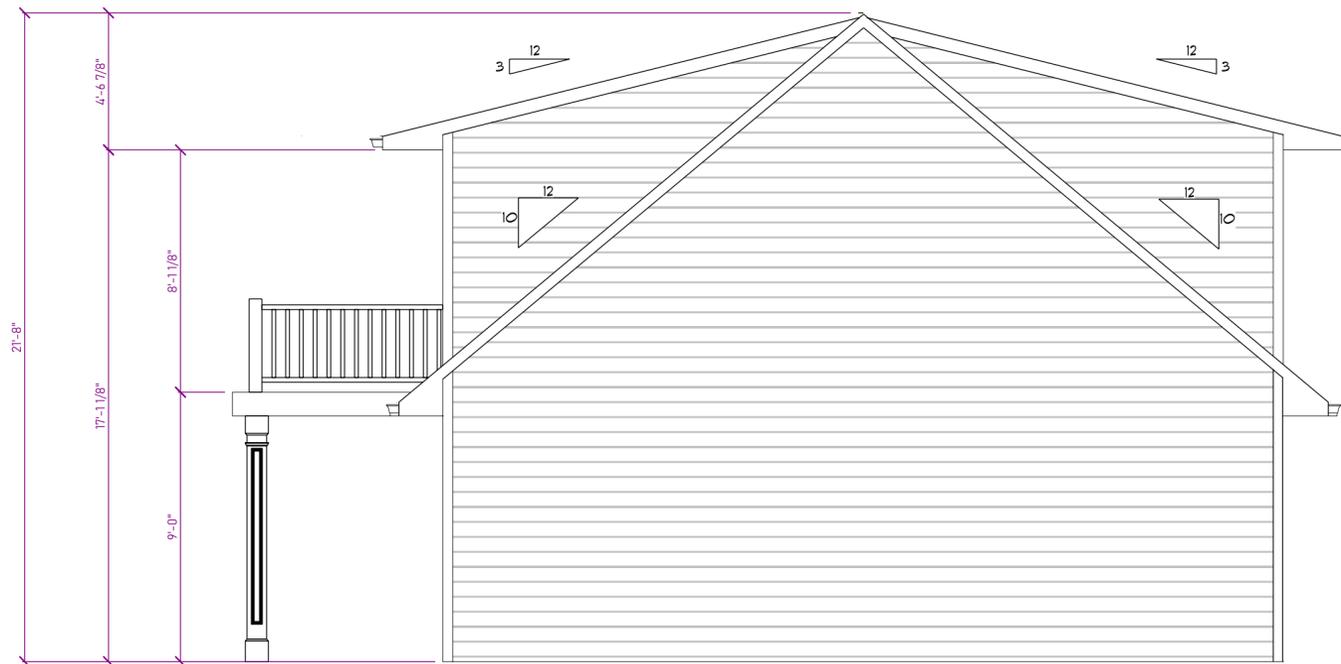
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**BREARLY STREET-FRONT ELEVATION**
  
 SCALE: 3/8" = 1'-0"



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

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952 Spaight St., Madison WI, 53703

**Scale:** AS SHOWN

**Designer:**

**Drawn By:** Andrew C. Edwin B.

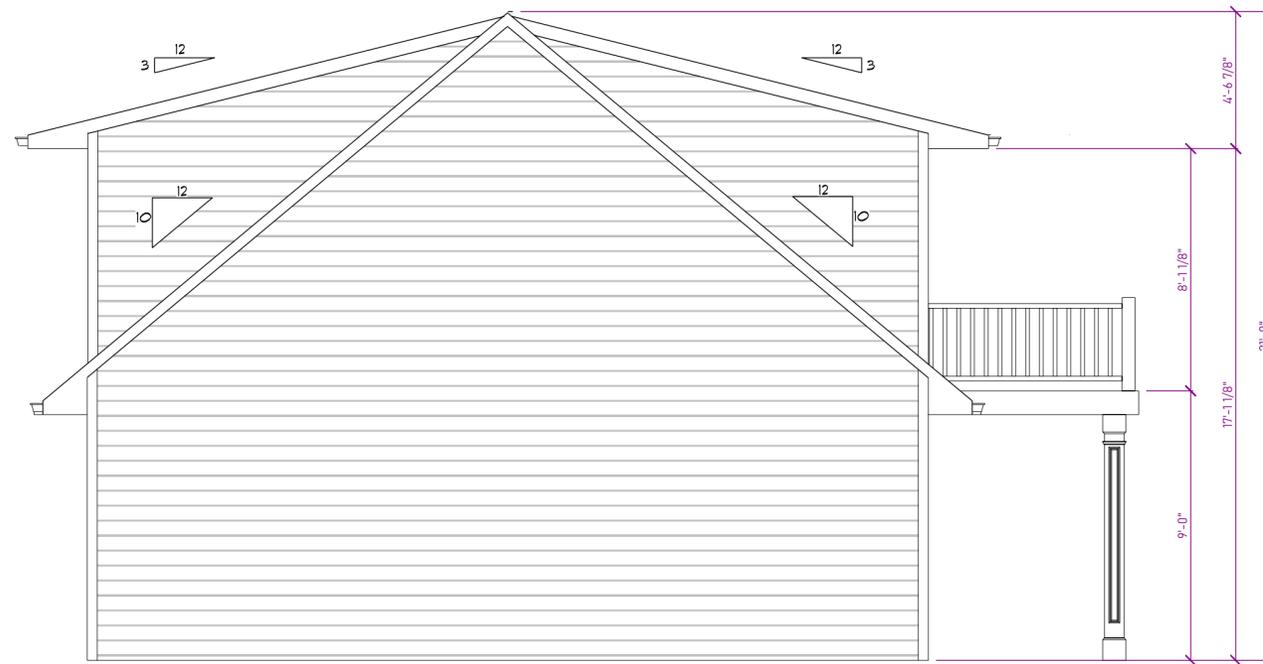
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**ELEVATION - REAR**
  
 SCALE: 3/8" = 1'-0"



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

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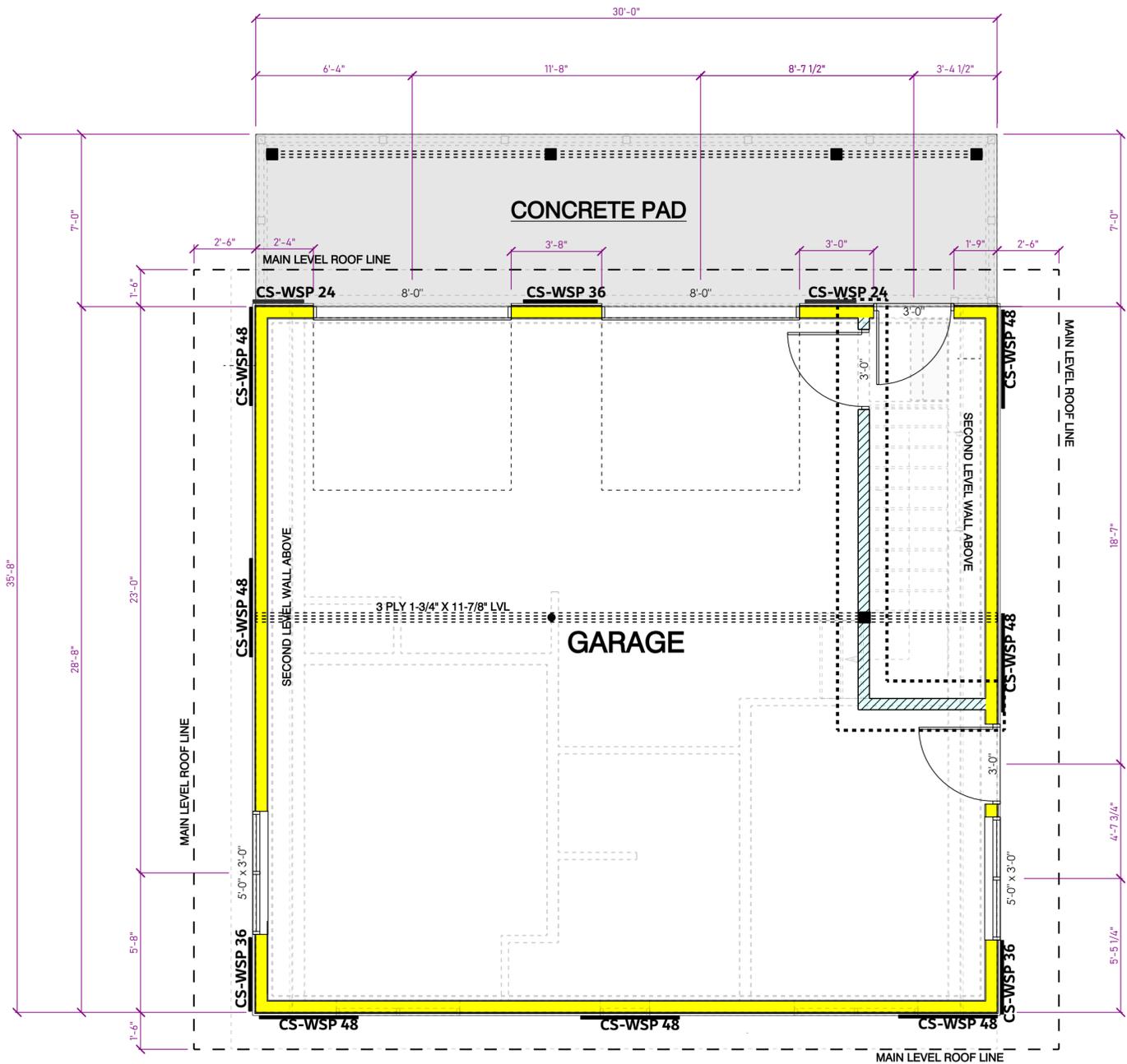
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**MAIN LEVEL**
  
 SCALE: 1/4" = 1'-0"

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09-09-2025	Prelim.

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Scale: AS SHOWN

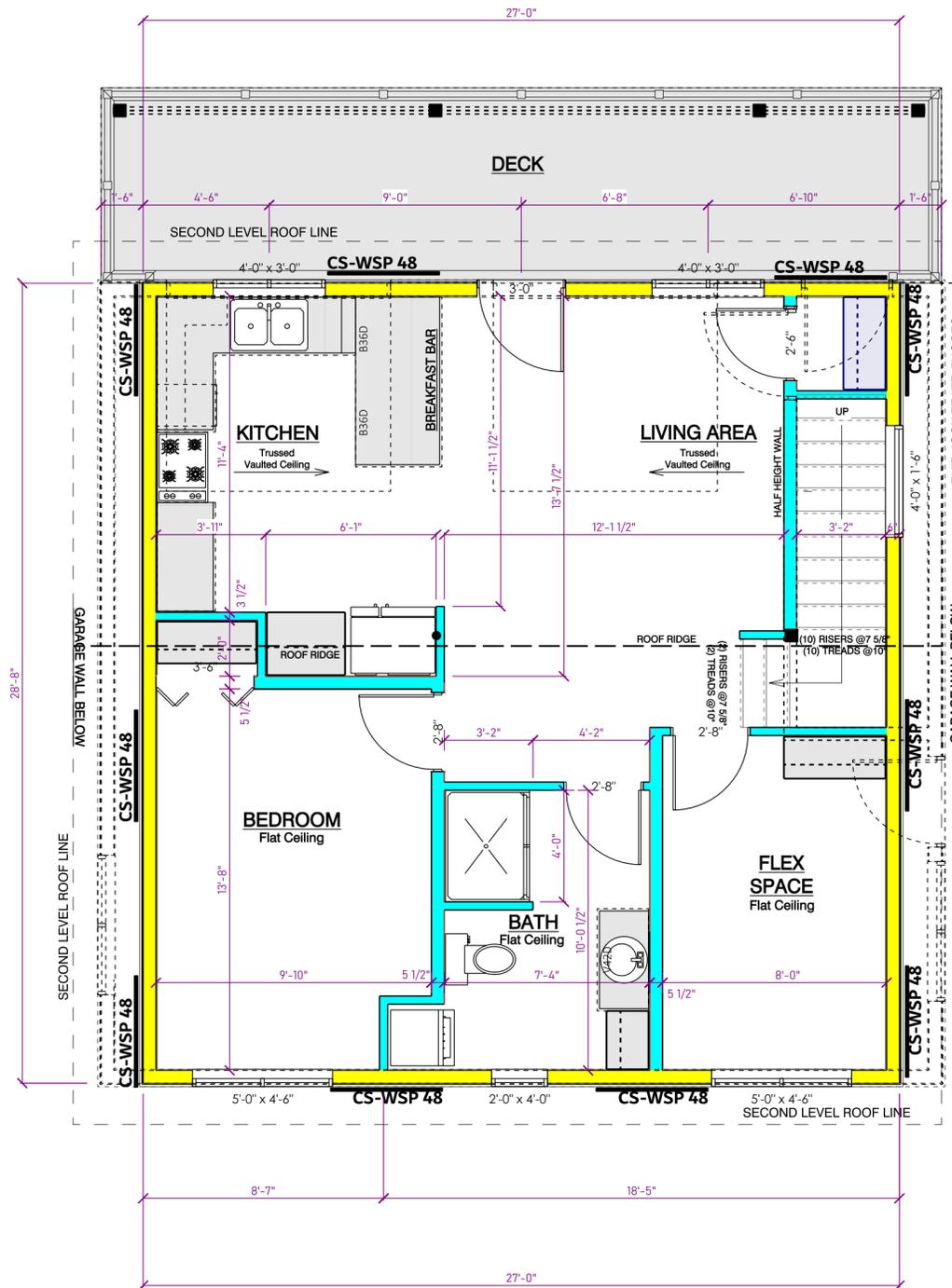
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Drawn By: Andrew C. Edwin B.

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Drawing:

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**SECOND LEVEL**  
SCALE: 1/4" = 1'-0"

**WALL BRACING NOTES:**

-Continuous Sheathing - Wood Structural Panels (CS-WSP) Minimum Bracing Thickness - 3/8" For A Max. Of 16" o/c Stud Spacing & 7/16" For A Max. Of 24" o/c Stud Spacing w/Continuous Wall Sheathing - Fasteners: 6d Common Nail Or 8d Box Nail (2 3/8" Long x 0.113" Diam.) Or 7/16" Or 1/2" Crown 16 Gauge Staples, 1 1/4" Long. 6" o/c On All Edges & 12" o/c Field (Nails). 3" o/c On All Edges & 6" o/c Field (Staples).

-All Vertical Joints Of Braced Wall Panels Shall Occur Over Common Stud. Horizontal Joints Shall Be Backed w/1 1/2" Thick Blocking.

-The Interior Side Of All Exterior Walls Shall Be Sheathed w/Min. 1/2" Gypsum Wall Board Unless Otherwise Permitted. All Edges Of Panel Type Wall Bracing Shall Be Attached To Framing Or Blocking. Sheet Interior Walls With new Sheetrock.

-Each Braced Panel May Contain No More Than One Hole, Having A Maximum Dimension Of No More Than 10% Of The Least Dimension Of The Panel & Confined To The Middle 3/4 Of The Panel.

-All Exterior Window & Door Headers Not Specified Are To Be DBL 2x10 DF

-All non FHA Interior Posts Are To Be Versalam Columns

-All Posts Must Transfer Load To Bearing

**NOTES:**

- New Framed Exterior Walls
- New Framed Interior Walls
- Existing Walls

-All Dimensions Are Stud To Stud Or Stud To Centerline Of Opngs. Unless Noted

-All Headers In Load Bearing Walls Not Noted To Be (2) 2x10 HF Select. Struct.

-All Headers In Exterior Walls Not Noted To Be 2ply 2x10 DF

-All LVL Beams Shown Are 2.0E, 2900 Fb Manufactured By LP SolidStart Engineered Wood Products

-Bottom Of New Window Headers To Be 7'11-1/2" Above Sub Floor

-New Windows To Be Composite Double Hung Units - Black

-2x6 Wall w/Pocket Door - Use Flat 2x4 Studs Vs Metal Studs To Create Door pocket

-All Exterior Posts And Beams To Be Wrapped With LP Smartside Trim

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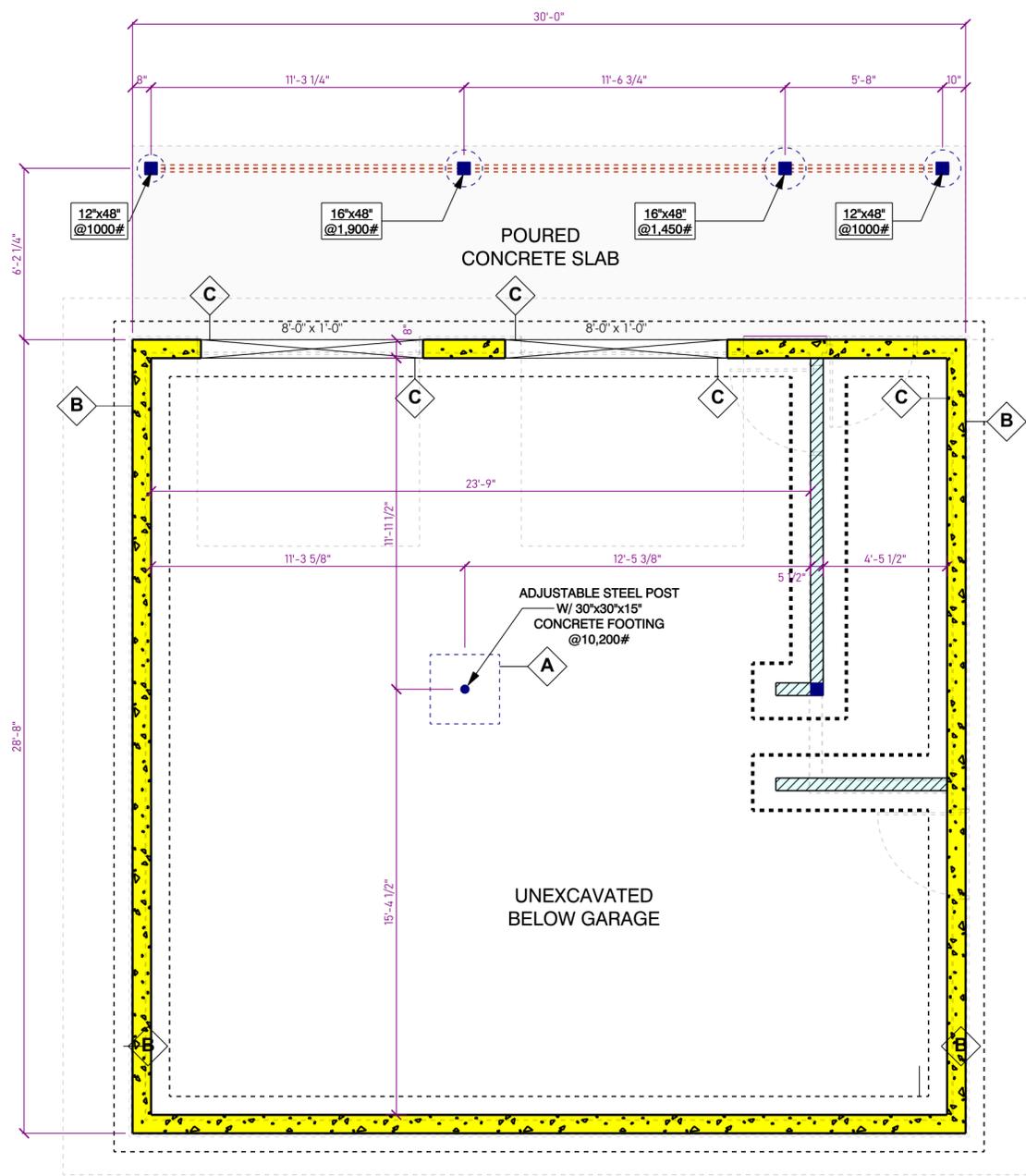
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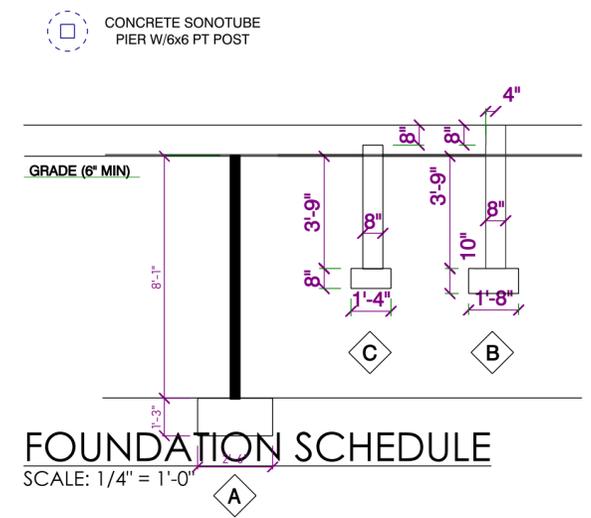
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**FOUNDATION**  
SCALE: 1/4" = 1'-0"



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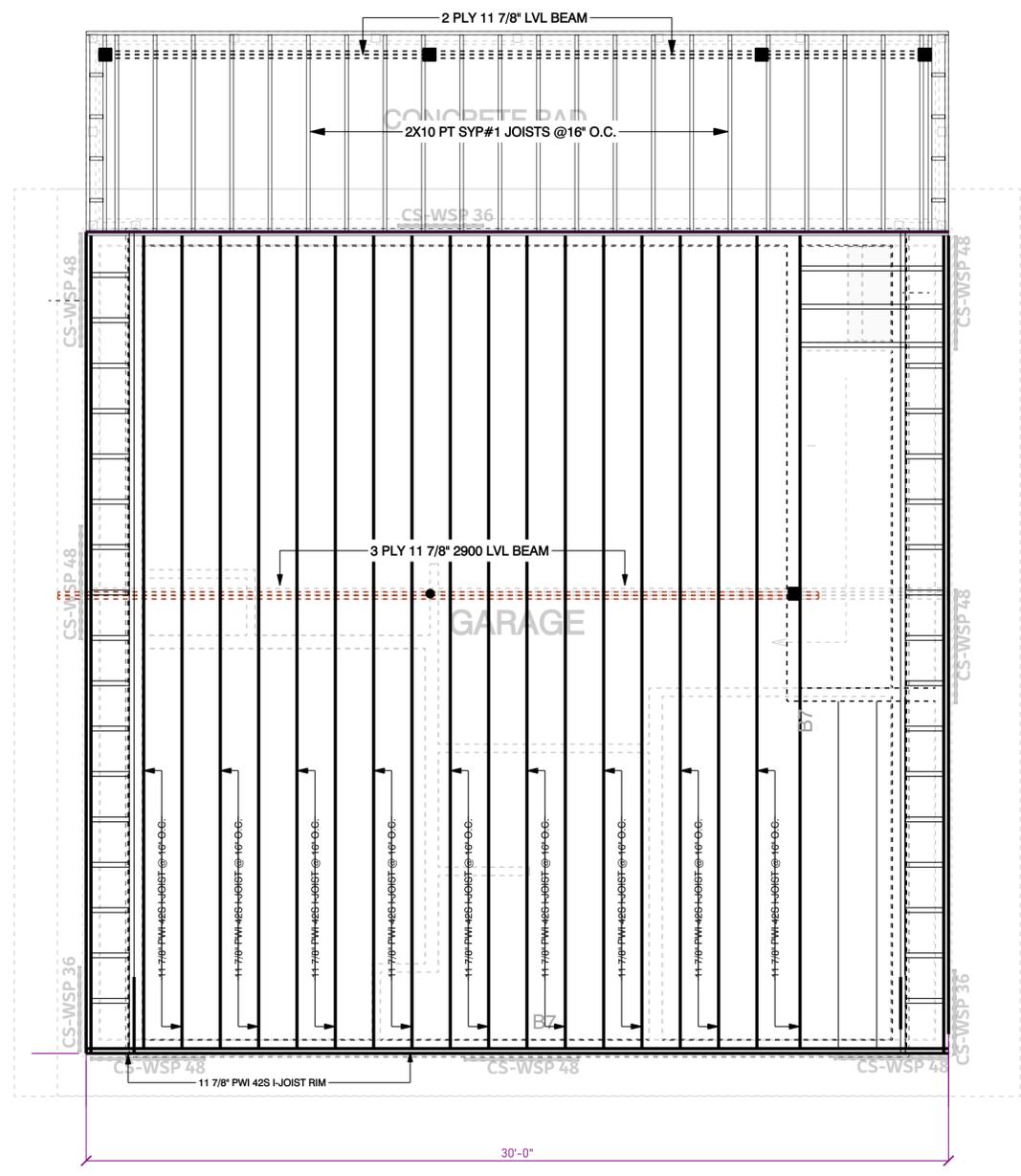
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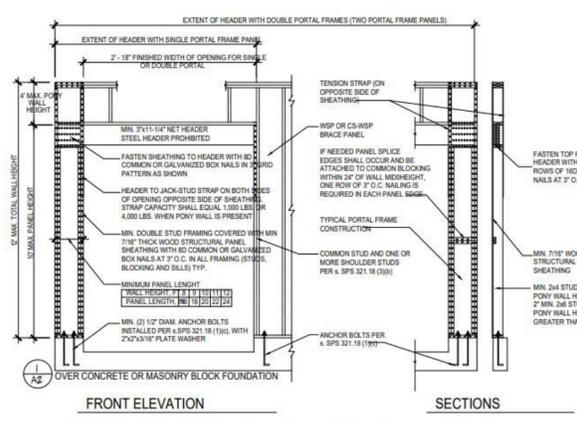
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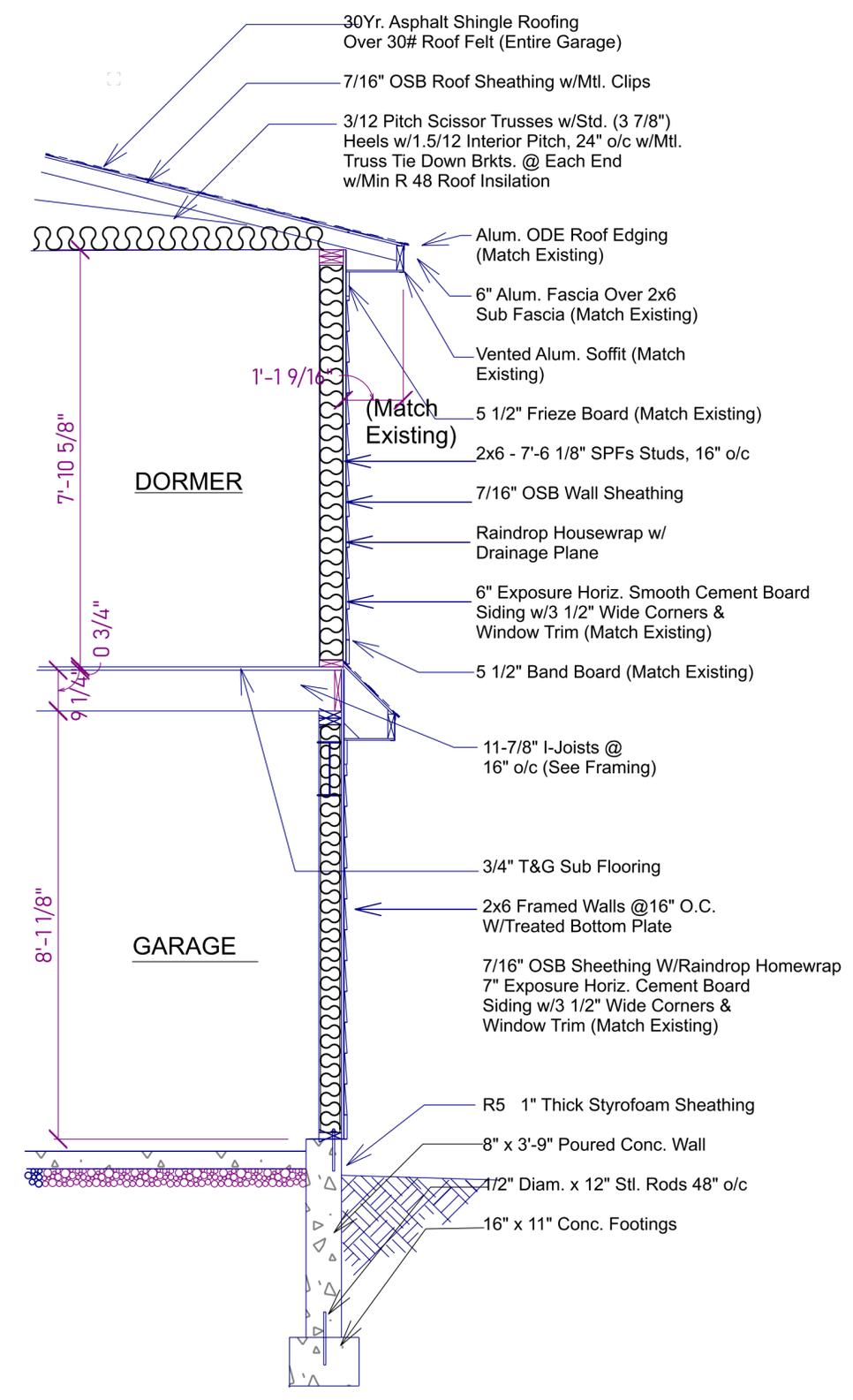
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**SECOND LEVEL - FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



**PF - PORTAL FRAME BRACE CONSTRUCTION**



**WALL SECTION**  
Scale: 1/2" = 1'-0"

Quote Number:

Date:

**Customer Information**

**Name:**

**Address:**

**Phone 1:**

**Phone 2:**

**Fax:**

**Contact:**

**Job Name:**

**Specifications**

U.D. = 37-1/2" x 81"; R.O. = 38-3/16" x 81-1/2"

O.M. of Brick Mould = 40-1/2" x 82-1/2"



Image is viewed from Exterior!

Lead Time: Call to verify

**Comment:** ground floor entry and man door

Item Description	Qty
3' 0" x 6' 8" BLS-2 Panel Square Top (2-Panel Square Top) Belleville Smooth Fiberglass Door - Left Hand Outswing	2
2-3/4" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing)	2
Set of Oil Rubbed Bronze (US10B) Ball Bearing w/NRP Hinges	2
Primed FrameSaver Frame - 6-9/16" Jamb w/Primed Brick Mould Exterior Trim (Applied)	2
Beige Compression Weatherstrip	2
Bumper - Mill Finish Sill	2

Quote Number:

Date:

**Customer Information**

Name:

Address:

Phone 1:

Phone 2:

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Job Name:

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Image is viewed from Exterior!

Lead Time: Call to verify

**Comment:** grg to stairwell door

Item Description	Qty
3' 0" x 6' 8" BLS-2 Panel Square Top-20MIN (2-Panel Square Top) Belleville Smooth Fiberglass (20-Minute) Door - Right Hand Outswing	1
2-3/4" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing)	1
Set of Oil Rubbed Bronze (US10B) Ball Bearing w/NRP Hinges	1
Primed FrameSaver Frame - 4-9/16" Jamb {20-Minute Label} w/Primed Brick Mould Exterior Trim (Applied)	1
Beige Compression Weatherstrip	1
Bumper - Mill Finish Sill	1