



ROCHESTER

JAEGER RESIDENCE

ABBREVIATIONS

ADJ.	Adjustable	DBL.	Double	FLR.	Floor
ASPH.	Asphalt	DET.	Detail	FLUOR.	Fluorescent
BSMT.	Basement	DH	Double Hinged	FTG.	Footing
BTM.	Bottom	DIA.	Diameter	GALV.	Galvanized
BTW.	Between	DISH.	Dishwasher	G. & N.	Glued & Nailed
CANT.	Cantilever	DN.	Down	G. & S.	Glued & Screwed
C.J.	Control Joint	DRY.	Dryer	G.L.L.	Gas Log Lighter
CLG.	Ceiling	EA.	Each	HDR.	Header
CLER.	Ceramic	ELEV.	Elevation	INSUL.	Insulation
CHM.	Chimney	ENT.	Entertainment	INT.	Interior
C.O.	Cased Opening	EXP.	Exposure	JOIST	Joist
COMB.	Combination	EXT.	Exterior	L.V.L.	Laminated Veneer Lumber
COMP.	Compact	F.C.	Floor Change	LIN.	Linen
CONC.	Concrete	F/G	Fiberglass	LIV.	Living
CSD.	Cased	FIN.	Finished	MAX.	Maximum
CPT.	Carpet	FIXT.	Fixture	MBR.	Master Bedroom
C.T.	Ceramic Tile	J.	Joist	M.C.	Medicine Cabinet
MAR.	Marble	REF.	Refrigerator	W.W.M.	Welded Wire Mesh
MICRO.	Microwave	RM.	Room	U.L.	Underlayment
MIL.	.001 inch	R.O.	Rough Opening	UNEX.	Unexcavated
MIN.	Minimum	R.S.	Rough Sawn	WASH.	Washer
MISC.	Miscellaneous	SEC.	Second	WD.	Wood
M.O.	Masonry Opening	SH.	Single Hinged	LAM.	Laminate
N.O.	Number	SHWR.	Shower	W.F.	Wide Flange
N.T.S.	Not To Scale	S.L.	Side Lite	MISCELLANEOUS ABBREVIATIONS	
O.C.	On Center	STA.	Stationary	Ø	At
O.H.D.	Overhead Door	STD.	Standard	⊕	Center Line
OPG.	Opening	STL.	Steel	1-SH	One shelf
P.C.	Pull Chain	STRUCT.	Structural	2-SH	Two shelves
PIC.	Picture	T.C.	Trash Compactor	3-SH	Three shelves
POLY.	Polyethylene	T. & G.	Tongue & Grooved	4-SH	Four shelves
PROJ.	Projection	TRANS.	Transom	5-SH	Five shelves
RAD.	Radius	TRAP.	Trapezoid	1-SH/PO	One Shelf/1 Pole
RAFT'S	Rafters	W.H.	Water Heater	2-SH/PO	Two Shelves/2 Poles
				W/	With

FABRICATION NOTES

TRUSS FABRICATION:
THE TRUSS MANUFACTURER IS RESPONSIBLE TO DESIGN AND DETAIL THE ROOF TRUSS SYSTEM. THE ROOF TRUSS SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A COMPLETE ROOF PLAN INDICATING ALL TRUSS SIZED, LOCATIONS, CONNECTIONS, IMPOSED LOADS, AND BEARING REQUIREMENTS. THE TRUSS SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, SNOW, WIND, AND UPLIFT LOADS AS REQUIRED BY ALL APPLICABLE MUNICIPAL CODES. TRUSS MANUFACTURER SHALL SUBMIT 2 SETS OF SEALED SHOP DRAWINGS TO LOOS CUSTOM HOMES LLC AND THE ARCHITECT FOR APPROVAL OF ROOF TRUSSES AND BEAMS PRIOR TO SUBMITTAL TO CITY. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS ARE REQUIRED, LOOS CUSTOM HOMES LLC AND ARCHITECT SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTION.

WALL PANEL FABRICATION:
THE WALL PANEL MANUFACTURER IS RESPONSIBLE TO DESIGN AND DETAIL THE STRUCTURES WALL PANELS. THE WALL PANEL SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A WALL PANEL PLAN INDICATING ALL STRUCTURAL HEADER AND BEAM SIZING, LOCATIONS, CONNECTIONS, IMPOSED LOADS, AND BEARING REQUIREMENTS. THE WALL PANEL SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, WIND, AND SEISMIC LOADS AS REQUIRED BY ALL APPLICABLE MUNICIPAL CODES. WALL PANEL MANUFACTURER SHALL SUBMIT 2 SETS OF SEALED BEAM AND HEADER CALCULATIONS WITH WALL PANEL SHOP DRAWINGS TO LOOS CUSTOM HOMES LLC AND THE ARCHITECT FOR APPROVAL OF WALL PANELS PRIOR TO SUBMITTAL TO CITY. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS ARE REQUIRED, LOOS CUSTOM HOMES LLC AND ARCHITECT SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTION.

FLOOR JOIST FABRICATION:
THE FLOOR JOIST MANUFACTURER/SUPPLIER IS RESPONSIBLE TO DESIGN AND DETAIL THE STRUCTURES FLOOR SYSTEM. THE FLOOR SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A COMPLETE FLOOR JOIST PLAN INDICATING ALL STRUCTURAL BEAM SIZING, BLOCKING LOCATIONS, CONNECTIONS, IMPOSED LOADS, AND BEARING REQUIREMENTS. THE FLOOR JOISTS SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE & DEAD LOADS AS REQUIRED BY ALL APPLICABLE MUNICIPAL CODES. IN ADDITION, FLOOR JOISTS MUST BE SIZED FOR A LIVE LOAD MINIMUM DEFLECTION OF L/480. FLOOR JOIST MANUFACTURER/SUPPLIER SHALL SUBMIT 2 SETS OF SEALED BEAM CALCULATIONS WITH FLOOR JOIST PLAN DRAWINGS TO LOOS CUSTOM HOMES LLC AND THE ARCHITECT FOR APPROVAL OF FLOOR JOIST SYSTEM PRIOR TO SUBMITTAL TO CITY. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS ARE REQUIRED, LOOS CUSTOM HOMES LLC AND ARCHITECT SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTION.

APPLICABLE BUILDING CODES

THE FOLLOWING MASTER SET COMPLYS WITH THE FOLLOWING CODES AS APPLICABLE IN THE FOLLOWING STATES:

STATE OF WISCONSIN
STATE OF WISCONSIN BUILDING CODE CHAPTERS 20 THRU 25
STATE OF WISCONSIN PLUMBING CODE CHAPTERS 81 TO 95
STATE OF WISCONSIN BUILDING CODE CHAPTERS 16
STATE OF WISCONSIN BUILDING CODE CHAPTERS 61-25
SEALS / ENDORSEMENTS

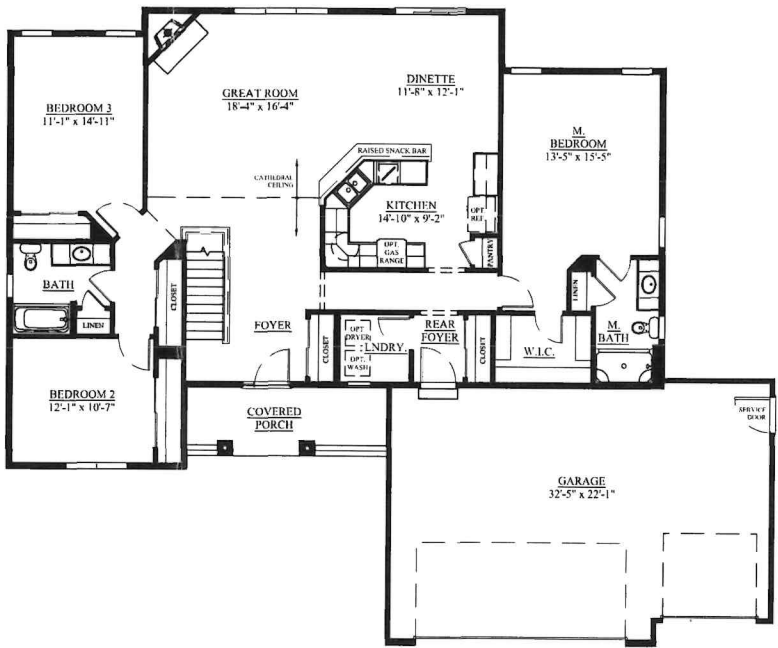
DWELLING SQUARE FOOTAGES

Elevation 1 Square Footages

LIVING AREAS	SQUARE FOOTAGE
AREA	
FIRST FLOOR LIVING AREA	1806 SF
TOTAL LIVING AREA	1806 SF

NON-LIVING AREAS	SQUARE FOOTAGE
AREA	
GARAGE AREA	712 SF
COVERED PORCH AREA	104 SF

ILLUSTRATIONS



FIRST FLOOR LAYOUT

PROJECT INFORMATION

JAEGER RESIDENCE
BROOKSTONE MEADOWS
LOT 187
ROSEWOOD AVE.
LAKE MILLS, WI

JOB NUMBER: 14015

INDEX OF DRAWINGS

Sheet Number	Sheet Title
CS	Coversheet
Rochester Architectural Drawings	
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A4	FIRST FLOOR BRACING PLAN
Rochester Electrical Drawings	
E1	BASEMENT & FIRST FLOOR ELECTRICAL PLANS
Rochester Section & Detail Drawings	
D1	TYPICAL WALL SECTIONS & DETAILS
D2	BUILDING DETAILS



JAEGER RESIDENCE
BROOKSTONE MEADOWS
LOT 187
ROSEWOOD AVE.
LAKE MILLS, WI

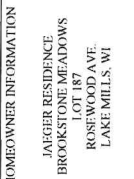
MODEL / SERIES
THE ROCHESTER

SHEET TITLE
COVERSHEET

NO.	DATE	DESCRIPTION OF REVISION	BY	DATE
1	02.27.14	PLANDRAFT	KAR	
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3				
4				
5				

JOB NUMBER
14015

SHEET NUMBER
CS



MODEL / SERIES

THE ROCHESTER

SHEET TITLE

EXTERIOR ELEVATIONS -
ROOF PLAN - ELEVATION 1

5	DATE	REVISION	BY
4	DATE	REVISION	BY
3	DATE	REVISION	BY
2	DATE	REVISION	BY
1	02.27.14	PLAN DRAFT	KMK
NO	DATE	DESCRIPTION OF REVISION	BY

DRAWN BY: ****

ISSUE DATE: ****

JOB NUMBER
14015

SHEET NUMBER

A1



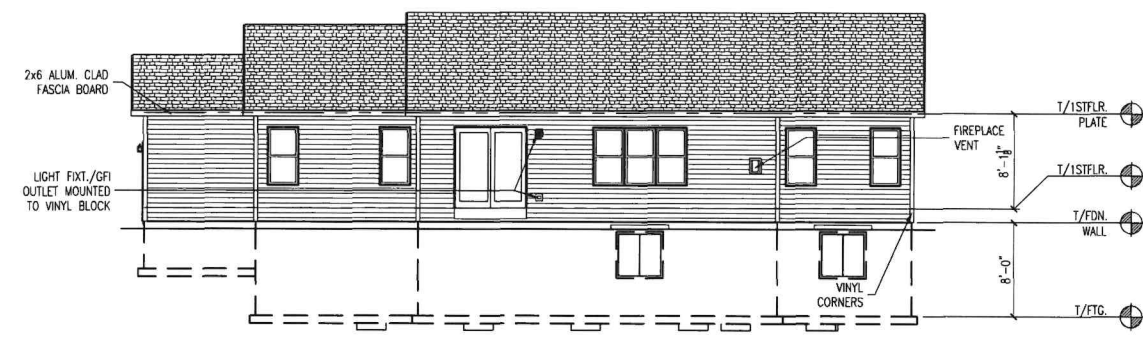
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LANDSCAPING NOTES

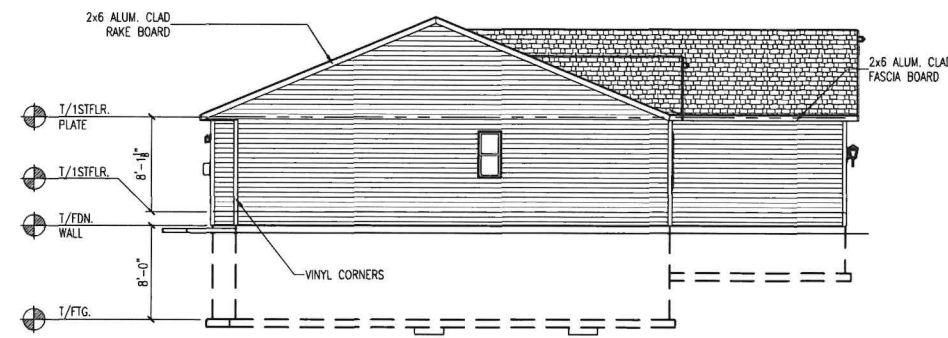
- YARD TO HAVE MIN. 3" OF TOPSOIL (FROM ROUGH GRADING)
- SEEDED YARD TO BE COVERED WITH STRAW OR HYDO-SEEDING
- USE T-MATting WHERE REQUIRED BY STEEP INCLINES
- STRAW BALES TO BE SET UNDER GUTTER DOWNSPOUTS TO PREVENT WASH-OUTS



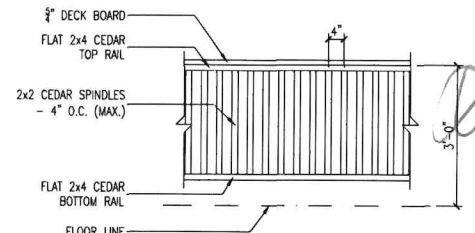
ELEVATION 1
FRONT ELEVATION
SCALE: $1/4" = 1'-0"$



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

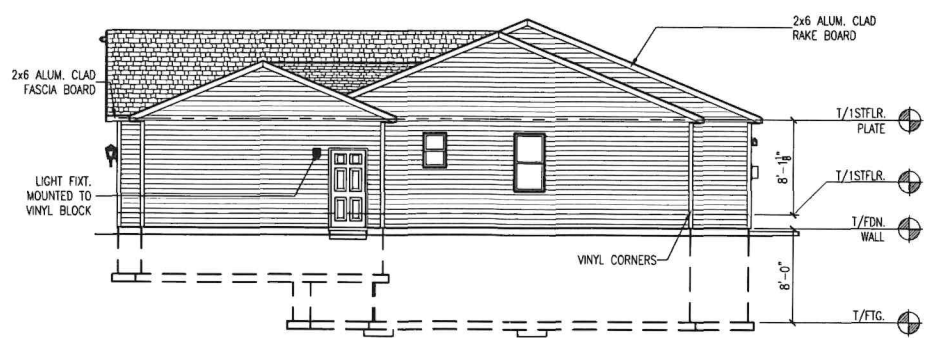


ELEVATION 1
LEFT ELEVATION
SCALE: $1/8" = 1'-0"$

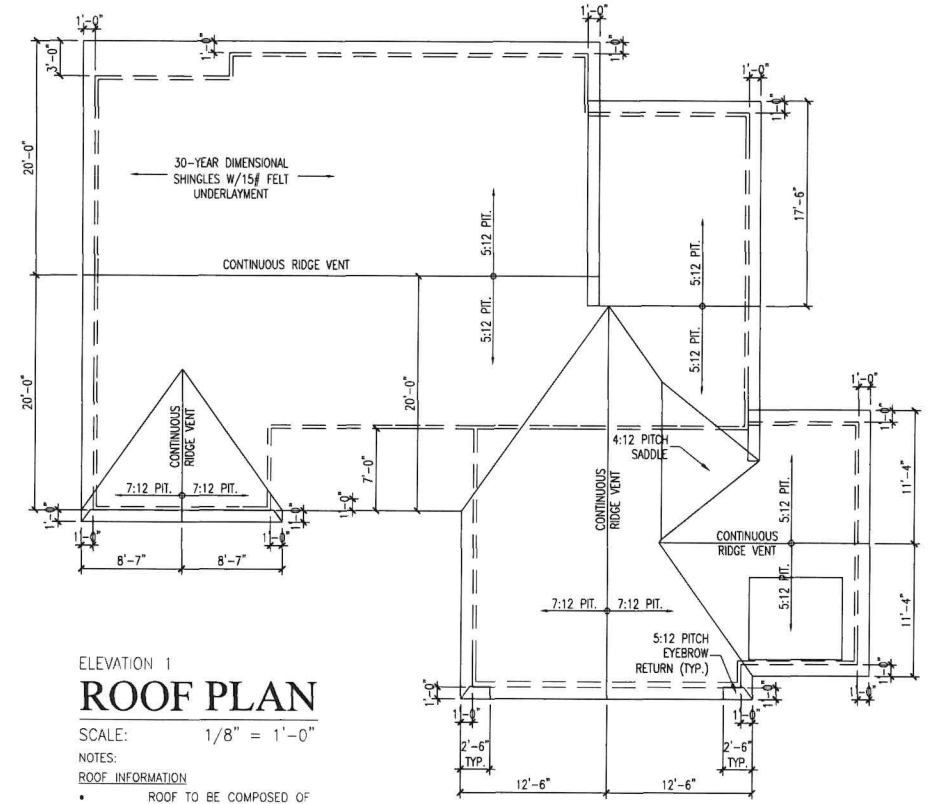


RAILING DETAIL

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



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



ELEVATION 1
ROOF PLAN

SCALE: $1/8" = 1'-0"$

NOTES:
ROOF INFORMATION

- ROOF TO BE COMPOSED OF PRE-ENGINEERED TRUSSES @ 24" O.C.
- TRUSS MANUFACTURER TO VERIFY TRUSSES TO NOT INTERFERE WITH HVAC SUPPLY TRUNK LINE(S). REFER FLOOR PLANS FOR CHASE LOCATION



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WALL LEGEND

- DENOTES CONTINUOUSLY SHEATHED WALL PER COMM21.25(6)(B)4
- DENOTES 4" OF WOOD STRUCTURAL PANEL SHEATHING, 1x4 LET-IN BRACING OR METAL "T" BRACING
- 4" OF 1/2" GYPSUM WALL BOARD APPLIED TO BOTH SIDES OF WALL
- DENOTES INTERIOR BEARING WALL

FOUNDATION PLAN

SCALE: 1/4" = 1'-0" (1/8" = 1'-0" 11"x17")

NOTES:

WALL INFORMATION

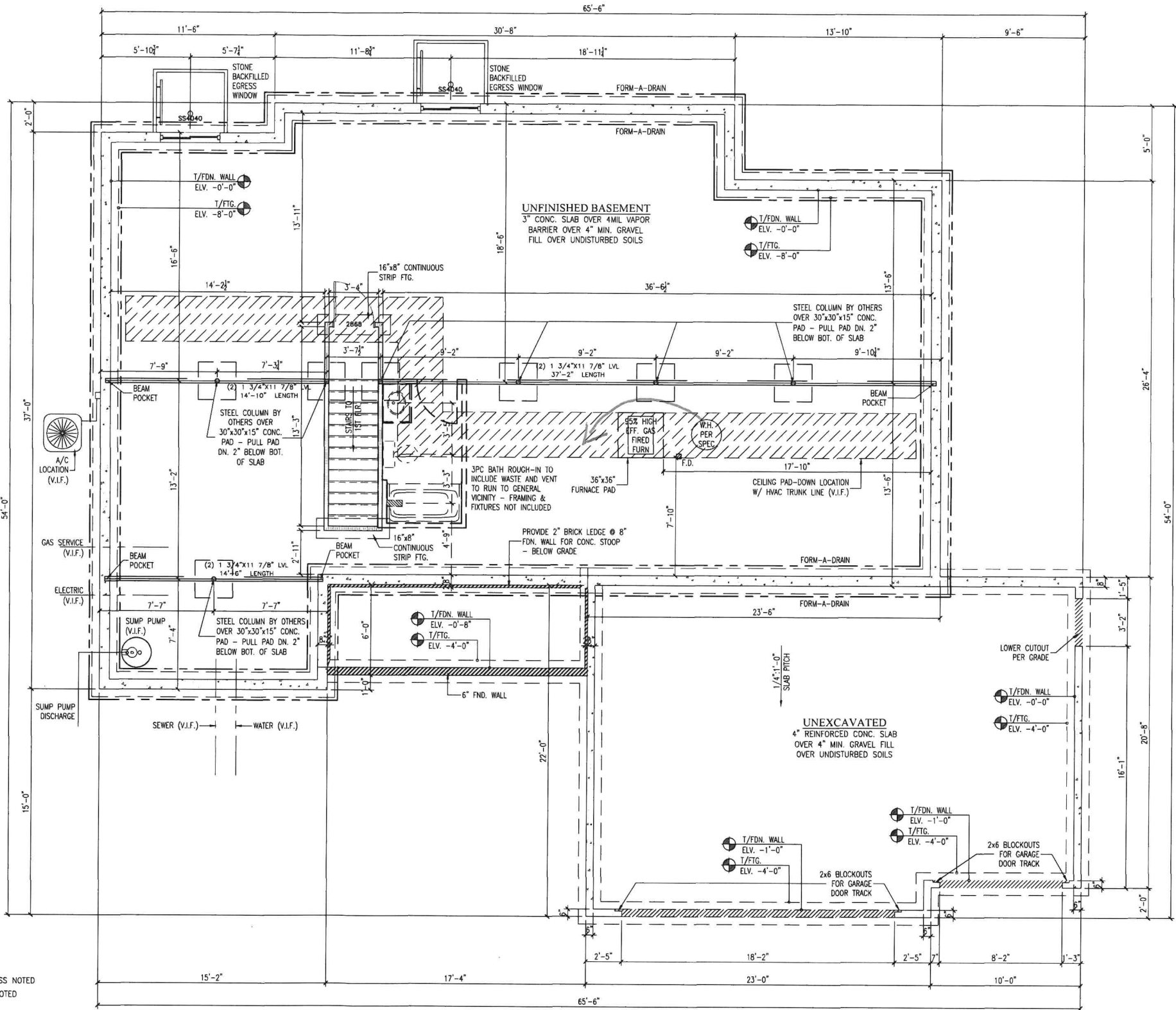
- MAIN HOUSE CONCRETE WALLS: 8" 3000psi POURED CONCRETE WALL @ 8'-0" UNLESS NOTED
- GARAGE CONCRETE WALLS: 8" 3000psi POURED CONCRETE WALL @ 4'-0" UNLESS NOTED

STAIR INFORMATION

- REFER TO FIRST FLOOR PLAN FOR STAIR INFORMATION

PLAN INFORMATION

- REFER TO TYPICAL WALL SECTIONS ("D" SHEETS) FOR ADDITIONAL FOUNDATION INFORMATION
- ALL DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD OR FACE TO FACE OF CONCRETE
- THE CONDITIONS LISTED HERE ARE STANDARD FOR THIS PLAN ELEVATION(S). EXCEPTIONS ARE NOTED ON THE PLAN



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HOMEOWNER INFORMATION

JAUGER RESIDENCE
BROOKSTONE MEADOWS
LOT 187
ROSEWOOD AVE.
LAKE MILLS, WI

MODEL / SERIES

THE ROCHESTER

SHEET TITLE

FOUNDATION PLAN

NO.	DATE	DESCRIPTION OF REVISION	BY	ISSUE DATE
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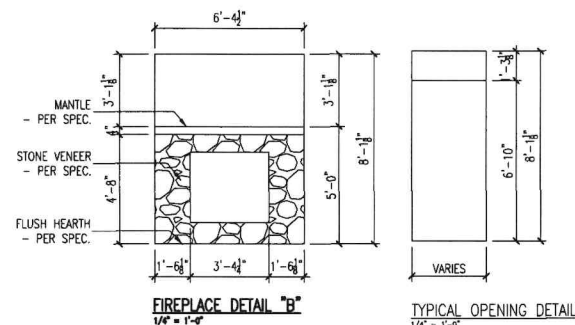
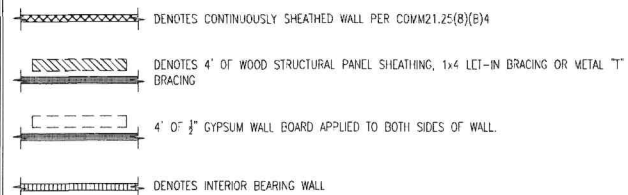
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14015

SHEET NUMBER

A2



WALL LEGEND



INTERIOR PANEL: 3/4\"/>

LANDSCAPING NOTES

- YARD TO HAVE MIN. 3\"/>

FIRST FLOOR PLAN

SCALE: 1/4\"/>

NOTES:

FLOOR SYSTEM INFORMATION

- FIRST FLOOR: 11 7/8\"/>

ROOF INFORMATION

- REFER TO ROOF PLAN FOR ROOF INFORMATION

WALL INFORMATION

- FIRST FLOOR EXTERIOR WALLS: 92 3/8\"/>

WINDOW INFORMATION

- ALL WINDOW TYPE AND SIZED SHOWN ARE FOR PLY GEM WINDOWS - REFER TO CATALOG FOR DETAILS - ALL WINDOW CALLOUTS IN GENERIC SIZES: FEET_INCHES(WIDTH)_FEET_INCHES(HEIGHT)
- ALL WINDOW HEADER OPENINGS TO BE 6\"/>

DOOR INFORMATION

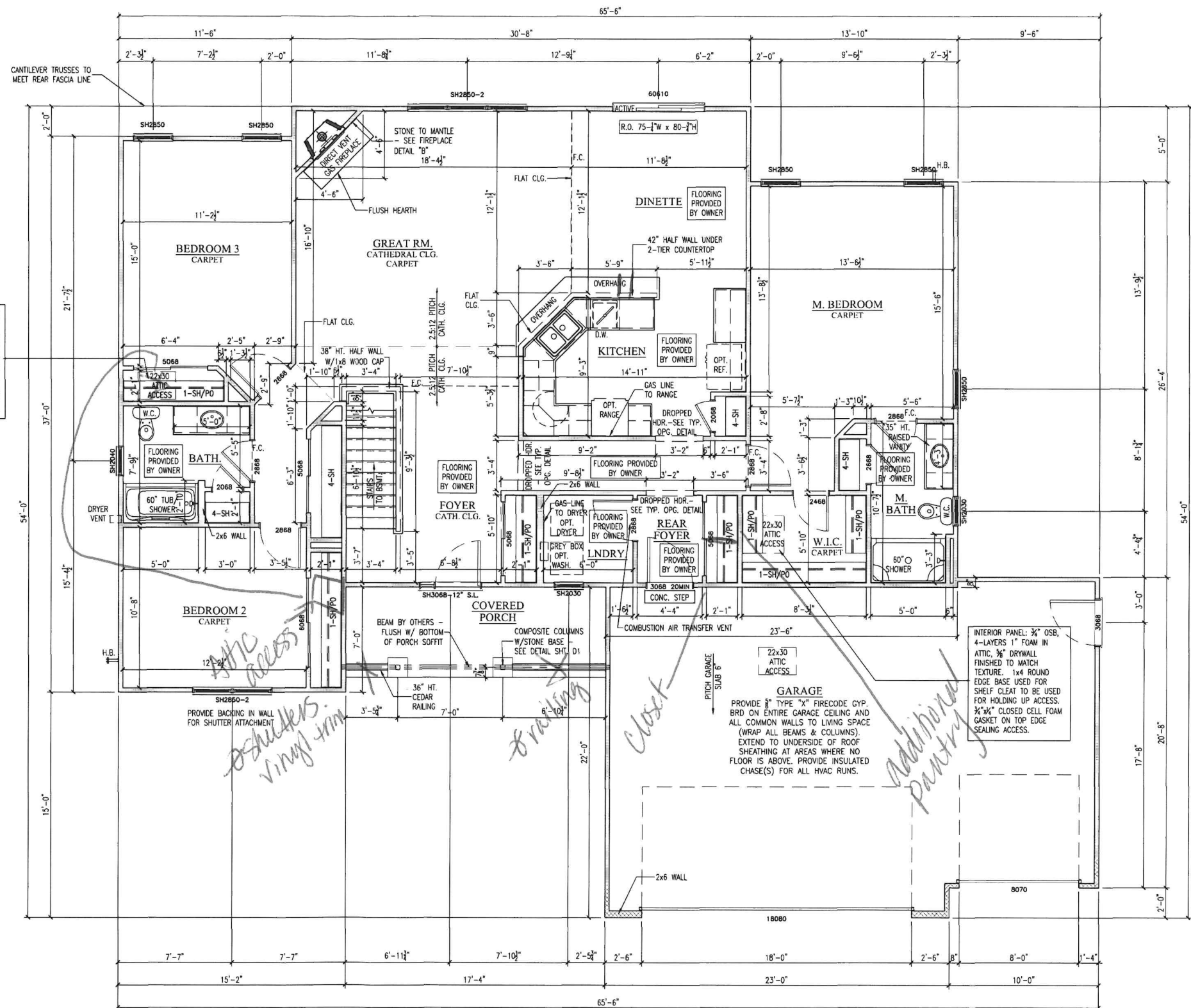
- ALL BI-FOLD DOOR ROUGH OPENINGS TO BE 1 1/4\"/>

STAIR INFORMATION

- BASEMENT TO FIRST FLOOR: 14 RISERS @ 8\"/>

PLAN INFORMATION

- ALL DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD
- THE CONDITIONS LISTED HERE ARE STANDARD FOR THIS PLAN ELEVATION(S). EXCEPTIONS ARE NOTED ON THE PLAN



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HOMEOWNER INFORMATION
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LOT 187
ROSEWOOD AVE.
LAKE MILLS, WI

MODEL / SERIES
THE ROCHESTER

SHEET TITLE
FIRST FLOOR PLAN

NO.	DATE	DESCRIPTION OF REVISION	BY	ISSUE DATE
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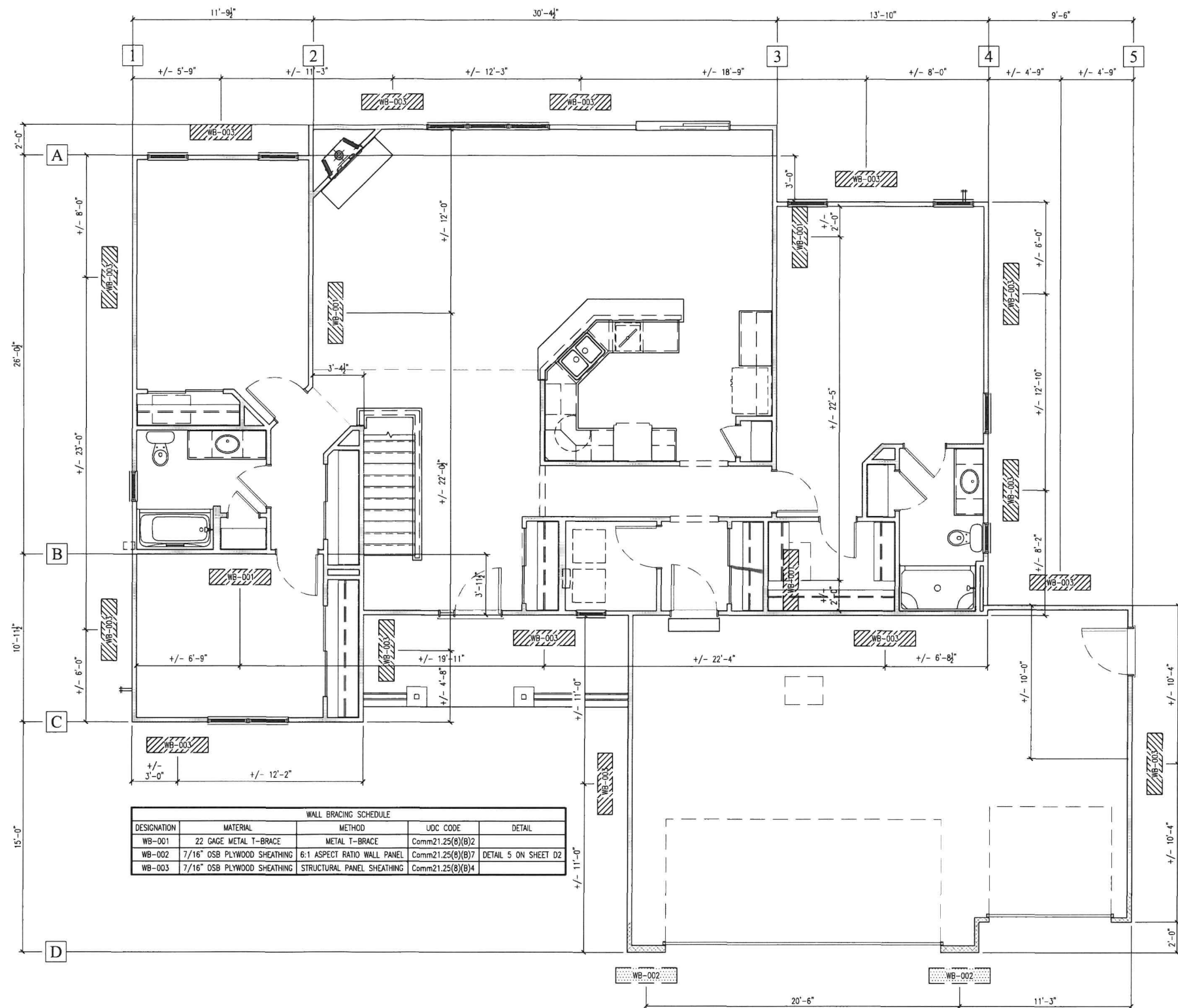


 DENOTES CONTINUOUSLY SHEATHED WALL PER COMM21.25(E)F4

 DENOTES 4' OF WOOD STRUCTURAL PANEL SHEATHING, 1x4 LET-IN BRACING OR METAL "T" BRACING

 4' OF 1/2" GYPSUM WALL BOARD APPLIED TO BOTH SIDES OF WALL.

 DENOTES INTERIOR BEARING WALL



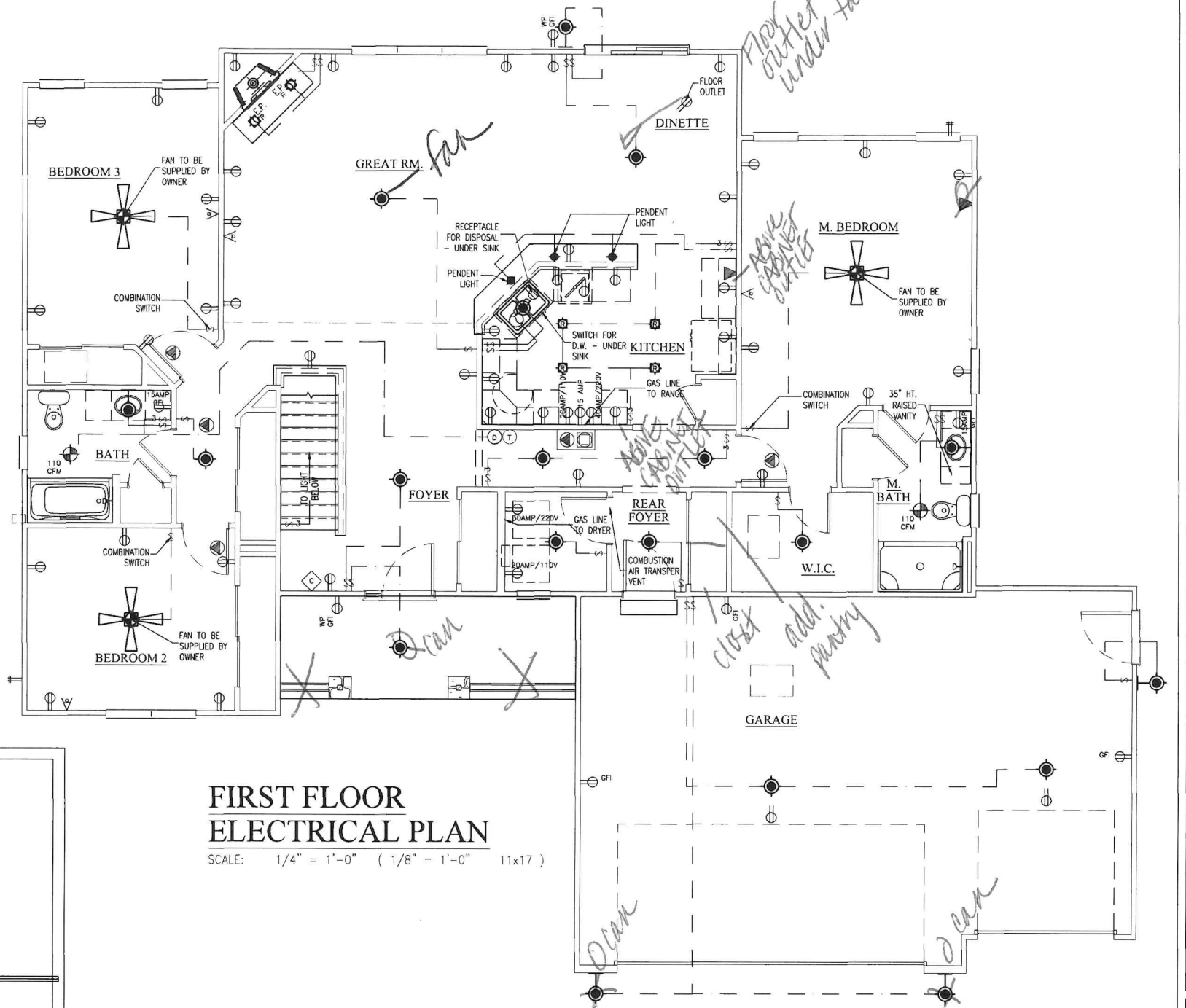
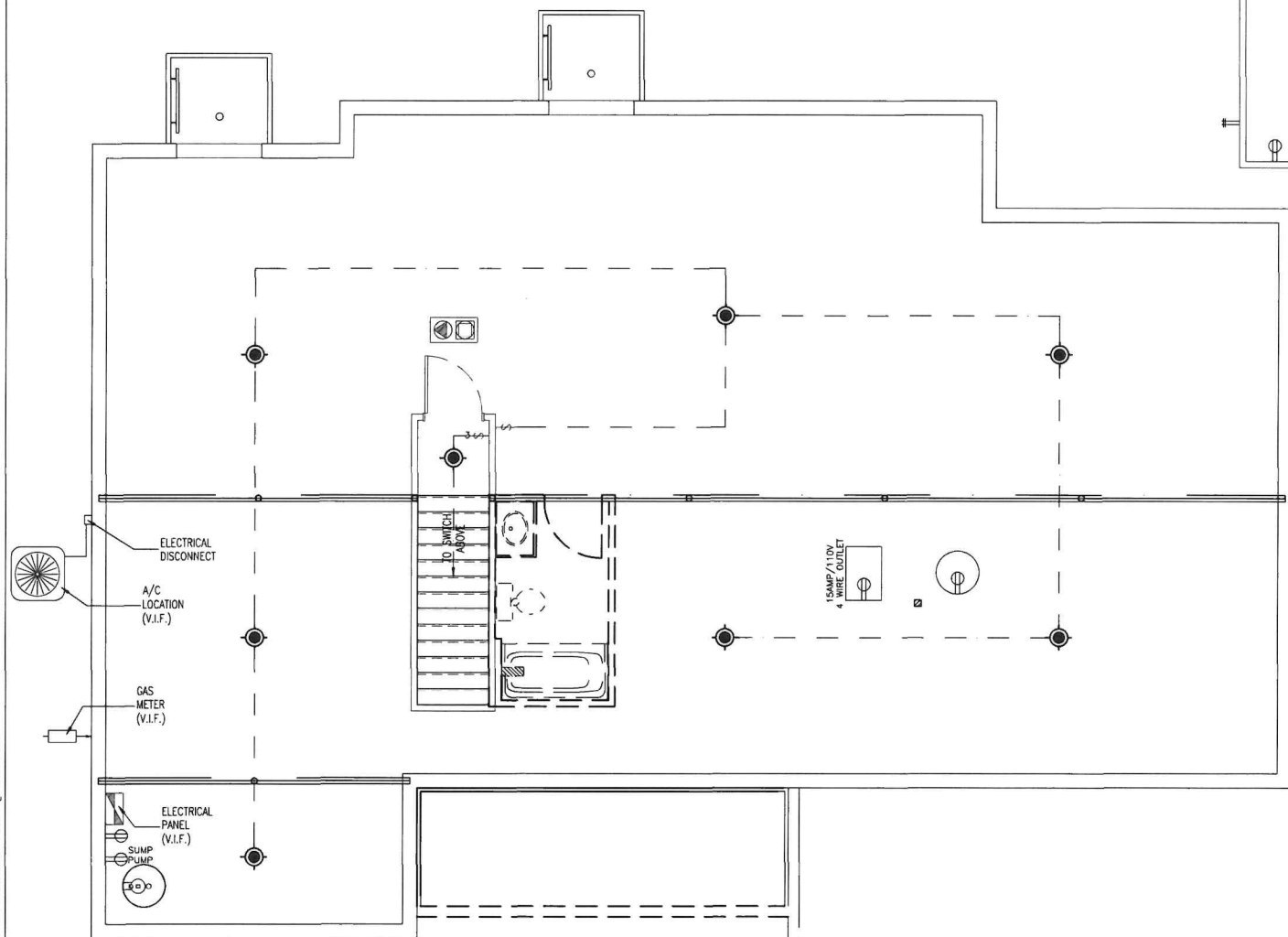
SCALE: $1/4" = 1'-0"$ ($1/8" = 1'-0"$ 11"x17")



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BASEMENT ELECTRICAL PLAN

SCALE: 1/4" = 1'-0" (1/8" = 1'-0" 11x17)



FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0" (1/8" = 1'-0" 11x17)

ELECTRICAL SYMBOLS

	SINGLE POLE SWITCH	GFI	INDICATES GROUND FAULT INTERRUPT		SEC P	SECURITY PANEL		SMOKE DETECTOR / CARBON MONOXIDE SENSOR
	THREE WAY SWITCH	WP	INDICATES WATERPROOF		R	RECESSED CAN FIXTURE		1 x 2 FLUORESCENT PACKAGE
	FOUR WAY SWITCH		DISPOSAL			DECORATIVE CEILING FIXTURE		HEAT LAMP/TIMER PACKAGE
	DIMMER SWITCH ROTARY		DOOR BELL CHIMES		CFP	CEILING FAN ONE SWITCH		FAN / HEAT LAMP / TIMER PACKAGE
	DIMMER SWITCH SLIDE		TELEVISION OUTLET		LCCP	CEILING FAN W/LIGHT TWO SWITCHES		FAN / LIGHT
	DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR		TELEPHONE OUTLET					PULL CHAIN FIXTURE
	SINGLE OUTLET (15-20 AMP)		DEDICATED TELEPHONE OUTLET					DECORATIVE WALL FIXTURE
	DUPLEX OUTLET (15-20 AMP) ONE HALF SWITCHED		STRUCTURAL WIRING SINGLE CoTSE/RG6 DUPLEX			1 x 4 FLUORESCENT PACKAGE		GARAGE DOOR OPENER
	DUPLEX OUTLET (15-20 AMP) FLOOR MOUNTED		STRUCTURAL WIRING DUAL CoTSE/RG6 DUPLEX			2 x 4 FLUORESCENT PACKAGE		ELECTRICAL METER
	CENTRAL VAC, GAS COOK TOP, WASHER MICROWAVE (110V-20 AMP) DEDICATED		SPEAKER					ELECTRICAL PANEL(40C/32-8) 200 AMP SERVICE
	ELECTRIC COOK TOP, ELECTRIC DRYER (220V-30 AMP) DEDICATED		THERMOSTAT			CEILING MOUNTED SMOKE DETECTOR		DEHUMIDISTAT
	ELECTRIC RANGE (220V-40 AMP) DEDICATED		PHOTOCELL			CARBON MONOXIDE DETECTOR		DOORBELL PUSH BUTTON
								GARAGE DOOR OPENER PUSH BUTTON



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HOMEOWNER INFORMATION
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LOT 187
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LAKE MILLS, WI

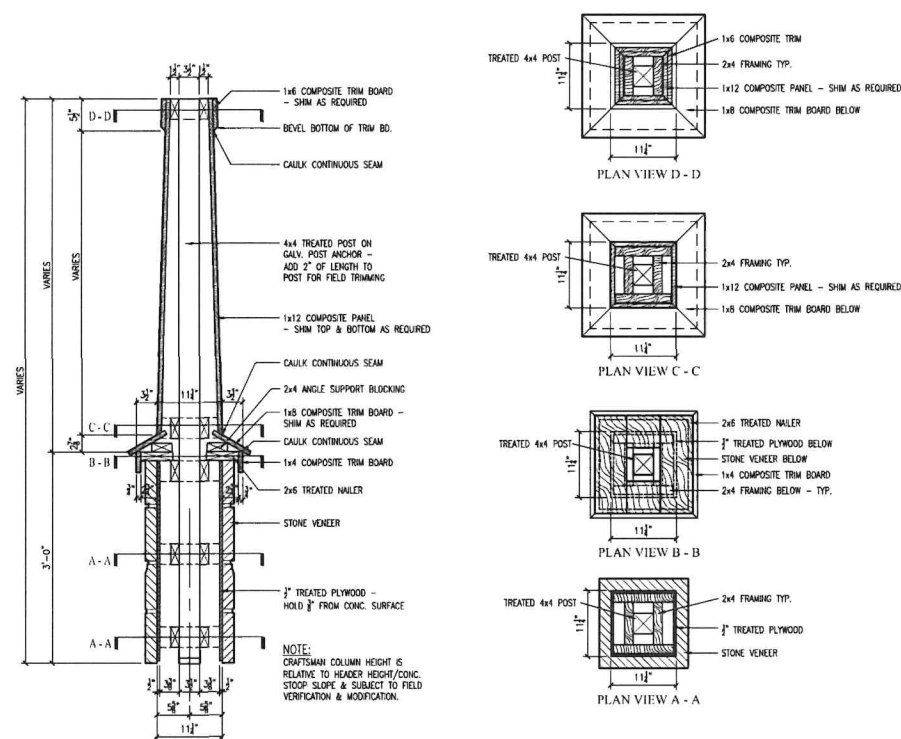
MODEL / SERIES
THE ROCHESTER

SHEET TITLE
BASEMENT & FIRST FLOOR
ELECTRICAL PLANS

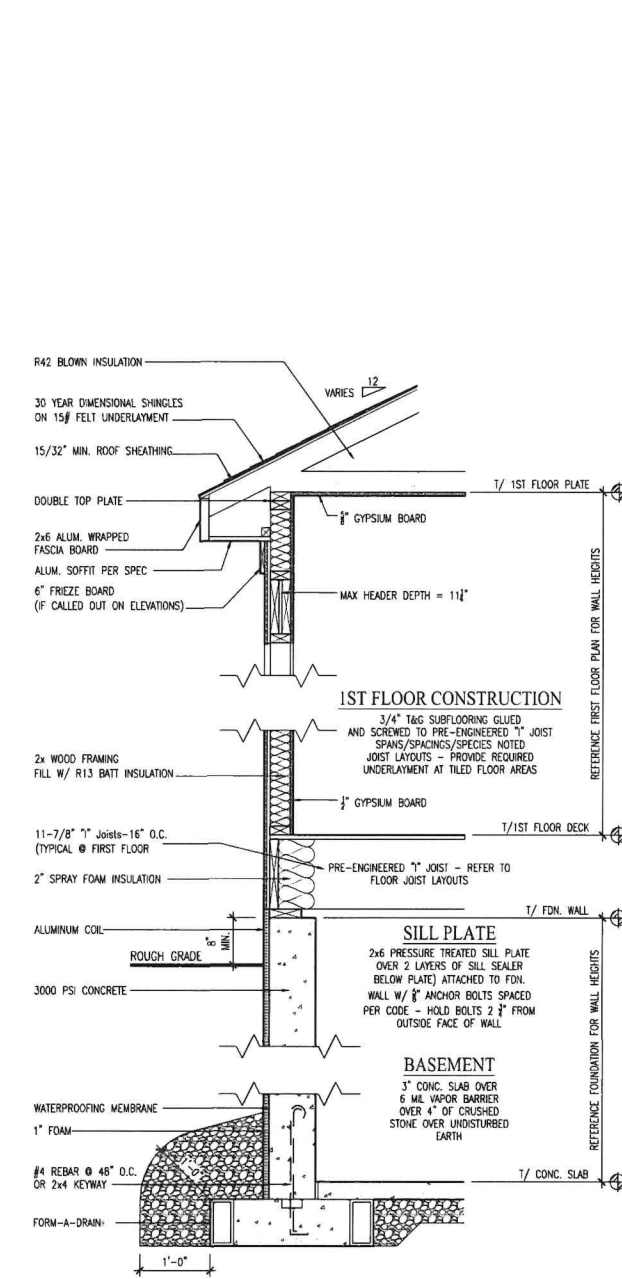
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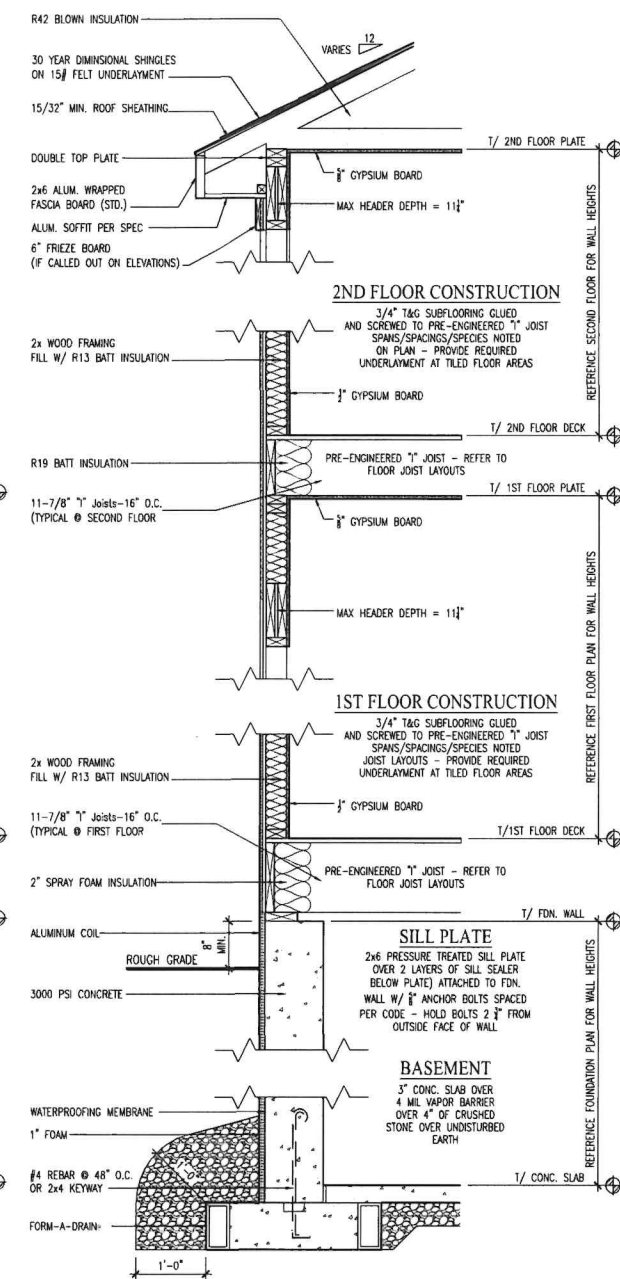


COLUMN W/ STONE BASE BUILD-OUT
SCALE: 3/4" = 1'-0"



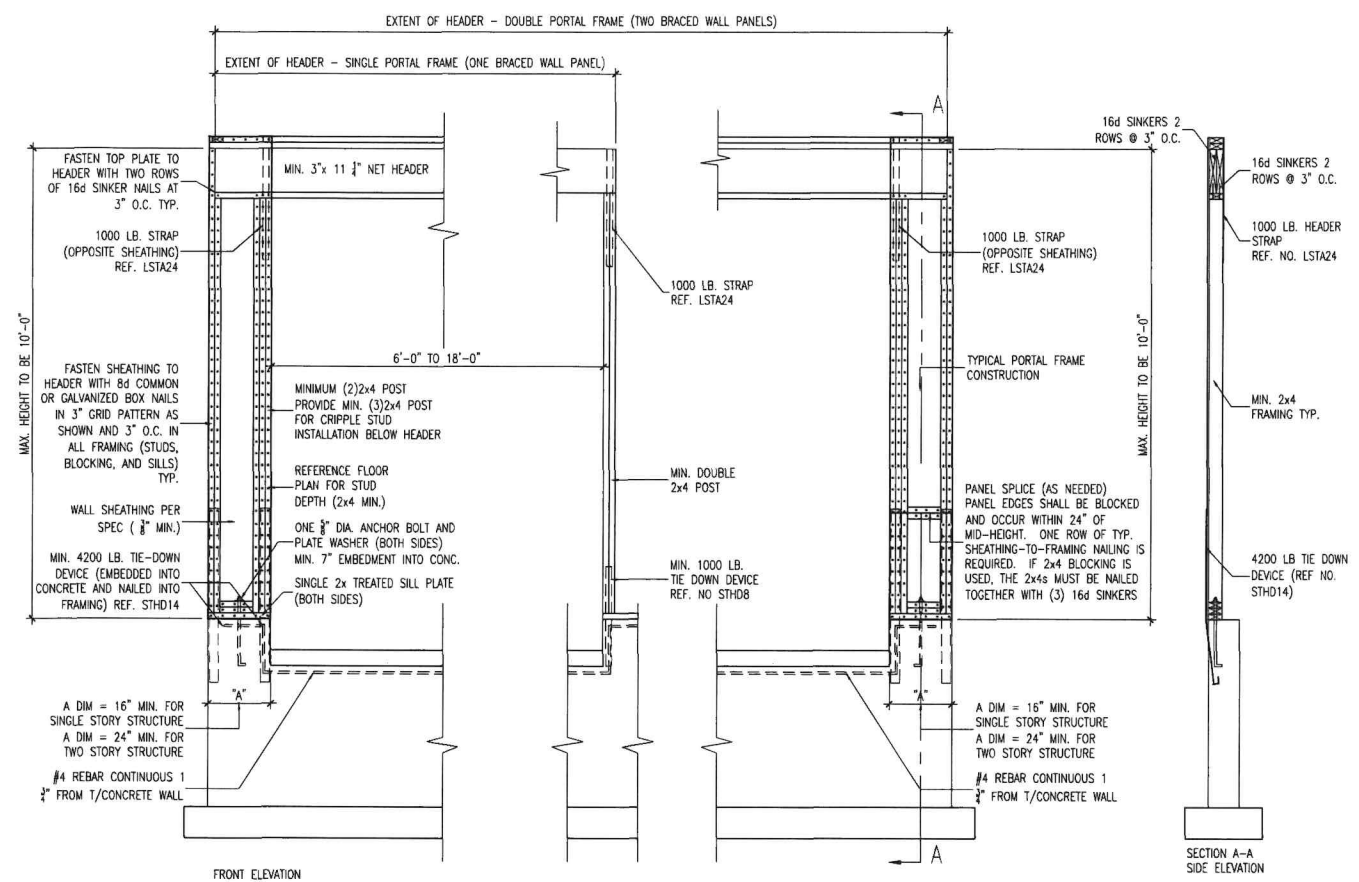
TYPICAL WALL SECTION
SCALE: 3/4"=1'-0"

FINISH PER ELEVATION OVER BUILDING HOUSEWRAP OVER 1" RG SHEATHING OVER 1/8" OSB OVER 2x4 STUDS @ 16" O.C. (UNLESS NOTED IN PLAN OR SPECS.). PROVIDE MIN. OF R13 BATT INSULATION IN 2x4 WALLS/ R19 BATT INSULATION IN 2x6 WALLS - W/ INTEGRAL V.B. TO ROOM SIDE AND 1/2" DRYWALL FINISH



TYPICAL WALL SECTION
SCALE: 3/4"=1'-0"

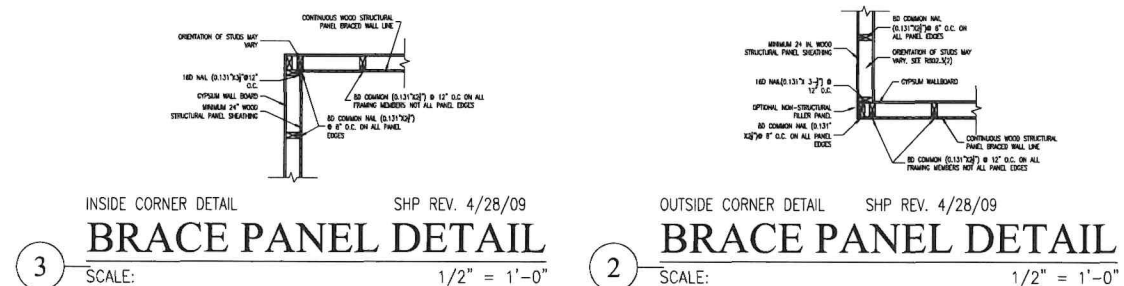
FINISH PER ELEVATION OVER BUILDING HOUSEWRAP OVER 1" R6 SHEATHING OVER $\frac{7}{16}$ " OSB OVER 2x4 STUDS @ 16" O.C. (UNLESS NOTED IN PLAN OR SPECS.). PROVIDE MIN. OF R13 BATT INSULATION IN 2x4 WALLS/ R19 BATT INSULATION IN 2x6 WALLS - W/ INTEGRAL V.B. TO ROOM SIDE AND $\frac{1}{2}$ " DRYWALL FINISH



ALTERNATE BRACING METHOD WITH EXTENDED HEADER AND TIE DOWNS SHP REV. 5/3/09

1

CODE REFERENCES
WISCONSIN UNIFORM BUILDING CODE (ONE AND TWO STORY DWELLINGS) Comm 21.25-E
2006 INTERNATIONAL RESIDENTIAL BUILDING CODE R602.10.6.2



INSIDE CORNER DETAIL SHP REV. 4/28/09

SHP REV. 4/28/09

OUTSIDE CORNER DETAIL SHP REV. 4/28/09

SHP REV. 4/28/09

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

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

GYPSUM WALLBOARD
TO COMMON WALL
(0.131"x3/8") @ 8" O.C. ON
ALL PANEL EDGES

GARAGE CORNER DETAIL SHP REV. 4/28/09

BRACE PANEL DETAIL

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

MINIMUM WALL STUD FRAMING SIZE & GRADE (NOMINAL)	MAXIMUM PONY WALL HEIGHT (FT)	MAXIMUM TOTAL WALL HEIGHT (FT)	MAXIMUM OPENING WIDTH (FT)	BASIC WIND SPEED (mph)	
				EXPOSURE C	
				90	100
				STRAP CAPACITY REQ. (lb)	
2x4 Stud No. 2 Grade	0'-0"	10'-0"	18'-0"	1000	1000
	1'-0"	10'-0"	9'-0"	1000	1275
			16'-0"	2325	3500
	2'-0"	10'-0"	9'-0"	1550	2500
			16'-0"	3900	NP
	2'-0"	12'-0"	9'-0"	2750	4000
			16'-0"	NP	NP
	4'-0"	12'-0"	9'-0"	NP	NP
16'-0"			NP	NP	
2x6 Stud Grade	2'-0"	12'-0"	9'-0"	1750	2550
			16'-0"	3550	NP
	4'-0"	12'-0"	9'-0"	2775	3800
			16'-0"	NP	NP

(a) NP = NOT PERMITTED
(B) Straps shall be installed in accordance with manufacturer's recommendation

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