Project:

WOODLAND PRAIRIE CONDOMINIUM
Building 5 - Duplexes

6763 & 6765 South Prairiewood Lane
Franklin, Wisconsin

Developer:

Alpyne Homes
Pat Seubert
3443 Lapp Lane
Naperville, IL 60564
(414) 217-7965

Architect / Designer:

TDI Associates, Inc.

25217 South Wind Lake Road
Wind Lake, Wisconsin 53185

FOUNDATION NOTES

1. THE SOIL BEARING PRESSURE WAS PRESUMED TO BE A MIN. OF 2000 P.S.F. IF THE SOIL ENCOUNTRED DOES NOT INDICATE A MIN. SOIL BEARING PRESSURE OF 2000 PSF NOTIFY THE ARCHITECT AT 262/431-0400.
2. IF ANY EXISTING SERVICE LINES, UTILITIES, AND UTILITY STRUCTURES WHICH ARE TO REMAIN IN SERVICE ARE UNCOVERED OR ENCOUNTERED DURING CONSTRUCTION, THEY SHALL BE SAFEGUARDED, PROTECTED FROM DAMAGE AND SUPPORTED IF NECESSARY.
3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT ANY EXISTING UTILITIES, UTILITY STRUCTURES OR ANY OBSTRUCTION INTERFERES WITH THE PROPER INSTALLATION OF THE FOUNDATION WORK.
4. THE CONTRACTOR SHALL REMOVE AT HIS EXPENSE FROM THE SITE, ALL TOPSOIL, UNSUITABLE, AND OBSTRUCTIONS AS REQUIRED BY THE TESTING LABORATORY AND REPLACE IT WITH COMPACTED (98% MODIFIED PROCTOR) GRANULAR FILL.
5. IN AREAS WHERE THE BEARING CAPACITY OF SOIL AT DESIGN ELEVATION IS LESS THAN THE DESIGN BEARING CAPACITY, THE CONTRACTOR SHALL REMOVE THE UNSUITABLE MATERIAL AND REPLACE IT WITH THE ENGINEERED FILL UP TO THE DESIGN ELEVATION.
6. FILL SHALL BE GRANULAR AND COMPACTED TO A MINIMUM OF 98% MAXIMUM DENSITY (ASTM D1557-70, MODIFIED PROCTOR).
7. THE SOIL BEARING CAPACITY AT EACH FOOTING SHALL BE CHECKED AND APPROVED BY THE TESTING LABORATORY.
8. CONCRETE FOR ANY FOOTING SHALL NOT BE POURED ON FROZEN GROUND OR WHEN WATER IS PRESENT.
9. THE CONTRACTOR SHALL PROVIDE WELL POINTS TO ADEQUATELY LOWER THE GROUND WATER LEVEL AND MAINTAIN THEM AS LONG AS THEY ARE REQUIRED DURING CONSTRUCTION.
10. PROVIDE 3" CLEAR COVER AROUND ALL STEEL REINFORCING IN FOUNDATION.

DESIGN LOADS

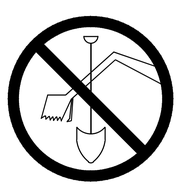
1. CONCRETE: F'c = 3,000 P.S.I. (footings & interior slab on grade)
   F'c = 4,000 P.S.I. (walls & exterior slab on grade)
2. REINFORCING STEEL: Fy = 60,000 P.S.I.
3. STRUCTURAL STEEL: Fy = 46,000 P.S.I. - COLUMNS
   Fy = 50,000 P.S.I. - BEAMS
4. SOIL BEARING DESIGN PRESSURE: 2,000 P.S.F.
5. DESIGN LOADS: ROOF
   LIVE LOAD 30 P.S.F.
   DEAD LOAD 19 P.S.F.

   DESIGN LOADS: FIRST FLOOR
   LIVE LOAD 40 P.S.F.
   DEAD LOAD 15 P.S.F.

   RAILING OR GUARDRAIL
   CONCENTRATED LOAD = 200#

DRAWING INDEX :

T1.1	TITLE SHEET
A1.0	Foundation/Basement Plan
A1.1	First Floor Plans
A1.2	Interior Elevations
A2.1	Exterior Elevations
A2.2	Exterior Elevations
A3.1	Sections
A3.2	Shear Wall Plan & Details



TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

GENERAL NOTES

1. THE ARCHITECT/ENGINEER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, FOR THE METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
2. CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY REVIEW OF SHOP DRAWINGS NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS; FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING AND SCAFFOLDING, BRACING, ERECTION, FORMWORK, ETC.); FOR COORDINATION OF THE VARIOUS TRADES; FOR SAFE CONDITIONS ON THE JOB SITE; AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
3. VARIATIONS IN FIELD CONDITIONS RELATIVE TO THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ENGINEER. WORK SHALL NOT PROGRESS UNTIL WRITTEN PERMISSION FROM THE ENGINEER IS OBTAINED.
4. THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.
5. ARCHITECT/ENGINEER'S REVIEW OF DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC. ARE ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT. CONSTRUCTION SHALL NOT START WITHOUT SAID REVIEW, AND ONLY SHOP DRAWINGS STAMPED BY THE ARCHITECT/ENGINEER WILL BE ALLOWED AT THE JOB SITE.
6. DRAWINGS ARE NOT TO BE USED FOR SHOP DETAILING OR FOR CONSTRUCTION UNLESS SPECIFICALLY STAMPED BY THE ARCHITECT/ENGINEER ON THE DRAWINGS "FOR DETAILING" OR "FOR CONSTRUCTION". THESE DRAWINGS ARE NOT TO BE REPRODUCED FOR THE PURPOSE OF USING THEM AS SHOP DRAWINGS.
7. UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE.
8. ALL DIMENSIONS ON STRUCTURAL DRAWINGS ARE TO BE CHECKED BY THE CONTRACTOR AGAINST ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL DIMENSIONS ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS AND TRADES.
9. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, SLEEVES, EQUIPMENT PADS, DEPRESSIONS, CURBS, FLOOR FINISHES, INSERTS, AND OTHER EMBEDDED ITEMS.
10. UNLESS OTHERWISE SHOWN OR NOTED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND THE PLACEMENT OF ANY INSERTS, HANGARS, PIPE SLEEVES, HOLES OR ANCHOR BOLTS THAT ARE REQUIRED BY THE MECHANICAL OR ELECTRICAL EQUIPMENT.
11. THE CONTRACTOR SHALL COMPLY WITH THE LATEST OCCUPATIONAL SAFETY HEALTH ACT REQUIREMENTS.
12. ALL CONSTRUCTION SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING

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BUILDING #5
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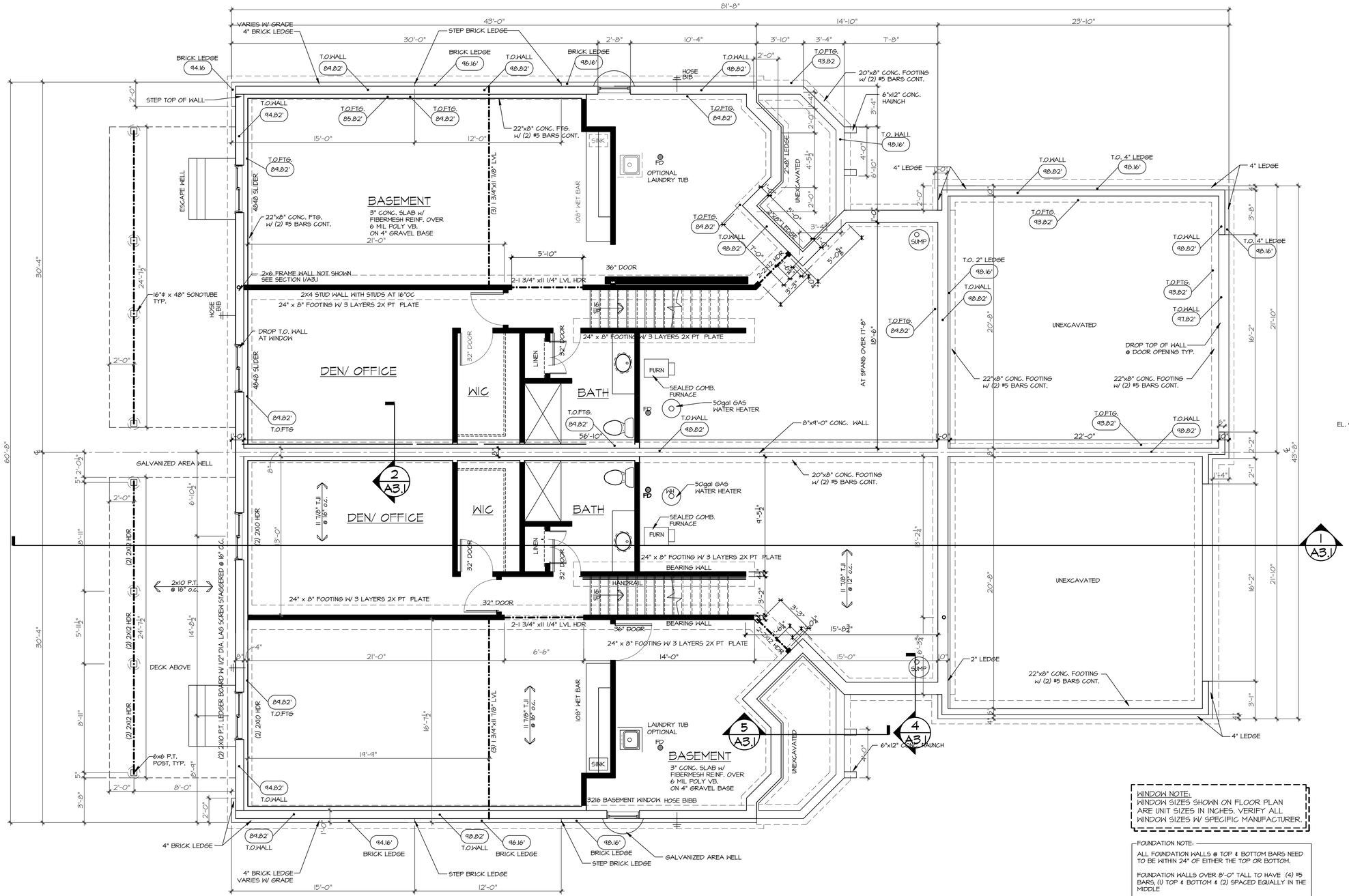
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Sheet Title
TITLE SHEET

Issued For: Date:

Date: 09-22-2025
Job NO.: 24112.500
Drawn By: MMD

Sheet No.
T1.0



1 FOUNDATION PLAN

1/4" = 1'-0"

WINDOW NOTE:
WINDOW SIZES SHOWN ON FLOOR PLAN ARE UNIT SIZES IN INCHES. VERIFY ALL WINDOW SIZES W/ SPECIFIC MANUFACTURER.

FOUNDATION NOTE:

ALL FOUNDATION WALLS @ TOP & BOTTOM BARS NEED TO BE WITHIN 24" OF EITHER THE TOP OR BOTTOM.

FOUNDATION WALLS OVER 8'-0" TALL TO HAVE (4) #5 BARS, (1) TOP & BOTTOM & (2) SPACED EQUALLY IN THE MIDDLE

HORIS. BARS NEED TO OVERLAP 24" MIN.

@CORNERS OF FOUNDATION WALLS HORIS. REINF. TO EXTEND AROUND CORNERS & LAP 18 3/4" MIN.

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FOUNDATION/ BASEMENT PLAN

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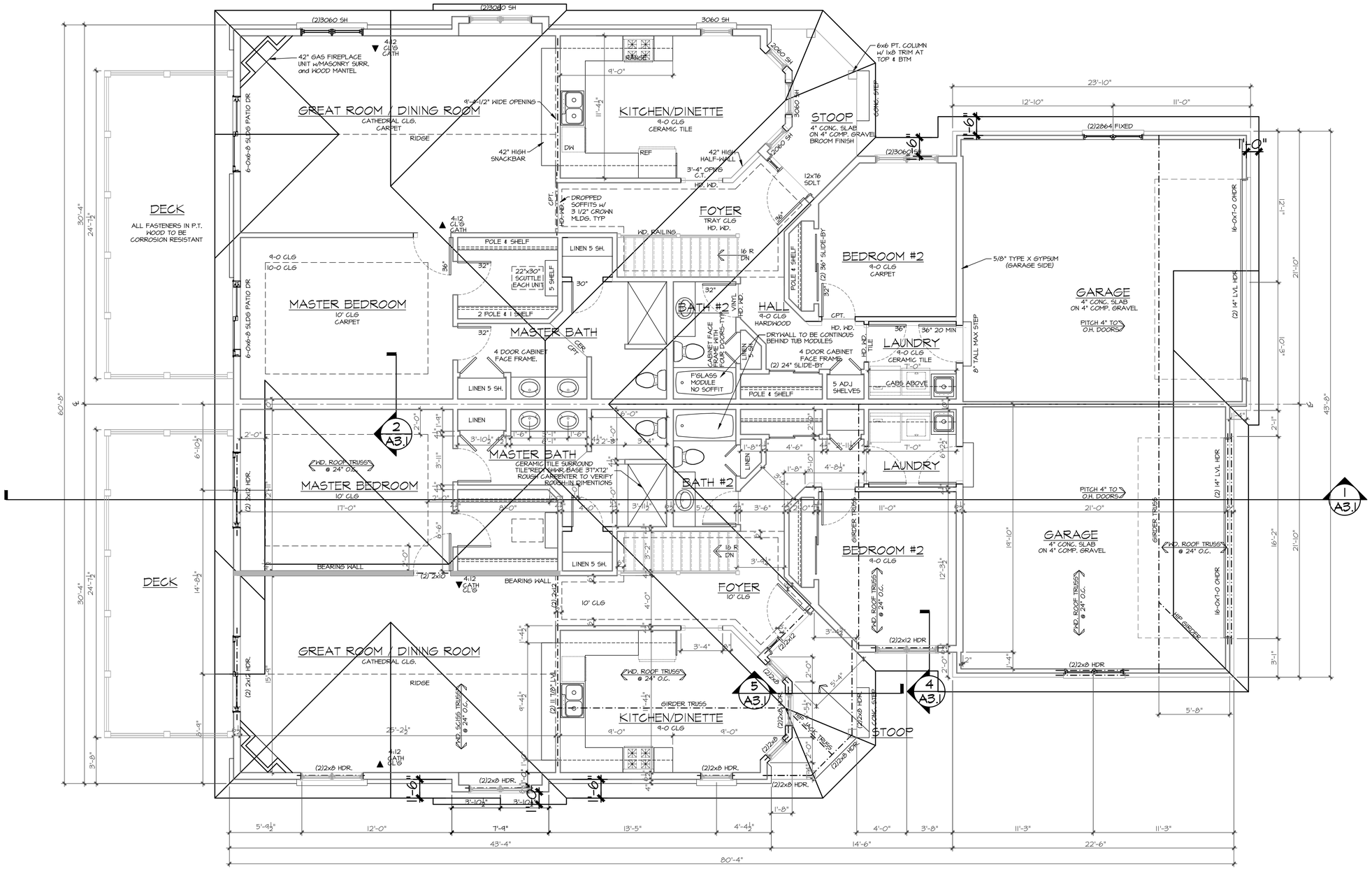
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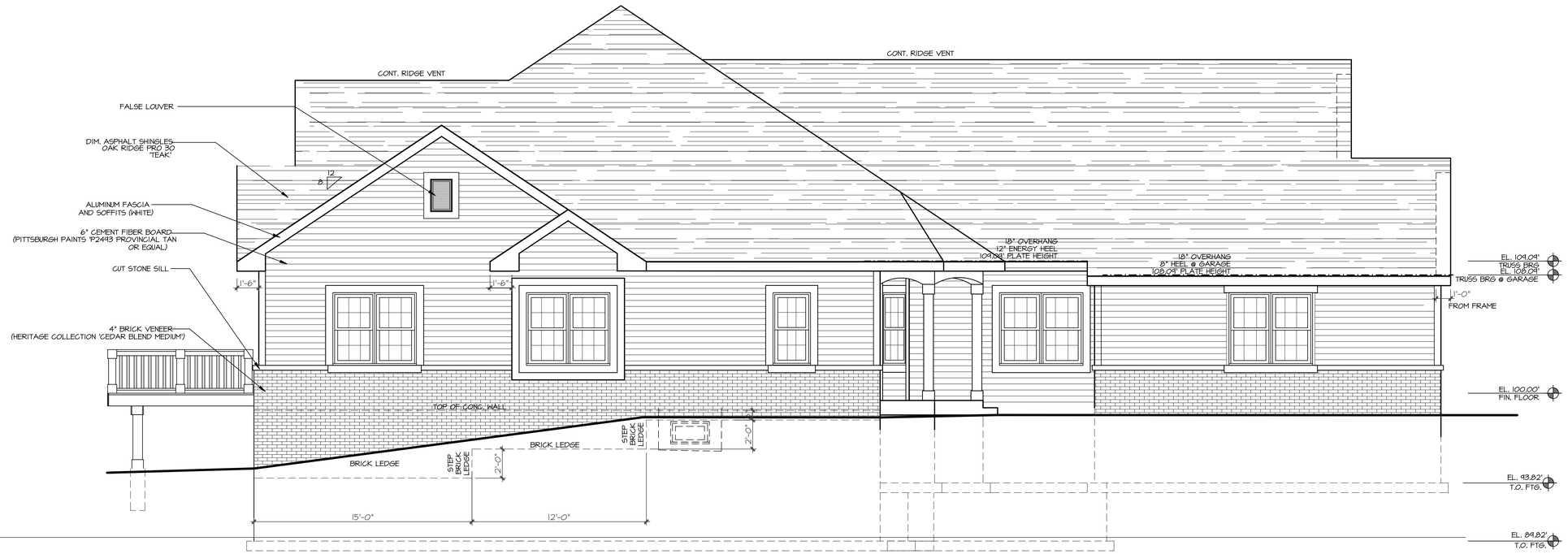
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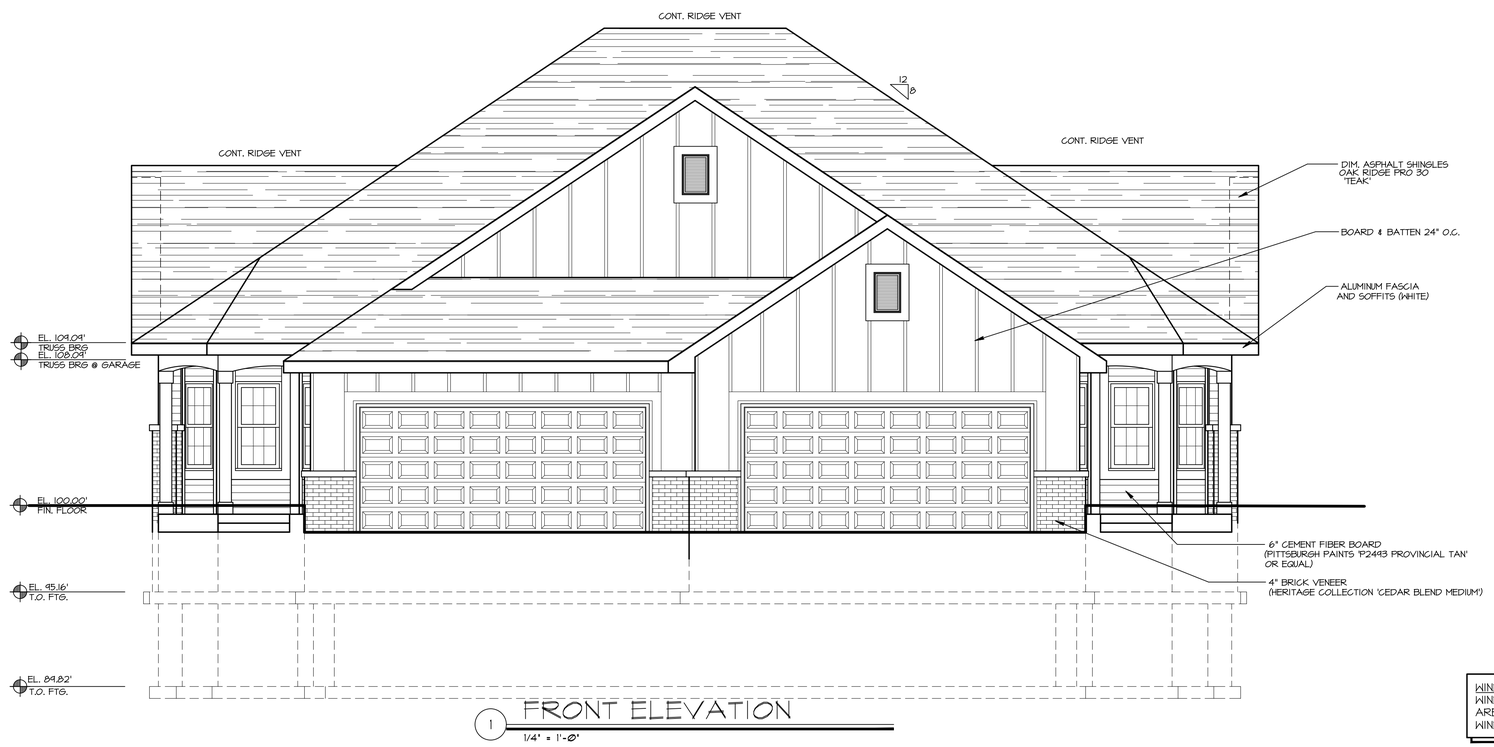
Sheet No.
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DECK
ALL FASTENERS IN P.T. WOOD TO BE CORROSION RESISTANT
GREAT ROOM / DINING ROOM
CATHEDRAL CLG.
CARPET
RIDGE
42" GAS FIREPLACE UNIT w/MASONRY SURR. and WOOD MANTEL
4:12 CLG CATH
9'-4 1/2" WIDE OPENING
42" HIGH SNACKBAR
KITCHEN/DINETTE
9-0 CLG
CERAMIC TILE
DW
REF
RANGE
42" HIGH HALF-WALL
3'-4" OPNG C.T.
HD. WD.
6x6 PT. COLUMN w/ 1x8 TRIM AT TOP & BTM
STOOP
4" CONC. SLAB ON 4" COMP. GRAVEL BROOM FINISH
CONC. STEP
(2)3060 SH
3060 SH
(2)3060
(2)2864 FIXED
6-0x6-8 SLIDG PATIO DR
DROPPED SOFFITS w/ 3 1/2" CROWN MLDG. TYP.
FOYER
TRAY CLG
HD. WD.
WD. RAILING
16 R DN
12x16 SDLT
BEDROOM #2
9-0 CLG
CARPET
5/8" TYPE X GYPSUM (GARAGE SIDE)
GARAGE
4" CONC. SLAB ON 4" COMP. GRAVEL
PITCH 4" TO O.H. DOORS
16-0x7-0 OHDR
(2) 14" LVL HDR
MASTER BEDROOM
10' CLG
CARPET
POLE & SHELF
LINEN 5 SH.
22"x30" SCUTTLE | EACH UNIT
5 SHELF
2 POLE & 1 SHELF
MASTER BATH
4 DOOR CABINET FACE FRAME.
CER.
GFI
LINEN 5 SH.
BATH #2
HALL
9-0 CLG
HARDWOOD
CPT.
HD. WD.
CABINET FACE FRAME WITH DOORS-TYP.
LINEN CLOS.
DRYWALL TO BE CONTINOUS BEHIND TUB MODULES
F'GLASS MODULE NO SOFFIT
4 DOOR CABINET FACE FRAME
(2) 24" SLIDE-BY
LAUNDRY
9-0 CLG
CERAMIC TILE
5 ADJ SHELVES
CABS ABOVE
POLE & SHELF
8" TALL MAX STEP
36" 20 MIN
(2) 36" SLIDE-BY
2'-0"
2'-6"
2'-1"
21'-10"
43'-8"
60'-8"
30'-4"
24'-7 1/2"
14'-8 1/2"
3'-8"
2'-0"
6'-10 1/2"
12'-11"
3'-11"
4'-1"
4'-4"
2'-0"
2'-1"
2'-0"
2'-0"
2'-0



2 RIGHT ELEVATION

1/4" = 1'-0"



1 FRONT ELEVATION

1/4" = 1'-0"

WINDOW NOTE:
WINDOW SIZES SHOWN ON FLOOR PLAN
ARE UNIT SIZES IN INCHES. VERIFY ALL
WINDOW SIZES W/ SPECIFIC MANUFACTURE.

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BUILDING ELEVATIONS

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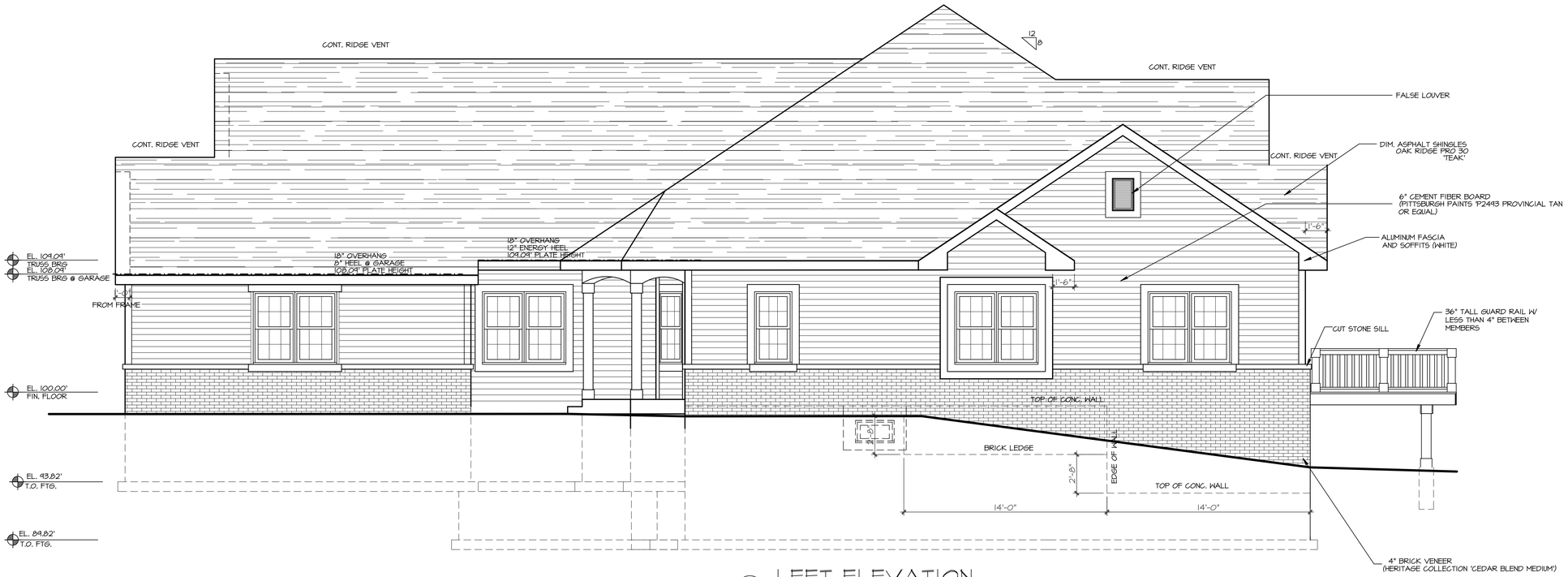
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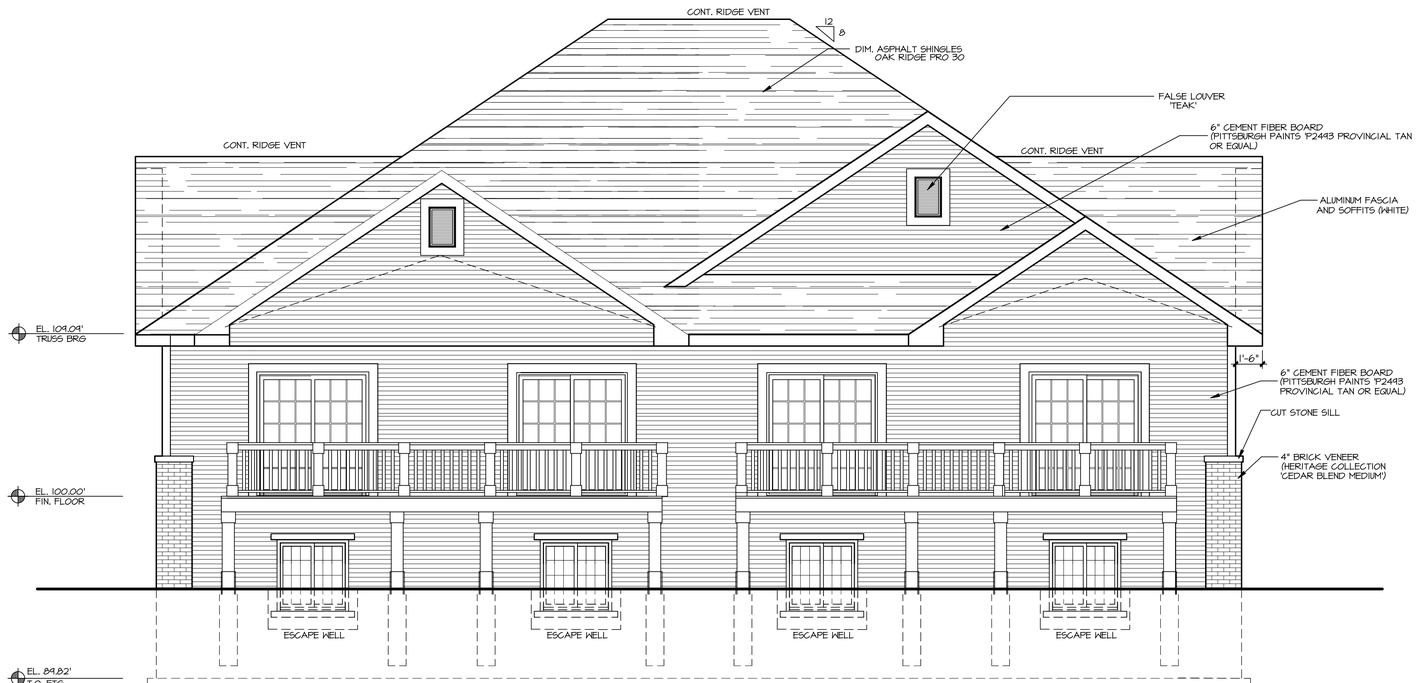
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Sheet No.
A2.1



2 LEFT ELEVATION

1/4" = 1'-0"



1 REAR ELEVATION

1/4" = 1'-0"

WINDOW NOTE:
WINDOW SIZES SHOWN ON FLOOR PLAN ARE UNIT SIZES IN INCHES. VERIFY ALL WINDOW SIZES W/ SPECIFIC MANUFACTURE.

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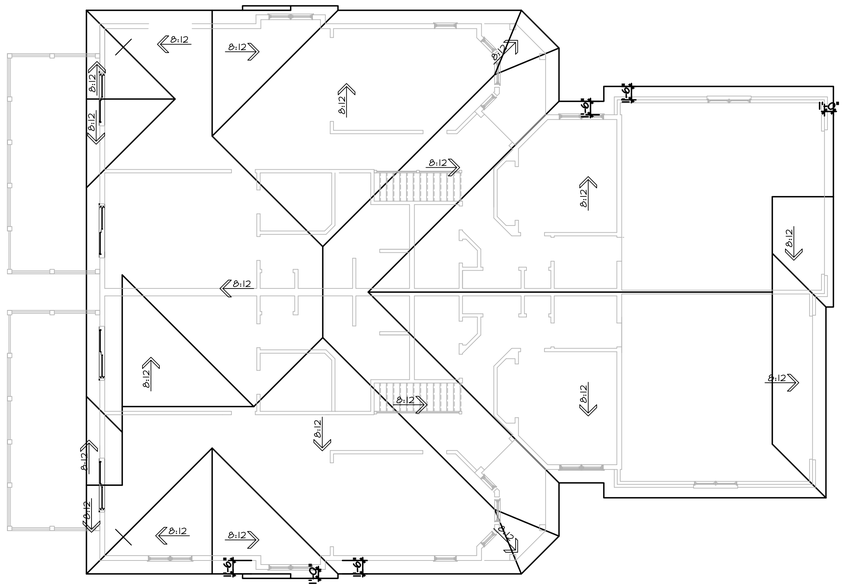
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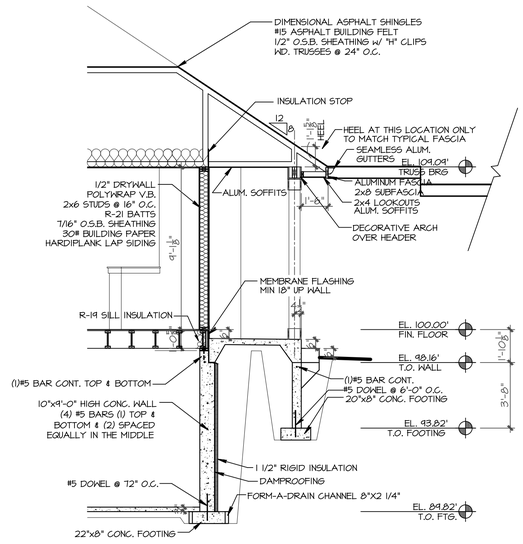
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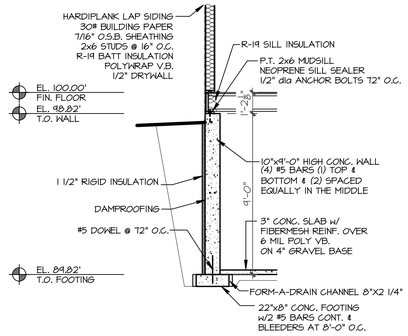
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A2.2



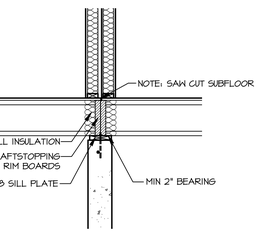
6 ROOF PLAN
1/8" = 1'-0"



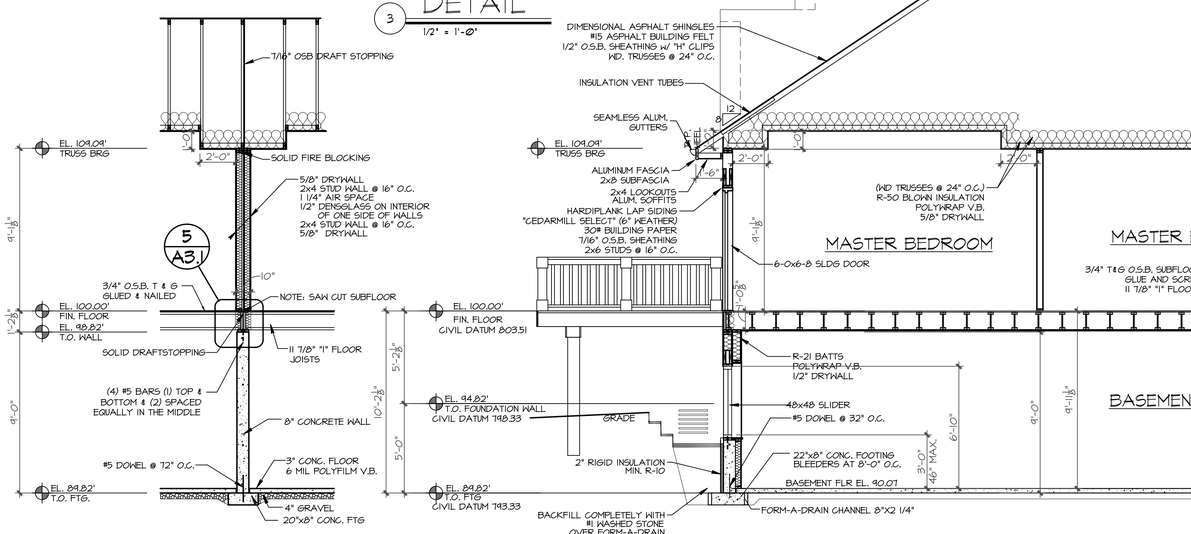
5 WALL SECTION @ ENTRY
SCALE: 1/4" = 1'-0"



4 TYP. WALL SECTION
1/4" = 1'-0"



3 DETAIL
1/2" = 1'-0"



2 PARTY WALL SECTION
SCALE: 1/4" = 1'-0"

1 SECTION
1/4" = 1'-0"

FOUNDATION NOTE:

ALL FOUNDATION WALLS @ TOP & BOTTOM BARS NEED TO BE WITHIN 24" OF EITHER THE TOP OR BOTTOM.

FOUNDATION WALLS OVER 8'-0" TALL TO HAVE (4) #5 BARS (1) TOP & BOTTOM & (2) SPACED EQUALLY IN THE MIDDLE

HORIZ. BARS NEED TO OVERLAP 24" MIN.

@CORNERS OF FOUNDATION WALLS HORIZ. REINF. TO EXTEND AROUND CORNERS & LAP 18 3/4" MIN.

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SECTIONS

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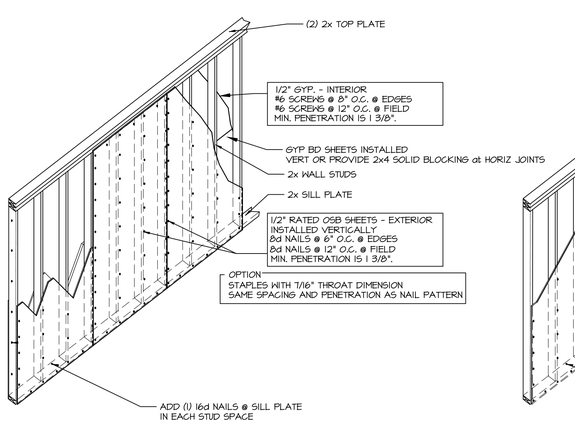
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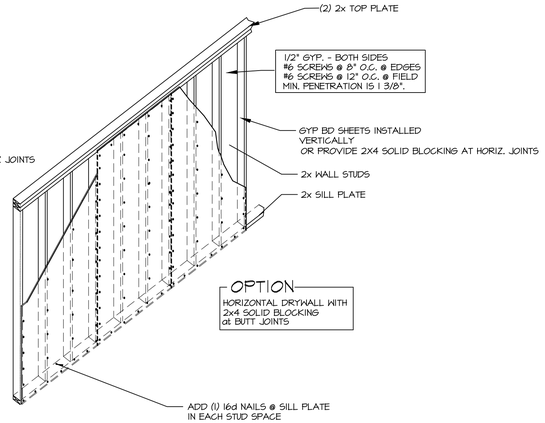
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Sheet No.
A3.1



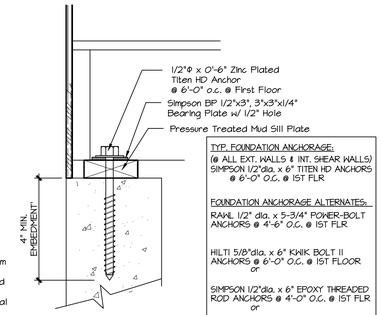
1 EXTERIOR SHEAR WALL DETAIL
NOT TO SCALE



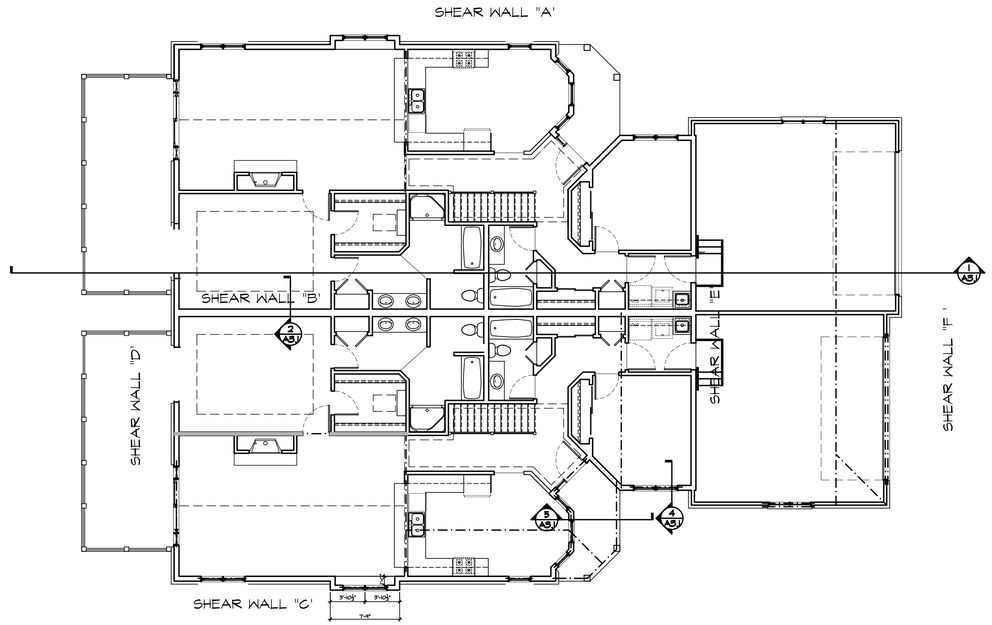
2 INTERIOR SHEAR WALL DETAIL
NOT TO SCALE

INSTALLATION:
Holes in wood sill plate to be mounted should match the diameter specified.

CAUTION ✳
Oversized holes in the base material will reduce or eliminate the mechanical interlock of the threads with the base material and will reduce the anchor's load capacity.
-Drill a hole in the base material using a carbide drill bit the same diameter as the nominal diameter of the anchor to be installed. Drill the hole to the specified embedment depth plus 1/2" to allow the thread tapping dust to settle and blow it clean using compressed air. Overhead installations need to be blown clean. Alternatively, drill the hole deep enough to accommodate embedment depth and dust from drilling and tapping.
-Insert the anchor through the fixture and into the hole.
-Tighten the anchor into the base material until the hex washer head contacts the fixture.



3 P.T. SILL PLATE TO CONCRETE CONNECTION
NOT TO SCALE



1 SHEAR WALL LOCATION FLOOR PLAN
1/8" = 1'-0"

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Sheet Title
SHEAR WALL
PLAN & DETAILS

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A3.2