

FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

1	FINAL PLAN	5/03/2023 COR
2	REVISIONS	5/15/2023 KMS
3		
4		
5		
6		
7		
8		
9		

COPYRIGHT NOTICE

THIS DESIGN IS BASED ON ARCHITECTURAL WORKS PROTECTED BY U.S. COPYRIGHT LAW, 17 U.S.C. SECTIONS 101 AND 102. ARCHITECTURAL REVISIONS, SERVICES, & DRAWINGS ARE REQUIRED TO BE IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES FOR COMMERCIAL/MIXED USE CONSTRUCTION. ALL RIGHTS RESERVED. CONDOMINIUM DEVELOPMENT, PLANS TEAM, DEVELOPMENT SERVICES, INC.

ALL CONSTRUCTION SHALL BE AS PER DRAWINGS, NOTES AND SPECIFICATIONS. THE OWNER/GENERAL CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR JOB SITE CONDITIONS, DIMENSIONS, AND IS RESPONSIBLE FOR ANY DEVIATIONS FROM THE PLANS. ANY CHANGES MADE IN THE FIELD MUST BE REPRESENTED IN AS-BUILT DRAWINGS.

FINAL PLAN

SLINGER DUPLEX

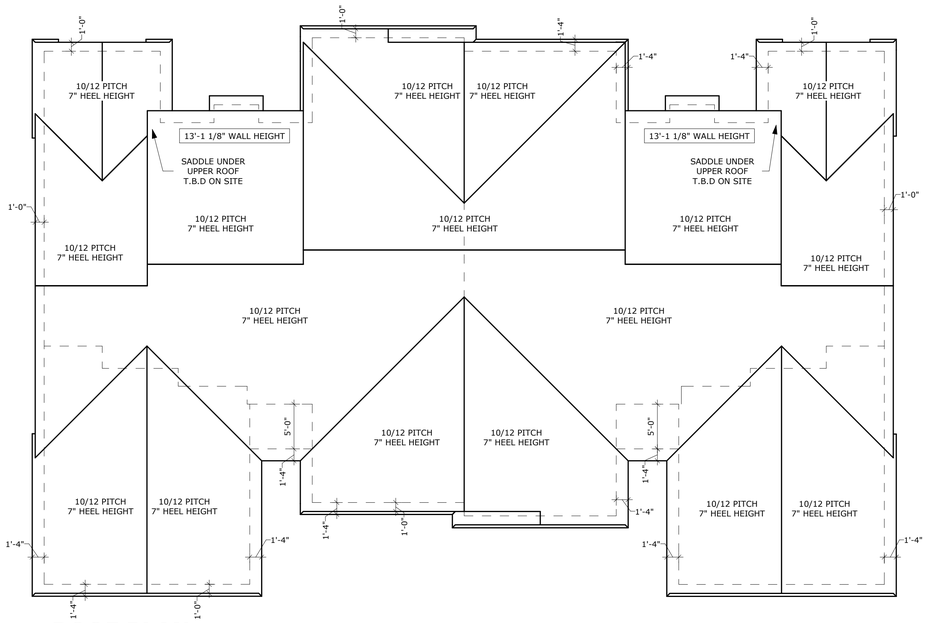
DIAMOND HOLDINGS

Drexel™ DrexelTeam.com

DESIGNER:	K. SOYK
SCALE:	1/4" = 1'-0"
SHEET NO:	A1
PROJECT NO:	M23-214-C



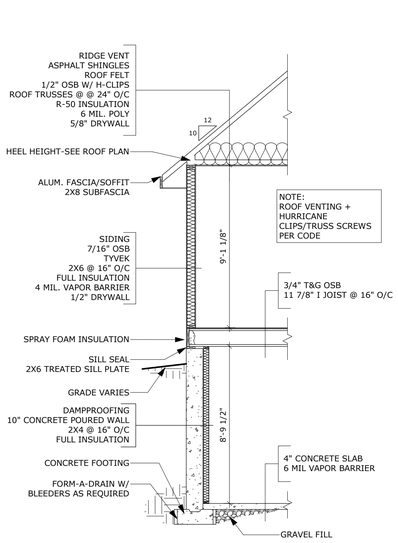
LEFT ELEVATION
1/4" = 1'-0"



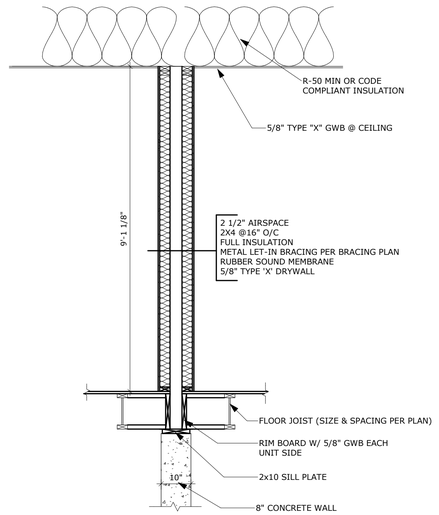
ROOF PLAN
1/8" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



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



PARTY WALL DETAIL
1/2" = 1'-0"

1	FINAL PLAN	5/03/2023 COR
2	REVISIONS	5/15/2023 KMS
3		
4		
5		
6		
7		
8		
9		

COPYRIGHT NOTICE

THIS DESIGN IS BASED ON ARCHITECTURAL WORKS AS DEFINED BY THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, ENACTED BY THE U.S. CONGRESS AS PART OF THE 1990 JUDICIAL IMPROVEMENTS ACT. THE BUILDING CODES FOR COMMERCIAL CHANGE TO RESIDENTIAL, RESIDENTIAL CONVERSION TO COMMERCIAL/CONDOMINIUM, OR ADD ITEMS TO THE PLANS AFTER THE PERMIT PROCESS IS COMPLETED, PLANS REMAIN THE PROPERTY OF DREXEL DEVELOPMENT SERVICES, INC.

ALL CONSTRUCTION DRAWINGS, SPECIFICATIONS AND DRAWINGS, INCLUDING ON ELECTRONIC MEDIA, ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF DREXEL DEVELOPMENT SERVICES, INC. THE OWNER/GENERAL CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY CHANGES MADE TO THE PLANS AFTER THEY ARE APPROVED BY THE BUILDING DEPARTMENT. THE OWNER/GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY DIMENSIONS, AND IS RESPONSIBLE FOR ANY CONSTRUCTION DRAWINGS THAT DO NOT ACCURATELY REPRESENT FUNCTION OR REAL RESPONSIBILITY

FINAL PLAN

SLINGER DUPLEX

DIAMOND HOLDINGS

DrexelTeam.com

DESIGNER: K. SOYK
SCALE: As indicated
SHEET NO: A2
PROJECT NO: M23-214-C

NEW HOME PLAN SPECIFICATIONS

FOUNDATION INFORMATION

- **HOUSE FOUNDATION**
  10" x 9'-0" POURED CONCRETE WALL
- **GARAGE FOUNDATION**
  6" x 4'-0" POURED CONCRETE WALL
- **PORCH/PATIO FOUNDATION (UNEXCAVATED)**
  6" x 4'-0" POURED CONCRETE WALL (MIN. 4'-0" TALL)
- WALL THICKNESS FOR REPRESENTATION ONLY- MASON/CONTRACTOR TO VERIFY
- FINAL WALL/POST FOOTING SIZE AND DEPTH DETERMINED BY CONTRACTOR
- MASON TO LOCATE PILASTERS AND SIZE FOOTINGS PER CODE AND SOIL CONDITIONS
- WINDOWS/DOORS TO BE SET IN CONCRETE WALL- MAKE R.O. 3" BIGGER IN WIDTH AND HEIGHT
- BEARING WALLS TO SIT ON MIN. 16" X 8"CONT. CONCRETE FOOTINGS, STUDS @ 16" O.C.

WALL INFORMATION

- **HOUSE EXTERIOR**
  FIRST FLOOR WALL HEIGHT: 2 x 6 x 9' 1 1/8" (UNLESS NOTED/SHOWN OTHERWISE)
- **HOUSE INTERIOR**
  FIRST FLOOR WALL HEIGHT: 2 x 4 x 9' 1 1/8" (UNLESS NOTED/SHOWN OTHERWISE)
- **GARAGE**
  WALL HEIGHT: 2 x 4 x 10'-3 1/4" (UNLESS NOTED/SHOWN OTHERWISE)
- STUDS @16" O.C. (UNLESS NOTED/SHOWN OTHERWISE)

FLOOR SYSTEMS

- **BASEMENT**
  4" CONCRETE SLAB
- **FIRST FLOOR**
  11 7/8" I-JOIST @ 16" O.C.
- STANDARD LOADING (PER SQ. FT.)
  40# LL. 15# DL.
- ADDITIONAL LOADING (PER SQ. FT.) (WHEN APPLICABLE)
  10# DL. FOR TILE FLOOR
  13# DL. FOR GYPCRETE.(1.5" THICK)
  20# DL. FOR FIREPLACE FACE/HEARTH
  25# DL. FOR GRANITE/QUARTZ
- DEFLECTION: LL=L/480, TL=L/360
- DURATION OF LOAD: 1.00%

ROOF SYSTEMS

- 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, TL=L/180
- DURATION OF LOAD: 1.15%

HEADERS

- STANDARD HEADER
  ALL HEADERS NOT LABELED AS LVL TO BE MIN. (2) 2X10 HEADER FOR ON-SITE (UNLESS VALUE ENGINEERED FOR OFF-SITE CONSTRUCTION)
- TOP OF WINDOW R.O. S.
  FIRST FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR (UNLESS NOTED/SHOWN OTHERWISE)
- MINIMUM OF (2) SHOULDER STUDS AT EACH END FOR ALL OPENINGS 6'-0" AND LARGER

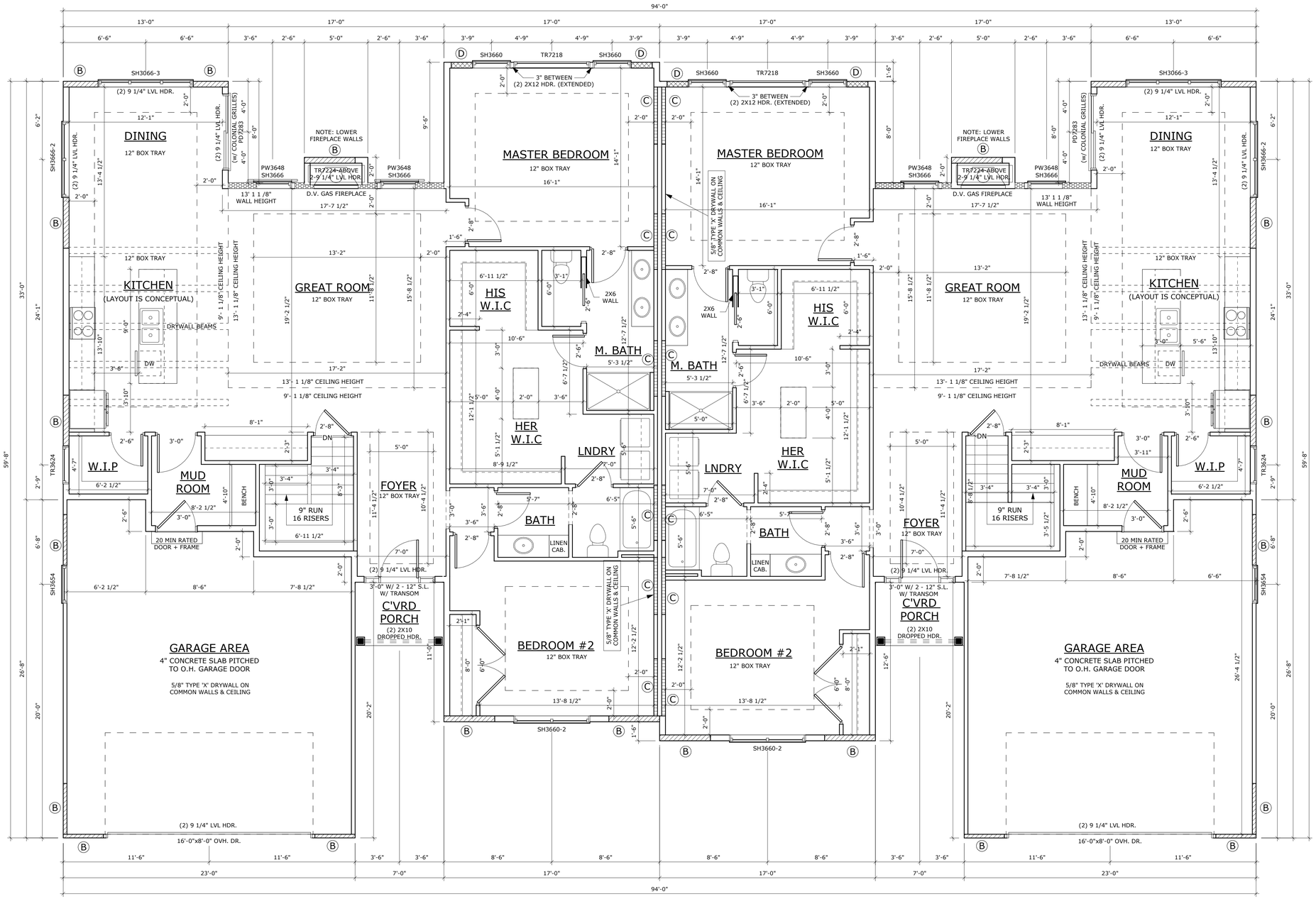
GENERAL INFORMATION

- ALL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS NOTED OTHERWISE)
  2X6 WALLS=5 ½", 2X4 WALLS =3 ½"
- ALL DIMENSIONS ARE TO OUTSIDE OF FOUNDATION WALLS/BRICK LEDGES
- GENERAL CONTRACTOR TO LOCATE THE FOLLOWING ITEMS IN THE FOUNDATION (WHEN APPLICABLE)
  FLOOR DRAINS, ELECTRIC SERVICES, WATER HEATER, SUMP PIT + PUMP, FURNACE, GAS/LP LINE, BASEMENT, WINDOWS,ETC.
- ACTUAL STEPS IN FOUNDATION WALLS AND LOCATION OF WINDOW WELLS TO BE DETERMINED ON-SITE BY GENERAL CONTRACTOR
- DECK FRAMING SPECIFICATION TO MEET OR EXCEED REQUIREMENTS DEFINED WITHIN "APPENDIX B" OF THE WI UNIFORM DWELLING
- ALL CABINET LAYOUTS ARE CONCEPTUAL-CONSULT CABINET DESIGNER FOR EXACT SIZES AND LOCATIONS OF CABINETS, APPLIANCES, AND WINDOWS
- ALL DOOR HEIGHTS ARE 6'-8" UNLESS NOTED/SHOWN OTHERWISE

FIRST FLOOR AREA UNIT A	1843 SF
FIRST FLOOR AREA UNIT B	1843 SF
TOTAL AREA	**3686 SF**
GARAGE FLOOR AREA UNIT A	555 SF
GARAGE FLOOR AREA UNIT B	556 SF

WALL BRACING

INTERMITTENT BRACING	A
CONTINUOUS SHEATHING	B
METAL LET-IN BRACING	C
CONTINUOUS SHEATHING & EXTENDED HEADERS FIGURE 321.25-A W/PROPER HOLD DOWNS	D



FIRST FLOOR PLAN

1/4" = 1'-0"

FINAL PLAN

A	FINAL PLAN	5/03/2023 COR
A	REVISIONS	5/15/2023 KMS
A		
A		
A		
A		
A		
A		
A		

COPYRIGHT NOTICE

THIS DESIGN IS BASED ON ARCHITECTURAL WORKS PROTECTED BY COPYRIGHT LAWS AS AN ARCHITECTURAL DEVELOPMENT (SERVICES) BY DREXEL TEAM. ALL RIGHTS RESERVED. ANY REPRODUCTION OF THESE PLANS AND/OR BUILDING CODES FOR STANDARD PLANS CORES TO BE USED FOR ANY OTHER PROJECT, EXCEPT BY AGREEMENT WITH DREXEL TEAM, OR AS REQUIRED BY LAW IS PROHIBITED. CONDOMINIUM DEVELOPMENT, PLANS STAMP OR SIGNATURE OF DREXEL TEAM OR ITS EXPANSE SERVICES, INC.

ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY PLANS AND EXISTING CONDITIONS ON THE JOB SITE AND NOTIFY THE OWNER/GENERAL CONTRACTOR ASSUMES RESPONSIBILITY FOR ALL CONDITIONS AND DIMENSIONS. DO NOT SCALE DRAWINGS. ANY DISCREPANCIES FOUND IN THESE PLANS SHALL BE REPORTED TO DREXEL TEAM BEFORE CONSTRUCTION OR FABRICATION WORK SHALL BE PERFORMED.

SLINGER DUPLEX

DIAMOND HOLDINGS

Drexel DrexelTeam.com

DESIGNER: K.SOYK	SCALE: 1/4" = 1'-0"	SHEET NO: A3	PROJECT NO: M23-214-C

NEW HOME PLAN SPECIFICATIONS

FOUNDATION INFORMATION

- **HOUSE FOUNDATION**
  10" x 9'-0" POURED CONCRETE WALL
- **GARAGE FOUNDATION**
  6" x 4'-0" POURED CONCRETE WALL
- **PORCH/PATIO FOUNDATION (UNEXCAVATED)**
  6" x 4'-0" POURED CONCRETE WALL (MIN. 4'-0" TALL)
- WALL THICKNESS FOR REPRESENTATION ONLY- MASON/CONTRACTOR TO VERIFY
- FINAL WALL/POST FOOTING SIZE AND DEPTH DETERMINED BY CONTRACTOR
- MASON TO LOCATE PILASTERS AND SIZE FOOTINGS PER CODE AND SOIL CONDITIONS
- WINDOWS/DOORS TO BE SET IN CONCRETE WALL- MAKE R.O. 3" BIGGER IN WIDTH AND HEIGHT
- BEARING WALLS TO SIT ON MIN. 16" X 8"CONT. CONCRETE FOOTINGS, STUDS @ 16" O.C.

WALL INFORMATION

- **HOUSE EXTERIOR**
  FIRST FLOOR WALL HEIGHT: 2 x 6 x 9' 1 1/8" (UNLESS NOTED/SHOWN OTHERWISE)
- **HOUSE INTERIOR**
  FIRST FLOOR WALL HEIGHT: 2 x 4 x 9' 1 1/8" (UNLESS NOTED/SHOWN OTHERWISE)
- **GARAGE**
  WALL HEIGHT: 2 x 4 x 10'-3 1/4" (UNLESS NOTED/SHOWN OTHERWISE)
- STUDS @16" O.C. (UNLESS NOTED/SHOWN OTHERWISE)

FLOOR SYSTEMS

- **BASEMENT**
  4" CONCRETE SLAB
- **FIRST FLOOR**
  11 7/8" I-JOIST @ 16" O.C.
- STANDARD LOADING (PER SQ. FT.)
  40# LL. 15# DL.
- ADDITIONAL LOADING (PER SQ. FT.) (WHEN APPLICABLE)
  10# DL. FOR TILE FLOOR
  13# DL. FOR GYPCRETE.(1.5" THICK)
  20# DL. FOR FIREPLACE FACE/HEARTH
  25# DL. FOR GRANITE/QUARTZ
- DEFLECTION: LL=L/480, TL=L/360
- DURATION OF LOAD: 1.00%

ROOF SYSTEMS

- 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, TL=L/180
- DURATION OF LOAD: 1.15%

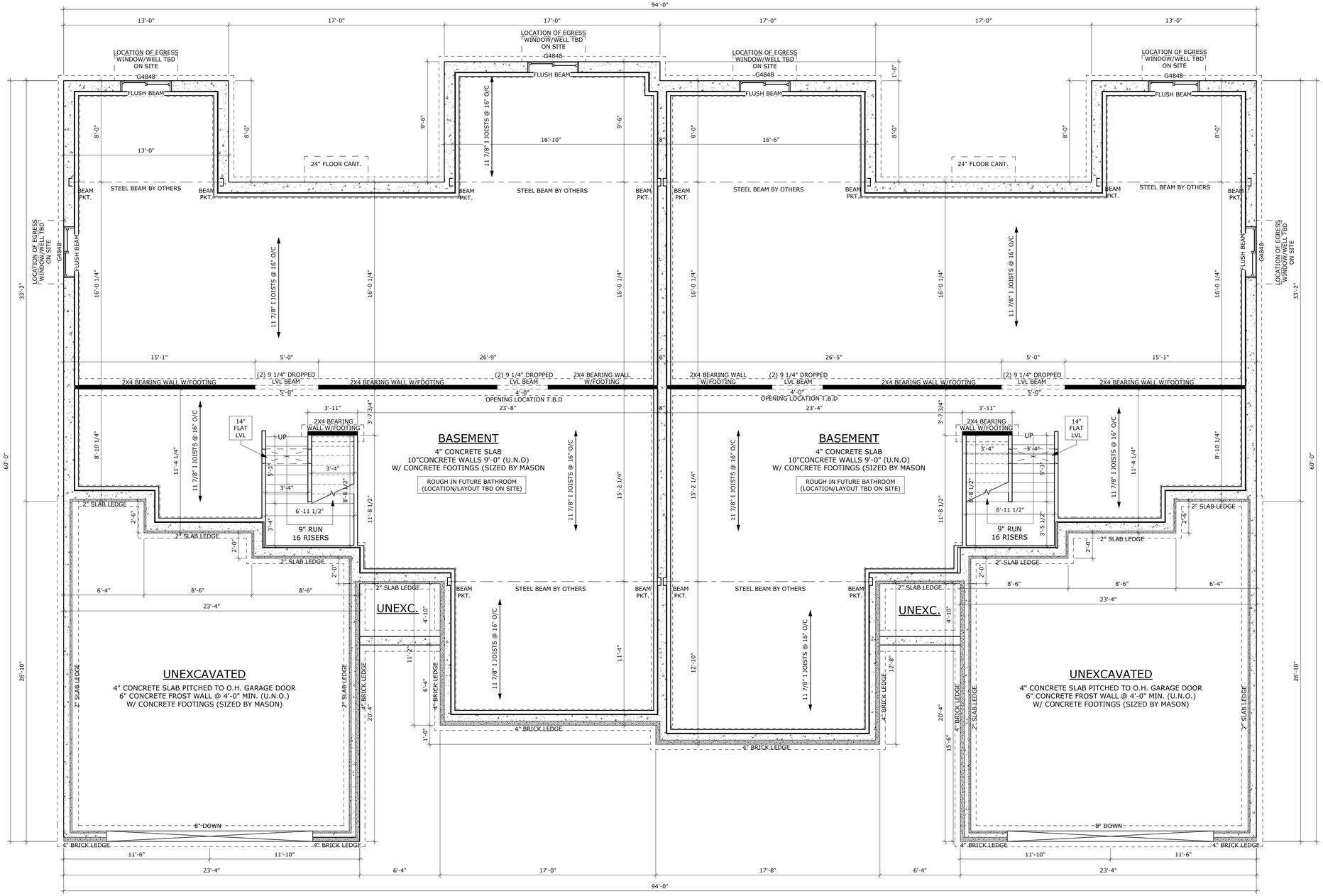
HEADERS

- STANDARD HEADER
  ALL HEADERS NOT LABELED AS LVL TO BE MIN.
  (2) 2X10 HEADER FOR ON-SITE (UNLESS VALUE ENGINEERED FOR OFF-SITE CONSTRUCTION)
- TOP OF WINDOW R.O.S.
  FIRST FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR (UNLESS NOTED/SHOWN OTHERWISE)
- MINIMUM OF (2) SHOULDER STUDS AT EACH END FOR ALL OPENINGS 6'-0" AND LARGER

GENERAL INFORMATION

- ALL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS NOTED OTHERWISE)
  2X6 WALLS=5 ½", 2X4 WALLS =3 ½"
- ALL DIMENSIONS ARE TO OUTSIDE OF FOUNDATION WALLS/BRICK LEDGES
- GENERAL CONTRACTOR TO LOCATE THE FOLLOWING ITEMS IN THE FOUNDATION (WHEN APPLICABLE)
  FLOOR DRAINS, ELECTRIC SERVICES, WATER HEATER, SUMP PIT + PUMP, FURNACE, GAS/LP LINE, BASEMENT, WINDOWS,ETC.
- ACTUAL STEPS IN FOUNDATION WALLS AND LOCATION OF WINDOW WELLS TO BE DETERMINED ON-SITE BY GENERAL CONTRACTOR
- DECK FRAMING SPECIFICATION TO MEET OR EXCEED REQUIREMENTS DEFINED WITHIN "APPENDIX B" OF THE WI UNIFORM DWELLING
- ALL CABINET LAYOUTS ARE CONCEPTUAL-CONSULT CABINET DESIGNER FOR EXACT SIZES AND LOCATIONS OF CABINETS, APPLIANCES, AND WINDOWS
- ALL DOOR HEIGHTS ARE 6'-8" UNLESS NOTED/SHOWN OTHERWISE

FIRST FLOOR AREA UNIT A	1843 SF
FIRST FLOOR AREA UNIT B	1843 SF
TOTAL AREA	**3686 SF**
GARAGE FLOOR AREA UNIT A	555 SF
GARAGE FLOOR AREA UNIT B	556 SF



FOUNDATION PLAN

1/4" = 1'-0"

FINAL PLAN

1	FINAL PLAN	5/03/2023 COR
2	REVISIONS	5/15/2023 KMS
2A		
3		
4		
5		
6		
6A		
7		
8		
9		

COPYRIGHT NOTICE

THIS DESIGN IS BASED ON ARCHITECTURAL WORKS PROTECTED BY COPYRIGHT UNDER 102 OF THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990 AS PART OF THE FEDERAL BUILDING CODES FOR OWNER/BUILDER(S) TO CONSTRUCT ONE SINGLE FAMILY RESIDENCE OR CONDOMINIUM LEVEL DWAHC. PLANS REMAIN THE PROPERTY OF DREXEL DEVELOPMENT SERVICES, INC.

1. YOU, THE OWNER/GENERAL CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY ERRORS, IN DESIGNS, AND PREPARED THESE PLANS BASED ON INFORMATION PROVIDED BY YOU. DIMENSIONS, AND IS RESPONSIBLE FOR ANY CHANGES MADE TO THESE PLANS AFTER THEY HAVE BEEN REVIEWED AND APPROVED BY YOU. DREXEL DEVELOPMENT SERVICES, INC. THE OWNER/GENERAL CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY ERRORS, IN DESIGNS, AND PREPARED THESE DIMENSIONS, AND IS RESPONSIBLE FOR ANY CHANGES MADE TO THESE PLANS AFTER THEY HAVE BEEN REVIEWED AND APPROVED BY YOU. DREXEL DEVELOPMENT SERVICES, INC. REPRESENTATION FOR OR BELIEF IN ACCURACY

SLINGER DUPLEX

DIAMOND HOLDINGS

Drexel™ DrexelTeam.com

DESIGNER:	K. SOYK		
SCALE:	1/4" = 1'-0"	SHEET NO:	A4
PROJECT NO:	M23-214-C		