focus on energy
Partnering with Wisconsin utilities

R-50 BLOWN-IN ATTIC INSULATION

HOUSEWRAP ENTIRE BUILDING

ALLIANCE SINGLE-HUNG WINDOWS
DRYWALL RETURNS W/ WOOD SILL

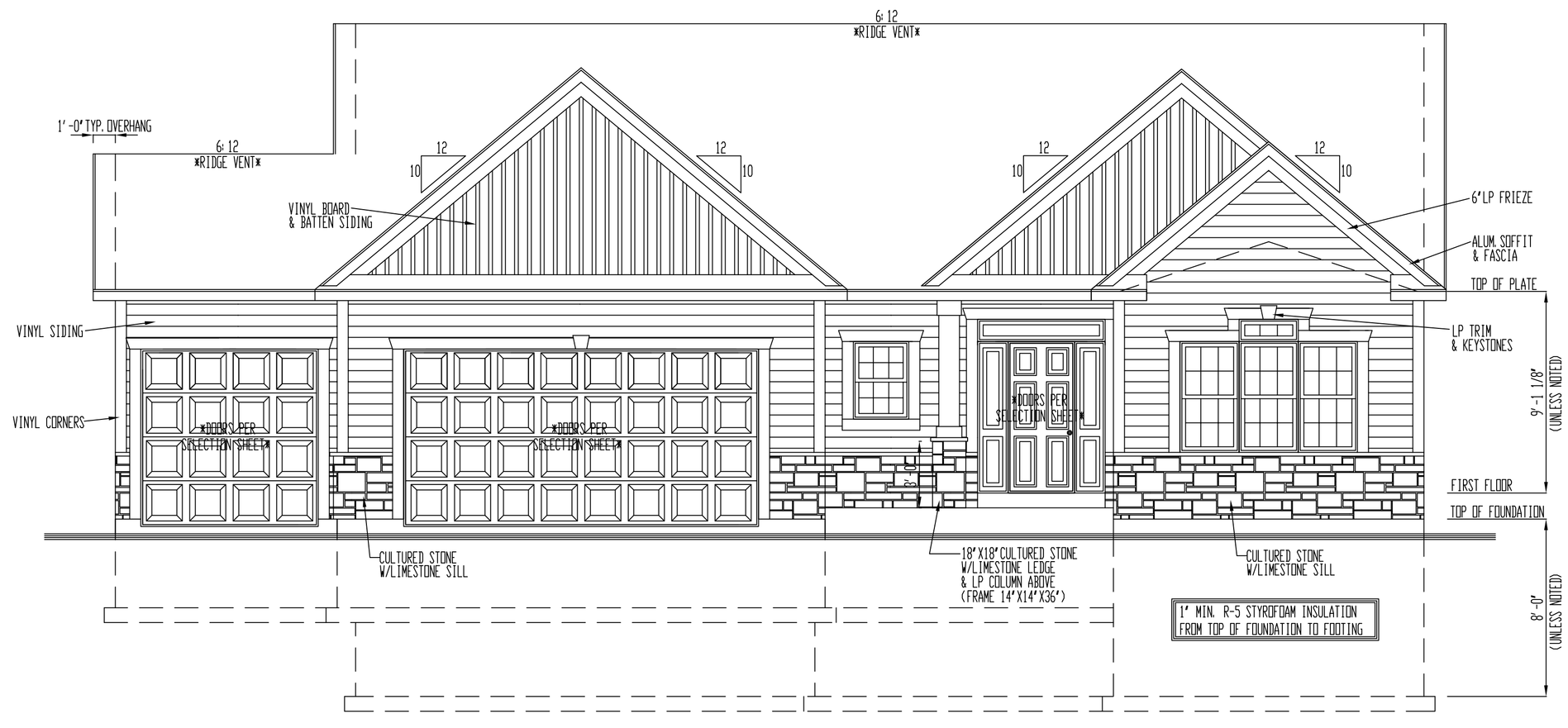
2X6 WALLS

ARCHITECTURAL ROOF W/ CLOSED VALLEYS

R-21 SPRAY FOAM JOIST ENDS

FOCUS N ENERGY NOTES:

1. HOME MUST BE MINIMUM 10% MORE EFFICIENT THAN THE SAME HOME DESIGNED TO CURRENT UNIFORM DWELLING CODE STANDARDS
2. AIR TIGHTNESS (.20 TOTAL BUILDING SHELL AREA IN SQ.FT..)
3. SEALED SUMP BASIN/CROCK
4. SEALED PLUMBING ROUGH-IN THROUGH BASEMENT FLOOR (MUST BE AIR TIGHT)
5. FULL COVERAGE FOUNDATION INSULATION R5 (1" FOAM BOARD MIN.)
6. WHOLE HOUSE VENTILATION (ASHARE 62-2)(A FAN IN CENTRAL BATH)
   110 CFM FOR WHOLE HOUSE FAN, w/ 6" METAL DUCT
   80 CFM IN ANY ADDITIONAL BATHROOMS. 4" METAL DUCT
7. WATER HEATER MUST BE POWER VENTED OR CLOSED COMBUSTION WITH EF EQUAL TO OR GREATER THAN .67.
8. FURNACE MUST BE CLOSED COMBUSTION, INTAKE AND EXHAUST VENT DIRECTLY TO EXTERIOR OF BUILDING
9. FIREPLACE DIRECT VENT/ INTAKE CLOSED COMBUSTION AIR INTAKE CONNECTED DIRECTLY TO EXTERIOR OF BUILDING.
10. INSULATED AND GASKETED ATTIC ACCESS HATCH IN BUILDING, MUST HAVE A MIN. OF R-20 INSULATION ATTACHED TO BACK OF HATCH AND A FOAM GASKET TO FORM AIR SEAL BETWEEN HATCH AND FRAMED OPENING TO HOUSE.



FRONT ELEVATION

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



REAR ELEVATION

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

LEGAL NOTE:

THE ATTACHED BLUEPRINTS ARE STRICTLY A REPRESENTATION OF THE PROPOSED STRUCTURE TO BE BUILT; THE ACTUAL STRUCTURE MAY VARY IN APPEARANCE DUE TO THE CONSTRUCTION METHODS USED. THESE PLANS ARE GUARANTEED TO BE TRUE AND ACCURATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND UNDERSTANDING. THE DESIGNER OF THESE PLANS CAN NOT BE HELD RESPONSIBLE FOR ANY MONETARY LOSS INCURRED AS A RESULT OF ANY NEGLIGENT PRACTICES BY OTHERS.

X_____ / /
X_____ / /

SPECIAL NOTE:

THE BUYER(S) ACKNOWLEDGE THAT IN THE COURSE OF BUILDING, BECAUSE OF JOB CONDITIONS AND DIFFERENT METHODS OF CONSTRUCTION; DEVIATIONS MAY OCCUR FROM THE PRINT.
THEREFORE THE BUILDER RESERVES THE RIGHTTO MAKE SLIGHT MODIFICATIONS TO ROOM SIZES AND PLACEMENT OF MECHANICAL FIXTURES (I.E. HVAC, PLUMBING, ELEC, AND DOWNSPOUTS.)

X_____ / /
X_____ / /

ROUGH CARPENTER NOTE:

1. NOTE LOCATION OF TOILET AND R.V. PIPE DO NOT PLACE FLOOR JOISTS DIRECTLY IN THIS AREA. ALLOW 6" TO THE CENTER ON BOTH SIDES AND 13" FROM THE WALL FOR THE TOILET AND 5" TO THE CENTER ON BOTH SIDES OF THE R.V. PIPE.
2. ALL EXTERIOR OPENINGS (WINDOWS,DOORS,ETC.) ON THE FIRST FLOOR ARE TO BE A MINIMUM OF (2) 2"X12" HEADERS, UNLESS IT IS OTHERWISE NOTED AS SUCH ON THE PLAN. ALL EXTERIOR OPENINGS ON THE SECOND FLOOR UP TO A 6'0" SPAN ARE TO BE A MINIMUM OF (2) 2"X12" HEADERS, ANY (BEARING) OPENING ON FIRST OR SECOND FLOOR OVER 6'0" SPAN ARE TO BE A MINIMUM OF 2-PLY MICROLAM HEADERS AS NOTED PER THE PLAN.
3. 1ST FLOOR CANTILEVERS ARE TO BE INSULATED W/ R-30 BATT. INSULATION IN THE CLGS. (WHERE APPLICABLE) R-19 BATT. INSUL. IN BOX SILL, AND 3/4" PRESSURE TREATED PLYWOOD (NO R-BOARD IS TO BE USED ON 1ST FLOOR CANTILEVERS). 2ND FLOOR CANTILEVERS ARE TO BE INSULATED W/ R-19 BATT INSULATION, AND 1/2" R-BOARD PRIOR TO INSTALLATION OF FINISH FACING.
4. ALL DIMENSIONS SHOWN ON THE PLAN ARE FOR ROUGH DIMENSIONS, THESE ARE FROM THE FACE OF THE STUD TO THE FACE OF THE STUD.
5. ALL INTERIOR HEADERS ON NON-BEARING WALLS ARE TO BE (1) 2"X10" HEADER (CENTERED), ALL BEARING WALLS WILL BE NOTED AS TO THE SIZE ON THE PLAN.
6. METAL WINDBRACING IS TO BE USED AT ALL EXTERIOR CORNERS WHERE SUITABLE, EXCLUDING WHERE OSB IS SUBSTITUTED, R-BOARD IS TO BE INSTALLED ON REMAINING WALLS
7. 7/16" O.S.B. IS TO BE USED ONLY ON GARAGE EXTERIOR WALLS, ALL GABLE ENDS, FIREPLACE CHASES AND ALL HANGING WINDOW BOXES.NAILED W/ 8/CC 8" TO 10" O.C.
8. ALL HEADERS (INTERIOR BEARING AND ALL EXTERIOR) ARE TO BE NAILED WITH 16D NAILS AT 16" O.C. STAGGERED ON EACH SIDE. (ALL MICROLAM HEADERS ARE TO BE NAILED W/ 16D NAILS @ 12" O.C. STAGGERED ON EACH SIDE AND GLUED).

RESIDENCE CUSTOM DESIGNED FOR:

HARPE DEVELOPMENT
BIRCHWOOD RESERVE, LOT 46
TOWN OF BURLINGTON, WI
1873 SQ.FT RANCH

8501 75th St., Suite H
Kenosha, WI 53142
O: 262-694-1677
www.HarpeDevelopment.com

HARPE DEVELOPMENT LLC

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P. A.	1 OF 5
DATE: 3/9/26	
SCALE: 1/4"=1'-0"	

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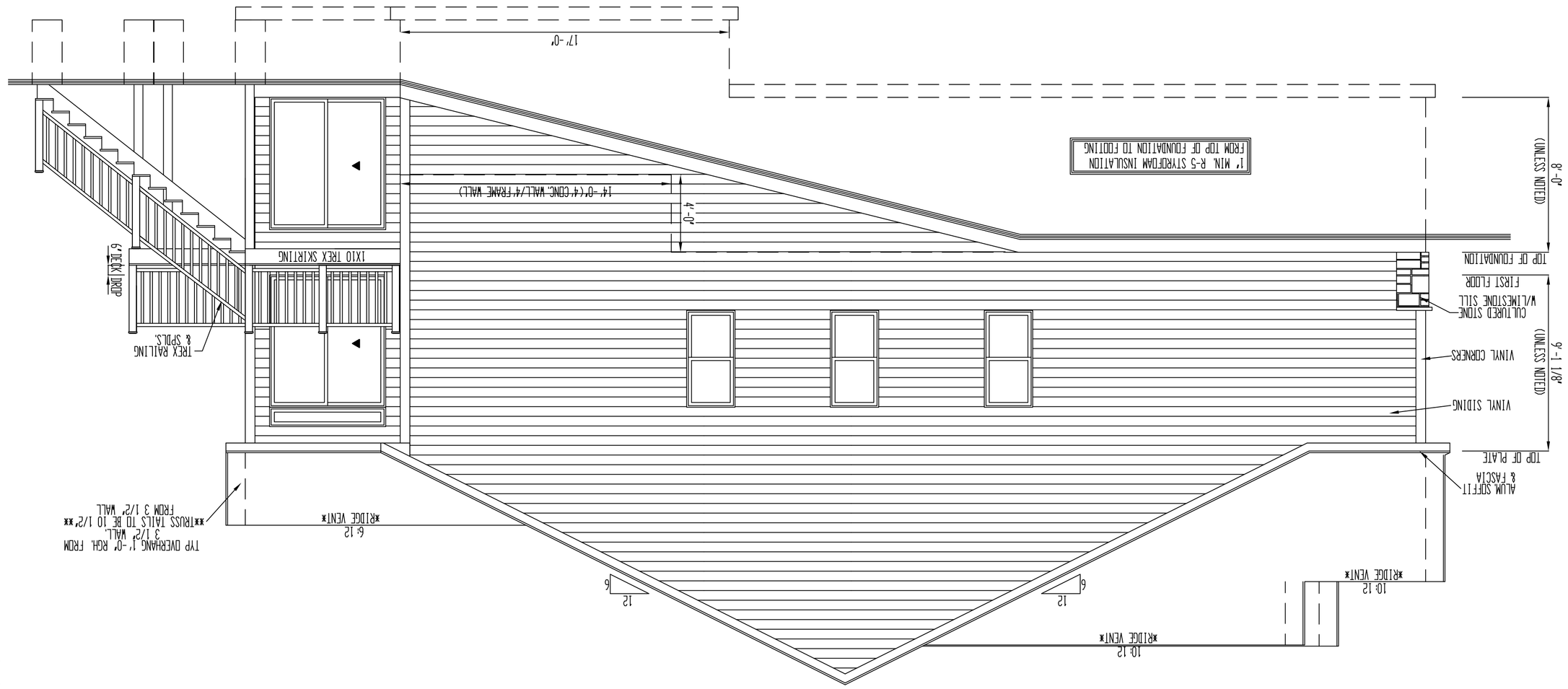
REVISIONS:

SHEET: A-1
DRAWN BY: P. A.
DATE:
SCALE: 1/4" = 1' -0"

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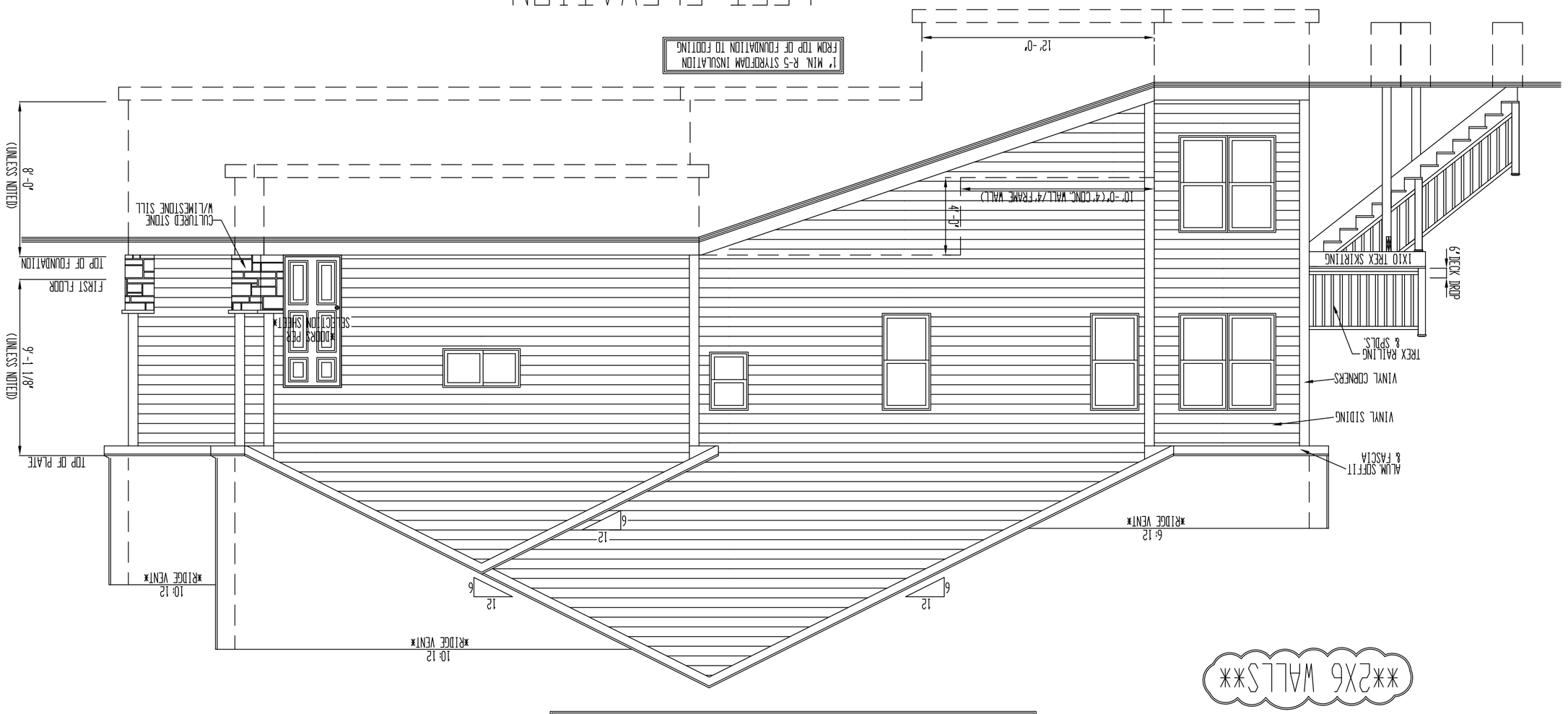
RIGHT ELEVATION

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



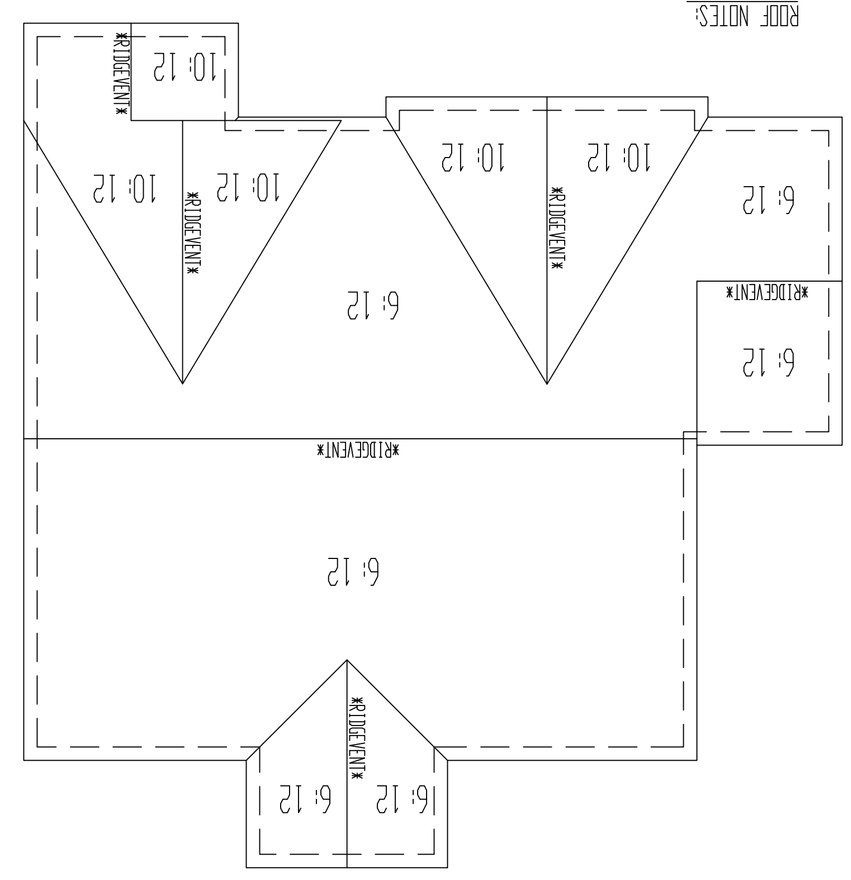
LEFT ELEVATION

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



ROOF LAYOUT

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



ROOF NOTES:
-ROOF TO BE COMPOSED OF PRE-ENGINEERED TRUSSES @ 24"O.C.
-ALL TRUSS CLIPS AND HANGERS TO BE SUPPLIED BY TRUSS MANUFACTURER.
-ALL CLIPS AND HANGERS TO MEET OR EXCEED REQUIREMENTS OF THE WISCONSIN U.D.C.

1'-0" OVERHANG ON ALL EAVES
(UNLESS OTHERWISE NOTED)

CONTINUOUS RIDGE VENT (PER PLAN)

ARCHITECTURAL ROOF W/ CLOSED VALLEYS

ICE & WATER BARRIER IN ALL VALLEYS AND ROOF TO WALL AREAS

HOUSEWRAP ENTIRE BUILDING

R-50 BLOWN-IN ATTIC INSULATION

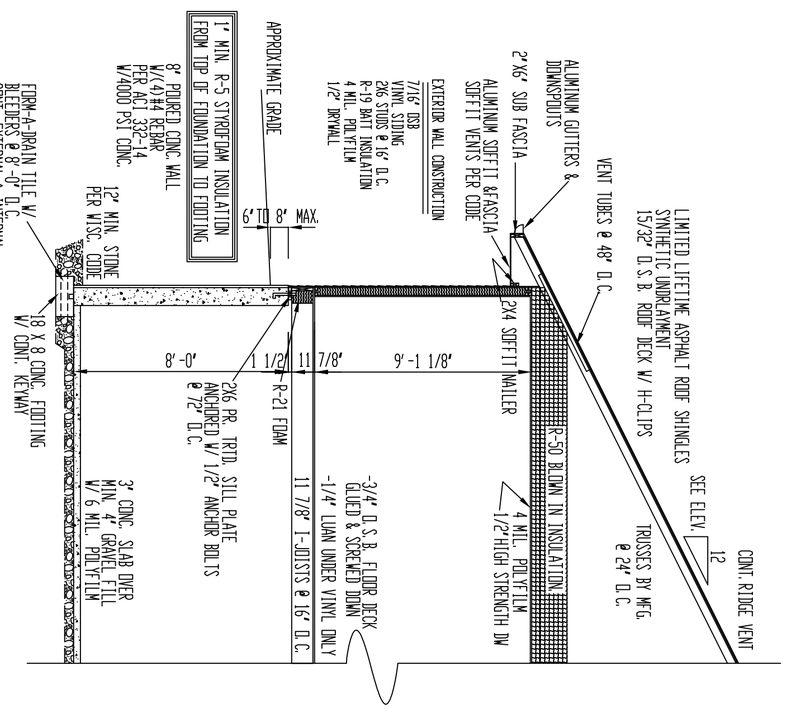
ALLIANCE SINGLE-HUNG WINDOWS
DRYWALL RETURNS W/ WOOD SILL

2X6 WALLS

R-21 SPRAY FOAM JOIST ENDS

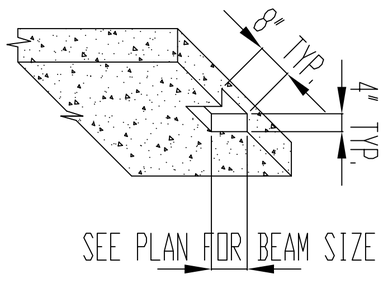
ARCHITECTURAL ROOF W/ CLOSED VALLEYS

HOUSEWRAP ENTIRE BUILDING



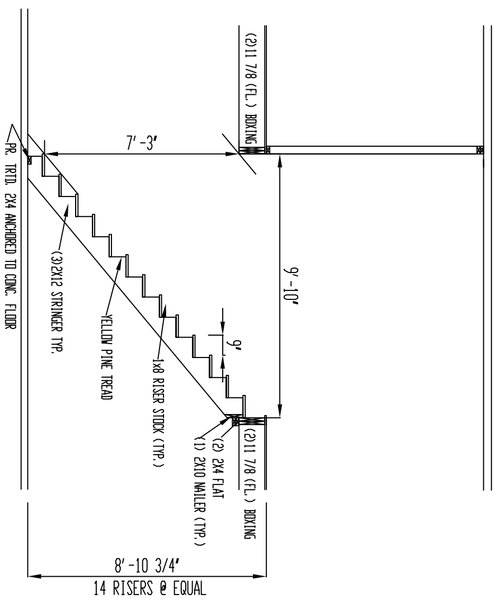
TYPICAL SECTION

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



BEAM PKT. DETAIL

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



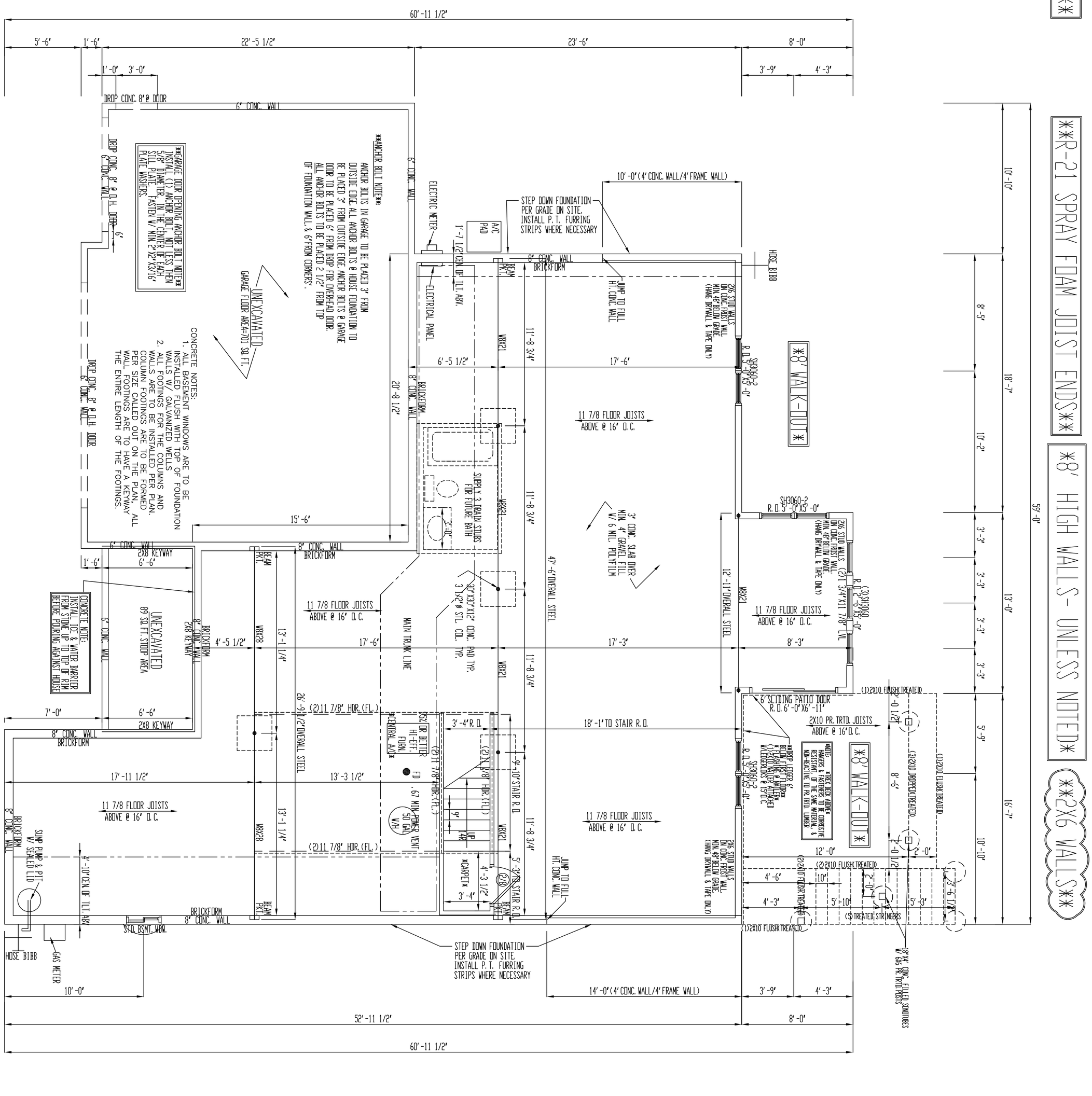
STANDARD STAIR SECTION

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

R-21 SPRAY FOAM JOIST ENDS

8' HIGH WALLS- UNLESS NOTED

2X6 WALLS



FOUNDATION PLAN

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

1748 SQ. FT. CONC. FLOOR

1" MIN. R-5 STYROFOAM INSULATION FROM TOP OF FOUNDATION TO FOOTING

CARPENTERS: PLEASE NOTE LOCATIONS OF CENTERLINES FOR PLUMBING & ALLOW 3" MIN. OF SPACE

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DRAWN BY: P. A.
DATE:
SCALE: 1/4"=1'-0"
SHEET: 3 OF 5

REVISIONS:

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RESIDENCE CUSTOM DESIGNED FOR:

R-50 BLOWN-IN ATTIC INSULATION

HOUSEWRAP ENTIRE BUILDING

ALLIANCE SINGLE-HUNG WINDOWS
DRYWALL RETURNS W/ WOOD SILLS AND APRONS

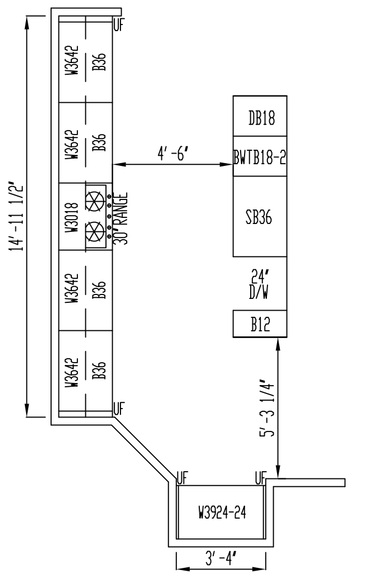
2X6 WALLS

ARCHITECTURAL ROOF W/ CLOSED VALLEYS

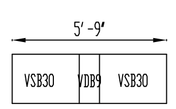
R-21 SPRAY FOAM JOIST ENDS

PRELIMINARY DRAWING ONLY!

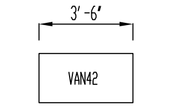
CABINET LAYOUT MAY BE SUBJECT TO CHANGE PER SPECIFICATIONS OF CABINET SUPPLIER.



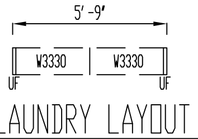
KITCHEN CABINET LAYOUT
SCALE: 1/4"=1'-0"



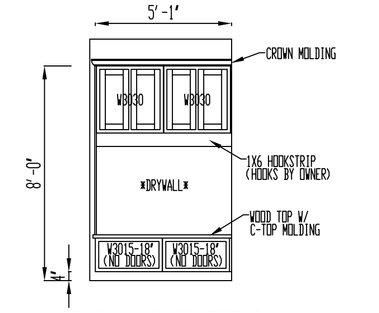
MASTER BATH LAYOUT
SCALE: 1/4"=1'-0"



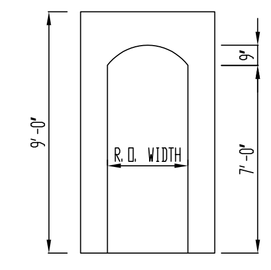
BATH #2 LAYOUT
SCALE: 1/4"=1'-0"



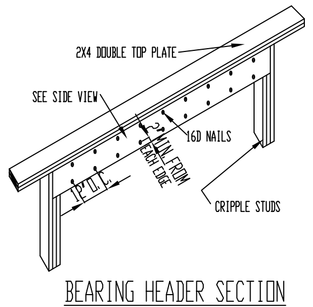
LAUNDRY LAYOUT
SCALE: 1/4"=1'-0"



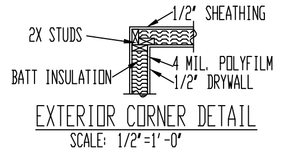
MUD RM. LOCKER DETAIL
SCALE: 1/4"=1'-0"



STANDARD ARCH ELEV.
SCALE: 1/4"=1'-0"



BEARING HEADER SECTION



EXTERIOR CORNER DETAIL
SCALE: 1/2"=1'-0"

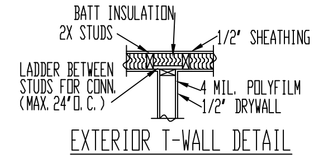
NOTE:
9 1/2" AND 11 7/8" MICROLAMS TO HAVE TWO (2) ROWS OF 16D NAILS; 14", 16", AND 18" MICROLAMS TO HAVE THREE(3) ROWS OF 16D NAILS
*STAGGER NAILING PATTERN ON OPPOSITE SIDE OF HEADER



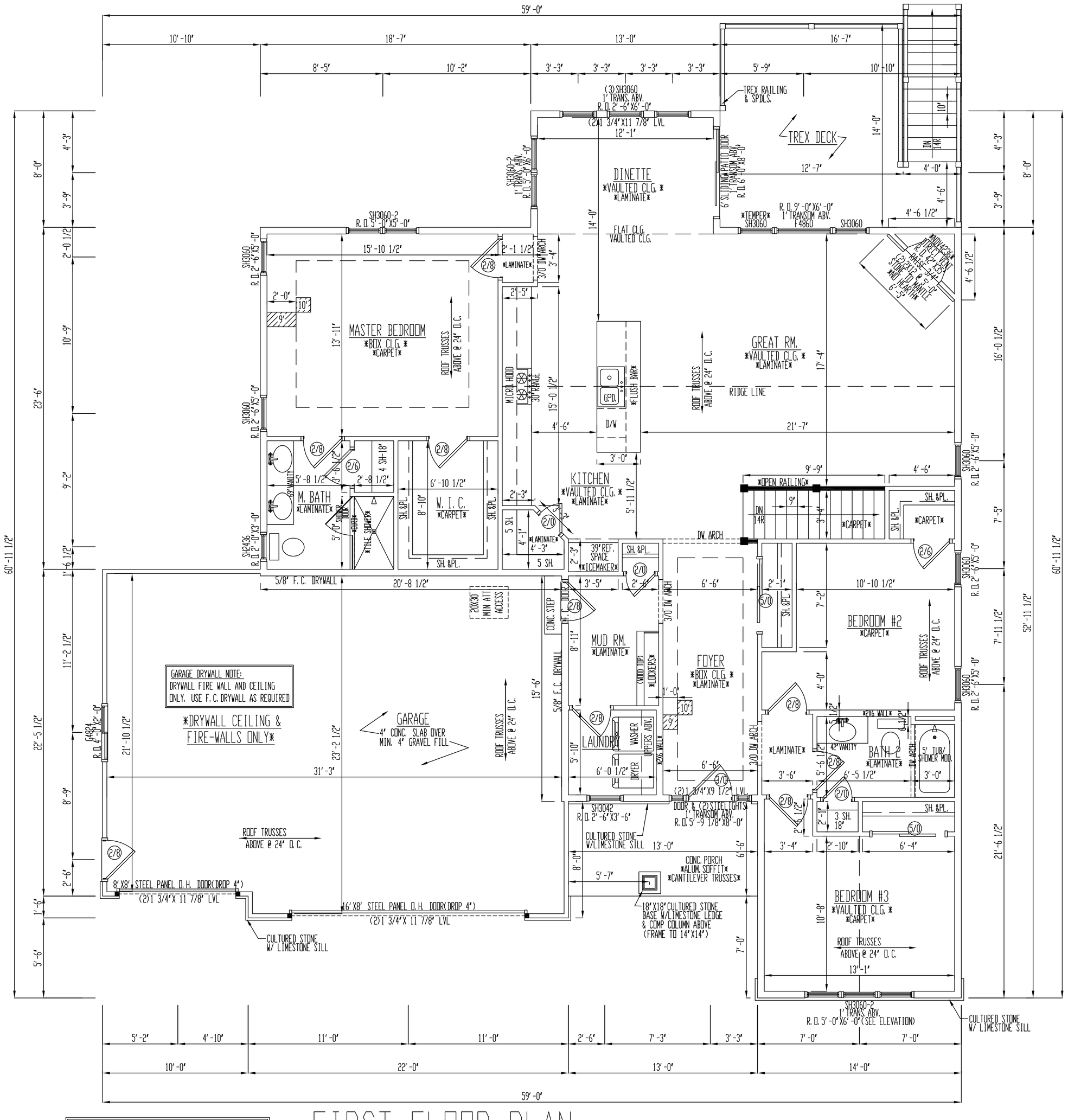
HEADER SIDE VIEW

HEADER DETAIL

NOT TO SCALE.



EXTERIOR T-WALL DETAIL
SCALE: 1/2"=1'-0"



EXTERIOR WALL NOTE:
ALL WALLS ARE OF 2X6 CONSTRUCTION; UNLESS OTHERWISED NOTED.

FIRST FLOOR PLAN

SCALE: 1/4"=1'-0" 1873 SQ. FT.

9' HIGH WALLS- UNLESS NOTED

REFER TO WALL BRACING LOCATIONS AND NOTES ON LAST PAGE OF PLANS

**CARPENTERS: PLEASE NOTE LOCATIONS OF CENTERLINES FOR PLUMBING & ALLOW 3" MIN. OF SPACE*

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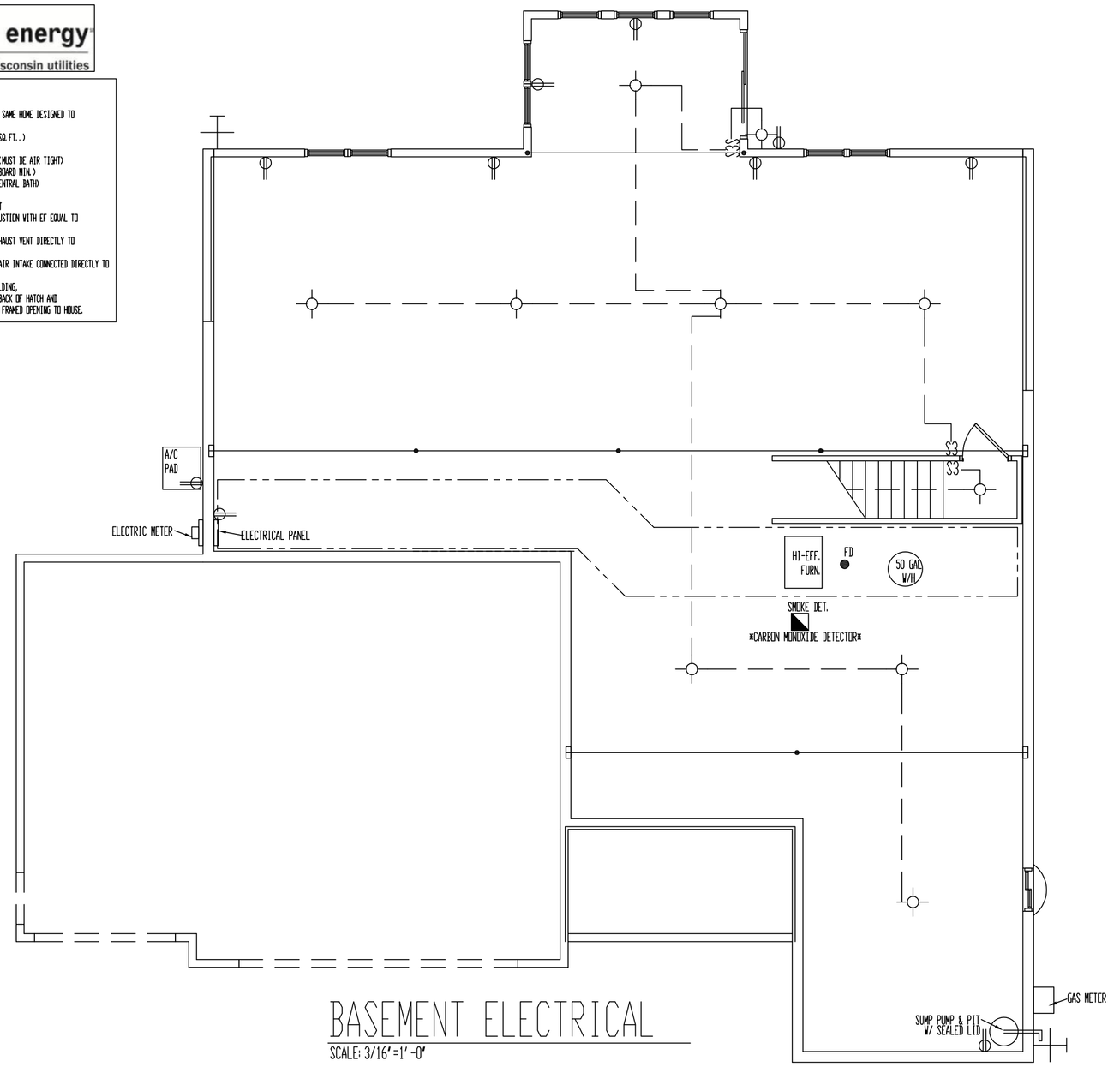
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DATE:
SCALE: 1/4"=1'-0"
SHEET: 4 OF 5

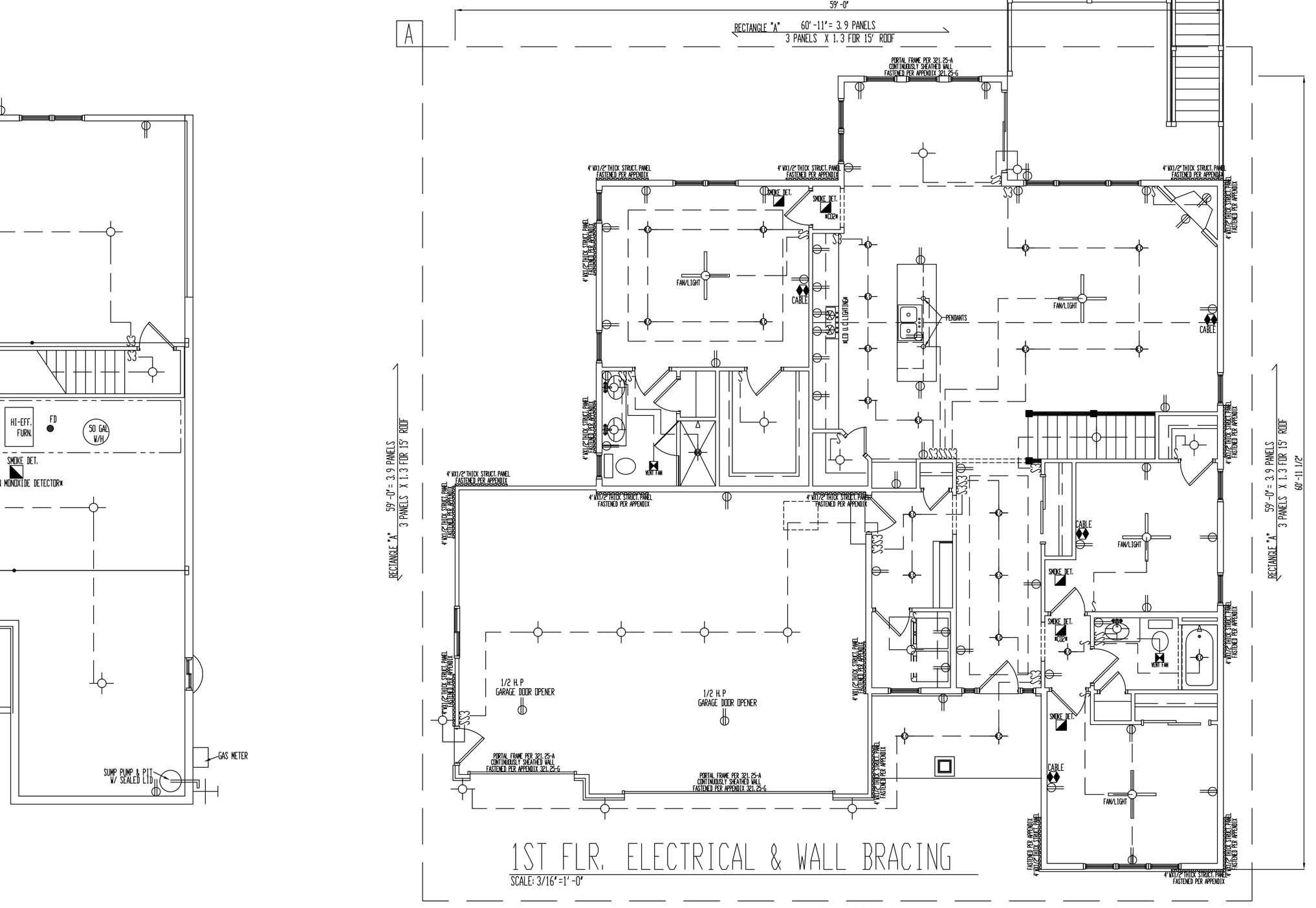
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FOCUS N ENERGY NOTES:

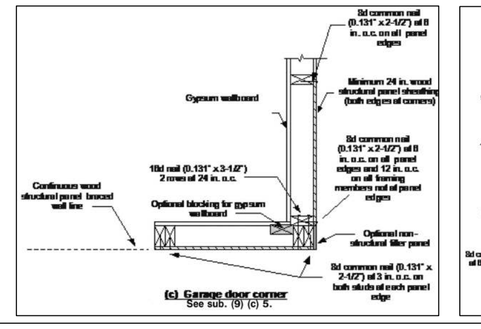
1. HOME MUST BE MINIMUM 10% MORE EFFICIENT THAN THE SAME HOME DESIGNED TO CURRENT UNIFORM DWELLING CODE STANDARDS
2. AIR TIGHTNESS (.20 TOTAL BUILDING SHELL AREA IN SQ.FT...)
3. SEALED SUMP BASIN/CHECK
4. SEALED PLUMBING ROUGH-IN THROUGH BASEMENT FLOOR CRUST BE AIR TIGHT)
5. FULL COVERAGE FOUNDATION INSULATION R5 (1" FOAM BOARD MIN.)
6. WHOLE HOUSE VENTILATION (ASHARE 62-2V.A FAN IN CENTRAL BATH)
   110 CFM FOR WHOLE HOUSE FAN, w/ 6" METAL DUCT
   80 CFM IN ANY ADDITIONAL BATHROOMS, 4" METAL DUCT
7. WATER HEATER MUST BE POWER VENTED OR CLOSED COMBUSTION WITH EF EQUAL TO OR GREATER THAN .62
8. FURNACE MUST BE CLOSED COMBUSTION, INTAKE AND EXHAUST VENT DIRECTLY TO EXTERIOR OF BUILDING
9. FIREPLACE DIRECT VENT/ INTAKE CLOSED COMBUSTION AIR INTAKE CONNECTED DIRECTLY TO EXTERIOR OF BUILDING.
10. INSULATED AND GASKETED ATTIC ACCESS HATCH IN BUILDING, MUST HAVE A MIN. OF R-20 INSULATION ATTACHED TO BACK OF HATCH AND A FOAM GASKET TO FORM AIR SEAL BETWEEN HATCH AND FRAMED OPENING TO HOUSE.



BASEMENT ELECTRICAL
SCALE: 3/16"=1'-0"

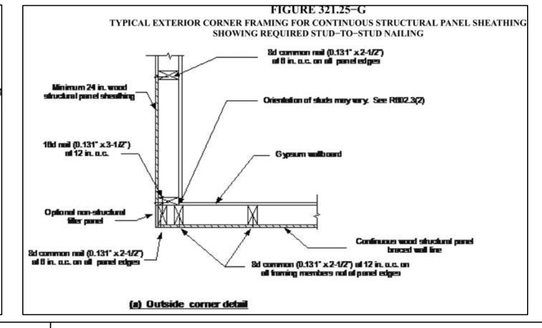


1ST FLR. ELECTRICAL & WALL BRACING
SCALE: 3/16"=1'-0"



(c) Garage door corner
See sub. (9) (c) 5.

FIGURE 321.25–G
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS STRUCTURAL PANEL SHEATHING SHOWING REQUIRED STUD–TO–STUD NAILING



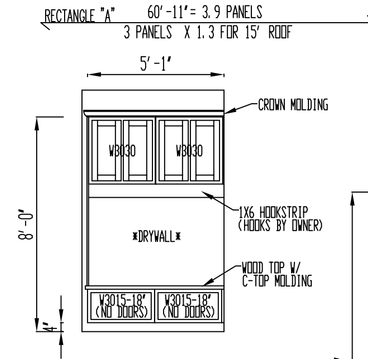
(a) Outside corner detail

ELECTRICAL NOTE:
ALL ELECTRIC SHOWN ON THE PLAN IS TO BE USED FOR BIDDING PURPOSES AND AS A GUIDE ONLY. ALL ELECTRIC WORK IS TO BE INSTALLED PER STATE AND LOCAL CODE. FINAL LOCATIONS T. B. D. DURING HOMEOWNER WALK-THRU.

SUPPLY 200 AMP SERVICE

LOCATIONS T. B. D. BY OWNER

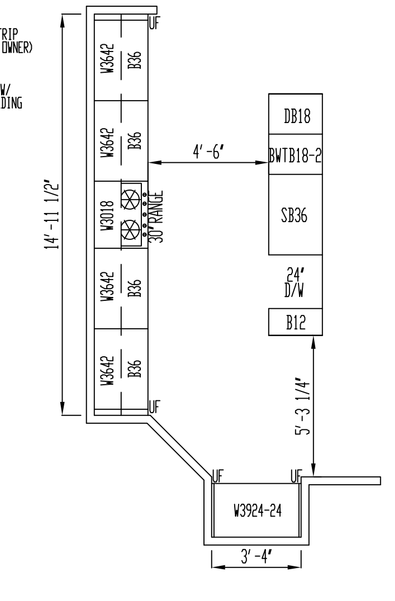
BRACING NOTE:
1. LOCATIONS OF BRACE PANELS MAY VARY SLIGHTLY AS LONG AS THEY MAINTAIN ALL INTENT OF CODE



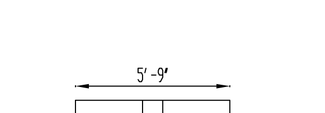
MUD RM. LOCKER DETAIL
SCALE: 1/4"=1'-0"

PRELIMINARY DRAWING ONLY!

CABINET LAYOUT MAY BE SUBJECT TO CHANGE PER SPECIFICATIONS OF CABINET SUPPLIER.



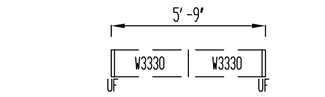
KITCHEN CABINET LAYOUT
SCALE: 1/4"=1'-0"



MASTER BATH LAYOUT
SCALE: 1/4"=1'-0"



BATH #2 LAYOUT
SCALE: 1/4"=1'-0"



LAUNDRY LAYOUT
SCALE: 1/4"=1'-0"

MINIMUM FASTENER SCHEDULE TABLE

Other interior and exterior panel products and finishes installed per manufacturer requirements. For engineered connectors, use manufacturer's specified fasteners.

Description of Building Materials/Connection	Number and Type of Fastener[1,2,3]
Floor Framing	
Joist to joist, face nailed over support	2–12d
Joist to sill or girder, toe nail	2–16d, 3–8d
Band or rim joist to joist, end nail	*3–16d*
Band or rim joist to sill or top plate	*2–16d at 16" o.c.*
Bridging to joist, toe nail each end	2–8d
Built–up girder and beams, top loaded	10d at 32" o.c. at top and bottom and staggered and two at ends and at each splice
Built–up girder and beams, side–loaded	16d at 16" o.c. at top and bottom and staggered and two at ends and at each splice
Ledger strip to beam, face nail	3–16d each joist
Joist on ledger to beam, toe nail	3–8d
Wall Framing	
Sole plate to joist or blocking, face nail	16d at 16" o.c.
Top or sole plate to stud, end nail	2–16d
Stud to sole plate, toe nail	4–8d or 3–16d
Doubled studs, face nail	16d at 24" o.c.
Doubled top plates, face nail	16d at 16" o.c.
Top plates, laps and intersections, face nail	2–16d
Continuous header, two pieces	16d at 16" o.c. along each edge
Continuous header to stud, toe nail	4–8d
1" corner brace to each stud and plate, face nail	2–8d or 2 staples, 1 3/4"
Built–up corner studs	16d at 30" o.c., 16d at 24" o.c.
Roof/Ceiling Framing	
Ceiling joists to plate, toe nail	2–16d, 3–8d
Ceiling joist, laps over partitions, face nail	3–16d
Ceiling joist to parallel rafters, face nail	3–16d
Rafter to plate, toe nail (maximum 6" rafter span, engineered connector for longer)	2–16d, 3–8d
Roof rafters to ridge, valley or hip rafters, toe nail	4–16d
Roof rafters to ridge, valley or hip rafters, face nail	3–16d
Collar ties to rafters, face nail	3–8d
Boards and planks	
1" x 6" subfloor or less to each joist, face nail	2–8d or 2 staples, 1 3/4"
Wider than 1" x 6" subfloor toe to each joist, face nail	3–8d or 4 staples 1 3/4"
2" subfloor to joist or girder, blind and face nail	2–16d
1" x 6" roof sheathing to each bearing, face nail	2–8d or 2 staples, 1 3/4"
1" x 8" roof sheathing to each bearing, face nail	2–8d or 3 staples, 1 3/4"
Wider than 1" x 8" roof sheathing to each bearing, face nail	3–8d or 4 staples, 1 3/4"
2–inch planks 2–16d at each bearing	

Panel Sheathing			
		Spacing of Fastener	
Material	Fastener	Edges	Intermediate Supports
Engineered wood panel for subfloor and roof sheathing and wall corner wind bracing to framing			
5/16–inch to 1/2–inch	6d common or deformed nail or staple, 1 1/2"	6"	12"[4]
5/8–inch to 3/4–inch	8d smooth or common, 6d deformed nail, or staple, 14 ga. 1 1/2"	6"	12"[4]
7/8–inch to 1–inch	8d common or deformed nail	6"	12"
1 1/8–inch to 1 1/4–inch	10d smooth or common, or 8d deformed nail	6"	12"
Combination subfloor/ underlayment to framing			
3/4–inch or less	6d deformed or 8d smooth or common nail	6"	12"
7/8–inch to 1–inch	8d smooth, common or deformed nail	6"	12"
1 1/8–inch to 1 1/4–inch	10d smooth or common or 8d deformed nail	6"	12"
Wood panel siding to framing			
1/2–inch or less	6d corrosion–resistant siding and casing nails	6"	12"
5/8–inch	8d corrosion–resistant siding and casing nails	6"	12"

[1]All nails are smooth–common, box or deformed shank except where otherwise stated
[2]Nail is a general description and may be T–head, modified round head or round head.
[3]Staples are 16–gauge wire, unless otherwise noted, and have a minimum 7/16–inch o.d. crown width.
[4]Staples shall be spaced at not more than 10 inches o.c. at intermediate supports for floors.

Table 321.25–G
BRACING METHODS[a,f]

Material	Minimum Brace Material Thickness or Size	Maximum Nominal Wall Height[b]	Maximum Braced Wall Panel Width or Brace Angle	Connection Criteria	
				Minimum Fasteners	Maximum Spacing
Intermittent Bracing Methods					
LIB[c] Let–in bracing	1x4 wood brace (or approved metal brace installed per manufacturer instructions)	10'	45° angle and maximum 16" o.c. stud spacing[g]	2–8d common nails or 3–8d box nails (2 3/4" long x 0.113" diameter)	Per stud and top and bottom plates[d]
DWB Diagonal wood boards	3/4" (1" nominal) for maximum 24" o.c. stud spacing	10'	48"	2–8d box nails (2 3/4" long x 0.113" diameter) or 2 – 1 3/4" long 16–gage staples	Per stud and top and bottom plates[d]
WSP Wood structural panel	3/8" for maximum 16" o.c. stud spacing; 7/16" for maximum 24" o.c. stud spacing	10'	48"	6d common nail or 8d box nail (2 3/4" long x 0.113" diameter); or 7/16"– or 1/2"–crown 16–gage staples, 1 1/4" long	6" edges, 12" field (nails) 3" edges, 6" field (staples)
SFB Structural fiber–board sheathing	1/2" for maximum 16" o.c. stud spacing	10'	48"	1 1/2" long x 0.120" diameter galvanized roofing nails or 1"–crown 16–gage staples, 1 1/4" long	3" edges, 6" field
GB Gypsum board (installed on both sides of wall)	1/2" for maximum 24" o.c. stud spacing	10'	96"	5d cooler nails, or #6 screws	7" edges, 7" field (including top and bottom plates)
Continuous Sheathed Bracing Methods					
CS–WSP Continuous sheathed WSP	3/8" for maximum 16" o.c. stud spacing; 7/16" for maximum 24" o.c. stud spacing	12'	Refer to Table 321.25–H	Same as WSP	Same as WSP
CS–SFB Continuous sheathed SFB	1/2" for maximum 16" o.c. stud spacing			Same as SFB	Same as SFB
Narrow Panel Bracing					
PF Portal frame	7/16"	12'	Refer to Figure 321.25–A	Refer to Figure 321.25–A	Refer to Figure 321.25–A

[a]The interior side of all exterior walls shall be sheathed with minimum 1/2–inch gypsum wallboard unless otherwise permitted to be excluded by this subsection. All edges of panel–type wall bracing, except horizontal joints in GB bracing, shall be attached to framing or blocking.

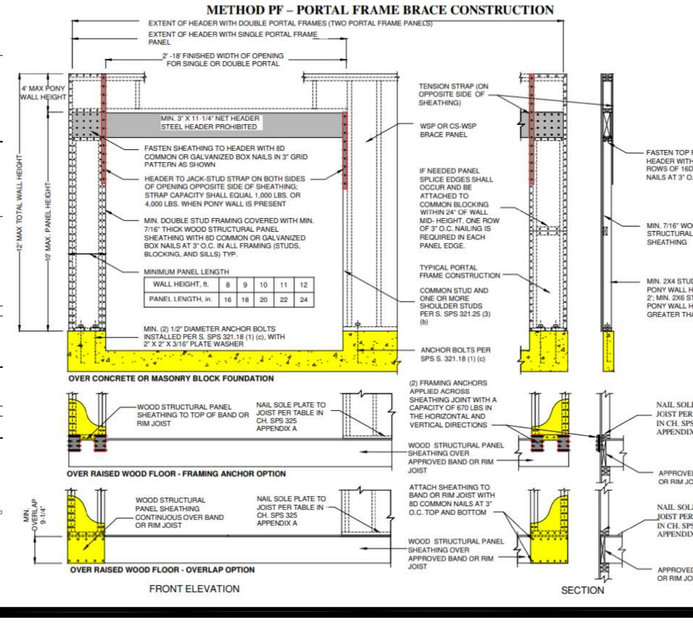
[b]The actual measured wall height shall include stud height and thickness of top and bottom plates. The actual wall height shall be permitted to exceed the listed nominal values by not more than 4% inches. Tabulated bracing amounts in s. SPS 321.25 (6) (a) are based on a 10–foot nominal wall height for all bracing methods and shall be permitted to be adjusted to other nominal wall heights not exceeding 12 feet in accordance with footnotes to Table 321.25–I or Table 321.25–J.

[c]LIB is not permitted for walls supporting a roof and two floors. Two LIB braces installed at a 90° angle from horizontal shall be permitted to be substituted for each 45° angle LIB brace.

[d]Bracing with CS–WSP and CS–SFB shall have sheathing installed on all sheathable surfaces above, below, and between wall openings.

[e]Shall be attached to the top and bottom plates and any intermediate studs, in one continuous length.

[f]Each braced panel may contain no more than one hole, having a maximum dimension of no more than ten percent of the least dimension of the panel, and confined to the middle three–fourths of the panel.



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