Cudahy Residence

3630 E Somers Ave, Cudahy WI 53110

Milwaukee County (WI)

Custom Design

DRAWING PAGES INDEX

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Revisions Log

Completion Date:	Designer's Initials	(Comments)

-GENERAL NOTES-

1. All work shall be performed with all applicable local, state, and national codes, in addition to special ordinances from all authorities having jurisdiction.

2. The Contractor shall provide the necessary labor, materials, tools, equipment, etc. for the complete construction of the work specified by the drawings, unless other arrangements have been made between the Contractor and the Customer.

3. The materials as specified on the drawings and contractual documents shall be used. The Contractor shall be responsible for all detailing and coordination occurring with substitutions made to the specified materials.

4. The Designer shall not be responsible for: construction means, techniques, or procedures, for safety precautions and programs in connection with the work, for the acts or omissions of the Contractor, Sub-Contractors, or any other persons performing the work, or for the failure of any party to carry out the work in accordance with the intent of the contract documents. All Plumbing, Mechanical, and Electrical work is to be coordinated between the trades as part of their own installation layout.

5. The Contractor shall provide adequate bracing and/or shoring to ensure the structural stability of the building during construction.

6. All material finishes and styles (including, but not limited to: siding, windows, doors, interior and exterior millwork, etc.) shall be approved by the Customer.

7. In cases of discrepancies with plan scale, displayed dimensions supersede any scaled dimensions. Any missing dimensions shall be verified with the Designer, as needed.

8. Prior to the start of construction, the Contractor shall:
   a. Verify the required design loads with governing codes and site conditions. Verify with the local building agencies the wind, seismic, snow, and other special loading conditions. The Designer shall be notified of all discrepancies.
   b. Verify that all critical dimensions are displayed on the plans and report errors or discrepancies to the Designer.
   c. Verify the site conditions and report any discrepancies to the Designer.
   d. Examine the project drawings and notify the Designer of any discrepancies found.

Single Family Residential

APPLICABLE BUILDING CODES:

-Wisconsin Uniform Dwelling Code-





JVO Enterprises, LLC.

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PLANNING & DESIGN

Designer's Initials:

RGC

Contact Info:

715.241.4777

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COVER PAGE

1/4" = 1'-0" (22X34)

A1



FRONT ELEVATION



RIGHT ELEVATION

-GENERAL NOTES-

1. The elevations display conceptual representations of specified materials. The Contractor shall be responsible for proper application and installation of materials per manufacturers' instructions.

2. If shown, notes and physical dimensions shall supercede any scaled dimensions for heights, material widths, or material applications.

3. Window header heights to follow general height, unless noted or dimensioned on elevations.

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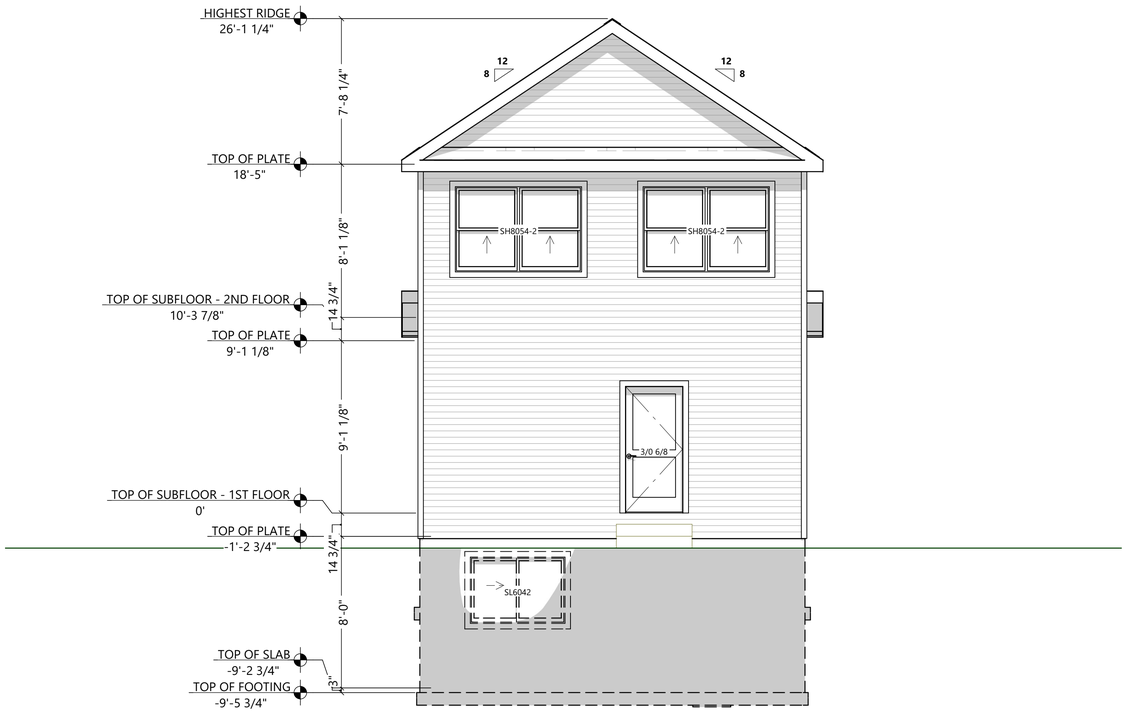
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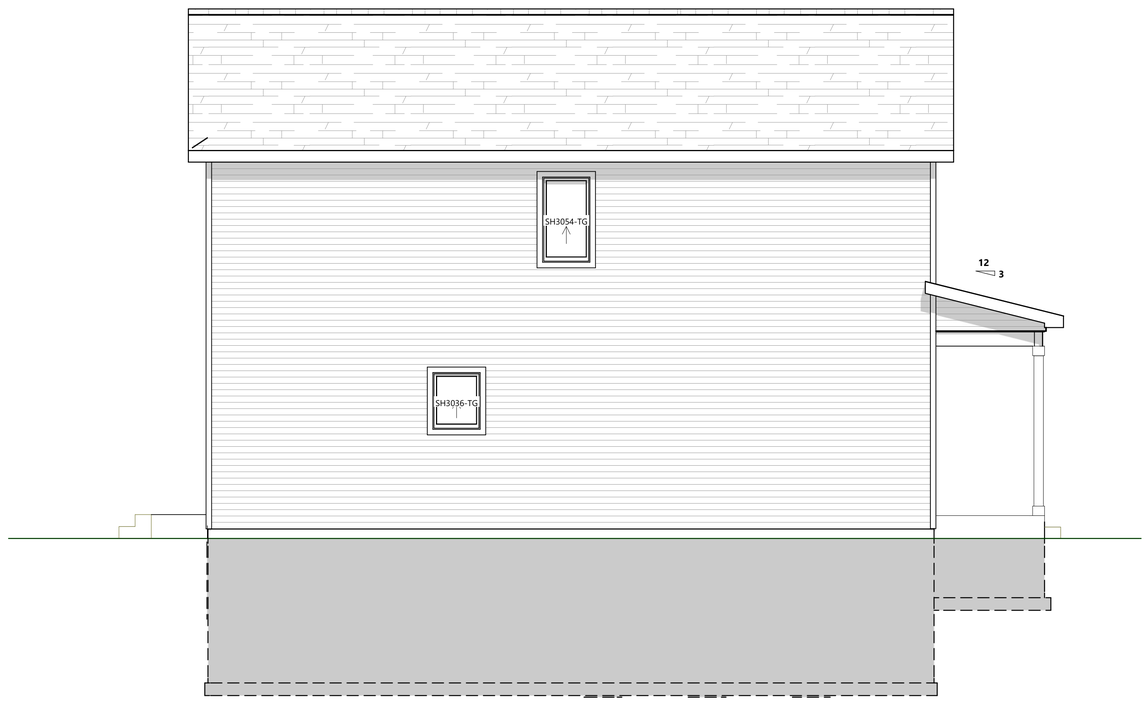
ELEVATIONS
Front & Right

1/4" = 1'-0" (22X34)

A2.1



REAR ELEVATION



LEFT ELEVATION

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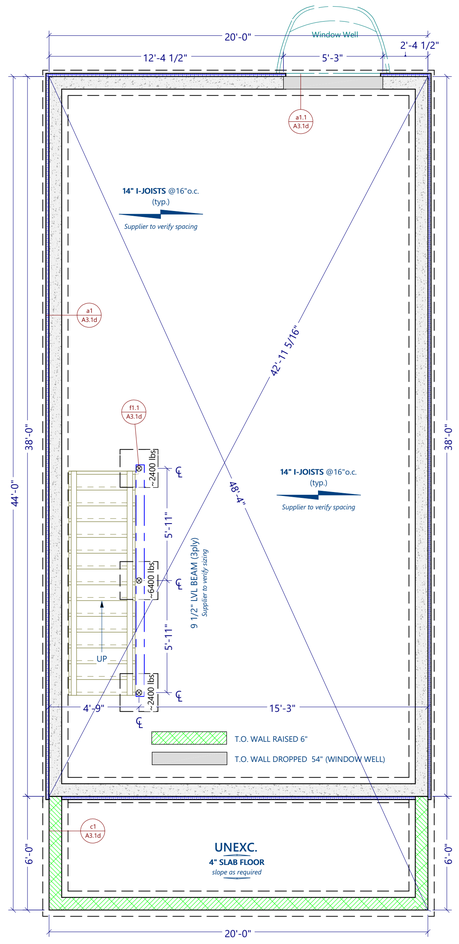
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ELEVATIONS
Rear & Left

1/4" = 1'-0" (22X34)

A2.2



-GENERAL NOTES-

1. This drawing is to provide the Mason or other responsible Contractor with the proper foundation dimensions. It is the Contractor's responsibility to ensure that the foundation is constructed in accordance with applicable codes and soil conditions.
2. The height of the foundation and post spacing as shown are critical. If changes occur during construction, they must be reported immediately to Wausau Homes Structural Design team.
3. All foundation footings shall bear on undisturbed soil at a minimum depth of 4'-0" below grade (depending on local frost conditions). The Contractor shall verify and approve all poured concrete footing sizes and ensure they are in compliance with the soil conditions report for the jobsite location.
4. Venting area of basement windows shall be 1% of the basement floor area (2% for BOCA codes). Combustion air for heating equipment and foundation insulation to be in accordance with applicable codes.
5. Window wells with a vertical depth of more than 44" must be equipped with an approved egress ladder or step(s).
6. For crawlspace foundations, the Contractor is to provide an 18"x24" access to the crawl space and ventilation at the rate of 1/150 of the crawlspace area. Cover crawlspace with 6mil. poly film.
7. The Contractor shall determine the final HVAC and Mechanical locations.
8. Dimensions are to exterior face of concrete, unless noted otherwise.
9. Header and beam sizing to be verified by Supplier.

-FOUNDATION PLAN-

8'-0" Foundation Wall Height //
8" Foundation Wall Thickness

Sheathing to align with: 2" Foam
(Reference section details page A3.1d)

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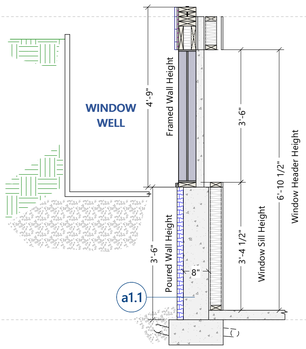
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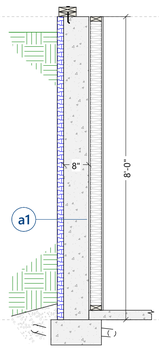
FOUNDATION PLAN

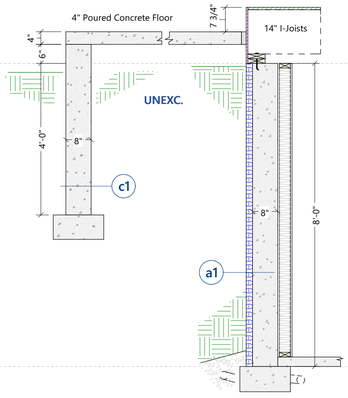
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A3.1



EGRESS WINDOW SECTION

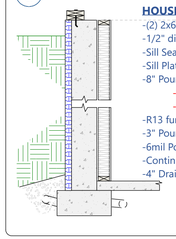




HOUSE TO PORCH SECTION

-FOUNDATION WALL SECTIONS- Reference Foundation plan (A3.1) for Locations

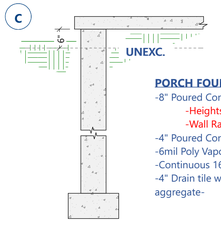
a



HOUSE FOUNDATION WALL
-(2) 2x6 Pressure Treated SYP plates-
-1/2" dia. anchor bolts @72" o.c., no more than 12" from corners-
-Sill Sealer-
-Sill Plate Overhangs 1/2" from the Edge of Concrete-
-8" Poured Concrete Wall w/ Damp Proofing
-Heights noted on Section Views-
-2" Rigid Foam at Basement Exterior-
-R13 furred wall at Basement interior-
-3" Poured Concrete Floor-
-6mil Poly Vapor Barrier-
-Continuous 16"x8" Concrete Footing-
-4" Drain tile w/ bleeders @8' o.c. covered w/ gravel aggregate-

-GENERAL FOUNDATION CONSTRUCTION- (HOUSE)

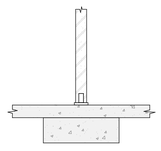
c



PORCH FOUNDATION WALL
-8" Poured Concrete Wall w/ Damp Proofing-
-Heights noted on Section Views-
-Wall Raised 6" from House Foundation-
-4" Poured Concrete Floor-
-6mil Poly Vapor Barrier-
-Continuous 16"x8" Concrete Footing-
-4" Drain tile w/ bleeders @8' o.c. covered w/ gravel aggregate-

-GENERAL FOUNDATION CONSTRUCTION- (PORCH)

f1.1



POST FOOTINGS
-3" Steel Post-
-Post Sets on Slab-
-Poured Concrete Footing, 12" Thickness-
(Footing sizes will vary per required loading)

-BASEMENT POST AND BEAM DETAILS-

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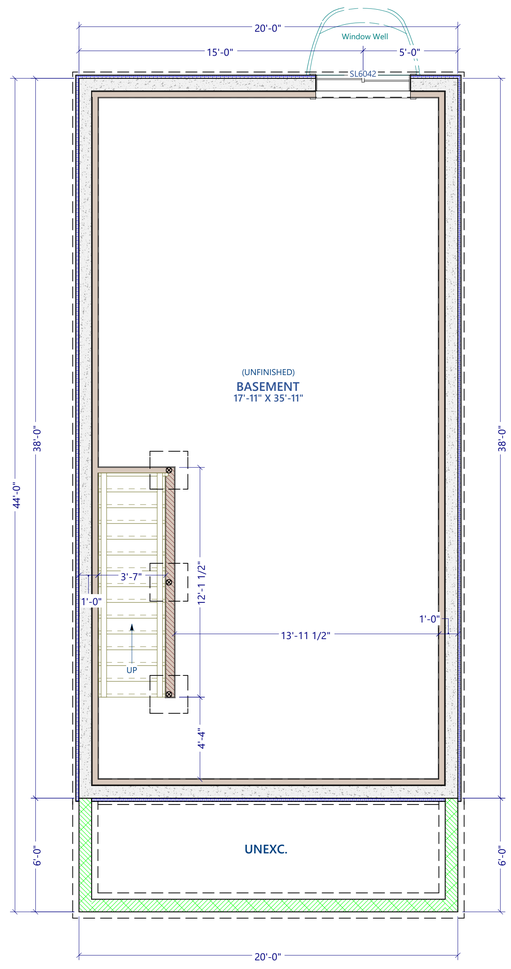
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FOUNDATION DETAILS

1/4" = 1'-0" (22X34)

A3.1d



-GENERAL NOTES-

1. All dimensions to openings are to rough framing or centerline (u.n.o.).
2. All dimensions to wall partitions are to the face of stud framing (u.n.o.).
3. Ceiling height dimensions are from floor sheathing to underside of roof truss framing or floor joist framing (u.n.o.).
4. Details marked "General" shall apply in all cases, unless noted otherwise. Where no specific detail is shown, the construction shall be identical or similar to that indicated for like cases of construction on the project.
5. Adequate anchorage, blocking, backing, and framing shall be provided for light fixtures, electrical units, HVAC equipment, etc.
6. Slope all concrete walks away from exterior doors to prevent water from running or being blown under doorways, and to prevent standing water from accumulating in front of doors.
7. Fire Code Gypsum Board (5/8") may be required between House and Garage per State/ Local codes.
8. Fire-blocking and draft-stopping shall be provided in spaces created by chases, furring, etc. in accordance with the applicable codes.
9. Smoke alarms shall be installed in accordance with the applicable codes.
10. Window design is intended to be in compliance with applicable codes in regards to egress and safety glass. All window sizes and requirements are to be verified by the Contractor with the manufacturer to ensure compliance with applicable codes.
11. Header and beam sizing to be verified by Supplier

-WALL BRACING-

Wall bracing notes and key to be determined by DrJ Engineering, LLC, 2023. Official calculation documentation is available upon request.

-FLOOR PLAN: BASEMENT LEVEL-

8'-0" Foundation Wall Height // **8"** Foundation Wall Thickness

Sq. Ft. of Finished Living Area: **UNFINISHED**

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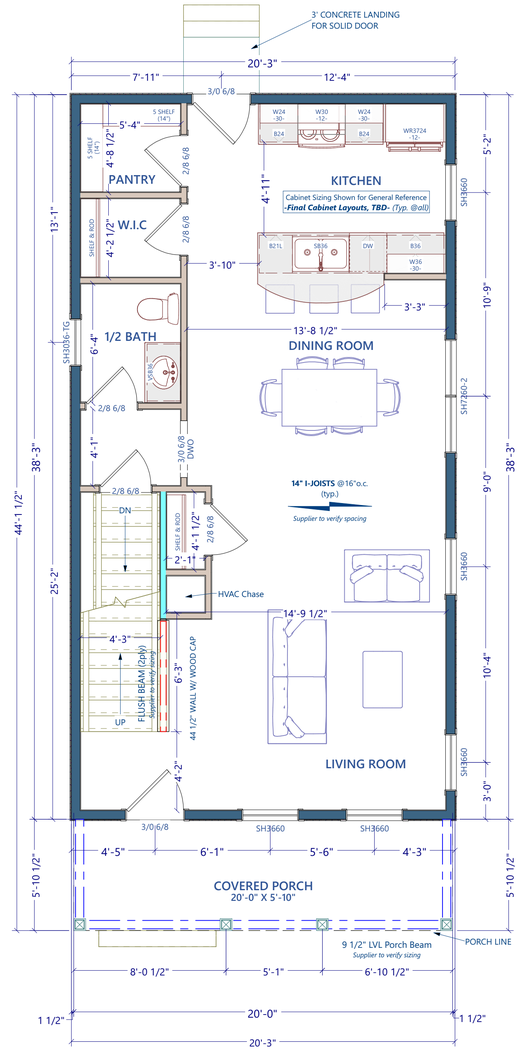
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FLOOR PLAN
Basement Level

1/4" = 1'-0" (22X34)

A4.0



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6. Slope all concrete walks away from exterior doors to prevent water from running or being blown under doorways, and to prevent standing water from accumulating in front of doors.
7. Fire Code Gypsum Board (5/8") may be required between House and Garage per State/ Local codes.
8. Fire-blocking and draft-stopping shall be provided in spaces created by chases, furring, etc. in accordance with the applicable codes.
9. Smoke alarms shall be installed in accordance with the applicable codes.
10. Window design is intended to be in compliance with applicable codes in regards to egress and safety glass. All window sizes and requirements are to be verified by the Contractor with the manufacturer to ensure compliance with applicable codes.
11. Header and beam sizing to be verified by Supplier.

-WALL BRACING-

Wall bracing notes and key to be determined by DrJ Engineering, LLC, 2023. Official calculation documentation is available upon request.

-FLOOR PLAN: MAIN LEVEL-

775 Sq. Ft. of Living Area (includes stair opening)

9'-1 1/8" Wall Heights (u.n.o.)
6'-10 7/8" Window Header Heights (u.n.o.)

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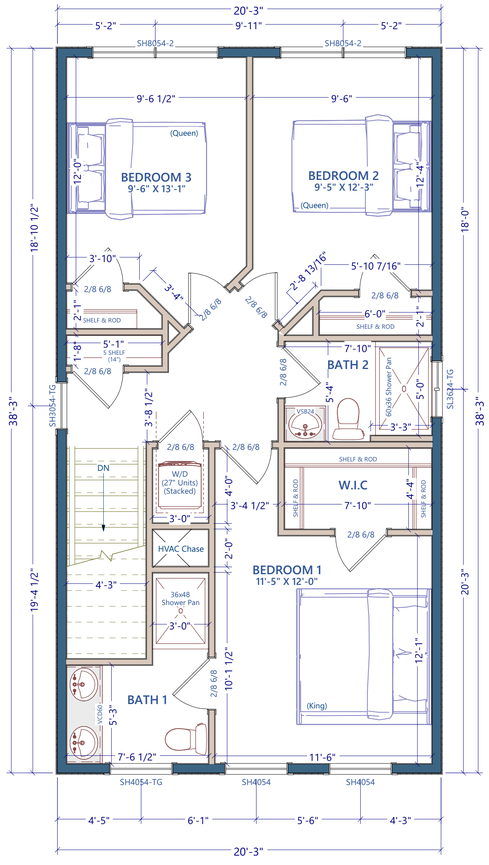
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FLOOR PLAN
Main Level

1/4" = 1'-0" (22X34)

A4.1



-GENERAL NOTES-

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11. Header and beam sizing to be verified by Supplier.

-WALL BRACING-

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-FLOOR PLAN: SECOND LEVEL-

775 Sq. Ft. of Living Area (includes stair opening)

8'-1 1/8" Wall Heights (u.n.o.)
6'-10 7/8" Window Header Heights (u.n.o.)

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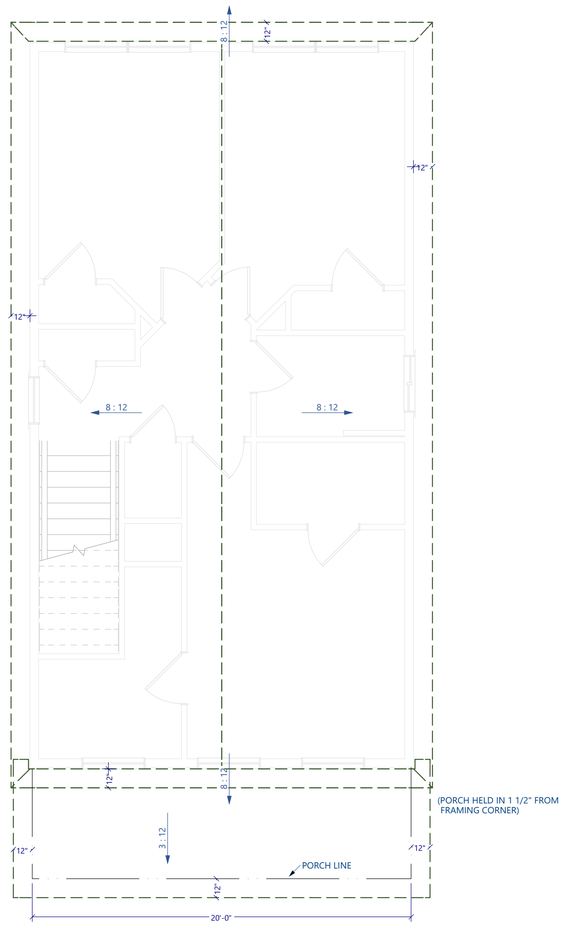
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FLOOR PLAN
Second Level

1/4" = 1'-0" (22X34)

A4.2



-GENERAL NOTES-

1. All dimensions are to rough framing (u.n.o.).

2. At instances where the fascia does not align, special heel heights will be noted on the plan.

-ROOF PLAN-

12" Eave Overhang (u.n.o.) // 12" Gable Overhang (u.n.o.)

12" min. Heel Height @ 3/12 Pitch

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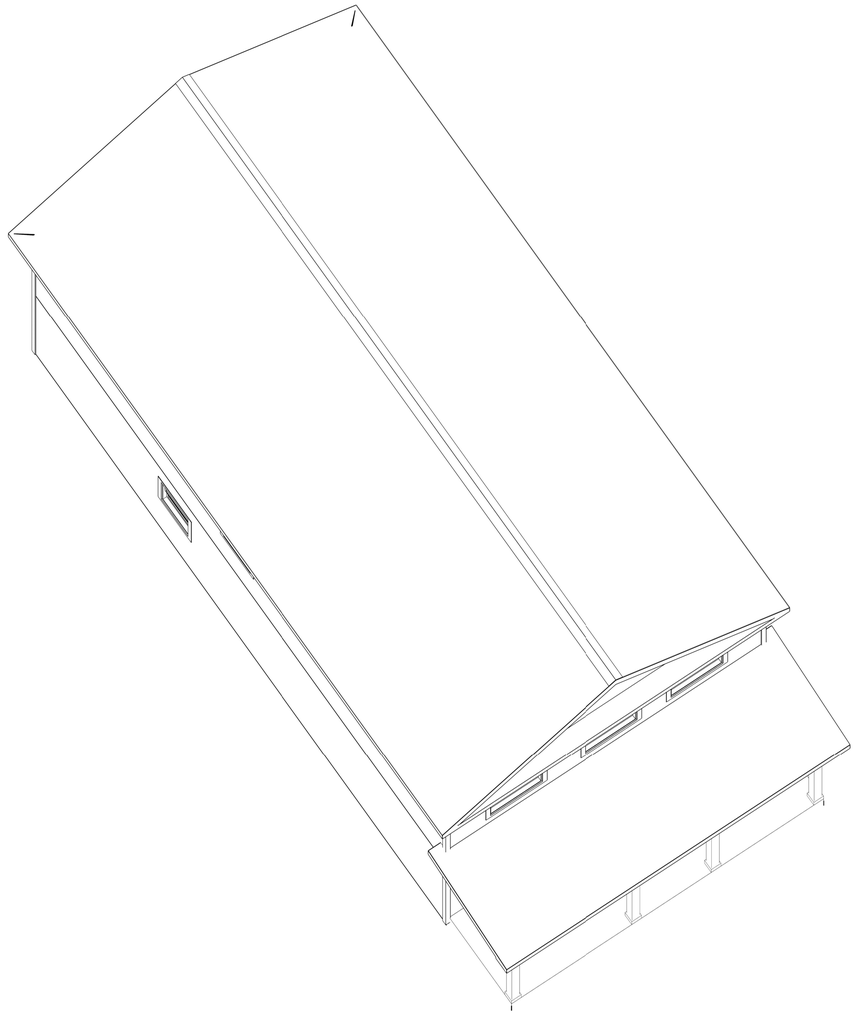
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ROOF PLAN

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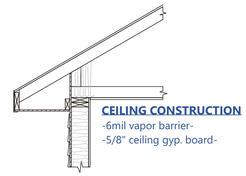
A5.1



ROOF CONSTRUCTION
-Asphalt Shingles-
-Ice & Water @eave edges-
-15# felt underlayment-
-15/32" OSB sheathing w/ clips-
-Aluminum roof edge-

ATTIC CONSTRUCTION
-Engineered Roof Trusses @24" o.c. (spacing may vary as needed per design)-
-Heel heights as noted on Roof Plan-
-Overhangs as noted on Roof Plan-
-R50 Ceiling Insulation-

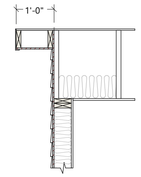
HORIZONTAL SOFFIT CONSTRUCTION
-2x6 subfascia-
-Aluminum fascia-
-Aluminum vented soffit-



CEILING CONSTRUCTION
-6mil vapor barrier-
-5/8" ceiling gyp. board-

-GENERAL EAVE DETAIL-

STANDARD RAKES
-2x6 ladder assembly, nailed to Gable End-
-2x6 Subfascia-
-Aluminum Fascia-
-Aluminum Vented Soffit-



-GENERAL RAKE DETAIL-

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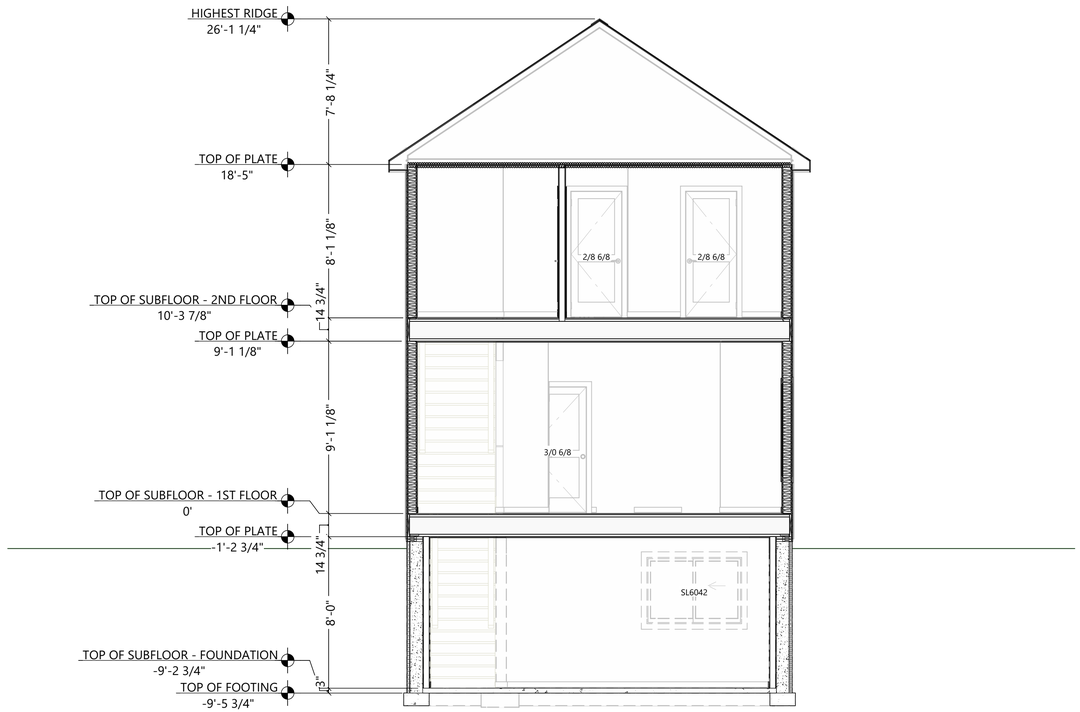
FINAL
-Permit Plan-

Print Date:
4/2/2026

ROOF DETAILS

1/4" = 1'-0" (22X34)

A5.1d



FULL SECTION

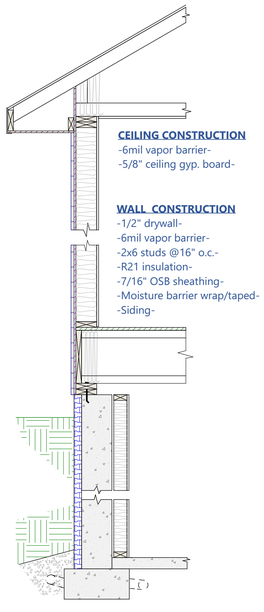
ROOF CONSTRUCTION
-Asphalt Shingles-
-Ice & Water @eave edges-
-15# felt underlayment-
-15/32" OSB sheathing w/ clips-
-Aluminum roof edge-

ATTIC CONSTRUCTION
-Engineered Roof Trusses @24" o.c. (spacing may vary as needed per design)-
-Heel heights as noted on Roof Plan-
-Overhangs as noted on Roof Plan-
-R50 Ceiling Insulation-

SOFFIT CONSTRUCTION
-2x6 subfascia-
-Aluminum fascia-
-Aluminum vented soffit-

FLOOR CONSTRUCTION
-3/4" OSB T&G Sheathing-
-14" I-Joists @16" o.c. (spacing may vary as needed per design)-
-R21 Fiberglass Batt or
3" Spray Foam sill insulation-
-1/2" sheetrock (not required)-

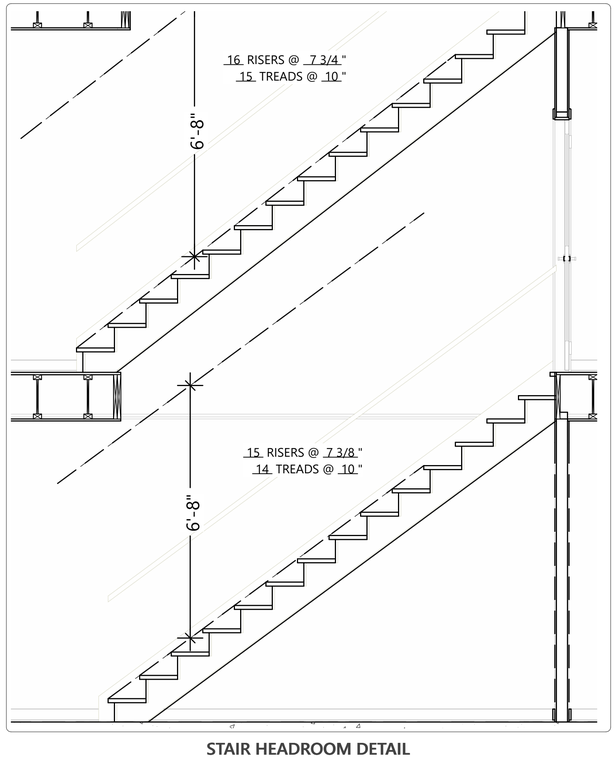
FOUNDATION WALL CONSTRUCTION
-(2) 2x6 Pressure Treated SYP plate-
-1/2" dia. anchor bolts @72" o.c., no more than 12" from corners-
-Sill Sealer-
-8" Poured Concrete Wall w/ Damp Proofing
-2" Rigid Foam at Basement Exterior-
-Heights noted on Section Views-
-R13 furring wall at Basement interior-
-3" Poured Concrete Floor-
-6mil Poly Vapor Barrier-
-Continuous 16"x8" Concrete Footing-
-4" Drain tile w/ bleeders @8' o.c. covered w/ gravel aggregate-



CEILING CONSTRUCTION
-6mil vapor barrier-
-5/8" ceiling gyp. board-

WALL CONSTRUCTION
-1/2" drywall-
-6mil vapor barrier-
-2x6 studs @16" o.c.-
-R21 insulation-
-7/16" OSB sheathing-
-Moisture barrier wrap/taped-
-Siding-

GENERAL CONSTRUCTION DETAIL - n/s



STAIR HEADROOM DETAIL
1/2"= 1'-0" (22"x34" sheet size)

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Cudahy Residence
-Milwaukee County (WI)-
-Custom Design-

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FINAL
-Permit Plan-
Print Date:
4/2/2026

SECTIONS & ASSEMBLIES
1/4" = 1'-0" (22X34)

A6.1