focus on energy
Partnering with Wisconsin utilities

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 62-21<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.

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_____ / /

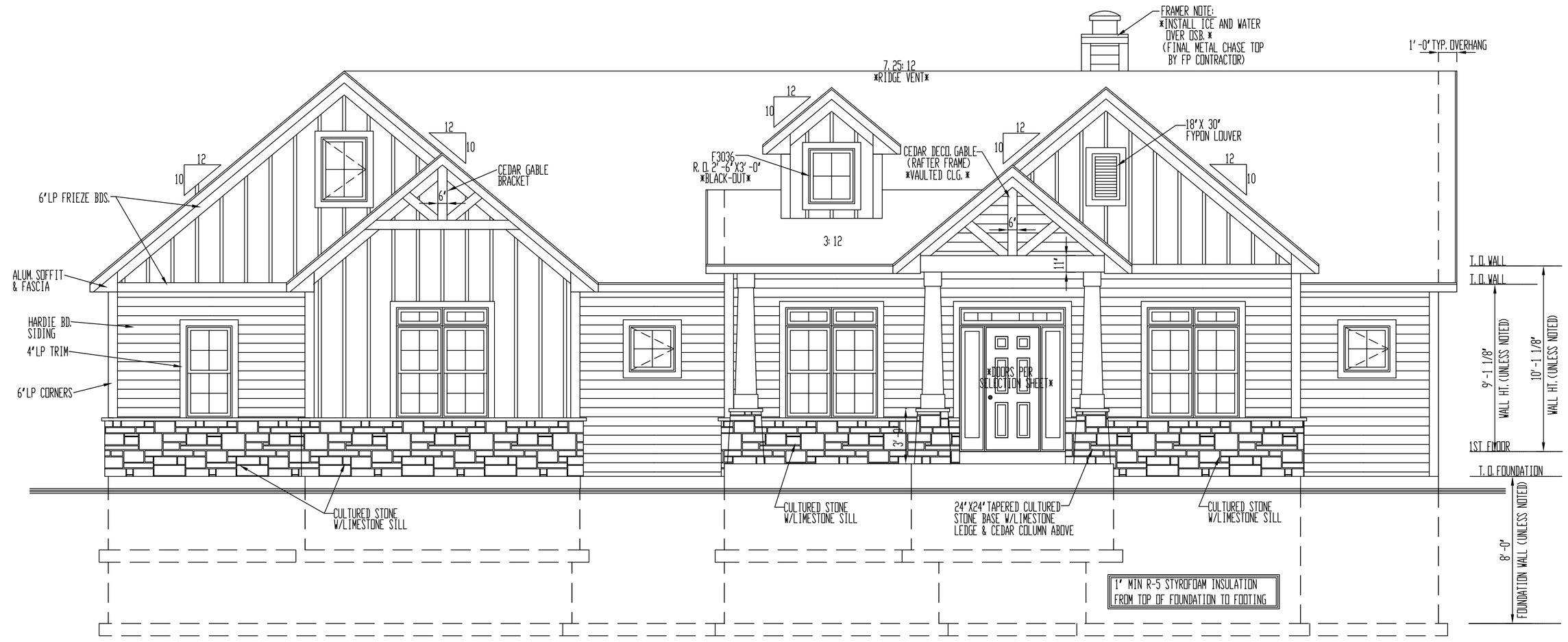
R-50 BLOWN-IN ATTIC INSULATION

ALLIANCE SINGLE-HUNG WINDOWS
DRYWALL RETURNS W/ WOOD SILLS

R-21 SPRAY FOAM JOIST ENDS

HOUSEWRAP ENTIRE BUILDING

ARCHITECTURAL ROOF W/ CLOSED VALLEYS



FRONT ELEVATION

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

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_____ / /



REAR ELEVATION

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

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"X10" 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/OC 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).

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2626 SQ.FT. RANCH

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HARPE DEVELOPMENT

REVISIONS:
11/7/23-REVISED PER OWNERS EMAIL
1/29/24-DOOR AND WINDOW REVISIONS PER OWNERS PRE-BID SELECTIONS MEETING
3/4/24-8' FOUNDATION, SIDING CHANGES, NO BONUS ROOM, ETC.

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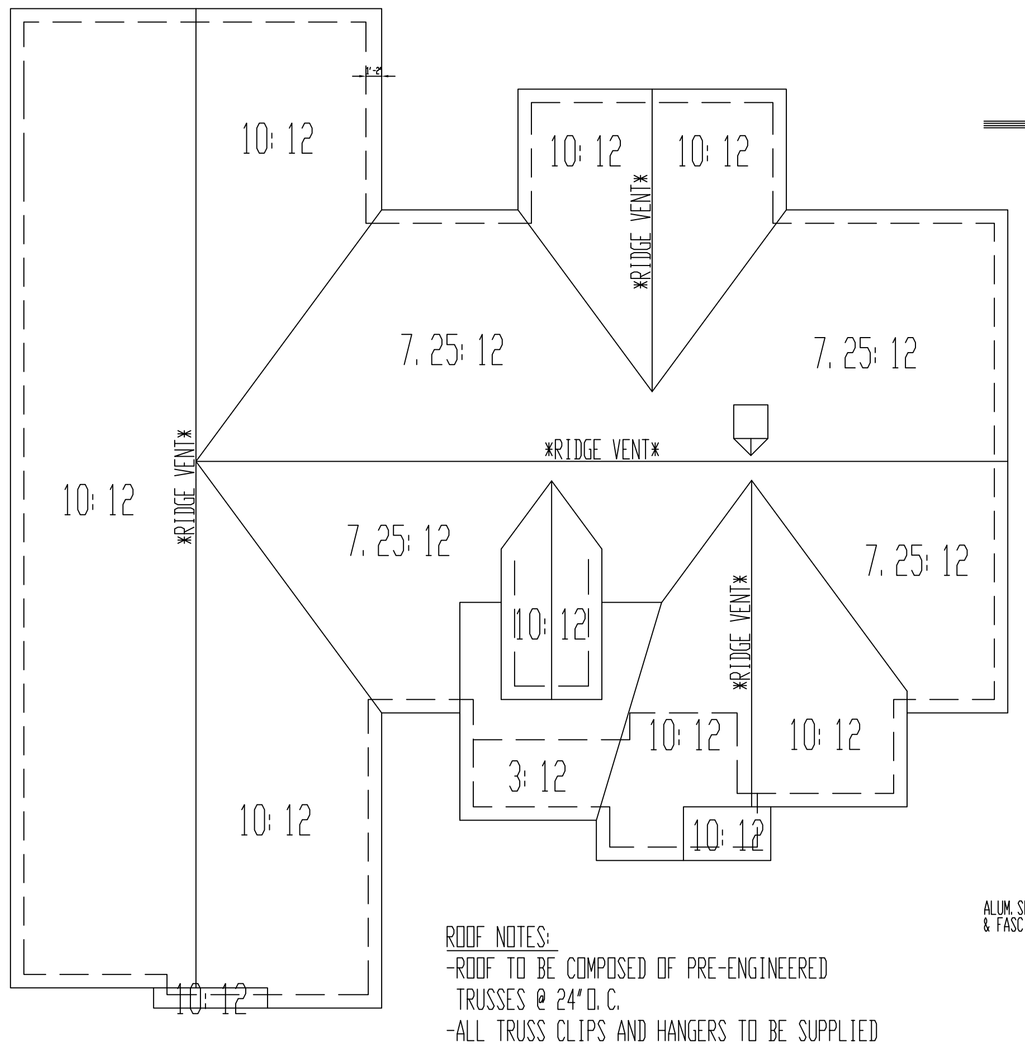
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P. A.	1
DATE:	OF
1/16/24	4
SCALE:	
1/4"=1'-0"	

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 EAVES AND ROOF TO WALL AREAS



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.

ROOF LAYOUT

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

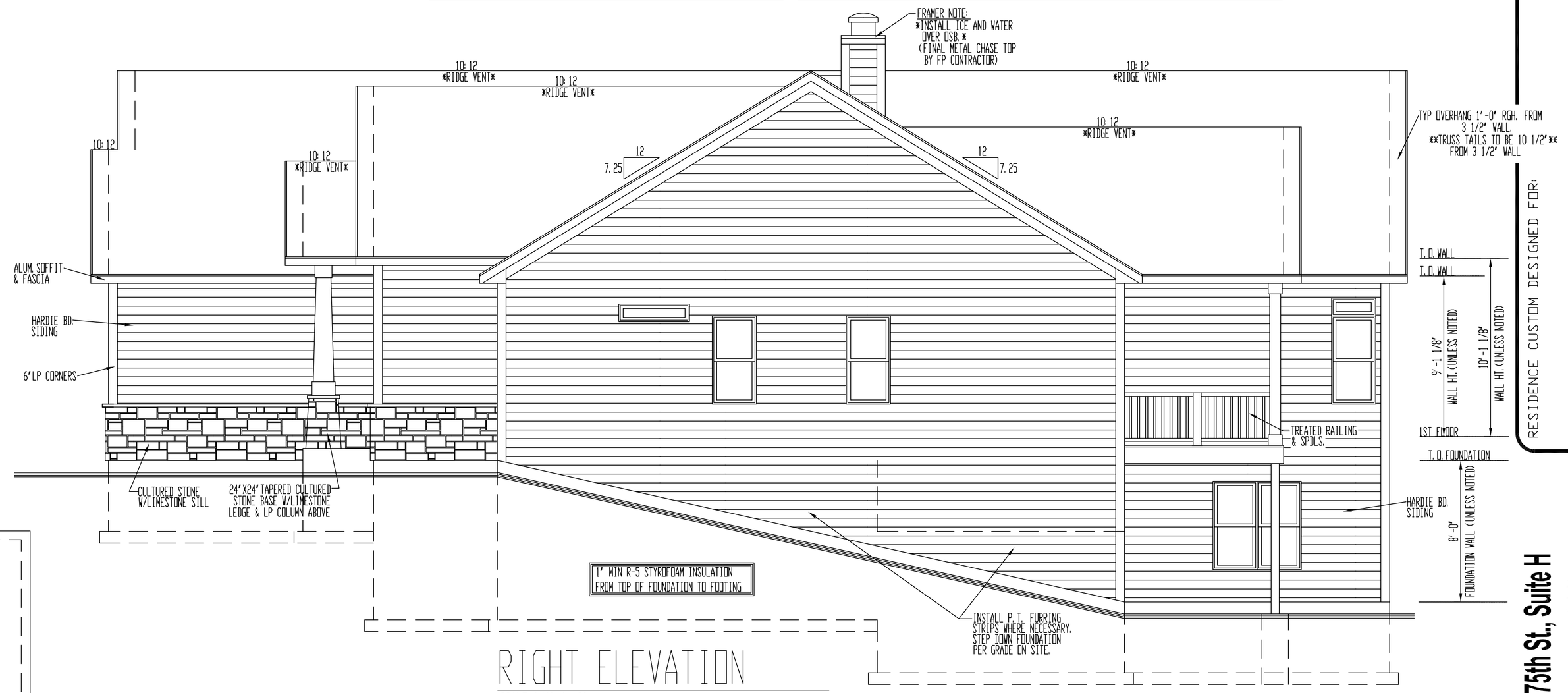
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R-21 SPRAY FOAM JOIST ENDS

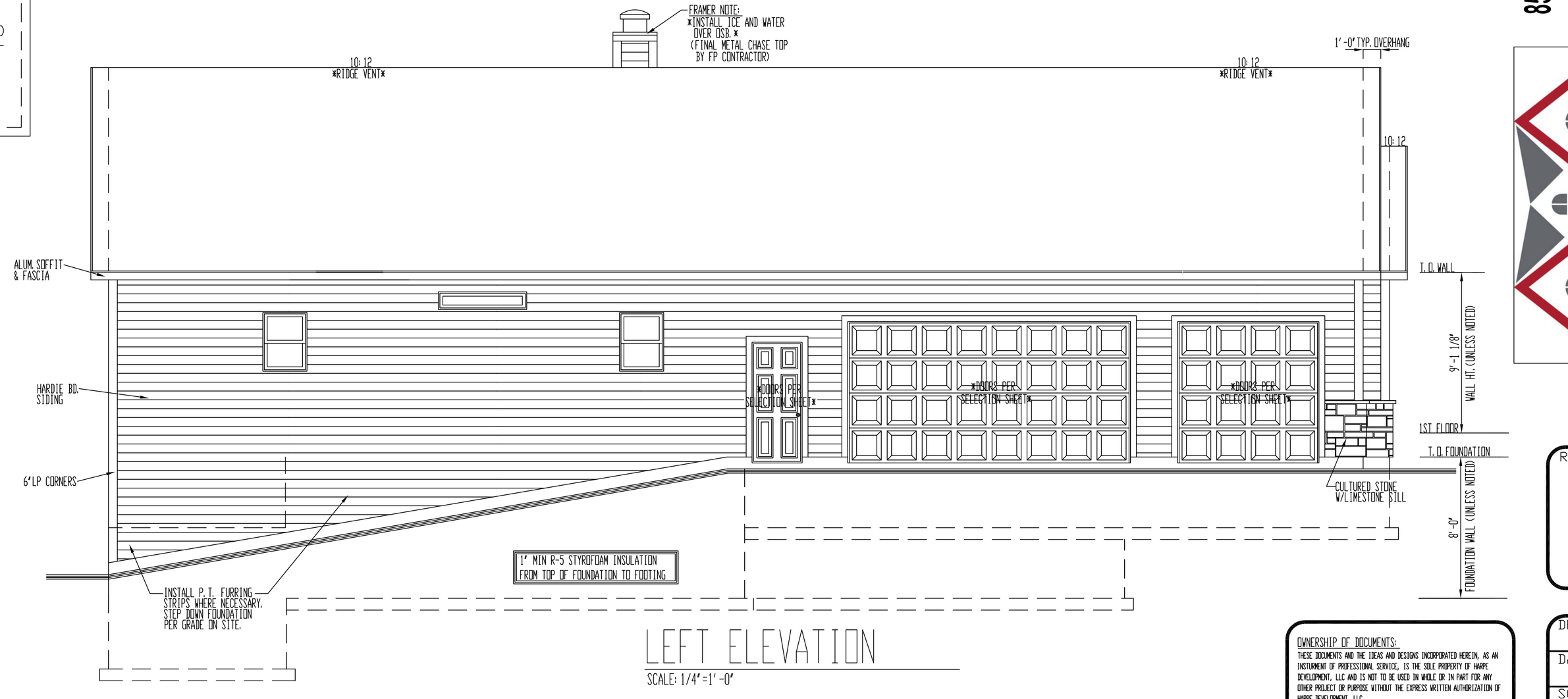
HOUSEWRAP ENTIRE BUILDING

ARCHITECTURAL ROOF W/ CLOSED VALLEYS



RIGHT ELEVATION

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



LEFT ELEVATION

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

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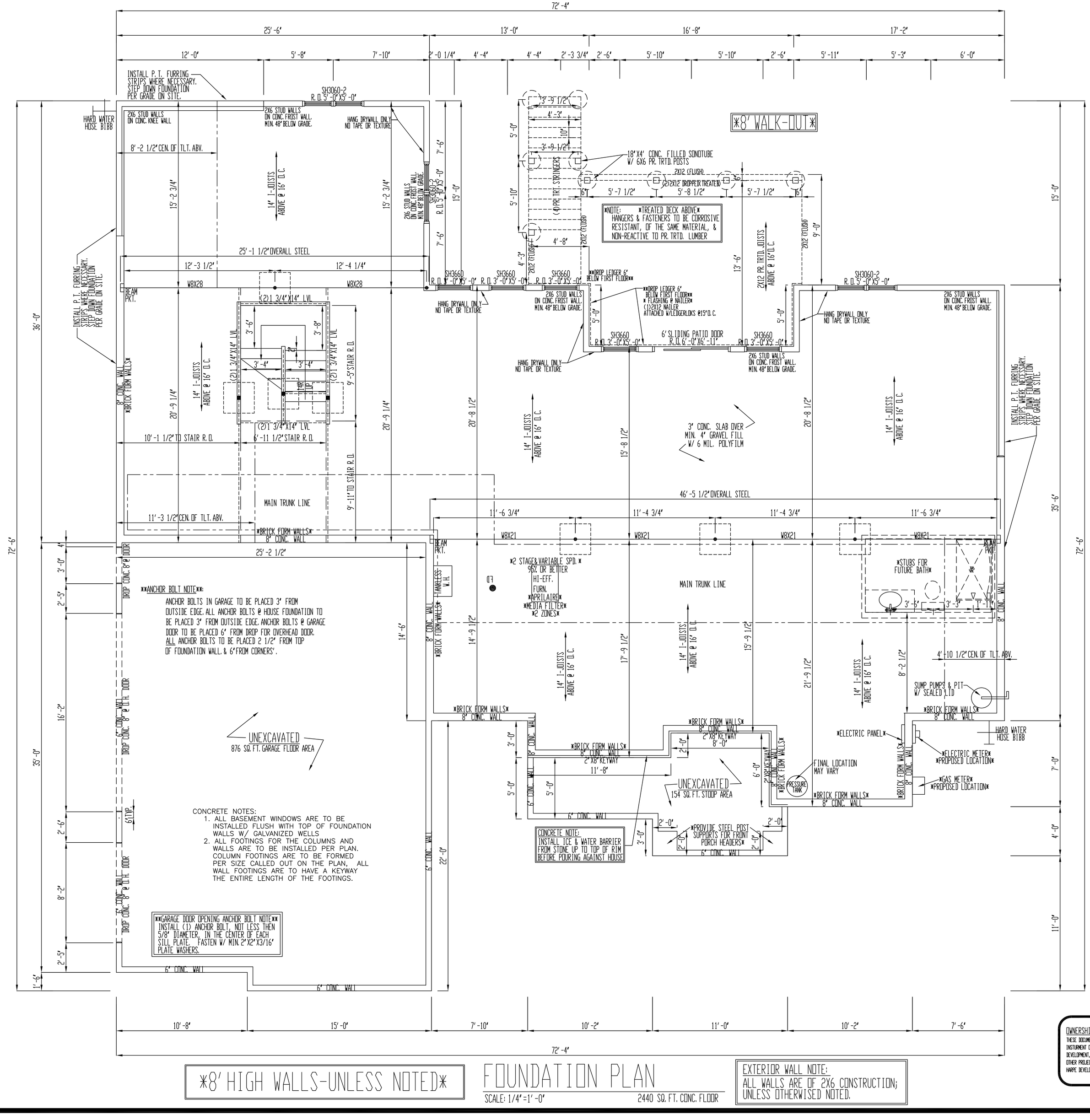
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DRAWN BY: P. A.
DATE:
SCALE: 1/4"=1'-0"
SHEET: 2 OF 4

ALLIANCE SINGLE-HUNG WINDOWS

R-21 SPRAY FOAM JOIST ENDS

HOUSEWRAP ENTIRE BUILDING



8' HIGH WALLS-UNLESS NOTED

FOUNDATION PLAN

SCALE: 1/4"=1'-0" 2440 SQ. FT. CONC. FLOOR

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

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 4

****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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11/17/23-REVISED PER OWNERS EMAIL

DRAWN BY:	P. A.
DATE:	12/6/23
SCALE:	1/4" =1'-0"
SHEET:	4
OF	4

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EXTERIOR WALL NOTE:
ALL WALLS ARE OF 2X4 CONSTRUCTION; UNLESS OTHERWISED NOTED.

FIRST FLOOR PLAN

SCALE: 1/4"=1'-0" 2626 SQ. FT.

9' HIGH WALLS-UNLESS NOTED

