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090713491750

LOT 2

XTG ROAD DRIVE

090713491900

8040

8040

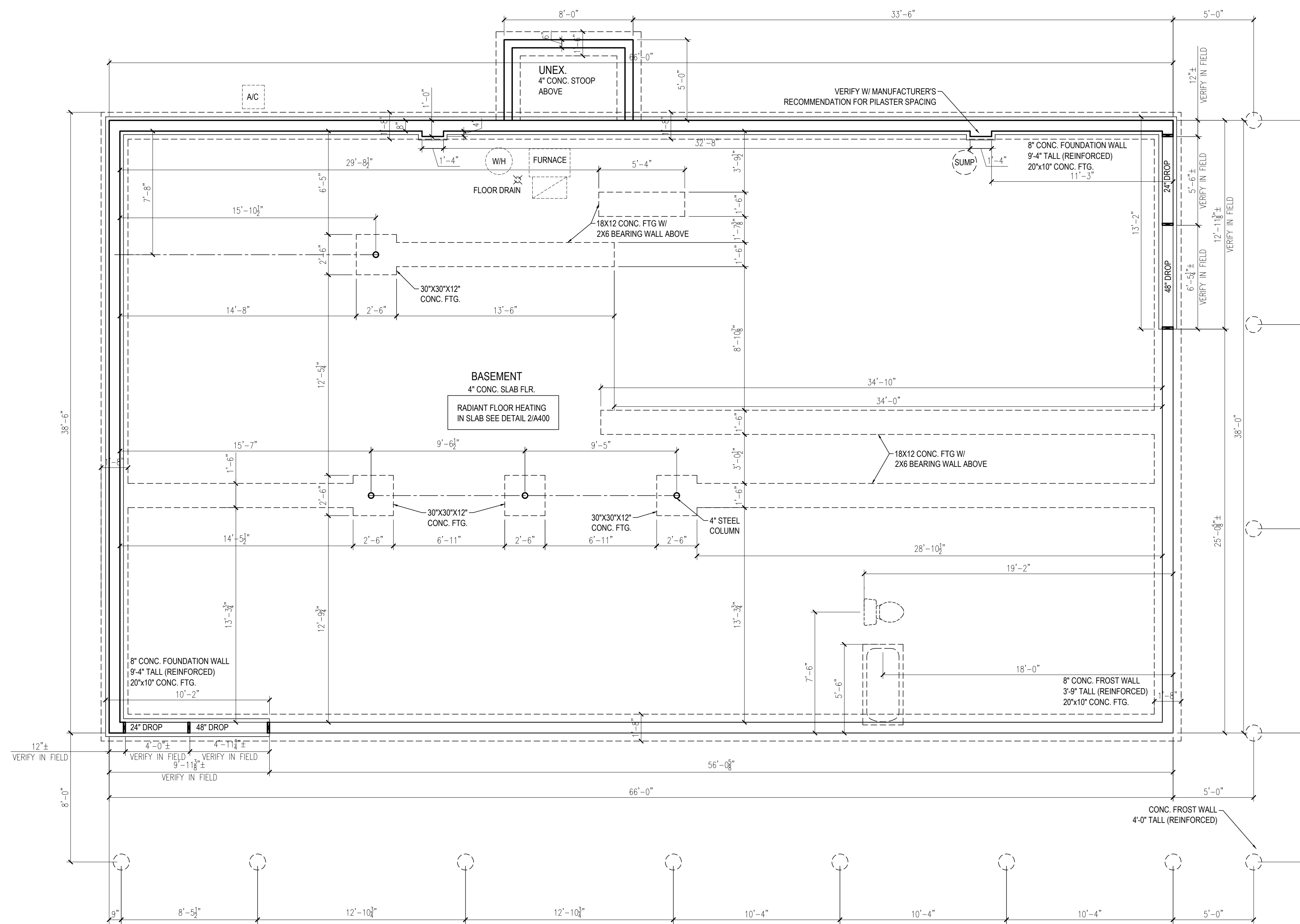
99609

LUETH RD

1 SITE PLAN
1'-0"=50'-0"

BOEHNEN RESIDENCE
LOT 2 LUETH RD
TOWN OF ROXBURY, WI

C100



FOUNDATION NOTES

FOUNDATIONS

- ALL FOOTINGS SHALL BEAR ON SOLID UNDISTURBED ORIGINAL SOIL OF 3,000 POUNDS PER SQUARE FOOT BEARING CAPACITY AT A DEPTH OF 12 INCHES BELOW EXISTING GRADE and min. 4'-8" BELOW FINISH GRADE AS SHOWN ON THE PLANS.
- NO CONCRETE SHALL BE POURED IN EXCAVATIONS CONTAINING WATER.
- ALL FILL and BACKFILL FOR INTERIOR SLABS ON GRADE AND FOOTINGS SHALL BE COMPACTED TO 95% OF PROCTOR DENSITY PER ASTM 1557.
- CONTRACTOR TO PROTECT THE SOIL AT THE BASE OF THE FOOTING FROM BEING HARMFULLY DISTURBED and FROM FREEZING. A MINIMUM OF 3 FEET OF STRAW WITH A 6 MIL POLYETHYLENE COVER OVER THE STRAW IS REQUIRED.

CONCRETE

- MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI 318.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500PSI AT 28 DAYS and A MINIMUM CEMENT CONTENT OF 5-12 BAGS PCY (6 BAGS PCY WITH AIR-ENTRAINING ADMIX.)
- AIR-ENTRAINING ADMIXTURE SHALL BE USED FOR ALL CONCRETE EXPOSED TO THE WEATHER.
- SEE ARCHITECTURAL DRAWINGS FOR OPENINGS, FLOOR FINISHES, INSERTS AND OTHER EMBEDDED ITEMS. VERIFY SIZES and LOCATIONS OF ALL OPENINGS IN CONCRETE PRIOR TO FORMING.
- FOR INTERIOR SLABS ON GRADE USE MAXIMUM SPACING OF 25 FEET FOR CONTROL and CONSTRUCTION JOINTS. LOCATE JOINTS ON COLUMN CENTERLINES. OBTAIN APPROVAL OF LAYOUT PRIOR TO POURING. SEE TYPICAL DETAILS.
- ANCHOR BOLTS TO BE 1/2" ROUND SPACED AT 6'-0" O.C. AND 2'-0" MAX. FORM CORNER.

CONCRETE WORKMANSHIP:

- THE CONTRACTOR IS RESPONSIBLE FOR CORRECTION OF CONCRETE WORK WHICH DOES NOT CONFORM TO THE SPECIFIED REQUIREMENTS, INCLUDING STRENGTH, TOLERANCES AND FINISHES. CORRECT DEFICIENT CONCRETE AS DIRECTED BY THE OWNER.
- CONCRETE MIX PROPORTIONS MAY BE DETERMINED BY LABORATORY TESTS OR BY FIELD TEST METHODS, COMPLYING WITH ACI 211, 1-8, REV. 1984. SUBMIT WRITTEN REPORTS TO THE OWNER OF EACH PROPOSED CONCRETE MIX.
- CONCRETE TESTING SERVICE: THE CONTRACTOR WILL EMPLOY AN APPROVED INDEPENDENT TESTING LABORATORY TO PERFORM CONCRETE QUALITY EVALUATION TESTS.
- QUALITY CONTROL TESTING DURING CONSTRUCTION: CONCRETE SHALL BE SAMPLED AND TESTED FOR QUALITY CONTROL DURING THE PLACEMENT OF CONCRETE AS FOLLOWS:
- SAMPLING FRESH CONCRETE: ASTM C 172-82, BUT MODIFIED FOR SLUMP TO COMPLY WITH ASTM C 143-74.

CONCRETE SUBMITTALS:

- FOR EACH PROPOSED CONCRETE MIX, SUBMIT TWO COPIES OF THE TEST CONCRETE MIX REPORT SHOWING THE PROPORTIONS OF CEMENT, AGGREGATE, FINE AGGREGATE, WATER AND ADMIXTURES. SUBMIT REPORT AT LEAST 15 DAYS PRIOR TO START OF CONCRETE POURING.

REINFORCING STEEL:

- BAR BENDING AND PLACEMENT DETAILS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 315 "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", UNLESS OTHERWISE SHOWN OR NOTED.
- ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE.
- ALL REINFORCING STEEL SHALL BE "DEFORMED NEW BILLET STEEL BARS", ASTM A615, GRADE 60.

1 HOUSE FOUNDATION PLAN
1/4" = 1'-0"

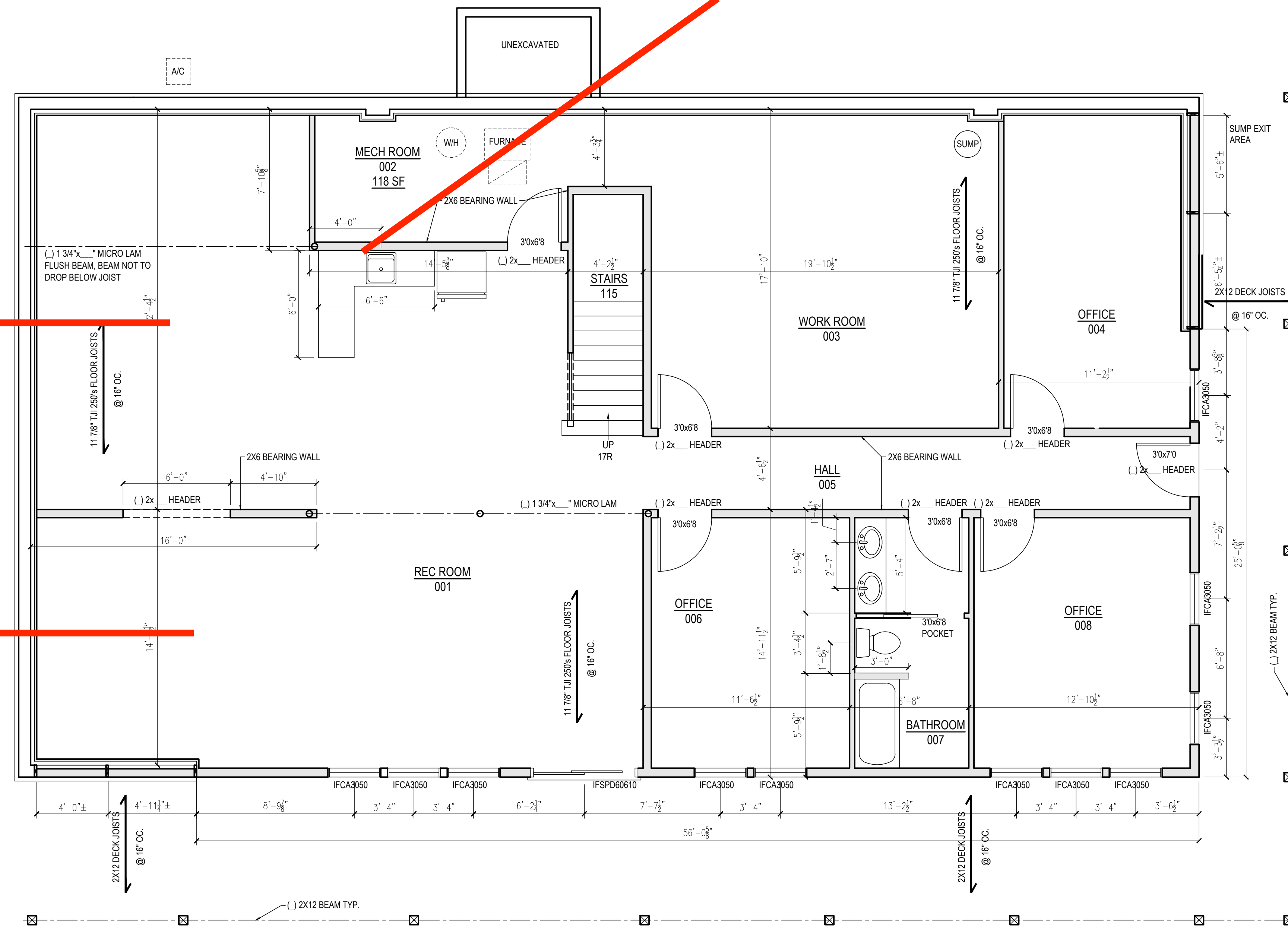
BOEHNEN RESIDENCE
LOT 2 LUETH RD
TOWN OF ROXBURY, WI

A100

Wet bar roughed in for buyers finishing touch

Billiard room spacing per Professional Recommendation

Theater room electrical ready for buyers finishing touch



GENERAL NOTES

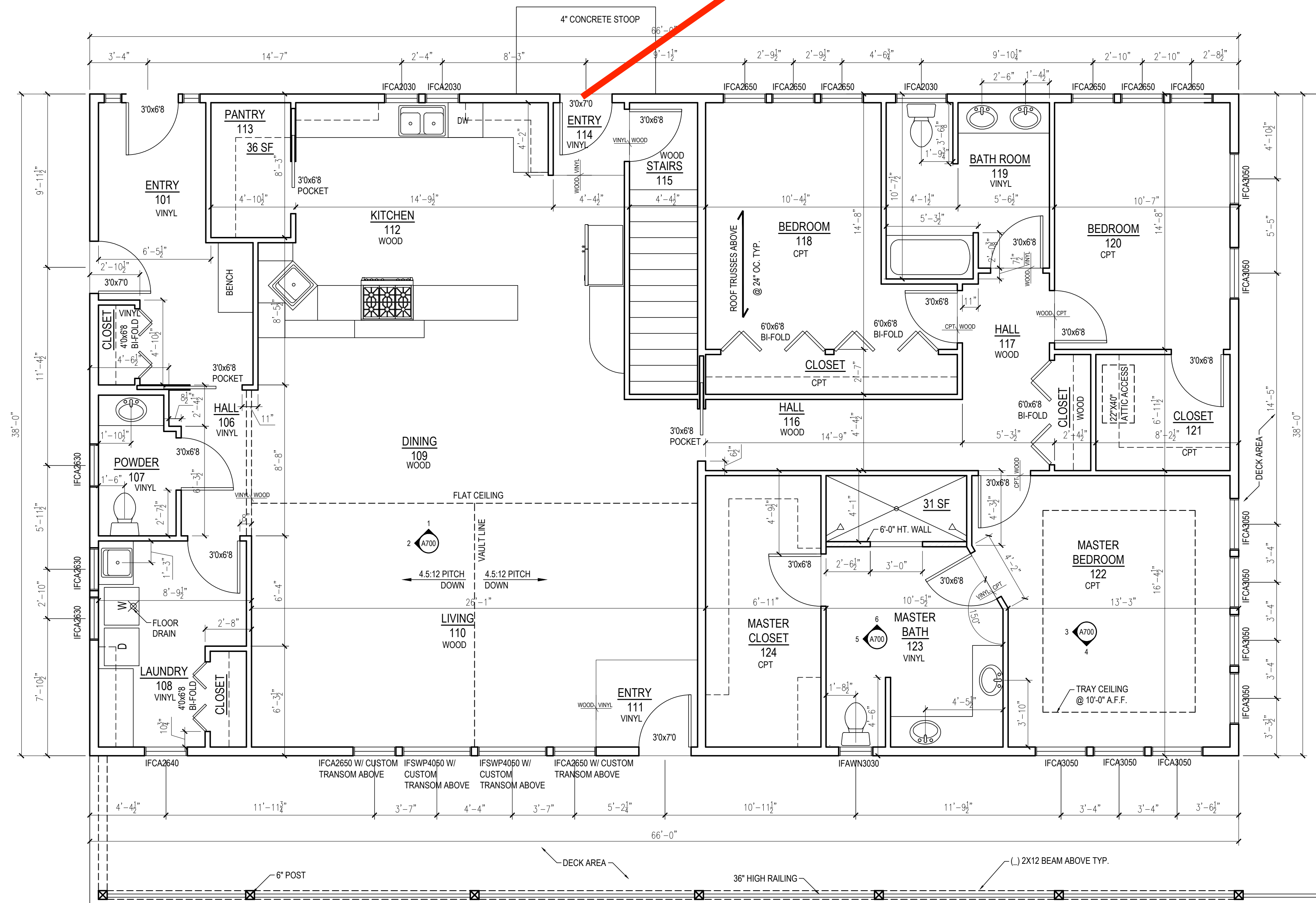
- SEE SHEET A100 FOR FOUNDATION NOTES & FRAMING INFORMATION.
- SEE SHEET A103 FOR ALL FLOOR PLAN GENERAL NOTES

1 LOWER LEVEL PLAN
1/4" = 1'-0"

BOEHNEN RESIDENCE
LOT 2 LUETH RD
TOWN OF ROXBURY, WI

A101

Door and wall removed from final plan



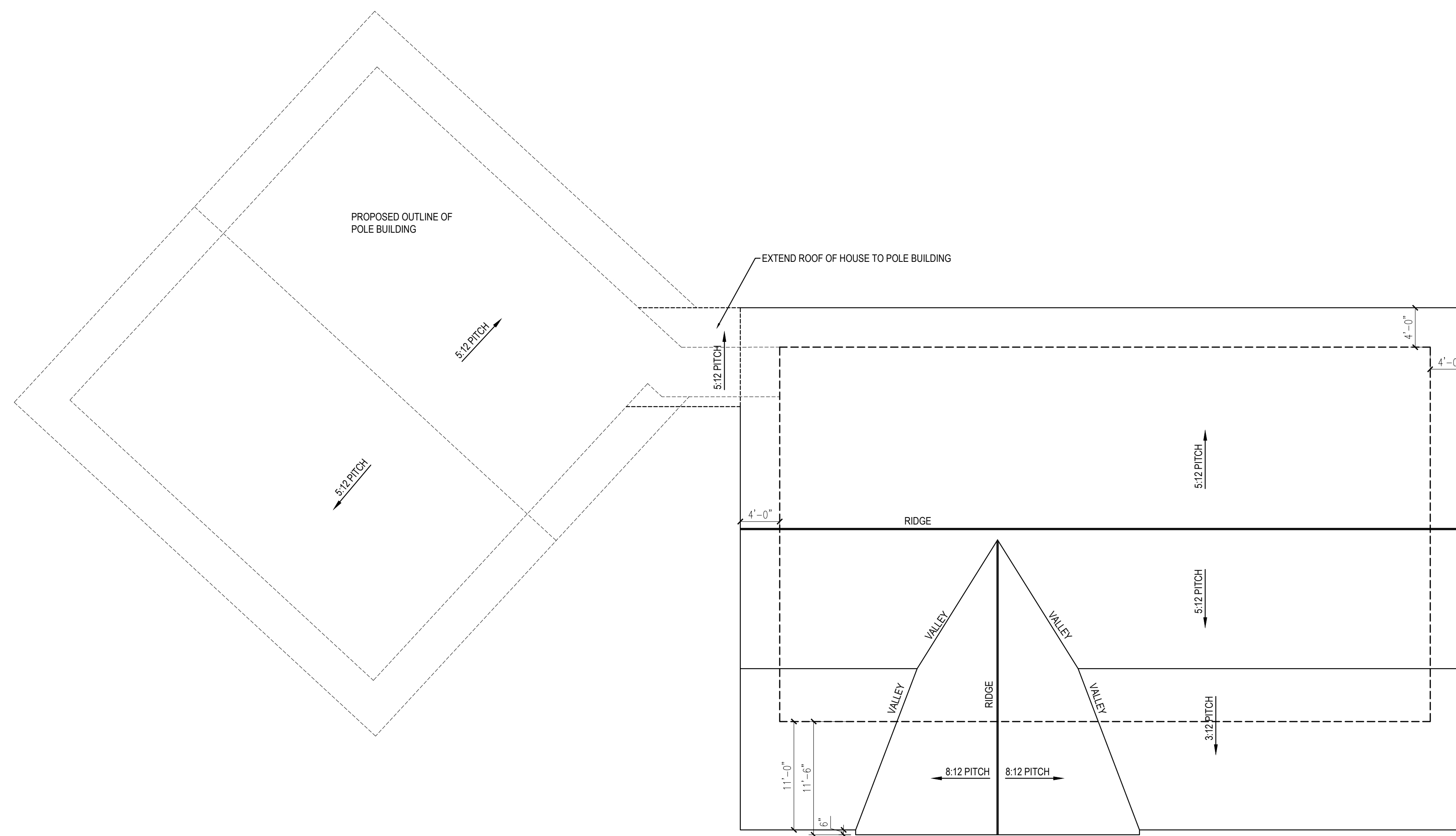
GENERAL NOTES

- 9'-1 1/8" PLATE HT.
 - ALL NOTES & DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. IN SUCH CASES WHERE A NOTE OR DIMENSION HAS BEEN OMITTED, NOTIFY THE GENERAL CONTRACTOR OR ARCHITECT.
 - SOIL BEARING SHALL BE 2500 PSI (ASSUMED)
 - ALL CONCRETE WALLS SHALL HAVE A FOOTING 4" (MIN) WIDER THAN WALL
 - ALL CONCRETE WORK SHALL BE 2500PSI @ 28DAYS
 - ALL FLOOR JOIST SHALL BE ENGINEERED LUMBER
 - ALL 2X4 & 2X6 STUDS SHALL BE SPF LUMBER
 - ALL EXTERIOR WALLS SHALL BE 2X8'S @ 16" O.C. (EXCEPT GARAGE)
 - ALL INTERIOR WALLS SHALL BE 2X4'S @ 16" O.C.
 - DOUBLE FLOOR JOIST AROUND ALL OPENINGS AND UNDER ALL PARALLEL
 - PARTITIONS (SEE MANUF. FOR BRIDGING REQ.)
 - ALL ROOF TRUSSES / GIRTERS SHALL BE DESIGNED BY THE MANF. @24" O.C. AND SHALL COMPLY WITH ALL STATE AND LOCAL CODES FOR DESIGN LOADS
 - WINDOWS SHALL BE INTEGRITY.
 - PROVIDE EXHAUST FANS FOR ALL BATHROOMS / LAUNDRY AND COOK TOPS
 - SAME SHALL BE VENTED TO THE EXTERIOR PROVIDE SEPARATE STAND PIPE FOR WASHER.
 - ALL CHANGES MADE BY THE GENERAL CONTRACTOR AFTER CONSTRUCTION HAS STARTED OR PRIOR TO CONST. SHALL TAKE PRECEDENCE OVER PLANS/SPEC.
 - ALL CHANGES SHALL MEET ALL STATE/LOCAL BUILDING CODES.
- FRAMING LUMBER**
- STUDS - NON-LOAD BEARING SHALL BE CONSTRUCTION GRADE OR BETTER. LOAD BEARING SHALL BE #2 KD OR BETTER WITH MOISTURE CONTENT OF 15% AND STRESS IN BENDING OF 1200 PSI OR BETTER.
 - HEADERS, JOISTS AND RAFTERS SHALL BE #1 DENSE KD OR BETTER WITH MOISTURE CONTENT OF 15% AND STRESS IN BENDING 1200 PSI OR BETTER. JOIST HANGERS SHALL BE 18GA. ZINC COATED "SIMPSON" OR EQUAL.
 - BEAMS SHALL BE MICRO-LAM WITH STRESS AND BENDING OF 1850 PSI OR BETTER AND OF ACTUAL SIZE NOTED ON FRAMING PLAN.
 - ALL EXTERIOR LOAD BEARING AND NON LOAD BEARING WALL FRAMING SHALL BE 2X6 18" OC. (2X4 INTERIOR) ALL DIMENSIONS ARE REFERENCED FROM FACE OF SHEATHING OR OF FACE OF FOUNDATION.

1 HOUSE FLOOR PLAN
1/4" = 1'-0"

BOHNEN RESIDENCE
LOT 2 LUETH RD
TOWN OF ROXBURY, WI

A102



GENERAL NOTES

- SEE SHEET A100 FOR FOUNDATION NOTES & FRAMING INFORMATION.
- SEE SHEET A103 FOR ALL FLOOR PLAN GENERAL NOTES

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

BOEHNEN RESIDENCE
LOT 2 LUETH RD
TOWN OF ROXBURY, WI

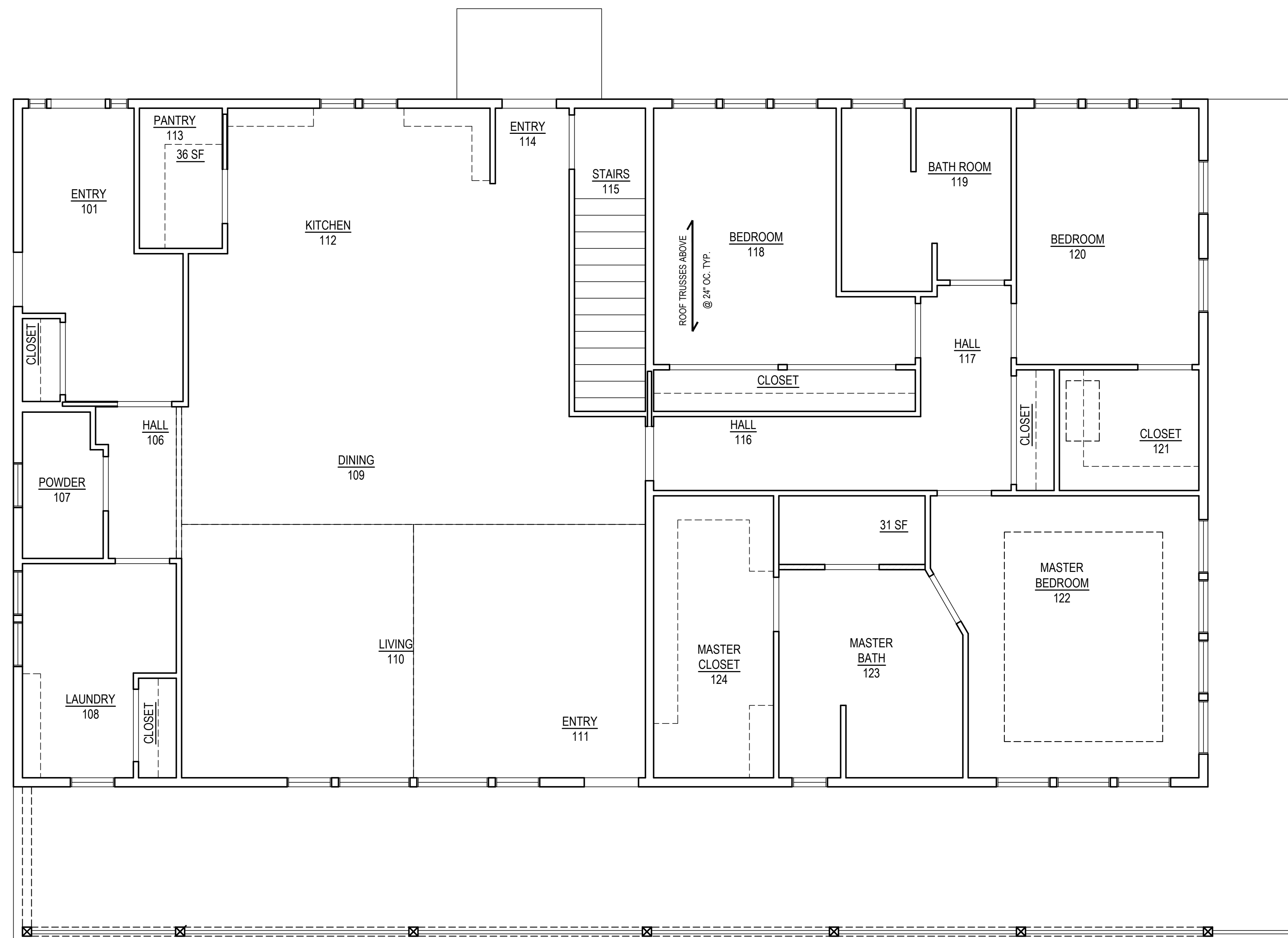
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1 LOWER LEVEL REFLECTED CEILING PLAN
 1/4" = 1'-0"

BOEHNEN RESIDENCE
 LOT 2 LUETH RD
 TOWN OF ROXBURY, WI

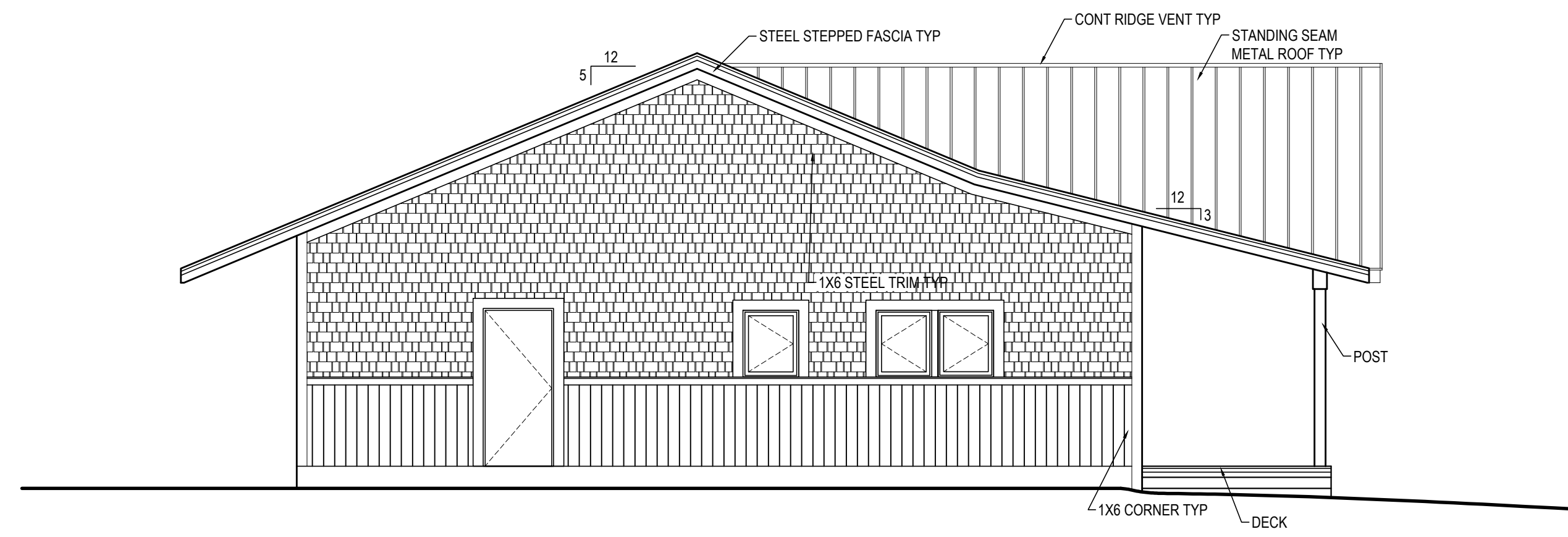
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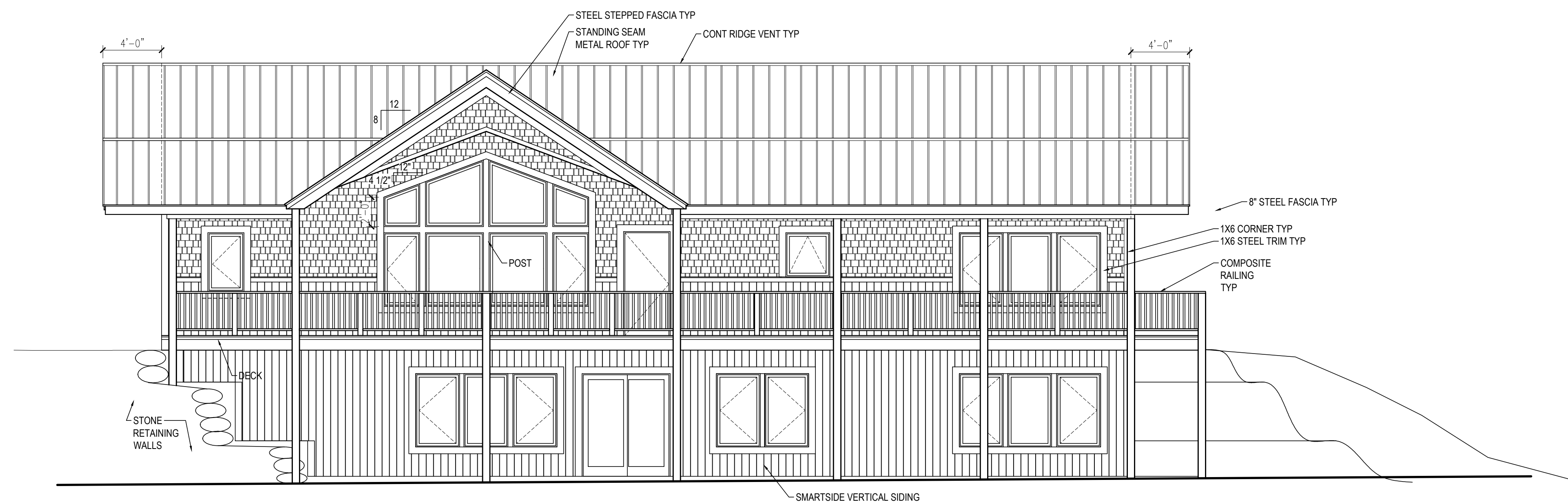
1 HOUSE REFLECTED CEILING PLAN
 1/4" = 1'-0"

BOEHNEN RESIDENCE
 LOT 2 LUETH RD
 TOWN OF ROXBURY, WI

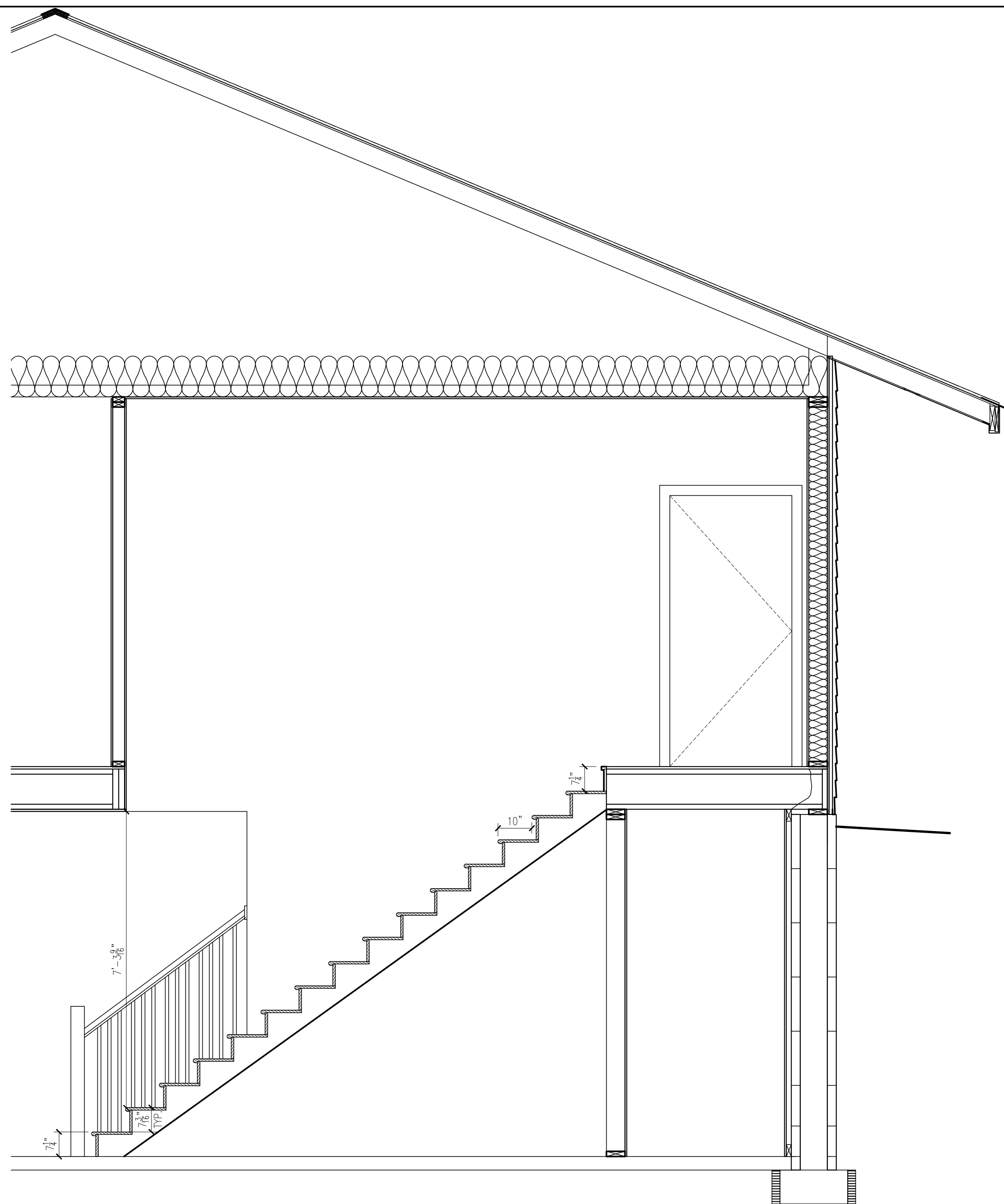
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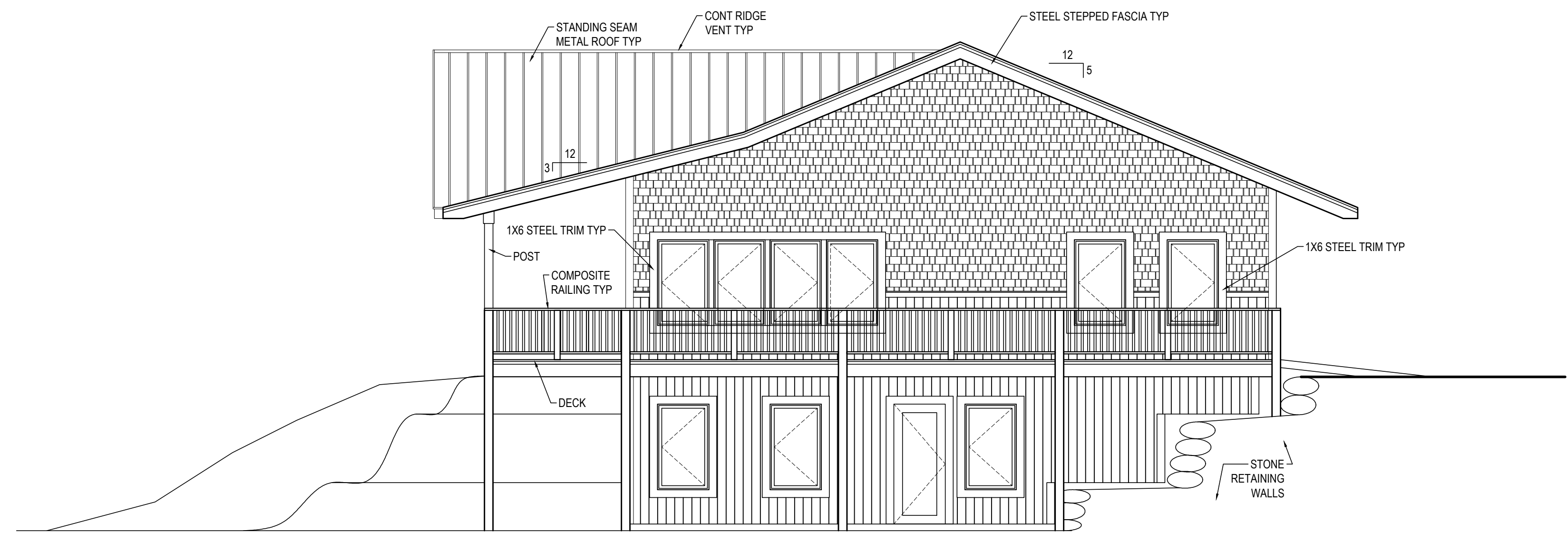
2 SOUTHWEST ELEVATION
 3/16" = 1'-0"



1 SOUTHEAST ELEVATION
 3/16" = 1'-0"

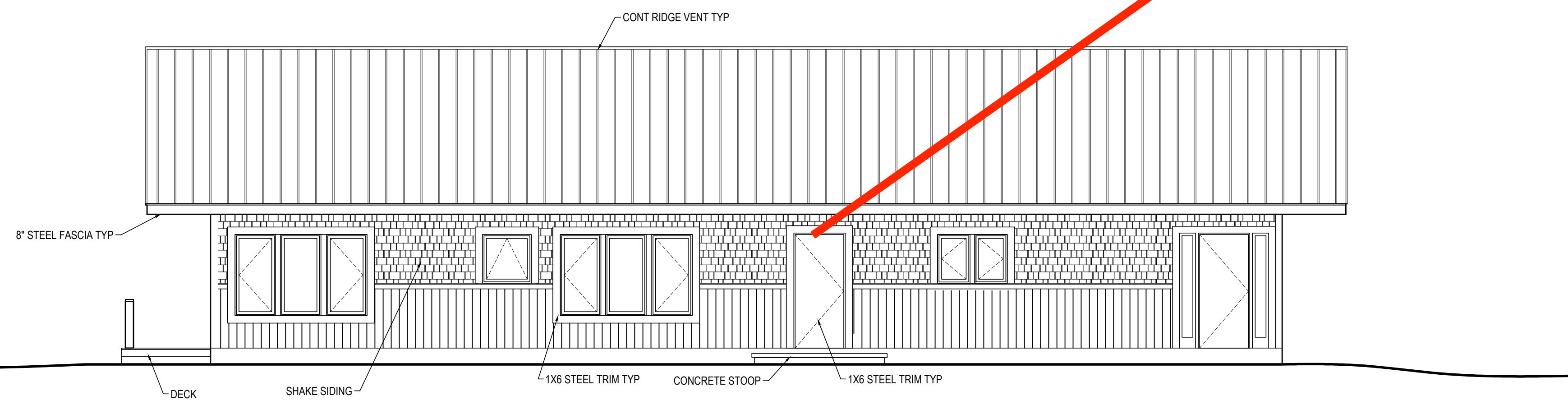


3 STAIR SECTION
 1/2" = 1'-0"

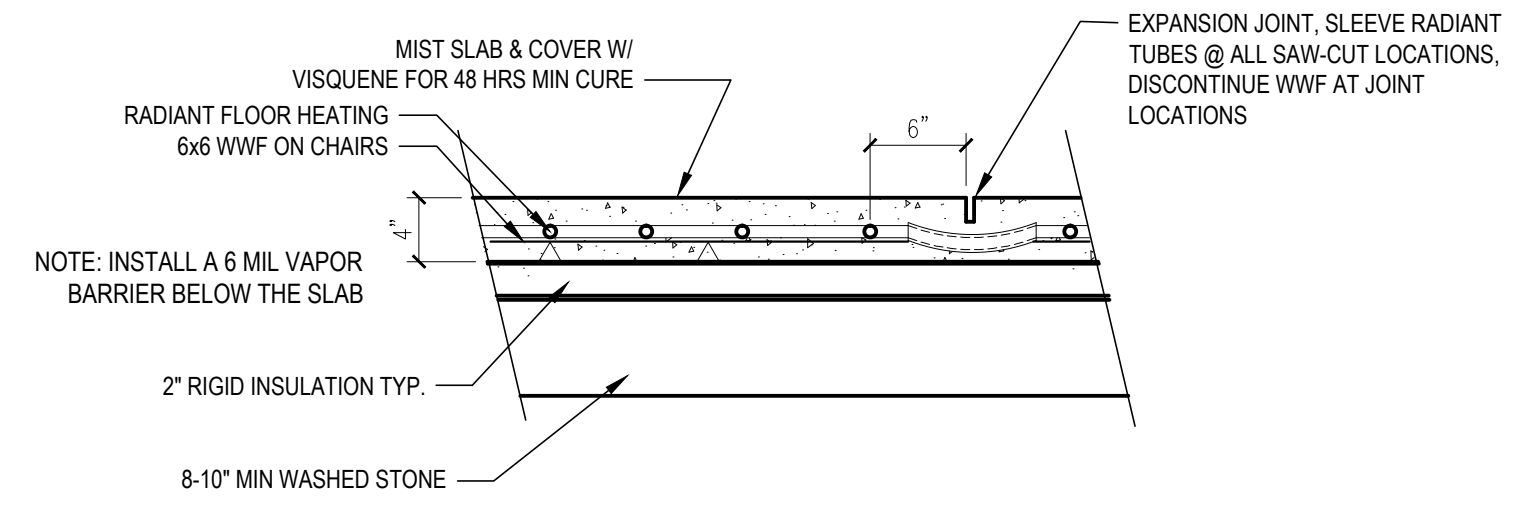


2 NORTHEAST ELEVATION
 3/16" = 1'-0"

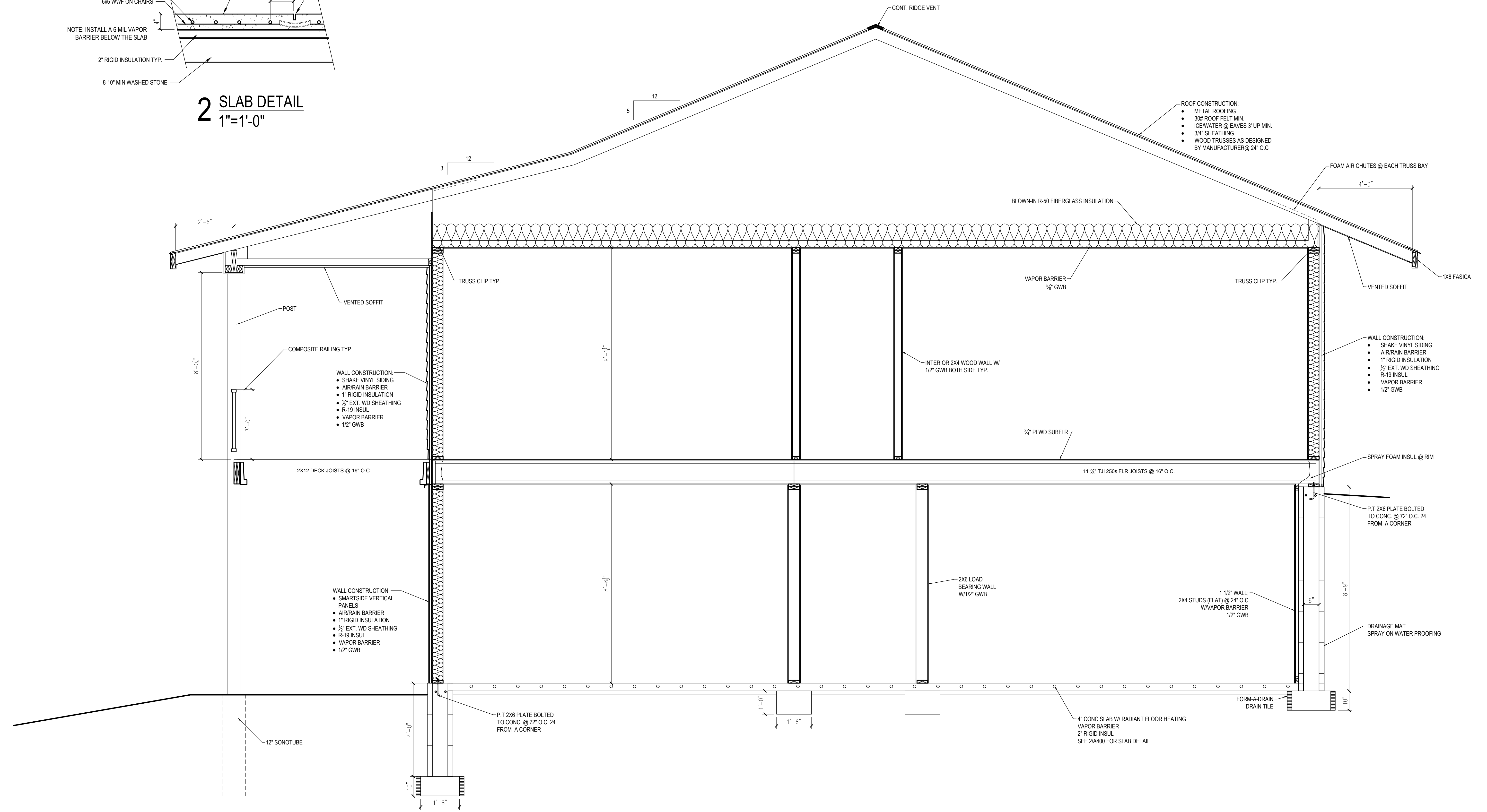
Door omitted



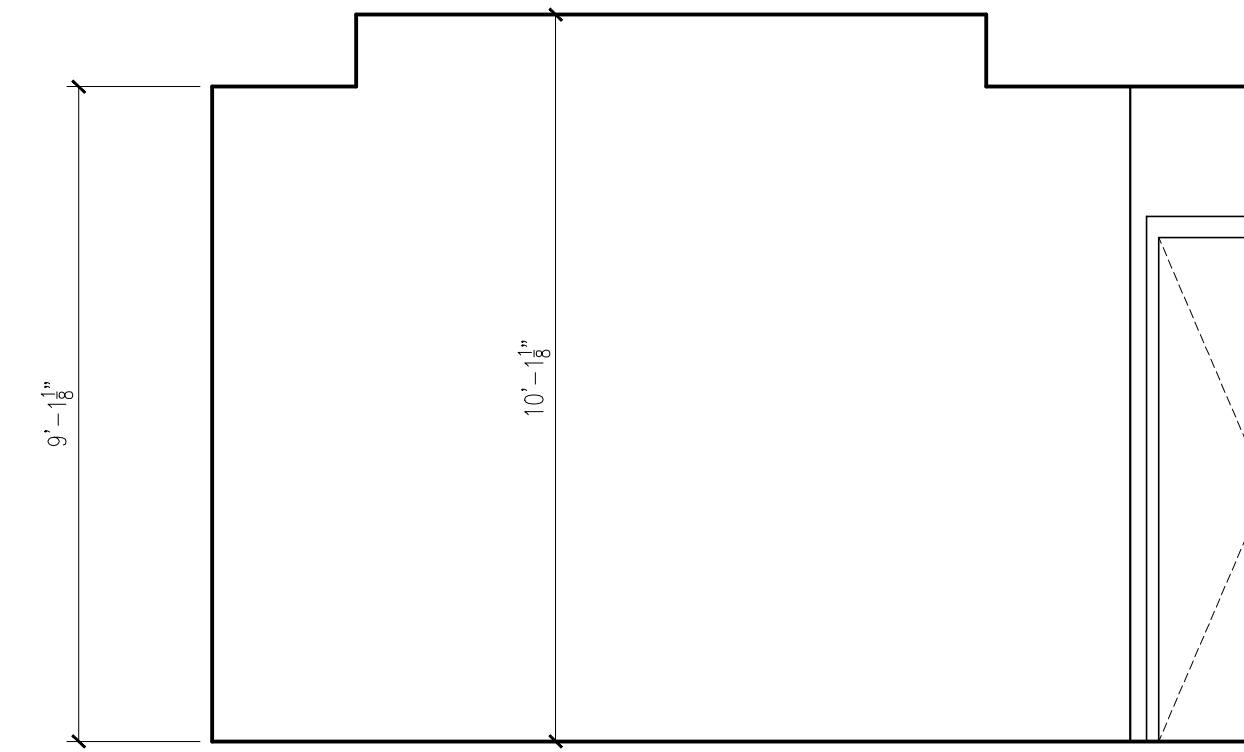
1 NORTHWEST ELEVATION
 3/16" = 1'-0"



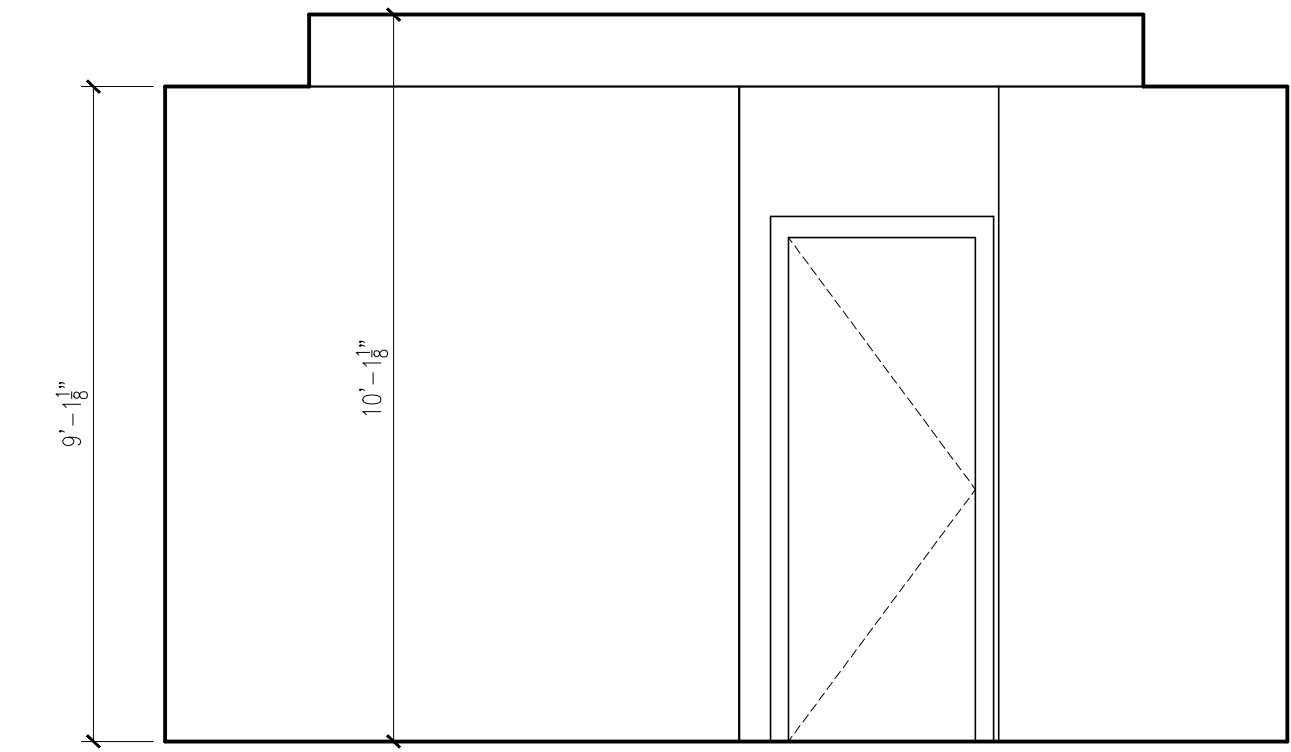
2 SLAB DETAIL
1"=1'-0"



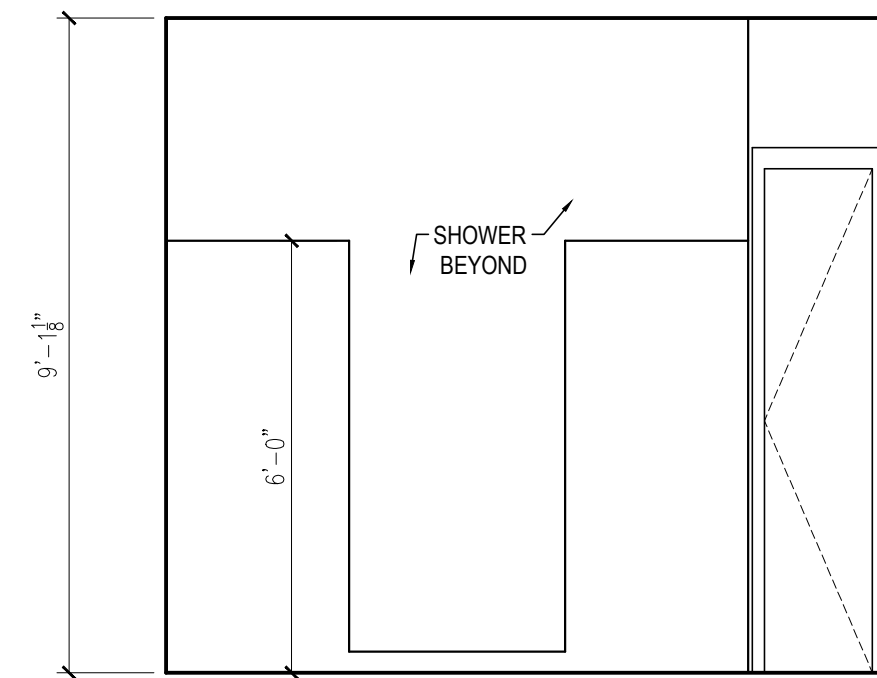
1 BUILDING SECTION
1/2"=1'-0"



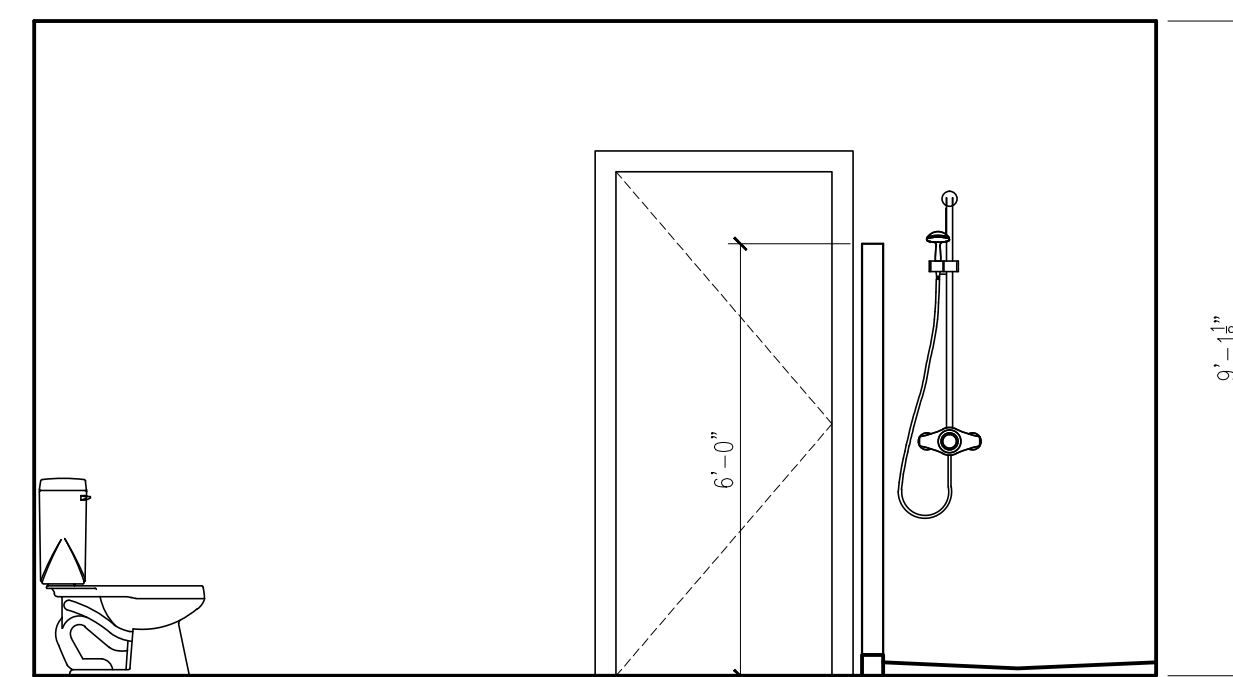
4 ELEVATION @ MASTER BEDROOM
3/8" = 1'-0"



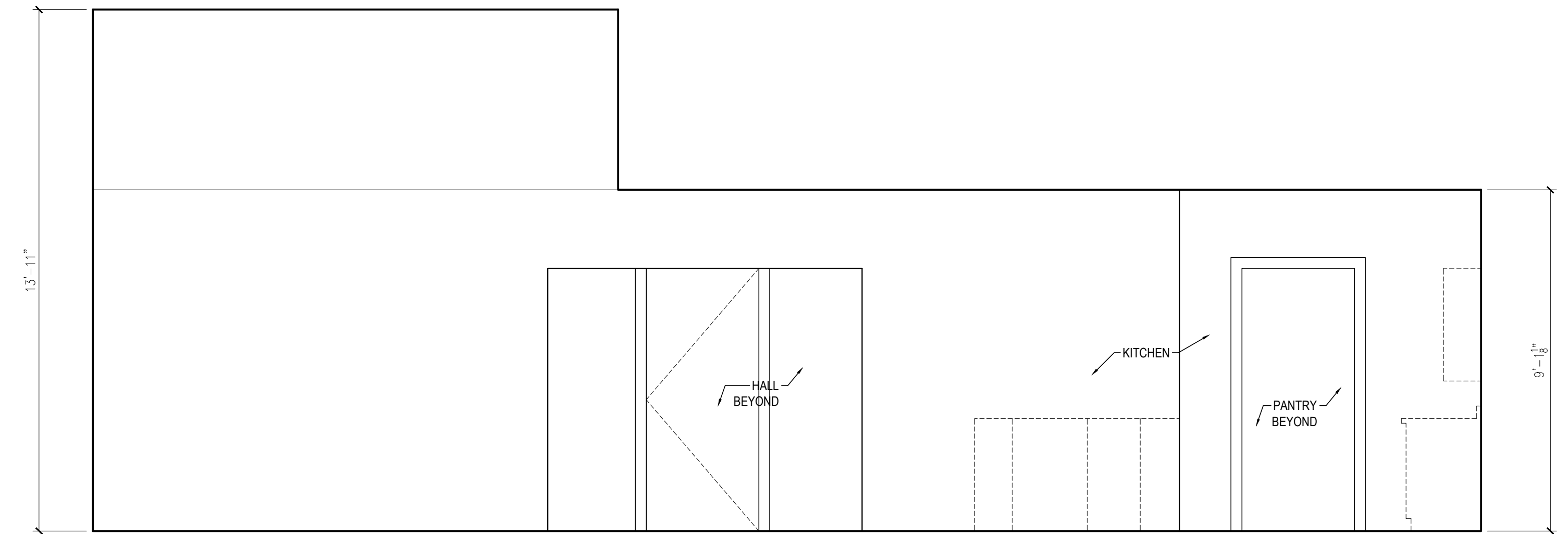
3 ELEVATION @ MASTER BEDROOM
3/8" = 1'-0"



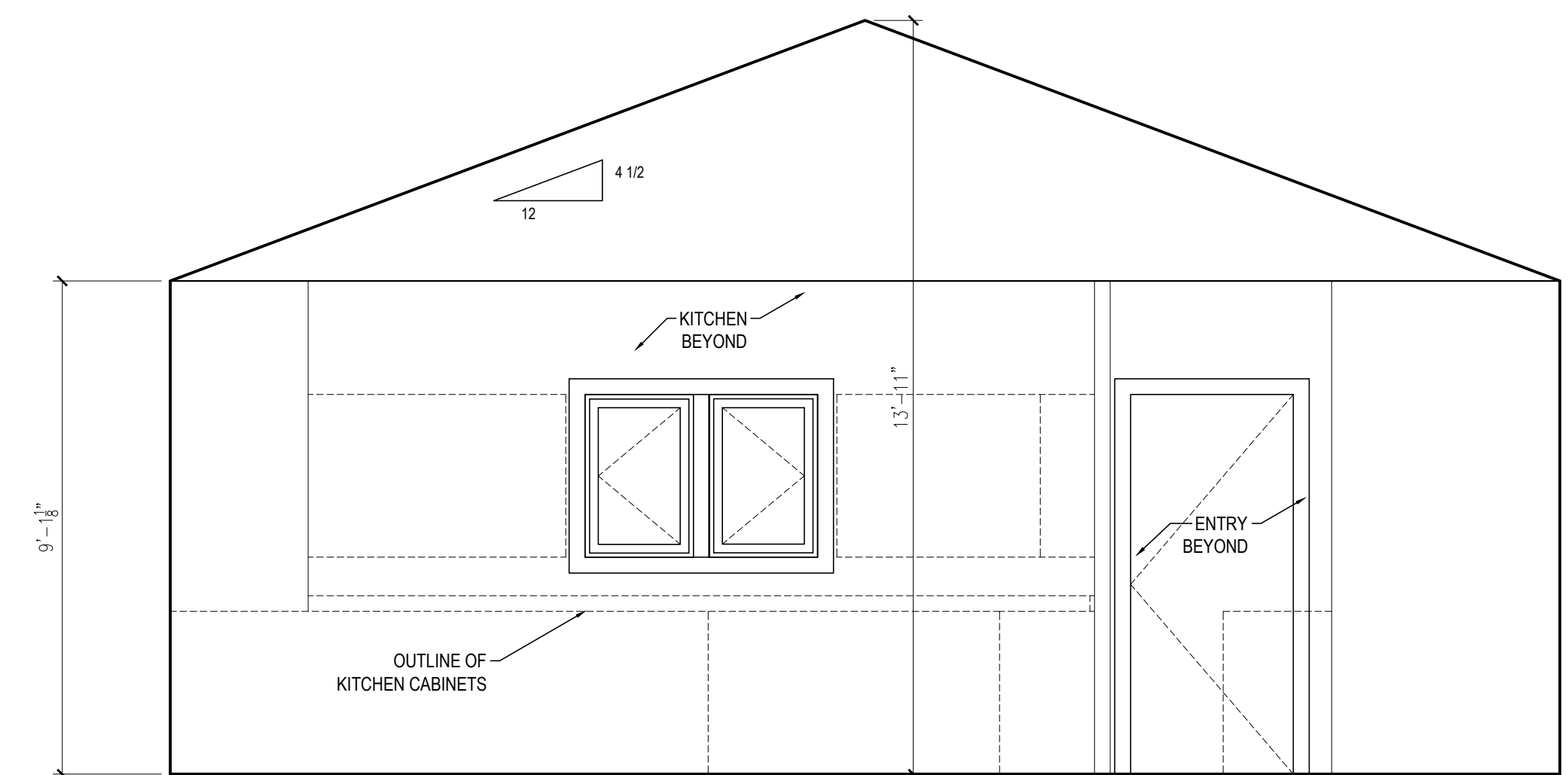
6 ELEVATION @ MASTER BATHROOM
3/8" = 1'-0"



5 ELEVATION @ MASTER BATHROOM
3/8" = 1'-0"



2 ELEVATION @ LIVING RM/KITCHEN (VIEWING TOWARDS HALL)
3/8" = 1'-0"



1 ELEVATION @ LIVING RM (VIEWING TOWARDS KITCHEN)
3/8" = 1'-0"