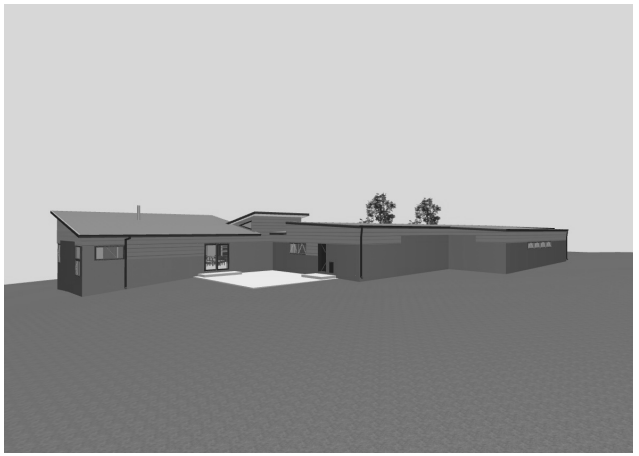


*Perspective images may vary from construction documents.





GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORK AND CONSTRUCTION MEETS ALL CURRENT FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS, ETC. WHICH SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING AND SHALL BE ADHERED TO EVEN IF THEY ARE IN VARIANCE WITH THE PLAN.
2. THE INFORMATION CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS IS ISSUED TO SHOW DESIGN INTENT AND BASIC FRAMING DETAILS. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE STANDARD CONSTRUCTION DETAILING AND PRACTICES WHICH WILL PROVIDE A STRUCTURALLY SOUND AND WEATHERPROOFED FINISHED PRODUCT. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR PROBLEMS OBSERVED OR PERCEIVED PRIOR TO STARTING CONSTRUCTION OF SUCH.
3. ALL NECESSARY PERMITS SHALL BE PROCURED BY THE CONTRACTOR
4. THE SURVEY IS TO BE SUPPLIED BY THE OWNER AND SHALL INCLUDE ADEQUATE INFORMATION NECESSARY TO ACQUIRE THE BUILDING PERMIT.
5. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION NOT CONFORMING WITH THESE PLANS. NOR RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THERE ARE NO WARRANTIES NOR ANY MERCHANTIBILITY OF FITNESS FOR A SPECIFIC USE EXPRESSED OR IMPLIED IN THE USE OF THESE PLANS.
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AREA TOTALS		
	ROOM NAME	AREA (S.F.)
1. UNFINISHED AREA		
	BASEMENT	97.90
	FIRST FLOOR	89.38
		187.28 sq ft
2. FINISHED AREA		
	FINISHED BASEMENT	1,341.03
	FIRST FLOOR	1,721.23
		3,062.26 sq ft
3. GARAGE		
	GARAGE	3,538.93
		3,538.93 sq ft
4. EXTERIOR HARDSCAPE		
	EXTERIOR STOOPS	104.48
		104.48 sq ft
		6,892.95 sq ft

SHEET INDEX	
ID	NAME
A0.0	COVER SHEET
A0.1	SITE PLAN
A0.2	SPECIFICATIONS
A0.3	SPECIFICATIONS
A1.1	3/16" FOUNDATION PLAN
A1.2	1/4" BASEMENT PLAN & DOOR/WINDOW SCHEDULES
A1.3	3/16" FIRST FLOOR PLAN & DOOR/WINDOW SCHEDULES
A1.4	3/16" ROOF PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A2.3	EXTERIOR ELEVATIONS
A3.1	HOUSE BUILDING SECTIONS
A3.2	GARAGE BUILDING SECTIONS
A4.1	WALL SECTIONS & DETAILS
A6.1	INTERIOR ELEVATIONS
E1.1	3/16" ELECTRICAL PLANS
S1.1	3/16" FIRST FLOOR FRAMING PLAN
S1.2	3/16" ROOF FRAMING PLAN

BECHMAN RESIDENCE

10412
3109 COZY ACRES ROAD
MT. PLEASANT, WI 53406

ISSUED FOR CONSTRUCTION

07.13.16	PROGRESS SET
08.25.16	ISSUED FOR CONSTRUCTION

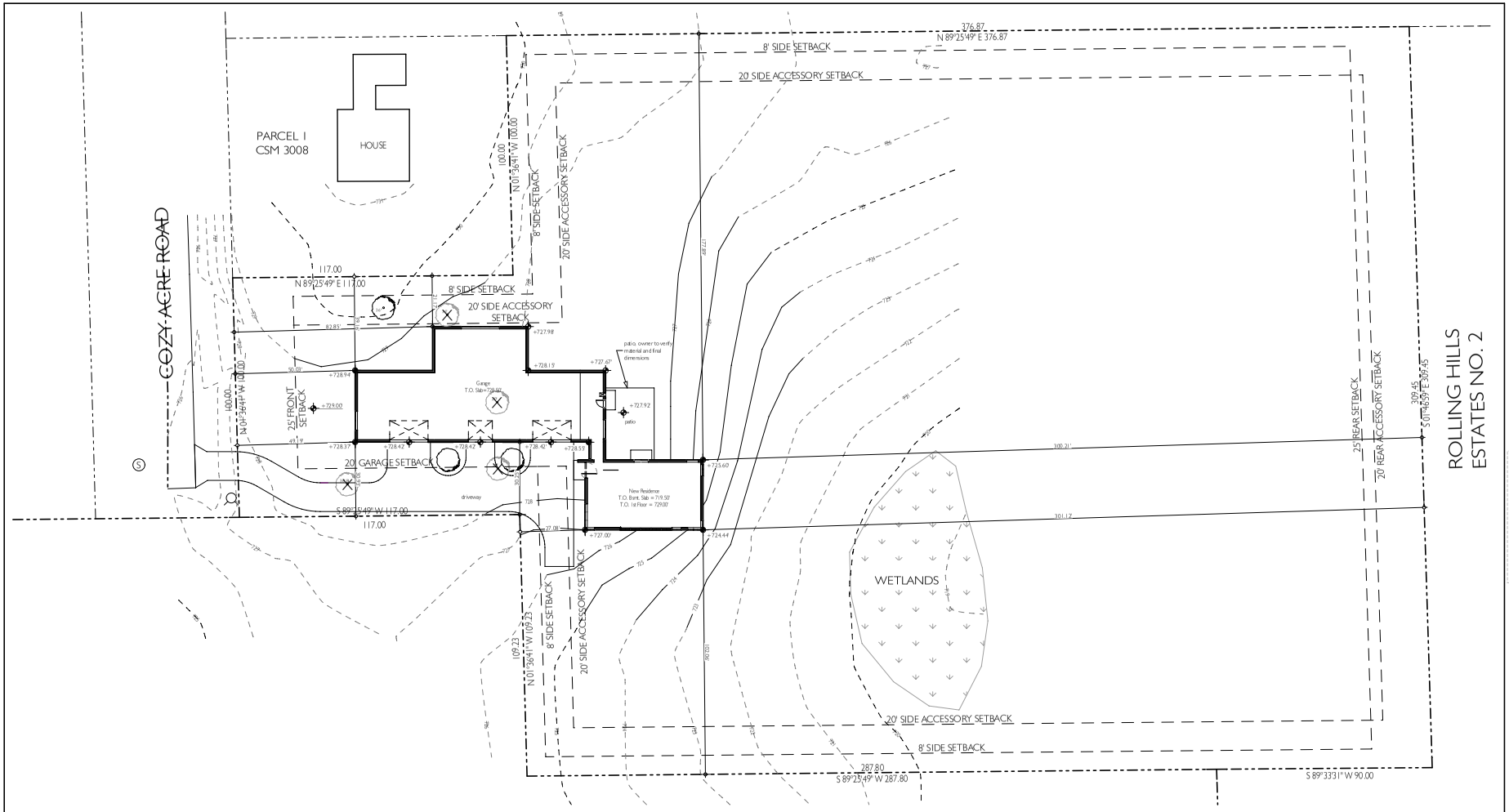
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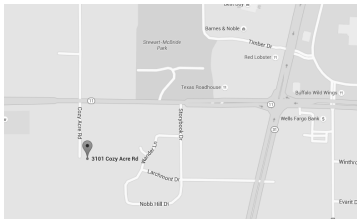
8/25/16

A0.0

COVER SHEET



SITE PLAN
SCALE: 1" = 20'
1 / A0.1



LOCATION MAP
NOT TO SCALE
1 / A0.1

PROPERTY INFORMATION

LOT ZONING:	R-1 00 Single family residential
MINIMUM LOT AREA:	12,000 square feet
LOT AREA:	2.947 ACRES (128,370 square feet)
MINIMUM LOT WIDTH:	100'
LOT WIDTH:	100' MIN.
MINIMUM FRONT/STREET SETBACK:	25'
PROPOSED FRONT/STREET SETBACK:	49.19 MIN.
MINIMUM SIDE SETBACK:	12' drive side (20' side load garage) / 8' other
MINIMUM ACCESSORY SIDE SETBACK:	20' (per rezoning)
PROPOSED SIDE SETBACK:	21.17 minimum
MINIMUM REAR SETBACK:	25'
MINIMUM ACCESSORY REAR SETBACK:	20' (per rezoning)
PROPOSED REAR SETBACK:	300.45'
MAXIMUM F.A.R.:	25%
PROPOSED F.A.R.:	4.1%
MINIMUM BUILDING AREA:	1,800 S.F. (1 Story)
PROPOSED BUILDING AREA:	5297.28 S.F. (1st Floor & Garage)
MAXIMUM BUILDING HEIGHT:	36'
MAXIMUM ACCESSORY BLDG HEIGHT:	28' (per rezoning)
PROPOSED BUILDING HEIGHT:	19'-8" above grade

N

LEGAL DESCRIPTION

PT NE1/4 PT OF LOT 2 OF CSM 3008 COM N1/4 COR; SI 317 E200 N687 E493 TO POB; N100 E117 N100 E376 S309 W90 W287 N109 W117 TO POB PT FROM 151032226001000 & PT FROM 151032226033020 IN 2016 FOR 2017 ROLL **TOTAL ACRES** 2.947.
VILLAGE OF MOUNT PLEASANT, COUNTY OF RACINE, STATE OF WISCONSIN.

SITE PLAN IS BASED ON A SURVEY BY:
NELSON MADSEN & BARBER S.C.
MARK MADSEN
DATED: MARCH 09, 2016

SITE PLAN

BECHMAN RESIDENCE
10412
3109 COZY ACRES ROAD
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8/25/16

A0.1

BUILDING SPECIFICATIONS

1000. GENERAL NOTES

1. It is the contractor's responsibility to ensure that all work and construction meets all current federal, state, and local codes, ordinances, regulations, etc., which shall be considered part of the specifications of this building and shall be adhered to even if they are in variance with the plan.
2. The information contained within these construction documents is issued to show design intent and basic framing details. It is the contractor's responsibility to provide standard construction detailing and practices, which will provide a structurally sound and weatherproofed finished product. Do not scale drawings; follow dimensions only. Since this is a fast track project, some items on the drawings may not be completely worked out at the time of issue. The architect and contractor shall work together to coordinate these items. The contractor shall also notify the designer of any discrepancies or problems observed prior to starting construction of such.
3. The architect assumes no responsibility for construction not conforming to these plans, nor responsibility for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work.
4. Any changes that may occur during the course of construction shall be approved per contractual agreement by the owner/architect and submitted to the builder before proceeding.
5. Copyright 2016 reproduction of these plans, in any form without the written consent of the architect or designer, is prohibited.
6. The contractor shall procure all necessary permits.
7. If an additional survey is required by the municipality the survey is to be supplied by the contractor and shall include a re-certification and adequate information to acquire the building permit.
8. Smoking is prohibited inside of building.
9. No pesticides or noxious cleaning products are to be used on site.
10. Any time there is a conflict in the drawings and specifications, where different materials or items are noted for the same condition, the better quality product should be used.
11. Protect all materials from moisture and contamination damage before and after installation.
12. Regularly remove trash from the construction site, and discarded foodstuff should be disposed of in such a manner as to discourage rodent and insect infestation.
13. Products are to be installed with a high quality of construction according to the manufacturer's specifications by the contractor and subcontractors throughout construction.
14. Prior to owner move-in contractor to assure any rubbish has been removed from entire premises and the whole house has been cleaned, including but not limited to floors, windows, air filters and any horizontal surfaces.
15. Contractor and client to complete specification sheet as necessary.
16. Contractors to provide instruction and manuals for the products used in the home.

2000. SITEWORK

1. Excavation and Backfill: Excavating shall be to the proper depth; the grade of the home shall be determined by the local codes and at the discretion of the architect and builder. General contractor shall verify existing grades and coordinate any adjustments necessary to house with owner. All dirt shall be placed on the lot. If any excess of dirt is evident, and/or extra fill is needed; the expense of moving the same shall be predetermined per contractual agreement between owner and builder. The builder shall be responsible for any clean up necessary as a result of excavating. Topsoil shall be kept separate from subsoil, leaving only topsoil evident as the rough grade. Rough grade is defined as the leveling of the land to within six inches of the smoothness necessary to either seed or sod the lot. Rough grading shall be necessary to conform to existing grades, abutting property conditions, and drainage plans per local jurisdiction. The master-grading plan shall be the primary factor in establishing the grade for the lot. The owner may make specific arrangements to include any special conditions. Trees, foliage or landscape will not be disturbed or destroyed that are outside of the known construction area as per the Site Plan on A0.1. The contractor shall retain all of these items that are outside of known grading and verify which are to be maintained that are within the construction/grading area. All construction traffic is to enter and exit the lot by way of the driveway location as per the Site Plan on A0.1 and inside newly graded area as to preserve existing landscape.
2. Before digging the owner and architect will approve the site layout.
3. Topsoil and large boulders will be stockpiled and protected from erosion for future use by the owner.
4. Remove all topsoil and organic material from areas to receive concrete or asphalt paving. Then proofroll areas to be paved and remove soft areas. Replace with engineered fill, compacted in 12" lifts, to provide proper subgrade for paving. Proofroll with loaded dump truck or cement truck.
5. Landscaping, including topsoil and placement of topsoil, is to be bid at a later date when the owner's landscape design is finalized.
6. Tree stumps and other dead foliage should be completely removed from around and under the building site so that termites and other pests are not attracted.
7. Disruption to the site is to be as small as possible to effectively facilitate the construction of the new building. This area is to be roped off so as to prevent accidental destruction to the natural terrain.
8. Provide proper drainage away from the building.
9. No construction waste is to be buried on site.
10. Driveway to be bid as concrete, bid asphalt as alternate. Asphalt drive to have 2 1/2" binder course and 1 1/2" wearing course. 4" total on 6" compacted stone base, in accordance with state of Wisconsin highway standards.

3000. CONCRETE

1. The cement contractor shall provide all necessary labor and materials to perform all work of said trade. The contractor shall lay out all work and be responsible for all measurements per plan. All work shall be done in a quality manner, level, straight, plumb, square, and true. All work to be done in accordance with plans, specifications, plot plan, and applicable ordinances. Water shall be diverted and pumped out as necessary until completion of the basement.
2. Only use clean natural aggregates.
3. Only water of potable quality that is free of taste, color, and odor may be used. Also it should not foam or fizzle.
4. All concrete to be type 1 without additives (except for calcium chloride as required in cold weather).
5. Except as noted, all concrete shall be 3000 PSI (28-day compressive strength). Refer to structural plans.
6. Foundation walls & Footings: Drain tile to be laid along exterior of footing under minimum height and width of 12" of #1 washed stone. Bleeders to be installed through footings every 8', where necessary, and at proper pitch. Form-A-Drain system in lieu of drain tiles is acceptable. Balance of backfill material to be washed sand or gravel. In lieu of washed sand or gravel backfill material, a drainage board, like Drain Star, may be installed. All basement walls and footings to be poured concrete.
7. Concrete Slabs:
   A. Basement floors to be 4" concrete with 6x6, w1.4, w1.4 wwm reinforcing over 2" extruded polystyrene over concrete rated vapor barrier over 4" gravel. Seal basement floors to prevent moisture from wicking through the concrete. However, no sealer should be applied to floor at areas where tile or glued down flooring will be installed, as most sealers will interfere with the effective bond between the adhesive and the concrete.
   B. First Floor slab to be 3", 3500 psi conc. slab with 6x6, w2.9 x w2.9 wwm over Insul-deck floor system. See typical wall section 1/A4.1 for additional information.
   C. Garage Floors to be 4" concrete with 6x6, w1.4, w.1.4 wwm reinforcing over concrete rated vapor barrier over 4" gravel. Caulk all joints. Seal floor to prevent moisture from wicking through the concrete.
   D. Provide 1/2" expansion joint material between all concrete slabs and abutting concrete walls occurring in exterior or unheated interior areas.
   E. Provide deep saw cut control joints at 25% of the depth of the concrete slab as required by industry standards or as indicated on plans.
   F. Vapor barrier to be overlapped 2' and sealed at all seams. Caulk or poly tape all seams and around posts. Hold in place with bricks or large rocks with 3-4' spacing. Use ball traps in floor drains. Cover and seal sump pump or other pits. Caulk or seal all joints, cracks, holes, pipes, exposed insulation, drains, and wires in concrete slab against mold spores, radon and other gases with Somebom Sonalastic SL1 caulk. All joints should be tooled to facilitate caulking.
8. Stoops to be constructed with poured concrete as indicated on plans and properly pitched for drainage.
9. Concrete Staining:
   A. Provide a smooth aluminum troweled finish in preparation for any final acid staining process.
   B. Concrete Color Method: Use a 6 bag, white Portland cement mix for interior concrete that is to be exposed and to be acid stained. This cement will create a better substrate for a lighter color of acid stain. Verify concrete design mix and work as a team in preparing and staining the concrete.
   C. Alternate Concrete Color Method: Apply shake on color hardener when the concrete is still in the plastic stage – follow manufacturer's instructions. Colors from DCS Co. in Milwaukee.
   D. Grout control joints in stained concrete areas. See finish schedule for standard manufacturer's color.
   E. Protect concrete surface that is to receive staining. Use 6-mil polyethylene directly on the concrete to facilitate curing and to help eliminate scratches as it works as a slip-sheet with plywood over the top to protect the concrete from chipping from construction activity.
10. Custom Concrete Countertops and Miscellaneous Concrete Finish Elements:
    A. Countertops to be acid stained. Provide samples and mockups to determine quality and coloring.
11. Driveway to be bid as concrete (see Division 2000 for asphalt alternate).

4000. MASONRY

1. The mason shall provide all necessary labor and materials to perform all work of said trade. The contractor shall lay out all work and be responsible for all measurements per plan. All work shall be done in a quality manner, level, straight, plumb, square, and true in accordance with manufacturer's specifications. All work to be done in accordance with plans, specifications, and applicable ordinances. Verify final composition with architect.
2. Exterior of building to be veneered with thin stone veneer, TBD. See exterior elevations for locations.
3. Mortar color: TBD

5000. METALS

1. Girder, columns, and any other supporting beams of steel shall be furnished and placed as necessary or as shown on plan.
2. Provide painted galvanizing on the steel beams and related plates that extend into the exterior soffit areas. Use VRC painted galvanizing for the beams, columns and related plates in any moist areas. Nails, screws, truss gang nail plates, etc located in the moist area to have the standard galvanizing associated with those items. Patch damaged galvanizing with zinc paint.
3. Refer to Notes on structural sheets for additional information regarding structural steel.
4. Handrail at main stairs and exterior stairs: by Handrail Design, Inc., (717) 285-4088, Pennsylvania, HDIRailings.com, Circum model, rail and brackets – wall mounted, 1 9/16" dia. Rail, stainless steel 303/304, #6 brushed, able to with stand a 200# point load from any direction at any location. Use 90 degree elbow bracket with SS cap on rose base. Max between supports – 66 15/16".

6000. WOOD AND PLASTICS

1. Rough Carpentry:
   A. All work to be in accordance with plans, specifications, plot plan, and ordinances. The carpenter/contractor shall perform all carpentry work of every nature whatsoever. He shall lay out all work and be responsible for all measurements per plan and in cooperation and coordination with architect. All work shall be done in a craftsman-like manner, level, straight, plumb, square, and true. The carpenter/contractor will be responsible for installation of all lumber, structural components, trusses, ground blocks, furring, nailing strips, nails, fasteners, draft-stopping, blocking, window, doors, dropped soffits, exterior trim, stairs, railings, building paper, necessary rough and finish hardware, as applicable, temporary closing of openings and installation of construction doors as necessary in building. Bridging, corner bracing, nailing, blocking, and furring to be according to standard building practices. All exterior corners to be properly braced with metal wind bracing or plywood wall sheathing. Carpenter shall supply crane as necessary for assembly of building, and all necessary hardware, nails, screws, etc. Truss supplier to provide all hangers and hurricane clips necessary for installation of trusses. Sill sealer to be installed between pressure treated sill plates and concrete walls. Construction adhesive to be TITEBOND SOLVENT FREE CONSTRUCTION ADHESIVE.
   B. Build soffits around ductwork that is below the floor framing. Coordinate with heating contractor and architect.
2. Building Components:
   A. Clean, new framing lumber as follows: All structural lumber, like beams and columns, is defined in the framing notes on the structural plans and is to be Doug Fir Larch #2 or better. Doug Fir Larch #2 or 1650 MSR structural lumber to be used for studs in exterior wall window mulls (where ever a PSL is not used), at all shoulder studs in exterior walls and at any point load in the house. The remainder of framing, like the interior walls and exterior walls (not mulls or shoulder studs), to be S-P-F Stud grade.
   B. Use CCA (Wolmanized) Level 1 preservative treated engineered lumber as stated in plans, sections and details or where these members are in contact with grade or concrete, are exposed to the exterior, or are in moist areas. Use the preservative that will not have arsenic.
   C. General Framing Specifications: NOTE: leave a 1 1/2" gap at ridge roof sheathing to allow for ridge vent. Leave a 1" gap at the headwall vents. Verify w/ the manufacturer's typical continuous ridge, and continuous headwall venting details.
      i. Exterior Walls: 2x6 @ 16" o.c. (where ICF is not used & unless otherwise noted on plans)
      ii. Garage Walls: ICF walls
      iii. Interior Walls: 2x4 @ 16" o.c.
      iv. Pitched Roof Sheathing: 5/8" cdx plywood with h-clips
      v. Flat Roof Sheathing: 3/4" cdx plywood
      vi. Exterior Wall Sheathing: 1/2" OSB, where occurs
      vii. Garage Wall Sheathing: 1/2" OSB, where occurs
      viii. Exterior Soffit: 5/8" exterior grade plywood
      ix. Exterior Siding HardiePlank Smooth Lap Siding (or as selected by owner)
      x. Exterior Trim HardieTrim Smooth Planks or Cedar; Select tight knot (or as selected by owner)
3. Exterior Siding, Trim & Soffit
   A. Siding to be cement board siding as selected by owner. Install per manufacturer's specification.
   B. Corners at siding to be finished with Series 199 aluminum siding corners by Simplicity Tool, 10330 NE Marx Street, Portland OR, 97220, PH: 503.253.2000, Fx: 503.253.2009, www.simplicitytool.compreviewyoursite.com/simple_homeowner/199_hmownr.html. Corners to be painted to match siding.
   C. Accent siding at front entry to be 3 1/2" grade clear, smooth shiplap Western Red Cedar siding, 1/8" reveal to allow for expansion and contraction, 3" total exposure. Corners to be mitered. Install over Benjamin Obdyke's Slicker® Classic Rainscreen 6 mm beneath cedar siding as shown on drawings. Install per manufacturer's specifications.
   D. Typical trim to be HardieTrim Smooth Planks sized as specified in drawings. Trim to be painted, color TBD. Install per manufacturer's specification. JamesHardie, 26300 La Alameda, Suite 400, Mission Viejo, California 92691, PH: 1.888.J-HARDIE, HYPERLINK "http://www.jameshardie.com" www.jameshardie.com.
   E. Typical soffit to be 5/8" exterior grade plywood, painted, color TBD.
   F. Alternates for above exterior finishes may be bid,used upon approval of architect and owner.
4. Finished Carpentry
   A. Stairs as designed. See Division 5 Metal for stair guardrail and handrail. Stair treads to be 2x wood treads of wood species and finish to match wood floor.
   B. Interior Soffits: Provide dropped soffits as shown in details and plans. Confirm with HVAC contractor.
   C. Casing, Trim and Interior Doors:
      i. Interior woodwork to be smooth stained wood. Wood species TBD. Stain color is TBD.
      ii. Casing at windows and doors to be as selected by owner.
      iii. Base trim to be bid as a 1x4.
      iv. Interior doors to be solid core wood doors, styled as shown in drawings.
      v. Soffit to be bid as detailed in the drawings.
      vi. Contractor shall review the drawings for other areas of trim throughout the house.
   D. Cabinets:
      i. Cabinetry door and drawer fronts are to be veneered wood and European, frameless flush-overlay as shown on interior elevations.
      ii. Cabinet wood species TBD, Cabinet interiors to be birch OR melamine.
      iii. Hinges to be European concealed hinges
      iv. Provide ball bearing, under-mount drawer slides.
      v. Base cabinets to have pull-out shelves.
      vi. Kitchen cabinetry to include pull-out recycling bins. See Interior Elevations.
      vii. Pulls TBD by owner.

7000. THERMAL AND MOISTURE PROTECTION

1. Waterproofing:
   A. Seal all inside surfaces of basement walls and floors to prevent moisture from wicking through the concrete. However, no sealer should be applied to floor at areas where tile or glued down flooring will be installed. These finishes provide the required vapor barrier, and most sealers will interfere with the effective bond between the adhesive and the concrete. Caulk or seal all joints, cracks, holes, pipes, exposed insulation, drains, and wires in concrete slab against mold spores, radon and other gases. All joints should be tooled to facilitate caulking.
   B. Sheet Waterproofing: provide Tuff-n-dry or Watchdog sheet/membrane or Platon waterproofing system to the outside of building walls below grade
2. Insulation
   A. All exposed insulation shall have a flame spread rating of less than 25 and a smoke density rating of less than 450. All work shall be done in a quality manner according to established trade practice and manufacturer's recommendations.
   B. Exterior and exposed stud walls and ceilings to be insulated with Icynene Isulation System or approved equal. www.icynene.com, PH: 1.800.758.7325
      i. Provide R-21 polyurethane insulation in 2x6 or 2x8 walls and minimum R-50 polyurethane insulation in ceilings. Verify insulation with HVAC contractor's Heat Loss Calculations and state and local codes..
   C. Install spray-on vapor retarding paint on warm side of insulation at roof per code and manufacturer's specifications.
   D. Insulate and weather strip attic access panels.
   E. No insulation is to be exposed on inside of any duct, furnace, or filter.
   F. Provide 2" extruded polystyrene under basement slabs and in the above grade wall cavities.
   G. Provide 3 1/2" sound batts or 3 1/2" R-15 blown-in fiberglass sound insulation in walls, floors and ceilings of spaces adjacent to bathrooms, bedrooms and as shown on plans.
   H. Note: ductwork located in ceiling spaces to be inside the insulation envelope.
3. Exterior finish system
   A. Two coats consisting of trowel applied Dryvit's Genesis Mixture base coat with the embedded mesh on ICF. The final coat, the trowel applied finish texture and color, TBD. Install per manufacturer's recommendations.
4. Weather – Stripping and Caulking
   A. All work shall be done in a workmanlike manner according to the best practice and manufacturer's recommendations.
   B. All sound walls to be sealed at perimeter and at all penetrations.
   C. All exterior doors and windows shall be caulked with non-hardening elastic compound.
   D. All joints between exterior trim and masonry shall be caulked with non-hardening elastic compound.
   E. Provide Vulkum sealant at joints of all stone sills and caps. Verify appropriate sealant type.
5. Roof Venting
   A. Contractor shall provide adequate attic ventilation/roof vents per local governing code.
6. Roofing:
   A. Typical roofing to be standing seam metal roofing to be determined by owner. Install all elements of roofing per manufacturer's standard details and specifications. Notify the architect of any discrepancies prior to construction. Provide the owner with the written warranties.
   B. Low Slope Roofing:
      i. At any flat (low slope): fully adhered 60 mil EPDM on roof sheathing.
      ii. Roofing contractor to provide a rain diverter along the edges of the roof at the front entry. Contractor shall verify proposed detail with architect prior to construction.
7. All roof flashing shall be painted to match the roofing color. Exterior flashing shall be correctly installed at all connection between roofs, walls, chimneys, and projections and penetrations as required by SMACNA.
8. Provide the written warranties.
9. Provide shop drawings.
10. There are miscellaneous areas of membrane flashing in other areas of the project. Verify locations.
11. Install all elements using manufacturer's standard details, per manufacturer's instructions.
12. Notify the architect of any discrepancies prior to construction.
13. Gutters and Downspouts:
    A. Use aluminum seamless gutters and downspouts. All roof flashing shall be aluminum color matched to roofing color. Exterior flashing shall be correctly installed at all connection between roofs, walls, chimneys, and projections and penetrations as required by SMACNA.
    B. All downspouts to empty into city storm drain system.

8000. DOOR AND WINDOWS

1. All exterior windows and patio doors to be Marvin Integrity Ultrex Windows and Doors (www.marvin.com). Sizes per window and door schedules. Fiberglass exterior finish color TBD. Interior finish to be 'stone white'. Glass to be triple-pane, Low-E, insulated glass with argon. Typical hardware to be TBD, verify final selection with owner. Aluminum thresholds TBD. Contractor to verify rough opening heights and sizes with drawings and discuss any issues with architect prior to ordering windows and patio doors.
2. Provide screens on all operable windows and patio doors. Screening and metal frame for screens colors TBD.
3. All doors are to be supplied per the door schedule in the drawings. Wood species and stain color of exterior doors is TBD.
4. Entry doors to be as selected. See door schedule.
5. Garage/House doors to be insulated steel at unheated garage and solid core wood doors at heated garage with adjustable threshold and shall have a 20-minute fire rating on door and frame.
6. Overhead Garage door to be styled per exterior elevation. Door material and finish to be determined by owner.
7. Interior wood doors to be solid core, stain grade wood. Wood species to be bid as quarter-sawn oak, verify with owner. Style of doors shall match sections and elevations. Undercut 1/4" and more if used for return air. Verify with heating designer. Note that the designer patterns shown on the drawing are to be applied on both sides of the doors.
8. Sound doors: Doors in sound walls to have appropriate weather stripping. Submit items to architect for approval.
9. Access panels for HVAC and plumbing access: Acudor PS-5030, custom sized to match sizes on drawings, steel, 14 ga door, 14 ga mounting frame, door flush to frame, 3/4" recess for plaster, continuous concealed hinges, steel to have enamel prime coat, paint door to match adjacent paint. Allen head cam latch.
10. Glass in cabinets to be clear, float, thickness as appropriate.
11. Mirrors to be framed as shown on interior elevations. Attachment method for frameless mirrors is to be determined.
12. Any custom glass shower door and enclosure to have tempered, heavy, frameless glass with silver hinges and standard C-pull. Verify hinges and pull with owner.
13. Coordinate all exterior openings with the owner's security system to include sensors as required in screens and glass.
14. Stained glass fabricator to be determined in conjunction with owner, but one possible option is Oakbrook Ester Studios (www.oakbrookesser.com, 129 E. Wisconsin Ave., Oconomowoc, WI 53006, Ph: 262.567.9310, Fx: 262.567.6487, email: info@oakbrookesser.com).
15. Hardware for doors to be submitted by supplier in consultation with owner. Coordinate handles that are supplied for patio doors with patio door manufacturer,
16. Interior direct set windows and sidelights to be 1/4" clear and to be tempered when ever they are not in a clerestory position.
17. Glass for interior doors to be 1/4" tempered or laminated, clear.
18. Pivot for front door: #7256 Ives, center hung pivot set, stainless steel, brushed, with a 600# capacity (door weighs around 300# max).
19. Attic hatch to be Bauco Pluss II with frameless finish. Size hatch as TBD. Gypsum board surface, paint to match ceiling. Install per manufacturer's specifications. See http://www.accesspanelsolutions.com

9000. FINISHES

1. Drywall
   A. All corners and angles must be finished plumb, straight, and true; and all surfaces flush. The contractor is to finish all defects if necessary after subcontractors are complete. Contractor to remove from premises all rubbish pertaining to his work and leave the building broom clean. Corner bead on all outside corners.
   B. See FLOOR PLAN NOTES on the floor plan sheets for locations and configurations of drywall.
   C. Fire walls and ceilings at garage to have one layer of 5/8" type "X" gypsum board on the garage side.
   D. Drywall Conditions:
      i. Level 1 (wall areas not open to public view, i.e., behind brick veneer): At joints, set tape in compound, do nothing to fastener heads.
      ii. Level 2 (where water resistant gypsum backing board is used as substrate for tile): At joints, embed tape in compound and wipe with a joint knife leaving a thin coating over the tape and cover fastener heads with one coat of compound.
      iii. Level 3 (where walls to receive a medium or heavy texture or heavy wall covering): Apply two smooth coats of compound over joint tape and fastener heads. Smoothing by sanding or wiping with a damp sponge may be necessary to obtain an acceptable finish.
      iv. Level 4 (most common level, typical for residential dwellings – occupied spaces where wall to receive flat paints, light texture or standard wall covering): "Three step" where 3 coats of compound are applied to joints and fastener heads. Smooth by sanding or wiping to get an acceptable finish.
      v. Level 5 (where walls to receive gloss, semi-gloss, enamel or non-textured flat paints): Apply three coats of compound on joints and fastener heads, then apply an additional smooth skim coat of compound over entire wall.
      vi. Note to above levels: Always set joint tape in compound.
   E. Use only electric heaters and dehumidifiers to dry out home. Furnace is not to be used to dry out home.
   F. All areas exposed to moisture (ie: bathrooms and kitchen walls at countertops) to have water resistant gypsum bd.
   G. Use Durock cement board or Wonder Board cement board at bath and shower and all areas of walls that receive tile. Before the cement board is attached to the framing members, a high-performance vapor retarder shall be placed on the walls of the tub/shower are in one continuous piece. This membrane shall overlap the flashing fin of the tubs, shower pans, shower liners, etc., and is especially critical where tubs and showers are placed against exterior walls. Ceramic tile shall be installed with cement- based thinset for permanent installation. The grout line between the first row of tile and the

SPECIFICATIONS

BECHMAN RESIDENCE
10412
3109 COZY ACRES ROAD
MT. PLEASANT, WI 53406

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A0.2

floor shall not be grouted. Instead, it should be caulked with a mildew-proof caulking compound.

2. General Finish Notes:
   A. At the exterior soffits, place trim on finish as shown on plans.

   B. Countertops to be bid as follows:
      i. Kitchen & Bath Countertops: TBD
      ii. Laundry Room Countertop: TBD
      iii. Master Bathroom: TBD

   C. Flooring (See plan notes):
      i. All rooms to have stained concrete floors. Verify locations and finish with owner.
      ii. Master Bath shower enclosure, to be tiled.
      iii. All tile to include a mud-set installation and shall be a medium grade product to be determined by owner.

3. Painting and Staining
   A. All woodwork to be carefully cleaned of finger marks, stains and other defects before the stain and sealer is applied. All rough spots to be sand-papered smooth before filling or finishing. All nails and brad holes to be filled with color putty to match.

   B. Paint HVAC and plumbing metal access panels to match adjacent paint.

   C. Interior cabinets and interior wood work to be stained with field finished as follows: Stain brand selection is at the discretion of the general contractor, to be approved by the architect or owner. Stain color TBD. Following stain with 2 coats of fast dry, oil varnish, satin finish. Wood must be very clean.

   D. Interior wall and ceiling painting: Paint brand selection is at the discretion of the general contractor, to be approved by the architect or owner. Paint selection shall include low, or no, VOC latex paint. Provide 1 coat primer and 2 coats paint as needed. The first coat is to be sprayed and back rolled and the second sprayed (with back rolling optional). Paint color TBD.

   E. Exterior painting: Paint brand selection is at the discretion of the general contractor, to be approved by the architect or owner. Paint type and application to be per siding manufacturer's specifications. Paint color TBD.

   F. Exterior Stain: Stain brand selection is at the discretion of the general contractor, to be approved by the architect or owner. Apply (2) coats, or as needed for desired effect. Stain color TBD. Wood must be very clean..

10.000. SPECIALITIES
1. Provide an allowance for bathroom accessories.

2. Walk-In-Closet shelving to supplied and installed owner.

3. Gas Burning Fireplace at Living Room: Heatilator Crave Series, 60". Install per manufacturer's specifications.

11.000. EQUIPMENT
1. Appliances are TBD. Contractor to provide allowances for quality stainless steel Kitchen appliances (36" Refrigerator, 36" Cooktop with downdraft, Dishwasher, 30" Built-In Microwave, 30" Wall Oven) and front-loading washer and dryer.

12.000. FURNISHINGS (not in this spec)

13.000. SPECIAL CONSTRUCTION (not in this spec)

14.000. CONVEYING SYSTEMS/PASSENGER ELEVATOR (not in this spec)

15.000. MECHANICAL
1. Plumbing:
   A. Plumbing contractor shall provide all labor and material and perform all plumbing work of every nature whatsoever. All plumbing shall be properly installed according to applicable codes. Hot, cold water, and gas piping connections, shall be made wherever is necessary. All supply piping to be copper with lead free solder. Waste lines to be cast iron between sink, wall, floor and ceiling. Faucets to be lead free with a minimum of plastic components. Water service to be one-inch copper from pressure tank in basement or meter. Provide inside main water shut off. Sump pump to be installed in basement with cover allowing for drain tile to connect to main piping and shall be located as shown on plan. Inside sewer to be stubbed one foot outside of footing and provide proper clean outs. Install hose bibs per plan and per owner's direction. Provide water line to refrigerator(s), freezer and/or under-counter icemaker as needed. Provide gas to all gas fired appliances. Install two hot water heaters as per equipment specification.

   B. Plumbing fixtures TBD. Contractor to provide an allowance for all fixtures.

2. HVAC: HVAC work to be 'design build' by the heating contractor, based on the following. Final design and bid is subject to approval by the owner and architect. If final mechanical design requires mechanical chases, the contractor shall contact the owner and architect for design changes and chase locations PRIOR to the start of construction.
   A. Heating Contractor shall provide all necessary labor and materials and perform all heating and cooling of every nature whatsoever in the installation of a heating plant of sufficient size to properly heat and cool all parts of the house as specified by approved heat loss calculations. Gas piping, if any to be done by plumber. Electric wiring to be done by electrician. All necessary cutting for ducts are to be done by heating contractor. Exterior HVAC unit will be located in an inconspicuous location on concrete slab, see plan. Follow all equipment manufacturers' installation specifications. All systems shall be properly balanced and adjusted prior to final acceptance. Thermostats shall have programmable time clock feature.

   B. Vent all exhaust fans to outside. Plumbing and HVAC vents shall be grouped in attic to limit roof penetrations. They are to be located away from public view, ie: at the rear of the house, and shall be primed and painted to match the roof color.

   C. All return air registers and heat registers to be a combination of baseboard, floor mount, and toe kick as necessary and shall be placed by contractor for maximum efficiency. Supply registers must be adjustable/closable with jiffy dampers.

   D. All ducts and duct terminations must be kept clean at all times. The supply and return registers must be covered immediately after installation with 6 mil poly and duct tape. They are to remain covered and not used until after final cleaning.

   E. HVAC ducts located in unheated spaces shall be insulated with R-11, and have continuous vapor barrier on the outside. All joints and connections must be sealed with low toxic, solvent free duct sealer or aluminum foil heating tape.

   F. There is to be no insulation exposed on inside of any duct, furnace, or filter.

   G. All ductwork to be galvanized sheet metal. No exposed wood stud, joist, or rafter space to be used for supply or cold air returns.

   H. All vent fans to have permanently lubricated bearings and be rated for continuous operation. Max. noise level of 1 sone (35 dB) @ < or = 110 cfm @ 3', 1.5 sones (42 dB) @ < or = 190 cfm @ 3', 3 sones (49 dB) @ < or = 340 cfm @ 3'. Each bath to have 1 cfm/sf.

   I. Provide CO detector.

   J. Radiant in-floor heat with a high-efficiency forced-air cooling system. Verify zoning with owner.

   K. Provide high-efficiency gas forced-air furnace.

   L. Provide high-efficiency central air conditioner.

   M. Provide alternate bid for Air to Air Heat Exchanger.

   N. Fuel: Natural Gas. Verify with owner.

   O. Basement ductwork shall run within the soffit as shown on plans. If additional ductwork and soffitting is required, contractor shall submit preliminary duct layout to architect for review and tweaking to get optimum soffit arrangement. Incorrect work done w/ out architect's input may have to be changed at contractor's expense.

   P. Include programmable thermostats.

   Q. Include a Heat Recovery Ventilator by Broan. HYPERLINK "http://www.broan.com" www.broan.com, Ph: 1.800.558.1711.

16.000. ELECTRICAL
1. Electrical contractor shall provide all necessary labor and materials and perform all the electrical work of every nature whatsoever to be done, including installing hanging light fixtures. Electrical contractor to provide a standard fixture list to the owner/architect prior to installation for review of items chosen. All work to comply with the national electric codes and any applicable state or local codes if it further dictates necessary details. All electrical equipment shall be U.L. approved.

2. Structural wiring (marked "TV") should contain two CAT 5 and two COAX cables. One brand is "USTEC TECWIRE (USDTW2x2)" with two Enhanced Category 5 cables and Series 6 coaxial cables. Outlets should each have two telephone and two COAX connections.

3. The location of the circuit breaker panel shall be installed where occupants spend least amount of time. Avoid bedrooms, kitchen, and living/dining areas, preferably in the storage/mechanical area of the basement.

4. Avoid large long bundles of wiring.

5. Add more circuits to the house to keep the amperage low on each circuit.

6. Electrical circuits must be ground to plumbing.

7. Use only 100% copper wire and as few plastic components as possible.

8. Use only ITC listed (air tight can) recessed light fixtures on any ceiling to unconditioned spaces.

9. Caulk all openings.

10. Provide smoke detectors in each bedroom, and one per floor, and per local code.

11. Provide GFI outlets in all kitchens, bath, garage, and exterior locations per code.

12. Provide telephone and cable rough in per plan, and per owner's instructions. Verify all locations with owner in walk-through prior to installation.

13. Contractor to provide an integrated speaker system throughout the house. Verify the system and locations with the owner.

14. Provide doorbell button and alert as selected by owner.

15. Verify switches and cover plates with owner.

END OF SPECIFICATION

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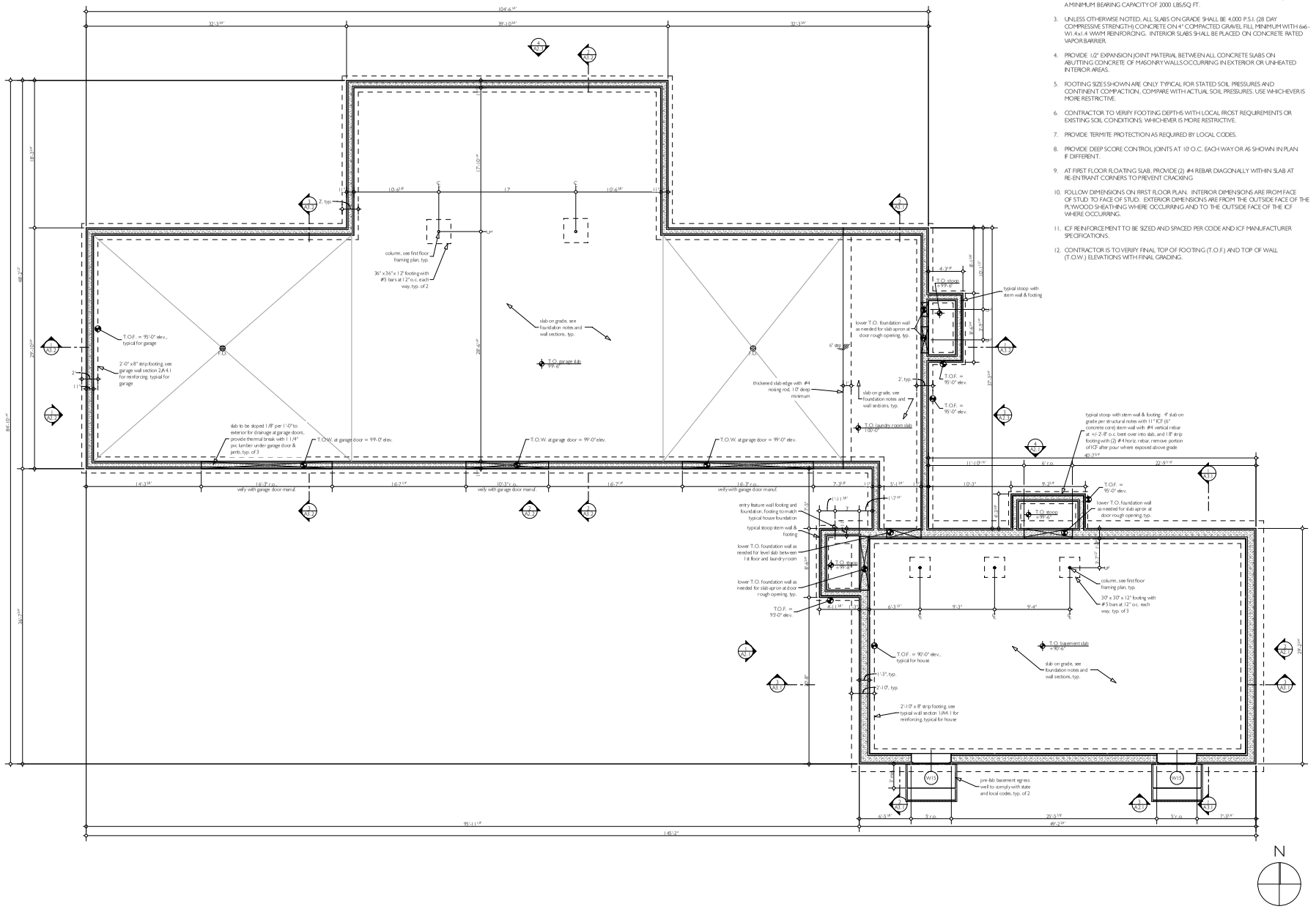
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A0.3

FOUNDATION NOTES

1. ALL FOOTINGS SHALL REST ON VIRGIN, UNDISTURBED SOIL.
2. ASSUMED SOIL SHALL BE SAND OR GRAVEL, WITH MINIMUM TRACES OF DRY CLAY, WITH A MINIMUM BEARING CAPACITY OF 2000 LBS/SQ FT.
3. UNLESS OTHERWISE NOTED, ALL SLABS ON GRADE SHALL BE 4,000 P.S.I. (28 DAY COMPRESSIVE STRENGTH) CONCRETE ON 4" COMPACTED GRAVEL FILL MINIMUM WITH 6x6 - W1.4x1.4 WWM REINFORCING. INTERIOR SLABS SHALL BE PLACED ON CONCRETE RATED VAPOR BARRIER.
4. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ON ABUTTING CONCRETE OF MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED INTERIOR AREAS.
5. FOOTING SIZES SHOWN ARE ONLY TYPICAL FOR STATED SOIL PRESSURES AND CONTINENT COMPACTION, COMPARE WITH ACTUAL SOIL PRESSURES. USE WHICHEVER IS MORE RESTRICTIVE.
6. CONTRACTOR TO VERIFY FOOTING DEPTHS WITH LOCAL FROST REQUIREMENTS OR EXISTING SOIL CONDITIONS. WHICHEVER IS MORE RESTRICTIVE.
7. PROVIDE TERMITE PROTECTION AS REQUIRED BY LOCAL CODES.
8. PROVIDE DEEP SCORE CONTROL JOINTS AT 10' O.C. EACH WAY OR AS SHOWN IN PLAN IF DIFFERENT.
9. AT FIRST FLOOR FLOATING SLAB, PROVIDE (2) #4 REBAR DIAGONALLY WITHIN SLAB AT RE-ENTRANT CORNERS TO PREVENT CRACKING
10. FOLLOW DIMENSIONS ON FIRST FLOOR PLAN. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD. EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE FACE OF THE PLYWOOD SHEATHING WHERE OCCURRING AND TO THE OUTSIDE FACE OF THE ICF WHERE OCCURRING.
11. ICF REINFORCEMENT TO BE SIZED AND SPACED PER CODE AND ICF MANUFACTURER SPECIFICATIONS.
12. CONTRACTOR IS TO VERIFY FINAL TOP OF FOOTING (T.O.F.) AND TOP OF WALL (T.O.W.) ELEVATIONS WITH FINAL GRADING.



3/16" FOUNDATION PLAN

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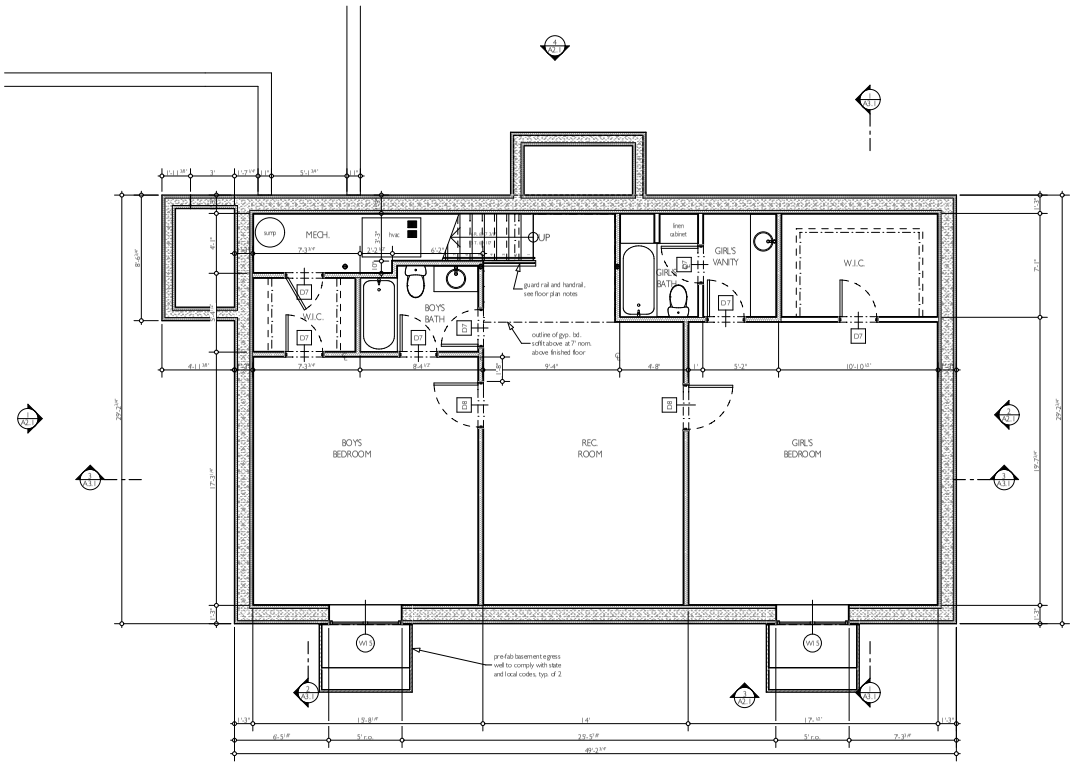
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A1.1

FLOOR PLAN NOTES

1. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD. EXTERIOR DIMENSIONS ARE TO THE OUTSIDE FACE OF THE ICF WHERE OCCURRING, OR TO THE EXTERIOR FACE OF THE SHEATHING. SEE TYPICAL WALL SECTION. DIMENSIONS TO WINDOWS ARE TAKEN TO EITHER THE CENTER LINE OR THE WINDOW ROUGH OPENING.
2. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY ACTUAL UNIT SIZES. REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES. CONTRACTOR SHALL VERIFY ROUGH OPENING DIMENSIONS WITH WINDOW MANUFACTURER ESPECIALLY AT REQUIRED EGRESS WINDOWS.
3. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.
4. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
5. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
6. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD AND METAL CORNER REINFORCING. USE 5/8" GYPSUM BOARD ON CEILINGS.
7. HANDRAILS SHALL BE MOUNTED 34"-38" ABOVE NOSING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36".
8. PROVIDE ACCESS TO ALL CONCEALED ATTIC AND CRAWL SPACES PER STATE AND LOCAL CODES. VERIFY LOCATIONS WITH OWNER.
9. SEE EXTERIOR AND INTERIOR ELEVATIONS FOR DOOR STYLES.
10. PROVIDE HOSE BIBS AND VERIFY LOCATION AND NUMBER WITH OWNER.



DOOR AND FRAME SCHEDULE

ID	SIZE W	SIZE HT	TYPE	UNIT	MAT'L	QNTY	NOTES
D1	16'	8'	FLUSH PANELED	GARAGE	STEEL	2	1.
D2	10'	8'	FLUSH PANELED	GARAGE	STEEL	1	1.
D3	6'-7 7/8"	6'-9 1/2"	EXT. FULL GLASS	PIVOT	SOLID WOOD	1	4.
D4	5'-11 1/2"	6'-9 1/2"	EXT. FRENCH	SLIDING	FIBERGLASS	1	2., 4.
D5	3'	6'-8"	EXT. FLUSH	IN-SWING	STEEL	1	
D6	11'-8"	2'-6"		DOG DOOR		1	3.
D7	2'-6"	6'-8"	INTERIOR	HINGED	SOLID WOOD	12	
D8	3'	6'-8"	INTERIOR	HINGED	SOLID WOOD	6	
D9	3'	6'-8"	INTERIOR	HINGED	SOLID WOOD	1	20 MIN.

DOOR NOTES:

1. GARAGE DOORS TO BE INSULATED STEEL PANELED GARAGE DOORS.
2. PROVIDE SCREEN DOOR.
3. VERIFY ACTUAL SIZE WITH OWNER SELECTED DOG DOOR.
4. EXTERIOR FRENCH DOORS & PIVOT ENTRY DOOR ARE NOTED BY ACTUAL FRAME SIZE. GLAZING SHALL BE TEMPERED.

GENERAL DOOR NOTES:

1. VERIFY ACTUAL UNIT SIZE AND R.O. WITH MANUFACTURER, TYP.
2. EXTERIOR DOORS SHOULD BE DETAILED SIMILAR TO WINDOWS. SEE WALL SECTIONS AND DETAILS FOR NOTES.

WINDOW SCHEDULE

ID	SIZE W	SIZE HT	TYPE	QNTY	NOTES
W1	6'-1"	6'-5 7/8"	FIXED	1	3., TEMPERED
W2	3'-5 1/2"	2'-11 7/8"	AWNING	2	3., 5.
W3	3'-5 1/2"	2'-11 7/8"	AWNING	2	3., 5.
W4b	3'-11 7/8"	1'-11 7/8"	AWNING	5	3., TEMPERED
W4b	3'-11 7/8"	4'-11 7/8"	FIXED	5	3.
W4c	3'-11 7/8"	3'-5 7/8"	FIXED	5	3.
W5	2'-5 1/2"	4'-9 1/8"	CASEMENT	1	3., 4., 5., TEMPERED
W6	3'-5 1/2"	4'-9 1/8"	CASEMENT	2	3., 4., 5., TEMPERED
W7	2'-11 1/8"	3'-5 7/8"	CASEMENT	1	3., EGRESS
W8	4'-11 7/8"	2'-11 7/8"	FIXED	2	3.
W9	11'-11 7/8"	3'-5 7/8"	FIXED	1	3.
W10	3'-11 7/8"	2'-11 7/8"	AWNING	2	3.
W11	3'-11 7/8"	1'-11 7/8"	AWNING	6	3.
W12	6'-4 1/2"	3'-10 1/8"	DIRECT SET POLYGON	1	2., 3., CLERESTORY
W13	3'-11 7/8"	3'-5 7/8"	FIXED	1	3.
W14	6'	2'	DIRECT SET POLYGON	1	2., 3., CLERESTORY
W15	4'-11 7/8"	3'-11 7/8"	CASEMENT	2	3., EGRESS

NOTES:

* WINDOW SIZES INDICATED ON PLANS ARE NOTED BY ACTUAL UNIT SIZES. CONTRACTOR SHALL VERIFY ROUGH OPENING DIMENSIONS WITH WINDOW MANUFACTURER, ESPECIALLY AT REQUIRED EGRESS WINDOWS. WINDOW SIZES ARE BASED ON MARVIN INTEGRITY ALL ULTREX WINDOWS. SEE SPEC.

1. CORNER WINDOWS ARE GLASS TO GLASS BUTT GLAZING. WINDOW MANUFACTURER TO PROVIDE MITERED WINDOW FRAMES. WINDOW FRAMES TO BE FIELD MULLED AND GLAZED.
2. SEE EXTERIOR ELEVATIONS FOR DIMENSIONS. GLAZING TO BE ARTGLASS BY OWNER.
3. PROVIDE GYPSUM BOARD RETURN AT JAMB, HEAD, AND SILL (U.O.N.)
4. VERIFY WINDOW HEIGHT WITH OWNER / VERIFY TUB HEIGHT
5. WOOD FRAMED WALL ABOVE WOOD HEADER, SEE STRUCTURAL PLAN FOR HEADER, SEE BUILDING SECTION 3/A3.1 FOR WALL CONSTRUCTION

1/4" BASEMENT PLAN & DOOR/WINDOW SCHEDULES

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A1.2

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5. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
6. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD AND METAL CORNER REINFORCING. USE 5/8" GYPSUM BOARD ON CEILINGS.
7. HANDRAILS SHALL BE MOUNTED 34"-38" ABOVE NOSING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36".
8. PROVIDE ACCESS TO ALL CONCEALED ATTIC AND CRAWL SPACES PER STATE AND LOCAL CODES. VERIFY LOCATIONS WITH OWNER.
9. SEE EXTERIOR AND INTERIOR ELEVATIONS FOR DOOR STYLES.
10. PROVIDE HOSE BIBS AND VERIFY LOCATION AND NUMBER WITH OWNER.

DOOR AND FRAME SCHEDULE

ID	SIZE W	SIZE HT	TYPE	UNIT	MAT'L	QNTY	NOTES
D1	16'	8'	FLUSH PANELED	GARAGE	STEEL	2	1.
D2	10'	8'	FLUSH PANELED	GARAGE	STEEL	1	1.
D3	6'-7" PR	6'-9 1/2"	EXT. FULL GLASS	PIVOT	SOLID WOOD	1	4.
D4	5'-11 1/2"	6'-9 1/2"	EXT. FRENCH	SLIDING	FIBERGLASS	1	2., 4.
D5	3'	6'-8"	EXT. FLUSH	IN-SWING	STEEL	1	
D6	11'-8"	7'-6"		DOG DOOR		1	3.
D7	2'-6"	6'-8"	INTERIOR	HINGED	SOLID WOOD	12	
D8	3'	6'-8"	INTERIOR	HINGED	SOLID WOOD	6	
D9	3'	6'-8"	INTERIOR	HINGED	SOLID WOOD	1	20 MIN.

DOOR NOTES:

1. GARAGE DOORS TO BE INSULATED STEEL PANELED GARAGE DOORS.
2. PROVIDE SCREEN DOOR.
3. VERIFY ACTUAL SIZE WITH OWNER SELECTED DOG DOOR.
4. EXTERIOR FRENCH DOORS & PIVOT ENTRY DOOR ARE NOTED BY ACTUAL FRAME SIZE. GLAZING SHALL BE TEMPERED.

GENERAL DOOR NOTES:

1. VERIFY ACTUAL UNIT SIZE AND R.O. WITH MANUFACTURER, TYP.
2. EXTERIOR DOORS SHOULD BE DETAILED SIMILAR TO WINDOWS. SEE WALL SECTIONS AND DETAILS FOR NOTES.

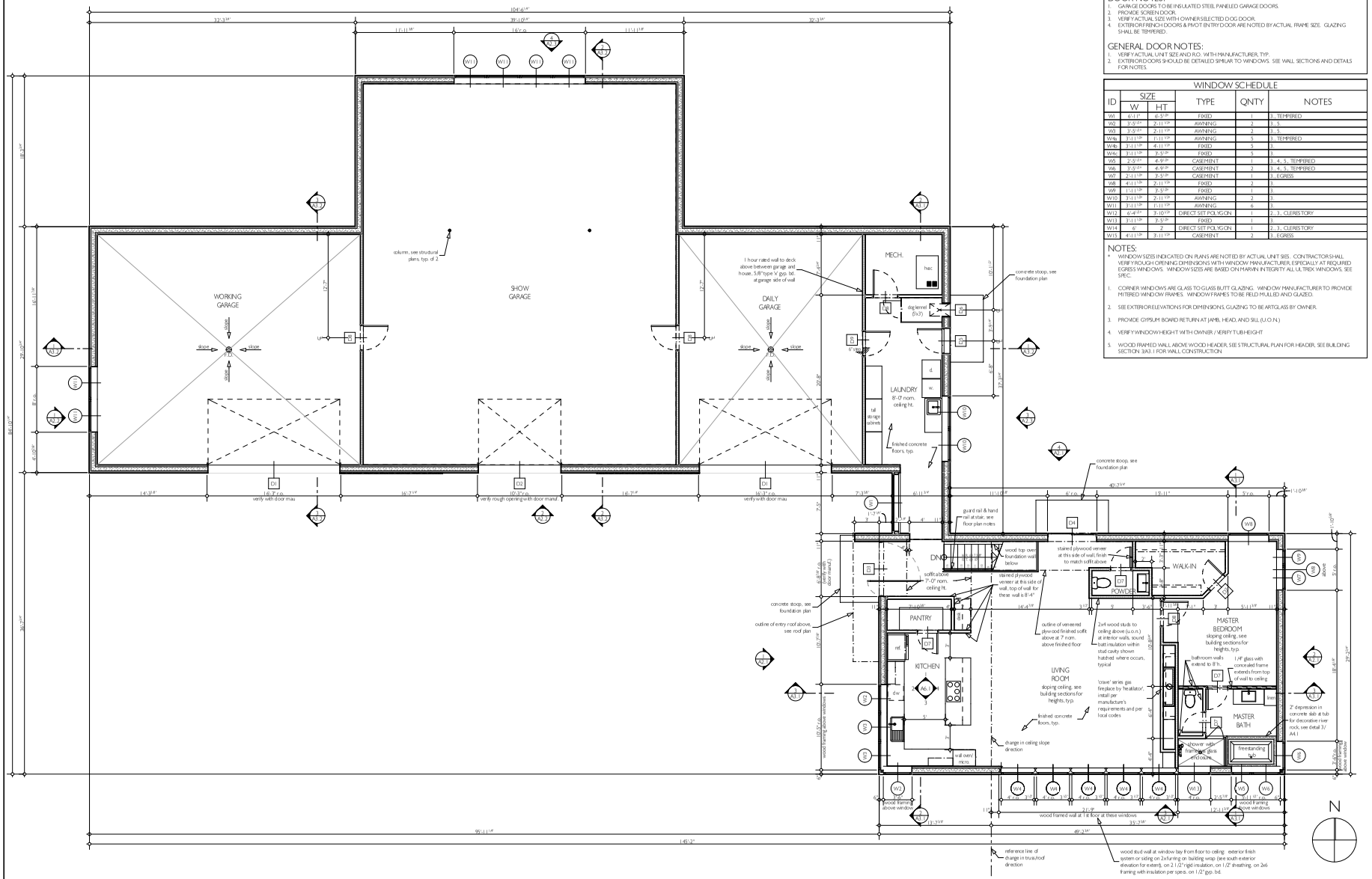
WINDOW SCHEDULE

ID	SIZE W	SIZE HT	TYPE	QNTY	NOTES
W1	6'-1"	6'-5 1/2"	FIXED	1	3., TEMPERED
W2	3'-5 1/2"	2'-11 1/2"	AWNING	2	3., 5.
W3	3'-5 1/2"	2'-11 1/2"	AWNING	2	3., 5.
W4a	3'-1 11/2"	1'-11 1/2"	AWNING	5	3., TEMPERED
W4b	3'-1 11/2"	4'-11 1/2"	FIXED	5	3.
W4c	3'-1 11/2"	3'-5 1/2"	FIXED	5	3.
W5	2'-5 1/2"	4'-9 1/2"	CASEMENT	1	3., 4., 5., TEMPERED
W6	3'-5 1/2"	4'-9 1/2"	CASEMENT	2	3., 4., 5., TEMPERED
W7	2'-11 1/2"	3'-5 1/2"	CASEMENT	1	3., EGRESS
W8	4'-11 1/2"	2'-11 1/2"	FIXED	2	3.
W9	1'-11 1/2"	3'-5 1/2"	FIXED	1	3.
W10	3'-11 1/2"	2'-11 1/2"	AWNING	2	3.
W11	3'-11 1/2"	1'-11 1/2"	AWNING	6	3.
W12	6'-4 1/2"	3'-10 1/2"	DIRECT SET POLYGON	1	2., 3., CLERESTORY
W13	3'-11 1/2"	3'-5 1/2"	FIXED	1	3.
W14	6'	2'	DIRECT SET POLYGON	1	2., 3., CLERESTORY
W15	4'-11 1/2"	3'-11 1/2"	CASEMENT	2	3., EGRESS

NOTES:

* WINDOW SIZES INDICATED ON PLANS ARE NOTED BY ACTUAL UNIT SIZES. CONTRACTOR SHALL VERIFY ROUGH OPENING DIMENSIONS WITH WINDOW MANUFACTURER, ESPECIALLY AT REQUIRED EGRESS WINDOWS. WINDOW SIZES ARE BASED ON MARVIN INTEGRITY ALL ULTREX WINDOWS. SEE SPEC.

1. CORNER WINDOWS ARE GLASS TO GLASS BUTT GLAZING. WINDOW MANUFACTURER TO PROVIDE MITERED WINDOW FRAMES. WINDOW FRAMES TO BE FIELD MULLED AND GLAZED.
2. SEE EXTERIOR ELEVATIONS FOR DIMENSIONS. GLAZING TO BE ARTGLASS BY OWNER.
3. PROVIDE GYPSUM BOARD RETURN AT JAMB, HEAD, AND SILL (U.O.N.)
4. VERIFY WINDOW HEIGHT WITH OWNER / VERIFY TUB HEIGHT
5. WOOD FRAMED WALL ABOVE WOOD HEADER. SEE STRUCTURAL PLAN FOR HEADER. SEE BUILDING SECTION 3/A3.1 FOR WALL CONSTRUCTION



3/16" FIRST FLOOR PLAN & DOOR/WINDOW SCHEDULES

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3109 COZY ACRES ROAD
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ISSUED FOR CONSTRUCTION

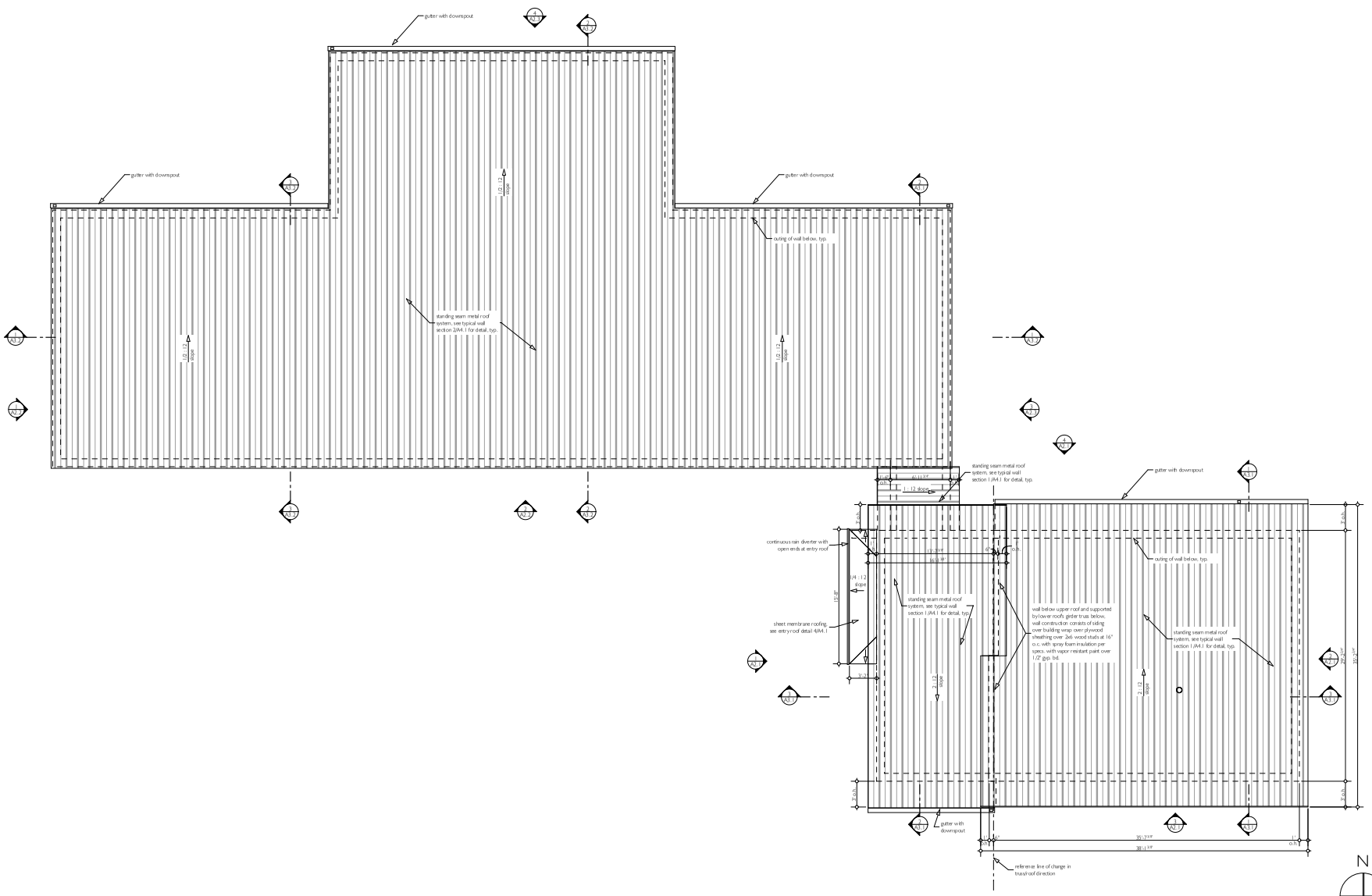
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A1.3



3/16" ROOF PLAN

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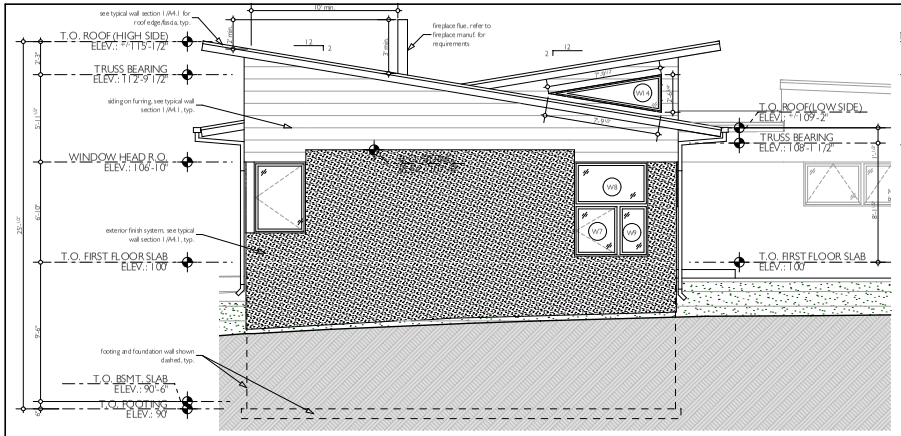
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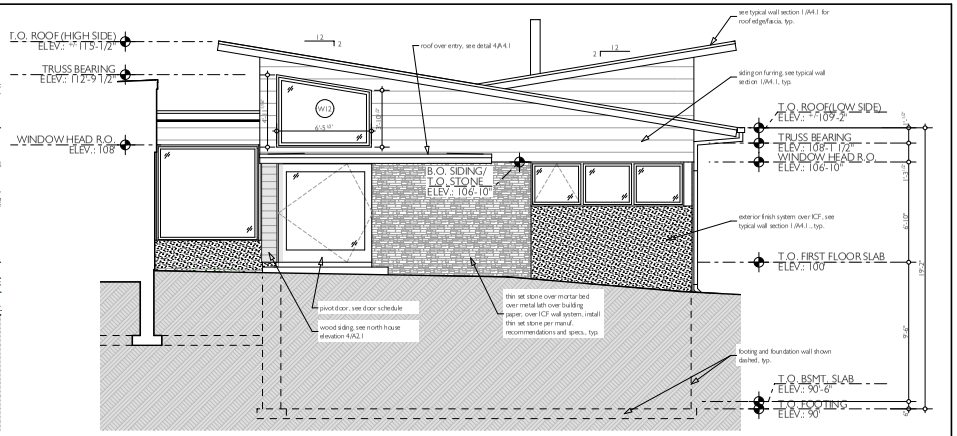
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AI.4



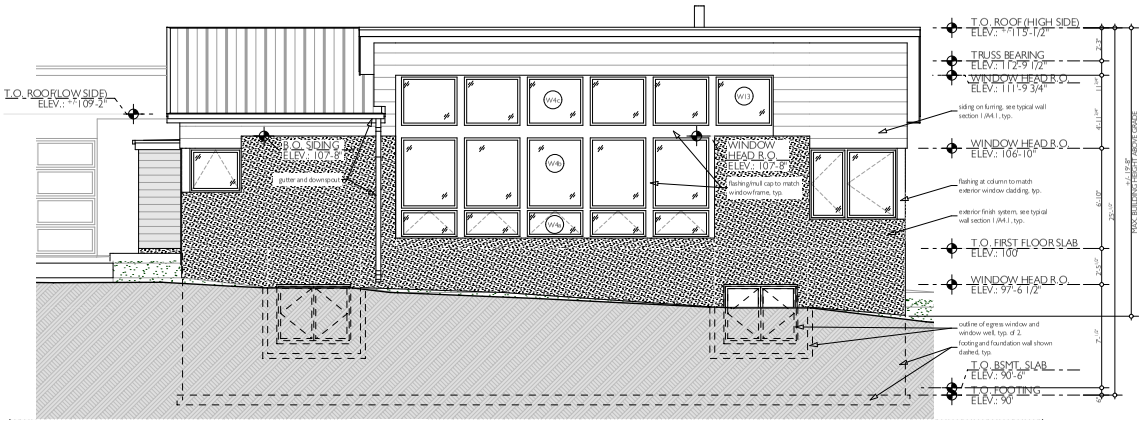
EAST HOUSE ELEVATION (2 / A2.1)

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



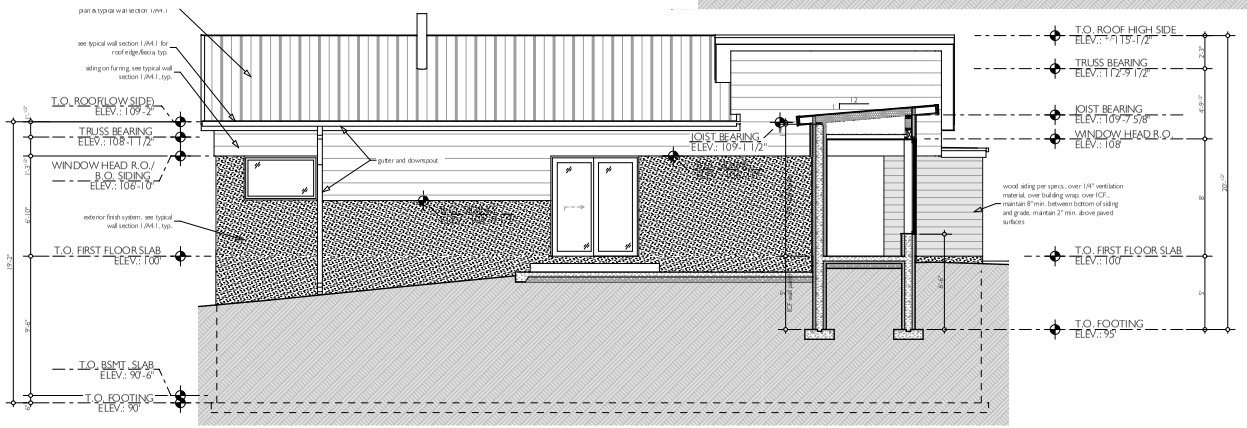
WEST HOUSE ELEVATION (1 / A2.1)

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



SOUTH HOUSE ELEVATION (3 / A2.1)

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



NORTH HOUSE ELEVATION (4 / A2.1)

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

ELEVATION NOTES

1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. SEE PLANS FOR LOCATIONS. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO HOUSE WITH OWNER.
2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
3. PROVIDE ATTIC & CRAWL SPACE VENTILATION PER STATE & LOCAL CODE REQUIREMENTS.
4. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TRIM MEMBERS AND BRICK/ STONE PATTERNS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
5. ALL WINDOWS, DOOR GLAZING, AND SIDELITES ARE TO BE TEMPERED (T) AS REQUIRED BY STATE & LOCAL CODES. SEE EXTERIOR ELEVATIONS FOR LOCATIONS. CONTRACTOR TO VERIFY THAT ADDITIONAL LOCATIONS OF TEMPERED GLAZING ARE NOT REQUIRED.

EXTERIOR ELEVATIONS

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A2.1