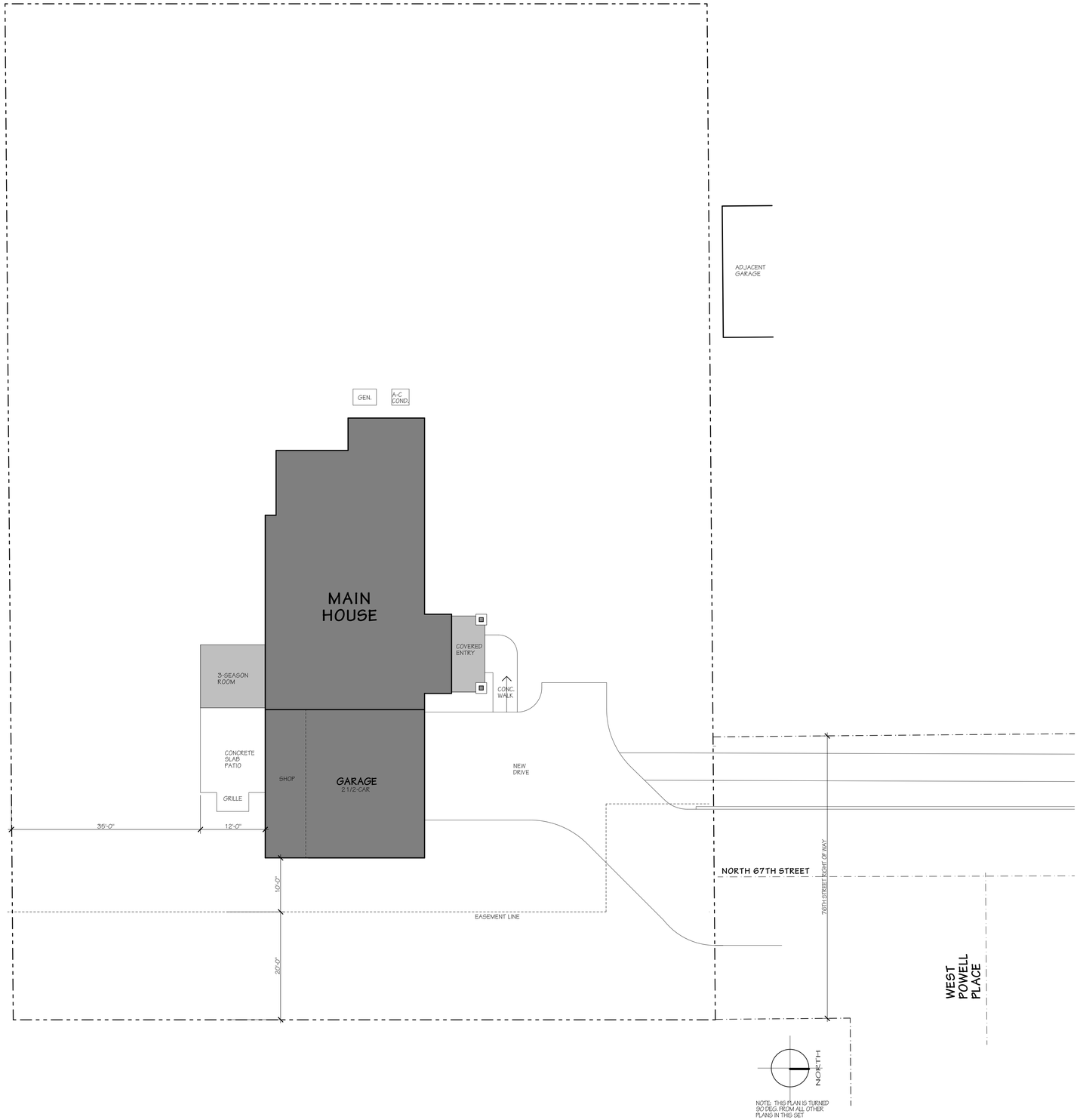
BUILDING INFORMATION:

PROJECT TYPE:	NEW SINGLE-FAMILY RESIDENCE
ZONED:	SINGLE-UNIT RESIDENTIAL-6 (R1-6)
CONSTRUCTION CLASS:	WOOD FRAME
TAX KEY NUMBERS:	3690428000
	3690429000
	3690430000
STORIES	1 PLUS BASEMENT
SPRINKLERED:	NO
CITY:	WAUWATOSA
COUNTY:	MILWAUKEE

AREA BREAKDOWN:

HOUSE	
FIRST FLOOR LIVING AREA:	1,550 S.F.
UNFINISHED LOWER LEVEL:	1,550 S.F.
GARAGE/SHOP	826 S.F.
3-SEASON ROOM	144 S.F.

DRAWING INDEX:



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TONEY RESIDENCE
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WAUWATOSA, WISCONSIN 53213

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A-0.01

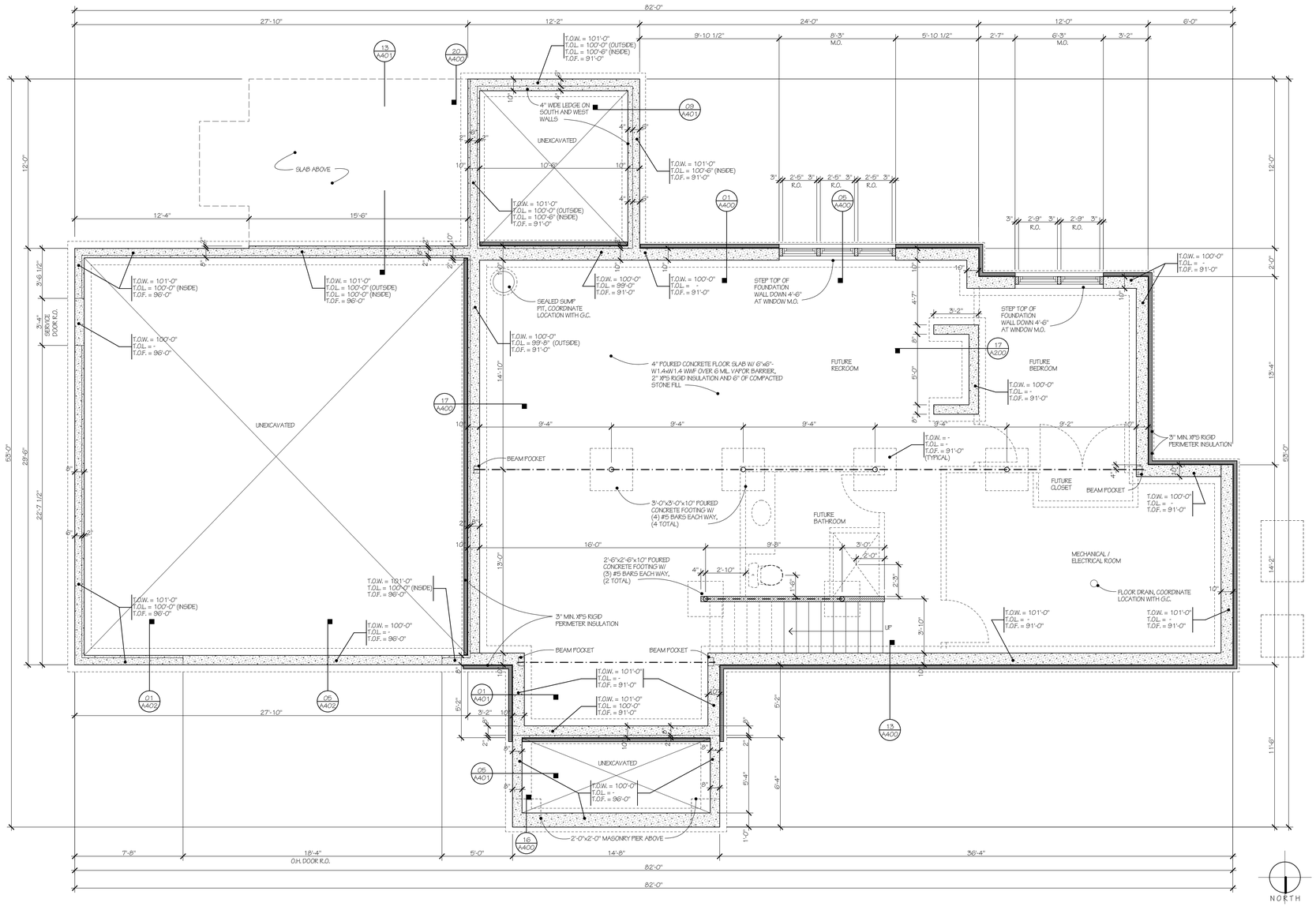
CONCRETE SPECIFICATIONS:

FLOOR SLABS - 4,000 PSI
FOOTINGS AND MISCELLANEOUS CONCRETE WORK - 3,000 PSI
WALLS AND EXTERIOR CONCRETE EXPOSED TO WEATHER - 4,000 PSI
MAXIMUM SLUMP - 4"
WATER CEMENT RATIO NOT TO EXCEED 0.48
6% AIR ENTRAINMENT (+/- 1%)
WATER TO BE POTABLE
REINFORCING BARS - ASTM A615, GRADE 60 MINIMUM

DRAWING ELEVATIONS:

ELEVATIONS NOTED ON THIS PLAN ARE BASED ON THE TOP OF A TYPICAL 9' WALL SET AT 100'-0". 100'-0" WILL BE 1'-2 1/8" BELOW THE FIRST FLOOR TOP OF SUBFLOOR. SEE CIVIL DRAWINGS FOR HEIGHT OF FIRST FLOOR SUBFLOOR AS IT RELATES TO THE SURVEY ELEVATION DATUM.

T.O.W. = TOP OF WALL
T.O.L. = TOP OF LEDGE
T.O.F. = TOP OF FOOTING



HOUSE - LOWER LEVEL FLOOR PLAN / FOOTING & FOUNDATION PLAN

1/4" = 1'-0" | 01

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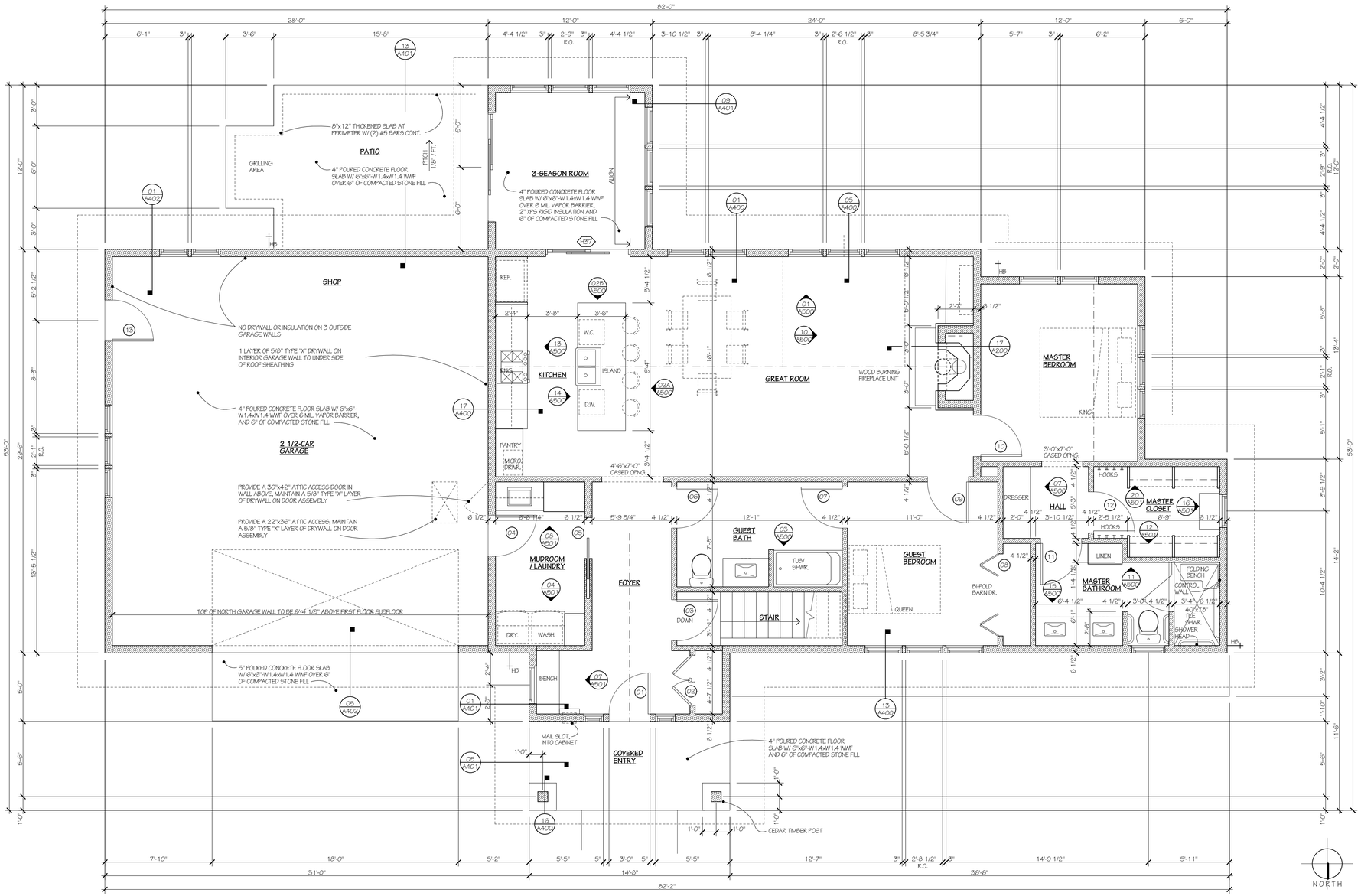

WALL LAYOUT:

- ALL EXTERIOR DIMENSIONS TO STUD WALLS ARE TO THE OUTSIDE FACE OF THE SHEATHING.
- DIMENSIONS TO TIMBER POSTS ARE TO THE CENTER OF POST
- ALL INTERIOR DIMENSIONS ARE TO THE FACE OF 1/2" GYPSUM BOARD.

DRAWING KEY:

05 / A401 — DRAWING NUMBER, SHEET NUMBER — WALL SECTION KEY

01 / 650 — INTERIOR ELEVATION KEYS

01 — DOOR NUMBER

WINDOW NUMBER

HB — HOSE BIB

HOUSE - FIRST FLOOR PLAN

1/4" = 1'-0" | 01

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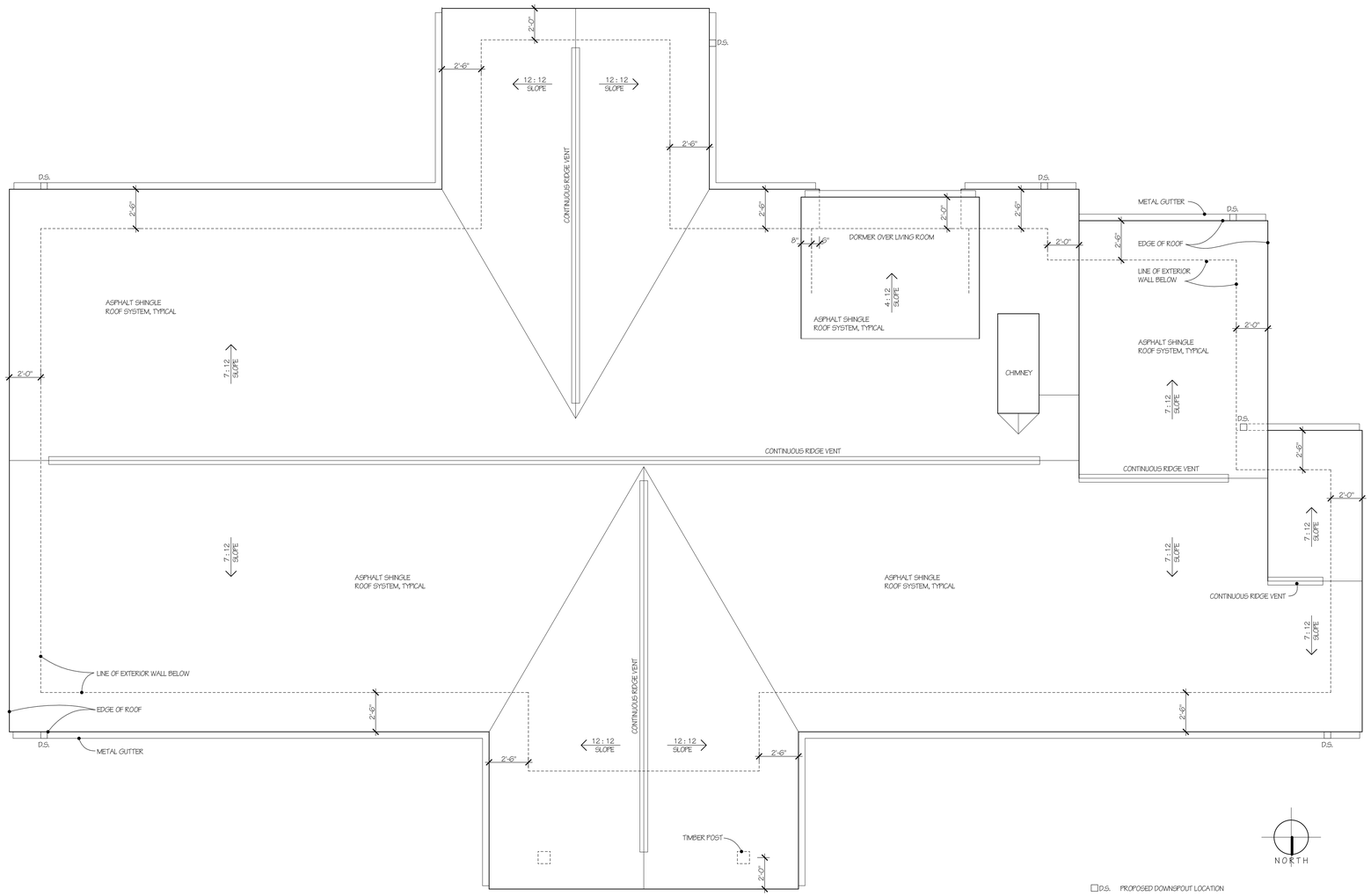

HOUSE - ROOF PLAN

1/4" = 1'-0"

01

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WINDOW AND DOOR HEADERS

SEE HEADER SCHEDULE FOR ALL WINDOW AND DOOR HEADERS ON EXTERIOR WALLS AND INTERIOR BEARING WALLS.

ALL INTERIOR NON-LOAD BEARING HEADERS ARE TO BE (2) 2x6s WITH 1 SHOULDER STUD AND 1 KING STUD ON EACH END.

PROVIDE (2) 2x6 STUDS INBETWEEN ALL WINDOWS IN SERIES. HEADER TO BE CONTINUOUS FOR FULL WIDTH OF WINDOWS IN SERIES.

HEADER SCHEDULE

PROVIDE THE QUANTITY OF STUDS AT EACH BEARING END OF HEADER UNLESS NOTED OTHERWISE.

TAG	HEADER SIZE	SHOULDER STUDS
HD-1	(2) 2x8	(1)
HD-2	(2) 2x10	(2)
HD-3	(3) 7 1/4" LVL	(2)
HD-4	(2) 11 7/8" LVL	(2)
HD-5	(3) 2x8	(2)
HD-6	(3) 2x10	(2)
HD-7	(3) 9 1/2" LVL	(2)
HD-8	(4) 14" LVL	(3)

IN ADDITION TO THE SHOULDER STUDS, PROVIDE KING STUDS AS NOTED ON THE "KING STUD SCHEDULE".

LATERAL BRACING

PROVIDE THE FOLLOWING ANCHORS TO ALL WALL SHEATHING THROUGHOUT:

FASTEN OSB SHEATHING WITH A MINIMUM OF 8d COMMON NAILS AT 6" O/C AT PANEL EDGES AND 12" O/C AT INTERMEDIATE STUDS. FULL HEIGHT OF WALL.

KING STUD SCHEDULE

EXTERIOR OPENINGS

A.	0'-0" < OPENING ≤ 5'-0"	(1) STUD
B.	5'-0" < OPENING ≤ 8'-0"	(2) STUDS
C.	8'-0" < OPENING ≤ 12'-0"	(3) STUDS
D.	12'-0" < OPENING ≤ 16'-0"	(4) STUDS

INTERIOR OPENINGS

A.	0'-0" < OPENING ≤ 8'-0"	(1) STUD
B.	8'-0" < OPENING ≤ 16'-0"	(2) STUDS

KING STUD SCHEDULE APPLIES TO ALL HEADERS UNLESS NOTED OTHERWISE ON FRAMING PLAN

GENERAL FRAMING NOTES:

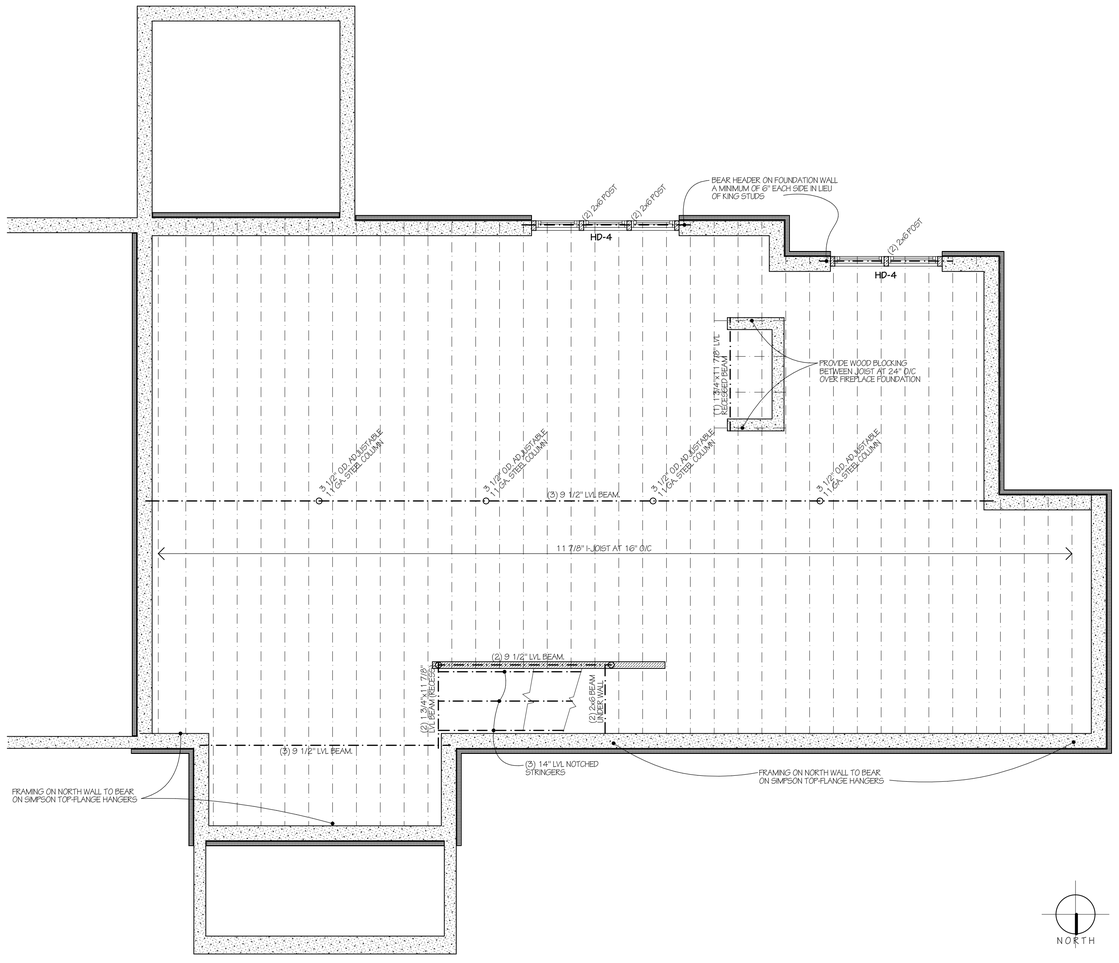
- ALL STRUCTURAL JOIST, RAFTERS, BEAMS, AND HEADERS NOTED TO BE SOLID LUMBER ARE TO BE DOUGLAS FIR #2 GRADE OR BETTER.

- ALL STUDS, BLOCKING AND NAILERS TO BE SPF, DOUGLAS FIR, SOUTHERN PINE, OR HEM-FIR, #2 GRADE OR BETTER.

- ALL CEDAR TIMBERS AND RAFTERS TO BE WESTERN RED CEDAR, #2 GRADE OR BETTER.

- ALL LVL FRAMING TO MEET THE FOLLOWING MINIMUM REQUIREMENTS:
  - Fb: 2,600 psi
  - Fc⊥: 750 psi
  - Fc∥: 2,510 psi
  - Fv: 285 psi
  - E: 1,900,000 psi
  - G: 118,750 psi

- TRUSS LAYOUT, THE TRUSS LAYOUT SHOWN IS CONCEPTUAL. THE TRUSS MANUFACTURER IS TO PREPARE A FINAL LAYOUT BASED ON THEIR FINAL TRUSS DESIGN.
  - PROVIDE THE FOLLOWING LOADING:
  - 30 PSF LIVE LOAD
  - 20 PSF WIND LOAD
  - 15 PSF DEAD LOAD
  - MAX. LIVE LOAD DEFLECTION = L/360



HOUSE - FLOOR FRAMING PLAN

1/4" = 1'-0"

01

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WINDOW AND DOOR HEADERS

SEE HEADER SCHEDULE FOR ALL WINDOW AND DOOR HEADERS ON EXTERIOR WALLS AND INTERIOR BEARING WALLS.

ALL INTERIOR NON-LOAD BEARING HEADERS ARE TO BE (2) 2x6s WITH 1 SHOULDER STUD AND 1 KING STUD ON EACH END.

PROVIDE (2) 2x6 STUDS BETWEEN ALL WINDOWS IN SERIES. HEADER TO BE CONTINUOUS FOR FULL WIDTH OF WINDOWS IN SERIES.

HEADER SCHEDULE

PROVIDE THE QUANTITY OF STUDS AT EACH BEARING END OF HEADER UNLESS NOTED OTHERWISE.

TAG	HEADER SIZE	SHOULDER STUDS
HD-1	(2) 2x8	(1)
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HD-3	(3) 7 1/4" LVL	(2)
HD-4	(2) 11 7/8" LVL	(2)
HD-5	(3) 2x8	(2)
HD-6	(3) 2x10	(2)
HD-7	(3) 9 1/2" LVL	(2)
HD-8	(4) 14" LVL	(3)

IN ADDITION TO THE SHOULDER STUDS, PROVIDE KING STUDS AS NOTED ON THE "KING STUD SCHEDULE".

LATERAL BRACING

PROVIDE THE FOLLOWING ANCHORS TO ALL WALL SHEATHING THROUGHOUT:

FASTEN OSB SHEATHING WITH A MINIMUM OF 8d COMMON NAILS AT 6" O/C AT PANEL EDGES AND 12" O/C AT INTERMEDIATE STUDS, FULL HEIGHT OF WALL.

KING STUD SCHEDULE

EXTERIOR OPENINGS

A.	0'-0" < OPENING ≤ 5'-0"	(1) STUD
B.	5'-0" < OPENING ≤ 8'-0"	(2) STUDS
C.	8'-0" < OPENING ≤ 12'-0"	(3) STUDS
D.	12'-0" < OPENING ≤ 16'-0"	(4) STUDS

INTERIOR OPENINGS

A.	0'-0" < OPENING ≤ 8'-0"	(1) STUD
B.	8'-0" < OPENING ≤ 16'-0"	(2) STUDS

KING STUD SCHEDULE APPLIES TO ALL HEADERS UNLESS NOTED OTHERWISE ON FRAMING PLAN

GENERAL FRAMING NOTES:

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  - Fb: 2,600 psi
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  - Fv: 285 psi
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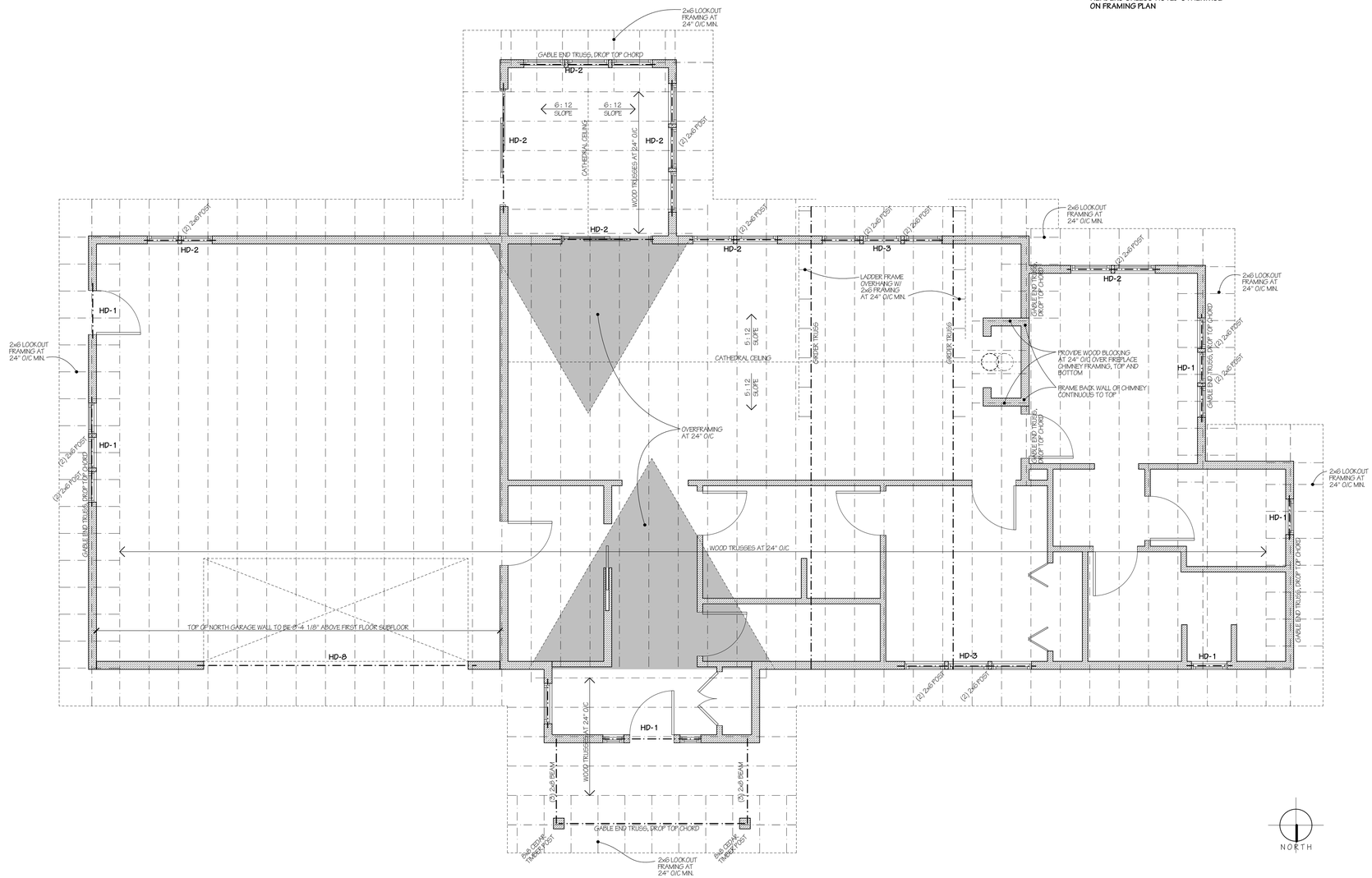
  - PROVIDE THE FOLLOWING LOADING:
    - 30 PSF LIVE LOAD
    - 20 PSF WIND LOAD
    - 15 PSF DEAD LOAD
    - MAX. LIVE LOAD DEFLECTION = L/360



HOUSE - ROOF FRAMING PLAN

1/4" = 1'-0"

01

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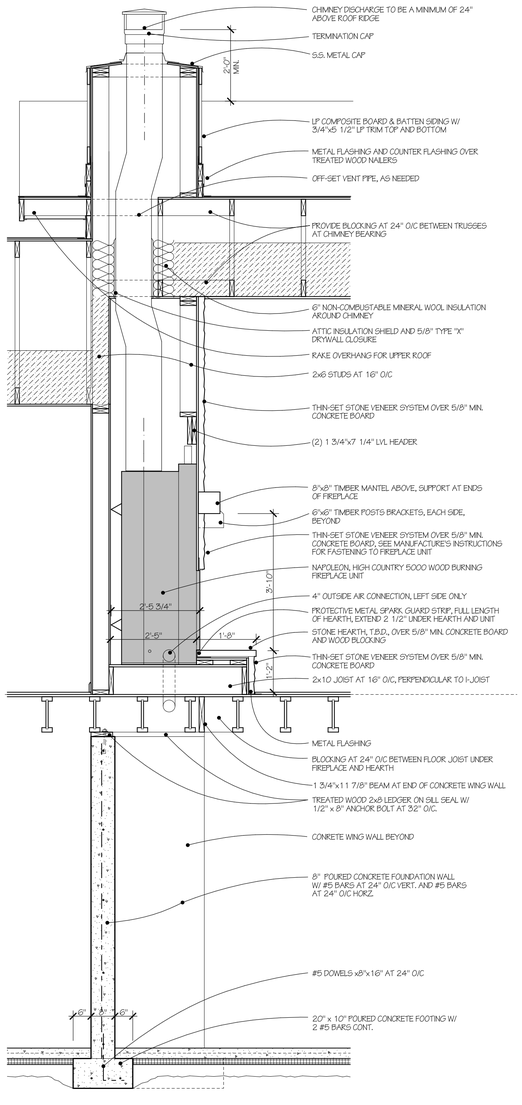
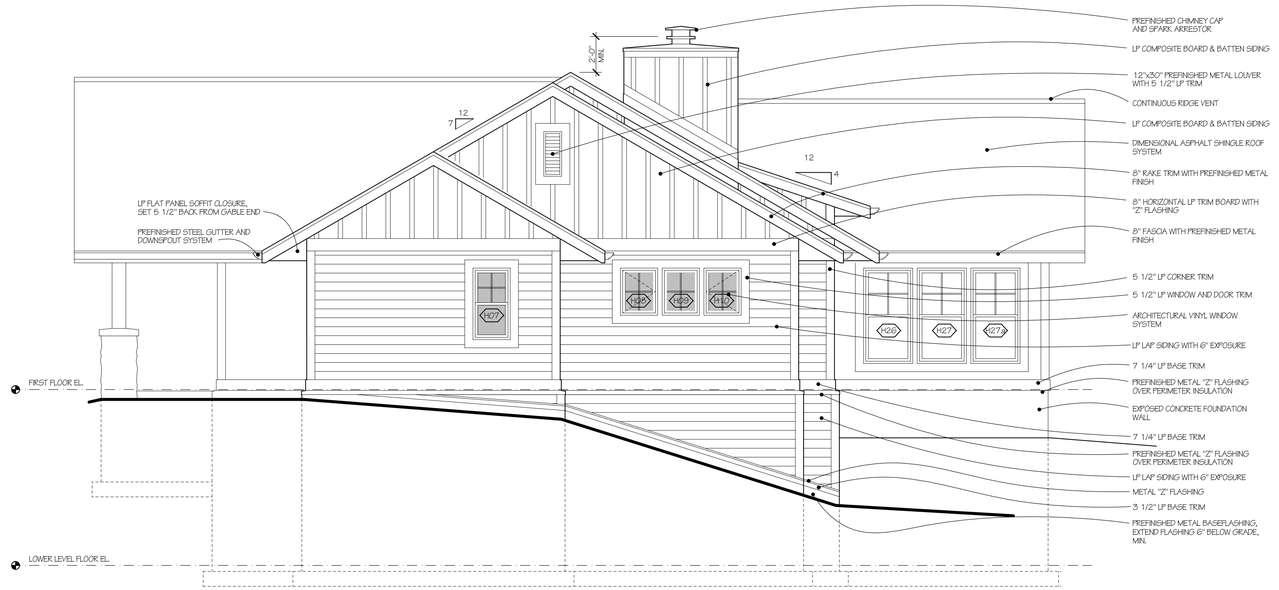


GREAT ROOM FIREPLACE SECTION 1/2" = 1'-0" | 17



HOUSE - WEST ELEVATION 1/4" = 1'-0" | 03

HOUSE - NORTH ELEVATION 1/4" = 1'-0" | 01

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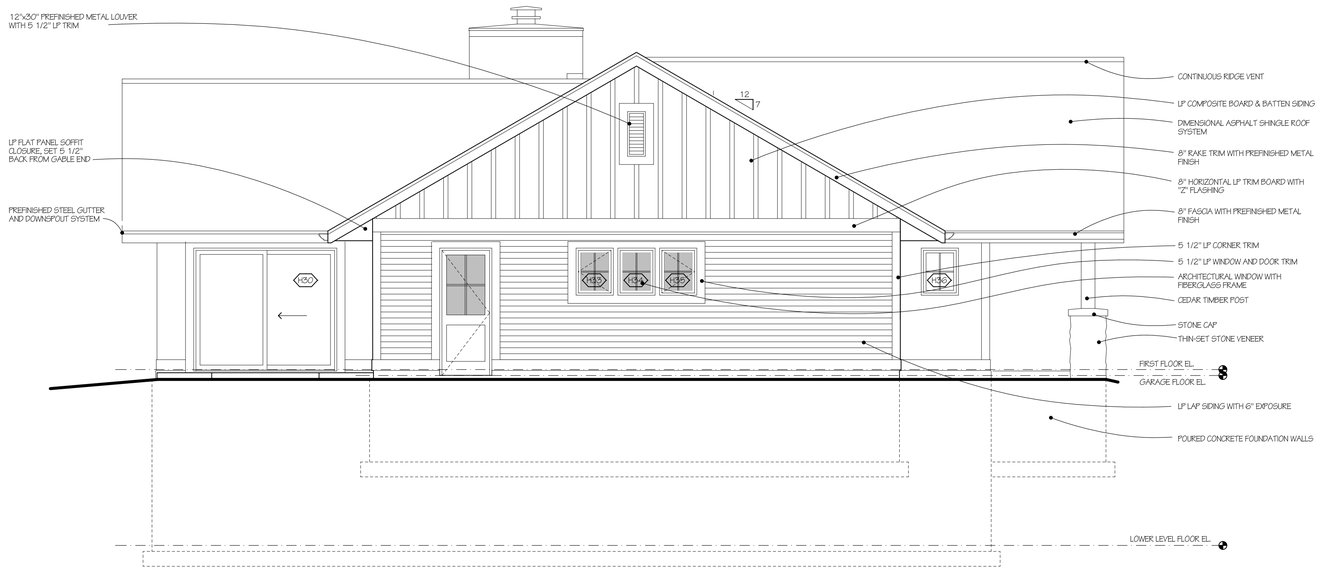
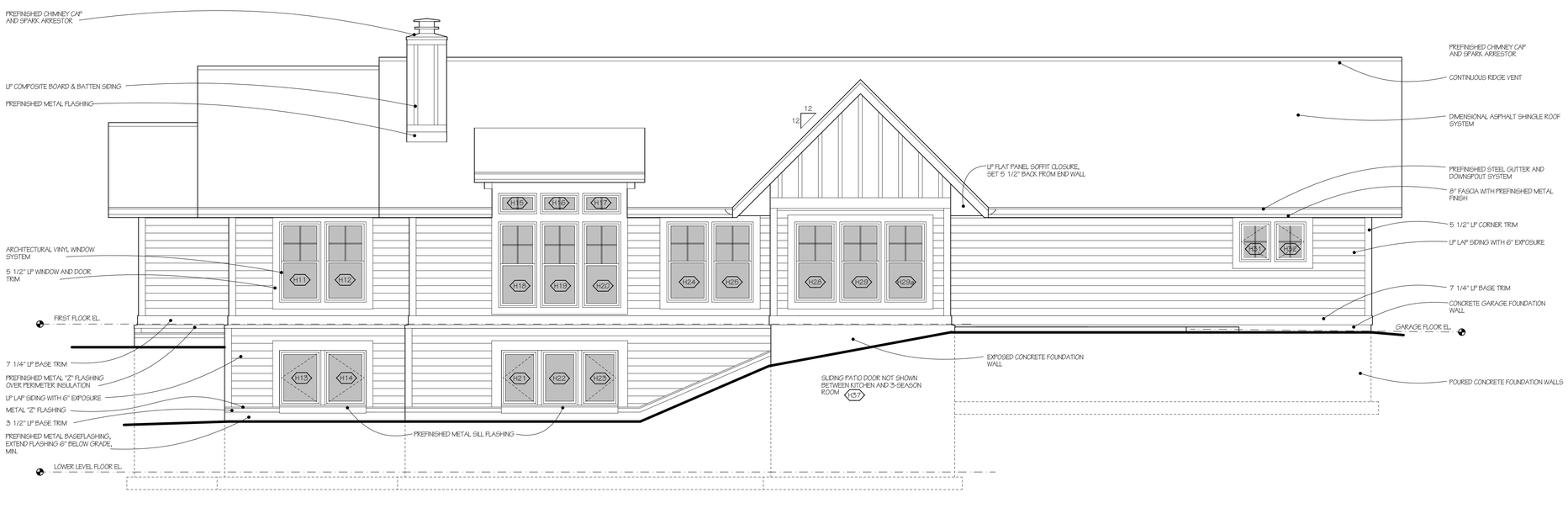


HOUSE - EAST ELEVATION

1/4" = 1'-0"

03



HOUSE - SOUTH ELEVATION

1/4" = 1'-0"

01

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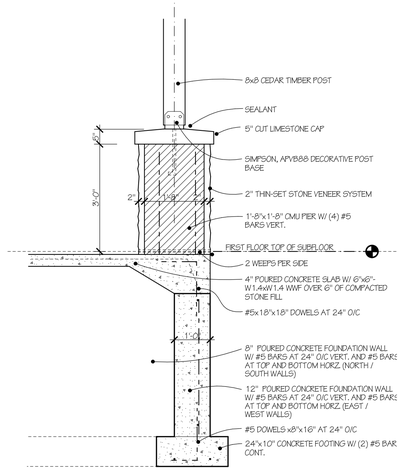
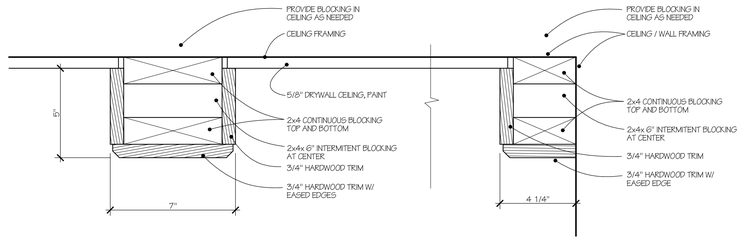
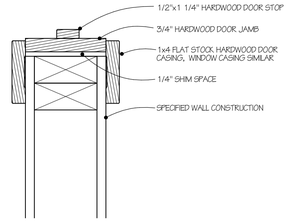


ENTRY PIER DETAIL 3" = 1'-0" | 16

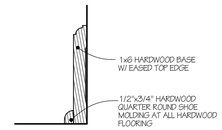


BEAMS IN GREAT ROOM CEILING 3" = 1'-0" | 12



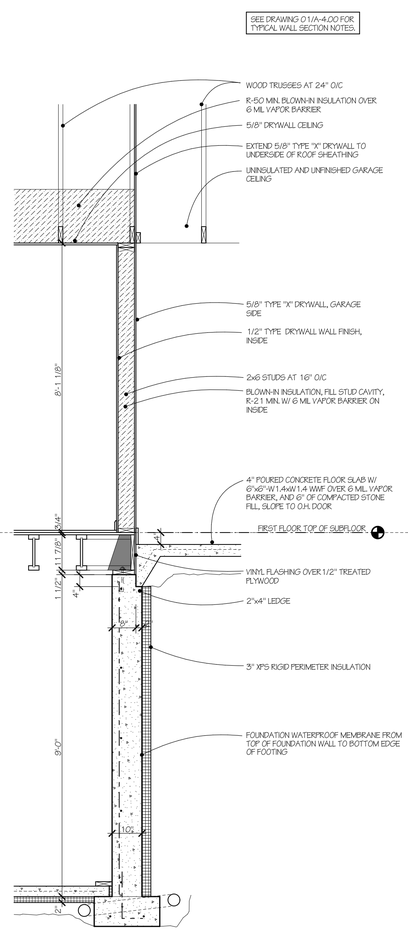
C-1 CASING

TYP. WOOD CASING 3" = 1'-0" | 08

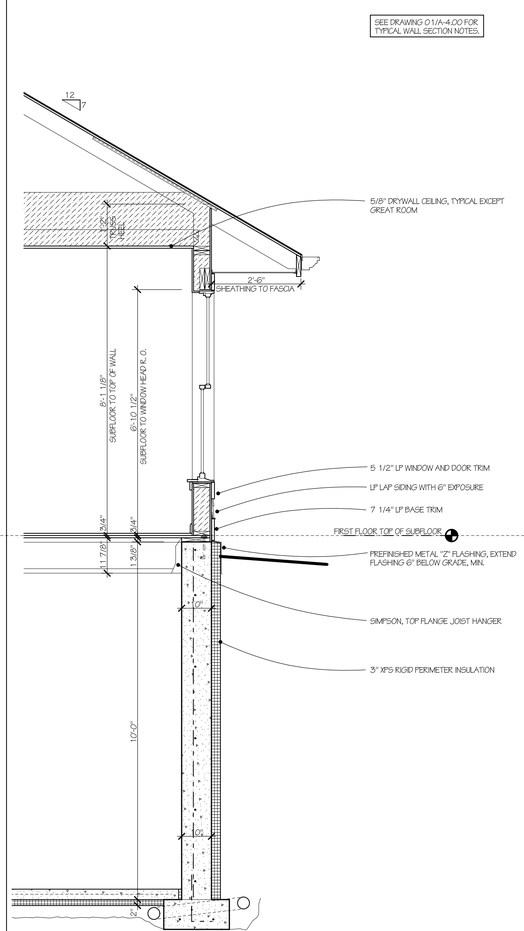


B-1 BASE

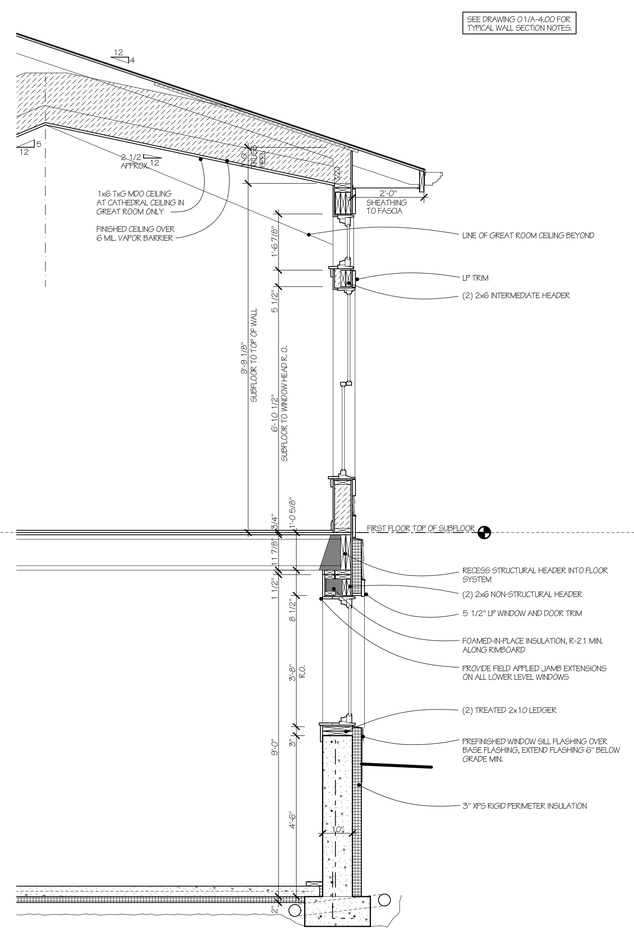
TYP. WOOD BASE 3" = 1'-0" | 04



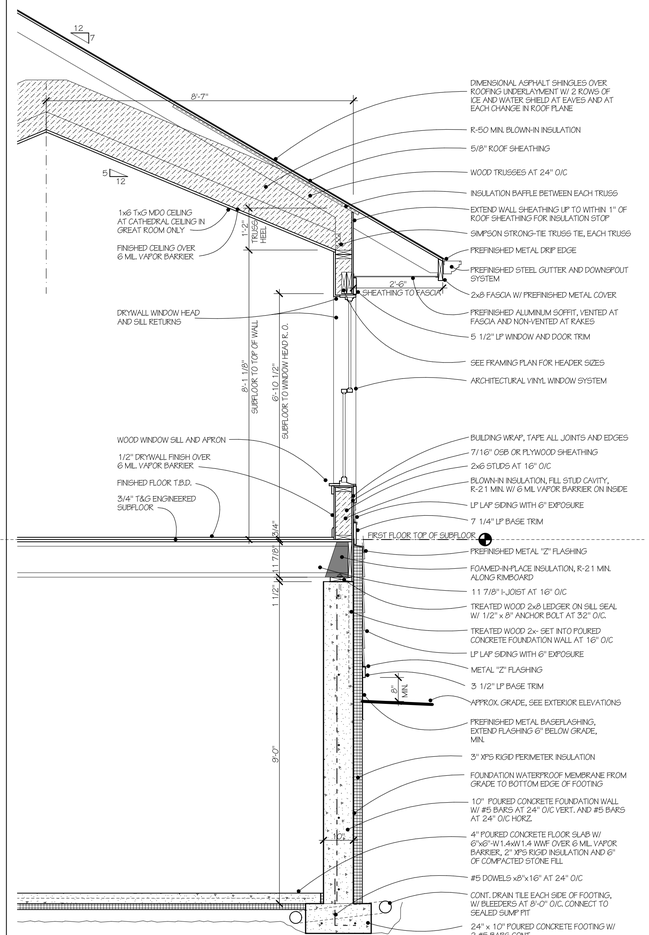
GARAGE / HOUSE SECTION 1/2" = 1'-0" | 17



WALL SECTION AT PLANTER 1/2" = 1'-0" | 13



WALL SECTION AT GREAT ROOM DORMER 1/2" = 1'-0" | 05



WALL SECTION AT GREAT ROOM 1/2" = 1'-0" | 01

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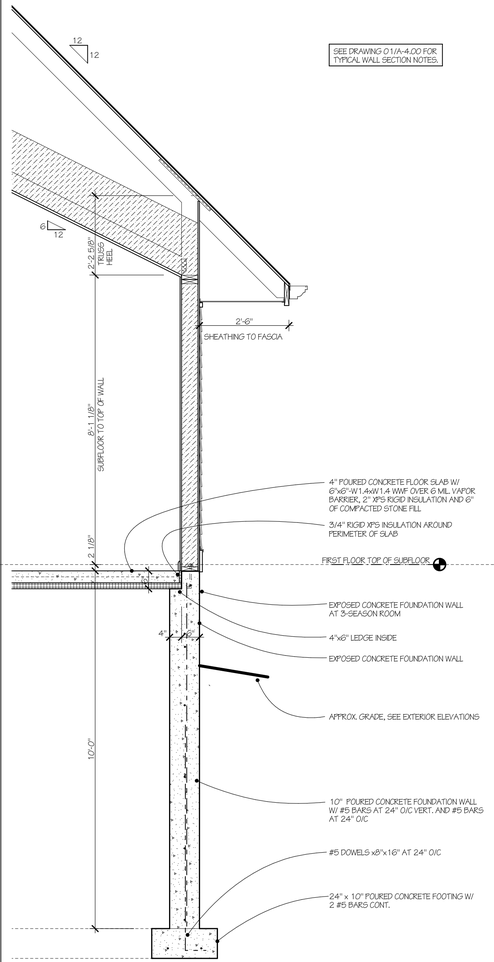
SEE DRAWING G1/A-4.00 FOR TYPICAL WALL SECTION NOTES.

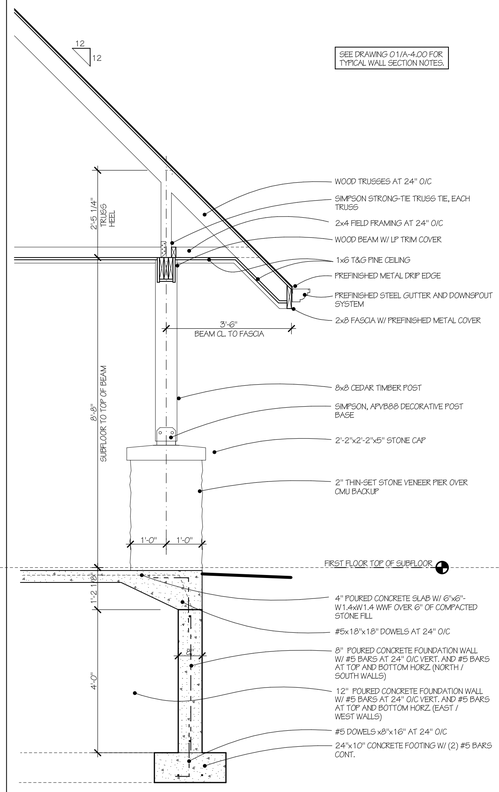
WALL SECTION AT COVERED PATIO 1/2" = 1'-0" 13

SEE DRAWING G1/A-4.00 FOR TYPICAL WALL SECTION NOTES.



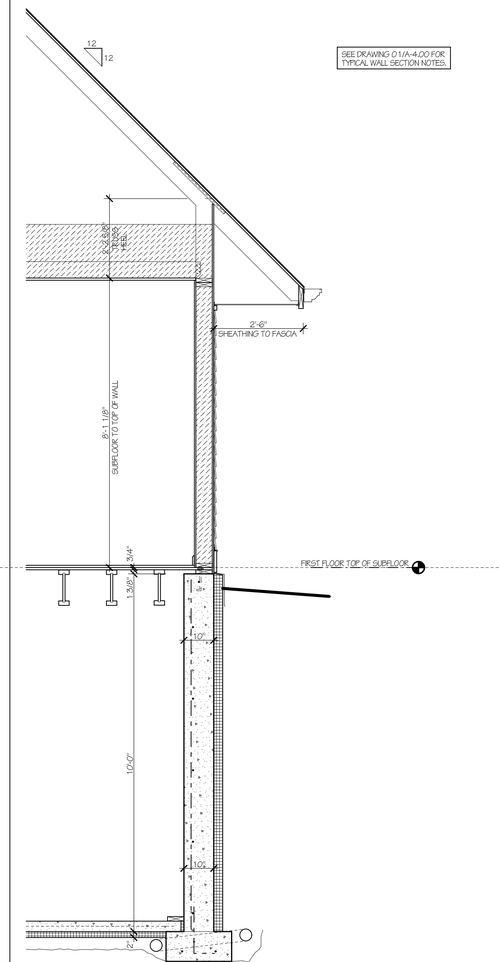
WALL SECTION AT 3-SEASON ROOM 1/2" = 1'-0" 09

SEE DRAWING G1/A-4.00 FOR TYPICAL WALL SECTION NOTES.



WALL SECTION AT ENTRY 1/2" = 1'-0" 05

SEE DRAWING G1/A-4.00 FOR TYPICAL WALL SECTION NOTES.



WALL SECTION AT FOYER 1/2" = 1'-0" 01

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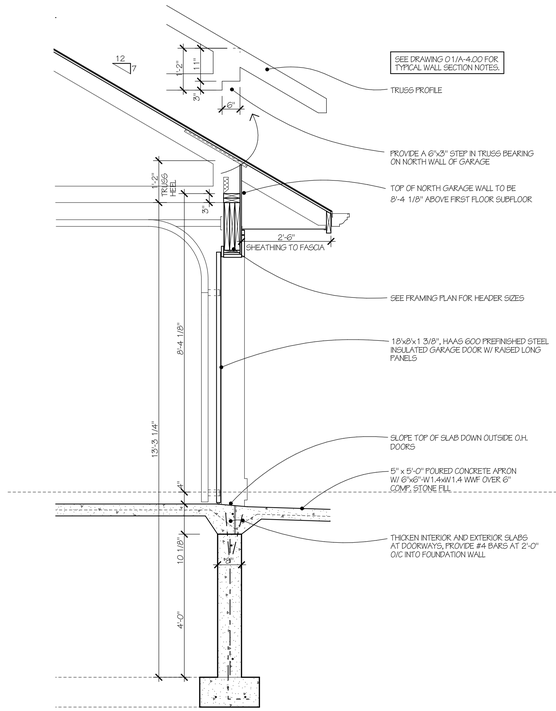
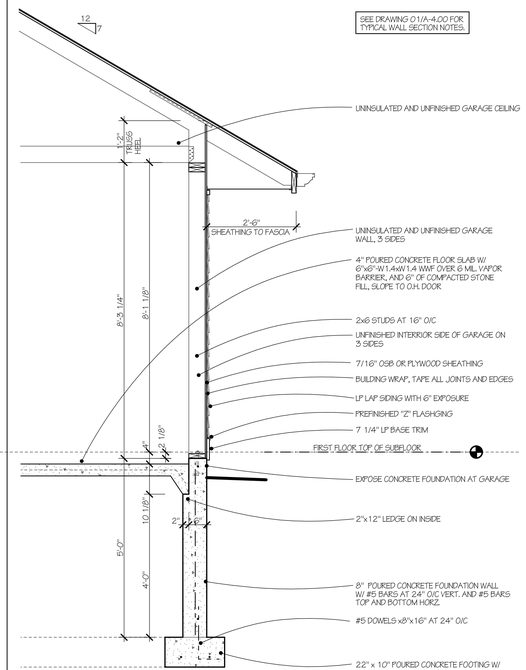


WALL SECTION AT GARAGE DOOR 1/2" = 1'-0" | 05



WALL SECTION AT GARAGE 1/2" = 1'-0" | 01

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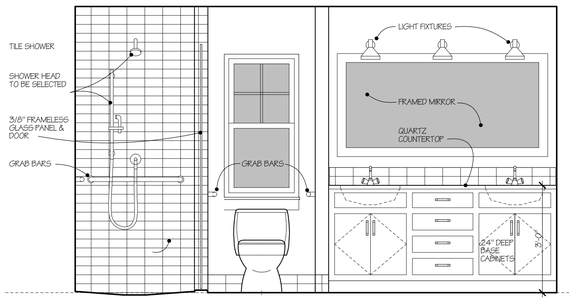
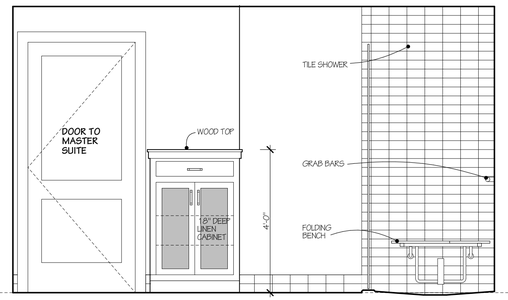
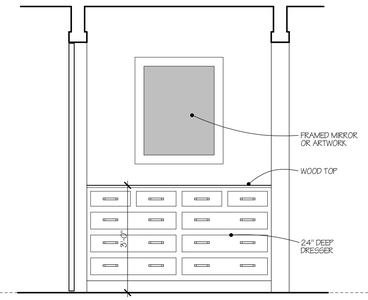
INTERIOR ELEVATIONS



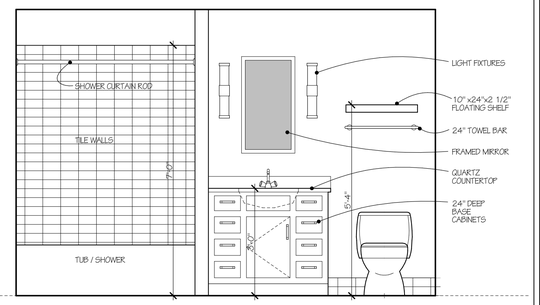
MASTER BATHROOM - LOOKING NORTH 1/2" = 1'-0" | 15



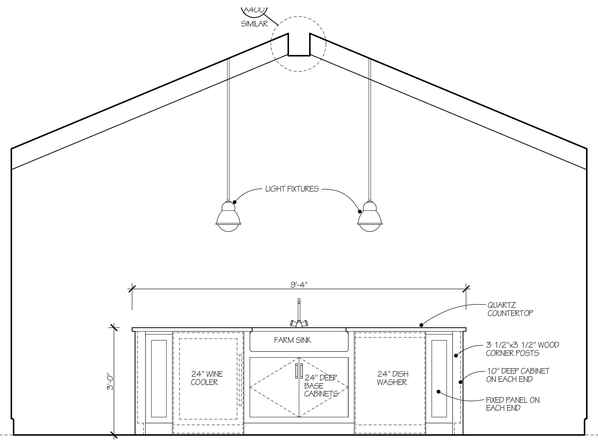
MASTER BATHROOM - LOOKING SOUTH 1/2" = 1'-0" | 11



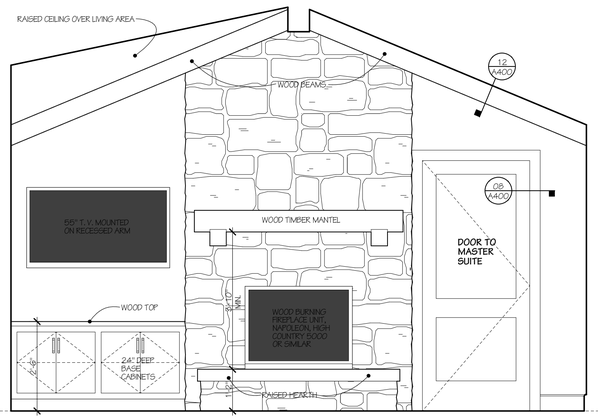
MASTER HALL - LOOKING EAST 1/2" = 1'-0" | 07



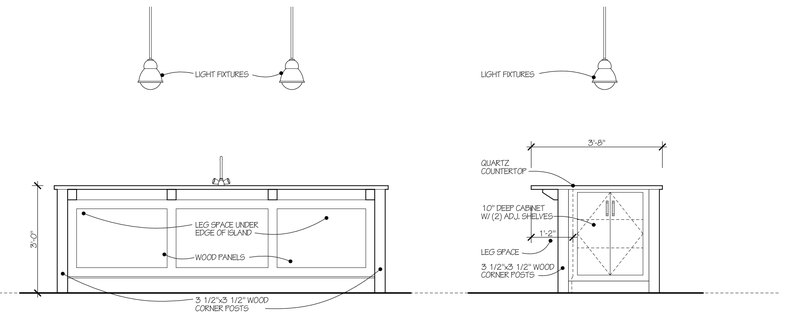
GUEST BATHROOM - LOOKING NORTH 1/2" = 1'-0" | 03



KITCHEN / ISLAND - LOOKING WEST 1/2" = 1'-0" | 14



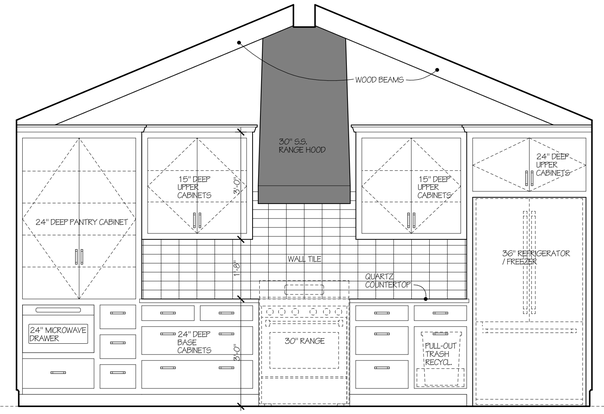
GREAT ROOM - LOOKING WEST 1/2" = 1'-0" | 10



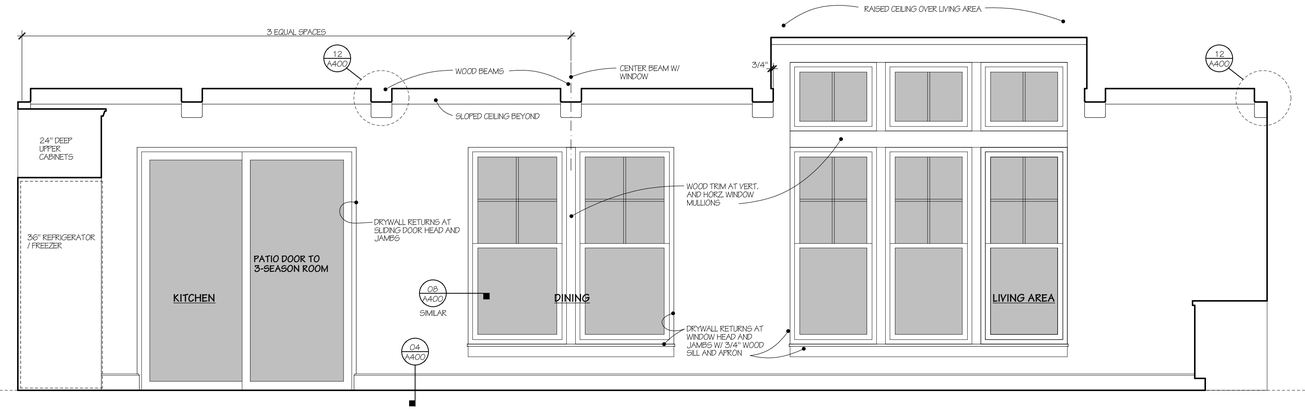
A - LOOKING EAST

B - LOOKING NORTH

KITCHEN ISLAND 1/2" = 1'-0" | 02



KITCHEN - LOOKING EAST 1/2" = 1'-0" | 13



LIVING ROOM - LOOKING SOUTH 1/2" = 1'-0" | 01

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TONEY RESIDENCE

NORTH 67TH STREET
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REVISIONS
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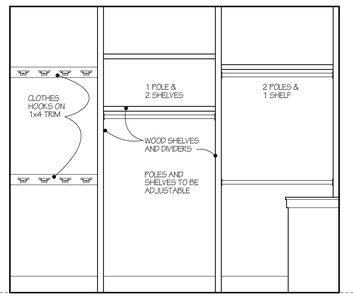
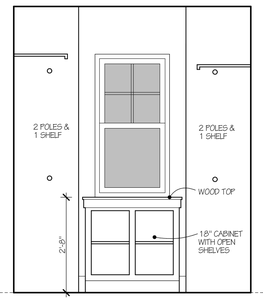
A-5.00

INTERIOR ELEVATIONS

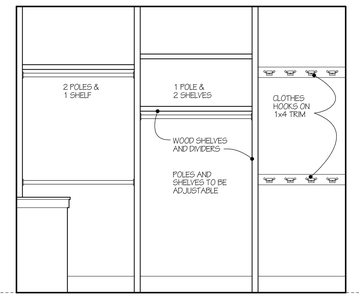


MASTER CLOSET - LOOKING SOUTH 1/2" = 1'-0" | 20

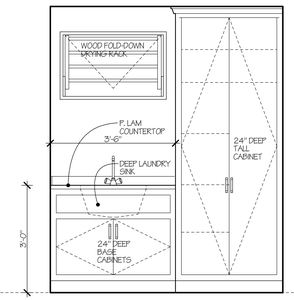


MASTER CLOSET - LOOKING WEST | 16

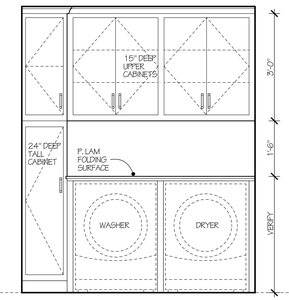
1/2" = 1'-0"



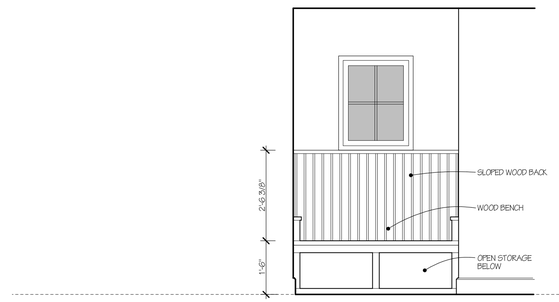
MASTER CLOSET - LOOKING NORTH 1/2" = 1'-0" | 12



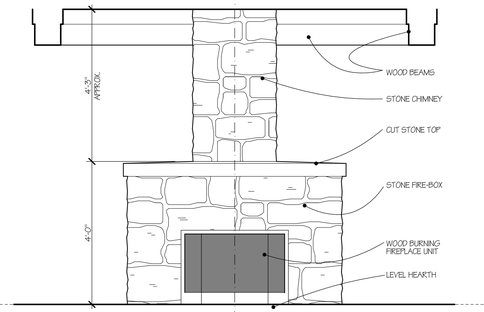
LAUNDRY - LOOKING SOUTH 1/2" = 1'-0" | 08



LAUNDRY - LOOKING NORTH 1/2" = 1'-0" | 04



ENTRY - LOOKING EAST 1/2" = 1'-0" | 07



COVERED PATIO - LOOKING SOUTHEAST 1/2" = 1'-0" | 03

1/2" = 1'-0" | 01

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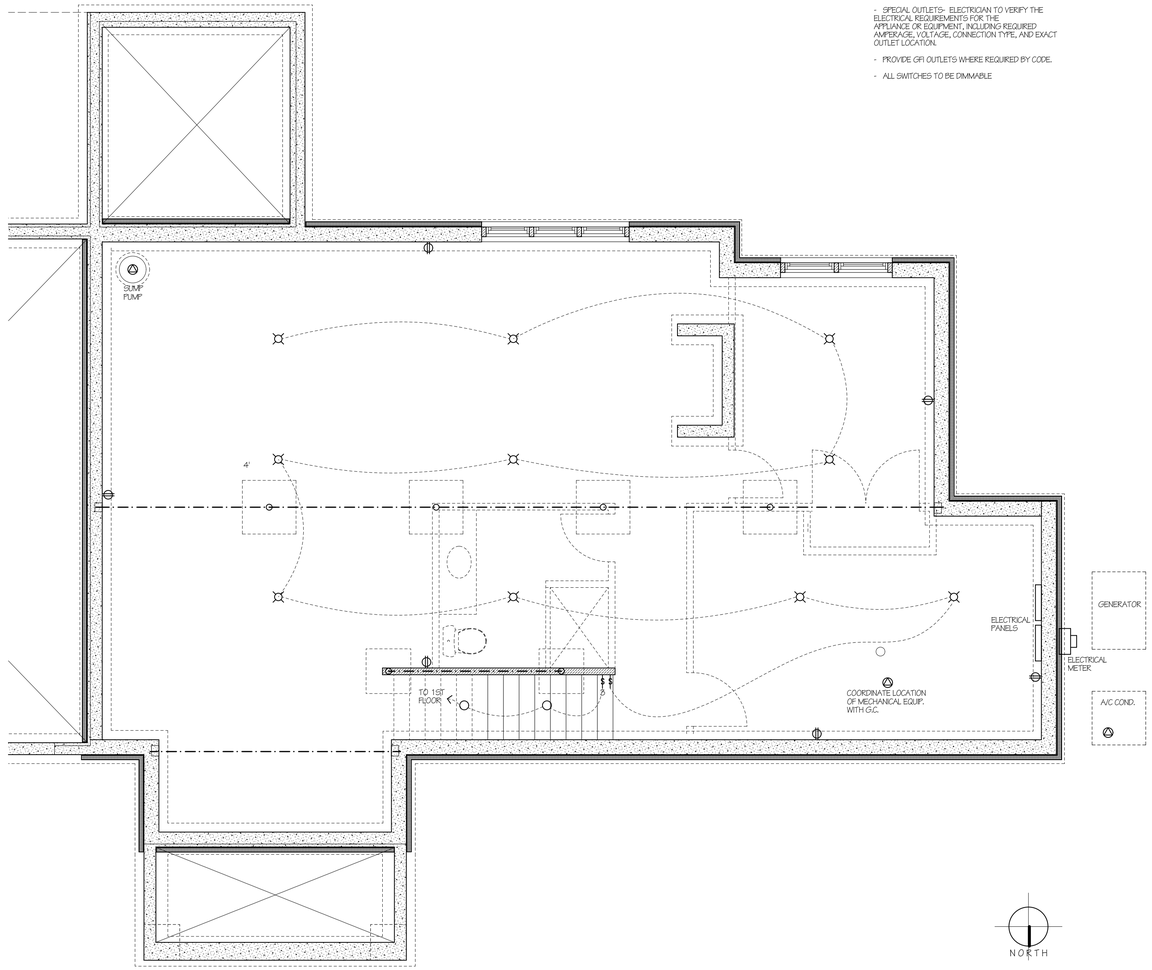
LIGHTING & POWER PLAN KEY

- WALL SWITCH
- 3 2-WAY SWITCH
- K.P. KEY PAD
- DUPLEX OUTLET
- DUPLEX OUTLET/USB OUTLET
- WP DUPLEX OUTLET, WATERPROOF
- FLOOR OUTLET
- SPECIAL OUTLET
- F.L.H. EXHAUST FAN, LIGHT, & HEATER
- (DECORATIVE) CEILING FAN
- UNDER CABINET LED LIGHT
- 2 HEADED FLOOD LIGHT
- SD SMOKE DETECTOR
- T.V. T.V. BACKBOX
- RECESSED LED DOWN LIGHT FIXTURE
- RECESSED LED DOWN LIGHT FIXTURE, ADJUSTABLE
- WP RECESSED LED DOWN LIGHT FIXTURE, WATERPROOF
- (DECORATIVE) PENDANT LIGHT, LARGE
- (DECORATIVE) PENDANT LIGHT, MEDIUM
- (DECORATIVE) LED PENDANT LIGHT, SMALL
- (DECORATIVE) WALL SCONCE FIXTURE
- 2' WRAP-AROUND LED SURFACE MOUNT (2' OR 4') TUBE FIXTURE
- PORCELAIN SURFACE MOUNT CEILING FIXTURE

LIGHTING & POWER NOTES:

- ALL DECORATIVE LIGHT FIXTURES ARE TO BE PROVIDED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.
- SPECIAL OUTLETS- ELECTRICIAN TO VERIFY THE ELECTRICAL REQUIREMENTS FOR THE APPLIANCE OR EQUIPMENT, INCLUDING REQUIRED AMPERAGE, VOLTAGE, CONNECTION TYPE, AND EXACT OUTLET LOCATION.
- PROVIDE GFI OUTLETS WHERE REQUIRED BY CODE.
- ALL SWITCHES TO BE DIMMABLE



HOUSE - LOWER LEVEL LIGHTING & POWER PLAN

1/4" = 1'-0"

01

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LIGHTING & POWER PLAN KEY

- WALL SWITCH
- 3 2-WAY SWITCH
- K.P. KEY PAD
- DUPLEX OUTLET
- DUPLEX OUTLET/USB OUTLET
- WP DUPLEX OUTLET, WATERPROOF
- FLOOR OUTLET
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- (DECORATIVE) PENDANT LIGHT, MEDIUM
- (DECORATIVE) LED PENDANT LIGHT, SMALL
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- PORCELAIN SURFACE MOUNT CEILING FIXTURE

LIGHTING & POWER NOTES:

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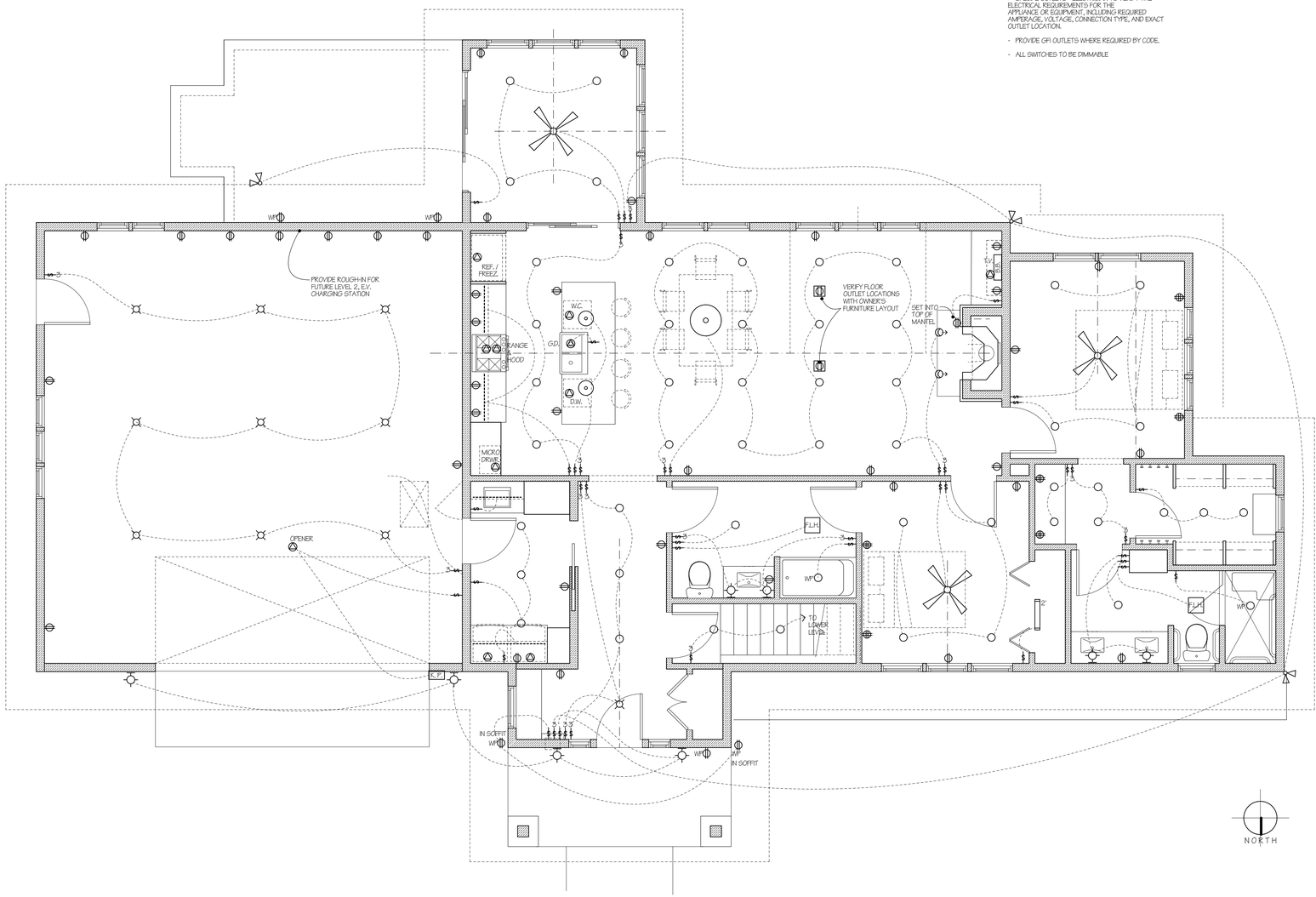
- SPECIAL OUTLETS- ELECTRICIAN TO VERIFY THE ELECTRICAL REQUIREMENTS FOR THE APPLIANCE OR EQUIPMENT, INCLUDING REQUIRED AMPERAGE, VOLTAGE, CONNECTION TYPE, AND EXACT OUTLET LOCATION.
- PROVIDE GFI OUTLETS WHERE REQUIRED BY CODE.
- ALL SWITCHES TO BE DIMMABLE



HOUSE - FIRST FLOOR LIGHTING & POWER PLAN

1/4" = 1'-0"

01

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Project Manual

TONEY RESIDENCE

WAUWATOSA, WISCONSIN 53213

Project Number 2310

Issued: JANUARY 20, 2025
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WYDEVEN ARCHITECTS LLC
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TABLE OF CONTENTS

DIVISION 01 – GENERAL REQUIREMENTS

1. **Work**- Each Contractor will furnish all labor and materials to execute the work as shown on the drawings. Work shall be done under a general contract between Owner and General contractor.
2. **Alternates-** See the list of project alternates at the back of this specification.
3. **Owner Provided Items-** See the Schedule of Owner Provided Items at the back of this specification for work or items provided by the owner.
4. **Code Compliance**- All work shall be in compliance with state and local codes that govern for the location of the building site.
5. **Permits**- Each Contractor will provide all building permits and include the price of the permits in his or her proposal.
6. **Workmanship**- Workmanship shall be of the best quality. Each contractors will provide workmanship that is neat and secure, with the best possible appearance and utility. The Architect will be the judge of the installed work and may reject work that does not meet the standards set in these specifications. Such work will be repaired or replaced to the satisfaction of the Architect at no cost to the Owner.
7. **Refuse-** Each Contractor and Subcontractors are responsible for the removal of their own refuse from the premises. No burning of refuse on site is permitted.
8. **Modification Procedures**- If or when the Architect issues changes, modifications, or clarifications to these drawings each the Contractor is responsible to contact the General Contractor within 10 working days to inform them of any change in cost or schedule. The General Contractor will then submit total costs and schedule changes to the Owner. Submit all costs in written form with a breakdown of material quantities, labor, tax, delivery and mark-up.

   No work is to proceed on modifications that result in changes in cost or schedule without written direction from the Architect or Owner.
9. **Shop Drawings**- Provide shop drawings or samples for the following items before proceeding with fabrication or installation:
   - Wood floor trusses (Shop drawings)
   - Cabinets and millwork (Shop drawings)
   - Windows (Shop drawings)
   - Doors (Shop drawings)
   - Any other items that are indicated in the specifications

DIVISION 2 – SITE WORK & DEMOLISION

1. **General-** Notify Digger's Hotline for stake out of existing utilities before beginning any digging.
2. **Layout-** The proposed building and driveway is to be staked out by a certified surveyor. Locate the existing property lines and corners. Verify the location of existing structures and driveways indicated on the site plan. Contact the Architect if any inconsistencies are found. Verify layout with Owner or Architect prior to beginning site preparation and excavation.
3. **Erosion Control**-
   - Comply with erosion control and storm water management requirements of state and local authorities.
   - Provide temporary fences; silt fences, barricades, coverings, or other protections to preserve existing items indicated to remain and to prevent injury or damage to persons or property. Apply protection to adjacent properties as needed.
4. **Site Preparation**-

- Remove all trees, vegetation or obstructions that may interfere with construction or regrading as indicated on drawings. Removal includes digging out stumps and roots.
- Review trees to be removed with owner prior to removal.

5. **Excavation and Backfilling-** Excavate to the grade lines for footings and floor slabs as indicated on the drawings. Stockpile on site all material needed for backfilling and rough grading. Footings and grade beams are to bear on undisturbed soil. Backfill around exterior with excavated material unless noted otherwise. Interior slabs are to be backfilled with 6 inches of compacted #2 stone. Excess excavated material shall be used at the site as directed by Owner.
   A. Backfill foundation walls after temporary wall shoring/bracing has been installed
   B. When backfilling retaining walls & frost walls, back fill evenly on each side of wall
6. **Grading**-After backfilling, rough grade the site to obtain gradual slope away from the building to property lines, or drainage areas; and spread topsoil, if any, over the areas to be lawn as directed by Owner.
7. **Site Design and Landscaping-** (By others)

DIVISION 03 – CONCRETE

1. **General-** The latest issue of the American Concrete Institute and the American Society for Testing Materials Specifications, Test Methods and Recommended Practices will govern cast-in-place concrete.
2. **Forms-** Concrete forms are to be designed with sufficient stability to withstand pressure of placed concrete without bow or deflection including the impact of placement, vibrating, rodding and moving of materials and equipment.
3. **Reinforcing Bars-** Concrete reinforcing bars: ASTM A 615, Grade 60, unless otherwise indicated.
4. **Reinforcing Fabric-** Concrete reinforcing welded wire fabric: ASTM A 185, 6"x6"-W1.4xW1.4 WWF.
5. **Ready-Mix Concrete**- ASTM C 94 .
   A. 4,000 psi for floor slabs.
   B. 3,000 psi for footings and other miscellaneous concrete work.
   C. 4,000 psi for all walls and exterior concrete work exposed to weather.
   D. 4-inch maximum slump.
   E. Water to cement ratio to not exceed 0.48.
   F. 6 percent air entrainment. (+- 1%)
   G. Water to be potable.
6. **Foundation Waterproofing** – 40 Mil. Minimum, Spray-on flexible polymer enhanced waterproofing membrane. Watchdog or Tuff-N-Dry.
7. **Vapor Barrier**- Provide a 6 Mil., rot-resistant, reinforced, polyethylene film vapor barrier under all interior concrete slabs.
8. **Control Joints**- Install control joints in concrete slabs as indicated on drawings. If not indicated, space joints not more than 20 feet apart for interior slabs in heated spaces and 10 feet apart for exterior slabs or slabs in unheated spaces. Saw-cut joints are permitted if done within 24 hours of the pour.
9. **Protection-** Protect concrete from physical damage or reduced strength due to weather extremes during mixing, placement and curing. In cold weather, comply with ACI 306. In hot weather, comply with ACI 305.
10. **Aggregate Stone Drainage Fill**- Provide clean, compacted bank-run #2 stone.
11. **In-Floor Hot Water Heating**- Coordinate the construction of the interior floor slabs scheduled for in-floor heating with the design-build HVAC contractor.

12. **Concrete Sealer**- Seal all exposed concrete floors with a high quality, moisture-cured urethane, spray-on concrete sealer. (Sealing of the mud slabs is not required.)

DIVISION 04 – MASONRY

1. **General-** Comply with the recommendations of the Brick Institute of America (BIA), and the National Concrete Masonry Association. (NCMA)
2. **Concrete Block-** ASTM C 90, nominal 8" high, normal weight.
3. **Stone Sills, Caps and Base-** To be selected by the owner.
4. **Stone Hearth-** To be selected by the owner.
5. **Exterior Stone Pavers-** To be selected by the owner.
6. **Mortar**- Type M below grade and type N for all above grade applications. Mix shall be of reputable vendor with ASTM C 144 sand and potable water. Add mortar color to match sample selected by Owner.
7. **Masonry Wall Reinforcing**- electrically welded side and cross rods of ladder or truss type. 22 gage, galvanized ties placed horizontally at 16" o/c unless noted otherwise.

   - Block-Lok, AA Wire Products Company.

   - Dur-O-Wall, Dur-O-Wall Inc.
8. **Masonry Reinforcing Bars**- ASTM A615, Grade 60, unless noted otherwise.
9. **Thin-set Stone Veneer System**- Provide a thin-set stone veneer system approximately 2" thick. System to include a thin cut stone veneer of approximately 1 ¼" to 1 ½" set in a mortar setting bed, over a mortar scratch coat, wire mesh, and 2 layers of a water resistant barrier (water resistant barrier required at exterior applications only). Provide weeps at the base of all stone at a minimum of 16" on center. Stone veneer as selected by the owner.
10. **Wire Mesh**- Provide ASTM C 847, 2.5 lb./yd2 galvanized expanded metal lath; ASTM C 847, 3.4 lb./yd2 galvanized 3/8" rib lath; ASTM C 1032, 17-gauge woven wire mesh; ASTM C 933 welded wire lath.
11. **Water Resistant Barrier**- Provide ASTM D 226, Type 1, No. 15, non-perforated asphalt-saturated felt paper; UBC Standard 14-1, kraft waterproof building paper; or ICC AC-38, synthetic house wrap.
12. **Wall flashing-** Copper-fabric laminate flashing, 3 oz. Copper sheet bonded with asphalt between 2 layers of glass fiber cloth. Install at the base of all masonry veneer walls, over all steel lintels, and as indicated on the drawings.

DIVISION 05 – METALS

1. **General-** As far as possible, all work is to be fitted and shop assembled, ready for erection. All ferrous metal work is to receive one coat of rust inhibiting metal primer. Metals are to be free from defects impairing strength, durability or appearance. All metal shall be made of new material. All work is to be made and erected square, plumb, straight and true, accurately fitted with tight joints and intersections adequately reinforced and anchored in place. All steel work shall conform to the American Institute of Steel Construction, Code of Standard Practice.

2. Steel-

A. Steel pipe columns: ASTM A53 grade B. 3 ½" diameter, 11 gauge, adjustable steel pipe columns.

B. Bolts and nuts: ASTM A 307 or ASTM A 325.

DIVISION 06 – WOOD AND PLASTICS

1. **Rough Lumber-** All wood blocking, nailers, furring and studs of Standard Grade SPF, Douglas Fir, Southern Pine or Hem-Fir, No. 2 or better.
2. **Structural Lumber-** All structural joist, rafters, headers, wood beams and stair stringers will be of Douglas Fir No. 2 or better.
   A. Fb: 1,250 psi. for single members.
   B. Fb: 1,450 psi. for repetitive members.
   C. E: 1,700,00 psi.
3. **Micro-Lam Beams** (LVL)- Microllam, Trus Joist MacMillan or preapproved equal.
   A. Max. deflection: L/360.
   B. Fb: 2,600 psi.
   C. Fc': 750 psi.
   D. Fc": 2,510 psi.
   E. Fv: 285 psi.
   F. E: 1,900,000 psi.
   G. G: 118,750 psi
3. **Wood Floor I-Joist -** Floor I-joist design is the responsibility of the supplier or manufacturer. See drawings for joist depth. Provide shop drawings to Architect for approval prior to fabrication. Design to the following loads:
   A. 40 PSF floor live load.
   B. 15 PSF floor dead load.
   C. Maximum live load deflection of l/480.
4. **Wood Roof Trusses -** Roof truss design is the responsibility of the supplier or manufacturer. Provide shop drawings to Architect for approval prior to fabrication. Indicate locations for lateral support. Design to the following loads:
   A. 30 PSF roof live load.
   B. 20 PSF wind live load.
   C. 15 PSF roof dead load.
   D. Maximum live load deflection of l/360.
5. **Roof Sheathing (at Asphalt Shingle Roofing)-** 5/8" OSB board or CDX plywood, exterior grade with APA exterior glue, provide metal "H" clips where truss or rafter spacing exceeds 16" o/c. Fasten to framing members with 10d nails at 6" spacing at supported edges and 12" spacing at interior supports. Blocking is required at all changes in slope (i.e. hips & valleys). Sheathing to be from certified sustainably managed forests. (FSC, Smart Wood, or Equivalent)
6. **Wall Sheathing-** 7/16" OSB board, exterior grade with APA exterior glue. Minimum fasten to wall studs unless noted otherwise in the drawings shall be with 1 ½" 16 gage staples at 6" spacing at panel edges and 12" spacing at interior supports. See the lateral bracing notes on the framing plan for additional fastening requirements for specific locations. Stud framing or blocking is required at all panel edges. Sheathing to be from certified sustainably managed forests. (FSC, Smart Wood, or Equivalent)
7. **Wall Sheathing (Alternate)-** 7/16" structural wall sheathing panels with integrated air, water, and vapor management face layer. Include a joint and edge tape provided by the manufacturer. Air barrier to meet ASTM E 96, ASTM E 2178 and ASTM E 2357. Panel to have a Structural 1 rating. Zip-System, or preapproved equal.

8. **Floor Sheathing-** ¾" nominal, T&G engineered wood span –rated floor sheathing, LP Top-Notch 450, 23/32" actual thickness, or preapproved equal. Glue and nail to floor framing with 10d ring-shank nails at 6" spacing at supported edges and 12" spacing at interior supports.
9. **Hardwood Flooring-** 3/4" Solid T&G hardwood flooring as selected by the owner.
10. **Wood Interior Paneling**- To be selected by owner
11. **T&G Interior Ceiling Paneling-** 1x6 tongue and groove MDO with "V" grooves.
12. **T&G Exterior Ceiling Paneling-** 1x6 tongue and groove clear pine with "V" grooves.
13. **Bracket Framing-** Western Red Cedar, SFS, Tight knots of grade C or better. Smooth exposed finish.
14. **Siding and Related Trim-** See Division 7.
15. **Treated Lumber**- All rough lumber in contact with masonry or moisture will be pressure treated with water-borne preservatives.
16. **Concealed Fasteners and Connectors-** Miscellaneous fasteners and rough carpentry hardware, where not called out on the drawings, will be of a size and spacing which will develop the strength of the members being fastened. All fasteners will have a hot-dipped galvanized finish, except fasteners and connectors in contact with treated lumber are to be stainless steel. Simpson Strong-Tie Connectors.
17. **Curing-** All lumber will be kiln dried and well seasoned where the maximum moisture content is less than 19%.
18. **Installation**- Finish work will be erected plumb, true, square and in accordance with the drawings.
19. **Interior Millwork**-
    - Interior Millwork- All interior millwork including standing and running trim will meet the Architectural Woodwork Institute (AWI) Quality Standards for "PREMIUM GRADE".
    - All standing and running trim will be solid wood of species and finish as selected by the owner. Use full lengths wherever possible with no finger jointing.
    - All wood veneer used in cabinetry will be laminated to Medium-Density Fiberboard of ¾" minimum thickness.
20. **Millwork Material Schedule**.
    A. Work with owner to select desired cabinet door panel design, material, and finish.
    B. Millwork scheduled for transparent finish to be of solid hardwood. Panels are to be hardwood veneer over high-density fiberboard.
    C. Millwork scheduled for painted finish to be of solid clear birch or poplar. Panels to be of clear birch or MDO board.
    D. AWI type of cabinet construction: FLUSH CONSTRUCTION WITH FACE FRAME.
    E. Cabinet interiors (semi-exposed areas): Clear finished hardwood.
    F. Hinges: Concealed (European Type) self-closing hinge.
    G. Drawer and cabinet door pulls: Provided by owner and installed by contractor.
    H. Adjustable shelf supports: Hole and Pin type unless noted otherwise.
    I. Drawer slides: Ball bearing slides with 100# rating minimum.
    J. Provide blind corner cabinet systems in all dead corners.
    K. Closet poles: Chrome.

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

1. **Weather Resistive Barrier (Housewrap)**- Provide an air infiltration barrier and bulk moisture penetration barrier over all exterior walls as follows: Spun bonded polyolefin, non-woven, non-perforated sheet with related assembly

components. Provide a surface texture for enhanced water drainage under siding and trim. "Tyvek Drainwrap" Du Pont Company, or similar. Include 2" minimum seam tape, sealants, adhesives, primers, and flexible self-adhering membrane flashings. Fasten to the exterior wall sheathing as recommended by the manufacturer. Tape all seams, corners, and transitions. Provide a minimum of 6" laps at all horizontal seams with upper layer shingling over the lower layer. Flash around windows, doors and any penetrations in the sheathing as recommended by the manufacturer.

2. **Spray Foam Insulation-** Provide a closed-cell, medium density (minimum) polyurethane foamed-in-place insulation system. Closed-cell polyurethane to use an ozone-safe HFO blowing agent that is nonflammable with no VOCs. Provide products produced by a single manufacturer. Install product by an applicator trained and licensed by product manufacturer. Fill cavities as recommended by manufacturer. Insulation to have a minimum of R-6.0 per inch.
   A. Provide the minimum R-values as indicated on the drawings.
   B. Keep insulation tight to the outside of the roof and wall sheathing.
   C. Fill floor joist cavity along rim joist at exterior stud walls for a minimum R-value of R-21 unless noted otherwise on the drawings.
   D. Fill all voids around window and door frames.
   E. Seal around all electrical boxes on the exterior wall and all exterior wall penetrations.
   F. Any other areas indicated on the drawings.
3. **Blown Insulation**- Provide blown cellulose or fiberglass insulation in attic and stud spaces that complies with the Consumer Products Safety Commission Interim Safety Standards for Cellulose or Fiberglass Insulation. Use only U.L. labeled Cellulose or Fiberglass Insulation. Install to R-values indicated on drawings. Use with par/PAC 3-Ply Poly reinforced vapor/air barrier. Install at 3.6 to 3.8 PCF non-settling density for cellulose and 1.8 PCF for fiberglass. Provide a 3 ½" thick mineral wool batt of insulation around the wood-burning stove chimney equal in height to the blown insulation. Secure mineral wool with wire prior to blowing insulation. Box out around non-IC rated recessed light fixtures with a minimum of ½" gypsum board.
4. **Rigid Below Floor Slab Insulation Board** - Provide XPS rigid extruded polystyrene insulation board to thickness indicated on the drawings.
5. **Rigid Interior Insulation Board (Alternate for Inside Surface of Foundation Walls)**- Provide 1" of XPS rigid extruded polystyrene insulation board.
6. **Sound batt insulation (around bathrooms and bedroom interior walls)**- Un-faced acoustic glass fiber insulation meeting ASTM C 665 and ASTM E 136. Low VOC less than 0.50 mg/m3. Owens Corning Quiet Zone Acoustic Batt Insulation or preapproved equal. 3 ½" thick.
7. **Mineral Wool Batt Insulation (Around chimney)**- Provide a minimum 6" thick mineral wool batt of insulation around fireplace chimneys equal in height to the adjacent ceiling insulation. A non-combustible, moisture-resistant mineral wool insulation designed to enhance fire protection. Fire resistant to 2,000 degrees F. Thermafiber Safing by Owens Corning or similar.
8. **Vapor Barrier**- 6 Mil. Polyethylene film vapor barrier.
9. **Asphalt Roof Shingle** - Roofing will be a dimensional, 250-pound minimum fiberglass shingle, class "A" with color and texture to be approved by Owner. Install type "D" prefinished roof edge and starter strip flashing; project over edge of roof sheathing 3/8" to form a drip. Use nails of sufficient length to penetrate roof sheathing. Seal perimeter edges of shingles with roof cement. Install shingles per manufacturer's standard specifications for shingles used. CertainTeed, Landmark PRO or AR/Architect 80. Match owner's sample.
10. **Synthetic Roofing Underlayment**- Provide a synthetic roofing underlayment under all asphalt shingle roofs. Deck Armor, by GAF or pre-approved equal. Install with plastic cap nails or plastic cap staples.
11. **Ice and Water Shield-** Provide an "Ice and Water Shield" under asphalt roofs at all eaves, valleys, ridges or any change in roof pitch. Provide an "Ice and Water Shield" under the entire roofs scheduled for standing seam metal roofs. Use 40 Mil. Self-adhering membrane of high strength polyethylene film with rubberized asphalt coating, 36" wide by W. R. Grace or approved equal.

12. **Roof Ridge Vents-** Continuous ridge vents on all horizontal ridges. See roof plan for more information. Provide vents with a minimum of 18 square inches of ventilation per lineal foot. Vent system to allow capping of ridge with shingles. Shingle Vent II, Air Vent Inc. or preapproved equal.
13. **Aluminum Soffits-** Provide prefinished aluminum soffits with a minimum .016" thickness. Provide continuously venting soffits along fascia trim and solid soffits along rake trim. Provide a 2-coat finish of primer and top-coat. Include all channels and accessories for a complete installation from a single manufacturer.
14. **Aluminum Fascia, Rake and Drip Edge-** Provide a prefinished aluminum fascia, rake, and drip edge of 0.019" minimum thickness and a baked enamel finish in color selected by the owner. Aluminum cover have a double bend with a return for a 2x8 backer. Install with stainless steel nails.
15. **Gutters and Downspouts-** Provide 24 Ga. prefinished hot-dipped galvalume steel gutters, downspouts, accessories, and associated drip edges. Gutters are to have K-style profile. Downspouts are to be rectangular. Include all brackets and accessories in a matching finish
16. **Composite Siding, and Trim Boards (General)-** Provide LP SmartSide composite siding and trim. All material is to have cedar texture. All products are to be pre-colored in a standard ExpertFinish factory finish color as selected by the owner.
17. **Lap Siding-** LP 76 Series cedar texture lap with 4" exposure. Provide panels up to 16' lengths where required.
18. **Corner Boards-** LP 5 ½"x 540 Series cedar texture trim boards.
19. **Window and Door Trim-** LP 5 1/2"x 540 Series cedar texture trim boards.
20. **Horizontal Accent Trim-** LP 540 Series cedar texture trim boards.
21. **Poly-Ash Water Table Trim –** Provide a composite poly-ash trim product for the water table trim along the base of the ADU building. 5/4x10 nominal thicknesses with smooth finish. Boral TruExterior Trim.
22. **Flashing and Sheet Metal**- Flashing and sheet metal will be a manufacturer's standard coil-coated sheet steel with a fluoropolymer 2-coat coating system with 70% minimum polyvinylidene fluoride resin. All installation and workmanship to be in accordance with SMACNA standards. Provide the following thickness:
    - Flashing and counterflashing - 24 Ga.
23. **Shower Pan Liner** – PVC waterproof shower pan liner, 40 Mil. Conforming to ASTM Specification D4551. Install as recommended by manufacturer. Use adhesive approved by manufacturer. Install under all shower floors and curbs. Extend up shower walls a minimum of 18" and at all corners. HPG International Group, Oatey, or preapproved equal.
24. **Sealants-**
    - Seal all exterior joints of dissimilar materials, expansion joints, around window and doorframes, mechanical outlets and as indicated on the drawings. Use a multi-component polyurethane sealant.
    - Seal around all interior plumbing fixtures and other non-porous surfaces with a one-part silicone sealant.
    - Seal around porous surfaces with a single component polyurethane sealant.
    - All sealants must be prepared and installed in compliance with manufacturer's instructions.

DIVISION 08 – DOORS AND WINDOWS

1. **Architectural Windows** - All architectural windows are to be pre-manufactured, high energy performance units in a frame style as indicated in the window schedule and on the drawings. Provide prefinished exterior vinyl clad over wood in one of the manufacturer's standard colors. Glass shall be insulated glass with "Low E" coating and argon filled gas air space. Window interiors are to be unfinished wood. Include screens and weather stripping for all operable units. Provide factory installed jamb and head extensions where indicated in the schedule and as needed for thickness of scheduled walls. Walsh, 6,000 Windows.

2. **Doors-General**- All wood doors will comply with the American Woodwork Institute (AWI) Quality Standards for "Premium" doors.
3. **Exterior Wood Stile and Rail Doors**- Exterior doors will be 1 ¾" thick, clear vertical grain Hemlock, wood stile and rail doors with flat panels. See drawings for layout.
4. **Exterior Fiberglass Doors**- Exterior doors will be 1 ¾" thick, insulated fiberglass with stile and rail design. See drawings for layout.
5. **Interior Wood Doors**- Interior 1 3/8" stile and rail flat panel doors. 2-panel layout.
6. **Interior Wood Fire Door**- Interior 1 ¾" 20-minute wood veneer fire rated door, Simpson Door Company, 9282 FP.
7. **Frameless Shower Doors –** Frameless 3/8" clear tempered glass shower door and fixed side panel at walk-in shower. All hardware to be brushed chrome or brushed nickel. Provide 12 inch back-to-back "C" handle.
8. **Sliding Shower Door (Over Edge of Tub in Bathroom ????)-** Semi-frameless 3/8" clear tempered by-passing doors with full-length overhead support hanger and bottom track. All hardware to be brushed chrome or nickel. Provide 12" "C" handles on each door.
9. **Overhead Garage Door-** Provide a 1 3/8" thick polyurethane insulated steel panel door. Include insulated clear glass lights. Haas 600 Series 26 gauge prefinished steel overhead door. Panels to be recessed long panels. See drawings for approximate profile. Coordinate the final profile and color with the owner. Provide all hardware including a low-overhead track and a non-porous vinyl bottom weather strip. Include a ½ H.P. (minimum) automatic door opener designed to handle specified door.
10. **Bi-Folding Barn Door-** Provide a JUBEST Matte Black Steel Bi-folding Standard Double Door Barn Door Hardware Kit. 180-pound door capacity. Include all parts and accessories for a complete installation.
11. **Pocket Door Hardware-** Provide **a** pocket door frame system by Cavity Sliders. CS Cavity Slider Pocket frame with CS SofStop. Include CaviLOck pocket door hardware. Include all parts and accessories for a complete installation. https://www.cavitysliders.com/Products/Track-Systems
12. **Door Hardware, Installation-** Install hardware in accordance with manufacturer's instructions. Provide all anchors and accessories required for proper installation of hardware. Unless otherwise requested by the Owner, exterior locksets are to be mortise type. Interior locksets are to be cylinder type. Assume that all hinged doors will have 1 ½ pairs of hinges.
13. **Hardware Provided by the Owner-** Locksets, latchsets, door pulls, flushbolts, hinges, and stops will be provided by the owner and installed by the contractor. (Except bi-folding barn door and pocket door hardware to be provided and installed by the contractor.)

DIVISION 09 – FINISHES

1. **Gypsum Board**- Gypsum board will be ½" or 5/8" fire code (type X) in 4'-0" x lengths as required. Fasteners are to be power driven, type "S" bugle head, 1" long. Provide metal accessories necessary for an installation that meets the manufacturer's specifications. Provide 5/8" Type WR/MR board on all walls scheduled to receive wall tile. Provide concrete board on all tile shower walls. Apply joint treatment at all joints and fasteners as recommended by manufacturer. Use a three-coat system with sanding between each coat. Provide a spray-on orange-peel textured finish.
2. **Tile**- All floor tile and tile base will be installed in accordance with the installation specifications of the Tile Council of America (TCA) and are hereby made part of this specification.
   - All shower floor tile work will be with a thick-set mortar.
   - All other floor tile work will be with a thin-set mortar.
   - All wall and base tile work will be with a thin-set mortar.
   - Provide a rubber membrane behind all shower wall and floor tile. **Shower Pan Liner** – PVC waterproof shower pan liner, 40 Mil. Conforming to ASTM Specification D4551. Install as recommended by manufacturer. Use

adhesive approved by manufacturer. Install under all shower floors, curbs, and walls. HPG International Group, Oatey, or preapproved equal.

- Seal all tile grout joints after installation.

3. **Painting-** All exposed interior and exterior surfaces will be painted; or stained and varnished except prefinished materials. Use no-VOC or low-VOC paints and finishes where ever possible.

DIVISION 10 - SPECIALTIES

1. **Prefabricated Fireplace (Great Room)-** Prefabricated, wood burning, fireplace unit with built-in zero gravity screen and door system. Napoleon, High Country 5000. Approximately 42" wide x 30" deep x 74" high. Install per manufacturer's instructions. Provide:
   - Outside air connection
   - 10" double wall chimney system and cap, with spark arrestor.
   - Install with a raised hearth as indicated on the drawings.
2. **Glass Mirrors –** ¼" clear glass mirrors set in wood frames as indicated on the drawings.
3. **Toilet and Bath Accessories**- All toilet and bath accessories are to be provided by the Owner and installed by the Contractor:
   - Toilet paper dispenser
   - Towel bars

DIVISION 15A – PLUMBING

The Plumbing Contractor will be responsible for the design of the plumbing system. It is intended that the plumbing system is a complete and fully operable system. The work indicated on the drawings and in these specifications is intended to be an outline of the scope of work. All work will be performed in strict accordance with all State and Local codes including applicable chapters of the Wisconsin and Local Plumbing code. Include all plumbing review fees and permits.

1. Waste system: Connect to city sewer system.
2. Water supply: Connect to city domestic water system
3. Connection and installation of all new plumbing fixtures as indicated on the drawings. Provide new floor drains for all showers. All new showers bases are to be of tile construction. Coordinate the installation of the floor drains with the waterproof membrane.
4. Provide rough plumbing for future plumbing fixtures in the lower level.
5. Install gas piping to all gas appliances and equipment.
6. All hose bibs are to be frost proof.
7. Provide PVC drain pan for washing machine. Connect drain pan under washer to waste system.

DIVISION 15B – HEATING, VENTILATING AND AIR CONDITIONING

The Heating, Ventilating and Air Conditioning (HVAC) Contractor will be responsible for the design of the HVAC system. It is intended that the HVAC system is a complete and fully operable system. The work indicated on the drawings and in these specifications is intended to be an outline of the scope of work. All work will be performed in strict

accordance with all State and Local codes including applicable chapters of the Wisconsin and Local Building Code. Include all HVAC permits.

1. Home- Provide a natural gas forced air heating system with separate zones.
2. A.D.U.- Provide a high efficiency gas fired boiler for hydronic in-floor heat throughout the first floor and hydronic base board heating on the second floor. Include in-floor A-pex tubing in floor slab. Coordinate work with concrete contractor.
3. Home and A.D.U.- Provide a central air conditioning system. Locate condensing units as indicated on site drawings.
4. Controls are to be programmable thermostats with night setback.
5. Include exhaust fans at all kitchens and all toilet rooms. Exhaust to exterior.
6. Provide an air exchange system with heat recovery.
7. Size ductwork for quiet operation. Flexible ductwork will not exceed 12 feet. Provide insulated ductwork as required by Wisconsin State Code. Reuse existing ductwork if possible.
8. Provide Volume dampers on all ducts to balance system.

DIVISION 16 – ELECTRICAL

The Electrical Contractor will be responsible for the design of the electrical system. It is intended that the electrical system is a complete and fully operable system. The work indicated on the drawings and in these specifications is intended to be an outline of the scope of work. All work will be performed in strict accordance with all State and Local codes including applicable chapters of the Wisconsin and Local Building Code. Include all electrical permits.

1. Provide all temporary power during construction as required by the General Contractor.
2. Provide a new distribution panel to handle the loads of the proposed home and A.D.U. plus a minimum additional load of 25% for future expansion.
3. Outlets shown on the drawings are those required by the Owner for convenience. Include in the base electrical cost any outlets that need to be added to meet state and local building codes.
4. Design the system to include those power and lighting items indicated on the floor plans. Include all electrical fixtures except those indicated as decorative. Include installation of decorative fixtures.
5. Provide a home stand-by generator system. Coordinate with general contractor and owner to determine owner's needs. Provide cost options for owner to choose from.

SCHEDULE OF ALTERNATES

Alternates- Provide alternate costs for the following items. Each item, and associated cost, is to be reviewed with the Owners for their selection.

1. Provide Zip-System 7/16" exterior wall sheathing in lieu of 7/16" OSB sheathing with building wrap.
2. Provide the owner with an alternate cost to have all 6'-8" tall entry and interior doors in lieu of 7'-0" tall.

OWNER PROVIDED ITEMS

The following items will be provided by the owner or provided under a separate contract.

1. Building hardware (Installation is included under this contract.)
2. Appliances (Plumbing connections and hard-wired electrical connections are included.)

3. Decorative light fixtures (Installation is included under this contract.)
4. Cabinet pulls (Installation is included under this contract.)
5. Bathroom accessories (Installation is included under this contract.)
6. Blinds and draperies
7. Site development and landscaping

END OF OUTLINE SPECIFICATION

TONEY RESIDENCE

Project Number: 2310

DOOR SCHEDULE

Door Types:

A - Interior wood style and rail door.
B - Exterior wood style and rail door.
C - Exterior wood 20-minute fire rated door.
D - Exterior fiberglass insulated door.

Frame Details:

FD 1 - 3/4" wood frame with casing on each side.
FD 2 - 3/4" wood pocket door frame with casing on both sides.
FD 3 - 3/4" wood frame with casing on interior and composite 1x6 trim on the exterior.

Hardware Groups:

HG1 - Lockset, 1 1/2 pair of butt hinges, and stop
HG2 - Passageset, 1 1/2 pair of butt hinges, and stop
HG3 - Dummy pulls, 1 1/2 pair of butt hinges, and rollerlatch
HG4 - Pocket door hardware, lockset, and pocket door track system.
HG5 - Lockset, deadbolt, 1 1/2 pair of B.B. butt hinges, stop, weatherstripping, and threshold
HG6 -Bi-folding barn door track systen with hinges, and dummy pulls.

NO.	TYPE	QUANT.	WIDTH	HEIGHT	THICK.	DOOR MATERIAL	GLAZING	FRAME DETAILS	FRAME MATL.	NOTES
						HOUSE				
1	B	1	3'-0"	6'-8"	1 3/4"	T.B.D.	INS.	FD3	WOOD	HG5, #1
2	A	2	3'-8"	6'-8"	1 3/8"	T.B.D.	NONE	FD1	WOOD	HG3
3	A	1	3'-0"	6'-8"	1 3/8"	T.B.D.	NONE	FD1	WOOD	HG2
4	C	1	3'-0"	6'-8"	1 3/4"	T.B.D.	NONE	FD1	WOOD	HG5, #2
5	A	1	3'-0"	6'-8"	1 3/8"	T.B.D.	NONE	FD2	WOOD	HG4
6	A	1	3'-0"	6'-8"	1 3/8"	T.B.D.	NONE	FD1	WOOD	HG1
7	A	1	3'-0"	6'-8"	1 3/8"	T.B.D.	NONE	FD1	WOOD	HG1
8	A	4	6'-0"	6'-8"	1 3/8"	T.B.D.	NONE	FD1	WOOD	HG6
9	A	1	3'-0"	6'-8"	1 3/8"	T.B.D.	NONE	FD1	WOOD	HG1
10	A	1	3'-0"	6'-8"	1 3/8"	T.B.D.	NONE	FD1	WOOD	HG1
11	A	2	3'-0"	6'-8"	1 3/8"	T.B.D.	NONE	FD1	WOOD	HG1
12	A	1	3'-0"	6'-8"	1 3/8"	T.B.D.	NONE	FD1	WOOD	HG2
13	D	1	3'-0"	6'-8"	1 3/4"	FIBERGLASS	INS.	FD3	WOOD	HG5

DOOR SCHEDULE NOTES:

#1 - Include storm/screen door.
#2 - 20 MIN. FIRE DOOR

W Y D E V E N A R C H I T E C T S L L C

TONEY RESIDENCE

Project Number: 2310

WINDOW SCHEDULE

SEE DRAWING ELEVATIONS FOR WINDOW KEYS.

SPECIFIED WINDOWS:

MANUFACTURER:	WALSH, 6,000
GLASS:	INSULATED, CLEAR LOW E, ARGON FILLED
HARDWARE COLOR:	STANDARD
SCREEN:	STANDARD
GRILLES:	YES, SEE ELEVATIONS
INTERIOR FINISH:	UNFINISHED PINE
EXTERIOR FINISH:	VINYL, COLOR TBD
EXTENSIONS:	NO
ACCESSORIES:	-

Modify window dimensions if needed to fit standard unit sizes. Select standard units closest to listed rough openings.

NO.	/ PRODUCT NUMBER	JAMB SIZE	R.O. WIDTH	R.O. HEIGHT	NOTES
H01	CA1763	N/A	1'-5"	5'-3 5/8"	CASEMENT
H02	CA1763	N/A	1'-5"	5'-3 5/8"	CASEMENT
H03	DH3264	N/A	2'-8 1/2"	5'-4 1/4"	DOUBLE HUNG
H04	DH3264	N/A	2'-8 1/2"	5'-4 1/4"	DOUBLE HUNG
H05	DH3264	N/A	2'-8 1/2"	5'-4 1/4"	DOUBLE HUNG
H06	DH2648	N/A	2'-2 1/2"	4'-0 1/4"	DOUBLE HUNG
H07	DH2648	N/A	2'-2 1/2"	4'-0 1/4"	DOUBLE HUNG
H08	CA2531	N/A	2'-1"	2'-7 5/8"	CASEMENT
H09	CA2531	N/A	2'-1"	2'-7 5/8"	CASEMENT
H10	CA2531	N/A	2'-1"	2'-7 5/8"	CASEMENT
H11	DH3264	N/A	2'-8 1/2"	5'-4 1/4"	DOUBLE HUNG
H12	DH3264	N/A	2'-8 1/2"	5'-4 1/4"	DOUBLE HUNG
H13	CA3343E	N/A	2'-9"	3'-7 3/4"	CASEMENT, #2
H14	CA3343E	N/A	2'-9"	3'-7 3/4"	CASEMENT, #2
H15	DHTR3016	N/A	2'-6 1/2	1'-4 1/4"	DOUBLE HUNG TRANSOM
H16	DHTR3016	N/A	2'-6 1/2	1'-4 1/4"	DOUBLE HUNG TRANSOM
H17	DHTR3016	N/A	2'-6 1/2	1'-4 1/4"	DOUBLE HUNG TRANSOM
H18	DH3068	N/A	2'-6 1/2	5'-8 1/4"	DOUBLE HUNG
H19	DH3068	N/A	2'-6 1/2	5'-8 1/4"	DOUBLE HUNG
H20	DH3068	N/A	2'-6 1/2	5'-8 1/4"	DOUBLE HUNG
H21	CA2943E	N/A	2'-5"	3'-7 3/4"	CASEMENT, #2
H22	CA2943E	N/A	2'-5"	3'-7 3/4"	CASEMENT, #2
H23	CA2943E	N/A	2'-5"	3'-7 3/4"	CASEMENT, #2
H24	DH3264	N/A	2'-8 1/2"	5'-4 1/4"	DOUBLE HUNG
H25	DH3264	N/A	2'-8 1/2"	5'-4 1/4"	DOUBLE HUNG

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H26	DH3264	N/A	2'-8 1/2"	5'-4 1/4"	DOUBLE HUNG
H27	DH3264	N/A	2'-8 1/2"	5'-4 1/4"	DOUBLE HUNG
H27a	DH3264	N/A	2'-8 1/2"	5'-4 1/4"	DOUBLE HUNG
H28	DH3264	N/A	2'-8 1/2"	5'-4 1/4"	DOUBLE HUNG
H29	DH3264	N/A	2'-8 1/2"	5'-4 1/4"	DOUBLE HUNG
H29a	DH3264	N/A	2'-8 1/2"	5'-4 1/4"	DOUBLE HUNG
H30	SPD8068	N/A	8'-0"	6'-10 1/2"	SLIDING PATIO DOOR
H31	CA2531	N/A	2'-1"	2'-7 5/8"	CASEMENT
H32	CA2531	N/A	2'-1"	2'-7 5/8"	CASEMENT
H33	CA2531	N/A	2'-1"	2'-7 5/8"	CASEMENT
H34	CA2531	N/A	2'-1"	2'-7 5/8"	FIXED CASEMENT
H35	CA2531	N/A	2'-1"	2'-7 5/8"	CASEMENT
H36	CA2531	N/A	2'-1"	2'-7 5/8"	CASEMENT
H37	SPD6068	N/A	6'-0"	6'-10 1/2"	SLIDING PATIO DOOR, #4

WINDOW SCHEDULE NOTES:

#1 - CUSTOM WINDOW SIZE

#2 - EGRESS WINDOW

#3 - N/A

#4 - WINDOW / DOOR NOT SHOWN ON EXTERIOR ELEVATIONS

All windows are to have drywall head and jamb returns with field applied wood sills and aprons.

ROOM FINISH SCHEDULE

COVERED ENTRY, exterior

Flooring:	Sealed concrete
Walls:	LP siding and stone veneer, (north wall only)
Base:	-
Casing:	5 ½" LP trim
Ceiling:	T&G pine, stain and varnish
Ceiling height:	8'-8"
Millwork:	-
Countertop:	-
Other:	Stone veneer piers with LP posts

FOYER

Flooring:	Hardwood strip flooring, species TBD.
Walls:	Painted drywall
Base:	Base B-1
Casing:	Casing C-1
Ceiling:	Painted drywall
Ceiling height:	8'-0"
Millwork:	Wood bench, stain and varnish, species TBD.
Countertop:	-
Other:	-

KITCHEN

Flooring:	Hardwood strip flooring, species TBD.
Walls:	Painted drywall
Base:	Base B-1
Casing:	Casing C-1, painted
Ceiling:	Painted drywall; wood beams TBD
Ceiling height:	Varies
Millwork:	Wood cabinets and island, stain and varnish, species TBD. Upper cabinets to be painted.
Countertop:	Quartz, including island
Other:	-

GREAT ROOM

Flooring:	Hardwood strip flooring, species TBD.
Walls:	Painted drywall
Base:	Base B-1
Casing:	Casing C-1, painted
Ceiling:	Painted drywall; wood beams TBD
Ceiling height:	Varies
Millwork:	Wood cabinets, stain and varnish, species TBD.
Countertop:	Wood, match cabinets
Other:	Stone fireplace with timber mantel

MASTER BEDROOM

Flooring:	Hardwood strip flooring, species TBD.
Walls:	Painted drywall
Base:	Base B-1
Casing:	Casing C-1, painted
Ceiling:	Painted drywall
Ceiling height:	8'-0"
Millwork:	-
Countertop:	-
Other:	-

HALL

Flooring:	Hardwood strip flooring, species TBD.
Walls:	Painted drywall
Base:	Base B-1
Casing:	Casing C-1, painted
Ceiling:	Painted drywall
Ceiling height:	8'-0"
Millwork:	Wood cabinets, stain and varnish, species TBD.
Countertop:	Wood, match cabinets
Other:	-

MASTER CLOSET

Flooring:	Hardwood strip flooring, species TBD.
Walls:	Painted drywall
Base:	Base B-1
Casing:	Casing C-1, painted
Ceiling:	Painted drywall
Ceiling height:	8'-0"
Millwork:	Wood cabinets, shelves and divider panels, stain and varnish, species TBD.
Countertop:	Wood, match cabinets
Other:	Chrome poles and coat hooks

MASTER BATHROOM

Flooring:	Large format tile, TBD
Walls:	Painted drywall
Base:	Tile, TBD
Casing:	Casing C-1, painted
Ceiling:	Painted drywall
Ceiling height:	8'-0"
Millwork:	Wood cabinets, stain and varnish, species TBD.
Countertop:	Quartz
Other:	Tile shower with frameless glass door and divider

GUEST BEDROOM

Flooring:	Hardwood strip flooring, species TBD.
Walls:	Painted drywall
Base:	Base B-1
Casing:	Casing C-1, painted
Ceiling:	Painted drywall
Ceiling height:	8'-0"
Millwork:	-
Countertop:	-
Other:	Chrome poles and wood shelves in closet

GUEST BATHROOM

Flooring:	LVP, TBD
Walls:	Painted drywall
Base:	Tile, TBD
Casing:	Casing C-1, painted
Ceiling:	Painted drywall
Ceiling height:	8'-0"
Millwork:	Wood cabinets, painted.
Countertop:	Quartz
Other:	Tile around tub and a shower curtain rod.

STAIR

Flooring:	Wood
Walls:	Painted drywall
Base:	Base B-1
Casing:	Casing C-1, painted
Ceiling:	Painted drywall
Ceiling height:	8'-0"
Millwork:	-
Countertop:	-
Other:	Vinyl on stair treads and risers

3-SEASON ROOM

Flooring:	LVP, TBD
Walls:	Painted drywall
Base:	Base B-1
Casing:	Casing C-1, painted
Ceiling:	Painted drywall
Ceiling height:	Varies
Millwork:	-
Countertop:	-
Other:	-

PATIO, exterior

Flooring:	Concrete
Walls:	LP siding and stone veneer, (south and west walls only)
Base:	-
Casing:	-
Ceiling:	-
Ceiling height:	-
Millwork:	-
Countertop:	-
Other:	Stone fireplace

GARAGE

Flooring:	Concrete
Walls:	Painted drywall (West), Unfinished (North, South, and East)
Base:	Wood 1x4, painted
Casing:	Wood 1x4, painted
Ceiling:	Painted drywall
Ceiling height:	Approx. 8'-4"
Millwork:	-
Countertop:	Wood workbench
Other:	-

LAUNDRY

Flooring:	LVP, TBD
Walls:	Painted drywall
Base:	Base B-1
Casing:	Casing C-1, painted
Ceiling:	Painted drywall
Ceiling height:	8'-0"
Millwork:	Wood cabinets, stain and varnish, species TBD. Upper cabinets to be painted.
Countertop:	Plastic Laminate
Other:	-

GENERAL ITEMS

Interior wood doors:	Stain and varnish, species TBD.
Wood window sills and door casing, C-1:	Stain and varnish, species TBD.
Wood baseboard, B-1:	Stain and varnish, species TBD.

SITE AREAS

PROPOSED PAVEMENT = 1,612 S.F. (0.037 ACRES)
PROPOSED BUILDING = 2,590 S.F. (0.059 ACRES)

EXISTING IMPERVIOUS AREA = 80 S.F. (0.002 ACRES)
EXISTING OPEN SPACE = 24,383 S.F. (0.560 ACRES)
PROPOSED IMPERVIOUS AREA = 4,202 S.F. (0.096 ACRES) [17% OF THE SITE]
PROPOSED OPEN SPACE = 20,261 S.F. (0.465 ACRES) [83% OF THE SITE]

TOTAL SITE AREA = 24,463 S.F. (0.562 ACRES)

NOTES:

1. EXISTING CONDITIONS BASED ON SURVEY BY SURVEYING ASSOCIATES INC.

2. DISTURBED AREA = 17,958 S.F. (0.412 ACRES)

3. STORM SEWER MATERIAL AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF WAUWATOSA REQUIREMENTS.

4. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.

5. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, DEPTH AND CONDITION OF STORM SEWER CONNECTION PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

6. STORM SEWER: PVC ASTM D3034 OR ADSN–12 HDPE

*MATERAL PER CITY REQUIREMENT. CONTRACTOR TO VERIFY.

7. CONTRACTOR TO PROVIDE TRACER WIRE OR OTHER METHOD OF LOCATING FOR ALL UNDERGROUND EXTERIOR NON–METALLIC STORM PIPE PER WISCONSIN PLUMBING CODE SECTION 182.0715(2r)..

8. SANITARY SEWER AND WATER TO BE DESIGNED BY OTHERS.

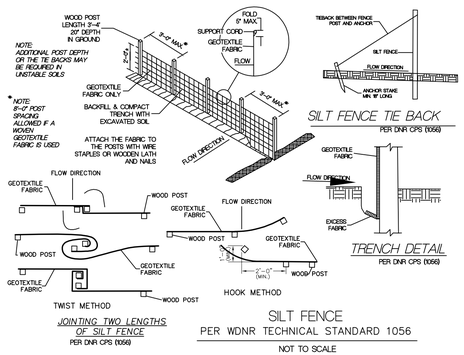
CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. INSTALL CONSTRUCTION EXIT.
3. INSTALL SILT FENCE.
4. STRIP AND STOCK PILE TOP SOIL. SURROUND TOP SOIL STOCK PILE WITH SILT FENCE AND TEMP. STABILIZE. LOCATION OF STOCK PILE TO BE DETERMINED BY CONTRACTOR.
5. ROUGH GRADE SITE.
6. UTILIZE DEWATERING BAG AS NECESSARY DURING EXCAVATION FOR BUILDING CONSTRUCTION. DIRECT RUNOFF FROM BAG TO EXISTING STORM WATER FACILITIES.
7. INSTALL PROPOSED UTILITIES.
8. INSTALL BASE COURSE OF PAVEMENT.
9. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MAT ALL DISTURBED AREAS.
10. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL, NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
11. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.

EROSION CONTROL PRACTICES SCHEDULE

1. SILT FENCE
2. CONSTRUCTION EXIT
3. EROSION MATTING

FOR FINAL STABILIZATION, PROVIDE CLASS I, TYPE B EROSION MAT PER 'WSDOT EROSION CONTROL PAL' (OR EQUAL) IN ALL ROADSIDE DITCHES, DEFINED SWALES, SIDE SLOPES, OUTLOT BERMS AND ALL OTHER SLOPES 4:1 OR GREATER. INSTALL PER MANUFACTURERS SPECIFICATIONS.



SILT FENCE
PER WDNR TECHNICAL STANDARD 1056
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

PER DNR CPS (1056)

1. CONSTRUCTION SILT FENCE AROUND THE DISTURBED AREAS AS SHOWN ON EROSION CONTROL PLAN, TO PREVENT SEDIMENT FROM BEING WASHED INTO THE DRAINAGE SYSTEM

2. LOCATE POSTS PER DNR CPS (1056)

3. WHEN JOINTS ARE NECESSARY REFER, TO DNR CPS (1056)

4. FILTER FABRIC TO BE OF NYLON, POLYESTER, PROPYLENE OR ETHYLENE YARN WITH EXTRA STRENGTH – 50 LB/LIN. IN. (MIN.) – AND WITH A FLOW RATE OF AT LEAST 0.3 GAL./SQ. FT./MIN. FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS.

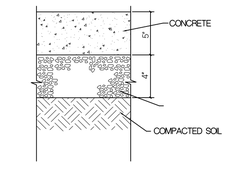
5. THE FILTER FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" X 6" TRENCH

6. THE FILTER FABRIC SHALL BE STAPLED AND/OR NAILED TO THE UPSLOPE SIDE OF THE POSTS.

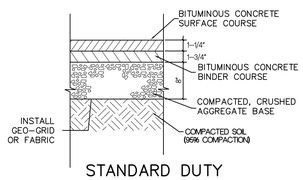
7. POST TO BE 1 1/8" X 1 1/8" HICKORY OR OAK, 3 FEET LONG, SPACED A MAXIMUM OF 3 FEET APART.

8. USE WIRE REINFORCEMENT IN UNSTABLIZED MINOR SWALES, DITCHES AND DIVERSIONS.

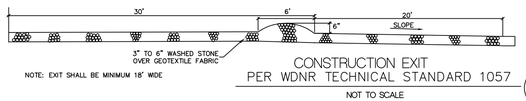
9. USE WISDOT APPROVED SILT FENCE



CONCRETE SIDEWALK
NOT TO SCALE



STANDARD DUTY ASPHALT PAVEMENT
NOT TO SCALE

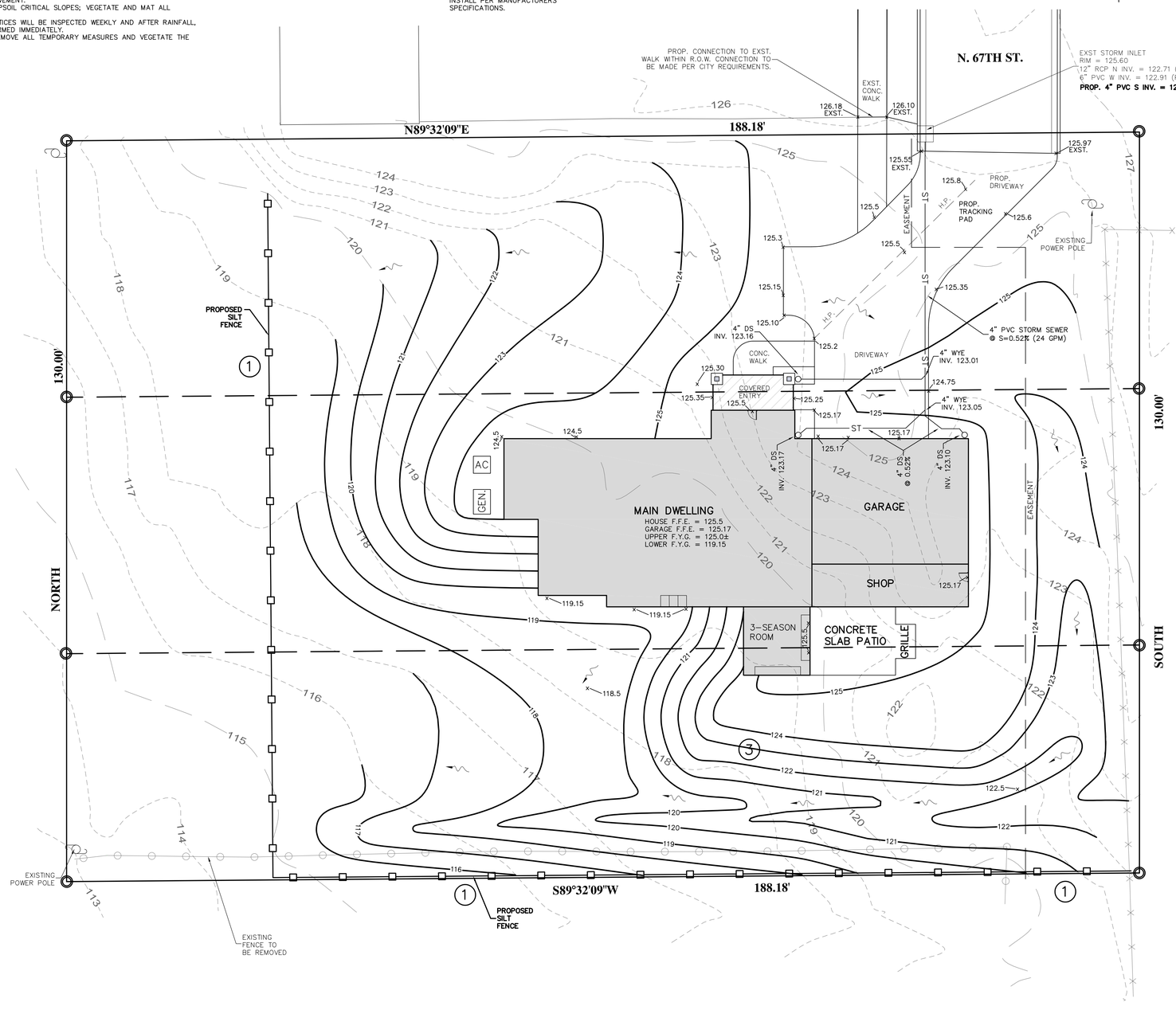


CONSTRUCTION EXIT
PER WDNR TECHNICAL STANDARD 1057
NOT TO SCALE
2

LEGEND

114	EXISTING CONTOUR
115	PROPOSED CONTOUR
x 115.5	PROPOSED ELEVATION
	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
	PROPOSED SILT FENCE

www.DiggersHotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511



GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 INCH = 10 FT.

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CJE NO.: CJE2358R2
MARCH 21, 2025

SITE GRADING, STORM SEWER, DETAILS, AND EROSION CONTROL PLAN

C1.0