

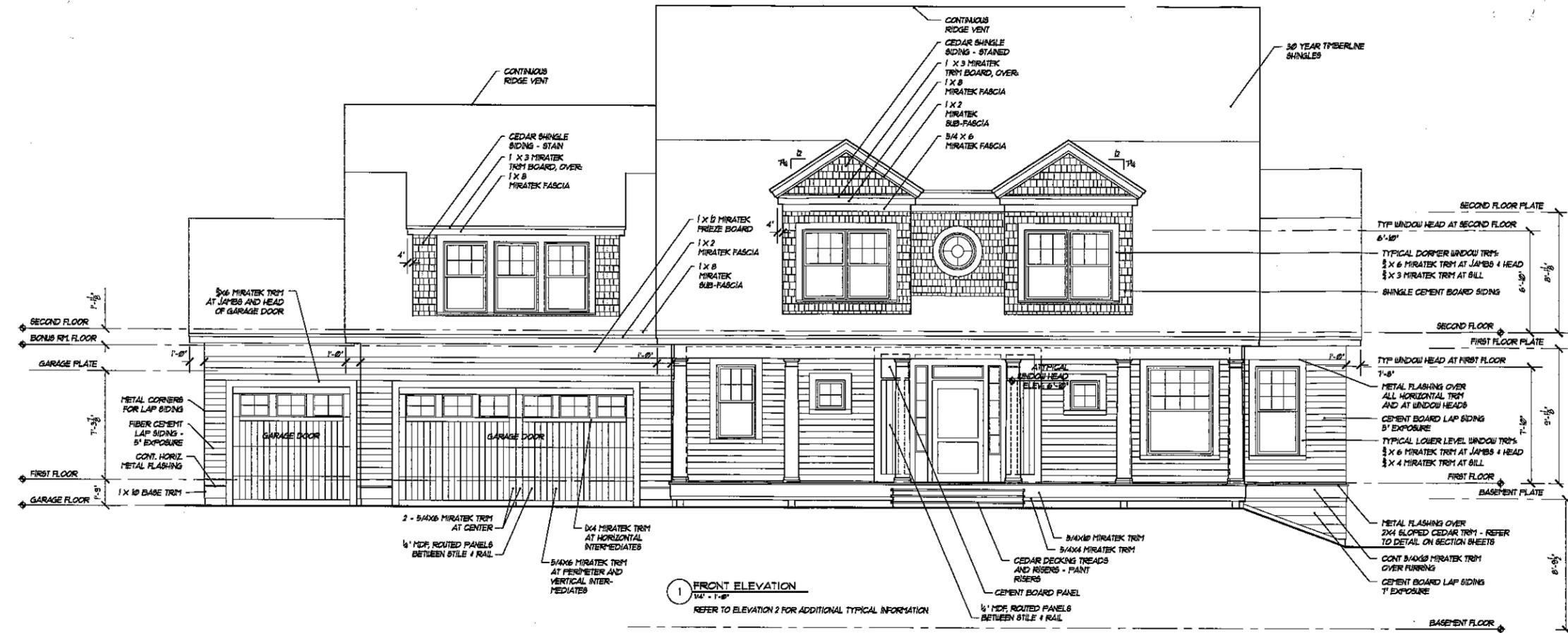
DISCLAIMER
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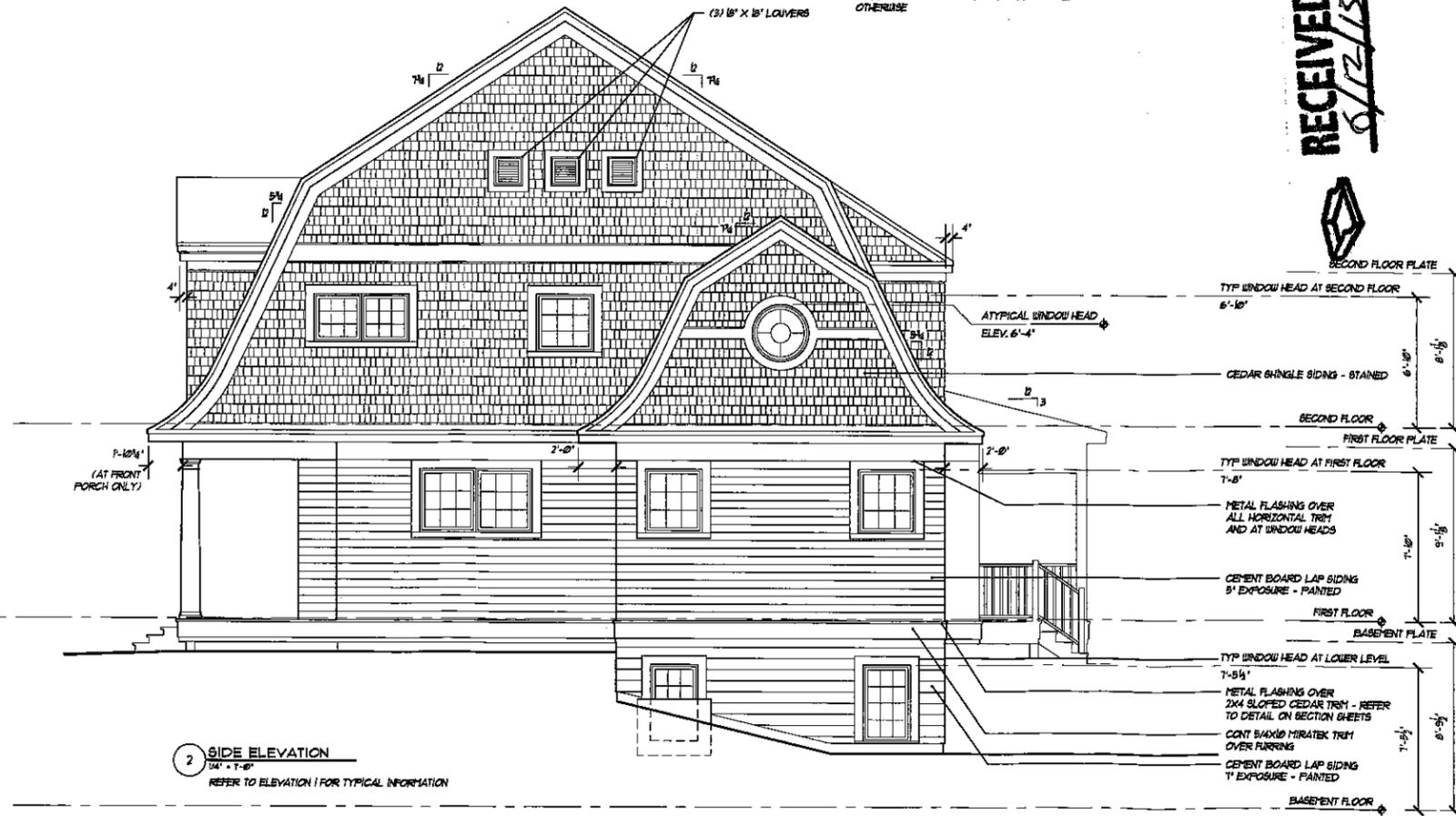
The purchaser is granted the right to build only one structure from this plan. The right extends to the original purchaser only and is not transferable.



1 FRONT ELEVATION
 1/4" = 1'-0"
 REFER TO ELEVATION 2 FOR ADDITIONAL TYPICAL INFORMATION

NOTE:
 ALL LAP SIDING MATERIALS AND TRIM MATERIALS TO BE SMOOTH FINISH, TYPICAL UNLESS NOTED OTHERWISE

- EXTERIOR ELEVATION NOTES:**
- ROOFING TO BE 30 YR TIMBERLINE SHINGLES
 - TYPICAL FASCIA TO BE D2 OVER D8 OVER 2 X SUBFASCIA
 - CONT. METAL DRIP FLASHING AT TOP OF FASCIA EDGE AND BENEATH SHINGLES
 - ALL TRIM INDICATED ON PLANS TO BE MIRATEK UNLESS NOTED OTHERWISE
 - INSTALL SELF ADHERED FLASHING AND SEALANT SYSTEM AROUND ALL WINDOW AND DOOR FRAMES AS FOLLOWS: 1) TYVEK FLEX WRAP AT SILLS AND 6" UP JAMBES, 2) MOISTOP EZ SEAL FLASHING AT JAMBES AND HEAD, INSTALL ALL FLASHING ITEMS AND INTEGRATE WITH AIR / MOISTURE BARRIER PER MANUFACTURERS RECOMMENDATIONS.
 - TYPICAL WINDOW AND DOOR TRIM TO BE AS FOLLOWS:
 5/4 X 6 @ HEAD TRIM (WHERE NO CONTINUOUS TRIM)
 5/4 X 6 @ JAMB TRIM
 5/4 X 3 OR 5/4 X 4 @ SILL TRIM PER PLANS
 - INSTALL CONTINUOUS METAL FLASHING AT ALL WINDOW AND DOOR HEADS AND AT ALL OTHER HORIZONTAL LEDGES
 - WINDOWS TO HAVE SPECIAL MUNTIN PATTERN AS INDICATED
 - EXTERIOR DECKING AND STAIR TREADS TO BE CEDAR
 - EXTERIOR RAILING MATERIALS TO BE CEDAR
 - HORIZONTAL LAP SIDING TO BE FIBER CEMENT (5' EXPOSURE)
 - SHINGLE SIDING TO BE CEDAR SHINGLES
 - ALL LAP SIDING AND TRIM MATERIALS TO BE SMOOTH FINISH
 - ALL SIDING MATERIALS ARE TO BE APPLIED OVER DRAINAGE PLANE MATERIAL (BENJAMIN OBOYKE 'HOMERLICKER' 800-523-3761). TOP AND BOTTOM EDGES OF SIDING AND FLASHING LEDGES TO BE LEFT 'OPEN' TO ALLOW FOR BREATHING. REFER TO DRAINAGE PLANE MANUFACTURERS INSTRUCTIONS AND DETAILS AS WELL AS STANDARD DETAILS ON DRAWING SHEET A1
 - EXTERIOR COLUMNS TO BE FIBERGLASS COLUMN AROUND STRUCTURAL WOOD POST.
 - EXTERIOR BEAMS TO BE WRAPPED WITH TRIM PER THE DRAWINGS
 - REFER TO DRAWINGS FOR ADDITIONAL NON-TYPICAL INFORMATION



2 SIDE ELEVATION
 1/4" = 1'-0"
 REFER TO ELEVATION 1 FOR TYPICAL INFORMATION



Date: 01/01/2005

MARKETED BY:
**SIMPLY
 ELEGANT
 HOME
 DESIGNS**
 Telephone: 612.666.8411

Project Title:
**TONKA
 DUTCH
 COLONIAL**

Sheet Title:
**EXTERIOR
 ELEVATIONS**

Sheet Number:

A5.0

DISCLAIMER

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Date: 01/01/2005

MARKETED BY:

**SIMPLY
 ELEGANT
 HOME
 DESIGNS**

Telephone: 612.668.8411

Project Title:

**TONKA
 DUTCH
 COLONIAL**

Sheet Title:

**EXTERIOR
 ELEVATIONS**

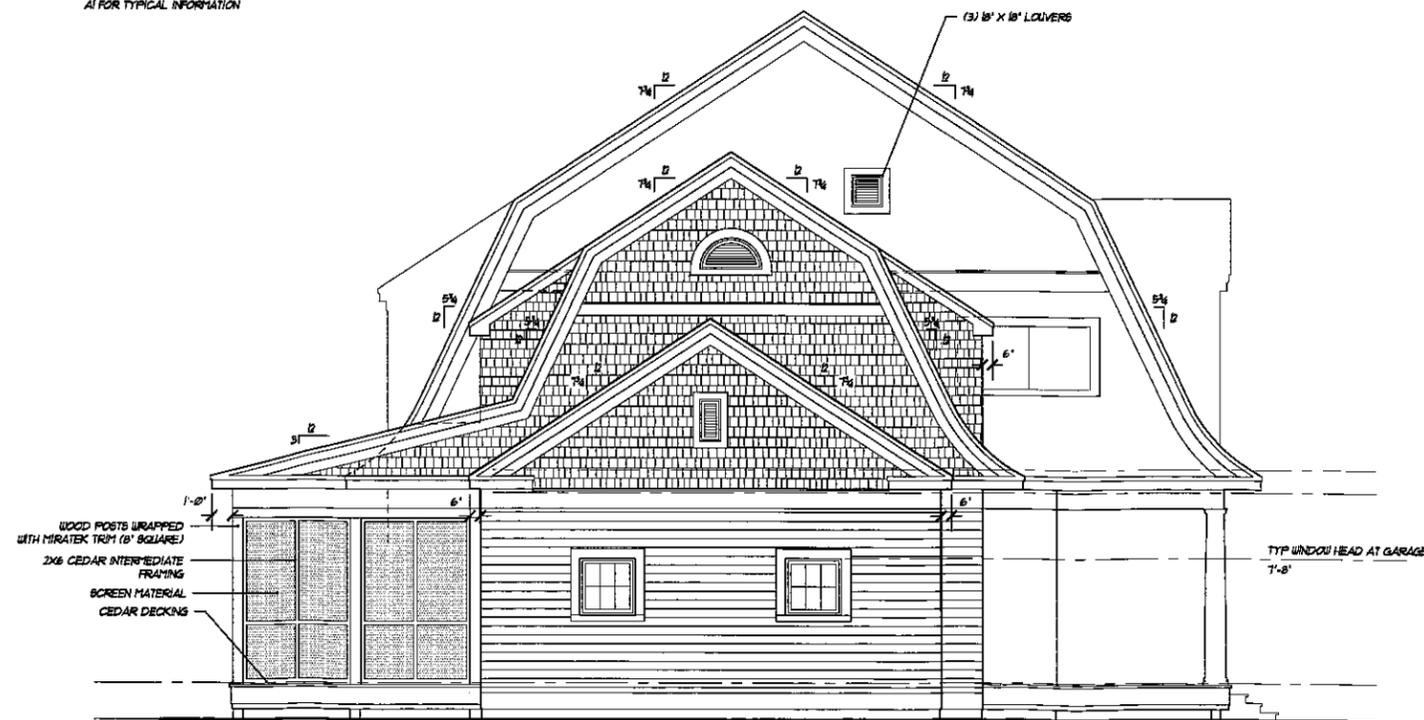
Sheet Number:



1 REAR ELEVATION
 1/4" = 1'-0"

NOTE:
 REFER TO ELEVATIONS ON DRAWING SHEET
 A1 FOR TYPICAL INFORMATION

- EXTERIOR ELEVATION NOTES:**
- ROOFING TO BE 30 YR TIMBERLINE SHINGLES
 - TYPICAL FASCIA TO BE D3 OVER D3S OVER 7 X SUBFASCIA
 - CONT. METAL DRIP FLASHING AT TOP OF FASCIA EDGE AND BENEATH SHINGLES
 - ALL TRIM INDICATED ON PLANS TO BE "MIRATEK" UNLESS NOTED OTHERWISE
 - INSTALL SELF ADHERED FLASHING AND SEALANT SYSTEM AROUND ALL WINDOW AND DOOR FRAMES AS FOLLOWS: 1) TYPER FLEX WRAP AT SILLIS AND 6" UP JAMBS, 2) MOISTOP EZ SEAL FLASHING AT JAMBS AND HEAD, INSTALL ALL FLASHING ITEMS AND INTEGRATE WITH AIR / MOISTURE BARRIER PER MANUFACTURERS RECOMMENDATIONS.
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 - EXTERIOR DECKING AND STAIR TREADS TO BE CEDAR
 - EXTERIOR RAILING MATERIALS TO BE "CEDAR"
 - HORIZONTAL LAP SIDING TO BE FIBER CEMENT (2" EXPOSURE)
 - SHINGLE SIDING TO BE CEDAR SHINGLES
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 - ALL SIDING MATERIALS ARE TO BE APPLIED OVER DRAINAGE PLANE MATERIAL (OSB/ALUMIN ORODYKE "HOMERLICKER" 886-923-5261). TOP AND BOTTOM EDGES OF SIDING AND FLASHING LEDGES TO BE LEFT "OPEN" TO ALLOW FOR BREATHING. REFER TO DRAINAGE PLANE MANUFACTURERS INSTRUCTIONS AND DETAILS AS WELL AS STANDARD DETAILS ON DRAWING SHEET A1.
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 - EXTERIOR BEAMS TO BE WRAPPED WITH TRIM PER THE DRAWINGS
 - REFER TO DRAWINGS FOR ADDITIONAL NON-TYPICAL INFORMATION



2 SIDE ELEVATION
 1/4" = 1'-0"

NOTE:
 REFER TO ELEVATIONS ON DRAWING SHEET
 A1 FOR TYPICAL INFORMATION

PLEASE READ CAREFULLY. THIS LICENSE CONTAINS TERMS BY WHICH YOU ARE BOUND IF YOU USE THIS PLAN.

You are granted the right to construct one and only one home based on the plan. This right extends to the original purchaser only and is not transferable. You may not sell or otherwise transfer the plan to another, or allow another to use or copy the plan.

(Reproducible plans only) You are granted a license to modify the plan for use in the construction of a single home and to make copies of the plan for such modification and construction.

This plan is protected under federal copyright laws. Use of the plan in a manner inconsistent with this license is a violation of U.S. copyright.

DISCLAIMER OF WARRANTIES
TO THE MAXIMUM EXTENT ALLOWED BY LAW, SIMPLY ELEGANT HOME DESIGNS AND THE ARCHITECT/DESIGNER DISCLAIM ALL WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. ANY MODIFICATIONS OF THE PLAN VOIDS ANY WARRANTIES EXPRESS OR IMPLIED.

LIMITATION OF LIABILITY
SIMPLY ELEGANT HOME DESIGNS AND THE ARCHITECT/DESIGNER WILL NOT BE LIABLE FOR ANY SPECIAL, CONSEQUENTIAL, OR INCIDENTAL DAMAGES ARISING FROM USE OF THE PLAN. TO THE EXTENT ALLOWABLE BY LAW, ANY LIABILITY OF SIMPLY ELEGANT HOME DESIGNS AND THE ARCHITECT/DESIGNER WILL BE LIMITED TO THE PURCHASE PRICE OF THE PLAN.

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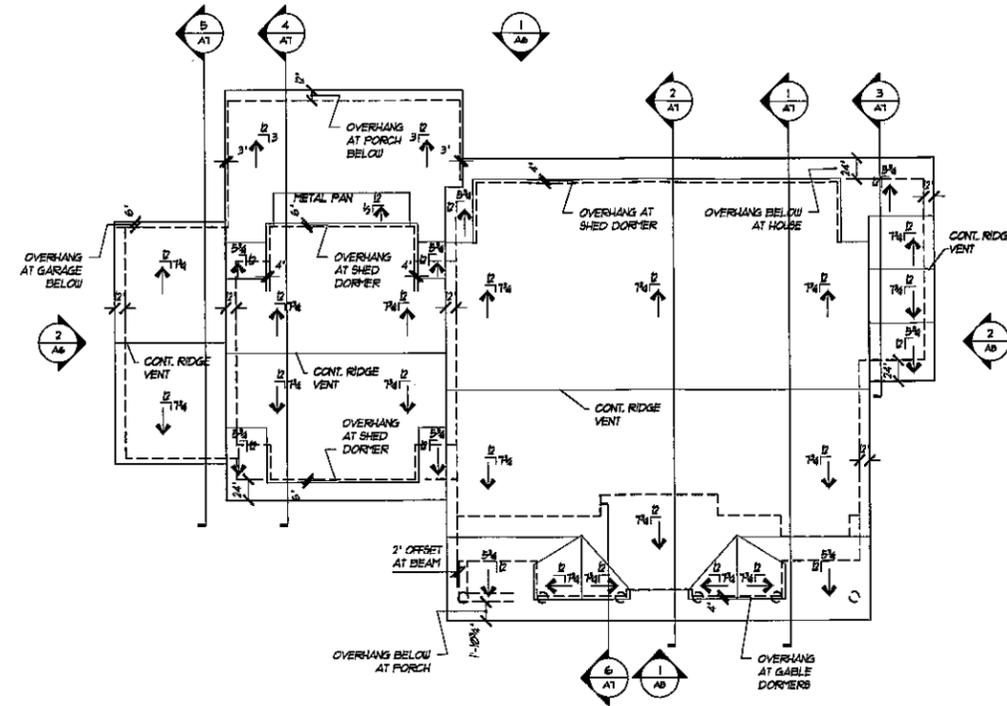
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- ROOF PLAN NOTES:**
- TYPICAL ROOFING SYSTEM SHALL BE AS FOLLOWS: 30 YEAR ASPHALT ROOF SHINGLES, ROOFING FELT, ICE AND WATER SHIELD AT EAVES, GABLE ENDS AND VALLEYS, OVER ROOF SHEATHING
 - INSTALL PREFINISHED METAL DRIP FLASHING ALONG ALL EAVES AND RAKE ENDS TO HAVE MINIMUM 6" FLANGE ONTO ROOF SURFACE
 - INSTALL CONTINUOUS SINGLE PLY MEMBRANE UNDER FLAT SOLDERED BEAMED COPPER WHERE METAL PANS ARE INDICATED
 - INSTALL PREFINISHED METAL VALLEY FLASHING WITH 1" V-CRIMP, 2" MINIMUM UP EACH SIDE OF VALLEYS
 - INSTALL PREFINISHED METAL FLASHING AT ALL ROOF / WALL TRANSITIONS
 - ICE AND WATER SHIELD SHALL BE W/ GRACE, VYCOR ULTRA ICE AND WATER SHIELD, BY GRACE FROM EAVES EXTEND MINIMUM 36" HORIZONTALLY UP ROOF BEYOND THE INSULATED WALL LINE. INSTALL (1) 36" SHEET WIDTH ALONG GABLE ENDS AND (2) 36" SHEET WIDTH AT ALL VALLEYS
 - RIDGE VENTS TO BE HIGH PROFILE PLASTIC TYPE, SHINGLE OVER VENT SYSTEM
 - ROOFING FELT SHALL BE 1/4" RATED 30 LB ASPHALT SATURATED ORGANIC FELT
 - CONFORM WITH "SMACNA" ARCHITECTURAL SHEET METAL MANUAL, 5TH ADDITION, 1998 WITH ADDENDUM NO. 1 OCTOBER 31, 1997 FOR ALL METAL ROOFING, FLASHING AND ROOF PENETRATION SYSTEMS



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

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Date: 01/01/2005

MARKED BY:

**SIMPLY
ELEGANT
HOME
DESIGNS**
Telephone: 612.869.8411

Project Title:

**TONKA
DUTCH
COLONIAL**

Sheet Title:
ROOF PLAN

Sheet Number:

A1.0

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MARKETED BY:

**SIMPLY
 ELEGANT
 HOME
 DESIGNS**

Telephone: 612.668.6411

Project Title:

**TONKA
 DUTCH
 COLONIAL**

Sheet Title:
**MAIN LEVEL
 FLOOR PLAN**

Sheet Number:

A3.0

NOTE:
 ALL WOOD FRAMING TO COMPLY WITH APPLICABLE STATE AND LOCAL BUILDING CODES AND ORDINANCES. ALL WOOD 1-JOIST FRAMING, HEADERS, WOOD LVL OR STEEL BEAMS AND ROOF TRUSSES INDICATED ON THESE PLANS IS CONCEPTUAL ONLY AND ARE TO BE DESIGNED BY THE MANUFACTURER - VERIFY ALL POINT LOAD AND BEARING CONDITIONS AND COORDINATE POSTS AND BEARING REQUIREMENTS WITH THE BUILDER. FOLLOW MANUFACTURERS RECOMMENDATIONS AND REQUIREMENTS FOR AND FURNISH ALL BLOCKING, STIFFENERS, BRACING, FASTENERS, HARDWARE, ETC. NECESSARY FOR INSTALLATION.

UNLESS NOTED OTHERWISE EXTERIOR WALLS (INCLUDING GARAGE WALLS) TYPICALLY TO BE 2X6 CONSTRUCTION. INTERIOR WALLS TYPICALLY TO BE 2X4. INTERIOR WALLS WITH POCKET DOORS TO BE 2X6 CONSTRUCTION. CABINET WALLS AND BALLOON FRAMED WALLS SHALL BE FRAMED WITH "TIMBERSTRAND" ENGINEERED FRAMING.

PLAN DIMENSIONS ARE TYPICALLY TAKEN TO OUTSIDE OF WALL SHEATHING AT EXTERIOR WALLS AND TO CENTER LINES OR FACE OF STUD AT INTERIOR WALLS.

AT TILED FLOOR AREAS USE MIDSET METHOD AND DEPRESS FLOOR SHEATHING SO IT IS FLUSH WITH TOP OF FLOOR FRAMING (SHEATHING BETWEEN FRAMING MEMBERS).

WINDOW DESIGNATIONS ON PLANS REFER TO ANDERSEN WINDOWS 400 SERIES DOUBLE HUNG AND CASSEMENT WINDOWS.

WINDOW AND DOOR HEADERS ARE TYPICALLY NOT SHOWN ON THE PLANS FOR DRAWING CLARITY. DESIGN AND FURNISH HEADERS AS REQUIRED AT ALL BEARING WALL AND NON BEARING WALL CONDITIONS. SIZE AS REQUIRED TO CARRY ANY POINT LOAD CONDITIONS FROM ABOVE. ALL HEADERS OVER 8'-0" IN LENGTH SHALL BE ENGINEERED LUMBER (LVL'S OR SIMILAR).

COLUMN SIZES SHALL NOT EXCEED CRUSHING STRENGTH OF THE PLATES THEY BEAR ON - SIZE AS REQUIRED, UTILIZE BOLASH BLOCKING OR BEAR DIRECTLY ON FOUNDATION.

USE PRESERVATIVE TREATED COLUMNS, BEAMS, PLATES, MISC FRAMING MEMBERS AS REQUIRED BY CODE AND AS CALLED OUT IN PLANS.

WHERE WOOD FRAMING SIZES ARE INDICATED, MANUFACTURER TO VERIFY GRADE AND SPACING REQUIRED TO MAINTAIN MINIMUM L/400 DEFLECTION.

ALL FLOOR BEAMS TO BE SET FLUSH WITH FLOOR FRAMING UNLESS INDICATED OTHERWISE.

ALL ROOF BEAMS TO BE DROPPED UNLESS NOTED OTHERWISE.

DROPPED FLOOR BEAMS OR ROOF BEAMS SHALL BE 1" MAXIMUM DEPTH UNLESS INDICATED OTHERWISE.

ALL CONCRETE WORK SHALL COMPLY WITH STATE AND LOCAL BUILDING CODES AND ORDINANCES. CONCRETE CONTRACTOR SHALL VERIFY REQUIREMENTS.

FOUNDATION WALLS TYPICALLY 8" THICK WITH REINFORCING AS REQUIRED TO MEET CODE. CONCRETE CONTRACTOR TO VERIFY REINFORCING REQUIREMENTS PER CODE AND VARIOUS POINT LOAD CONDITIONS.

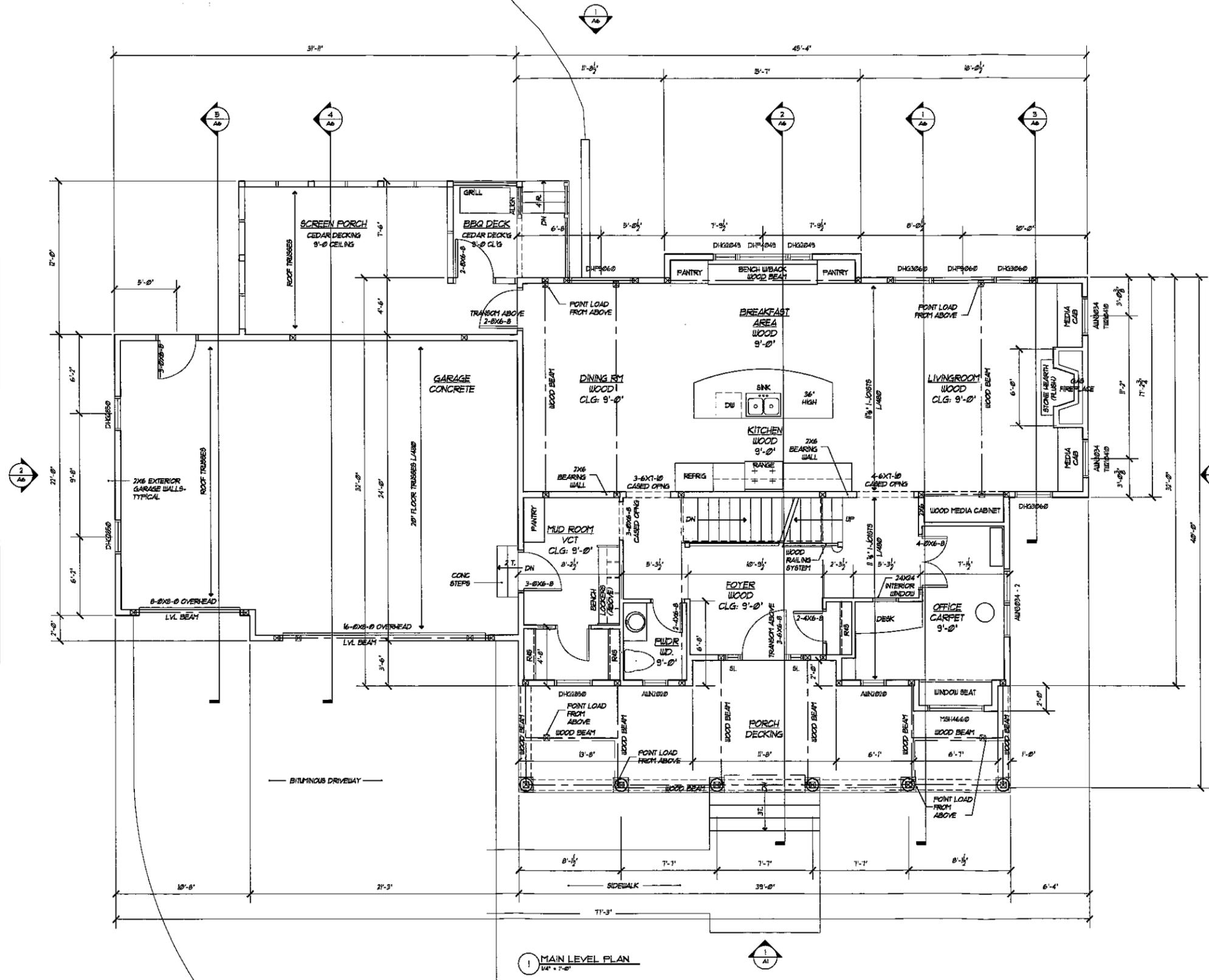
FOOTING AND PIER SCHEDULE (CONCRETE CONTRACTOR TO VERIFY FOOTING SIZES AND REINFORCING REQUIREMENTS PER CODE)

F0 CONTINUOUS 20" X 10" POURED CONCRETE FOOTINGS WITH 2 #4'S BOTTOM
 F1 36" X 36" X 12" W/ 4 #4'S EACH WAY BOTTOM (19,500 LB MAX)
 F2 36" X 36" X 12" W/ 5 #4'S EACH WAY BOTTOM (26,000 LB MAX)
 F3 48" X 48" X 12" W/ 6 #4'S EACH WAY BOTTOM (24,500 LB MAX)
 F4 48" X 48" X 12" W/ 6 #4'S EACH WAY BOTTOM (23,500 LB MAX)
 F5 36" X 54" X 12" W/ 4 #4'S EACH WAY BOTTOM (23,500 LB MAX)
 F6 36" X 72" X 12" W/ 4 #4'S EACH WAY BOTTOM (30,000 LB MAX)

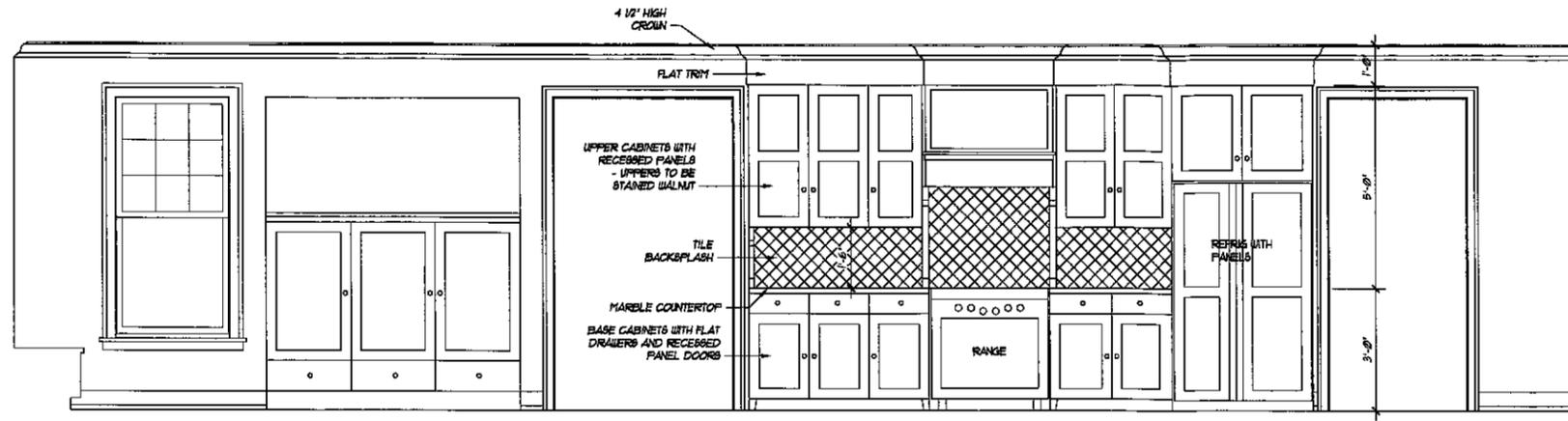
NOTE: MAINTAIN 3" CLEAR COVER TO REINFORCING

ALL FOOTING SIZES ABOVE BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF. THIS VALUE TO BE VERIFIED BY CONTRACTOR. NOTIFY ARCHITECT IF QUESTIONABLE SOIL'S ENCOUNTERED.

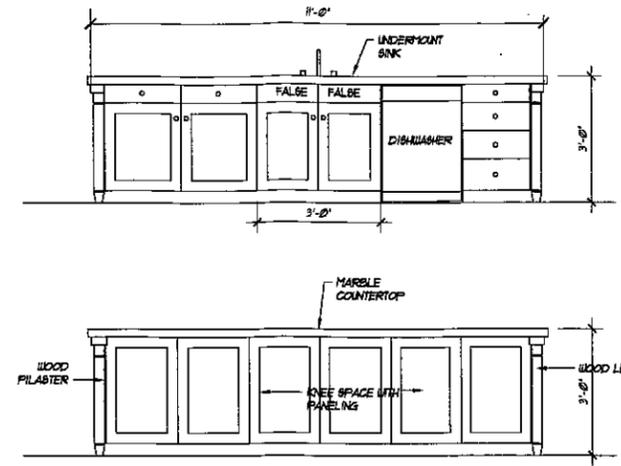
F1 16" SQUARE POURED CONCRETE PIER WITH 4 #5'S VERTICAL (AT CORNERS)
 F2 16" X 36" POURED CONCRETE PIER WITH 4 #5'S VERTICAL (AT CORNERS)
 F3 16" X 60" POURED CONCRETE PIER WITH 4 #5'S VERTICAL (AT CORNERS)
 F4 12" DIAMETER DRILLED CONCRETE PIER



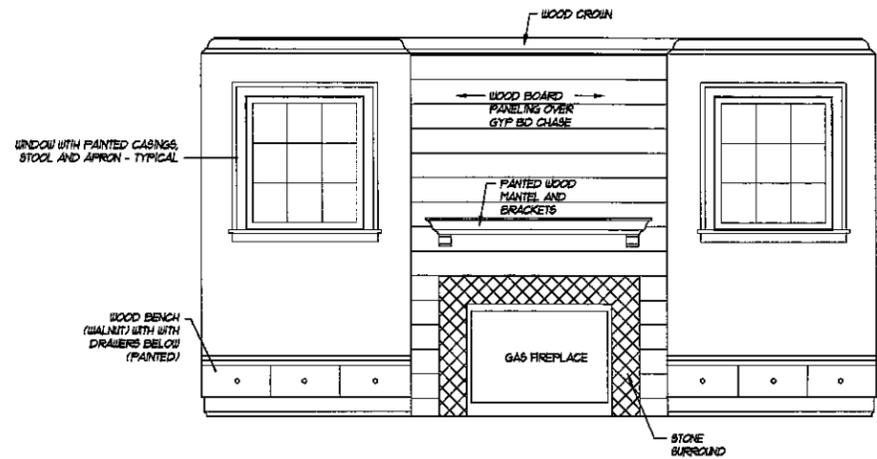
1 MAIN LEVEL PLAN
 1/4" = 1'-0"



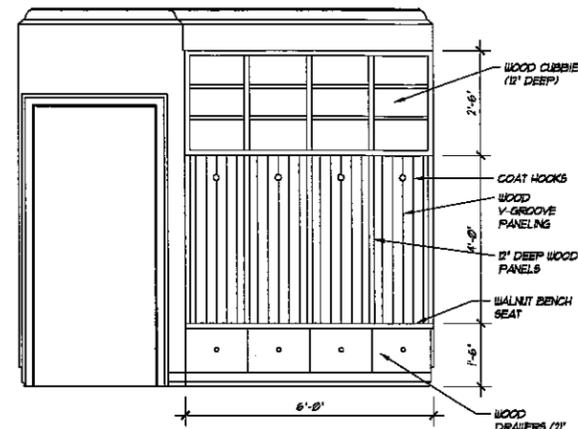
1 ELEVATION AT MAIN KITCHEN WALL
1/2" = 1'-0"



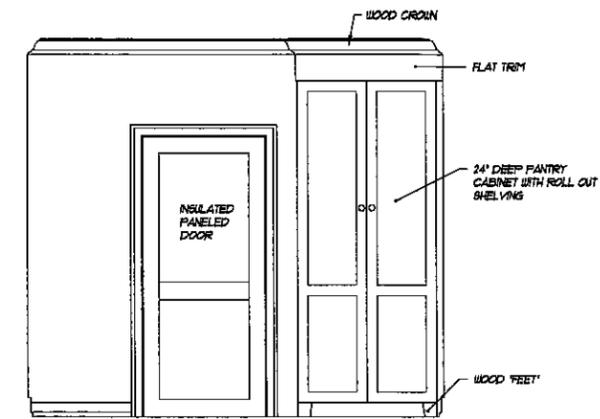
2 KITCHEN ISLAND ELEVATIONS
1/2" = 1'-0"



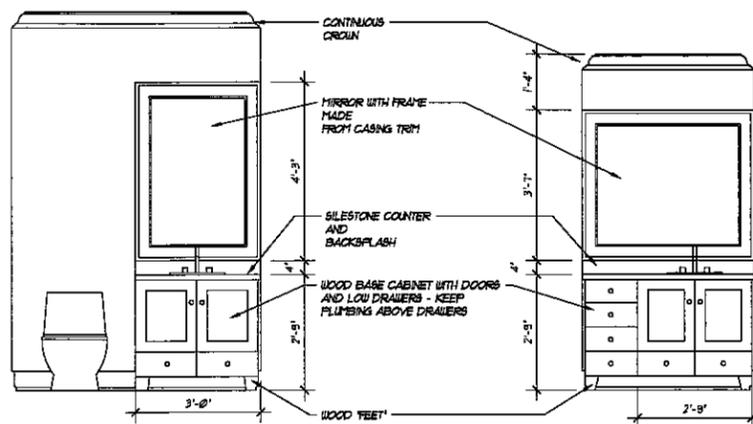
3 ELEVATION AT FIREPLACE WALL
1/2" = 1'-0"



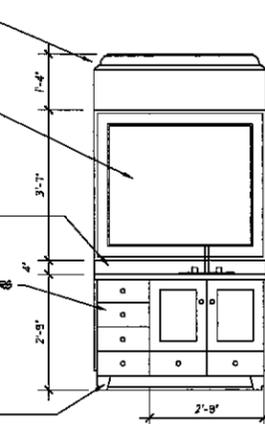
4 ELEVATION AT MUDROOM LOCKERS
1/2" = 1'-0"



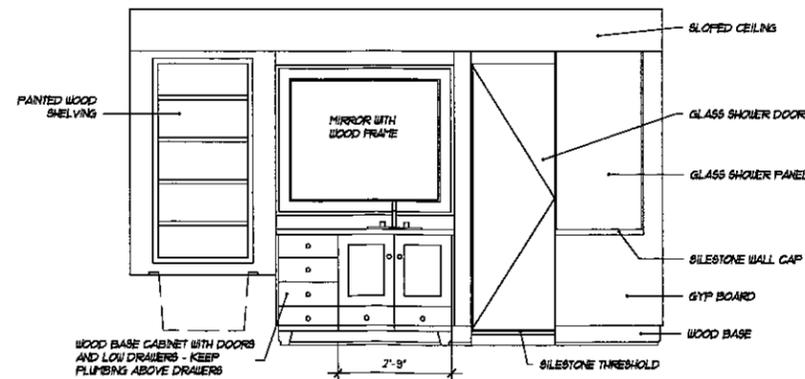
5 ELEVATION AT MUDROOM PANTRY
1/2" = 1'-0"



6 ELEVATION AT POWDER ROOM
1/2" = 1'-0"



7 ELEVATION AT KIDS BATH
1/2" = 1'-0"



8 ELEVATION AT MASTER BATH
1/2" = 1'-0"

ORIGINAL DESIGN BY:
**LARSON
BRENNER
ARCHITECTS**
STILLWATER, MINNESOTA 55082

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Date: 01/01/2005

MARKETED BY:
**SIMPLY
ELEGANT
HOME
DESIGNS**
Telephone: 612.669.5111

Project Title:
**TONKA
DUTCH
COLONIAL**

Sheet Title:
**INTERIOR
ELEVATIONS**

Sheet Number:

A8.0

DISCLAIMER

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MARKETED BY:
**SIMPLY
 ELEGANT
 HOME
 DESIGNS**
 Telephone: 612.669.6411

Project Title:
**TONKA
 DUTCH
 COLONIAL**

Sheet Title:
**SUGGESTED
 LIGHTING
 LAYOUTS**

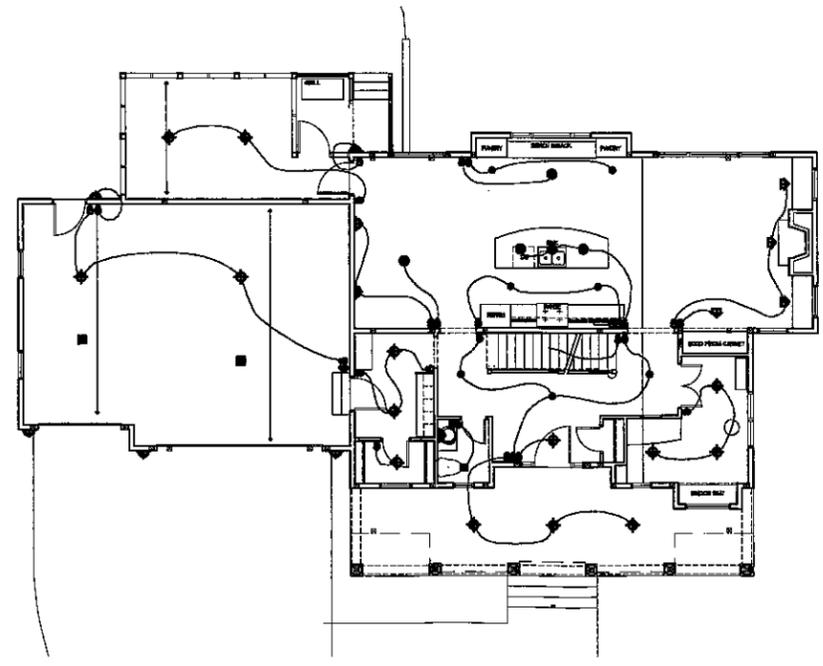
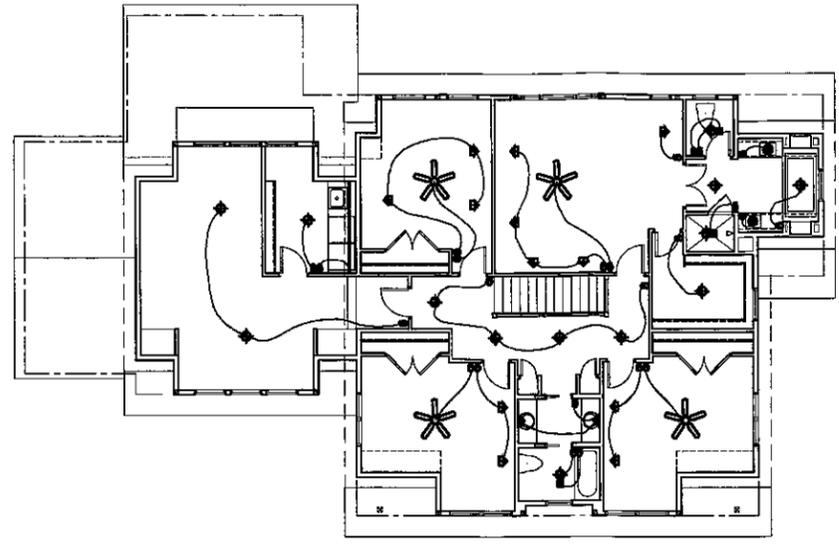
Sheet Number:

A9.0

	CEILING FAN
	RECESSED CAN LIGHT
	RECESSED DIRECTIONAL CAN LIGHT
	SURFACE MOUNTED LIGHT FIXTURE
	PENDANT MOUNTED LIGHT FIXTURE
	SPOT LIGHT FIXTURE
	UNDER CABINET STRIP LIGHT
	WALL MOUNTED LIGHT FIXTURE
	EXHAUST FAN
	GARAGE DOOR OPENER
	DUPLEX RECEPTACLE
	FLOOR MOUNTED DUPLEX RECEPTACLE
	LIGHT SWITCH

ELECTRICAL NOTES:

- THESE LIGHTING PLANS ILLUSTRATE SUGGESTED LIGHT FIXTURE LAYOUTS IN A DIAGRAMMATIC MANNER. SMOKE DETECTORS, CARBON MONOXIDE DETECTORS AND OTHER CODE REQUIRED ELECTRICAL ITEMS ARE NOT INDICATED ON THESE PLANS. ELECTRICAL CONTRACTOR SHALL WORK WITH OWNER TO DEVELOP A DETAILED CODE COMPLYING ELECTRICAL PLAN.
- ONLY SPECIAL RECEPTACLE LOCATIONS ARE INDICATED ON THESE PLANS - ELECTRICAL CONTRACTOR TO PROVIDE ADDITIONAL RECEPTACLE LOCATIONS AS REQUIRED TO MEET CODE.
- THESE PLANS DO NOT INDICATE 3 WAY OR OTHER SWITCHING / DIMMING REQUIREMENTS. PROVIDE 3 WAY SWITCHING OR OTHER AS REQUIRED. REVIEW DIMMER LOCATIONS WITH OWNER.
- BASEMENT LIGHTING PLAN NOT SHOWN. PROVIDE UTILITY LIGHTING AS REQUIRED BY CODE.
- REVIEW ALL FIXTURE AND DEVICE LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
- SEE SPECIFICATIONS FOR ADDITIONAL ELECTRICAL REQUIREMENTS.



0620 - FINISH CARPENTRY
Standards:
A. Woodwork Quality Level: Comply with AIA/AMA Quality Standards Illustrated-2008 Franklin grade.
B. Interior Shaping and Finishing Trim (all items listed below are preliminary and are to be verified with owner):
1. Species: Kiln-dried poplar, paint grade, smooth surfaced, eased edges.
2. Schedule of Sizes (if not indicated on drawings - verify all schedules from with owner):
a. casing, head and jamb: 3/4" x 1 1/2".
b. sill: 7/8" x 2 1/4". Extended 1/2" each side beyond jamb casing.
c. baseboards: 5/8" x 3 1/2" with eased edges.
d. base shoe: 3/4" x 1 1/2" with tapered top.
e. hood case: 3/4" x 1 1/4". Install on top of all hood casings. Extend 1/2" each side beyond casing.
f. Miscellaneous: See plans for miscellaneous millwork items not indicated here.
C. Stairs and Railings (all items listed below are preliminary and are to be verified with owner):
1. Treads and Landings: Must be match flooring - refer to Section 0900. Treads shall be one solid piece of lumber.
2. Risers: Paint Grade Poplar.
3. Stair Cove: Wood to match flooring - refer to Section 0900.
4. Stair Boards: Paint Grade Poplar.
5. Handrails: Paint Grade Poplar, 4" square with shaped cap.
6. Railings: Wood to match flooring - refer to Section 0900, Colonial Stair and Millwork Company 93R-3300 series.
7. Balustrade: Paint Grade Poplar, 1.75" x 1.75", 2 balustrades per tread.
0640 - ARCHITECTURAL WOODWORK
A. Custom Cabinets and Casework (all items listed below are preliminary and are to be verified with owner):
1. Submittals: Submit detailed shop drawings of each casework element for review and approval. Submit finished samples of each type of wood specified for review and approval.
2. Standards: Comply with requirements of AIA/AMA Quality Standards Illustrated for Franklin Grade.
3. Construction Style: Flush overlay. Cabinet doors to be flat recessed panel with simple stepped bead styling. Cabinet drawers to be slab style.
4. Drawer boxes to be solid maple with dovetailed joints. Cabinet ends to be recessed flat panel. Cabinet "feet" per drawings.
5. Species: Paint grade poplar and / or wood per plans.
6. Finish: Ebonized finish and / or stained, natural finish per plans.
7. Cabinet Interiors: Expanded interior surfaces to be same as exterior. Concealed interior surfaces to be melamine. Color to be selected.
8. Provide roll out shelving, pan dividers, universal dividers, splices racks and other accessories. Work with owner to determine final quantities and locations.
9. Cabinet Hardware: BIAU AUSA-1000 series.
a. Work with owner to finalize selection of each type of cabinet hardware required.
b. Pulls: Provide one pull of each cabinet door or drawer.
c. Drawer Slides: Heavy duty Full Extension Drawer Slides, or approved equal.
d. Hinges: Blum, European Style Concealed Hinges, or approved equal.
B. Countertops (Items below are preliminary and are to be verified with owner):
1. Laminate Wood (cabinetwork): Heavy melamine translucent finish.
2. Wood: Walnut - fabricated from solid walnut boards; melamine translucent finish.
3. Natural Quartz Surface: Fabricated, 2 mm thickness with 1-1/4" thick edges (edges eased). Color and pattern to be selected.
4. Granite: ASTM C 615-03A-3002. Color, thickness, and edge detail to be selected.
5. Soapstone: Vermont Soapstone; thickness and edge detail to be selected.
0650 - PLASTIC FABRICATIONS
Architectural Composite Columns
1. Product: H&C www.hcproducts.com <http://www.hcproducts.com/Form-Cast-Load-Bearing-Columns>. Refer to plan for style. Finish all accessories and components necessary and install in conformance with manufacturer's recommendations. Paint.
SECTION 07 - THERMAL AND MOISTURE PROTECTION
0710 - DAMPPROOFING AND INSULATING
A. Dampproofing System:
1. Product: Tuff-N-Dry System and Horizon Finishing System by Trencor Barrier Solutions consisting of spray applied Tuff-N-Dry Membrane (Polymer enhanced asphalt liquid membrane) and Warm-N-Dry Foundation Board (2 1/8" thick, R-10) and Horizon Finishing System of exposed foundation area consisting of Tuff-N-Dry Membrane, Horizon Thermo-Flex Insulation and Horizon Finish Coat.
2. Installation: Performed in accordance with manufacturer requirements by approved Barrier Solutions Contractor.
0720 - THERMAL PROTECTION
A. Insulation: Thickness and required fastening rate as indicated on drawings.
1. Storm Insulation: Rigid polyisocyanurate boards, full facing. To be used if indicated at interior of foundation walls.
a. Product: Dow, Thermax Heavy Duty or approved equal.
b. Board Installation: Rigid, cellular, closed cell, extruded-polystyrene boards, with integral high-density skin. ASTM D2755.
c. Type I or II: Rigidly apply over foundation and cavity wall insulation. 2 in. thick unless otherwise indicated. Thermal resistance R-5.0 per inch.
d. Foam-in-place Insulation: Sprayed urethane foam, open cell. To be used of exterior wall assemblies, rim boards, attic floors, floors over unheated space.
e. Product: Icygema, or approved equal.
f. Installation: Spray wet cavities to full thickness. Spray rim boards to same thickness as wall cavities. Spray attic floor to 6" thickness. Spray bottom edge of floors above outdoor space (basement rooms and cantilevered floor areas) to R-30.
2. Storm Insulation: Glass fiber, foamed-in-place. To be used of attic locations. FR above formed in place insulation to a total system value of min. R-44.
B. Vapor Barriers: Derivatives, Membrane Smart vapor retarder.
A. Barrier: Foshco, Derivatives, Inc. - Ty. Green D building paper.
1. Installation: Install over exterior sheathing of all exterior wall locations (including between garage and house) in accordance with manufacturer's instructions.
D. Drainage Pans: Benjamin Obdyke, Home Sinker (800-323-3261)
1. Installation: Install behind siding materials strictly in accordance with manufacturer's instructions.
E. Sill Flashing: Tyvek Flex Wrap
1. Install at window and door sills and extend 6" minimum vertically up joints. Integrate with air/moisture barrier and with joint flashing systems as recommended by manufacturer.
F. Door and Window Flashing System: FortiFlex Building Systems, Moisture EZ self-adhered flexible flashing system compatible with and warranted for use with the specified or barrier.
1. Installation: Install at all exterior windows and doors strictly in accordance with manufacturer's instructions.
0730 - SINKS, TUBS AND ROOF DRAINAGE
A. Asphalt Shingles: ASTM D 3462-latest edition, asphalt-coated glass fiber felt, mineral granule surfaced, self-sealing type, 40 year minimum warranty. Factory cut hip and ridge shingles. Verify product and color with owner.
B. Wood Shingles (for use of wall cladding applications): Western Red Cedar, CSSB No.1 Grade, Blue Label, 16 inches long with 6 inch exposure.
C. Underlayment:
1. Field of Roof: ASTM D 226-latest edition, Type II, No.33, or ASTM D 4865-latest ed. Type II asphalt mineralized organic felt, min. 1 layer over entire roof.
2. Cove Protection: 1 layer ASTM D 1024-latest edition self-adhesive modified bituminous membrane (WR Grace Ice and Water Shield) installed over entire area from eave and rake edges to a line 24 inches inside building exterior wall, but not less than 36 inches wide. Also install continuously of all roof pitches 4:12 or less. Also install at roof / wall intersections, valleys, roof pitch transitions and other areas as may be required by code or other areas as noted on drawings.
3. Metal Pan areas or metal roof areas: 1 layer self-adhesive modified bituminous membrane (WR Grace, Ultra) installed over entire roof area.
4. Down Valley: Leakmaster 5000 Self Seal, with new protection sheet; support surface of steel metal flashing crimped down center to guide water "Y-Drain".
5. Flashing: Zinc Trim, and Rake Trim: Sheet metal, pre-finished galvanized steel, 26 gage, as specified in 0760.
6. Slip Sheet: Butylty Paper, minimum 5 lb/100 sq ft, rosh sheet. To be used under metal roofing panels.
D. Roof Venting:
1. Ridge Venting System: High profile plastic continuous ridge venting with enhanced snow screen. System shall include end caps and installation accessories. Install continuously along ridges and hips.
2. Roof - Wall Venting System: High profile plastic continuous roof to wall venting with enhanced snow screen. System shall include flashing, and caps and installation accessories. Install continuously along sloped roof to vertical wall intersections.
Product: Dura-A-Tech, model 800 Series or approved equal.
3. Roof - Wall Venting System: High profile plastic continuous roof to wall venting with enhanced snow screen. System shall include flashing, and caps and installation accessories. Install continuously along sloped roof to vertical wall intersections.
0740 - ROOFING AND SIDING PANELS
A. Fiber Cement Siding: Hardboard by James Hardie, Inc.
B. Fiber Cement Wall Panels: Hardboard by James Hardie, Inc.
C. Cedar Shingle Siding: Characteristics as indicated on drawings, shingles as specified in 07300.
D. Wood Fiber Trim (at all exterior trim and booms (at "board and batten" siding) unless noted otherwise on the drawings): Marine Treated Exterior Composite Trim by GAF. Apply smooth side out. Nominal sizes per plan.
Siding Venting: Aluminum Continuous Sill Vent by Air Vent, inc. continuous vent with model 51922, 2-3/4" wide.
0750 - FLASHING AND SHEET METAL
A. Galvanized Steel Sheet: ASTM A 653/A 653M-latest edition, C80/2725 galvanized, 22 gage with Inorganic coating.
B. Copper Sheet: ASTM B 370-2002. To be installed at metal pans where indicated on drawings. 24 ounce weight.
C. Sheet Metal Gutters and Downspouts: Copper sheet, heavyweight as specified above, half round with strap anchors, round downspouts, include fasteners, components and accessories as necessary to complete the work.
D. Sheet Metal Flashing and Trim: Pre-finished galvanized steel sheet, heavyweight as specified above.
E. Fabrication and Installation: Comply with recommendations of SMACNA (ASMA)-2003 Architectural Sheet Metal Manual.
0760 - JOINT SEALERS
A. Seal the following joints with joint sealer whether as indicated on drawings or not:
1. Framing locations indicated in section 0610, Advanced Sealing Techniques.
2. Joints between door and window frames and adjacent materials.
3. Joints between cabinets and countertops and walls.
4. Drywall at top plate, bottom plate and penetrations.
5. Open joints in concrete pouring including perimeter expansion joints between basement slab and foundation walls.
6. Other locations per code or otherwise necessary.
B. Apply continuous bead of sealer in the following locations during installation of materials specified elsewhere:
1. Under exterior door sill.
C. Joint Sealers: Use products and types designed for the particular use. Prepare and install in accordance with manufacturer's recommendations.
SECTION 08 - DOORS AND WINDOWS
0800 - WOOD AND PLASTIC DOORS
A. Site- and-Set Wood Doors (Items listed below are preliminary and are to be verified with owner):
1. Manufacturer / Product, Interior Doors: Trustile Doors, TS series, 2 panel (TS2020 or TS2030), square stacking, flat panel, quarter turn white oak.
2. Manufacturer, Exterior Entrance Door: Trustile Doors, FL series, Model 100, 2 panel door with 5/8" insulating glass and recessed flat wood panel, single stepped stacking, exterior grade Douglas Fir.
3. Pre-fit and pre-molded doors of factory.
4. Finishes: To be selected by owner.
B. Wood Door Frames: AIA/AMA Quality Standards Illustrated for Franklin grade, species and finish same as for doors.
C. Insulated Steel Entrance Doors: Product: Thermo Trim, Pre-Edge or approved equal, complete pre-hung with frame, weather-stripping, thresholds and accessories as required to complete installation. Style to be selected by owner. Door between house and garage shall be gasketed and shall have self-closing hardware.
D. Storm and Screen Doors: Cedar. Size and configuration as indicated on drawings.
0830 - SPECIALTY DOORS
A. Sectioned Overhead Doors (Items listed below are preliminary and are to be verified with owner): Insulated Steel Door, torsion spring counterbalanced power operation.
1. Manufacturer and Model (verify with owner): Wayne Dalton, Paint Grade Wood Door, configuration per drawings, clear glass, RH handles only Pre-Drive garage door opener (optional ceiling mount), chain drive, size per drawings.
0850 - EXTERIOR WINDOWING AND DOORS
A. Windows: Factory-assembled, fixed and operating units, of aluminum-clad wood as specified in section 0840, complete with frame, weather-stripping, operating hardware, mulling trim and anchors.
1. Operating Type: Double Hung, Casement, Awning, Fixed Frame and hinged doors as indicated on the drawings.
2. Wood Species: Manufacturer's standard.
3. Provide sill, jamb, and head extensions matching the window construction for full depth of exterior wall.
4. Hardware: 7/8" simulated drilled liner (SIL) - no internal spacer. Custom mullin pattern as indicated on the drawings. Glass units shall be safety glass where required by code.
5. Finish: Exterior cladding to be selected from manufacturer's standards. Interior wood surfaces to be finished per section 0900.
6. Screen: Black Aluminum full screen mesh in matching frame, required at all operating sash.
7. Looking: Manual Inlar looking.
8. Factory-installed glazing: Low E 8 insulating glass, argon filled.
9. Hardware: Manufacturer's standards - color to be selected.
10. Manufacturer / Products: Marvin, Eagle or approved equal.
0910 - HARDWARE
A. General Requirements: Hardware supplied to work with owner to develop hardware schedule.
1. Other requirements: Door between garage and house shall be gasketed and have self-closing hardware.
0920 - GLAZING
A. Mirrors: Mirrors shall be 1/4" float glass with electro copper plate backing and baked on mirrored protection finish.
1. Finish and install mirrors at each vanity location - per drawings or in lieu of drawing full 80% of vanity and 48" high. Finish and install custom mirror frames consisting of wood casing materials (specified elsewhere) at joints and all. Casing to be rabbitted to receive thickness or mirror. Verify final mirror and frame sizes with architect or owner.

SECTION 09 - FINISHES
0900 - PLASTER AND GYPSUM BOARD
A. Gypsum Board: ASTM C 1396/C 1396M-2006a.
1. Gypsum Wallboard: Non-combustible and Type X - special fire resistant; non-paper faced, 1/2 inch thick, tapered edge.
2. Gypsum Ceiling Board: Non-combustible, non-soy core, non-paper faced, 5/8" thick, tapered edge.
3. Water-resistant Gypsum Backing Board (Greenboard): 1/2 inch thick, tapered edge.
B. The Backer Board:
1. Product: United States Gypsum, Durock Brand Cement Board or approved equal.
2. Locations: Install at all shower walls and ceilings where ceramic tile is to be applied.
C. Gypsum Board Accessories: Finish and install all fasteners, accessories and other components as necessary to complete work.
0930 - TILE
A. Locations: Install tile flooring wall to wall wherever tile is indicated in floor plans. At a minimum install wall tile full height of shower rooms and 12" above tub decks. Install 4" high tile base of other walls of tile floor areas.
B. Installation: Comply with The Council of North America (TCNA) and product manufacturer's recommendations for materials, methods and installation of tile.
The (Items listed below are preliminary and are to be verified with owner):
1. Ceramic Floor Tile:
a. Product to be selected. See section 0120 for allowances.
2. Ceramic Wall Tile:
a. Product to be selected. See section 0120 for allowances.
0960 - FLOORING
A. Stone Flooring:
1. Stone flooring to be selected - see section 0100 for allowances.
2. Installation: Mortar Bed Method, TCA Handbook Method F12, bonded.
B. Hardwood Flooring: Finish flooring and finish to be selected by owner.
C. Prefabricated Sheet Flooring:
1. Homogeneous Linoleum Sheet Flooring with adhesive installation and Tapedge finish.
a. Manufacturer: Forbo Linoleum, Inc. (800 942 7353)
b. Product(s): Monomaxium Dual Linoleum Sheet and Linoleum Adhesive. Pattern and color to be selected from manufacturer's standards.
D. Carpet:
1. Carpet and padding materials to be selected. Refer to section 0120 for allowances.
0990 - PAINTS AND COATINGS
A. Materials:
1. One Manufacturer per System: Provide lines, undercoats, primer, and finish coats for any one surface by same manufacturer. Do not combine products by different manufacturers on same substrate.
2. Quality Level: Provide manufacturer's best quality paint of each of the types specified, in containers that are fully labeled with manufacturer's complete product identification.
3. All paints and primers shall be of low / no-VOC type.
4. Manufacturer:
a. Sherwin Williams, Benjamin Moore or approved equal.
B. Interior Gypsum Coating Systems:
1. Gypsum Wallboard: One coat latex interior primer and two coats eggshell latex interior enamel.
2. Woodwork: One coat latex interior primer and two coats eggshell latex interior enamel.
C. Interior Transparent Coating Systems: Natural Finish Woodwork to have semi-gloss waterborne varnish finish.
D. Interior Opaque Coating Systems: Cabinets and base are preliminary and are to be verified with owner.
1. Wood or Fiber Cement Siding and Trim Products: The coat acrylic latex exterior primer and two coats flat acrylic latex exterior enamel.
2. Zinc-Coated Metal: One coat galvanized metal primer and two coats semi-gloss acrylic latex exterior enamel.
E. Exterior Transparent Coating Systems:
1. Roof Siding, Siding and Trim: One coat Cabot 5302 series, semi-transparent stain.
2. Wood Decking: One coat Cabot Waterproofing.
SECTION 10 - 10300 - FIREPLACES AND STONES
A. Standards:
1. Electrical Components: Listed and labeled by UL and complying with NEMA standards.
2. Gas Appliances: Bearing the AGA or CSA Gas Sizer Mark (design certification seal).
B. Fabricated Fireplace: Built-in installed above and cabinet with refractory brick lining, integral, pre-engineered fire, gas burning, rectangular configuration to be selected by owner.
10800 - TOILET, BATH, AND LAUNDRY ACCESSORIES
A. Refer to section 0120 for allowances for toilet, bath and laundry accessories. Installation of accessories shall be included in the bid. Accessories shall include the following: Toilet rings, toilet holders, shower curtains and rods, toilet paper holders and robe hooks.
B. Tub/Shower Doors and Enclosures: Enclosed aluminum frame and door, obscure tempered glass, rubber gaskets and drip seal, ball catch with pull both sides.
10900 - MIRRORS AND CLOSET SPECIALTIES
A. Closet Shelving System: Work with owner to design and install closet shelving systems of each bedroom closet, storage room and laundry room locations. Refer to section 0120 for allowances.
SECTION 11 - EQUIPMENT
11400 - RESIDENTIAL EQUIPMENT
A. Appliances: Provide a \$12,000.00 allowance for purchase and delivery of appliances. Appliances shall consist of the following (to be selected by owner): Refrigerator, dishwasher, wall oven, cooktop, cooking exhaust hood (rated for type of cooktop selected), clothes washer / dryer.
SECTION 15 - MECHANICAL SYSTEMS NARRATIVE
PLUMBING SYSTEMS
A. Plumbing contractor is responsible for furnishing and installing code complying design, installation and testing of plumbing systems.
B. Plumbing system shall conform or exceed State and other applicable Plumbing Codes. All water lines shall be PEX (cross linked polyethylene flexible tubing), include hot water lines to R-4. Provide rough tie for future irrigation system. Vent pipes shall be of PVC. Waste lines between walls and ceilings of finished spaces shall be cast iron. Finish and install advanced roof caps with lead flashing. Coordinate all vent locations so as to minimize visibility.
C. Floor drains as indicated on drawings or at a minimum of each garage stall and laundry room.
D. Drain pans for HVAC equipment shall be connected to the drainage system.
E. Water Softener / Purification - Plumbing contractor shall design, furnish and install water softener system and water purification system. Water purification shall be NSF certified. Provide controls cabinet and shall provide filtered water to all drinking sources and ice maker. Submit proposed system description and list of equipment along with the bid.
F. Four exterior hose bibs - frost free type.
G. Cast iron sump basin and sump pump. Sump pump cover shall be of light and mechanically attached with full gasket seal.
H. Water Mitigation System - 4" pre-vent pipe extending from below slab, granular base material (1"-fitting of that location) up through roof. Also furnish and install in lieu of exterior fan. Venting shall be routed through interior walls or ceilings with a minimum of elbows - coordinate first routing in field. Vent shall discharge a minimum of 12" above roof line. Provide sleeves of internal continuous footings where the continuity of the below slab granular base is interrupted.
I. Provide all rough tie necessary to accommodate future construction as indicated on the plans.
J. Plumbing Fixture and Faucet Selections: Owner to make selections.
HEATING, COOLING AND AIR CONDITIONING (HVAC)
A. Mechanical contractor is responsible for furnishing and installing code complying design, installation and testing of the HVAC systems. This shall include at a minimum the furnace, air conditioning equipment, air to air heat exchanger, dehumidifier all supply and return air ducts, grilles, registers, combustion and make up systems, gas piping, kitchen and bathroom exhaust fans and ducts, thermostats, etc.
B. Heating and Cooling equipment shall be designed and installed according to ACCA Manual J calculations. Ductwork systems shall be designed and installed according to ACCA Manual D.
C. HVAC systems shall at a minimum have 3 zones. Review zoning options with owner.
D. Mechanical contractor responsible for all licenses, fees, taxes, etc. required. Arrange for all necessary testing, inspections and approvals.
E. Thoroughly review the plans and notify the architect and contractor of any omissions or special clearance requirements that are not indicated in the construction drawings during bidding or along with the bid submittal.
F. Mechanical contractor shall submit for coordination and approval a schematic design indicating the locations of the duct runs, air return, grille and register locations. Coordinate all work thoroughly with the general contractor.
G. Furnace shall be 82% minimum efficiency sealed combustion furnace. Air conditioner to be minimum 15 SEER, minimum 0.6 HSPF. Boilers shall be 87% minimum efficiency. Provide with electronic air cleaners, humidifier, heat exchangers and any other equipment that may be required by code. Submit along with the bid a description of proposed HVAC system along with a list of equipment.
H. All combustion equipment shall be sealed combustion type.
I. All unfinished spaces (basement, storage rooms, bonus rooms, etc.) shall be conditioned spaces.
J. Design, furnish and install a stand-alone dehumidification system to be installed in basement.
K. Whole house ventilation system shall be designed and installed. Provide fresh air supply to the house and circulation of fresh air in all rooms with balanced flow.
L. Outdoor air intakes shall be located local 10' from any exterior outlets or from garage / driveway areas.
M. All ductwork is to be rigid type. No flexible ducting is allowed.
N. All supply duct take-offs shall be a minimum of 6" minimum apart. No duct take-offs within 6" of plenum cap.
O. Layout design to avoid ductwork in unconditioned attic spaces. Any ductwork in unconditioned attic spaces shall be insulated to R-30 minimum and in exterior walls shall be insulated to R-10 minimum.
P. All ductwork zones shall be sealed with mastic seal, for VOC mastic or caulked sealant. Duct tape is not acceptable. Seal all connections between ducts and connections of vents and registers. Cabinet doors shall be gasketed if allowed by manufacturer.
Q. Ducting may not use building cavities in lieu of wall cavities as part of the ductwork (no use of wall cavities).
R. All both fan ducting running through unheated spaces (attic) shall be insulated to R-10 minimum.
S. Protect ductwork during construction with continuous plastic covering and seal with duct tape.
T. Thermostats shall be programmable, non-mercury type equipped with "fan-on" override capabilities. Program the thermostat and train owner on use.
U. Furnish and install venting for all bedrooms, laundry rooms, kitchen exhaust fan, dryer vent etc. Provide rough in as necessary for future bathrooms, etc.
V. Install automatic condensate of each bathroom and laundry room location.
W. Provide in gas lines and make connections for gas fireplace, dryer gas venting and other appliances as may be necessary.
X. Inspect and clean air-handling equipment before installing diffusers, grilles and before making system operational.
Y. Mechanically weatherize home for 48 hours after project completion and prior to occupancy. Repairs shall prior to occupancy.
Z. At end of project have an independent rater perform blower door test and airtightness test and report. Provide blower door test to verify fresh air supply complies with MCS standards. Submit FAS calculations and rater check off that house passes MCS test.
SECTION 16 - ELECTRICAL SYSTEMS NARRATIVE
ELECTRICAL SYSTEMS
A. All electrical work shall of a minimum comply with State Electrical Code and National Electric Code. Electrical contractor responsible for all licenses, fees, taxes, etc. required. Arrange necessary testing, inspections and approvals.
B. Coordinate all layout work with the general contractor.
C. The Owner will work with lighting supplier to make light fixture selections and define locations.
D. Review of device locations with owner / architect prior to installation.
E. Electrical service shall be underground and shall be introduced in the building by the serving power company. Include installation of temporary electrical service.
F. Furnish and install entrance panels and distribution equipment. All wiring to be copper, continuously grounded and color coded.
G. Switches, dimmers and receptacles shall be of high quality. Provide weatherproof type and / or ground fault interrupter circuits as required.
H. Install dimmers of all lights in primary use rooms (all rooms other than storage rooms and unfinished spaces).
I. Furnish and install electrical receptacles and switches in all spaces in quantities and locations as required to meet code. GFI protection as required.
J. Furnish and install entrance panels and distribution equipment. All wiring to be copper, continuously grounded and color coded.
K. 300 amp circuit breaker service.
L. Lighting fixture types and allowances:
1. Ceiling fan / Light \$500 allowance each
2. Surface mounted ceiling fixture \$100 allowance each
3. Pendant mounted ceiling fixture \$200 allowance each
4. Pendant mounted chandelier \$300 allowance each
5. Surface mounted spotlight \$100 allowance each
6. Wall mounted vanity light \$200 allowance each
7. Wall mounted sconce light \$150 allowance each
M. Recessed downcandle light fixtures to be by auto or Hilo. Housing for insulated locations where required. White color ring with chrome trim.
N. Ceiling recessed or unconditioned attic or similar spaces shall be rated for insulation contact and as "air tight". Seal can to ceiling finish materials with gasket, caulk or foam. Air seal with foam seal or ducts. Provide at future location to match R-value of surrounding ceiling.
O. Include one combination smoke / carbon monoxide alarm units of each bedroom location and otherwise as required per code. Install in accordance with manufacturer's instructions.
P. Include one outdoor door chime with door bell wiring.
Q. Include low voltage wiring for overhead garage door opener.
R. Provide wiring and connections for appliances, both fans, sump pump and mechanical equipment as required.
S. Telephone / Data System:
1. Pairs for telephone in each primary living space (bedrooms, kitchen, den, living room, etc.) Verify locations with owner in field.
2. Pairs with cat-5 shielded data cable to utility connections at each of the spaces listed above or as indicated on the drawings. Verify locations with owner in field.
T. Cable / Satellite Installation:
1. We for cable in each primary living space (bedrooms, kitchen, den, living room, etc.) Verify locations with owner in field.
U. Security System: Not in contract. Contractor shall cooperate with and coordinate work and scheduling with security system contractor to be selected by owner.
V. Audio / Visual System: Not in contract. Contractor shall cooperate with and coordinate work and scheduling with audio / visual system contractor to be selected by owner.

ORIGINAL DESIGN BY:
**LARSON
BRENNER**
ARCHITECTS
STILLWATER, MINNESOTA 55082

DISCLAIMER
The purchaser of this plan is responsible for compliance with all local building codes and for ensuring that the plan is correctly adapted to accommodate local site conditions. The purchaser should consult with a local Architect or engineer regarding these matters.
Before construction begins, the purchaser should thoroughly review this plan with the contractor, verify all dimensions, and request for clarification. The Architect/Designer of the plan may, at their discretion, make any corrections or changes for clarification.
Before construction begins, the purchaser or contractor should verify all structural elements for the plan and site with a local engineer.

The exact size, reinforcement and depth of all concrete footings shall be determined by local soil conditions and acceptable practices of construction. The bottom of all footings should extend below frostline. Before construction begins, the purchaser or contractor should verify the design with a local engineer.
The purchaser assumes all risks associated with adapting the plan to local site conditions and acceptable practices of construction. The Architect/Designer of the plan may, at their discretion, make any corrections or changes for clarification. The purchaser or contractor should verify all structural elements for the plan and site with a local engineer.

The purchaser is granted the right to build only one structure from this plan. This right extends to the original purchaser only and is not transferable.
Date: 04/08/05
MARKETED BY:
**SIMPLY
ELEGANT
HOME
DESIGNS**
Telephone: 612.669.5411
Project Title:
**LAKELAND
CAPE COD**