

5/6/14

"WOODLAND HILLS CONDOMINIUMS" CONTRACTOR NOTES (CITY OF WAUKESHA)

MODEL JOB #14-27 Unit "1" LOT # 45
JOB #14-28 Unit "2"

** Information shown here applies to both UNIT "1" & UNIT "2" **
Viewing building from the Street, "Unit 1" is on the Left & "Unit 2" is on the Right

EXTERIOR SELECTION SHEET

EXTERIOR COLORS:
ROOF: Color Driftwood Dimensional Owens Corning Fiberglass
PELLA FRONT STORM DOOR: COLOR Tan
OVERHEAD GARAGE DOOR: COLOR Silver (Needs Paint)
GUTTER COLOR: 627 Granite Grey (Needs Paint) WINDOW COLOR: Tan

BRICK / CULTURED STONE:

Exterior Brick / Stone Mfr.: Dutch Stone Name: Prestige Weather Ledge

Masonry Joints to be Full Joint Mortar Color Gray
Add Rain Scream

Builder to furnish address stone - Mason to install fireplace to be same stone as exterior with stone hearth.

EXTERIOR PAINT:

SW 7642 Pavestone all siding & trim

Fancy cut shingles SW 7641 Collonade Gray

INTERIOR WOOD STAIN: FRONT WOOD DOOR: COLOR Minwax Cherry

UNITS 1 & 2 FOUNDATION:

Poured 8" high 8" thick concrete walls - Garage & stoop walls 4' high - 8" thick
Form-A-Drain tile system with poured walls. Brick texture inside walls
Insulate foundation with 1" foam footing to top of wall & cover top 8" by insulation contractor, Horizontal & Vertical Re-Bar - Common foundation wall 10" thick
Install Straps for treated sill plate per code
OMIT Steel Beam & Columns, Beam pocket 8" w X 12" H for Wood I-Beam
NOTE: Treated Fir stripping at sloped areas by exposure 16" o/c 2" X 2"
Mason to design haunches to meet codes
Excavate & Pour Deck footings & Columns with Foundation
CONCRETE STRENGTH: Minimum of 3,000 pounds per square inch for Walls
WALL REINFORCEMENT: 2 Rows of #4 rebar horizontally (one on top and one on the middle tie)
One vertical piece of rebar every 6 lineal feet
TWO diagonal rebar at each window
Inside corners to have a minimum of 3 rows horizontally

CONTROL JOINTS: At least every 20 ft. with water stop.

Note location of electrical ground rod to foundation steel
Wall mason to install ground rod in foundation. See page # 3 for location

UNITS 1 & 2 ROUGH LUMBER ROUGH CARPENTER NOTE: Wear hard hats & eye protection. Build OSHA approved job ladder & install to basement. Cover stairwell opening to basement & provide handrail & guard railings at balcony and stairs to meet OSHA requirements.

NOTE: Housewrap Application USE 10" ROLLS
NOTE: Use Tyvek drain plain wrap at masonry areas
Ship 1 Roll 80# Felt & Tyvek Tape, 4 Rolls
House corners and window trim primed wood (omit 5/4 x 4" window trim side and rear elevations)
OMIT drops in Kitchen, ALL vanities and Utility room
Rough Whirlpool tub deck to be 18" above rough floor
3/4" T & G Glue and Nail
7/16" primed soffit material 1/2" OSB Roof Sheathing (Truss Roof) with "H" clips
"1" Joist Floor system in lieu of 2X material
Need engineering data with First load for all laminates & floor system
Ship Wood basement Beam LVL - Need engineering data with Load for Framers
Ship treated 2 X 6 Sill Plate - Straps as required by code
Exterior Wall 2 X 6 - Lumber yard to furnish Fypon as shown with rough
Exterior walls omit 1" foam - change to 7/16" OSB
Basement stair 2X job built, treads use rim OSB 1-1/8"
-ADD 2X Backer in Shower Stall 34" above floor for grab bars

UNIT 1 & 2 TRUSS SPECS TO INCLUDE:

- (Bid trusses Separately)
1. 16" OC Gable Trusses
2. 24" OC Smoke Separation Trusses
3. Include Hip overlay & Valley sets
4. Heel Heights to be a minimum of 7" at Insulated areas
5. Minimum of 2 X 4 webbing
6. Common Wall Truss 16" o/c Webbing for fire retardant Drywall Installation
7. Need Truss engineering for rough carpenter & building inspector

COMMON WALL Common wall truss engineer for 5/8" Drywall Application
2 X 4 Studwall Stagger Wall Studs
5/8" Drywall for Common Wall & Truss above both sides to Top of Trusses
Ship 1/2" Sound deadening soundboard

UNITS 1 & 2 FLOOR LUMBER LOAD NOTES: OMIT all underlay
2X job built basement stair - OSB rim joist material for treads

UNITS 1 & 2 ROOFING: Install & Furnish continuous roof vent per print
Owens Corning Fiberglass 30 year, Color Driftwood
Roofer to install Ice & Water shield as noted on plan at critical areas

UNITS 1 & 2 SIDING: Horizontal Lap siding

Pre-primed Cement Plank, Nichia fancy gable trim Nichia "Sierra"
Fascia, Rake & Exterior Trim Primed Wood
Note 5/4" X 4" Hardi, At Roof Runners Prepainted
INSTALL 80 lb Felt at roof runners

UNITS 1 & 2 REAR DECK MATERIAL: Omit Deck Sirt

JOISTS 2 X 10 Treated-Hangers as Necessary
Posts treated
Decking Fiberon Mocha color
Railings Fiberon Dark Brown color

UNITS 1 & 2 WINDOWS: Pella Vinyl Single Hung

Note: Do not use casements as shown on plan, windows to be Pella Single Hung
All windows shall be low "E" Pine Jamb extensions
Color: Almond
Window grilles at Front elevation inside airspace
Jamb extensions 6-9/16", except Garage 4-9/16"

UNITS 1 & 2 PATIO DOOR: PELLA Impervia

Patio door low "E" - Without Grille, Tan

UNITS 1 & 2: Pella Storm Door

Color - Tan
#4601 Std 1 5/8" Plain Glass with Nickel Hardware

UNIT 1 & 2 GARAGE DOOR NOTE: ADD LiftMaster 1/2 HP Chain Garage Door

Opener with 2 Remotes and Keypad with invisible light beam
Overhead Door CHI 22B3
52B3 Series Carriage
Color: Silver
ADD Stockton windows
Wrought iron hardware with paddles

UNIT 1 & 2 HEATING & SHEET METAL:

13 seer Air/C R410A Refrigerant
Thermostat Vision Pro 6000
Single Stage Furnace, Natural Gas, 95% A.F.U.E.
Aluminum .032 gauge seamless 5" K
Lowback Gutters set under 3-3/8" x 2" gutter apron
Downspouts high volume aluminum 4" x 3"
Filter at Furnace - Lennox Healthy Climate Merv 10 Media Air Cleaner
OMIT Vent 3" B-Vent through house - Direct vent hot water
Note approximate A/C Location on print - Exact location by contractor to meet local building codes, Location shown on Page # 3
All fan vents 6" diameter
Install with Foundation bracket
Valley & Flashing color to match Roof Shingles Weathered Wood
Vent Microwave Unit in Kitchen to Exterior straight above Micro thru Ceiling in Kit

UNIT 1 & 2 PLUMBING: Sewer & Municipal Water Lot - OMIT Escutions

Leonet Victoria 50/50, Kitchen Sink - undermount Stainless
Steel - Builder to furnish
Kohler faucet, Single control pullout spray. OMIT escutcheon, Forte K - 10433
Brush Chrome soap dispenser, Kohler - K1895-C
Badger 5 1/2 HP Disposal at kitchen sink
Air activated switch for Disposal through Granite top - Shut offs at ALL Sinks
Water line to Ice Maker. Natural Gas to Furnace.
40 Gal Natural Gas Hot Water Heater with Power Vent
ALL Shower drains to be - CHROME
Scald-guard pressure balance shower valves ALL baths
Water Lines Uponor Brand Wirsbo Aquapex plus tubing with Propex Fitting System
Do NOT use crimp style ring joints
Riser piping at Water Heater & Meter to remain copper
Rough in only in basement for future bath, both units

UNIT 1 & 2 MAIN BATH Fixtures: Color White Brush Chrome

Kohler Cimmaron Elongated bowl toilet, OMIT Sink
Bath tub Fiberglass module
NO Shower Door
Kohler Forte K10274-4 Tub Faucet & Shower Head
Kohler Forte Single lever Faucet K-10215-4, NO Escution

UNIT 1 & 2 MASTER BATH Fixtures: Color White Brush Chrome

Kohler K-3427-T Highline Elongated bowl toilet, OMIT Sink
Shower Ceramic tile walls & base membrane & pan by Tile Setter
Whirlpool tub deck mount 72X42X21 Kohler "Sunward" color: White
Tub mounted faucet to be Kohler K-10292-4 Forte
Plumber to locate tub, faucet, & valves
Kohler Forte single lever Lav Faucet, No Escution K-10215-4
Kohler Forte K-10276-4 Shower Faucet with Head

UNIT 1 & 2 SHOWER DOOR:

3/8" glass frameless
6' x 6' high
Satin hardware

MIRRORS: Stock size 42" High whenever possible

UNIT 1 & 2 WIRING: Meter Pack 400 AMP rated Socket upgrade Adder

Install Post Lite. Omit wall switch if air activated bore hole through granite is shown
Post Lite wire, installation and trenching by Electrician
Wire for post light - Hard wire, No switch. Need Lite Sensor at Post
220V to Range, Dryer
Microwave unit above range - Wire & install
Wire only to future fan with 2 Wall Switches in Master Bedroom & Great Room
Wire for future electronic door openers at garage ceiling
Wire Central Air Conditioning - Note compressor location on print
Wire 110V to Pre-fab Fireplace - (2-Separate 110V wall boxes) needed
Main bath fan vent minimum 120 CFM
Color of plugs & switches to be Light Almond Decora Switches
Broan #744 Recessed Lite/Fan Combo
Mount all wall 110V outlets 18" above floor
Undercabinet Lights in Kitchen
1-110V Outlet above Fireplace mantle
110V to structural wiring panel in Basement -ADD timer to Master Bath Fan Switch
Electrician to pre-wire low voltage wire from House to Garage Passage Door to Overhead Opener area
Wire all Garage outlets at Rough (will Drywall Garage)
ADD 1 - 110V Switch (extra switch) to Main Bath fan for Energy Star compliance
Floor outlet in great room

INTERIOR PASSAGE DOORS: Pine 2 panel arch
House to garage: Birch S.C. Flush 20 minutes

PASSAGE DOOR HARDWARE STYLE: Schlage Satin Accent Levers, Hinges Satin

FRONT DOOR HARDWARE STYLE: Plymouth, Satin

CABINET HARDWARE: Satin
Cabinet Door Knobs: Amerock Candler BP29340-G10
Cabinet Drawer Pulls: Amerock Conrad 29201-G10

CABINETS & MILLWORK: Birch, Beech, Maple
Standard maple 2-1/4" colonial casing & 3-1/4" colonial base - includes closets
Soft close drawers
2-3/4" crown above upper cabinets in kitchen, utility
Project and stagger heights of 2 kitchen cabinets
Maple & Birch Beech Hampton stair parts
Basement stair to be 2X material job built - rough lumber
14" key rack at back hall
8" high shelves in master closet
36" high master bath vanity
Case garage window inside
Cabinets: Birch
Cabinet Doors: Lower square flat panel veneer with raised edge
Uppers Eyebrow Arch Flat Panel - option for raised panel in kitchen
Drawer fronts D-72 scoop

WOOD FLOORS: Floors in foyer, kitchen/dinette, rear hall and powder room

UNIT 1 & 2 CERAMIC TILE:

Ceramic tile at Whirlpool tub deck, skirt and 2 rows of 4" tile above deck
18" X 18" Ceramic tile flooring in Utility Room, Master Bath, Main Bath set over masonry board per models
Master Bath shower Ceramic tile walls to Ceiling, Ceramic tile base, Pan & Membrane installed by tile setter. 2 Corian soap shelves & 1 tile Corner Bench Seat (21-1/2 x 21-1/2 x 30")
Recess for shampoo & soap

UNIT 1 & 2 COUNTERTOPS: GRANITE TOPS in Kitchen, bid optional splash
Granite at Desk & Island. Provide bore for air activated - for Disposal

UNIT 1 & 2 TOPS in Bath 1, 2 bid 2 cm granite with bowl

UNIT 1 & 2 FORMICA TOPS:
Formica Tops at Utility Room - Mustee Sink

UNIT 1 & 2 DIRECT VENT FIREPLACE:
Model ND4236I Novus Intelli-Fire IPI Brushed Nickel trim Antique Copper trim
Heatilator
On-Off remote control Traditional brick refractory with Blower & Remote
Plumber to pipe - electrician to wire
Stone around surround & hearth

- A. Corner Installation
Rough Front wall of fireplace 49-5/8" from corner
needs 80" finish width across front
B. Flat wall Installation
Rough Openings
Front 42"
Height 34-7/8"
Depth 19 -5/8"
Mantle Height 60"
Vent Opening Min 10-3/4" Square
Mount Unit on 2 x 4 base

UNIT 1 & 2 STRUCTURAL WIRING: By America In-Home Systems
Includes 4 locations of single CAT5E/RG6QS (phone or data or IP TV and cable TV)
Includes 2 locations of single CAT5E (phone or data or IP TV)
Includes single plates at each location for a total of 10 ports
12" enclosure with screw on panel
8 x 8 combination phone and video module (may change with SBC/ATT IP TV)
All wires are home run to the distribution center - no daisy chaining
All locations will be terminated with a wall plate in the living areas
All wires will be terminated inside the distribution center
Attic pipe chase for future wiring

UNIT 1 & 2 CENTRAL VAC ROUGH IN - By America In-Home Systems
Include 3 inlet locations for future valves to be mounted

UNIT 1 & 2 DRYWALL NOTE: Round Corners, Knock down Splatter Finish
Drywall to install 1" R.50 foam to ceiling of Garage under living space
at second floor under 5/8" Firerock
Drywall Entire Garage
Drywall arch openings per Print
Finish Drywall at Basement Exposure
NO round corners @ Ceramic tile at Whirlpool tubs & Master Bath ceramic tile shower

REVISED PALO VERDE
Lot 45
WOODLAND HILLS CONDOMINIUM
CITY OF WAUKESHA

Dan BELMAN HOME INC
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JOB # 14-27 UNIT #1
14-28 UNIT #2

VIEWING BUILDING FROM STREET UNIT #1 IS TO THE LEFT
UNIT #2 IS TO THE RIGHT

