

26'-0"

20'-0"

16'-0"

16'-0"

12'-0"

24'-0"

16'-0"

Porch

Patio

Screen Porch

DN

UP

P.

R

RESIDENCE FOR JOE & JANE

MAIN LEVEL FLOOR PLAN

FINAL SCHEM. DES. 1850 SF

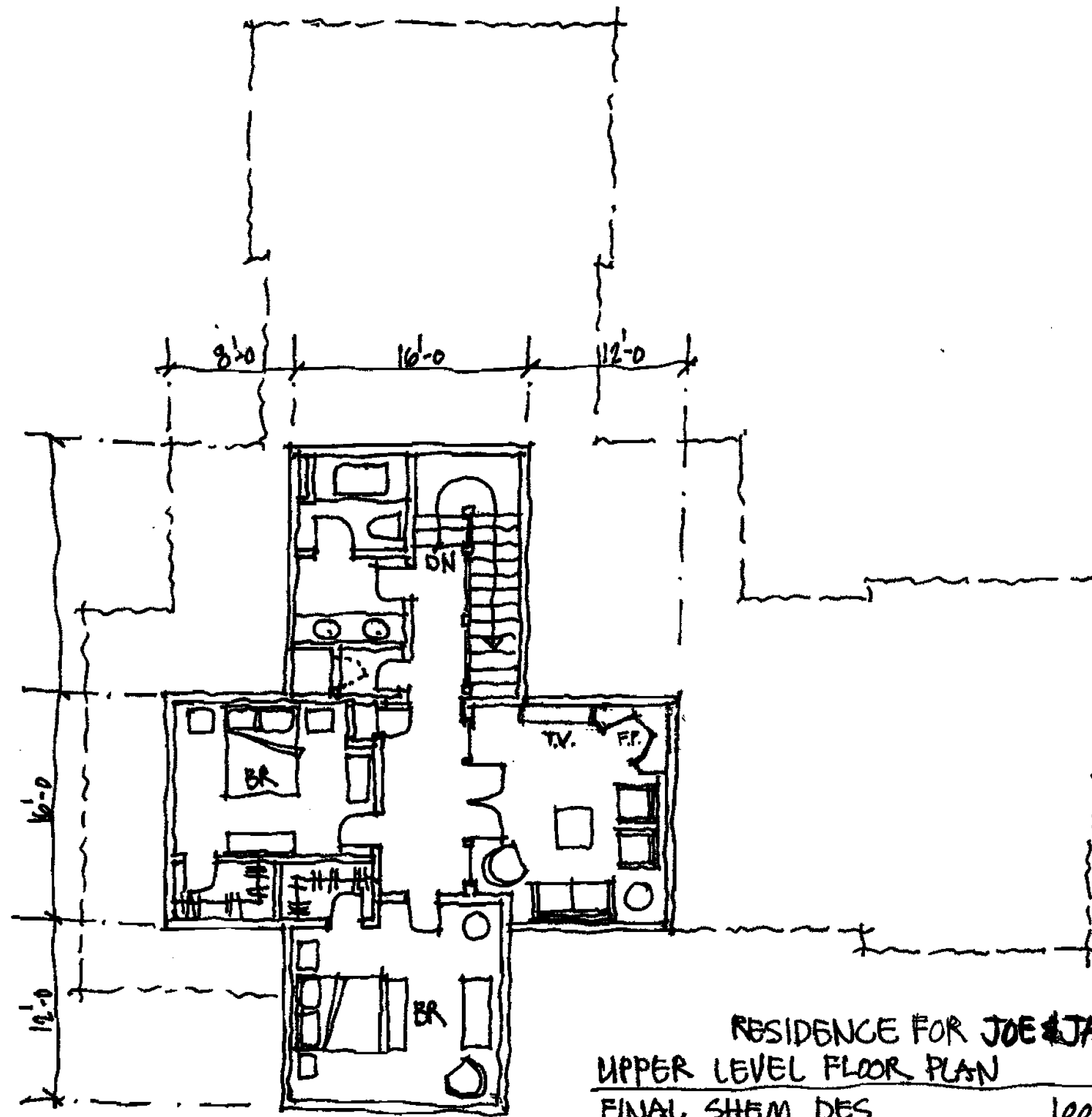
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FINAL SCHEM, DES.

1050 \$F

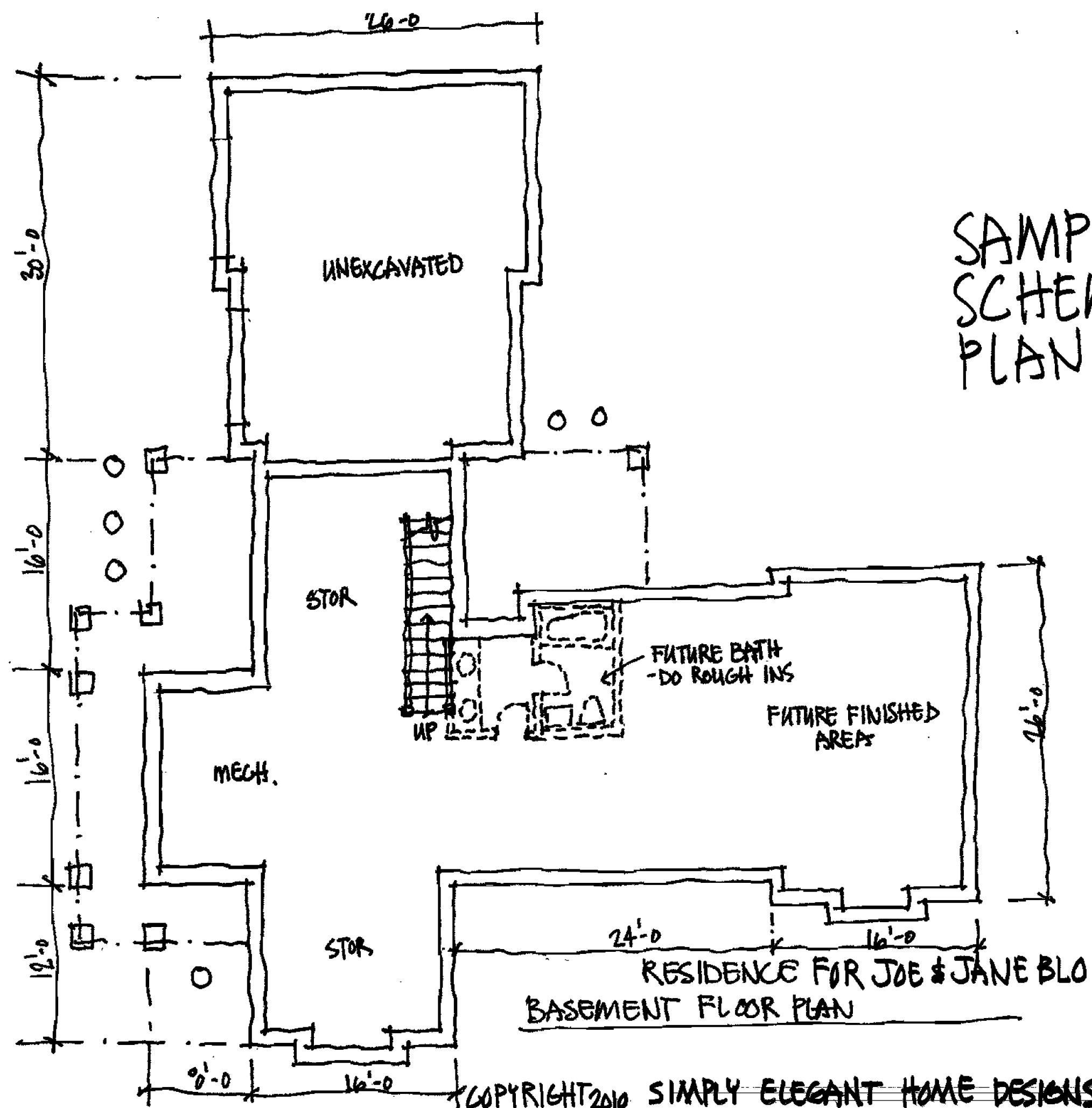
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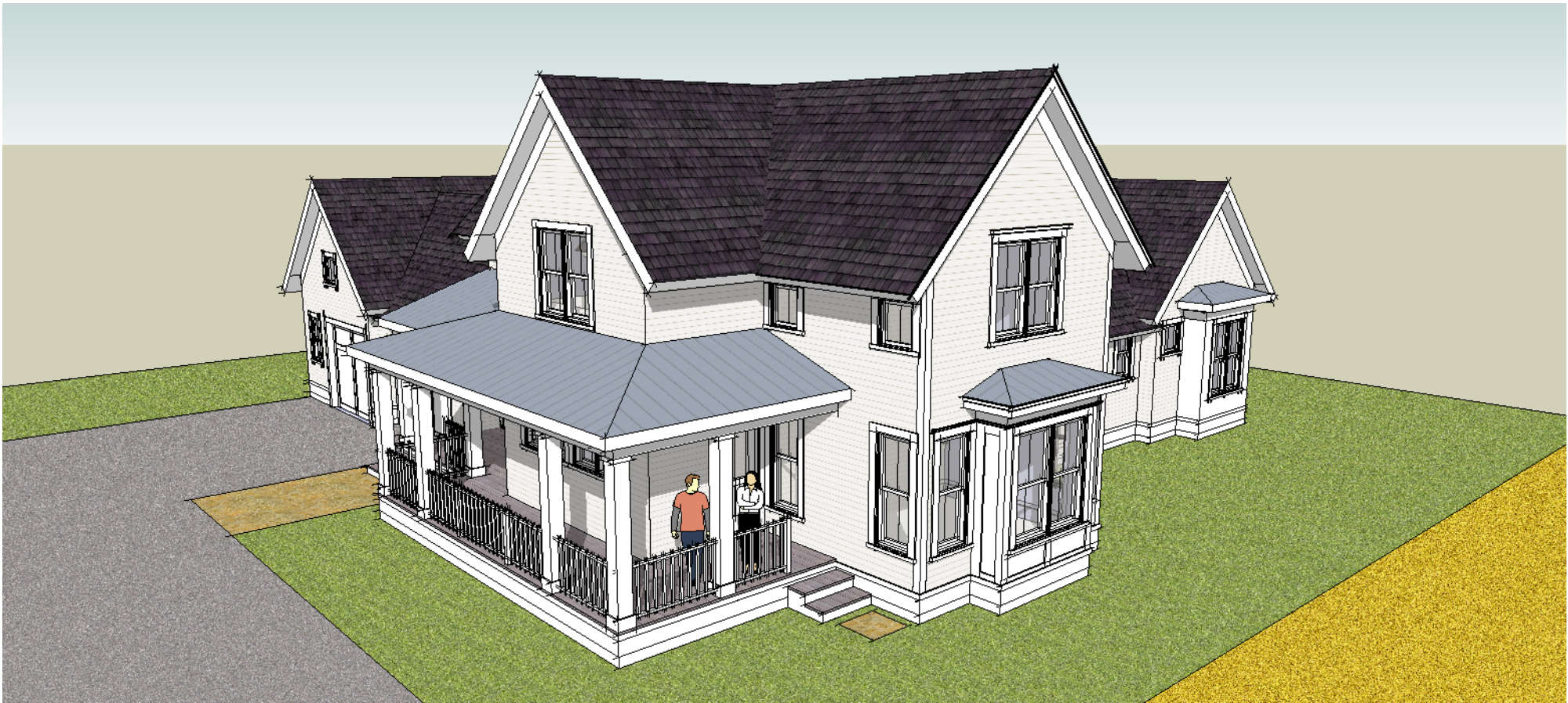
# SAMPLE SCHEMATIC DESIGN PLANS



RESIDENCE FOR JOE & JANE BLO  
UPPER LEVEL FLOOR PLAN  
FINAL SHEM. DES. 1000 SF.

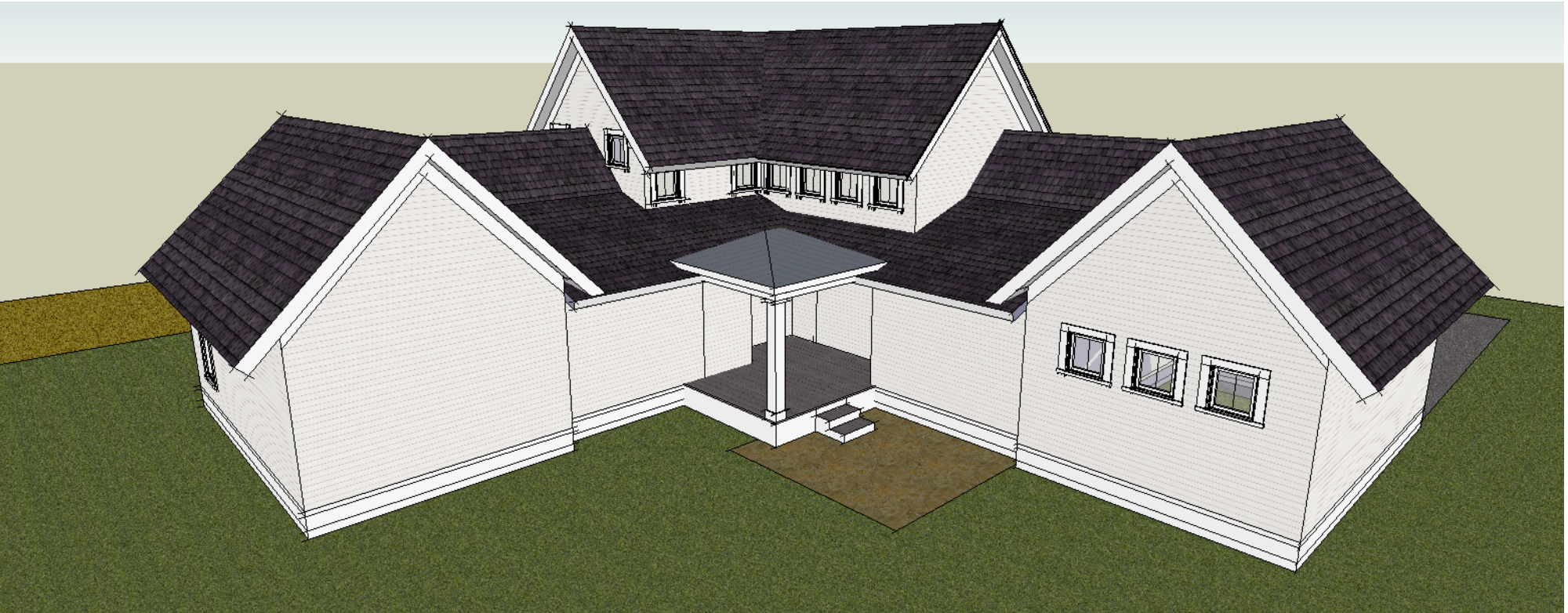
# SAMPLE SCHEMATIC DESIGN PLANS





AXONOMETRIC FROM SOUTHWEST

**SAMPLE DRAWINGS - NOT FOR CONSTRUCTION**  
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AXONOMETRIC FROM NORTHEAST

NOTE: WINDOWS NOT YET ALL SHOWN THIS VIEW



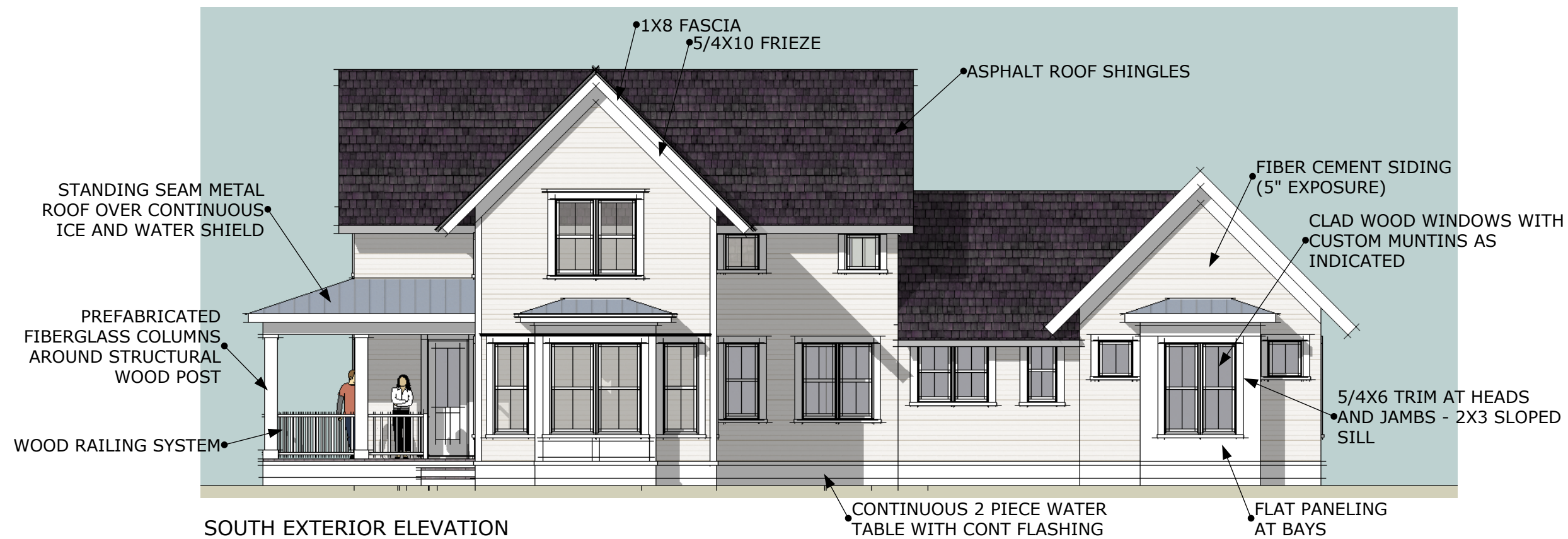
**SIMPLY ELEGANT  
HOME DESIGNS**  
Marine on St.Croix, MN  
612-669-6411

RESIDENCE FOR  
JOE AND JANE  
BLO

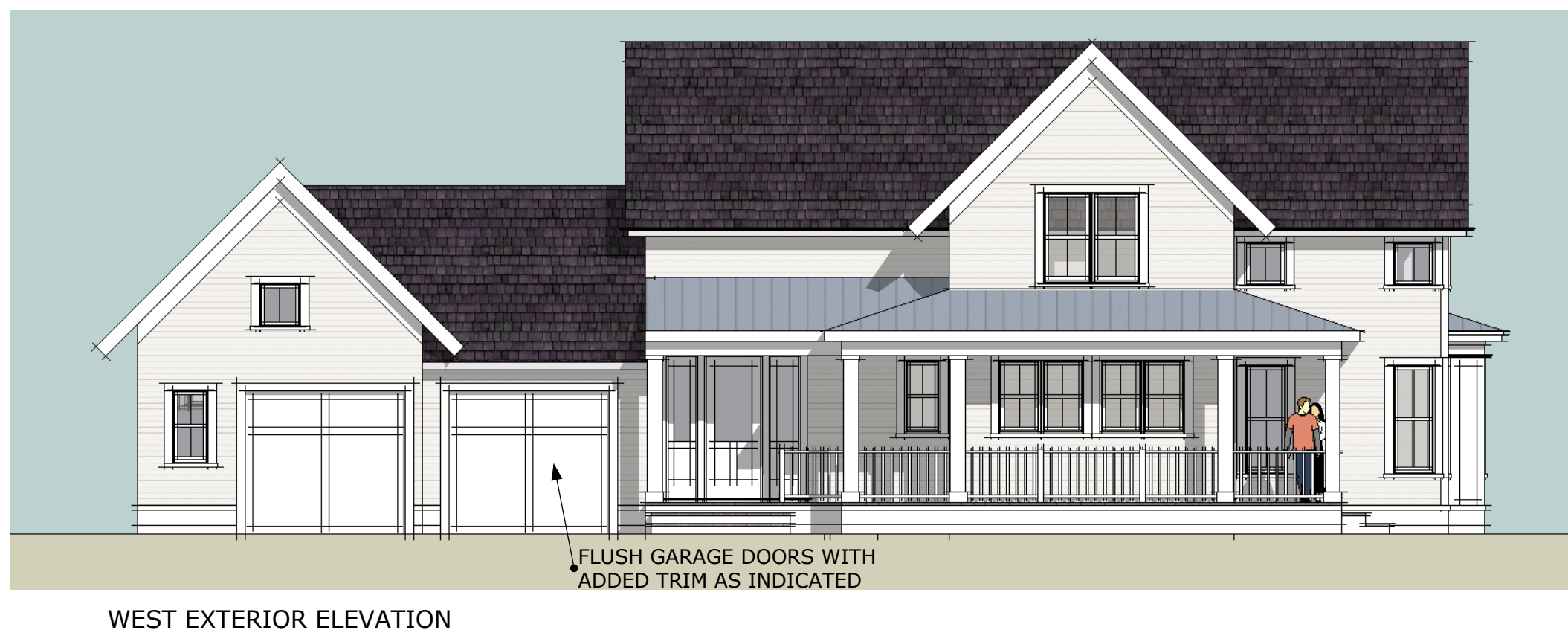
Address:  
Anywhere USA

Date:  
x/xx/20xx

Drawn By:  
RLB



**SAMPLE DRAWINGS - NOT FOR CONSTRUCTION**  
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**SIMPLY ELEGANT  
HOME DESIGNS**  
 Marine on St.Croix, MN  
 612-669-6411

**RESIDENCE FOR  
JOE AND JANE  
BLO**

**Address:**  
 Anywhere USA

**Date:**  
 x/xx/20xx

**Drawn By:**  
 RLB

**A<sub>0.2</sub>**

*Abbreviated Specification Sheet*  *Residence for Joe and Jane Blo*  
**NOT FOR CONSTRUCTION**

*Site Work*

- Perform all excavation, filling, back-filling, compaction work and furnish necessary materials required for construction of house and driveway
- Make connections to all necessary utilities
- Bituminous driveway – assume 100' of 12' wide driveway and 28'x35' pad area outside of garage
- Gravel driveway – assume 12' width extending from bituminous driveway to property line
- Landscaping, sidewalks / patios and retaining wall systems to be by owner
- Well – Design, furnish and install code complying well water system
- Septic System – Design, furnish and install code complying septic system

*Building Assemblies*

- Roof System
  - Roof surfacing material (see exterior finishes), WR Grace, ice & water shield at eaves and valleys and per code, continuous 30 lb. roofing felt, galvalume metal flashings, plywood sheathing, roof trusses, vapor retarder, gypsum board
    - Attic insulation consists of sprayed open cell insulation applied to top of gypsum board to R-10 and fiberglass insulation filled to total system R value of R-44
    - Continuous ridge vents (high profile type)
- Above Grade Exterior Wall System
  - Siding materials (see exterior finishes), Benjamin Obdyke, “Rainslicker” drainage plane material, double D building paper (FortiFiber, JumboTex), plywood sheathing, 2x6 wood frame construction, certainteed “mem-brain” vapor retarder, non-paper faced gypsum board
    - Wall cavities filled with open cell foam insulation
    - Window flashing system consisting of Fortifiber Moistop EZ Seal at jambs and head and Tyvek Flex Wrap at sill
- Foundation Wall System
  - Tuff-n-Dry foundation waterproofing system (protection /drain board and waterproofing material), reinforced poured concrete – integrally insulated “T-Mass” foundation walls (R-10 insulation), reinforced poured concrete footings

- Floor / Ceiling System
  - Floor finish materials (see interior finishes), plywood combination subfloor/underlayment, wood floor trusses (16" depth), gypsum board

## *Exterior Finishes*

- Roofing
  - Fiberglass / Asphalt Roof Shingles – Owens Corning “Duration” with 30 year warranty
  - Prefinished Metal Standing Seam roofing system – Firestone UC-6 double lock system – Galvalume Finish
  - Single Ply EPDM (at flat roof areas (screen porch) – Carlisle “Sure-Seal” fully adhered membrane system
  - ~~○ Flat seamed and field soldered copper “pans” (at low slope areas)~~
- Siding / Cladding Materials
  - Fiber Cement Lap Siding (James Hardi, Inc.) - 5" exposure - painted
  - Stucco system (at exposed foundation areas) – full stucco system consisting of scratch, brown and finish coats
  - ~~○ Wood Shingles – Western Red Cedar, Blue Label, 6" exposure with Cabots semi-transparent finish~~
  - ~~○ Board and Batten Siding consisting of fiber cement panels and 1x2 “miratec” boards at 16" o.c. – painted~~
  - ~~○ Board and board siding consisting of fiber cement panels and 1x6 miratec boards at 12" o.c. – painted~~
  - ~~○ Thin Veneer Stone System~~
- Windows and Doors
  - Windows (wood (pine) windows with aluminum clad exterior)
    - “Marvin” Ultimate double hung windows; low-e, argon filled insulating glass, simulated divided lite muntins
    - “Marvin” Ultimate Casement and Awning windows; low-e, argon filled insulating glass, simulated divided lite muntins
  - Patio Doors (wood (pine) patio doors with aluminum clad exteriors)
    - “Marvin” Ultimate Swinging French Doors, low-e, argon filled insulating glass, simulated divided lite muntins
  - Entrance Doors
    - “Trustile” Exterior Wood Doors with natural finish
- Miscellaneous Exterior Elements
  - Typical exterior trim components - Treated composite exterior trim “Miratec” ([www.miratectrim.com](http://www.miratectrim.com)) – painted
  - Special profiled exterior trim – “Azek” ([www.azek.com](http://www.azek.com)) Rake Moulding at fascias and Bed Moulding at window heads

- Soffits – Fiber cement panels with continuous strip vents
- 2x6 Cedar framing system with cedar screen stops at Screen Porch
- Porch ceilings – Tongue and Groove, V-Groove wood with natural finish
- Wood “Ipe” decking at Porches with sealer – option for Cedar 2x6
- Exterior railing systems – Clear Cedar components by Universal Forest Products – 4x4 newels with shaped top, 2x4 molded handrails, 2x3 insert rails, 2x2 balusters – all components to receive Cabots, Solid Stain
- Garage Doors – Flush wood doors with applied “miratec” trim
- Exterior Columns - Structural Fiberglass (HB&G – [www.hbgcolumns.com](http://www.hbgcolumns.com)) - painted
- Sheet metal gutters, half round gutters with round downspouts – galvalume finish – install along all porch edges

### *Interior Finishes*

- Floors
  - Bedrooms – “Flor” ([www.flor.com](http://www.flor.com)) carpet squares
  - Bathrooms – ceramic tile or stone tile with full mortar bed installation
  - Living, Kitchen, Dining – wood (reclaimed Douglas Fir planks) with natural finish
  - Mudroom, Powder Room – Linoleum (“Marmoleum”)
- Stairs
  - Wood treads, paint grade wood (poplar) risers, cove moldings and skirt boards
  - Paint grade wood (poplar) balusters and newel posts, wood (Douglas Fir) handrails with natural finish
- Doors
  - Stile and Rail, 2 panel wood (vertical grain Douglas Fir) with natural finish
  - Insulated Steel entrance doors between garage and house
- Trim (windows and doors)
  - Paint grade wood (poplar), flat stock sizes with eased edges
    - Base – 5/8”x5 1/2” (with base shoe at all hard floor surfaces)
    - Casings – 3/4”x3 1/2”
    - Sills – 7/8”x2 1/4”
- Cabinets
  - Wood (quarter sawn oak) with natural finish and paint grade wood with enamel finish
    - full overlay doors and drawers typical
    - flush inset at kitchen
    - drawers are flat slab
    - doors have single recessed panel with simple stepped edging
- Counters

- Bathrooms – Silestone or plastic laminate
- Kitchen – honed granite, silestone or plastic laminate
- Miscellaneous
  - Mirrors – provide mirror with frame full width of vanity at all bathrooms
  - Glass shower enclosures
  - Paints and Coatings – use low or no-VOC type paints and primers (one coat primer and 2 coats of finish)
    - At painted woodwork use eggshell acrylic enamel finish
  - Closet shelving system at all closet locations
  - Finish Hardware – furnish and install medium quality finish hardware
  - Bath Accessories – furnish and install medium quality level bathroom accessories including towel bars, towel rings, toilet paper dispensers, robe hooks, etc.
  - Appliances - \$12,000 allowance – include installation in bid

### *Miscellaneous*

- 9' ceilings at Main Floor
- 8' ceilings at Upper Floor
- 9' high foundation wall (aprox. 8'-9" basement ceiling height)
- Parallel strand lumber ("Timberstrand") used at all cabinet walls and all walls over 9' high or balloon framed areas
- Engineered veneer lumber (LVL) at all headers over 5' wide
- Prefabricated zero clearance wood burning fireplace with tile surround, stone hearth and wood mantel at screen porch
- Optional Prefabricated zero clearance wood burning fireplace with tile surround, stone hearth and wood mantel at Media Room
- Prefabricated wood burning stove with stone hearth at kitchen hearth room

### *Mechanical Systems*

- Plumbing
  - Design, furnish, install and test code complying plumbing systems
    - Water lines to be PEX tubing – insulate hot water lines to R-4
    - Provide water softener and purification systems
    - 4 exterior hose bibs – frost free type
    - Cast iron sump basin and sump pump
    - Provide rough ins for future plumbing locations
    - High quality plumbing fixtures and fittings throughout
- HVAC
  - Design, furnish and install code complying HVAC system including furnace, air conditioning, air to air heat exchanger, dehumidifier, supply and return ducts, grilles, registers, combustion and make up air systems, gas piping, exhaust fans with ducts, thermostats, etc.

- 3 zones minimum
- High efficiency equipment
- All combustion equipment to be sealed combustion type

### *Electrical Systems*

- Design, furnish and install code complying electrical systems including power supply, wiring, fixtures, devices, smoke / carbon detectors, etc.
  - Include \$5,000 allowance for light fixtures (not including installation)
  - One high quality dimmer at each room location
  - Wire for garage door operators and controls
  - Wiring and connections for appliances and accessories
  - Wiring for telephone and data systems in each primary space (cat-6 data)
  - Wiring for cable / satellite tv at spaces per owner
  - Security systems by owner (not in contract)
  - Audio / Visual systems by owner (not in contract)