

WINDOW NOTES

- ALL WINDOWS CALLED-OUT BY GLASS SIZE
- GRILLS OPTIONAL, AS PER HOMEOWNER
- REFER TO WINDOW SCHEDULE - SHEET 14
- BUILD PLYWOOD WINDOW BOXES USING DRYWALL RETURNS TO ACCOMMODATE THICKER WALLS, WHERE NECESSARY
- HIGH SHGC, DOUBLE-GLAZED, LOW-E, FIBERGLASS-CLAD WINDOWS ON SOUTH
- LOW SHGC, HIGH U-VALUE, TRIPLE-GLAZED, LOW-E, FIBERGLASS-CLAD WINDOWS ON NORTH
- MEDIUM SHGC, HIGH U-VALUE, TRIPLE-GLAZED, LOW-E, FIBERGLASS-CLAD WINDOWS ON EAST & WEST
- WINDOWS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS

LANDSCAPE & EXTERIOR

SIDING:

- PREPRINTED FIBER CEMENT
 - LAP SIDING ON SOUTH, EAST & WEST ELEVATIONS
 - 4' x 8' SHEET SIDING ON NORTH ELEVATIONS & GARAGE
- STONE VENEER TO BOTTOM OF WINDOWS ON FRONT ELEVATION

ROOFING:

- STANDING SEAM STEEL
- GUTTERS ONLY ON NORTH SIDE

CONCRETE FLATWORK:

- DRIVEWAY APPROACH (INCLUDING CULVERT)
- 12' DRIVEWAY
- EXPANDED DRIVEWAY PAD NEAR GARAGE

LANDSCAPING:

- WORK w/ A LANDSCAPE ARCHITECT OR PERMACULTURIST TO DEVELOP A LANDSCAPE PLAN
- INSTALL A RAINWATER CATCHMENT TANK DURING EXCAVATION
- KEEP EXISTING TOPSOIL DURING CONSTRUCTION
- TWO RETAINING WALLS - IN FRONT UNDER PORCH; ON EAST SIDE AT NE CORNER
- NO SOD IN BACK - SEED ONLY
- SEED OR SOD IN FRONT (AS PER HOMEOWNERS)
- 3 - 5 NEW TREES IMMEDIATELY; POSITIONED FOR SHADING &/OR PRIVACY

GARAGE & BREEZEWAY






























SPECIFICATIONS:

- GARAGE WALL FRAMING:
 - 2 x 4 STUD WALLS @ 24" O.C.
 - FIBERGLASS BATT CAVITY INSULATION
 - SHEATHING
 - 1" XPS RIGID FOAM INSULATION BEHIND STUDS
 - HOUSE WRAP
 - FIBER CEMENT SIDING (4' x 8' SHEETS)
- GARAGE ROOF FRAMING:
 - 2 x 10 CEILING JOISTS @ 24" O.C.
 - 2 x 6 RAFTERS @ 24" O.C.
 - 1/2" SHEATHING
 - 30# BUILDING FELT
 - STANDING SEAM STEEL ROOF PANELS
- BREEZEWAY FRAMING:
 - 2 x 4 @ 24" O.C. CEDAR
- ROOF TRUSSES FROM PORCH TO GARAGE.
- I-BEAM TO SUPPORT ROOF & ROOF MOUNTED SOLAR COLLECTORS.
- 9'6" x 8'6" WINDOWLESS INSULATED GARAGE DOORS w/ CHAIN DRIVE OPENERS.
- 3'6" ENTRY DOOR (ON NON-LOAD BEARING WALL).
- DOUBLE PANE 24 x 48 DOUBLE HUNG WINDOWS ON SOUTH & EAST SIDES.
- ELECTRICAL:
 - DOOR OPENER
 - OVERHEAD LIGHT FIXTURES
 - GFCI OUTLETS
 - EXTERNAL CAN LIGHTING
- TRENCH DRAIN w/ GRATE IN FRONT OF GARAGE DOORS.
- PROVIDE OVERHEAD STORAGE IN GARAGE.

SITE NOTES

- ROLLING MEADOWS - SID #286
- MUD GAS LINES RUN PARALLEL TO STREET ACROSS FROM LOT
- OFFPD POWER IN NE CORNER OF LOT
- WELL WATER (TWO COMMUNITY WELLS) - HYDRANTS ON EITHER SIDE OF LOT; PIPE RUNS PARALLEL TO STREET ON LOT SIDE
- SEPTIC SYSTEM - LATERAL FIELDS ALONG NE SECTION OF LOT
- WITHIN OMAHA'S 3 MILE ETJ

ELECTRICAL SYMBOLS LEGEND

	CEILING OUTLET FIXTURE		WALL MOUNTED FIXTURE
	RECESSED OUTLET FIXTURE (CAN LIGHT)		DUPLEX RECEPTACLE OUTLET
	FAN HANGER OUTLET		GROUND FAULT OUTLET
	CEILING FIXTURE w/ PULL SWITCH		SPECIAL PURPOSE OUTLET
	FAN & LIGHT COMBO		COUNTER TOP OUTLET
	CEILING FAN FIXTURE		SPLIT WIRED DUPLEX RECEPTACLE OUTLET
	FLUORESCENT FIXTURE		WEATHERPROOF DUPLEX OUTLET
	PHONE OUTLET		220 VOLT OUTLET
	DOOR CHIME		SINGLE-POLE SWITCH
	VACUUM		THREE-WAY SWITCH
	CABLE TELEVISION		FOUR-WAY SWITCH
	PERSONAL COMPUTER		WEATHERPROOF SWITCH
	THERMOSTAT		DIMMER SWITCH
			SMOKE DETECTOR
			RECESSED OUTLET FIXTURE (MINI CAN LIGHT)
			SPOT LIGHTS w/ MOTION DETECTORS

ELECTRICAL NOTES

1. ALL GARAGE, EXTERIOR OUTLETS & LIGHT FIXTURES, KITCHEN, BATHROOMS & LAUNDRY TO BE GFCI OUTLETS PER CODE.
2. PROVIDE A SEPARATE CIRCUIT FOR MICROWAVE OVEN.
3. PROVIDE A SEPARATE CIRCUIT FOR THE OFFICE.
4. VERIFY ALL ELECTRICAL LOCATIONS w/ OWNER.
5. EXTERIOR SPOTLIGHTS TO BE ON A PHOTOELECTRIC CELL w/ TIMER.
6. ALL RECESSED LIGHTS IN EXTERIOR CEILINGS TO BE INSULATION COVER RATED.
7. ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED ON RECEPTACLE, SWITCH, & ANY OTHER BOXES IN EXTERIOR WALL.
8. WIRE SMOKE DETECTORS IN SERIES
9. ADD CARBON MONOXIDE DETECTOR BY BEDROOMS
10. PROVIDE BREAKERS THAT REDUCE PHANTOM LOADS.
11. HOMEOWNER TO WIRE FOR ETHERNET.
12. PROVIDE LESSCO ELECTRICAL BOXES IN ALL EXT. WALLS.
13. PROGRAMMABLE THERMOSTAT.
14. PANASONIC BATHROOM EXHAUST FANS.
15. CEILING FANS AS NOTED
16. LIGHT/FAN TIMER SWITCHES FOR MASTER & BASEMENT BATH EXHAUST FANS.

MECHANICAL NOTES

1. HEATING & COOLING:
 - FORCED-AIR HEATING:
 - >95% EFFICIENT CONDENSING VARIABLE- SPEED NATURAL GAS FURNACE OR GROUND SOURCE WATER-TO-AIR HEAT PUMP
 - RADIANT HEATING:
 - PEX TUBING IN SLAB & MAIN FLOOR (MINUS MASTER WIC & LAUNDRY)
 - >95% EFFICIENT CONDENSING BOILER
 - FORCED AIR COOLING:
 - SEER 16-21 VARIABLE SPEED AIR-SOURCE HEAT PUMP OR GROUND SOURCE WATER-TO-AIR HEAT PUMP
 - ADDITIONAL NOTES:
 - * WANT A MAUNAL "J" HEATING/COOLING LOAD CALULATION & A MANUAL "D" DUCT-SIZING CALULATION COMPLETED & MADE AVAILABLE PRIOR TO PURCHASING EQUIPMENT
 - * PASSIVE SOLAR/THERMAL MASS & FIREPLACE AS AUXILIARY HEAT SOURCES
 - * WOULD CONSIDER A COMBINATION UNIT (WATER FURNACE SYNGERY 3D OR EQUIVALENT) IF THEY ARE PRICED COMPETITIVELY TO THE OTHER OPTIONS DESCRIBED ABOVE
2. VENTILATION:
 - RIGHT-SIZED (>65%) EFFICIENT HRV (ASHRAE 62-2)
 - EXHAUST FANS - VENT TO EXTERIOR
 - RANGE HOOD - VENT TO EXTERIOR w/ NON-COMBUSTIBLE DUCT
 - DRYER VENT - CAPPED & SCREENED, DUCTING TO SLOPE TO EXTERIOR
3. FIREPLACE:
 - MAIN LEVEL HIGH-EFFICIENCY WOOD-BURNING FIREPLACE (QUADRAFIRE T100 OR SIMILAR)
4. DOMESTIC HOT WATER:
 - INDIRECT WATER HEATER TANK CONNECTED TO BOILER OR GROUND SOURCE HEAT PUMP
 - DRAINWATER HEAT SOURCE RECOVERY SYSTEM
5. APPLIANCES:
 - SINGLE ELECTRIC WALL OVEN/MICROWAVE COMBO
 - DISHWASHER
 - LARGE REFRIGERATOR
 - GAS COOKTOP w/ RANGE
 - GARBAGE DISPOSAL
 - ALL ENERGY STAR
6. PLUMBING:
 - HOME-RUN MANIFOLD SYSTEM
 - FLOOR DRAIN IN BASEMENT UTILITY ROOM & GARAGE
 - GAS PIPES (DRYER, WATER HEATER, COOKTOP, GRILL)
 - PEX PIPES FOR WATER
 - TALL, ELONGATED TOILETS
 - EPA WATERSENSE FIXTURES
 - WATER SOFTENER IN MECHANICAL ROOM
7. SEPTIC:
 - 1,500 GALLON TANK
 - TWO 83 FOOT LEACH FIELDS IN NE AREA OF LOT (BACK-UP AREA DIAGONALLY ACROSS FRONT - BEGINNING AT 100' FROM ROAD)
 - 100% GRAVITY FLOW
 - SEPTIC CONTRACTOR WILL ALSO MAKE WATER CONNECTIONS
 - SEPTIC PLACEMENT WILL DICTATE POSITIONING OF HOUSE DUE TO SETBACK REQUIREMENTS

WALL & WOOD FINISHES

- NO/LOW VOC PAINTS & STAINS

CAULKING NOTES

1. SEAL THE EXTERIOR SHEATHING @ CORNERS, JOINTS, DOORS & WINDOWS, & FOUNDATION SILLS w/ SILICONE CAULKING.
2. CAULK THE FOLLOWING w/ EXPANDED FOAM OR BACKER RODS:
 - ANY SPACE BETWEEN DOOR & WINDOW FRAMES.
 - BETWEEN ALL EXTERIOR WALL SOLE PLATES & FLY SHEATHING.
 - ON TOP OF RIM JOIST PRIOR TO PLYWOOD FLOOR APPLICATION.
 - WALL SHEATHING TO TOP PLATE.
 - JOINTS BETWEEN WALL & FOUNDATION.
 - JOINTS BETWEEN WALL & ROOF.
 - JOINTS BETWEEN WALL PANELS.
- AROUND OPENINGS FOR DUCTS, PLUMBING, ELECTRICAL, TELEPHONE, & GAS LINES IN CEILINGS, WALLS, & FLOORS. ALL VOIDS AROUND PIPING RUNNING THROUGH FRAMING OR SHEATHING TO BE PACKED w/ GASKETING TO PROVIDE A DRAFT FREE BARRIER
3. ALL SEALANTS, CAULK, FOAM & ADHESIVES SHOULD BE LOW/NO VOC PRODUCTS.

TRIM NOTES

- 3" OVAL PINE BASE
 - 2 1/4" MOULDED OVAL PINE CASINGS
- BASEMENTS BEDROOMS:
- WHITE MDF

FLOOR & WALL COVERINGS

- INSULAYMENT FOR SOUNDPROOFING OVER KITCHEN & MASTER OR
- GYPCRETE SUBFLOOR FOR MAIN FLOOR RADIANT WOULD PROVIDE SOUNDPROOFING
- BASEMENT SLAB - FOAM RUBBER CARPET PAD
- SCHLUTER-DITRA AS UNDERLAYMENT FOR ALL TILE FLOORS
- SCHLUTER--KERDI AS WATERPROOF MEMBRANE FOR ALL SHOWERS.