

5A/A100 SITE PLAN_OVERALL
1/16"=1'-0"



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SITE PLAN 04/02/2024
HIGHLAND HAVEN
N1777 FRIEDEL RD - FORT ATKINSON, WI 53589

A100

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OCCUPANCY	NUMBER	NAME	AREA	FLOORING	WALLS	CEILING	WALL BASE	COMMENTS
RESIDENCE	100	PRIMARY BEDROOM	166	CARPET (RADIANT HEAT IN SLAB)	PAINTED GYP. BD. (5/8" AT EXT. WALLS & CEILINGS) - 1/2" AT INTERIOR WALLS	SEE REFLECTED CEILING PLAN	1X3 PINE	-
RESIDENCE	101	WALK-IN CLOSET	45	CARPET (RADIANT HEAT IN SLAB)	PAINTED GYP. BD. (5/8" AT EXT. WALLS & CEILINGS) - 1/2" AT INTERIOR WALLS	SEE REFLECTED CEILING PLAN	1X3 PINE	-
RESIDENCE	102	BATHROOM - 1ST	51	LVT - 1 (RADIANT HEAT IN SLAB)	TILE - 1 AT SHOWER/TOILET - PAINTED GYP. BD. (5/8" AT EXT. WALLS & CEILINGS) - 1/2" AT INTERIOR WALLS	SEE REFLECTED CEILING PLAN	1X3 PINE	-
RESIDENCE	103	CLOS.	12	STAINED AND SEALED CONCRETE (RADIANT HEAT IN SLAB)	PAINTED GYP. BD. (5/8" AT EXT. WALLS & CEILINGS) - 1/2" AT INTERIOR WALLS	SEE REFLECTED CEILING PLAN	1X3 PINE	-
RESIDENCE	104	ENTRY	50	STAINED AND SEALED CONCRETE (RADIANT HEAT IN SLAB)	PAINTED GYP. BD. (5/8" AT EXT. WALLS & CEILINGS) - 1/2" AT INTERIOR WALLS	SEE REFLECTED CEILING PLAN	1X3 PINE	-
RESIDENCE	105	DINING	169	STAINED AND SEALED CONCRETE (RADIANT HEAT IN SLAB)	PAINTED GYP. BD. (5/8" AT EXT. WALLS & CEILINGS) - 1/2" AT INTERIOR WALLS	SEE REFLECTED CEILING PLAN	1X3 PINE	-
RESIDENCE	106	KITCHEN	188	STAINED AND SEALED CONCRETE (RADIANT HEAT IN SLAB)	TILE - 2 AT BACK SPLASH - PAINTED GYP. BD. (5/8" AT EXT. WALLS & CEILINGS) - 1/2" AT INTERIOR WALLS	SEE REFLECTED CEILING PLAN	1X3 PINE	-
RESIDENCE	107	PANTRY	32	STAINED AND SEALED CONCRETE (RADIANT HEAT IN SLAB)	PAINTED GYP. BD. (5/8" AT EXT. WALLS & CEILINGS) - 1/2" AT INTERIOR WALLS	SEE REFLECTED CEILING PLAN	1X3 PINE	-
RESIDENCE	108	LIVING ROOM	177	STAINED AND SEALED CONCRETE (RADIANT HEAT IN SLAB)	PAINTED GYP. BD. (5/8" AT EXT. WALLS & CEILINGS) - 1/2" AT INTERIOR WALLS	SEE REFLECTED CEILING PLAN	1X3 PINE	-
RESIDENCE	200	BEDROOM 1	152	CARPET OVER 3/4" ACOUSTICAL MAT	PAINTED GYP. BD. (5/8" AT EXT. WALLS & CEILINGS) - 1/2" AT INTERIOR WALLS	SEE REFLECTED CEILING PLAN	1X3 PINE	-
RESIDENCE	201	CLOS.	14	CARPET OVER 3/4" ACOUSTICAL MAT	PAINTED GYP. BD. (5/8" AT EXT. WALLS & CEILINGS) - 1/2" AT INTERIOR WALLS	SEE REFLECTED CEILING PLAN	1X3 PINE	-
RESIDENCE	202	BATHROOM	106	LVT - 2	PAINTED GYP. BD. (5/8" AT EXT. WALLS & CEILINGS) - 1/2" AT INTERIOR WALLS	SEE REFLECTED CEILING PLAN	1X3 PINE	-
RESIDENCE	203	HALLWAY	56	LVT - 3	PAINTED GYP. BD. (5/8" AT EXT. WALLS & CEILINGS) - 1/2" AT INTERIOR WALLS	SEE REFLECTED CEILING PLAN	1X3 PINE	-
RESIDENCE	204	STAIR	57	1X MAPLE TREADS AND RISERS	PAINTED GYP. BD. (5/8" AT EXT. WALLS & CEILINGS) - 1/2" AT INTERIOR WALLS	SEE REFLECTED CEILING PLAN	1X3 PINE	-
RESIDENCE	205	BEDROOM 2	152	CARPET OVER 3/4" ACOUSTICAL MAT	PAINTED GYP. BD. (5/8" AT EXT. WALLS & CEILINGS) - 1/2" AT INTERIOR WALLS	SEE REFLECTED CEILING PLAN	1X3 PINE	-
RESIDENCE	206	CLOS.	14	CARPET OVER 3/4" ACOUSTICAL MAT	PAINTED GYP. BD. (5/8" AT EXT. WALLS & CEILINGS) - 1/2" AT INTERIOR WALLS	SEE REFLECTED CEILING PLAN	1X3 PINE	-
			1441					
GARAGE	109	GARAGE	350	SEALED CONCRETE	PAINTED GYP. BD. (5/8" AT EXT. WALLS & CEILINGS) - 1/2" AT INTERIOR WALLS	SEE REFLECTED CEILING PLAN	1X3 PINE	-
GARAGE	207	GARAGE STORAGE	301	UNFINISHED OSB	PAINTED GYP. BD. (5/8" AT EXT. WALLS & CEILINGS) - 1/2" AT INTERIOR WALLS	SEE REFLECTED CEILING PLAN	1X3 PINE	-
			651					

5C/A101 ROOM FINISH SCHEDULE

TYPE	AREA	MATERIAL
2" EPS INSULATION - HORZ. EXTENSION	521	2" x 24" XPS RIGID INSULATION\N ALT BID: 3" x 24" N WITH 2% SLOPE AWAY FROM BUILDING\N COVERED IN COURSE GRAVEL (NO FINES)\N COVERED WITH FILTER FABRIC
2" EPS INSULATION - UNDER SLAB	681	2" XPS RIGID INSULATION\N OVER 4" MIN. COMPACTED\N CRUSHED GRAVEL (NO FINES)
2" EPS INSULATION - UNDER SLAB - SLOPED	490	2" XPS RIGID INSULATION\N OVER 4" MIN. COMPACTED\N CRUSHED GRAVEL (NO FINES)
2" EPS INSULATION - VERTICAL - AT PERIMETER	489	GALV. SHEET METAL\N OVER 2" XPS RIGID INSULATION\N ALT BID: 3" XPS
GYP. CEILING	379	1/2" GYP. BD @ CEILING
GYP. CEILING AT ROOF	1021	R-49 BATT. INSULATION\N OVER VAPOR BARRIER\N OVER 5/8" GYP. BD.
GYP. CEILING W/ STUD	30	1/2" GYP. BD @ CEILING
TILE - 1	95	TILE - 1
TILE - 2	22	TILE - 2

5B/A101 QUANTITY TAKE-OFF - COVERINGS

TYPE	AREA	MATERIAL
CONCRETE PAVERS	318	LARGE FIELD-FORMED \N" CONCRETE PAVERS
CONCRETE SLAB	1386	4" CONCRETE SLAB (STAINED & SEALED) \N W/ 6"x6" WIRE MESH\N W/ RADIANT HEAT TUBS\N OVER 6 MIL VAPOR BARRIER
CORRUGATED METAL	2680	CORRUGATED GALV. ROOF \N WITH EXPOSED FASTENERS\N OVER 1/2" CDX (PAINTED AT EXTERIOR)\N CONT. VENT AT RIDGE
CORRUGATED METAL - BUTYL	94	CORRUGATED GALV. ROOF (BUTYL AT SEAMS)\N WITH EXPOSED FASTENERS\N OVER 30LB FELT UNDERLAYMENT\N 1/2 SLOPE
CORRUGATED METAL AT OVERHANGS	184	CORRUGATED GALV. ROOF \N WITH EXPOSED FASTENERS
FLOOR OSB	635	3/4" OSB
T1-11	389	5/8" T1-11 (ABOVE DINING/LIVING ROOM)\N 3/4" OSB AT OTHER AREAS

5B/A101 QUANTITY TAKE-OFF - SLABS

TYPE	DESCRIPTION	AREA
E-BAT-F	EXTERIOR - BATTEN BOARD SIDING (FIELD)	1802
E-BAT-U	EXTERIOR - BATTEN BOARD SIDING (UPPER)	684
E-CORR-D	EXTERIOR - CORRUGATED METAL - DARK	689
E-CORR-L	EXTERIOR - CORRUGATED METAL - LIGHT	302
I-2X4	INTERIOR - 2X4 - NOT LOAD BEARING	610
I-2X6	INTERIOR - 2X6 - NOT LOAD BEARING	126
I-2X6-LB	INTERIOR - 2X6 - LOAD BEARING	309

5A/A101 QUANTITY TAKE-OFF - WALLS

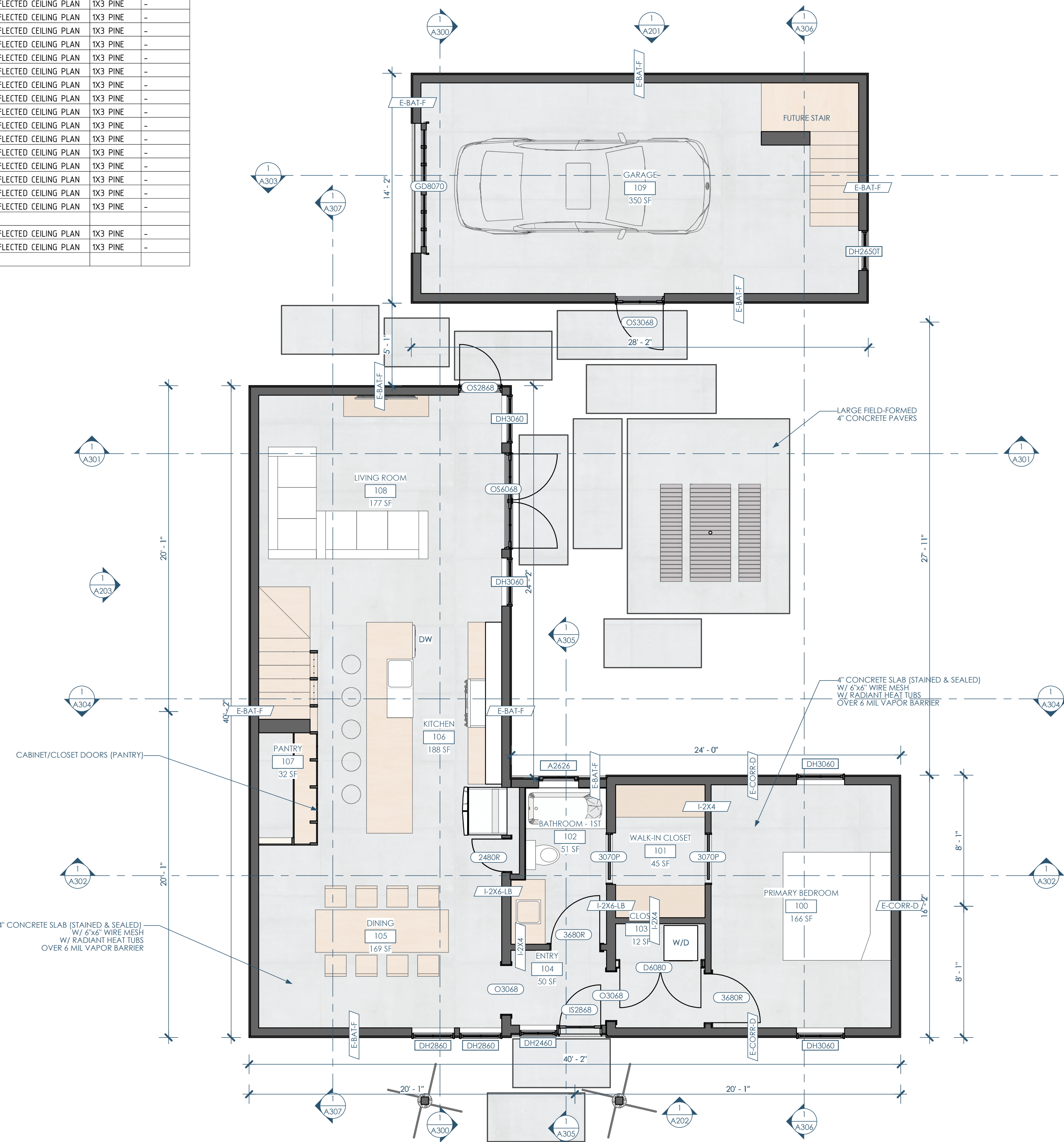
TYPE MARK	TYPE	COUNT
2480R	SINGLE SWING DOOR	1
3070P	POCKET DOOR	2
3680L	SINGLE SWING DOOR	2
3680R	SINGLE SWING DOOR	4
ATTIC	TRAPDOOR ATTIC ACCESS PANELS	1
D6080	DOUBLE SWING DOOR	1
GD8070	GARAGE DOOR - CARRIAGE HOUSE STYLE	1
IS2868	FRONT DOOR	1
O3068	OPENING - TRIM ONLY	2
OS2868	OUTSWING PATIO DOOR	1
OS3068	OUTSWING DOOR AT GARAGE	1
OS6068	OUTSWING PATIO DOUBLE DOOR	1
S7280	DOUBLE SWING DOOR	2

5A/A101 DOOR SCHEDULE - SIMPLE

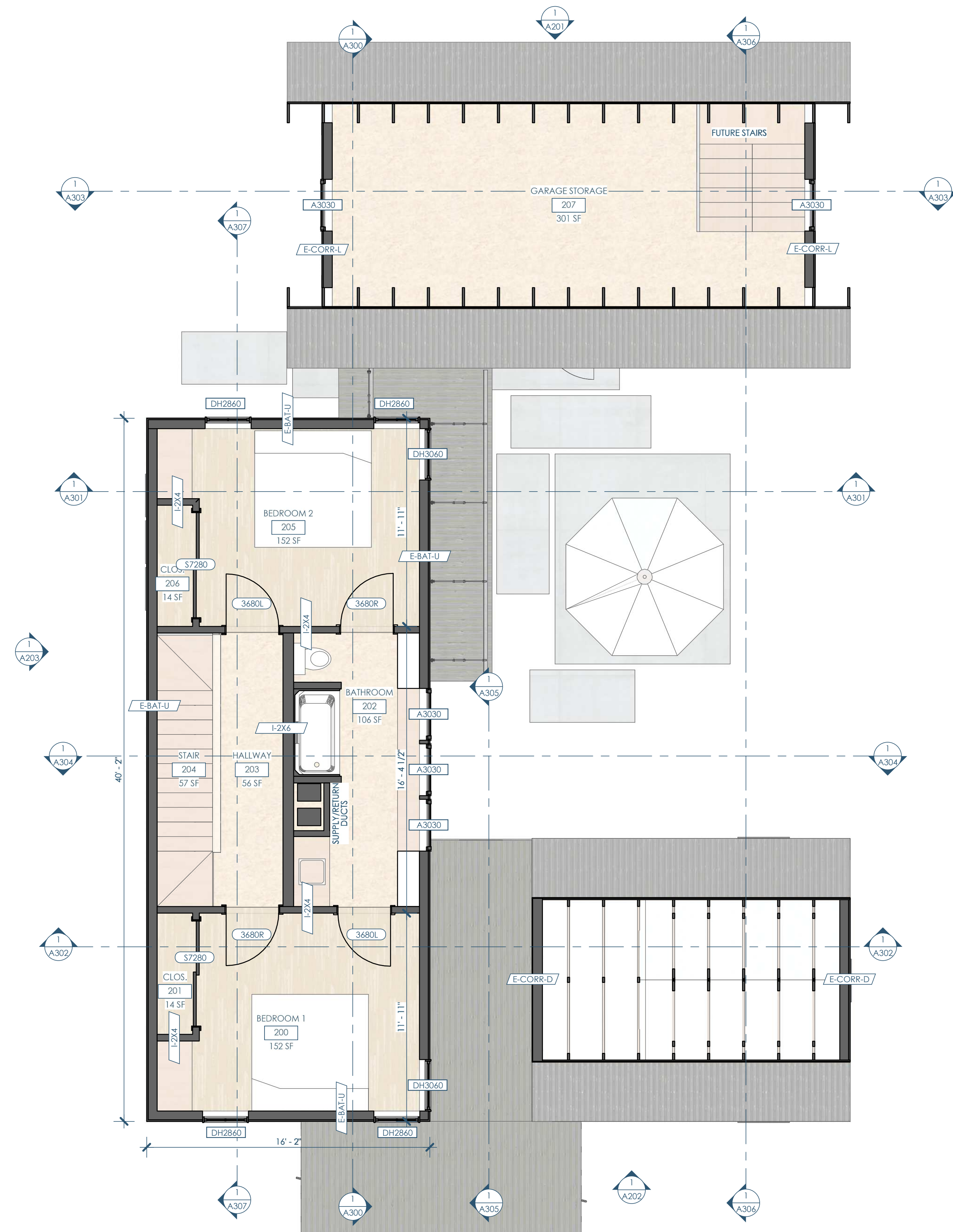
TYPE MARK	TYPE	COUNT
A2626	AWING - 29-1/2" x 29-1/2"	5
A3030	AWING - 35-1/2" x 35-1/2"	5
DH2460	DOUBLE HUNG - 27-1/2" x 71-1/2"	1
DH2650T	DOUBLE HUNG - 29-1/2" x 59-1/2"	1
DH2860	DOUBLE HUNG - 31-1/2" x 71-1/2"	6
DH3060	DOUBLE HUNG - 35-1/2" x 71-1/2"	6

4A/A101 WINDOW SCHEDULE - SIMPLE

3A/A101 FLOOR PLAN - 1ST
1/4"=1'-0"



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3A/A102 FLOOR PLAN - 2ND
1/4"=1'-0"

FLOOR PLAN - 2ND 04/02/2024
HIGHLAND HAVEN
N1777 FRIEDEL RD - FORT ATKINSON, WI 53589

A102



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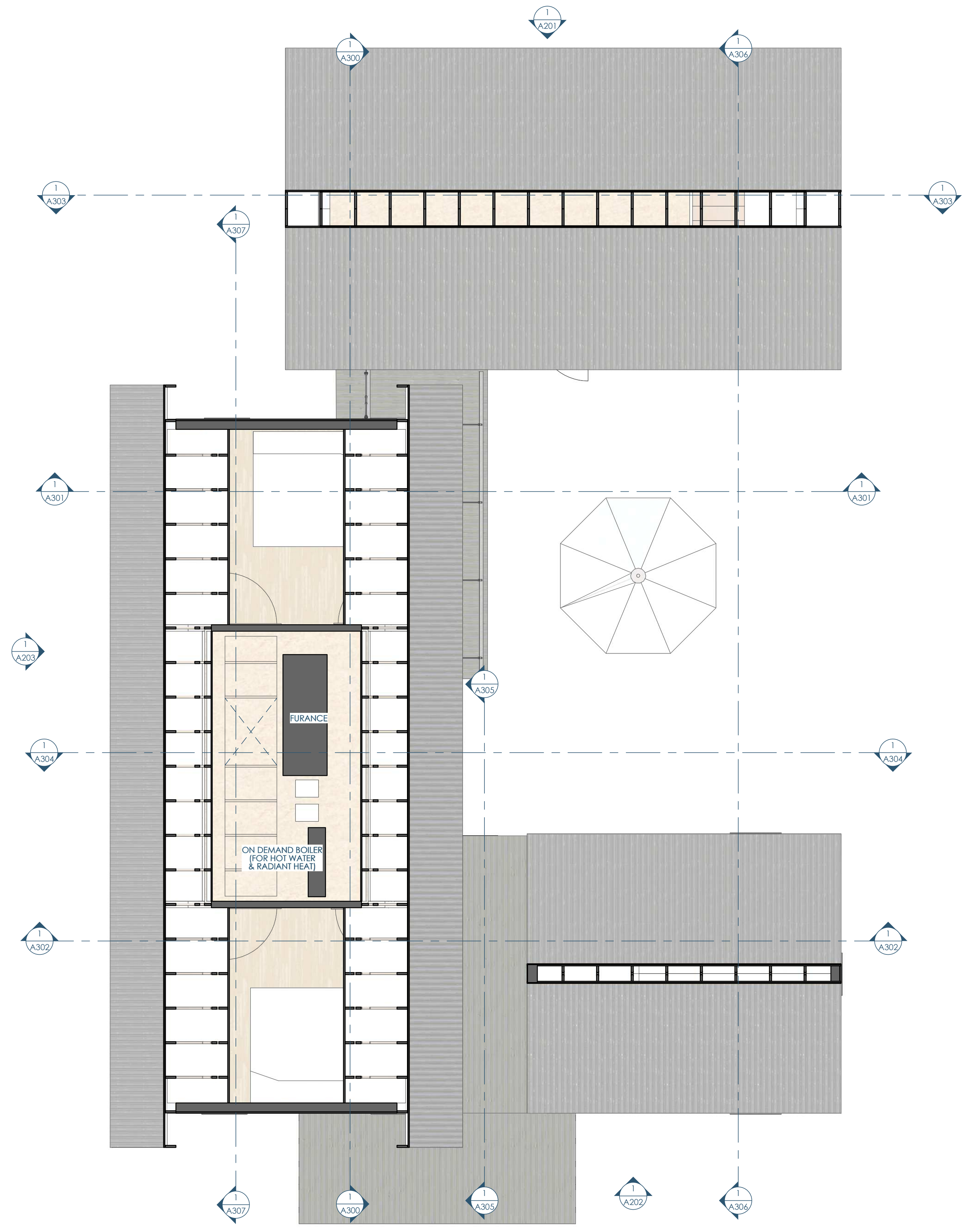
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B

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A

A



3A/A103 FLOOR PLAN - ATTIC
1/4"=1'-0"



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FLOOR PLAN - ATTIC 04/02/2024
HIGHLAND HAVEN
N1777 FRIEDEL RD - FORT ATKINSON, WI 53589

A103

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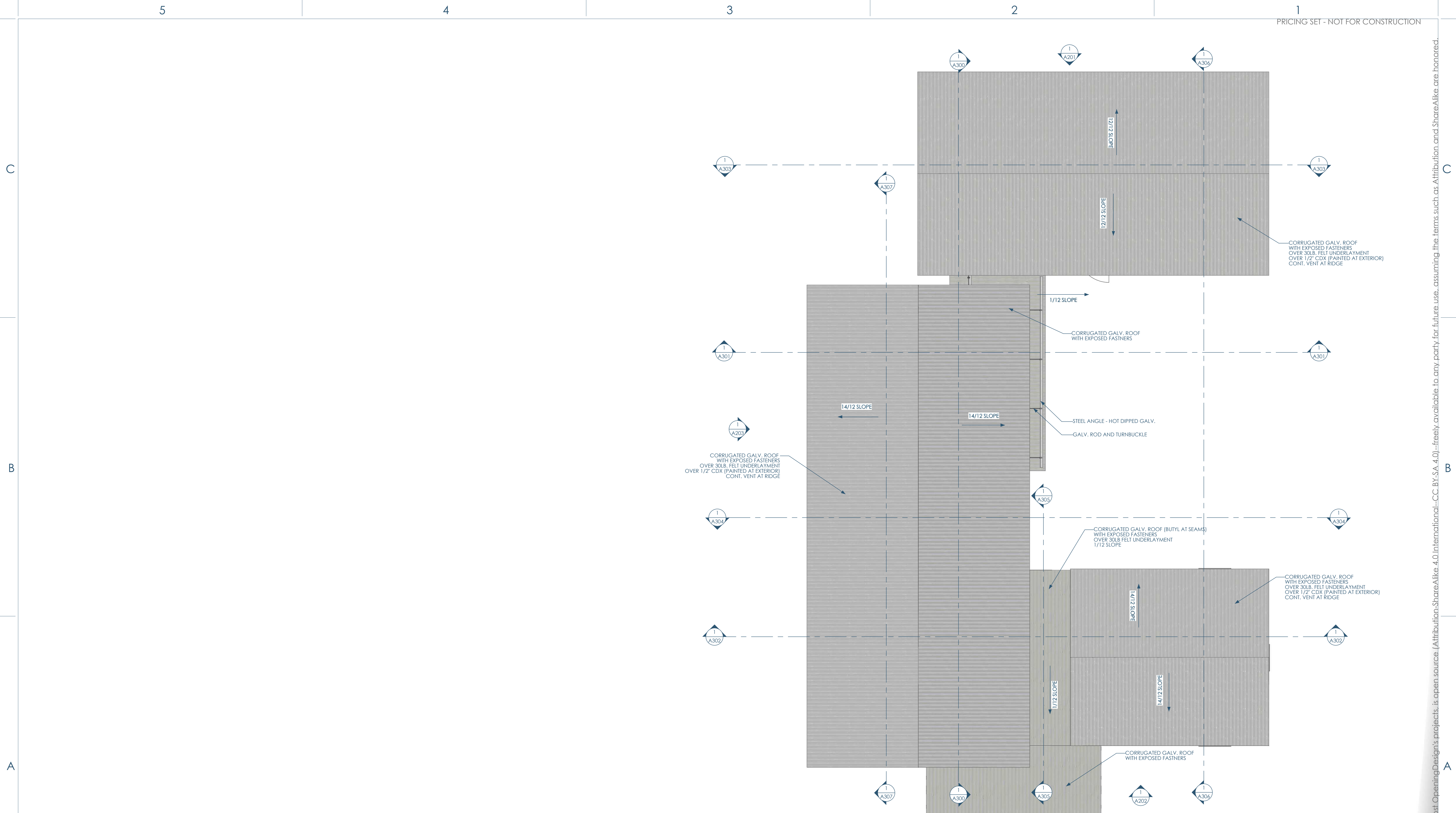
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3A/A104 FLOOR PLAN - ROOF
1/4"=1'-0"



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FLOOR PLAN - ROOF 04/02/2024
HIGHLAND HAVEN
N1777 FRIEDEL RD - FORT ATKINSON, WI 53589

A104

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PRICING SET - NOT FOR CONSTRUCTION

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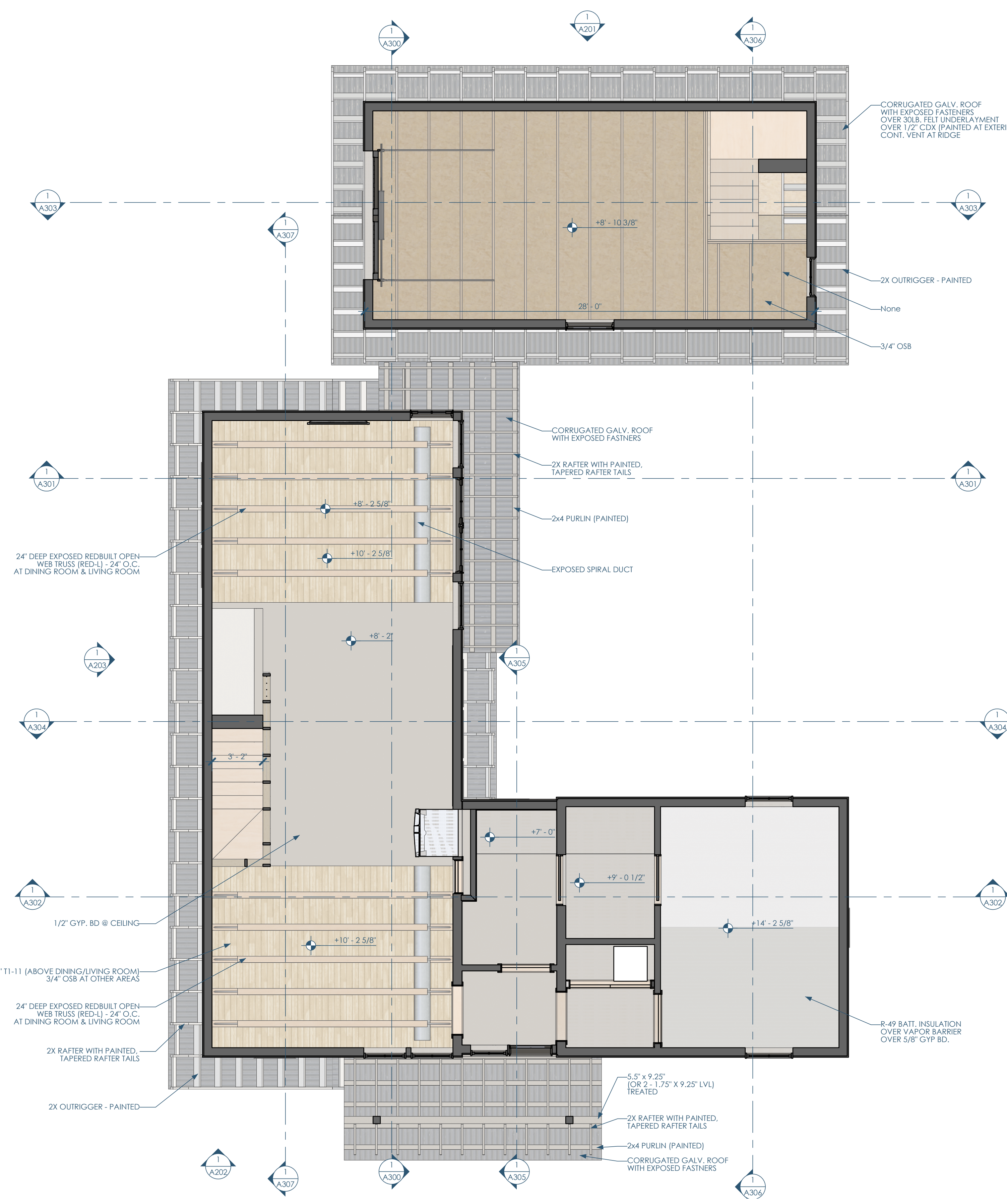
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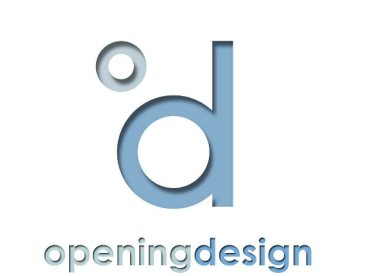
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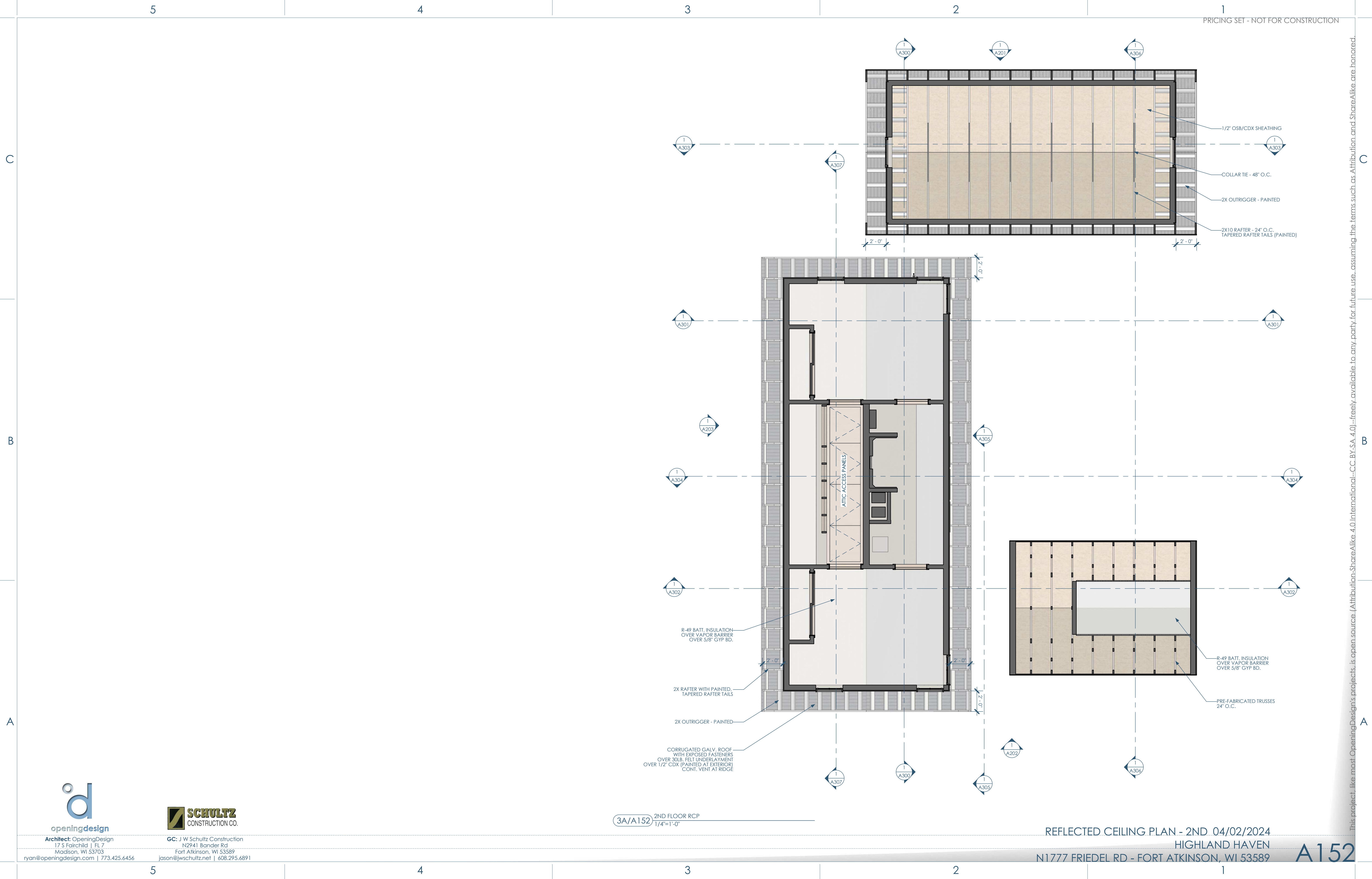
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3A/A151 1ST FLOOR RCP 1/4"=1'-0"



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1/2" OSB/CDX SHEATHING
 COLLAR TIE - 48" O.C.
 2X OUTRIGGER - PAINTED
 2X10 RAFTER - 24" O.C. TAPERED RAFTER TAILS (PAINTED)

R-49 BATT. INSULATION OVER VAPOR BARRIER OVER 5/8" GYP BD.
 2X RAFTER WITH PAINTED, TAPERED RAFTER TAILS
 2X OUTRIGGER - PAINTED
 CORRUGATED GALV. ROOF WITH EXPOSED FASTENERS OVER 30LB. FELT UNDERLAYMENT OVER 1/2" CDX (PAINTED AT EXTERIOR) CONT. VENT AT RIDGE

R-49 BATT. INSULATION OVER VAPOR BARRIER OVER 5/8" GYP BD.
 PRE-FABRICATED TRUSSES 24" O.C.

3A/A152 2ND FLOOR RCP
 1/4"=1'-0"



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1/A200 ELEVATION - EAST
3/8"=1'-0"



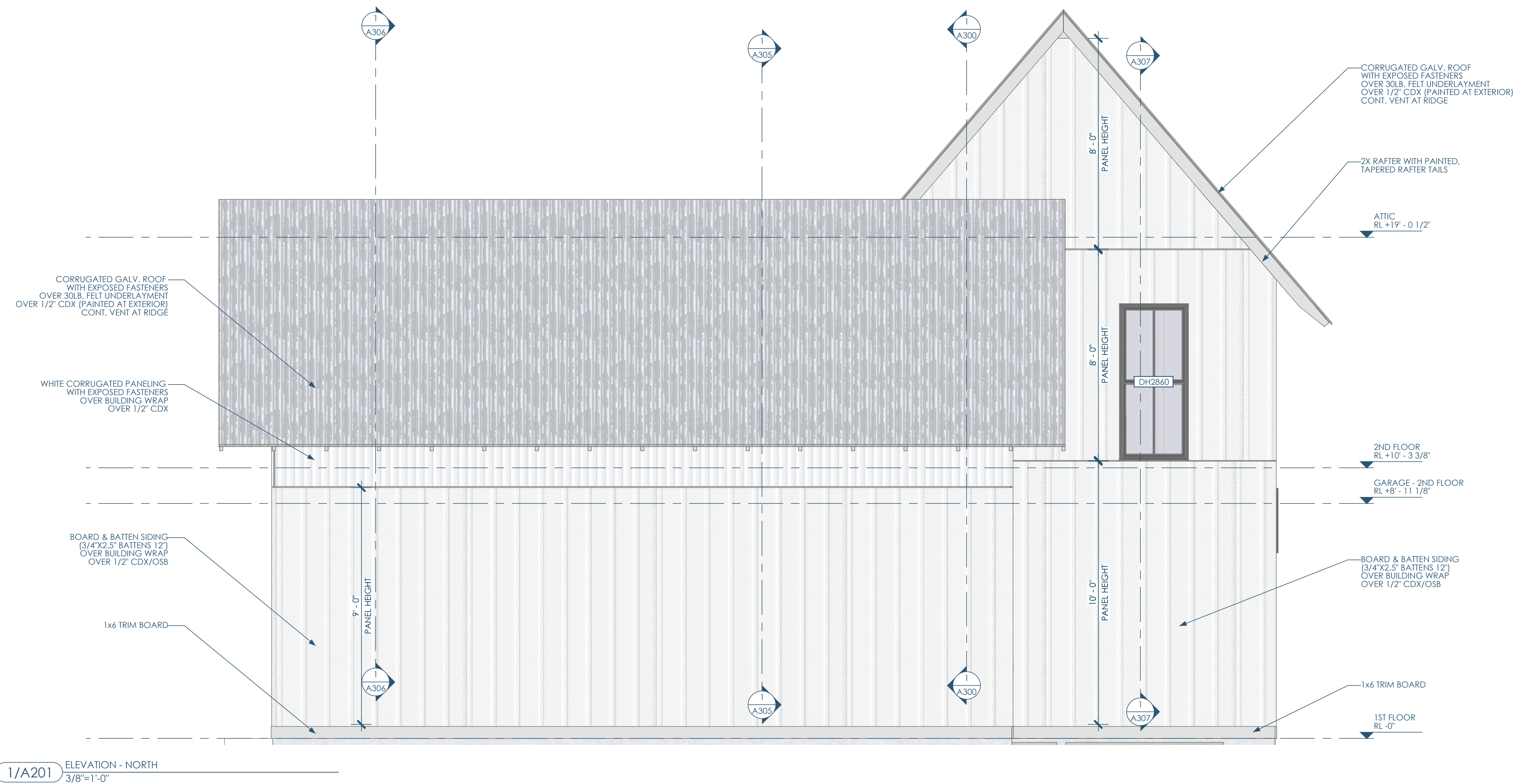
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ELEVATION - EAST 04/02/2024
HIGHLAND HAVEN
N1777 FRIEDEL RD - FORT ATKINSON, WI 53589

A200

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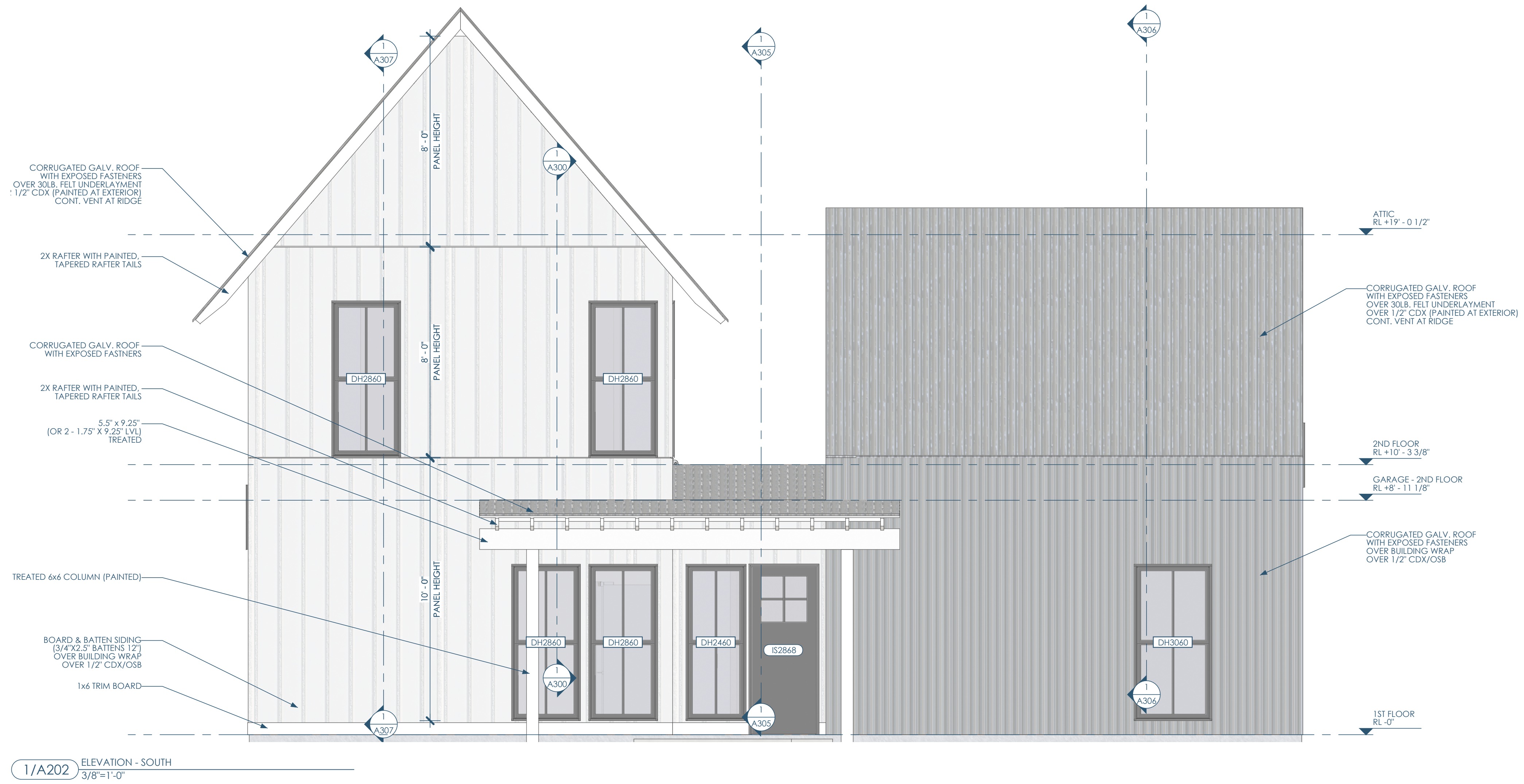
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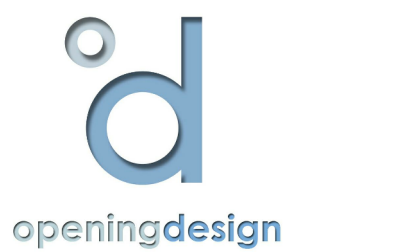
C

B

A



1/A202 ELEVATION - SOUTH
3/8"=1'-0"



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ELEVATION - SOUTH 04/02/2024
HIGHLAND HAVEN
N1777 FRIEDEL RD - FORT ATKINSON, WI 53589

A202

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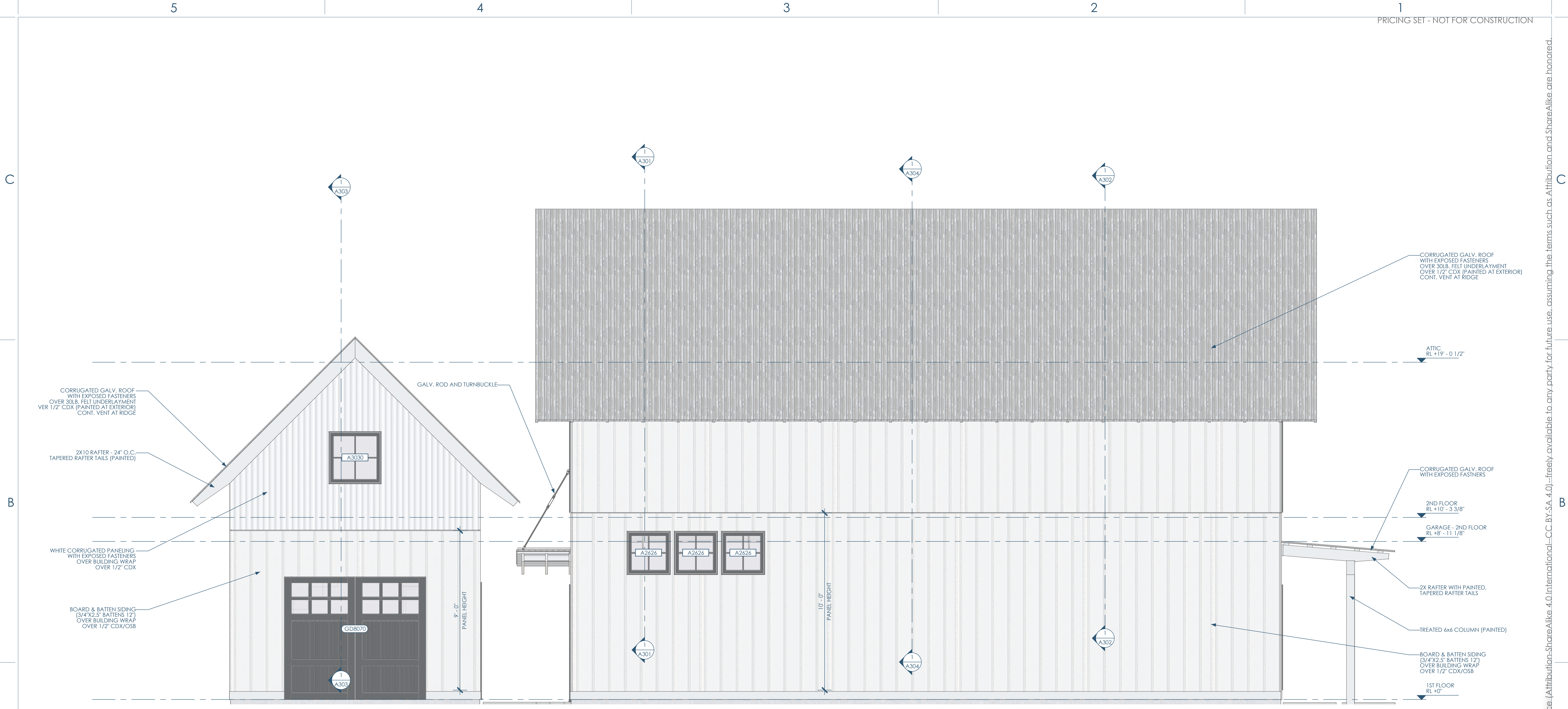
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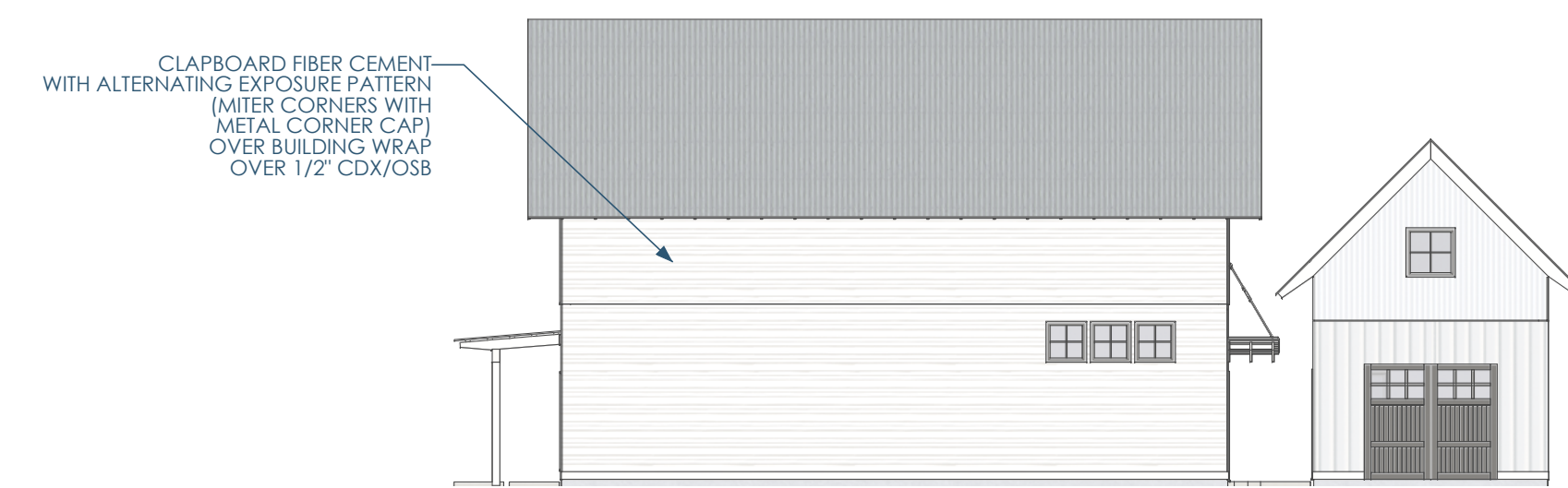
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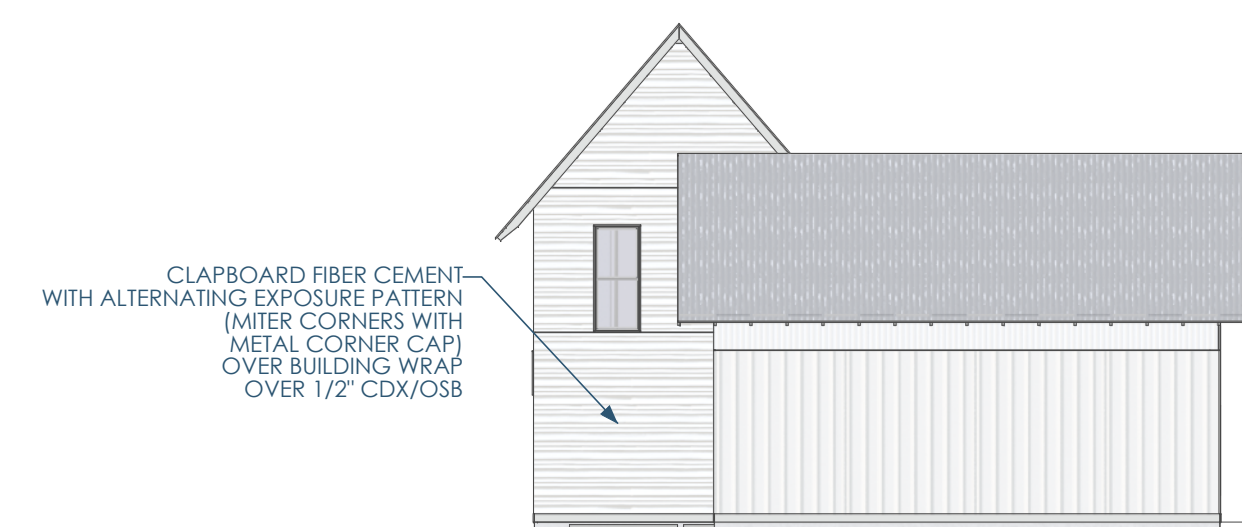


1/A203 ELEVATION - WEST
3/8"=1'-0"

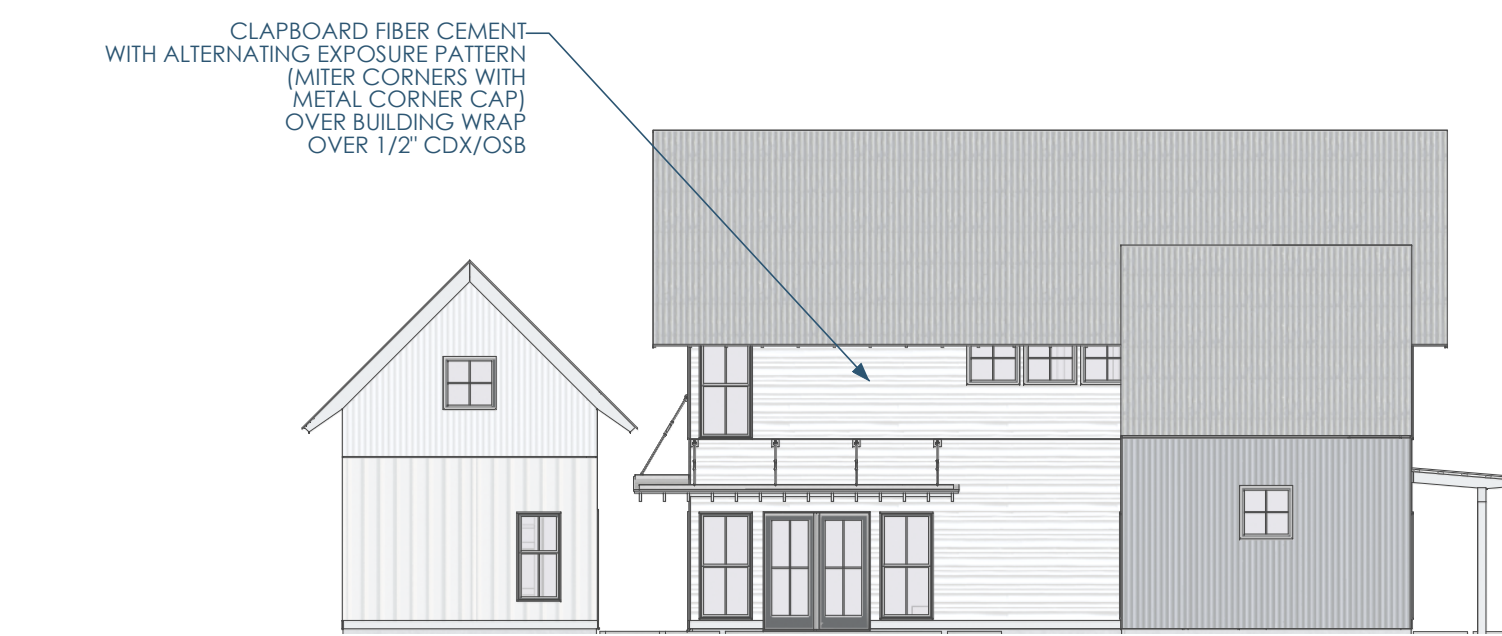
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5C/A250 RR - ELEVATION - EAST
3/32"=1'-0"



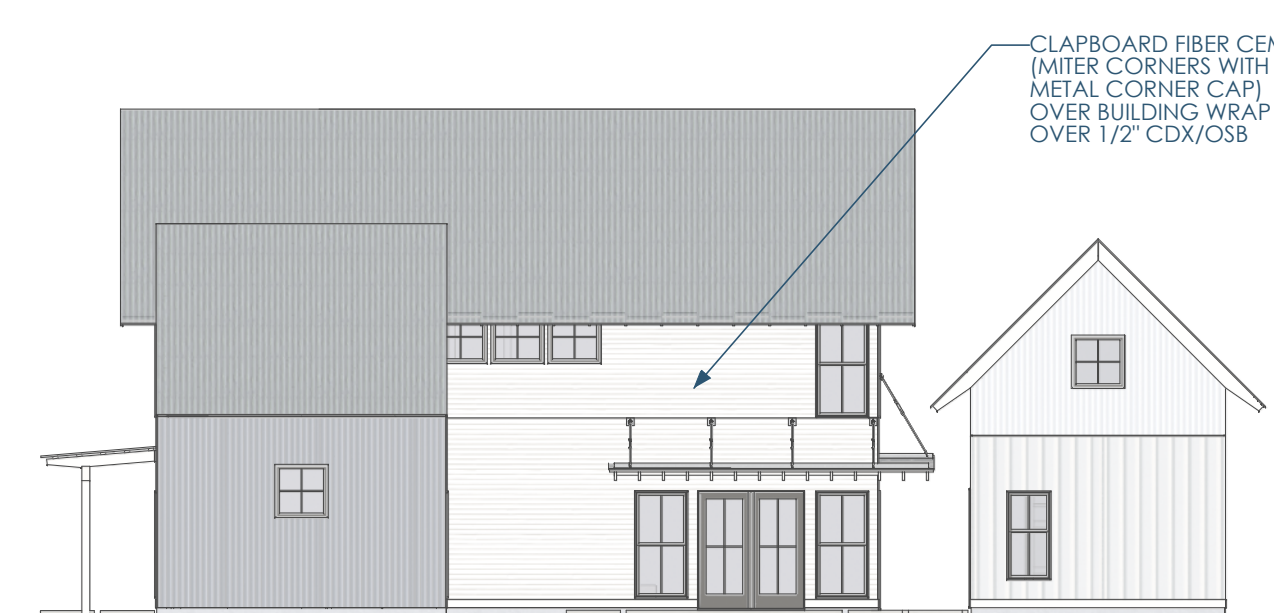
4C/A250 RR - ELEVATION - NORTH
3/32"=1'-0"



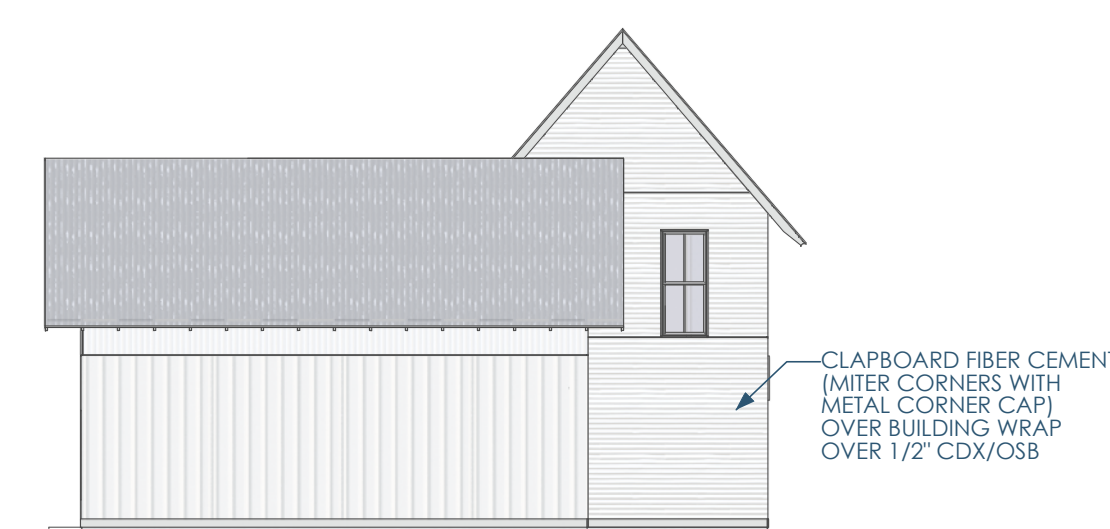
3C/A250 RR - ELEVATION - WEST
3/32"=1'-0"



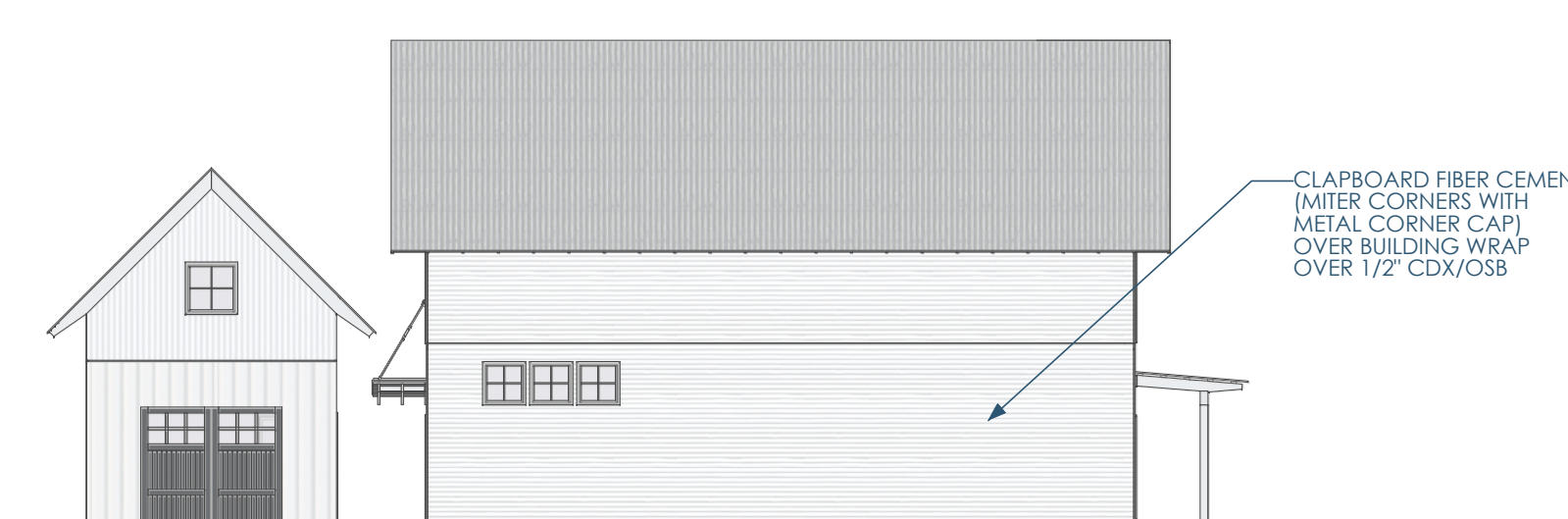
2C/A250 RR - ELEVATION - SOUTH
3/32"=1'-0"



5B/A250 LL - ELEVATION - EAST
3/32"=1'-0"



4B/A250 LL - ELEVATION - NORTH
3/32"=1'-0"



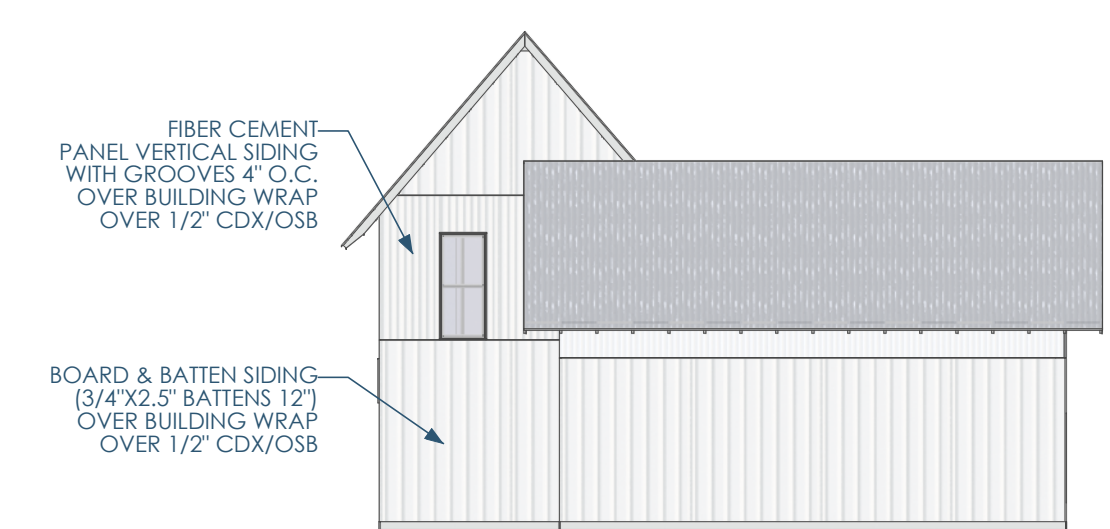
3B/A250 LL - ELEVATION - WEST
3/32"=1'-0"



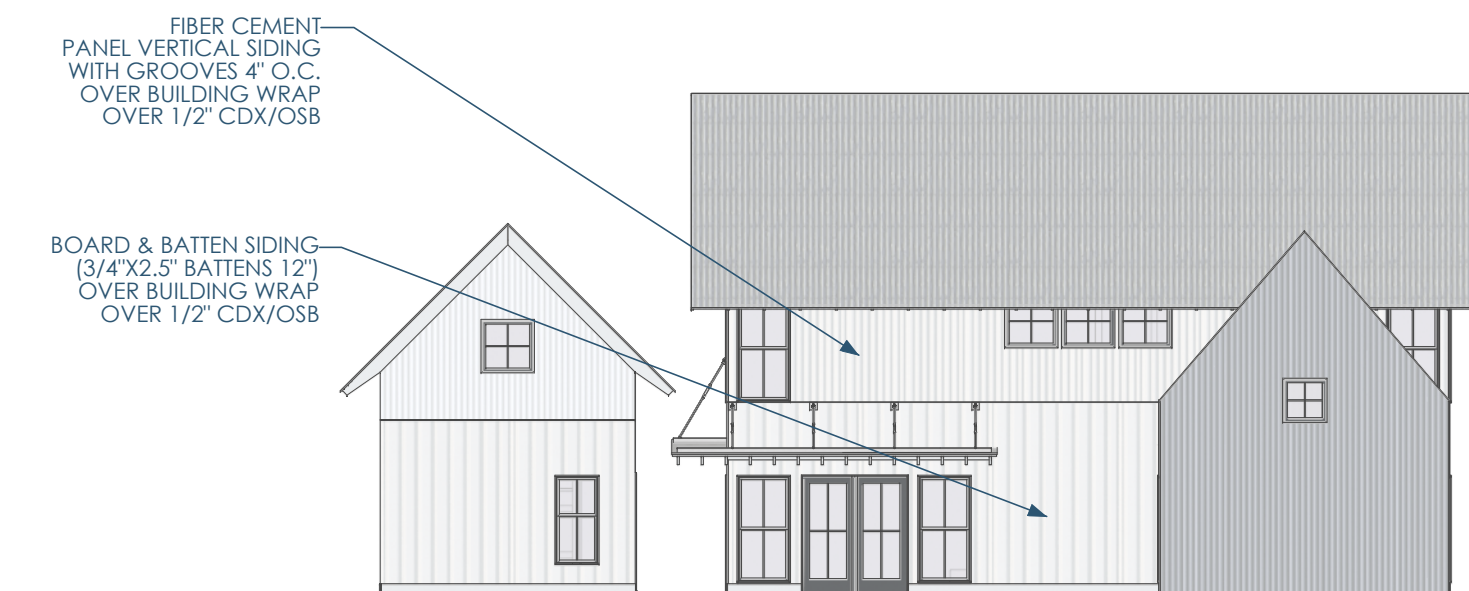
2B/A250 LL - ELEVATION - SOUTH
3/32"=1'-0"



5A/A250 R - ELEVATION - EAST
3/32"=1'-0"



4A/A250 R - ELEVATION - NORTH
3/32"=1'-0"



3A/A250 R - ELEVATION - WEST
3/32"=1'-0"



2A/A250 R - ELEVATION - SOUTH
3/32"=1'-0"

SEE SHEETS A200-A203 FOR 'L ELEVATIONS'
AND SEE SHEET A250 FOR OVERALL SITE ELEVATIONS



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OTHER ELEVATIONS 04/02/2024

HIGHLAND HAVEN
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A250

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1/A251 ELEVATION - EAST - COURTYARD - OVERALL
3/32"=1'-0"



2/A251 ELEVATION - EAST - STREET - OVERALL
3/32"=1'-0"



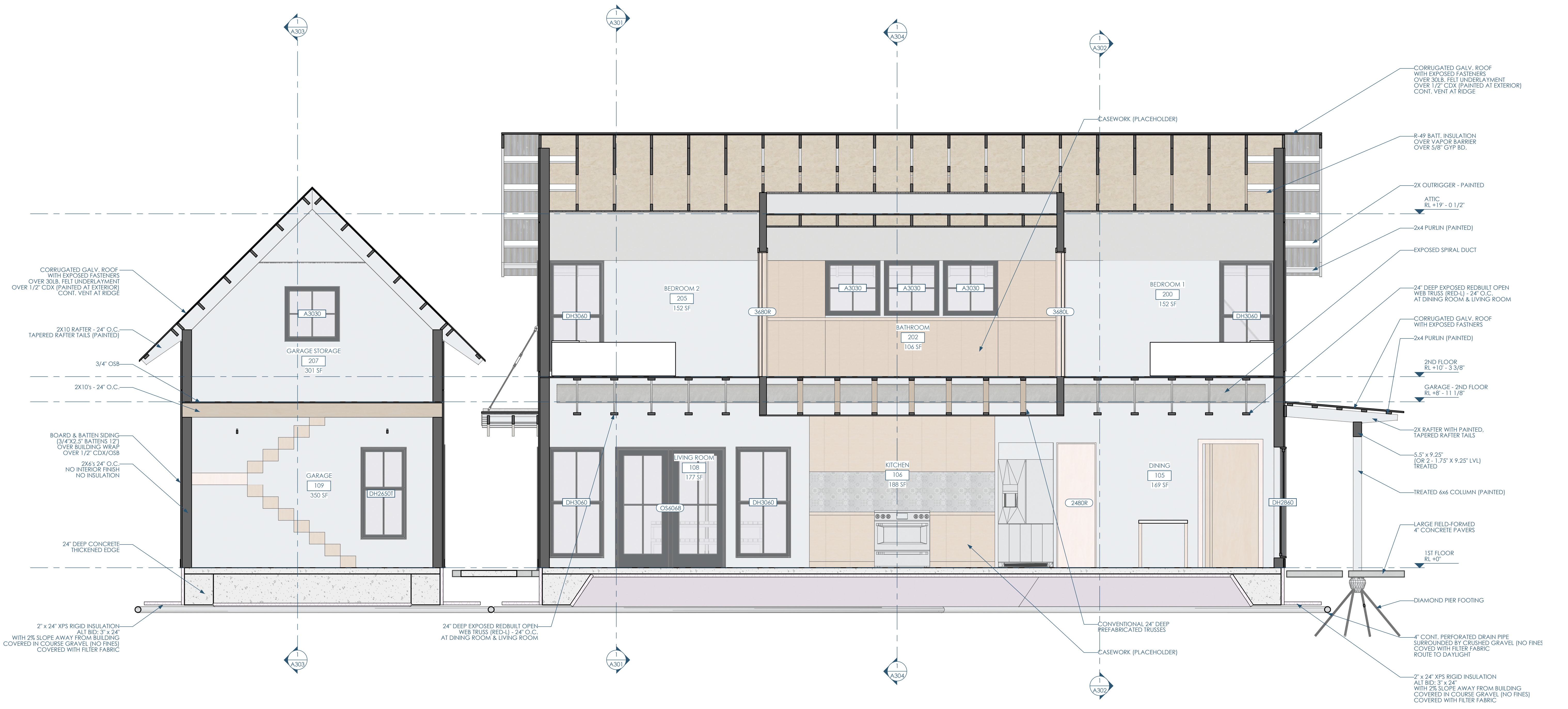
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ELEVATIONS - OVERALL 04/02/2024
HIGHLAND HAVEN
N1777 FRIEDEL RD - FORT ATKINSON, WI 53589

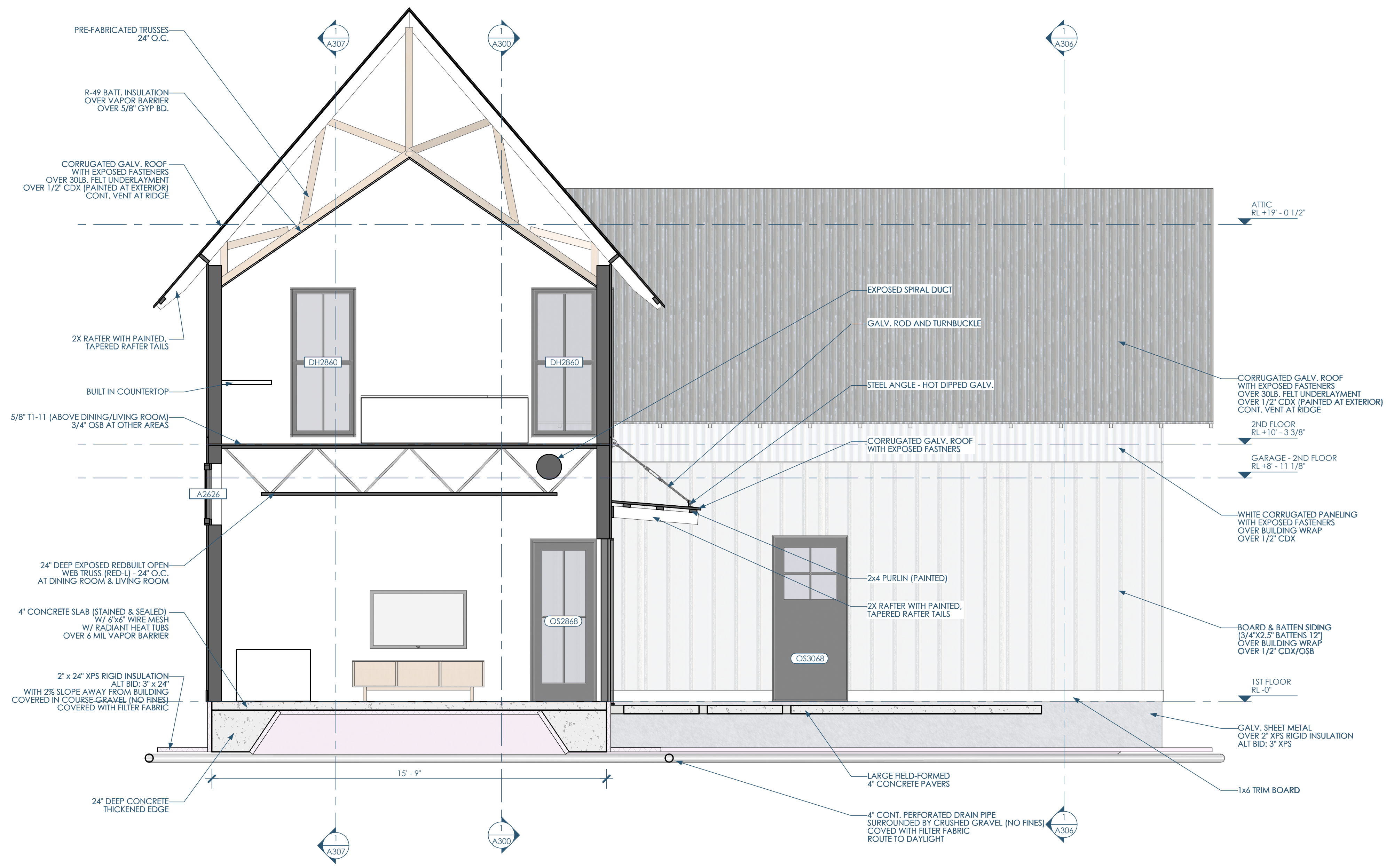
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1/A300 SECTION - EAST - KITCHEN
3/8"=1'-0"

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1/A301 SECTION - NORTH - KITCHEN
3/8"=1'-0"



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SECTION - NORTH - KITCHEN 04/02/2024
HIGHLAND HAVEN
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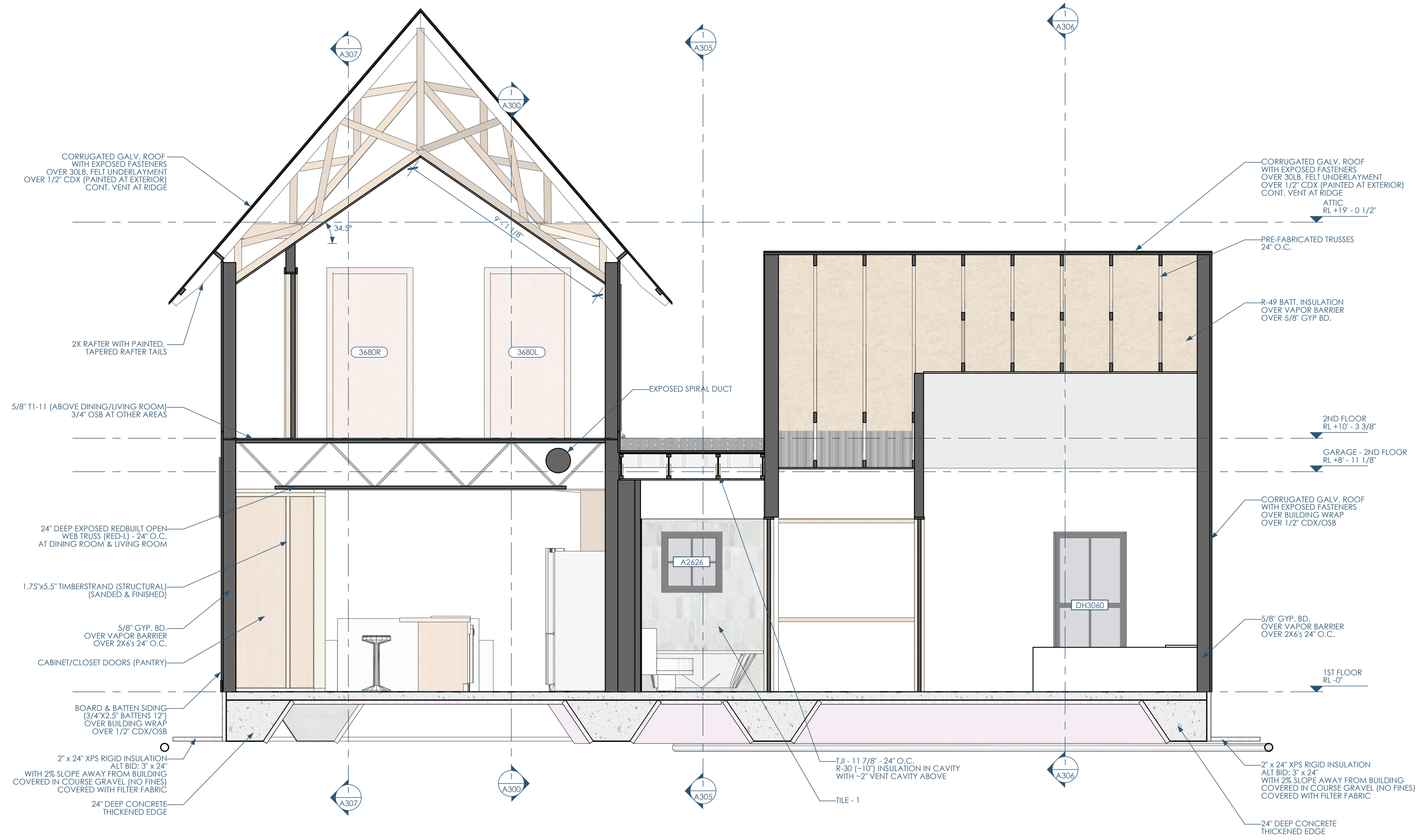
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1/A302 SECTION - NORTH - PRIMARY
3/8"=1'-0"



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SECTION - NORTH - PRIMARY 04/02/2024
HIGHLAND HAVEN
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A302

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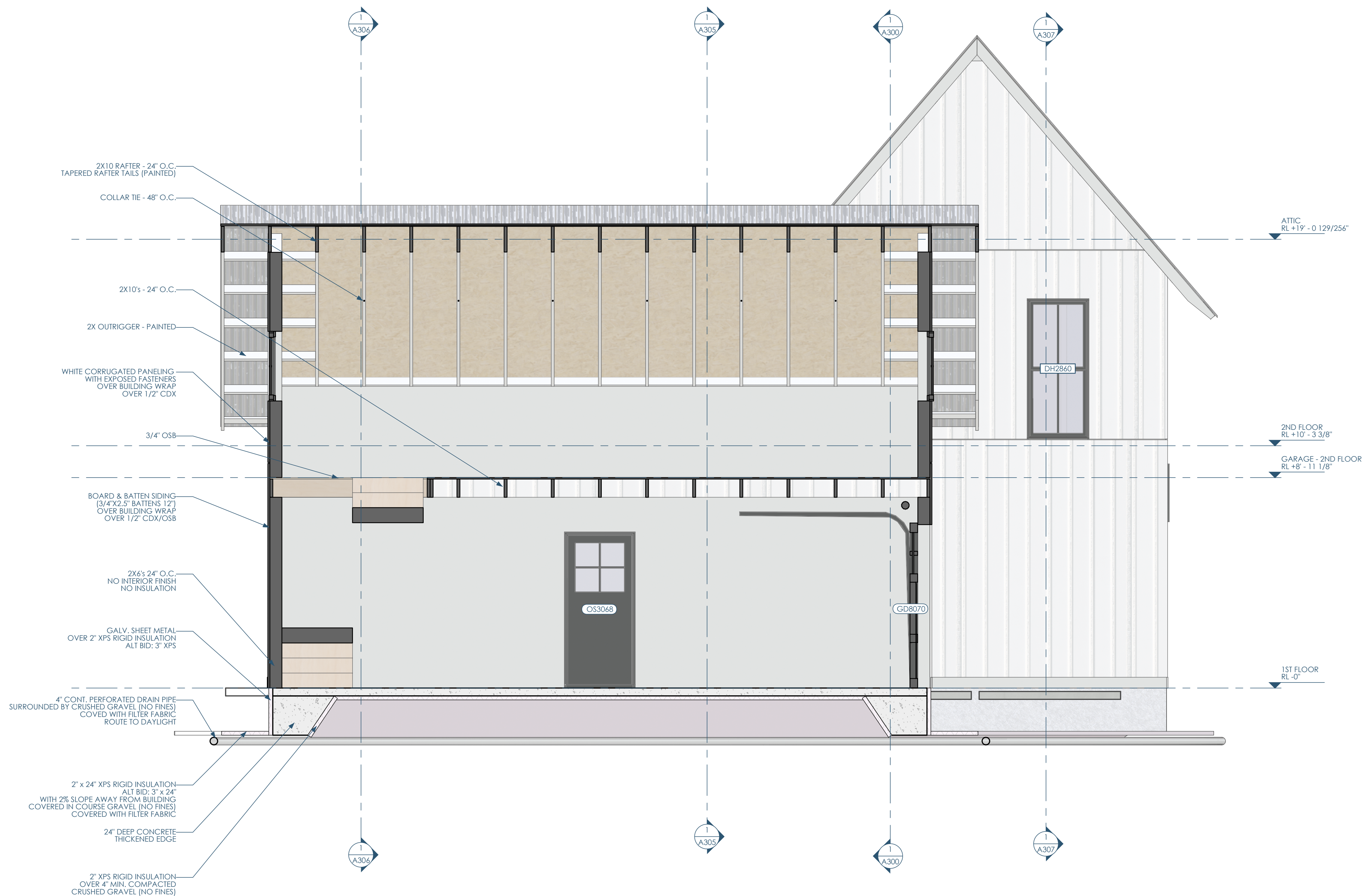
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1/A303 SECTION - SOUTH - GARAGE
3/8"=1'-0"

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SECTION - SOUTH - GARAGE 04/02/2024
 HIGHLAND HAVEN
 N1777 FRIEDEL RD - FORT ATKINSON, WI 53589

A303

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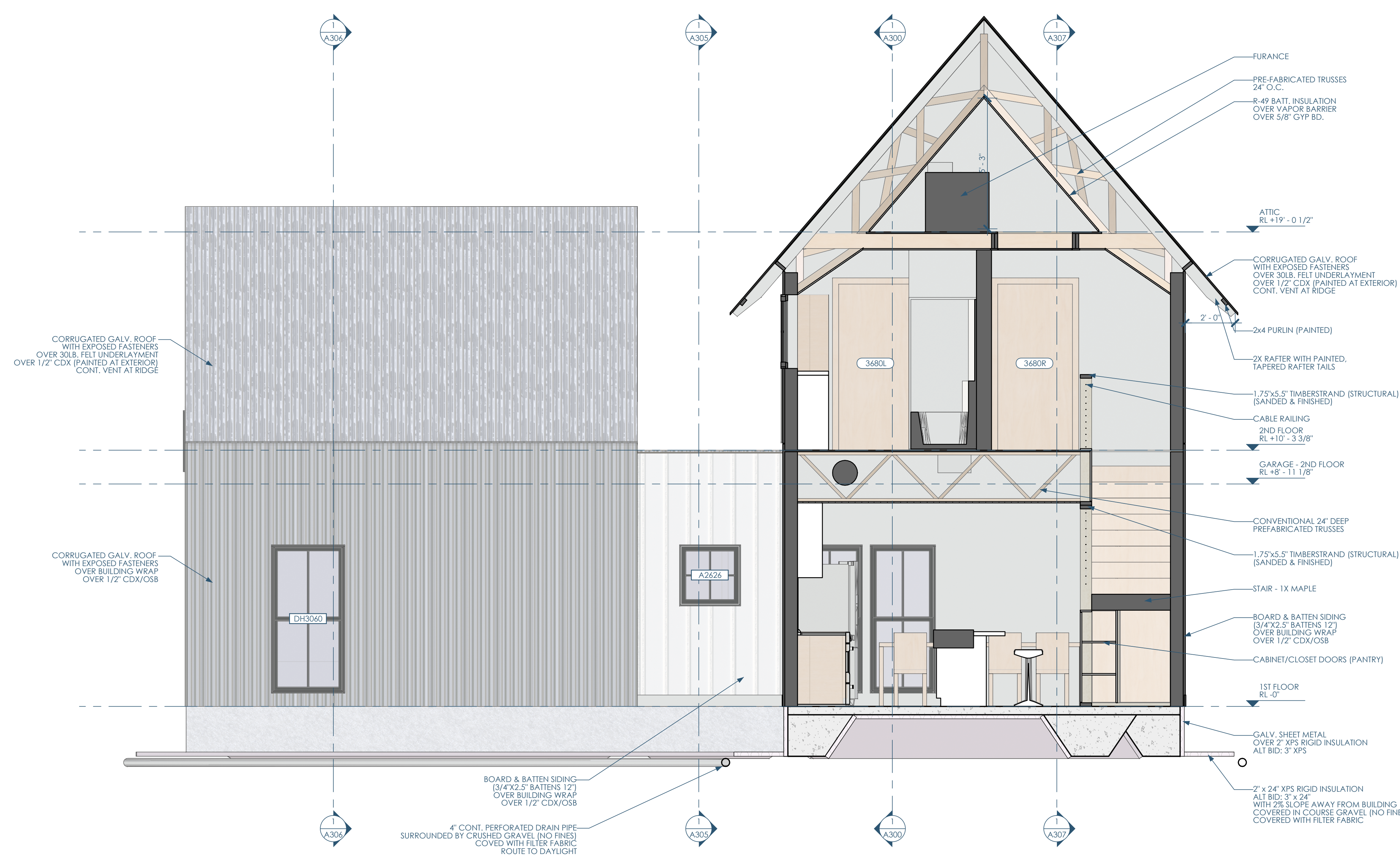
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1/A304 SECTION - SOUTH - KITCHEN 3/8"=1'-0"



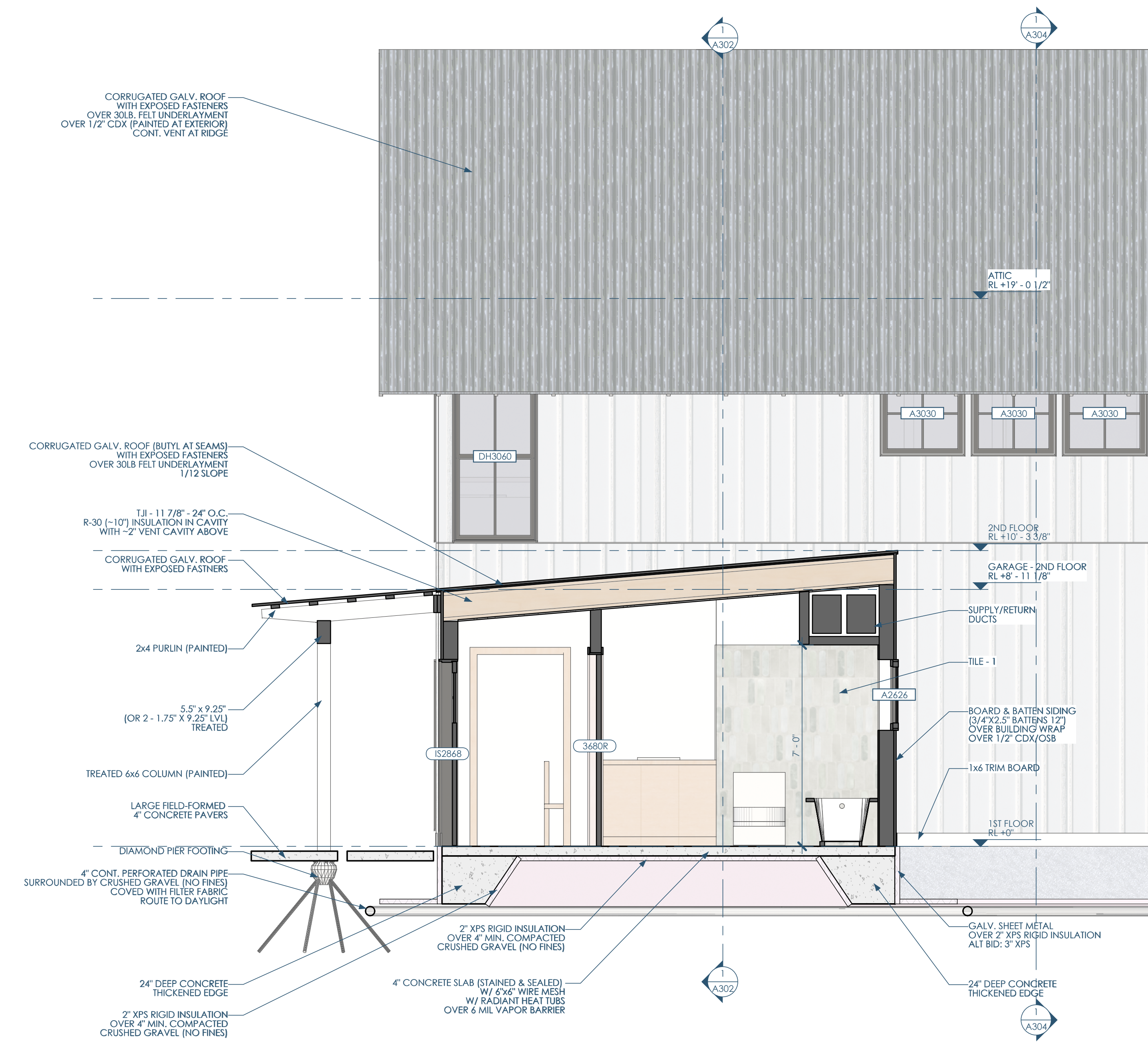
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SECTION - SOUTH - KITCHEN 04/02/2024
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1/A305 SECTION - WEST - ENTRY
3/8"=1'-0"

CORRUGATED GALV. ROOF WITH EXPOSED FASTENERS OVER 30LB FELT UNDERLAYMENT OVER 1/2" CDX (PAINTED AT EXTERIOR) CONT. VENT AT RIDGE

CORRUGATED GALV. ROOF (BUTYL AT SEAMS) WITH EXPOSED FASTENERS OVER 30LB FELT UNDERLAYMENT 1/12 SLOPE

TJI - 11 7/8" - 24" O.C. R-30 (-10') INSULATION IN CAVITY WITH -2" VENT CAVITY ABOVE

CORRUGATED GALV. ROOF WITH EXPOSED FASTENERS

2x4 PURLIN (PAINTED)

5.5" x 9.25" (OR 2 - 1.75" x 9.25" LVL) TREATED

TREATED 6x6 COLUMN (PAINTED)

LARGE FIELD-FORMED 4" CONCRETE PAVERS

DIAMOND PIER FOOTING

4" CONT. PERFORATED DRAIN PIPE SURROUNDED BY CRUSHED GRAVEL (NO FINES) COVERED WITH FILTER FABRIC ROUTE TO DAYLIGHT

2" XPS RIGID INSULATION OVER 4" MIN. COMPACTED CRUSHED GRAVEL (NO FINES)

4" CONCRETE SLAB (STAINED & SEALED) W/ 6"x6" WIRE MESH W/ RADIANT HEAT TUBS OVER 6 MIL VAPOR BARRIER

24" DEEP CONCRETE THICKENED EDGE

2" XPS RIGID INSULATION OVER 4" MIN. COMPACTED CRUSHED GRAVEL (NO FINES)

ATTIC RL +19' - 0 1/2"

2ND FLOOR RL +10' - 3 3/8"

GARAGE - 2ND FLOOR RL +8' - 11 1/8"

1ST FLOOR RL +0'

SUPPLY/RETURN DUCTS

TILE - 1

BOARD & BATTEN SIDING (3/4"x2.5" BATTENS 12") OVER BUILDING WRAP OVER 1/2" CDX/OSB

1x6 TRIM BOARD

GALV. SHEET METAL OVER 2" XPS RIGID INSULATION ALT BID: 3" XPS

24" DEEP CONCRETE THICKENED EDGE



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SECTION - WEST - ENTRY 04/02/2024
HIGHLAND HAVEN
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A305

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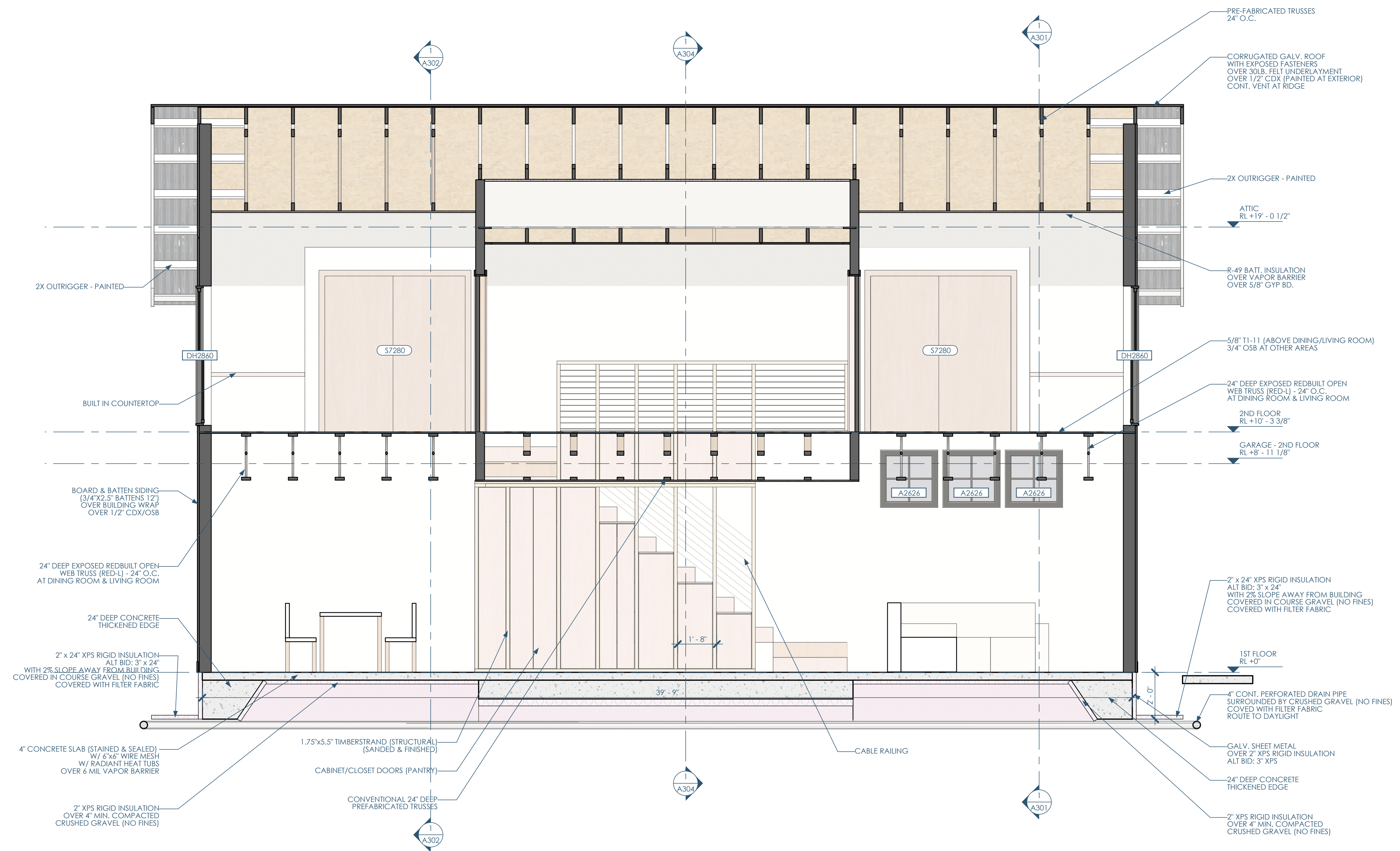


1/A306 SECTION - WEST - GARAGE
3/8"=1'-0"

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1/A307 SECTION - WEST - STAIRS
3/8"=1'-0"

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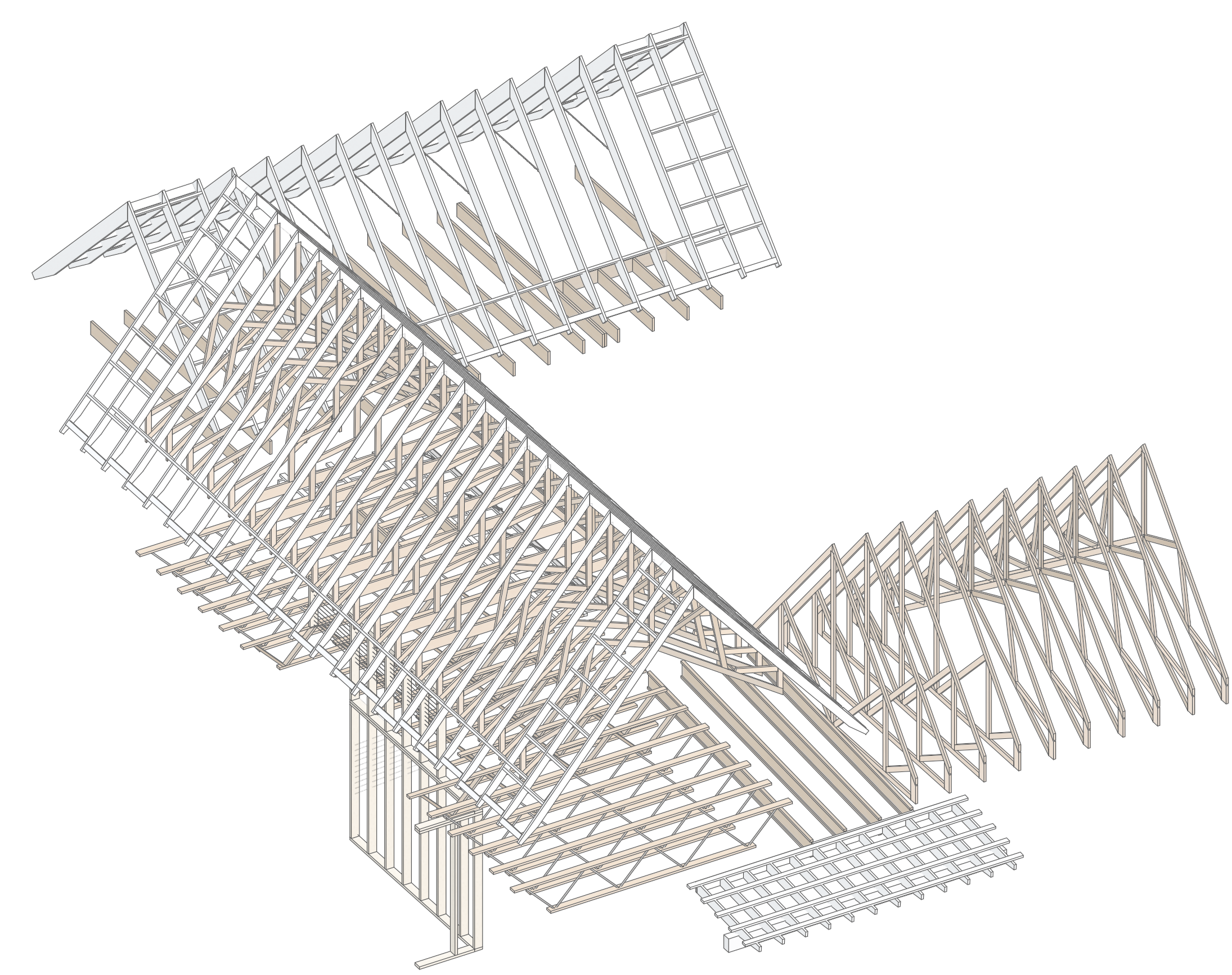
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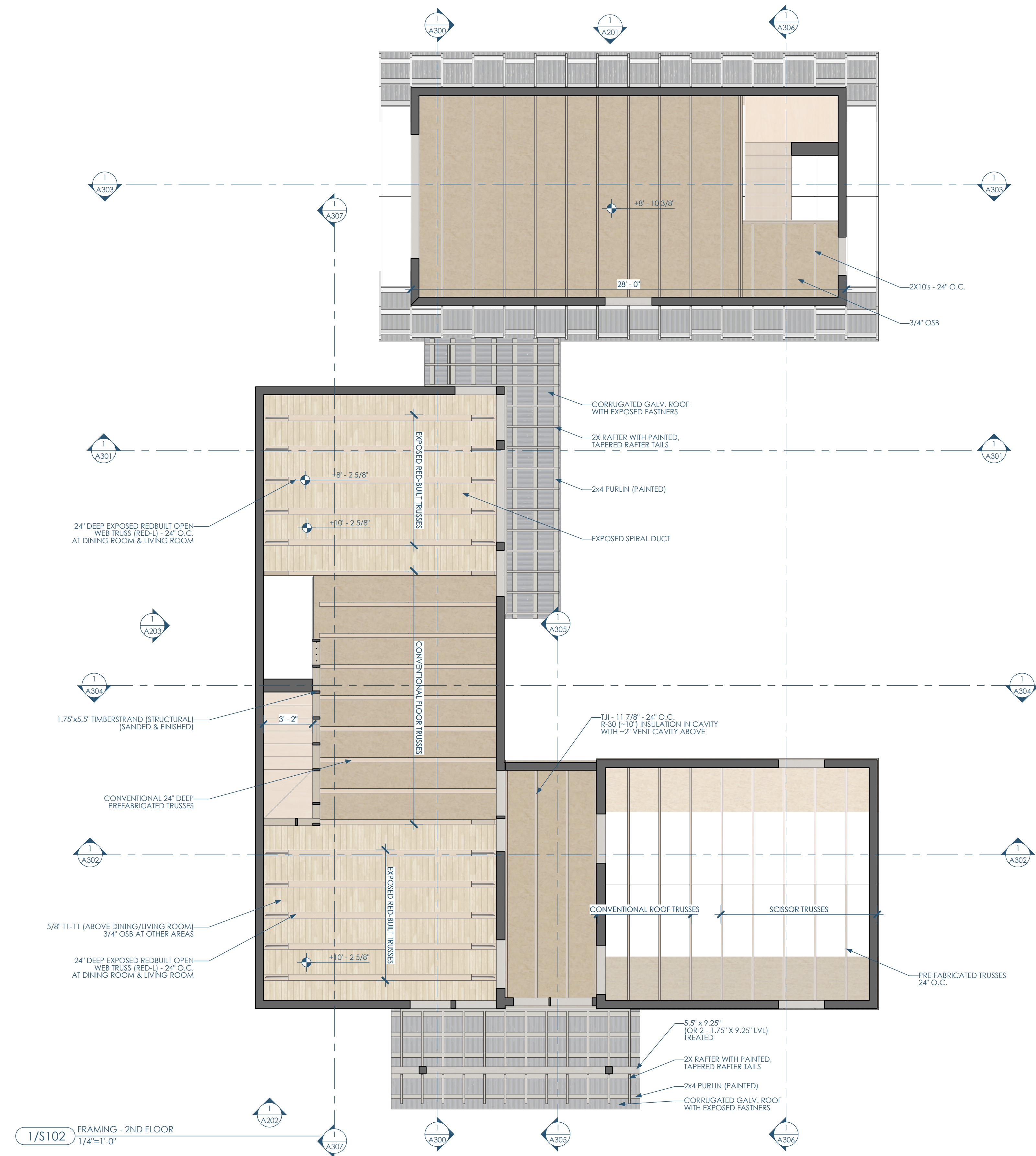
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2/S102 FRAMING - AXON - 1
3/16"=1'-0"



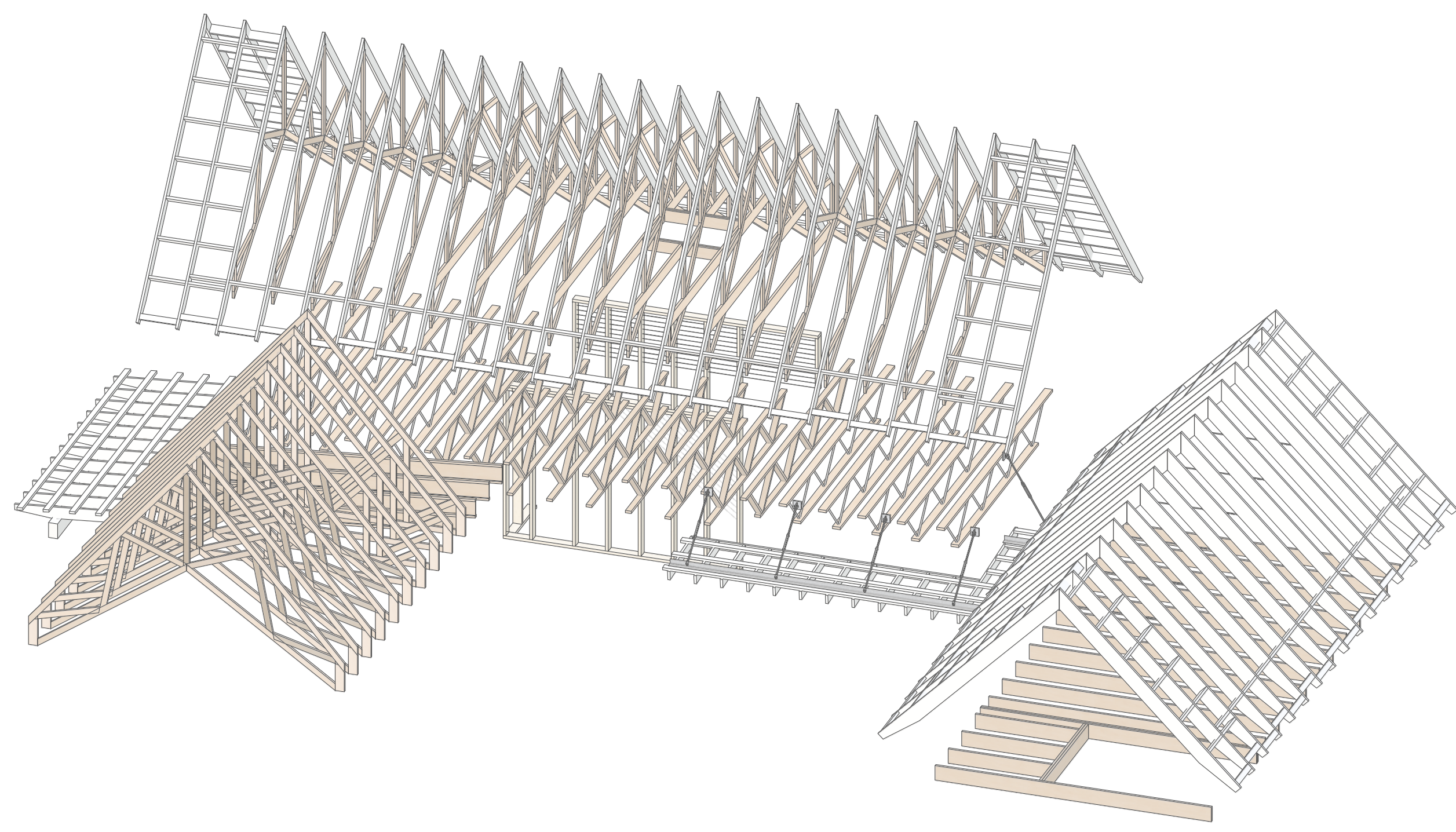
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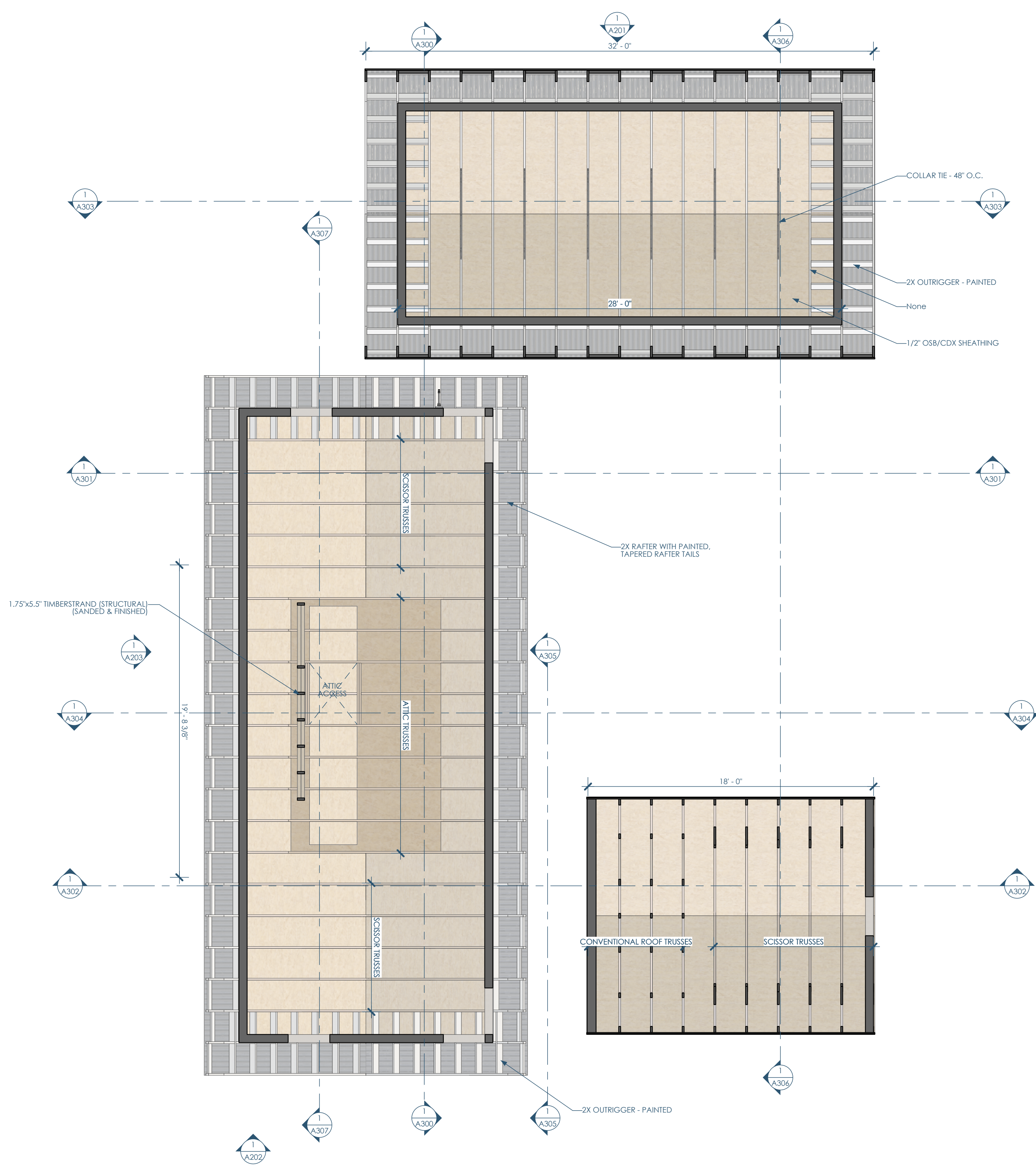
FRAMING - 2ND FLOOR 04/02/2024
HIGHLAND HAVEN
N1777 FRIEDEL RD - FORT ATKINSON, WI 53589

S102

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2/S103 FRAMING - AXON - 2
3/16"=1'-0"



1/S103 FRAMING - ROOF
1/4"=1'-0"



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FRAMING - ROOF 04/02/2024
HIGHLAND HAVEN
N1777 FRIEDEL RD - FORT ATKINSON, WI 53589

S103

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TYPE	LENGTH	VOLUME	MATERIAL
THICKENED SLAB - EDGE	247	774	24" DEEP CONCRETE\THICKENED EDGE
THICKENED SLAB - MID	42	182	24" DEEP CONCRETE\THICKENED EDGE

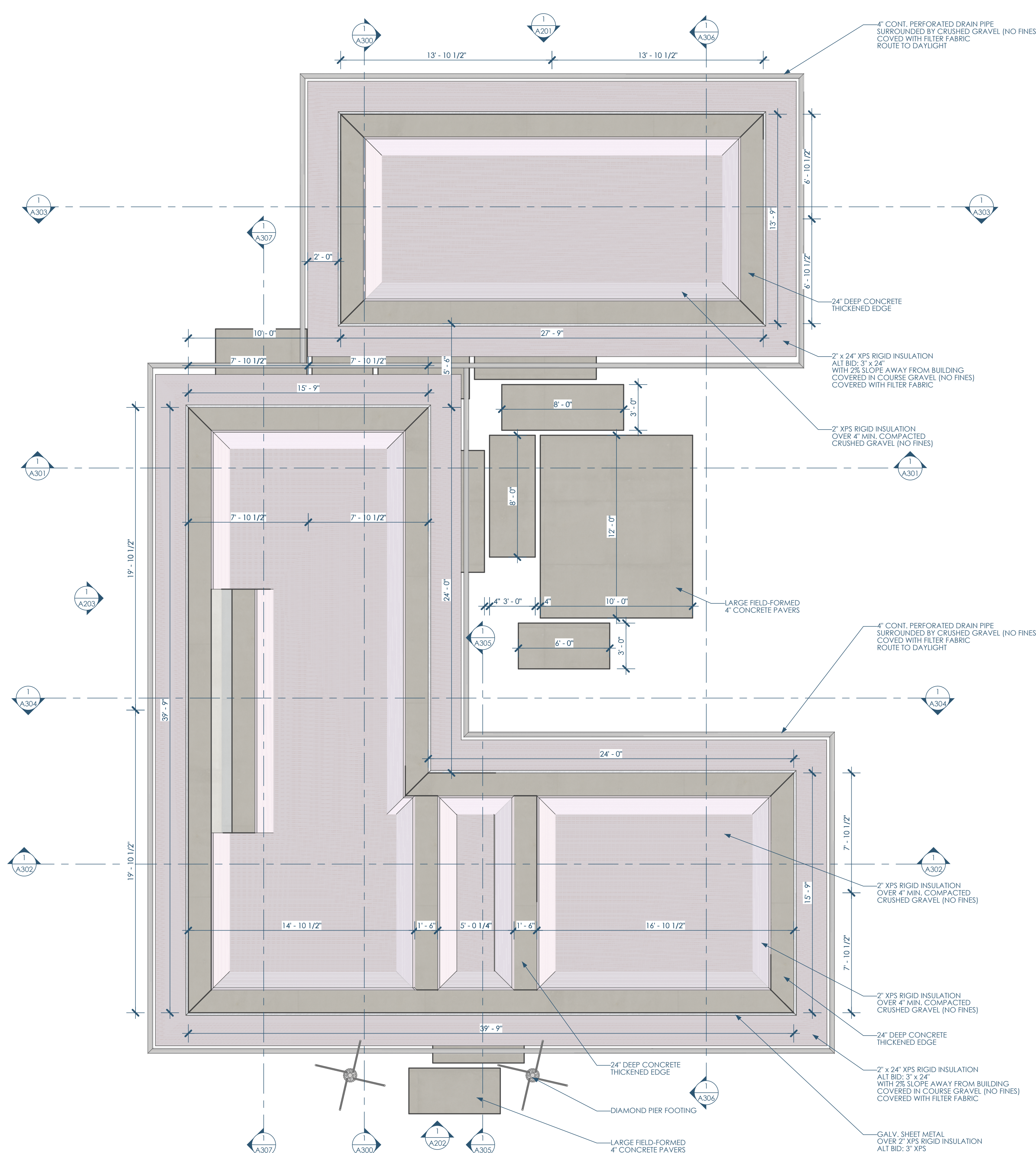
5C/S-101 QUANTITY TAKE-OFF - FOOTING

TYPE	AREA	MATERIAL
2" EPS INSULATION - HORZ. EXTENSION	521	2" x 24" XPS RIGID INSULATION\ALT BID: 3" x 24" WITH 2% SLOPE AWAY FROM BUILDING\COVERED IN COURSE GRAVEL (NO FINES)\COVERED WITH FILTER FABRIC
2" EPS INSULATION - UNDER SLAB	681	2" XPS RIGID INSULATION\OVER 4" MIN. COMPACTED\CRUSHED GRAVEL (NO FINES)
2" EPS INSULATION - UNDER SLAB - SLOPED	490	2" XPS RIGID INSULATION\OVER 4" MIN. COMPACTED\CRUSHED GRAVEL (NO FINES)
2" EPS INSULATION - VERTICAL - AT PERIMETER	489	GALV. SHEET METAL\OVER 2" XPS RIGID INSULATION\ALT BID: 3" XPS
GYP. CEILING	379	1/2" GYP. BD @ CEILING
GYP. CEILING AT ROOF	1021	R-49 BATT. INSULATION\OVER VAPOR BARRIER\OVER 5/8" GYP. BD.
GYP. CEILING W/ STUD	30	1/2" GYP. BD @ CEILING
TILE - 1	95	TILE - 1
TILE - 2	22	TILE - 2

5C/S-101 QUANTITY TAKE-OFF - COVERINGS

TYPE	AREA	MATERIAL
CONCRETE PAVERS	318	LARGE FIELD-FORMED 4" CONCRETE PAVERS
CONCRETE SLAB	1386	4" CONCRETE SLAB (STAINED & SEALED) WITH 6"x6" WIRE MESH\WITH RADIANT HEAT TUBS\OVER 6 MIL VAPOR BARRIER
CORRUGATED METAL	2680	CORRUGATED GALV. ROOF WITH EXPOSED FASTENERS\OVER 30LB FELT UNDERLAYMENT\OVER 1/2" CDX (PAINTED AT EXTERIOR)\VENT. VENT AT RIDGE
CORRUGATED METAL - BUTYL	94	CORRUGATED GALV. ROOF (BUTYL AT SEAMS) WITH EXPOSED FASTENERS\OVER 30LB FELT UNDERLAYMENT\1/12 SLOPE
CORRUGATED METAL AT OVERHANGS	184	CORRUGATED GALV. ROOF WITH EXPOSED FASTENERS
FLOOR OSB	635	3/4" OSB
T1-11	389	5/8" T1-11 (ABOVE DINING/LIVING ROOM)\3/4" OSB AT OTHER AREAS

4/S-101 QUANTITY TAKE-OFF - SLABS



3A/S-101 FOUNDATION PLAN - RCP
1/4"=1'-0"

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Animation at <http://OpeningDesign.com/HighlandHaven.html>



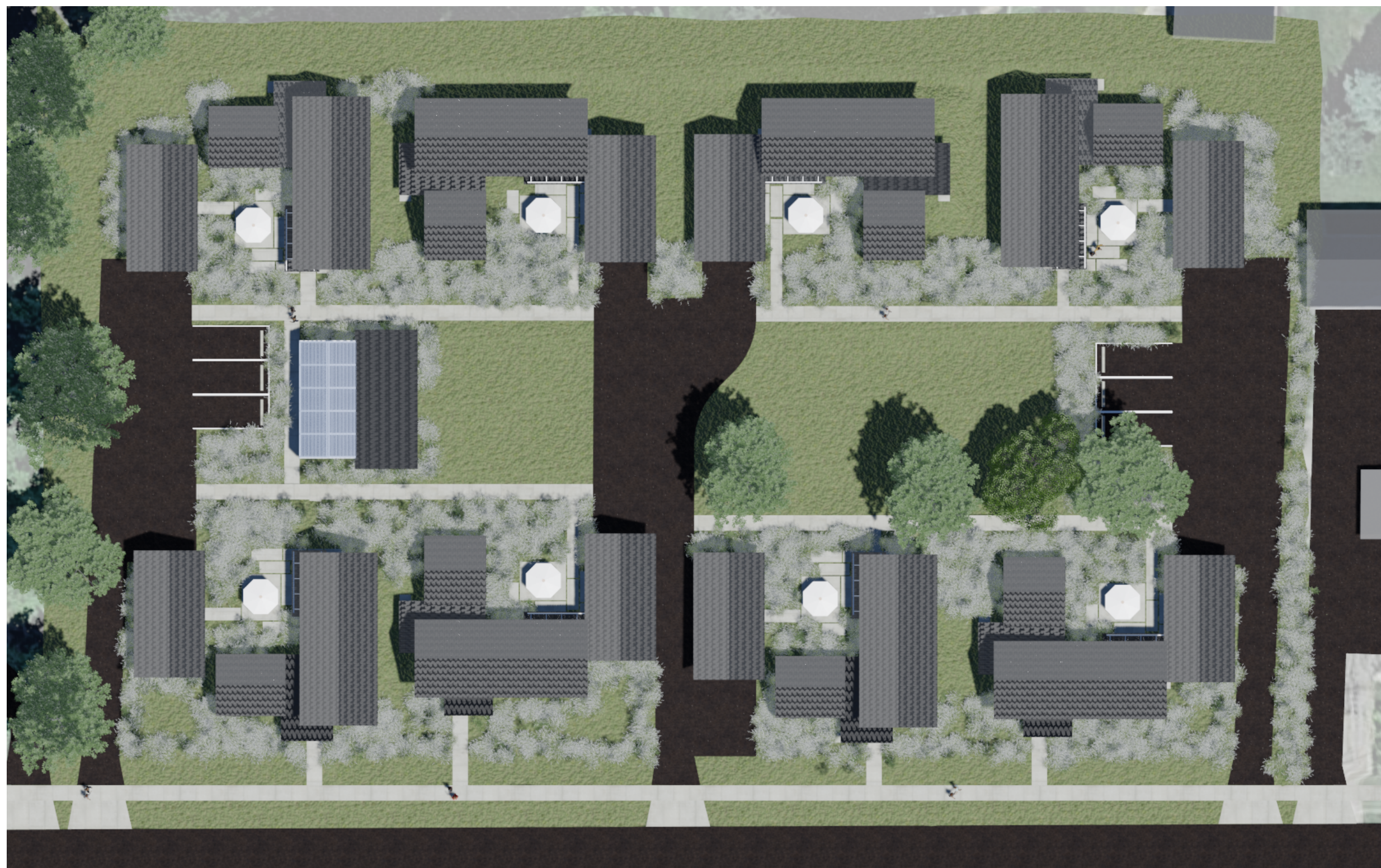
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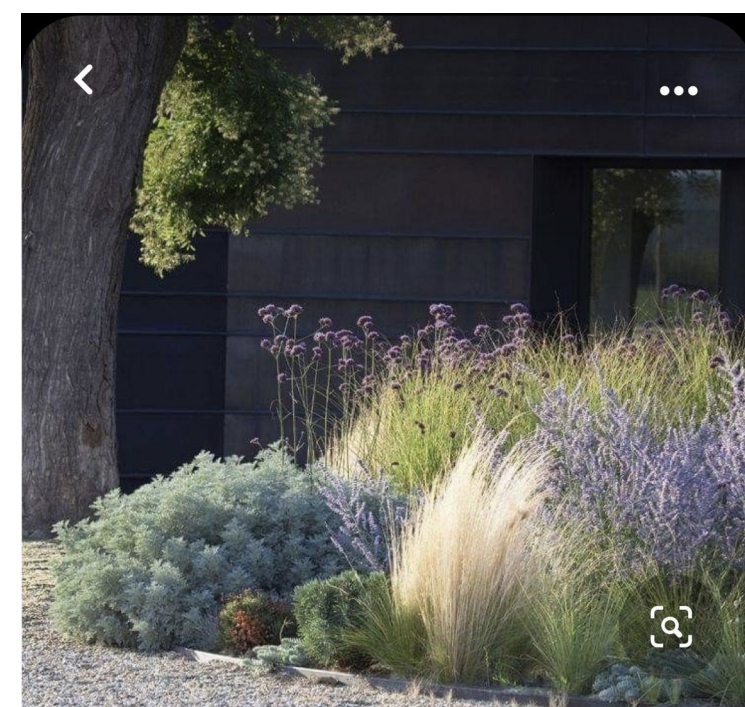
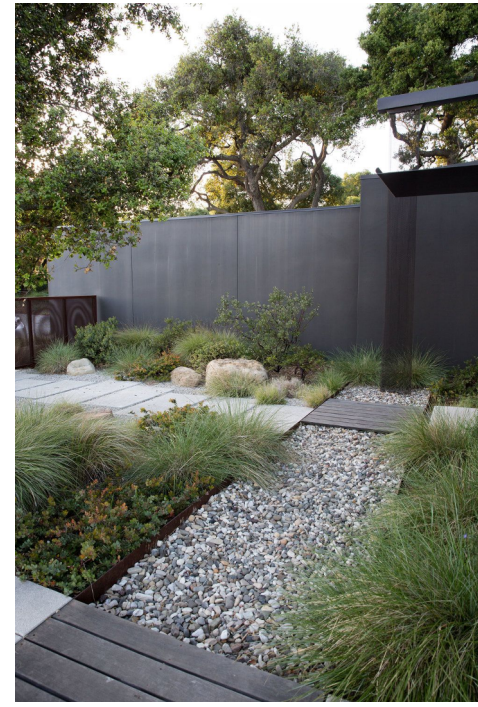
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RENDERINGS 02/13/2024
 HIGHLAND HAVEN
 N1807 S MAIN STREET - FORT ATKINSON, WI

A008



LANDSCAPE PRECEDENTS: NATIVE GRASSES



Benefits of Using Native Prairie Grass Landscaping:

- Ecological Resilience:** Native prairie grasses promote biodiversity, support wildlife habitat, and improve soil health, contributing to a resilient and sustainable ecosystem.
- Water Conservation:** Prairie grasses are drought-resistant and require minimal irrigation once established, helping to conserve water resources and reduce water usage in landscaping.
- Low Maintenance:** Prairie grass landscapes require less maintenance compared to traditional lawns, leading to cost savings and reduced reliance on fertilizers, herbicides, and pesticides.
- Habitat Creation:** Planting native prairie grasses creates valuable habitat for birds, butterflies, and other pollinators, fostering biodiversity and supporting local wildlife populations.
- Aesthetic Appeal:** Prairie grass landscapes offer a naturalistic and visually appealing alternative to traditional lawns, enhancing the beauty of outdoor spaces while providing numerous ecological benefits.

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