

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	-
			<b>1441</b>					
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	-
			<b>651</b>					

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 4" 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 30LB FELT UNDERLAYMENT \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

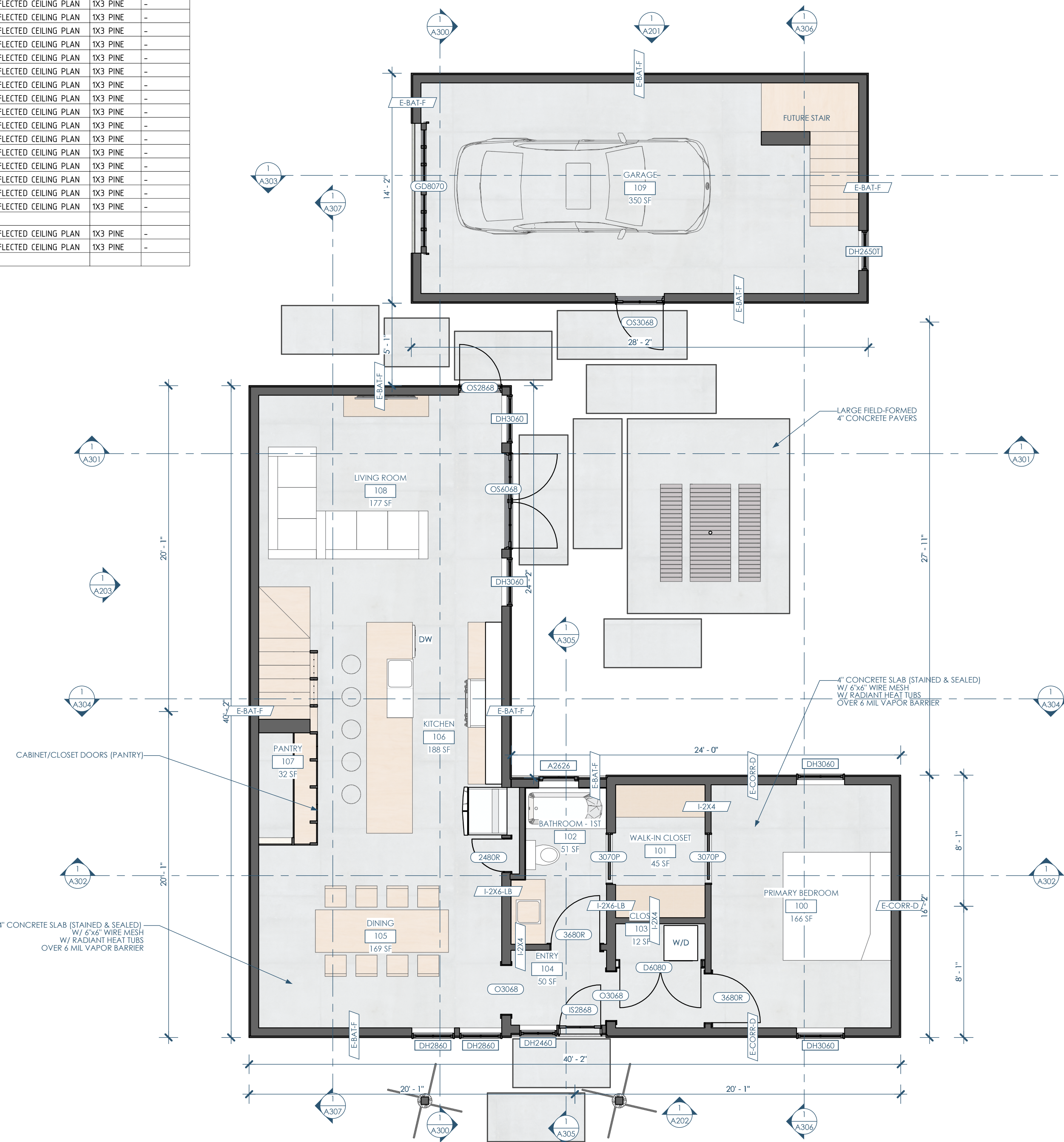
TYPE MARK	TYPE	COUNT
2480R	SINGLE SWING DOOR	1
3070P	POCKET DOOR	2
3680L	SINGLE SWING DOOR	2
3680R	SINGLE SWING DOOR	4
ATTIC	TRAPDOOR ATTIC ACCESS PANELS	1
D6080	DOUBLE SWING DOOR	1
GD8070	GARAGE DOOR - CARRIAGE HOUSE STYLE	1
IS2868	FRONT DOOR	1
O3068	OPENING - TRIM ONLY	2
OS2868	OUTSWING PATIO DOOR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

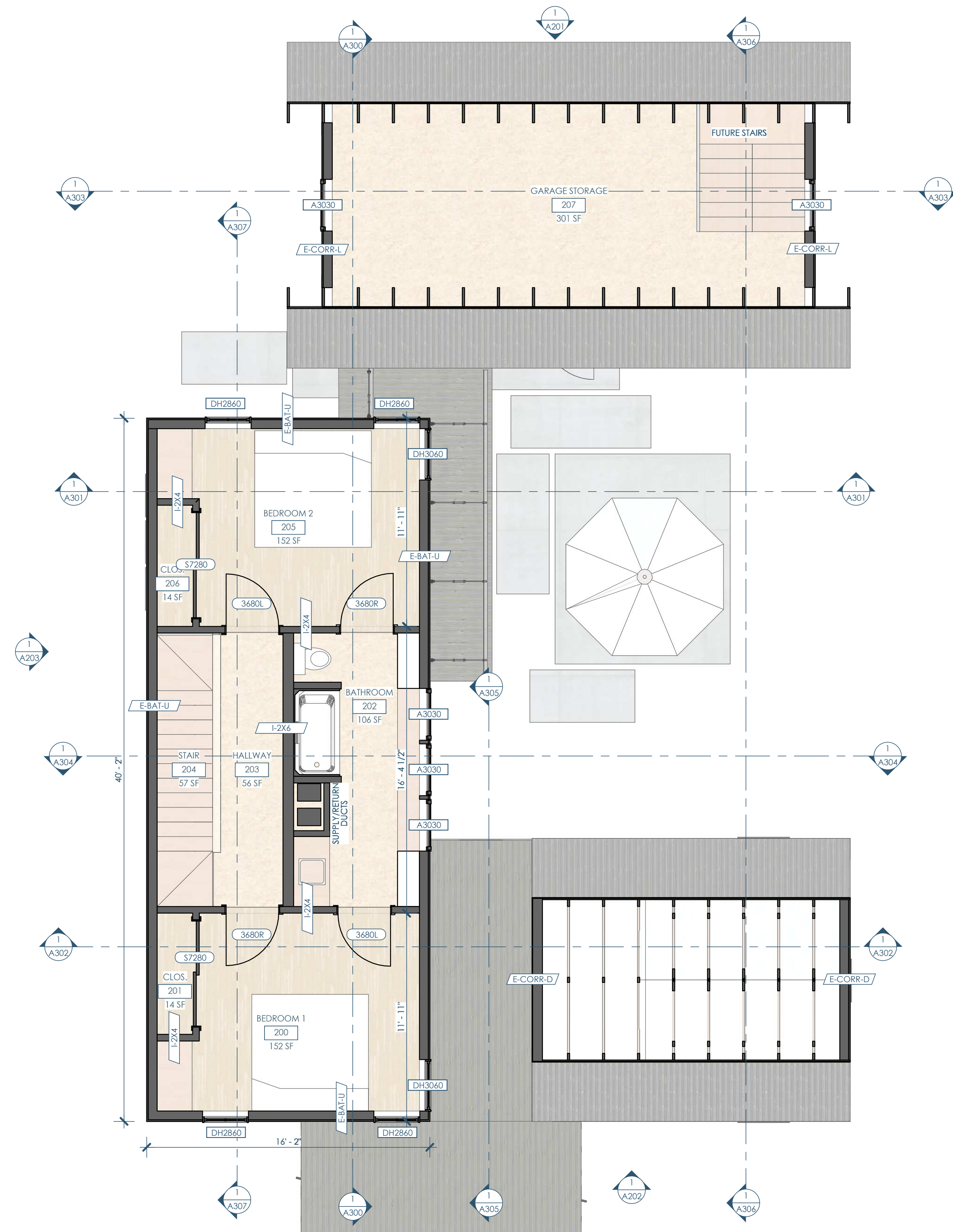


**SCHULTZ**  
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FLOOR PLAN - 1ST 04/02/2024  
HIGHLAND HAVEN  
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A101

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

FLOOR PLAN - 2ND 04/02/2024  
HIGHLAND HAVEN  
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A102



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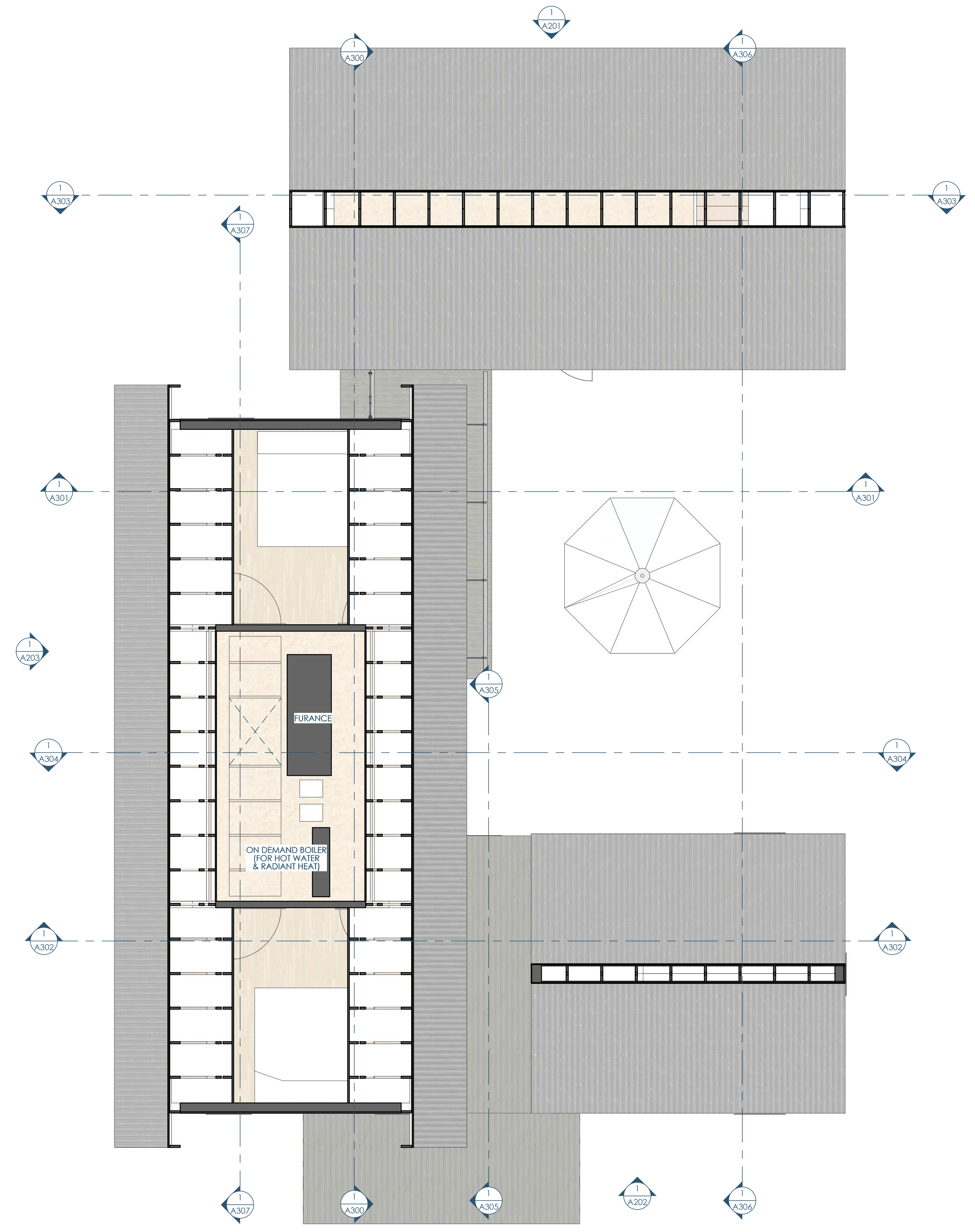
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3A/A103 FLOOR PLAN - ATTIC  
1/4"=1'-0"



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

A103

5

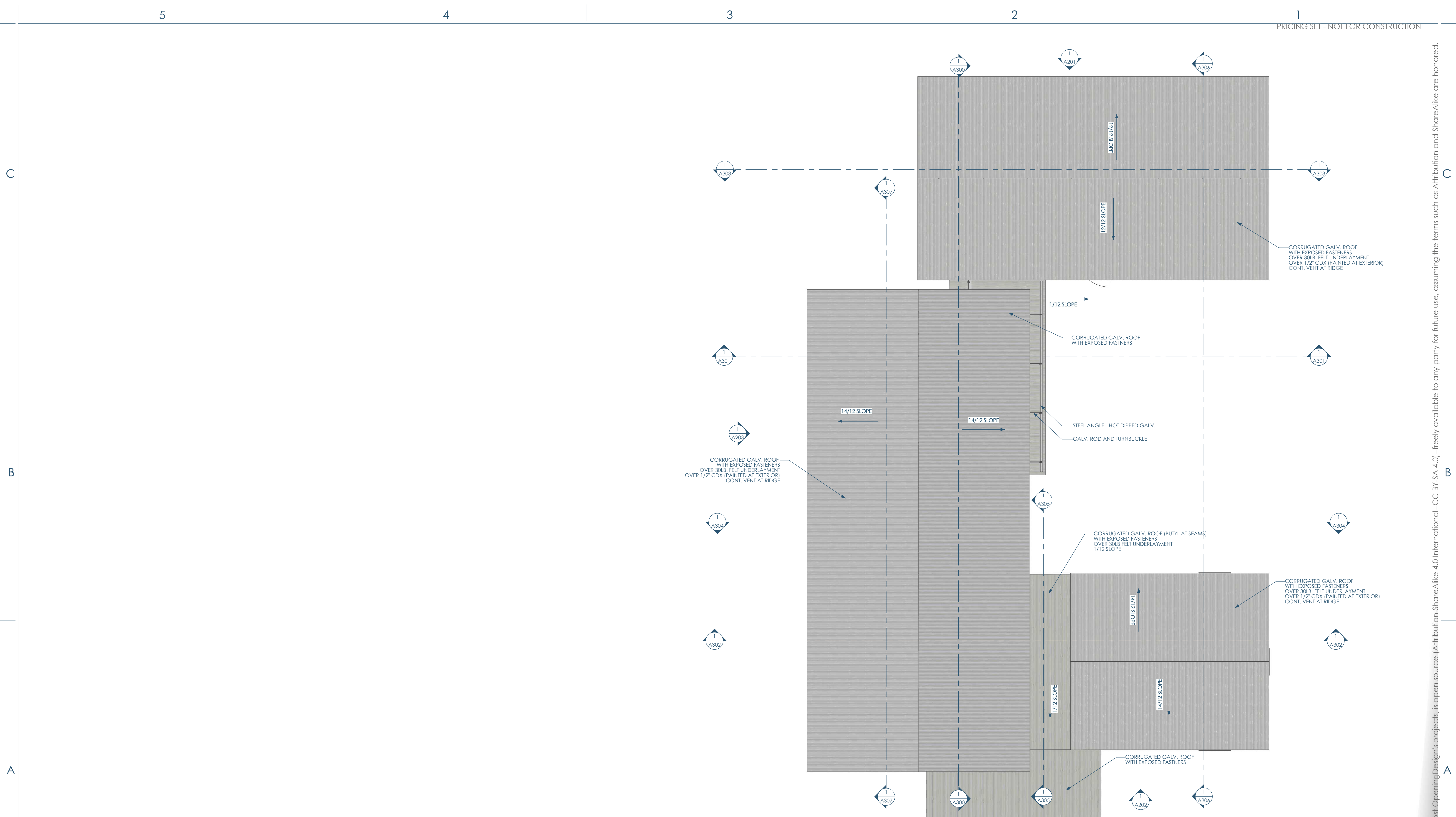
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3A/A104 FLOOR PLAN - ROOF  
1/4"=1'-0"



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FLOOR PLAN - ROOF 04/02/2024  
HIGHLAND HAVEN  
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A104

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PRICING SET - NOT FOR CONSTRUCTION

C

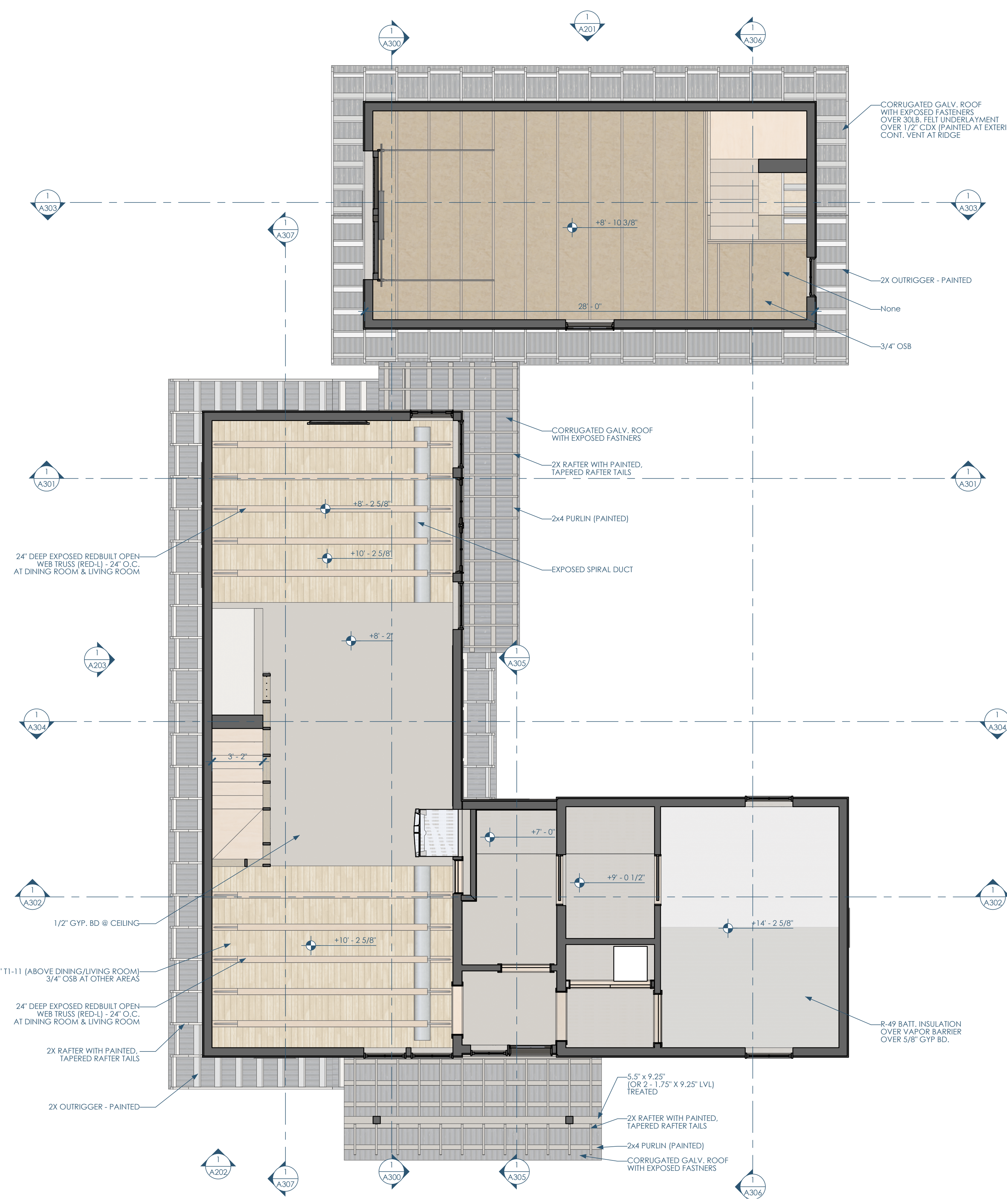
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3A/A151 1ST FLOOR RCP  
1/4"=1'-0"

REFLECTED CEILING PLAN - 1ST 04/02/2024  
HIGHLAND HAVEN  
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A151



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

REFLECTED CEILING PLAN - 2ND 04/02/2024  
 HIGHLAND HAVEN  
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A152

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



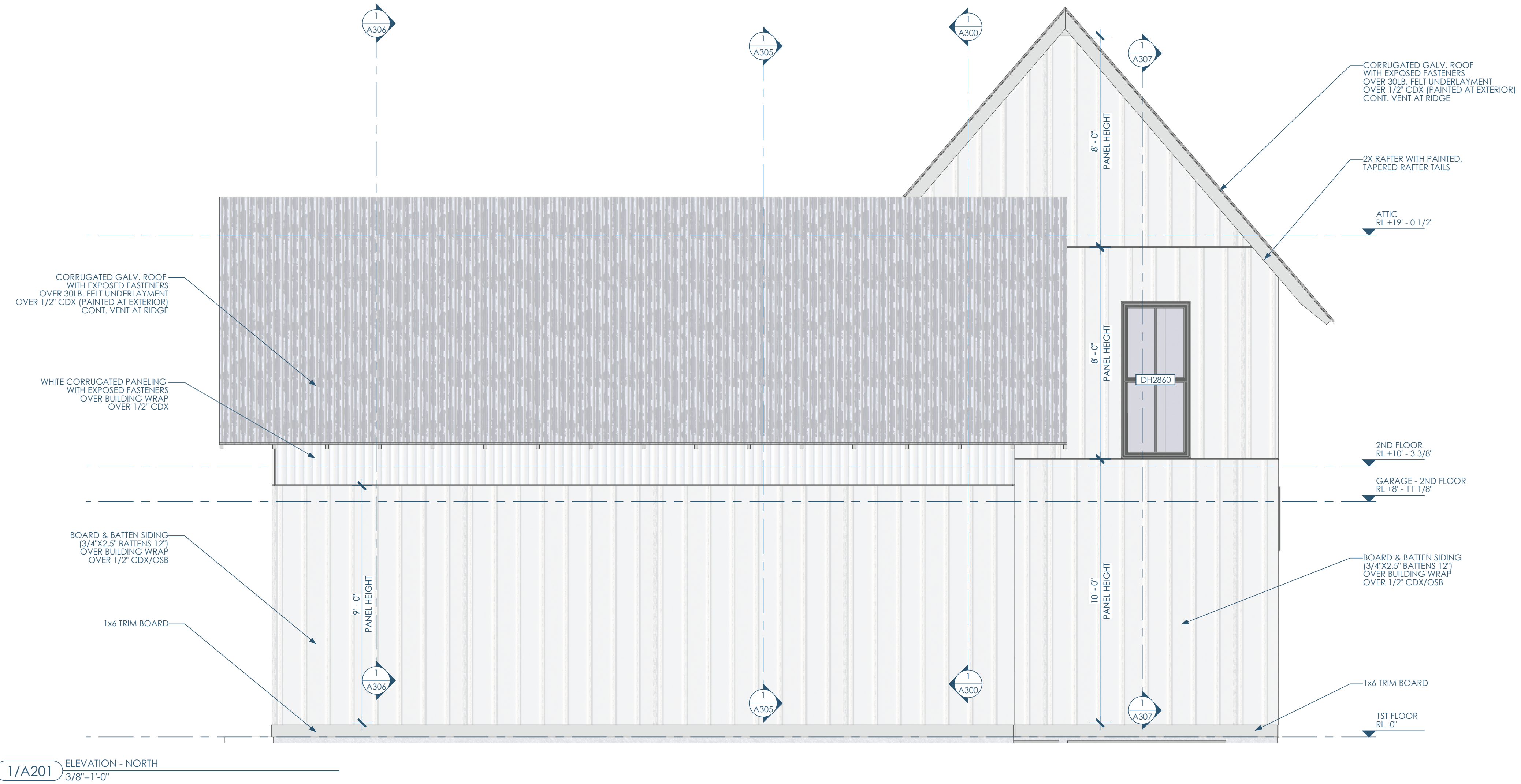
Architect: Opening Design  
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ELEVATION - EAST 04/02/2024  
HIGHLAND HAVEN  
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A200

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1/A201 ELEVATION - NORTH  
3/8"=1'-0"



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ELEVATION - NORTH 04/02/2024  
HIGHLAND HAVEN  
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A201

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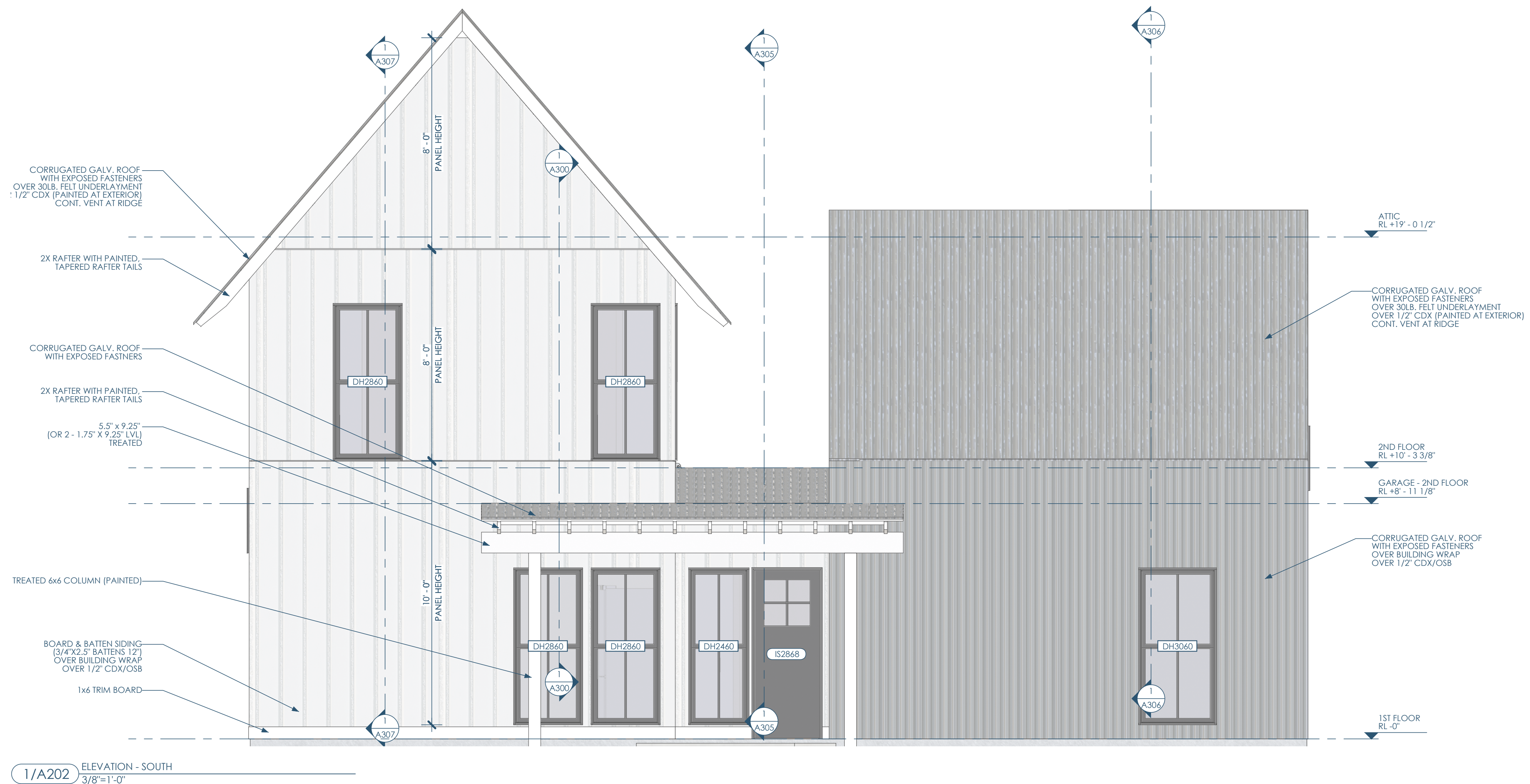
2

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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

5

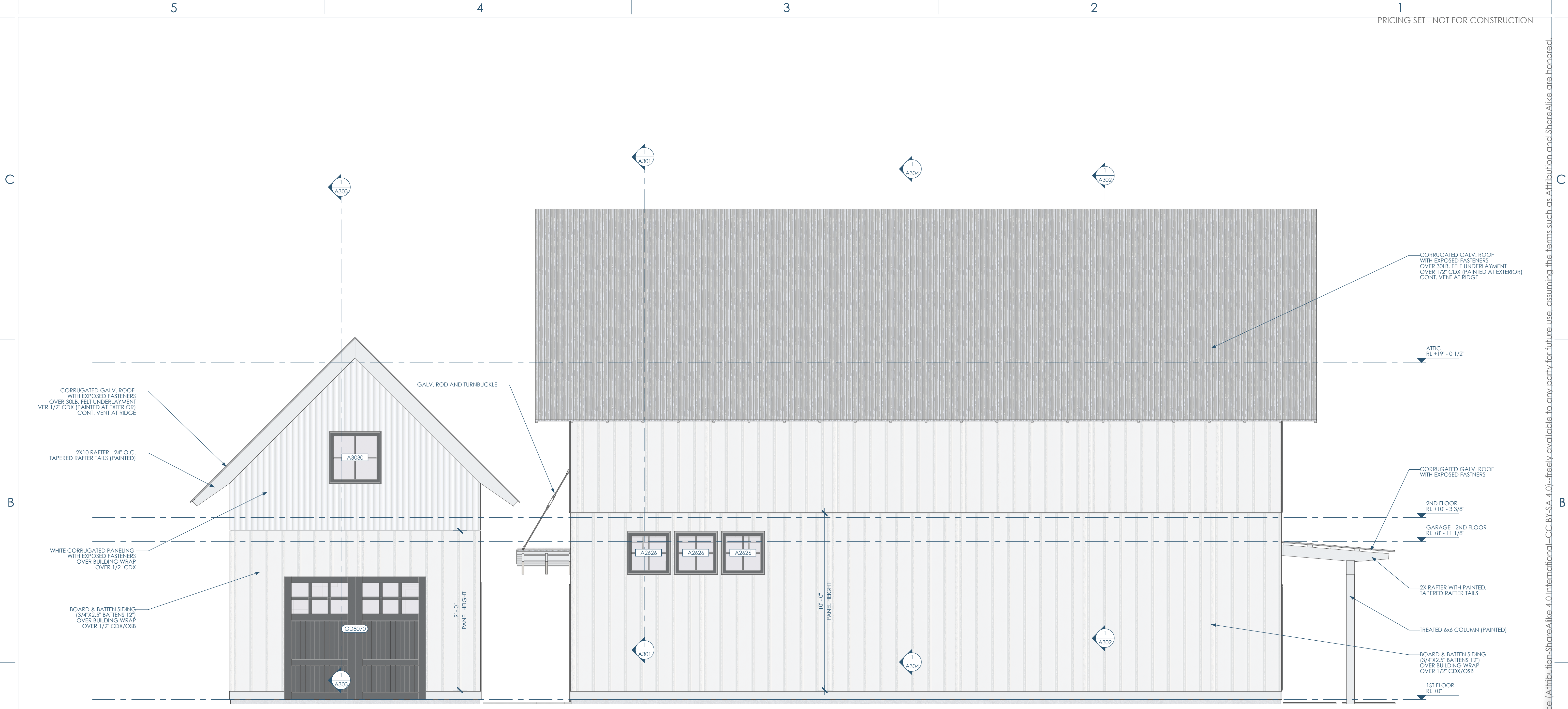
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1/A203 ELEVATION - WEST  
3/8"=1'-0"



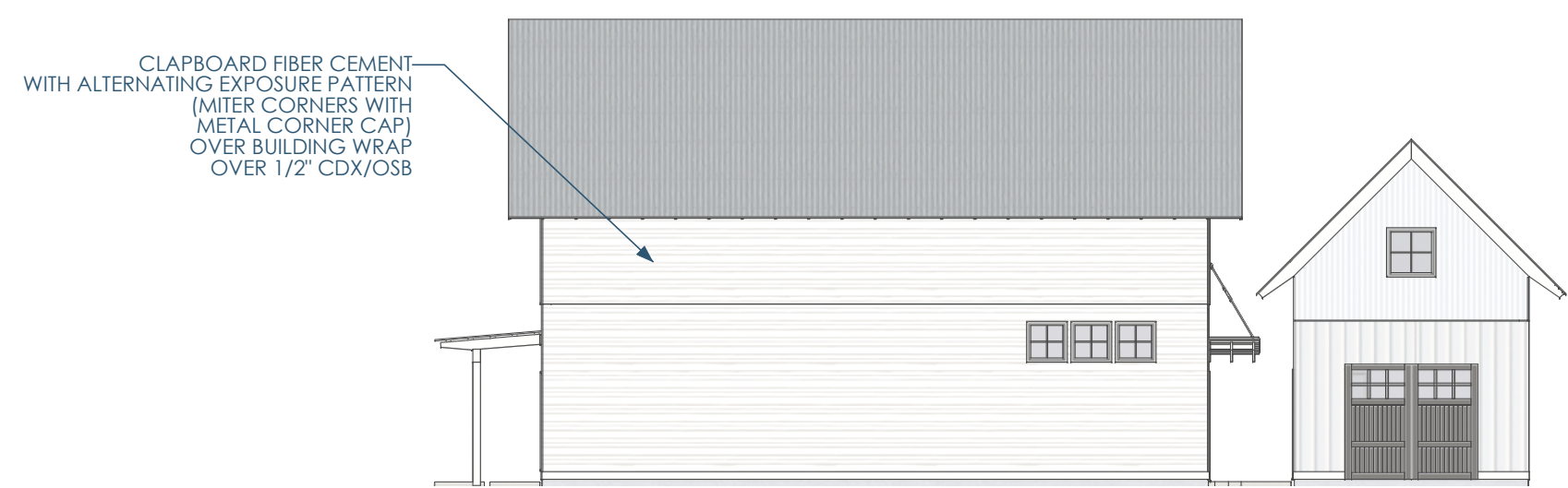
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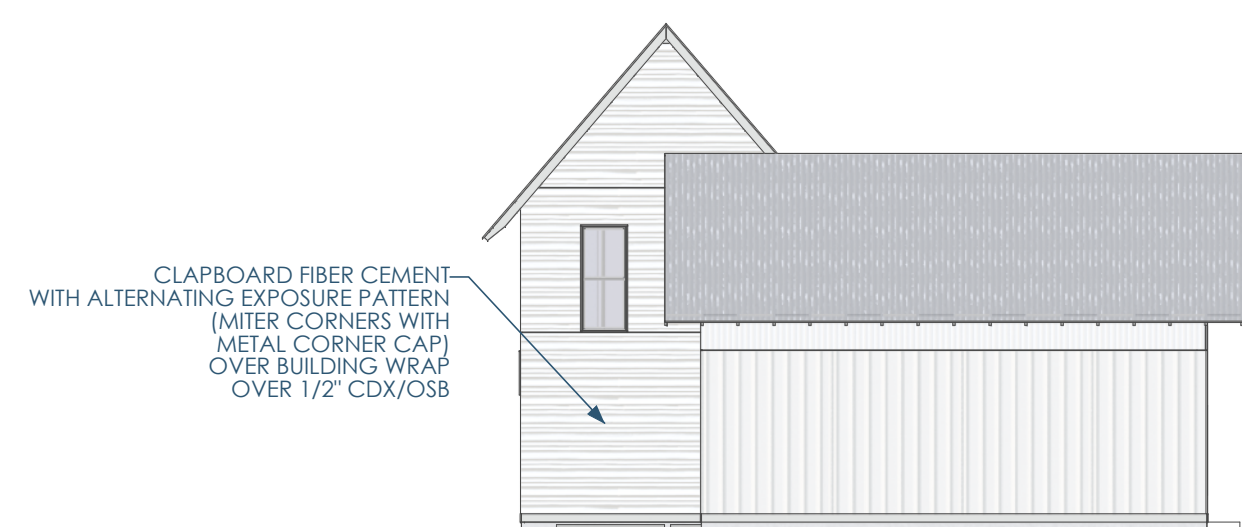
ELEVATION - WEST 04/02/2024  
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A203

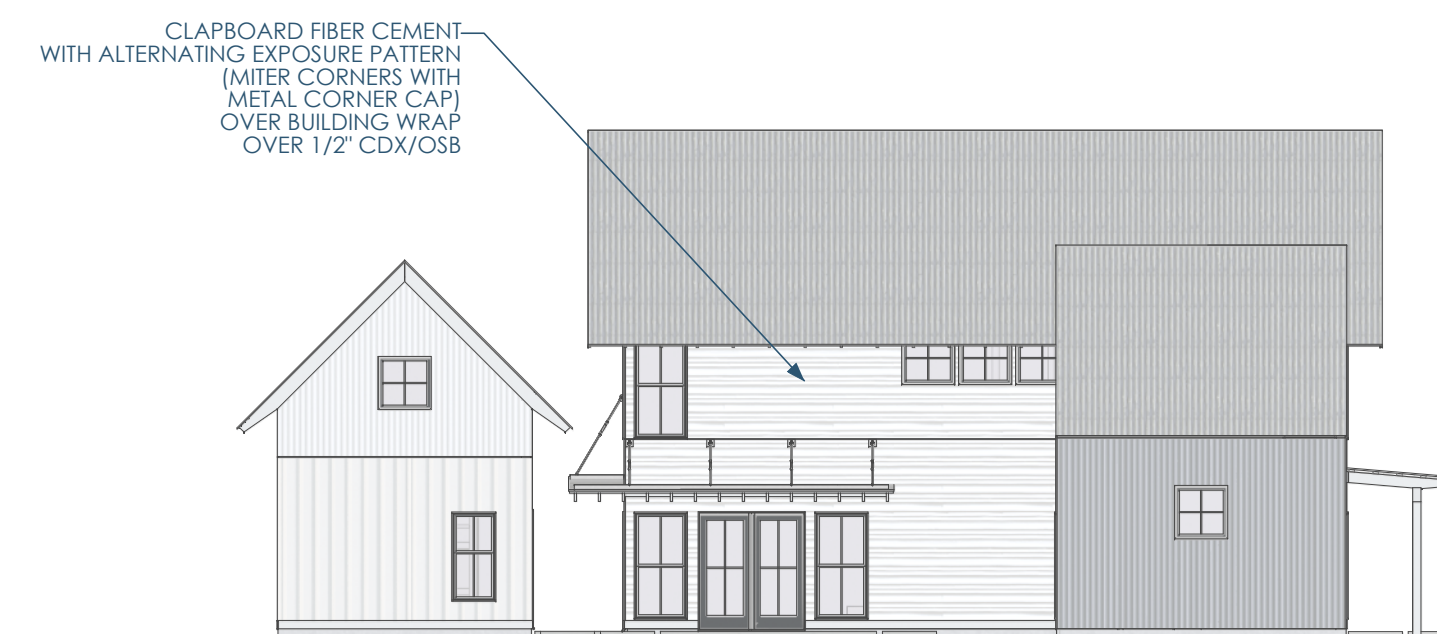
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5C/A250 RR - ELEVATION - EAST  
3/32"=1'-0"



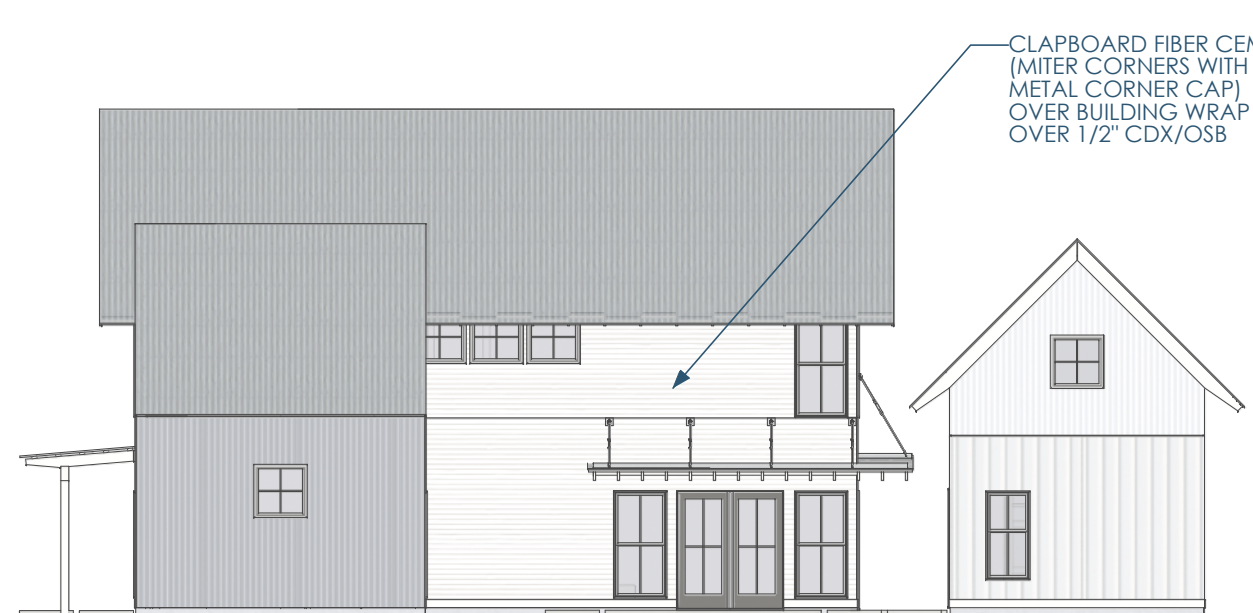
4C/A250 RR - ELEVATION - NORTH  
3/32"=1'-0"



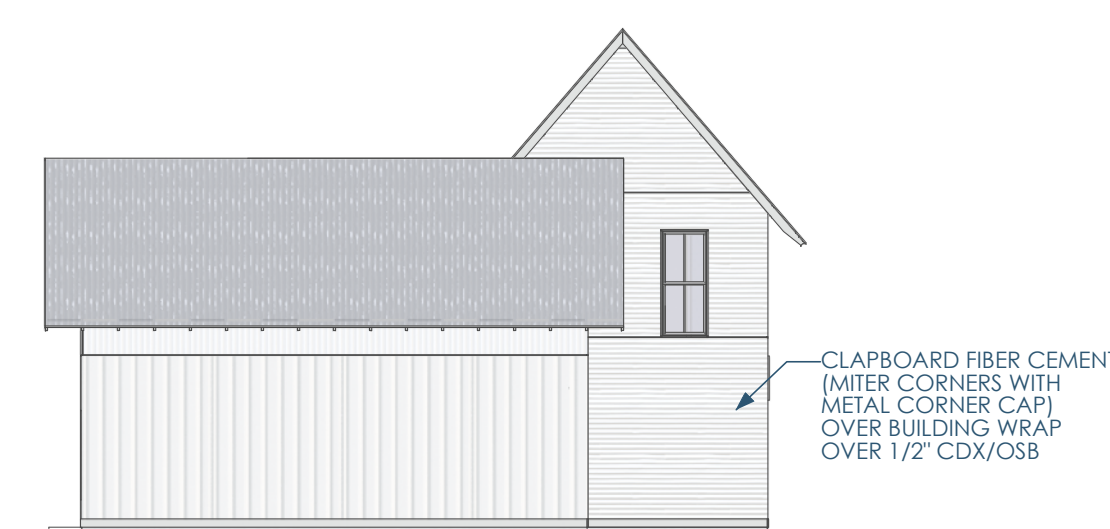
3C/A250 RR - ELEVATION - WEST  
3/32"=1'-0"



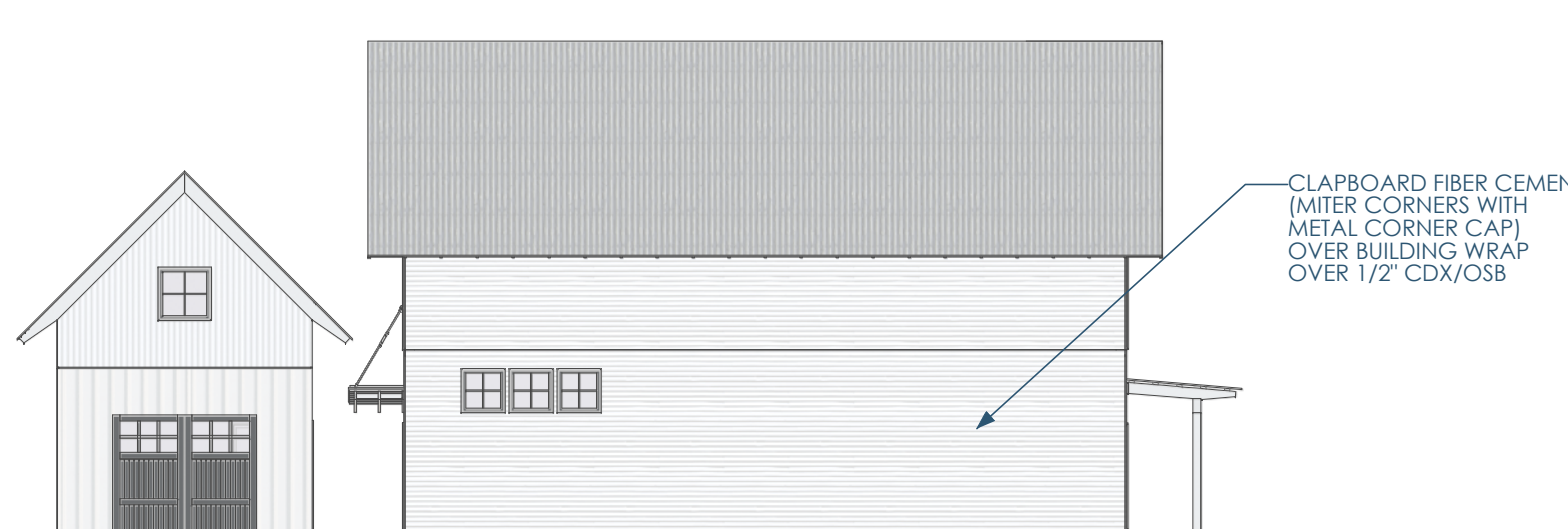
2C/A250 RR - ELEVATION - SOUTH  
3/32"=1'-0"



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



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



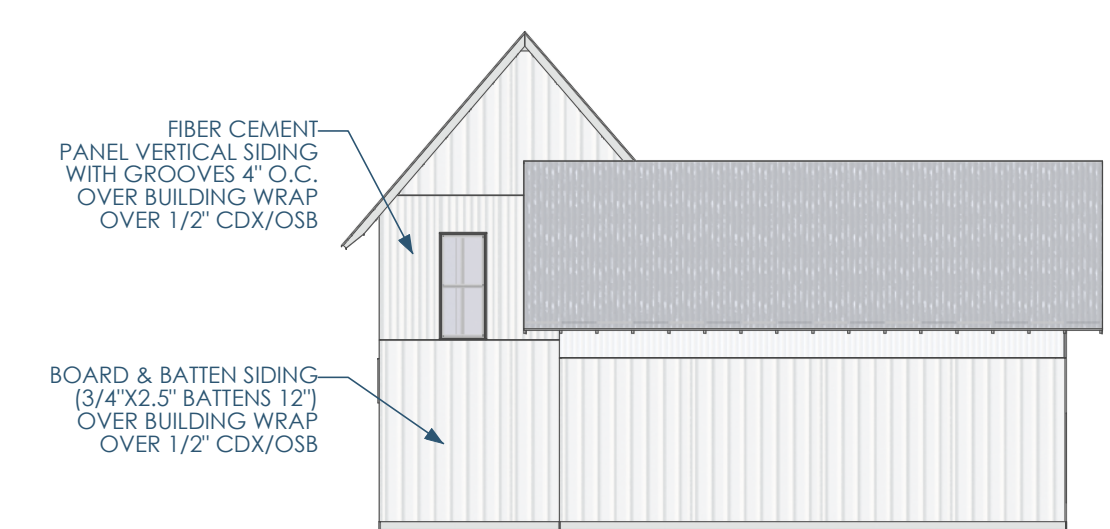
3B/A250 LL - ELEVATION - WEST  
3/32"=1'-0"



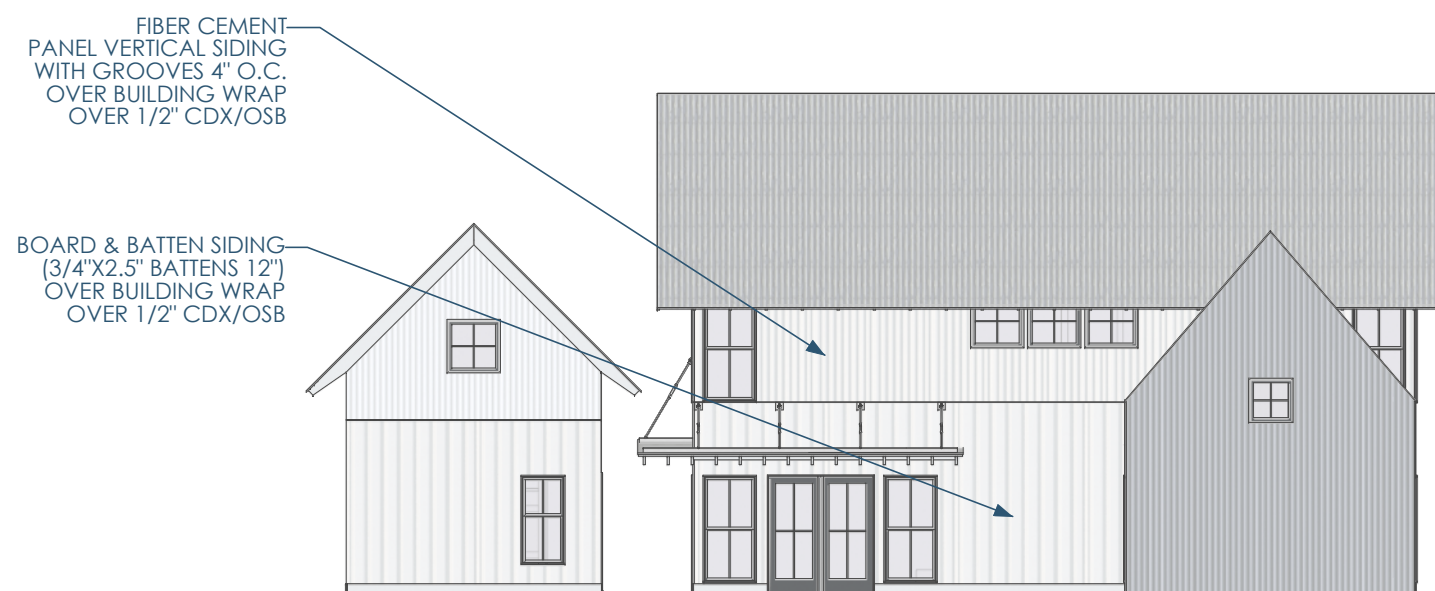
2B/A250 LL - ELEVATION - SOUTH  
3/32"=1'-0"



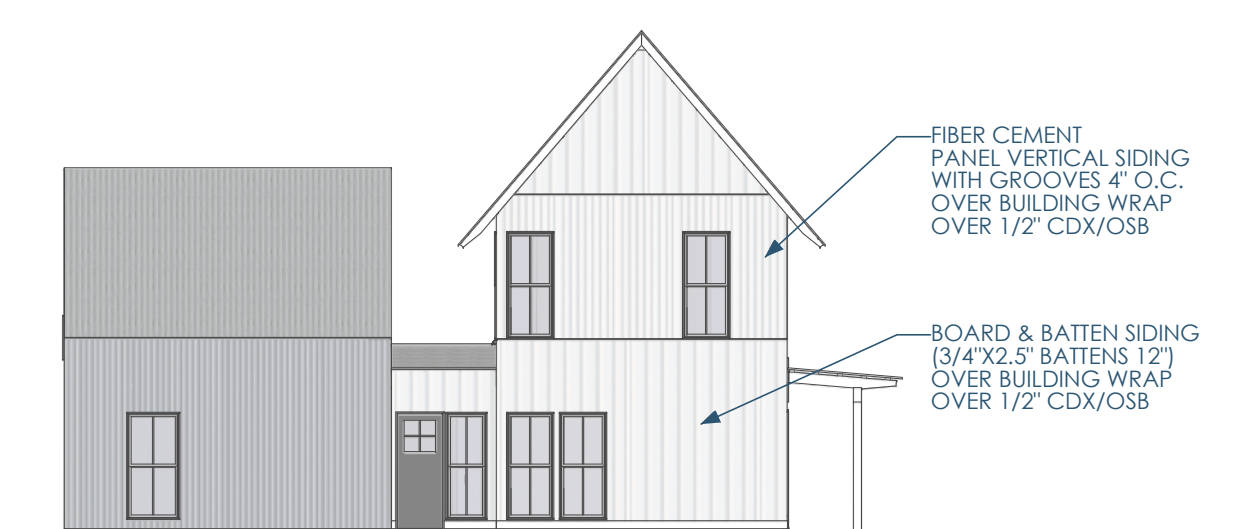
5A/A250 R - ELEVATION - EAST  
3/32"=1'-0"



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

N1777 FRIEDEL RD - FORT ATKINSON, WI 53589

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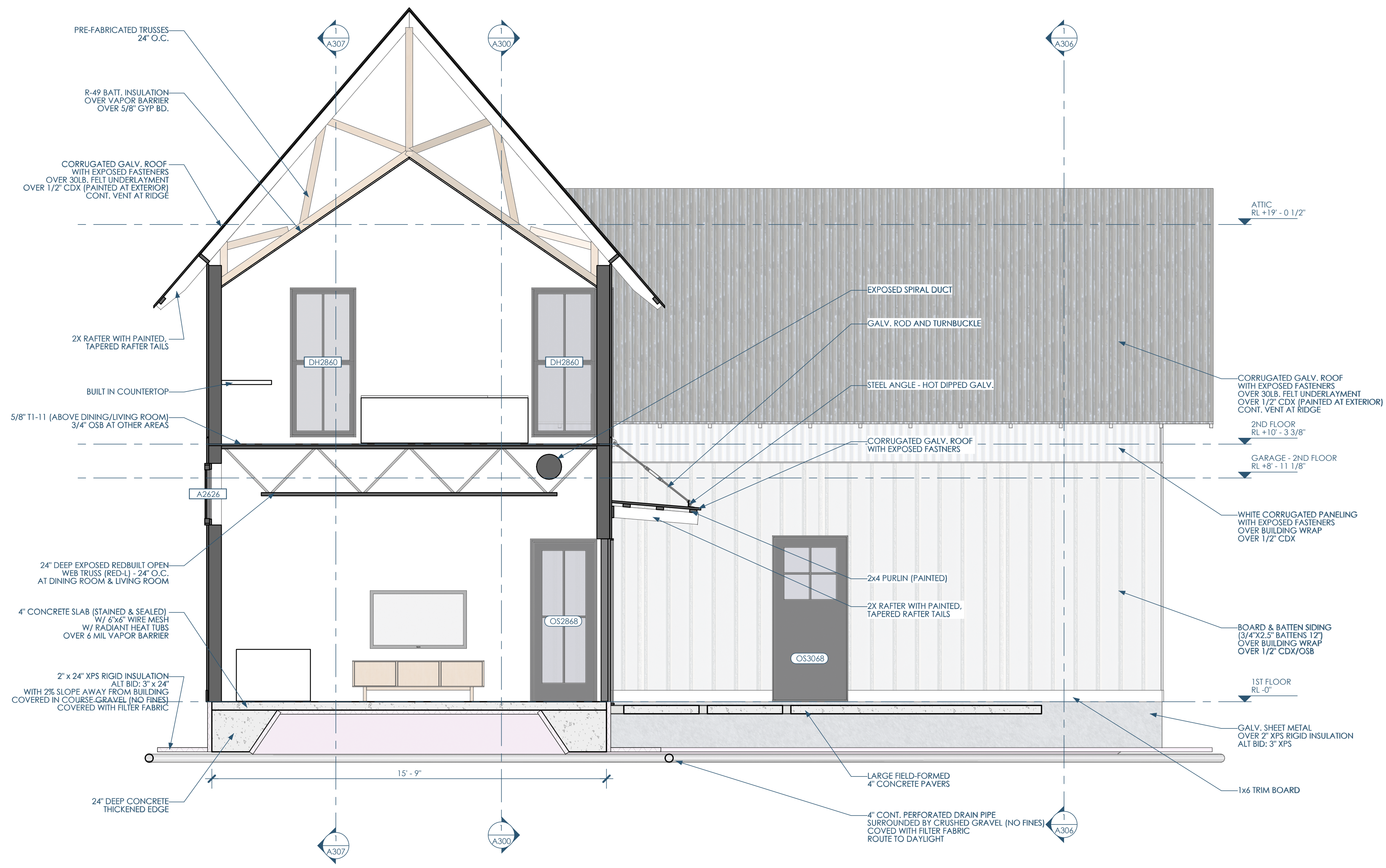
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1/A300 SECTION - EAST - KITCHEN  
3/8"=1'-0"

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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  
N1777 FRIEDEL RD - FORT ATKINSON, WI 53589

A301

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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  
N1777 FRIEDEL RD - FORT ATKINSON, WI 53589

A302

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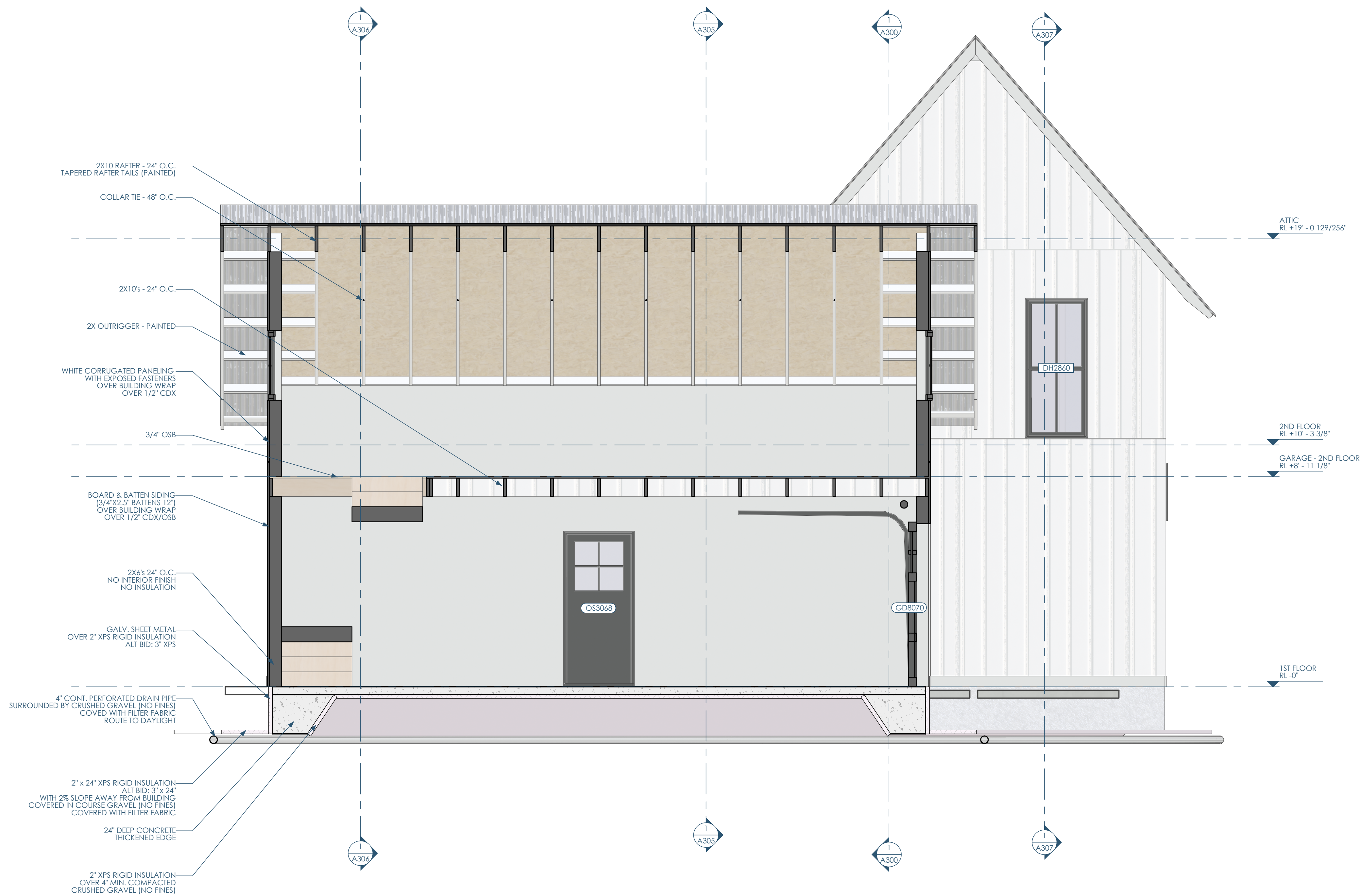
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1/A303 SECTION - SOUTH - GARAGE  
3/8"=1'-0"



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

A303

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

- FURANCE
- PRE-FABRICATED TRUSSES 24" O.C.
- R-49 BATT. INSULATION OVER VAPOR BARRIER OVER 5/8" GYP BD.
- ATTIC RL +19' - 0 1/2"
- CORRUGATED GALV. ROOF WITH EXPOSED FASTENERS OVER 30LB. FELT UNDERLAYMENT OVER 1/2" CDX (PAINTED AT EXTERIOR) CONT. VENT AT RIDGE
- 2'-0"
- 2x4 FURLIN (PAINTED)
- 2x RAFTER WITH PAINTED, TAPERED RAFTER TAILS
- 1.75"x5.5" TIMBERSTRAND (STRUCTURAL) (SANDED & FINISHED)
- CABLE RAILING
- 2ND FLOOR RL +10' - 3 3/8"
- GARAGE - 2ND FLOOR RL +8' - 11 1/8"
- CONVENTIONAL 24" DEEP PREFABRICATED TRUSSES
- 1.75"x5.5" TIMBERSTRAND (STRUCTURAL) (SANDED & FINISHED)
- STAIR - 1X MAPLE
- BOARD & BATTEN SIDING (3/4"x2.5" BATTENS 12") OVER BUILDING WRAP OVER 1/2" CDX/OSB
- CABINET/CLOSET DOORS (PANTRY)
- 1ST FLOOR RL -0"
- GALV. SHEET METAL OVER 2" XPS RIGID INSULATION ALT BID: 3" XPS
- 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

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

CORRUGATED GALV. ROOF WITH EXPOSED FASTENERS OVER BUILDING WRAP OVER 1/2" CDX/OSB

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

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



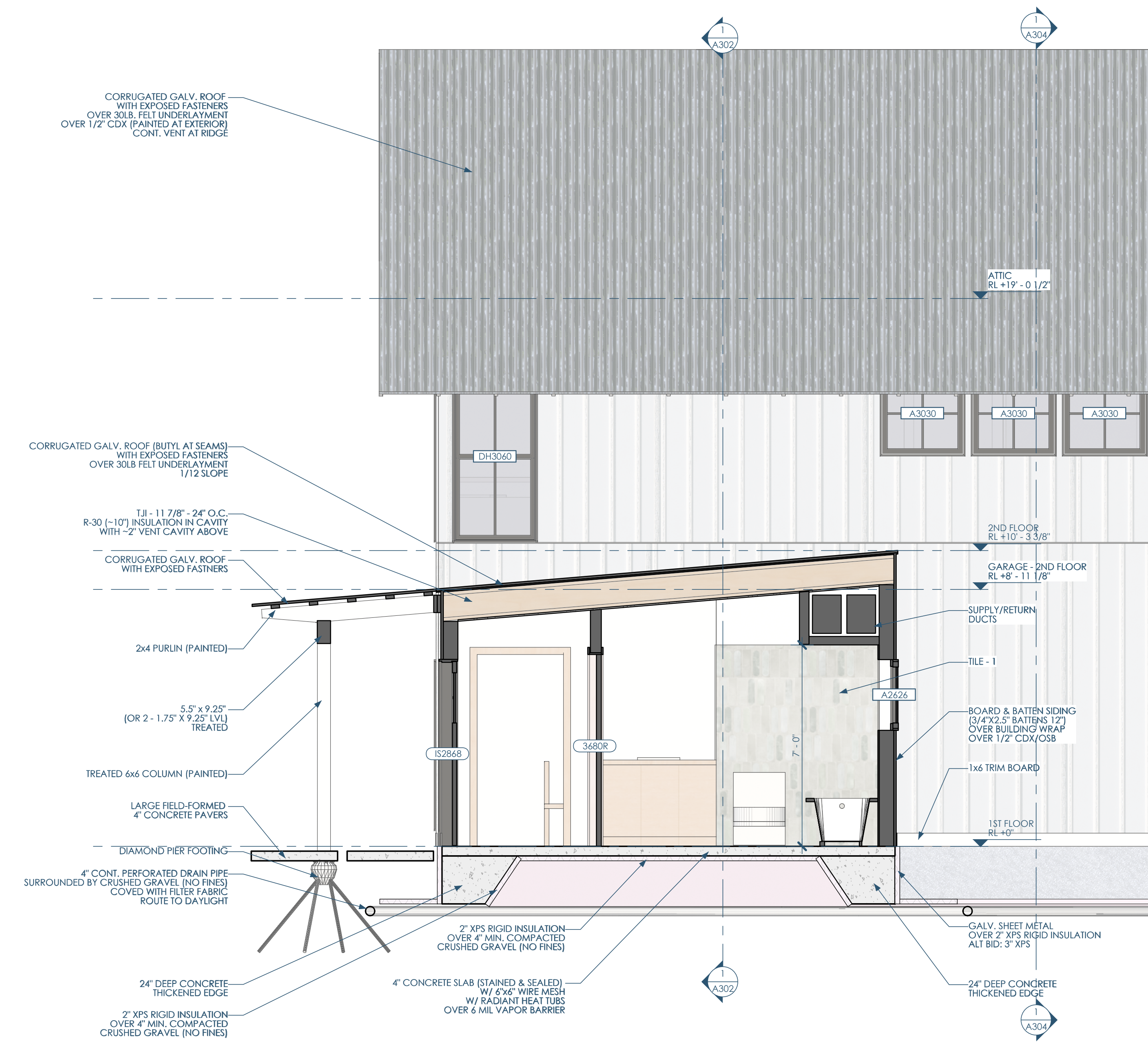
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SECTION - SOUTH - KITCHEN 04/02/2024  
HIGHLAND HAVEN  
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1/A305 SECTION - WEST - ENTRY  
3/8"=1'-0"



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SECTION - WEST - ENTRY 04/02/2024  
HIGHLAND HAVEN  
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1/A306 SECTION - WEST - GARAGE  
3/8"=1'-0"



Architect: OpeningDesign  
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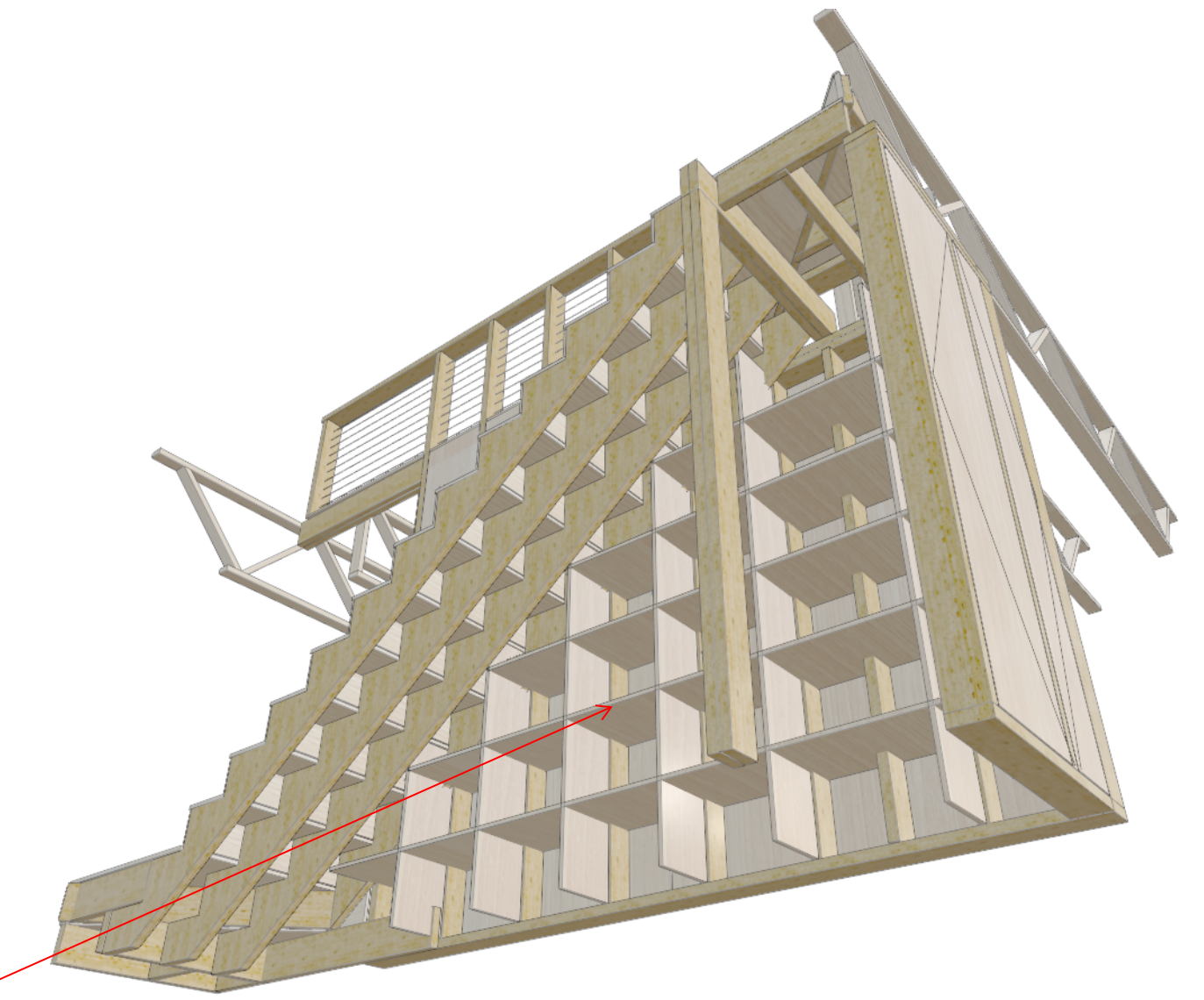
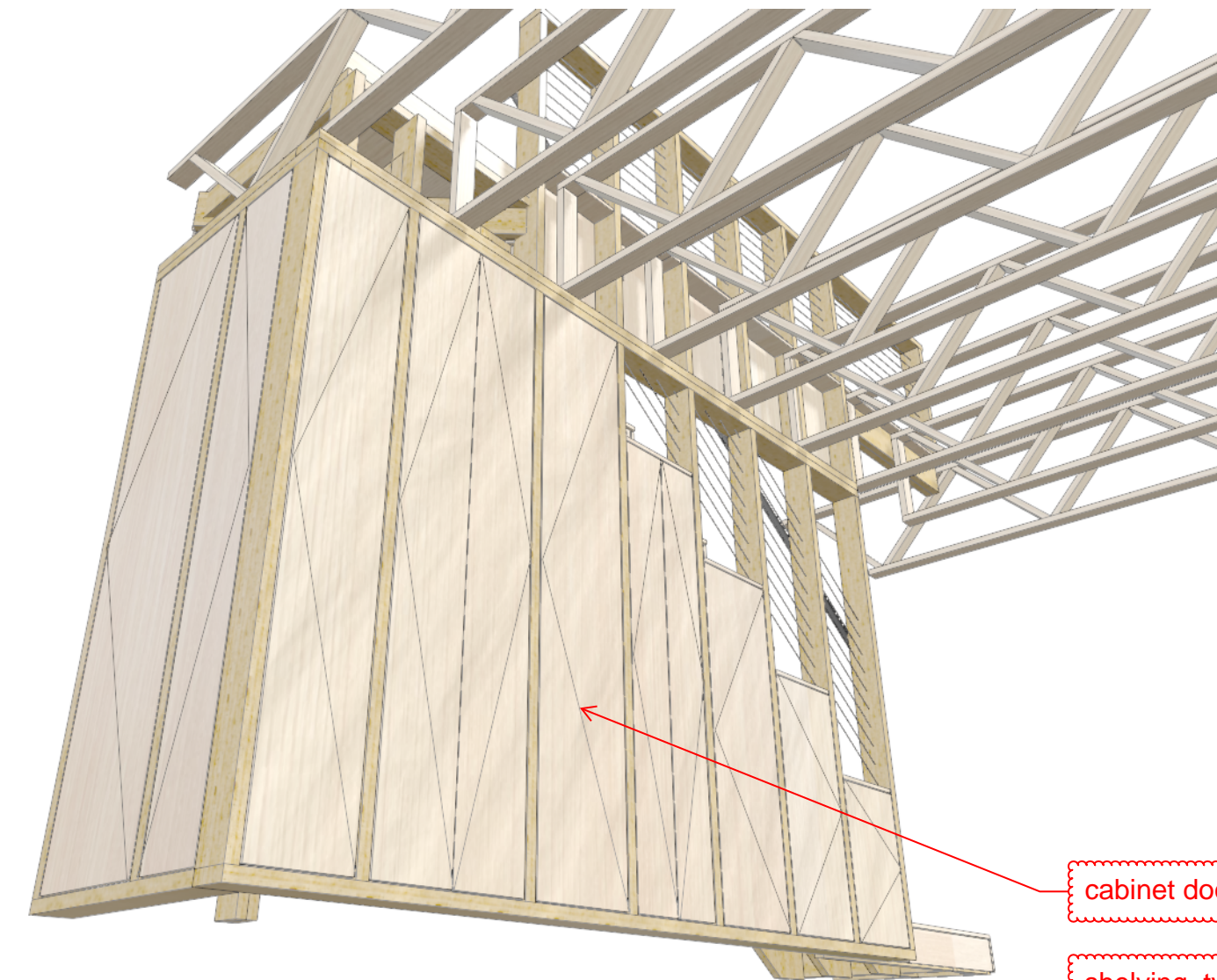
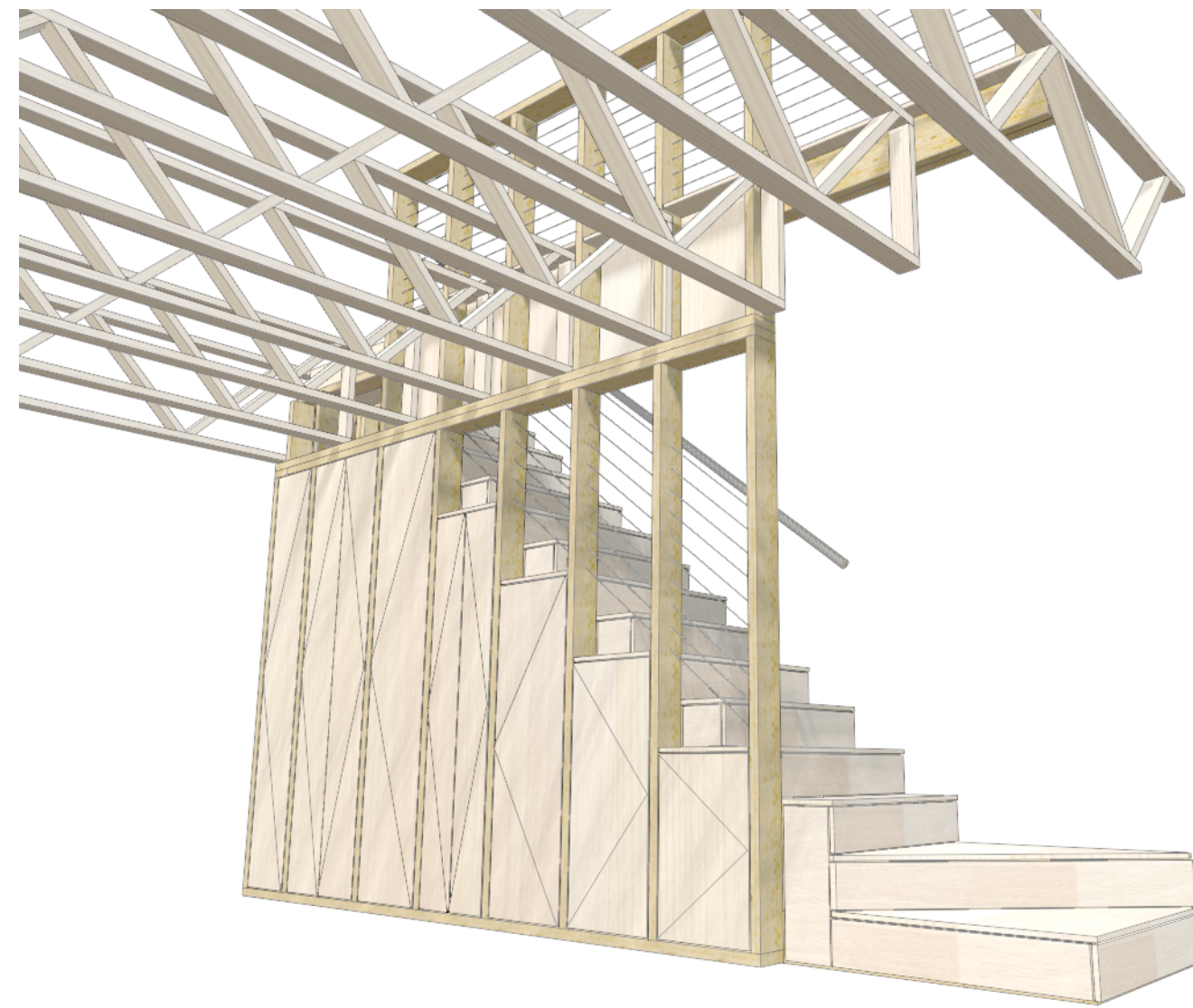
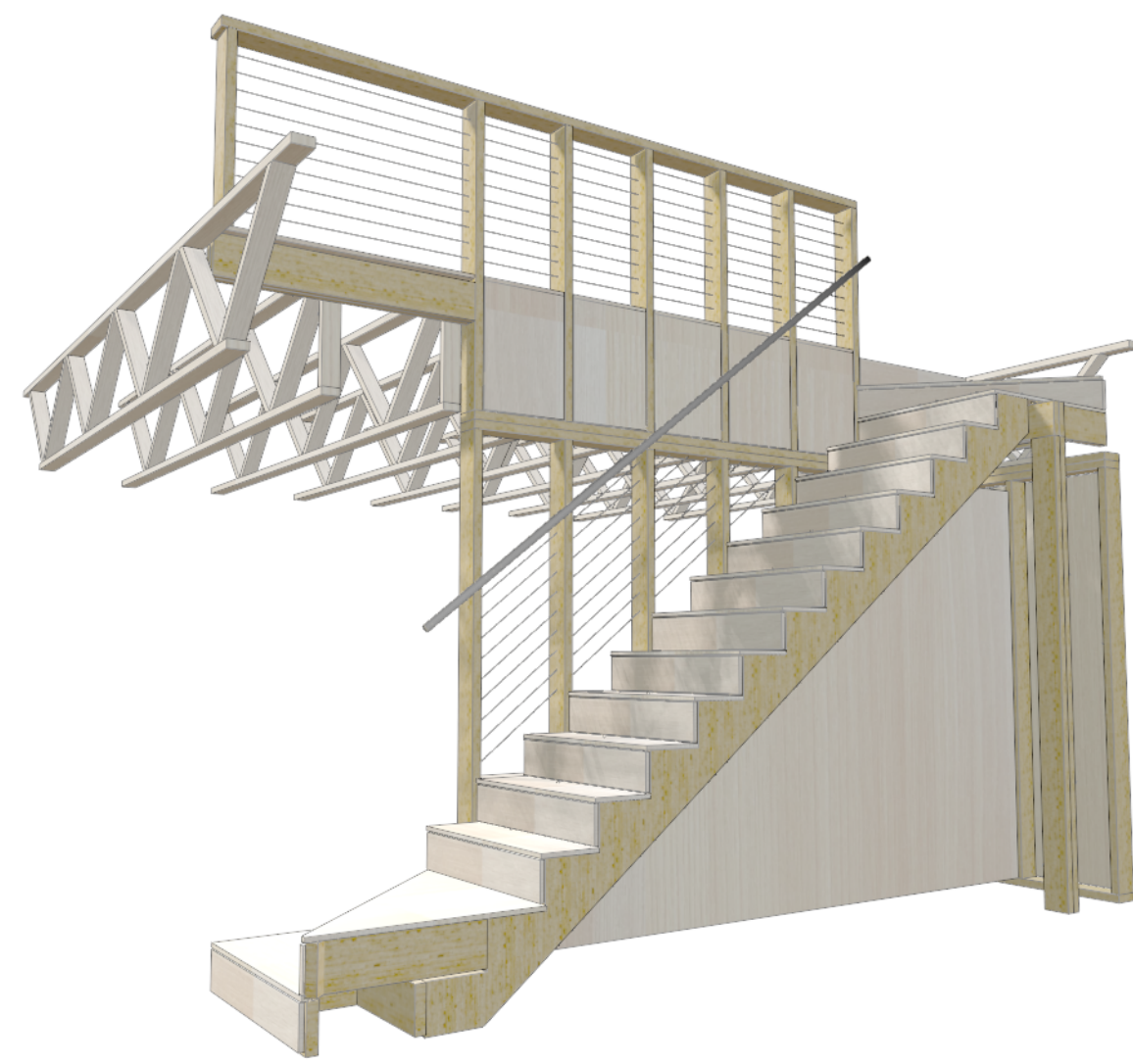
GC: J W Schultz Construction  
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SECTION - WEST - GARAGE 04/02/2024  
HIGHLAND HAVEN  
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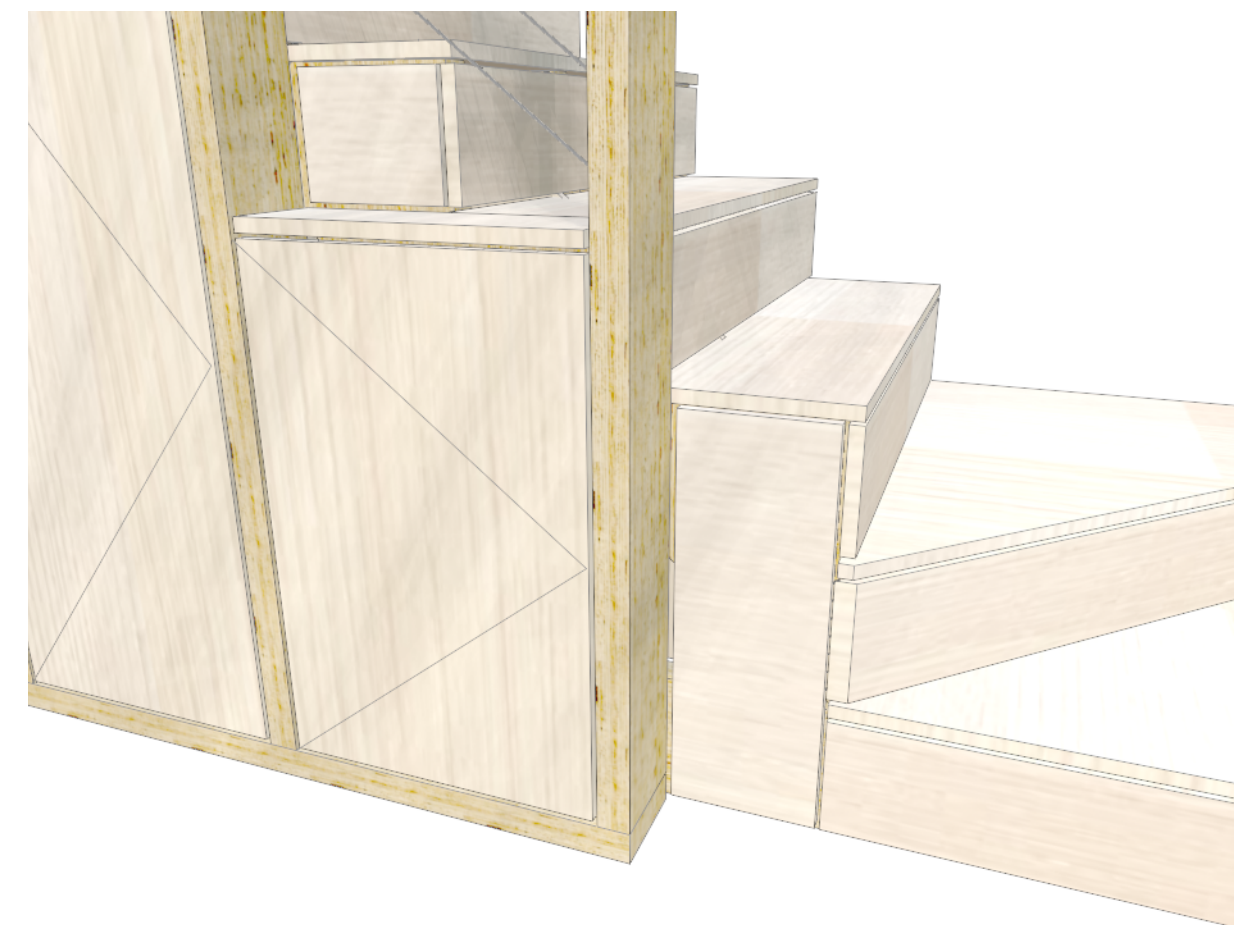


5C/A400 STAIR - PERSPECTIVE 1  
1/16"=1'-0"

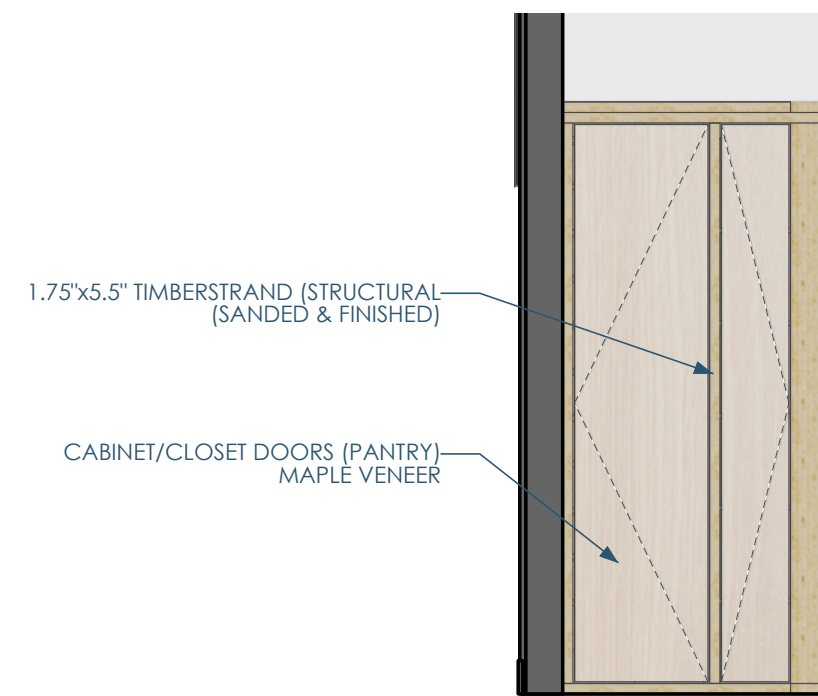
4C/A400 STAIR - PERSPECTIVE 2  
1/16"=1'-0"

3C/A400 STAIR - PERSPECTIVE 3  
1/16"=1'-0"

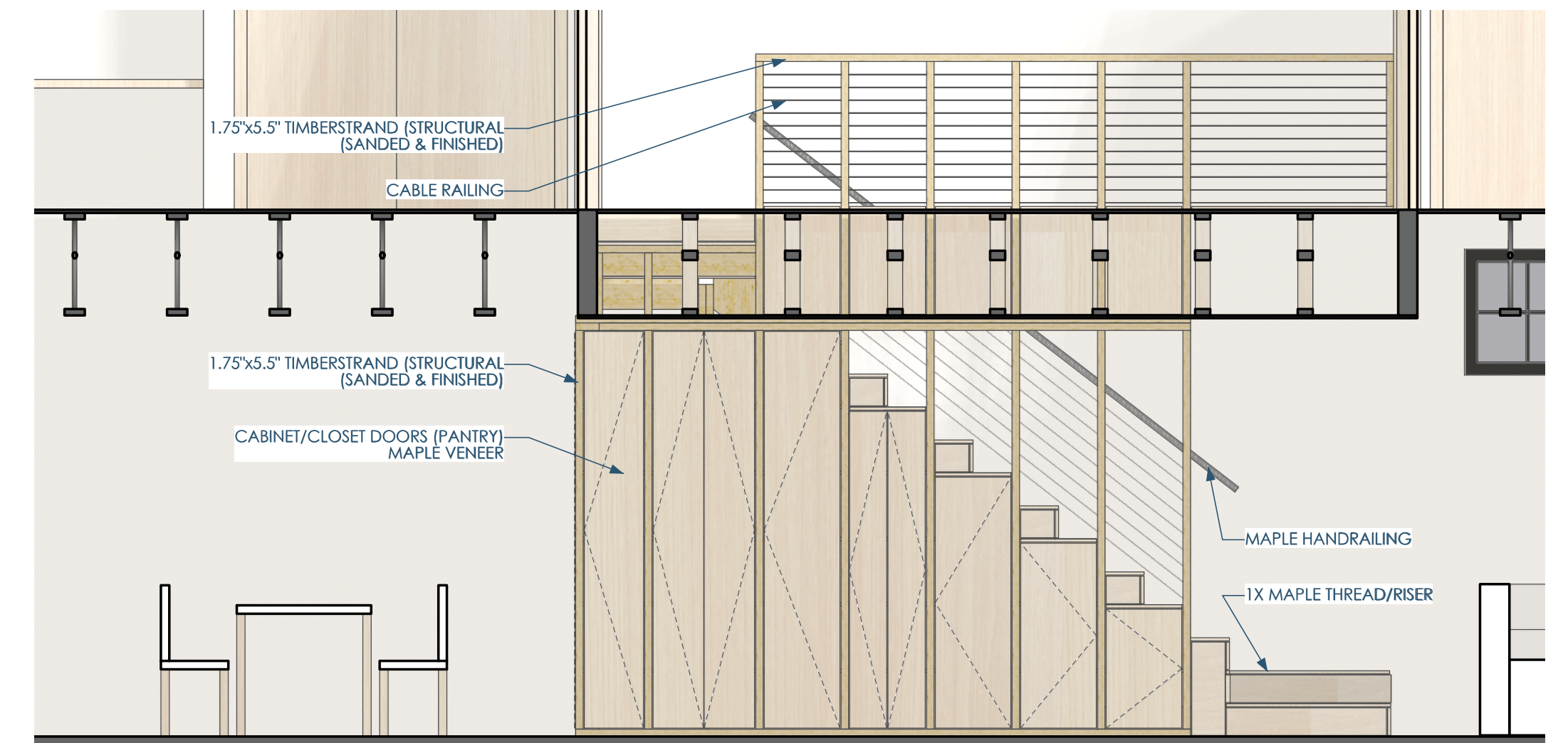
2C/A400 STAIR - PERSPECTIVE 4  
1/16"=1'-0"



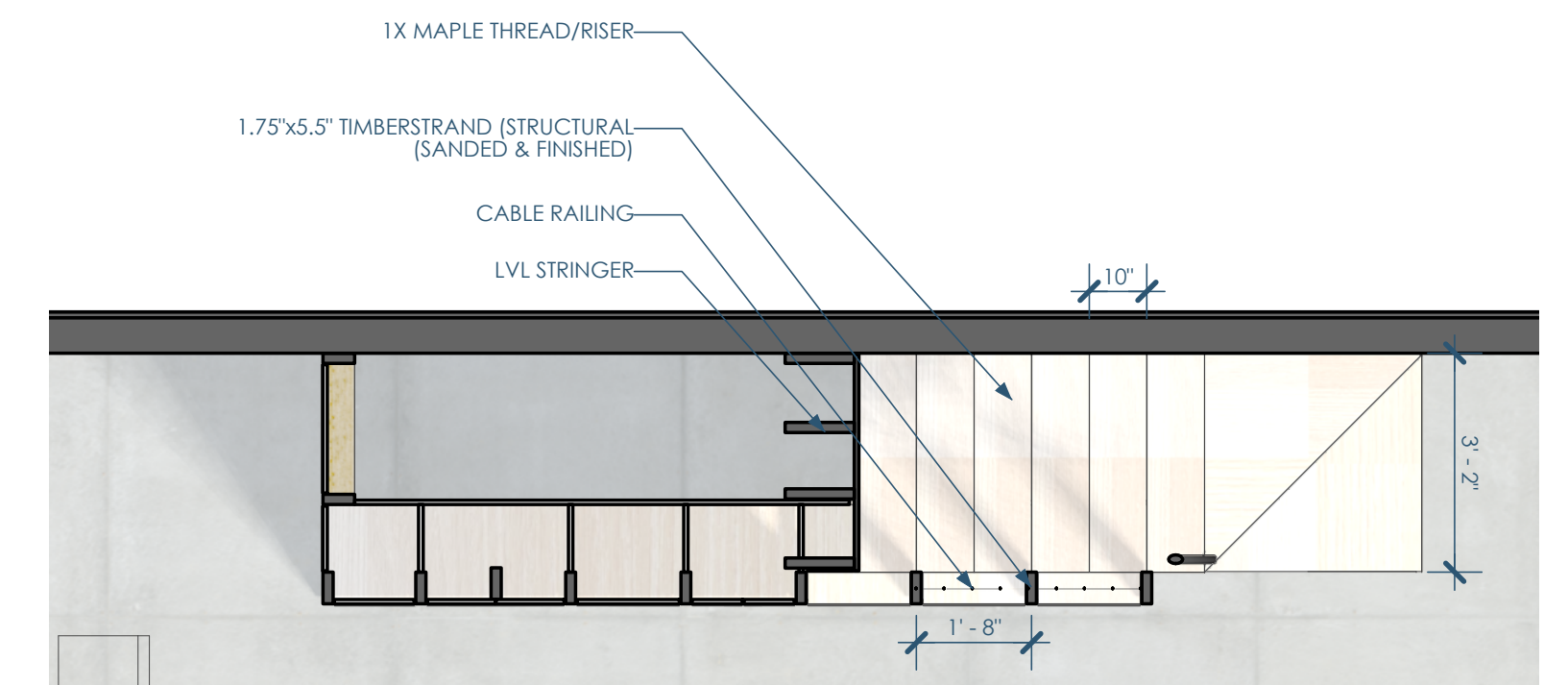
5B/A400 STAIR - PERSPECTIVE 5 - detail  
1"=20"



3B/A400 STAIR - ELEVATION - END  
3/8"=1'-0"



2B/A400 STAIR - ELEVATION - FRONT  
3/8"=1'-0"



2A/A400 STAIR - ENLARGED PLAN  
3/8"=1'-0"



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ENLARGED PLANS - STAIRS\_06/20/2024  
HIGHLAND HAVEN  
N1807 S MAIN ST, FORT ATKINSON, WI

A400

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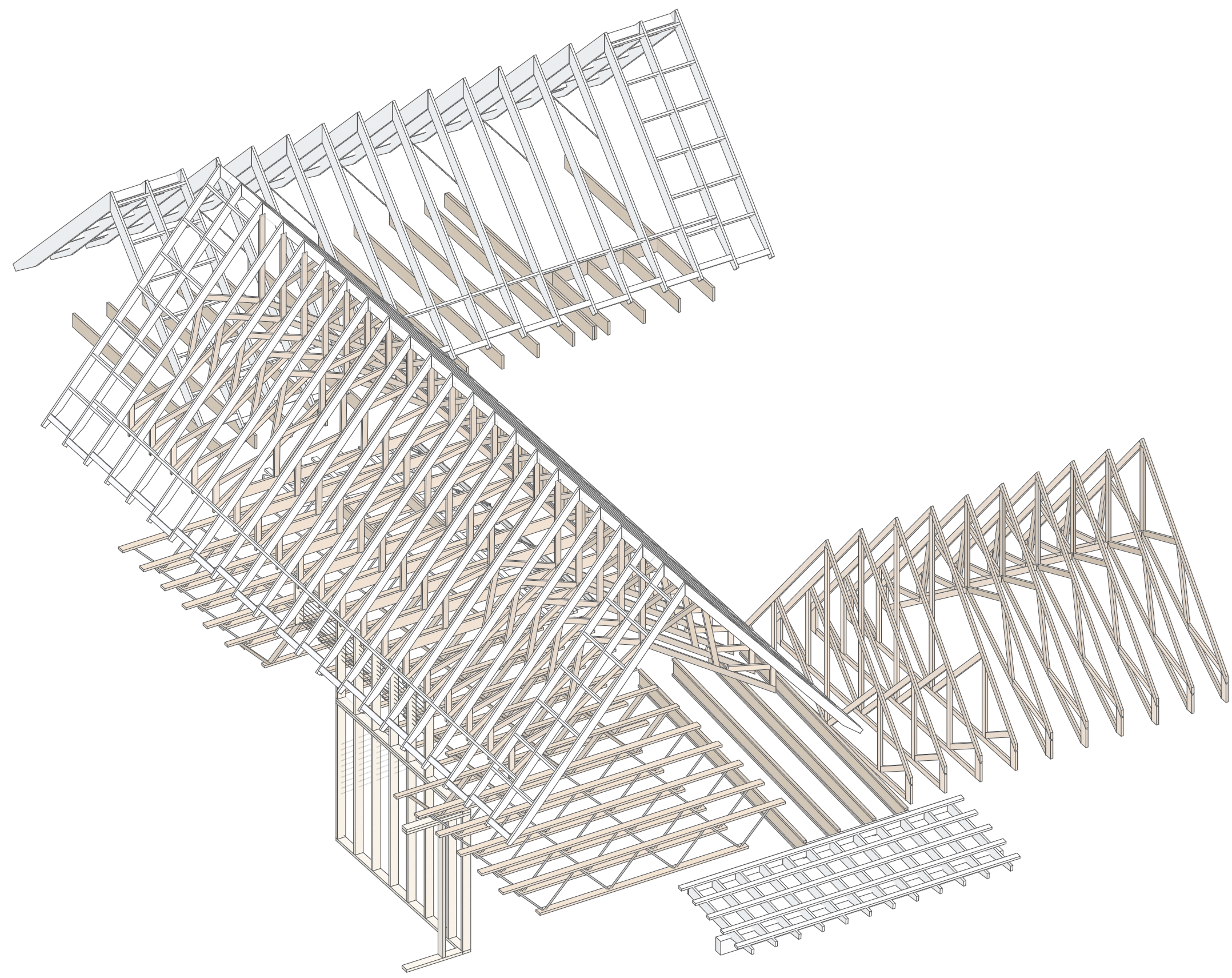
C

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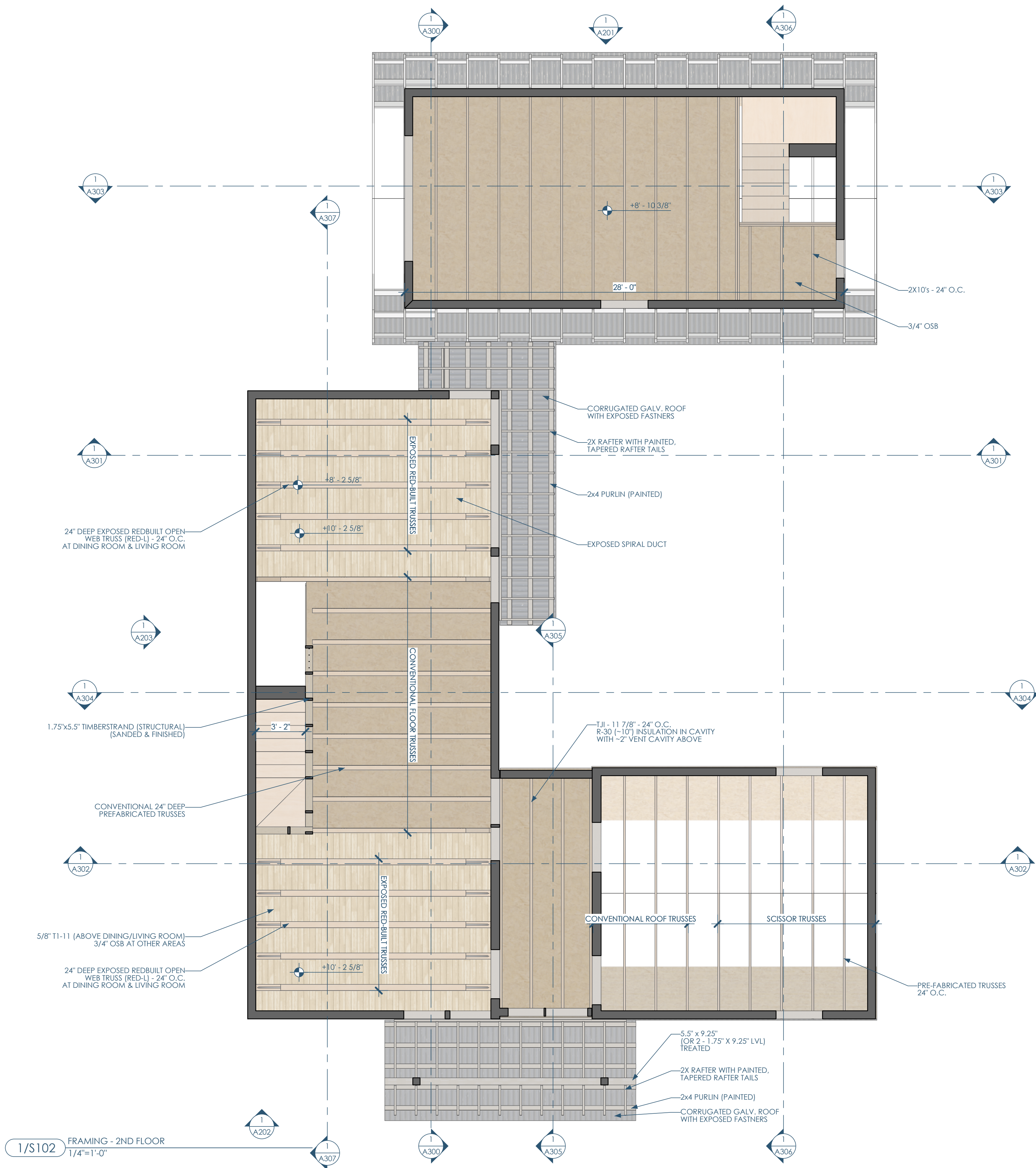
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2/S102 FRAMING - AXON - 1  
3/16"=1'-0"



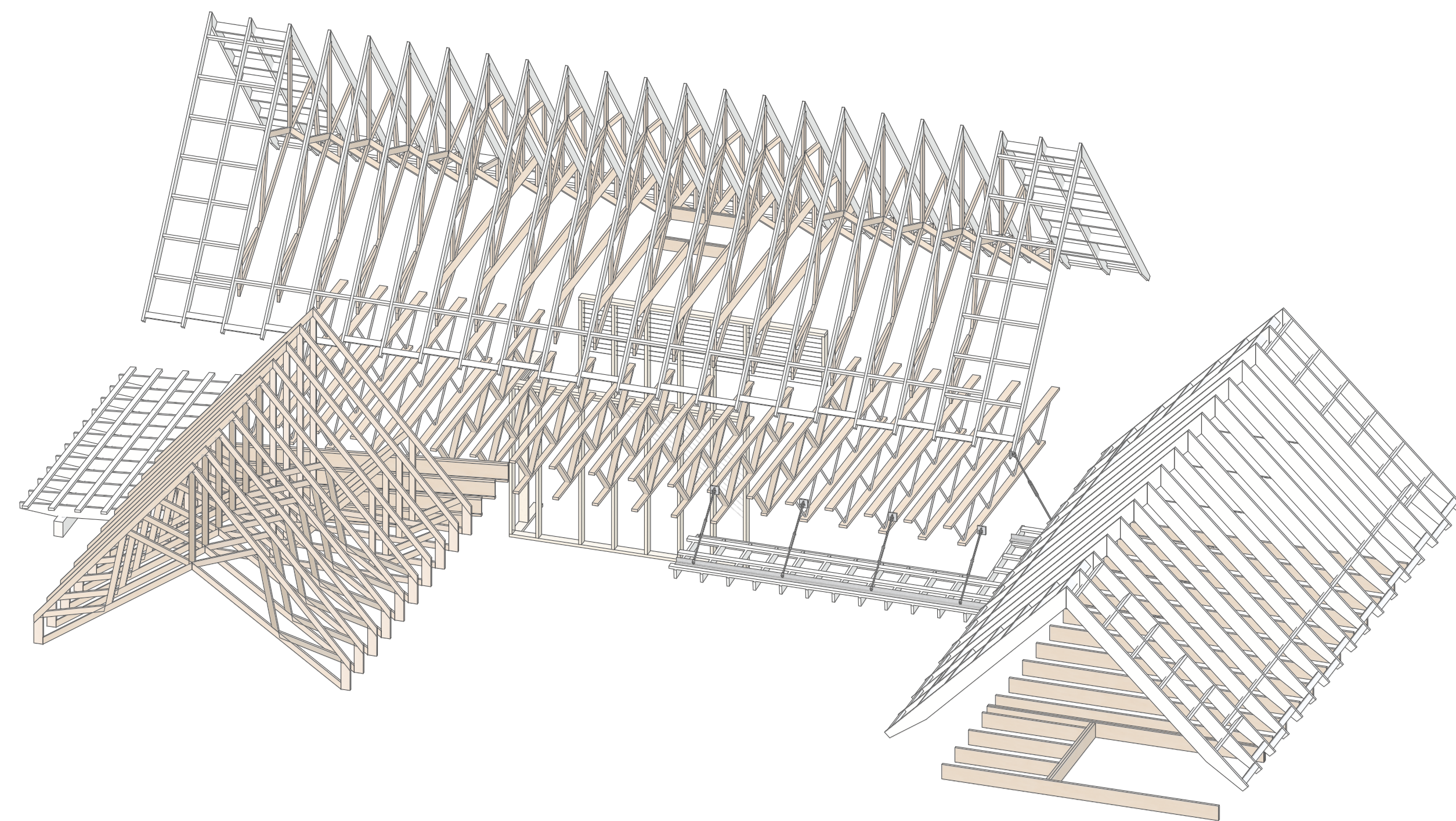
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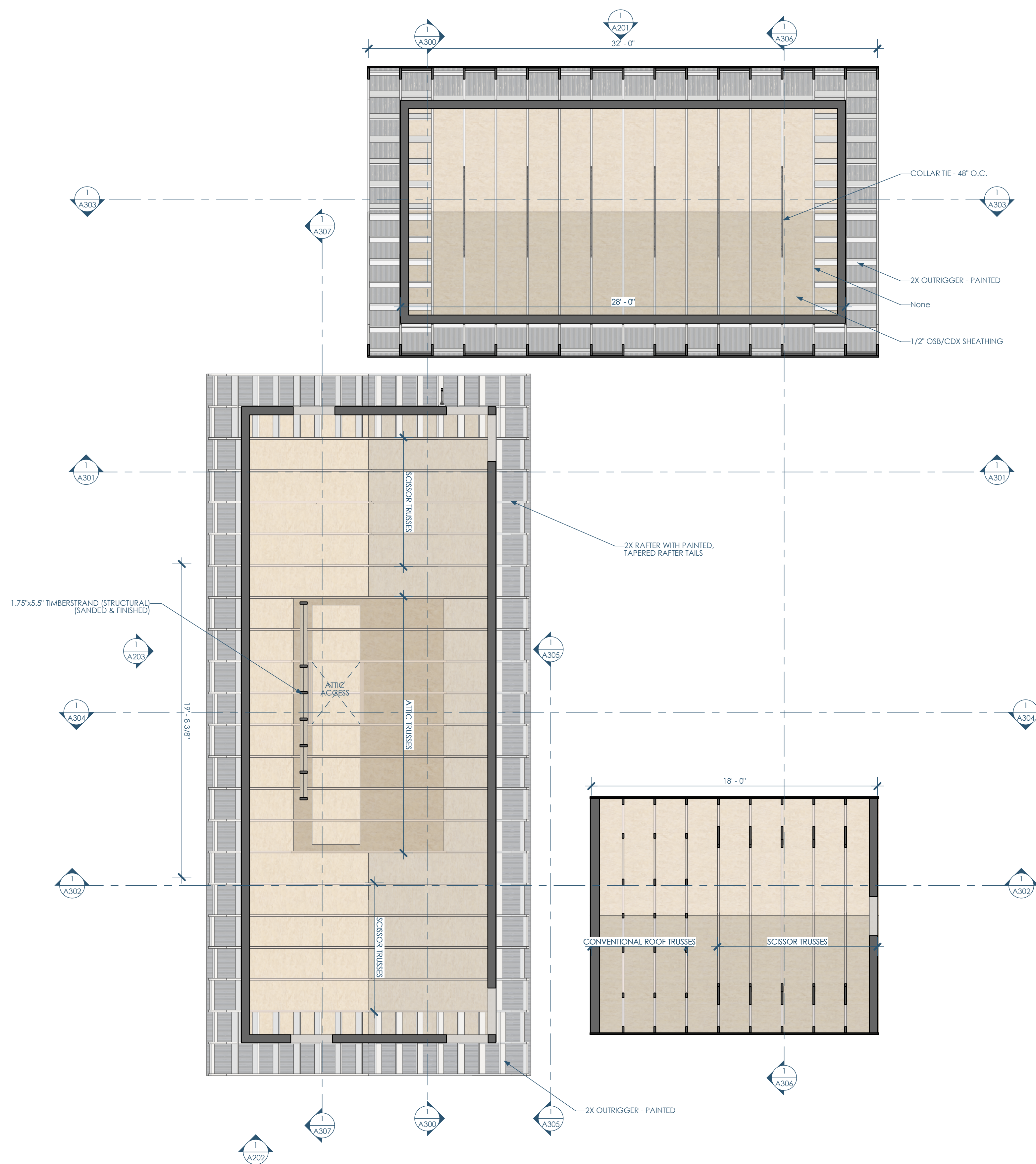
FRAMING - 2ND FLOOR 04/02/2024  
 HIGHLAND HAVEN  
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S102

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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

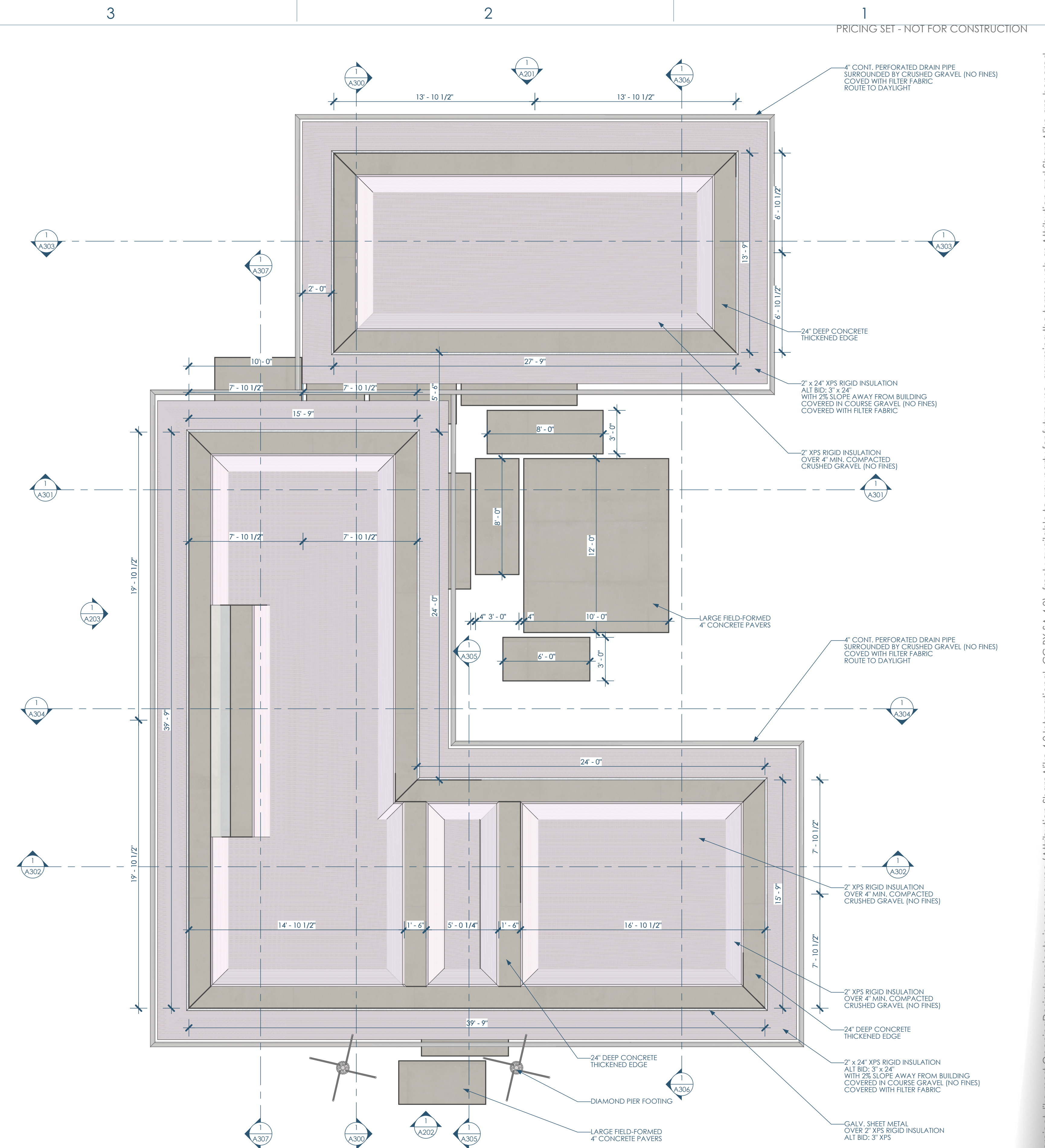
5C/S-101 QUANTITY TAKE-OFF - FOOTING

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\OVER 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
TI-11	389	5/8" TI-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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