

5A/A100 SITE PLAN\_OVERALL  
1/16"=1'-0"



Architect: Opening Design  
17 S Fairchild | FL 7  
Madison, WI 53703  
ryan@openingdesign.com | 773.425.6456

GC: J W Schultz Construction  
N2941 Bander Rd  
Fort Atkinson, WI 53589  
jason@jwschultz.net | 608.295.6891

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

A100

This project, like most Opening Design's projects, is open source (Attribution-ShareAlike 4.0 International=CC-BY-SA 4.0)-freely available to any party for future use, assuming the terms such as Attribution and ShareAlike are honored.

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

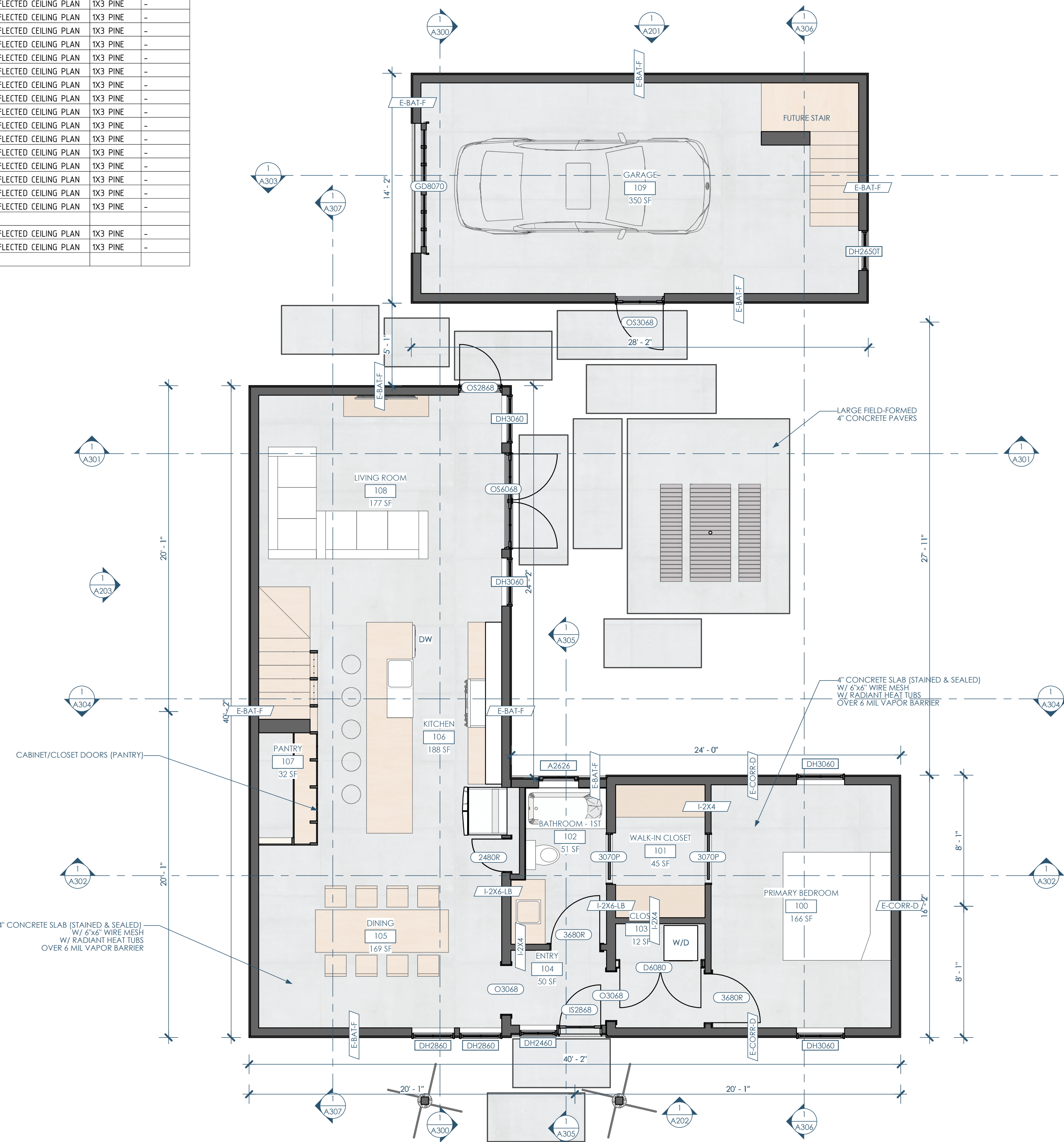
TYPE MARK	TYPE	COUNT
2480R	SINGLE SWING DOOR	1
3070P	POCKET DOOR	2
3680L	SINGLE SWING DOOR	2
3680R	SINGLE SWING DOOR	4
ATTIC	TRAPDOOR ATTIC ACCESS PANELS	1
D6080	DOUBLE SWING DOOR	1
G08070	GARAGE DOOR - CARRIAGE HOUSE STYLE	1
IS2868	FRONT DOOR	1
O3068	OPENING - TRIM ONLY	2
OS2868	OUTSWING PATIO DOOR	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"



**openingdesign**  
Architect: OpeningDesign  
17 S Fairchild | FL 7  
Madison, WI 53703  
ryan@openingdesign.com | 773.425.6456

**SCHULTZ CONSTRUCTION CO.**  
GC: J W Schultz Construction  
N2941 Bander Rd  
Fort Atkinson, WI 53589  
jason@jwschultz.net | 608.295.6891

This project, like most OpeningDesign's projects, is open source. (Attribution-ShareAlike 4.0 International) CC-BY-SA 4.0 - freely available to any party for future use, assuming the terms such as Attribution and ShareAlike are honored.



5

4

3

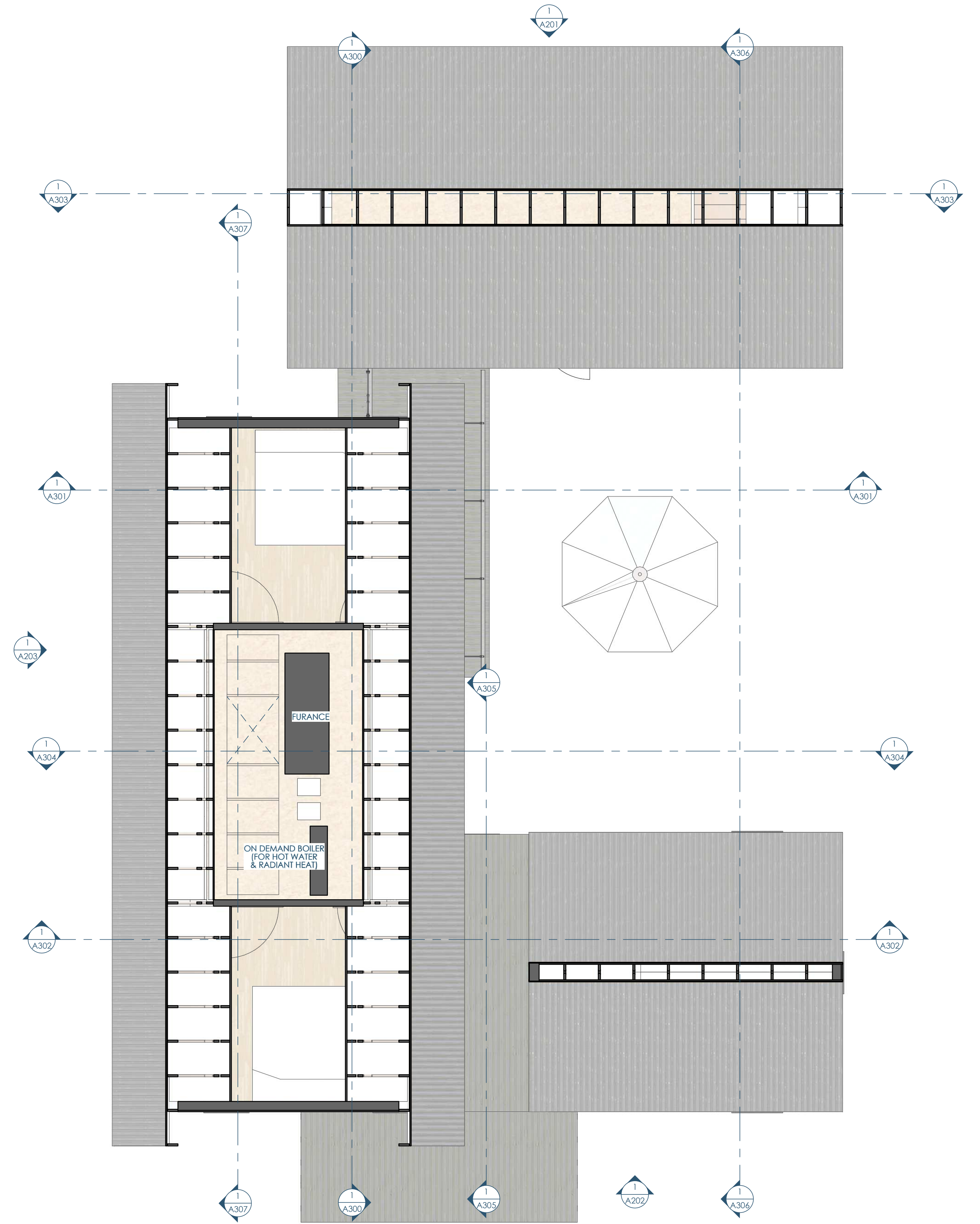
2

1

C

B

A



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



Architect: OpeningDesign  
17 S Fairchild | FL 7  
Madison, WI 53703  
ryan@openingdesign.com | 773.425.6456

GC: J W Schultz Construction  
N2941 Bander Rd  
Fort Atkinson, WI 53589  
jason@jwschultz.net | 608.295.6891

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

A103

5

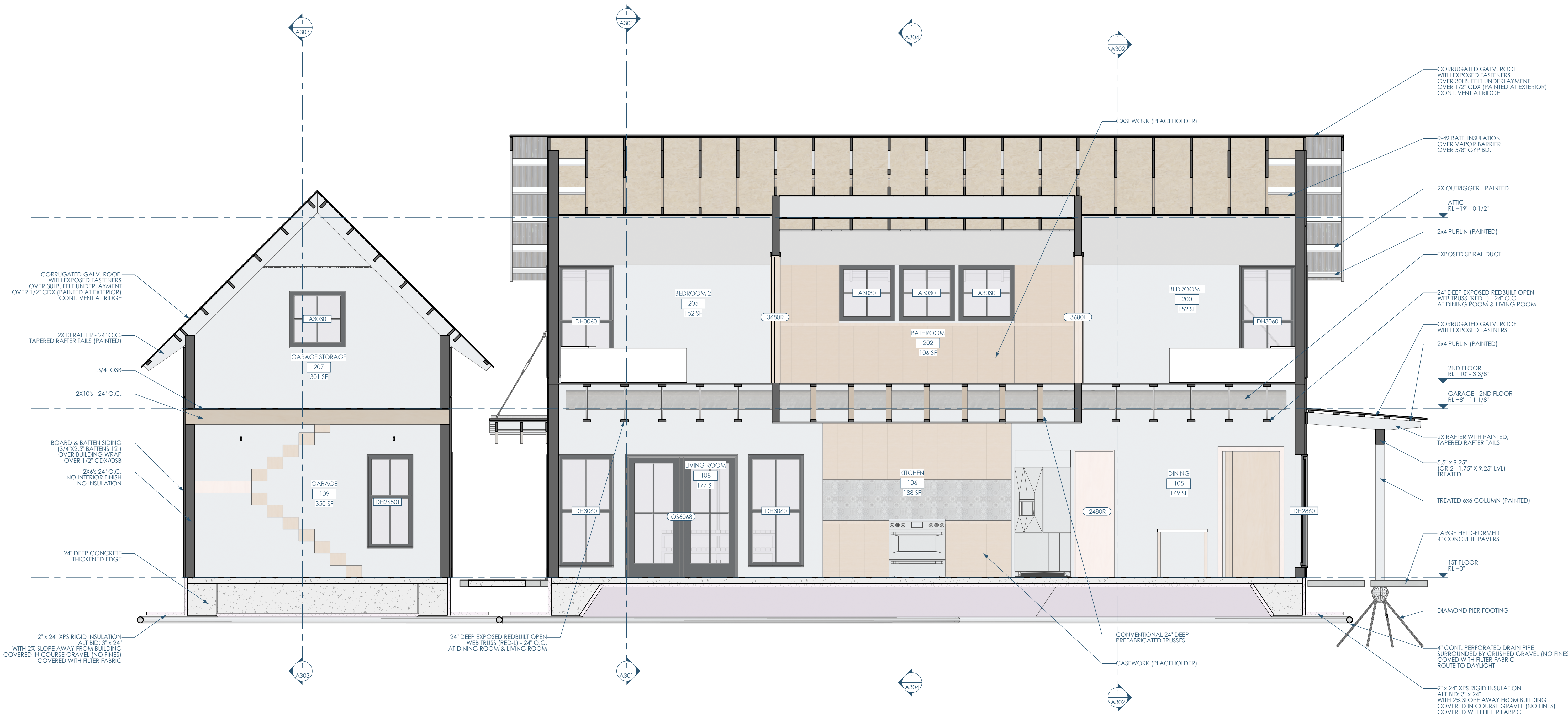
4

3

2

1

This project, like most OpeningDesign's projects, is open source (Attribution-ShareAlike 4.0 International=CC-BY-SA 4.0) - freely available to any party for future use, assuming the terms such as Attribution and ShareAlike are honored.



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

This project, like most OpeningDesign's projects, is open source (Attribution-ShareAlike 4.0 International-CC-BY-SA 4.0)-freely available to any party for future use, assuming the terms such as Attribution and ShareAlike are honored.

5

4

3

2

1

C

B

A



1/A302 SECTION - NORTH - PRIMARY  
3/8"=1'-0"



Architect: Opening Design  
17 S Fairchild | FL 7  
Madison, WI 53703  
ryan@openingdesign.com | 773.425.6456

GC: J W Schultz Construction  
N2941 Bander Rd  
Fort Atkinson, WI 53589  
jason@jwschultz.net | 608.295.6891

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

A302

5

4

3

2

1

This project, like most Opening Design's projects, is open source (Attribution-ShareAlike 4.0 International=CC-BY-SA 4.0)=freely available to any party for future use, assuming the terms such as Attribution and ShareAlike are honored.

5

4

3

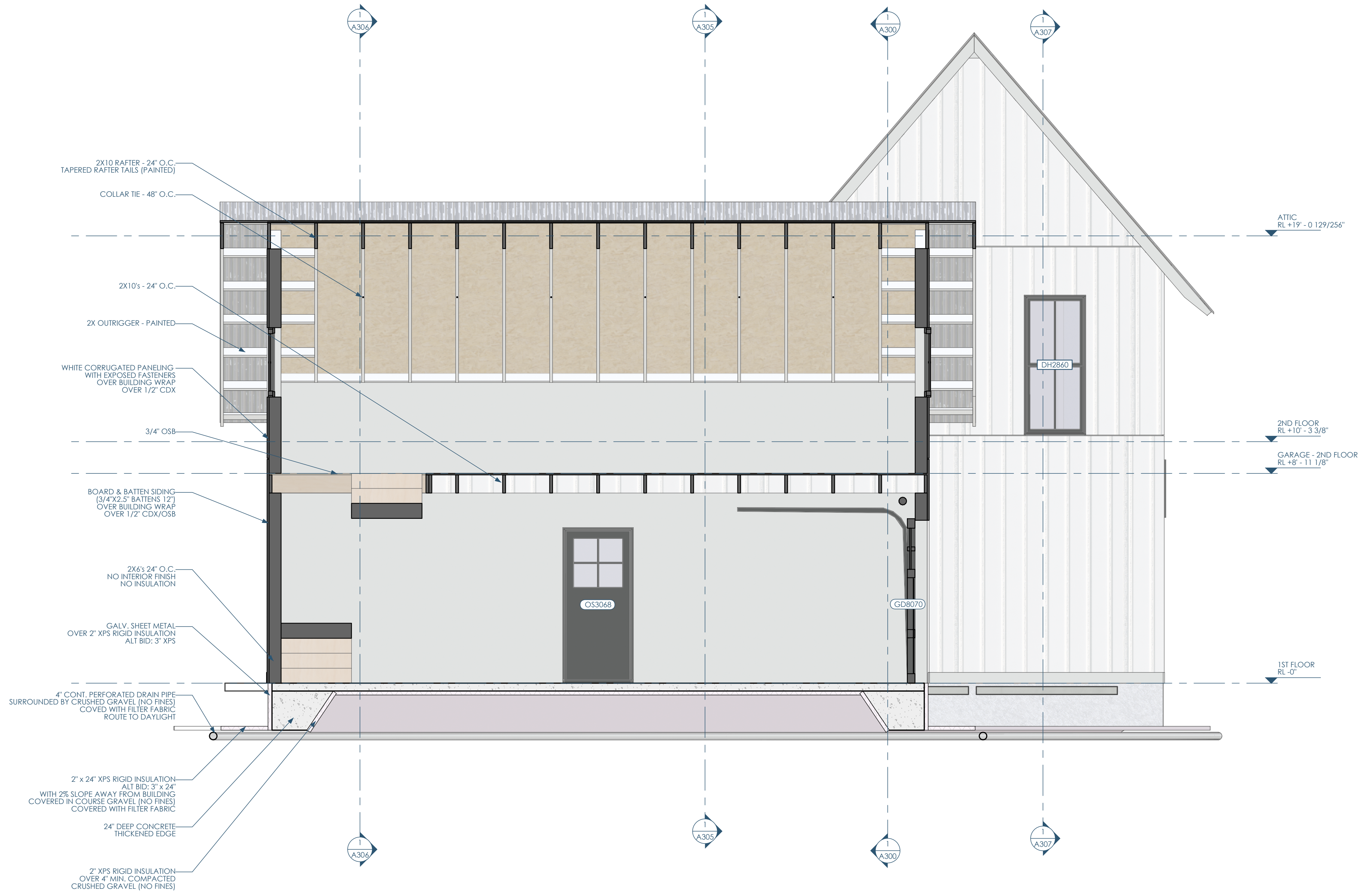
2

1

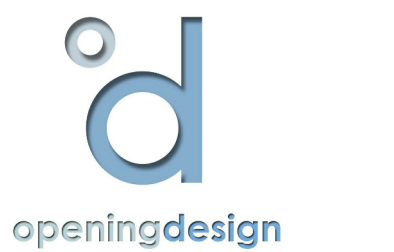
C

B

A



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



Architect: Opening Design  
17 S Fairchild | FL 7  
Madison, WI 53703  
ryan@openingdesign.com | 773.425.6456

GC: J W Schultz Construction  
N2941 Bander Rd  
Fort Atkinson, WI 53589  
jason@jwschultz.net | 608.295.6891

SECTION - SOUTH - GARAGE 04/02/2024  
HIGHLAND HAVEN  
N1777 FRIEDEL RD - FORT ATKINSON, WI 53589  
A303

5

4

3

2

1

This project, like most Opening Design's projects, is open source (Attribution-ShareAlike 4.0 International=CC-BY-SA 4.0)=freely available to any party for future use, assuming the terms such as Attribution and ShareAlike are honored.



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

**openingdesign**  
 Architect: OpeningDesign  
 17 S Fairchild | FL 7  
 Madison, WI 53703  
 ryan@openingdesign.com | 773.425.6456

**SCHULTZ CONSTRUCTION CO.**  
 GC: J W Schultz Construction  
 N2941 Bander Rd  
 Fort Atkinson, WI 53589  
 jason@jwschultz.net | 608.295.6891

This project, like most OpeningDesign's projects, is open source. (Attribution-ShareAlike 4.0 International-CC BY-SA 4.0)-freely available to any party for future use, assuming the terms such as Attribution and ShareAlike are honored.

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

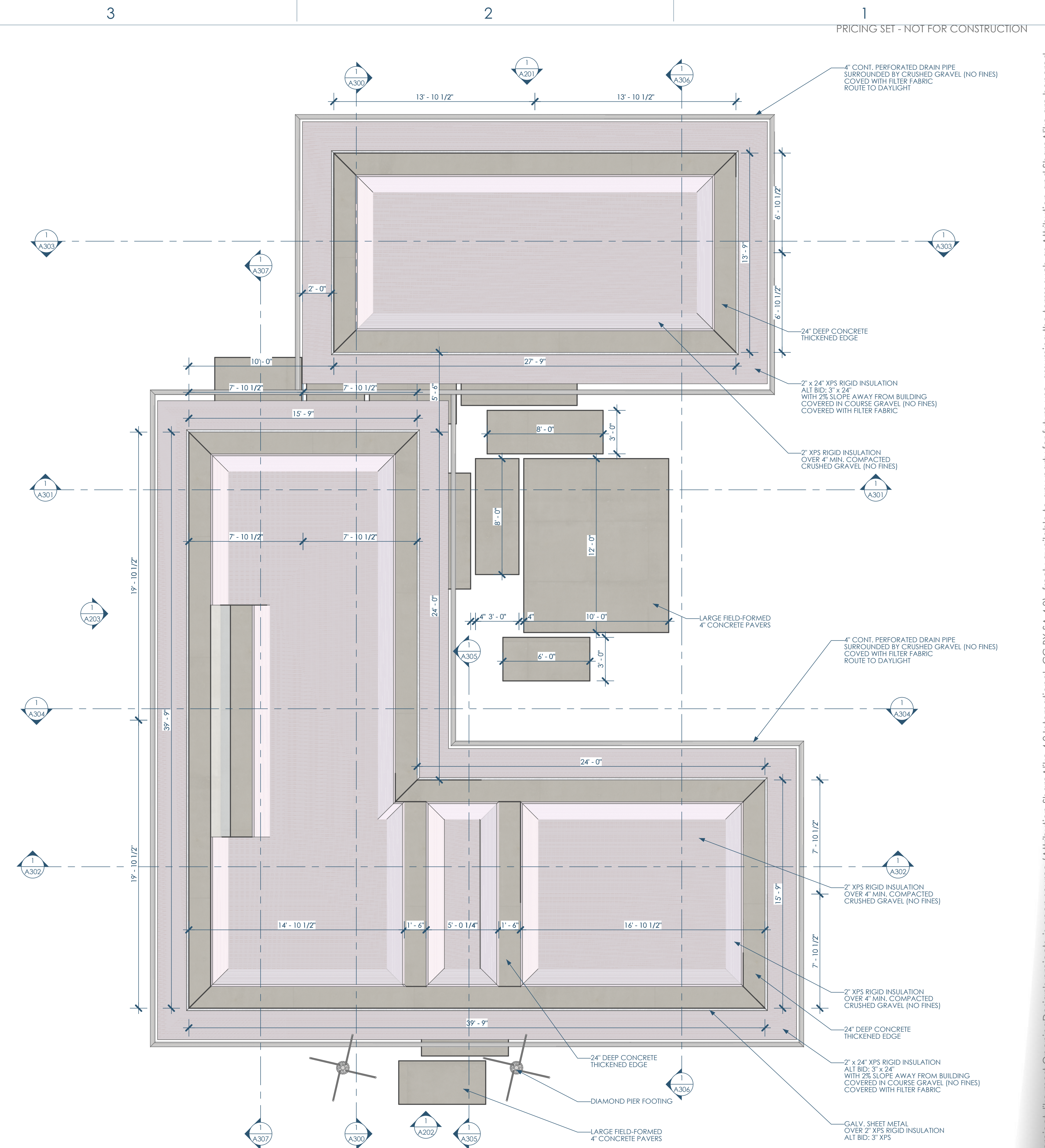
5C/S-101 QUANTITY TAKE-OFF - FOOTING

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
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"

**openingdesign**  
Architect: OpeningDesign  
17 S Fairchild | FL 7  
Madison, WI 53703  
ryan@openingdesign.com | 773.425.6456

**SCHULTZ CONSTRUCTION CO.**  
GC: J W Schultz Construction  
N2941 Bander Rd  
Fort Atkinson, WI 53589  
jason@jwschultz.net | 608.295.6891

This project, like most OpeningDesign's projects, is open source (Attribution-ShareAlike 4.0 International=CC BY-SA 4.0)=freely available to any party for future use, assuming the terms such as Attribution and ShareAlike are honored.