OLMSTED COUNTY ADU

OLMSTED COUNTY MINNESOTA

CONSTRUCTION DOCUMENT PACKAGE PLANS ISSUED: OCTOBER 5, 2026

TYPICAL HATCH PATTERNS

- CONCRETE MASONRY UNIT
- BRICK MASONRY
- CONCRETE
- SAND
- EARTH
- STEEL
- RIGID INSULATION
- BLOWN INSULATION
- BATT INSULATION
- PLYWOOD
- CONTINUOUS WOOD FRAMING
- INTERRUPTED WOOD FRAMING
- FINISHED SOLID WOOD
- GRAVEL FILL
- GYPSUM BD.

WALL TYPE PATTERNS

- NEW WOOD WALL CONSTRUCTION
- NEW COLD FORMED METAL WALL CONSTRUCTION
- 1 HR. NEW ONE HOUR RATED WALL CONSTRUCTION
- 2 HR. NEW TWO HOUR RATED WALL CONSTRUCTION
- SOUND BATT INSULATION
- NEW MASONRY WALL
- NEW POURED-IN-PLACE CONC. WALL
- EXISTING WALL CONSTRUCTION
- EXIST. WALL TO BE REMOVED

GRAPHIC SYMBOLS

- OPEN / OPEN / 000 — ROOM NAME / ROOM NUMBER
- DOOR OPENING
- WINDOW OPENING
- A — WALL PARTITION TYPE (TERMINATION DETAIL)
- F.E. — FIRE EXTINGUISHER CABINET
- F.E. — WALL MOUNTED FIRE EXTINGUISHER
- 1 / A2.0 — ELEVATION NUMBER / SHEET NUMBER
- 1 / A3.0 — 1 / A3.0 — BUILDING SECTION NUMBER / SHEET NUMBER
- ELEV LINE / ELEV.= 0'-0" — ELEVATION MARKER
- 1 / A4.0 — SECTION NUMBER / SHEET NUMBER
- 5 / A5.0 — DETAIL NUMBER / SHEET NUMBER
- 1 / A7.0 — INTERIOR ELEVATION NUMBER / SHEET NUMBER

STANDARD ABBREVIATIONS

A	ACC.	ACCORDING/ACCORDION
	A.C.T.	ACOUSTICAL CEILING TILE
	ADD.	ADDENDUM
	ADJ.	ADJUSTABLE/ADJACENT
	A.F.F.	ABOVE FINISHED FLOOR
	ALT.	ALTERNATE/ALTERATION
	APPROX.	APPROXIMATE
	ARCH.	ARCHITECT/ARCHITECTURAL
	AVG.	AVERAGE
B	BD.	BOARD
	BLDG.	BUILDING
	BM.	BEAM
	B.O	BOTTOM OF
	BRG.	BEARING
C	C.I.P.	CAST IN PLACE
	C.J.	CONTROL JOINT
	C/L / ℄	CENTER-LINE
	CLG.	CEILING
	CLR.	CLEAR
	C.M.U.	CONCRETE MASONRY UNITS
	COL.	COLUMN
	COMP.	COMPOSITE/COMPOSITION
	CONC.	CONCRETE
	CONST.	CONSTRUCTION
	CONT.	CONTINUOUS
	COORD.	COORDINATE
	CORR.	CORRIDOR
	CPT.	CARPET
	CT.	CERAMIC TILE
D	DBL.	DOUBLE
	DEPT.	DEPARTMENT
	DET.	DETAIL
	D.F.	DRINKING FOUNTAIN
	DIA./ Ø	DIAMETER
	DIAG.	DIAGONAL
	DIM.	DIMENSION
	DISP.	DISPOSAL
	DN.	DOWN
	DR.	DOOR
	DS.	DOWNSPOUT
	DWG.	DRAWING
E	EA.	EACH
	E.I.F.S.	EXTERIOR INSUL. FINISH SYSTEM
	E.J.	EXPANSION JOINT
	ELEC.	ELECTRICAL
	ELEV.	ELEVATOR / ELEVATION
	ENTR.	ENTRANCE
	EQ.	EQUAL
	EQUIP.	EQUIPMENT
	EXP.	EXPANSION
	EXIST.	EXISTING
F	F.D.	FLOOR DRAIN
	FDN.	FOUNDATION
	F.E.	FIRE EXTINGUISHER
	F.E.CAB.	FIRE EXTINGUISHER CABINET
	F.F.E.	FINISH FLOOR ELEVATION
	FLR.	FLOOR
	F.O.	FACE OF
	F.R.P.	FIBERGLASS REINFORCED PANEL
	FT.	FOOT OR FEET
	FTG.	FOOTING
	FURN.	FURNACE/FURNISH
	F.V.	FIELD VERIFY
G	GA	GAUGE
	GALV.	GALVANIZED
	G.C.	GENERAL CONTRACTOR
	GYP. BD.	GYPSUM BOARD
H	H.C.	HOLLOW CORE
	HCP.	HANDICAP
	HDR.	HEADER
	HDWD	HARDWOOD
	HDWR.	HARDWARE
	H.M.	HOLLOW METAL
	HORIZ	HORIZONTAL
	HR.	HOUR
	HT./HGT.	HEIGHT
I	I.D.	INSIDE DIMENSION
	IN.	INCHES
	INFO.	INFORMATION
	INSUL.	INSULATION
	INT.	INTERIOR
J	JAN.	JANITOR
K	KIT.	KITCHEN
L	LAM.	LAMINATED
	LAV.	LAVATORY
	L.F.	LINEAL FOOT
M	MAINT.	MAINTENANCE/MAINTAIN
	MATL.	MATERIAL
	MAX.	MAXIMUM
	MECH.	MECHANICAL
	MEMB.	MEMBRANE
	MEZZ.	MEZZANINE
	MFR.	MANUFACTURER
	MIN.	MINIMUM/MINUTE
	MIR.	MIRROR
	MISC.	MISCELLANEOUS
	M.O.	MASONRY OPENING
	MTD.	MOUNTED
	MTL.	METAL
N	N.I.C.	NOT IN CONTRACT
	NO. / #	NUMBER
	NOM.	NOMINAL
	N.T.S.	NOT TO SCALE
O	O.C.	ON CENTER
	OF.D.	OVERFLOW DRAIN
	O.H.D.	OVERHEAD DOOR
	OPNG.	OPENING
	OPP.	OPPOSITE
	O.S.B.	ORIENTED STRAND BOARD
P	PC.	PRECAST
	PERF.	PERFORATED
	P.LAM.	PLASTIC LAMINATE
	PLYW.	PLYWOOD
R	R.D.	ROOF DRAIN
	REBAR	REINFORCING BAR
	REF.	REFERENCE/REFRIGERATOR
	REINF.	REINFORCED
	REQ.	REQUIRED
	REV.	REVISION/REVERSE
	RM.	ROOM
	R.O.	ROUGH OPENING
S	SCHD.	SCHEDULE
	SECT.	SECTION
	S.F.	SQUARE FEET
	SHT.	SHEET
	SHTG.	SHEATHING
	SIM.	SIMILAR
	SIM.REV.	SIMILAR REVERSE
	SPEC.	SPECIFICATION
	STD.	STANDARD
	STL.	STEEL
	STOR.	STORAGE
	STRUCT.	STRUCTURE/STRUCTURAL
	SUSP.	SUSPENDED
	SYM.	SYMBOL
T	T.&G.	TONGUE AND GROOVE
	TEMP.	TEMPERED/TEMPORARY
	THK.	THICK
	T.O.	TOP OF
	T.V.	TELEVISION
	TYP.	TYPICAL
U	U.L.	UNDERWRITERS LABORATORIES
	UNFIN.	UNFINISHED
	U.N.O.	UNLESS NOTED OTHERWISE
V	VAR.	VARIES
	V.C.T.	VINYL-COMPOSITION TILE
W	W/O.	WITHOUT
	W.C.	WATER CLOSET
	WD.	WOOD
	WDW.	WINDOW
	WT.	WEIGHT
	W.W.F.	WELDED WIRE FABRIC
	W.W.M.	WELDED WIRE MESH

THE GENERAL CONTRACTOR (GC) SHALL BE FULLY RESPONSIBLE FOR PROVIDING AND COMPLETING ALL UTILITY SERVICE CONNECTIONS REQUIRED FOR THE ACCESSORY DWELLING UNIT (ADU) PROJECT. THIS INCLUDES, BUT IS NOT LIMITED TO, WATER SERVICE CONNECTION, SANITARY SEWER SERVICE CONNECTION, ELECTRICAL SERVICE CONNECTION, AND NATURAL GAS CONNECTION (IF REQUIRED). ALL WORK SHALL COMPLY WITH APPLICABLE CITY OF ROCHESTER CODES, PERMITS, INSPECTION REQUIREMENTS, AND UTILITY PROVIDER STANDARDS.

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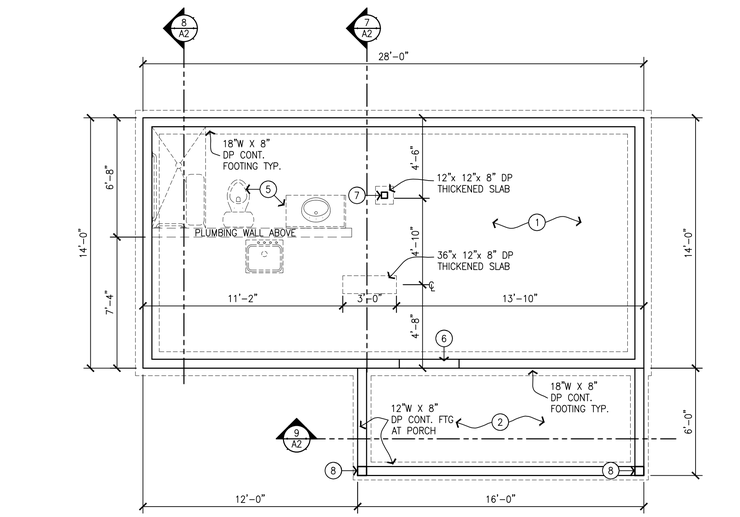
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OLMSTED COUNTY ADU
ROCHESTER, MINNESOTA

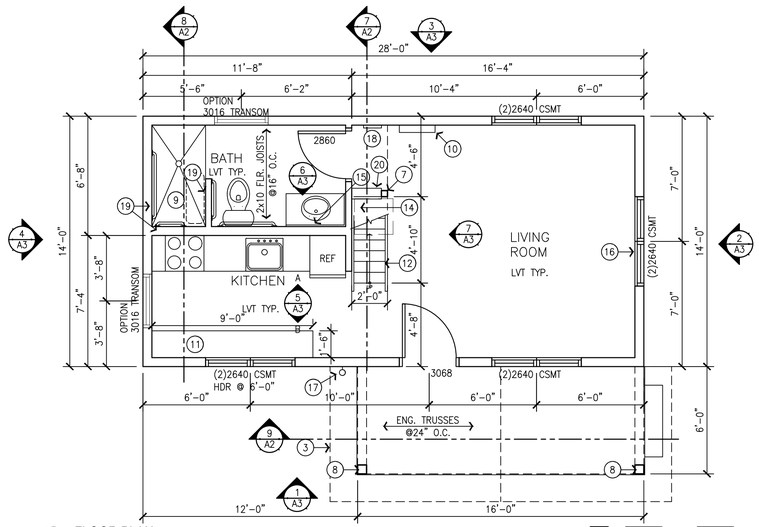
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COVER SHEET & TYPICAL NOTES
SHEET NUMBER
A0
OF — SHEETS

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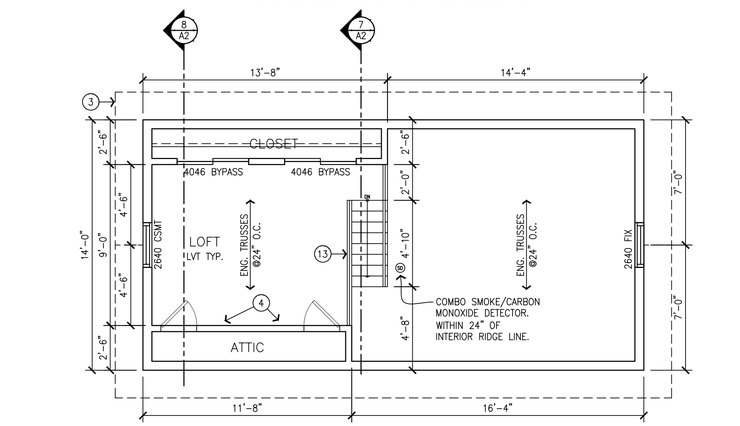


1 FOUNDATION PLAN
ORIGINAL SCALE: 1/4" = 1'-0"



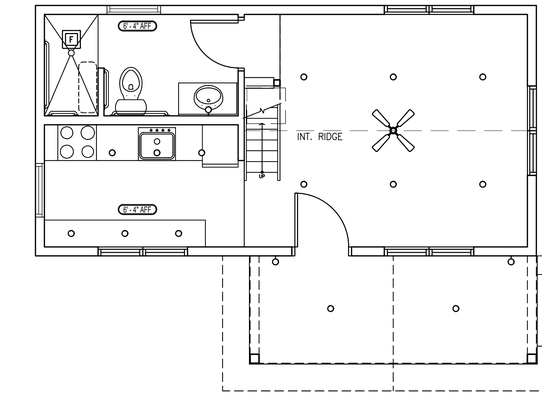
2 FLOOR PLAN 392 SF
ORIGINAL SCALE: 1/4" = 1'-0"

DOORS AND WINDOWS HEADERED AT 6'-8" UNLESS NOTED OTHERWISE. DOES NOT APPLY TO LOFT AREA. SEE SECTIONS.

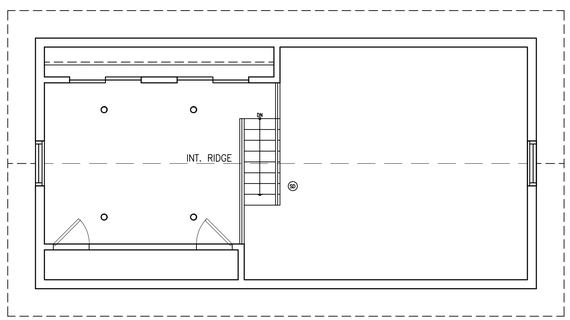


3 LOFT PLAN 172 SF
ORIGINAL SCALE: 1/4" = 1'-0"

DOORS AND WINDOWS HEADERED AT 6'-8" UNLESS NOTED OTHERWISE. DOES NOT APPLY TO LOFT AREA. SEE SECTIONS.



4 MAIN FLOOR REFLECTED CEILING PLAN
ORIGINAL SCALE: 1/4" = 1'-0"



5 LOFT REFLECTED CEILING PLAN
ORIGINAL SCALE: 1/4" = 1'-0"

PLAN NOTES:

1. CONCRETE SLAB AS NOTED IN DETAILS
2. CONC. PATIO WITH FROST FOOTINGS PER DETAIL
3. LINE OF ROOF ABOVE
4. PROVIDE 16"x24" MIN. THROUGH WALL ACCESS WITH DOOR OR HATCH
5. LOCATION OF PLUMBING FIXTURES ABOVE
6. DEPRESS STEM WALL AT DOOR OPENING FOR SLAB
7. 4x4 WD. POST W/ABA44 BASE & BC4 CAP
8. 6x6 PRESSURE TREATED WOOD POST W/EPB66 BASE & EPCZ6 CAP
9. 36"x 68" SHOWER, CURTAIN ROD AT ENTRY
10. MINI SPLIT LOCATION. VERIFY
11. 34" HIGH PLAM COUNTERTOP WITH BRACKET SUPPORTS
12. STAIRS – SEE SECTION
13. 36" MIN. HEIGHT RAILING
14. WASHER DRYER HOOKUP TO BE PROVIDED AT THIS LOCATION FOR FUTURE INSTALL. FLOOR DRAIN TO BE PROVIDED.
15. ON DEMAND TANKLESS WATER HEATER – SUGGESTED PLACEMENT (UNDER SINK)
16. UNLESS NOTED OTHERWISE, ALL HEADERS ABOVE EXTERIOR DOORS AND WINDOWS TO BE (2)2"x10"
17. EXTERIOR WATER SPIGOT – VERIFY LOCATION
18. ELECTRICAL PANEL LOCATION – VERIFY
19. PROVIDE BLOCKING FOR FUTURE GRAB BARS & SHOWER BENCH. SEE INTERIOR ELEVATIONS.
20. BUILT IN SHELVES, 8" DEEP, SUPPORTED BY BRACKETS ON WALL AND POST. SEE INT. ELEV.

CEILING PLAN NOTES:

1. UNLESS NOTED OTHERWISE, CEILINGS TO BE ⅝" GYPSUM BOARD – PAINTED
2. UPPER CABINETS AND SHELVING NOT SHOWN FOR CLARITY
3. 8'-4" AFF DENOTES HEIGHT TO BOTTOM OF CEILING ABOVE FINISHED FLOOR

*LIGHTING LAYOUT SHOWN IS SUGGESTED. FINAL PLACEMENT AND SELECTION OF FIXTURES TO BE COORDINATED BETWEEN CONTRACTOR AND OWNER.

LIGHT FIXTURES LEGEND

- F — FAN/LIGHT COMBO
- WALL MOUNTED LIGHT FIXTURE (2) EXTERIOR (1) VANITY
- RECESSED CAN LIGHT
- CEILING FAN

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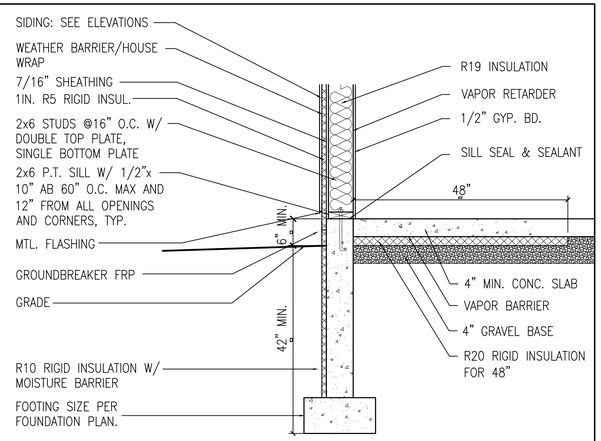
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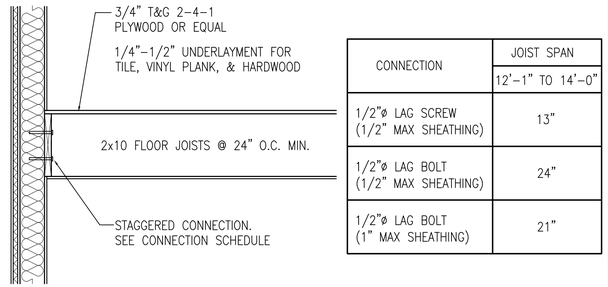
FLOOR PLAN
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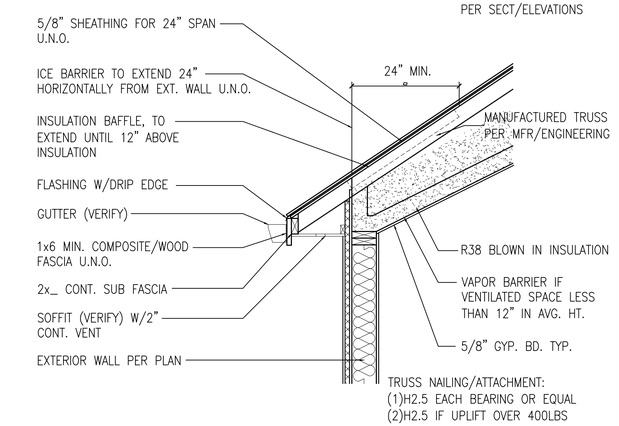


1 **SLAB ON GRADE W/EXTERIOR RIGID**
SCALE: 3/4"=1'-0"

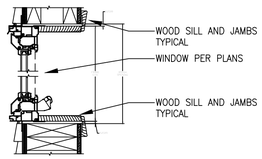


CONNECTION	JOIST SPAN
	12'-1" TO 14'-0"
1/2"ø LAG SCREW (1/2" MAX SHEATHING)	13"
1/2"ø LAG BOLT (1/2" MAX SHEATHING)	24"
1/2"ø LAG BOLT (1" MAX SHEATHING)	21"

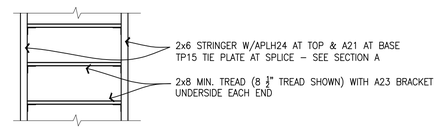
2 **FLOOR CONNECTION (JOISTS)**
SCALE: 3/4"=1'-0"



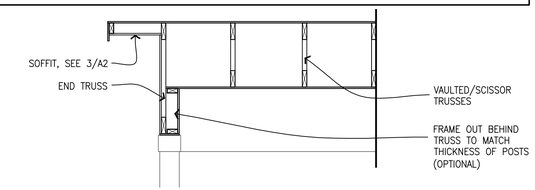
3 **ROOF CONNECTION (HEELED TRUSS)**
SCALE: 3/4"=1'-0"



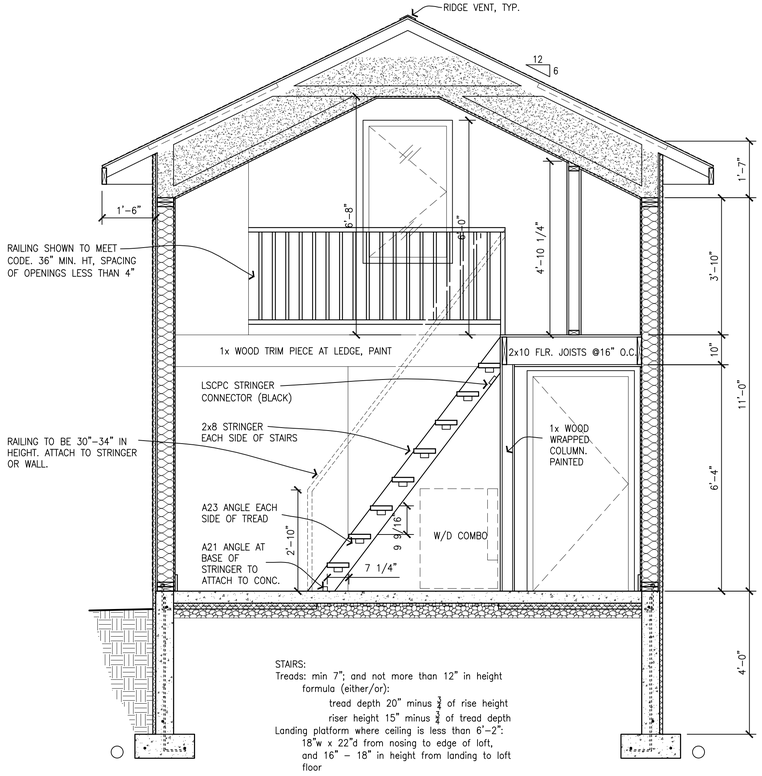
4 TYPICAL WINDOW SECTION
ORIGINAL SCALE: 1 1/2" = 1'-0" 0' 3" 6" 1'



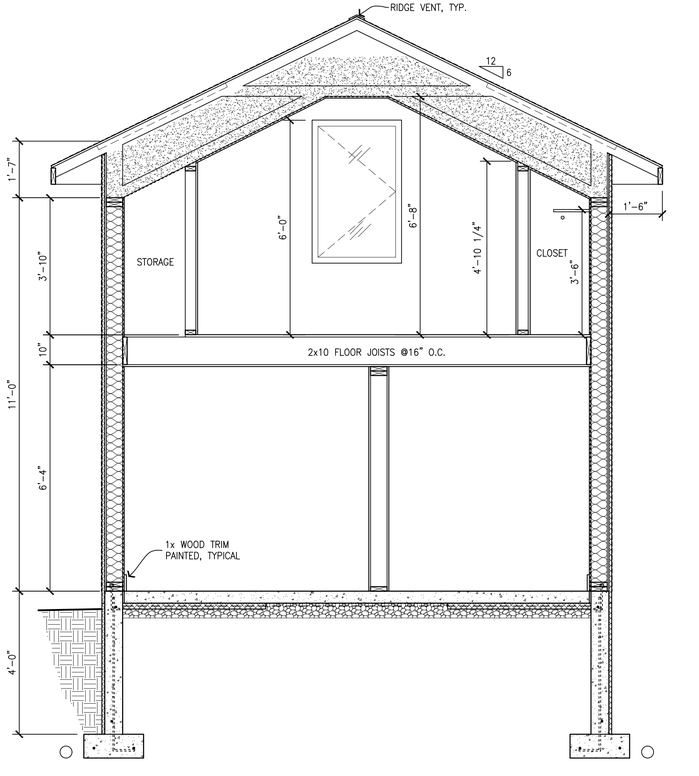
5 STAIR ELEVATION DETAIL
ORIGINAL SCALE: 3/4" = 1'-0" 0' 6" 1' 2'



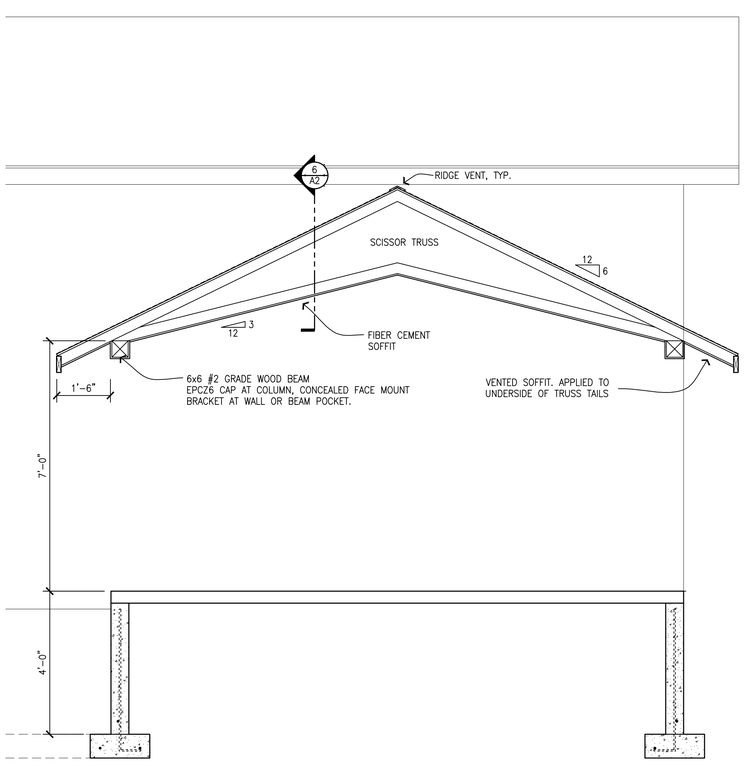
6 PORCH CROSS SECTION
ORIGINAL SCALE: 1/2" = 1'-0" 0' 1' 2' 4'



7 SECTION A
ORIGINAL SCALE: 1/2" = 1'-0" 0' 1' 2' 4'



8 SECTION B
ORIGINAL SCALE: 1/2" = 1'-0" 0' 1' 2' 4'



9 PORCH SECTION
ORIGINAL SCALE: 1/2" = 1'-0" 0' 1' 2' 4'

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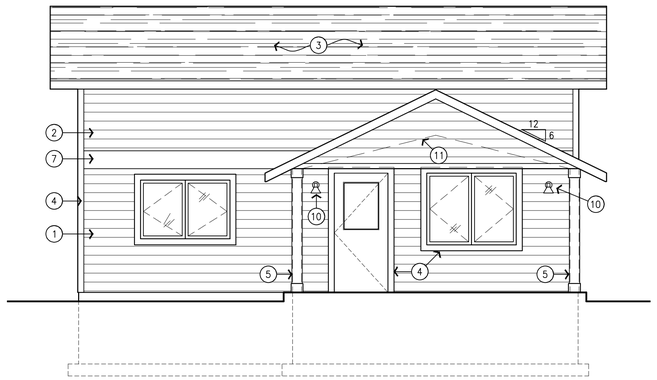
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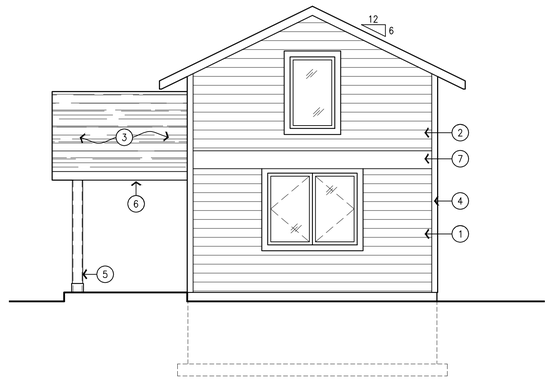
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SECTIONS & DETAILS
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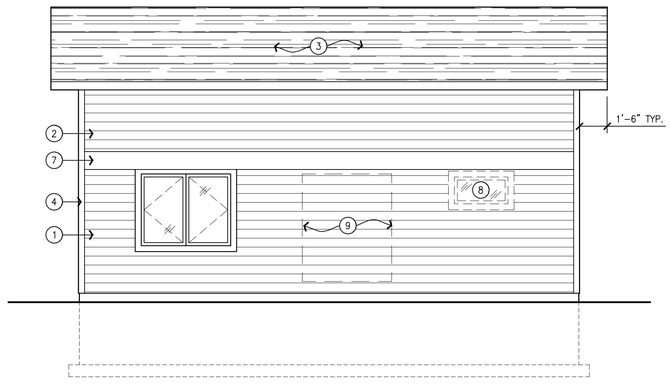
1 FRONT ELEVATION
ORIGINAL SCALE: 1/4" = 1'-0"



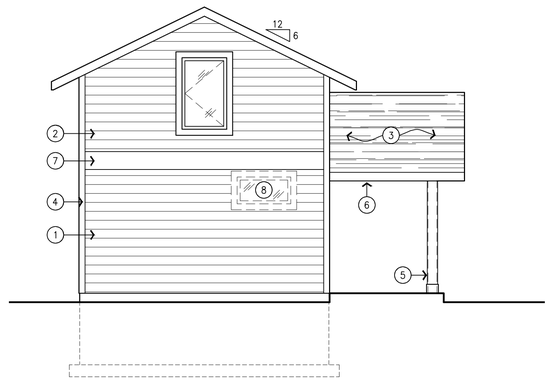
2 RIGHT ELEVATIONS
ORIGINAL SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

1. HORIZONTAL LAP SIDING – COLOR 1, TBD
2. HORIZONTAL LAP SIDING – COLOR 2, TBD
3. ASPHALT SHINGLE ROOF
4. 4" TRIM – COLOR 3, TBD
5. FIBER CEMENT WRAPPED WOOD PRESSURE TREATED COLUMN. COLOR 3, MATCH TRIM TOP AND BOTTOM TO HAVE 6" TRIM
6. FIBER CEMENT WRAPPED BEAM (NOT VISIBLE)
7. 12" TRIM BOARD
8. OPTIONAL WINDOW – SEE PLANS
9. UTILITY LOCATION – GENERAL VICINITY
10. EXTERIOR SCONCE – SEE SPEC
11. VAULT LINE BEYOND OF PORCH – SEE SECTION



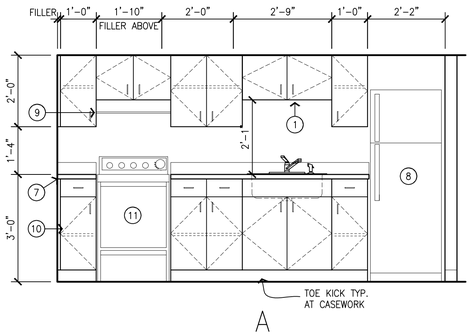
3 REAR ELEVATION
ORIGINAL SCALE: 1/4" = 1'-0"

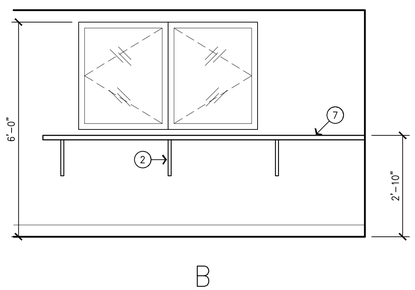


4 LEFT ELEVATION
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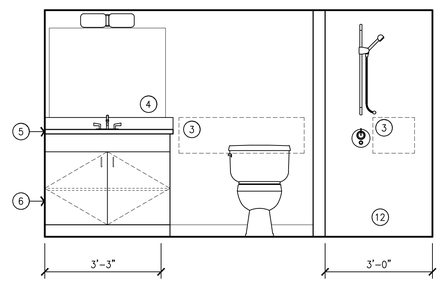
INTERIOR ELEVATION NOTES:

1. LED UNDERCABINET LIGHT ABOVE SINK
2. WALL MOUNTED COUNTERTOP SUPPORT BRACKET – MOUNT DIRECTLY TO STUD OR PROVIDE BLOCKING AS NEEDED.
3. BLOCKING FOR FUTURE GRAB BARS – SEE PLANS
4. VANITY MIRROR – SEE SPEC
5. SOLID SURFACE COUNTERTOP – SEE SPEC
6. BASE CABINET – SEE SPEC
7. KITCHEN COUNTERTOP – SEE PLANS AND SPEC
8. 24" WIDE REFRIGERATOR – SEE SPEC
9. RANGE HOOD – SEE SPEC
10. KITCHEN CABINETRY & HARDWARE – SEE SPEC
11. 24" RANGE – SEE SPEC
12. ROLL IN SHOWER – TO BE TILE OR FIBERGLASS/MANUFACTURED PANELS
13. STAIR RAILING – 30"–34" MAX HEIGHT. ATTACH TO STRINGER. SPACING OF VERTICAL AND HORIZONTAL RAILS SHALL NOT ALLOW A 4" BALL TO PASS THROUGH.
14. TREADS – HIDDEN, NOT IN VIEW. SEE SECTION.

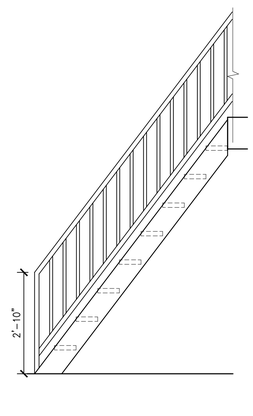




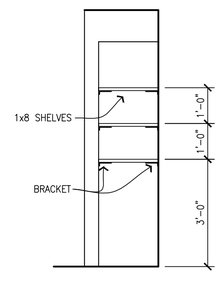
5 KITCHEN ELEVATIONS
ORIGINAL SCALE: 1/2" = 1'-0"



6 BATHROOM ELEVATION
ORIGINAL SCALE: 1/2" = 1'-0"



7 STAIR ELEVATION
ORIGINAL SCALE: 1/2" = 1'-0"



8 SHELVING ELEVATION
ORIGINAL SCALE: 1/2" = 1'-0"

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

NUMBER	DATE
—	10-05-2026

OLMSTED COUNTY ADU

ROCHESTER, MINNESOTA

PROJECT NUMBER	26-016
DATE	10-05-2026
DRAWN BY	####
CHECKED BY	

ISSUE / REVISION HISTORY

EXTERIOR & INTERIOR ELEVATIONS

SHEET NUMBER

A3

OF ___ SHEETS

Contains Xref: \Xrefs\26-016 Xelev
Contains Xref: \Xrefs\26-016 Xsection

Clay Reiland P:\2026\26-016 Olmsted Co ADU\Working Files\CAD\Drawing Sheets\A3 EXTERIOR & INTERIOR ELEVATIONS Monday, October 5, 2026 1:37:56 PM

THE SELECTED BUILDER IS RESPONSIBLE FOR REVIEW, KNOWLEDGE, AND IMPLEMENTATION OF ENERGY STAR 3.1 (REVISION 13) REQUIREMENTS FOR HOMES PERMITTED IN 2024, AND ENERGY STAR 3.2 REQUIREMENTS FOR HOMES PERMITTED IN 2025.
THE COMPLETED HOME MUST MEET ALL APPLICABLE BUILDING CODES IN ADDITION TO THE ENERGY STAR REQUIREMENTS. IF THERE IS A DISCREPANCY, THE MOST STRICT REQUIREMENT SHALL BE MET.

DESIGN LOADS FOR SOUTHEAST MINNESOTA:
ROOF SNOW LOAD: 35 PSF
ROOF DEAD LOAD: 17 PSF
ATTIC SPACE: 30 PSF
FLOOR LIVE LOAD: 40 PSF
FLOOR DEAD LOAD: 10 PSF
WIND: PER ASCE 7-05
BASE WIND SPEED = 90 MPH
IMPORTANCE FACTOR = 1.0
EXPOSURE B

GENERAL REQUIREMENTS
BUILDER IS RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS ON A DAILY BASIS.

BUILDER IS RESPONSIBLE FOR FINAL CLEAN PRIOR CLOSING. THIS INCLUDES INTERIOR OF HOME AND GARAGE, AND EXTERIOR SIDE OF WINDOWS.

ALL PERMITS, INSURANCE, CONSTRUCTION LOAN COSTS SHALL BE PAID BY THE BUILDER

SITE
PLOT PLAN DRAWN MUST BE VERIFIED BY BUILDER FOR COMPLIANCE WITH ANY RECORDED RESTRICTIONS; AND OR COVENANTS; AND COMPLIANCE WITH CITY OF ROCHESTER REQUIREMENTS. BUILDER SHALL VERIFY SITE CONDITIONS THAT WOULD DICTATE PLAN CHANGES.

BUILDER IS RESPONSIBLE FOR CREATING, PROVIDING, AND SUBMITTING A SITE PLAN FOR EACH SPECIFIC SITE FOR BUILDING PERMIT AND APPROVAL.

BUILDER SHALL FINISH GRADE AROUND ADU TO TIE INTO EXISTING FINISH GRADE

BUILDER IS RESPONSIBLE FOR HOOK-UP TO CITY SEWER AND WATER

EXCAVATING AND ROUGH GRADING IS THE RESPONSIBILITY OF THE BUILDER.

DISTURBED SOIL/SITE SHALL BE RESEEDED WITH KENTUCKY BLUEGRASS SEED. SEED SHALL BE APPLIED AT OPTIMAL SEASON AS RECOMMENDED BY SUPPLIER. SEED SHALL BE SPREAD AT A HALF RATE IN PERPENDICULAR DIRECTIONS ACROSS THE AREA AFFECTED.

BUILDER IS RESPONSIBLE FOR EROSION CONTROL – INCLUDING A SILT FENCE AND STABILIZED DRIVEWAY

IF PROVIDING NEW PARKING STALLS AS SHOWN ON SITE PLAN, COMPRESSIVE STRENGTH TO MEET 3,500 PSI MINIMUM PROVIDE DRIVE APRON TO MEET CITY OF ROCHESTER STANDARDS AND REQUIREMENTS.

FOOTING AND FOUNDATION
SOIL ASSUMED BEARING VALUE OF 1500 PSF AND TO BE UNDISTURBED NONORGANIC. CONTRACTORS TO VERIFY ALL FOOTINGS TO REST ON UNDISTURBED SOIL AND BELOW OR AT MINIMUM DESIGN FROST LEVEL OF 42" BELOW FINISHED GRADE.

CONCRETE COMPRESSIVE STRENGTH:
FOOTING: 5,000 PSI
SLAB: 2,500 PSI

MASONRY WALLS:
CONC. MASONRY UNITS "N" GRADE
MORTAR 2500 PSI TYPE "M"
GROUT 4000 PSI TYPE "M"

TYPE #4 (1/2" DIA.), #5 (5/8" DIA.) AND #6 (3.4" DIA.) WITH #60 GRADE DEFORMED REINFORCEMENT BARS – ASTM AG. 15.

INSTALL SOLID BLOCKING AT ANCHOR BOLT LOCATIONS WHEN THE JOISTS ARE PARALLEL TO AND DIRECTLY ABOVE SOIL PRESSURE RESISTING 7 FEET HIGH FOUNDATION WALLS. PROVIDE BLOCKING IN THE FIRST THREE JOIST OR TRUSS SPACES AND SPACED A MAXIMUM OF 24" O.C.

PROVIDE 1/2" AIR SPACE ON TOP, SIDES, AND ENDS OF ALL WOOD BEAM SEATS INTO CONC. BLOCK OR POURED CONC. WALLS. FILL CONC. BLOCK CORES WITH CONC. BELOW FOR BEAM SEAT.

FOUNDATION WATERPROOFING
WATERPROOFING SHALL BE INSTALLED AT A MINIMUM FROM THE TOP OF THE FOOTING TO THE TOP OF FOUNDATION OR IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS. WATERPROOFING SHALL EXTEND ACROSS THE TOP OF THE FOUNDATION WALL UNLESS A FULL WIDTH, CLOSED CELL MATERIAL IS INSTALLED TO CREATE A SEAL BETWEEN SILL PLATE AND FOUNDATION WALL.

WALLS SHALL BE WATERPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING.
1. 1/8-INCH CEMENT BASED, FIBER REINFORCED, WATERPROOF COATING
2. 60-MIL (1.5 mm) SOLVENT FREE LIQUID APPLIED SYNTHETIC RUBBER

FOAM PROTECTION
WHEN FOUNDATION WALL INSULATION IS ON THE EXTERIOR AND IS NON DRAINING THE ENTIRE FOAM INSULATION SHALL BE COVERED WITH A 6 MIL POLYETHYLENE SLIP SHEET. THE PORTION FROM THE TOP OF THE FOUNDATION WALL TO 6" BELOW GRADE MUST BE COVERED BY AN APPROVED PROTECTIVE COATING FINISH TO PROTECT THE INSULATION FROM DETERIORATION DUE TO SUNLIGHT AND PHYSICAL ABUSE.

EXTERIOR FLASHING
AN APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED AT THE EXTERIOR WALL ENVELOPE TO PREVENT THE PENETRATION OF WATER INTO THE BUILDING INCLUDING THE FOLLOWING AREAS:
1. WINDOWS & DOOR OPENINGS.
2. CHIMNEYS & MASONRY CONSTRUCTION.
3. UNDER & AT ENDS OF COPING & SILLS.
4. ABOVE PROJECTING WOOD TRIM.
5. WHERE DECKS ATTACH TO WALLS.
6. ROOF & WALL INTERSECTIONS.
7. BUILT IN GUTTERS

FRAMING
ADVANCED FRAMING SHALL BE PROPOSED AS AN ALTERNATE COST SAVINGS/ADD BY THE BUILDER IN ADDITION TO BASE BID.

ALL STRUCTURAL WOOD MEMBERS TO BE SPF #2 OR BETTER (775 F REPETITIVE) UNLESS OTHERWISE NOTED.

DOUBLE FLOOR JOISTS UNDER PARALLEL PARTITIONS.

1X3 BRIDGING AT CENTER OF SPANS OVER 8'-0"

ALL WOOD IN CONTACT WITH CONCRETE SHALL BE RDWD OR TREATED WOOD. STUDS TO BE MINIMUM OF STUD GRADE S4S.

AT CONCENTRATED LOAD BEARING POINTS, PROVIDE SOLID BLOCKING THRU FLOOR SYSTEM TO POSTS OR APPROPRIATE FOOTINGS.

TYPICAL WINDOW HEADERS TO BE 2-2X10 UNLESS OTHERWISE NOTED.

FLOOR JOISTS AND BLOCKING SHALL BE CONNECTED TO THE SILL PLATE AT THE TOP OF THE WALL WITH AN APPROVED CONNECTOR.

THE FLOOR SHALL BE BLOCKED PERPENDICULAR TO THE FLOOR JOISTS. BLOCKING SHALL BE FULL DEPTH WITHIN THREE JOIST SPACES OF THE FOUNDATION WALL.
WHERE FOUNDATION WALLS SUPPORT UNBALANCED LOAD ON OPPOSITE SIDES OF THE BUILDING, SUCH AS A DAYLIGHT BASEMENT, THE RIM BOARD SHALL BE ATTACHED TO THE SILL WITH A 20-GAGE METAL ANGLE CLIP AT 24" O.C., WITH FIVE 8d PER LEG, OR AN APPROVED CONNECTOR SUPPLYING 230 POUNDS PER LINEAL FOOT CAPACITY.

MAXIMUM SPACING OF FLOOR JOISTS SHALL BE 24" O.C.

- 2X6 AWW SILL PLT.
- ANCHOR BOLTS SHALL BE 1/2"øX16" W/ 7" EMBEDMENT.
- ANCHOR BOLTS SHALL HAVE A 2" DIAMETER BY 0.125 WASHER TIGHTENED AND COUNTERSUNK .25" INTO THE TOP PLATE.
- ANCHOR BOLT SPACING TO BE 72" O.C. -SPACING OF BLOCKING PERPENDICULAR TO FLOOR JOISTS AT 48" O.C.

RIM/SILL CONNECTION
WHEN THE FOUNDATION SUPPORTING UNBALANCED LOAD ON OPPOSITE SIDES OF THE BUILDING SUCH AS ON DAYLIGHT OR WALKOUT BASEMENTS, THE RIM BOARD SHALL BE ATTACHED TO THE SILL PLATE WITH A 20 GAGE METAL CLIP ANGLE AT 24" O.C.

9-1/2" I-JOISTS FLOOR STRUCTURE WHERE APPLICABLE WITH 3/4" OSB TONGUE AND GROOVE SUBFLOOR GLUED AD NAILED
2"X6"X8' EXTERIOR WALLS WITH 7/16" OSB SHEATHING
2"X4"X8' INTERIOR PARTITION WALLS

ENGINEERED ROOF TRUSSES, 24" ON CENTER WITH 12" ENERGY HEEL RAFTER TIES TO EACH TRUSS HEEL FOR HIGH WIND PROTECTION WITH
1/2" OSB ROOF SHEATHING
OVERHANGS ON ENTIRE ROOF – SEE ELEVATIONS
2"X6" SUB-FASCIA
ALL WALLS FRAMED IN LOWER LEVEL WITH 1/2" SHEETROCK ON CEILING

STAIRS
DOUBLE TRIMMER AT STAIR OPENING AND DOUBLE HEADER JOISTS AROUND STAIR WELL.

3-2X12 STRINGERS WITH MINIMUM 3 1/2" MATERIAL LEFT AT CUT OUTS.
6'-2" MINIMUM HEADROOM
12" MAXIMUM RISE.

LANDING PLATFORM WHERE CEILING IS LESS THAN 6'-2": 18"w x 22"d FROM NOSING TO EDGE OF LOFT AND 16"-18" IN HEIGHT FROM LANDING TO LOFT DOOR.

LADDERS OR SHIPLADDERS PER IRC CHAPTER 3 ARE ALLOWED IN LIEU OF STAIRS.

PROVIDE A HANDRAIL. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1-1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAXIMUM CROSS SECTION DIMENSION OF 2 1/4". SET HANDRAIL AT A HEIGHT OF 34" TO 38" IN HEIGHT. HANDRAIL SHALL BE CONTINUOUS THE FULL LENGTH AND SHALL BE RETURNED MAXIMUM 4" OPENING BETWEEN BALUSTERS. MINIMUM RAILING HEIGHT OF 36" AT LANDING AREAS.

UNCONDITIONED SPACES
FLOOR JST. FRAMING MUST HAVE AN INTERIOR AIR BARRIER ON THE WARM SIDE AND SEALED WIND WASH BARRIER

RADON CODE
RADON VENT SHALL BE A MINIMUM 3" DIAMETER PIPE ABS, PVC, OR EQUIVALENT GAS TIGHT PIPE SHALL BE EMBEDDED VERTICALLY INTO THE BASE COURSE. THE VERTICAL PIPE SHALL HAVE TEE CONNECTION BELOW SLAB EXTENDING 10' IN EACH DIRECTION OR TIED INTO AN INTERIOR TILE LOOP SHALL BE PROVIDED.

SUMP PITS OPEN TO SOIL OR SERVING AS THE TERMINATION POINT FOR SUB-SLAB OR INTERIOR DRAIN TILE LOOPS SHALL BE COVERED WITH A GASKETED OR OTHERWISE SEALED LID. SUMPS USED AS THE SUCTION POINT IN A SUB-SLAB DEPRESSURIZATION SYSTEM SHALL HAVE A LID DESIGNED TO ACCOMMODATE THE VENT PIPE.

RADON VENT PIPES ROUTED THROUGH UNCONDITIONED SPACES SHALL BE INSULATED WITH A MIN. OF R-4 INSULATION.

THERMAL AND MOISTURE PROTECTION
ICE AND WATER SHIELD AT ROOF EDGE AND IN ALL VALLEYS TO BE CERTAINTEED WEATHERGUARD

EXTERIOR WEATHER BARRIER ON VERTICAL SURFACES TO BE TYVEK HOUSEWRAP

EXTERIOR FLASHING
ALUMINUM CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED AT THE EXTERIOR WALL ENVELOPE TO PREVENT THE PENETRATION OF WATER INTO THE BUILDING INCLUDING THE FOLLOWING AREAS:
1. WINDOWS & DOOR OPENINGS.
2. CHIMNEYS & MASONRY CONSTRUCTION.
3. UNDER & AT ENDS OF COPING & SILLS.
4. ABOVE PROJECTING WOOD TRIM.
5. WHERE DECKS ATTACH TO WALLS.
6. ROOF & WALL INTERSECTIONS.
7. BUILT IN GUTTERS
8. PAN FLASHING AT WINDOW SILLS
9. DRIP CAP ON ALL HORIZONTAL MATERIAL TRANSITIONS
10. PAN FLASHING UNDER ALL EXTERIOR DOORS

WINDOWS, DOORS, ETC.
WINDOWS:
ANDERSEN VINYL CASEMENT WINDOWS, WHITE, WITH LOW E GLASS GLAZING. SEE ENERGY STAR FOR U-FACTOR (MAX).

FRONT DOOR:
THERMA TRU SMOOTH-STAR SERIES FIBERGLASS
STYLE: S4812
FIELD PAINTED WHITE
WITH 14" SIDELIGHT WHERE APPLICABLE – PAINT TO MATCH DOOR
DEAD BOLT LOCK

THERMAL ENCLOSURE
FENESTRATION: U-VALUE: 0.27 OR BETTER / SHGC – ANY
EXTERIOR DOORS:
SOLID DOOR U-VALUE: 0.17
½ LITE U-VALUE: U 0.25
LESS THAN ½ LIGHT U-VALUE: U 0.30

INSULATION:
ALL INSULATION MUST ACHIEVE A GRADE 1 INSTALL PER ANSI/RESNET/ICC 301
ALIGN INSULATION WITH THERMAL BOUNDARY OF WALLS ABOVE GRADE.
WALLS: HOUSE WALLS ARE INSULTED WITH AN R-21 FIBERGLASS BATT
RIM JOIST IS INSULATED WITH 3" (R-20) OF CLOSED CELL FOAM
ATTIC: BLOWN FIBERGLASS TO R-49
FOAM CHUTES AT TRUSS HAL TO ENSURE PROPER ATTIC VENTILATION
FOUNDATION WALLS: R-10 RIGID FOAM
SLAB: R-10 RIGID FOAM

AIR BARRIER LOCATIONS
ALL AIR BARRIERS MUST BE FULLY ALIGNED AND SEALED

CEILINGS
CLIMATE ZONE 6: AT INTERIOR HORIZONTAL SURFACE FOR CEILING INSULATION AND EXTERIOR VERTICAL SURFACE OF CEILING INSULATION WHERE DROPPED CEILINGS AND/OR SOFFITS BELOW UNCONDITIONED ATTICS, AND ALL OTHER CEILINGS.

WALLS
AT EXTERIOR VERTICAL SURFACE OF WALL INSULATION AND INTERIOR VERTICAL SURFACE OF WALL INSULATION WALLS BEHIND SHOWERS & TUBS.

AIR SEALING
6 MIL SEALED AIR BARRIER AND VAPOR BARRIER ON ALL WALLS AND ATTIC SEAL THE FOLLOWING USING CAULK, FOAM, OR EQUIVALENT MATERIAL:

- DUCTS, FLUES, SHAFTS, PLUMBING, PIPING, WIRING, EXHAUST FANS, & OTHER PENETRATIONS TO UNCONDITIONED SPACE SEALED, WITH BLOCKING/FLASHING AS NEEDED.
- RECESSED LIGHT FIXTURES ADJACENT TO UNCONDITIONED SPACE ICAT LABELED AND GASKETED.
- ABOVE-GRADE SILL PLATES ADJACENT TO CONDITIONED SPACE SEALED TO FOUNDATION OR SUB-FLOOR. GASKET ALSO PLACED BENEATH ABOVE-GRADE SILL PLATE IF RESTING ATOP CONCRETE/MASONRY & ADJACENT TO CONDITIONED SPACE.
- CONTINUOUS TOP PLATE OR BLOCKING IS AT TOP OF WALLS ADJOINING UNCONDITIONED SPACE, AND SEALED
- DRYWALL SEALED TO TOP PLATE AT ALL UNCONDITIONED ATTIC/WALL INTERFACES USING CAULK, FOAM, DRYWALL ADHESIVE (DO NOT USE OTHER CONSTRUCTION ADHESIVES), OR EQUIVALENT MATERIAL. EITHER APPLY SEALANT DIRECTLY BETWEEN DRYWALL AND TOP PLATE, OR TO THE SEAM BETWEEN THE TWO FROM THE ATTIC ABOVE.
- ROUGH OPENING AROUND WINDOWS & EXTERIOR DOORS SEALED
- WALL THAT SEPARATE ATTACHED GARAGES FROM OCCUPIABLE SPACE SEALED AND, ALSO, AN AIR BARRIER INSTALLED AND SEALED AT FLOOR CAVITIES ALIGNED WITH THESE WALLS
- DOORS ADJACENT TO UNCONDITIONED SPACE (ATTICS, GARAGES, BASEMENTS) OR AMBIENT CONDITIONS MADE SUBSTANTIALLY AIR-TIGHT WITH WEATHER STRIPPING OR EQUIVALENT GASKET
- ATTIC ACCESS PANELS, DROP-DOWN STAIRS, & WHOLE-HOUSE FANS EQUIPPED WITH DURABLE MIN R10 COVER THAT IS GASKETED (NOT CAULKED). FAN COVERS EITHER INSTALLED ON HOUSE SIDE OR MECHANICALLY OPERATED.
- ONE DRILLED HOLE PER ONE PENETRATING ITEM I.E. WIRE OR PIPE (DO NOT GROUP WIRES OR PUT MULTIPLE PIPES THROUGH ONE LARGER HOLE) AND SEAL PENETRATION.

PLUMBING
GENERAL
- ALL WATER SUPPLY PIPING SHALL BE PEX, INSTALLED PER MINNESOTA STATE PLUMBING CODE
- PROVIDE FLOOR DRAIN AT WASHER/DRYER
- PROVIDE (1) EXTERIOR FREEZE-PROOF HOSE BIB LOCATE (1) AT FRONT PORCH
- WATER HEATER: ON DEMAND GAS TANKLESS WATER HEATER
- SUMP PUMP INSTALLED AD PIED TO OUTSIDE OR SUB DRAIN (WHERE APPLICABLE)
- PROVIDE GAS PIPING FROM METER TO FURNACE AND WATER HEATER
- WASTE, VENT, AND WATER PIPING TO BE INSTALLED PER MINNESOTA STATE PLUMBING CODE SUBMISSION, SCHEDULING AND FEES FOR PERMITS, TESTS, AND INSPECTIONS ARE THE RESPONSIBILITY OF THE BUILDER

KITCHEN
SINK: ELKAY DAYTON 27"x22"x8" STAINLESS STEEL, SINGLE-BOWL DROP-IN SINK MIN. 18 Gauge

FAUCET: MOEN MEDINA ONE-HANDLE PULL-OUT SPRAYER FINISH: STAINLESS (SPOT RESIST)

GARBAGE DISPOSAL: WHIRLAWAY, ½ HP
MUST PROVIDE OUTLET FOR DISPOSAL

PROVIDE WATER HOOK UP TO REFRIGERATOR

BATHROOMS
SHOWER: ROLL IN FLUSH SHOWER WITH TILE ON FLOOR AND WALLS. IRIS ATELIER 2"x2" MOSAIC TILE ON FLOOR. IRIS ATELIER 12"x14" TILE ON WALLS. COLOR – TOUPE.

SHOWER FAUCET: MOEN HALLE SHOWER ONLY SINGLE-LEVER VALVE AND TRIM FINISH: BRUSHED NICKEL (SPOT RESIST)

VANITY: SOLID SURFACE WITH INTEGRAL BOWL COLOR: DESIGNER WHITE SEE INTERIOR FINISHES FOR COUNTERTOP SELECTION

VANITY FAUCET: MOEN KARIS ONE-HANDLE HIGH ARC FINISH: BRUSHED NICKEL (SPOT RESIST)

TOILET: AMERICAN STANDARD ELONGATED BOWL WITH LID COLOR: WHITE

HEATING, VENTILATION, AIR CONDITIONING
HVAC CONTRACTOR IS RESPONSIBLE FOR FOLLOWING TRACK B OF THE ENERGY STAR SINGLE-FAMILY NEW HOMES, NATIONAL PROGRAM REQUIREMENTS, VERSION 3.1 (REV. 13):

COMPLETING ONE NATIONAL HVAC DESIGN REPORT FOR EACH SYSTEM DESIGN FOR A HOUSE PLAN, CREATED FOR EITHER THE SPECIFIC PLAN CONFIGURATION (I.E., ELEVATION, OPTION, ORIENTATION, & COUNTY) OF THE HOME TO BE CERTIFIED OR FOR A PLAN THAT IS INTENDED TO BE BUILT WITH DIFFERENT CONFIGURATIONS (I.E., DIFFERENT ELEVATIONS, OPTIONS, AND/OR ORIENTATIONS). VISIT WWW.ENERGYSTAR.GOV/NEWHOMESHVACDESIGN AND SEE FOOTNOTE 2 FOR MORE INFORMATION.

OBTAIN EFFICIENCY FEATURES (E.G., WINDOW PERFORMANCE, INSULATION LEVELS, AND INFILTRATION RATE) FROM THE BUILDER OR RATER.
PROVIDE THE COMPLETED NATIONAL HVAC DESIGN REPORT TO THE BUILDER AND TO THE RATER.

THE COMMISSIONING CONTRACTOR MUST BE CREDENTIALED BY AN HVAC OVERSIGHT ORGANIZATION TO COMPLETE THIS CHECKLIST. ONE CHECKLIST MUST BE COMPLETED AND SIGNED BY THE COMMISSIONING CONTRACTOR FOR EACH HVAC SYSTEM THAT IS COMMISSIONED.

THE COMPLETED CHECKLIST FOR EACH COMMISSIONED SYSTEM, ALONG WITH THE CORRESPONDING NATIONAL HVAC DESIGN REPORT, SHALL BE RETAINED BY THE CONTRACTOR FOR A MINIMUM OF THREE YEARS FOR QUALITY ASSURANCE PURPOSES. FURTHERMORE, THE CONTRACTOR SHALL PROVIDE THE COMPLETED CHECKLIST TO THE BUILDER, THE RATER 3 RESPONSIBLE FOR CERTIFYING THE HOME, AND THE HVAC OVERSIGHT ORGANIZATION UPON REQUEST.
VISIT WWW.ENERGYSTAR.GOV/NEWHOMESHVAC FOR INFORMATION ABOUT THE CREDENTIAL REQUIREMENT AND THIS CHECKLIST.

MECHANICAL HEATING/COOLING:
13.4 SEER2 DUCTLESS MINI SPLIT
EXHAUST FAN BATHS: ENERGY STAR CERTIFIED. WIRED TO TURN ON WITH LIGHT SWITCH AND EQUIPPED WITH A HUMIDISTAT SENSOR, TIMER OR OTHER CONTROL (OCCUPANCY SENSOR, DELAY-OFF SWITCH, VENTILATION CONTROLLER)
PROVIDE INSULATED EXHAUST TO EXTERIOR
ENERGY STAR EXHAUST FAN IN KITCHEN
PROVIDE INSULATED EXHAUST TO EXTERIOR
WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM
ALL SYSTEMS AND ASSOCIATED DUCTWORK MUST BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
FRESH AIR INTAKE IN KITCHEN OR BATHROOM

ELECTRICAL
GENERAL
- OUTLETS AND SWITCHES: INSTALLED PER MINNESOTA STATE ELECTRICAL CODE SEALED "AIR TIGHT" OUTLET BOXES ON EXTERIOR WALLS LIGHTING TO BE 100% LED, OR ENERGY STAR BULBS
- RECESSED CANS: ENERGY STAR QUALIFIED LED AND INSULATION CONTACT AIR-TIGHT (ICAT) MODELS
- ALL-WEATHER OUTLETS AT EACH EXTERIOR DOOR WIRING FOR CAT5 NETWORk
- GFI OUTLETS IN KITCHEN, BATH, AND EXTERIOR
- 220 HOOK-UP FOR RANGE AND DRYER (4 PRONG OUTLET)
- HOOD OUTLET
- MICROWAVE OUTLET
- GARBAGE DISPOSAL OUTLET
- SMOKE DETECTORS (INTER-WIRED WITH BATTERY BACK-UP)
- CARBON MONOXIDE DETECTOR(S) WITHIN 10' OF BEDROOMS
- DOOR BELL WITH CHIMES
- FURNACE AND THERMOSTAT WIRING
- 200 AMP SERVICE
- COMPLETE ROUGH AND FINAL INSPECTIONS

PROVIDE THE FOLLOWING:
- ALL SWITCHES, OUTLETS AND FACE PLATES TO BE WHITE
- ONE (1) SWITCH PER ROOM FOR GENERAL RECESSED CAN LIGHTS IN KITCHEN, LIVING, BATHROOM AND LOFT
- ONE (1) SWITCH PER VANITY FIXTURE
- ONE (1) SWITCH PER FAN
- OUTDOOR RECESSED CAN LIGHTS
  LITHONIA
  JUNO WAFER WF6 SERIES COLOR: WHITE
- OUTDOOR WALL LIGHTS:
  LOWE'S
  KICHLER
  SEASIDE 1 LIGHT 7.5"H BRONZE HARDWIRED OUTDOOR WALL LIGHT
  ITEM #1253711 MODEL #9021OZ
- RECESSED CAN LIGHTS:
  LITHONIA
  JUNO WAFER WF6 SERIES COLOR: WHITE
- CEILING FAN:
  LOWE'S
  HARBOR BREEZE STOKES 52in COLOR: BRUSHED NICKEL
  ITEM #6245873 MODEL #GTA52BNK3R
- VANITY FIXTURE:
  LOWE'S
  ALLEN + ROTH
  LARGO 2 LIGHT COLOR: BRUSHED NICKEL ITEM #5989644
  MODEL #LMO1302AX-01

EXTERIOR FINISHES
SIDING
GEORGIA-PACIFIC VINYL SIDING
VISION PRO DOUBLE 4"
COLOR: BUILDER TO 4 INDIVIDUAL COLORS FROM STANDARD AND DARK COLOR OPTIONS. EACH HOUSE SHALL BE ONE CONSISTENT COLOR. NEIGHBORING HOUSES SHALL NOT BE THE SAME COLOR. COLOR IS AT THE DISCRETION OF THE ARCHITECT.

-OR-

ROYAL BUILDING PRODUCTS VINYL SIDING
MARKET SQUARE D4STD DOUBLE 4" TRADITIONAL

-OR-

MITTEN BUILDING PRODUCTS VINYL SIDING
SENTRY 44 SERIES, DOUBLE 4" HORIZONTAL PROFILE

DOOR AND WINDOW TRIM
LP SMART SIDE, SMOOTH 4", WHITE

ROOFING
GAF TIMBERLINE NATURAL SHADOW LAMINATED ARCHITECTURAL SHINGLE
COLOR: BUILDER TO PROVIDE 2 OPTIONS: PEWTER GRAY ALGAE & WEATHERED WOOD
30 YEAR WARRANTY
30# TAR PAPER UNDERLAYMENT
RIDGE VENT, CONTINUOUS
PROVIDE K-STYLE VINYL GUTTERS OR SEAMLESS ALUMINUM GUTTERS AT ALL EAVES, DOWNSPOUTS & KICKOUTS AS NEEDED

ALUMINUM TRIM
EDCO CORROSION RESISTANT ALUMINUM SOFFIT AND STEEL FASCIA, WHITE

EXTERIOR DOORS
PAINTED, SHERWIN WILLIAMS EXTERIOR ACRYLIC LATEX "SUPERPAINT" IN SATIN FINISH
COLOR: WHITE FOR ALL HOMES
EXTERIOR DOOR JAMBS/TRIM:
PAINTED, SHERWIN WILLIAMS EXTERIOR ACRYLIC COATING "DURATION" IN SATIN FINISH COLOR: WHITE FOR ALL HOMES

EXTERIOR PORCH
COLUMNS – WRAPPED IN FIBER CEMENT BOARDS WITH 6" TOP AND BASE TRIM. PAINT TO MATCH "HOUSE" TRIM.
SOFFIT – TO BE FIBER CEMENT OR EDCO ALUMINUM SOFFIT. COLOR TO MATCH "HOUSE" SOFFIT

INTERIOR FINISHES
DRYWALL
WALLS: TAPED, MUDDED AND SANDED WITH FLAT TEXTURE
CEILINGS: TAPED, MUDDED, SANDED, AND SPRAYED WITH KNOCKDOWN TEXTURE

CEILING PAINT
SHERWIN WILLIAMS 'PREMIUM CEILING PAINT' FLAT FINISH
1 COAT SPRAY TOWARDS LIGHT SOURCES, SUCH AS WINDOWS AND DOORS TO AVOID SHADING
PAINT COLOR: EXTRA WHITE SW 7006

WALL PAINT
SHERWIN WILLIAMS 'EMERALD INTERIOR ACRYLIC LATEX' EGGSHELL FINISH
2 COATS
PAINT COLOR: GREEK VANILLA SW 7551
NOTE: ALL HOUSES TO BE SAME INTERIOR COLOR

FLOOR MILLWORK TRIM
BASE AND CASING: 2-1/2x 3-1/4" FLAT, MDF, FACTORY PRIMED
BASE SHOE TO BE PROVIDED AT LVP OR LAMINATE FLOORS (SEE PLAN)
FIELD PAINTED: SHERWIN WILLIAMS 'EMERALD URETHANE TRIM ENAMEL' SATIN FINISH
PAINT COLOR: GREEK VANILLA SW 7551

STAIR COMPONENTS
TREAD: UNFINISHED WOOD TO BE FIELD STAINED TO MATCH LVP FLOORING COLOR. ORDER TO SIZE OR TO BE FIELD CUT TO LENGTH AND DEPTH.

RISER: UNFINISHED WOOD TO BE FIELD STAINED TO MATCH LVP FLOORING COLOR. ORDER TO SIZE OR TO BE FIELD CUT TO LENGTH AND HEIGHT.

HANDRAIL COVED (6084), SQUARE WOOD BALUSTERS, SQUARE WOOD RAILS, POSTS, SKIRT BOARDS: ALL COMPONENTS TO BE FIELD PAINTED: SHERWIN WILLIAMS 'EMERALD URETHANE TRIM ENAMEL' SATIN FINISH
PAINT COLOR: GREEK VANILLA SW 7551

INTERIOR DOORS
3-PANEL PRIMED, MDF, FIELD PAINTED: SHERWIN WILLIAMS 'EMERALD URETHANE TRIM ENAMEL' SATIN FINISH
PAINT COLOR: GREEK VANILLA SW 7551

DOOR HARDWARE
SCHLAGE HEAVY-DUTY LOCKSETS
STYLE: ACCENT, LEVER
FINISH: SATIN NICKLE
BEDROOMS & BATHS: PRIVACY PUSH-BUTTON
HALL & CLOSETS: PASSAGE
PROVIDE DOOR STOPS WHERE APPLICABLE

INTERIOR DOOR MILLWORK CASING AND TRIM
2-1/2"x3-1/4" FLAT, MDF, FIELD PAINTED: SHERWIN WILLIAMS 'EMERALD URETHANE TRIM ENAMEL' SATIN FINISH
PAINT COLOR: GREEK VANILLA SW 7551

SHELVING
LINEN AND PANTRY (WHERE APPLICABLE): 4 WIRE SHELVES
BEDROOMS: WIRE SHELF WITH HANGER ROD BELOW

CABINETRY
KOCH CABINETS – AT TILE SUPERSTORE & MORE
MIDLAND SERIES CABINETRY WITH CONCEALED HINGES, AND ADJUSTABLE SHELVING 36" UPPERS AT KITCHEN
DOOR STYLE: PIONEER
COLOR: PAINT GRADE SHOJI WHITE
2" DECORATIVE COVE CROWN MOLDING AT CABINETRY

-OR-

LOWE'S PROJECT SOURCE, CONWAY LINE, BOX CABINETRY

CABINET HARDWARE
LOWE'S
AMEROCK VAILE 3-3/4" 96MM C.T.C. OIL RUBBED BRONZE ARCH AND DRAWER PULL
ITEM #569976 MODEL #BP53003ORB

SELF-CLOSING EPOXY COATED DRAWER GUIDES

COUNTERTOPS AND BACKSPLASH
KITCHEN: SOLID SURFACE WILSONART, CALACATTA PERLATO 4" BACKSPLASH WHERE APPLICABLE SEE INTERIOR ELEVATIONS

KITCHEN BACKSPLASH: SOLID SURFACE WILSONART, CALACATTA PERLATO SEE INTERIOR ELEVATIONS

BATHROOM: SOLID SURFACE WILSONART, CALACATTA PERLATO 4" BACKSPLASH AND SIDES WHERE APPLICABLE

MIRRORS
36"Wx36"H FRAMELESS MIRROR

FLOORING
WHOLE HOUSE BESIDES BATHROOM:
LUXURY VINYL PLANK "LVP" WOOD LOOK FLOOR
PARAMOUNT FLOORING: RIGID CORE KEYSTONE
COLOR: SPARROW (137)
NOTES: INSTALL PER MANUFACTURER'S RECOMMENDATIONS. USE WHITE SILICONE CAULK ALL TRANSITIONS TO WALLS AND PLUMBING FIXTURES.

BATHROOM:
LUXURY VINYL TILE "LVT" STONE LOOK FLOOR
PARAMOUNT FLOORING: BLISS DB
COLOR: BUSHKILL FALLS (516)
NOTES: INSTALL PER MANUFACTURER'S RECOMMENDATIONS. USE WHITE SILICONE CAULK ALL TRANSITIONS TO WALLS AND PLUMBING FIXTURES.

-OR-

WHOLE HOUSE BESIDES BATHROOM:
LUXURY VINYL PLANK "LVP" WOOD LOOK FLOOR
MOHAWK FLOORING: NATURE RIDGE
COLOR: SANDSTONE OAK
NOTES: INSTALL PER MANUFACTURER'S RECOMMENDATIONS. USE WHITE SILICONE CAULK ALL TRANSITIONS TO WALLS AND PLUMBING FIXTURES.

BATHROOM:
MOHAWK FLOORING: VERSATECH SELECT – GATEWAY
COLOR: ARTISTIC TOUCH

APPLIANCES
GENERAL NOTES
1. APPLIANCES TO BE ENERGY STAR WHEN APPLICABLE
2. BUILDER IS RESPONSIBLE FOR ALL INSTALLATION AND HOOK-UPS

REFRIGERATOR
WHIRLPOOL 11.6 CUFT SIDExSIDE REF ENERGY STAR
MODEL# WRT112CZJZ

MICROWAVE
WHIRLPOOL COUNTERTOP STAINLESS STEEL 0.9 CU.FT. 900 WATT
MODEL #WMCS3019RS

RANGE
WHIRLPOOL 24" GLASS TOP STAINLESS STEEL
MODEL #WFE500M4HS

RANGE HOOD
BROAN NUTONE 24" DUCTLESS UNDER-CABINET FINISH: STAINLESS
MODEL #RL6224SF

WASHER/DRYER
GE PROFILE ENERGY STAR 4.8 CU.FT. ULTRA FAST ELECTRIC WASHER AND DRYER COMBO WITH VENTLESS HEAT PUMP TECHNOLOGY MODEL #PFQ83HSHWWW OR SIMILAR

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

NUMBER ___ DATE 10-05-2026

OLMSTED COUNTY ADU

ROCHESTER, MINNESOTA

PROJECT NUMBER	26-016
DATE	10-05-2026
DRAWN BY	####
CHECKED BY	____
ISSUE / REVISION HISTORY	

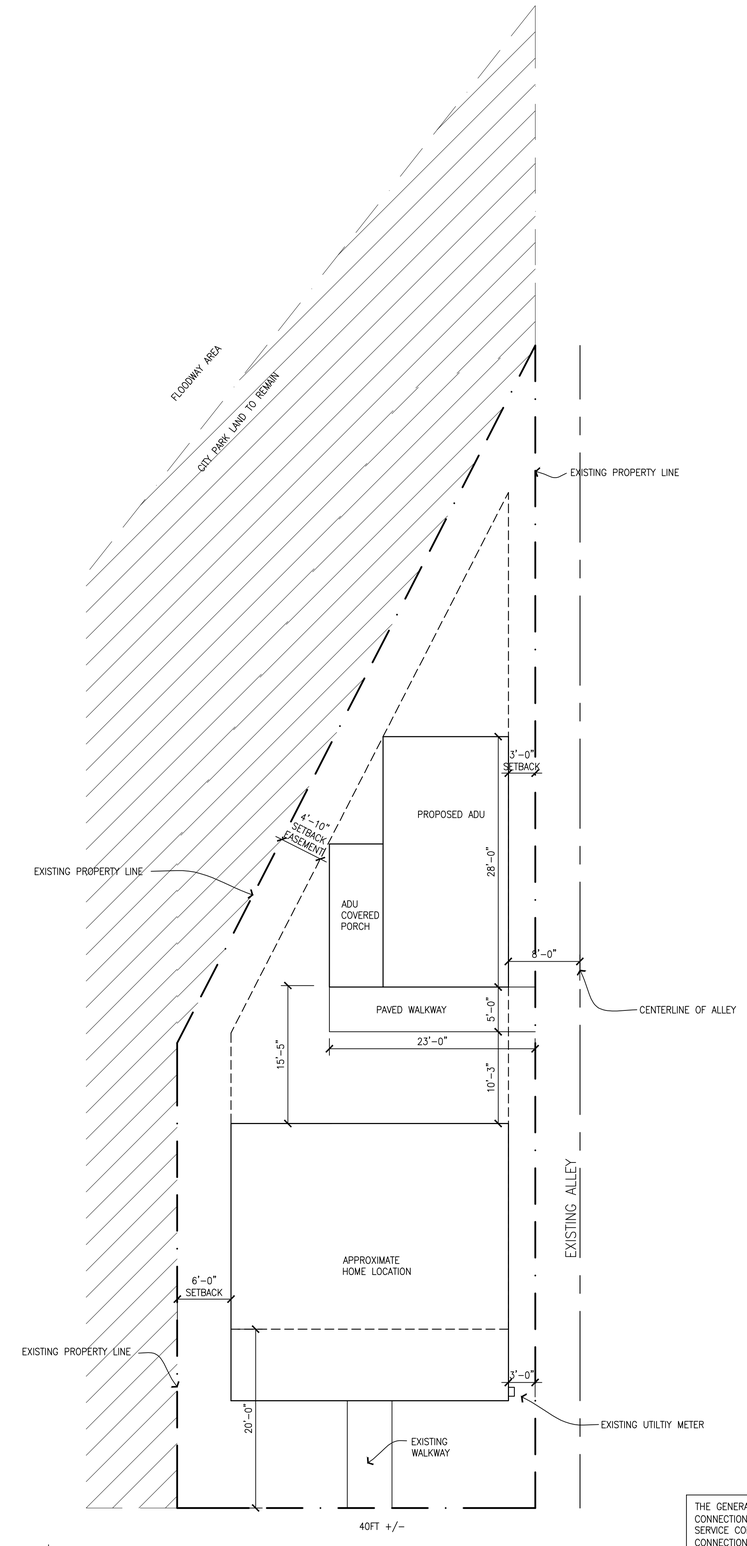
GENERAL SPECIFICATIONS

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OF ___ SHEETS

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Clay Reiland P:\2026\26-016 Olmsted Co ADU\Working Files\CAD\Drawing Sheets\A4 GENERAL SPECIFICATIONS Tuesday, June 16, 2026 12:09:44 PM



1 419 11 ST NW
ORIGINAL SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

THE GENERAL CONTRACTOR (GC) SHALL BE FULLY RESPONSIBLE FOR PROVIDING AND COMPLETING ALL UTILITY SERVICE CONNECTIONS REQUIRED FOR THE ACCESSORY DWELLING UNIT (ADU) PROJECT. THIS INCLUDES, BUT IS NOT LIMITED TO, WATER SERVICE CONNECTION, SANITARY SEWER SERVICE CONNECTION, ELECTRICAL SERVICE CONNECTION, AND NATURAL GAS CONNECTION (IF REQUIRED). ALL WORK SHALL COMPLY WITH APPLICABLE CITY OF ROCHESTER CODES, PERMITS, INSPECTION REQUIREMENTS, AND UTILITY PROVIDER STANDARDS.

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NUMBER	DATE
—	10-05-2026

OLMSTED COUNTY ADU

ROCHESTER, MINNESOTA

PROJECT NUMBER	26-016
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DRAWN BY	####
CHECKED BY	—

ISSUE / REVISION HISTORY

ARCHITECTURAL SITE PLAN CONCEPT 2

SHEET NUMBER

A5

OF — SHEETS

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City Reiland P:\2026\26-016 Olmsted Co ADU\Working Files\CAD\Drawing Sheets\A5 ARCHITECTURAL SITE PLANS Concept 2 Monday, October 5, 2026 1:42:35 PM