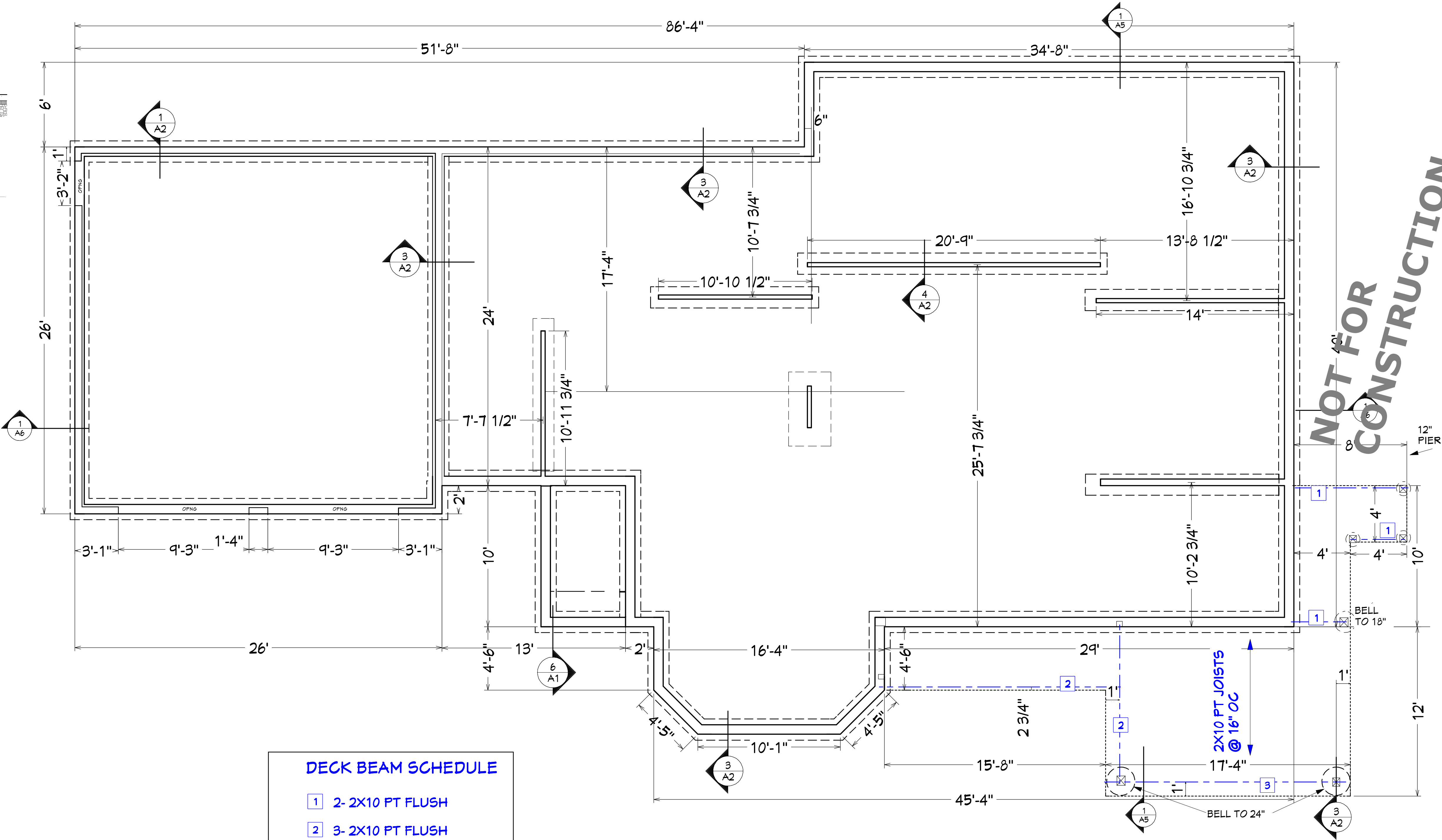
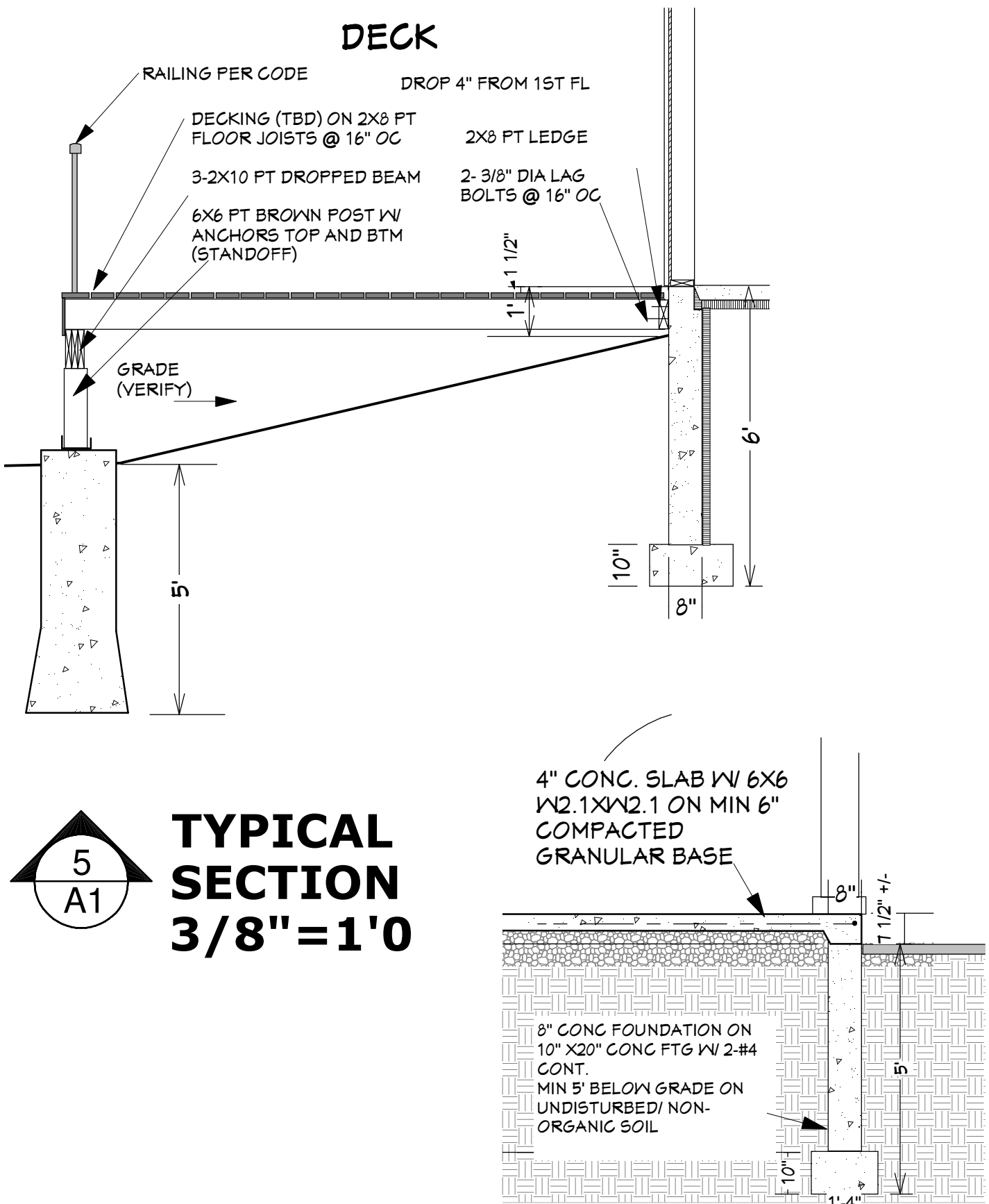
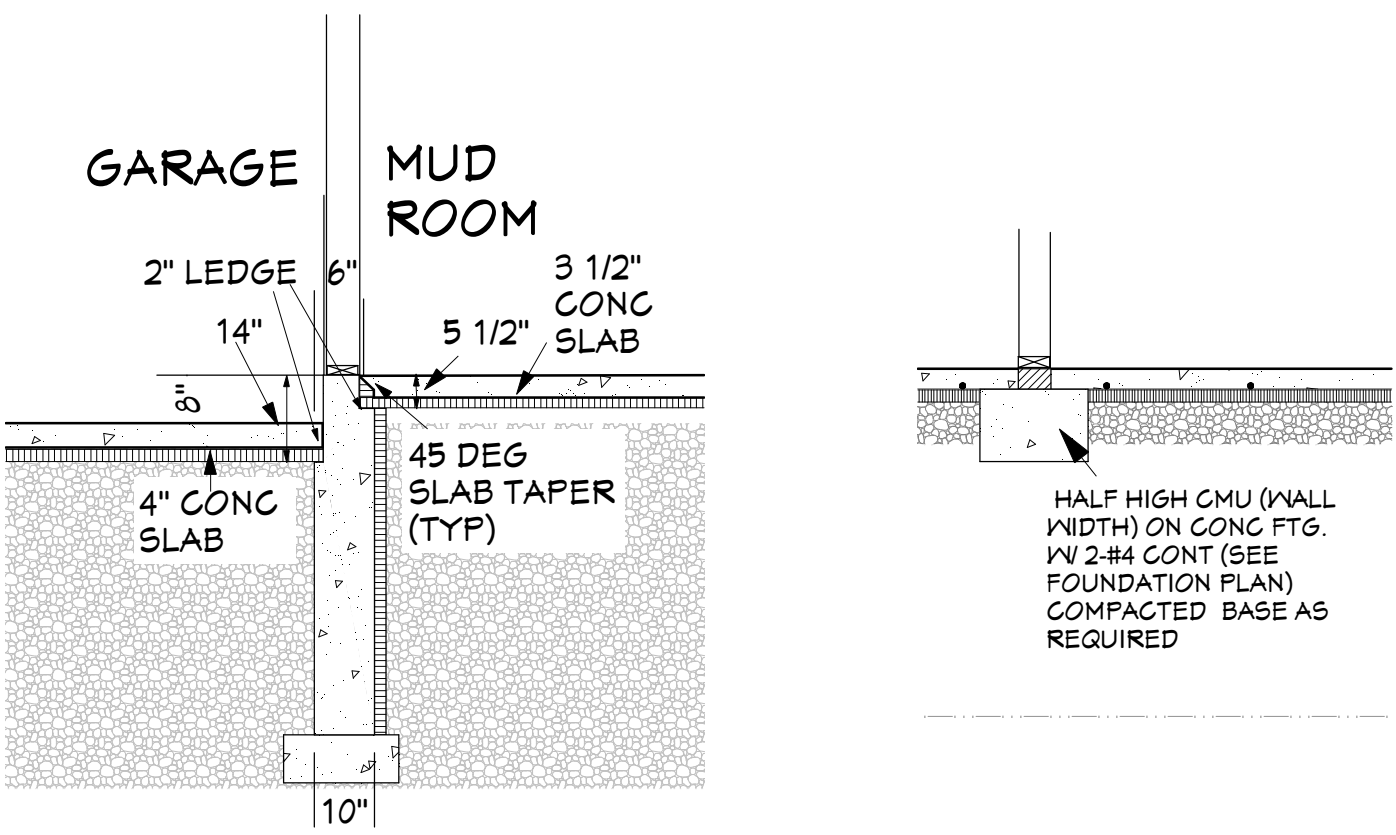
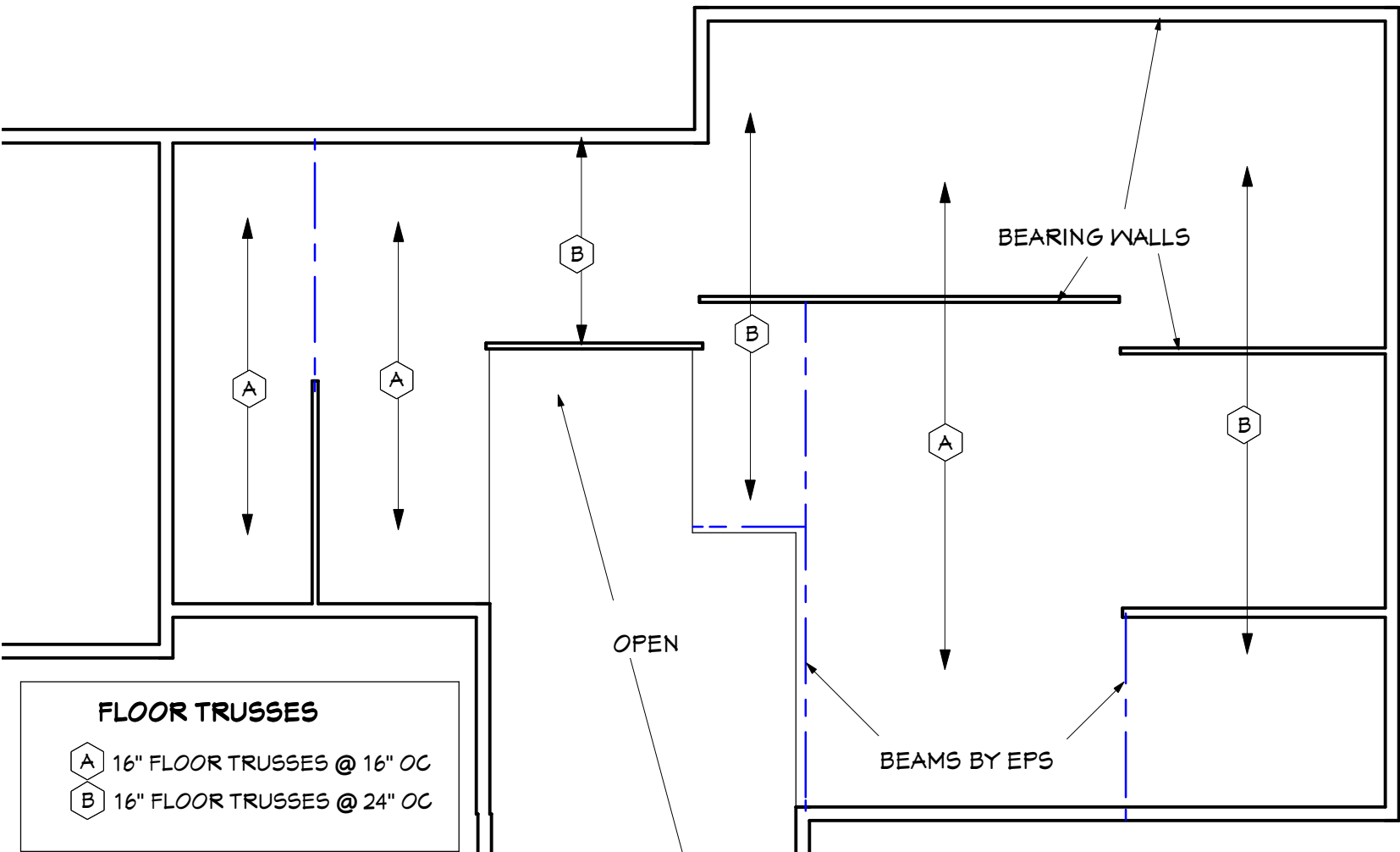
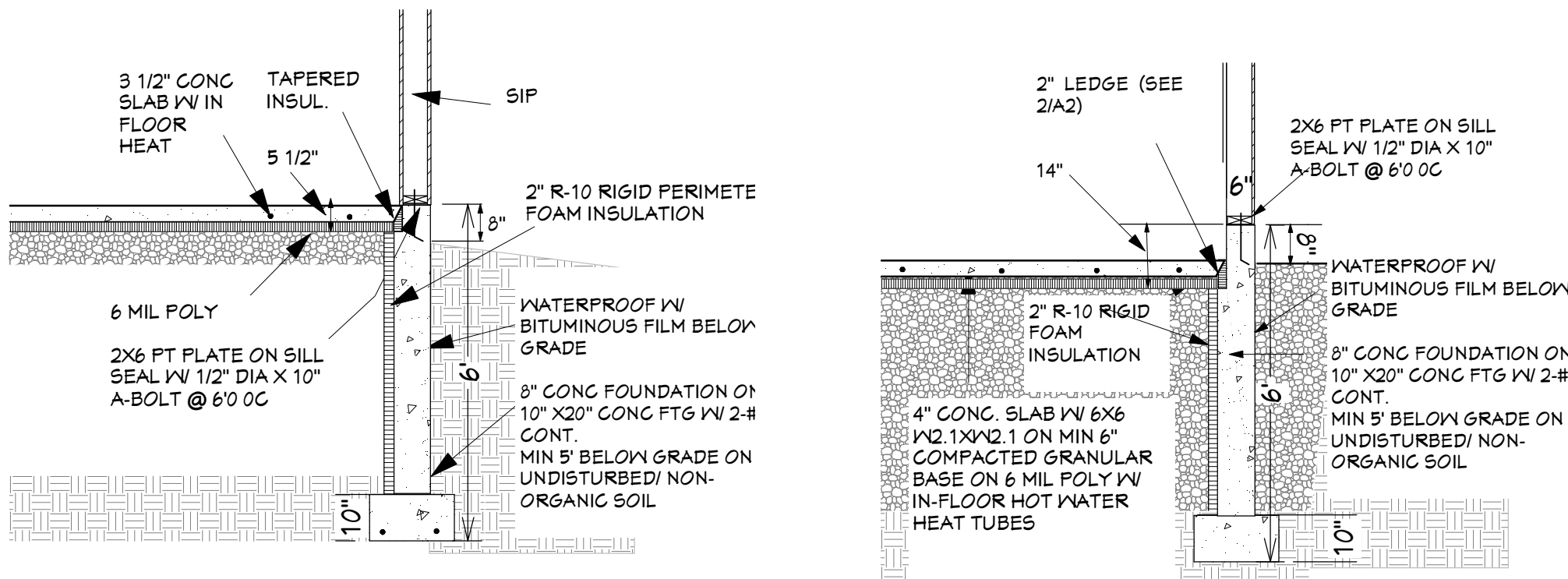


HOLLABAUGH / MOE CABIN GRAND MARAIS MN



RDC ARCHITECTS SINCE 1981

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PROJECT DESCRIPTION:

HOLLABAUGH / MOE CABIN  
GRAND MARAIS MN

DRAWINGS PROVIDED BY:

RDC Architects  
3303 Emmert St.  
Shoreview, MN 55126  
651-483-1090 - EMAIL: rdcarch@comcast.net

DATE:

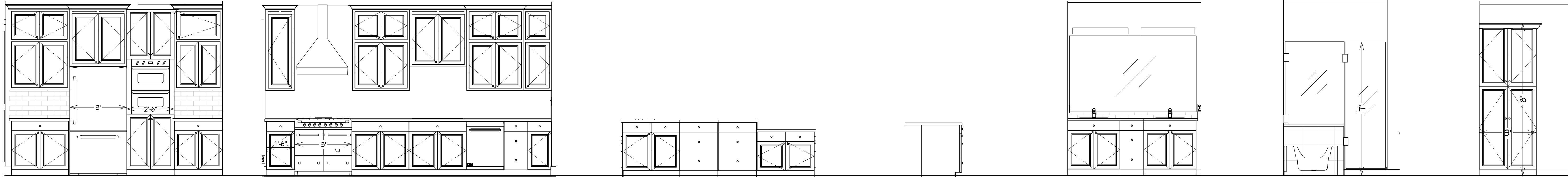
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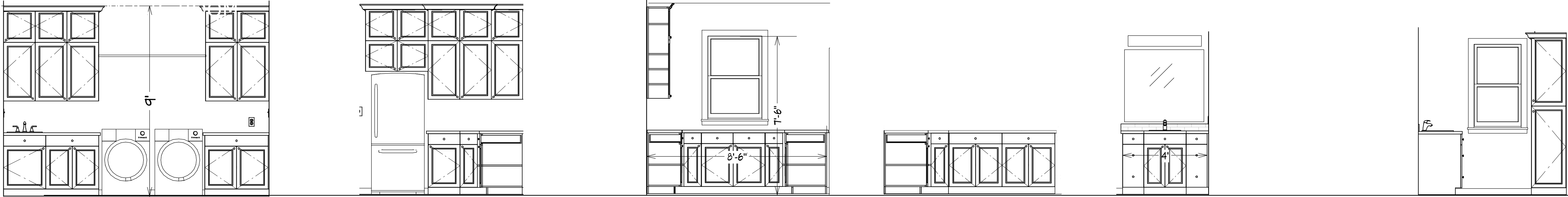
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A-1

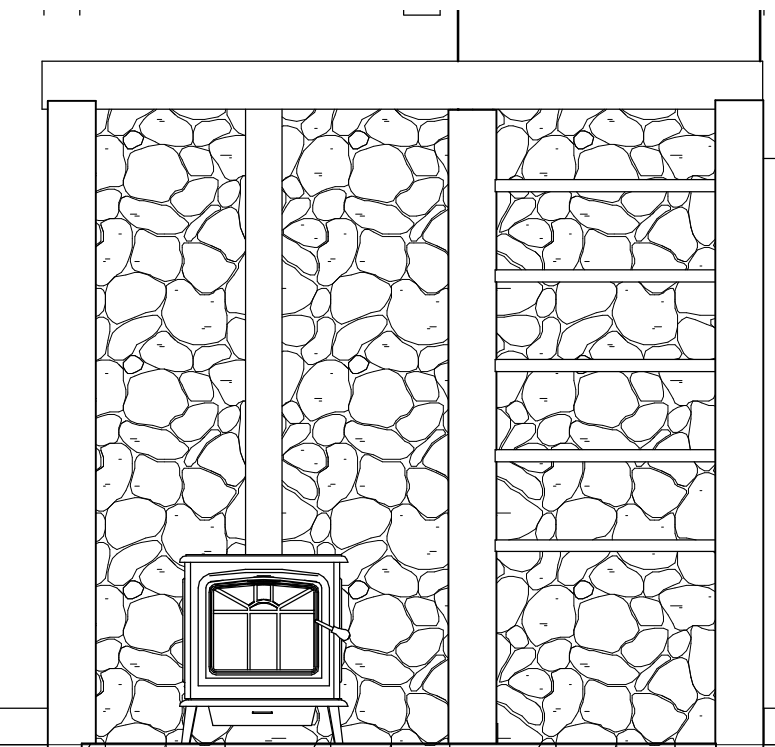




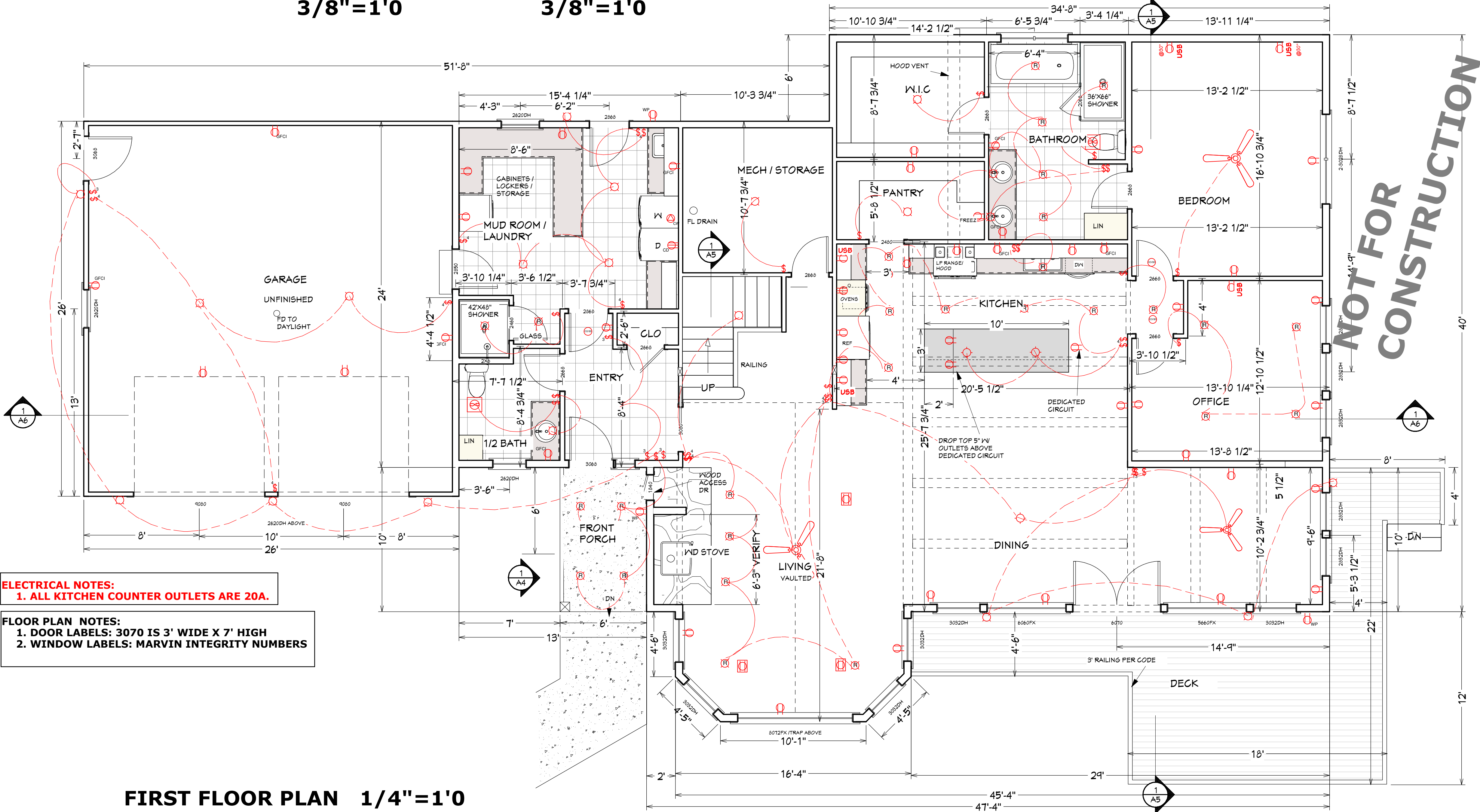
**A KIT. ELEV. 3/8"=1'0** **B KIT. ELEV. 3/8"=1'0** **C KIT. ELEV. 3/8"=1'0** **D KIT. ELEV. 3/8"=1'0** **E M. BATH. ELEV. 3/8"=1'0** **F M. BATH. ELEV. 3/8"=1'0** **G M. BATH. ELEV. 3/8"=1'0**



**H LAUND. ELEV. 3/8"=1'0** **I MUD RM ELEV. 3/8"=1'0** **J MUD RM ELEV. 3/8"=1'0** **K MUD RM ELEV. 3/8"=1'0** **L MUD RM ELEV. 3/8"=1'0** **M MUD RM ELEV. 3/8"=1'0**



**M LIV. RM ELEV. 3/8"=1'0**



**ELECTRICAL NOTES:**  
1. ALL KITCHEN COUNTER OUTLETS ARE 20A.

**FLOOR PLAN NOTES:**  
1. DOOR LABELS: 3070 IS 3' WIDE X 7' HIGH  
2. WINDOW LABELS: MARVIN INTEGRITY NUMBERS

**FIRST FLOOR PLAN 1/4"=1'0**

ROOM SCHEDULE - 1ST FLOOR

WD-WOOD / COM-COMPOSITE / CPT-CARPET / LVT-LUXURY VINYL TILE / T-TILE / C-CONCRETE / CMU-CONCRETE BLK / GB-GYPSUM BD / GBP-GYPSUM BD PAINT / GBS-GYPSUM BD SPRAY / WAIN-WAINSCOT / LVT-LUXURY VINYL TILE / BO-BY OWNER / N-NONE / TBD-TO BE DETERMINED

| ROOM     | FLOOR | BASE | N. WALL | E. WALL | S. WALL | W. WALL    | CLG. | CASING | TRIM | NOTES                            |
|----------|-------|------|---------|---------|---------|------------|------|--------|------|----------------------------------|
| GAR      | C     |      |         | GBP     |         |            |      |        |      |                                  |
| VEST     | LVT   | WD   | GBP     | GBP     | GBP     | GBP        | 9'   | WD     |      |                                  |
| STAIRS   | WD    |      |         |         |         | WD / VAULT |      |        |      | 1X6 T&G PINE CLG.                |
| MUD RM   | LVT   |      |         |         |         | GBP        | 9'   |        |      | FIBERGLASS SHOWER                |
| 1/2 BATH |       |      |         |         |         |            |      |        |      | 42" PINE WAINSCOT                |
| MECH     | C     |      |         |         |         |            |      |        |      |                                  |
| LIVING   | WD    |      |         |         |         | WD / VAULT |      |        |      | FALSE BEAMS<br>1X6 T&G PINE CLG. |
| PANTRY   |       |      |         |         |         | GBP        | 9'   |        |      |                                  |
| KIT/DIN  |       |      |         |         |         |            |      |        |      | FALSE BEAMS                      |
| MUSIC    |       |      |         |         |         |            |      |        |      |                                  |
| OFFICE   |       |      |         |         |         |            |      |        |      |                                  |
| M. BR    |       |      |         |         |         |            |      |        |      |                                  |
| M. CLO   |       |      |         |         |         |            |      |        |      |                                  |
| M. BATH  | LVT   |      |         |         |         |            |      |        |      | TILED SHOWER                     |
| BATH     |       |      |         |         |         | GBP / 8'   |      |        |      | TILED SHOWER                     |
| LOFT     | CPT   |      |         |         |         | WD / VAULT |      |        |      | 1X6 T&G PINE CLG.                |
| BR       |       |      |         |         |         | GBP        | 8'   |        |      |                                  |

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PROJECT DESCRIPTION:

HOLLABAUGH / MOE CABIN

GRAND MARAIS MN

DRAWINGS PROVIDED BY:

RDC Architects

3303 Emmert St.  
Shoreview, MN 55126  
651-483-1050 - EMAIL: rdcarch@comcast.net

DATE:

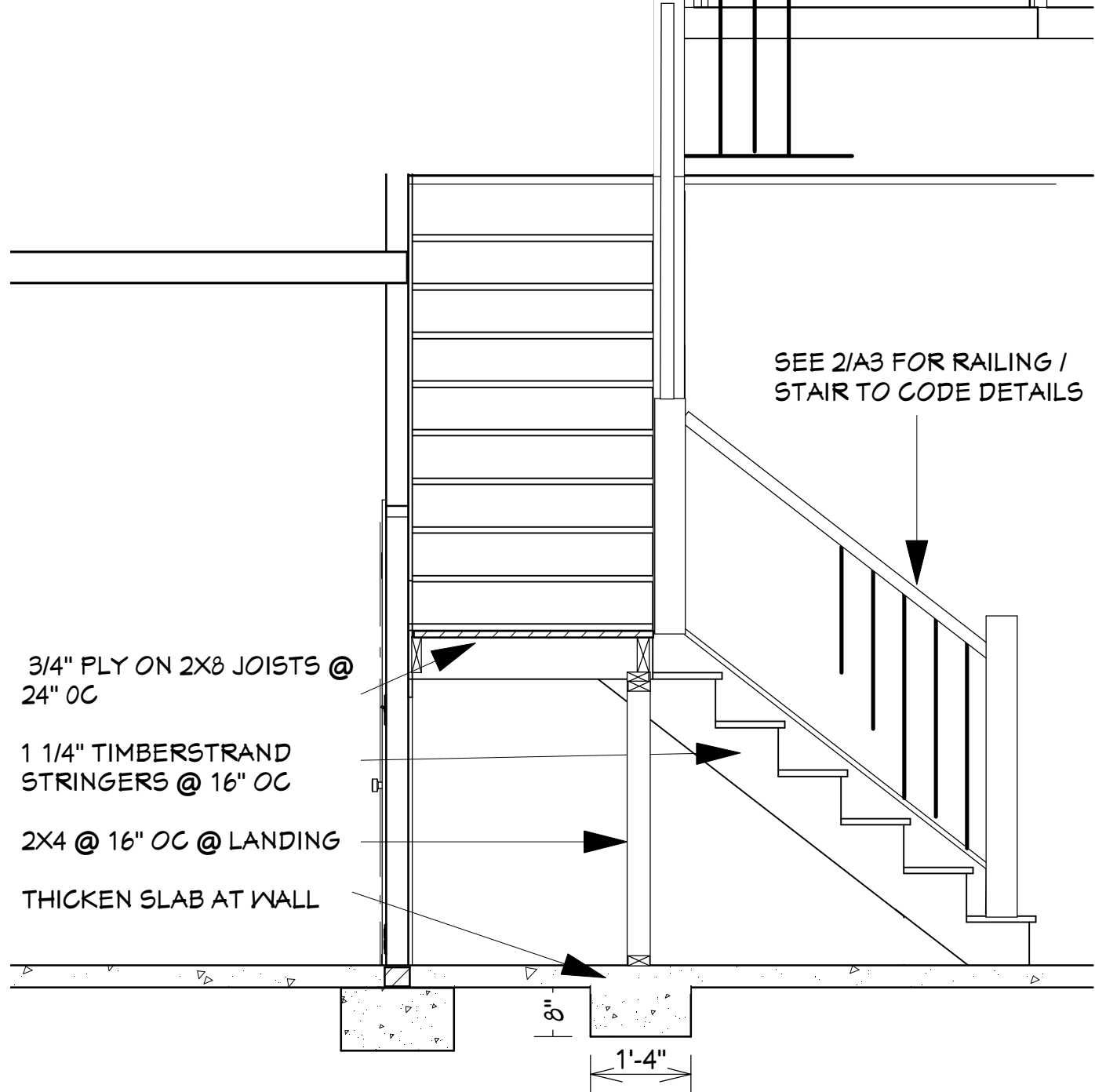
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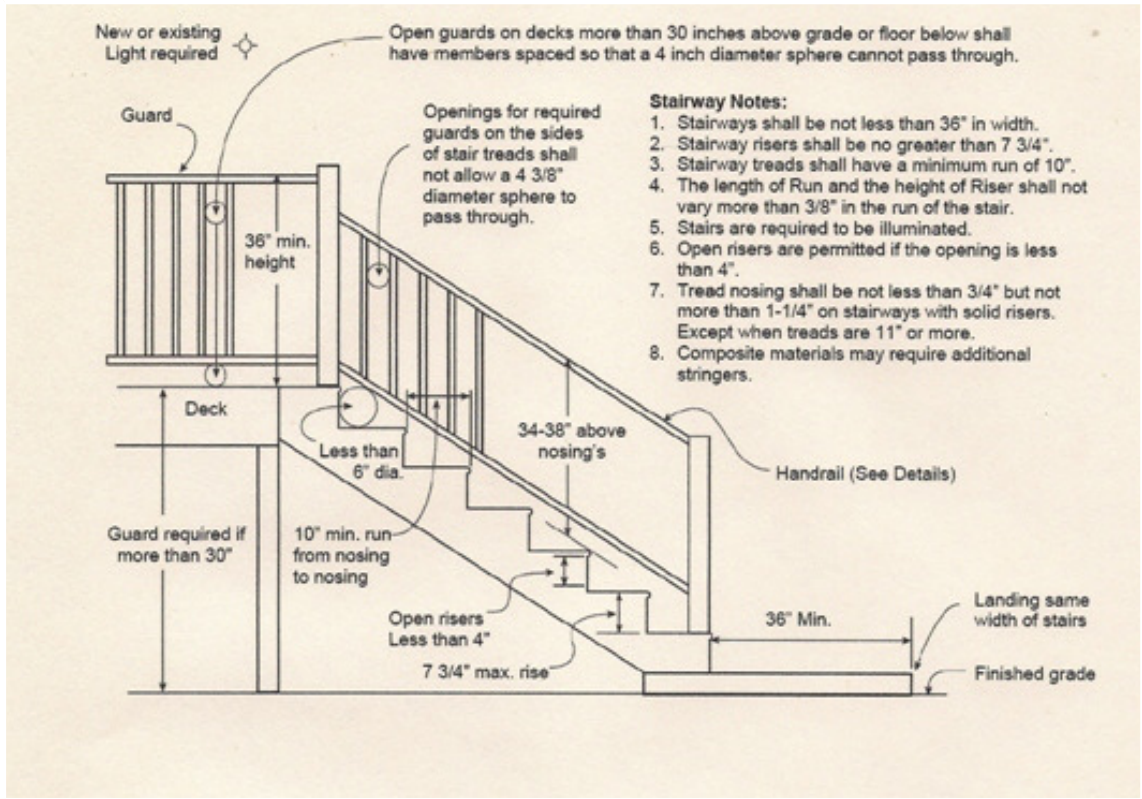
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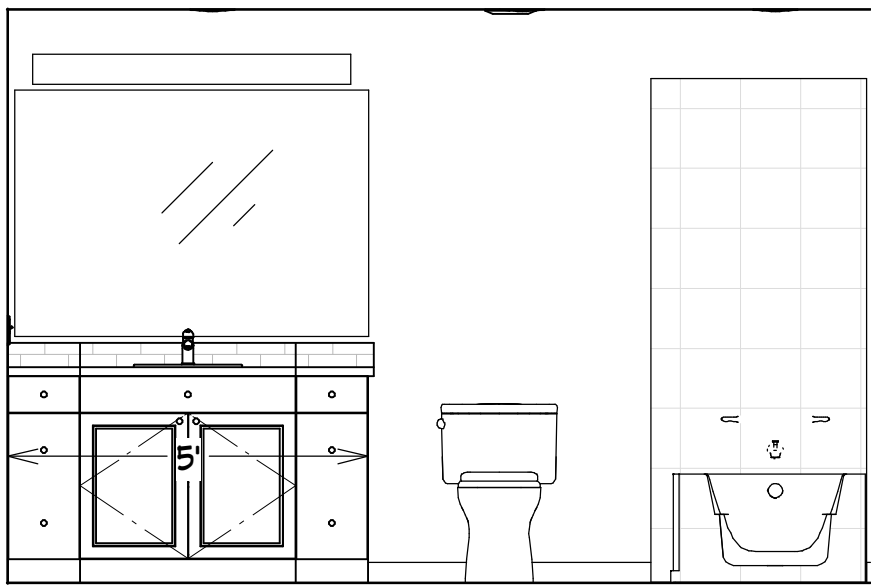
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A3

STAIR SECTION 1/2"=1'0



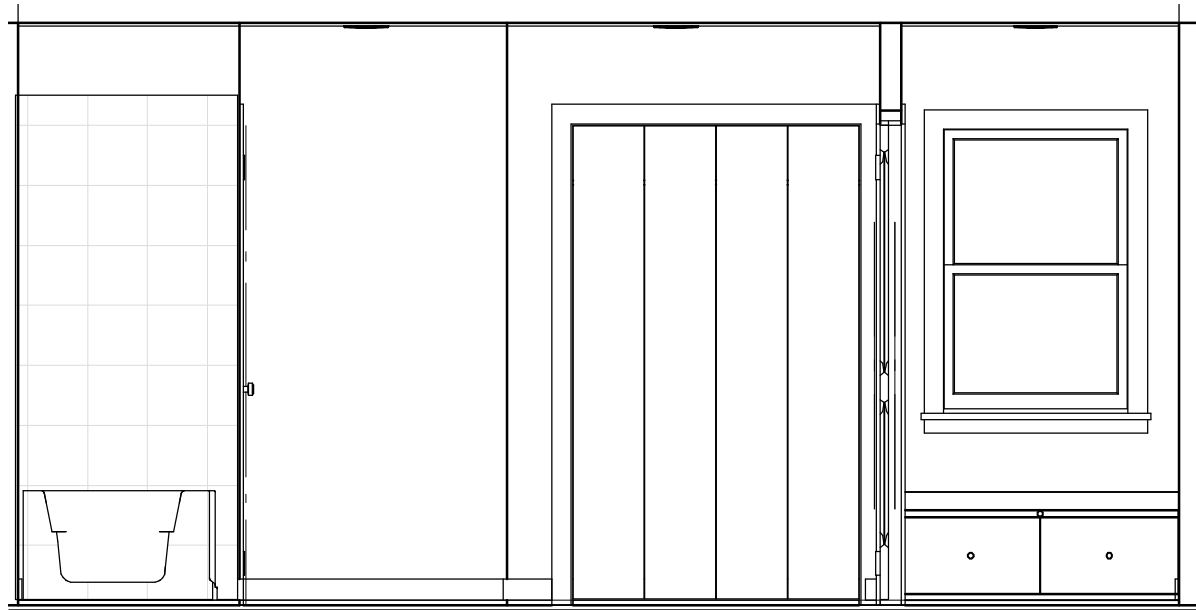
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TYP. STAIR DETAILS  
NO SCALE



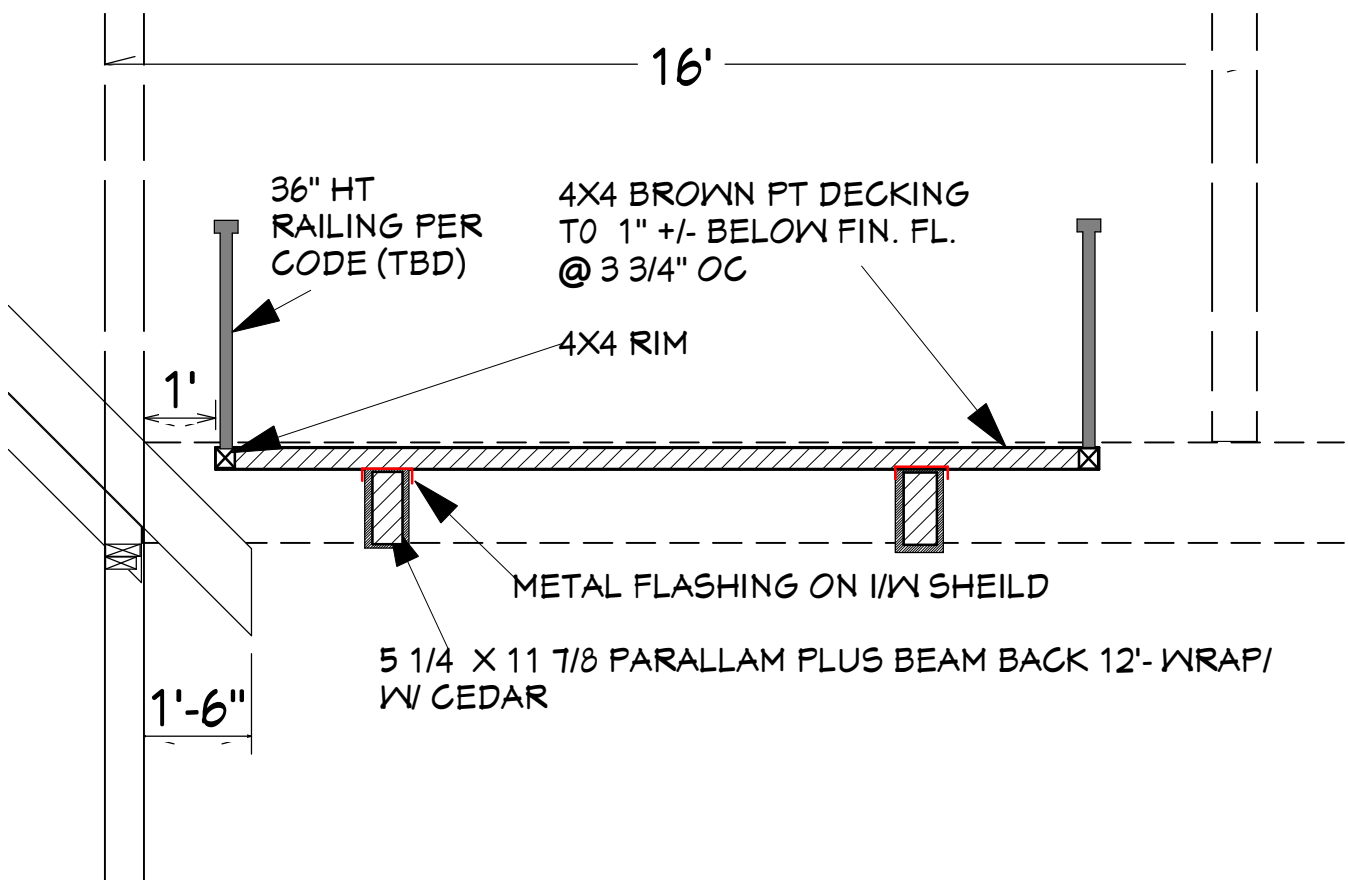
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BATHROOM 3/8"=1'0



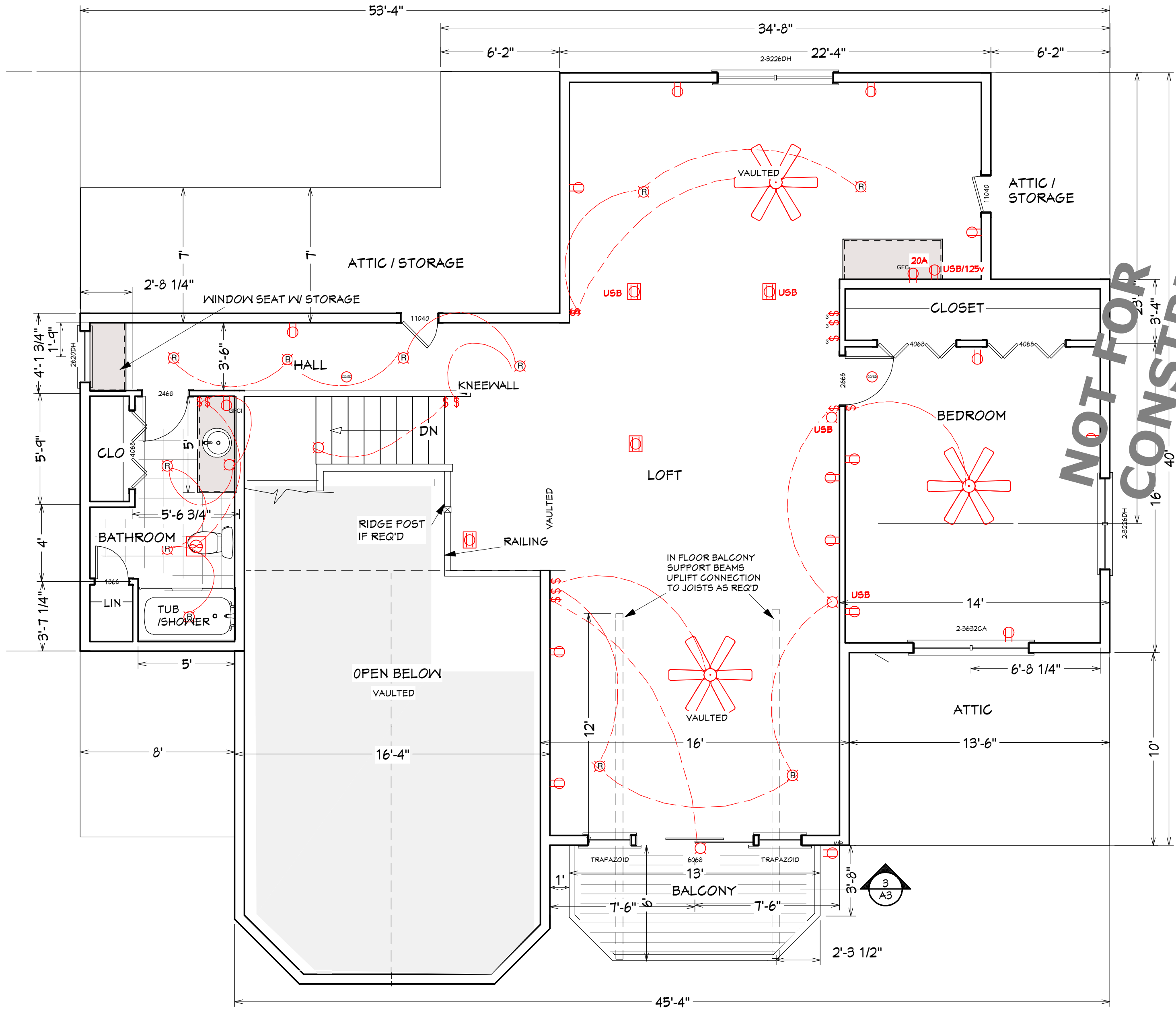
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BATHROOM 3/8"=1'0



3  
A3

BALCONY DETAIL 3/8"=1'0



SECOND FLOOR PLAN 1/4"=1'0



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PROJECT DESCRIPTION:  
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**GRAND MARAIS MN**

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**A-3**





NORTH ELEVATION 1/4"=1'0



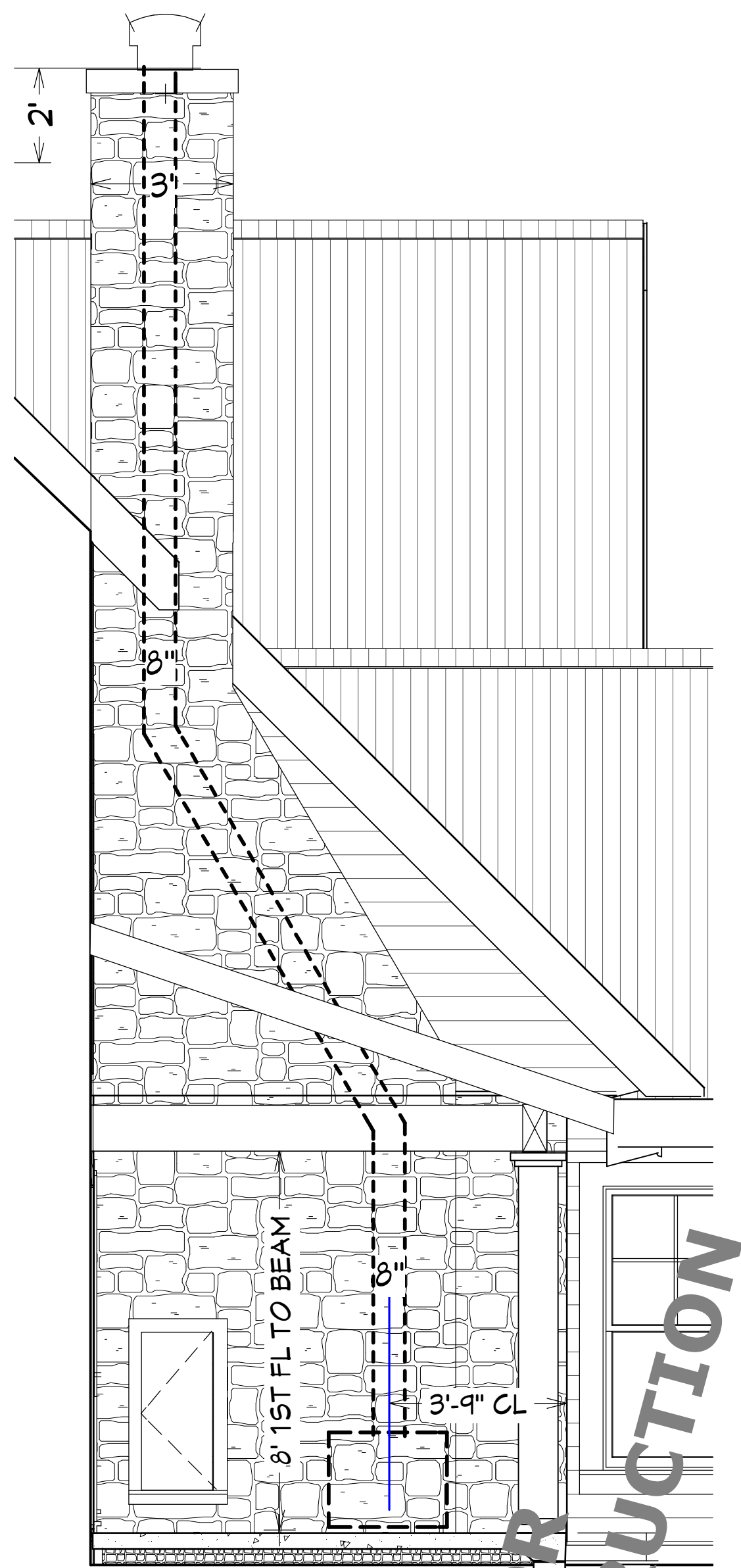
SOUTH ELEVATION 1/8"=1'0



WEST ELEVATION 1/4"=1'0



EAST ELEVATION 1/4"=1'0



ENTRY ELEV. / SECTION 3/8"=1'0

NOT FOR CONSTRUCTION

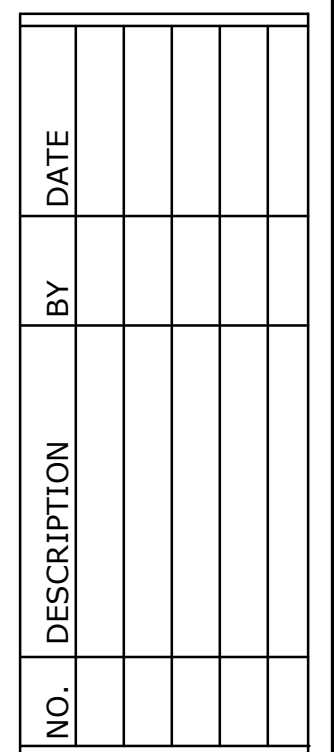


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| <b>A-4</b> |










DRAWINGS PROVIDED BY:

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**A-5**



- # KEY
- |   |                                       |
|---|---------------------------------------|
|  | WALL BELOW                            |
|  | BEAM / HEADER BELOW                   |
|  | RIDGE / VALLEY BEAM<br>(6.75 X 21 GL) |
|  | ROOF BEAM (5 X 15.125 GL)             |
|  | TIMBER TRUSSES                        |
|  | ROOF PLANES                           |
|  | BEARING POINTS                        |

NOTE: ROOF STRUCTURAL  
DESIGN BEARING COLUMNS

**NOT FOR  
CONSTRUCTION**





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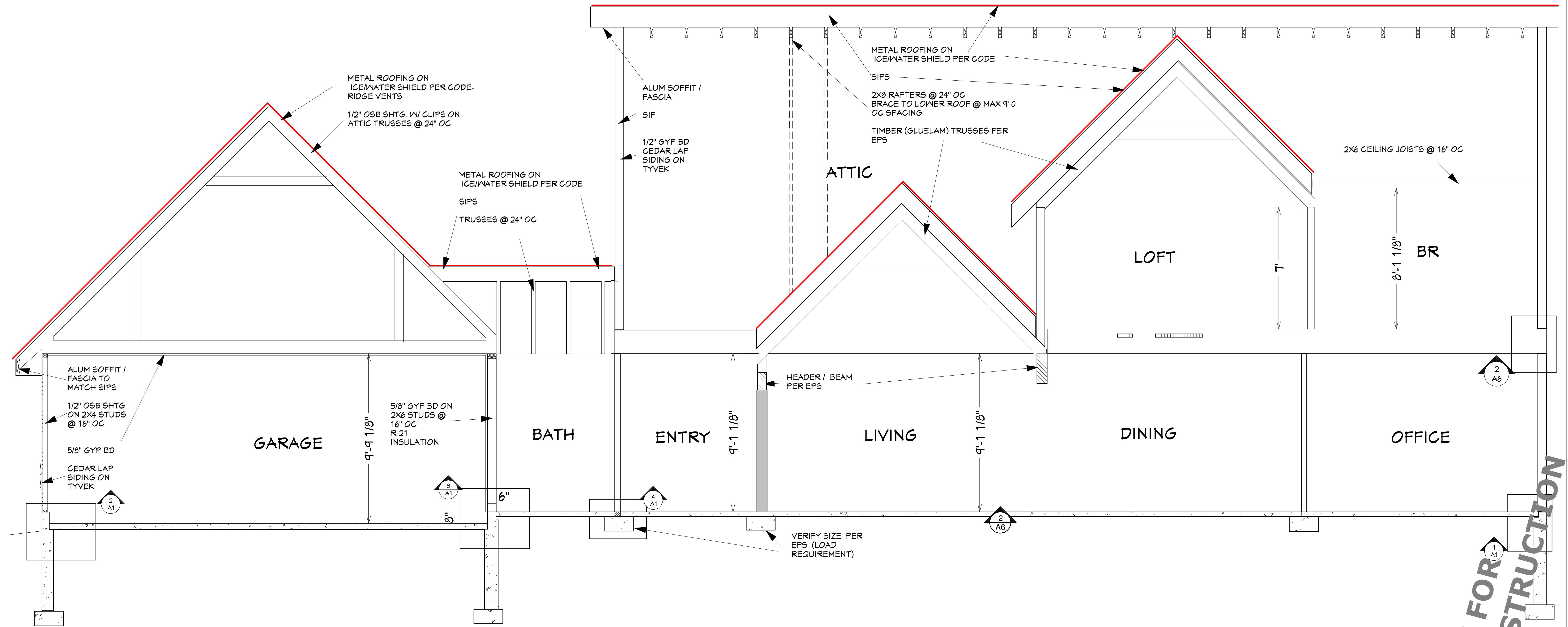
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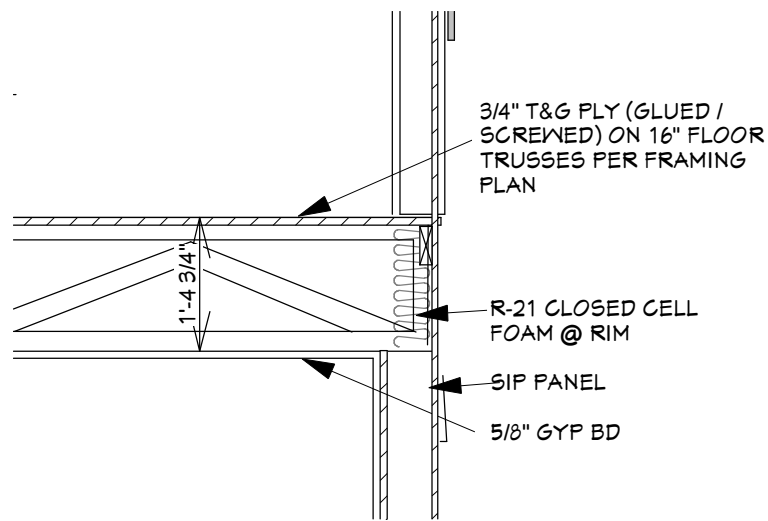
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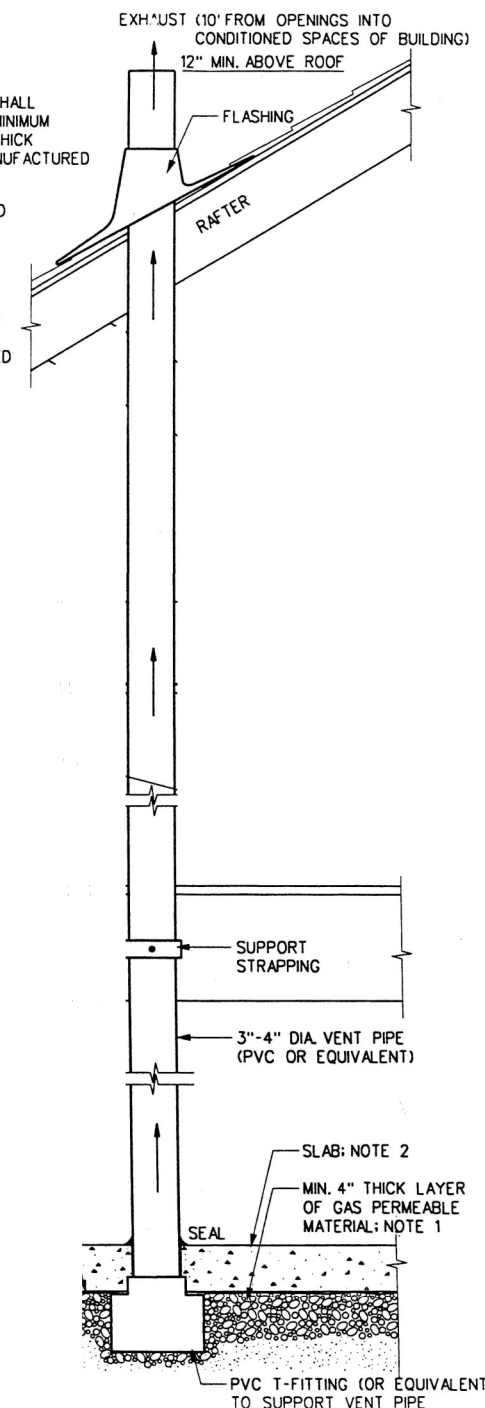
**SECTION 3/8"=1'0**



**FLOOR DETAIL 1/2"=1'0**

PASSIVE SUB-SLAB DEPRESSURIZATION RADON CONTROL SYSTEM FOR NEW CONSTRUCTION

- NOTES:
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.
  2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS: AMERICAN CONCRETE INSTITUTE PUBLICATIONS, "AC302.2R" & "AC308.2R" OR THE POST-TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".
  3. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT WITH SOIL OR GAPS AROUND PIPES, TOILETS, BATHUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT AS DEFINED IN ASTM C920-07.
  4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER MEMBRANE.
  5. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.



**PASSIVE RADON VENT**  
VERIFY LOCATION



DIVISION 1: GENERAL REQUIREMENTS

1. THE PROJECT SHALL CONSIST OF THE CONSTRUCTION OF THE HOLLABAUGH / MOE RESIDENCE NEAR GRAND MARAIS, MN
2. THE GENERAL CONTRACTOR SHALL SECURE AND PAY FOR BUILDING PERMITS AND FEES REQUIRED FOR THE ABOVE PROJECT. ALL SUB-CONTRACTORS SHALL BE REFERRED TO IN THESE SPECIFICATIONS AS "CONTRACTORS"
3. EACH CONTRACTOR SHALL PAY FOR AND SECURE ALL PERMITS AND LICENSES AS REQUIRED BY THE APPROPRIATE AUTHORITIES FOR THEIR WORK AND SHALL COOPERATE WITH THE GENERAL CONTRACTOR AND ALL OTHER CONTRACTORS TO ENSURE THAT THE WORK OF THE PROJECT IS CONDUCTED HARMONIOUSLY, ORDERLY, TIMELY AND IN PROPER SEQUENCE IN A WORKMANLIKE FASHION.
4. WORK SHALL NOT COMMENCE UNTIL EACH CONTRACT HAS BEEN FULLY EXECUTED, ALL CONTRACTORS SHALL PROVIDE PROOF OF INSURANCE BEFORE THE OWNER GIVES NOTICE TO PROCEED.
5. ALL COLORS, PATTERNS AND FINISH MATERIALS SHALL BE APPROVED BY OWNER. ALL EQUAL SUBSTITUTIONS OF MATERIALS , FIXTURES ETC. IN THESE SPECIFICATIONS SHALL BE APPROVED BY OWNER. TO BE DETERMINED (TBD) WHERE NO DECISION HAS BEEN MADE.
6. ALL MATERIALS SHALL BE STORED TO PREVENT DAMAGE. DAMAGED MATERIAL SHALL BE REPLACED.
7. EACH CONTRACTOR SHALL INSPECT THE WORK OF OTHERS WHICH SHALL RECEIVE OR BE ADJACENT TO HIS WORK. COMMENCING WORK SHALL BE CONSTRUED AS ACCEPTANCE OF WORK DONE BY OTHERS.
8. CONTRACTORS SHALL PATCH AND KEEP CLEAN EXISTING PROPERTY ON OR ADJACENT TO THE SITE IF DISTURBED BY THAT CONTRACTOR
9. CONTRACTORS SHALL COMPLY WITH ALL CODES, ORDINANCES AND OTHER PUBLIC RULES BEARING ON HIS WORK.
10. IF A CHANGE IN THE WORK IS ORDERED BY THE ARCHITECT OR OWNER, THE OWNER SHALL NOTIFY THE CONTRACTORS WHO WILL IN TURN REVISE THE CONTRACT SUM TO REFLECT THE CHANGE.
11. CONTRACTOR SHALL PROVIDE TEMPORARY HEAT, LIGHT, POWER. FOR THE DURATION OF THE PROJECT. TOILET FACILITIES BY OWNER
12. EXCAVATION CONTRACTOR SHALL PROVIDE FOR A MEANS OF TEMPORARY EROSION CONTROL AS REQUIRED BY APPLICABLE AUTHORITIES
13. FINAL PAYMENT SHALL BE ISSUED BY THE OWNER ONLY WHEN ALL PUNCH LIST ITEMS ARE COMPLETED BY THE GENERAL CONTRACTOR TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.
14. CONTRACTORS SHALL FURNISH THE OWNER WITH LIEN WAIVERS FOR ALL LABOR AND MATERIALS UNDER HIS WORK
15. CONTRACTORS SHALL WARRANTY WORK ACCORDING TO STATE LAWS.
16. CONTRACTORS SHALL INSTALL ALL PRODUCTS PER MANUFACTURERS INSTRUCTIONS AND SHALL AFTER REVIEWING THE SITE/ BUILDING CONDITIONS NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INACCURACIES WITH ANY PORTION OF THE WORK RELATIVE TO THE DRAWINGS AND SPECIFICATIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE ORDERING MANUFACTURED COMPONENTS SUCH AS TRUSSES, CABINETS, WINDOWS, DOORS, ETC.
17. CONTRACTOR SHALL PROVIDE A LOCK BOX FOR BUILDING SECURITY.
18. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PORTIONS OF THESE PLANS AND SPECIFICATIONS RELATING TO EACH CONTRACTORS WORK. ANY CHANGES OR MODIFICATIONS OF THE PLANS AND THESE SPECIFICATIONS PROPOSED BY THE CONTRACTORS SHALL BE CLEARLY IDENTIFIED AND APPROVED BY THE OWNER IN WRITING.
19. FLOOR TRUSSES, COLUMNS, TALL WALLS, ROOF TRUSS LAYOUTS BY LUMBER SUPPLIERS SHALL BE STAMPED BY AN ENGINEER

DIVISION 2: SITE WORK

1. REPORT ANY KNOWN TOXIC OR HARMFUL MATERIALS OR POOR SOIL CONDITIONS WHEN PRESENT AND REMOVE AND DISPOSE SAFELY. ADJUST CONTRACT WITH OWNER WHEN THESE CONDITIONS ARE UNKNOWNABLE.
2. GEN. CONTRACTOR TO VERIFY ALL SETBACKS AND EASEMENTS WITH THE CITY OR COUNTY AND VERIFIED BY SURVEYOR.
3. REMOVE TOPSOIL AS REQUIRED FOR EXCAVATION. EXCESS SOIL TO BE SPREAD ON SITE OR REMOVED PER OWNERS INSTRUCTIONS.
4. EXCAVATE TO PROPER FROST DEPTH TO MIN 1500 PSF SOIL BEARING CAPACITY. DO NOT OVER EXCAVATE.
5. INSTALL AND COMPACT SAND &/OR GRAVEL WHERE INDICATED ON PLANS.
6. INSTALL AND COMPACT A 4" - 6" CLASS 5 BASE UNDER ALL EXTERIOR CONCRETE SLABS AND SIDEWALKS.
7. REMOVE OR PROTECT ANY EXISTING TREES, VEGETATION, UTILITIES IDENTIFIED BY OWNER DURING EXCAVATION.
8. BACKFILL AS NOT TO DISTURB FOUNDATIONS. BRACE FOUNDATION AS REQUIRED FOR STABILITY.
9. ROUGH GRADE TO APPROXIMATE FINAL ELEVATIONS AS SOON AS POSSIBLE.
10. FINAL GRADE TO INSURE PROPER DRAINAGE AWAY FROM BUILDING IN SMOOTH CONTOURS AROUND BUILDING.
11. FINAL LANDSCAPING: BY OTHERS
12. DRIVEWAY: BY OWNER

DIVISION 3: CONCRETE

1. CONCRETE AND CEMENT SPECIFICATIONS SHALL MEET THE LATEST APPLICABLE ASTM REQUIREMENTS.
2. PLANS SHOW A POURED CONCRETE FOUNDATION WALL MIN 3000 PSI
3. CONCRETE FOR FOOTINGS SHALL BE READY-MIX 5000 PSI.
4. CONCRETE EXPOSED TO WEATHER FOR EXTERIOR SLABS SHALL BE READY-MIX 3500 PSI AIR-ENTRAINED. PORCH SLAB SHALL VERIFY W/ OWNER
5. INTERIOR SLABS ON GRADE SHALL BE 3000 PSI.
6. REINFORCING SHALL BE DEFORMED BILLET GRADE 60. MESH SHALL CONFIRM TO LATEST APPLICABLE ASTM STANDARDS PER PLAN.
7. FOOTINGS SHALL BE CENTERED, STRAIGHT, LEVEL, AND PLUMB PER PLAN
8. REINFORCEMENT SHALL BE FREE OF MATERIALS THAT MIGHT PREVENT BONDING WITH CONCRETE AND SHALL BE PLACED ACCORDING TO PLAN.
9. BOLTS, DOWELS AND ANCHORS SHALL BE INSTALLED AS REQUIRED PER PLAN.
10. INTERIOR SLABS SHALL HAVE AN EVEN TROWEL FINISH. SLAB STAIN OR COATING TBD
11. EXTERIOR SLABS: BY OWNER
12. SEE PLANS FOR ALL CONCRETE DIMENSIONS AND REINFORCEMENT. CONTROL JOINTS IN GARAGE PER ACI LATEST ADDITION.

DIVISION 4: MASONRY

1. MORTAR MATERIALS ARE" PORTLAND CEMENT ASTM150-85A, TYPE I, HYDRATED LIME ASTM C207-79, TYPE S, SAND ASTM C144-84.
2. WATER SHALL BE CLEAN AND FREE OF DELETERIOUS AMOUNTS OF CONTAMINANTS.
3. USE TYPE N MORTAR FOR ALL WORK.
4. LAY MASONRY PLUMB, AND LEVEL. DO NOT EXPOSE BROKEN UNITS
5. STONE VENEER SHALL BE: TBD. LABOR AND MATERIAL TO COVER AREA AS SHOWN PER ELEVATIONS ALSO TO BE VERIFIED. A SMALL SAMPLE AREA SHALL BE SHOWN TO OWNER BEFORE INSTALLATION TO VERIFY PATTERN AND GROUT SELECTION. INSTALL PER MANUFACTURERS INSTRUCTIONS. STONE CAPS W/ FLASHING ON ALL EXPOSED EXTERIOR LEDGES.
6. PREVENT STAINING OF MASONRY WORK.
7. CLEAN MORTAR FROM EXPOSED FACES OF STONE.
8. TOOL EXPOSED JOINTS IN A CONCAVE MANNER.
9. CLEAN SURFACES OF EFFLORESCENCE AND LAITANCE.

DIVISION 5: STRUCTURAL STEEL FRAMING (IF REQUIRED)

1. WORK SHALL CONFORM TO AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
2. STRUCTURAL STEEL SHALL CONFORM TO LATEST ASTM STANDARDS.
3. STEEL SHALL HAVE AN APPROVED SHOP PRIMER APPLIED IN A WORKMANLIKE FASHION.
4. PROVIDE ALL HOLES AND CONNECTIONS AS REQUIRED TO ATTACH THE WORK OF OTHER TRADES.
5. ERECT PLUMB, LEVEL AND TRUE TO DIMENSIONS. VERIFY ALIGNMENT BEFORE SETTING PERMANENTLY.
6. STEEL BEAM SIZES AND GRADE BY TRUSS. MFG.

DIVISION 6: WOOD AND PLASTICS

1. LUMBER SHALL BE STAMPED AND SHALL CONFORM TO LATEST U.S. PRODUCT STANDARDS. ALL WOOD WITHIN 8" OF GRADE OR IN CONTACT W/ CONCRETE SHALL BE PRESSURE TREATED (P.T.)
2. ALL FRAMING 2X MATERIAL FOR BEARING WALLS SHALL BE STUD GRADE 1.5E LSL OR E1.8 PARALLAM BY ILEVEL TRUSS JOIST OR EQUAL
3. JOISTS, RAFTERS AND HEADERS SHALL BE MINIMUM 1000F RATING WHERE USED. SEE PLAN. HOUSE RAFTERS SHALL BE I-JOISTS BY TRUSS JOIST
4. CONTINUOUS BEARING WHERE LOADS ARE CONCENTRATED.
5. LVL MATERIAL BY ILEVEL TRUSS JOIST E=1.9 OR EQUAL OR PER PLAN
6. TRUSSES (ROOF/ FLOOR) SHALL BE ENGINEERED FOR LOCAL CODE REQUIRED LOADS.
7. FLOOR JOISTS/ RIMS: FLOOR TRUSSES PER PLAN. VERIFY SPANS-SPACING W/ MANUFACTURER WHO SHALL PROVIDE SHOP DRAWINGS AND FRAMING L/480 DEFLECTION THROUGHOUT. ADDED SUPPORT AT ALL STONE TOP LOCATIONS
8. PORCH / DECK FRAMING POSTS 6X6 PRESSURE TREATED W/ 2X6 FRAMING & COMPOSITE DECKING/ RAILING
9. WALL SHEATHING SHALL BE 1/2" OSB OR PLYWOOD SHEATHING
10. ROOF SHEATHING SHALL BE 1/2" OSB OR PLYWOOD SHEATHING W/ CLIPS
11. FLOOR SHEATHING: 3/4" T &G PLYWOOD GLUED AND SCREWED OR EQUAL
12. PLYWOOD / OSB SHALL CONFORM TO LATEST APA STANDARDS AND STAMPED.
13. EXTERIOR TRIM: 6" CEDAR (CEDAR CREEK) PER PLAN
14. INTERIOR MISC. WOOD TRIM: WOOD 1X4 PINE CASING
15. INTERIOR: STAIR TREADS/ RISERS/ SKIRTBOARDS: - PINE
16. INTERIOR NEWEL POSTS/ BALUSTERS / RAILINGS: PINE
17. FASCIA: METAL WRAPPED 2X10
18. EXTERIOR EAVE/ RAKE ACCENTS:4X8 CEDAR
19. WINDOW AND DOOR CASING: INTERIOR WOOD 1X4 PINE
20. BASEBOARDS: WOOD 1X6 W/ SHOE
21. ROUGH HARDWARE (NAILS, HANGERS, ETC.) SHALL BE PROVIDED AS SHOWN ON PLANS OR AS REQUIRED FOR CONNECTIONS IN PROPER SIZES, TYPES AND STRENGTHS FOR THEIR INTENDED USES.
22. ALL ROOF TRUSSES SHALL HAVE HURRICANE CLIPS AND SIMPSON CLIPS @ FLOOR JOIST / FOUNDATION IF REQUIRED BY PER CODE.
23. CAULK AT ALL WINDOWS, DOORS AND JOIST AS REQUIRE FOR A WEATHER TIGHT CONSTRUCTION. CAULK SHALL HAVE A THIRTY YEAR LIFE EXPECTANCY AND BE PAINTABLE.
24. ALL ROUGH AND FINISH CARPENTRY SHALL BE PLUMB, SQUARE, LEVEL TRUE PER MANUFACTURERS SPECIFICATIONS AND COMPLETED AND FINISHED IN A WORKMANLIKE MANNER.
25. CASEWORK (CABINETS) SHALL CONFORM TO THE AWI "QUALITY STANDARDS OF THE ARCHITECTURAL WOODWORK INDUSTRY" LATEST EDITION. DOUG FIR. BY OWNER
26. CABINETS/HARDWARE: TO BE DETERMINED, SHALL BE DESIGNED WITH SHOP DRAWINGS, FURNISHED AND INSTALLED BY CABINETMAKER. BY OWNER
27. COUNTERTOPS: KITCHEN, KITCHEN ISLAND / BATHROOMS: STYLE AND MATERIALS BY OWNER
28. ROD/SHELF: P-LAM / METAL ROD
29. MISCELLANEOUS SHELIVING: BY OWNER
30. FINISH CARPENTRY AND CASEWORK SHALL BE FREE OF HAMMER MARKS, SLIVERS, OPEN JOINTS SO AS TO HAVE A "FURNITURE-LIKE" FINAL APPEARANCE WITHOUT DEFECT OR FLAW.
31. FRONT PORCH CEILINGS: . 1X6 T&G CEDAR
32. EXTERIOR RAILING / DECKING: COMPOSITE MATERIALS W/ PROFILE TBD. (FUTURE)

DIVISION 7: THERMAL AND MOISTURE PROTECTION

1. ROOFING MATERIALS SHALL CONFORM TO THE NATIONAL ROOFING CONTRACTORS ASSOCIATION "STEEP ROOFING MANUAL" LATEST EDITION AND ALL APPLICABLE ASTM STANDARDS .
2. ROOFING: METAL- MS COLOR FAST 26 GA. IMAGE II ROOFING OR EQUAL. OPTION: SHINGLES. 30 YEAR ARCHITECTURAL BY GAF OR EQUAL
3. ICE AND WATER SHIELD SHALL BE GAF WHEATHERWATCH OR EQUAL (ENTIRE ROOF UNDER METAL ROOF) PER MN BUILDING CODE FOR ASPHALT SHINGLES. KICKOUT FLASHING TO BE PROVIDED
4. MINERAL SURFACED ROLL ROOFING ATSM 0249-81 (90 LBS.) TO MATCH SHINGLES (OPTION)
5. ASPHALT SATURATED FELTS: D226-82 TYPE I 15 LBS (OPTION)
6. ROOF DECK SHALL BE FREE OF WARPING, DE-LAMINATION, SMOOTH AND CLEAN.
7. ROOF SHALL HAVE METAL EDGE FLASHING AT EAVES AND RAKES.
8. FASCIA: 10" METALCLAD
9. SOFFITS: RIBBED ALUM VENTED SOFFITS.
10. USE STEP FLASHING AT VERTICAL SURFACES ADJACENT TO ROOF AND SEAL WITH BITUMINOUS PLASTIC CEMENT.
11. SLAB INSULATION: 2"-R-10 STYROFOAM BRAND.
12. WALL INSULATION SHALL BE CLOSED CELL SPRAYED FOAM MIN R VALUES PER PLAN
13. RIM INSULATION" SPRAYED CLOSED CELL PER CODE. INSULATE MIN R-21.
14. FOUNDATION INSULATION: RIGID R-10/ STYROFOAM BRAND (OR EQUAL)
15. ROOF/ CEILING INSULATION: R-PER PLAN CLOSED CELL SPRAYED FOAM (EXCEPT WHERE IDENTIFIED AS "FULL THICK") CONT. AIR-BAFFLES
16. SOUND INSULATION: FULL THICK FIBERGLASS BATTS IN ALL BATHROOM / BEDROOM WALLS AND 6" IN CEILINGS BELOW BEDROOMS/BATHROOMS. FOAM PIPES FOR SOUND ABATEMENT.
17. VAPOR BARRIERS OF POLYURETHANE IN THICKNESS PER PLAN ON WARM SIDE OF WALL AND CEILING ASSEMBLIES. EXCEPTION: SPRAYED CLOSED CELL FOAM IN WALLS SHALL REQUIRE NO VAPOR BARRIER
18. ALL WINDOWS AND OPENINGS SHALL BE FLASHED, CAULKED, INCLUDING PAN FLASHING PER MFG RECOMMENDATIONS.
19. CAULK SHALL BE SILICONE BASED, PAINTABLE AND HAVE A 30 YEAR LIFE SPAN
20. FOUNDATION DAMPPROOFING: MEMBRANE OR SPRAYED COATING
21. HOUSE WRAP: TYVEK OR EQUAL
22. SIDING: CEDAR CREEK HATCHET HEWN TIMBER FRAME LOG SIDING-WHITE PINE
23. TRIM: MISC. TRIM AND FREEZE BOARDS SHALL BE CEDAR CREEK PER PLAN.
24. GUTTERS / DOWNSPOUTS - OPTIONAL: SEAMLESS/ LEAF GUARD BRAND OR EQUAL @ EAVES W/ DOWNSPOUTS AND GUTTERS SIZED AND IN LOCATIONS PER PLAN OR RECOMMENDED BY INSTALLER.

DIVISION 8: DOORS AND WINDOWS

1. DOORS SHALL CONFORM TO THE NATIONAL WOODWORK MANUFACTURE'S ASSOC. "INDUSTRY STANDARD SERIES FOR WOOD FLUSH DOORS" AND THE AWI "ARCHITECTURAL WOODWORK QUALITY STANDARDS AND GUIDE SPECIFICATION" LATEST EDITION.
2. DOORS SHALL BE INSTALLED SQUARE, PLUMB AND TRUE IN A SUBSTANTIAL MANNER WITH EQUAL CLEARANCE AT JAMBS READY TO RECEIVE HARDWARE. DOORS AND TRIM SHALL BE FREE OF NAIL HOLES, TOOL MARKS OR OTHER BLEMISHES.
3. INTERIOR DOORS SHALL BE: SINGLE PANEL PINE
4. EXTERIOR DOORS SHALL BE BY THERMA-TRU W/ 16" SIDELIGHT TO MATCH # SARATOGA FCM6030
5. DOOR HINGE STYLE. TBD
6. STORM DOORS: SHALL BE INCLUDED AS AN OPTION ON ALL HOUSE EXTERIOR DOORS. VERY STYLE AND MFG.
7. WOOD CLAD WINDOWS SHALL CONFORM TO THE NATIONAL WOOD WINDOW AND DOOR MANUFACTURER'S ASSOCIATION'S "INDUSTRY STANDARD FOR WOOD WINDOW UNITS".
8. WINDOWS SHALL BE: ULTIMATE CLAD (WINE BERRY) / DOUG FIR BY MARVIN CORP. W/ EXT CASING PER PLAN. BRAND SUBSTITUTES SHALL MATCH OR VERIFY R.O. TO FIT.
9. GLAZING: SHALL BE: LOW E ARGON II FILLED THERMAL GLAZING
10. SCREENS: SHALL BE: SEE-THRU TYPE ON ALL OPERATING UNITS
11. GRILLES SHALL BE: PER ELEVATIONS. VERIFY STYLE W/ OWNER
12. WINDOW HARDWARE SHALL BE: VERIFY W/ OWNER
13. PROVIDE ALL MISCELLANEOUS TRIM, FASTENERS ETC. NECESSARY FOR INSTALLATION.
14. WINDOWS SHALL BE INSTALLED, FLASHED AND CAULKED PER MANUFACTURERS SPECIFICATIONS.
15. GLAZING SHALL BE TEMPERED WITHIN 18" OF FLOOR, WITHIN 24" OF A DOOR, TUB OR PLATFORM.
16. LOCKSETS - VERIFY MATERIAL & STYLE W/ OWNER
17. WINDOW OPENING GUARD HARDWARE REQ'D PER CODE

DIVISION 9: FINISHES

1. GYPSUM DRYWALL INSTALL ACCORDING TO MANUFACTURERS INSTRUCTIONS IN THICKNESS AS INDICATED ON PLAN. FILL JOINTS W/ TAPE AND JOINT COMPOUND AND 2 ADDITIONAL COATS, SAND BETWEEN COATS AND SMOOTH AND READY FOR PAINTING. ALL CEILINGS W/ SMOOTH FINISH. RADIUS EDGE OUTSIDE WALL CORNERS OPTION TO BE VERIFIED W/ OWNER
2. INSTALL METAL CORNERS AS REQUIRED AND SCREW WALLBOARD 8" OC @ EDGES AN 12" OC AT INTERIOR STUDS. CUT OPENINGS NEATLY AND ACCURATELY AS REQUIRED.
3. MAINTAIN PROPER HEATING AND VENTILATION PER MANUFACTURER'S INSTRUCTIONS.
4. TILE: LVT (LUXURY VINYL TILE) ROOM SCHEDULE ALLOWANCE ITEM (LABOR AND MATERIALS).
5. SEALANTS SHALL MATCH FLOOR TILE AS INSOFAR AS POSSIBLE.
6. WOOD FLOORS: BY URBAN FLOOR / MOUNTAIN COLLECTION. ALLOWANCE ITEM (LABOR AND MATERIALS)
7. CARPET: TBD PER ROOM SCHEDULE: ALLOWANCE ITEM (LABOR AND MATERIALS)
8. STAIN / VARNISH SHALL BE BY: SHERWIN WILLIAMS, PRATT AND LAMBERT, BENJAMIN MOORE OR EQUAL.
9. WOOD AND CABINET FINISHES: BY OWNER
10. NON-PAINTED WOOD TO BE STAINED WITH VARNISH THAT SHALL BE SANDED, CLEANED AND HOLES FILLED. STAINS AND VARNISHES SHALL BE APPLIED PER MANUFACTURERS INSTRUCTIONS WITH LIGHT SANDING BETWEEN VARNISH COATS FOR A SMOOTH FURNITURE-LIKE FINISH. BY OWNER
11. COLORS AND FINISHES TO BE APPROVED BY OWNER.
12. ALL FINISHES INCLUDED IN THIS SECTION SHALL BE COMPLETELY INSTALLED ON ALL WOOD WITHOUT DEFECT OR FLAW IN A MANNER ACCEPTABLE TO BOTH THE ARCHITECT AND OWNER.
13. TILE CONTRACTOR SHALL PROVIDE ALL UNDERLAYMENT, CEMENT BOARD, MORTAR SETTING BED W/ EXPANSION JOINTS FOR ALL FINISHES BY FLOORING AND TILE MANUFACTURER. TILE ASSEMBLY AS RECOMMENDED BY THE TILE COUNCIL OF AMERICA AND ANSI. ALL FLOORING SHALL MATCH FLUSH OR PROVIDE REDUCERS WITH ADJOINING FLOORING.
14. RUBBER PAN MEMBRANE INSTALLED IN ALL SHOWERS PER MFG. RECOMMENDATIONS.

DIVISION 10: SPECIALTIES

1. GEN CONTRACTOR SHALL INSTALL OWNER PROVIDED TISSUE PAPER HOLDERS, TOWEL BARS AND SOAP DISPENSERS. SHOWER DOORS.
2. GEN CONTRACTOR SHALL PROVIDE BLOCKING THAT CONFORM TO THE STATE BUILDING CODE FOR HANDICAPPED BAR LOCATIONS @ TOILET AND SHOWER WHICH SHALL INCLUDE CONTINUOUS 2X8 BLOCKING @ 36" PERIMETER OF SHOWER
3. WOOD STOVE: TBD. INSTALLED PER PLAN AND MFG. RECOMMENDATIONS WITH ACCESSORIES BY OWNER

DIVISION 11: EQUIPMENT

1. ALL APPLIANCES SHALL BE FURNISHED BY OWNER INSTALLED AND HOOKED UP BY OWNER.
2. ALL APPLIANCES SHOULD BE IDENTIFIED AS GAS OR ELECTRIC BY OWNER.

DIVISION 15: MECHANICAL

1. LAYOUT AND DESIGN OF ALL PLUMBING SYSTEMS SHALL BE EXECUTED IN A DESIGN/BUILD FORMAT BY THE PLUMBING CONTRACTOR ACCORDING TO FLOOR PLAN SHOWING FIXTURE LOCATION.
2. ALL PLUMBING WORK SHALL MEET ALL APPLICABLE CODES AND SHALL INCLUDE WELL AND SEPTIC SYSTEMS . ALL WATER LINES, GAS LINES, HOOKUPS, DRAINS, VENTS AND ALL OTHER PLUMBING RELATED DEVICES SHALL BE INCLUDED.
3. A WATER CONDITIONING SYSTEM IF REQUIRED, AND 50 GAL WATER HEATER SHALL BE PROPOSED, PROVIDED AND INSTALLED BY CONTRACTOR.
4. ALL WATER PIPING SHALL BE PEC TUBING. ALL FIXTURES SHALL HAVE SHUT OFF VALVES.
5. IN-FLOOR HEAT: HOT-WATER THROUGHOUT HOUSE 5-ZONES 1ST FL /2 ZONES 2ND FL(OMIT GARAGE)
6. ALL WORK TO MEET APPLICABLE MECHANICAL CODES.
7. FINAL SYSTEM AND EQUIPMENT DESIGN TO BE VERIFY WITH OWNER
8. LAYOUT, DESIGN AND INSTALLATION OF FORCED AIR NATURAL GAS SYSTEM SHALL BE EXECUTED IN A DESIGN/ BUILD FORMAT BY THE MECHANICAL CONTRACTOR WITH REFERENCE TO ARCHITECTURAL PLANS SO AS TO PROVIDE A COMFORTABLE AND COOLED INTERIOR ENVIRONMENT.
9. MECHANICAL CONTRACTOR SHALL PROVIDE AND INCLUDE AIR EXCHANGER SYSTEM.
10. MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY DUCT WORK, PIPING, CONTROLS, SUPPORTS AND OTHER DEVICES FOR SYSTEMS.
11. MECHANICAL CONTRACTORS SHALL NOTIFY OWNER OF ANY ADDED CHASES AND SOFFITS REQUIRED FOR MECHANICAL DELIVERY SYSTEMS NOT SHOWN ON PLAN AND SHALL APPROVE FLOOR JOIST LAYOUT W/ CONTRACTOR
12. TOILETS SHALL BE ADA APPROVED
13. PROVIDE PASSIVE RADON MITIGATION SYSTEM PER CODE.
14. WELL AND SEPTIC SYSTEM TO HOUSE BY OWNER

DIVISION 16: ELECTRICAL

1. ALL WORK SHALL CONFORM TO APPLICABLE CODES.
2. ELECTRICAL LAYOUT ON FLOOR PLANS IS INTENDED TO BE SCHEMATIC IN NATURE. CONTRACTOR SHALL REVIEW LAYOUT AND DISCUSS ANY CHANGES OR REVISIONS WITH ARCHITECT AND/OR OWNER EITHER REQUIRED BY CODE OR SUGGESTED DESIGN.
3. LIGHTING DESIGN AND LAYOUT SHALL BE REVIEWED BY THE ELECTRICAL CONTRACTOR TO INSURE ADEQUATE LIGHTING THROUGHOUT. LIGHT FIXTURES SHALL BE PROVIDED BY OWNER AND INSTALLED BY ELECTRICAL CONTRACTOR
4. ELECTRICAL ROUGH-IN IS BY CONTRACTOR SUCH AS POWER SUPPLY, DEVICES, WIRING EQUIPMENT, BOXES, ETC. APPLIANCE HOOK-UP, LIGHTING, SWITCHES, OUTLETS, SMOKE DETECTORS, WIRING AND PLATES FURNISHED AND INSTALLED BY CONTRACTOR. IN OTHER WORDS ALL ELECTRICAL RELATED WORK.
5. RECESSED LIGHTS, BATH FANS, ARE PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR.
6. SATELLITE OR CABLE TV, USB COMPUTER WIRING & DEVICES BY CONTRACTOR. SECURITY SYSTEM BY OWNER
7. SMOKE AND CO DETECTORS PER CODE.

NOTES / ALLOWANCES FOR BIDDING:

1. FLOOR COVERINGS
2. PLUMBING FIXTURES
3. ELECTRICAL FIXTURES
4. GARAGE DOORS
5. RAILINGS
6. INCLUDE FUTURE GAZEBO 6-18" DIA X 5' CONC PIER FOOTINGS ONLY.
7. DECK STRUCTURE IS FUTURE - INCLUDE PIER FOOTINGS
8. FRONT PORCH / STEPS IS INCLUDED



| NO. | DESCRIPTION | BY | DATE |
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PROJECT DESCRIPTION:

**HOLLABAUGH / MOE CABIN**

**GRAND MARAIS MN**

DRAWINGS PROVIDED BY:

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DATE:

12/15/17

SCALE:

SHEET:

**A-7**