

Thermo-Tech Window - Schedule		Northern Excellence LoE 180/Argon "White"		
Location	Window Size	R.O. Wide	R.O. High	Notes / see elevations
1 Great Room	TC 3060	2-6 1/4	5-0 1/4	Hinged casement
2 Foyer-low	TC 3060	2-6 1/4	5-0 1/4	Hinged casement
3 Foyer-high	TFC 3018	2-6 1/4	1-6 1/4	Fixed casement
4 Dining	5624	4-8 1/4	2-0 1/4	Fixed awning
5 Dining Patio Dr	CPD 60610	6-0 1/2	6-10 1/2	Sliding Patio Door
6 Kitchen	TC 3048	2-6 1/4	4-0 1/4	Hinged casement
7 Bath #1	TFC 3618	3-0 1/4	1-6 1/4	Fixed casement
8 Master Closet	TFC 3618	3-0 1/4	1-6 1/4	Fixed casement
9 Master Bedroom	TC 3052E	2-6 1/4	4-4 1/4	Hinged casement- Egress
10 Family Room	TC 2-3242E	5-4 1/4	3-6 1/4	Hinged casement- Egress
11 Bedroom #2	TC 2-3242E	5-4 1/4	3-6 1/4	Hinged casement- Egress
12 Bedroom #3	TC 2-3242E	5-4 1/4	3-6 1/4	Hinged casement- Egress
13 Bath #2	TC 3042	2-6 1/4	3-6 1/4	Hinged casement
14 Laundry	TC 3042	2-6 1/4	3-6 1/4	Hinged casement
15 Garage Gable	TA 4816	4-0 1/4	1-4 1/4	Fixed awning

Exterior Door Schedule		"White" Jamb		
Location	Door Size	R.O. Wide	R.O. High	Notes
1 Front Entry	3-0 with 14" side lite	4-6 1/4	6-10 1/2	Fiberglass -stained
2 Garage to foyer	3-0 3-Panel	3-2 -1/4	6-10 1/2	Fiberglass -painted
3 Garage service	3-0 3-Panel	3-2 -1/4	6-10 1/2	Fiberglass -painted

DISCLAIMER OF WARRANTIES THESE PLANS WERE PREPARED BY A HOME DESIGNER WHO IS NOT QUALIFIED AS AN ARCHITECT OR ENGINEER. THE HOME DESIGNER EXPRESSLY DISCLAIMS ANY LIABILITY WHATSOEVER FOR ERRORS OF ANY KIND WHICH MAY BE FOUND ON THE PLANS. USE OF SUCH PLANS SHALL BE AT THE SOLE RISK OF THE USER. ALL DIMENSIONS, NOTES, DETAILS, THE USAGE OF ALL CORRECT STRUCTURAL MATERIALS, SPANS, LOAD BEARING, OR THE APPLICATION OF CONSTRUCTION MATERIALS ARE THE RESPONSIBILITY OF THE OWNER/BUILDER AND MUST BE VERIFIED ACCORDINGLY PRIOR TO THE START OF CONSTRUCTION.

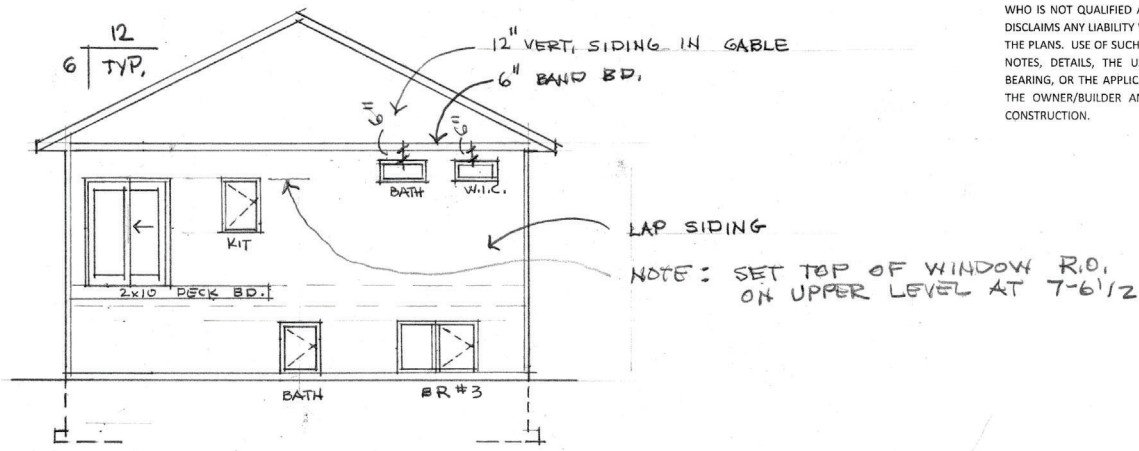
HILLSBORO EDC

APPROVED BY: HEDC
DATE: 4-23-24

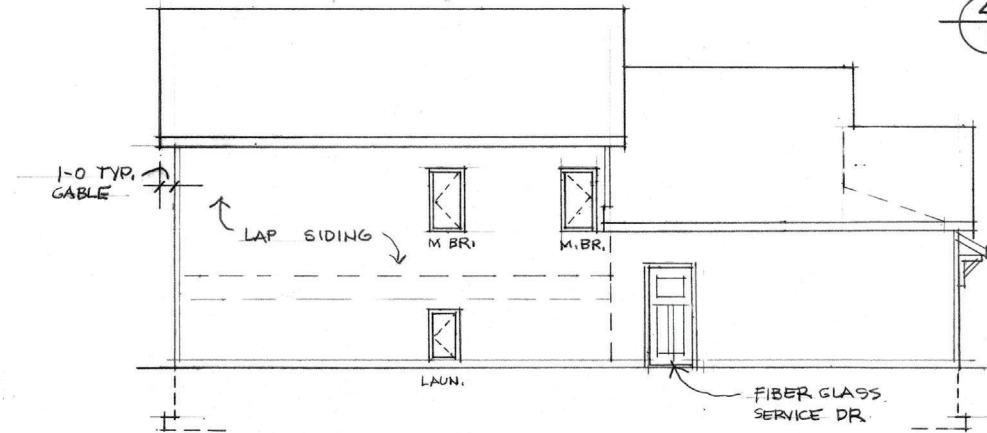
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DATE: 4-22-24

DRAWN BY: [Signature]
REVISED: 4-29-20

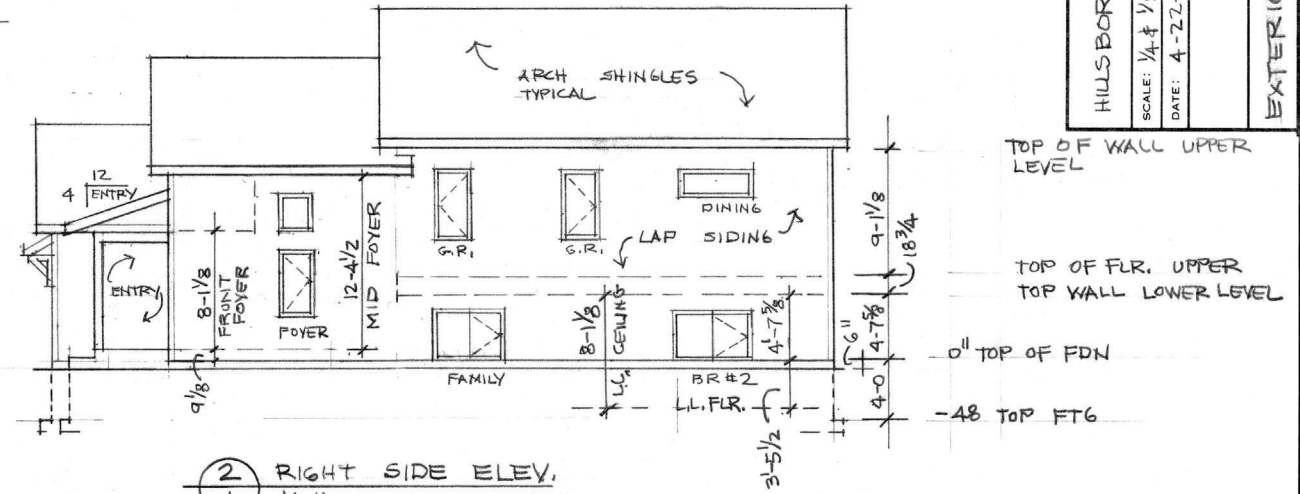
DRAWING NUMBER



4 BACK ELEV.
1/8"



3 LEFT SIDE ELEV.
1/8"



2 RIGHT SIDE ELEV.
1/8"

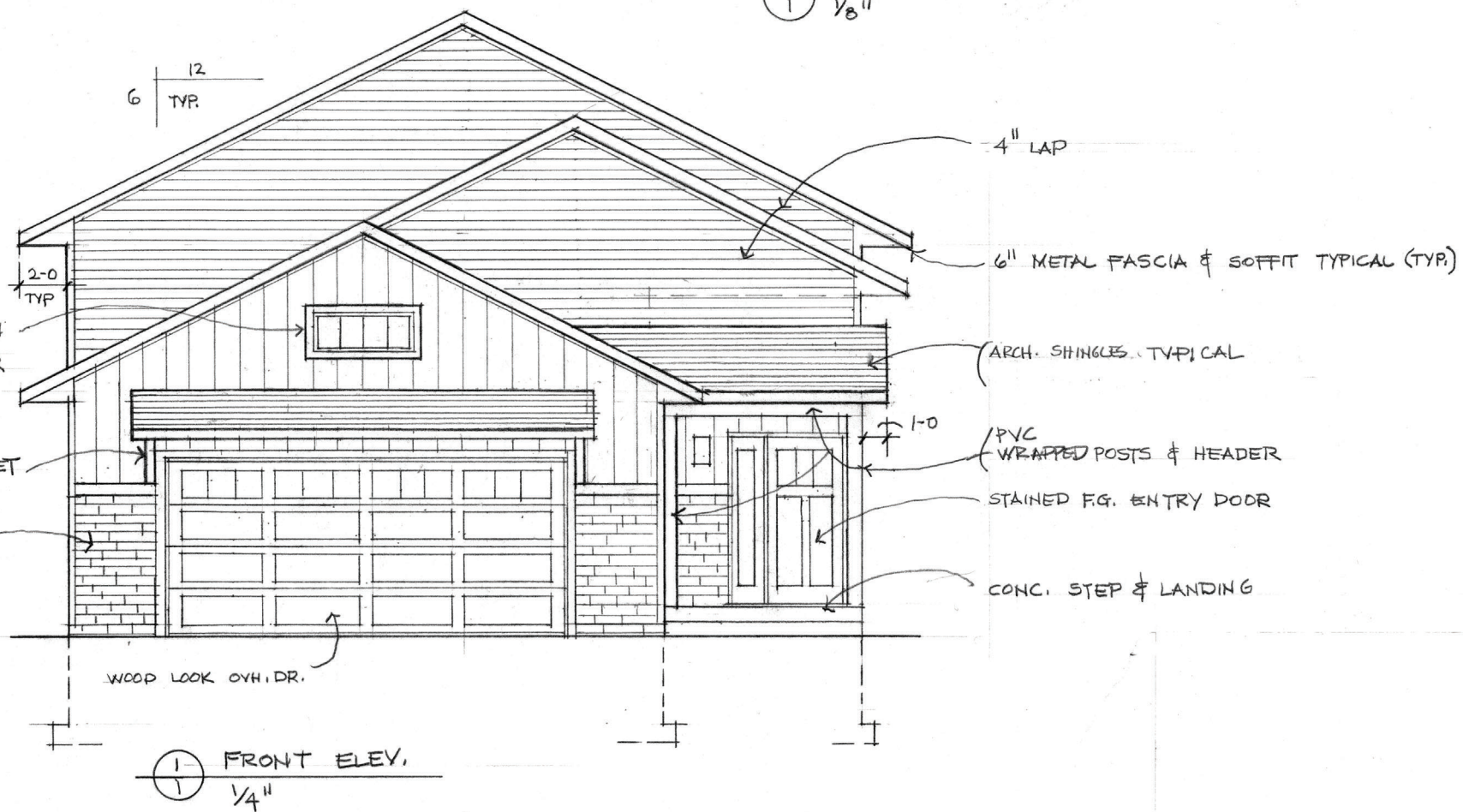
EXTERIOR COLORS:
 "WHITE" TRIM (SOFFIT/FASCIA)
 "WHITE" WINDOWS
 "WHITE" DOORS
 "BARK BROWN" SHINGLES
 "CHAMPAGNE" SIDING

3" WIDE WRAP ON FRONT WDW & OVERHEAD DOOR

PVC HOOD BRACKET EACH SIDE

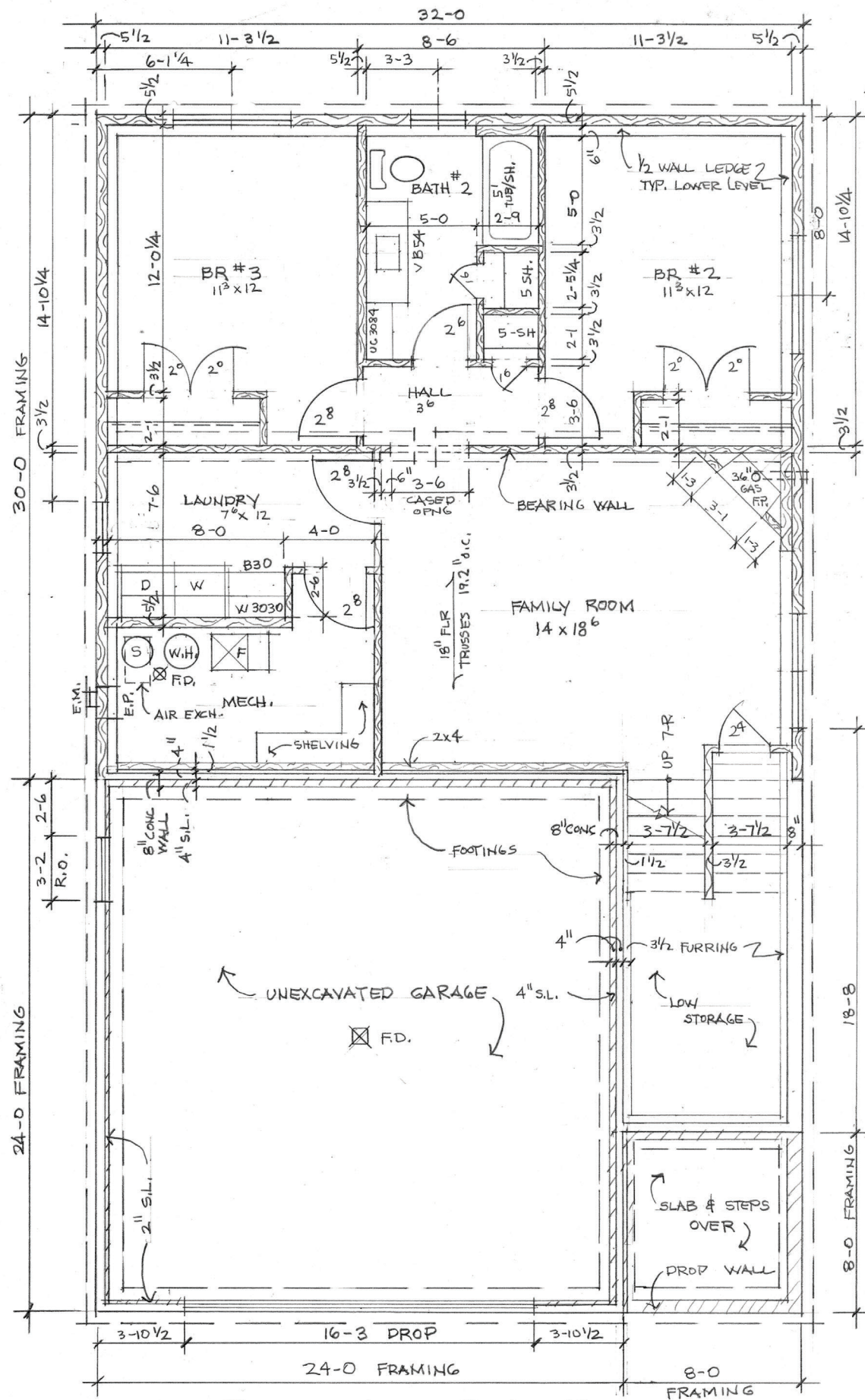
"BROWN STONE" LEDGESTONE

WOOD LOOK OVH. DR.

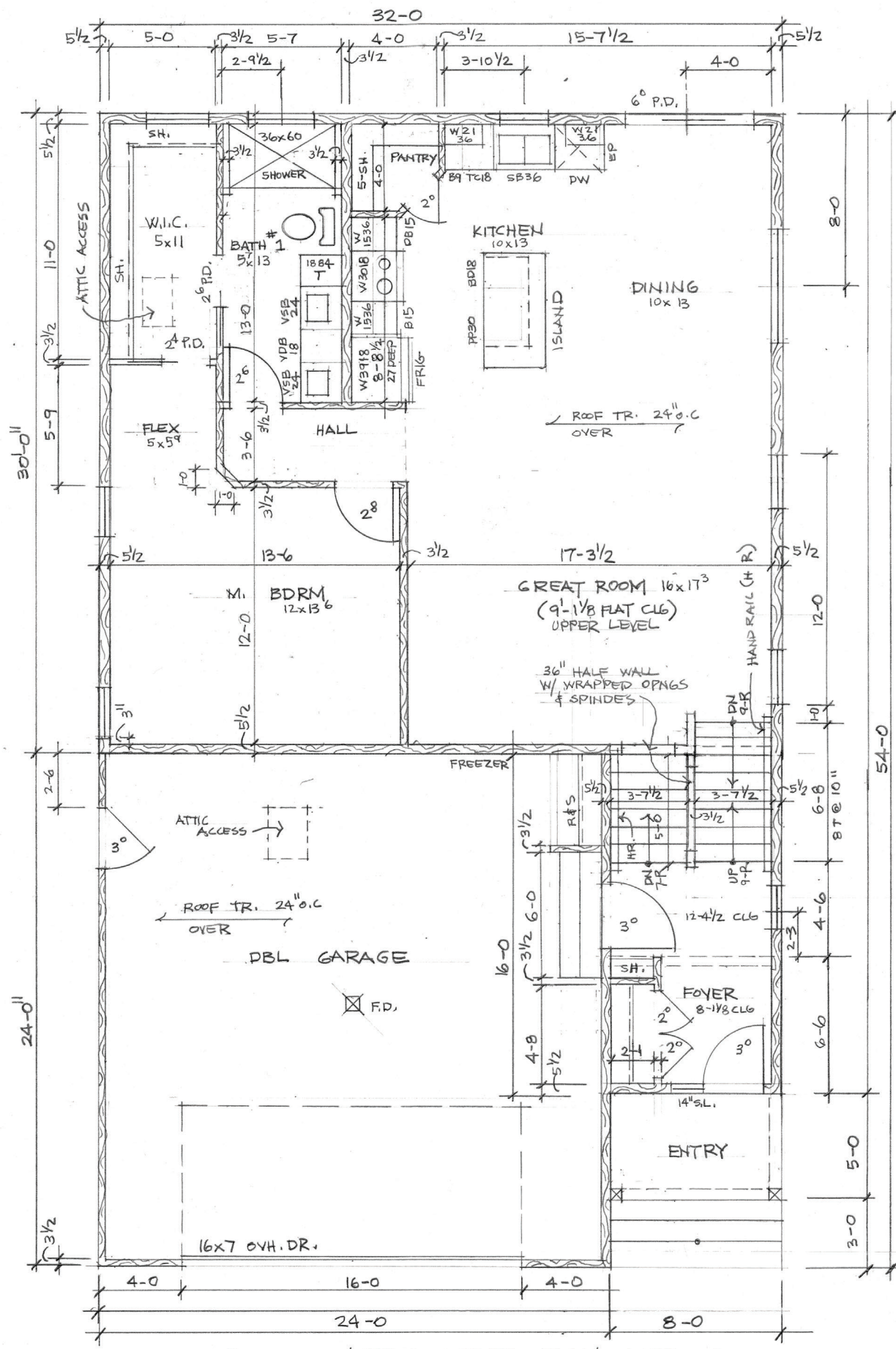


1 FRONT ELEV.
1/4"

EXTERIOR ELEV.



2 LOWER LEVEL PLAN 1,088 S.F.
2 1/4"



1 ENTRY / UPPER LEVEL PLAN 1,088 S.F.
2 1/4"

HILLSBORO EDC

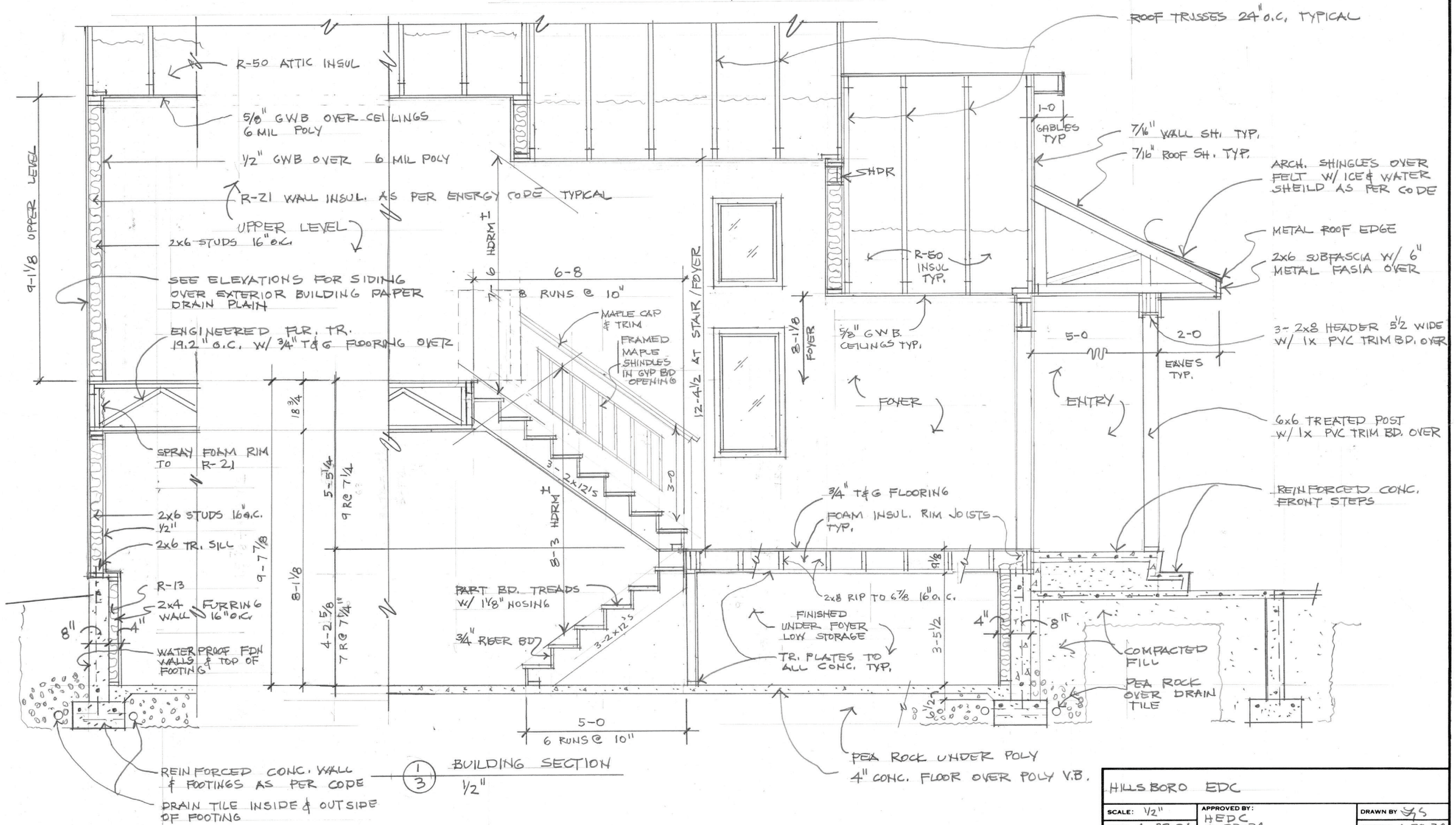
SCALE: 1/4"
DATE: 4-22-24
APPROVED BY: HEDC
DRAWN BY: J.S.
REVISED: 4-29-30

FLOOR PLANS

DRAWING NUMBER
1

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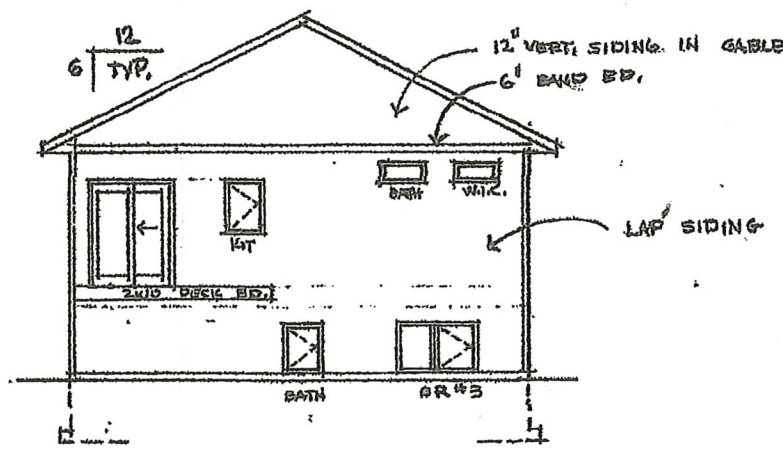
1
3 BUILDING SECTION
1/2"

NOTE: SEE SPECS FOR MORE DETAIL ALL MATERIALS /METHODS AS PER CODE

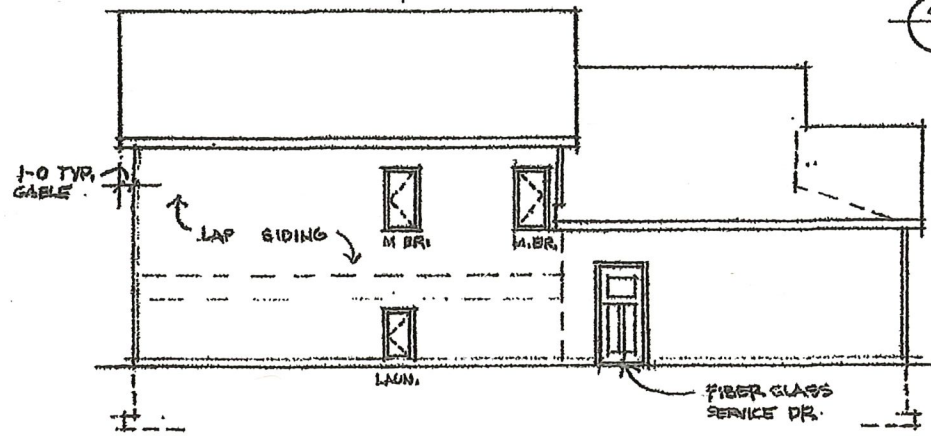
HILLSBORO EDC		
SCALE: 1/2"	APPROVED BY: HEPC	DRAWN BY: JS
DATE: 4-22-24	4-23-24	REVISED 4-29-20
BUILDING SECTION		DRAWING NUMBER 1 OF 3

DESIGNED AND DRAWN BY: HILLSBORO EDC
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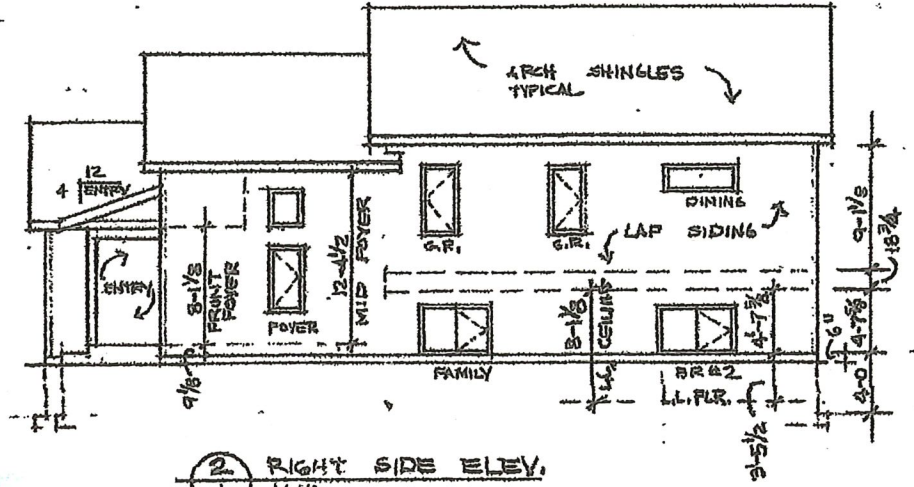
HILLSBORO EDC	APPROVED BY: [Signature]	DATE: 4-22-24
SCALE: 1/8" = 1'-0"	REVISIONS:	
		EXTERIOR ELEV.



④ - BACK ELEV.
1/8"



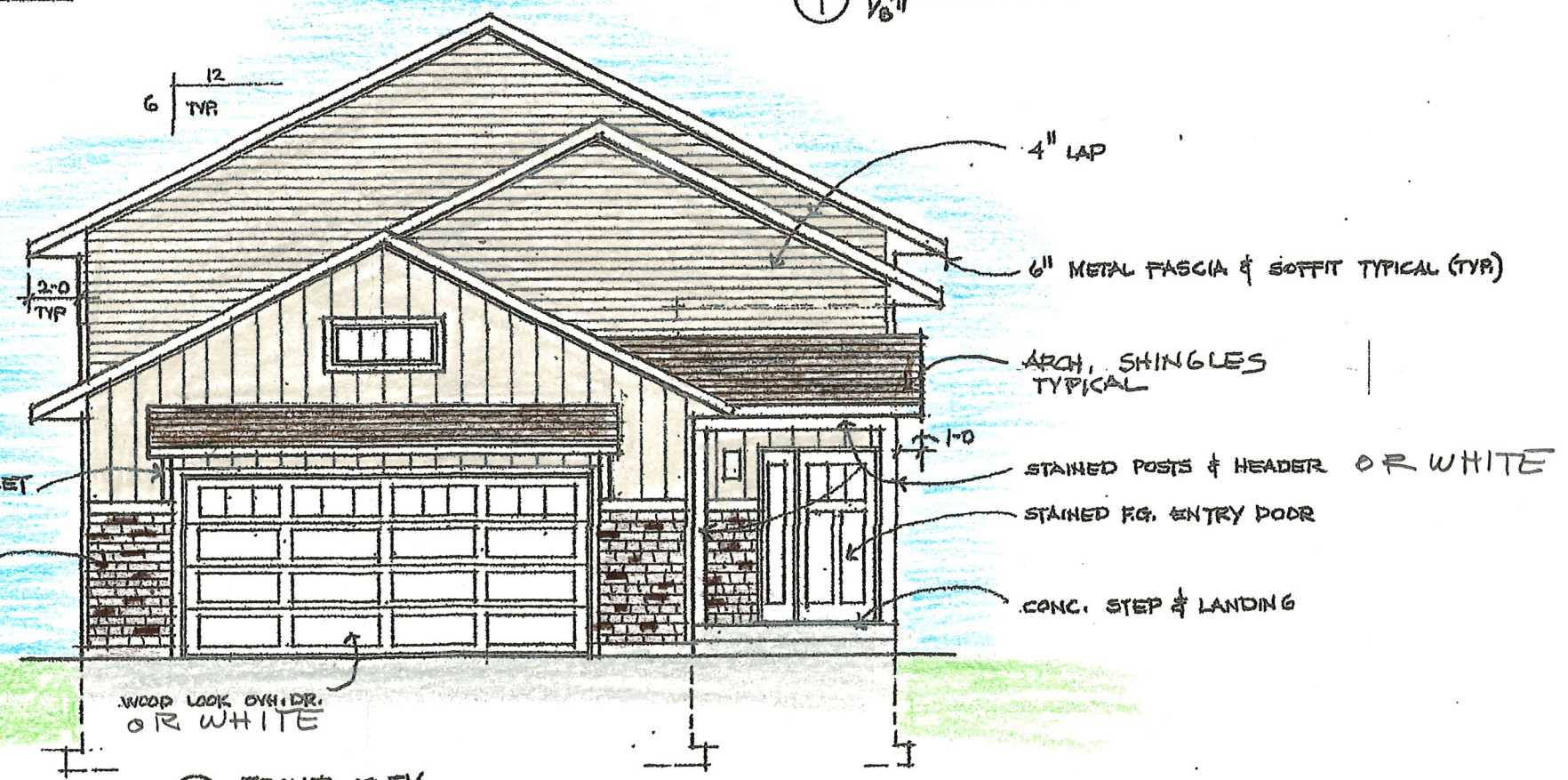
⑤ - LEFT SIDE ELEV.
1/8"



② - RIGHT SIDE ELEV.
1/8"

TOP OF WALL UPPER LEVEL
 TOP OF FLR. UPPER
 TOP WALL LOWER LEVEL
 0" TOP OF FDN
 -48" TOP FTG

COLORS:
 "BARK BROWN" SHINGLES
 "CHAMPAGNE" SIDING
 "WHITE" SOFFIT/FASCIA
 "WHITE" OXH DR OR WOOD LOOK



① - FRONT ELEV.
1/4"

OUTLINE SPECIFICATION

812 1st Ave NW

Lots 25 Block 1

Riverwalk Addition

Hillsboro, ND

Division 1 - General Conditions

Building permits and fees with City of Hillsboro as required.

Division 2 - Sitework

Site to be stripped of black soil prior to excavating.

Existing black dirt to be reused to establish finish grade on the site as per City Engineer.

Any extra fill or dirt materials to be left in the Riverwalk Development approved site.

Sod, sprinkler system, boulevard trees, and landscaping by future owner.

Division 3 - Concrete

All concrete to be 4000 psi.

Reinforced concrete footings with drain tile or form a drain on inside & outside of exterior home footings.

Interior drain tile along interior bearing footings.

4' high reinforced concrete foundation walls as per code. Slab ledges as shown on plans or as required.

Concrete floors in house with pea rock drain field under.

All exterior flat work to be 3 1/2" inches thick reinforced.

Concrete sidewalk, driveway, city sidewalk, and approach as per city code.

Division 4- Masonry

Ledgestone on exterior front of garage and by entry door. "Brownstone" color

Ledgestone on fireplace facing.

Division 6 - Wood

Conventional framing.

2x6 Exterior walls with structural sheathing on house.

2x4 Exterior walls on garage with structural sheathing.

Engineered floor trusses -19.2" o.c. spacing.

T&G flooring glued and screwed to floor framing.

Treated bottom plates on all concrete floors and foundations.

2 x 4 & 2 x 6 interior wall framing

Engineered roof trusses.

7/16-inch O.S.B. roof sheathing.

Finish carpentry:

1 3/8-inch solid core molded painted doors w/ball bearing hinges.

Painted flat 2 1/4" door casing and 3 1/4" base.

Nickel interior locks allowance or similar.

Closet-Maid or similar shelving in closets. Adjustable solid shelving in pantry.

Painted Cabinets throughout. Allow for undercabinet light molding, roll-out shelves in bases, handles, knobs, & flat upper cabinet crown. Fillers, frig end panel, back of island panels to match doors,

Quartz countertops and undermount sinks in kitchen and bath. Laminate top in laundry room.

Maple stair caps & maple spindles in wall openings. Maple handrails. Stain, sealed, and varnished.

Division 7 - Thermal and Moisture Protection (as per building code)

R-21 fiberglass wall insulation in exterior walls of house.

R-11 sound wall insulation in bathrooms & common bedroom walls.

R-13 exterior wall furring in basement perimeter walls.

R-13 wall insulation in garage walls.

R-50 blown fiberglass attic insulation in home.
R-38 blown fiberglass attic insulation in garage.
6 mil poly vapor barrier walls and ceiling.
Caulking at all plate lines.
30-year architectural laminated shingles over felt. "Bark/chocolate Brown" color.
Weatherguard starter and eave lines. Turbine roof vents or ridge vents.
Prefinished metal roof edge. "white"
Horizontal lap siding. Vertical siding in front gables. Vinyl base price w/ steel option.
PVC white gable brackets at ovh dr eyebrow. White PVC wrapped entry posts, and headers in front porch
Prefinished metal soffits and fascia, and gutters and downspouts. White
Tyvek air infiltration/weather/water barrier under house siding.
Foam sill sealer under all bottom plates.

Division 8 - Windows and Doors

Stained fiberglass front entrance door with window and side light. White clad frame.
Thermo-Tech vinyl casement windows & patio door with Northern Excellence Low "E" argon glass.
Deadbolt locks on exterior doors. Handle set on entry door.
7' high prefinished steel embossed insulated overhead doors. White
Operator on overhead door with keypad on jamb. Windows with grids in top panel.

Division 9 - Finishes

5/8-inch gypsum board on all ceilings with light "orange peel" texture.
1/2-inch gypsum board all other locations.
All walls taped, orange peel texture, primed, and painted.
Garage tape, texture, and painted with exception of the stair railing system.
White paint on interior closets and ceilings.
Colored paint on all room walls.
Painted exterior doors. Entry door is stained fiberglass.
All interior woodwork to be painted.
White cabinetry with quartz countertops.
Floor covering allowance. Carpet in bedrooms/stairs/family room/lower hall, & walk-in closet. LVP vinyl plank in foyer, great room/upper hall, kitchen/pantry, dining room. Dura ceramic flooring in bathrooms and laundry room. All subfloors, floor prep, & flooring installation as recommended by flooring supplier.
Tile backsplash in kitchen.

Division 10 - Specialties

Painted frame glass mirrors in bathrooms.
Paper holders, shower rods on bath bay, & towel bars. Shower door in Upper-level bathroom.
Garbage disposal.
Stained or prefinished columns and beams in entry area.
9' flat ceilings on main floor. 9' ceilings in lower level
Appliances include S.S. stove, frig, above stove microwave, and dishwasher.
Gas fireplace with masonry ledgerstone & stained mantel.
House numbers on front of home. Mailbox by Riverwalk Development.

Division 15 – Mechanical (bidder to include manufacturer specification specs)

Plumbing:

Extend city sewer and water lines stubbed into the lot into the home. Sewer back-up valve.
All fixtures white.
1.5-gallon water closets with seat. Comfort height in all bathrooms.
Undercounter sinks with brushed nickel faucets. (sinks may be included in countertop bid)
Standard fiberglass bath bay in bath #2 and fiberglass shower in upper bathroom. Tile look.
Stainless steel undermount kitchen sink with touch faucet. Soft water drinking line.
Garbage disposal w/ countertop switch.

Two exterior wall hydrants.
Pex and copper water lines for maximum pressure. Sewer, water and venting as per codes.
High efficiency natural Gas hot water heater. Vented through outside wall.
Floor drain in basement mechanical room and garage.
Water hook-up box for clothes washer.
Passive radon venting from sump up thru roof.
Water line to frig.
Water lines rough in for future soft water line. Hard water piping to outside hose bibs/sprinkler line.
Water stub out for future lawn sprinkler with shut off.
Submersible sump pump and pit. Back-up battery operated backup sump.

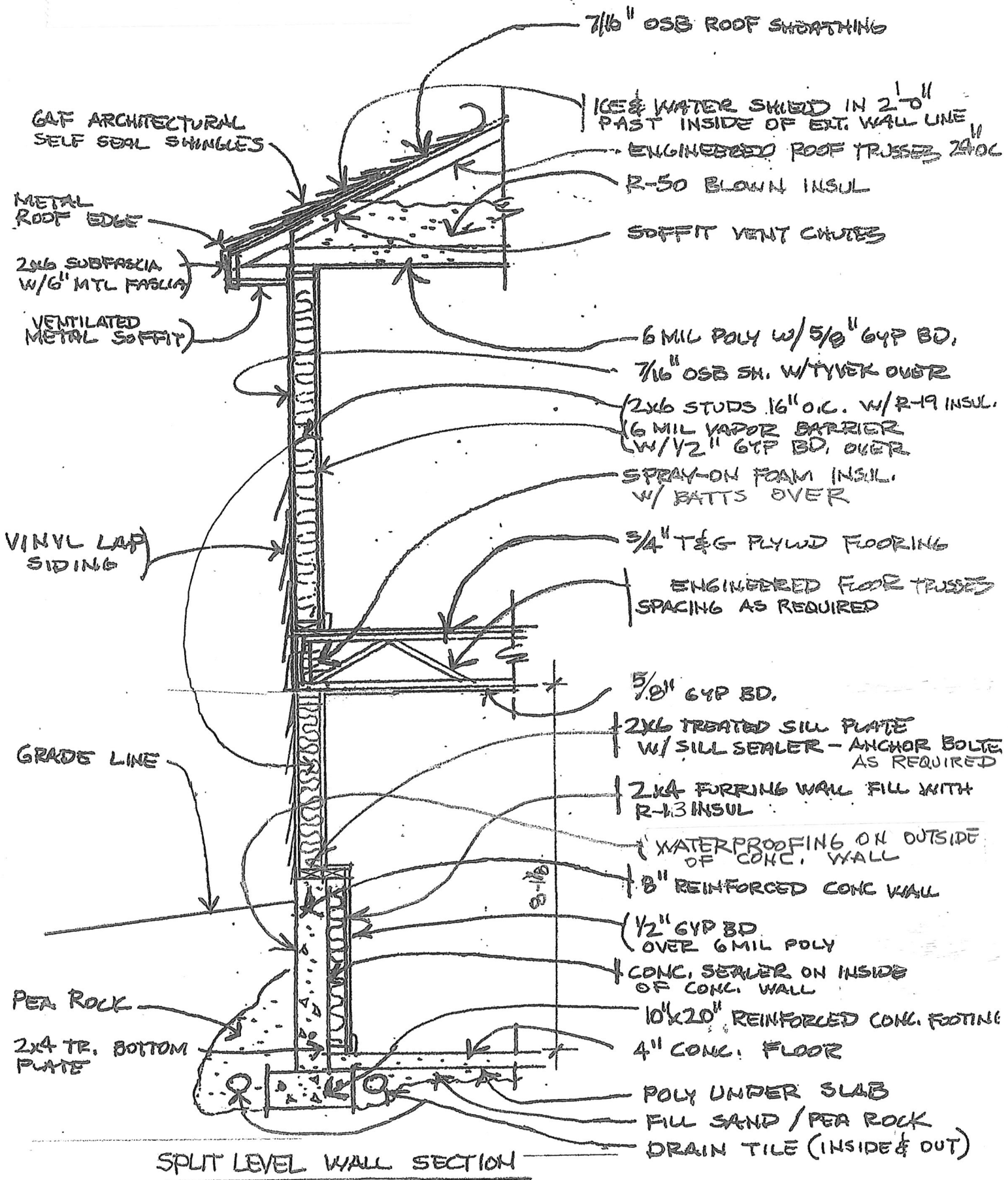
Heating (bidder to include manufacturer specification specs)

80,000 BTU 96% High efficiency Gas forced air furnace. Verify size by supplier.
5" Air filter system.
Air exchanger with humidistat.
Humidifier
Central air conditioning. Size to match home size.
Programable wall thermostat for HVAC, air exchanger, and humidifier.
Ducted supply and return air.
Dryer Vent ducted to outside.

Division 16 - Electrical (bidder to include manufacturer specification specs)

200-amp service.
All decora switches and outlets. (dimmer in kitchen, dining, family, master br, & great room)
Microwave and dishwasher wiring.
TV, phone, and computer jacks
Outlet for overhead door operator.
Door chime, water meter, thermostat wiring.
Bath fans and venting.
Smoke detectors and carbon monoxide as required.
All wiring and openings as per codes.
All wiring for furnace.
\$1,000 Light fixture allowance.
Recessed cans in kitchen (5), dining (4), great room (6), family (6), master bedroom (4), over bath bay (1) and shower (1).
2-Pendant light openings over kitchen island.
Soffit outlet and wall switch for Christmas lights

Note: Specs subject to change to match bidder's subcontractors and suppliers. Note in bidders proposal.



7/16" OSB ROOF SHEATHING

ICE & WATER SHIELD IN 2'-0" PAST INSIDE OF EXT. WALL LINE

ENGINEERED ROOF TRUSSES 24" OC

R-50 BLOWN INSUL

SOFFIT VENT CHUTES

GAF ARCHITECTURAL SELF SEAL SHINGLES

METAL ROOF EDGE

2x6 SUBFASCIA W/6" MTL FASLIA

VENTILATED METAL SOFFIT

6 MIL POLY W/5/8" GYP BD.

7/16" OSB SH. W/TYVEK OVER

2x6 STUDS 16" O.C. W/R-19 INSUL.

6 MIL VAPOR BARRIER W/1/2" GYP BD. OVER

SPRAY-ON FOAM INSUL. W/BATTS OVER

3/4" T&G PLYWD FLOORING

ENGINEERED FLOOR TRUSSES SPACING AS REQUIRED

VINYL LAP SIDING

5/8" GYP BD.

2x6 TREATED SILL PLATE W/SILL SEALER - ANCHOR BOLTS AS REQUIRED

GRADE LINE

2x4 FURRING WALL FILL WITH R-13 INSUL

WATERPROOFING ON OUTSIDE OF CONC. WALL

8" REINFORCED CONC WALL

1/2" GYP BD OVER 6 MIL POLY

CONC. SEALER ON INSIDE OF CONC. WALL

10'x20" REINFORCED CONC. FOOTING

4" CONC. FLOOR

PEA ROCK

2x4 TR. BOTTOM PLATE

POLY UNDER SLAB

FILL SAND / PEA ROCK

DRAIN TILE (INSIDE & OUT)

SPLIT LEVEL WALL SECTION