



11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/242-3100

www.cityofmequonwi.gov

Community Development Department
Inspections Division

**ARCHITECTURAL BOARD
Regular Meeting
Monday, March 9, 2026 - 6:00 PM
Christine Nuernberg Hall - Common Council Room**

After Architectural Board approval, please call the Building Inspector's Office at (262-236-2924) to schedule issuance of the building permit.

It is advisable that someone is present to represent your building permit application.

All times listed are approximate, and it is strongly recommended that applicants arrive at 6:00 P.M. at the start of the meeting to ensure that you are available when your item is discussed.

Please enter via the East or West (Elevator) Entrance.

Agenda

- 1) Call to Order and Roll Call**
- 2) Approval of Meeting Minutes**
 - a) Meeting Minutes - February 9, 2026
- 3) Action Items**
 - a) **Lakeside Development Company**
New Single-Family Side x Side Condominiums at 11620/11622 N. Aster Woods Circle
Subdivision: Aster Woods
Contractor: Lakeside Development Company / Architect: Scott Humber
District 6 - 6:00 pm
 - b) **Jacquelyn Laughlin**
Master Suite Addition over Garage at 141 W. White Oak Way

Subdivision: Hickory Hollow
Contractor: Spinnaker Renovations / Architect: Spinnaker Renovations
District 8 - 6:05 pm

- c) **Redford Builders LLC**
New Single-Family Residence at 9965 N. Migratory Lane
Subdivision: Swan Ridge Farms
Contractor: Espire Homes / Contractor: Espire Homes
District 4 - 6:15 pm
- d) **Pumasri Parucguri & Chandu Vasireddy**
New Single-Family Residence on Lot 46 Migratory Lane
Subdivision: Swan Ridge Farms
Contractor: Korndoerfer Homes LLC / Architect: SHP
District 4 - 6:20 pm
- e) **Paul & Jamie Maglio**
Dining Room, Second Floor Bathroom & Laundry Room Addition at 436 W. Saddleworth Court
Subdivision: N/A
Contractor: Spinnaker Renovations / Architect: Lex Designs
District 5 - 6:25 pm
- f) **Shady Lane Holdings, LLC**
New Single-Family Residence at 14010 N. Shady Lane
Subdivision: Lakeshore Estates
Contractor: Core Construct LLC / Architect: Zuern
District 5 - 6:35 pm
- g) **Re-submittal for: Thomas & Caitlin Kolowith**
New Single-Family Residence at 14210 N. Pine Bluff
Subdivision: Hawks Bluff
Contractor: Victory Homes of WI / Architect: David Pluim
District 1–6:40 pm

4) Adjourn

DATED: 03/09/2026

/s/ Scott Reed, Chair

Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take formal action thereto at this meeting. Persons with disabilities requiring accommodation for attendance at this meeting should contact the City Clerk's Office at 262-236-2914, twenty-four (24) hours in advance of the meeting.

Any questions regarding this agenda may be directed to the City Clerk's Office at 262-236-2914, Monday through Friday, 8:00 AM – 4:30 PM.



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Inspections Division

ARCHITECTURAL BOARD
Regular Meeting
Monday, February 9, 2026 - 6:00 PM
Christine Nuernberg Hall - Common Council Room

Minutes

1) Call to Order and Roll Call

The meeting was called to order by Vice-Chairman Paul Apfelbach at 6:00 p.m.

Present:

Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Tom Irvin,
Board Member Janet Ehn, Board Member Anthony LaGalbo
[ABSENT: Chairman Scott Reed, Board Member Ann Scherzinger, Board Member Curtis Helm,
Architect John Mikkelsen]

2) Approval of Meeting Minutes

a) Meeting minutes of January 12, 2026

MOTION:	Motion to approve the Minutes
MOVER:	Board Member Michael Wade
SECONDER:	Board Member Tom Irvin
AYES:	Vice Chair Paul Apfelbach, Board Member Janet Ehn, Board Member Tom Irvin, Board Member Anthony LaGalbo, Board Member Michael Wade
NAYS:	None
RESULT:	Passed

3) Action Items

a) **Mitchel & Lilas Cox**

New Single-Family Residence at 1545 W. Falcon Court

Subdivision: Highland Meadows

Contractor: Victory Homes of WI / Architect: David Pluim

District 5 - 6:00 pm

MOTION:	Approved
MOVER:	Board Member Tom Irvin
SECONDER:	Board Member Anthony LaGalbo
AYES:	Vice Chair Paul Apfelbach, Board Member Janet Ehn, Board Member Tom Irvin, Board Member Anthony LaGalbo, Board Member Michael Wade
NAYS:	None
RESULT:	Passed

b) **Larry Stern**

First & Second Floor Addition at 2405 W. Bonniwell Road

Subdivision: N/A

Contractor: GM Building & Remodeling / Architect: GM Building & Remodeling

District 5 - 6:05 pm

MOTION:	Approved
MOVER:	Vice Chair Paul Apfelbach
SECONDER:	Board Member Janet Ehn
AYES:	Vice Chair Paul Apfelbach, Board Member Janet Ehn, Board Member Tom Irvin, Board Member Anthony LaGalbo, Board Member Michael Wade
NAYS:	None
RESULT:	Passed

- c) **Tim & Amy Damon**
Screen Porch Addition at 3030 W. Donges Bay Road
 Subdivision: N/A
 Contractor: Owner / Architect: Meg Baniukiewicz
 District 7 - 6:10 pm

MOTION:	Approved
MOVER:	Board Member Michael Wade
SECONDER:	Board Member Tom Irvin
AYES:	Vice Chair Paul Apfelbach, Board Member Janet Ehn, Board Member Tom Irvin, Board Member Anthony LaGalbo, Board Member Michael Wade
NAYS:	None
RESULT:	Passed

- d) **Rich & Michelle Lewis**
3-Season Sunroom Addition at 9706 N. Valley Hill Drive
 Subdivision: Valley Hill Place
 Contractor: Northgreen Builders / Architect: Hinoski LL
 District 7 - 6:25 pm

MOTION:	*Approved with the following conditions: 1. Siding on addition to match existing house on all three elevations. 2. Cedar corner boards and window trim that matches the house should be added. 3. Brick to be added to top of foundation.
MOVER:	Board Member Michael Wade
SECONDER:	Board Member Tom Irvin
AYES:	Vice Chair Paul Apfelbach, Board Member Janet Ehn, Board Member Tom Irvin, Board Member Anthony LaGalbo, Board Member Michael Wade
NAYS:	None
RESULT:	Passed

- e) **Thomas & Caitlin Kolowith**
New Single-Family Residence at 14210 N. Pine Bluff
 Subdivision: Hawks Bluff
 Contractor: Victory Homes of WI / Architect: David Plum
 District 1 - 6:35 pm

MOTION:	*Approved with the following conditions: 1. On front elevation, remove brick from right-side bump-out upper-level gable. 2. On rear elevation, add brick to the two-rear bump-out gable walls, (full height; ground to roof). Brick to die on inside corners. 3. Since the bonus room on the second floor does not have 80% natural light as required by Code, add one window (left side of right elevation) in the bonus room that matches windows in Bedroom #3, plus skylights or remove bonus room closet.
MOVER:	Board Member Tom Irvin
SECONDER:	Vice Chair Paul Apfelbach
AYES:	Vice Chair Paul Apfelbach, Board Member Janet Ehn, Board Member Tom Irvin, Board Member Anthony LaGalbo, Board Member Michael Wade
NAYS:	None
RESULT:	Passed

- f) **Taylor Bode**
New Single-Family Residence at 12031 N. Ridge Road
 Subdivision: N/A
 Contractor: Owner / Architect: Owner
 District 1 - 6:40 pm

MOTION:	Approved with the option of using concrete or wood decking for the steps and surround on exterior.
MOVER:	Vice Chair Paul Apfelbach
SECONDER:	Board Member Michael Wade
AYES:	Vice Chair Paul Apfelbach, Board Member Janet Ehn, Board Member Tom Irvin, Board Member Anthony LaGalbo, Board Member Michael Wade
NAYS:	None
RESULT:	Passed

- g) **Paul Kujawa & Carrie Schaal**
Second Floor Deck with Enclosed Screen Room Addition at 9773 N. Migratory Court
Subdivision: Swan Ridge Farms
Contractor: Siding Unlimited / Architect: Siding Unlimited
District 1 - 6:45 pm

MOTION:	Approved
MOVER:	Board Member Tom Irvin
SECONDER:	Board Member Michael Wade
AYES:	Vice Chair Paul Apfelbach, Board Member Janet Ehn, Board Member Tom Irvin, Board Member Anthony LaGalbo, Board Member Michael Wade
NAYS:	None
RESULT:	Passed

- h) **Veridian Homes LLC**
New Single-Family Residence at 8296 W. Bluebird Court
Subdivision: The Enclave
Contractor: Veridian Homes LLC / Architect: Veridian Homes LLC
District 3 - 6:55 pm

MOTION:	Approved
MOVER:	Board Member Anthony LaGalbo
SECONDER:	Board Member Tom Irvin
AYES:	None
NAYS:	None
RESULT:	Passed

- i) **Thomas & Kaitlyn Essmann**
Attached Garage & Living Space Addition at 11444 N. Buntrock Avenue
 Subdivision: Thiensville Realty Co.
 Contractor: C&C Contracting / Architect: Bill Hahn
 District 3 - 7:00 pm

MOTION:	*Approved with the following conditions: 1. On the rear elevation, add two first floor windows to match the two second floor windows. 2. On south elevation (right side), add long, narrow horizontal transom window (same style and size as those on the north elevation) to the first floor. 3. On north elevation (left side), add two windows: a. First window should be located on second floor, left of existing window. b. Second window should be added to the laundry room, first floor, directly in line with the second-floor window. 4. Add shutters to all elevations except for the long horizontal transom windows and the two smaller second floor windows where there isn't enough room for shutters. 5. Add corner boards and window trim that is consistent with the character of the existing home.
MOVER:	Board Member Anthony LaGalbo
SECONDER:	Board Member Tom Irvin
AYES:	Vice Chair Paul Apfelbach, Board Member Janet Ehn, Board Member Tom Irvin, Board Member Anthony LaGalbo, Board Member Michael Wade
NAYS:	None
RESULT:	Passed

4) Adjourn

MOTION:	Motion to Approve
MOVER:	Board Member Michael Wade
SECONDER:	Vice Chair Paul Apfelbach
AYES:	Vice Chair Paul Apfelbach, Board Member Janet Ehn, Board Member Tom Irvin, Board Member Anthony LaGalbo, Board Member Michael Wade
NAYS:	None
RESULT:	Passed

Meeting concluded at 7:25 p.m.

Respectfully submitted,
 Karen Heil
 Permit Coordinator



11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov

Inspections

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: March 9, 2026
SUBJECT: Lakeside Development Company
New Single-Family Side x Side Condominiums at 11620/11622 N. Aster
Woods Circle
Subdivision: Aster Woods
Contractor: Lakeside Development Company / Architect: Scott
Humber
District 6 - 6:00 pm

Attachments:
Statement of Intent, Survey, Plans

Statement of Intent

DATE: February 5, 2026

RE: Architectural Review Commission (ARC)
Lakeside Development Company
Property at Lot 31 & 32 N Aster Woods Circle
Mequon, WI 53092

It is the wish of Lakeside Development Company to build a new condominium with attached garages on vacant Lot #31 & #32 Aster Woods Circle.

Kyle Zabjek
Assistant Project Manager
Lakeside Development Company
262-408-9363
kyle@lakesidedevelopment.com

PLAT OF SURVEY

LEGAL DESCRIPTION

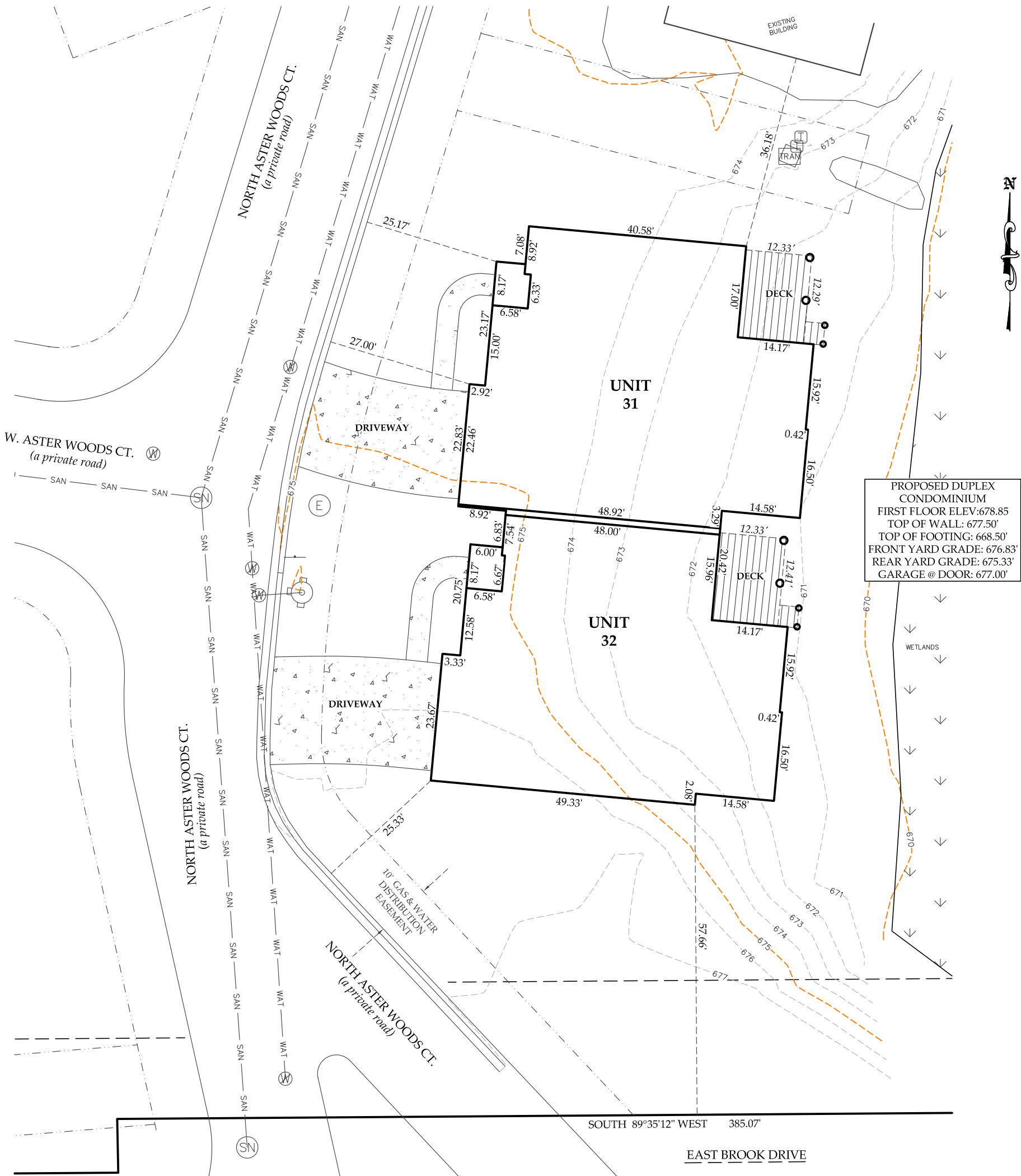
UNIT THIRTY-ONE (31) IN ASTER WOODS CONDOMINIUM CREATED BY A "DECLARATION OF CONDOMINIUM" RECORDED ON APRIL 11, 2003, IN THE OFFICE OF THE REGISTER OF DEEDS FOR OZAUKEE COUNTY, WISCONSIN, AS DOCUMENT NO. 749258, AND ANY AMENDMENTS AND/OR CORRECTIONS THERETO, AND BY ITS CONDOMINIUM PLAT AND ANY AMENDMENTS AND/OR CORRECTIONS THERETO. SAID LAND BEING IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

AND

UNIT THIRTY-TWO (32) IN ASTER WOODS CONDOMINIUM CREATED BY A "DECLARATION OF CONDOMINIUM" RECORDED ON APRIL 11, 2003, IN THE OFFICE OF THE REGISTER OF DEEDS FOR OZAUKEE COUNTY, WISCONSIN, AS DOCUMENT NO. 749258, AND ANY AMENDMENTS AND/OR CORRECTIONS THERETO, AND BY ITS CONDOMINIUM PLAT AND ANY AMENDMENTS AND/OR CORRECTIONS THERETO. SAID LAND BEING IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

OWNERS: UNIT 31
LAKESIDE DEVELOPMENT CORPORATION
11622N ASTER WOODS CIRCLE
MEQUON, WI 53092
TAX PARCEL ID NO:
45255-15-174-0031.000

OWNERS: UNIT 32
LAKESIDE DEVELOPMENT CORPORATION
11620N ASTER WOODS CIRCLE
MEQUON, WI 53092
TAX PARCEL ID NO:
45255-15-174-0032.000

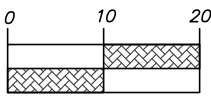


PROPOSED DUPLEX
CONDOMINIUM
FIRST FLOOR ELEV: 678.85
TOP OF WALL: 677.50'
TOP OF FOOTING: 668.50'
FRONT YARD GRADE: 676.83'
REAR YARD GRADE: 675.33'
GARAGE @ DOOR: 677.00'



THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNER OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO WITHIN 1 YEAR FROM THE DATE HEREON.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSION OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY, AND THAT I HAVE COMPLIED WITH WISCONSIN CHAPTER A-E 7.



PSE

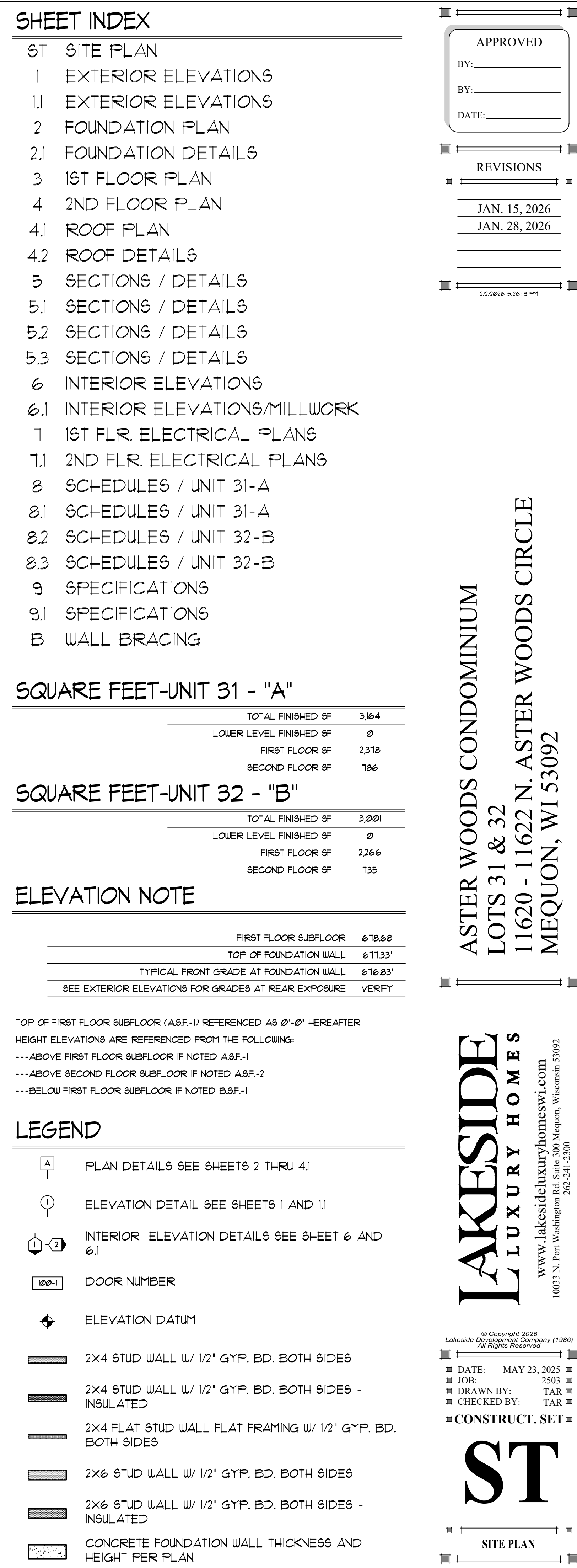
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

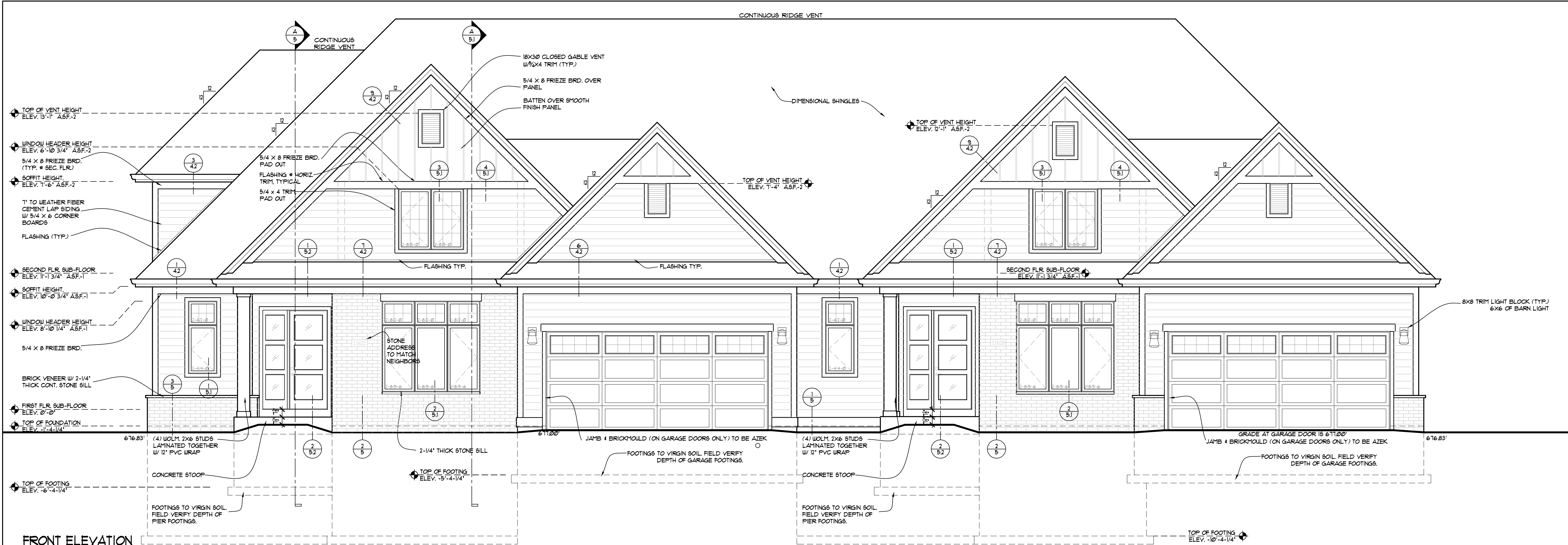
FN: LD-09-21 Date: 02/10/26

SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL

FEBRUARY 10, 2026

1 OF 1
SHEET





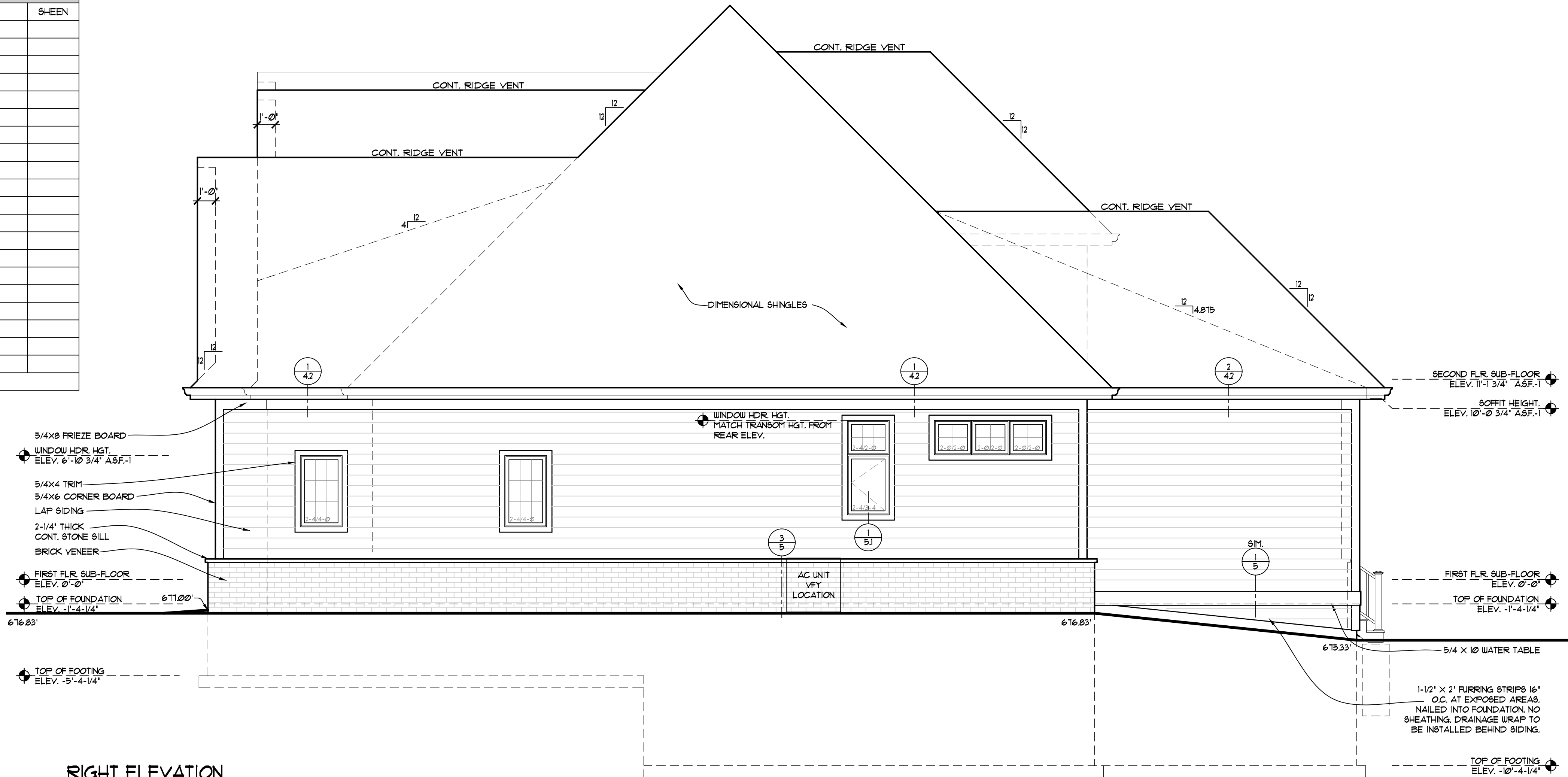
FRONT ELEVATION

1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE				
LOCATION	MATERIAL	FINISH	COLOR	SHEEN
BRICK	FULL BRICK	NONE	T.B.D.	
STONE SILL & HEADERS	2-1/4" BEDFORD STONE	NONE		
SIDING	LP SMARTSIDE	PREFINISHED	T.B.D.	
BOARD & BATTEN	LP SMARTSIDE	PREFINISHED	T.B.D.	
FRONT DOOR	FIBERGLASS	PAINT	T.B.D.	
COVERED VERANDA CEILING	3/8" LP SMARTSIDE W/ 1x TRIM	PREFINISHED	MATCH TRIM	
GARAGE DOORS	METAL	PREFINISHED	CHI STAMPED CARRIAGE DOOR-WHITE	
WINDOWS	FIBERGLASS	PREFINISHED	BLACK INSIDE AND OUTSIDE	
COLUMNS	PVC	PAINT	MATCH TRIM	
TRIM	LP SMARTSIDE	PREFINISHED	SNOWSCAPE WHITE	
FRIEZE	LP SMARTSIDE	PREFINISHED	MATCH TRIM	
SOFFITS	3/8" LP SMARTSIDE	PREFINISHED	MATCH TRIM	
GABLE VENTS	PVC	PREFINISHED	WHITE	
GUTTERS & DOWNSPOUTS	ALUMINUM	PREFINISHED	MATCH TRIM	
SHINGLES	CERTAINTED LANDMARK	PREFINISHED		
DECKING	TIMBERTEK OR SIM.	PREFINISHED	T.B.D.	
DECK RAILING	TIMBERTEK OR SIM.	PREFINISHED	T.B.D.	
DECK STRINGERS & RISERS	TIMBERTEK OR SIM.	PREFINISHED	T.B.D.	
DECK STAIR TREADS	TIMBERTEK OR SIM.	PREFINISHED	T.B.D.	
FLOORS BELOW DECK	WOLMANIZED LUMBER	NO FINISH		

***NOTE: ALL EXTERIOR SIDING, TRIM, & SOFFITS TO BE LP SMARTSIDE - PREFINISHED

WINDOW SPECIFICATIONS	
MANUFACTURER	PELLA OR EQUIVALENT
FRAME	IMPERVIA (FIBERGLASS)
GLASS TYPE	LOW E2 W/ ARGON
GRIDS	GRIDS BETWEEN GLASS
HARDWARE COLOR	BLACK
SCREEN COLOR	BLACK
EXTERIOR COLOR	BLACK
BRICKMOULD	NONE
INTERIOR FINISH	BLACK
LITE PATTERN	SEE DRAWINGS
EXTENSION JAMBS	NO EXTENSION JAMBS, DRYWALL RETURN TOP, SIDES, BOTTOM, WOOD SILL W/ 1x2 APRON
NOTE	-WINDOW SUPPLIER TO PRICE AND SUPPLY TEMPERED GLASS WHERE REQUIRED -SCREEN AT FRONT DOOR OF UNIT A TO BE PHANTOM RETRACTABLE SCREEN AND FRONT DOOR AT UNIT B TO HAVE HINGED ALUMINUM STORM/SCREEN



RIGHT ELEVATION

1/4" = 1'-0"

APPROVED

BY: _____

BY: _____

DATE: _____

REVISIONS

JAN. 15, 2026

JAN. 28, 2026

2/2/2026 9:36:08 PM

ASTER WOODS CONDOMINIUM
LOTS 31 & 32
11620 - 11622 N. ASTER WOODS CIRCLE
MEQUON, WI 53092

LAKESIDE
LUXURY HOMES
www.lakesideluxuryhomeswi.com
10033 N. Port Washington Rd. Suite 300 Mequon, Wisconsin 53092
262-241-2300

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DATE: MAY 23, 2025

JOB: 2503

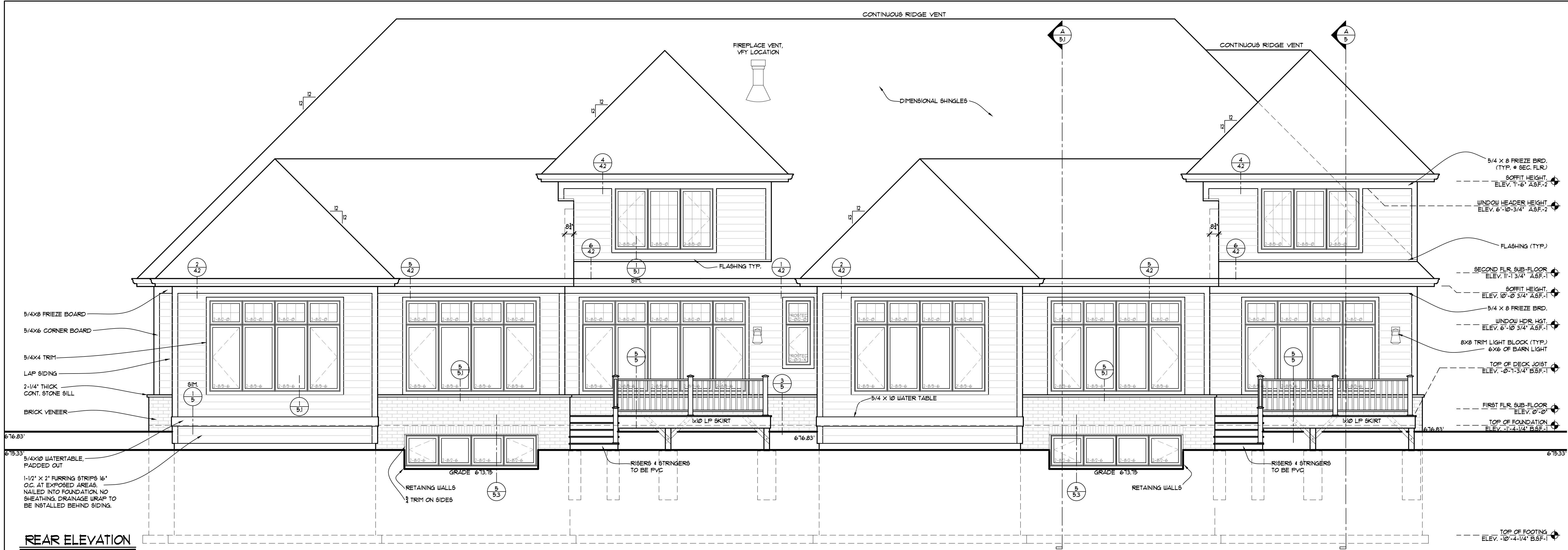
DRAWN BY: TAR

CHECKED BY: TAR

CONSTRUCT. SET

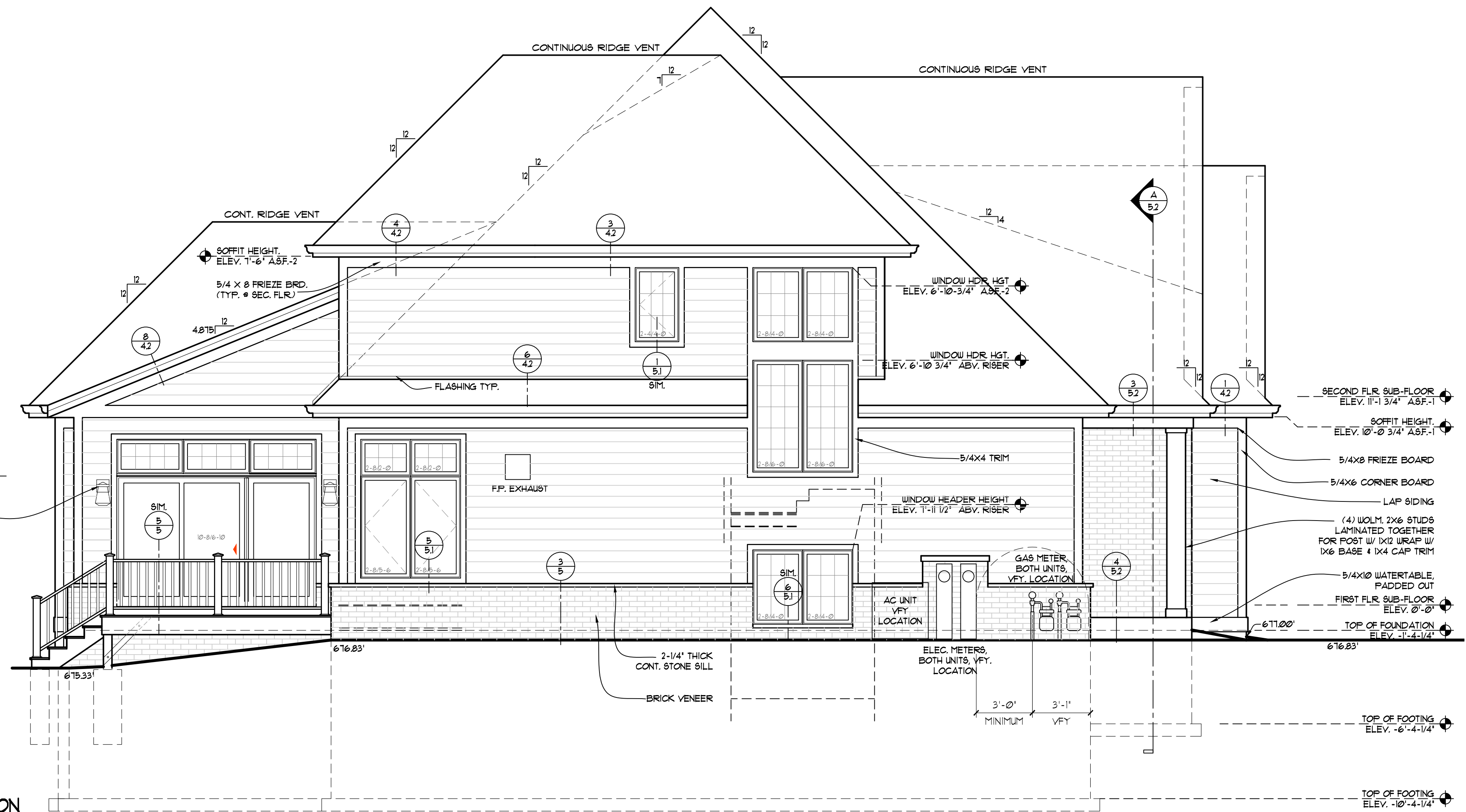
1

EXTERIOR ELEVATIONS



REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

APPROVED

BY: _____

BY: _____

DATE: _____

REVISIONS
JAN. 15, 2026
JAN. 28, 2026
2/2/2026 9:26:35 PM

ASTER WOODS CONDOMINIUM
LOTS 31 & 32
11620 - 11622 N. ASTER WOODS CIRCLE
MEQUON, WI 53092

LAKE SIDE
LUXURY HOMES
www.lakesideluxuryhomeswi.com
10033 N. Port Washington Rd. Suite 300 Mequon, Wisconsin 53092
262-241-2300

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DATE: MAY 23, 2025
JOB: 2503
DRAWN BY: TAR
CHECKED BY: TAR

CONSTRUCT. SET

1.1
EXTERIOR ELEVATIONS

2/2/2026 5:26:38 PM

LAKESIDE
LUXURY HOMES
www.lakesideluxuryhomeswi.com
10033 N. Port Washington Rd. Suite 300 Mequon, Wisconsin 53092

DATE: MAY 23, 2025
JOB: 2503
DRAWN BY: TAR
CHECKED BY: TAR
CONSTRUCT. SET

FOUNDATION PLAN



GENERAL FOUNDATION NOTES

- FIRST FLOOR SUBFLOOR = 0'-0"
- SEE SITE PLAN FOR TYPICAL TOP OF FOUNDATION WALL - VERIFY WITH CONSTRUCTION MANAGER
- EXTERIOR DIMENSIONS ARE CONCRETE EDGE TO CONCRETE EDGE
- DESIGN LOADS
 - 15 P.S.F. ROOF DEAD LOAD
 - 30 P.S.F. ROOF LIVE LOAD
 - 15 P.S.F. FLOOR DEAD LOAD
 - 40 P.S.F. FLOOR LIVE LOAD
- MAINTAIN CONSISTENT LIVE LOAD DEFLECTION CRITERIA
 - L/480 STANDARD
 - L/720 AT TILE AND UNDER KITCHEN ISLAND
 - 45 TJI RATING NOT LESS THAN
- FLOOR JOIST MANUFACTURER TO SUBMIT LAYOUT TO LAKESIDE DEVELOPMENT COMPANY PRIOR TO DELIVERY AND INSTALLATION
- SEE SHEET B FOR WALL BRACING DETAILS AND SPECIFICATIONS; POURED WALL CONTRACTOR TO ACCOMMODATE ALL CONCRETE IMBEDDED HARDWARE NEEDED TO SATISFY WALL BRACING

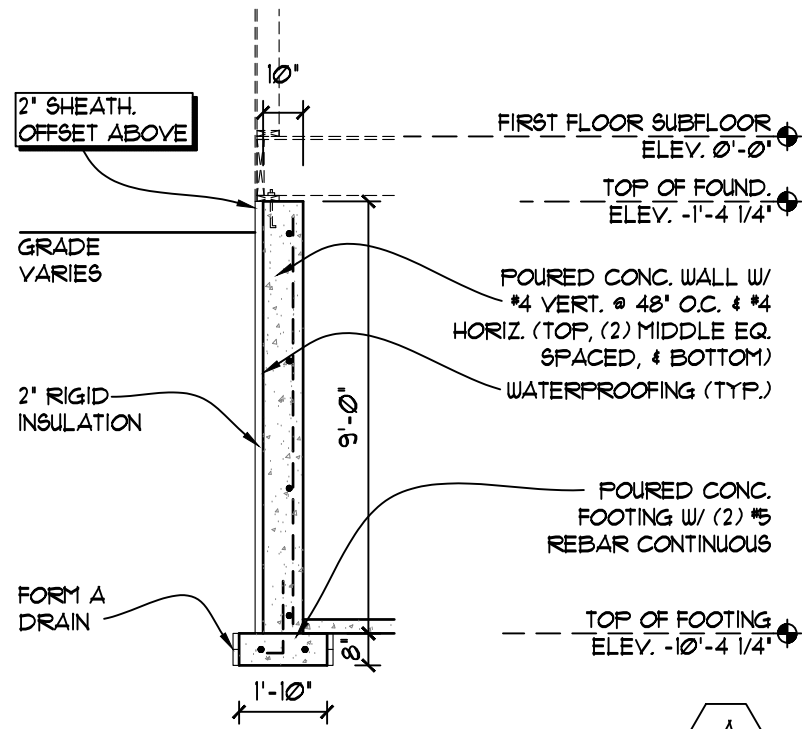
GENERAL FIRST FLOOR NOTES

- FIRST FLOOR SUBFLOOR = 0'-0"
- TYPICAL PLATE HEIGHT 10'-1 1/8' UNLESS NOTED OTHERWISE
- TYPICAL FLAT CEILING TO BE 10'-0" UNLESS NOTED OTHERWISE
- TYPICAL INTERIOR HEADER TO BE 4X4 UNLESS NOTED OTHERWISE
- TYPICAL EXTERIOR HEADER TO BE (2) 2X8 UNLESS NOTED OTHERWISE
- ALL HEADERS ARE DROPPED UNLESS NOTED OTHERWISE
- 2X4 TYPICAL INTERIOR WALL UNLESS DIMENSIONED OTHERWISE
- VERIFY PLUMBING SELECTIONS FOR TUBS AND SHOWER MODULES
- SEE 'GENERAL FOUNDATION NOTES' FOR LIVE AND DEAD LOAD INFORMATION

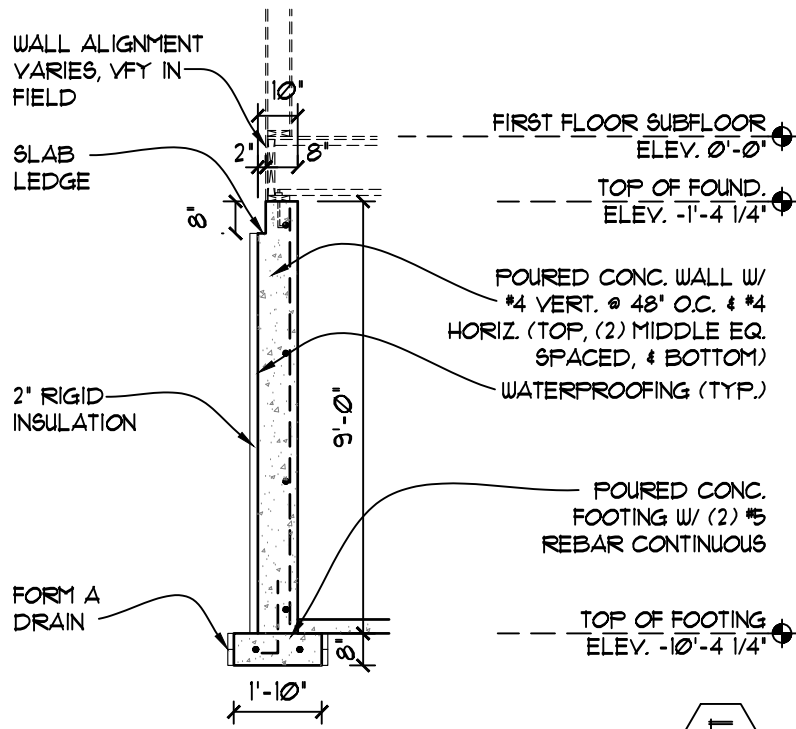
-  - STRUCTURAL WOOD POST
-  - POINT LOAD FROM ABOVE
-  - UNINSULATED WALL
-  - INSULATED WALL
-  - FUTURE WALL

*** NOTES ***

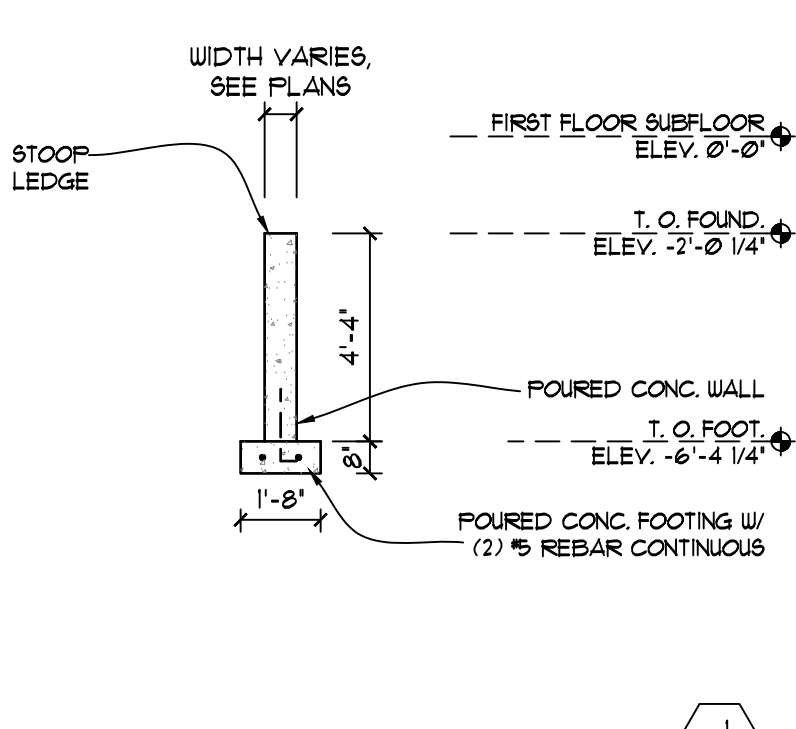
- IT IS THE CONCRETE CONTRACTOR'S RESPONSIBILITY TO VERIFY EMBEDDED CONNECTIONS NEEDED FOR TIE DOING; VERIFY WITH CONSTRUCTION MANAGER.
- IT IS THE CONCRETE CONTRACTOR'S RESPONSIBILITY TO RECOGNIZE AND ACCOUNT FOR THE 2' SHEATHING OVERHANG REQUIRED AT TYPICAL FOUNDATION DETAILS.
- FLOOR JOIST MANUFACTURER TO SUBMIT LAYOUT TO LAKESIDE DEVELOPMENT COMPANY FOR REVIEW, COMPLIANCE, AND APPROVAL PRIOR TO DELIVERY AND INSTALLATION.
- LUMBER COMPANY TO CONFIRM REQUIRED POINT LOADS.



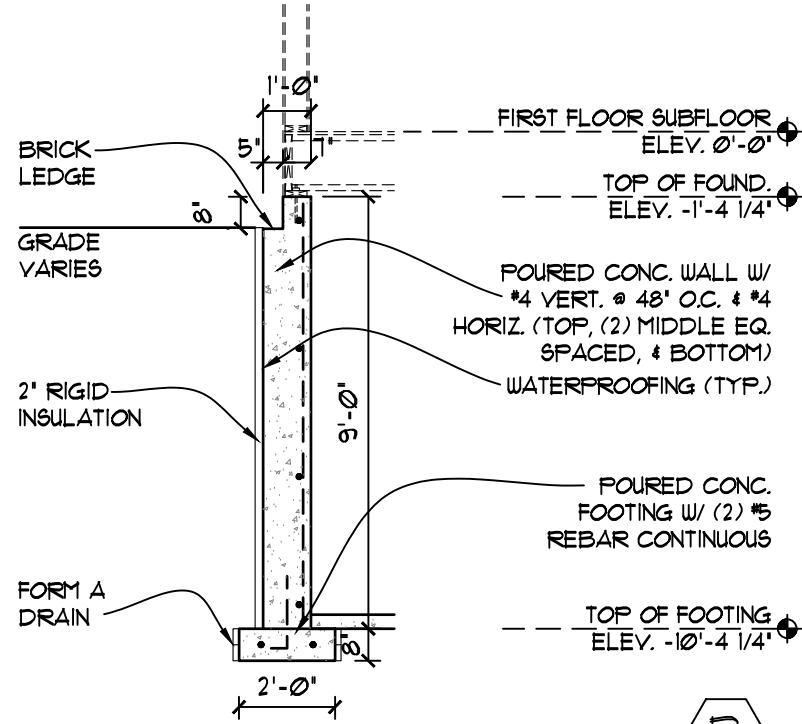
FOUNDATION A
1/4"x1'-0"



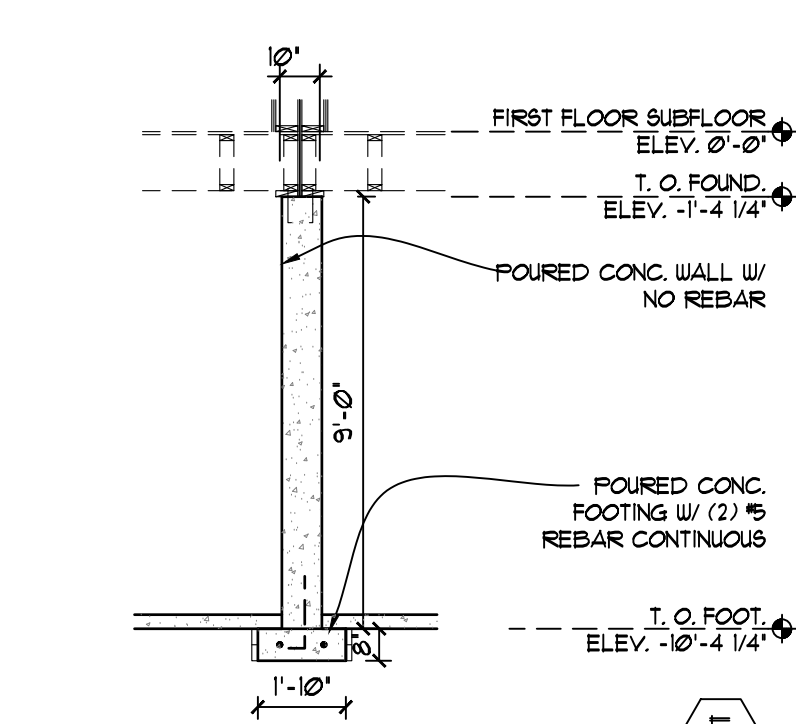
FOUNDATION E
1/4"x1'-0"



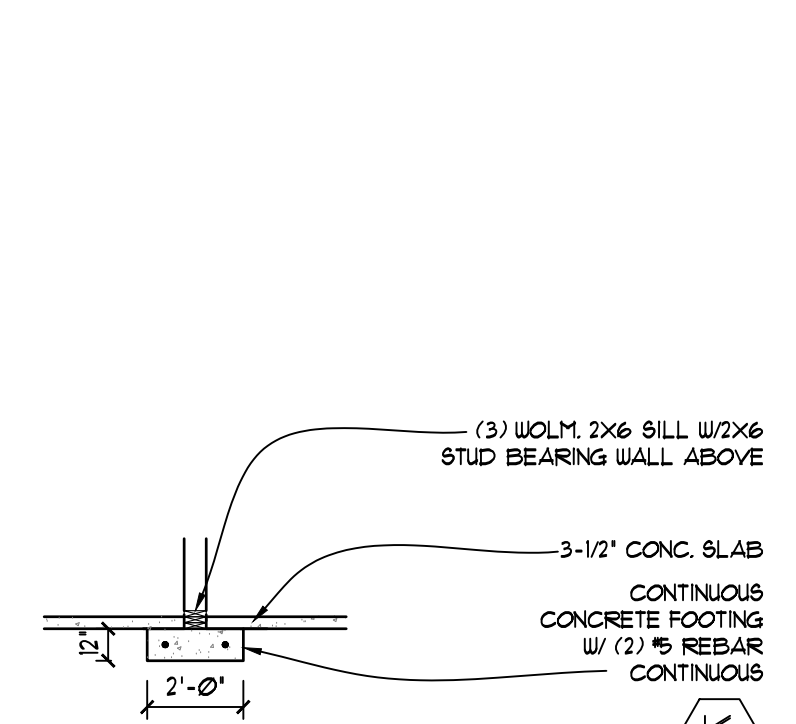
FOUNDATION J
1/4"x1'-0"



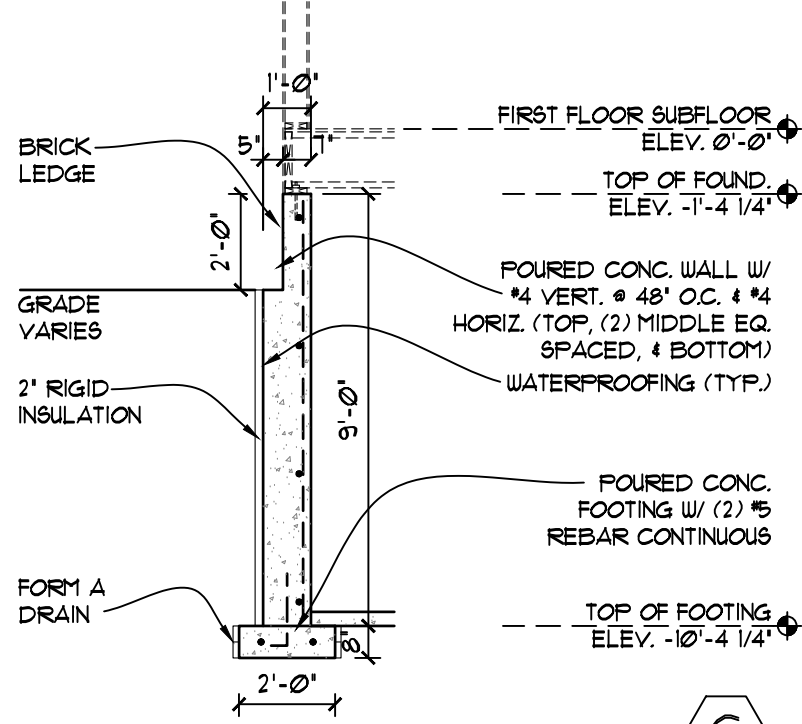
FOUNDATION B
1/4"x1'-0"



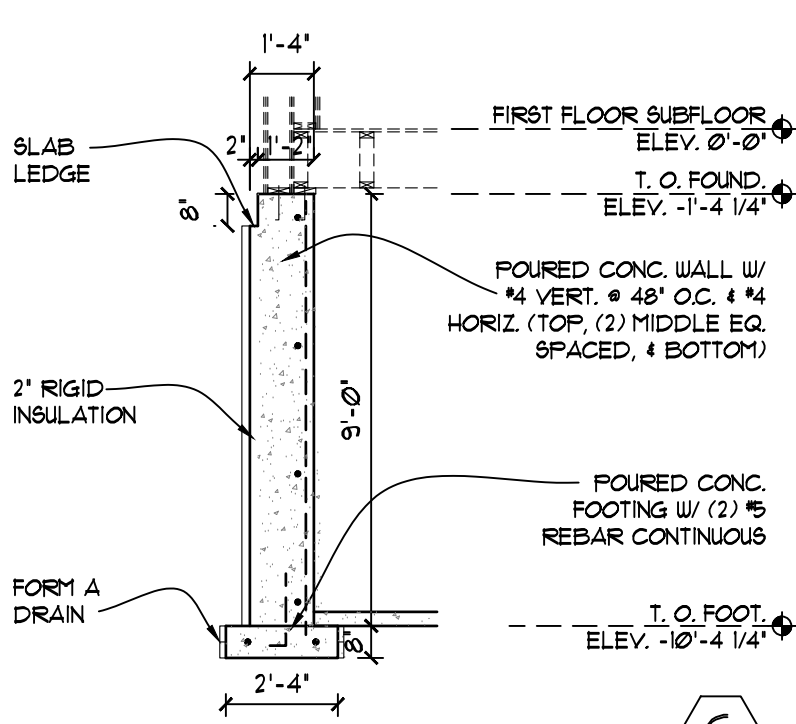
FOUNDATION F
1/4"x1'-0"



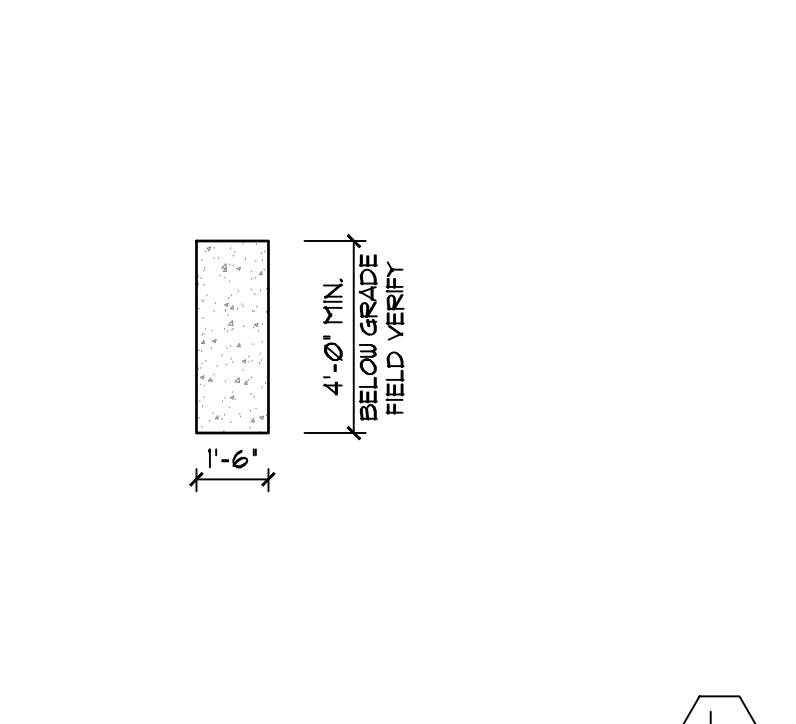
FOUNDATION K
1/4"x1'-0"



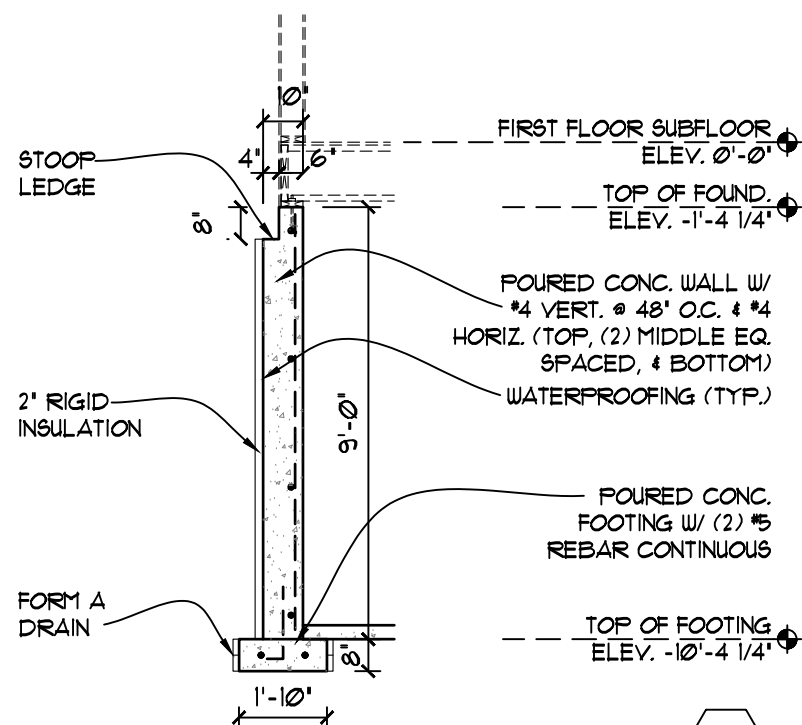
FOUNDATION C
1/4"x1'-0"



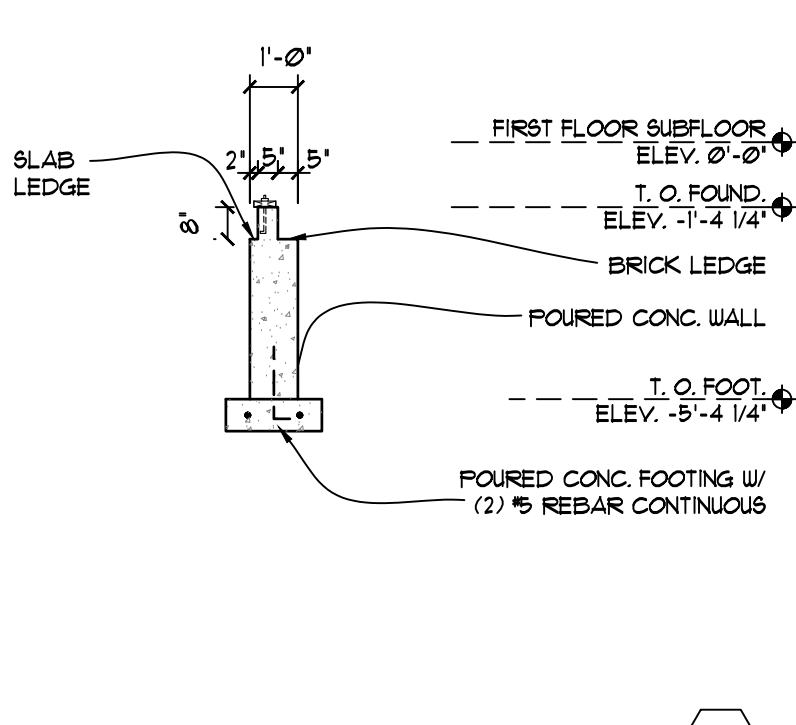
FOUNDATION G
1/4"x1'-0"



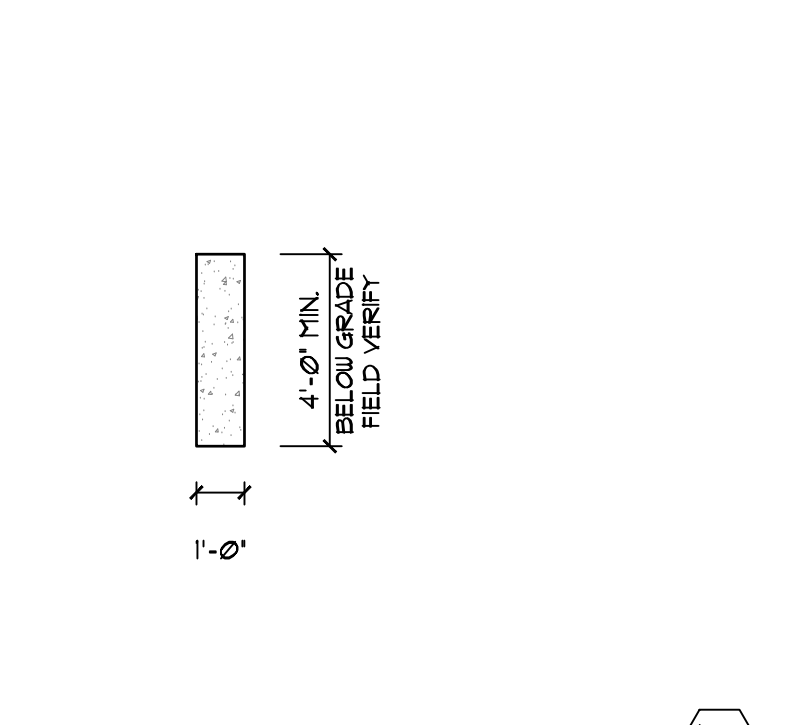
DECK SONOTUBE - L
1/4"x1'-0"



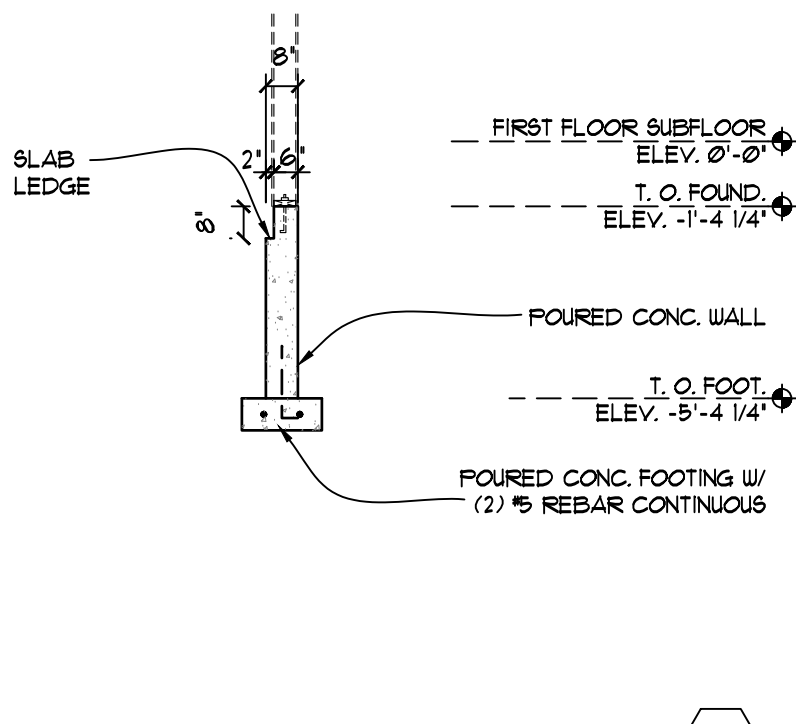
FOUNDATION D
1/4"x1'-0"



FOUNDATION H
1/4"x1'-0"



DECK SONOTUBE - L2
1/4"x1'-0"



FOUNDATION I
1/4"x1'-0"

APPROVED

BY: _____

BY: _____

DATE: _____

REVISIONS

JAN. 15, 2026

JAN. 28, 2026

2/2/2026 3:26:40 PM

ASTER WOODS CONDOMINIUM
LOTS 31 & 32
11620 - 11622 N. ASTER WOODS CIRCLE
MEQUON, WI 53092

LAKESIDE
LUXURY HOMES

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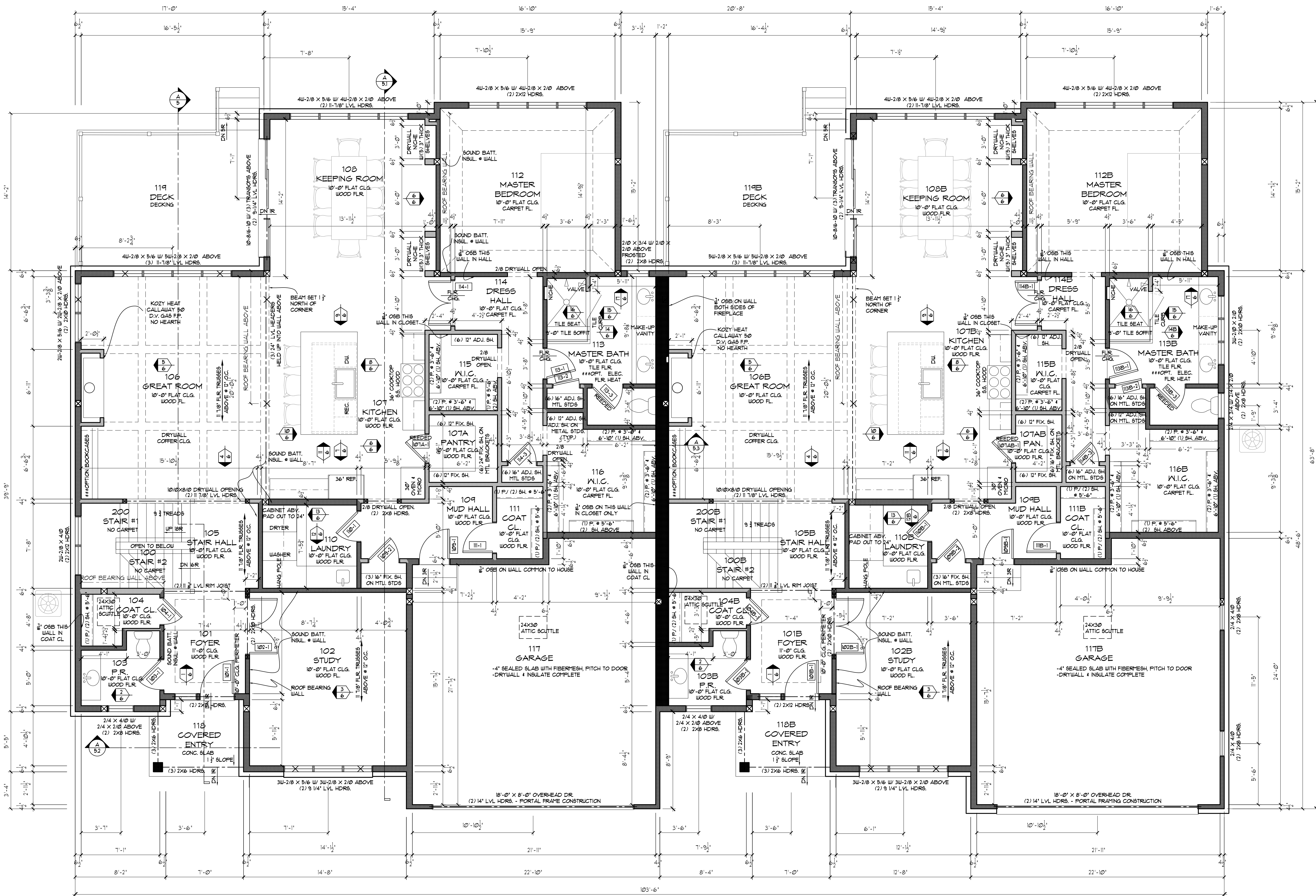
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2.1

FOUND. DETAILS



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3
FIRST FLOOR PLAN

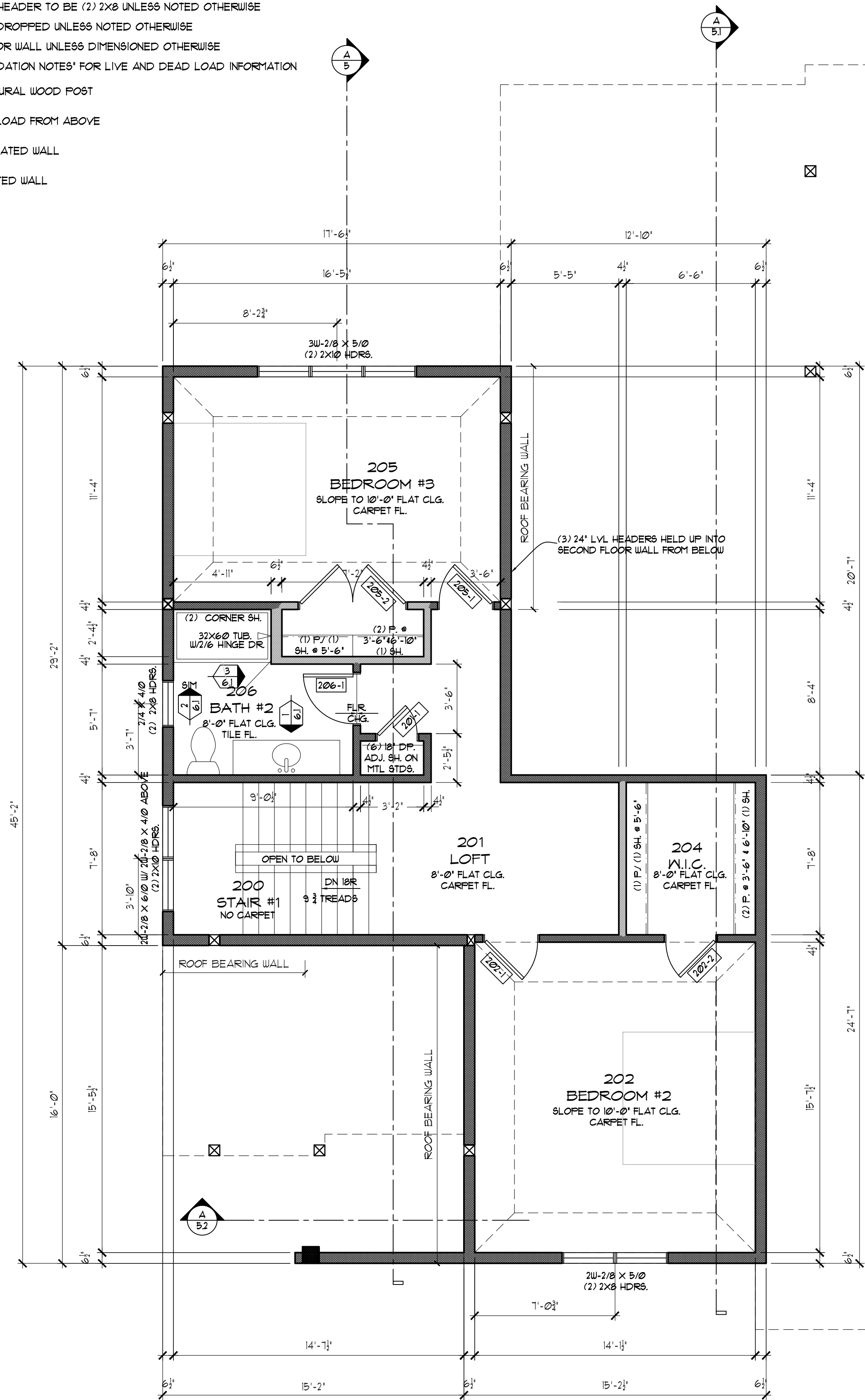
#31 FIRST FLOOR PLAN
1/4" = 1'-0"
2318 SF.

#32 (B) FIRST FLOOR PLAN
1/4" = 1'-0"
2266 SF.

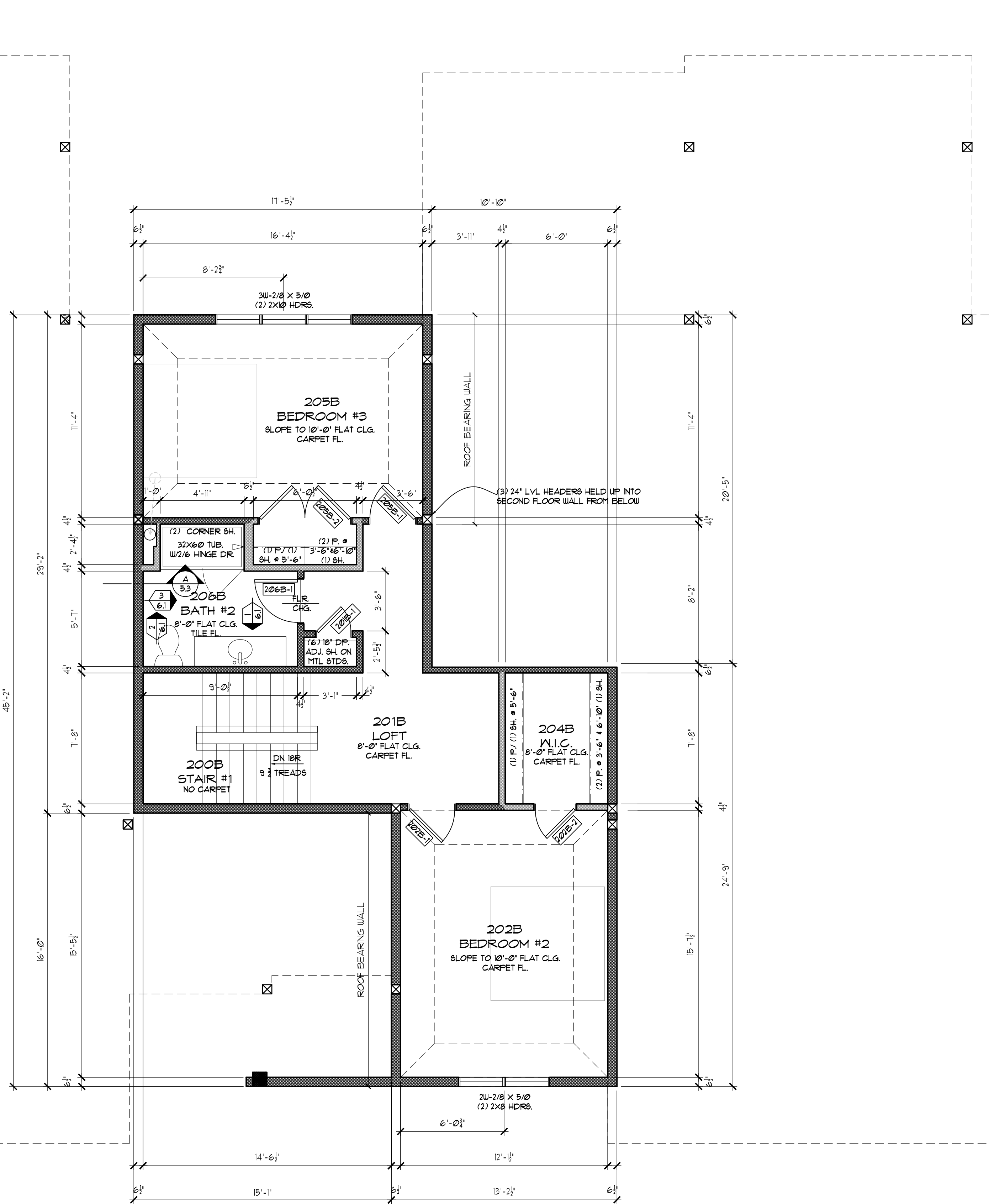
GENERAL SECOND FLOOR NOTES

- FIRST FLOOR SUBFLOOR = 0'-0"
- TYPICAL PLATE HEIGHT 8'-1 1/8" UNLESS NOTED OTHERWISE
- TYPICAL FLAT CEILING TO BE 8'-0" UNLESS NOTED OTHERWISE
- TYPICAL INTERIOR HEADER TO BE 4X4 UNLESS NOTED OTHERWISE
- TYPICAL EXTERIOR HEADER TO BE (2) 2X8 UNLESS NOTED OTHERWISE
- ALL HEADERS ARE DROPPED UNLESS NOTED OTHERWISE
- 2X4 TYPICAL INTERIOR WALL UNLESS DIMENSIONED OTHERWISE
- SEE 'GENERAL FOUNDATION NOTES' FOR LIVE AND DEAD LOAD INFORMATION

- ☒ - STRUCTURAL WOOD POST
- ✕ - POINT LOAD FROM ABOVE
- ░ - UNINSULATED WALL
- ▒ - INSULATED WALL



31 SECOND FLOOR PLAN
1/4" = 1'-0"
186 SF.



32 (B) SECOND FLOOR PLAN
1/4" = 1'-0"
139 SF.

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GENERAL ROOF NOTES

- FIRST FLOOR SUBFLOOR = 0'-0"
- FIRST FLOOR PLATE HEIGHT 10'-1 1/8" UNLESS NOTED OTHERWISE
- SECOND FLOOR PLATE HEIGHT 8'-1 1/8" UNLESS NOTED OTHERWISE
- TYPICAL FLAT CEILINGS UNLESS NOTED OTHERWISE
- SEE 'GENERAL FOUNDATION NOTES' FOR LIVE AND DEAD LOAD INFORMATION
- IT IS THE GUTTER CONTRACTOR'S RESPONSIBILITY TO VERIFY THE REQUIRED DOWNSPOUTS AND COORDINATE LOCATIONS WITH CONSTRUCTION MANAGER
- TRUSS ROOF EXCEPT WHERE NOTED
- TRUSSED ROOF MANUFACTURER TO SUBMIT LAYOUT TO LAKESIDE DEVELOPMENT COMPANY FOR REVIEW AND APPROVAL PRIOR TO DELIVERY AND INSTALLATION

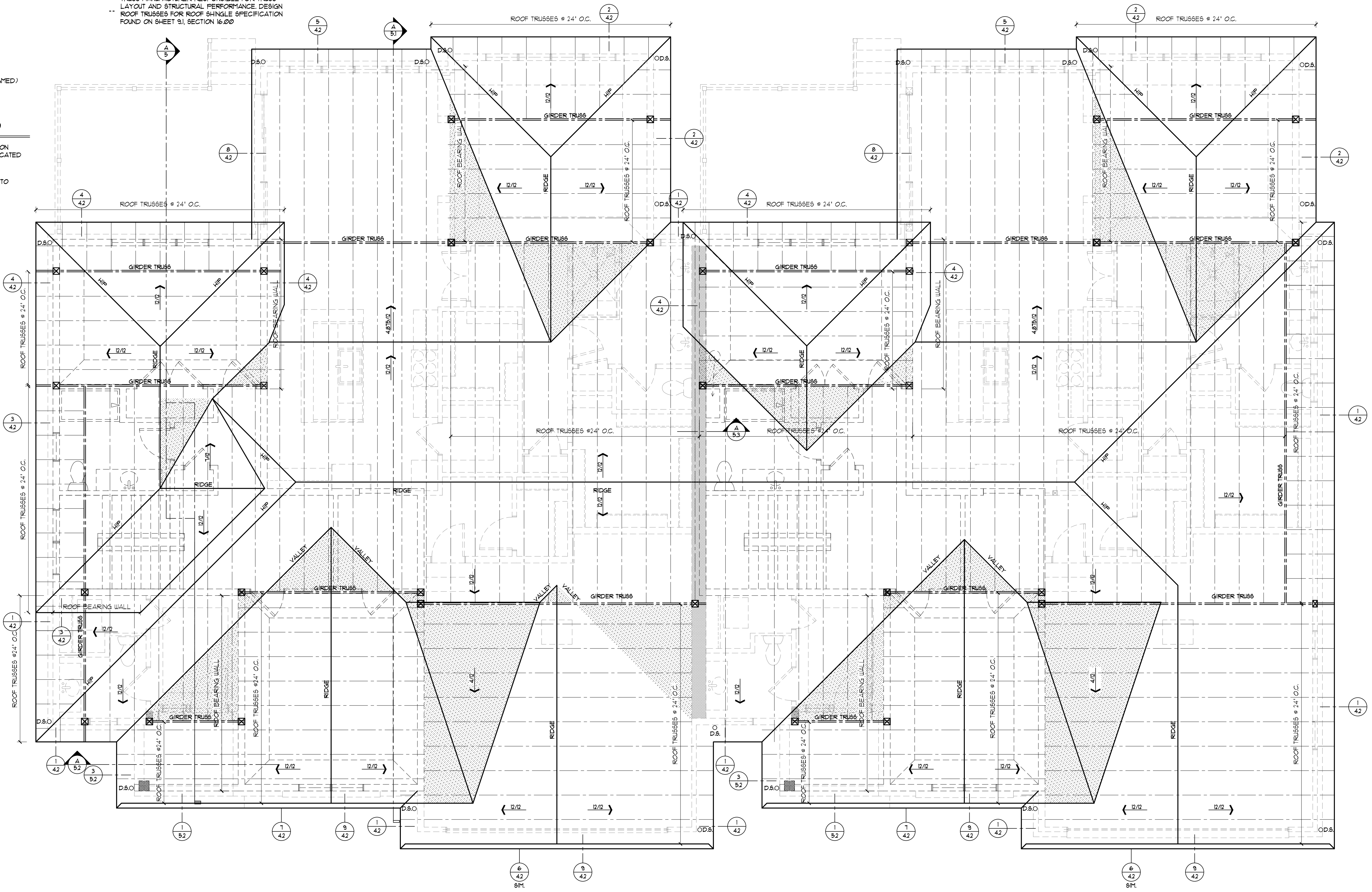
- SHEATHING LINE OR WALL BELOW
- RIDGE / VALLEY / HIP / SHED LINE
- 4" DOWNSPOUT
- AREAS TO BE HANDFRAMED
- AREAS TO BE HANDFRAMED (OVERFRAMED)

ROOF PENETRATIONS

- NO ROOF VENTS OR STACKS TO BE LOCATED ON FRONT OR SIDE FACING ROOFS. ALL TO BE LOCATED ON REAR FACING ROOF.
- ALL ROOF VENTS OR STACKS TO BE PAINTED TO MATCH ROOF SHINGLE COLOR

TRUSS MANUFACTURER

- ARCHITECT MUST HAVE THE OPPORTUNITY TO REVIEW TRUSS LAYOUT FROM TRUSS MANUFACTURER PRIOR TO ORDERING OF TRUSSES
- STRUCTURAL LAYOUTS AND SIZING BASED OFF OF ROOF LAYOUT. TRUSS MANUFACTURER RESPONSIBLE FOR MOST EFFICIENT AND BEST ROOF PERFORMANCE. ANY NECESSARY DEVIATIONS WILL ALTER POINT LOADS, LOCATIONS AND OVERALL STRUCTURAL PERFORMANCE. THEREFORE NOTICE MUST BE GIVEN TO ARCHITECT TO REVISE STRUCTURAL PACKAGE AFFECTED AS NECESSARY
- TRUSS MANUFACTURER RESPONSIBLE FOR TRUSS LAYOUT AND STRUCTURAL PERFORMANCE. DESIGN ROOF TRUSSES FOR ROOF SHINGLE SPECIFICATION FOUND ON SHEET 91, SECTION 16.00



#31 ROOF PLAN
1/4" = 1'-0"

#32 ROOF PLAN
1/4" = 1'-0"

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DATE: _____

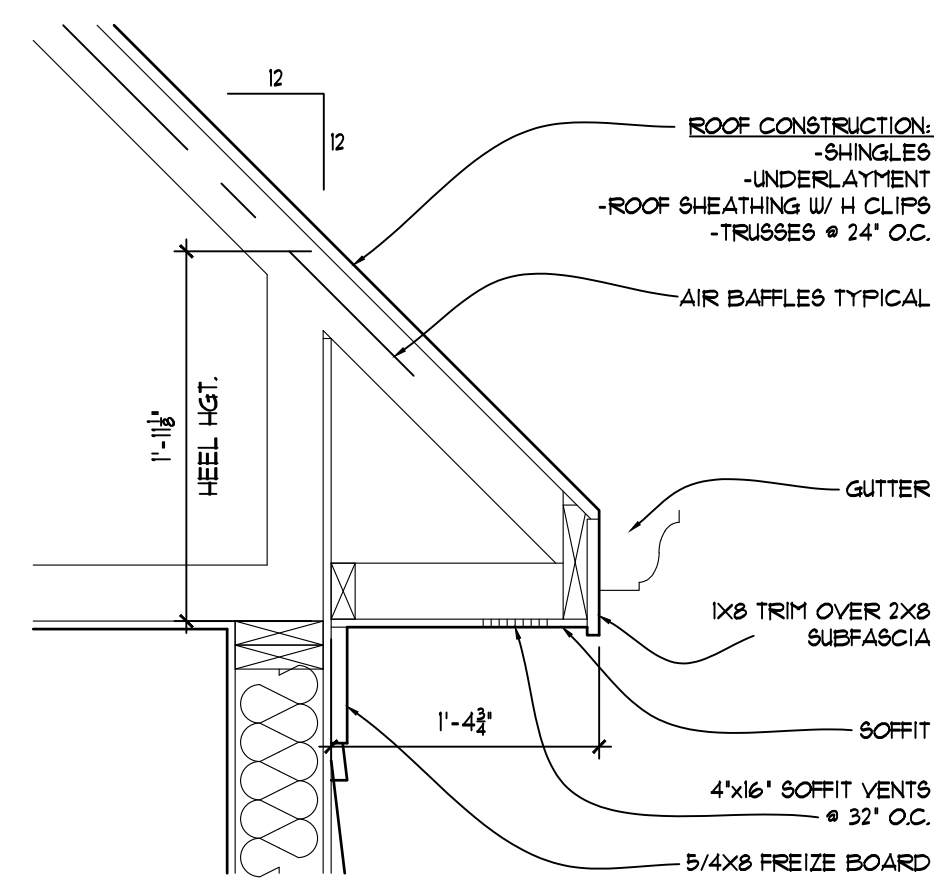
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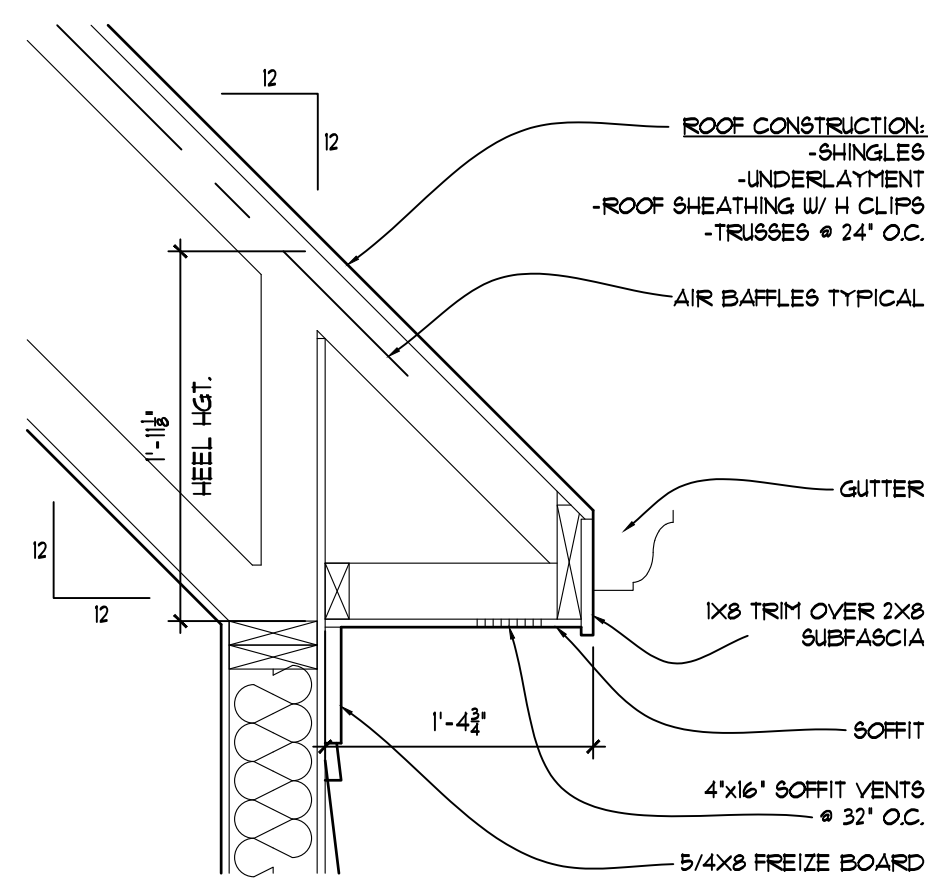
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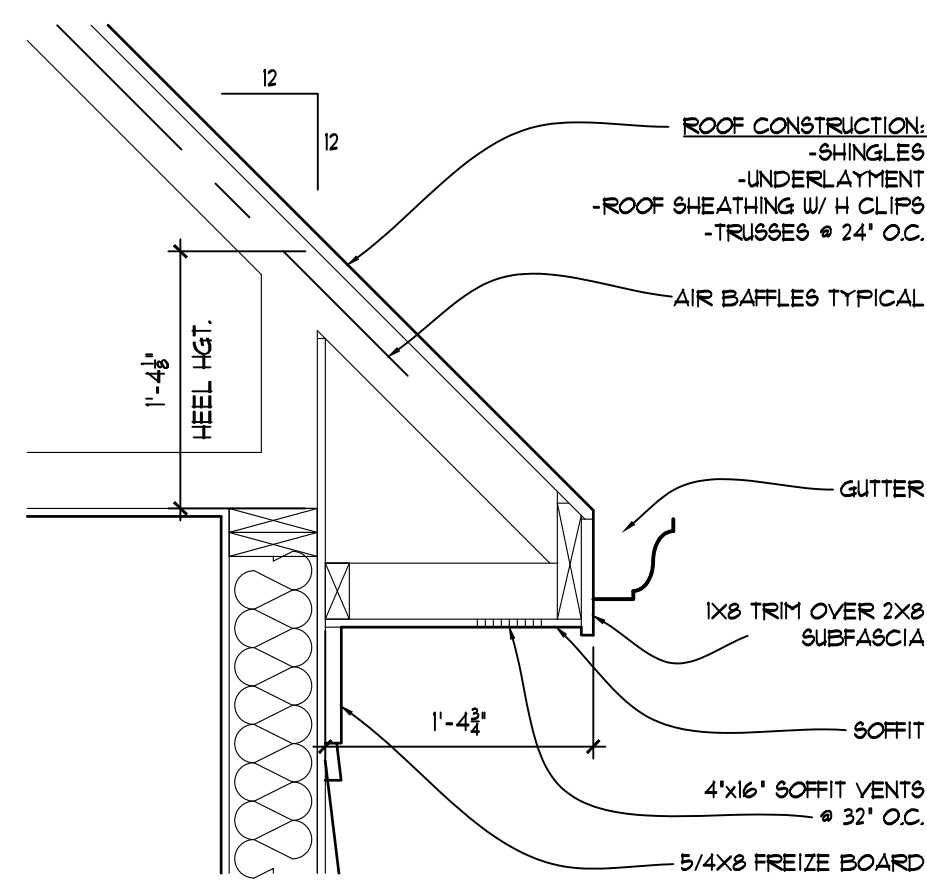
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ROOF PLAN



SOFFIT - 12/12 - 1ST FLOOR TYP.



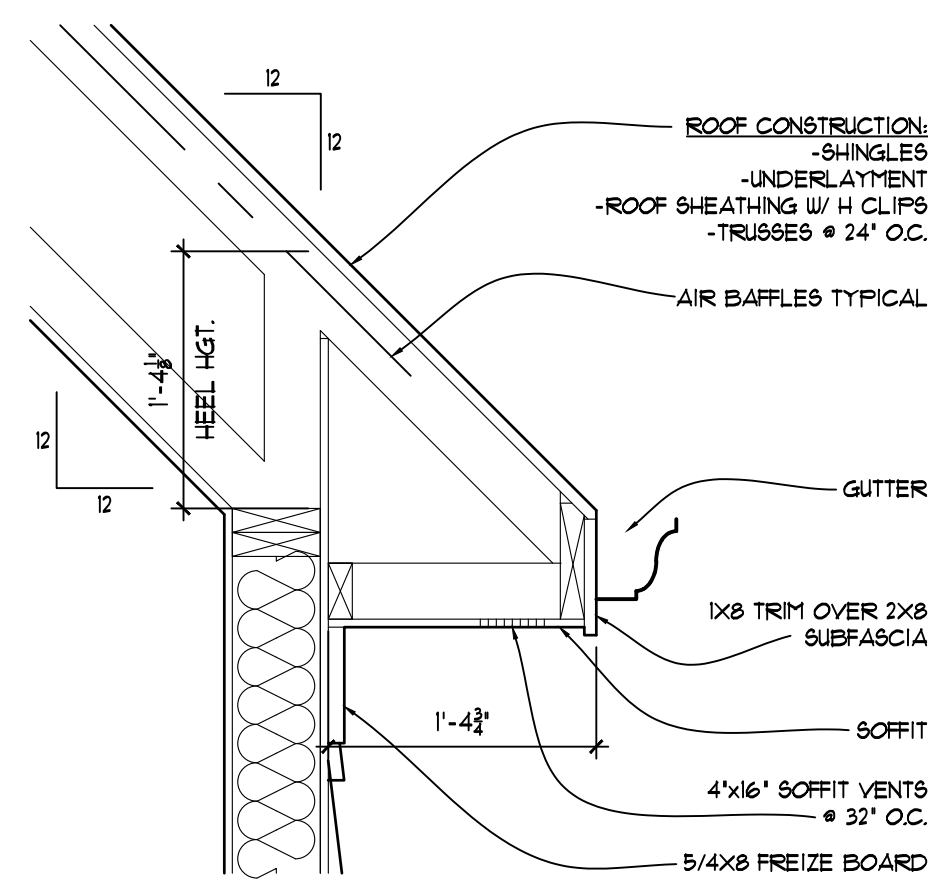
2 SOFFIT - 12/12 W/ TRAY - 1ST FLR TYP.
4.2 SCALE 1" = 1'-0"



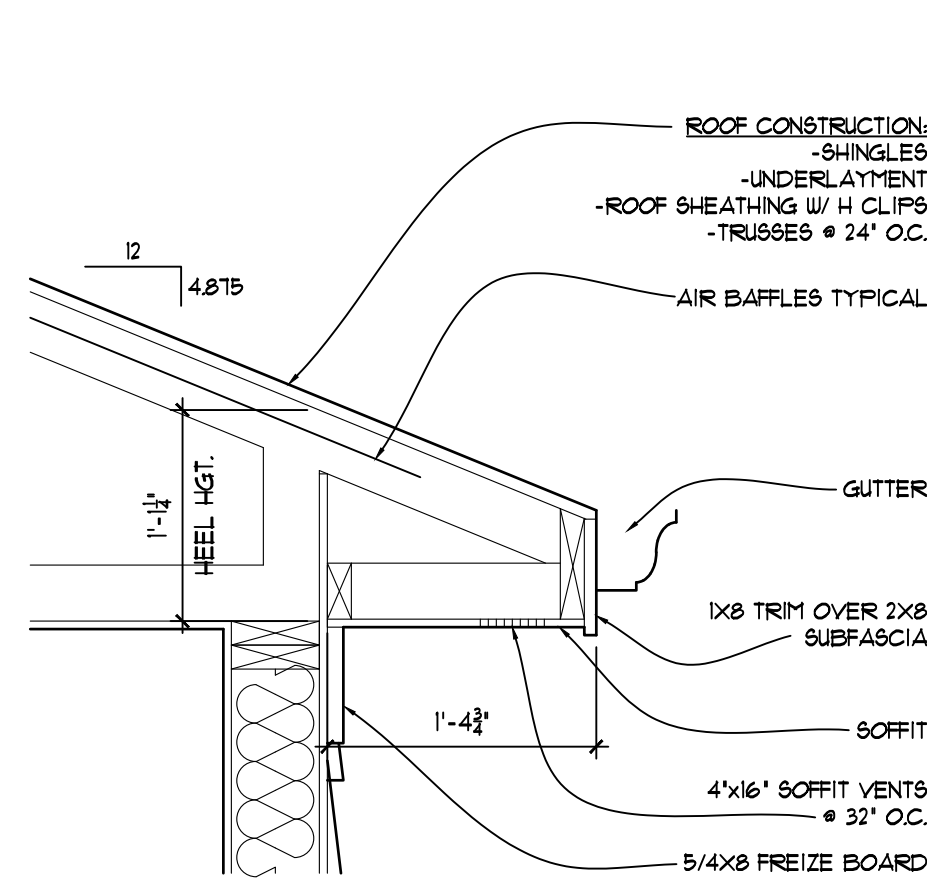
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SOFFIT - 12/12 - 2ND FLR TYP.

SCALE 1" = 1'-0"



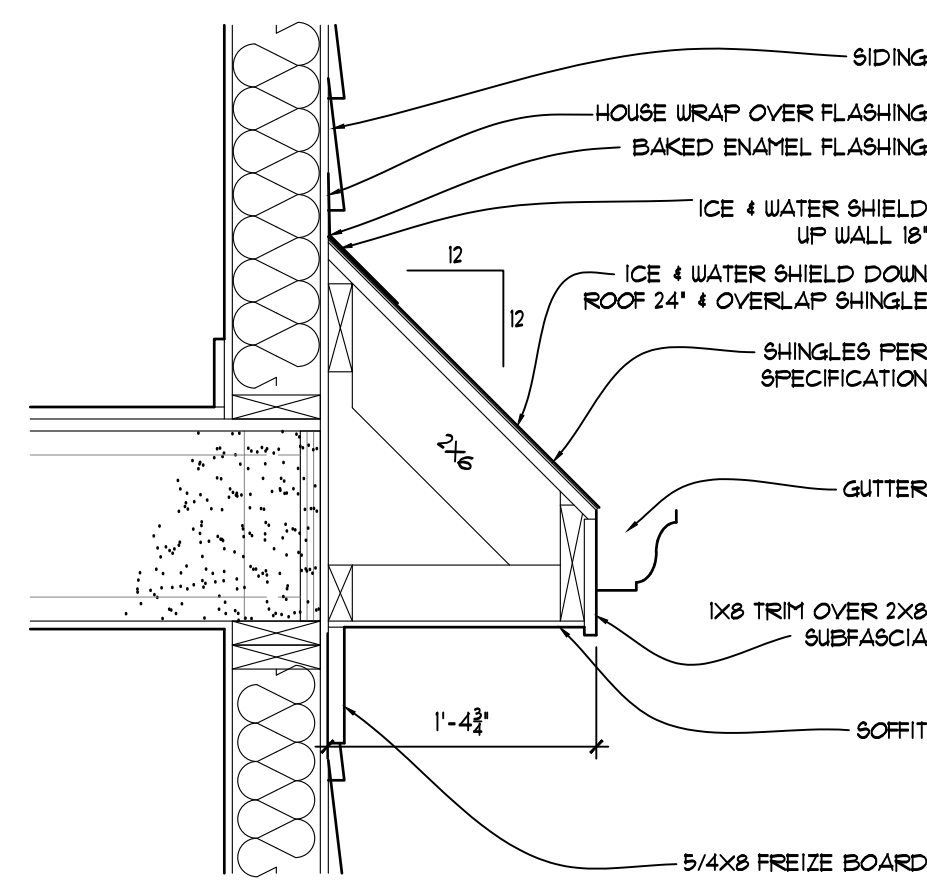
4 SOFFIT - 12/12 W/ TRAY - 2ND FLR TYP.
4.2
SCALE 1" = 1'-0"



5
4.2

SOFFIT - 4.875/12

SCALE 1" = 1'-0"



6
4.2

ROOF RETURN - 12/12 - SIDING

SCALE 1" = 1'-0"

APPROVED

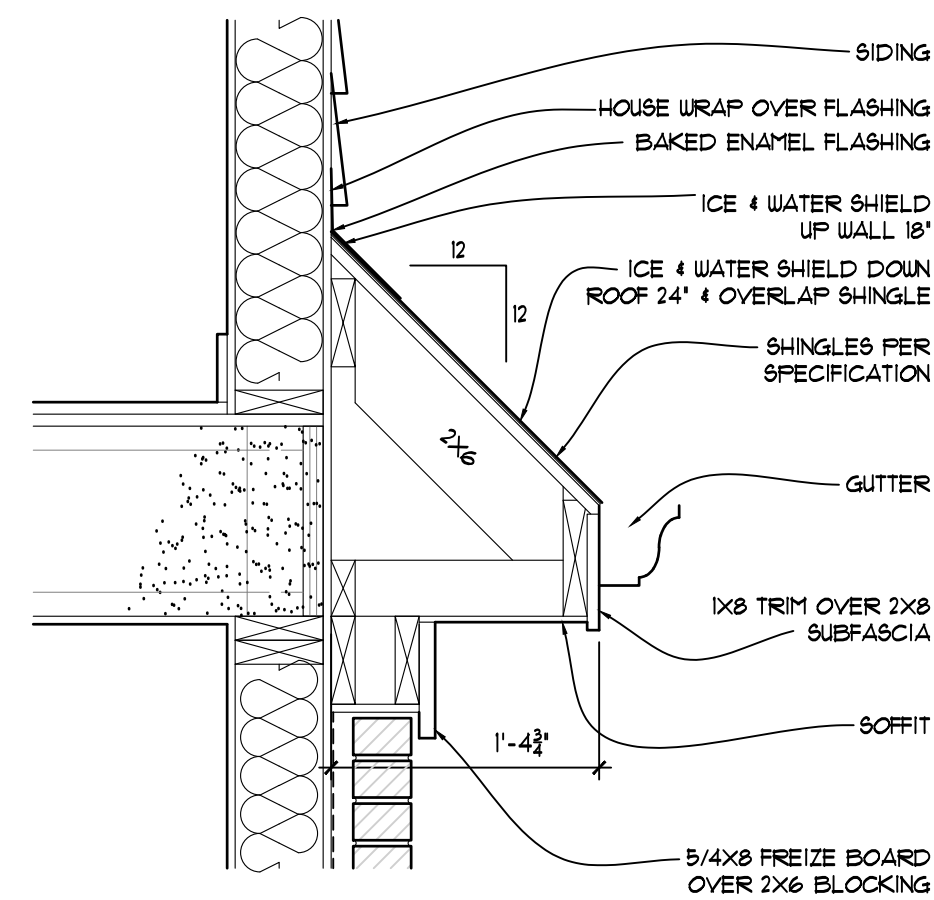
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BY: _____

DATE: _____

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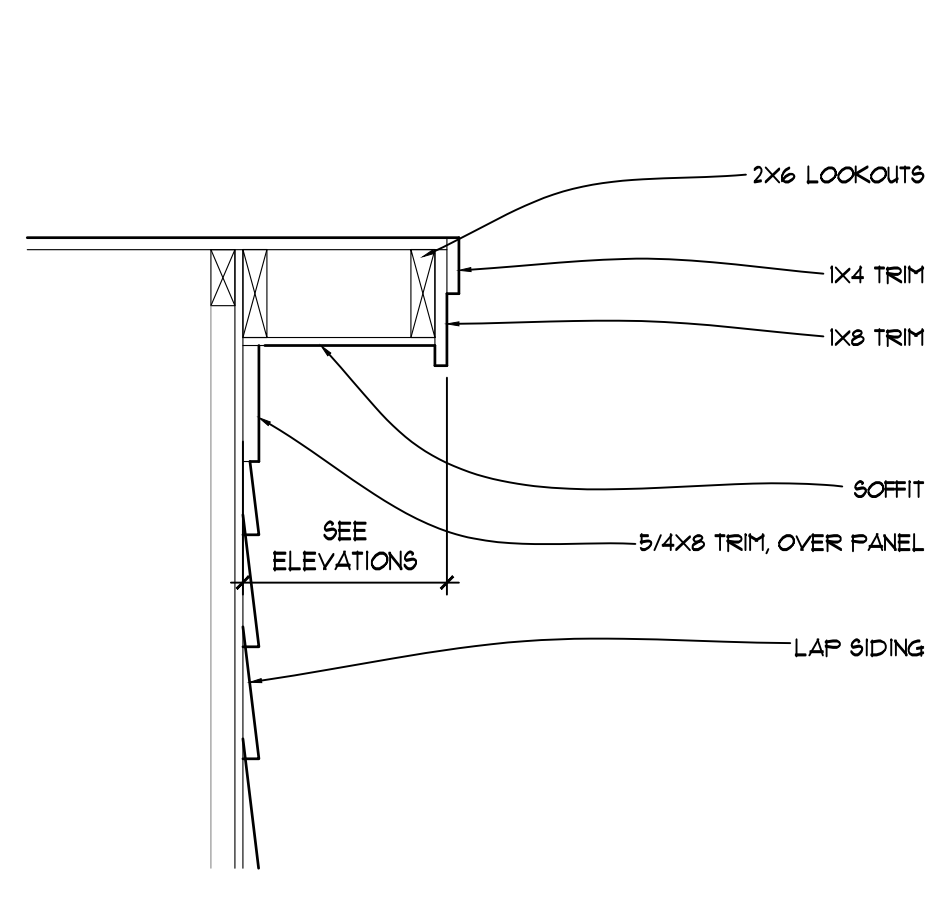
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7
4.2

ROOF RETURN - 12/12 - BRICK

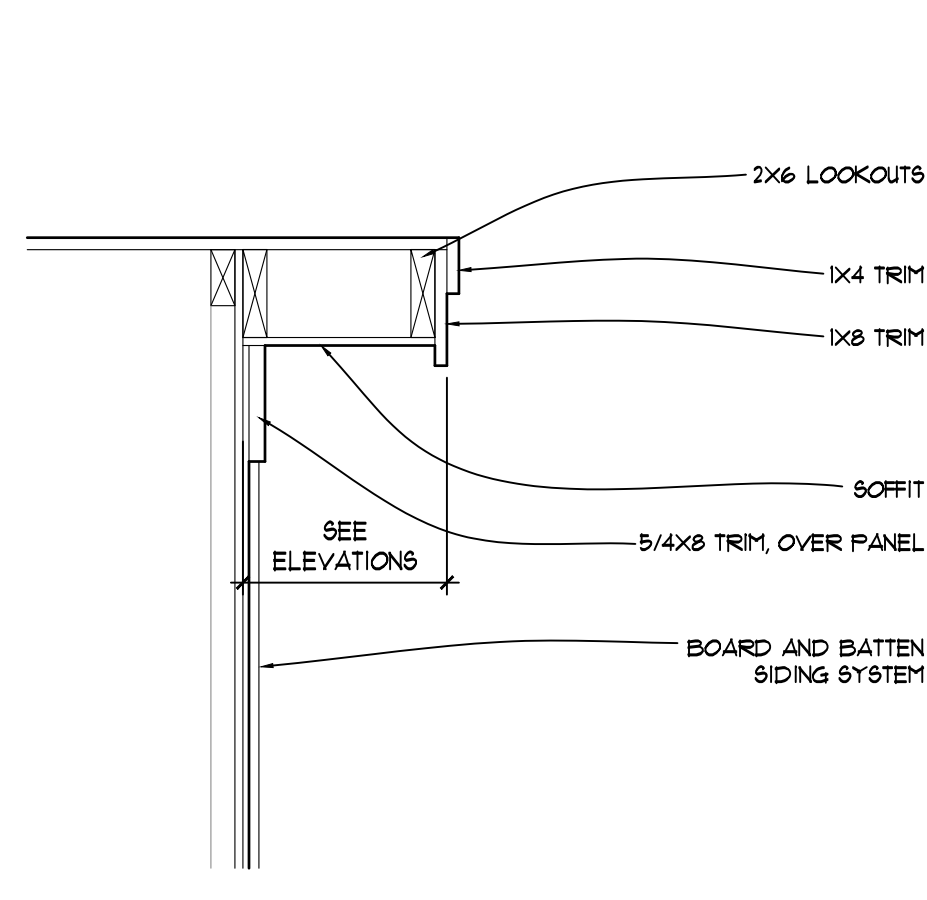
SCALE 1" = 1'-0"



8
4.2

GABLE DETAIL - LAP SIDING

SCALE 1" = 1'-0"



9
42

GABLE DETAIL - BOARD & BATTEN

SCALE 1" = 1'-0"

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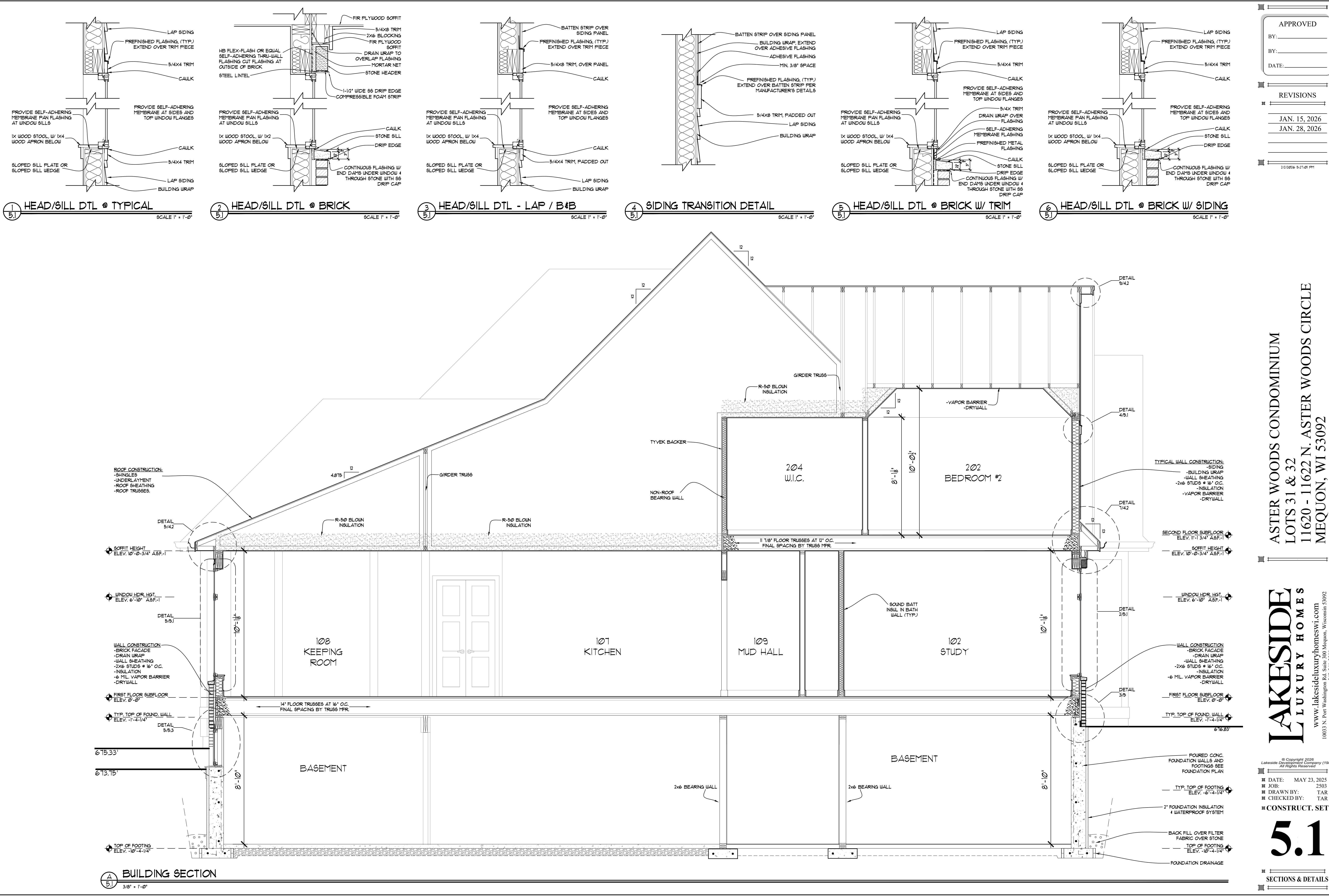
ROOF DETAILS



5

SECTIONS & DETAILS





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SECTIONS & DETAILS

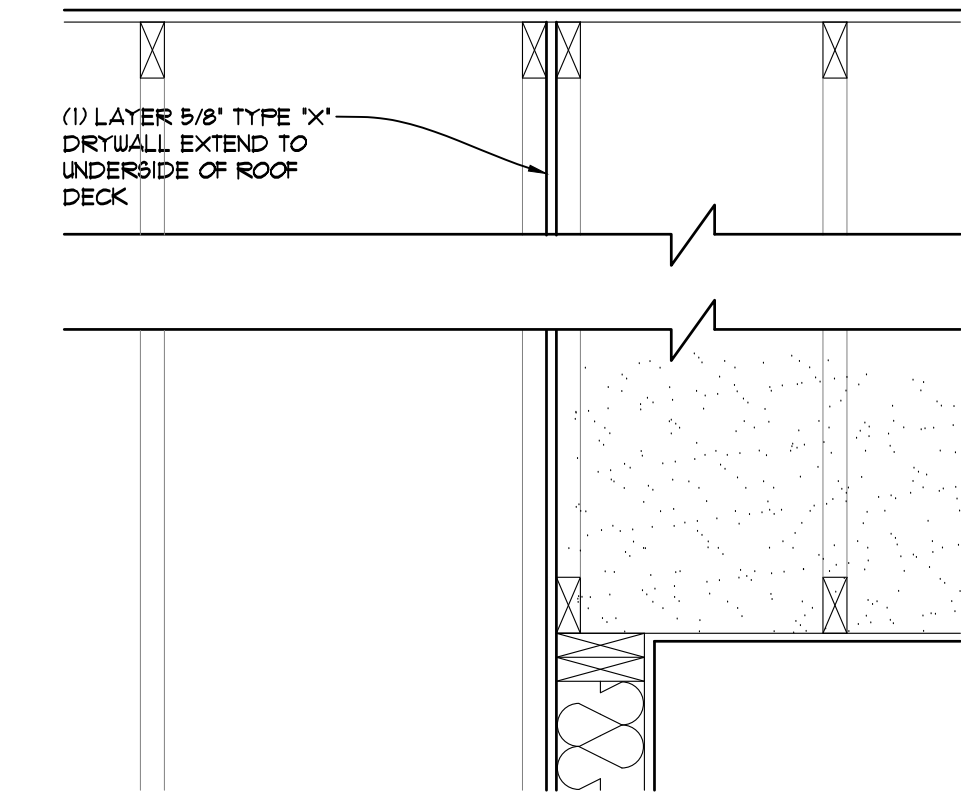
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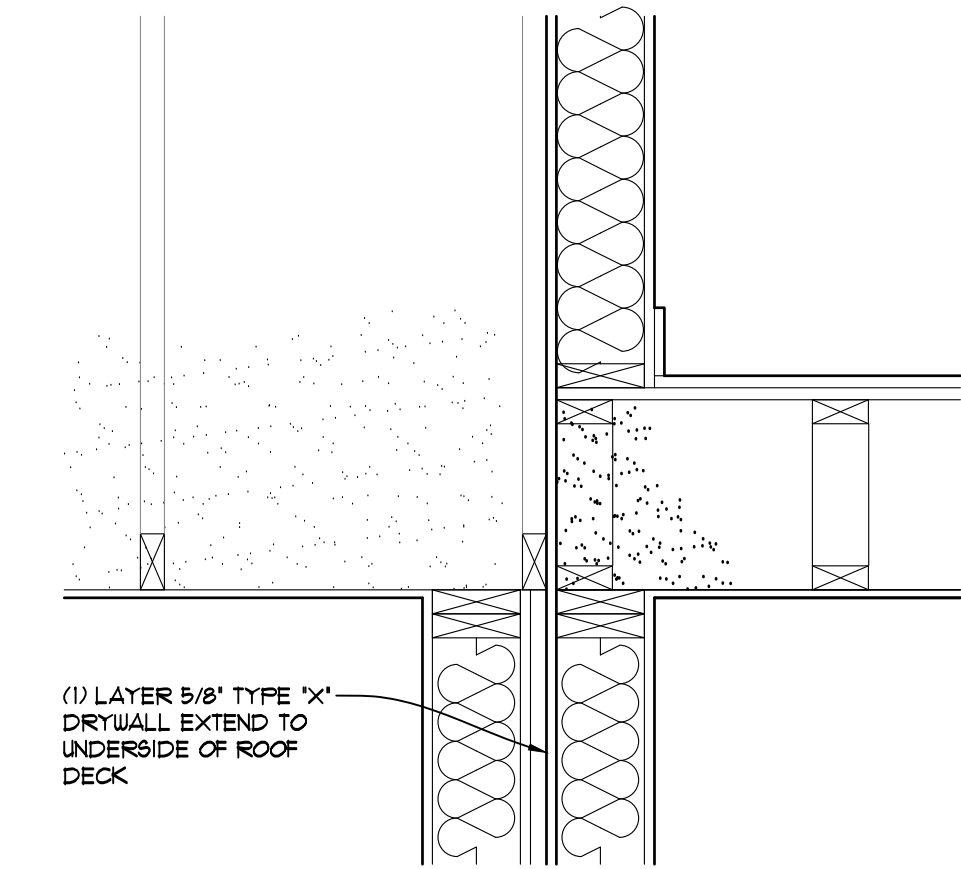
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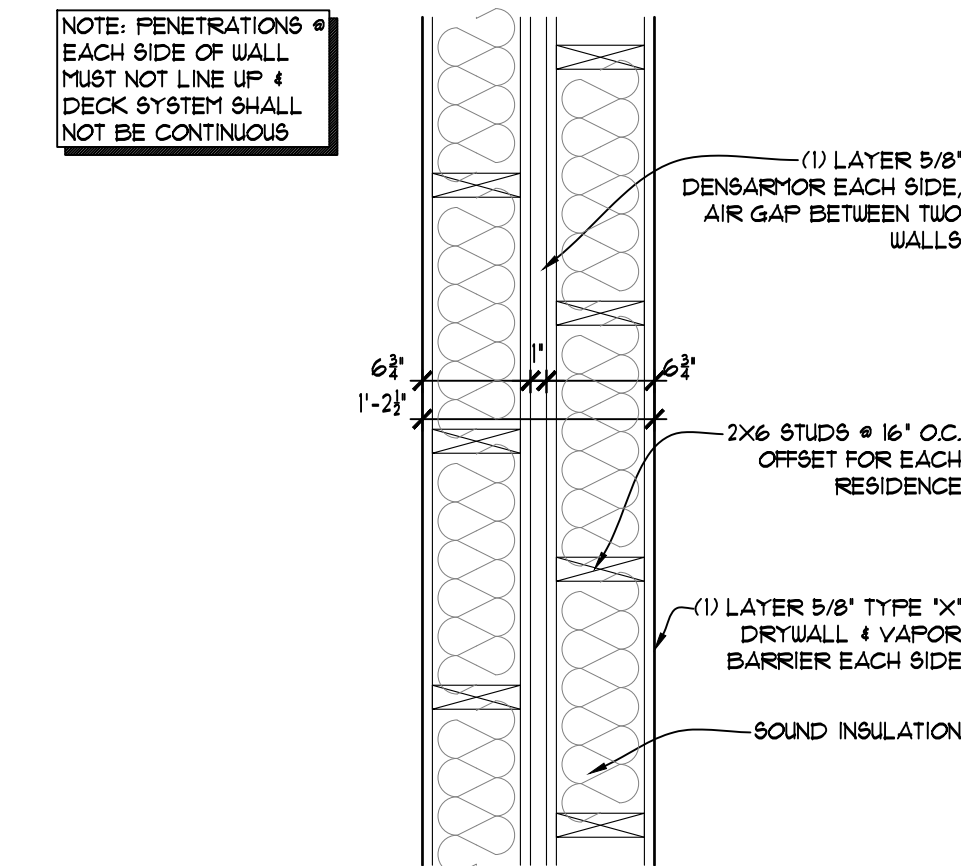
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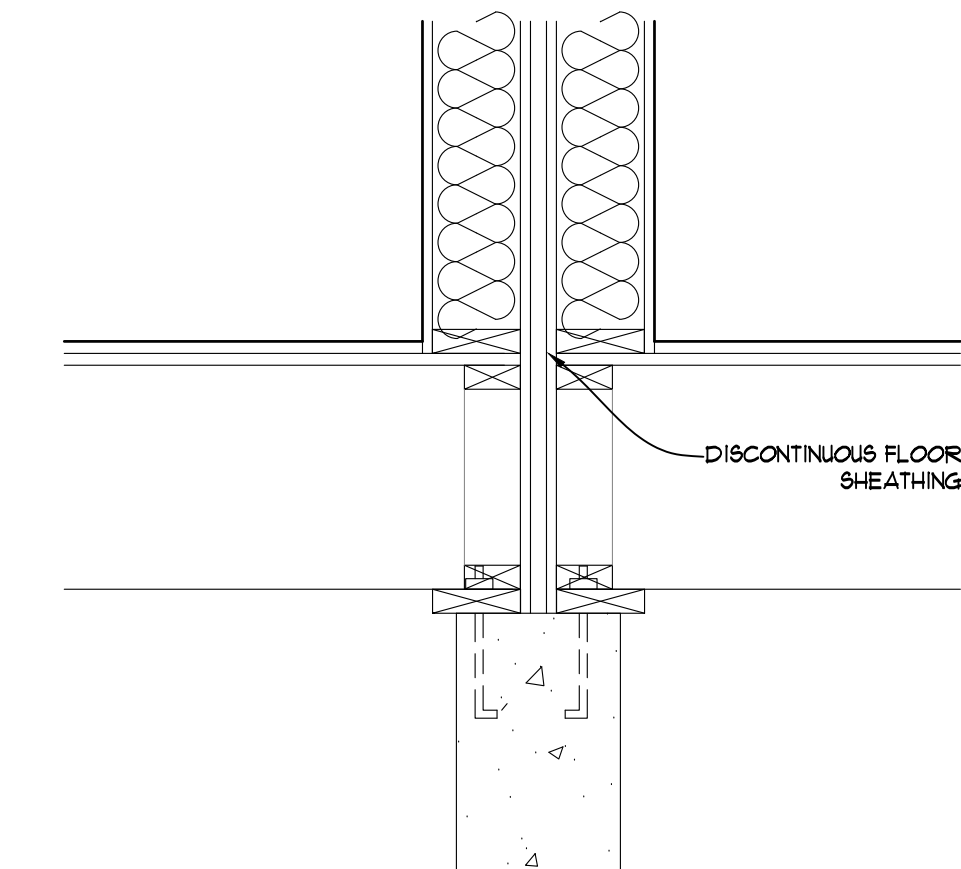
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5.3 PARTITION WALL SECTION @ ROOF
SCALE 1" = 1'-0"



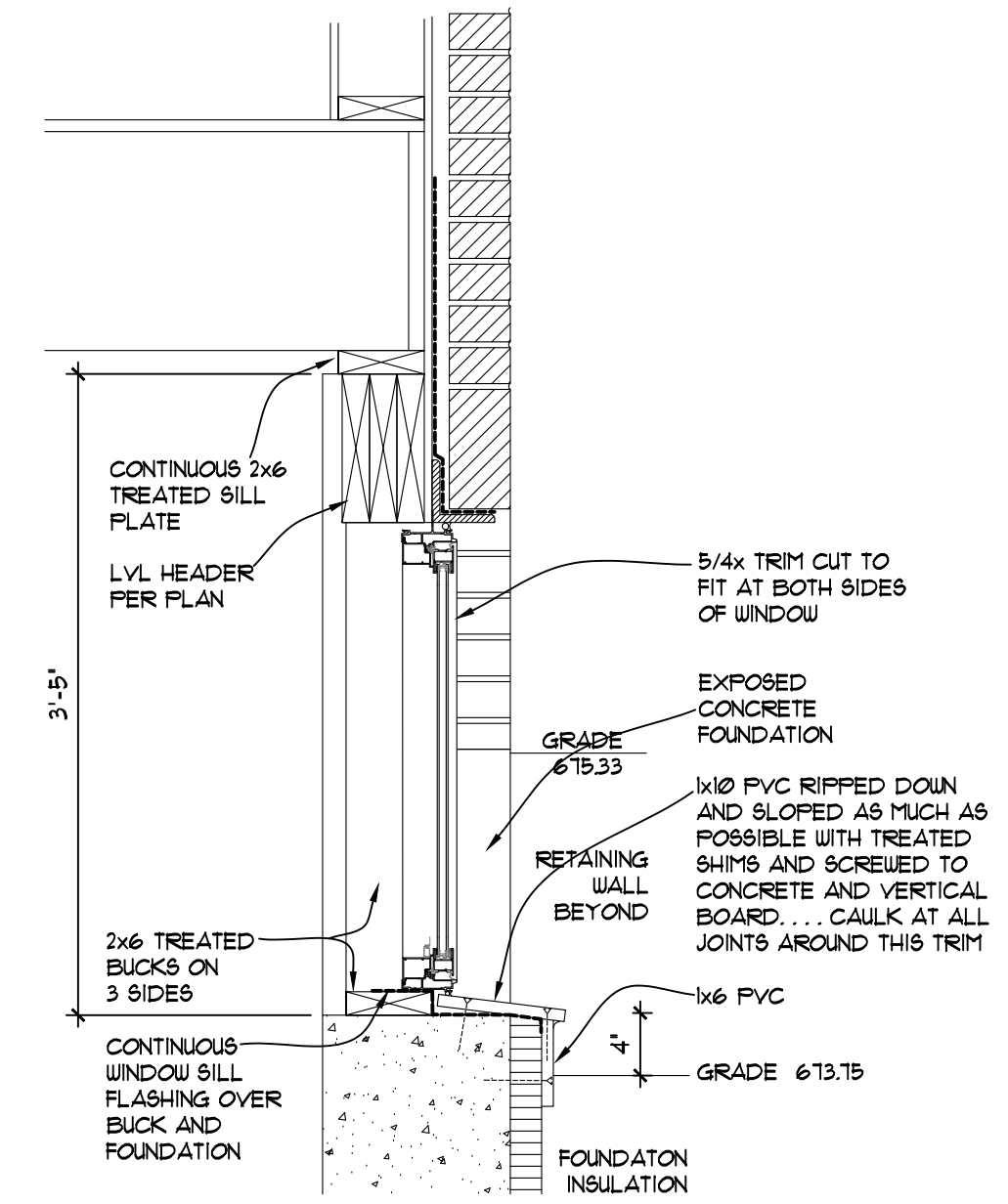
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5.3 PARTITION WALL SECTION @ PLATE
SCALE 1" = 1'-0"



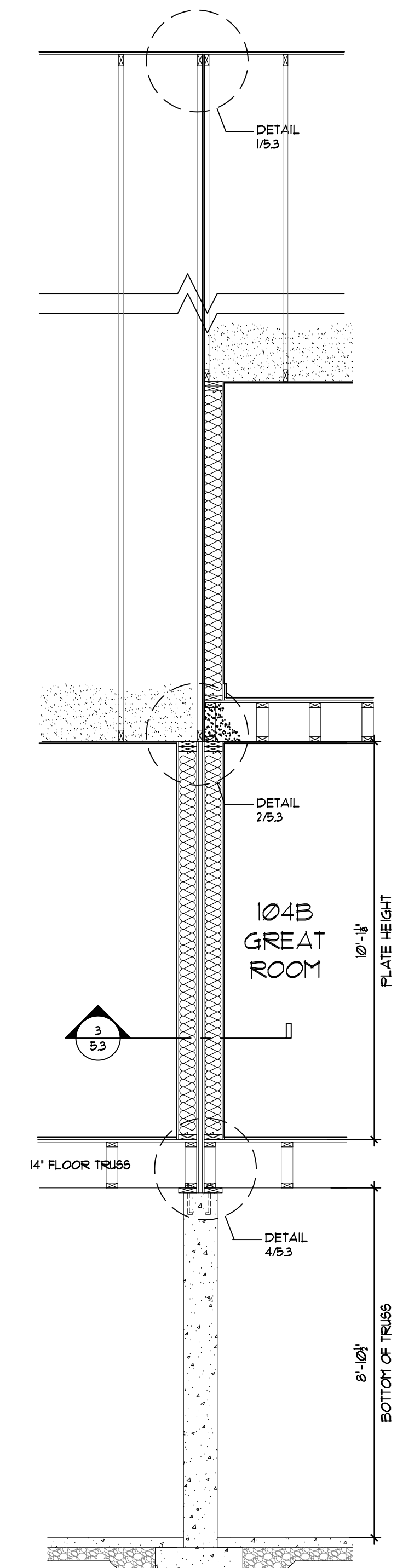
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5.3 PARTITION WALL - PLAN VIEW
SCALE 1" = 1'-0"



4
5.3 PARTITION WALL SECTION @ FLOOR
SCALE 1" = 1'-0"



5
5.3 SECTION @ REAR BASEMENT WINDOW
SCALE 1" = 1'-0"



5.3 PARTITION WALL
SCALE 1" = 1'-0"

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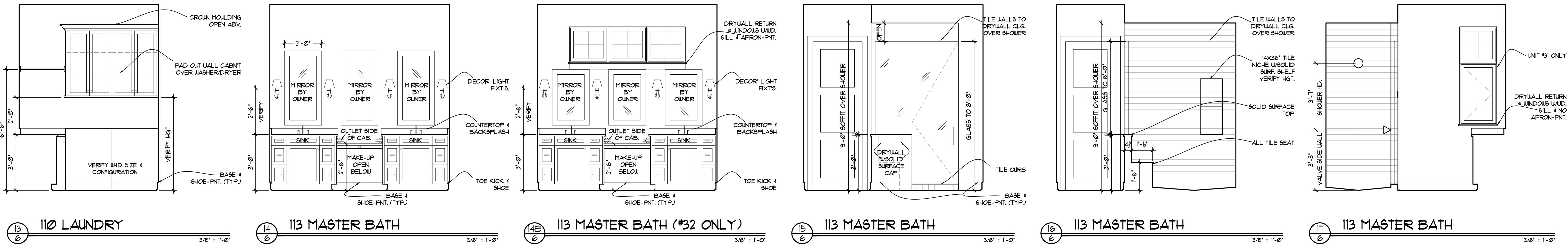
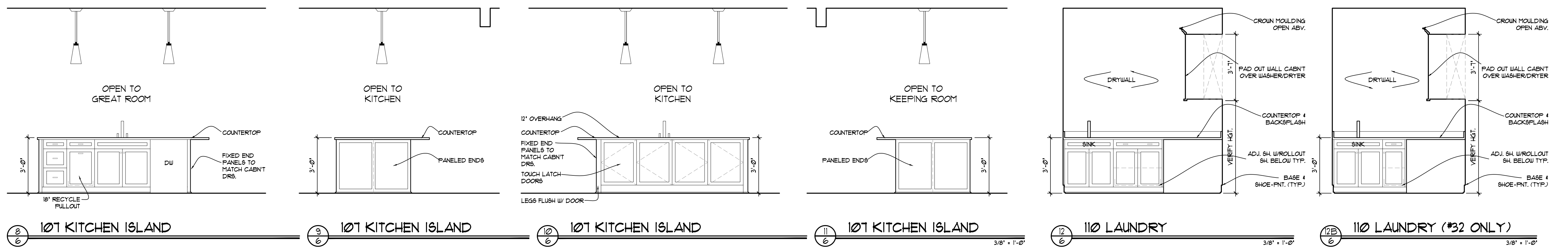
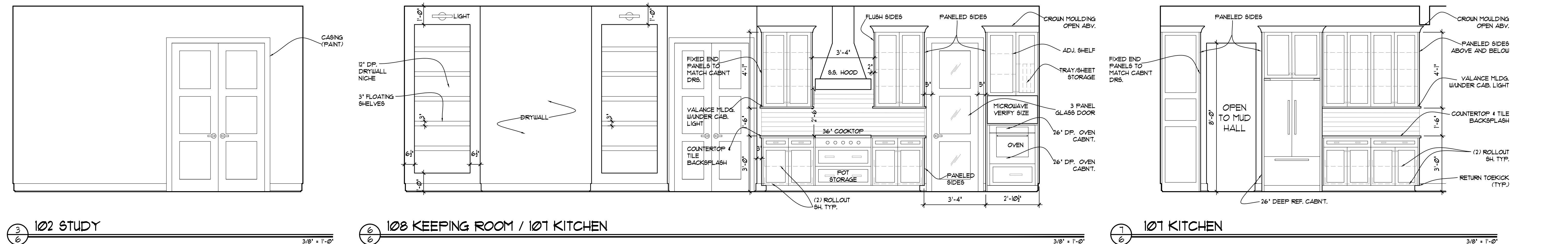
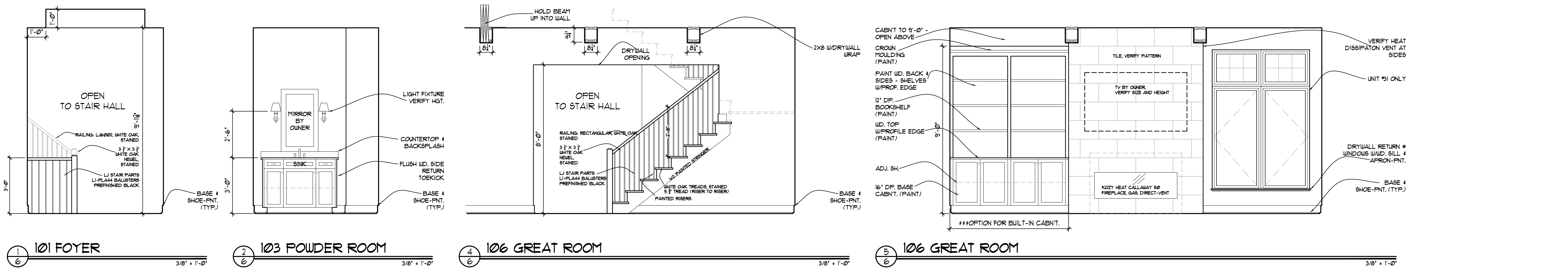
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5.3

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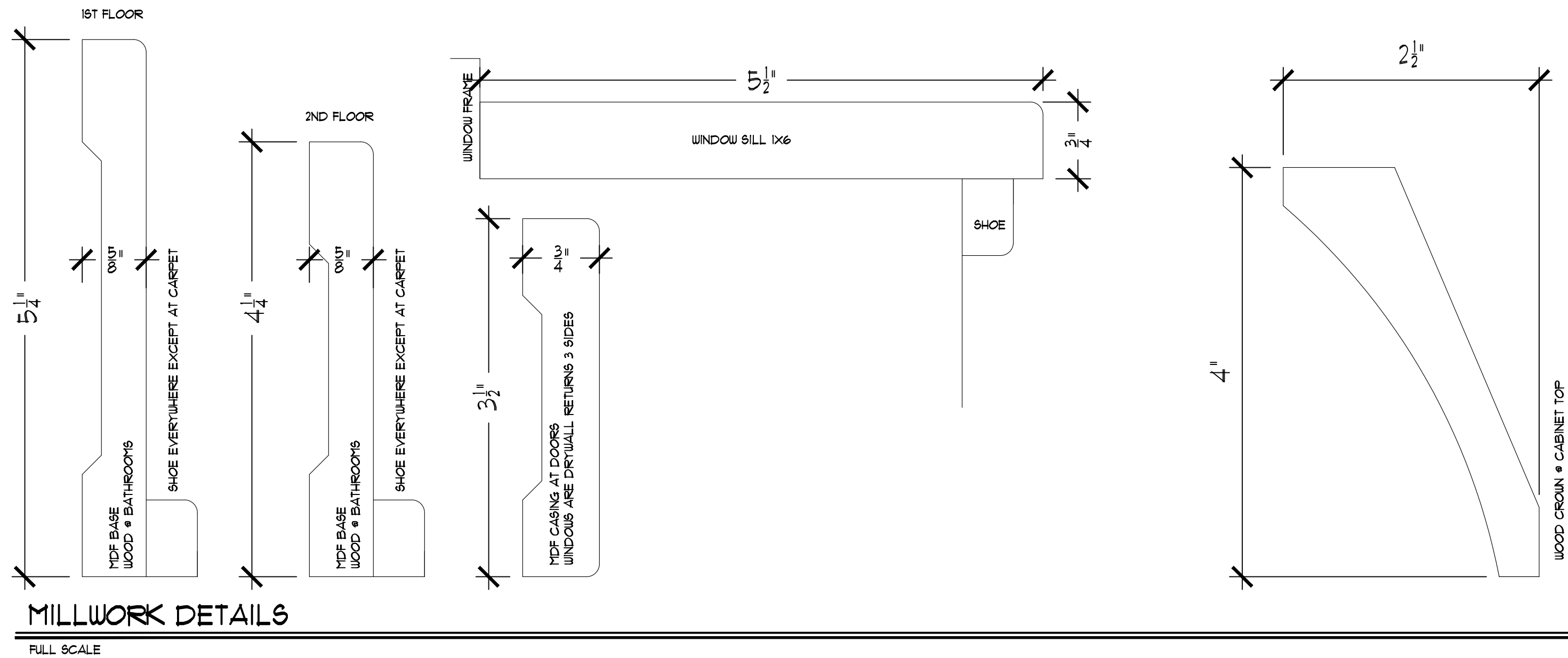
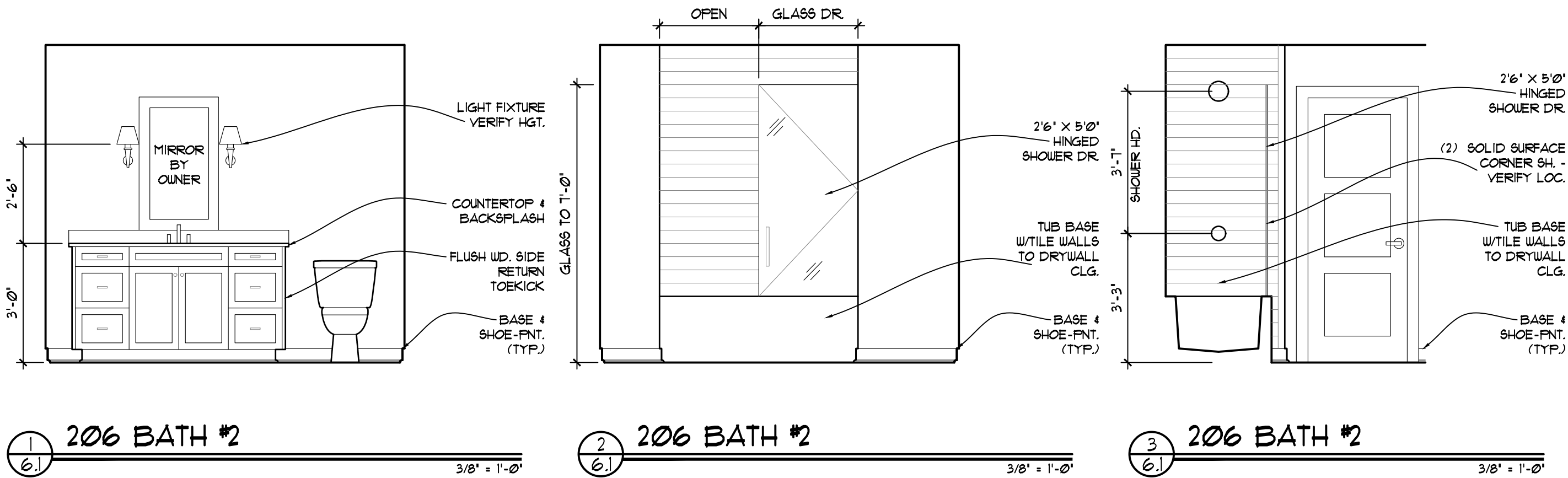


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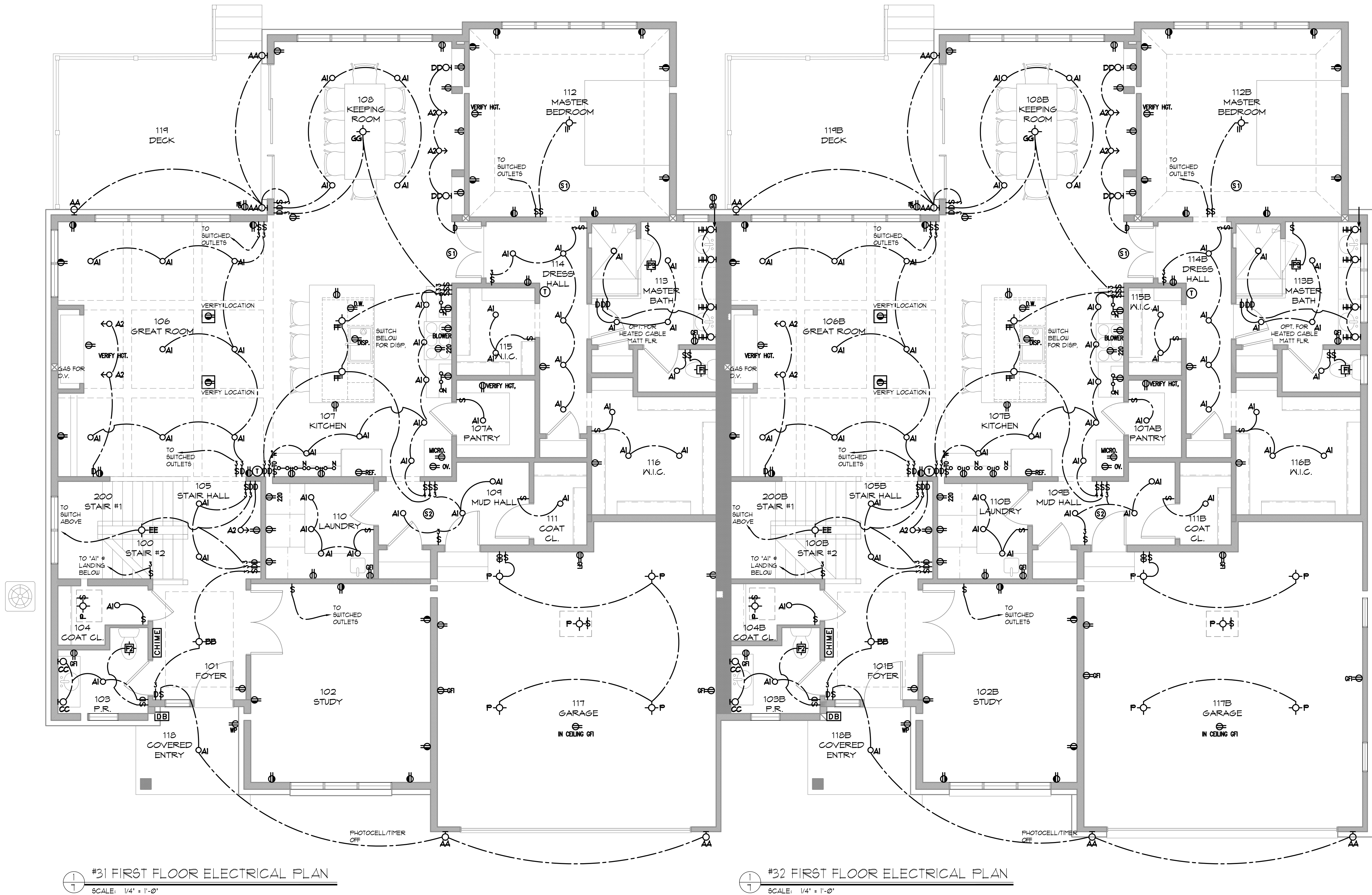


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#31 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

#32 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

STANDARD FIXTURES SUPPLIED BY THE ELECTRICIAN

TYPE	MANUFACTURER	HOUSING/FIXTURE	TRIM	COMMENTS
A1	HALO	LT56	3000K LED	RECESSED DOWNLIGHT
A2	HALO	RA56	3000K LED	
F1	BROAN	RB250		50 CFM RATED FOR 40 SF ROOMS (4" ROUND DUCT X 4 SONES)
F2	BROAN	RB110		80 CFM RATED FOR 65 SF ROOMS (4" ROUND DUCT X 10 SONES)
F3	BROAN	RB150		150 CFM RATED FOR 120 SF ROOMS (6" ROUND DUCT X 14 SONES) INSTALL W/ TIMER
N	GM LIGHTING	LED TASK FLEX LED RIBBON 12V8C 6TD.		ARCH. WIDE ALUMINUM MOUNTING CHANNEL
P	LEVITON	8875		
S				

LIGHT FIXTURE SCHEDULE

DECORATIVE FIXTURES BY DECORATIVE LIGHT SUPPLIER			
LOCATION	MANUFACTURER	MODEL #	
AA EXTERIOR WALL SCONCES (5/UNIT)	--	--	
BB FOYER CLG. FIXTURE (1/UNIT)			
CC P.R. ROOM WALL SCONCES (2/UNIT)			
DD KEEPING ROOM SCONCE (2/UNIT)			
EE STAIR HANGING FIXTURE (1/UNIT)			
FF KITCHEN ISLAND HANGING PENDANT (2/UNIT)			
GG KEEPING ROOM CEILING FIXTURE (1/UNIT)			
HH MASTER BATH WALL SCONCES (4/UNIT)			
II MASTER BED CEILING FIXTURE (1/UNIT)			
JJ BEDROOM #2 CEILING FIXTURE (1/UNIT)			
LL BATHROOM #3 WALL SCONCES (2/UNIT)			
MM BEDROOM #3 CEILING FIXTURE (1/UNIT)			

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1ST FLOOR ELECT. PLAN

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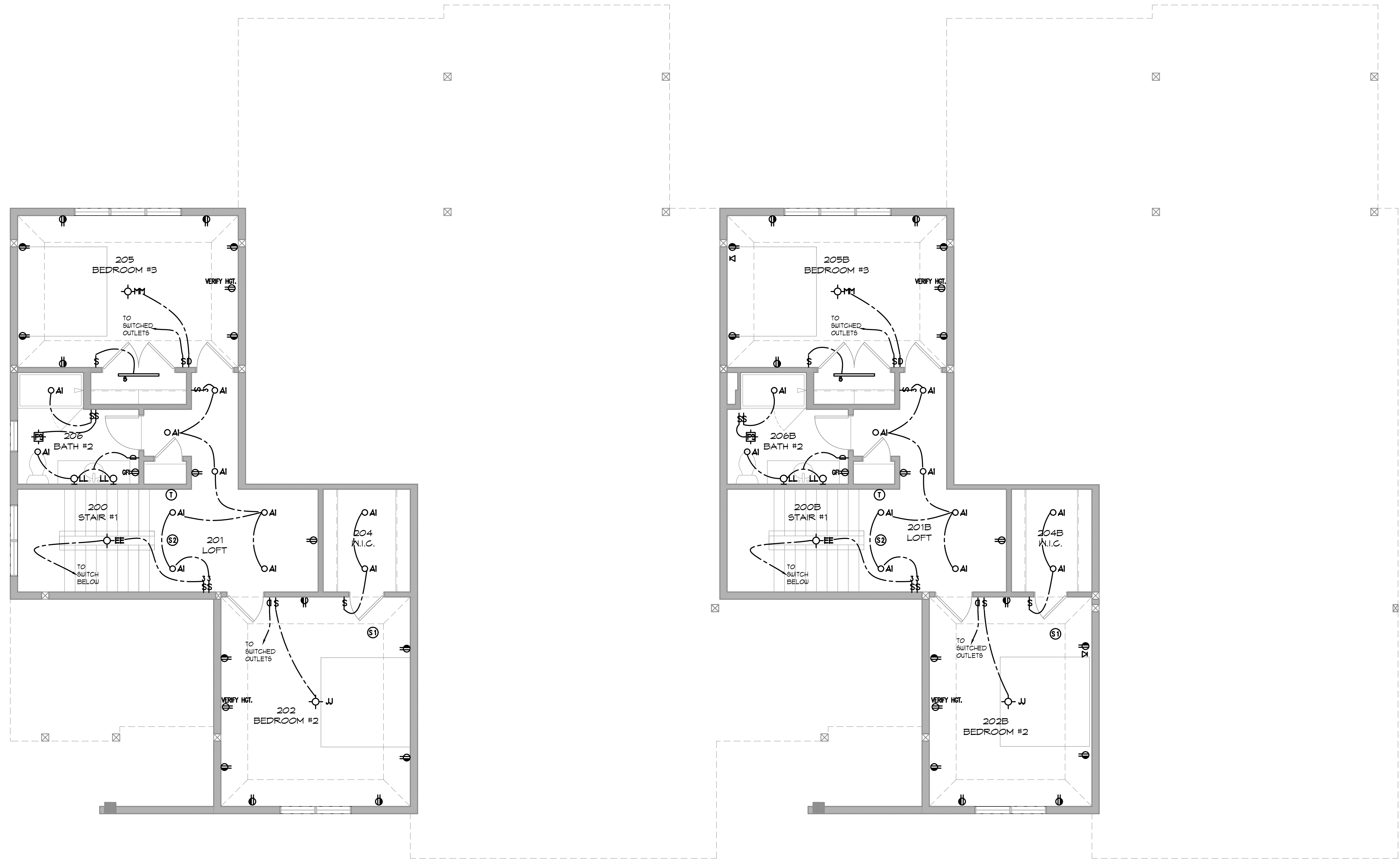
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#31 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

#32 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

STANDARD FIXTURES SUPPLIED BY THE ELECTRICIAN						
TYPE	MANUFACTURER	HOUSING/FIXTURE	TRIM	COMMENTS	LOCATIONS	
A1	HALO	LT56	3000K LED	RECESSED DOWNLIGHT	GENERAL LIGHTING, CLOSETS, SHOWERS	
A2	HALO	RA56	3000K LED		FIREPLACE, ART	
F1	BROAN	RB250		50 CFM RATED FOR 40 SF ROOMS (4" ROUND DUCTX4 SONES)		
F2	BROAN	RB110		80 CFM RATED FOR 65 SF ROOMS (4" ROUND DUCTX10 SONES)		
F3	BROAN	RB150		150 CFM RATED FOR 120 SF ROOMS (6" ROUND DUCTX14 SONES) INSTALL W/ TIMER		
N	GM LIGHTING	LED TASK FLEX LED RIBBON 12V6C 6TD.		ARCH. WIDE ALUMINUM MOUNTING CHANNEL		
P	LEVITON	8875			GARAGE, ATTIC, & UNFINISHED BASEMENT	
S					BEDROOM CLOSETS	

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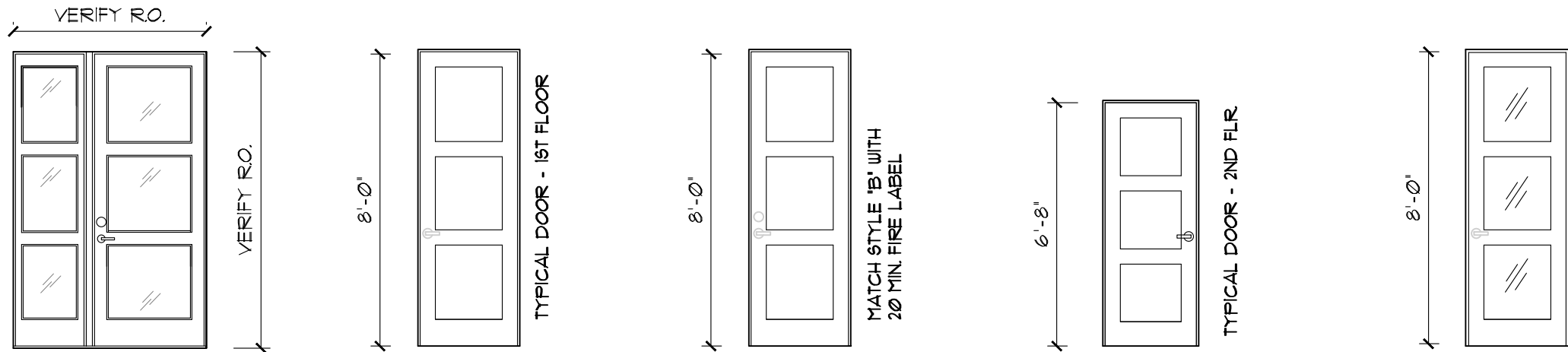
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UNIT #31 FIRST FLOOR ROOM FINISH SCHEDULE																
ROOM NO.	ROOM NAME	FLOORING				WALLS			CEILING			BASE	CASING	MOULDINGS	REMARKS	
		SUBFLOOR	MATERIAL	SIZE/PATTERN	UNDERLAYMENT	MATERIAL	TEXTURE	FINISH	MATERIAL	TEXTURE	FINISH	TYPE / FINISH	TYPE / FINISH	TYPE / FINISH		
100	STAIR #2	--	WOOD	MATCH WD. FLR.		GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT	WINDOWS - DRYWALL RETURNS TOP & SIDES, SEE SHEET 6.1 FOR MILLWORK SPEC		
101	FOYER	3/4" DURASTRAND	WOOD	5" LIVE SAWN WHITE OAK	15" FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT	WINDOWS - DRYWALL RETURNS TOP & SIDES, SEE SHEET 6.1 FOR MILLWORK SPEC		
102	STUDY	3/4" DURASTRAND	WOOD	5" LIVE SAWN WHITE OAK	15" FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT	WINDOWS - DRYWALL RETURNS TOP & SIDES, SEE SHEET 6.1 FOR MILLWORK SPEC		
103	POUDER ROOM	3/4" DURASTRAND	WOOD	5" LIVE SAWN WHITE OAK	15" FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT	WINDOWS - DRYWALL RETURNS TOP & SIDES, SEE SHEET 6.1 FOR MILLWORK SPEC		
104	COAT CLOSET	3/4" DURASTRAND	WOOD	5" LIVE SAWN WHITE OAK	15" FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT			
105	STAIR HALL	3/4" DURASTRAND	WOOD	5" LIVE SAWN WHITE OAK	15" FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT	WINDOWS - DRYWALL RETURNS TOP & SIDES, SEE SHEET 6.1 FOR MILLWORK SPEC		
106	GREAT ROOM	3/4" DURASTRAND	WOOD	5" LIVE SAWN WHITE OAK	15" FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT	WINDOWS - DRYWALL RETURNS TOP & SIDES, SEE SHEET 6.1 FOR MILLWORK SPEC		
107	KITCHEN	3/4" DURASTRAND	WOOD	5" LIVE SAWN WHITE OAK	15" FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT			
107A	PANTRY	3/4" DURASTRAND	WOOD	5" LIVE SAWN WHITE OAK	15" FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT			
108	KEEPING ROOM	3/4" DURASTRAND	WOOD	5" LIVE SAWN WHITE OAK	15" FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT	WINDOWS - DRYWALL RETURNS TOP & SIDES, SEE SHEET 6.1 FOR MILLWORK SPEC		
109	MUD HALL	3/4" DURASTRAND	WOOD	5" LIVE SAWN WHITE OAK	15" FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT			
110	LAUNDRY	3/4" DURASTRAND	WOOD	5" LIVE SAWN WHITE OAK	15" FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT			
111	COAT CLOSET	3/4" DURASTRAND	WOOD	5" LIVE SAWN WHITE OAK	15" FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT			
112	MASTER BEDROOM	3/4" DURASTRAND	CARPET	SEE CARPET SCHEDULE	SEE CARPET SCH.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT	WINDOWS - DRYWALL RETURNS TOP & SIDES, SEE SHEET 6.1 FOR MILLWORK SPEC		
113	MASTER BATH	3/4" DURASTRAND	TILE	SEE TILE SCHEDULE	SEE TILE SCH.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT	WINDOWS - DRYWALL RETURNS TOP & SIDES, SEE SHEET 6.1 FOR MILLWORK SPEC	***PRICE OPTION FOR HEATED TILE FLR	
114	DRESSING HALL	3/4" DURASTRAND	CARPET	SEE CARPET SCHEDULE	SEE CARPET SCH.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT			
115	WALK-IN CLOSET	3/4" DURASTRAND	CARPET	SEE CARPET SCHEDULE	SEE CARPET SCH.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT			
116	WALK-IN CLOSET	3/4" DURASTRAND	CARPET	SEE CARPET SCHEDULE	SEE CARPET SCH.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT			
117	GARAGE	CONC.				GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	1X6 PVC				
118	COVERED VERANDA	CONC.							1/2" FLYUD.	W/DX4 TRIM	PAINT					
119	DECK			COMPOSITE OVER TREATED JSTS.												

UNIT #31 SECOND FLOOR ROOM FINISH SCHEDULE																
ROOM NO.	ROOM NAME	FLOORING				WALLS			CEILING			BASE	CASING	MOULDINGS	REMARKS	
		SUBFLOOR	MATERIAL	SIZE/PATTERN	UNDERLAYMENT	MATERIAL	TEXTURE	FINISH	MATERIAL	TEXTURE	FINISH	TYPE / FINISH	TYPE / FINISH	TYPE / FINISH		
200	STAIR #1	--	WOOD	MATCH WD. FLR.		GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 4-1/4", PAINT	3/4" X 3-1/2", PAINT	WINDOWS - DRYWALL RETURNS TOP & SIDES, SEE SHEET 6.1 FOR MILLWORK SPEC		
201	LOFT	3/4" DURASTRAND	CARPET	SEE CARPET SCHEDULE	SEE CARPET SCH.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 4-1/4", PAINT	3/4" X 3-1/2", PAINT			
202	BEDROOM #2	3/4" DURASTRAND	CARPET	SEE CARPET SCHEDULE	SEE CARPET SCH.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 4-1/4", PAINT	3/4" X 3-1/2", PAINT	WINDOWS - DRYWALL RETURNS TOP & SIDES, SEE SHEET 6.1 FOR MILLWORK SPEC		
206	BATH #2	3/4" DURASTRAND	TILE	SEE TILE SCHEDULE	SEE TILE SCH.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 4-1/4", PAINT	3/4" X 3-1/2", PAINT			
204	WALK-IN CLOSET	3/4" DURASTRAND	CARPET	SEE CARPET SCHEDULE	SEE CARPET SCH.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 4-1/4", PAINT	3/4" X 3-1/2", PAINT			
205	BEDROOM #3	3/4" DURASTRAND	CARPET	SEE CARPET SCHEDULE	SEE CARPET SCH.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 4-1/4", PAINT	3/4" X 3-1/2", PAINT	WINDOWS - DRYWALL RETURNS TOP & SIDES, SEE SHEET 6.1 FOR MILLWORK SPEC		

UNIT #31 LOWER LEVEL ROOM FINISH SCHEDULE																
ROOM NO.	ROOM NAME	FLOORING				WALLS			CEILING			BASE	CASING	MOULDINGS	REMARKS	
		SUBFLOOR	MATERIAL	SIZE/PATTERN	UNDERLAYMENT	MATERIAL	TEXTURE	FINISH	MATERIAL	TEXTURE	FINISH	TYPE / FINISH	TYPE / FINISH	TYPE / FINISH		
001	UNFINISHED BASEMENT	CONCRETE	CONCRETE													

UNIT #31 DOOR SCHEDULE												
NO.	NO. OF DRS.	WIDTH	HEIGHT	THICK.	TYPE	DOOR MATERIAL	GLAZING	JAMB MATERIAL	JAMB SIZE	SILL	HARDWARE	
101-1	1	3'-0"	8'-0"	1 3/4"	A	FIBERGLASS 3-LITE DOOR W/24" SIDELITE W/ALUMINUM STORM/SCREEN PANEL	INSULATED	5/4" PAINT	6 9/16"	BRONZE	3 POINT LOCKING MECHANISM, KEYED LOCK	
102-1	2	5'-0"	8'-0"	1 3/8"	B	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		HALF PASSAGE, CONCEALED MAGNETIC CATCH	
103-1	1	2'-8"	8'-0"	1 3/8"	B	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		PRIVACY	
104-1	1	2'-4"	8'-0"	1 3/8"	B	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		PASSAGE	
107A-1	1	2'-6"	8'-0"	1 3/8"	E	MDF. 3-LITE	REEDED	3/4" PAINT	4 9/16"		PASSAGE	
109-1	1	2'-8"	8'-0"	1 3/4"	C	MDF. SOLID 3-PANEL, 20 MINUTE FIRE LABEL		5/4" PAINT	6 11/16"	BRONZE	DEADBOLT, KEYED LOCK	
109-2	1	2'-8"	8'-0"	1 3/8"	B	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		PASSAGE	
110-1	1	2'-8"	8'-0"	1 3/8"	B	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		PASSAGE	
111-1	1	2'-8"	8'-0"	1 3/8"	B	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		PASSAGE	
113-1	1	2'-8"	8'-0"	1 3/8"	B	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		PRIVACY	
113-2	1	2'-4"	8'-0"	1 3/8"	B	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		PASSAGE	
113-3	1	2'-8"	8'-0"	1 3/8"	E	MDF. 3-LITE	REEDED	3/4" PAINT	4 9/16"		PRIVACY	
114-1	2	4'-0"	8'-0"	1 3/8"	B	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		HALF PASSAGE, CONCEALED MAGNETIC CATCH	
114-3	1	2'-6"	8'-0"	1 3/8"	B	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		PASSAGE	
201-1	1	2'-0"	6'-8"	1 3/8"	D	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		PASSAGE	
202-1	1	2'-8"	6'-8"	1 3/8"	D	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		PRIVACY	
202-2	1	2'-6"	6'-8"	1 3/8"	D	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		PASSAGE	
204-1	1	2'-4"	6'-8"	1 3/8"	D	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		PASSAGE	
205-1	1	2'-8"	6'-8"	1 3/8"	D	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		PRIVACY	
205-2	2	5'-4"	6'-8"	1 3/8"	D	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		HALF PASSAGE, CONCEALED MAGNETIC CATCH	
206-1	1	2'-6"	6'-8"	1 3/8"	D	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		PRIVACY	



DOOR TYPE 'A' DOOR TYPE 'B' DOOR TYPE 'C' DOOR TYPE 'D' DOOR TYPE 'E'

1/4" = 1'-0"

SCHEDULE NOTES:
IF A DISCREPANCY EXISTS BETWEEN THIS SCHEDULE AND THE VENDOR'S SCHEDULE, DEFER TO VENDOR SCHEDULE AND FOLLOW UP WITH LAKESIDE DEVELOPMENT.

UNIT #31 HARDWARE SCHEDULE				
LOCATION	MANUFACTURER	MODEL	FINISH	NOTES
FRONT DOOR LATCHSET				
FRONT DOOR DEADBOLT				
PASSAGE/PRIVACY				
POCKET DOORS				
EXTERIOR SLIDING FRENCH DOORS	HARDWARE BY WINDOW MANUFACTURER			
WINDOW HARDWARE	HARDWARE BY WINDOW MANUFACTURER			
GARAGE TO HOUSE DOOR LATCHSET				
GARAGE TO HOUSE DEADBOLT				
DOOR HINGES				
DOOR BASE BOARD & HINGE STOPS				
STAIR RAILING BRACKETS				
P.R. TOILET PAPER HOLDER				
P.R. HAND TOWEL BAR				
MASTER BATH TOILET PAPER HOLDER				
MASTER BATH TOWEL BAR	INC. MATCH ROBE HOOK			
MASTER BATH HAND TOWEL BAR				
BATH #2 TOILET PAPER HOLDER				
BATH #2 TOWEL BAR	INC. MATCH ROBE HOOK			
BATH #2 HAND TOWEL BAR				

UNIT #31 INTERIOR FINISH SCHEDULE			
LOCATION	FINISH	COLOR	SHEEN
ALL CEILINGS	PAINT		
ALL WALLS	PAINT		
ALL TRIM	PAINT		
ALL WINDOWS BY WINDOW MANUFACTURER	PREFINISHED		
STAIRS			
	TREADS	STAINED	
	RISERS, STRINGERS	PAINT	
	NEWELS, RAILING	STAINED	
	BALUSTERS - METAL	PREFINISHED	BLACK
ALL CLOSETS NOT LISTED - WALLS	PAINT		
ALL CLOSETS NOT LISTED - TRIM	PAINT		
WALLS			
ROOM NAME	FINISH	COLOR	SHEEN
ALL WALLS	PAINT		
NOTE: ALL PAINT AND STAIN TO BE SHERWIN WILLIAMS UNLESS NOTED OTHERWISE			
SPRAY ALL CEILINGS & CLOSETS WITH (1) COAT SHERWIN WILLIAMS CHB FLAT PAINT (EXCEPT MASTER W.C.S.)			
PAINT GARAGE WALLS WITH (2) COATS SHERWIN WILLIAMS SUPERPAINT VELVET			
PAINT ALL BATHROOM WALLS WITH (2) COATS SHERWIN WILLIAMS DURATION FLAT			
PAINT ALL OTHER WALLS WITH (2) COATS SHERWIN WILLIAMS DURATION FLAT			
ALL INTERIOR DOORS AND TRIM TO BE PREFINISHED			

ASTER WOODS CONDOMINIUM
LOTS 31 & 32
11620 - 11622 N. ASTER WOODS CIRCLE
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#31 SCHEDULES

#31 APPLIANCE SCHEDULE					
ROOM	APPLIANCE	MANUFACTURER	MODEL NUMBER	COLOR / FINISH	NOTES
107 KITCHEN	36" ELEC. COOKTOP	BOSCH		S.S.	VFY VENTING & CLEARANCE
	36" HOOD/BLOWER	T.B.D.		S.S.	
	24" DISHWASHER	BOSCH		S.S.	
	30" WALL OVEN	BOSCH		S.S.	
	BUILT-IN MICROWAVE W/WALL OVEN	TBD		S.S.	
110 LAUNDRY	36" REFRIGERATOR	BOSCH		S.S.	
	ELECTRIC DRYER	TBD		WHITE	
	WASHER	TBD		WHITE	

#31 CABINET SCHEDULE						
ROOM	DOOR TYPE	DRAWER TYPE	MATERIAL	COLOR / FINISH	INTERIOR FINISH	NOTES
103 POWDER ROOM	FULL OVERLAY			PAINT		
106 GREAT ROOM - *PRICE OPTION	FULL OVERLAY			PAINT		
107 KITCHEN PERIMETER	FULL OVERLAY			PAINT		***PRICE OPTION FOR CABINETS TO CLG.
107 KITCHEN ISLAND	FULL OVERLAY			PAINT		
108 KEEPING ROOM SHELVES						
110 LAUNDRY	FULL OVERLAY			PAINT		
113 MASTER BATH	FULL OVERLAY			PAINT		
206 BATH #2	FULL OVERLAY			PAINT		

COUNTERTOP SCHEDULE							
ROOM	LOCATION	MATERIAL	SUPPLIER	COLOR / PATTERN	EDGE DETAIL	BACKSPLASH	BOUL
103 POWDER ROOM	VANITY	QUARTZ				4"	SEE SCHEDULE
107 KITCHEN	PERIMETER	QUARTZ				SEE TILE SCHEDULE	
	ISLAND	QUARTZ					SEE SCHEDULE
110 LAUNDRY	COUNTERTOP	QUARTZ				4"	SEE SCHEDULE
113 MASTER BATH	VANITY	QUARTZ				4"	SEE SCHEDULE
	SHOWER WALL CAP	QUARTZ					
206 BATH #2	VANITY	QUARTZ				4"	SEE SCHEDULE

#31 CARPET SCHEDULE				
ROOM	COLOR / PATTERN	PADDING	SUBFLOOR	NOTES
112 MASTER BEDROOM		1/16" HIGH DENSITY PAD		
114 DRESSING HALL		1/16" HIGH DENSITY PAD		
115 WALK-IN CLOSET		1/16" HIGH DENSITY PAD		
116 WALK-IN CLOSET		1/16" HIGH DENSITY PAD		
201 LOFT		1/16" HIGH DENSITY PAD		
202 BEDROOM #2		1/16" HIGH DENSITY PAD		
204 WALK-IN CLOSET		1/16" HIGH DENSITY PAD		
205 BEDROOM #3		1/16" HIGH DENSITY PAD		

#31 MIRROR AND SHOWER DOOR SCHEDULE				
ROOM	LOCATION	TYPE / PATTERN	FRAME TYPE / COLOR	NOTES
103 POWDER ROOM	DECORATIVE MIRROR		BY OWNER	
113 MASTER BATH	PIVOT SHOWER DOOR	3/8" CLEAR HEAVY GLASS	FRAMELESS	
113 MASTER BATH	(2) DECORATIVE MIRRORS		BY OWNER	
206 BATH #2	DECORATIVE MIRROR		BY OWNER	
206 BATH #2	PIVOT SHOWER DOOR (2'-6" X 5'-0")	3/8" CLEAR HEAVY GLASS	FRAMELESS	

#31 TILE SCHEDULE							
ROOM	LOCATION	MATERIAL	MANUFACTURER	COLOR / PATTERN	SUBSTRATE	GROUT COLOR	NOTES
106 GREAT ROOM	FIREPLACE SURROUND	CERAMIC			1/2" DRYWALL		
107 KITCHEN	BACKSPLASH	CERAMIC			1/2" DRYWALL		*PRICE OPT. FOR TILE TO CEILING BEHIND RANGE HOOD
113 MASTER BATH	FLOOR	CERAMIC			1/2" CEMENT BOARD		*PRICE OPT. FOR ELEC CABLE MAT HEAT
	SHOWER FLOOR	CERAMIC			MUD SET W/ PAN LINER		
	SHOWER WALLS TO CLG.	CERAMIC			1/2" CEMENT BOARD		
	SHOWER NICHE	CERAMIC			1/2" CEMENT BOARD		
	SHOWER SEAT	CERAMIC			1/2" CEMENT BOARD		
206 BATH #2	FLOOR	CERAMIC			1/2" CEMENT BOARD		
	WALLS ABOVE TUB TO CLG.	CERAMIC			1/2" CEMENT BOARD		INCLUDE (2) CORIAN CORNER SHELVES

SCHEDULE NOTES:
IF A DISCREPANCY EXISTS BETWEEN THIS SCHEDULE AND THE VENDOR'S SCHEDULE, DEFER TO VENDOR SCHEDULE AND FOLLOW UP WITH LAKESIDE DEVELOPMENT.

#31 PLUMBING SCHEDULE						
ROOM	FIXTURE	MANUFACTURER	MODEL NUMBER	COLOR / FINISH	ACCESSORIES	NOTES
103 POWDER ROOM	SINK					
	SINK FAUCET					
	TOILET					
107 KITCHEN	SINK					
	SINK DRAIN					
	AIR GAP UNDER SINK					
	SINK FAUCET					
	DISPOSAL					
	DISPOSAL FLANGE					
	DISPOSAL AIR SWITCH					*INCLUDE WATER TO REF.
110 LAUNDRY	SINK					
	SINK FAUCET					
113 MASTER BATH	SINK (2)					
	SINK FAUCET (2)					
	TOILET					
	SHOWER DRAIN					
	SHOWER VALVE, TRIM KIT, & HEAD					
206 BATH #2	SINK					
	SINK FAUCET					
	TOILET					
	TUB DRAIN					
	TUB/SHOWER VALVE, TRIM KIT, & HEAD					

APPROVED

BY: _____

BY: _____

DATE: _____

REVISIONS

JAN. 15, 2026

JAN. 28, 2026

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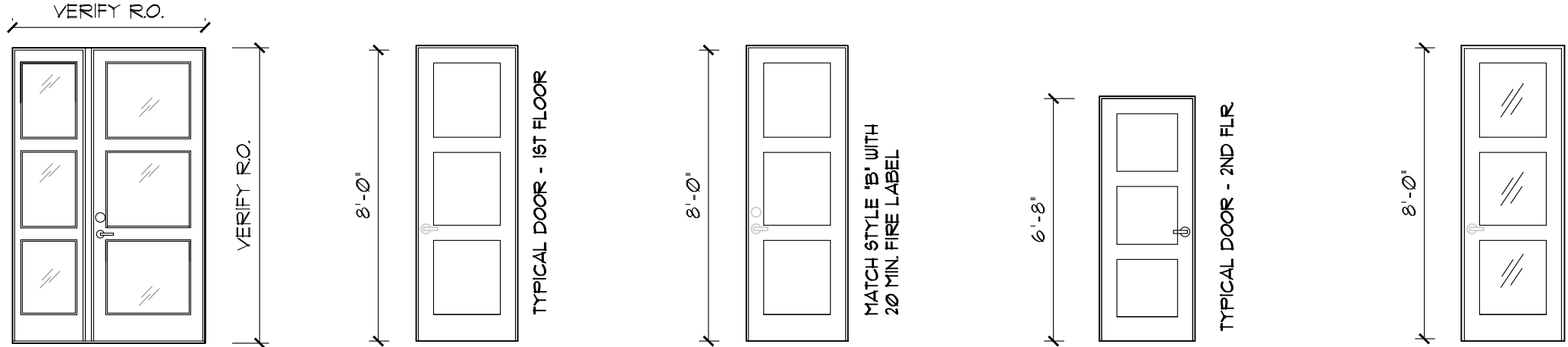
UNIT #32 FIRST FLOOR ROOM FINISH SCHEDULE																	
ROOM NO.	ROOM NAME	FLOORING				WALLS			CEILING			BASE		CASING	MOULDINGS		REMARKS
		SUBFLOOR	MATERIAL	SIZE/PATTERN	UNDERLAYMENT	MATERIAL	TEXTURE	FINISH	MATERIAL	TEXTURE	FINISH	TYPE / FINISH	TYPE / FINISH	TYPE / FINISH	TYPE / FINISH	TYPE / FINISH	
100B	STAIR #2	--	WOOD	MATCH WD. FLR.		GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT		WINDOWS - DRYWALL RETURNS TOP 4 SIDES, SEE SHEET 61 FOR MILLWORK SPEC		
101B	FOYER	3/4" DURAstrand	WOOD	5" LIVE SAUN WHITE OAK	1/4" FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT		WINDOWS - DRYWALL RETURNS TOP 4 SIDES, SEE SHEET 61 FOR MILLWORK SPEC		
102B	STUDY	3/4" DURAstrand	WOOD	5" LIVE SAUN WHITE OAK	1/4" FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT		WINDOWS - DRYWALL RETURNS TOP 4 SIDES, SEE SHEET 61 FOR MILLWORK SPEC		
103B	POUDER ROOM	3/4" DURAstrand	WOOD	5" LIVE SAUN WHITE OAK	1/4" FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT		WINDOWS - DRYWALL RETURNS TOP 4 SIDES, SEE SHEET 61 FOR MILLWORK SPEC		
104B	COAT CLOSET	3/4" DURAstrand	WOOD	5" LIVE SAUN WHITE OAK	1/4" FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT				
105B	STAIR HALL	3/4" DURAstrand	WOOD	5" LIVE SAUN WHITE OAK	1/4" FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT		WINDOWS - DRYWALL RETURNS TOP 4 SIDES, SEE SHEET 61 FOR MILLWORK SPEC		
106B	GREAT ROOM	3/4" DURAstrand	WOOD	5" LIVE SAUN WHITE OAK	1/4" FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT		WINDOWS - DRYWALL RETURNS TOP 4 SIDES, SEE SHEET 61 FOR MILLWORK SPEC		
107B	KITCHEN	3/4" DURAstrand	WOOD	5" LIVE SAUN WHITE OAK	1/4" FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT				
107AB	PANTRY	3/4" DURAstrand	WOOD	5" LIVE SAUN WHITE OAK	1/4" FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT				
108B	KEEPING ROOM	3/4" DURAstrand	WOOD	5" LIVE SAUN WHITE OAK	1/4" FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT		WINDOWS - DRYWALL RETURNS TOP 4 SIDES, SEE SHEET 61 FOR MILLWORK SPEC		
109B	MUD HALL	3/4" DURAstrand	WOOD	5" LIVE SAUN WHITE OAK	1/4" FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT				
110B	LAUNDRY	3/4" DURAstrand	WOOD	5" LIVE SAUN WHITE OAK	1/4" FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT				
111B	COAT CLOSET	3/4" DURAstrand	WOOD	5" LIVE SAUN WHITE OAK	1/4" FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT				
112B	MASTER BEDROOM	3/4" DURAstrand	CARPET	SEE CARPET SCHEDULE	SEE CARPET SCH.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT		WINDOWS - DRYWALL RETURNS TOP 4 SIDES, SEE SHEET 61 FOR MILLWORK SPEC		
113B	MASTER BATH	3/4" DURAstrand	TILE	SEE TILE SCHEDULE	SEE TILE SCH.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT		WINDOWS - DRYWALL RETURNS TOP 4 SIDES, SEE SHEET 61 FOR MILLWORK SPEC		***PRICE OPTION FOR HEATED TILE FLR.
114B	DRESSING HALL	3/4" DURAstrand	CARPET	SEE CARPET SCHEDULE	SEE CARPET SCH.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT				
115B	WALK-IN CLOSET	3/4" DURAstrand	CARPET	SEE CARPET SCHEDULE	SEE CARPET SCH.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT				
116B	WALK-IN CLOSET	3/4" DURAstrand	CARPET	SEE CARPET SCHEDULE	SEE CARPET SCH.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT				
117B	GARAGE	CONC.				GB	LIGHT SAND	PAINT				1x6 PVC					
118B	COVERED VERANDA	CONC.							1/2" PLYWD.	1/1x4 TRIM	PAINT						
119B	DECK			COMPOSITE OVER TREATED JSTS.													

UNIT #32 SECOND FLOOR ROOM FINISH SCHEDULE																	
ROOM NO.	ROOM NAME	FLOORING				WALLS			CEILING			BASE		CASING	MOULDINGS		REMARKS
		SUBFLOOR	MATERIAL	SIZE/PATTERN	UNDERLAYMENT	MATERIAL	TEXTURE	FINISH	MATERIAL	TEXTURE	FINISH	TYPE / FINISH	TYPE / FINISH	TYPE / FINISH	TYPE / FINISH	TYPE / FINISH	
200B	STAIR #1	--	WOOD	MATCH WD. FLR.		GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 4-1/4", PAINT	3/4" X 3-1/2", PAINT		WINDOWS - DRYWALL RETURNS TOP 4 SIDES, SEE SHEET 61 FOR MILLWORK SPEC		
201B	LOFT	3/4" DURAstrand	CARPET	SEE CARPET SCHEDULE	SEE CARPET SCH.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 4-1/4", PAINT	3/4" X 3-1/2", PAINT				
202B	BEDROOM #2	3/4" DURAstrand	CARPET	SEE CARPET SCHEDULE	SEE CARPET SCH.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 4-1/4", PAINT	3/4" X 3-1/2", PAINT		WINDOWS - DRYWALL RETURNS TOP 4 SIDES, SEE SHEET 61 FOR MILLWORK SPEC		
204B	WALK-IN CLOSET	3/4" DURAstrand	CARPET	SEE CARPET SCHEDULE	SEE CARPET SCH.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 4-1/4", PAINT	3/4" X 3-1/2", PAINT				
205B	BEDROOM #3	3/4" DURAstrand	CARPET	SEE CARPET SCHEDULE	SEE CARPET SCH.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 4-1/4", PAINT	3/4" X 3-1/2", PAINT		WINDOWS - DRYWALL RETURNS TOP 4 SIDES, SEE SHEET 61 FOR MILLWORK SPEC		
206B	BATH #2	3/4" DURAstrand	TILE	SEE TILE SCHEDULE	SEE TILE SCH.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 4-1/4", PAINT	3/4" X 3-1/2", PAINT		WINDOWS - DRYWALL RETURNS TOP 4 SIDES, SEE SHEET 61 FOR MILLWORK SPEC		

UNIT #32 LOWER LEVEL ROOM FINISH SCHEDULE																	
ROOM NO.	ROOM NAME	FLOORING				WALLS			CEILING			BASE		CASING	MOULDINGS		REMARKS
		SUBFLOOR	MATERIAL	SIZE/PATTERN	UNDERLAYMENT	MATERIAL	TEXTURE	FINISH	MATERIAL	TEXTURE	FINISH	TYPE / FINISH	TYPE / FINISH	TYPE / FINISH	TYPE / FINISH	TYPE / FINISH	
001B	UNFINISHED BASEMENT	CONCRETE	CONCRETE														

UNIT #32 DOOR SCHEDULE											
NO.	NO. OF DRS.	WIDTH	HEIGHT	THICK.	TYPE	DOOR MATERIAL	GLAZING	JAMB MATERIAL	JAMB SIZE	SILL	HARDWARE
101B-1	1	3'-0"	8'-0"	1 3/4"	A	FIBERGLASS 3-LITE DOOR W/24" SIDELITE W/ALUMINUM STORM/SCREEN PANEL	INSULATED	5/4" PAINT	6 9/16"	BRONZE	3-POINT LOCKING MECHANISM, KEYED LOCK
102B-1	2	5'-0"	8'-0"	1 3/8"	B	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		HALF PASSAGE, CONCEALED MAGNETIC CATCH
103B-1	1	2'-8"	8'-0"	1 3/8"	B	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		PRIVACY
104B-1	1	2'-4"	8'-0"	1 3/8"	B	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		PASSAGE
107AB-1	1	2'-6"	8'-0"	1 3/8"	E	MDF. 3-LITE	REEDED	3/4" PAINT	4 9/16"		PASSAGE
109B-1	1	2'-8"	8'-0"	1 3/4"	C	MDF. SOLID 3-PANEL, 20 MINUTE FIRE LABEL		5/4" PAINT	6 11/16"	BRONZE	DEADBOLT, KEYED LOCK
109B-2	1	2'-6"	8'-0"	1 3/8"	B	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		PASSAGE
110B-1	1	2'-8"	8'-0"	1 3/8"	B	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		PASSAGE
111B-1	1	2'-8"	8'-0"	1 3/8"	B	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		PASSAGE
113B-1	1	2'-8"	8'-0"	1 3/8"	B	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		PRIVACY
113B-2	1	2'-4"	8'-0"	1 3/8"	B	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		PASSAGE
113B-3	1	2'-8"	8'-0"	1 3/8"	E	MDF. 3-LITE	REEDED	3/4" PAINT	4 9/16"		PRIVACY
114B-1	2	4'-0"	8'-0"	1 3/8"	B	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		HALF PASSAGE, CONCEALED MAGNETIC CATCH
114B-3	1	2'-6"	8'-0"	1 3/8"	B	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		PASSAGE
201B-1	1	2'-0"	6'-8"	1 3/8"	D	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		PASSAGE
202B-1	1	2'-8"	6'-8"	1 3/8"	D	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		PRIVACY
202B-2	1	2'-4"	6'-8"	1 3/8"	D	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		PASSAGE
205B-1	1	2'-8"	6'-8"	1 3/8"	D	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		PRIVACY
205B-2	2	5'-4"	6'-8"	1 3/8"	D	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		HALF PASSAGE, CONCEALED MAGNETIC CATCH
206B-1	1	2'-6"	6'-8"	1 3/8"	D	MDF. SOLID 3-PANEL		3/4" PAINT	4 9/16"		PRIVACY

UNIT #32 HARDWARE SCHEDULE				
LOCATION	MANUFACTURER	MODEL	FINISH	NOTES
FRONT DOOR LATCHSET				
FRONT DOOR DEADBOLT				
PASSAGE/PRIVACY				
POCKET DOORS				
EXTERIOR SLIDING FRENCH DOORS	HARDWARE BY WINDOW MANUFACTURER			
WINDOW HARDWARE	HARDWARE BY WINDOW MANUFACTURER			
GARAGE TO HOUSE DOOR LATCHSET				
GARAGE TO HOUSE DEADBOLT				
DOOR HINGES				
DOOR BASE BOARD 4 HINGE STOPS				
STAIR RAILING BRACKETS				
P.R. TOILET PAPER HOLDER				
P.R. HAND TOWEL BAR				
MASTER BATH TOILET PAPER HOLDER				
MASTER BATH TOWEL BAR	INC. MATCH ROBE HOOK			
MASTER BATH HAND TOWEL BAR				
BATH #2 TOILET PAPER HOLDER				
BATH #2 TOWEL BAR	INC. MATCH ROBE HOOK			
BATH #2 HAND TOWEL BAR				



DOOR TYPE 'A' DOOR TYPE 'B' DOOR TYPE 'C' DOOR TYPE 'D' DOOR TYPE 'E'

1/4" = 1'-0"

SCHEDULE NOTES:
IF A DISCREPANCY EXISTS BETWEEN THIS SCHEDULE AND THE VENDOR'S SCHEDULE, DEFER TO VENDOR SCHEDULE AND FOLLOW UP WITH LAKESIDE DEVELOPMENT.

UNIT #32 INTERIOR FINISH SCHEDULE			
LOCATION	FINISH	COLOR	SHEEN
ALL CEILING	PAINT		
ALL WALLS	PAINT		
ALL TRIM	PAINT		
ALL WINDOWS BY WINDOW MANUFACTURER	PREFINISHED		
STAIRS			
TREADS	STAINED		
RISERS, STRINGERS	PAINT		
NEWELS, RAILING	STAINED		
BALUSTERS - METAL	PREFINISHED	BLACK	
ALL CLOSETS NOT LISTED - WALLS	PAINT		
ALL CLOSETS NOT LISTED - TRIM	PAINT		
WALLS			
ROOM NAME	FINISH	COLOR	SHEEN
ALL WALLS	PAINT		
NOTE: ALL PAINT AND STAIN TO BE SHERWIN WILLIAMS UNLESS NOTED OTHERWISE			
SPRAY ALL CEILING & CLOSETS WITH (1) COAT SHERWIN WILLIAMS CHB FLAT PAINT (EXCEPT MASTER W.I.C.S)			
PAINT GARAGE WALLS WITH (2) COATS SHERWIN WILLIAMS SUPERPAINT VELVET			
PAINT ALL BATHROOM WALLS WITH (2) COATS SHERWIN WILLIAMS DURATION FLAT			
PAINT ALL OTHER WALLS WITH (2) COATS SHERWIN WILLIAMS DURATION FLAT			
ALL INTERIOR DOORS AND TRIM TO BE PREFRIND			

ASTER WOODS CONDOMINIUM
LOTS 31 & 32
11620 - 11622 N. ASTER WOODS CIRCLE
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#32 SCHEDULES

#32 APPLIANCE SCHEDULE					
ROOM	APPLIANCE	MANUFACTURER	MODEL NUMBER	COLOR / FINISH	NOTES
101B KITCHEN	36" ELEC. COOKTOP	BOSCH		S.S.	VFY VENTING & CLEARANCE
	36" HOOD/BLOWER	T.B.D.		S.S.	
	24" DISHWASHER	BOSCH		S.S.	
	30" WALL OVEN	BOSCH		S.S.	
	BUILT-IN MICROWAVE W/WALL OVEN	TBD		S.S.	
110B LAUNDRY	36" REFRIGERATOR	BOSCH		S.S.	
	ELECTRIC DRYER	TBD		WHITE	
	WASHER	TBD		WHITE	

#32 CABINET SCHEDULE						
ROOM	DOOR TYPE	DRAWER TYPE	MATERIAL	COLOR / FINISH	INTERIOR FINISH	NOTES
103B POWDER ROOM	FULL OVERLAY			PAINT		
106B GREAT RM - #PRICE OPTION	FULL OVERLAY			PAINT		
101B KITCHEN PERIMETER	FULL OVERLAY			PAINT		***PRICE OPTION FOR CABENTS TO CLG.
101B KITCHEN ISLAND	FULL OVERLAY			PAINT		
100B KEEPING ROOM SHELVES						
110B LAUNDRY	FULL OVERLAY			PAINT		
113B MASTER BATH	FULL OVERLAY			PAINT		
206B BATH #2	FULL OVERLAY			PAINT		

COUNTERTOP SCHEDULE							
ROOM	LOCATION	MATERIAL	SUPPLIER	COLOR / PATTERN	EDGE DETAIL	BACKSPLASH	BOWL
103 POWDER ROOM	VANITY	QUARTZ				4"	SEE SCHEDULE
101 KITCHEN	PERIMETER	QUARTZ				SEE TILE SCHEDULE	
	ISLAND	QUARTZ					SEE SCHEDULE
110 LAUNDRY	COUNTERTOP	QUARTZ				4"	SEE SCHEDULE
113 MASTER BATH	VANITY	QUARTZ				4"	SEE SCHEDULE
	SHOWER WALL CAP	QUARTZ					
206B BATH #2	VANITY	QUARTZ				4"	SEE SCHEDULE

#32 CARPET SCHEDULE				
ROOM	COLOR / PATTERN	PADDING	SUBFLOOR	NOTES
112B MASTER BEDROOM		1/16" HIGH DENSITY PAD		
114B DRESSING HALL		1/16" HIGH DENSITY PAD		
115B WALK-IN CLOSET		1/16" HIGH DENSITY PAD		
116B WALK-IN CLOSET		1/16" HIGH DENSITY PAD		
201B LOFT		1/16" HIGH DENSITY PAD		
202B BEDROOM #2		1/16" HIGH DENSITY PAD		
204B WALK-IN CLOSET		1/16" HIGH DENSITY PAD		
205B BEDROOM #3		1/16" HIGH DENSITY PAD		

#32 MIRROR AND SHOWER DOOR SCHEDULE				
ROOM	LOCATION	TYPE / PATTERN	FRAME TYPE / COLOR	NOTES
103B POWDER ROOM	DECORATIVE MIRROR		BY OWNER	
113B MASTER BATH	PIVOT SHOWER DOOR	3/8" CLEAR HEAVY GLASS	FRAMELESS	
113B MASTER BATH	(2) DECORATIVE MIRRORS		BY OWNER	
206B BATH #2	DECORATIVE MIRROR		BY OWNER	
206B BATH #2	PIVOT SHOWER DOOR (2'-6" X 5'-0")	3/8" CLEAR HEAVY GLASS	FRAMELESS	

#32 TILE SCHEDULE							
ROOM	LOCATION	MATERIAL	MANUFACTURER	COLOR / PATTERN	SUBSTRATE	GROUT COLOR	NOTES
106B GREAT ROOM	FIREPLACE SURROUND	CERAMIC			1/2" DRYWALL		
101B KITCHEN	BACKSPLASH	CERAMIC			1/2" DRYWALL		*PRICE OPT. FOR TILE TO CEILING BEHIND RANGE HOOD
113B MASTER BATH	FLOOR	CERAMIC			1/2" CEMENT BOARD		*PRICE OPT. FOR ELEC CABLE MAT HEAT
	SHOWER FLOOR	CERAMIC			MUD SET W/ PAN LINER		
	SHOWER WALLS TO CLG.	CERAMIC			1/2" CEMENT BOARD		
	SHOWER NICHE	CERAMIC			1/2" CEMENT BOARD		
	SHOWER SEAT	CERAMIC			1/2" CEMENT BOARD		
206B BATH #2	FLOOR	CERAMIC			1/2" CEMENT BOARD		
	WALLS ABOVE TUB TO CLG.	CERAMIC			1/2" CEMENT BOARD		INCLUDE (2) CORIAN CORNER SHELVES

SCHEDULE NOTES:
IF A DISCREPANCY EXISTS BETWEEN THIS SCHEDULE AND THE VENDOR'S SCHEDULE, DEFER TO VENDOR SCHEDULE AND FOLLOW UP WITH LAKESIDE DEVELOPMENT.

#32 PLUMBING SCHEDULE						
ROOM	FIXTURE	MANUFACTURER	MODEL NUMBER	COLOR / FINISH	ACCESSORIES	NOTES
103B POWDER ROOM	SINK					
	SINK FAUCET					
	TOILET					
101B KITCHEN	SINK					
	SINK DRAIN					
	AIR GAP UNDER SINK					
	SINK FAUCET					
	DISPOSAL					
	DISPOSAL FLANGE					
	DISPOSAL AIR SWITCH					*INCLUDE WATER TO REF.
110B LAUNDRY	SINK					
	SINK FAUCET					
113B MASTER BATH	SINK (2)					
	SINK FAUCET (2)					
	TOILET					
	SHOWER DRAIN					
	SHOWER VALVE, TRIM KIT, & HEAD					
206B BATH #2	SINK					
	SINK FAUCET					
	TOILET					
	32x60 TUB					
	TUB DRAIN					
	TUB/SHOWER VALVE, TRIM KIT, & HEAD					

APPROVED

BY: _____

BY: _____

DATE: _____

REVISIONS

JAN. 15, 2026

JAN. 28, 2026

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ASTER WOODS CONDOMINIUM

LOTS 31 & 32

11620 - 11622 N. ASTER WOODS CIRCLE

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#32 SCHEDULES

JUBAS SPRUNG CONDO

NOTE: ALL ALLOWANCES SPECIFIED ARE BUILDER'S COST, INCLUDING TAX AND DELIVERY.

1.02 SURVEY
PROCURE SURVEY TO ILLUSTRATE BUILDING FOOTPRINT AND
PLACEMENT, SITE PLAN, PROPERTY BOUNDARIES, EASEMENTS, EXISTING
UTILITIES, STREET AND SPOT ELEVATIONS, AND EXISTING TREES.
ESTABLISH ACTUAL BUILDING LOCATION ON SITE AND PROVIDE STAKES
AT ALL CORNERS OF PROPOSED BUILDING. PROVIDE OFFSET STAKES AT
THREE (3) CORNERS.

1.03 PRINT & COPIES

1.04 BID SOLICITATION

1.06 BUILDING PERMITS (INCLUDING FINAL OCCUPANCY)

1.07 STRUCTURAL ENGINEERING
VERIFY STRUCTURAL REQUIREMENTS FOR SUNROOM ROOF

1.08 RE-CERTIFICATION SURVEY (IF REQUIRED)
PROCURE RE-CERTIFICATION SURVEY OF PROPERTY FOR OWNERS'S
LENDING INSTITUTION AFTER FOUNDATION IS POURED.

2.01 ELECTRIC SERVICE
ESTABLISH AND INSTALL ELECTRIC AND UTILITY SERVICE.

2.015 NATURAL GAS INSTALLATION
-ESTABLISH AND INSTALL NATURAL GAS SERVICE.

2.03 EROSION CONTROL / SILT FENCING -NOT IN CONTRACT
PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR SILT
FENCING PER CODE OR AS SHOWN ON DRAWINGS.

2.04 TREE TRANSPLANT, REMOVAL, AND PROTECTION
TRANSPLANT TREES TO ALLOW FOR NEW BUILDING AS SHOWN ON
LANDSCAPE PLAN. REMOVE EXISTING TREES AND SHRUBS TO ALLOW FOR
NEW BUILDING. PROVIDE LABOR, MATERIALS, AND EQUIPMENT MAKING A
REASONABLE ATTEMPT TO PROTECT TREES AS DESIGNATED BY OWNER
OR OWNER'S AGENT'S RECOMMENDATIONS.
(LAKESIDE DEVELOPMENT MAKES NO WARRANTY OR GUARANTEE THAT
SUCH MEASURES WILL ENSURE TREE LIFE AND OWNER IS AWARE THAT
ALL TREE PROTECTION MEASURES DO NOT HAVE GUARANTEED RESULTS).

3.00 EXCAVATION
3.02 STRIP TOPSOIL
STRIP TOPSOIL AS NECESSARY AND STOCKPILE ON SITE.

3.03 EXCAVATION
PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED TO
EXCAVATE FOR STRUCTURE AS SHOWN ON DRAWINGS. STOCKPILE FILL
ON SITE. PREPARE AND INSTALL STONE BASE AT AIR-CONDITIONER UNIT
LOCATIONS. EXCAVATOR TO PROVIDE 25'-0" CLEARANCE AT PERIMETER
OF BUILDING FOR EQUIPMENT ACCESS CONTINGENT ON TREE
PROTECTION MEASURES.
INCLUDE EXCAVATION FOR SONOTUBES AT DECK.

3.04TRUCKING
PROVIDE NECESSARY LABOR, EQUIPMENT AND MATERIALS REQUIRED
FOR PROVIDING ADDITIONAL FILL.

3.05 FOUNDATION BACKFILL MATERIAL
PROVIDE BACKFILL MATERIAL, LABOR AND EQUIPMENT AS FOLLOWS:
AT GARAGE DRIVEWAY APPROACH USE #2 COARSE AGGREGATE
UNDER ALL HARD SURFACES AND EQUIPMENT SLABS USE #2 COARSE
AGGREGATE.

3.06 LABOR BACKFILLING
PROVIDE LABOR AND EQUIPMENT FOR BACKFILLING OF FOUNDATION
WITH MATERIALS AS SPECIFIED ABOVE. COMPACT BACKFILL AS
NECESSARY TO MINIMIZE SETTLING. BACKFILLING NOT TO COMMENCE
UNTIL FOUNDATION WALLS ARE BRACED.

3.07 ROUGH GRADE LABOR AND MACHINE
PROVIDE ALL LABOR AND EQUIPMENT TO ROUGH GRADE SITE AS SHOWN
ON DRAWINGS. ESTABLISH ROUGH GRADE OF SITE TO 4" BELOW FINISH
GRADE. FORM BERMS AND ESTABLISH PROPER DRAINAGE OF SITE TO 4"
BELOW FINISH GRADE WITHIN 40' OF PERIMETER OF BUILDING AT TIME OF
BACKFILLING. MAINTAIN 5% PITCH AWAY FROM BUILDING WITHIN 10
FEET OF BUILDING.

3.08 FINAL GRADE-LABOR AND MACHINE
NOT IN CONTRACT.

3.09 ROUGH DRIVEWAY
PROVIDE A TOTAL OF SIX (6) INCHES OF #2 COARSE AGGREGATE UNDER 2"
TRAFFIC BOND OR APPROVED EQUAL AS BASE FOR DRIVEWAY AS SHOWN
ON DRAWINGS. VERIFY DRIVEWAY FINISH MATERIAL WITH BUILDER
PRIOR TO CONSTRUCTION OF DRIVEWAY.

ROUGH DRIVE FOR CONSTRUCTION USE ONLY.
ROUGH DRIVE-LABOR AND MACHINE
PROVIDE LABOR AND EQUIPMENT FOR CUT OF DRIVEWAY AND
SPREADING OF STONE AS SHOWN ON DRAWINGS.

FINISH DRIVE SUBGRADE-MATERIAL - NOT IN CONTRACT.
FINISH DRIVE SUBGRADE-LABOR AND MACHINE - NOT IN CONTRACT.

3.10 SUMP PUMP
SUMP PUMP DISCHARGE TO BE CONNECTED TO STORM SEWER.

3.11 HAY & FROST BLANKETS - EXCAVATION - NOT IN CONTRACT.

3.12 FILTER FABRIC
AT BASEMENT PERIMETER. USE EXCAVATED SOIL OVER FILTER FABRIC.
EXCAVATOR TO INSTALL FILTER FABRIC OVER STONE PLACED BY
FOUNDATION CONTRACTOR PRIOR TO BACKFILLING.

4.00 CONCRETE
4.01 FOOTINGS AND FIREPLACE PADS
PROVIDE REQUIRED LABOR, EQUIPMENT, FORMWORK AND MATERIALS TO
CONSTRUCT CONCRETE FOOTINGS AND PADS AS SHOWN ON DRAWINGS.
CONCRETE TO BE 3000 PSI AT 28 DAYS. CERTAIN TEED FORM-A-DRAIN
DRAINAGE SYSTEM AT BASEMENT FOOTINGS. MAINTAIN SURFACE
FLATNESS OF MAXIMUM 1/8" IN 10 FEET EXCEPT AT FLOOR DRAINS.

4.02 DECK SONOTUBES
PROVIDE REQUIRED FORMWORK, AND MATERIALS TO CONSTRUCT DECK
FOOTINGS AND PADS AS SHOWN ON DRAWINGS. CONTRACTOR TO LAYOUT
LOCATION ACCORDING TO DRAWINGS BUT MUST VERIFY WITH BUILDER
BEFORE POURING AS TO LOCATION AND HEIGHT OF TOP OF FOOTING AND
PIERS. CONCRETE TO BE 3000 PSI AT 28 DAYS.

4.03 POURED WALL FOUNDATION
PROVIDE LABOR, EQUIPMENT, FORMWORK AND MATERIALS TO
CONSTRUCT POURED CONCRETE FOUNDATION WALLS AS SHOWN ON
DRAWINGS. ALL WALLS ARE TO BE INSTALLED IN A PLUMB AND
STRAIGHT CONDITION. COORDINATE SLEEVES WITH SEWER, SEPTIC,
WATER, WELL, ELECTRIC, PLUMBER, HVAC, SPRINKLER AND LANDSCAPE
SUBCONTRACTORS. INSTALL 1/2" X 8" STEEL ANCHOR BOLTS AT MUDSILL
AS SHOWN ON DRAWINGS. PROVIDE AND COVER DRAIN TILE WITH 12
INCHES OF #1 WASHED STONE. PROVIDE AND INSTALL 4" OF #1 COARSE
AGGREGATE STONE AT BASEMENT FLOOR. ALL BASEMENT FORMS TO
HAVE BRICK TEXTURE AT INTERIOR IF POSSIBLE. REINFORCING BARS
SHALL BE PER PLAN. ALL CONCRETE SHALL REACH 3,000-PSI, 28-DAY
COMPRESSIVE STRENGTH. AIR-ENTRAINING ADMIXTURE TO RESULT IN
CONCRETE HAVING TOTAL AIR CONTENT OF 6 PERCENT WITH A
TOLERANCE OF PLUS OR MINUS 1 PERCENT. PROVIDE ADMIXTURES FOR
CONCRETE THAT CONTAIN NOT MORE THAN 0.3 PERCENT CHLORIDE IONS.
NO PARTLY HARDENED OR RETEMPERED CONCRETE TO BE USED. NO COLD
JOINTS ARE ALLOWED. VIBRATE TO INSURE EVEN FLOW. BUILD INTO THE
CONCRETE WORK EMBEDDED ITEMS REQUIRED FOR OTHER SECTIONS OF
WORK, INCLUDING BRICK TIES, MUD SILL ANCHORS.

PROVIDE BASEMENT WALL BRACING PRIOR TO BACKFILLING.
PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR
ADDITIONAL GRAVEL.

4.05 WATERPROOFING/FOUNDATION INSULATION
PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR
WATERPROOFING AT PERIMETER OF FOUNDATION WALLS OF BASEMENT.

4.06 BASEMENT FLOOR
PROVIDE ALL LABOR, EQUIPMENT, FORMWORK AND MATERIALS

REQUIRED TO POUR FLOOR (S) AS SHOWN ON DRAWINGS. PROVIDE
CONTROL JOINTS TO MINIMIZE CRACKING. VERIFY LOCATION OF
CONTROL JOINTS WITH CONSTRUCTION MANAGER AT TILED AREAS.
CONCRETE TO BE 3000 PSI AT 28 DAYS. CONCRETE TO BE 5 BAG PORTLAND
MIX. PROVIDE 6 MIL POLY. VAPOR BARRIER AND OVERLAP PER CODE.
PROVIDE ADDITIONAL #1 COARSE AGGREGATE BASE UNDER SLAB AS
REQUIRED. ADJACENT SLABS POURED AT DIFFERENT TIMES SHALL BE
LOCKED TOGETHER WITH RE-ROD OR KEVED FORMS. MAINTAIN SURFACE
FLATNESS OF MAXIMUM 1/8" IN 10' EXCEPT AT FLOOR DRAINS OR AS
SHOWN ON DRAWINGS.
***PROVIDE OPTION: PROVIDE & INSTALL 2" STYROFOAM INSULATION
BELOW FINISHED AREAS OF THE LOWER LEVEL.

4.07 GARAGE FLOOR
PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED TO POUR
GARAGE FLOORS AS SHOWN ON DRAWINGS. AGGREGATE TO BE LOW
CHERT. PROVIDE CONTROL JOINTS. CONCRETE TO BE 3000 PSI AT 28 DAYS.
CONCRETE TO BE 6 BAG AIR ENTRAINED PORTLAND MIX WITH FIBERMESH
REINFORCING. PROVIDE ADDITIONAL #1 COARSE AGGREGATE UNDER
SLABS AS REQUIRED. STEPS TO HOUSE TO BE 14" TREADS UNLESS NOTED
OTHERWISE. VERIFY WITH BUILDER THAT BACKFILL MATERIAL HAS
PROPERLY SETTLED BEFORE INSTALLING ADDITIONAL BASE.

4.08 SLABS AND STOOPS
PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED TO
CONSTRUCT STOOPS & SLABS AS SHOWN ON DRAWINGS. AGGREGATE TO
BE LOW CHERT. PROVIDE CONTROL JOINTS TO MINIMIZE CRACKING.
PROVIDE ADDITIONAL #1 COARSE AGGREGATE UNDER SLABS AS
REQUIRED. PROVIDE REINFORCING RODS AS SHOWN ON DRAWINGS.
CONCRETE TO BE 3000 PSI AT 28 DAYS WITH FIBER MESH REINFORCING. IF
REQUIRED, FORM BRICK LEDGE AT PERIMETER AND PROVIDE PATTERNS,
COLOR, AND TOOLING OF "STAMPED" CONCRETE. VERIFY COLOR, SIZE
AND PATTERN WITH BUILDER PRIOR TO INSTALLATION.

PROVIDE AND INSTALL PERMABARRIER AS BARRIER WHEN CONCRETE IS
POURED AGAINST WOOD FRAMING.

4.09 SEALING CONCRETE FLOORS
PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS FOR SEALING GARAGE
FLOORS.
NOTE: SUMP PUMP CROCK BY PLUMBER.

4.13 HAY & FROST BLANKETS - CONCRETE -NOT IN CONTRACT
***PROJECT SPECIFIC: CONCRETE WALK AND DRIVEWAY INCLUDED IN
CONTRACT.

5.05 EXTERIOR BRICK/STONE VENEER
EXTERIOR MASONRY VENEER
PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO
CONSTRUCT EXTERIOR MASONRY VENEER AS SHOWN ON DRAWINGS AND
SCHEDULES. PROVIDE PERMABARRIER FLASHING OR EQUAL (NO VINYL),
1" MORTAR NET AT BRICKLEDGE, AND MORTAR NET WEEP VENTS AT 24"
OC AT VENEER BASES, LINTELS, CHIMNEY, BAY WINDOWS, AND AS
REQUIRED. PROVIDE TAR PAPER OVER TYVEK BY OTHERS. PROVIDE STEEL
LINTELS. NO SALT'S TO BE ADDED TO THE MORTAR. ALL EXTERIOR
MASONRY TO BE WASHED WITH PROPER MASONRY CLEANERS AND
SURROUNDING WOODWORK/WALLS/WINDOWS PROTECTED. MORTAR TO
BE TYPE "N" ("S" FOR STRUCTURAL WALLS) FROM THE SAME
MANUFACTURER AND LOT.

-PROVIDE AND INSTALL STONE ADDRESS BLOCKS AT EACH CONDO.

6.01 ROUGH CARPENTRY
PRIOR TO FRAMING, MEET WITH CONSTRUCTION MANAGER TO DISCUSS
I-JOIST LAYOUT REGARDING CAN LIGHT AND PLUMBING LOCATIONS.
PROVIDE ALL LABOR AND EQUIPMENT REQUIRED TO CONSTRUCT ROUGH
CARPENTRY AS SHOWN ON DRAWINGS AND SCHEDULES INCLUDING BUT
NOT LIMITED TO THE FOLLOWING:
ROUGH CARPENTRY GENERAL: ROUGH CARPENTRY CONTRACTOR TO
SUPPLY ALL NAILS, SCREWS, AND GLUE. NO STAPLES TO BE USED FOR
SECURING THE FLOOR SYSTEM, SIDING SYSTEM, OR ROOF SHEATHING
SYSTEM. USE NON-CORROSIVE FASTENERS. MEET WITH CONSTRUCTION
MANAGER TO PREVIEW PROJECT PRIOR TO CONSTRUCTION REGARDING
FLOOR, WALL, AND ROOF PENETRATION LOCATIONS. ALL SYSTEMS LISTED
BELOW - SEE SECTION 7 FOR MORE SPECIFIC INFORMATION ON
COMPONENTS.
FLOOR SYSTEMS: INSTALL COMPLETE FLOOR SYSTEMS. INCLUDE
BLOCKING PER MANUFACTURER'S RECOMMENDATIONS. FLOOR FRAMING
TO ADHERE TO FRAMING PLAN PROVIDED BY LUMBER SUPPLIER. FLOOR
SHEATHING MATERIALS TO BE INSTALLED PER MANUFACTURER'S
RECOMMENDATIONS, INCLUDING PROPER EXPOSURE OF SHEATHING
GRADE. ALL SUBFLOORS TO BE GLUED WITH "LUMBER LOCK" AND
NAILED TO JOISTS.
WALL SYSTEMS: INSTALL COMPLETE WALL SYSTEMS AND ALL TRIM,
INCLUDING FASCIAS, SOFFITS, FRIEZE BOARDS, CORNER BOARDS,
WATERTABLES, WINDOW TRIM, ETC., (BUT NOT SIDING AS SHOWN ON
DRAWINGS AND SCHEDULES. MASONRY AND STUCCO BY OTHERS.
INSTALL EXTERIOR WINDOWS INCLUDING DRIP CAP FLASHINGS,
WINDOW AND WINDOW FLASHINGS NEED TO BE INSTALLED PER
MANUFACTURER RECOMMENDATIONS. PLEASE SEE PROJECT MANAGER IF
MANUAL IS NEEDED. SHIM ALL WINDOWS AND DOORS TO INSURE PROPER
INSTALLATION AND OPERATION. CARPENTER TO TAPE ALL DOORS,
WINDOWS AND SEAMS WITH DUPONT TYVEK TAPE OR EQUIVALENT.
CARPENTER TO INSTALL PERMABARRIER, GREENGUARD OR EQUAL
UNDER EXTERIOR WINDOWS AND DOORS ON SILL AND EXTENDING UP 2"
ON SIDES OF SHOULDER STUDS. INCLUDE BLOCKING FOR ELECTRICAL
AND BATH FIXTURES, HEAVY ARTWORK, HANDRAILS, FIRE-STOPPS,
DRY WALL BLOCKING, TRIM MOULDINGS, BEAMS AND OTHER
MISCELLANEOUS ITEMS AS REQUIRED. CROWN ALL WALL STUDS TO
INTERIOR.
*SEE SHEET B FOR ANY/ALL WALL BRACING HARDWARE INSTALLATION,
PORTAL FRAMES AND NAILING PATTERNS/SPECIFICATION AND LOCATION.
PRE-HUNG DOOR SYSTEMS: INSTALL EXTERIOR DOOR FRAMES AND
EXTERIOR PRE-HUNG DOOR SYSTEMS INCLUDING DRIP CAP FLASHINGS
AND TEMPORARY CONSTRUCTION DOORS AND LOCKS.
ROOF SYSTEMS: INSTALL COMPLETE ROOF SYSTEMS AS SHOWN ON
DRAWINGS. INCLUDE COLLAR TIES, MISCELLANEOUS BRACING, ROOF
OVERHANG, FASCIA, SOFFIT, SOFFIT VENTS, FRIEZE WITH ASSOCIATED
TRIM MOULDINGS AND RAKE MOULDINGS. INSTALL HURRICANE STRAPS
ON EXTERIOR SIDE. INSTALL EXPOSED SOLID COLLAR THE BEAMS, FLITCH
PLATES AND PROPER CONNECTIONS AS REQUIRED. PREPARE ROOF
OPENINGS FOR ROOF VENTS (TO BE INSTALLED BY ROOFER). INSTALL
SKYLIGHTS AS SHOWN ON DRAWINGS AND SCHEDULES. CROWN ALL
RAFTERS.
CEILING SYSTEMS: INSTALL ALL COMPLETE CEILING AND SOFFIT SYSTEMS
AS SHOWN ON DRAWINGS. INCLUDE NECESSARY FIRE-BLOCKING AT
CEILING SYSTEMS. CROWN ALL CEILING JOISTS.
STAIR SYSTEMS: INSTALL ALL TEMPORARY STAIRS AS REQUIRED AT
JOBSITE.

MISCELLANEOUS: INSTALL ALL MISCELLANEOUS SYSTEMS INCLUDING
BUT NOT LIMITED TO THE FOLLOWING: COLUMNS AND CAP FLASHINGS,
FRAMING AT STEEL, BRACKETS, CUPOLAS, VENT LOUVERS, SOLID WOOD
POSTS, BEAMS WITH CAP FLASHING, SCREEN FRAMES AND JAMBS, AND
MISCELLANEOUS STEEL COMPONENTS AS SPECIFIED IN 5.03. INSTALL ALL
STAIR RAILS, GUARD RAILS, CATWALKS, ETC. TO SAFEGUARD JOBSITE PER
OSHA GUIDELINES. FRAME ALL ACCESS PANELS TO UNCONDITIONED
AREAS AS REQUIRED WITH INSULATION STOPS. VERIFY SIZE
REQUIREMENTS WITH CONSTRUCTION MANAGER WHERE NECESSARY.

TOUCH UP TRIM NAILS WITH TOUCHUP KIT PROVIDED BY THE SUPPLIER.
-INCLUDE ALL EXTERIOR CAULKING.

NOTES:
-SCREEN AT WINDOWS BY OTHERS.
-SCREEN DOOR AT PATIO DOOR BY OTHERS.
-FRONT STORM DOOR BY OTHERS.

***PROJECT SPECIFIC: ROUGH CARPENTER TO INSTALL ALL SOFFITS
(INCLUDING FRONT ENTRY PORCH), GUTTER FASCIA, & GABLE FASCIA.
ALL OTHER EXTERIOR TRIM BY SIDING CONTRACTOR.

***PROJECT SPECIFIC: INCLUDE INSTALLING DRYWALL AT PARTY WALL
TO BOTTOM OF ROOF STRUCTURE.

6.02 FINISH CARPENTRY
PROVIDE ALL LABOR AND EQUIPMENT REQUIRED TO PERFORM FINISH
CARPENTRY AS SHOWN ON DRAWINGS AND SCHEDULES INCLUDING, BUT
NOT LIMITED TO:
FINISH CARPENTRY GENERAL: FINISH CARPENTRY CONTRACTOR TO
SUPPLY ALL GLUE, NAILS AND SPECIALTY FASTENERS. FINISH
CARPENTER TO REVIEW SECTION 7.00 AND 21.00 PRIOR TO BIDDING.

WALL SYSTEMS: INSTALL COMPLETE TRIM PACKAGE, PANEL WALL
SYSTEMS, INTERIOR WINDOWS, INTERIOR TRANSOMS AND STORM/SCREEN
DOORS. SHIM ALL WINDOWS AND DOORS TO INSURE PROPER
INSTALLATION AND OPERATION.
REFER TO DOOR AND HARDWARE SCHEDULE.

PRE-HUNG DOOR SYSTEMS: INST ALL INTERIOR AND EXTERIOR PRE-HUNG
DOOR UNITS INCLUDING DOOR HARDWARE. (REFER TO 21.01 AND 21.16 FOR
INTERIOR AND EXTERIOR DOOR INFORMATION.)
CEILING SYSTEMS: INSTALL COMPLETE MILLWORK CEILING SYSTEMS AS
SHOWN ON PLAN.

CLOSET SYSTEMS: INSTALL COMPLETE CLOSET SYSTEMS PER PLAN.
RAILING SYSTEMS: INSTALL COMPLETE RAILING SYSTEM(S) AT ALL
INTERIOR STAIRS, BALCONIES AND OVERLOOKS.
CABINET SYSTEMS: INSTALLATION BY CABINET MAKER
MISCELLANEOUS: INSTALL ACCESS PANELS, APPLIED MOULDINGS,
BATHROOM ACCESSORIES.

***PROJECT SPECIFIC:
-INSTALL FRONT STORM DOOR.

NOTES:
-ALL CABINETS, CUBBIES, AND BENCHES INSTALLED BY OTHERS.
-SHELVES AT KEEPING ROOM SUPPLIED AND INSTALLED BY CABINET
SUPPLIER

6.03 STAIRWAY CARPENTRY
INSTALL COMPLETE STAIR SYSTEMS AS SHOWN ON DRAWINGS AND
SCHEDULES INCLUDING DRYWALL BLOCKING AND STUD WALL
CONSTRUCTION AT WALLS ADJACENT TO AND UNDERNEATH STAIRS.

6.04 SIDING SYSTEM LABOR
PROVIDE LABOR REQUIRED FOR INSTALLATION OF SIDING SYSTEM AS
SPECIFIED IN SECTION 7.04. PROVIDE GALVANIZED OR OTHER
NONCORROSIVE FASTENERS. VERIFY FASTENER TYPE RECOMMENDED BY
SIDING MANUFACTURER.

SIDING MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS.
SEE PROJECT MANAGER IF AN INSTALLATION MANUAL IS NEEDED.

***PROJECT SPECIFIC:
-INSTALL FRONT PORCH COLUMNS.
-FABRICATE AND INSTALL ALL DRIP FLASHING.

6.05 EXTERIOR DECK CARPENTRY
PROVIDE LABOR, MATERIALS AND EQUIPMENT REQUIRED TO SUPPLY AND
INSTALL EXTERIOR DECKS AS SHOWN ON DRAWINGS. INCLUDE
INSTALLATION OF POSTS, STEPS, RAILING AND DECKING. CONCEALED
LUMBER TO BE TREATED STRUCTURAL. DECK FASTENERS TO BE HIDDEN.

7.00 LUMBER
SUPPLY AND DELIVER LUMBER TO CONSTRUCT BUILDING AS SHOWN ON
DRAWINGS, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

7.01 ROUGH FRAMING LUMBER
LUMBER SUPPLIER TO PROVIDE FRAMING PLAN TO BUILDER PRIOR TO
CONSTRUCTION START DESIGNED WITH PROPER JOIST SERIES.
FLOOR SYSTEMS:
TRUS JOIST MACMILLAN OR APPROVED EQUAL- SEE DRAWINGS FOR SIZE.
FLOOR JOISTS: OPEN WEB JOISTS
RIM JOISTS: 1-1/4" TIMBERSTRAND LSL
TRANSFER BEAMS: LVL OR AS SHOWN ON DRAWINGS
MAINTAIN CONSISTANT LIVE LOAD DEFLECTION CRITERIA. PROVIDE
SYSTEM THAT MEETS OR EXCEEDS 45 RATING AND HAS DEFLECTION OF

L/720 OR STRONGER AT ALL AREAS WITH TILE FLOOR FINISH AND UNDER
KITCHEN ISLANDS. (L/480 OR STRONGER FOR ALL OTHER AREAS).
SUBFLOOR: 3/4" DURASTRAND T&G
WALL SYSTEMS:
2X4 & 2X6 STUDS: SPF, STUD GRADE, KD
2X4 PLATES, CLEATS, PURLINS: STANDARD AND BETTER, SPF, KD
2X6 PLATES, CLEATS: #2 AND BETTER, KD
MUD SILL, LOWER LEVEL WALL BOTTOM PLATE: PRESSURE TREATED, KD
(PRESERVATIVE RETENTION LEVEL OF 0.60 POUNDS/CUBIC FOOT WHERE
LUMBER IS IN CONTACT WITH SOIL.)
STRUCTURAL POSTS: #2 AND BETTER, SYP
2X4, 2X6, 2X8HEADERS: SPF, #2 AND BETTER, KD
2X10 AND 2X12 HEADERS: #2 AND BETTER, FIR-LARCH, KD
HEADERS: LVL OR APPROVED EQUAL PER PLAN.
EXTERIOR SHEATHING: 7/16" OSB SHEATHING OR APPROVED EQUAL
HOUSE WRAP: DUPONT TYVEK DRAINWRAP10'-0" ROLLS OR APPROVED
EQUAL AND DUPONT COMMERCIAL TYVEK BRAND TAPE OR APPROVED
EQUAL.

***SEE SHEET B FOR ANY/ALL NECESSARY WALL BRACING HARDWARE TO
BE SUPPLIED BY LUMBER YARD.

CEILING SYSTEMS:
SOFFITS, DROPPED CEILINGS, BOXING-OUT STEEL BEAMS,
MISCELLANEOUS BLOCKING: SPF, STANDARD AND BETTER, KD
CEILING JOISTS: 2X6'S, 2X8'S #2 AND BETTER, SPF AND/OR 2X10'S -2X12'S
FIR-LARCH, #2 AND BETTER, KD

7.02 EXTERIOR COLUMNS & BRACKETS
-SUPPLY PVC COLUMN AT FRONT PORCH INCLUDING BASE AND CAP.
7.03 EXTERIOR TRIM:
-SUPPLY AND DELIVER
-TRIM: LP SMARTSIDE, PREFINISHED
-SOFFITS: LP SMARTSIDE VENTED. SOLID AT GABLE SOFFITS AND FRONT
ENTRY SOFFIT, PREFINISHED

-CEILING AT FRONT VERANDA: L3/8" CDX FIR PLYWOOD, PREFINISHED W/
1X4 JAMES HARDIE TRIM AS PER PLAN, PREFINISHED.

7.04 SIDING/WALL CLADDING:
JAMES HARDIE, PREFINISHED.

7.05 EXTERIOR DECKING SYSTEMS
FASTENERS: HIDDEN (NOT FACE SCREWED)
DECK STRUCTURAL JOISTS: PRESSURE TREATED
DECKING: 5/4X6 TIMBERTEK (VERIFY FINAL SELECTION)
NEWEL POSTS & RAILING: TIMBERTEK
BALUSTERS: TIMBERTEK

ALL HARDWARE TO BE USED AT PRESSURE TREATED CONDITIONS TO BE
HOT-DIPPED GALVANIZED WITH A G-185 RATING.
PROVIDE ALL HANGERS AND LAG BOLTS REQUIRED TO ASSEMBLE THE
DECK FRAMING.

7.07 MISC:
PROVIDE SHIM SHINGLES FOR DOORS AND WINDOWS, JOIST HANGERS,
BEAM HANGERS, STRAPS, H-CLIPS, SILL SEALER (1/4" STYROFOAM), SOFFIT
VENTS, BLOCKING FOR APPLIED TRIM, CEILING FANS, PENDANT FIXTURES,
FIRE STOPPING AND DRYWALL NAILERS, HEAVY DUTY POCKET DOOR
FRAMES, COLUMN(S). PROVIDE PREFINISHED ALUMINUM COILSTOCK (TO
MATCH TRIM). FOR ALL WALL FLASHING AND GROUND BREAKER BELOW
WATER TABLE.

***PROJECT SPECIFIC:
-WINDOW TAPE FLASHING BY WINDOW SUPPLIER.
-PROVIDE DRYWALL AT INTERIOR OF FIREWALL FROM FIRST FLOOR TO
THE UNDERSIDE OF THE ROOF.

7.08 ROOF TREES
DESIGNED PER STATE CODE REQUIREMENTS. SUPPLY SHOP DRAWINGS
AND STAMPED ENGINEERING CALCULATIONS AS REQUIRED FOR STATE
APPROVAL. BUILDER TO REVIEW PRIOR TO ORDER BEING PLACED.
ROOF OVERFRAMED AREAS: #2 AND BETTER SPF - VERIFY WITH
DRAWINGS.

7.09 STICK BUILT ROOF SYSTEMS:
ROOF RAFTERS: DOUGLAS FIR, #2 AND BETTER, KD.
ROOF OVERFRAMED AREAS: #2 AND BETTER SPF VERIFY WITH DRAWINGS.
COLLAR TIES: 2X6'S #2 AND BETTER, SPF AND/OR 2X8'S -2X10'S -2X12'S
FIR-LARCH, #2 AND BETTER, KD

ROOF SHEATHING: 1/2" OSB SHEATHING OR APPROVED EQUAL W/ H-CLIPS.

7.99 MISC. LUMBER
PROVIDE CONSTRUCTION ADHESIVE AND COLOR MATCHED OSI QUAD
CAULK

8.00 WINDOWS
WINDOWS GENERAL: WINDOW AND DOOR SUPPLIER SHALL HOLD AND
WAREHOUSE, SCREENS AND HARDWARE UNTIL REQUESTED. WINDOWS
AND DOORS TO BE UNLOADED AND STORED TO MINIMIZE EXPOSURE.
WINDOW AND DOOR SUPPLIER TO PROVIDE ONE PINT MINIMUM OF
TOUCH-UP PAINT OF EXTERIOR CLADDING COLOR WITH WINDOW
DELIVERY. WINDOW SUPPLIER TO PROVIDE LABOR FOR ANY REQUIRED
FIELD MULLS, AND PROVIDE MATERIAL FOR ALL EXTERIOR MULL COVERS.

8.01 WINDOWS
SUPPLY AND DELIVER WINDOWS AS SPECIFIED ON DRAWINGS

8.04 EXTERIOR DOORS BY WINDOW MANUFACTURER
SUPPLY AND DELIVER DOORS BY WINDOW MFR. AS SPECIFIED ON
DRAWINGS.

8.05 SCREEN/STORM DOORS BY WINDOW MANUFACTURER
PROVIDE AND INST ALL SCREEN AND/OR STORM DOORS AS SHOWN ON
DRAWINGS AND SCHEDULES. PROVIDE REQUIRED CLOSERS AND
HARDWARE WITH EACH DOOR (FRONT STORM BY OTHERS).
-PROVIDE FOR ALL PATIO DOORS.

-PROVIDE AND INSTALL ALL WINDOW SCREENS AND HARDWARE.

8.06 WINDOW GRILLS
-GRILLS BETWEEN GRILLS

8.07 WINDOW FLASHINGS
WINDOW AND DOOR SUPPLIER SHALL SUPPLY FLASHINGS AS
RECOMMENDED BY MANUFACTURER.

10.00 PLUMBING
ACQUIRE NECESSARY PERMITS, TESTS, LICENSES AND INSPECTIONS.
INCLUDE IN BID ALL ASSOCIATED FEES RELATING TO PLUMBING
ACTIVITIES.

ROUGH PLUMBING SYSTEM
PROVIDE AND INSTALL ALL ROUGH PLUMBING IN ACCORDANCE WITH ALL
STATE AND LOCAL CODES. PROVIDE LABOR AND MATERIALS REQUIRED
FOR ALL ROUGH PLUMBING SYSTEMS ON DRAWINGS (ON A DESIGN/BUILD
BASIS).

STORM SYSTEMS- 24" DIA. X 24" DEEP SEALED FIBERGLASS SUMP CROCK
WITH 1/3 HP, 38 GPM SUBMERSIBLE SUMP PUMP. PVC SUMP DRAIN LINES
5' BEYOND HOUSE.

UNDER-SLAB SYSTEMS- INSTALL PVC WASTE PIPING UNDER SLAB
CONDITIONS INCLUDING ADEQUATE PITCH SIZED TO HANDLE MAX. FLOW
FROM ALL FIXTURES AND REQUIRED CONNECTIONS TO APPROPRIATE
WASTE MANAGEMENT SYSTEMS. FILL AND COMPACT TRENCHES AS
REQUIRED.

INTERIOR WASTE PIPING & VENTING- INSTALL PVC WASTE PIPING AND
VENT SYSTEMS REQUIRED FOR ALL PLUMBING FIXTURES AS DESCRIBED
IN DRAWINGS AND PLUMBING SCHEDULE AND MECHANICAL DEVICES
LISTED BELOW. INSTALL BACKFLOW PROTECTION DEVICES REQUIRED BY
CODE. JOIN ROOF VENTS TO MINIMIZE ROOF PENETRATIONS. PROPERLY
SIZE SYSTEM TO HANDLE MAX. FLOW FROM ALL FIXTURES.

WATER SUPPLY- INSTALL PEX WATER SUPPLY SYSTEM TO ALL PLUMBING
FIXTURES AND OTHER DEVICES LISTED BELOW (AS REQUIRED).
PLUMBING CONTRACTOR TO CALCULATE WATER SUPPLY CAPACITY
REQUIREMENTS (G.P.M.) AND STATE ON BID. VERIFY DIAMETER PIPING TO
MASTER BATH AND SHOWER. INSTALL NECESSARY AIR CHAMBER
DEVICES. ALL FAUCETS INCLUDING DISHWASHER TO HAVE SEPARATE
SHUT-OFFS. INSTALL BACKFLOW PROTECTION DEVICES REQUIRED BY
CODE. SUPPLY AND INSTALL 2" DRAIN FOR DISHWASHER WHEN AIR GAP IS
ELIMINATED. LOCATE ALL MAIN WATER SHUT-OFFS IN UNFINISHED
AREAS OF BASEMENT UNLESS AN ACCESS PANEL IS SHOWN ON
DRAWINGS. VERIFY ACCESS PANEL AND SHUT-OFF LOCATIONS WITH
CONSTRUCTION MANAGER.

FINISH PLUMBING
PROVIDE ALL LABOR AND MATERIALS REQUIRED FOR ALL FINISH
PLUMBING AS SHOWN ON DRAWINGS AND SCHEDULES.
INCLUDE GRAY BOXES, FROST-PROOF HOSE BIBBS

10.02 PLUMBING FIXTURE
SUPPLY PLUMBING FIXTURES AS SHOWN ON DRAWINGS AND SCHEDULES.
INCLUDE ITEMIZED BREAKDOWN WITH YOUR BID.
INCLUDE AN ALLOWANCE FROM MID-GRADE KOHLER FIXTURES UNTIL
FIXTURES ARE SELECTED.

10.99 MISC. PLUMBING
-INSTALL WATER TO REFRIGERATOR
***PROVIDE PRICE OPTION: INSTALL PASSIVE PVC RADON SYSTEM. VENT
THROUGH BACK ROOF.
***PROVIDE PRICE OPTION: ADD BAR SINK & FAUCET NEXT TO
REFRIGERATOR
***PROVIDE PRICE OPTION: ADD ROUGHING-IN OF POWDER ROOM IN
LOWER LEVEL
***PROVIDE PRICE OPTION: ADD FINISH INSTALLATION OF POWDER
ROOM AND BAR SINK/FAUCET IN LOWER LEVEL
NOTE:
-APPLIANCES INSTALLED BY APPLIANCE SUPPLIER, INCLUDING
DISHWASHER
-PROVIDE GAS PIPING TO ALL REQUIRED APPLIANCES, WATER HEATERS,
FURNACES, AND FIREPLACES.

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DATE: MAY 23, 2025
JOB: 2503
DRAWN BY: SRH
CHECKED BY:

CONSTRUCT. SET

SPECIFICATIONS

9

11.00 ELECTRICAL.
ACQUIRE NECESSARY PERMITS, TESTS, LICENSES, AND INSPECTIONS AND INCLUDE IN BID ALL ASSOCIATED FEES RELATING TO ELECTRICAL ACTIVITIES.
ROUGH ELECTRICAL.
PROVIDE ALL LABOR AND MATERIALS AND EQUIPMENT REQUIRED FOR ALL ROUGH ELECTRICAL WORK AS SHOWN ON DRAWINGS AND SCHEDULES ON A DESIGN/BUILD BASIS. PROVIDE TWO (2) ENERGIZED POWER RECEPTACLES ON FIRST FLOOR, TWO (2) ON LOWER LEVEL FOR USE BY OTHER TRADES DURING CONSTRUCTION. PROVIDE & INSTALL WIRES FROM GARAGE DOOR SENSORS TO OVERHEAD UNIT AND OPENER LOCATION TO BE LOW VOLTAGE. PROVIDE & INSTALL ONE (1) 2" PVC CONTINUOUS CONDUIT FROM BASEMENT TO ATTIC. MARK AS "ELECTRICAL CHASE" AT BASEMENT AND ATTIC. VERIFY LOCATION WITH CONSTRUCTION MANAGER. SUPPLY AND INSTALL SMOKE AND CO ALARMS. COORDINATE LOCATION OF ALL LOW VOLTAGE RECESSED AND CEILING LIGHTS WITH HVAC INSTALLATION. RECEPTACLE SWITCH BOXES TO BE 22.5 CU. INCH. FLOOR OUTLETS TO BE HUBBELL RF515BR. FLOOR OUTLETS IN CONCRETE SLAB TO BE CARLON E971EB/E97AB2. OUTDOOR RECEPTACLES TO BE ARLINGTON INBOX RECESSED WEATHERPROOF IN USE RECEPTACLES. WHITE PAINTABLE PLATE.
PROVIDE ROUGH ELECTRICAL NEEDED FOR APPLIANCES PER PLUMBING AND APPLIANCE SCHEDULES.
FINISH ELECTRICAL
PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR INSTALLATION OF COMPLETE FINISH ELECTRICAL SYSTEM, ON A DESIGN/BUILD BASIS AS SHOWN ON DRAWINGS AND SCHEDULES. INSTALL FINISH ELECTRICAL FOR ALL PLUMBING FIXTURES, APPLIANCES AND BLOWERS PER SCHEDULES. SUPPLY & INSTALL DOORBELL. INSTALL ONE (1) RECESSED DOORBELL CHIME. DOOR BELL BUTTON AND CHIME. SUPPLY AND INSTALL ALL ELECTRICAL SWITCHING AND POWER DEVICES TO BE DECORA WHITE, PADDLE-STYLE, SQUARE EDGE AS SHOWN ON ELECTRICAL PLANS INCLUDING LOW VOLTAGE INDUCTIVE DIMMERS. LOCATE LOW VOLTAGE LINES A MINIMUM OF 18" FROM NORMAL VOLTAGE LINES. SUPPLY & INSTALL SURGE ARRESTOR TO ALL 120V AND 220 V LOADS OR APPROVED EQUAL.
RECESSED AND STANDARD FIXTURES
PROVIDE STANDARD FIXTURES AS SHOWN ON DRAWINGS AND SCHEDULES.
11.01 ELECTRICAL SERVICE
PROVIDE UNDERGROUND ELECTRICAL SERVICE CONSISTING OF METER, PEDESTAL, SIEMENS OR EQUAL, (TRD BY ELECTRICAL CONTRACTOR) AMP BREAKER PANEL AND ASSOCIATED PIPE AND BREAKERS. ADD ADDITIONAL SUBPANEL FOR ALL HOMES WITH 250 OR MORE OPENINGS. IF GREATER AMPERAGE IS REQUIRED OR RECOMMENDED, NOTIFY LAKESIDE DEVELOPMENT. ELECTRICAL CONTRACTOR IS TO NOTE SIZE OF SERVICE PROVIDED ON THE BID.
11.03 AUDIO/VIDEO (NOT PART OF BUILDING CONTRACT)
11.04 EXTERIOR DECORATIVE FIXTURES
PROVIDE EXTERIOR DECORATIVE FIXTURES AS SHOWN ON DRAWINGS AND SCHEDULES.
11.05 INTERIOR DECORATIVE FIXTURES
PROVIDE INTERIOR DECORATIVE FIXTURES AS SHOWN ON DRAWINGS AND SCHEDULES. DECORATIVE LIGHT SUPPLIER TO PROVIDE ALL NECESSARY SWITCHING DEVICES FOR CEILING FANS. DEVICES TO MATCH SWITCH AND POWER SELECTION AS SPECIFIED IN 11.04 FINISH ELECTRICAL.
11.09 MISC. ELECTRICAL
PROVIDE POWER FOR ELECTRIC IN-FLOOR HEAT IN MASTER BATH - HEAT CABLE SYSTEM PROVIDED AND INSTALLED BY TILE CONTRACTOR. FINAL HOOKUP BY ELECTRICIAN.
-BATH FAN VENTING BY OTHERS.
*****PROVIDE PRICE OPTION:** PROVIDE POWER TO HEATED FLOOR IN MASTER BATH

12.00 HEATING VENTILATION AND AIR CONDITIONING
ACQUIRE NECESSARY PERMITS, TESTS, LICENSES AND INSPECTIONS, AND INCLUDE IN BID ALL ASSOCIATED FEES RELATING TO HVAC ACTIVITIES. ROUGH HVAC
PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR COMPLETE ROUGH HEATING SYSTEM (ON A DESIGN /BUILD BASIS).
INSTALL NECESSARY THERMAL BREAKS AT DUCTING NEAR BUILDING ENVELOPE. INCLUDE FRESH AIR FURNACE INTAKE FROM EXTERIOR, WARM AIR SUPPLIES AS REQUIRED AND COLD AIR RETURNS (THERMOPAN) AS REQUIRED. INCLUDE SOLID VENTING AT DRYER. ALL BATHROOMS, ALL POWDER ROOMS, COOKTOPS AND VENT HOODS WITH A MAXIMUM FLEXIBLE CONNECTION OF 18". SIZE APPROPRIATELY FOR HOOD BLOWERS PER SELECTIONS MADE ON APPLIANCE SCHEDULE. INSTALL IN-LINE DAMPERS AS REQUIRED. VERIFY DUCT SIZE AND CONFIGURATION WITH SCHEDULES, DRAWINGS AND CONSTRUCTION MANAGER. SUPPLY DUCT TO BE RIGID EXCEPT AS NOTED. ALL SEAMS AND JOINTS TO BE SEALED PER COMM 22.18. INSULATION TO BE EXTERNAL DUCT WRAP AND/OR FLEX DUCT R-6. CEILING REGISTER BOOTS TO BE SEALED AT DRYWALL PENETRATIONS IN FINISH. NO REGISTERS IN SLOPED CEILINGS. ALL SUPPLY REGISTERS TO BE NEAR OR AT FLOOR. PROVIDE AND INSTALL THERMOSTAT WIRING AT ALL REQUIRED LOCATIONS
PROVIDE ALL REQUIRED METAL SAFETY STRIP FLASHING TO MEET CODE AT ALL PREFABRICATED METAL FIREPLACES.
PROVIDE AND INSTALL (6) SIX WIRES TO ALL THERMOSTATS.
MAKE-UP AIR NOT IN CONTRACT. IF REQUIRED BY INSPECTOR, ADDITIONAL COST WILL BE BILLED TO OWNER.
FINISH HVAC
PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR COMPLETE FINISH HEATING SYSTEM (ON A DESIGN/BUILD BASIS). HEATING CONTRACTOR TO PROVIDE NECESSARY CALCULATIONS TO OBTAIN REQUIRED PERMITS. FURNACES, DUCTWORK AND AC UNITS TO BE PROPERLY SIZED FOR QUIET OPERATION.
HEATING SYSTEM: CARRIER WEATHERMAKER OR EQUAL HIGH-EFFICIENCY FURNACE, PROPERLY SIZED BY HEATING CONTRACTOR. LOCATE COLD AIR RETURNS AT MAXIMUM RECOMMENDED HEIGHT TO ENSURE PROPER AIR FLOW AT ROOMS WHICH HAVE VAULTED CEILINGS. INSTALL A COMPLETE BLACK IRON PIPE GAS SUPPLY SYSTEM TO THE COILING SYSTEM- CARRIER OR EQUAL AIR CONDITIONING UNITS 15.0 SEER OR BETTER. INCLUDE PRECAST SLAB. TOP OFF 6" STONE BASE @ CONDENSER PADS (STONE BASE BY OTHERS).
CONTROLS: HONEYWELL FOCUS PRO 6000 THERMOSTATS OR EQUAL WITH WIFI CAPABILITIES.
ZONE 1 - LIVING AREA 1ST FLOOR
ZONE 2 - PRIMARY SUITE
ZONE 3 - 2ND FLOOR

AIR QUALITY COMPONENTRY: HONEYWELL F100 FILTER TYPE MEDIA AIR FILTER
PREFINISHED WHITE COLD AIR RETURNS AND WARM AIR REGISTERS THROUGHOUT BUILDING.
12.03 HUMIDIFIERS
APRIL. AIR HUMIDIFIER.
NOTE: RANGE HOOD INSTALLATION BY OTHERS.

13.00 TEMPORARY UTILITIES (NOT PART OF BUILDING CONTRACT)
PROVIDE ELECTRICAL SERVICE DURING CONSTRUCTION.
PROVIDE GAS SERVICE DURING CONSTRUCTION.

14.00 VACUUM (NOT PART OF BUILDING CONTRACT)

15.00 SECURITY SYSTEM (NOT PART OF BUILDING CONTRACT)
16.00 ASPHALT ROOFING
PROVIDE MATERIALS REQUIRED FOR COMPLETE ROOFING SYSTEM AS SHOWN ON DRAWINGS.
SHINGLES: LANDMARK PRO
SUBMIT SAMPLE BOARD FOR COLOR SELECTION.
GAF COBRA CONTINUOUS RIDGE VENT
UNDERLAYMENT: 15# BUILDING PAPER
FASTENERS: GALVANIZED ROOFING NAILS
ROOF FLASHING: HEAVY GAUGE PREFINISHED STEEL OR ALUMINUM TO MATCH ROOFING. INCLUDING W-VALLEY FLASHING EXTENDED DOWN 2".
TIN SHINGLES. DORMER FLASHING, GUTTER DRIP AND GABLE DRIP AND KICK-OUT FLASHINGS.
VYCOR ICE AND WATER SHIELD BY GRACE OR EQUAL
ROOFING LABOR
PROVIDE LABOR AND EQUIPMENT REQUIRED TO INSTALL COMPLETE ROOFING SYSTEMS AS DESCRIBED IN 16.01 AND AS SHOWN ON DRAWINGS. INSTALL TIN SHINGLES (PROVIDED BY SHEETMETAL CONTRACTOR), ROOF

WINDOW FLASHINGS AND PLUMBING VENT BOOT(S). SHINGLES TO BE INSTALLED WITH 5-1/2" EXPOSURE TO WEATHER AND SHAKES TO BE INSTALLED WITH 10" EXPOSURE TO WEATHER. ROOFING CONTRACTOR TO BE RESPONSIBLE FOR AVOIDING DAMAGE TO GUTTER AND DOWNSPOUTS DURING INSTALLATION. INSTALL ICE-AND-WATER SHIELD AT SADDLES, CHIMNEY SHAFTS, VALLEYS, TIN SHINGLES, DORMER WALLS, UP 2-0" AT EAVES FROM WARM SIDE OF WALLS, AT ROOF PITCHES 8:12 OR LESS AND ENTIRE ROOF AT ROOF PITCHES LESS THAN 4:12. 9" EACH WAY AT EDGE OF ROOF AND BOTTOM OF WALL WHERE ROOF MEETS WALL. UP 36" EACH WAY FROM CHANGE IN ROOF SLOPE (INCLUDING ALL RISERS) AND OTHER SPECIAL CONDITIONS DEEMED NECESSARY BY ROOFING CONTRACTOR OR AS NOTED ON DRAWINGS. ROOF WINDOWS TO BE WRAPPED ON ALL SIDES TO AT LEAST THE WIDTH OF THE FLASHING AND UP THE SIDES WITH ICE AND WATERSHIELD.
16.03 GUTTERS AND DOWNSPOUTS
PROVIDE LABOR, MATERIALS AND EQUIPMENT REQUIRED TO INSTALL THE FOLLOWING AS SHOWN ON DRAWINGS. GUTTER & DOWNSPOUT COLOR TO BE [WHITE] [BROWN] [TAN] [ASHGRAY] [PAINTED PER EXTERIOR PAINT SCHEDULE].
GUTTERS TO BE "K" TYPE .032 ALUMINUM EQUIVALENT, PREFINISHED DOWNSPOUTS TO BE 4" PREFINISHED ALUMINUM.
SEE ROOF PLAN, CALCULATE PROPER GUTTER AND DOWNSPOUT SIZING, AND VERIFY DOWNSPOUT LOCATIONS WITH CONSTRUCTION MANAGER. PROPER PITCH OF GUTTERS TO BE DETERMINED BY CONTRACTOR. DIRECTION OF PITCH TO BE VERIFIED WITH CONSTRUCTION MANAGER

17.00 INSULATION
PROVIDE LABOR, MATERIALS AND EQUIPMENT REQUIRED TO INSTALL COMPLETE INSULATING SYSTEM ON A DESIGN/BUILD BASIS AS SHOWN ON DRAWINGS.
17.01 INSULATION - WALL
INCLUDE FIBERGLASS BATTS AT ALL SUPPLY AND WASTE PIPE WALL CAVITIES.
R-21 HIGH-DENSITY FIBERGLASS BATT INSULATION IN 2X6 EXTERIOR WALLS INCLUDING FRAME WALLS AT EXPOSED BASEMENT. R-13 FIBERGLASS BATT INSULATION IN 2X4 EXTERIOR WALLS. INSTALL 6 MIL VAPOR BARRIER WITH MINIMUM 12" OVERLAP AT ALL EXTERIOR WALLS AND CEILINGS (EXCEPT BASEMENT). INSTALL 3 LAYERS OF VAPOR BARRIER BEHIND ALL TILED OR CORIAN SHOWERS ON EXTERIOR WALLS. INSTALL FIBERGLASS SOUND BATT INSULATION AT ALL BATHROOM, BEDROOM, MECHANICAL, AND LAUNDRY WALLS COMMON TO OTHER ROOMS OR HALLWAYS AS INDICATED ON PLANS.
17.02 INSULATION - CEILINGS/ATTIC
INSTALL R-50 LOOSE FILL CELLULOSE AT CEILINGS WHERE POSSIBLE. INSTALL R-38 FIBERGLASS BATT INSULATION AT CEILINGS WHERE R-50 LOOSE FILL IS NOT POSSIBLE. USE R-38 STUDIO BATTS (WHERE POSSIBLE MAINTAINING 1" AIR SPACING) AT VAULTED CEILINGS. ALL SLOPED CEILINGS TO RECEIVE MAXIMUM AMOUNT OF INSULATION WHILE MAINTAINING 1" AIR PASSAGE. PROVIDE AIR Baffles AS REQUIRED. SEE DRAWINGS FOR DEPTH OF CEILINGS AND RAFTERS. PRIOR TO INSULATING ATTICS, CAULK AROUND JOINTS BETWEEN ALL ELECTRICAL, PLUMBING, AND HVAC PENETRATIONS AND DRYWALL IN ALL ATTICS.
INSTALL FIBERGLASS BATTS AROUND ALL PLUMBING SUPPLY AND WASTE PIPES EXCEPT AT LOWER LEVEL.
17.03 FOAM SKIRT
INSTALL CLOSED CELL FOAM INSULATION AT ALL SKIRTS.
*****PROVIDE PRICE OPTION:** BIB AT ALL EXTERIOR WALLS EXCEPT AT GARAGE

18.00 DRYWALL/PLASTER
18.01 DRYWALL
PROVIDE LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR COMPLETE DRYWALL SYSTEM AS SHOWN ON DRAWINGS AND SCHEDULES.
DRYWALL PRODUCTS: ONE-HALF INCH (1/2") DRYWALL AT ALL 16" O.C. FRAMING UNLESS INDICATED OTHERWISE; FIVE-EIGHTHS INCH (5/8") TYPE "X" DRYWALL ON GARAGE WALLS COMMON TO HOUSE AND ENTIRE GARAGE CEILING; FIVE-EIGHTHS INCH (5/8") DRYWALL ON 24" O.C. FRAMING; GREEN BOARD AT UNTILED WALLS AT MODULAR TUB AND/OR SHOWER UNITS.
***SEE SHEET B FOR ANY/ALL NECESSARY SCREW SPECIFICATION/PATTERN FOR WALL BRACING PANELS.
MISCELLANEOUS: PROVIDE ALL FINISH WORK INCLUDING CORNER BEAD, TAPE AND DRYWALL COMPOUND. ALL WALLS AND CEILINGS WHICH DO NOT RECEIVE WALLPAPER TO RECEIVE TEXTURE COAT & ONE (1) COAT HIGH BUILD PRIMER PAINT BY SPRAY. AREAS TO RECEIVE WALLPAPER ARE TO BE PRIMED BY WALLPAPER CONTRACTOR. DUE TO THE NORMAL DRYING AND SETTLING PROCESS, STRESS CRACKS WILL APPEAR OVER TIME. THE DRYWALL CONTRACTOR WILL RETURN, AT HIS EXPENSE, ONCE AFTER ONE (1) YEAR FROM HOUSE COMPLETION TO MAKE REPAIRS (WITHIN INDUSTRY STANDARDS). DRYWALL CONTRACTOR TO PROTECT FINISHED SURFACES, I.E. WINDOWS, DOORS, GARAGE SLABS, BASEMENT SLABS, SMOOTH WALLS, ETC. FROM PAINT/TEXTURE OVERSPRAY.
DRYWALL CONTRACTOR RESPONSIBLE FOR REMOVAL OF DRYWALL SCRAP AND DEBRIS FROM BUILDING SITE. DRYWALL CONTRACTOR TO REPAIR DRYWALL DEFECTS AFTER FINISH CARPENTRY AT DRYWALL CONTRACTOR'S EXPENSE.

19.01 EXTERIOR PAINTING
PROVIDE LABOR, MATERIALS AND EQUIPMENT FOR EXTERIOR PAINTING AS INDICATED ON PAINT SCHEDULE, WINDOW SCHEDULE AND ROOM FINISH SCHEDULES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
-ALL EXTERIOR TO BE PREFINISHED ONLY REQUIRING MINOR TOUCH-UP AFTER THE INSTALLATION EXCEPT AS NOTED ON PAINTING SCHEDULE. EXCEPT:
NOTE: SEE EXTERIOR FINISH SCHEDULE FOR SPECIFICS

19.02 INTERIOR FINISHING
PRE-WRAP: PAINTER TO PROVIDE LABOR AND EQUIPMENT REQUIRED TO PREPARE PROJECT FOR PAINTING (AFTER FINISH CARPENTRY IS SUBSTANTIALLY COMPLETE). COVER FINISHED FLOORING (TILE, WOOD, OR VINYL) AND COUNTERTOPS. PROTECT PLUMBING FIXTURES. REMOVE, LABEL AND PROTECT SHELVING, SHELF SUPPORTS AND CLOSET POLES. REMOVE LABEL AND PROTECT WINDOW, DOOR, DOOR HARDWARE. INTERIOR PAINT CONTRACTOR TO REMOVE ALL MASKING TAPE AND ADHESIVE PRODUCTS, REINSTALL ALL COMPONENTS LISTED ABOVE AND RETURN PROJECT ENVIRONMENT TO INITIAL STATUS.
WALLS & CEILINGS:
-PAINT ALL CEILINGS WITH 1 COAT OF FINISH PAINT BY SPRAY. TOUCH UP AFTER CARPENTRY IS COMPLETE.
-PAINT ALL WALLS AND CEILING S OF GARAGE WITH 1 COAT OF FINISH PAINT BY SPRAY. TOUCH-UP AFTER THE CARPENTRY IS COMPLETE.
-PAINT ALL WALLS AND CEILING OF ALL CLOSETS WITH 1 COAT OF FINISH PAINT BY SPRAY. TOUCH-UP AFTER THE CARPENTRY IS COMPLETE.
-PAINT ALL OTHER WALLS WITH 2 COATS OF PAINT BY ROLLER AND BRUSH AFTER THE CARPENTRY IS COMPLETE.
TRIM: SEE PAINTING SCHEDULE
CABINETS: WILL BE FINISHED BY CABINET MANUFACTURER.
PAINTER TO ALLOW FOR:
-1 COLOR FOR ALL CEILINGS, CLOSETS AND GARAGE
-3 COLORS ON ALL WALLS
-1 PAINT COLOR FOR ALL WOODWORK
BATHROOM WALLS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD SERIES INTERIOR ACRYLIC LATEX PAINT.
-COLORS REQUIRING MORE THAN TWO (2) COATS ARE NOT INCLUDED AND WILL BE BILLED VIA FUTURE CHANGE ORDER. AREAS DESIGNATED TO RECEIVE WALLPAPER TO BE UNFINISHED. WALL SIZING AND/OR PRIMING FOR WALLPAPER IS NOT PART OF THIS CONTRACT.
-ALL OTHER WALLS AND CEILINGS TO BE FLAT SHEEN
-PROVIDE A LIST OF PRODUCTS TO BE USED WITH BID
-SHELVING AT KEEPING ROOM FINISHED BY CABINET SUPPLIER

PERFORMANCE WARRANTY: THE PAINTING CONTRACTOR WILL RETURN, AT HIS EXPENSE, ONCE AFTER THE BUYER MOVES IN AND ONCE AFTER ONE (1) YEAR TO MAKE REPAIRS (WITHIN INDUSTRY STANDARDS).
NOTE: ALL WALLS AND CEILINGS TO BE PRIMED BY DRYWALL CONTRACTOR.

20.01 CAULKING
PROVIDE LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR ALL CAULKING. OSIQUAD CAULK TO BE APPLIED AT ALL MASONRY/WOOD JOINTS AND ALL WOOD PLANE CHANGES. BACKER ROD AND SEALANT TO BE APPLIED AT HEAD, JAMBS AND SILL OF ALL WINDOWS AS REQUIRED.
21.01 EXTERIOR DOORS
PROVIDE ALL EXTERIOR DOOR ASSEMBLIES AS SHOWN ON DRAWINGS AND DOOR SCHEDULE, NOT INCLUDING DOORS PROVIDED BY WINDOW MANUFACTURER. EXTERIOR DOOR SUPPLIER IS TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDER. INCLUDE A TEMPORARY CONSTRUCTION DOOR (INCLUDING PLYWOOD AT SIDELITES) AT FRONT ENTRY AND GARAGE ENTRY DOOR. COORDINATE FINISHED DOOR DELIVERY WITH THE CONSTRUCTION MANAGER. INSTALL HINGES PRIOR TO DELIVERY FOR ALL PRE-HUNG DOOR ASSEMBLIES. REFER TO SECTION 25 FOR ALL HARDWARE SPECIFICATIONS.
21.04 CLOSET SHELVING:
ALL CLOSET SYSTEMS TO BE PROVIDED BY MILLSHOP. ALL CLOSET SHELVING TO BE 3/4" WHITE MELAMINE WITH SHELF SUPPORTS AS REQUIRED WITH CHROME CLOSET POLES AND CHROME ROSETTES. SUPPLY MINIMUM 4" HIGH WOOD CLEAT TO RECEIVE CHROME ROSETTES. PROVIDE ALL WOOD CLEATS AT FIXED SHELVES.
21.06 CABINETY
PROVIDE LABOR, MATERIALS AND EQUIPMENT TO SUPPLY ALL CUSTOM, PREFINISHED CABINETY AS SHOWN ON DRAWINGS AND SCHEDULES: CABINET SUPPLIER IS TO PROVIDE SHOP DRAWINGS AND A SAMPLE OF EACH DOOR STYLE AND FINISH BEING SUPPLIED FOR APPROVAL PRIOR TO ORDER.
CABINET FRAMES: CABINET CONSTRUCTION CONSISTS OF BACKS AT UPPER CABINETS AT KITCHEN ONLY UNLESS STATED OTHERWISE ON DRAWINGS. PROVIDE EXCESS MATERIAL ON CABINET FRAME FOR SCRIBING PURPOSES. ALL PAINT-GRADE CABINET INTERIORS AND SHELVING TO BE MELAMINE EXCEPT AT EXPOSED CABINET INTERIORS TO HAVE MAPLE MELAMINE EXCEPT AT EXPOSED CABINET INTERIORS TO HAVE MATCHING STAIN-GRADE WOOD. CHECK ELECTRICAL PLANS AND EXTEND BOTTOM RAILS OF UPPER CABINETS TO PROVIDE A MINIMUM OF 1" CLEARANCE BELOW FINISHED CABINET BOTTOM FOR UNDER CABINET LIGHTING. EXPOSED ENDS OF CABINETS TO BE FINISH GRADE. ALL TRIM AND MOULDINGS TO BE ATTACHED TO CABINETY AS SHOWN ON DRAWINGS EXCEPT CROWN, PROFILED LIGHT VALANCE AND BASE AT AREAS WITHOUT TOE-KICK.
CABINET DOORS: ALL CABINET DOORS TO BE PREHUNG. PROVIDE GLASS SHELVES AND CABINET DOOR GLASS.
CABINET DRAWERS: ALL DRAWERS TO BE DOWELED MELAMINE WITH MELAMINE BOTTOMS.
CABINET HARDWARE: ALL CABINET DOORS TO HAVE ADJUSTABLE SELF-CLOSING CONCEALED HINGES. ALL DRAWERS TO HAVE FULL-EXTENSION SELF-CLOSING UNDERMOUNTED DRAWER TRACKS. -SEE CABINET SCHEDULE
CABINET SUPPLIER TO FINISH AND INSTALL ALL CABINETS.
*****PROVIDE PRICE OPTION:** TAKE KITCHEN CABINETS TO THE CEILING.
*****PROVIDE PRICE OPTION:** TO SUPPLY AND INSTALL GREAT ROOM CABINETS

21.07 PREFINISHED VANITIES
PROVIDE PREFINISHED VANITIES AS PER DRAWINGS AND SCHEDULE. INCLUDE COUNTERTOP AND SINK.
21.08 MILL-SUPPLIED STAIRWAY SYSTEMS
PROVIDE LABOR, MATERIALS AND EQUIPMENT TO SUPPLY ALL STAIR MATERIAL INCLUDING BALUSTERS, AS SHOWN ON DRAWINGS.
21.10 INTERIOR TRIM
PROVIDE LABOR, MATERIALS AND EQUIPMENT TO SUPPLY ALL INTERIOR TRIM AND MOULDINGS AS SHOWN ON DRAWINGS AND SCHEDULES. INTERIOR TRIM SUPPLIER IS TO PROVIDE SAMPLES OF EACH MOLDING FOR APPROVAL PRIOR TO ORDER.
TRIM AND MOULDINGS AT CABINETY TO BE BY CABINET SUPPLIER.

21.14 INTERIOR DOORS
PROVIDE LABOR, MATERIALS AND EQUIPMENT TO SUPPLY ALL INTERIOR DOOR ASSEMBLIES AS SHOWN ON DRAWINGS AND SCHEDULES. INTERIOR DOOR SUPPLIER IS TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDER. INCLUDE INTERIOR DOOR FRAMES, STOP MOULDINGS, SILLS AND THRESHOLDS. POCKET DOOR METAL INSERTS TO BE BY LUMBER SUPPLIER. PRE-HANG DOORS AND INSTALL HINGES AND PREPARE DOORS FOR BORES AND 2 3/8" BACKSETS PRIOR TO DELIVERY. REFER TO SECTION 25 FOR ALL HARDWARE SPECIFICATIONS.
22.00 TILE
PROVIDE LABOR, EQUIPMENT, AND MATERIALS (NOT INCLUDING TILE) REQUIRED TO INSTALL ALL TILE AS SHOWN ON DRAWINGS AND SCHEDULES INCLUDING DELIVERY, GROUT, MASTIC, MUD AND CEMENT BOARD. ALL SURFACES TO RECEIVE TILE SHALL BE DRY AND THOROUGHLY CLEANED BEFORE STARTING WORK. ALL GROUT, TILE, GRANITE AND MARBLE TO BE SEALED. TILE SYSTEMS TO BE AS BELOW UNLESS DRAWN OR SPECIFIED: STANDARD THICKNESS (1/4" - 1/2"); SMOOTH ON BACKSIDE; CONSISTENT IN SHAPE (NOT IRREGULAR); SEPARATION TABS; STANDARD PATTERN. SUPPLY AND INSTALL ALL CEMENT BOARD. ALL OTHER SUBSTRATES BY OTHERS. IF REQUIRED, EXPOSED MARBLE TILE EDGES TO BE POLISHED.
THINSET: VERSABOND OR 255 LATITCRETE.
PERMACOLOR BY LATITCRETE.
SHOWER MEMBRANE: PVC SHOWER SAFFING.
ELECTRIC HEAT FLOOR: PROVIDE AND INSTALL CABLE HEAT SYSTEM WITH POWER PROVIDED BY ELECTRICIAN
PROVIDE AND INSTALL ANTI-FRACTURE MEMBRANE WHERE NEEDED. WATERPROOF MEMBRANES NEEDS TO BE PROVIDED AND INSTALLED IN ALL SHOWERS.
TILE MATERIALS
PROVIDE TILE AS SHOWN ON DRAWINGS AND SCHEDULES.
ALLOWANCE OF \$12/SF FOR ALL TILE.
*****PROVIDE PRICE OPTION:** TILE BACKSPLASH IN KITCHEN TO CEILING IF CABINETS GO TO CEILING
*****PROVIDE PRICE OPTION:** SUPPLY AND INSTALL HEATED FLOOR AT MASTER BATH

23.00 SEWER AND WATER
PROVIDE LABOR, MATERIAL, EQUIPMENT AND NECESSARY PERMITS TO INSTALL COMPLETE SEWER AND WATER SYSTEM ON A DESIGN/BUILD BASIS.
24.00 OVERHEAD DOORS
PROVIDE LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR THE INSTALLATION OF OVERHEAD DOORS AT THE GARAGE AS SHOWN ON DRAWINGS. DOORS TO BE STAMPED METAL, PREFINISHED, 2" INSULATION, TO MATCH DRAWINGS. CHI CARRIAGE, VERIFY MODEL NUMBER PRIOR TO ORDERING.
OVERHEAD DOOR OPERATORS
PROVIDE LABOR AND MATERIALS REQUIRED FOR INSTALLATION OF OVERHEAD DOOR OPERATORS AT THE GARAGE AS SHOWN ON DRAWINGS. WIFI CHAIN DRIVE. OPERATORS TO BE 1/2 HORSEPOWER. INCLUDE A TOTAL OF TWO (2) TRANSMITTERS. PROVIDE SAFETY CLOSERS PER CODE. BELL WIRE INSTALLATION BY OTHERS.
OVERHEAD DOOR KEYPAD
INCLUDE ONE (1) KEYLESS ACCESS PAD SWITCH AT JAMB OF THE OVERHEAD DOOR.

25.01 DOOR HARDWARE
MANUFACTURER: TBD
PROVIDE DOOR HARDWARE INCLUDING DOOR STOPS AND RAILING BRACKETS - SEE SCHEDULES AND HARDWARE SELECTION SHEET BY SUPPLIER
ALL INTERIOR DOOR HARDWARE TO BE STANDARD BORE-TYPE WITH 2 3/8" BACKSET ALL EXTERIOR DOORS TO RECEIVE DEADBOLTS HINGES: ALL HINGES TO BE STANDARD BUTT-TYPE WITH ROUND CORNERS. ALL DOORS TO HAVE MINIMUM (3) HINGES AND (4) ON 8'-0" DOORS. NON-STANDARD HARDWARE WILL REQUIRE ADDITIONAL LABOR AND WILL BE BILLED FOR VIA CHANGE ORDERS.
25.02 CABINET HARDWARE
PROVIDE CABINET DOOR PULLS AND KNOBS - SEE DRAWINGS AND HARDWARE SELECTION SHEET BY SUPPLIER.
*****PROJECT SPECIFIC:** CABINET SUPPLIER TO PROVIDE AND INSTALL HARDWARE.
25.03 METAL BATHROOM ACCESSORIES
BATHROOM ACCESSORIES - SEE HARDWARE SELECTION SHEET BY SUPPLIER. INCLUDING GRAB BARS, AND HEATED TOWEL BARS.

26.00 COUNTERTOPS
PROVIDE LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR MEASURING, FABRICATION, INSTALLATION, TAX AND DELIVERY OF COUNTERTOPS AS SHOWN ON DRAWINGS AND SCHEDULES. SEE SCHEDULES FOR FINAL APPROVAL OF MATERIALS, COLORS, EDGE AND SPLASH DETAILS. SEE SCHEDULES FOR PLUMBING AND APPLIANCE SELECTIONS. COUNTERTOP SUPPLIER IS TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDER.
26.02 SOLID SURFACE
26.04 SOLID STONE

28.00 APPLIANCES
WHEN APPLIANCES CONTRACTED, SUPPLIER TO PROVIDE ACROBAT PDF CUTSHEETS VIA E-MAIL OR QUALITY COPIES SENT VIA U.S. MAIL. APPLIANCE SUPPLIER TO PROVIDE ALL POWER CORDS AND FLEXIBLE GAS LINES WHERE NECESSARY.
PROVIDE AND DELIVER APPLIANCES AS SHOWN ON DRAWINGS AND SCHEDULES, INCLUDING TAX.
*****PROJECT SPECIFIC:** APPLIANCE CONTRACTOR TO INSTALL ALL APPLIANCES INCLUDING THE DISHWASHER AND RANGE HOOD.

28.02 METAL FIREPLACE INSERT
PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED TO SUPPLY AND INSTALL ALL INSERT FIREPLACES AND FIREPLACE DOORS AS SHOWN ON DRAWINGS.
NOTE: GAS SUPPLY BY OTHERS.

29.00 LANDSCAPING
ROUGH FINAL
LANDSCAPER TO PROVIDE LABOR, MATERIALS, AND EQUIPMENT REQUIRED FOR ROUGH FINAL GRADE OF LOT PRIOR TO TOP SOIL REPLACEMENT. LANDSCAPER TO PROVIDE ADDITIONAL FILL AS REQUIRED TO CONFORM TO LANDSCAPE PLAN. LANDSCAPER IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING A 6" POSITIVE SLOPE (OVER 12'-0" HORIZONTAL) AWAY FROM THE FOUNDATION, AND FOR KEEPING THE FINAL GRADE AT THE FOUNDATION (INCLUDING MULCH) BELOW THE WEEP HOLES OF MASONRY WALLS AND AT LEAST 4" BELOW NON-MASONRY CLADDING.
SPREAD TOPSOIL
LANDSCAPER TO PROVIDE LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO SPREAD TOPSOIL. BUILDER WILL LEAVE SCRAPED TOPSOIL FROM THE EXCAVATION IN A PILE ON SITE. LANDSCAPER TO PROVIDE ANY ADDITIONAL TOPSOIL AS REQUIRED.
LANDSCAPING
LANDSCAPER TO PROVIDE LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO INSTALL PLANTS AND LAWN TO CONFORM TO LANDSCAPE PLAN.
DRIVEWAY
LANDSCAPER TO PROVIDE LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO CUT, GRADE, AND SHAPE DRIVEWAY BASE FOR PROPER DRAINAGE, INCLUDING ADDITIONAL BASE AND/OR TOPPING AS REQUIRED. BUILDER TO PROVIDE ROUGH CONSTRUCTION DRIVE ONLY. LANDSCAPER TO PROVIDE LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO PROPERLY INSTALL FINISH DRIVE PER LANDSCAPE PLAN.
HARDSCAPING AND RETAINING WALLS
LANDSCAPER TO PROVIDE LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO PROPERLY INSTALL BASE MATERIAL FOR ALL HARDSCAPE AREAS AND RETAINING WALLS AS SHOWN ON LANDSCAPE PLAN.
LANDSCAPER TO PROVIDE LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO PROPERLY INSTALL FINISH HARDSCAPE AND RETAINING WALLS AS SHOWN ON LANDSCAPE PLAN.
DOWNSPOUT AND SUMP PUMP DRAINS
LANDSCAPER TO PROVIDE LABOR, MATERIALS, AND EQUIPMENT REQUIRED FOR TRENCHEING, INSTALLING AND BACKFILLING ALL BURIED DRAIN LINES AS SHOWN ON DRAWINGS. DRAIN LINES 4" PLASTIC DRAIN TILE COMPLETE WITH FITTINGS FROM SUMP PUMPS TO STORM SEWER OR OPEN AIR.
LANDSCAPE LIGHTING
LANDSCAPER TO PROVIDE LABOR, MATERIALS AND EQUIPMENT REQUIRED TO SUPPLY AND INSTALL ALL EXTERIOR LANDSCAPE LIGHTING AS SHOWN ON LANDSCAPE PLAN. INCLUDE ALL CABLES, FIXTURES, TRANSFORMERS AND TIMERS. CONNECT SYSTEM TO BUILDING ELECTRICAL.
MISCELLANEOUS LANDSCAPE
NOTE: DECK BY OTHERS.

31.01 WOOD FLOORS
PROVIDE LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR SUPPLY AND INSTALLATION OF ALL WOOD FLOORS AS SHOWN ON DRAWINGS AND SCHEDULES. INCLUDE SANDING OF FLOORS AND APPLICATION OF STAIN AND TWO (2) COATS OF FINISH.
VERIFY CARPET WITH OWNER PRIOR TO INSTALLATION OF STAIN.
*****PROVIDE PRICE OPTION:** GIVE A PER VENT COST TO ADD WOOD SUPPLY VENTS TO MATCH WOOD FLOOR.
NOTE: INCLUDE WOOD AT STAIR LANDINGS.

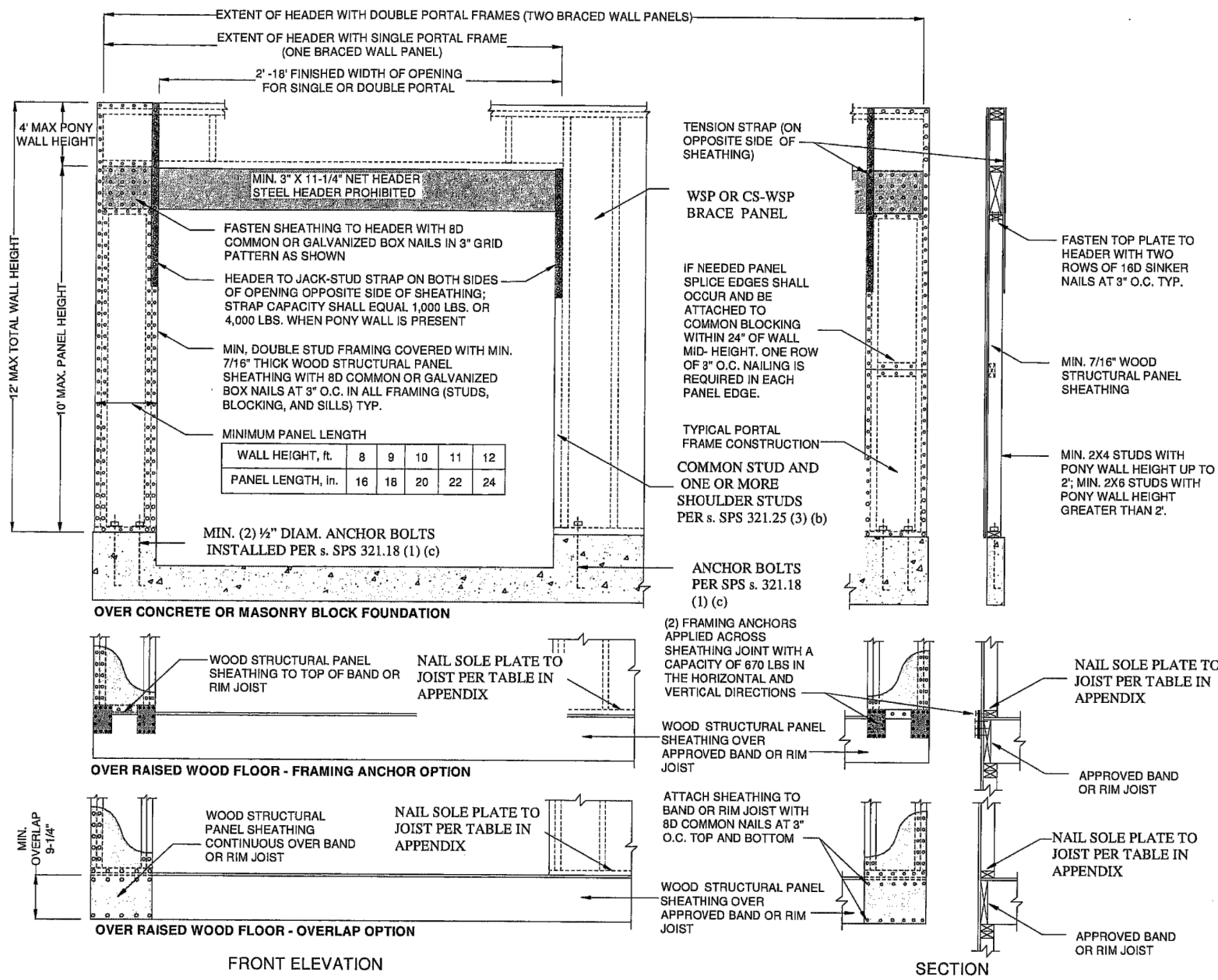
31.03 CARPETING AND PADDING
PROVIDE LABOR, MATERIALS AND EQUIPMENT FOR SUPPLY AND INSTALLATION OF CARPETING AND PADDING AS SHOWN ON DRAWINGS AND SCHEDULES. ALL CARPET ADJOINING HARD SURFACE FLOORING TO BE ROLLED AND TACKED. NO METAL EDGES. INCLUDE ALL NECESSARY SEWING AT EXPOSED EDGES AND WHERE REQUIRED. INCLUDE SANDING AND FILLING OF UNDERLAYMENT AS NECESSARY.
32.02 SHOWER DOORS
PROVIDE LABOR, MATERIALS AND EQUIPMENT FOR SUPPLY AND FRAMES AS SHOWN ON DRAWINGS AND SCHEDULES. SHOWER DOOR PROVIDER IS TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDER.
32.03 MISC. GLASS
NOTE: GLASS SUPPLIER TO INSTALL ALL SHOWER DOORS, MIRRORS, WINDOWS, AND BACKSPLASHES. EXCEPT CABINET DOORS (CABINET CONTRACTOR TO INSTALL)
33.01 DUMPSTER
PROVIDE AND MAINTAIN ON-SITE DUMPSTER(S)
33.02 PORT-A-POTTY
PROVIDE AND MAINTAIN ON-SITE PORTABLE SANITARY FACILITY.
33.03 INTERIM CLEANING & DISPOSAL
PROVIDE LABOR, MATERIAL, AND EQUIPMENT REQUIRED FOR INTERIM CLEANING AND DISPOSAL. SECURE MATERIAL TO STAY ON THE PROPERTY. PICKUP DEBRIS PERIODICALLY, SWEEP GARAGE AND BASEMENT.
33.04 FINAL CLEAN-UP
PROVIDE LABOR, MATERIAL AND EQUIPMENT REQUIRED FOR FINAL CLEANUP. REMOVE ALL DEBRIS. CLEAN ALL CABINETS, DRAWERS, TOPS AND PLUMBING FIXTURES; CLEAN HARD SURFACE WOOD, VINYL AND TILE FLOORS; AND VACUUM ALL TRIM & CARPET.
33.05 WINDOW CLEANING
PROVIDE LABOR, MATERIAL AND EQUIPMENT REQUIRED FOR WINDOW CLEANING. CLEAN ALL GLASS INTERIORS AND CLEAN ALL EXTERIORS, INCLUDING STORM WINDOWS.
34.01 SNOW REMOVAL (NOT PART OF BUILDING CONTRACT)
34.07 CONSTRUCTION MANAGEMENT

APPROVED
BY: _____
BY: _____
DATE: _____
REVISIONS
JAN. 15, 2026
JAN. 28, 2026

2/2/2006 9:21:33 PM

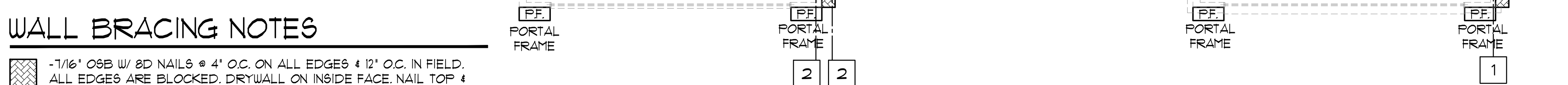
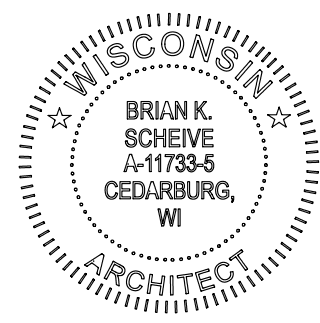
ASTER WOODS CONDOMINIUM
LOTS 31 & 32
11620 - 11622 N. ASTER WOODS CIRCLE
MEQUON, WI 53092
LAKESIDE LUXURY HOMES
www.lakesideluxuryhomeswi.com
10033 N. Port Washington Rd., Suite 300 Mequon, Wisconsin 53092
262-241-2300
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DATE: MAY 23, 2025
JOB: 2503
DRAWN BY: SRH
CHECKED BY:
CONSTRUCT. SET
9.1
SPECIFICATIONS

Figure 321.25-A
METHOD PF - PORTAL FRAME BRACE CONSTRUCTION



WALL BRACING NOTES

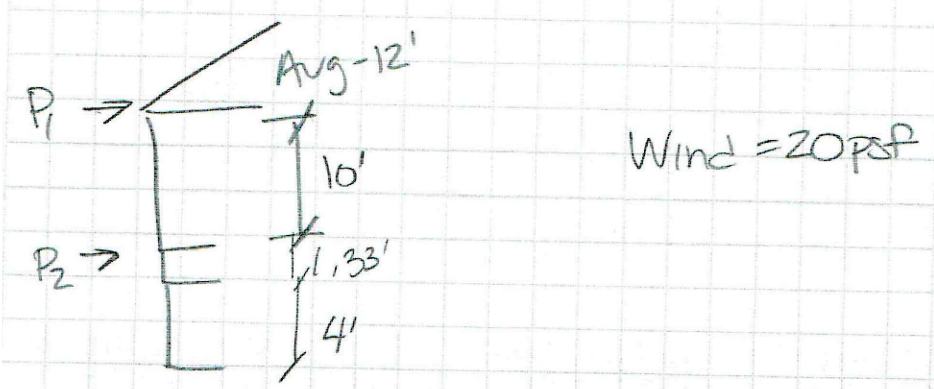
- 7/16" OSB w/ 8D NAILS @ 4' O.C. ON ALL EDGES & 12' O.C. IN FIELD. ALL EDGES ARE BLOCKED. DRYWALL ON INSIDE FACE. NAIL TOP & BOTTOM WALL PLATES TO FRAMING w/ (5) 10D NAILS @ 16" O.C.
- 2ND FLOOR WALL BRACING NOT REQUIRED BECAUSE ENTIRE FLOOR IS BUILT WITHIN THE ROOF
- LOWER LEVEL WALL BRACING NOT REQUIRED BECAUSE THERE IS NO EXPOSED FRAMING



WALL BRACING - 1ST FLOOR PLAN

3/16" = 1'-0"

Wall Bracing By Other Methods



$$P_1 = 20 \text{ psf} \times (12 + 5) = 340 \text{ plf}$$
$$P_2 = 340 + 20(5 + 1.33 + 2) = 506 \text{ plf}$$

Wall Type

WSP-4 = 7/16" OSB w/ 8d nails @ 4" oc on all edges & 12" oc in field. All edges blocked. Drywall on inside face.

$$P = 380 \times 1.4 \times .82 = 436 \text{ #/ft} + 70 = 506 \text{ #/ft}$$

Portal Frame - Per Figure 321.25A

Brace Line 1

$$\text{Force} = 340 \times \frac{52}{2} = \frac{8840}{36.87 \text{ ft}} = 24 \text{ ft of WSP-6}$$
$$\text{TRY WSP-4} \quad \frac{8840}{506} = 17.47 \text{ ft of WSP-4}$$

USE 10 ft + 9 ft of WSP-4 @ Unit 1 USE 8 ft + 7 ft + 4 ft @ Unit 2

Brace Line 2

$$\text{Force} = 340 \times 52/2 = \frac{8840}{506} = 17.47 \text{ ft of WSP-4}$$

USE 9 ft of WSP-4 Unit 1

USE 14 ft of WSP-4 @ Closest Unit 1

USE 7 ft + 7 ft + 5 ft @ Unit 2

Brace Line 3

$$\text{Force} = 340 \times 8 = \frac{2720}{506 \text{ #/ft}} = 5.3 \text{ ft}$$

USE 2 - 3 ft Sections

Brace Line 4

$$\text{Force} = 340 \times (8 + 14) = \frac{7480}{506 \text{ #/ft}} = 14.8 \text{ ft}$$

USE 6 ft + 6 ft + 5 ft of WSP-4

Brace Line 5

$$\text{Force} = 340 \times (14 + 9) = \frac{7820}{506} = 15.5 \text{ ft of WSP-4}$$

USE 18 ft of WSP-4

Brace Line 6

$$\text{Force} = 340 \times 9 = \frac{3060}{506} = 6 \text{ ft}$$

USE 4 - 3 ft Sections
ADD P.F. Garage

Brace Line 7

$$\text{Force} = 340 \times 8 = \frac{2720}{506 \text{ #/ft}} = 5.3 \text{ ft}$$

USE (2) 3 ft Sections

Brace Line 8

$$\text{Force} = 340 \times (8 + 14) = \frac{7480}{506 \text{ #/ft}} = 14.8 \text{ ft}$$

USE 6 ft + 6 ft + 5 ft of WSP-4

Brace Line 9

$$\text{Force} = 340 \times (14 + 10) = \frac{8160}{506} = 16.1 \text{ ft}$$

USE 16 ft of WSP-4

Brace Line 10

$$\text{Force} = 340 \times 10 = \frac{3400}{506} = 6.8 \text{ ft}$$

USE 3 - 3 ft Sections
w/ P.F. garage

Brace Line 11

$$\text{Force} = 506 \text{ plf} \times 8 = \frac{4048}{506} = 8 \text{ ft}$$

USE (3) 4 ft Sections of WSP-4

Brace Line 12

$$\text{Force} = 506 \times (8 + 3) = \frac{6072}{506} = 12 \text{ ft of WSP-4}$$

Try combining 11 & 12

$$\text{Force} = 506 \times 12 = \frac{6072}{506} = 12 \text{ ft}$$

USE (4) 4 ft sections

Brace Line 13

- Full height CID wall
Design Bumpouts for lateral.

$$\text{Force} = 506 \times 15 \text{ ft} = \frac{7590}{506} = 15 \text{ ft}$$

APPROVED

BY: _____

BY: _____

DATE: _____

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MEQUON, WI 53092

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262-241-2300

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DATE: MAY 23, 2025

JOB: 2503

DRAWN BY: AAA

CHECKED BY: AAA

CONSTRUCT. SET

B

BRACING PLANS



11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov

Inspections

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: March 9, 2026
SUBJECT: Jacquelyn Laughlin
Master Suite Addition over Garage at 141 W. White Oak Way
Subdivision: Hickory Hollow
Contractor: Spinnaker Renovations / Architect: Spinnaker Renovations
District 8 - 6:05 pm

Attachments:

Statement of Intent, Site Survey, Pictures, Plans

Laughlin Residence
141 W. White Oak Way
Mequon, WI

Letter of Intent

INTERIOR

The residence of 141 W. White Oak Way request to expand their current second floor for a Primary Suite including a Bedroom, Bathroom and Walk-in Closets. The affected areas in the existing second floor with be renovated for an Office

EXTERIOR

The addition will continue the existing exterior finishes including the following:

Removal of existing dimensional shingle roof

Installation of a complete new dimensional shingle roof

Roof line to continue and match existing roof pitches and overhangs

Existing Hardi-Plank siding to remain

Addition to match existing siding and color

Existing vinyl corner boards and window/door trim to remain

Addition to match existing corner boards and window/door trim

Existing Double Hung windows to remain

Installation of new double hung windows to match color and grill pattern of existing

PLAT OF SURVEY

BADGER SURVEYING CO., INC.

7970 NORTH 47TH ST.

BROWN DEER, WISCONSIN 53223

PHONE 354-9080

CLARENCE H. PIEPENBURG, PRESIDENT
REGISTERED LAND SURVEYOR

PROPERTY AT

OWNER.

LEGAL DESCRIPTION — Lot 25, in Hickory Hollow, being a subdivision of part of the South East 1/4 of Section 32, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

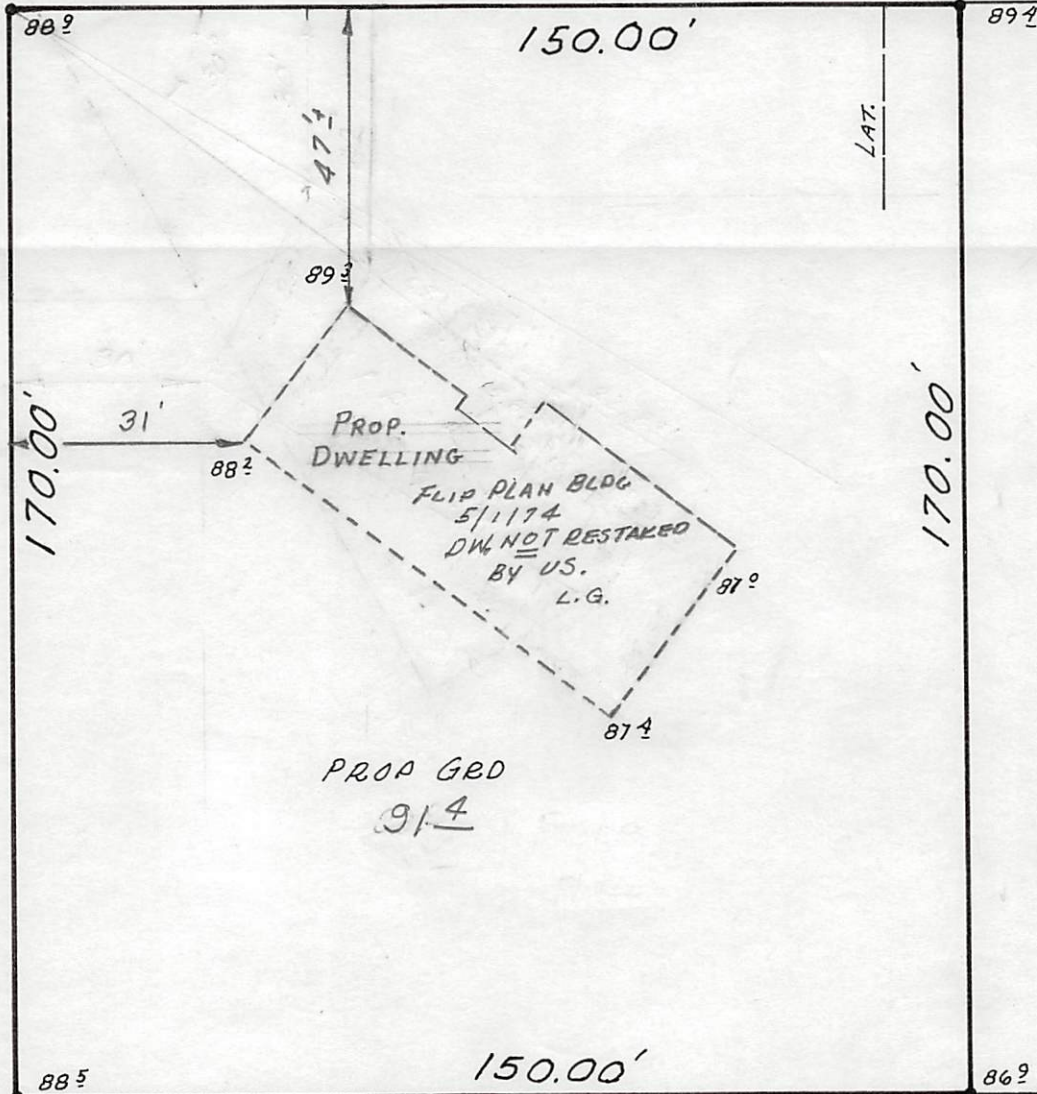
MANHOLE
RIM 91.02
INV. 73.76

WHITE OAK WAY

MANHOLE
RIM 88.95
INV. 74.29

1" = 30'

30 FT ROAD RESERVATION



NOTE!

• IRON PIPE

ELEV. REFER TO CITY SEWER DATUM.

"I have surveyed the above-described property, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements, roadways and visible encroachments.

This survey is made for the exclusive use of the present owners of the property; also those who purchase, mortgage, or guarantee the title thereto, within one year from date hereof, and as to them I warrant the accuracy of said survey and map."

Prepared For Warren Stringer

at Brown Deer, Wisconsin this 22nd. day of April, 1974

Plat No. 74-267

Signed

Clarence H. Piepenburg
Registered Land Surveyor

FLIP BLDG PLAN 5/11/74
CHANGE GRD.

FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



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1716 TERRACE DRIVE
PORT WASHINGTON, WI
53074
262-483-4048

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01/07/24	PRELIMINARY PLANS REVISED		
01/12/24	PRELIMINARY PLANS REVISED		

BID DATE

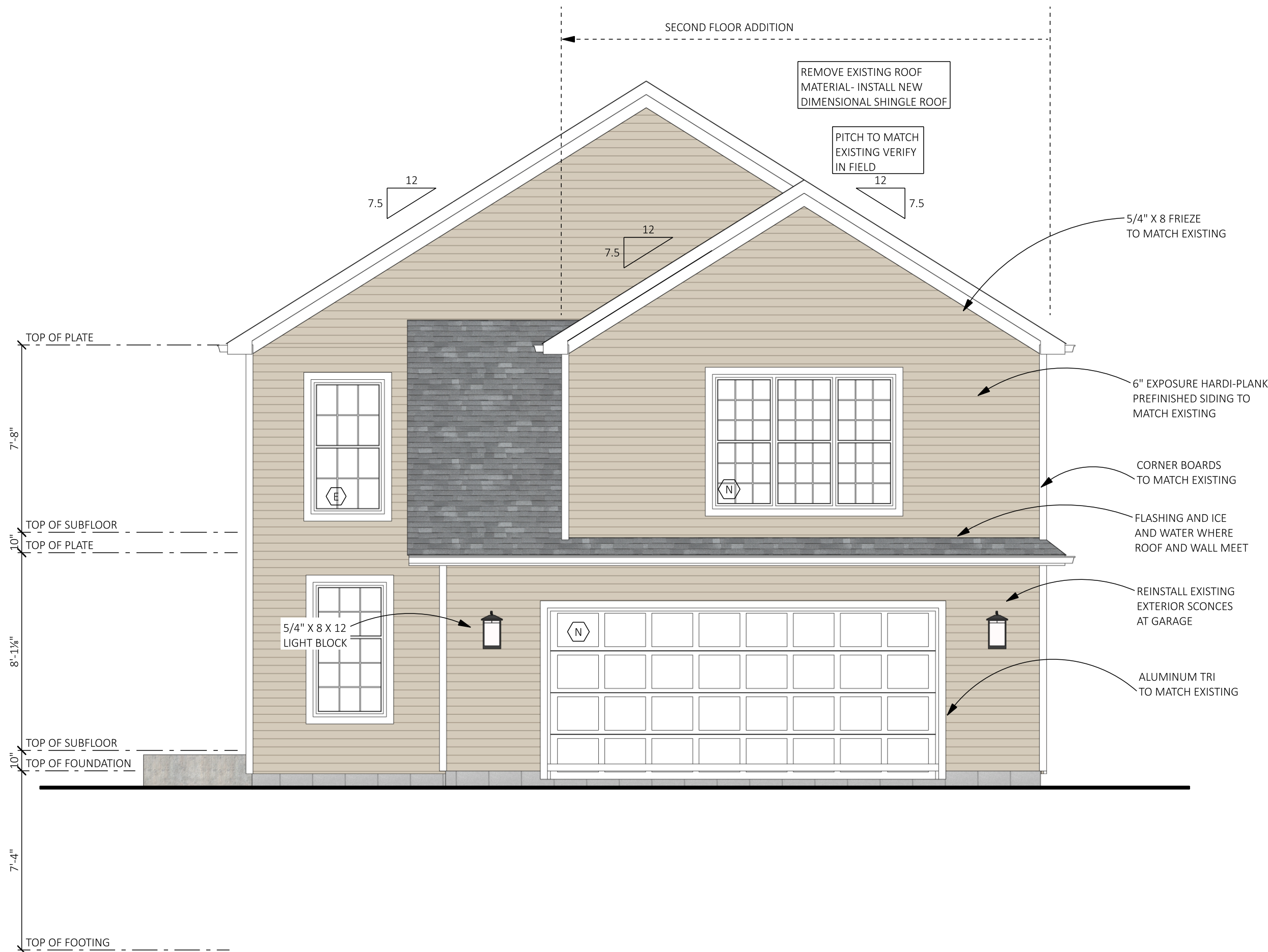
FINAL DATE

LAUGHLIN RESIDENCE
141 W. WHITE OAK WAY
MEQUON, WI

SHEET
1/1



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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01/07/26	PRELIMINARY PLANS REVISED		
01/12/26	PRELIMINARY PLANS REVISED		
01/23/26	BID SET		

BID DATE

01/23/26

FINAL DATE

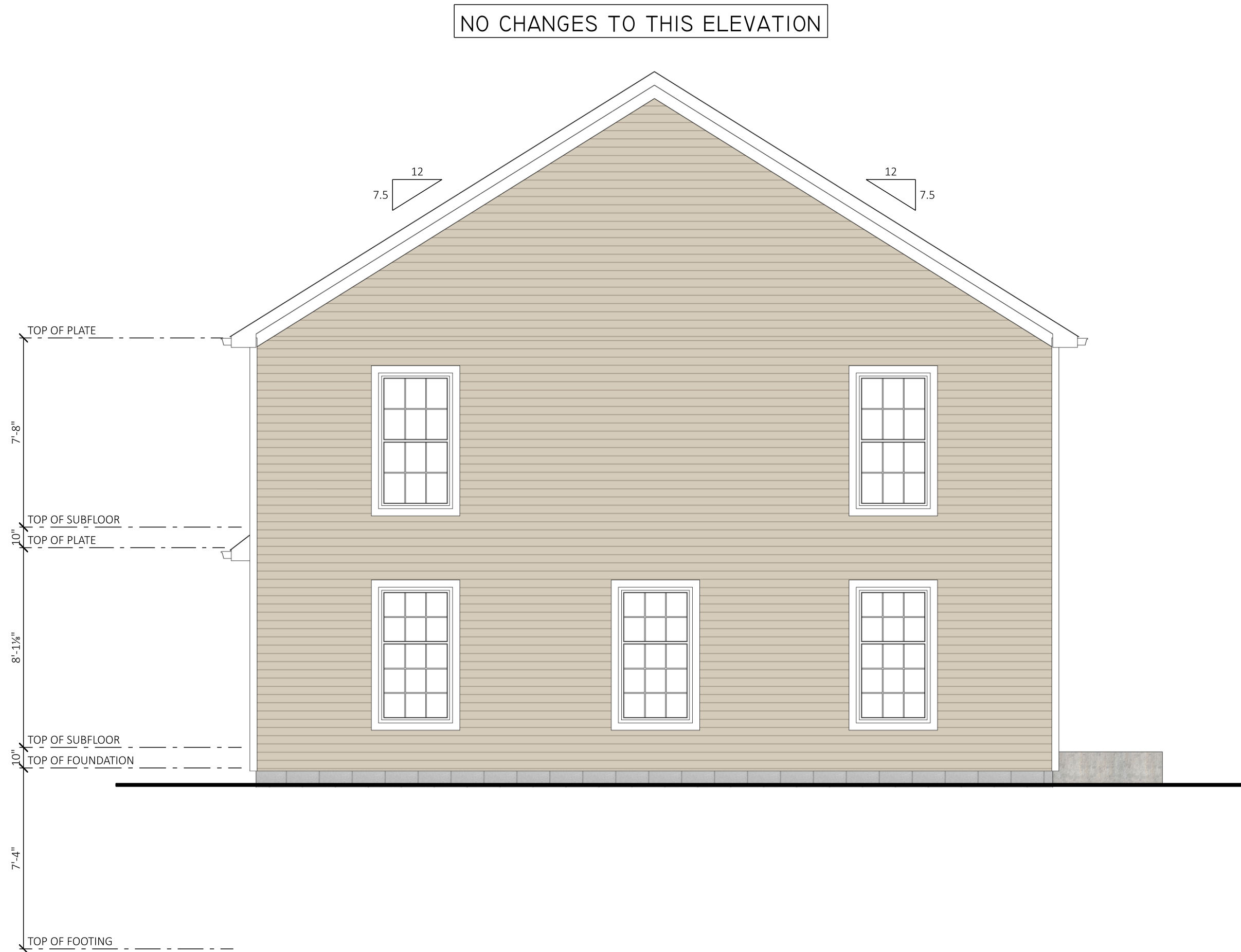
LAUGHLIN RESIDENCE
141 W. WHITE OAK WAY
MEQUON, WI

SHEET
1/6



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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01/07/26	PRELIMINARY PLANS REVISED		
01/12/26	PRELIMINARY PLANS REVISED		
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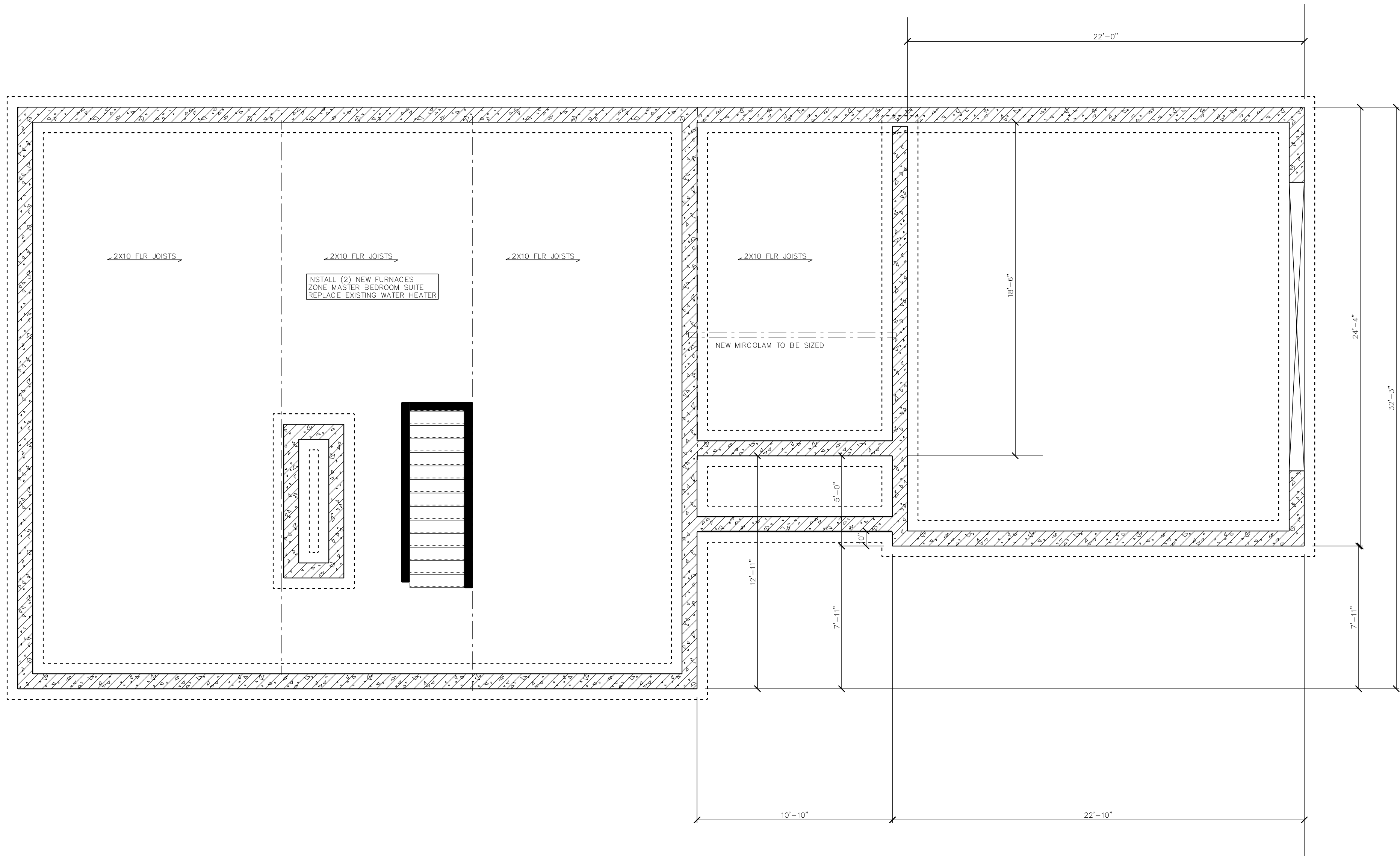
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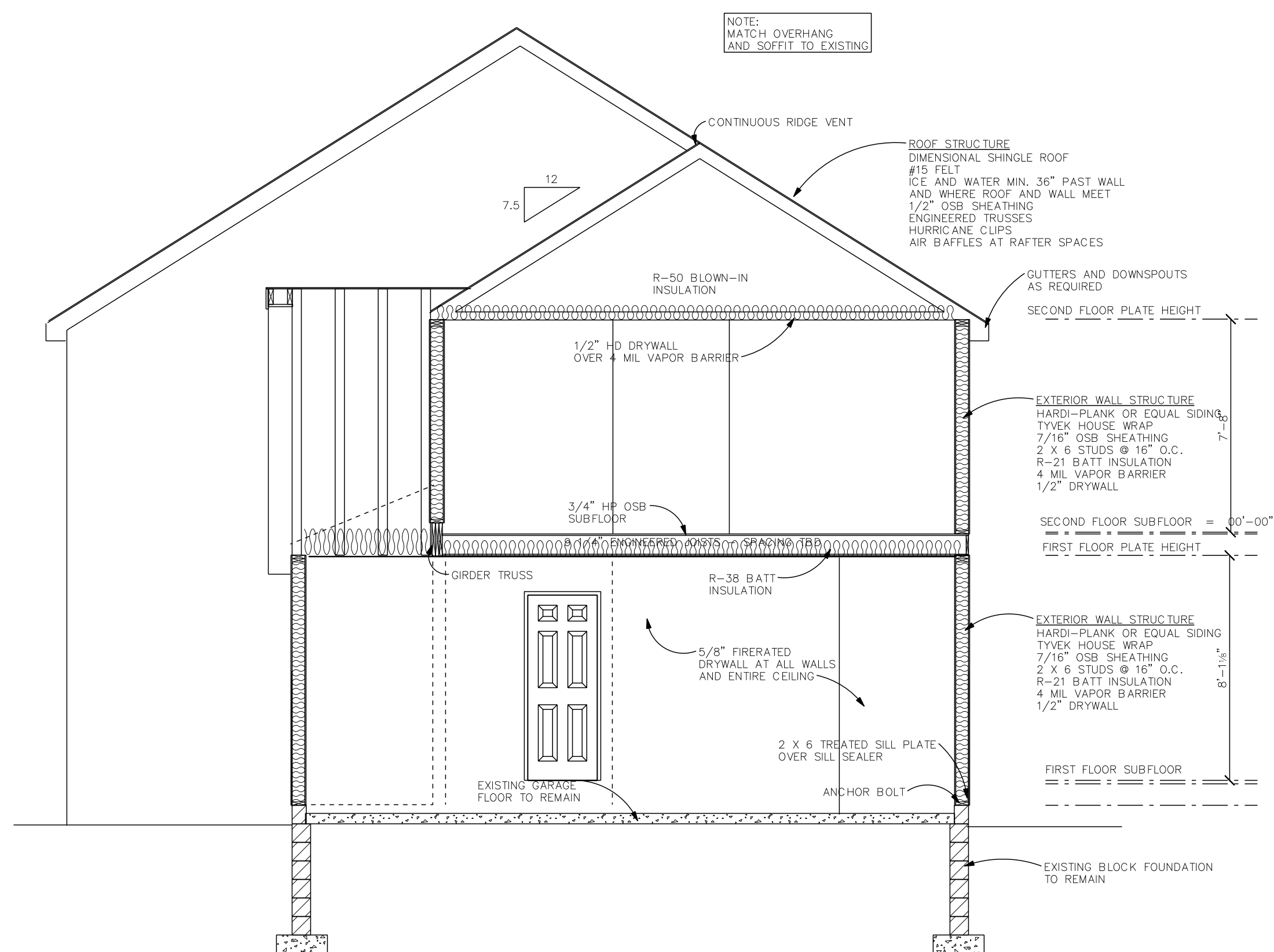
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141 W. WHITE OAK WAY
MEQUON, WI

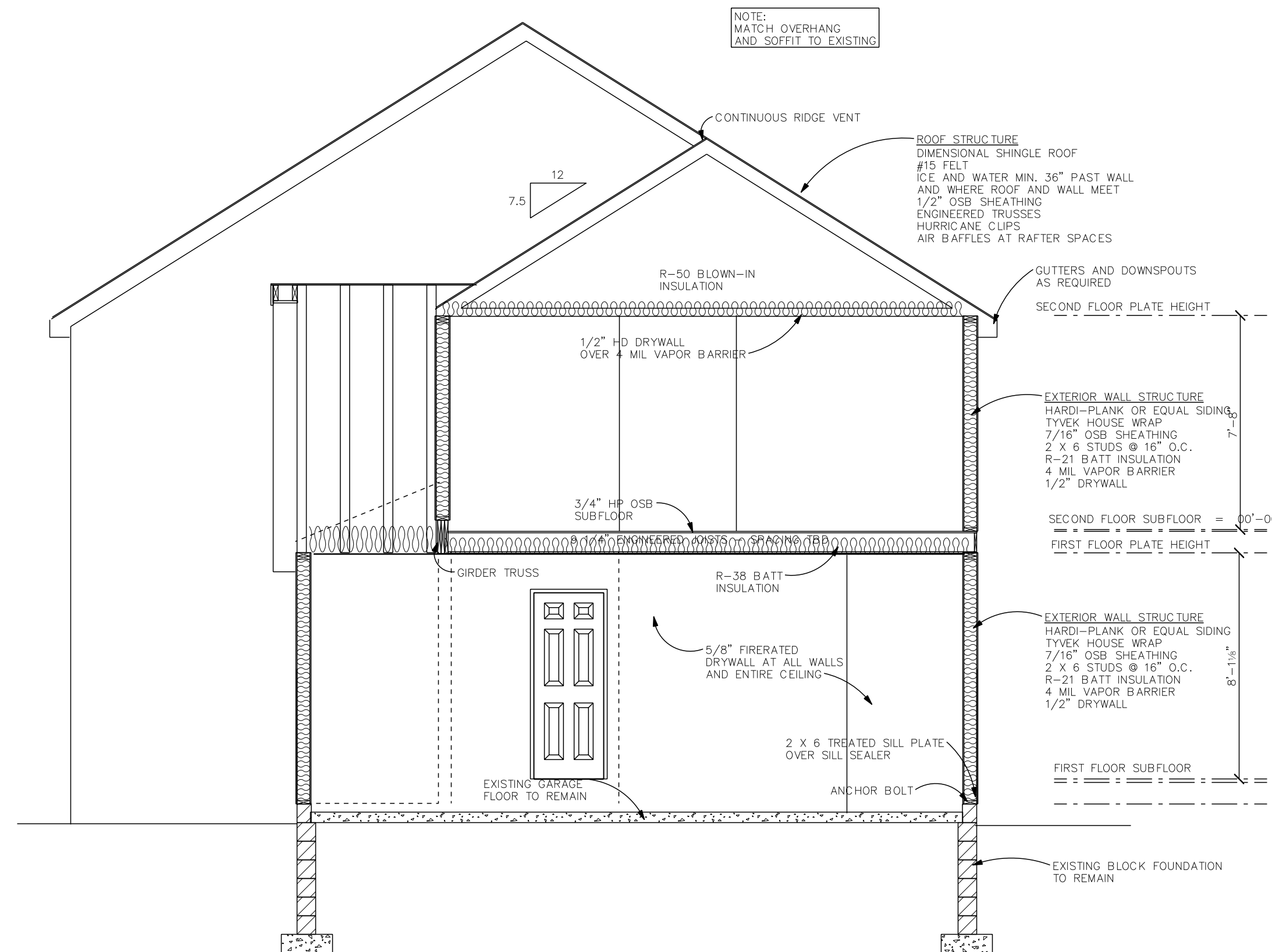
SHEET
2/6



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



SECTION AA
SCALE: 1/4" = 1'-0"



SECTION AA
SCALE: 1/4" = 1'-0"

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01/12/26	PRELIMINARY PLANS REVISED		
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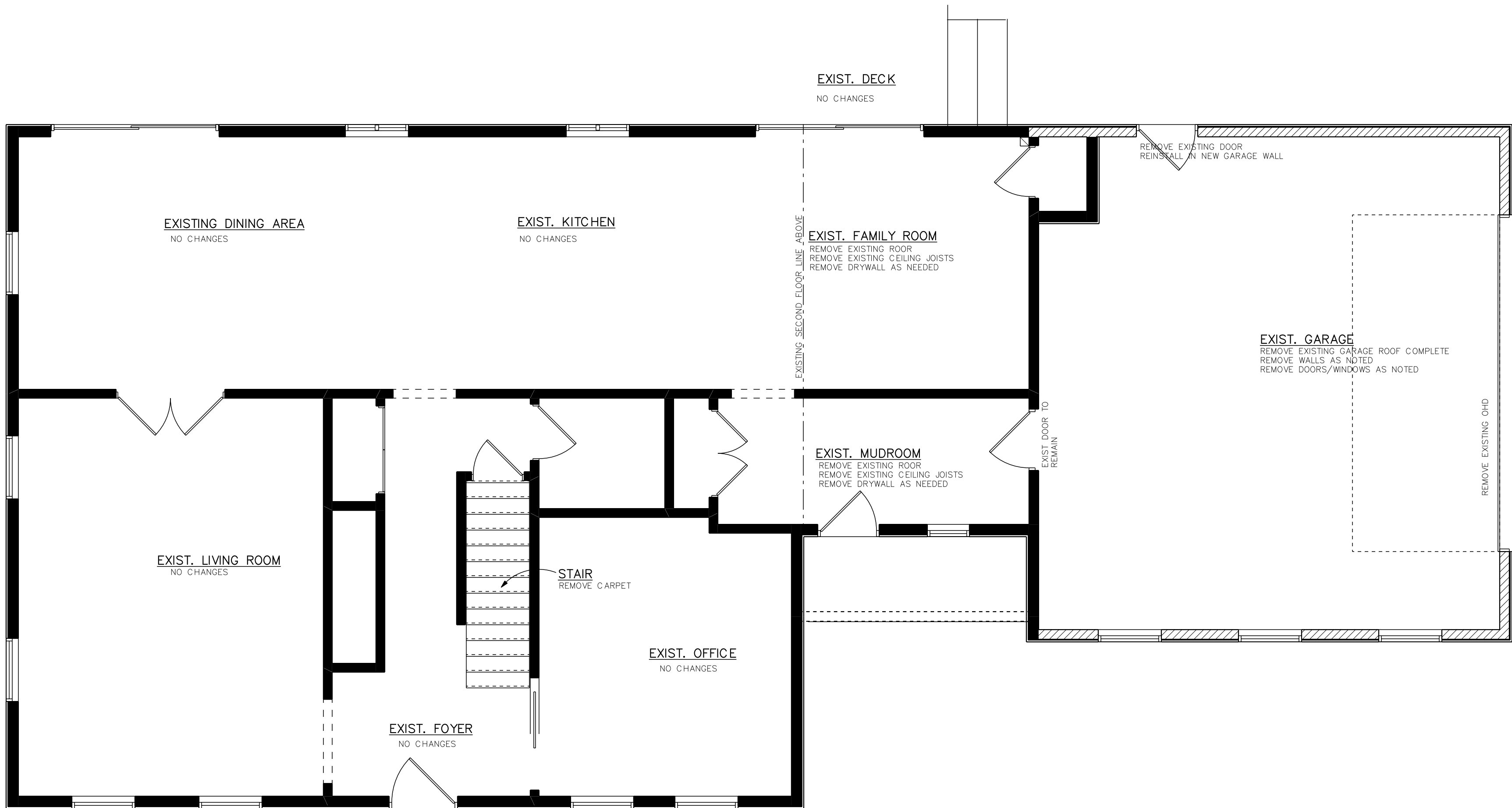
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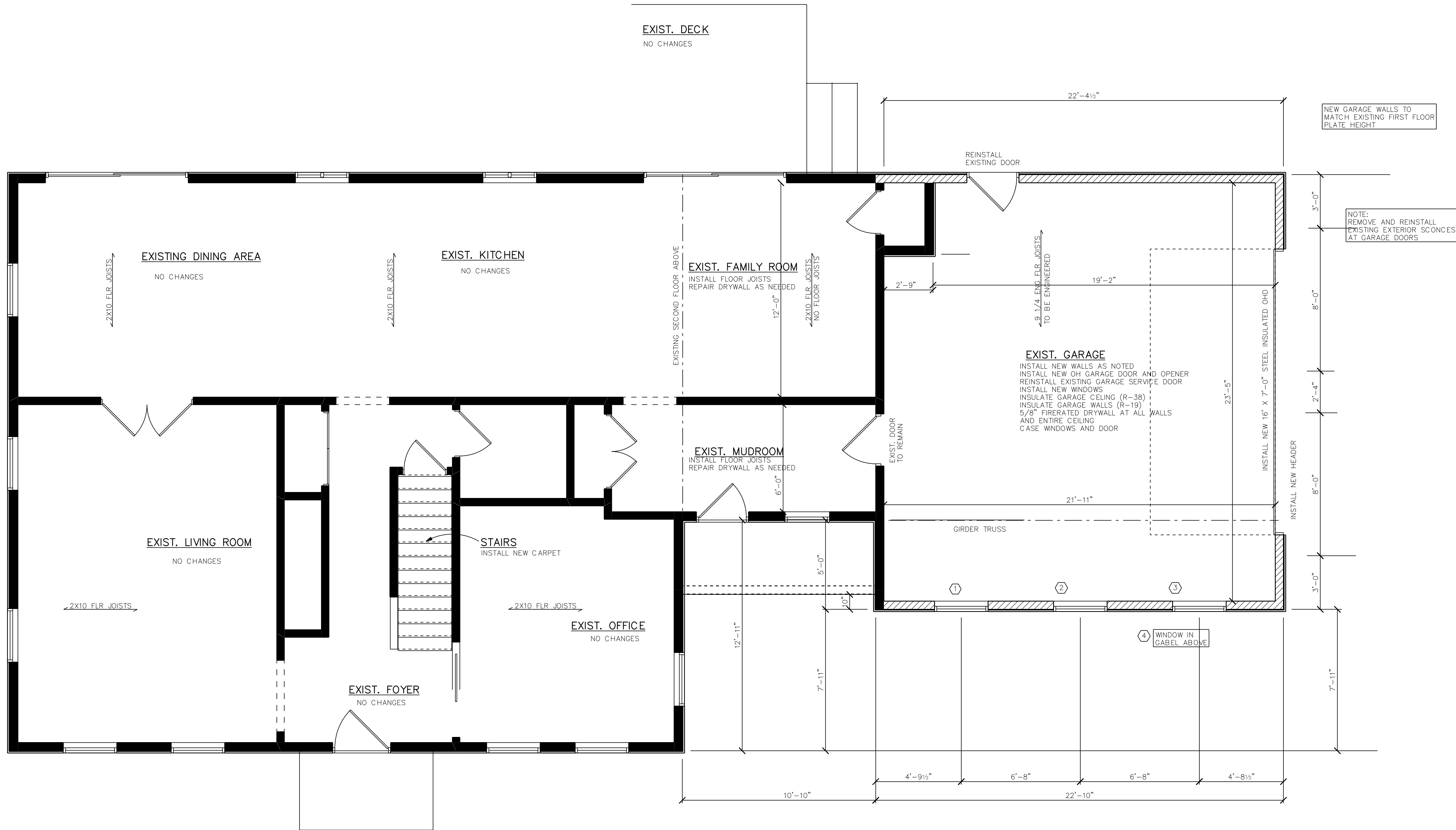
FINAL DATE

LAUGHLIN RESIDENCE
141 W. WHITE OAK WAY
MEQUON, WI

SHEET
3/6



DEMO 1ST FLOOR
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN - REMODEL
SCALE: 1/4" = 1'-0"

NOTES	
1	VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION
2	VERIFY ALL SELECTIONS WITH HOMEOWNER PRIOR TO ORDERING AND/OR INSTALLING
3	MATCH INTERIOR TRIM AND DOORS WITH EXISTING
4	MATCH ROOF MATERIAL WITH EXISTING
5	MATCH SIDING MATERIAL/TRIM WITH EXISTING

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01/12/26	PRELIMINARY PLANS REVISED		
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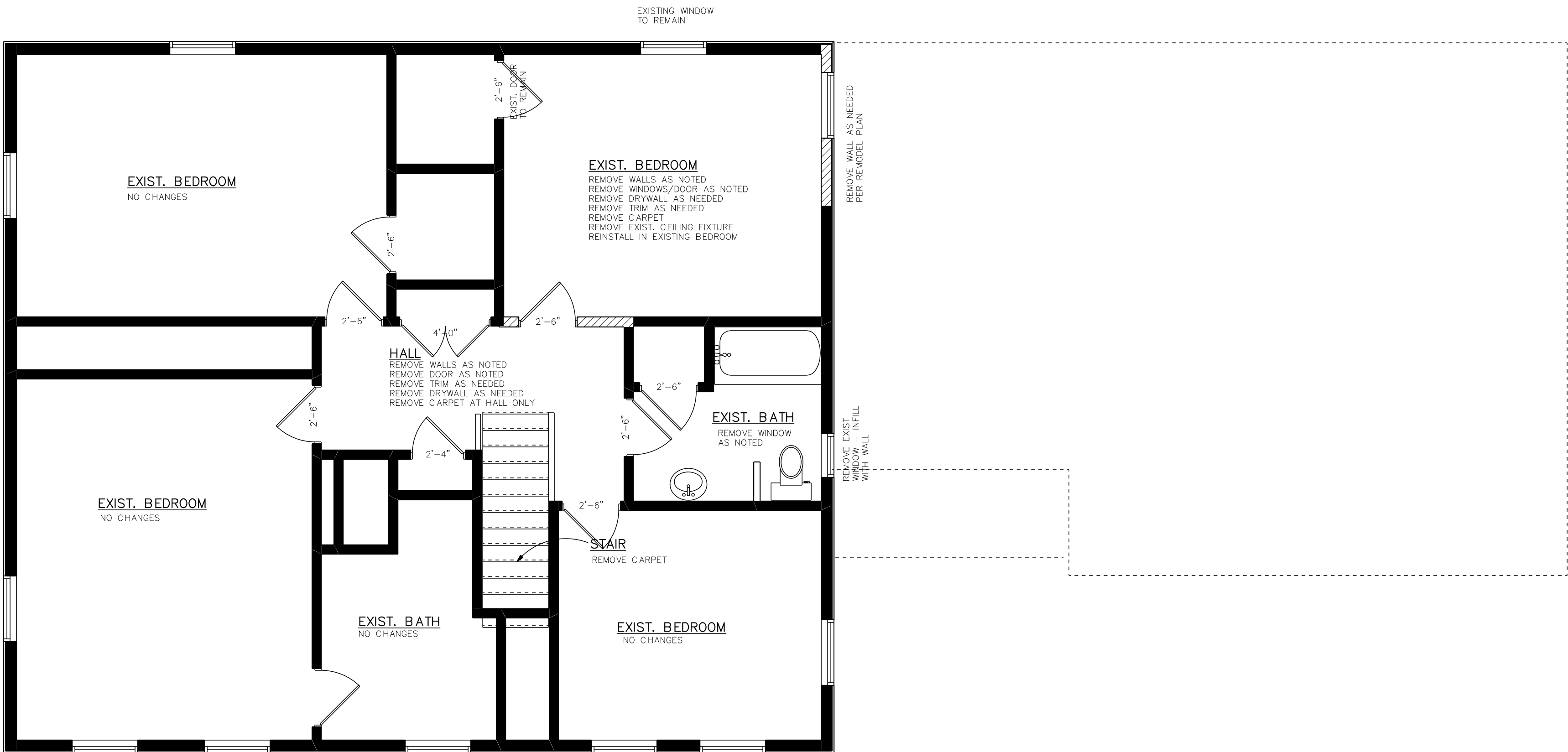
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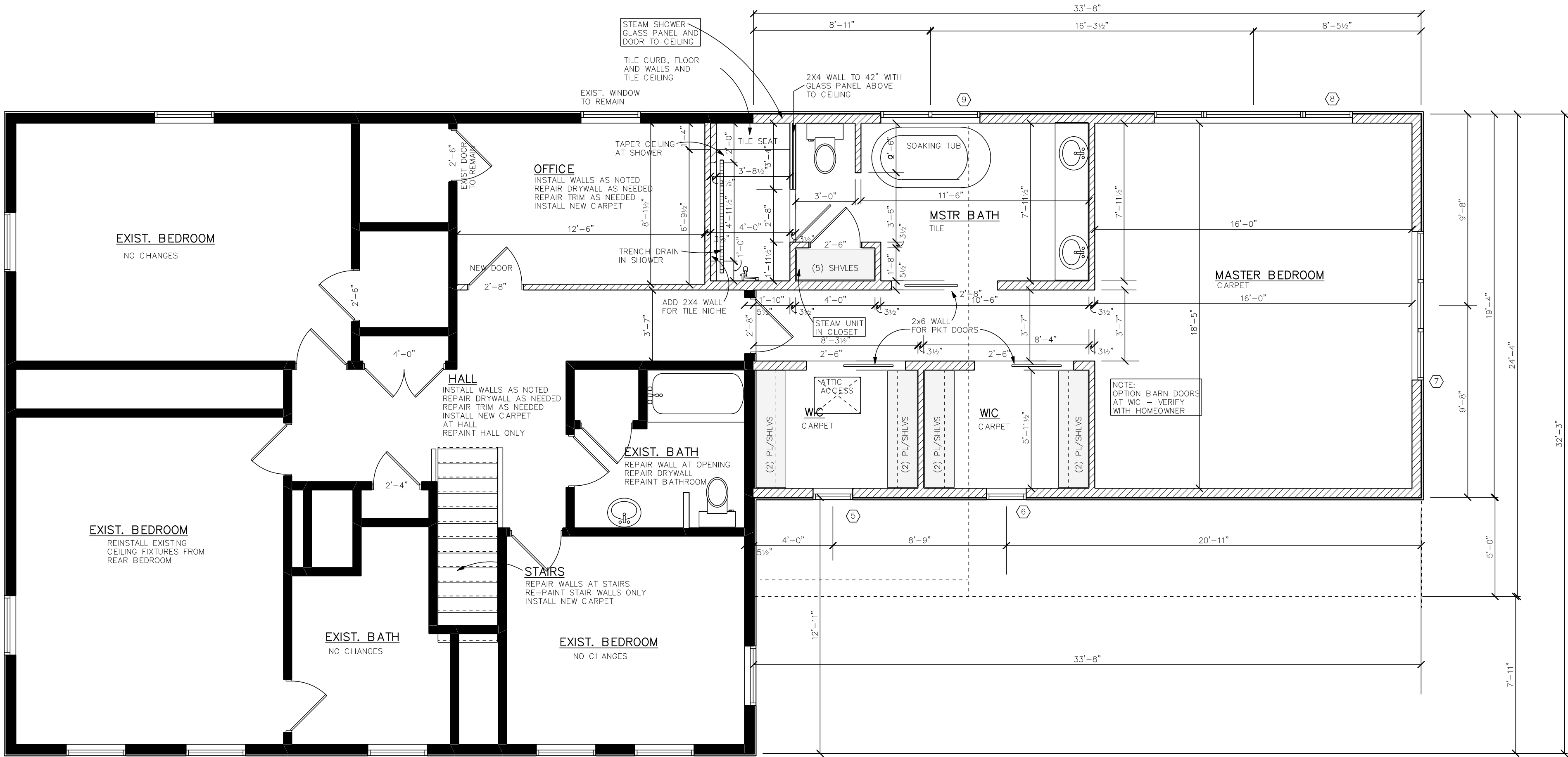
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MEQUON, WI

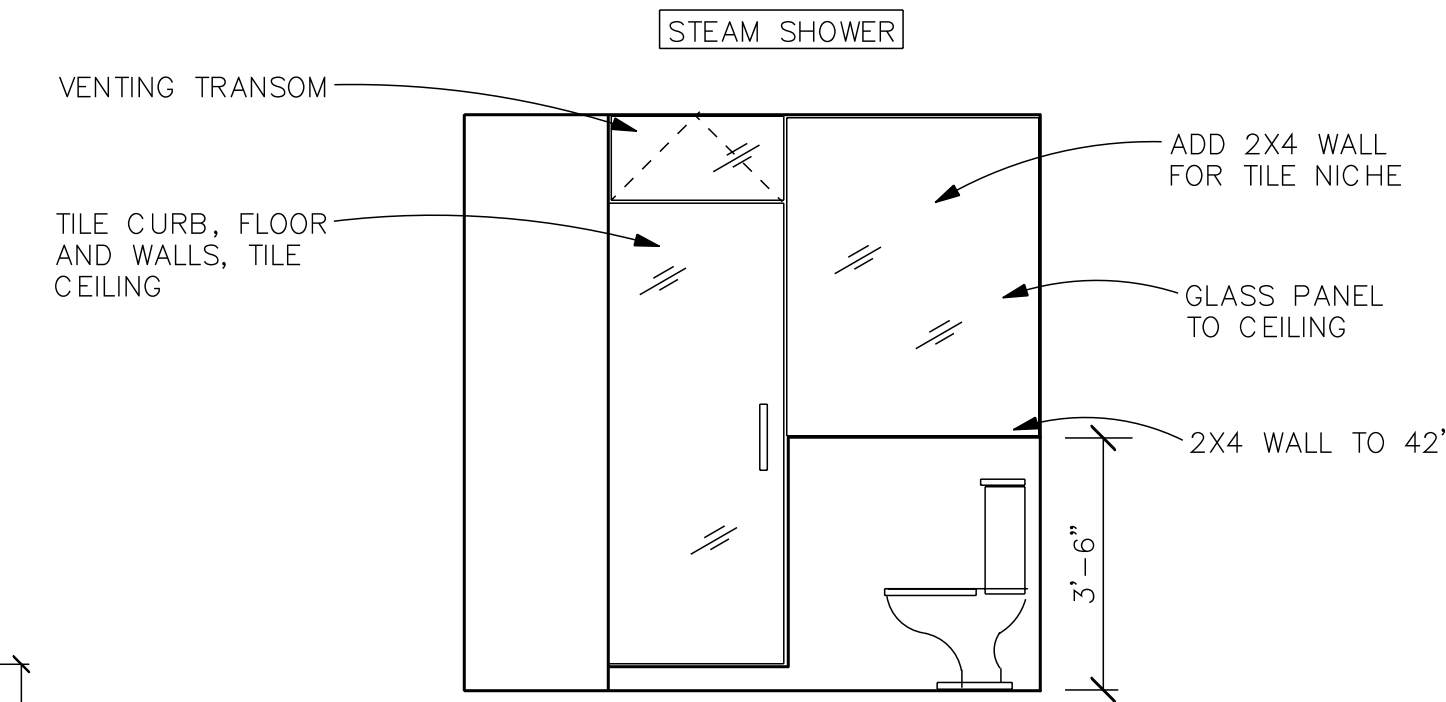
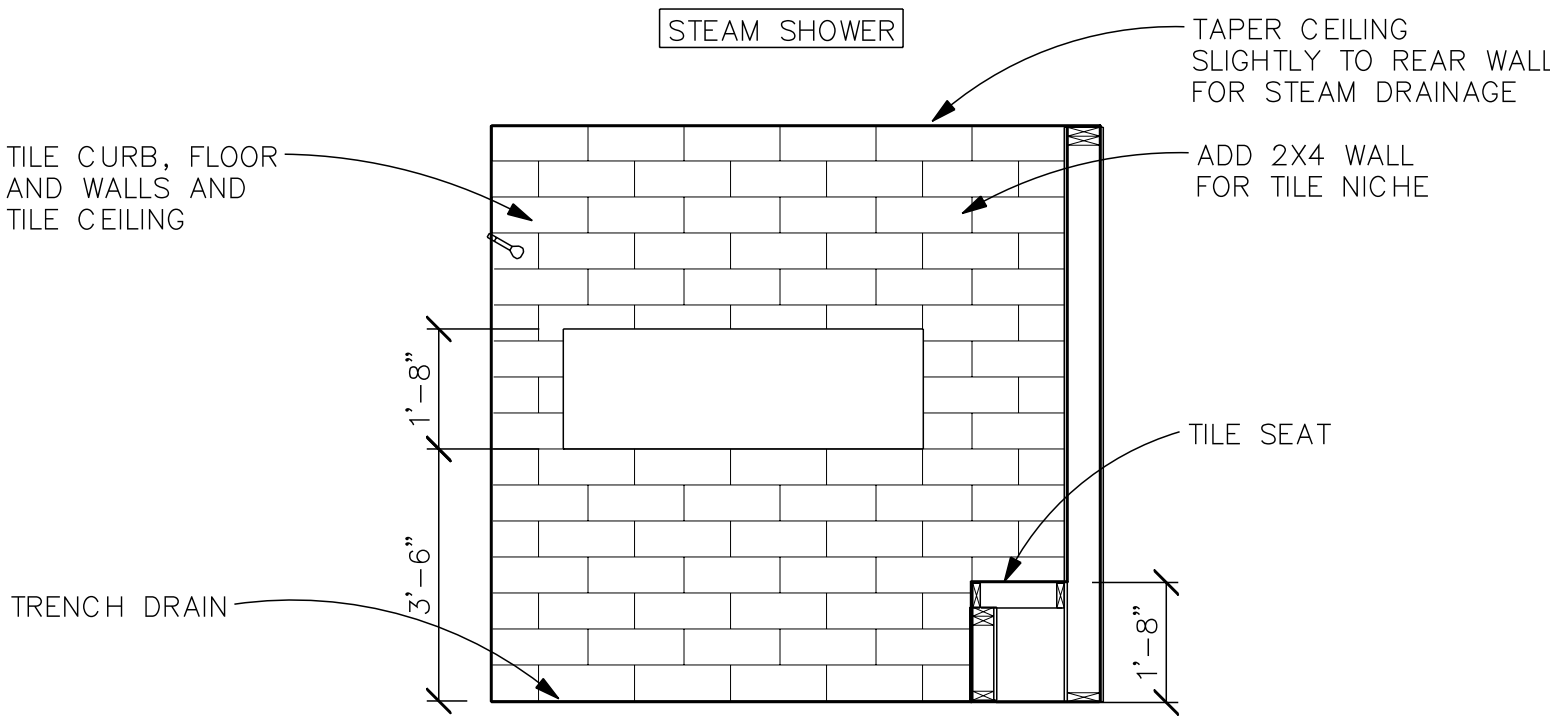
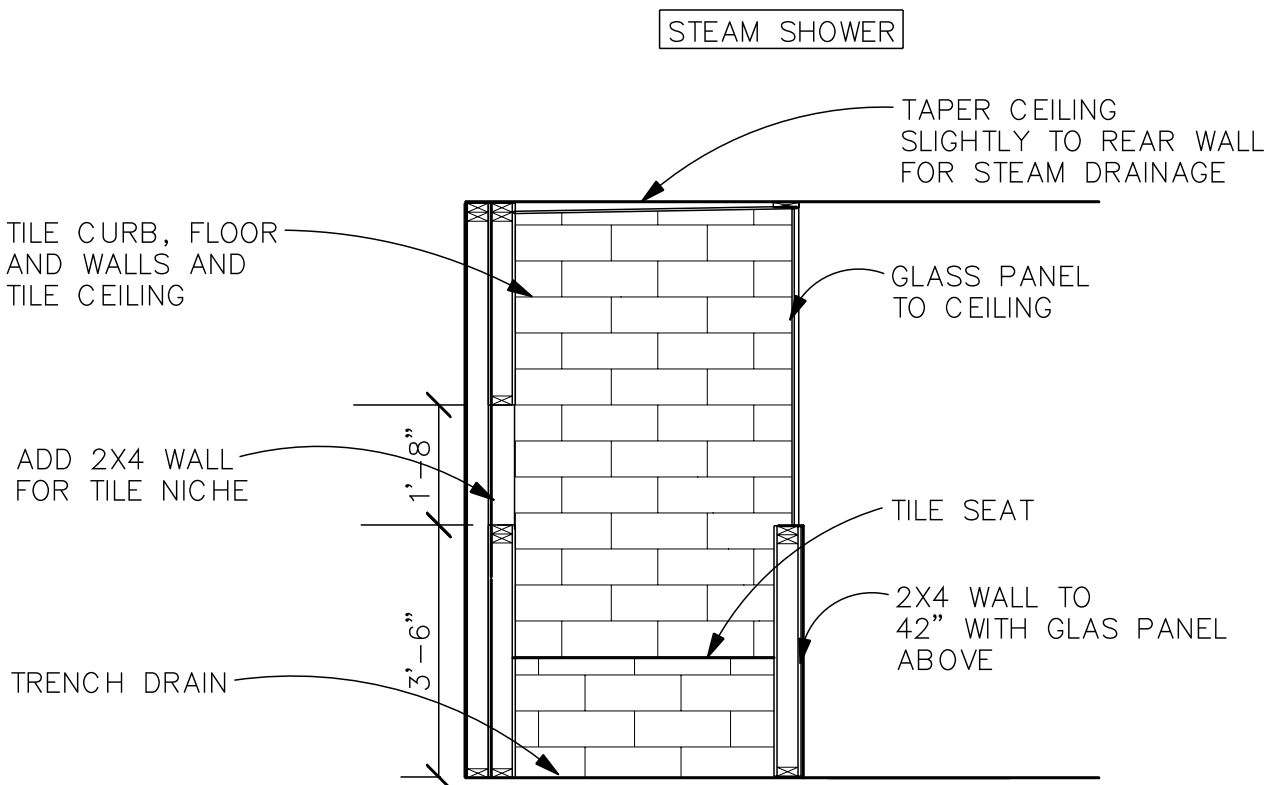
SHEET
4/6



DEMO 2ND FLOOR
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN - REMODEL
SCALE: 1/4" = 1'-0"



MASTER SHOWER DETAILS
SCALE: 3/8" = 1'-0"

NOTE: OPTION
WOOD FLOOR AT SECOND
FLOOR HALL ONLY.

OPTION MARVIN ELEVATE

WIND. MANUFACTURER	MARVIN
WINDOW SERIES	ESSENTIAL
WINDOW TYPE	AWNING, PICTURE, DOUBLE HUNG
GRILLES	PER ELEVATIONS
EXTERIOR COLOR	TBD
WINDOW HARDWARE COLOR	TBD

WIND #	UNIT #	SWING	NOTES
1	ESDH 3056		
2	ESDH 3056		
3	ESDH 3056		
4	ESAWN 1620	NON OPER	BLACKEN BEHIND
5	ESAWN 2020	OPER	
6	ESAWN 2020	OPER	
7	ESDH 2656-3WIDE		
8	ESDH 2656-PICT 5056-ESDH 2656		
9	ESDH 26408-2WIDE		TEMPERED GLASS

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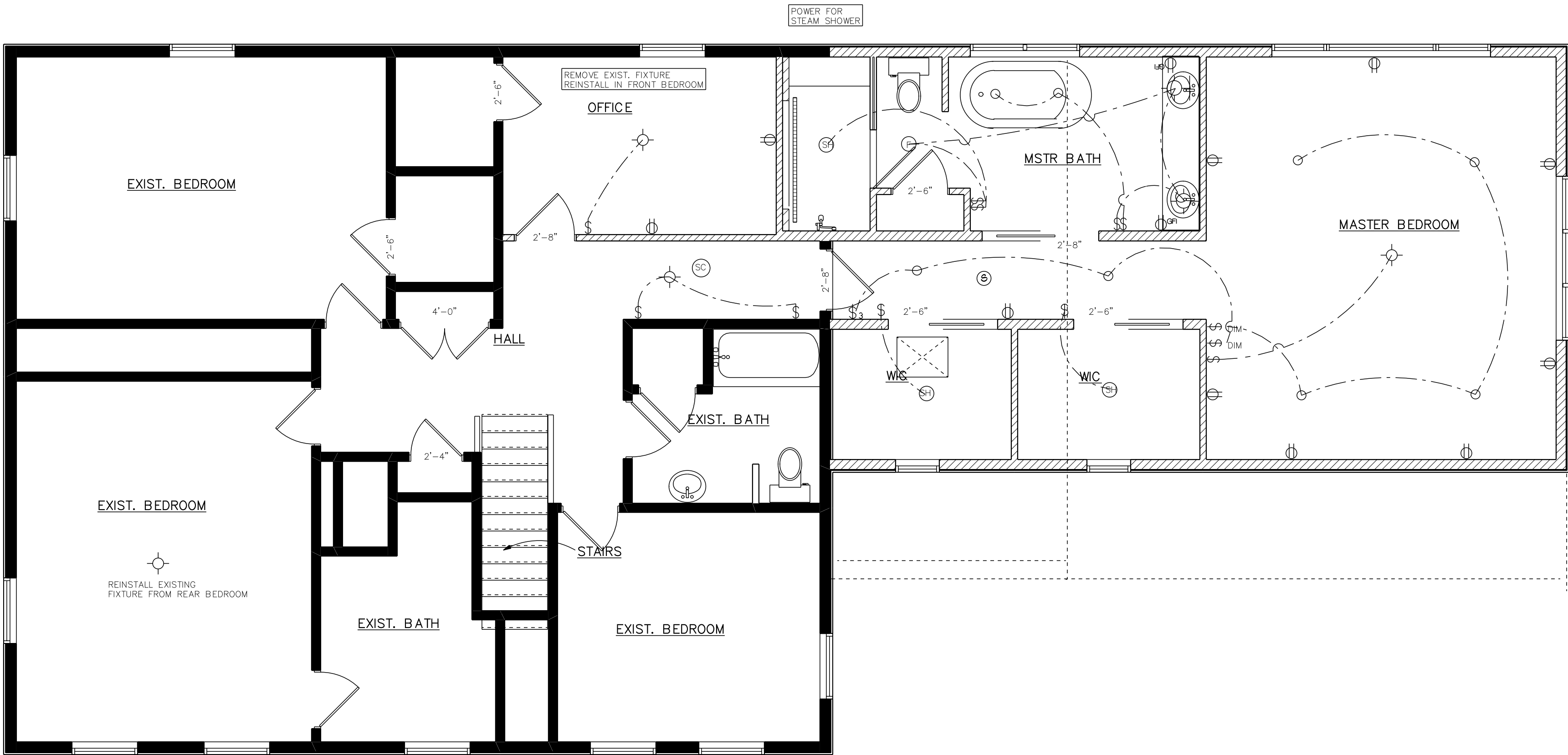
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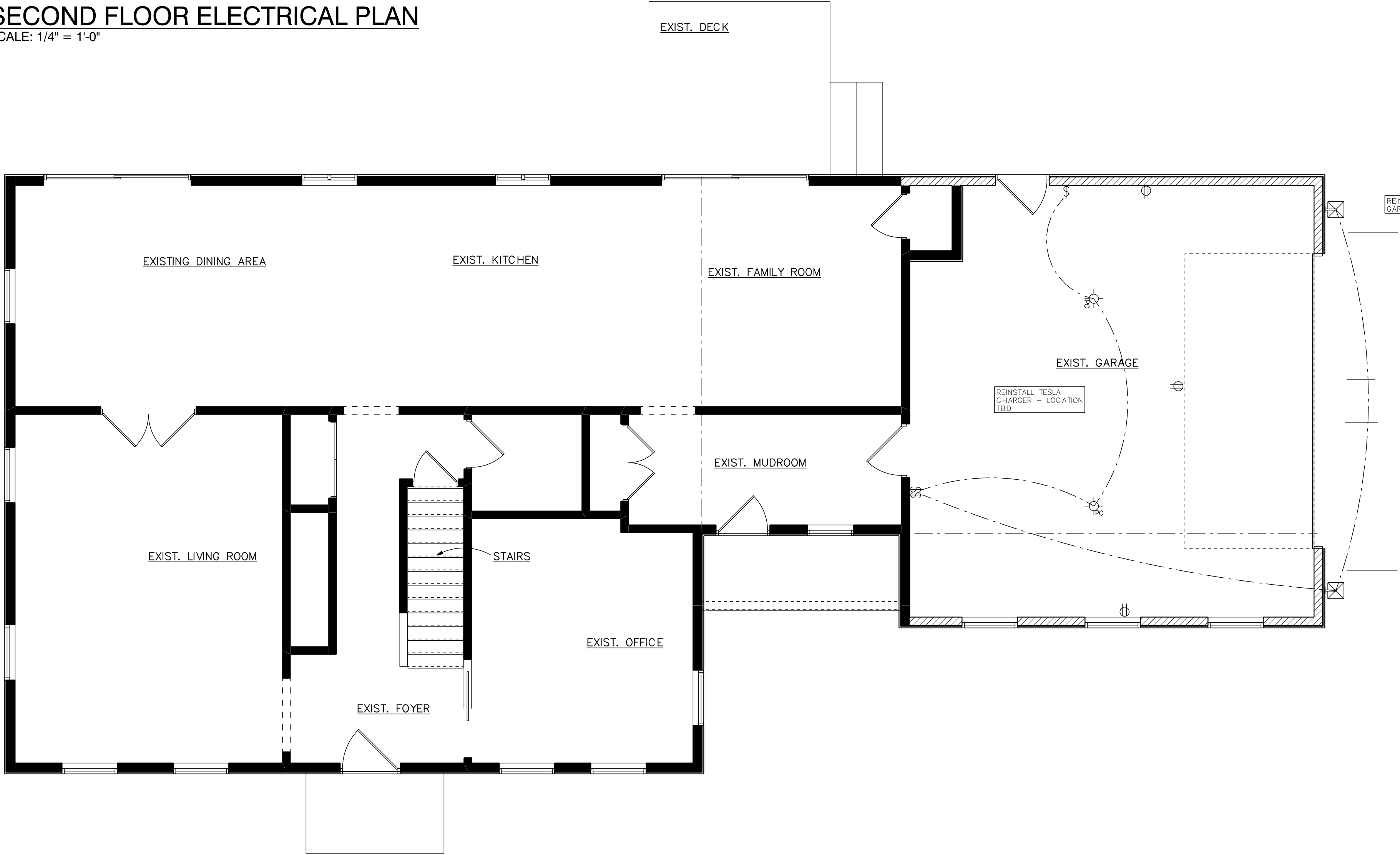
SHEET
5/6



ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
3-WAY SWITCH	\$₃
5 INCH RECESSED	○
BATH FAN RECESS	⊖
RECESS SHOWER RATED	⊖
SMOKE CARBON	⊖
SMOKE DETECTOR	⊖
SWITCH	\$
SWITCH DIMMER	DIM ₪
WALL SCONCE	⊖
LIGHT	⊖
OUTLET	⊖
OUTLET GFI	⊖
SWITCH	\$
SWITCH DOUBLE	\$\$

OPTION MARVIN ELEVATE

SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
EXTERIOR CRAFTSMAN LIGHT FIXTURE	⊖
OUTLET	⊖
PULL CHAIN LIGHT	⊖
SWITCH	\$
SWITCH DOUBLE	\$\$

FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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MEQUON, WI

SHEET
6/6



11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov

Inspections

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: March 9, 2026
SUBJECT: Redford Builders LLC
New Single-Family Residence at 9965 N. Migratory Lane
Subdivision: Swan Ridge Farms
Contractor: Espire Homes / Contractor: Espire Homes
District 4 - 6:15 pm

Attachments:
Statement of Intent, Survey, Plans

2/11/2026

Statement of intent

Lot 35 Swan Ridge Farms -Mendota

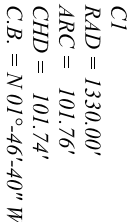
The proposed project is a new single-family home construction on a currently vacant residential lot. The site features partial exposure, which has been carefully considered in the design to minimize disruption to the natural landscape. The home has been thoughtfully sited to optimize views and sunlight exposure, while adhering to all applicable zoning, environmental, and setback requirements. The architectural design blends traditional and contemporary elements to complement the character of the surrounding neighborhood. No unique site limitations are anticipated beyond standard grading and utility coordination.

Espire Homes INC

262-746-2000

PLAT OF SURVEY

FOR LOT 35 OF SWAN RIDGE FARMS, AND BEING A PART OF THE NE 1/4 OF THE SOUTHEAST QUARTER OF SECTION 32, TOWN 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



- | LEGEND: These standard symbols may be found in the drawing. | |
|---|-----------------------------|
| ● | Lot Corner (Found) w/desc. |
| ○ | 18" X 3/4" Dia. Rebar (Set) |
| □ | Elec. Trans. Box |
| Ⓜ | Man Hole |
| —○— | Utility Pedestal |
| ⌵ | Fire Hydrant |
| ⌵ | Water Valve |
| ■ | Catch Basin |
| ✱ | Light Post |
| ☁ | Tree |
| └ | Lateral End |
| ⦿ | Offset Stake |
| — . — | Easement Boundary |
| — — — | Setback Line |
| — S — | Proposed Silt Fence |
| — E — | Proposed Electric Line |
| — G — | Proposed Gas Line |

IF THE SURETOR'S SEAL IS NOT WET STAMPED IN RED AND SIGNED IN DISPOSABLE INK, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UN-AUTHORIZED ALTERATIONS. THE CERTIFICATION ON THIS DOCUMENT DOES NOT APPLY TO ANY COPIES NOR DIGITAL FORMATS UNLESS VERIFIED DIGITAL CERTIFICATE BY SAME EXISTS UN-ALTERED.

Digitally signed by
Scott D. Thomas
Date: 2026.02.11
13:06:37 -06'00'



Holland & Thomas, L.L.C.
Land Surveyors
 202 West Street
 Johnson Creek, WI 53038

PROJECT: 462 (Redford Builders)
BUILDER: Espire Homes, Inc.
530 Hartbrook Dr.
Hartland, WI 53029
Ph: (262) 746-2000

EXTERIOR MATERIALS:

- *CONTINUOUS RIDGE VENT
- *HIGH DEFINITION ASPHALT SHINGLES
- *1X8 PRE-FINISHED HARDIE FASCIA BOARD
- *PRE-FINISHED HARDIE SOFFIT WITH VENTS
- *PRE-FINISHED JAMES HARDIE PLANK HORIZONTAL LAP SIDING (STATEMENT COLLECTION) (PER PLAN)
- *PRE-FINISHED JAMES HARDIE PANEL VERTICAL SIDING AT GABLES (STATEMENT COLLECTION) AT FRONT ELEVATION (PER PLAN)
- *5/4X6 PRE-FINISHED HARDIE ROUGH SAWN FRIEZE BOARDS AT GABLES (PER PLAN)
- *5/4X6 PRE-FINISHED HARDIE TRIM (WINDOWS & EXTERIOR DOORS)
- *5/4X6 PRE-FINISHED HARDIE CORNER BOARDS @ OUTSIDE CORNERS
- *5/4X12 PRE-FINISHED HARDIE TRIM BOARDS AT COLUMNS W/ 5/4X8 BASE TRIM & 5/4X6 CAP TRIM (FRONT PORCH)
- *VECTOR ENVISION SINGLE HUNG VINYL WINDOWS (DRYWALL RETURNS & WOOD SILLS)

INDEX OF SHEETS:

- PAGE 1: FRONT & REAR ELEVATIONS
- PAGE 2: LEFT & RIGHT ELEVATIONS
- PAGE 3: FOUNDATION PLAN
- PAGE 4: FIRST FLOOR PLAN
- PAGE 5: SECOND FLOOR PLAN
- PAGE 6: FIRST & SECOND FLOOR ELECTRICAL PLANS

THE MENDOTA

SQUARE FOOTAGE:

FIRST FLOOR: 1,384 SQ. FT.

SECOND FLOOR: 1,263 SQ. FT.

TOTAL: 2,647 SQUARE FEET

GARAGE: 762 SQ. FT.

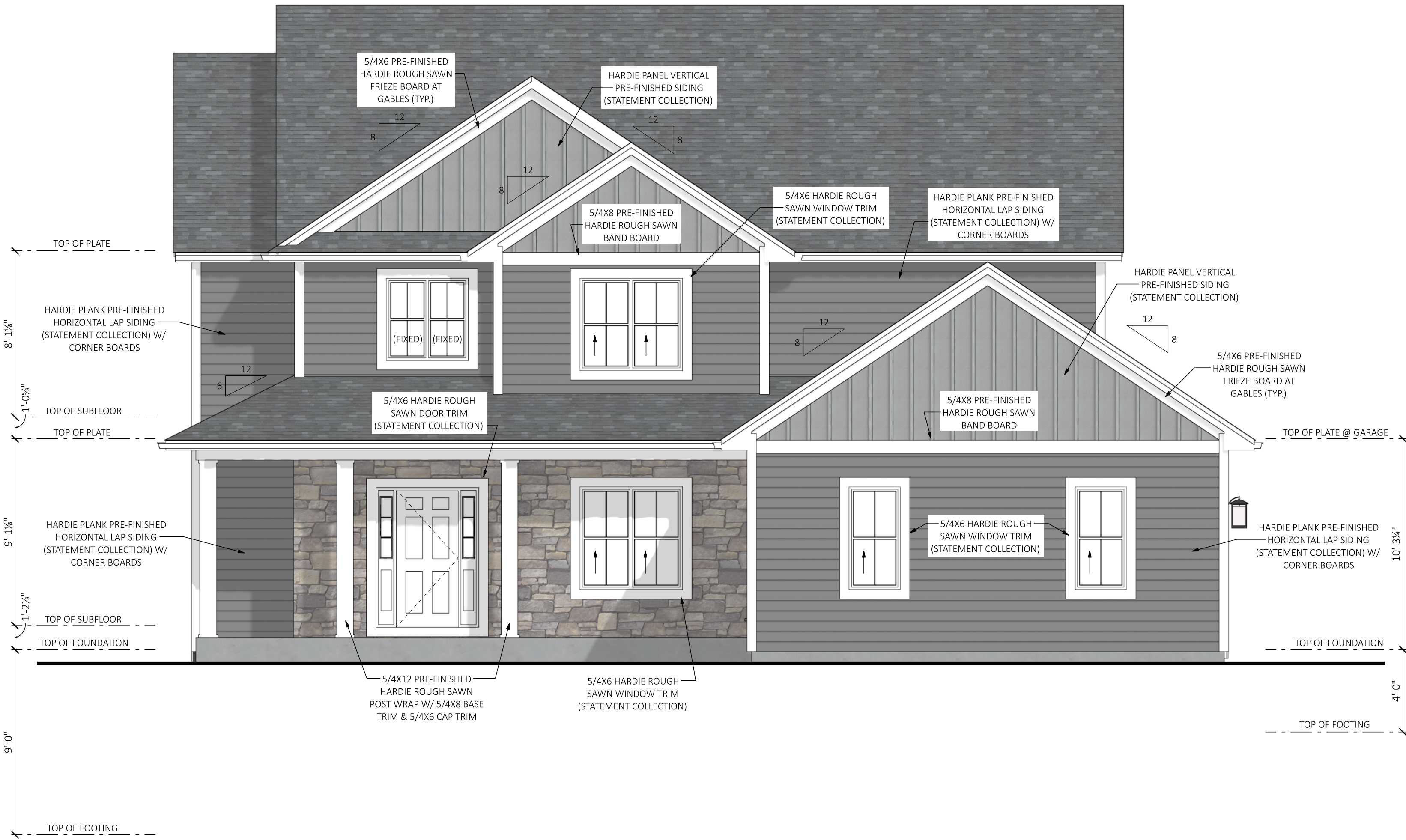
FRONT COVERED PORCH: 197 SQ. FT.

REAR DECK: 160 SQ. FT.



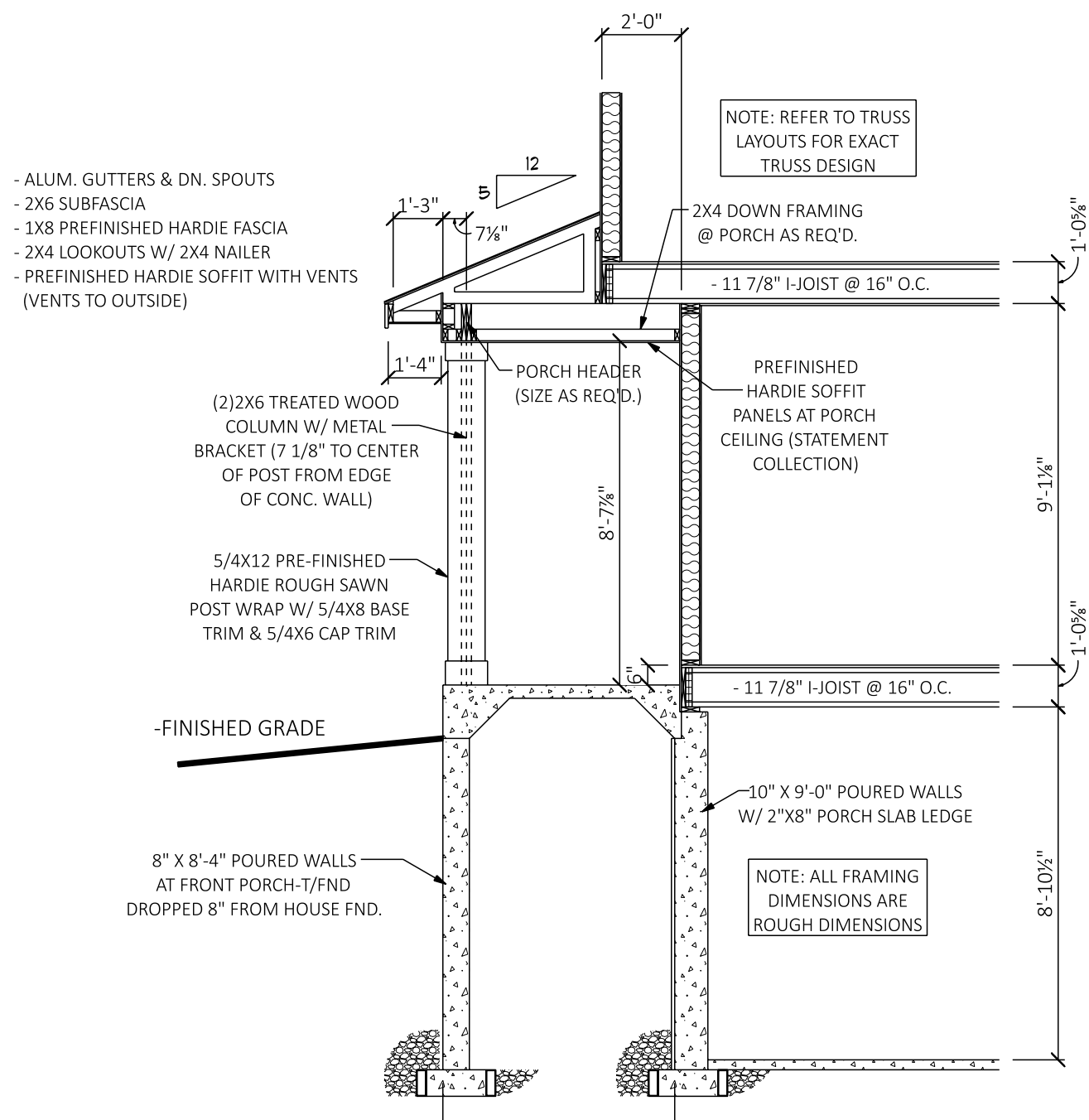
REAR ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT PORCH CROSS SECTION

SCALE: 1/4" = 1'-0"

CONTRACT PLANS ONLY VALID IF SIGNED OR NOTED!

SIGNED: _____ DATED: _____

PRODUCTION PLANS ONLY VALID IF SIGNED OR NOTED!

SIGNED: _____ DATED: _____

FINAL PLANS ONLY FINAL IF SIGNED OR NOTED!

SIGNED: _____ DATED: _____

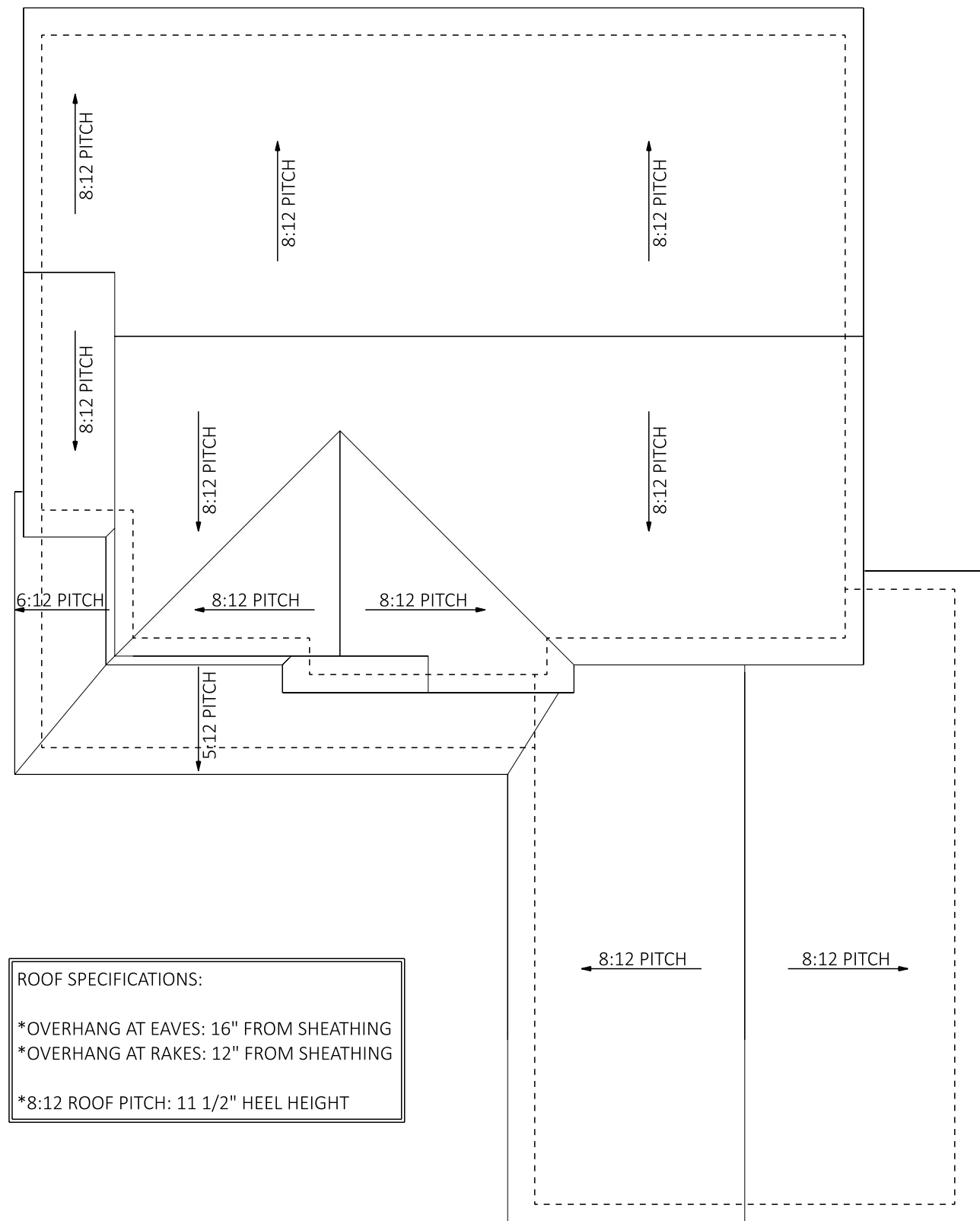
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Date	Revision	Date	Revision
12-22-25	PRELIMINARY CONTRACT PLANS		
1-19-26	REVISIONS PER EMAIL RECEIVED 1-16-26		
2-12-26	REVISIONS PER EMAIL RECEIVED 2-11-26		

EXTERIOR MATERIALS:

- *CONTINUOUS RIDGE VENT
- *HIGH DEFINITION ASPHALT SHINGLES
- *1X8 PRE-FINISHED HARDIE FASCIA BOARD
- *PRE-FINISHED HARDIE SOFFIT WITH VENTS
- *PRE-FINISHED JAMES HARDIE PLANK HORIZONTAL LAP SIDING (STATEMENT COLLECTION) (PER PLAN)
- *PRE-FINISHED JAMES HARDIE PANEL VERTICAL SIDING AT GABLES (STATEMENT COLLECTION) AT FRONT ELEVATION (PER PLAN)
- *5/4X6 PRE-FINISHED HARDIE ROUGH SAWN FRIEZE BOARDS AT GABLES (PER PLAN)
- *5/4X6 PRE-FINISHED HARDIE TRIM (WINDOWS & EXTERIOR DOORS)
- *5/4X6 PRE-FINISHED HARDIE CORNER BOARDS @ OUTSIDE CORNERS
- *5/4X12 PRE-FINISHED HARDIE TRIM BOARDS AT COLUMNS W/ 5/4X8 BASE TRIM & 5/4X6 CAP TRIM (FRONT PORCH)
- *VECTOR ENVISION SINGLE HUNG VINYL WINDOWS (DRYWALL RETURNS & WOOD SILLS)



ROOF LAYOUT
SCALE: 1/8" = 1'-0"

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SIGNED: _____ DATED: _____

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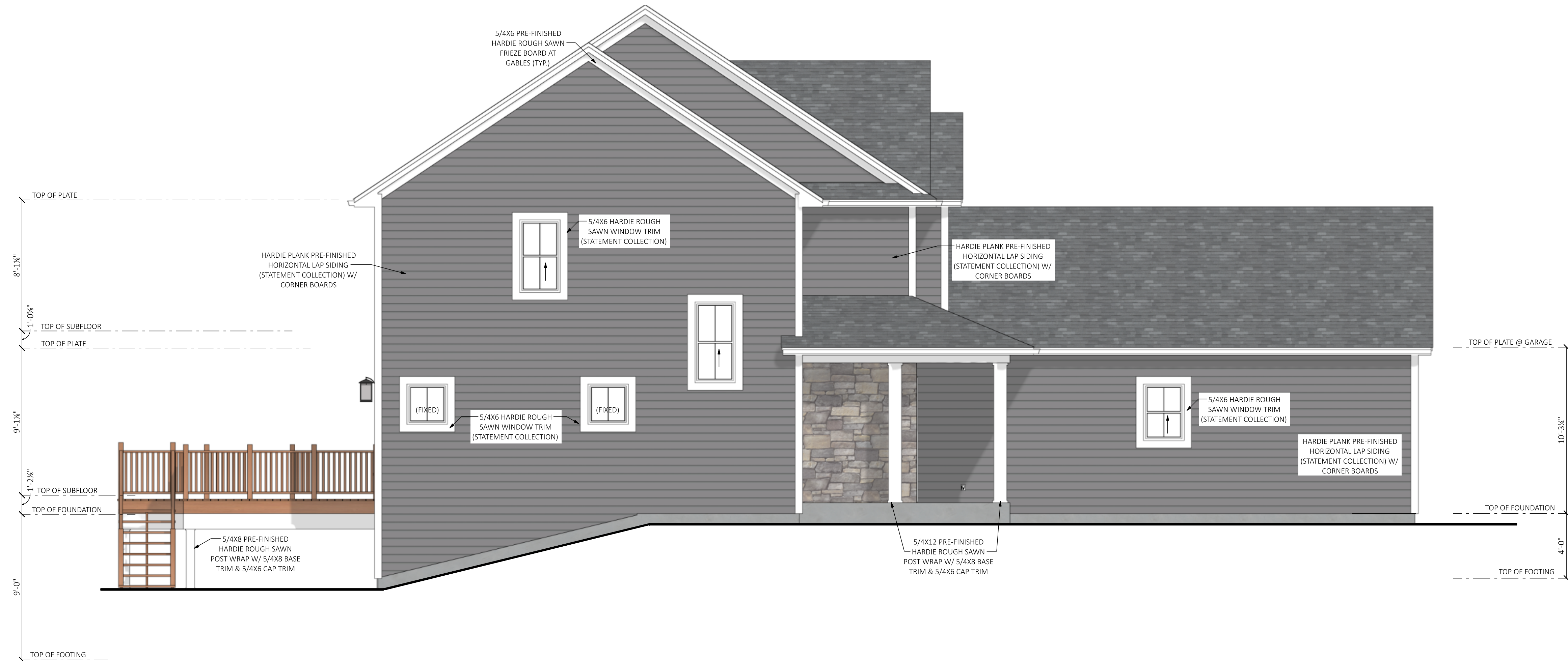
SIGNED: _____ DATED: _____

FINAL PLANS ONLY FINAL IF SIGNED OR NOTED!

SIGNED: _____ DATED: _____

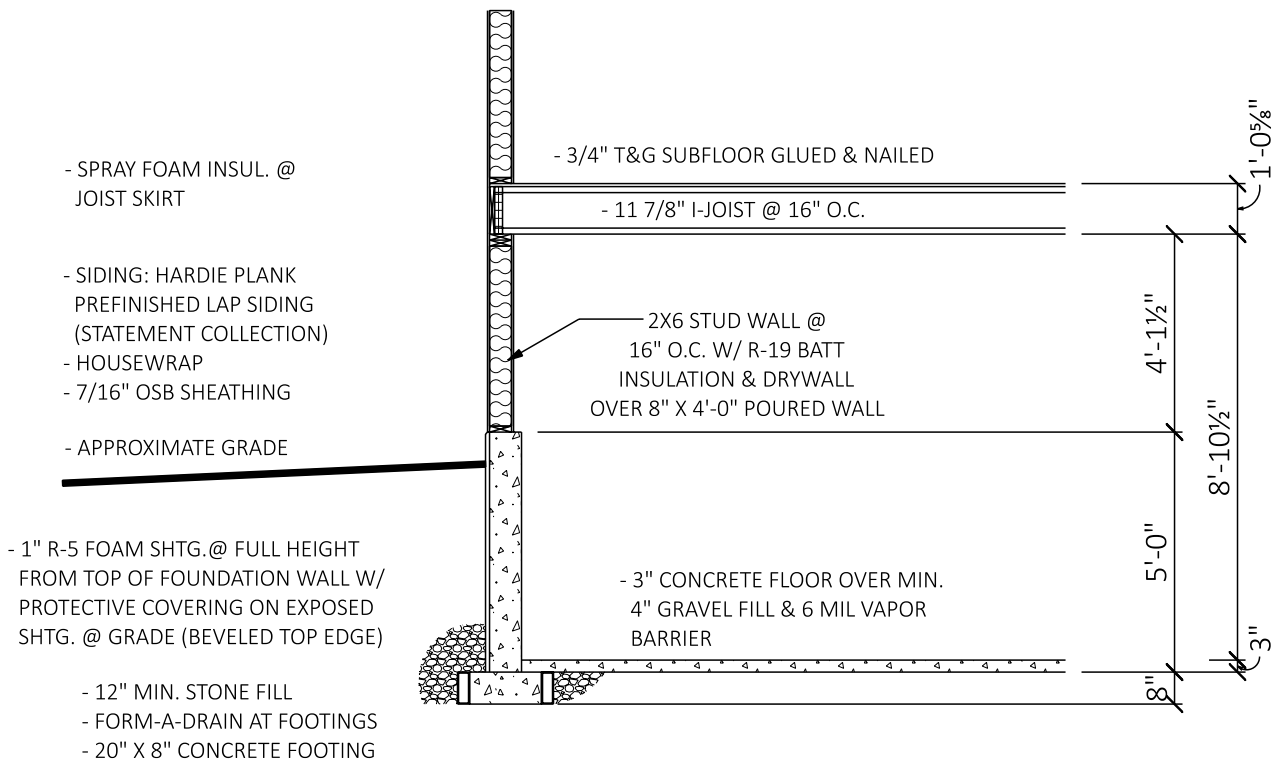
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LEFT ELEVATION
SCALE: 1/4" = 1'-0"

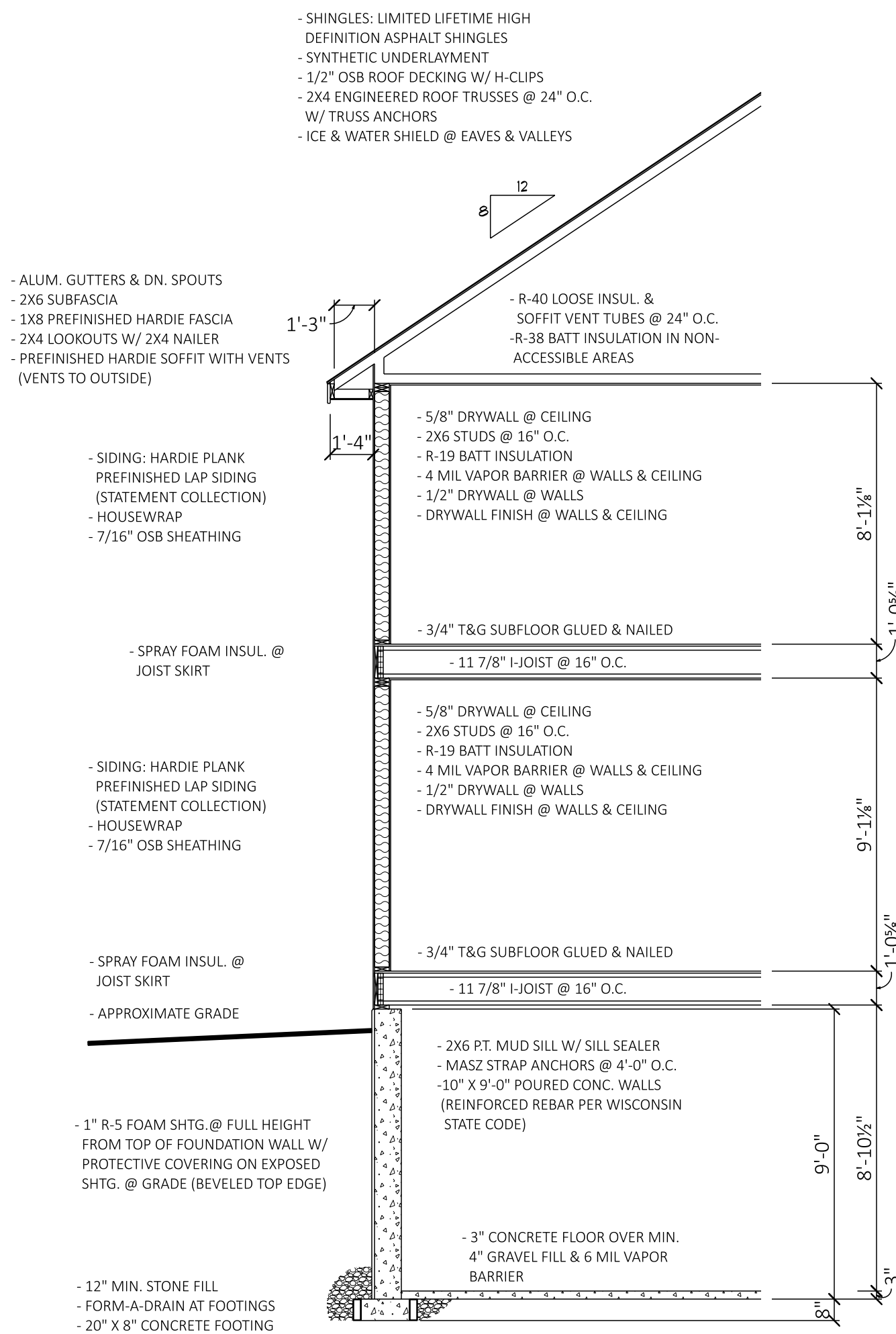


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

Date	Revision	Date	Revision
12-22-25	PRELIMINARY CONTRACT PLANS		
1-19-26	REVISIONS PER EMAIL RECEIVED 1-16-26		
2-12-26	REVISIONS PER EMAIL RECEIVED 2-11-26		



PARTIAL EXPOSURE WALL SECTION
SCALE: 1/4" = 1'-0"



TYPICAL WALL SECTION
SCALE: 1/4" = 1'-0"

CONTRACT PLANS ONLY VALID IF SIGNED OR NOTED!

SIGNED: _____ DATED: _____

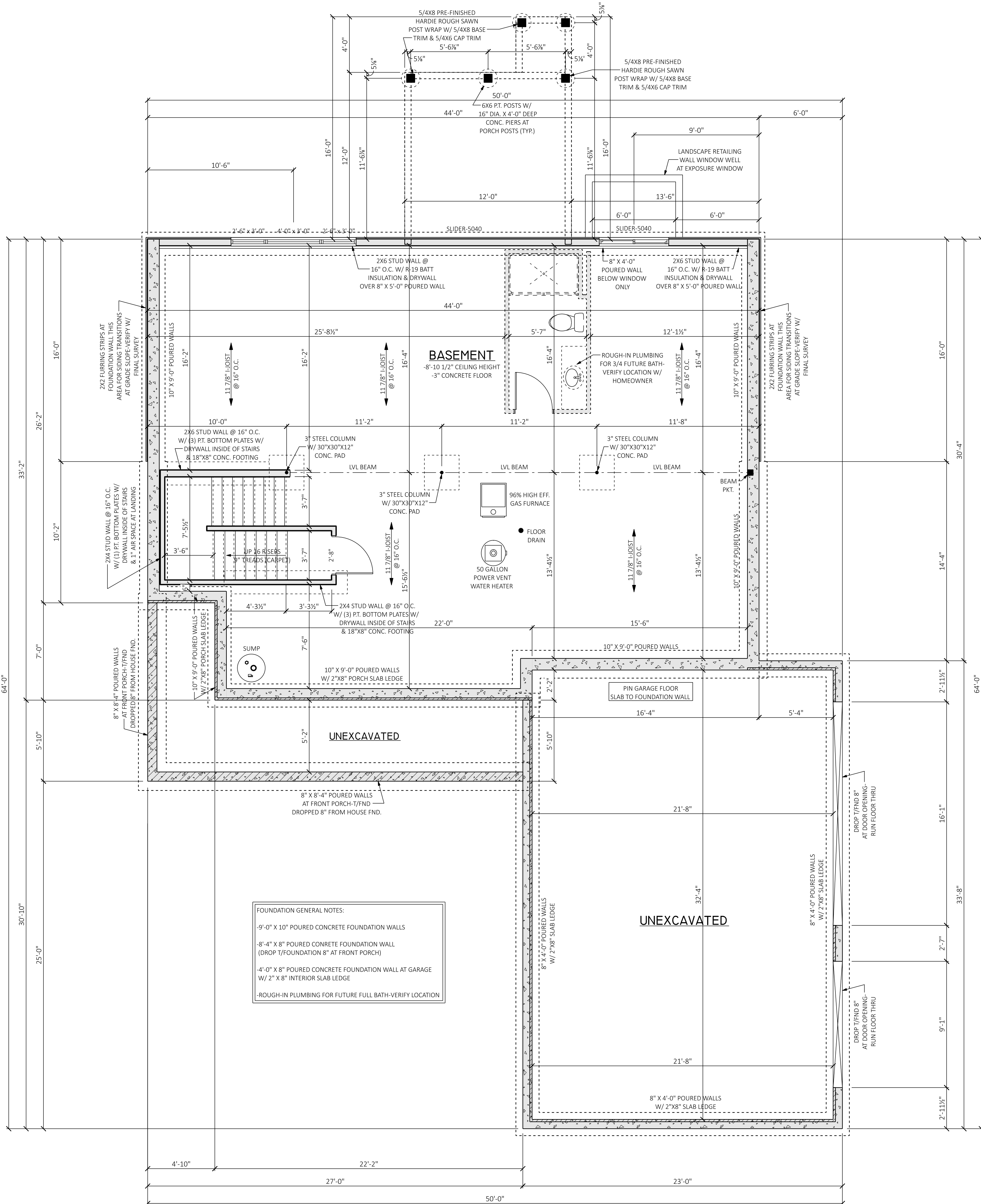
PRODUCTION PLANS ONLY VALID IF SIGNED OR NOTED!

SIGNED: _____ DATED: _____

FINAL PLANS ONLY FINAL IF SIGNED OR NOTED!

SIGNED: _____ DATED: _____

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

Date	Revision
12-22-25	PRELIMINARY CONTRACT PLANS
1-19-26	REVISIONS PER EMAIL RECEIVED 1-16-26
2-12-26	REVISIONS PER EMAIL RECEIVED 2-11-26

CONTRACT PLANS ONLY VALID IF SIGNED OR NOTED!

SIGNED: _____ DATED: _____

PRODUCTION PLANS ONLY VALID IF SIGNED OR NOTED!

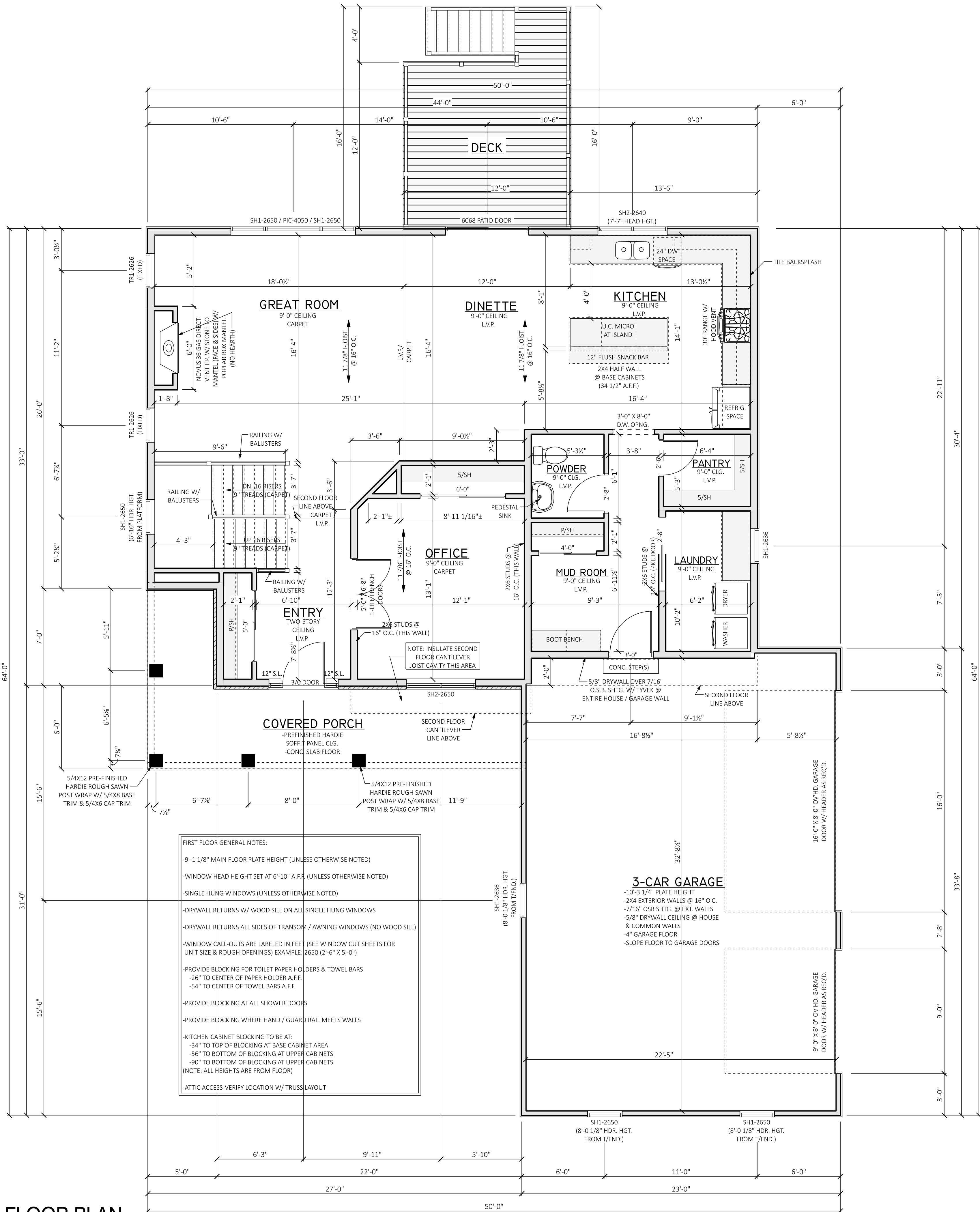
SIGNED: _____ DATED: _____

FINAL PLANS ONLY FINAL IF SIGNED OR NOTED!

SIGNED: _____ DATED: _____

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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"





SIGNED: _____ DATED: _____

HARTBROOK
HOMES
30 HARTBROOK DRIVE, HARTLAND, WI 53029
62-746-2000

Date	Revision

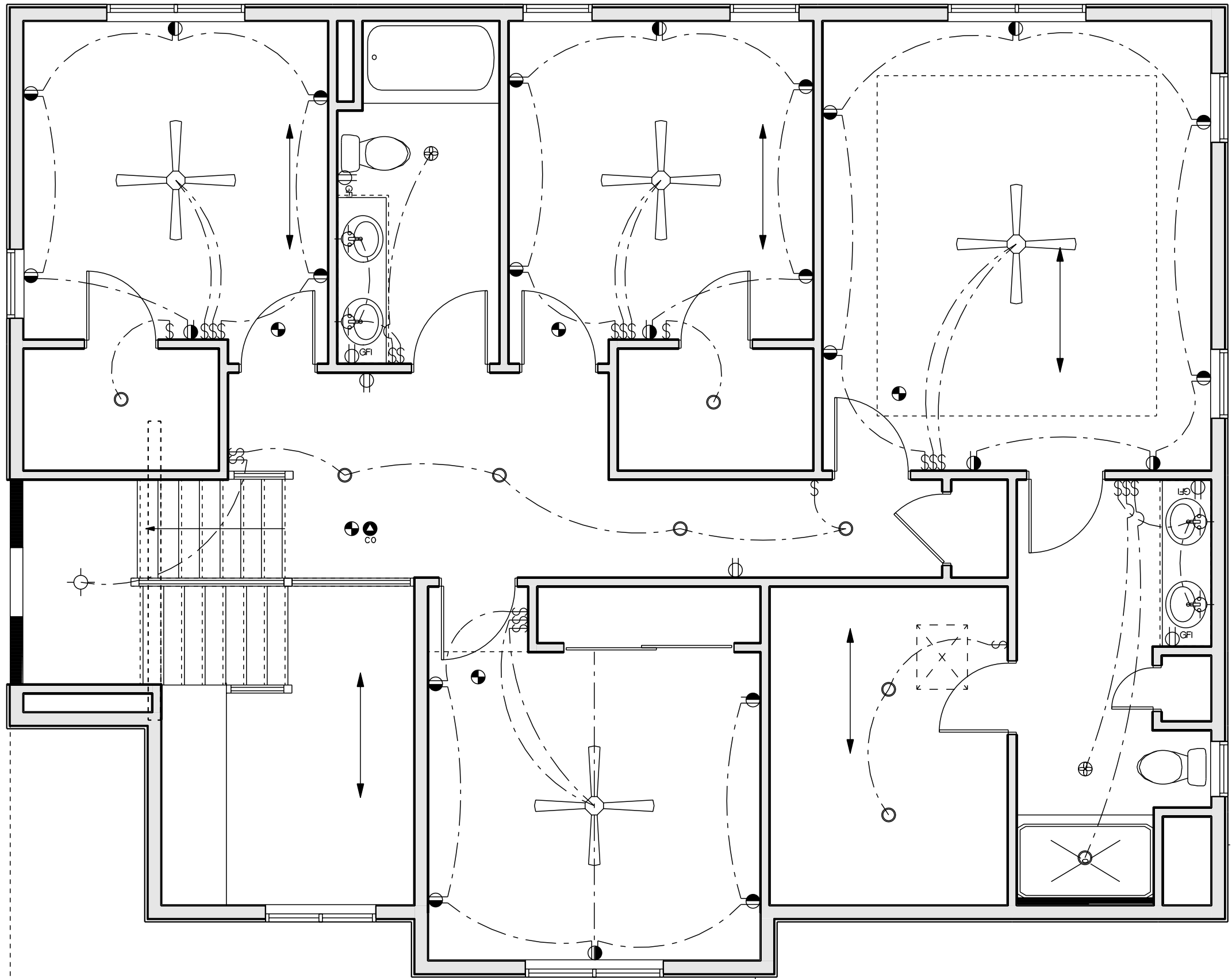
Date	Revision
12-22-25	PRELIMINARY CONTRACT PLANS
1-19-26	REVISIONS PER EMAIL RECEIVED 1-16-26
2-12-26	REVISIONS PER EMAIL RECEIVED 2-11-26

SCALE: 1/4" = 1'-0"

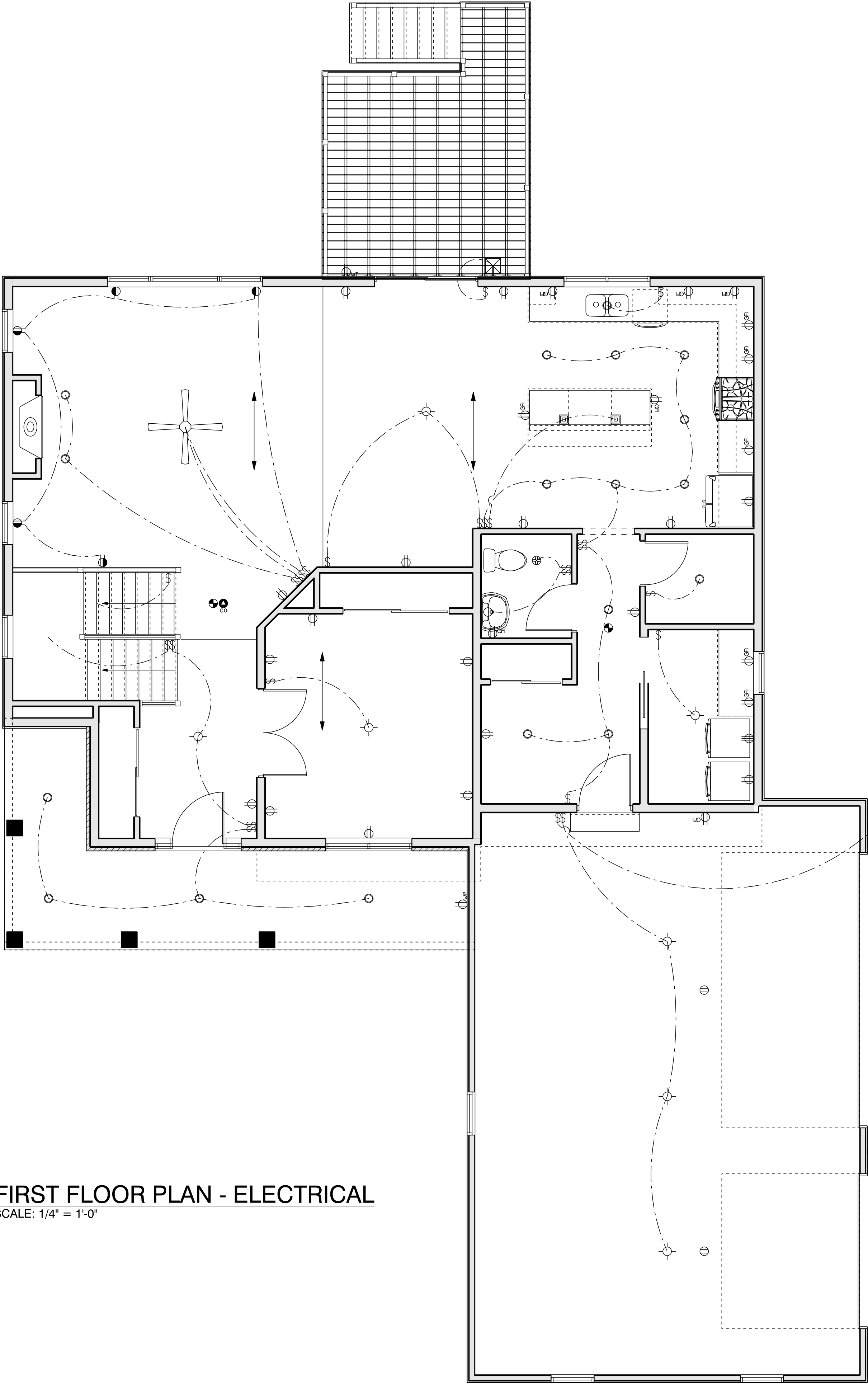
DRAWN BY:

DATE: 12-22-25

$$\frac{5}{6}$$



SECOND FLOOR PLAN - ELECTRICAL
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN - ELECTRICAL
SCALE: 1/4" = 1'-0"

CONTRACT PLANS **ONLY VALID IF SIGNED OR NOTED!**

SIGNED: _____ DATED: _____

PRODUCTION PLANS **ONLY VALID IF SIGNED OR NOTED!**

SIGNED: _____ DATED: _____

FINAL PLANS **ONLY FINAL IF SIGNED OR NOTED!**

SIGNED: _____ DATED: _____

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12-22-25	PRELIMINARY CONTRACT PLANS		
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2-12-26	REVISIONS PER EMAIL RECEIVED 2-11-26		

REDFORD BUILDERS	
LOT 35 SWAN RIDGE FARM	
SCALE: 1/4" = 1'-0"	
DRAWN BY:	
DATE: 12-22-25	



11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov

Inspections

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: March 9, 2026
SUBJECT: Pumasri Parucguri & Chandu Vasireddy
New Single-Family Residence at 10002 N. Migratory Lane
Subdivision: Swan Ridge Farms
Contractor: Korndoerfer Homes LLC / Architect: SHP
District 4 - 6:20 pm

Attachments:
Statement of Intent, Site Plan, Plans



175 N. Corporate Drive, Suite 130
Brookfield, WI 53045

**Wednesday
February 11, 2026**

Re: Statement of Intent

Please see our enclosed plans for the Architectural Review Board Approval. Korndoerfer Homes will be building a single-family home for the Vasireddy – Parauchuri's. They have chosen a Harlow Craftsman style of home.

This home will have fiber cement siding in the color of Night Gray, Roof – IKO Dynasty Glacier, Trim – Arctic White, Soffit/Fascia – White, Downspouts – White, Windows – White and Garage Door – Polar White. Please see the enclosed documentation for color sample and material manufacturers.

Thank you again and we look forward to working with you on this project.

Jeanine Langenfeld

Pre-Construction Coordinator

175 N. Corporate Drive, Suite 130 | Brookfield, WI 53045

Voice: 262-898-0273

jeaninel@korndoerferhomes.com

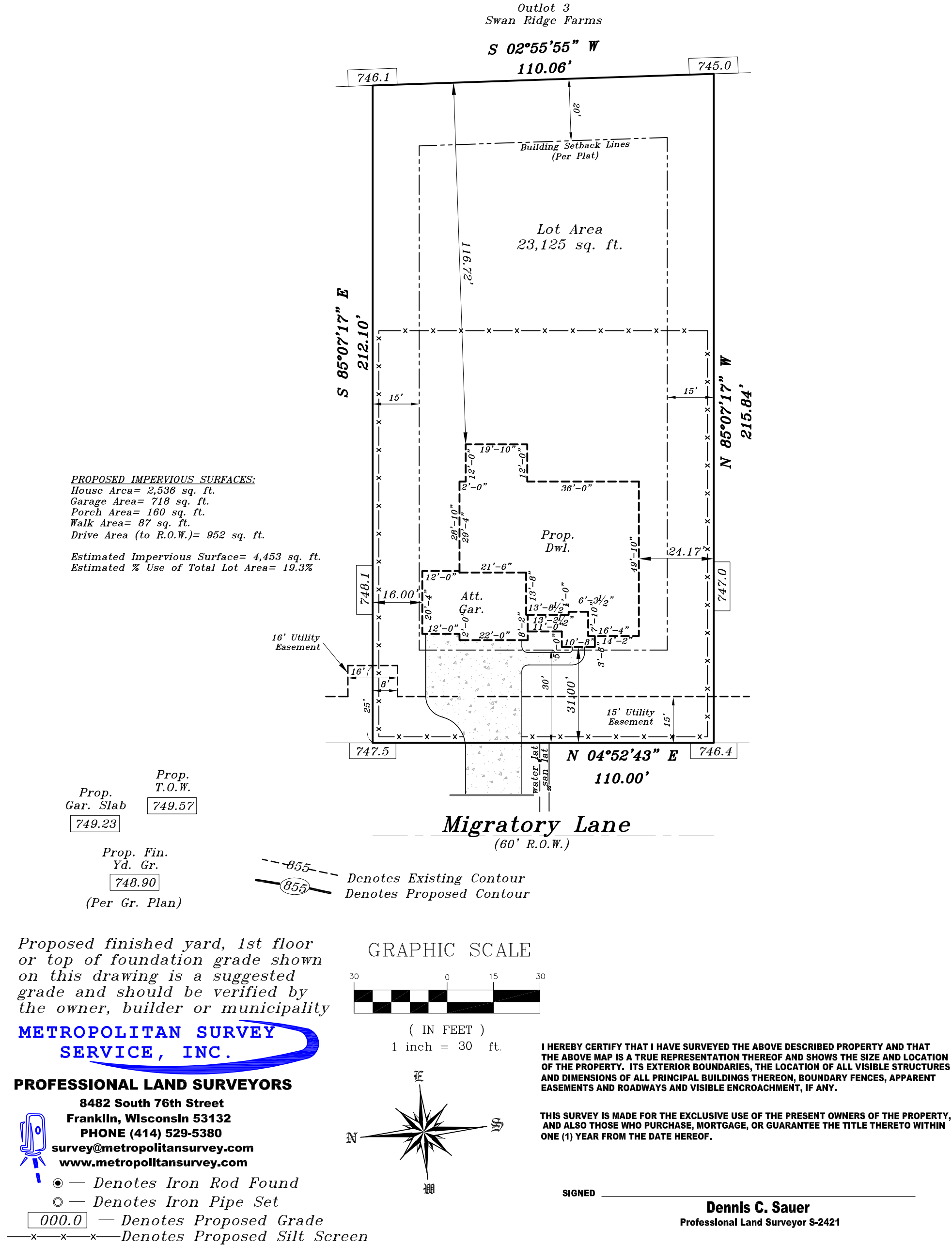
DRAWING ONLY

LOCATION: Migratory Lane, Mequon, Wisconsin

LEGAL DESCRIPTION: Lot 46 in SWAN RIDGE FARMS ADDITION NO. 1, being all of Outlot 7 of SWAN RIDGE FARMS, part of the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 32, Town 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

December 23, 2025 (Drawing Only)

Drawing No. 116450-S



**KORNDORFER
— HOMES**

KORNDORFERHOMES.COM
7900 DURAND AVE., B/LG 10 (262)-884-9550 PHONE
STURTEVANT, WI 53177 (262)-884-9433 FAX

PROJECT INFORMATION:
VASIREDDY-PARUCHURI
SWAN RIDGE FARMS
LOT #46
MEQUON, WI

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MODEL / SERIES:

THE HARLOW

SHEET TITLE:

COVERSHEET

NO.	DATE	DESCRIPTION OF REVISION	BY
6	02.06.26	PLAN DRAFT 2	NCP
5	02.06.26	PLAN DRAFT 1	NCP
4	02.06.26	PLAN DRAFT 1	NCP
3	02.06.26	PLAN DRAFT 1	NCP
2	12.10.25	PLAN DRAFT 1.1	NCP
1	11.26.25	PLAN DRAFT 01	NCP

JOB NUMBER

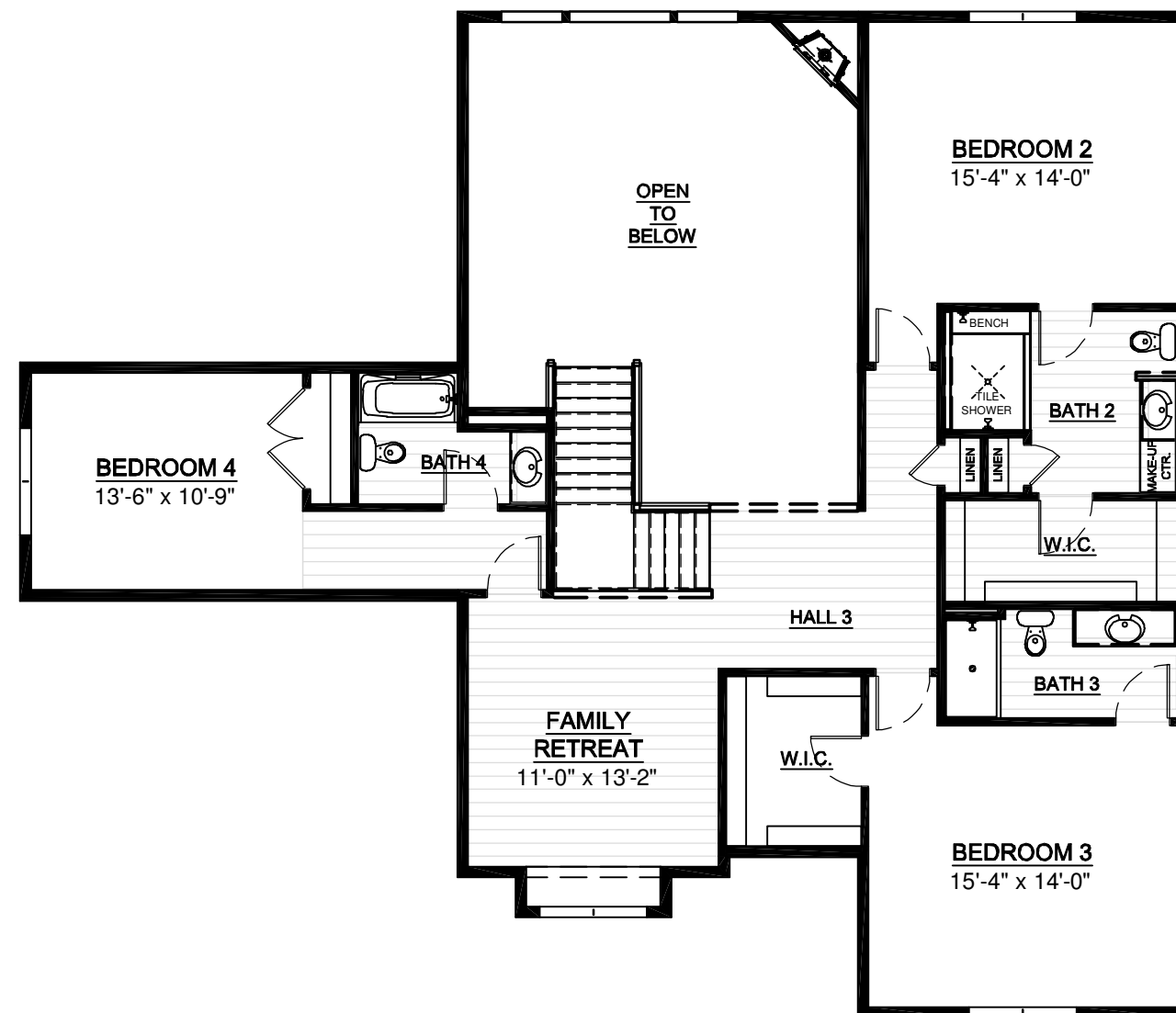
SRME-0-046

SHEET NUMBER

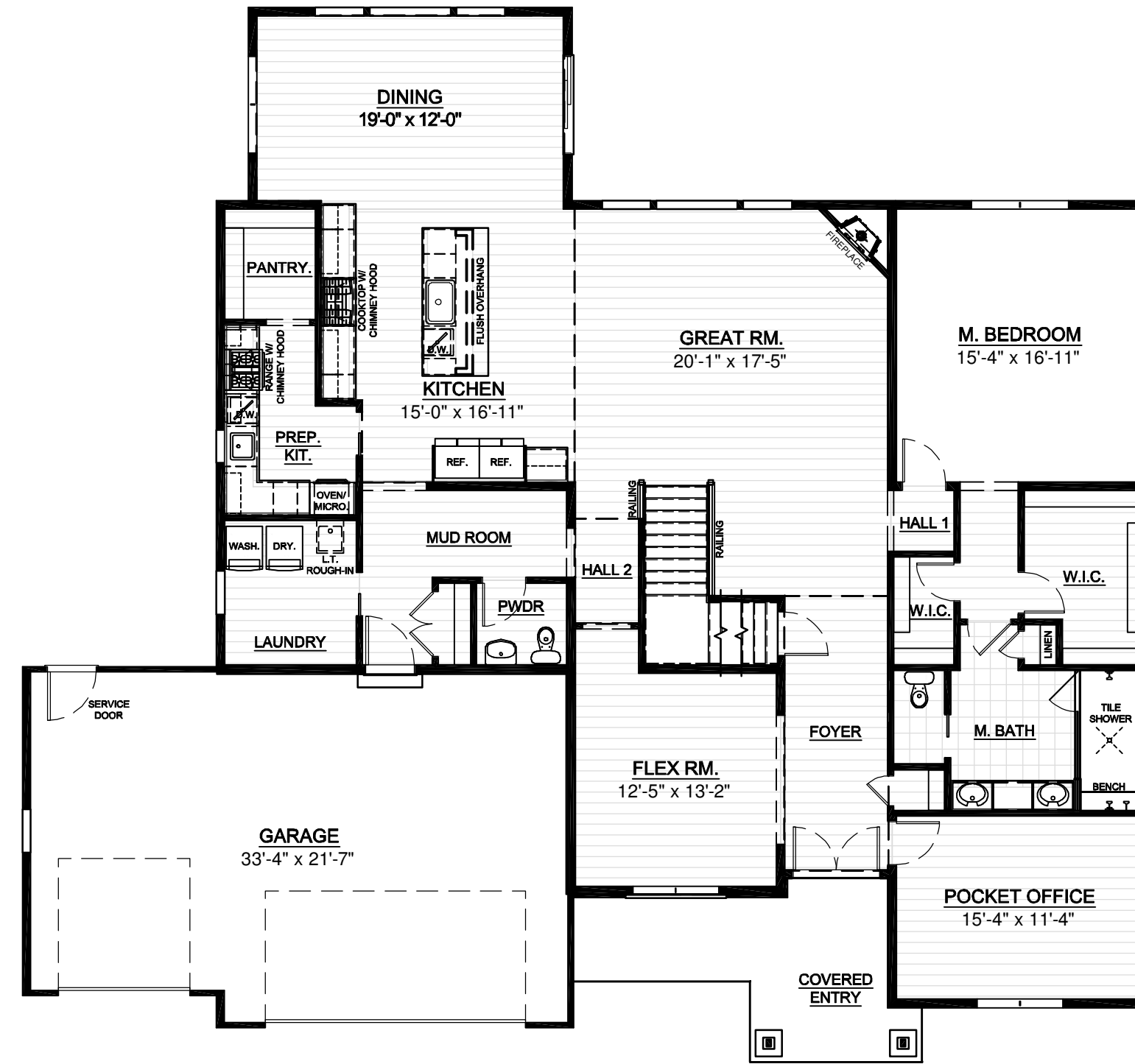
CS

An architectural line drawing of a two-story house. The house features a dark, multi-gabled roof. On the left side, there is a two-car garage with a gabled roof and a decorative front door. To the right of the garage is a covered front entrance with a small triangular pediment supported by two columns. The main body of the house has a large front window with a decorative lintel. The right side of the house shows a side elevation with a window and a door. The drawing is in black lines on a white background.

HARLOW CRAFTSMAN



HARLOW SECOND FLOOR LAYOUT



HARLOW FIRST FLOOR LAYOUT

DIMENSIONS SHOWN ON COVER SHEET ARE APPROXIMATE FINISHED DIMENSIONS.
ALL OTHER PAGES ARE STUD TO STUD FRAMING DIMENSIONS.

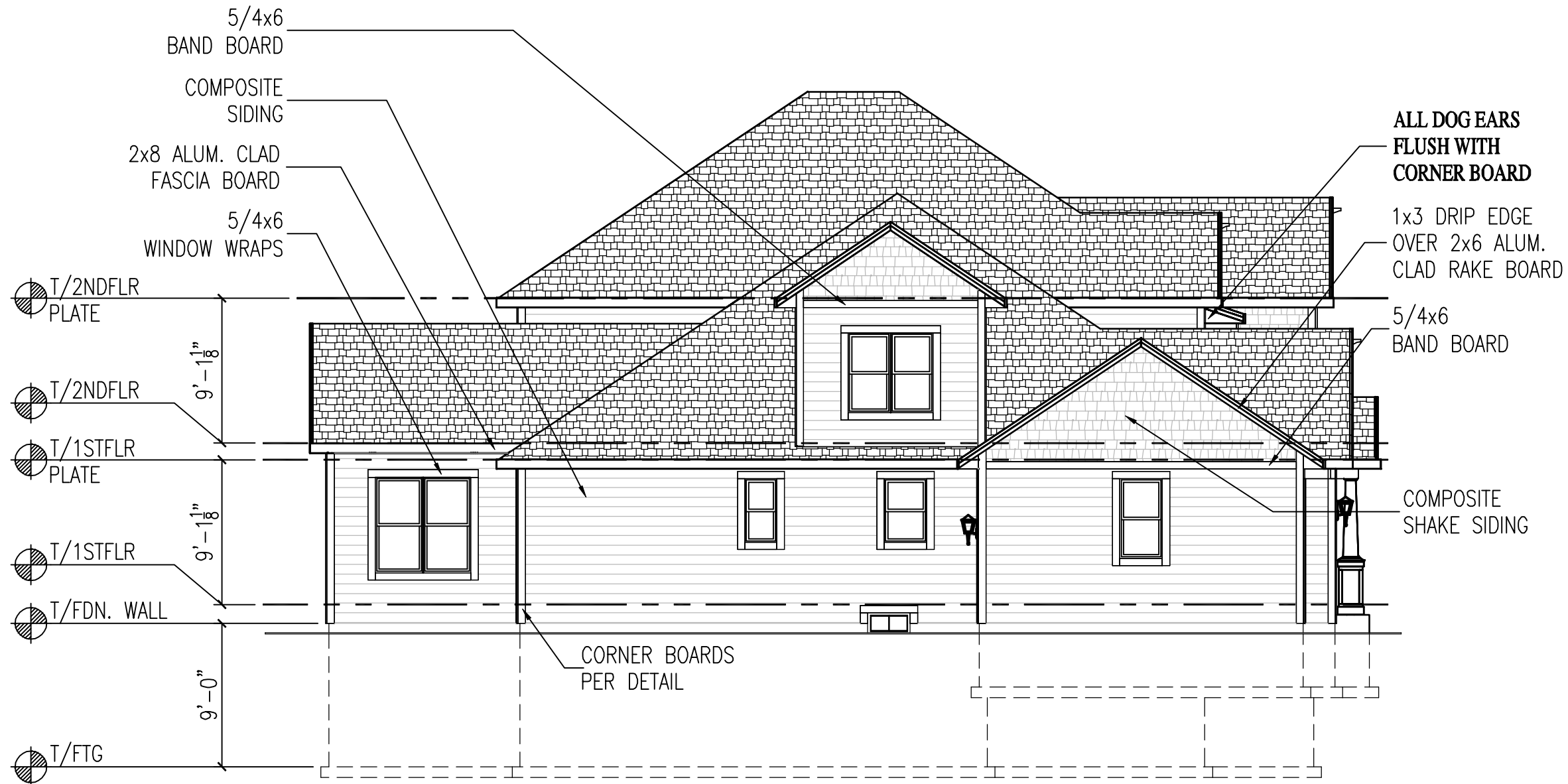
Sheet Number	Sheet Title
CS	COVERSHEET
HARLOW CRAFTSMAN ELEVATION BASE PLAN SET	
A1	EXTERIOR ELEVATIONS – ROOF PLAN – CRAFTSMAN
A1–1	EXTERIOR ELEVATIONS – CRAFTSMAN
A2	FOUNDATION PLAN – CRAFTSMAN
A3	FIRST FLOOR PLAN – CRAFTSMAN
A4	SECOND FLOOR PLAN – CRAFTSMAN
A5	FOUNDATION ELECTRICAL PLAN – CRAFTSMAN
A6	FIRST FLOOR ELECTRICAL PLAN – CRAFTSMAN
A7	SECOND FLOOR ELECTRICAL PLAN – CRAFTSMAN
A9	FIRST FLOOR STRUCTURAL LAYOUT – CRAFTSMAN
A10	SECOND FLOOR STRUCTURAL LAYOUT – CRAFTSMAN
HARLOW SECTIONS AND DETAILS SET	
D1	TYPICAL WALL SECTIONS – ALL ELEVATIONS
D2	GLOBAL BUILDING DETAILS – ALL ELEVATIONS
D3	GLOBAL BUILDING DETAILS – ALL ELEVATIONS
D5–1	BUILDING DETAILS – CRAFTSMAN

THE FOLLOWING MASTER SET COMPLIES WITH THE FOLLOWING CODES AS APPLICABLE IN THE FOLLOWING STATES:

STATE OF WISCONSIN
UNIFORM DWELLING CODE SPS 320-325-SPS 320
SPS 321, CONSTRUCTION STANDARDS
SPS 322, ENERGY CONSERVATION
SPS 323, HEATING, VENTILATING & AIR CONDITIONING
SPS 324 - ELECTRICAL STANDARDS
SPS 325 - PLUMBING
APRIL 1ST, 2014 EMERGENCY CODE, SS #139-13

Craftsman Elevation Square Footages	
LIVING AREA	
AREA	SQUARE FOOTAGE
FIRST FLOOR LIVING AREA	2543 SF
SECOND FLOOR LIVING AREA	1423 SF
TOTAL LIVING AREA	3966 SF
NON-LIVING AREAS	
AREA	SQUARE FOOTAGE
COVERED PORCH AREA	163 SF
GARAGE AREA	725 SF
UNFINISHED BASEMENT AREA	2335 SF

VASIREDDY-PARUCHURI
SWAN RIDGE FARMS
LOT #46
MEQUON, WI



CRAFTSMAN ELEVATION

LEFT ELEVATION

SCALE: 1/8" = 1'-0"



CRAFTSMAN ELEVATION

REAR ELEVATION

SCALE: 1/8" = 1'-0"



CRAFTSMAN ELEVATION

RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT INFORMATION:

VASIREDDY-PARUCHURI
SWAN RIDGE FARMS
LOT #46
MEQUON, WI

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MODEL / SERIES:

THE HARLOW

SHEET TITLE:

EXTERIOR ELEVATIONS -
CRAFTSMAN

NO.	DATE	DESCRIPTION	BY
6			
5			
4			
3	02.06.25	PLAN DRAFT 2	NCP
2	12.10.25	PLAN DRAFT 1.1	NCP
1	11.26.25	PLAN DRAFT 01	NCP
NO. DATE DESCRIPTION OF REVISION			BY
PRINT DATE: 2/6/2026 4:05 PM			

JOB NUMBER

SRME-0-046

SHEET NUMBER

A1-1

3500PSI CONCRETE - 9' BSMT.

WALL REINF.

SCALE: $1/4" = 1'-0"$

NOTES:

REBAR TO BE #5 60,000psi YIELD STRENGTH

PIER FOOTING SCHEDULE		
CALLOUT	DESCRIPTION	THICKNESS
FTG01	30"x30" NON-REINFORCED	1'-0"
FTG02	30"x30" NON-REINFORCED	1'-0"
FTG03	30"x30" NON-REINFORCED	1'-0"
FTG04	30"x30" NON-REINFORCED	1'-0"
FTG05	48"x48" REINFORCED W/(4)#5 REBAR E.W.	1'-0"

STRIP FOOTING SCHEDULE		
CALLOUT	DESCRIPTION	THICKNESS
STP01	24" WIDE NON-REINFORCED	8"
STP02	24" WIDE NON-REINFORCED	8"
STP03	24" WIDE NON-REINFORCED	8"
STP04	22" WIDE NON-REINFORCED	8"

STRUCTURAL STEEL SCHEDULE		
CALLOUT	TYPE	SHAPE DESIGNATION
SS01	COLUMN	TEL-0-POST 3 1/2" 11 GAUGE
SS02	COLUMN	TEL-0-POST 3 1/2" 11 GAUGE
SS03	COLUMN	TEL-0-POST 3 1/2" 11 GAUGE
SS04	COLUMN	TEL-0-POST 3 1/2" 11 GAUGE
SS05	COLUMN	TEL-0-POST 3 1/2" SCH. 40

DROPPED WOOD BEAM SCHEDULE		
CALLOUT	PRODUCT	PLIES
DB01	1 3/4"x9 1/4" LVL	4
DB02	1 3/4"x9 1/4" LVL	3
DB03	1 3/4"x9 1/4" LVL	3
DB04	1 3/4"x11 7/8" LVL	2
DB05	1 3/4"x9 1/4" LVL	3
DB06	1 3/4"x9 1/4" LVL	3

CRAFTSMAN ELEVATION

FOUNDATION PLAN

SCALE: $1/4" = 1'-0"$

NOTES:

WALL INFORMATION

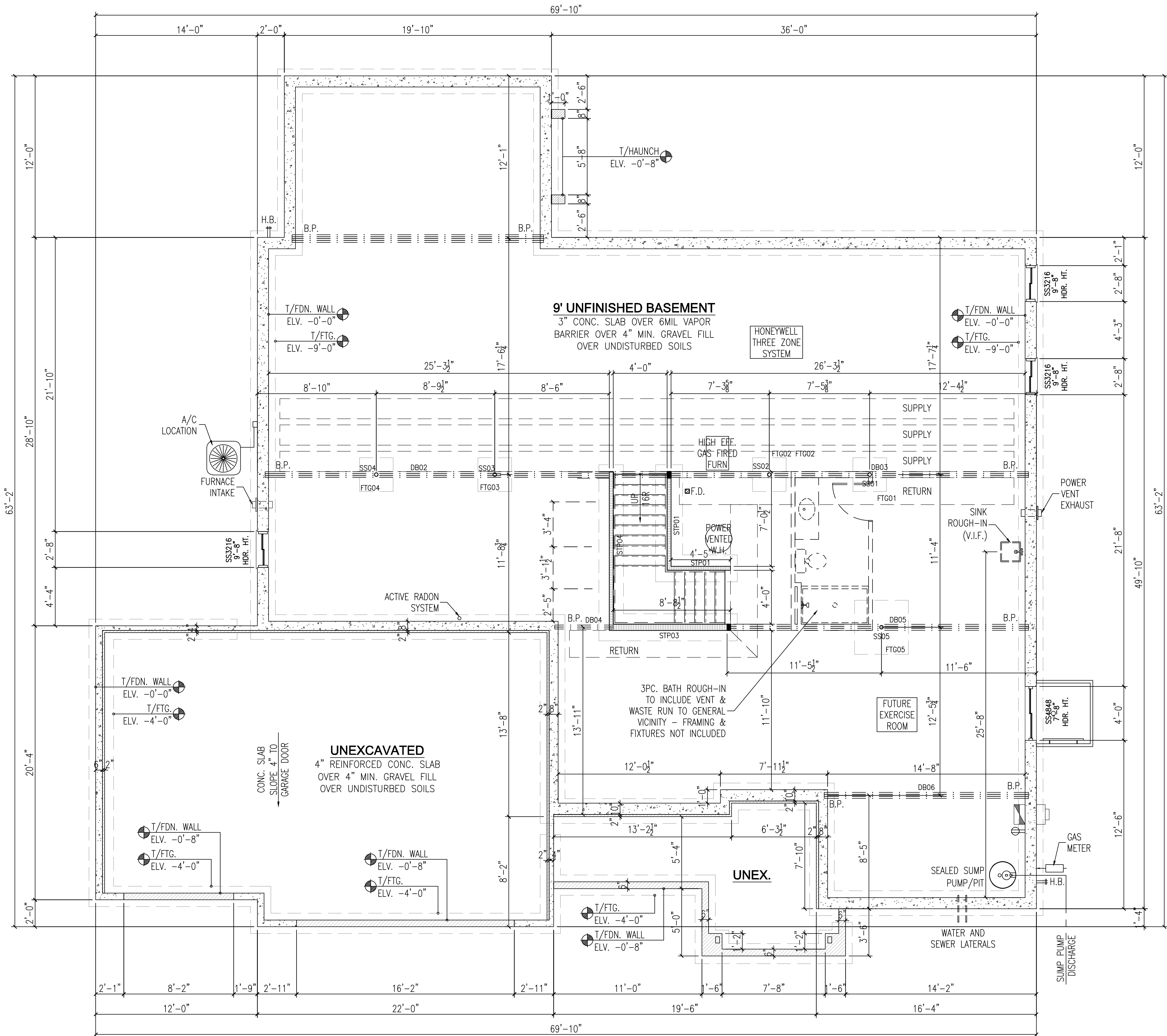
- MAIN HOUSE CONCRETE WALLS: 10" 3500psi POURED CONCRETE WALL @ 9'-0" UNLESS NOTED
- GARAGE CONCRETE WALLS: 6" 3500psi POURED CONCRETE WALL @ 4'-0" UNLESS NOTED
- BEAM POCKETS SUPPORTING 11 $\frac{7}{8}$ " DEPTH LVL's TO BE 4"X8"Wx11"D
- BEAM POCKETS SUPPORTING 14" DEPTH LVL's TO BE 4"x8"x13 $\frac{1}{4}$ " D

STAIR INFORMATION

- REFER TO FIRST FLOOR PLAN FOR STAIR INFORMATION

PLAN INFORMATION

- REFER TO TYPICAL WALL SECTIONS ("D" SHEETS) FOR ADDITIONAL FOUNDATION INFORMATION
- ALL DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD OR FACE TO FACE OF CONCRETE
- THE CONDITIONS LISTED HERE ARE STANDARD FOR THIS PLAN ELEVATION(S). EXCEPTIONS ARE NOTED ON THE PLAN



REV	DATE	DESCRIPTION	BY
6	11/26/25	PLAN DRAFT 01	NCP
5	12/10/25	PLAN DRAFT 1.1	NCP
4	12/10/25	PLAN DRAFT 1.1	NCP
3	12/06/26	PLAN DRAFT 2	NCP
2	12/06/26	PLAN DRAFT 2	NCP
1	11/26/25	PLAN DRAFT 01	NCP

NO. DATE DESCRIPTION OF REVISION
 PRINT DATE: 2/6/2026 4:05 PM

JOB NUMBER

SRME-0-046

SHEET NUMBER

A2

PROJECT INFORMATION:

VASIREDDY-PARUCHURI

LOT #46

MEQUON, W.

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MODEL / SERIES:

THE HARLOW

SHEET TITLE:

FOUNDATION PLAN -
CRAFTSMAN

KORNDORFER
— HOMES

KORNDORFERHOMES.COM
900 DURAND AVE., BLG 10 (262)-884-9550 PHONE
TURTEVANT, WI 53177 (262)-884-9433 FAX

Page 62 of 99

SECOND FLOOR PLAN

NOTES:

NOTES:

FLOOR SYSTEM INFORMATION

- SECOND FLOOR: 11 7/8" ENGINEERED "I" JOIST – SPACING PER MANUFACTURER
 - ANY PARALLEL JOIST TO RIM BOARD MUST BE SET A MINIMUM 14" OFF OF RIM BOARD
- ROOF INFORMATION

ROOF INFORMATION

- REFER TO ROOF PLAN FOR ROOF INFORMATION

WALL INFORMATION

- SECOND FLOOR EXTERIOR WALLS: 104 5/8" 2x6 #2SPF STUD GRADE OR BETTER STUDS @ 16" O.C.
- SECOND FLOOR INTERIOR WALLS (NON BEARING): 104 5/8" 2x4 #2SPF STUD GRADE OR BETTER STUDS @ 16" O.C.
- SECOND FLOOR INTERIOR WALLS (BEARING): 104 5/8" 2x #2SPF STUD GRADE OR BETTER STUDS @ 16" O.C.

WINDOW INFORMATION

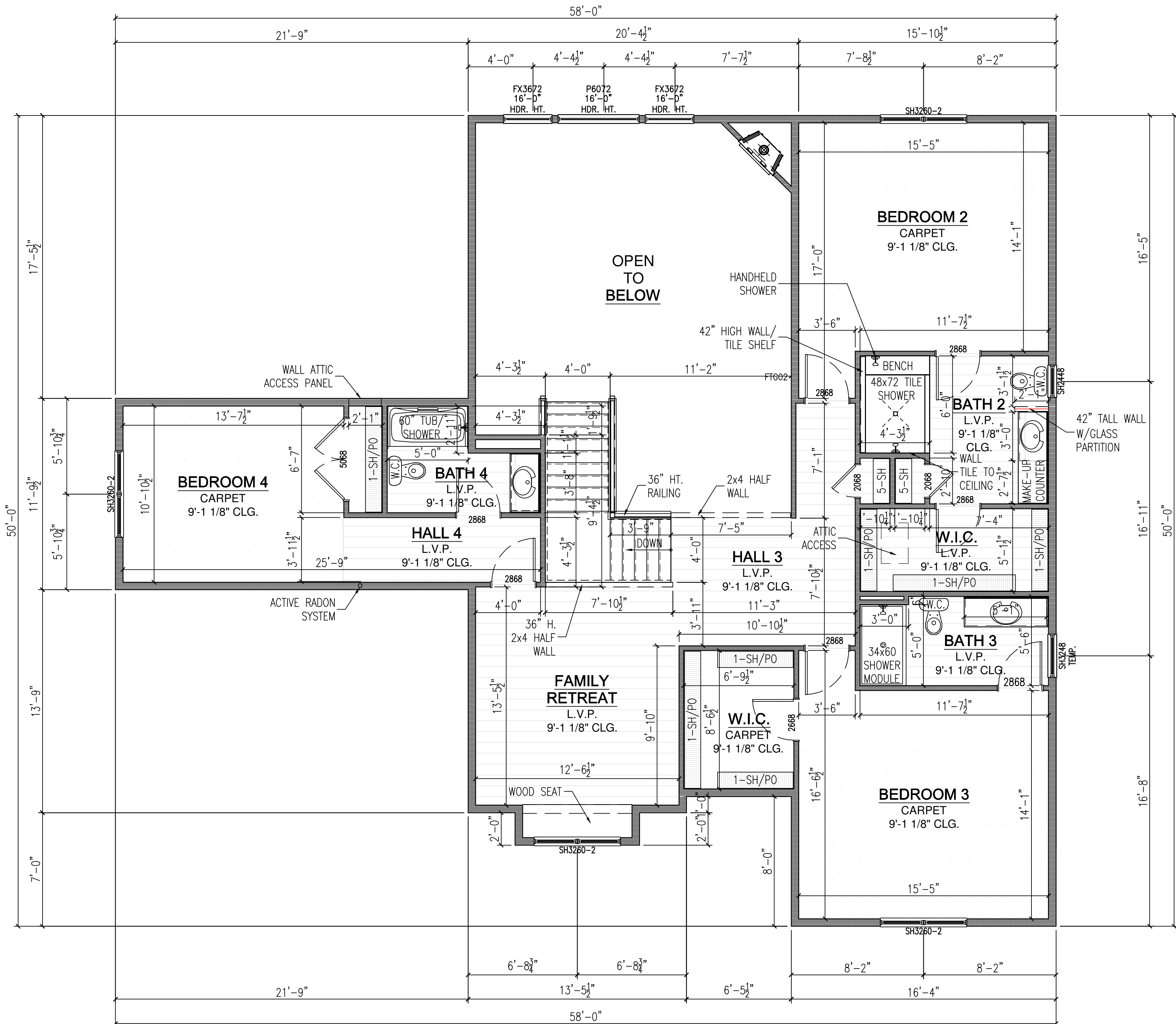
- ALL WINDOW TYPE AND SIZED SHOWN ARE FOR PELLA WINDOWS – REFER TO CATALOG FOR DETAILS
 - ALL WINDOW HEADER OPENINGS TO BE 6'-10 7/8" FROM T/FLOOR UNLESS NOTED
- DOOR INFORMATION
- ALL BI-FOLD DOOR ROUGH OPENINGS TO BE 1 1/2" WIDER THAN MARKED ON PLAN & OPENING SET AT 83" FROM T/FLR.
 - ALL BI-PASS DOOR ROUGH OPENINGS TO BE SAME AS FINISHED WIDTH +1" & OPENING SET AT 83" FROM T/FLR.
 - ALL SINGLE POCKET DOOR (24"-36") ROUGH OPENINGS TO BE 2x THE DOOR WIDTH PLUS 1" & OPENING SET AT 85" FROM T/FLR.
 - ALL DOUBLE POCKET DOOR (48"-72") ROUGH OPENINGS TO BE 2x THE DOOR WIDTH PLUS 1/2" & OPENING SET AT 85" FROM T/FLR.

STAIR INFORMATION

- REFER TO FIRST FLOOR PLAN FOR STAIR INFORMATION

PLAN INFORMATION

- ALL DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD
- THE CONDITIONS LISTED HERE ARE STANDARD FOR THIS PLAN ELEVATION(S). EXCEPTIONS ARE NOTED ON THE PLAN



REVISED	DATE	BY	DESCRIPTION
6	02.06.26	NCP	PLAN DRAFT 2
5	02.06.26	NCP	PLAN DRAFT 1
4	12.10.25	NCP	PLAN DRAFT 01
1	11.26.25	NCP	PLAN DRAFT 01

NO. DATE DESCRIPTION OF REVISION
 11/26/25 PLAN DRAFT 01
 12/10/25 PLAN DRAFT 1
 02/06/26 PLAN DRAFT 2

PRINT DATE: 2/6/2026 4:06 PM

JOB NUMBER

SRME-0-046

SHEET NUMBER

A4

PROJECT INFORMATION:

VASIREDDY-PARUCHURI

LOT #46

MEQOION. WI

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MODEL / SERIES:

THE HARLOW

SHEET TITLE:

SECOND FLOOR PLAN -
CRAFTSMAN

KORNDORFER
— HOMES

9000 DURAND AVE., BLG 10 (262)-884-9550 PHONE
TURTEVANT, WI 53177 (262)-884-9433 FAX

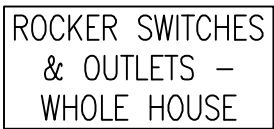
	SINGLE POLE SWITCH		DECORATIVE CEILING FIXTURE
	THREE WAY SWITCH		KEYLESS FIXTURE
	FOUR WAY SWITCH		CEILING FAN KIT
	DIMMER SWITCH		
	HUMIDITY SENSOR SWITCH		
	SINGLE OUTLET (15-20 AMP)		CEILING FAN WITH LIGHT KIT
	DUPLEX OUTLET (15-20 AMP)		
	DUPLEX OUTLET (15-20 AMP) HALF SWITCHED		
	DUPLEX OUTLET (15-20 AMP) FULL SWITCHED		5.5"x24" LED PACKAGE
	CENTRAL VAC, GAS COOK TOP, WASHER, MICROWAVE (20AMP/110V) DEDICATED		5.5"x48" LED PACKAGE
			LED LIGHT MOUNTED ABOVE DOOR
	ELECTRIC COOK TOP, ELECTRIC DRYER (30AMP/220V) DEDICATED		LED LIGHT MOUNTED UNDER CABINET
			DECORATIVE WALL FIXTURE
	ELECTRIC RANGE (40AMP/220V) DEDICATED		FLOOD LIGHT
			DISPOSAL
GF1	INDICATES GROUND FAULT INTERRUPT		CEILING MOUNTED SMOKE DETECTOR
WP	INDICATES WATERPROOF		CARBON MONOXIDE DETECTOR
	TELEVISION OUTLET (RG-6)		SMOKE DETECTOR / CARBON MONOXIDE SENSOR
	CAT5E W/ CAT3 PHONE JACK PLATE		EXHAUST FAN
	CAT5E W/ CAT 5E DATA JACK PLATE		EXHAUST FAN / LIGHT
	CAT6 WITH DATA JACK PLATE		EXHAUST FAN / RECESSED CAN FIXTURE
	CAT5E/RG6 COMBO IN ONE PLATE		PHOTOCELL
	CAT6/RG6 COMBO IN ONE PLATE		SPEAKER
	EYEBALL RECESSED CAN FIXTURE		ELECTRICAL METER
	RECESSED CAN FIXTURE (4" OR 6")		ELECTRICAL PANEL (40C/32-8) 200 AMP SERVICE
	LED DOWNLIGHT (5", 7", 9")		DOOR CHIME

FIRST FLOOR ELECTRICAL PLAN

$$1/4'' = 1' - 0'$$

ELECTRICAL INFORMATION

- CENTER OF BATH LIGHT TO BE 87" ABOVE TOP OF SUB FLOOR FOR 9'-1 1/8" PLATE HEIGHT (81" ABOVE FOR 8'-1 1/8" PLATE HEIGHT)
- BOTTOM OF LIGHTS ABOVE DINING OR NOOK TABLE TO BE 62" ABOVE FLOOR
- BOTTOM OF LIGHTS ABOVE KITCHEN SNACK BAR TO BE 30" ABOVE COUNTERTOP
- LOCATION OF ELECTRICAL ITEMS MAY VARY FROM PLAN. BUILDER RESERVES THE RIGHT TO REVISE LOCATION AS BUILDER DEEMS NECESSARY AND IN COMPLIANCE WITH APPLICABLE BUILDING AND ELECTRICAL CODES WITHOUT FURTHER NOTICE TO OWNER
- WIRING FOR AND INSTALLATION OF CEILING FANS OR CEILING FAN/ LIGHTS IS NOT INCLUDED UNLESS NOTED ON ELECTRICAL PLANS
- PER CODE, THE OWNER CANNOT INSTALL A CEILING FAN ONLY IN LIEU OF A CEILING LIGHT UNLESS THERE IS A SWITCHED 1/2 HOT OUTLET IN THE ROOM. IF THE OWNER IS PLANNING TO INSTALL ANY CEILING FANS OR CEILING FAN/ LIGHTS BY OWNER, DO NOT HAVE THESE ITEMS DELIVERED TO THE HOUSE. IF CEILING FANS ARE ON SITE, THEY WILL BE INSTALLED BY THE ELECTRICIAN AND THE OWNER WILL BE CHARGED ACCORDINGLY.



PROJECT INFORMATION:

VASIREDDY-PARUCHURI
SWAN RIDGE FARMS
LOT #46
MEQUON, WI

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MODEL / SERIES:

THE HARLOW

SHEET TITLE:

FIRST FLOOR ELECTRICAL
PLAN - CRAFTSMAN

NO.	DATE	DESCRIPTION	BY
6	02.06.26	PLAN DRAFT 2	NCP
5	12.10.25	PLAN DRAFT 1.1	NCP
4	11.26.25	PLAN DRAFT 01	NCP
3			
2			
1			

NO. DATE DESCRIPTION OF REVISION
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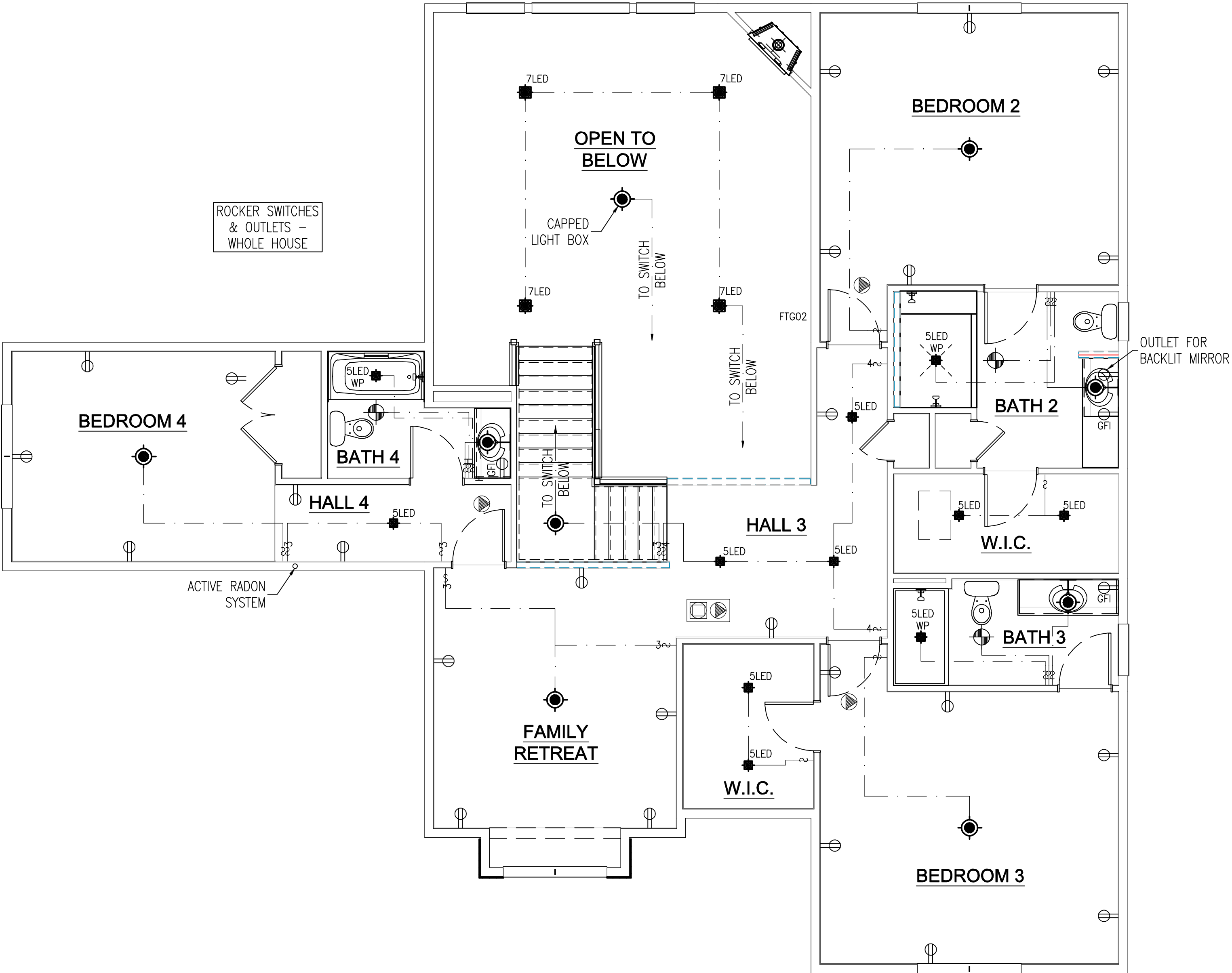
JOB NUMBER

SRME-0-046

SHEET NUMBER

A6

ELECTRICAL SYMBOLS			
	SINGLE POLE SWITCH		DECORATIVE CEILING FIXTURE
	THREE WAY SWITCH		KEYLESS FIXTURE
	FOUR WAY SWITCH		CEILING FAN KIT
	DIMMER SWITCH		
	HUMIDITY SENSOR SWITCH		
	SINGLE OUTLET (15-20 AMP)		CEILING FAN WITH LIGHT KIT
	DUPLEX OUTLET (15-20 AMP)		
	DUPLEX OUTLET (15-20 AMP) HALF SWITCHED		
	DUPLEX OUTLET (15-20 AMP) FULL SWITCHED		5.5"x24" LED PACKAGE
	CENTRAL VAC, GAS COOK TOP, WASHER, MICROWAVE (20AMP/110V) DEDICATED		5.5"x48" LED PACKAGE
			LED LIGHT MOUNTED ABOVE DOOR
			LED LIGHT MOUNTED UNDER CABINET
	ELECTRIC COOK TOP, ELECTRIC DRYER (30AMP/220V) DEDICATED		DECORATIVE WALL FIXTURE
			FLOOD LIGHT
	ELECTRIC RANGE (40AMP/220V) DEDICATED		DISPOSAL
			CEILING MOUNTED SMOKE DETECTOR
	INDICATES GROUND FAULT INTERRUPT		CARBON MONOXIDE DETECTOR
	INDICATES WATERPROOF		SMOKE DETECTOR / CARBON MONOXIDE SENSOR
	TELEVISION OUTLET (RG-6)		EXHAUST FAN
	CAT5E W/ CAT3 PHONE JACK PLATE		EXHAUST FAN / LIGHT
	CAT5E W/ CAT 5E DATA JACK PLATE		EXHAUST FAN / RECESSED CAN FIXTURE
	CAT6 WITH DATA JACK PLATE		PHOTOCELL
	CAT5E/RG6 COMBO IN ONE PLATE		SPEAKER
	CAT6/RG6 COMBO IN ONE PLATE		ELECTRICAL METER
	EYEBALL RECESSED CAN FIXTURE		ELECTRICAL PANEL (40C/32-8) 200 AMP SERVICE
	RECESSED CAN FIXTURE (4" OR 6")		DOOR CHIME
	LED DOWNLIGHT (5", 7", 9")		



CRAFTSMAN ELEVATION
SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

NO.	DATE	DESCRIPTION OF REVISION	BY
6			
5			
4			
3	02.06.26	PLAN DRAFT 2	NCP
2	12.10.25	PLAN DRAFT 1.1	NCP
1	11.26.25	PLAN DRAFT 01	NCP
NO. DATE DESCRIPTION OF REVISION			BY
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JOB NUMBER
SRME-0-046

SHEET NUMBER
A7

PROJECT INFORMATION:
VASIREDDY-PARUCHURI
SWAN RIDGE FARMS
LOT #46
MEQUON, WI

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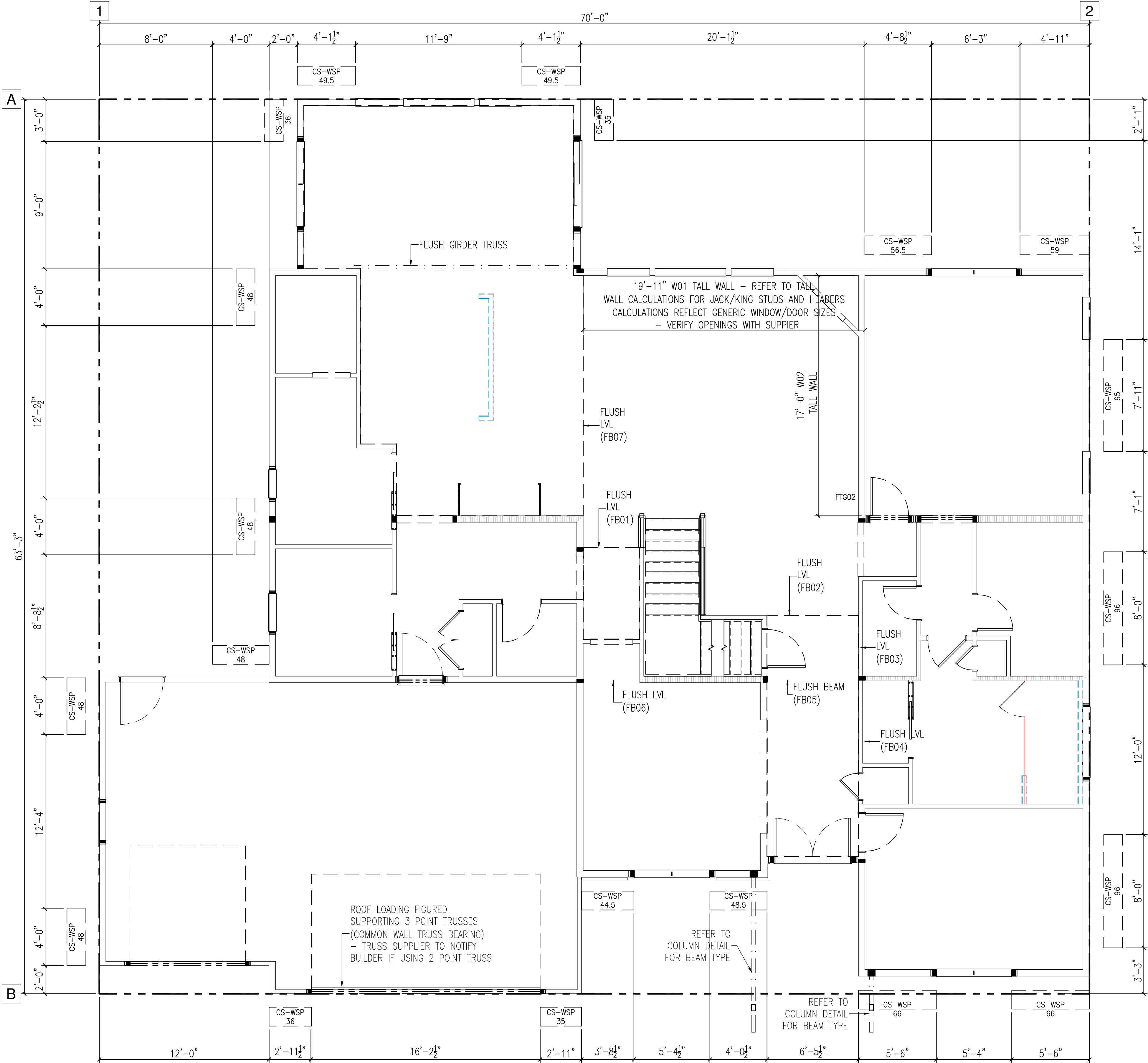
MODEL / SERIES:

THE HARLOW

SHEET TITLE:

SECOND FLOOR ELECTRICAL
PLAN - CRAFTSMAN

FIRST FLOOR WALL BRACING SCHEDULE - RECTANGLE "A"												
PROJECT WIND EXPOSURE CATEGORY: B												
WALL BRACE LINE	BRACE MATERIAL	BRACING METHOD	BRACE LINE SPACING	BASIC BRACING LENGTH (CONTINUOUS METHOD ONLY)	WIND EXPOSURE FACTOR	WALL HEIGHT FACTOR	WALL PLATE TO RIDGE HT.	DRYWALL OMISSION FACTOR	WIND FACTOR TOTAL	TOTAL BRACING LENGTH REQUIRED (CONTINUOUS METHOD ONLY)	TOTAL BRACING LENGTH PROVIDED (CONTINUOUS METHOD ONLY)	DETAIL (SHEET D1)
A	3/8" OSB SHEATHING	CONTINUOUS	63.25'	13.92'	1.00	1.05	1.00	1.40	1.47	20.47'	21.88'	
B	3/8" OSB SHEATHING	CONTINUOUS	63.25'	20.67'	1.00	1.00	1.00	1.00	1.00	20.67'	24.67'	
1	3/8" OSB SHEATHING	CONTINUOUS	70.00'	11.70'	1.00	1.00	1.00	1.40	1.40	16.38'	19.00'	
2	3/8" OSB SHEATHING	CONTINUOUS	70.00'	25.80'	1.00	1.00	1.00	1.00	1.00	25.08'	26.92'	
• REQUIRED BRACE UNIT LENGTH INCORPORATES WHETHER WALL SUPPORTS ROOF & CEILING ONLY; ONE FLOOR, ROOF & CEILING OR TWO FLOORS, ROOF & CEILING PER TABLES SPS 321.25-I (INTERMITTENT METHOD) & SPS 321.25-J (CONTINUOUS METHOD) OF THE WISCONSIN ADMINISTRATIVE CODE. • WIND FACTOR TOTAL INCLUDES WIND EXPOSURE FACTOR, WALL HEIGHT FACTOR AND TOP OF WALL TO RIDGE FACTOR. • TOP OF WALL TO RIDGE FACTOR FOR CONTINUOUS METHODS ACCOUNTED FOR IN TABLE 321.25-J • INTERPOLATION USED IN BRACING CALCULATIONS.												
PANEL CONNECTIONS												
DESIGNATION	MATERIAL	MINIMUM THICKNESS/SIZE	MINIMUM THICKNESS/SIZE	MINIMUM THICKNESS/SIZE								
CS-WSP XXXX	CONTINUOUS WOOD SHEATHED PANEL	3/8" @ MAX. 16" O.C. 7/16" @ MAX. 24" O.C. (O.C. - STUD SPACING)	6d BOX NAILS OR 8d BOX (2 3/8" LONG x 0.113"Ø 7/16" OR 1/2" CROWN, 16GA STAPLES 1 1/4" LONG	6" EDGES, 12" FIELD (NAILS) 3" EDGES, 6" FIELD (STAPLES)								
CS-PF XXXX	CONTINUOUS PORTAL FRAME	7/16"	REFER TO DETAIL 4 ON SHEET D2	REFER TO DETAIL 4 ON SHEET D2								
• PANEL DESIGNATIONS ARE IN INCHES. REFER TO LAYOUT FOR REQUIRED PANEL LENGTH AND LOCATION. • ALL EDGES OF CS-WSP WALL BRACING SHALL BE ATTACHED TO FRAMING OR BLOCKING. WHERE 1/2" DRYWALL CANNOT BE INSTALLED ON INTERIOR SIDE OF EXTERIOR WALL, REFER TO ABOVE BRACING ANALYSIS FOR ADDITIONAL BRACING PERCENTAGES ADDED TO WBL. • CS-WSP SHALL HAVE SHEATHING INSTALLED ON ALL SHEATHABLE SURFACES ABOVE, BELOW AND BETWEEN WALL OPENINGS • CS-WSP SHALL BE ATTACHED TO TOP AND BOTTOM PLATES AND INTERMEDIATE STUDS, IN ONE CONTINUOUS LENGTH • EACH BRACE PANEL MAY CONTAIN NO MORE THAN ONE HOLE, HAVING A MAXIMUM DIMENSION OF NO MORE THAN TEN PERCENT OF THE LEAST DIMENSION OF THE PANEL, AND CONFINED TO THE MIDDLE THREE-FOURTHS OF THE PANEL												

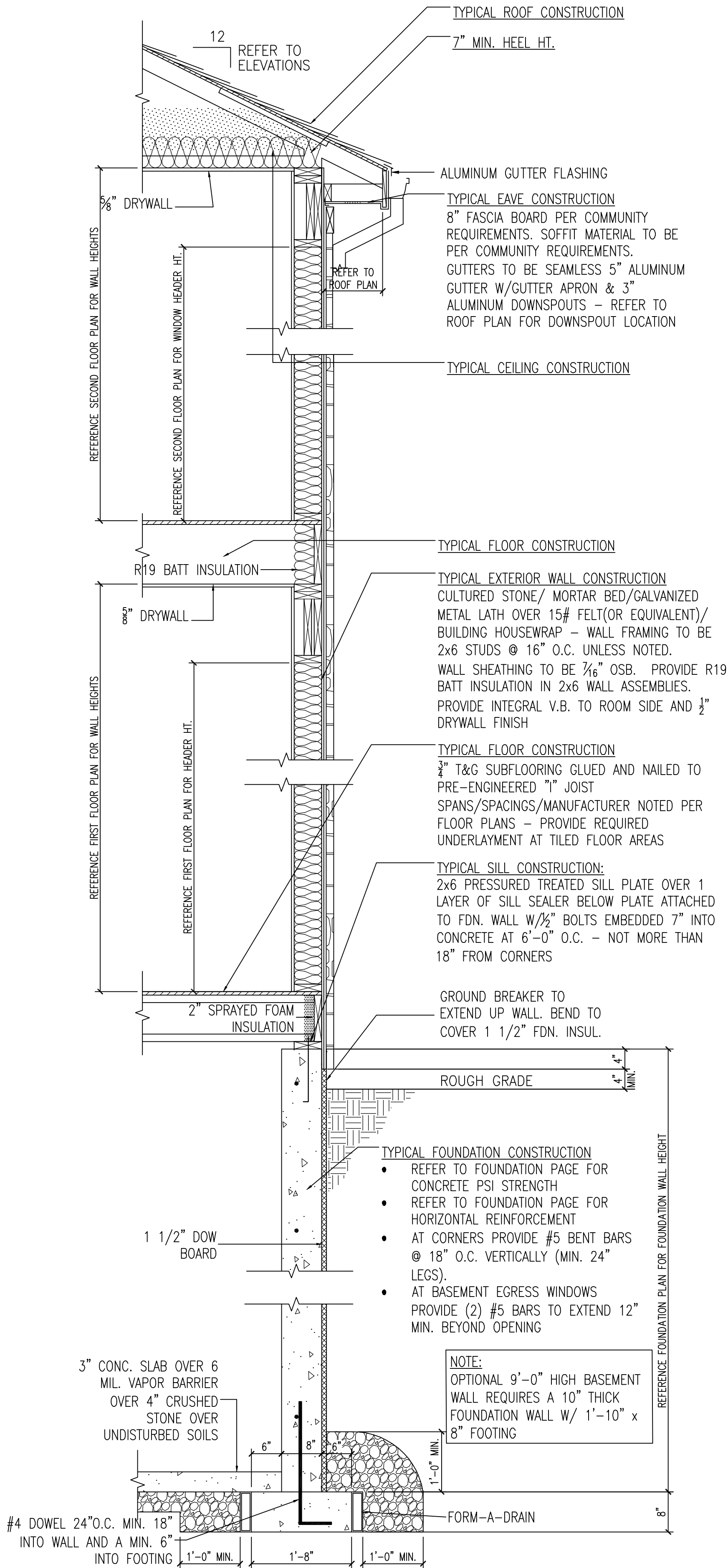


CRAFTSMAN ELEVATION

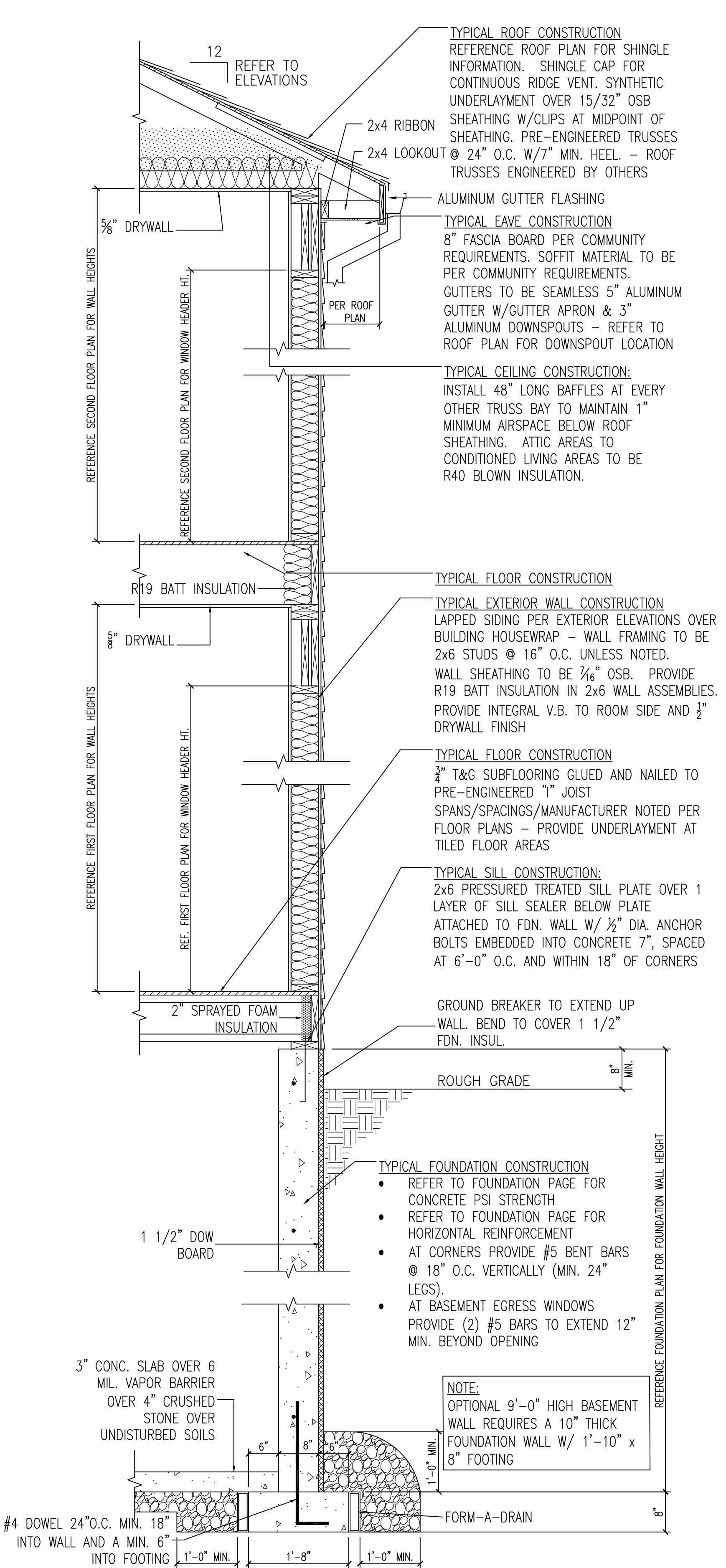
FIRST FLOOR STRUCTURAL LAYOUT

SCALE: 1/4" = 1'-0"

6	5	4	3	2	1
NO.	NO.	NO.	NO.	NO.	NO.
DATE	DATE	DATE	DATE	DATE	DATE
02/06/26	02/06/26	02/06/26	02/06/26	02/06/26	02/06/26
PLAN DRAFT 2	PLAN DRAFT 1	PLAN DRAFT 1	PLAN DRAFT 1	PLAN DRAFT 1	PLAN DRAFT 1
NCP	NCP	NCP	NCP	NCP	NCP
BY	BY	BY	BY	BY	BY
NO.	NO.	NO.	NO.	NO.	NO.
DATE	DATE	DATE	DATE	DATE	DATE
02/06/26	02/06/26	02/06/26	02/06/26	02/06/26	02/06/26
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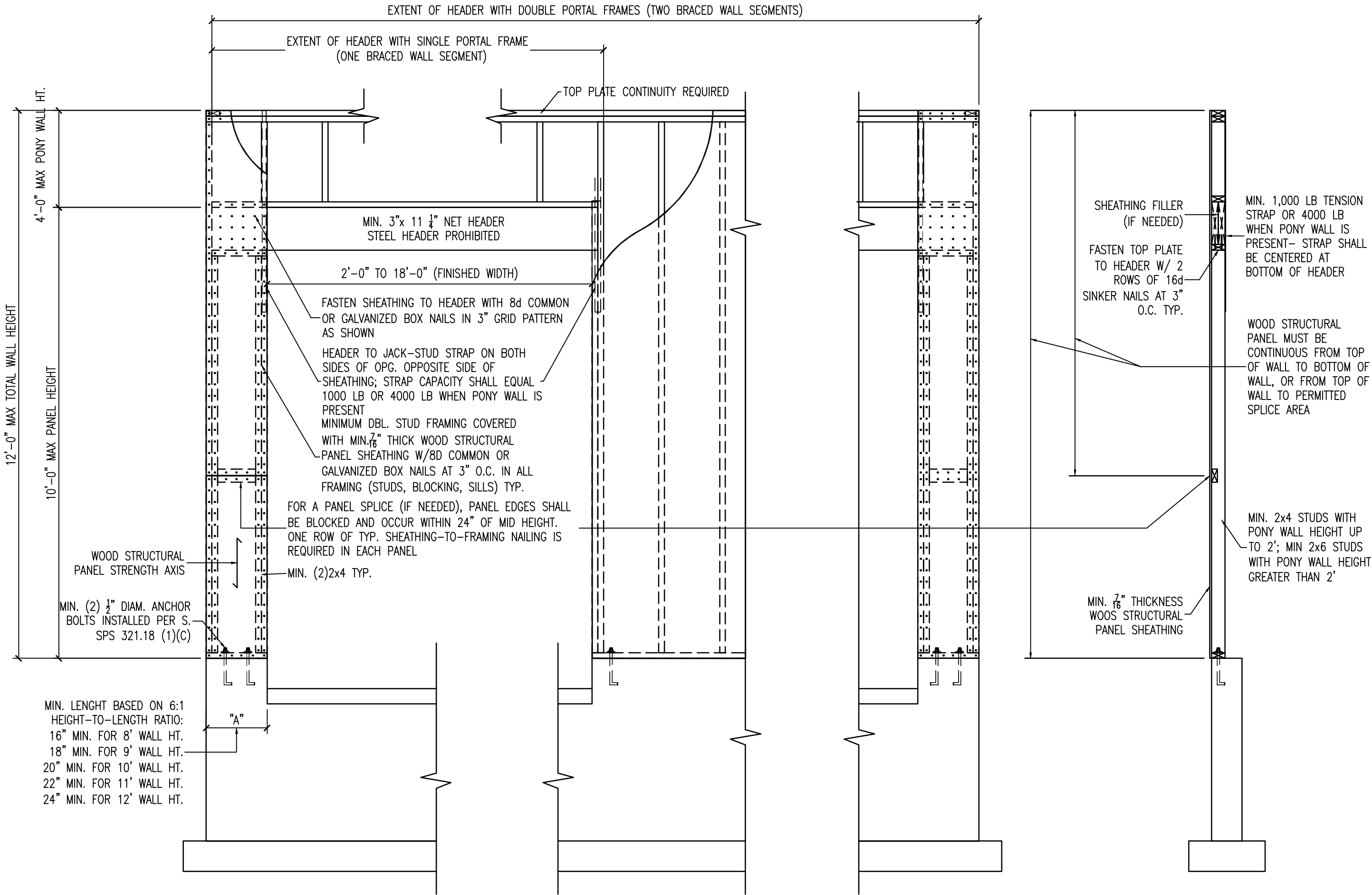
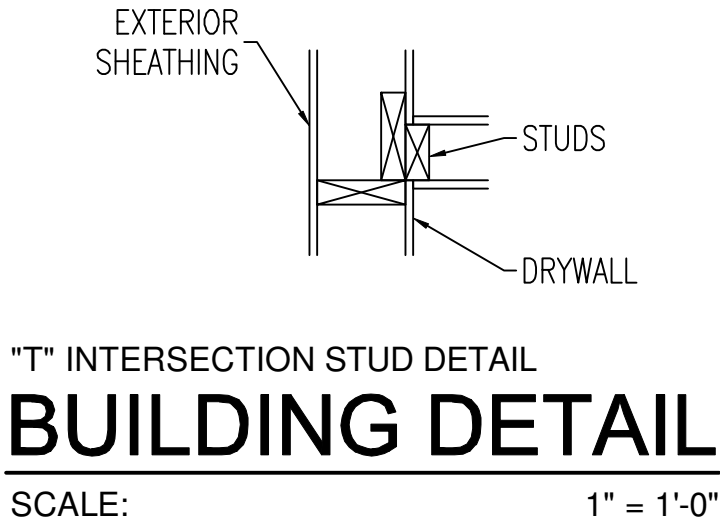
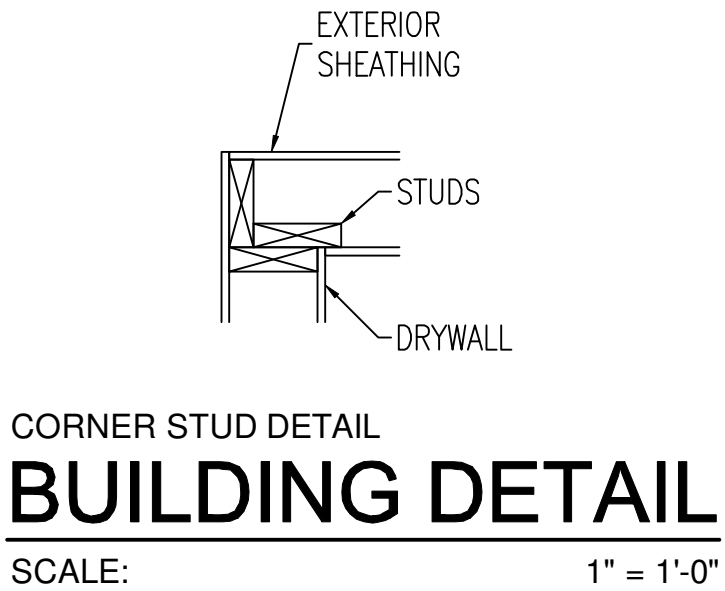


TWO STORY WOOD FRAME WALL - STONE VENEER
TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

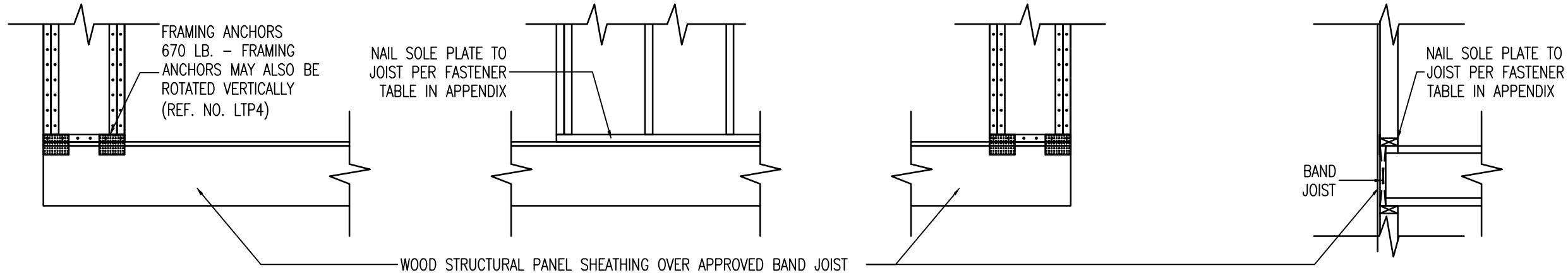


TWO STORY WOOD FRAME WALL - SIDING
TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

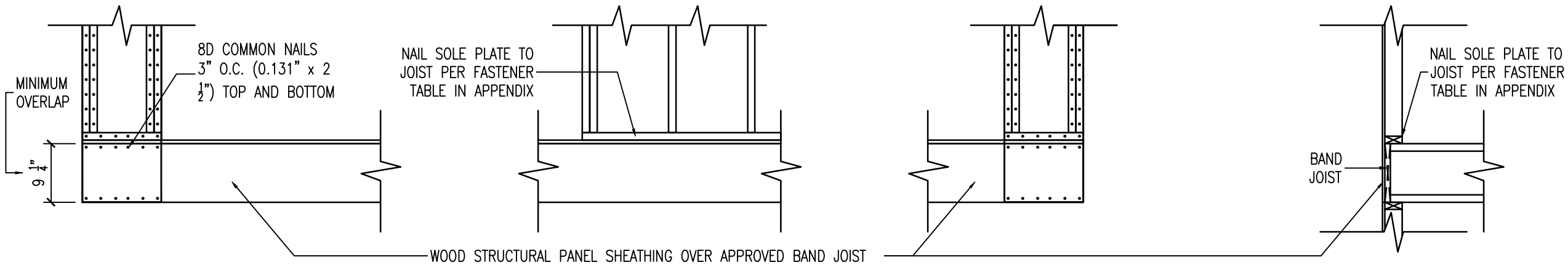
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2	11.26.25	PLAN DRAFT 01	NCP
1			
NO. DATE DESCRIPTION OF REVISION			
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OVER CONCRETE WALL



OVER RAISED WOOD FLOOR OR SECOND FLOOR - FRAMING ANCHOR OPTION



OVER RAISED WOOD FLOOR OR SECOND FLOOR - WOOD STRUCTURAL PANEL OVERLAP OPTION

4 CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING AND EXTENDED HEADERS
PORTAL FRAME (PF) BRACED WALL PANELS
SCALE: 1/2" = 1'-0"

CODE REFERENCES
WISCONSIN UNIFORM BUILDING CODE (ONE AND TWO STORY DWELLINGS) FIGURE 321.25-A
2012 INTERNATIONAL RESIDENTIAL BUILDING CODE SUPPLEMENT R602.10.4.6

KORNDORFER HOMES

KORNDORFERHOMES.COM

7000 DURAND AVE. BLDG 10 STURTEVANT, WI 53177

(262) 884-9433 FAX

PROJECT INFORMATION:

VASIREDDY-PARUCHURI
SWAN RIDGE FARMS
LOT #46
MEQUON, WI

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MODEL / SERIES:

THE HARLOW

SHEET TITLE:

GLOBAL BUILDING DETAILS -
ALL ELEVATIONS

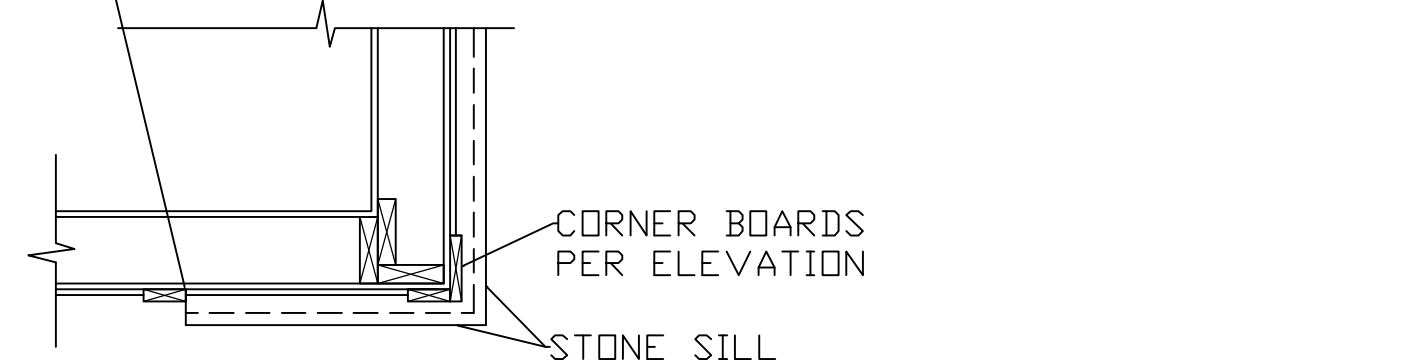
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3	12/10/25	PLAN DRAFT 1.1	NCP
2	11/26/25	PLAN DRAFT 01	NCP
1			
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JOB NUMBER

SRME-0-046

SHEET NUMBER

D2



TRIM AT EDGE OF STONE BELT COURSE
-WRAPPING SIDE WALL

BUILDING DETAIL

SCALE: $3/4" = 1'-0"$



1x3

ROOF SHEATHING

2x6

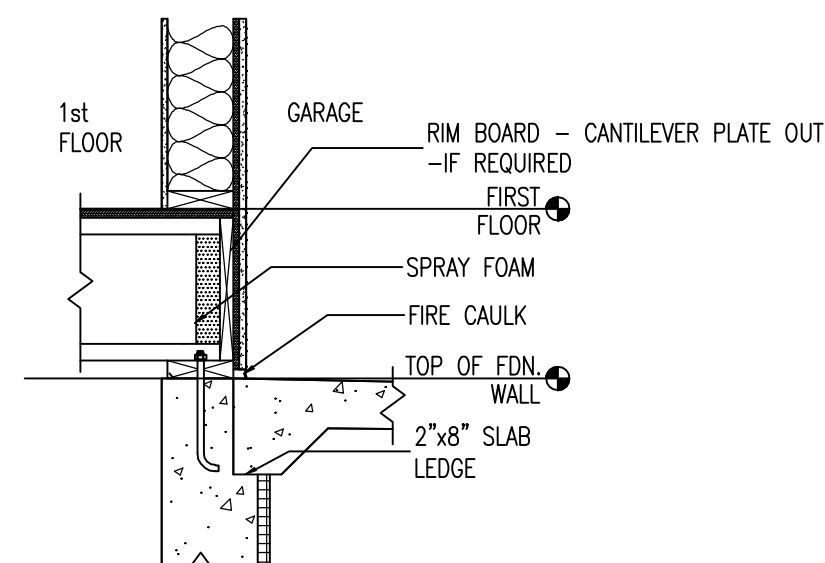
2x6

TRUSS

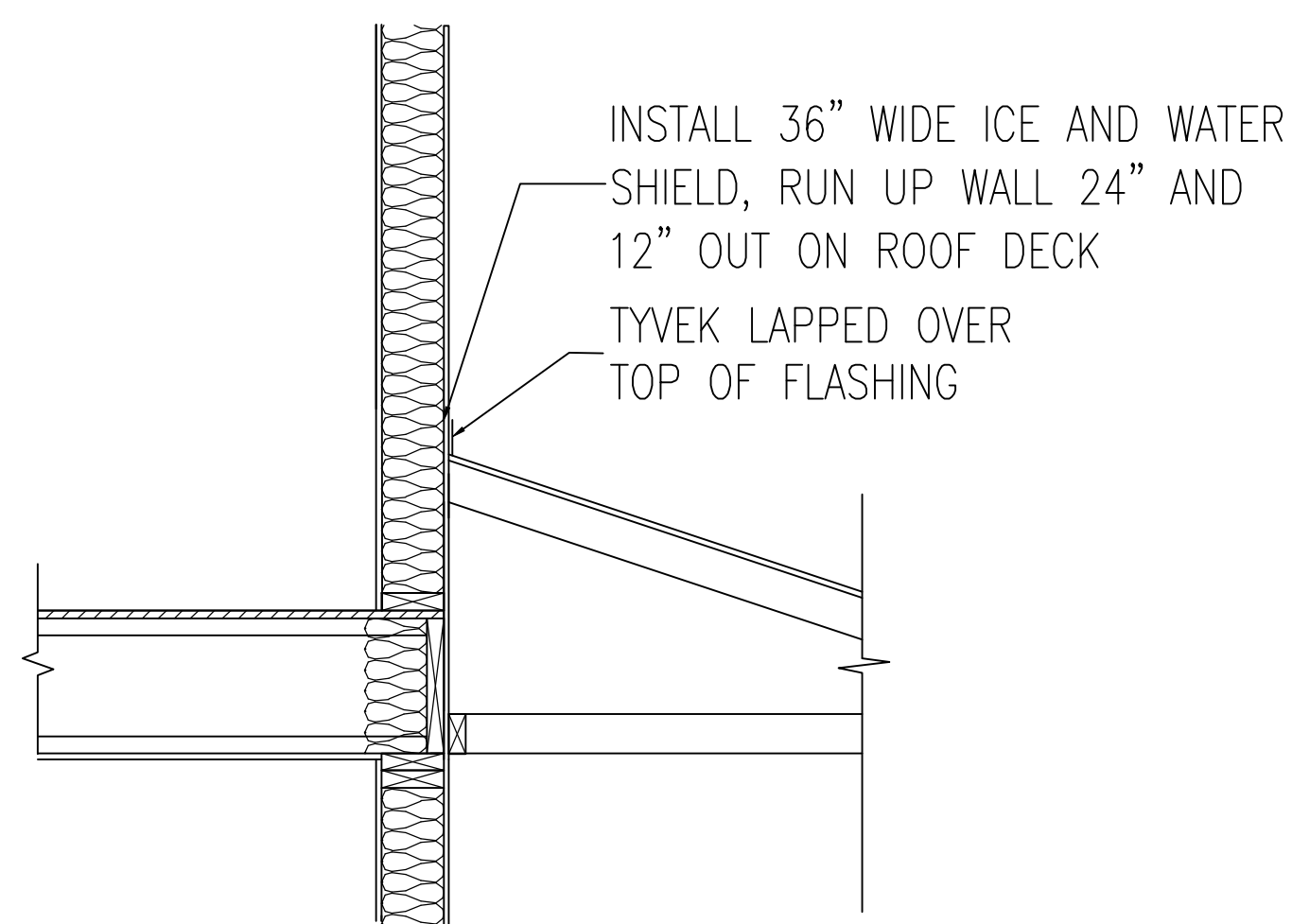
RAKE LADDER DETAIL

BUILDING DETAIL

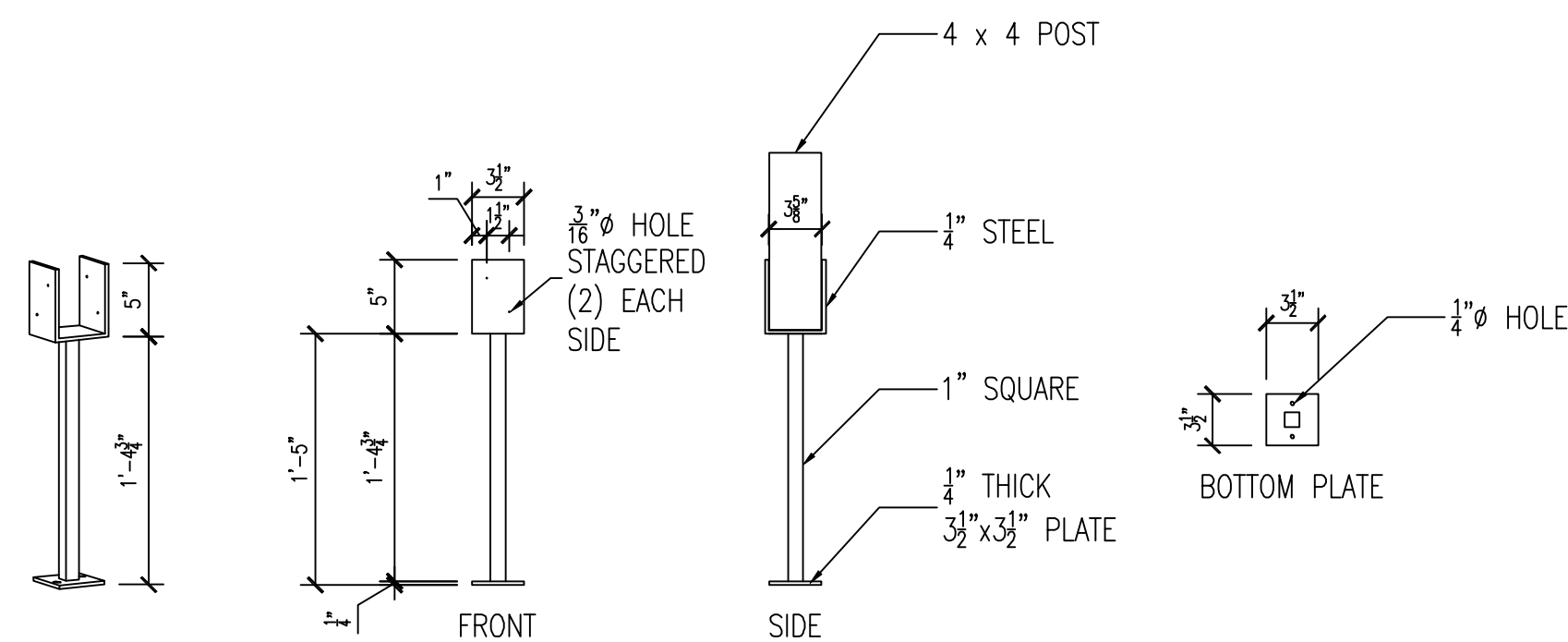
SCALE: 1" = 1'-0"



GARAGE/HOUSE COMMON WALL
SLAB LEDGE
BUILDING DETAIL
SCALE: 3/4" = 1'-0"



WALL ABOVE ROOF FLASHING DETAIL
BUILDING DETAIL
SCALE: $\frac{3}{4}" = 1'-0"$

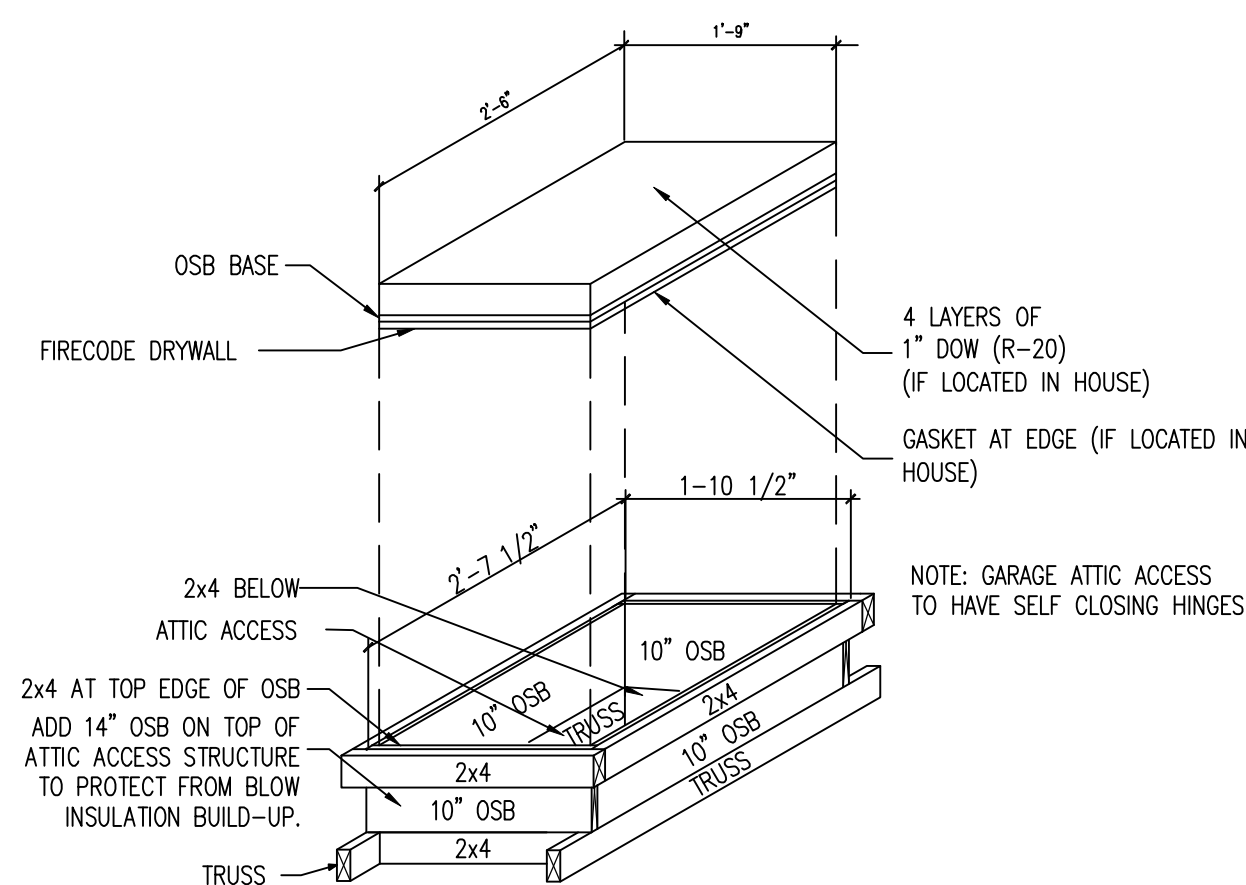


FASTENERS
TO FOUNDATION: (2) $\frac{1}{2}" \times 24"$ SIMPSON TITEN HEX HEAD SCREW
TO POST: (4) 12-10d COMMON NAILS

PORCH POST ANCHOR

BUILDING DETAIL

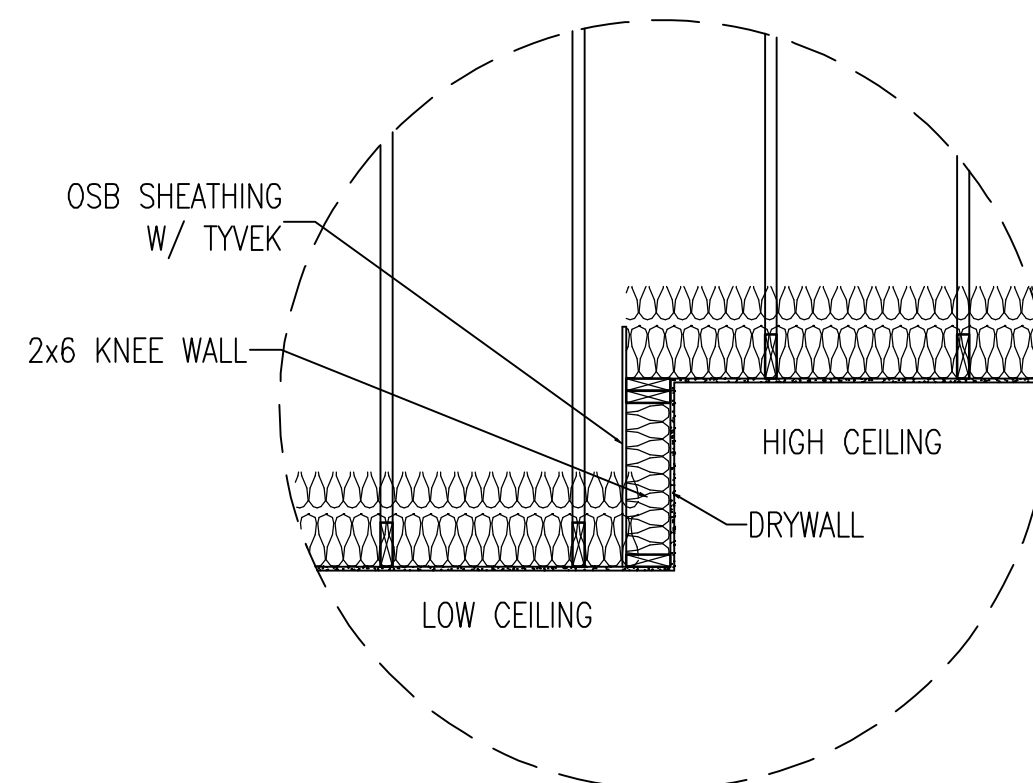
SCALE: 1" = 1'-0"



21"x30" CEILING ATTIC ACCESS DETAIL

BUILDING DETAIL

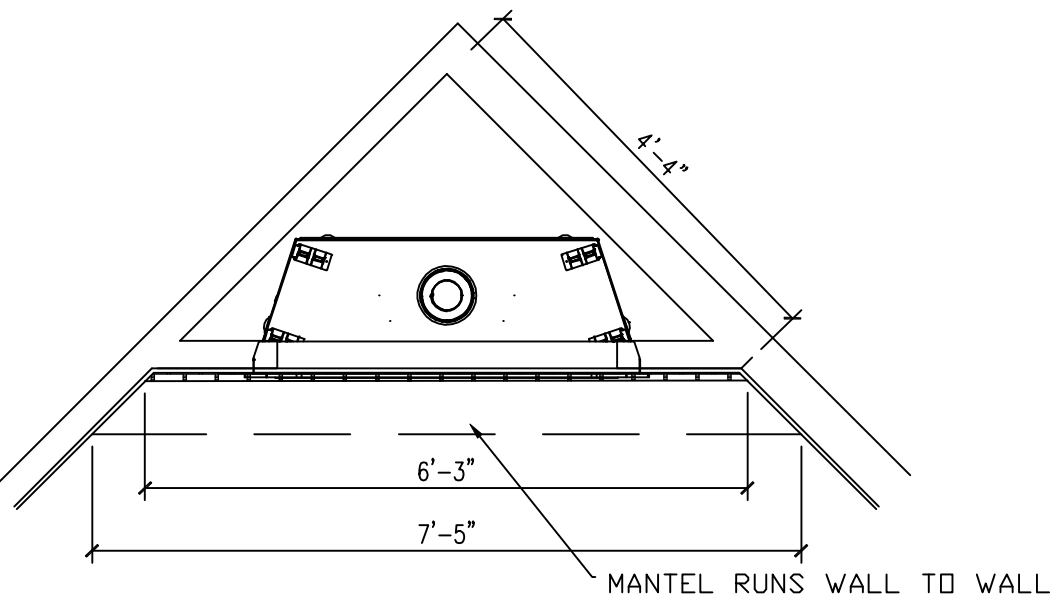
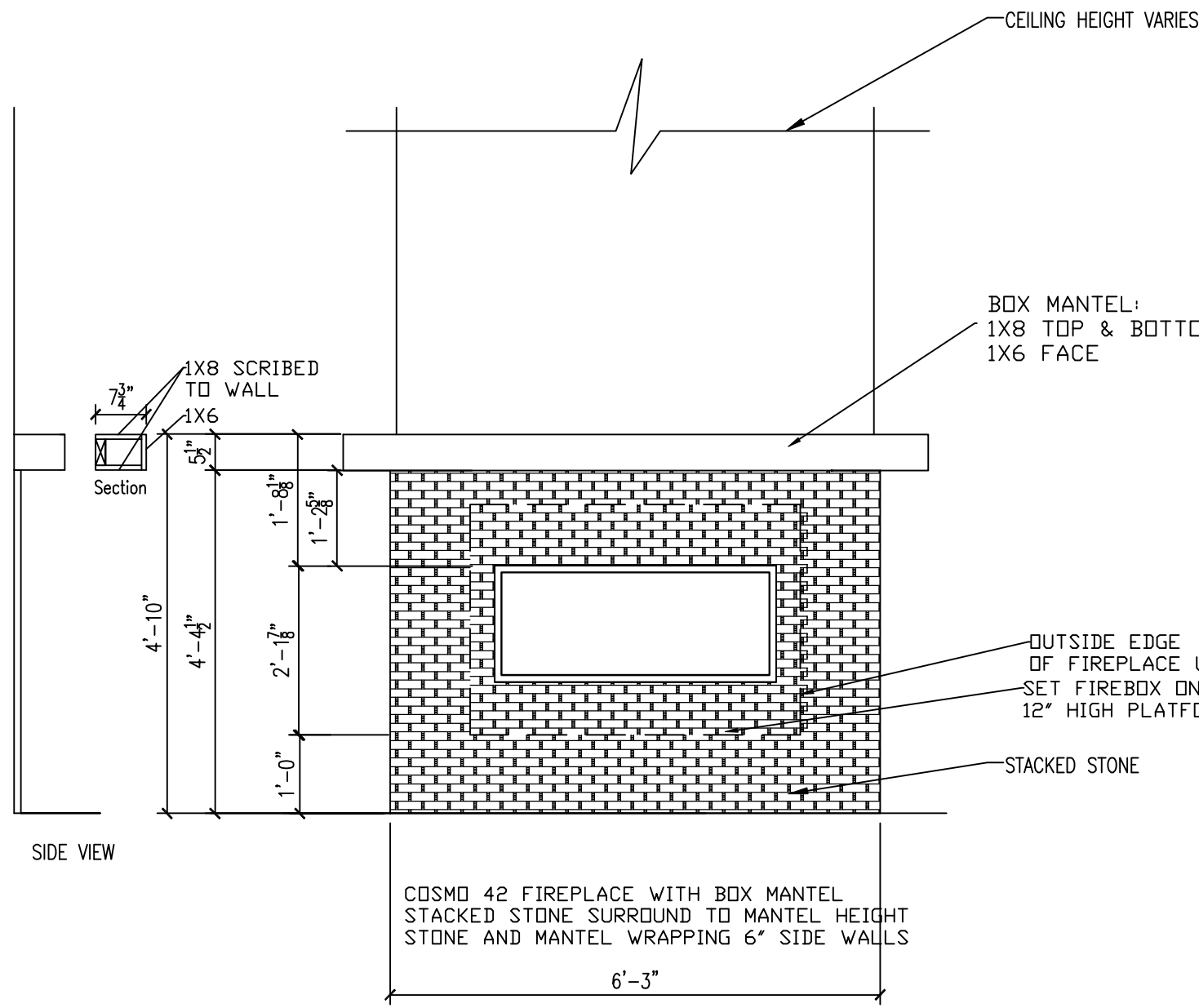
SCALE: 3/4" = 1'-0"



CEILING HEIGHT CHANGE - 2x4 KNEE WALL

BUILDING DETAIL

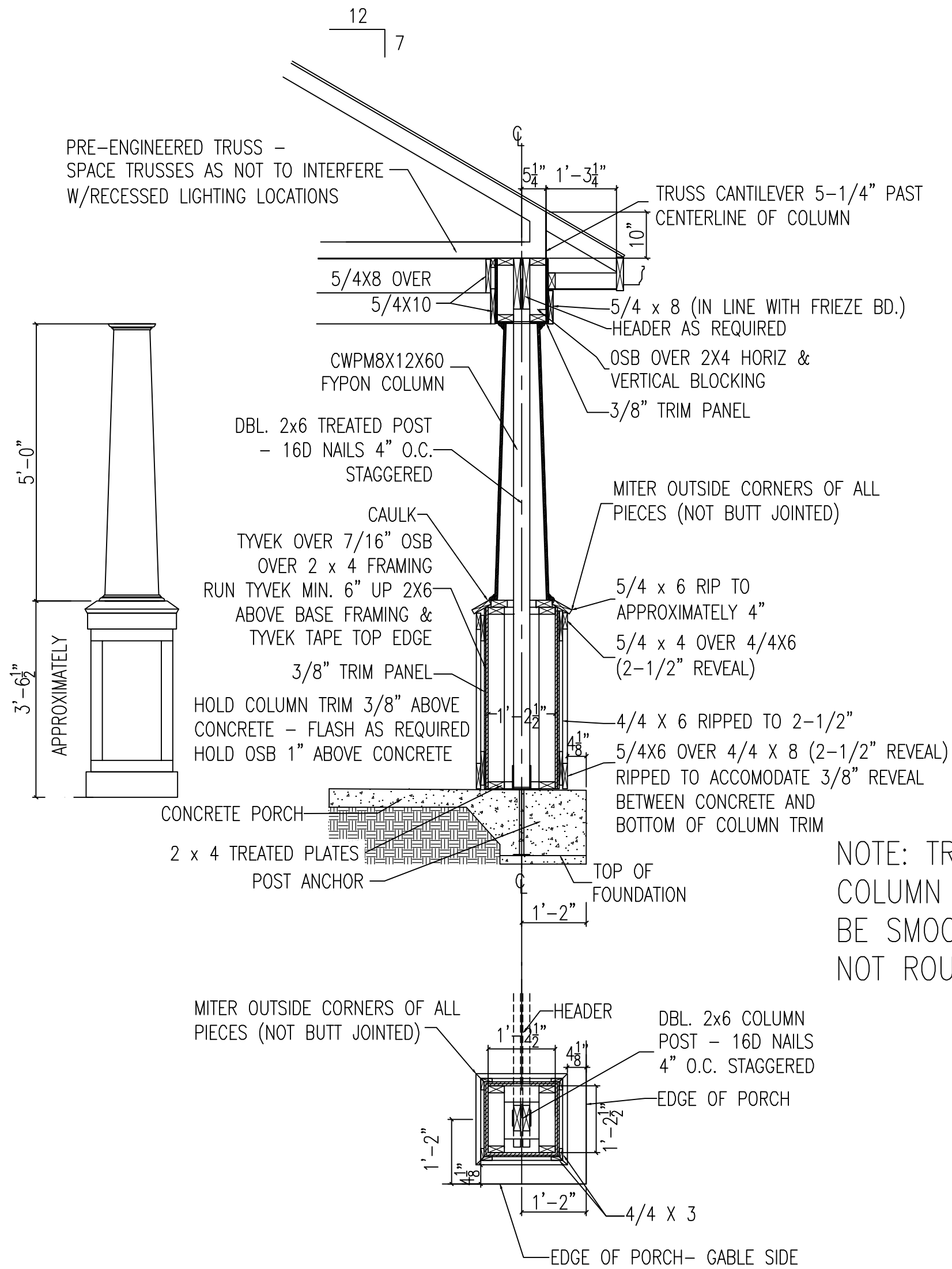
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FIREPLACE

BUILDING DETAIL

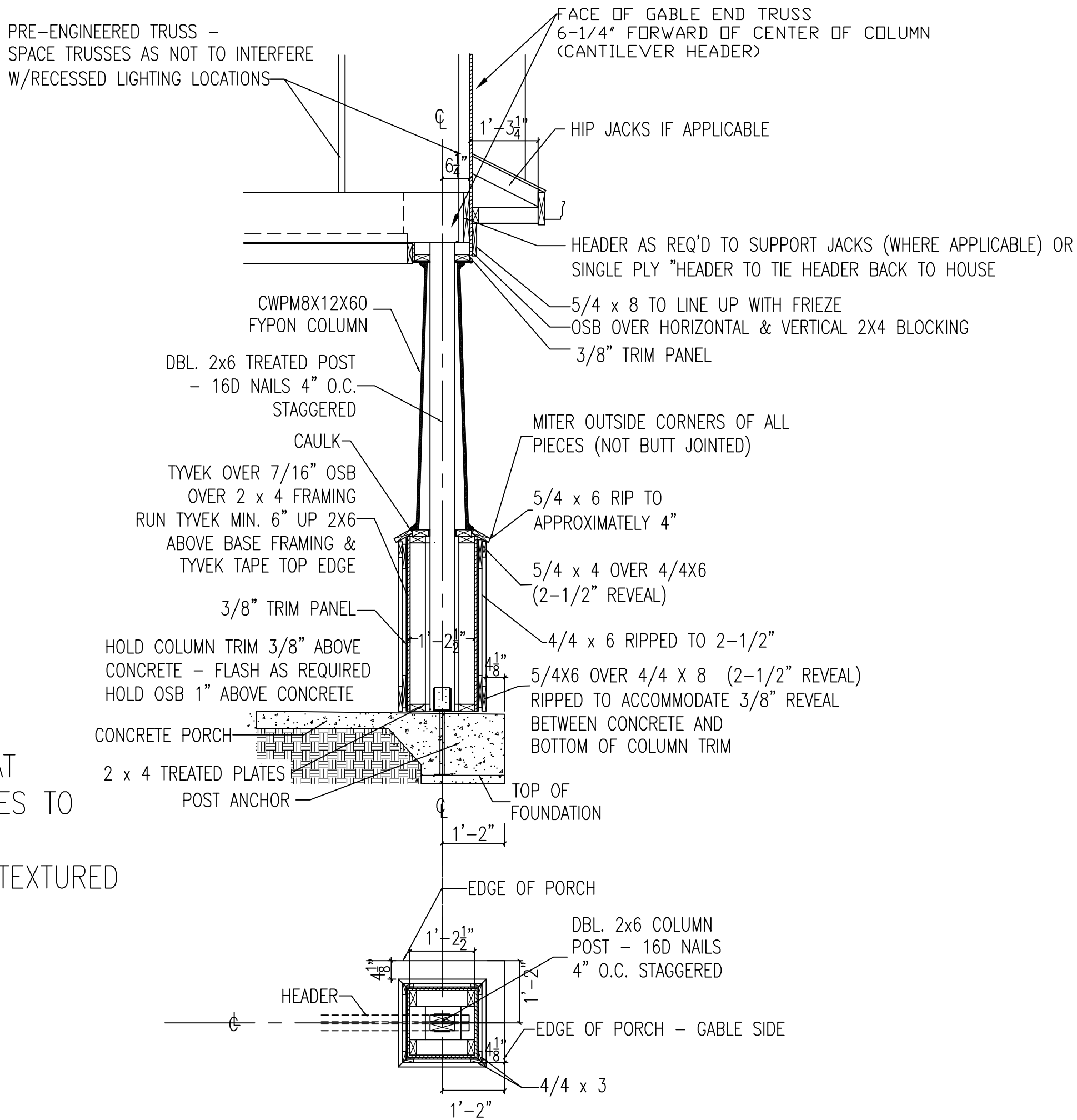
SCALE: 1/2" = 1'-0"



12"X60" FYPON CRAFTSMAN TAPERED COLUMN ON INSET PANEL BASE- SECTION THROUGH HORIZONTAL SOFFIT

BUILDING DETAIL

SCALE: 1/2" = 1'-0"



12"X60" FYPON CRAFTSMAN TAPERED COLUMN ON INSET PANEL BASE- SECTION THROUGH GABLE END

BUILDING DETAIL

SCALE: 1/2" = 1'-0"

NO.	DATE	DESCRIPTION	BY
6			
5			
4	02.06.25	PLAN DRAFT 2	NCP
3	12.10.25	PLAN DRAFT 1.1	NCP
2	11.26.25	PLAN DRAFT 01	NCP
1			
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11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov

Inspections

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: March 9, 2026
SUBJECT: Paul & Jamie Maglio
Dining Room, Second Floor Bathroom & Laundry Room Addition
at 436 W. Saddleworth Court
Subdivision: N/A
Contractor: Spinnaker Renovations / Architect: Lex Designs
District 5 - 6:25 pm

Attachments:
Statement of Intent, Plans, Site Plan & Pictures

Members of the Architectural Board,

We have recently purchased the home on 436 W Saddlworth Ct. My husband Paul Maglios parents live across the street from this home, so when this house was available to purchase we were very excited to be able to live across the street from his parents. Our four children will be able to play in the yard and enjoy being so close to their grandparents. The original house is a 4 bathroom 2 and half bath two story home with a walk out basement and a large deck on the rear. The house has seen very little updating asides from the bathrooms. The kitchen and main living spaces are spacious but removing some walls and adding a addition out the back will create a better space for a dining area in the kitchen and allow some room for a first floor office. Our plan is to renovate almost the entire home. We will be updating the kitchen and adding a dining space off the rear of the home. The upstairs we will be renovating the master suite and adding a additional bathroom and a upstairs laundry room. We have come up with a great floorplan with our architect Lex Designs and our designer Creative Home Impressions. We will be working with our general contractor Spinnaker Renovations as well. With this team in place we feel confident that our home is in good hands and we are very excited to begin work on this home. Thank you very much for your time.

Sincerely,

Jamie Maglio

MAGLIO RESIDENCE

CONTACTS

ARCHITECT:
LEX DESIGN GROUP
ALEX IMHOFF
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Office: 262.236.9481
Email: alex@lexdesigngroup.com
Instagram @lexdesigngroupllc
Facebook @lexdesigngroupllc
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407 N. Main St.
Thiensville, WI 53092

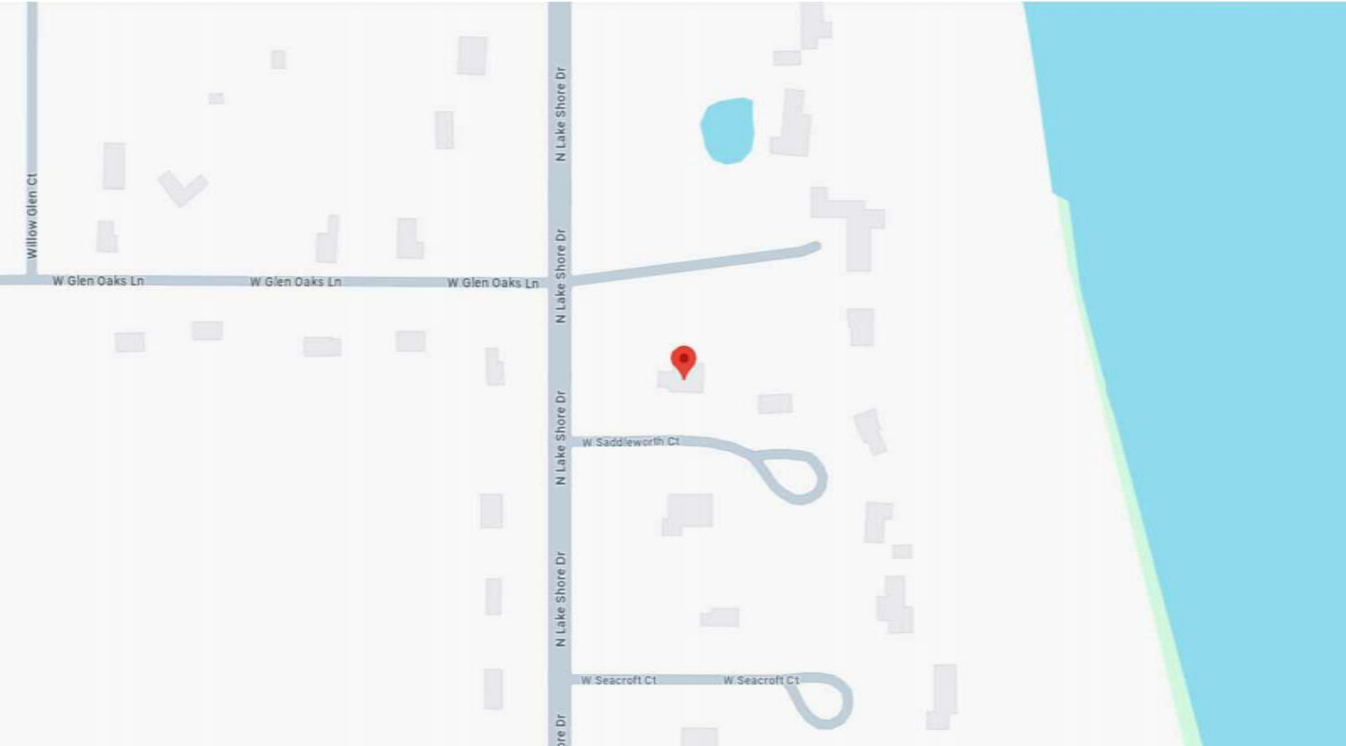
OWNER:
JOHN-MICHAEL FLEMING
C. 414.943.6240
E. spinnakerrenovations@gmail.com

SITE LOCATION

436 W SADDLEWORTH CT, MEQUON, WI 53092

SHEET LIST

GENERAL		ARCHITECTURAL	
Sheet Number	Sheet Name	Sheet Number	Sheet Name
G000	COVER SHEET	B105	SITE PLAN
		B106	FIRST FLOOR PLAN
		B107	SECOND FLOOR PLAN
		B108	ELEVATIONS
		B109	ELEVATIONS
		B110	NEW RENDERINGS
		B111	EXISTING PHOTOS



LEX DESIGN GROUP
WWW.LEXDESIGNGROUP.COM
ALEX@LEXDESIGNGROUP.COM
262.236.9481

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PROJECT:
MAGLIO
RESIDENCE

PROJECT NO

REVISION

DATE

ARCH. REVIEW 2.13.2026

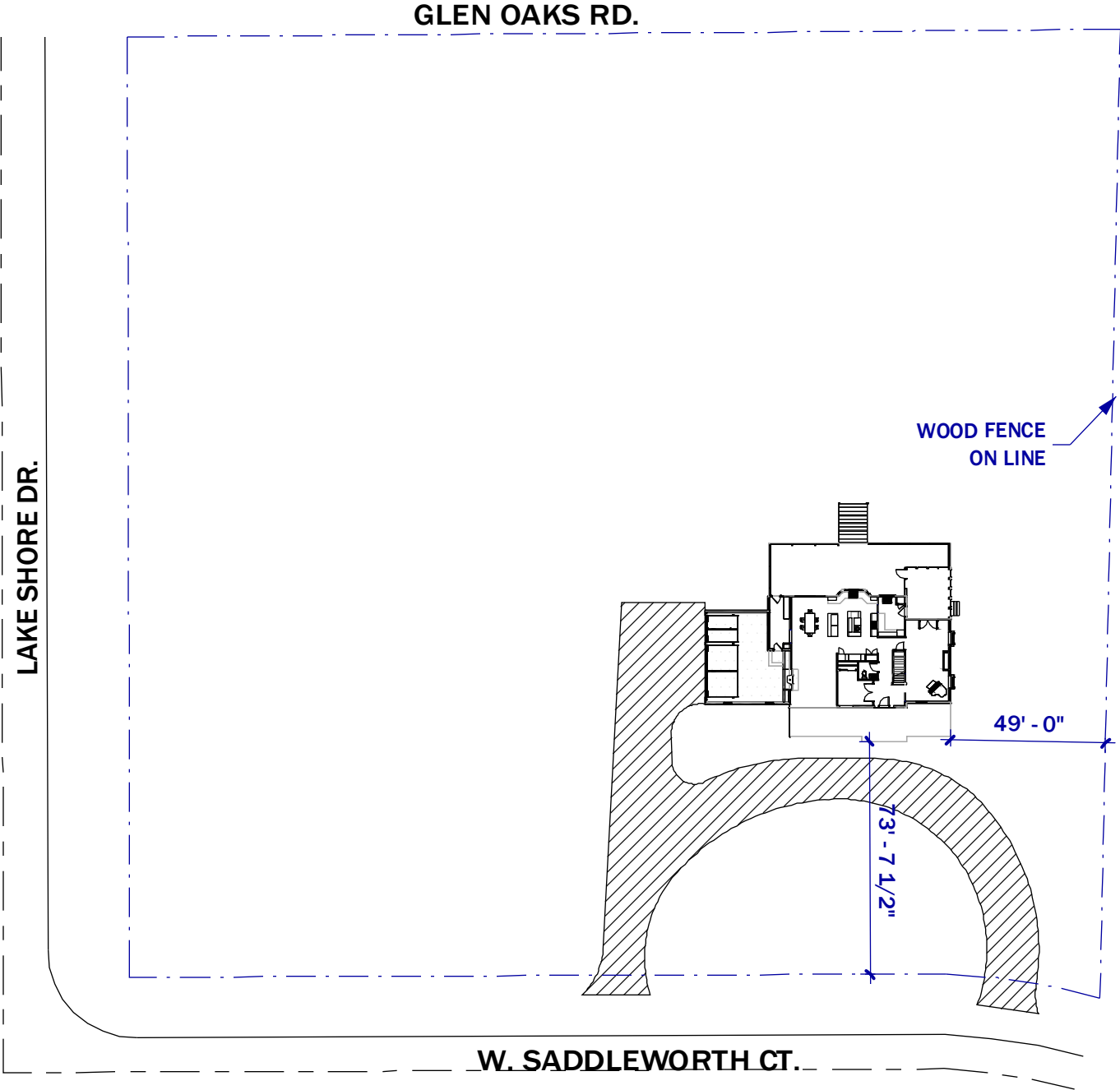
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ARCH REVIEW SET

COVER SHEET

G000



1

SITE PLAN

SCALE: 1" = 50'-0"



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ALEX@LEXDESIGNGROUP.COM
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DATE

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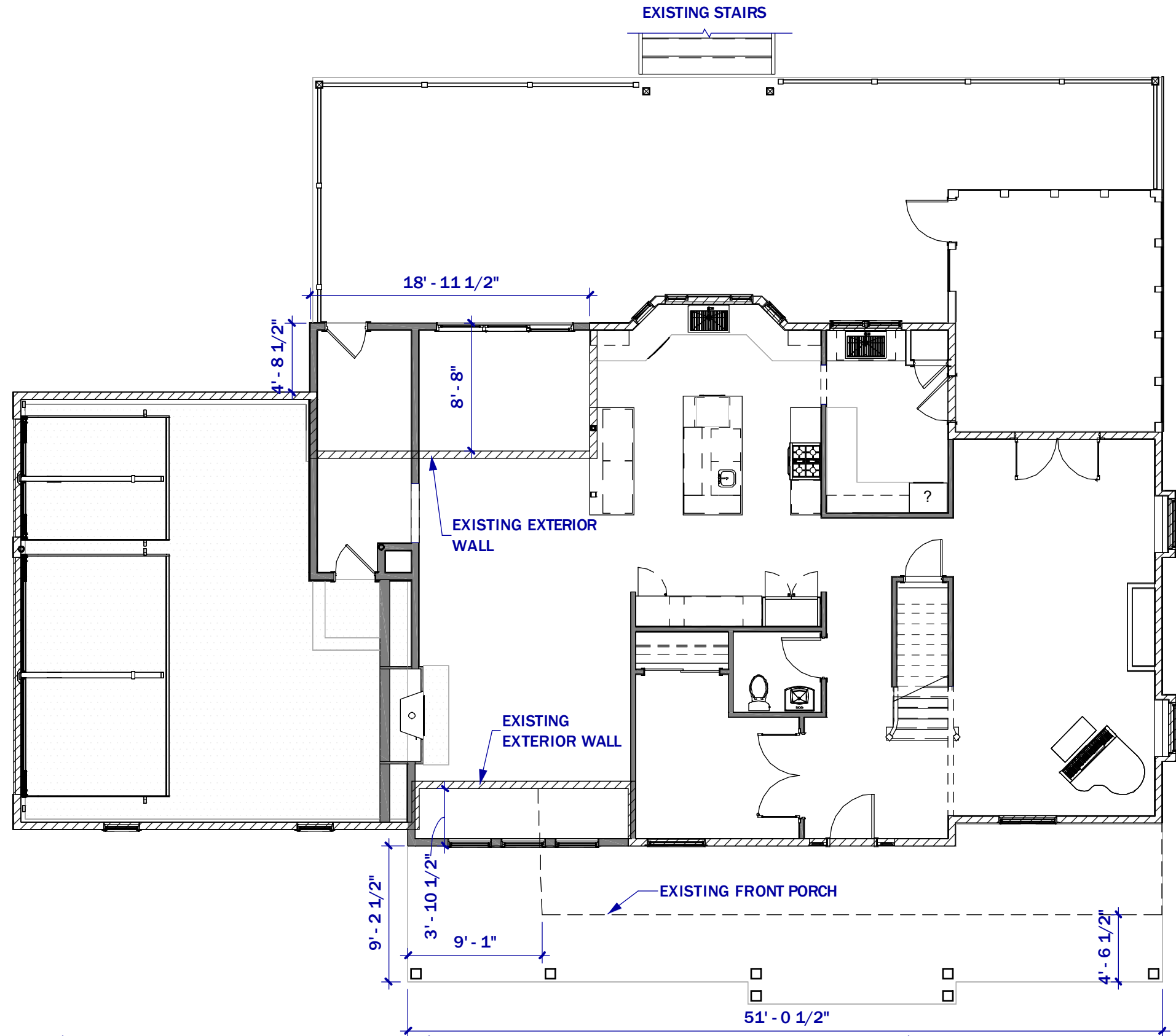
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ARCH REVIEW SET

SITE PLAN

B105



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ARCH. REVIEW 2.13.2026

DATE

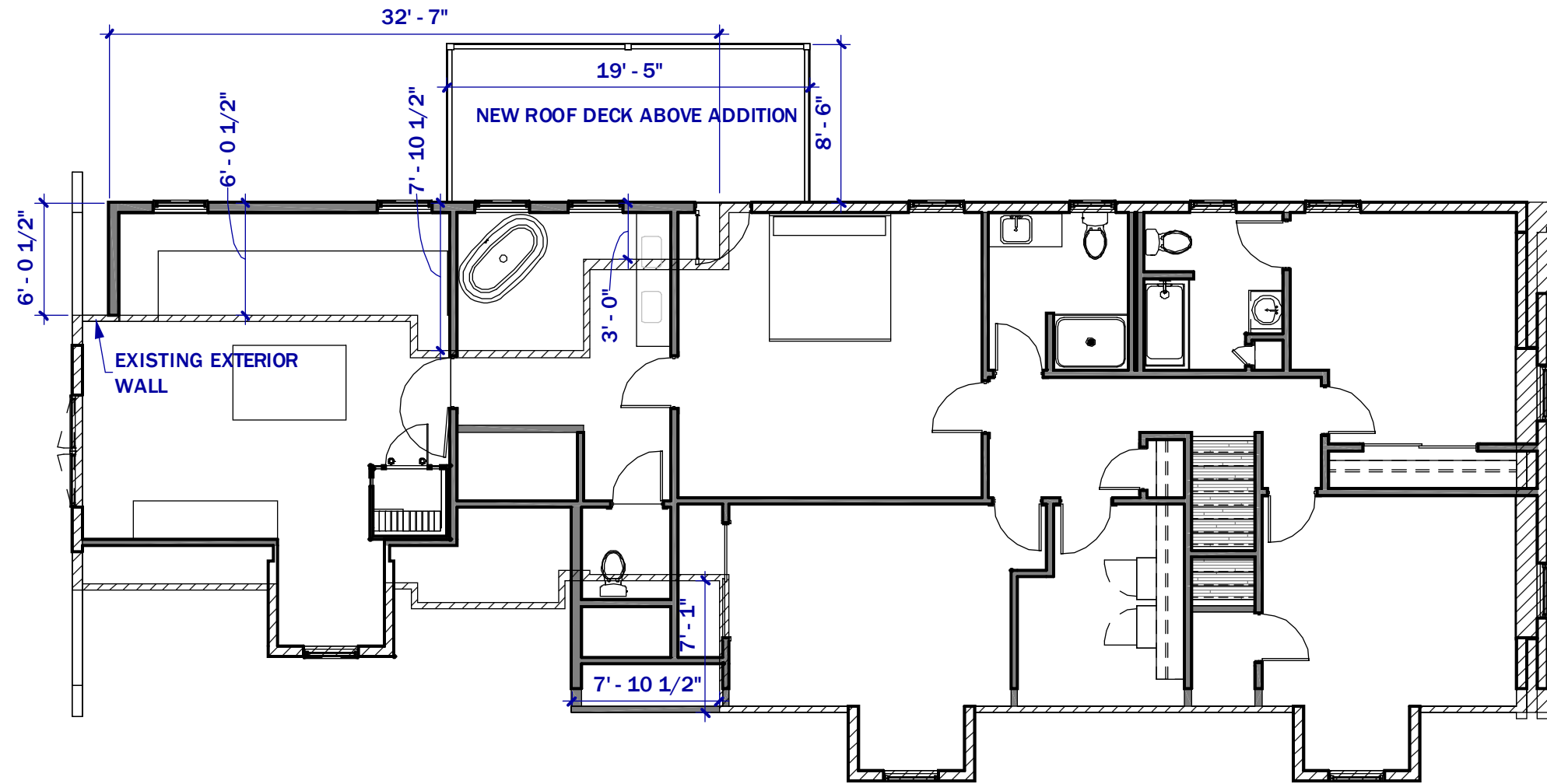
NOTES:

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ARCH REVIEW SET

FIRST FLOOR PLAN

B106



1

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



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WWW.LEXDESIGNGROUP.COM
ALEX@LEXDESIGNGROUP.COM
262.236.9481

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PROJECT:
MAGLIO
RESIDENCE

PROJECT NO

REVISION

DATE

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ARCH REVIEW SET

SECOND FLOOR PLAN

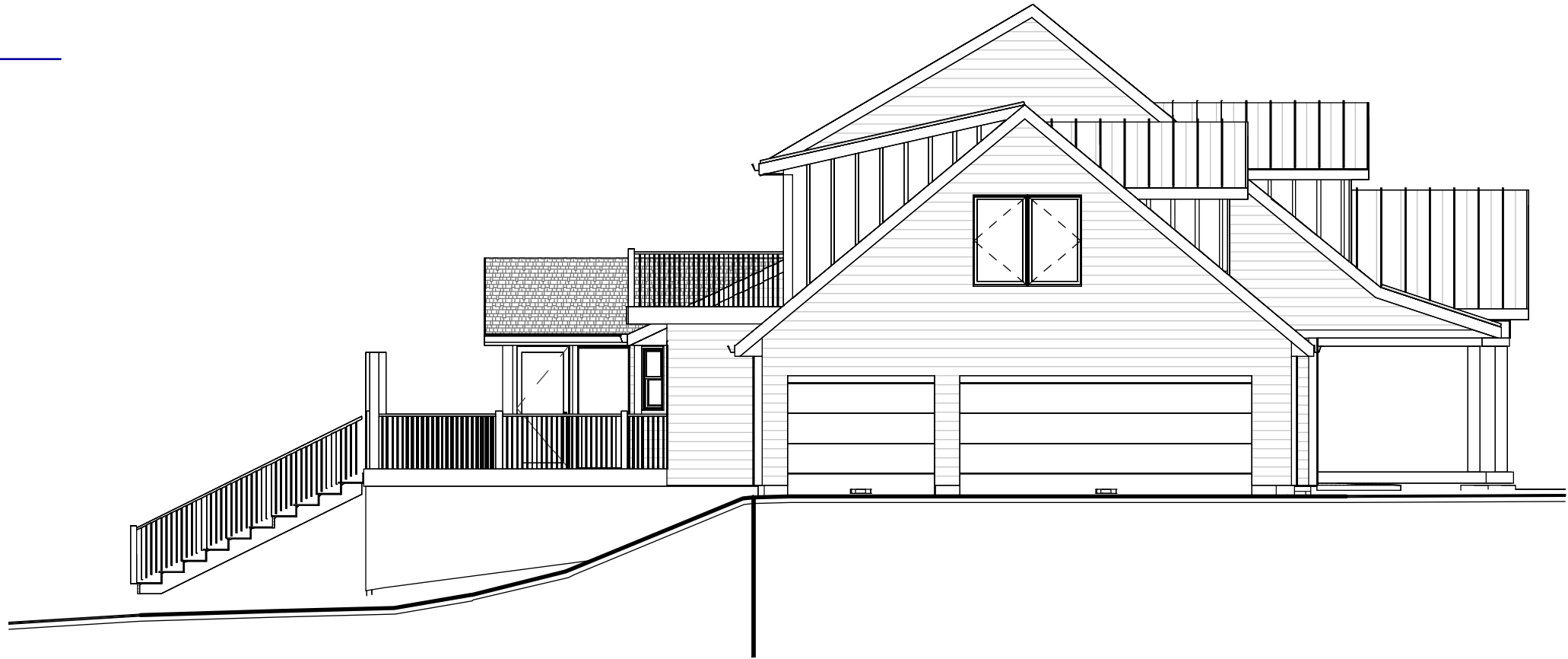
B107



1

FRONT

SCALE: 1/8" = 1'-0"



2

LEFT

SCALE: 1/8" = 1'-0"



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ARCH REVIEW SET

ELEVATIONS

B108

1

REAR

SCALE: 1/8" = 1'-0"



2

RIGHT

SCALE: 1/8" = 1'-0"



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ELEVATIONS

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ARCH REVIEW SET

NEW RENDERINGS

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ARCH REVIEW SET

EXISTING PHOTOS

B111



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Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

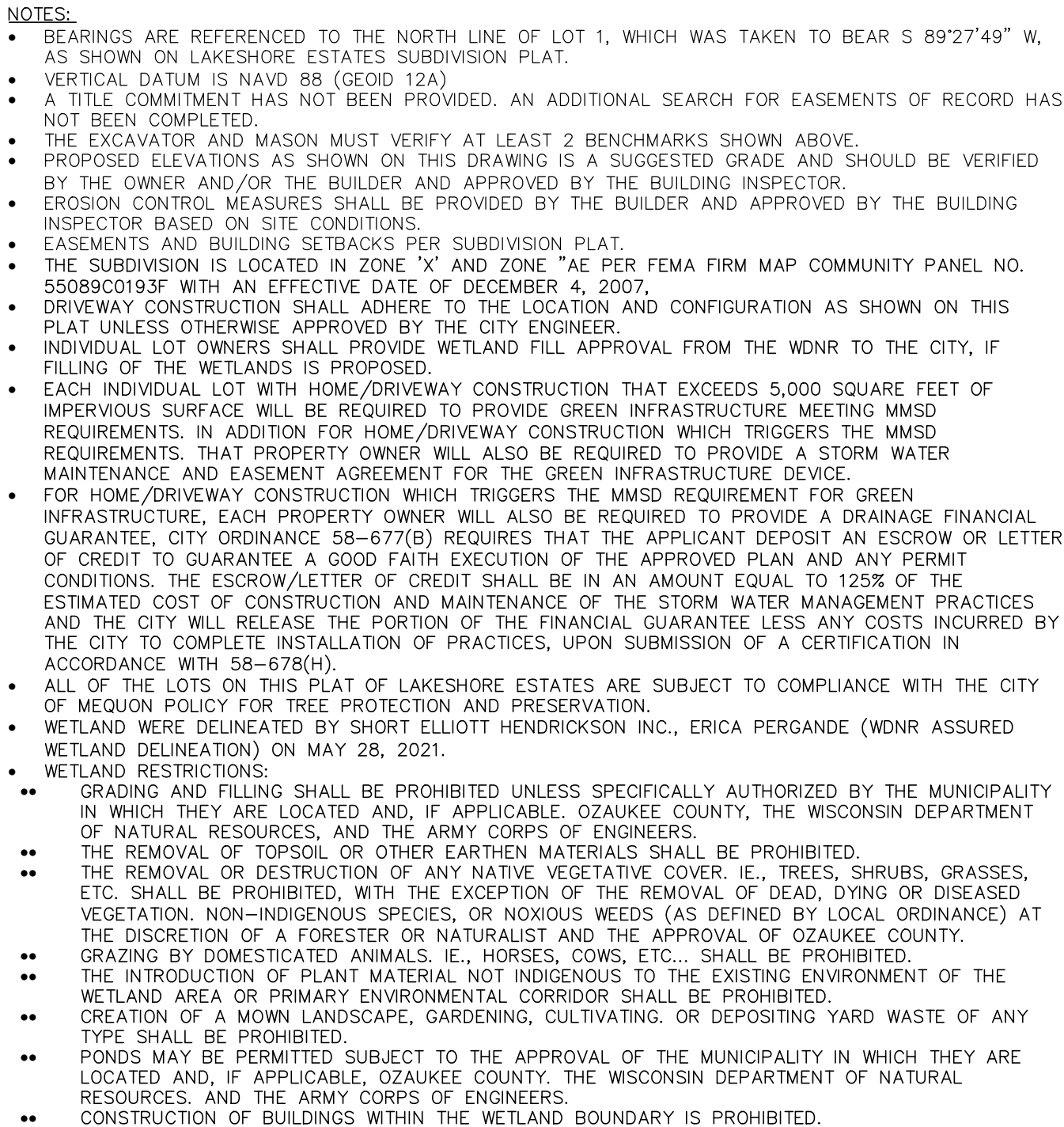
www.cityofmequonwi.gov

Inspections

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: March 9, 2026
SUBJECT: Shady Lane Holdings, LLC
New Single-Family Residence at 14010 N. Shady Lane
Subdivision: Lakeshore Estates
Contractor: Core Construct LLC / Architect: Zuern
District 5 - 6:35 pm

Attachments:
Survey, Plans

LOT 1 OF LAKESHORE ESTATES, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5,
TOWNSHIP 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

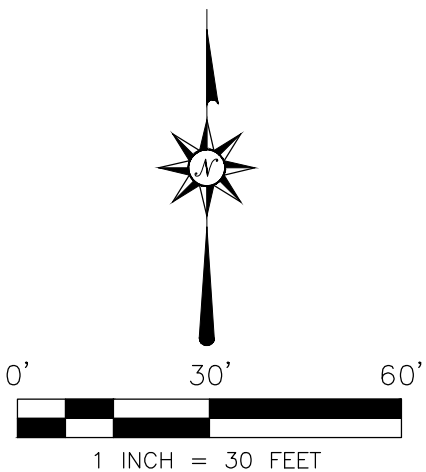
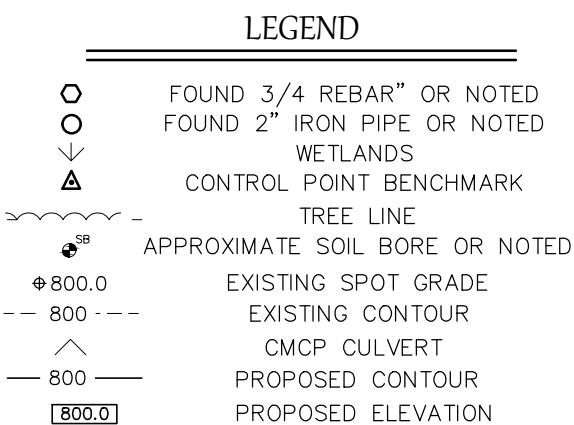


PROPOSED SUGGESTED GRADES
 FINISH YARD GRADE: 678.5'/673.50
 GARAGE FLOOR: 678.83'
 TOP OF WALL: 679.17'
 TOP OF FOOTING: 670.17' (9' WALL)

SETBACK REQUIREMENTS

FRONT YARD = 100'
SIDE YARD = 30'
REAR YARD = 30'
WETLAND SETBACK = 50'

BUILDING DIMENSIONS SHOWN PER
FOUNDATION PLAN PROVIDED 01/06/2026



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE, THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-277



CORE CONSTRUCT LLC		14010 NORTH SHADY LANE MEQUON, OZAUKEE COUNTY, WISCONSIN		REV.
CLIENT	PROJECT	CURT PODD		REV.
SEAL	LAYOUT	PERMIT SURVEY		REV.
	DRAWING	25258_PR.DWG		REV.
		TAX: 15:187-0001.000		
SCALE		1:30		
DATE		02/06/2026		
JOB NO.		25258		
SHEET		1 OF 1		
		DRAWN BY	JMS	MTD
		CHECKED BY		



CURT PODD
PHONE: 262-271-3729
EMAIL: CJPPODD@GMAIL.COM

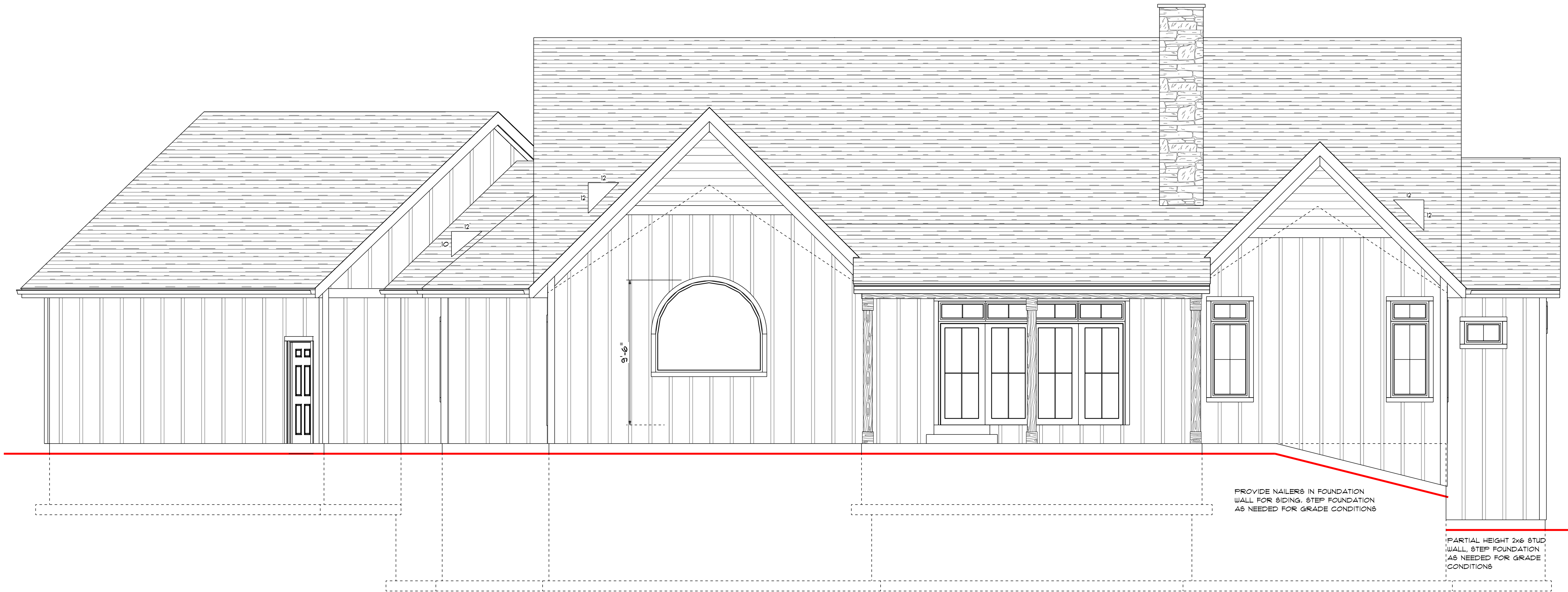
CORE CONSTRUCT - LOT 1

14010 N SHADY LANE MEQUON, WI 53097

ZUERN
BUILDING PRODUCTS & DESIGN CENTER
DRAWING NUMBER
1 OF 6
JOB #5777



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

GENERAL NOTES:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THE PLANS AND CHECKING THEM FOR ACCURACY, THE OWNER/CONTRACTORS FOR THIS PROJECT MUST CHECK AND VERIFY ALL DETAILS, FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME. ZUERN BUILDING PRODUCTS WILL NOT BE HELD LIABLE FOR THIS PROJECT. OWNER/CONTRACTORS SHALL BE RESPONSIBLE FOR ENSURING ALL CONSTRUCTION IS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.

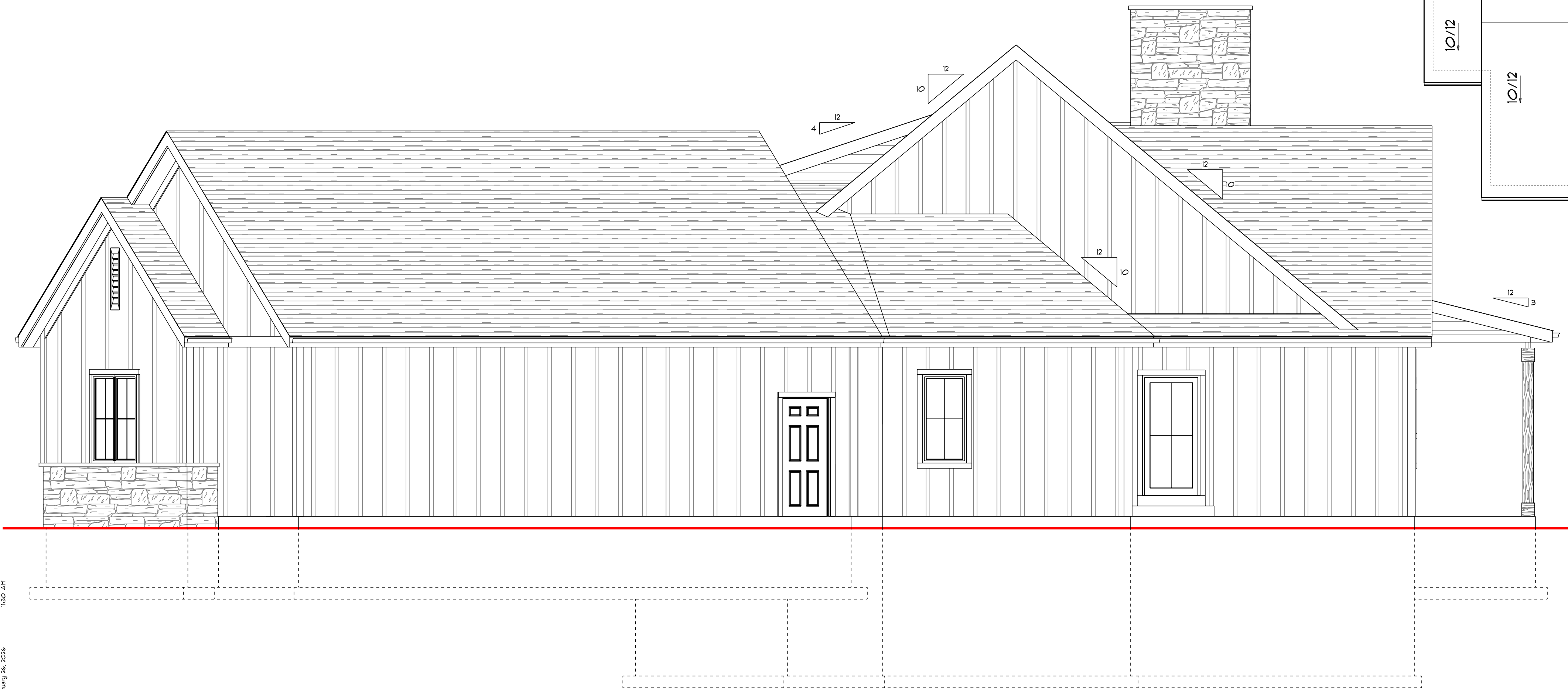
ALL STRUCTURAL NOTATIONS ARE FOR REFERENCE ONLY AND ARE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY ALL STRUCTURAL ENGINEERING TO MEET ALL STATE AND LOCAL CODES AND IS APPROVED BY THE STATE INSPECTOR AND STRUCTURAL ENGINEER

ALL EXTERIOR DIMENSIONS ARE TO FACE OF MASONRY OR STUD. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD. WINDOW SIZES ARE FOR REFERENCE ONLY. OWNER/ CONTRACTOR TO VERIFY MANUFACTURER AND SIZE TO MEET ALL CODE REQUIREMENTS: INCLUDING EGRESS, LIGHT AND VENTILATION.

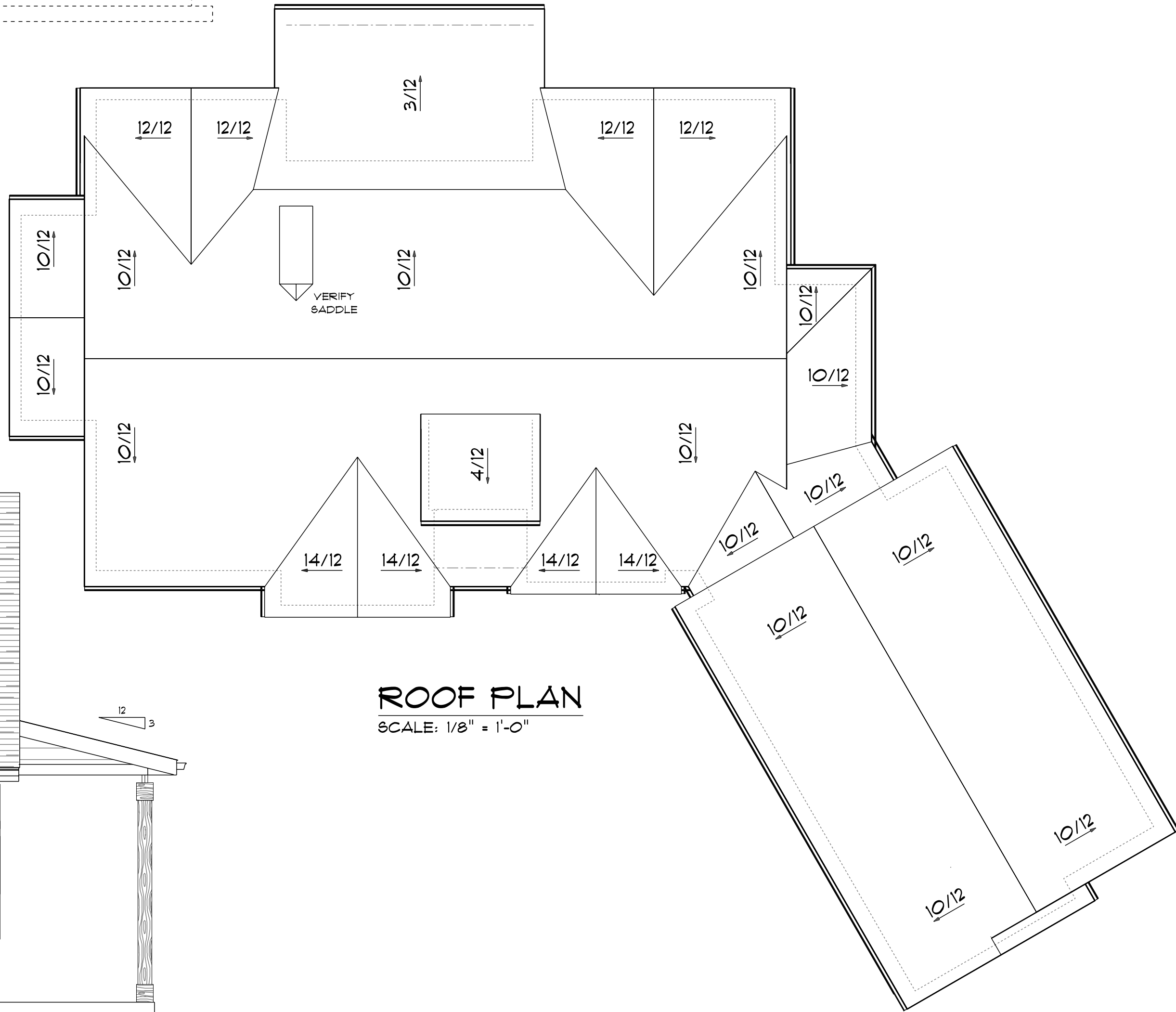
UPON FULL PAYMENT, OWNERSHIP OF THE FINAL PLAN SET, INCLUDING ALL COPYRIGHTS, TRANSFERS EXCLUSIVELY TO THE UNDERSIGNED. ZUERN BUILDING PRODUCTS & DESIGN CENTER RETAINS NO RIGHTS THEREAFTER.



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"

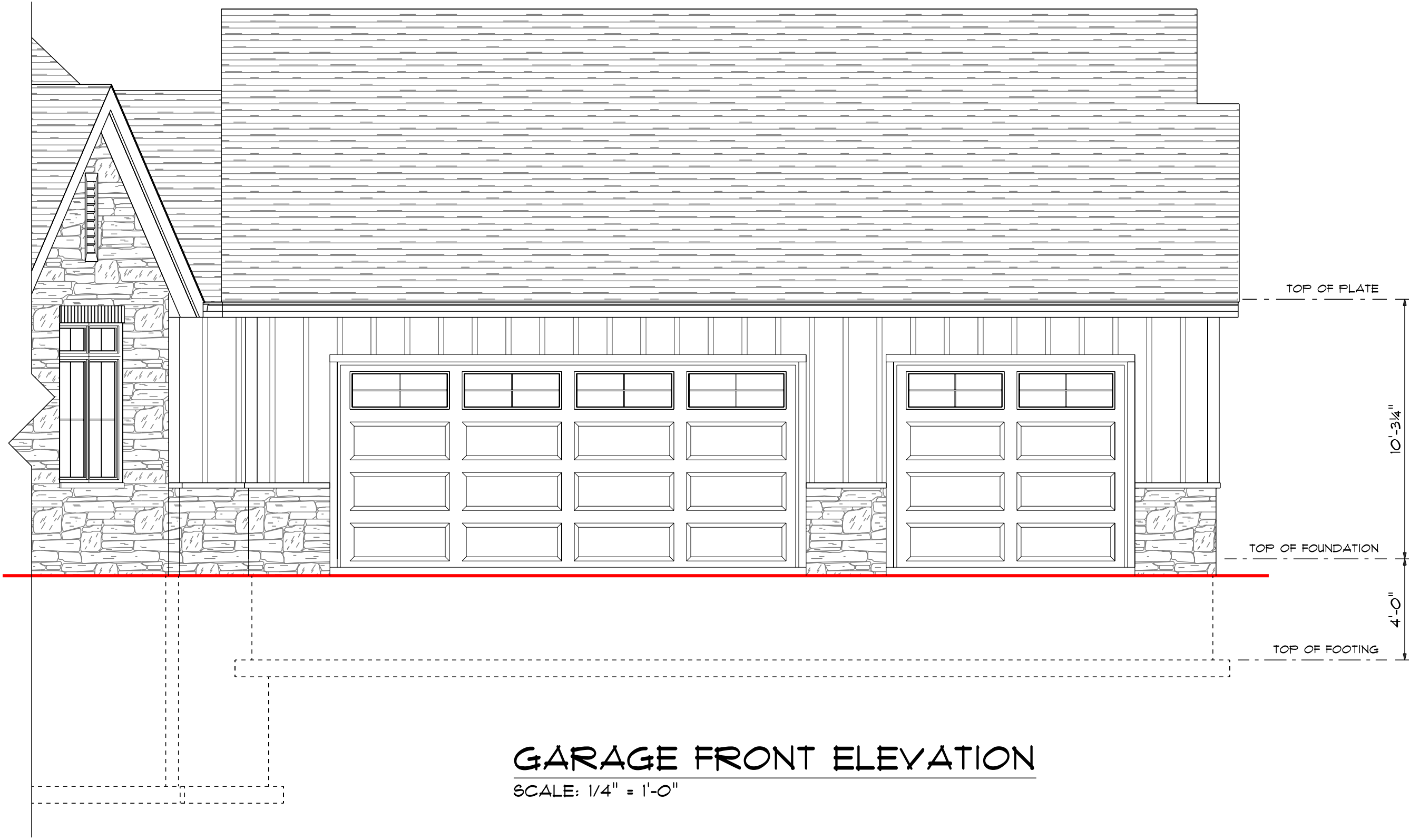
DW'G BY:
LMK
DATE
1/16/2026
REVISED
1/26/2026



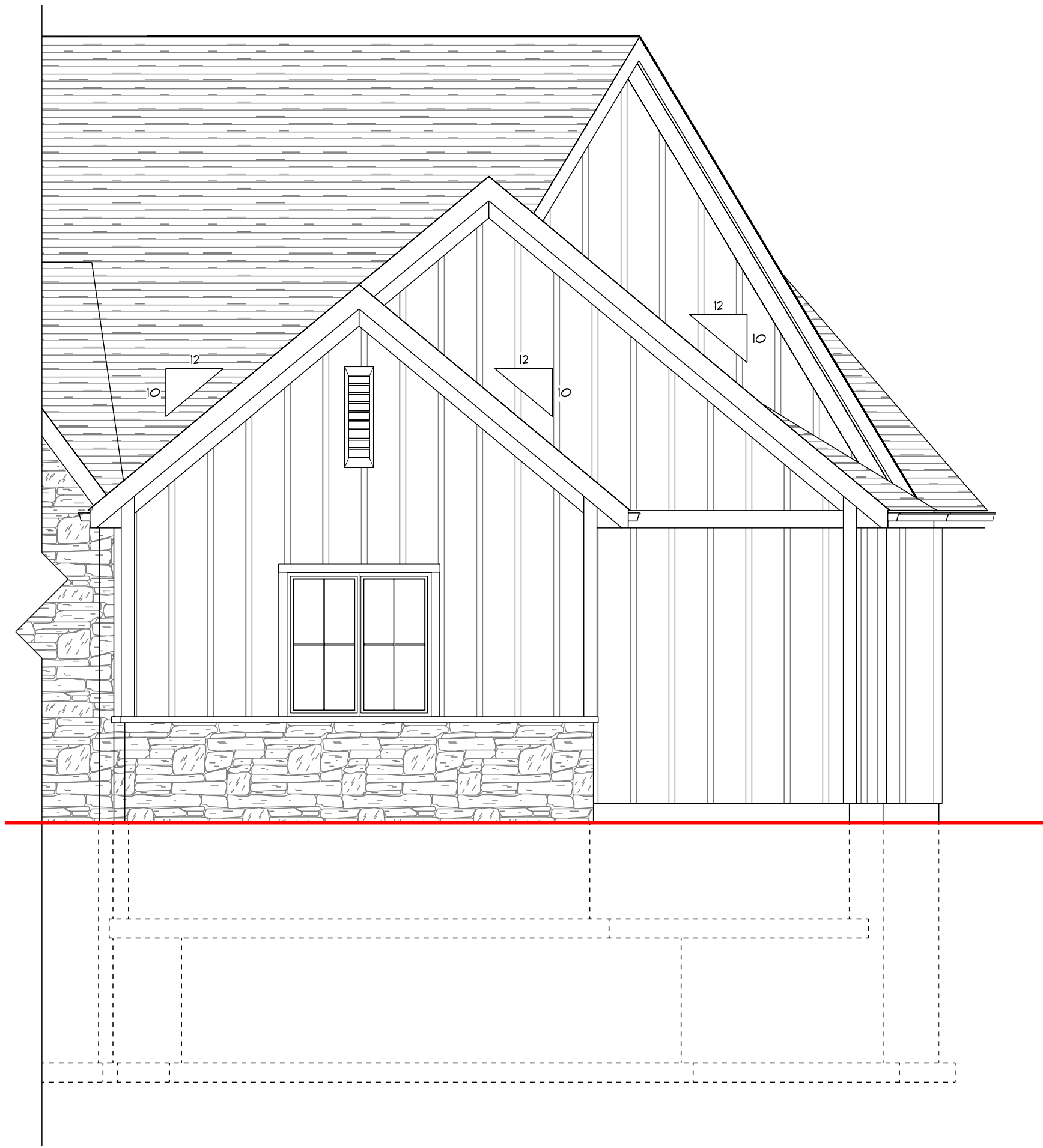
CURT PODD
PHONE: 262-271-3729
EMAIL: CJPPODD@GMAIL.COM

CORE CONSTRUCT - LOT 1
14010 N SHADY LANE MEQUON, WI 53057

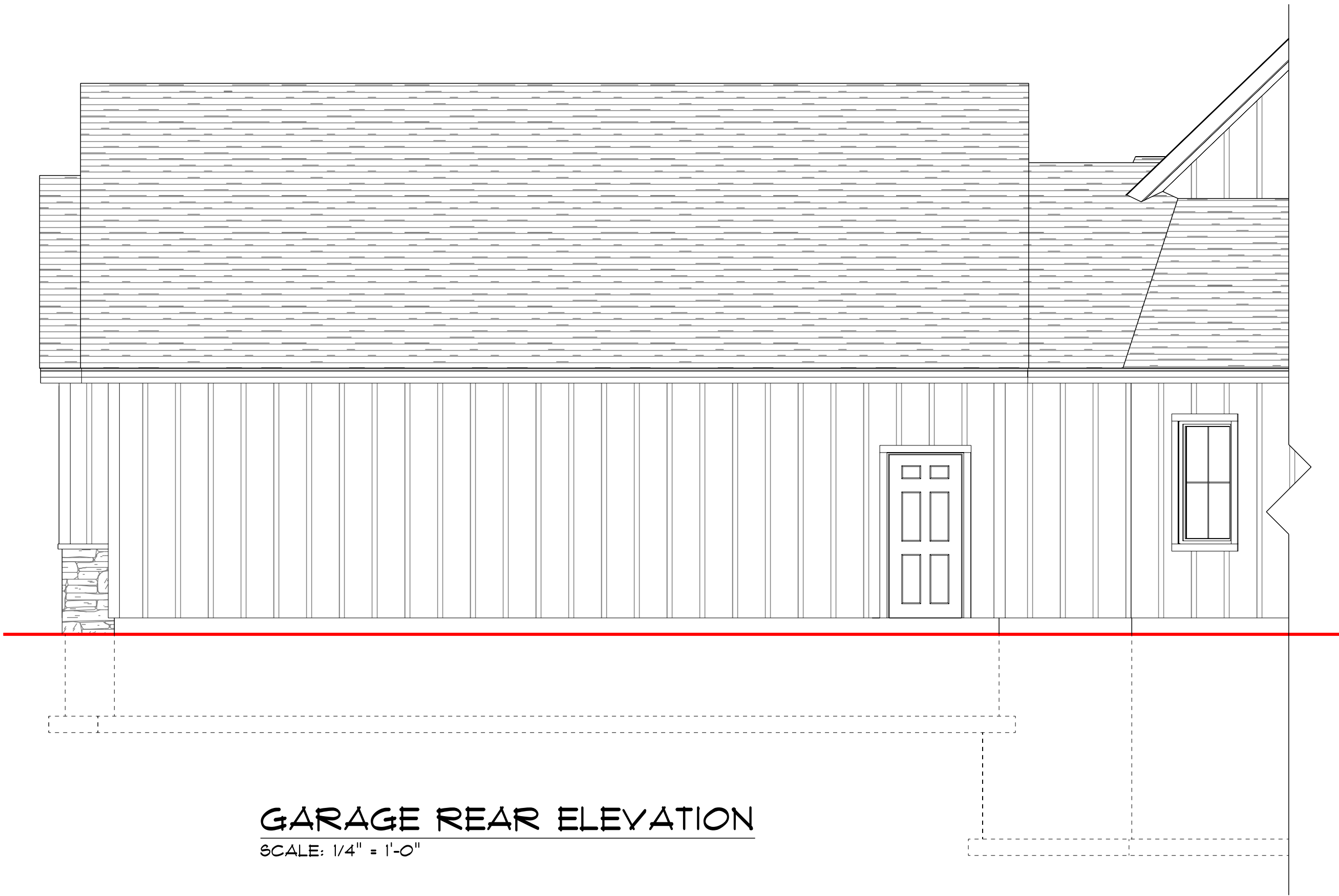
ZUEHL
BUILDING PRODUCTS & DESIGN CENTER
DRAWING NUMBER
2 OF 6
JOB #5777



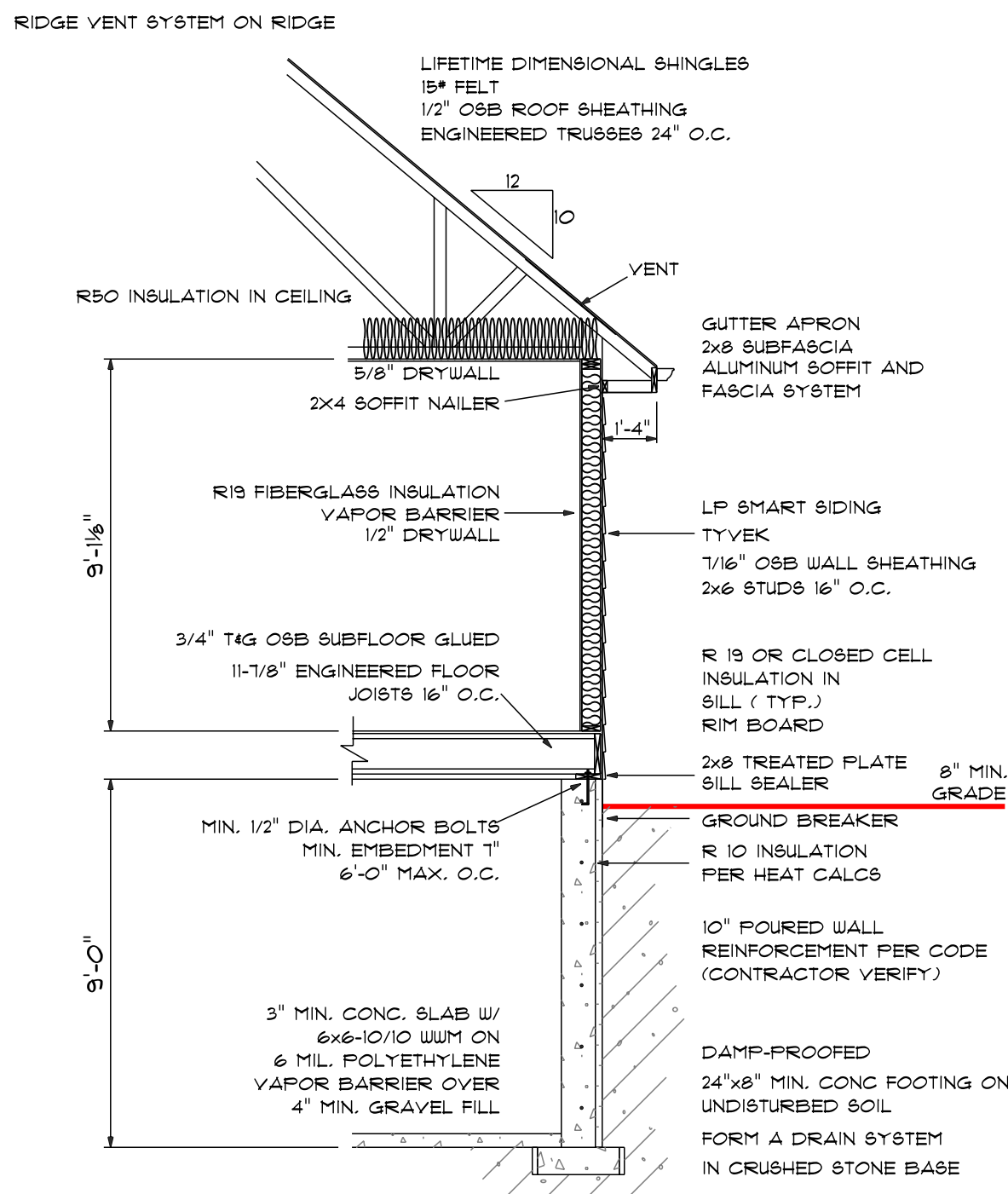
GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



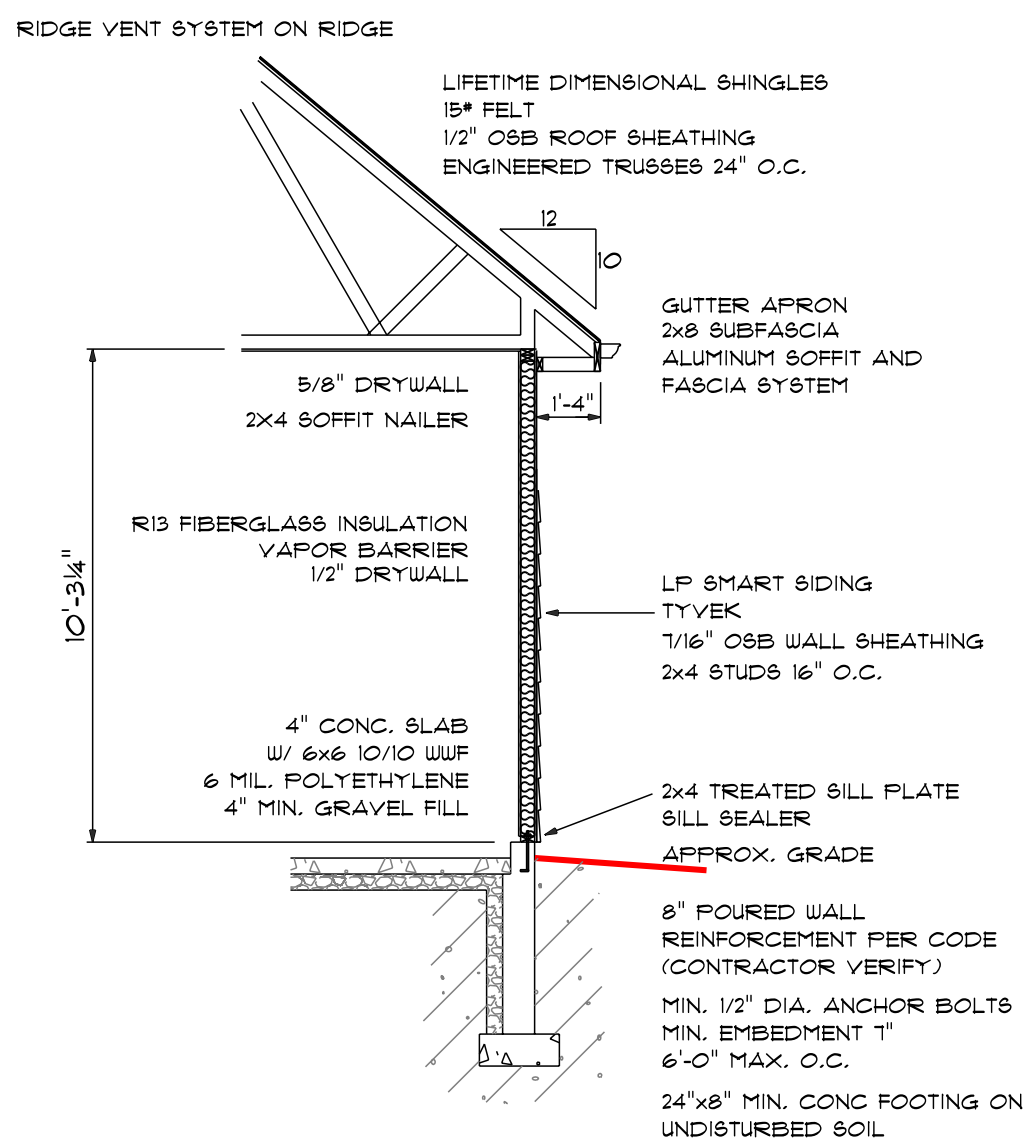
GARAGE RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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



TYPICAL SECTION
SCALE: 1/4" = 1'-0"



TYPICAL GARAGE SECTION
SCALE: 1/4" = 1'-0"

DW'G BY:
LMK
DATE
1/16/2026
REVISED
1/26/2026

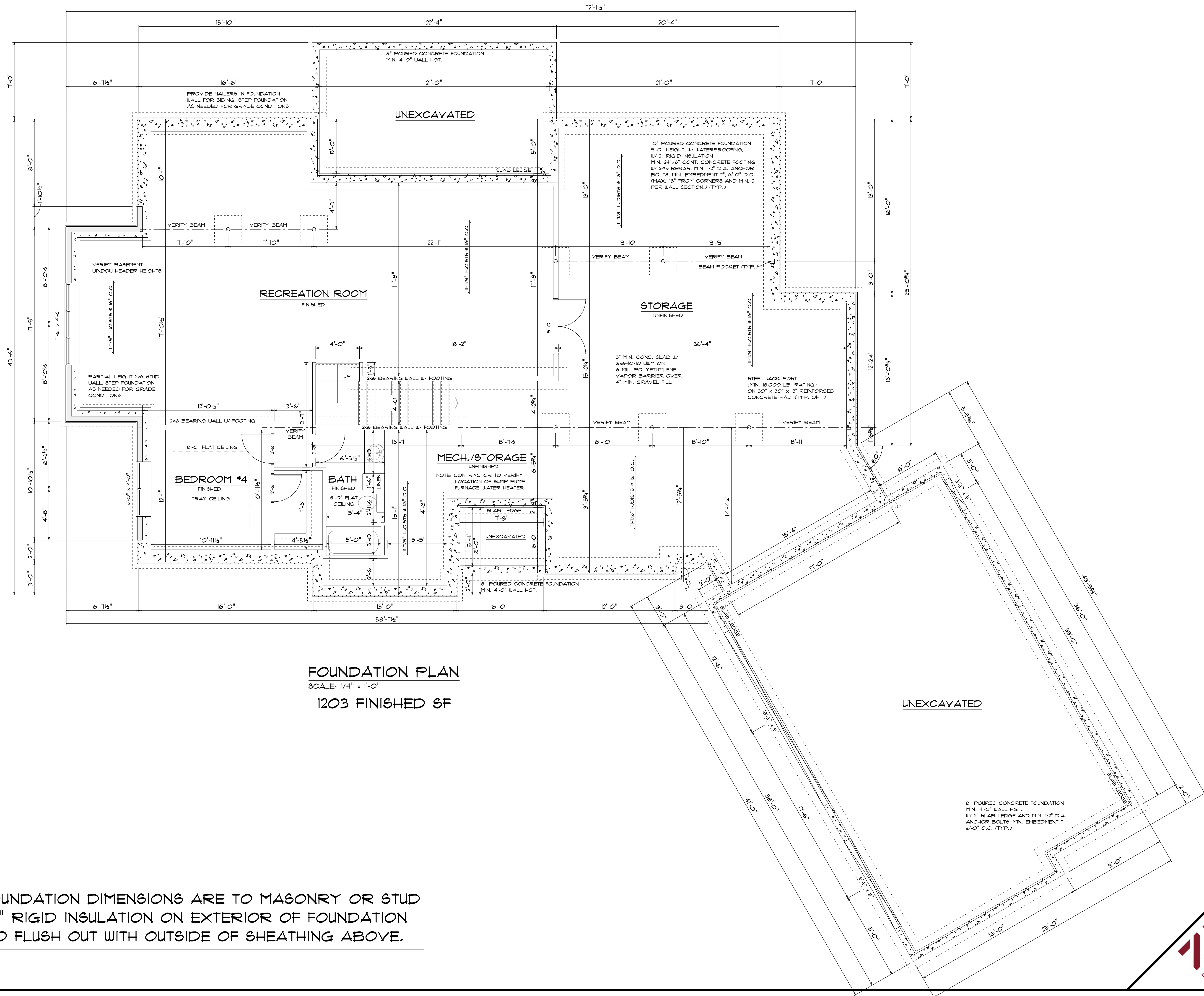


CURT PODD
PHONE: 262-271-3729
EMAIL: CJPPODD@GMAIL.COM

CORE CONSTRUCT - LOT 1
14010 N SHADY LANE MEQUON, WI 53097

ZUERCHER
BUILDING PRODUCTS & DESIGN CENTER
DRAWING NUMBER
3 OF 6
JOB #5777

NOTE: ALL FOUNDATION DIMENSIONS ARE TO MASONRY OR STUD WALL. 2" RIGID INSULATION ON EXTERIOR OF FOUNDATION WALL TO FLUSH OUT WITH OUTSIDE OF SHEATHING ABOVE.



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
1203 FINISHED SF

DW'G BY:
LMK
DATE
1/16/2026
REVISED
1/26/2026

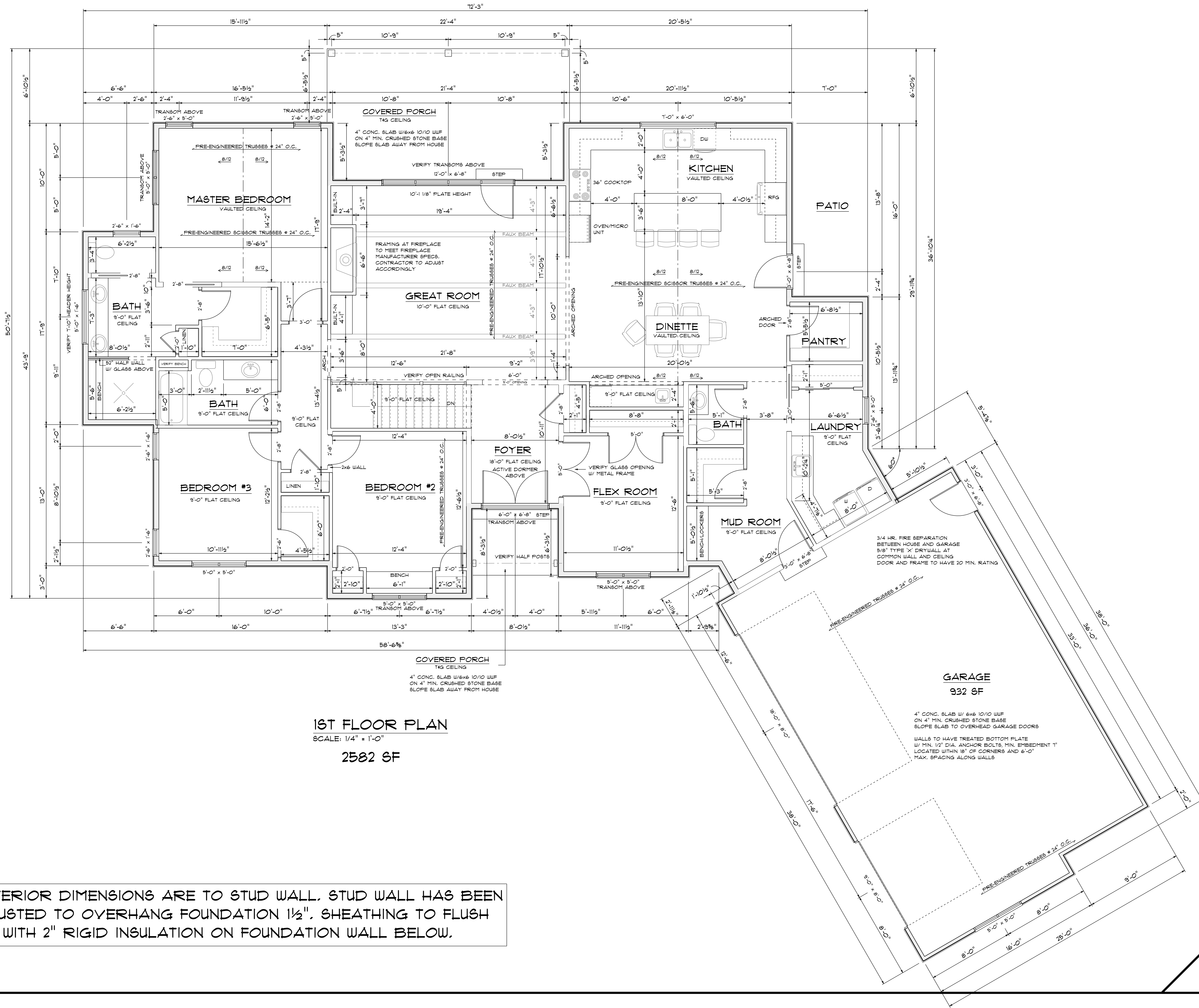


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EMAIL: CJPPODD@GMAIL.COM

CORE CONSTRUCT - LOT 1

14010 N SHADY LANE MEQUON, WI 53057

ZUEHL
BUILDING PRODUCTS & DESIGN CENTER
DRAWING NUMBER
4 OF 6
JOB #3771



NOTE: EXTERIOR DIMENSIONS ARE TO STUD WALL. STUD WALL HAS BEEN ADJUSTED TO OVERHANG FOUNDATION 1/2". SHEATHING TO FLUSH OUT WITH 2" RIGID INSULATION ON FOUNDATION WALL BELOW.

DW'G BY:
LMK
DATE
1/16/2026
REVISED
1/28/2026



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EMAIL: CJPPODD@GMAIL.COM

CORE CONSTRUCT - LOT 1
14010 N SHADY LANE MEQUON, WI 53057

ZUEHL
BUILDING PRODUCTS & DESIGN CENTER
DRAWING NUMBER
5 OF 6
JOB #3777



CURT PODD
PHONE: 262-271-3729
EMAIL: CJPPODD@GMAIL.COM

CORE CONSTRUCT - LOT 1

14010 N SHADY LANE MEQUON, WI 53097

ZUERCHER
BUILDING PRODUCTS & DESIGN CENTER
DRAWING NUMBER
6 OF 6
JOB #5777

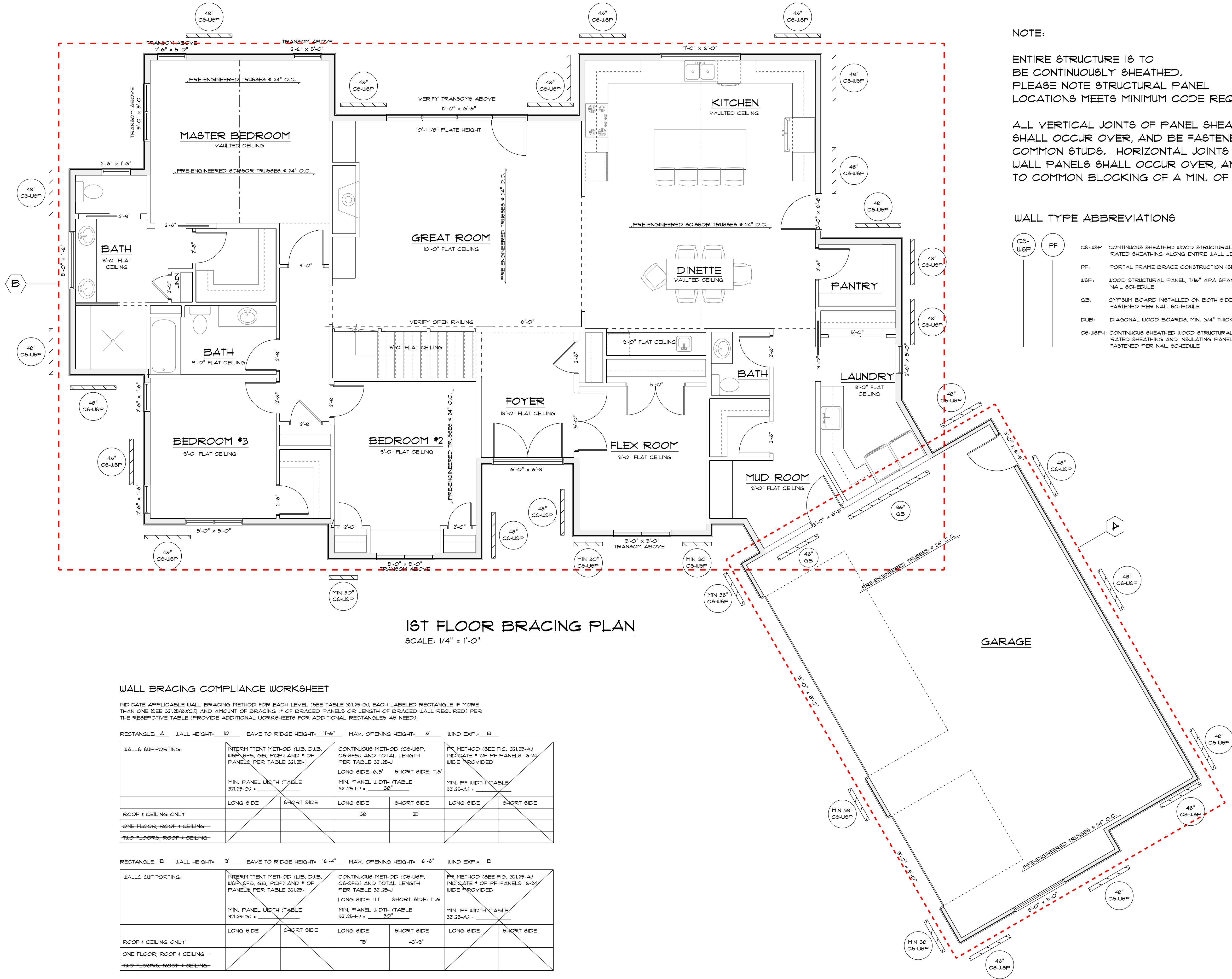
NOTE:

ENTIRE STRUCTURE IS TO
BE CONTINUOUSLY SHEATHED.
PLEASE NOTE STRUCTURAL PANEL
LOCATIONS MEETS MINIMUM CODE REQUIREMENTS.

ALL VERTICAL JOINTS OF PANEL SHEATHING
SHALL OCCUR OVER, AND BE FASTENED TO
COMMON STUDS. HORIZONTAL JOINTS IN BRACED
WALL PANELS SHALL OCCUR OVER, AND BE FASTENED
TO COMMON BLOCKING OF A MIN. OF 1 1/2" THICKNESS

WALL TYPE ABBREVIATIONS

CS- WSP	PF	CS-WSP: CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL, 1/16" APA SPAN RATED SHEATHING ALONG ENTIRE WALL LENGTH, FASTENED PER NAIL SCHEDULE
		PF: PORTAL FRAME BRACE CONSTRUCTION (SEE FIGURE 321.25-A)
		WSP: WOOD STRUCTURAL PANEL, 1/16" APA SPAN RATED SHEATHING, FASTENED PER NAIL SCHEDULE
		GB: GYPSUM BOARD INSTALLED ON BOTH SIDES OF WALL, 1/2" THICK GYPSUM, FASTENED PER NAIL SCHEDULE
		DWB: DIAGONAL WOOD BOARDS, MIN. 3/4" THICKNESS, FASTENED PER NAIL SCHEDULE
		CS-WSP-II: CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL, 1/16" APA SPAN RATED SHEATHING AND INSULATING PANEL ALONG ENTIRE WALL LENGTH, FASTENED PER NAIL SCHEDULE



1ST FLOOR BRACING PLAN
SCALE: 1/4" = 1'-0"

WALL BRACING COMPLIANCE WORKSHEET

INDICATE APPLICABLE WALL BRACING METHOD FOR EACH LEVEL (SEE TABLE 321.25-G), EACH LABELED RECTANGLE IF MORE
THAN ONE (SEE 321.25-B)(G) AND AMOUNT OF BRACING (# OF BRACED PANELS OR LENGTH OF BRACED WALL REQUIRED) PER
THE RESPECTIVE TABLE (PROVIDE ADDITIONAL WORKSHEETS FOR ADDITIONAL RECTANGLES AS NEED).

RECTANGLE: A WALL HEIGHT: 10' EAVE TO RIDGE HEIGHT: 11'-6" MAX. OPENING HEIGHT: 8' WIND EXP: B

WALLS SUPPORTING:	INTERMITTENT METHOD (LIB, DWB, WSP, SFB, GB, PCF) AND # OF PANELS PER TABLE 321.25-I	CONTINUOUS METHOD (CS-WSP, CS-SFB) AND TOTAL LENGTH PER TABLE 321.25-J	PF METHOD (SEE FIG. 321.25-A) INDICATE # OF PF PANELS 16'-24' WIDE PROVIDED
	MIN. PANEL WIDTH (TABLE 321.25-G) =	LONG SIDE: 6.5' SHORT SIDE: 1.8' MIN. PANEL WIDTH (TABLE 321.25-H) = 28'	MIN. PF WIDTH (TABLE 321.25-A) =
	LONG SIDE	LONG SIDE	LONG SIDE
	SHORT SIDE	SHORT SIDE	SHORT SIDE
ROOF & CEILING ONLY		38'	25'
ONE FLOOR, ROOF & CEILING			
TWO FLOORS, ROOF & CEILING			

RECTANGLE: B WALL HEIGHT: 9' EAVE TO RIDGE HEIGHT: 16'-4" MAX. OPENING HEIGHT: 6'-8" WIND EXP: B

WALLS SUPPORTING:	INTERMITTENT METHOD (LIB, DWB, WSP, SFB, GB, PCF) AND # OF PANELS PER TABLE 321.25-I	CONTINUOUS METHOD (CS-WSP, CS-SFB) AND TOTAL LENGTH PER TABLE 321.25-J	PF METHOD (SEE FIG. 321.25-A) INDICATE # OF PF PANELS 16'-24' WIDE PROVIDED
	MIN. PANEL WIDTH (TABLE 321.25-G) =	LONG SIDE: 11.1' SHORT SIDE: 11.6' MIN. PANEL WIDTH (TABLE 321.25-H) = 30'	MIN. PF WIDTH (TABLE 321.25-A) =
	LONG SIDE	LONG SIDE	LONG SIDE
	SHORT SIDE	SHORT SIDE	SHORT SIDE
ROOF & CEILING ONLY		75'	43'-9"
ONE FLOOR, ROOF & CEILING			
TWO FLOORS, ROOF & CEILING			



11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

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Inspections

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: March 9, 2026
SUBJECT: **Re-submittal for: Thomas & Caitlin Kolowith**
New Single-Family Residence at 14210 N. Pine Bluff
Subdivision: Hawks Bluff
Contractor: Victory Homes of WI / Architect: David Pluim
District 1–6:40 pm

Attachments:
Statement of Intent, Site Plan, Revised Plans

January 14, 2026

To whom it may concern:

It is Victory Homes of Wisconsin's intent to build a new single-family home at property description being: lot 2 Hawks Bluff, being a part of the southwest ¼ of the southeast ¼, northwest ¼, northeast ¼, of section 3, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin

Thank you,

Rebecca Kirst

Rebecca Kirst
Permitting Coordinator
Victory Companies
N118W18531 Bunsen Drive
Germantown, WI 53022
262-252-7100

Exhibit

Property Description:
Lot 2, of Hawks Bluff, All of the Southwest 1/4 and part of the Southeast 1/4, Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 3, Town 9 North, Range 21 East, In the City of Mequon, Ozaukee County, Wisconsin.

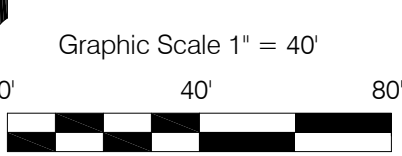
- Notes:
- 1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
 - 2. Outside diameter measured on all monuments.
 - 3. () Indicates recorded as bearings and dimensions.
 - 4. Proposed elevations shown on this drawing are suggested grades and should be verified by the owner and/or the builder and approved by the building inspector.
 - 5. Contractors must verify at least two benchmarks shown hereon.
 - 6. Field work completed on xx-xx-xx.
 - 7. Building Setbacks
Front = 40'
Side = 25'
Rear = 25'

LEGEND

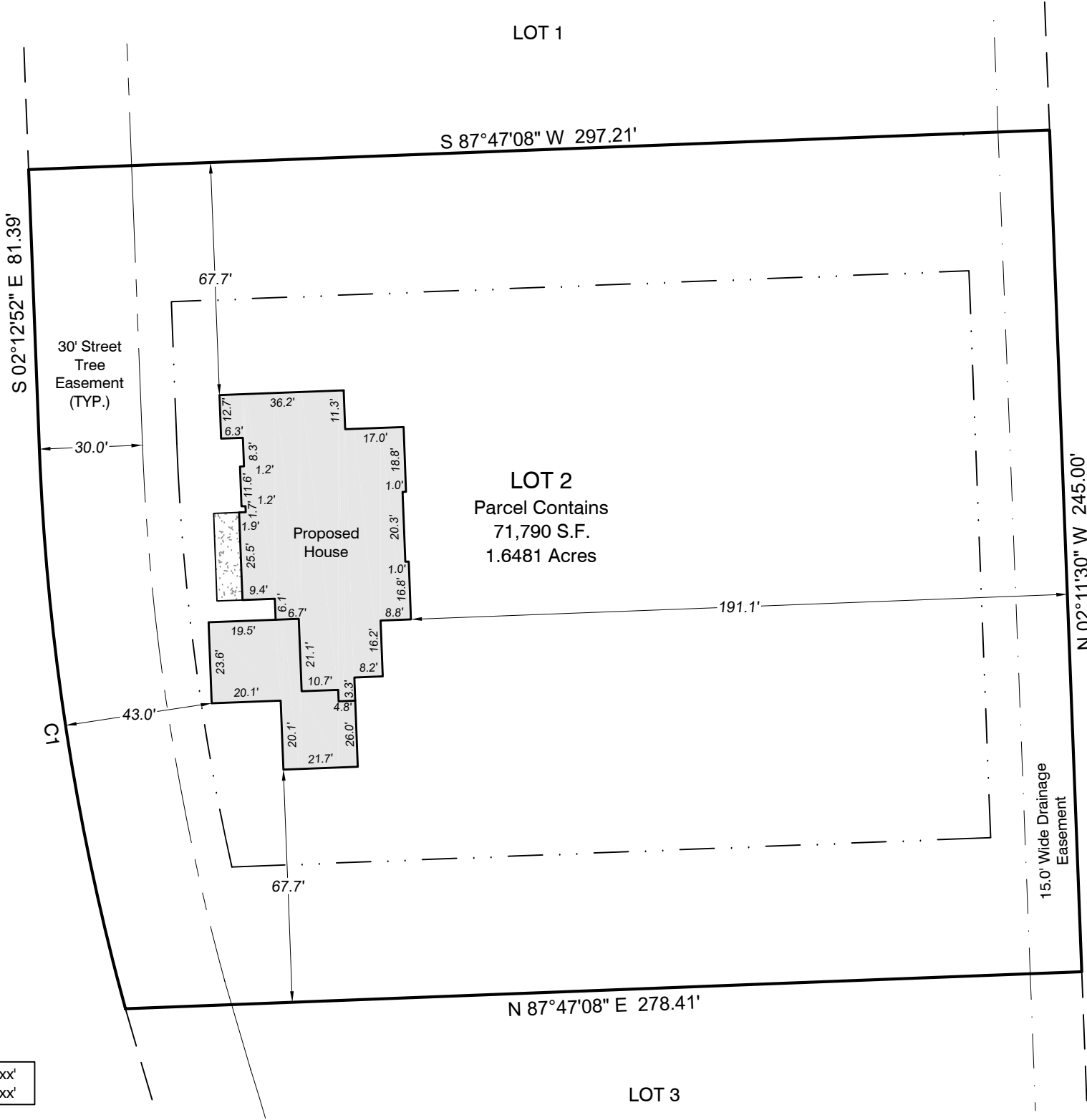
- △ 10' Offset
- ⊕ Proposed Well
- ⊞ Utility Pedestals
- ⊙ Sanitary Manhole
- ⊙ Storm Manhole
- ⊞ Catch Basin
- ⊙ Monument Found as Noted
- 3/4"x18" Iron Rod Set
- × 733.57 Existing Spot Grade
- 735 Proposed Grade
- 735 Proposed Contour
- 735 Existing Contour
- - - Building Setback Line
- SD_x Existing Storm Sewer
- SD Proposed Sump Drain
- W Proposed Water Line
- SS Proposed Sewer Line
- G Proposed Gas Line
- E Proposed Electric Line
- ◇ Proposed Silt Fence

Benchmark (BM) 1: Elev. =xxx.xx'

Benchmark (BM) 2: Elev. =xxx.xx'



Suggested Top of Wall: xxx.xx'
Suggested Garage Floor: xxx.xx'
Suggested Final Yard Grade: xxx.x'
Suggested Top of Footing: xxx.xx'
(Assuming X' Poured Wall-check plans)
Sewer invert elevations to be verified by sewer contractor



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	725.00'	165.03'	164.67'	S 08°44'07" E



21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

SURVEYOR'S CERTIFICATE

I hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

Dated this XXth Day of XXXXX, 2026:
Phillip J. Landry S-3176

REVISIONS

PREPARED FOR:

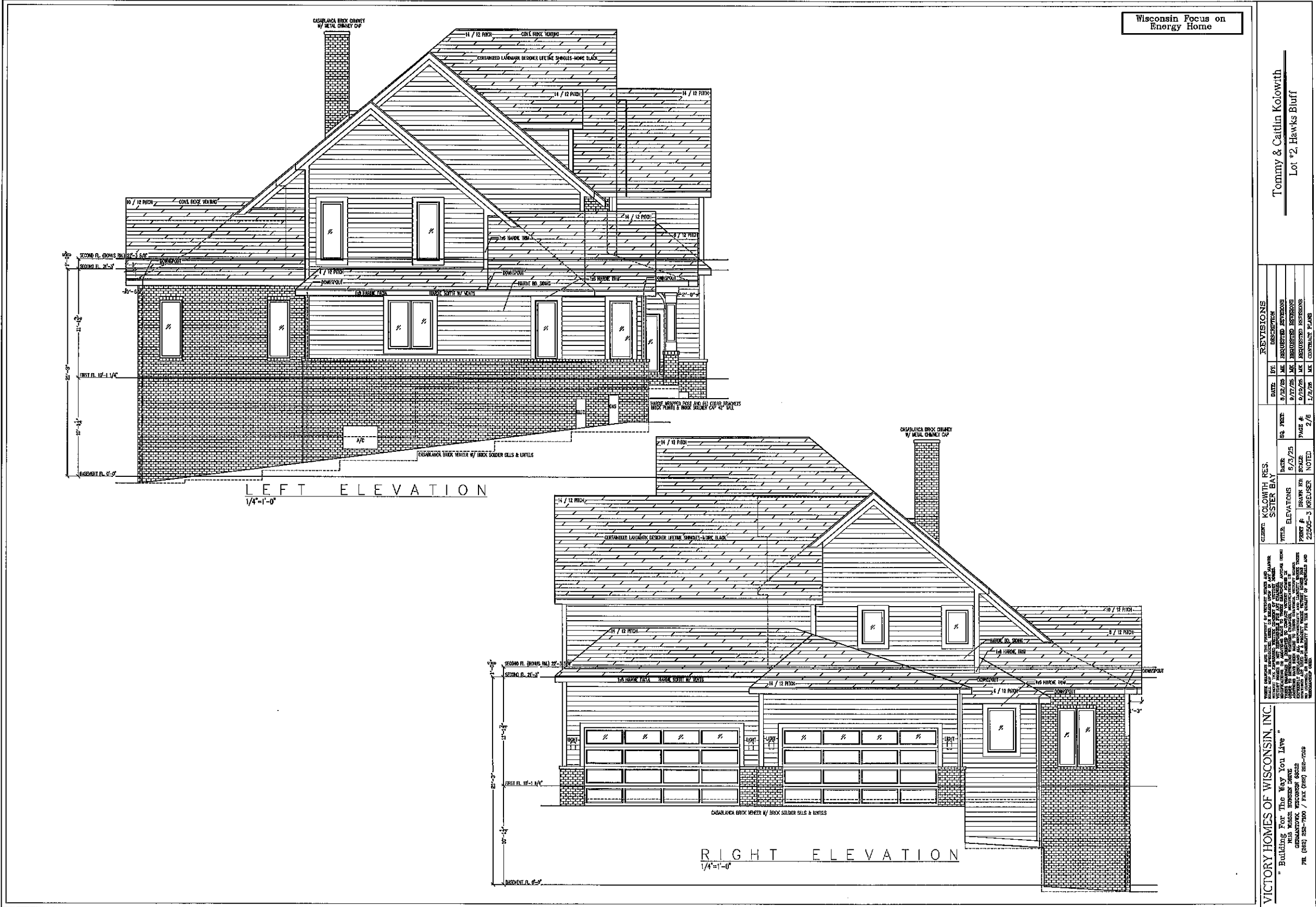
Victory Homes of Wisconsin, Inc.
N118W18531 Bunsen Dr.
Germantown, Wisconsin 53022

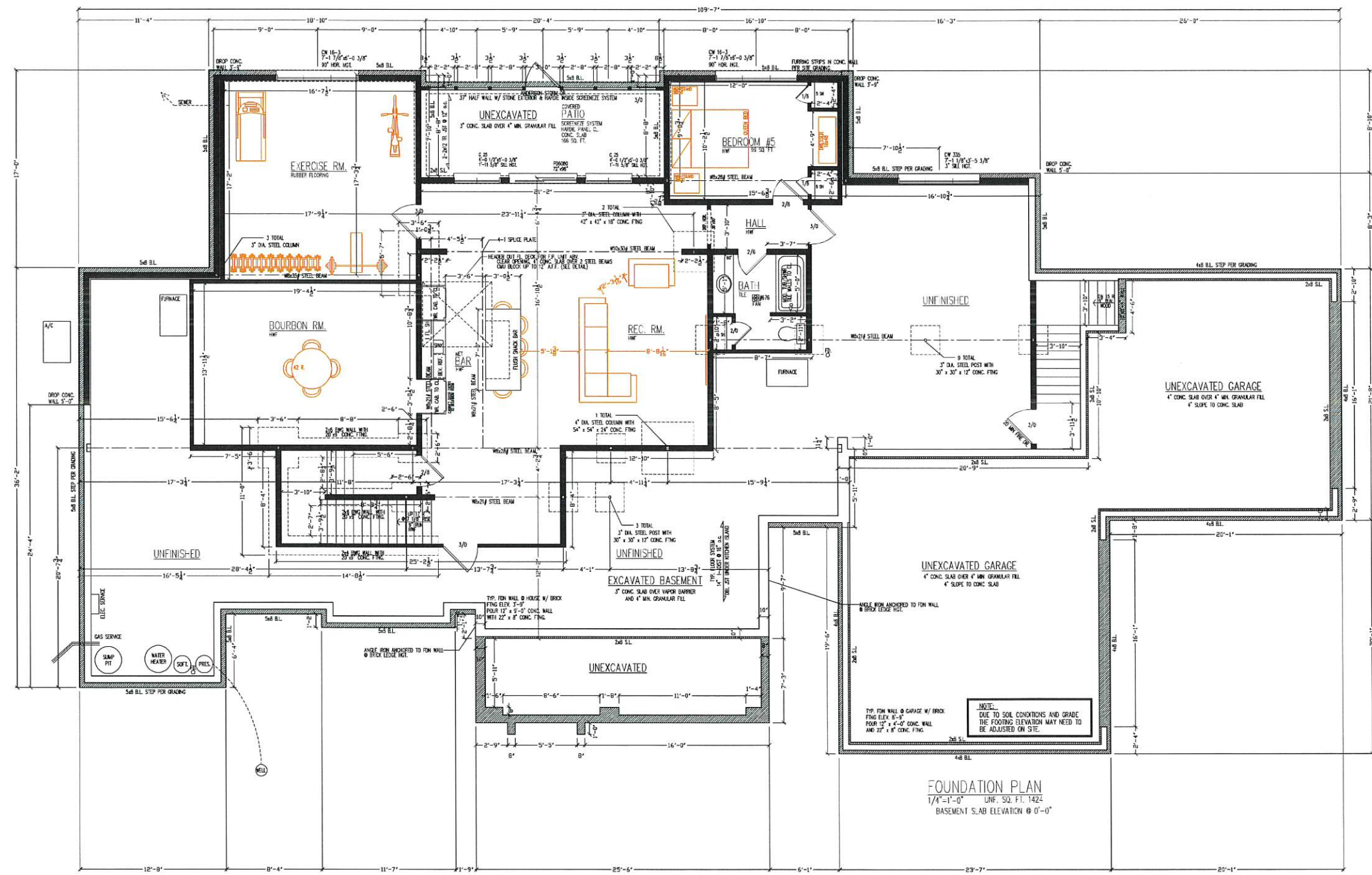
KOLOWITH RESIDENCE

BEARINGS ARE REFERENCED TO
HAWKS BLUFF,
EAST LINE, LOT 2,
BEARS N 02°11'30" W

Drawn By: MS/BD Job# 26010
Sheet 1 of 1



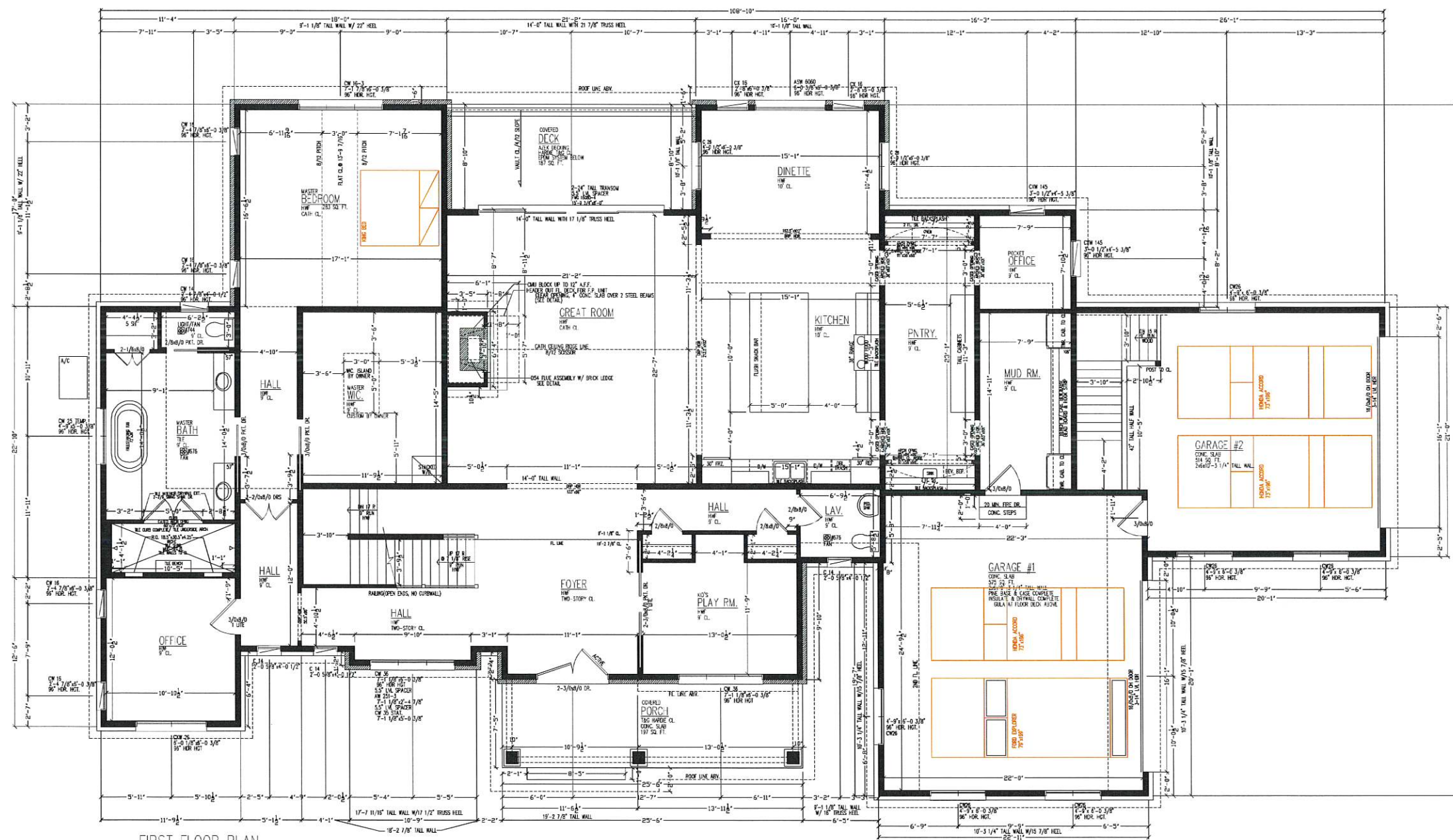




FOUNDATION PLAN
1/4"=1'-0" UNF. SQ. FT. 1424
BASEMENT SLAB ELEVATION @ 0'-0"

NOTE:
DUE TO SOIL CONDITIONS AND GRADE,
THE FOOTING ELEVATION MAY NEED TO
BE ADJUSTED ON SITE.

[illegible]



FIRST FLOOR PLAN
1/4"=1'-0"
FIRST FL. ELEVATION @ 10'-1 1/4"

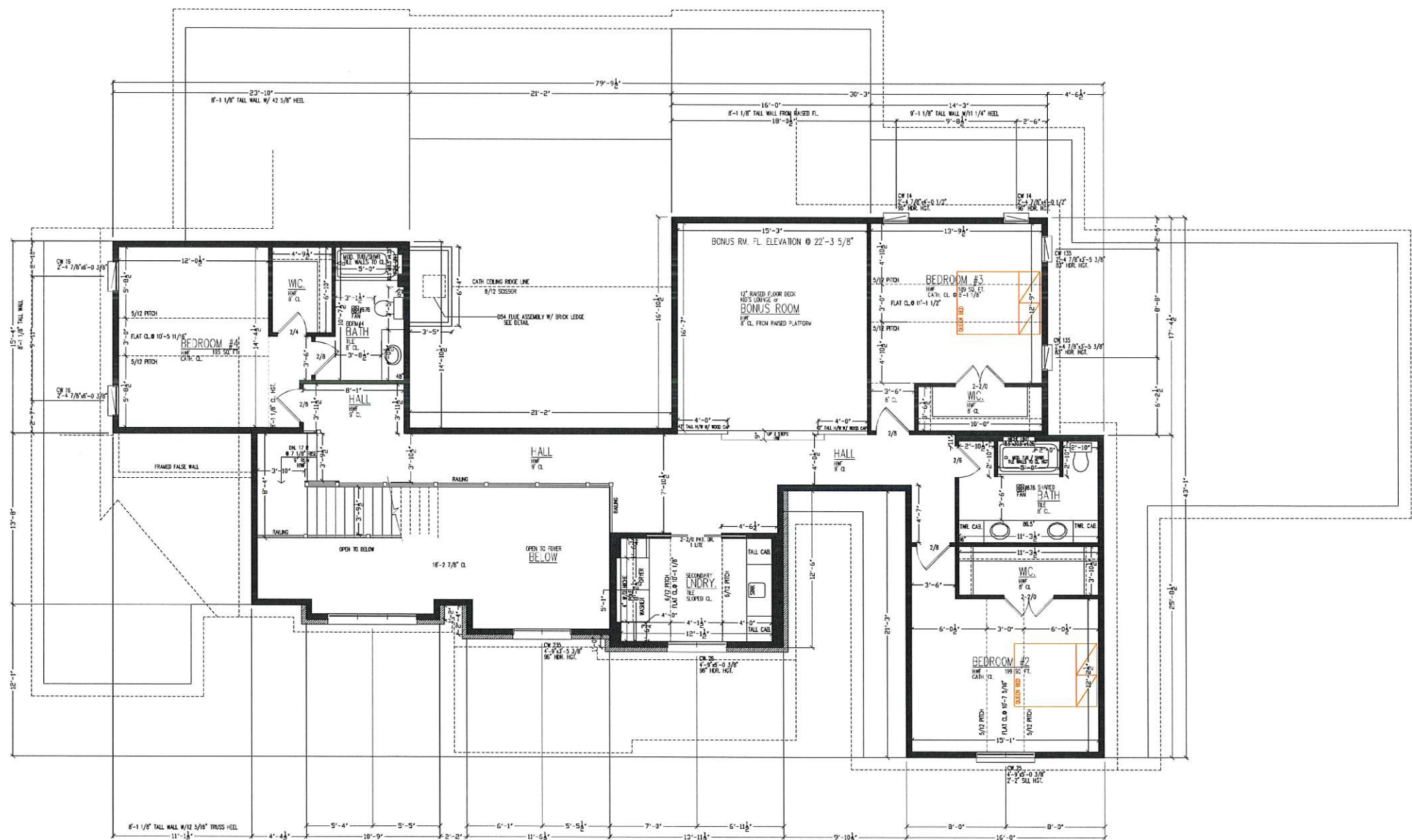
NOTE:
ALL DIMENSIONS ARE FROM STUD TO STUD
UNLESS OTHERWISE NOTED:
ALL EXTERIOR FRAME WALL DIM. 5 1/2"
ALL INTERIOR FRAME WALL DIM. 3 1/2"
ALL HEADERS: (2) 2 x 12's
HEADER HEIGHT @ 8'-0"
FIRST FLOOR WALL ARE 9'-1 1/8" / 10'-1 1/8" TALL
SECOND FLOOR WALL ARE 8'-1 1/8" / 9'-1 1/8" TALL

FRAMING ROUGH OPENINGS: INTERIOR DOORS
 HINGED DOORS--2" over the door x 6'-11"
 DOUBLE DOORS--1 1/2" over the door x 6'-11"
 SLIDING DOORS--2" over the door x 6'-11"
 POCKET DOOR--2x door + 1" x 7'-0 1/2"

FRAMING ROUGH OPENINGS: WINDOWS
 DOUBLE SILL PLATES UNDER WINDOWS
 THAT ARE WIDER THAN 48"

NOTE: EXHAUST FAN KEY
 #744- CAN LIGHT/FAN...70CFM...4" DIA.
 #671- BATHROOM FAN...70CFM...3" DIA.
 #676- BATHROOM FAN...110CFM...4" DIA.

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CLIENT: KOLOWITH RES. SISTER BAY		REVIEWS	
TITLE: FIRST FLOOR		DATE: 6/3/25	BY: DESCRIPTION
PRINT #: DRAWN BY		SQ. FEET: 3163	8/25/25 MK REQUESTED REVISIONS
SCALE:		PAGE #:	9/17/25 MK REQUESTED REVISIONS
NOTED:		1/2/25 MK CONTRACT PLANS	



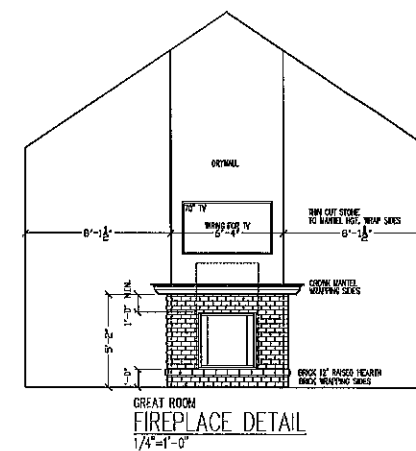
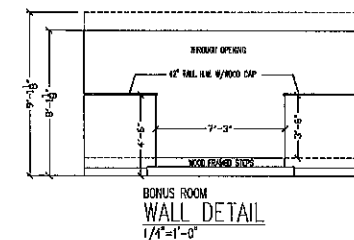
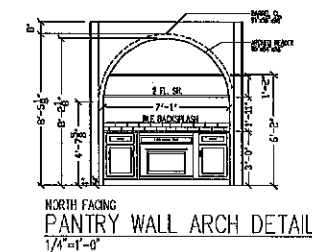
SECOND FLOOR PLAN
1/4"=1'-0"
SECOND FL. ELEVATION @ 21'-3"

Tommy & Caitlin Kolowith
Lot #2 Hawks Bluff

REVISIONS		CLIENT: KOLOWITH RES. SISTER BAY		DATE		SQ. FEET	
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY
8/26/25	MK	REQUESTED REVISIONS	8/26/25	MK	1,692	8/26/25	MK
9/17/25	MK	REQUESTED REVISIONS	9/17/25	MK	1,692	9/17/25	MK
9/19/25	MK	REQUESTED REVISIONS	9/19/25	MK	1,692	9/19/25	MK
1/2/26	MK	CONTRACT PLANS	1/2/26	MK	1,692	1/2/26	MK

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"Building For The Way You Live"
GRANDVIEW, WISCONSIN 53022
TEL (262) 282-7100 / FAX (262) 282-7109

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