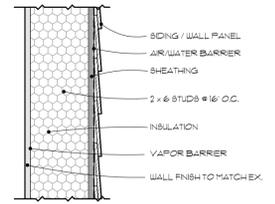




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NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE CONTRACT DOCUMENTS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME. THE CONTRACTORS SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL WORK IS DONE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES. THE CONTRACT DOCUMENTS UTILIZE A PROCESS CALLED FREE DESIGN OR DESIGN/BUILD FOR ROOF, WINDOW, PLUMBING, ELECTRICAL HVAC DETAILS, AND AS DESIGNATED IN THE SPECIFICATION AS TO BE COMPLETED ON A DESIGN/BUILD BASIS. THIS MEANS THAT THE CONTRACT DOCUMENTS DO NOT INCLUDE ALL REQUIRED DETAILS, AND THAT THE CONTRACTORS SHALL, USING THEIR OWN STAFF OR QUALIFIED SUBCONTRACTORS, DESIGN AND BUILD THE FREE DESIGN AND DESIGN/BUILD PORTIONS OF THE WORK. THE CLIENT IS DIRECTLY CONTRACTING WITH THE CONTRACTORS AND THEREFORE THE CLIENT AND THE CONTRACTORS ARE ASSUMING THE DESIGN AND BUILD RESPONSIBILITY FOR THE FREE DESIGN AND DESIGN/BUILD PORTIONS OF THE PROJECT. DEEP RIVER PARTNERS, LTD. IS NOT RESPONSIBLE FOR INSPECTING ANY ASPECT OF THE CONTRACTORS WORK, OR FOR OBSERVATION OF THE CONTRACTORS WORK FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS.



WALL TYPE A'
SCALE: 1/2" = 1'-0"

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

Notes Contractor shall verify unit size shown with model numbers and installation method
See Exterior Elevations for operable window swing direction
See Interior/Exterior Elevations for divided lite pattern

General Information

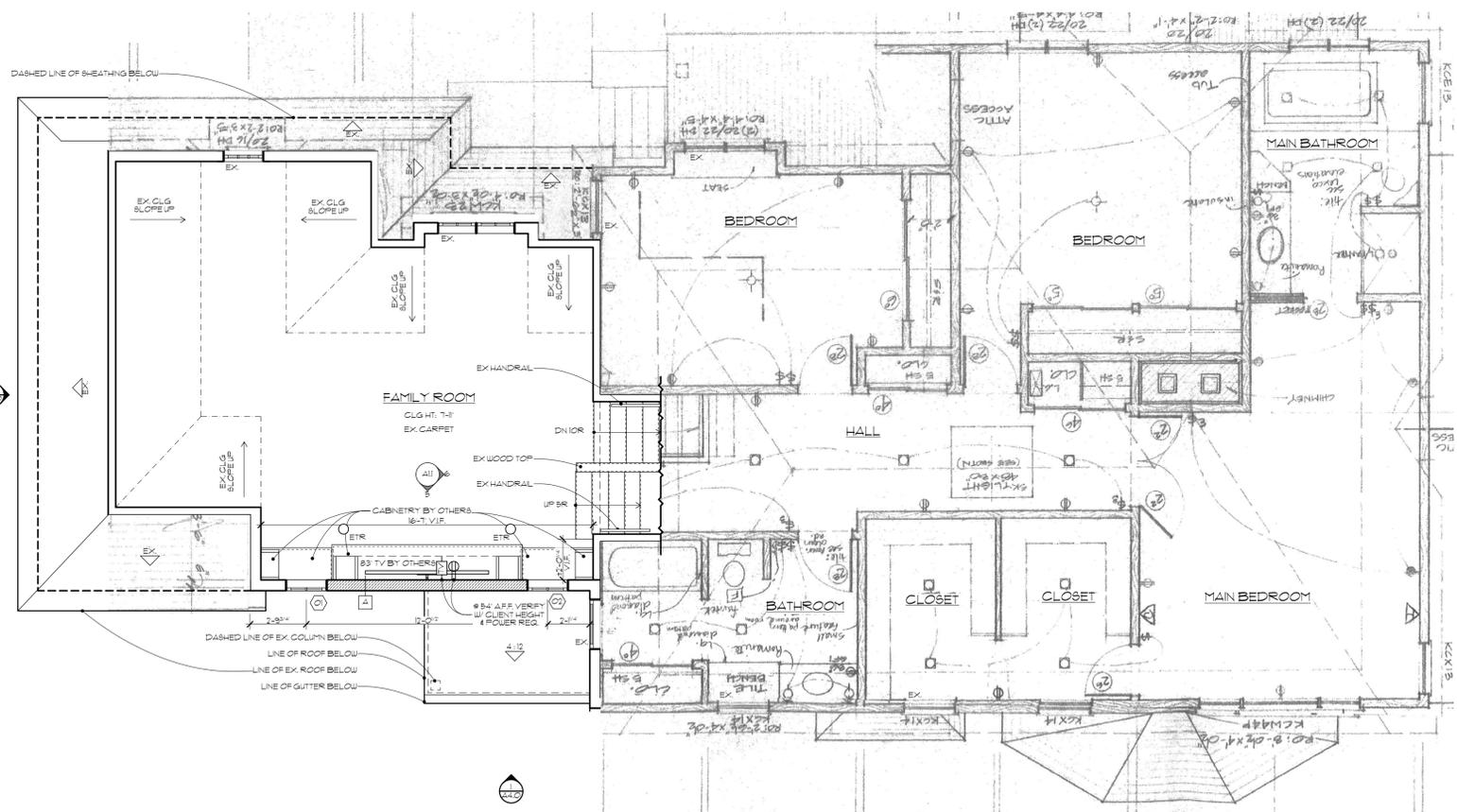
Manufacturer	Kolbe Ultra to match existing
Glass Type	Standard insulated clear, Low E2-272, argon filled with Stainless Steel Perimeter to match existing
Sticking	Match Existing
Divided Lites	7/8" Beveled simulated divided lite on interior to match existing
Interior Finish	Bare wood Pine
Exterior Finish	Clad to match existing

Window Information

Hardware Type	Crank-Out Nesting Handles, Traditional Locking Lever to match existing
Hardware Finish	Clay to match existing
Screen Type	Aluminum Screen Frame with Mesh to match existing
Screen Frame Color	Match existing

No.	Callout	Jamb Depth	Unit Width	Unit Height	Note
01	KUW146	6'-9 1/16"	2'-0 1/2"	4'-6 1/2"	
02	KUW 146	6'-9 1/16"	2'-0 1/2"	4'-6 1/2"	

2 WINDOW SCHEDULE



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

INTERIOR MATERIALS

FINISH CARPENTRY: ALL CABINETS AND INTERIOR FINISH MILLWORK TO BE PROVIDED BY OTHERS.

GYPSUM BOARD

GYPSUM WALL BOARD (ASTM C36) 1/2" THICKNESS EXCEPT AS REQUIRED BY FIRE CODES OR MANUFACTURERS STANDARD EDGES. TEXTURE TO MATCH EXISTING.

INTERIOR PAINT: WALLS - BENJAMIN MOORE PALE OAK
FAMILY ROOM CEILING AND BASE - BENJAMIN MOORE WHITE DOVE
CABINETS - STAN COLOR TBD

CABINET HARDWARE TO BE PROVIDED AND INSTALLED BY OTHERS.

ELECTRICAL KEY

FIXTURES

- CEILING-MOUNTED LIGHT
- WALL-MOUNTED LIGHT
- RECESSED DOWNLIGHT

CIRCUITRY

- SINGLE POLE SWITCH
- CIRCUITRY

POWER

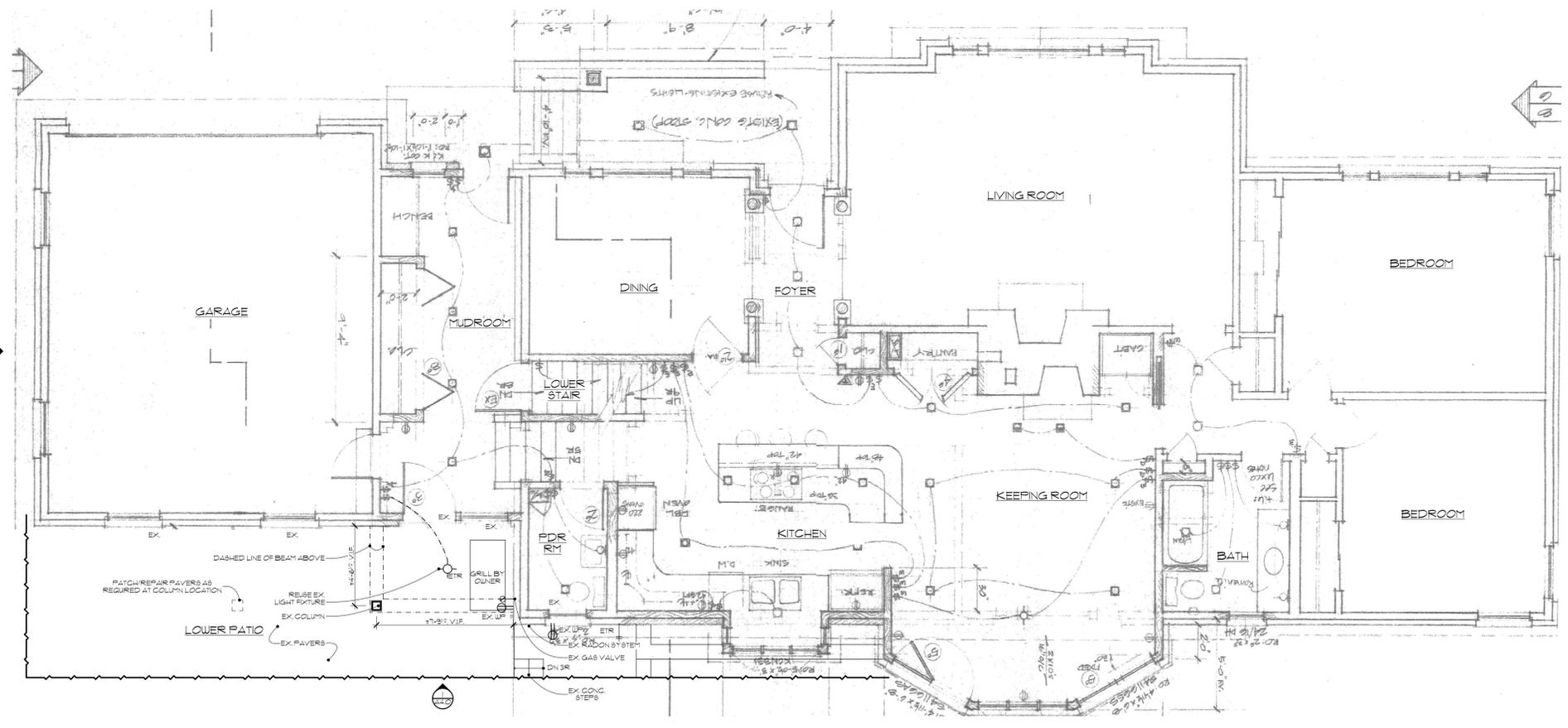
- DUPLEX RECEPTACLE
- WEATHER-RATED DUPLEX RECEPTACLE
- WEATHER-PROOF BOX BEZEL
- ETR - EXISTING TO REMAIN

LOW VOLTAGE

- TELEVISION JACK (BY TELECOMMUNICATIONS CONTRACTOR)
- TELEPHONE JACK (BY LOW VOLTAGE CONTRACTOR)

NOTES:

- ELECTRICAL KEY SYMBOLS ARE GENERAL LOCATIONS TO LOCATE POWER SUPPLIES & REMOTE TRANSFORMERS FOR LIGHT FIXTURES THAT REQUIRE THEM.
- THE FOLLOWING WORK TO BE COMPLETED ON A DESIGN/BUILD BASIS TO MEET ALL APPLICABLE REQUIREMENTS.
- ALL LIGHT LOAD HOME RUNS TO BE APPROPRIATE GAUGE WIRE FOR FIXTURES AND CIRCUITS.
- DESIGN CIRCUITS AND LOAD DISTRIBUTION TO PROPERLY HANDLE ELECTRICAL REQUIREMENTS.
- PROVIDE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION AS REQUIRED BY APPLICABLE CODES.
- WORK AT OUTLETS: INSTALL WITH AT LEAST 1/2 INCHES OF BLACK COULOR AT EACH OUTLET.
- LOW VOLTAGE WIRES TO BE BY LOW VOLTAGE CONTRACTOR.
- NOT ALL SYMBOLS MAY APPLY.
- COORDINATE LIGHT FIXTURES WITH CEILING & WALL CONSTRUCTION MECHANICAL WORK & SECURITY & FIRE PREVENTION FEATURES. CONTRACTOR TO VERIFY EXISTING CONDITIONS & DETERMINE APPLICATION & FIT OF SPECIFIED FIXTURES WITH EXISTING BUILDING COMPONENTS & NOTIFY DEEP RIVER PARTNERS OF ANY CONFLICTS THAT NEED RESOLUTION.
- ALL NEW SWITCHES AND RECEPTACLES TO MATCH EXISTING & EXISTING COLOR.



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

Project 2521
MORNINGSIDE REMODEL
865 MORNINGSIDE LANE
ELM GROVE, WI 53211

ISSUE DESCRIPTION	DATE
BID ISSUE	12/15/2025
BUILDING BOARD	01/06/2026

BUILDING BOARD FLOORPLANS



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