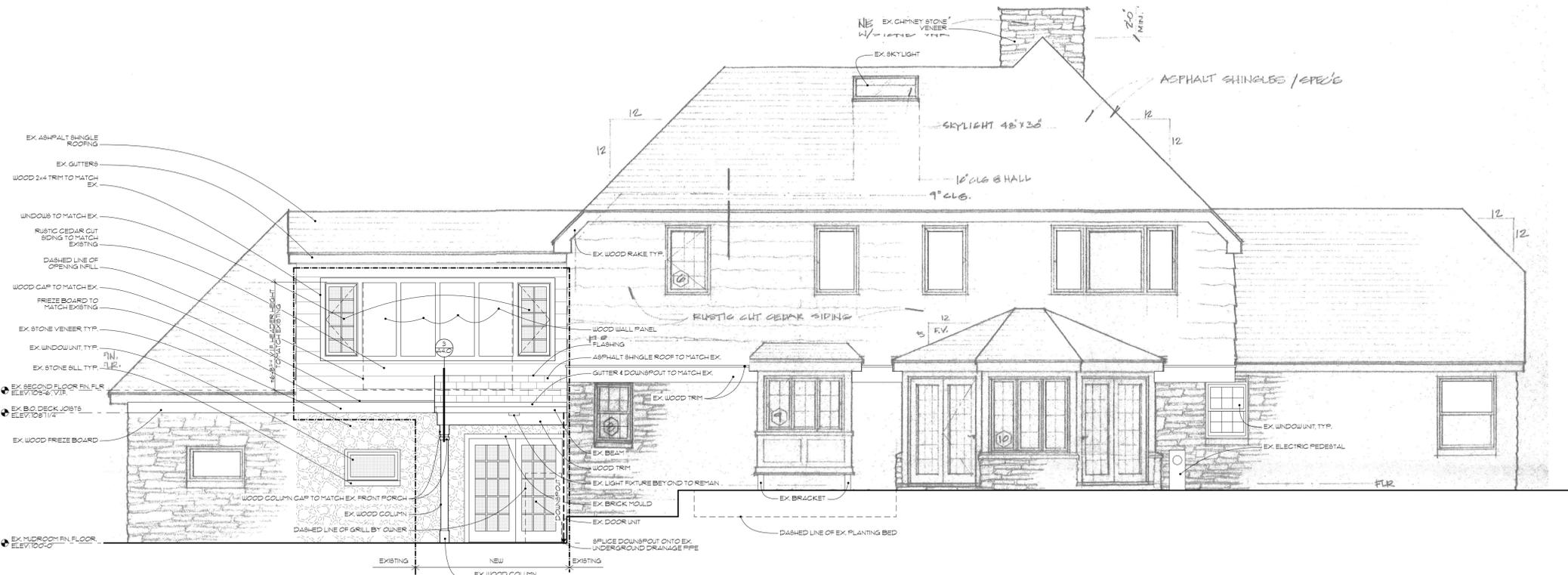


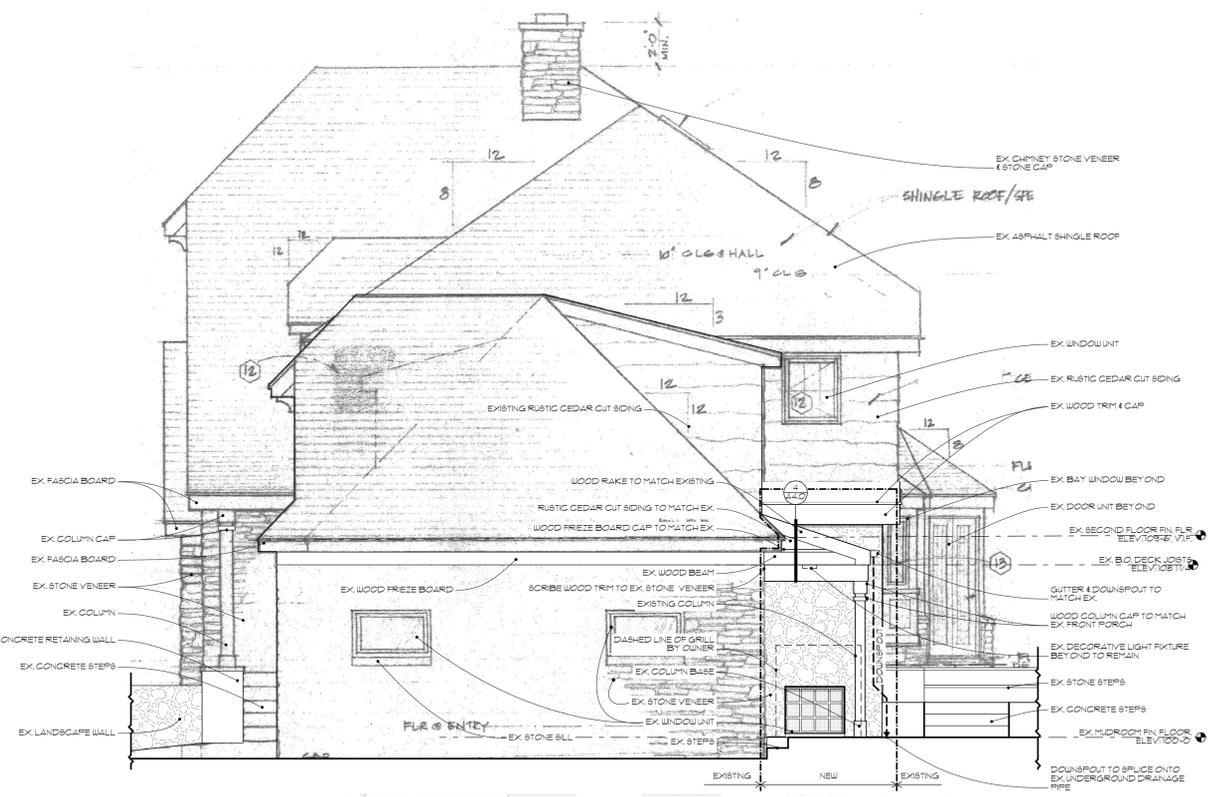
240 N. Milwaukee Street
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NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE CONTRACT DOCUMENTS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME. THE CONTRACTORS SHALL BE RESPONSIBLE 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.



1 WEST ELEVATION
SCALE 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE 1/4" = 1'-0"

EXTERIOR MATERIALS	
1. EXTERIOR AND INTERIOR PARTITIONS AND MSC BLOCKING, SLEEPERS & DROPS TO BE SPECIALLY ORDERED STANDARD AND BETTER.	EXTERIOR ENVELOPE/ CLADDING
2. EXTERIOR WALL SHEATHING TO BE 1/2" 5-PLY EXTERIOR GRADE DOUGLAS FIR PLYWOOD UNO.	1. RUSTIC CUT CEDAR SIDING TO MATCH EXISTING. PROVIDE INNER CORNER BOARD TO MATCH EXISTING.
3. AIR AND WATER INFILTRATION BARRIER SYSTEM TO BE COMPLETE WARRANTED TYVEK COMMERCIAL WRAP SYSTEM UNO.	2. WALL PANEL 3/4" EXTERIOR GRADE PLYWOOD TO MATCH EXISTING.
4. FASTENERS TO BE SIZE AND TYPE AS INDICATED AND / OR AS REQUIRED FOR THE INTENDED USE.	3. RAKE FRIEZE BOARD & CAP, FASCIA BOARD, COLUMN CAP & TRIM TO MATCH EXISTING.
5. COORDINATE LOCATION OF FURRING, BLOCKING AND SIMILAR SUPPORTS TO ALLOW ATTACHMENT OF OTHER CONSTRUCTION SUCH AS HANGING FIXTURES, MSC HARDWARE, WALL MOUNT TV'S, AND BATH ACCESSORIES.	4. CEILING PANEL 3/4" EXTERIOR GRADE PLYWOOD TO MATCH EXISTING.
6. PROVIDE A COMPLETE INSULATION SYSTEM AS REQUIRED TO MEET LOCAL & STATE CODE INCLUDING BUT NOT LIMITED TO: A. R-19 FIBERGLASS BATT INSULATION IN 2x6 EXTERIOR WALLS.	ROOF SYSTEM
7. VAPOR BARRIER POLYETHYLENE 6 MIL THICK 4" BURY SIDE OF EXTERIOR WALLS & CEILING.	1. ROOF SHEATHING: APARTICULATED STRUCTURAL 5/8" OSB.
	2. ASPHALT SHINGLES: ROOF TO MATCH EXISTING (WATERPROOF UNDERLAYMENT PER MFR RECOMMENDATIONS).
	3. GUTTER: TO MATCH EXISTING. DOWNSPOUT TO MATCH EXISTING.
	4. FLASHING: PREFINISHED STEEL FLASHING TO MATCH FINISH OF EXISTING AT NEW FRIEZE BOARD CAP INTERSECTION OF WALL AND ROOF AND MSC FLASHING AS SHOWN.
	LANDSCAPE PAVERS TO MATCH EXISTING
	EXTERIOR PAINT
	1. PAINT ALL NEW SIDING, TRIM, RAKE, FRIEZE BOARD & CAP, CEILING PANEL & COLUMN CAP TO MATCH EXISTING SIDING & TRIM.
	2. PAINT EXISTING COLUMN, COLUMN BASE AND BEAMS TO MATCH EXISTING SIDING & TRIM.
	3. NOTE: PROVIDE SAMPLE OF PAINT ON EXIST. TRIM TO DEEP RIVER PARTNERS FOR VERIFICATION BEFORE PAINTING.

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

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

EXTERIOR ELEVATIONS & DETAILS

A4.0