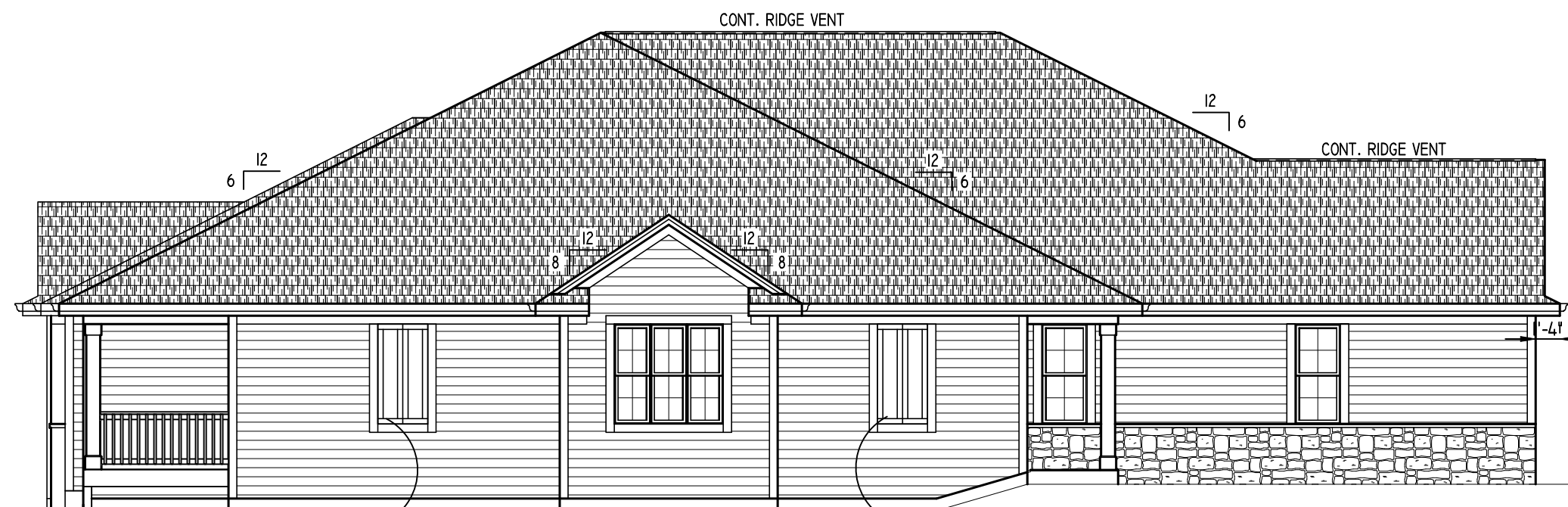




REAR ELEVATION  
SCALE: 1/8" = 1'-0"

- EXTERIOR MATERIALS**
- ROOFING: PRO 30 DIMENSIONAL SHINGLES.
  - SIDING: PREFINISHED HARDI PLANK SIDING.
  - 5/4x6 & 5/4x4 MIRATEC CORNERS BOARDS.
  - 5/4x6 MIRATEC TRIM WINDOW.
  - FASCIA: 8" ALUMINUM CLAD.
  - SOFFIT: VENTED ALUMINUM.
  - RAKE FASCIA: 6" ALUMINUM CLAD.
  - RAKE TRIM: 3" ALUMINUM CLAD.
  - RAKE FRIEZE: 5/4x6 MIRATEC.
  - FIXTURE BLOCKS: VINYL J-BLOCK; PAINTED MIRATEC @ STONE AREAS.
  - GARAGE JAMB: PAINTED MIRATEC.
  - (1) ROW (3'-0" WIDE) ICE & WATER SHIELD ENTIRE LENGTH ALL VALLEYS
  - ICE & WATER SHIELD AS REQUIRED @ SADDLES.



LEFT ELEVATION

NOTE: HEEL HEIGHTS ARE AS FOLLOWS:  
 -6:12 ROOF PITCH (8 3/8" HEEL) W/ 1'-4" OVERHANG @ FIRST FLOOR  
 -7.699:12 ROOF PITCH (10 5/8" HEEL) W/ 1'-4" OVERHANG @ FIRST FLOOR  
 -8:12 ROOF PITCH (11 1/16" HEEL) W/ 1'-4" OVERHANG @ FIRST FLOOR



RIGHT ELEVATION



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

TALLGRASS VILLAS  
4/5/22

Model: SABRINA  
Elevation: TRANSITIONAL  
Plan: #1600  
Series: ----  
Sheet: #600

**BIELINSKI HOMES**  
 1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494

Built for:  
TALLGRASS VILLAS

Job Number: ----

Phase: BASE PLANS

Date	By	Revision

Drawn By: GRB Wkst Date: ----  
 Plan Date: 05/20/2020 Release Date: ----

Technical Data:  
 SQUARE FOOTAGE:  
 1ST FLOOR - 1600 SQ. FT.  
 OPEN VOLUME - N/A  
 TOTAL 1600 SQ. FT.

UNIT 1 GARAGE AREA - 506 SQ. FT.  
 UNIT 2 GARAGE AREA - 484 SQ. FT.  
 OVERALL WIDTH - 64'-0"  
 OVERALL DEPTH - 82'-0"

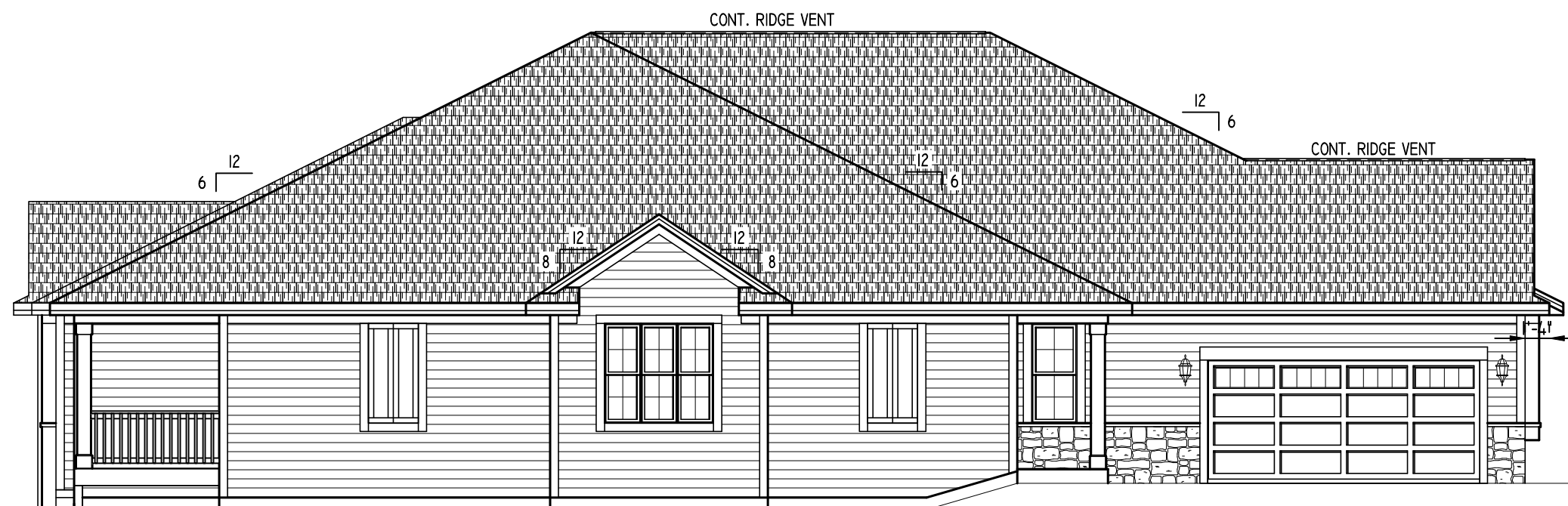
Model: SABRINA  
 Elevation: TRANSITIONAL  
 Plan: #1600 Series: ----  
 Sheet Title

ELEVATIONS



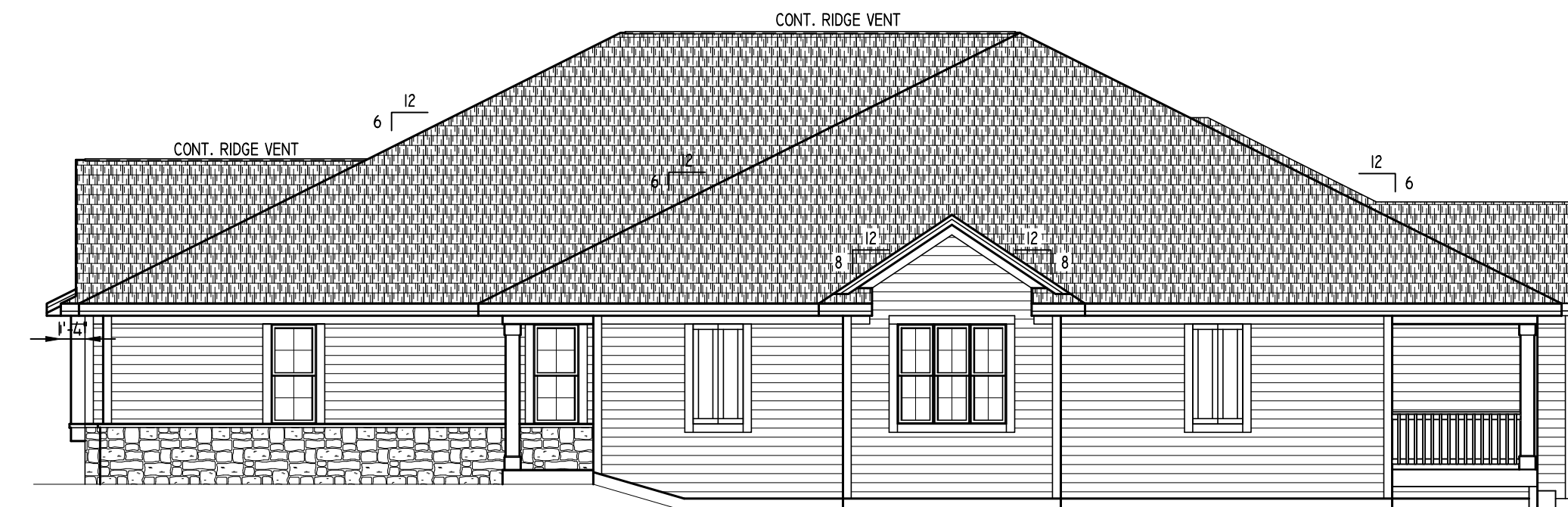
REAR ELEVATION  
SCALE: 1/8" = 1'-0"

- EXTERIOR MATERIALS**
- ROOFING: PRO 30 DIMENSIONAL SHINGLES.
  - SIDING: PREFINISHED HARDI PLANK SIDING.
  - 5/4x6 & 5/4x4 MIRATEC CORNERS BOARDS.
  - 5/4x6 MIRATEC TRIM WINDOW.
  - FASCIA: 8" ALUMINUM CLAD.
  - SOFFIT: VENTED ALUMINUM.
  - RAKE FASCIA: 6" ALUMINUM CLAD.
  - RAKE TRIM: 3" ALUMINUM CLAD.
  - RAKE FRIEZE: 5/4x6 MIRATEC.
  - FIXTURE BLOCKS: VINYL J-BLOCK; PAINTED MIRATEC @ STONE AREAS.
  - GARAGE JAMB: PAINTED MIRATEC.
  - (1) ROW (3'-0" WIDE) ICE & WATER SHIELD ENTIRE LENGTH ALL VALLEYS
  - ICE & WATER SHIELD AS REQUIRED @ SADDLES.



LEFT ELEVATION

NOTE: HEEL HEIGHTS ARE AS FOLLOWS:  
 -6:12 ROOF PITCH (8 3/8" HEEL) W/ 1'-4" OVERHANG @ FIRST FLOOR  
 -7.699:12 ROOF PITCH (10 5/8" HEEL) W/ 1'-4" OVERHANG @ FIRST FLOOR  
 -8:12 ROOF PITCH (11 1/16" HEEL) W/ 1'-4" OVERHANG @ FIRST FLOOR



RIGHT ELEVATION



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

TALLGRASS VILLAS  
4/5/22

Model: SABRINA  
Elevation: TRANSITIONAL  
Plan: #1600  
Series: ----  
Sheet: #600

**BIELINSKI HOMES**  
1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494

Built for:  
**TALLGRASS VILLAS**

Job Number: ----

Phase: BASE PLANS

Date	By	Revision

Drawn By: GRB Wkst Date: ----  
 Plan Date: 05/20/2020 Release Date: ----

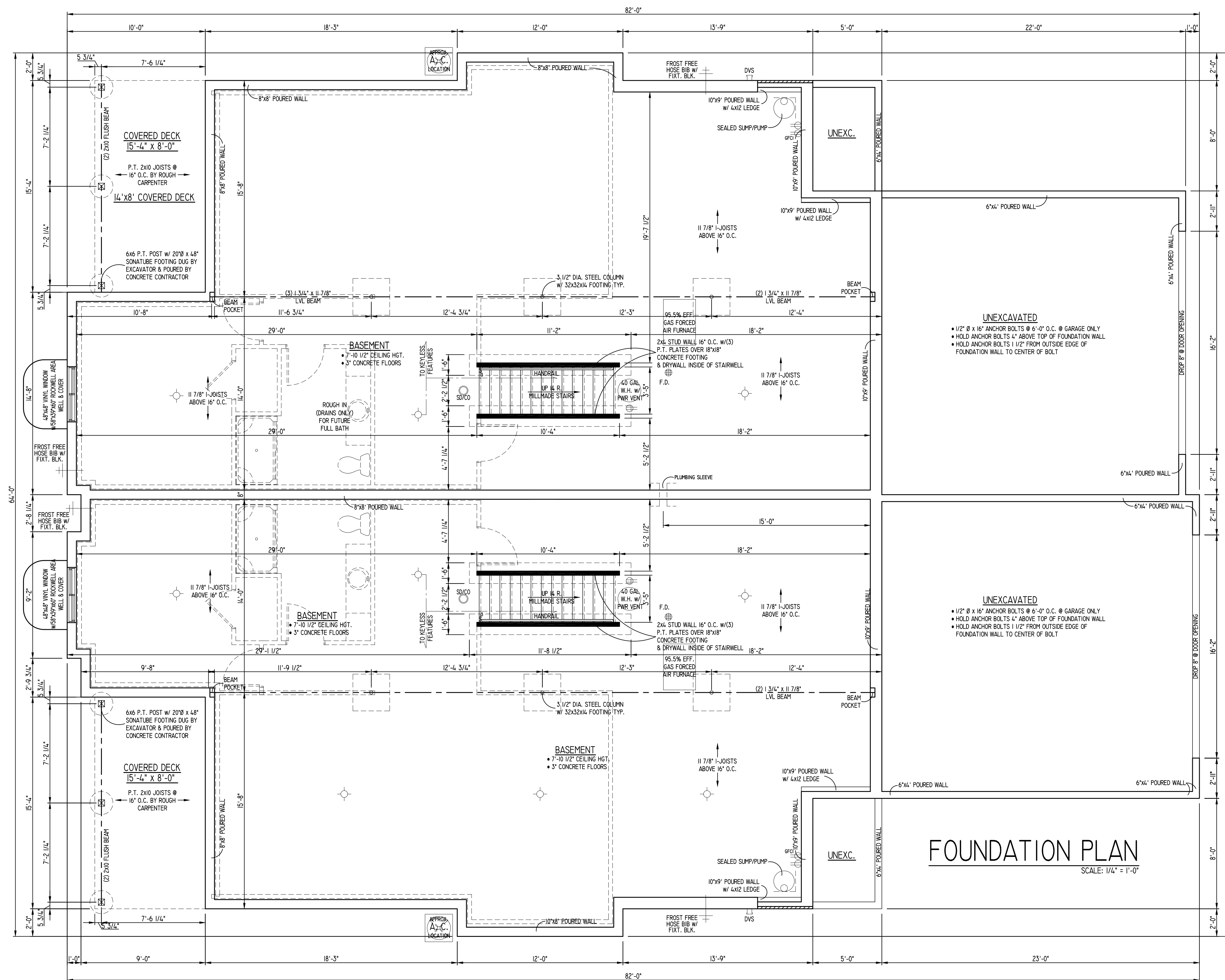
Technical Data:  
**SQUARE FOOTAGE:**  
 1ST FLOOR - 1600 SQ. FT.  
 OPEN VOLUME - N/A  
 TOTAL 1600 SQ. FT.

UNIT 1 GARAGE AREA - 506 SQ. FT.  
 UNIT 2 GARAGE AREA - 484 SQ. FT.  
 OVERALL WIDTH - 64'-0"  
 OVERALL DEPTH - 82'-0"

Model: SABRINA  
Elevation: TRANSITIONAL  
Plan: #1600 Series: ----

Sheet Title  
**ELEVATIONS**





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

Model: SABRINA  
Elevation: TRANSITIONAL  
Plan: #1600  
Series: ----  
Page: #600

**BIELINSKI HOMES**  
1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494

Built for:  
**TALLGRASS VILLAS**

Job Number: ----

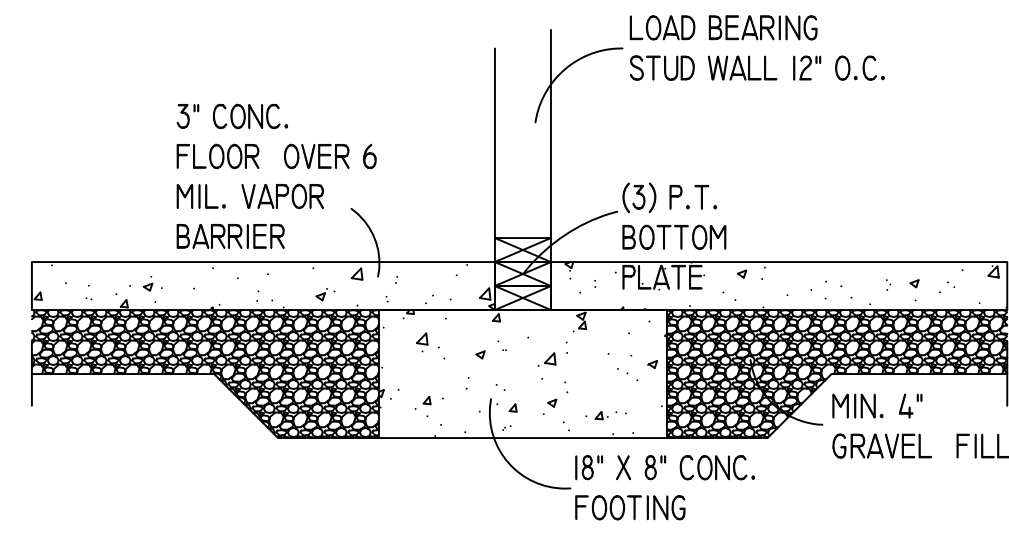
Phase: **BASE PLANS**

Date	By	Revision
05/20/2020	GRB	1

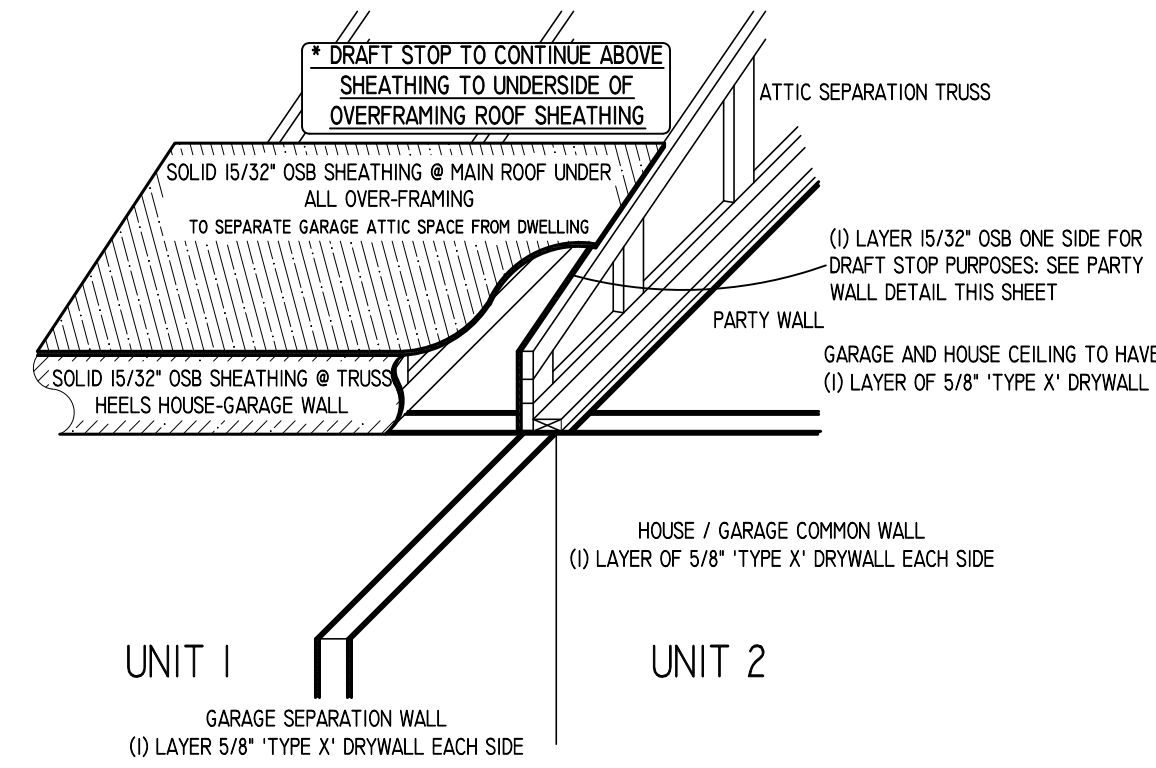
Drawn By: GRB  
Plan Date: 05/20/2020

Technical Data:  
**SQUARE FOOTAGE:**  
1ST FLOOR - 1600 SQ. FT.  
OPEN VOLUME - N/A  
TOTAL 1600 SQ. FT.  
UNIT 1 GARAGE AREA - 506 SQ. FT.  
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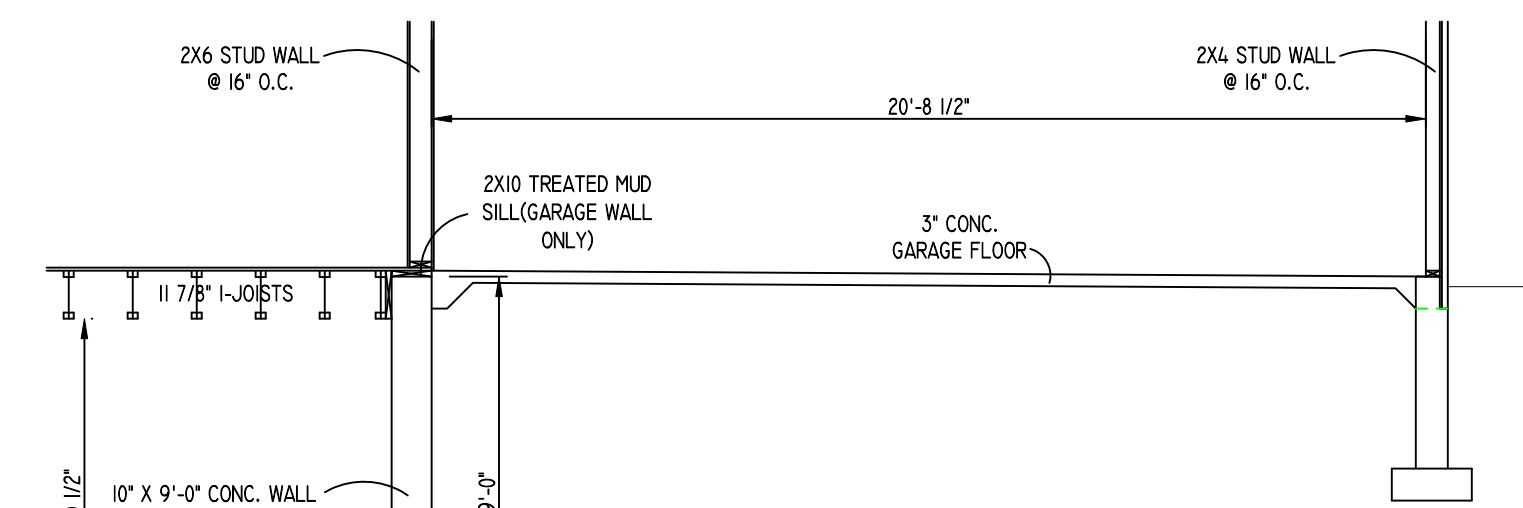
Model: SABRINA  
Elevation: TRANSITIONAL  
Plan: #1600  
Series: ----  
Sheet Title: **FOUNDATION PLAN**



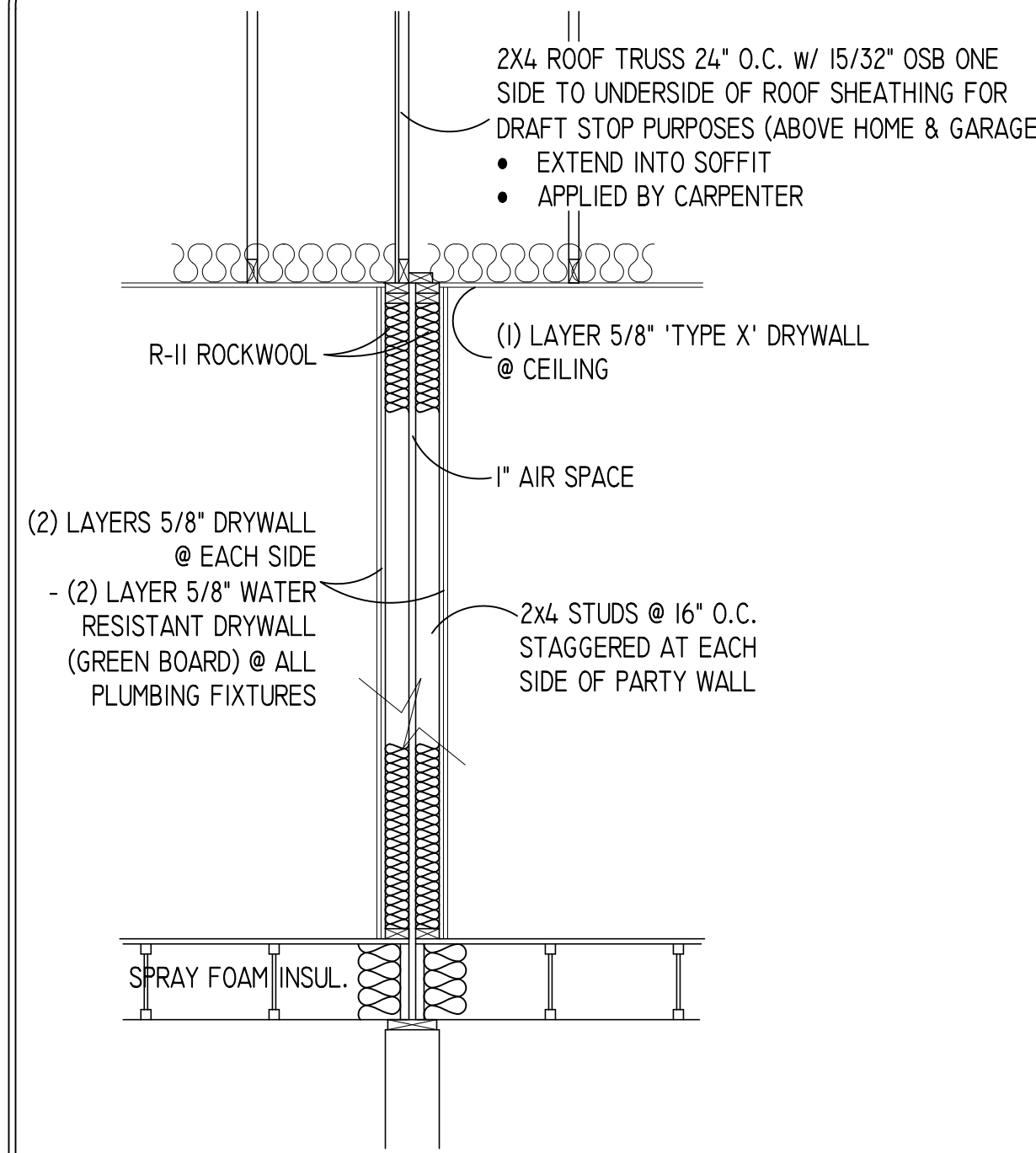
S-8 BASEMENT BEARING WALL



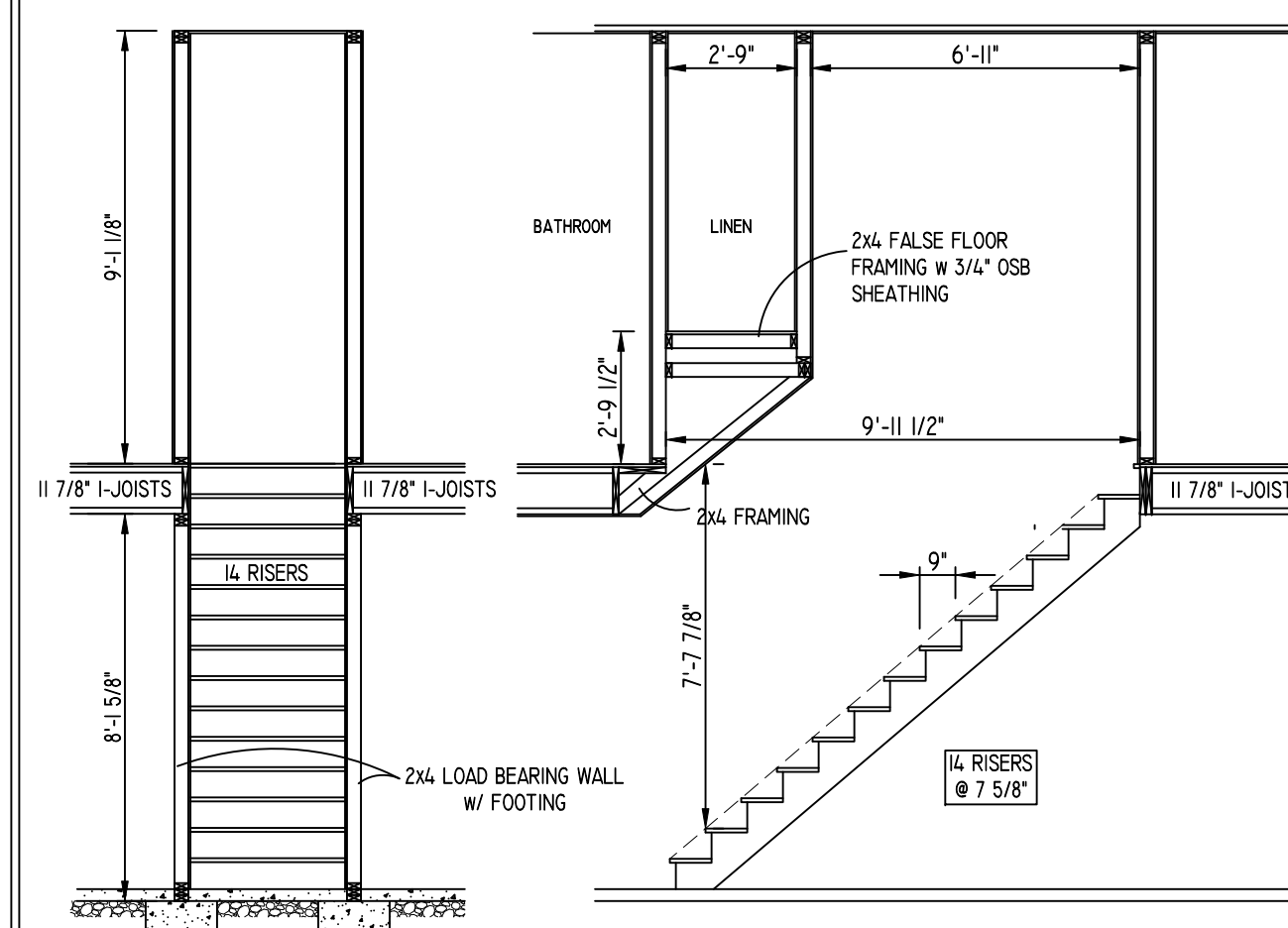
3 CONDO UNIT FIRE SEPARATION



08 GARAGE SECTION  
1/4" = 1'-0"

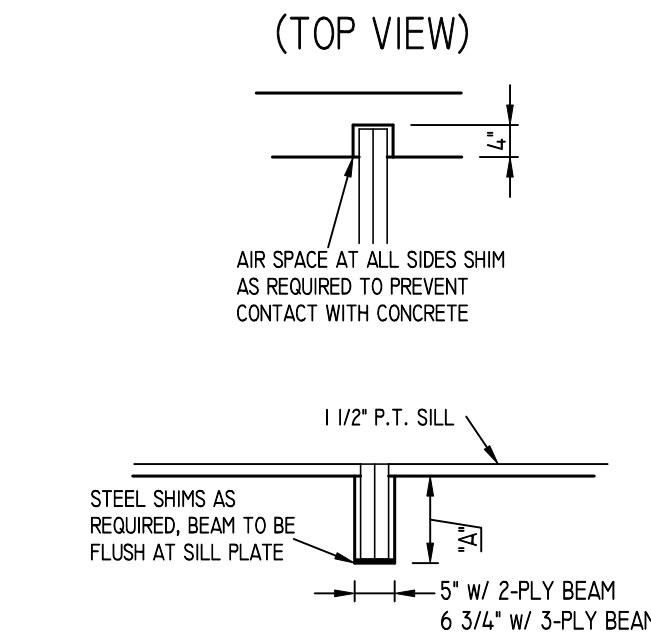


2 PARTY WALL DETAIL  
SCALE: 1/2" = 1'-0"

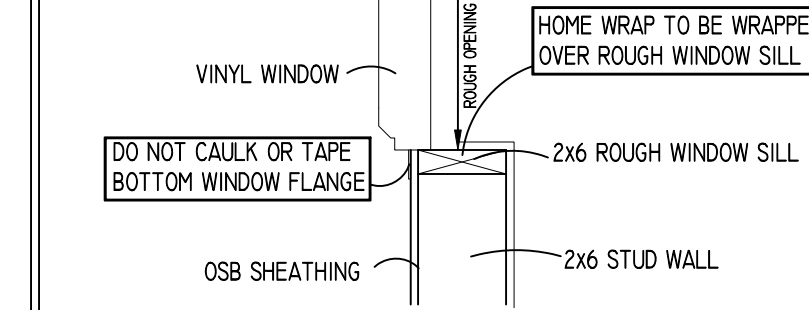


02 STAIR SECTION  
SCALE: 1/4" = 1'-0"

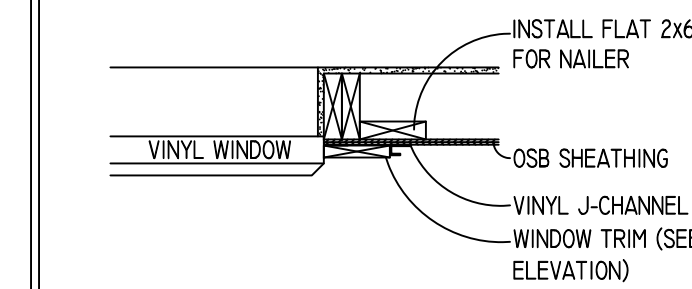
02A STAIR SECTION  
SCALE: 1/4" = 1'-0"



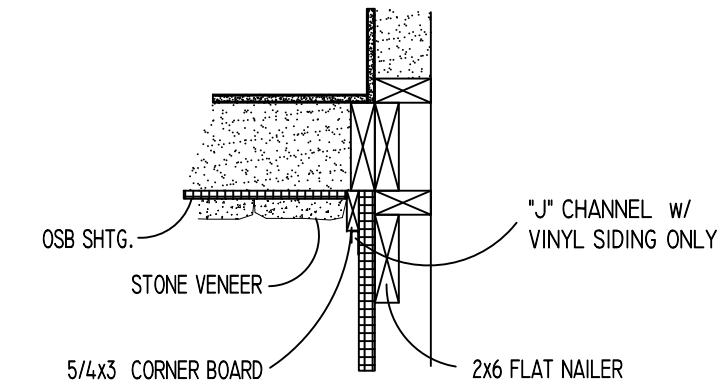
S-9 BEAM POCKET DETAIL  
WOOD BEAMS ONLY



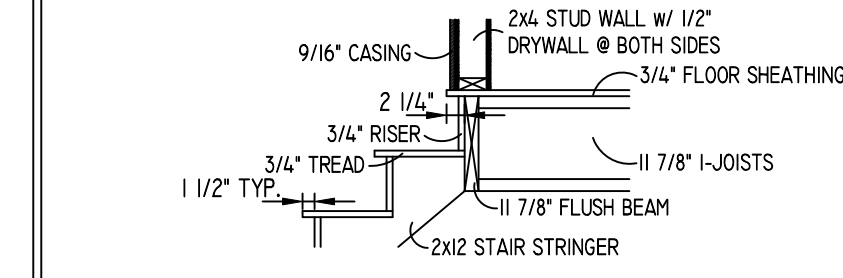
S-15 WINDOW SILL DETAIL  
SCALE: 1/4" = 1'-0"



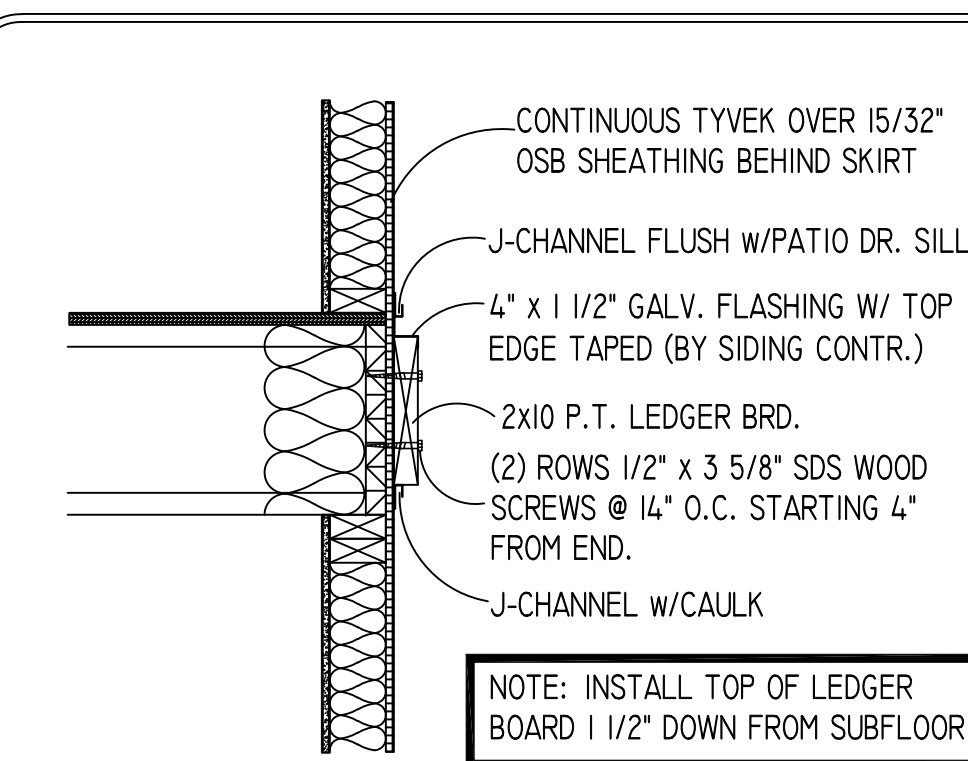
S-16 WINDOW TRIM DETAIL  
SCALE: 3/4" = 1'-0"



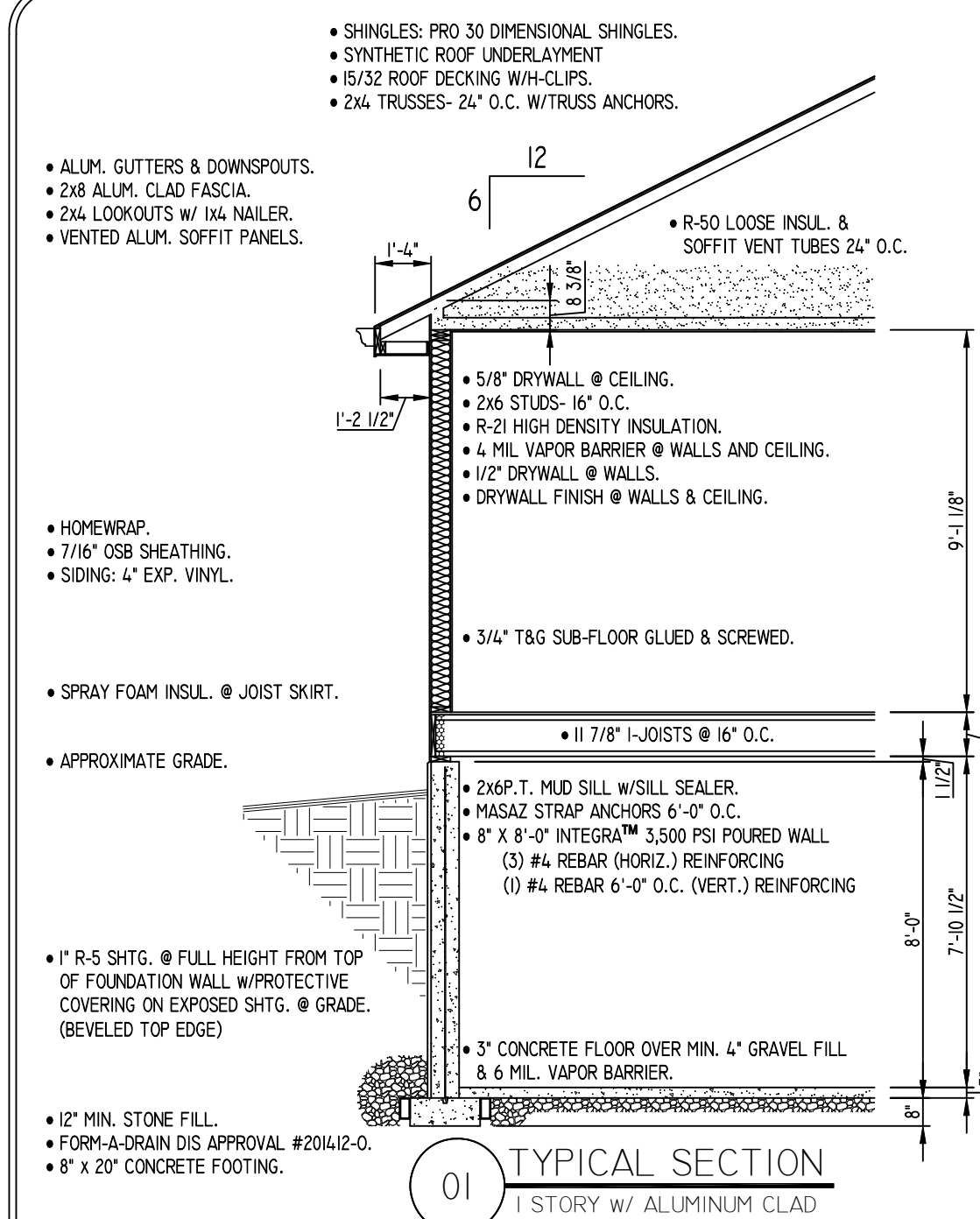
E-8 STONE INSIDE CORNER DETAIL



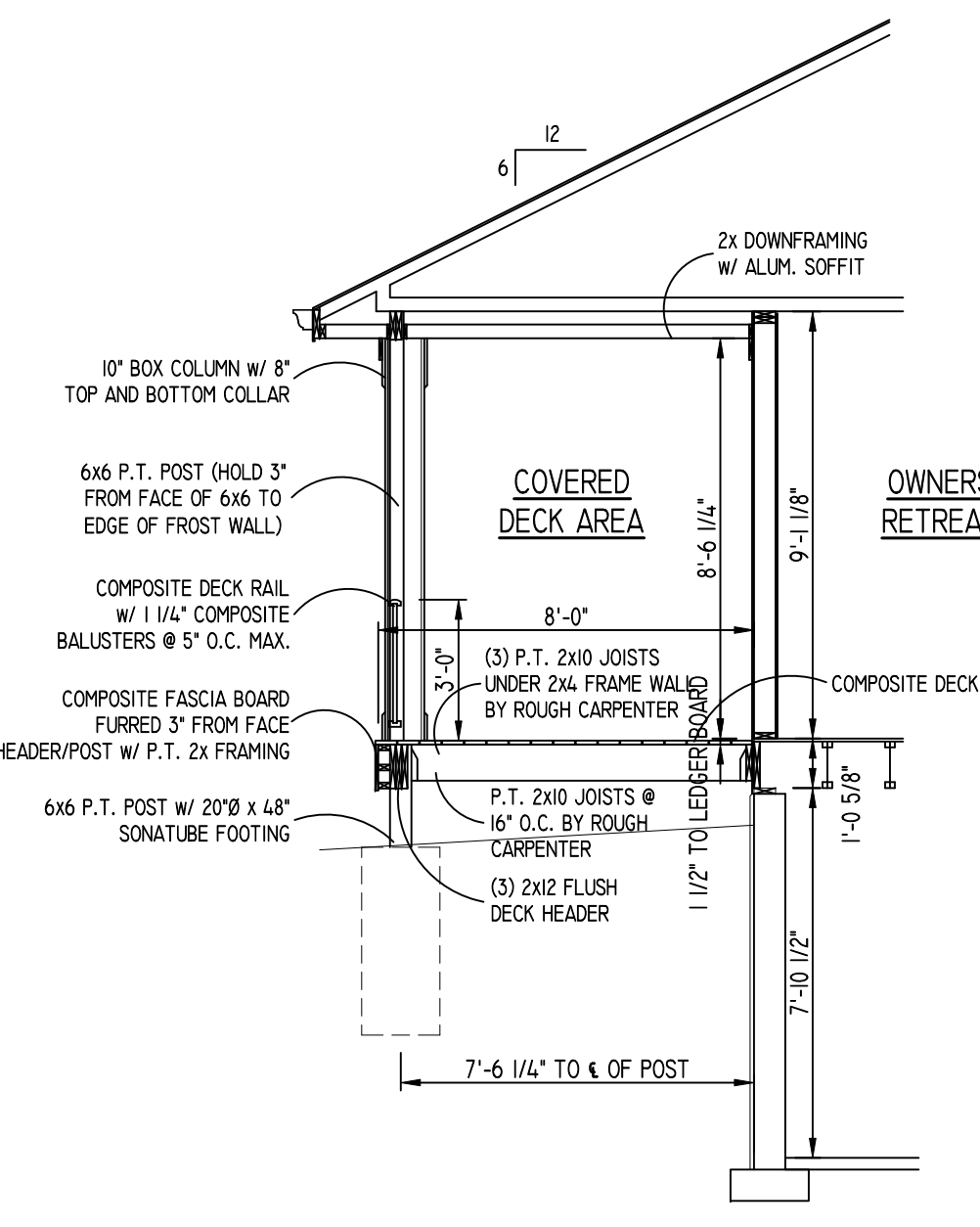
S-11 ENLARGED STAIR SECTION  
SCALE: 1/2" = 1'-0"



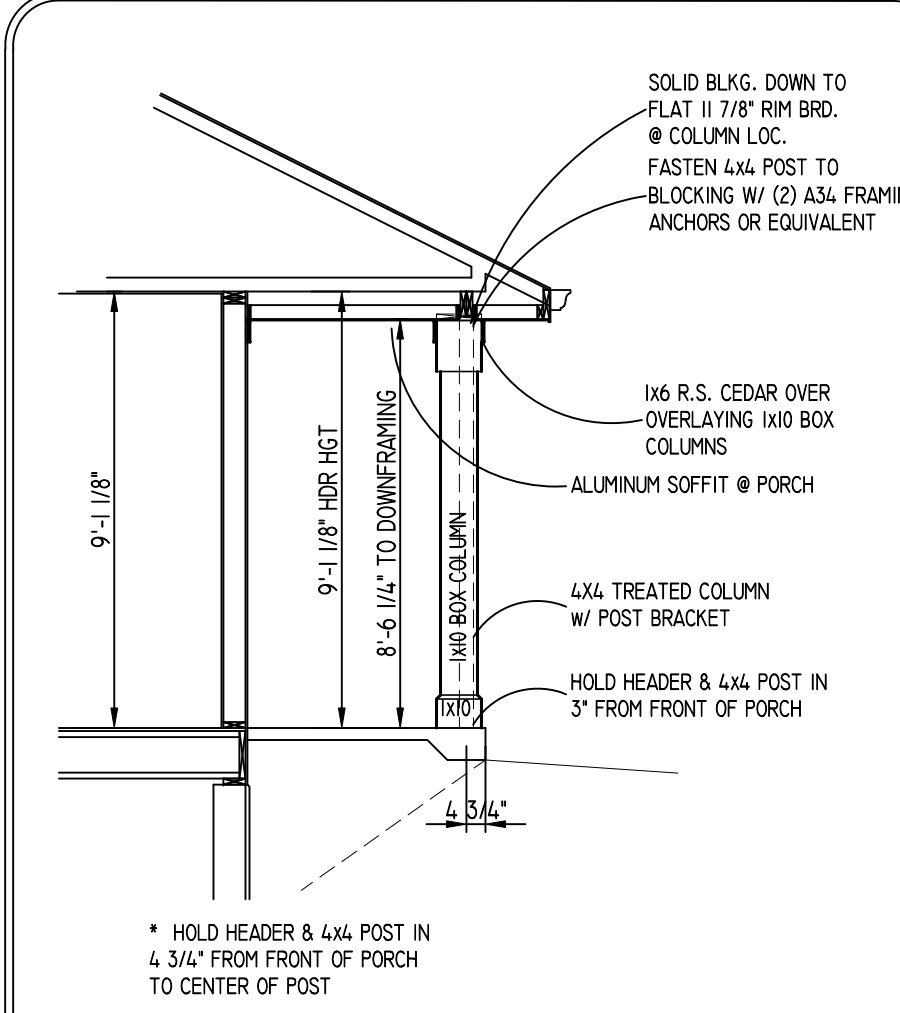
S-10 DECK LEDGER DETAIL



01 TYPICAL SECTION  
1 STORY W/ ALUMINUM CLAD



13 COVERED LIVING AREA SECTION  
1/4" = 1'-0"



S-21 PORCH SECTION  
SCALE: 1/4" = 1'-0"

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Model: SABRINA  
Elevation: TRANSITIONAL  
Plan: #1600  
Series: ----  
Page: #1600

**BELINSKI HOMES**  
1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494

Built for: TALLGRASS VILLAS

Job Number: ----

Phase:		BASE PLANS	
Date	By	Date	Revision
05/20/2020	GRB		

Drawn By: GRB Wkst Date: ----  
Plan Date: 05/20/2020 Release Date: ----

Technical Data:  
SQUARE FOOTAGE:  
1ST FLOOR - 1600 SQ. FT.

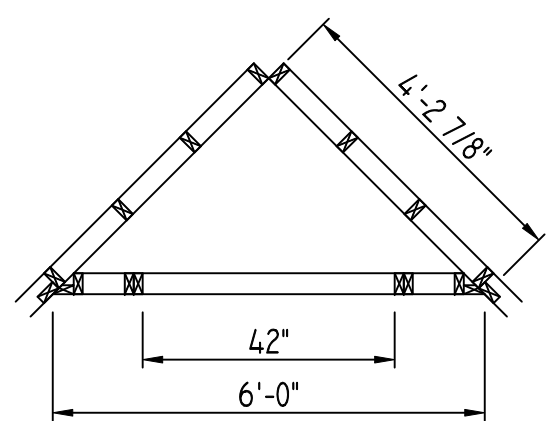
OPEN VOLUME - N/A  
TOTAL 1600 SQ. FT.

UNIT 1 GARAGE AREA - 506 SQ. FT.  
UNIT 2 GARAGE AREA - 484 SQ. FT.  
OVERALL WIDTH - 64'-0"  
OVERALL DEPTH - 82'-0"

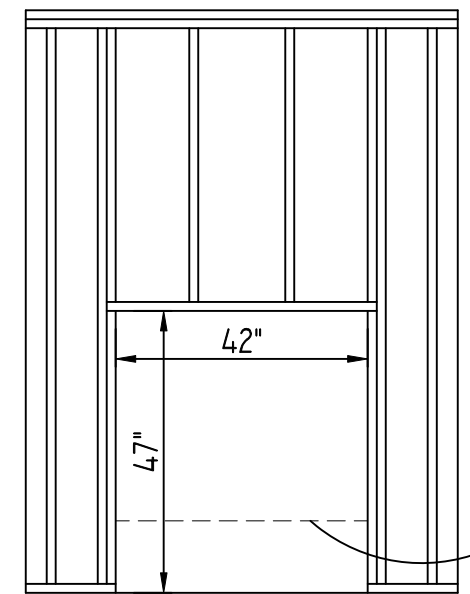
Model: SABRINA  
Elevation: TRANSITIONAL  
Plan: #1600  
Series: ----  
Sheet Title

DETAILS

Sheet Number



TOP VIEW



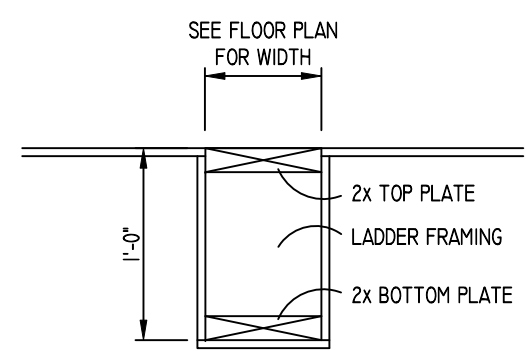
FRONT VIEW

■ FIREPLACE INSTALLER TO FURNISH DUROCK MATERIAL & LABOR TO COMPLETE FINISHED OPENING

■ FIREPLACE INSTALLER TO FURNISH ALL FRAMING MATERIALS & LABOR FOR 12" FIREPLACE PLATFORM WHEN NEEDED AND DOWN FRAMING OF ROUGH OPENING HEIGHT

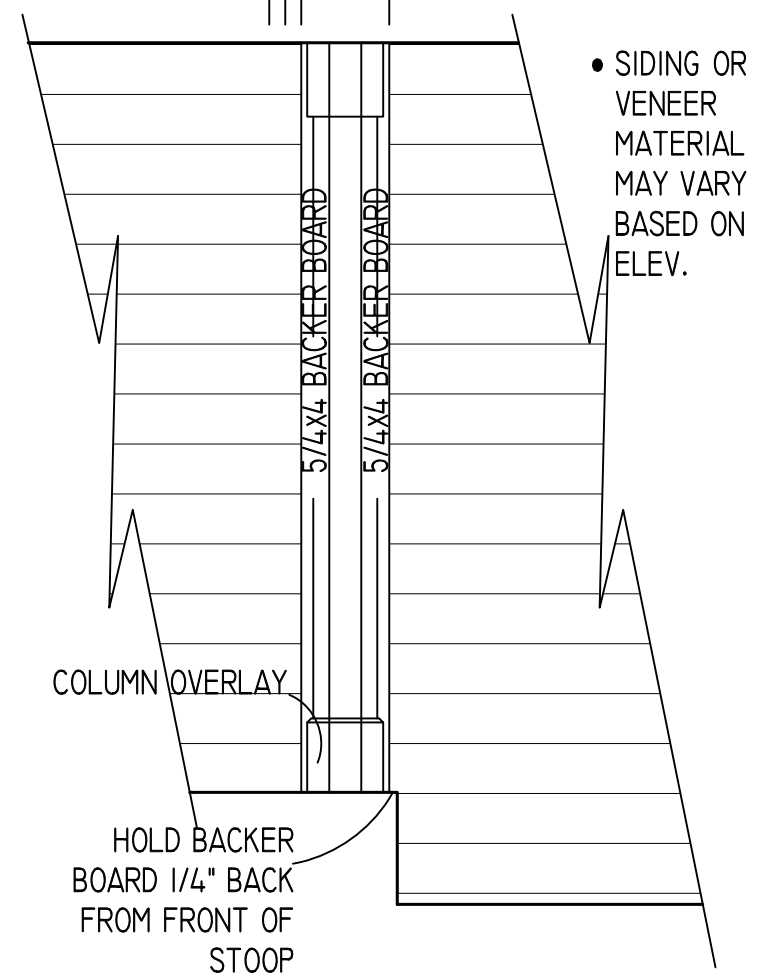
12" TALL PLATFORM (IF NEEDED- SEE FACING DETAIL)

S-12 FIREPLACE FRAMING DETAIL  
CORNER UNIT



I-13 FALSE DROPPED HEADER DETAIL  
SECTION VIEW

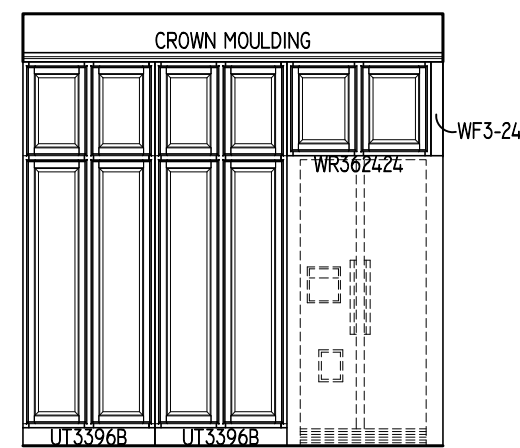
- 1'-3" 12" BOX COLUMN
- 1'-1" 10" BOX COLUMN
- 1" 8" BOX COLUMN



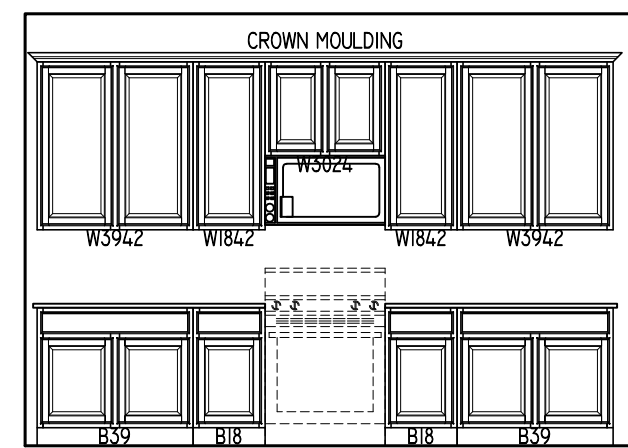
• SIDING OR VENEER MATERIAL MAY VARY BASED ON ELEV.

\* COLUMN BACKER BOARD INSTALLED BY ROUGH CARPENTER

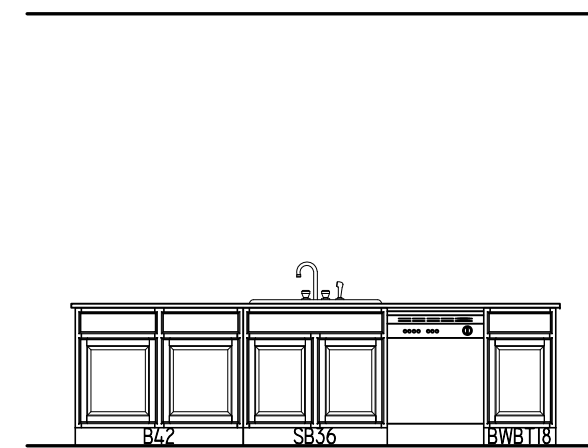
E-25 COLUMN BACKER DETAIL  
APPLIED BY ROUGH CARPENTER



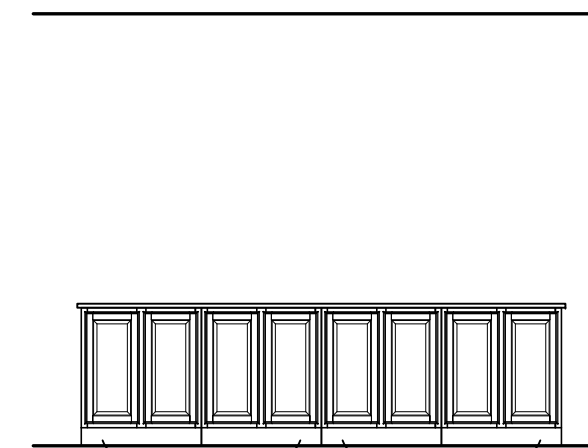
01 KITCHEN  
SCALE: 1/4" = 1'-0"



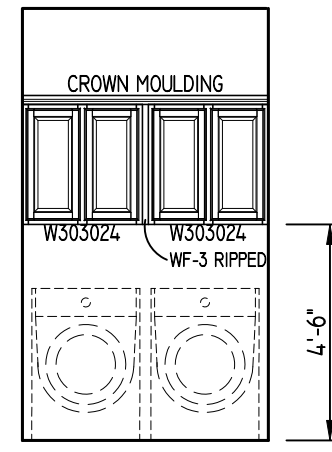
02 KITCHEN  
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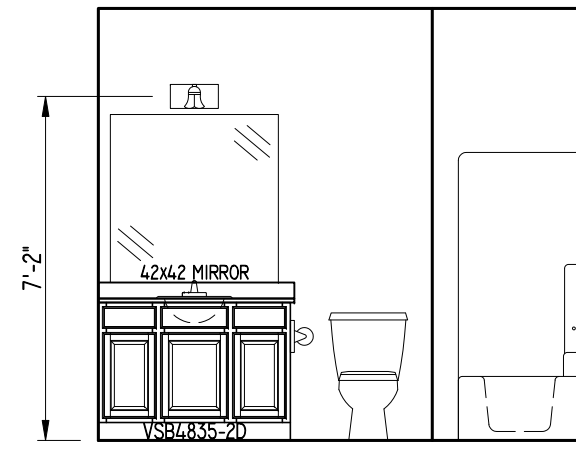
03 KITCHEN  
SCALE: 1/4" = 1'-0"



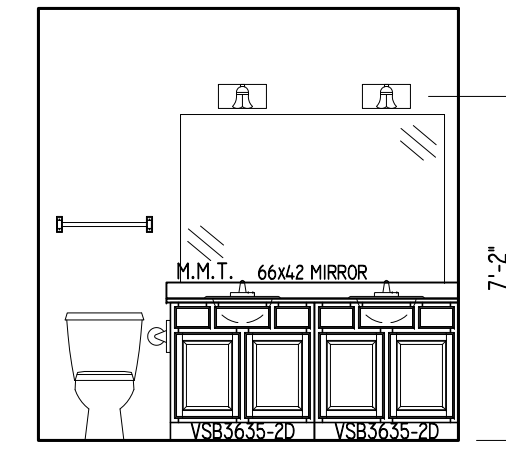
04 KITCHEN  
SCALE: 1/4" = 1'-0"



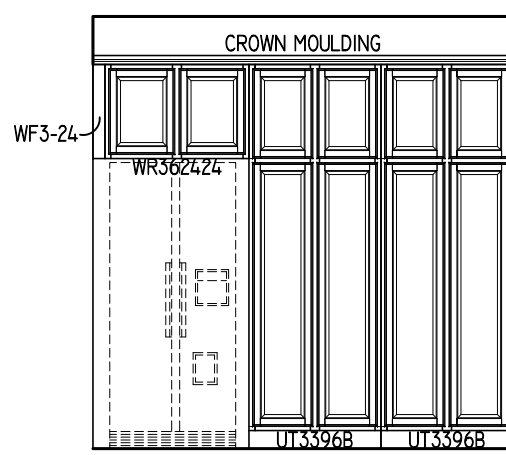
05 LAUNDRY  
SCALE: 1/4" = 1'-0"



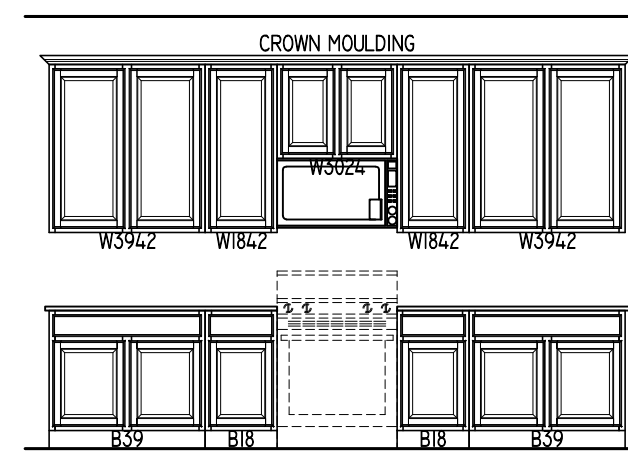
06 HALL BATH  
SCALE: 1/4" = 1'-0"



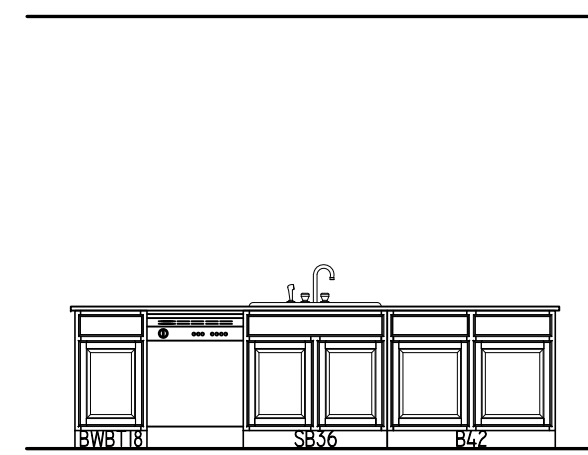
07 MASTER BATH  
SCALE: 1/4" = 1'-0"



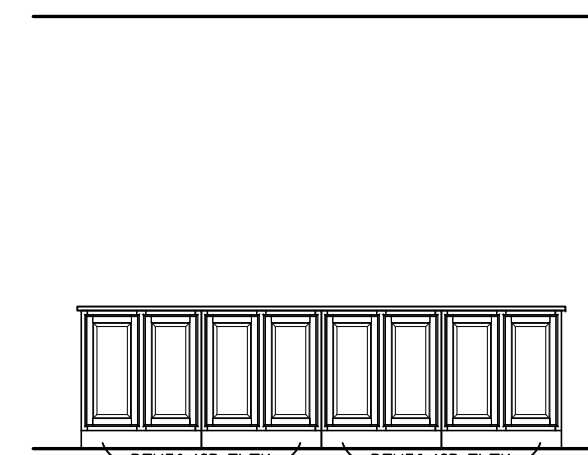
08 KITCHEN  
SCALE: 1/4" = 1'-0"



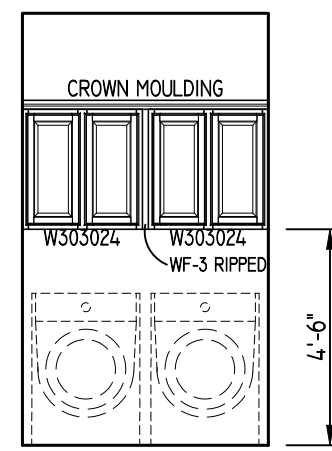
09 KITCHEN  
SCALE: 1/4" = 1'-0"



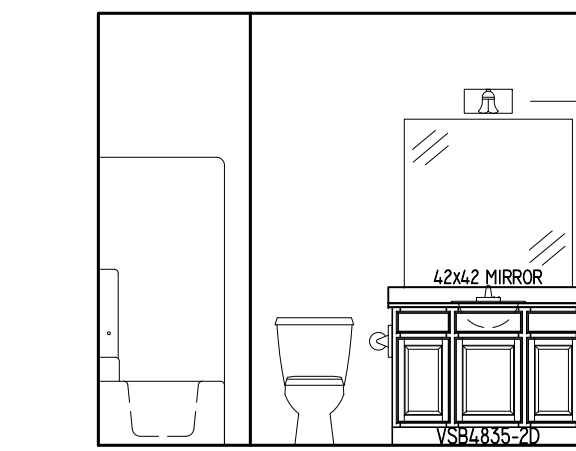
10 KITCHEN  
SCALE: 1/4" = 1'-0"



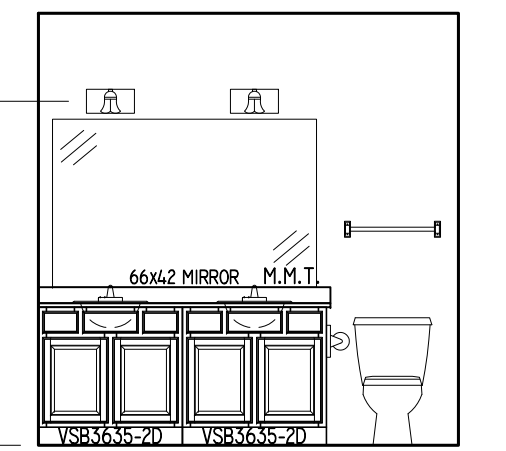
11 KITCHEN  
SCALE: 1/4" = 1'-0"



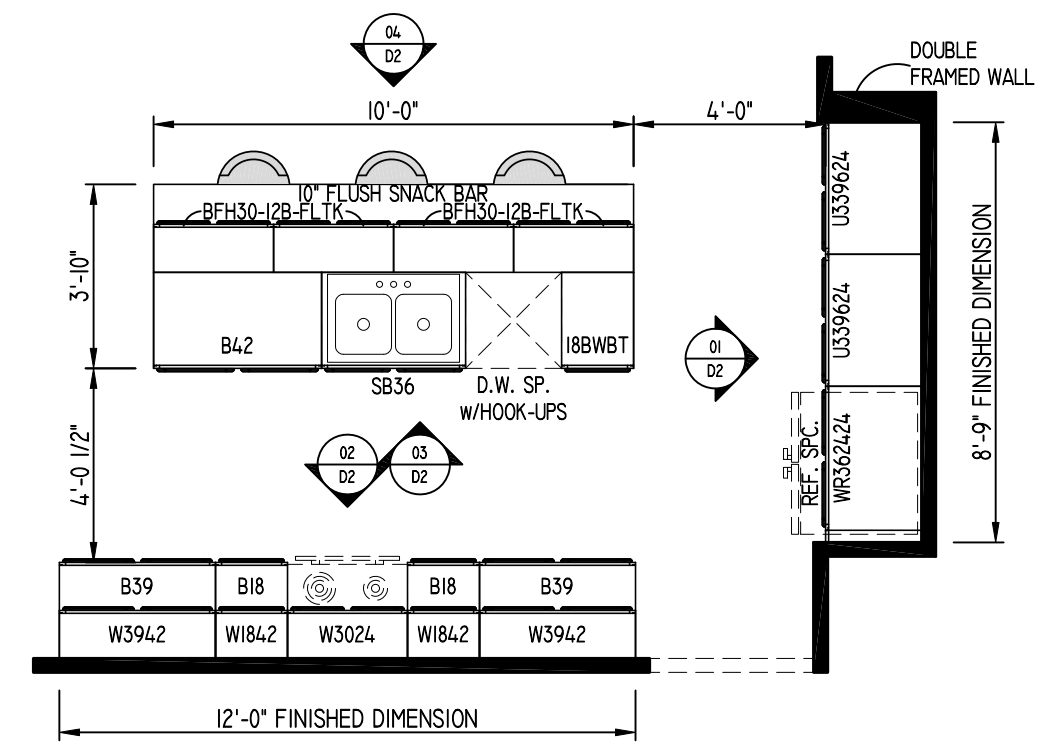
12 LAUNDRY  
SCALE: 1/4" = 1'-0"



13 HALL BATH  
SCALE: 1/4" = 1'-0"

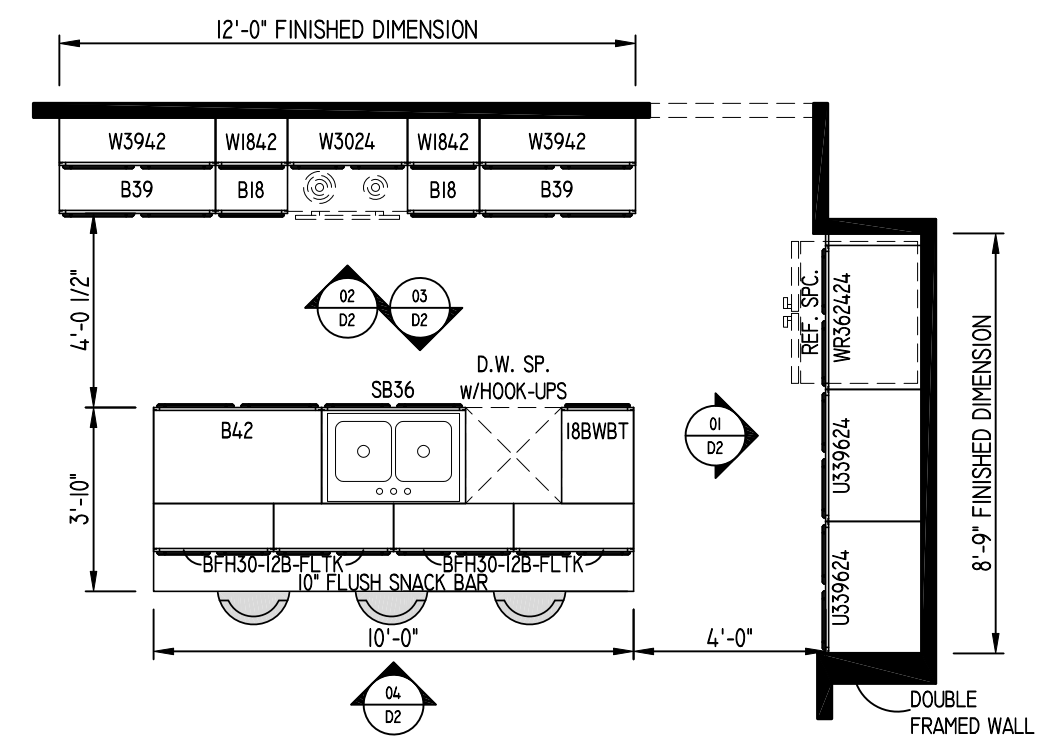


14 MASTER BATH  
SCALE: 1/4" = 1'-0"



K-2 UNIT 2 KITCHEN LAYOUT  
SCALE: 1/4" = 1'-0"

- CROWN MOULDING @ KITCHEN
- QUARTZ COUNTERTOPS @ KITCHEN
- BASE LEVEL CABINET DOOR HARDWARE THROUGHOUT
- DELUXE CABINET CONSTRUCTION THROUGHOUT
- FLUSH TOE-KICK @ ISLAND CABINETS @ SNACK BAR OVERHANG



K-1 UNIT 1 KITCHEN LAYOUT  
SCALE: 1/4" = 1'-0"

- CROWN MOULDING @ KITCHEN
- QUARTZ COUNTERTOPS @ KITCHEN
- BASE LEVEL CABINET DOOR HARDWARE THROUGHOUT
- DELUXE CABINET CONSTRUCTION THROUGHOUT
- FLUSH TOE-KICK @ ISLAND CABINETS @ SNACK BAR OVERHANG

NOTES

- GENERAL NOTES:
  - SOME NOTES MAY NOT PERTAIN. IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTOR OR VENDOR TO CLARIFY WHICH NOTES DO NOT PERTAIN.
  - THESE NOTES ARE TO BE COMBINED WITH THE CONSTRUCTION WORK SHEET. IF THERE ARE VAGUE OR CONFLICTING INSTRUCTIONS, IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTOR OR VENDOR TO GET CLARIFICATION FROM OUR CONSTRUCTION DEPARTMENT.
- EXTERIOR:
  - FLOOR PLAN DIMENSIONS ARE OUT-TO-OUT OF STUD WALLS.
  - OUTSIDE FACE OF 2x6 WALL STUDS ARE TO BE FLUSH WITH OUTSIDE OF FOUNDATION WALL.
  - ALL EXTERIOR WALLS ARE 2x6, 16" O.C., CONSTRUCTION UNLESS NOTED AT WALL LOCATION OR DETAIL.
  - ALL WINDOWS ARE LISTED IN FEET/INCHES.
  - ALL EXTERIOR HEADERS ARE TO BE 2-2x6'S UNLESS OTHERWISE NOTED ON THE FLOOR PLAN.
  - WINDOW HEADERS HEIGHTS ARE TO BE AS FOLLOWS:
    - 0'-10" FOR 8'-0" & 9'-0" CEILINGS UNLESS NOTED OTHERWISE
  - HOME WRAP TO BE INSTALLED ON THE ENTIRE EXTERIOR OF THE HOUSE INCLUDING GABLE ENDS.
  - GARAGE TO HAVE OSB SHEATHING @ ALL EXTERIOR WALLS & GABLES, DOUBLE SOLE PLATES W/ PRESSURE TREATED BOTTOM PLATE, AND THE FLOOR TO BE 4" CONCRETE, SLOPED TOWARDS DOOR.
  - ALL GABLE ENDS OTHER THAN @ GARAGES, TO HAVE 1/2" OSB SHEATHING.
  - 2x4 MSR STUDS, 16" O.C. W/ 1" FOAM SHEATHING WHEN PLATE HEIGHT IS 10'-0" OR GREATER.
  - ICE & WATER SHIELD TO BE USED AT ALL SADDLES AND DORPERS.
  - 8" MAX @ ALL EXTERIOR STEPS.
- INTERIOR:
  - ALL INTERIOR WALLS ARE 2x4, 16" O.C., CONSTRUCTION UNLESS NOTED AT WALL LOCATION OR DETAIL.
  - ALL INTERIOR HEADERS ARE TO BE LADDER FRAME UNLESS OTHERWISE NOTED ON THE FLOOR PLAN.
  - PLUMBER TO VERIFY IF SEWER HOOK UP FOR SUMP PUMP IS REQUIRED. LOCATE CROCK FOR SEWER LATERAL. DO NOT DRILL THROUGH ANY LOAD BEARING STUDS @ WINDOW HEADERS. USE ISLAND VENT AS NEEDED.
  - ALL 36" HIGH MIRRORS ARE TO BE RAISED 6" ABOVE BACKSPLASH.
- STANDARD HEIGHTS:
  - TOILET PAPER HOLDERS 26" A.F.F.
  - TOWEL BARS 52" A.F.F.
  - HAND RAILS 30" TO 36" ABOVE NOSING
  - GUARD RAILS 42" A.F.F.
- SOLID BLOCKING REQUIRED @ SHOWER DOORS ON TILED WALLS AND WITHIN 1'-0" OF EACH END OF HAND RAILS.
- STAIRS:
  - MINIMUM HEADROOM FOR ALL STAIRS TO BE 6'-4"
  - 8" RISER HEIGHT MAX.
- 20 MIN. FIRE RATED DOOR @ GARAGE COMMON WALL.
- GARAGE COMMON WALL TO BE 5/8" FIRECODE DRYWALL W/ A 3/4" HOUR FIRE RATING.
22. GARAGE COMMON WALL TO BE 5/8" FIRECODE DRYWALL W/ A 3/4" HOUR FIRE RATING.
23. ALL AREAS WITH VINYL FLOORING ARE TO BE FLUSH WITH ADJACENT WOOD OR CERAMIC FLOORS.
24. LOCATIONS W/ HVAC, ELECTRICAL OUTLETS, LIGHTS & SWITCHES ARE APPROXIMATE, UNLESS NOTED OTHERWISE.
25. GF1 OUTLETS @ WASHING MACHINE TO BE 35" A.F.F.
26. CEILING @ BASEMENT STAIR OPENINGS TO BE FLAT 6" ABOVE BOTTOM OF HEADER.
27. SOUTTLE DOORS TO BE SELF CLOSING W/ LATCH.
28. TEMPERED GLASS @ DOORS, SIDELIGHTS, TUB ENCLOSURES, STAIR LANDINGS & PANELS WITHIN 24" OF DOORS.

XREF: \A..A..A..DETAIL LIBRARY\FIREPLACES\F-3.DWG

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**BELINSKI HOMES**  
1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494

Model: SABRINA  
Elevation: TRANSITIONAL  
Series: #1600

Built for: TALLGRASS VILLAS

Job Number: ---

Phase: BASE PLANS

Date	By	Revision
05/20/2020	GRB	1

Drawn By: GRB Wkst Date: ---

Plan Date: 05/20/2020 Release Date: ---

Technical Data: SQUARE FOOTAGE:

1ST FLOOR - 1600 SQ. FT.

OPEN VOLUME - N/A

TOTAL 1600 SQ. FT.

UNIT 1 GARAGE AREA - 506 SQ. FT.

UNIT 2 GARAGE AREA - 484 SQ. FT.

OVERALL WIDTH - 64'-0"

OVERALL DEPTH - 82'-0"

Model: SABRINA

Elevation: TRANSITIONAL

Plan: #1600 Series: ---

Sheet Title: DETAILS & INTERIOR ELEVATIONS

Sheet Number

