

# MULBERRY-599-674

White Vinyl Windows  
with Hardie Board Trim

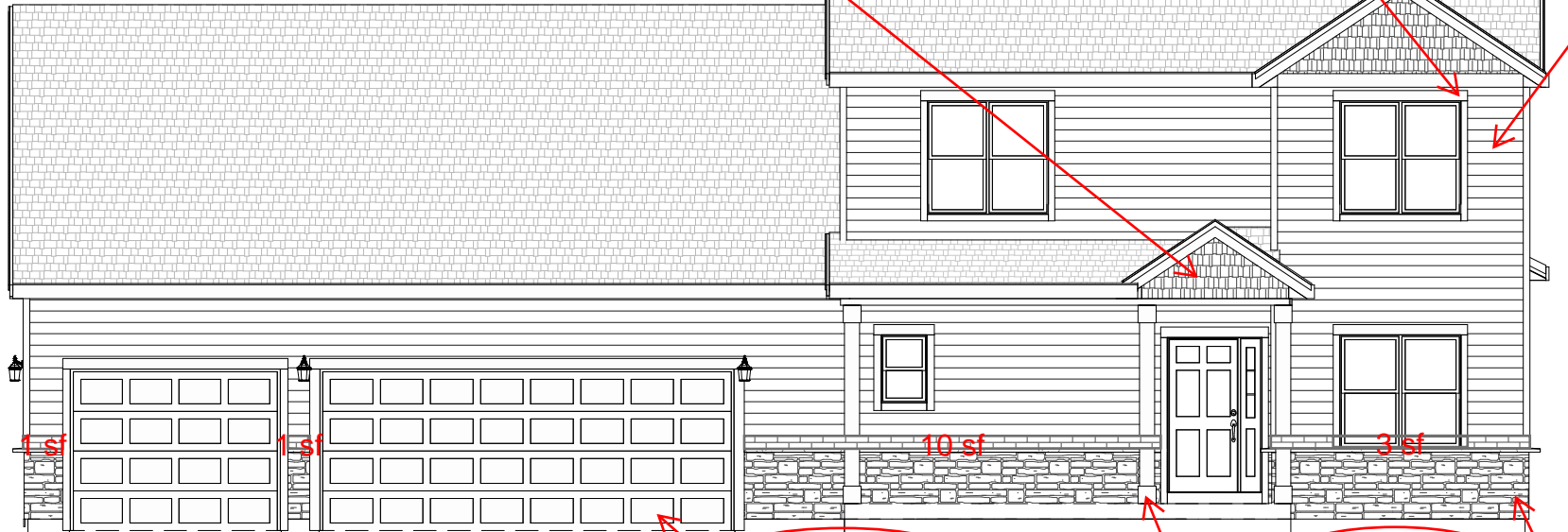
## ELEVATION STYLES

All items Dashed or noted "Optional" must be selected separately in Options Agreement. Legacy Series Specifications Included. Additional suite behind garage includes Legacy standard finishes including kitchen and included set of appliances. Bathroom includes a roll in tiled shower floor and walls, level 1 tile. Home includes 3 zones of heating/cooling to forced air ductwork and upgrades water heater to 80 gal Hybrid electric heater ilo 65 included with Net zero option (added separately). All additional exterior concrete over standard included to be selected separately. Buyer understands that the city of Madison must approve this home and any changes to this design as the result of approval will be charged to the buyer. This pricing quote expires 6/27/21 for a build approval. Buyer must have a home fully cleared and approved for a new building to be construction by Any additional excavation or earthwork over a standard typical builder ex will be charged to buyer per the Exhibit A agreement

Customized Mulberry Plan Dated 6/16/21

Blue Vinyl Siding

Vinyl Shake



TRADITIONAL...	
Livable Area	
First Floor Livable	2185 SF
Second Floor Livable	1132 SF
3317 SF	
Non Livable Area	
Front Porch	97 SF
Garage	823 SF
Unfinished Basement	1999 SF
2919 SF	

### TRADITIONAL ELEVATION

Optional Stone

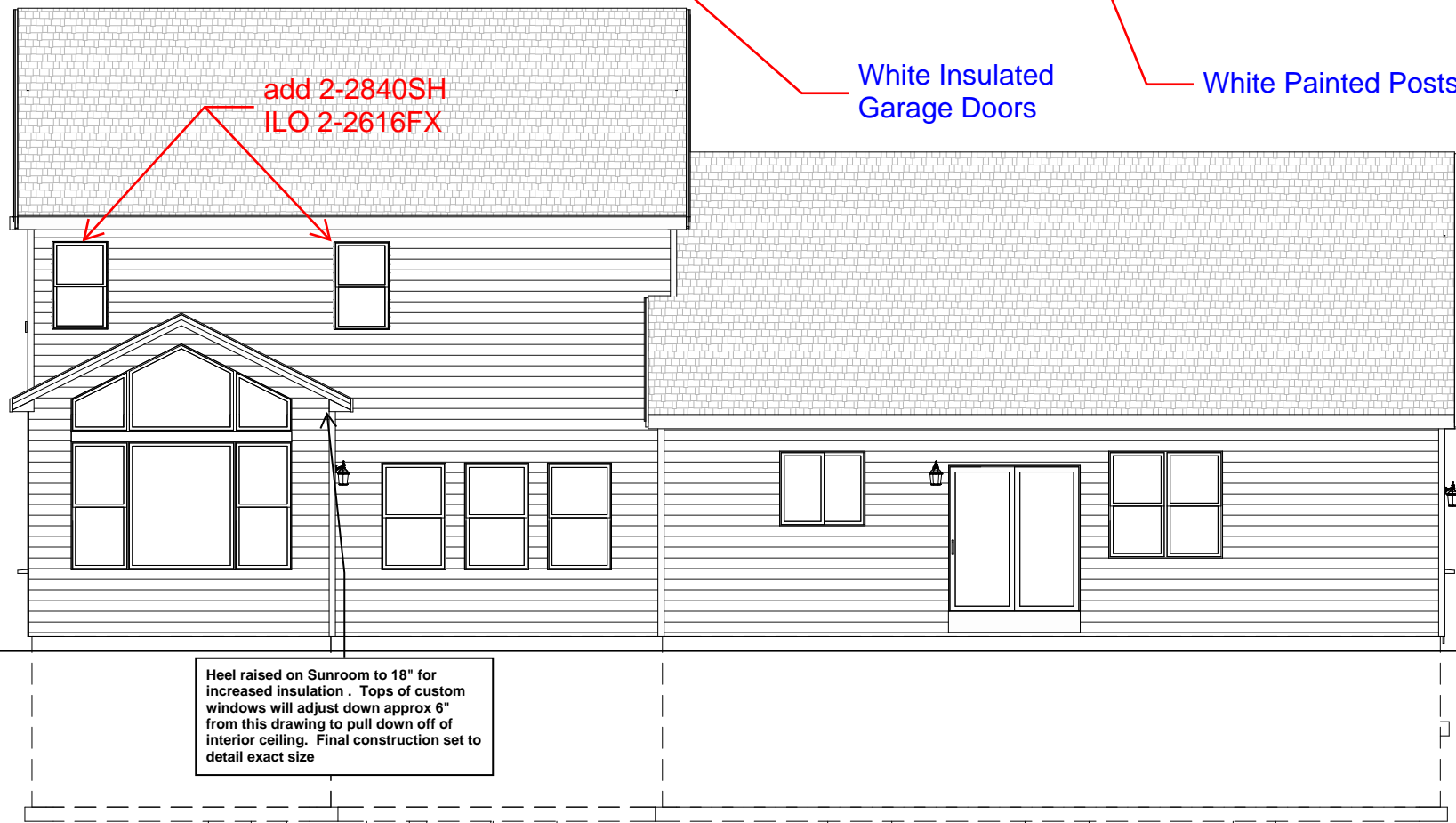
Optional Stone

Light Toned Natural Stone

White Insulated Garage Doors

White Painted Posts

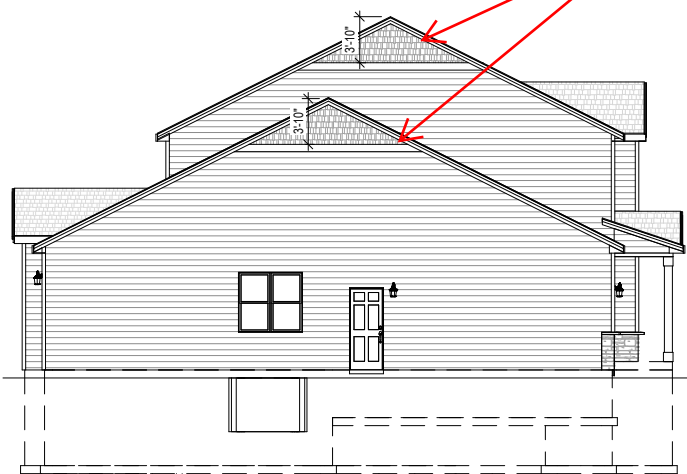
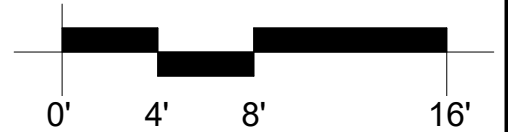
add 2-2840SH  
ILO 2-2616FX



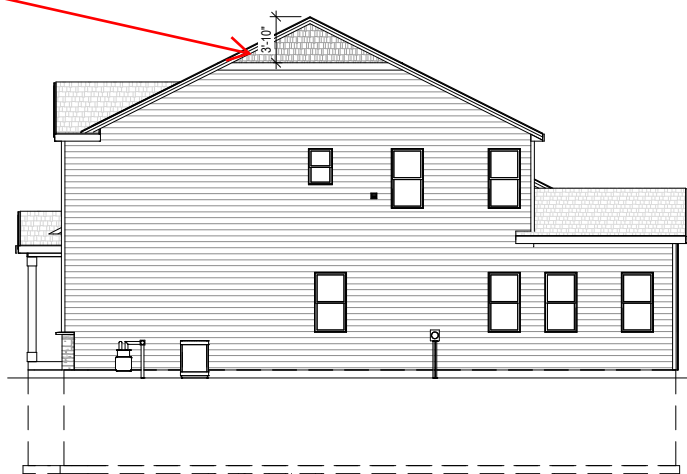
Heel raised on Sunroom to 18" for increased insulation. Tops of custom windows will adjust down approx 6" from this drawing to pull down off of interior ceiling. Final construction set to detail exact size

### REAR

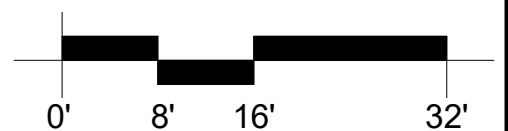
keep band board,  
remove shake on all  
peaks. pricing was  
included in BPDA



### LEFT VIEW



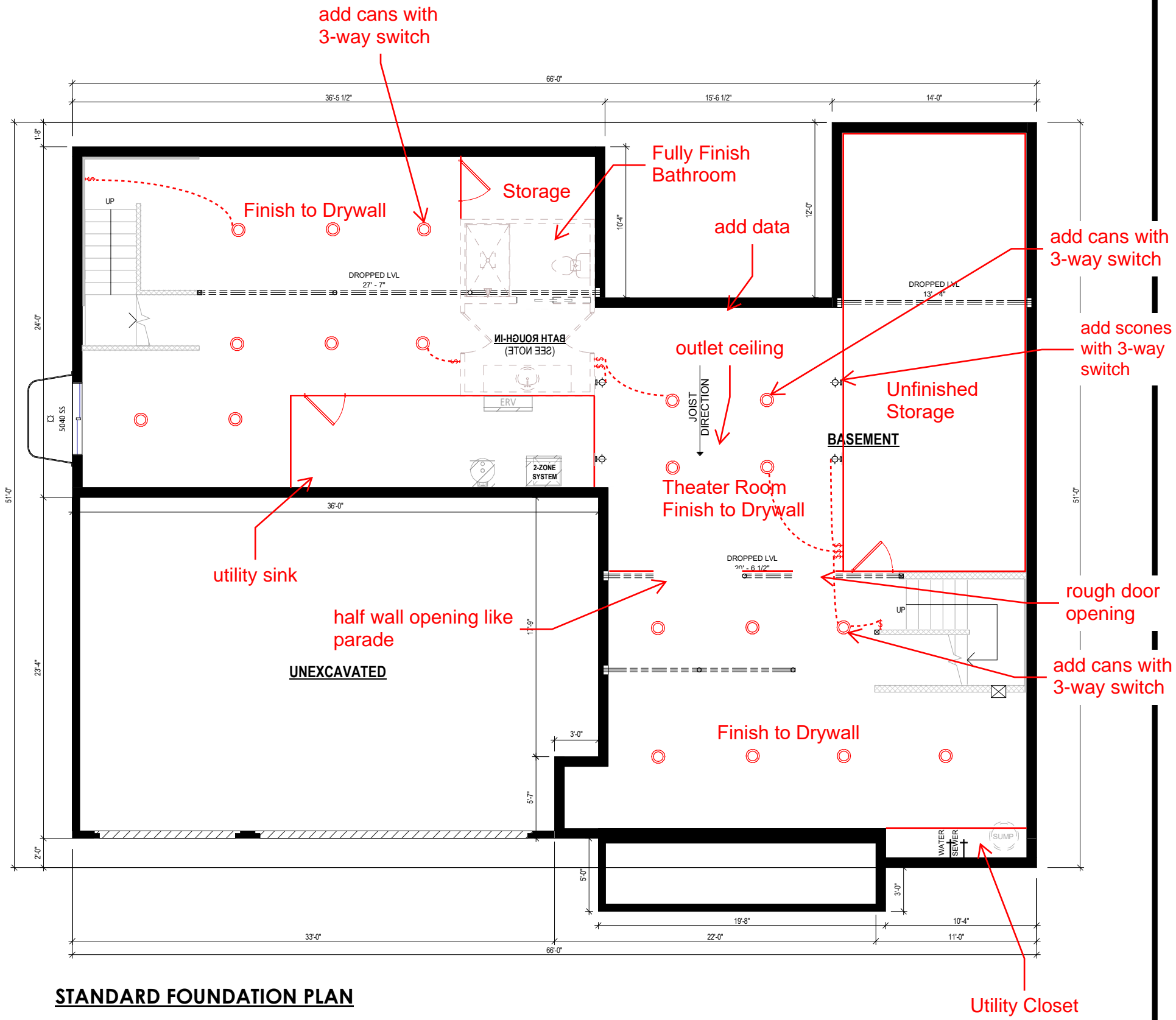
### RIGHT VIEW



BA-1

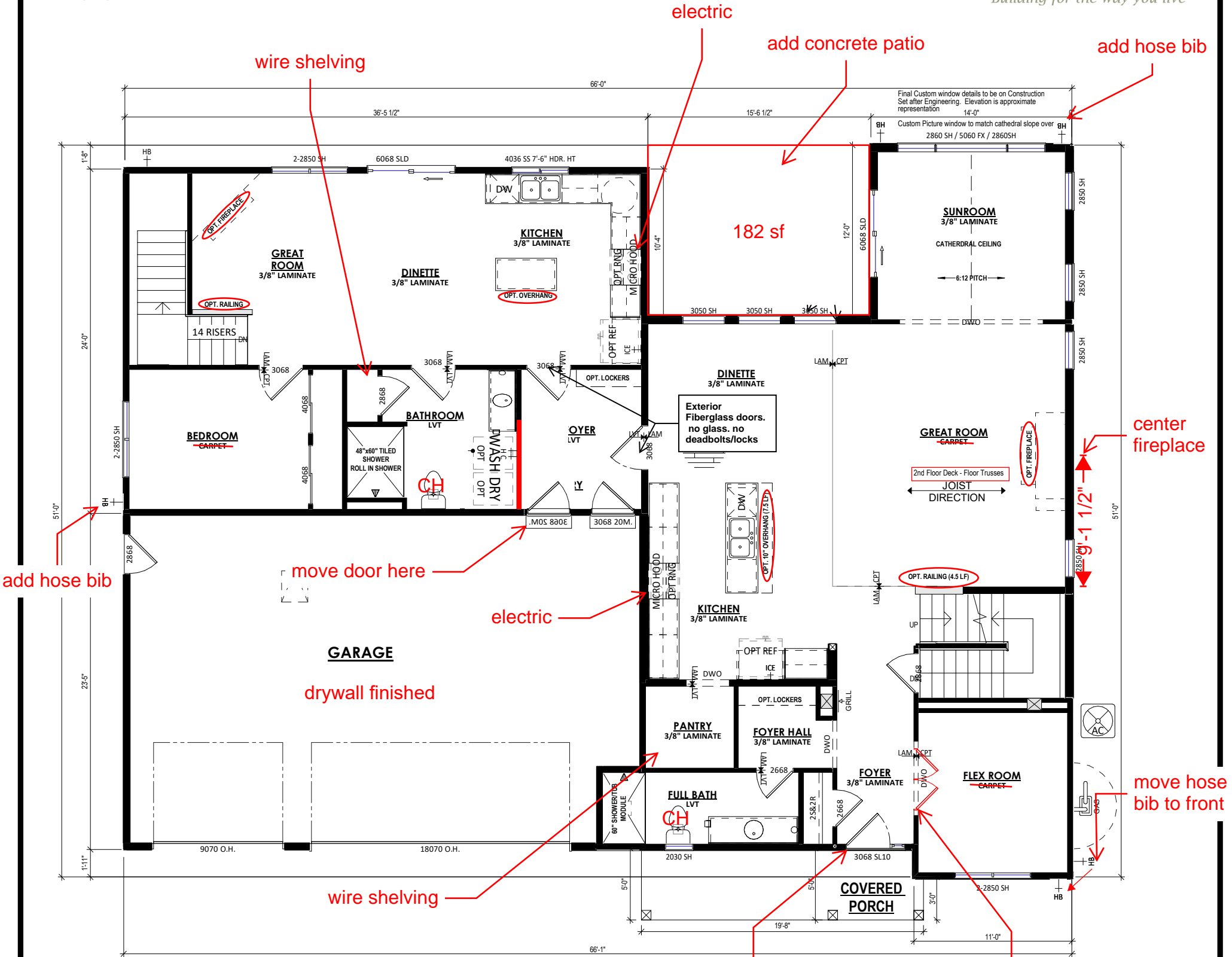
# MULBERRY-599-674

## FOUNDATION

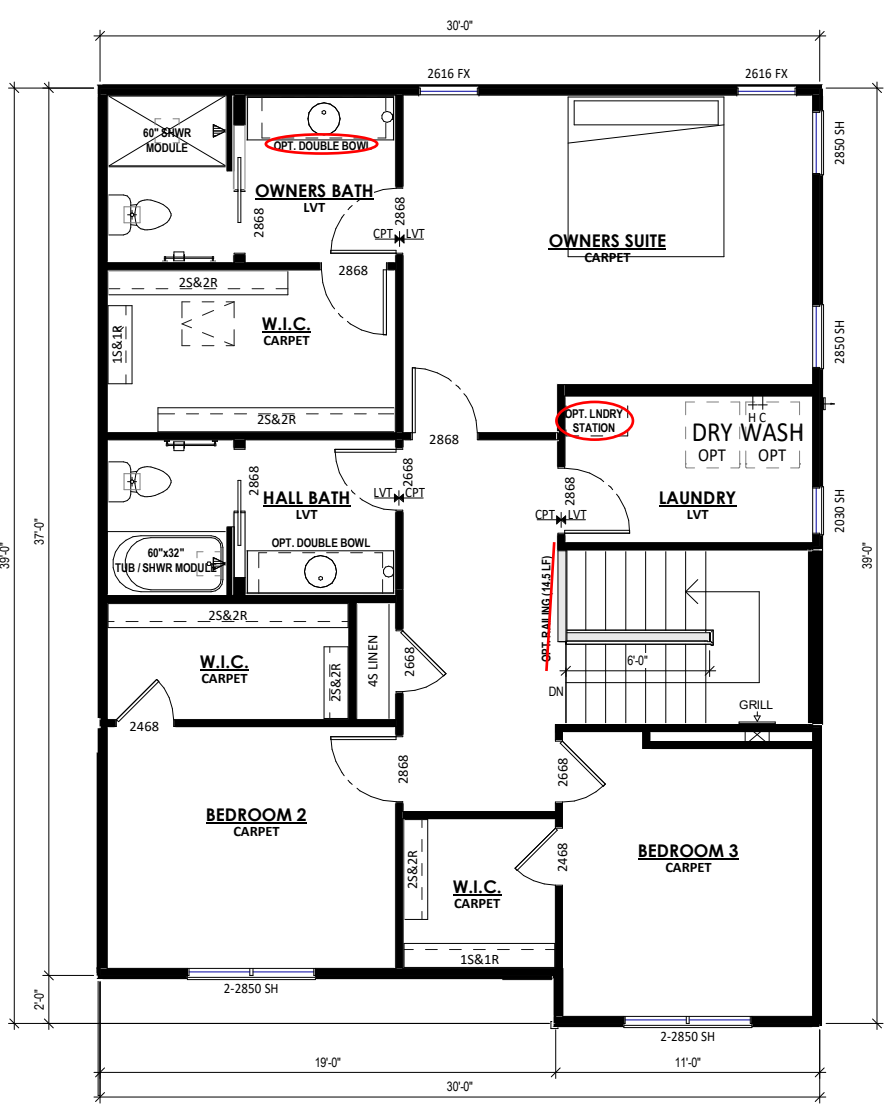


# MULBERRY-599-674

## FLOOR PLAN



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**

ROOM / FLOORING SCHEDULE		
Room	Floor Finish	Area
DINETTE	3/8" LAMINATE	147 SF
KITCHEN	3/8" LAMINATE	148 SF
PANTRY	3/8" LAMINATE	35 SF
FOYER	3/8" LAMINATE	98 SF
FOYER HALL	3/8" LAMINATE	35 SF
FOYER CLOSET	3/8" LAMINATE	10 SF
SUNROOM	3/8" LAMINATE	153 SF
GUEST SUITE KITCHEN	3/8" LAMINATE	111 SF
GUEST SUITE DINETTE	3/8" LAMINATE	121 SF
GUEST SUITE GREAT ROOM	3/8" LAMINATE	210 SF
3/8" LAMINATE		1068 SF
FLEX ROOM	CARPET	116 SF
BEDROOM 2 CLOSET	CARPET	49 SF
BEDROOM 3 CLOSET	CARPET	40 SF
GREAT ROOM	CARPET	297 SF
BEDROOM 3	CARPET	119 SF
BEDROOM 2	CARPET	121 SF
OWNER SUITE CLOSET	CARPET	82 SF
SECOND FLOOR HALLWAY	CARPET	100 SF
OWNER SUITE	CARPET	219 SF
SECOND FLOOR HALLWAY LINEN	CARPET	8 SF
GUEST SUITE CLOSET	CARPET	20 SF
GUEST SUITE BEDROOM	CARPET	122 SF
CARPET		1294 SF
REAR FOYER	LVT	82 SF
FULL BATH	LVT	44 SF
HALL BATH	LVT	77 SF
LAUNDRY	LVT	63 SF
OWNER SUITE BATH	LVT	83 SF
GUEST SUITE BATHROOM	LVT	50 SF
GUEST SUITE LAUNDRY	LVT	21 SF
LVT		422 SF

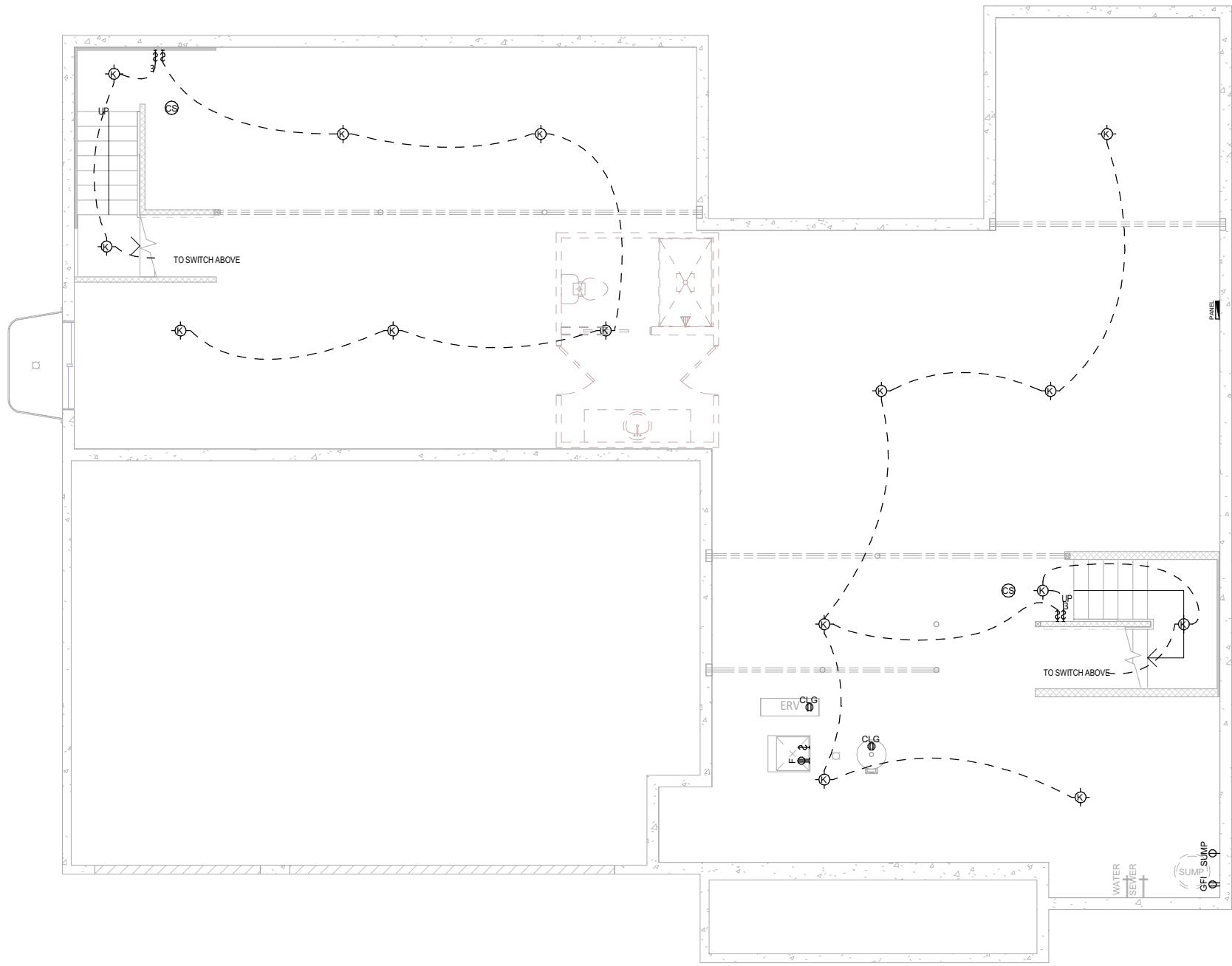


**BA-3**

# MULBERRY-599-674

## ELECTRICAL FOUNDATION

update electrical plan to follow basement layout



### FOUNDATION ELECTRICAL

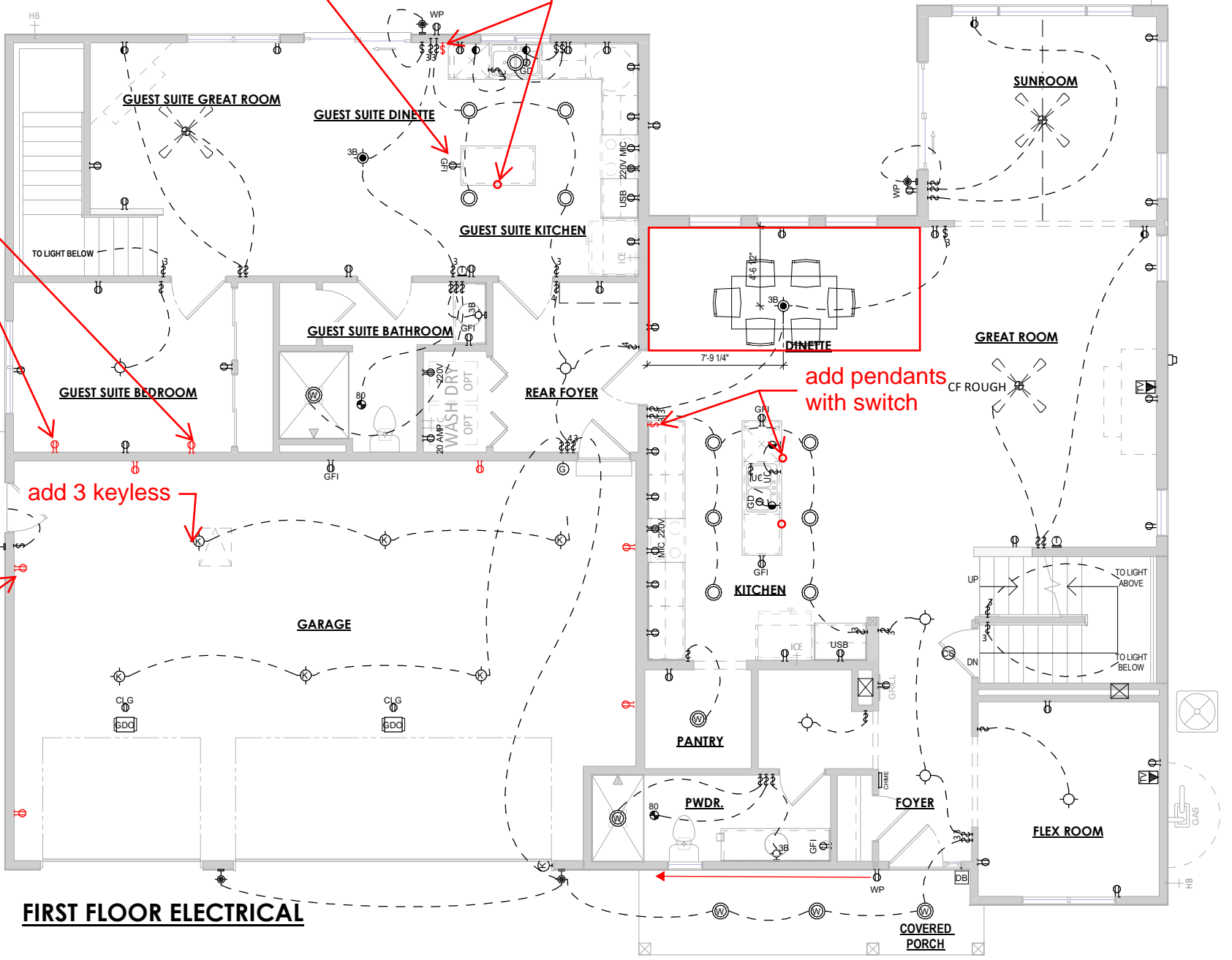
# MULBERRY-599-674

## ELECTRICAL add included outlet LANS

add pendant with switch

add hose bib

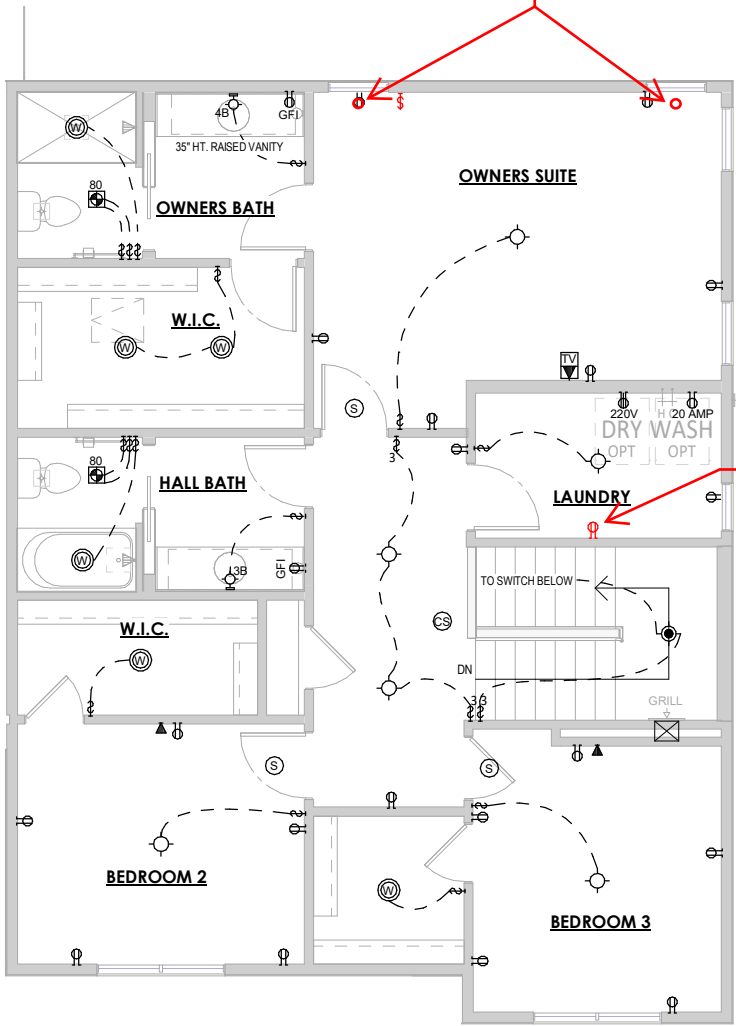
add outlets  
 add hose bib  
 outlet base included with door?  
 add 3 keyless  
 add 6 outlets to garage



FIRST FLOOR ELECTRICAL

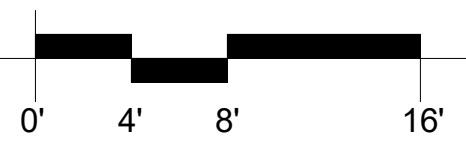
add two pendants with switch

add outlet



SECOND FLOOR ELECTRICAL

ELECTRICAL LEGEND			
	SINGLE POLE SWITCH		DUPLEX OUTLET
	3-WAY SWITCH		SWITCHED DUPLEX OUTLET
	4-WAY SWITCH		GROUND FAULT OUTLET
	DIMMER SWITCH		220 VOLT OUTLET
	FAN SWITCH		USB OUTLET
	UNDERCABINET SWITCH		WEATHERPROOF OUTLET
	SMART SWITCH		QUAD OUTLET
	SINGLE OUTLET		SINGLE SUMP OUTLET
	CEILING OUTLET		SOFFIT OUTLET
	DISHWASHER OUTLET		MICROWAVE OUTLET
	FLOOR OUTLET		SWITCHED FLOOR OUTLET
	GARAGE DOOR OPENER		15 AMP / 110V 4 WIRE OUTLET
	GARAGE DOOR BUTTON		DOOR BELL CHIME
	GARAGE DOOR KEYPAD		DOOR BELL BUTTON
	SMOKE DETECTOR		CARBON MONOXIDE & SMOKE DETECTOR COMBO
	CARBON MONOXIDE		TOUCH PANEL
	TELEVISION OUTLET		TV/DATA COMBO OUTLET
	NETWORK OUTLET		DOUBLE NETWORK OUTLET
	BATH FAN-80/110		BATH FAN & LIGHT COMBO-80/110
	BATH FAN, LIGHT & HEAT COMBO		ELECTRICAL SERVICE PANEL
	THERMOSTAT		DEHUMIDISTAT
	FLOOD LIGHT		GARBAGE DISPOSAL
	CLOSET CASTER LIGHT		VANITY LIGHT-2B/3B/4B
	FLUSH MOUNT LIGHT		FLUSH MOUNT LIGHT W/ FAN RATED BOX
	KEYLESS LIGHT		HANGING LIGHT
	HANGING PENDANT LIGHT		STAIR ACCENT LIGHT
	COACH LIGHT		RECESSED EYEBALL LIGHT
	UNDER CABINET LIGHT		PUCK LIGHT
	RECESSED CAN LIGHT		SLOPED RECESSED CAN LIGHT
	WEATHERPROOF RECESSED CAN LIGHT		MINI RECESSED CAN LIGHT
	CEILING FAN ROUGH		CEILING FAN
	LIGHTED CEILING FAN		
ELECTRICAL WIRE			
WIFI CONNECTION			

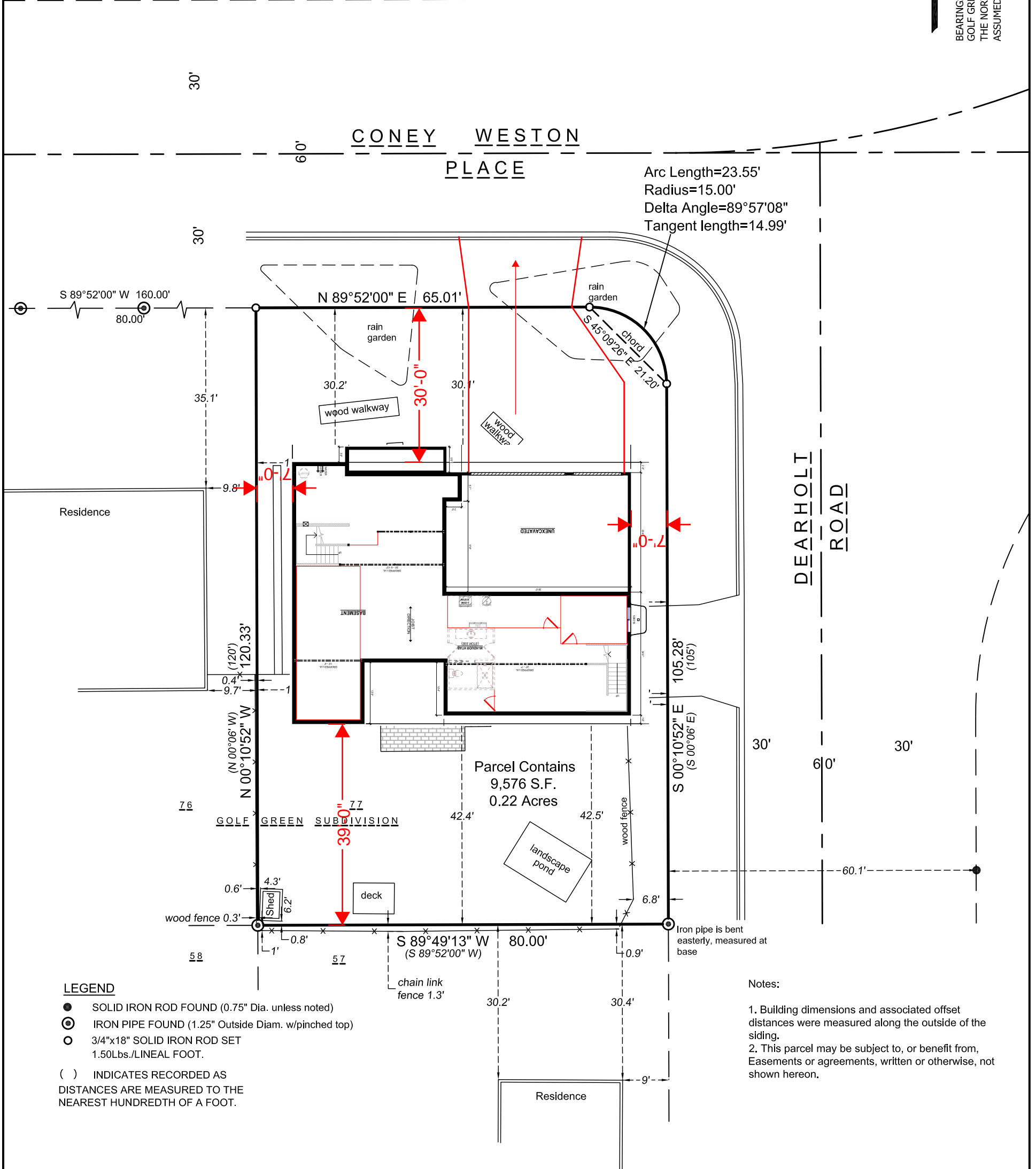
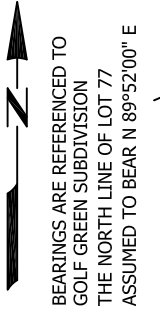
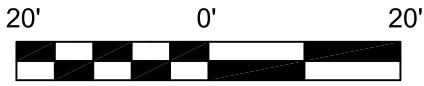


BA-5

# Plat of Survey

Legal Description of Record: Document No. 5033974

Lot 77, Golf Green Subdivision, in the City of Madison, Dane County, Wisconsin



**LEGEND**

- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
- ⊙ IRON PIPE FOUND (1.25" Outside Diam. w/pinched top)
- 3/4"x18" SOLID IRON ROD SET 1.50Lbs./LINEAL FOOT.

( ) INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

**Notes:**

1. Building dimensions and associated offset distances were measured along the outside of the siding.
2. This parcel may be subject to, or benefit from, Easements or agreements, written or otherwise, not shown hereon.

**SURVEYOR'S CERTIFICATE**

I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, 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, visible improvements, potential encroachments and 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 12th Day of April, 2021: Paul A. Spetz, S 2525

**PREPARED FOR:**  
 BEN NYQUIST  
 718 DEARHOLT ROAD  
 MADISON, WI 53711  
**PREPARED BY:**  
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 450 NORTH BALDWIN STREET  
 MADISON, WI 53703  
 (608) 244.1090  
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