

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA  
MONDAY, JULY 19, 2021  
7:00 PM  
MEETING ROOM, HARTLAND PUBLIC LIBRARY, 110 E. PARK AVENUE**

Roll Call

Public Comments: Please be advised the Joint Architectural Board/Plan Commission will receive comments from the public related to any item(s) on the agenda for a three minute time period per person, with time extensions per the Chairman's discretion.

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of the June 21, 2021 meeting.
2. Architectural Board review and consideration of an application for signage for GFL Environmental, 630 Industrial Drive.
3. Architectural Board consideration of an application for single family condominium plans, elevations and materials for Harbor Homes in the Paradise Trails development.
4. Discuss existing and proposed standards for internally illuminated signage.
5. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regards to (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Administrator or other Village Staff members.
6. Adjourn.

Ryan Bailey, Interim Village Administrator

A complete packet of meeting materials is normally available by 5:00pm on the Friday before the meeting on the Village website: [www.villageofhartland.com](http://www.villageofhartland.com) (Government/Agendas and Minutes).  
Notice: Please note that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Darlene Igl, WCPC/CMC, Village Clerk, at 262/367-2714. The Municipal Building is handicap accessible.

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES**  
**MONDAY, JUNE 21, 2021**  
**7:00 PM**  
**BOARD ROOM**  
**MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Present: Jeff Pfannerstill, James Schneeberger, Tim Hallquist, Jeff Bierman, David deCourcy-Bower & Ann Wallischlager. Dino Xykis attended via Zoom.

Others Present: Interim-Administrator Bailey, Ryan Amtmann, Scott Hussinger, Ben Nelson, and Deputy Clerk Bushey.

Call to Order- 7:02 pm

Public Comments: Please be advised the Joint Architectural Board/Plan Commission will receive comments from the public related to any item(s) on the agenda for a three-minute time period per person, with time extensions per the Chairman's discretion.

**1. Consideration of a motion to approve the Architectural Board/Plan Commission minutes from May 17, 2021.**

Motion (Hallquist/Schneeberger) to approve the minutes for the Architectural Board/Plan Commission meeting on May 17, 2021. Carried (6-0). 1 abstention – deCourcy-Bower.

**2. Discuss existing and proposed standards for internally illuminated signage-**

Pfannerstill said this meeting is just a chance for the Plan Commission to just discuss internally illuminated signage. He reminded everyone this topic came up recently when Bailey Dental came to the Plan Commission last month for internally lit signage. Pfannerstill said that a business such as Creole Café not having a sign that is lit, someone not from the area may not know they are there. He again reminded everyone this is only a discussion and no action will be taken.

Wallischlager commented that Dr. Baileys sign being lower to the ground should not be an issue. She said for example Citgo's sign which is bright, would not work where Dr. Bailey is.

deCourcy-Bower asked where internally illuminated signs are allowed. Building Inspector Hussinger said in B-1, B-2 and M-1 zoning areas. deCourcy-Bower commented that consistency is important and he said what if every business wants internally lit signs.

Xykis commented that the code states where signs cannot be internally lit.

Hallquist said in a commercial area it would be no problem. He also commented that timers should be on all internally lit signs and there should be a standard shut-off time. He pointed out that the Hartland Business District (BID) does not oversee that. Hussinger said he thinks they are backing away from that. Pfannerstill explained that in the past a disagreement came about between the BID & the Architectural Board regarding signage.

Hallquist said he does not mind if the Architectural Board makes a decision as long as it is consistent.

Bierman said they would have to start with perimeters like height of monument signs. He went on to say that they can add up the number of Lumens for signs and can make a total of the amount of Lumens in a sign. Hussinger said the problem is that the Industrial Park signs are set back and the residential and downtown areas are more critical.

Xykis said look at downtown Delafield, it looks orderly. He suggested the board look at other areas and then make a decision. He said he is against not letting a business owner have their sign lit for after they close. Pfannerstill thinks it is difficult because for example in Delafield a business there is across the street from another business. deCourcy-Bower commented that the strip mall that Creole Café is in, sits back so it almost needs it. He said he understands a business would want to advertise when they are not there. He said maybe the choice should be, what do we want in the downtown area to be – historic or more modern.

Pfannerstill pointed out how Piggly Wiggly is across from residential houses, but Bailey Dental is not. Wallschlager asked does not the owners of the strip malls where for example Sendiks and Piggly Wiggly get to decide on the signage. Hussinger commented that Hartbrook Plaza has a sign plan that was approved.

There was more discussion on signage. Pfannerstill pointed out that in some other municipalities they don't get to pick out their own signs while other places they don't get to pick out the colors. He said he thinks the downtown area of Hartland has about 40%. He said you do not have to go far to see another illuminated sign.

Interim Administrator Bailey commented that in other municipalities you go to they have signs illuminated. Hussinger said sign policies are hard, he said the standard has to come from the board, but you need to be careful to not approve too much light. Xykis said we should walk around and then make a decision. deCourcy-Bower said we should look at other municipalities/communities to see how they allow it but not let it get out of hand. Bierman said he has not been on the board very long but one question that is always asked is, how long will it be lit.

Pfannerstill asked Hussinger if the standard for the length of time has always been 6 – 10pm?

Hussinger said yes. deCourcy-Bower said but sometimes we adjust it.

Bierman said it should be determined the time allowed and the amount of the Lumens.

deCourcy-Bower commented that he liked the ability to discuss internally lit signs without someone for an agenda item being here.

Pfannerstill said it should be looked into on how to measure light. Hussinger said they make devices to measure it, but it is tricky. Pfannerstill asked him if he could send some information to Interim Administrator Bailey and Hussinger said yes.

### **3. Announcements-**

Pfannerstill reminded everyone the Tour of Hartland Bike race will take place on Wednesday June 23, 2021.

### **4. Adjourn**

Motion (Hallquist/Schneeberger) to adjourn. Adjourned at 7:54 pm.

Respectfully submitted by

Joint Architectural Board/Plan Commission Minutes

Monday June 21, 2021

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Recording Secretary,  
Deidre Bush y, Deputy Clerk

**DEPARTMENT OF BUILDING INSPECTION  
APPLICATION FOR SIGN PERMIT**

PERMIT # \_\_\_\_\_

JOB LOCATION 630 INDUSTRIAL DRIVE  
HARTLAND, WI 53029 TAX KEY # HAN 0731012003  
OWNER GFL ENVIRONMENTAL PHONE 262-369-3071  
ADDRESS 630 INDUSTRIAL CITY HARTLAND STATE WI ZIP 53029  
CONTRACTOR ASCEND DESIGN INC PHONE 262-369-3071  
ADDRESS W144 S6317 COLLEGE CITY MUSKEGO STATE WI ZIP 53150

**SIGN TYPE:**  WALL     PROJECTING     AWNING, CANOPY     GROUND  
 PORTABLE/TRAINING     REAL ESTATE PERM.     REAL ESTATE TEMP.

WORDS AS THEY WILL APPEAR ON THE SIGN:  
GFL ENVIRONMENTAL  
GREEN TODAY. GREEN FOR LIFE.

OVERALL DIMENSIONS OF SIGN 16' x 3' COLOR OF BACKGROUND BLACK  
SIZE OF LETTERS IN INCHES 10"/6" COLOR OF LETTERS GREEN & WHITE  
CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)  
ALUMINUM

ILLUMINATED?     YES     NO     INTERNALLY     EXTERNALLY

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN \$ 5,250<sup>00</sup>

**TO THE BUILDING INSPECTOR:** THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT ASCEND DESIGN C/O JEFFREY HOONACKI DATE 6/28/21

PLANS APPROVED: ARCHITECTURAL BOARD \_\_\_\_\_

APPLICATION APPROVED: BUILDING INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

scbth@villageofhartland.com  
SCOTT HUSSINGER 262-367-2714

**DEPARTMENT OF BUILDING INSPECTION  
APPLICATION FOR SIGN PERMIT**

**PERMIT #** \_\_\_\_\_

JOB LOCATION 630 INDUSTRIAL DRIVE  
HARTLAND, WI 53029 TAX KEY # HAN0731012003  
OWNER GFL ENVIRONMENTAL PHONE 262-369-3071  
ADDRESS 630 INDUSTRIAL DR CITY HARTLAND STATE WI ZIP 53029  
CONTRACTOR ASCEND DESIGN INC PHONE 414-422-9500  
ADDRESS W14456317 COLLEGE CITY MUSKEGON STATE WI ZIP 53150

**SIGN TYPE:**  WALL     PROJECTING     AWNING, CANOPY     GROUND  
 PORTABLE/TRAINING     REAL ESTATE PERM.     REAL ESTATE TEMP.

WORDS AS THEY WILL APPEAR ON THE SIGN:

GFL ENVIRONMENTAL

OVERALL DIMENSIONS OF SIGN 10.66' x 5.66' COLOR OF BACKGROUND BLACK  
SIZE OF LETTERS IN INCHES 19.50" COLOR OF LETTERS GREEN & WHITE

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)

ALUMINUM

ILLUMINATED?     YES     NO     INTERNALLY     EXTERNALLY

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN \$ 5250<sup>00</sup>

**TO THE BUILDING INSPECTOR:** THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT ASCEND DESIGN C/O JEFFREY P. HODNACKI DATE 6/28/21

PLANS APPROVED: ARCHITECTURAL BOARD \_\_\_\_\_

APPLICATION APPROVED: BUILDING INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_



**GFL HARTLAND - EXTERIOR SIGNAGE**

West Facade Sign (Visible from Hwy 83)

- Dimensions: 16' x 3' (48 sqft)

- Aluminum sign panel painted black. 1/4" thick aluminum letters painted green/white

**SCALE ELEVATIONS WILL BE PROVIDED PRIOR TO PRODUCTION**



GFL HARTLAND - EXTERIOR SIGNAGE

South Facade Sign

- Dimensions: 10.66' x 5.66' (60.44 sqft)
- Aluminum sign panel painted black. 1/4" thick aluminum letters painted green/white

**SCALE ELEVATIONS WILL BE PROVIDED PRIOR TO PRODUCTION**

419.01'

10062

0731 012 004

3'

3

LAKE COUNTRY INDUSTRIAL PARK

291.52'

148.59 ft

Total: 50.83 ft

Total: 148.59 ft

50.83 ft

0731 012

7123

419.01'

419.13'

0730 953

E INDUSTRIAL DR



**DEPARTMENT OF BUILDING INSPECTION  
APPLICATION FOR ARCHITECTURAL BOARD**

Job Address				
Lot	Block	Subdivision	Key No. HAV	
Owner			Phone	
Address		City	State	Zip
Contractor	Phone	FAX	E-Mail Address	
Address		City	State	Zip

The Architectural Board meets on the **THIRD MONDAY** of the Month at 7:00 p.m. in the Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue in the Village of Hartland.

The DEADLINE for filing is **FIFTEEN WORKING DAYS PRIOR TO THE MEETING DATE** at 4:30 p.m. All of the following information must be received prior to the deadline in order to be placed on the agenda.

**All applications for consideration by the Architectural Board are subject to the policies described in this document.**

**One & Two Family**

Four (4) bound sets of construction plans and application material and one (1) electronic copy of all submittals. One set of plans must be stamped "approved by the developer" if required.

These plans may be reused to apply for the building permit. Building elevations are all that is necessary to obtain Architectural Board approval. Although it is recommended that complete construction plans along with other building permit application material be submitted in order to begin the permit process as soon as possible after the meeting.

Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.

**N/A** Four (4) site plans. These site plans must be detailed and dimensioned and may also be reused to apply for the building permit. One set of site plans must be stamped "approved by the developer" (if applicable).

**N/A** Three (3) plats of survey are required for new dwellings at the time of building permit application.

**NOTE:** Approval by the Architectural Board is not permission to begin construction; a building permit must first be obtained.

Date Applied: 7/1/2021 Date of Meeting: 7/19/2021 Item No. \_\_\_\_\_

**Hartland Architectural Board  
Application Review Policies**

**All applicants and applications are subject to the following policies in order to be considered by the Architectural Board.**

1. The deadline for filing any application is a minimum of fifteen (15) working days before the meeting.
2. All applicants for building renovations are encouraged to communicate with or meet with the Building and Zoning Official prior to submission of an application.
3. All requested or required information, including the application and appropriate fees, must be received prior to the deadline in order to be placed on the agenda. Village Staff has been directed to delay placement on the Architectural Board Agenda based on incomplete submittals.
4. Applications shall include professional-level drawings of all elevations showing the existing and proposed conditions.
5. Four (4) sets of application materials and one (1) electronic copy (PDF) of all application materials must be submitted by the deadline.
6. Applications that include site plans must depict the following existing and proposed information plus other information as appropriate or as requested:
  - a. Complete dimensions (lot, building, setbacks, parking, drives, etc.)
  - b. Scale and north arrow
  - c. All structures (include building elevations and height)
  - d. Drainage and grades (include design calculations for drainage)
  - e. Storm Water Management Plan
  - f. Utilities and easements (sewer, water, storm etc.)
  - g. Calculation of lot coverage
  - h. Parking stalls (stalls to be minimum 180 s.f., driving lanes minimum 24 ft. wide and 30 ft. maximum at street right-of-way, asphalt to be minimum 3 ft. from lot lines)
  - i. Grading and erosion control
  - j. Landscaping, including a Tree Protection Plan
  - k. Exterior lighting details
  - l. Exterior HVAC equipment location
  - m. Street right-of-way
  - n. Miscellaneous items including, but not limited to, 100 year floodplain, wetland boundary, environmental corridor
7. Additional information may be requested by the Architectural Board or Staff.
8. The Applicant must complete and submit the required Professional Services Reimbursement Form along with any required deposit at the time of application.
9. The Applicant or a representative of Applicant able to make representations on behalf of the Applicant shall attend the meeting at which the matter will be discussed. Failure to have representation will result in tabling of the request to the next meeting.

Bayshore – English Cottage



Bayshore – Craftsman



Bayshore – Country Cottage



Harrington – Country Cottage



Harrington – Craftsman



## Harrington – English Cottage



# BAYSHORE

## ELEVATION STYLES



**ENGLISH COTTAGE ELEVATION**

### ENGLISH COTTAGE AREAS

Livable Area	
First Floor Livable	984 SF
Second Floor Livable	976 SF
1960 SF	
Non Livable Area	
Front Porch	30 SF
Garage	494 SF
Rear Porch	112 SF
Unfinished Basement	878 SF
1514 SF	



**CRAFTSMAN ELEVATION**

### CRAFTSMAN AREAS

Livable Area	
First Floor Livable	984 SF
Second Floor Livable	976 SF
1960 SF	
Non Livable Area	
Front Porch	35 SF
Garage	494 SF
Rear Porch	112 SF
Unfinished Basement	878 SF
1519 SF	



**COUNTRY COTTAGE ELEVATION**

### COUNTRY COTTAGE AREAS

Livable Area	
First Floor Livable	984 SF
Second Floor Livable	976 SF
1960 SF	
Non Livable Area	
Front Porch	30 SF
Garage	494 SF
Rear Porch	112 SF
Unfinished Basement	878 SF
1514 SF	

OS-1

DRAW STONE LOCATION  
ON ELEVATIONS



# BAYSHORE

## ELEVATION EXPOSURE

DRAW STONE  
LOCATION ON  
ELEVATIONS

INDICATE  
EXPOSURE  
LOCATIONS



FRONT VIEW



LEFT VIEW



RIGHT VIEW



REAR VIEW

# BAYSHORE

## FIRST FLOOR PLAN

<b>CIRCLE</b> PURCHASED OPTIONS	<b>INDICATE</b> FLOORING CHANGES	<b>INDICATE</b> CEILING DETAILS
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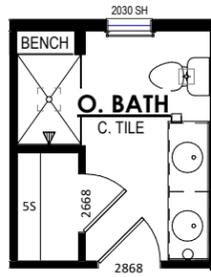
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<input type="checkbox"/>	LEFT HAND GARAGE



**FIRST FLOOR PLAN**

# BAYSHORE

## SECOND FLOOR PLAN



**OPT. LUXURY BATH**



**SECOND FLOOR PLAN**

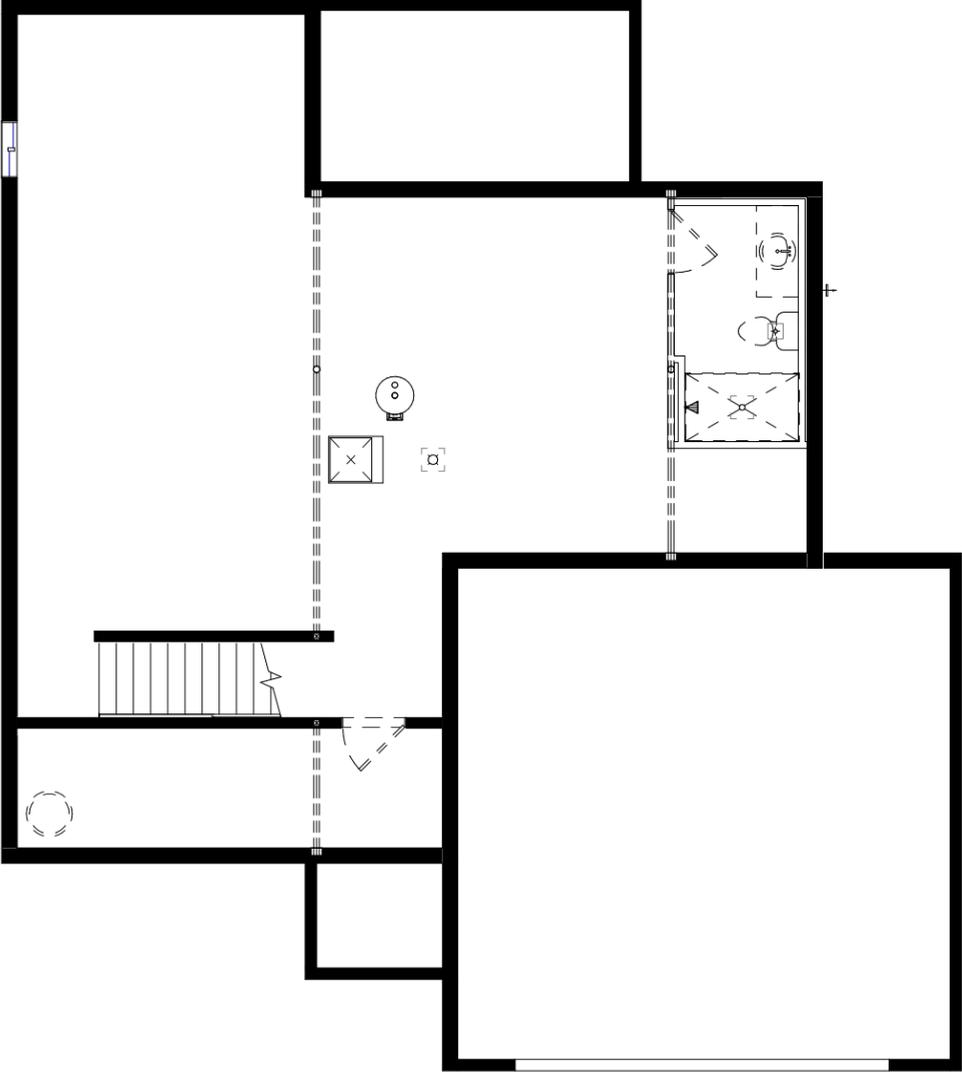


**4 BEDROOM LAYOUT**

# BAYSHORE

## FOUNDATION

- CIRCLE PURCHASED OPTIONS**
- DRAW ADDED BASEMENT WINDOWS**
- INDICATE EXPOSURE TRANSITIONS**
- DRAW ADDITIONAL SQFT OUTLINES**
- DRAW FINISHED LIVING SPACE**



**FOUNDATION PLAN**





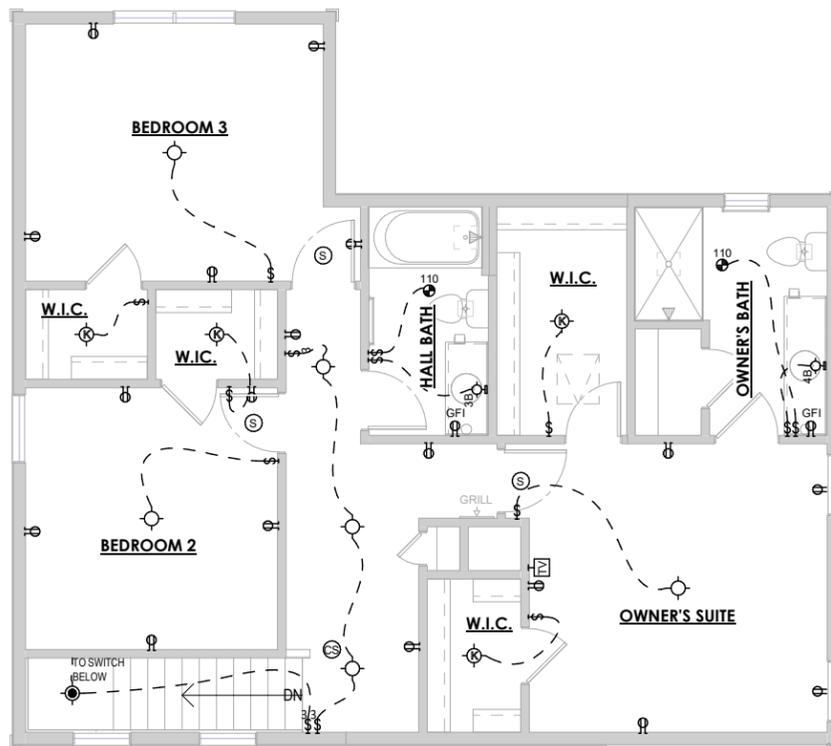
# BAYSHORE

## ELECTRICAL SECOND FLOOR PLAN

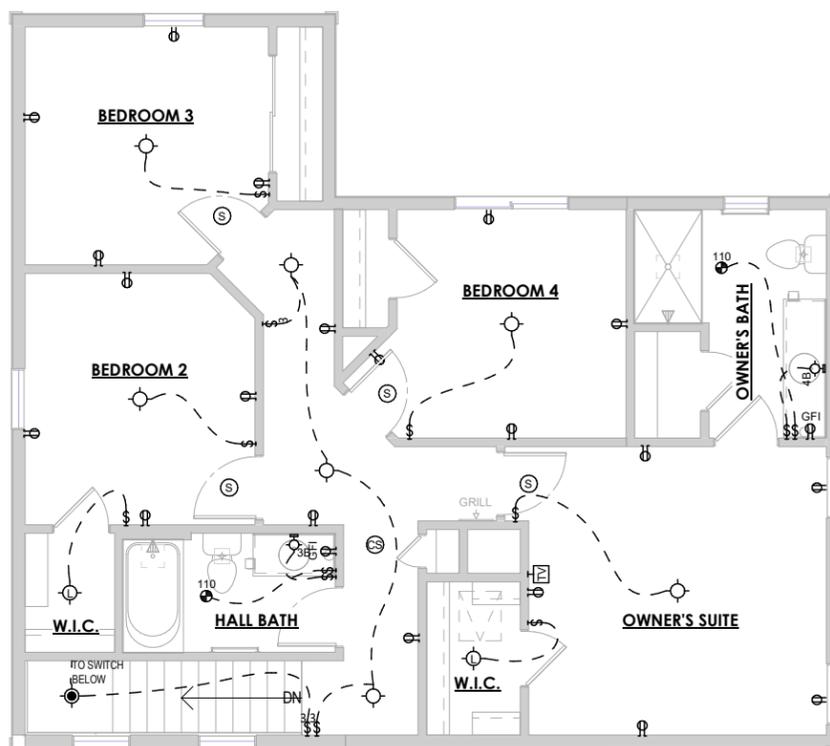
ELECTRICAL LEGEND			
	SINGLE POLE SWITCH		GARBAGE DISPOSAL
	3-WAY SWITCH		DOOR BELL BUTTON
	4-WAY SWITCH		DOOR BELL CHIME
	DIMMER SWITCH		GARAGE DOOR BUTTON
	FAN CONTROL SWITCH		GARAGE DOOR OPENER
	UNDERCABINET SWITCH		BATH FAN
	DUPLEX OUTLET		BATH FAN & LIGHT COMBO
	SWITCHED DUPLEX OUTLET		HANGING PENDANT LIGHT
	QUAD OUTLET		VANITY LIGHT
	GROUND FAULT OUTLET		HANGING LIGHT
	WEATHERPROOF OUTLET		
	UNDERCABINET OUTLET		
	220 VOLT OUTLET		WALL MOUNT LIGHT
	SINGLE SUMP OUTLET		FLOOD LIGHT
	CEILING OUTLET		UNDER CABINET LIGHT
	FLOOR OUTLET		RECESSED EYEBALL LIGHT
	NETWORK OUTLET		FLUSH MOUNT LIGHT
	TELEVISION OUTLET		FLUSH MOUNT LED LIGHT
	THERMOSTAT		KEYLESS LIGHT
	SMOKE DETECTOR		RECESSED CAN LIGHT
	CARBON MONOXIDE & SMOKE DETECTOR COMBO		WEATHERPROOF RECESSED CAN LIGHT
	CEILING FAN		LIGHT w/ FAN ROUGH
	LIGHTED CEILING FAN		LIGHT & FAN ROUGH



**LUXURY BATH**



**SECOND FLOOR ELECTRICAL PLAN**



**SECOND FLOOR ELECTRICAL PLAN - 4BR**

## Harbor Homes Exterior Color Selection Vinyl Packages



### **Option 1**

*Siding:* Pebblestone Clay  
*Shake Accents:* Pebblestone Clay or Desert Sand  
*Vertical Accents:* Desert Sand  
*Metal Trim:* Linen  
*Hardboard Trim:* Linen  
*Shutters:* Mastic Spanish Moss  
*Windows:* White  
*Shingles:* Weathered Wood  
*Front Door:* Paint SW2846 Roycroft Bronze Green  
SW7048 Urbane Bronze (if no shutters)  
*Garage Door:* White  
*Stone:* ProLine Niagara Weatheredge



### **Option 2**

*Siding:* Harbor Gray  
*Shake Accents:* Silver Gray or Victorian Gray  
*Vertical Accents:* Victorian Gray  
*Metal Trim:* White  
*Hardboard Trim:* White  
*Shutters:* Mastic Black  
*Windows:* White  
*Shingles:* Pewter Gray  
*Front Door:* Paint SW6258 Tricorn Black or  
SW7584 Red Theater  
*Garage Door:* White  
*Stone:* ProLine Buckingham Limestone



**Option 3**

- Siding:* Scottish Thistle
- Shake Accents:* Scottish Thistle or Quiet Willow
- Vertical Accents:* Scottish Thistle or Quiet Willow
- Metal Trim:* Linen
- Hardboard Trim:* Linen
- Shutters:* Mastic Peppercorn
- Windows:* White
- Shingles:* Weathered Wood
- Front Door:* Paint SW6989 Domino or SW7048 Urbane Bronze (if no shutters)
- Garage Door:* White
- Stone:* ProLine Winona Weatheredge



**Option 4**

- Siding:* Victorian Grey
- Shake Accents:* Harbor Gray
- Vertical Accents:* Harbor Gray
- Metal Trim:* White
- Hardboard Trim:* White
- Shutters:* Mastic Peppercorn
- Windows:* White
- Shingles:* Pewter Gray
- Front Door:* Paint SW6989 Domino
- Garage Door:* White
- Stone:* ProLine Cambridge Castle Rock



### Option 5

*Siding:* Desert Sand

*Shake Accents:* Desert Sand or Rugged Canyon

*Vertical Accents:* Desert Sand or Rugged Canyon

*Metal Trim:* Linen

*Hardboard Trim:* Linen

*Shutters:* Brown

*Windows:* White

*Shingles:* Weathered Wood

*Front Door:* Paint SW7048 Urbane Bronze

*Garage Door:* White

*Stone:* ProLine Winona Weatheredge or Stillwater Ledgestone



### Option 6

*Siding:* Victorian Grey

*Shake Accents:* Natural Slate

*Vertical Accents:* Victorian Gray or Natural Slate

*Metal Trim:* White

*Hardboard Trim:* White

*Shutters:* Gray

*Windows:* White

*Shingles:* Pewter Gray

*Front Door:* Paint SW2848 Roycroft Pewter

*Garage Door:* White

*Stone:* ProLine Cambridge Castle Rock **OR** Oxford Castlerock (Gray)



### Option 7:

*Siding:* White

*Shake Accents:* White

*Vertical Accents:* White

*Metal Trim:* White

*Hardboard Trim:* White

*Shutters:* Black

*Windows:* White

*Shingles:* Charcoal

*Front Door:* Paint Red Theater

*Garage Door:* White

*Stone:* ProLine Buckingham Limestone **OR**

Oxford Castlerock (Gray)



### Option 8:

*Siding:* Everest

*Shake Accents:* English Wedgewood

*Vertical Accents:* Everest or English Wedgewood

*Metal Trim:* White

*Hardboard Trim:* White

*Shutters:* Black

*Windows:* White

*Shingles:* Pewter Gray

*Front Door:* Paint SW2848 Roycroft Pewter

*Garage Door:* White

*Stone:* ProLine Buckingham Limestone **OR**

Oxford Castlerock (Gray)



### Option 9:

*Siding:* Scottish Thistle

*Shake Accents:* Quiet Willow

*Vertical Accents:* Scottish Thistle or Quiet Willow

*Metal Trim:* White

*Hardboard Trim:* White

*Shutters:* Gray

*Windows:* White

*Shingles:* Pewter Gray

*Front Door:* Paint SW2848 Roycroft Pewter

*Garage Door:* White

*Stone:* ProLine Cambridge Castle Rock **OR**

Oxford Castlerock (Gray)



**Option 10 – Upgraded Vinyl Color**

- Siding:* Rugged Canyon
- Shake Accents:* Rugged Canyon or Desert Sand
- Vertical Accents:* Rugged Canyon
- Metal Trim:* Linen
- Hardboard Trim:* Linen
- Shutters:* Mastic Peppercorn
- Windows:* White
- Shingles:* Weathered Wood
- Front Door:* SW6989 Domino
- Garage Door:* White
- Stone:* ProLine Niagara Weatheredge



**Option 11 – Upgraded Vinyl Color**

- Siding:* Deep Granite
- Shake Accents:* Deep Granite or Victorian Gray
- Vertical Accents:* Deep Granite
- Metal Trim:* White
- Hardboard Trim:* White
- Shutters:* Mastic Black
- Windows:* White
- Shingles:* Pewter Gray
- Front Door:* Paint SW7584 Red Theater or SW6258 Tricorn Black
- Garage Door:* White
- Stone:* ProLine Oxford Castlerock

**A la Carte Options**

- Haas 600 Series Garage Door:* American Walnut
- Gel Stain for Front Door:* Cordovan Brown or Black Walnut
- Garage Service Doors:* Paint to Match whatever hardboard trim is selected (Mastic White, Mastic Linen or Mastic Cameo)

# HARRINGTON

## ELEVATION STYLES



**COUNTRY COTTAGE ELEVATION**

### COUNTRY COTTAGE AREAS

Livable Area	
First Floor Livable	1036 SF
Second Floor Livable	1064 SF
	2100 SF
Non Livable Area	
Front Porch	25 SF
Garage	492 SF
Rear Porch	112 SF
Unfinished Basement	928 SF
	1557 SF



**CRAFTSMAN ELEVATION**

### CRAFTSMAN AREAS

Livable Area	
First Floor Livable	1036 SF
Second Floor Livable	1064 SF
	2100 SF
Non Livable Area	
Front Porch	25 SF
Garage	492 SF
Rear Porch	112 SF
Unfinished Basement	928 SF
	1557 SF



**ENGLISH COTTAGE ELEVATION**

### ENGLISH COTTAGE AREAS

Livable Area	
First Floor Livable	1036 SF
Second Floor Livable	1064 SF
	2100 SF
Non Livable Area	
Front Porch	25 SF
Garage	492 SF
Rear Porch	112 SF
Unfinished Basement	928 SF
	1557 SF

OS-1

DRAW STONE LOCATION  
ON ELEVATIONS



 **HARBOR HOMES**

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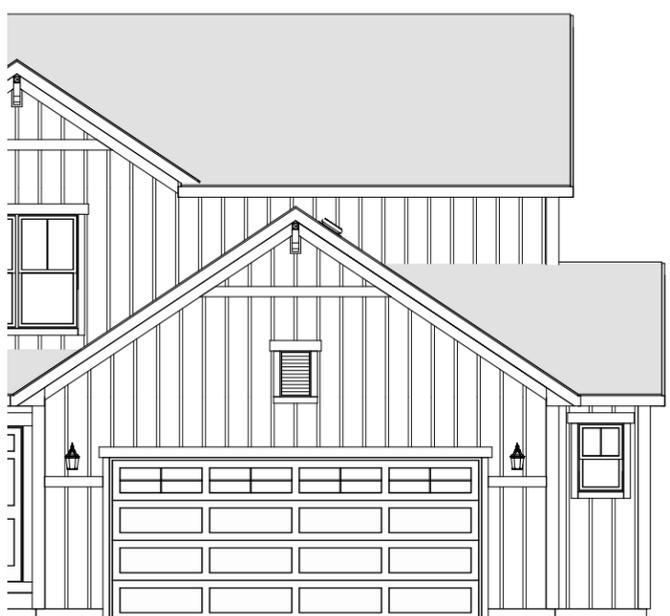
# HARRINGTON

## ELEVATION OPTIONS



CIRCLE  
PURCHASED  
OPTIONS

**COUNTRY COTTAGE ELEVATION - 2.5 CAR GARAGE**



**CRAFTSMAN ELEVATION - 2.5 CAR GARAGE**



**ENGLISH COTTAGE ELEVATION - 2.5 CAR GARAGE**

# HARRINGTON

## ELEVATION EXPOSURE

DRAW STONE  
LOCATION ON  
ELEVATIONS

INDICATE  
EXPOSURE  
LOCATIONS



**FRONT VIEW**



**LEFT VIEW**



**RIGHT VIEW**



**REAR VIEW**

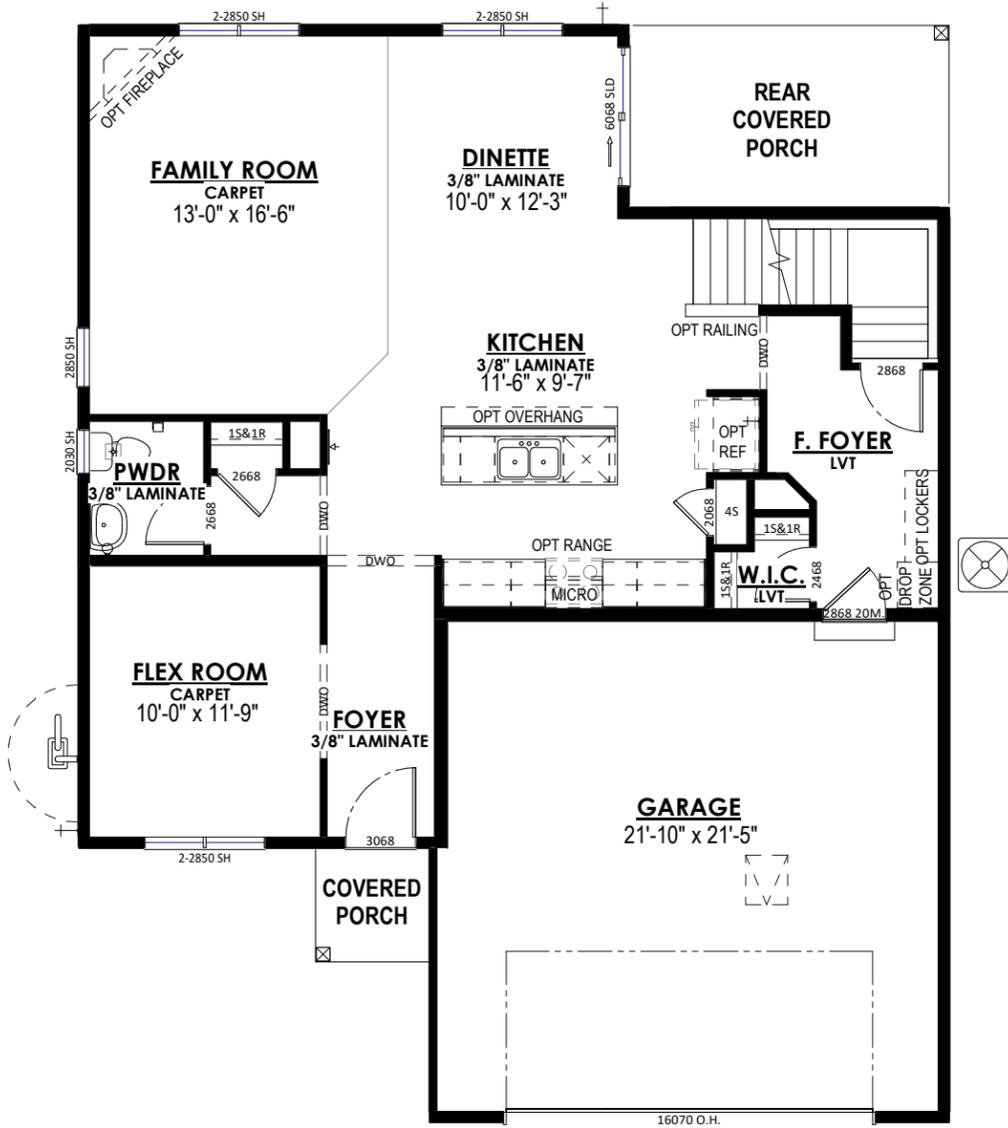
# HARRINGTON

## FIRST FLOOR PLAN

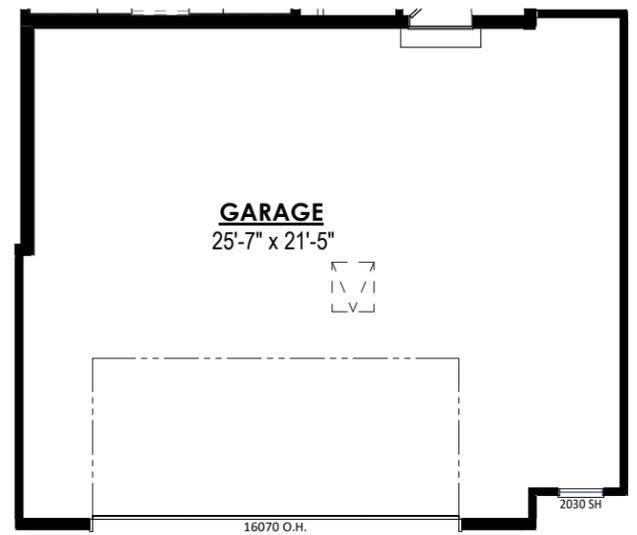
<b>CIRCLE</b>	<b>INDICATE</b>	<b>INDICATE</b>
<b>PURCHASED</b>	<b>FLOORING</b>	<b>CEILING</b>
<b>OPTIONS</b>	<b>CHANGES</b>	<b>DETAILS</b>

### GARAGE HAND - CHECK BOX

- RIGHT HAND GARAGE
- LEFT HAND GARAGE



**FIRST FLOOR PLAN**



**OPT 2.5 CAR GARAGE**

# HARRINGTON

## SECOND FLOOR PLAN

**CIRCLE  
PURCHASED  
OPTIONS**

**INDICATE  
FLOORING  
CHANGES**

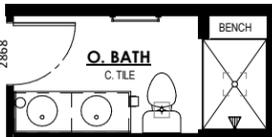
**INDICATE  
CEILING  
DETAILS**



**3 BEDROOM - OPT LUXURY BATH**



**SECOND FLOOR PLAN**



**4 BEDROOM - OPT LUXURY BATH**

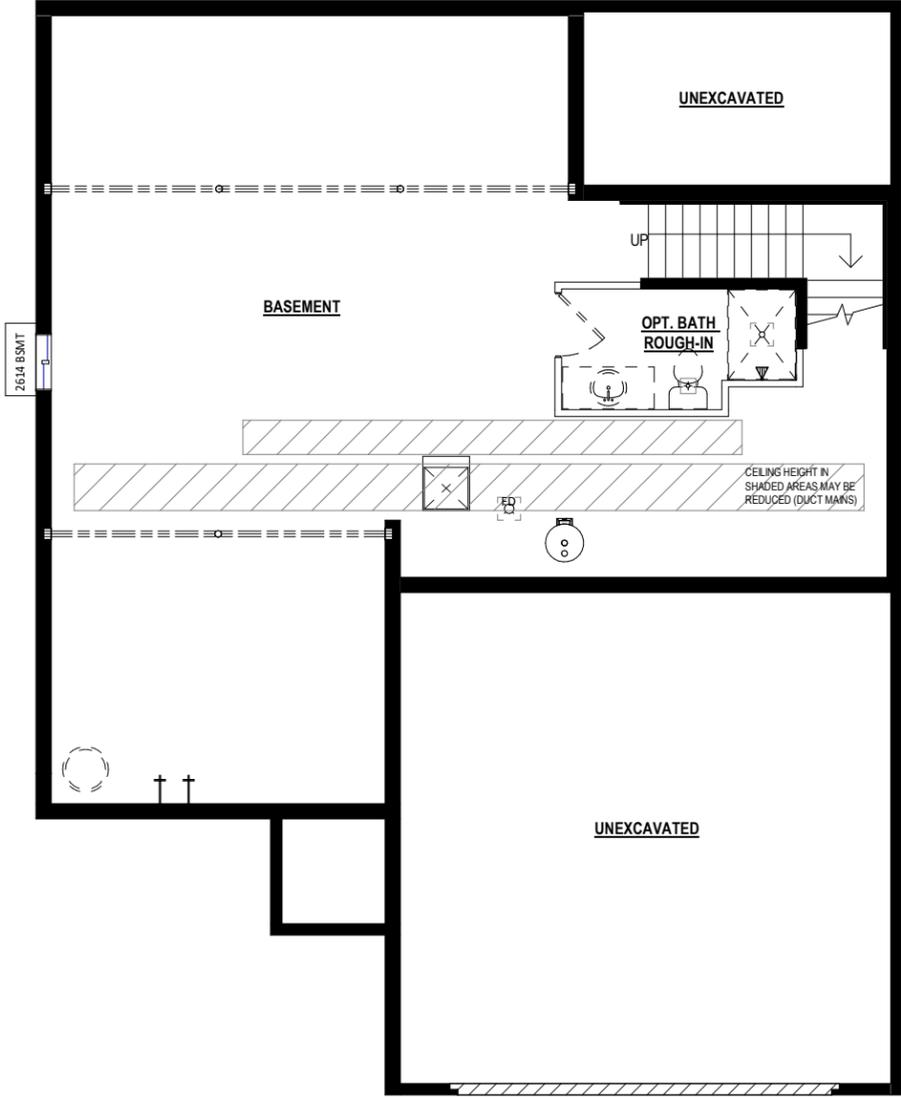


**4 BEDROOM LAYOUT**

# HARRINGTON

## FOUNDATION

- CIRCLE PURCHASED OPTIONS
- DRAW ADDED BASEMENT WINDOWS
- INDICATE EXPOSURE TRANSITIONS
- DRAW ADDITIONAL SQFT OUTLINES
- DRAW FINISHED LIVING SPACE



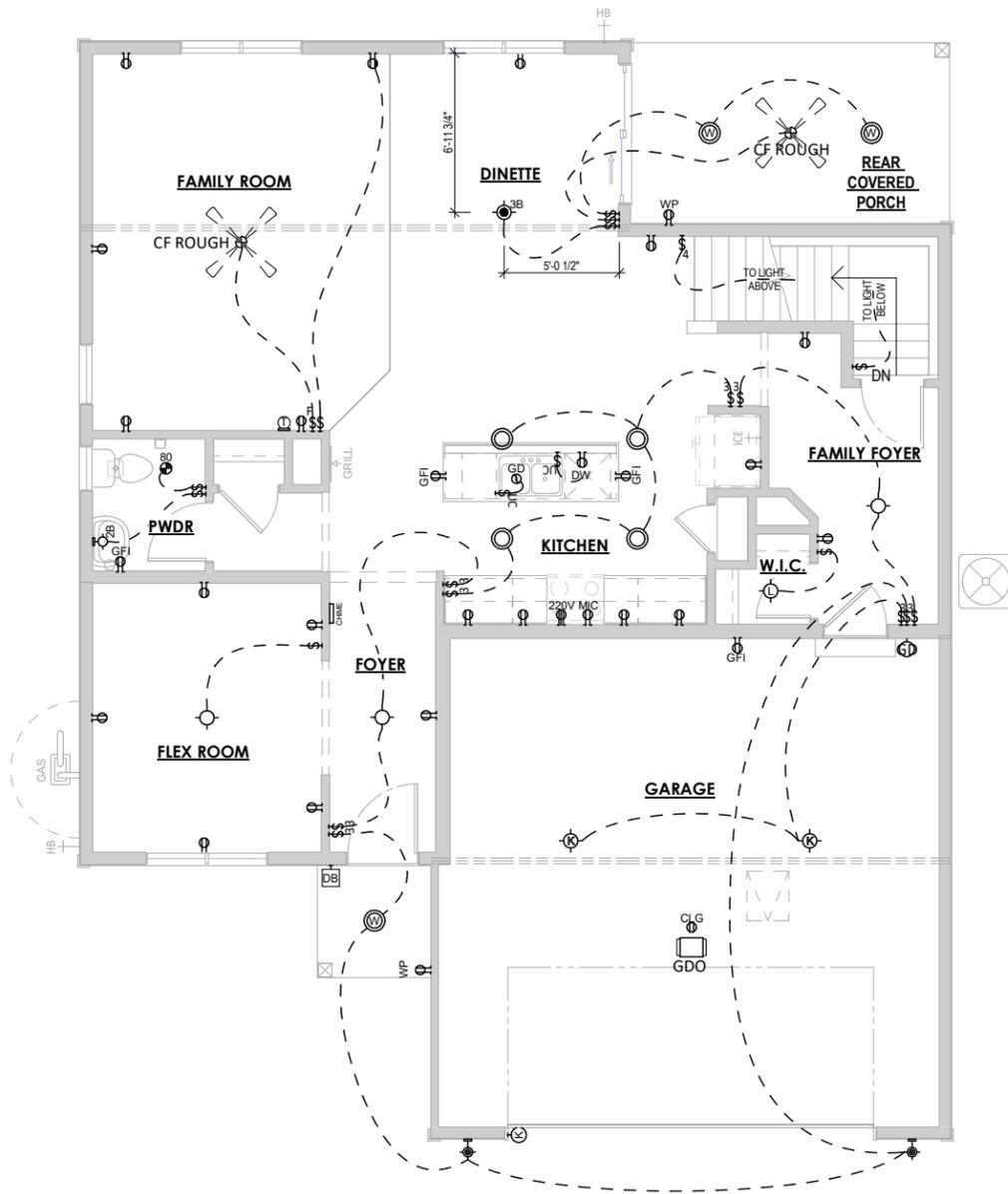
**FOUNDATION PLAN**

# HARRINGTON

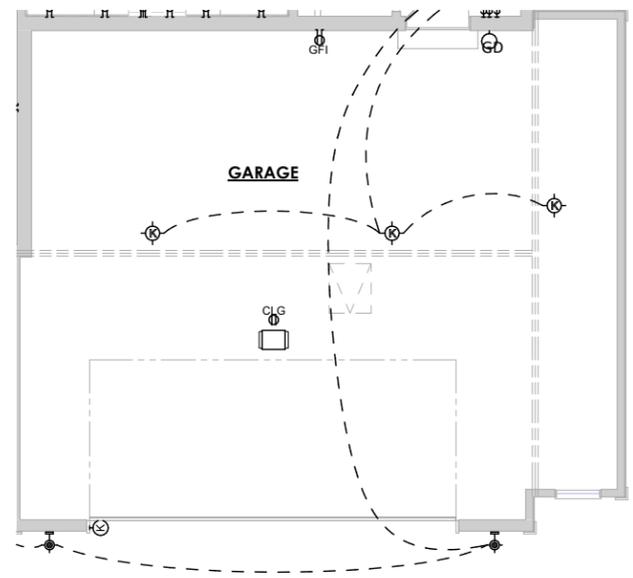
## ELECTRICAL FIRST FLOOR PLAN

CIRCLE  
PURCHASED  
OPTIONS

ELECTRICAL LEGEND			
⊞	SINGLE POLE SWITCH	♻️	GARBAGE DISPOSAL
⊞	3-WAY SWITCH	🔔	DOOR BELL BUTTON
⊞	4-WAY SWITCH	🔔	DOOR BELL CHIME
⊞	DIMMER SWITCH	🚪	GARAGE DOOR BUTTON
⊞	FAN CONTROL SWITCH	🚪	GARAGE DOOR OPENER
⊞	UNDERCABINET SWITCH	🌀	BATH FAN
⊞	DUPLEX OUTLET	🌀	BATH FAN & LIGHT COMBO
⊞	SWITCHED DUPLEX OUTLET	🌀	HANGING PENDANT LIGHT
⊞	QUAD OUTLET	🌀	VANITY LIGHT
⊞	GROUND FAULT OUTLET	🌀	HANGING LIGHT
⊞	WEATHERPROOF OUTLET		
⊞	UNDERCABINET OUTLET		
⊞	220 VOLT OUTLET	🌀	WALL MOUNT LIGHT
⊞	SINGLE SUMP OUTLET	🌀	FLOOD LIGHT
⊞	CEILING OUTLET	🌀	UNDER CABINET LIGHT
⊞	FLOOR OUTLET	🌀	RECESSED EYEBALL LIGHT
⊞	NETWORK OUTLET	🌀	FLUSH MOUNT LIGHT
⊞	TELEVISION OUTLET	🌀	FLUSH MOUNT LED LIGHT
⊞	THERMOSTAT	🌀	KEYLESS LIGHT
⊞	SMOKE DETECTOR	🌀	RECESSED CAN LIGHT
⊞	CARBON MONOXIDE & SMOKE DETECTOR COMBO	🌀	WEATHERPROOF RECESSED CAN LIGHT
⊞	CEILING FAN	CF ROUGH	LIGHT w/ FAN ROUGH
⊞	LIGHTED CEILING FAN	LCE ROUGH	LIGHT & FAN ROUGH



FIRST FLOOR ELECTRICAL PLAN

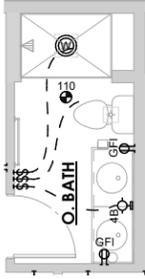


OPT. 2.5 CAR GARAGE

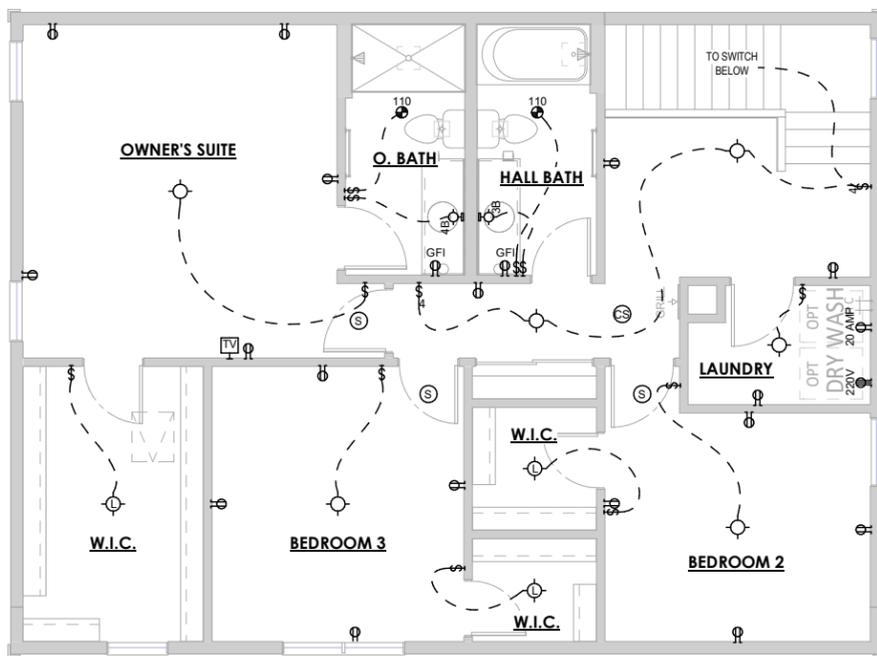
# HARRINGTON

## ELECTRICAL SECOND FLOOR PLAN

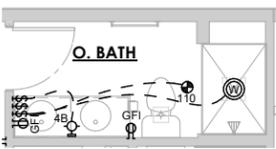
CIRCLE  
PURCHASED  
OPTIONS



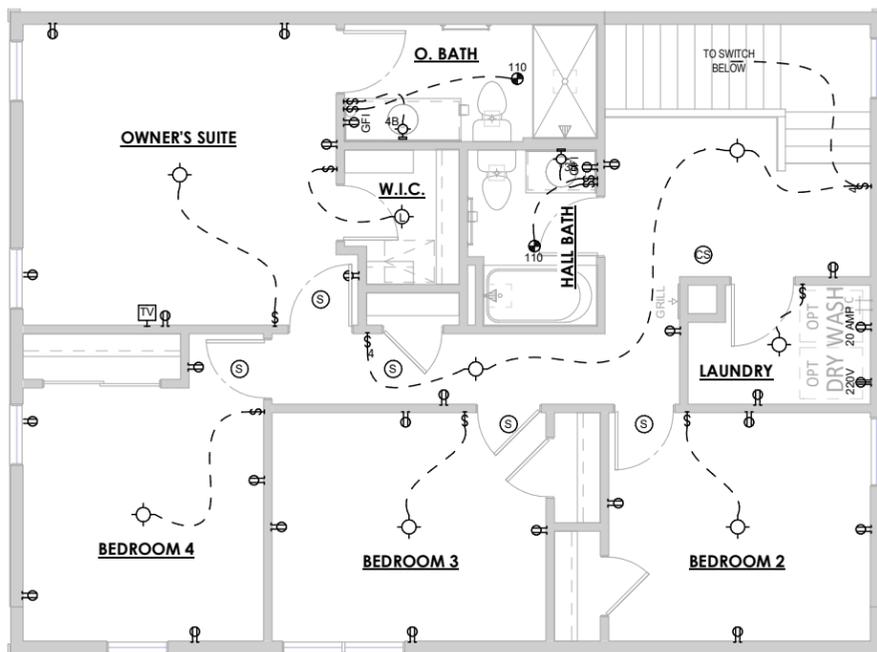
**3 BEDROOM - OPT. LUXURY BATH**



**SECOND FLOOR ELECTRICAL PLAN**



**4 BEDROOM - OPT. LUXURY BATH**

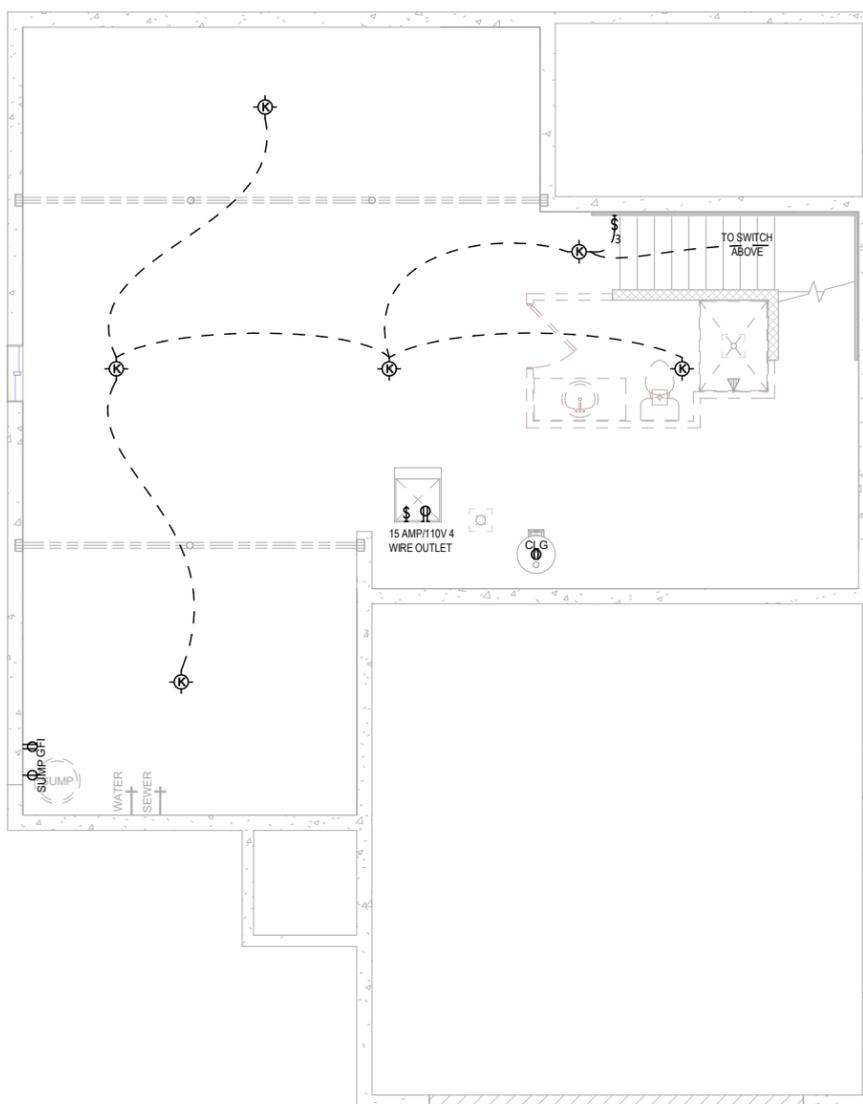


**SECOND FLOOR ELECTRICAL PLAN**

# HARRINGTON

## ELECTRICAL FOUNDATION

ELECTRICAL LEGEND			
	SINGLE POLE SWITCH		GARBAGE DISPOSAL
	3-WAY SWITCH		DOOR BELL BUTTON
	4-WAY SWITCH		DOOR BELL CHIME
	DIMMER SWITCH		GARAGE DOOR BUTTON
	FAN CONTROL SWITCH		GARAGE DOOR OPENER
	UNDERCABINET SWITCH		BATH FAN
	DUPLEX OUTLET		BATH FAN & LIGHT COMBO
	SWITCHED DUPLEX OUTLET		HANGING PENDANT LIGHT
	QUAD OUTLET		VANITY LIGHT
	GROUND FAULT OUTLET		HANGING LIGHT
	WEATHERPROOF OUTLET		
	UNDERCABINET OUTLET		
	220 VOLT OUTLET		WALL MOUNT LIGHT
	SINGLE SUMP OUTLET		FLOOD LIGHT
	CEILING OUTLET		UNDER CABINET LIGHT
	FLOOR OUTLET		RECESSED EYEBALL LIGHT
	NETWORK OUTLET		FLUSH MOUNT LIGHT
	TELEVISION OUTLET		FLUSH MOUNT LED LIGHT
	THERMOSTAT		KEYLESS LIGHT
	SMOKE DETECTOR		RECESSED CAN LIGHT
	CARBON MONOXIDE & SMOKE DETECTOR COMBO		WEATHERPROOF RECESSED CAN LIGHT
	CEILING FAN		LIGHT w/ FAN ROUGH
	LIGHTED CEILING FAN		LIGHT & FAN ROUGH



**BASEMENT ELECTRICAL PLAN**