

# **Middleton Westport Joint Zoning Committee**

## **Agenda**

**Thursday January 22, 2015 6:00 PM**  
**To be Held in Council Chambers at City Hall**  
**7426 Hubbard Avenue, Middleton WI, 53562**

- 1) Approve Minutes of 9/29/14. Staff Comments for this meeting (1/22/15) are attached.**
- 2) Public Hearing - 6:00 pm - Request for Rezoning at 4821 County Highway Q, Waunakee, WI - Stanley Skolaski & Nancy Acker-Skolaski (PC 2434)**  
**Sko**
- 3) Action on Request for Rezoning at 4821 County Highway Q, Waunakee, WI - Stanley Skolaski & Nancy Acker-Skolaski (PC 2434)**
- 4) Concept Plan - Community of Bishops Bay, Back Nine Residences, Bishops Bay Pkwy. (PC 2426)**
- 5) Community of Bishops Bay, Back Nine Phases 3 and 4 Preliminary Plat and Specific Implementation Plan (PC 2432)**
- 6) Discussion, Update on The Community of Bishops Bay Project, Plans and Utilities**
- 7) Adjourn**

Notice is hereby given that a majority of the members of the Common Council may attend this meeting to gather information about a subject over which the Common Council has decision-making responsibility. If a quorum of the Common Council attends this meeting, no action will be taken by the Common Council at this meeting.

Any person who has a qualifying disability as defined by the American With Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format must contact the City Administrator at (608) 827-1050, 7426 Hubbard Ave., Middleton, WI at least 24 hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

POSTED: 1/9/2015 10:03 AM

***MINUTES***  
***MIDDLETON/WESTPORT JOINT ZONING COMMITTEE***  
***MONDAY SEPTEMBER 29, 2014*** ***6:00 pm***

**PRESENT:** Ron Bowen, Brad Robinson and John Van Dinter, Town of Westport; Duane Barmore, Ed Elskamp and Cindy Zellers, City of Middleton  
**ALSO PRESENT:** Tom Wilson, Eileen Kelley

Chair Barmore called the meeting to order at 6:00 p.m.

**1. Approve Minutes of 7-23-14**

Moved by Van Dinter, seconded by Robinson, to approve the minutes of 7-23-14. Motion carried 6-0.

**2. Review of Conditions of Approval for The Community of Bishops Bay Project**

Committee members briefly discussed the conditions of approval for this project, including the requirement that deep or sub-surface tillage be utilized for landscaping of all lots in the project, to be done as the last construction step on each lot prior to lawn planting. No action was necessary.

**3. Discussion, Update on The Community of Bishops Bay Project, Plans and Utilities**

The applicant provided a brief update of their utility planning for the project. No action was taken.

**4. Adjourn**

Moved by Zellers, seconded by Robinson, to adjourn the meeting at 6:39 p.m. Motion carried 6-0.

EILEEN KELLEY



## OFFICE OF PLANNING & ZONING ADMINISTRATION

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CITY OF MIDDLETON  
7426 HUBBARD AVENUE  
MIDDLETON, WI 53562-3118

PH 608.821.8370 FAX 608.827.1080  
E-MAIL: [ekelley@ci.middleton.wi.us](mailto:ekelley@ci.middleton.wi.us)  
WEB: [www.cityofmiddleton.us](http://www.cityofmiddleton.us)

TO: Members of the Middleton/Westport Joint Zoning Committee

FROM: Eileen M. Kelley

RE: Staff comments for the January 22, 2015 Meeting Agenda

DATE: January 8, 2015

Below are some brief comments regarding the agenda items for the meeting on January 22.

**Items 2 and 3: Public Hearing – Request for Rezoning at 4821 County Highway Q, Waunakee, WI – Stanley Skolaski & Nancy Acker-Skolaski and Action on Request for Rezoning at 4821 County Highway Q, Waunakee, WI**

The applicants have requested lot line adjustments which necessitates rezoning for the adjusted lots. The current zoning includes one lot zoned A-B, Agricultural Business, one zoned RH-3, Rural Homes District) and one zoned R-1, Residence District. The new zoning categories would be ER-1, Estate Residential District for two of the lots, and A, Agriculture for the other lot. In addition to the Joint Committee's hearing, the Middleton Common Council will hold a second public hearing after receiving the Committee's recommendation. **Staff recommendation is for rezoning.**

**Item 4: Concept Plan – Community of Bishops Bay, Back Nine Residences, Bishops Bay Pkwy.**

This concept plan has been submitted for the land to the south of Bishops Bay Parkway, directly adjacent to CTH "Q" and the Briggs Rd. neighborhood. The area is designated as multi-family within the City Estates portion of the project, which lists an anticipated density of 4.6 dwelling units per acre. When combined with the single family portion of the estates, the applicant is indicating that the density they are proposing equals overall 4.6 units per acre within the entire estates neighborhood. Some of the issues to be discussed include the density and scale of the proposed buildings.

**Item 5: Community of Bishops Bay, Back Nine Phases 3 and 4 Preliminary Plat and Specific Implementation Plan**

This is being presented for informational purposes, no action is necessary.

**Item 6: Discussion, Update on the Community of Bishops Bay Project, Plans and Utilities**

This is being presented for informational purposes, no action is necessary.

## **NOTICE OF PUBLIC HEARING**

### **Middleton/Westport Joint Zoning Committee**

To Whom It May Concern:

At a meeting of the Middleton/Westport Joint Zoning Committee to be held on Thursday, **January 22, 2015, at 6:00 pm**, at Middleton City Hall, 7426 Hubbard Ave., Middleton, the following matter will be heard:

An application by **Stanley Skolaski & Nancy Acker-Skolaski**, requesting a rezoning of property at **4821 County Highway Q, Waunakee, WI**, in the Town of Westport. The applicant is requesting rezoning of three lots, one currently zoned County RH-3 (Rural Homes District), one zoned A-B, Agricultural Business, and one zoned R-1, Residence District. The lot lines are being adjusted for these three lots, which necessitates the rezoning. Following the rezoning, one of the lots will be zoned A, Agriculture District, and the other two will be rezoned to ER-1, Estate Residential District. **The purpose of the proposed rezoning is to modify the existing lot lines between the properties.**

This area is part of the Middleton/Westport Joint Planning Area and is legally described below:

#### **PROPOSED LOT 1**

*A parcel of land located in part of the SE ¼ of the SW ¼ of Section 31, T8N, R9E being part of Lot 1, Certified Survey Map No. 5869, more particularly described as follows:*

*Commencing at the South 1/4 Corner of said Section 31; thence N 89°41'20" W, 40.00 feet; thence S 89°57'29" W, 180.20 feet; thence N 00°05'30" E, 94.53 feet; thence along an arc of a curve concaved northeasterly having a radius of 60.00 feet and a long chord bearing of N 61°45'40" W, 56.59 feet; thence along an arc of a curve concaved northerly having a radius 133.00 feet and a long chord bearing of S 77°52'17" W, 55.64 feet to the point of beginning.*

*Thence continue along said curve with a chord bearing S 88°35'59" W, a distance of 6.24 feet; thence S 89°58'16" W, 213.64 feet; thence S 00°01'00" E, 109.74 feet; thence S 89°57'29" W, 160.26 feet; thence N 05°12'05" W, 176.50 feet; thence N 89°59'13" E, 330.09 feet; thence N 00°00'49" W, 467.04 feet; thence S 89°58'30" W, 347.29 feet; thence S 00°03'09" E, 281.08 feet; thence N 18°15'01" W, 399.96 feet; thence N 56°11'39" E, 150.00 feet; thence N 89°57'25" E, 684.43 feet to the westerly right of way of County Trunk Highway "Q"; thence S 00°30'50" E along said right of way, 416.11 feet; thence S 89°58'30" W, 274.46 feet; thence S 00°00'49" E, 299.14 feet to the point of beginning. This parcel contains 6.72 acres.*

#### **PROPOSED LOT 2**

*A parcel of land located in part of the SE ¼ of the SW ¼ of Section 31, T8N, R9E being part of Lot 1, Certified Survey Map No. 5869, more particularly described as follows:*

*Commencing at the South 1/4 Corner of said Section 31; thence N 89°41'20" W, 40.00 feet; thence S 89°57'29" W, 180.20 feet; thence N 00°05'30" E, 94.53 feet; thence along an arc of a curve concaved northeasterly having a radius of 60.00 feet and a long chord bearing of N 61°45'40" W, 56.59 feet; thence along an arc of a curve concaved northerly having a radius 133.00 feet and a long chord bearing of S 77°52'17" W, 55.64 feet; thence N 00°00'49" W, 139.14 feet to the point of beginning.*

*Thence continue N 00°00'49" W, 160.00 feet; thence N 89°58'30" E, 274.46 feet to the westerly right of way of County Trunk Highway "Q"; thence S 00°30'50" E along said right of way, 160.00 feet; thence S 89°58'30" W, 275.86 feet to the point of beginning. This parcel contains 1.01 acres.*

### **PROPOSED LOT 3**

*A parcel of land located in part of the SE ¼ of the SW ¼ of Section 31, T8N, R9E being part of Lot 1, and all of Lots 2 and 3, Certified Survey Map No. 5869, more particularly described as follows:*

*Commencing at the South 1/4 Corner of said Section 31; thence N 89°41'20" W, 40.00 feet to the point of beginning.*

*thence S 89°57'29" W, 180.20 feet; thence N 00°05'30" E, 94.53 feet; thence along an arc of a curve concaved northeasterly having a radius of 60.00 feet and a long chord bearing of N 61°45'40" W, 56.59 feet; thence along an arc of a curve concaved northerly having a radius 133.00 feet and a long chord bearing of S 77°52'17" W, 55.64 feet; thence N 00°00'49" W, 139.14 feet; thence N 89°58'30" E, 275.86 feet to the westerly right of way of County Trunk Highway "Q"; thence S 00°30'50" E along said right of way, 248.91 feet to the point of beginning. This parcel contains 1.34 acres.*

At the hearing, all interested persons will have an opportunity to be heard, and action will be considered.

More information about this request is available at City Hall during normal business hours, 7:45 am to 4:30 pm, Monday through Friday. Ph. 821-8370 E-mail: [ekelley@ci.middleton.wi.us](mailto:ekelley@ci.middleton.wi.us).

EILEEN KELLEY  
City Planning Director/  
Zoning Administrator

Publish: 01/01/15  
01/08/15



# **WILLIAMSON SURVEYING & ASSOCIATES, LLC**

104A WEST MAIN STREET, WAUNAKEE, WI 53597

**NOA T. PRIEVE and CHRIS W. ADAMS**

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

## **Letter of Intent**

Stan Skolaski and Nancy Acker-Skolaski are requesting a rezone and CSM approval in order to modify the existing property lines between family trust owned property and Stan and Nancy's. The goal is to combine the two parcels that Stan and Nancy own into one, separate off the existing house from the remaining trust land and be left with two somewhat square home sites and the remaining land that the trust owns on its own lot. Currently the trust land is mostly farm land and will remain this way until the family decides what to do with the property for the future. There are no plans at this time to change the existing conditions of the home sites or the farm land on this CSM. This request is only to modify the existing lot lines between the properties.

RECEIVED

NOV 24 2014

PUBLIC WORKS DEPT.



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

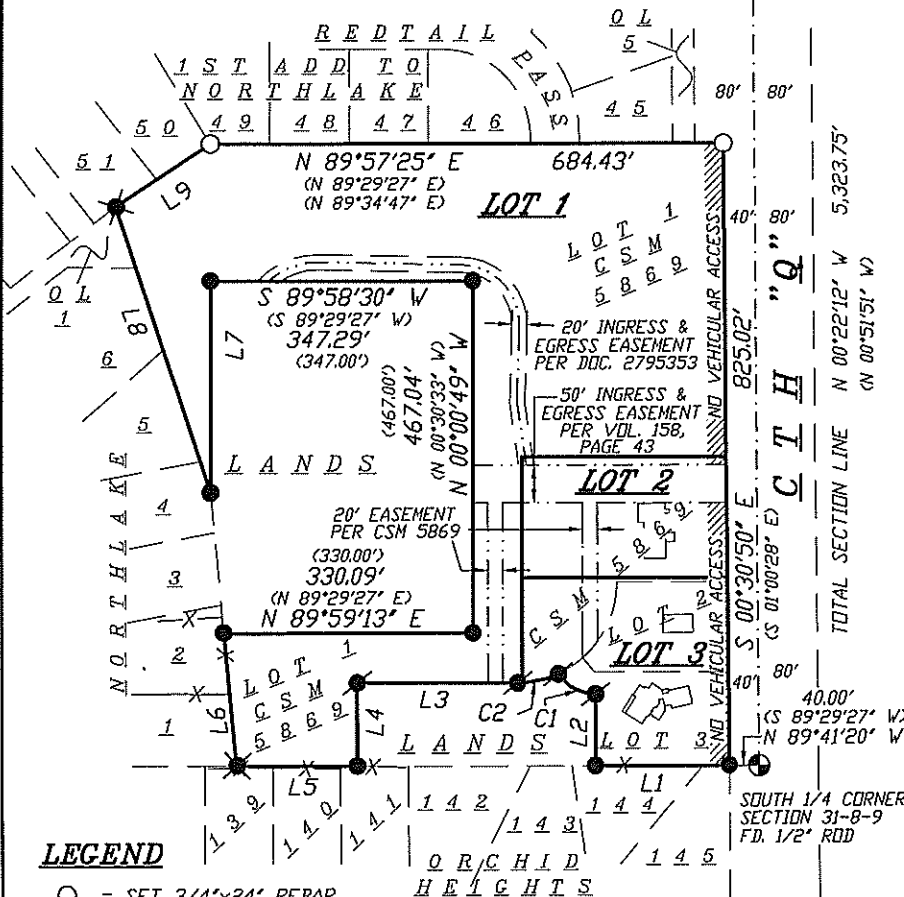
NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 31, T8N, R9E, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN. INCLUDING LOTS 1, 2, AND 3 C.S.M. No. 5869

## NOTES:

- 1.) SEE SHEET 2 FOR NOTES AND LOT 1, 2, AND 3 DETAIL.
- 2.) SEE SHEET 3 FOR CURVE TABLE AND LINE TABLE.

NORTH 1/4 CORNER  
SECTION 31-8-9  
F.D. BRASS MONUMENT



**LOT 1**  
292,611 SQ. FT.  
OR 6.72 ACRES

**LOT 2**  
44,024 SQ. FT.  
OR 1.01 ACRES

**LOT 3**  
58,352 SQ. FT.  
OR 1.34 ACRES

## LEGEND

- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- = FOUND 1 1/4" PIPE
- ⊙ = FOUND 1" PIPE
- ⊗ = FOUND 1 1/4" REBAR
- ⊕ = FOUND DANE COUNTY  
SECTION CORNER
- (##) = RECORDED AS

## PREPARED FOR:

NANCY ACKER-SKOLASKI  
4821 CTH "Q"  
WAUNAKEE, WI 53597

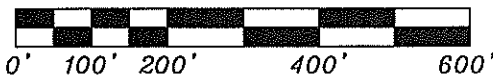
SCALE 1" = 200'

BEARINGS ARE REFERENCED TO THE EAST LINE  
OF THE NW 1/4 AND SW 1/4 OF SECTION  
31-8-9 LINE TO BEAR N 00°22'12" W

SURVEYORS SEAL

NOV 24 2014

SCALE 1" = 200'

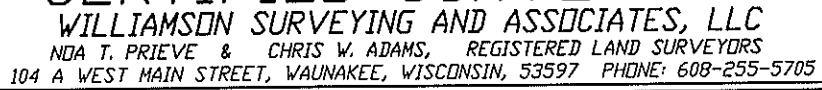


DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Sheet 1 of 5

14W-392

[illegible]

⊙ = WELL  
 ⊕ = SEPTIC TANK  
 ☒ = SEPTIC VENT  
 ✱ = CLEAN OUT

**Z**

1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

Sheet 2 of 5

**SURVEYORS SEAL**

14W-392



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## SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Registered Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the SE 1/4 of the SW 1/4 of Section 31, T8N, R9E also being Lots 1, 2 and 3, Certified Survey Map No. 5869, more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 31; thence N 89°41'20" W, 40.00 feet to the point of beginning.

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Williamson Surveying and Associates, LLC  
by Noa T. Prieve & Chris W. Adams

Date \_\_\_\_\_

Noa T. Prieve S-2499  
Registered Land Surveyor

## LINE TABLE

| L# | BEARING   | DIST.               |
|----|---|---------------------|
| L1 | (S 89°29'27" W)<br>S 89°57'29" W                    | (179.88')<br>180.20 |
| L2 | (N 00°28'58" W)<br>N 00°05'30" E                    | (94.54')<br>94.53   |
| L3 | (S 89°29'27" W)<br>S 89°58'16" W                    | (213.61')<br>213.64 |
| L4 | (S 00°30'33" E)<br>S 00°01'00" E                    | (109.64')<br>109.74 |
| L5 | (S 89°29'27" W)<br>S 89°57'29" W                    | (160.13')<br>160.26 |
| L6 | (N 05°32'05" W)<br>(N 05°43'53" W)<br>N 05°12'05" W | (176.37')<br>176.50 |
| L7 | (S 00°30'33" E)<br>S 00°03'09" E                    | (281.00')<br>281.08 |
| L8 | (N 18°42'50" W)<br>N 18°15'01" W                    | (400.00')<br>399.96 |
| L9 | (N 55°44'18" W)<br>N 56°11'39" E                    | 150.00              |

## CURVE TABLE

| C# | L.C. BEARING                     | DIST.             | RADIUS | ARC    | DELTA     |
|----|----------------------------------|-------------------|--------|--------|-----------|
| C1 | (N 62°19'38" W)<br>N 61°45'40" W | (56.65')<br>56.59 | 60.00  | 58.92  | 56°16'08" |
| C2 | (S 77°24'38" W)<br>S 77°52'17" W | (55.67')<br>55.64 | 133.00 | 56.05  | 24°08'47" |
| C3 | S 76°31'35" W                    | 49.52'            | 133.00 | 49.81' | 21°27'23" |
| C4 | S 88°35'59" W                    | 6.24'             | 133.00 | 6.24'  | 02°41'24" |

SURVEYORS SEAL

**TOWN OF WESTPORT  
RESOLUTION NO. 14-21**

**RESOLUTION BY THE TOWN OF WESTPORT  
BOARD OF SUPERVISORS CONDITIONALLY APPROVING  
THE CERTIFIED SURVEY MAP AND REZONING  
FOR THE ACKER/SKOLASKI PROPERTY WITHIN THE TOWN OF WESTPORT,  
DANE COUNTY, WISCONSIN  
(4821 CTH Q, MIDDLETON ETZ)**

WHEREAS, application to adjust lot lines by Certified Survey Map ("CSM" -- attached as Exhibit A) and associated rezoning identifying an area of land located in the Town of Westport (the "Town") was submitted by Stanley Skolaski and Nancy Acker-Skolaski ("Petitioners"), to the Town for review and action on November 21, 2014, and the statutory sixty-day review period will expire on or about January 20, 2015; and,

WHEREAS, the CSM and rezoning request, since the property was located in the Middleton Joint Zoning Area was referred to the Middleton/Westport Joint Zoning Committee (the "JZC") for its review and its recommendation to the Town Board of Supervisors (the "Town Board"); and,

WHEREAS, the JZC, Town Plan Commission, and the Town Board have reviewed the CSM and rezoning and met with the Petitioners with respect to the proposed CSM and requested rezoning, or will do so; and,

WHEREAS, the Town Plan Commission determined that the CSM and requested rezoning will only be consistent with the Town of Westport Ordinances, the City of Middleton Ordinances, Ch. 236, Wis. Stats., Town of Westport Comprehensive Plan and the Middleton/Westport Joint Zoning Area Comprehensive Plan if certain conditions set forth in its recommendations adopted at its meeting on December 8, 2014, are met; and,

WHEREAS, the JZC will hear this item at a regular meeting in January, 2015; and

WHEREAS, the Town Board has determined that the CSM and requested rezoning will only be consistent with the Town of Westport Ordinances, the City of Middleton Ordinances, Ch. 236, Wis. Stats., Town of Westport Comprehensive Plan and the Middleton/Westport Joint Zoning Area Comprehensive Plan if all the conditions set forth below are met and also any further conditions and restrictions the JZC may recommend.

NOW, THEREFORE, the Town Board of Supervisors of the Town of Westport, based upon the above determinations, hereby approves the Certified Survey Map and recommends approval of the rezoning for the CSM Property as attached hereto at Exhibit A, subject to the following conditions and/or restrictions.

1. Finalization of any necessary zoning changes to rezone the parcels to ER-1 (Residential) and to A-1(Agricultural) as requested by petitioners;
2. A restriction that buildings on the lots shall connect to municipal water and sewer utilities, at the owners' expense and without challenge, should such services be extended to the property boundaries or with future development;
3. Maintenance of all current easements and restrictions;
4. All special assessments and fees shall be paid;

5. The Petitioners shall pay all costs and fees incurred by the Town and City for any and all reviews, approval requests and document preparation by the City or Town Engineers and Town or City Attorneys relating to the property, and shall enter into an agreement approved by the Town Attorney to pay these costs and fees;
6. The Petitioners shall provide to the Town a recorded copy of the CSM.

The above and foregoing resolution was duly adopted by the Town Board of Supervisors of the Town of Westport, Dane County, Wisconsin, at a regular meeting held on 15<sup>th</sup> day of December, 2014, by a vote of 5 ayes and 0 nays, with 0 member(s) absent.

TOWN OF WESTPORT

Approved:

By: J. A. Van Dinter  
John A. Van Dinter, Town Board Chair

Attest: Thomas G. Wilson  
Thomas G. Wilson,  
Town Attorney/Administrator/Clerk-Treasurer

Approved: 12/16/14  
Posted: 12/16/14



**NOTES:**

-  NORTH 1/4 CORNER  
 SECTION 31-8-9  
 FD. BRASS MONUMENT



- PREPARED FOR:**

SCALE 1" = 200'

BEARINGS ARE REFERENCED TO THE EAST LINE  
OF THE NW 1/4 AND SW 1/4 OF SECTION  
31-8-9 LINE TO BEAR N 00°22'12" W

**SURVEYORS SEAL**

SCALE 1" = 200'



0' 100' 200' 400' 600'

DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Sheet 1 of 5

14W-392

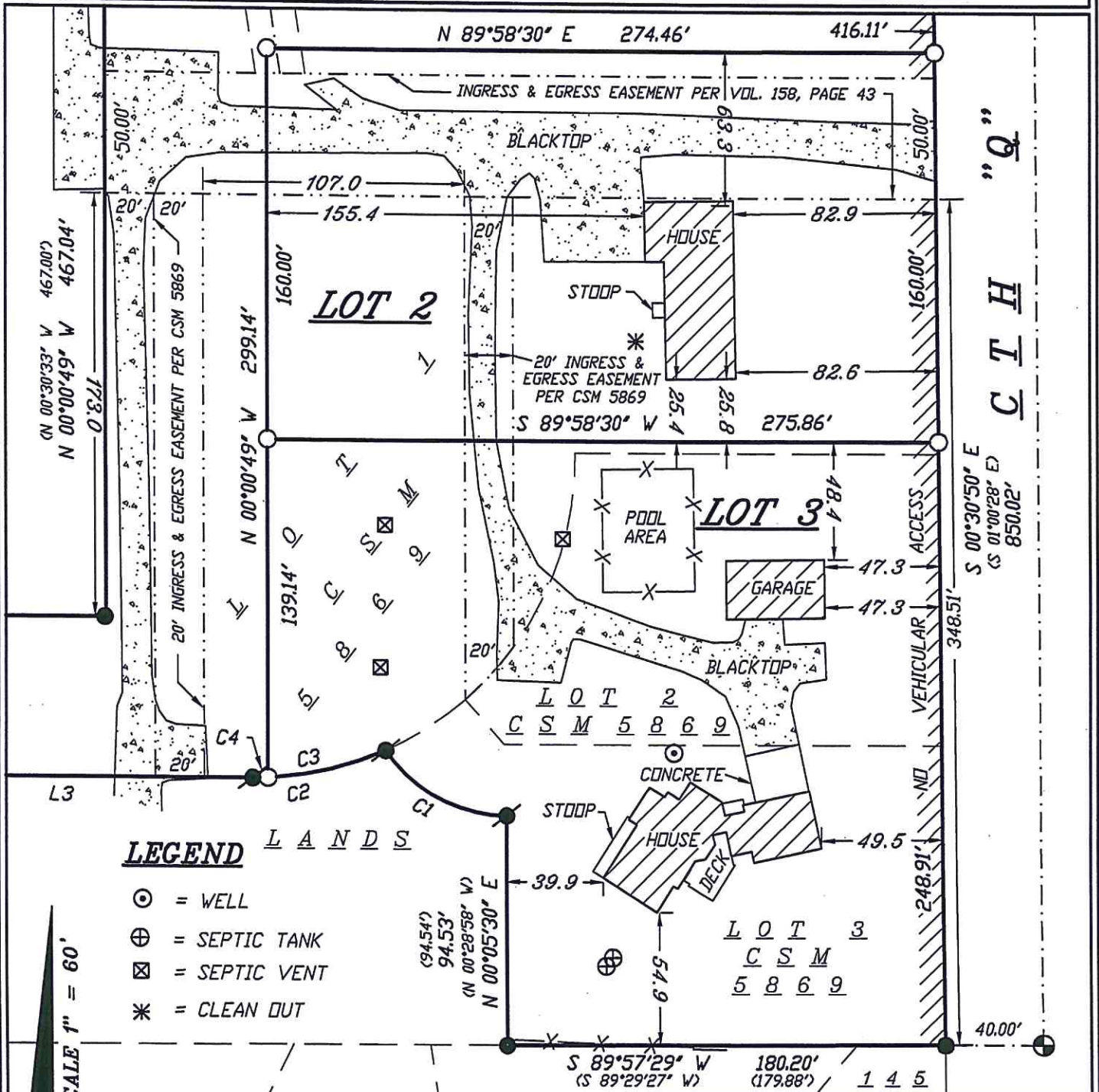


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## LEGEND

- ⊙ = WELL
- ⊕ = SEPTIC TANK
- ⊗ = SEPTIC VENT
- \* = CLEAN OUT

SCALE 1" = 60'

1 4 2

1 4 3

1 4 4

ORCHARD  
HEIGHTS

SURVEYORS SEAL

## NOTES:

1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

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## SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Registered Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the SE 1/4 of the SW 1/4 of Section 31, T8N, R9E also being Lots 1, 2 and 3, Certified Survey Map No. 5869, more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 31; thence N 89°41'20" W, 40.00 feet to the point of beginning.

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Williamson Surveying and Associates, LLC  
by Noa T. Prieve & Chris W. Adams

Date \_\_\_\_\_

Noa T. Prieve S-2499  
Registered Land Surveyor

## LINE TABLE

| L# | BEARING   | DIST.               |
|----|---|---------------------|
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| L2 | (N 00°28'58" W)<br>N 00°05'30" E                    | (94.54')<br>94.53   |
| L3 | (S 89°29'27" W)<br>S 89°58'16" W                    | (213.61')<br>213.64 |
| L4 | (S 00°30'33" E)<br>S 00°01'00" E                    | (109.64')<br>109.74 |
| L5 | (S 89°29'27" W)<br>S 89°57'29" W                    | (160.13')<br>160.26 |
| L6 | (N 05°32'05" W)<br>(N 05°43'53" W)<br>N 05°12'05" W | (176.37')<br>176.50 |
| L7 | (S 00°30'33" E)<br>S 00°03'09" E                    | (281.00')<br>281.08 |
| L8 | (N 18°42'50" W)<br>N 18°15'01" W                    | (400.00')<br>399.96 |
| L9 | (N 55°44'18" W)<br>N 56°11'39" E                    | 150.00              |

## CURVE TABLE

| C# | L.C. BEARING                     | DIST.             | RADIUS | ARC    | DELTA     |
|----|----------------------------------|-------------------|--------|--------|-----------|
| C1 | (N 62°19'38" W)<br>N 61°45'40" W | (56.65')<br>56.59 | 60.00  | 58.92  | 56°16'08" |
| C2 | (S 77°24'38" W)<br>S 77°52'17" W | (55.67')<br>55.64 | 133.00 | 56.05  | 24°08'47" |
| C3 | S 76°31'35" W                    | 49.52'            | 133.00 | 49.81' | 21°27'23" |
| C4 | S 88°35'59" W                    | 6.24'             | 133.00 | 6.24'  | 02°41'24" |

## SURVEYORS SEAL

- A. VARIATIONS IN FLOOR FINISH TO BE 1/2" OR LESS. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" TO BE AVOIDED AT A SLOPE OF 1/2 OR LESS.
- B. OBJECTS PROJECTING INTO THE PATH OF TRAVEL WITH THEIR LEADING EDGES GREATER THAN 27" AND ELONGS THAN 87" AFF. SHALL PRODUCE A 4" MAX INTO THE PATH OF TRAVEL.
- C. BRAILLE LETTERING COMPLYING WITH ICC/ANSI A117.1 SHALL BE USED IN CONJUNCTION WITH VISUAL SIGNAGE OUTSIDE ELEVATOR DOORS AND AT CROSSING OF SET STAIRWAYS. THE SIGN SHALL HAVE A TACTILE SIGN INCLUDING RAISED LETTERS AND BRAILLE SPACING. THERE SHALL BE SET-LEVEL IDENTIFICATION WITH TACTILE CHARACTERS PROVIDED AT EACH FLOOR LANDING. EXIT DOORS DISCHARGING TO OUTSIDE OF LEVEL OF DISCHARGE SHALL HAVE A TACTILE SIGN STATING EXIT.
- D. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE DISPLAYED AT ACCESSIBLE ENTRANCES AND ACCESSIBLE PARKING SPACES. THE SIZE, STYLE, LOCATION AND HEIGHT OF THE SYMBOL SHALL COMPLY WITH ICC/ANSI A117.1.
- E. DIRECTIONAL SIGNAGE INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY INDICATING THE ROUTE TO THE NEAREST USE ACCESSIBLE ELEMENT WITHIN THE BUILDING SHALL BE PROVIDED AT ACCESSIBLE BUILDING ENTRANCES AND ACCESSIBLE EXITS.
- F. THE BUILDING WATER SUPPLY SHALL BE CONNECTED TO ANTI-SOLD TEMPERATURE CONTROLS.
- G. AT EVERY ELEVATOR LANDING, PROVIDE TWO-WAY COMMUNICATION SYSTEM PER ICC 102.8.1. INSTRUCTION ON THE USE OF THE AREA UNDER EMERGENCY CONDITIONS SHALL BE POSTED ADJACENT THE COMMUNICATION SYSTEM.

ALL GYPSUM BOARD PARTITIONS SHALL BE V49 ON THE 1ST THROUGH 3RD FLOORS UNLESS OTHERWISE NOTED ON FLOOR PLAN.

ALL CORRIDOR WALLS SHALL BE V49B UNLESS OTHERWISE NOTED ON FLOOR PLAN.

GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).

REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF FLOOR OR ROOF ASSEMBLY ABOVE.

MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN: 

ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND PRESTOP ALL RATED PARTITIONS.

EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF PRECAST PLANK ABOVE IF APPLICABLE. REFER TO DETAIL XXXXX. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

| KEYNOTE LEGEND - EXTERIOR WALL TYPES - BY SHEET |   |
|---|---|
| TAG   | EXTERIOR WALL DESCRIPTION   |
| W1  | EXTERIOR WALL, MASONRY CAVITY WALL CONSISTING OF 4" FACE BRICK OR CONCRETE, 1.34" AIR SPACE, 7" RG INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM 8" ON STONE, 1.34" AIR SPACE, 7" RG INSULATION, WITH ADJUSTMENT FOR (HORIZONTAL) HOLES FOR ELECTRICAL PENETRATIONS. PROVIDE CEMENT PLASTER TO REFER TO STRUCTURAL PART OF DRAWING FOR REQUIRED VERTICAL REINFORCING. PROVIDE CAVITY DRAINAGE MEMBRANE, FLASHING, CAVITY WEEPSIPS AT 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE THE CAVITY TO ALLOW DRAINAGE AND PROVIDE CAVITY WEEPSIPS AT TOP BOTTOM OF CAVITY. CMU TO BE FOUR RATED. |
| WB2   | EXTERIOR WALL (BELOW GRADE): REINFORCED CONCRETE FOUNDATION WALL WITH SHEET MEMBRANE WATERPROOFING. TERMINATE ALL MEMBRANE PERIMETER EDGES WITH 18" x 1" ALUMINUM COMPRESSION BARRIER WITH CONTINUOUS SEALANT. PROVIDE 2" RIGID FOAM INSULATION WITH VERTICAL WALL AIR & VAPOR BARRIER. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND FULL HEIGHT VERTICALLY.  |

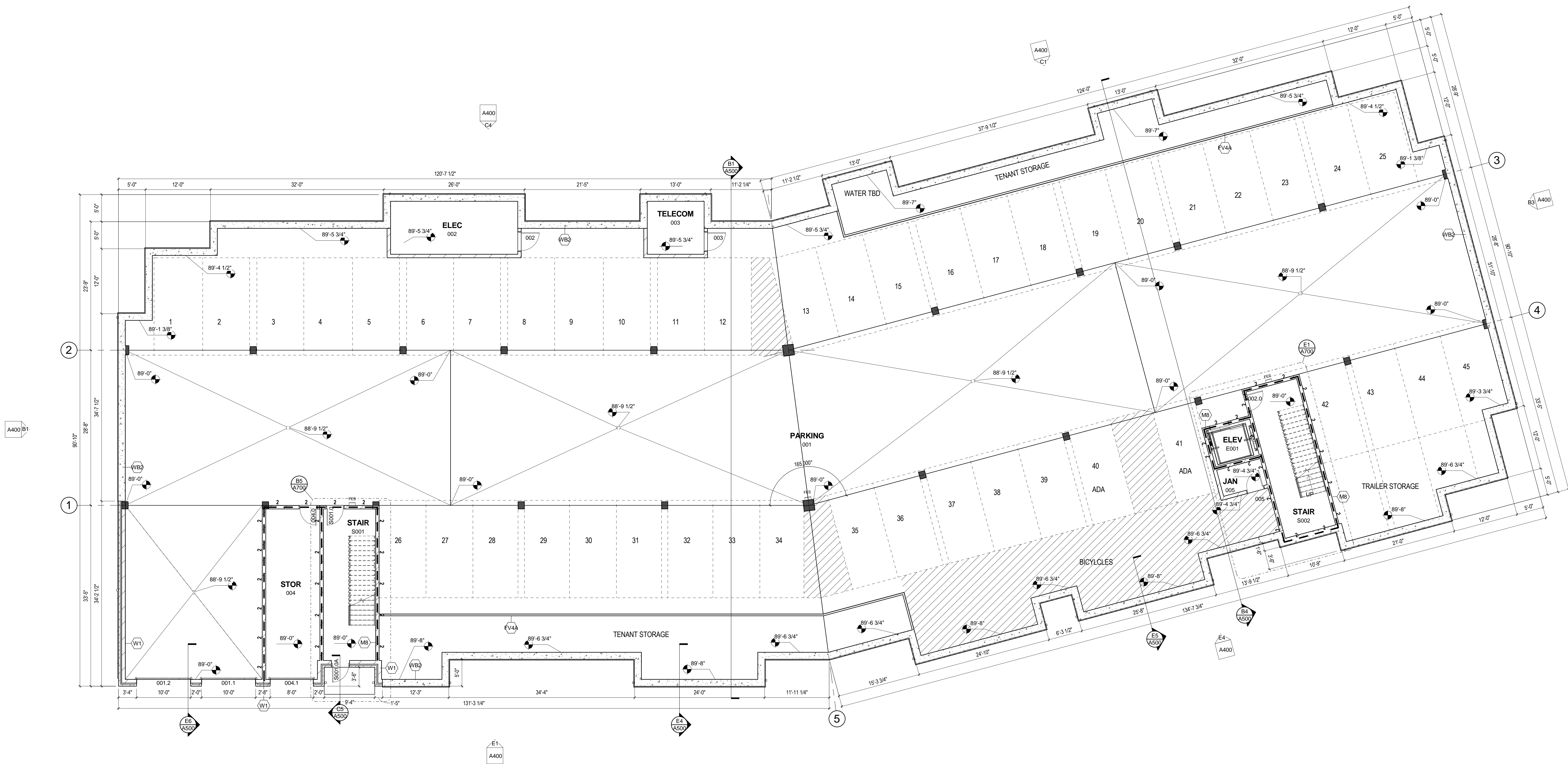
| KEYNOTE LEGEND - INTERIOR PARTITION TYPES - BY SHEET |  |
|--|--|
| TAG  | INTERIOR PARTITION DESCRIPTION   |
| FV4A   | INTERIOR FURRING (PARTITION): 3-1/2" WOOD STUDS @ 16" OC WITH ONE LAYER 1/2" PLYWOOD (PLYWOOD FROM 0'-0" TO 8'-0" AFF. CHICKEN WIRE FROM TOP OF PLYWOOD TO UNDERSIDE OF DECK ABOVE). |
| MB   | INTERIOR MASONRY PARTITION: 8" CONCRETE BLOCK.   |

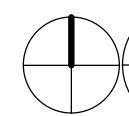
|   |                                      |   |                                       |
|---|--------------------------------------|---|---------------------------------------|
|    | NEW WALL/PARTITION                   |    | NEW DOOR                              |
|   | SECTION REFERENCE                    |   | DETAIL REFERENCE                      |
|  | EXTERIOR ELEVATION                   |  | INTERIOR ELEVATION                    |
|  | FLOOR PLAN KEYNOTE                   |  | WINDOW TYPE                           |
|  | ONE HOUR FIRE RESISTIVE CONSTRUCTION |  | WALL/PARTITION TYPE                   |
|  | TWO HOUR FIRE RESISTIVE CONSTRUCTION |  | FLOOR DRAIN -<br>PITCH FLOOR TO DRAIN |

B. ALL EXPOSED STRUCTURAL STEEL AT THE LOWER LEVEL NEEDS TO BE PROTECTED TO 2 HOURS W/SPRAY APPLIED FIRE PROTECTION.

| NOTE # | FLOOR PLAN NOTE     |
|--------|---------------------|
| 200    | ATTIC ACCESS LADDER |

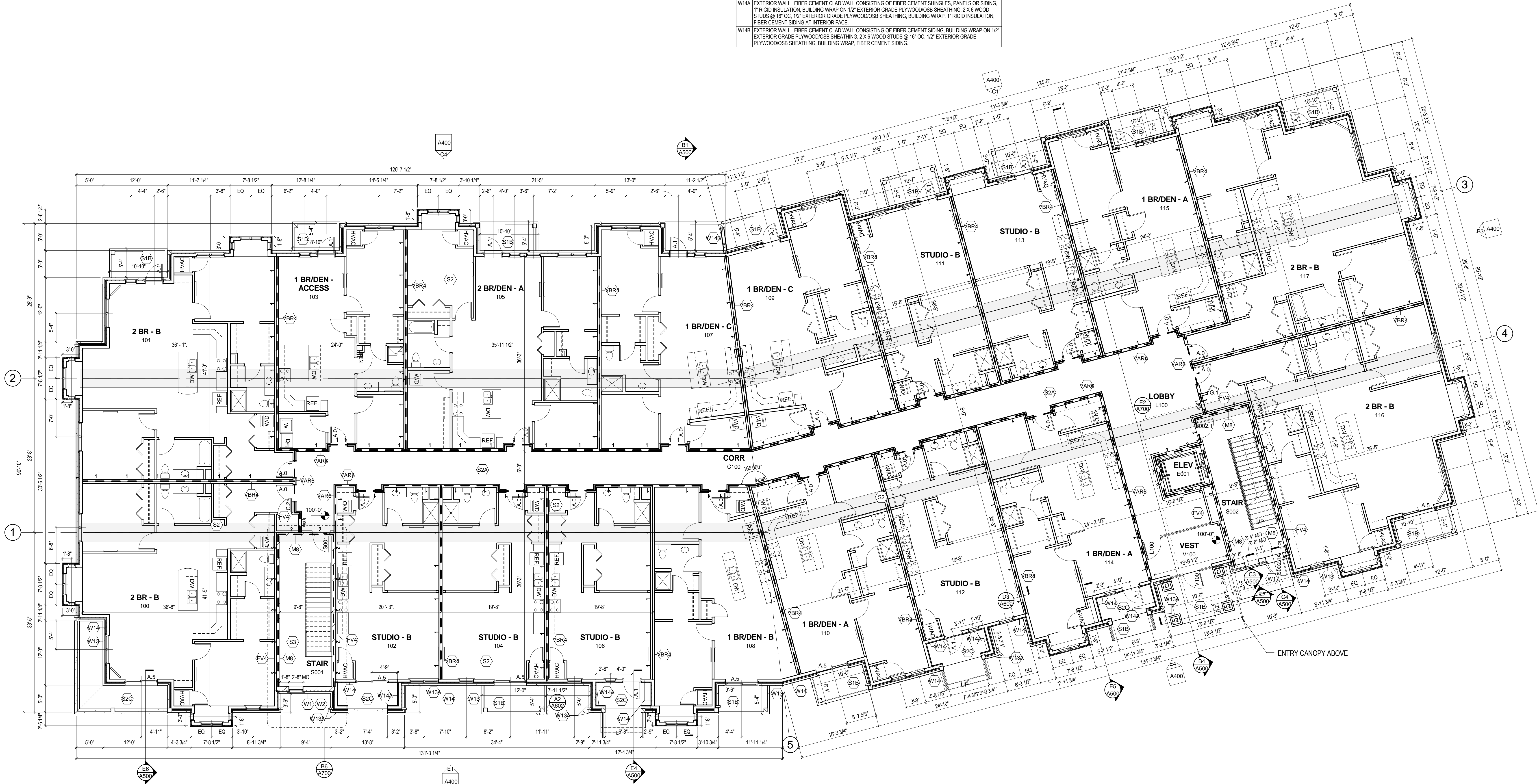
| KEYNOTE LEGEND - CONSTRUCTION TYPES - BY SHEET |                          |
|--|--------------------------|
| TAG  | CONSTRUCTION DESCRIPTION |





E1 FIRST FLOOR PLAN

A201 1/8" = 1'-0"



FLOOR PLAN - ACCESSIBILITY NOTES

- A. VARIATIONS IN FLOOR FINISH TO BE 1/2" OR LESS. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" TO BE BEVELED AT A SLOPE OF 1:2 OR LESS.
- B. OBJECTS PROTRUDING INTO THE PATH OF TRAVEL WITH THEIR LEADING EDGES GREATER THAN 27" AND ELSS THAN 80" AFF SHALL PROJECT 4" MAX INTO THE PATH OF TRAVEL.
- C. BRAILLE LETTERING COMPLYING WITH ICCANSI A117.1 SHALL BE USED IN CONJUNCTION WITH VISUAL SIGNAGE OUTSIDE ELEVATOR DOORS AND AT DOORS TO EXIT STAIRWAYS. THE SIGN SHALL HAVE A TACTILE SIGN INCLUDING RAISED LETTERS AND BRAILLE STATING 'EXIT'. THERE SHALL BE STAIR LEVEL IDENTIFICATION WITH TACTILE CHARACTERS PROVIDED AT EACH FLOOR LANDING. EXIT DOORS DISCHARGING TO OUTSIDE OF LEVEL OF DISCHARGE SHALL HAVE A TACTILE SIGN STATING 'EXIT'.
- D. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE DISPLAYED AT ACCESSIBLE ENTRANCES AND ACCESSIBLE PARKING SPACES. THE SIZE, STYLE, LOCATION AND HEIGHT OF THE SYMBOLS SHALL COMPLY WITH ICCANSI A117.1.
- E. DIRECTIONAL SIGNAGE INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY INDICATING THE ROUTE TO THE NEAREST LIKE ACCESSIBLE ELEMENT WITHIN THE BUILDING SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES AND INACCESSIBLE EXITS.
- F. THE BUILDING WATER SUPPLY SHALL BE CONNECTED TO ANTI-SCALD TEMPERATURE CONTROLS.
- G. AT EVERY ELEVATOR LANDING, PROVIDE TWO-WAY COMMUNICATION SYSTEM PER IBC 107.8.1. INSTRUCTION ON THE USE OF THE AREA UNDER EMERGENCY CONDITIONS SHALL BE POSTED ADJOINING THE COMMUNICATION SYSTEM.

GYPSUM BOARD PARTITIONS - GENERAL NOTES

- ALL GYPSUM BOARD PARTITIONS SHALL BE 5/8" ON THE 1ST THROUGH 3RD FLOORS UNLESS OTHERWISE NOTED ON FLOOR PLAN.
- ALL CORRIDOR WALLS SHALL BE 5/8" UNLESS OTHERWISE NOTED ON FLOOR PLAN.
- GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).
- REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.
- PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.
- SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP AT FIRE RATED PARTITIONS.
- EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF FLOOR OR ROOF ASSEMBLY ABOVE.
- MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN: [HATCH PATTERN]
- ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.
- PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.
- SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.
- EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF PRECAST PLANK ABOVE IF APPLICABLE. REFER TO DETAIL A400X. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

KEYNOTE LEGEND - INTERIOR PARTITION TYPES - BY SHEET

| TAG  | INTERIOR PARTITION DESCRIPTION   |
|------|--|
| FV4  | INTERIOR FURRING (PARTITION): 3-1/2" WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.   |
| M8   | INTERIOR MASONRY PARTITION: 8" CONCRETE BLOCK.   |
| VAR8 | INTERIOR WOOD STUD PARTITION: 2 X 6 WOOD STUDS @ 16" OC WITH 5-1/2" SOUND ATTENUATION INSUL. AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (CORRIDOR SIDE ONLY). PROVIDE 1 HR RATED UL/ULX/ULX DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS. |

FLOOR PLAN - SYMBOLS LEGEND

|          |                                      |          |                                    |
|----------|--------------------------------------|----------|------------------------------------|
| [SYMBOL] | NEW WALL/PARTITION                   | [SYMBOL] | NEW DOOR                           |
| [SYMBOL] | SECTION REFERENCE                    | [SYMBOL] | DETAIL REFERENCE                   |
| [SYMBOL] | EXTERIOR ELEVATION                   | [SYMBOL] | INTERIOR ELEVATION                 |
| [SYMBOL] | FLOOR PLAN KEYNOTE                   | [SYMBOL] | WINDOW TYPE                        |
| [SYMBOL] | ONE HOUR FIRE RESISTIVE CONSTRUCTION | [SYMBOL] | WALL/PARTITION TYPE                |
| [SYMBOL] | TWO HOUR FIRE RESISTIVE CONSTRUCTION | [SYMBOL] | FLOOR DRAIN - PITCH FLOOR TO DRAIN |

FLOOR PLAN - GENERAL NOTES

- A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).
- B. ALL EXPOSED STRUCTURAL STEEL AT THE LOWER LEVEL NEEDS TO BE PROTECTED TO 2 HOURS W/SPRAY APPLIED FIRE PROTECTION.

KEYNOTE LEGEND - CONSTRUCTION TYPES - BY SHEET

| TAG | CONSTRUCTION DESCRIPTION  |
|-----|---|
| S1B | 4" REINFORCED CONCRETE SLAB   |
| S2  | 4" REINFORCED CONCRETE TOPPING ON 2" HIGH DENSITY RIGID INSULATION ON 12" STRUCTURAL CONCRETE DECK. 2 HR RATED.   |
| S2A | 4" REINFORCED CONCRETE TOPPING ON 2" HIGH DENSITY RIGID INSULATION ON 12" STRUCTURAL CONCRETE DECK. 2 HR RATED.   |
| S2C | MIN 4" REINFORCED CONCRETE TOPPING ON 2" HIGH DENSITY RIGID INSULATION ON DRAINAGE MAT ON WATERPROOFING MEMBRANE ON 12" STRUCTURAL CONCRETE DECK. 2 HR RATED. |
| S3  | 2 1/2" CAST-IN-PLACE REINFORCED CONCRETE ON METAL DECK.   |

VARIATIONS IN FLOOR FINISH TO BE 1/2" OR LESS. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" TO BE BELIEVED AT A SLOPE OF 1/2" OR LESS.

B. OBJECTS PROJECTING INTO THE PATH OF TRAVEL WITH THEIR LEADING EDGES GREATER THAN 2" AND ELSS THAN 80" AFF SHALL PROTECT 4" MAX INTO THE PATH OF TRAVEL.

C. BRILLE LETTERING COMPLYING WITH ICCANS 117.1 SHALL BE USED IN CONJUNCTION WITH VISUAL SIGNAGE. BRILLE LETTERING SHALL BE USED ON ALL EXIT STAIRWAYS. THE SIGN SHALL HAVE A TACTILE SIGN INCLUDING RAISED LETTERS AND BRILLE STATING "EXIT. THERE SHALL BE STAR LEVEL IDENTIFICATION IN TACTILE CHARACTERS PROVIDED AT EACH FLOOR LANDING. EXIT DOORS DISCHARGING TO OUTSIDE OF LEVEL OF DISCHARGE SHALL HAVE A TACTILE SIGN STATING "EXIT."

D. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE DISPLAYED AT ACCESSIBLE ENTRANCES AND ACCESSIBLE PARKING SPACES. THE SIZE, STYLE, LOCATION AND HEIGHT OF THE SYMBOLS SHALL COMPLY WITH ICCANS 117.1.

E. DIRECTIONAL SIGNAGE INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY INDICATING THE ROUTE TO THE NEAREST USE ACCESSIBLE ELEMENT WITHIN THE BUILDING SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES AND INACCESSIBLE EXITS.

F. THE BUILDING WATER SUPPLY SHALL BE CONNECTED TO ANTI-SCALD TEMPERATURE CONTROLS.

G. AT EVERY ELEVATOR LANDING, PROVIDE TWO WAY COMMUNICATION SYSTEM PER BC 1007.1. INSTRUCTION ON THE USE OF THE AREA UNDER EMERGENCY CONDITIONS SHALL BE POSTED ADJOINING THE COMMUNICATION SYSTEM.

ALL GYPSUM BOARD PARTITIONS SHALL BE  $\frac{5}{8}$ " ON THE 1ST THROUGH 3RD FLOORS UNLESS OTHERWISE NOTED ON FLOOR PLAN.

ALL CORRIDOR WALLS SHALL BE  $\frac{5}{8}$ " UNLESS OTHERWISE NOTED ON FLOOR PLAN.

ALL GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).

REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

PROVIDE TYPE X FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF FLOOR OR ROOF ASSEMBLY ABOVE.

**MASONRY PARTITIONS - GENERAL NOTES**

MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN: 

ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.

|   |                                      |   |                                       |
|---|--------------------------------------|---|---------------------------------------|
|    | NEW WALL PARTITION                   |    | NEW DOOR                              |
|   | SECTION REFERENCE                    |   | DETAIL REFERENCE                      |
|  | EXTERIOR ELEVATION                   |  | INTERIOR ELEVATION                    |
|  | FLOOR PLAN KEYNOTE                   |  | WINDOW TYPE                           |
| $\frac{-1}{-2}$ $\frac{1}{2}$   | ONE HOUR FIRE RESISTIVE CONSTRUCTION |  | WALL PARTITION TYPE                   |
| $\frac{-2}{-2}$ $\frac{1}{2}$   | TWO HOUR FIRE RESISTIVE CONSTRUCTION |  | FLOOR DRAIN -<br>PITCH FLOOR TO DRAIN |

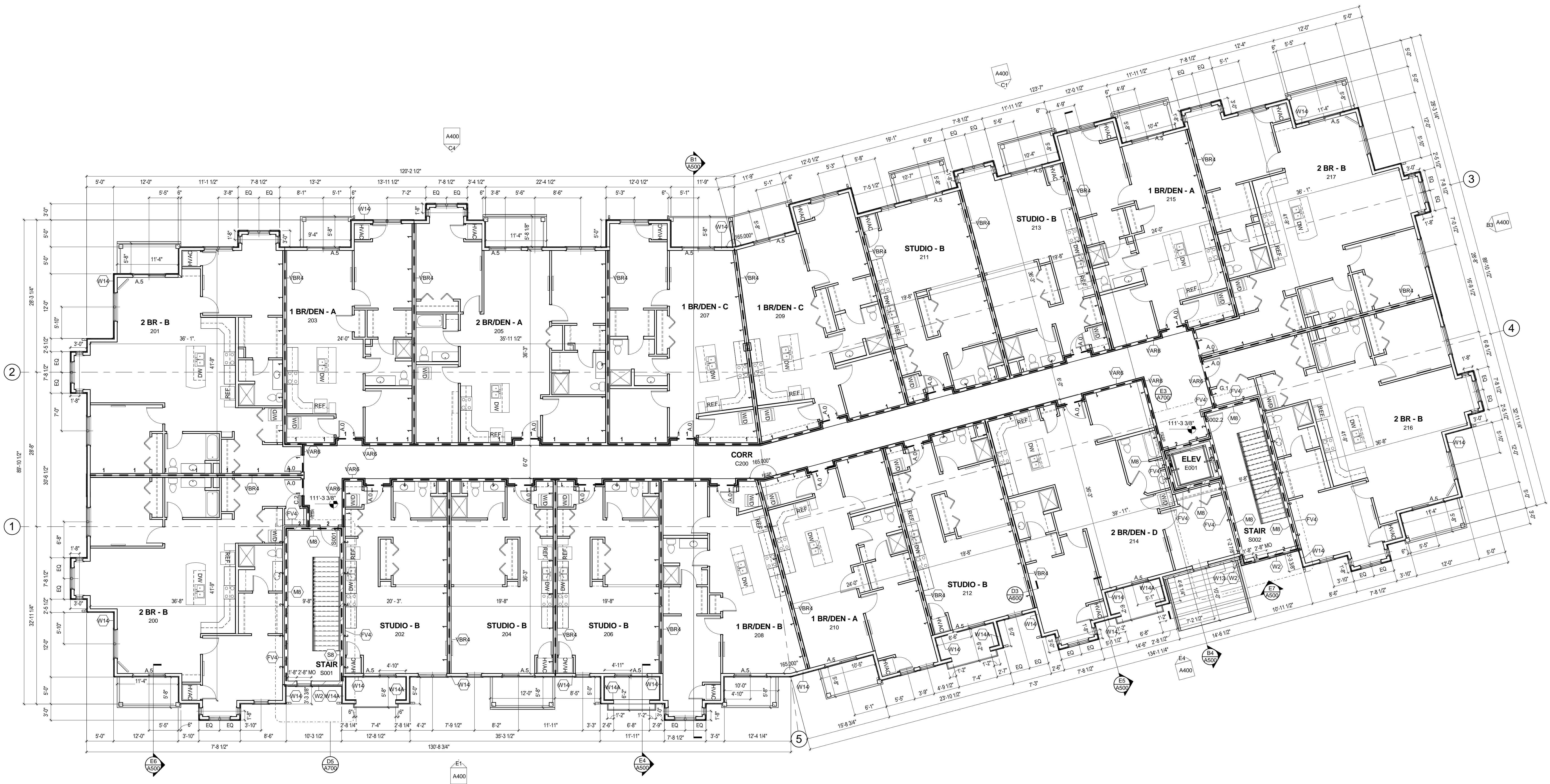
B. ALL EXPOSED STRUCTURAL STEEL AT THE LOWER LEVEL NEEDS TO BE PROTECTED TO 2 HOURS W/SPRAY APPLIED FIRE PROTECTION.

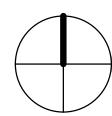
| KEYNOTE LEGEND - EXTERIOR WALL TYPES - BY SHEET |  |
|---|--|
| TAG   | EXTERIOR WALL DESCRIPTION  |
| W2  | EXTERIOR WALL: FIBER CEMENT SIDING OR PANELS ON BUILDUP VAPOR ON 5/8" GYP SHEATHING ON 2" RIGID INSULATION W/ALUMY METAL ZS. SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 8" CONCRETE. PROVIDE 1/2" BACKUP INSULATION ON 12" EXTERIOR GRADE PLYWOOD/OSB SHEATHING. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING. WEEPS IF @ 6" OF FLASHING, EXPANSION AND CONTROL JOINTS. CMU TO BE 2 HOUR RATED.   |
| W3  | EXTERIOR WALL: MASONRY VENEER STUD WALL CONSISTING OF A FACE BRICK OR STONE 3/4" MIN. BRICK AT RIGID INSULATION. BUILDUP VAPOR ON 12" EXTERIOR GRADE PLYWOOD/OSB SHEATHING. 2 X 6 WOOD STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD AT INTERFACE. PROVIDE ADJUSTABLE MASONRY VENEER ANCHORS @ 16" OC EACH. PROVIDE 1/2" BACKUP INSULATION ON 12" EXTERIOR GRADE PLYWOOD/OSB SHEATHING AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE CAVITY (SEE DETAIL D2/6/60) AND PROVIDE CAVITY DRAIN AT TOP AND BOTTOM OF WALL. |
| W4  | EXTERIOR WALL: FIBER CEMENT CLAD WALL CONSISTING OF FIBER CEMENT SHINGLES, PANELS OR SIDING, 1" RIGID INSULATION, BUILDUP VAPOR ON 12" EXTERIOR GRADE PLYWOOD/OSB SHEATHING. 2 X 6 WOOD STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD AT INTERFACE.   |
| W4A   | EXTERIOR WALL: FIBER CEMENT CLAD WALL CONSISTING OF FIBER CEMENT SHINGLES, PANELS OR SIDING, 1" RIGID INSULATION, BUILDUP VAPOR ON 12" EXTERIOR GRADE PLYWOOD/OSB SHEATHING. 2 X 6 WOOD STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND 1" RIGID INSULATION. FIBER CEMENT SIDING AT INTERFACE.  |

| KEYNOTE LEGEND - INTERIOR PARTITION TYPES - BY SHEET |   |
|--|---|
| TAG  | INTERIOR PARTITION DESCRIPTION  |
| FV4  | INTERIOR FURRING (PARTITION): 3-1/2" WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.  |
| M8   | INTERIOR MASONRY PARTITION: 8" CONCRETE BLOCK   |
| VAR6   | INTERIOR WOOD STUD PARTITION: 2 X 6 WOOD STUDS @ 16" OC WITH 5/16" SOUND ATTENUATION INSUL. AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (CORRIDOR SIDE ONLY). PROVIDE 1 HR RATED ALU,B305 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS. |

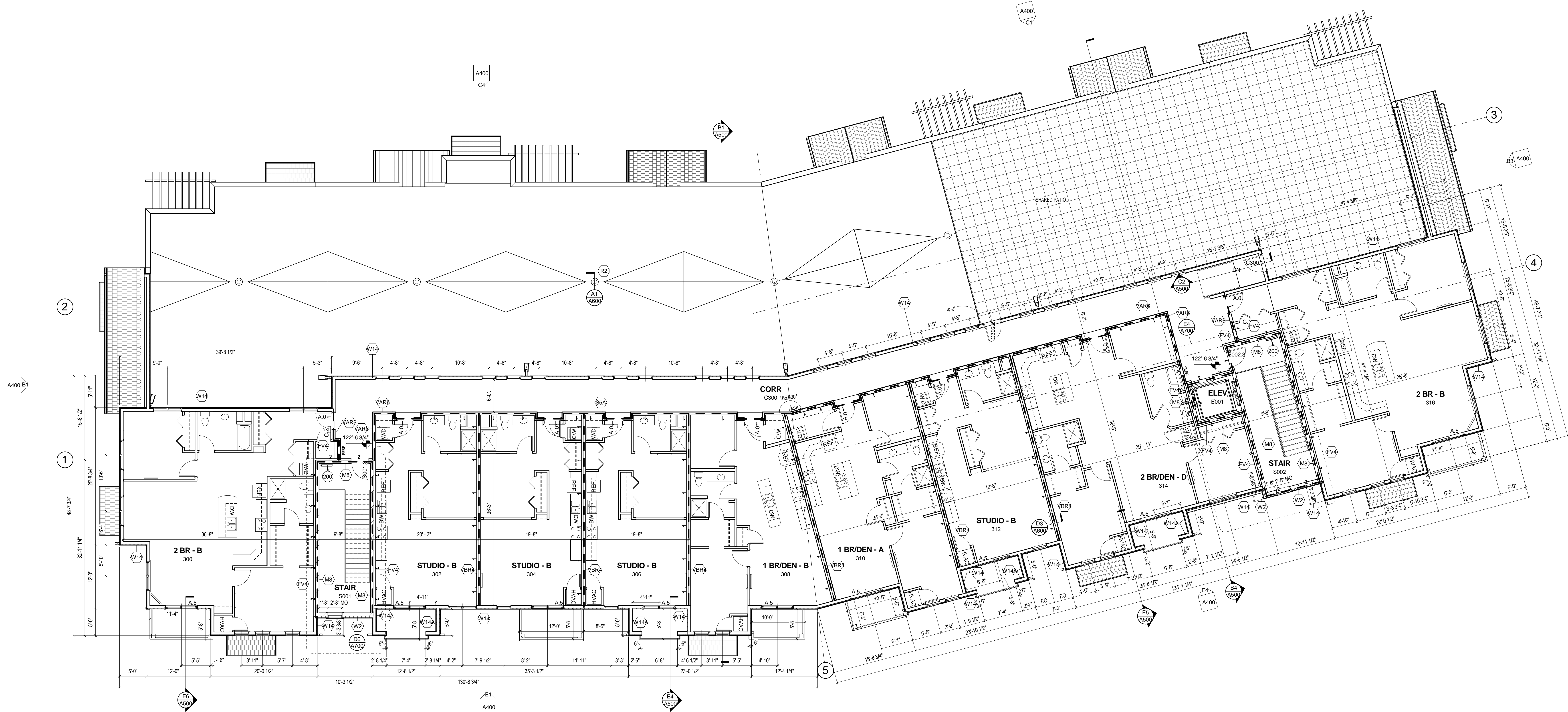
|             |                        |
|-------------|------------------------|
| <b>NOTE</b> |                        |
| <b>#</b>    | <b>FLOOR PLAN NOTE</b> |
| 200         | ATTIC ACCESS LADDER    |

| KEYNOTE LEGEND - CONSTRUCTION TYPES - BY SHEET |  |
|--|--|
| TAG  | CONSTRUCTION DESCRIPTION   |
| S8   | WOOD TRUSS FRAMED, FLOOR-CEILING ASSEMBLY: 1" LEVELING GYPSUM, 3/4" TONGUE AND GROOVE PLYWOOD SUBFLOOR ON WOOD JOIST SYSTEM, FULL CAVITY BLOW-IN INSULATION, 5/8" TYPE 'X' GYPSUM BOARD ON 1/2" RESILIENT CHANNELS AT 12" OC DIRECTLY SECURED TO JOIST STRUCTURE ABOVE, PROVIDE SOUND ISOLATION MAT AT HARD FLOORING LOCATIONS. 1 HR RATED, UL DESIGN #L502. |





E1 03 - THIRD FLOOR PLAN  
A203 1/8" = 1'-0"



FLOOR PLAN - ACCESSIBILITY NOTES

- VARIATIONS IN FLOOR FINISH TO BE 1/2" OR LESS. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" TO BE BEVELED AT A SLOPE OF 1:2 OR LESS.
- OBJECTS PROTRUDING INTO THE PATH OF TRAVEL WITH THEIR LEADING EDGES GREATER THAN 27" AND ELSS THAN 80" AFF SHALL PROJECT 4" MAX INTO THE PATH OF TRAVEL.
- BRaille LETTERING COMPLYING WITH ICCANSI A117.1 SHALL BE USED IN CONJUNCTION WITH VISUAL SIGNAGE OUTSIDE ELEVATOR DOORS AND AT DOORS TO EXIT STAIRWAYS. THE SIGN SHALL HAVE A TACTILE SIGN INCLUDING RAISED LETTERS AND BRaille STATING 'EXIT'. THERE SHALL BE STAIR LEVEL IDENTIFICATION WITH TACTILE CHARACTERS PROVIDED AT EACH FLOOR LANDING. EXIT DOORS DISCHARGING TO OUTSIDE OF LEVEL OF DISCHARGE SHALL HAVE A TACTILE SIGN STATING 'EXIT'.
- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE DISPLAYED AT ACCESSIBLE ENTRANCES AND ACCESSIBLE PARKING SPACES. THE SIZE, STYLE, LOCATION AND HEIGHT OF THE SYMBOLS SHALL COMPLY WITH ICCANSI A117.1.
- DIRECTIONAL SIGNAGE INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY INDICATING THE ROUTE TO THE NEAREST LIKE ACCESSIBLE ELEMENT WITHIN THE BUILDING SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES AND INACCESSIBLE EXITS.
- THE BUILDING WATER SUPPLY SHALL BE CONNECTED TO ANTI-SCALD TEMPERATURE CONTROLS.
- AT EVERY ELEVATOR LANDING, PROVIDE TWO-WAY COMMUNICATION SYSTEM PER IRC 1007.8.1. INSTRUCTION ON THE USE OF THE AREA UNDER EMERGENCY CONDITIONS SHALL BE POSTED ADJOINING THE COMMUNICATION SYSTEM.

KEYNOTE LEGEND - EXTERIOR WALL TYPES - BY SHEET

| TAG  | EXTERIOR WALL DESCRIPTION  |
|------|--|
| W2   | EXTERIOR WALL: FIBER CEMENT SIDING OR PANELS ON BUILDING WRAP ON 5/8" GYP SHEATHING ON 2" RIGID INSULATION (W/ GALV METAL ZS, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 8" CONCRETE MASONRY UNIT BACK-UP WALL. PROVIDE HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING), WEEPS @ 16" OC, FLASHING, EXPANSION AND CONTROL JOINTS. CMU TO BE 2 HOUR RATED. |
| W14  | EXTERIOR WALL: FIBER CEMENT CLAD WALL CONSISTING OF FIBER CEMENT SHINGLES, PANELS OR SIDING, 1" RIGID INSULATION, BUILDING WRAP ON 1/2" EXTERIOR GRADE PLYWOOD/OSB SHEATHING, 2 X 6 WOOD STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE. 1 HR RATED, UL DESIGN #1354  |
| W14A | EXTERIOR WALL: FIBER CEMENT CLAD WALL CONSISTING OF FIBER CEMENT SHINGLES, PANELS OR SIDING, 1" RIGID INSULATION, BUILDING WRAP ON 1/2" EXTERIOR GRADE PLYWOOD/OSB SHEATHING, 2 X 6 WOOD STUDS @ 16" OC, 1/2" EXTERIOR GRADE PLYWOOD/OSB SHEATHING, BUILDING WRAP, 1" RIGID INSULATION, FIBER CEMENT SIDING AT INTERIOR FACE.  |

GYPSUM BOARD PARTITIONS - GENERAL NOTES

- ALL GYPSUM BOARD PARTITIONS SHALL BE (VAR) ON THE 1ST THROUGH 3RD FLOORS UNLESS OTHERWISE NOTED ON FLOOR PLAN.
- ALL CORRIDOR WALLS SHALL BE (VAR) UNLESS OTHERWISE NOTED ON FLOOR PLAN.
- GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).
- REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.
- PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.
- SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.
- EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF FLOOR OR ROOF ASSEMBLY ABOVE.
- MASONRY PARTITIONS - GENERAL NOTES**
- MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:
- ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.
- PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.
- SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.
- EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF PRECAST PLANK ABOVE IF APPLICABLE. REFER TO DETAIL XXXIX. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

KEYNOTE LEGEND - INTERIOR PARTITION TYPES - BY SHEET

| TAG  | INTERIOR PARTITION DESCRIPTION  |
|------|---|
| FV4  | INTERIOR FURRING (PARTITION): 3-1/2" WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.  |
| M8   | INTERIOR MASONRY PARTITION: 8" CONCRETE BLOCK.  |
| VAR8 | INTERIOR WOOD STUD PARTITION: 2 X 6 WOOD STUDS @ 16" OC WITH 5-1/2" SOUND ATTENUATION INSUL AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (CORRIDOR SIDE ONLY). PROVIDE 1 HR RATED UL/ULC DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS. |

FLOOR PLAN - SYMBOLS LEGEND

|  |                                      |  |                                    |
|--|--------------------------------------|--|------------------------------------|
|  | NEW WALL/PARTITION                   |  | NEW DOOR                           |
|  | SECTION REFERENCE                    |  | DETAIL REFERENCE                   |
|  | EXTERIOR ELEVATION                   |  | INTERIOR ELEVATION                 |
|  | FLOOR PLAN KEYNOTE                   |  | WINDOW TYPE                        |
|  | ONE HOUR FIRE RESISTIVE CONSTRUCTION |  | WALL/PARTITION TYPE                |
|  | TWO HOUR FIRE RESISTIVE CONSTRUCTION |  | FLOOR DRAIN - PITCH FLOOR TO DRAIN |

FLOOR PLAN - GENERAL NOTES

- DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).
- ALL EXPOSED STRUCTURAL STEEL AT THE LOWER LEVEL NEEDS TO BE PROTECTED TO 2 HOURS W/SPRAY APPLIED FIRE PROTECTION.

| NOTE # | FLOOR PLAN NOTE     |
|--------|---------------------|
| 200    | ATTIC ACCESS LADDER |

KEYNOTE LEGEND - CONSTRUCTION TYPES - BY SHEET

| TAG | CONSTRUCTION DESCRIPTION   |
|-----|--|
| R2  | SINGLE PLY ROOFING SYSTEM, LOOSELY Laid AND BALLASTED FROM MEMBRANE WITH BALLAST PROTECTIVE MAT ON 1" MIN OF TAPERED RIGID INSULATION (ON VAPOR RETARDER) ON 5/8" EXTERIOR SHEATHING ON WOOD ROOF TRUSS FRAMING. PROVIDE R-42 OF BLOWN INSULATION MINIMUM. FILL ENTIRE ROOF CAVITY UNLESS INDICATED OTHERWISE. 1 HR RATED. CS CEILING CEILING SYSTEM IS PART OF THIS ASSEMBLY. |
| SSA | WOOD JOIST FRAMED FLOOR/CEILING ASSEMBLY: 1 1/2" LEVELING GYPSUM 3/4" TONGUE AND GROOVE PLYWOOD SUBFLOOR ON WOOD FLOOR JOISTS. FILL CAVITY BLOWN-IN INSULATION, 5/8" TYPE 'X' GYPSUM BOARD ON 1/2" RESILIENT CHANNELS AT 12" OC DIRECTLY SECURED TO TRUSS STRUCTURE ABOVE. PROVIDE SOUND ISOLATION MAT AT HARD FLOORING LOCATIONS. 1 HR RATED, UL DESIGN #1502.                |

UNIT NOTES

- X' TYPE UNITS**

**GENERAL:**

A. ALL HARDWARE, INCLUDING INTERIOR DOORS, REQUIRE 5 LBS OF FORCE OR LESS TO ACTIVATE.

B. CLOSETS WITH ADJUSTABLE RODS AND SHELVING TO BE MOUNTED @ 48" AFF MAX

C. ALL WINDOW/DOOR LOOKS TO HAVE OPENING/CLOSING AND SINGLE POINT LOOKING HARDWARE @ 48" AFF MAX

D. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS & LAVS.

**BATHROOMS:**

A. VANITY SINK TO HAVE 30" MIN WIDE CLEAR FLOOR SPACE BELOW FOR FORWARD APPROACH. BASE CABINETRY AT SINK TO BE REMOVABLE WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE. FINISHED FLOOR AND WALLS EXTEND UNDER REMOVABLE BASE CABINETRY TO WALL.

B. LAVATORIES TO HAVE 6 1/2" DEEP BOWL MAX.

C. SINK DRAIN TO BE OFFSET. EXPOSED SUPPLY AND DRAIN PIPES UNDER SINK TO BE INSULATED AND JACKETED TO PROTECT INSULATION.

D. BATH TUB TO HAVE HAND-HELD SHOWER SPRAY UNIT ON MIN 60" LONG HOSE WITH NON-OPERATIVE SHUT-OFF FEATURE ON CONTROL END.

E. TOILET SEAT HEIGHT TO BE 15"-19" AFF

F. WATER CLOSETS SHALL HAVE THE FOLLOWING CLEARANCES: 1'-4" TO 1'-6" FROM CENTER LINE OF FIXTURE TO THE WALL AND 1'-6" FROM THE CENTERLINE OF THE FIXTURE TO THE LAVATORY.

G. MEDICINE CABINET AND MIRROR TO BE ACCESSIBLE. MIRROR TO BE 36" WIDE MIN WITH BOTTOM AT NO MORE THAN 40" AFF. MEDICINE CABINET SHALL BE 40" MIN AFF TO LOWEST SHELF.

H. WATER CLOSET FLUSH CONTROLS TO BE ON OPEN SIDE OF WATER CLOSET (AWAY FROM ADJACENT WALL).

I. THE BATHTUB NEEDS TO HAVE A PERMANENT NON-SKID SURFACE.
- X' TYPE UNITS**

**KITCHEN:**

A. COMBINATION REFRIGERATOR/FREEZERS SHALL HAVE AT LEAST 50 PERCENT OF THE FREEZER SPACE 34" MAX AFF. ALL CONTROLS AND OPERABLE PARTS TO BE 48" MAX AFF.

B. PROVIDE FRONT CONTROL RANGES, SELF-CLEANING OVENS.

C. DOOR PULLS AND KNOBS TO BE MOUNTED AS CLOSE TO THE BOTTOM OF WALL CABINETS AS POSSIBLE. DOOR PULLS AND KNOBS TO BE MOUNTED AS CLOSE TO THE TOPS OF BASE CABINETS AS POSSIBLE.

D. 50% OF THE SHELF SPACE WITHIN CABINETS SHALL HAVE CLEAR FLOOR SPACE IN FRONT AND IS WITHIN REACH RANGES.

E. KITCHEN SINK TO HAVE 30" MIN WIDE CLEAR FLOOR SPACE BELOW FOR FORWARD APPROACH. BASE CABINETRY AT SINK TO BE REMOVABLE WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE. FINISHED FLOOR AND WALLS EXTEND UNDER REMOVABLE BASE CABINETRY TO WALL.

F. KITCHEN SINKS TO HAVE 6 1/2" DEEP BOWL MAX.

G. SINK DRAIN/DISPOSAL UNIT TO BE OFFSET. EXPOSED SUPPLY AND DRAIN PIPES UNDER SINK TO BE INSULATED AND JACKETED TO PROTECT INSULATION.

**ALL UNITS:**

**GENERAL:**

A. ALL PLUMBING CONTROLS TO HAVE SINGLE LEVER TYPE HARDWARE.

B. 1/2" MAX THRESHOLD OR CHANGE OF FLOOR ELEVATION ALLOWED. EXCEPTION UNIT DECKS.

**KITCHEN:**

A. SLIDE-IN RANGE WANTI-TIP HARDWARE.

B. U-SHAPED KITCHENS MUST PROVIDE MIN 5'-0" CLEAR BETWEEN OPPOSING CABINET/APPLANCE FACES.

**LAUNDRY:**

A. WASHERS AND DRYERS TO HAVE FLEXIBLE HOSE AND VENT (METAL) CONNECTIONS ALLOWING UNITS TO SLIDE FORWARD TO BE FLUSH W/OUTSIDE FACE OF LAUNDRY WHERE APPLICABLE.
- ALL UNITS**

**BATHROOMS:**

A. PROVIDE WALL REINFORCING (STEEL OR WOOD BLOCKING) AT ALL AREAS TO RECEIVE WALL MOUNTED EQUIPMENT (I.E. TOWEL BARS, TOILET PAPER HOLDER, ETC.). BLOCKING TO EXCEED ITEM LENGTH TO BE ATTACHED BY 2" MIN.

B. BATHROOM WALLS TO HAVE REINFORCING FOR FUTURE GRAB BARS.

C. VANITIES AND LAVATORIES SHALL HAVE A MINIMUM OF 24" FROM THE CENTERLINE OF THE FIXTURE TO THE CLOSEST ADJACENT WALL.

D. WATER CLOSETS SHALL BE MOUNTED 1'-6" FROM THE CLOSEST ADJACENT WALL AND 1'-3" AWAY FROM ANY ADJACENT LAVATORY.

E. OFFSET TUB & SHOWER CONTROLS REQUIRED. CENTERLINE OF CONTROLS TO BE LOCATED 9" FROM APRON OF TUB OR SHOWER OR ADJOINING HEADWALL WHICHEVER IS FURTHER.

F. BATHTUBS AND SHOWERS SHALL DELIVER WATER THAT IS 120 DEGREES F MAX.

**GENERAL:**

A. PROVIDE 3 1/2" SOUND ATTENUATION FIRE BLANKET AROUND ALL WASTE STACKS.

B. PROVIDE SOUND ISOLATION MAT AT ALL TILE FLOORS ABOVE THE FIRST FLOOR. ALSO INSTALL BELOW ALL TUBS AND SHOWERS.

C. ALL DOORS EXCEPT THE ENTRY DOOR ARE TO RECEIVE STAINED WOOD CASINGS. AT BIFOLD DOORS CASE ONLY THE FINISH ROOM SIDE OF OPENING, JAMB TO BE FINISHED GYP. BD.

D. SEE SHEET 810 FOR ALL ADA/TYP. MOUNTING HEIGHTS & TYPICAL DETAILS.

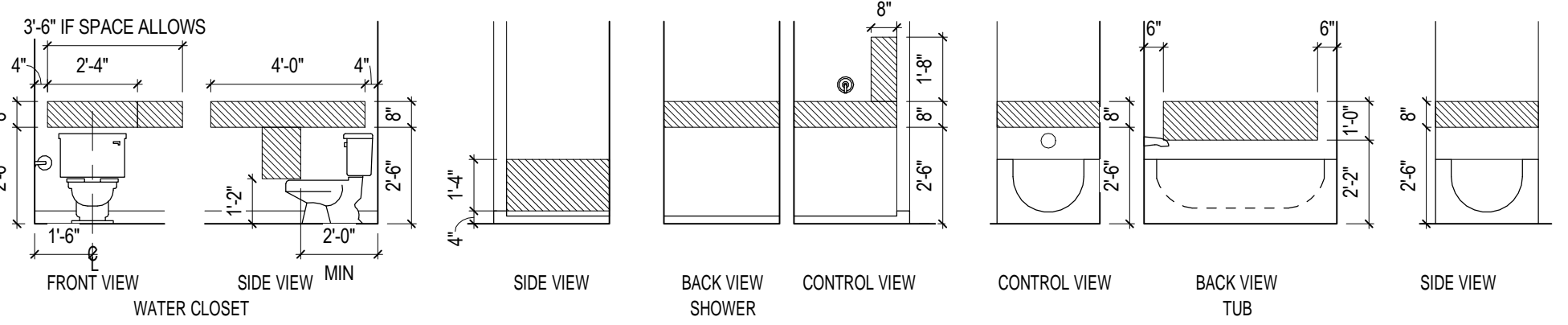
E. FOR DOOR PAIRS, BOTH LEAVES SHALL BE SAME TYPE.

F. LOCATE CLOSERS TOWARD INSIDE OF SPACES AWAY FROM CORRIDORS.

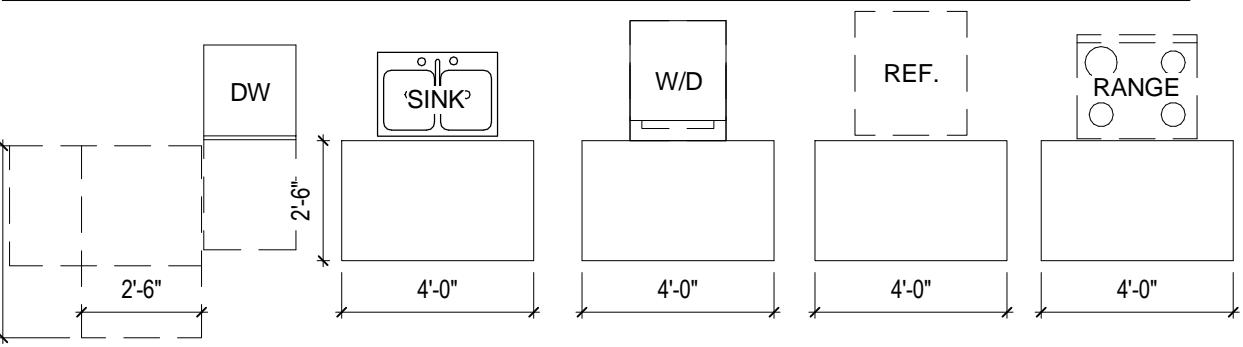
G. RATED FLOOR/CEILING MUST BE PROVIDED ABOVE ALL DROP CEILINGS OR MAINTAIN HOURLY RATING WRATED FIXTURES AND FIRE DAMPERS.

I. WHERE FINISHED CABINETS MEET WALLS, PROVIDE SCRIBE OR TRIM STRIP TO WALL PROVIDE CONT SEALANT BETWEEN ALL COUNTERTOPS/BACKSPLASHES/SIDESPLASHS & WALLS.

TYPICAL WALL REINFORCING WITHIN UNIT BATHROOMS



APPLIANCE & PLUMBING CLEARANCES

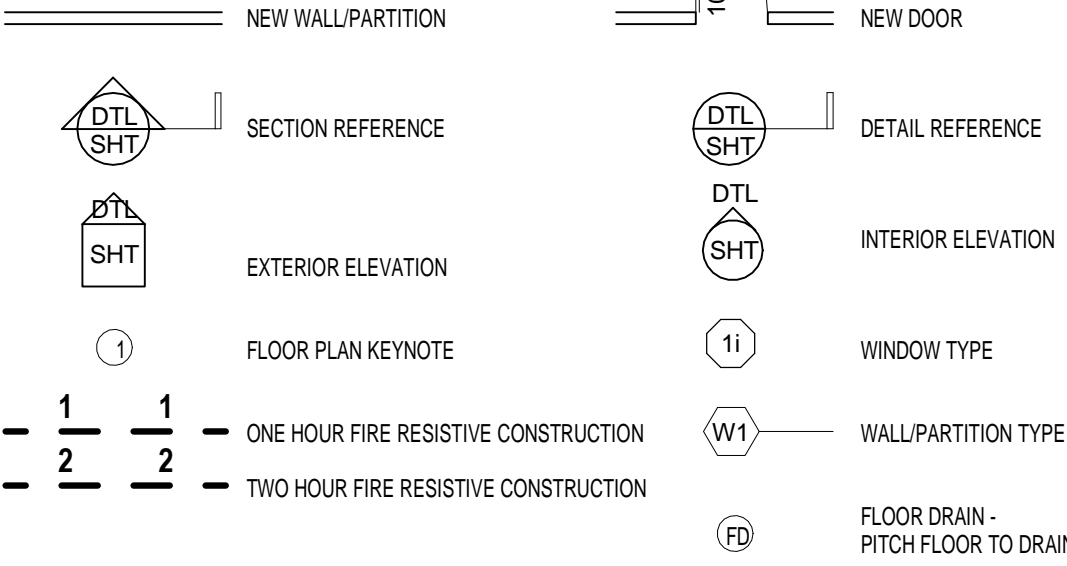


| UNIT COUNT TOTAL BY UNIT DESIGN |       |  |
|---------------------------------|-------|--|
| Name                            | Count |  |
| 1 BR/DEN - A                    | 7     |  |
| 1 BR/DEN - ACCESS               | 1     |  |
| 1 BR/DEN - B                    | 3     |  |
| 1 BR/DEN - C                    | 4     |  |
| 2 BR - B                        | 10    |  |
| 2 BR/DEN - A                    | 2     |  |
| 2 BR/DEN - D                    | 2     |  |
| STUDIO - B                      | 16    |  |
|                                 | 45    |  |

| UNIT AREAS        |          |  |
|-------------------|----------|--|
| Name              | Area     |  |
| 1 BR/DEN - A      | 905 SF   |  |
| 1 BR/DEN - ACCESS | 905 SF   |  |
| 1 BR/DEN - B      | 857 SF   |  |
| 1 BR/DEN - C      | 972 SF   |  |
| 2 BR - B          | 1,353 SF |  |
| 2 BR/DEN - A      | 1,339 SF |  |
| 2 BR/DEN - D      | 1,247 SF |  |
| STUDIO - B        | 695 SF   |  |

| UNIT TYPE COUNT BY FLOOR   |       |  |
|----------------------------|-------|--|
| Level                      | Count |  |
| UNIT - ONE BDRM/DEN        |       |  |
| 1ST FLOOR                  | 6     |  |
| 2ND FLOOR                  | 6     |  |
| 3RD FLOOR                  | 2     |  |
|                            | 14    |  |
| UNIT - ONE BDRM/DEN ACCESS |       |  |
| 1ST FLOOR                  | 1     |  |
|                            | 1     |  |
| UNIT - STUDIO              |       |  |
| 1ST FLOOR                  | 6     |  |
| 2ND FLOOR                  | 6     |  |
| 3RD FLOOR                  | 4     |  |
|                            | 16    |  |
| UNIT - TWO BDRM            |       |  |
| 1ST FLOOR                  | 4     |  |
| 2ND FLOOR                  | 4     |  |
| 3RD FLOOR                  | 2     |  |
|                            | 10    |  |
| UNIT - TWO BDRM/DEN        |       |  |
| 1ST FLOOR                  | 1     |  |
| 2ND FLOOR                  | 2     |  |
| 3RD FLOOR                  | 1     |  |
|                            | 4     |  |
|                            | 45    |  |

FLOOR PLAN - SYMBOLS LEGEND



FLOOR PLAN - GENERAL NOTES

- A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).
- B. ALL EXPOSED STRUCTURAL STEEL AT THE LOWER LEVEL NEEDS TO BE PROTECTED TO 2 HOURS W/SPRAY APPLIED FIRE PROTECTION.

GYPSUM BOARD PARTITIONS - GENERAL NOTES

- ALL GYPSUM BOARD PARTITIONS SHALL BE (VA) ON THE 1ST THROUGH 3RD FLOORS UNLESS OTHERWISE NOTED ON FLOOR PLAN.
- ALL CORRIDOR WALLS SHALL BE (VA) UNLESS OTHERWISE NOTED ON FLOOR PLAN.
- GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).
- REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.
- PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.
- SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.
- EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF FLOOR OR ROOF ASSEMBLY ABOVE.

MASONRY PARTITIONS - GENERAL NOTES

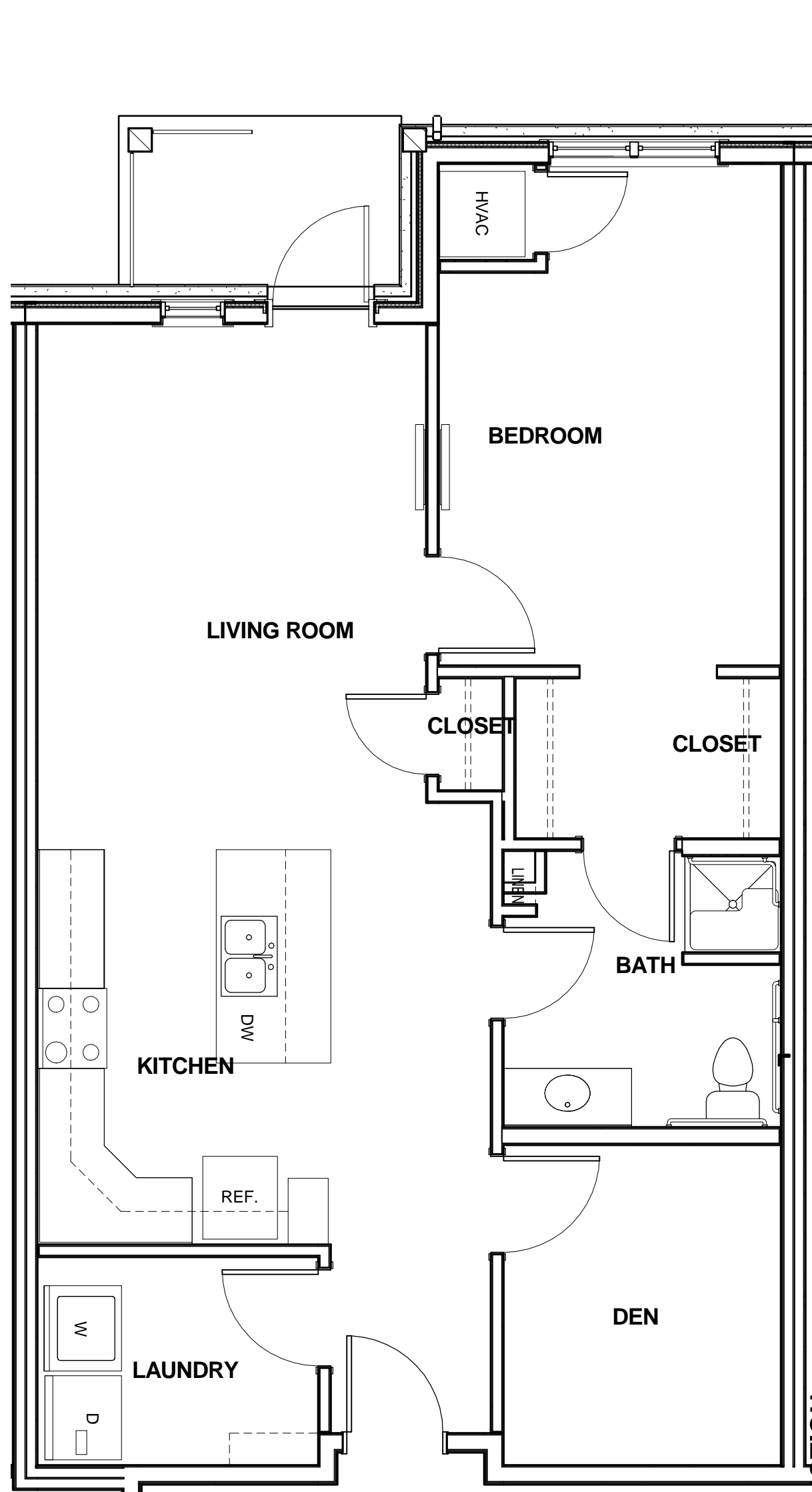
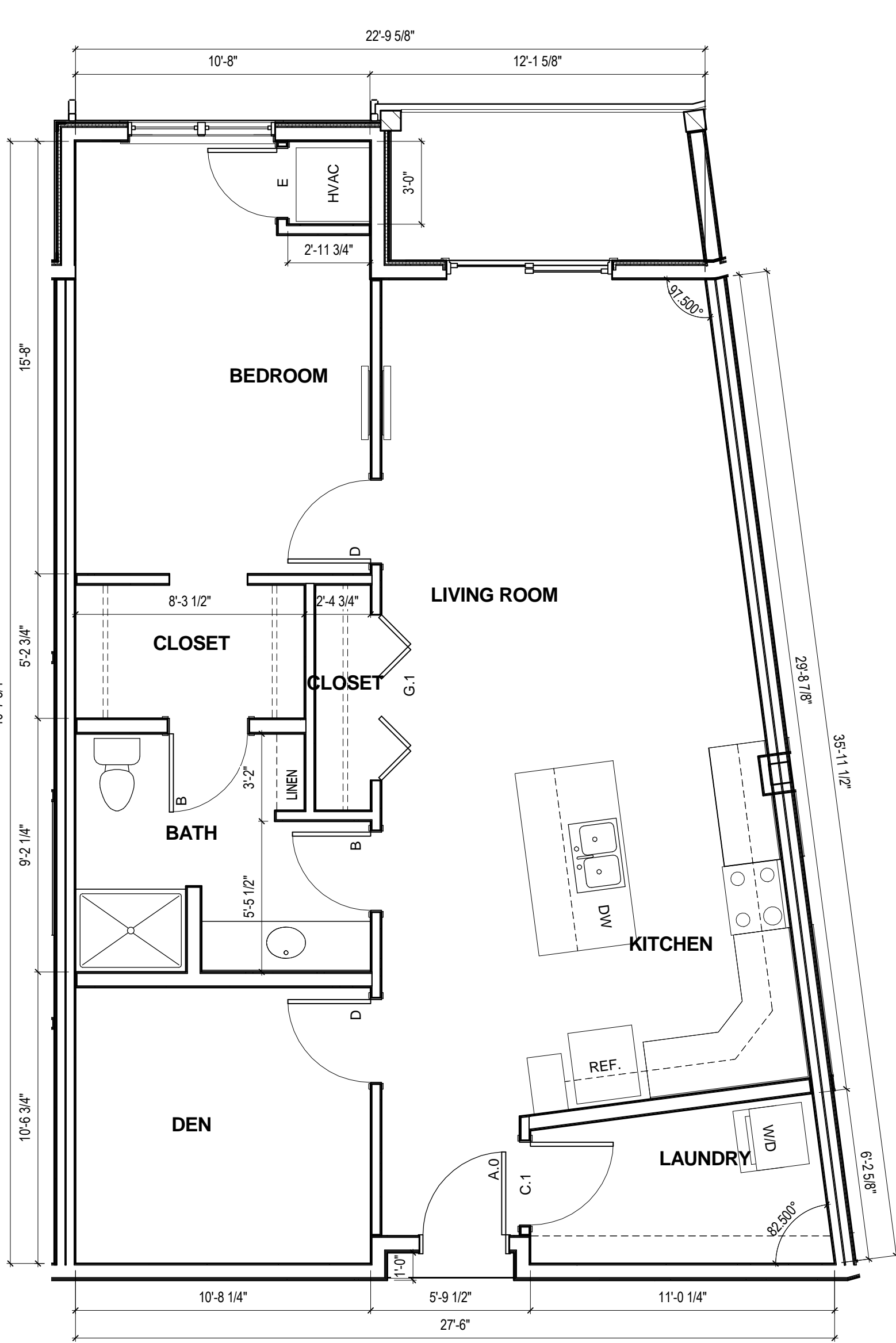
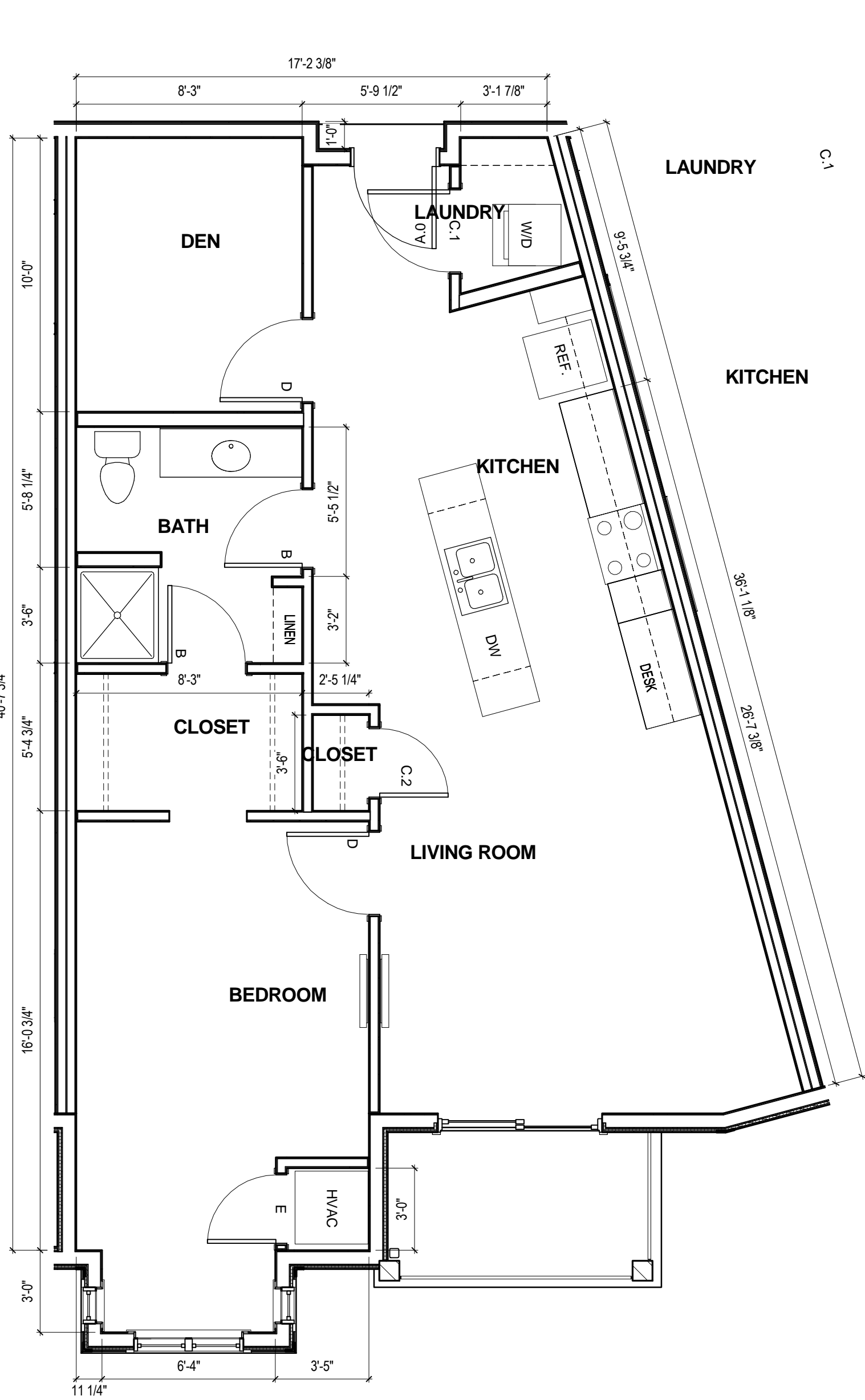
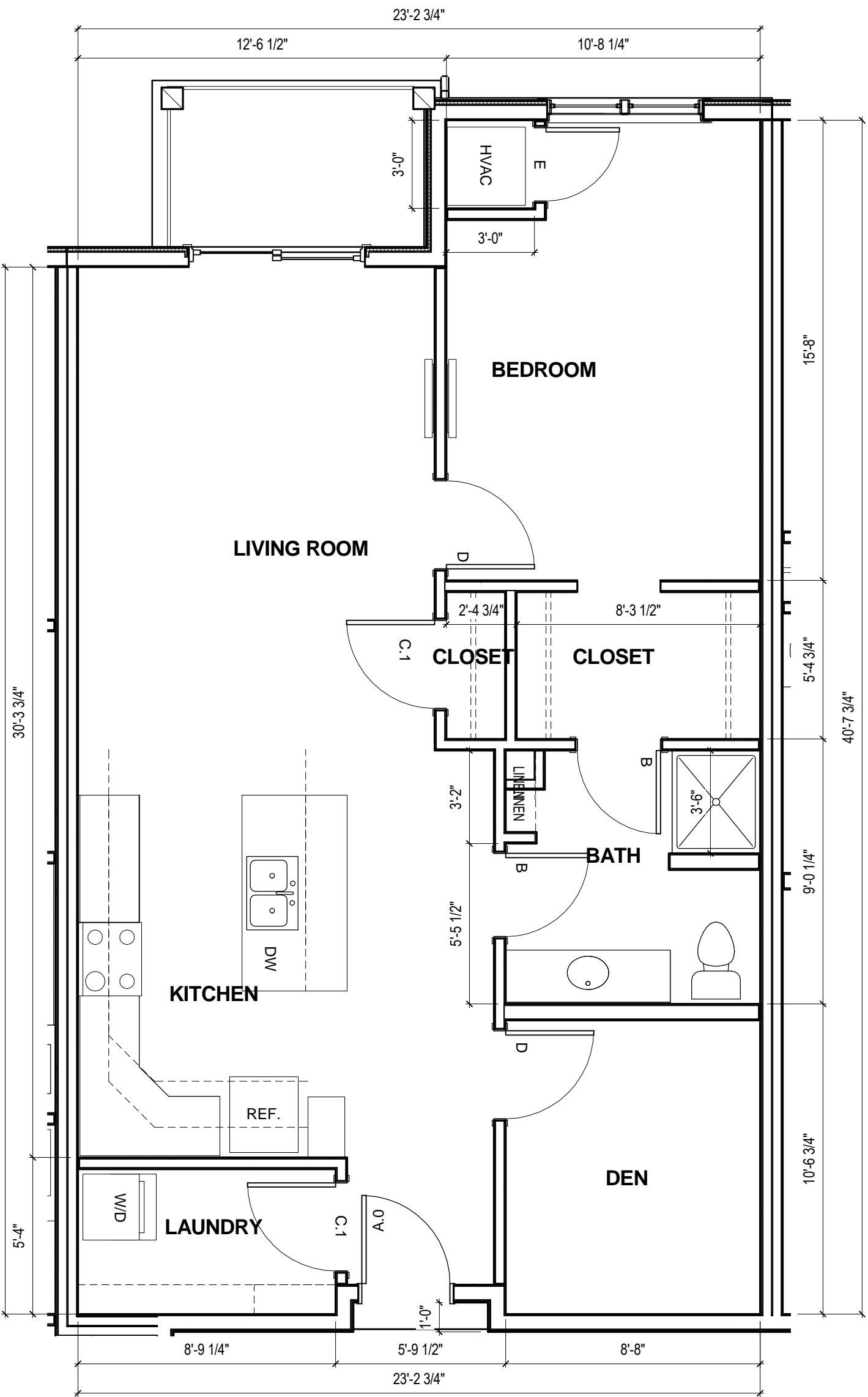
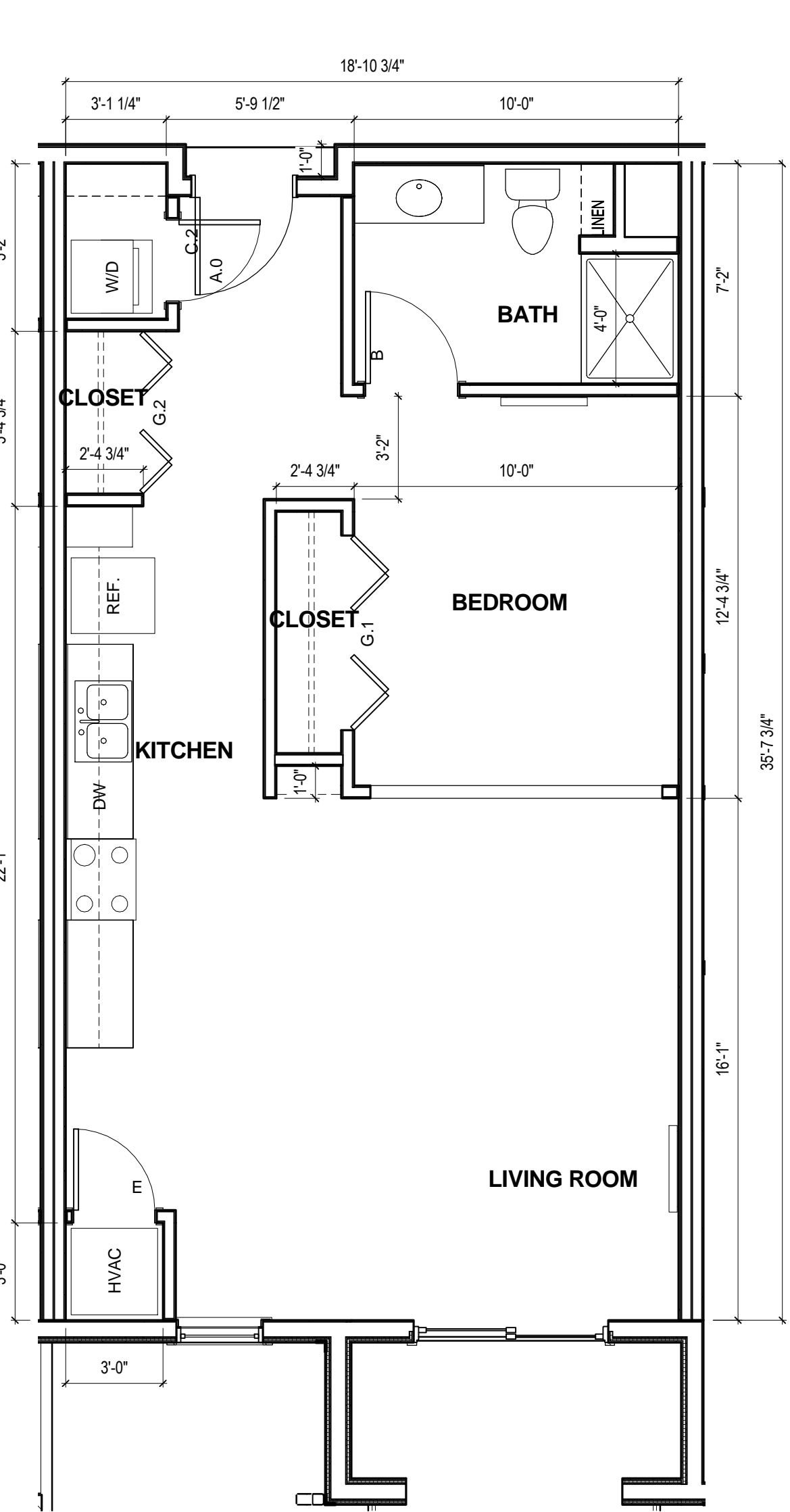
- MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN: [Hatch Pattern]
- ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.
- PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.
- SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.
- EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF PRECAST SLAB ABOVE IF APPLICABLE. REFER TO DETAIL XXXXX. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

| FLOOR PLAN NOTE |                     |
|-----------------|---------------------|
| 200             | ATTIC ACCESS LADDER |

| KEYNOTE LEGEND - CONSTRUCTION TYPES - BY SHEET |                          |
|--|--------------------------|
| TAG  | CONSTRUCTION DESCRIPTION |

| KEYNOTE LEGEND - INTERIOR PARTITION TYPES - BY SHEET |                                |
|--|--------------------------------|
| TAG  | INTERIOR PARTITION DESCRIPTION |

| KEYNOTE LEGEND - EXTERIOR WALL TYPES - BY SHEET |                           |
|---|---------------------------|
| TAG   | EXTERIOR WALL DESCRIPTION |



E1 UNIT PLAN - STUDIO - B  
A210 1/4" = 1'-0"

E2 UNIT PLAN - 1 BEDROOM/DEN - A  
A210 1/4" = 1'-0"

E3 UNIT PLAN - 1 BEDROOM/DEN - B  
A210 1/4" = 1'-0"

E4 UNIT PLAN - 1 BEDROOM/DEN - C  
A210 1/4" = 1'-0"

E6 FIRST FLOOR PLAN  
A210 1/4" = 1'-0"

NOT FOR CONSTRUCTION

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BISHOPS BAY - BACK NINE - BLDG 1  
BISHOPS BAY PARKWAY  
MIDDLETON, WI 53562

Revisions

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UNIT NOTES

- A/ TYPE UNITS**

**GENERAL:**

A. ALL HARDWARE, INCLUDING INTERIOR DOORS, REQUIRE 5 LBS OF FORCE OR LESS TO ACTIVATE.

B. CLOSETS WITH ADJUSTABLE RODS AND SHELVING TO BE MOUNTED @ 48" AFF MAX.

C. ALL WINDOW/DOOR LOOKS TO HAVE OPENING/CLOSING AND SINGLE POINT LOCKING HARDWARE @ 48" AFF MAX.

D. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS & LAVS.

**BATHROOMS:**

A. VANITY SINK TO HAVE 30" MIN WIDE CLEAR FLOOR SPACE BELOW FOR FORWARD APPROACH. BASE CABINETRY AT SINK TO BE REMOVABLE WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE. FINISHED FLOOR AND WALLS EXTEND UNDER REMOVABLE BASE CABINETRY TO WALL.

B. LAVATORIES TO HAVE 6 1/2" DEEP BOWL MAX.

C. SINK DRAIN TO BE OFFSET. EXPOSED SUPPLY AND DRAIN PIPES UNDER SINK TO BE INSULATED AND JACKETED TO PROTECT INSULATION.

D. BATH TUB TO HAVE HAND-HELD SHOWER SPRAY UNIT ON MIN 60" LONG HOSE WITH NON-OPERATIVE SHUT-OFF FEATURE ON CONTROL END.

E. TOILET SEAT HEIGHT TO BE 15"-18" AFF.

F. WATER CLOSETS SHALL HAVE THE FOLLOWING CLEARANCES: 1'-4" TO 1'-6" FROM CENTER LINE OF FIXTURE TO THE WALL AND 1'-6" FROM THE CENTERLINE OF THE FIXTURE TO THE LAVATORY.

G. MEDICINE CABINET AND MIRROR TO BE ACCESSIBLE. MIRROR TO BE 36" WIDE MIN WITH BOTTOM AT NO MORE THAN 40" AFF, MEDICINE CABINET SHALL BE 40" MIN AFF TO LOWEST SHELF.

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I. THE BATHTUB NEEDS TO HAVE A PERMANENT NON-SKID SURFACE.
- A/ TYPE UNITS**

**KITCHEN:**

A. COMBINATION REFRIGERATOR/FREEZERS SHALL HAVE AT LEAST 50 PERCENT OF THE FREEZER SPACE 34" MAX AFF. ALL CONTROLS AND OPERABLE PARTS TO BE 40" MAX AFF.

B. PROVIDE FRONT CONTROL RANGES, SELF-CLEANING OVENS.

C. DOOR PULLS AND KNOBS TO BE MOUNTED AS CLOSE TO THE BOTTOM OF WALL CABINETS AS POSSIBLE. DOOR PULLS AND KNOBS TO BE MOUNTED AS CLOSE TO THE TOPS OF BASE CABINETS AS POSSIBLE.

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**ALL UNITS:**

**GENERAL:**

A. ALL PLUMBING CONTROLS TO HAVE SINGLE LEVER TYPE HARDWARE.

B. 1/2" MAX THRESHOLD OR CHANGE OF FLOOR ELEVATION ALLOWED. EXCEPTION UNIT DECKS.

**KITCHEN:**

A. SLIDE-IN RANGE W/ANTI-TIP HARDWARE.

B. U-SHAPED KITCHENS MUST PROVIDE MIN 5'-0" CLEAR BETWEEN OPPOSING CABINET/APPLIANCE FACES.

**LAUNDRY:**

A. WASHERS AND DRYERS TO HAVE FLEXIBLE HOSE AND VENT (METAL) CONNECTIONS ALLOWING UNITS TO SLIDE FORWARD TO BE FLUSH W/OUTSIDE FACE OF LAUNDRY WHERE APPLICABLE.
- ALL UNITS**

**BATHROOMS:**

A. PROVIDE WALL REINFORCING (STEEL OR WOOD BLOCKING) AT ALL AREAS TO RECEIVE WALL MOUNTED EQUIPMENT (I.E. TOWEL BARS, TOILET PAPER HOLDER, ETC.). BLOCKING TO EXCEED ITEM LENGTH TO BE ATTACHED BY 2" MIN.

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**GENERAL:**

A. PROVIDE 3 1/2" SOUND ATTENUATION FIRE BLANKET AROUND ALL WASTE STACKS.

B. PROVIDE SOUND ISOLATION MAT AT ALL TILE FLOORS ABOVE THE FIRST FLOOR. ALSO INSTALL BELOW ALL TUBS AND SHOWERS.

C. ALL DOORS EXCEPT THE ENTRY DOOR ARE TO RECEIVE STAINED WOOD CASINGS. AT BIFOLD DOORS CASE ONLY THE FINISH ROOM SIDE OF OPENING, JAMB TO BE FINISHED OYP. SD.

D. SEE SHEET 810 FOR ALL ADA/TYP. MOUNTING HEIGHTS & TYPICAL DETAILS.

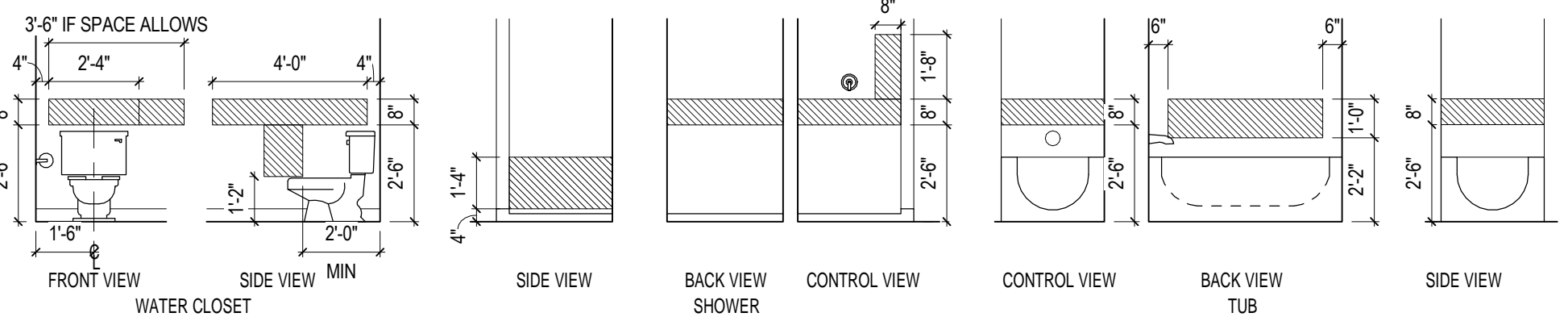
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F. LOCATE CLOSERS TOWARD INSIDE OF SPACES AWAY FROM CORRIDORS.

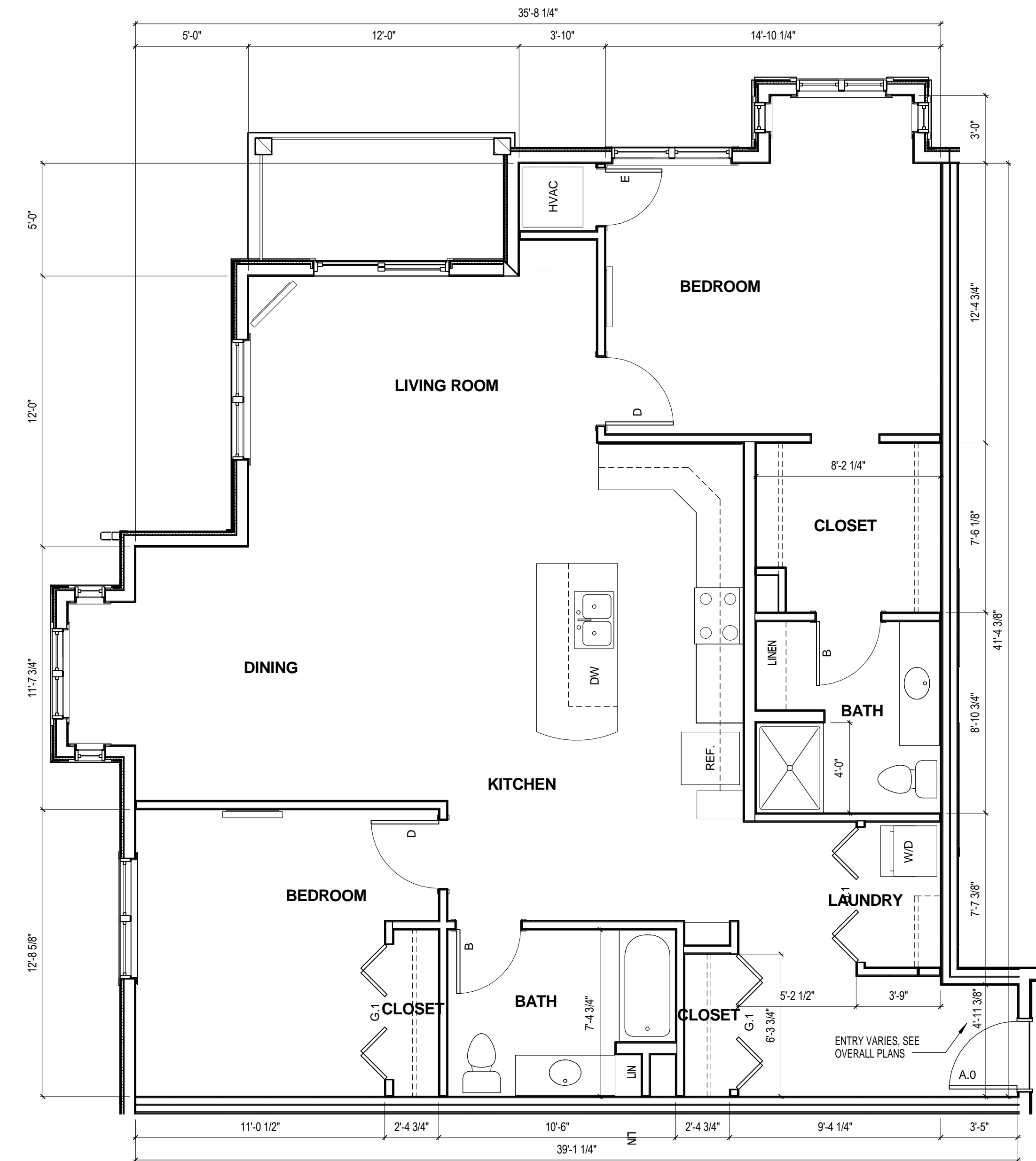
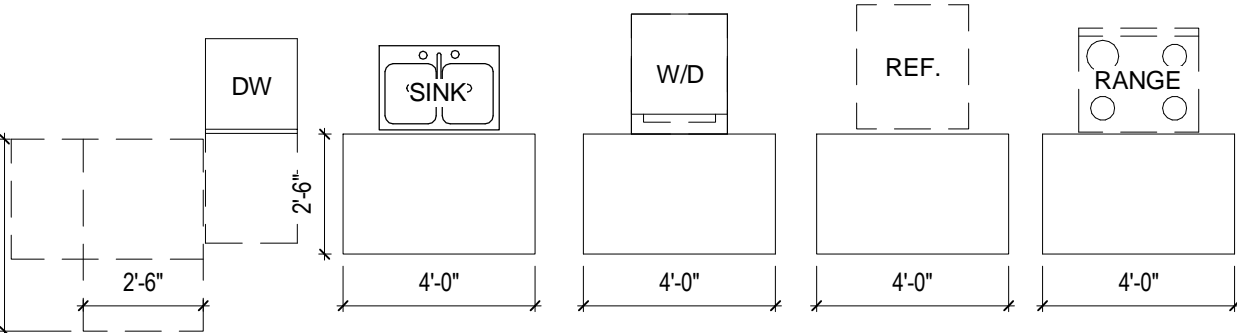
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I. WHERE FINISHED CABINETS MEET WALLS, PROVIDE SCRIBE OR TRIM STRIP TO WALL PROVIDE CONT SEALANT BETWEEN ALL COUNTERTOPS/BACKPLASHES/SLABS & WALLS.

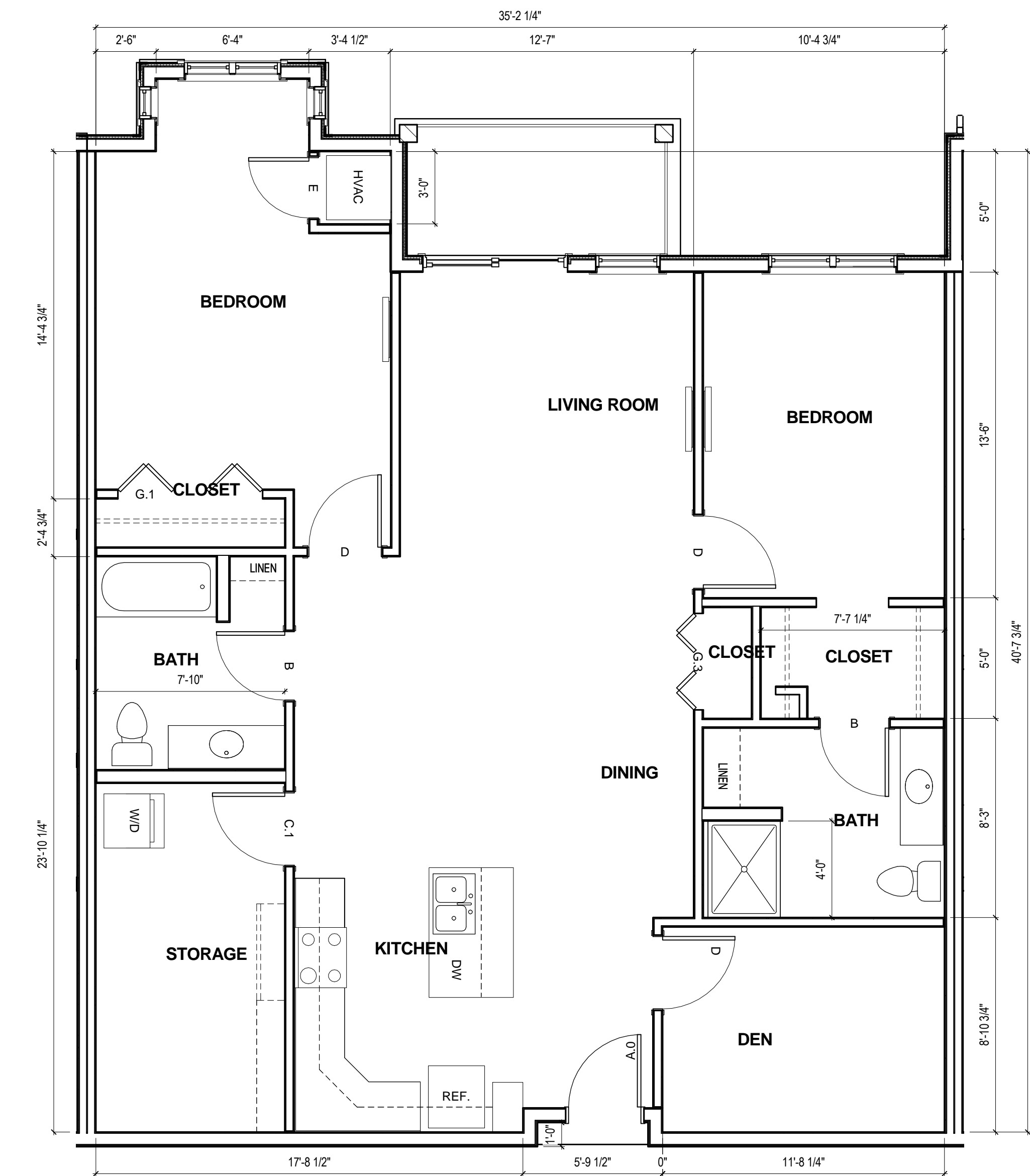
TYPICAL WALL REINFORCING WITHIN UNIT BATHROOMS



APPLIANCE & PLUMBING CLEARANCES



E1 UNIT PLAN - 2 BEDROOM - B  
A211 1/4" = 1'-0"



E3 UNIT PLAN - 2 BEDROOM/DEN - A  
A211 1/4" = 1'-0"

| UNIT TYPE COUNT BY FLOOR   |       |
|----------------------------|-------|
| Level                      | Count |
| UNIT - ONE BDRM/DEN        |       |
| 1ST FLOOR                  | 6     |
| 2ND FLOOR                  | 6     |
| 3RD FLOOR                  | 2     |
|                            | 14    |
| UNIT - ONE BDRM/DEN ACCESS |       |
| 1ST FLOOR                  | 1     |
|                            | 1     |
| UNIT - STUDIO              |       |
| 1ST FLOOR                  | 6     |
| 2ND FLOOR                  | 6     |
| 3RD FLOOR                  | 4     |
|                            | 16    |
| UNIT - TWO BDRM            |       |
| 1ST FLOOR                  | 4     |
| 2ND FLOOR                  | 4     |
| 3RD FLOOR                  | 2     |
|                            | 10    |
| UNIT - TWO BDRM/DEN        |       |
| 1ST FLOOR                  | 1     |
| 2ND FLOOR                  | 2     |
| 3RD FLOOR                  | 1     |
|                            | 4     |
|                            | 45    |

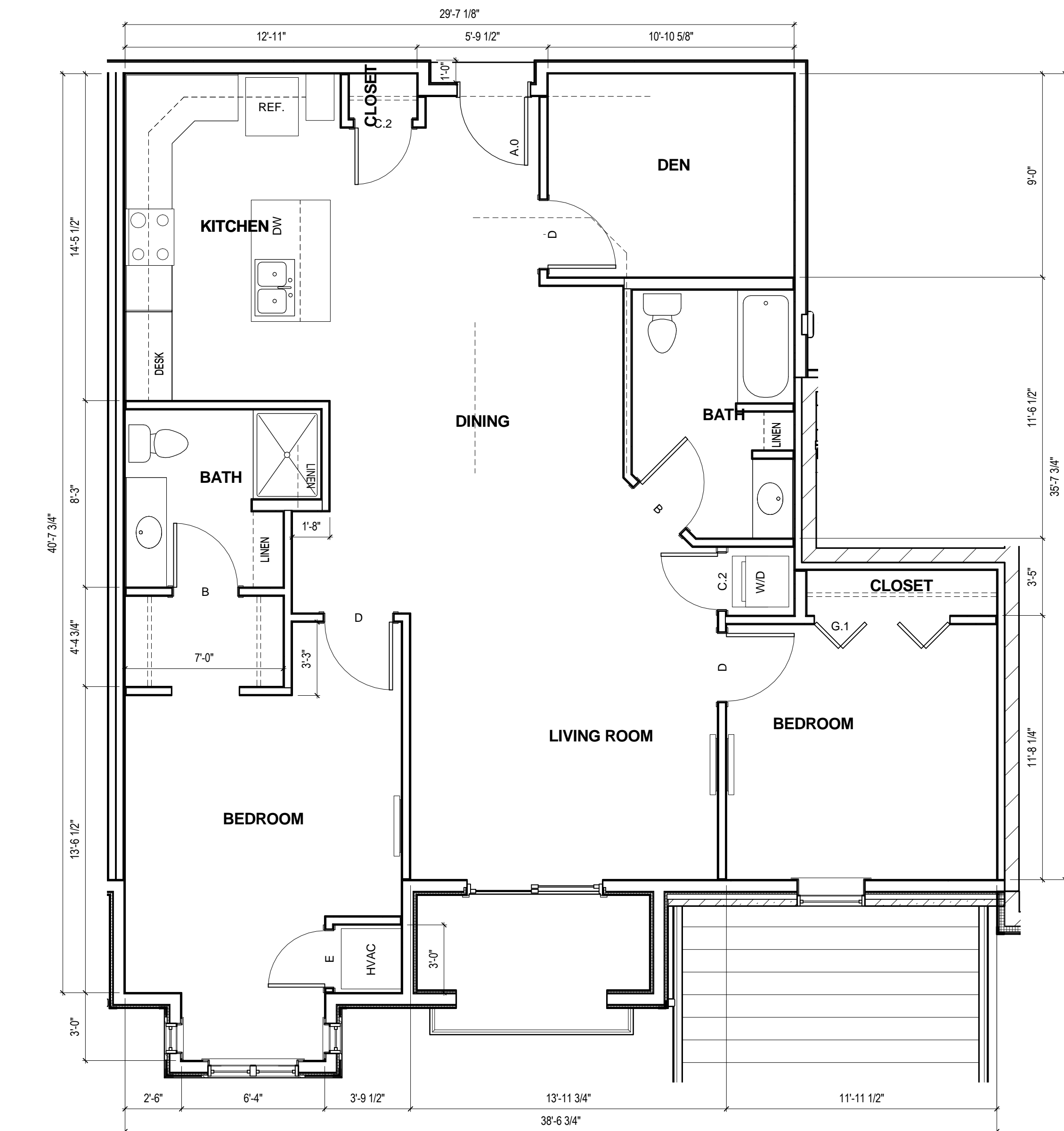
| KEYNOTE LEGEND - EXTERIOR WALL TYPES - BY SHEET |                           |
|---|---------------------------|
| TAG   | EXTERIOR WALL DESCRIPTION |

GYPSUM BOARD PARTITIONS - GENERAL NOTES

- ALL GYPSUM BOARD PARTITIONS SHALL BE (VAA) ON THE 1ST THROUGH 3RD FLOORS UNLESS OTHERWISE NOTED ON FLOOR PLAN.
- ALL CORRIDOR WALLS SHALL BE (VARB) UNLESS OTHERWISE NOTED ON FLOOR PLAN.
- GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).
- REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.
- PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.
- SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.
- EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF FLOOR OR ROOF ASSEMBLY ABOVE.

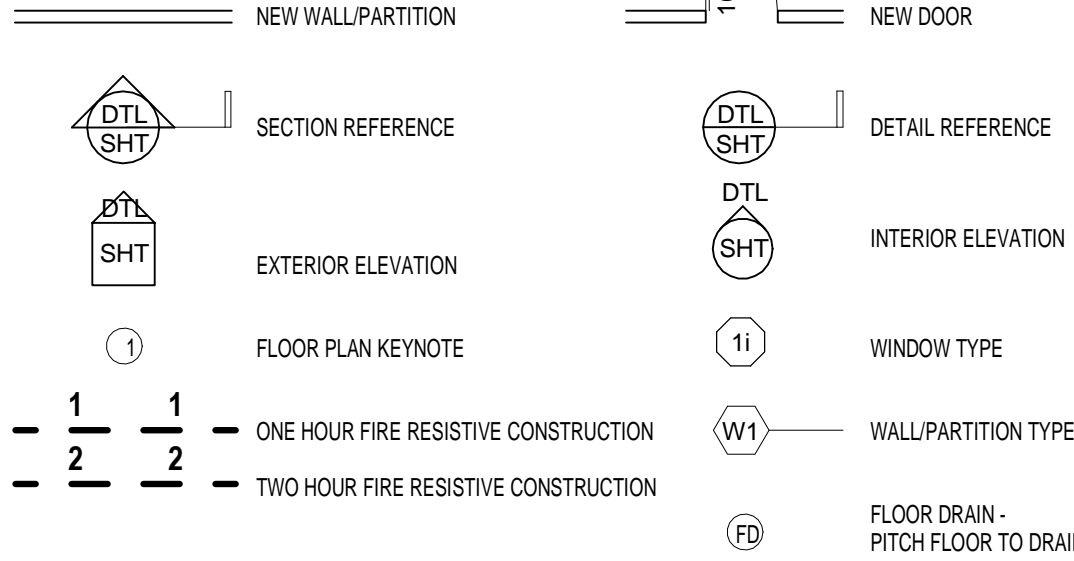
MASONRY PARTITIONS - GENERAL NOTES

- MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN: [Hatch Pattern]
- ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.
- PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.
- SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.
- EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF PRECAST PLANK ABOVE IF APPLICABLE. REFER TO DETAIL XXXXX. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.



E5 UNIT PLAN - 2 BEDROOM/DEN - D  
A211 1/4" = 1'-0"

FLOOR PLAN - SYMBOLS LEGEND



FLOOR PLAN - GENERAL NOTES

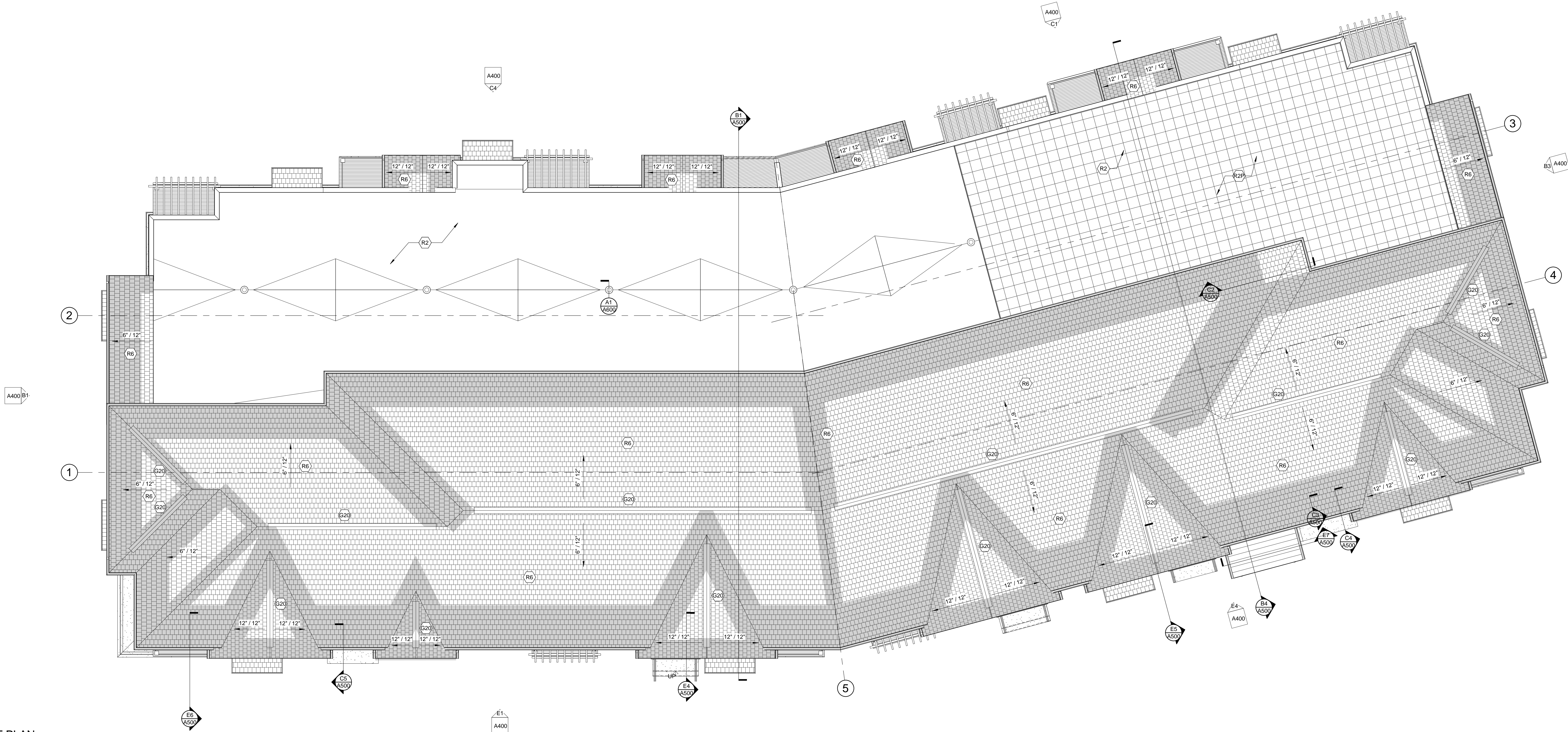
- A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).
- B. ALL EXPOSED STRUCTURAL STEEL AT THE LOWER LEVEL NEEDS TO BE PROTECTED TO 2 HOURS W/SPRAY APPLIED FIRE PROTECTION.

| NOTE   | FLOOR PLAN NOTE          |
|--|--------------------------|
| # 200  | ATTIC ACCESS LADDER      |
| KEYNOTE LEGEND - CONSTRUCTION TYPES - BY SHEET |                          |
| TAG  | CONSTRUCTION DESCRIPTION |

| KEYNOTE LEGEND - INTERIOR PARTITION TYPES - BY SHEET |                                |
|--|--------------------------------|
| TAG  | INTERIOR PARTITION DESCRIPTION |

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E1 ROOF PLAN  
A220 1/8" = 1'-0"



- ROOF PLAN - SYMBOLS LEGEND**
- SLOPE DIRECTION OF INSULATION TAPER SLOPE TO DRAIN. MINIMUM ALLOWABLE TAPER SLOPE SHALL BE 1/4" PER FOOT UNLESS NOTED OTHERWISE.
  - TAPERED INSULATION VALLEY OR RIDGE
  - RD ROOF DRAIN
  - +X" TAPERED INSULATION THICKNESS
  - LOCATION OF CONCRETE PAVEMENT WALKWAY
  - ROOF PLAN NOTE
  - INDICATES LOCATION OF ICE AND WATER BARRIER
- ROOF PLAN - GENERAL NOTES**
- COORDINATE AND VERIFY ALL ROOF OPENINGS AND PENETRATIONS WITH STRUCTURAL, PLUMBING, HVAC, AND ELECTRICAL REQUIREMENTS.
  - PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURERS STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT MRCA STANDARDS.
  - PROVIDE POSITIVE ROOF DRAINAGE INCLUDING TAPERED INSULATION LAYOUT. PROVIDE SADDLES AND CRICKETS AT ALL ROOF TOP EQUIPMENT AND PENETRATIONS TO ENSURE POSITIVE DRAINAGE.
  - PROVIDE 24" WIDE CONCRETE PAVEMENT WALKWAY FROM ROOF SCUTTLE TO ALL MECHANICAL ROOFTOP UNITS AND ALL ROOF ACCESS LADDERS. PROVIDE PAVERS AROUND PERIMETER OF ROOF SCUTTLE AND HVAC ROOFTOP UNITS. PROVIDE PAVERS AT LANDINGS BELOW ROOF ACCESS LADDERS.

NOTE # ROOF PLAN NOTE

| KEYNOTE LEGEND - CONSTRUCTION TYPES - BY SHEET |   |
|--|---|
| TAG  | CONSTRUCTION DESCRIPTION  |
| G20  | CONTINUOUS RIDGE VENT   |
| R2   | SINGLE PLY ROOFING SYSTEM: LOOSELY LAID AND BALLASTED EPDM MEMBRANE WITH BALLAST PROTECTIVE MAT ON 1" MIN OF TAPERED RIGID INSULATION (ON VAPOR RETARDER) ON 5/8" EXTERIOR SHEATHING ON WOOD ROOF TRUSS FRAMING. PROVIDE R-42 OF BLOWN INSULATION MINIMUM. FILL ENTIRE ROOF CAVITY UNLESS INDICATED OTHERWISE. 1 HR RATED. C3 CEILING CEILING SYSTEM IS PART OF THIS ASSEMBLY.                  |
| R2P  | ROOF PAVERS ON ROOF PAVEMENT SUPPORTS ON PROTECTIVE MAT ON SINGLE PLY ROOFING SYSTEM: LOOSELY LAID EPDM MEMBRANE ON 1" MIN OF TAPERED RIGID INSULATION (ON VAPOR RETARDER) ON 5/8" EXTERIOR SHEATHING ON WOOD ROOF TRUSS FRAMING. PROVIDE R-42 OF BLOWN INSULATION MINIMUM. FILL ENTIRE ROOF CAVITY UNLESS INDICATED OTHERWISE. 1 HR RATED. C3 CEILING CEILING SYSTEM IS PART OF THIS ASSEMBLY. |
| R6   | ASPHALT SHINGLE ROOFING SYSTEM: ASPHALT SHINGLES ON UNDERLAYMENT ON 5/8" EXTERIOR GRADE WOOD SHEATHING ON WOOD STRUCTURE. SEE ROOF PLAN FOR LOCATION(S) OF ICE AND WATER BARRIER. 12" BATT INSULATION ON TOP OF VAPOR RETARDER ON TOP OF CEILING SYSTEM IMMEDIATELY BELOW ROOF STRUCTURE.   |

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BISHOPS BAY - BACK NINE - BLDG 1  
BISHOPS BAY PARKWAY  
MIDDLETON, WI 53562

Revisions

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**B1 WEST ELEVATION**  
A400 1/8" = 1'-0"



**B3 EAST ELEVATION**  
A400 1/8" = 1'-0"

| EXTERIOR FINISH PATTERNS |          | EXTERIOR ELEVATIONS - GENERAL NOTES |  |
|--------------------------|----------|-------------------------------------|--|
|                          | SHINGLES | A.                                  | PAIN ALL EXPOSED STEEL UNTELS TO MATCH ADJACENT MASONRY COLOR  |
|                          | BRICK    | B.                                  | TRIM ALL EXTERIOR LIGHTING FIXTURES, OUTLETS, HOSE BIBBS AND ALL OTHER SIDING PENETRATIONS WITH 1X4 FIBER CEMENT TRIM (TYP.) |
|                          | SIDING   | C.                                  | REFER TO SHEET XXX FOR WINDOW FRAME ELEVATIONS   |
|                          | SHAKES   | D.                                  | SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.  |
|                          |          | E.                                  | FIBER CEMENT COLOR TO BE REDWOOD STAIN.  |

NOTE # EXTERIOR ELEVATION NOTE

| KEYNOTE LEGEND - CONSTRUCTION TYPES - BY SHEET |   |
|--|---|
| TAG  | CONSTRUCTION DESCRIPTION  |
| G3   | METAL GUTTER 5" K STYLE   |
| G4   | METAL SCUPPER 5" K STYLE  |
| G16  | METAL WRAPPED FASCIA: METAL FASCIA ON TREATED 2X WOOD BLOCKING          |
| J4   | PRECAST CAP/TRANSITION. SEE DETAIL E1A600 FOR PROFILE.                  |
| J5   | 3 1/2" X 5/4" SMOOTH FIBER-CEMENT TRIM                                  |
| J6   | 5 1/2" X 5/4" SMOOTH FIBER-CEMENT TRIM                                  |
| J7   | 7 1/2" X 5/4" SMOOTH FIBER-CEMENT TRIM                                  |
| J8   | 3 1/2" X 5/4" (TOP) AND 7 1/2" X 3/4" (BOTTOM) SMOOTH FIBER-CEMENT TRIM |
| J9   | 3 1/2" X 5/4" (TOP) AND 3 1/2" X 3/4" (BOTTOM) SMOOTH FIBER-CEMENT TRIM |
| J11  | ALUMINUM RAILING SYSTEM   |
| J12  | DECORATIVE WOOD BRACKET 1'-8" X 1'-8" W                                 |



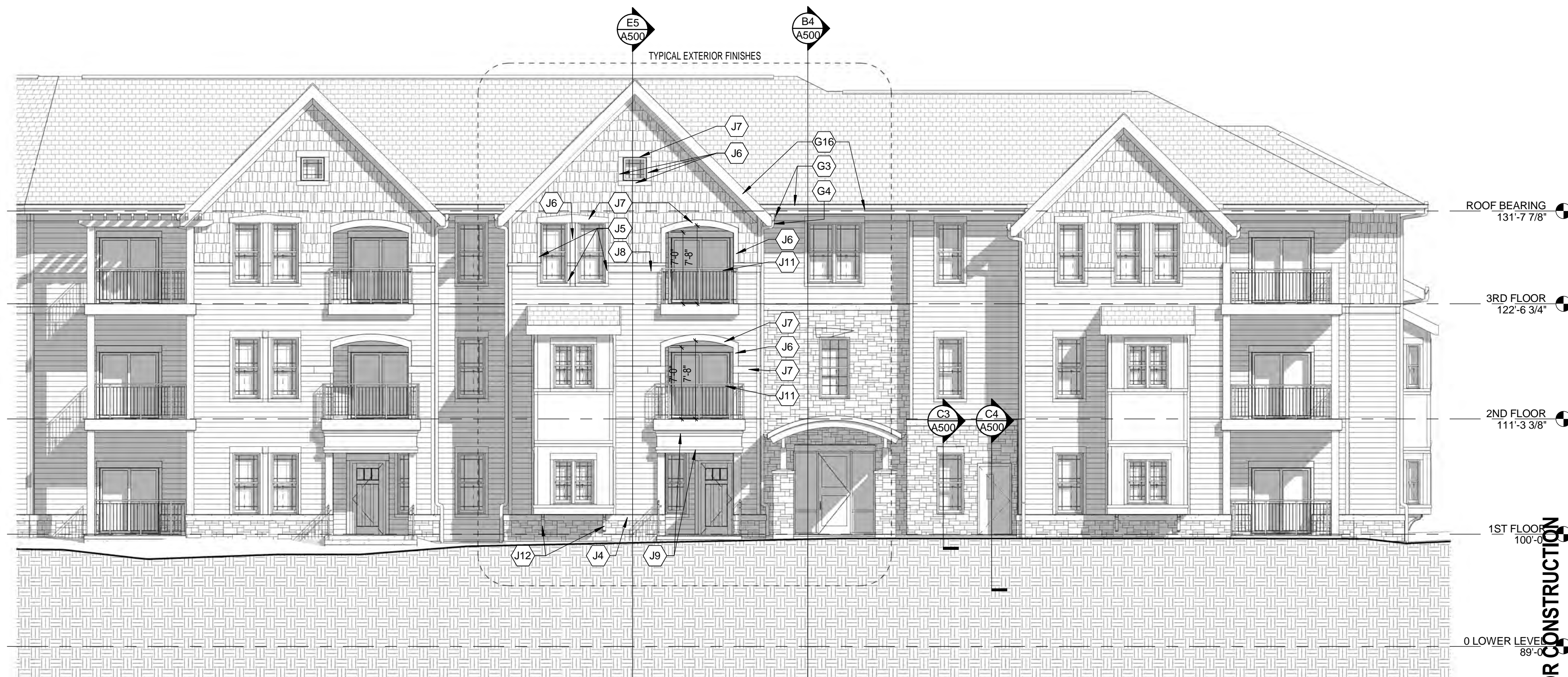
**C1 NORTHEAST ELEVATION**  
A400 1/8" = 1'-0"



**C4 NORTH ELEVATION**  
A400 1/8" = 1'-0"



**E1 SOUTH ELEVATION**  
A400 1/8" = 1'-0"



**E4 SOUTHEAST ELEVATION**  
A400 1/8" = 1'-0"



WEST ELEVATION



EAST ELEVATION



NORTHEAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



SOUTHEAST ELEVATION



View Along Bishops Bay Parkway



Detail at South Elevation

VARIATIONS IN FLOOR FINISH TO BE 1/2" OR LESS. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" TO BE LEVELLED AT A SLOPE OF 1:2 OR LESS.

B. OBJECTS PROJECTING INTO THE PATH OF TRAVEL WITH THEIR LEADING EDGES GREATER THAN 27" AND ELSS THAN 80" AFF SHALL PRODUCE 1" MAX INTO THE PATH OF TRAVEL.

C. BRAILLE LETTERING COMPLYING WITH ICCANITS 1171.1 SHALL BE USED IN CONJUNCTION WITH VISUAL SIGNAGE OUTSIDE ELEVATOR DOORS AND AT DOORS TO ELEVATOR SHAFTWAYS. THE SIGN SHALL HAVE A TACTILE SIGN INCLUDING RAISED LETTERS AND BRaille STYLING. THERE SHALL BE A STAR-LEVEL IDENTIFICATION IN TACTILE CHARACTER PROVIDED AT EACH FLOOR LANDING. EXIT DOORS DISCHARGING TO OUTSIDE OF LEVEL OF DISCHARGE SHALL HAVE A TACTILE SIGN STATING EXIT.

D. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE DISPLAYED AT ACCESSIBLE ENTRANCES AND ACCESSIBLE PARKING SPACES. THE SIZE, STYLE, LOCATION AND HEIGHT OF THE SYMBOLS SHALL COMPLY WITH ICCANITS 117.1.

E. DIRECTIONAL SIGNAGE INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY INDICATING THE ROUTE TO THE NEAREST USG ACCESSIBLE ELEMENT WITHIN THE BUILDING SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES AND INACCESSIBLE EXITS.

F. THE BUILDING WATER SUPPLY SHALL BE CONNECTED TO ANTI-SOLD TEMPERATURE CONTROLS.

G. AT EVERY ELEVATOR LANDING, PROVIDE TWO WAY COMMUNICATION SYSTEM PER BC 1007.1. INSTRUCTION ON THE USE OF THE AREA UNDER EMERGENCY CONDITIONS SHALL BE POSTED ADJOINING THE COMMUNICATION SYSTEM.

ALL GYPSUM BOARD PARTITIONS SHALL BE 1/2" ON THE 1ST THROUGH 3RD FLOORS UNLESS OTHERWISE NOTED ON FLOOR PLAN.

GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).

REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF FLOOR OR ROOF ASSEMBLY ABOVE.

MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN: 

ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP AT ALL RATED PARTITIONS.

EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE (OR PRECAST PLANK ABOVE APPLICABLE). REFER TO DETAIL XXXXXX. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

| KEYNOTE LEGEND - EXTERIOR WALL TYPES BY SHEET |   |
|---|---|
| TAG   | EXTERIOR WALL DESCRIPTION   |
| W1  | EXTERIOR WALL: MASONRY CAVITY WALL CONSISTING OF 4 FACE BRICK OR CONCRETE, 1.34" AIR SPACE, 2" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON ONE SIDE, MASONRY CEMENT UNIT BACK-UP WALL WITH ADJUSTABLE TYPED-2" HORIZONTAL MASONRY JOINTS CONTROLLING @ 16" OC. PROVIDE CULTURAL STONE OR EQUIVALENT MASONRY WITH 1/2" MIN. JOINTS. PROVIDE 1/2" MIN. JOINTS. PROVIDE MATERIAL, FLASHING, CAVITY WEEPSHEDS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS COMPARTMENTALIZE THE CAVITY (SEE DET D140) AND PROVIDE CAVITY WEEPSHEDS AT TOP OF CAVITY WALL. ONLY DET D140 R-4 RATED. |
| W2  | EXTERIOR WALL (BELOW GRADE): REINFORCED CONCRETE FOUNDATION WALL WITH SHEET MEMBRANE WATERPROOFING. TERMINATE ALL MEMBRANE PERIMETER EDGES WITH 18" x 1" ALUMINUM COMPRESSION STRIP. PROVIDE CONTINUOUS SEALANT TO TOP OF FOUNDATION WALL. PROVIDE 1/2" AIR SPACE AND VAPOR BARRIER LINE. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND FULL HEIGHT VERTICALLY.  |

|   |                                      |   |                                     |
|---|--------------------------------------|---|-------------------------------------|
|    | NEW WALL-PARTITION                   |    | NEW DOOR                            |
|   | SECTION REFERENCE                    |   | DETAIL REFERENCE                    |
|  | EXTERIOR ELEVATION                   |  | INTERIOR ELEVATION                  |
|  | FLOOR PLAN KEYNOTE                   |  | WINDOW TYPE                         |
|  | ONE HOUR FIRE RESISTIVE CONSTRUCTION |  | WALL-PARTITION TYPE                 |
|  | TWO HOUR FIRE RESISTIVE CONSTRUCTION |  | PITCH DRAIN:<br>PITCH-FLAT TO DRAIN |

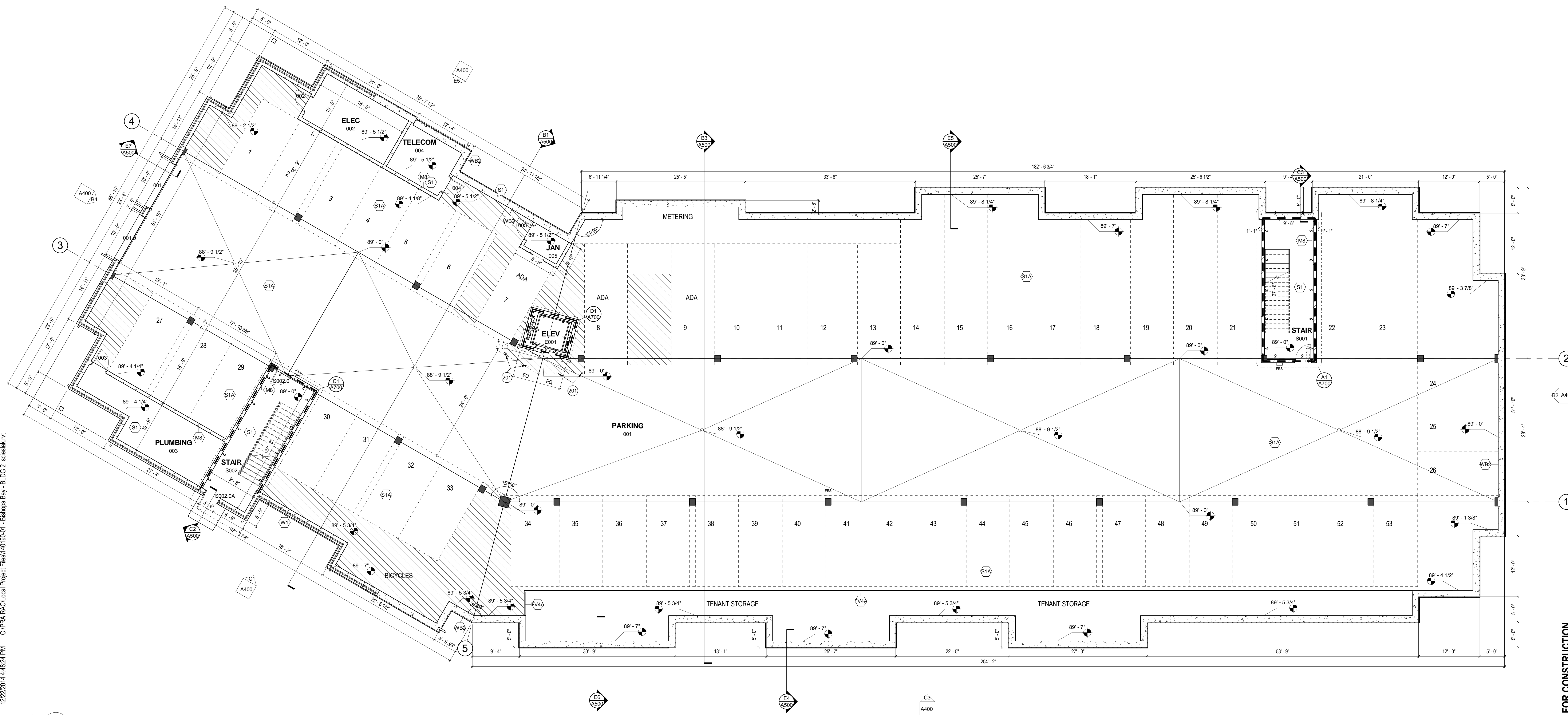
A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).

B. ALL EXPOSED STRUCTURAL STEEL AT THE LOWER LEVEL NEEDS TO BE PROTECTED TO 2 HOURS W/SPRAY APPLIED FIRE PROTECTION.


| NOTE # | FLOOR PLAN NOTE                                  |
|--------|--|
| 200    | ATTIC ACCESS LADDER                              |
| 201    | CONCRETE FILLED STEEL BOLLARD, SEE DETAIL XX/XXX |

| KEYNOTE LEGEND - CONSTRUCTION TYPES BY SHEET |   |
|--|---|
| TAG  | CONSTRUCTION DESCRIPTION  |
| S1   | 4" REINFORCED CONCRETE SLAB ON VAPOR BARRIER ON 6" DRAINAGE FILL. |
| S1A  | 6" REINFORCED CONCRETE SLAB ON VAPOR BARRIER ON 6" DRAINAGE FILL. |

| KEYNOTE LEGEND - INTERIOR PARTITION TYPES BY SHEET |  |
|--|--|
| TAG  | INTERIOR PARTITION DESCRIPTION   |
| FV4A   | INTERIOR FURRING (PARTITION): 3-1/2" WOOD STUDS @ 16" OC WITH ONE LAYER 1/2" PLYWOOD (PLYWOOD FROM 0'-0" TO 8'-0" AFF. CHICKEN WIRE FROM TOP OF PLYWOOD TO UNDERSIDE OF DECK ABOVE). |
| M8   | INTERIOR MASONRY PARTITION: 8" CONCRETE BLOCK.   |



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 E1 LOWER LEVEL  
A200 1/8" = 1'-0"

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**BISHOPS BAY - BACK NINE - BLDG 2**  
BISHOPS BAY PARKWAY  
MIDDLETON, WI 53562

Revisions

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A. VARIATIONS IN FLOOR FINISH TO BE 1/2" OR LESS. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" TO BE LEVELLED AT A SLOPE OF 1:2 OR LESS.

B. OBJECTS PROTRUDING INTO THE PATH OF TRAVEL WITH THEIR LEADING EDGES GREATER THAN 27" AND ELSES THAN 30" 87 AFF SHALL PROJECT 4" MAX INTO THE PATH OF TRAVEL.

C. BRAILLE LETTERING COMPLYS WITH ICCANS 1117.1 SHALL BE USED IN CONJUNCTION WITH VISUAL SIGNAGE INCLUDING ELEVATOR DOORS AND AT DOORS TO EXIT STAIRWAYS. THE SIGN SHALL HAVE A TACTILE SIGN INCLUDING RAISED LETTERS AND BRAILLE STATING THE SIGN SHALL BE 30" IN HEIGHT. IDENTIFICATION TACTILE CHARACTERS PROVIDED AT EACH FLOOR LANDING. EXIT DOORS DISCHARGING TO OUTSIDE OF LEVEL OF DISCHARGE SHALL HAVE A TACTILE SIGN STATING EXIT.

D. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE DISPLAYED AT ACCESSIBLE ENTRANCES AND ACCESSIBLE PARKING SPACES. THE SIZE, STYLE, LOCATION AND HEIGHT OF THE SYMBOLS SHALL COMPLY WITH ICCANS 1117.1.

E. DIRECTIONAL SIGNAGE INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY INDICATING THE ROUTE TO THE NEAREST LEGAL ACCESSIBLE ELEMENT WITHIN THE BUILDING SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES AND INACCESSIBLE EXITS.

F. THE BUILDING WATER SUPPLY SHALL BE CONNECTED TO ANTI-SLASH TEMPERATURE CONTROLS.

G. AT EVERY ELEVATOR LANDING, PROVIDE TWO-WAY COMMUNICATION SYSTEM PER ICC 107.1.8. INSTRUCTION ON THE USE OF THE AREA UNDER EMERGENCY CONDITIONS SHALL BE POSTED ADJACENT TO COMMUNICATION SYSTEM.

ALL GYPSUM BOARD PARTITIONS SHALL BE (V48) ON THE 1ST THROUGH 3RD FLOORS UNLESS OTHERWISE NOTED ON FLOOR PLAN.

ALL GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).

REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

PROVIDE TYPE "X" FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF FLOOR OR ROOF ASSEMBLY ABOVE.

**MASONRY PARTITIONS - GENERAL NOTES**

MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN: 

ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.

EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE OR SEAL ALL PRECAST PLANK ABOVE APPLICABLE PROTECT HORIZONTAL MASONRY JOINT REINFORCEMENT AT 90 DEGREES.

REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

|  |                                      |  |                                       |
|--|--------------------------------------|--|---------------------------------------|
|  | NEW WALL PARTITION                   |  | NEW DOOR                              |
|  | SECTION REFERENCE                    |  | DETAIL REFERENCE                      |
|  | EXTERIOR ELEVATION                   |  | INTERIOR ELEVATION                    |
|  | FLOOR PLAN KEYNOTE                   |  | WINDOW TYPE                           |
|  | ONE HOUR FIRE RESISTIVE CONSTRUCTION |  | WALL PARTITION TYPE                   |
|  | TWO HOUR FIRE RESISTIVE CONSTRUCTION |  | PITCH DRAIN -<br>FLOOR FLOOR TO DRAIN |

A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).

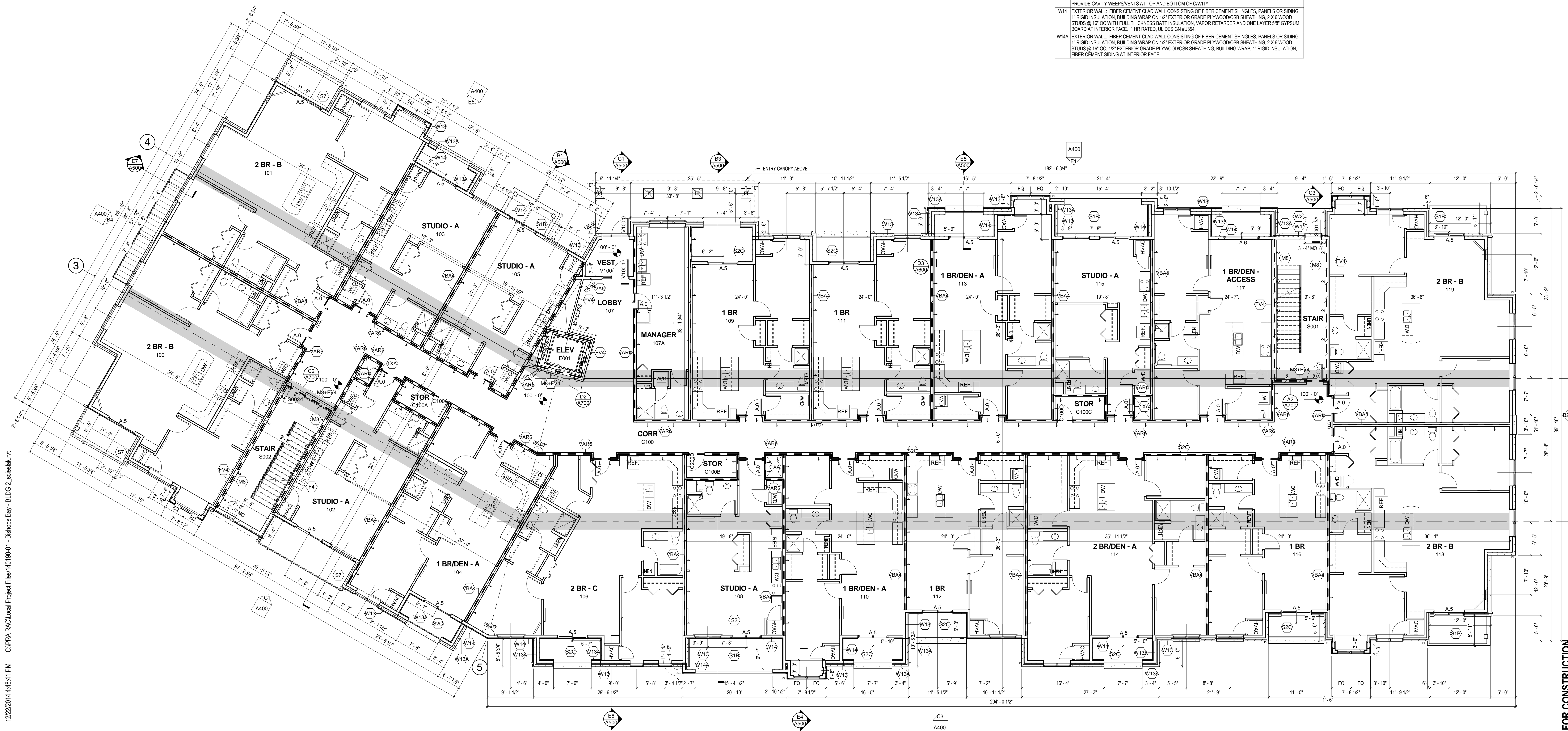
B. ALL EXPOSED STRUCTURAL STEEL AT THE LOWER LEVEL NEEDS TO BE PROTECTED TO 2 HOURS W/SPRAY APPLIED FIRE PROTECTION.

| NOTE # | FLOOR PLAN NOTE                                  |
|--------|--|
| 200    | ATTIC ACCESS LADDER                              |
| 201    | CONCRETE FILLED STEEL BOLLARD, SEE DETAIL XX/XXX |

| TAG  | INTERIOR PARTITION DESCRIPTION   |
|------|--|
| F4   | INTERIOR FURRING (PARTITION): 3"X8" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.   |
| F6   | INTERIOR FURRING (PARTITION): 3-1/2" WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.   |
| V4   | INTERIOR MASONRY PARTITION: 8" CONCRETE BLOCK.   |
| V6   | INTERIOR MASONRY PARTITION: 8" CONCRETE BLOCK, 3-1/2" WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.  |
| V8   | INTERIOR WOOD STUD PARTITION: 2 X 6 WOOD STUDS @ 16" OC WITH 5/2" SOUND ATTENUATION INSUL. AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.  |
| VAR6 | INTERIOR WOOD STUD PARTITION: 2 X 6 WOOD STUDS @ 16" OC WITH 5/2" SOUND ATTENUATION INSUL. AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC CORRIDOR SIDE ONLY. PROVIDE 1" HR RATED STUDS WHERE 1" HR CONSTRUCTION IS INDICATED ONLY.   |
| VB4A | INTERIOR STAGGERED STUD PARTITION: STAGGERED 3-1/2" WOOD STUD @ 16" OC ON SEPARATE WOOD PLATE WITH 3-1/2" SOUND ATTENUATION INSULATION (BOTH SIDES), 1/2" GAP BETWEEN RUNNERS AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC ON SUNDERS ONLY. PROVIDE 1" HR RATED UL34A DESIGN. |

[illegible]

| TAG | CONSTRUCTION DESCRIPTION  |
|-----|---|
| S1B | 4" REINFORCED CONCRETE SLAB.  |
| S2  | 4" REINFORCED CONCRETE TOPPING ON 2" HIGH DENSITY RIGID INSULATION ON 12" STRUCTURAL CONCRETE DECK. 2 HR RATED.   |
| S2C | MIN 4" REINFORCED CONCRETE TOPPING ON 2" HIGH DENSITY RIGID INSULATION ON DRAINAGE MAT ON WATERPROOFING MEMBRANE ON 12" STRUCTURAL CONCRETE DECK. 2 HR RATED. |
| S7  | 2X COMPOSITE DECKING ON 2X PT WOOD FRAMING DECK. STAIN WOOD ELEMENTS TO MATCH DECKING, PAINT METAL SUPPORT ELEMENTS TO MATCH DECKING                          |



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1ST FLOOR  
1/8" = 1'-0"

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BISHOPS BAY - BACK NINE - BLDG 2  
BISHOPS BAY PARKWAY  
MIDDLETON, WI 53562

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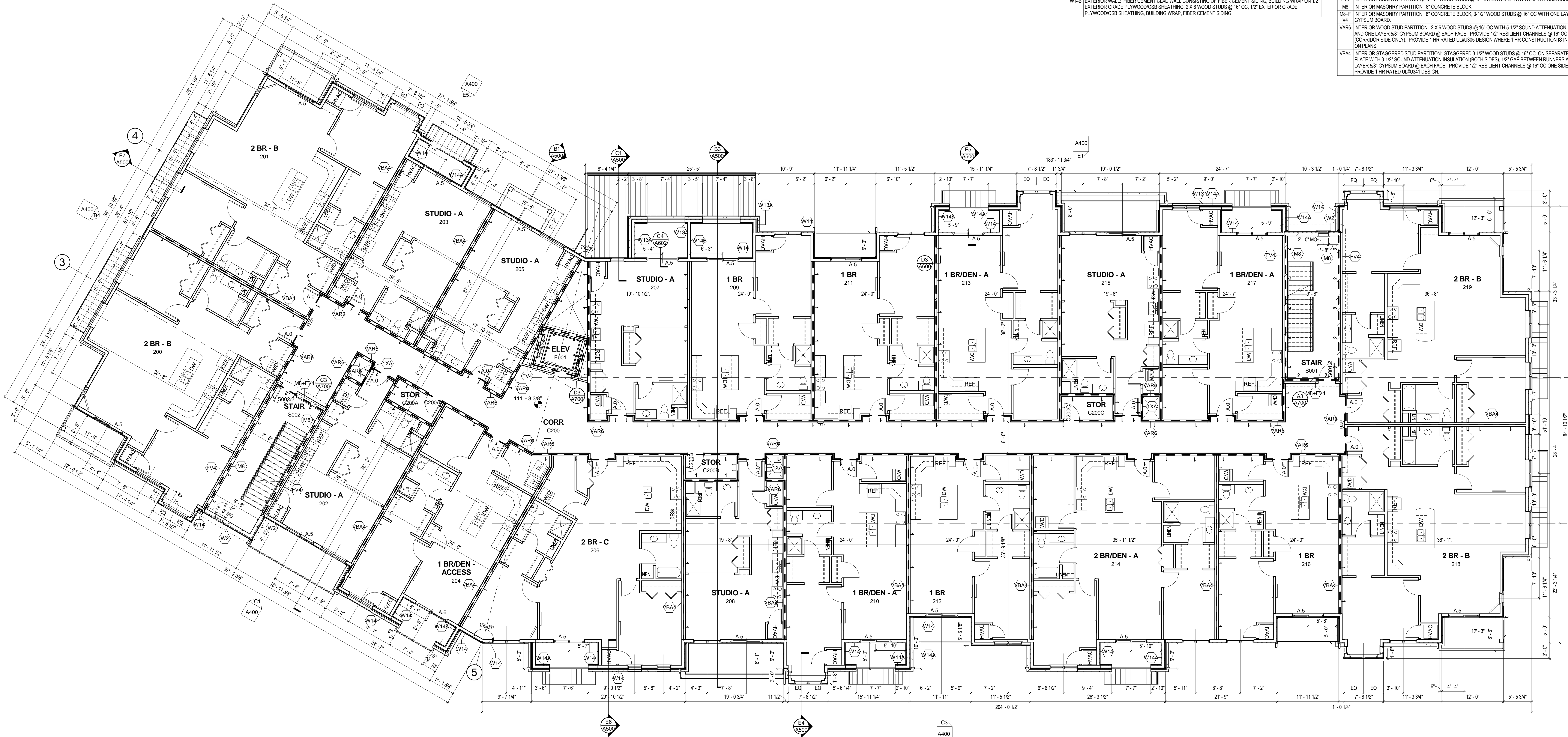
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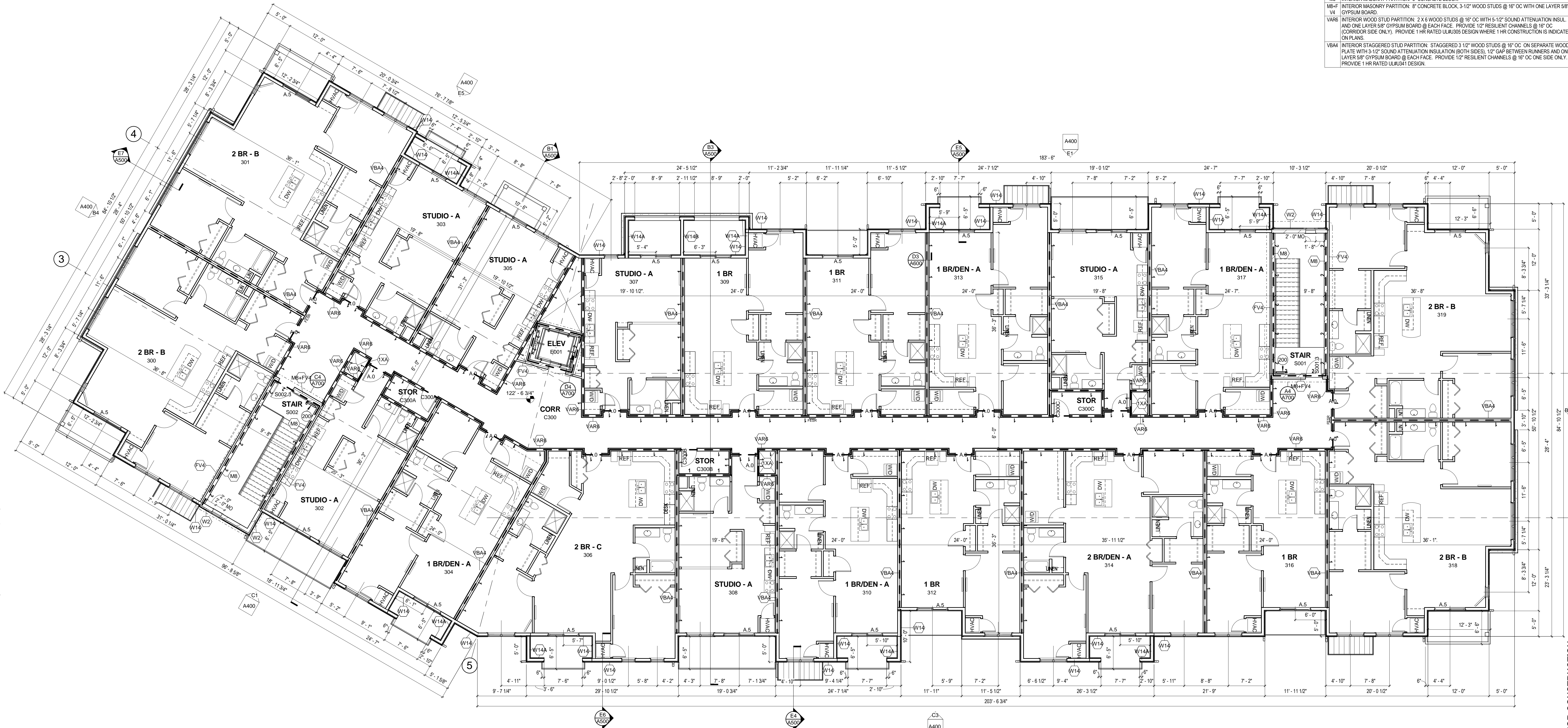
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#### FLOOR PLAN - ACCESSIBILITY NOTES

- VARIATIONS IN FLOOR FINISH TO BE 1/2" OR LESS. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" TO BE BEVELED AT A SLOPE OF 1:2 OR LESS.
- OBJECTS PROTRUDING INTO THE PATH OF TRAVEL WITH THEIR LEADING EDGES GREATER THAN 27" AND ELSS THAN 80" AFF SHALL PROJECT 4" MAX INTO THE PATH OF TRAVEL.
- BRILLE LETTERING COMPLYING WITH ICCANSI A117.1 SHALL BE USED IN CONJUNCTION WITH VISUAL SIGNAGE OUTSIDE ELEVATOR DOORS AND AT DOORS TO EXIT STAIRWAYS. THE SIGN SHALL HAVE A TACTILE SIGN INCLUDING RAISED LETTERS AND BRAILLE STATING EXIT. THERE SHALL BE STAR LEVEL IDENTIFICATION WITH TACTILE CHARACTERS PROVIDED AT EACH FLOOR LANDING. EXIT DOORS DISCHARGING TO OUTSIDE OF LEVEL OF DISCHARGE SHALL HAVE A TACTILE SIGN STATING EXIT.
- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE DISPLAYED AT ACCESSIBLE ENTRANCES AND ACCESSIBLE PARKING SPACES. THE SIZE, STYLE, LOCATION AND HEIGHT OF THE SYMBOLS SHALL COMPLY WITH ICCANSI A117.1.
- DIRECTIONAL SIGNAGE INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY INDICATING THE ROUTE TO THE NEAREST LIKE ACCESSIBLE ELEMENT WITHIN THE BUILDING SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES AND INACCESSIBLE EXITS.
- THE BUILDING WATER SUPPLY SHALL BE CONNECTED TO ANTI-SCALD TEMPERATURE CONTROLS.
- AT EVERY ELEVATOR LANDING, PROVIDE TWO-WAY COMMUNICATION SYSTEM PER IRC 1007.8.1. INSTRUCTION ON THE USE OF THE AREA UNDER EMERGENCY CONDITIONS SHALL BE POSTED ADJOINING THE COMMUNICATION SYSTEM.

#### GYPSUM BOARD PARTITIONS - GENERAL NOTES

ALL GYPSUM BOARD PARTITIONS SHALL BE  $\sqrt{A4}$  ON THE 1ST THROUGH 3RD FLOORS UNLESS OTHERWISE NOTED ON FLOOR PLAN.

GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).

REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF FLOOR OR ROOF ASSEMBLY ABOVE.

#### MASONRY PARTITIONS - GENERAL NOTES

MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:

ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.

EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE (OR PRECAST PLANK ABOVE IF APPLICABLE). REFER TO DETAIL XXXXX. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

#### FLOOR PLAN - SYMBOLS LEGEND

|  |                                      |  |                                    |
|--|--------------------------------------|--|------------------------------------|
|  | NEW WALL/PARTITION                   |  | DETAIL REFERENCE                   |
|  | SECTION REFERENCE                    |  | INTERIOR ELEVATION                 |
|  | EXTERIOR ELEVATION                   |  | WINDOW TYPE                        |
|  | FLOOR PLAN KEYNOTE                   |  | FLOOR DRAIN - PITCH FLOOR TO DRAIN |
|  | ONE HOUR FIRE RESISTIVE CONSTRUCTION |  | WALL/PARTITION TYPE                |
|  | TWO HOUR FIRE RESISTIVE CONSTRUCTION |  |                                    |

#### FLOOR PLAN - GENERAL NOTES

- DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).
- ALL EXPOSED STRUCTURAL STEEL AT THE LOWER LEVEL NEEDS TO BE PROTECTED TO 2 HOURS W/SPRAY APPLIED FIRE PROTECTION.

| NOTE # | FLOOR PLAN NOTE                                 |
|--------|---|
| 200    | ATTIC ACCESS LADDER                             |
| 201    | CONCRETE FILLED STEEL BOLLARD. SEE DETAIL XXXXX |

| KEYNOTE LEGEND - CONSTRUCTION TYPES BY SHEET |
|--|
| CONSTRUCTION DESCRIPTION                     |

| KEYNOTE LEGEND - EXTERIOR WALL TYPES BY SHEET |   |
|---|---|
| TAG   | EXTERIOR WALL DESCRIPTION   |
| W2  | EXTERIOR WALL: FIBER CEMENT SIDING OR PANELS ON BUILDING WRAP ON 5/8" GYP SHEATHING ON 2" RIGID INSULATION W/ALU METAL ZS. SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 8" CONCRETE MASONRY UNIT BACK-UP WALL. PROVIDE HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING). WEEPS @ 16" OC, FLASHING, EXPANSION AND CONTROL JOINTS. CMU TO BE 2 HOUR RATED. |
| W14   | EXTERIOR WALL: FIBER CEMENT CLAD WALL CONSISTING OF FIBER CEMENT SHINGLES, PANELS OR SIDING, 1" RIGID INSULATION, BUILDING WRAP ON 1/2" EXTERIOR GRADE PLYWOOD/OSB SHEATHING, 2 X 6 WOOD STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE. 1 HR RATED, UL DESIGN #J354.  |
| W14A  | EXTERIOR WALL: FIBER CEMENT CLAD WALL CONSISTING OF FIBER CEMENT SHINGLES, PANELS OR SIDING, 1" RIGID INSULATION, BUILDING WRAP ON 1/2" EXTERIOR GRADE PLYWOOD/OSB SHEATHING, 2 X 6 WOOD STUDS @ 16" OC, 1/2" EXTERIOR GRADE PLYWOOD/OSB SHEATHING, BUILDING WRAP, 1" RIGID INSULATION, FIBER CEMENT SIDING AT INTERIOR FACE.   |
| W14B  | EXTERIOR WALL: FIBER CEMENT CLAD WALL CONSISTING OF FIBER CEMENT SIDING, BUILDING WRAP ON 1/2" EXTERIOR GRADE PLYWOOD/OSB SHEATHING, 2 X 6 WOOD STUDS @ 16" OC, 1/2" EXTERIOR GRADE PLYWOOD/OSB SHEATHING, BUILDING WRAP, FIBER CEMENT SIDING.  |

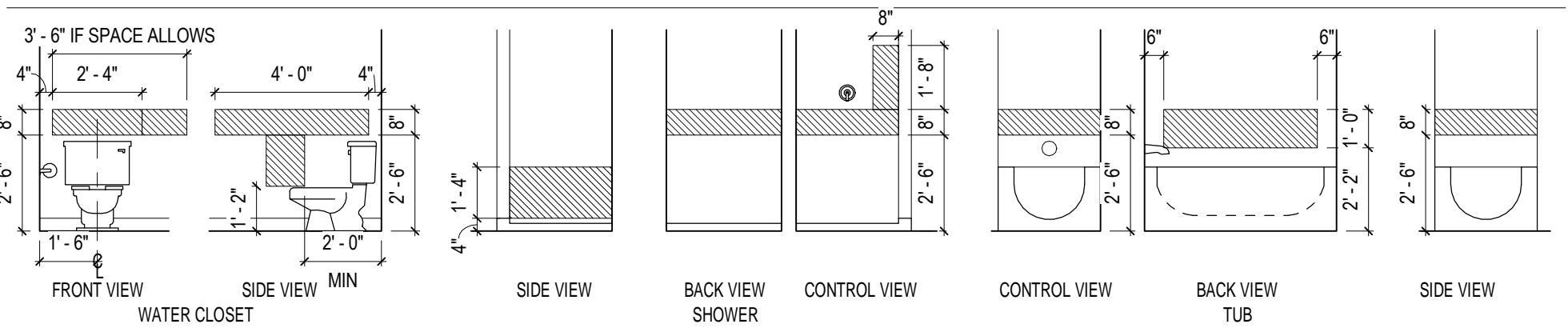
| KEYNOTE LEGEND - INTERIOR PARTITION TYPES BY SHEET |  |
|--|--|
| TAG  | INTERIOR PARTITION DESCRIPTION   |
| FV4  | INTERIOR FLOORING PARTITION: 3/12" WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.   |
| M8   | INTERIOR MASONRY PARTITION: 8" CONCRETE BLOCK.   |
| M8-F   | INTERIOR MASONRY PARTITION: 8" CONCRETE BLOCK, 3/12" WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.   |
| VAR6   | INTERIOR WOOD STUD PARTITION: 2 X 6 WOOD STUDS @ 16" OC WITH 5/12" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (CORRIDOR SIDE ONLY). PROVIDE 1 HR RATED UL1805 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.                        |
| VAR4   | INTERIOR STAGGERED STUD PARTITION: STAGGERED 3/4" WOOD STUDS @ 16" OC ON SEPARATE WOOD PLATE WITH 3/12" SOUND ATTENUATION INSULATION (BOTH SIDES), 1/2" GAP BETWEEN RUNNERS AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC ONE SIDE ONLY. PROVIDE 1 HR RATED UL1804 DESIGN. |

UNIT NOTES

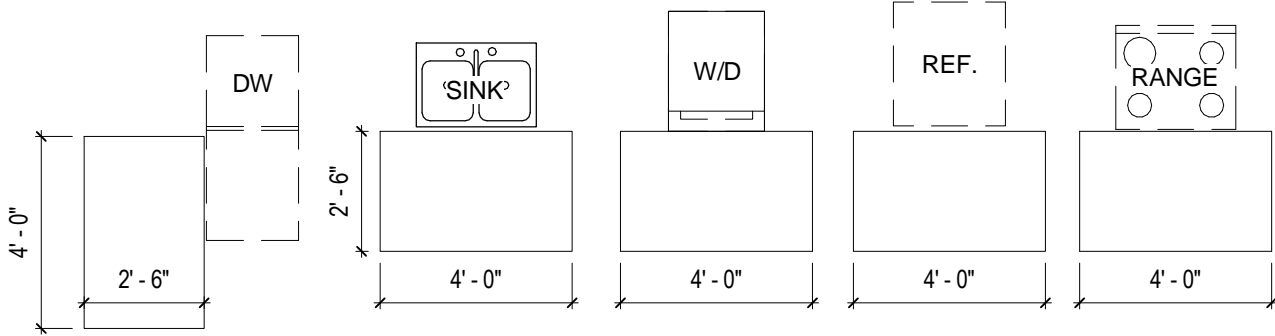
'A' TYPE UNITS

- GENERAL:
- A. ALL HARDWARE, INCLUDING INTERIOR DOORS, REQUIRE 5 LBS OF FORCE OR LESS TO ACTIVATE.
- B. CLOSETS WITH ADJUSTABLE ROOS AND SHELVING TO BE MOUNTED @ 48" AFF MAX
- C. ALL WINDOW/DOOR LOOKS TO HAVE OPENING/CLOSING AND SINGLE POINT LOCKING HARDWARE @ 48" AFF MAX
- D. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS & LAVS.
- BATHROOMS:
- A. VANITY SINK TO HAVE 30" MIN WIDE CLEAR FLOOR SPACE BELOW FOR FORWARD APPROACH. BASE CABINERY AT SINK TO BE REMOVABLE WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE. FINISHED FLOOR AND WALLS EXTEND UNDER REMOVABLE BASE CABINERY TO WALL.
- B. LAVATORIES TO HAVE 6 1/2" DEEP BOWL MAX.
- C. SINK DRAIN TO BE OFFSET. EXPOSED SUPPLY AND DRAIN PIPES UNDER SINK TO BE INSULATED AND JACKETED TO PROTECT INSULATION.
- D. BATH TUB TO HAVE HAND-HELD SHOWER SPRAY UNIT ON MIN 60" LONG HOSE WITH NON-OPERATIVE SHUT-OFF FEATURE ON CONTROL END.
- E. TOILET SEAT HEIGHT TO BE 15"-19" AFF
- F. WATER CLOSETS SHALL HAVE THE FOLLOWING CLEARANCES: 1'-4" TO 1'-6" FROM CENTER LINE OF FIXTURE TO THE WALL AND 1'-8" FROM THE CENTERLINE OF THE FIXTURE TO THE LAVATORY.
- G. MEDICINE CABINET AND MIRROR TO BE ACCESSIBLE. MIRROR TO BE 36" WIDE MIN WITH BOTTOM AT NO MORE THAN 40" AFF. MEDICINE CABINET SHALL BE 40" MIN AFF TO LOWEST SHELF.
- H. WATER CLOSET FLUSH CONTROLS TO BE ON OPEN SIDE OF WATER CLOSET (AWAY FROM ADJACENT WALL).
- I. THE BATH/UB NEEDS TO HAVE A PERMANENT NON-SKID SURFACE.

TYPICAL WALL REINFORCING WITHIN UNIT BATHROOMS



APPLIANCE & PLUMBING CLEARANCES



'1' TYPE UNITS

- KITCHEN:
- A. COMBINATION REFRIGERATOR/FREEZERS SHALL HAVE AT LEAST 50 PERCENT OF THE FREEZER SPACE 3/4" MAX AFF. ALL CONTROLS AND OPERABLE PARTS TO BE 48" MAX AFF.
- B. PROVIDE FRONT CONTROL RANGES, SELF-CLEANING OVENS.
- C. DOOR PULLS AND KNOBS TO BE MOUNTED AS CLOSE TO THE BOTTOM OF WALL CABINETS AS POSSIBLE. DOOR PULLS AND KNOBS TO BE MOUNTED AS CLOSE TO THE TOPS OF BASE CABINETS AS POSSIBLE.
- D. 50% OF THE SHELF SPACE WITHIN CABINETS SHALL HAVE CLEAR FLOOR SPACE IN FRONT AND IS WITHIN REACH RANGES.
- E. KITCHEN SINK TO HAVE 30" MIN WIDE CLEAR FLOOR SPACE BELOW FOR FORWARD APPROACH. BASE CABINERY AT SINK TO BE REMOVABLE WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE. FINISHED FLOOR AND WALLS EXTEND UNDER REMOVABLE BASE CABINERY TO WALL.
- F. KITCHEN SINKS TO HAVE 6 1/2" DEEP BOWL MAX.
- G. SINK DRAIN/DISPOSAL UNIT TO BE OFFSET. EXPOSED SUPPLY AND DRAIN PIPES UNDER SINK TO BE INSULATED AND JACKETED TO PROTECT INSULATION.

ALL UNITS

- GENERAL:
- A. ALL PLUMBING CONTROLS TO HAVE SINGLE LEVER TYPE HARDWARE.
- B. 1/2" MAX THRESHOLD OR CHANGE OF FLOOR ELEVATION ALLOWED. EXCEPTION UNIT DECKS.

KITCHEN:

- A. SLIDE-IN RANGE W/ANTI-TIP HARDWARE.
- B. U-SHAPED KITCHENS MUST PROVIDE MIN 5'-0" CLEAR BETWEEN OPPOSING CABINET/APPLIANCE FACES.

LAUNDRY:

- A. WASHERS AND DRYERS TO HAVE FLEXIBLE HOSE AND VENT (METAL) CONNECTIONS ALLOWING UNITS TO SLIDE FORWARD TO BE FLUSH W/OUTSIDE FACE OF LAUNDRY WHERE APPLICABLE.

ALL UNITS

BATHROOMS:

- A. PROVIDE WALL REINFORCING (STEEL OR WOOD BLOCKING) AT ALL AREAS TO RECEIVE WALL MOUNTED EQUIPMENT (I.E. TOWEL BARS, TOILET PAPER HOLDER, ETC.), BLOCKING TO EXCEED ITEM LENGTH TO BE ATTACHED BY 2" MIN.
- B. BATHROOM WALLS TO HAVE REINFORCING FOR FUTURE GRAB BARS.
- C. VANITIES AND LAVATORIES SHALL HAVE A MINIMUM OF 2'-0" FROM THE CENTERLINE OF THE FIXTURE TO THE CLOSEST ADJACENT WALL.
- D. WATER CLOSETS SHALL BE MOUNTED 1'-8" FROM THE CLOSEST ADJACENT WALL AND 1'-3" AWAY FROM ANY ADJACENT LAVATORY.
- E. OFFSET TUB & SHOWER CONTROLS REQUIRED. CENTERLINE OF CONTROLS TO BE LOCATED 9" FROM APRON OF TUB OR SHOWER OR ADJOINING HEADWALL WHOEVER IS FURTHER.
- F. BATHTUBS AND SHOWERS SHALL DELIVER WATER THAT IS 120 DEGREES F MAX.

GENERAL:

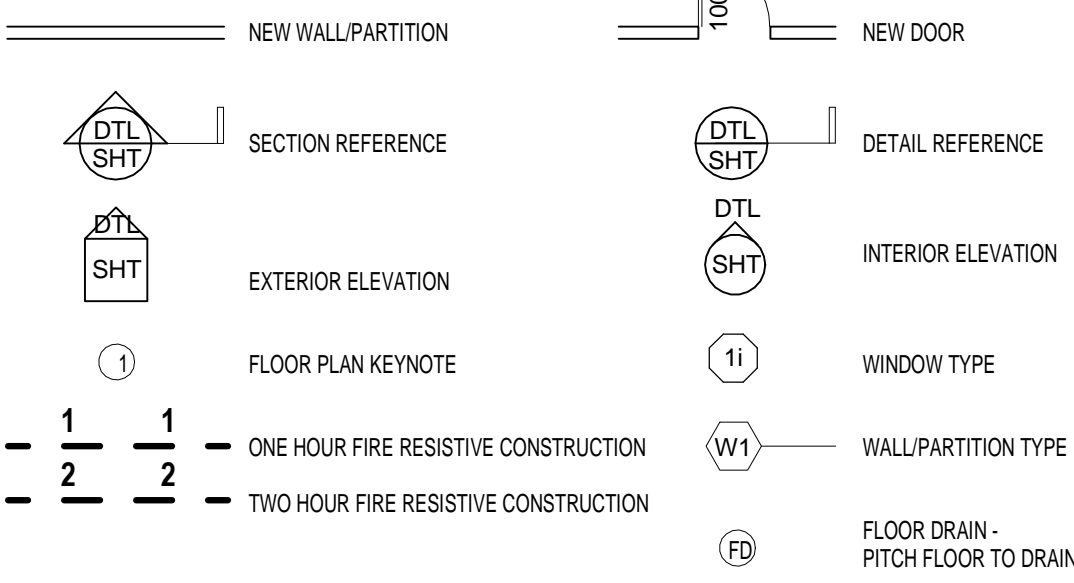
- A. PROVIDE 3 1/2" SOUND ATTENUATION FIRE BLANKET AROUND ALL WASTE STACKS.
- B. PROVIDE SOUND ISOLATION MAT AT ALL TILE FLOORS ABOVE THE FIRST FLOOR. ALSO INSTALL BELOW ALL TUBS AND SHOWERS.
- C. ALL DOORS EXCEPT THE ENTRY DOOR ARE TO RECEIVE STAINED WOOD CASINGS. AT BIFOLD DOORS CASE ONLY THE FINISH ROOM SIDE OF OPENING, JAMB TO BE FINISHED GYP. BD.
- D. SEE SHEET 810 FOR ALL ADATYP, MOUNTING HEIGHTS & TYPICAL DETAILS.
- E. FOR DOOR PAIRS, BOTH LEAVES SHALL BE SAME TYPE.
- F. LOCATE CLOSETERS TOWARD INSIDE OF SPACES AWAY FROM CORRIDORS.
- G. RATED FLOOR/CEILING MUST BE PROVIDED ABOVE ALL DROP CEILINGS OR MAINTAIN HOURLY RATING W/IRATED FIXTURES AND FIRE DAMPERS.
- I. WHERE FINISHED CABINETS MEET WALLS, PROVIDE SCRIBE OR TRIM STRIP TO WALL PROVIDE CONT SEALANT BETWEEN ALL COUNTERTOPS/BACKSPLASHES/SIDESPLASHES & WALLS.

| UNIT COUNT TOTAL BY UNIT DESIGN |       |  |
|---------------------------------|-------|--|
| Name                            | Count |  |
| 1 BR                            | 12    |  |
| 1 BR/DEN - A                    | 10    |  |
| 1 BR/DEN - ACCESS               | 2     |  |
| 2 BR - B                        | 12    |  |
| 2 BR - C                        | 3     |  |
| 2 BR/DEN - A                    | 3     |  |
| MANAGER                         | 1     |  |
| STUDIO - A                      | 17    |  |
|                                 | 60    |  |

| UNIT AREAS        |          |  |
|-------------------|----------|--|
| Name              | Area     |  |
| 1 BR              | 785 SF   |  |
| 1 BR/DEN - A      | 901 SF   |  |
| 1 BR/DEN - ACCESS | 905 SF   |  |
| 2 BR - B          | 1,351 SF |  |
| 2 BR - C          | 1,305 SF |  |
| 2 BR/DEN - A      | 1,337 SF |  |
| MANAGER           | 420 SF   |  |
| STUDIO - A        | 597 SF   |  |

| UNIT TYPE COUNT BY FLOOR   |       |  |
|----------------------------|-------|--|
| Level                      | Count |  |
| UNIT - MANAGER             |       |  |
| 1ST FLOOR                  | 1     |  |
|                            | 1     |  |
| UNIT - ONE BDRM            |       |  |
| 1ST FLOOR                  | 4     |  |
| 2ND FLOOR                  | 4     |  |
| 3RD FLOOR                  | 4     |  |
|                            | 12    |  |
| UNIT - ONE BDRM/DEN        |       |  |
| 1ST FLOOR                  | 3     |  |
| 2ND FLOOR                  | 3     |  |
| 3RD FLOOR                  | 4     |  |
|                            | 10    |  |
| UNIT - ONE BDRM/DEN ACCESS |       |  |
| 1ST FLOOR                  | 1     |  |
| 2ND FLOOR                  | 1     |  |
|                            | 2     |  |
| UNIT - STUDIO              |       |  |
| 1ST FLOOR                  | 5     |  |
| 2ND FLOOR                  | 6     |  |
| 3RD FLOOR                  | 6     |  |
|                            | 17    |  |
| UNIT - TWO BDRM            |       |  |
| 1ST FLOOR                  | 5     |  |
| 2ND FLOOR                  | 5     |  |
| 3RD FLOOR                  | 5     |  |
|                            | 15    |  |
| UNIT - TWO BDRM/DEN        |       |  |
| 1ST FLOOR                  | 1     |  |
| 2ND FLOOR                  | 1     |  |
| 3RD FLOOR                  | 1     |  |
|                            | 3     |  |
|                            | 60    |  |

FLOOR PLAN - SYMBOLS LEGEND



FLOOR PLAN - GENERAL NOTES

- A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).
- B. ALL EXPOSED STRUCTURAL STEEL AT THE LOWER LEVEL NEEDS TO BE PROTECTED TO 2 HOURS W/SPRAY APPLIED FIRE PROTECTION.

| NOTE # | FLOOR PLAN NOTE                                 |
|--------|---|
| 200    | ATTIC ACCESS LADDER                             |
| 201    | CONCRETE FILLED STEEL BOLLARD, SEE DETAIL XXXXX |

| KEYNOTE LEGEND - CONSTRUCTION TYPES BY SHEET |                          |
|--|--------------------------|
| TAG  | CONSTRUCTION DESCRIPTION |

GYPSUM BOARD PARTITIONS - GENERAL NOTES

ALL GYPSUM BOARD PARTITIONS SHALL BE V-A-4 ON THE 1ST THROUGH 3RD FLOORS UNLESS OTHERWISE NOTED ON FLOOR PLAN.

GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).

REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF FLOOR OR ROOF ASSEMBLY ABOVE.

MASONRY PARTITIONS - GENERAL NOTES

MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN: [Hatch Pattern]

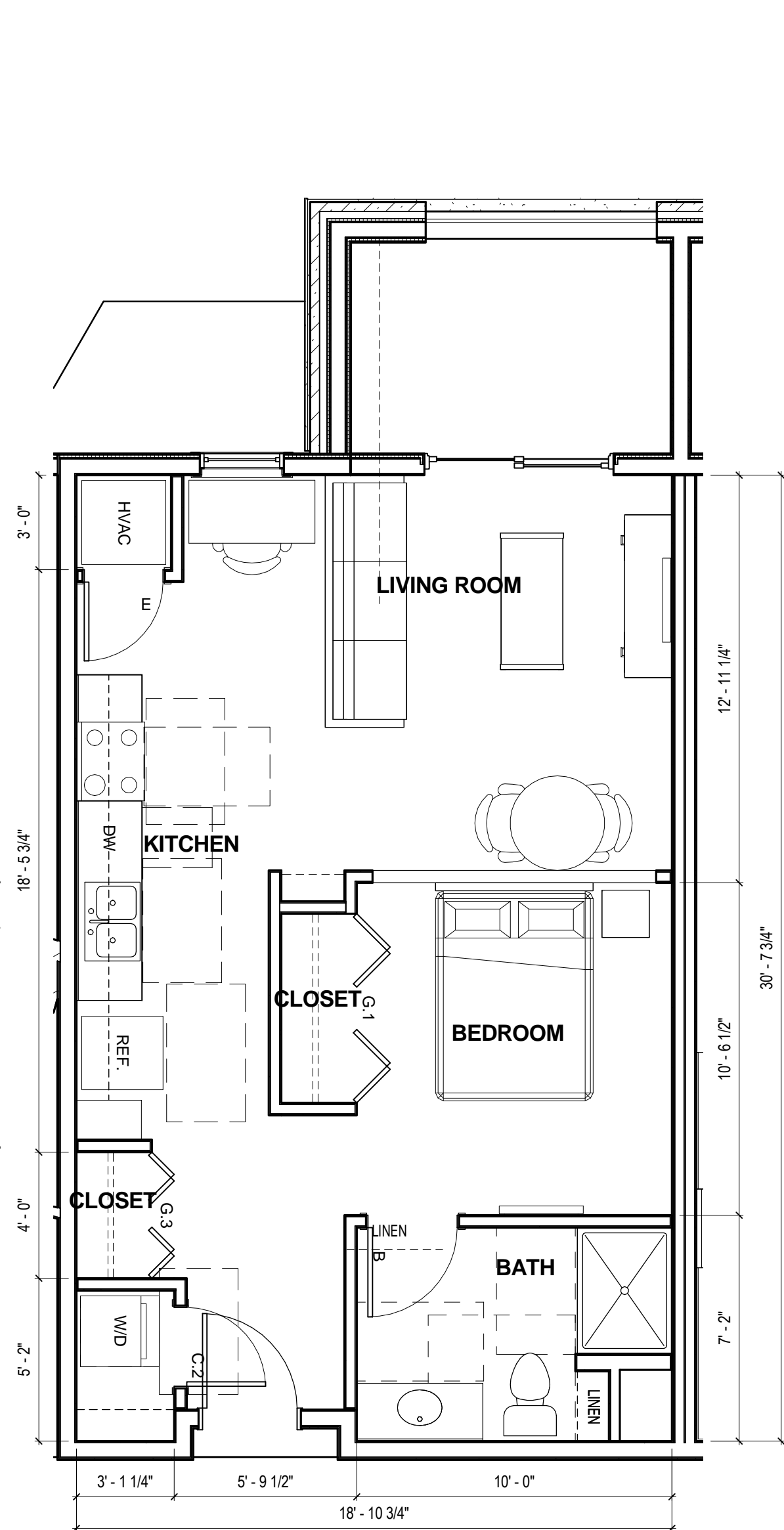
ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.

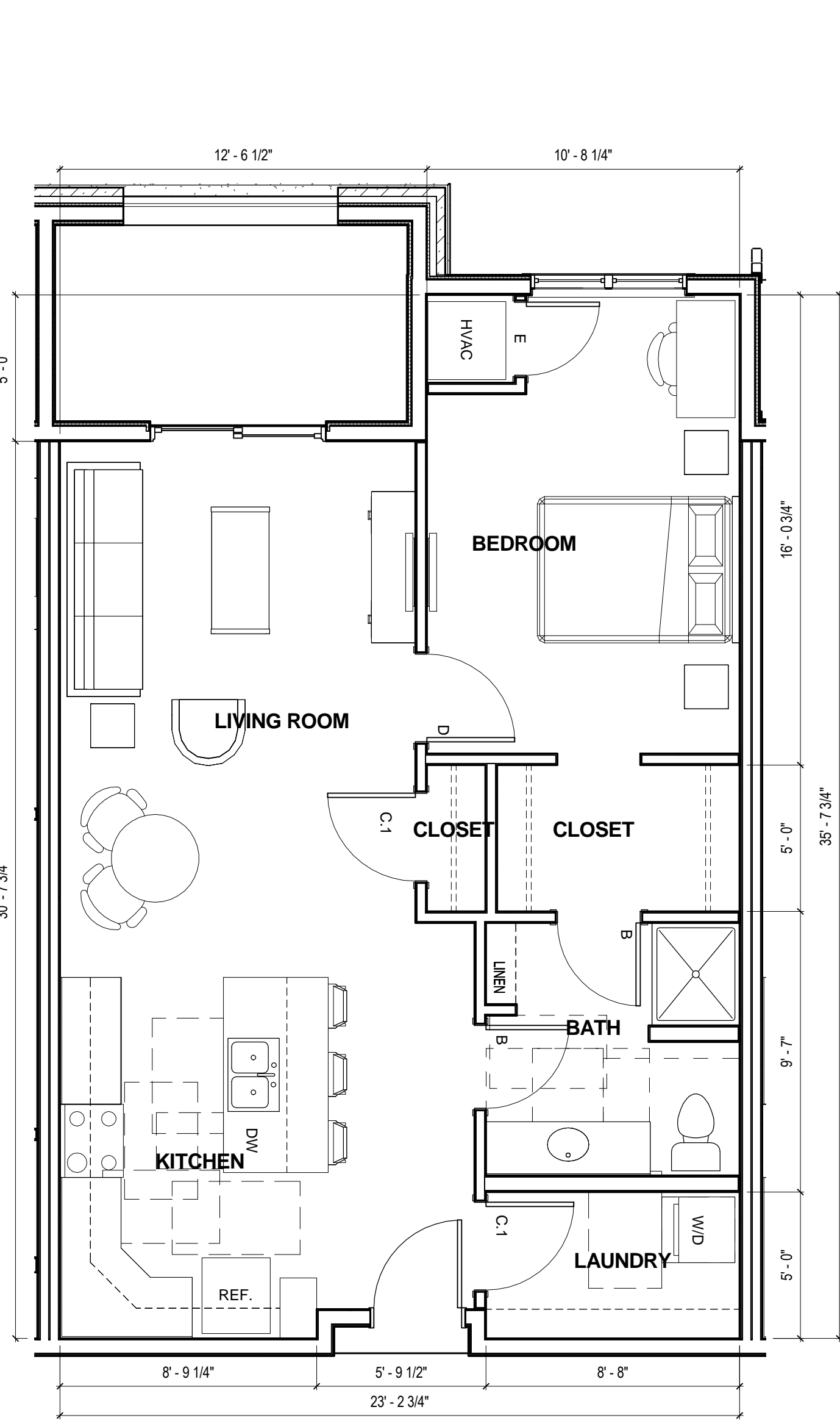
EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE (OR PRECAST PLANK ABOVE IF APPLICABLE). REFER TO DETAIL XXXXX. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

| KEYNOTE LEGEND - EXTERIOR WALL TYPES BY SHEET |                           |
|---|---------------------------|
| TAG   | EXTERIOR WALL DESCRIPTION |



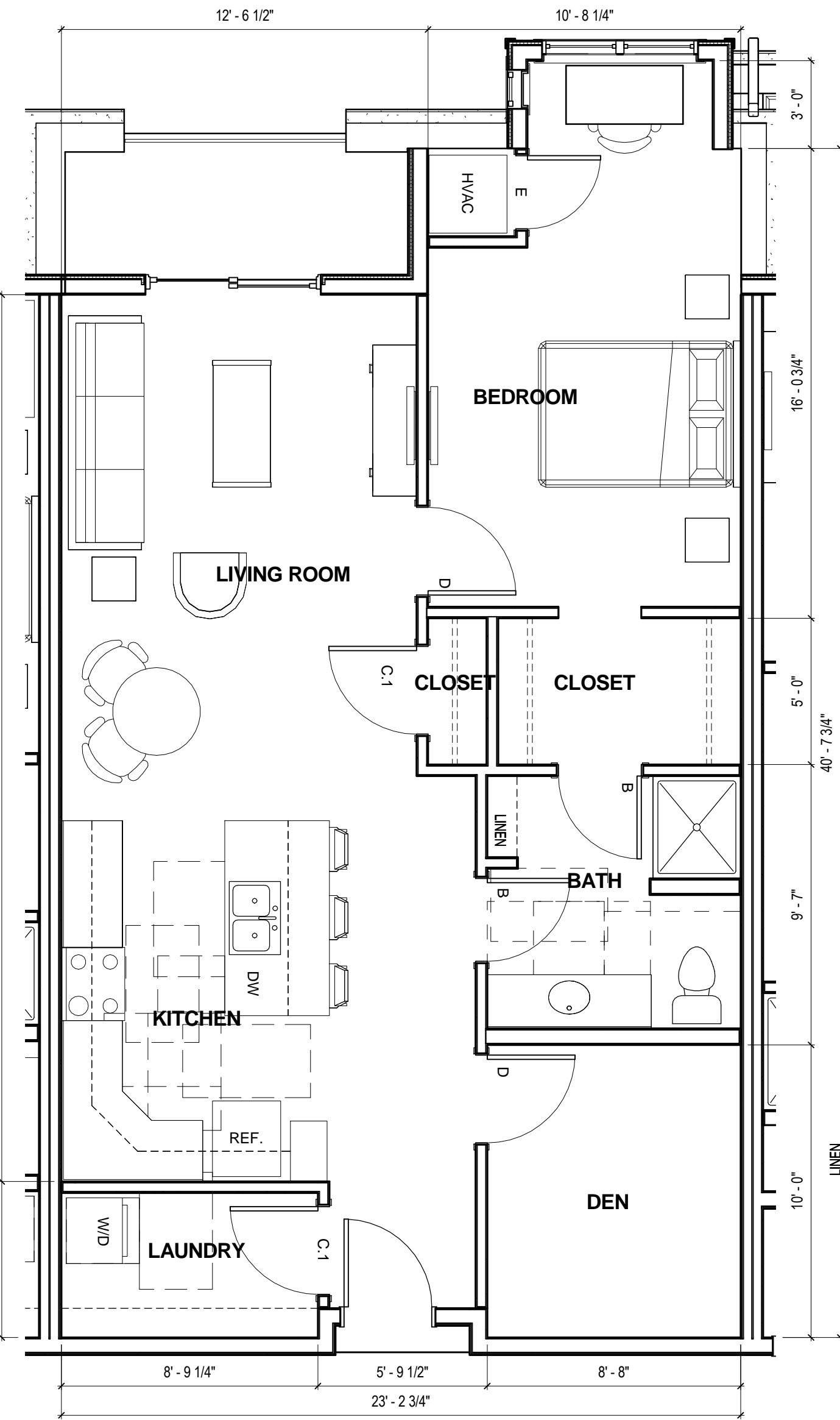
E1 UNIT PLAN - STUDIO - A

A210 1/4" = 1'-0"



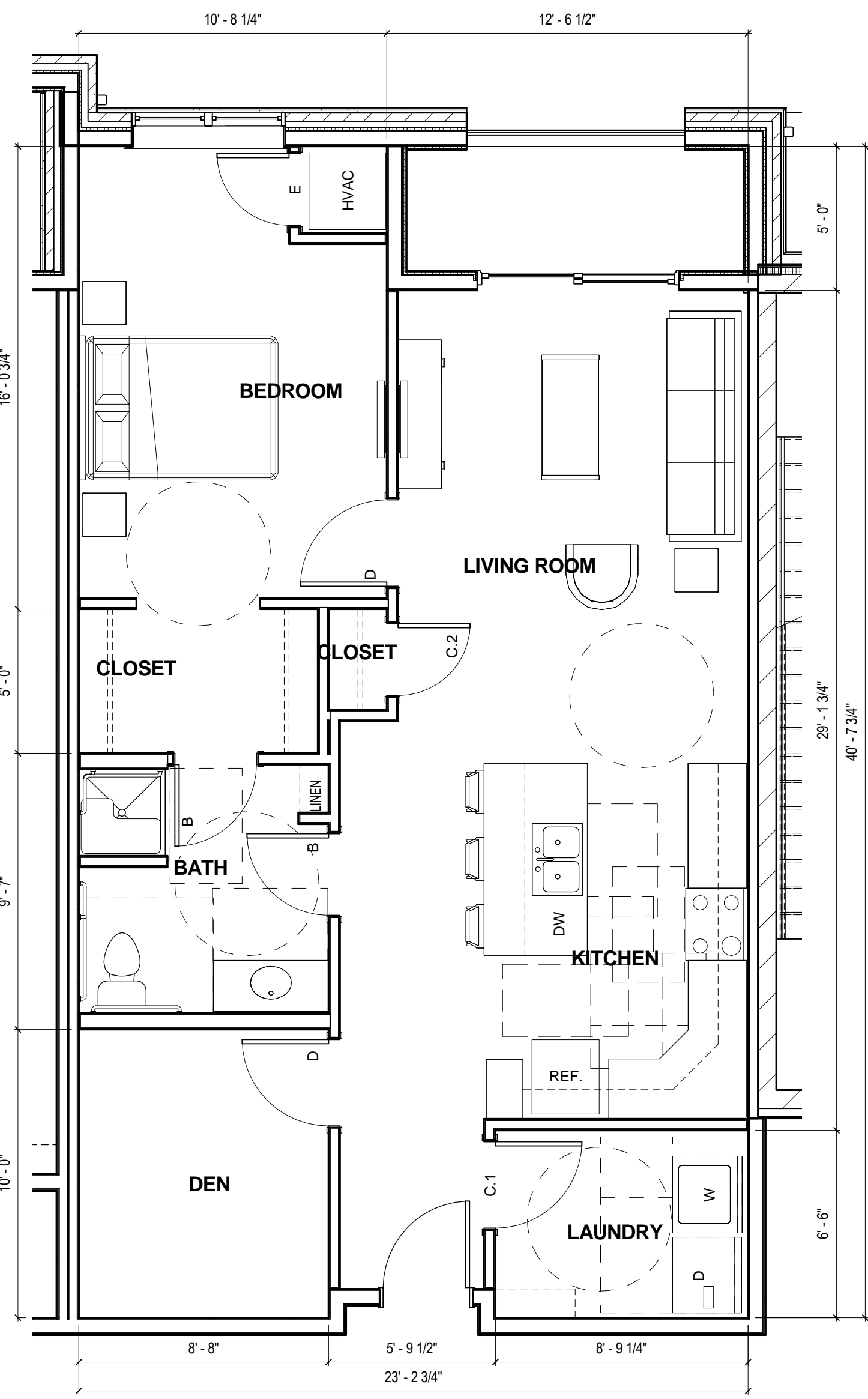
E2 UNIT PLAN - 1 BEDROOM

A210 1/4" = 1'-0"



E3 UNIT PLAN - 1 BEDROOM - DEN - A

A210 1/4" = 1'-0"



E4 UNIT PLAN - 1 BEDROOM - DEN - ACCESSIBLE

A210 1/4" = 1'-0"

## UNIT NOTES

## A TYPE UNITS

## GENERAL:

- A. ALL HARDWARE, INCLUDING INTERIOR DOORS, REQUIRE 5 LBS OF FORCE OR LESS TO ACTIVATE.
- B. CLOSETS WITH ADJUSTABLE RODS AND SHELVING TO BE MOUNTED @ 48" AFF MAX.
- C. ALL WINDOW/DOOR LOOKS TO HAVE OPENING/CLOSING AND SINGLE POINT LOCKING HARDWARE @ 48" AFF MAX.
- D. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS & LAVS.

## BATHROOMS:

- A. VANITY SINK TO HAVE 30" MIN WIDE CLEAR FLOOR SPACE BELOW FOR FORWARD APPROACH. BASE CABINERY AT SINK TO BE REMOVABLE WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE. FINISHED FLOOR AND WALLS EXTEND UNDER REMOVABLE BASE CABINERY TO WALL.
- B. LAVATORIES TO HAVE 6 1/2" DEEP BOWL MAX.
- C. SINK DRAIN TO BE OFFSET. EXPOSED SUPPLY AND DRAIN PIPES UNDER SINK TO BE INSULATED AND JACKETED TO PROTECT INSULATION.
- D. BATH TUB TO HAVE HAND-HELD SHOWER SPRAY UNIT ON MIN 60" LONG HOSE WITH NON-OPERATIVE SHUT-OFF FEATURE ON CONTROL END.
- E. TOILET SEAT HEIGHT TO BE 15"-19" AFF.
- F. WATER CLOSETS SHALL HAVE THE FOLLOWING CLEARANCES: 1'-4" TO 1'-6" FROM CENTER LINE OF FIXTURE TO THE WALL AND 1'-6" FROM THE CENTERLINE OF THE FIXTURE TO THE LAVATORY.
- G. MEDICINE CABINET AND MIRROR TO BE ACCESSIBLE. MIRROR TO BE 36" WIDE MIN WITH BOTTOM AT NO MORE THAN 40" AFF. MEDICINE CABINET SHALL BE 40" MIN AFF TO LOWEST SHELF.
- H. WATER CLOSET FLUSH CONTROLS TO BE ON OPEN SIDE OF WATER CLOSET (AWAY FROM ADJACENT WALL).
- I. THE BATHTUB NEEDS TO HAVE A PERMANENT NON-SKID SURFACE.

## X TYPE UNITS

## KITCHEN:

- A. COMBINATION REFRIGERATOR/FREEZERS SHALL HAVE AT LEAST 50 PERCENT OF THE FREEZER SPACE 34" MAX AFF. ALL CONTROLS AND OPERABLE PARTS TO BE 48" MAX AFF.
- B. PROVIDE FRONT CONTROL RANGES, SELF-CLEANING OVENS.
- C. DOOR PULLS AND KNOBS TO BE MOUNTED AS CLOSE TO THE BOTTOM OF WALL CABINETS AS POSSIBLE. DOOR PULLS AND KNOBS TO BE MOUNTED AS CLOSE TO THE TOPS OF BASE CABINETS AS POSSIBLE.
- D. 50% OF THE SHELF SPACE WITHIN CABINETS SHALL HAVE CLEAR FLOOR SPACE IN FRONT AND IS WITHIN REACH RANGES.
- E. KITCHEN SINK TO HAVE 30" MIN WIDE CLEAR FLOOR SPACE BELOW FOR FORWARD APPROACH. BASE CABINERY AT SINK TO BE REMOVABLE WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE. FINISHED FLOOR AND WALLS EXTEND UNDER REMOVABLE BASE CABINERY TO WALL.
- F. KITCHEN SINKS TO HAVE 6 1/2" DEEP BOWL MAX.
- G. SINK DRAIN/DISPOSAL UNIT TO BE OFFSET. EXPOSED SUPPLY AND DRAIN PIPES UNDER SINK TO BE INSULATED AND JACKETED TO PROTECT INSULATION.

## ALL UNITS:

## GENERAL:

- A. ALL PLUMBING CONTROLS TO HAVE SINGLE LEVER TYPE HARDWARE.
- B. 1/2" MAX THRESHOLD OR CHANGE OF FLOOR ELEVATION ALLOWED. EXCEPTION UNIT DECKS.

## KITCHEN:

- A. SLIDE-IN RANGE W/ANTI-TIP HARDWARE.
- B. U-SHAPED KITCHENS MUST PROVIDE MIN 5'-0" CLEAR BETWEEN OPPOSING CABINET/APPLIANCE FACES.

## LAUNDRY:

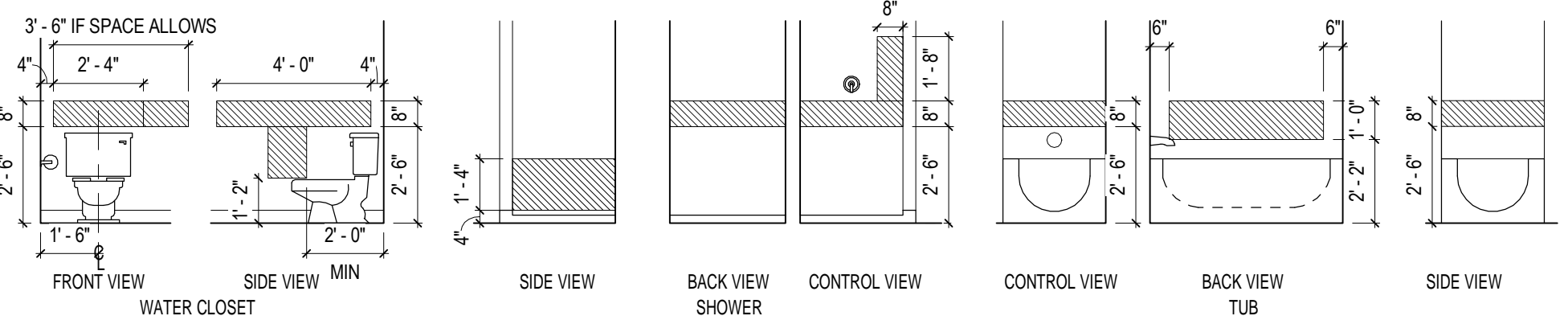
- A. WASHERS AND DRYERS TO HAVE FLEXIBLE HOSE AND VENT (METAL) CONNECTIONS ALLOWING UNITS TO SLIDE FORWARD TO BE FLUSH W/OUTSIDE FACE OF LAUNDRY WHERE APPLICABLE.

## ALL UNITS

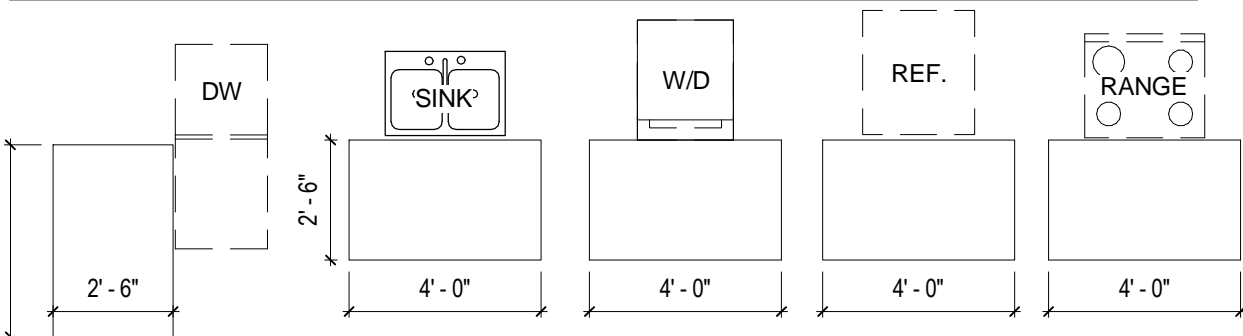
## BATHROOMS:

- A. PROVIDE WALL REINFORCING (STEEL OR WOOD BLOCKING) AT ALL AREAS TO RECEIVE WALL MOUNTED EQUIPMENT (I.E. TOWEL BARS, TOILET PAPER HOLDER, ETC.). BLOCKING TO EXCEED ITEM LENGTH TO BE ATTACHED BY 2" MIN.
- B. BATHROOM WALLS TO HAVE REINFORCING FOR FUTURE GRAB BARS.
- C. VANITIES AND LAVATORIES SHALL HAVE A MINIMUM OF 24" FROM THE CENTERLINE OF THE FIXTURE TO THE CLOSEST ADJACENT WALL.
- D. WATER CLOSETS SHALL BE MOUNTED 1'-6" FROM THE CLOSEST ADJACENT WALL AND 1'-3" AWAY FROM ANY ADJACENT LAVATORY.
- E. OFFSET TUB & SHOWER CONTROLS REQUIRED. CENTERLINE OF CONTROLS TO BE LOCATED 9" FROM APRON OF TUB OR SHOWER OR ADJOINING HEADWALL WHICHEVER IS FURTHER.
- F. BATHTUBS AND SHOWERS SHALL DELIVER WATER THAT IS 120 DEGREES F MAX.
- GENERAL:
- A. PROVIDE 3 1/2" SOUND ATTENUATION FIRE BLANKET AROUND ALL WASTE STAKES.
- B. PROVIDE SOUND ISOLATION MAT AT ALL TILE FLOORS ABOVE THE FIRST FLOOR. ALSO INSTALL BELOW ALL TUBS AND SHOWERS.
- C. ALL DOORS EXCEPT THE ENTRY DOOR ARE TO RECEIVE STAINED WOOD CASINGS. AT BIFOLD DOORS CASE ONLY THE FINISH ROOM SIDE OF OPENING JAMB TO BE FINISHED GYP. BD.
- D. SEE SHEET 810 FOR ALL ADA/TYP. MOUNTING HEIGHTS & TYPICAL DETAILS.
- E. FOR DOOR PAIRS, BOTH LEAVES SHALL BE SAME TYPE.
- F. LOCATE CLOSERS TOWARD INSIDE OF SPACES AWAY FROM CORRIDORS.
- G. RATED FLOOR/CEILING MUST BE PROVIDED ABOVE ALL DROP CEILINGS OR MAINTAIN HOURLY RATING WRATED FIXTURES AND FIRE DAMPERS.
- I. WHERE FINISHED CABINETS MEET WALLS, PROVIDE SCORBE OR TRIM STRIP TO WALL PROVIDE CONT SEALANT BETWEEN ALL COUNTERTOPS/BACKSPLASH/SIDESPLASH & WALLS.

## TYPICAL WALL REINFORCING WITHIN UNIT BATHROOMS



## APPLIANCE &amp; PLUMBING CLEARANCES



## UNIT COUNT TOTAL BY UNIT DESIGN

| Name              | Count | Name              | Area     |
|-------------------|-------|-------------------|----------|
| 1 BR              | 12    | 1 BR              | 785 SF   |
| 1 BR/DEN - A      | 10    | 1 BR/DEN - A      | 901 SF   |
| 1 BR/DEN - ACCESS | 2     | 1 BR/DEN - ACCESS | 905 SF   |
| 2 BR - B          | 12    | 2 BR - B          | 1,351 SF |
| 2 BR - C          | 3     | 2 BR - C          | 1,305 SF |
| 2 BR/DEN - A      | 3     | 2 BR/DEN - A      | 1,337 SF |
| MANAGER           | 1     | MANAGER           | 420 SF   |
| STUDIO - A        | 17    | STUDIO - A        | 597 SF   |
|                   | 60    |                   |          |

## KEYNOTE LEGEND - EXTERIOR WALL TYPES BY SHEET

| TAG | EXTERIOR WALL DESCRIPTION |
|-----|---------------------------|
|-----|---------------------------|

## UNIT TYPE COUNT BY FLOOR

| Level | Count |
|-------|-------|
|-------|-------|

## UNIT - MANAGER

|           |   |
|-----------|---|
| 1ST FLOOR | 1 |
|           | 1 |

## UNIT - ONE BD RM

|           |    |
|-----------|----|
| 1ST FLOOR | 4  |
| 2ND FLOOR | 4  |
| 3RD FLOOR | 4  |
|           | 12 |

## UNIT - ONE BD RM/DEN

|           |    |
|-----------|----|
| 1ST FLOOR | 3  |
| 2ND FLOOR | 3  |
| 3RD FLOOR | 4  |
|           | 10 |

## UNIT - ONE BD RM/DEN ACCESS

|           |   |
|-----------|---|
| 1ST FLOOR | 1 |
| 2ND FLOOR | 1 |
|           | 2 |

## UNIT - STUDIO

|           |    |
|-----------|----|
| 1ST FLOOR | 5  |
| 2ND FLOOR | 6  |
| 3RD FLOOR | 6  |
|           | 17 |

## UNIT - TWO BD RM

|           |    |
|-----------|----|
| 1ST FLOOR | 5  |
| 2ND FLOOR | 5  |
| 3RD FLOOR | 5  |
|           | 15 |

## UNIT - TWO BD RM/DEN

|           |    |
|-----------|----|
| 1ST FLOOR | 1  |
| 2ND FLOOR | 1  |
| 3RD FLOOR | 1  |
|           | 3  |
|           | 60 |

## GYPSUM BOARD PARTITIONS - GENERAL NOTES

ALL GYPSUM BOARD PARTITIONS SHALL BE (VAB) ON THE 1ST THROUGH 3RD FLOORS UNLESS OTHERWISE NOTED ON FLOOR PLAN.

GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).

REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF FLOOR OR ROOF ASSEMBLY ABOVE.

## MASONRY PARTITIONS - GENERAL NOTES

MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:

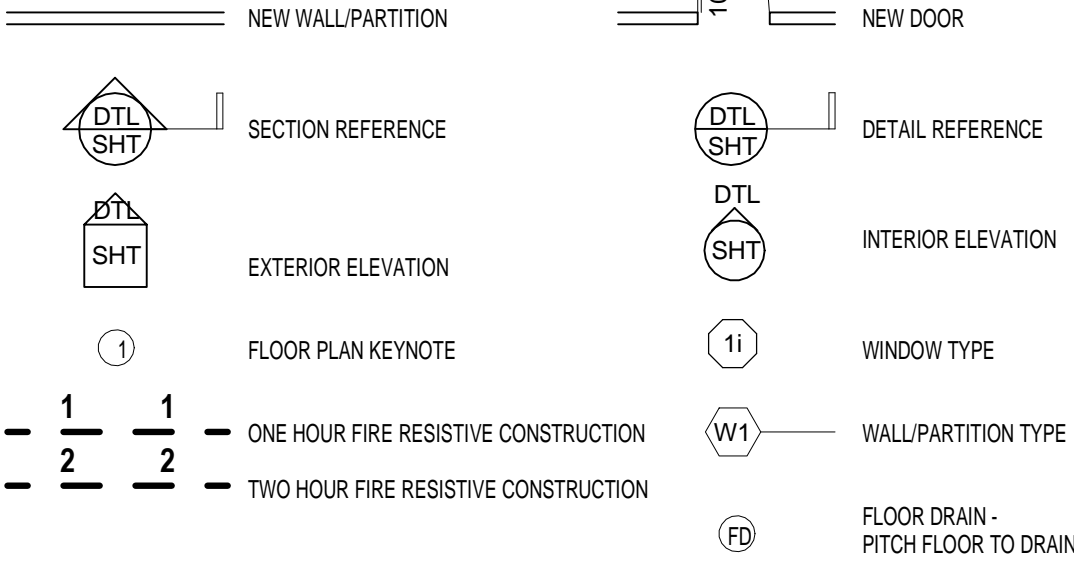
ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.

EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE (OR PRECAST PLANK ABOVE IF APPLICABLE). REFER TO DETAIL XXXXX. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

## FLOOR PLAN - SYMBOLS LEGEND



## FLOOR PLAN - GENERAL NOTES

A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).

B. ALL EXPOSED STRUCTURAL STEEL AT THE LOWER LEVEL NEEDS TO BE PROTECTED TO 2 HOURS W/SPRAY APPLIED FIRE PROTECTION.

| NOTE # | FLOOR PLAN NOTE                                  |
|--------|--|
| 200    | ATTIC ACCESS LADDER                              |
| 201    | CONCRETE FILLED STEEL BOLLARD, SEE DETAIL XXXXXX |

| TAG | KEYNOTE LEGEND - CONSTRUCTION TYPES BY SHEET |
|-----|--|
|     | CONSTRUCTION DESCRIPTION                     |

| TAG | KEYNOTE LEGEND - INTERIOR PARTITION TYPES BY SHEET |
|-----|--|
|     | INTERIOR PARTITION DESCRIPTION                     |

E1 UNIT PLAN - 2 BEDROOM - DEN - A

A211 1/4" = 1'-0"

E3 UNIT PLAN - 2 BEDROOM - B

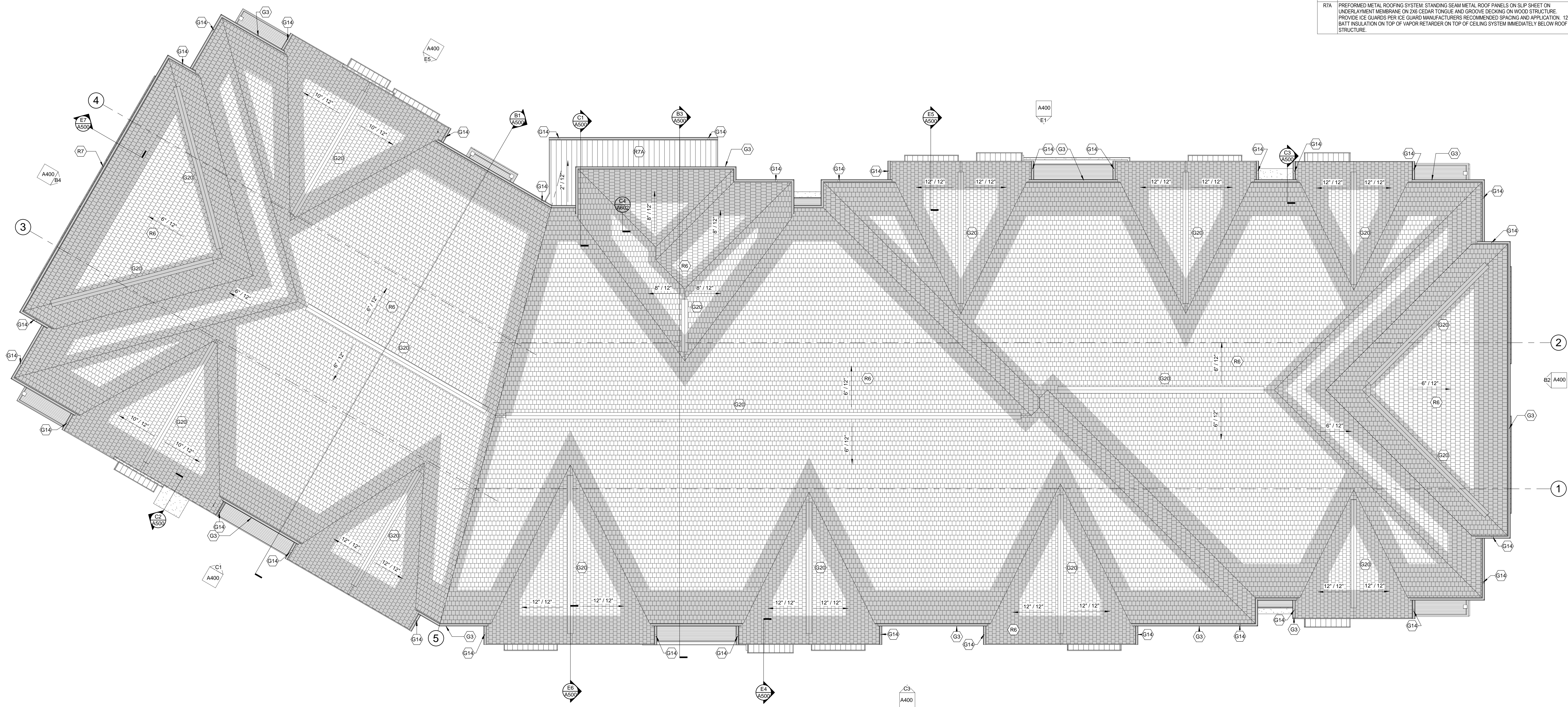
A211 1/4" = 1'-0"

E5 UNIT PLAN - 2 BEDROOM - C




A211 1/4" = 1'-0"

E6 UNIT PLAN - MANAGER

A211 1/4" = 1'-0"



### ROOF PLAN - SYMBOLS LEGEND

-  DIRECTION OF STRUCTURAL SLOPE TO DRAIN  
 ROOF PLAN NOTE  
 LOCATION OF ICE AND WATER BARRIER

### ROOF PLAN - GENERAL NOTES

- A. COORDINATE AND VERIFY ALL ROOF OPENINGS AND PENETRATIONS WITH STRUCTURAL, PLUMBING, HVAC, AND ELECTRICAL REQUIREMENTS.
- B. PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURERS STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT NRCA STANDARDS.
- C. PROVIDE SADDLES AND CRICKETS AT ALL ROOF TOP EQUIPMENT AND PENETRATIONS TO ENSURE POSITIVE DRAINAGE

| NOTE # | ROOF PLAN NOTE |
|--------|----------------|
|--------|----------------|

| KEYNOTE LEGEND - CONSTRUCTION TYPES BY SHEET |   |
|--|---|
| TAG  | CONSTRUCTION DESCRIPTION  |
| G3   | METAL GUTTER, 8" STYLE  |
| G14  | METAL DOWNSPOT (REFER FOR SIZE AND STYLE)   |
| RS   | CONTINUOUS RIDGE VENT   |
| R7   | ASPHALT SHINGLE ROOFING SYSTEM ASPHALT SHINGLES ON UNDERLAYMENT ON 5/8" EXTERIOR GRADE WOOD SHEATHING ON WOOD STRUCTURE. SEEP ROOF PLAN FOR LOCATION(S) OF 12" BAT INSULATION ON TOP OF VAPOR RETARDER ON TOP OF CEILING SYSTEM IMMEDIATELY BELOW ROOF STRUCTURE.   |
| R1A  | PREFORMED METAL ROOFING SYSTEM: STANDING SEAM METAL ROOF PANELS ON SLIP SHEET ON UNDERLAYMENT MEMBRANE ON 5/8" EXTERIOR GRADE WOOD SHEATHING ON WOOD STRUCTURE. PROVIDE ICE GUARDS PER ICE GUARD MANUFACTURERS RECOMMENDED SPACING AND APPLICATION. 12" BAT INSULATION ON TOP OF VAPOR RETARDER ON TOP OF CEILING SYSTEM IMMEDIATELY BELOW ROOF STRUCTURE.    |
|  | PREFORMED METAL ROOFING SYSTEM: STANDING SEAM STEEL ROOF PANELS ON SLIP SHEET ON UNDERLAYMENT MEMBRANE ON 2X6 CEILING JOIST AND GYP/CEM DECKING ON WOOD STRUCTURE. PROVIDE ICE GUARDS PER ICE GUARD MANUFACTURERS RECOMMENDED SPACING AND APPLICATION. 12" BAT INSULATION ON TOP OF VAPOR RETARDER ON TOP OF CEILING SYSTEM IMMEDIATELY BELOW ROOF STRUCTURE. |



B2 NORTHWEST PERSPECTIVE  
A221



B4 NORTHEAST PERSPECTIVE  
A221



D2 SOUTHEAST PERSPECTIVE  
A221



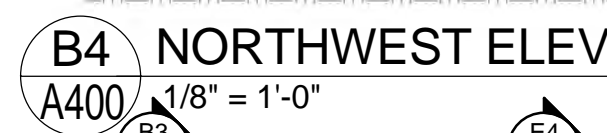
D4 SOUTHWEST PERSPECTIVE  
A221




E2 NORTHEAST BIRDSEYE VIEW  
A221

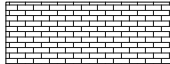


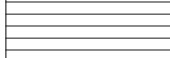
E5 SOUTHWEST BIRDSEYE VIEW  
A221




INTERIOR FINISH PATTERNS









SHINGLES

BRICK

SIDING

STONE

A. PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT MASONRY COLOR.

B. TRIM ALL EXTERIOR LIGHTING FIXTURES, OUTLETS, HOSE BIBBS AND ALL OTHER SIDING PENETRATIONS WITH 1X4 FIBER CEMENT TRIM (TYP.)

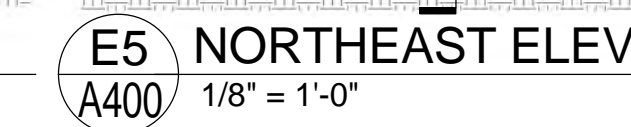
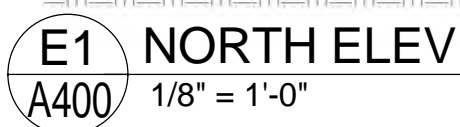
C. REFER TO SHEET XXX FOR WINDOW FRAME ELEVATIONS

D. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.

NOTE #

EXTERIOR ELEVATION NOTE

| KEYNOTE LEGEND - CONSTRUCTION TYPES BY SHEET |  |
|--|--|
| TAG  | CONSTRUCTION DESCRIPTION   |
| G3   | METAL GUTTER. 5" K STYLE   |
| G14  | METAL DOWNSPOUT. (EDIT FOR SIZE AND STYLE)                               |
| G16  | METAL WRAPPED FASCIA. METAL FASCIA ON TREATED 2X WOOD BLOCKING           |
| J1   | PRECAST CONCRETE SILL. SEE DETAIL E1/A600 FOR PROFILE.                   |
| J2   | PRECAST WATERABLE. SEE DETAIL E1/A600 FOR PROFILE.                       |
| J3   | PRECAST SILL. SEE DETAIL E1/A600 FOR PROFILE.                            |
| J4   | PRECAST CAP/TRANSITION. SEE DETAIL E1/A600 FOR PROFILE.                  |
| J5   | 3 1/2" X 5/4" SMOOTH FIBER-CEMENT TRIM.                                  |
| J6   | 5 1/2" X 5/4" SMOOTH FIBER-CEMENT TRIM.                                  |
| J7   | 7 1/2" X 5/4" SMOOTH FIBER-CEMENT TRIM.                                  |
| J8   | 3 1/2" X 5/4" (TOP) AND 7 1/2" X 3/4" (BOTTOM) SMOOTH FIBER-CEMENT TRIM. |
| J9   | 3 1/2" X 5/4" (TOP) AND 3 1/2" X 3/4" (BOTTOM) SMOOTH FIBER-CEMENT TRIM. |
| J10  | SMOOTH FIBER-CEMENT PANEL.   |
| J11  | ALUMINUM RAILING SYSTEM  |
| J12  | DECORATIVE WOOD BRACKET 1-8L X 1-8"W                                     |
| J13  | DECORATIVE WOOD BRACKET 2-4L X 2-4"W                                     |
| J14  | DECORATIVE WOOD BRACKET 2-8L X 2-8"W                                     |





EAST ELEVATION



NORTHWEST ELEVATION



SOUTHWEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



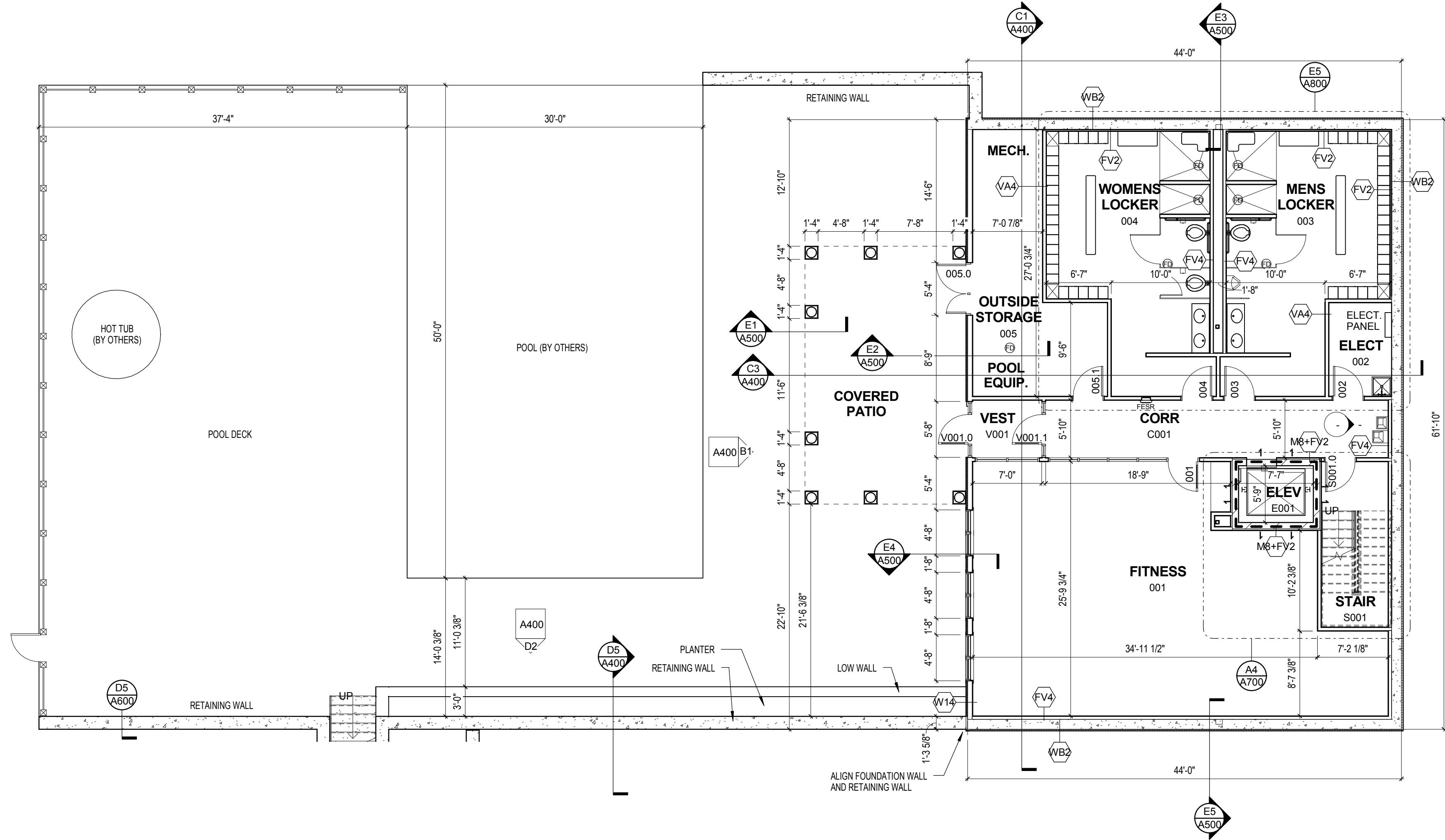
NORTHEAST ELEVATION



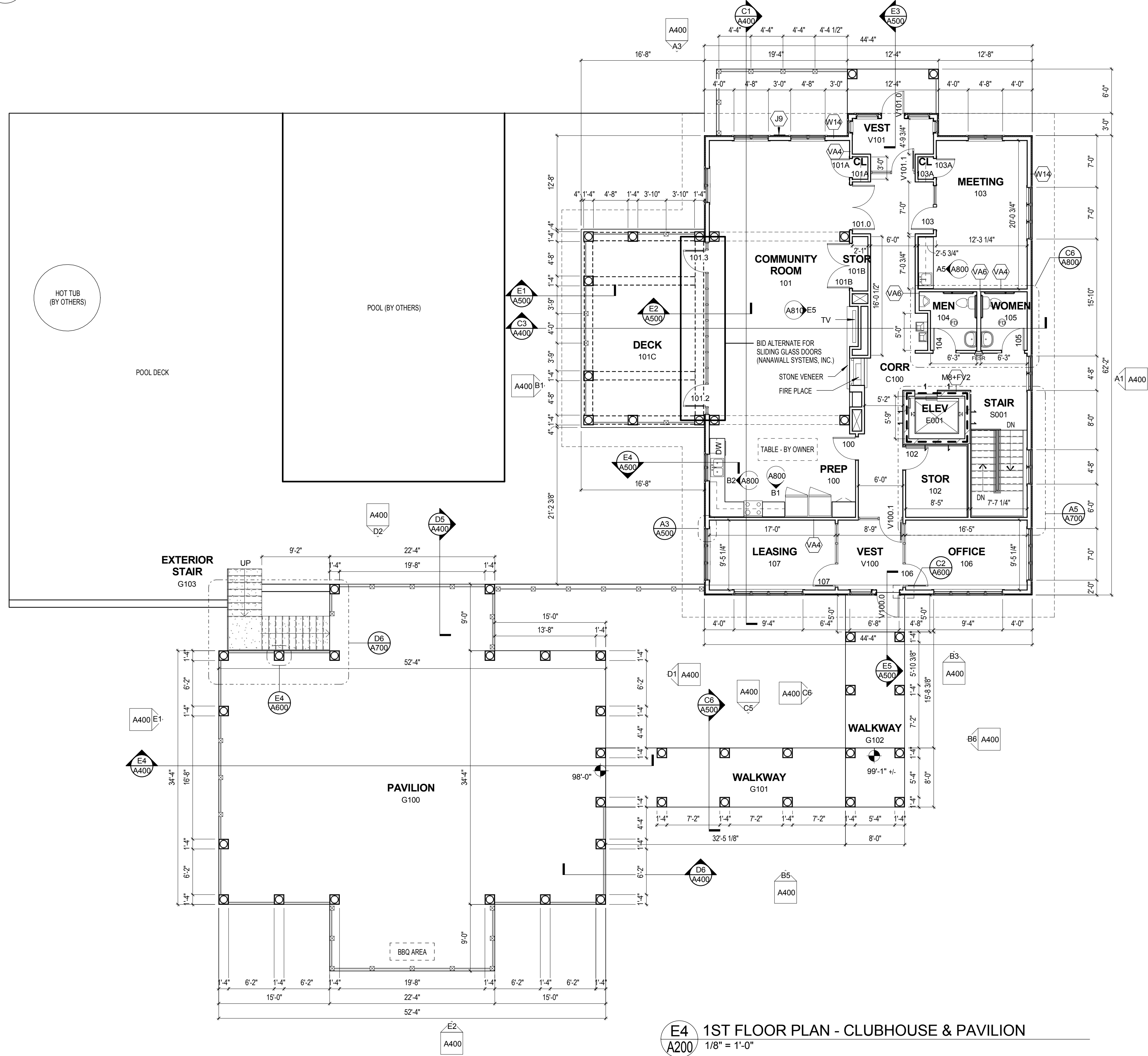
Main Entry from Parking



Detail at South Elevation



B3 0 LOWER LEVEL FLOOR PLAN  
A200 1/8" = 1'-0"



E4 1ST FLOOR PLAN - CLUBHOUSE & PAVILION  
A200 1/8" = 1'-0"

FLOOR PLAN - SYMBOLS LEGEND

|  |                                      |  |                                    |
|--|--------------------------------------|--|------------------------------------|
|  | NEW WALL/PARTITION                   |  | EXISTING WALL TO REMAIN            |
|  | NEW DOOR                             |  | EXISTING DOOR TO REMAIN            |
|  | SECTION REFERENCE                    |  | DETAIL REFERENCE                   |
|  | EXTERIOR ELEVATION                   |  | EQUIPMENT                          |
|  | INTERIOR ELEVATION                   |  | WINDOW TYPE                        |
|  | FLOOR PLAN KEYNOTE                   |  | WALL/PARTITION TYPE                |
|  | ONE HOUR FIRE RESISTIVE CONSTRUCTION |  | FLOOR DRAIN - PITCH FLOOR TO DRAIN |

FLOOR PLAN - GENERAL NOTES

A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).

| NOTE # | FLOOR PLAN NOTE |
|--------|-----------------|
|--------|-----------------|

| KEYNOTE LEGEND - CONSTRUCTION TYPES |   |
|-------------------------------------|---|
| TAG                                 | CONSTRUCTION DESCRIPTION  |
| C1                                  | LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE.  |
| C3                                  | 1 HR RATED SHAFT WALL CEILING: WHI DESIGN 495 PSN 01540167. ONE LAYER 5/8" TYPE 'X' GYPSUM BOARD ON 2-1/2" STEEL SHAFTWALL STUDS @ 24" OC WITH 1" TYPE 'X' GYPSUM BOARD LINER PANEL @ CONCEALED FACE.   |
| C7                                  | 1 HR RATED WOOD TRUSS FRAMED FLOOR/CEILING ASSEMBLY: UL DESIGN L 528, 5/8" TYPE 'X' GYPSUM BOARD ON METAL FURRING CHANNELS 24" OC SUSPENDED FROM STRUCTURE ABOVE.   |
| C14                                 | EXTERIOR SOFFIT: METAL SOFFIT PANEL SYSTEM (25% PERFORATED).  |
| E2                                  | ALUMINUM STOREFRONT SYSTEM WITH INSULATING GLASS.   |
| E5                                  | VINYL DOUBLE-HUNG WINDOW SYSTEM WITH INSULATING GLASS. BASIS OF DESIGN: JELD WENO, BUILDERS SERIES - BUILDERS VINYL (V250).   |
| E8                                  | INSULATED FRP DOOR WITH INSULATING GLASS.   |
| G1                                  | METAL FASCIA SYSTEM: METAL GRAVEL STOP ON TREATED 2x WOOD BLOCKING.   |
| G3                                  | METAL GUTTER: 5" K STYLE.   |
| G16                                 | 3/4" X 5 1/2" FIBER CEMENT FASCIA.  |
| G17                                 | 3/4" X 1 1/4" FIBER CEMENT FASCIA.  |
| G20                                 | CONTINUOUS RIDGE VENT.  |
| J4                                  | 3 1/2" X 5/4" SMOOTH FIBER-CEMENT TRIM.   |
| J5                                  | 5 1/2" X 5/4" SMOOTH FIBER-CEMENT TRIM.   |
| J6                                  | 7 1/2" X 5/4" SMOOTH FIBER-CEMENT TRIM.   |
| J7                                  | ALUMINUM RAILING SYSTEM.  |
| J9                                  | BRONZE PLAQUE.  |
| J11                                 | DECORATIVE FIBERGLASS COLUMN.   |
| R6                                  | ASPHALT SHINGLE ROOFING SYSTEM: ASPHALT SHINGLES ON UNDERLAYMENT ON 5/8" EXTERIOR GRADE WOOD SHEATHING ON WOOD STRUCTURE. SEE ROOF PLAN FOR LOCATIONS OF ICE AND WATER BARRIER. 12" BATT INSULATION ON TOP OF VAPOR RETARDER ON TOP OF CEILING SYSTEM IMMEDIATELY BELOW ROOF STRUCTURE. |
| S1                                  | 4" REINFORCED CONCRETE SLAB ON VAPOR BARRIER ON 8" DRAINAGE FILL.   |
| S2                                  | 3" REINFORCED CONCRETE TOPPING ON 8" STRUCTURAL CONCRETE DECK.  |
| S7                                  | BALCONY DECK: COMPOSITE DECKING ON 2x TREATED WOOD FRAMING.   |

| KEYNOTE LEGEND - INTERIOR PARTITION TYPES |   |
|---|---|
| TAG                                       | INTERIOR PARTITION DESCRIPTION  |
| FV2                                       | INTERIOR FURRING (PARTITION): 1-1/2" WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.  |
| FV4                                       | INTERIOR FURRING (PARTITION): 3-1/2" WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.  |
| V44                                       | INTERIOR WOOD STUD PARTITION: 2 X 4 WOOD STUDS @ 16" OC WITH 3-1/2" SOUND ATTENUATION INSUL. AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. |
| V46                                       | INTERIOR WOOD STUD PARTITION: 2 X 6 WOOD STUDS @ 16" OC WITH 5-1/2" SOUND ATTENUATION INSUL. AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. |

GYPSUM BOARD PARTITIONS - GENERAL NOTES

ALL GYPSUM BOARD PARTITIONS SHALL BE (V44) UNLESS OTHERWISE NOTED ON FLOOR PLAN.

GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).

REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STRUCTURE ABOVE.

MASONRY PARTITIONS - GENERAL NOTES

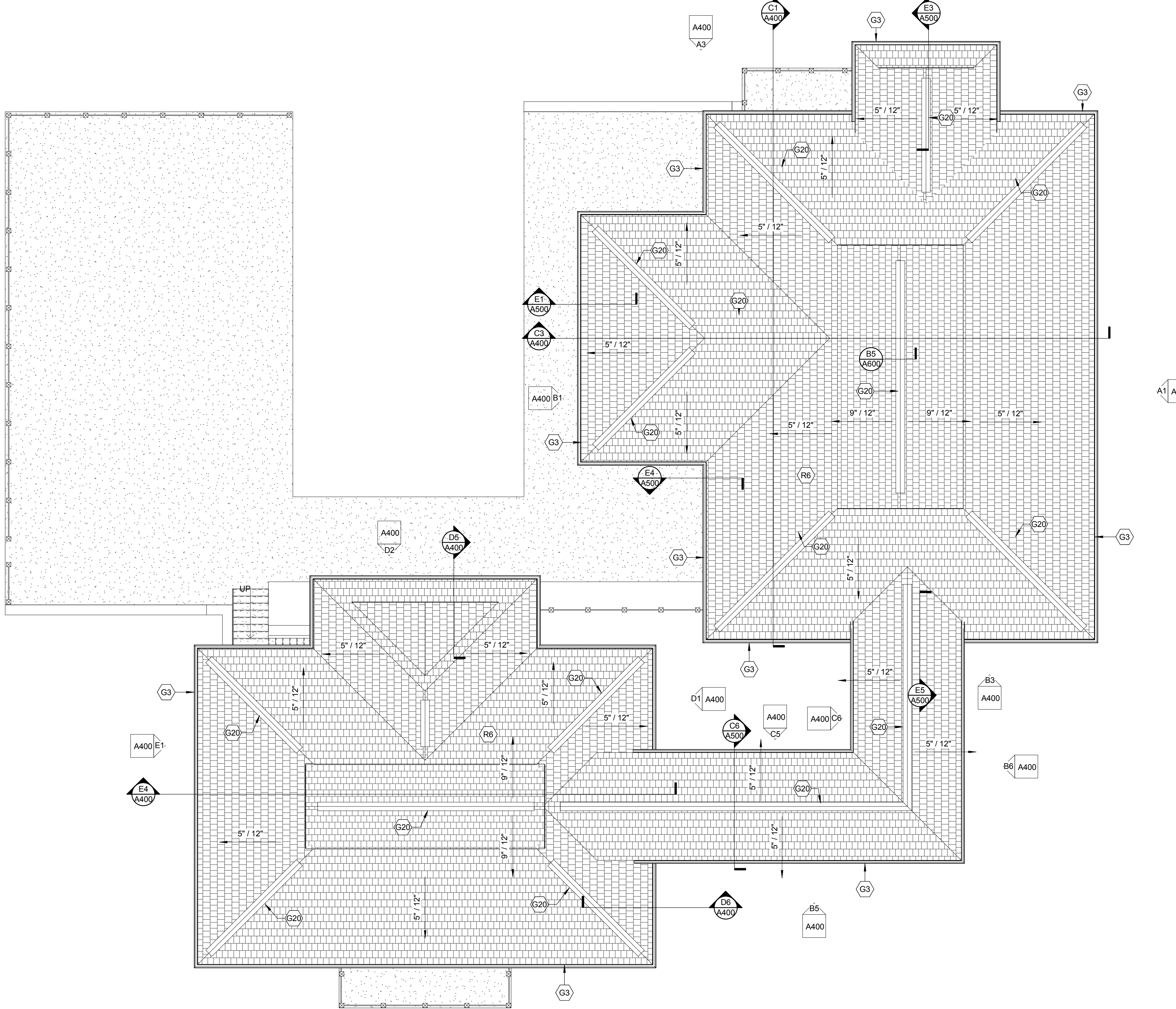
MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:

ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.

| KEYNOTE LEGEND - EXTERIOR WALL TYPES |  |
|--------------------------------------|--|
| TAG                                  | EXTERIOR WALL DESCRIPTION  |
| W14                                  | EXTERIOR WALL: FIBER CEMENT CLAD WALL CONSISTING OF FIBER CEMENT VERTICAL SIDING (SEE ELEVATIONS), 1" RIGID INSULATION, BUILDING WRAP ON 1/2" EXTERIOR GRADE PLYWOOD/OSB SHEATHING, 2 X 6 WOOD STUDS @ 16" OC WITH R-21 BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE.  |
| WB2                                  | EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL WITH SHEET MEMBRANE WATERPROOFING. TERMINATE ALL MEMBRANE PERIMETER EDGES WITH 1/8" x 1" ALUMINUM COMPRESSION BAR WITH CONTINUOUS SEALANT. (EDIT FOR: PARKING & DAMPROOFING). SHEET MEMBRANE MUST INTERFACE WITH VERTICAL WALL, AS & VAPOR BARRIER LINE. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND FULL HEIGHT VERTICALLY. |
| WB3                                  | EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND 48" VERTICALLY ON WALL AND 24" HORIZONTALLY BELOW FLOOR SLAB.   |



C3 ROOF PLAN  
A220 1/8" = 1'-0"

ROOF PLAN - SYMBOLS LEGEND

- DIRECTION OF STRUCTURAL SLOPE TO DRAIN  
① ROOF PLAN NOTE





ROOF PLAN - GENERAL NOTES

- A. COORDINATE AND VERIFY ALL ROOF OPENINGS AND PENETRATIONS WITH STRUCTURAL, PLUMBING, HVAC, AND ELECTRICAL REQUIREMENTS.  
B. PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURERS STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT NRCA STANDARDS.

| NOTE # | ROOF PLAN NOTE |
|--------|----------------|
|--------|----------------|

| KEYNOTE LEGEND - CONSTRUCTION TYPES |   |
|-------------------------------------|---|
| TAG                                 | CONSTRUCTION DESCRIPTION  |
| C1                                  | LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE.  |
| C3                                  | 1 HR RATED SHAFT WALL CEILING. WHO DESIGN #66 PSN 01540167. ONE LAYER 5/8" TYPE 'X' GYPSUM BOARD ON 2-1/2" STEEL SHAFTWALL STUDS @ 24" OC WITH 1" TYPE 'X' GYPSUM BOARD LINER PANEL @ CONCEALED FACE.   |
| C7                                  | 1 HR RATED, WOOD TRUSS FRAMED, FLOOR/CEILING ASSEMBLY. UL DESIGN L 528. 5/8" TYPE 'X' GYPSUM BOARD ON METAL FURRING CHANNELS 24" OC SUSPENDED FROM STRUCTURE ABOVE.   |
| C14                                 | EXTERIOR SOFFIT: METAL SOFFIT PANEL SYSTEM (25% PERFORATED).  |
| E2                                  | ALUMINUM STOREFRONT SYSTEM WITH INSULATING GLASS.   |
| E5                                  | VINYL DOUBLE-HUNG WINDOW SYSTEM WITH INSULATING GLASS. BASIS OF DESIGN: JELD WEN, BUILDERS SERIES - BUILDERS VINYL (V200).  |
| E8                                  | INSULATED FRP DOOR WITH INSULATING GLASS.   |
| G1                                  | METAL FASCIA SYSTEM. METAL GRAVEL STOP ON TREATED 2x WOOD BLOCKING.   |
| G3                                  | METAL GUTTER. 5" K STYLE.   |
| G16                                 | 3/4" X 5 1/2" FIBER CEMENT FASCIA.  |
| G17                                 | 3/4" X 11 1/4" FIBER CEMENT FASCIA.   |
| G20                                 | CONTINUOUS RIDGE VENT.  |
| J4                                  | 3 1/2" X 5/4" SMOOTH FIBER-CEMENT TRIM.   |
| J5                                  | 5 1/2" X 5/4" SMOOTH FIBER-CEMENT TRIM.   |
| J6                                  | 7 1/2" X 5/4" SMOOTH FIBER-CEMENT TRIM.   |
| J7                                  | ALUMINUM RAILING SYSTEM.  |
| J9                                  | BRONZE PLAQUE.  |
| J11                                 | DECORATIVE FIBERGLASS COLUMN.   |
| R6                                  | ASPHALT SHINGLE ROOFING SYSTEM: ASPHALT SHINGLES ON UNDERLAYMENT ON 5/8" EXTERIOR GRADE WOOD SHEATHING ON WOOD STRUCTURE. SEE ROOF PLAN FOR LOCATION(S) OF ICE AND WATER BARRIER. 12" BATT INSULATION ON TOP OF VAPOR RETARDER ON TOP OF CEILING SYSTEM IMMEDIATELY BELOW ROOF STRUCTURE. |
| S1                                  | 4" REINFORCED CONCRETE SLAB ON VAPOR BARRIER ON 6" DRAINAGE FILL.   |
| S2                                  | 3" REINFORCED CONCRETE TOPPING ON 8" STRUCTURAL CONCRETE DECK.  |
| S7                                  | BALCONY DECK: COMPOSITE DECKING ON 2x TREATED WOOD FRAMING.   |





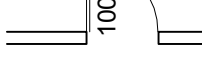
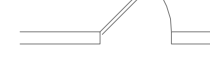


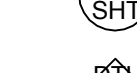

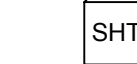
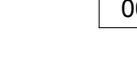
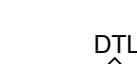





| EXTERIOR FINISH PATTERNS   | EXTERIOR ELEVATIONS - GENERAL NOTES   |
|--|---|
|  <p>SHINGLES</p>  <p>STONE</p>  <p>HORIZONTAL SIDING</p>  <p>VERTICAL SIDING</p> | <p>A. PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT COLOR</p> <p>B. TRIM ALL EXTERIOR LIGHTING FIXTURES, OUTLETS, HOSING AND OTHER SIDING PENETRATIONS WITH 1x4 FIBER CEMENT</p> <p>C. REFER TO SHEET XXX FOR WINDOW FRAME ELEVATIONS</p> <p>D. SEALANT COLORS TO MATCH ADJACENT FINISHED SURF.</p> <p>E. FIBER CEMENT COLOR TO BE XXX.</p> |

C3 INTERIOR ELEV. 1  
A201 1/4" = 1'-0"



ENLARGED PLAN NOTES



|   |                                      |   |                                       |
|---|--------------------------------------|---|---------------------------------------|
|    | NEW WALL/PARTITION                   |    | EXISTING WALL TO REMAIN               |
|  | NEW DOOR                             |  | EXISTING DOOR TO REMAIN               |
|  | SECTION REFERENCE                    |  | DETAIL REFERENCE                      |
|  | EXTERIOR ELEVATION                   |  | EQUIPMENT                             |
|  | INTERIOR ELEVATION                   |  | WINDOW TYPE                           |
|  | FLOOR PLAN KEYNOTE                   |  | WALL/PARTITION TYPE                   |
|  | CONSTRUCTION LIMITS                  |  | FLOOR DRAIN -<br>PITCH/FLOOR TO DRAIN |
|  | ONE HOUR FIRE RESISTIVE CONSTRUCTION |   |                                       |
|  | TWO HOUR FIRE RESISTIVE CONSTRUCTION |   |                                       |

A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL, TO FACE OF FINISHED WALL (NOMINAL).


B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.

C. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.

D. REFER TO SHEET AB8X FOR ROOM FINISH SCHEDULE AND NOTES.

E. REFER TO SHEET AB8X FOR DOOR SCHEDULES, DOOR TYPES, AND NOTES.

| KEYNOTE LEGEND - INTERIOR PARTITION TYPES |   |
|---|---|
| TAG                                       | INTERIOR PARTITION DESCRIPTION  |
| VA4                                       | INTERIOR WOOD STUD PARTITION: 2 X 4 WOOD STUDS @ 16" OC WITH 3-1/2" SOUND ATTENUATION INSUL. AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. |
| VA6                                       | INTERIOR WOOD STUD PARTITION: 2 X 6 WOOD STUDS @ 16" OC WITH 5-1/2" SOUND ATTENUATION INSUL. AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. |

ALL GYPSUM BOARD PARTITIONS SHALL BE  UNLESS OTHERWISE NOTED ON FLOOR PLAN.

GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).


REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

Provide TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.












EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STRUCTURE ABOVE.

| KEYNOTE LEGEND - EXTERIOR WALL TYPES |  |
|--------------------------------------|--|
| TAG                                  | EXTERIOR WALL DESCRIPTION  |
| W14                                  | EXTERIOR WALL: FIBER CEMENT CLAD WALL CONSISTING OF FIBER CEMENT SHAKES/HORIZONTAL SIDING/VERTICAL SIDING/FLAT PANEL (SEE ELEVATIONS). * R100 INSULATION, BUILDING WRAP ON 1/2" EXTERIOR GRADE PLYWOOD/OSB SHEATHING, 2 X 6 WOOD STUDS @ 16" OC WITH R-21 BATT INSULATION, VAPOR RETARDER AND ONE LAYER 58" GYPSUM BOARD AT INTERIOR FACE. |
| WB1                                  | EXTERIOR WALL (BELOW GRADE): REINFORCED CAST IN PLACE CONCRETE FOUNDATION WALL. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND 48" VERTICALLY ON WALL AND 24" HORIZONTALLY BELOW FLOOR SLAB.   |

 DIRECTION OF STRUCTURAL SLOPE TO DRAIN  
 (1) ROOF PLAN NOTE

**ROOF PLAN - GENERAL NOTES**

- A. COORDINATE AND VERIFY ALL ROOF OPENINGS AND PENETRATIONS WITH STRUCTURAL, PLUMBING, HVAC, AND ELECTRICAL REQUIREMENTS.
- B. PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURER STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT NRCA STANDARDS.

|   |   |   |                                  |
|---|---|---|----------------------------------|
|  | 2' 0" x 2' 0" SUSPENDED EXPOSED GRID<br>ACOUSTIC CEILING TILE |  | WALL-MOUNTED LIGHT               |
|  | 2' 0" x 2' 0" SUSPENDED EXPOSED GRID<br>ACOUSTIC CEILING TILE |  | EXIT LIGHT                       |
|  | 2' 0" x 2' 0" SUSPENDED EXPOSED GRID<br>ACOUSTIC CEILING TILE |  | WALL-MOUNTED EXIT LIGHT          |
|  | 1 x 4 FLUORESCENT LIGHT                                       |  | GYPSUM BOARD CEILING OR BULKHEAD |
|  | 2 x 2 FLUORESCENT LIGHT                                       |  | CEILING HEIGHT                   |
|   |   |  | REFLECTED CEILING PLAN NOTE      |











A. PERIMETER CEILING TILES SHALL NOT BE LESS THAN 4".

B. LOCATE ALL SPRINKLER HEADS, SMOKE DETECTORS, AUDIO SPEAKERS, HEAT SENSORS IN THE CENTER OF CEILING TILE (OR IN THE CENTER OF THE RAISED/RECESSED FIELD OF A PATTERNED TILE).

|        |                             |
|--------|-----------------------------|
| NOTE # | REFLECTED CEILING PLAN NOTE |
|--------|-----------------------------|



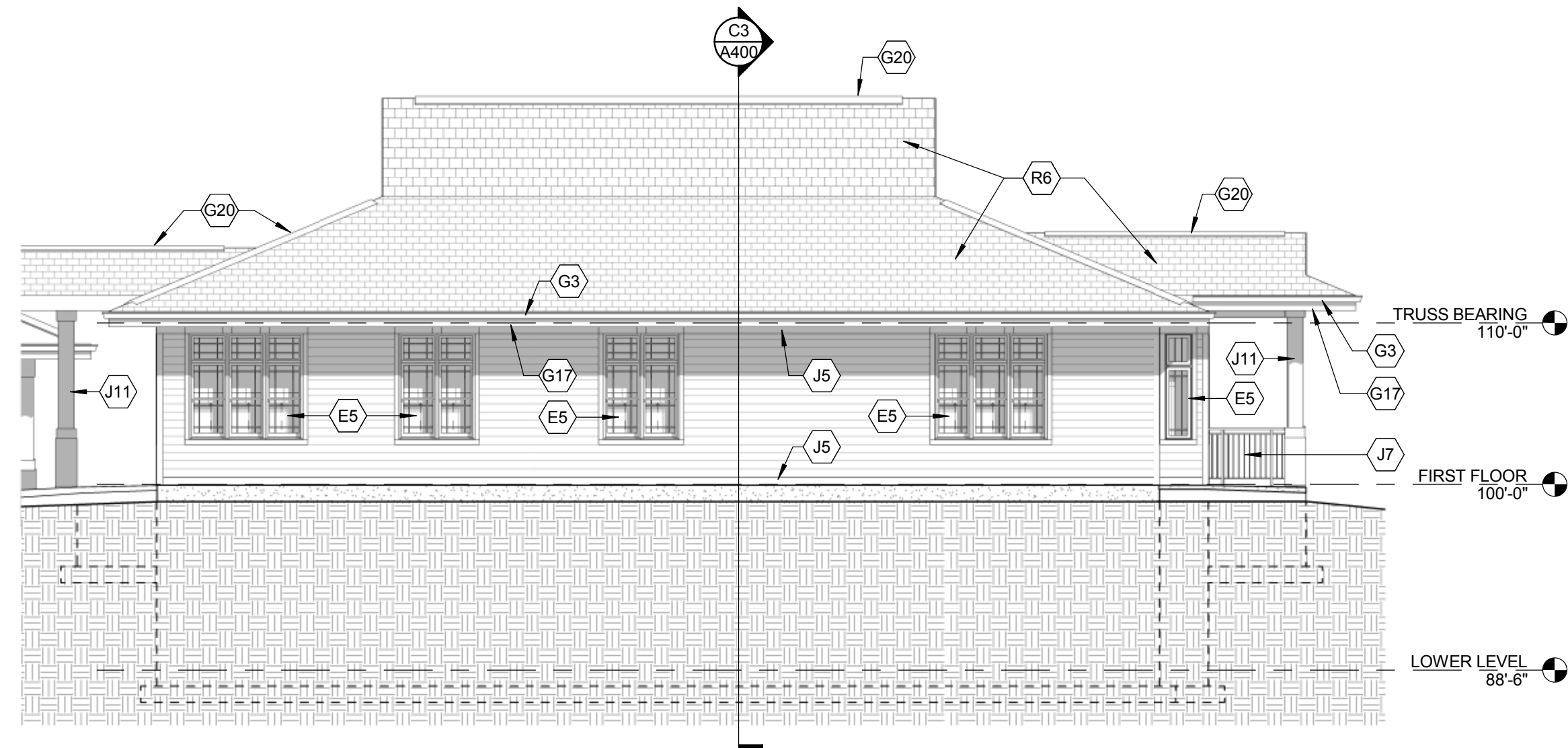
### REFLECTED CEILING PLAN - SYMBOLS LEGEND

|   |   |   |                                  |
|---|---|---|----------------------------------|
|  | 2'-0" x 4'-0" SUSPENDED EXPOSED GRID<br>ACOUSTIC CEILING TILE |  | WALL-MOUNTED LIGHT               |
|  | 2'-0" x 2'-0" SUSPENDED EXPOSED GRID<br>ACOUSTIC CEILING TILE |  | EXIT LIGHT                       |
|  | 1 x 4 FLUORESCENT LIGHT                                       |  | WALL-MOUNTED EXIT LIGHT          |
|  | 2 x 2 FLUORESCENT LIGHT                                       |  | GYPSUM BOARD CEILING OR BULKHEAD |
|   |   |  | CEILING HEIGHT                   |
|   |   |  | REFLECTED CEILING PLAN NOTE      |

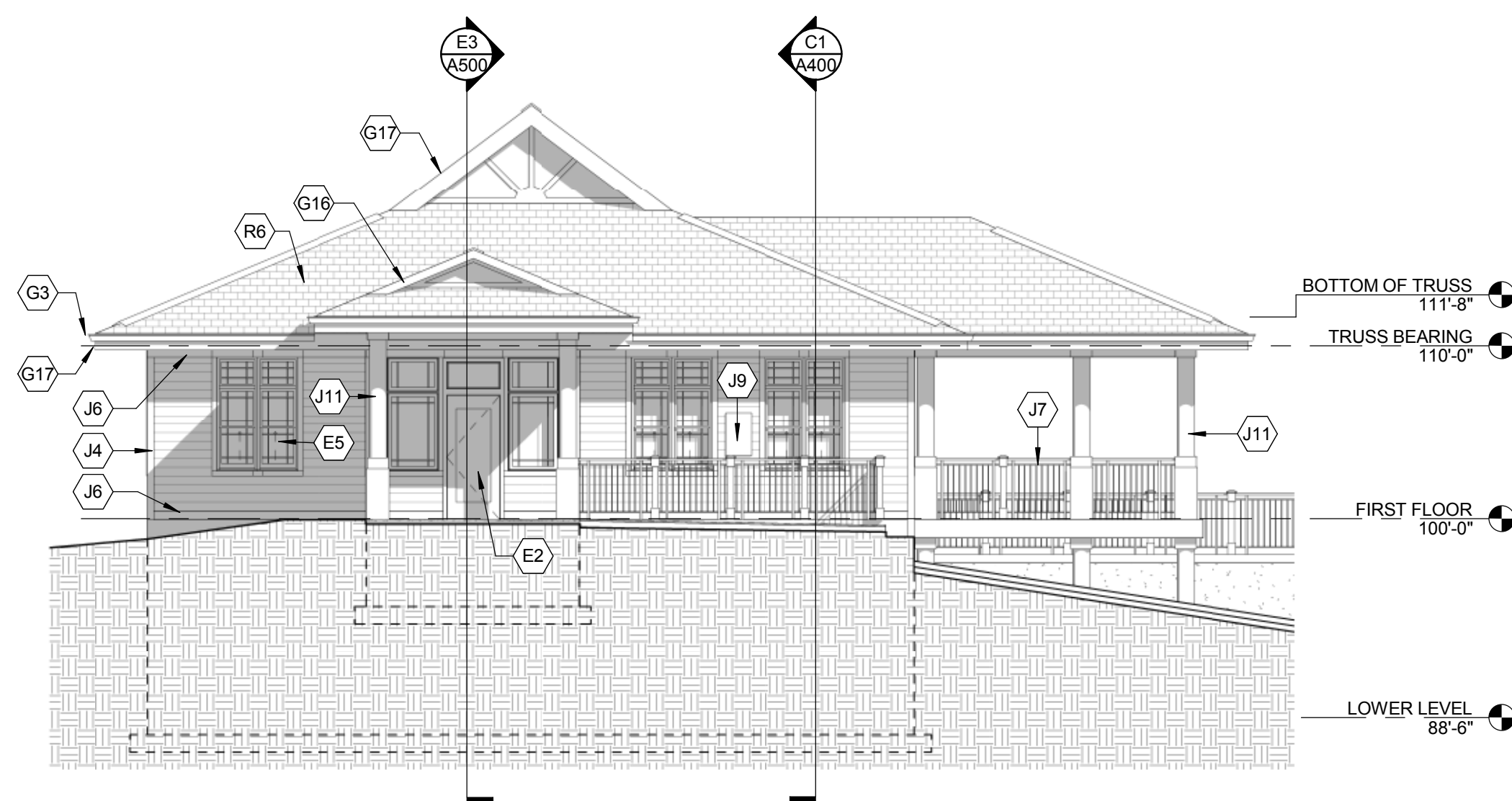
A. PERIMETER CEILING TILES SHALL NOT BE LESS THAN 4".

B. LOCATE ALL SPRINKLER HEADS, SMOKE DETECTORS, AUDIO SPEAKERS, HEAT SENSORS IN THE CENTER OF CEILING TILE (OR IN THE CENTER OF THE RAISED/RECESSED FIELD OF A PATTERNED TILE).

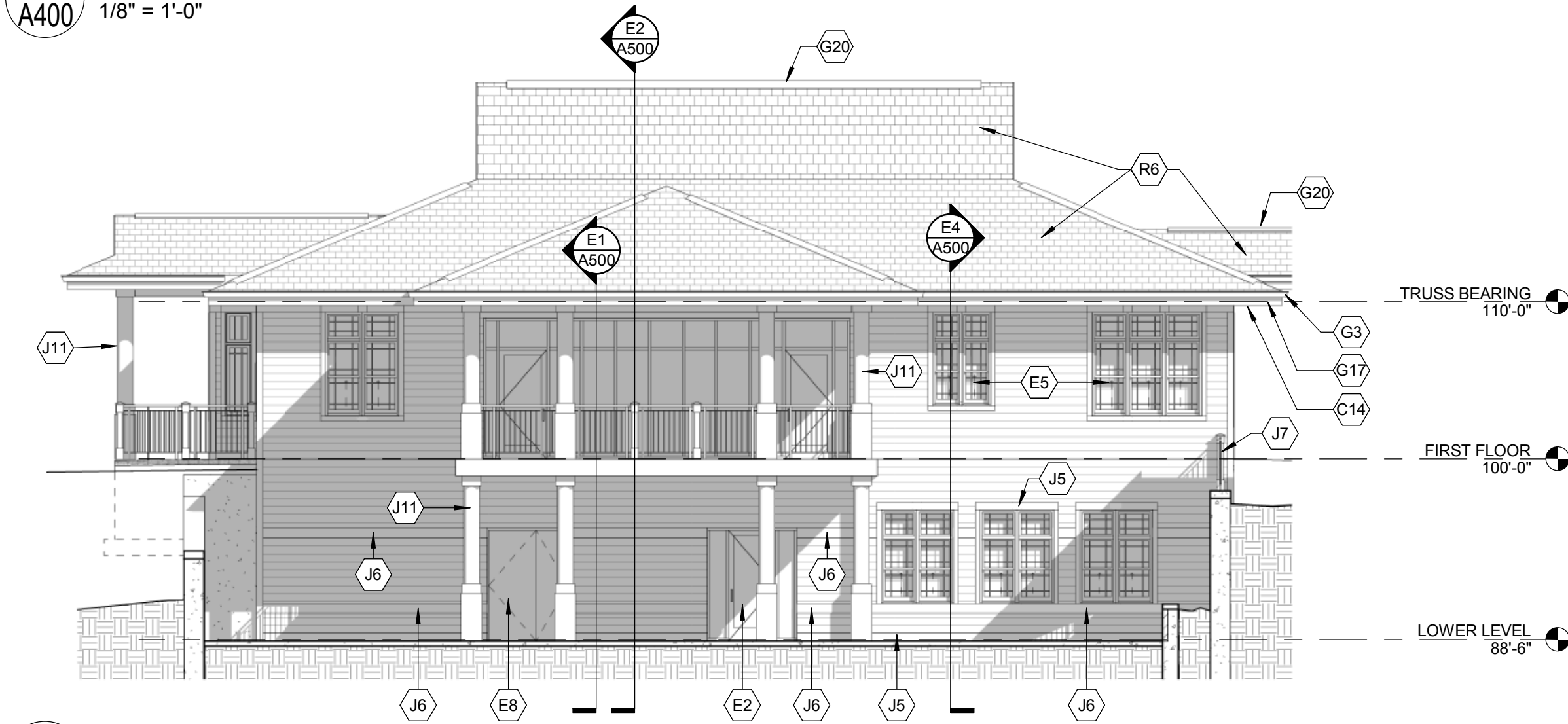
|        |                             |
|--------|-----------------------------|
| NOTE # | REFLECTED CEILING PLAN NOTE |
|--------|-----------------------------|



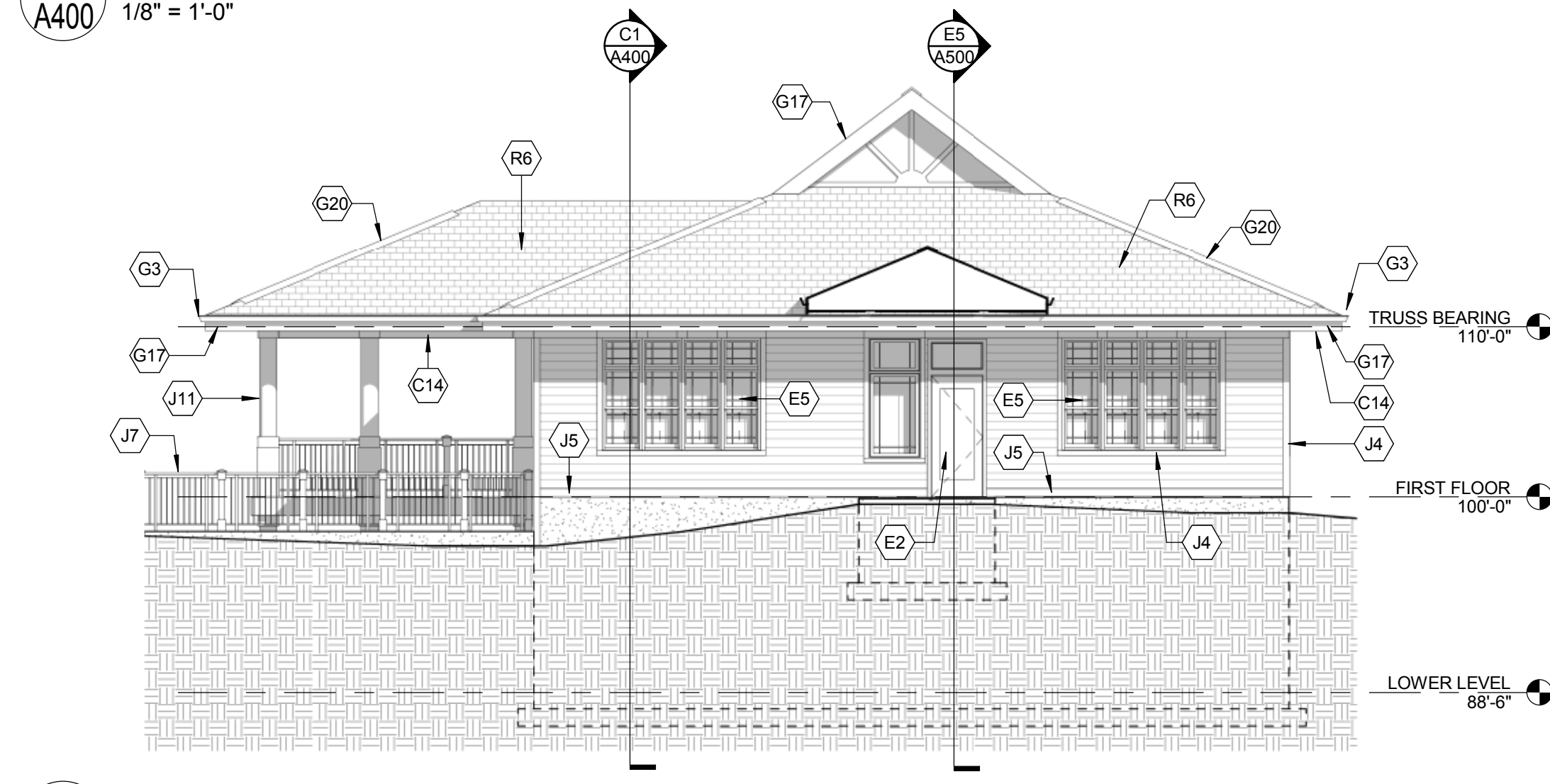
**A1 EAST ELEVATION**  
A400 1/8" = 1'-0"



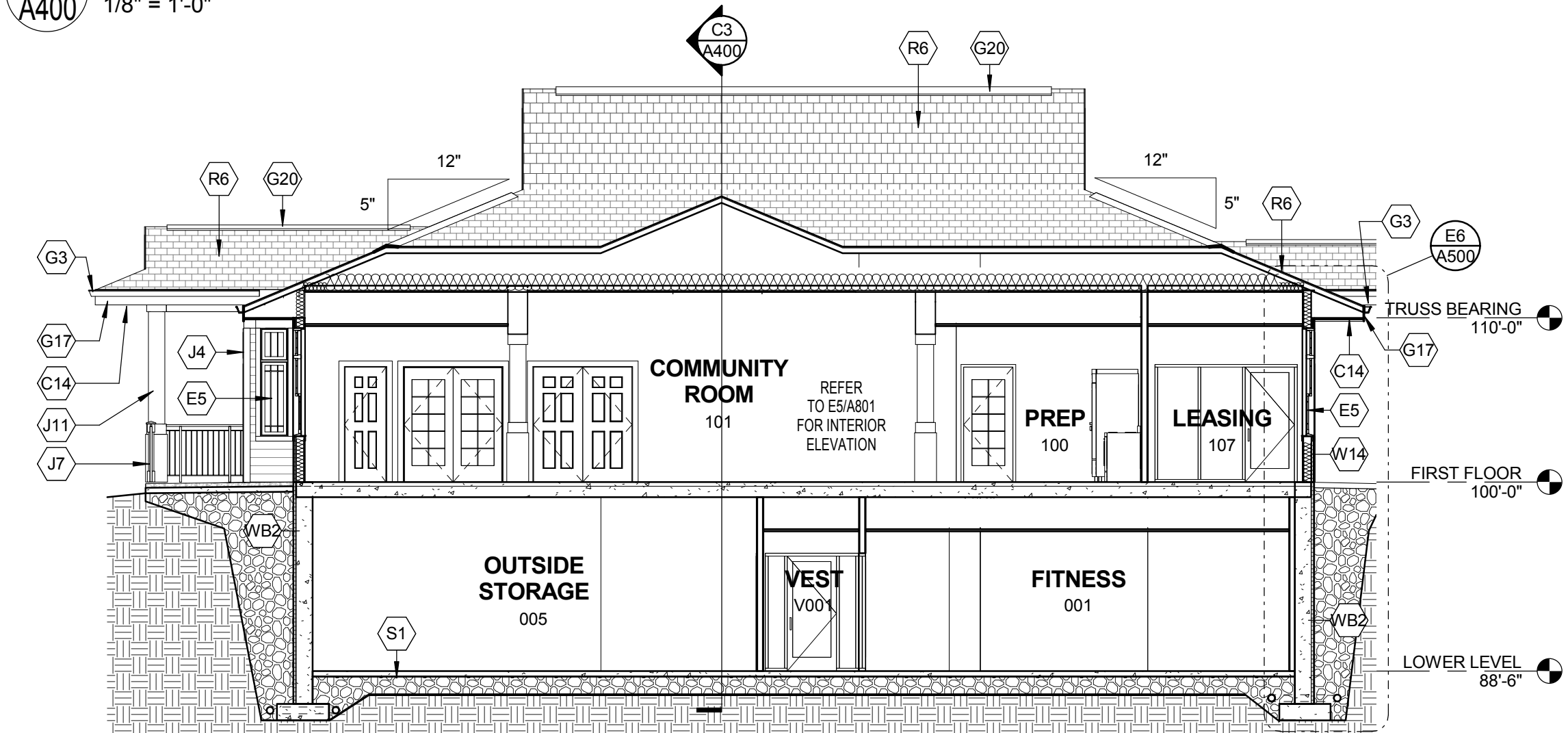
**A3 NORTH ELEVATION**  
A400 1/8" = 1'-0"



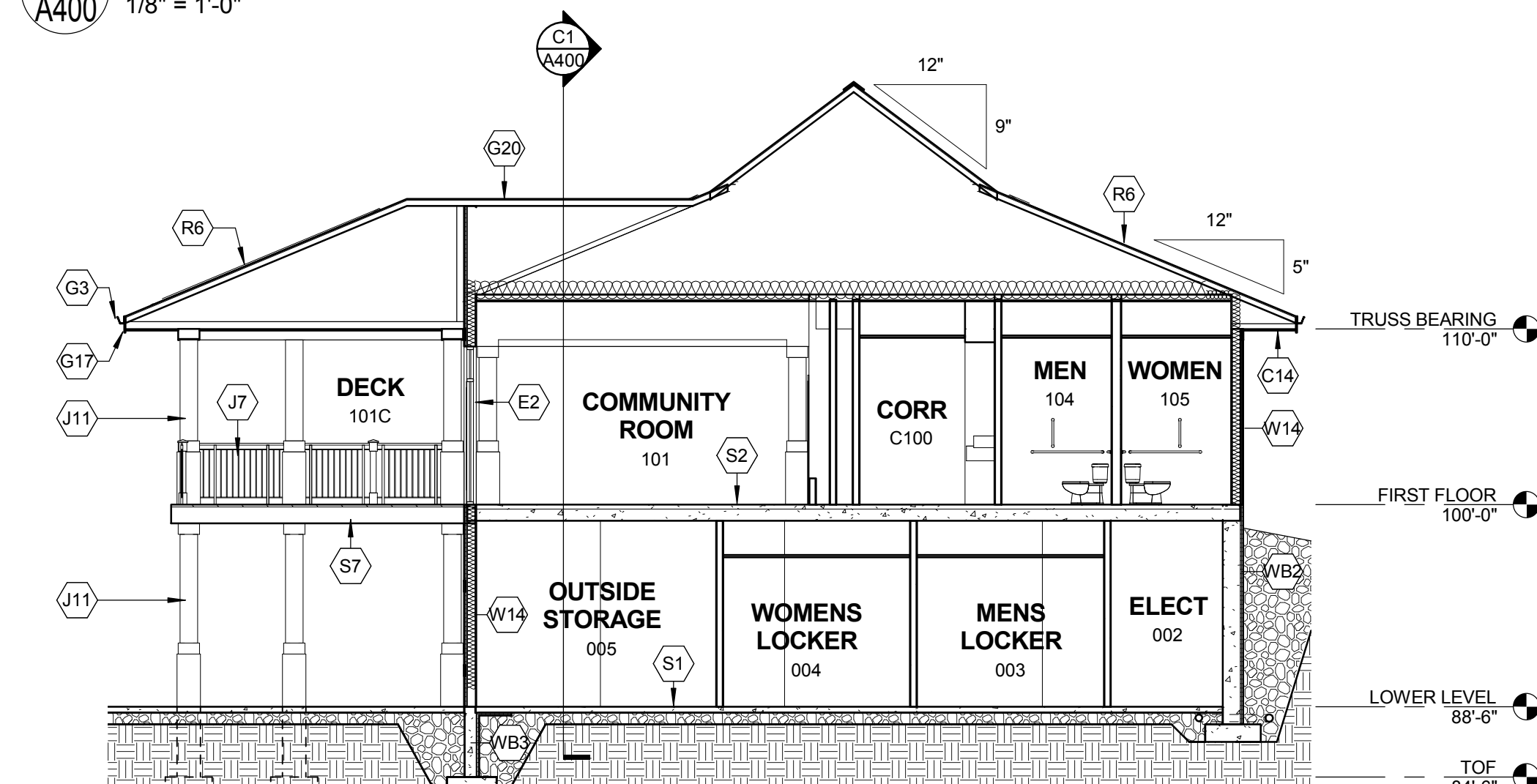
**B1 WEST ELEVATION**  
A400 1/8" = 1'-0"



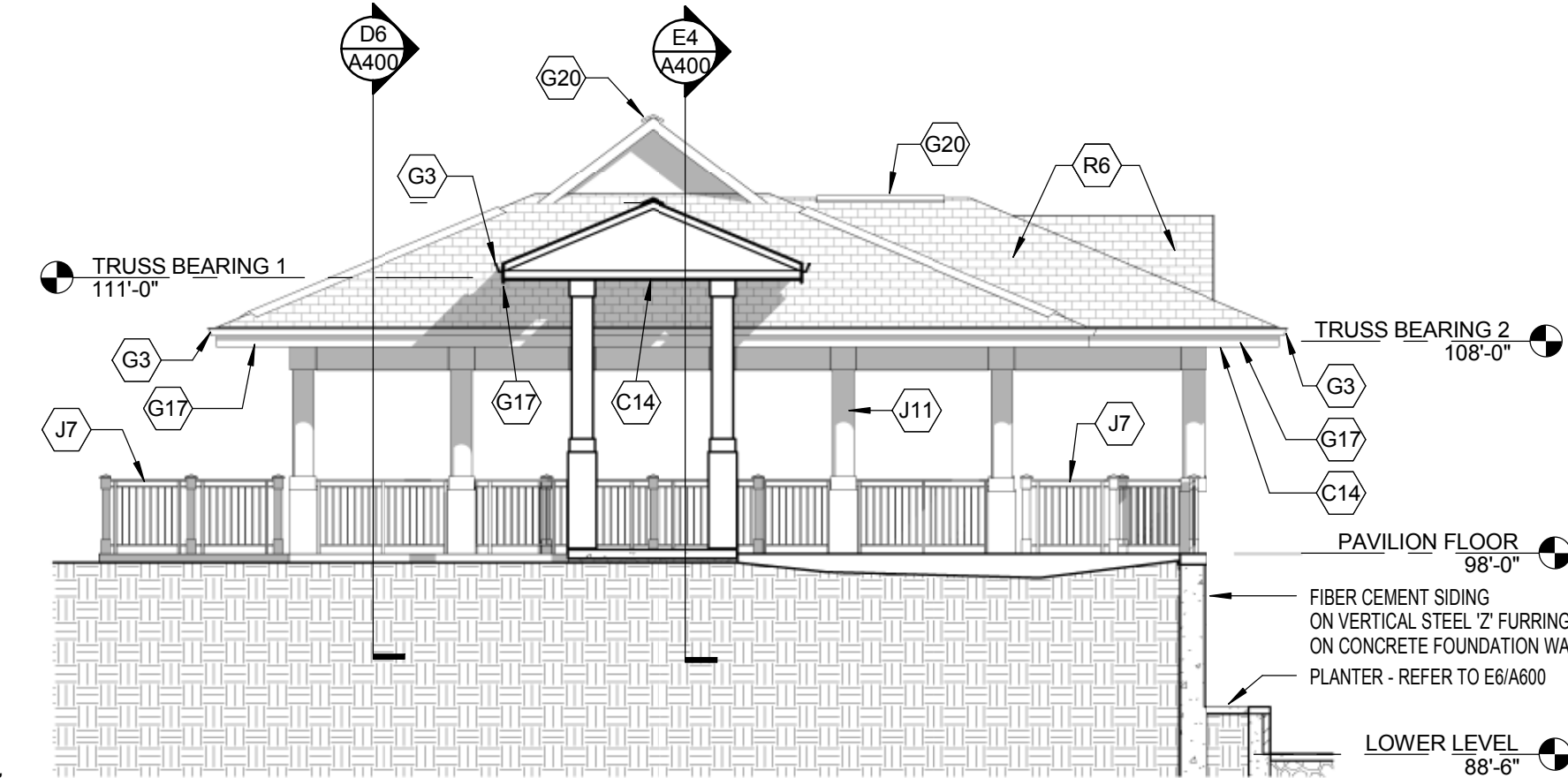
**B3 SOUTH ELEVATION**  
A400 1/8" = 1'-0"



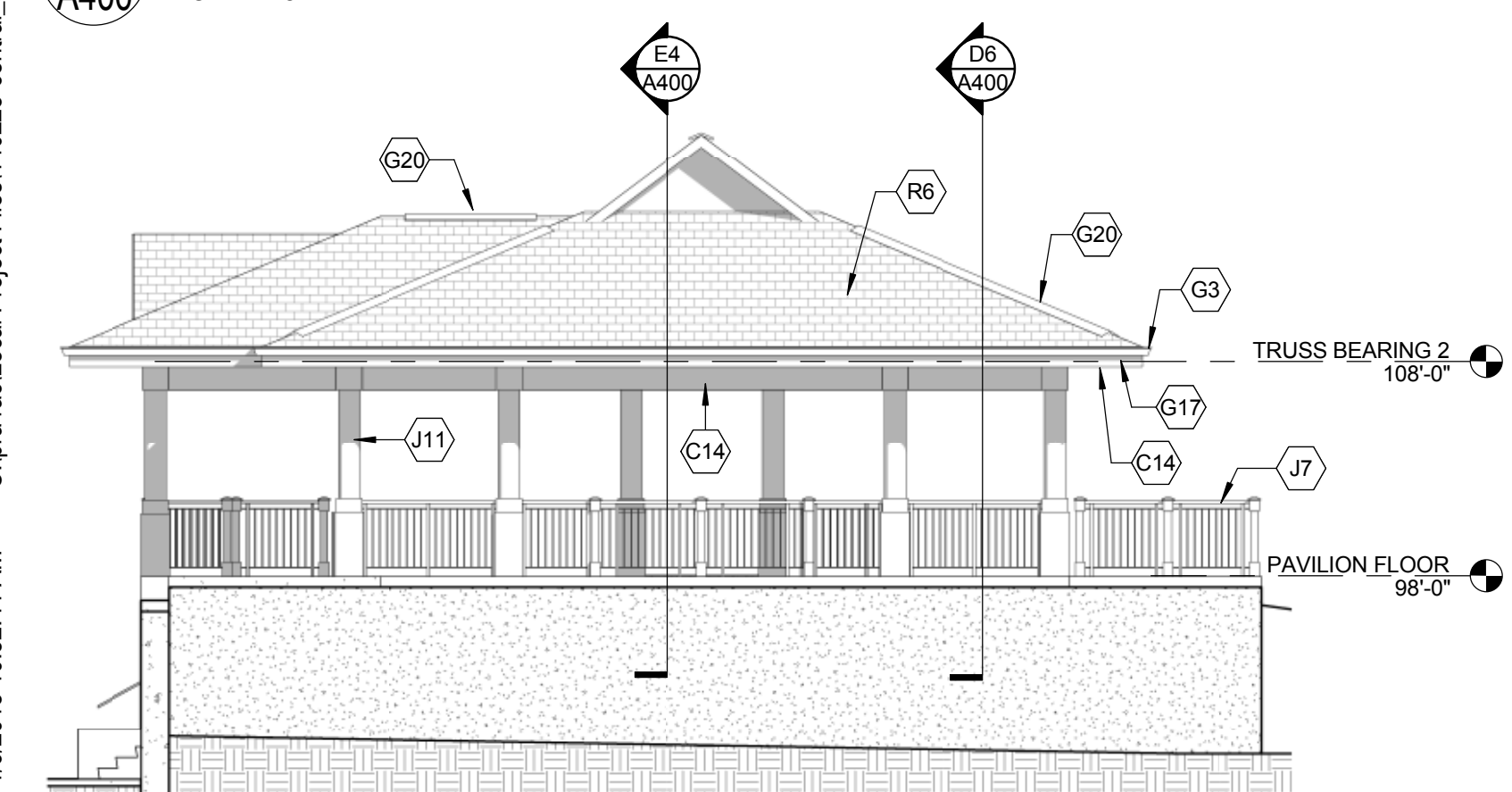
**C1 BUILDING SECTION - NORTH/SOUTH**  
A400 1/8" = 1'-0"



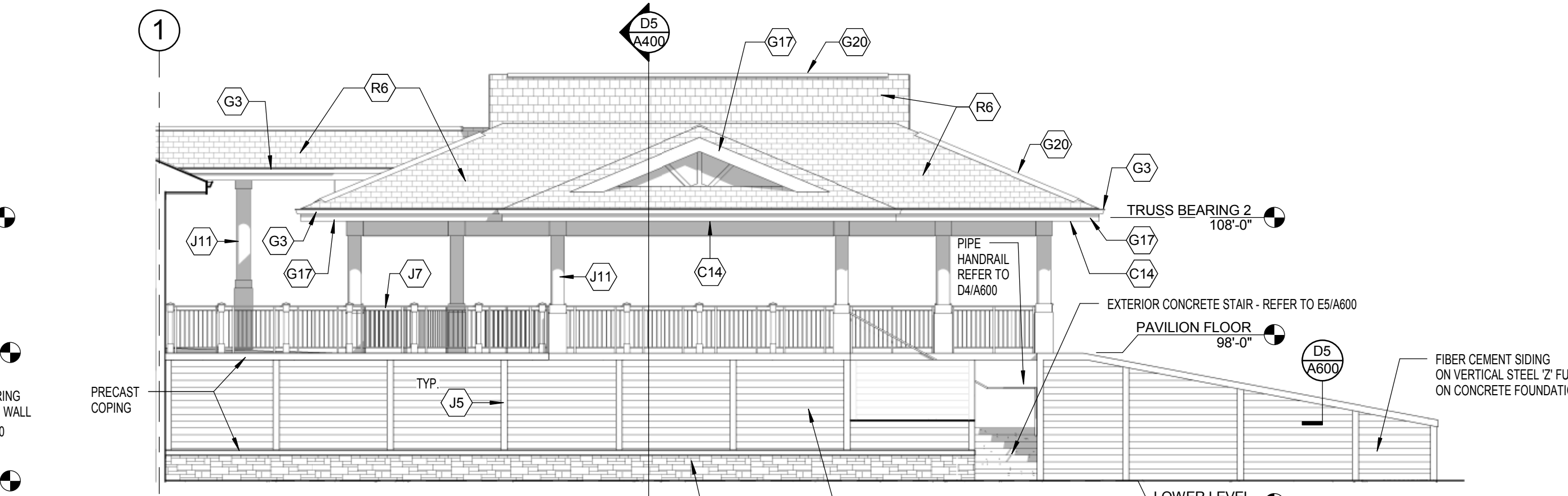
**C3 BUILDING SECTION - EAST/WEST**  
A400 1/8" = 1'-0"



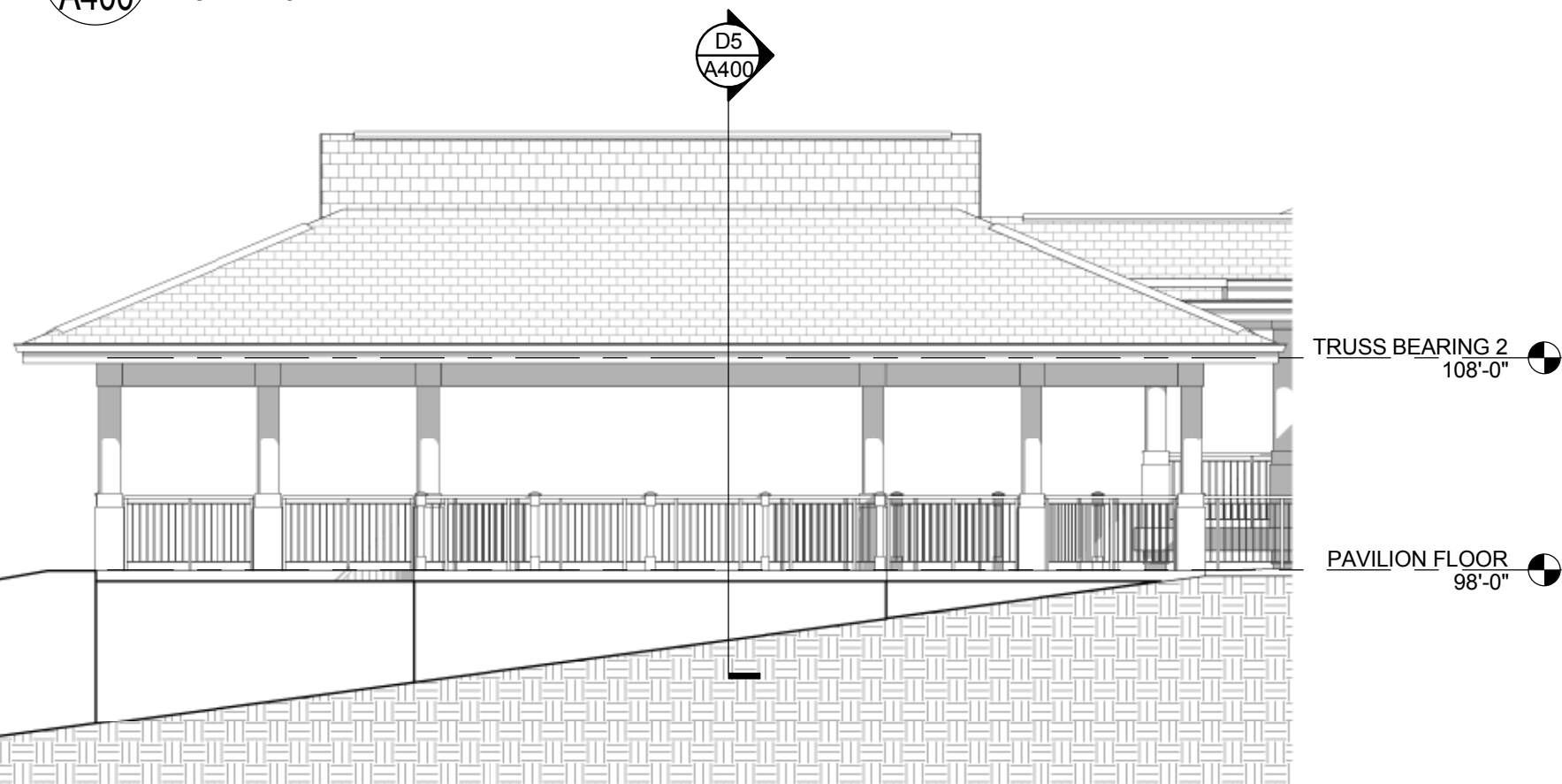
**D1 EAST ELEVATION - PAVILION**  
A400 1/8" = 1'-0"



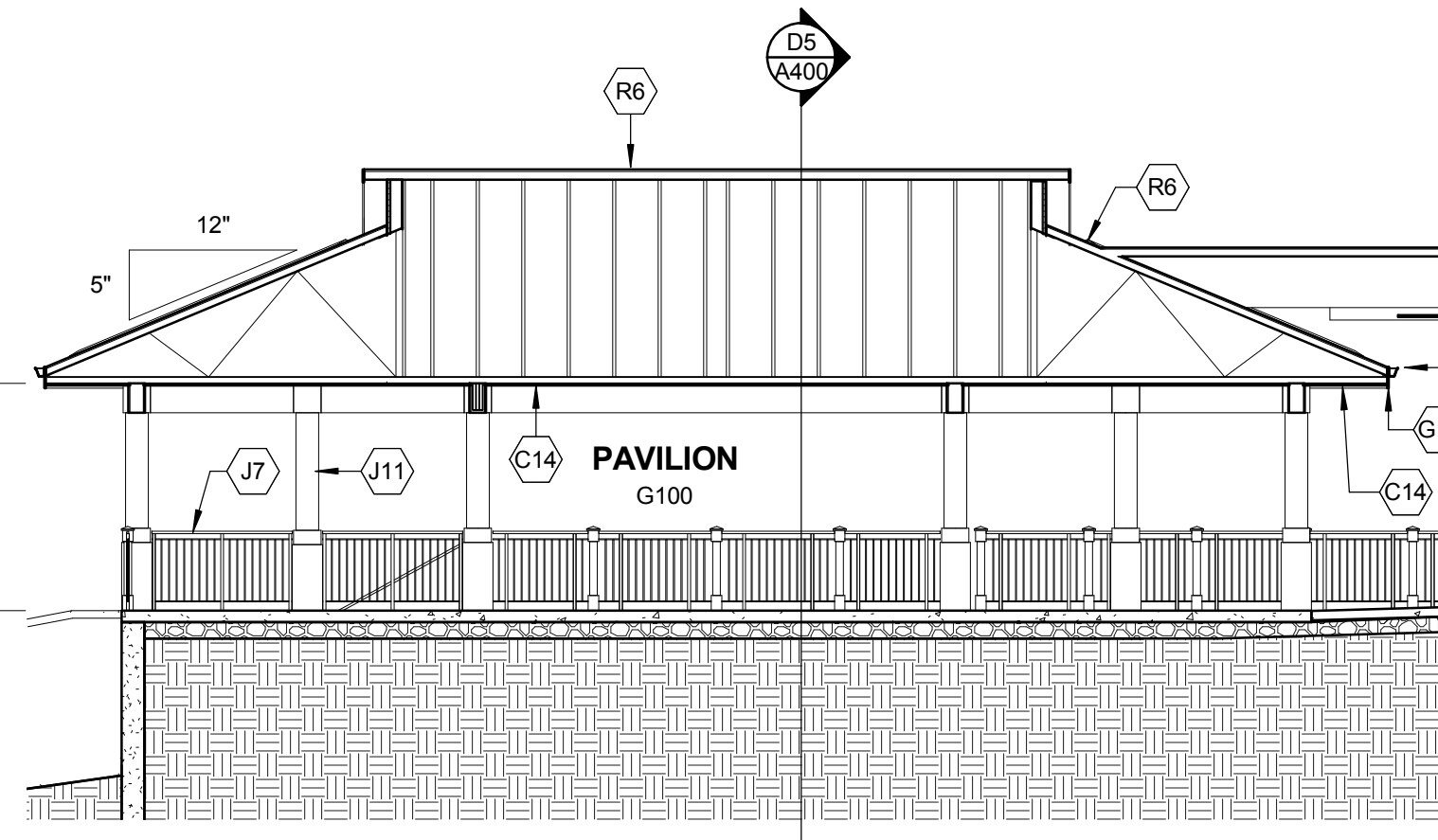
**E1 WEST ELEVATION - PAVILION**  
A400 1/8" = 1'-0"



**D2 NORTH ELEVATION - PAVILION**  
A400 1/8" = 1'-0"



**E2 SOUTH ELEVATION - PAVILION**  
A400 1/8" = 1'-0"



**E4 BUILDING SECTION - PAVILION - EAST/WEST**  
A400 1/8" = 1'-0"

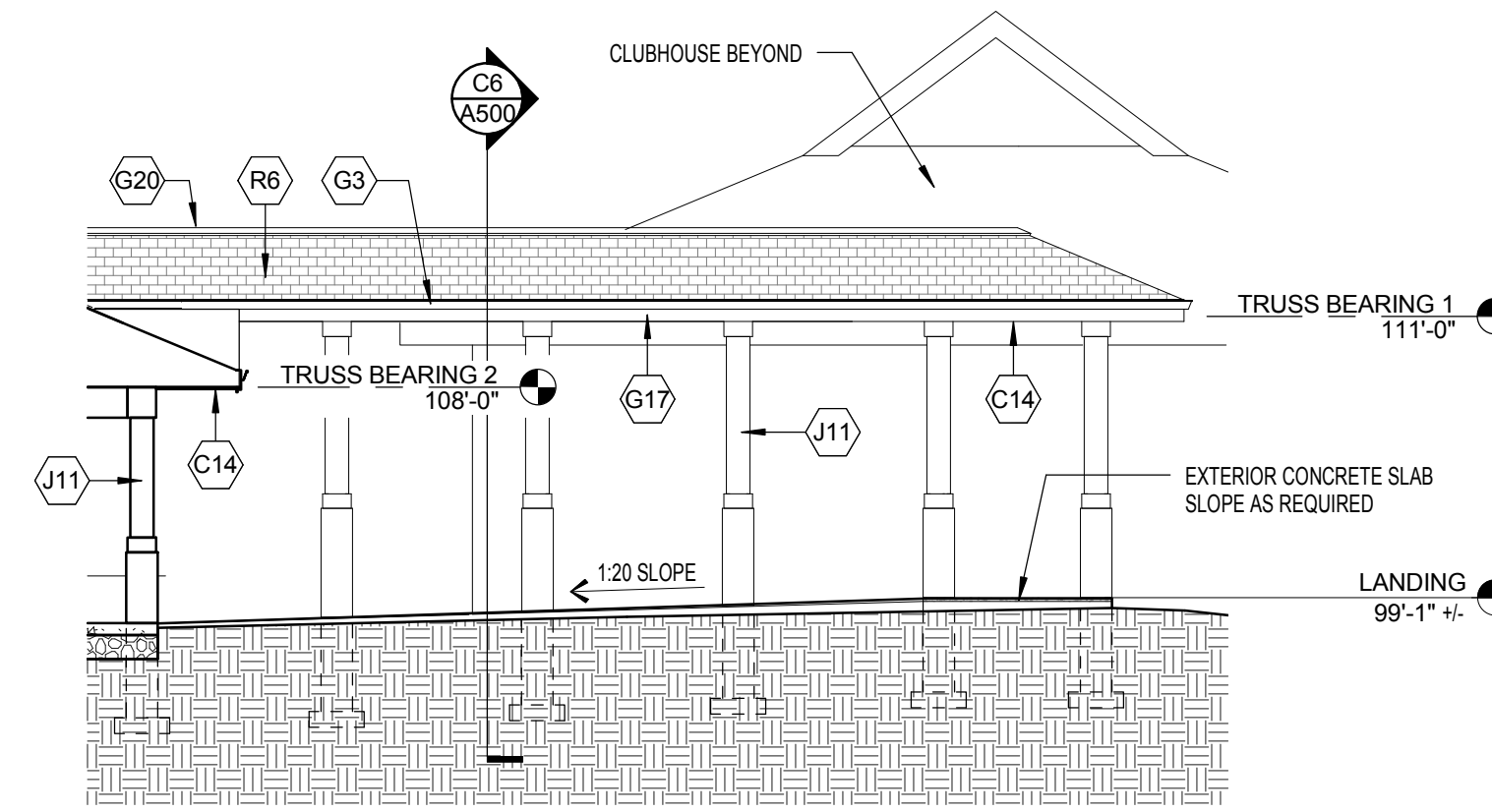
| KEYNOTE LEGEND - CONSTRUCTION TYPES |   |
|-------------------------------------|---|
| TAG                                 | CONSTRUCTION DESCRIPTION  |
| C1                                  | LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE.  |
| C3                                  | 1 HR RATED SHAFT WALL CEILING, W/ DESIGN 485 P/N (D154D167, ONE LAYER 5/8" TYPE 'X' GYPSUM BOARD ON 2-1/2" STEEL SHAFTWALL STUDS @ 24" OC WITH 1" TYPE 'X' GYPSUM BOARD LINER PANEL @ CONCEALED FACE.   |
| C7                                  | 1 HR RATED, WOOD TRUSS FRAMED, FLOOR-CEILING ASSEMBLY, UL DESIGN I, 528, 5/8" TYPE 'X' GYPSUM BOARD ON METAL FURRING CHANNELS 24" OC SUSPENDED FROM STRUCTURE ABOVE.  |
| C14                                 | EXTERIOR SOFFIT: METAL SOFFIT PANEL SYSTEM (25% PERFORATED).  |
| E2                                  | ALUMINUM STOREFRONT SYSTEM WITH INSULATING GLASS.   |
| E5                                  | VINYL DOUBLE-HUNG WINDOW SYSTEM WITH INSULATING GLASS. BASIS OF DESIGN: JELD WEN, BUILDERS SERIES - BUILDERS VINYL (V220).  |
| E8                                  | INSULATED FRP DOOR WITH INSULATING GLASS.   |
| G1                                  | METAL FASCIA SYSTEM: METAL FASCIA ON TREATED 2x WOOD BLOCKING.  |
| G3                                  | METAL GUTTER, 5" X STYLE.   |
| G16                                 | 3/4" X 1/2" FIBER CEMENT FASCIA.  |
| G17                                 | 3/4" X 11 1/4" FIBER CEMENT FASCIA.   |
| G20                                 | CONTINUOUS RIDGE VENT.  |
| J4                                  | 3 1/2" X 5/4" SMOOTH FIBER-CEMENT TRIM.   |
| J5                                  | 5 1/2" X 5/4" SMOOTH FIBER-CEMENT TRIM.   |
| J6                                  | 7 1/2" X 5/4" SMOOTH FIBER-CEMENT TRIM.   |
| J7                                  | ALUMINUM RAILING SYSTEM.  |
| J9                                  | BRONZE PLAQUE.  |
| J11                                 | DECORATIVE FIBERGLASS COLUMN.   |
| R6                                  | ASPHALT SHINGLE ROOFING SYSTEM: ASPHALT SHINGLES ON UNDERLAYMENT ON 5/8" EXTERIOR GRADE WOOD SHEATHING ON WOOD STRUCTURE. SEE ROOF PLAN FOR LOCATION(S) OF ICE AND WATER BARRIER. 12" BATT INSULATION ON TOP OF VAPOR RETARDER ON TOP OF CEILING SYSTEM IMMEDIATELY BELOW ROOF STRUCTURE. |
| S1                                  | 4" REINFORCED CONCRETE SLAB ON VAPOR BARRIER ON 6" DRAINAGE FILL.   |
| S2                                  | 3" REINFORCED CONCRETE TOPPING ON 6" STRUCTURAL CONCRETE DECK.  |
| S7                                  | BALCONY DECK: COMPOSITE DECKING ON 2x TREATED WOOD FRAMING.   |

| EXTERIOR FINISH PATTERNS |                   |
|--------------------------|-------------------|
|                          | SHINGLES          |
|                          | STONE             |
|                          | HORIZONTAL SIDING |
|                          | VERTICAL SIDING   |

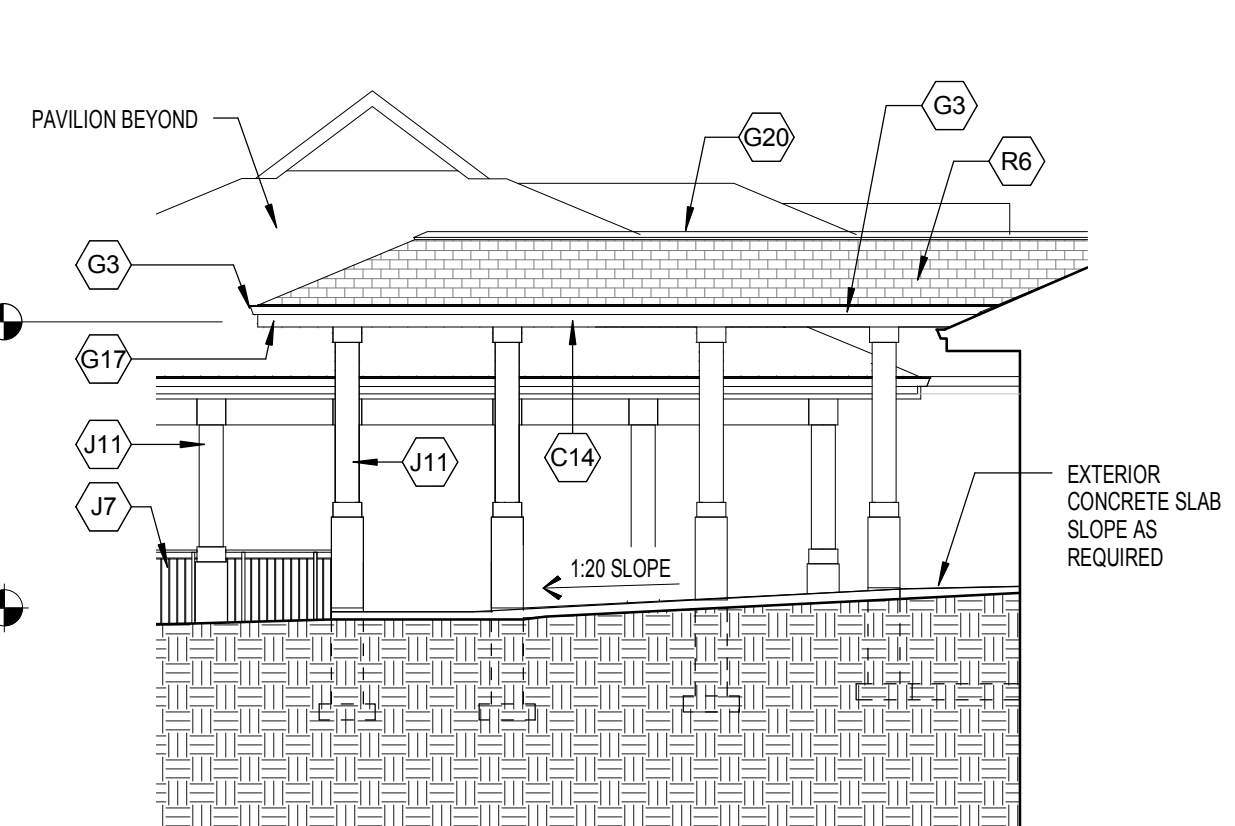
| EXTERIOR ELEVATIONS - GENERAL NOTES |  |
|-------------------------------------|--|
| A                                   | PAIN ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT MASONRY COLOR.  |
| B                                   | TRIM ALL EXTERIOR LIGHTING FIXTURES, OUTLETS, HOSE BIBBS AND ALL OTHER SIDING PENETRATIONS WITH 1X4 FIBER CEMENT TRIM (TYP.) |
| C                                   | REFER TO SHEET XXX FOR WINDOW FRAME ELEVATIONS.  |
| D                                   | SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.  |
| E                                   | FIBER CEMENT COLOR TO BE XXX.  |

| KEYNOTE LEGEND - EXTERIOR WALL TYPES |   |
|--------------------------------------|---|
| TAG                                  | EXTERIOR WALL DESCRIPTION   |
| W14                                  | EXTERIOR WALL: FIBER CEMENT CLAD WALL CONSISTING OF FIBER CEMENT VERTICAL SIDING (SEE ELEVATIONS), 1" RIGID INSULATION BUILDING WRAP ON 1/2" EXTERIOR GRADE PLYWOOD/OSB SHEATHING, 2 X 6 WOOD STUDS @ 16" OC WITH R-21 BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE.  |
| WB2                                  | EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL WITH SHEET MEMBRANE WATERPROOFING. TERMINATE ALL MEMBRANE PERIMETER EDGES WITH 18" X 1" ALUMINUM COMPRESSION BAR WITH CONTINUOUS SEALANT. (EDIT FOR PARING & DAMPROOFING). SHEET MEMBRANE MUST INTERFACE WITH VERTICAL WALL AIR & VAPOR BARRIER LINE. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND FULL HEIGHT VERTICALLY. |
| WB3                                  | EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND 48" VERTICALLY ON WALL AND 24" HORIZONTALLY BELOW FLOOR SLAB.  |

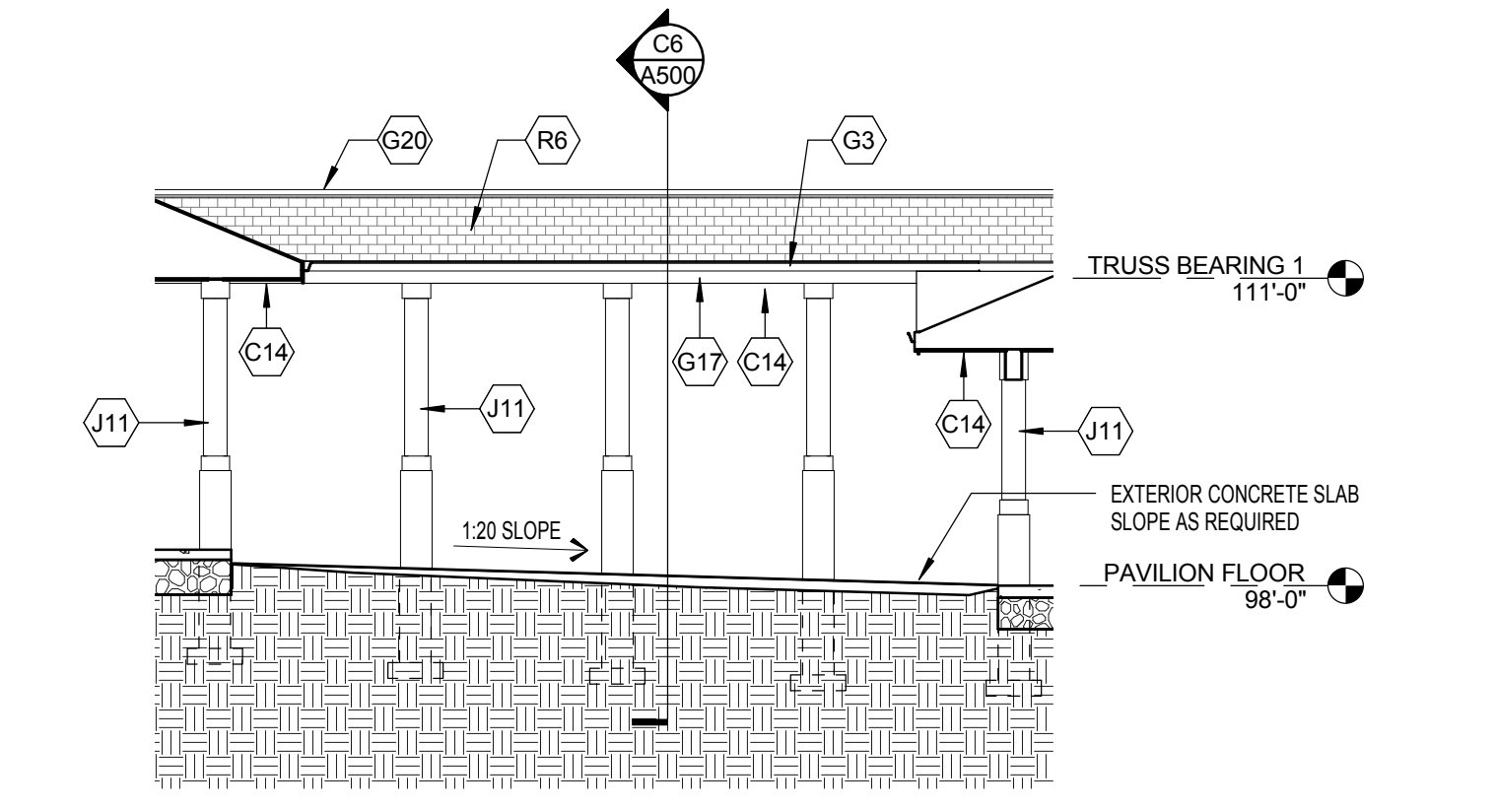
| EXTERIOR ELEVATION NOTE |  |
|-------------------------|--|
| NOTE #                  |  |



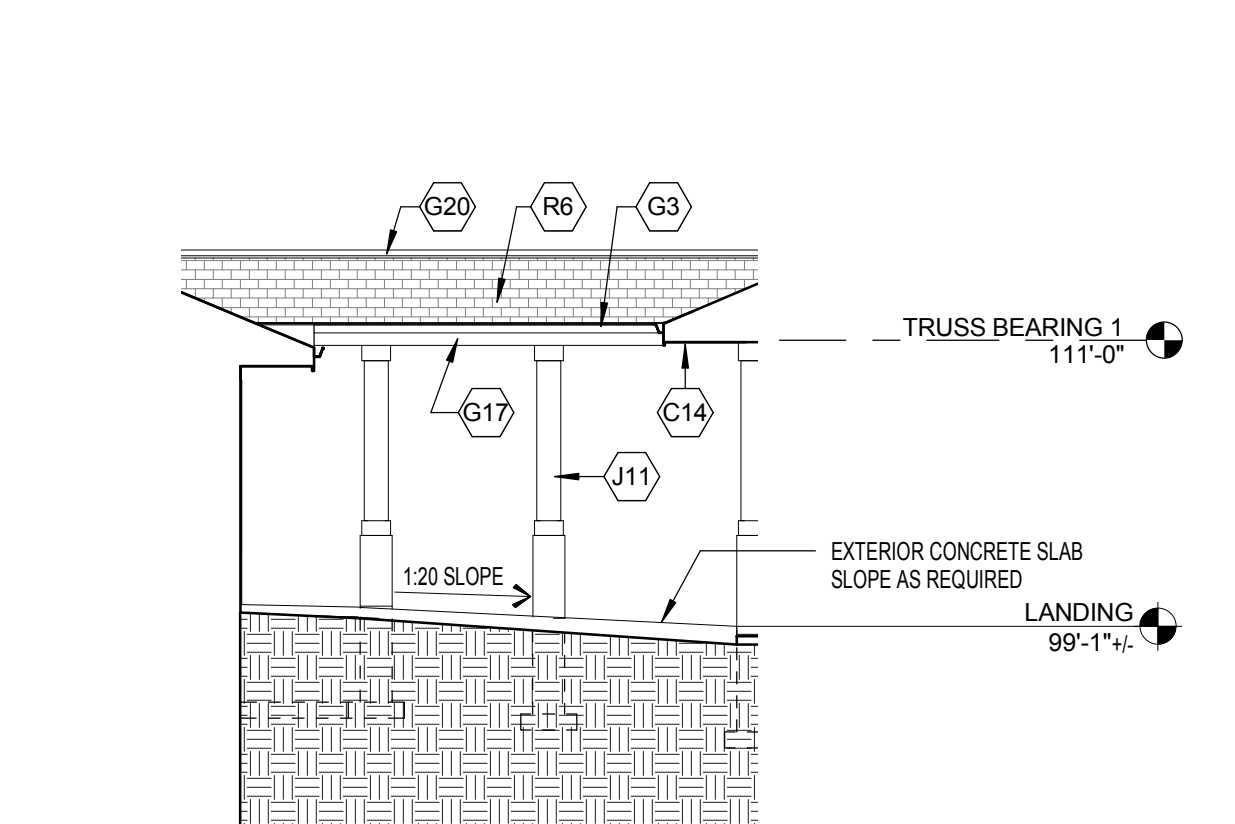
**B5 SOUTH ELEVATION - WALKWAY**  
A400 1/8" = 1'-0"



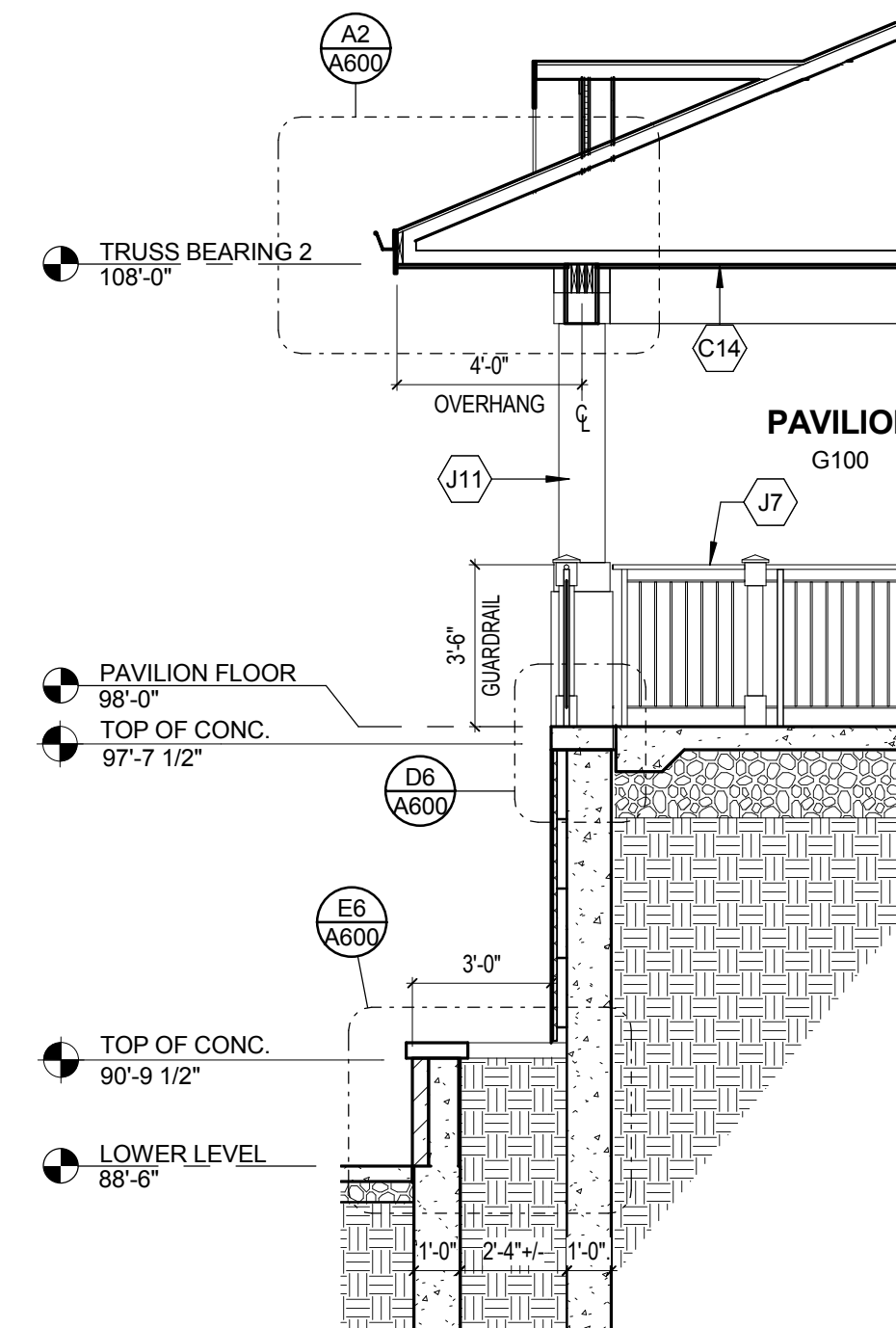
**B6 EAST ELEVATION - WALKWAY**  
A400 1/8" = 1'-0"



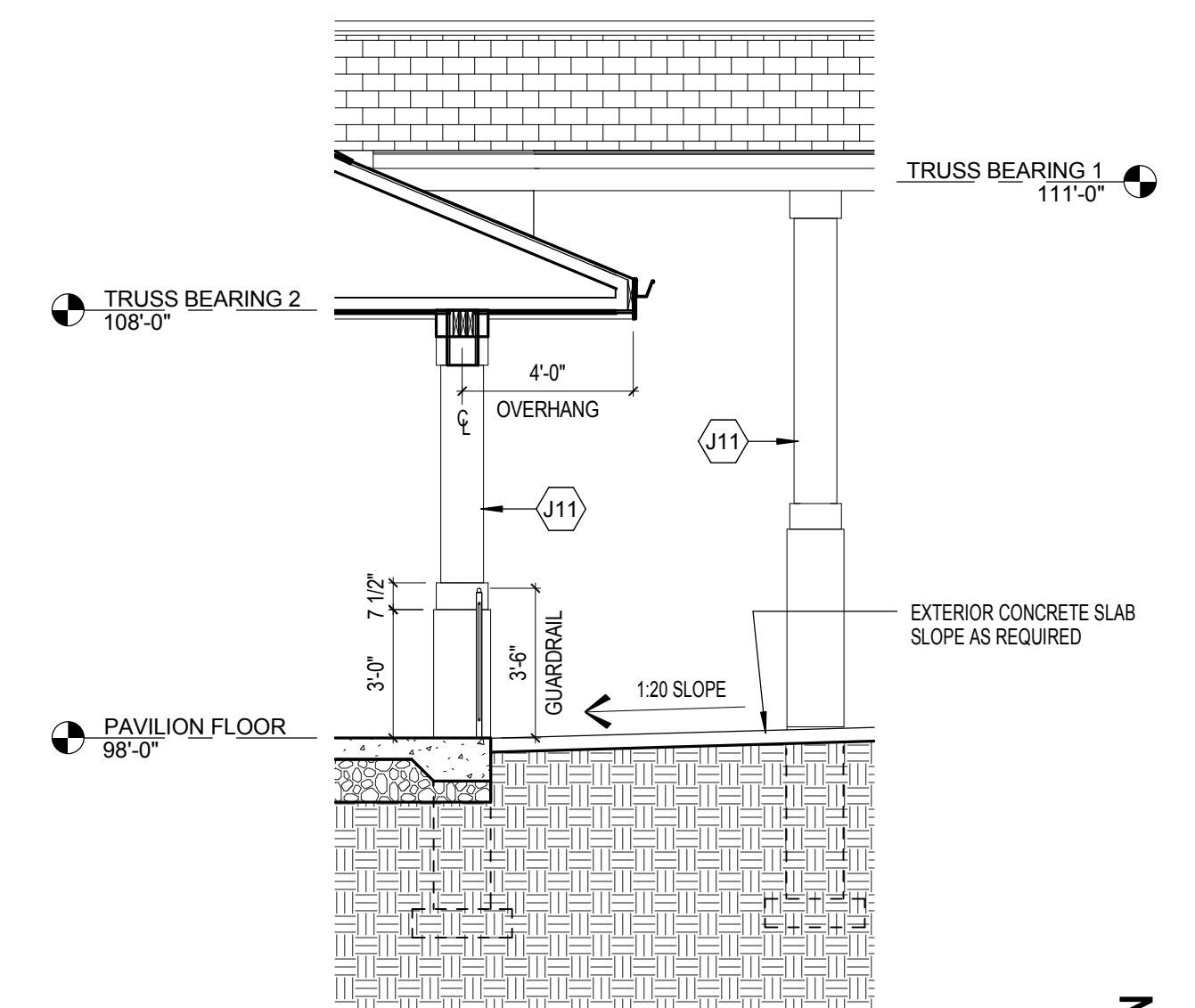
**C5 NORTH ELEVATION - WALKWAY**  
A400 1/8" = 1'-0"



**C6 WEST ELEVATION - WALKWAY**  
A400 1/8" = 1'-0"



**D5 PAVILION - RETAINING WALL SECTION**  
A400 1/4" = 1'-0"



**D6 WALL SECTION - PAVILION**  
A400 1/4" = 1'-0"

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Bishops Bay- Clubhouse, Pavilion & Welcome Center  
BISHOPS BAY PARKWAY

Revisions

Drawn By:  
AJR  
Date:  
01-05-14  
Job No.:  
140228-01  
Sheet No.:

A400

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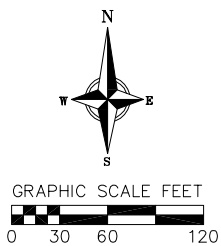
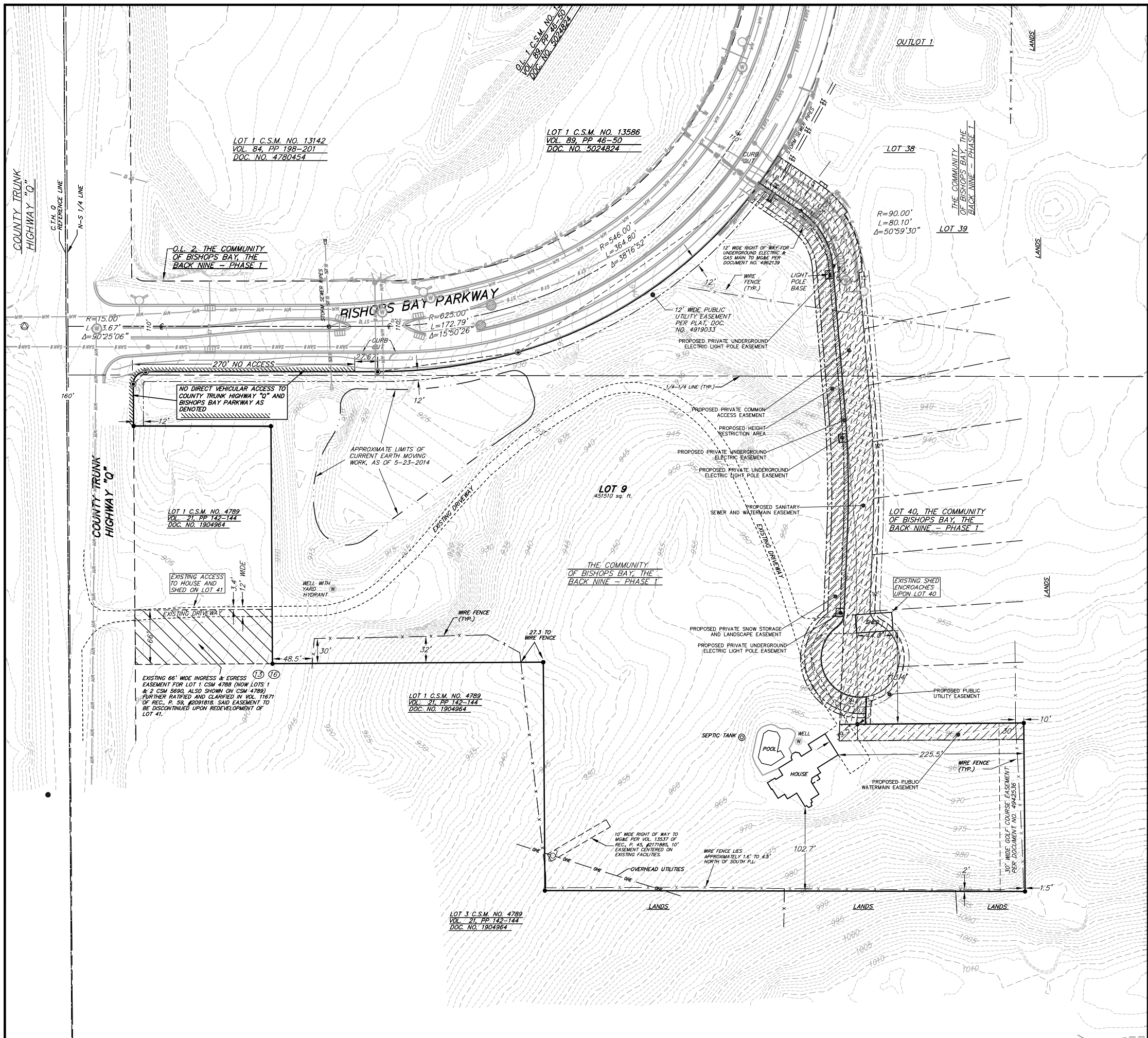
intelligent designs. inspired results.












North View Along Bishop's Bay Parkway






West View Along Bishop's Bay Parkway



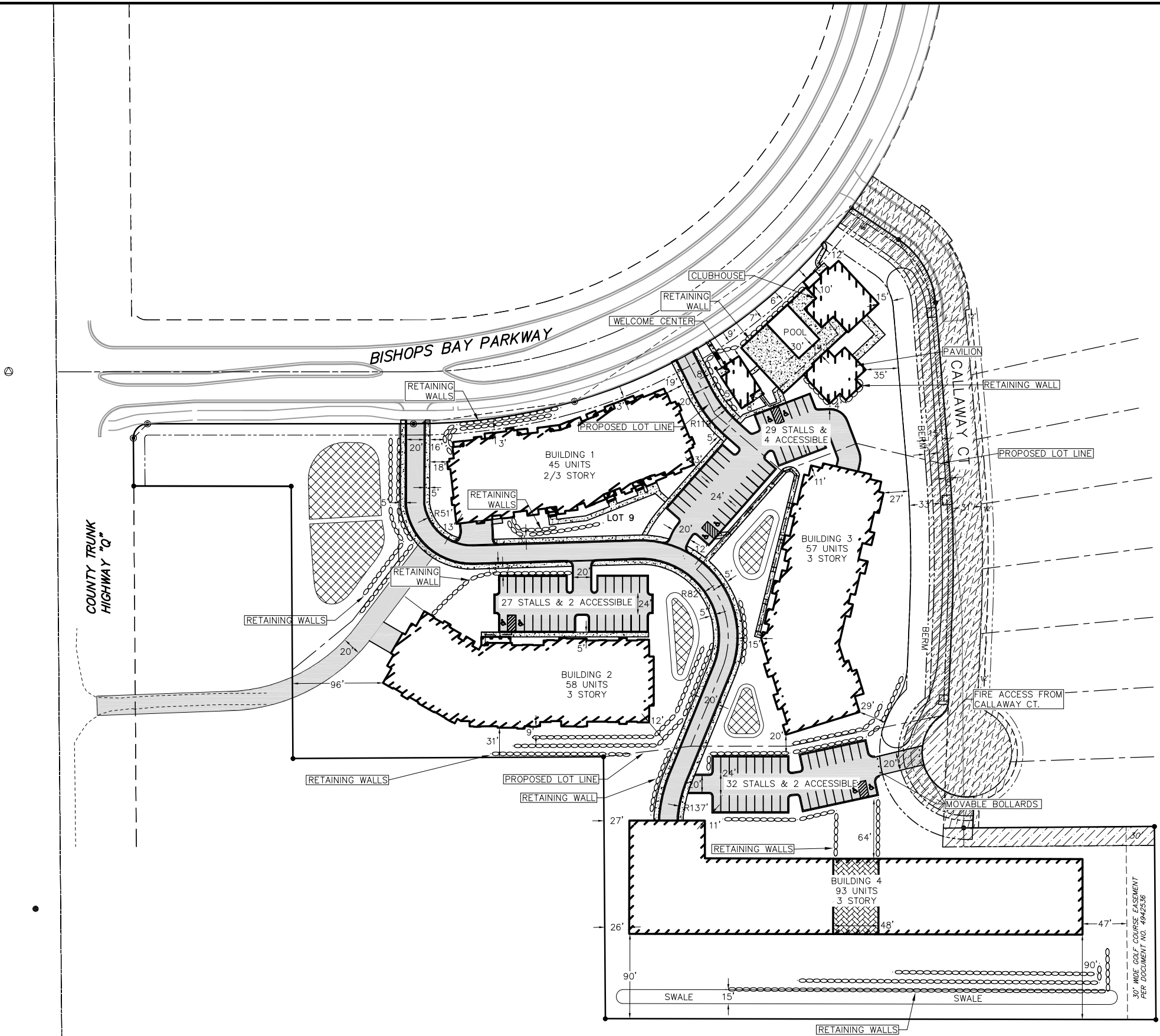
- SURVEY LEGEND
- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD

- TOPOGRAPHIC SYMBOL LEGEND**
- |   |                           |
|---|---------------------------|
|  | EXISTING CURB INLET       |
|  | EXISTING ENDWALL          |
|  | EXISTING FIELD INLET      |
|  | EXISTING SANITARY MANHOLE |
|  | EXISTING FIRE HYDRANT     |
|  | EXISTING WELL             |
|  | EXISTING WATER MANHOLE    |
|  | EXISTING LIGHT POLE       |
|  | EXISTING UTILITY POLE     |

- ### TOPOGRAPHIC LINework LEGEND
- |         |         |   |
|---------|---------|---|
| — UTV — | — UTV — | EXISTING UNDERGROUND CABLE TV             |
| — UT —  | — UT —  | EXISTING UNDERGROUND TELEPHONE            |
| — X —   | — X —   | EXISTING WIRE FENCE                       |
| — G —   | — G —   | EXISTING GAS LINE                         |
| — UE —  | — UE —  | EXISTING UNDERGROUND ELECTRIC LINE        |
| — OHE — | — OHE — | EXISTING OVERHEAD ELECTRIC LINE           |
| — SAN — | — SAN — | EXISTING SANITARY SEWER LINE (SIZE NOTED) |
| — ST —  | — ST —  | EXISTING STORM SEWER LINE (SIZE NOTED)    |
| — WM —  | — WM —  | EXISTING WATER MAIN (SIZE NOTED)          |
| — 820 — | — 820 — | EXISTING MAJOR CONTOUR                    |
| — 818 — | — 818 — | EXISTING MINOR CONTOUR                    |

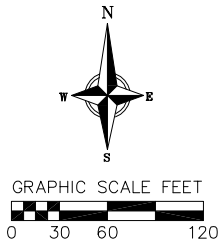
- SITE PLAN LEGEND
- |   |  |
|---|--|
|  | PROPERTY BOUNDARY                      |
|  | CURB AND GUTTER (REVERSE CURB HATCHED) |
|  | SIDEWALK                               |

|  |  |  |  |
|--|--|--|--|
|  <b>vierbichler</b><br>planners   engineers   advisors |  | REEDSBURG • MADISON • PRAIRIE DU CHIEN<br>999 Fautler Drive, Suite 201 Madison, Wisconsin 53717<br>Phone: (608) 826-0532 Fax: (608) 826-0530 |  |
| <h1>Existing Conditions Plan</h1>  |  |  |  |
| <h2>The Back Nine - Bishops Bay</h2>   |  |  |  |
| <h3>City of Middleton</h3>   |  |  |  |
| <h3>Dane County, Wisconsin</h3>  |  |  |  |
| SCALE<br>AS SHOWN  |  | REVISIONS  |  |
| DATE<br>10/20/14   |  | NO. DATE REMARKS   |  |
| DRAFTER<br>JFEL  |  | 1 11/5/14 City Submittal   |  |
| CHECKED  |  | 2 11/24/14 City Submittal  |  |
| PROJECT NO.<br>140224  |  | 3 01/06/15 City Submittal  |  |
| SHEET<br>1 OF 4  |  |  |  |
| DWG. NO.   |  |  |  |



**SITE PLAN LEGEND**

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- PROPOSED BUILDING OUTLINE
- PROPOSED BOULDER RETAINING WALL
- PROPOSED BLOCK OR CONCRETE RETAINING WALL
- PROPOSED ACCESSIBLE ROUTE
- PROPOSED HANDICAP PARKING
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED STORMWATER FACILITY



| REVISIONS |          | REVISIONS |                |
|-----------|----------|-----------|----------------|
| NO.       | DATE     | NO.       | DATE           |
| 1         | 11/5/14  | 1         | City Submittal |
| 2         | 11/24/14 | 2         | City Submittal |
| 3         | 01/06/15 | 3         | City Submittal |

SCALE  
AS SHOWN

DATE  
10/20/14

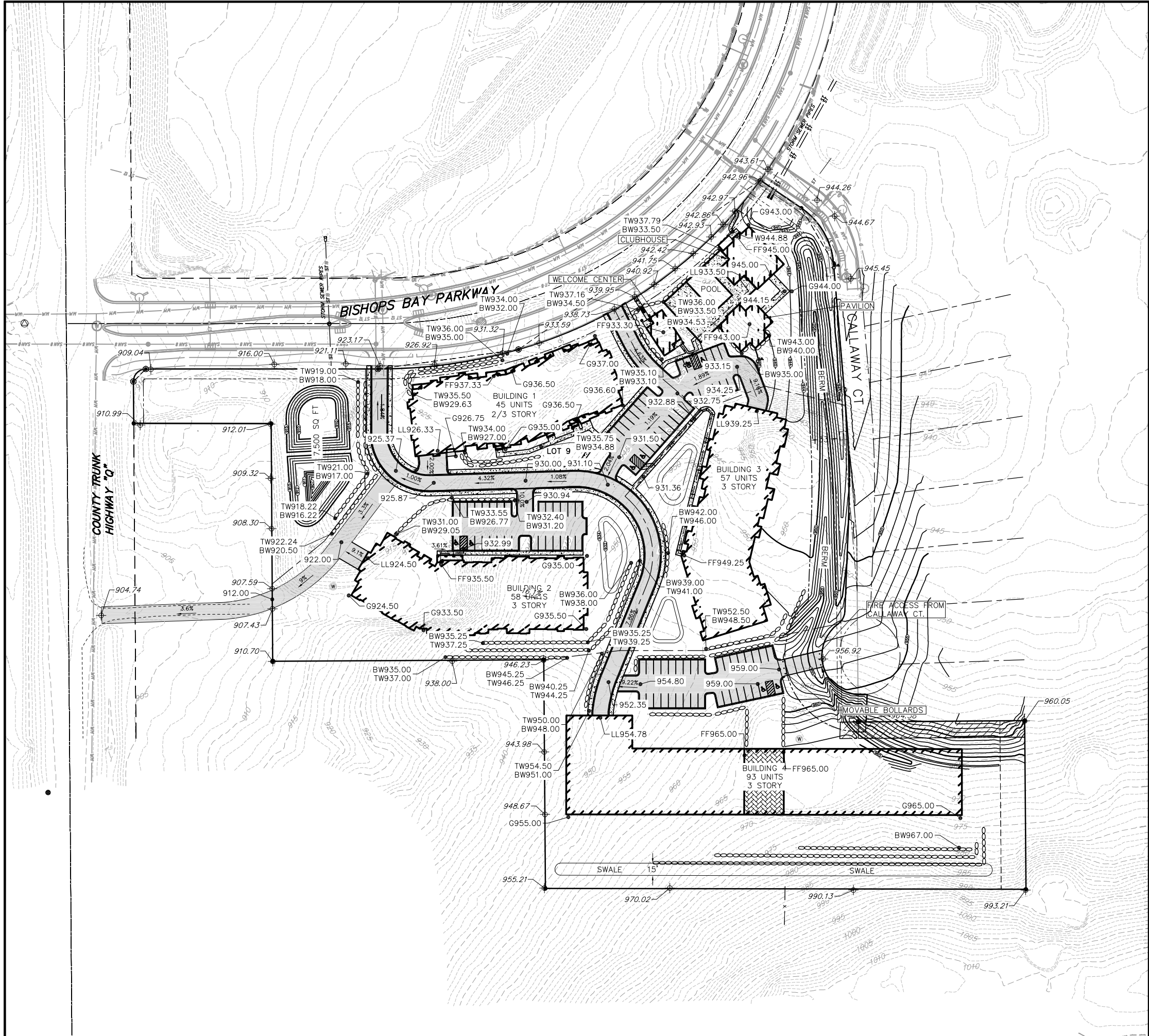
DRAFTER  
JFEL

CHECKED

PROJECT NO.  
140224

SHEET  
2 OF 4

DWG. NO.

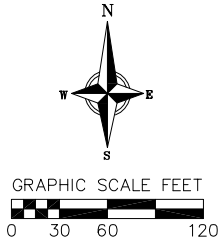


**GRADING LEGEND**

- 900 — EXISTING MAJOR CONTOURS
- - - 900 - - - EXISTING MINOR CONTOURS
- 900 — PROPOSED MAJOR CONTOURS
- - - 900 - - - PROPOSED MINOR CONTOURS
- 2.92% PROPOSED SLOPE ARROWS
- + 900.61 EXISTING SPOT ELEVATIONS
- 900.61 PROPOSED SPOT ELEVATIONS
- ○ ○ ○ ○ PROPOSED BOULDER RETAINING WALL
- ▬ ▬ ▬ PROPOSED BLOCK OR CONCRETE RETAINING WALL
- ▨ PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT

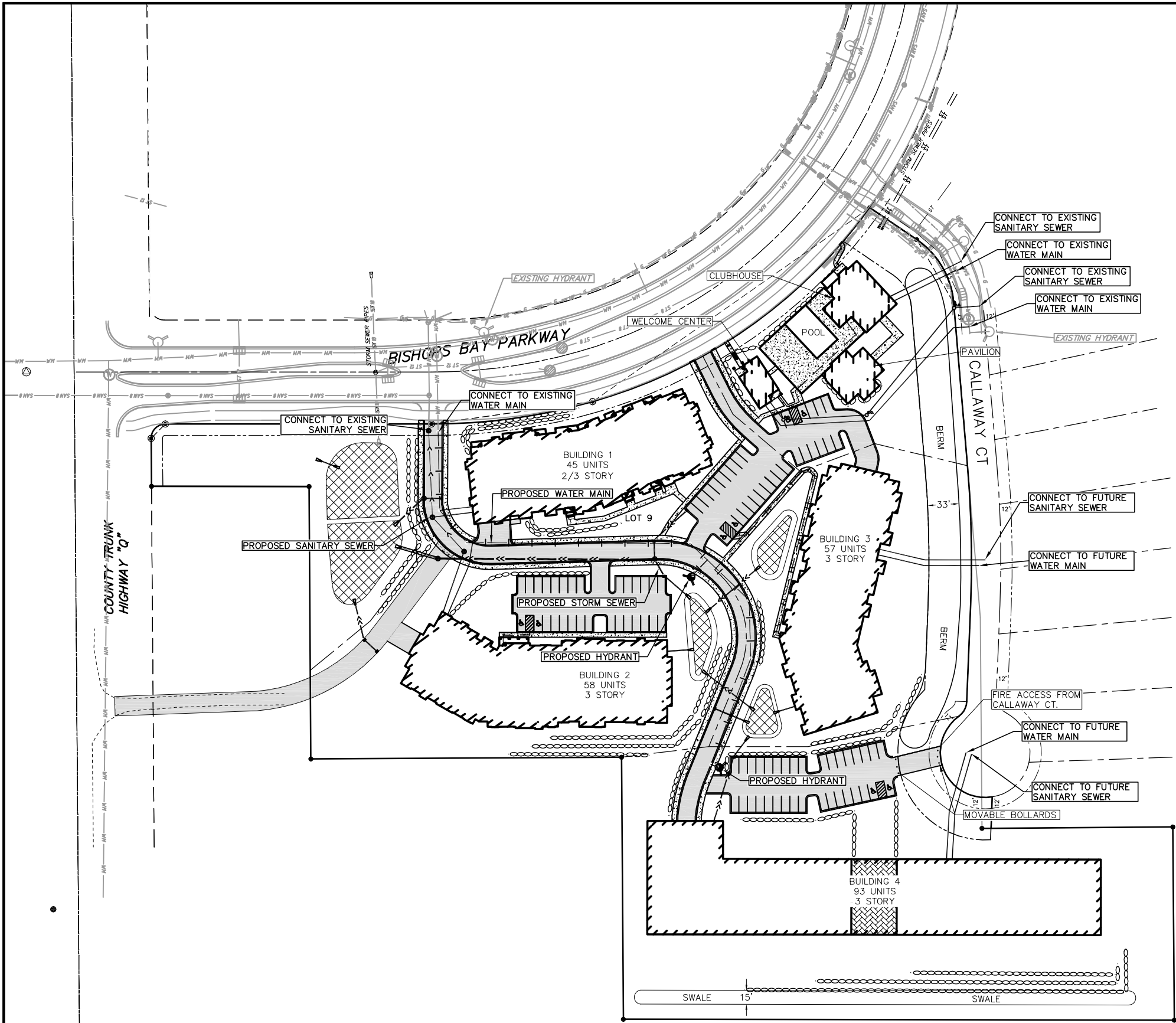
**ABBREVIATIONS**

- FF - FINISHED FLOOR
- LL - LOWER LEVEL
- TW - TOP OF WALL
- BW - BOTTOM OF WALL
- G - GRADE

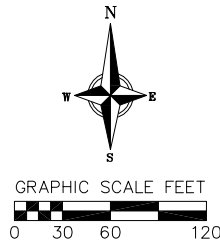


| REVISIONS |          | REVISIONS      |      |
|-----------|----------|----------------|------|
| NO.       | DATE     | NO.            | DATE |
| 1         | 11/5/14  | City Submittal |      |
| 2         | 11/24/14 | City Submittal |      |
| 3         | 01/06/15 | City Submittal |      |

|             |          |
|-------------|----------|
| SCALE       | AS SHOWN |
| DATE        | 10/20/14 |
| DRAFTER     | JFEL     |
| CHECKED     |          |
| PROJECT NO. | 140224   |
| SHEET       | 3 OF 4   |
| DWG. NO.    |          |

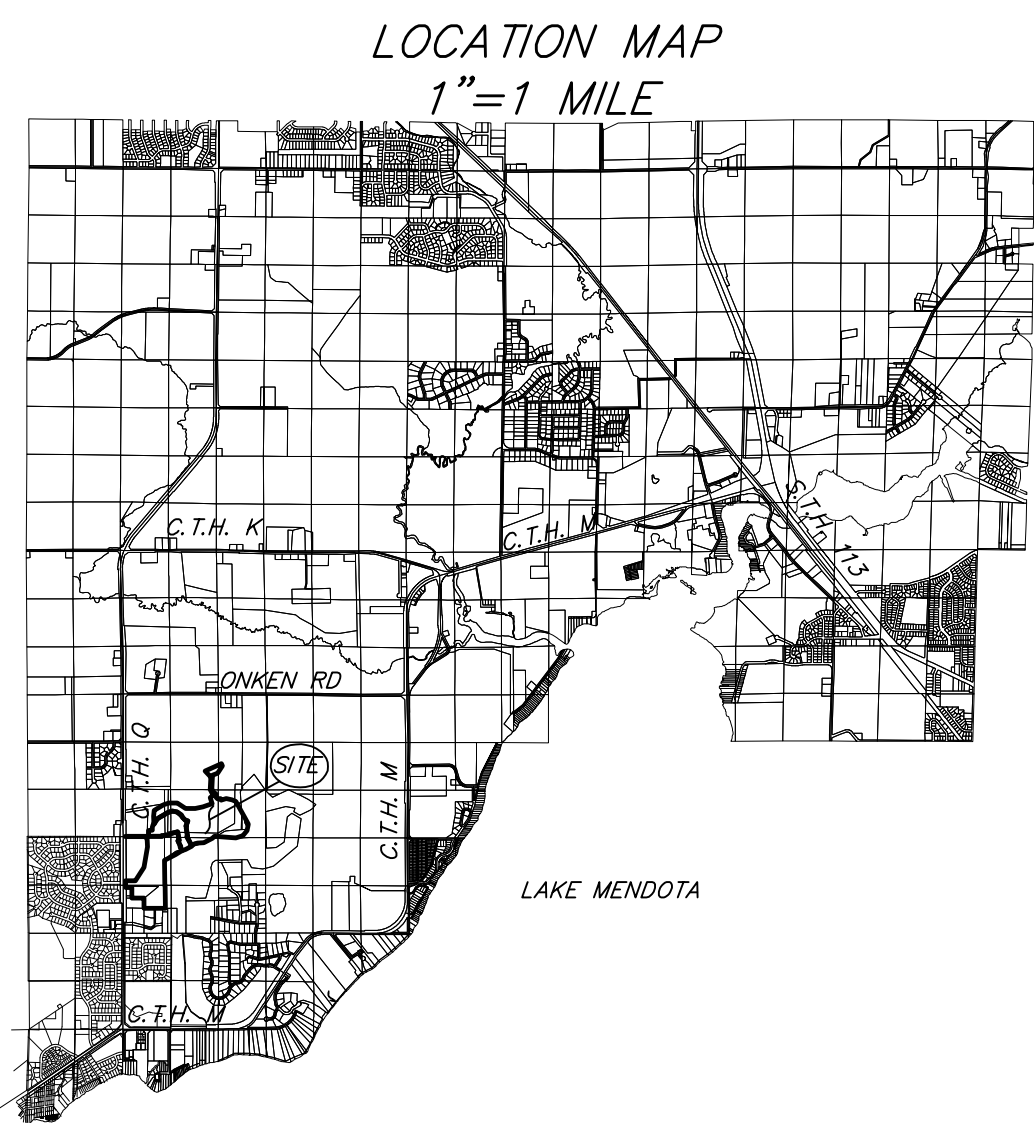


- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING CURB INLET
  - EXISTING ENDWALL
  - EXISTING FIELD INLET
  - EXISTING SANITARY MANHOLE
  - EXISTING FIRE HYDRANT
  - EXISTING WATER MANHOLE
  - EXISTING UTILITY POLE
- TOPOGRAPHIC LINEWORK LEGEND**
- EXISTING UNDERGROUND CABLE TV
  - EXISTING UNDERGROUND TELEPHONE
  - EXISTING WIRE FENCE
  - EXISTING GAS LINE
  - EXISTING UNDERGROUND ELECTRIC LINE
  - EXISTING OVERHEAD ELECTRIC LINE
  - EXISTING SANITARY SEWER LINE (SIZE NOTED)
  - EXISTING STORM SEWER LINE (SIZE NOTED)
  - EXISTING WATER MAIN (SIZE NOTED)
- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
  - CURB AND GUTTER (REVERSE CURB HATCHED)
  - SIDEWALK
- PROPOSED UTILITY LEGEND**
- STORM SEWER PIPE
  - STORM SEWER MANHOLE
  - STORM SEWER ENDWALL
  - STORM SEWER CURB INLET
  - STORM SEWER CURB INLET W/MANHOLE
  - SANITARY SEWER PIPE (GRAVITY)
  - SANITARY SEWER LATERAL PIPE
  - SANITARY SEWER MANHOLE
  - WATER MAIN
  - WATER SERVICE LATERAL PIPE
  - FIRE HYDRANT
  - WATER VALVE
  - PROPOSED STORMWATER FACILITY



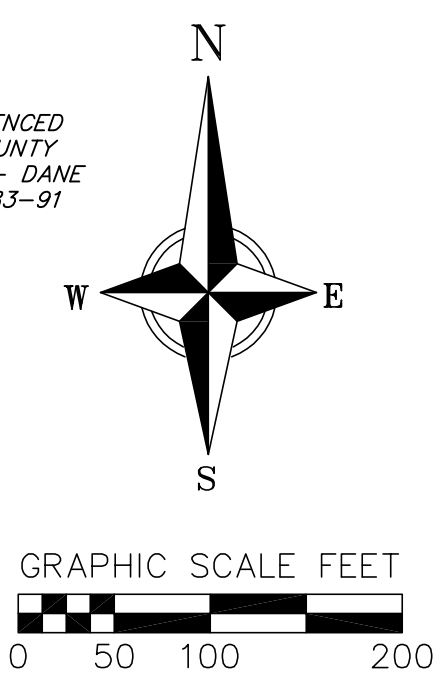
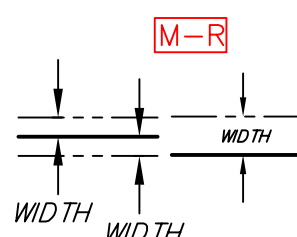
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| 1         | 11/5/14  | City Submittal |      |
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|             |          |
|-------------|----------|
| SCALE       | AS SHOWN |
| DATE        | 10/20/14 |
| DRAFTER     | JFEL     |
| CHECKED     |          |
| PROJECT NO. | 140224   |
| SHEET       | 4 OF 4   |
| DWG. NO.    |          |

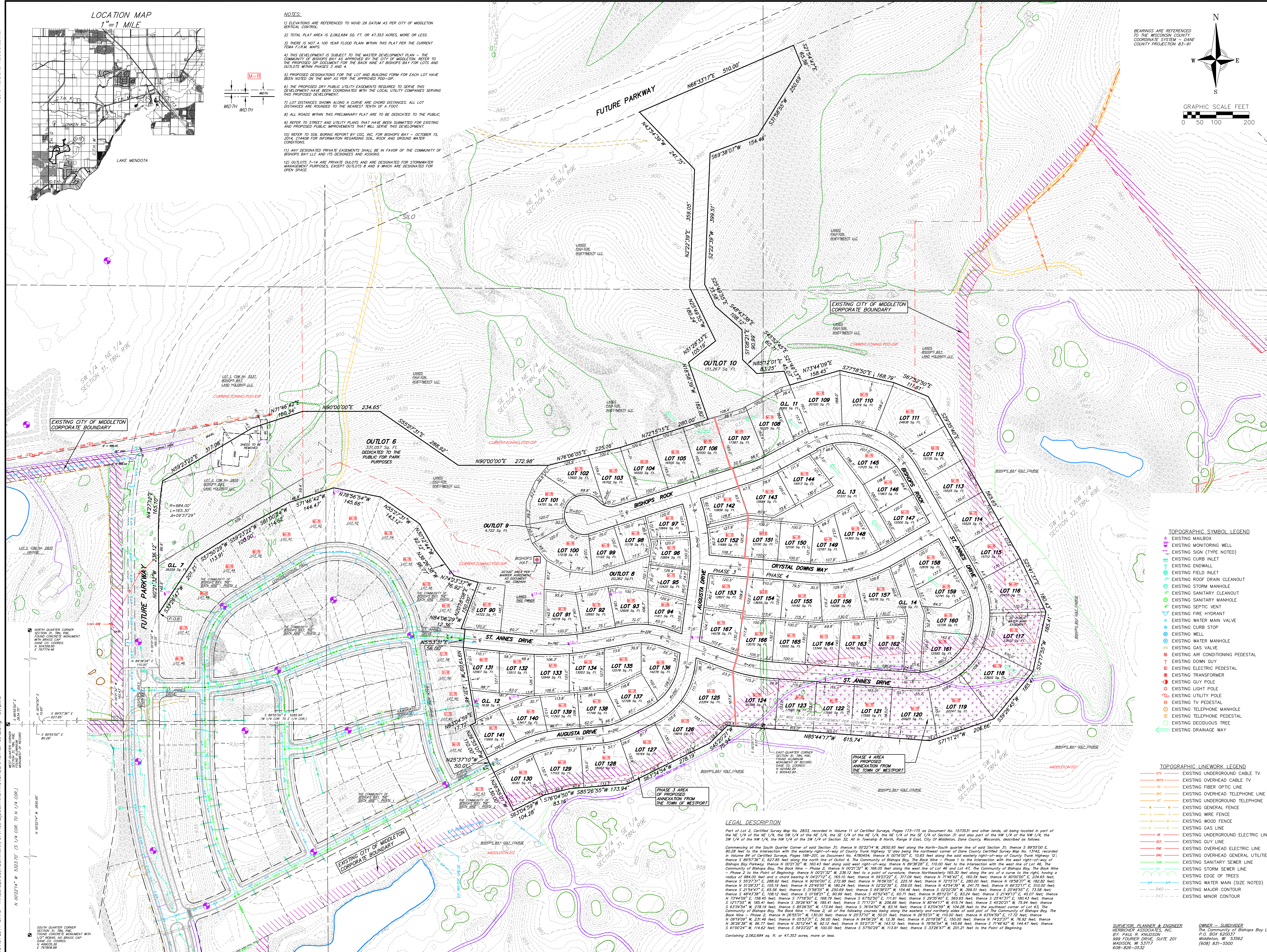


NOTES:

- 1) ELEVATIONS ARE REFERENCED TO NGVD 29 DATUM AS PER CITY OF MILOQUET VERTICAL CONTROL.
- 2) TOTAL PLAT AREA IS 2,062,684 SQ. FT. OR 47,353 ACRES. MORE OR LESS.
- 3) THERE IS NOT A 100 YEAR FLOOD PLAIN WITHIN THIS PLAT PER THE CURRENT FLOOD MAP.
- 4) THIS DEVELOPMENT IS SUBJECT TO THE MASTER DEVELOPMENT PLAN -- THE COMMUNITY OF BISHOPS BAY AS APPROVED BY THE CITY OF MILOQUET. REFER TO THE CITY OF MILOQUET WEBSITE FOR THE BACK NINE AT BISHOPS BAY FOR LOTS AND OUTLOTS WITH PHASES 3 AND 4.
- 5) PROPOSED DISPOSITIONS FOR THE LOT AND BUILDING FORM FOR EACH LOT HAVE BEEN NOTED ON THE MAP AS PER THE APPROVED PUD-GP.
- 6) THE PROPOSED DRY PUBLIC UTILITY CEMENTS REQUIRED TO SERVE THIS DEVELOPMENT ARE LOCATED WITHIN THE LOCAL UTILITY COMPANIES SERVING THIS PROPOSED DEVELOPMENT.
- 7) LOT DISTANCES SHOWN ALONG A CURVE ARE CHORD DISTANCES. ALL LOT DISTANCES WERE OBTAINED FROM THE LOCAL UTILITY COMPANIES.
- 8) ALL ROADS WITHIN THIS PRELIMINARY PLAT ARE TO BE DEDICATED TO THE PUBLIC.
- 9) REFER TO STREET AND UTILITY PLANS THAT HAVE BEEN SUBMITTED FOR EXISTING AND PROPOSED PUBLIC IMPROVEMENTS THAT WILL SERVE THIS DEVELOPMENT.
- 10) REFER TO SOIL BORING REPORT BY DGC, INC. FOR BISHOPS BAY -- OCTOBER, 15, 2010 FOR DATA FOR INFORMATION REGARDING SOIL, ROCK AND GROUND WATER CONDITIONS.
- 11) ANY UNDESIRABLE PRIVATE EASEMENTS SHALL BE IN FAVOR OF THE COMMUNITY OF BISHOPS BAY.
- 12) OUTLOTS 7-11 ARE PRIVATE OUTLOTS AND ARE DESIGNATED FOR STORMWATER MANAGEMENT PURPOSES, EXCEPT OUTLOTS 8 AND 9 WHICH ARE DESIGNATED FOR RESIDENTIAL PURPOSES.





















BEARINGS ARE REFERENCED  
TO THE WISCONSIN COUNTY  
COORDINATE SYSTEM - DAN.  
COUNTY PROJECTION, 83-91



TOPOGRAPHIC SYMBOL LEGEND

- ✂ EXISTING MAILBOX
- ✂ EXISTING MONITORING WELL
- ✂ EXISTING SIGN (TYPE NOTED)
- ✂ EXISTING CURB INLET
- ✂ EXISTING ENDWALL
- ✂ EXISTING FLOOD INLET
- ✂ EXISTING ROOF DRAIN CLEANOUT
- ✂ EXISTING STORM MANHOLE
- ✂ EXISTING SANITARY CLEANOUT
- ✂ EXISTING SANITARY MANHOLE
- ✂ EXISTING SEPTIC VENT
- ✂ EXISTING FIRE HYDRANT
- ✂ EXISTING WATER MAIN VALVE
- ✂ EXISTING CURB STOP
- ✂ EXISTING WELL
- ✂ EXISTING WATER MANHOLE
- ✂ EXISTING GAS VALVE
- ✂ EXISTING AIR CONDITIONING PEDESTAL
- ↑ EXISTING DOWN GUY
- ✂ EXISTING ELECTRIC PEDESTAL
- ✂ EXISTING TRANSFORMER
- ✂ EXISTING GUY POLE
- ✂ EXISTING LIGHT POLE
- ✂ EXISTING UTILITY POLE
- ✂ EXISTING TV PEDESTAL
- ✂ EXISTING TELEPHONE MANHOLE
- ✂ EXISTING TELEPHONE PEDESTAL
- ✂ EXISTING DECIDUOUS TREE
- ← EXISTING DRAINAGE WAY

TOPOGRAPHIC LINEWORK LEGEND

- |   |                                     |
|---|-------------------------------------|
|  | EXISTING UNDERGROUND CABLE TV       |
|  | EXISTING OVERHEAD CABLE TV          |
|  | EXISTING FIBER OPTIC LINE           |
|  | EXISTING OVERHEAD TELEPHONE LINE    |
|  | EXISTING UNDERGROUND TELEPHONE      |
|  | EXISTING GENERAL FENCE              |
|  | EXISTING WIRE FENCE                 |
|  | EXISTING WOOD FENCE                 |
|  | EXISTING GAS LINE                   |
|  | EXISTING UNDERGROUND ELECTRIC LINE  |
|  | EXISTING OVERHEAD ELECTRIC LINE     |
|  | EXISTING OVERHEAD GENERAL UTILITIES |
|  | EXISTING SANITARY SEWER LINE        |
|  | EXISTING STORM SEWER LINE           |
|  | EXISTING EDGE OF TREES              |
|  | EXISTING WATER MAIN (SIZE NOTED)    |
|  | EXISTING MAJOR CONTOUR              |
|  | EXISTING MINOR CONTOUR              |

### LEGAL DESCRIPTION

[illegible]

Containing 2,062,684 sq. ft. or 47.353 acres, more or less.

SURVEYOR, PLANNER & ENGINEER  
WIERBICHER ASSOCIATES, INC.  
 BY: PAUL R. KNUDSON  
 999 FOURIER DRIVE, SUITE 201  
 MADISON, WI 53717

OWNER - SUBDIVIDER  
The Community of Bishops Bay LL  
P.O. BOX 620037  
Middleton, WI 53562  
(608) 831-5500

|                       |  |           |  |           |  |
|-----------------------|--|-----------|--|-----------|--|
| SCALE<br>1"=100'      |  | REVISIONS |  | REVISIONS |  |
| DATE<br>11-17-2014.   |  | NO. DATE  |  | NO. DATE  |  |
| DRAFTER<br>PKNU       |  |           |  |           |  |
| CHECKED<br>MSCH       |  |           |  |           |  |
| PROJECT NO.<br>140042 |  |           |  |           |  |
| SHEET<br>1 OF 1       |  |           |  |           |  |
| DWG. NO.              |  |           |  |           |  |

PRELIMINARY PLAT - THE COMMUNITY OF BISHOPS BAY, THE BACK NINE - PHASE 3 & 4

*The Community of*

# BISHOPS BAY



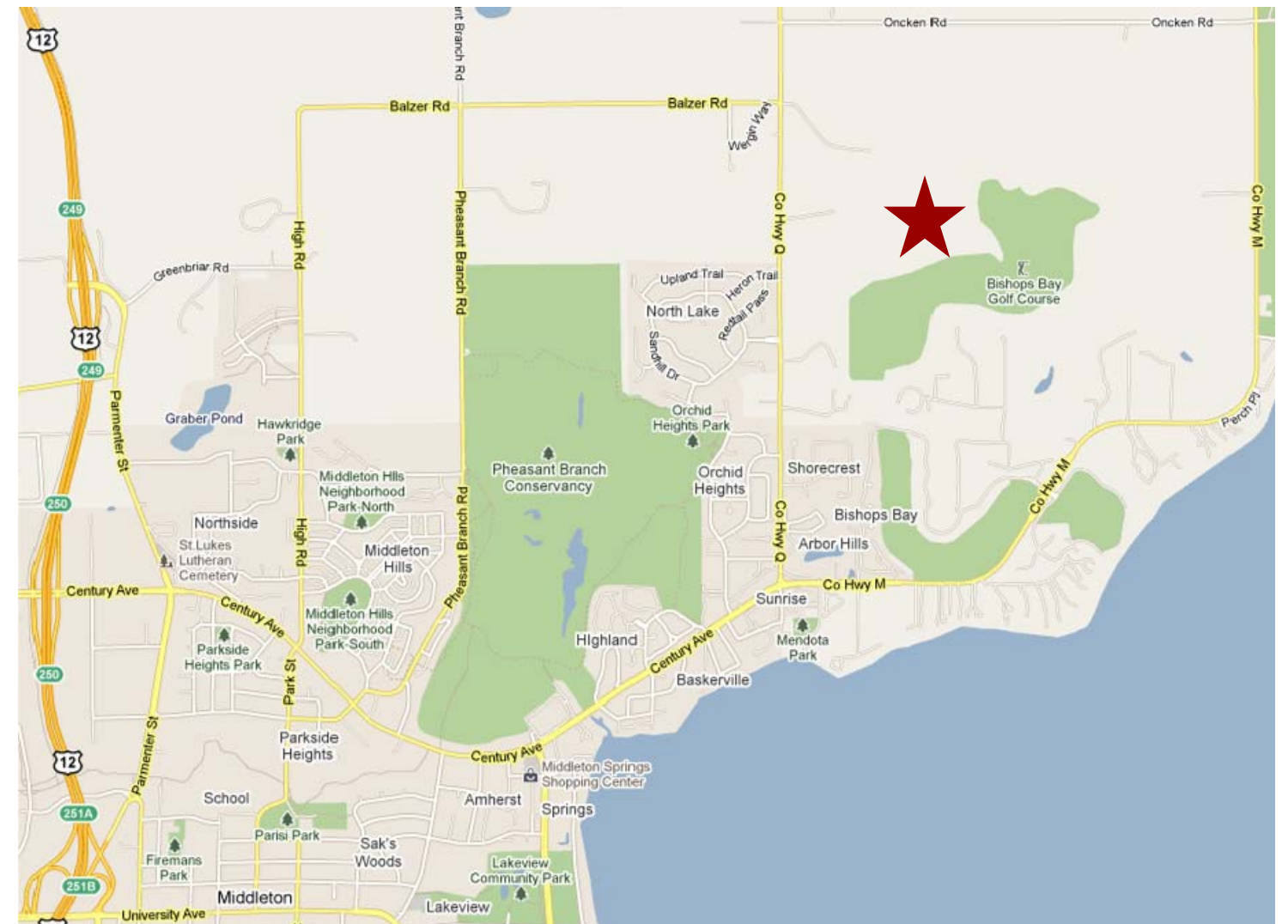
Back Nine, Phases 3 &  
4, Specific  
Implementation Plan  
November 17, 2014

## Contents:

SIP Summary Text

Phase 3 & 4 Lot & Street Type Summary Map

Back Nine Lot & Street Type Overview Map



Developer: The Community of Bishops Bay LLC



P.O. Box 620037  
Middleton, WI 53562  
(608) 831-5500

Engineer, Planner, Landscape Architect, Surveyor:

**vierbicher**  
planners | engineers | advisors



999 Fourier Drive, Suite 201  
Madison, WI 53717  
Phone: (608) 826-0532

# Overview

This Specific Implementation Plan (SIP) is for the Phases 3 and 4 of the Back Nine neighborhood at the Community of Bishops Bay (the Back Nine was formerly named the Estates). While it is anticipated that the final plat will only be submitted for Phase 3, two phases have been included in this SIP and the preliminary plat so that the final plat for Phase 4 may be submitted more quickly when there is sufficient demand for lots in the marketplace.

As described in the Administration chapter or the Bishops Bay Master Development Plan (MDP), information required for platting, such as public improvements, has been submitted alongside this SIP, as has the preliminary plat for both phases. The final plat for Phase 3 will be submitted after the preliminary plat approval. Annexation will be necessary to match the southern boundary of this SIP and preliminary plat with the City of Middleton/Town of Westport boundaries. 0.2976 acres of land along the golf course will need to be annexed for Phase 3. Approximately 4.63 acres of land along the golf course will need to be annexed for Phase 4. An annexation petition for Phase 3 land is forthcoming, and an annexation petition for Phase 4 land will be submitted with the final plat for that phase.

# Lot Types & Consistency with the MDP

This SIP contains 38 Manor Residential (M-R) lots in Phase 3 and 40 manor lots in Phase 4. The lot type designations are consistent with the chart on page 35 of the MDP that lists permitted lot types by neighborhood.

This Phase 3 & 4 SIP contains larger lots than the first two phases of the Back Nine. Single-family lot sizes vary in size from about 10,400 square feet to about 23,600 square feet. Golf-course fronting homes will maintain the general feel of the existing residential lots that front the course to the south. As allowed in Chapter 7 of the MDP, this SIP is requesting a waiver from the M-R lot type requirements for lots 124 and 129, which are wider than would otherwise be allowed under the manor lot type.

Outlots 6-14 are proposed as part of this SIP. Outlot 6 will be dedicated to the public for parkland purposes. It comprises the first portion of the woodland park shown in the MDP. Outlots 8 and 9 are planned for neighborhood-owned greenspace. Outlots 7 and 10-14 are planned for private stormwater management. Map 10 in the MDP shows

stormwater management measures running through the area to the north of the Back Nine. The area shown on Map 10 has been shifted in this SIP to better preserve existing trees.

# Road & Trail Network

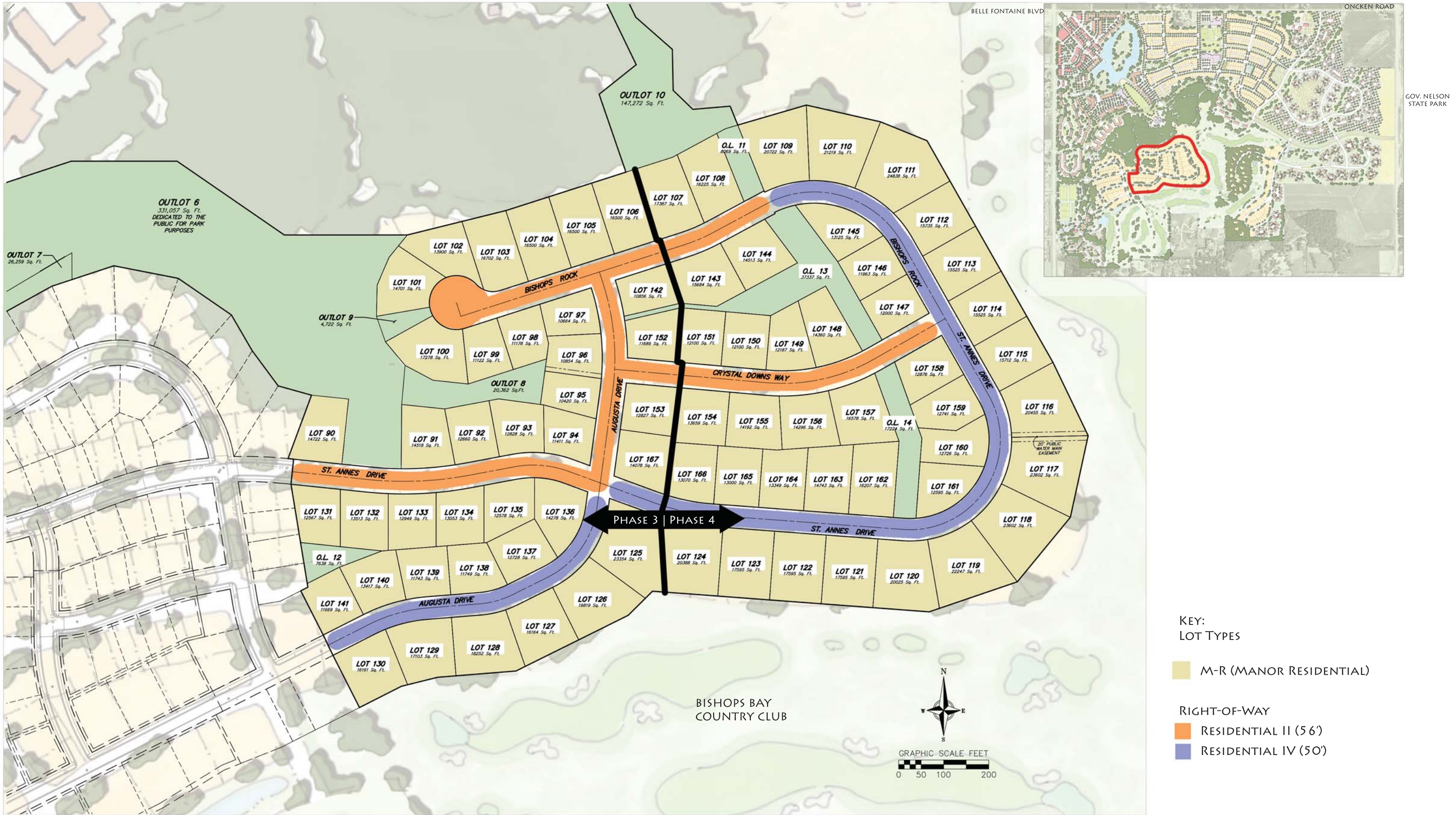
This SIP includes extension of St. Anne’s Drive and Augusta Drive from Phases 1 and 2. Two new streets—Crystal Downs Way and Bishops Rock are included in this SIP. All streets use either the Residential II or Residential IV street types, as specified in the MDP—see the attached map for precise locations of the street types.

The street layout has changed slightly from the MDP—Crystal Downs Way is shown as an east-west street in this SIP, as opposed to a north-south street in the MDP. This change has been made to better work with the grades of the site and facilitate platting of stormwater management outlots.

Proposed trail network connections are shown in the engineering plans, which have been submitted separately. The trail network includes a path running through the public parkland (OL 6), with connections to the Phase 3 and 4 street network and a connection across OL 10 to link the Back Nine with additional parkland that will accompany future phases of The Community of Bishops Bay.

# Street Trees / Lighting

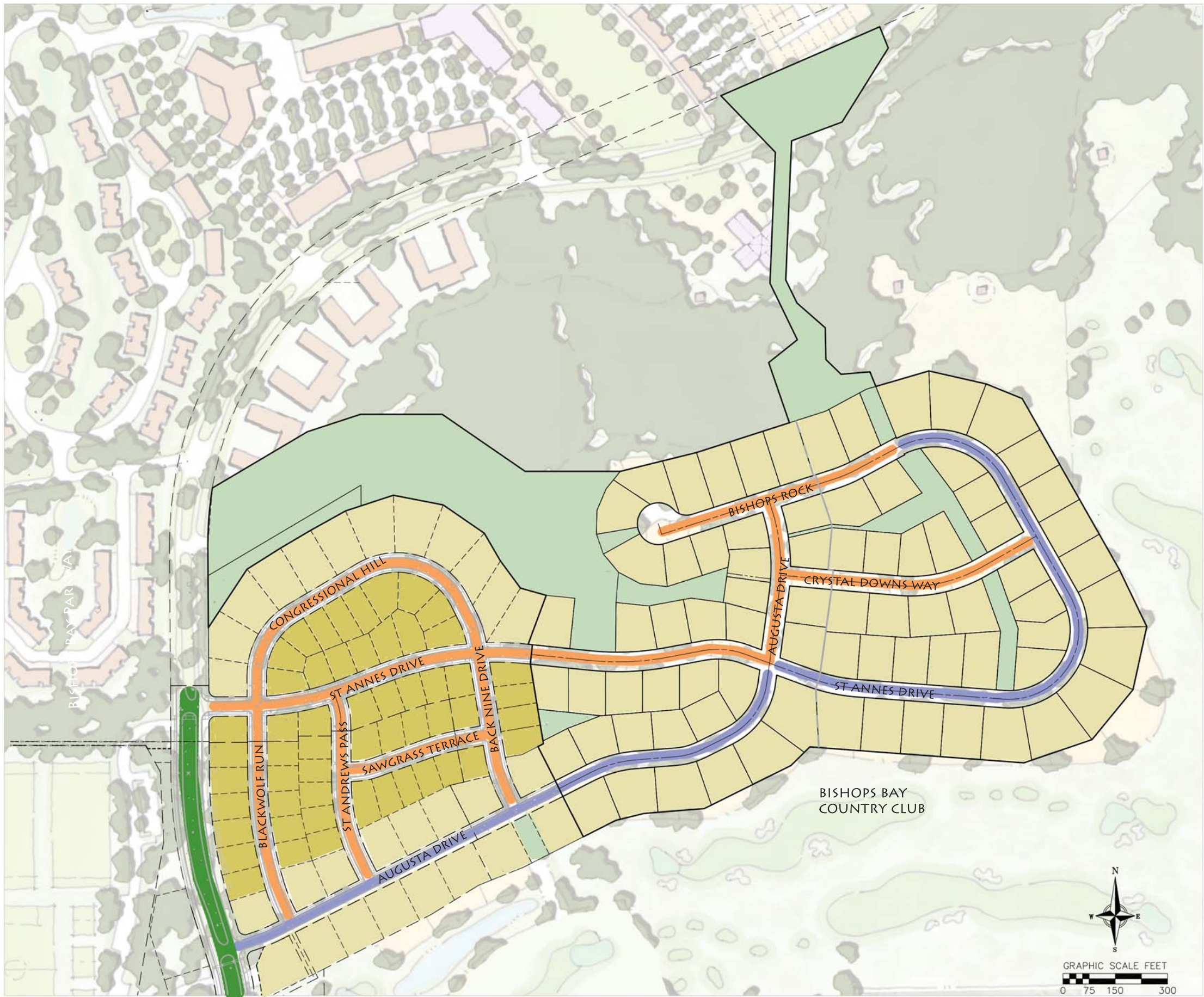
Specifications for street tree plantings and street lighting will be submitted for Plan Commission review and approval at a later date as an SIP modification.



NOVEMBER 17, 2014



LOT TYPES | PHASE 3 & 4 ADDITION TO BACK NINE AT COMMUNITY OF BISHOPS BAY



KEY:  
LOT TYPES

- M-R (MANOR RESIDENTIAL)
- V-R (VILLAGE RESIDENTIAL)

RIGHT-OF-WAY

- PARKWAY BOULEVARD (110' MAX)
- RESIDENTIAL II (56')
- RESIDENTIAL IV (50')

OTHER

- OPEN SPACE/OUTLOT

