## APPLICATION FOR URBAN DESIGN COMMISSION

REVIEW AND APPROVAL

AGENDA	ITEM:	#
Project # _		
Legistar#		

DATE SUBMITTED	: July 3, 2012	Action Requested Informational Presentation	i
UDC MEETING DA	TE: JULY 11, 2012	Initial Approval and/or Recommendation  X Final Approval and/or Recommendation	
PROJECT ADDRES	S: 1108 MOORLAND	RO	٦
*ALDERMANIC DIS			
OWNER/DEVELOP	`	) ARCHITECT/DESIGNER/OR AGENT:  EXCEL ENGINEERING, INC.	EASE
KENN NEWE	. ′	JONATHAN BRINKLEY	
<u> </u>			
CONTACT PERSON	1: ERIC DRAZKOWSKI, AC	E (EXCEL ENGINEERING)	
Address:	100 CAMELOT DR		7
	FOND DU LAC, WI 5	4935	
Phone:	920. 322. 1678	·	• -≪8
Fax:	920.926.9801		
E-mail addres	s: eric.d a excelengine	er. com	
General Specific Specific Planned Communication General Specific Specific Specific Planned Residual New Construction Well as a fee School, Public School, Public Specific Spec	e Building or Space (Fee may be tion or Addition to or Remodeli	an Urban Design District * (A public hearing is rec required) ing of a Retail, Hotel or Motel Building Exceeding	-
New Construc	tion or Exterior Remodeling in	C4 District (Fee required)	
(See Section C for:) R.P.S.M. Park	ting Variance (Fee required)		
<del></del>	ve Design Review* (Fee required es Variance* (Fee required)	d)	
Other			
_		eeks in Advance of Meeting Date)	

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



**P: 920|926|9800** • F: 920|926|9801 100 Camelot Drive • Fond du Lac, WI 54935

www.excelengineer.com

June 28, 2012

Project: Nob Hill Redevelopment

1108 Moorland Road

Project No: 1206230

#### Letter of Intent

The proposed project is located at 1108 Moorland Road in the Nob Hill apartment complex on a 21.31 acre property. This development is zoned R-3 and is part of a Planned Residential Development. The project consists of renovating the existing apartments (interior and exterior), adding a clubhouse, and adding garaged parking stalls on site so that 50% of the units have a garaged stall. 5% of the apartments will be renovated to comply with ADA standards. Walk paths to these building entrances will be replaced to remove existing steps. The existing in-ground pool will be removed and replaced with a community clubhouse and leasing office with a recreational area added across from the clubhouse. The use of the property will remain the same. Dwelling Units will be decreased by 10% from what currently exists by combining smaller units into larger, three bedroom units. Parking stall numbers will meet the zoning regulations. The existing asphalt will be pulverized in place, overlaid, and restriped. The project will need Plan Commission and Urban Design Commission approval per direction given by the Planning Department.

The development schedule for the project is planned to start in November of 2012 and end in December of 2013. This includes site and building work. The owner is Nob Hill Apartments, LLC and will be managed by ACC Management out of Oshkosh. The contractor is KM Development. The design architect and engineer for the project is Excel Engineering. The approximate number of employees on the site is 6 to handle maintenance and office related items. The apartments will contain 254 Dwelling Units which will consist of a mix of studio, 1, 2, and 3 bedrooms. The unit's price ranges are expected to be: Efficiency (\$575), 1-bedroom (\$655), 2-bedroom (\$765), and 3-bedroom(\$900 and \$1,004). Open parking stalls will decrease from existing to 357 but garaged stalls will increase to 127. Total parking spaces will be increased to 484 with 22 handicap stalls available (included ADA garaged stalls). These numbers exceed zoning requirements. Green space for the site exceeds zoning requirements with ample existing undeveloped area to the north. Disturbance for the site will be limited. See plan set for specific numbers within the site data table. Existing landscaping on site meets zoning requirements per the landscape worksheet. Plants have been added around the clubhouse.

The redevelopment of the property is expected to be an overall benefit to the community. The site will be improved and the overall dwelling unit density will decrease. Please accept the included items for approval.







































































Nob Hill Redevelopment Madison, WI 5/16/12



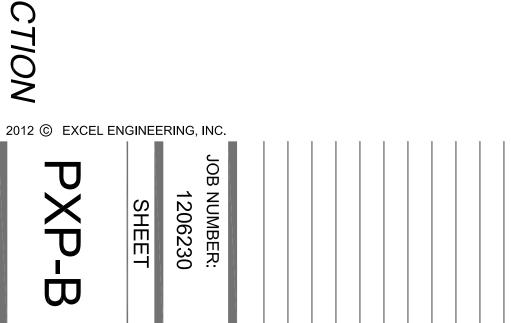
Nob Hill Redevelopment Madison, WI 5/16/12



Nob Hill Redevelopment Madison, WI 5/16/12

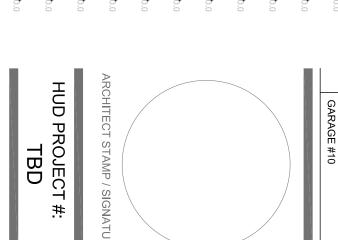


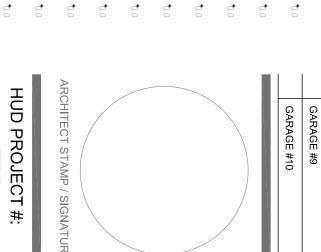
Nob Hill Redevelopment Madison, WI 5/16/12

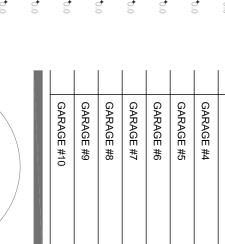


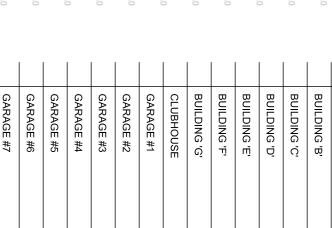












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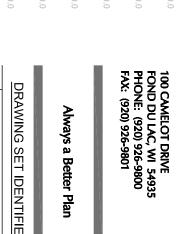
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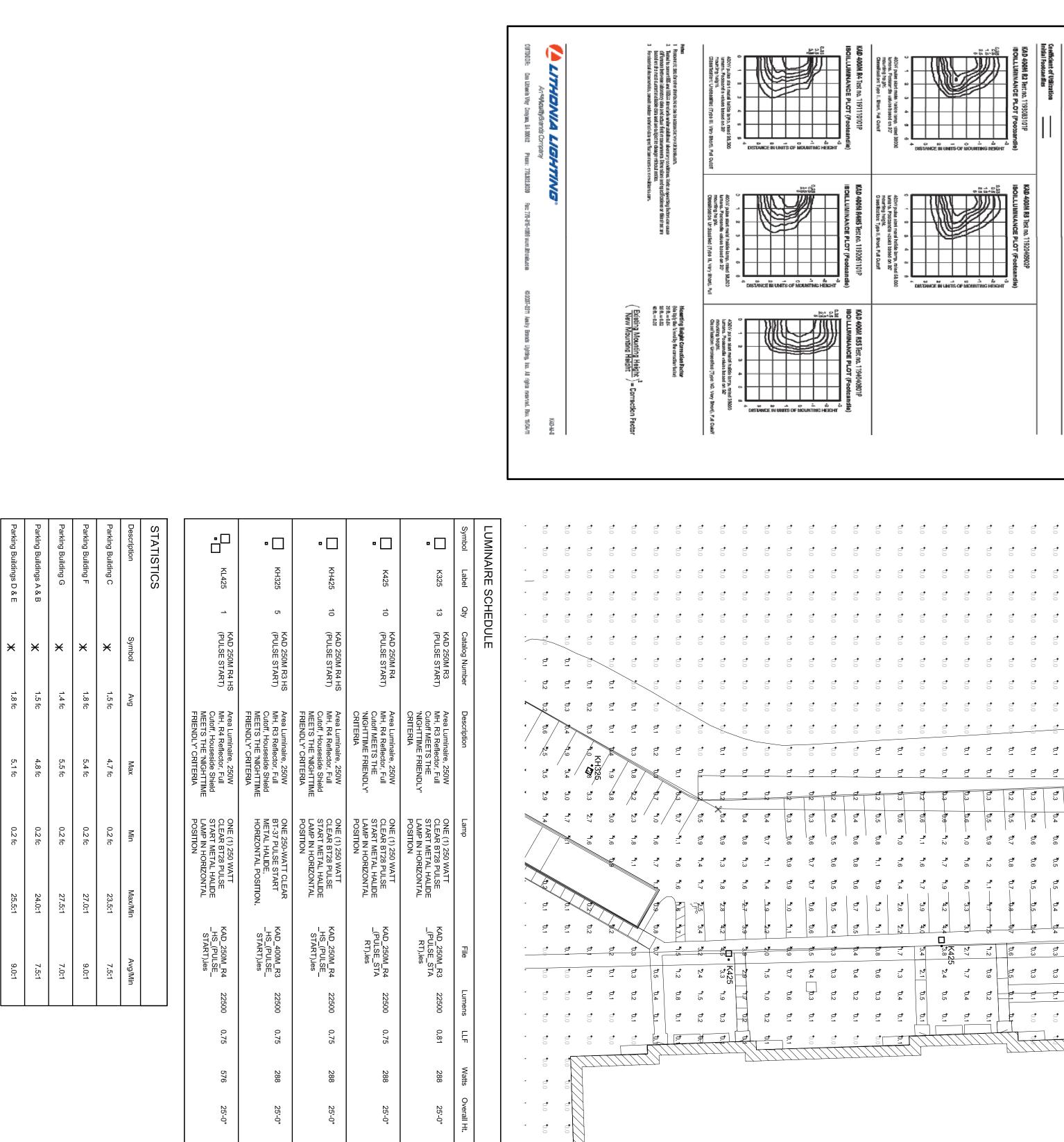
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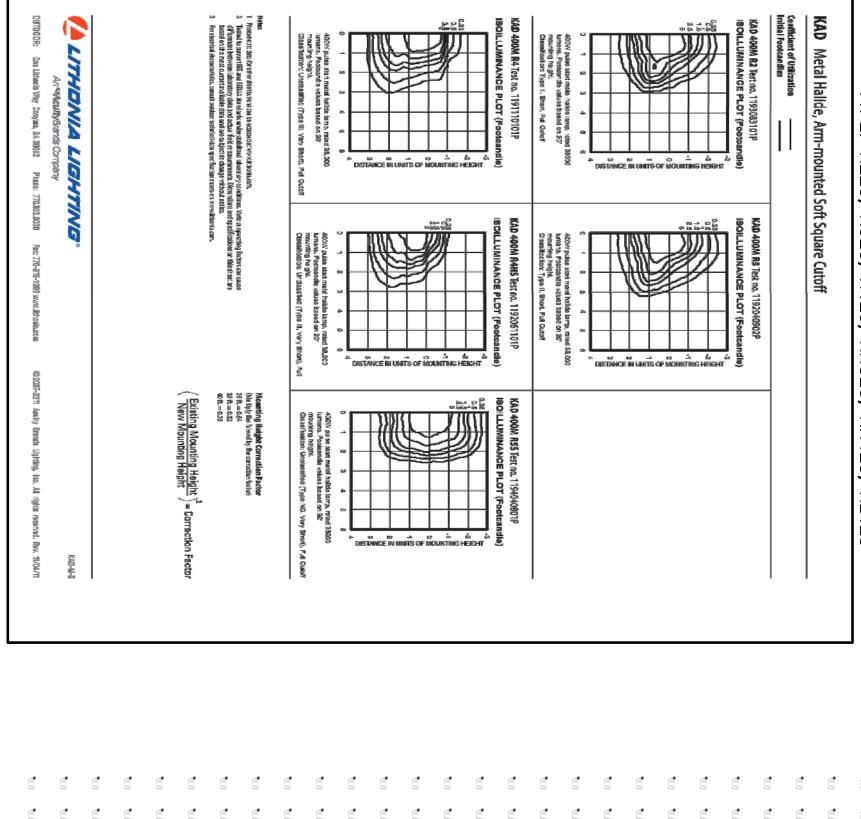
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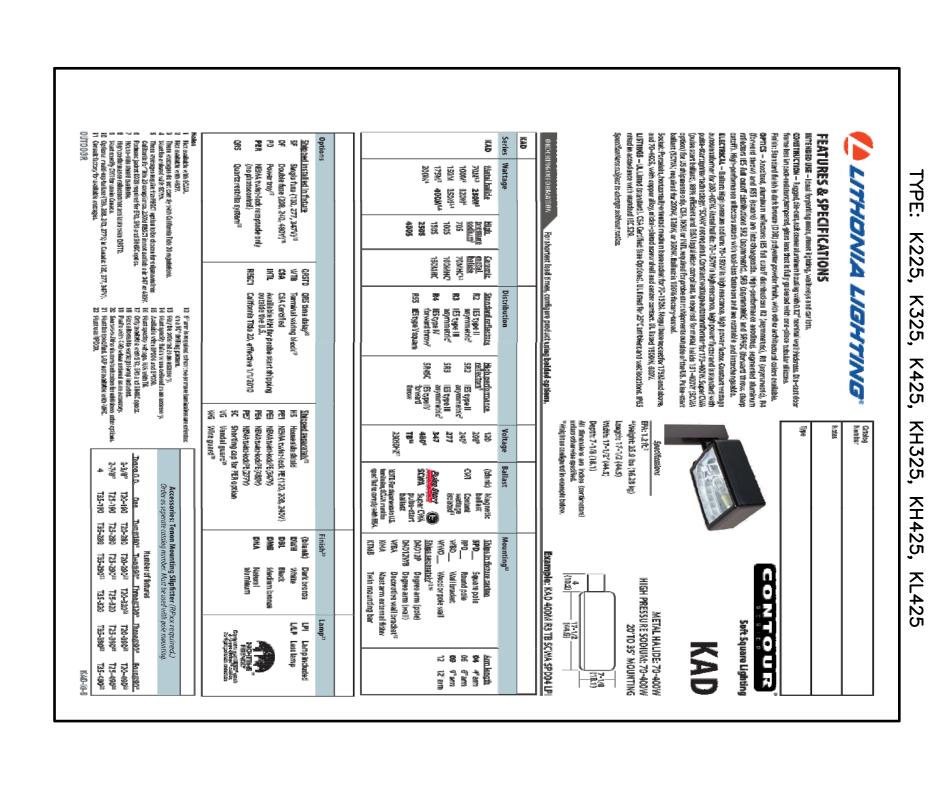
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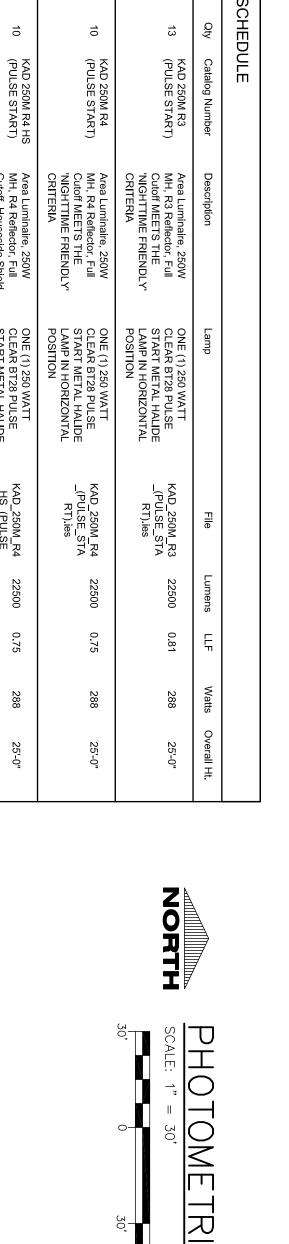


PRELIMINARY SHEET DATES: JUNE 20, 2012





	Parking Bu	Parking Building G	Parking Building F	Parking Building C	Description	STATISTICS	: 	• 🗆	• 🗆	• 🗆	• 🗆	Symbol	LUMIN	
7	Parking Buildings A & B	ilding G	ilding F	ilding C		STICS	KL425	КН325	KH425	K425	K325	Label	LUMINAIRE SCHEDULE	
	•						_	5	10	10	13	Qty	) HED	
€	*	×	*	×	Symbol		KAD 250M R4 HS (PULSE START)	KAD 250M R3 HS (PULSE START)	KAD 250M R4 HS (PULSE START)	KAD 250M R4 (PULSE START)	KAD 250M R3 (PULSE START)	Catalog Number	ULE	
1.8 fc	1.5 fc	1.4 fc	1.8 fc	1.5 fc	Avg		Area L MH, R Cutoff MEET FRIEN			Area Lumii MH, R4 Re Cutoff MEE 'NIGHTTIN CRITERIA	Area Lumir MH, R3 Re Cutoff MEE 'NIGHTTIN CRITERIA	Description		
5.1 fc	4.8 fc	5.5 fc	5.4 fc	4.7 fc	Max		Area Luminaire, 250W MH, R4 Reflector, Full Cutoff, Houseside Shield MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	Area Luminaire, 250W MH, R3 Reflector, Full Cutoff, Houseside Shield MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	Area Luminaire, 250W MH, R4 Reflector, Full Cutoff, Houseside Shield MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	Area Luminaire, 250W MH, R4 Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	Area Luminaire, 250W MH, R3 Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	iption		
0.2 fc	0.2 fc	0.2 fc	0.2 fc	0.2 fc	Min		ONE (1) 250 WATT CLEAR BT28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	ONE 250-WATT CLEAR BT-37 PULSE START METAL HALIDE, HORIZONTAL POSITION	ONE (1) 250 WATT CLEAR BT28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	ONE (1) 250 WATT CLEAR BT28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	ONE (1) 250 WATT CLEAR BT28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	Lamp		
25.5.1	24.0.1	27.5:1	27.0:1	23.5:1	Max/Min		SE LIDE	EAR RT SITION.	)E LIDE	)E LIDE	)E LIDE			
9.0:1	7.5:1	7.0:1	9.0:1	7.5:1	Avg/Min		KAD_250M_R4 _HS_(PULSE_ START).ies	KAD_400M_R3 _HS_(PULSE_ START).ies	KAD_250M_R4 _HS_(PULSE_ START).ies	KAD_250M_R4 _(PULSE_STA _RT).ies	KAD_250M_R3 _(PULSE_STA _RT).ies	File		
							22500	22500	22500	22500	22500	Lumens		
							0.75	0.75	0.75	0.75	0.81	LLF		
							576	288	288	288	288	Watts		
							25'-0"	25'-0"	25'-0"	25'-0"	25'-0"	Overall Ht.		





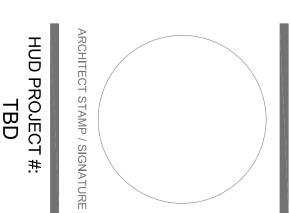
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10 - 10 - 10 - 10 - 10 - 10 - 10</td></td></td></td>		5.0     5.0     5.0     5.0     5.0     5.0       5.0     5.0     5.0     5.0     5.0     5.0	0.0         0.0 <td>0.0 0.0 0.0 0.0 0.0 0.0 0.0</td> <td></td> <td></td> <td>0.0         0.0<td>10.0 10.0 10.0 10.0 10.0 10.0 10.0 10.0</td><td>0.0 0.0 0.0 0.0 0.0 0.0 0.0</td><td></td><td>•00 •00 •00 •00 •00 •00</td><td></td><td>0.0     0.0<td>0.1 0.0 0.1 0.1 0.1 0.1 0.1 0.0 0.0 0.0 0.1 0.1</td><td>\$1 \$1.2 \$1.2 \$1.1 \$1.1 \$1.2 \$1.3</td><td>25 0.9 40.8 9 0.9 40.3</td><td>3.5 3.5 5.1 4.7 4.0 4.0 4.1  25 3.6 2/2 4/6 4.2 4.0 4.3</td><td>3,2 2.9 4.7 4.3 4.0 50.9 4.1</td><td>*1.6 *1.4 *1.1 *0.8 *0.6 *0.5 *0.5 *0.5 *1.6 *1.5 *1.4 *1.2 *0.8 *0.7 *0.8</td><td>1.4 0.9 0.5 0.3 0.2 0.1 0.1</td><td>#9 0.4 0.2 0.1 0.1 0.0 0.0 0.1 0.1 0.1 0.1 0.1 0.1</td><td>b.1     b.1     b.1     b.0     b.0     b.0     b.0       b.4     b.2     b.1     b.0     b.0     b.0     b.0     b.0       b.7     b.3     b.1     b.1     b.0     b.0     b.0     b.0</td><td>0.0     0.0     0.0     0.0     0.0     0.0       0.1     0.0     0.0     0.0     0.0     0.0     0.0</td><td>0.0     0.0     0.0     0.0     0.0     0.0       0.0     0.0     0.0     0.0     0.0     0.0</td><td><b>9.1 9.1 9.0 9.0</b></td><td>1.2     0.8     0.1     0.1       0.5     0.4     0.1     0.1       0.3     0.2     0.1     0.0</td><td>7.4 7.5 0.2 b</td><td>- 10 - 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10 - 10 - 10 - 10 - 10 - 10 - 10</td></td>	10.0 10.0 10.0 10.0 10.0 10.0 10.0 10.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0		•00 •00 •00 •00 •00 •00		0.0     0.0 <td>0.1 0.0 0.1 0.1 0.1 0.1 0.1 0.0 0.0 0.0 0.1 0.1</td> <td>\$1 \$1.2 \$1.2 \$1.1 \$1.1 \$1.2 \$1.3</td> <td>25 0.9 40.8 9 0.9 40.3</td> <td>3.5 3.5 5.1 4.7 4.0 4.0 4.1  25 3.6 2/2 4/6 4.2 4.0 4.3</td> <td>3,2 2.9 4.7 4.3 4.0 50.9 4.1</td> <td>*1.6 *1.4 *1.1 *0.8 *0.6 *0.5 *0.5 *0.5 *1.6 *1.5 *1.4 *1.2 *0.8 *0.7 *0.8</td> <td>1.4 0.9 0.5 0.3 0.2 0.1 0.1</td> <td>#9 0.4 0.2 0.1 0.1 0.0 0.0 0.1 0.1 0.1 0.1 0.1 0.1</td> <td>b.1     b.1     b.1     b.0     b.0     b.0     b.0       b.4     b.2     b.1     b.0     b.0     b.0     b.0     b.0       b.7     b.3     b.1     b.1     b.0     b.0     b.0     b.0</td> <td>0.0     0.0     0.0     0.0     0.0     0.0       0.1     0.0     0.0     0.0     0.0     0.0     0.0</td> <td>0.0     0.0     0.0     0.0     0.0     0.0       0.0     0.0     0.0     0.0     0.0     0.0</td> <td><b>9.1 9.1 9.0 9.0</b></td> <td>1.2     0.8     0.1     0.1       0.5     0.4     0.1     0.1       0.3     0.2     0.1     0.0</td> <td>7.4 7.5 0.2 b</td> <td>- 10 - 10 - 10 - 10 - 10 - 10 - 10 - 10</td>	0.1 0.0 0.1 0.1 0.1 0.1 0.1 0.0 0.0 0.0 0.1 0.1	\$1 \$1.2 \$1.2 \$1.1 \$1.1 \$1.2 \$1.3	25 0.9 40.8 9 0.9 40.3	3.5 3.5 5.1 4.7 4.0 4.0 4.1  25 3.6 2/2 4/6 4.2 4.0 4.3	3,2 2.9 4.7 4.3 4.0 50.9 4.1	*1.6 *1.4 *1.1 *0.8 *0.6 *0.5 *0.5 *0.5 *1.6 *1.5 *1.4 *1.2 *0.8 *0.7 *0.8	1.4 0.9 0.5 0.3 0.2 0.1 0.1	#9 0.4 0.2 0.1 0.1 0.0 0.0 0.1 0.1 0.1 0.1 0.1 0.1	b.1     b.1     b.1     b.0     b.0     b.0     b.0       b.4     b.2     b.1     b.0     b.0     b.0     b.0     b.0       b.7     b.3     b.1     b.1     b.0     b.0     b.0     b.0	0.0     0.0     0.0     0.0     0.0     0.0       0.1     0.0     0.0     0.0     0.0     0.0     0.0	0.0     0.0     0.0     0.0     0.0     0.0       0.0     0.0     0.0     0.0     0.0     0.0	<b>9.1 9.1 9.0 9.0</b>	1.2     0.8     0.1     0.1       0.5     0.4     0.1     0.1       0.3     0.2     0.1     0.0	7.4 7.5 0.2 b	- 10 - 10 - 10 - 10 - 10 - 10 - 10 - 10
<b>.</b>	<b>5</b> .0 <b>5</b> .0 <b>5</b> .0 <b>5</b> .0 <b>5</b> .0 <b>5</b> .0			0.0     0.0     0.0     0.0     0.0     0.0     0.0       0.0     0.0     0.0     0.0     0.0     0.0     0.0	0.0         0.0 <td></td> <td></td> <td></td> <td>0.0         0.0<td></td><td></td><td></td><td>0.0 0.0 0.0 0.1 0.3 0.4 0.1</td><td>\$\tag{KH425}\$ \$\tag{b}_0 \tag{b}_0 \tag{b}_1 \tag{b}_2 \tag{b}_4 \tag{b}_7 \tag{b}_8</td><td>0.1 0.1 0.2 0.3 0.6 2.8 5.8</td><td>0.4 0.4 0.6 0.8 1.4 1.7 1.6 0.1 0.2 83 0.7 1.3 2.4 3.2</td><td>0.5 0.7 0.9 1.1 1.1 1.1 1.4</td><td>*1.3 *1.6 *1.6 *1.4 *1.2 *1.0 *0.7  **********************************</td><td>4.6 \( \frac{\text{5.2}}{22} \) \( \frac{\text{4.6}}{24.6} \) \( \frac{\text{5.9}}{24.4} \) \( \frac{\text{4.9}}{3.2} \) \( \frac{\text{4.9}}{1.9} \) \( \frac{\text{4.0}}{1.0} \) \( \frac{\text{5.5}}{9.5} \)</td><td>*1.8 *3.0 *4.3 *4.4 *2.8 *1.3 *0.6</td><td>7.1 1.6 2.0 1.3 0.3 0.1 1.1 1.6 2.0 1.3 0.4 1.3 0.4</td><td>0.2 0.2 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1</td><td></td><td>\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$</td><td>0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0</td><td>0.0     0.0     0.0     0.0     0.0     0.0     0.0       0.0     0.0     0.0     0.0     0.0     0.0     0.0</td><td>\$1.0     \$2.0       \$2.0     \$3.0       \$3.0     \$3.0    <t< td=""><td>0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0</td><td>\$0.0     \$0.0       \$0.0     \$0.0    <t< td=""><td>0.0 0.0 0.0 0.0</td></t<></td></t<></td></td>				0.0         0.0 <td></td> <td></td> <td></td> <td>0.0 0.0 0.0 0.1 0.3 0.4 0.1</td> <td>\$\tag{KH425}\$ \$\tag{b}_0 \tag{b}_0 \tag{b}_1 \tag{b}_2 \tag{b}_4 \tag{b}_7 \tag{b}_8</td> <td>0.1 0.1 0.2 0.3 0.6 2.8 5.8</td> <td>0.4 0.4 0.6 0.8 1.4 1.7 1.6 0.1 0.2 83 0.7 1.3 2.4 3.2</td> <td>0.5 0.7 0.9 1.1 1.1 1.1 1.4</td> <td>*1.3 *1.6 *1.6 *1.4 *1.2 *1.0 *0.7  **********************************</td> <td>4.6 \( \frac{\text{5.2}}{22} \) \( \frac{\text{4.6}}{24.6} \) \( \frac{\text{5.9}}{24.4} \) \( \frac{\text{4.9}}{3.2} \) \( \frac{\text{4.9}}{1.9} \) \( \frac{\text{4.0}}{1.0} \) \( \frac{\text{5.5}}{9.5} \)</td> <td>*1.8 *3.0 *4.3 *4.4 *2.8 *1.3 *0.6</td> <td>7.1 1.6 2.0 1.3 0.3 0.1 1.1 1.6 2.0 1.3 0.4 1.3 0.4</td> <td>0.2 0.2 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1</td> <td></td> <td>\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$</td> <td>0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0</td> <td>0.0     0.0     0.0     0.0     0.0     0.0     0.0       0.0     0.0     0.0     0.0     0.0     0.0     0.0</td> <td>\$1.0     \$2.0       \$2.0     \$3.0       \$3.0     \$3.0    <t< td=""><td>0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0</td><td>\$0.0     \$0.0       \$0.0     \$0.0    <t< td=""><td>0.0 0.0 0.0 0.0</td></t<></td></t<></td>				0.0 0.0 0.0 0.1 0.3 0.4 0.1	\$\tag{KH425}\$ \$\tag{b}_0 \tag{b}_0 \tag{b}_1 \tag{b}_2 \tag{b}_4 \tag{b}_7 \tag{b}_8	0.1 0.1 0.2 0.3 0.6 2.8 5.8	0.4 0.4 0.6 0.8 1.4 1.7 1.6 0.1 0.2 83 0.7 1.3 2.4 3.2	0.5 0.7 0.9 1.1 1.1 1.1 1.4	*1.3 *1.6 *1.6 *1.4 *1.2 *1.0 *0.7  **********************************	4.6 \( \frac{\text{5.2}}{22} \) \( \frac{\text{4.6}}{24.6} \) \( \frac{\text{5.9}}{24.4} \) \( \frac{\text{4.9}}{3.2} \) \( \frac{\text{4.9}}{1.9} \) \( \frac{\text{4.0}}{1.0} \) \( \frac{\text{5.5}}{9.5} \)	*1.8 *3.0 *4.3 *4.4 *2.8 *1.3 *0.6	7.1 1.6 2.0 1.3 0.3 0.1 1.1 1.6 2.0 1.3 0.4 1.3 0.4	0.2 0.2 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1		\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0     0.0     0.0     0.0     0.0     0.0     0.0       0.0     0.0     0.0     0.0     0.0     0.0     0.0	\$1.0     \$2.0       \$2.0     \$3.0       \$3.0     \$3.0 <t< td=""><td>0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0</td><td>\$0.0     \$0.0       \$0.0     \$0.0    <t< td=""><td>0.0 0.0 0.0 0.0</td></t<></td></t<>	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	\$0.0     \$0.0       \$0.0     \$0.0 <t< td=""><td>0.0 0.0 0.0 0.0</td></t<>	0.0 0.0 0.0 0.0
	<b>5</b> .0 <b>5</b> .0 <b>5</b> .0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0		0.0     0.0     0.0     0.0     0.0     0.0     0.0     0.0       0.0     0.0     0.0     0.0     0.0     0.0     0.0     0.0	0.0         0.0 <td>0.0 0.0 0.0 0.0 0.0 0.0 0.0</td> <td>5.0     5.0       5.0     5.0       5.0     5.0       5.0     5.0       5.0     5.0       5.0     5.0       5.0     5.0       5.0     5.0       5.0     5.0       5.0     5.0       5.0     5.0       5.0     5.0       5.0     5.0       5.0     5.0       6.0     5.0       7.0     5.0       8.0     5.0       9.0     5.0       9.0     5.0       10.0     5.0       <t< td=""><td></td><td></td><td></td><td></td><td>\$\begin{array}{cccccccccccccccccccccccccccccccccccc</td><td>0.3 0.3 0.3 0.4 0.5 0.9 1.1 0.1 0.1 0.1 0.2 0.2 0.4 0.8</td><td>6.</td><td>5.8 2.6 4.3 4.2 4.3 4.5 2.8 2.7 4.8 4.3 4.2 4.3 4.7 4.9</td><td>*1.6 *1,4</td><td>1.2 7.0 50.7 50.6 50.6 50.8 7.2</td><td>7.5 7.4 7.3 7.2 7.2 7.2 7.3 7.4 7.7 7.6 7.5 7.4 7.3 7.4 7.4 7.4 7.3 7.4 7.4 7.3 7.4 7.4 7.3 7.4 7.4 7.3 7.4 7.4 7.3 7.4 7.4 7.4 7.4 7.4 7.4 7.4 7.4 7.4 7.4</td><td>\$3 \$1 \$1 \$1 \$1 \$1 \$0 \$1 \$0 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1</td><td><b>b.3 b.1 b.0 b.0 b.0 b.0</b></td><td></td><td>&gt;</td><td></td><td></td><td></td><td></td><td>to.0         to.0         <th< td=""><td>to.         to.         to.         to.         to.         to.         to.         to.           to.</td><td>to.0     to.0     to.0     to.0     to.0     to.0       to.0     to.0     to.0     to.0     to.0     to.0</td><td><b>o</b>.0</td></th<></td></t<></td>	0.0 0.0 0.0 0.0 0.0 0.0 0.0	5.0     5.0       5.0     5.0       5.0     5.0       5.0     5.0       5.0     5.0       5.0     5.0       5.0     5.0       5.0     5.0       5.0     5.0       5.0     5.0       5.0     5.0       5.0     5.0       5.0     5.0       5.0     5.0       6.0     5.0       7.0     5.0       8.0     5.0       9.0     5.0       9.0     5.0       10.0     5.0 <t< td=""><td></td><td></td><td></td><td></td><td>\$\begin{array}{cccccccccccccccccccccccccccccccccccc</td><td>0.3 0.3 0.3 0.4 0.5 0.9 1.1 0.1 0.1 0.1 0.2 0.2 0.4 0.8</td><td>6.</td><td>5.8 2.6 4.3 4.2 4.3 4.5 2.8 2.7 4.8 4.3 4.2 4.3 4.7 4.9</td><td>*1.6 *1,4</td><td>1.2 7.0 50.7 50.6 50.6 50.8 7.2</td><td>7.5 7.4 7.3 7.2 7.2 7.2 7.3 7.4 7.7 7.6 7.5 7.4 7.3 7.4 7.4 7.4 7.3 7.4 7.4 7.3 7.4 7.4 7.3 7.4 7.4 7.3 7.4 7.4 7.3 7.4 7.4 7.4 7.4 7.4 7.4 7.4 7.4 7.4 7.4</td><td>\$3 \$1 \$1 \$1 \$1 \$1 \$0 \$1 \$0 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1</td><td><b>b.3 b.1 b.0 b.0 b.0 b.0</b></td><td></td><td>&gt;</td><td></td><td></td><td></td><td></td><td>to.0         to.0         <th< td=""><td>to.         to.         to.         to.         to.         to.         to.         to.           to.</td><td>to.0     to.0     to.0     to.0     to.0     to.0       to.0     to.0     to.0     to.0     to.0     to.0</td><td><b>o</b>.0</td></th<></td></t<>					\$\begin{array}{cccccccccccccccccccccccccccccccccccc	0.3 0.3 0.3 0.4 0.5 0.9 1.1 0.1 0.1 0.1 0.2 0.2 0.4 0.8	6.	5.8 2.6 4.3 4.2 4.3 4.5 2.8 2.7 4.8 4.3 4.2 4.3 4.7 4.9	*1.6 *1,4	1.2 7.0 50.7 50.6 50.6 50.8 7.2	7.5 7.4 7.3 7.2 7.2 7.2 7.3 7.4 7.7 7.6 7.5 7.4 7.3 7.4 7.4 7.4 7.3 7.4 7.4 7.3 7.4 7.4 7.3 7.4 7.4 7.3 7.4 7.4 7.3 7.4 7.4 7.4 7.4 7.4 7.4 7.4 7.4 7.4 7.4	\$3 \$1 \$1 \$1 \$1 \$1 \$0 \$1 \$0 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1	<b>b.3 b.1 b.0 b.0 b.0 b.0</b>		>					to.0         to.0 <th< td=""><td>to.         to.         to.         to.         to.         to.         to.         to.           to.</td><td>to.0     to.0     to.0     to.0     to.0     to.0       to.0     to.0     to.0     to.0     to.0     to.0</td><td><b>o</b>.0</td></th<>	to.         to.         to.         to.         to.         to.         to.         to.           to.	to.0     to.0     to.0     to.0     to.0     to.0       to.0     to.0     to.0     to.0     to.0     to.0	<b>o</b> .0
	<b>5</b> .0 <b>5</b> .0	<b>5</b> .0 <b>5</b> .0		<b>v</b> .0 <b>v</b> .0	• • • • • • • • • • • • • • • • • • •	<b>t</b> .0 <b>t</b> .0			0.0 0.1 0.1 0.1 0.2 0.5 0.0 0.0 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1	b.     b.     b.     b.     b.     b.       b.     b.     b.     b.     b.     b.     b.       b.     b.     b.     b.     b.     b.     b.     b.     b.     b.     b.     b.     b.     b.     b.     <	0.2 0.3 1.3 3.4 3.7 3.7 2.4 0.2 0.2 0.3 1.9 KH425 7.3 7.9 7.9 7.9 7.9 7.9 7.9 7.9 7.9 7.9 7.9	0.5 \0.9 \1.5 \2.2 \1.7 \1.6 \1.5 \\ 0.3 \0.8 \1.8 \2.8 \2.8 \2.6 \1.5 \\ 1.5 \\ 0.5 \	70.9  *1.1  *1.2  *1.1  *1.5  *1.3  *40	4.7 4.4 4.1 4.0 5.8 5.6 5.4 4.0 4.0 4.1 4.0 5.8 5.8 5.8 5.8 5.8 5.8 5.8 5.8 5.8 5.8	41.1     3.8     2.3     4.1     46     40.3     40.2       2.0     72.7     74.9     74.0     76.6     70.4     40.2	5.4 3.8 2/6 1.3 0.6 0.1 0.1 4.4 4.5 2/7 1.3 0.6 0.3 0.1	1.9 2.3 1.8 0.4 0.2 0.1 0.1 VANS	7:0 0,7 0,3 0,2 0,1 0,1				<b>1</b> .0 <b>1</b> .0		0.0     0.0     0.0     0.0     0.0     0.0     0.0     0.0       0.0     0.0     0.0     0.0     0.0     0.0     0.0     0.0     0.0	0.0         0.0 <td>0.0     0.0     0.0     0.0     0.1     0.1       0.0     0.0     0.0     0.0     0.0     0.0       0.0     0.0     0.0     0.0     0.0     0.0</td> <td>b.1 b.1 b.1 b.1 b.1 b.1 b.0 b.0 b.0 b.1 b.1 b.1 b.1</td> <td>b.1     b.3     b.4     b.5     b.4       b.1     b.2     b.3     b.2     b.2     b.1       b.1     b.1     b.1     b.1     b.1     b.1</td> <td>b.1     b.2     b.4     b.7     b.       b.1     b.2     b.4     b.7     b.</td> <td>b.1 b.2 b.3 b.5</td>	0.0     0.0     0.0     0.0     0.1     0.1       0.0     0.0     0.0     0.0     0.0     0.0       0.0     0.0     0.0     0.0     0.0     0.0	b.1 b.1 b.1 b.1 b.1 b.1 b.0 b.0 b.0 b.1 b.1 b.1 b.1	b.1     b.3     b.4     b.5     b.4       b.1     b.2     b.3     b.2     b.2     b.1       b.1     b.1     b.1     b.1     b.1     b.1	b.1     b.2     b.4     b.7     b.       b.1     b.2     b.4     b.7     b.	b.1 b.2 b.3 b.5
	<b>5</b> .0 <b>5</b> .0 <b>5</b> .0 <b>5</b> .0 <b>5</b> .0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0			0.0         0.0 <td></td> <td></td> <td></td> <td>0.8     1.1     1.2     1.4     1.0     0.9     1.1       0.4     0.5     0.5     0.4     0.5     0.5     0.6       0.1     0.2     0.2     0.2     0.2     0.2     0.2     0.2</td> <td>27 3.5 3.6 2.6 4.3 4.3 4.2 4.3 7.2 4.3 4.4 25 4.5 4.2 4.3</td> <td>2.5 3.7 2.2 4.7 4.5 4.1 4.7</td> <td>1.3 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0</td> <td>0.8 v.8 v.9 4.2 v.3 v.3</td> <td>63 04 5.7 4.4 4.4 6.9 5.4</td> <td>0.1     0.2     1.2     3.5     3.2     3.8     3.2       0.2     0.3     1.2     2.8     2.3     3.7     0.6</td> <td>0.1 0.1 0.2 1.4 3.2 5.3 2.0 KH325 2 0.1 0.3 0.7 2.7 5.2 2.5 1.4</td> <td>0.1 0.1 0.2 0.6 3/8 5.2 5.4</td> <td>0.2 0.2 0.8 4.3 4.3</td> <td>\$\int_{0.1} \begin{pmatrix} \b</td> <td>\$1 \$1.1 \$1.2 \$1.3</td> <td>0.1 0.1 0.1 0.2 0.2 0.0 0.1 0.1 0.2 0.2</td> <td>\$0. \$0. \$0.1 \$0.1 \$0.1 \$0.1 \$0.1 \$0.1 \$0</td> <td>to to to the the the the the the the the the the</td> <td>5.0 5.1 5.1 5.2 5.3 5.5 2.2 5.2 5.2 5.2 5.2 5.2 5.2 5.2 5.2</td> <td>0.1 0.1 0.1 0.9 4.8 4.4 4.4 4.4 4.4 4.4 4.4 4.4 4.4 4.4</td> <td>5.8 4.9 5.3 5.1 K325</td> <td>70.6 70.8 70.7 70.6 70.8 70.0 41.4</td> <td>0.5     0.5     0.3     0.2       0.4     0.4     0.5     0.5     0.4</td> <td>7.3 7.0 7.9 7.7 7.8 7.8 7.7 7.4 733</td> <td>2.6 1.7 1.6 10 10 10 10 10 10 10 10 10 10 10 10 10</td>				0.8     1.1     1.2     1.4     1.0     0.9     1.1       0.4     0.5     0.5     0.4     0.5     0.5     0.6       0.1     0.2     0.2     0.2     0.2     0.2     0.2     0.2	27 3.5 3.6 2.6 4.3 4.3 4.2 4.3 7.2 4.3 4.4 25 4.5 4.2 4.3	2.5 3.7 2.2 4.7 4.5 4.1 4.7	1.3 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0	0.8 v.8 v.9 4.2 v.3 v.3	63 04 5.7 4.4 4.4 6.9 5.4	0.1     0.2     1.2     3.5     3.2     3.8     3.2       0.2     0.3     1.2     2.8     2.3     3.7     0.6	0.1 0.1 0.2 1.4 3.2 5.3 2.0 KH325 2 0.1 0.3 0.7 2.7 5.2 2.5 1.4	0.1 0.1 0.2 0.6 3/8 5.2 5.4	0.2 0.2 0.8 4.3 4.3	\$\int_{0.1} \begin{pmatrix} \b	\$1 \$1.1 \$1.2 \$1.3	0.1 0.1 0.1 0.2 0.2 0.0 0.1 0.1 0.2 0.2	\$0. \$0. \$0.1 \$0.1 \$0.1 \$0.1 \$0.1 \$0.1 \$0	to to to the	5.0 5.1 5.1 5.2 5.3 5.5 2.2 5.2 5.2 5.2 5.2 5.2 5.2 5.2 5.2	0.1 0.1 0.1 0.9 4.8 4.4 4.4 4.4 4.4 4.4 4.4 4.4 4.4 4.4	5.8 4.9 5.3 5.1 K325	70.6 70.8 70.7 70.6 70.8 70.0 41.4	0.5     0.5     0.3     0.2       0.4     0.4     0.5     0.5     0.4	7.3 7.0 7.9 7.7 7.8 7.8 7.7 7.4 733	2.6 1.7 1.6 10 10 10 10 10 10 10 10 10 10 10 10 10
	\$.0 \$.0 \$.0 \$.0 \$.0 \$.0				0.0 0.0 0.0 0.1 0.1 0.1 0.1 0.1	0.0 0.1 0.1 0.2 0.3 1,0 °/ 83	0.1 0.1 0.2 0.3 0.5 2.5 3.6 X	0.2 5.4 5.6 5.8 4.6 5.0 4.9 0.1 0.2 0.3 10.6 4.4 5.4 5.5	7.3 7.6 7.8 7.6 7.4 7.7 70.8  70.6 7.2 7.3 7.6 7.3 7.1 7.0  70.5 70.7 71.0 71.1 71.2 71.2 71.5	1.4 \\\ \frac{1}{2}\) \\ 1.8 \\ 1.8 \\ 1.8 \\ 2.1 \\ 3.1 \\ 3.5 \\ 1.3 \\ 6.7 \\ 3.6 \\ 3.7 \	1.6 2.6 3.9 4.6 3.2 1.7 b)		0.2 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1	\$2 \$.1 \$.1	0.6 b.3 b.4 b.3	\\\ \nu_1 \rightarrow \nu_4 \rightarrow \nu_2 \rightarrow \\ \nu_6 \nu_3 \rightarrow \nu_2 \rightarrow \\ \nu_6 \nu_3 \rightarrow \nu_2 \rightarrow \\ \nu_6	10 64 03 pt p2 02	1.0 0.9 p.5 0.3 p.5 0.7 0.9	b.4     b.4     b.6     b.7     1.2     5.3     5.3       b.5     b.5     b.5     b.7     1.4     1.9	*0.4 *0.6 *0.8 *0.9 *1.7 *4.0 *3.8	b3     b3     b3     b3     b4     b7     4.1     4.2       b4     b.5     b6     b.7     4.1     2.7     2.7	DA DA D.6	0.5 by 0.6 0.6 0.6 0.6	2.0 4.4 4.5 2.1 27 2.2 4.5 4.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5	29 26 4,7 4.5 2.9 3.6 2.4 3.2 2.2 1.9 2.5 3.3 3.7 3.0	0.5 0.4 0.6	b.5 b.3 b.2 b.5	b.2     b.2       b.2     b.2       b.2     b.2       b.2     b.2       b.2     b.2       b.2     b.2	b.2 b.2 b.3 b.5 b.9 b.3 b.6 1.0	b.3
	)				3 0.3 0.3 0.3 0.3 0.5 0.7 7 1 0.1 0.1 0.1 0.1 0.2 0.4 0	7 0.6 05 06 07 08 4.3 4	0 5,8 5,5 4,6 4,5 4,7 4,7 5,7 5,7 5,7 5,7 5,7 5,7 5,7 5,7 5,7 5	3 X.7 X.5 X.4 X.1.1 X.4 Z.0 X.5 X.5 X.5 X.5 X.1.1 X.1.1 X.1.4 Z.0 X.5	9 0.6 0.4 0.3 0.3 0.4 0 0 0.5 0.5 0.7 1 5 1.3 1,1 0,9 0.8 0.9 1,2 1	0.3 b.2 b.7 5.1 b.1 b.0 b	0.1 0.1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0					\$1 8.1 8.1 8.1 8.1 8 \$0 5.0 5.0 5	2 0.2 0.1 0.1 0.1 0.1 0	9 0.7 0.5 0.5 0.4 0.3 0.2 0 4 0.4 0.3 0.3 0.2 0.2 0.1 0	3 2.3 1.9 1.9 1.4 b.8 b.5 b  1 1.4 b.9 b.9 b.7 b.5 b.3 b	K325	2 4.5 2.3 2.8 4.7 b.9 5.6 b. 7 2.8 3.6 4.2 2.0 b.9 5.6 b	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	5 0.5 0.5 0.7 0.8 4.3 2.4 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	5 4.3 4.1 4.1 4.4 5.8 5.8 5.0 5.7 5.7 5.9 4.1 4.4 5.9 5.1 5.7 5.9 4.1 4.4 5.9 5.1 5.7 5.9 4.1 4.4 5.9 5.1 5.1 5.0 5.1 5.1 5.1 5.1 5.1 5.1 5.1 5.1 5.1 5.1	4 4.1 4.1 4.1 4.3 4.6 4.8 4.8 4.8 4.8 4.8 4.8 4.8 4.8 4.8 4.8	0.6     0.8       0.6     0.8       0.7     0.9       0.5     0.5       0.5     0.5       0.6     0.5       0.7     0.5	5 70.7 71.0 71.5 71.1 70.7 70.5 70.4 70.6 70.8 71.0 70.8 70.5 70.4 70.5 70.4 70.5 70.4 70.5 70.4 70.5 70.4 70.5 70.4 70.5 70.4 70.5 70.4 70.5 70.4 70.5 70.4 70.5 70.4 70.5 70.4 70.5 70.4 70.5 70.4 70.5 70.5 70.4 70.5 70.5 70.5 70.5 70.5 70.5 70.5 70.5	3 41.1 2.3 44.2 2.5 41.7 5.9 5 3 41.1 2.3 44.2 2.5 41.0 5 5 41.0 41.6 3.5 25 27 41.4 5.8 5	37 2.5 4.1 3.3 1.8 1.9 1.5 2.0 7.1 1.6 1.6 1.1 1.6 1.5 1.1 1.6 1.5 1.1 1.6 1.5 1.1 1.6 1.5 1.5 1.1 1.6 1.5 1.1 1.6 1.5 1.1 1.6 1.5 1.1 1.6 1.5 1.1 1.6 1.5 1.1 1.6 1.5 1.1 1.1 1.6 1.5 1.1 1.1 1.6 1.5 1.1 1.1 1.6 1.5 1.1 1.1 1.6 1.5 1.1 1.1 1.6 1.5 1.1 1.1 1.6 1.5 1.1 1.1 1.1 1.1 1.1 1.1 1.1 1.1 1.1	7.7 22 20 75 08 8
	0.1 0.1 0.1 0.1 0.1	0.1 0.4 0.5 0.7 0.6 0.4	1 0.2 0.5 1.0 4 2.1 1.5 1 KH425	50.7 ×1.4 ×2.4 ×3.3 ×3.0 ×1.7 ×1.2 ×1.3 ×1.5 ×1.7 ×1.2 ×1.5 ×1.5 ×1.5 ×1.5 ×1.7 ×1.5 ×1.5 ×1.5 ×1.5 ×1.5 ×1.5 ×1.5 ×1.5	.1 1.2 1.3 1.3 1.4 1.3 1.0 1.6 1.5 1.5 1.5 1.6 1.3 1.0 1.8 1.6 1.3 1.0 1.8 1.6 1.3 1.0 1.8 1.8 1.8 1.8 1.8 1.8 1.8 1.8 1.8 1.8	.5 *1.8 *1.4 *1.2 *1.1 *0.8 *0.7	4 3.5 3.1 X.8 X.4 X.6	4	9 0.3 0.2 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1					\$ 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	.0	.0	.1 <b>b.1</b> b.0 b.0 b.0 b.0 t.0 t		3	.4 b.3 b.2 b.1 b.1 b.0 b.0 t	8 0.5 0.3 0.2 0.1 0.1 0.0 1 .6 0.4 0.2 0.1 0.1 0.0 1	.2 0.8 0.5 0.3 0.2 0.1 0.1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	4.5 7.5 7.5 7.5 7.5 7.5 7.5 7.5 7.5 7.5 7	1,8 0.9 0.5 08 1,8 0.9 0.5 08 2,2 1,4 0.7 0.3	7 0.4 0.4 0.4 0.4 0.4 0.4 0.4 0.4 0.4 0.4	0	.3	5 .4		
	\$1,7 \$1.0 \$1.8 \$1.0 \$1.0 \$1.0 \$1.0	0.1 0.1 0.0 0.0 0.0 0.0 0.0	6.7 6.4 6.3 6.1 6.1 6.0 6.0 6.0 6.0 6.0 6.0 6.0 6.0 6.0 6.0	b.8     b.6     b.4     b.2     b.1     b.1     b.1       f.1     b.6     b.3     b.2     b.1     b.1     b.0	9.7 0.5 0.3 0.2 0.1 0.1 0.1 1.0 1.1 1.1 1.1 1.1 1.1 1.1	• • • • • • • • • • • • • • • • • • •	<b>5.</b> 5.0 <b>5.</b> 0 <b>5.</b> 0 <b>5.</b> 0		\$1.0 \$1.0 \$1.0 \$1.0 \$1.0 \$1.0 \$1.0 \$1.0	\$1.0 \$1.0 \$1.0 \$1.0 \$1.0 \$1.0 \$1.0 \$1.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	\$ \$ \$.0 \$.0 \$.0 \$.0			0.0     0.0     0.0     0.0     0.0     0.0     0.0       0.0     0.0     0.0     0.0     0.0     0.0     0.0     0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0		b.0         b.0         b.0         b.0         b.0         b.0         b.0           b.0         b.0         b.0         b.0         b.0         b.0	0.0	0.0		\$0.0 \$0.0 \$0.0		\$1.0 \$1.0 \$1.0 \$1.0 \$1.0 \$1.0 \$1.0 \$1.0	\$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0	\$1.0 \$1.0 \$1.0 \$1.0 \$1.0 \$1.0	5.0         5.0 <td>0 0.0 0.0 0.1 0.1 0.1 0.1 0.1 0.1 0.1</td> <td></td>	0 0.0 0.0 0.1 0.1 0.1 0.1 0.1 0.1 0.1	
	<b>5</b> .0 <b>5</b> .0	<b>5</b> .0 <b>5</b> .0 <b>5</b> .0		**************************************	5.0       5.0       5.0       5.0       5.0	**************************************		# 0.0 # 0.0	# # # # # # # # # # # # # # # # # # #	*	0.0	# # # # # # # # # # # # # # # # # # #	• • • • • • • • • • • • • • • • • • •	<b>7</b> .0 <b>7</b> .0	5.0     5.0       5.0     5.0       5.0     5.0	5.0     5.0       5.0     5.0       5.0     5.0	<b>5.0 5.0</b>	0.0       0.0       0.0       0.0	0.0     0.0       0.0     0.0       0.0     0.0       0.0     0.0	<b>v</b> .0 <b>v</b> .0	0.0     0.0       0.0     0.0       0.0     0.0       0.0     0.0		# 0.0 # 0.0	0.0     0.0       0.0     0.0	0.0     0.0       0.0     0.0       0.0     0.0       0.0     0.0	# #.0 #.0 # #.0 #.0	0.0     0.0       0.0     0.0       0.0     0.0	0       0 <t< td=""><td><b>5.1 5.0 5.0</b></td><td><b>b</b>.1</td></t<>	<b>5.1 5.0 5.0</b>	<b>b</b> .1

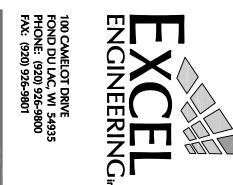
2012 © EXCEL ENGINEERING, INC. PXP-A

PROJECT: NOB HILL APARTMENTS 1108 MOORLAND ROAD MADISON, WI 53713

OWNER:

NOB HILL APARTMENTS LLC 710 NORTH PLANKINTON AVENUE **SUITE 1200** MILWAUKEE, WI 53203









PROJECT MASTER SET

BUILDING 'A'

BUILDING 'B'

BUILDING 'C' BUILDING 'D'

BUILDING 'E' BUILDING 'F'

BUILDING 'G'

ARCHITECT STAMP / SIGNATUR

PRELIMINARY SHEET DATES

JUNE 20, 2012

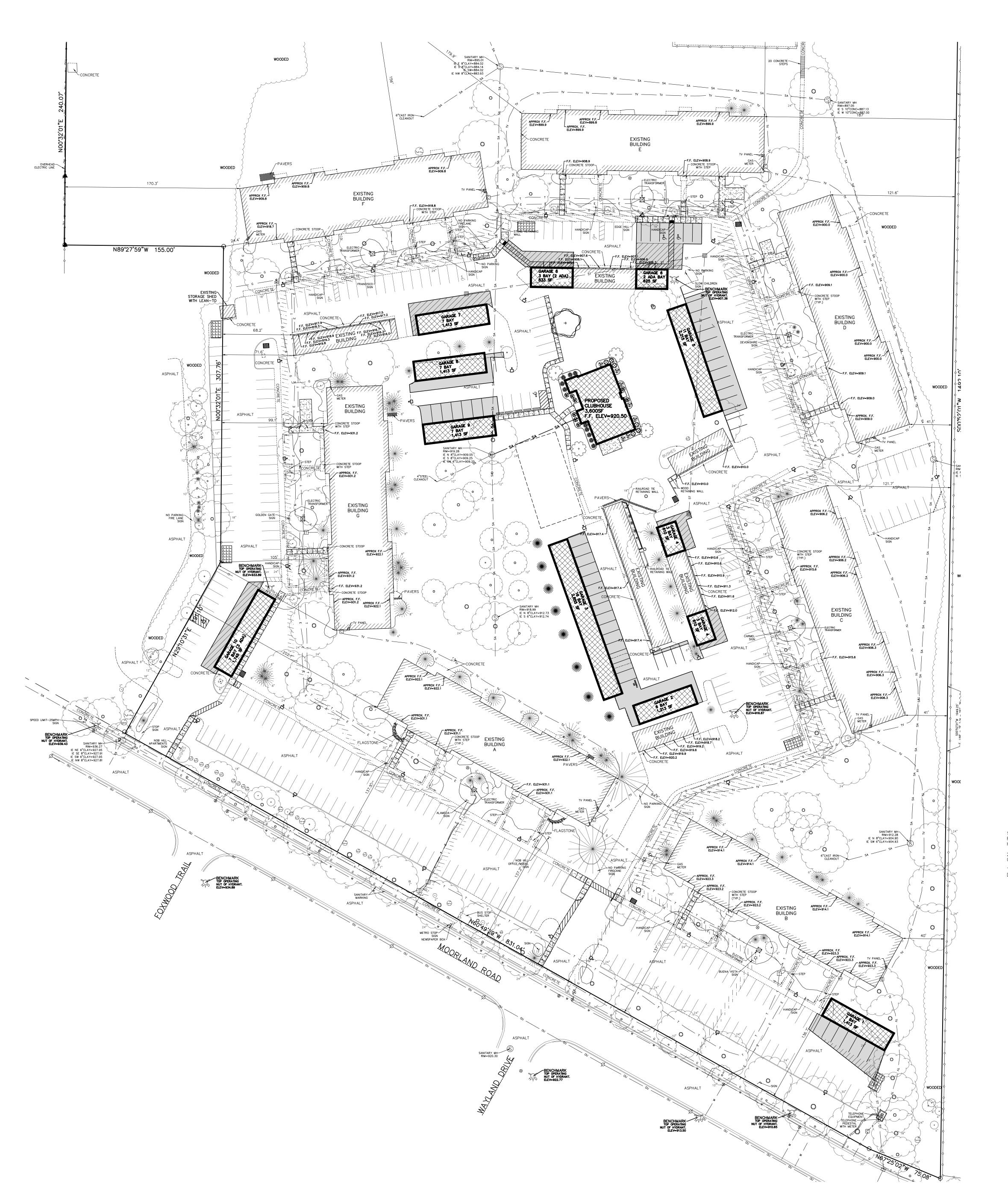
JOB NUMBER: 1206230 SHEET

C1.6

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

DISTURBANCE NOTE:
DISTURBED LIMIT NUMBERS WERE GENERATED BY SUBTRACTING OUT
AREAS WHERE GARAGES AND ASPHALT ARE PLACED OVER EX.
ASPHALT AND THE SUBGRADE IS NOT ANTICIPATED TO BE DISTURBED
AND GRADES ARE TO BE RAISED..

LIMITS OF DISTURBANCE





PROJECT MASTER SET BUILDING 'A'

BUILDING 'B'

BUILDING 'C'

BUILDING 'D'

BUILDING 'E'

BUILDING 'F' BUILDING 'G'

CLUBHOUSE GARAGE #1 GARAGE #2

GARAGE #3 GARAGE #4 GARAGE #5 GARAGE #6

GARAGE #7

GARAGE #10

ARCHITECT STAMP / SIGNATUR

HUD PROJECT #:

PLANTED SIZE QUANTITY POINTS TOTAL SYMBOL | COMMON NAME BOTANICAL NAME <u>DECIDUOUS TREES</u> Skyline Honeylocust Gleditsia triacanthos 'Skyline' Flowering Crabapple (Spring Snow) Malus x hybrid (Spring Snow) EVERGREEN TREES \*\* RELOCATED EVERGREEN REPLACE IF NECESSARY 3' 8 15 N/A USED IN EX. CALCS DECIDUOUS SHRUBS Arrowwood Viburnun Viburnum dentatum 30"-36" 9 2 18 15"-18" 7 2 14 Spiraea x bumalda 'Goldmound' Goldmound Spirea EVERGREEN SHRUBS 
 12"-15"
 8
 3
 24

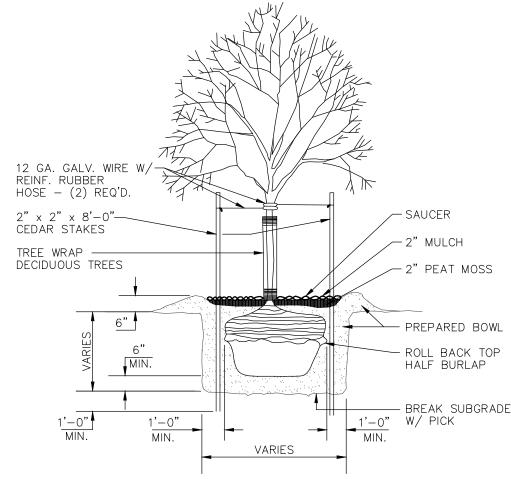
 12"-15"
 6
 3
 18
 Pfitzer Juniper Juniperus chinensis 'Pfitzeriana' Russian Cypress Microbiota decussata GRAND TOTAL 169

QUANTITY | POINT VALUE | TOTAL POINTS

5/10'

GRAND TOTAL 2,545

(56-27)x 35 =1,015



REQUIREMENTS: BASED ON 483 STALLS

LANDSCAPE POINTS REQUIRED = 1,630

LOCATION

EXISTING LANDSCAPING CALCULATIONS

EXISTING DECIDUOUS TREE
WITH TRUNK DIAMETER

EXISTING EVERGREEN TREE

THE EXISTING SITE IS OVER REQUIRED LANDSCAPING
POINTS. THE ABOVE POINTS DO NOT TAKE INTO CONSIDERATION
ANY OF THE SHRUB PLANTINGS WITHIN THE LISTED PLANTER AREAS.

LANDSCAPING NOTES

LOCATED WITHIN 50' OF THE EDGE OF THE 56
PARKING LOT.

LOCATED WITHIN 20' OF THE EDGE OF THE 70 PARKING LOT.

LOCATED WITHIN 20' OF THE EDGE OF THE 26 PARKING LOT.

LOCATED WITHIN 20' OF THE EDGE OF THE PARKING LOT.

LOCATED WITHIN 20' OF THE EDGE OF THE PARKING LOT.

SMALL TREE LOCATED WITHIN 20' OF THE EDGE OF THE 27 PARKING LOT.

EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER

EXISTING SHRUB

CANOPY TREES REQUIRED = 27 PLUS

TYPE

DECIDUOUS SHRUB

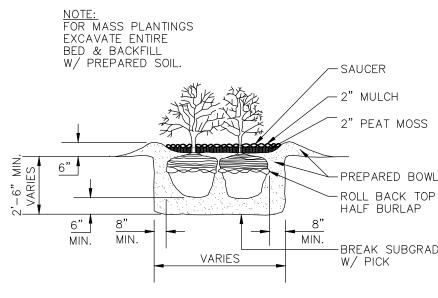
EVERGREEN SHRUB

DECORATIVE FENCE (PER 10')

EVERGREEN TREE

CANOPY TREE 2"-2.5" MIN.

TREE PLANTING DETAIL



LANDSCAPE PLAN

SHRUB PLANTING DETAIL

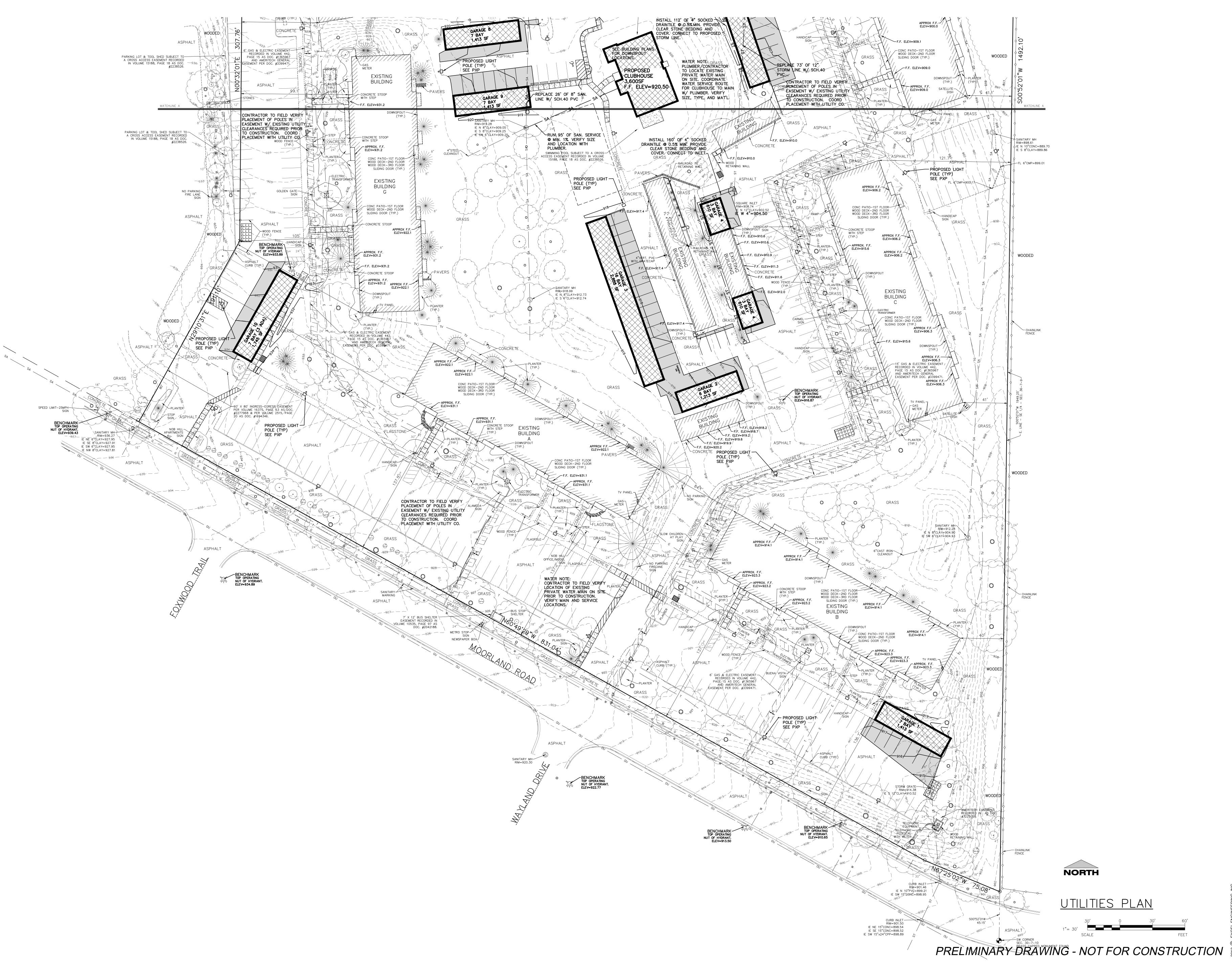
NO SCALE

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

**PRELIMINARY** SHEET DATES JUNE 20, 2012

1206230 SHEET

C1.5



Always a Better Plan

DRAWING SET IDENTIFIER PROJECT MASTER SET

BUILDING 'A'

BUILDING 'B'

BUILDING 'C' BUILDING 'D'

BUILDING 'E'

BUILDING 'F'

BUILDING 'G'

CLUBHOUSE

GARAGE #1

GARAGE #2 GARAGE #3

GARAGE #4 GARAGE #5

GARAGE #6 GARAGE #7 GARAGE #8

GARAGE #9 GARAGE #10

ARCHITECT STAMP / SIGNATUR

HUD PROJECT #:

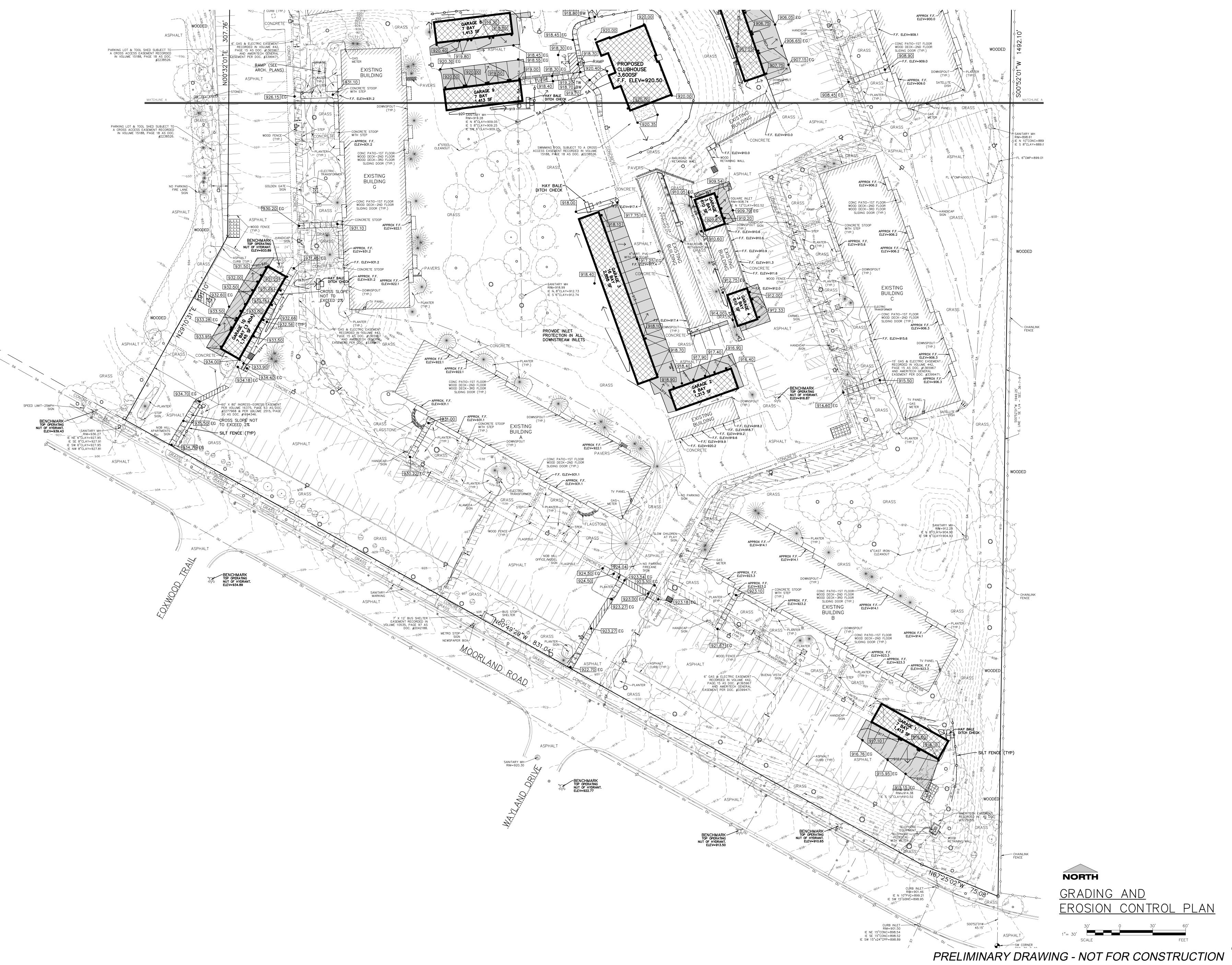
**PRELIMINARY** SHEET DATES

JUNE 20, 2012

JOB NUMBER:

1206230 SHEET

C1.4A



EXCEL

100 CAMELOT DRIVE FOND DU LAC, WI 54935 PHONE: (920) 926-9800 FAX: (920) 926-9801

Always a Better Plan

DRAWING SET IDENTIFIER

PROJECT MASTER SET
BUILDING 'A'

BUILDING 'A'
BUILDING 'B'

BUILDING 'C'
BUILDING 'D'

BUILDING 'D'
BUILDING 'E'

BUILDING 'F'

BUILDING 'G'

CLUBHOUSE

GARAGE #1

GARAGE #1

GARAGE #2

GARAGE #3

GARAGE #4

GARAGE #4

GARAGE #5

GARAGE #6

GARAGE #7

GARAGE #8

GARAGE #10

GARAGE #9

ARCHITECT STAMP / SIGNATUR

HUD PROJECT #:

TBD

NOB HILL APARTMENTS LLC 710 NORTH PLANKINTON AVENUI SUITE 1200

T:
APARTMENTS
ORLAND ROAD

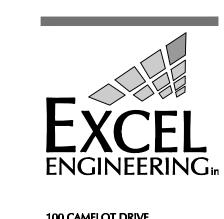
PROJEC-NOB HILL / 1108 MOOF MADISON,

PRELIMINARY SHEET DATES JUNE 20, 2012

JOB NUMBER: 1206230

SHEET

© C1.3A



PROJECT MASTER SET

BUILDING 'A'

BUILDING 'B'

BUILDING 'C' BUILDING 'D'

BUILDING 'E'

BUILDING 'F'

BUILDING 'G'

CLUBHOUSE

GARAGE #1 GARAGE #2

GARAGE #3

GARAGE #4 GARAGE #5 GARAGE #6

GARAGE #7 GARAGE #8

GARAGE #9 GARAGE #10

ARCHITECT STAMP / SIGNATUR

HUD PROJECT #:

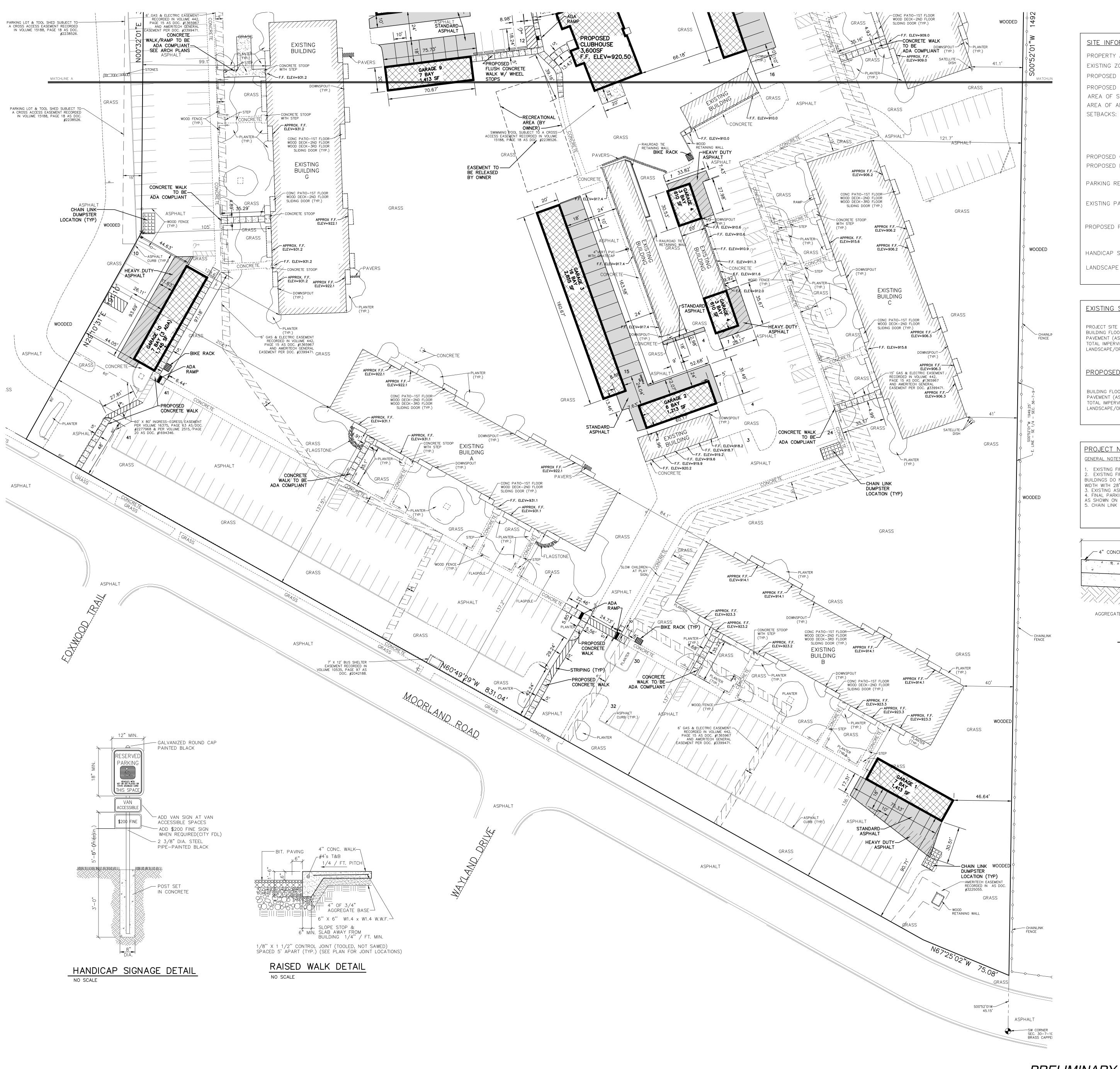
PRELIMINARY SHEET DATES

JUNE 20, 2012

SHEET

C1.2B

NORTH SITE PLAN



**SITE INFORMATION:** 

AREA = 928,162 S.F. (21.31 ACRES).PROPERTY AREA: EXISTING ZONING: R-3 PLANNED RESIDENTIAL DEVELOPMENT PROPOSED ZONING: R-3 PLANNED RESIDENTIAL DEVELOPMENT

PROPOSED USE: MULTIFAMILY

AREA OF SITE DISTURBANCE: 38,583 SF AREA OF ADDED IMPERVIOUS: 9,943 SF BUILDING: FRONT = 25' SIDE = 6'

REAR = 35PAVEMENT: FRONT = 5SIDE = 0' REAR = 0'

PROPOSED CLUBHOUSE HEIGHT: 26'

PROPOSED DWELLING UNITS: 1 BEDROOM=88, 2 BEDROOM=140, 3 BEDROOM=26 TOTAL UNITS = 254

PARKING REQUIRED: 1.5 SPACES PER 1 BEDROOM, 1.75/2 BDRM, 2/3BDRM.  $1.5 \times 88 + 1.75 \times 140 + 2 \times 26 = 429 \text{ REQ'D}.$ 

EXISTING PARKING: 410 SPACES (14 H.C. ACCESSIBLE) 48 GARAGES

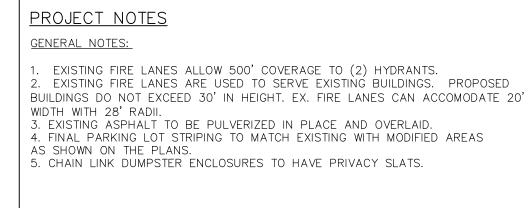
458 TOTAL SPACES (14 H.C. ACCESSIBLE) PROPOSED PARKING PROVIDED: 356 SPACES (15 H.C. ACCESSIBLE) 127 GARAGES (7 H.C. ACCESSIBLE) 483 TOTAL SPACES (22 H.C. ACCESSIBLE)

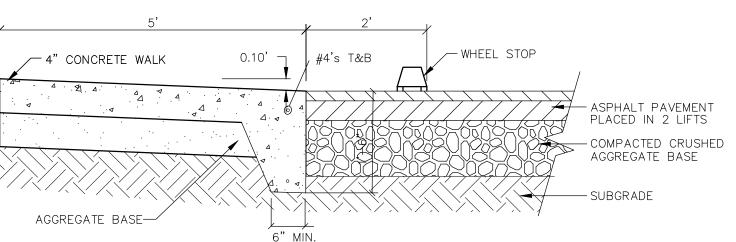
HANDICAP STALLS REQUIRED: 9, HANDICAP STALLS PROVIDED: 22

LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 750 SF/DWELLING UNIT

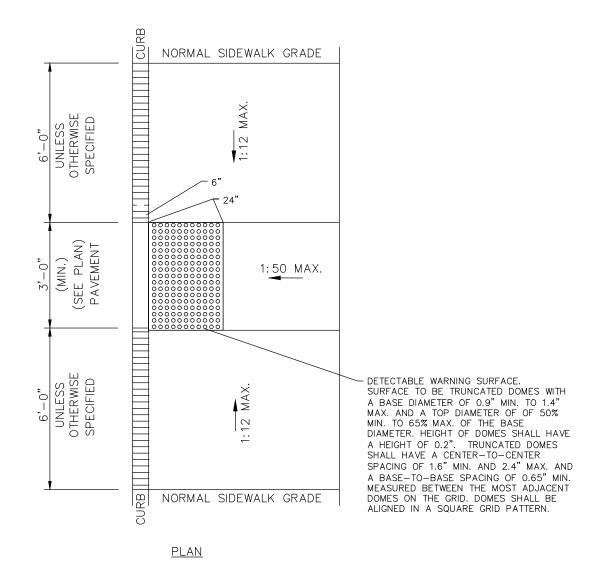
REQUIRED GREEN SPACE=190,500 SF

EXISTING SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE BUILDING FLOOR AREA PAVEMENT (ASP. & CONC.) TOTAL IMPERVIOUS LANDSCAPE/OPEN SPACE	21.3 2.42 4.84 7.26 13.16	928,162 105,300 210,820 316,120 612,042	11.3% 22.7% 34.1% 65.9%
PROPOSED SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA PAVEMENT (ASP. & CONC.) TOTAL IMPERVIOUS LANDSCAPE/OPEN SPACE	2.88 4.61 7.49 13.82	125,258 200,805 326,063 602,099	13.5% 21.6% 35.1% 64.9%



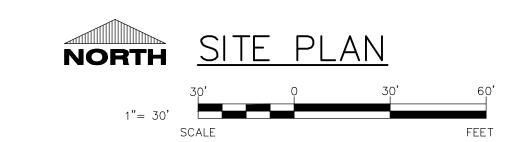


## FLUSH WALK DETAIL

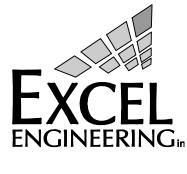


ADA RAMP DETAIL

NO SCALE



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



100 CAMELOT DRIVE FOND DU LAC, WI 54935 PHONE: (920) 926-9800 FAX: (920) 926-9801

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DRAWING SET IDENTIFIER PROJECT MASTER SET

BUILDING 'A'

BUILDING 'B' BUILDING 'C'

BUILDING 'D' BUILDING 'E'

BUILDING 'F'

BUILDING 'G' CLUBHOUSE GARAGE #1

GARAGE #2 GARAGE #3 GARAGE #4

GARAGE #5 GARAGE #6

GARAGE #7 GARAGE #8 GARAGE #9

GARAGE #10

ARCHITECT STAMP / SIGNATUR

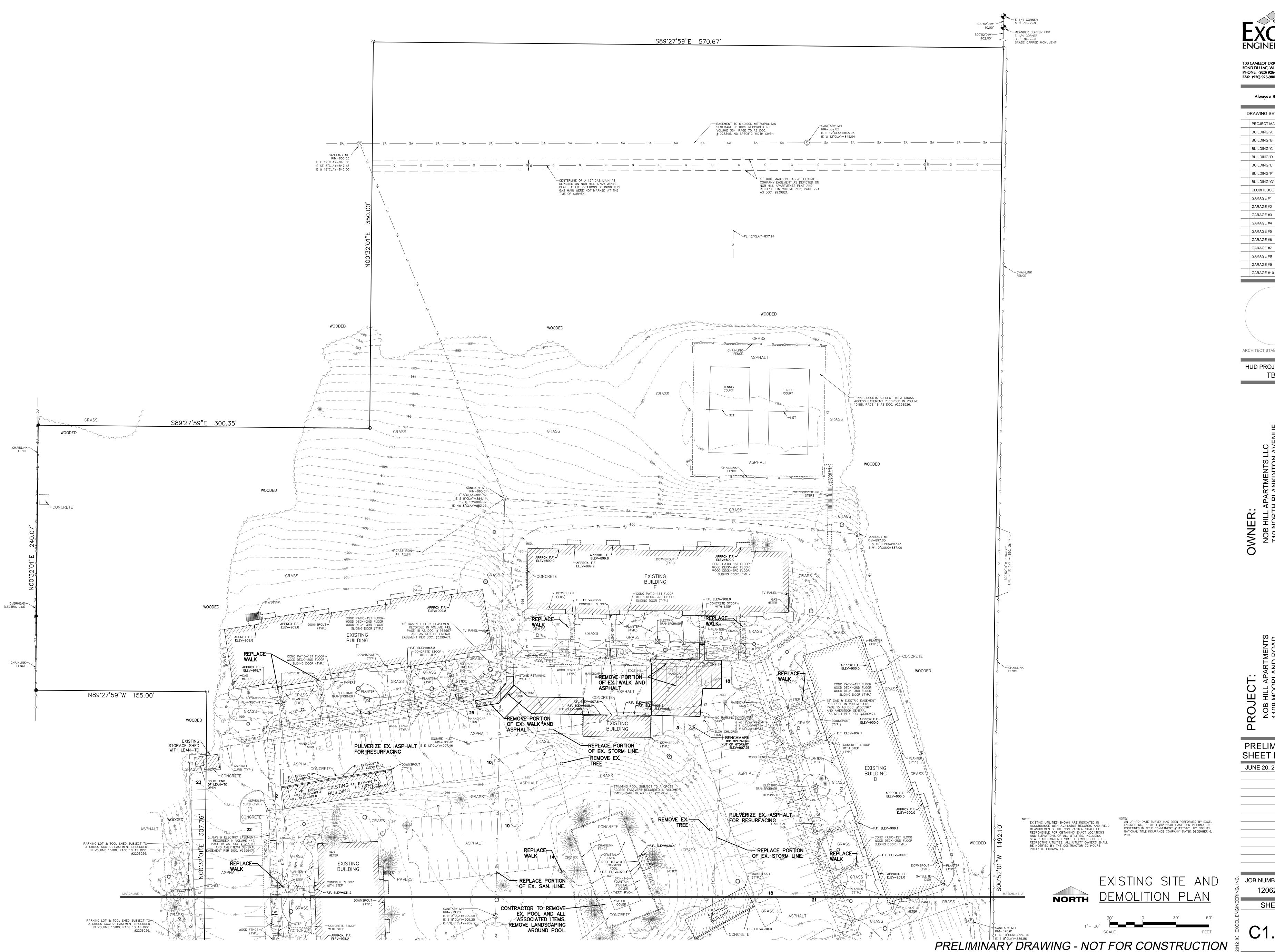
HUD PROJECT #:

**PRELIMINARY** SHEET DATES JUNE 20, 2012

JOB NUMBER: 1206230

C1.2A

SHEET



Always a Better Plan

DRAWING SET IDENTIFIER

PROJECT MASTER SET

BUILDING 'A'

BUILDING 'B' BUILDING 'C'

BUILDING 'D' BUILDING 'E'

BUILDING 'F'

BUILDING 'G'

CLUBHOUSE

GARAGE #1 GARAGE #2

GARAGE #3 GARAGE #4

GARAGE #5 GARAGE #6

> GARAGE #8 GARAGE #9

GARAGE #10

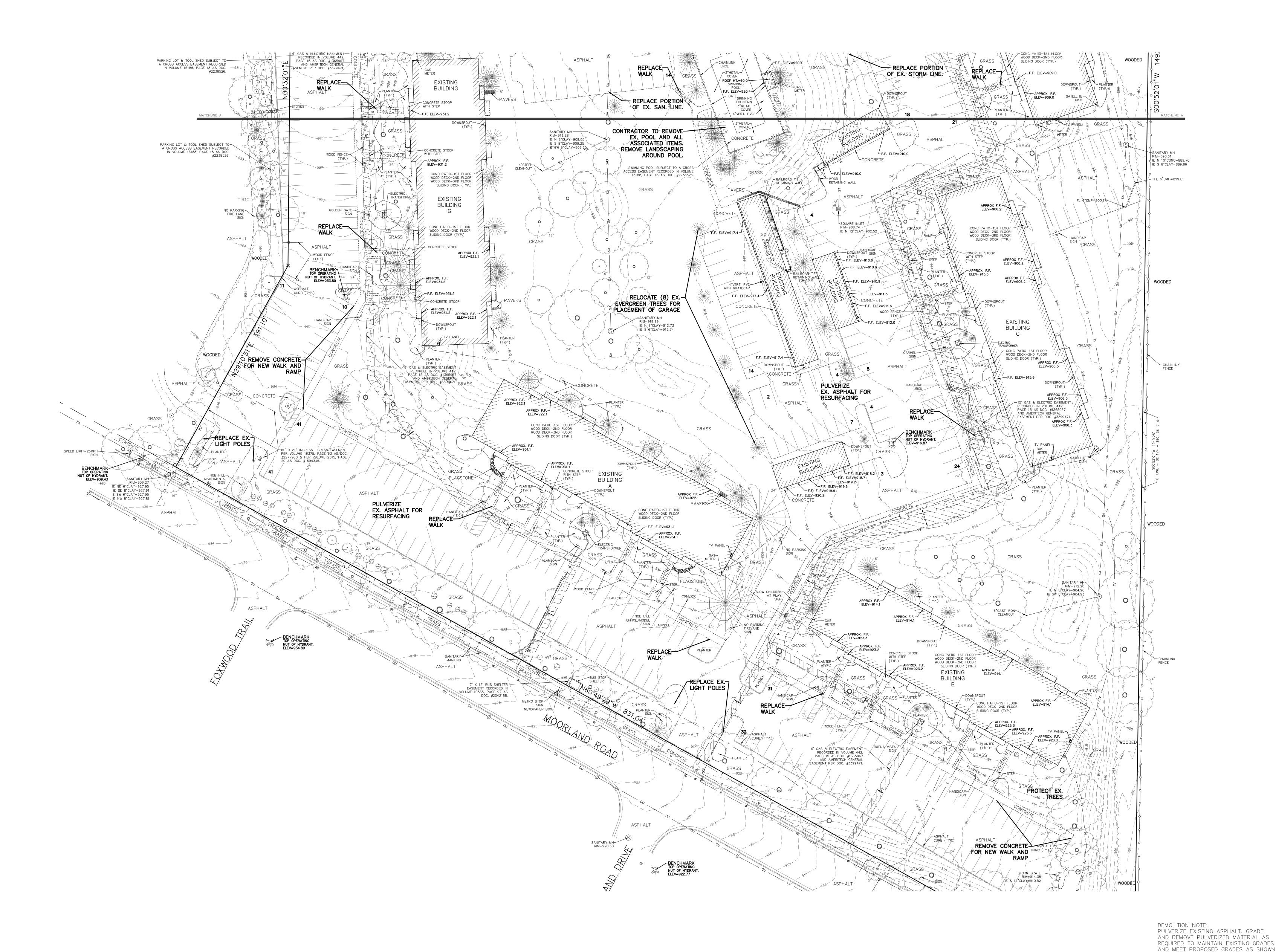
ARCHITECT STAMP / SIGNATUR

**PRELIMINARY** 

SHEET DATES JUNE 20, 2012

JOB NUMBER: 1206230 SHEET

C1.1B



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DRAWING SET IDENTIFIER

PROJECT MASTER SET BUILDING 'A'

BUILDING 'B' BUILDING 'C'

BUILDING 'D' BUILDING 'E'

BUILDING 'F' BUILDING 'G'

CLUBHOUSE

GARAGE #1 GARAGE #2

GARAGE #3 GARAGE #4

GARAGE #5 GARAGE #6

GARAGE #7 GARAGE #8 GARAGE #9

GARAGE #10

ARCHITECT STAMP / SIGNATUR

HUD PROJECT #:

PRELIMINARY SHEET DATES JUNE 20, 2012

EXISTING SITE AND

JOB NUMBER: 1206230 SHEET

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

ON SHEETS C1.1B, C1.3A AND C1.3B.

DEMOLITION PLAN

## PROPOSED NOB HILL APARTMENT REDEVELOPMENT FOR: NOB HILL APARTMENTS, LLC

**PROJECT LOCATION MAP** 

PLAN SPECIFICATIONS (BASED ON CSI FORMAT)

CONSTRUCTION SEQUENCE

STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE LOCATION, SURROUND WITH SILT FENCE.

I. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE.

. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS.

. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.

CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION.

CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS.

. CONSTRUCT PERMANENT STORMWATER CONVEYANCE SYSTEMS.

. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS.

5. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS, INCLUDING FIRE LANES.

10. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING.

. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.

\*\*CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.\*\*

. CLEAR AND GRUB TREES AND SITE AS REQUIRED.

5. DIG AND POUR ALL BUILDING FOOTINGS.

9. PAVE DRIVEWAYS AND PARKING AREAS.

TYPE OF ACTION

. PLACE ALL SILT FENCE.

	ROPOSED SPOT ELEVATIONS FLOW LINE OF CURB UNLESS	**	EXISTING CONIFEROUS TREE
	OTHERWISE SPECIFIED)		EXISTING SHRUB
000.00 TR 000.00 BR	PROPOSED SPOT ELEVATIONS (TOP OF RETAINING WALL, TOP OF SURFACE AT BOTTOM OF WALL)	P	EXISTING STUMP
000.00 тс	PROPOSED SPOT ELEVATIONS		SOIL BORING
000.00 BC	(TOP OF CURB, BOTTOM OF CURB)	(W)	EXISTING WELL
000.00 TW 000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)	<b>W</b>	PROPOSED WELL
⊗ EX	XISTING WATER VALVE IN BOX	ф	EXISTING LIGHT POLE
<b>⊗</b> PI	ROPOSED WATER VALVE IN BOX	-0-	EXISTING SIGN
	XISTING WATER VALVE IN MANHOLE	Ę	CENTER LINE
¥ EX	XISTING WATER SERVICE VALVE	Ŀ	EXISTING HANDICAP PARKING STALL
T) E	XISTING TELEPHONE MANHOLE	گِر	PROPOSED HANDICAP PARKING STALL
<b>⊙</b> EX	XISTING ROUND CATCH BASIN		EXISTING GAS VALVE
<b>⊙</b> PI	ROPOSED ROUND CATCH BASIN	~~~	
<b>⊞</b> E:	XISTING SQUARE CATCH BASIN	, ,	EXISTING WOODED AREA
	XISTING CURB INLET		EXISTING HEDGE
	ROPOSED CURB INLET	· · · · · · · · · · · · · · · · · · ·	EXISTING CHAINLINK FENCE
_			EXISTING WOOD FENCE
E،	XISTING UTILITY POLE —	×	EXISTING BARBED WIRE FENCE
$\varnothing \longrightarrow E$	XISTING UTILITY POLE WITH GUY WIRE		PROPERTY LINE
O-∞ EX	XISTING STREET LIGHT		
T EX	XISTING TELEPHONE PEDESTAL		EXISTING GUARD RAIL
E EX	VICTING ELECTRIC DEDECTAL	— ST —————	EXISTING STORM SEWER AND MANHOLE
		– ST ——————	PROPOSED STORM SEWER AND MANHOLE
<b>≥</b> E	Alonno Ellonno Box	- SA(S)	EXISTING SANITARY SEWER AND MANHOL PROPOSED SANITARY SEWER AND MANH
C EX	XISTING CABLE TV PEDESTAL	— SA ——————————————————————————————————	EXISTING WATER LINE AND HYDRANT
→ Pi	ROPOSED DRAINAGE FLOW	— w ——————————————————————————————————	PROPOSED WATER LINE AND HYDRANT
	-1/4" REBAR SET	OU	EXISTING OVERHEAD UTILITY LINE
	/EIGHING 4.30 LB/FT.	— FO ——	EXISTING UNDERGROUND FIBER OPTIC LII
	/4" REBAR SET /EIGHING 1.50 LB/FT. ——	— Е ——	EXISTING UNDERGROUND ELECTRIC CABL
<u> </u>	-1/4" REBAR FOUND	т	EXISTING UNDERGROUND TELEPHONE CA
O 3	/4" REBAR FOUND	G	EXISTING UNDERGROUND GAS LINE
<b>a</b> 2 <sup>3</sup>	" IRON PIPE FOUND		PROPOSED CURB AND GUTTER
<b>1</b> "	" IRON PIPE FOUND		EXISTING CURB AND GUTTER
<b>€</b> EX	XISTING FLOOD LIGHT		GRADING/SEEDING LIMITS
sı	ECTION CORNER		RIGHT-OF-WAY LINE
· <b>\</b> P	ROPOSED APRON ENDWALL		PROPERTY LINE
<u>और</u> E∑	XISTING MARSH AREA		RAILROAD TRACKS
~~~		-800	EXISTING GROUND CONTOUR
	ITH TRUNK DIAMETER	-800	PROPOSED GROUND CONTOUR

CIVIL SHEET INDEX

SHEET TITLE

CIVIL COVER AND SPECIFICATION SHEET

EXISTING SITE AND DEMOLITION PLAN

EXISTING SITE AND DEMOLITION PLAN

GRADINGAND EROSION CONTROL PLAN

GRADINGAND EROSION CONTROL PLAN

**SHEET** 

C1.1A

C1.1B

C1.5

C1.6

PXPA

C1.2A

SITE PLAN

**UTILITIES PLAN UTILITIES PLAN** 

LANDSCAPE PLAN

LIMITS OF DISTURBANCE

PHOTOMETRIC PLAN

PHOTOMETRIC PLAN

#### **DIVISION 31 EARTH WORK**

- A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
- D. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT. A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES
- BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE
- C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP CK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS
- D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
- F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT. 1. UNDER FOUNDATIONS - SUBGRADE. AND EACH LAYER OF BACKFILL OR FILL MATERIAL. TO NOT LESS THAN 98 PERCENT. 2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT 3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE- PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON

E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT. AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.

5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT. 6. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.

PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.

C. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.

4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIALTO NOT LESS THAN 95 PERCENT

- G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING
- . WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST
- J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN
- A. THE GRADING PLAN REFLECTS LESS THAN 1 ACRE OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 151 NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NR 151.105 CONSTRUCTION SITE PREFORMANCE STANDARDS FOR NON-PERMITTED SITES.
- B. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151. THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR
- DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED. 1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL
- 2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1062 3. STONE TRACKING PADS SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED SHALL BE 3
- ) 6 INCH CLEAR OR WASHED STONE, AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057. 4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCOSNIN DNR TECHNICAL STANDARD 1060.
- 5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION. WATER SPRAYING. SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR
- 6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
- 7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
- 8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK
- 9. IF SITE DEWATERING IS REQUIRED TO REMOVE SEDIMENT FROM CONSTRUCTION SITE STORMWATER PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE, FOLLOW PROCEDURES FOUND IN TECHNICAL STANDARD 1061. 10. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. FLUSHING SHALL NOT BE ALLOWED.
- C. ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE PERFORMED PER VISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.
- D. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.

A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.

TO OBTAIN LOCATION OF

CALL DIGGERS HOTLINE

1-800-242-8511

TELEFAX (414) 259-0947

WISCONSIN STATUTE 182.0175 (1974) REQUIRES MINIMUM OF 3 WORK DAYS

NOTICE BEFORE YOU EXCAVATE

ARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU

- E. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS 32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 460 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:
- STANDARD ASPHALT PAVING

6" OF 3" CRUSHED AGGREGATE 6" OF 3" CRUSHED AGGREGATE

- 1-1/2" BINDER COURSE (E-0.3) 2-1/4" BINDER COURSE (E-1) 4" OF 1-1/4" CRUSHED AGGREGATE
- AREAS SHALL BE PAVED TO WITHIN 0.10' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTANED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS
- D. CONTRACTOR TO PROVIDE 4" WIDE YELLOW PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS YELLOW PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT

B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

PHASE

. PRE-CONSTRUCTION

. CONSTRUCTION

3. POST CONSTRUCTION

ACTION

C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08

D EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:

1. SIDEWALK CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.

- E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94 1. STRENGTH TO BE MINIMUM OF 4,000 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
- 2. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK 3. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
- 4. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER. 5. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXUTRES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
- F. ALL EXTERIOR MECHANICAL EQUIPMENT CONCRETE PADS SHALL BE SIZED AND DESIGNED BY THE EQUIPMENT SUPPLIER.
- G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS
- H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 OULD BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPERATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
- . ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO #6 BARS, 60 DIAMETERS FOR #7 TO #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB. UNLESS INDICATED OTHERWISE.
- J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH
- COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE. K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING. L. LIMIT MAXIMUM WATER-CEMENTIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.
- M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS
- 32 30 00 LANDSCAPING AND SITE STABILIZATION A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
- TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
- 1. PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS/1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 20 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. 2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS./1000 S.F.), 40% CREEPING RED FESCUE (0.50 LBS./1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LBS./1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 20 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS 3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 14 LBS./1,000 S.F. SEE
- **EROSION MATTING SPECIFICATIONS AS REQUIRED** 2. SEEDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE TABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5"X5". CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.
- D. EROSION MATTING:
  1. CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN \$150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SWALES AND STORMWATER MANAGEMENT BASINS. 2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES AS REQUIRED.
- E. TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE, AND LOCATION.
- F. TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET REES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY
- G. TREE AND SHRUB MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT STABLISHMENT, CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS,
- H. MINERAL MULCH: PROVIDE 3" MINIMUM THICK BLANKET OF 0.75" MINIMUM TO 1.5" MAXIMUM CRUSHED DECORATIVE STONE AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEED BARRIER FABRIC. COLOR BY OWNER. I. PLASTIC EDGING: INSTALL VALLEY VIEW INDUSTRIES BLACK DIAMOND LAWN EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE 5.5" TALL WITH METAL STAKES INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY
- B. ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS, WATER, SANITARY AND STORM SEWER SHALL BE INSTALLED PER "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, OBTAINING STATE PLUMBING APPROVAL, AND OBTAINING ALL PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER.

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Always a Better Plan

DRAWING SET IDENTIFIER

PROJECT MASTER SET BUILDING 'A' BUILDING 'B'

BUILDING 'C'

BUILDING 'D' BUILDING 'E'

BUILDING 'F'

BUILDING 'G'

CLUBHOUSE GARAGE #1

GARAGE #2

GARAGE #3

GARAGE #4 GARAGE #5 GARAGE #6

GARAGE #7 GARAGE #8

GARAGE #9

GARAGE #10

ARCHITECT STAMP / SIGNATUR

JUNE 20, 2012

C1.0

SHEET

CIVIL COVER AND SPECIFICATION SHEET

- SEE DESIGN LOADS ON SHEET A6.0 FOR ALL DESIGN LOADS NOT SHOWN
- SEE CIVIL PLANS FOR FLOOR ELEVATIONS AT GARAGE OVERHEAD DOOR TRUSS MANUFACTURER TO PREPARE FINAL FRAMING PLANS FOR THE
- CONTRACTOR'S USE IN FIELD. NOTIFY ARCHITECT / ENGINEER OF ANY
- SEE BUILDING CROSS SECTIONS AND DETAILS FOR TRUSS PROFILES
- SEE TRUSS MANUFACTURER'S DRAWING FOR WEB & LATERAL BRACING SIZE & LOCATION REQUIREMENTS — BRACING BY G.C.

ALL METAL TRUSS HANGERS BY TRUSS MANUFACTURER WHERE

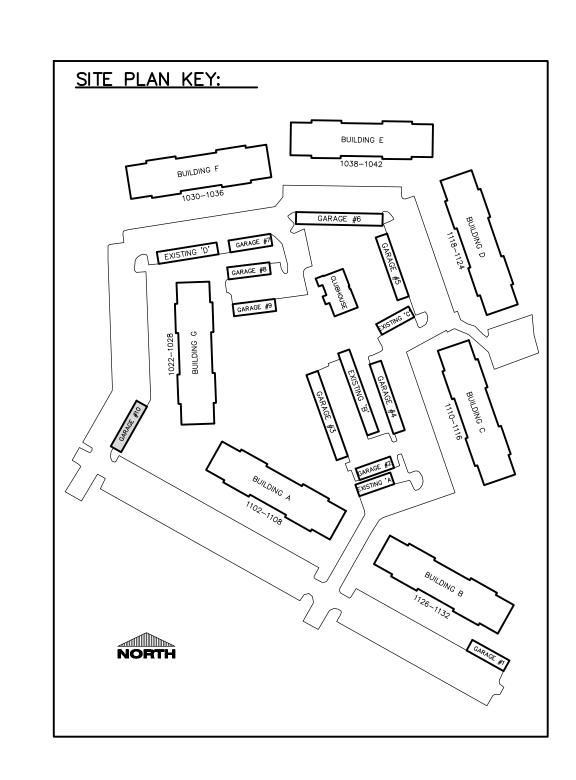
- THE NUMBER AND SIZE OF NAILS CONNECTING WOOD MEMBERS SHALL
- NOT BE LESS THAN THAT SET FORTH IN I.B.C. TABLE 2304.9.1 "FASTENING SCHEDULE" — SEE STRUCTURAL DRAWINGS.
- BEARING WALLS. EXCEPTION: AT INTERIOR BEARING WALLS THAT ARE PRE-SHEATHED

PROVIDE FULL DEPTH BLOCKING AT MID HEIGHT OF ALL INTERIOR

- BOTH SIDES, WITH SHEATHING FASTENED AT 12" O.C., FULL DEPTH BLOCKING IS NOT REQUIRED. • USE (1) 'SIMPSON' H2.5T TRUSS ANCHOR @ EACH ROOF TRUSS BEARING
- LOCATION W/(5) 8d NAILS INTO TRUSS & (5) 8d NAILS INTO MIN. DOUBLE PLÁTE.
- UNLESS NOTED OTHERWISE, NAIL ROOF SHEATHING TO TOP OF ALL GABLE END TRUSSES W/ 8d NAILS @ 6" O.C.

UNLESS NOTED OTHERWISE, NAIL ROOF SHEATHING 6" O.C. @ PANEL

- EDGES W/ 8d NAILS. NAIL 12" O.C. (MIN.) @ INTERMEDIATE SUPPORTS. UNLESS NOTED OTHERWISE, NAIL WALL SHEATHING 6" O.C. @ PANEL
- EDGES W/ 8d NAILS. NAIL 12" O.C. (MIN.) TO INTERMEDIATE SUPPORTS.
- \* INDICATES LOCATION OF TRUSS/RAFTER BLOCKING.
- SEE DETAIL D/D FOR TYPICAL 2x BLOCKING AT ROOF TRUSSES WHEN

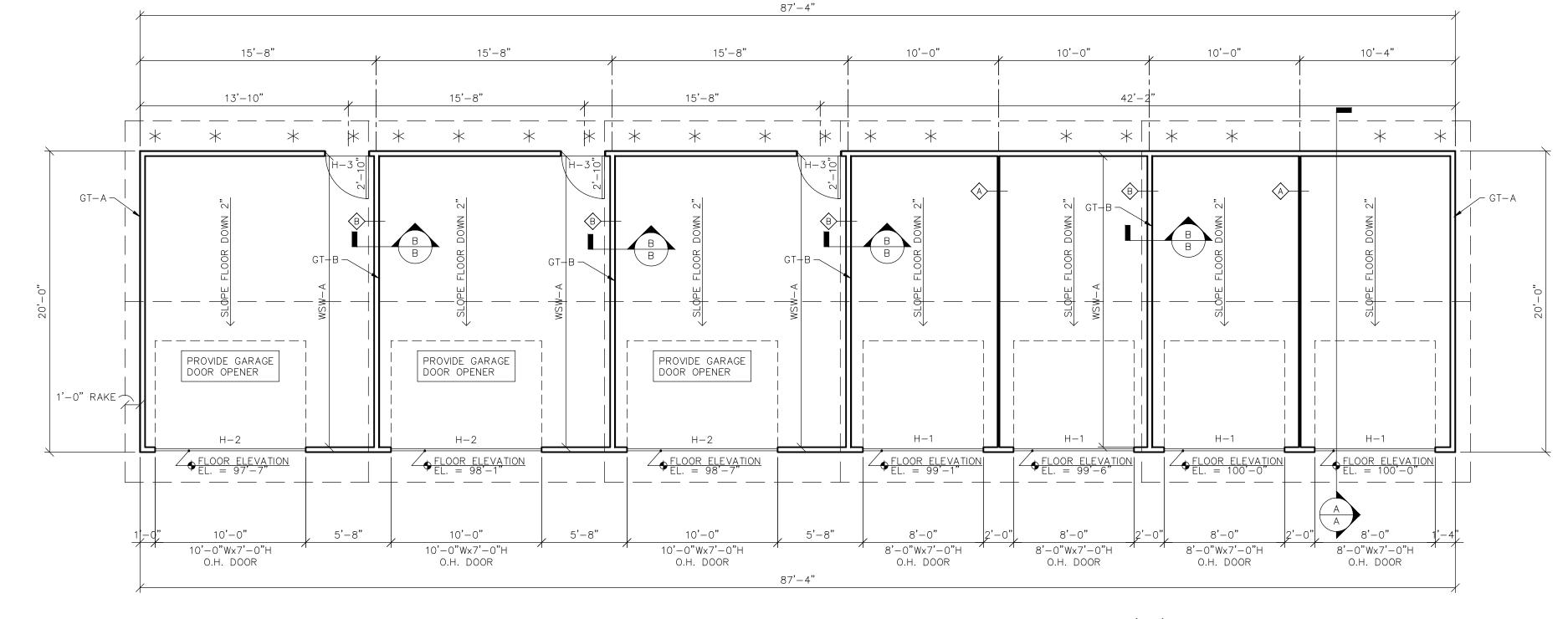


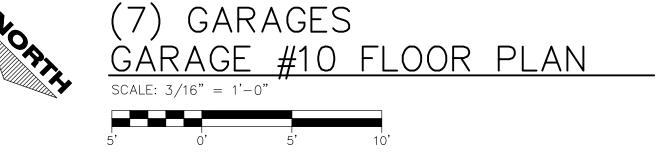
CHORD TO BLOCKING w/(3) 16d

COMMON NAILS EA. END (TOENAIL

@ LOCATIONS OF CONT.

BLOCKING)









	WOOD SHEAR WALL SCHEDULE (INTERIOR STUD WALLS - SEE PLAN)														
	SHEATHING	SHEATHING	BOUNDARY	CHORE	STUD	LL ANCHOR									
MARK	TYPE	JOINTS	NAILING	No.	SIZE	No.	TYPE	DIA.	EMBED LENGTH	TYPE <sup>1</sup>	DIA.	LENGTH	SPACING	TYPE <sup>2</sup>	
WSW-A	7/16 OSB ONE SIDE	BLOCKED	8d @ 6" O.C.	2	2x4	1	HDU2-SDS2.5	5/8"	9"	A36 THREADED ROD W/ SIMPSON SET EPOXY TIE	1/2"	5"	48" O.C.	SIMPSON TITEN HD	

WOOD SHEAR WALL SCHEDULE NOTES: . USE "SIMPSON AT ACRYLIC TIE" IN LIEU OF SET EPOXY TIE WHEN TEMPERATURE <50 DEG. F DURING CURE TIME. SEE MANUFACTURER'S SPEC.'S FOR CURE TIMES.				WOOD	HEA	DER SCH	HEDULE	<u> </u>					
			HEADER		S	HOULDER STUDS			KING STUDS		TC	OP/BOTTOM SILL	
	MARK	No.	SIZE	GRADE	No.	SIZE	GRADE	No.	SIZE	GRADE	No.	SIZE	GRA
	H-1	2	2x12	#1/#2 DF	3	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2
	H-2	2	1 3/4" x 9 1/4'	LVL	3	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2
	H-3	2	2x10	#1/#2 DF	1	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2
END NAIL ROOF TRUSS TOP NAIL ROOF SHEA	ATHING TO WOOD HE	ADER SCH	HEDI II E NOTES:										

2x BLOCKING w/(6) 8d

COMMON NAILS @ 2" O.C.

WOOD HEADER SCHEDULE NOTES: - NAIL ALL HEADERS, BEAMS AND LINTELS UP TO 11 7/8" DEPTH w/ 10d NAILS @ 12" O.C. TOP AND BOTTOM (MIN.). - (3) PLY & GREATER HEADER, BEAM AND LINTEL MEMBERS REQUIRE NAILING FROM EACH SIDE. - ALL HEADERS TO BE PLACED DIRECTLY BELOW WALL TOP PLATES.

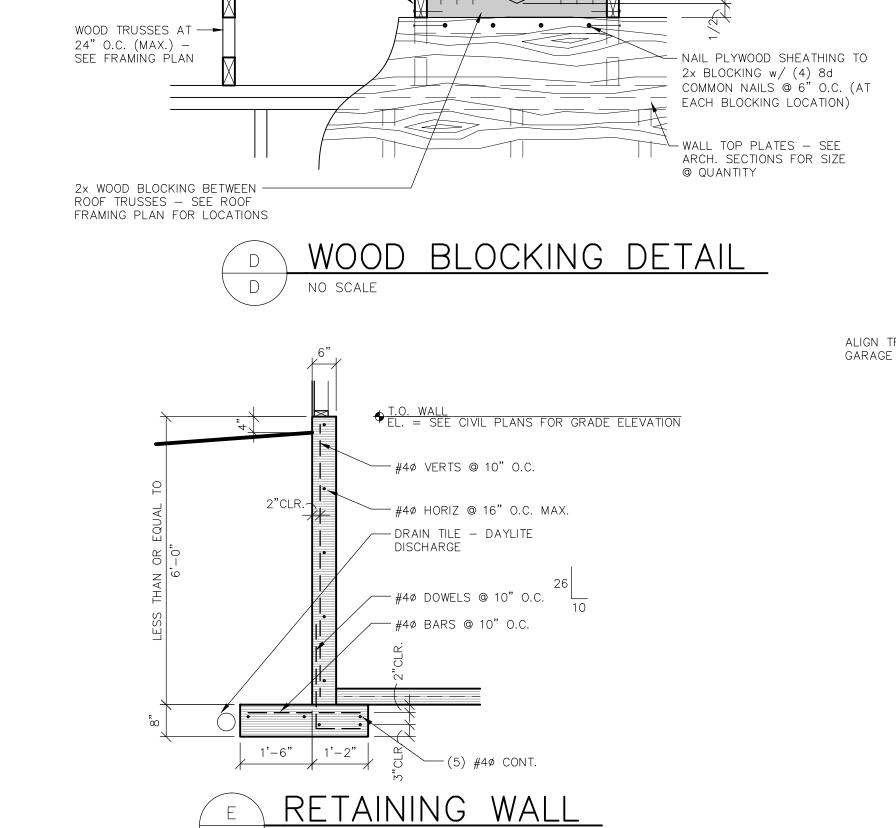
- NAIL ALL 2x6 AND GREATER STUD COLUMNS w/ (2) 10d NAILS @ 8" O.C. STAGGERED, ADJACENT FASTENERS FROM OPPOSITE SIDES.

- NAIL ALL 2x4 STUD COLUMNS w/ 10d NAILS @ 8" O.C. STAGGERED, ADJACENT FASTENERS FROM OPPOSITE SIDES.

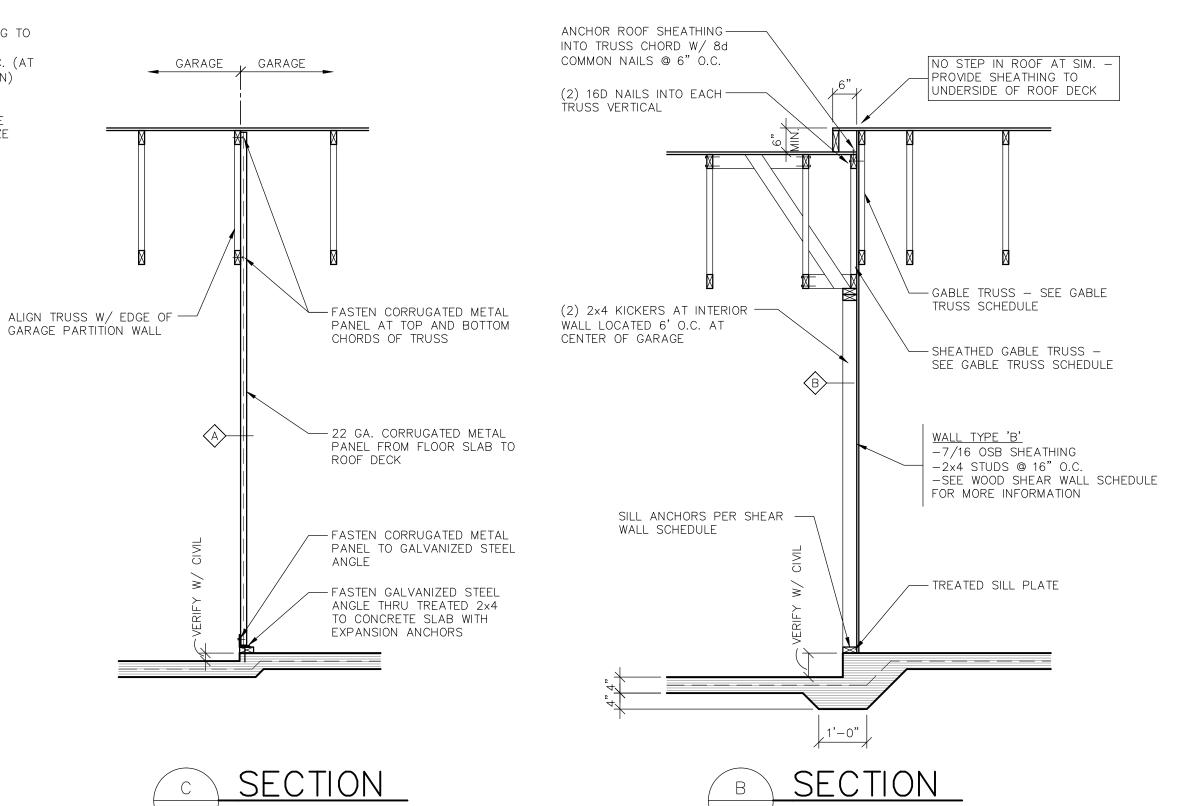
GABLE TRUSS SCHEDULE															
MARK	WEB SHEATHING DEFL. LIMIT  MARK SPACING JOINT BLOCKING ON VERT. WEB BOUNDARY SHEATHING HOLDOWN STRAP TRUSS-TO-WALL SPACING  (MAX.) REQT. (OUT-OF-PLANE) NAILING TYPE CONNECTORS														
GT-A	24" o.c.	NONE REQUIRED	L/240	8d COMMON @ 6" o.c.	7/16" OSB ONE SIDE	H2.5T	16d COMMON NAILS	16" o.c.							
GT-B	16" o.c.	NONE REQUIRED	L/240	8d COMMON @ 6" o.c.	7/16" OSB ONE SIDE	H2.5T	16d COMMON NAILS	16" o.c.							

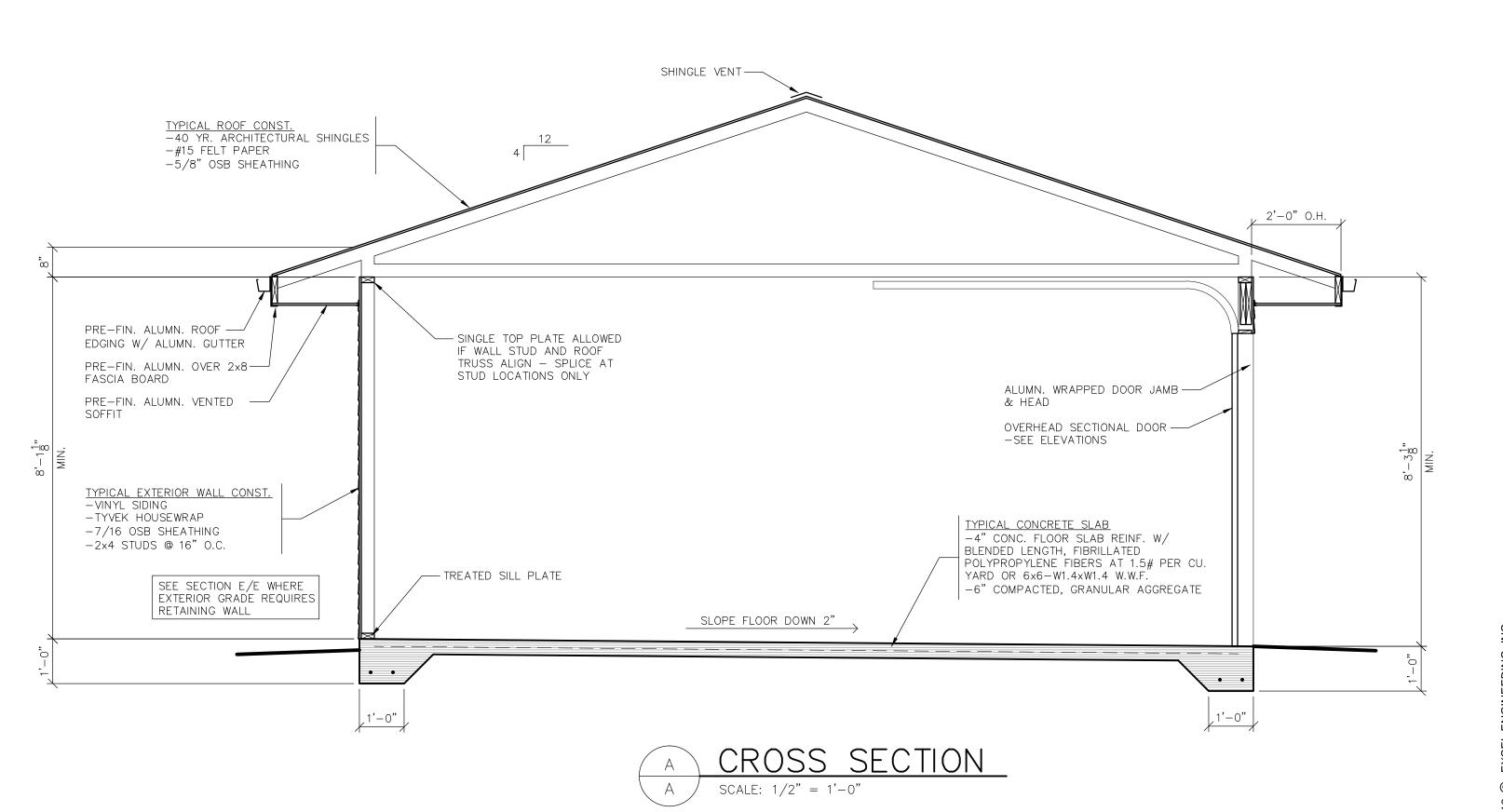
GABLE TRUSS SCHEDULE NOTES:

1. WIND LOADING PER DESIGN LOAD TABLE, SEE STRUCTURAL SHEETS. 2. GT-X INDICATES GABLE TRUSS 3. HOLDOWN AND TRUSS-TO-WALL CONNECTORS BY SIMPSON STRONG-TIE.



E SCALE: 1/2" = 1'-0"





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DRAWING SET IDENTIFIER PROJECT MASTER SET BUILDING 'A' BUILDING 'B' BUILDING 'C' BUILDING 'D'

BUILDING 'E' BUILDING 'F' BUILDING 'G' CLUBHOUSE GARAGE #1 GARAGE #2

GARAGE #3 GARAGE #4 GARAGE #5 GARAGE #6 GARAGE #7

GARAGE #8 GARAGE #9

GARAGE #10

ARCHITECT STAMP / SIGNATURE

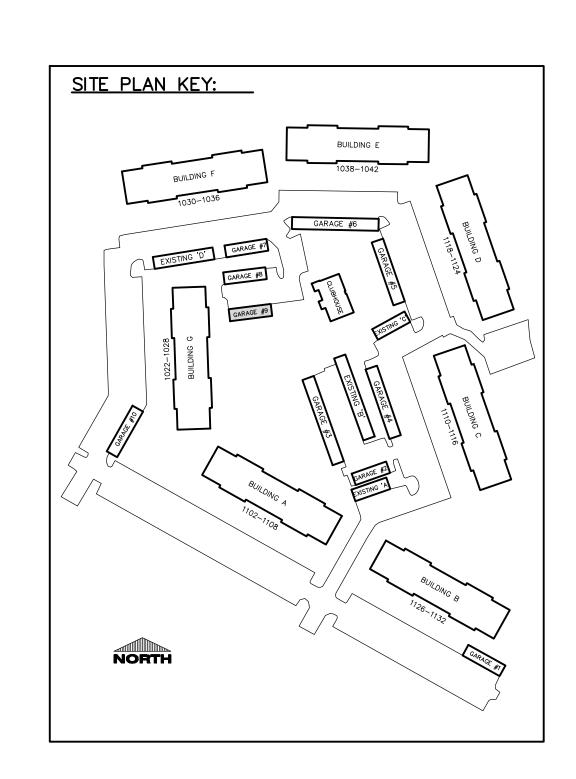
HUD PROJECT #:

SHEET ISSUE: JUNE 26, 2012 SEE TITLE SHEET TO CONFIRM THAT THIS SHEET HAS BEEN ISSUED FOR CONSTRUCTION **REVISIONS:** 

JOB NUMBER: 1206230 SHEET

- SEE DESIGN LOADS ON SHEET A6.0 FOR ALL DESIGN LOADS NOT SHOWN
- SEE CIVIL PLANS FOR FLOOR ELEVATIONS AT GARAGE OVERHEAD DOOR
   TRUSS MANUFACTURER TO PREPARE FINAL FRAMING PLANS FOR THE
- TRUSS MANUFACTURER TO PREPARE FINAL FRAMING PLANS FOR THE CONTRACTOR'S USE IN FIELD. NOTIFY ARCHITECT / ENGINEER OF ANY
- SEE BUILDING CROSS SECTIONS AND DETAILS FOR TRUSS PROFILES
- SEE TRUSS MANUFACTURER'S DRAWING FOR WEB & LATERAL BRACING SIZE & LOCATION REQUIREMENTS BRACING BY G.C.
- ALL METAL TRUSS HANGERS BY TRUSS MANUFACTURER WHERE
- THE NUMBER AND SIZE OF NAILS CONNECTING WOOD MEMBERS SHALL NOT BE LESS THAN THAT SET FORTH IN I.B.C. TABLE 2304.9.1 "FASTENING SCHEDULE" SEE STRUCTURAL DRAWINGS.
- PROVIDE FULL DEPTH BLOCKING AT MID HEIGHT OF ALL INTERIOR BEARING WALLS.

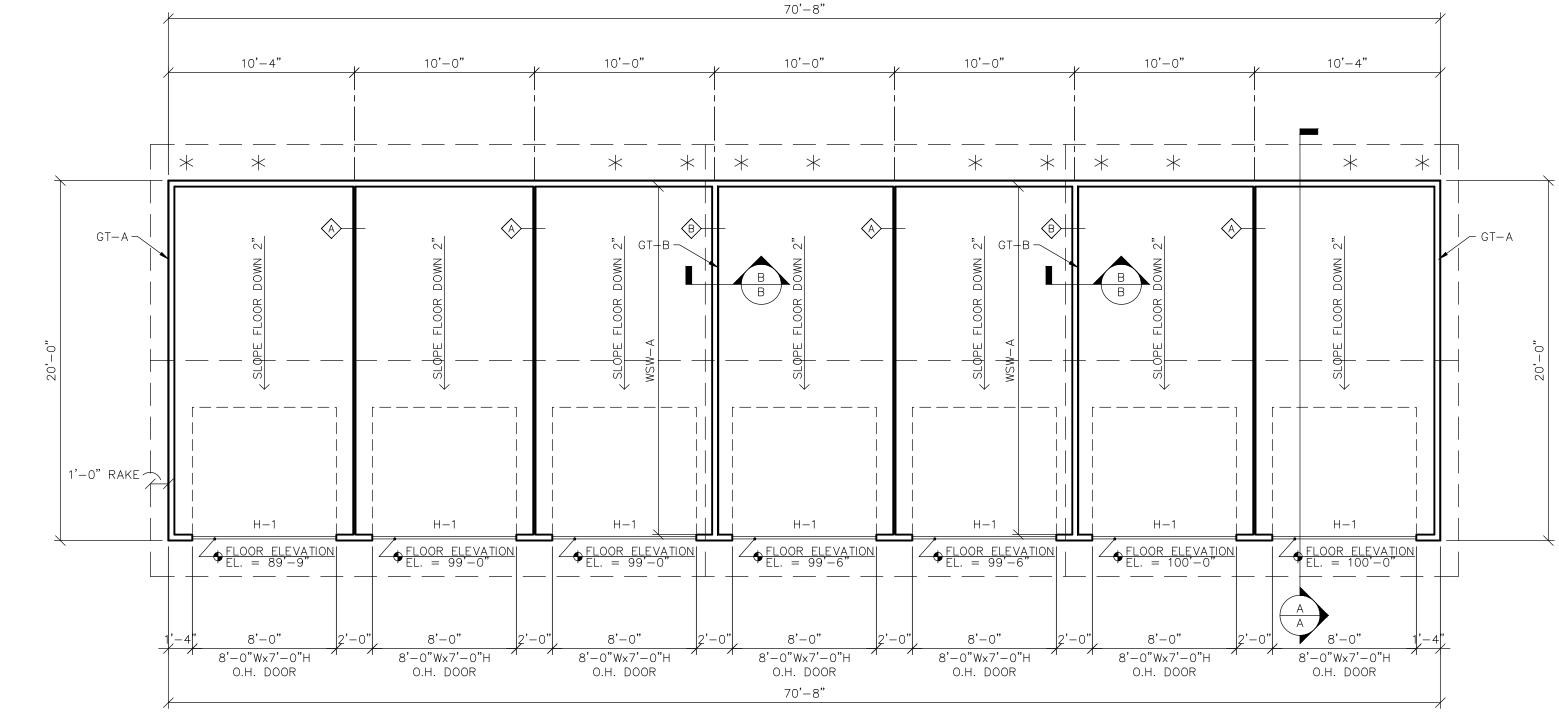
  EXCEPTION AT INTERIOR BEARING WALLS THAT ARE BRE SUFATUED.
- EXCEPTION: AT INTERIOR BEARING WALLS THAT ARE PRE—SHEATHED BOTH SIDES, WITH SHEATHING FASTENED AT 12" O.C., FULL DEPTH BLOCKING IS NOT REQUIRED.
- USE (1) 'SIMPSON' H2.5T TRUSS ANCHOR @ EACH ROOF TRUSS BEARING LOCATION W/ (5) 8d NAILS INTO TRUSS & (5) 8d NAILS INTO MIN. DOUBLE PLATE.
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- \* INDICATES LOCATION OF TRUSS/RAFTER BLOCKING.
- SEE DETAIL D/D FOR TYPICAL 2x BLOCKING AT ROOF TRUSSES WHEN REQUIRED.

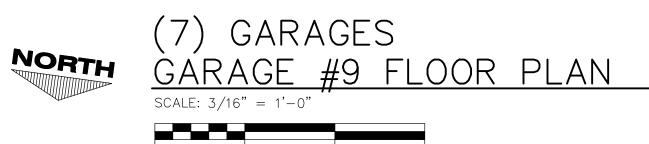


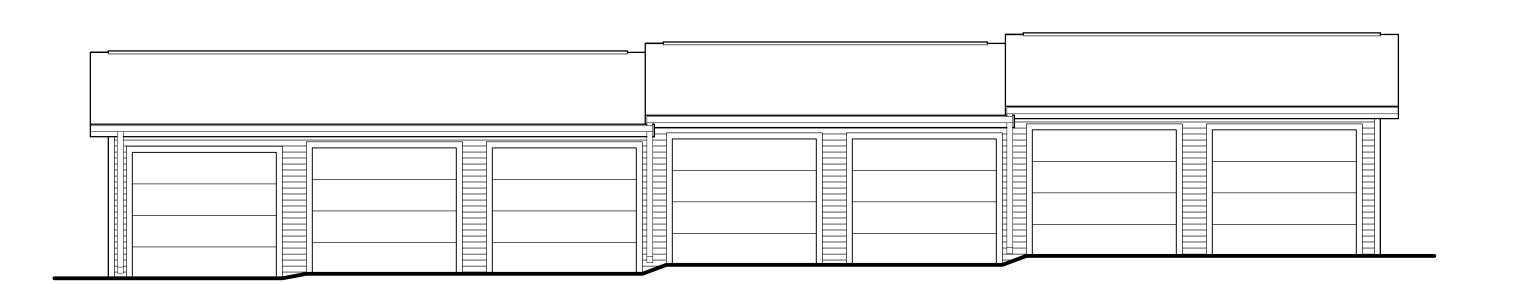
WOOD SHEAR WALL SCHEDULE NOTES:

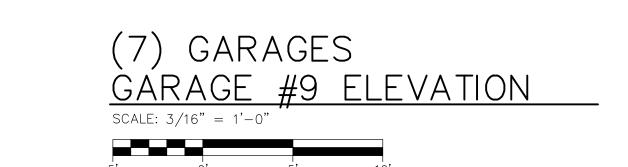
1. USE "SIMPSON AT ACRYLIC TIE" IN LIEU OF SET EPOXY TIE WHEN TEMPERATURE <50 DEG. F DURING CURE TIME.

SEE MANUFACTURER'S SPEC.'S FOR CURE TIMES.









	WOOD SHEAR WALL SCHEDULE (INTERIOR STUD WALLS - SEE PLAN)															
	SHEATHING	SHEATHING	BOUNDARY	CHORD STUD HOLDOWN THREADED ANCHOR ROD AT HOLDOWN								SHEAR WALL ANCHOR				
MARK	TYPE	JOINTS	NAILING	No. SIZE No. TYPE				DIA.	EMBED LENGTH	TYPE <sup>1</sup>	DIA.	LENGTH	SPACING	TYPE <sup>2</sup>		
WSW-A	7/16 OSB ONE SIDE	BLOCKED	8d @ 6" O.C.	2	2x4	2x4 1 HDU2-SDS2.5		5/8"	9"	A36 THREADED ROD W/ SIMPSON SET EPOXY TIE	1/2"	5"	48" O.C.	SIMPSON TITEN HD		

						HEADER		SI	HOULDER STUDS	
				MARK	No.	SIZE	GRADE	No.	SIZE	GRADE
				H-1	2	2x12	#1/#2 DF	3	2x4	STUD
				H-2	2	1 3/4" x 9 1/4'	LVL	3	2x4	STUD
				H-3	2	2x10	#1/#2 DF	1	2x4	STUD
END NAIL ROOF TRUSS TOP  CHORD TO BLOCKING w/ (3) 16d  COMMON NAILS EA. END (TOENAIL  © LOCATIONS OF CONT.  BLOCKING)	1/3	1/3	1/3	 - NAIL ALL - (3) PLY &	HEADERS, GREATER I	HEDULE NOTES: BEAMS AND LINTELS UF HEADER, BEAM AND LIN : PLACED DIRECTLY BEI	TEL MEMBERS REQ	UIRE NAILIN	_	, ,

			WOOD	HEA	ADER SCH	HEDULE										
		HEADER			SHOULDER STUDS			KING STUDS			TOP/BOTTOM SILL	-			WEB	SHEATHING
ARK	No.	SIZE	GRADE	No.	SIZE	GRADE	No.	SIZE	GRADE	No.	SIZE	GRADE		MARK	SPACING	JOINT BLOCKING
<del>1</del> -1	2	2x12	#1/#2 DF	3	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2 SPF			(MAX.)	REQT.
<del>1</del> -2	2	1 3/4" x 9 1/4'	LVL	3	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2 SPF		GT-A	24" o.c.	NONE REQUIRED
<del>1-</del> 3	2	2x10	#1/#2 DF	1	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2 SPF		GT-B	16" o.c.	NONE REQUIRED
D HEA	DER SC	HEDULE NOTES:											<u>(</u>	ABLE TRUSS SCHEDUL	<i>LE NOTES:</i> SIGN LOAD TABLE SEEST	TRUCTURAL SHEETS

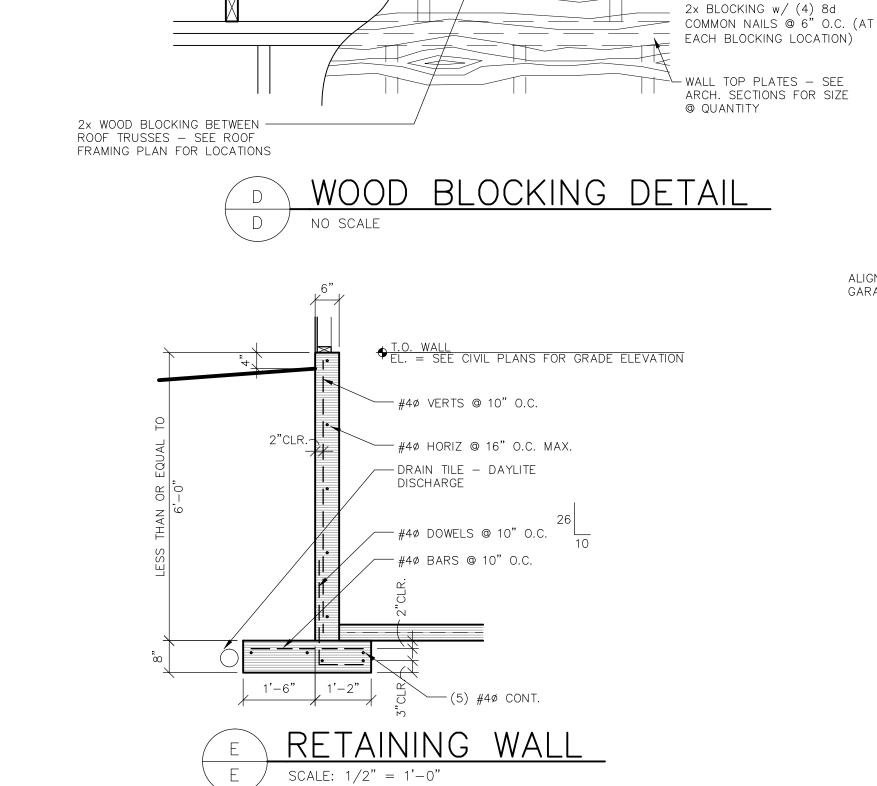
GABLE TRUSS SCHEDULE													
MARK	WEB SPACING (MAX.)	SHEATHING JOINT BLOCKING REQT.	DEFL. LIMIT ON VERT. WEB (OUT-OF-PLANE)	BOUNDARY NAILING	SHEATHING TYPE	HOLDOWN STRAP	TRUSS-TO-WALL CONNECTORS	SPACING					
GT-A	24" o.c.	NONE REQUIRED	L/240	8d COMMON @ 6" o.c.	7/16" OSB ONE SIDE	H2.5T	16d COMMON NAILS	16" o.c.					
GT-B	16" o.c.	NONE REQUIRED	L/240	8d COMMON @ 6" o.c.	7/16" OSB ONE SIDE	H2.5T	16d COMMON NAILS	16" o.c.					

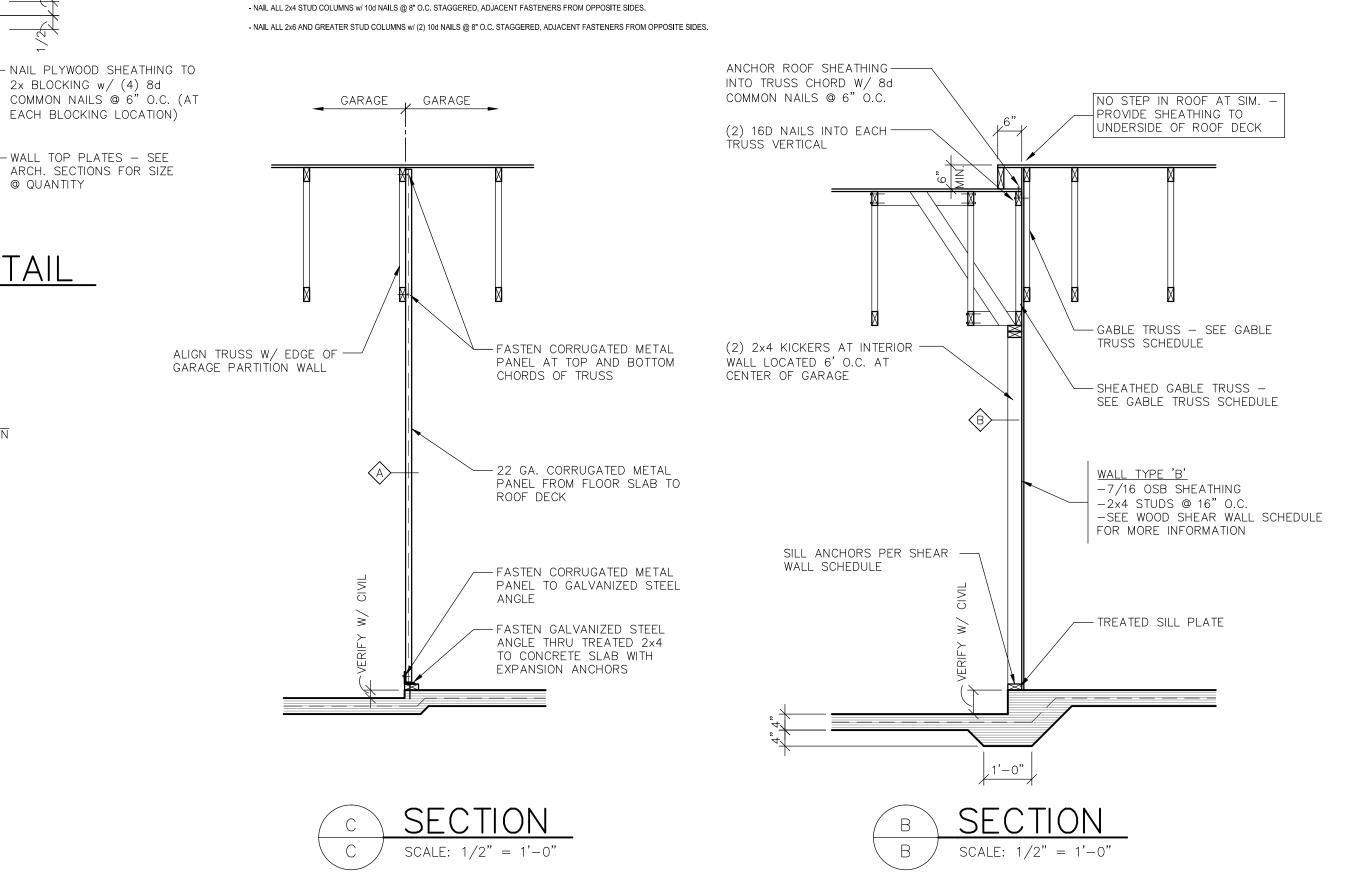
GABLE TRUSS SCHEDULE NOTES:

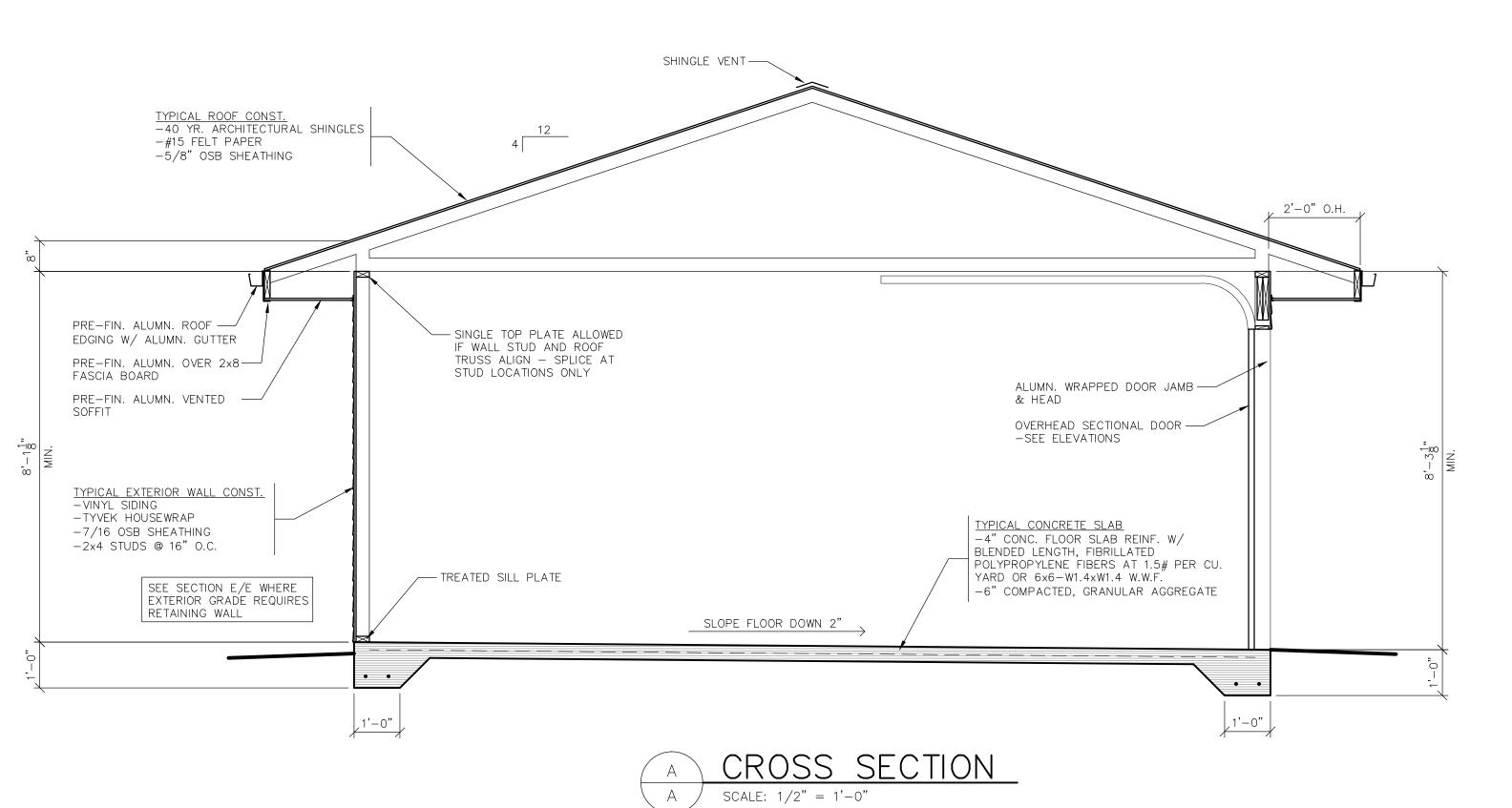
1. WIND LOADING PER DESIGN LOAD TABLE, SEE STRUCTURAL SHEETS.

2. GT-X INDICATES GABLE TRUSS

3. HOLDOWN AND TRUSS-TO-WALL CONNECTORS BY SIMPSON STRONG-TIE.







EXCEL

100 CAMELOT DRIVE FOND DU LAC, WI 54935 PHONE: (920) 926-9800 FAX: (920) 926-9801

Always a Better P

DRAWING SET IDENTIFIER

PROJECT MASTER SET

BUILDING 'A'

BUILDING 'B'

BUILDING 'C'

BUILDING 'D'

BUILDING 'F'

BUILDING 'G'

CLUBHOUSE

GARAGE #1

GARAGE #2

GARAGE #2

GARAGE #3

GARAGE #4

GARAGE #5

GARAGE #6

GARAGE #7

GARAGE #8

GARAGE #9

GARAGE #10

ARCHITECT STAMP / SIGNATURE

HUD PROJECT #: TBD

OWINEK:

NOB HILL APARTMENTS LLC
710 NORTH PLANKINTON AVENUE
SUITE 1200
MILWAUKEE, WI 53203

PROJECT:

NOB HILL APARTMENTS
1108 MOORLAND ROAD
MADISON, WI 53713

SHEET ISSUE:

JUNE 26, 2012

SEE TITLE SHEET TO CONFIRM THAT THIS SHEET HAS BEEN ISSUED FOR CONSTRUCTION

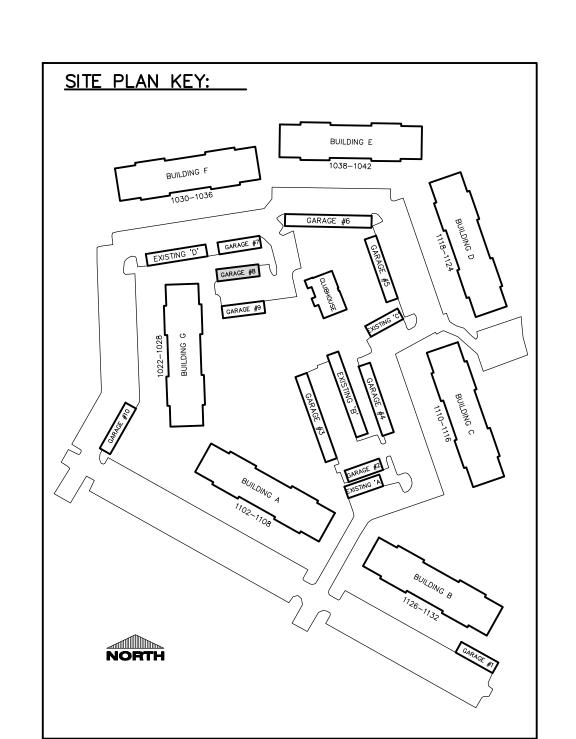
REVISIONS:

JOB NUMBER: 1206230 SHEET

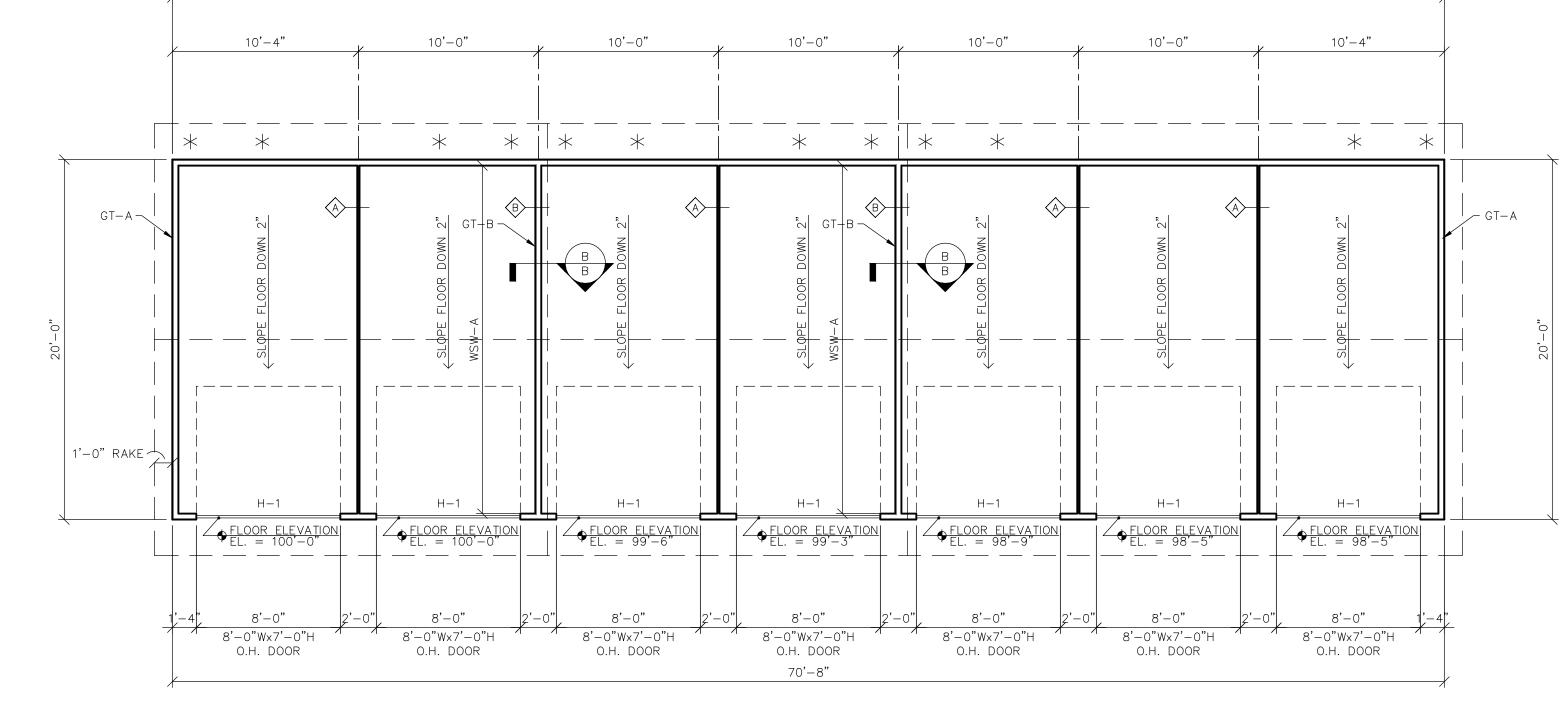
- SEE DESIGN LOADS ON SHEET A6.0 FOR ALL DESIGN LOADS NOT SHOWN
- SEE CIVIL PLANS FOR FLOOR ELEVATIONS AT GARAGE OVERHEAD DOOR TRUSS MANUFACTURER TO PREPARE FINAL FRAMING PLANS FOR THE
- CONTRACTOR'S USE IN FIELD. NOTIFY ARCHITECT / ENGINEER OF ANY
- SEE BUILDING CROSS SECTIONS AND DETAILS FOR TRUSS PROFILES SEE TRUSS MANUFACTURER'S DRAWING FOR WEB & LATERAL BRACING
- SIZE & LOCATION REQUIREMENTS BRACING BY G.C. ALL METAL TRUSS HANGERS BY TRUSS MANUFACTURER WHERE
- THE NUMBER AND SIZE OF NAILS CONNECTING WOOD MEMBERS SHALL NOT BE LESS THAN THAT SET FORTH IN I.B.C. TABLE 2304.9.1
- "FASTENING SCHEDULE" SEE STRUCTURAL DRAWINGS. PROVIDE FULL DEPTH BLOCKING AT MID HEIGHT OF ALL INTERIOR
- BEARING WALLS. EXCEPTION: AT INTERIOR BEARING WALLS THAT ARE PRE-SHEATHED BOTH SIDES, WITH SHEATHING FASTENED AT 12" O.C., FULL DEPTH
- BLOCKING IS NOT REQUIRED. • USE (1) 'SIMPSON' H2.5T TRUSS ANCHOR @ EACH ROOF TRUSS BEARING LOCATION W/(5) 8d NAILS INTO TRUSS & (5) 8d NAILS INTO MIN.
- DOUBLE PLATE. • UNLESS NOTED OTHERWISE, NAIL ROOF SHEATHING TO TOP OF ALL
- UNLESS NOTED OTHERWISE, NAIL ROOF SHEATHING 6" O.C. @ PANEL EDGES W/ 8d NAILS. NAIL 12" O.C. (MIN.) @ INTERMEDIATE SUPPORTS.
- UNLESS NOTED OTHERWISE, NAIL WALL SHEATHING 6" O.C. @ PANEL EDGES W/ 8d NAILS. NAIL 12" O.C. (MIN.) TO INTERMEDIATE SUPPORTS.

GABLE END TRUSSES W/ 8d NAILS @ 6" O.C.

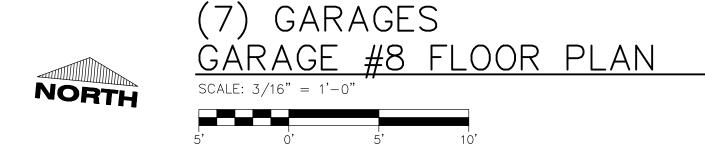
• \* INDICATES LOCATION OF TRUSS/RAFTER BLOCKING. • SEE DETAIL D/D FOR TYPICAL 2x BLOCKING AT ROOF TRUSSES WHEN

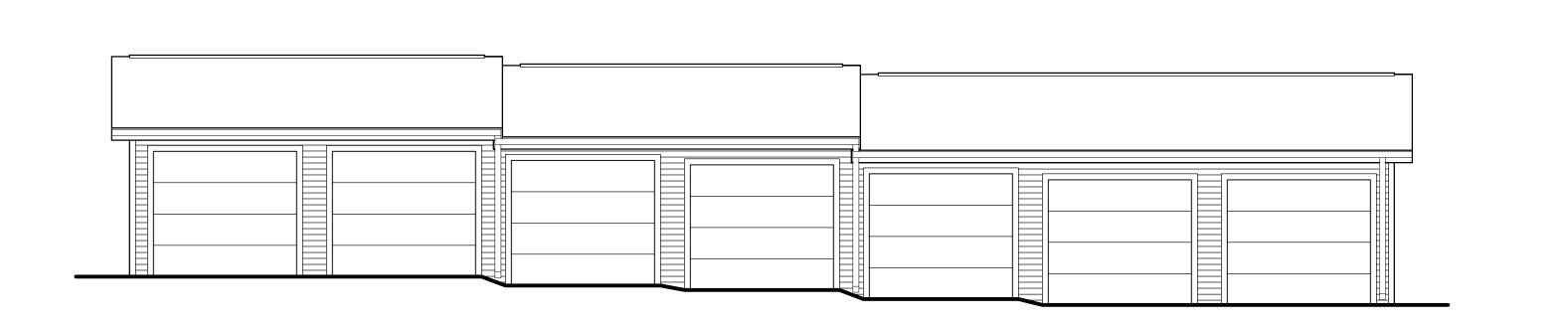


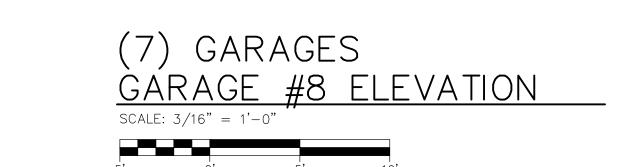
WOOD TRUSSES AT -24" O.C. (MAX.) — SEE FRAMING PLAN



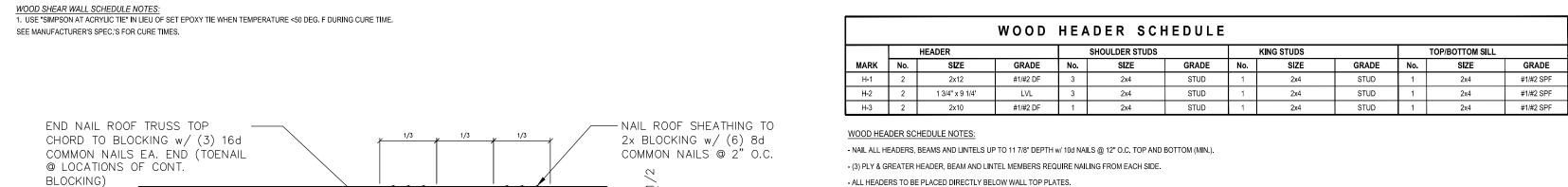
70'-8"







	WOOD SHEAR WALL SCHEDULE (INTERIOR STUD WALLS - SEE PLAN)													
	SHEATHING SHEATHING BOUNDARY CHORD STUD HOLDOWN THREADED ANCHOR ROD AT HOLDOWN SHEAR WALL ANCHOR													
MARK	TYPE	JOINTS	NAILING	No.	SIZE	No.	TYPE	DIA.	EMBED LENGTH	TYPE <sup>1</sup>	DIA.	LENGTH	SPACING	TYPE <sup>2</sup>
WSW-A	7/16 OSB ONE SIDE	BLOCKED	8d @ 6" O.C.	2	2x4	1	HDU2-SDS2.5	5/8"	9"	A36 THREADED ROD W/ SIMPSON SET EPOXY TIE	1/2"	5"	48" O.C.	SIMPSON TITEN HD



ALIGN TRUSS W/ EDGE OF -

GARAGE PARTITION WALL

- NAIL PLYWOOD SHEATHING TO

2x BLOCKING w/ (4) 8d

COMMON NAILS @ 6" O.C. (AT EACH BLOCKING LOCATION)

- WALL TOP PLATES - SEE

@ QUANTITY

ARCH. SECTIONS FOR SIZE

- NAIL ALL 2x4 STUD COLUMNS w/ 10d NAILS @ 8" O.C. STAGGERED, ADJACENT FASTENERS FROM OPPOSITE SIDES.

- NAIL ALL 2x6 AND GREATER STUD COLUMNS w/ (2) 10d NAILS @ 8" O.C. STAGGERED, ADJACENT FASTENERS FROM OPPOSITE SIDES.

— FASTEN CORRUGATED METAL

CHORDS OF TRUSS

22 GA. CORRUGATED METAL

FASTEN CORRUGATED METAL

— FASTEN GALVANIZED STEEL

TO CONCRETE SLAB WITH

EXPANSION ANCHORS

ANGLE THRU TREATED 2x4

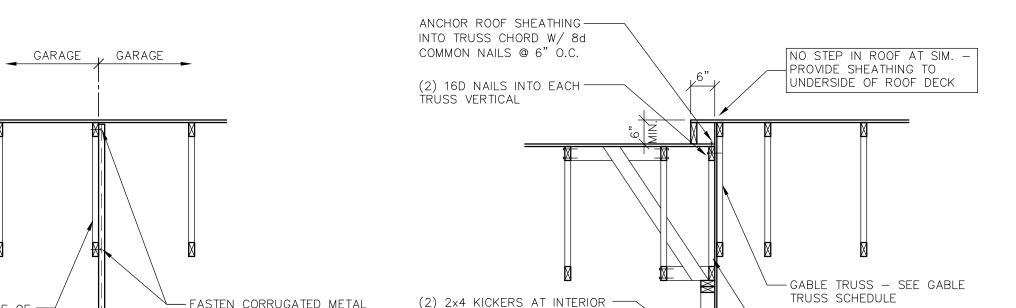
PANEL TO GALVANIZED STEEL

ROOF DECK

PANEL AT TOP AND BOTTOM

PANEL FROM FLOOR SLAB TO

MARK	WEB SPACING	SHEATHING JOINT BLOCKING	DEFL. LIMIT ON VERT. WEB	BOUNDARY	SHEATHING	HOLDOWN STRAP	TRUSS-TO-WALL	SPACING
	(MAX.)	REQT.	(OUT-OF-PLANE)	NAILING	TYPE		CONNECTORS	
GT-A	24" o.c.	NONE REQUIRED	L/240	8d COMMON @ 6" o.c.	7/16" OSB ONE SIDE	H2.5T	16d COMMON NAILS	16" o.c.
GT-B	16" o.c.	NONE REQUIRED	L/240	8d COMMON @ 6" o.c.	7/16" OSB ONE SIDE	H2.5T	16d COMMON NAILS	16" o.c.



WALL LOCATED 6' O.C. AT

SILL ANCHORS PER SHEAR —

WALL SCHEDULE

CENTER OF GARAGE

2. GT-X INDICATES GABLE TRUSS

3. HOLDOWN AND TRUSS-TO-WALL CONNECTORS BY SIMPSON STRONG-TIE.

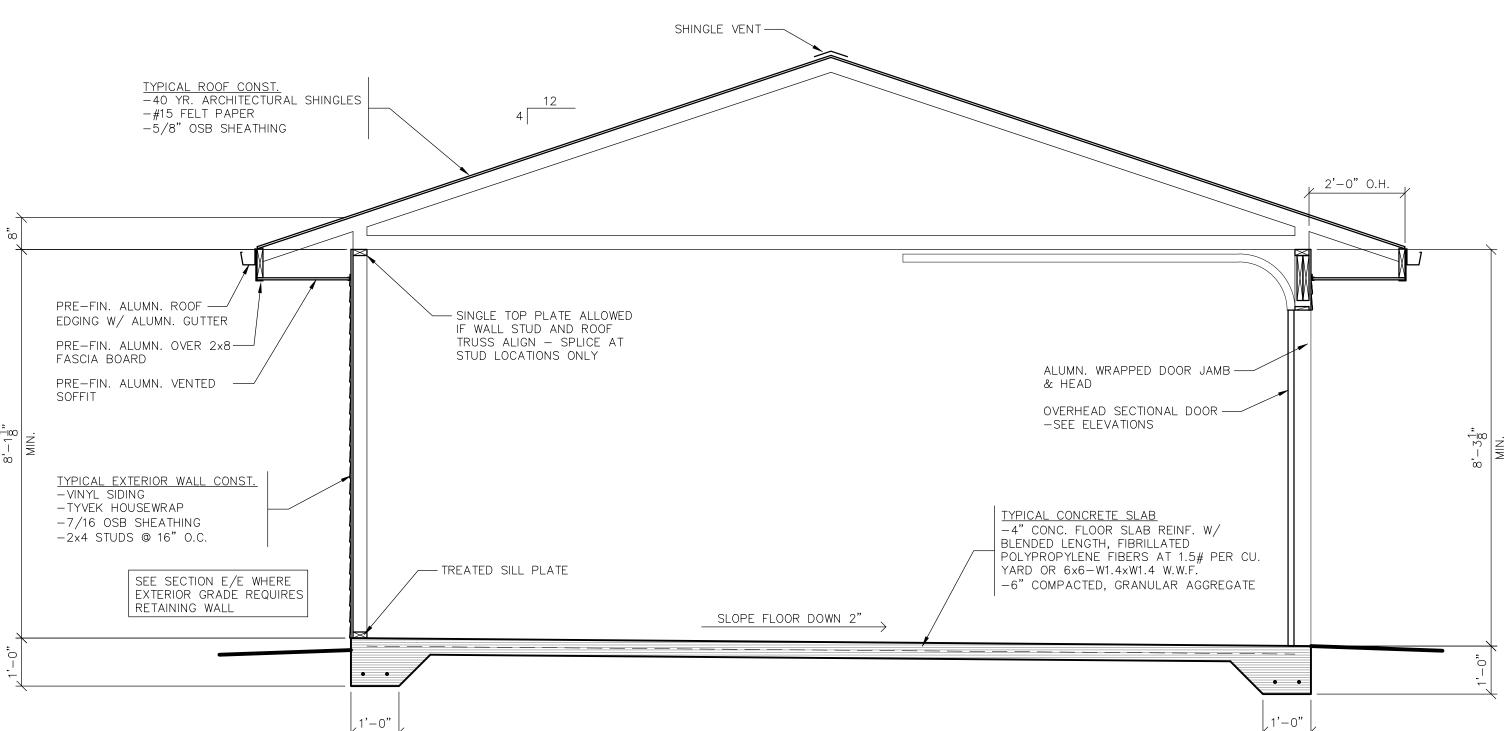
SHEATHED GABLE TRUSS -

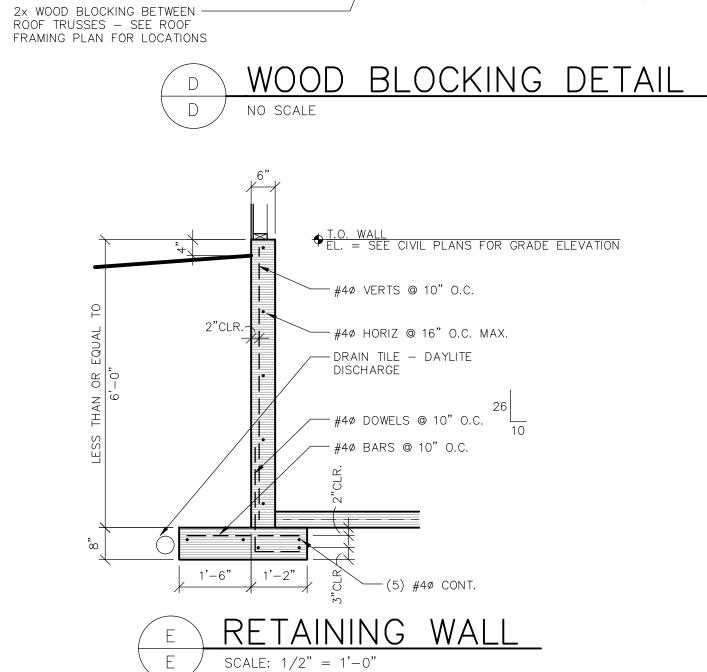
WALL TYPE 'B' -7/16 OSB SHEATHING

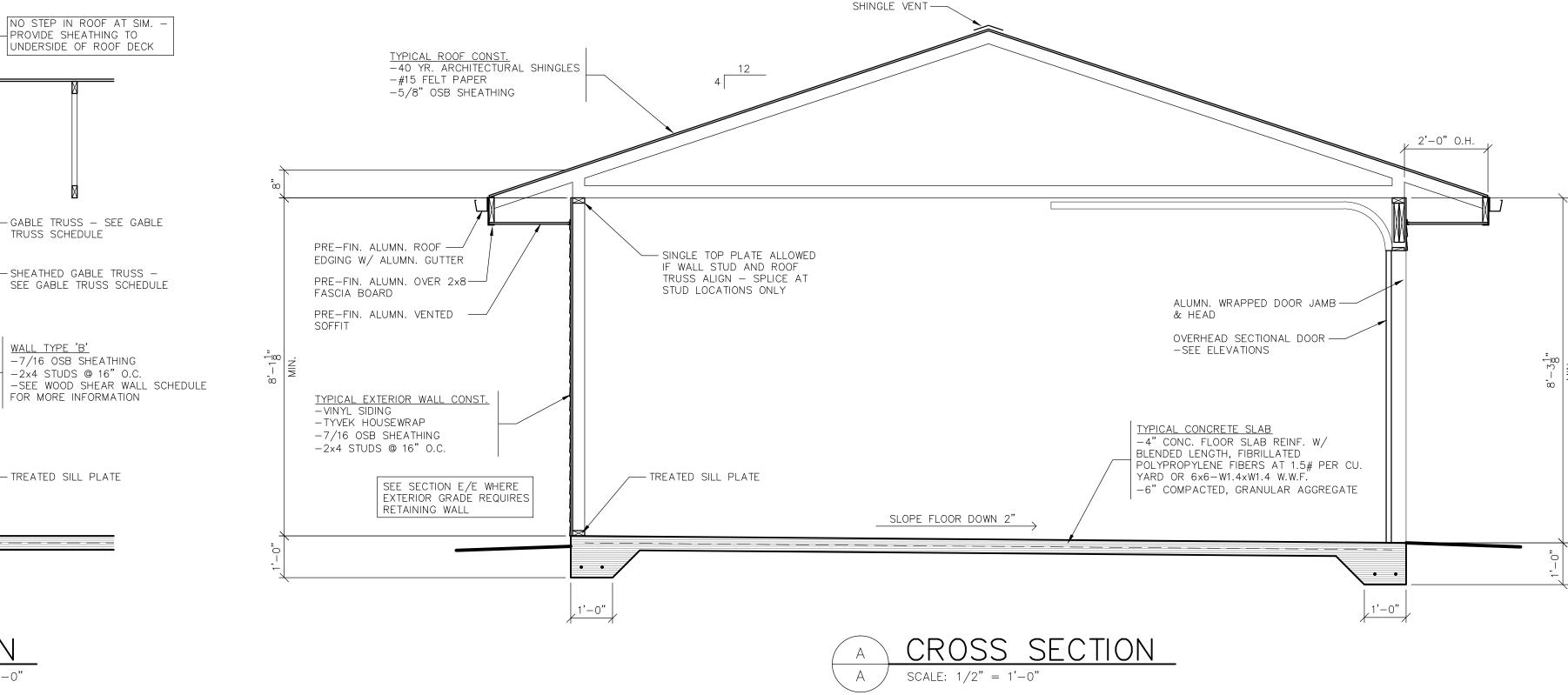
-2x4 STUDS @ 16" O.C.

FOR MORE INFORMATION

TREATED SILL PLATE







100 CAMELOT DRIVE FOND DU LAC, WI 54935 PHONE: (920) 926-9800 FAX: (920) 926-9801

DRAWING SET IDENTIFIER ■ PROJECT MASTER SET BUILDING 'A' BUILDING 'B' BUILDING 'C' BUILDING 'D' BUILDING 'E' BUILDING 'F' BUILDING 'G' CLUBHOUSE GARAGE #1

GARAGE #2 GARAGE #3 GARAGE #4 GARAGE #5

GARAGE #6 GARAGE #7 GARAGE #8

GARAGE #9 GARAGE #10

ARCHITECT STAMP / SIGNATURE

HUD PROJECT #:

SHEET ISSUE: JUNE 26, 2012 SEE TITLE SHEET TO CONFIRM THAT THIS SHEET HAS BEEN ISSUED FOR CONSTRUCTION **REVISIONS:** 

JOB NUMBER: 1206230 SHEET

- SEE DESIGN LOADS ON SHEET A6.0 FOR ALL DESIGN LOADS NOT SHOWN
- SEE CIVIL PLANS FOR FLOOR ELEVATIONS AT GARAGE OVERHEAD DOOR TRUSS MANUFACTURER TO PREPARE FINAL FRAMING PLANS FOR THE
- CONTRACTOR'S USE IN FIELD. NOTIFY ARCHITECT / ENGINEER OF ANY
- SEE BUILDING CROSS SECTIONS AND DETAILS FOR TRUSS PROFILES

ALL METAL TRUSS HANGERS BY TRUSS MANUFACTURER WHERE

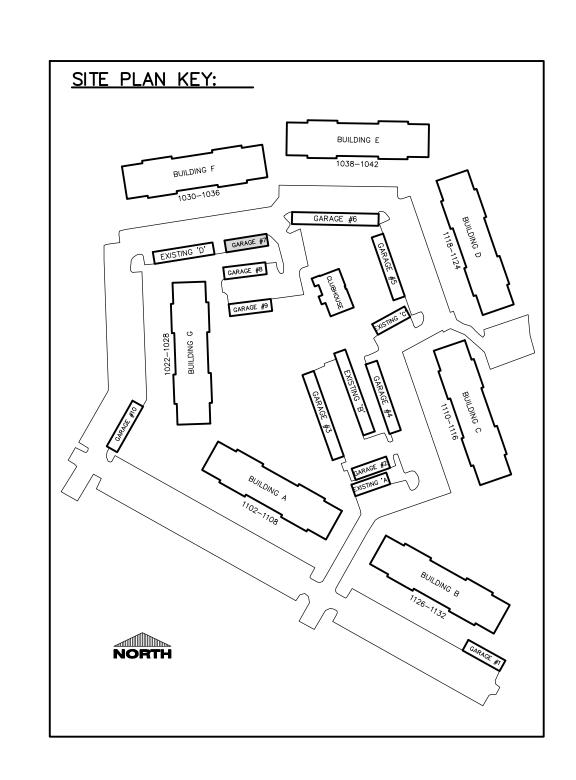
- SEE TRUSS MANUFACTURER'S DRAWING FOR WEB & LATERAL BRACING SIZE & LOCATION REQUIREMENTS — BRACING BY G.C.
- THE NUMBER AND SIZE OF NAILS CONNECTING WOOD MEMBERS SHALL
- NOT BE LESS THAN THAT SET FORTH IN I.B.C. TABLE 2304.9.1 "FASTENING SCHEDULE" — SEE STRUCTURAL DRAWINGS.

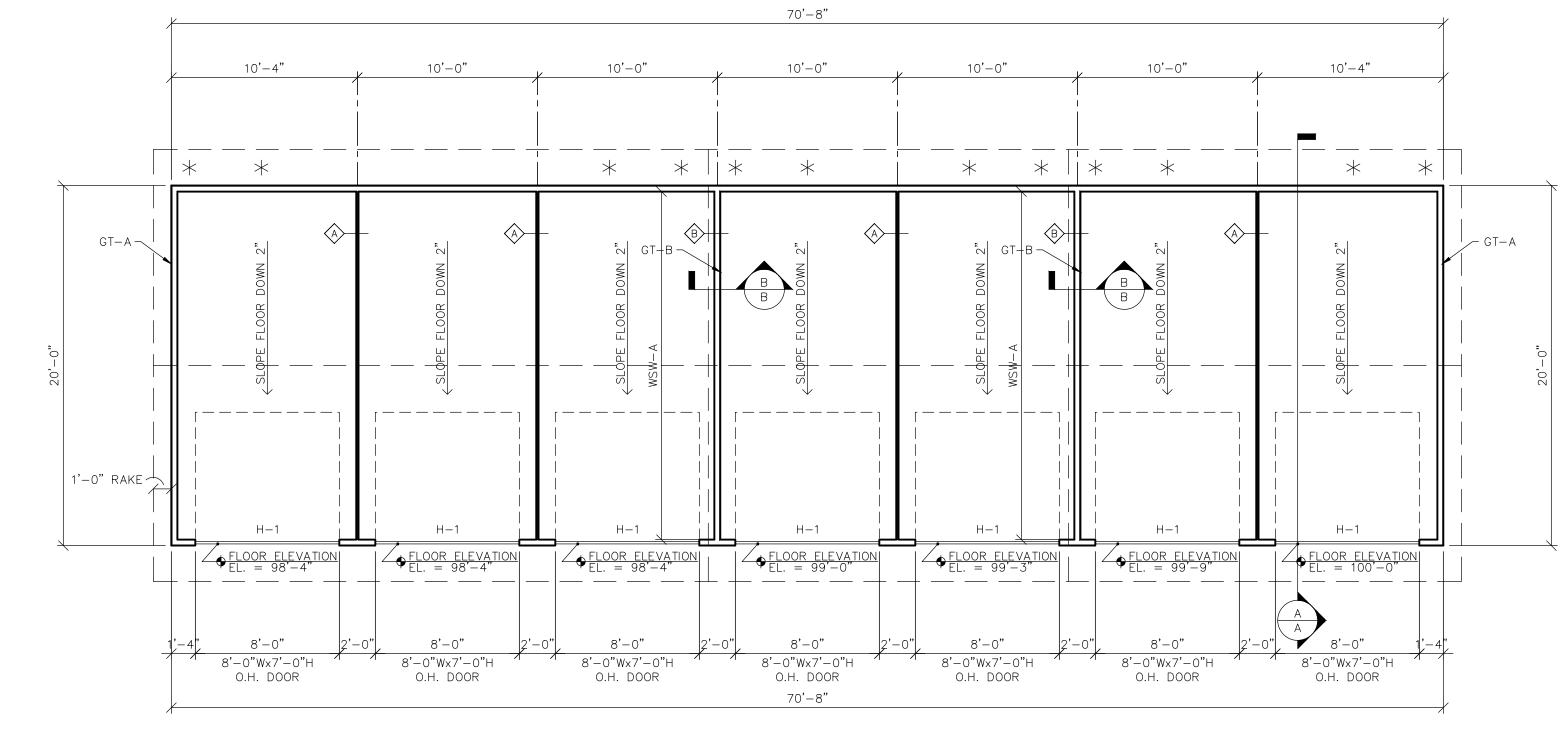
PROVIDE FULL DEPTH BLOCKING AT MID HEIGHT OF ALL INTERIOR

- BEARING WALLS. EXCEPTION: AT INTERIOR BEARING WALLS THAT ARE PRE-SHEATHED
- BOTH SIDES, WITH SHEATHING FASTENED AT 12" O.C., FULL DEPTH BLOCKING IS NOT REQUIRED.
- USE (1) 'SIMPSON' H2.5T TRUSS ANCHOR @ EACH ROOF TRUSS BEARING LOCATION W/ (5) 8d NAILS INTO TRUSS & (5) 8d NAILS INTO MIN. DOUBLE PLÁTE.
- UNLESS NOTED OTHERWISE, NAIL ROOF SHEATHING TO TOP OF ALL GABLE END TRUSSES W/ 8d NAILS @ 6" O.C.
- EDGES W/ 8d NAILS. NAIL 12" O.C. (MIN.) @ INTERMEDIATE SUPPORTS.

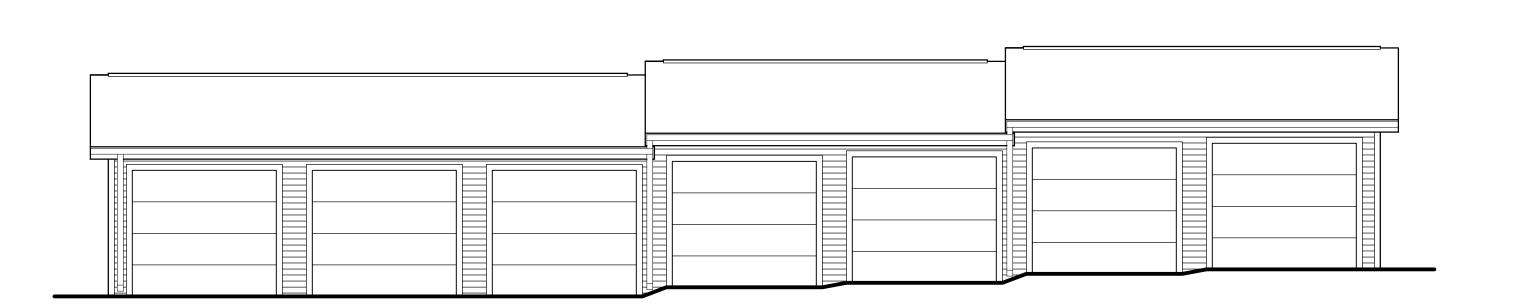
• UNLESS NOTED OTHERWISE, NAIL ROOF SHEATHING 6" O.C. @ PANEL

- UNLESS NOTED OTHERWISE, NAIL WALL SHEATHING 6" O.C. @ PANEL EDGES W/ 8d NAILS. NAIL 12" O.C. (MIN.) TO INTERMEDIATE SUPPORTS.
- \* INDICATES LOCATION OF TRUSS/RAFTER BLOCKING.
- SEE DETAIL D/D FOR TYPICAL 2x BLOCKING AT ROOF TRUSSES WHEN









TRUSS-TO-WALL



	WOOD SHEAR WALL SCHEDULE (INTERIOR STUD WALLS - SEE PLAN)													
	SHEATHING SHEATHING BOUNDARY CHORD STUD HOLDOWN THREADED ANCHOR ROD AT HOLDOWN SHEAR WALL ANCHOR													
MARK	TYPE	JOINTS	NAILING	No.	SIZE	No.	TYPE	DIA.	EMBED LENGTH	TYPE <sup>1</sup>	DIA.	LENGTH	SPACING	TYPE <sup>2</sup>
WSW-A	7/16 OSB ONE SIDE	BLOCKED	8d @ 6" O.C.	2	2x4	1	HDU2-SDS2.5	5/8"	9"	A36 THREADED ROD W/ SIMPSON SET EPOXY TIE	1/2"	5"	48" O.C.	SIMPSON TITEN HD

WOOD SHEAR WALL SCHEDULE NOTES:  1. USE "SIMPSON AT ACRYLIC TIE" IN LIEU OF SET EPOXY TIE WHEN TEMPERATURE <50 DEG. F DURING CURE TIME.  SEE MANUFACTURER'S SPEC.'S FOR CURE TIMES.				WOOD	HEA	DER SC	HEDULE	<u> </u>					
			HEADER		s	HOULDER STUDS	3		KING STUDS		Т	OP/BOTTOM SILL	
	MAF	RK No.	SIZE	GRADE	No.	SIZE	GRADE	No.	SIZE	GRADE	No.	SIZE	GRA
	H-	1 2	2x12	#1/#2 DF	3	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2
	H-:	2 2	1 3/4" x 9 1/4'	LVL	3	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2
	H-3	3 2	2x10	#1/#2 DF	1	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2
END NAIL ROOF TRUSS TOP  CHORD TO BLOCKING W/ (3) 16d  TO BLOCKING W/ (3) 16d  TO BLOCKING W/ (6) 8d			SCHEDULE NOTES:	: LID TO 44 7/0" DEDT	1 w/ 10d NAII 9	C @ 12" O C TOP AN	ID BOTTOM (MINI.)						

		HEADER			SHOULDER STUDS			KING STUDS			TOP/BOTTOM SILL	
MARK	No.	SIZE	GRADE	No.	SIZE	GRADE	No.	SIZE	GRADE	No.	SIZE	GRADE
H-1	2	2x12	#1/#2 DF	3	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2 SPF
H-2	2	1 3/4" x 9 1/4'	LVL	3	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2 SPF
H-3	2	2x10	#1/#2 DF	1	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2 SPF
		HEDULE NOTES: BEAMS AND LINTELS UF	P TO 11 7/8" DEPTH v	// 10d NAI	LS @ 12" O.C. TOP AND I	BOTTOM (MIN.).						

- (3) PLY & GREATER HEADER, BEAM AND LINTEL MEMBERS REQUIRE NAILING FROM EACH SIDE.

- NAIL ALL 2x4 STUD COLUMNS w/ 10d NAILS @ 8" O.C. STAGGERED, ADJACENT FASTENERS FROM OPPOSITE SIDES.

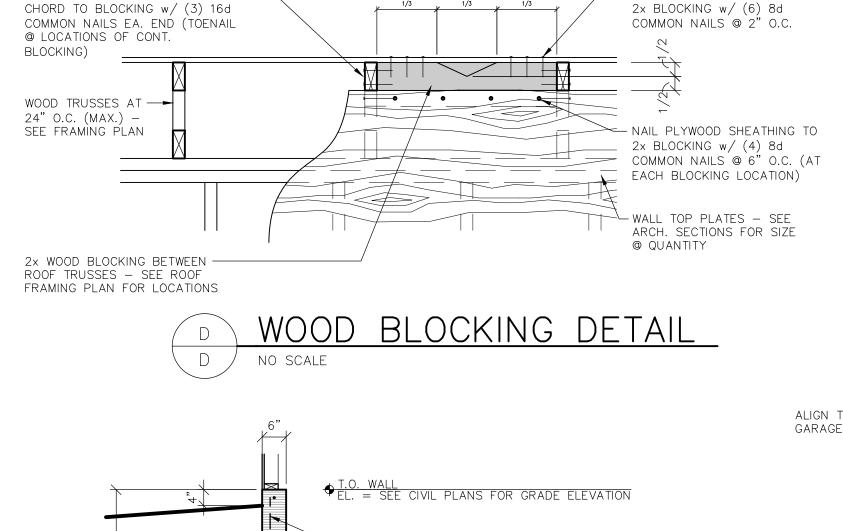
- ALL HEADERS TO BE PLACED DIRECTLY BELOW WALL TOP PLATES.

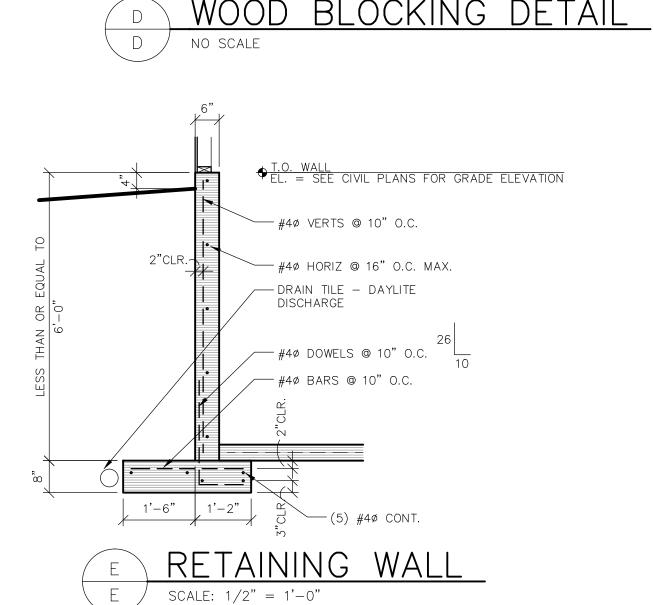
MARK	SPACING	JOINT BLOCKING	ON VERT. WEB	BOUNDARY	SHEATHING	HOLDOWN STRAP
	(MAX.)	REQT.	(OUT-OF-PLANE)	NAILING	TYPE	
GT-A	24" o.c.	NONE REQUIRED	L/240	8d COMMON @ 6" o.c.	7/16" OSB ONE SIDE	H2.5T
GT-B	16" o.c.	NONE REQUIRED	L/240	8d COMMON @ 6" o.c.	7/16" OSB ONE SIDE	H2.5T
GABLE TRUSS SCHEDULI 1. WIND LOADING PER DESI 2. GT-X INDICATES GABLE	IGN LOAD TABLE, SEE ST	RUCTURAL SHEETS.				

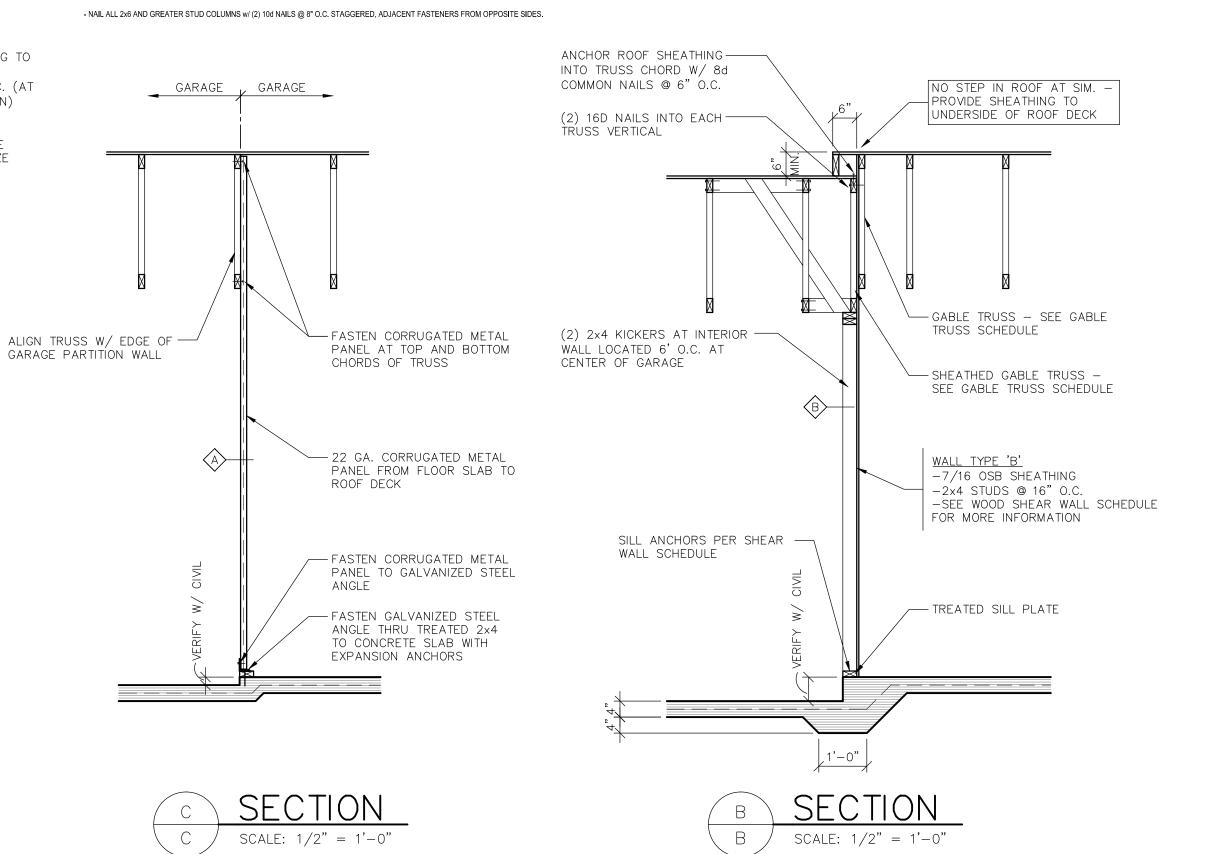
WEB SHEATHING DEFL. LIMIT

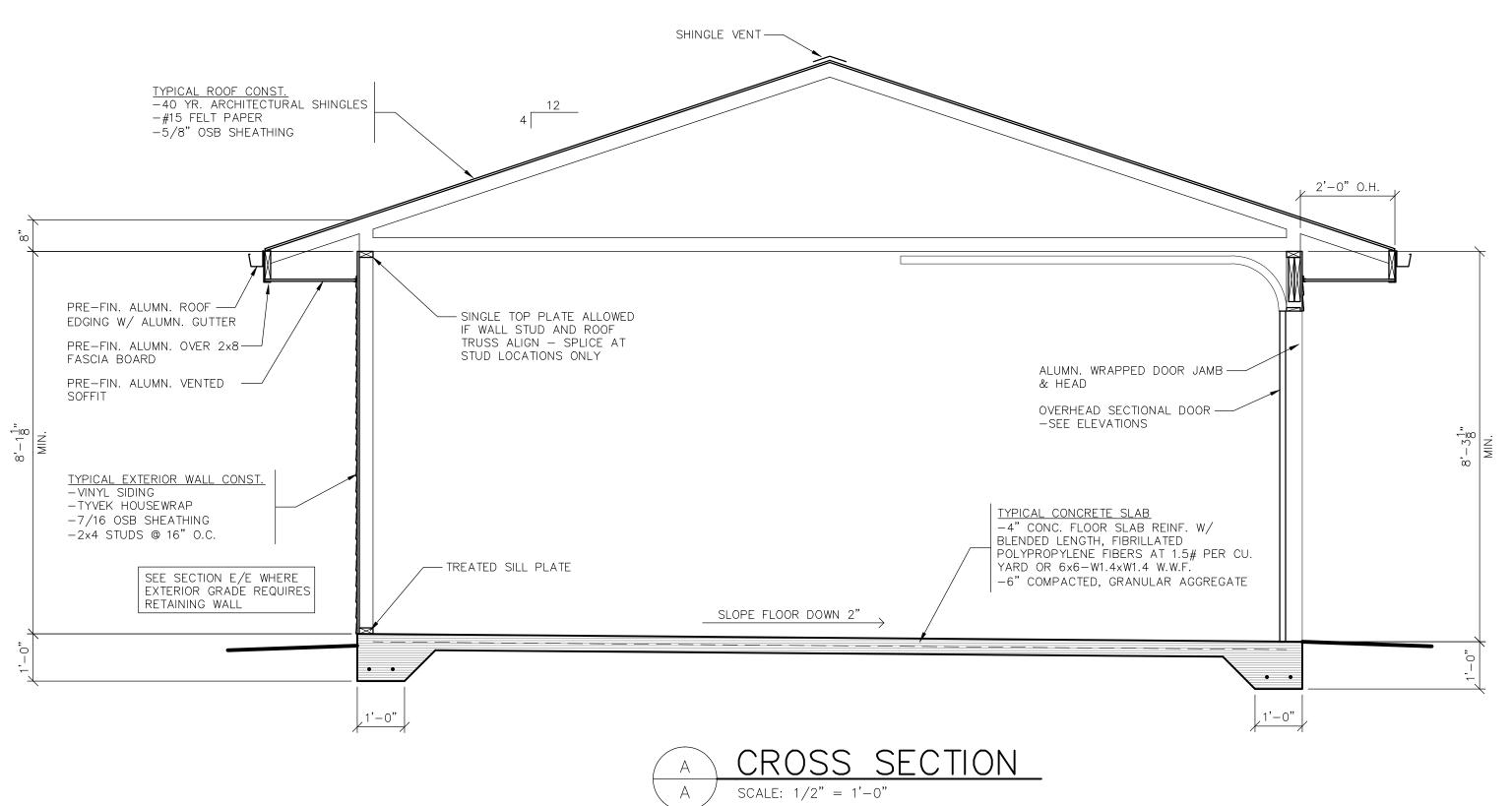
3. HOLDOWN AND TRUSS-TO-WALL CONNECTORS BY SIMPSON STRONG-TIE.

GABLE TRUSS SCHEDULE









100 CAMELOT DRIVE FOND DU LAC, WI 54935 PHONE: (920) 926-9800 FAX: (920) 926-9801

DRAWING SET IDENTIFIER PROJECT MASTER SET BUILDING 'A' BUILDING 'B' BUILDING 'C' BUILDING 'D' BUILDING 'E' BUILDING 'F' BUILDING 'G'

CLUBHOUSE GARAGE #1 GARAGE #2 GARAGE #3 GARAGE #4

GARAGE #6 GARAGE #7 GARAGE #8 GARAGE #9

GARAGE #10

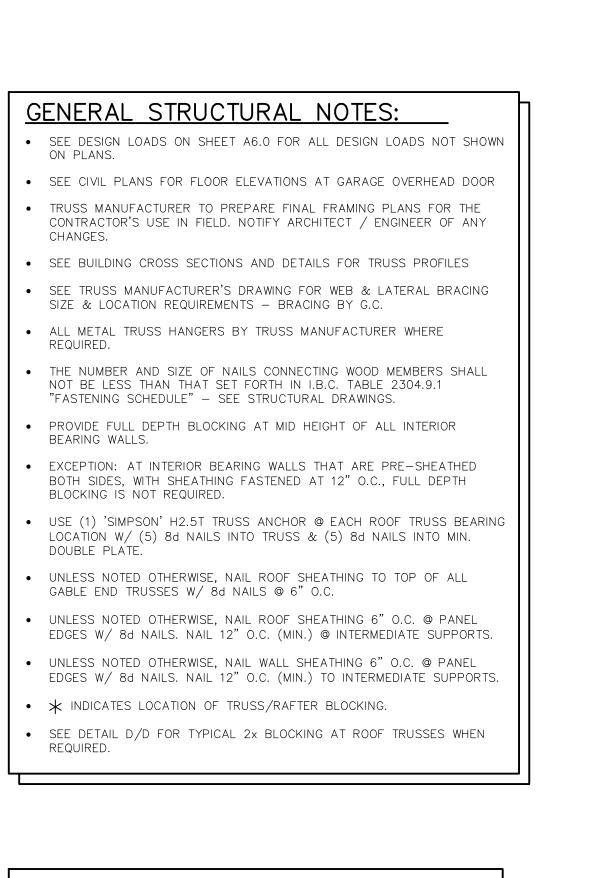
GARAGE #5

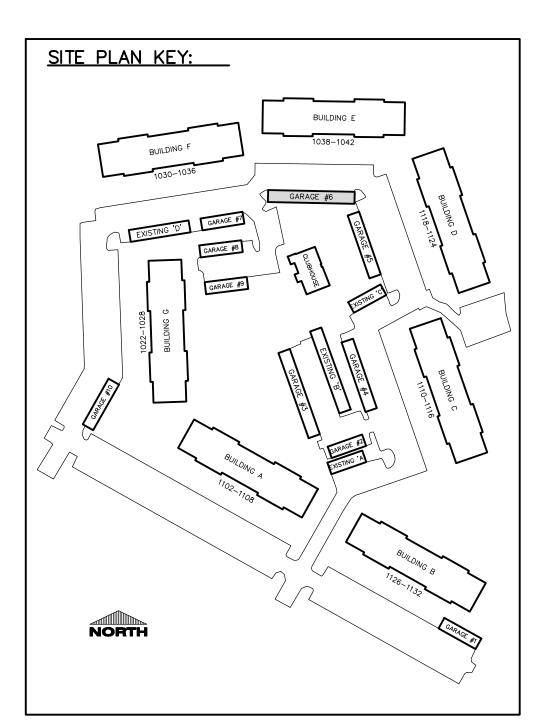
ARCHITECT STAMP / SIGNATURE

HUD PROJECT #:

SHEET ISSUE: JUNE 26, 2012 SEE TITLE SHEET TO CONFIRM THAT THIS SHEET HAS BEEN ISSUED FOR CONSTRUCTION **REVISIONS:** 

JOB NUMBER: 1206230 SHEET





2"CLR.-

#4ø HORIZ @ 16" O.C. MAX.

— DRAIN TILE - DAYLITE

/--- #4ø DOWELS @ 10" O.C.

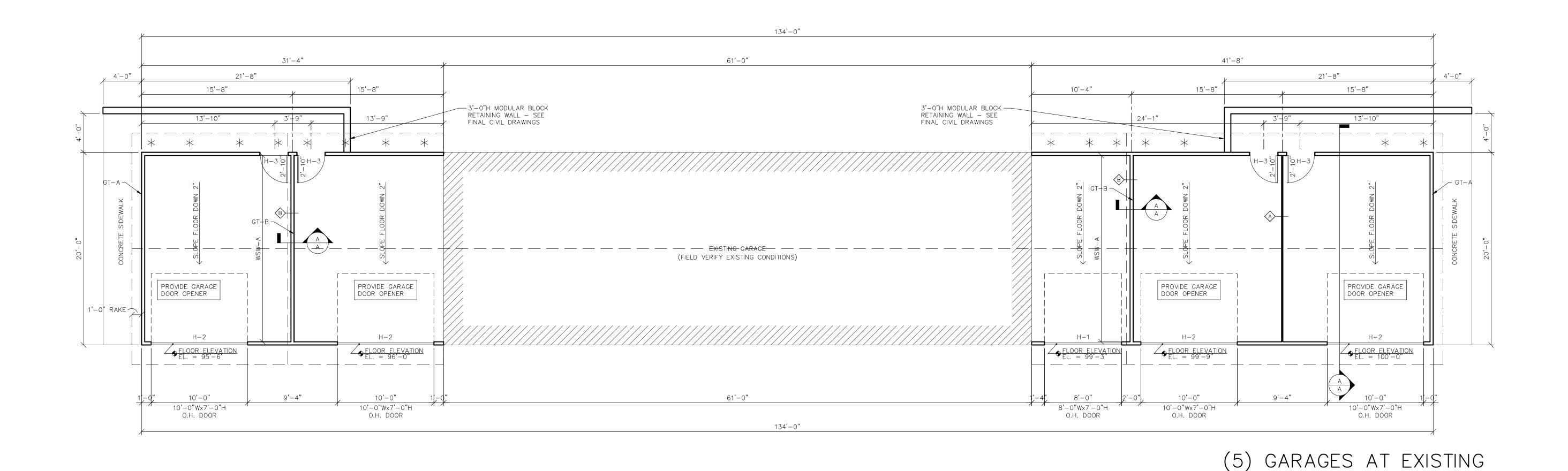
(5) #4ø CONT.

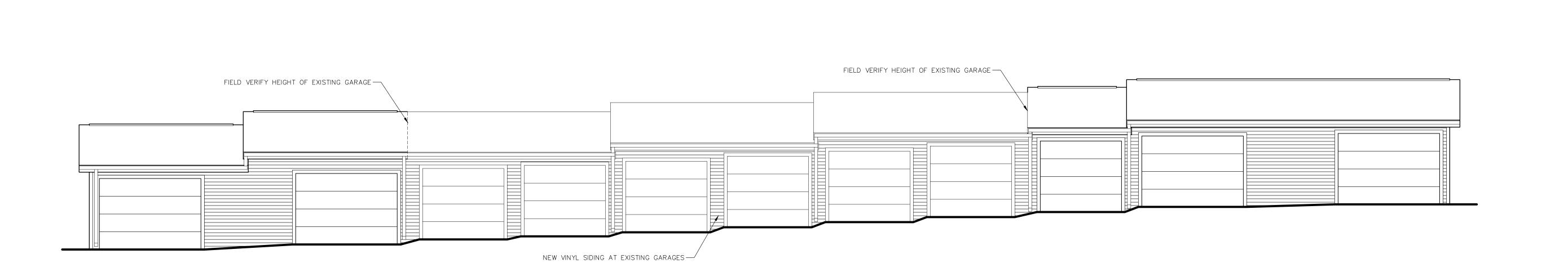
/--- #4ø BARS @ 10" O.C.

DISCHARGE

RETAINING WALL

E  $\int SCALE: 1/2" = 1'-0"$ 





-TYVEK HOUSEWRAP

-7/16 OSB SHEATHING

-2x4 STUDS @ 16" O.C.

SEE SECTION E/E WHERE

RETAINING WALL

EXTERIOR GRADE REQUIRES

-2x4 STUDS @ 16" O.C.

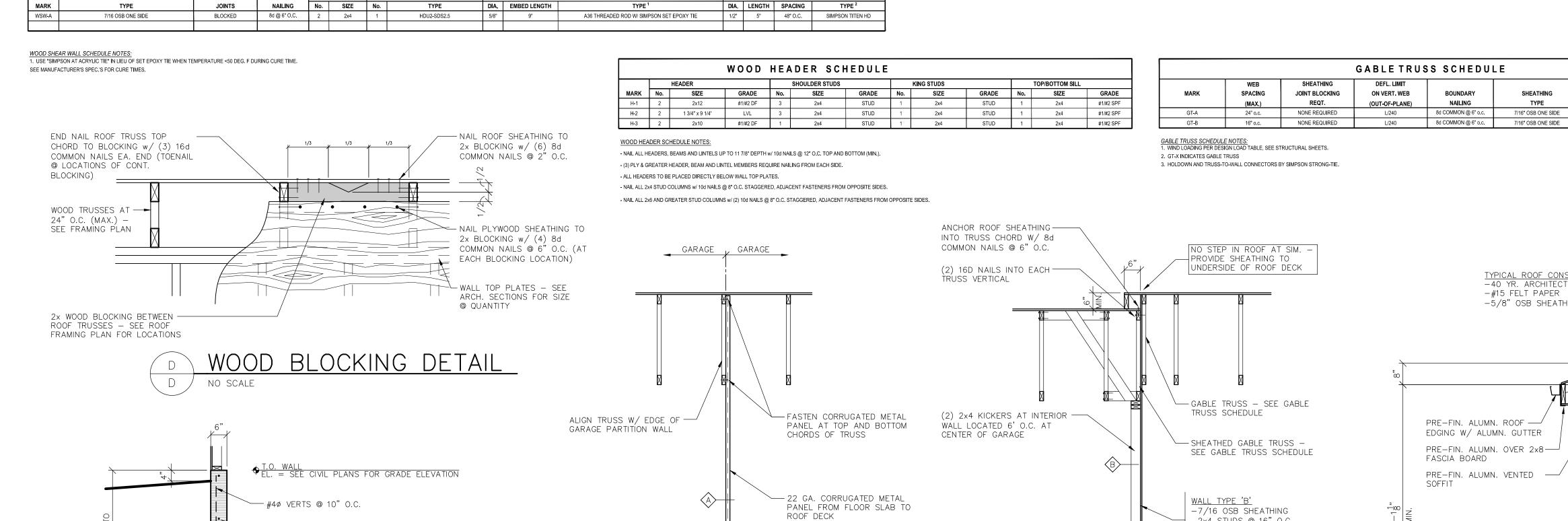
FOR MORE INFORMATION

TREATED SILL PLATE

SILL ANCHORS PER SHEAR —

WALL SCHEDULE

-SEE WOOD SHEAR WALL SCHEDULE



FASTEN CORRUGATED METAL

— FASTEN GALVANIZED STEEL

TO CONCRETE SLAB WITH

EXPANSION ANCHORS

ANGLE THRU TREATED 2×4

PANEL TO GALVANIZED STEEL

WOOD SHEAR WALL SCHEDULE (INTERIOR STUD WALLS - SEE PLAN)



GABLE TRUSS SCHEDULE HOLDOWN STRAP TRUSS-TO-WALL

16d COMMON NAILS

TREATED SILL PLATE

TYPICAL ROOF CONST.
-40 YR. ARCHITECTURAL SHINGLES -#15 FELT PAPER -5/8" OSB SHEATHING PRE-FIN. ALUMN. ROOF — - SINGLE TOP PLATE ALLOWED EDGING W/ ALUMN. GUTTER IF WALL STUD AND ROOF TRUSS ALIGN - SPLICE AT PRE-FIN. ALUMN. OVER 2x8-STUD LOCATIONS ONLY ALUMN. WRAPPED DOOR JAMB — PRE-FIN. ALUMN. VENTED -& HEAD OVERHEAD SECTIONAL DOOR — -SEE ELEVATIONS TYPICAL EXTERIOR WALL CONST.

SLOPE FLOOR DOWN 2"

CROSS SECTION

SCALE: 1/2" = 1'-0"

SHINGLE VENT ---

JOB NUMBER: 1206230

A6.5

100 CAMELOT DRIVE

FAX: (920) 926-9801

FOND DU LAC, WI 54935 PHONE: (920) 926-9800

DRAWING SET IDENTIFIER

■ PROJECT MASTER SET

BUILDING 'A'

BUILDING 'B'

BUILDING 'C'

BUILDING 'D'

BUILDING 'E'

BUILDING 'F'

BUILDING 'G'

CLUBHOUSE

GARAGE #1

GARAGE #2

GARAGE #3

GARAGE #4

GARAGE #5

GARAGE #7

GARAGE #8

GARAGE #9 GARAGE #10

ARCHITECT STAMP / SIGNATURE

HUD PROJECT #:

GARAGE #6 FLOOR PLAN

TYPICAL CONCRETE SLAB -4" CONC. FLOOR SLAB REINF. W/

POLYPROPYLENE FIBERS AT 1.5# PER CU.

-6" COMPACTED, GRANULAR AGGREGATE

BLENDED LENGTH, FIBRILLATED

YARD OR 6x6-W1.4xW1.4 W.W.F.

GARAGE #6

SHEET ISSUE: JUNE 26, 2012

**REVISIONS:** 

SEE TITLE SHEET TO CONFIRM THAT THIS SHEET HAS BEEN ISSUED FOR CONSTRUCTION

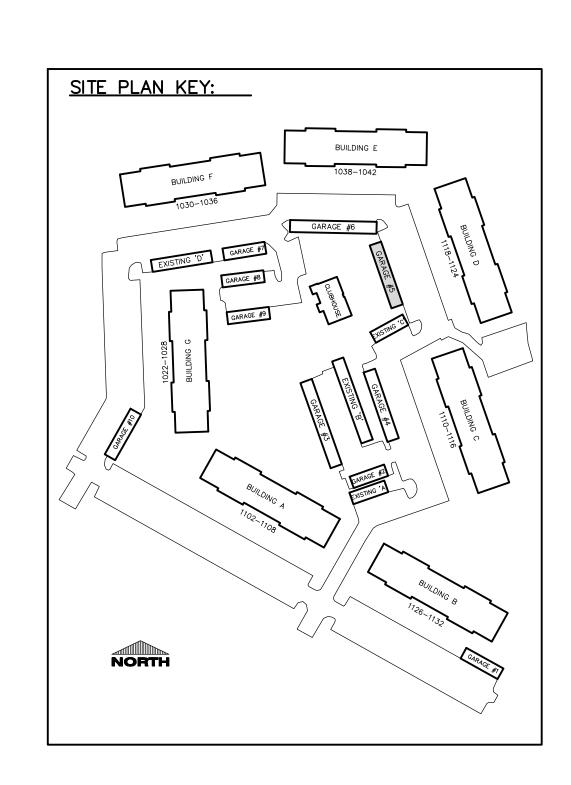
SHEET

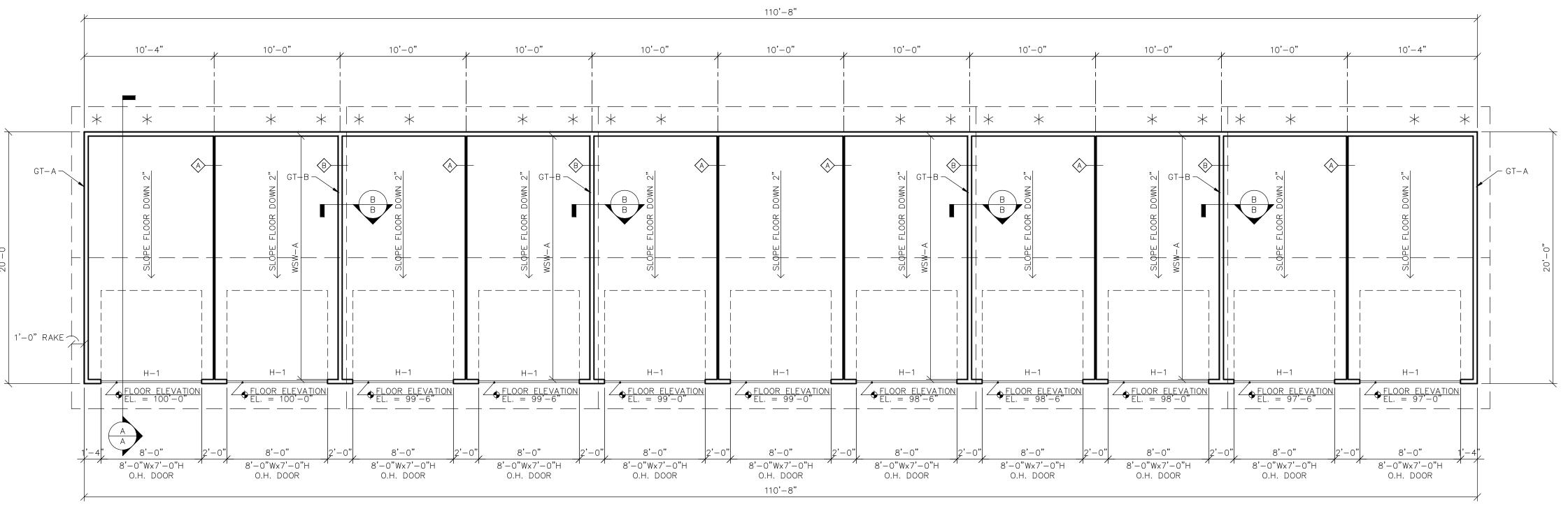
- SEE DESIGN LOADS ON SHEET A6.0 FOR ALL DESIGN LOADS NOT SHOWN
- SEE CIVIL PLANS FOR FLOOR ELEVATIONS AT GARAGE OVERHEAD DOOR TRUSS MANUFACTURER TO PREPARE FINAL FRAMING PLANS FOR THE CONTRACTOR'S USE IN FIELD. NOTIFY ARCHITECT / ENGINEER OF ANY
- SEE BUILDING CROSS SECTIONS AND DETAILS FOR TRUSS PROFILES
- SEE TRUSS MANUFACTURER'S DRAWING FOR WEB & LATERAL BRACING
- SIZE & LOCATION REQUIREMENTS BRACING BY G.C. ALL METAL TRUSS HANGERS BY TRUSS MANUFACTURER WHERE
- THE NUMBER AND SIZE OF NAILS CONNECTING WOOD MEMBERS SHALL NOT BE LESS THAN THAT SET FORTH IN I.B.C. TABLE 2304.9.1
- "FASTENING SCHEDULE" SEE STRUCTURAL DRAWINGS. PROVIDE FULL DEPTH BLOCKING AT MID HEIGHT OF ALL INTERIOR
- BEARING WALLS. EXCEPTION: AT INTERIOR BEARING WALLS THAT ARE PRE-SHEATHED BOTH SIDES, WITH SHEATHING FASTENED AT 12" O.C., FULL DEPTH
- BLOCKING IS NOT REQUIRED.
- USE (1) 'SIMPSON' H2.5T TRUSS ANCHOR @ EACH ROOF TRUSS BEARING LOCATION W/(5) 8d NAILS INTO TRUSS & (5) 8d NAILS INTO MIN. DOUBLE PLATE.
- UNLESS NOTED OTHERWISE, NAIL ROOF SHEATHING TO TOP OF ALL GABLE END TRUSSES W/ 8d NAILS @ 6" O.C.
- UNLESS NOTED OTHERWISE, NAIL WALL SHEATHING 6" O.C. @ PANEL

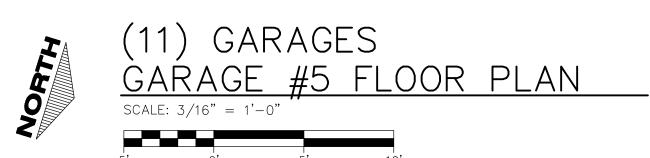
• UNLESS NOTED OTHERWISE, NAIL ROOF SHEATHING 6" O.C. @ PANEL

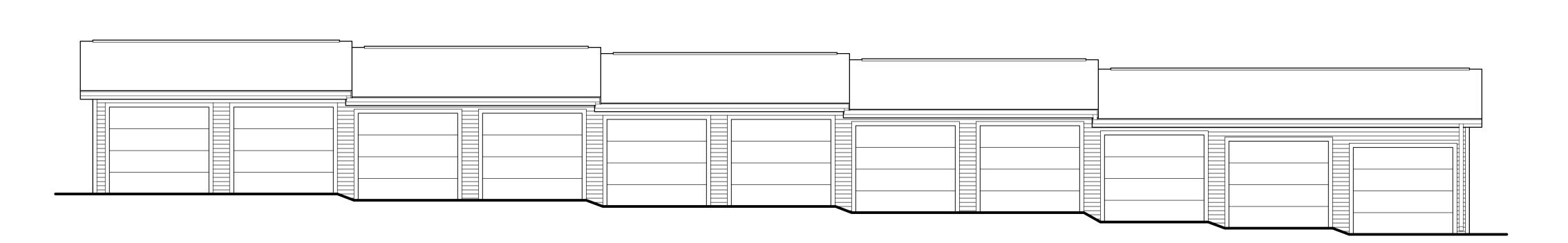
EDGES W/ 8d NAILS. NAIL 12" O.C. (MIN.) @ INTERMEDIATE SUPPORTS.

- EDGES W/ 8d NAILS. NAIL 12" O.C. (MIN.) TO INTERMEDIATE SUPPORTS.
- \* INDICATES LOCATION OF TRUSS/RAFTER BLOCKING.
- SEE DETAIL D/D FOR TYPICAL 2x BLOCKING AT ROOF TRUSSES WHEN

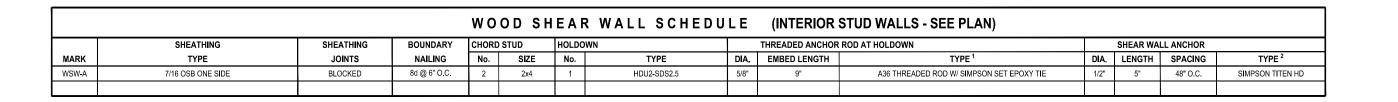












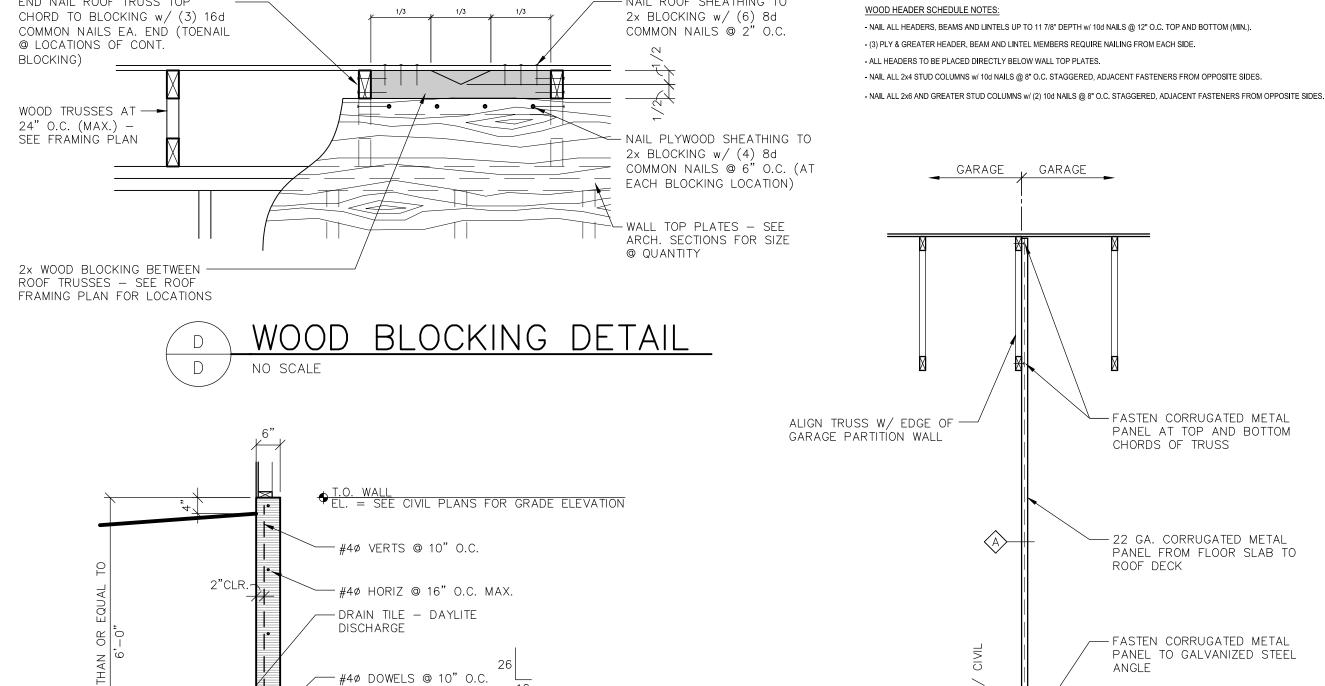


MARK	No.				SHOULDER STUDS			KING STUDS			TOP/BOTTOM SILL	
	NO.	SIZE	GRADE	No.	SIZE	GRADE	No.	SIZE	GRADE	No.	SIZE	GRADE
H-1	2	2x12	#1/#2 DF	3	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2 SPF
H-2	2	1 3/4" x 9 1/4'	LVL	3	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2 SPF
H-3	2	2x10	#1/#2 DF	1	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2 SPF

GABLE TRUSS SCHEDULE													
WEB SHEATHING DEFL. LIMIT  MARK SPACING JOINT BLOCKING ON VERT. WEB BOUNDARY SHEATHING HOLDOWN STRAP TRUSS-TO-WALL SPACING (MAX.) REQT. (OUT-OF-PLANE) NAILING TYPE CONNECTORS													
GT-A	24" o.c.	NONE REQUIRED	L/240	8d COMMON @ 6" o.c.	7/16" OSB ONE SIDE	H2.5T	16d COMMON NAILS	16" o.c.					
GT-B	16" o.c.	NONE REQUIRED	L/240	8d COMMON @ 6" o.c.	7/16" OSB ONE SIDE	H2.5T	16d COMMON NAILS	16" o.c.					

GABLE TRUSS SCHEDULE NOTES:

1. WIND LOADING PER DESIGN LOAD TABLE, SEE STRUCTURAL SHEETS. 2. GT-X INDICATES GABLE TRUSS 3. HOLDOWN AND TRUSS-TO-WALL CONNECTORS BY SIMPSON STRONG-TIE.

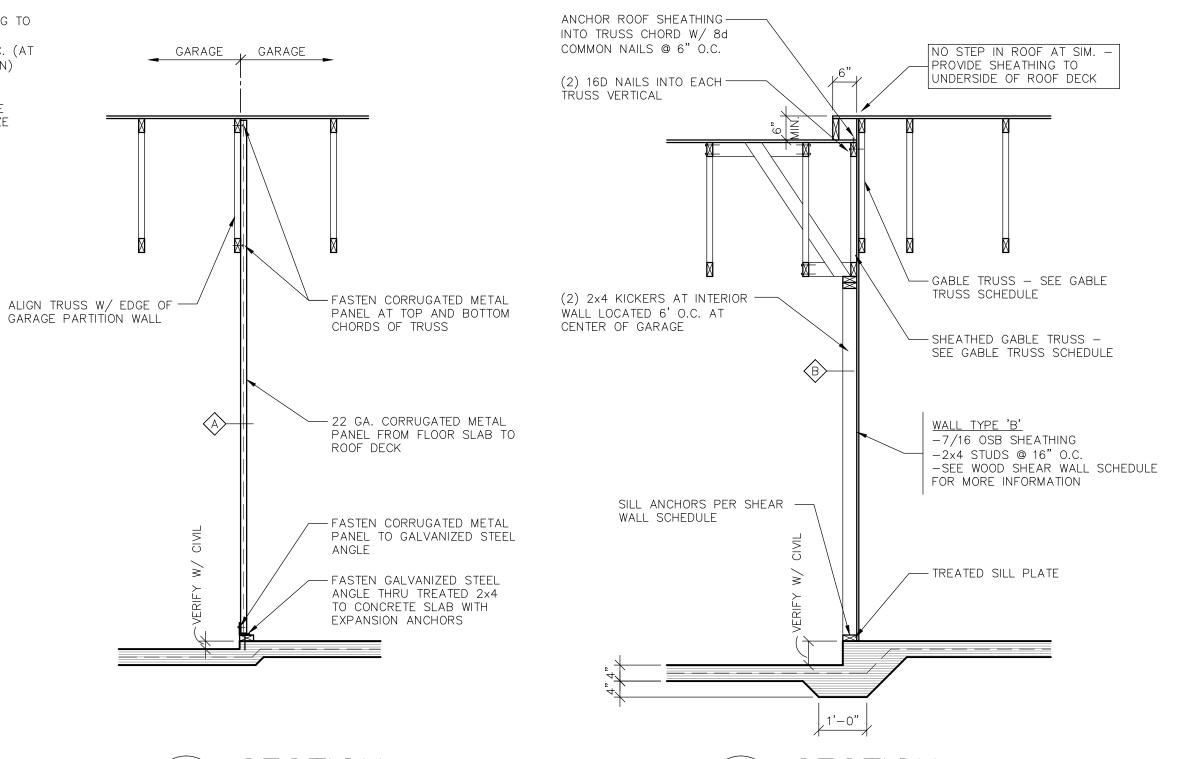


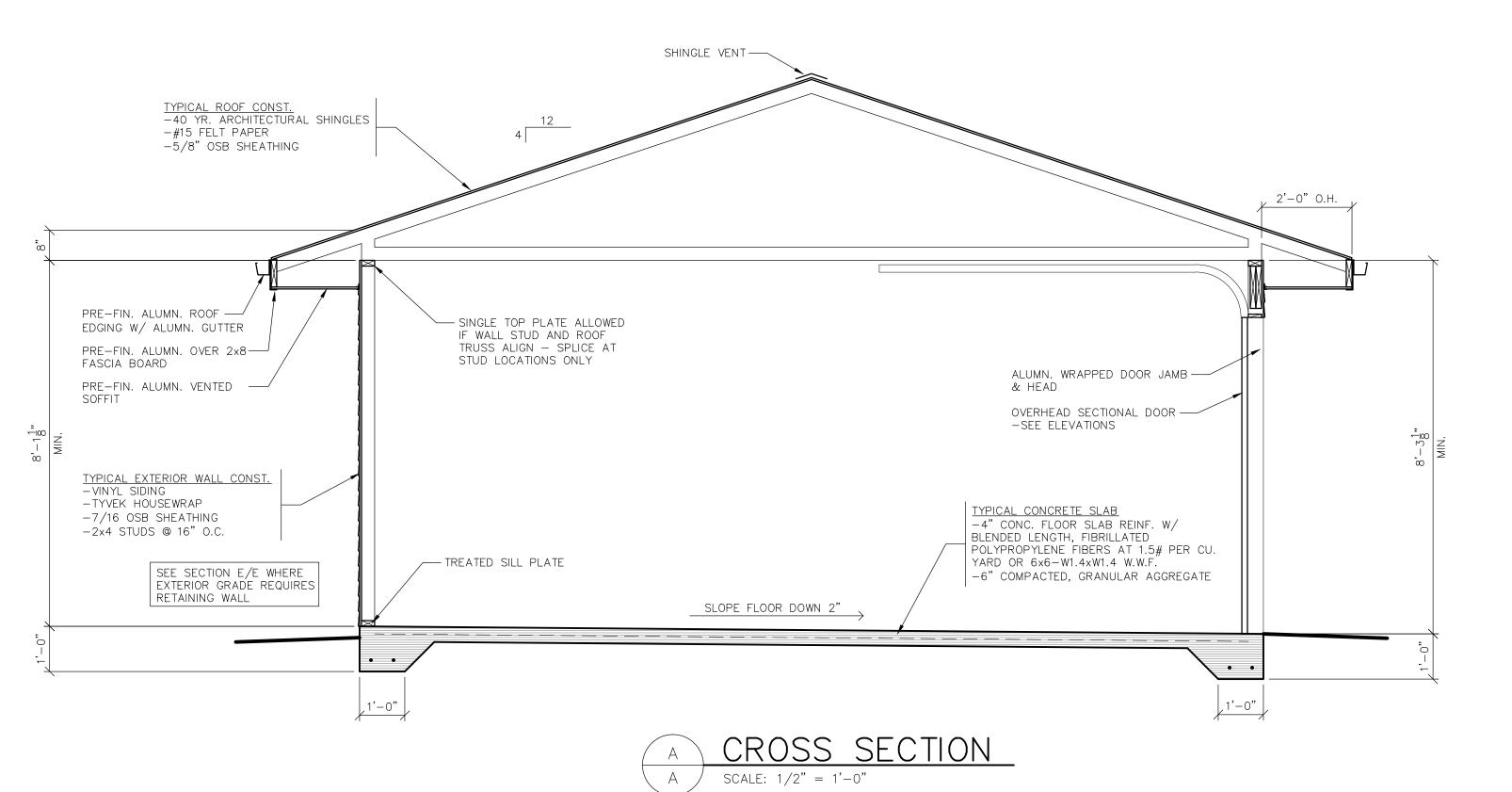
/ #4ø BARS @ 10" O.C.

(5) #4ø CONT.

RETAINING WALL

 $E \int SCALE: 1/2" = 1'-0"$ 





100 CAMELOT DRIVE FOND DU LAC, WI 54935 PHONE: (920) 926-9800 FAX: (920) 926-9801

DRAWING SET IDENTIFIER PROJECT MASTER SET BUILDING 'A' BUILDING 'B' BUILDING 'C' BUILDING 'D' BUILDING 'E'

BUILDING 'F' BUILDING 'G' CLUBHOUSE GARAGE #1 GARAGE #2 GARAGE #3

GARAGE #4 GARAGE #5 GARAGE #6 GARAGE #7 GARAGE #8

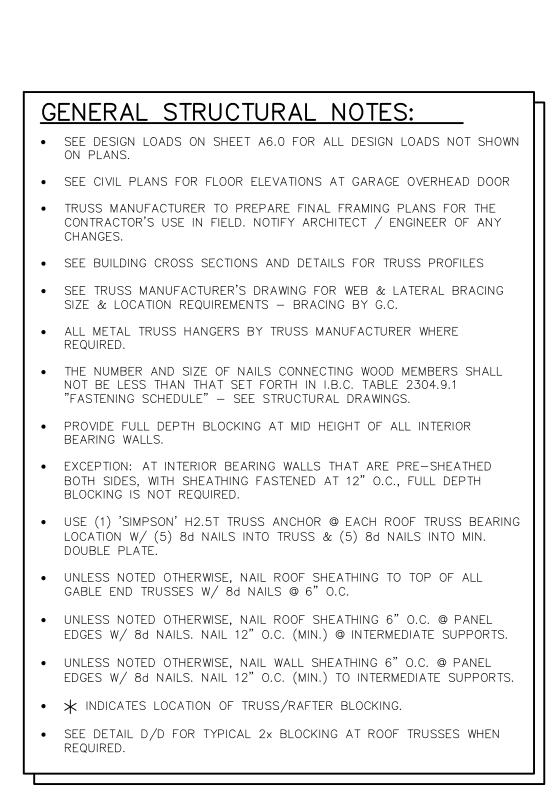
GARAGE #9 GARAGE #10

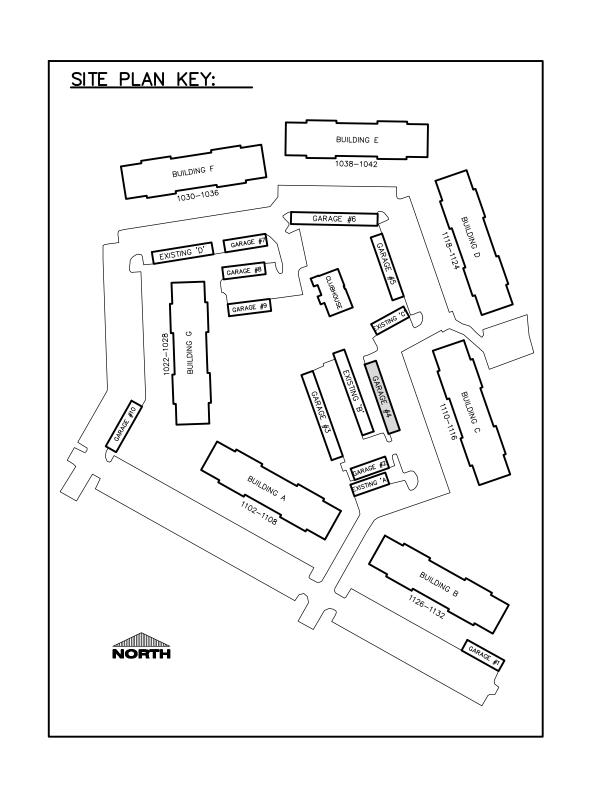
ARCHITECT STAMP / SIGNATURE

HUD PROJECT #:

SHEET ISSUE: JUNE 26, 2012 SEE TITLE SHEET TO CONFIRM THAT THIS SHEET HAS BEEN ISSUED FOR CONSTRUCTION **REVISIONS:** 

JOB NUMBER: 1206230 SHEET

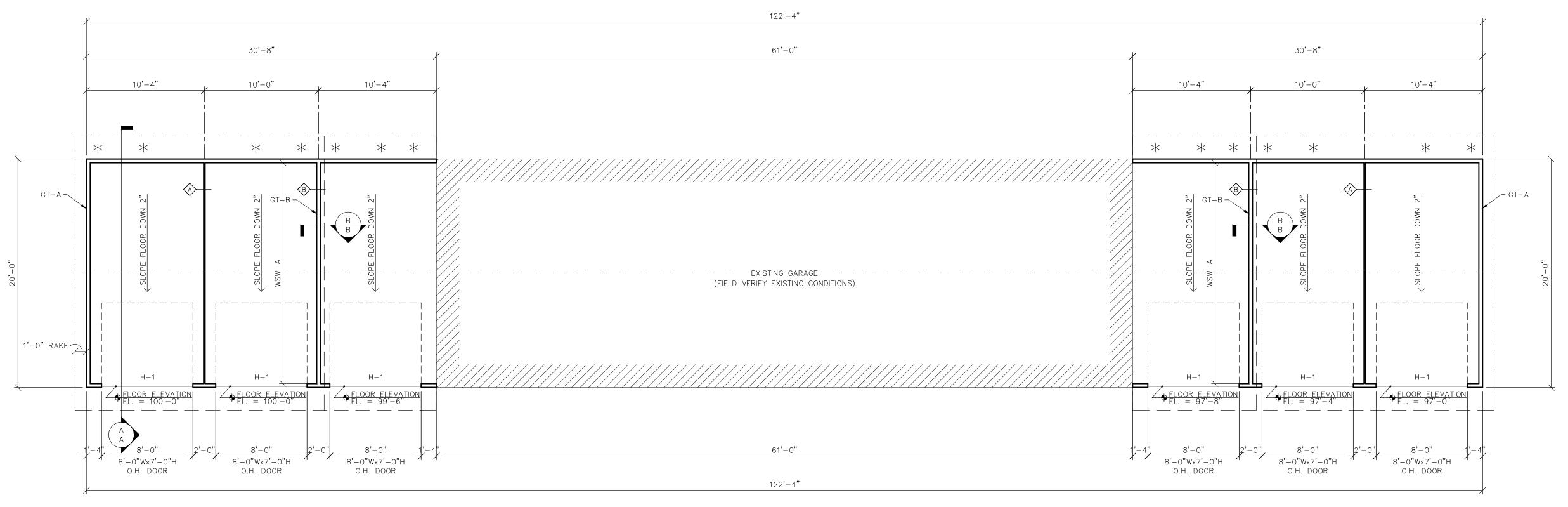


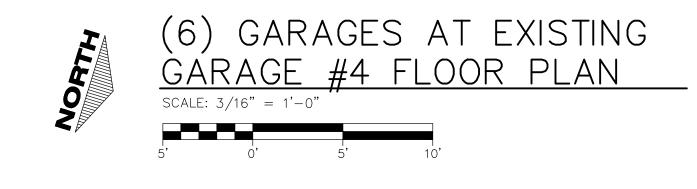


WOOD SHEAR WALL SCHEDULE NOTES:

1. USE "SIMPSON AT ACRYLIC TIE" IN LIEU OF SET EPOXY TIE WHEN TEMPERATURE <50 DEG. F DURING CURE TIME.

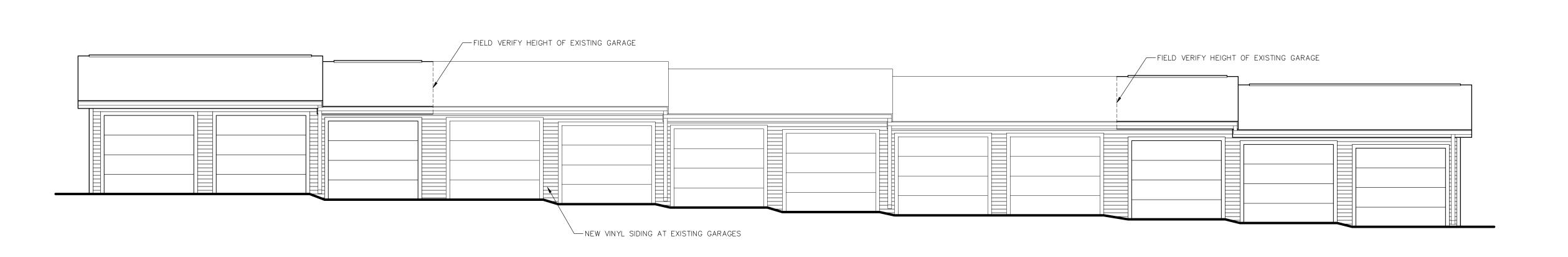
SEE MANUFACTURER'S SPEC.'S FOR CURE TIMES.

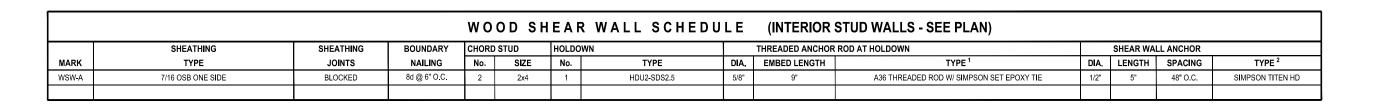




(6) GARAGES AT EXISTING GARAGE #4 ELEVATION

SCALE: 3/16" = 1'-0"





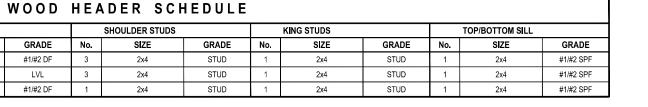
WOOD HEADER SCHEDULE NOTES:

- NAIL ALL HEADERS, BEAMS AND LINTELS UP TO 11 7/8" DEPTH w/ 10d NAILS @ 12" O.C. TOP AND BOTTOM (MIN.).

- NAIL ALL 2x4 STUD COLUMNS w/ 10d NAILS @ 8" O.C. STAGGERED, ADJACENT FASTENERS FROM OPPOSITE SIDES.

- (3) PLY & GREATER HEADER, BEAM AND LINTEL MEMBERS REQUIRE NAILING FROM EACH SIDE.

- ALL HEADERS TO BE PLACED DIRECTLY BELOW WALL TOP PLATES.



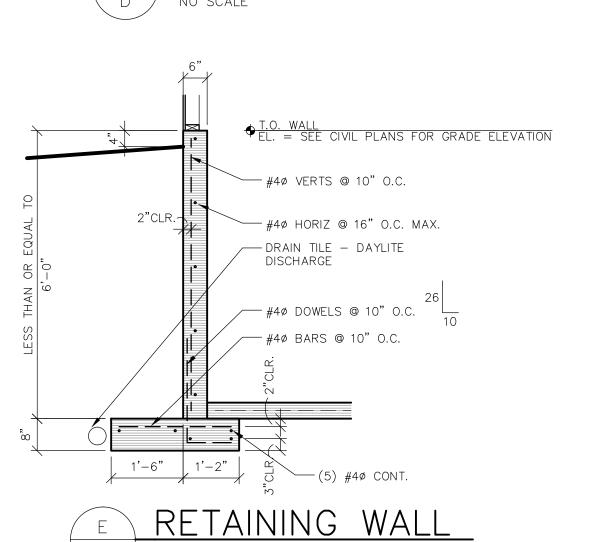
	GABLE TRUSS SCHEDULE												
MARK	WEB SHEATHING DEFL. LIMIT  MARK SPACING JOINT BLOCKING ON VERT. WEB BOUNDARY SHEATHING HOLDOWN STRAP TRUSS-TO-WALL SPACING (MAX.) REQT. (OUT-OF-PLANE) NAILING TYPE CONNECTORS												
GT-A	24" o.c.	NONE REQUIRED	L/240	8d COMMON @ 6" o.c.	7/16" OSB ONE SIDE	H2.5T	16d COMMON NAILS	16" o.c.					
GT-B	16" o.c.	NONE REQUIRED	L/240	8d COMMON @ 6" o.c.	7/16" OSB ONE SIDE	H2.5T	16d COMMON NAILS	16" o.c.					

GABLE TRUSS SCHEDULE NOTES:

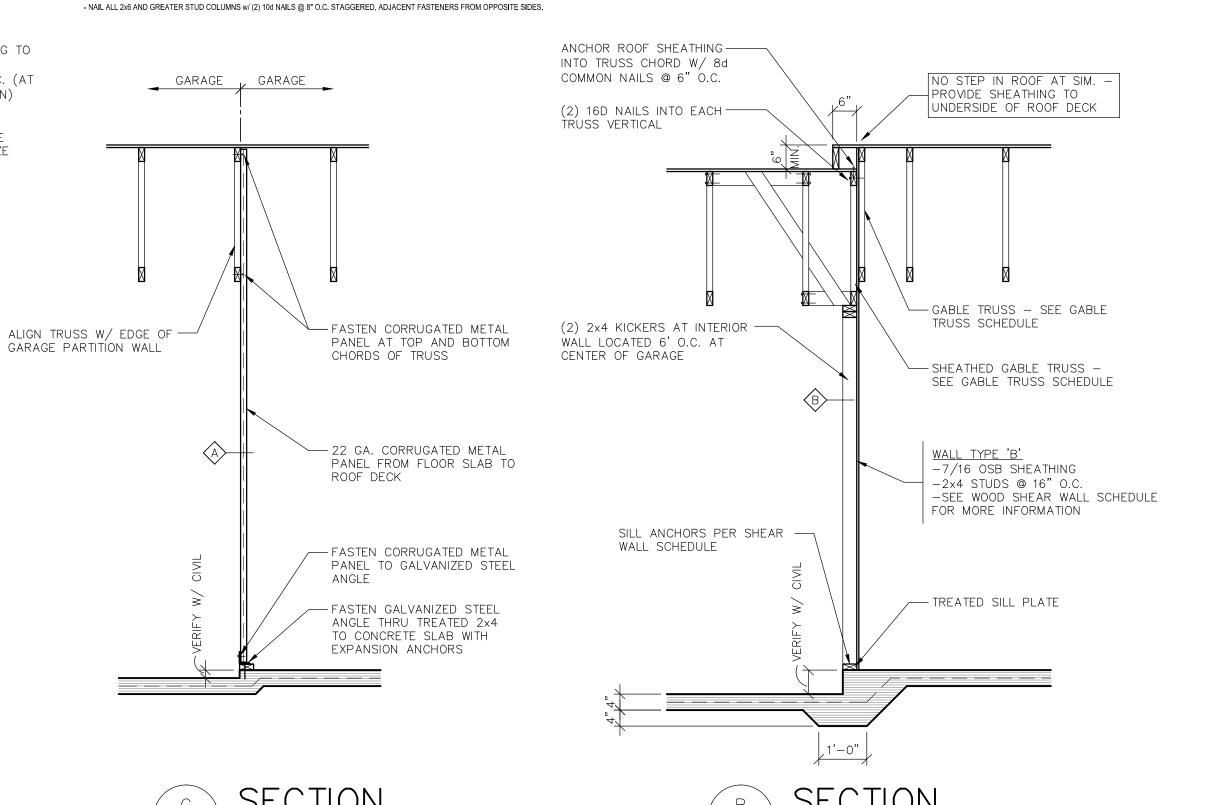
1. WIND LOADING PER DESIGN LOAD TABLE, SEE STRUCTURAL SHEETS. 2. GT-X INDICATES GABLE TRUSS

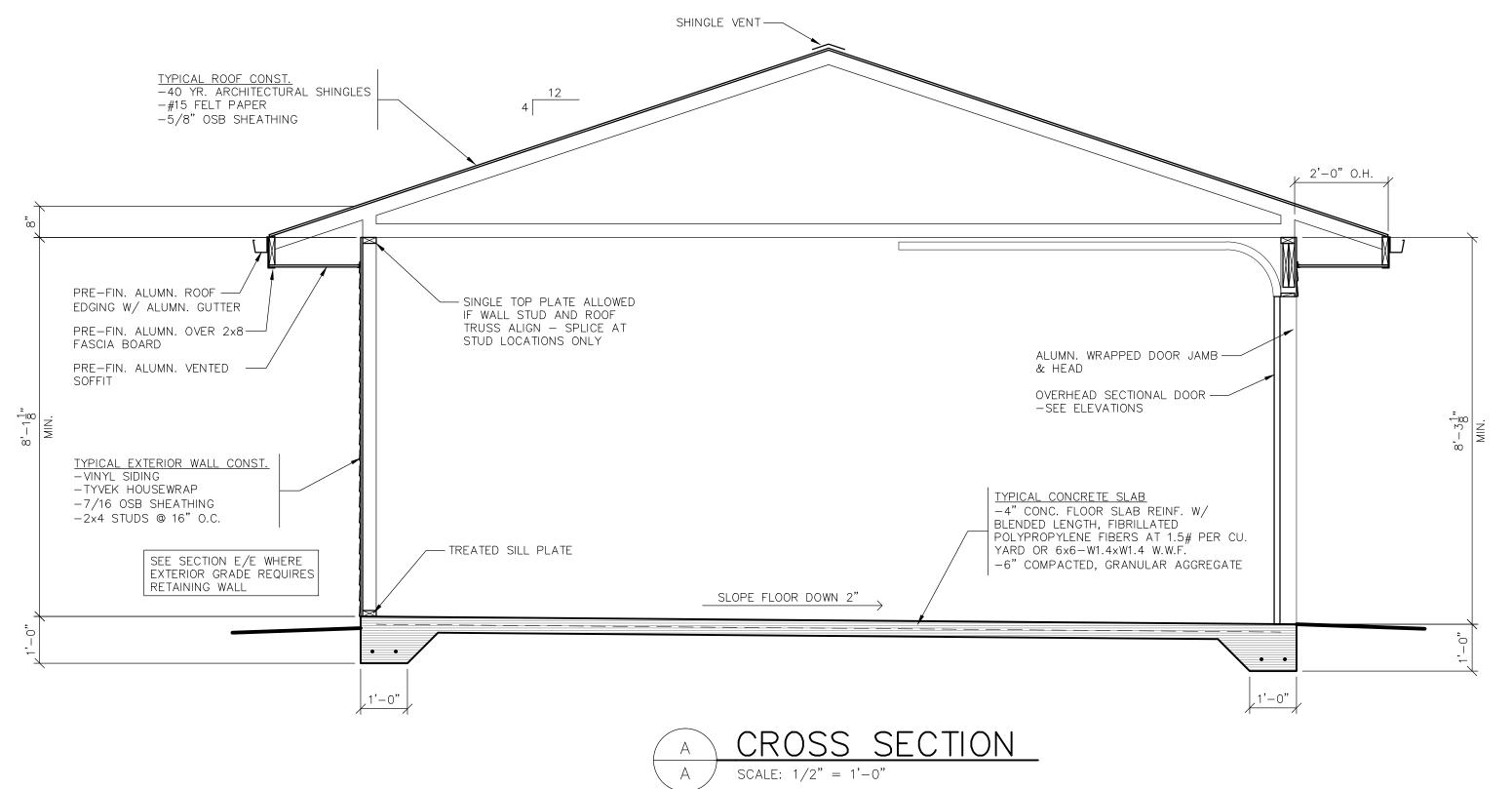
3. HOLDOWN AND TRUSS-TO-WALL CONNECTORS BY SIMPSON STRONG-TIE.

END NAIL ROOF TRUSS TOP - CHORD TO BLOCKING w/ (3) 16d COMMON NAILS EA. END (TOENAIL @ LOCATIONS OF CONT. BLOCKING)	1/3 1/3 1/3	- NAIL ROOF SHEATHING TO 2× BLOCKING w/ (6) 8d COMMON NAILS @ 2" O.C.
WOOD TRUSSES AT		- NAIL PLYWOOD SHEATHING TO 2x BLOCKING w/ (4) 8d COMMON NAILS @ 6" O.C. (AT EACH BLOCKING LOCATION)  - WALL TOP PLATES - SEE ARCH. SECTIONS FOR SIZE @ QUANTITY
2x WOOD BLOCKING BETWEEN		S 45
D	WOOD BLOCKING DE	TAIL_
	6"	ALIGN TRU



 $E \int SCALE: 1/2" = 1'-0"$ 





100 CAMELOT DRIVE FOND DU LAC, WI 54935 PHONE: (920) 926-9800 FAX: (920) 926-9801

DRAWING SET IDENTIFIER ■ PROJECT MASTER SET BUILDING 'A' BUILDING 'B' BUILDING 'C' BUILDING 'D' BUILDING 'E' BUILDING 'F' BUILDING 'G'

CLUBHOUSE GARAGE #1 GARAGE #2 GARAGE #3 GARAGE #4 GARAGE #5

GARAGE #6 GARAGE #7 GARAGE #8 GARAGE #9

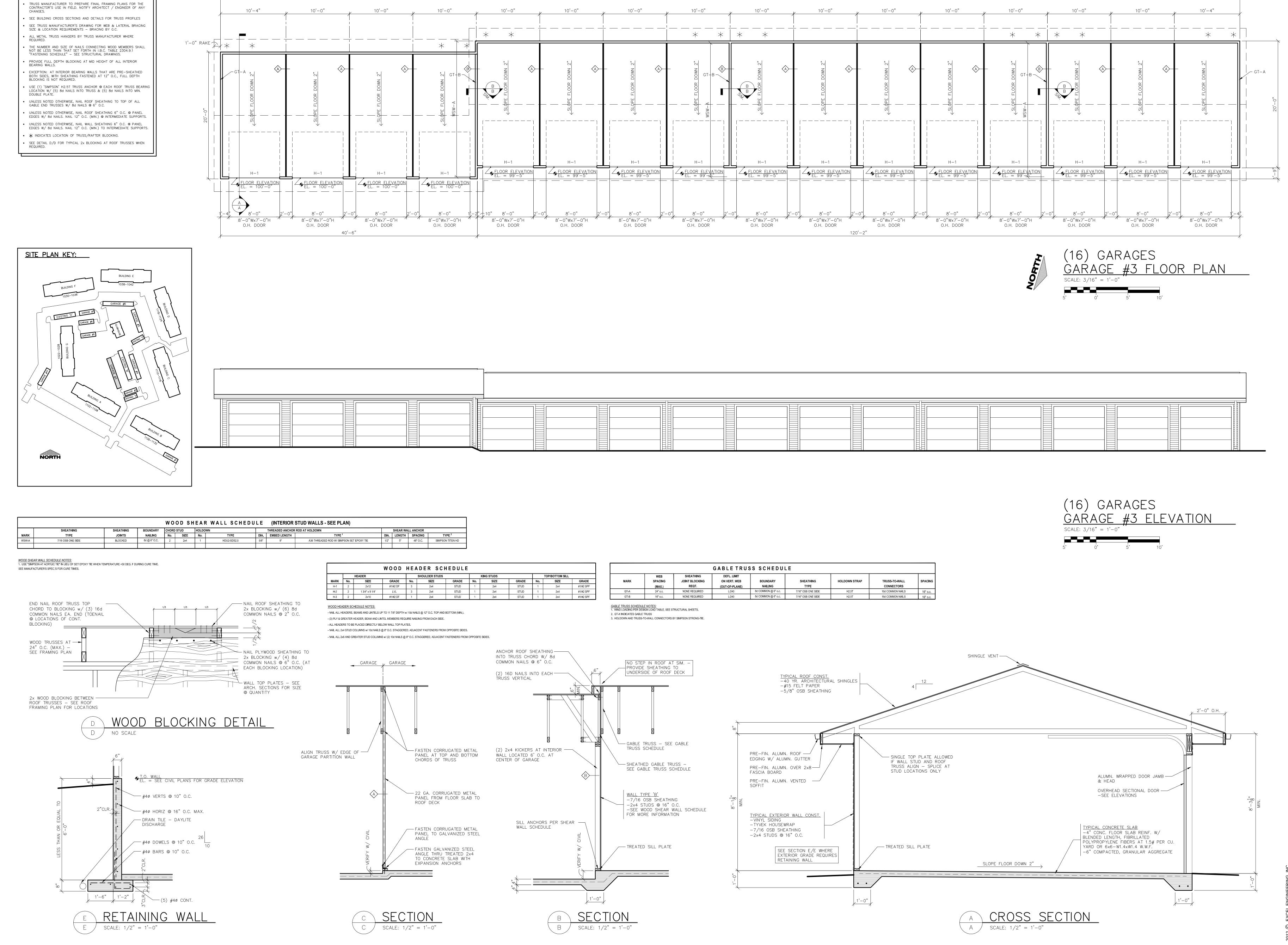
GARAGE #10

ARCHITECT STAMP / SIGNATURE

HUD PROJECT #:

SHEET ISSUE: JUNE 26, 2012 SEE TITLE SHEET TO CONFIRM THAT THIS SHEET HAS BEEN ISSUED FOR CONSTRUCTION **REVISIONS:** 

JOB NUMBER: 1206230 SHEET



160'-8"

GENERAL STRUCTURAL NOTES:

SEE DESIGN LOADS ON SHEET A6.0 FOR ALL DESIGN LOADS NOT SHOWN ON PLANS.

SEE CIVIL PLANS FOR FLOOR ELEVATIONS AT GARAGE OVERHEAD DOOR

100 CAMELOT DRIVE FOND DU LAC, WI 54935 PHONE: (920) 926-9800 FAX: (920) 926-9801

DRAWING SET IDENTIFIER ■ PROJECT MASTER SET BUILDING 'A'

BUILDING 'B' BUILDING 'C'

BUILDING 'D' BUILDING 'E' BUILDING 'F'

BUILDING 'G' CLUBHOUSE GARAGE #1

GARAGE #2 GARAGE #3

GARAGE #4 GARAGE #5 GARAGE #6

GARAGE #7 GARAGE #8

GARAGE #9 GARAGE #10

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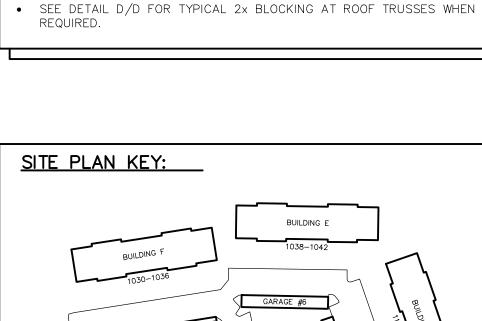
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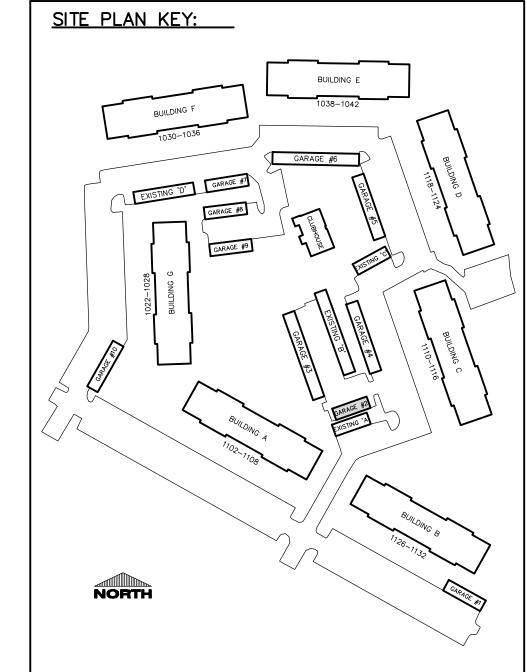
**REVISIONS:** 

JOB NUMBER: 1206230

SHEET

- SEE DESIGN LOADS ON SHEET A6.0 FOR ALL DESIGN LOADS NOT SHOWN
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- TRUSS MANUFACTURER TO PREPARE FINAL FRAMING PLANS FOR THE CONTRACTOR'S USE IN FIELD. NOTIFY ARCHITECT / ENGINEER OF ANY
- SEE BUILDING CROSS SECTIONS AND DETAILS FOR TRUSS PROFILES
- SEE TRUSS MANUFACTURER'S DRAWING FOR WEB & LATERAL BRACING SIZE & LOCATION REQUIREMENTS — BRACING BY G.C.
- ALL METAL TRUSS HANGERS BY TRUSS MANUFACTURER WHERE
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- BEARING WALLS. EXCEPTION: AT INTERIOR BEARING WALLS THAT ARE PRE-SHEATHED
- BOTH SIDES, WITH SHEATHING FASTENED AT 12" O.C., FULL DEPTH BLOCKING IS NOT REQUIRED.
- USE (1) 'SIMPSON' H2.5T TRUSS ANCHOR @ EACH ROOF TRUSS BEARING LOCATION W/(5) 8d NAILS INTO TRUSS & (5) 8d NAILS INTO MIN. DOUBLE PLÁTE.
- UNLESS NOTED OTHERWISE, NAIL ROOF SHEATHING TO TOP OF ALL GABLE END TRUSSES W/ 8d NAILS @ 6" O.C.
- UNLESS NOTED OTHERWISE, NAIL ROOF SHEATHING 6" O.C. @ PANEL EDGES W/ 8d NAILS. NAIL 12" O.C. (MIN.) @ INTERMEDIATE SUPPORTS.
- UNLESS NOTED OTHERWISE, NAIL WALL SHEATHING 6" O.C. @ PANEL EDGES W/ 8d NAILS. NAIL 12" O.C. (MIN.) TO INTERMEDIATE SUPPORTS.
- \* INDICATES LOCATION OF TRUSS/RAFTER BLOCKING.





WOOD SHEAR WALL SCHEDULE NOTES:

1. USE "SIMPSON AT ACRYLIC TIE" IN LIEU OF SET EPOXY TIE WHEN TEMPERATURE <50 DEG. F DURING CURE TIME.

END NAIL ROOF TRUSS TOP ----

CHORD TO BLOCKING w/(3) 16d

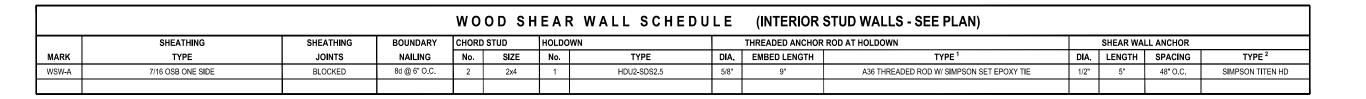
COMMON NAILS EA. END (TOENAIL

@ LOCATIONS OF CONT.

WOOD TRUSSES AT -24" O.C. (MAX.) — SEE FRAMING PLAN

BLOCKING)

SEE MANUFACTURER'S SPEC.'S FOR CURE TIMES.



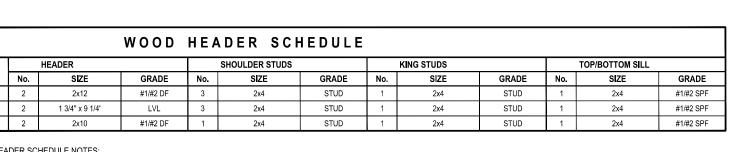
- NAIL ROOF SHEATHING TO

COMMON NAILS @ 2" O.C.

- NAIL PLYWOOD SHEATHING TO

2x BLOCKING w/ (4) 8d COMMON NAILS @ 6" O.C. (AT EACH BLOCKING LOCATION)

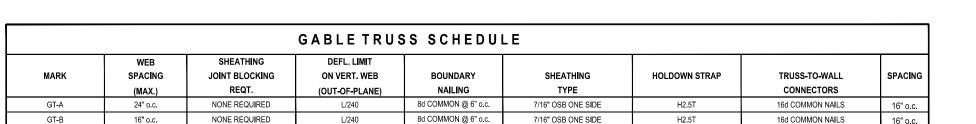
2x BLOCKING w/(6) 8d



WOOD HEADER SCHEDULE NOTI - NAIL ALL HEADERS, BEAMS AND LII - (3) PLY & GREATER HEADER, BEAM - ALL HEADERS TO BE PLACED DIRECTLY BELOW WALL TOP PLATES.

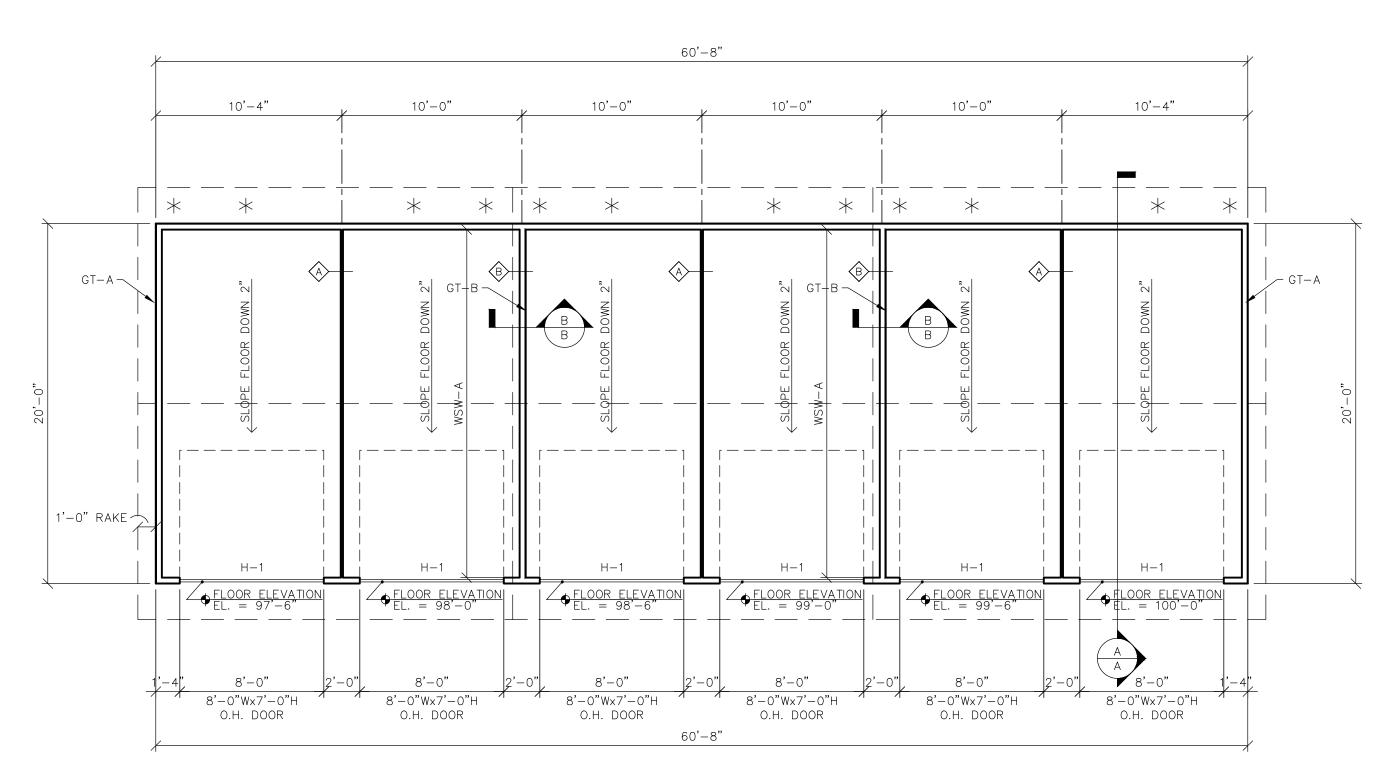
ZE	GRADE	No.	SIZE	GRADE	No.	SIZE	GRADE	No.	SIZE	GRADE
(12	#1/#2 DF	3	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2 SPF
x 9 1/4'	LVL	3	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2 SPF
<b>d</b> 10	#1/#2 DF	1	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2 SPF
OTES:										
LINTELS UP	TO 11 7/8" DEPTH v	v/ 10d NAI	ILS @ 12" O.C. TOP AND I	BOTTOM (MIN.).						
AM AND LIN	TEL MEMBERS REQ	UIRE NAII	LING FROM EACH SIDE.							

ING TO d ).C. (AT ION)	GARAGE GARAGE	·	ANCHOR ROOF SHEATHING  INTO TRUSS CHORD W/ 8d  COMMON NAILS @ 6" O.C.  NO STEP IN ROOF AT SIM. —  PROVIDE SHEATHING TO
EE.			(2) 16D NAILS INTO EACH TRUSS VERTICAL  UNDERSIDE OF ROOF DECK
ALIGN TRUSS W/ EDG	F OF	X FASTEN CORRUGATED METAL	GABLE TRUSS — SEE GABLE TRUSS SCHEDULE
GARAGE PARTITION WA	ALL	PANEL AT TOP AND BOTTOM CHORDS OF TRUSS	WALL LOCATED 6' O.C. AT CENTER OF GARAGE  SHEATHED GABLE TRUSS — SEE GABLE TRUSS SCHEDULE
		22 GA. CORRUGATED METAL PANEL FROM FLOOR SLAB TO ROOF DECK	WALL TYPE 'B'  -7/16 OSB SHEATHING  -2x4 STUDS @ 16" O.C.  -SEE WOOD SHEAR WALL SCHEDULE FOR MORE INFORMATION
	CIVIL	FASTEN CORRUGATED METAL PANEL TO GALVANIZED STEEL ANGLE	SILL ANCHORS PER SHEAR — WALL SCHEDULE
	VERIFY W/	FASTEN GALVANIZED STEEL ANGLE THRU TREATED 2×4 TO CONCRETE SLAB WITH EXPANSION ANCHORS	TREATED SILL PLATE
			1,-0,"



SHINGLE VENT ---TYPICAL ROOF CONST.
-40 YR. ARCHITECTURAL SHINGLES -#15 FELT PAPER -5/8" OSB SHEATHING PRE-FIN. ALUMN. ROOF — SINGLE TOP PLATE ALLOWED
IF WALL STUD AND ROOF
TRUSS ALIGN — SPLICE AT EDGING W/ ALUMN. GUTTER PRE-FIN. ALUMN. OVER 2x8-STUD LOCATIONS ONLY FASCIA BOARD ALUMN. WRAPPED DOOR JAMB — PRE-FIN. ALUMN. VENTED -& HEAD OVERHEAD SECTIONAL DOOR --SEE ELEVATIONS TYPICAL EXTERIOR WALL CONST. -TYVEK HOUSEWRAP TYPICAL CONCRETE SLAB

-4" CONC. FLOOR SLAB REINF. W/ -7/16 OSB SHEATHING −2x4 STUDS @ 16" O.C. BLENDED LENGTH, FIBRILLATED POLYPROPYLENE FIBERS AT 1.5# PER CU. TREATED SILL PLATE YARD OR 6x6-W1.4xW1.4 W.W.F. SEE SECTION E/E WHERE -6" COMPACTED, GRANULAR AGGREGATE EXTERIOR GRADE REQUIRES RETAINING WALL SLOPE FLOOR DOWN 2"





(6) GARAGES GARAGE #2 ELEVATION



HUD PROJECT #:

100 CAMELOT DRIVE FOND DU LAC, WI 54935

PHONE: (920) 926-9800

Always a Better Plan

DRAWING SET IDENTIFIER

PROJECT MASTER SET

BUILDING 'A'

BUILDING 'B'

BUILDING 'C'

BUILDING 'D'

BUILDING 'E'

BUILDING 'F'

BUILDING 'G'

CLUBHOUSE

GARAGE #1

GARAGE #3

GARAGE #4

GARAGE #5 GARAGE #6

GARAGE #7

GARAGE #8

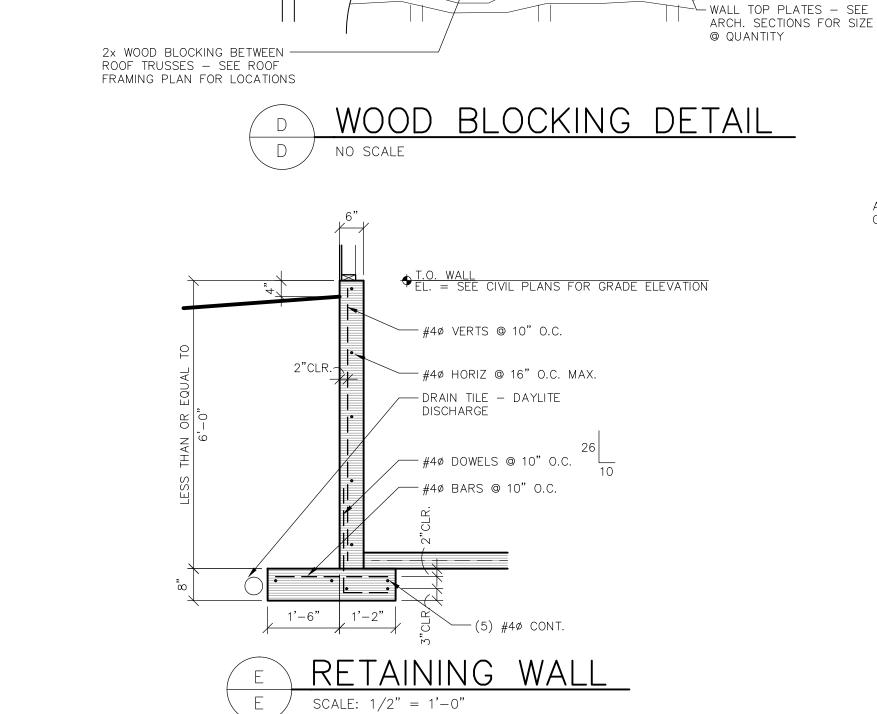
GARAGE #9 GARAGE #10

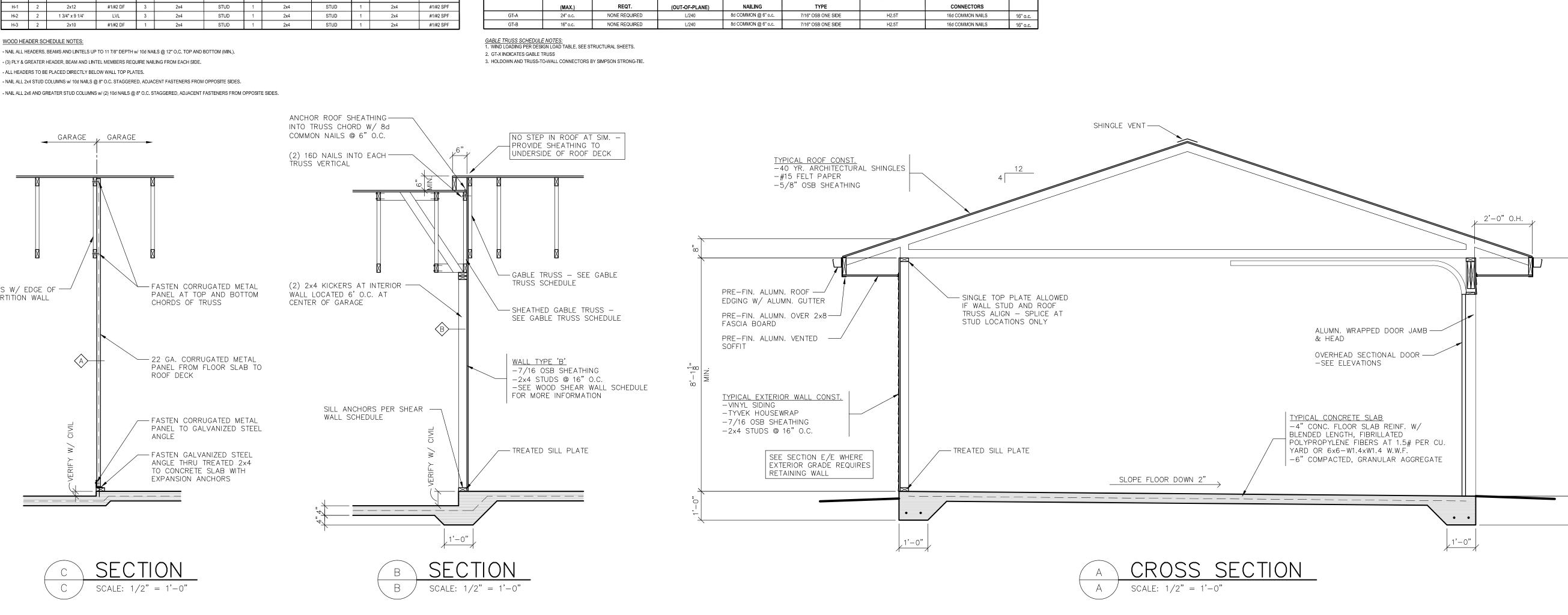
GARAGE #2

FAX: (920) 926-9801

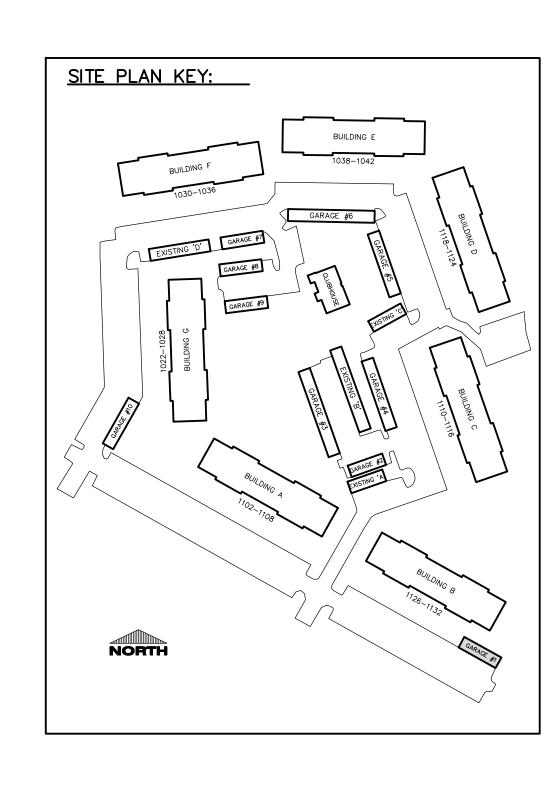
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- BEARING WALLS. EXCEPTION: AT INTERIOR BEARING WALLS THAT ARE PRE-SHEATHED BOTH SIDES, WITH SHEATHING FASTENED AT 12" O.C., FULL DEPTH
- BLOCKING IS NOT REQUIRED. • USE (1) 'SIMPSON' H2.5T TRUSS ANCHOR @ EACH ROOF TRUSS BEARING
- LOCATION W/ (5) 8d NAILS INTO TRUSS & (5) 8d NAILS INTO MIN. DOUBLE PLATE. • UNLESS NOTED OTHERWISE, NAIL ROOF SHEATHING TO TOP OF ALL
- GABLE END TRUSSES W/ 8d NAILS @ 6" O.C.
- UNLESS NOTED OTHERWISE, NAIL ROOF SHEATHING 6" O.C. @ PANEL EDGES W/ 8d NAILS. NAIL 12" O.C. (MIN.) @ INTERMEDIATE SUPPORTS.
- UNLESS NOTED OTHERWISE, NAIL WALL SHEATHING 6" O.C. @ PANEL EDGES W/ 8d NAILS. NAIL 12" O.C. (MIN.) TO INTERMEDIATE SUPPORTS.
- \* INDICATES LOCATION OF TRUSS/RAFTER BLOCKING.
- SEE DETAIL D/D FOR TYPICAL 2x BLOCKING AT ROOF TRUSSES WHEN



GROUND SNOW LO	AD (Pg)	30 PSF (PER FIGURE 1608.2)						
LAT ROOF SNOW L	.OAD (Pf)	23.1 (25 USED FOR DESIGN) PS	F					
SLOPED ROOF SNO	W LOAD (Ps)	23.1 (25 USED FOR DESIGN) PS	F					
SNOW EXPOSURE F	ACTOR (Ce)	1.0						
SNOW IMPORTANCE	E FACTOR (IS)	1.0						
THERMAL FACTOR	(Ct)	1.1						
JNBALANCED SNO\	V LOADING PER WISCO	ONSIN BUILDING ALTERNATE PER COMM	/I 62.1608 (1)					
SNOW DRIFT PER A	SCE 7-05, (SECTIONS 7	7.7 AND 7.8)						
SLIDING SNOW LOADING PER ASCE 7-05, (SECTION 7.9)								
ROOF LIVE L			20 PSF					
ROOF LIVE L	OAD		20 PSF					
ROOF LIVE L	OAD E LOAD PER SECTION							
ROOF LIVE L	OAD E LOAD PER SECTION	1607.11  EFLECTION REQUIREMEN						
ROOF LIVE L	OAD LOAD PER SECTION	1607.11  EFLECTION REQUIREMENT P CHORD	ITS					
ROOF LIVE L	OAD  LOADS AND D  DEAD LOAD - TOP  DEAD LOAD - BOT	1607.11  EFLECTION REQUIREMENT P CHORD	ITS 10 PSF					
ROOF LIVE L	LOADS AND D  DEAD LOAD - TOP  DEAD LOAD - BOT  DEFL. REQ. DUE	PEFLECTION REQUIREMENT CHORD	10 PSF (INCL. 3 PSF COLLATERAL)					
ROOF LIVE L	LOADS AND D  DEAD LOAD - TOP  DEAD LOAD - BOT  DEFL. REQ. DUE	TO GRAVITY LOADS TO WIND AT GABLE TRUSS VERT.	10 PSF 10 PSF (INCL. 3 PSF COLLATERAL) L/240 LL L/180 TL					
ROOF LIVE L MINIMUM ROOF LIVE ROOF DEAD WOOD TRUSS	DEFL. REQ. DUE	TO GRAVITY LOADS TO WIND AT GABLE TRUSS VERT.	10 PSF 10 PSF (INCL. 3 PSF COLLATERAL) L/240 LL L/180 TL L/240					

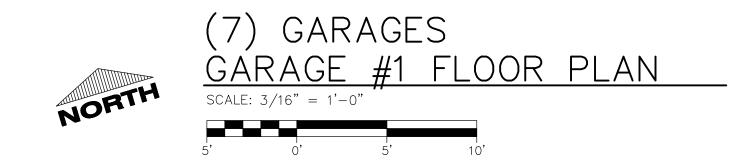
			UNIFORM	CONCENTRATED
MEZZANINES	/FLOOR	S	(See Note 1 for LL > 100 PSF)	
		STORAGE	125 PSF	-
WOOD	LIVE	EQUIPMENT	75 PSF	40 PSF + ACT. EQUIP. WT.
JOISTS	DEAD LOA	.D	12 PSF	-
	COLLATER	RAL	3 PSF	-
	DEFLECTI	ON REQUIREMENTS (MIN.)	L/480 LL, L/240 TL	
		STORAGE	SEE FOUNDATION PLAN	
SLAB ON	LIVE	OFFICE - LIVE LOAD + 20 PSF PARTITION	70 PSF	2,000 LBS
GRADE	LOAD	EQUIPMENT	75 PSF	40 PSF + ACT. EQUIP. WT.
		LOBBIES AND FIRST FLOOR CORRIDORS	100 PSF	2,000 LBS

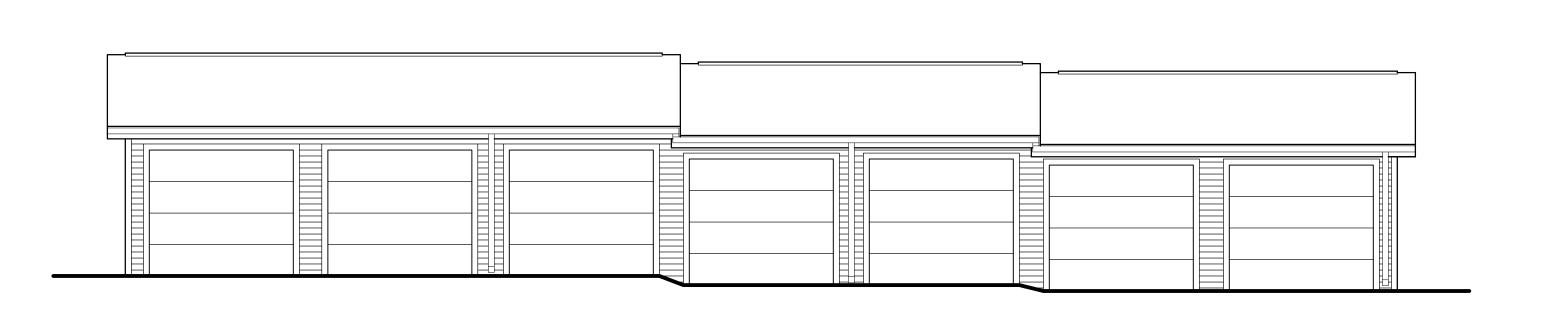
	ANALYTICAL PROCEDURE PER ASCE 7-05 SECTION 6.5									
	BASIC WIND SPEED = 90 MPH									
	WIND IMPORTANCE FACTOR = 1.0 (CATEGORY II)									
	WIND EXPOSURE = "C"									
	INTERNAL PRESSURE COEFFICIENT = + OR - 0.18									
WIND LOADS	COMPONENT AND CLADDING PRESSURES/SUCTIONS FOR EFFEC	CTIVE AREAS <= 10 S.F. AS FOLLOWS:								
	EDGE STRIP (A)=X.X FT									
	ROOF ZONE 1 PRESSURE= 10.0 PSF, SU	CTION= -XX.X PSF								
	ROOF ZONE 2 PRESSURE= 10.0 PSF, SUCTION= -XX.X PSF									
	ROOF ZONE 3 PRESSURE= 10.0 PSF, SUCTION= -XX,X PSF									
	WALL ZONE 4 PRESSURE= XX.X PSF, SUCTION= -XX.X PSF									
	WALL ZONE 5 PRESSURE= XX.X PSF, SUCTION= -XX.X PSF									
	PRESSURES/SUCTIONS MAY BE REDUCED FOR AREAS > 10 S.F. PER ASCE 7-05, SECTION 6.5.12.4									
	MINIMUM WIND LOADS PER ASCE 7-05 SECTIONS 6.4.2.1.1 AND 6.4.2.2.1									
	MWFRS: 10.0 PSF ON HORIZONTAL AND VERTICAL PROJECTION									
		DMPONENT AND CLADDING: + OR - 10.0 PSF NORMAL TO SURFACE.								
	SEISMIC USE GROUP = 1	<u></u>								
	SPECTRAL RESPONSE COEFFICIENT	S(DS) = X.XXX	S(D1) = X.XXX							
EARTHQUAKE	SITE CLASS = D (ASSUMED)									
DESIGN DATA	SEISMIC DESIGN CATEGORY = B									
	SEISMIC FORCE RESISTING SYSTEM = STRUCTURAL WOOD DIAPHRAGM AND WOOD SHEAR WALLS									
	DESIGN BASE SHEAR (V) = X,XXX LBS.									
	ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PER ASCE	7-05 SECTION 12.8								
STABILITY	INTERIOR PARTITIONS 5 PSF									
LOADS										

#### ALLOWABLE SOIL BEARING PRESSURE

- FOUNDATIONS SHALL NOT BE PLACED PRIOR TO CONFIRMATION OF SOIL TYPE BELOW THE BOTTOM OF THE FOOTING. THE CONTRACTOR SHALL ADVISE EXCEL ENGINEERING, INC. OF ANY DEVIATION FROM SOIL CLASS
- PRIOR TO POURING FOOTINGS. THE PRESUMED SOIL BEARING CAPACITY IS 2,000 PSF.
- THE PRESUMED SOIL CLASSIFICATION PER SECTION 1806, TABLE 1806.2 IS (4) SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, AND CLAYEY GRAVEL.

,	<u> </u>			70'-8"			<i></i>	
	10'-4"	10'-4"		10'-0"	. 10'-0"	10'-0"	10'-4"	
	=							7
1	* *		* *	* *	* *	* *	* *	 
GT-A-	SLOPE FLOOR DOWN 2"	SLOPE FLOOR DOWN 2"	SLOPE FLOOR DOWN 2" WSW-A  B  B  C  B  C  C  C  C  C  C  C  C  C	SLOPE FLOOR DOWN 2"	SLQPE FLOOR DOWN 2" WSW-A H H H H H H H H H H H H H H H H H H H	SLOPE FLOOR DOWN 2"	SLOPE FLOOR DOWN 2"	GT-A
1'-0" RAKE	H-1	H-1	H-1	H-1	H-1	H-1	H-1	
	FLOOR ELEVATION EL. = 100'-0"  A A 8'-0" 8'-0"Wx7'-0"H O.H. DOOR	FLOOR ELEVATION EL. = 100'-0"  '-0" 8'-0" 8'-0"H O.H. DOOR	FLOOR ELEVATION EL. = 100'-0"  8'-0" 8'-0"Wx7'-0"H O.H. DOOR	FLOOR ELEVATION EL. = 99'-6"  -0" 8'-0" 2'- 8'-0"Wx7'-0"H O.H. DOOR 70'-8"	0" 8'-0" 2'- 8'-0"Wx7'-0"H O.H. DOOR	FLOOR ELEVATION EL. = 99'-0"  8'-0"	FLOOR ELEVATION EL. = 99'-0"  -0" 8'-0" 1'-4" 8'-0"Wx7'-0"H O.H. DOOR	_

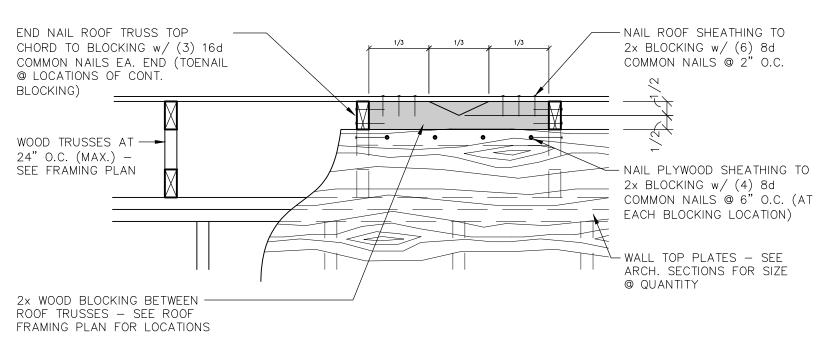




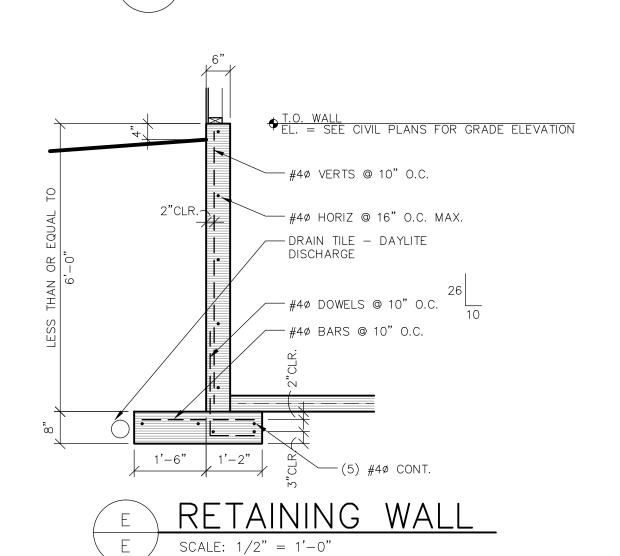


	WOOD SHEAR WALL SCHEDULE (INTERIOR STUD WALLS - SEE PLAN)													
	SHEATHING	SHEATHING	BOUNDARY	CHORD	RD STUD HOLDOWN THREADED ANCHOR ROD AT HOLDOWN SHEAR WALL ANCHOR									
MARK	TYPE	JOINTS	NAILING	No.	SIZE	No.	TYPE	DIA.	EMBED LENGTH	TYPE <sup>1</sup>	DIA.	LENGTH	SPACING	TYPE <sup>2</sup>
WSW-A	7/16 OSB ONE SIDE	BLOCKED	8d @ 6" O.C.	2	2x4	1	HDU2-SDS2.5	5/8"	9"	A36 THREADED ROD W/ SIMPSON SET EPOXY TIE	1/2"	5"	48" O.C.	SIMPSON TITEN HD





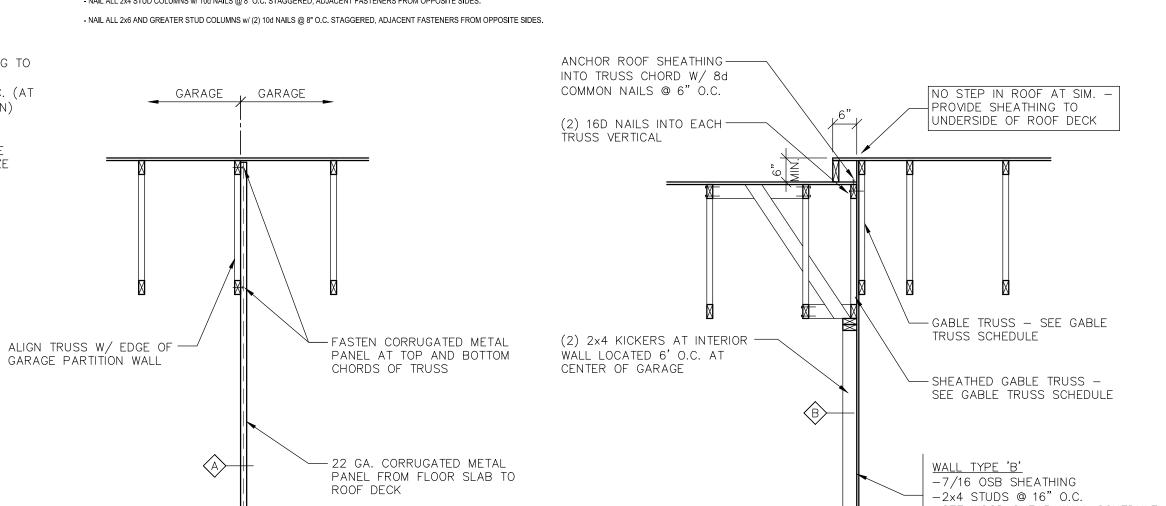
WOOD BLOCKING DETAIL

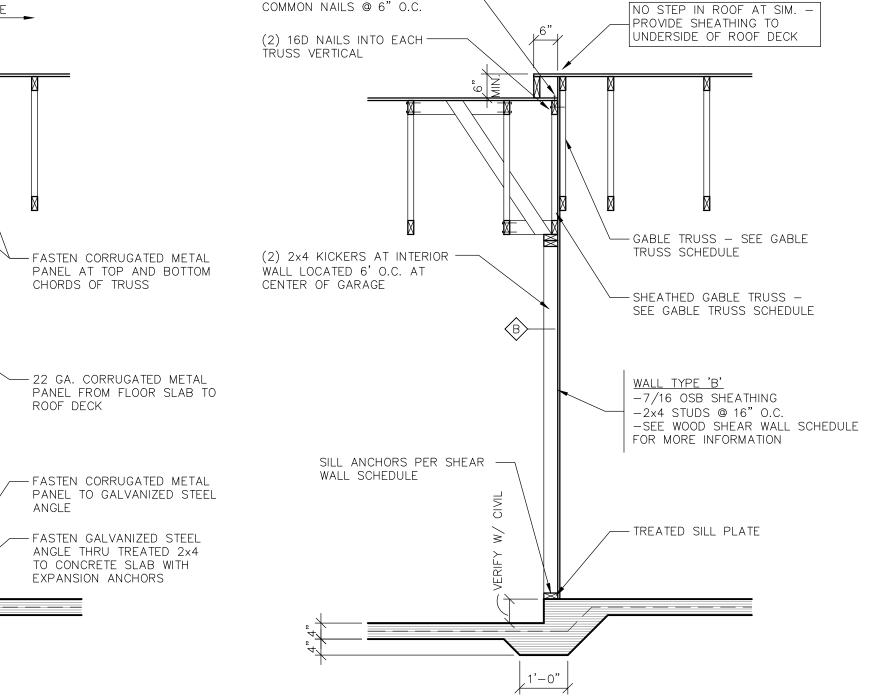


			WOOD	HEA	DER SCH	IEDULE								
		HEADER			SHOULDER STUDS			KING STUDS			TOP/BOTTOM SILL			
.RK	No.	SIZE	GRADE	No.	SIZE	GRADE	No.	SIZE	GRADE	No.	SIZE	GRADE		
-1	2	2x12	#1/#2 DF	3	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2 SPF		
-2	2	1 3/4" x 9 1/4'	LVL	3	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2 SPF		
-3	2	2x10	#1/#2 DF	1	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2 SPF		

WOOD HEADER SCHEDULE NOTES: - NAIL ALL HEADERS, BEAMS AND LINTELS UP TO 11 7/8" DEPTH w/ 10d NAILS @ 12" O.C. TOP AND BOTTOM (MIN.).

- (3) PLY & GREATER HEADER, BEAM AND LINTEL MEMBERS REQUIRE NAILING FROM EACH SIDE. - ALL HEADERS TO BE PLACED DIRECTLY BELOW WALL TOP PLATES. - NAIL ALL 2x4 STUD COLUMNS w/ 10d NAILS @ 8" O.C. STAGGERED, ADJACENT FASTENERS FROM OPPOSITE SIDES.





GABLE TRUSS SCHEDULE

BOUNDARY

L/240 8d COMMON @ 6" o.c. 7/16" OSB ONE SIDE
L/240 8d COMMON @ 6" o.c. 7/16" OSB ONE SIDE

HOLDOWN STRAP

TRUSS-TO-WALL

16d COMMON NAILS

ON VERT. WEB

JOINT BLOCKING

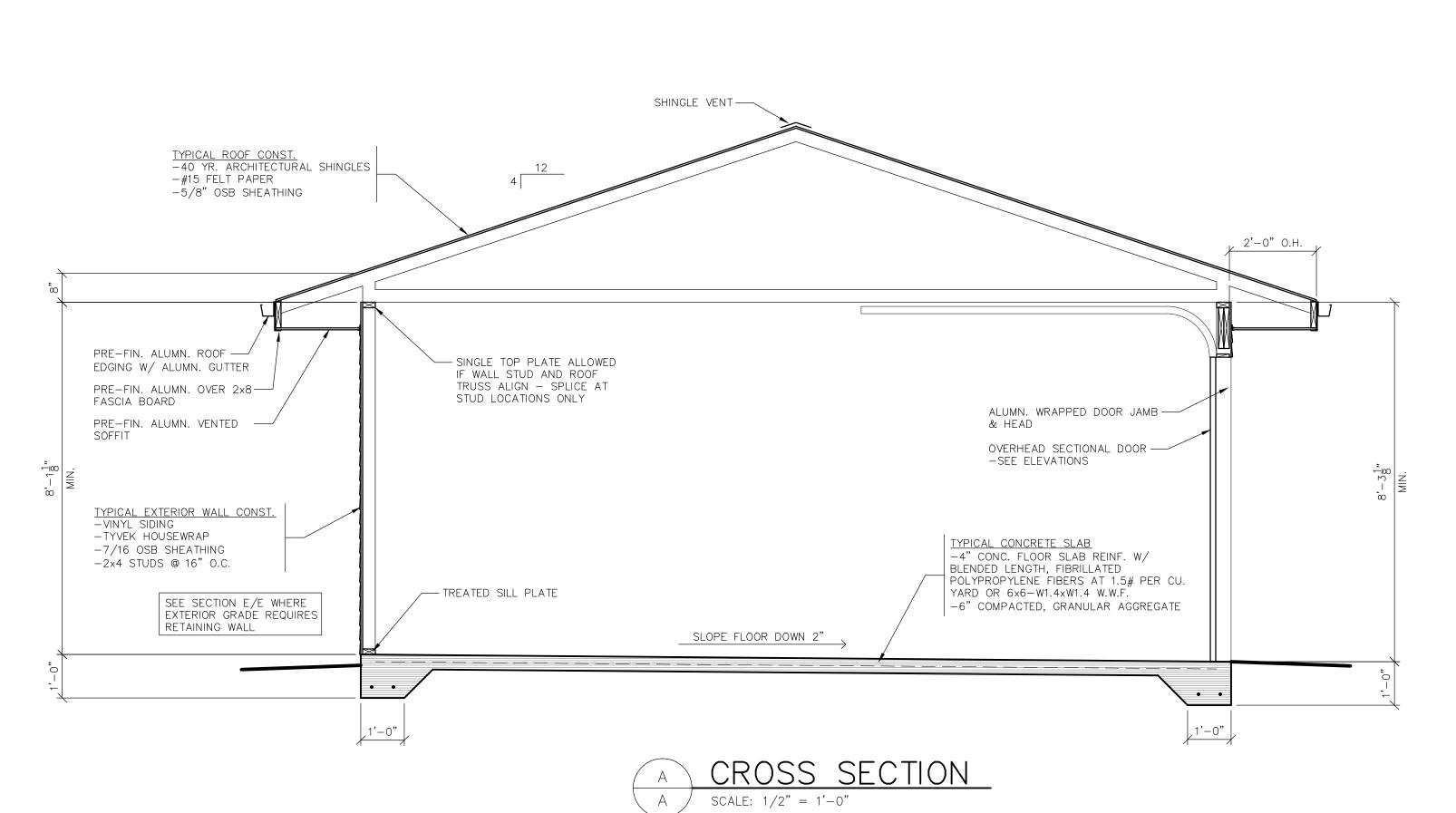
24" o.c. NONE REQUIRED

GABLE TRUSS SCHEDULE NOTES:

1. WIND LOADING PER DESIGN LOAD TABLE, SEE STRUCTURAL SHEETS.

3. HOLDOWN AND TRUSS-TO-WALL CONNECTORS BY SIMPSON STRONG-TIE.

2. GT-X INDICATES GABLE TRUSS



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DRAWING SET IDENTIFIER ■ PROJECT MASTER SET BUILDING 'A' BUILDING 'B' BUILDING 'C' BUILDING 'D' BUILDING 'E' BUILDING 'F' BUILDING 'G'

CLUBHOUSE GARAGE #1 GARAGE #2 GARAGE #3 GARAGE #4 GARAGE #5 GARAGE #6

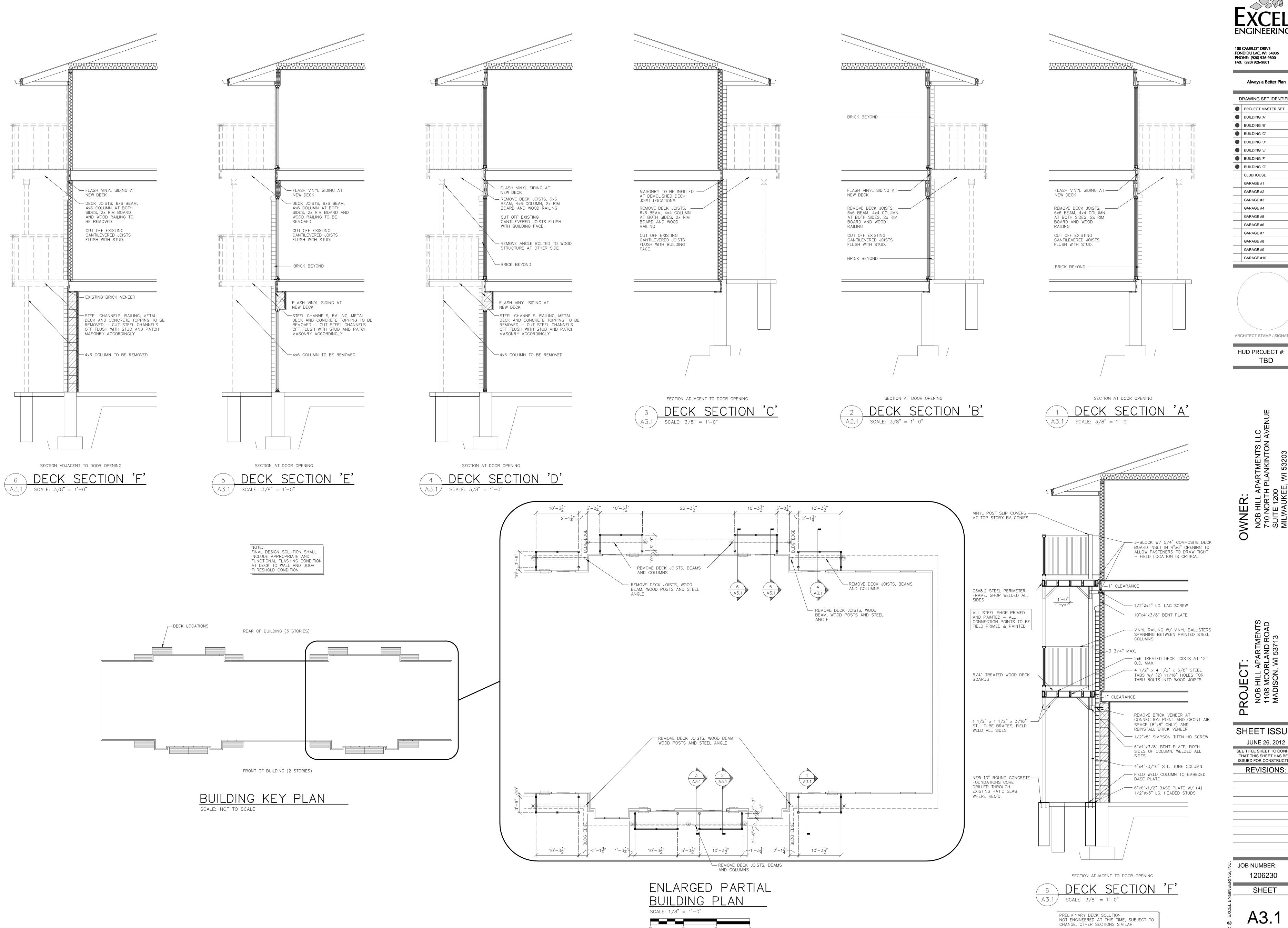
GARAGE #7 GARAGE #8 GARAGE #9 GARAGE #10

ARCHITECT STAMP / SIGNATURE

HUD PROJECT #:

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JOB NUMBER: 1206230 SHEET



Always a Better Plan DRAWING SET IDENTIFIER PROJECT MASTER SET BUILDING 'A' BUILDING 'B' BUILDING 'C' BUILDING 'D' BUILDING 'E' BUILDING 'F' BUILDING 'G' CLUBHOUSE GARAGE #1 GARAGE #2 GARAGE #3 GARAGE #4 GARAGE #5 GARAGE #6 GARAGE #7 GARAGE #8 GARAGE #9 GARAGE #10

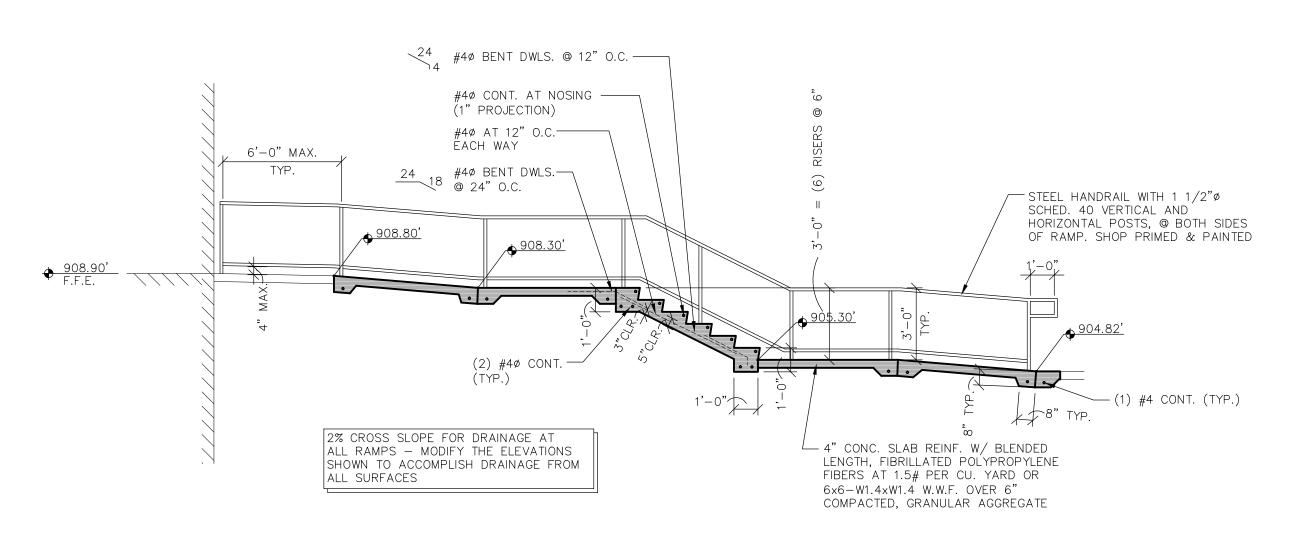
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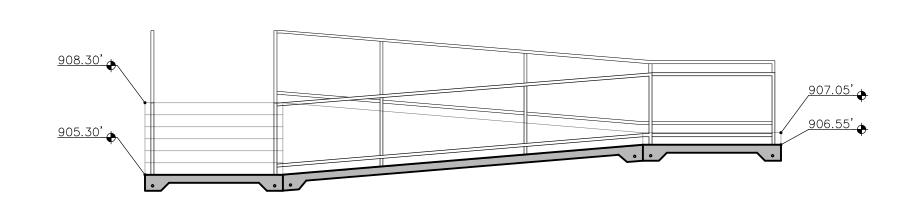
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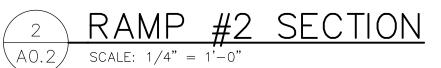
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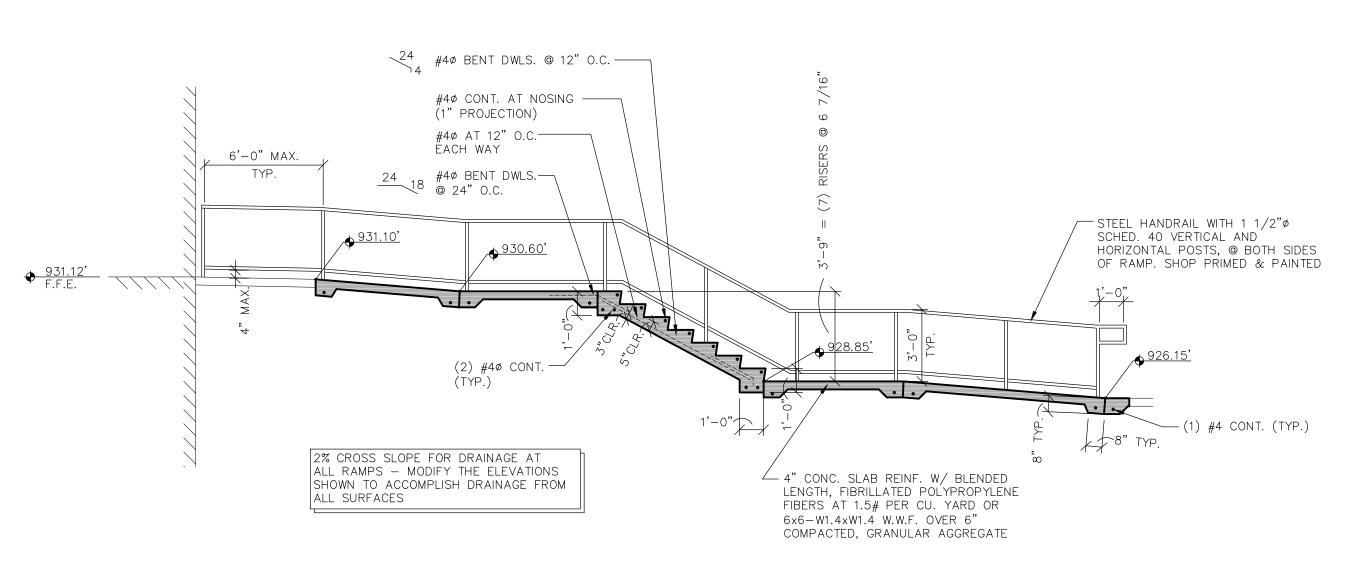


# 1 RAMP #2 SECTION A0.2 SCALE: 1/4" = 1'-0"

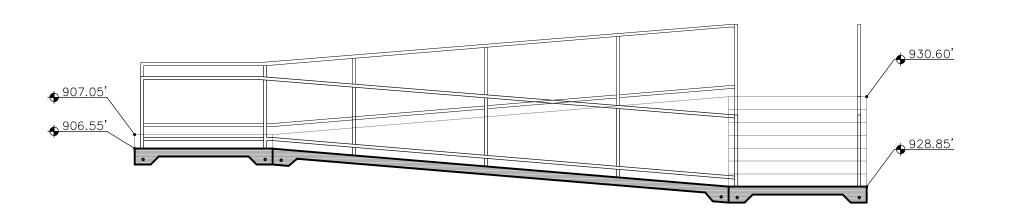






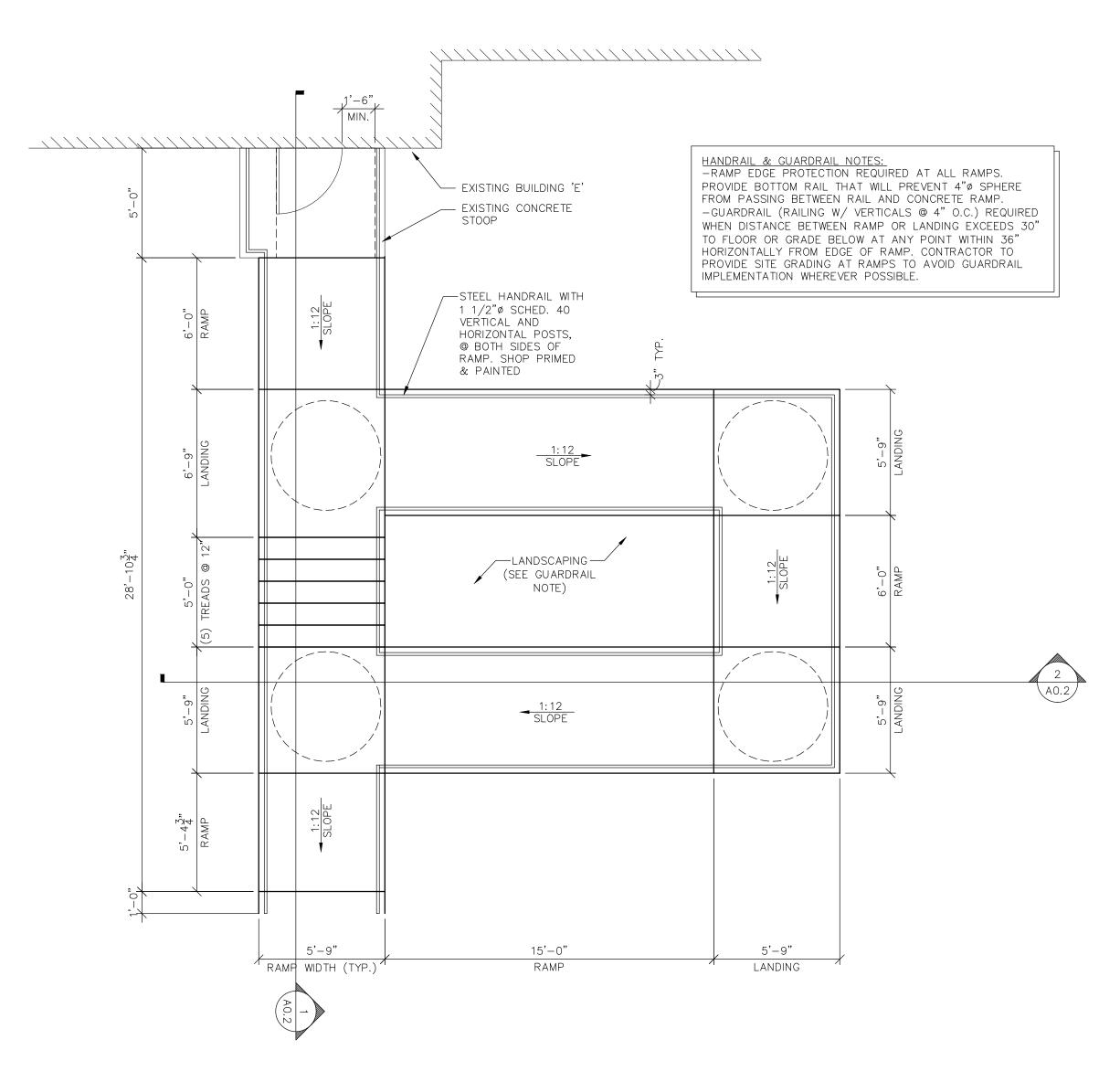


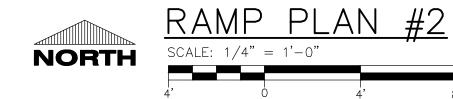
# 3 RAMP #3 SECTION A0.1 SCALE: 1/4" = 1'-0"

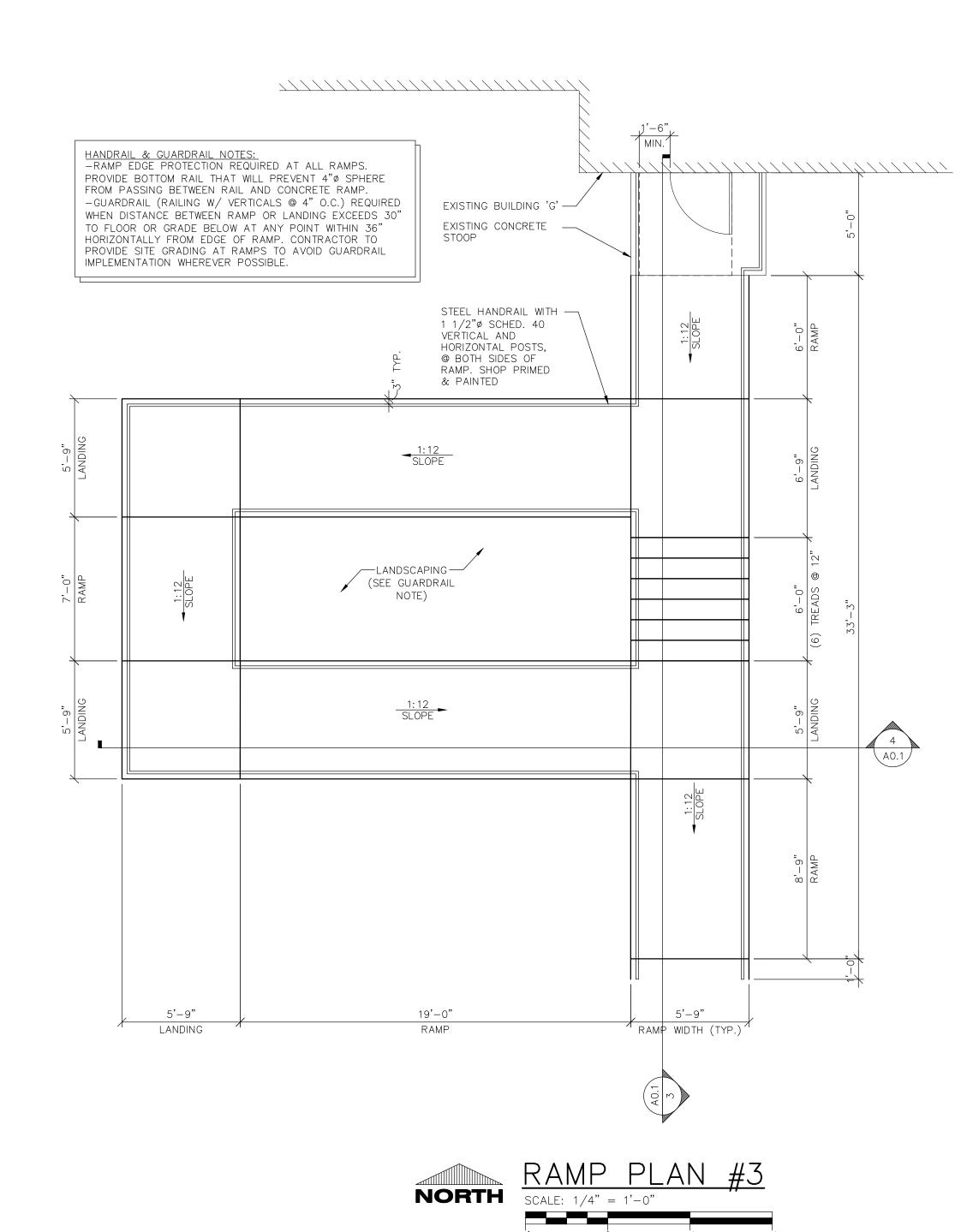


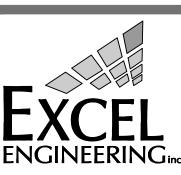
4 RAMP #3 SECTION
A0.1 SCALE: 1/4" = 1'-0"











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DRAWING SET IDENTIFIER PROJECT MASTER SET BUILDING 'A' BUILDING 'B' BUILDING 'C' BUILDING 'D' BUILDING 'E' BUILDING 'F' BUILDING 'G' CLUBHOUSE GARAGE #1 GARAGE #2 GARAGE #3 GARAGE #4 GARAGE #5 GARAGE #6

> GARAGE #7 GARAGE #8

GARAGE #9 GARAGE #10 ARCHITECT STAMP / SIGNATURE

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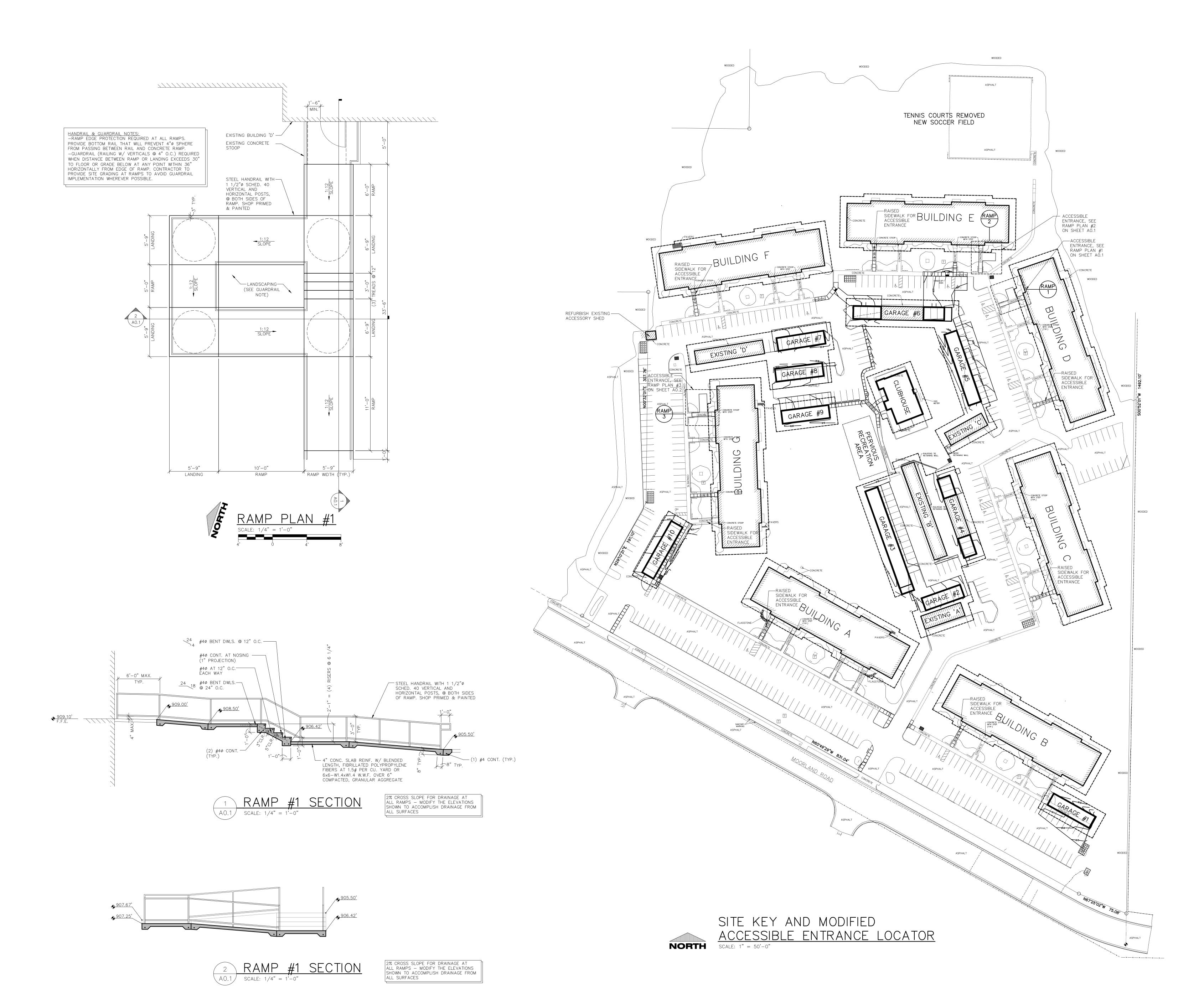
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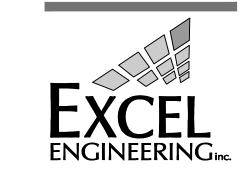
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A0.2





DRAWING SET IDENTIFIER PROJECT MASTER SET BUILDING 'A' BUILDING 'B' BUILDING 'C' BUILDING 'D'

BUILDING 'E' BUILDING 'F' BUILDING 'G' CLUBHOUSE

GARAGE #1 GARAGE #2

GARAGE #3

GARAGE #4 GARAGE #5 GARAGE #6

GARAGE #7 GARAGE #8

GARAGE #9 GARAGE #10

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A0.1