



Location
2012 Fisher Street

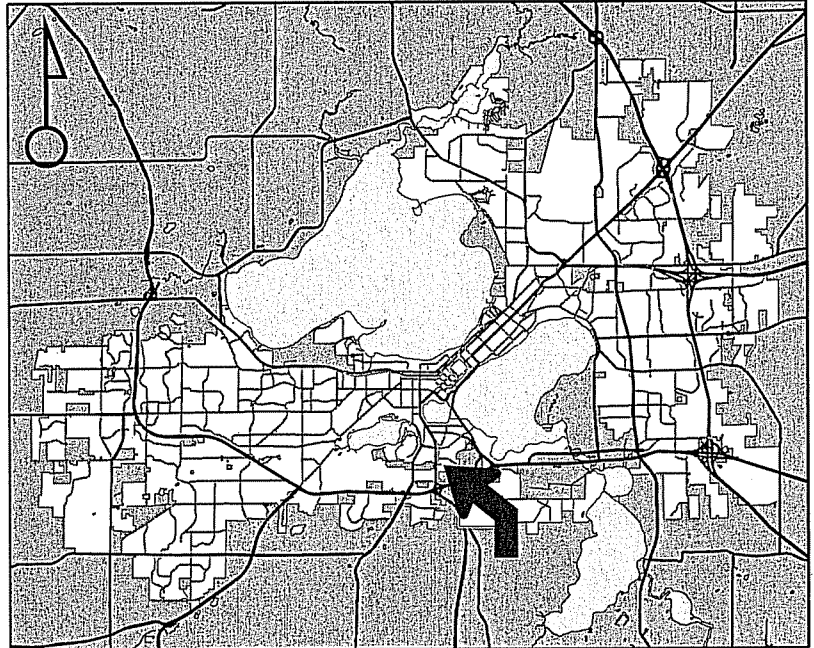
Project Name
One City Early Learning Centers

Applicant
Forward Community Investments/
Melissa Huggins - Urban Assets

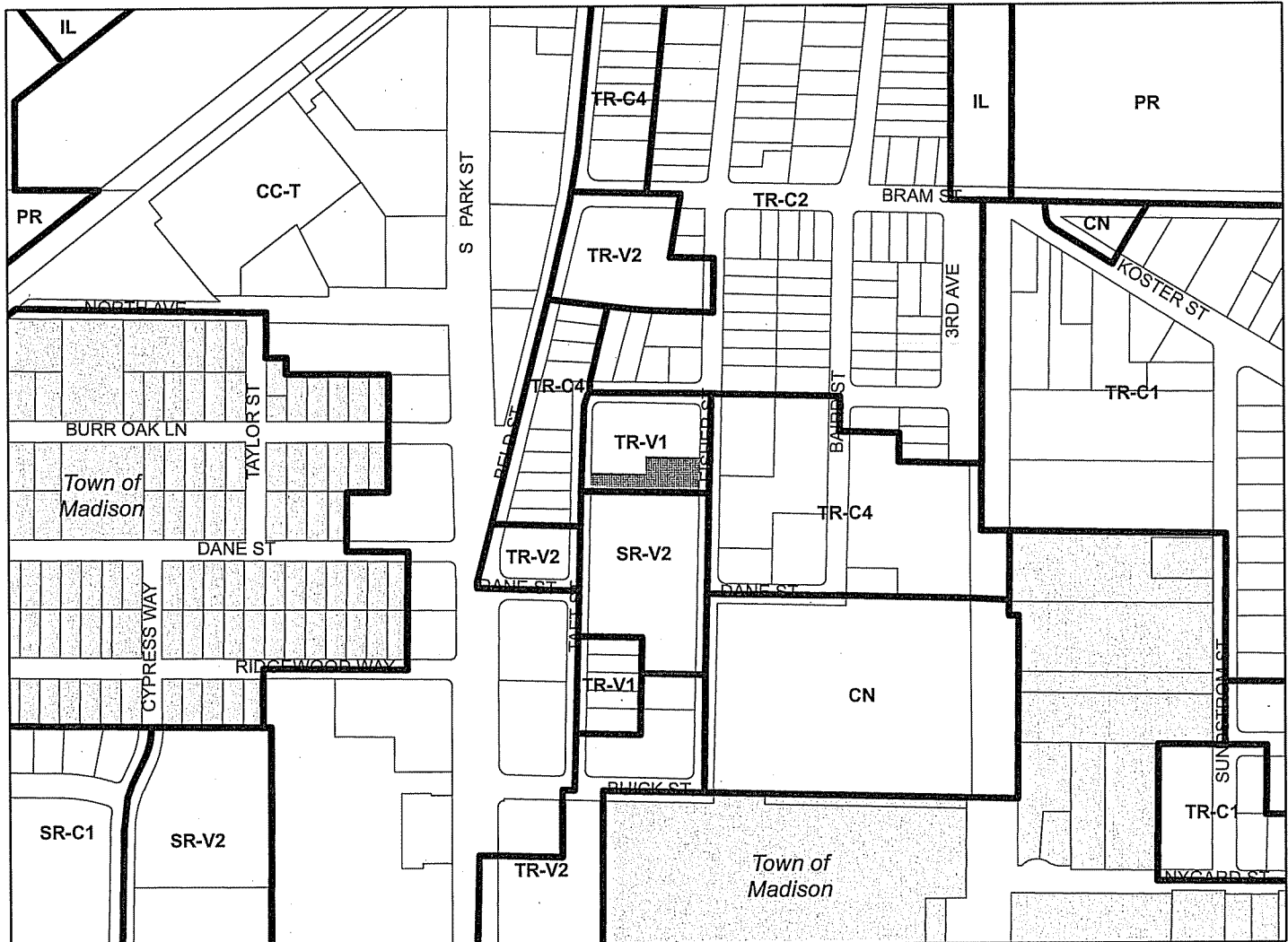
Existing Use
Former daycare

Proposed Use
Allow daycare center

Public Hearing Date
Plan Commission
08 June 2015

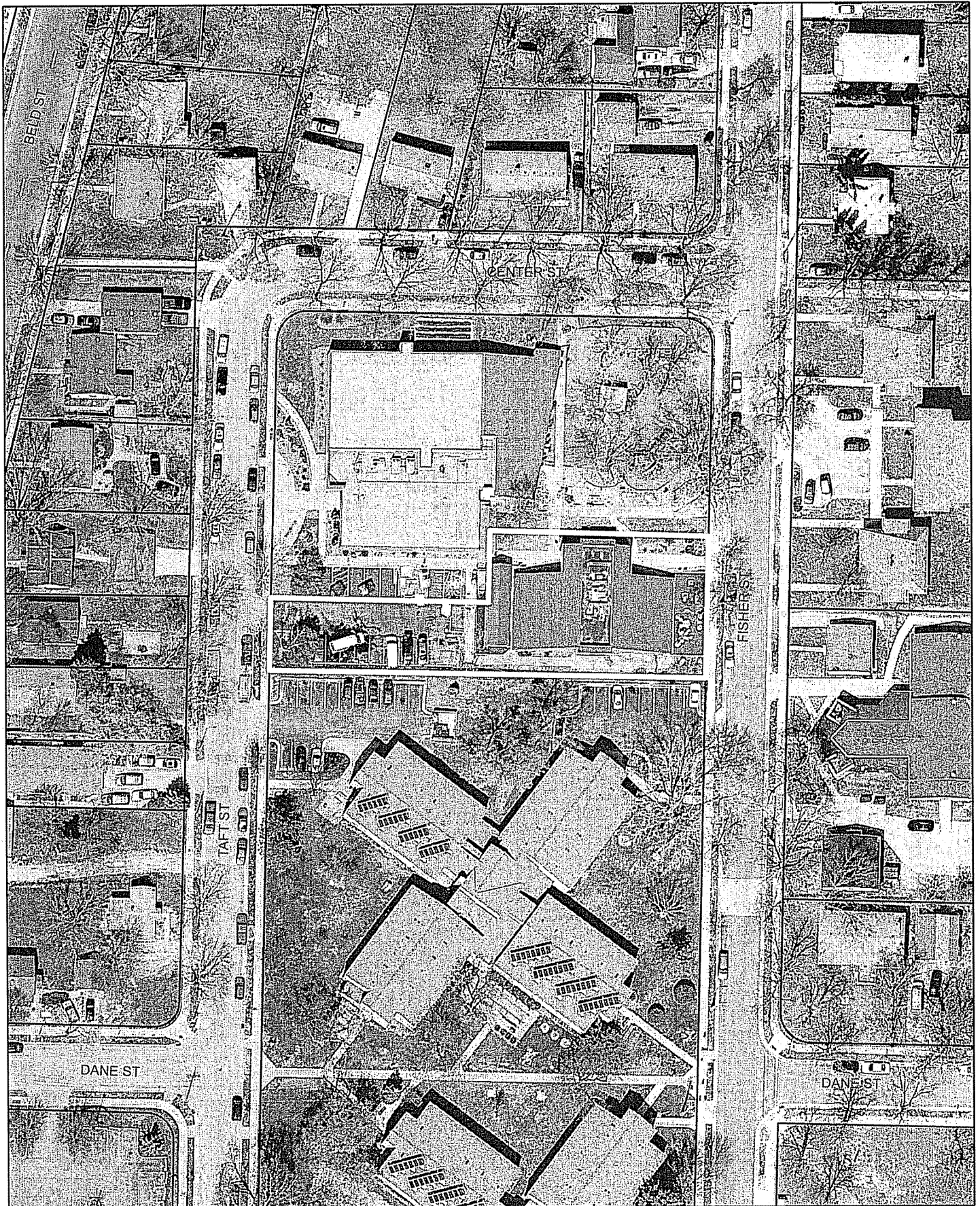


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 June 2015





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 2012 Fisher Street
Project Title (if any): One City Early Learning Centers

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. **Applicant, Agent & Property Owner Information:**

Applicant Name: Kaleem Caire **Company:** One City Early Learning Centers
Street Address: c/o Urban Assets, 16 N Carroll St. Ste. 530 **City/State:** Madison, WI **Zip:** 53703
Telephone: (202) 997-3198 **Fax:** () **Email:** kcaire@achieve64.com

Project Contact Person: Melissa Huggins **Company:** Urban Assets
Street Address: 16 N Carroll St. Ste. 530 **City/State:** Madison, WI **Zip:** 53703
Telephone: (608) 345-0996 **Fax:** () **Email:** urbanassetsmadison@gmail.com

Property Owner (if not applicant): Forward Community Investments
Street Address: 2045 Atwood Ave #101a **City/State:** Madison, WI **Zip:** 53704

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Early childhood care and educational center renovation

Development Schedule: Commencement May, 2015 Completion Sept., 2015

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed) Grading plan is not available. No grading or utility work is proposed.
- Landscape Plan (including planting schedule depicting species name and planting size) N/A, existing to remain
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Not required

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*. for 501 (c)3

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements. N/A

6. Applicant Declarations


Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Waived

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Heather Stouder Date: 4/2/15 Zoning Staff: Matt Tucker Date: 2/9/15

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Kaleem Caire Relationship to Property: Developer
Authorizing Signature of Property Owner  Date 4/2/15

From: Strasser, John [district14@cityofmadison.com]
Sent: Tuesday, April 14, 2015 11:12 AM
To: melissa@urbanassetsconsulting.com
Cc: Tucker, Matthew; Stouder, Heather; Cornwell, Katherine
Subject: RE: 2012 Fisher Street -- One City Early Learning Center

Matt

I approve the waiver of the 30 day notification requirement described below.

Thanks

John

Alder John R. Strasser
Madison Common Council, District 14
(c) 608-271-1080
To receive automatic updates from me go to:
<https://www.cityofmadison.com/council/district14/blog/>

From: melissa@urbanassetsconsulting.com <melissa@urbanassetsconsulting.com>
Sent: Tuesday, April 14, 2015 11:08:17 AM
To: Strasser, John
Cc: Tucker, Matthew; Stouder, Heather; Cornwell, Katherine
Subject: 2012 Fisher Street -- One City Early Learning Center

Hi John –

The former CDI Center, located at 2012 Fisher Street, is currently a non-conforming use. It has been so for many years, but was grand-fathered when the new zoning code went into effect.

As I am sure you know, One City Early Learning Centers will be renovating the building over the next few months in anticipation of a September opening date. In order to address the non-conforming, we need to apply for a Conditional Use Permit. This will resolve the non-conforming use issue and facilitate a more efficient approval and permitting process for our design team, which includes Findorff and Epstein Uhen.

We would like to submit the CUP application on April 21st. We will therefore **not meet** the 30 day notification requirement. It is my understanding that you have the authority to waive this requirement. We would be very grateful if you could send an email to Matt Tucker indicating your approval to waive the notification requirement.

Please feel free to give me a call if you have any additional questions.

Thanks!

Melissa

Melissa Huggins, AICP
Principal
Urban Assets
16 North Carroll Street, Suite 530
Madison, Wisconsin 53703
P: 608.819.6566
C: 608.345.0996
www.urbanassetsconsulting.com

City of Madison Plan Commission and Urban Design Commission

4/22/2015

City of Madison, Planning Division
Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Boulevard
Madison, WI 53703

Attn: Heather Stouder

RE: Conditional Use Permit (CUP) Application for 2012 Fisher Street

Dear Members of the Plan Commission:

Please accept this Letter of Intent, Application, and attachments as our formal request for a Conditional Use review and approval by the City of Madison for the 2012 Fisher Street project detailed below.

Project Team

Owner: Forward Community Investments
Salli Martyniak, President
2045 Atwood Ave, Suite 101A
Madison, WI 53704
Office: (608) 257-3863
Cell: (608) 516-0879
Email: sallim@forwardci.org

Architect: Eppstein Uhen Architects, Inc.
Erica Marty, Project Manager + Associate
222 W Washington Ave # 650
Madison, WI 53703
Office: (608) 442-5350
Email: ericam@eua.com

General Contractor: J.H. Findorff & Son Inc.
John Tucker
300 S Bedford St
Madison, WI 53703
Office: (608) 441-1685
Cell: (608) 225-0054
Email: jtucker@findorff.com

Project Overview:

2012 Fisher Street, which totals 12,160 SF, was built as day care center in 1969. Under the zoning in place at the time, day care was a permitted use. Under the current zoning, TR-V1, however, day care is a conditional use.

The former day care center, CDI, ceased operations on August 8th, 2014. One City Early Learning Centers, Inc. (OCEL), a 501(c)(3) will be renovating the building in phases over the next two years. The first phase of renovation will commence in May.

The mission of OCEL is to provide a two generation strategy that meets the needs of both parents and children to foster successful children. The goal is to open in September, 2015 with a total of 53 students, 8 FTE teachers, and 2 PTE assistant teachers. By 2017, OCEL anticipates serving 110 children and to be staffed by 10 FTE teachers and 14 PTE assistant teachers.

Kaleem Caire is the CEO of OCEL, which is also governed by a volunteer board of directors (see attached). Marlo Mielke, the Executive Director, will begin her position on May 4th. Forward Community Investments Inc. (FCI) purchased the building on behalf of OCEL in February, 2014. FCI will lease the building to OCEL (see attached lease) with the intent of selling the building to OCEL in December, 2016.

The CUP will allow OCEL to comply with the current zoning and to undertake the necessary renovations to better meet the needs the families and children it will serve.

Existing Conditions:

The building at 2012 Fisher Street was originally a day care, and the under the zoning at that time it was permitted use. The building is solidly built and composed of brick, concrete block and precast plank. The structure, as well as the exterior finishes are in acceptable condition and present no concern for need of repair or replacement. The proposed two phase of the building renovation will result in the addition of an elevator, 2 exterior windows, a light well to the lower level, the addition 2 restrooms, and the replacement of the walls and borrowed lights separating the classrooms. There will be minimal changes to the current floor plans of the building. Currently the finishes in the building are in need of repair or replacement, which will occur in the first phase and replacement of plumbing fixtures will occur in the second phase. The following are photos of the building and site:



Fisher Street Elevation



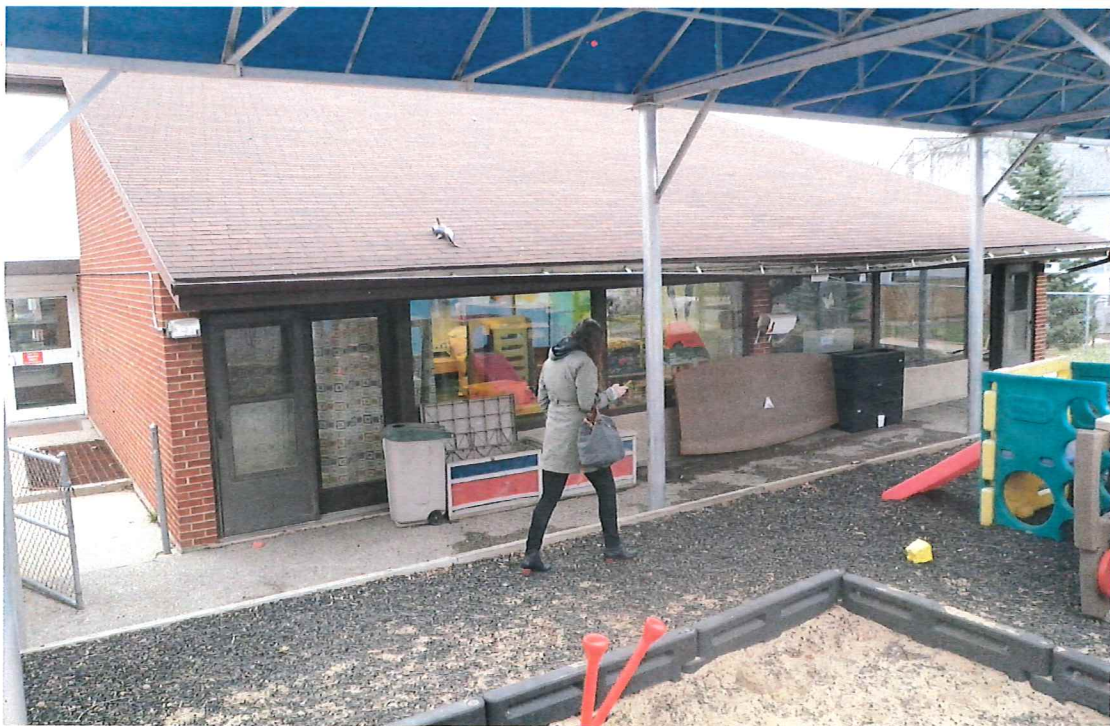
North Elevation



South Elevation



West Elevation, view from parking lot



West Elevation

Lot Coverage and Open Space:

The total lot square footage is 17,414. All pervious surfaces total to 5,008 square feet leaving the total lot cover to equal 12,406. Percentage of lot coverage is 71.12% which is 6% higher than the maximum 65% lot coverage required for nonresidential TR-V1 zoning.

Building Square Footage:

12,160 total Gross Square Feet

Proposed Uses:

Classrooms

6 weeks – 12 month year olds	611 ASF
12 month -24 month year olds	611 ASF
2-3 year olds	1,179 ASF
3-4 year olds	1,513 ASF
4-5 year olds	3,134 ASF

Office	422 ASF
Reception	167 ASF
Kitchen and Pantry	246 ASF
Restrooms	326 ASF
Misc./Storage	524 ASF
Mechanical and Electrical	392 ASF

Number of Dwelling Units:

N/A

Auto and Bike Parking Stalls:

Existing parking lot on site provides space for 9 standard vehicles. Bicycle parking will be accommodated in 2 new bike racks, 4 stalls each.

Sustainability:

The One City Early Learning project incorporates principles of Sustainable Design where possible within the very tight project budget. Re-use of an existing building without making major modifications is the largest sustainable design feature of this project. Other Sustainable design features include adding daylight via the construction of light wells and the addition of windows, the use of construction materials with recycled content and low VOC's, construction waste recycling, and the replacement of the existing light fixtures with more efficient units. Additionally, no additional impervious site elements are being added.

Conditional Use Request:

Requesting permission for Conditional Use for a day care on a parcel zoned TR-V1. Under the zoning in place at the time, day care was a permitted use, but under the current zoning day care is a conditional use. Permission is also requested for the non-conforming lot coverage percentage. The lot coverage for the existing impervious areas is 6% over the maximum lot coverage percentage (65%) for nonresidential TR-V1 zoning. Permission is also requested for the non-conforming re-entrant corner of the rear setback. For nonresidential TR-V1 zoning the rear setback needs to be equal to the building height but a minimum of at least 30'-0". The existing setback is 17'-1".

Staff and Neighborhood Input:

Our team met with Heather Stouder on April 2, 2015 and with Matt Tucker on April 9, 2015.

Project Schedule:

The project is currently scheduled to begin construction in May, 2015 with completion of phase 1 in September, 2015. Phase 2 will be as funds become available, the total project duration is estimated at 2 years.

Hours of Operation:

Day care occupancy: 7:00 am to 6:00 pm Monday thru Friday.

Value of Land:

\$0

Estimated Project Cost:

\$1,624,187

Number of Construction and Full Time Equivalent Jobs Created:

- Construction jobs: 24 workforce members on site and 6 workforce members in the office will be assigned to this project for the duration of the construction period.
- FTE jobs: At the time of opening in September, 2015, there will be 8 FTE teachers, and 2 PTE assistant teachers. By 2017, OCEL anticipates staff to be at 10 FTE teachers and 14 PTE assistant teachers.

Public Subsidy Requested:

None requested.

We appreciate your time and assistance in our efforts to provide an exceptional and integral design for the Madison community.

Sincerely,



Kaleem Caire

PARKING SCHEDULE		
Level	Stall Type	Count
FIRST FLOOR	ADA	0
FIRST FLOOR	ADA - VAN	0
FIRST FLOOR	STANDARD	9

BICYCLE PARKING NOTES

1. BICYCLE PARKING FOR COMMERCIAL SPACE
 1A. CALCULATION OF STALL REQUIRED IS BASED ON ASSUMING THE LARGEST COUNT REQUIRED (EMPLOYEE OCCUPANCY)
 1B. BASED ON THE CITY OF MADISON BIKE REQUIREMENTS THERE IS TO BE 1 BIKER PARKING SPACE PER 5 EMPLOYEES. TOTALS 4 STALLS
 1D. 4 STALLS. OCCUPANCY OF COMMERCIAL SPACE IS UNKNOWN AT THIS TIME, ASSUMING 20 EMPLOYEES

TOTAL BICYCLE STALLS
 FIRST FLOOR - 2 BIKE RACKS (4 STALLS)

PROPOSED USAGE	
CLASSROOMS	611 ASF
6 WKS - 12 MONTH YR OLDS	611 ASF
12 MONTH - 24 MONTH YR OLDS	1,179 ASF
2-3 YR OLDS	1,513 ASF
3-4 YR OLDS	3,134 ASF
4-5 YR OLDS	
OFFICE	422 ASF
RECEPTION	167 ASF
KITCHEN AND PANTRY	246 ASF
RESTROOMS	326 ASF
MISC STORAGE	524 ASF
MECHANICAL AND ELECTRIC	392 ASF

GRAPHICS KEY	
PERVIOUS SURFACE	
IMPERVIOUS SURFACE	

LOT COVERAGE AREA CALCULATIONS	
ZONING	TR-V1
TOTAL LOT	17,414
BUILDING FOOTPRINT	4,735
PLANTERS	86
PERVIOUS SURFACE	4,922
TOTAL AREA NOT COUNTED TOWARD LOT COVERAGE	5,008
TOTAL SITE AREA	17,414
AREA NOT COUNTED TOWARD NON-PERVIOUS LOT COVERAGE	5,008
TOTAL AREA OF LOT COVERAGE	12,406
AREA OF NON-PERVIOUS LOT COVERAGE	12,406
DIVIDED BY TOTAL SITE AREA	17,414
PERCENT NON-PERVIOUS LOT COVERAGE	71.12%
PERCENTAGE NON-PERVIOUS MAXIMUM PER TR-V1 IS 65%	



eppstein uhen : architects

milwaukee 333 East Chicago Street
 Milwaukee, Wisconsin 53202
 telephone 414.271.5350

madison 222 West Washington Ave, Suite 650
 Madison, Wisconsin 53703
 telephone 608.442.5350

PROJECT INFORMATION

ONE CITY EARLY LEARNING CENTER

2012 FISHER STREET
 MADISON, WI 53713

ISSUANCE AND REVISIONS

PROGRESS PLANS

#	DATE	DESCRIPTION

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

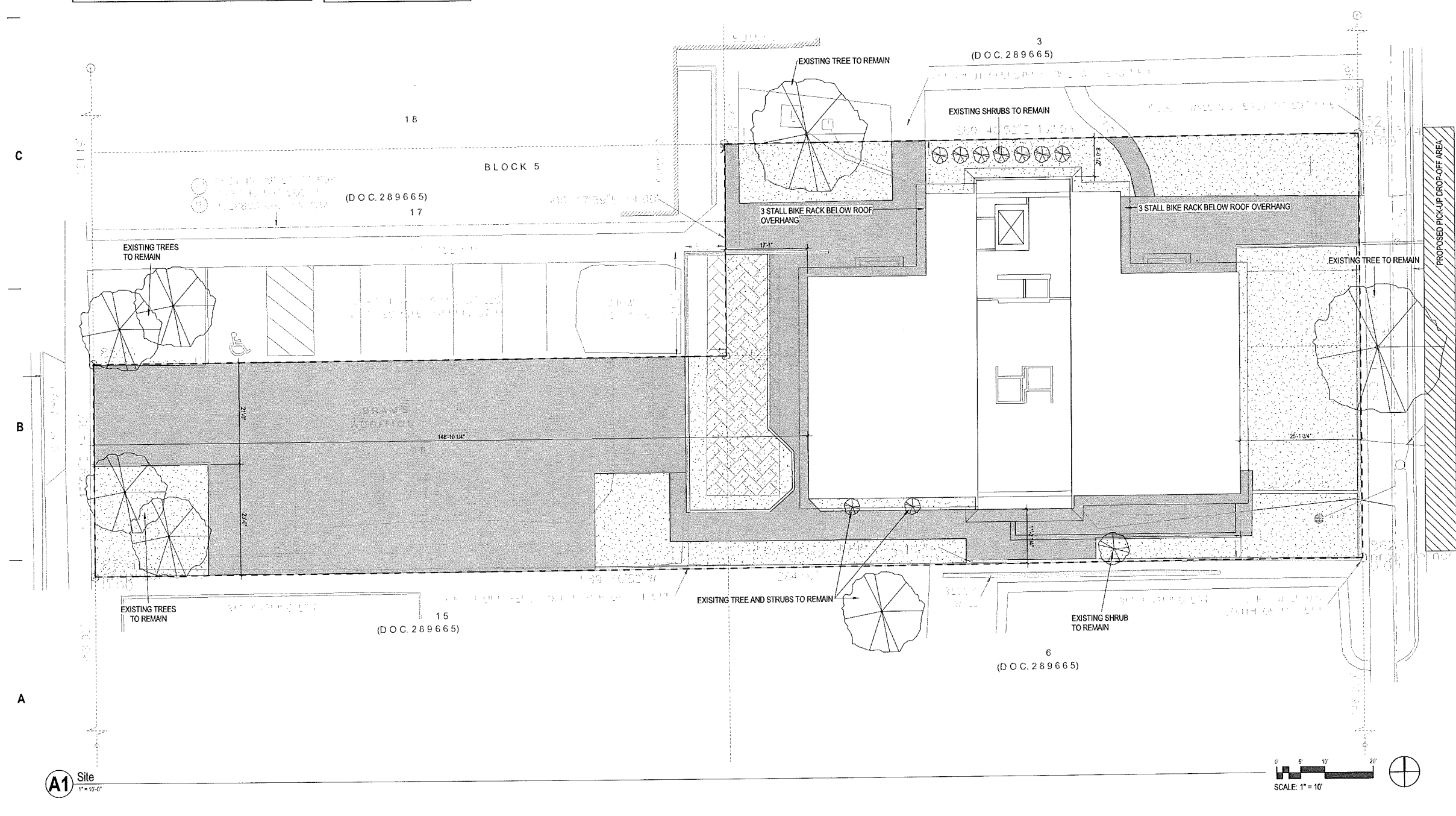
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction related purposes.

PROJECT MANAGER SH
 PROJECT NUMBER 714349-01
 DATE 4/22/2015

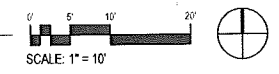
ARCHITECTURAL SITE PLAN

AS100

© Eppstein Uhen Architects, Inc.



A1 Site
 1" = 10'-0"





epstein uhen : architects

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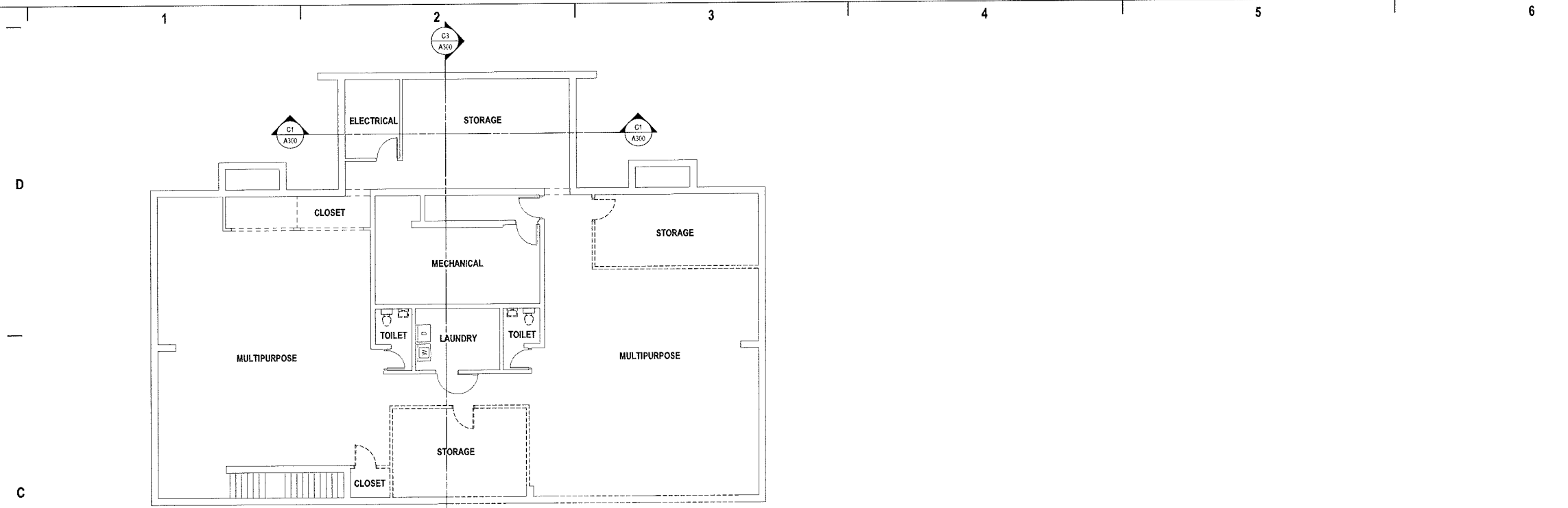
PROJECT NUMBER 714349-01

DATE 4/22/2015

DEMOLITION PLANS

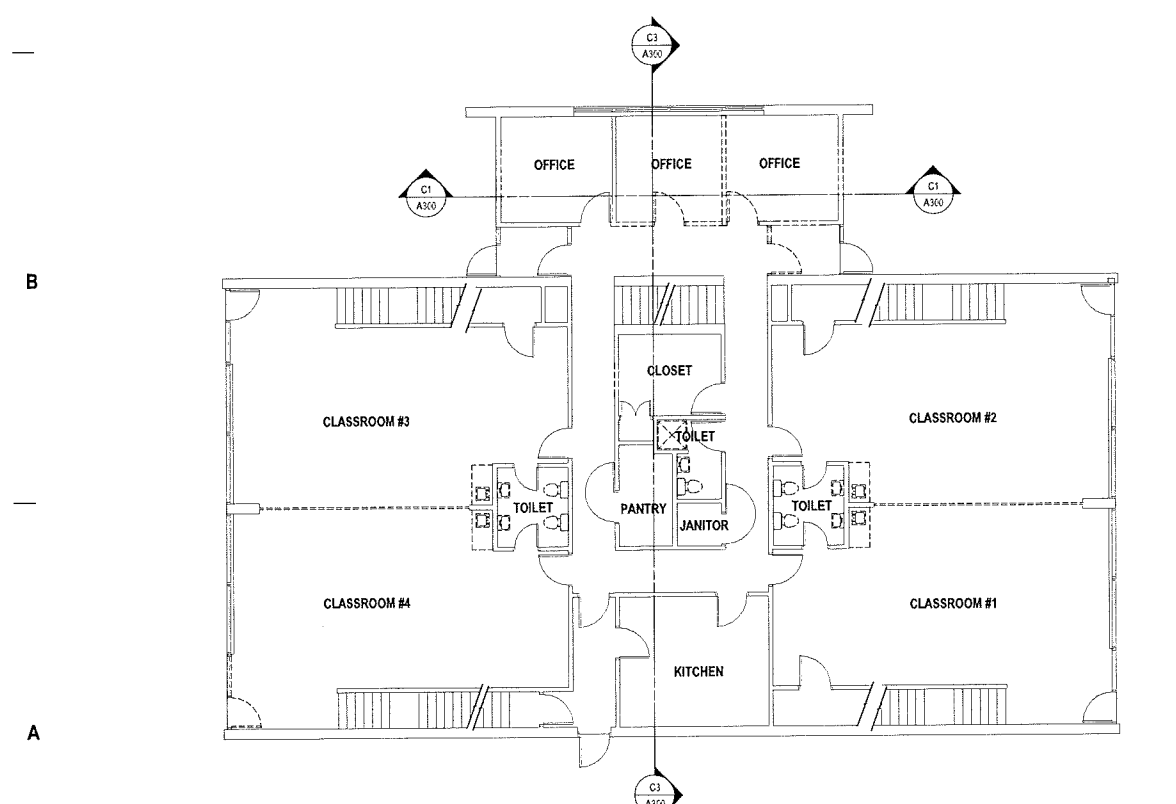
AD101

© Epstein Uhen Architects, Inc.



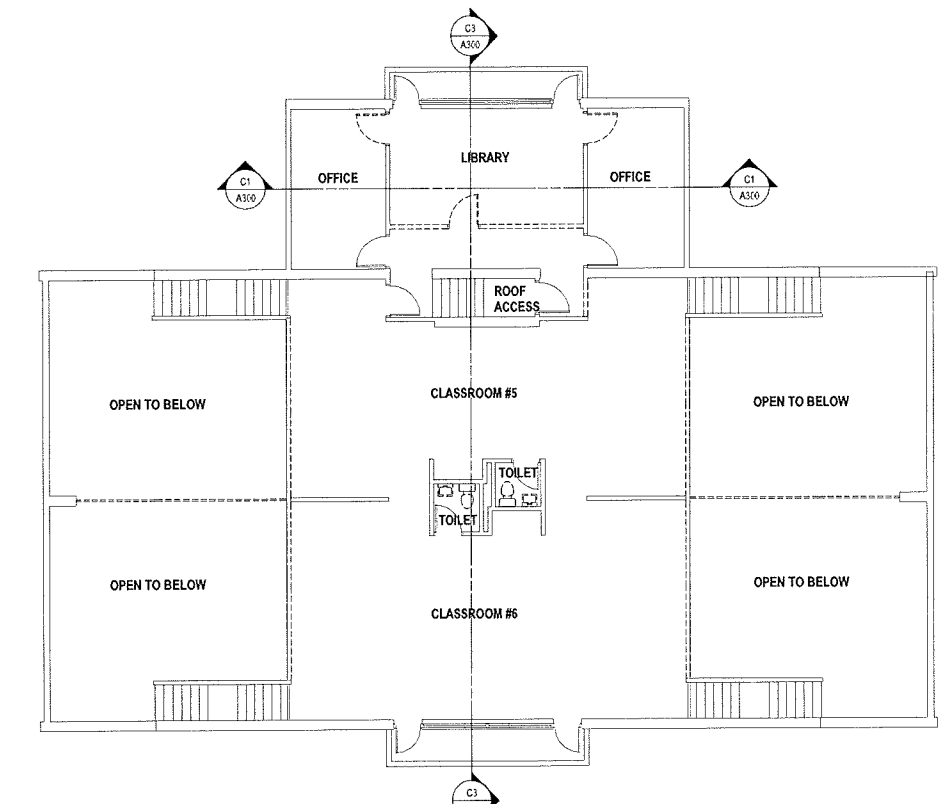
D1 Lower Level Demo
1/8" = 1'-0"

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



A1 First Floor Demo
1/8" = 1'-0"

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



A4 Second Floor Demo
1/8" = 1'-0"

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



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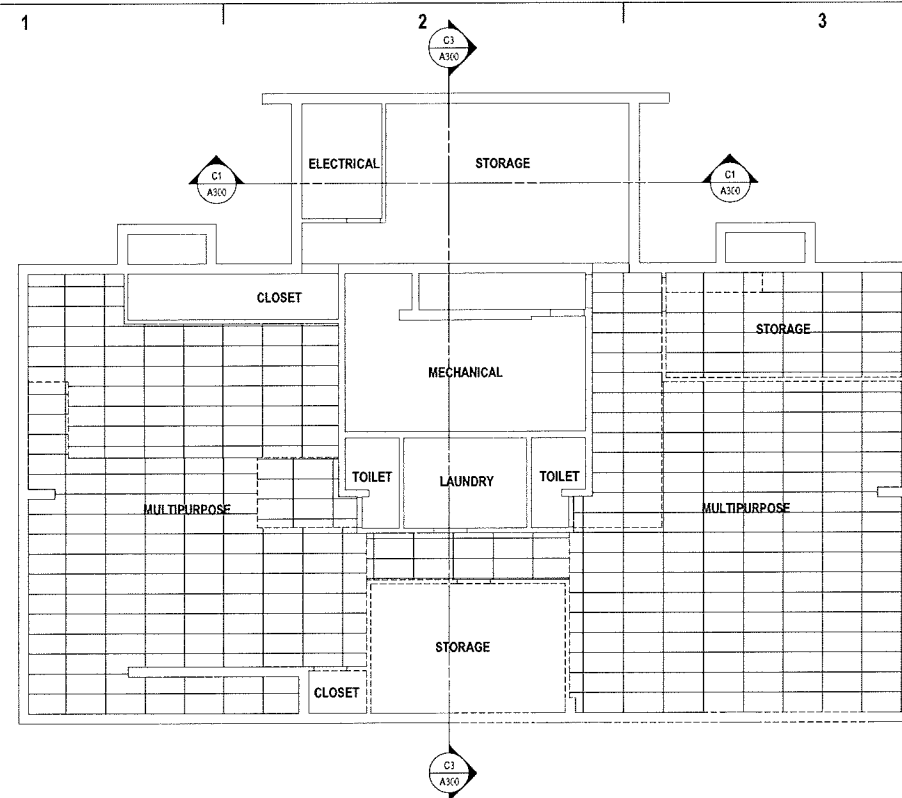
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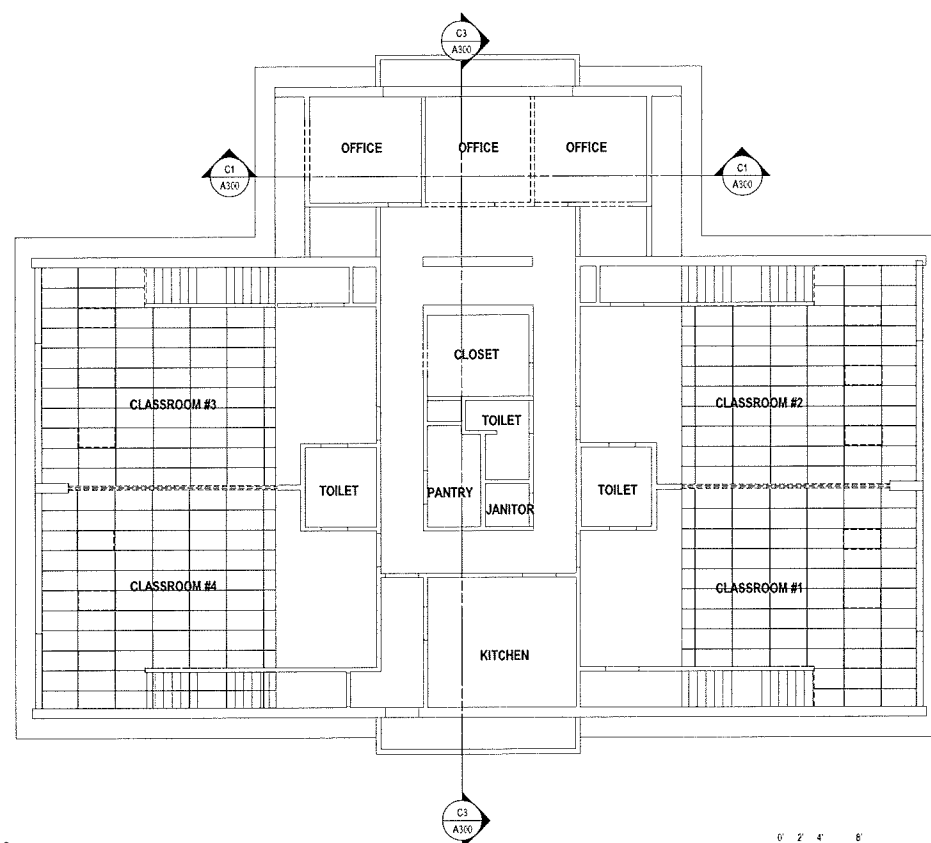
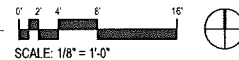
CEILING
DEMOLITION PLANS

AD102

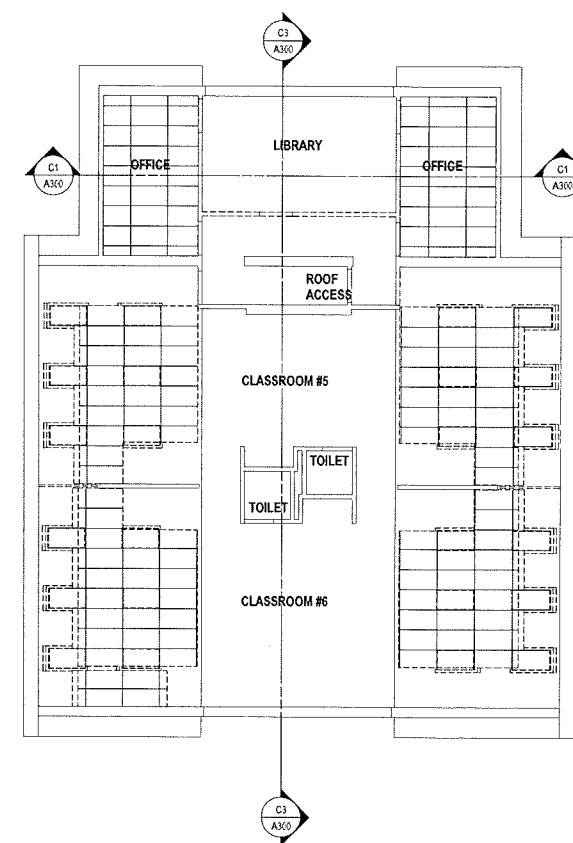
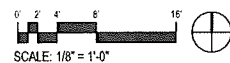
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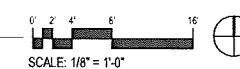
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1/8" = 1'-0"



A1 First Floor Demo
1/8" = 1'-0"



A4 Second Floor Demo
1/8" = 1'-0"





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PARTITION TYPES

A010

DIMENSION NOTES

- SEE TP DISPENSER DIAGRAM FOR ADDITIONAL MOUNTING INFORMATION
- NON-ACCESSIBLE
- TOP OF SHELF
- TOP OF BAR OR PIN
- TOP OF WASTE OPENING
- TOP OF DISPENSER OPENING
- TOP OF HOOK
- TOP OF OPERABLE PART
- BOTTOM ROLL
- TOP OF CHANGING BED

FE FIRE EXTINGUISHER

TP TOILET PAPER DISPENSER

MD MISC. DISPENSER

MR MIRRORS

PD PAPER TOWEL DISP

M#A

REFER TO STRUCTURAL FOR HORIZONTAL AND VERTICAL REINFORCEMENT

NON-LOAD BEARING CONCRETE MASONRY UNITS (CA#) WALL

1, 2, 3, OR 4 HOUR RATED WHERE INDICATED ON LIFE SAFETY SHEETS

BOTTOM OF DECK, SEE STRUCTURAL FOR SPECIFIC CONDITIONS

WALL TYPE #	DESCRIPTION	WIDTH	REF TEST	STC SOLID	STC HOLLOW
M2A	2" CONC MASONRY UNIT	1-5/8"	-	-	-
M4A	4" CONC MASONRY UNIT	3-5/8"	-	46	44
M6A	6" CONC MASONRY UNIT	5-5/8"	UL U9C6	49	45
M8A	8" CONC MASONRY UNIT	7-5/8"	UL U907	52	46
M10A	10" CONC MASONRY UNIT	9-5/8"	UL U907	55	48
M12A	12" CONC MASONRY UNIT	11-5/8"	UL U907	59	49

S#A

1-HR RATED OR SIMILAR RIGID WHERE INDICATED ON LIFE SAFETY SHEETS

SCHEDULED CEILING (AS OCCURS)

CONTINUOUS SEALANT @ PERIMETER BOTTOM & BOTH SIDES ALL CONDITIONS, TOP @ NON-RATED CONDITIONS

BOTTOM OF DECK, SEE STRUCTURAL FOR SPECIFIC CONDITIONS

(1) LAYER 5/8" TYPE X GYP BD BOTH SIDES OF SCHEDULED MTL STUDS, EXTEND TO UNDERSIDE OF DECK

WALL TYPE #	DESCRIPTION	WIDTH	REF TEST	STC
S2A - 11	2-1/2" MTL STUDS	3-3/4"	UL U419	38
S3A - 11	3-5/8" MTL STUDS	4-7/8"	UL U465	39
S4A - 11	4" MTL STUDS	5-1/4"	UL U465	40
S6A - 11	6" MTL STUDS	7-1/4"	UL U465	40

REACH RANGES : SIDE AND FORWARD APPROACH

Unobstructed Side Reach
ANSI Figure 308.3.1
ADAAG Figure 6 ("=9" & 54")

Obstructed High Side Reach
ANSI Figure 308.3.2
ADAAG Figure 6

Unobstructed Forward Reach
ANSI Figure 308.3.1
ADAAG Figure 5A

Obstructed High Forward Reach
ANSI Figure 308.3.2
ADAAG Figure 5b

Unobstructed High Reach - CHILDREN
Forward & Side
ADAAG

LAVATORIES

TOILETS & GRAB BARS

TOILETS

TP DISPENSERS

KNEE & TOE CLEARANCES (NTS)

D

C

B

A

D

C

B

A



eppstein uhen : architects

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PROJECT MANAGER SH

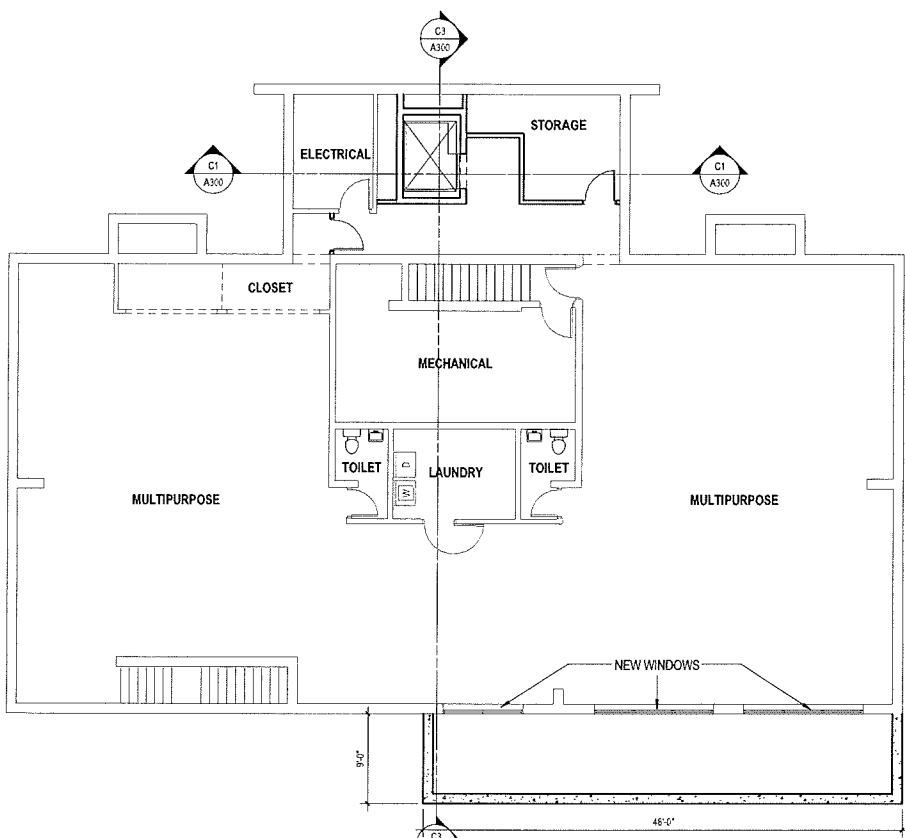
PROJECT NUMBER 714349-01

DATE 4/22/2015

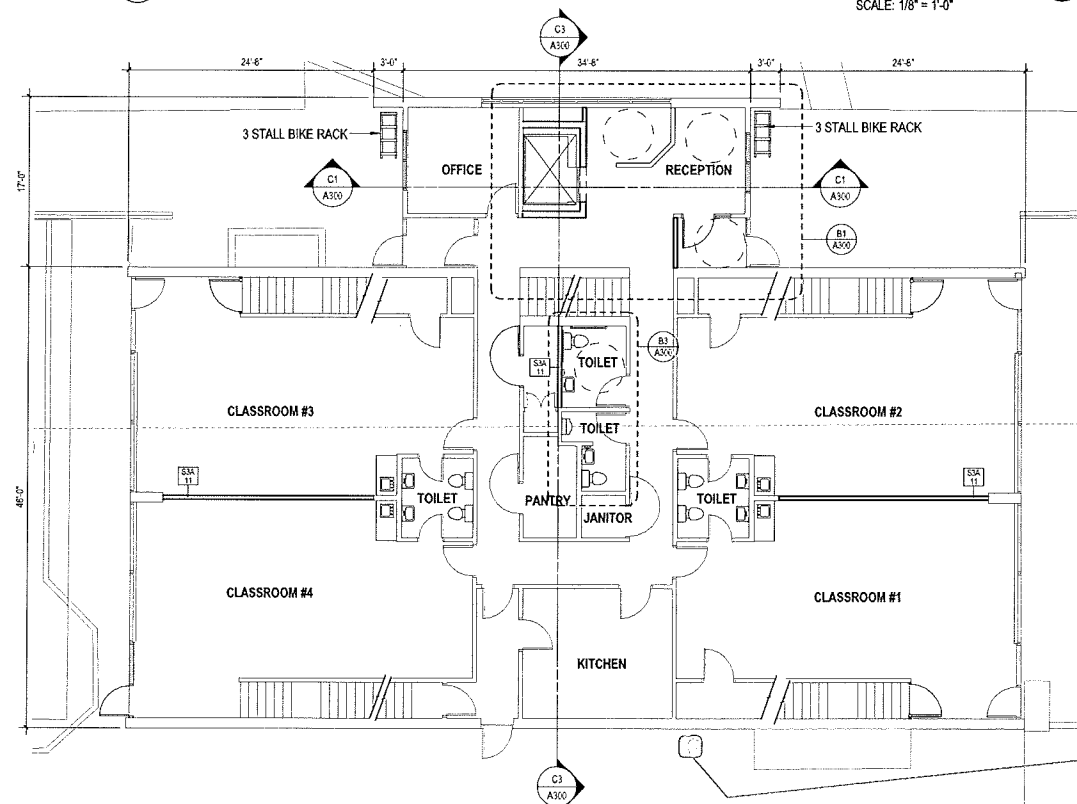
FLOOR PLANS

A101

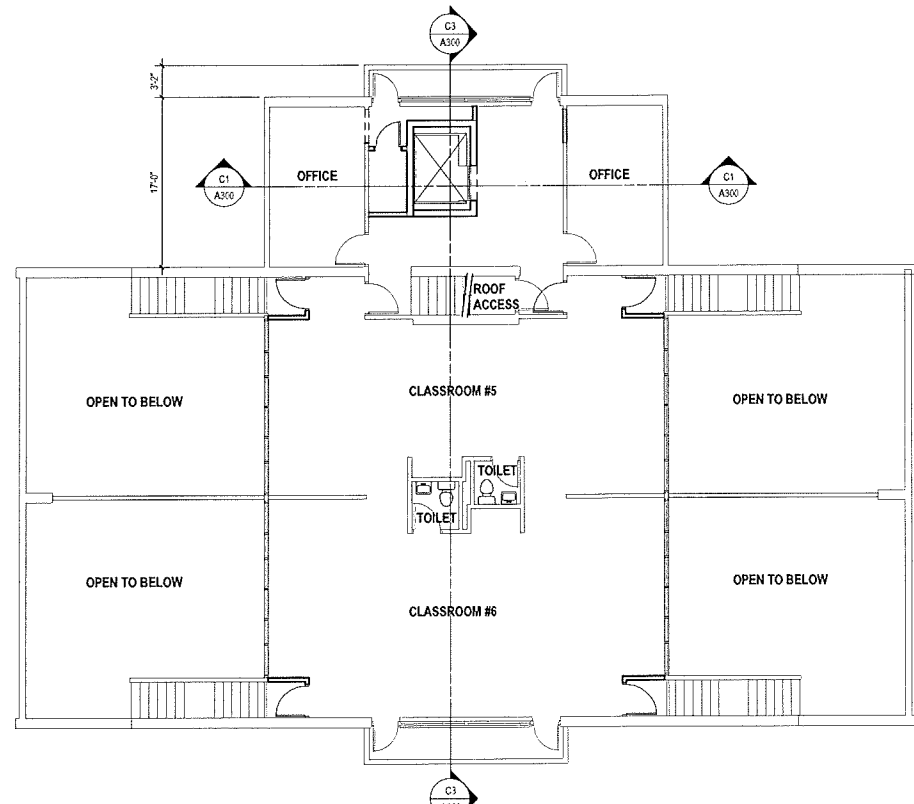
© Eppstein Uhen Architects, P.C.



C1 Lower Level
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



A1 First Floor
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



A4 Second Floor
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



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PROJECT INFORMATION

**ONE CITY EARLY
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2012 FISHER STREET
MADISON, WI 53713

ISSUANCE AND REVISIONS

PROGRESS PLANS

#	DATE	DESCRIPTION

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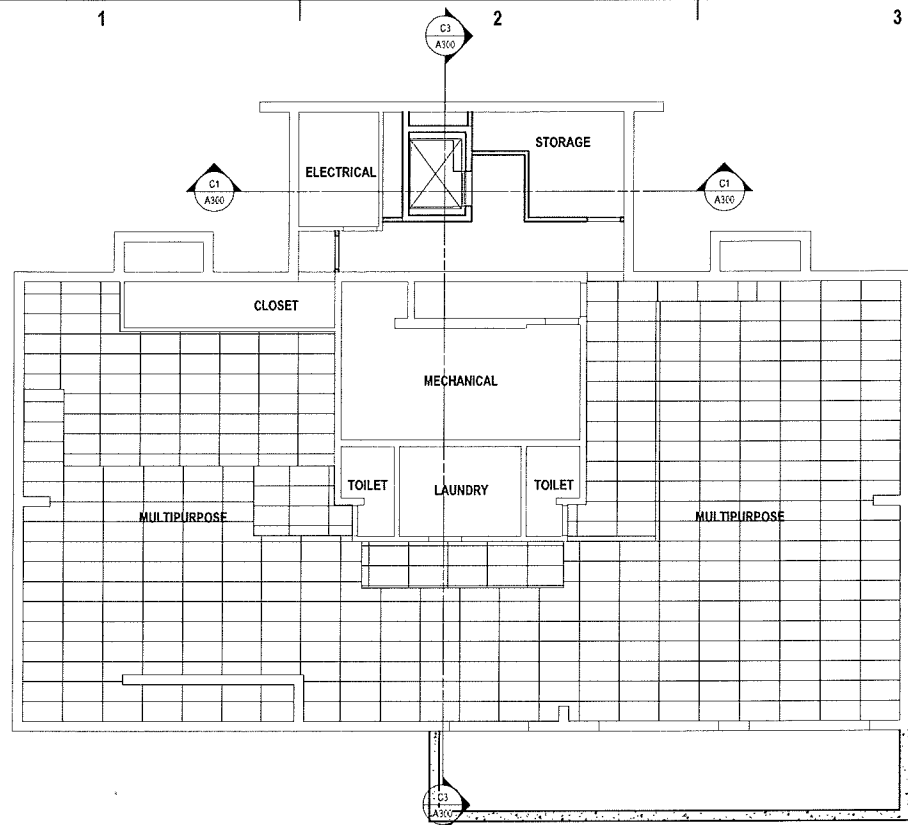
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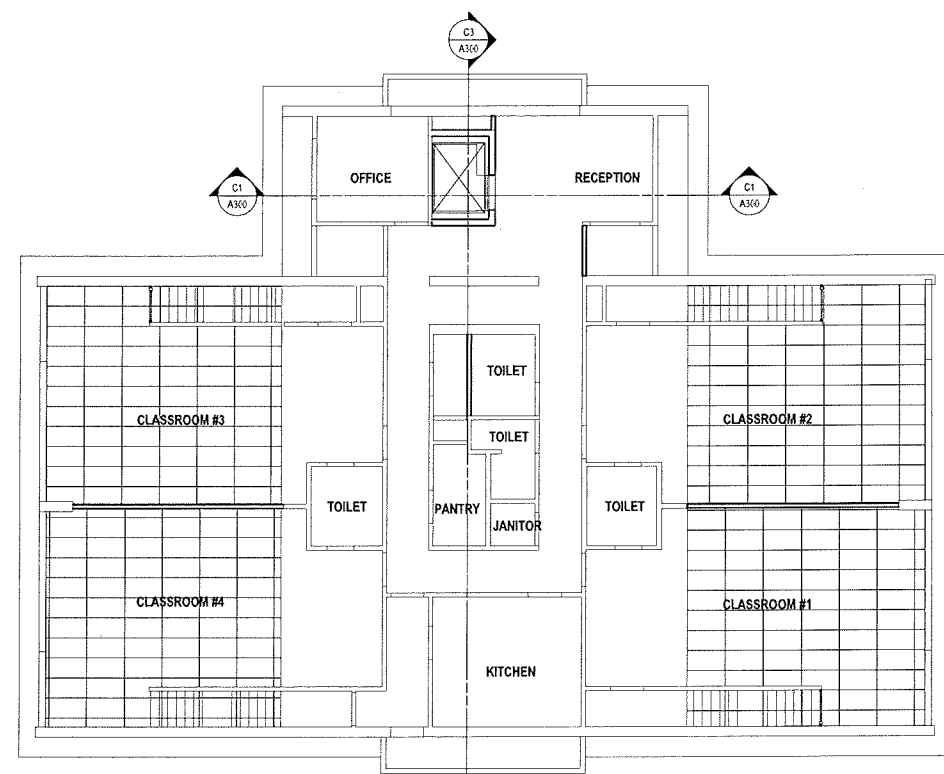
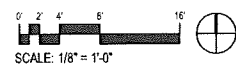
CEILING PLANS

A111

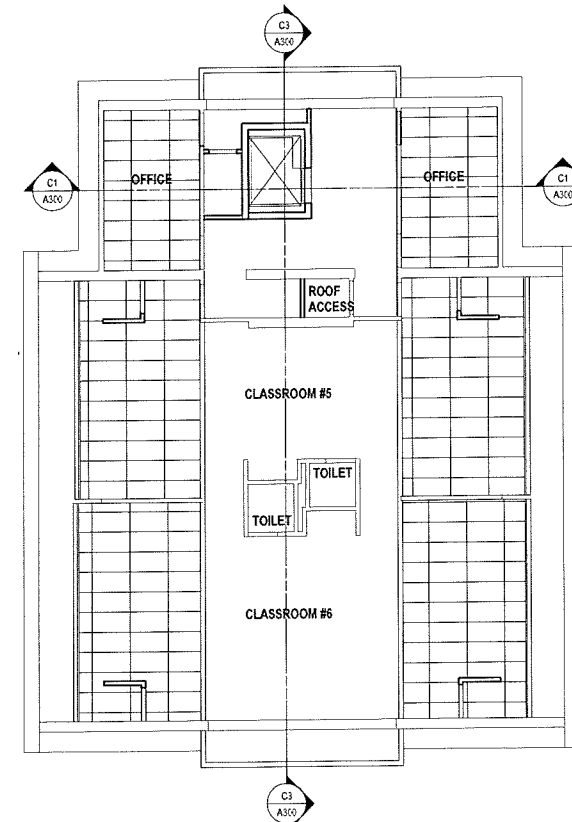
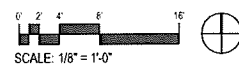
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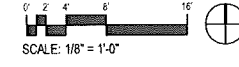
C1 Lower Level
1/8" = 1'-0"



A1 First Floor
1/8" = 1'-0"



A4 Second Floor
1/8" = 1'-0"





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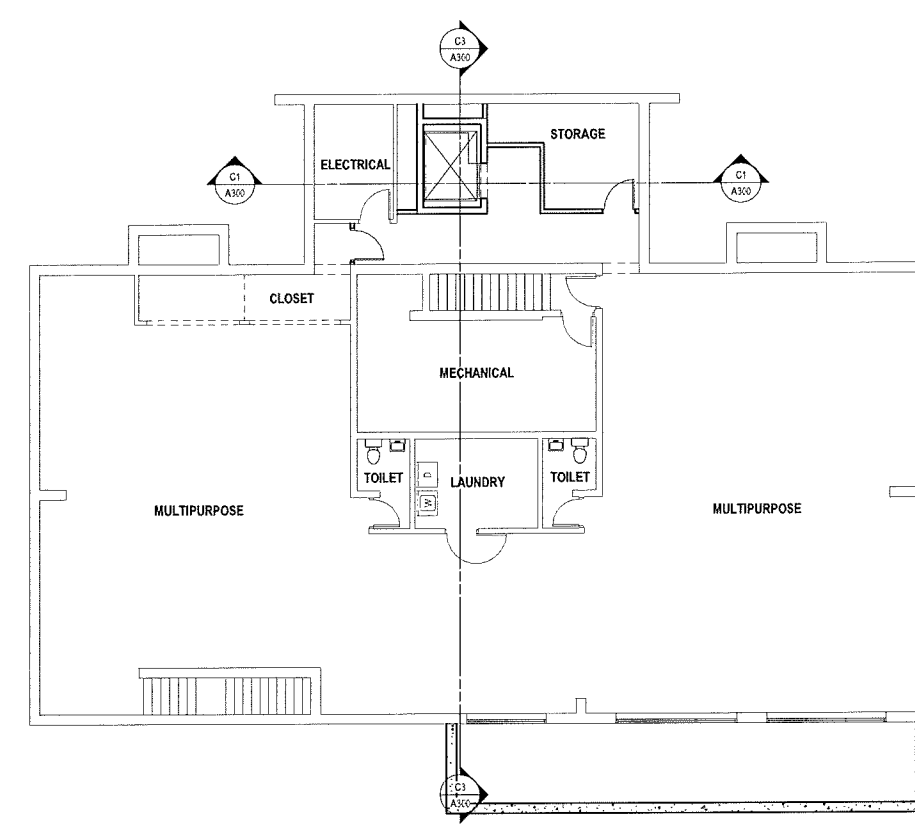
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PROJECT NUMBER	714349-01
DATE	4/22/2015

FINISH PLANS

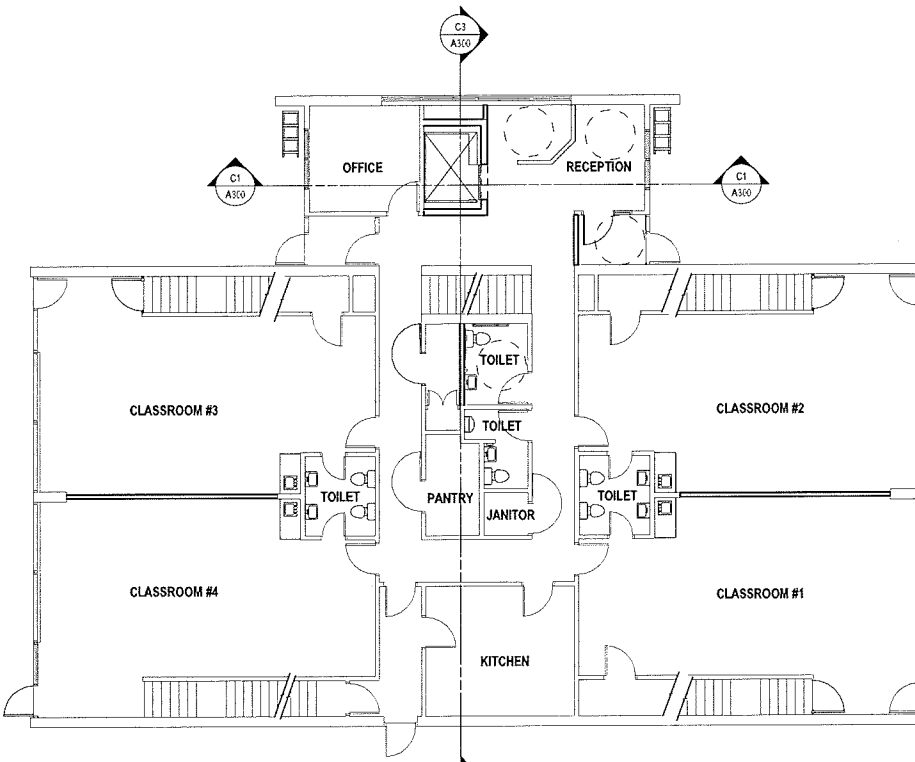
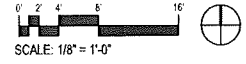
A121

MATERIAL SCHEDULE

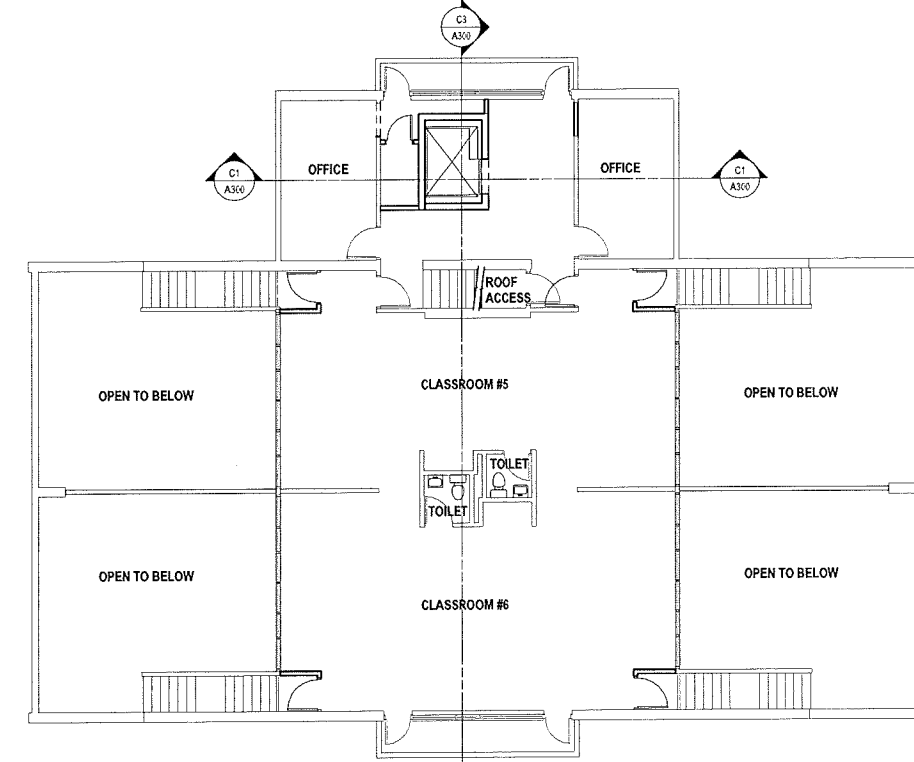
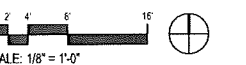
Materials Sorting	CODE	MANUFACTURER	PRODUCT #	DESCRIPTION	COLOR	FINISH	SIZE	CONTACT	REMARKS
A	ACT-1			ACOUSTICAL CEILING TILE					
A	ACT-2			ACOUSTICAL CEILING TILE					
A	AP-1			ACOUSTIC PANEL					
A	AP-2			ACOUSTIC PANEL					
C									
C	CG-1			CORNER GUARD					
C	CG-2			CORNER GUARD					
C	CONC-1			CONCRETE					
C	CONC-2			CONCRETE					
C	CPT-1			CARPET					
C	CPT-2			CARPET					
C	CT-1			CERAMIC TILE					
C	CT-2			CERAMIC TILE					
C	CTB-1			CERAMIC TILE BASE					
C	CTB-2			CERAMIC TILE BASE					
F									
F	FM-1			FLOOR MAT					
F	FM-2			FLOOR MAT					
G									
G	GL-1			GLASS					
G	GT-1			GROUT					
L									
L	LAM-1			LAMINATE					
L	LAM-2			LAMINATE					
P									
P	PT-1			PAINT					
P	PT-2			PAINT					
R									
R	RB-1			RESILIENT BASE					
R	RB-2			RESILIENT BASE					
R	RF-1			RESILIENT FLOOR					
R	RF-2			RESILIENT FLOOR					
S									
S	SC-1			SEALED CONCRETE					
S	SC-2			SEALED CONCRETE					
S	SS-1			SOLID SURFACE					
S	SS-2			SOLID SURFACE					
S	SST-1			STAINLESS STEEL					
S	SST-2			STAINLESS STEEL					
T									
T	TEX-1			TEXTILES AND FABRIC					
T	TEX-2			TEXTILES AND FABRIC					
V									
V	VCT-1			VINYL COMPOSITION TILE					
V	VCT-2			VINYL COMPOSITION TILE					
W									
W	WC-1			WALL COVERING					
W	WC-2			WALL COVERING					
W	WDV-1			WOOD VENEER					
W	WDV-2			WOOD VENEER					
W	WP-1			WALL PROTECTION					
W	WP-2			WALL PROTECTION					
W	WT-1			WINDOW TREATMENT					
W	WT-2			WINDOW TREATMENT					



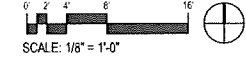
C1 Lower Level Finish
1/8" = 1'-0"



A1 First Floor Finish
1/8" = 1'-0"



A4 Second Floor Finish
1/8" = 1'-0"





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PROGRESS PLANS

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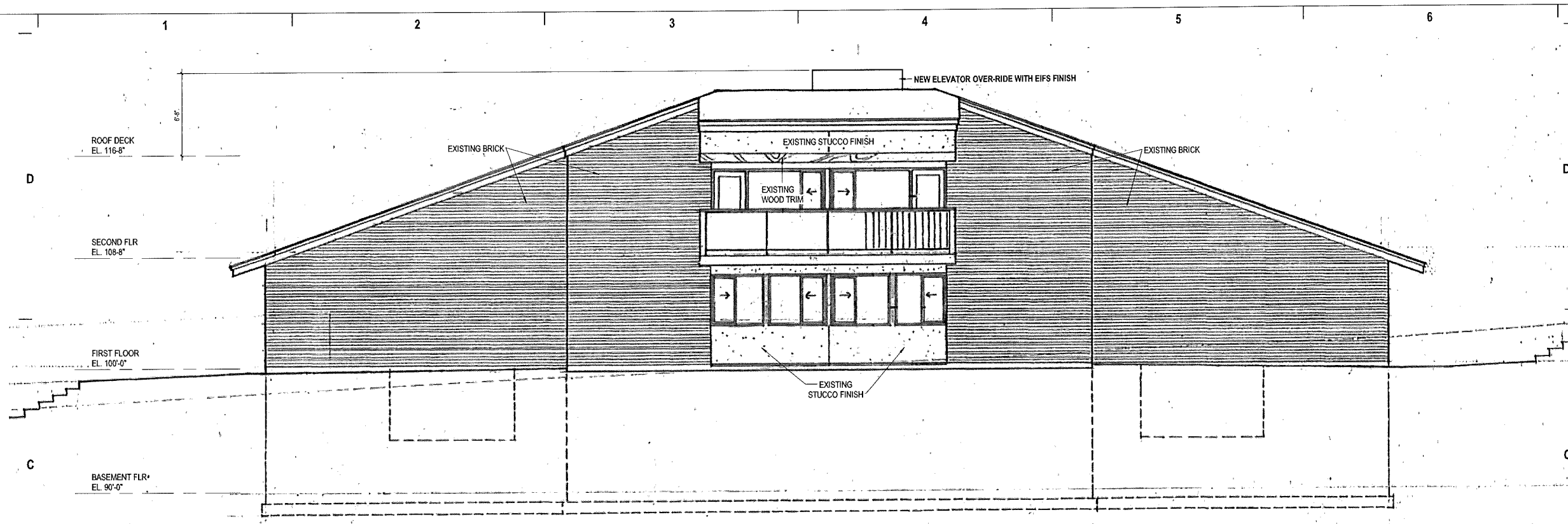
PROJECT MANAGER SH

PROJECT NUMBER 714349-01

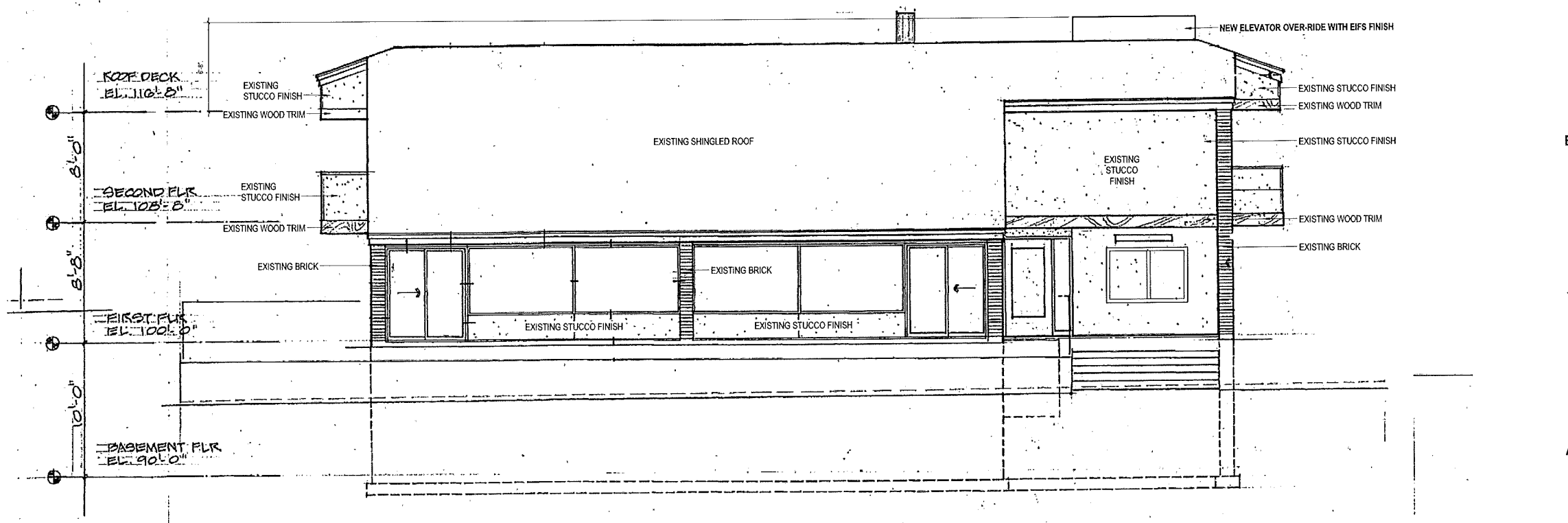
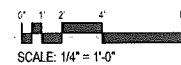
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EXTERIOR
ELEVATIONS

A200



NORTH ELEVATION



EAST ELEVATION





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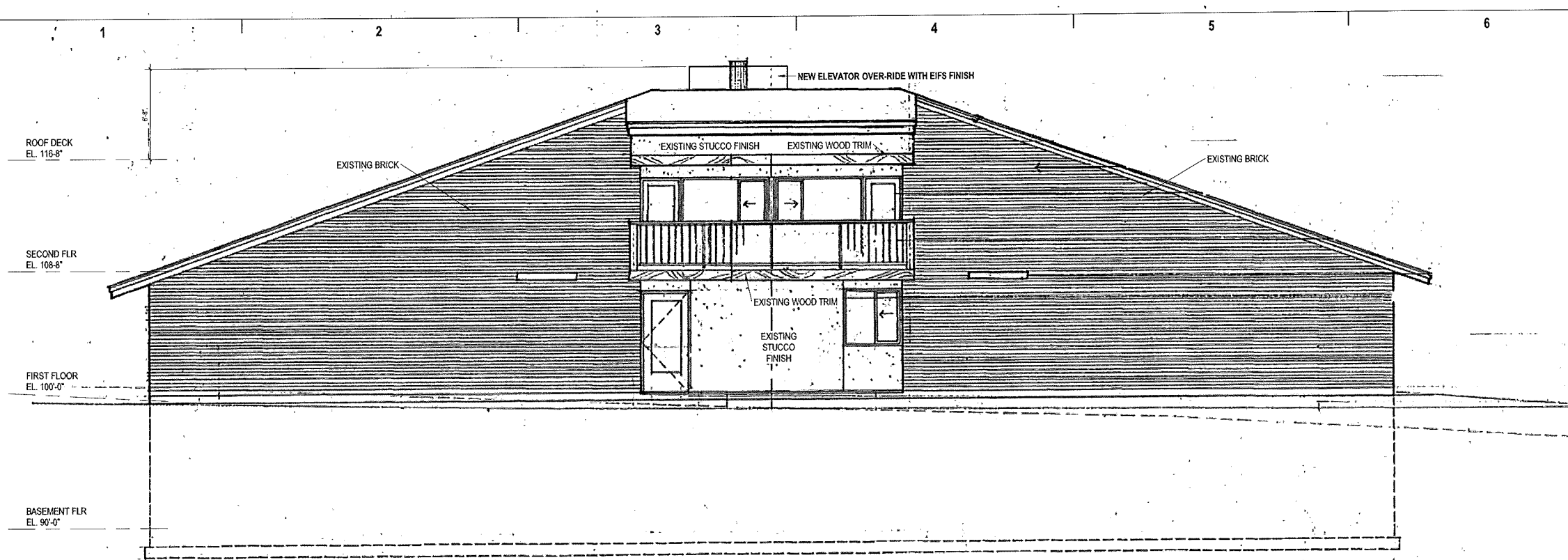
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PROJECT NUMBER 714349-01

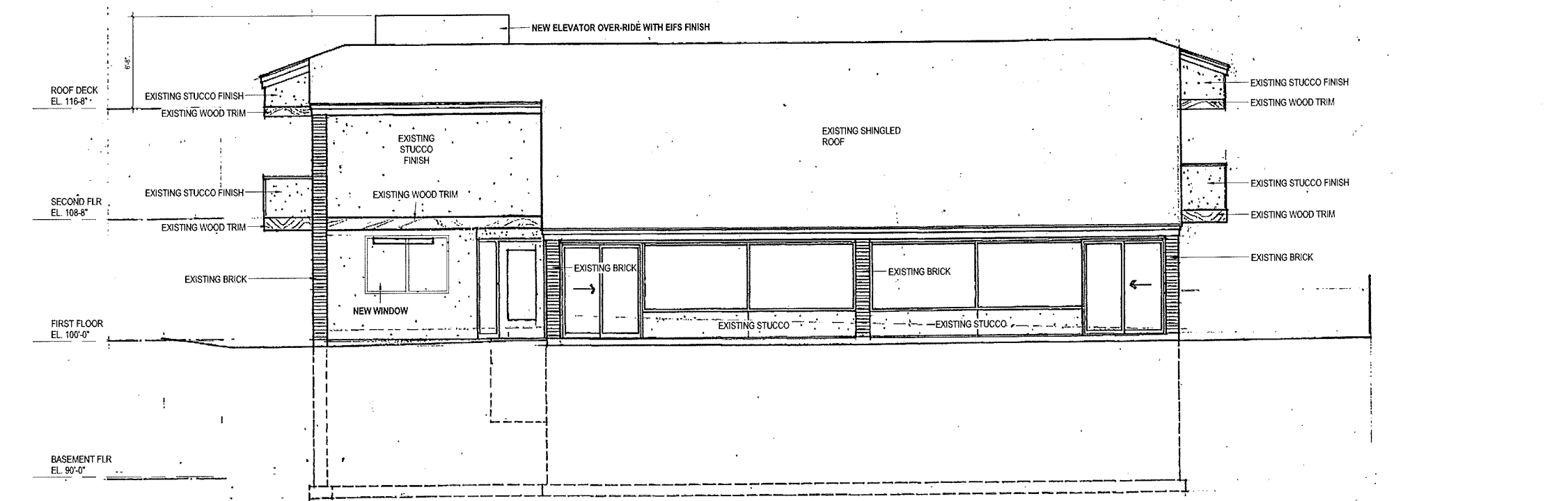
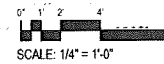
DATE 4/22/2015

**EXTERIOR
ELEVATIONS**

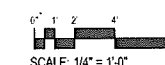
A201



SOUTH ELEVATION



WEST ELEVATION





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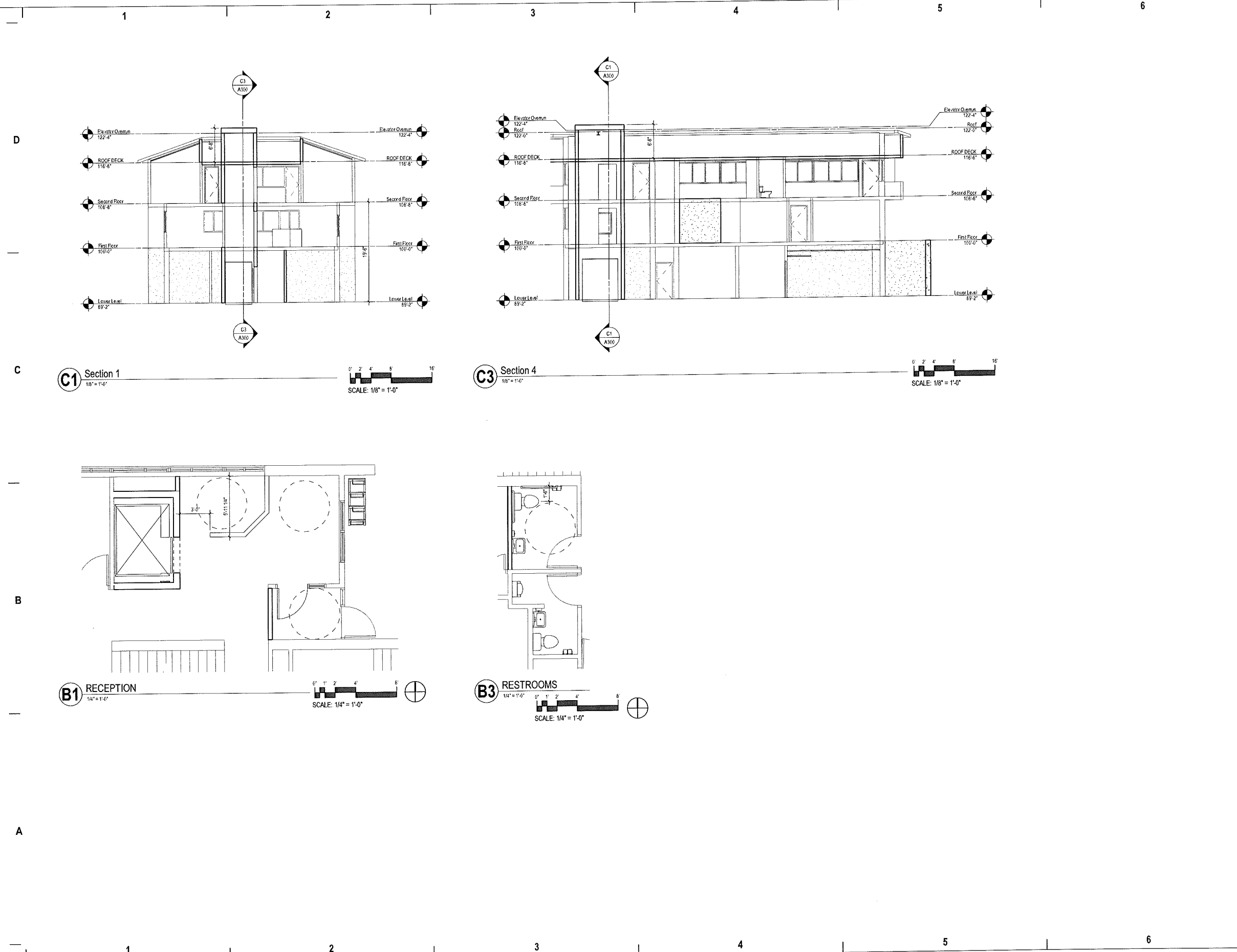
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PROJECT NUMBER 714349-01

DATE 4/22/2015

**BUILDING SECTIONS
AND ENLARGED
PLANS**

A300



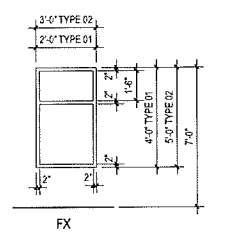
C1 Section 1
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"

C3 Section 4
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"

B1 RECEPTION
1/4" = 1'-0"
SCALE: 1/4" = 1'-0"

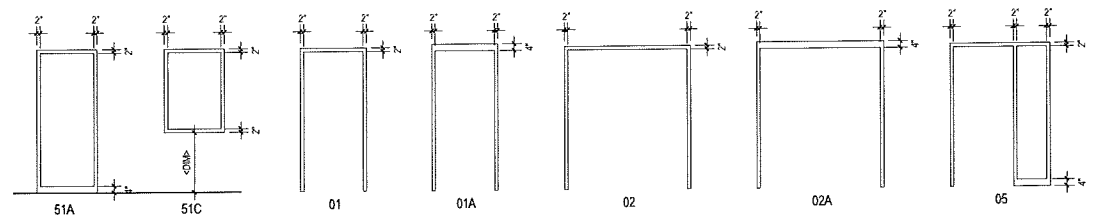
B3 RESTROOMS
1/4" = 1'-0"
SCALE: 1/4" = 1'-0"

1 2 3 4 5 6



DIMENSION NOTES
 SIDELITE SILL HEIGHT, SIDELITE WIDTH, TRANSOM HEIGHT, DOOR HEIGHT AND DOOR WIDTH AS SCHEDULED UNLESS NOTED OTHERWISE.

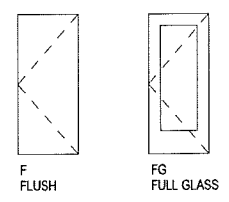
D



DIMENSION NOTES
 WIDTH AND HEIGHT AS SCHEDULED UNLESS NOTED OTHERWISE. ADDITIONAL DIMENSIONS AS SPECIFIED.

A = EQUAL UNLESS NOTED OTHERWISE
 B = EQUAL UNLESS NOTED OTHERWISE

STILE & RAIL (SR & BFR) NOTES:
 X = 4-1/2" (INTERIOR DOORS) Y = 10" (INTERIOR DOORS)
 5-1/2" (EXTERIOR DOORS) 12" (EXTERIOR DOOR)



C

B

A

1 2 3 4 5 6

NUMBER	DOOR										SIDELITE & TRANSOM			FRAME					REMARKS					
	LEAF QTY	WIDTH	SIZE			TYPE	MAT	FI	N	GL	WIDTH	HGT	TRNS HGT	GL	TYPE	MAT	FIN	DETAIL			HDWE TAG	RATING (MIN)		
			A	B	HGT													HEAD		JAMB			SILL	
68	1	3'-0"			7'-0"	F	WD							01	HRA									
62	1	3'-0"			7'-0"	F	WD							01	HRA									
67	1	3'-0"			7'-0"	F	ALUM			4'-0"				05	ALUM									
68	2	3'-0"			8'-0"																			
69	2	3'-0"			8'-0"																			
70	2	3'-0"			8'-0"																			
72	1	3'-0"			7'-0"	F	WD							01	HRA									
73	1	3'-0"			7'-0"	F	WD							01	HRA									
74	1	3'-0"			7'-0"	F	WD							01	HRA									
75	1	3'-0"			7'-0"	F	WD							01	HRA									
61	1	3'-0"			7'-0"	F	WD							01	HRA									
84	1	3'-0"			7'-0"	F	WD							01	HRA									
65	1	3'-0"			7'-0"	F	WD							01	HRA									
66	1	3'-0"			7'-0"	F	HRA			1'-6"				05	HRA									

DOOR AND FRAME SCHEDULE GENERAL...	
GENERAL NOTES	
A	SAMPLE NOTE A. Click Here to add additional notes.
B	SAMPLE NOTE B. Click Here to add additional notes.
C	
D	
REMARKS	
1	SAMPLE REMARK 1. Click Here to add additional remarks.
2	SAMPLE REMARK 2. Click Here to add additional remarks.
3	
4	

BORROWED LITE SCHEDULE...	
GENERAL NOTES	
A	SAMPLE NOTE A. Click Here to add additional notes.
B	SAMPLE NOTE B. Click Here to add additional notes.
C	
D	
REMARKS	
1	SAMPLE REMARK 1. Click Here to add additional remarks.
2	SAMPLE REMARK 2. Click Here to add additional remarks.
3	
4	

NUMBER	SIZE			GL	TYPE	MAT	DETAIL			HDWE KEY	HDWE TAG	REMARKS
	WIDTH	HGT	SILL HGT				HEAD	JAMB	SILL			
23	9'-0"	4'-2"	3'-0"		53C	HRA				(none)		
30	9'-0"	4'-2"	3'-0"		53C	HRA				(none)		
31	9'-0"	4'-2"	3'-0"		53C	HRA				(none)		
32	9'-0"	4'-2"	3'-0"		53C	HRA				(none)		
33	9'-0"	4'-2"	3'-0"		53C	HRA				(none)		
34	9'-0"	4'-2"	3'-0"		53C	HRA				(none)		
35	9'-0"	4'-2"	3'-0"		53C	HRA				(none)		
36	9'-0"	4'-2"	3'-0"		53C	HRA				(none)		



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A

DOOR AND FRAME SCHEDULE

A600