APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: AUGUST 1

UDC MEETING DATE: AUGUST 8th

Action Requested
___ Informational Presentation
___ Initial Approval and/or Recommendation
___ Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 1108 MOORLAND ROAD

ALDERMANIC DISTRICT: 14

OWNER/DEVELOPER (Partners and/or Principals)
NOB HILL APARTMENTS LLC
KEVIN NEWELL

ARCHITECT/DESIGNER/OR AGENT:
EXCEL ENGINEERING, INC.
JONATHAN BRINKLEY

CONTACT PERSON: ERIC DRAZKOWSKI, PE (EXCEL ENGINEERING)
Address: 100 CAMELOT DR
FOND DU LAC, WI 54935
Phone: 920.322.1678
Fax: 920.926.9801
E-mail address: eric.d@excelengineer.com

TYPE OF PROJECT:
(See Section A for:)
___ Planned Unit Development (PUD)
___ General Development Plan (GDP)
___ Specific Implementation Plan (SIP)
___ Planned Community Development (PCD)
___ General Development Plan (GDP)
___ Specific Implementation Plan (SIP)
X Planned Residential Development (PRD)
___ New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
___ School, Public Building or Space (Fee may be required)
___ New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
___ Planned Commercial Site

(See Section B for:)
___ New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)
___ R.P.S.M. Parking Variance (Fee required)

(See Section D for:)
___ Comprehensive Design Review* (Fee required)
___ Street Graphics Variance* (Fee required)
___ Other _____

*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.

Nob Hill Apartments

Existing Site Photos

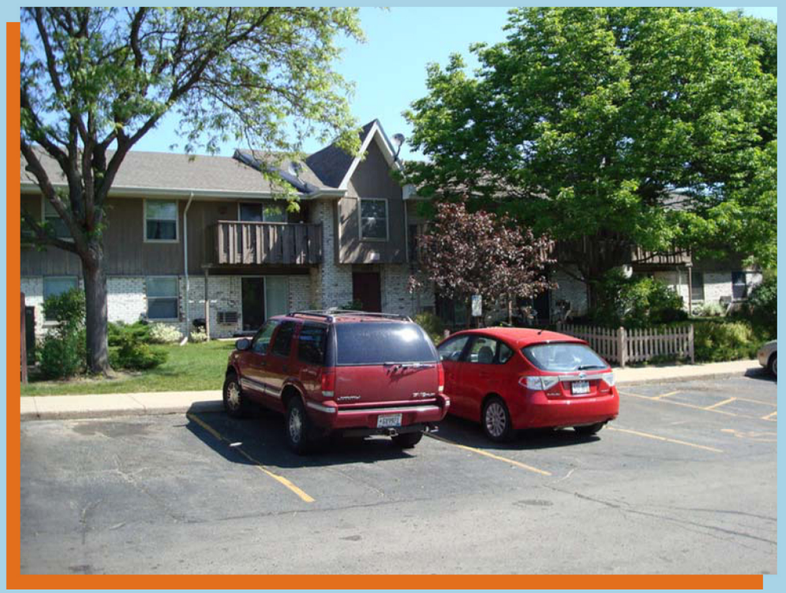














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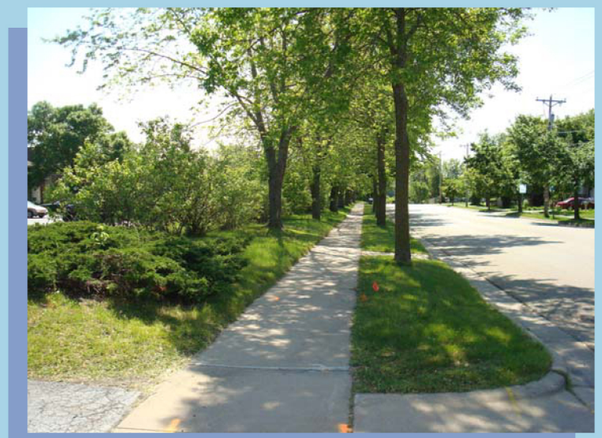
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Nob Hill Apartments

Existing Site Photos















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HEATHERED MOSS (SEE SAMPLE)

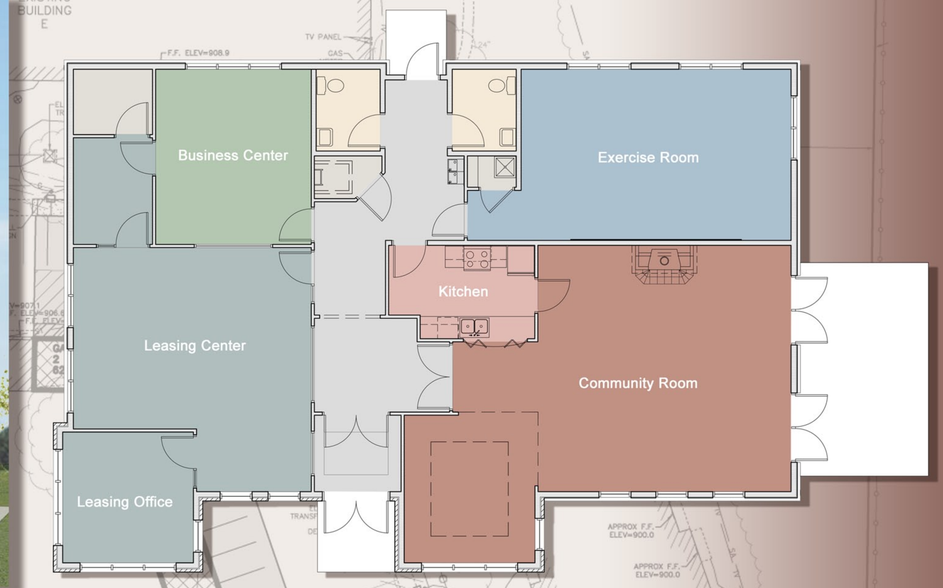
MOUNTAIN SAGE (SEE SAMPLE)

MONTEREY TAUPE (SEE SAMPLE)

Nob Hill Apartments - Site Amenities

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Nob Hill Apartments - Community Clubhouse

SIDING COLOR:
HEATHERED MOSS

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Nob Hill Apartments - Apartment Building

SIDING COLOR:
HEATHERED MOSS

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Nob Hill Apartments - Apartment Building

SIDING COLOR:

MOUNTAIN SAGE

BUILDING COLOR SITE KEY:





Nob Hill Apartments - Apartment Building

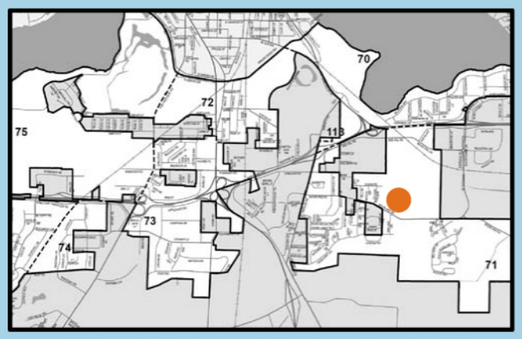
SIDING COLOR:

MONTEREY TAUPE

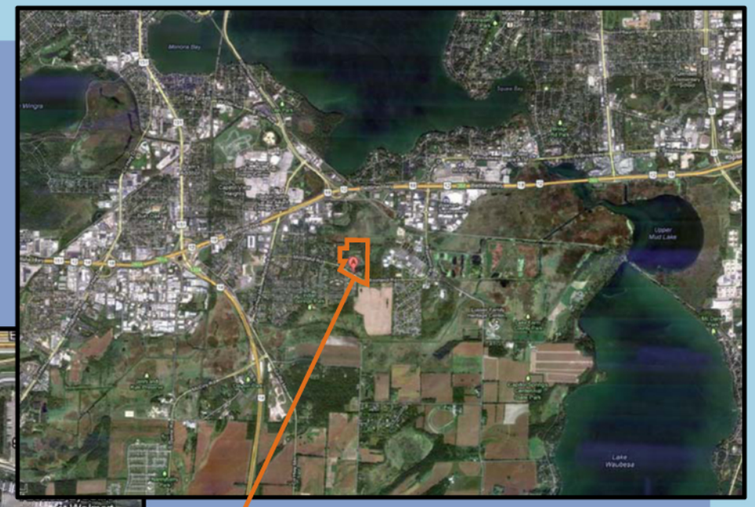
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Nob Hill Apartments

Neighborhood Context Exhibit



City of Madison Wards - District 14



LOCATION

Capital City Trail

Beltline Highway

Commercial

Commercial / Light Industrial

Nob Hill Apartments

Nine Springs Sewage Treatment
Madison Metropolitan Sewer District

Duplexes

Community Gardens

The Farm - Tavern

Highland Manor - Mobile Home Park

Single-Family

Single-Family

Multi-Family

Farmland

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Nob Hill Apartments

Neighborhood Photos



Single-Family Dwellings to the South



Sewage Treatment Plant



Moorland Road



Nearby Multi-Family Apartments



Farmland and Gardens



Community Gardens



Single-Family Dwellings to the South



Single-Family Dwellings to the West



Mobile Home Park



Nearby Tavern

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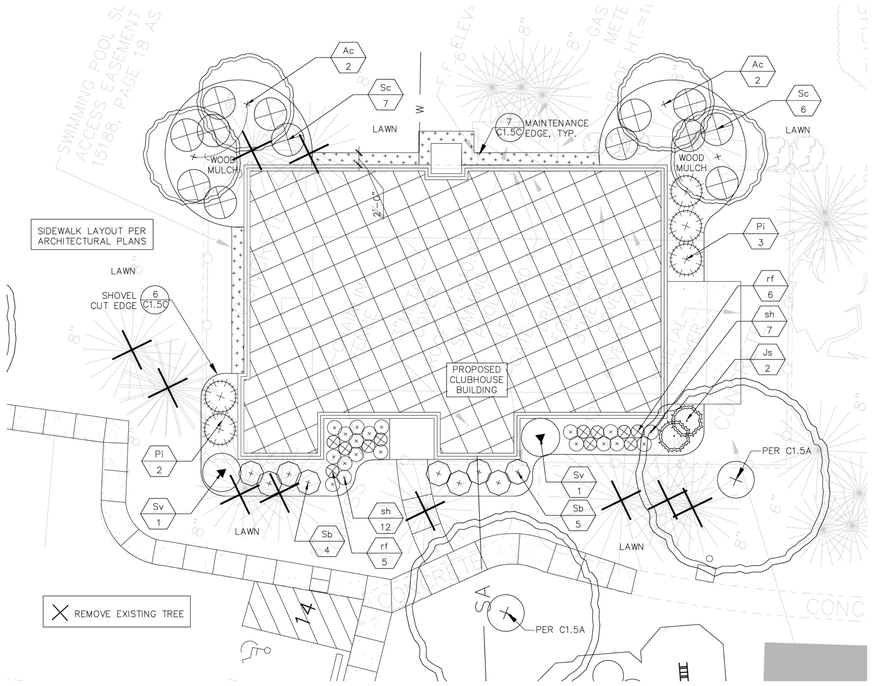
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Nob Hill Apartments - Site Plan

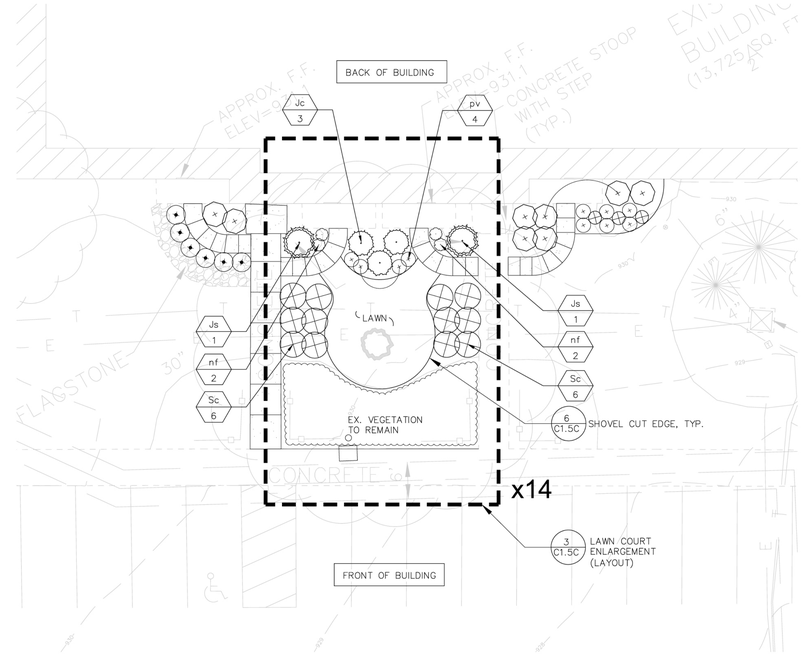
NORTH

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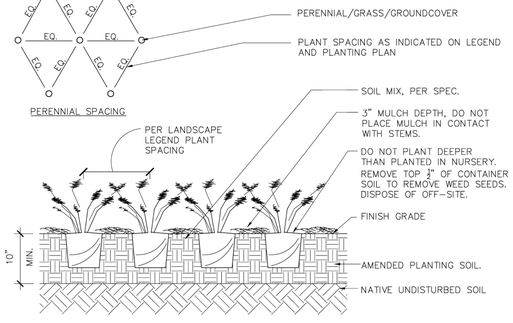
1 C1.5C CLUBHOUSE ENLARGEMENT

SCALE: 1"=10'-0"



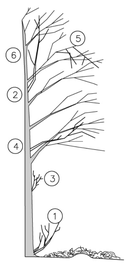
2 C1.5C BUILDING FRONT YARDS TYPICAL OF 14

SCALE: 1"=10'-0"



4 C1.5C GROUNDCOVER / PERENNIAL PLANTING

SCALE 1"=1'-0"



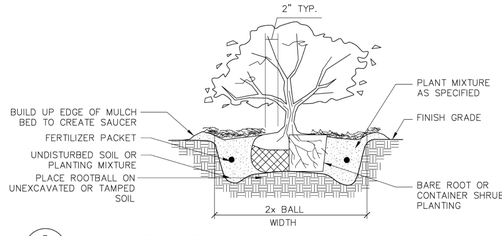
1. REMOVE SUCKER SHOOTS AT BASE OF TREE
2. MAKE CLEAN CUTS CLOSE TO TRUNK ON OLD STUBS, IF PRESENT.
3. REMOVE SUCKER SHOOTS ALONG TRUNK
4. REMOVE LOWER BRANCH WHERE AN OVERLYING BRANCH OCCUPIES ABOUT THE SAME AREA.
5. REMOVE INJURED AND MISSHAPEN BRANCHES.
6. REMOVE CROSS BRANCHES AND THOSE DEVELOPING INTO SECONDARY LEADERS.

8 C1.5C TREE PRUNING

SCALE 1"=1'-0"

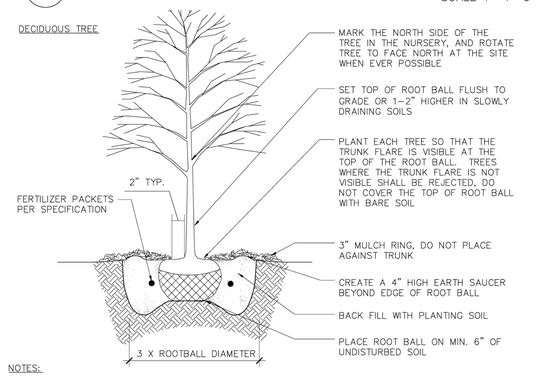
NOTES:

1. PLANT EACH SHRUB SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOTBALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN HALF THE ROOTBALL DISTANCE. REMOVE TWINE, ROPE, AND REMOVE TOP 1/3 OF BURLAP FROM ROOTBALL.
3. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
4. PRUNE PER DETAIL, IF NECESSARY.



5 C1.5C SHRUB PLANTING DETAIL

SCALE 1"=1'-0"

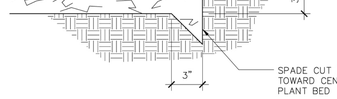


NOTES:

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING, PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT
3. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO THE PLANTING HOLE
5. REMOVE ALL TWINE, ROPE/WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL
6. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION

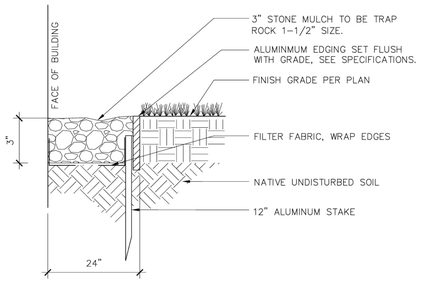
9 C1.5C B&B TREE PLANTING DETAIL

SCALE 1"=1'-0"



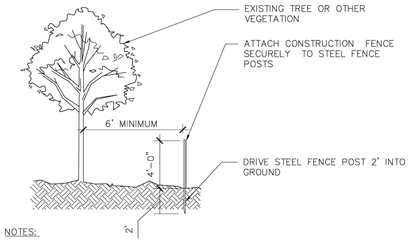
6 C1.5C SHOVEL CUT EDGE

SCALE 1"=1'-0"



7 C1.5C MAINTENANCE EDGE

SCALE 1"=1'-0"

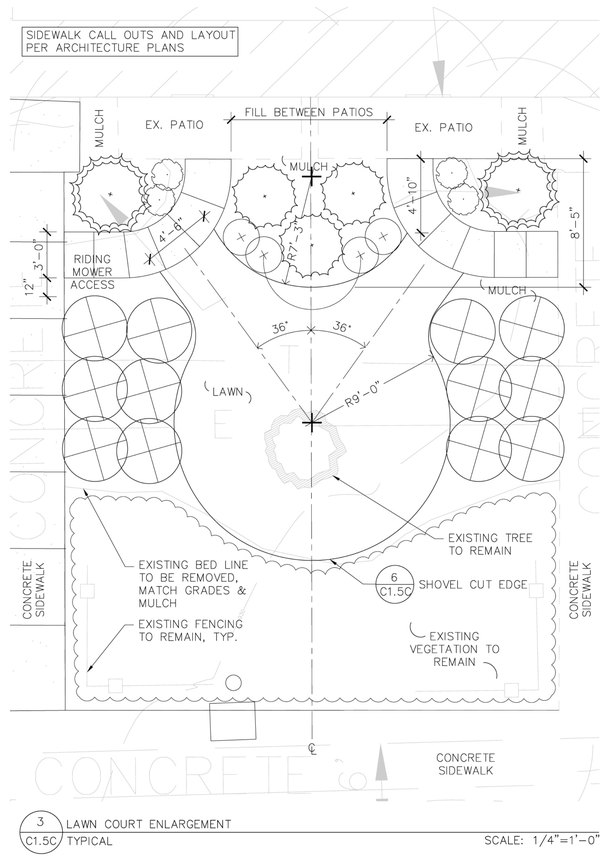


NOTES:

1. PLACE FENCE POSTS 8' O.C. AND ATTACH CONSTRUCTION FENCE SECURELY.
2. NO ENTRY, NO STORAGE AND NO TRENCHING IN TREE PROTECTION ZONE DURING ENTIRE SITE CONSTRUCTION.

10 C1.5C TREE PROTECTION

SCALE 1"=1'-0"



3 C1.5C LAWN COURT ENLARGEMENT TYPICAL

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

NORTH

LANDSCAPE PLAN

1"= 25' SCALE

25' 0 25' 50' FEET

SAA DESIGN GROUP

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101 E. Badger Road
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Ph. 608.255.0800
Fx. 608.255.7750
www.saa-madison.com

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

EXCEL ENGINEERING Inc.

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

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DRAWING SET IDENTIFIER

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ARCHITECT STAMP / SIGNATURE

HUD PROJECT #:
TBD

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

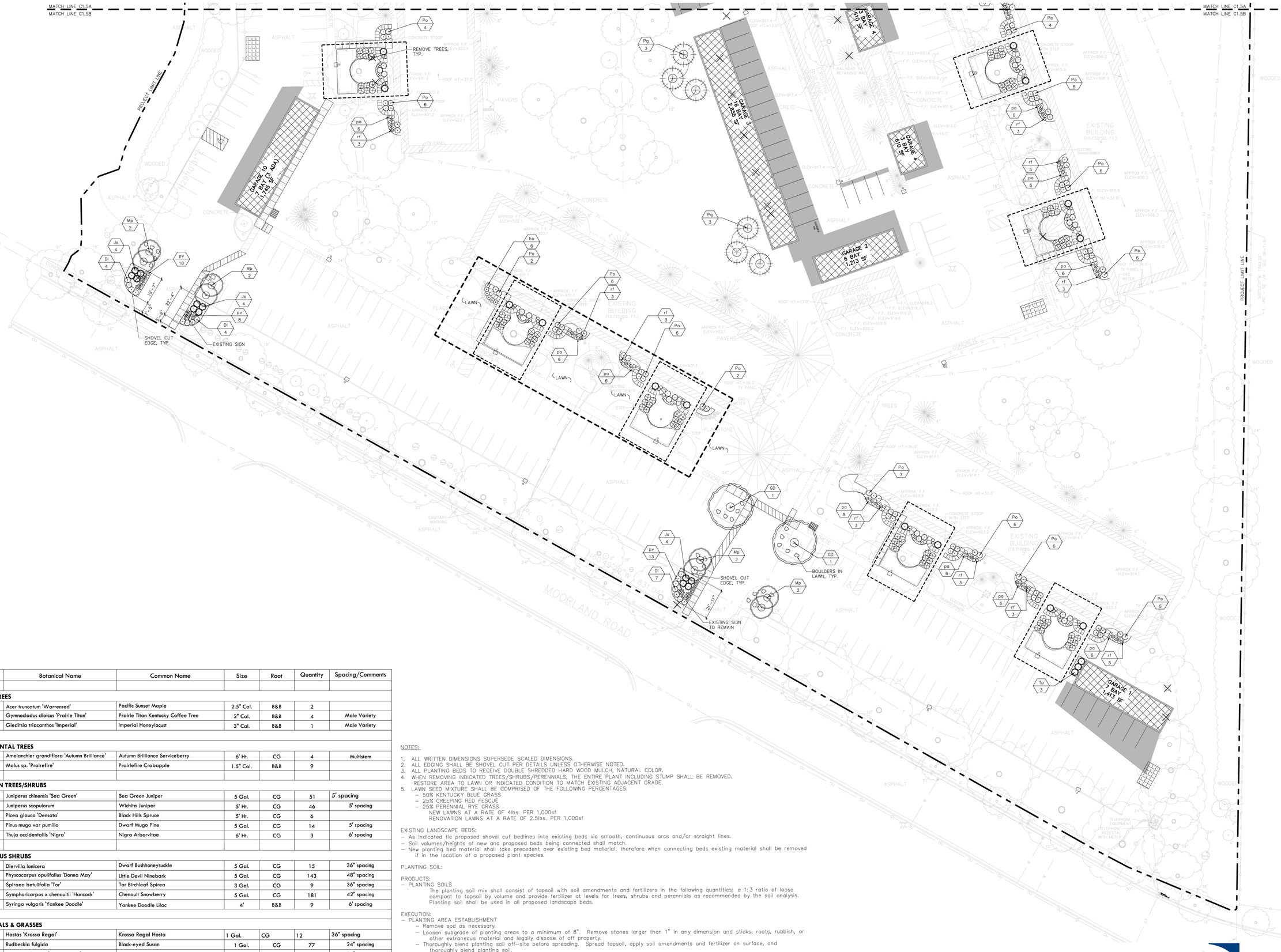
PROJECT:
NOB HILL APARTMENTS
1108 MOORLAND ROAD
MADISON, WI 53713

PRELIMINARY SHEET DATES:
JULY 31, 2012

JOB NUMBER:
1206230

SHEET
C1.5C

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Symbol	Botanical Name	Common Name	Size	Root	Quantity	Spacing/Comments
SHADE TREES						
AT	Acer truncatum 'Warrenred'	Pacific Sunset Maple	2.5" Cal.	B&B	2	
GD	Gymnocladus dioicus 'Prairie Titan'	Prairie Titan Kentucky Coffee Tree	2" Cal.	B&B	4	Male Variety
GT	Gleditsia triacanthos 'Imperial'	Imperial Honeylocust	3" Cal.	B&B	1	Male Variety
ORNAMENTAL TREES						
Ac	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' Ht.	CG	4	Multistem
Mp	Malus sp. 'Prairefire'	Prairiefire Crabapple	1.5" Cal.	B&B	9	
EVEGREEN TREES/SHRUBS						
Jc	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 Gal.	CG	51	5' spacing
Js	Juniperus scopulorum	Wichita Juniper	5' Ht.	CG	46	5' spacing
Pg	Picea glauca 'Densata'	Black Hills Spruce	5' Ht.	CG	6	
Pl	Pinus mugo var pumillo	Dwarf Mugo Pine	5 Gal.	CG	14	5' spacing
To	Thuja occidentallis 'Nigra'	Nigra Arborvitae	6' Ht.	CG	3	6' spacing
DECIDUOUS SHRUBS						
Dl	Diervilla lonicera	Dwarf Bushhoneysuckle	5 Gal.	CG	15	36" spacing
Po	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	5 Gal.	CG	143	48" spacing
Sb	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	3 Gal.	CG	9	36" spacing
Sc	Symphoricarpos x chenaultii 'Hancock'	Chenault Snowberry	5 Gal.	CG	181	42" spacing
Sv	Syringa vulgaris 'Yankee Doodle'	Yankee Doodle Lilac	4'	B&B	9	6' spacing
PERENNIALS & GRASSES						
ho	Hostas 'Krossa Regal'	Krossa Regal Hosta	1 Gal.	CG	12	36" spacing
rf	Rudbeckia fulgida	Black-eyed Susan	1 Gal.	CG	77	24" spacing
nf	Nepeta x fassenii 'Walkers Low'	Walkers Low Catmint	1 Gal.	CG	56	24" spacing
pa	Pennisetum alopecuroids 'Hameln'	Dwarf Fountain Grass	1 Gal.	CG	128	30" spacing
pv	Panicum virgatum 'Rotstrahlbusch'	Rotstrahlbusch Switchgrass	1 Gal.	CG	56	24" spacing
sh	Sporobolus heterolepsis	Prairie Dropseed	1 Gal.	CG	19	24" spacing

NOTES:

1. ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
2. ALL EDGING SHALL BE SHOVEL CUT PER DETAILS UNLESS OTHERWISE NOTED.
3. ALL PLANTING BEDS TO RECEIVE DOUBLE SHREDDED HARD WOOD MULCH, NATURAL COLOR.
4. WHEN REMOVING INDICATED TREES/SHRUBS/PERENNIALS, THE ENTIRE PLANT INCLUDING STUMP SHALL BE REMOVED. RESTORE AREA TO LAWN OR INDICATED CONDITION TO MATCH EXISTING ADJACENT GRADE.
5. LAWN SEED MIXTURE SHALL BE COMPRISED OF THE FOLLOWING PERCENTAGES:
   - 50% KENTUCKY BLUE GRASS
   - 25% CREEPING RED FESCUE
   - 25% PERENNIAL RYE GRASS

   NEW LAWNS AT A RATE OF 4lbs. PER 1,000sf
   RENOVATION LAWNS AT A RATE OF 2.5lbs. PER 1,000sf

EXISTING LANDSCAPE BEDS:
- As indicated tie proposed shovel cut bedlines into existing beds via smooth, continuous arcs and/or straight lines.
- Soil volumes/heights of new and proposed beds being connected shall match.
- New planting bed material shall take precedent over existing bed material, therefore when connecting beds existing material shall be removed if in the location of a proposed plant species.

PLANTING SOIL:

PRODUCTS:
- PLANTING SOILS
  The planting soil mix shall consist of topsoil with soil amendments and fertilizers in the following quantities: a 1:3 ratio of loose compost to topsoil by volume and provide fertilizer at levels for trees, shrubs and perennials as recommended by the soil analysis. Planting soil shall be used in all proposed landscape beds.

EXECUTION:
- PLANTING AREA ESTABLISHMENT
  - Remove sod as necessary.
  - Loosen subgrade of planting areas to a minimum of 8". Remove stones larger than 1" in any dimension and sticks, roots, rubbish, or other extraneous material and legally dispose of off property.
  - Thoroughly blend planting soil off-site before spreading. Spread topsoil, apply soil amendments and fertilizer on surface, and thoroughly blend planting soil.
    a. Delay mixing fertilizer with planting soil if planting will not proceed within three days.
  - Spread planting soil mix to a depth of 8" but not less than required to meet finish grades after natural settlement. Do not spread if planting soil or subgrade is frozen, muddy, or excessively wet.
    a. Spread approx. 4" of planting soil over loosened subgrade. Mix into top 4" of subgrade. Spread remainder of soil.
  - Finish Grading: Grade planting areas to a smooth, uniform surface plane with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades.

Before planting restore planting areas if eroded or otherwise disturbed after finish grading.

NORTH

LANDSCAPE PLAN

1"= 25' SCALE — 25' 0 25' 50' FEET

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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SHEET
C1.5B

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REQUIREMENTS: BASED ON 483 EXISTING STALLS

CANOPY TREES REQUIRED = 27
LANDSCAPE POINTS REQUIRED = 1,630

EXISTING LANDSCAPING CALCULATIONS

TYPE	LOCATION	QUANTITY	POINT VALUE	TOTAL POINTS
CANOPY TREE 2"–2.5" MIN.	LOCATED WITHIN 50' OF THE EDGE OF THE PARKING LOT.	56	35	(56–27)x 35 =1,015
DECIDUOUS SHRUB	LOCATED WITHIN 20' OF THE EDGE OF THE PARKING LOT.	70	2	140
EVERGREEN SHRUB	LOCATED WITHIN 20' OF THE EDGE OF THE PARKING LOT.	5	35	175
DECORATIVE FENCE (PER 10')	LOCATED WITHIN 20' OF THE EDGE OF THE PARKING LOT.	840'	5/10'	420
EVERGREEN TREE	LOCATED WITHIN 20' OF THE EDGE OF THE PARKING LOT.	26	15	390
SMALL TREE	LOCATED WITHIN 20' OF THE EDGE OF THE PARKING LOT.	27	15	405
			EXISTING TOTAL	2,545

EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER

EXISTING EVERGREEN TREE

EXISTING SHRUB

LANDSCAPE NOTES:
THE EXISTING SITE IS OVER REQUIRED FOR LANDSCAPING POINTS. THE ABOVE POINTS DO NOT TAKE INTO CONSIDERATION ANY OF THE SHRUB PLANTINGS WITHIN THE LISTED PLANTER AREAS ADJACENT TO THE BUILDINGS.

PROPOSED LANDSCAPING CALCULATIONS

TYPE	LOCATION	QUANTITY	POINT VALUE	TOTAL POINTS
CANOPY TREE 2"–2.5" MIN.	WITHIN LAWN AREAS AND ENTRY DRIVES	7	35	245
DECIDUOUS SHRUB	ENTRY SIGNAGE AND FRONT FACADE AREAS	357	2	714
EVERGREEN SHRUB	ENTRY SIGNAGE AND FRONT FACADE AREAS	114	3	342
DECORATIVE FENCE (PER 10')	NO NEW FENCING PROPOSED	NA	NA	NA
EVERGREEN TREE	BEHIND PROPOSED GARAGE AREA	6	15	90
SMALL TREE	ENTRY SIGNAGE	13	15	195
			PROPOSED TOTAL	1,586
			GRAND TOTAL	4,131

PROPOSED CLUBHOUSE 3,600SF F.F. ELEV=920.50

GARAGE 6 3 BAY (2 ADA) 833 SF

GARAGE 6 2 ADA BAY 625 SF

GARAGE 7 7 BAY 1,413 SF

GARAGE 8 7 BAY 1,413 SF

GARAGE 9 7 BAY 1,413 SF

GARAGE 5 11 BAY 2,275 SF

GARAGE 4 5 BAY 1,019 SF

1 C1.5C CLUBHOUSE ENLARGEMENT

MATCH LINE C1.5A
MATCH LINE C1.5B

NORTH

LANDSCAPE PLAN

1"= 25' SCALE 25' 0 25' 50' FEET

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LEGEND

LANDSCAPE MANAGEMENT ZONES

EXISTING BUILDINGS TO BE RENOVATED:

A. INTENSIVE FOUNDATION PLANTING ZONE:

New landscaping introductions to define space, add seasonal interest and create a cohesive experience throughout the development. Higher plant variety in this area.

1. Mix of evergreen and deciduous shrubs with perennial planting accents.
2. Add double shredded hardwood mulch, natural color throughout all planting beds, 3" depth.
3. Shovel cut edges, smooth, continuous radii/lines.
4. Seasonal aesthetic interest with minimal maintenance. Plantings selected based on durability and tolerance to drought, salt and neglect.
5. Remove existing vegetation around signage entries and replace with ornamental plantings as indicated.

B. PRIMARY REJUVENATION PLANTING ZONE:

Selectively remove overgrown and aging species. Replace with plantings that add aesthetic character and enhance environmental capabilities (attract wildlife, reduce stormwater, etc.).

1. See landscape sheets C1.5A, C1.5B, C1.5C for specific plant recommendations.
2. This zone is located along south and western frontages of buildings. Deciduous canopy vegetation shall be utilized to increase building energy efficiency. Evergreen trees shall be selectively removed to reduce dense shade and afford better sight lines for safety.
3. Combine planting beds with proposed "Type A" management zone bed lines where indicated.
4. Remove existing wood mulch and built up debris to bring grade within proximity of adjacent walks.
5. Add double shredded hardwood mulch, natural color through all planting beds, 3" depth.
6. Replace dead, damaged or diseased trees/shrubs with like variety.

C. SECONDARY REJUVENATION PLANTING ZONE:

Selectively remove overgrown and aging species with some additions of new shrub material. Areas are defined by single (islandized) species with functional characteristics over ornamental variety. Refresh mulch.

1. See landscape sheets C1.5A, C1.5B, C1.5C for specific plant recommendations.
2. Prune and limb up deciduous tree species along Moorland Road in buffer yard area.
3. Remove "islandized" shrub effect along Moorland Road in buffer yard area. Combine single species or add similar species to create edge buffer.
4. Selectively remove diseased, damaged or crowding species.
5. Areas behind units along patios to be maintained. Replace dead, damaged or diseased shrubs with like varieties.
6. Add double shredded hardwood mulch, natural color through all planting beds, 3" depth.

D. INTENSIVE FOUNDATION PLANTING ZONE:

New landscaping introductions to define space, add seasonal interest and create a cohesive experience throughout the development. Higher plant variety in this area.

1. Perform a tree diagnosis and actions plan to identify health and safety of existing mature trees in lawn areas throughout the site.
2. Restore lawn or add lawn as indicated on the plans. Slopes of 1:4 or greater shall be stabilized until establishment.
3. Remove invasive trees.
4. Provide 6' diameter mulch rings around all trees. Do not place mulch against tree trunks.



* architectural treatments per architectural plans

FOCAL ENTRY LANDSCAPE VIGNETTE

NORTH

LANDSCAPE MANAGEMENT PLAN

1"= 40' SCALE

40' 0 40' 80' FEET

SAA DESIGN GROUP

SAA Design Group, Inc.
101 E. Badger Road
Madison, WI 53713
Ph. 608.255.0800
Fx. 608.255.7750
www.saa-madison.com

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

EXCEL ENGINEERING inc.

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 / SIGNATURE

HUD PROJECT #:
TBD

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

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

PRELIMINARY SHEET DATES:
JULY 31, 2012

JOB NUMBER:
1206230

SHEET
C1.5

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TYPE: K225, K325, K425, KH325, KH425, KL425

LITHONIA LIGHTING

Catalog Number
Notes
Type

CONTOUR
Soft Square Lighting

KAD



Specification
EPA: 1.2 ft² (.11 m²)
*Weight: 16.6 lbs (16.28 kg)
Length: 17¼" (.13 m)
Width: 17¼" (.13 m)
Depth: 7-5/8 (.19 m)
All dimensions are nominal.
Actual dimensions may vary and should not be used for manufacturing purposes.
*Add 4 lbs (1.8 kg) when ordered with emergency battery backup.

METAL HALIDE-70-400W
HIGH PRESSURE SODIUM-70-400W
30° TO 10° MOUNTING



Example: KAD 400H R3 T3 SCWA SPD34 UP

KAD										
Series	Wattage		Distribution		Voltage	Ballast	Mounting*		Fuse/Socket	
KAD	Metal halide 250H* 250W* 400H* 400W* 320H* 320W* 350H* 350W* 360H* 360W* Pulse start 70H 70W 100H 100W 150H 150W 200H 200W High pressure sodium 70S 70W 100S 100W 150S 150W 200S 200W 250S 250W 310S 310W 400S 400W	Control options Shipped installed NLTAIR2 nLight AIR wireless enabled PE Photocell, button type DMG 0-10V dimming driver DS Dual switching (requires two drivers) DCR Dusk-to-dawn PIR Bi-level, motion/ambient sensor, 8' mounting height* PIRH Bi-level, motion/ambient sensor, 15-30' mounting height* Shipped separately BCE Bird-deterrent coil BS Bird spikes DMG 0-10V dimming driver DS Dual switching (requires two drivers) DCR Dusk-to-dawn PIR Bi-level, motion/ambient sensor, 8' mounting height* PIRH Bi-level, motion/ambient sensor, 15-30' mounting height*	Distribution Shipped installed R2 Type 2 short R3 Type 3 short R4 Type 4 short R5S Type 5 square Shipped separately R2 Type 2 short R3 Type 3 short R4 Type 4 short R5S Type 5 square R5W Type 5 wide R5AW Type 5 automotive wide R6W Type 6 wide Mounting Shipped installed SPA Square pole RPA Round pole WBA Wall bracket WMSQ Square pole universal mount adaptor Shipped separately BACK1 Backplate (1 gang) BACK2 Backplate (2 gang) VHA Vandal shield EGS External glare shield EWB Wall adapter for extra deep backbox	Voltage 120 120V 208* 208V 240* 240V 277 277V 347 347V 480* 480V TP* Triple 208TRI* 208V 3 circuit Ballast Type ECAM Super CWA (Constant Wattage Auto-regulator) *NOTE: Not recommended for luminaires ordered with PIR or PIRH. Use 120V, 277V or 347V options instead.	(Blank) Magnetic ballast ECAM Constant Wattage Auto-regulator Mounting* Shipped in three parts SPA_ Square pole RPA_ Round pole WBA_ Wall bracket WMSQ_ Square pole universal mount adaptor Shipped separately* BACK1 Backplate (1 gang) BACK2 Backplate (2 gang) VHA Decorative wall bracket EGS Metal louvers around fixture EWB Wall adapter for extra deep backbox	Fuse (one fuse per luminaire) (Blank) No fuse FS Single fuse (120, 277, 347V)* FD Double fuse (208, 240, 480V)* Socket (Blank) Medium base HS Horizontal mount socket (multiple orientations)*	Lamp* (Blank) Pulse start metal halide LPS Low pressure sodium ULP Ultra low pressure sodium Finish* (Blank) Dark bronze BLKN Black DNAE Medium bronze DNGE Natural aluminum DNGL Natural aluminum DNGM Natural aluminum DNGS Natural aluminum DNGX Natural aluminum DNHA Natural aluminum DNHE Natural aluminum DNHL Natural aluminum DNHM Natural aluminum DNHS Natural aluminum DNHX Natural aluminum DNNA Natural aluminum DNNE Natural aluminum DNNL Natural aluminum DNNM Natural aluminum DNNS Natural aluminum DNNX Natural aluminum DNPA Natural aluminum DNPE Natural aluminum DNPL Natural aluminum DNPM Natural aluminum DNPS Natural aluminum DNPX Natural aluminum DNSA Natural aluminum DNSE Natural aluminum DNSL Natural aluminum DNSM Natural aluminum DNSS Natural aluminum DNSX Natural aluminum DNXA Natural aluminum DNXE Natural aluminum DNXL Natural aluminum DNXM Natural aluminum DNXS Natural aluminum DNXX Natural aluminum DWHA Natural aluminum DWHE Natural aluminum DWHL Natural aluminum DWHM Natural aluminum DWHS Natural aluminum DWHX Natural aluminum DWNA Natural aluminum DWNE Natural aluminum DWNL Natural aluminum DWNM Natural aluminum DWNS Natural aluminum DWNX Natural aluminum DWPA Natural aluminum DWPE Natural aluminum DWPL Natural aluminum DWPM Natural aluminum DWPS Natural aluminum DWPX Natural aluminum DWSA Natural aluminum DWSE Natural aluminum DWSL Natural aluminum DWSM Natural aluminum DWSS Natural aluminum DWSX Natural aluminum DWXA Natural aluminum DWXE Natural aluminum DWXL Natural aluminum DWXM Natural aluminum DWXS Natural aluminum DWXX Natural aluminum	Lamp* (Blank) Pulse start metal halide LPS Low pressure sodium ULP Ultra low pressure sodium

Notes:
1. Not available with ECAM.
2. Not available with HS.
3. Shipped separately with 4" (10.16 cm) round to square adapter.
4. Not available with PE, DMG, DS, DCR, PIR or PIRH.
5. Photocell, 120 to 277 volt operation.
6. Button type photocell for 208, 240, 277V or 347V.
7. Should not be ordered with other options.
8. Not available with HS.
9. Not available with 480V.
10. Not available with 347V, 480V or 208TRI.
11. Not available with 480V, 208TRI or 347V.
12. Not available with 208TRI.
13. Not available with 208TRI or 480V.
14. Not available with 208TRI, 277V or 347V.
15. Not available with 208TRI.
16. Not available with 208TRI or 480V.
17. Not available with 208TRI or 347V.
18. Not available with 208TRI, 277V or 347V.
19. Not available with 208TRI or 480V.
20. Not available with 208TRI or 347V.
21. Not available with 208TRI, 277V or 347V.
22. Not available with 208TRI or 480V.
23. Not available with 208TRI or 347V.
24. Not available with 208TRI, 277V or 347V.

TYPE: K225, K325, K425, KH325, KH425, KL425

LITHONIA LIGHTING

Catalog #:
Notes:
Type:

CONTOUR
Soft Square Lighting

KAD

METAL HALIDE-70-400W
HIGH PRESSURE SODIUM-70-400W
20 TO 12' MOUNTING



Specifications
EPA: 1.2 ft² (.11 m²)
*Weight: 35 (16 kg)
Length: 17 1/2 (44.5)
Width: 17 1/2" (44.5)
Depth: 7-1/8 (18.1)
All dimensions are nominal unless otherwise specified.
*Weight may vary depending on mounting options below.



Example: KAD 400H R3 T5 ECW SP20M LPI

KAD									
Series	Wattage		Distribution		Voltage	Ballast	Mounting[4]		
KAD	Metal halide[1] 250P* 250W* 400P 320W* 1000 320V* 1750* 400MO* 3000*	HPS[1] 150 150W* 200 200W* 400 400W* 1000 1000W*	Symmetrical factory R2 R2 type I symmetric* R3 R3 type II symmetric* R4 R4 type V Square*/Round R5S R5 type V Square	Asymmetrical factory R3 R3 type II asymmetric* R4 R4 type V asymmetric* R5W R5 type V Wide*	High quality pulse start (ANSI M98) 5K2 R2 type II asymmetric* 5K3 R3 type II asymmetric* 5K4W R4 type V asymmetric* 5K5W R5 type V Wide*	120 120V* 208 208V* 240 240V* 277 277V* 347 347V* 480* 480V* TB* Tenon Mount Slipfitter (accepts 2-3/8" OD tenon) XD15Y2*	(Blank) Keyhole Ballast Consult Factory for mounting* Auto-Dim[5] SCAPE Scape CTRL Auto-Dim NOTE: For dual-voltage (120-277V) luminaires, ballast will be shipped for 277V unless specified otherwise.	Ships in Narrow carton SPA_ Square pole RPA_ Round pole WBA_ Wall bracket WHA_ Universal square pole adapter Ships separately[6,7] BACK1 Polymer arm (pole) BACK2 Polymer arm (wall) VBA Decorative wall bracket[8] KAA Adjustable arm mount for new construction or existing J-box KBA8 Twist-mounting bar	Arm length 04 4" arm 06 6" arm 08 8" arm 12 12" arm

Options				Finish[9]		Lenses[10]	
Shipped included in fixture SF Single fuse (120, 277, 347V)* DF Double fuse (208, 240, 480V)* P7 Power tap[11] PIR1 180° motion/ambient sensor, 8-15' mounting height* DS Dual-switching (requires two separate switches)*	CASTL CSA Certified DTL Auxiliary time delay, 30 minute shut off after programmed dimming period* DMG0-10V 0-10V dimming driver* DMG0-10V-SF 0-10V dimming driver, single fuse (120, 277, 347V)* DMG0-10V-DF 0-10V dimming driver, double fuse (208, 240, 480V)* DMGRC Control for Lithonia Lighting® ROAM® or Visionscape® networked wireless lighting systems*	Shipped separately[12] BS Bird spikes (by fixture)* EGS External glare shield* VG Vandal guard*	DDBXD Dark bronze DBLBK Black DNAT Natural aluminum DWHGR Textured white		LPI Low profile incident* LLP Lens lamp*	

Notes:
1. Not available with R2LSA.
2. Not available with HSP.
3. These wattages are rated for use in California Title 24 regulations.
4. Shown mounting plate for NAD* optimized to fit fixture finish as shipped. For additional finish options, see Mounting Accessories on page 3.
5. Requires photocell (ordered separately) and 0-10V dimming driver.
6. Not available with R2LSA and R2MA.
7. Must specify with qty. 1 to 6 units.
8. Not available with R1S, R1M or R1MW2 options.
9. Must specify with qty. 1 to 6 units.
10. Not available with R1S, R1M or R1MW2 options.
11. Not available with R1S, R1M or R1MW2 options.
12. Must specify with qty. 1 to 6 units.

Accessories: Tenon Mounting Slipfitter (Fill in to required.)
Order as separate catalog number. Ship the tenon with each luminaire.

Number of Fixtures					
Tenon O.D.	One	Two (180°)	Two (90°)	Three (120°)	Four (90°)
2-3/8"	T25-190	T25-280	T25-290	T25-420	T25-490*
4	T25-195	T25-285	T25-295	T25-425	T25-495*

Two (180°) T25-260* T25-270* T25-275* T25-460* T25-470*

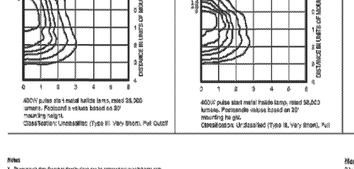
KAD-10-5

TYPE: K225, K325, K425, KH325, KH425, KL425

KAD Metal Halide, Arm-mounted Soft Square Cutoff

Coefficient of Utilization
Vertical Footcandles

KAD 400M R2 Test no. 11950831019P
IBO ILLUMINANCE PLOT (Footcandle)

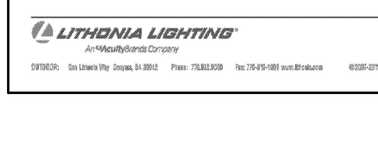


400H pulse start metal halide lamp, rated 36000 lumens. Photometric values based on 30' mounting height.
Classification: Cutoff Type I, Short, Full Cutoff

KAD 400M R3 Test no. 11920408020P
IBO ILLUMINANCE PLOT (Footcandle)

400H pulse start metal halide lamp, rated 36000 lumens. Photometric values based on 30' mounting height.
Classification: Cutoff Type II, Short, Full Cutoff

KAD 400M R4 Test no. 11911107019P
IBO ILLUMINANCE PLOT (Footcandle)

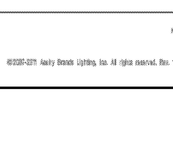


400H pulse start metal halide lamp, rated 36,000 lumens. Photometric values based on 30' mounting height.
Classification: Type V, Short, Full Cutoff

KAD 400H R4HS Test no. 11920611031P
IBO ILLUMINANCE PLOT (Footcandle)

400H pulse start metal halide lamp, rated 36,000 lumens. Photometric values based on 30' mounting height.
Classification: HS (Backlight Type II, Short, Full Cutoff

KAD 400H R5S Test no. 11940408021P
IBO ILLUMINANCE PLOT (Footcandle)



400H pulse start metal halide lamp, rated 36000 lumens. Photometric values based on 30' mounting height.
Classification: Type V Square, Short, Full Cutoff

Notes
1. Photometric data for luminaires mounted at heights other than listed may be interpolated with reasonable accuracy.
2. Tested in accordance with IESNA LM-41-05 with the luminaire positioned in the vertical orientation.
3. Values generated at 120 volts. Actual performance may differ as a result of end-use operating conditions, variation in ballast performance, and variation in electrical input voltage.

Mounting Height Correction Factor
Use to adjust for mounting heights other than listed.
20 ft. = 0.95
25 ft. = 0.92
40 ft. = 0.89

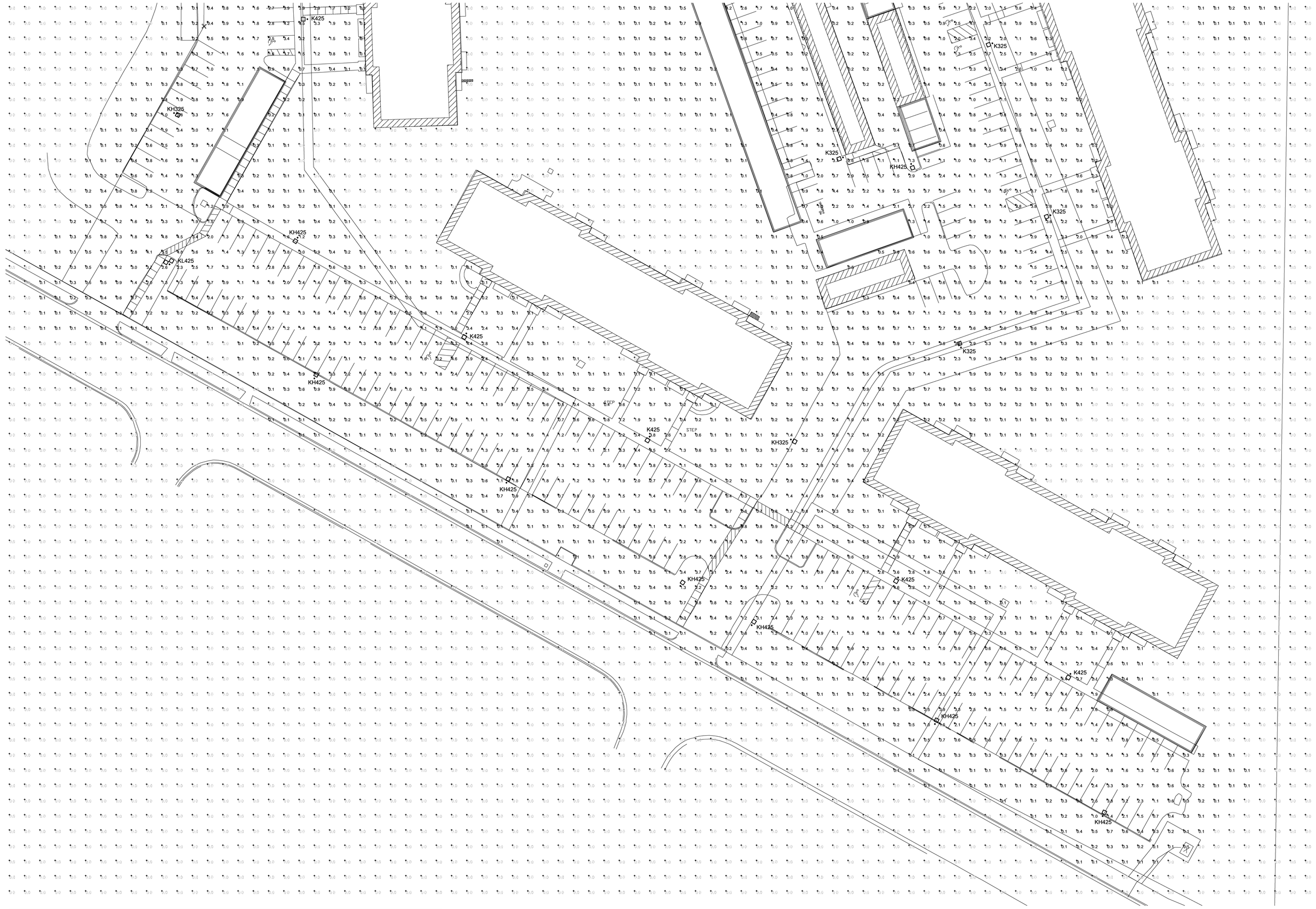
(Existing Mounting Height / New Mounting Height)² = Correction Factor

LITHONIA LIGHTING
An ACUITY BRANDS company

One Lithonia Way · Conyers, GA 30012 · Phone: 770.922.9000 · Fax: 770.918.1809 · www.lithonia.com

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KAD-9-A



LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts	Overall Ht.
	K325	13	KAD 250M R3 (PULSE START)	Area Luminaire, 250W MH, R3 Reflector, Full Cutoff MEETS THE "NIGHTTIME FRIENDLY" CRITERIA.	ONE (1) 250 WATT CLEAR BT28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	KAD_250M_R3_(PULSE_START).ies	22500	0.81	288	25'-0"
	K425	10	KAD 250M R4 (PULSE START)	Area Luminaire, 250W MH, R4 Reflector, Full Cutoff MEETS THE "NIGHTTIME FRIENDLY" CRITERIA	ONE (1) 250 WATT CLEAR BT28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	KAD_250M_R4_(PULSE_START).ies	22500	0.75	288	25'-0"
	KH425	10	KAD 250M R4 HS (PULSE START)	Area Luminaire, 250W MH, R4 Reflector, Full Cutoff, Houseside Shield MEETS THE "NIGHTTIME FRIENDLY" CRITERIA	ONE (1) 250 WATT CLEAR BT28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	KAD_250M_R4_HS_(PULSE_START).ies	22500	0.75	288	25'-0"
	KH325	5	KAD 250M R3 HS (PULSE START)	Area Luminaire, 250W MH, R3 Reflector, Full Cutoff, Houseside Shield MEETS THE "NIGHTTIME FRIENDLY" CRITERIA	ONE 250-WATT CLEAR BT-37 PULSE START METAL HALIDE, HORIZONTAL POSITION.	KAD_400M_R3_HS_(PULSE_START).ies	22500	0.75	288	25'-0"
	KL425	1	KAD 250M R4 HS (PULSE START)	Area Luminaire, 250W MH, R4 Reflector, Full Cutoff, Houseside Shield MEETS THE "NIGHTTIME FRIENDLY" CRITERIA	ONE (1) 250 WATT CLEAR BT28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	KAD_250M_R4_HS_(PULSE_START).ies	22500	0.75	576	25'-0"

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Building C	+	1.5 fc	4.7 fc	0.2 fc	23.5:1	7.5:1
Parking Building F	+	1.8 fc	5.4 fc	0.2 fc	27.0:1	9.0:1
Parking Building G	+	1.4 fc	5.5 fc	0.2 fc	27.5:1	7.0:1
Parking Buildings A & B	+	1.5 fc	4.8 fc	0.2 fc	24.0:1	7.5:1
Parking Buildings D & E	+	1.8 fc	5.1 fc	0.2 fc	25.5:1	9.0:1

NORTH

PHOTOMETRIC PLAN

SCALE: 1" = 30'

30' 0 30' 60'

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

EXCEL ENGINEERING, Inc.
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 '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 #:
TBD

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

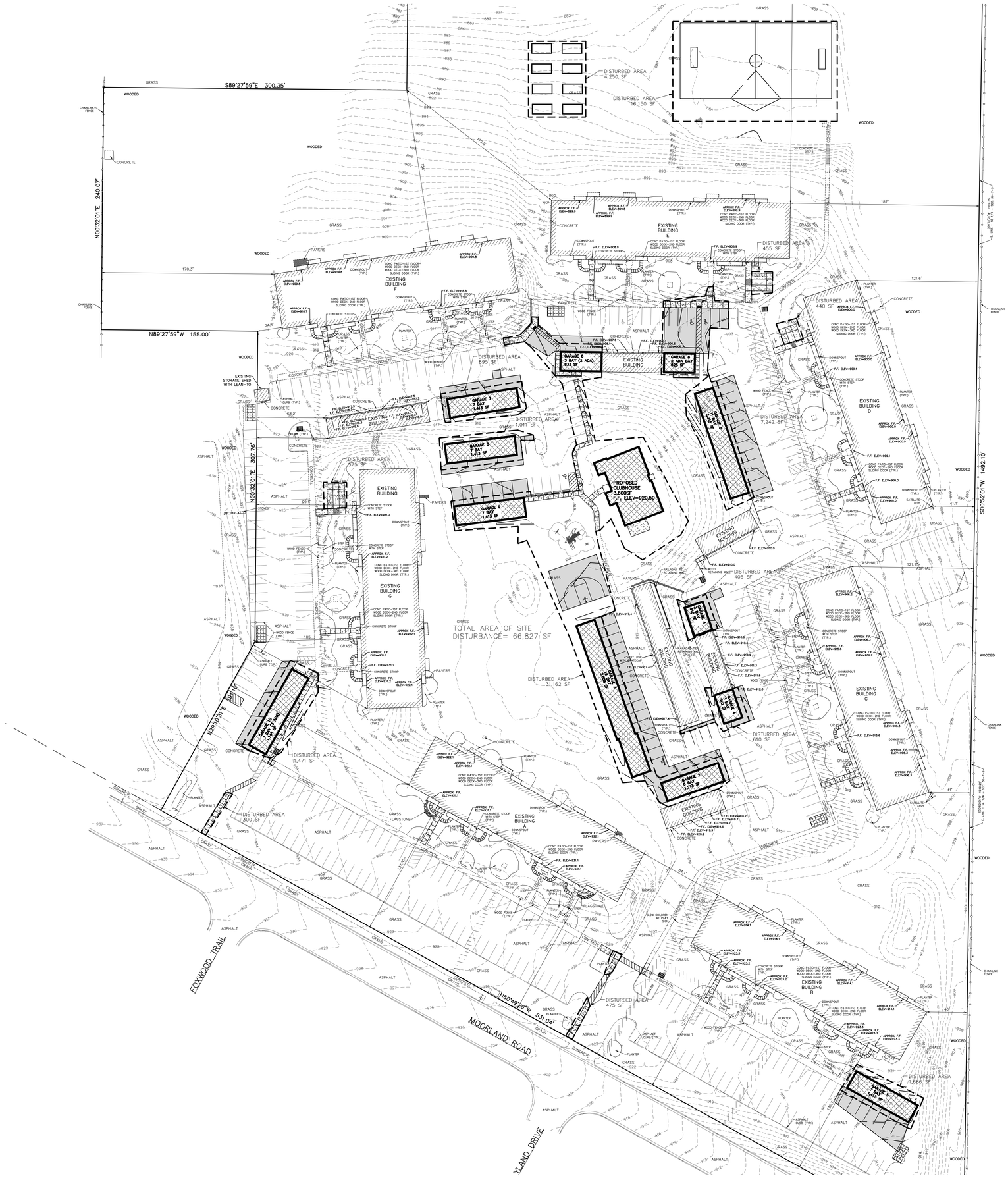
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MADISON, WI 53713

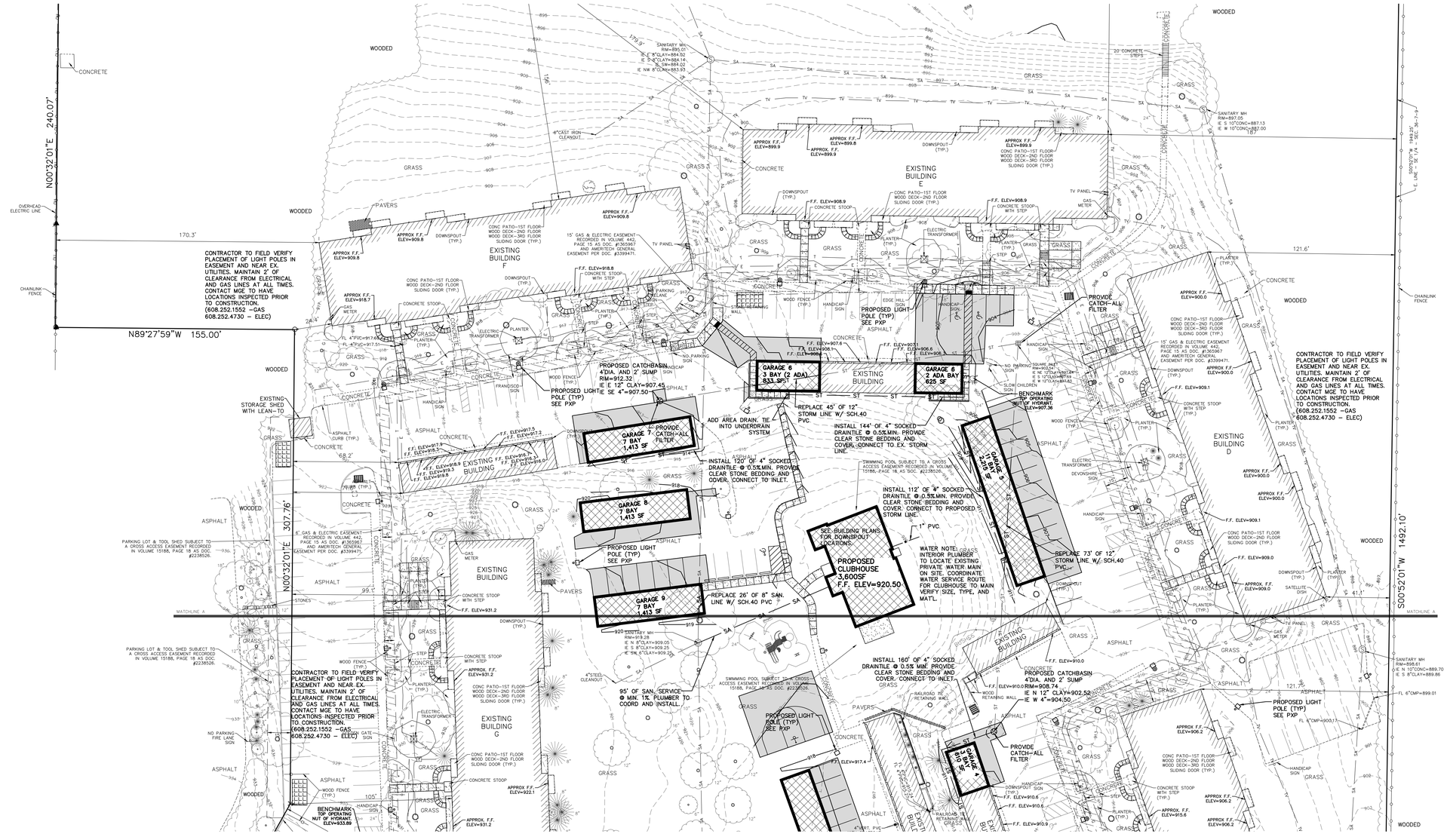
PRELIMINARY SHEET DATES:
JUNE 20, 2012

JOB NUMBER:
1206230

SHEET
PXP-A

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S89°27'59"E 300.35'
N00°32'01"E 240.07'
N89°27'59"W 155.00'
S00°32'01"W 357.76'
N29°10'37"E 89.10'
N60°49'28"W 831.04'
S00°32'01"W 182.10'
TOTAL AREA OF SITE DISTURBANCE= 66,827 SF
DISTURBED AREA 4,250 SF
DISTURBED AREA 16,150 SF
DISTURBED AREA 455 SF
DISTURBED AREA 440 SF
DISTURBED AREA 895 SF
DISTURBED AREA 1,041 SF
DISTURBED AREA 7,242 SF
DISTURBED AREA 675 SF
DISTURBED AREA 405 SF
DISTURBED AREA 31,162 SF
DISTURBED AREA 610 SF
DISTURBED AREA 1,471 SF
DISTURBED AREA 300 SF
DISTURBED AREA 475 SF
DISTURBED AREA 1,686 SF
EXISTING BUILDING E
EXISTING BUILDING F
EXISTING BUILDING D
EXISTING BUILDING C
EXISTING BUILDING B
EXISTING BUILDING A
EXISTING BUILDING G
EXISTING STORAGE SHED WITH LEAN-TO
PROPOSED CLUBHOUSE 3,600SF F.F. ELEV=920.50
GARAGE A 3 BAY (2 ADA) 920 SF
GARAGE B 2 ADA BAY 825 SF
GARAGE 1 7 BAY 1,413 SF
GARAGE 2 7 BAY 1,413 SF
GARAGE 3 7 BAY 1,413 SF
GARAGE 4 7 BAY 1,413 SF
GARAGE 5 7 BAY 1,413 SF
GARAGE 6 7 BAY 1,413 SF
GARAGE



UTILITIES PLAN

1" = 30' SCALE — 30' 0 30' 60' FEET

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

EXCEL ENGINEERING Inc.

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'
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ARCHITECT STAMP / SIGNATURE

HUD PROJECT #: TBD

OWNER:
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710 NORTH PLANKINTON AVENUE
SUITE 1200
MILWAUKEE, WI 53203

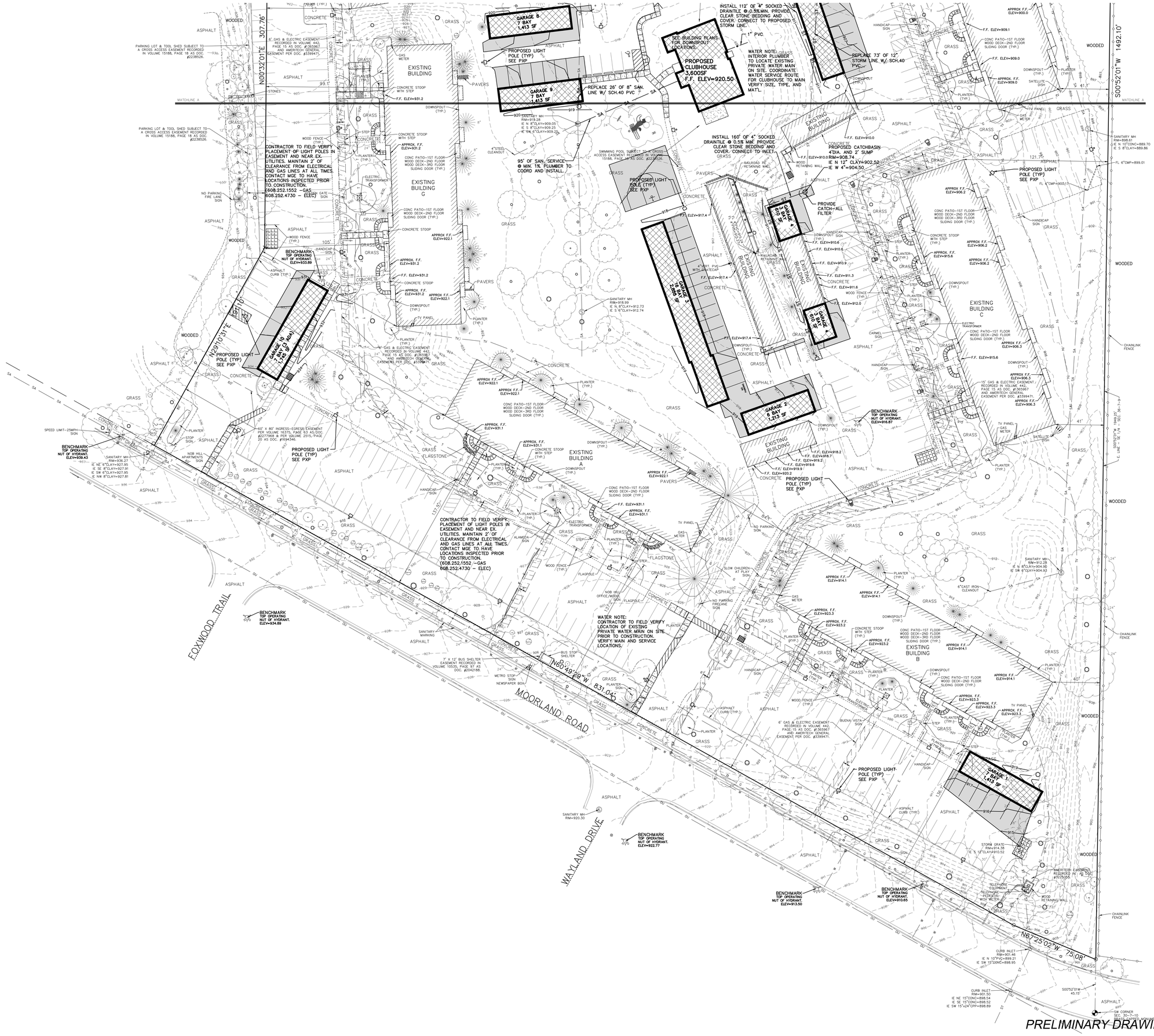
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MADISON, WI 53713

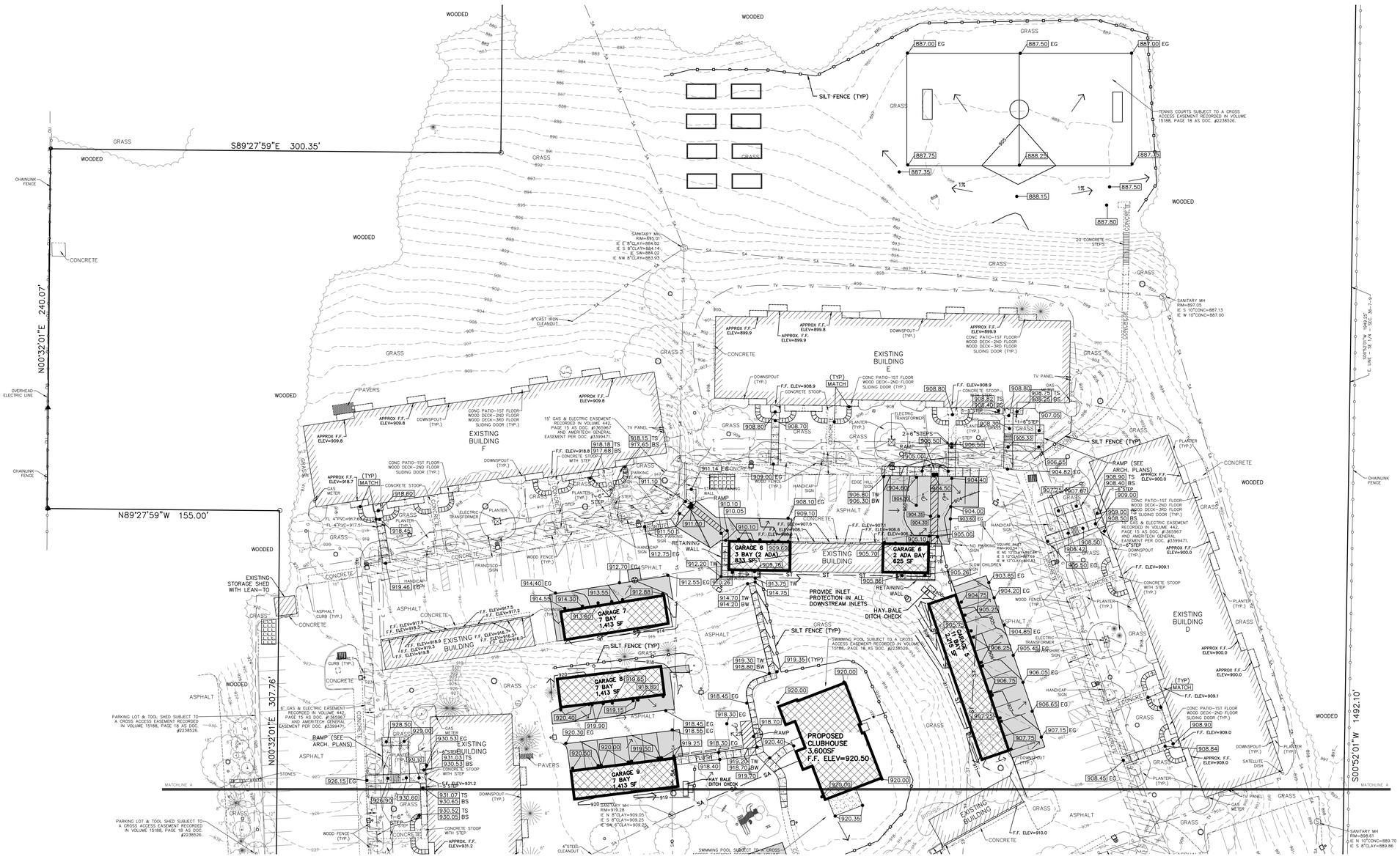
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JULY 31, 2012

JOB NUMBER: 1206230

SHEET C1.4B

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GARAGE 8
7 BAY
1,413 SF
GARAGE 9
7 BAY
1,413 SF
GARAGE 10
7 BAY
1,413 SF
GARAGE 1
7 BAY
1,413 SF
GARAGE 2
6 BAY
1,213 SF
GARAGE 3
6 BAY
1,213 SF
GARAGE 4
6 BAY
1,213 SF
GARAGE 5
6 BAY
1,213 SF
GARAGE 6
6 BAY
1,213 SF
GARAGE 7
6 BAY
1,213 SF
PROPOSED CLUBHOUSE
3,600SF
F.F. ELEV=920.50
EXISTING BUILDING G
EXISTING BUILDING A
EXISTING BUILDING B
EXISTING BUILDING C
PROPOSED LIGHT POLE (TYP) SEE PXP
REPLACE 26' OF 8" SAN. LINE W/ SCH.40 PVC
95' OF SAN. SERVICE @ MIN. 1% PLUMBER TO COORD AND INSTALL.
INSTALL 112' OF 4" SOCKED DRAINTILE @ 0.5% MIN. PROVIDE CLEAR STONE BEDDING AND COVER. CONNECT TO PROPOSED STORM LINE.
INSTALL 160' OF 4" SOCKED DRAINTILE @ 0.5% MIN. PROVIDE CLEAR STONE BEDDING AND COVER. CONNECT TO INLET.
SEE BUILDING PLANS FOR DOWNSPOUT LOCATIONS.
WATER NOTE: CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING PRIVATE WATER MAIN ON SITE. PRIOR TO CONSTRUCTION. VERIFY MAIN AND SERVICE LOCATIONS.
REPLACE 73' OF 12" STORM LINE W/ SCH.40 PVC.
PROPOSED CATCHBASIN 4'DIA. AND 2' SUMP RIM=908.74 IE N 12" CLAY=902.52 IE W 4"=904.50
PROVIDE CATCH-ALL FILTER
CONTRACTOR TO FIELD VERIFY PLACEMENT OF LIGHT POLES IN EASEMENT AND NEAR EX. UTILITIES. MAINTAIN 2' OF CLEARANCE FROM ELECTRICAL AND GAS LINES AT ALL TIMES. CONTACT MGE TO HAVE LOCATIONS INSPECTED PRIOR TO CONSTRUCTION. (608.252.1552 –GAS 608.252.4730 – ELEC)
CONTRACTOR TO FIELD VERIFY PLACEMENT OF LIGHT POLES IN EASEMENT AND NEAR EX. UTILITIES. MAINTAIN 2' OF CLEARANCE FROM ELECTRICAL AND GAS LINES AT ALL TIMES. CONTACT MGE TO HAVE LOCATIONS INSPECTED PRIOR TO CONSTRUCTION. (608.252.1552 –GAS 608.252.4730 – ELEC)
BENCHMARK TOP OPERATING NUT OF HYDRANT. ELEV=939.43
BENCHMARK TOP OPERATING NUT OF HYDRANT. ELEV=933.89
BENCHMARK TOP OPERATING NUT OF HYDRANT. ELEV=934.89
BENCHMARK TOP OPERATING NUT OF HYDRANT. ELEV=922.77
BENCHMARK TOP OPERATING NUT OF HYDRANT. ELEV=913.50
BENCHMARK TOP OPERATING NUT OF HYDRANT. ELEV=910.65
BENCHMARK TOP OPERATING NUT OF HYDRANT. ELEV=916.87
N29°10'31"E 307.76'
N00°32'01"E 307.76'
S00°52'01"W 1492.10'
N60°49'29"W 831.04'
N67°25'02"W 75.08'
MOORLAND ROAD
FOXWOOD TRAIL
WAXLAND DRIVE
NOB HILL APARTMENTS
NOB HILL OFFICE/MODEL
NOB HILL APARTMENTS SIGN
PARKING LOT & TOOL SHED SUBJECT TO A CROSS ACCESS EASEMENT RECORDED IN VOLUME 15188, PAGE 18 AS DOC. #2238526.
6' GAS & ELECTRIC EASEMENT RECORDED IN VOLUME 442, PAGE 15 AS DOC. #1365967 AND AMERITECH GENERAL EASEMENT PER DOC. #3399471.
60' X 80' INGRESS-EGRESS EASEMENT PER VOLUME 16375, PAGE 63 AS DOC #2277968 & PER VOLUME 2515, PAGE 20 AS DOC. #1694346.
7' X 12' BUS SHELTER EASEMENT RECORDED IN VOLUME 10535, PAGE 97 AS DOC. #2042186.
SWIMMING POOL SUBJECT TO A CROSS-ACCESS EASEMENT RECORDED IN VOLUME 15188, PAGE 18 AS DOC. #2238526.
SANITARY MH RIM=919.28 IE N 8"CLAY=909.05 IE S 8"CLAY=909.25 IE SW 6"CLAY=909.23
SANITARY MH RIM=918.99 IE N 8"CLAY=912.73 IE S 6"CLAY=912.74
SANITARY MH RIM=936.27 IE NE 8"CLAY=927.95 IE SE 8"CLAY=927.91 IE SW 6"CLAY=927.95 IE NW 8"CLAY=927.81
SANITARY MH RIM=920.30
SANITARY MH RIM=912.28 IE N 8"CLAY=904.90 IE SW 8"CLAY=904.93
SANITARY MH RIM=895.61 IE N 10"CONC=889.70 IE S 8"CLAY=889.86
CURB INLET RIM=901.46 IE N 10"PVC=899.21 IE SW 15"CONC=898.95
CURB INLET RIM=901.50 IE NE 15"CONC=898.54 IE SE 15"CONC=898.52 IE SW 15"x24"CPP=898.89
STORM GRATE RIM=914.38 IE S 12"CLAY=910.52
SW CORNER SEC. 30-7-10 FOUND IRON MONUMENT
S00°52'01"W 45.15'
PROPOSED LIGHT POLE (TYP) SEE PXP
PROPOSED CLUBHOUSE 3,600SF F.F. ELEV=920.50
PROPOSED CATCHBASIN 4'DIA. AND 2' SUMP RIM=908.74 IE N 12" CLAY=902.52 IE W 4"=904.50
PROPOSED LIGHT POLE (TYP) SEE PXP
PROPOSED LIGHT POLE (TYP) SEE PXP
PROPOSED LIGHT POLE (TYP) SEE PXP



NORTH

GRADING AND EROSION CONTROL PLAN

1" = 30' SCALE 30' 0 30' 60' FEET

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

EXCEL ENGINEERING Inc.

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 / SIGNATURE

HUD PROJECT #: TBD

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

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

PRELIMINARY SHEET DATES:

- JUNE 20, 2012
- JULY 31, 2012

JOB NUMBER: 1206230

SHEET C1.3B

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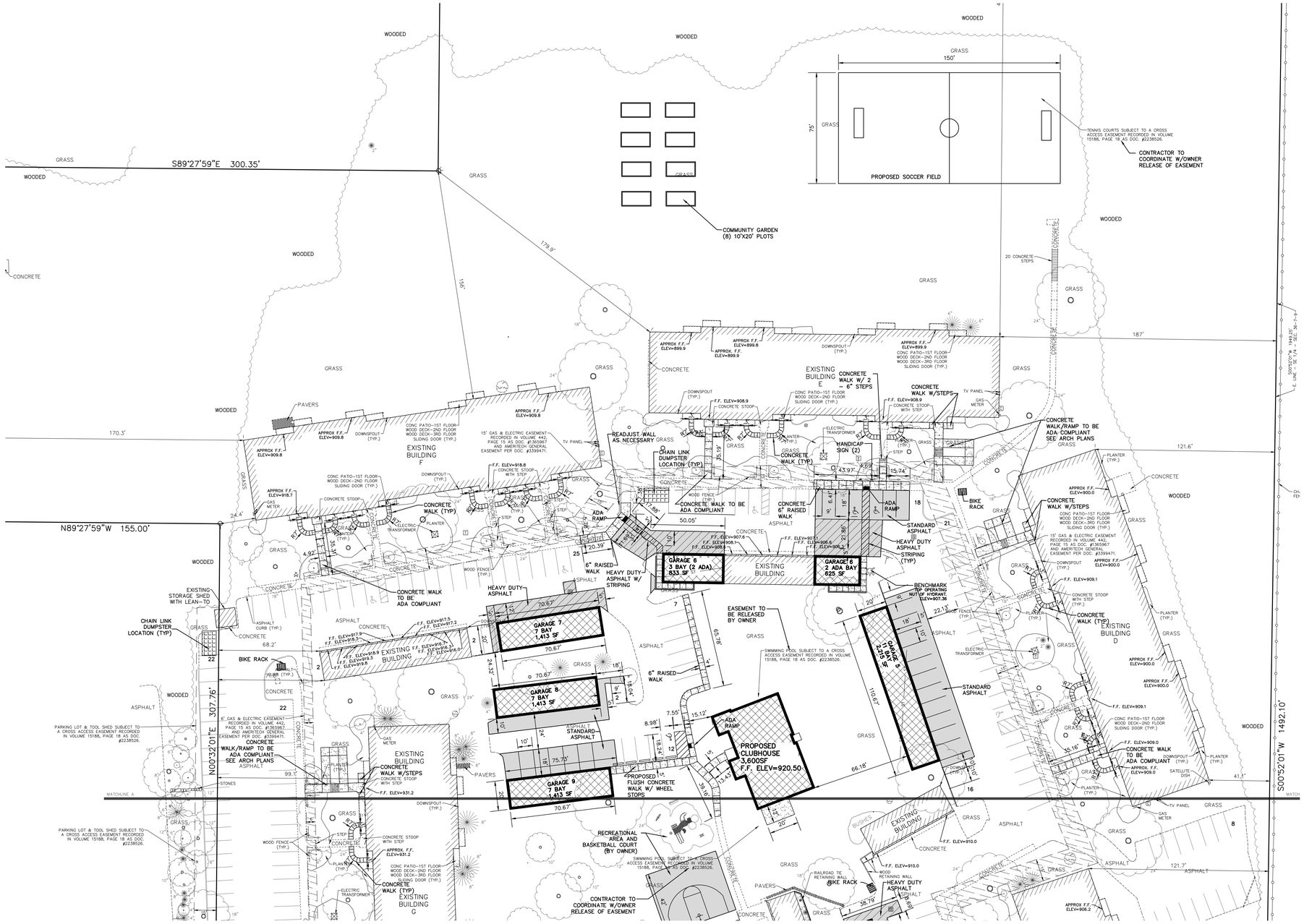
PROJECT:
NOB HILL APARTMENTS
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MADISON, WI 53713

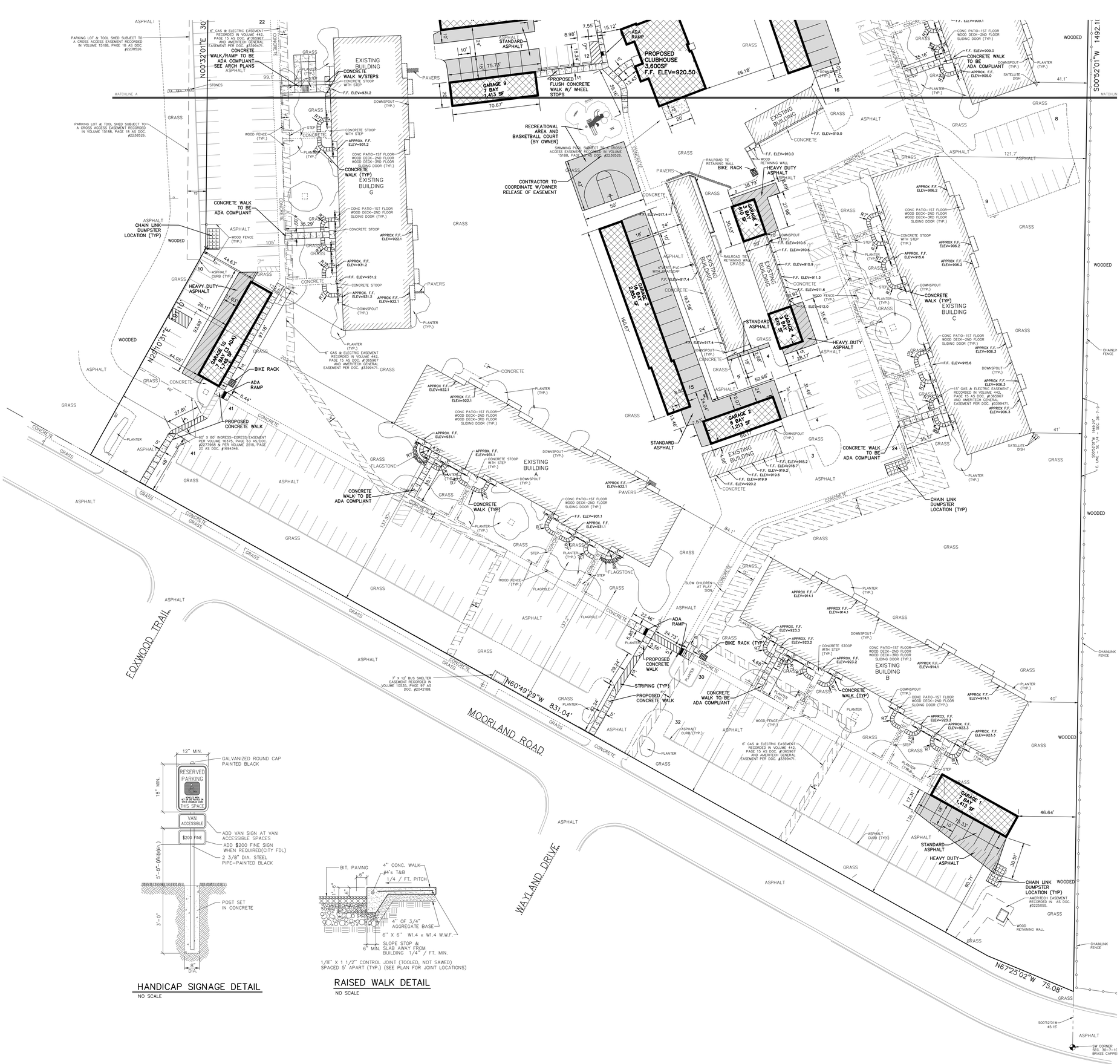
PRELIMINARY SHEET DATES:
JUNE 20, 2012
JULY 31, 2012

JOB NUMBER:
1206230

SHEET
C1.3A

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S89°27'59"E 300.35'
N89°27'59"W 155.00'
N00°32'01"E 307.76'
S00°52'01"W 1492.10'
179.9'
154'
170.3'
187'
121.6'
68.2'
99.1'
65.78'
66.18'
110.07'
70.67'
75.75'
43.97'
50.05'
38.79'
WOODED
GRASS
CONCRETE
ASPHALT
PAVERS
PROPOSED SOCCER FIELD
150'
75'
TENNIS COURTS SUBJECT TO A CROSS ACCESS EASEMENT RECORDED IN VOLUME 15188, PAGE 18 AS DOC. #2238526.
CONTRACTOR TO COORDINATE W/OWNER RELEASE OF EASEMENT
COMMUNITY GARDEN (8) 10'X20' PLOTS
20 CONCRETE STEPS
EXISTING BUILDING E
EXISTING BUILDING F
EXISTING BUILDING G
EXISTING BUILDING D
CONCRETE WALK W/ 2 - 5" STEPS
CONCRETE WALK W/STEPS
CONCRETE WALK/RAMP TO BE ADA COMPLIANT SEE ARCH PLANS
READJUST WALL AS NECESSARY
CHAIN LINK DUMPSTER LOCATION (TYP)
HANDICAP SIGN (2)
CONCRETE WALK (TYP)
CONCRETE WALK TO BE ADA COMPLIANT
CONCRETE 6" RAISED WALK
ADA RAMP
STANDARD ASPHALT
HEAVY DUTY ASPHALT
STRIPING (TYP)
BIKE RACK
BENCHMARK TOP OPERATING NUT OF HYDRANT. ELEV=907.36
EASEMENT TO BE RELEASED BY OWNER
SWIMMING POOL SUBJECT TO A CROSS ACCESS EASEMENT RECORDED IN VOLUME 15188, PAGE 18 AS DOC. #2238526.
GARAGE 6 3 BAY (2 ADA) 833 SF
GARAGE 7 7 BAY 1,413 SF
GARAGE 8 7 BAY 1,413 SF
GARAGE 9 7 BAY 1,413 SF
GARAGE 5 2 BAY 625 SF
GARAGE 6 2 ADA BAY 625 SF
PROPOSED CLUBHOUSE 3,600SF F.F. ELEV=920.50
PROPOSED FLUSH CONCRETE WALK W/ WHEEL STOPS
RECREATIONAL AREA AND BASKETBALL COURT (BY OWNER)
CONTRACTOR TO COORDINATE W/OWNER RELEASE OF EASEMENT
CHAIN LINK DUMPSTER LOCATION (TYP)
EXISTING STORAGE SHED WITH LEAN-TO
CONCRETE WALK TO BE ADA COMPLIANT
HEAVY DUTY ASPHALT
HEAVY DUTY ASPHALT W/ STRIPING
6" RAISED WALK
CONCRETE WALK/RAMP TO BE ADA COMPLIANT SEE ARCH PLANS
CONCRETE WALK W/STEPS
CONCRETE WALK (TYP)
CONCRETE WALK TO BE ADA COMPLIANT
CONCRETE WALK W/STEPS
CONCRETE WALK (TYP)
CONCRETE WALK TO BE ADA COMPLIANT
CONCRETE WALK W/STEPS
CONCRETE WALK (TYP)
CONCRETE WALK W/STEPS



SITE INFORMATION:

PROPERTY AREA: AREA = 928,162 S.F. (21.31 ACRES).
EXISTING ZONING: R-3 PLANNED RESIDENTIAL DEVELOPMENT
PROPOSED ZONING: R-3 PLANNED RESIDENTIAL DEVELOPMENT
PROPOSED USE: MULTIFAMILY
AREA OF SITE DISTURBANCE: 66,827 SF
AREA OF ADDED IMPERVIOUS: 819 SF
SETBACKS: BUILDING: FRONT = 25'
SIDE = 6'
REAR = 35'
PAVEMENT: FRONT = 5'
SIDE = 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.
1.5x88 + 1.75x140 + 2x26 = 429 REQ'D.
EXISTING PARKING: 427 SPACES (14 H.C. ACCESSIBLE)
48 GARAGES
475 TOTAL SPACES (14 H.C. ACCESSIBLE)
PROPOSED PARKING PROVIDED: 373 SPACES (15 H.C. ACCESSIBLE)
127 GARAGES (7 H.C. ACCESSIBLE)
500 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	21.3	928,162	
BUILDING FLOOR AREA	2.42	105,300	11.3%
PAVEMENT (ASP. & CONC.)	4.84	210,820	22.7%
TOTAL IMPERVIOUS	7.26	316,120	34.1%
LANDSCAPE/OPEN SPACE	13.16	612,042	65.9%

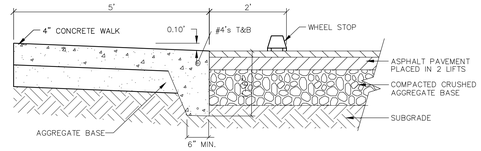
PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	2.88	125,258	13.5%
PAVEMENT (ASP. & CONC.)	4.40	191,689	20.7%
TOTAL IMPERVIOUS	7.28	316,939	34.1%
LANDSCAPE/OPEN SPACE	14.03	611,223	65.9%

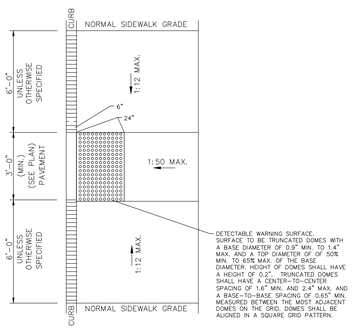
PROJECT NOTES

GENERAL NOTES:

1. EXISTING FIRE LANES ALLOW 500' COVERAGE TO (2) HYDRANTS.
2. EXISTING FIRE LANES ARE USED TO SERVE EXISTING BUILDINGS. PROPOSED BUILDINGS DO NOT EXCEED 30' IN HEIGHT. EX. FIRE LANES CAN ACCOMODATE 20' WIDTH WITH 28' RADII.
3. EXISTING ASPHALT TO BE PULVERIZED IN PLACE AND OVERLAID.
4. FINAL PARKING LOT STRIPING TO MATCH EXISTING WITH MODIFIED AREAS AS SHOWN ON THE PLANS.
5. CHAIN LINK DUMPSTER ENCLOSURES TO HAVE PRIVACY SLATS.



FLUSH WALK DETAIL
NO SCALE



ADA RAMP DETAIL
NO SCALE

HANDICAP SIGNAGE DETAIL
NO SCALE

1/8" X 1 1/2" CONTROL JOINT (TOOLED, NOT SAWED) SPACED 5' APART (TYP.) (SEE PLAN FOR JOINT LOCATIONS)

RAISED WALK DETAIL
NO SCALE

NORTH

SITE PLAN

1"= 30' SCALE 30' 0 30' 60' FEET

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

EXCEL ENGINEERING, INC.
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
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- GARAGE #7
- GARAGE #8
- GARAGE #9
- GARAGE #10

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

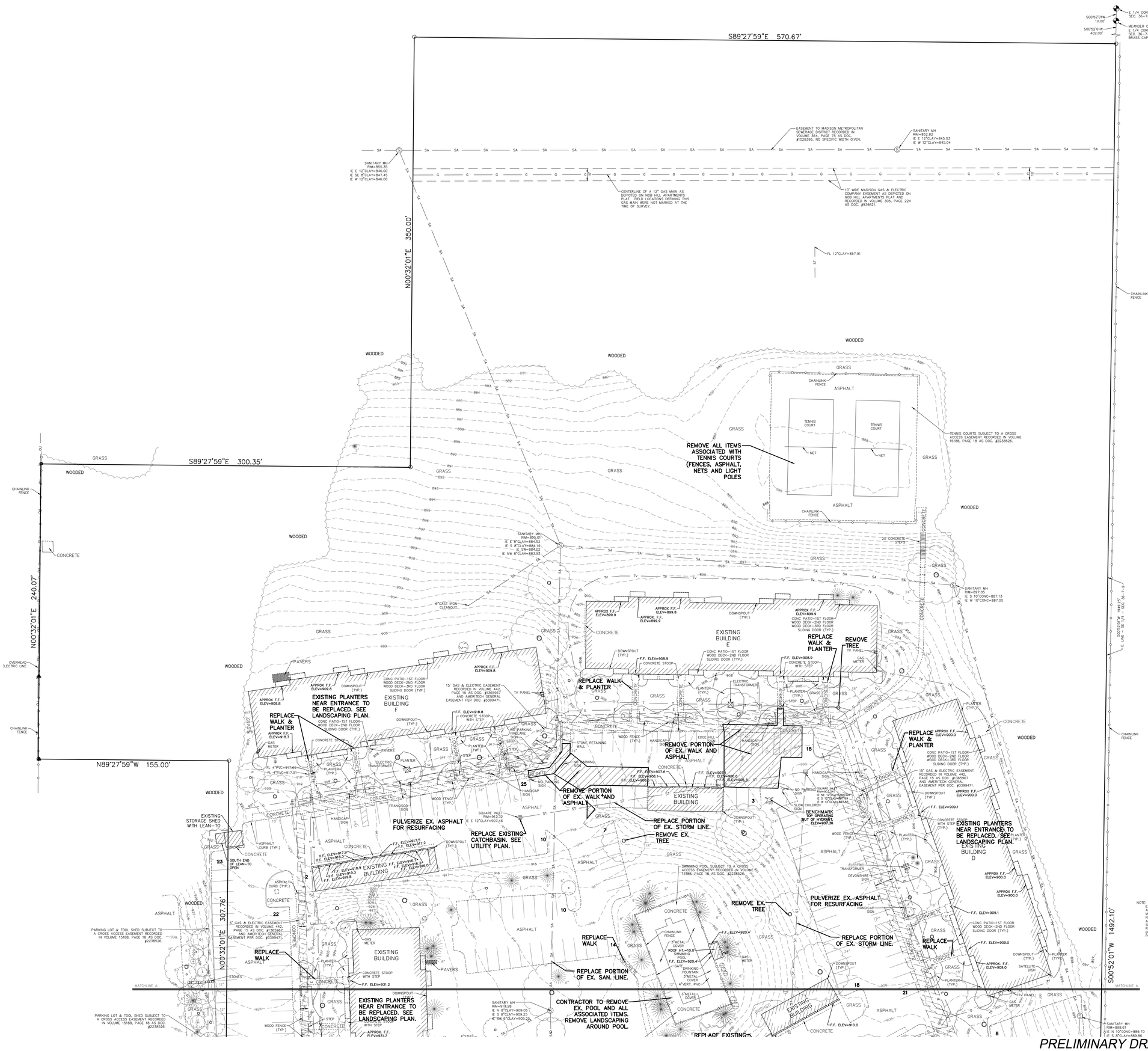
PROJECT:
NOB HILL APARTMENTS
1108 MOORLAND ROAD
MADISON, WI 53713

PRELIMINARY SHEET DATES:
JUNE 20, 2012
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JOB NUMBER:
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EXISTING SITE AND DEMOLITION PLAN

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DEMOLITION NOTE:
PULVERIZE EXISTING ASPHALT, GRADE AND REMOVE PULVERIZED MATERIAL AS REQUIRED TO MAINTAIN EXISTING GRADES AND MEET PROPOSED GRADES AS SHOWN ON SHEETS C1.1B, C1.3A AND C1.3B.

NORTH

EXISTING SITE AND DEMOLITION PLAN

1" = 30' SCALE: 30' 0 30' 60' FEET

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

JOB NUMBER: 1206230

SHEET C1.1A

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PROPOSED NOB HILL APARTMENT REDEVELOPMENT FOR:

NOB HILL APARTMENTS, LLC

MADISON, WI

PLAN SPECIFICATIONS (BASED ON CSI FORMAT)

LEGEND

- 000.00 — PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)
- 000.00 TR / 000.00 BR — PROPOSED SPOT ELEVATIONS (TOP OF RETAINING WALL, TOP OF SURFACE GRADE AT BOTTOM OF WALL)
- 000.00 TC / 000.00 BC — PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB)
- 000.00 TW / 000.00 BW — PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)
- EXISTING WATER VALVE IN BOX
- PROPOSED WATER VALVE IN BOX
- EXISTING WATER VALVE IN MANHOLE
- EXISTING WATER SERVICE VALVE
- EXISTING TELEPHONE MANHOLE
- EXISTING ROUND CATCH BASIN
- PROPOSED ROUND CATCH BASIN
- EXISTING SQUARE CATCH BASIN
- EXISTING CURB INLET
- PROPOSED CURB INLET
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE WITH GUY WIRE
- EXISTING STREET LIGHT
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRIC PEDESTAL
- EXISTING ELECTRIC BOX
- EXISTING CABLE TV PEDESTAL
- PROPOSED DRAINAGE FLOW
- 1-1/4" REBAR SET WEIGHING 4.30 LB/FT.
- 3/4" REBAR SET WEIGHING 1.50 LB/FT.
- 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 2" IRON PIPE FOUND
- 1" IRON PIPE FOUND
- EXISTING FLOOD LIGHT
- SECTION CORNER
- PROPOSED APRON ENDWALL
- EXISTING MARSH AREA
- EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
- EXISTING CONIFEROUS TREE
- EXISTING SHRUB
- EXISTING STUMP
- SOIL BORING
- EXISTING WELL
- PROPOSED WELL
- EXISTING LIGHT POLE
- EXISTING SIGN
- CENTERLINE
- EXISTING HANDICAP PARKING STALL
- PROPOSED HANDICAP PARKING STALL
- EXISTING GAS VALVE
- EXISTING WOODED AREA
- EXISTING HEDGE
- EXISTING CHAINLINK FENCE
- EXISTING WOOD FENCE
- EXISTING BARBED WIRE FENCE
- PROPERTY LINE
- EXISTING GUARD RAIL
- EXISTING STORM SEWER AND MANHOLE
- PROPOSED STORM SEWER AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY SEWER AND MANHOLE
- EXISTING WATER LINE AND HYDRANT
- PROPOSED WATER LINE AND HYDRANT
- EXISTING OVERHEAD UTILITY LINE
- EXISTING UNDERGROUND FIBER OPTIC LINE
- EXISTING UNDERGROUND ELECTRIC CABLE
- EXISTING UNDERGROUND TELEPHONE CABLE
- EXISTING UNDERGROUND GAS LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- GRADING/SEEDING LIMITS
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- RAILROAD TRACKS
- EXISTING GROUND CONTOUR
- PROPOSED GROUND CONTOUR

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

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.

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

D. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

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 RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR.

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 TRUCK, 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.

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.

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 PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF FILL MATERIALTO NOT LESS THAN 95 PERCENT.
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.

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.

I. 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 UNTIL SPECIFIED COMPACTION IS OBTAINED.

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 ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL/STORMWATER MANAGEMENT

A. THE DESIGN ENGINEER SHALL PREPARE A SITE SPECIFIC EROSION CONTROL AND A STORMWATER MANAGEMENT PLAN PURSUANT TO NR 216.46 AND NR 216.47. THE DESIGN ENGINEER SHALL ALSO FILE A CONSTRUCTION NOTICE OF INTENT WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES PURSUANT TO NR 216.43 OR TO AN AUTHORIZED LOCAL PROGRAM PURSUANT TO NR 216.415 TO OBTAIN COVERAGE UNDER THE GENERAL WPDES STORM WATER PERMIT.

B. THE CONTRACTOR SHALL KEEP THE NOTICE OF INTENT PERMIT, APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLANS, AND PLAN AMMENDMENTS ON THE CONSTRUCTION SITE AT ALL TIMES UNTIL PERMIT COVERAGE IS TERMINATED.

C. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE MONITORING, MAINTENANCE, AND REPORTING REQUIREMENTS OF NR 216.46. INSPECTIONS OF IMPLEMENTED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST AT A MINIMUM BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5 INCHES OR MORE AS RECORDED TO BE THE TOTAL AMOUNT OF PRECIPITATION RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD. THE CONTRACTOR SHALL REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR AFTER A DEPARTMENT NOTIFICATION WHERE REPAIR OR REPLACEMENT IS REQUESTED.

E. THE CONTRACTOR SHALL MAINTAIN, AT THE CONTRUCTION SITE, WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS CONDUCTED. WISCONSIN DNR CONSTRUCTION SITE INSPECTION REPORT FORM 3400-187 SHALL BE USED. WEEKLY INSPECTION REPORTS SHALL INCLUDE ALL OF THE FOLLOWING:
1. THE DATE, TIME, AND EXACT LOCATION OF THE CONSTRUCTION SITE INSPECTION.
2. THE NAME OF THE INDIVIDUAL WHO PERFORMED THE INSPECTION.
3. AN ASSESSMENT OF THE CONDITION OF THE EROSION AND SEDIMENT CONTROLS.
4. A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL IMPLEMENTATION AND MAINTENANCE PERFORMED.
5. A DESCRIPTION OF THE PRESENT PHASE OF LAND DISTURBING CONSTRUCTION ACTIVITY AT THE CONSTRUCTION SITE.

F. EROSION AND SEDIMENT CONTROLS USED 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 MEASURES SHALL BE DETERMINED BY THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENTATION CONTROLS 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 STANDARD 1056.
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 TO 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 WISCONSIN 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 TECHNICAL STANDARD 1068.
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. THE 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 STABILIZATION 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 LANDSCAPE PLAN AND SITE SPECIFICATIONS. EROSION AND SEDIMENT CONTROL DURING AND FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
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.

G. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.

H. ONCE THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED AND TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN REMOVED, THE CONTRACTOR SHALL FILE A CONSTRUCTION NOTICE OF TEMINATION WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.

I. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER COPIES OF THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS, AMENDMENTS TO PLANS, SUPPORTING PLAN DATA, AND CONSTRUCTION SITE EROSION CONTROL INSPECTION REPORTS. THE OWNER SHALL RETAIN THESE FOR A PERIOD OF 3 YEARS FROM THE DATE OF TERMINATING COVERAGE UNDER WPDES GENERAL PERMIT.

J. ALL POST CONTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES SHALL BE CONSTRUCTED BEFORE THE SITE HAS UNDERGONE FINAL STABILIZATION.

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	HEAVY ASPHALT PAVING
1-1/2" SURFACE COURSE (E-0.3)	1-3/4" SURFACE COURSE (E-1)
1-1/2" BINDER COURSE (E-0.3)	2-1/4" BINDER COURSE (E-1)
4" OF 1-1/4" CRUSHED AGGREGATE	6" OF 1-1/4" CRUSHED AGGREGATE
6" OF 3" CRUSHED AGGREGATE	8" OF 3" CRUSHED AGGREGATE

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 AREAS SHALL BE PAVED TO WITHIN 0.10' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED 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.

32 20 00 CONCRETE AND AGGREGATE BASE

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

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.

C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE CONCRETE EXCEPT 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 1/2" 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.
6. 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 SHOULD 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.

I. 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 REINFORCEMENT AND BENDING AND FABRICATING SHOP DRAWINGS 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 FORMS. 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 CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YDS., 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. PRIOR TO PLACING TOPSOIL, CONTRACTOR SHALL HAVE SOILS TESTED 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.

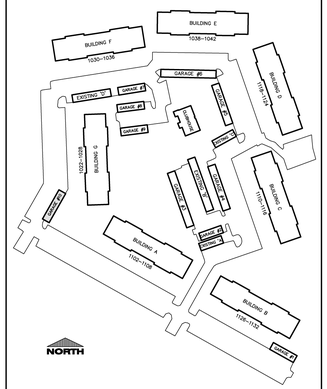
B. SEEDED LAWNS:
1. PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2-2-2 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS/1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL 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 SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 50% 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 REQUIRED.
3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 3.9 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.

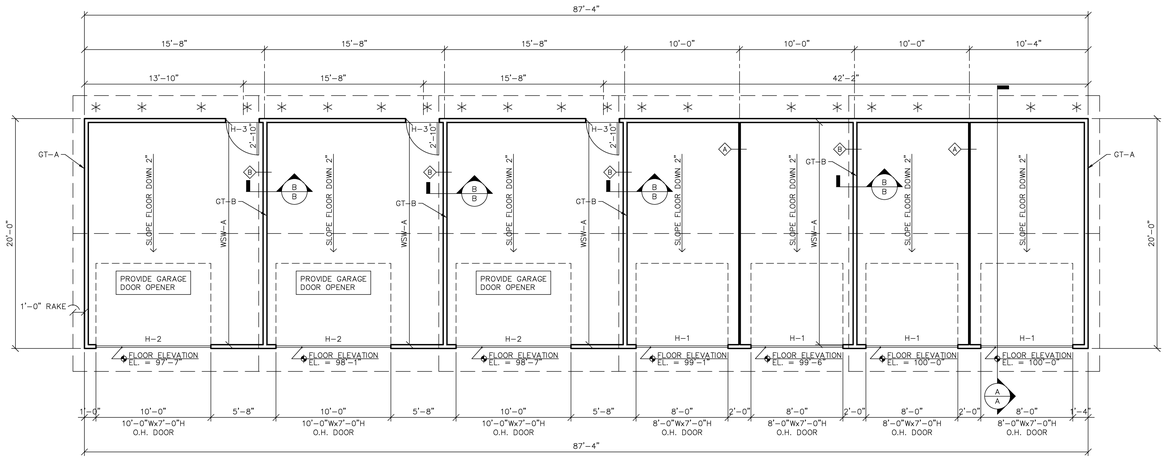
C. SEEDED LAWN MAINTENANCE: CONTRACTO

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
- TRUSS MANUFACTURER TO PREPARE FINAL FRAMING PLANS FOR THE CONTRACTOR'S USE IN FIELD. NOTIFY ARCHITECT / ENGINEER OF ANY CHANGES.
- 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 REQUIRED.
- 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 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 REQUIRED.

SITE PLAN KEY:



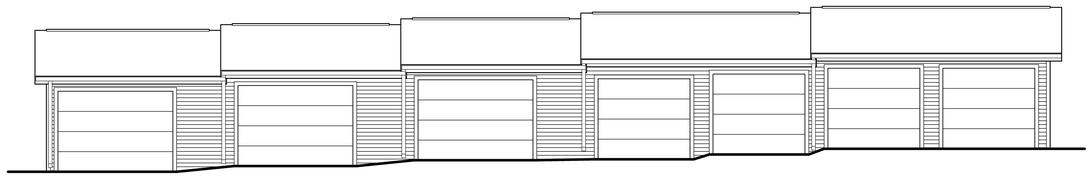


NORTH

(7) GARAGES
GARAGE #10 FLOOR PLAN

SCALE: 3/16" = 1'–0"

5' 0' 5' 10'



(7) GARAGES
GARAGE #10 ELEVATION

SCALE: 3/16" = 1'–0"

5' 0' 5' 10'

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

MARK	SHEATHING TYPE	SHEATHING JOINTS	BOUNDARY NAILING	CHORD STUD No.	CHORD STUD SIZE	HOLDOWN No.	HOLDOWN TYPE	THREADED ANCHOR ROD AT HOLDOWN DIA.	THREADED ANCHOR ROD AT HOLDOWN EMBED LENGTH	THREADED ANCHOR ROD AT HOLDOWN TYPE[1]	SHEAR WALL ANCHOR DIA.	SHEAR WALL ANCHOR LENGTH	SHEAR WALL ANCHOR SPACING	SHEAR WALL ANCHOR TYPE[2]
W3R-A	7/16 OSB ONE SIDE	BLOCKED	6d @ 6" O.C.	2	2x4	1	HDU2-SDS2.5	5/8"	9"	AJM 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 HEADER SCHEDULE

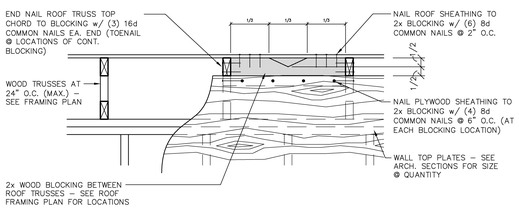
MARK.	HEADER No.	HEADER SIZE	HEADER GRADE	SHOULDER STUDS No.	SHOULDER STUDS SIZE	SHOULDER STUDS GRADE	KING STUDS No.	KING STUDS SIZE	KING STUDS GRADE	TOP/BOTTOM SILL No.	TOP/BOTTOM SILL SIZE	TOP/BOTTOM SILL GRADE
H-1	2	2x12	#1/#2 DF	3	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2 SPF
H-2	2	1 3/4" x 9 1/4"	LVL	3	2x4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

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

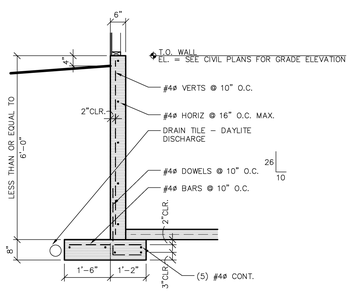
GABLE TRUSS SCHEDULE

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.

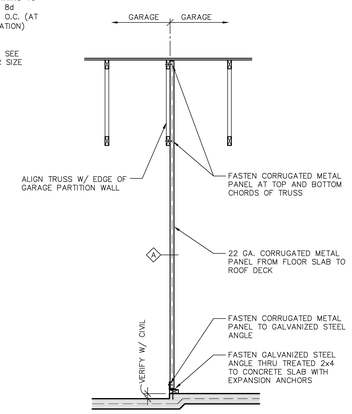
GABLE TRUSS SCHEDULE NOTES:
1. WIND LOADING PER DESIGN LOAD TABLE, SEE STRUCTURAL SHEETS.
2. GT-X INDICATES GABLE TRUSS
3. HOLDOWN AND TRUSS-TO-WALL CONNECTORS BY SIMPSON STRONG-TIE.



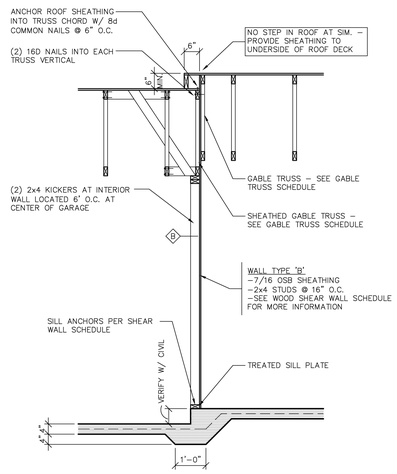
D/D WOOD BLOCKING DETAIL
NO SCALE



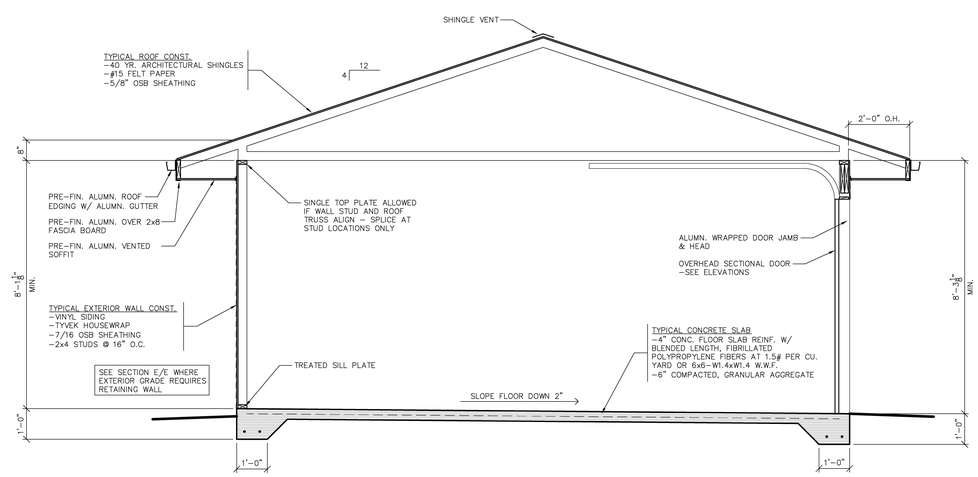
E/E RETAINING WALL
SCALE: 1/2" = 1'–0"



C/C SECTION
SCALE: 1/2" = 1'–0"



B/B SECTION
SCALE: 1/2" = 1'–0"



A/A CROSS SECTION
SCALE: 1/2" = 1'–0"

EXCEL ENGINEERING Inc.
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 'B'
- BUILDING 'C'
- BUILDING 'D'
- BUILDING 'E'
- BUILDING 'F'
- BUILDING 'G'
- CLUBHOUSE
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- GARAGE #3
- GARAGE #4
- GARAGE #5
- GARAGE #6
- GARAGE #7
- GARAGE #8
- GARAGE #9
- GARAGE #10

ARCHITECT STAMP / SIGNATURE

HUD PROJECT #:
TBD

OWNER:
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

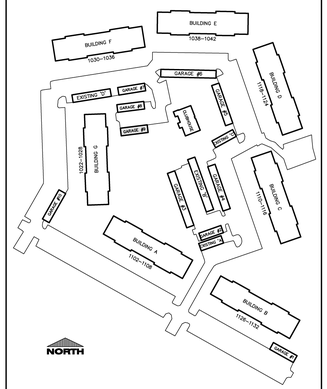
SHEET
A6.9

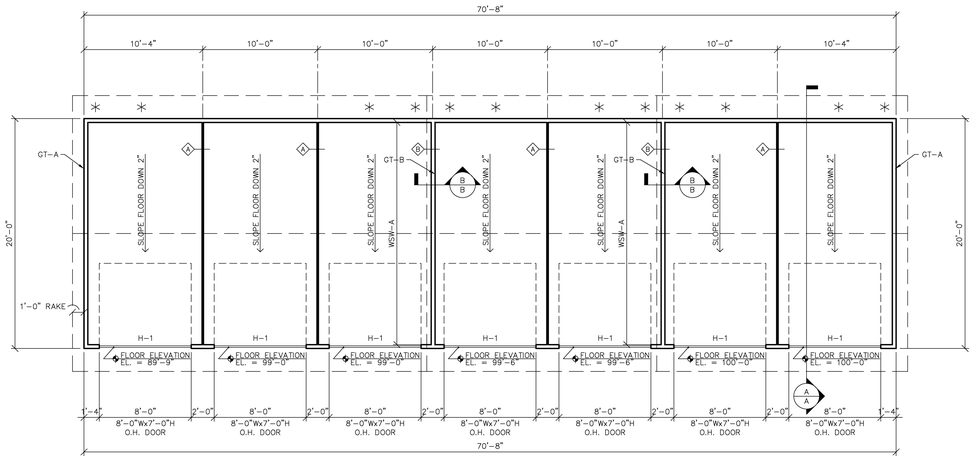
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GENERAL STRUCTURAL NOTES:

- 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
- TRUSS MANUFACTURER TO PREPARE FINAL FRAMING PLANS FOR THE CONTRACTOR'S USE IN FIELD. NOTIFY ARCHITECT / ENGINEER OF ANY CHANGES.
- 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 REQUIRED.
- 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 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.
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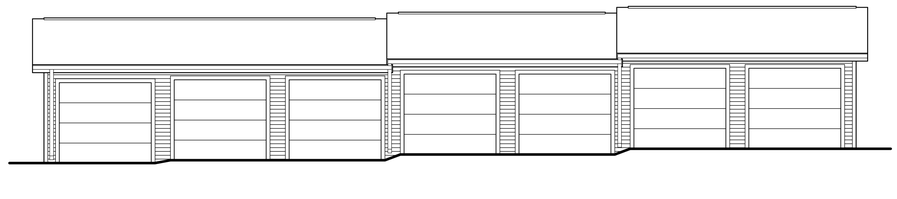
SITE PLAN KEY:





(7) GARAGES
GARAGE #9 FLOOR PLAN

SCALE: 3/16" = 1'–0"



(7) GARAGES
GARAGE #9 ELEVATION

SCALE: 3/16" = 1'–0"

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

MARK	SHEATHING TYPE	SHEATHING JOINTS	BOUNDARY NAILING	CHORD STUD No.	CHORD STUD SIZE	HOLDOWN No.	HOLDOWN TYPE	THREADED ANCHOR ROD AT HOLDOWN DIA.	THREADED ANCHOR ROD AT HOLDOWN EMBED LENGTH	THREADED ANCHOR ROD AT HOLDOWN TYPE[1]	SHEAR WALL ANCHOR DIA.	SHEAR WALL ANCHOR LENGTH	SHEAR WALL ANCHOR SPACING	SHEAR WALL ANCHOR TYPE[2]
W3HI-A	7/16 OSB ONE SIDE	BLOCKED	8d @ 6" O.C.	2	2x4	1	HDU2-SDS2.5	5/8"	9"	AJM THREADED ROD W/ SIMPSON SET EPOXY TIE	1/2"	5"	48" O.C.	SIMPSON TITEN HD

WOOD SHEAR WALL SCHEDULE NOTES:
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WOOD HEADER SCHEDULE

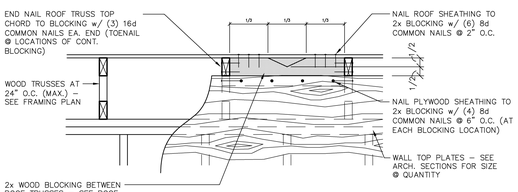
MARK.	HEADER No.	HEADER SIZE	HEADER GRADE	SHOULDER STUDS No.	SHOULDER STUDS SIZE	SHOULDER STUDS GRADE	KING STUDS No.	KING STUDS SIZE	KING STUDS GRADE	TOP/BOTTOM SILL No.	TOP/BOTTOM SILL SIZE	TOP/BOTTOM SILL GRADE
H-1	2	2x12	#1/#2 DF	3	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2 SPF
H-2	2	1 3/4" x 9 1/4"	LVL	3	2x4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

WOOD HEADER SCHEDULE NOTES:
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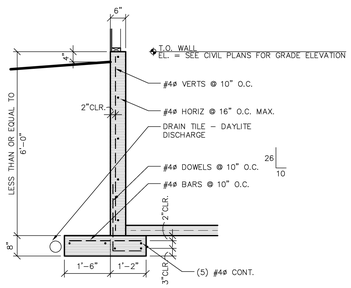
GABLE TRUSS SCHEDULE

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.

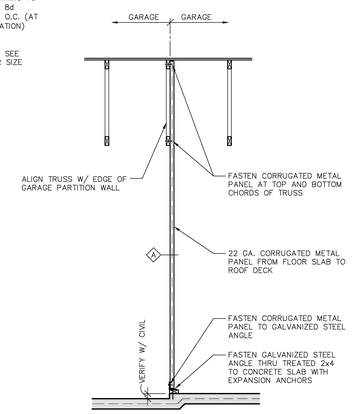
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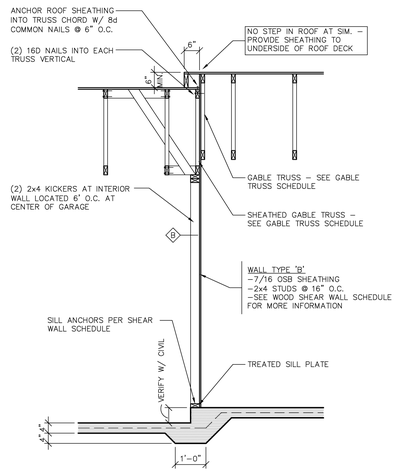
D/D WOOD BLOCKING DETAIL
NO SCALE



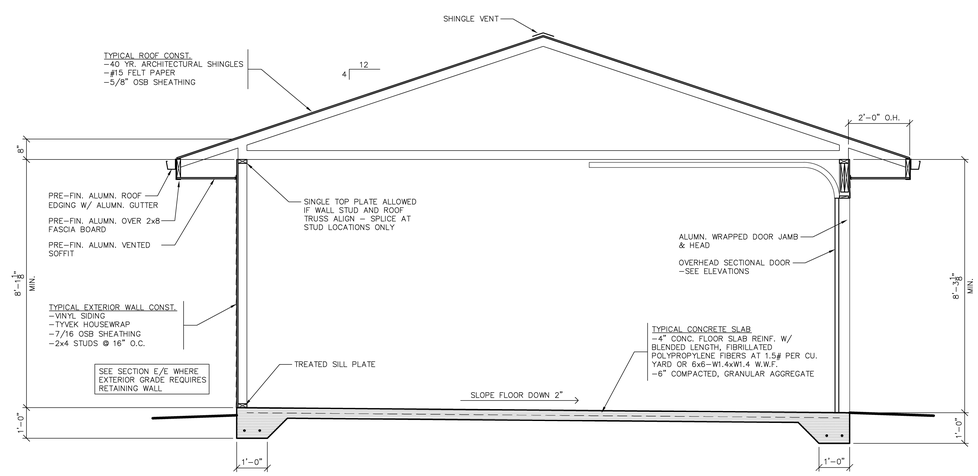
E/E RETAINING WALL
SCALE: 1/2" = 1'–0"



C/C SECTION
SCALE: 1/2" = 1'–0"



B/B SECTION
SCALE: 1/2" = 1'–0"



A/A CROSS SECTION
SCALE: 1/2" = 1'–0"

EXCEL ENGINEERING Inc.
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'
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- GARAGE #4
- GARAGE #5
- GARAGE #6
- GARAGE #7
- GARAGE #8
- ● GARAGE #9
- GARAGE #10

ARCHITECT STAMP / SIGNATURE

HUD PROJECT #:
TBD

OWNER:
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

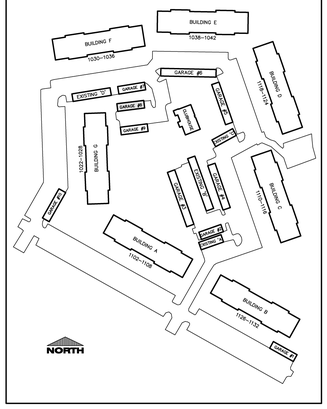
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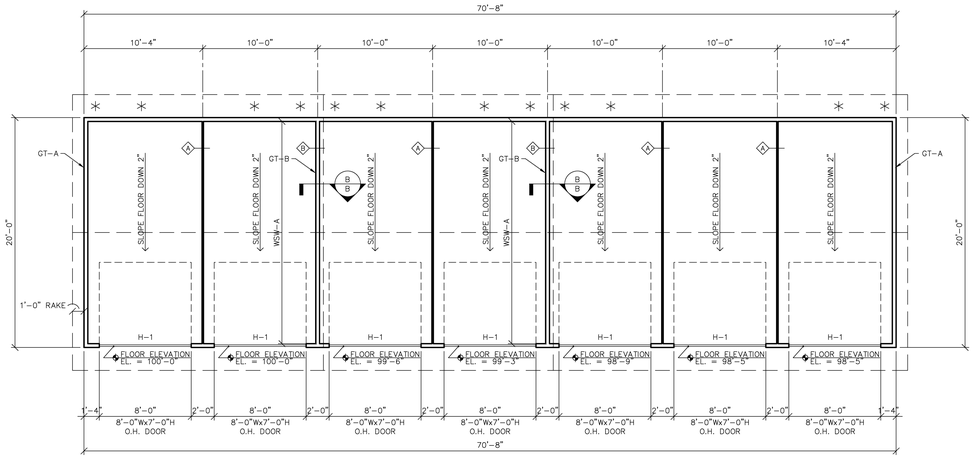
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SITE PLAN KEY:



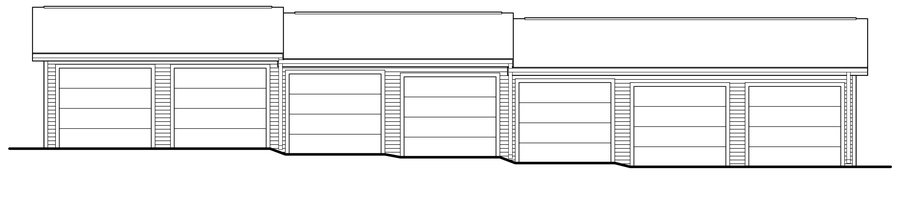


NORTH

(7) GARAGES
GARAGE #8 FLOOR PLAN

SCALE: 3/16" = 1'–0"

5' 0' 5' 10'



(7) GARAGES
GARAGE #8 ELEVATION

SCALE: 3/16" = 1'–0"

5' 0' 5' 10'

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

MARK	SHEATHING TYPE	SHEATHING JOINTS	BOUNDARY NAILING	CHORD STUD No.	CHORD STUD SIZE	HOLDOWN No.	HOLDOWN TYPE	THREADED ANCHOR ROD AT HOLDOWN DIA.	THREADED ANCHOR ROD AT HOLDOWN EMBED LENGTH	THREADED ANCHOR ROD AT HOLDOWN TYPE[1]	SHEAR WALL ANCHOR DIA.	SHEAR WALL ANCHOR LENGTH	SHEAR WALL ANCHOR SPACING	SHEAR WALL ANCHOR TYPE[1]
W3HI-A	7/16 OSB ONE SIDE	BLOCKED	@ 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

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WOOD HEADER SCHEDULE

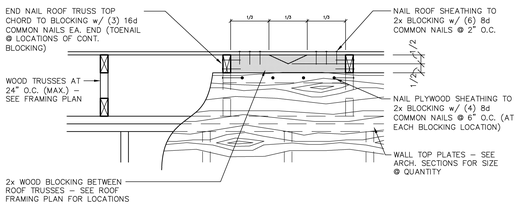
MARK	HEADER No.	HEADER SIZE	HEADER GRADE	SHOULDER STUDS No.	SHOULDER STUDS SIZE	SHOULDER STUDS GRADE	KING STUDS No.	KING STUDS SIZE	KING STUDS GRADE	TOP/BOTTOM SILL No.	TOP/BOTTOM SILL SIZE	TOP/BOTTOM SILL GRADE
H-1	2	2x12	#1&2 DF	3	2x4	STUD	1	2x4	STUD	1	2x4	#1&2 SPF
H-2	2	1-3/4" x 9 1/4"	LVL	3	2x4	STUD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

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

GABLE TRUSS SCHEDULE

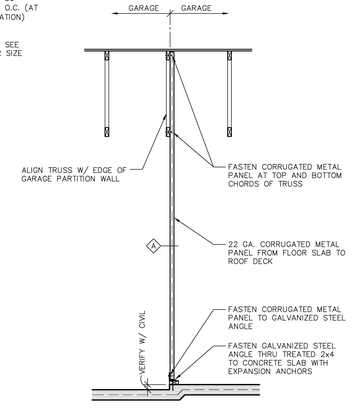
MARK	WEB SPACING (MAX.)	SHEATHING JOINT BLOCKING REQT.	DEFL. LIMIT ON VERT. WEB (OUT-OF-PLANE)	BOUNDARY NAILING	SHEATHING TYPE	HOLDOWN STRAP	TRUSS-TO-WALL CONNECTORS	SPACING
GT-A	24" o.c.	NONE REQUIRED	L/240	8d COMMON @ 6" o.c.	7/16" OSB ONE SIDE	H2.5T	16d COMMON NAILS	16" o.c.
GT-B	16" o.c.	NONE REQUIRED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



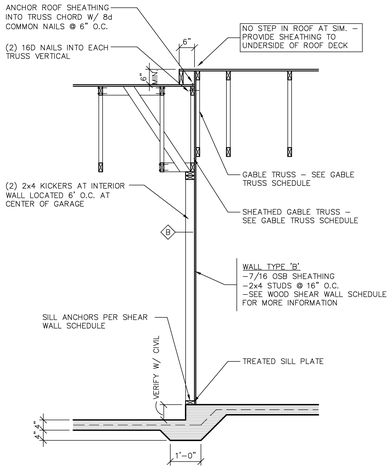
WOOD BLOCKING DETAIL

D / D — NO SCALE



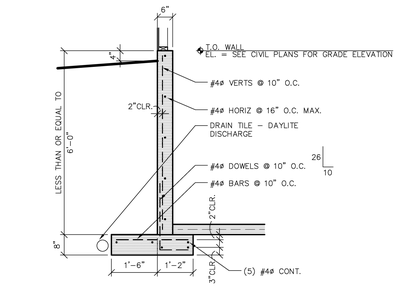
SECTION

C / C — SCALE: 1/2" = 1'–0"



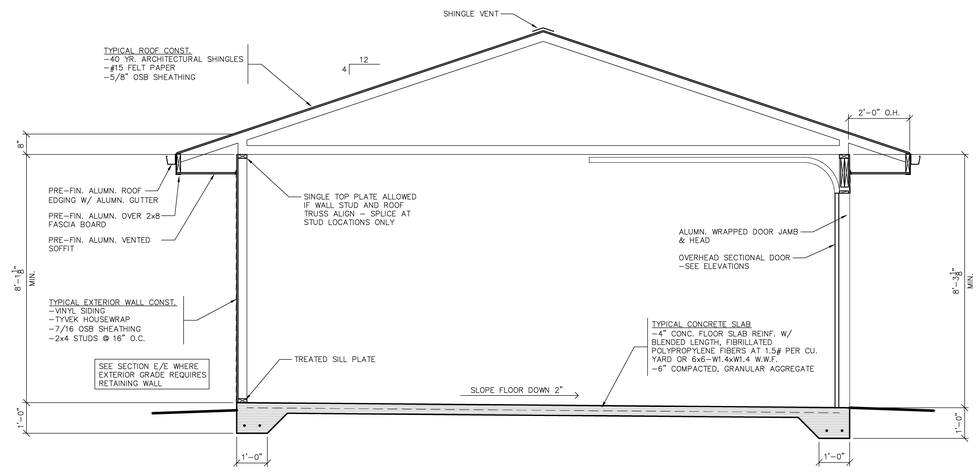
SECTION

B / B — SCALE: 1/2" = 1'–0"



RETAINING WALL

E / E — SCALE: 1/2" = 1'–0"



CROSS SECTION

A / A — SCALE: 1/2" = 1'–0"

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100 CAMELOT DRIVE
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DRAWING SET IDENTIFIER

- ● PROJECT MASTER SET
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- GARAGE #10

ARCHITECT STAMP / SIGNATURE

HUD PROJECT #:
TBD

OWNER:
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

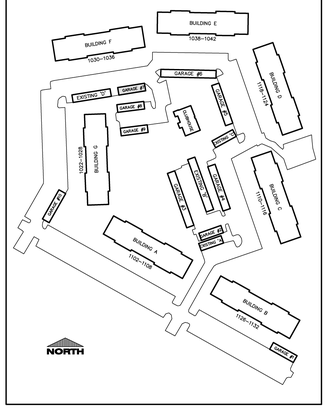
SHEET
A6.7

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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
- TRUSS MANUFACTURER TO PREPARE FINAL FRAMING PLANS FOR THE CONTRACTOR'S USE IN FIELD. NOTIFY ARCHITECT / ENGINEER OF ANY CHANGES.
- 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.
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- 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 REQUIRED.

SITE PLAN KEY:



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

MARK	SHEATHING TYPE	SHEATHING JOINTS	BOUNDARY NAILING	CHORD STUD No.	CHORD STUD SIZE	HOLDOWN No.	HOLDOWN TYPE	THREADED ANCHOR ROD AT HOLDOWN DIA.	THREADED ANCHOR ROD AT HOLDOWN EMBED LENGTH	THREADED ANCHOR ROD AT HOLDOWN TYPE[1]	SHEAR WALL ANCHOR DIA.	SHEAR WALL ANCHOR LENGTH	SHEAR WALL ANCHOR SPACING	SHEAR WALL ANCHOR TYPE[1]
WSH-A	7/16 OSB ONE SIDE	BLOCKED	@ 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 HEADER SCHEDULE

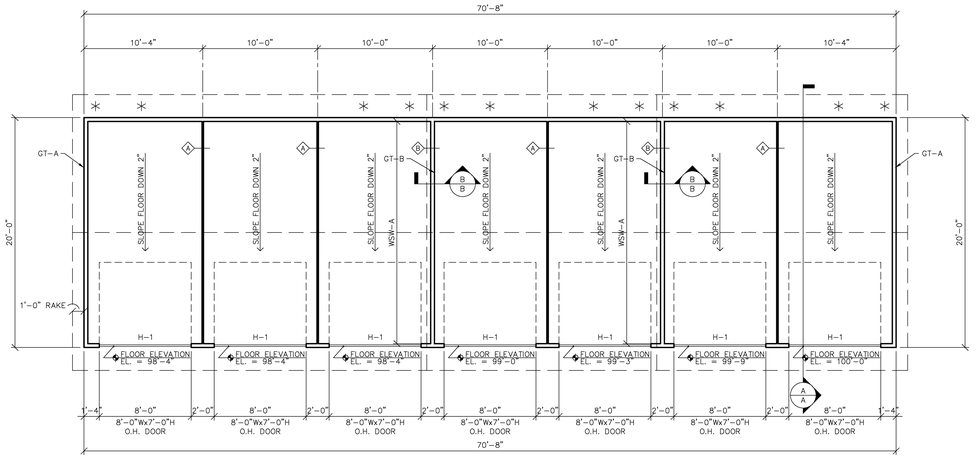
MARK	HEADER No.	HEADER SIZE	HEADER GRADE	SHOULDER STUDS No.	SHOULDER STUDS SIZE	SHOULDER STUDS GRADE	KING STUDS No.	KING STUDS SIZE	KING STUDS GRADE	TOP/BOTTOM SILL No.	TOP/BOTTOM SILL SIZE	TOP/BOTTOM SILL GRADE
H-1	2	2x12	#1/#2 DF	3	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2 SPF
H-2	2	1 3/4" x 9 1/4"	LVL	3	2x4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

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

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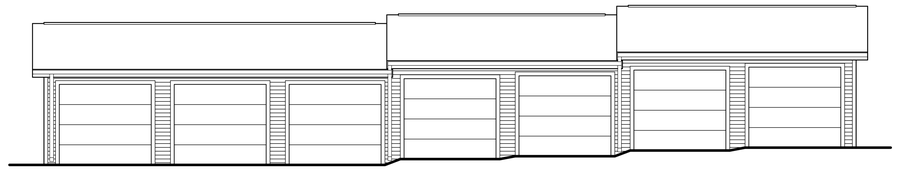


NORTH

(7) GARAGES
GARAGE #7 FLOOR PLAN

SCALE: 3/16" = 1'–0"

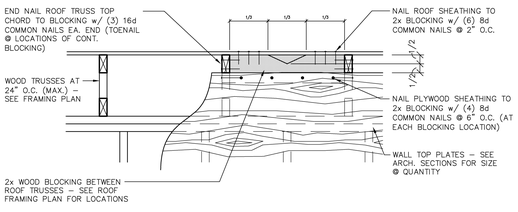
5' 0' 5' 10'



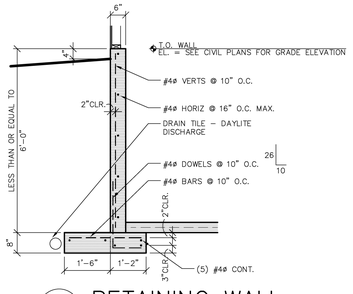
(7) GARAGES
GARAGE #7 ELEVATION

SCALE: 3/16" = 1'–0"

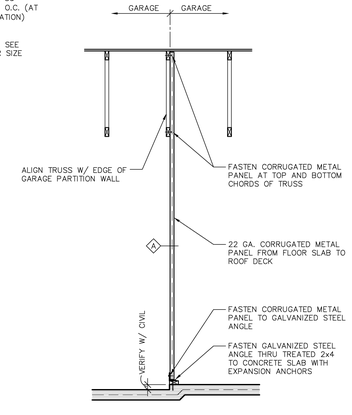
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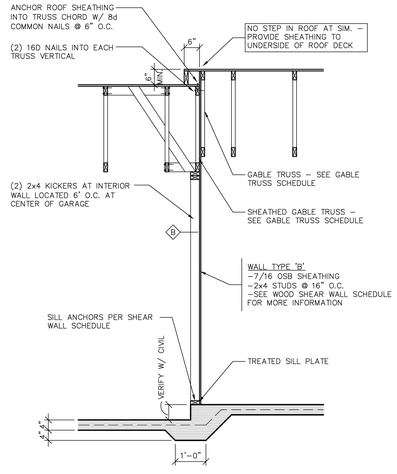
D/D WOOD BLOCKING DETAIL
NO SCALE



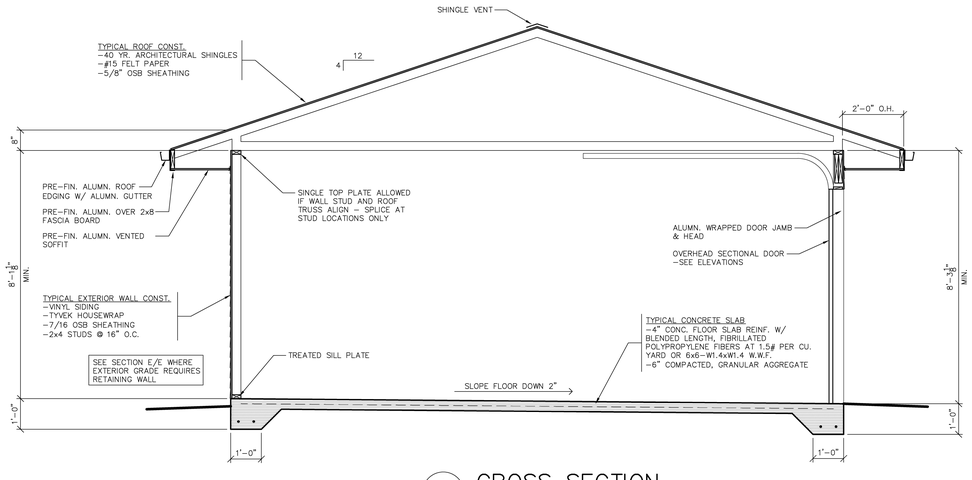
E/E RETAINING WALL
SCALE: 1/2" = 1'–0"



C/C SECTION
SCALE: 1/2" = 1'–0"



B/B SECTION
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A/A CROSS SECTION
SCALE: 1/2" = 1'–0"

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JOB NUMBER:
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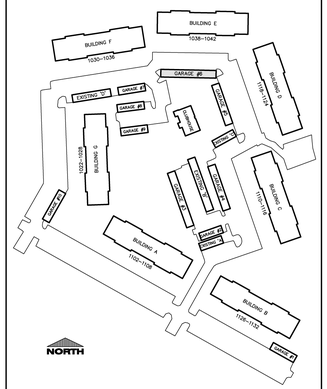
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A6.6

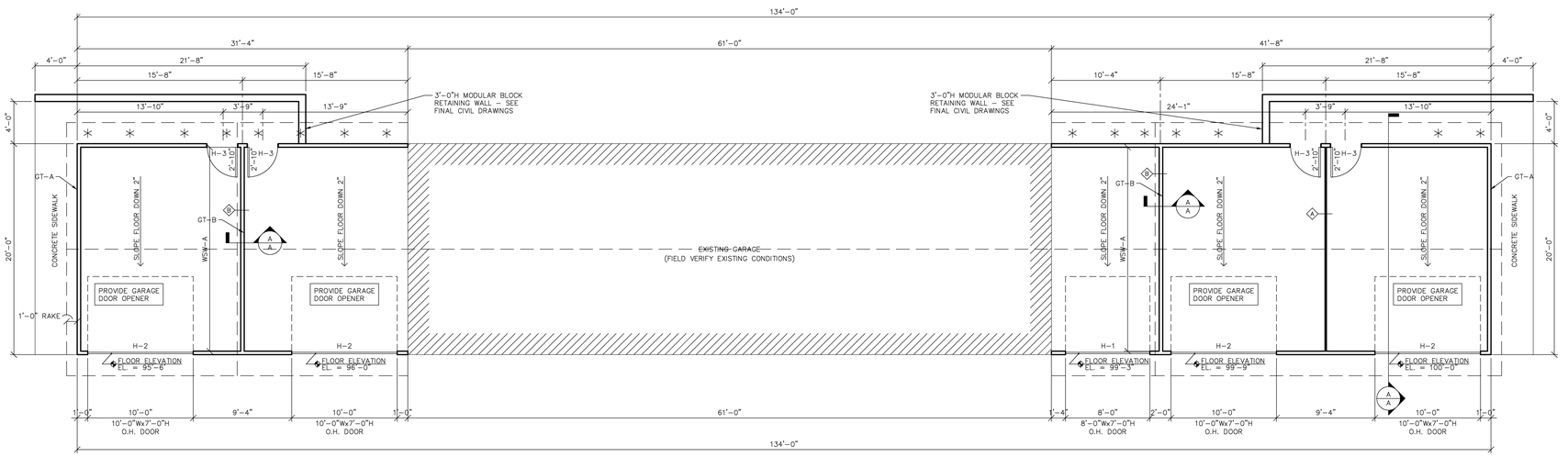
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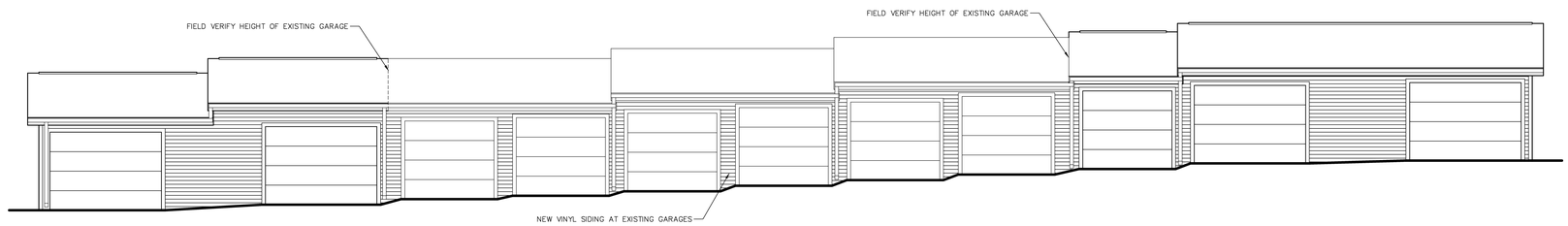
SITE PLAN KEY:





(5) GARAGES AT EXISTING GARAGE #6 FLOOR PLAN

SCALE: 3/16" = 1'–0"



(5) GARAGES AT EXISTING GARAGE #6 ELEVATION

SCALE: 3/16" = 1'–0"

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

MARK	SHEATHING TYPE	SHEATHING JOINTS	BOUNDARY NAILING	CHORD STUD No.	CHORD STUD SIZE	HOLDOWN No.	HOLDOWN TYPE	THREADED ANCHOR ROD AT HOLDOWN DIA.	THREADED ANCHOR ROD AT HOLDOWN EMBED LENGTH	THREADED ANCHOR ROD AT HOLDOWN TYPE [1]	SHEAR WALL ANCHOR DIA.	SHEAR WALL ANCHOR LENGTH	SHEAR WALL ANCHOR SPACING	SHEAR WALL ANCHOR TYPE [2]
WSW–A	7/16 OSB ONE SIDE	BLOCKED	6d @ 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

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WOOD HEADER SCHEDULE

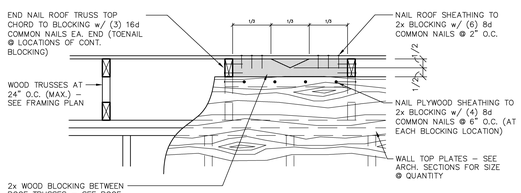
MARK	HEADER No.	HEADER SIZE	HEADER GRADE	SHOULDER STUDS No.	SHOULDER STUDS SIZE	SHOULDER STUDS GRADE	KING STUDS No.	KING STUDS SIZE	KING STUDS GRADE	TOP/BOTTOM SILL No.	TOP/BOTTOM SILL SIZE	TOP/BOTTOM SILL GRADE
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H–2	2	1 3/4" x 9 1/4"	LVL	3	2x4	STUD	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

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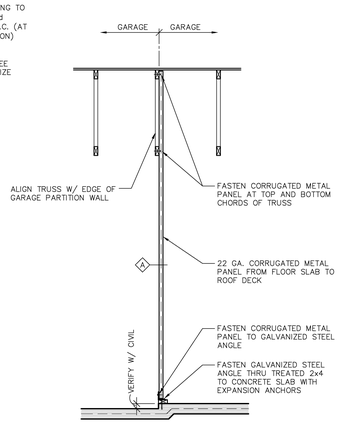
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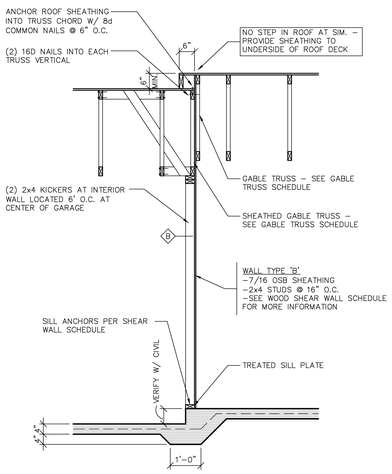
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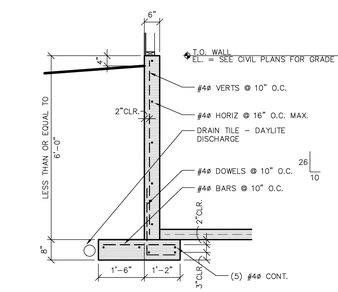
D/D WOOD BLOCKING DETAIL
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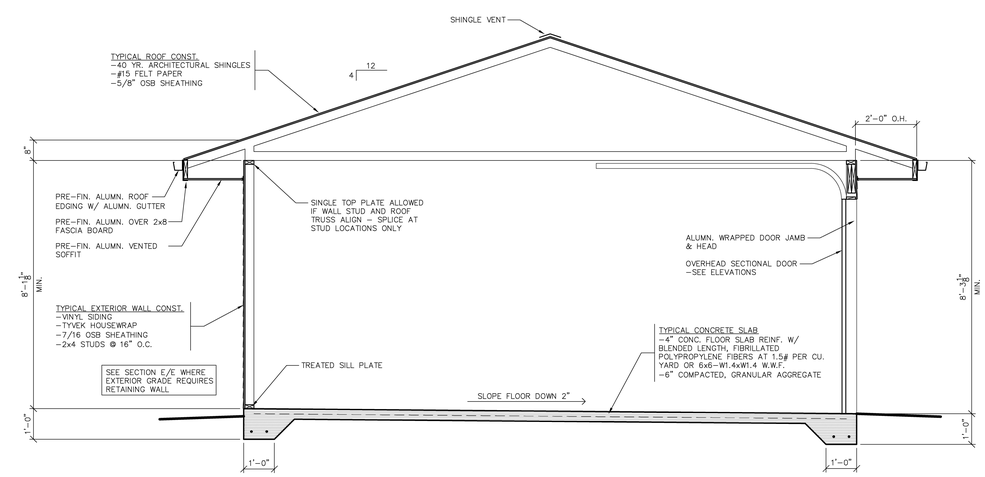
C/C SECTION
SCALE: 1/2" = 1'–0"



B/B SECTION
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E/E RETAINING WALL
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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

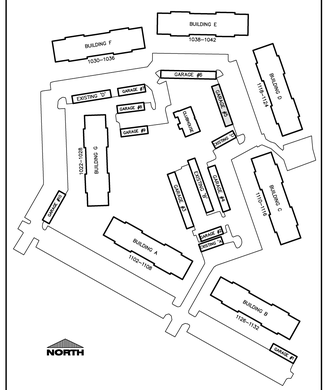
SHEET
A6.5

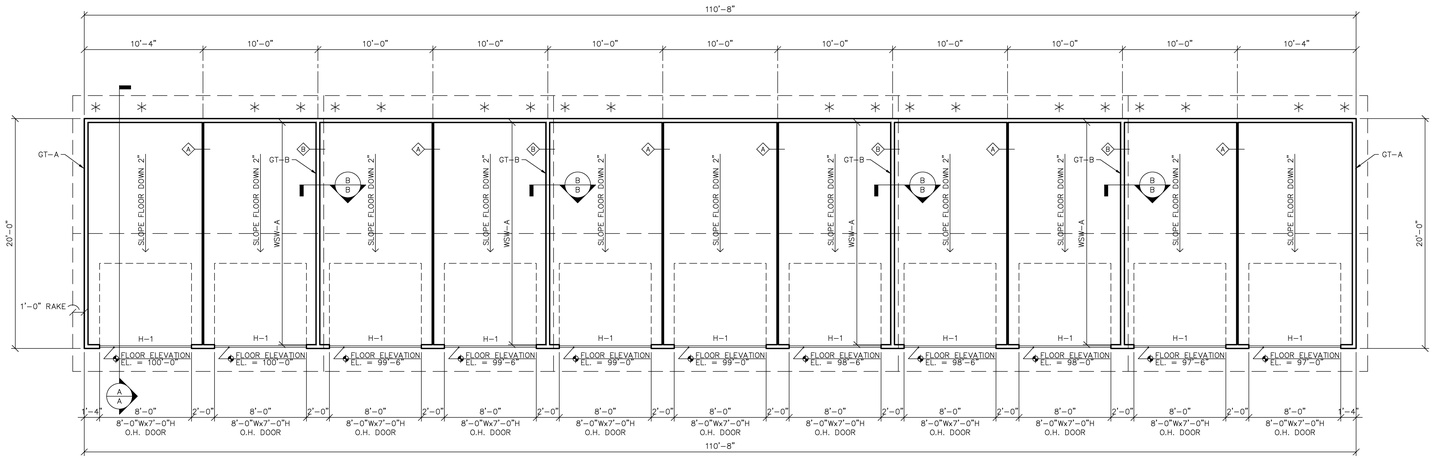
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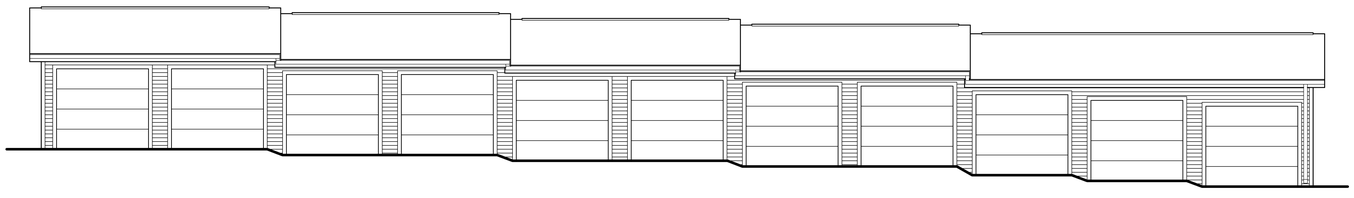
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- SEE DESIGN LOADS ON SHEET A6.0 FOR ALL DESIGN LOADS NOT SHOWN ON PLANS.
- SEE CIVIL PLANS FOR FLOOR ELEVATIONS AT GARAGE OVERHEAD DOOR
- TRUSS MANUFACTURER TO PREPARE FINAL FRAMING PLANS FOR THE CONTRACTOR'S USE IN FIELD. NOTIFY ARCHITECT / ENGINEER OF ANY CHANGES.
- 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 REQUIRED.
- 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.
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- ✳ INDICATES LOCATION OF TRUSS/RAFTER BLOCKING.
- SEE DETAIL D/D FOR TYPICAL 2x BLOCKING AT ROOF TRUSSES WHEN REQUIRED.

SITE PLAN KEY:







(11) GARAGES
GARAGE #5 FLOOR PLAN

SCALE: 3/16" = 1'–0"

(11) GARAGES
GARAGE #5 ELEVATION

SCALE: 3/16" = 1'–0"

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

MARK	SHEATHING TYPE	SHEATHING JOINTS	BOUNDARY NAILING	CHORD STUD No.	CHORD STUD SIZE	HOLDOWN No.	HOLDOWN TYPE	THREADED ANCHOR ROD AT HOLDOWN DIA.	THREADED ANCHOR ROD AT HOLDOWN EMBED LENGTH	THREADED ANCHOR ROD AT HOLDOWN TYPE[1]	SHEAR WALL ANCHOR DIA.	SHEAR WALL ANCHOR LENGTH	SHEAR WALL ANCHOR SPACING	SHEAR WALL ANCHOR TYPE[2]
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 HEADER SCHEDULE

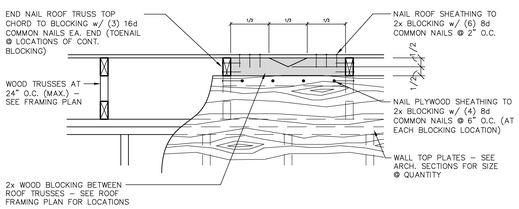
MARK.	HEADER No.	HEADER SIZE	HEADER GRADE	SHOULDER STUDS No.	SHOULDER STUDS SIZE	SHOULDER STUDS GRADE	KING STUDS No.	KING STUDS SIZE	KING STUDS GRADE	TOP/BOTTOM SILL No.	TOP/BOTTOM SILL SIZE	TOP/BOTTOM SILL GRADE
H-1	2	2x12	#1/#2 DF	3	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2 SPF
H-2	2	1 3/4" x 9 1/4"	LVL	3	2x4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

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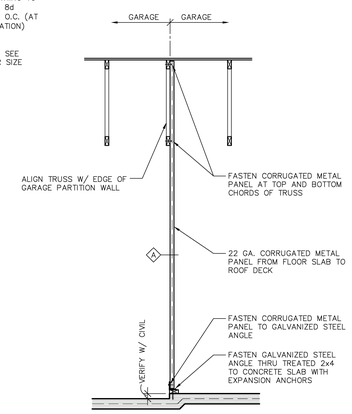
GABLE TRUSS SCHEDULE

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.

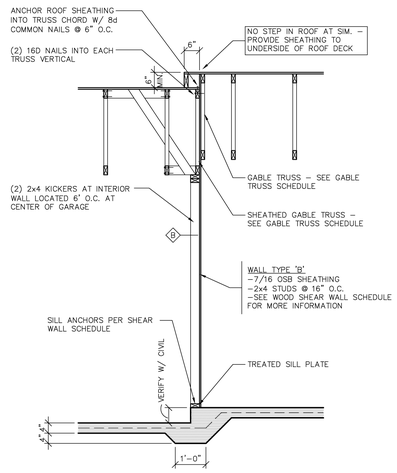
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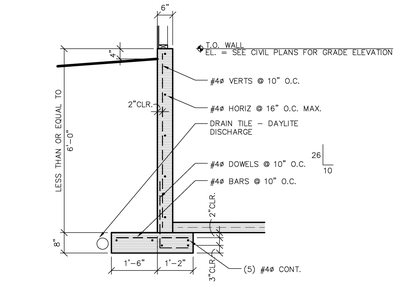
D/D WOOD BLOCKING DETAIL
NO SCALE



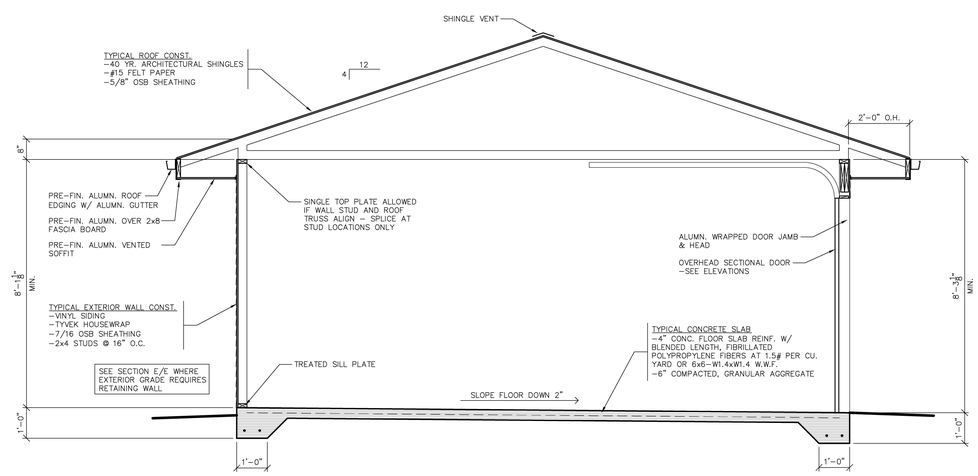
C/C SECTION
SCALE: 1/2" = 1'–0"



B/B SECTION
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E/E RETAINING WALL
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A/A CROSS SECTION
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EXCEL ENGINEERING Inc.
100 CAMELOT DRIVE
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Always a Better Plan

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- GARAGE #3
- GARAGE #4
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- GARAGE #6
- GARAGE #7
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- GARAGE #9
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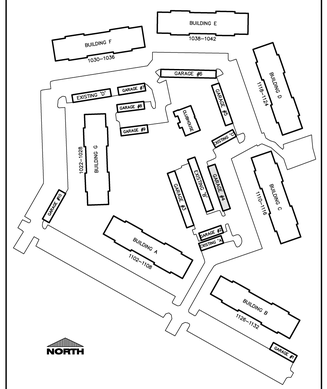
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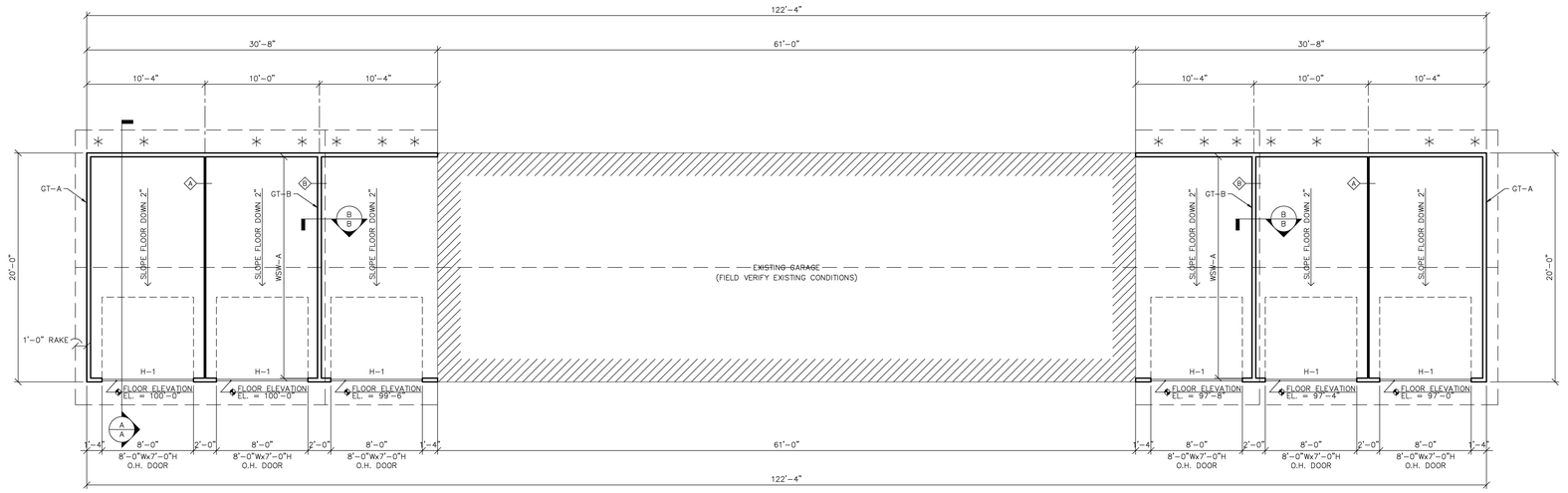
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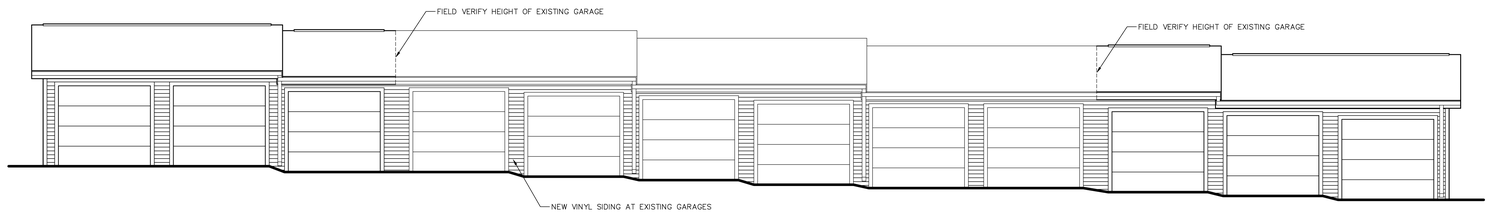




(6) GARAGES AT EXISTING GARAGE #4 FLOOR PLAN

SCALE: 3/16" = 1'–0"

5' 0' 5' 10'



(6) GARAGES AT EXISTING GARAGE #4 ELEVATION

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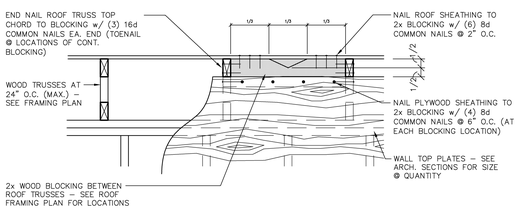
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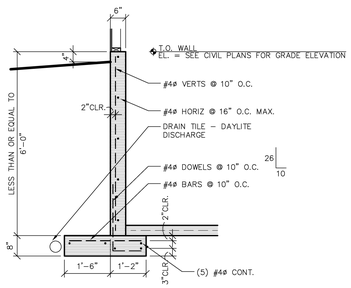
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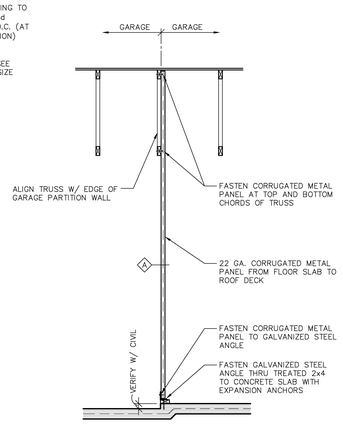
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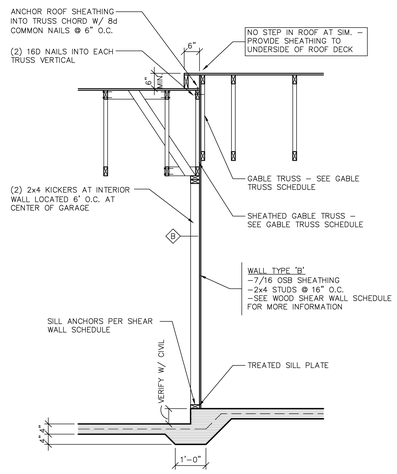
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NO SCALE



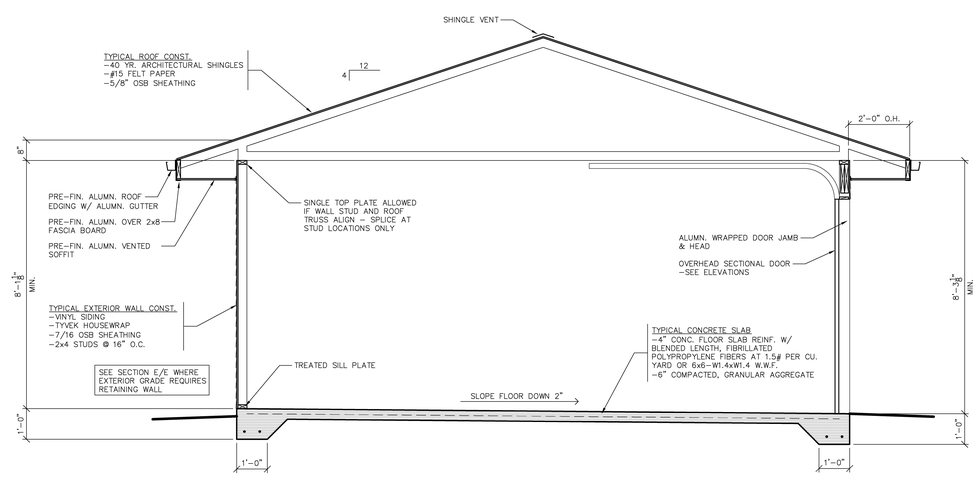
E/E RETAINING WALL
SCALE: 1/2" = 1'–0"



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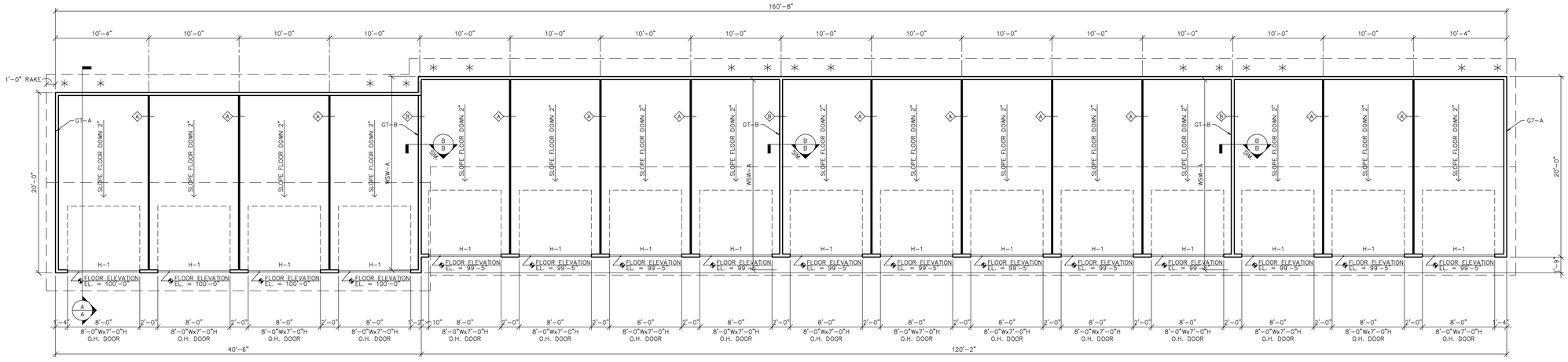
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SHEET
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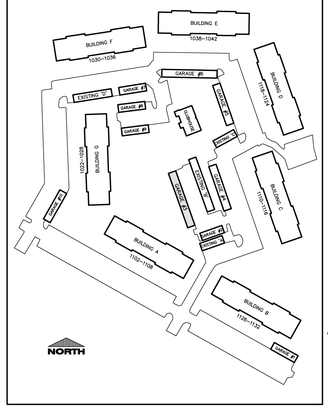


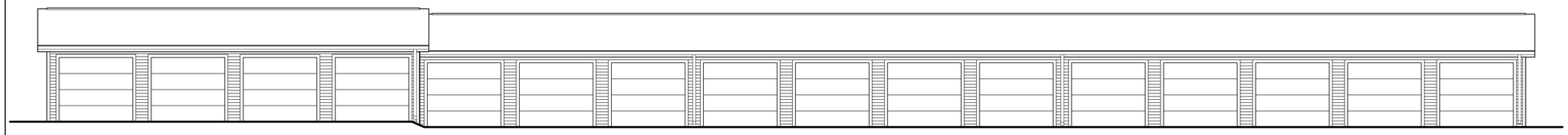
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GARAGE #3 FLOOR PLAN

SCALE: 3/16" = 1'–0"

NORTH

SITE PLAN KEY:





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SCALE: 3/16" = 1'–0"

WOOD SHEAR WALL SCHEDULE (INTERIOR STUD WALLS - SEE PLAN)															
MARK	SHEATHING TYPE	SHEATHING JOINTS	BOUNDARY NAILING	CHORD STUD No.	CHORD STUD SIZE	HOLDOWN No.	HOLDOWN TYPE	THREADED ANCHOR ROD AT HOLDOWN DIA.	THREADED ANCHOR ROD AT HOLDOWN EMBED LENGTH	THREADED ANCHOR ROD AT HOLDOWN TYPE[1]	SHEAR WALL ANCHOR DIA.	SHEAR WALL ANCHOR LENGTH	SHEAR WALL ANCHOR SPACING	SHEAR WALL ANCHOR TYPE[1]
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

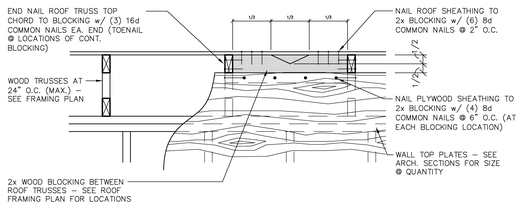
WOOD SHEAR WALL SCHEDULE NOTES:
1. USE "SIMPSON AT ACRYLIC TIE" IN LIEU OF SET EPOXY TIE WHEN TEMPERATURE <50 DEG. F DURING CURE TIME. SEE MANUFACTURER'S SPEC'S FOR CURE TIMES.

WOOD HEADER SCHEDULE												
MARK	HEADER No.	HEADER SIZE	HEADER GRADE	SHOULDER STUDS No.	SHOULDER STUDS SIZE	SHOULDER STUDS GRADE	KING STUDS No.	KING STUDS SIZE	KING STUDS GRADE	TOP/BOTTOM SILL No.	TOP/BOTTOM SILL SIZE	TOP/BOTTOM SILL 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

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

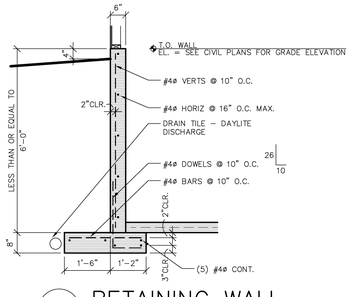
GABLE TRUSS SCHEDULE								
MARK	WEB SPACING (MAX.)	SHEATHING JOINT BLOCKING REQT.	DEFL. LIMIT ON VERT. WEB (OUT-OF-PLANE)	BOUNDARY NAILING	SHEATHING TYPE	HOLDOWN STRAP	TRUSS-TO-WALL CONNECTORS	SPACING
GT-A	24" o.c.	NONE REQUIRED	L/240	8d COMMON @ 6" o.c.	7/16" OSB ONE SIDE	H2.5T	16d COMMON NAILS	16"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



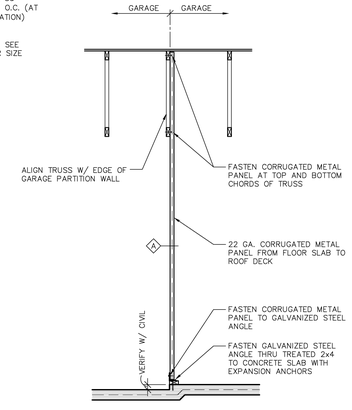
WOOD BLOCKING DETAIL

NO SCALE



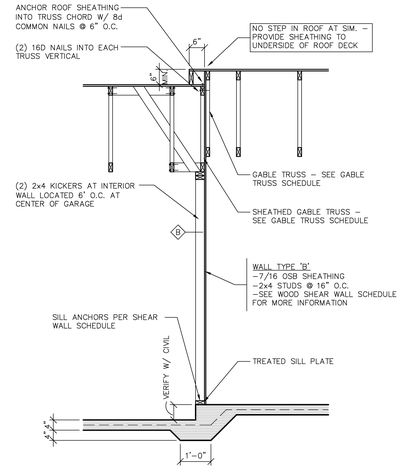
RETAINING WALL

SCALE: 1/2" = 1'–0"



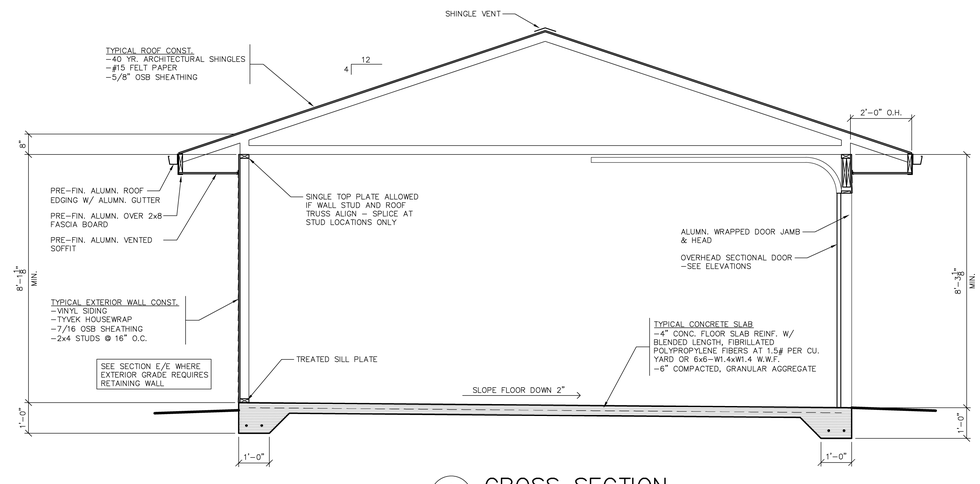
SECTION

SCALE: 1/2" = 1'–0"



SECTION

SCALE: 1/2" = 1'–0"



CROSS SECTION

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 #: TBD

OWNER:
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

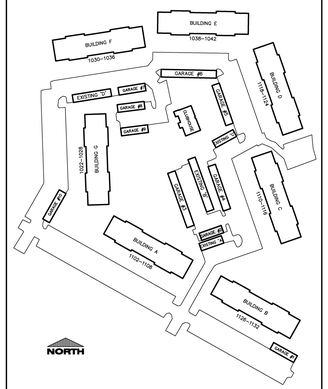
SHEET: A6.2

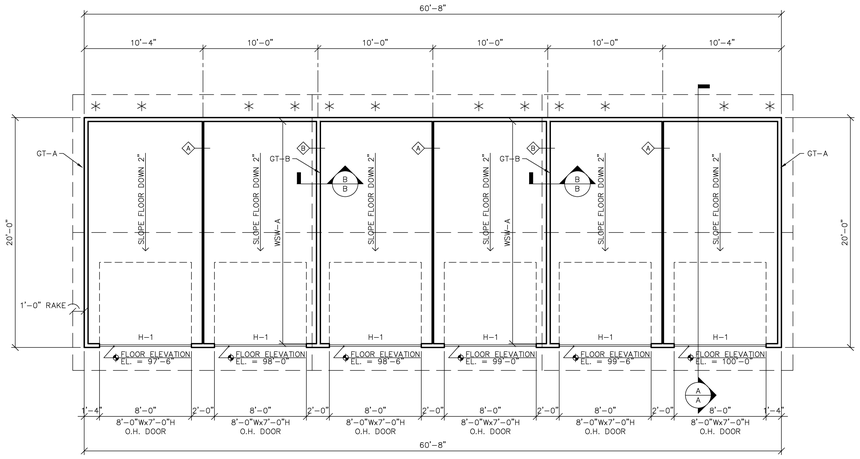
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GENERAL STRUCTURAL NOTES:

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- SEE CIVIL PLANS FOR FLOOR ELEVATIONS AT GARAGE OVERHEAD DOOR
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- SEE TRUSS MANUFACTURER'S DRAWING FOR WEB & LATERAL BRACING SIZE & LOCATION REQUIREMENTS – BRACING BY G.C.
- ALL METAL TRUSS HANGERS BY TRUSS MANUFACTURER WHERE REQUIRED.
- 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.
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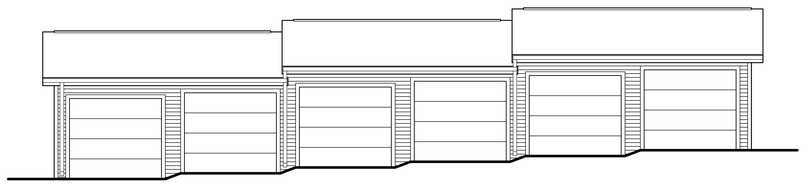
SITE PLAN KEY:





(6) GARAGES
GARAGE #2 FLOOR PLAN

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



(6) GARAGES
GARAGE #2 ELEVATION

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

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

MARK	SHEATHING TYPE	SHEATHING JOINTS	BOUNDARY NAILING	CHORD STUD No.	CHORD STUD SIZE	HOLDOWN No.	HOLDOWN TYPE	THREADED ANCHOR ROD AT HOLDOWN DIA.	THREADED ANCHOR ROD AT HOLDOWN EMBED LENGTH	THREADED ANCHOR ROD AT HOLDOWN TYPE[1]	SHEAR WALL ANCHOR DIA.	SHEAR WALL ANCHOR LENGTH	SHEAR WALL ANCHOR SPACING	SHEAR WALL ANCHOR TYPE[2]
WSW-A	7/16 OSB ONE SIDE	BLOCKED	6d @ 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.
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WOOD HEADER SCHEDULE

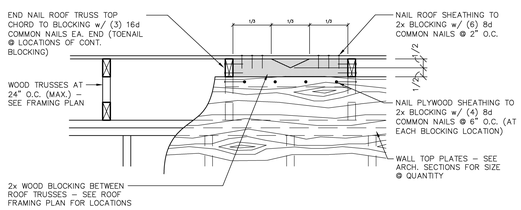
MARK	HEADER No.	HEADER SIZE	HEADER GRADE	SHOULDER STUDS No.	SHOULDER STUDS SIZE	SHOULDER STUDS GRADE	KING STUDS No.	KING STUDS SIZE	KING STUDS GRADE	TOP/BOTTOM SILL No.	TOP/BOTTOM SILL SIZE	TOP/BOTTOM SILL GRADE
H-1	2	2x12	#1/#2 DF	3	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2 SPF
H-2	2	1 3/4" x 9 1/4"	LVL	3	2x4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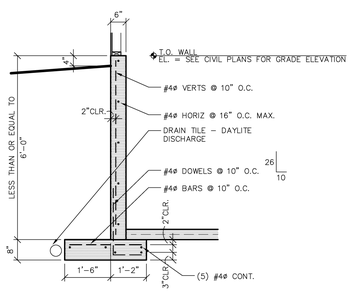
GABLE TRUSS SCHEDULE

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
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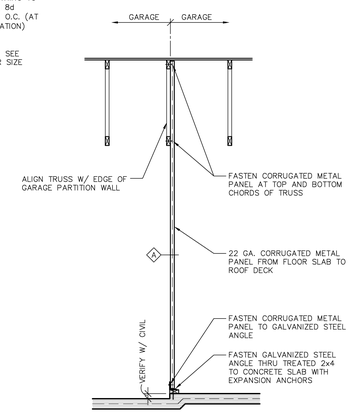
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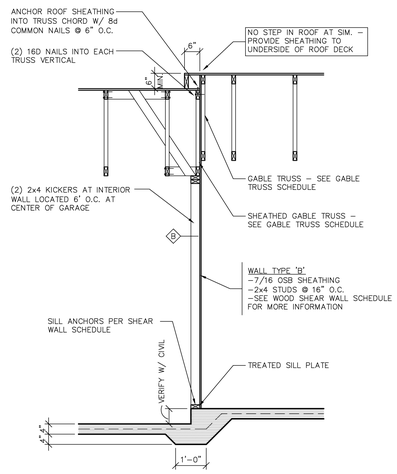
D/D WOOD BLOCKING DETAIL
NO SCALE



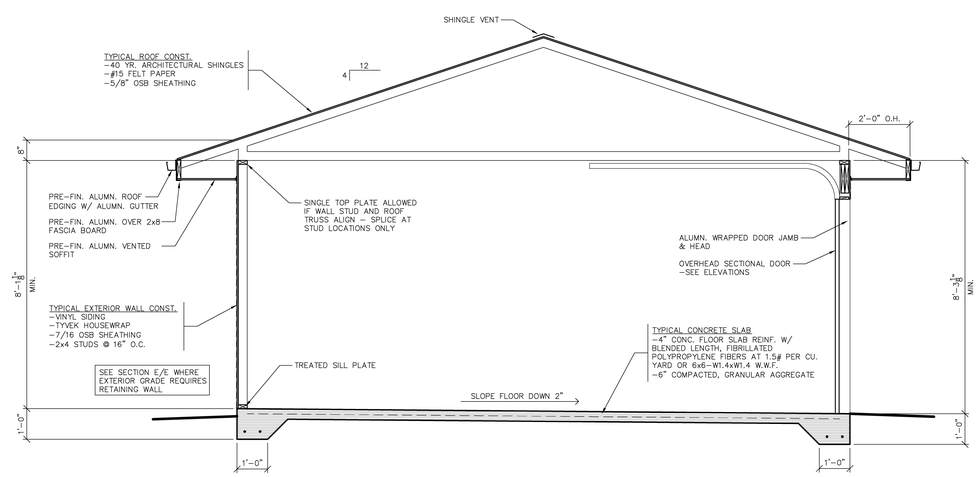
E/E RETAINING WALL
SCALE: 1/2" = 1'-0"



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



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



A/A CROSS SECTION
SCALE: 1/2" = 1'-0"

EXCEL ENGINEERING Inc.
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FOND DU LAC, WI 54935
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FAX: (920) 926-9801

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- PROJECT MASTER SET
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- GARAGE #8
- GARAGE #9
- GARAGE #10

ARCHITECT STAMP / SIGNATURE

HUD PROJECT #:
TBD

OWNER:
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

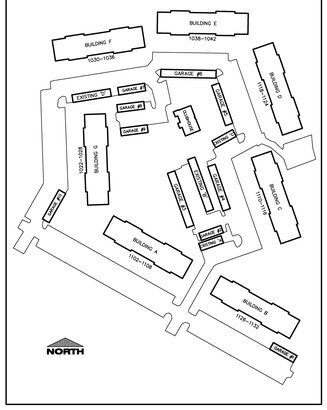
SHEET
A6.1

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- ✳ INDICATES LOCATION OF TRUSS/RAFTER BLOCKING.
- SEE DETAIL D/D FOR TYPICAL 2x BLOCKING AT ROOF TRUSSES WHEN REQUIRED.

SITE PLAN KEY:



ROOF SNOW LOAD (PER SECTION 1608 AND ASCE 7-05 SECTION 7)	
GROUND SNOW LOAD (Pg)	30 PSF (PER FIGURE 1608.2)
FLAT ROOF SNOW LOAD (Pf)	23.1 (25 USED FOR DESIGN) PSF
SLOPED ROOF SNOW LOAD (Ps)	23.1 (25 USED FOR DESIGN) PSF
SNOW EXPOSURE FACTOR (Ce)	1.0
SNOW IMPORTANCE FACTOR (IS)	1.0
THERMAL FACTOR (Ct)	1.1
UNBALANCED SNOW LOADING PER WISCONSIN BUILDING ALTERNATE PER COMM 62.1608 (1)	
SNOW DRIFT PER ASCE 7-05, (SECTIONS 7.7 AND 7.8).	
SLIDING SNOW LOADING PER ASCE 7-05, (SECTION 7.9)	

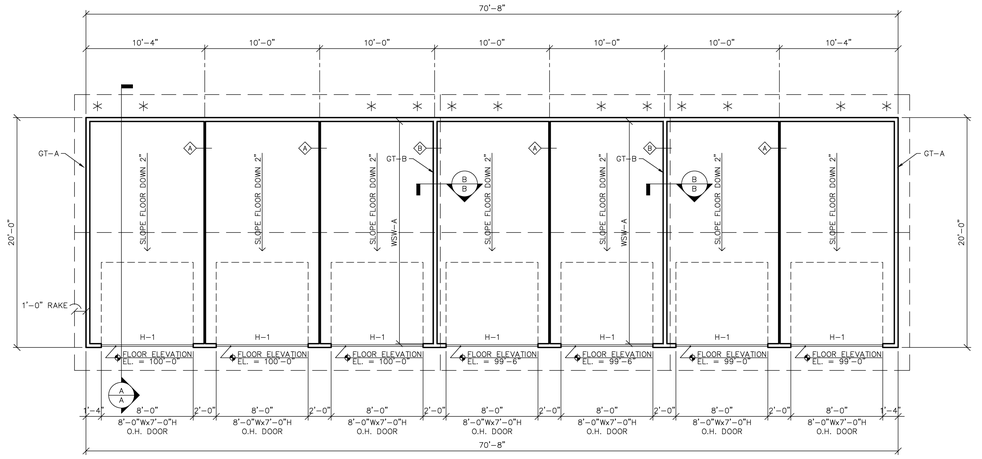
ROOF LIVE LOAD	
MINIMUM ROOF LIVE LOAD PER SECTION 1607.11	20 PSF

ROOF DEAD LOADS AND DEFLECTION REQUIREMENTS		
WOOD TRUSS	DEAD LOAD - TOP CHORD	10 PSF
	DEAD LOAD - BOT. CHORD	10 PSF (INCL. 3 PSF COLLATERAL)
	DEFL. REQ. DUE TO GRAVITY LOADS	L/240 LL L/180 TL
	DEFL. REQ. DUE TO WIND AT GABLE TRUSS VERT.	L/240
WOOD RAFTER	DEAD LOAD (UNBALLASTED)	12 PSF
	COLLATERAL	3 PSF
	ROOF DEFLECTION REQUIREMENTS	L/240 LL L/180 TL

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

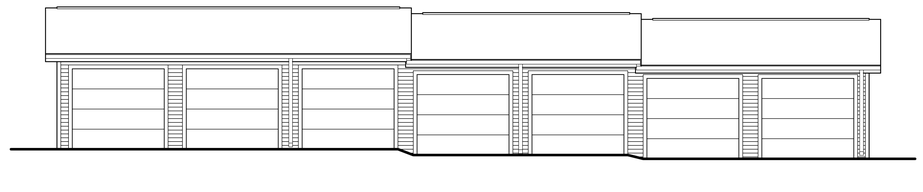
LATERAL				
WIND LOADS	ANALYTICAL PROCEDURE PER ASCE 7-05 SECTION 6.5			
	BASIC WIND SPEED = 90 MPH			
	WIND IMPORTANCE FACTOR = 1.0 (CATEGORY II)			
	WIND EXPOSURE = "C"			
	INTERNAL PRESSURE COEFFICIENT = + OR - 0.18			
	COMPONENT AND CLADDING PRESSURES/SUCTIONS FOR EFFECTIVE AREAS <= 10 S.F. AS FOLLOWS:			
		EDGE STRIP (A)=X.X FT		
		ROOF ZONE 1 PRESSURE= 10.0 PSF, SUCTION= -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		
		COMPONENT AND CLADDING: + OR - 10.0 PSF NORMAL TO SURFACE.		
EARTHQUAKE DESIGN DATA	SEISMIC USE GROUP = 1			
	SPECTRAL RESPONSE COEFFICIENT		S(DS) = X.XXX	S(D1) = X.XXX
	SITE CLASS = D (ASSUMED)			
	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 LOADS	INTERIOR PARTITIONS 5 PSF			

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.



(7) GARAGES
GARAGE #1 FLOOR PLAN

SCALE: 3/16" = 1'–0"



(7) GARAGES
GARAGE #1 ELEVATION

SCALE: 3/16" = 1'–0"

WOOD SHEAR WALL SCHEDULE (INTERIOR STUD WALLS - SEE PLAN)														
MARK	SHEATHING TYPE	SHEATHING JOINTS	BOUNDARY NAILING	CHORD STUD No.	CHORD STUD SIZE	HOLDOWN No.	HOLDOWN TYPE	THREADED ANCHOR ROD AT HOLDOWN DIA.	THREADED ANCHOR ROD AT HOLDOWN EMBED LENGTH	THREADED ANCHOR ROD AT HOLDOWN TYPE[1]	SHEAR WALL ANCHOR DIA.	SHEAR WALL ANCHOR LENGTH	SHEAR WALL ANCHOR SPACING	SHEAR WALL ANCHOR TYPE[1]
W3HA	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

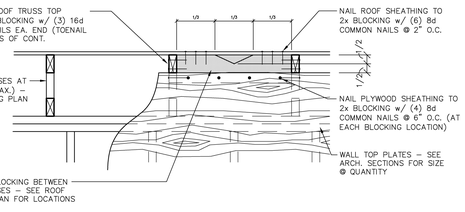
WOOD SHEAR WALL SCHEDULE NOTES:
1. USE "SIMPSON AT ACRYLIC TIE" IN LIEU OF SET EPOXY TIE WHEN TEMPERATURE <50 DEG. F DURING CURE TIME. SEE MANUFACTURER'S SPEC.'S FOR CURE TIMES.

WOOD HEADER SCHEDULE												
MARK	HEADER No.	HEADER SIZE	HEADER GRADE	SHOULDER STUDS No.	SHOULDER STUDS SIZE	SHOULDER STUDS GRADE	KING STUDS No.	KING STUDS SIZE	KING STUDS GRADE	TOP/BOTTOM SILL No.	TOP/BOTTOM SILL SIZE	TOP/BOTTOM SILL 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

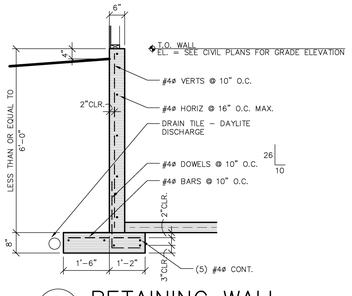
WOOD HEADER SCHEDULE NOTES:
- NAIL ALL HEADERS, BEAMS AND LINTELS UP TO 11 7/8" DEPTH w/ 10d NAILS @ 12" O.C. TOP AND BOTTOM (MIN.).
- (3) PLY & GREATER HEADER, BEAM AND LINTEL MEMBERS REQUIRE NAILING FROM EACH SIDE.
- ALL HEADERS TO BE PLACED DIRECTLY BELOW WALL TOP PLATES.
- NAIL ALL 2x4 STUD COLUMNS w/ 10d NAILS @ 8" O.C. STAGGERED, ADJACENT FASTENERS FROM OPPOSITE SIDES.
- NAIL ALL 2x6 AND GREATER STUD COLUMNS w/ (2) 10d NAILS @ 8" O.C. STAGGERED, ADJACENT FASTENERS FROM OPPOSITE SIDES.

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.

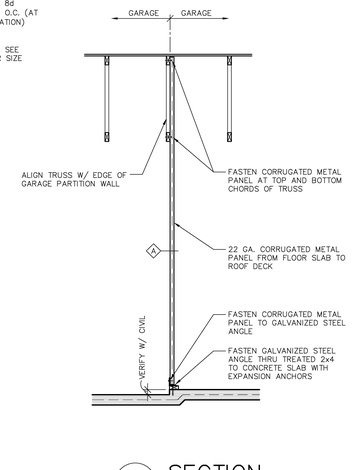
GABLE TRUSS SCHEDULE NOTES:
1. WIND LOADING PER DESIGN LOAD TABLE, SEE STRUCTURAL SHEETS.
2. GT-X INDICATES GABLE TRUSS
3. HOLDOWN AND TRUSS-TO-WALL CONNECTORS BY SIMPSON STRONG-TIE.



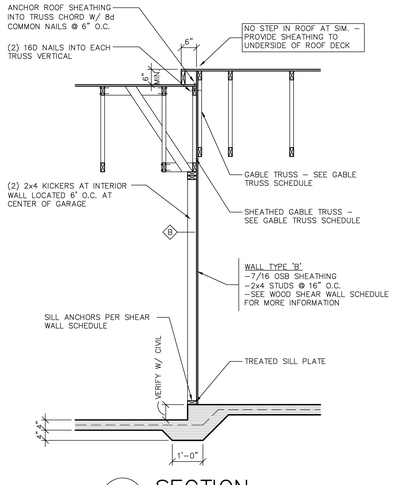
WOOD BLOCKING DETAIL
D/D — NO SCALE



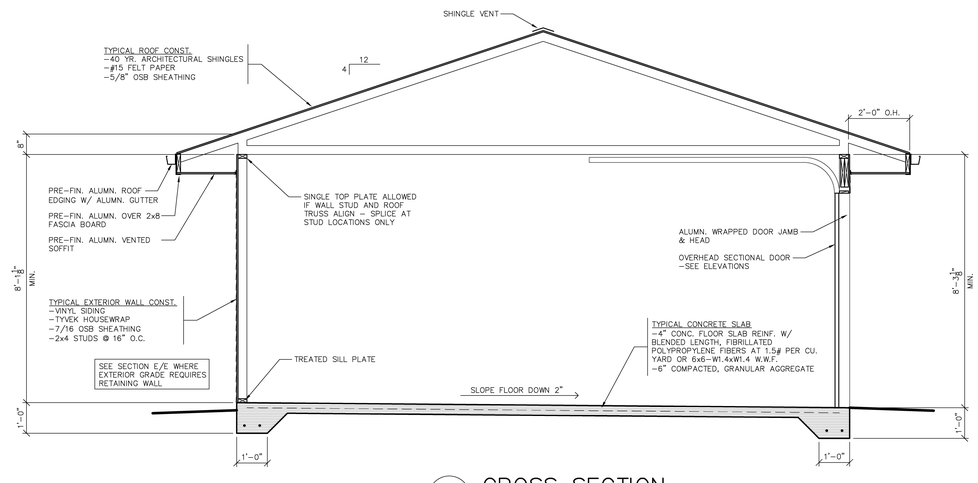
RETAINING WALL
E/E — SCALE: 1/2" = 1'–0"



SECTION
C/C — SCALE: 1/2" = 1'–0"



SECTION
B/B — SCALE: 1/2" = 1'–0"



CROSS SECTION
A/A — SCALE: 1/2" = 1'–0"

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

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- GARAGE #4
- GARAGE #5
- GARAGE #6
- GARAGE #7
- GARAGE #8
- GARAGE #9
- GARAGE #10

ARCHITECT STAMP / SIGNATURE

HUD PROJECT #: TBD

OWNER:
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

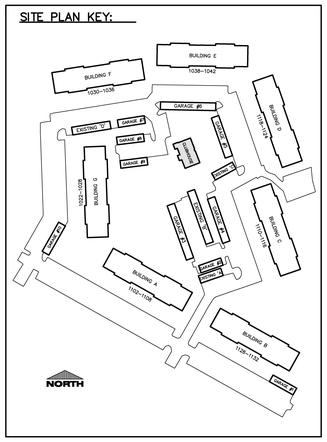
REVISIONS:

JOB NUMBER: 1206230

SHEET: A6.0

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SITE PLAN KEY:

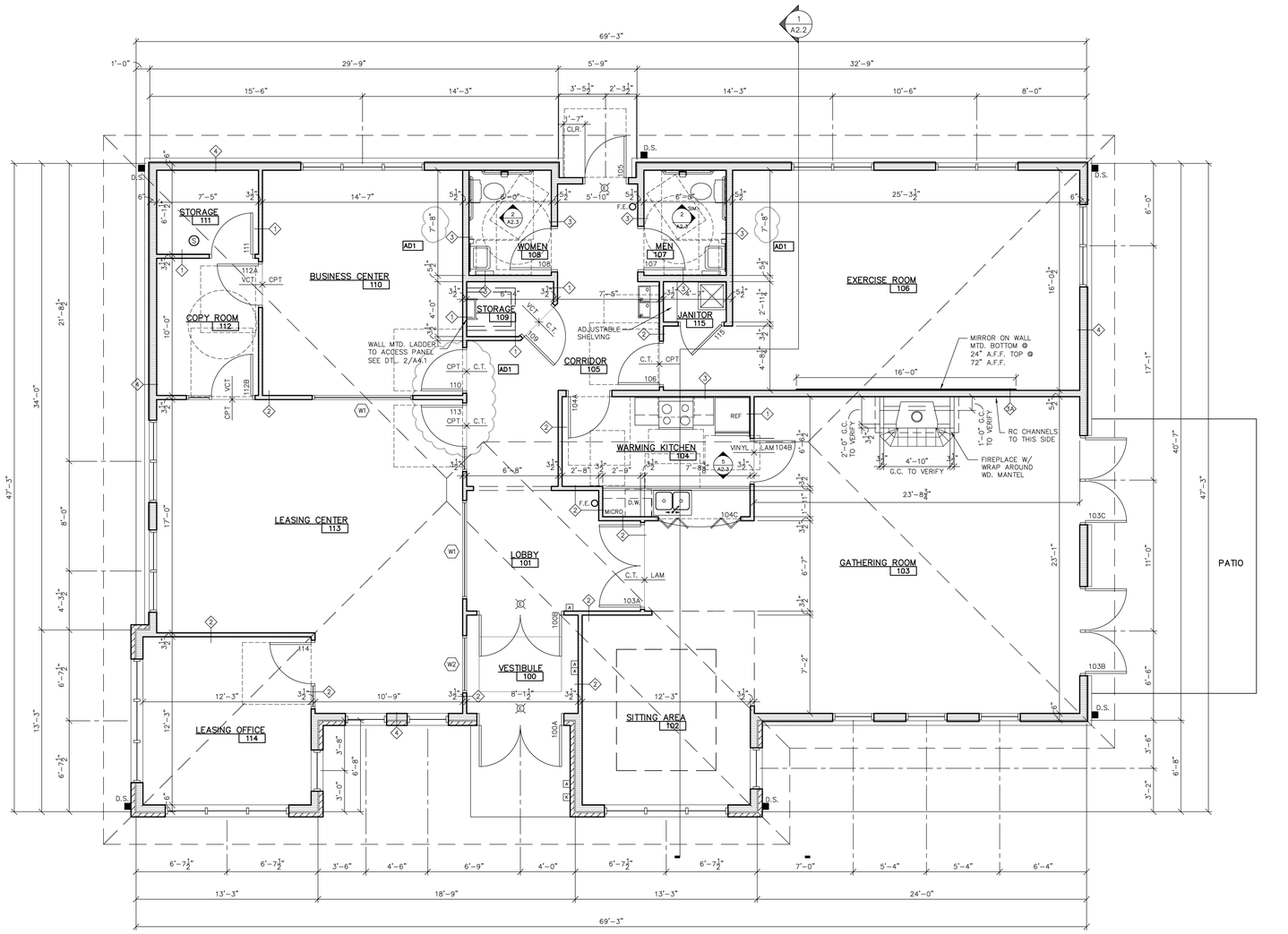


TYP. FLOOR PLAN SYMBOLS

A	AUTOMATIC DOOR OPENER
K	KNOX BOX
E	EXIT LIGHT
F.E.	WALL MOUNTED FIRE EXTINGUISHER WITH MOUNTING BRACKET
W1	WALL TYPE – SEE SHEET A2.4
D.S.	DOWNSPOUT LOCATION

FLOOR PLAN NOTES:

- ALL INTERIOR DIMS. ARE FROM FACE–OF–STUD TO FACE–OF–STUD.
- ALL INTERIOR WALLS TO BE 2x4 OR 2x6 @ 16" O.C. (SEE FLOOR PLAN FOR SIZE) W/ 5/8" GYPSUM BOARD BOTH SIDES – EXTEND TO BOTTOM CHORD OF TRUSSES
- PROVIDE SOUND BATT INSULATION AT ALL INTERIOR WALLS.
- MISCELLANEOUS HARDWARE SHALL INCLUDE: HANDICAP HARDWARE, MEN'S AND WOMEN'S REST ROOM SIGNS.
- PROVIDE WOOD BLOCKING FOR ANY FURNISHINGS BY OWNER. (VERIFY LOCATIONS)
- ALL CABINETS AND COUNTERTOPS TO HAVE PLASTIC LAMINATE FRONTS AND TOPS.
- ALL EXTERIOR WINDOWS TO HAVE GYPSUM BOARD RETURNS AT HEAD AND JAMBS AND PLASTIC LAMINATE COVERED SILL.
- SEE ELEVATIONS FOR CONTROL JOINT LOCATIONS.
- OCCUPANT LOAD OF BUILDING = 64 OCCUPANTS



NORTH

FLOOR PLAN

SCALE: 1/4" = 1'–0"

4' 0' 4' 8'

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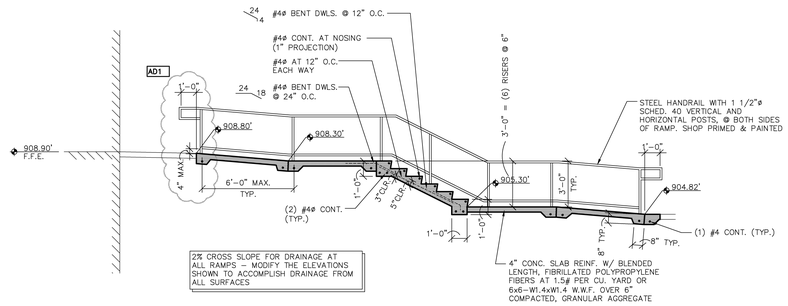
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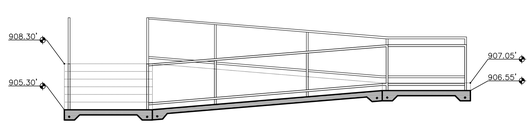
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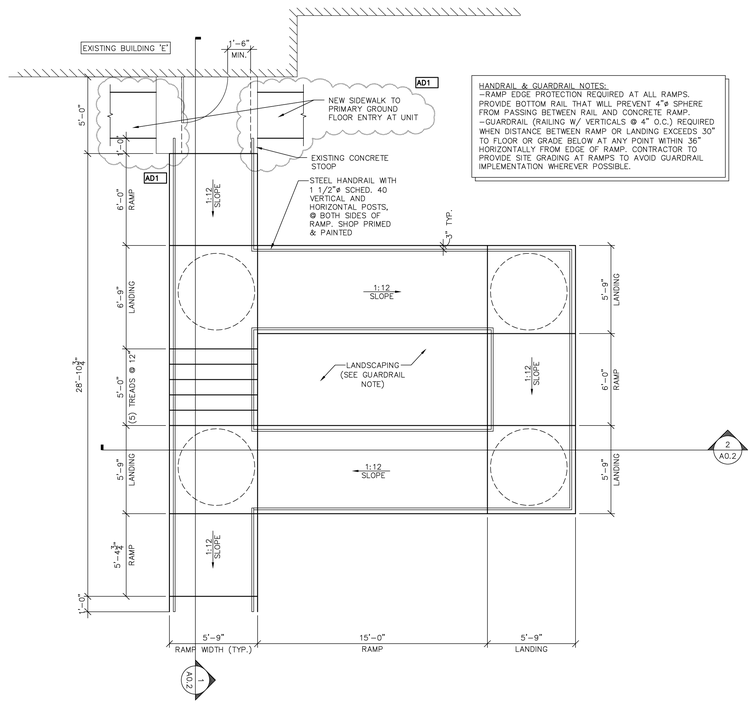


1 / A0.2 RAMP #2 SECTION
SCALE: 1/4" = 1'-0"



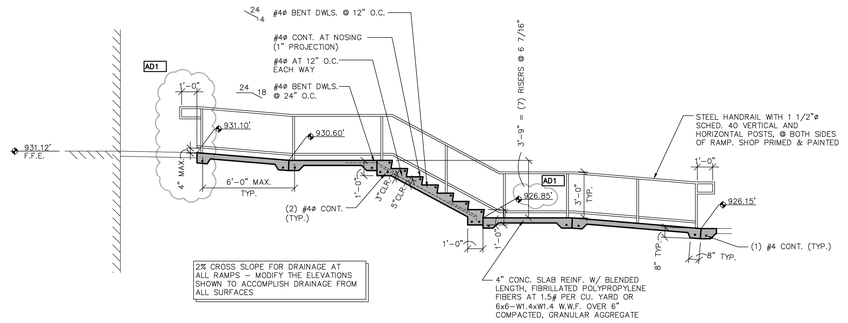
2% CROSS SLOPE FOR DRAINAGE AT ALL RAMPS – MODIFY THE ELEVATIONS SHOWN TO ACCOMPLISH DRAINAGE FROM ALL SURFACES

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

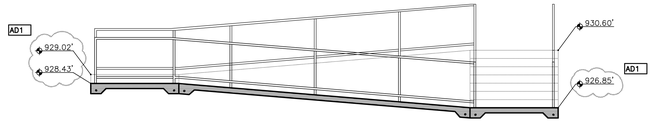


NORTH

RAMP PLAN #2
SCALE: 1/4" = 1'-0"
4' 0 4' 8'

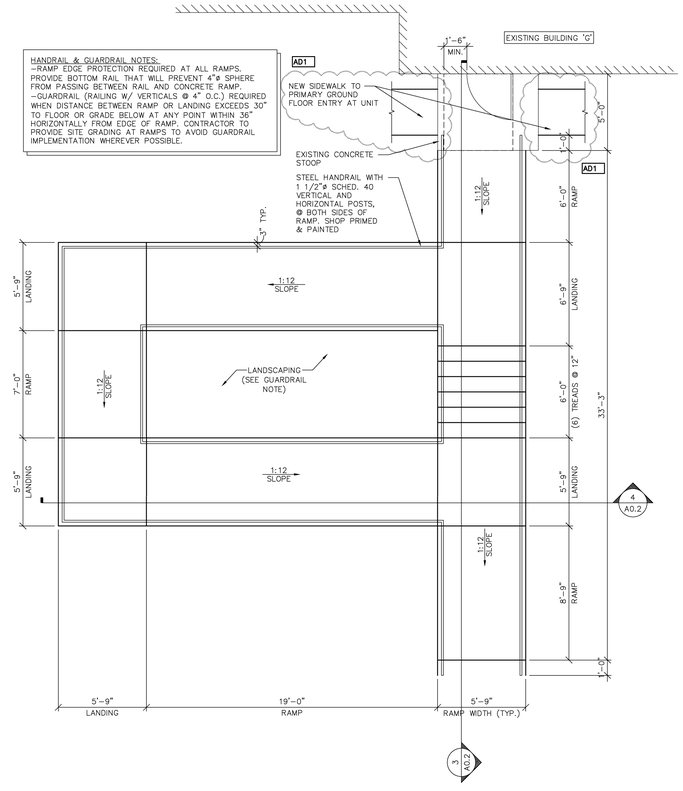


3 / A0.2 RAMP #3 SECTION
SCALE: 1/4" = 1'-0"



4 / A0.2 RAMP #3 SECTION
SCALE: 1/4" = 1'-0"

2% CROSS SLOPE FOR DRAINAGE AT ALL RAMPS – MODIFY THE ELEVATIONS SHOWN TO ACCOMPLISH DRAINAGE FROM ALL SURFACES



NORTH

RAMP PLAN #3
SCALE: 1/4" = 1'-0"
4' 0 4' 8'

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TBD

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

PROJECT:
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MADISON, WI 53713

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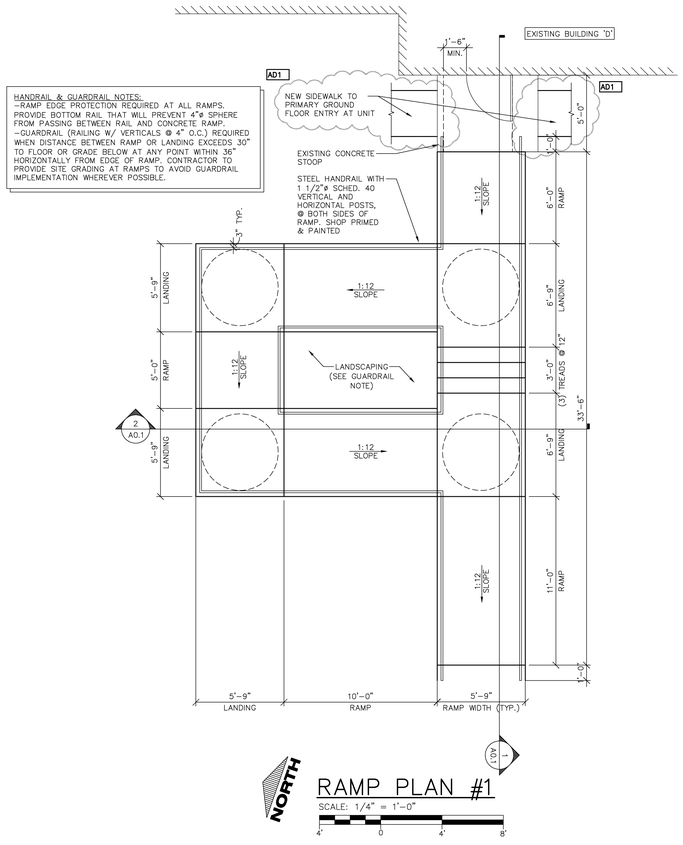
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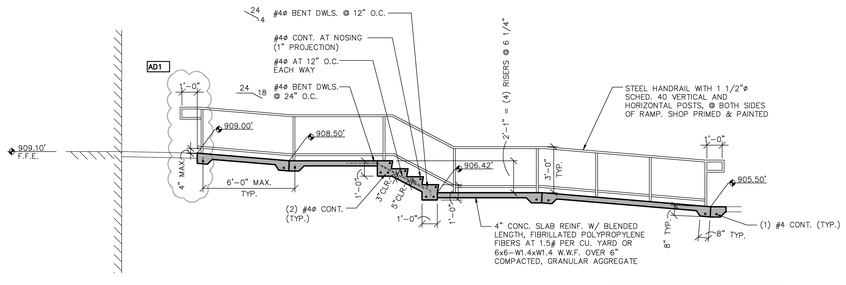
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ENUE



RAMP PLAN #1

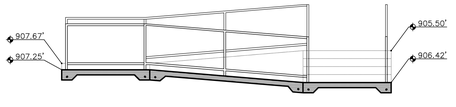
SCALE: 1/4" = 1'-0"



1 A0.1 RAMP #1 SECTION

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

2% CROSS SLOPE FOR DRAINAGE AT ALL RAMPS – MODIFY THE ELEVATIONS SHOWN TO ACCOMPLISH DRAINAGE FROM ALL SURFACES



2 A0.1 RAMP #1 SECTION

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

2% CROSS SLOPE FOR DRAINAGE AT ALL RAMPS – MODIFY THE ELEVATIONS SHOWN TO ACCOMPLISH DRAINAGE FROM ALL SURFACES



SITE KEY AND MODIFIED ACCESSIBLE ENTRANCE LOCATOR

SCALE: 1" = 50'-0"

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100 CAMELOT DRIVE
FOND DU LAC, WI 54935
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