

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

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

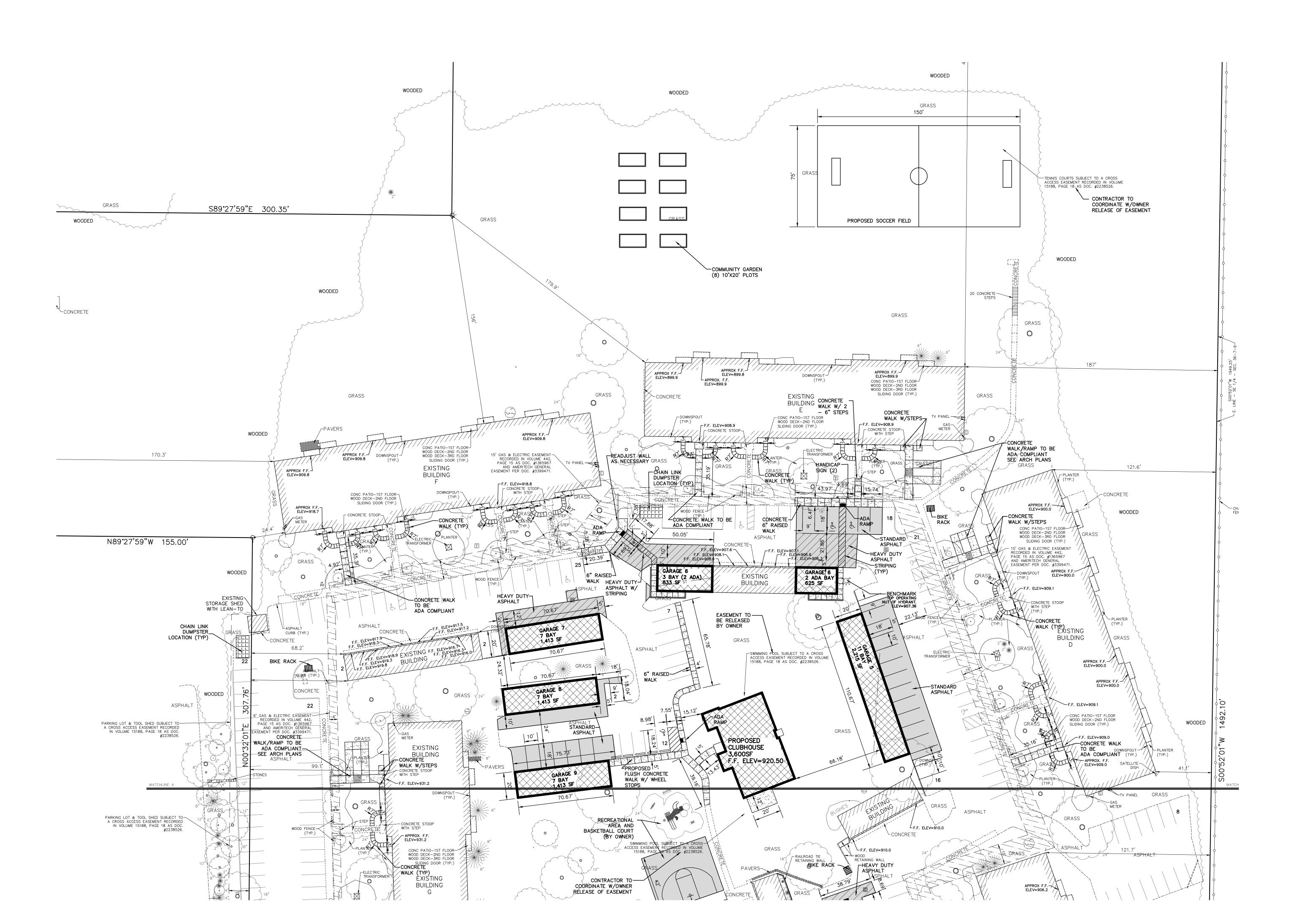
ARCHITECT STAMP / SIGNATURE

HUD PROJECT #:

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

1206230 SHEET

C1.3A



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

Always a Better Plan

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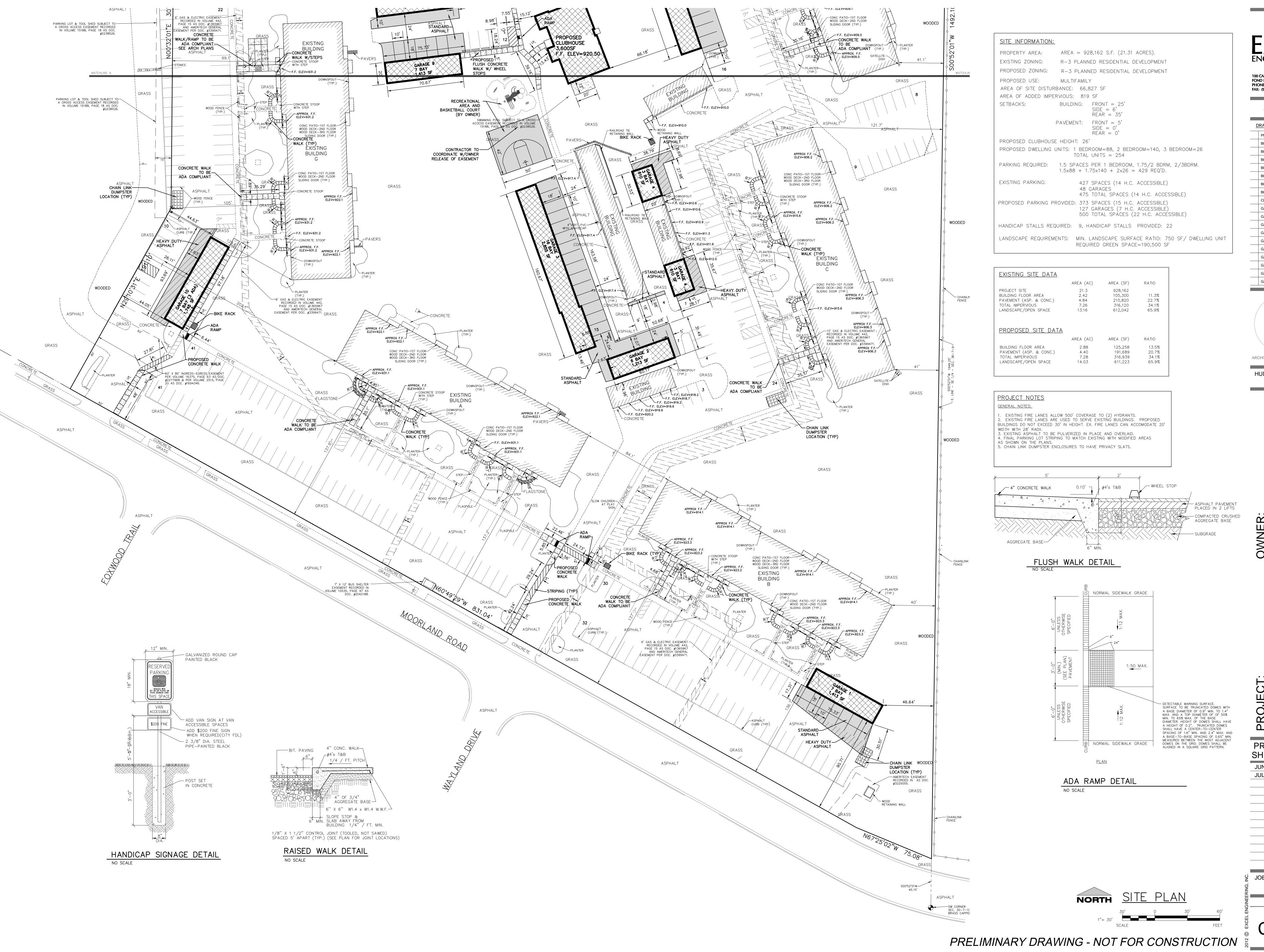
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PRELIMINARY SHEET DATES: JUNE 20, 2012 JULY 31, 2012

SHEET

NORTH SITE PLAN



EXCEL

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 'A'

BUILDING 'B'

BUILDING 'C'

BUILDING 'D'

BUILDING 'F'

BUILDING 'G'

CLUBHOUSE

GARAGE #1

GARAGE #2

GARAGE #3

GARAGE #2

GARAGE #3

GARAGE #4

GARAGE #5

GARAGE #6

GARAGE #7

GARAGE #8

GARAGE #9

GARAGE #10

ARCHITECT STAMP / SIGNATURE

HUD PROJECT #: TBD

> F.HILL APARTMENTS LLC ORTH PLANKINTON AVENUE E 1200 AUKEE, WI 53203

NOB HILL APARTME 710 NORTH PLANKI SUITE 1200 MII WALIKFE WI 53

NOB HILL APARTMENTS 1108 MOORLAND ROAD MADISON, WI 53713

PRELIMINARY SHEET DATES:

SHEET DATES:

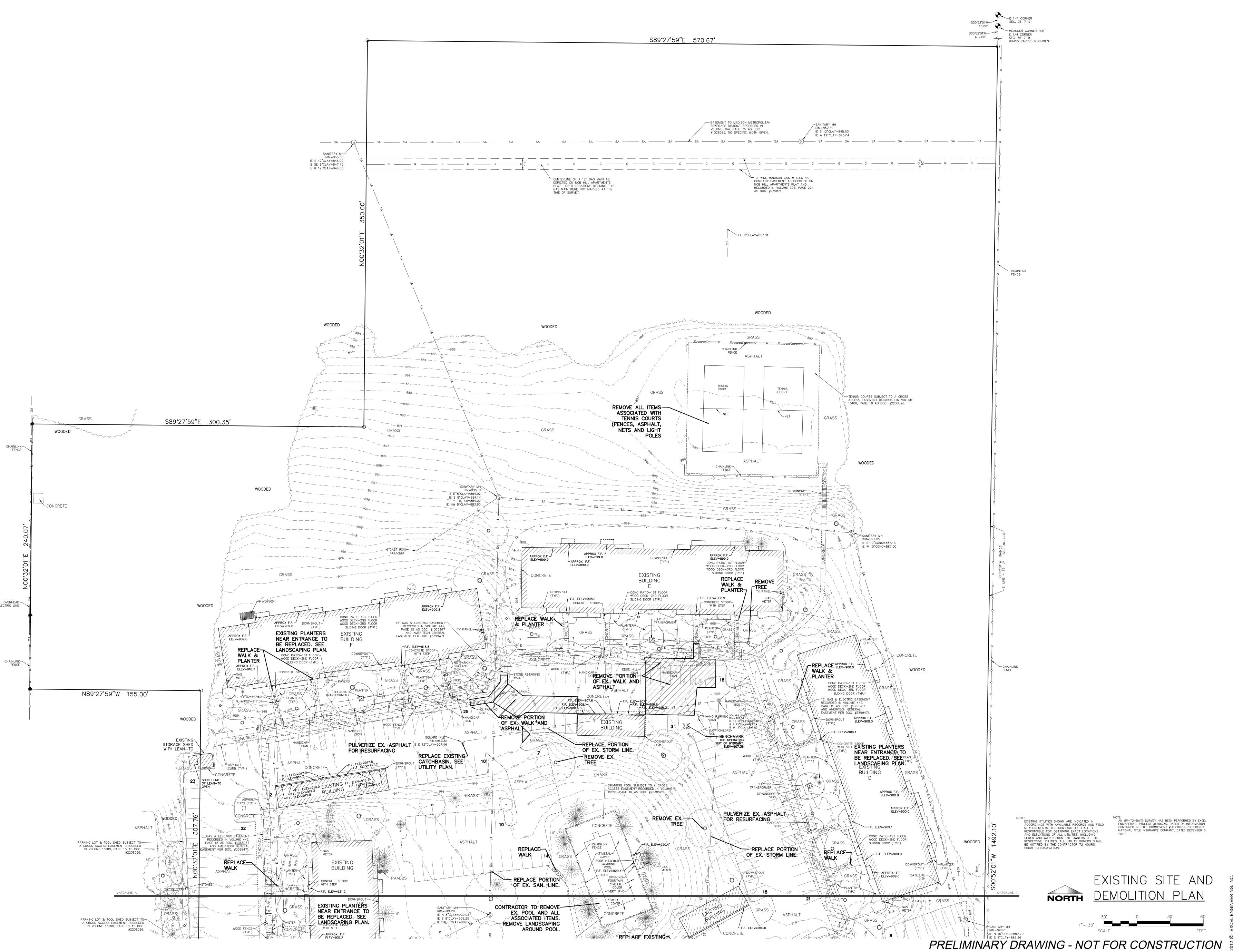
JUNE 20, 2012

JULY 31, 2012

JOB NI IMBER:

JOB NUMBER: 1206230 SHEET

© C1.2A





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Always a Better Plan

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

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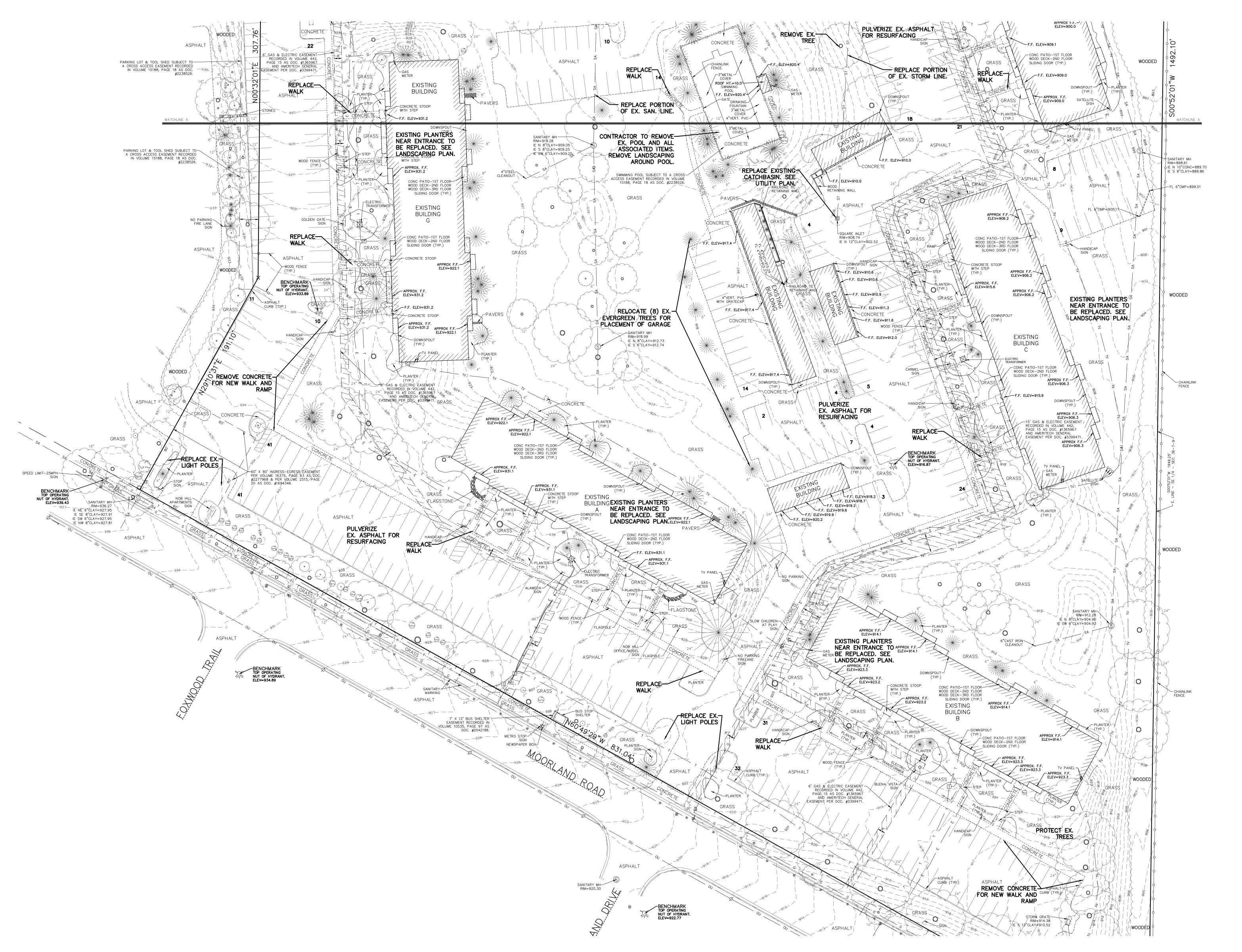
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JOB NUMBER:

1206230

SHEET

C1.1B



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.

EXISTING SITE AND DEMOLITION PLAN

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



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Always a Better Plan DRAWING SET IDENTIFIER BUILDING 'A'

PROJECT MASTER SET BUILDING 'B' BUILDING 'C' BUILDING 'D' BUILDING 'E' BUILDING 'F' BUILDING 'G' CLUBHOUSE GARAGE #1 GARAGE #2 GARAGE #3

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

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JOB NUMBER: 1206230 SHEET

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

PLAN SPECIFICATIONS (BASED ON CSI FORMAT)

MADISON,

	JLIND		
000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS	*	EXISTING CONIFEROUS TREE
	OTHERWISE SPECIFIED)		EXISTING SHRUB
000.00 E	BR (TOP OF RETAINING WALL, TOP OF S	URFACE GRADE	EXISTING STUMP
000.00	AT BOTTOM OF WALL) TC PROPOSED SPOT ELEVATIONS		SOIL BORING
● 000.00 E		(W)	EXISTING WELL
000.00 E		₩	PROPOSED WELL
\otimes	EXISTING WATER VALVE IN BOX	\$	EXISTING LIGHT POLE
8	PROPOSED WATER VALVE IN BOX	- o -	EXISTING SIGN
8	EXISTING WATER VALVE IN MANHOLE	Ę	CENTAR ²¹ 54NE
×	EXISTING WATER SERVICE VALVE	Ŀ	EXISTING HANDICAP PARKING STALL
\bigcirc	EXISTING TELEPHONE MANHOLE	بگر	PROPOSED HANDICAP PARKING STALL
	EXISTING ROUND CATCH BASIN	\bowtie	EXISTING GAS VALVE
☺	PROPOSED ROUND CATCH BASIN		
=	EXISTING SQUARE CATCH BASIN	5	EXISTING WOODED AREA
	EXISTING CURB INLET		EXISTING HEDGE
	PROPOSED CURB INLET		EXISTING CHAINLINK FENCE
Ø	EXISTING UTILITY POLE		EXISTING WOOD FENCE
$\varnothing\!$	EXISTING UTILITY POLE WITH GUY WIRE	×	EXISTING BARBED WIRE FENCE
○	EXISTING STREET LIGHT		PROPERTY LINE
	EWOTING TELEPHONE PEDESTH	0 0 0 0	EXISTING GUARD RAIL
T	EXISTING TELEPHONE PEDESTAL	ST	EXISTING STORM SEWER AND MANHOLE
E	EXISTING ELECTRIC PEDESTAL	—— ST ——————	PROPOSED STORM SEWER AND MANHOLE
\boxtimes	EXISTING ELECTRIC BOX	SA	EXISTING SANITARY SEWER AND MANHOLE
C	EXISTING CABLE TV PEDESTAL	—— SA —————————————————————————————————	PROPOSED SANITARY SEWER AND MANHOLE EXISTING WATER LINE AND HYDRANT
\longrightarrow	PROPOSED DRAINAGE FLOW	w	PROPOSED WATER LINE AND HYDRANT
•	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.	ou	EXISTING OVERHEAD UTILITY LINE
0	3/4" REBAR SET	——— FO ———	EXISTING UNDERGROUND FIBER OPTIC LINE
	WEIGHING 1.50 LB/FT. 1-1/4" REBAR FOUND	— E — — — — — — — — — — — — — — — — — —	EXISTING UNDERGROUND ELECTRIC CABLE EXISTING UNDERGROUND TELEPHONE CABLE
0	3/4" REBAR FOUND	G	EXISTING UNDERGROUND GAS LINE
∅	2" IRON PIPE FOUND		PROPOSED CURB AND GUTTER
A	1" IRON PIPE FOUND		EXISTING CURB AND GUTTER
•	EXISTING FLOOD LIGHT		GRADING/SEEDING LIMITS
•	SECTION CORNER		RIGHT-OF-WAY LINE
-	PROPOSED APRON ENDWALL		PROPERTY LINE
<u> 1117</u>	EXISTING MARSH AREA		RAILROAD TRACKS
\bigcirc	EXISTING DECIDUOUS TREE		EXISTING GROUND CONTOUR
	WITH TRUNK DIAMETER	800	PROPOSED GROUND CONTOUR

DIVISION 31 EARTH WORK

- A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
- 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.
- 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
- 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.
- 6. UNDER LAWN OR UNPAVED AREAS COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT

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

- G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE
- TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING. 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
- 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 PURSUENT 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.
- D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE MONITORING, MAINTENANCE, AND REPORTING REQUIREMENTS OF NR 216.48. 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" OR MORE. A PRECIPITATION EVENT MAY BE CONSIDERED 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 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 CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED
- 1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL
- 2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1062
- 3. STONE TRACKING PADS SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED SHALL BE 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 WISCOSNIN DNR TECHNICAL
- ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR
- 6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE. 7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR
- 8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1059 AND SHALL MEET THE
- 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
- 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:

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 AGGREGATI 6" OF 3" CRUSHED AGGREGATE 6" 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 MAINTANED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA. C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.

D. CONTRACTOR TO PROVIDE 4" WIDE YELLOW PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS YELLOW PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

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
- C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08.
- D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS: 1. SIDEWALK CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
- E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94 1. STRENGTH TO BE MINIMUM OF 4,000 PSI AT 28 DAYS FOR EXTERIOR CONCRETE. 2. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK

JOINT AT DECORATIVE MASONRY UNITS.

- 3. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER 4. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
- 5. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXUTRES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED. 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

- LALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO #6 BARS, 60 DIAMETERS FOR #7 TO #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK.
- ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE. J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION

THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH

- COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE. K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
- L. LIMIT MAXIMUM WATER-CEMENTIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45. M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

32 30 00 LANDSCAPING AND SITE STABILIZATION A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE

- AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED. TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
- B. SEEDED LAWNS:

 1. PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS/1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 20 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. 2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES AS WELL SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS./1,000 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 1.9 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 14 LBS./1,000 S.F. SEE
- EROSION MATTING SPECIFICATIONS AS REQUIRED. C. SEEDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5"X5". CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.
- D. <u>EROSION MATTING:</u>

 1. CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN \$150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SWALES AND STORMWATER MANAGEMENT BASINS. 2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES AS REQUIRED. E. TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE
- FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE, AND LOCATION. F. TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET REES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY
- G. TREE AND SHRUB MAINTENANCE/WARRANTY: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS. H. MINERAL MULCH: PROVIDE 3" MINIMUM THICK BLANKET OF 0.75" MINIMUM TO 1.5" MAXIMUM CRUSHED DECORATIVE STONE AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEED BARRIER FABRIC. COLOR BY OWNER. **DIVISION 33 UTILITIES**
- A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.
- B. ALL PROPOSED SANITARY PIPE SHALL BE SDR-35 PVC C. CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY SERVICE AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONIST OF A 4" VERTICAL PVC PIPE WITH A WATER TIGHT REMOVEABLE CLEANOUT PLUG. AN 8" PVC FROST SLEEVE SHALL BE PROVIDED. THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH, WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A ZURN (Z-1474-N) HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE SLEEVE ON ALL SIDES, SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER
- D. ALL PROPOSED WATER PIPE SHALL BE C906 PE FOR PIPE DIAMTERS OF 4" OR LESS, C900 PVC FOR PIPE DIAMTERS OF 6" THROUGH 12", AND C-905 PVC FOR PIPE DIAMTERS OF 14" THROUGH 36". 6' MINIMUM COVER SHALL BE PROVIDED OVER ALL WATER PIPING UNLESS OTHERWISE SPECIFIED
- E. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED. F. SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10' OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.
- G. SITE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MINIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFICED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR FLEVATION. H. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED. EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET. I. ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. WATER, SANITARY, AND STORM SEWER SHALL BE INSTALLED PER "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN". THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING STATE PLUMBING REVIEW APPROVAL. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER.

CIVIL SHEET INDEX

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SHEET	SHEET TITLE
C1.0	CIVIL COVER AND SPECIFICATION SHEET
C1.1A	EXISTING SITE AND DEMOLITION PLAN
C1.1B	EXISTING SITE AND DEMOLITION PLAN
C1.2A	SITE PLAN
C1.2B	SITE PLAN
C1.3A	GRADINGAND EROSION CONTROL PLAN
C1.3B	GRADINGAND EROSION CONTROL PLAN
C1.4A	UTILITIES PLAN
C1.4B	UTILITIES PLAN
C1.5	LANDSCAPE PLAN
C1.6	LIMITS OF DISTURBANCE
PXPA	PHOTOMETRIC PLAN
PXPA	PHOTOMETRIC PLAN



PROJECT LOCATION MAP



	CONSTRUCTION SEQUENCE
PHASE	TYPE OF ACTION
I. PRE-CONSTRUCTION	1. CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION.
ACTION	2. PLACE ALL SILT FENCE.
	3. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS.
	4. CONSTRUCT PERMANENT STORMWATER CONVEYANCE SYSTEMS.
	5. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION	1. CLEAR AND GRUB TREES AND SITE AS REQUIRED.
ACTION	2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE LOCATION, SURROUND WITH SILT FENCE.
	3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS.
	4. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE.
	5. DIG AND POUR ALL BUILDING FOOTINGS.
	6. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS, INCLUDING FIRE LANES.
	7. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS.
	8. CONSTRUCT BUILDING.
	9. PAVE DRIVEWAYS AND PARKING AREAS.
	10. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING.
3. POST CONSTRUCTION ACTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.

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

GARAGE #6

GARAGE #7

GARAGE #8

GARAGE #9

SHEET

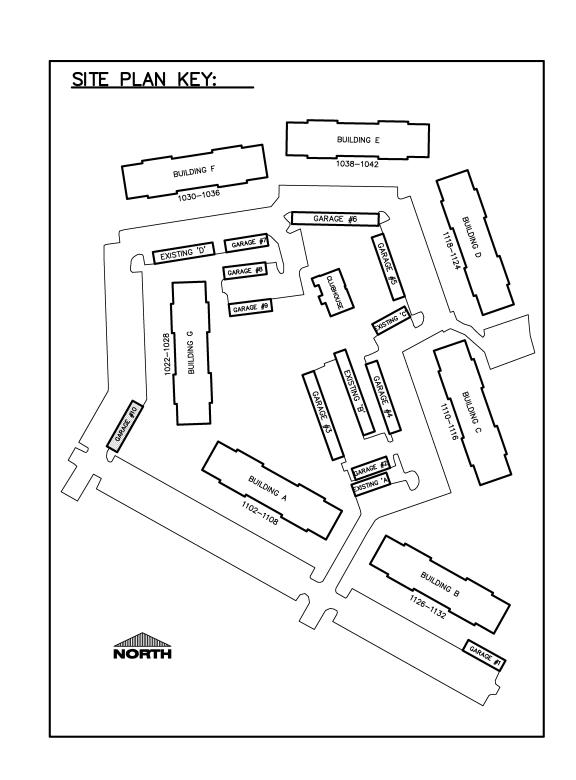
C1.0

CIVIL COVER AND SPECIFICATION SHEET

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- SEE CIVIL PLANS FOR FLOOR ELEVATIONS AT GARAGE OVERHEAD DOOR TRUSS MANUFACTURER TO PREPARE FINAL FRAMING PLANS FOR THE
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- 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.
- UNLESS NOTED OTHERWISE, NAIL ROOF SHEATHING TO TOP OF ALL GABLE END TRUSSES W/ 8d NAILS @ 6" O.C.
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- UNLESS NOTED OTHERWISE, NAIL WALL SHEATHING 6" O.C. @ PANEL EDGES W/ 8d NAILS. NAIL 12" O.C. (MIN.) TO INTERMEDIATE SUPPORTS.
- \star indicates location of truss/rafter blocking.

DOUBLE PLÁTE.

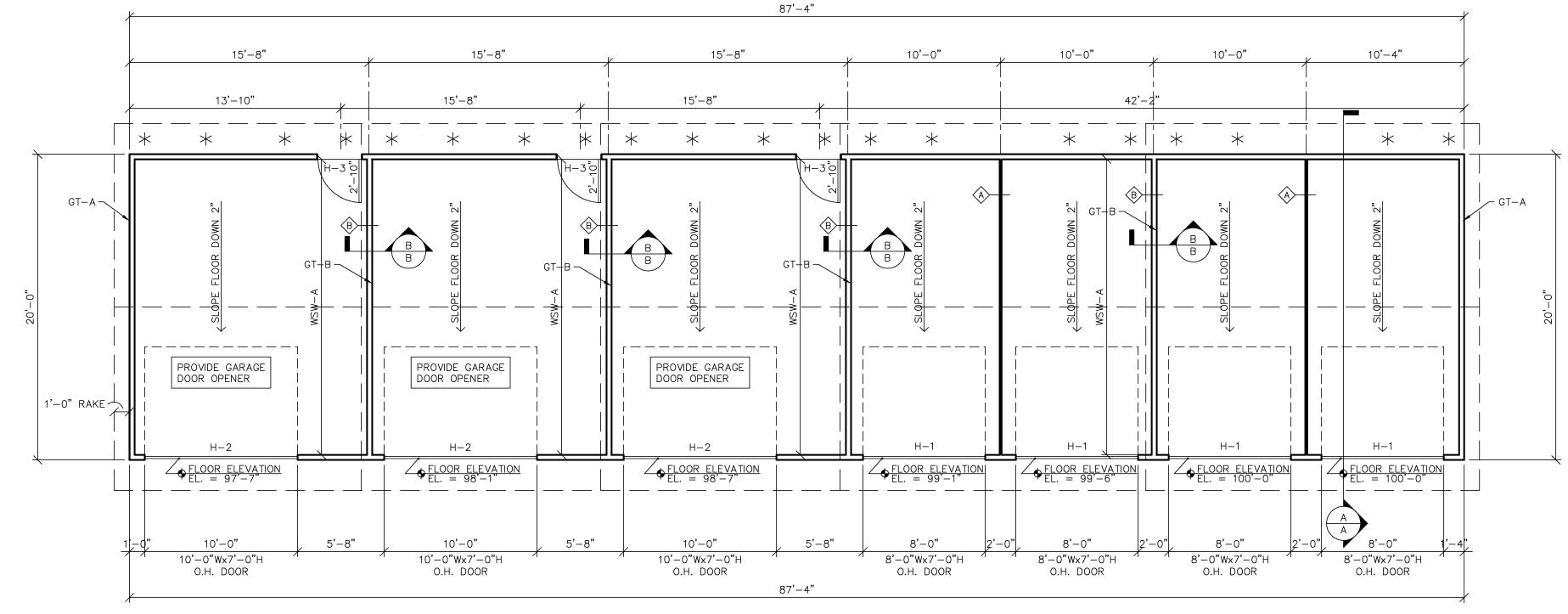
• SEE DETAIL D/D FOR TYPICAL 2x BLOCKING AT ROOF TRUSSES WHEN



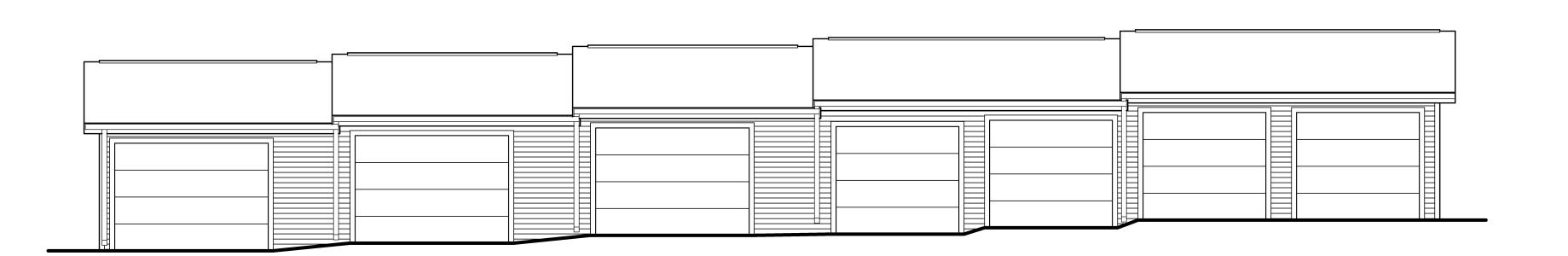
WOOD SHEAR WALL SCHEDULE NOTES:

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

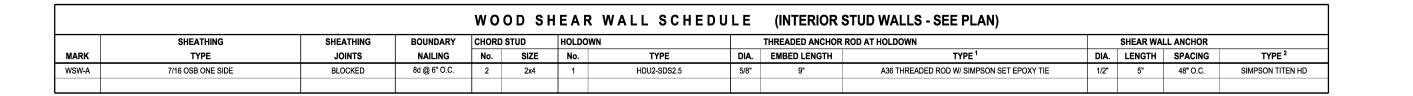
SEE MANUFACTURER'S SPEC.'S FOR CURE TIMES.

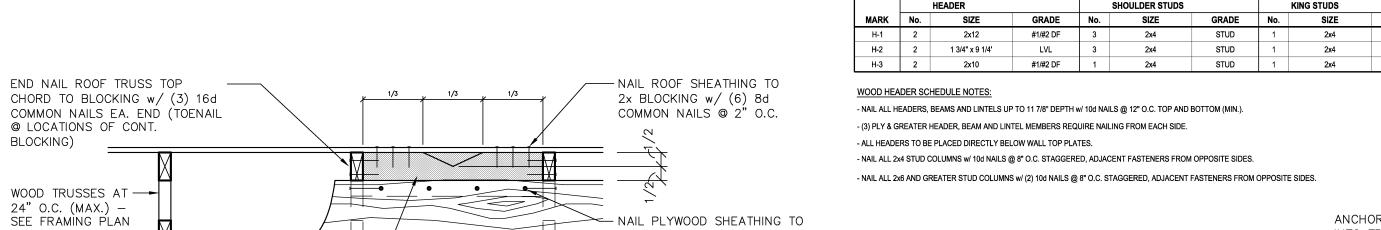












2x BLOCKING w/ (4) 8d

EACH BLOCKING LOCATION)

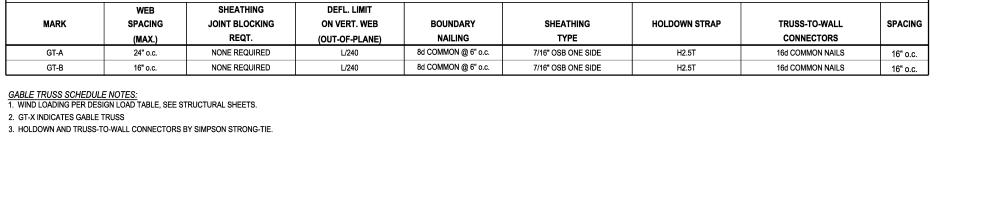
-WALL TOP PLATES - SEE

COMMON NAILS @ 6" O.C. (AT

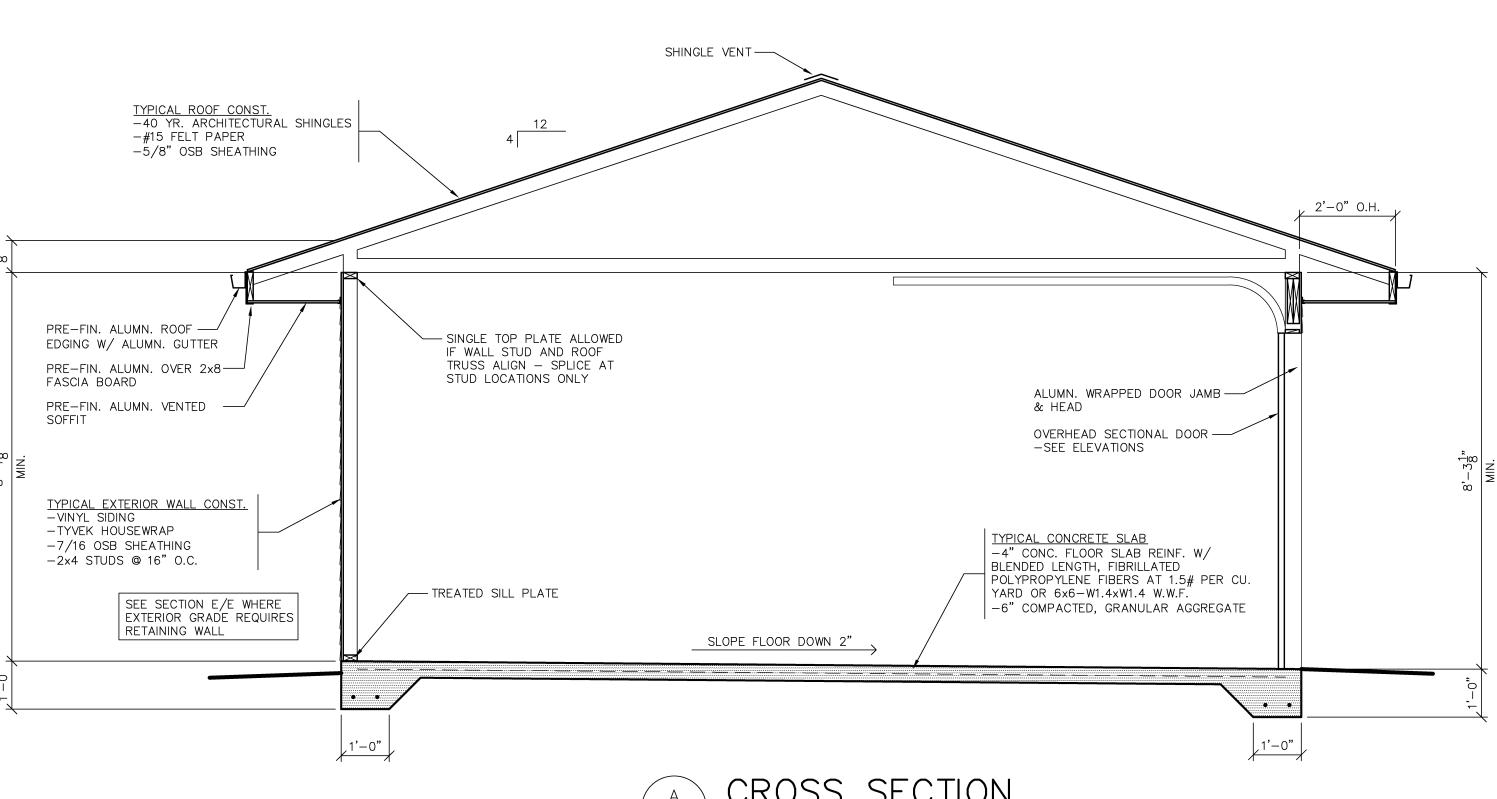
WOOD HEADER SCHEDULE

#1/#2 SPF

2. GT-X INDICATES GABLE TRUSS



GABLE TRUSS SCHEDULE



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

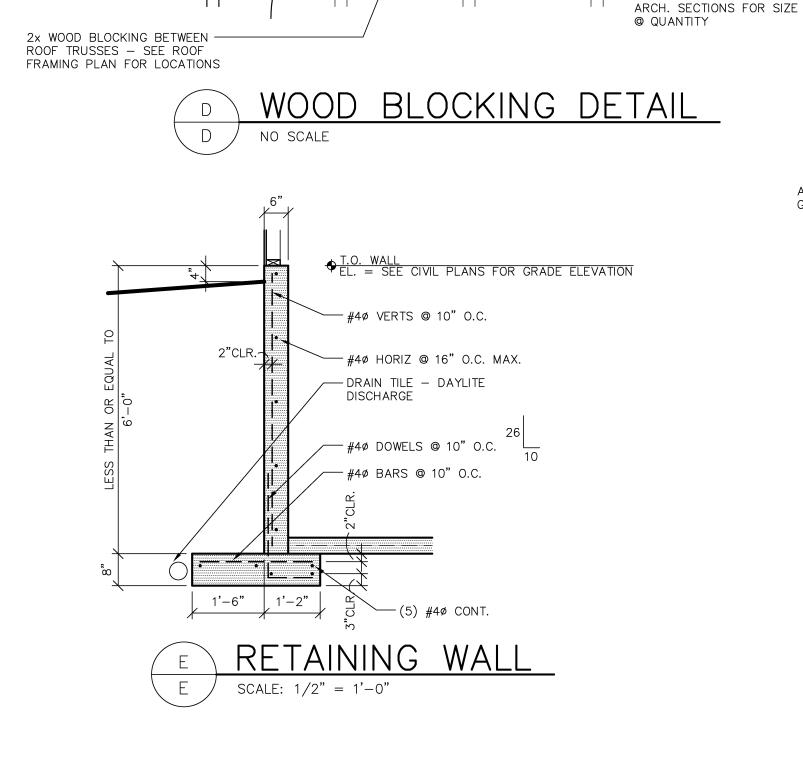
GARAGE #9 GARAGE #10

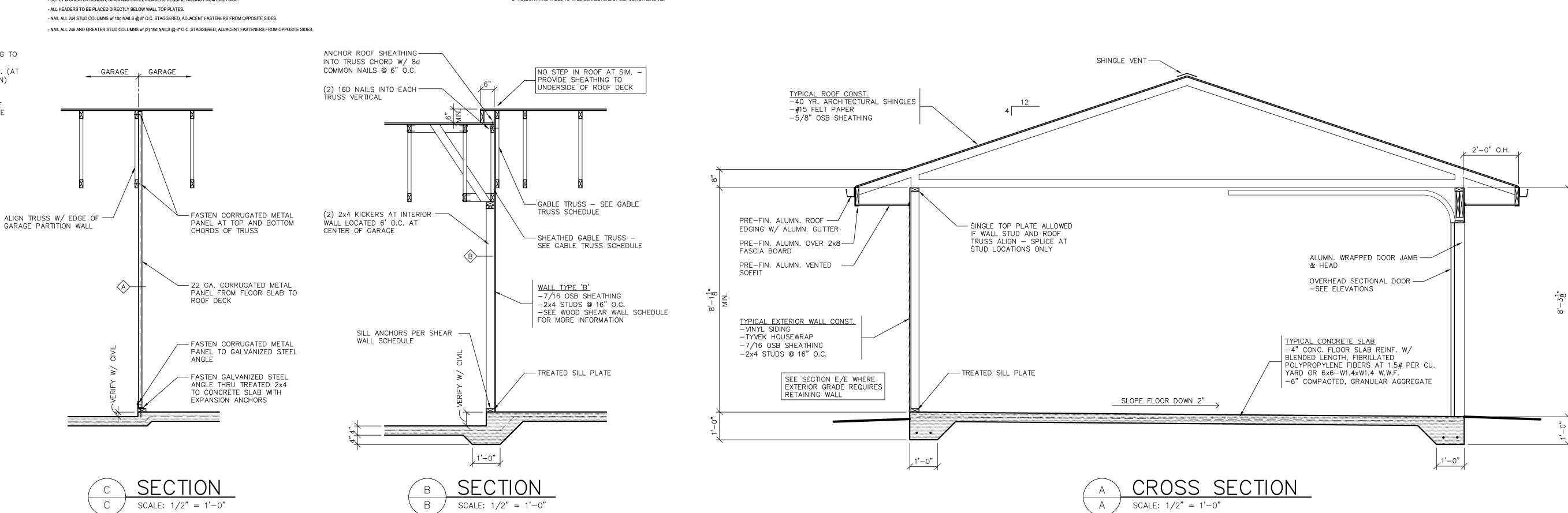
ARCHITECT STAMP / SIGNATURE

HUD PROJECT #: TBD

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

JOB NUMBER: 1206230 SHEET

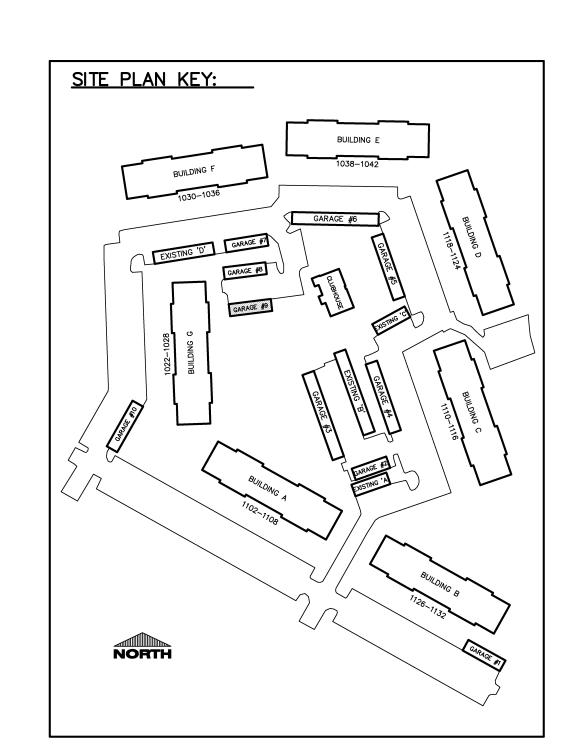




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PROVIDE FULL DEPTH BLOCKING AT MID HEIGHT OF ALL INTERIOR

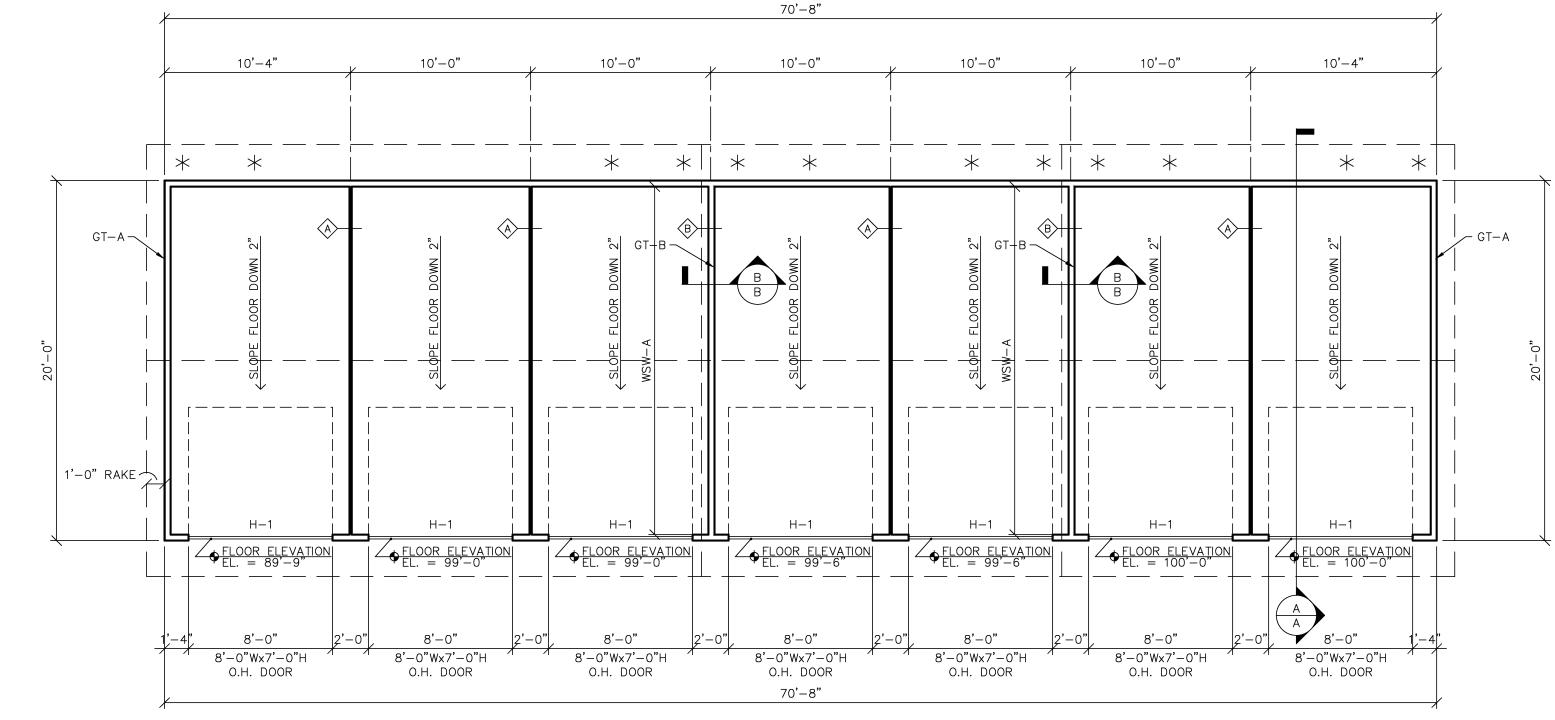
- BEARING WALLS. EXCEPTION: AT INTERIOR BEARING WALLS THAT ARE PRE-SHEATHED
- BOTH SIDES, WITH SHEATHING FASTENED AT 12" O.C., FULL DEPTH BLOCKING IS NOT REQUIRED.
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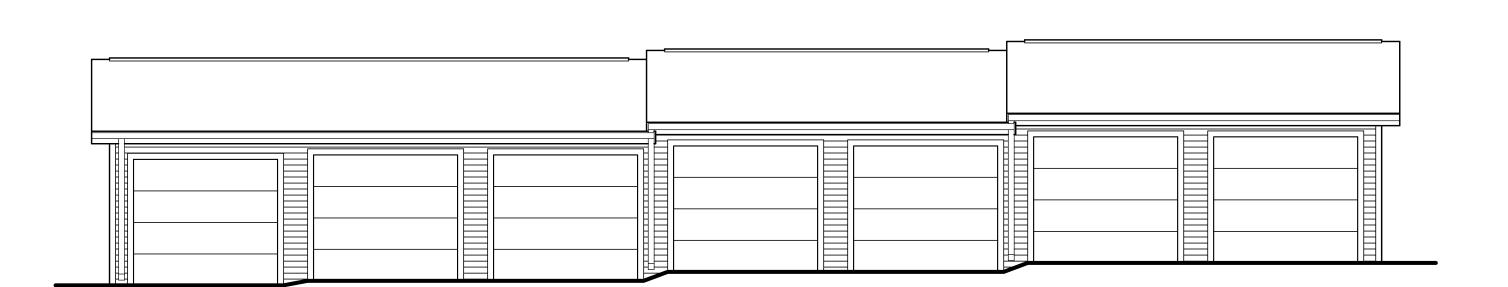
WOOD SHEAR WALL SCHEDULE NOTES:

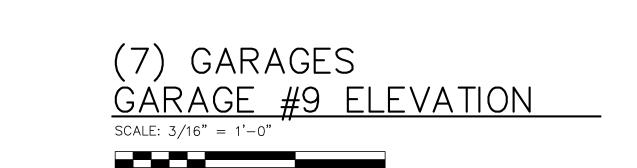
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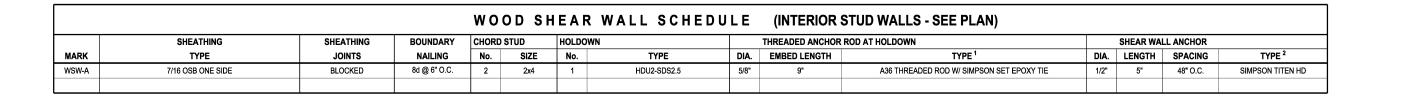
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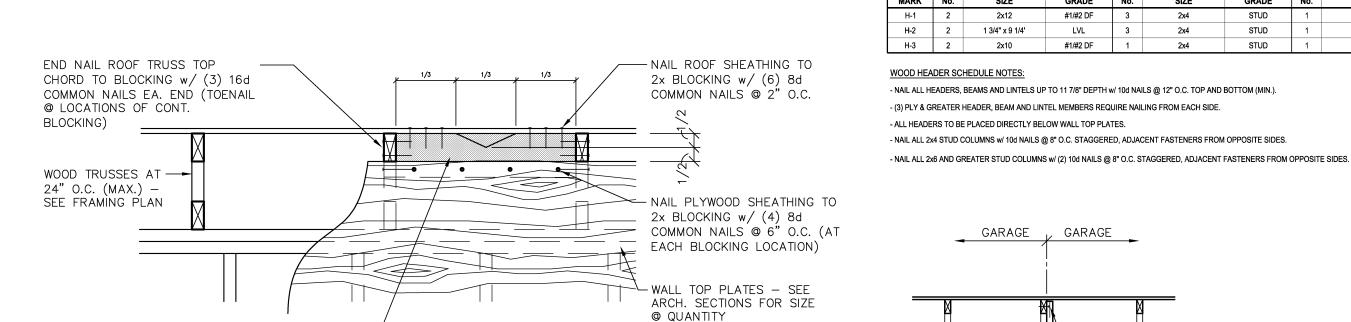




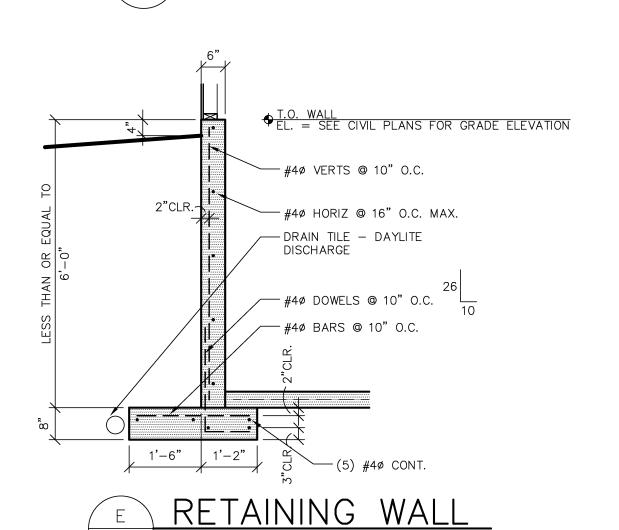




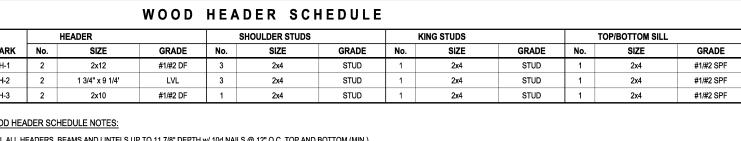




2x WOOD BLOCKING BETWEEN — ROOF TRUSSES — SEE ROOF FRAMING PLAN FOR LOCATIONS WOOD BLOCKING DETAIL



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



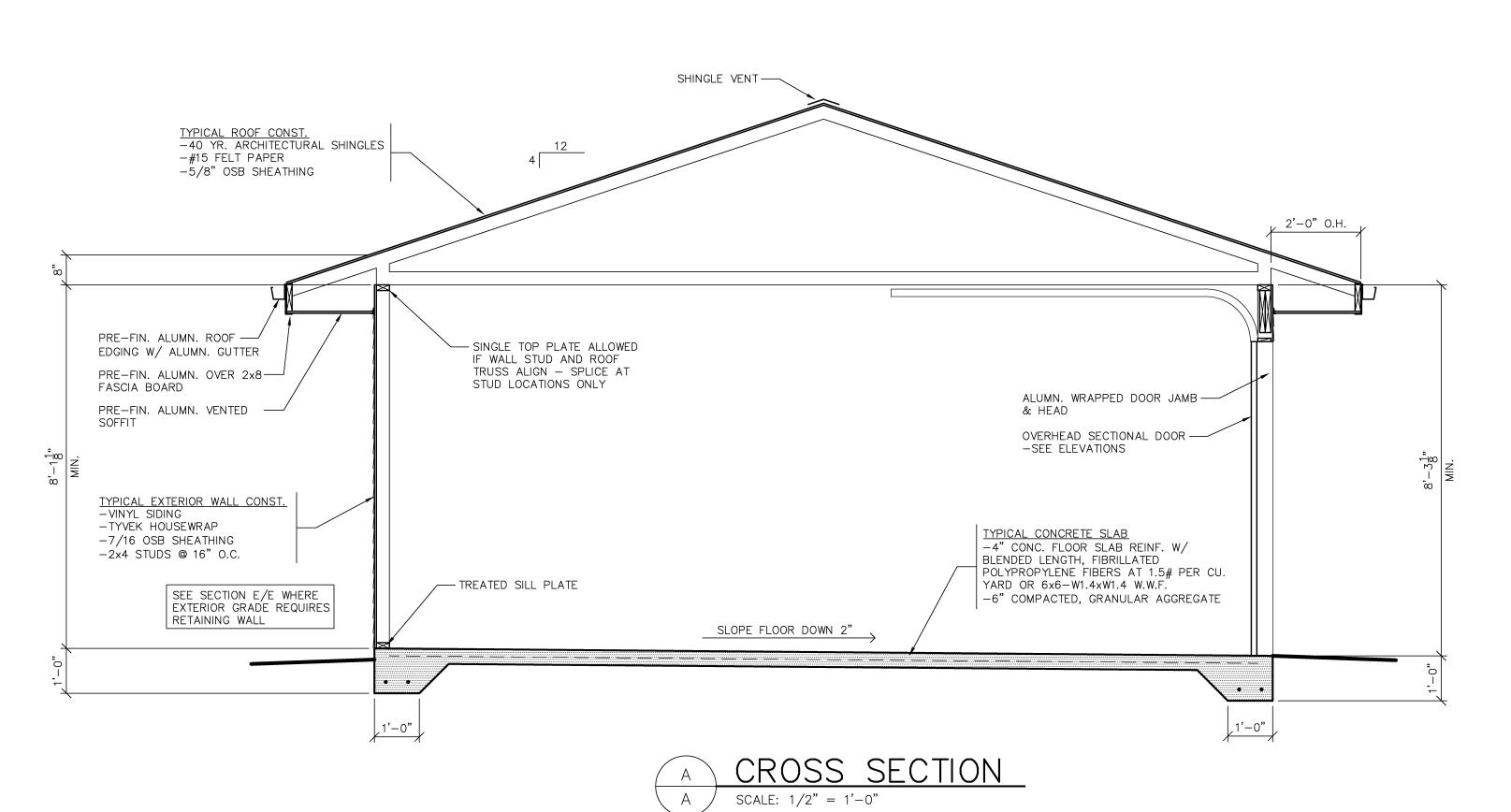
WOOD HEADER SCHEDULE NOTES: - NAIL ALL HEADERS, BEAMS AND LINTELS UP TO 11 7/8" DEPTH w/ 10d NAILS @ 12" O.C. TOP AND BOTTOM (MIN.). - (3) PLY & GREATER HEADER, BEAM AND LINTEL MEMBERS REQUIRE NAILING FROM EACH SIDE.

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

2. GT-X INDICATES GABLE TRUSS

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

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



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Always a Better Plan

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

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

GARAGE #10

ARCHITECT STAMP / SIGNATURE

HUD PROJECT #:

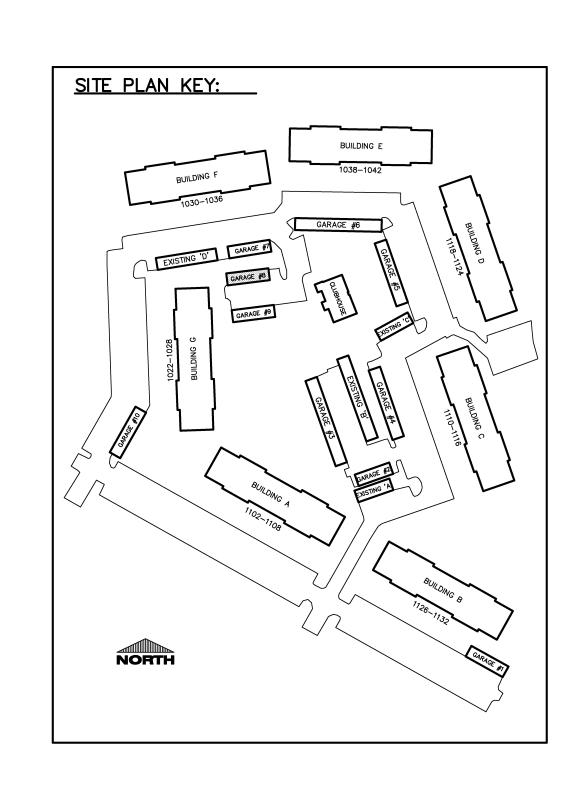
SHEET ISSUE: JUNE 26, 2012 SEE TITLE SHEET TO CONFIRM THAT THIS SHEET HAS BEEN ISSUED FOR CONSTRUCTION **REVISIONS:**

JOB NUMBER: 1206230 SHEET

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

"FASTENING SCHEDULE" — SEE STRUCTURAL DRAWINGS.

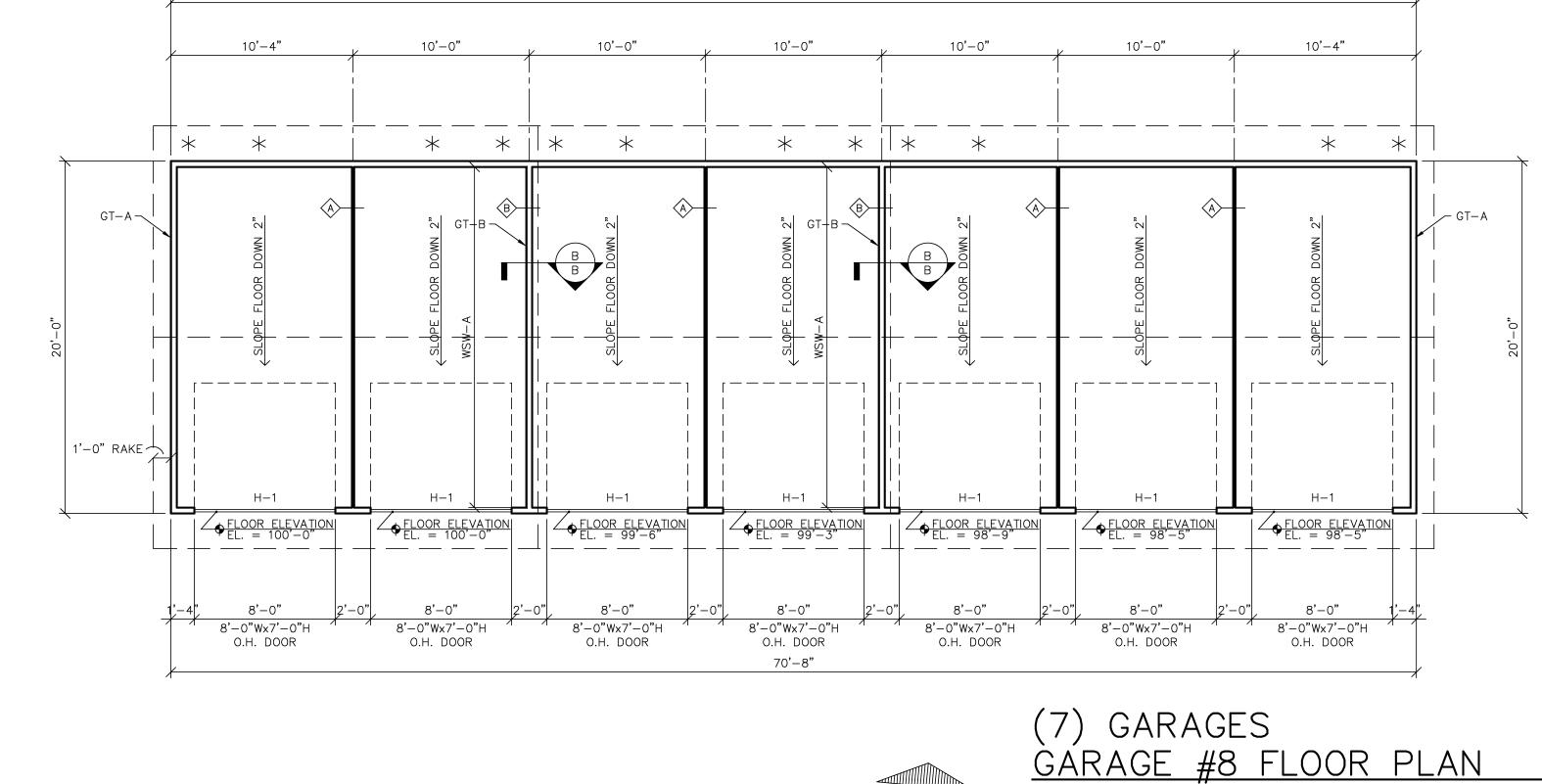
- EXCEPTION: AT INTERIOR BEARING WALLS THAT ARE PRE-SHEATHED BOTH SIDES, WITH SHEATHING FASTENED AT 12" O.C., FULL DEPTH BLOCKING IS NOT REQUIRED.
- USE (1) 'SIMPSON' H2.5T TRUSS ANCHOR @ EACH ROOF TRUSS BEARING LOCATION W/ (5) 8d NAILS INTO TRUSS & (5) 8d NAILS INTO MIN. DOUBLE PLÁTE.
- UNLESS NOTED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



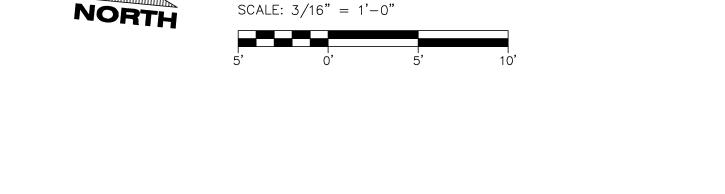
WOOD SHEAR WALL SCHEDULE NOTES:

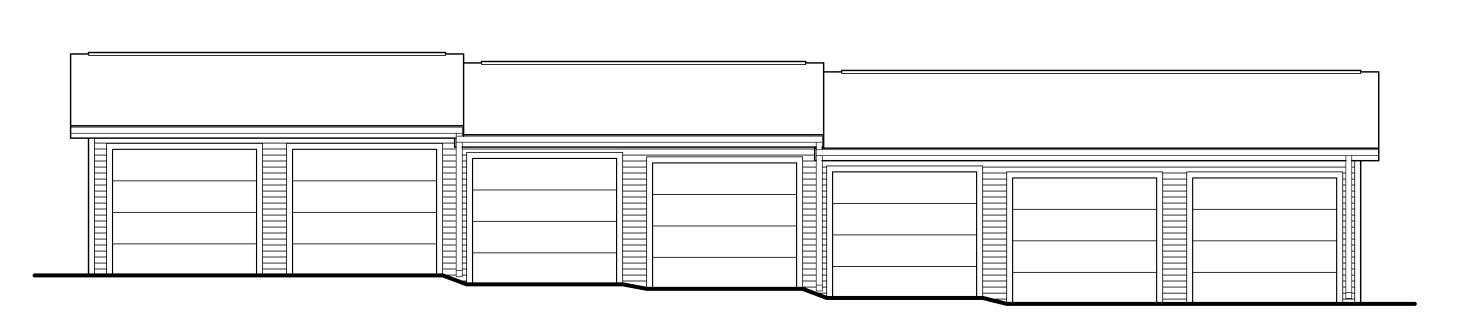
1. USE "SIMPSON AT ACRYLIC TIE" IN LIEU OF SET EPOXY TIE WHEN TEMPERATURE <50 DEG. F DURING CURE TIME.

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

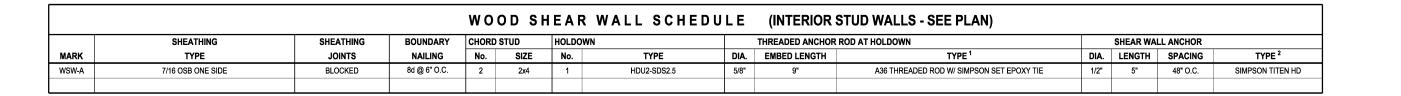


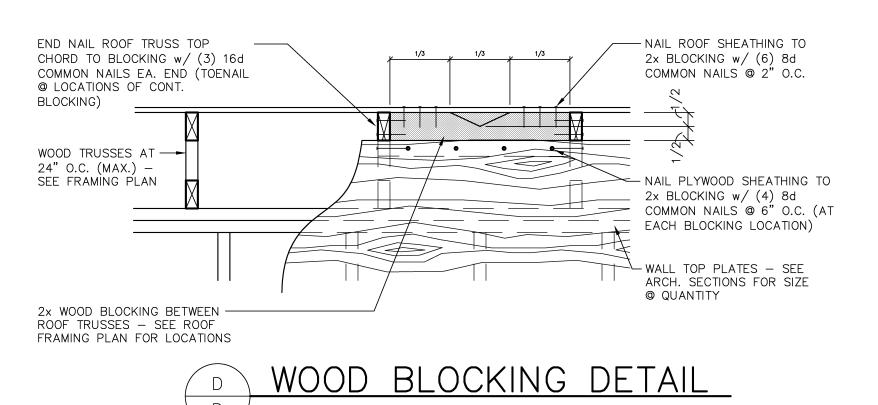
70'-8"



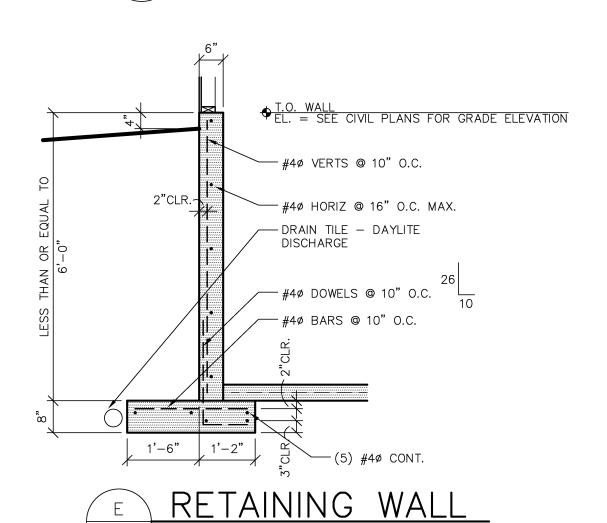








NO SCALE



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

		HEADER		8	SHOULDER STUDS		KI	NG STUDS		TO	OP/BOTTOM SILL	
ARK	No.	SIZE	GRADE	No.	SIZE	GRADE	No.	SIZE	GRADE	No.	SIZE	GRADE
-1	2	2x12	#1/#2 DF	3	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2 SPF
-2	2	1 3/4" x 9 1/4'	LVL	3	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2 SPF
-3	2	2x10	#1/#2 DF	1	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2 SPF

- (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.

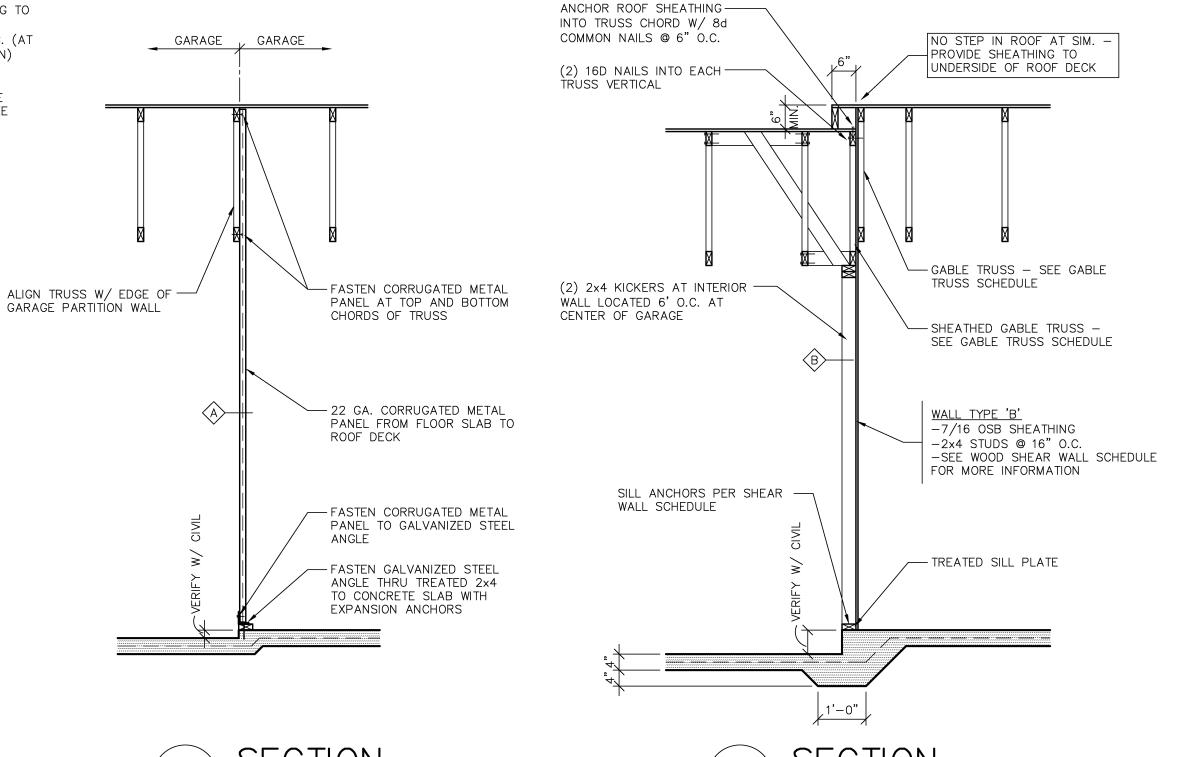
GABLE TRUSS SCHEDULE JOINT BLOCKING ON VERT. WEB TRUSS-TO-WALL 8d COMMON @ 6" o.c. 7/16" OSB ONE SIDE 16d COMMON NAILS GABLE TRUSS SCHEDULE NOTES:

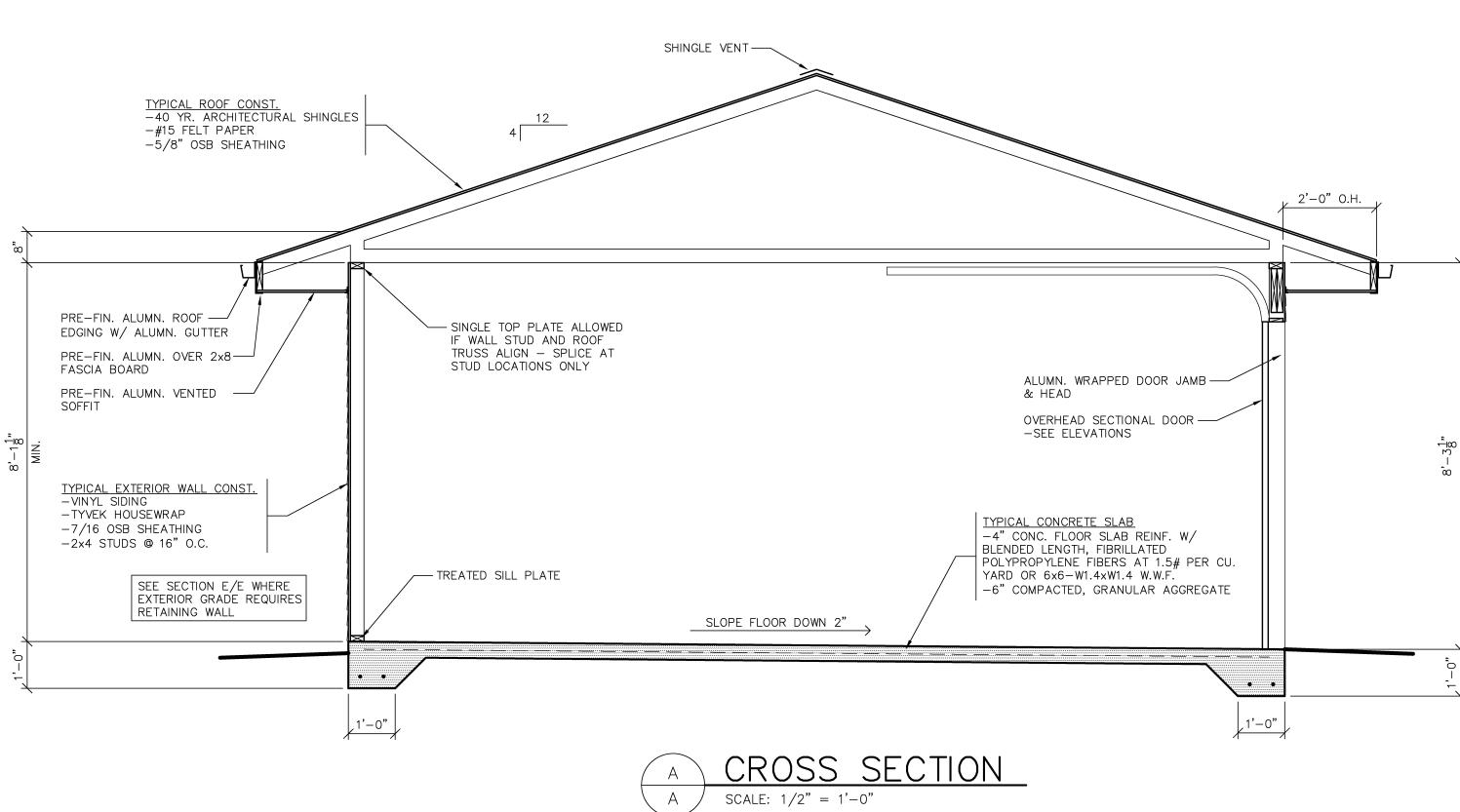
1. WIND LOADING PER DESIGN LOAD TABLE, SEE STRUCTURAL SHEETS.

NO STEP IN ROOF AT SIM. -PROVIDE SHEATHING TO

2. GT-X INDICATES GABLE TRUSS

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





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

GARAGE #5 GARAGE #6 GARAGE #7 GARAGE #8 GARAGE #9

GARAGE #10

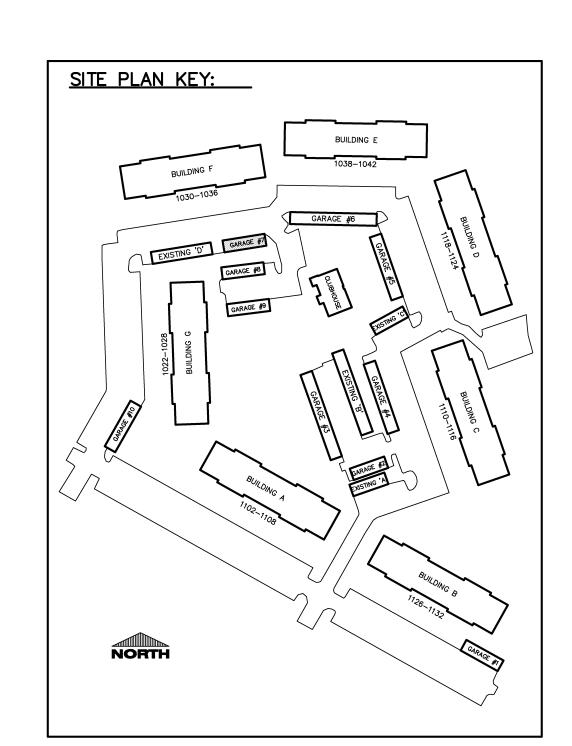
HUD PROJECT #: TBD

ARCHITECT STAMP / SIGNATURE

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

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 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

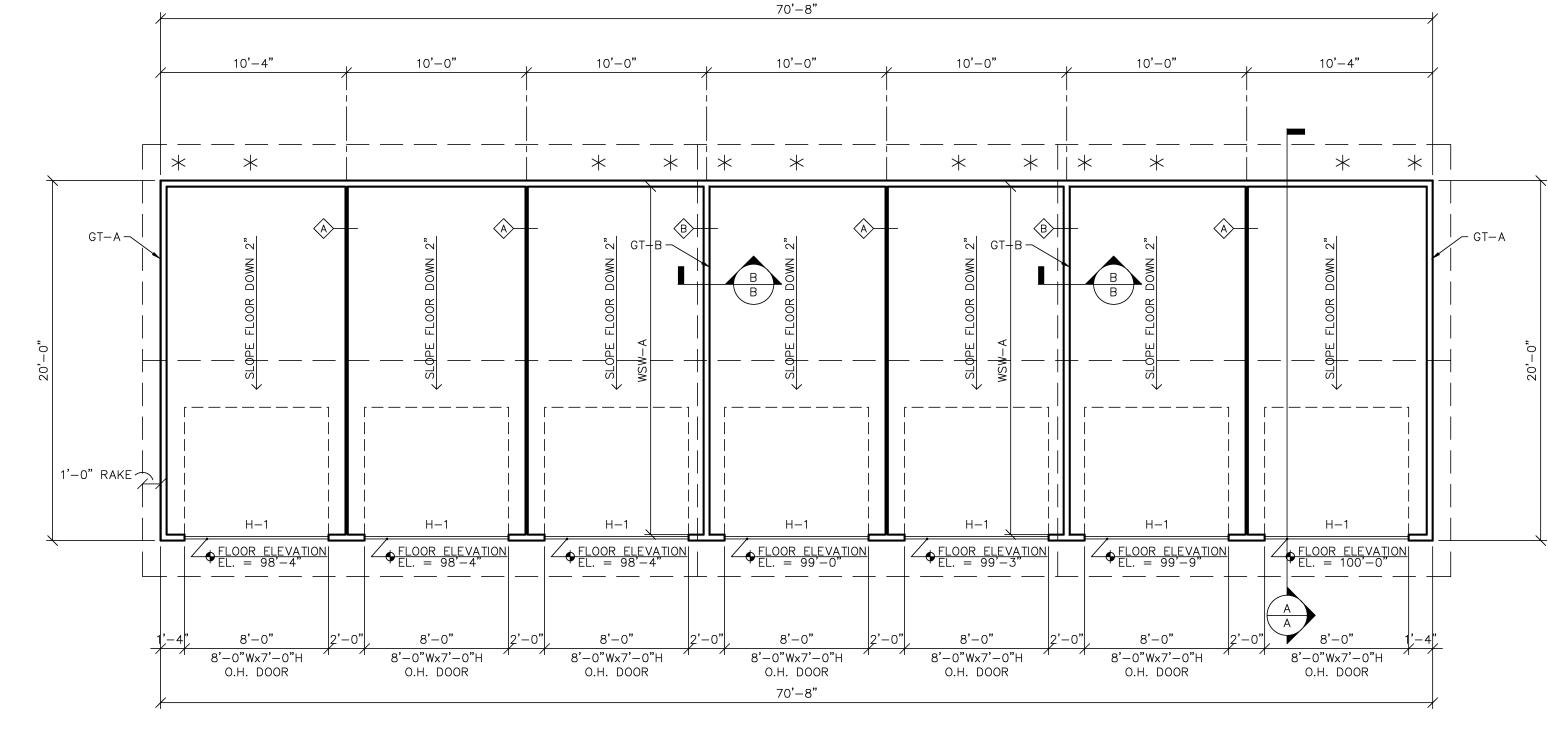


END NAIL ROOF TRUSS TOP ----

CHORD TO BLOCKING w/ (3) 16d

COMMON NAILS EA. END (TOENAIL

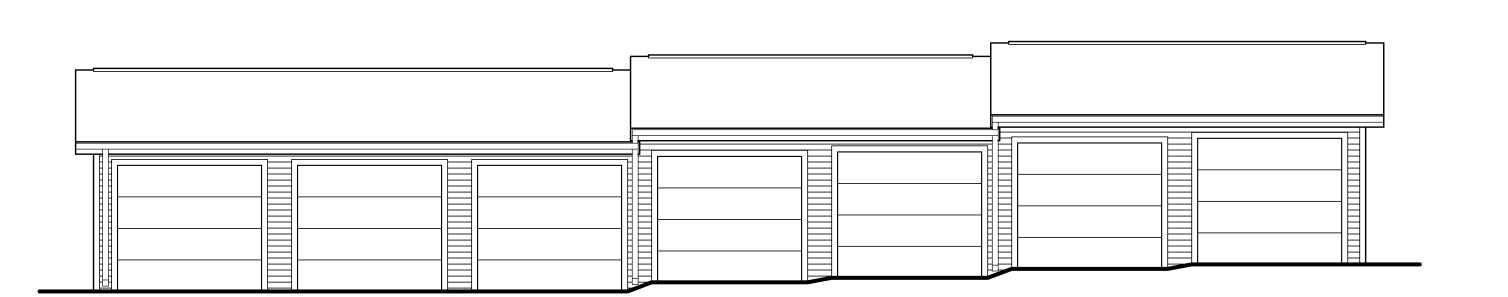
@ LOCATIONS OF CONT.



(7) GARAGES

GARAGE #7 FLOOR PLAN

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



(7) GARAGES
GARAGE #7 ELEVATION

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

	WOOD SHEAR WALL SCHEDULE (INTERIOR STUD WALLS - SEE PLAN)														
	SHEATHING	SHEATHING	BOUNDARY	CHORD	STUD	HOLDO	OWN		THREADED ANCHOR RO	D AT HOLDOWN		SHEAR WA	LL ANCHOR		
MARK	TYPE	JOINTS	NAILING	No.	SIZE	No.	TYPE	DIA.	EMBED LENGTH	TYPE ¹	DIA.	LENGTH	SPACING	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	

1. USE "SIMPS	I <i>R WALL SCHEDULE NOTES:</i> SON AT ACRYLIC TIE" IN LIEU OF SET EPOXY TIE WHEN TE	MPERATURE <50 DEG. F DU	URING CURE TIME.							WOOD		NED 001			
SEE MANUFAC	CTURER'S SPEC.'S FOR CURE TIMES.									WOOD	HEF	DER SCH	IEDULE		
									HEADER			SHOULDER STUDS			KING S
							MARK	No.	SIZE	GRADE	No.	SIZE	GRADE	No.	
							H-1	2	2x12	#1/#2 DF	3	2x4	STUD	1	
							H-2	2	1 3/4" x 9 1/4'	LVL	3	2x4	STUD	1	
							H-3	2	2x10	#1/#2 DF	1	2x4	STUD	1	

- NAIL ROOF SHEATHING TO

2x BLOCKING w/ (6) 8d

COMMON NAILS @ 2" O.C.

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

- 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.

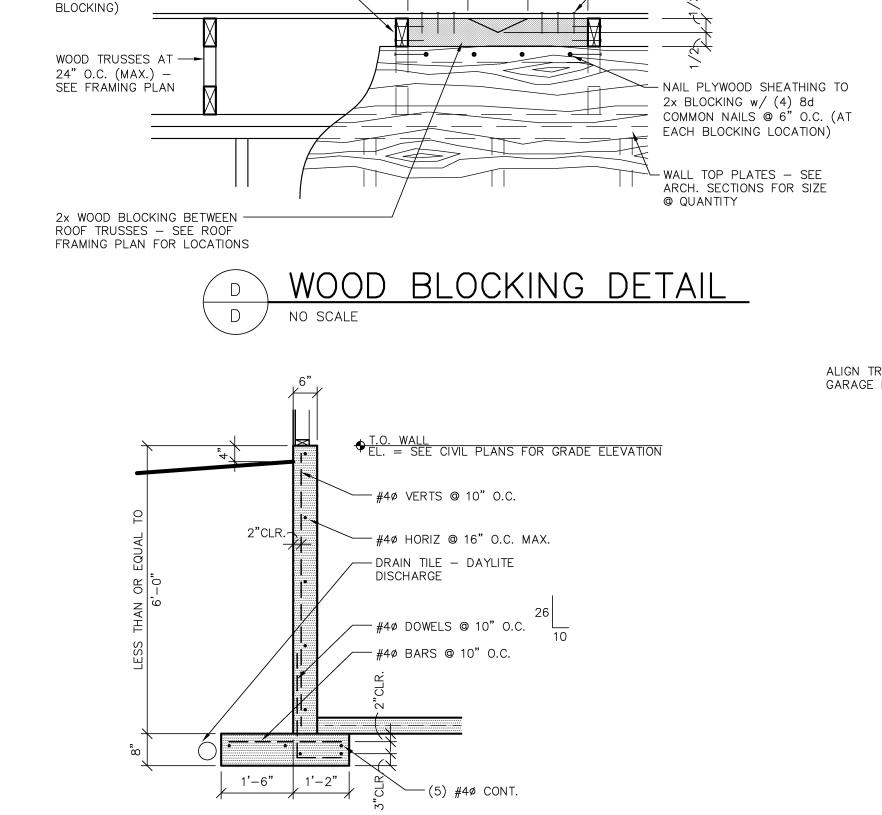
			GABLETRUS	S S S C H E D U I	_ E			
MARK	WEB SPACING (MAX.)	SHEATHING JOINT BLOCKING REQT.	DEFL. LIMIT ON VERT. WEB (OUT-OF-PLANE)	BOUNDARY NAILING	SHEATHING TYPE	HOLDOWN STRAP	TRUSS-TO-WALL CONNECTORS	SPACING
GT-A	24" o.c.	NONE REQUIRED	L/240	8d COMMON @ 6" o.c.	7/16" OSB ONE SIDE	H2.5T	16d COMMON NAILS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

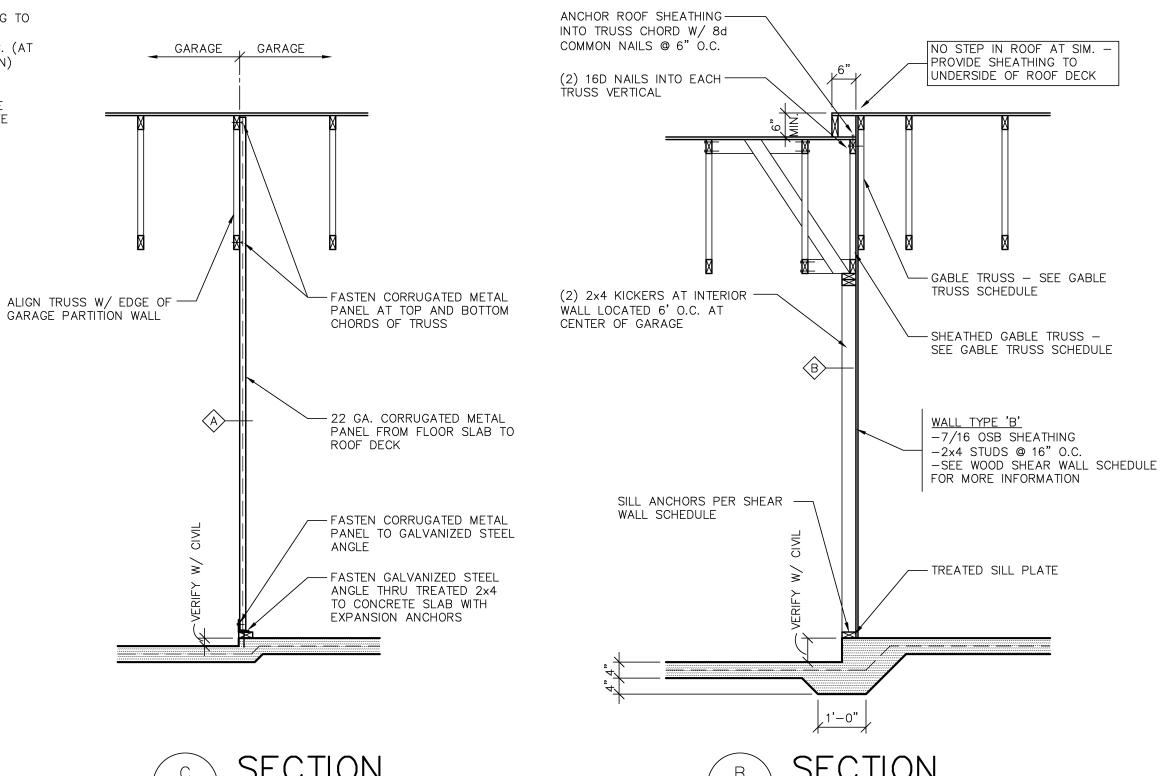
2. GT-X INDICATES GABLE TRUSS

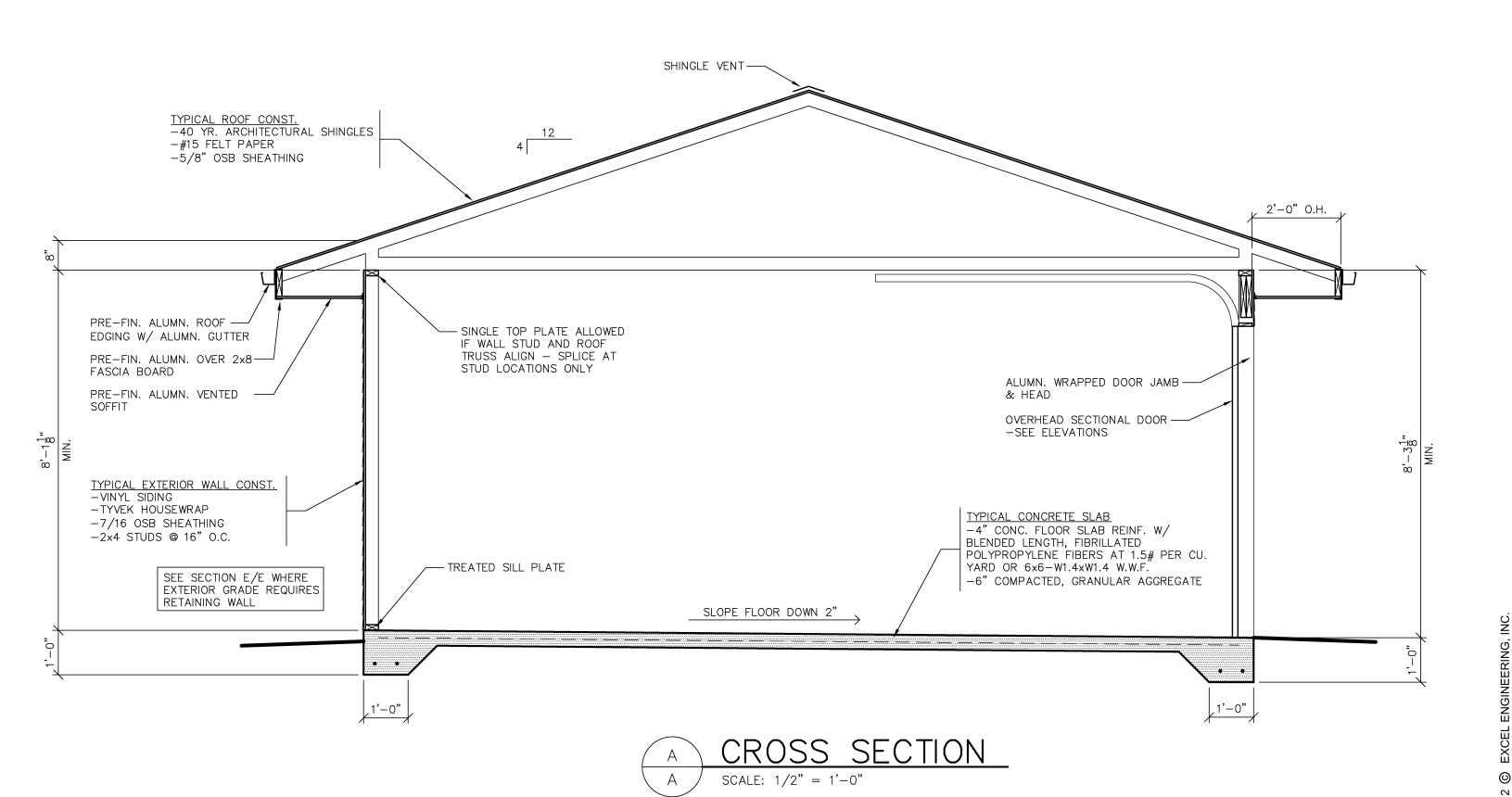
3. HOLDOWN AND TRUSS-TO-WALL CONNECTORS BY SIMPSON STRONG-TIE.



RETAINING WALL

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





EXCEL

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Always a Better Plan

DRAWING SET IDENTIFIER

PROJECT MASTER SET

BUILDING 'A'

BUILDING 'B'

BUILDING 'C'

BUILDING 'D'

BUILDING 'F'

BUILDING 'G'

CLUBHOUSE

GARAGE #1

GARAGE #2

GARAGE #3

GARAGE #4

GARAGE #5

GARAGE #6

GARAGE #7

GARAGE #6

GARAGE #7

GARAGE #8

GARAGE #9

GARAGE #10

ARCHITECT STAMP / SIGNATURE

HUD PROJECT #: TBD

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

PROJECT:

NOB HILL APARTMENTS
1108 MOORLAND ROAD
MADISON, WI 53713

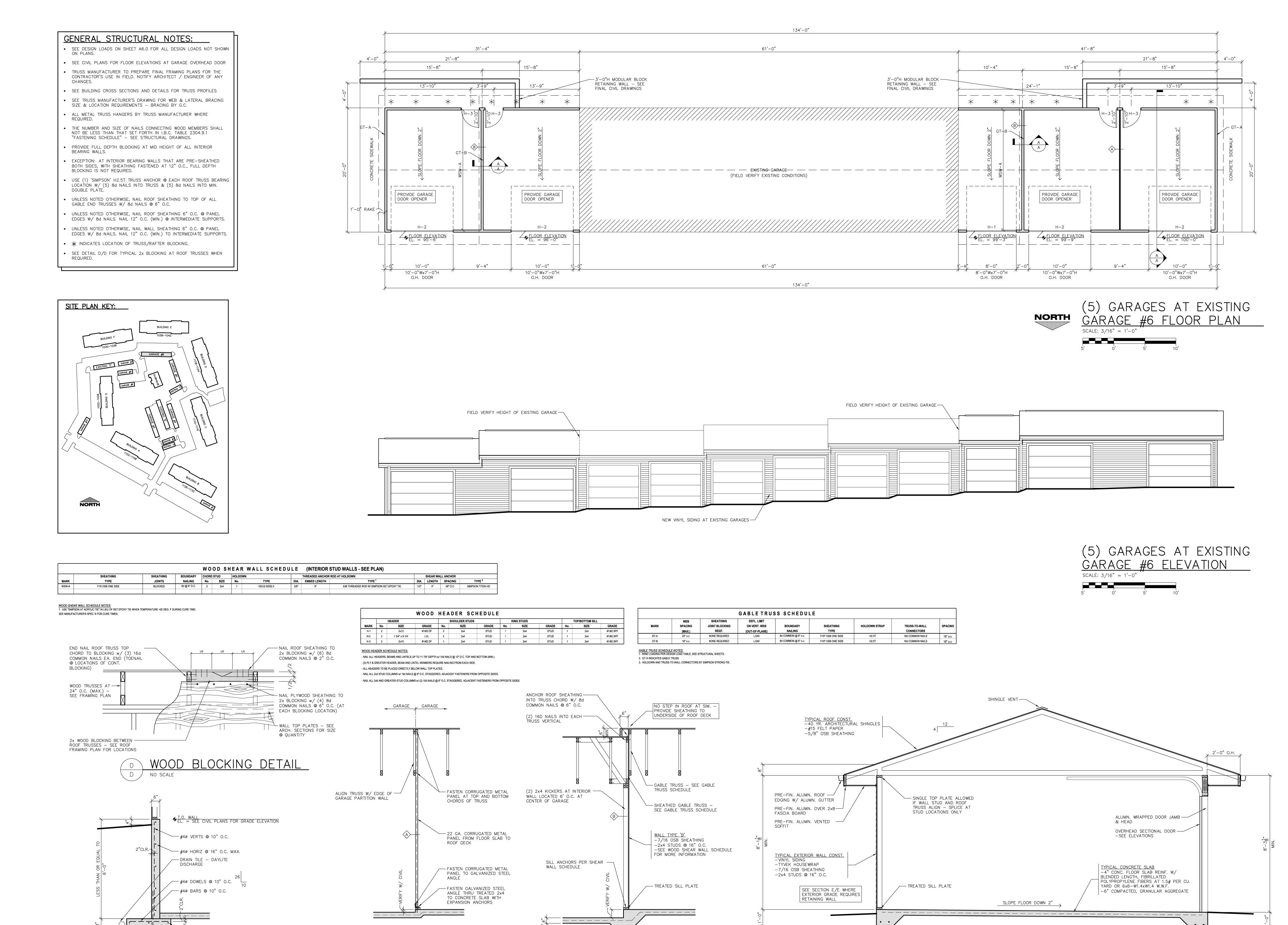
SHEET ISSUE:

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JOB NUMBER: 1206230 SHEET



(5) #4ø CONT.

RETAINING WALL

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

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SHEET

A6.5

CROSS SECTION

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

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

ALL METAL TRUSS HANGERS BY TRUSS MANUFACTURER WHERE

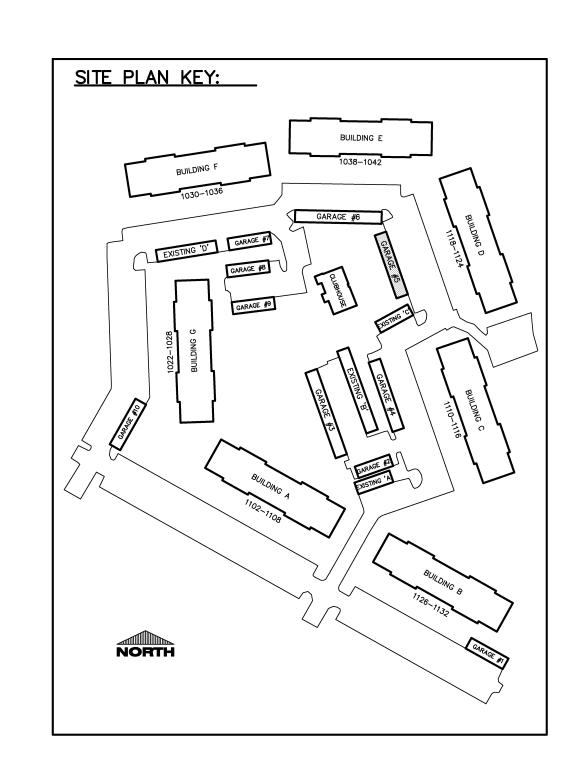
BEARING WALLS. EXCEPTION: AT INTERIOR BEARING WALLS THAT ARE PRE-SHEATHED BOTH SIDES, WITH SHEATHING FASTENED AT 12" O.C., FULL DEPTH

PROVIDE FULL DEPTH BLOCKING AT MID HEIGHT OF ALL INTERIOR

- BLOCKING IS NOT REQUIRED. USE (1) 'SIMPSON' H2.5T TRUSS ANCHOR @ EACH ROOF TRUSS BEARING LOCATION W/ (5) 8d NAILS INTO TRUSS & (5) 8d NAILS INTO MIN.
- DOUBLE PLÁTE. UNLESS NOTED OTHERWISE, NAIL ROOF SHEATHING TO TOP OF ALL
- 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.
- \star indicates location of truss/rafter blocking.

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

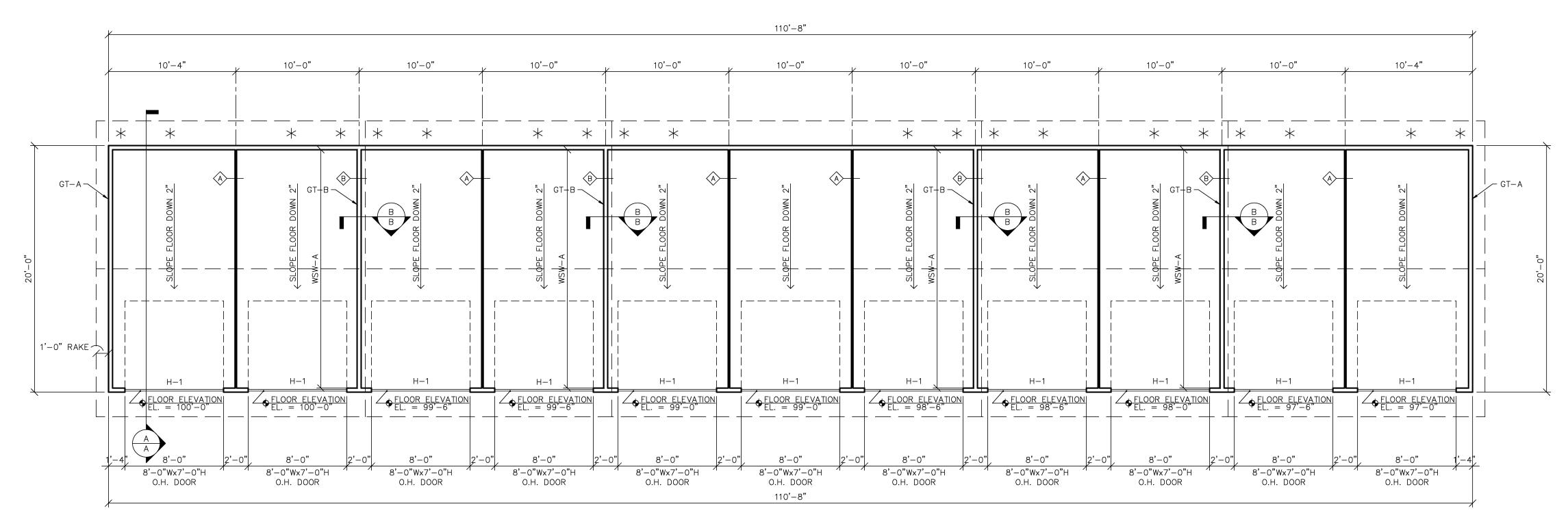
• SEE DETAIL D/D FOR TYPICAL 2x BLOCKING AT ROOF TRUSSES WHEN

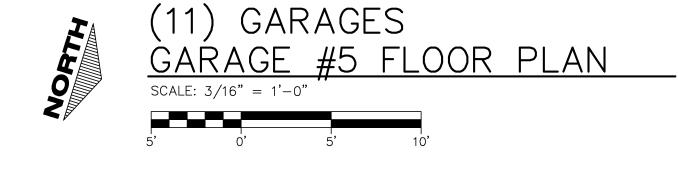


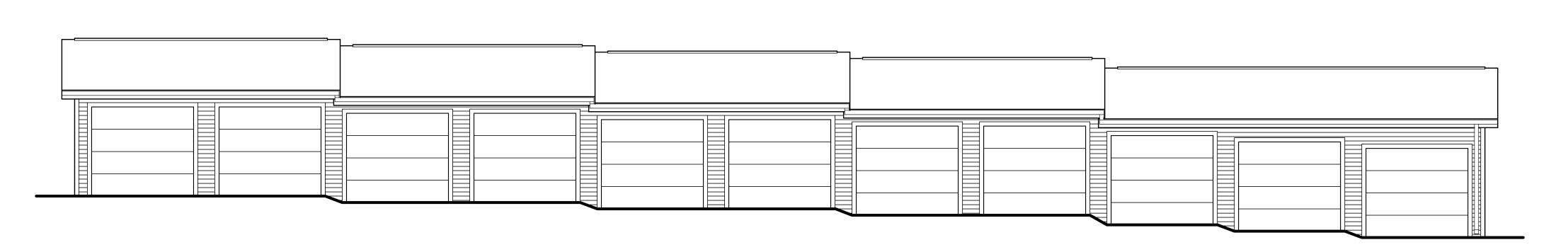
WOOD SHEAR WALL SCHEDULE NOTES:

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





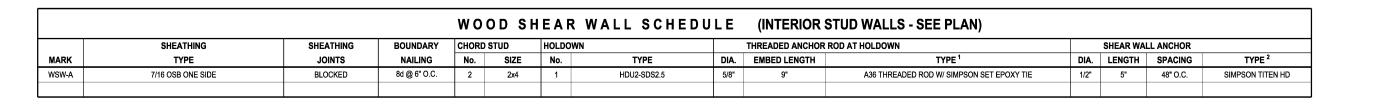


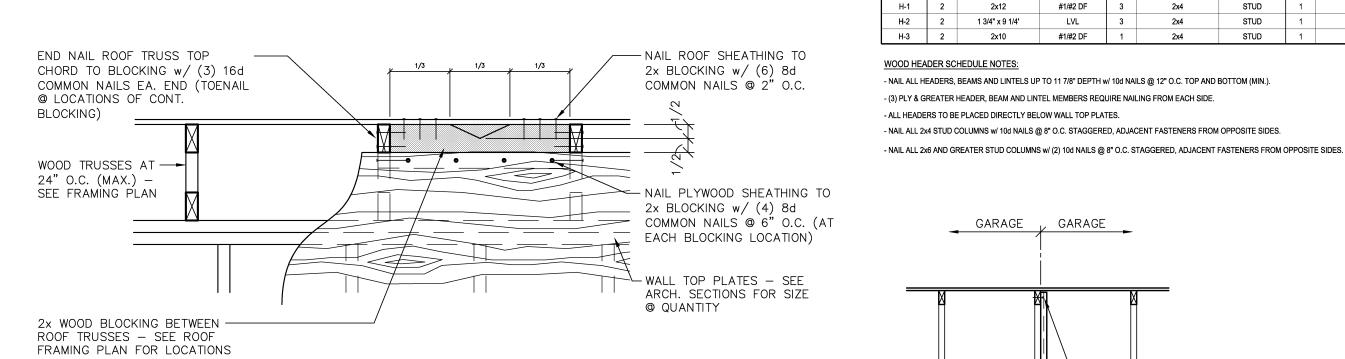
TRUSS-TO-WALL

16d COMMON NAILS

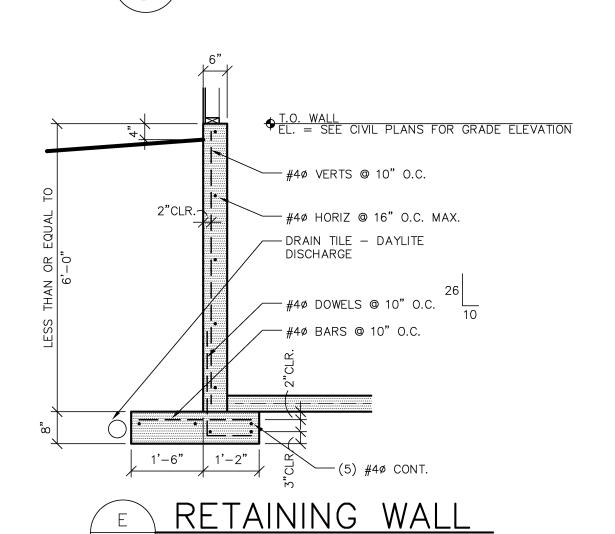
GABLE TRUSS SCHEDULE



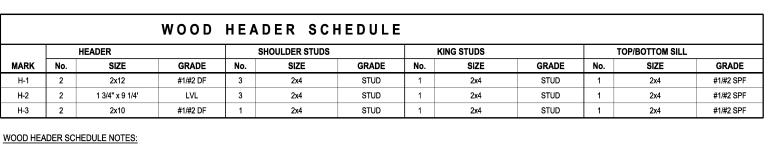




WOOD BLOCKING DETAIL NO SCALE

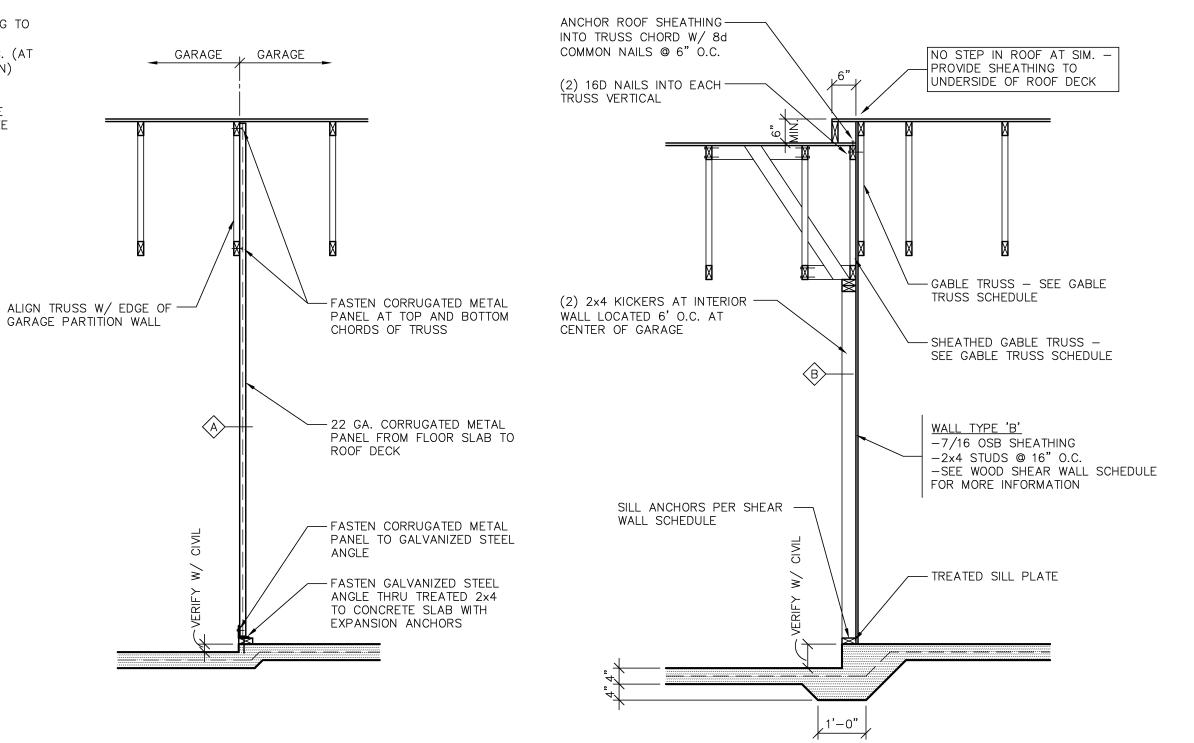


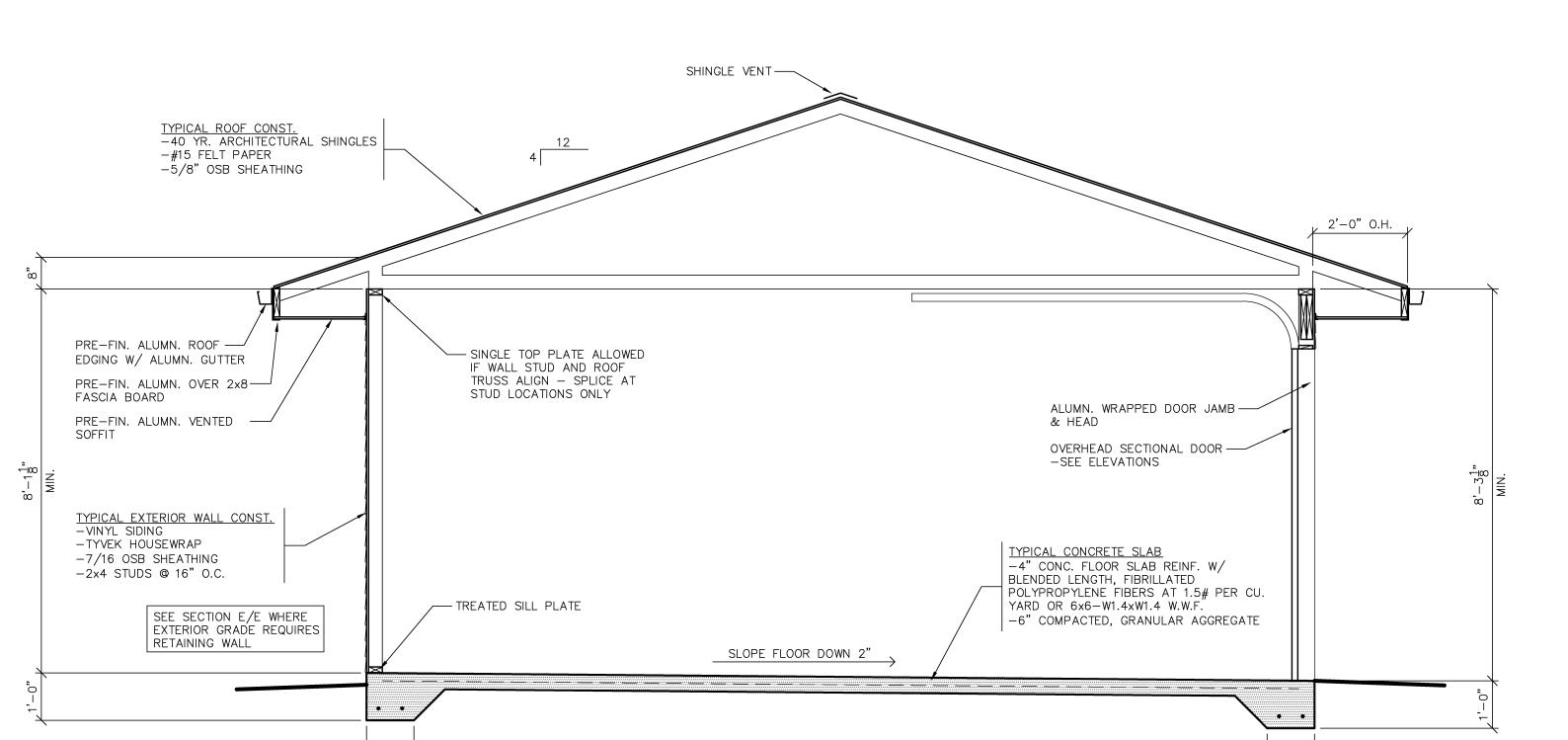
SCALE: 1/2" = 1'-0"



JOINT BLOCKING ON VERT. WEB BOUNDARY 8d COMMON @ 6" o.c. 7/16" OSB ONE SIDE GABLE TRUSS SCHEDULE NOTES:
1. WIND LOADING PER DESIGN LOAD TABLE, SEE STRUCTURAL SHEETS. - NAIL ALL HEADERS, BEAMS AND LINTELS UP TO 11 7/8" DEPTH w/ 10d NAILS @ 12" O.C. TOP AND BOTTOM (MIN.). 2. GT-X INDICATES GABLE TRUSS

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





A CROSS SECTION

A 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

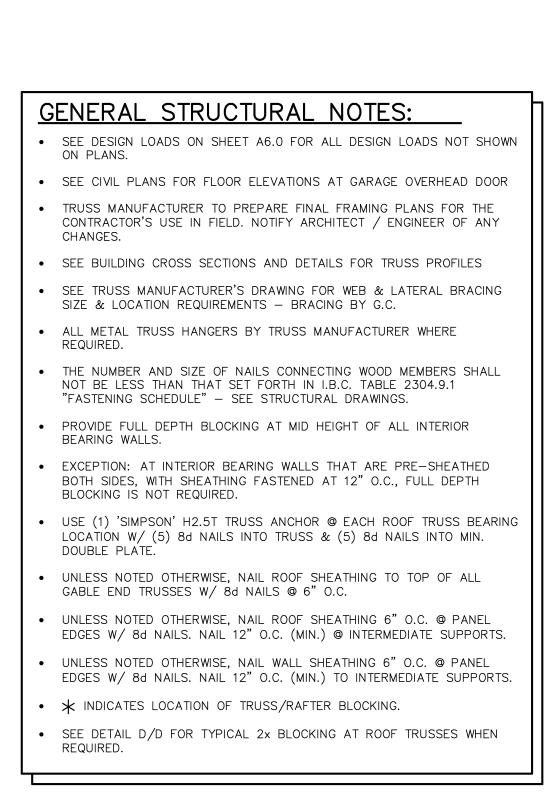
GARAGE #8 GARAGE #9 GARAGE #10

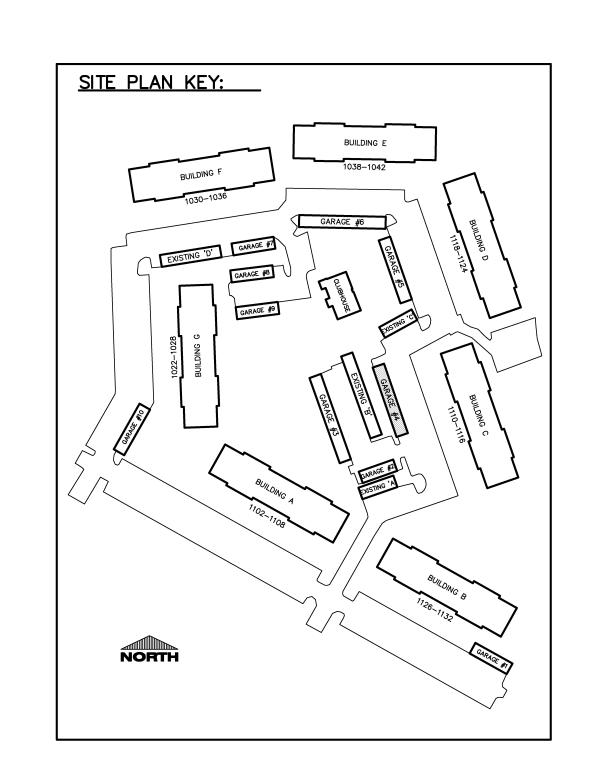
ARCHITECT STAMP / SIGNATURE

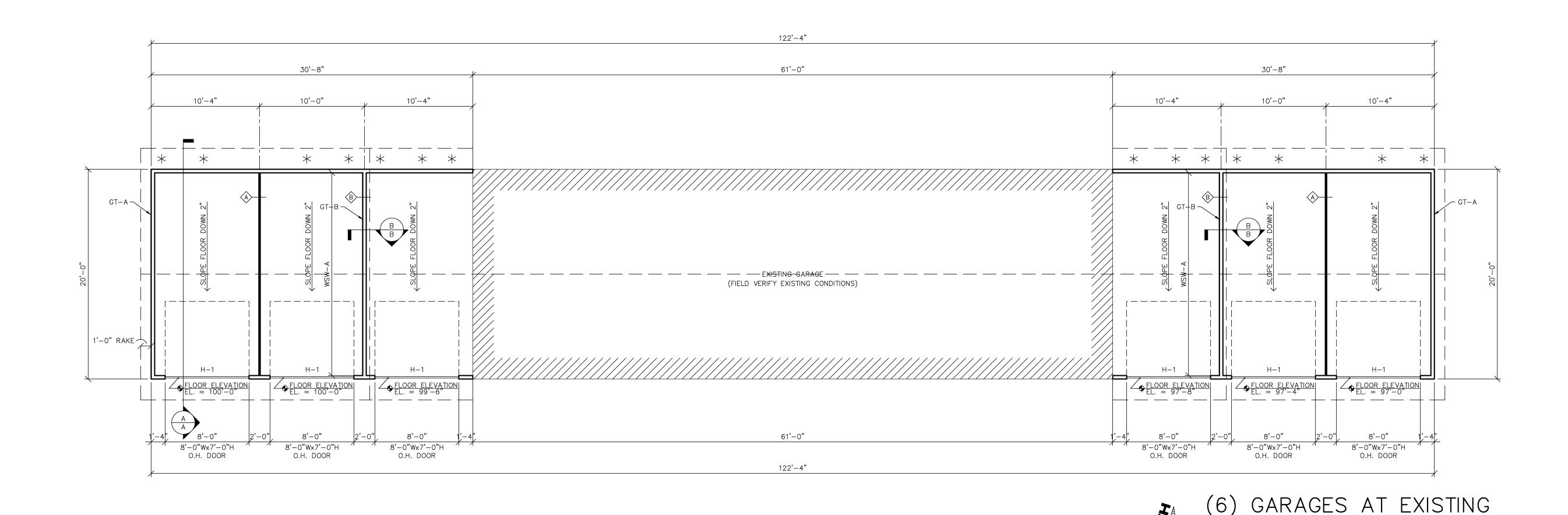
HUD PROJECT #: TBD

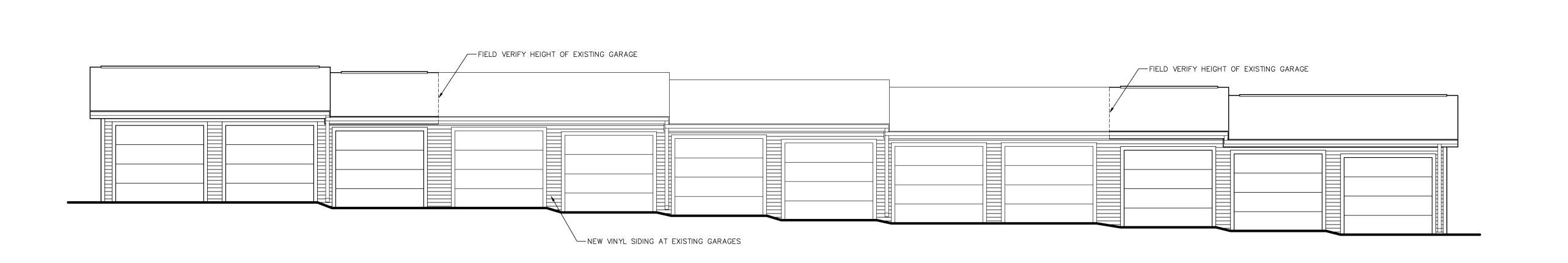
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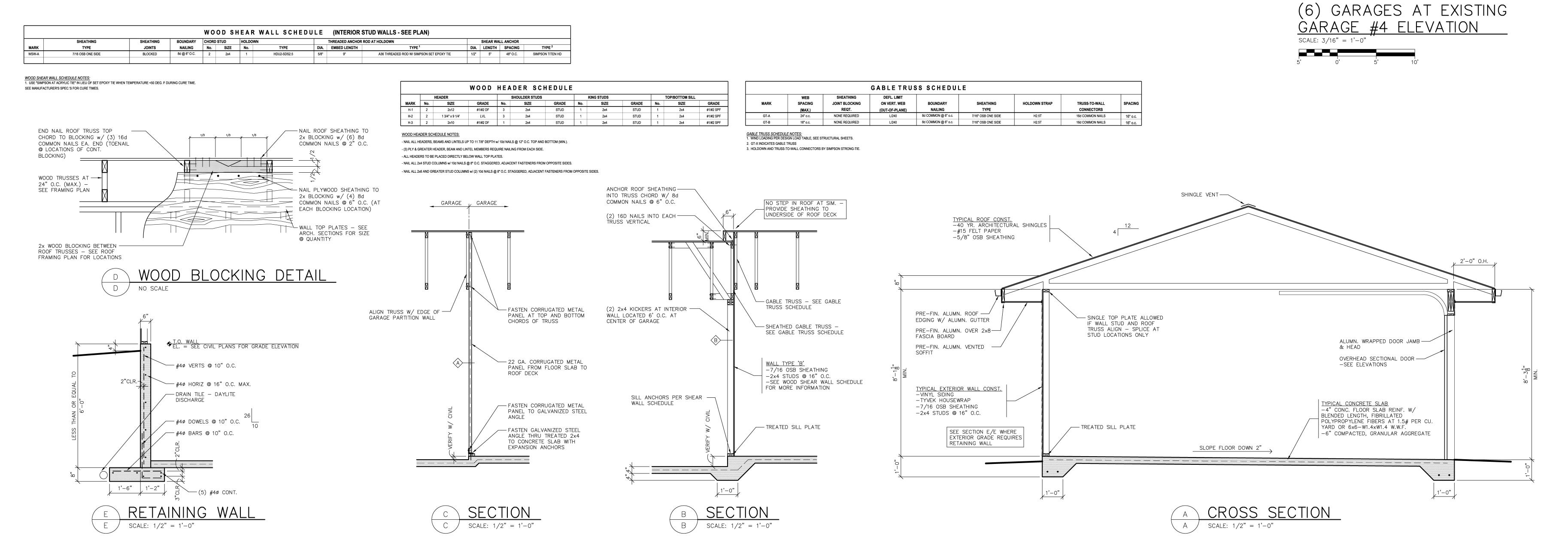
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EXCEL ENGINEERING inc.

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Always a Better Pla

DRAWING SET IDENTIFIER

PROJECT MASTER SET

BUILDING 'A'

BUILDING 'B'

BUILDING 'C'

BUILDING 'D'

BUILDING 'F'

BUILDING 'E'

BUILDING 'F'

BUILDING 'G'

CLUBHOUSE

GARAGE #1

GARAGE #2

GARAGE #3

GARAGE #4

GARAGE #4

GARAGE #5

GARAGE #6

GARAGE #7

GARAGE #8

GARAGE #9

GARAGE #8

GARAGE #9

GARAGE #10

AGE #4 FLOOR PLAN

ARCHITECT STAMP / SIGNATURE

HUD PROJECT #: TBD

NOB HILL APARTMENTS LLC
710 NORTH PLANKINTON AVENUE
SUITE 1200

NOB HILL APARTMENTS
1108 MOORLAND ROAD
MADISON, WI 53713

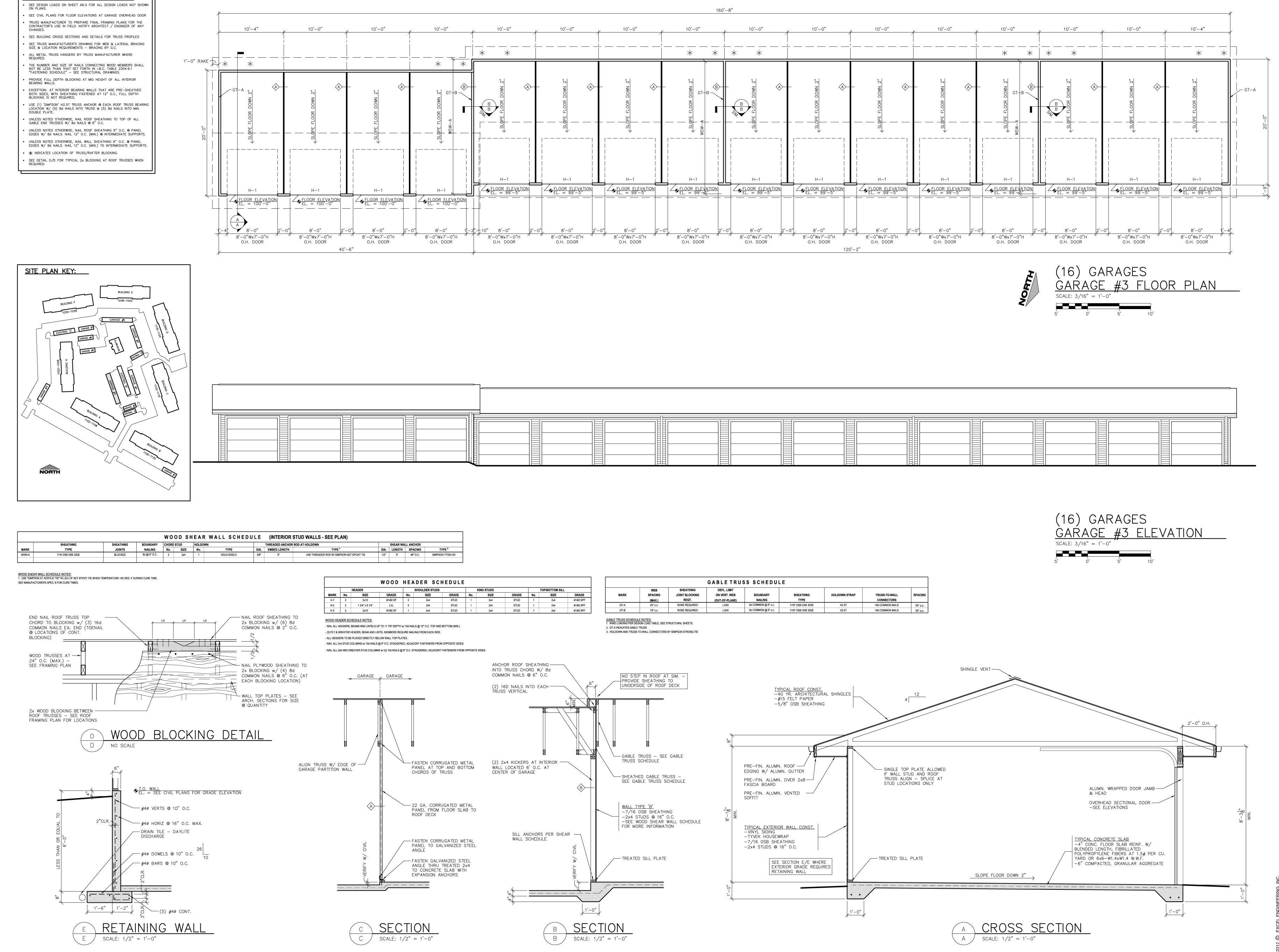
SHEET ISSUE:

JUNE 26, 2012

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REVISIONS:

JOB NUMBER: 1206230
SHEET





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

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

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

GARAGE #2 GARAGE #3 GARAGE #4 GARAGE #5 GARAGE #6

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

ARCHITECT STAMP / SIGNATURE

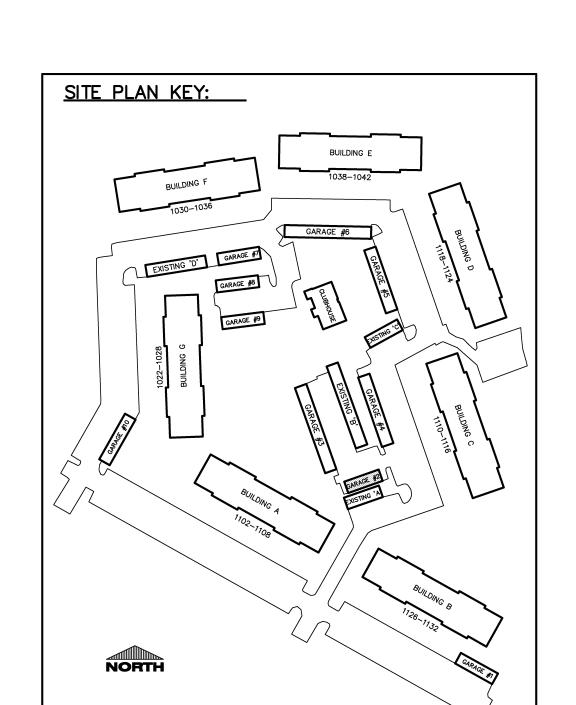
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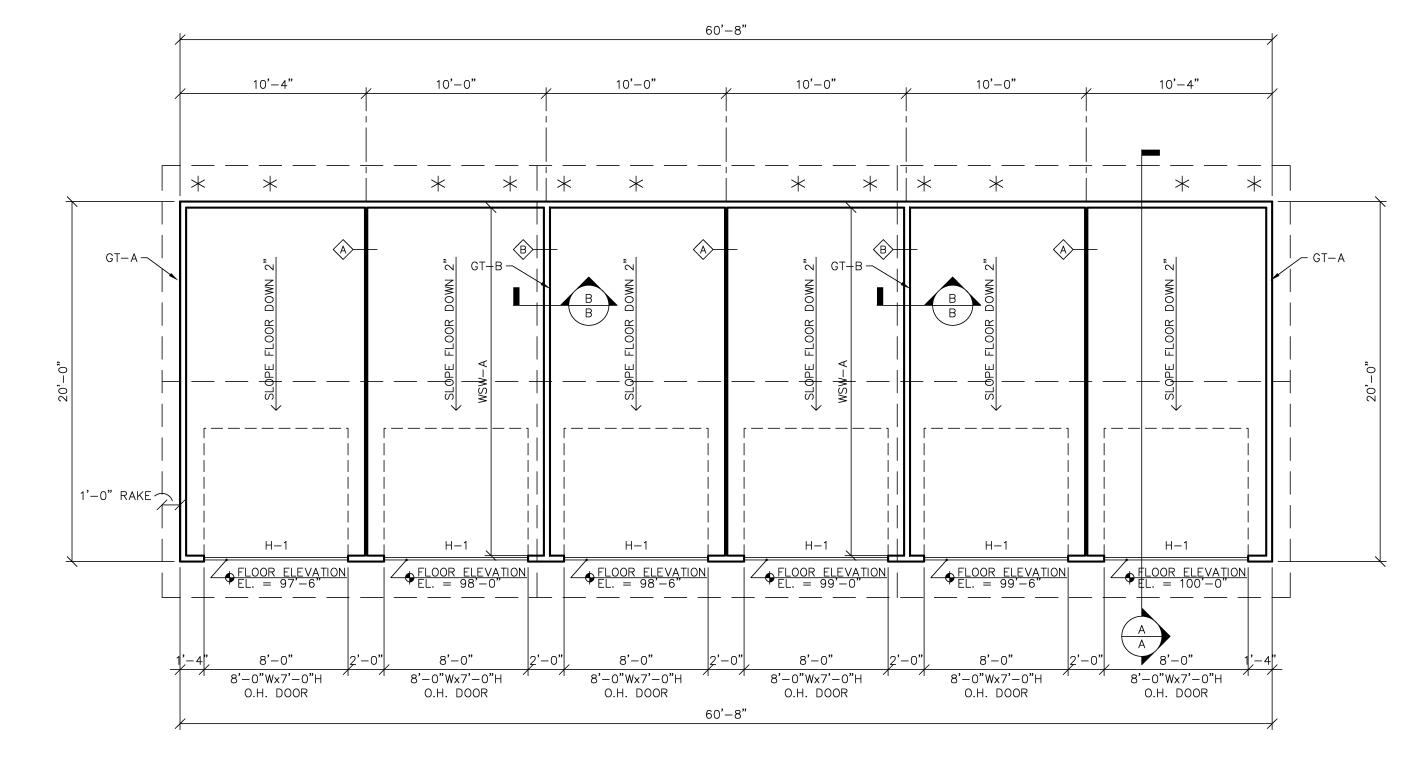
JOB NUMBER: 1206230 SHEET

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

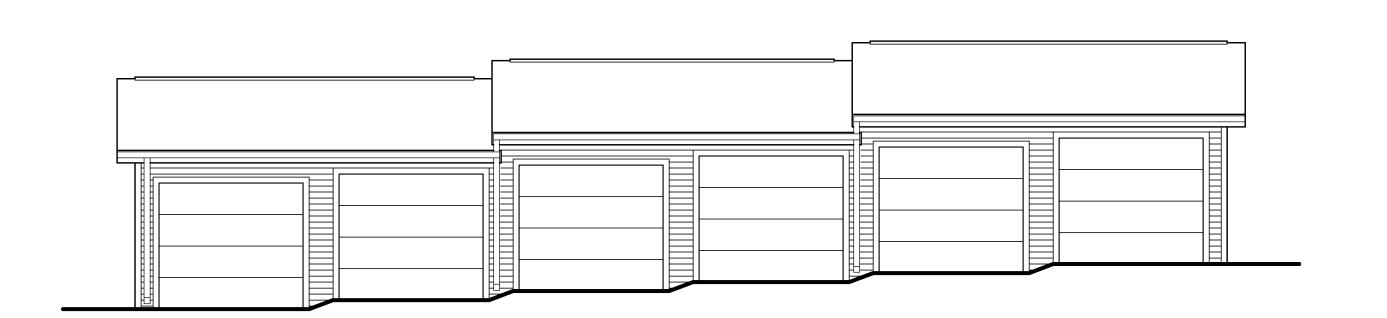


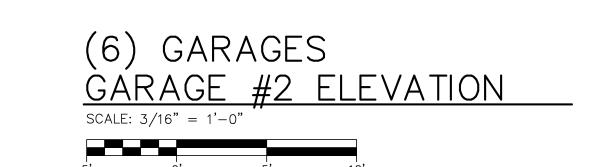
@ LOCATIONS OF CONT.

BLOCKING)









				WO	OD SH	EAF	R WALL SCHEDU	LE	(INTERIOR ST	UD WALLS - SEE PLAN)				
	SHEATHING	SHEATHING	BOUNDARY	CHORD	STUD	HOLDO	OWN		THREADED ANCHOR RO	D AT HOLDOWN		SHEAR WAL	L ANCHOR	
MARK	TYPE	JOINTS	NAILING	No.	SIZE	No.	TYPE	DIA.	EMBED LENGTH	TYPE ¹	DIA.	LENGTH	SPACING	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

SE "SIMPSON AT ACRYLIC TIE" IN LIEU OF SET EPOXY TIE WHEN TEMPERATURE <50 DEG. F DURING CURE TIME. MANUFACTURER'S SPEC.'S FOR CURE TIMES.				WOOD	HEAD	DER SCI	HEDULE	•					
			HEADER		SI	HOULDER STUDS		KI	NG STUDS			TOP/BOTTOM SILL	
	MARK	No.	SIZE	GRADE	No.	SIZE	GRADE	No.	SIZE	GRADE	No.	SIZE	GRADE
	H-1	2	2x12	#1/#2 DF	3	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2 SPF
	H-2	2	1 3/4" x 9 1/4'	LVL	3	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2 SPF
	H-3	2	2x10	#1/#2 DF	1	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2 SPF
CHORD TO BLOCKING w/ (3) 16d $\frac{1}{3}$ $\frac{1}{$	2x BLOCKING W/ (6) 8d		HEDULE NOTES: 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.

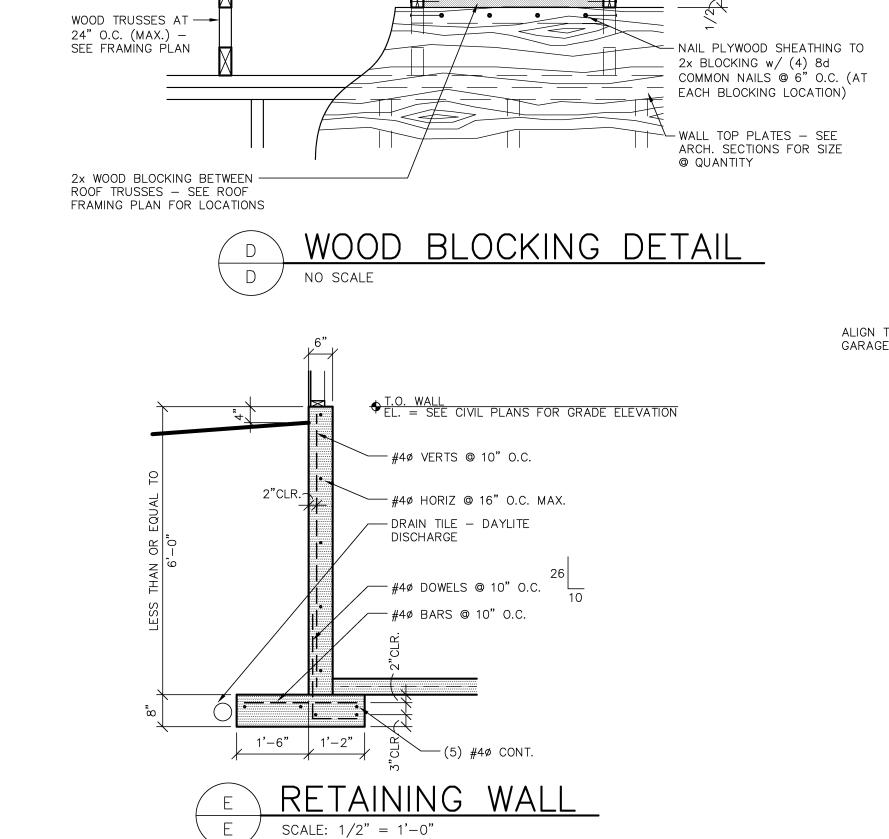
- NAIL ALL 2x4 STUD COLUMNS w/ 10d NAILS @ 8" O.C. STAGGERED, ADJACENT FASTENERS FROM OPPOSITE SIDES.

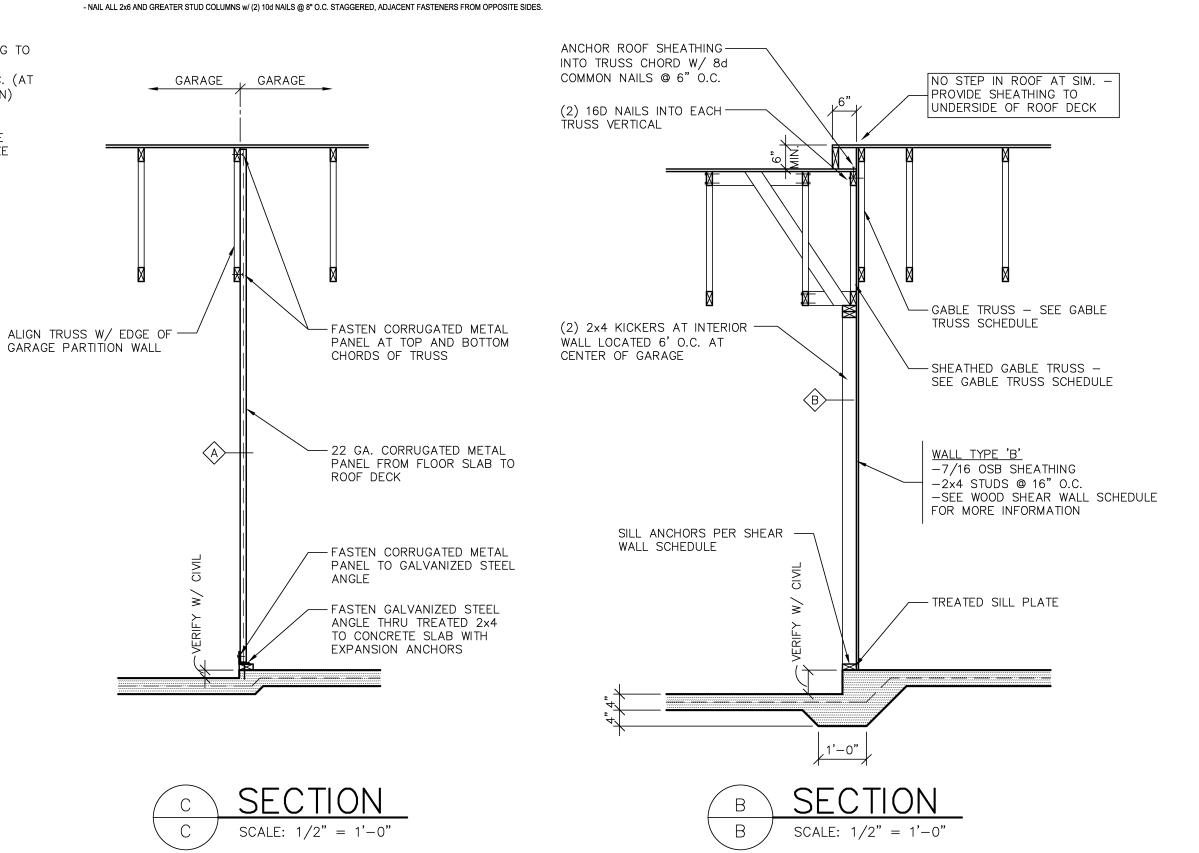
- ALL HEADERS TO BE PLACED DIRECTLY BELOW WALL TOP PLATES.

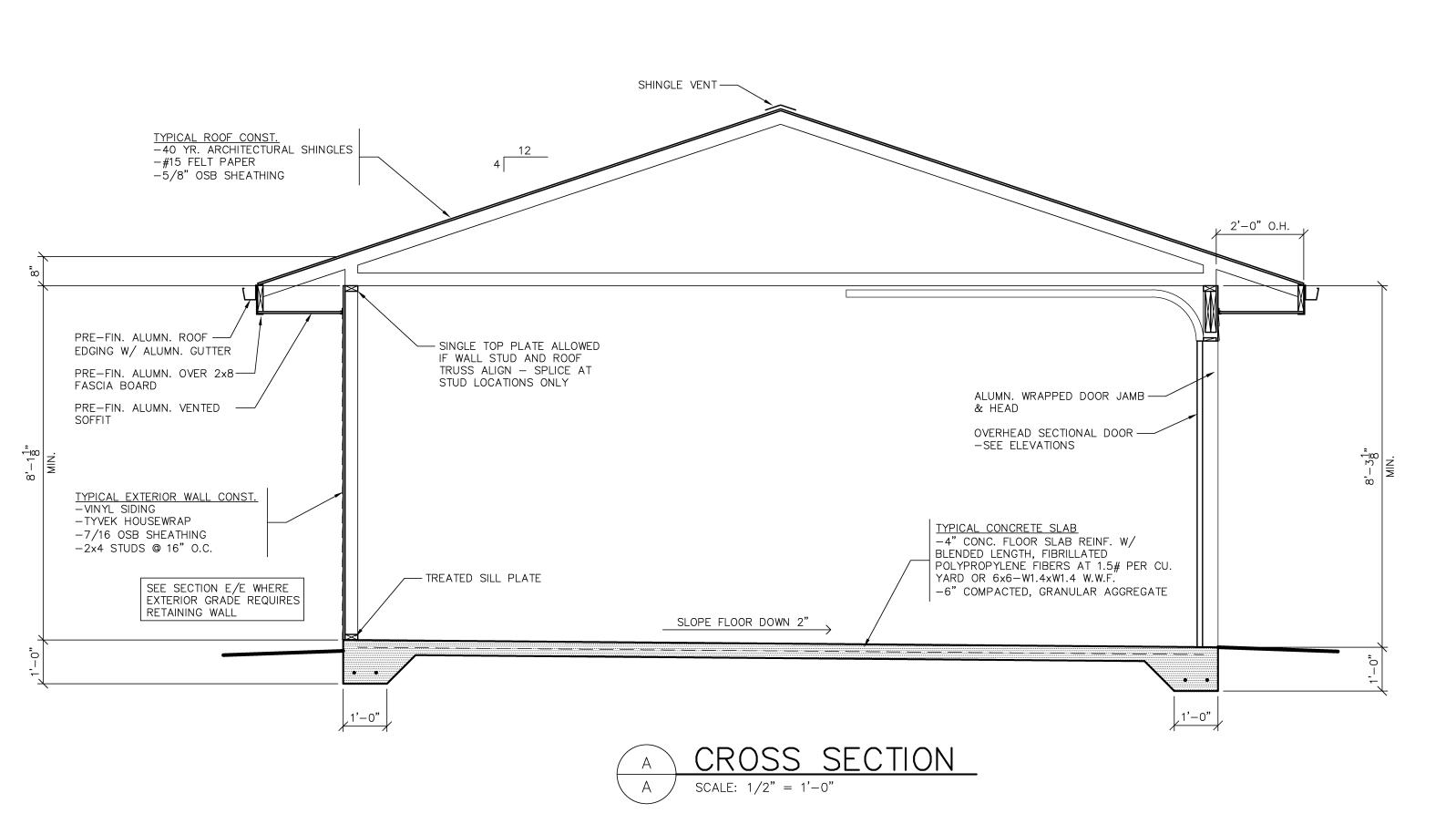
			GABLE TRUS	SS SCHEDUI	. E			
	WEB	SHEATHING	DEFL. LIMIT					
MARK	SPACING	JOINT BLOCKING	ON VERT. WEB	BOUNDARY	SHEATHING	HOLDOWN STRAP	TRUSS-TO-WALL	SPACING
	(MAX.)	REQT.	(OUT-OF-PLANE)	NAILING	TYPE		CONNECTORS	
GT-A	24" o.c.	NONE REQUIRED	L/240	8d COMMON @ 6" o.c.	7/16" OSB ONE SIDE	H2.5T	16d COMMON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

GABLE TRUSS SCHEDULE NOTES:

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







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

HUD PROJECT #: TBD

ARCHITECT STAMP / SIGNATURE

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- SEE BUILDING CROSS SECTIONS AND DETAILS FOR TRUSS PROFILES
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- SIZE & LOCATION REQUIREMENTS BRACING BY G.C. ALL METAL TRUSS HANGERS BY TRUSS MANUFACTURER WHERE
- THE NUMBER AND SIZE OF NAILS CONNECTING WOOD MEMBERS SHALL NOT BE LESS THAN THAT SET FORTH IN I.B.C. TABLE 2304.9.1
- "FASTENING SCHEDULE" SEE STRUCTURAL DRAWINGS. PROVIDE FULL DEPTH BLOCKING AT MID HEIGHT OF ALL INTERIOR
- BEARING WALLS. EXCEPTION: AT INTERIOR BEARING WALLS THAT ARE PRE-SHEATHED BOTH SIDES, WITH SHEATHING FASTENED AT 12" O.C., FULL DEPTH
- BLOCKING IS NOT REQUIRED. USE (1) 'SIMPSON' H2.5T TRUSS ANCHOR @ EACH ROOF TRUSS BEARING LOCATION W/ (5) 8d NAILS INTO TRUSS & (5) 8d NAILS INTO MIN.
- UNLESS NOTED OTHERWISE, NAIL ROOF SHEATHING TO TOP OF ALL GABLE END TRUSSES W/ 8d NAILS @ 6" O.C.

DOUBLE PLATE.

- 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. • \star indicates location of truss/rafter blocking.
- SEE DETAIL D/D FOR TYPICAL 2x BLOCKING AT ROOF TRUSSES WHEN

_	
SITE PLAN KEY:	
BUILDING F 1038-1042 GARAGE #6 GARAGE #6	

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.

MEZZANINES	/ FLOORS	(See Note 1 for LL > 100 PSF)							
			UNIFORM						
	ROOF DEFLECTION	N REQUIREMENTS	L/240 LL L/180 TL						
RAFTER	COLLATERAL		3 PSF						
WOOD	DEAD LOAD (UNB.	ALLASTED)	12 PSF						
	DEFL. REQ. DUE 1	O WIND AT GABLE TRUSS VERT.	L/240						
TRUSS	DEFL. REQ. DUE 1	O GRAVITY LOADS	L/240 LL L/180 TL						
WOOD	DEAD LOAD - BOT	. CHORD	10 PSF (INCL. 3 PSF COLLATERAL)						
	DEAD LOAD - TOP	CHORD	10 PSF						
ROOF DEAD L	LOADS AND D	EFLECTION REQUIREMENT	TS						
MINIMUM ROOF LIVE	LOAD PER SECTION	1007.11	20 PSF						
ROOF LIVE LO									
	DING PER ASCE 7-05, (·							
	ICE 7-05, (SECTIONS 7		02.1000 (1)						
	-1	DNSIN BUILDING ALTERNATE PER COMM (62 1608 (1)						
SNOW IMPORTANCE THERMAL FACTOR (C	• •	1.1							
SNOW EXPOSURE FA		1.0	100						
SLOPED ROOF SNOV		23.1 (25 USED FOR DESIGN) PSF 1.0							
FLAT ROOF SNOW LO		·	23.1 (25 USED FOR DESIGN) PSF						
GROUND SNOW LOA			30 PSF (PER FIGURE 1608.2)						

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

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

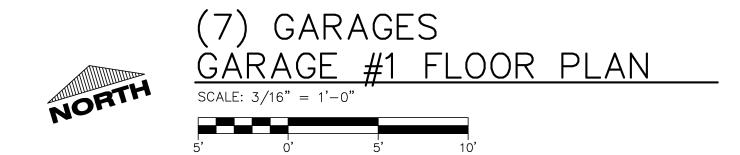
ALLOWABLE S	OIL BEARING	PRESSUR

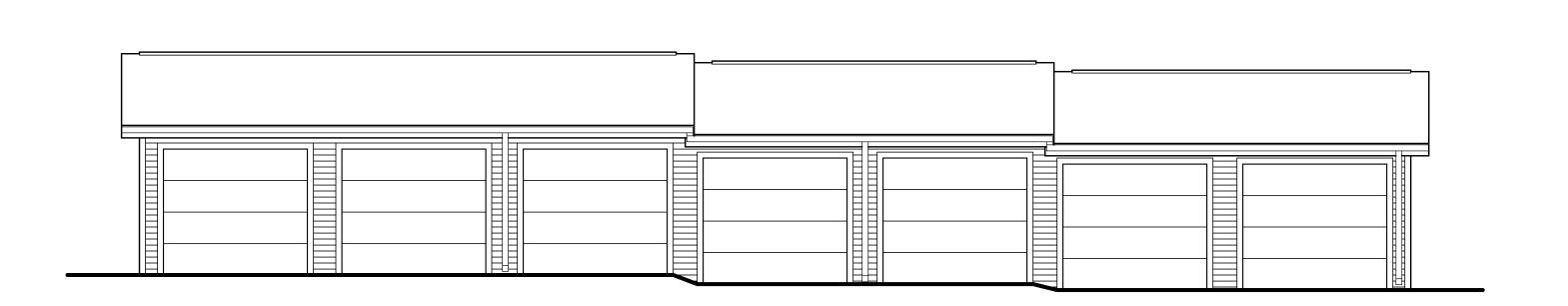
FOUNDATIONS SHALL NOT BE PLACED PRIOR TO CONFIRMATION OF SOIL TYPE BELOW THE BOTTOM OF THE FOOTING. THE CONTRACTOR SHALL ADVISE EXCEL ENGINEERING, INC. OF ANY DEVIATION FROM SOIL CLASS

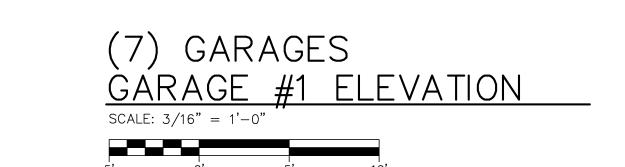
PRIOR TO POURING FOOTINGS. THE PRESUMED SOIL BEARING CAPACITY IS 2,000 PSF.

THE PRESUMED SOIL CLASSIFICATION PER SECTION 1806, TABLE 1806.2 IS (4) SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, AND CLAYEY GRAVEL.

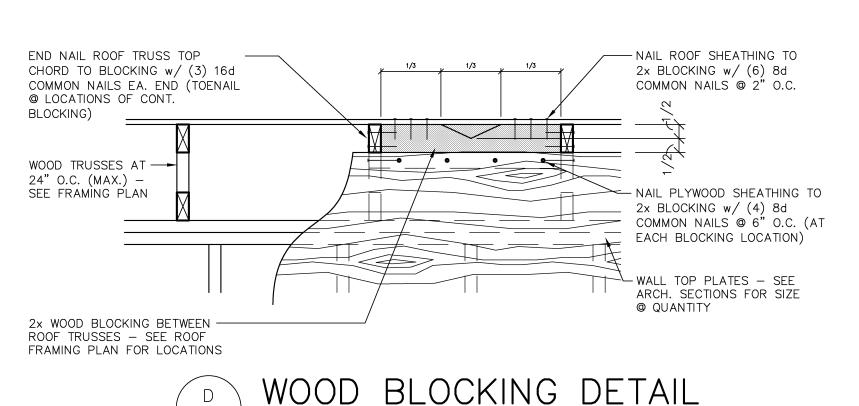
	 			70'-8"				,
	10'-4"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-4"	,
	_							
	* *		* *		* *		+	7
GT-A-			SLOPE FLOOR DOWN 2" WSW-A H WSW-A	SLOPE FLOOR DOWN 2"	SLOPE FLOOR DOWN 2" WSW-A WSW-A GA GA GA GA GA GA GA GA GA	SLOPE FLOOR DOWN 2"		GT-A
1'-0" RAKE	H-1 FLOOR ELEVATION EL. = 100'-0"	H-1 FLOOR ELEVATION EL. = 100'-0"	H-1 FLOOR ELEVATION EL. = 100'-0"	H-1 FLOOR ELEVATION EL. = 99'-6"	H-1 FLOOR ELEVATION EL. = 99'-6"	H-1 FLOOR ELEVATION EL. = 99'-0"	H-1 FLOOR ELEVATION EL. = 99'-0"	
-,	8'-0"Wx7'-0"H O.H. DOOR	8'-0" 8'-0" 2'-0 8'-0"Wx7'-0"H O.H. DOOR	8'-0" 2'- 8'-0"Wx7'-0"H O.H. DOOR	-0" 8'-0" 2'- 8'-0"Wx7'-0"H O.H. DOOR 70'-8"	8'-0" 2'- 8'-0"Wx7'-0"H O.H. DOOR	-0" 8'-0" 2'- 8'-0"Wx7'-0"H O.H. DOOR	-0" 8'-0" 1'-4" 8'-0"Wx7'-0"H O.H. DOOR	·



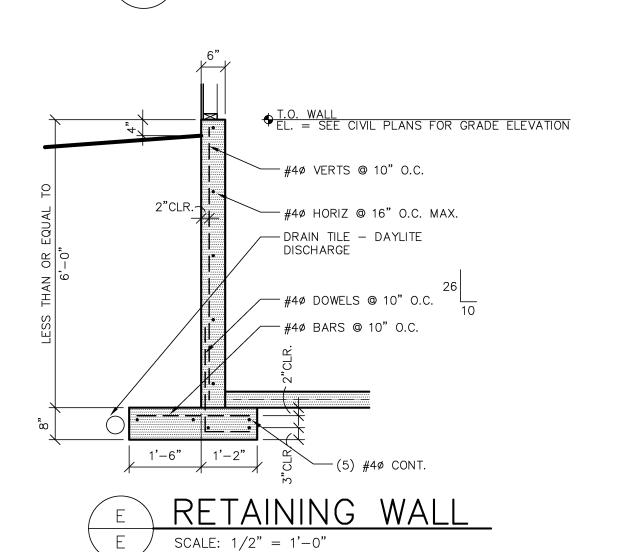




	WOOD SHEAR WALL SCHEDULE (INTERIOR STUD WALLS - SEE PLAN)													
	SHEATHING	SHEATHING	BOUNDARY	CHORD	STUD	HOLDO	OWN		THREADED ANCHOR	ROD AT HOLDOWN		SHEAR WA	LL ANCHOR	
MARK	TYPE	JOINTS	NAILING	No.	SIZE	No.	TYPE	DIA.	EMBED LENGTH	TYPE ¹	DIA.	LENGTH	SPACING	TYPE 2
WSW-A	7/16 OSB ONE SIDE	BLOCKED	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 BLOCKING DETAIL NO SCALE

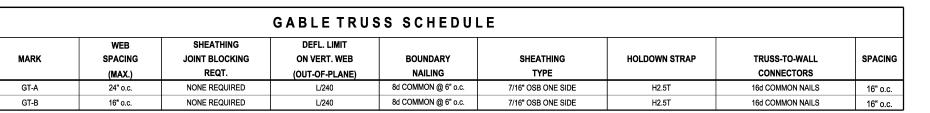


	1	UEADED		- 01	IOUII DED STUDS		101	UO OTUDO		T 7/	D/DOTTOM OU I	
		HEADER		SI	HOULDER STUDS		KI	NG STUDS		10	P/BOTTOM SILL	
K	No.	SIZE	GRADE	No.	SIZE	GRADE	No.	SIZE	GRADE	No.	SIZE	GRADE
	2	2x12	#1/#2 DF	3	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2 SPF
	2	1 3/4" x 9 1/4'	LVL	3	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2 SPF
	2	2x10	#1/#2 DF	1	2x4	STUD	1	2x4	STUD	1	2x4	#1/#2 SPF

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

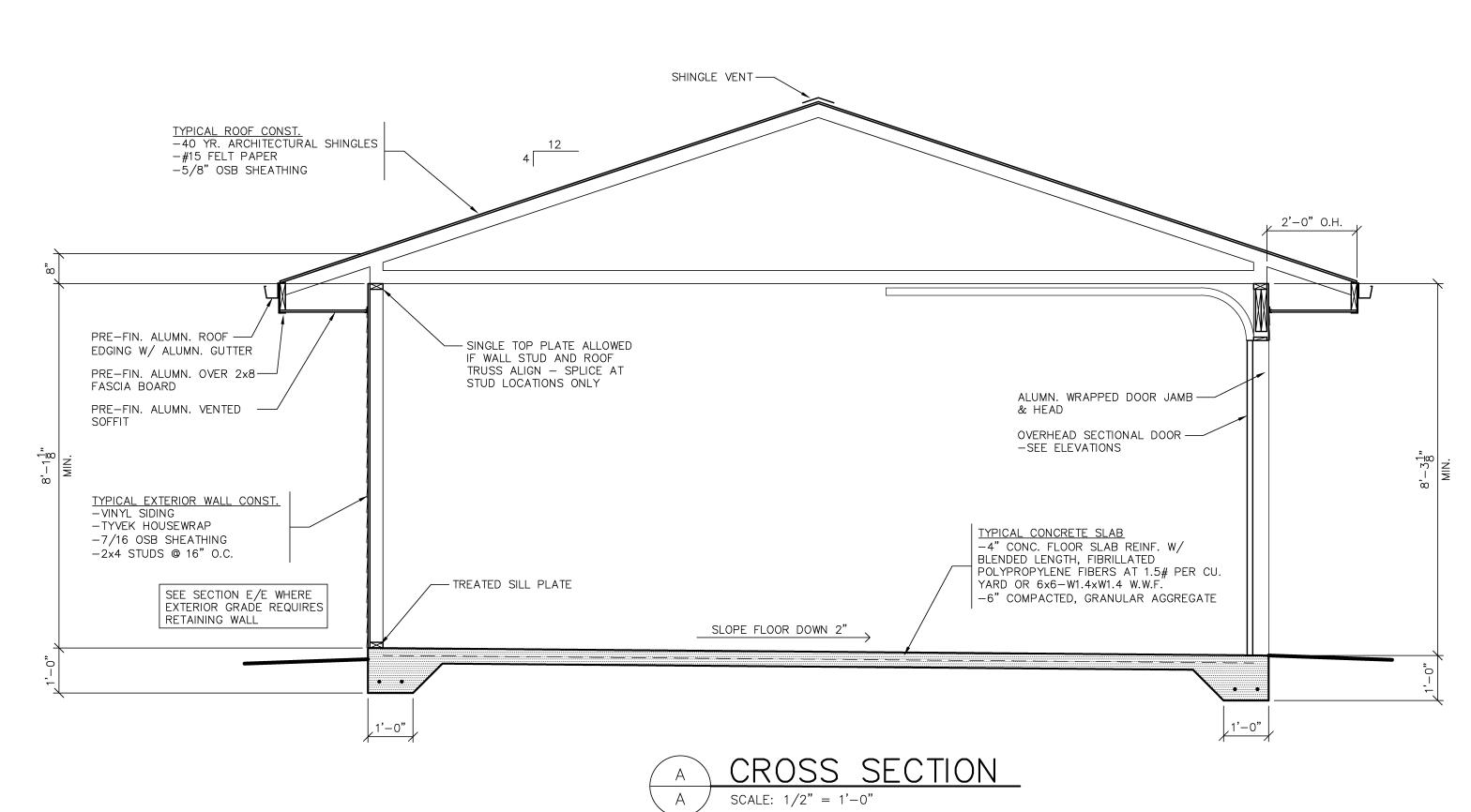
- NAIL ALL HEADERS, BEAMS AND LINTELS UP TO 11 7/8" DEPTH w/ 10d NAILS @ 12" O.C. TOP AND BOTTOM (MIN.). 2. GT-X INDICATES GABLE TRUSS 3. HOLDOWN AND TRUSS-TO-WALL CONNECTORS BY SIMPSON STRONG-TIE. - (3) PLY & GREATER HEADER, BEAM AND LINTEL MEMBERS REQUIRE NAILING FROM EACH SIDE. - ALL HEADERS TO BE PLACED DIRECTLY BELOW WALL TOP PLATES.

- NAIL ALL 2x6 AND GREATER STUD COLUMNS w/ (2) 10d NAILS @ 8" O.C. STAGGERED, ADJACENT FASTENERS FROM OPPOSITE SIDES. ANCHOR ROOF SHEATHING ----INTO TRUSS CHORD W/ 8d COMMON NAILS @ 6" O.C. NO STEP IN ROOF AT SIM. -GARAGE GARAGE PROVIDE SHEATHING TO UNDERSIDE OF ROOF DECK (2) 16D NAILS INTO EACH — TRUSS VERTICAL -GABLE TRUSS - SEE GABLE TRUSS SCHEDULE (2) 2x4 KICKERS AT INTERIOR — - FASTEN CORRUGATED METAL ALIGN TRUSS W/ EDGE OF -PANEL AT TOP AND BOTTOM WALL LOCATED 6' O.C. AT GARAGE PARTITION WALL CHORDS OF TRUSS CENTER OF GARAGE SHEATHED GABLE TRUSS —
SEE GABLE TRUSS SCHEDULE 22 GA. CORRUGATED METAL WALL TYPE 'B' -7/16 OSB SHEATHING PANEL FROM FLOOR SLAB TO ROOF DECK -2x4 STUDS @ 16" O.C. -SEE WOOD SHEAR WALL SCHEDULE FOR MORE INFORMATION SILL ANCHORS PER SHEAR — WALL SCHEDULE FASTEN CORRUGATED METAL PANEL TO GALVANIZED STEEL TREATED SILL PLATE — FASTEN GALVANIZED STEEL ANGLE THRU TREATED 2x4 TO CONCRETE SLAB WITH EXPANSION ANCHORS



GABLE TRUSS SCHEDULE NOTES:

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



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Always a Better Plan

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

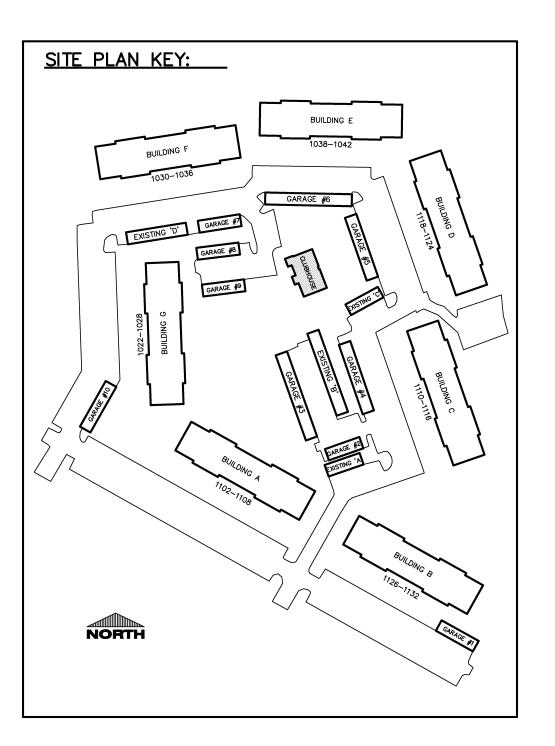
GARAGE #6 GARAGE #7 GARAGE #8 GARAGE #9 GARAGE #10

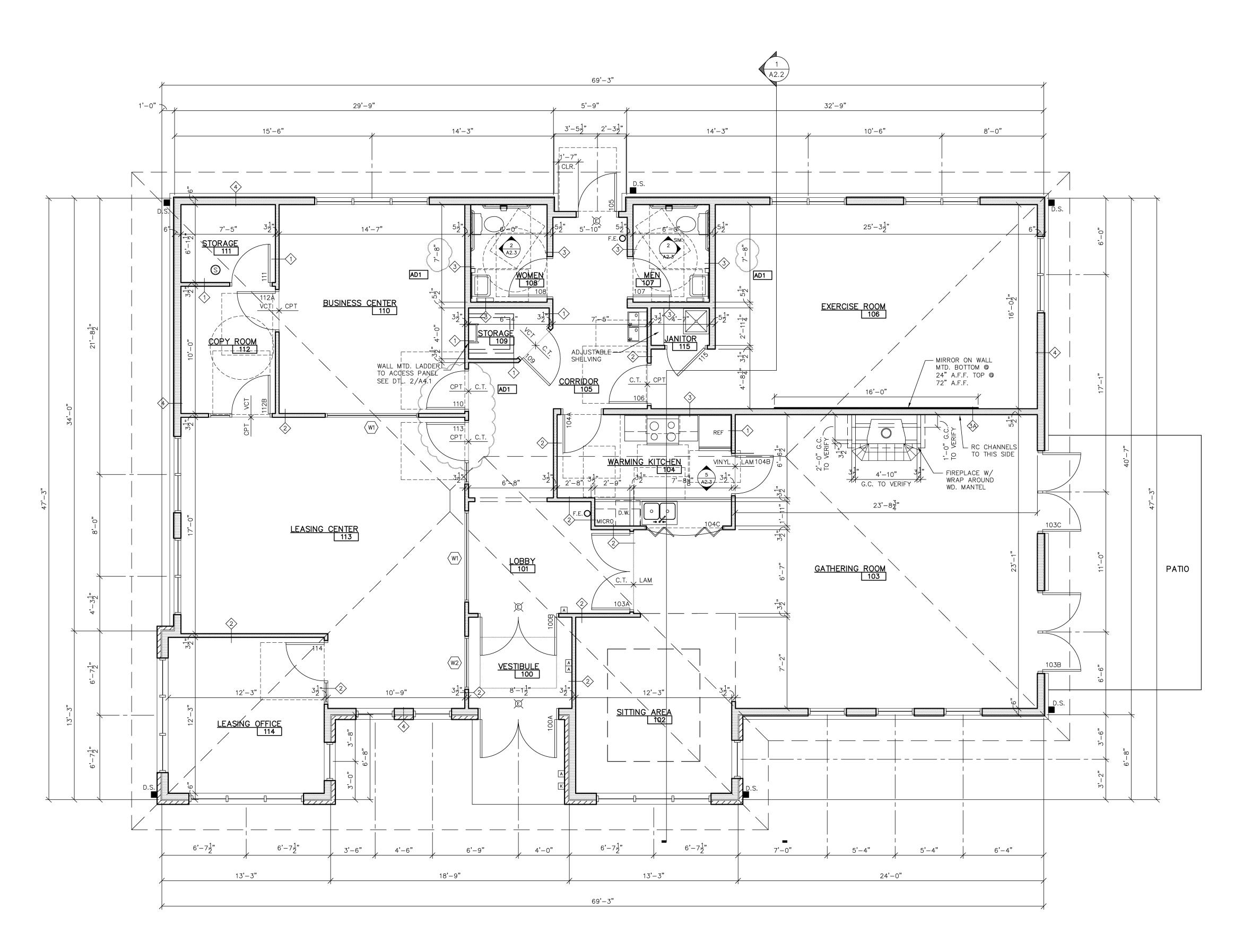
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JOB NUMBER: 1206230 SHEET







TYP. FLOOR PLAN SYMBOLS

A AUTOMATIC DOOR OPENER

K KNOX BOX

EXIT LIGHT

O WALL MOUNTED FIRE EXTINGUISHER F.E. WITH MOUNTING BRACKET

WALL TYPE - SEE SHEET A2.4

 \blacksquare 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





Always a Better Plan

DDAMINO CET IDENTIFIE

RAWING SET IDENTIFIER	
PROJECT MASTER SET	

•	PROJECT MASTER SET
	BLIII DING 'A'

BUILDING 'B'

BUILDING 'C'

BUILDING 'D'

BUILDING 'E'

BUILDING 'F'

BUILDING 'G'

CLUBHOUSE

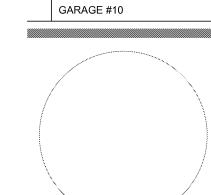
GARAGE #1

GARAGE #2 GARAGE #3

GARAGE #4

GARAGE #5 GARAGE #6

GARAGE #7 GARAGE #8 GARAGE #9



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SHEET ISSUE:

JUNE 26, 2012

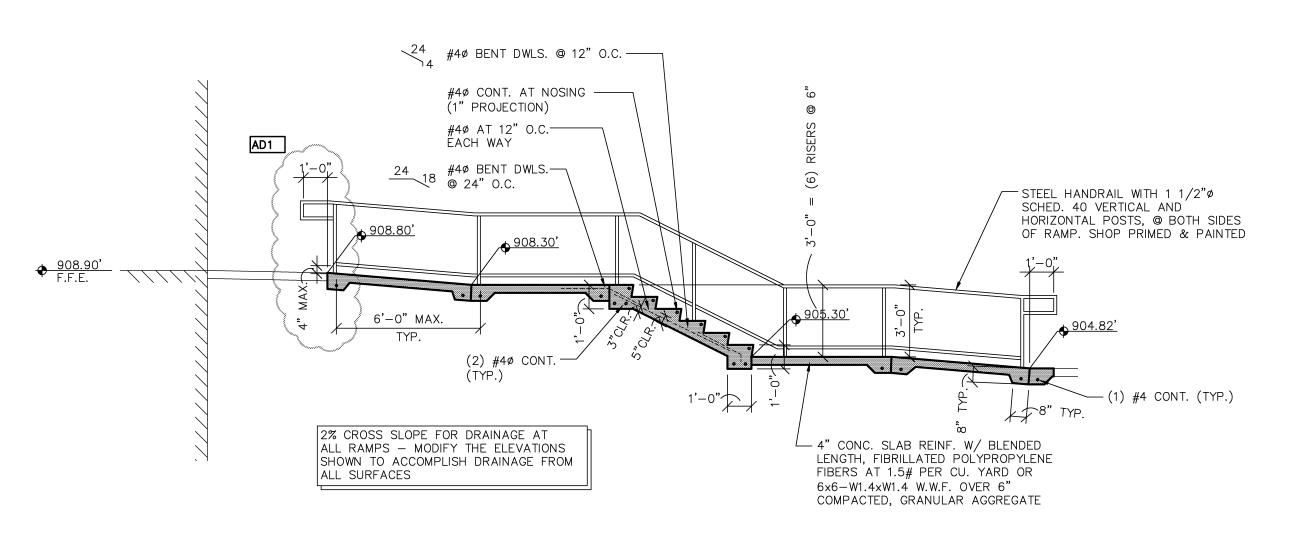
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REVISIONS:

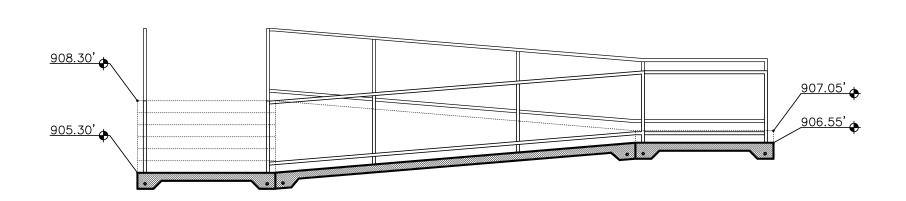
AD1 JULY 16, 2012

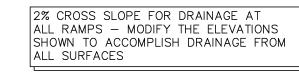
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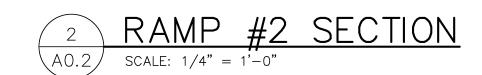
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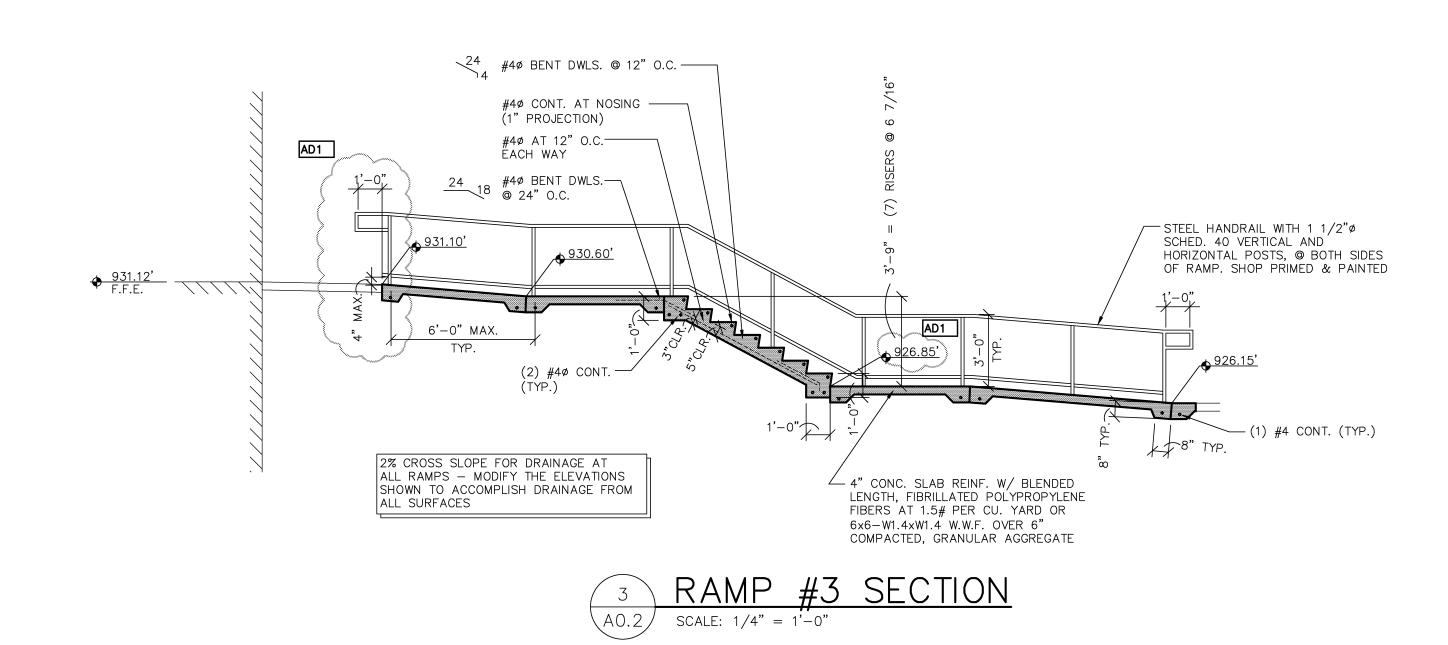


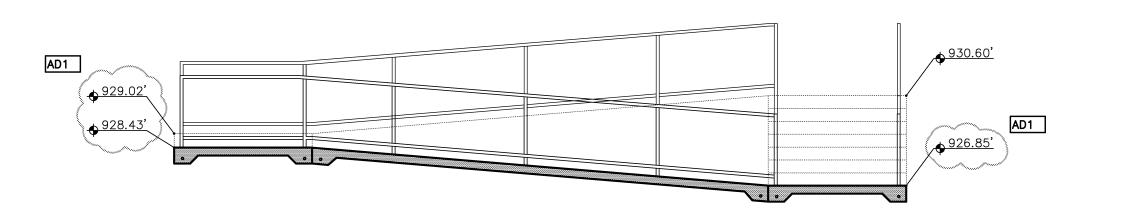
1 RAMP #2 SECTION A0.2 SCALE: 1/4" = 1'-0"





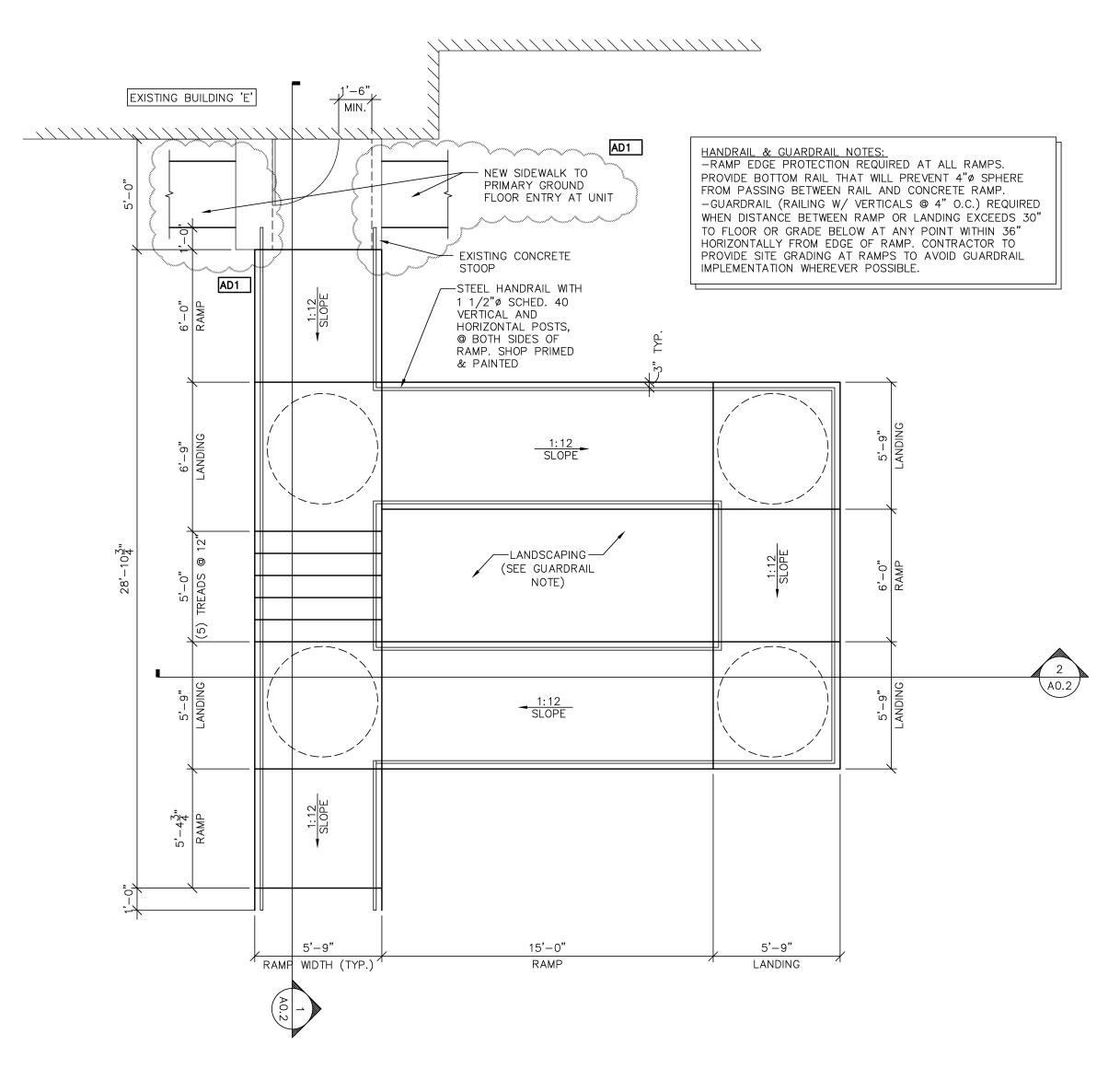


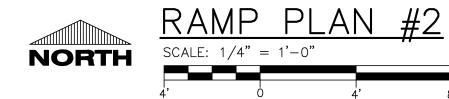


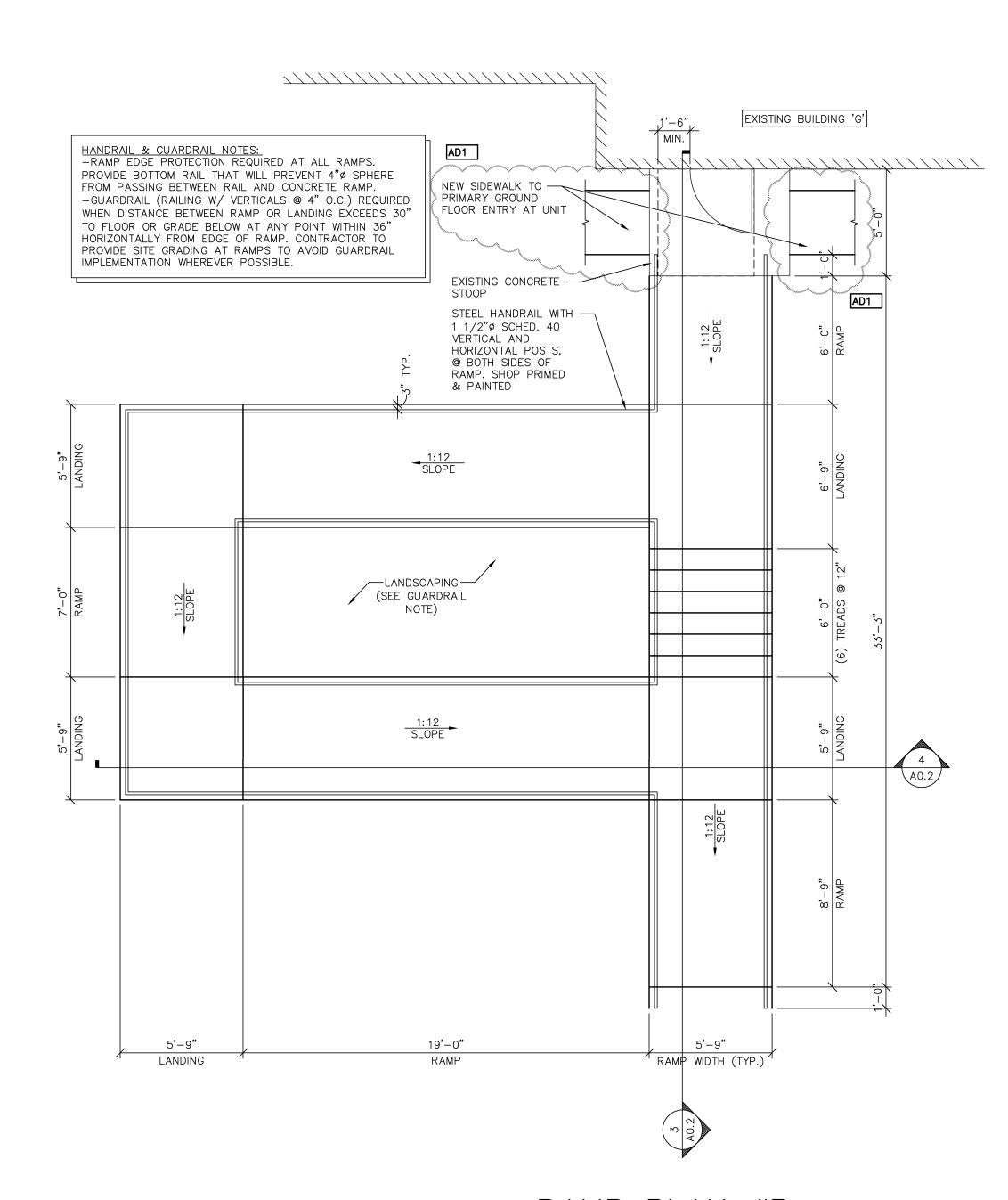


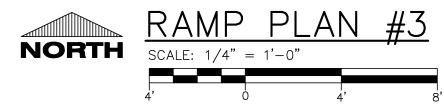
4 RAMP #3 SECTION
A0.2 SCALE: 1/4" = 1'-0"

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











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 #:

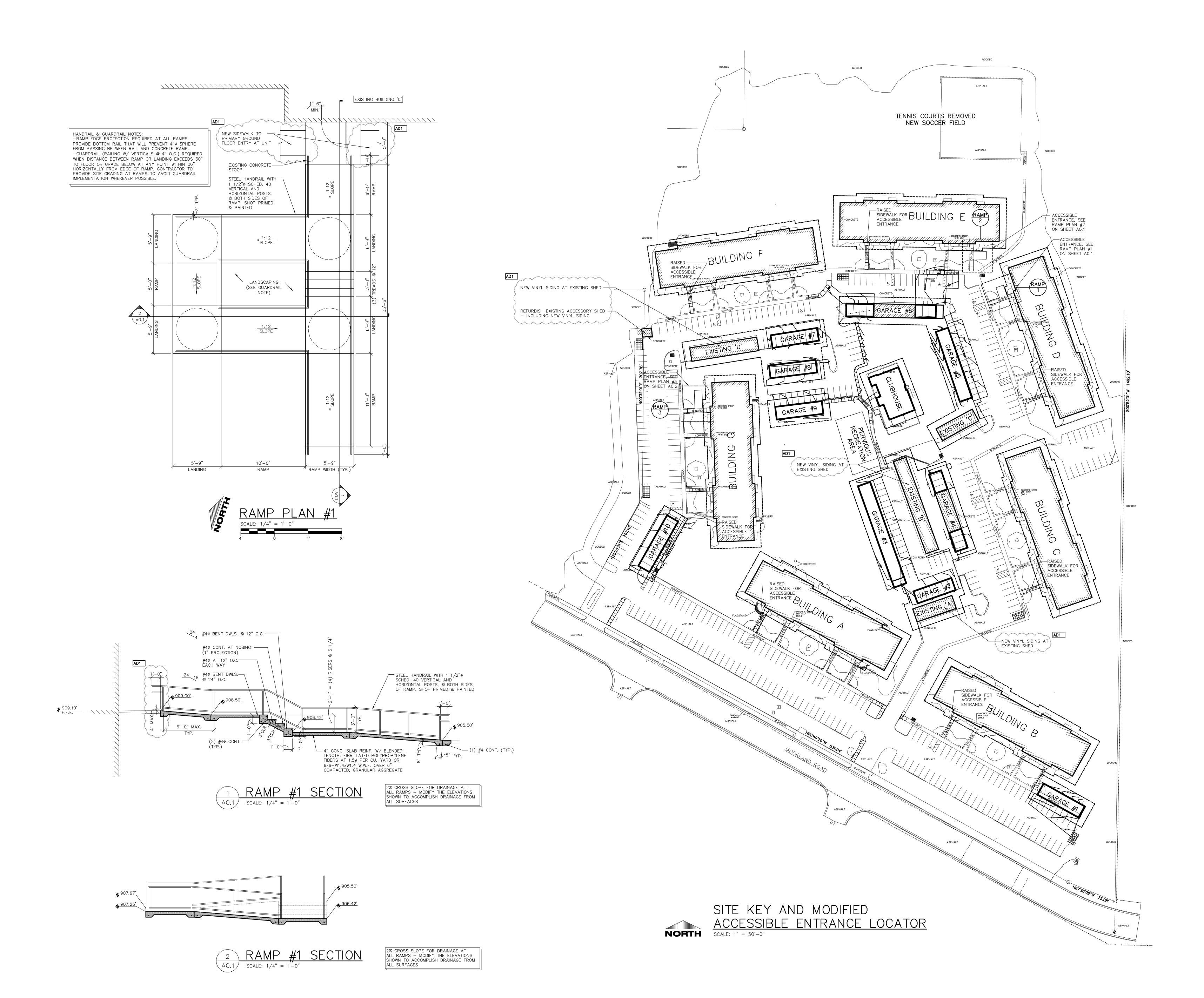
TBD

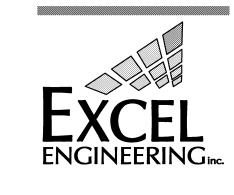
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JOB NUMBER: 1206230 SHEET

A0.2





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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

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GARAGE #10

HUD PROJECT #:

ARCHITECT STAMP / SIGNATURE

TBD

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> SHEET A0.1