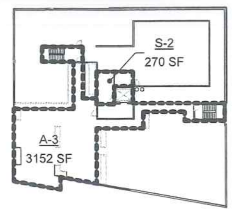
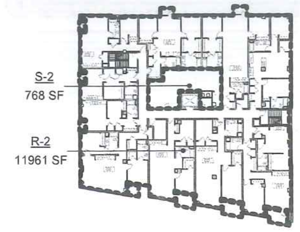
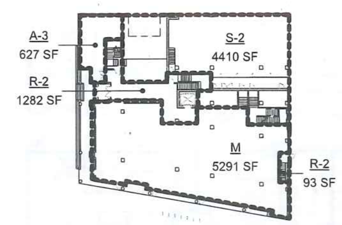


07-ROOF



02-SECOND FLOOR

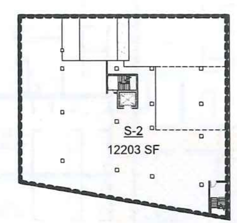
06-SIXTH FLOOR



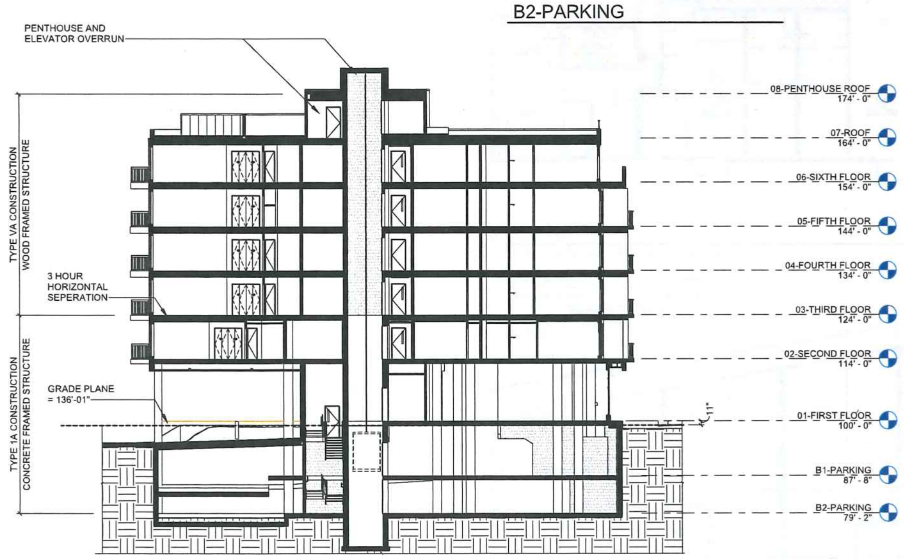
01-FIRST FLOOR

03-THIRD FLOOR

B1-PARKING



B2-PARKING



(9) LIFE SAFETY N-S BUILDING SECTION Copy 1
1/16" = 1'-0"

MISC PROJECT INFORMATION

CAR & BICYCLE PARKING

FLOOR	CAR PARKING	BICYCLE PARKING
B2	28	16
B1	22	12
1	9	20
2	-	10
3	-	10
4	-	10
5	-	10
6	-	10
TOTAL	59	98

ACCESSIBLE UNIT SCHEDULE

FLOOR	UNIT #	ROLL-IN SHOWER
2	UNIT 204	N
3	UNIT 307	Y
4	UNIT 406	N
5	UNIT 509	N
6	-	-
TOTAL	4	1

OCCUPANT LOAD AND EXIT WIDTH:

OCCUPANT LOAD FACTORS:

ACCESSORY STORAGE AREAS,
MECHANICAL EQUIPMENT ROOM: 300 GROSS SF/PERSON
ASSEMBLY (UNCONCENTRATED): 15 NET SF/PERSON
MERCANTILE: 30 GROSS SF/PERSON
EXERCISE ROOMS: 50 GROSS SF/PERSON
RESIDENTIAL: 200 GROSS SF/PERSON
PARKING AREAS: 200 GROSS SF/PERSON

AREA - OCCUPANT LOAD

LEVEL	NAME	AREA	FACTOR	LOAD
B2-PARKING	S-2	12203 SF	200 SF	62
		12203 SF		
B1-PARKING	S-2	11503 SF	200 SF	58
		11503 SF		
01-FIRST FLOOR	R-2	93 SF	200 SF	1
01-FIRST FLOOR	A-3	627 SF	50 SF	13
01-FIRST FLOOR	R-2	1282 SF	200 SF	7
01-FIRST FLOOR	S-2	4410 SF	200 SF	23
01-FIRST FLOOR	M	5291 SF	30 SF	177
		11703 SF		
02-SECOND FLOOR	S-2	768 SF	200 SF	4
02-SECOND FLOOR	R-2	11961 SF	200 SF	60
		12729 SF		
03-THIRD FLOOR	S-2	652 SF	200 SF	4
03-THIRD FLOOR	R-2	12206 SF	200 SF	62
		12857 SF		
04-FOURTH FLOOR	S-2	652 SF	200 SF	4
04-FOURTH FLOOR	R-2	12206 SF	200 SF	62
		12857 SF		
05-FIFTH FLOOR	S-2	652 SF	200 SF	4
05-FIFTH FLOOR	R-2	12206 SF	200 SF	62
		12857 SF		
06-SIXTH FLOOR	S-2	652 SF	200 SF	4
06-SIXTH FLOOR	R-2	12086 SF	200 SF	61
		12738 SF		
07-ROOF	S-2	270 SF		
07-ROOF	A-3	3152 SF	15 SF	211
		3421 SF		
		102869 SF		

EXIT WIDTH REQUIREMENTS:

-EGRESS WIDTH PER OCCUPANT SERVED (FULLY SPRINKLED):
STAIRWAYS= 0.3" PER OCCUPANT
OTHER EGRESS COMPONENTS= 0.2" PER OCCUPANT

-STAIRWAY WIDTH:
= 44" MIN.
= 36" MIN. IF SERVING 50 OR LESS OCCUPANTS

-CORRIDOR WIDTH:
= 44" MIN.
= 36" MIN. IF SERVING 50 OR LESS OCCUPANTS

-EXIT AISLES SERVING MEP EQUIPMENT:
= 24"

-DEAD END CORRIDORS (FULLY SPRINKLED):
= 50' MAX.

-COMMON PATH OF TRAVEL:
= 75' MAX.

-MAXIMUM TRAVEL DISTANCE TO AN EXIT:
= 250' MAX. FROM THE REMOTEST POINT IN A ROOM

EXIT WIDTH BY FLOOR:

B2
62 = TOTAL OCCUPANT LOAD

	PROVIDED	REQUIRED
STAIR WIDTH =	96"	19" (88" MIN)
DOOR WIDTH =	64"	13" (64" MIN)

B1
58 = TOTAL OCCUPANT LOAD

	PROVIDED	REQUIRED
STAIR WIDTH =	96"	18" (88" MIN)
DOOR WIDTH =	64"	12" (64 MIN")

1ST FLOOR
177 = TOTAL OCCUPANT LOAD

	PROVIDED	REQUIRED
STAIR WIDTH =	NA	NA
DOOR WIDTH =	256"	64"

2ND FLOOR
60 = TOTAL OCCUPANT LOAD

	PROVIDED	REQUIRED
STAIR WIDTH =	96"	21" (92" MIN)
DOOR WIDTH =	64"	13" (64" MIN)

3RD FLOOR
62 = TOTAL OCCUPANT LOAD

	PROVIDED	REQUIRED
STAIR WIDTH =	96"	21" (92" MIN)
DOOR WIDTH =	64"	13" (64" MIN)

4TH FLOOR
62 = TOTAL OCCUPANT LOAD

	PROVIDED	REQUIRED
STAIR WIDTH =	96"	21" (92" MIN)
DOOR WIDTH =	64"	13" (64" MIN)

5TH FLOOR
62 = TOTAL OCCUPANT LOAD

	PROVIDED	REQUIRED
STAIR WIDTH =	96"	21" (92" MIN)
DOOR WIDTH =	64"	13" (64" MIN)

6TH FLOOR
62 = TOTAL OCCUPANT LOAD

	PROVIDED	REQUIRED
STAIR WIDTH =	96"	21" (92" MIN)
DOOR WIDTH =	64"	13" (64" MIN)

ROOF TERRACE
212 = TOTAL OCCUPANT LOAD

	PROVIDED	REQUIRED
STAIR WIDTH =	96"	64" (92" MIN)
DOOR WIDTH =	64"	43" (64" MIN)

CODE ANALYSIS SUMMARY:

APPLICABLE BUILDING CODES:
-2011 WISCONSIN COMMERCIAL BUILDING CODE SPS 360 TO 366
-2009 INTERNATIONAL BUILDING CODE (IBC)
-2015 INTERNATIONAL BUILDING CODE (IBC) BY PETITION FOR VARIANCE
-2009 INTERNATIONAL ENERGY CONSERVATION CODE(IECC)
-2000 NATIONAL FIRE PROTECTION ASSOCIATION 101 LIFE SAFETY CODE (NFPA)
-ICC/ANSI A117.1-2003 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
-U.S. DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

OCCUPANCY GROUPS:
- **R-2** RESIDENTIAL - APARTMENT HOUSES (PRIMARY)
- **A-3** ASSEMBLY
- **M** MERCANTILE
- **S-2** STORAGE

BUILDING HEIGHT AND AREA:
-BLDG AREA: 103,960SF

-GRADE PLANE ELEVATION: EL. 136'-1"
-BUILDING HEIGHT: 64'-11"
-STORIES: 6 ABOVE GRADE PLANE
-HIGHEST OCCUPIED STORY: 54'-0"

AREA BY FLOOR:

FLOOR AREA

Level	Area
B2-PARKING	12203 SF
B1-PARKING	11503 SF
01-FIRST FLOOR	11703 SF
02-SECOND FLOOR	12729 SF
03-THIRD FLOOR	12857 SF
04-FOURTH FLOOR	12857 SF
05-FIFTH FLOOR	12857 SF
`06-SIXTH FLOOR	12738 SF
07-ROOF	3421 SF
	102869 SF

CLASS OF CONSTRUCTION:

- BUILDING OF IBC TYPE **IA** CONSTRUCTION

- PRIMARY STRUCTURAL FRAMING	3 HR FIRE RATING	(IBC TABLE 601)
- EXTERIOR BEARING WALLS	3 HR FIRE RATING	(IBC TABLE 601)
- INTERIOR BEARING WALLS	3 HR FIRE RATING	(IBC TABLE 601)
- NON-BEARING WALLS AND PARTITIONS	0 HR FIRE RATING	(IBC TABLE 601)
- FLOOR CONSTRUCTION	2 HR FIRE RATING	(IBC TABLE 601)
- ROOF CONSTRUCTION	1.5 HR FIRE RATING	(IBC TABLE 601)
- PARTITIONS BETWEEN SLEEPING UNITS	1 HR FIRE RATING	(IBC 709.3)
- PARTITIONS BETWEEN SLEEPING UNITS & OTHER OCCUPANCIES	1 HR FIRE RATING	(IBC 712.3)
- EXIT ACCESS CORRIDORS	.5 HR FIRE RATING	(IBC TABLE 1018.1)

- HORIZONTAL BULIDING SEPARATION

- HORIZONTAL ASSEMBLY	3 HR FIRE RATING	(2015 IBC 510.2)

- BUILDING OF IBC TYPE **VA** CONSTRUCTION

	1 HR FIRE RATING	(IBC TABLE 601)
- PRIMARY STRUCTURAL FRAMING	1 HR FIRE RATING	(IBC TABLE 601)
- EXTERIOR BEARING WALLS	1 HR FIRE RATING	(IBC TABLE 601)
- INTERIOR BEARING WALLS	0 HR FIRE RATING	(IBC TABLE 601)
- NON-BEARING WALLS AND PARTITIONS	1 HR FIRE RATING	(IBC TABLE 601)
- FLOOR CONSTRUCTION	1 HR FIRE RATING	(IBC TABLE 601)
- ROOF CONSTRUCTION		
	1 HR FIRE RATING	(IBC 709.3)
- PARTITIONS BETWEEN SLEEPING UNITS		
- PARTITIONS BETWEEN SLEEPING UNITS	1 HR FIRE RATING	(IBC 712.3)
& OTHER OCCUPANCIES	.5 HR FIRE RATING	(IBC TABLE 1018.1)
- EXIT ACCESS CORRIDORS		

EXTERIOR WALL FIRE-RESISTANCE RATING REQUIREMENTS BASED ON FIRE SEPARATION DISTANCES (SEE LIFE SAFETY PLANS FOR DISTANCES)
<5': 1 HOUR
>5' & <10': 1 HOUR
>10' & <30': 1 HOUR
>30': 1 HOUR

SPECIAL REQUIREMENTS:
-AUTOMATIC SPRINKLER SYSTEM PER IBC 903.3.1.1 AND NFPA 13
-FIRE ALARM SYSTEM PER IBC 907.5
-AUTOMATIC SMOKE DETECTION SYSTEM PER IBC 907.5
-SINGLE AND MULTIPLE STATION SMOKE ALARMS PER IBC 907.2.11
-BUILDING IS DESIGNED AS NONSEPARATED OCCUPANCIES PER IBC s.508.3
-BUILDING DESIGNED PER IBC 2015 s.510.2 HORIZONTAL BUILDING SEPARATION (A PETITION FOR VARIANCE HAS BEEN APPLIED FOR)

PLUMBING FACILITY REQUIREMENTS:

	WATER CLOSETS M:	WATER CLOSETS F:	LAVATORIES	BATHS/ SHOWERS	DRINKING/ FOUNTAINS
A-3	1 per 125	1 per 65	1 per 200	-	1 per 500
M	1 per 500 (M/F)		1 per 750 (M/F)	-	1 per 1000
S-2	1 per 100	1 per 100	1 per 100	-	1 per 1000
R-2	1 per DWELLING UNIT	1 per DWELLING UNIT	1 per DWELLING UNIT	1 per DWELLING UNIT	-

FACILITIES BY FLOOR:

FIRST FLOOR	MERCANTILE: (185 OCCUPANTS)	A-3 FITNESS: BLDG RESIDENTS ONLY (13 OCCUPANTS)
REQUIRED-	M/F:	M/F:
WATER CLOSETS =	1	PROVIDED BY FUTURE TENANT
LAVATORIES =	1	PROVIDED BY FUTURE TENANT
DRINKING FOUNTAINS =	1	1
SHOWER/BATH =	N/A	
PROVIDED-		
WATER CLOSETS =	1	PROVIDED IN DWELLING UNIT
LAVATORIES =	1	PROVIDED IN DWELLING UNIT
DRINKING FOUNTAINS =	1	1
SHOWER/BATH =	N/A	PROVIDED IN DWELLING UNIT

SECOND-SIXTH FLOOR	
REQUIRED-	M/F:
WATER CLOSETS =	1 per SLEEPING UNIT
LAVATORIES =	1 per SLEEPING UNIT
DRINKING FOUNTAINS =	1 per SLEEPING UNIT
SHOWER/BATH =	1 per SLEEPING UNIT
PROVIDED-	
WATER CLOSETS =	1 per SLEEPING UNIT (MIN)
LAVATORIES =	1 per SLEEPING UNIT (MIN)
DRINKING FOUNTAINS =	1 per SLEEPING UNIT (MIN)
SHOWER/BATH =	1 per SLEEPING UNIT (MIN)

ROOF TERRACE		
REQUIRED-	M:	F:
WATER CLOSETS =	1	1
LAVATORIES =	1	1
DRINKING FOUNTAINS	1	
=PROVIDED-		
WATER CLOSETS =	PROVIDED IN DWELLING UNITS	
LAVATORIES =	PROVIDED IN DWELLING UNITS	
DRINKING FOUNTAINS =	PROVIDED IN DWELLING UNITS	

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Revisions
Date Description

VARIANCE EXHIBITS

Drawing Date
6/7/2017

704 WILLIAMSON STREET

704 WILLIAMSON STREET
MADISON, WI 53701

Project No. 216053.00
FORWARD DEVELOPMENT

Sheet Title
CODE ANALYSIS AND SUMMARY

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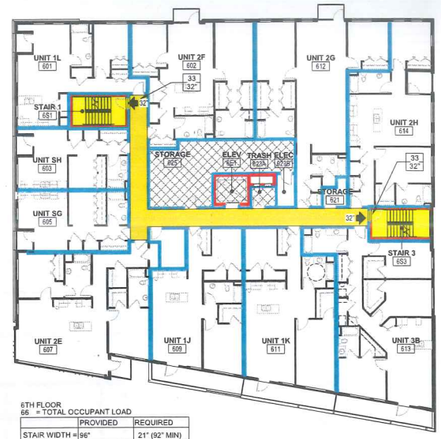
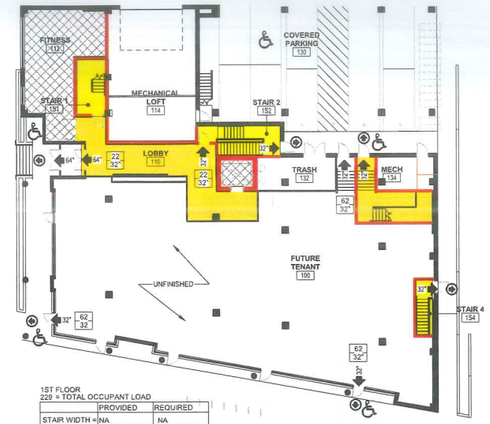


6TH FLOOR
66 = TOTAL OCCUPANT LOAD

	PROVIDED	REQUIRED
STAIR WIDTH =	96"	21" (92" MIN)
DOOR WIDTH =	64"	13" (64" MIN)

6 06-SIXTH FLOOR - LIFE SAFETY PLAN
1/16" = 1'-0"



1ST FLOOR
229 = TOTAL OCCUPANT LOAD

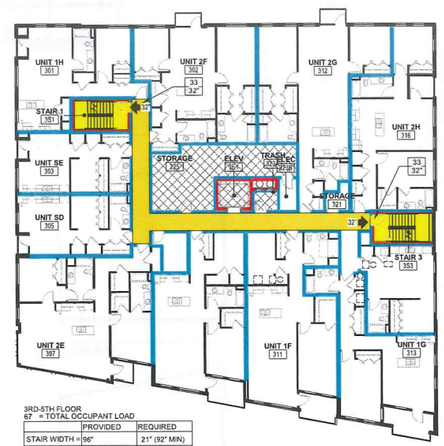
	PROVIDED	REQUIRED
STAIR WIDTH =	NA	NA
DOOR WIDTH =	96"	46"

3 FIRST FLOOR PLAN
1/16" = 1'-0"

LIFE SAFETY LEGEND

- 1 HOUR FIRE SEPARATION
- 2 HOUR FIRE SEPARATION
- 3 HOUR FIRE SEPARATION / BUILDING SEPARATION
- EXIT ACCESS CORRIDOR
- EXIT STAIR
- ACCESSIBLE FUNCTION
- XX / XX — NUMBER OF OCCUPANTS / REQUIRED EXIT WIDTH
- HORIZONTAL EXIT LOCATION
- BUILDING EXIT LOCATION

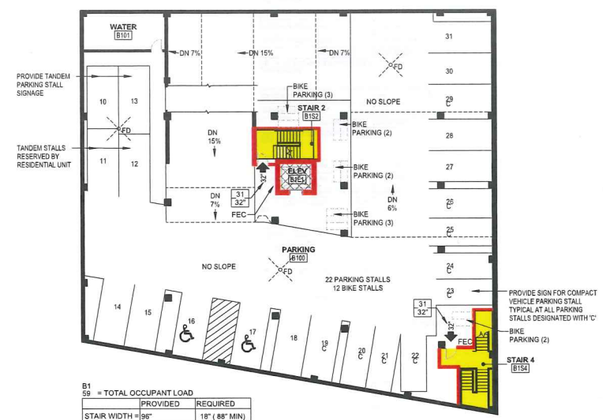
NOTE:
This plan is intended to be printed in color as it contains color coded life safety data. Without a color print, information contained on this plan may be missing or misinterpreted.



3RD-5TH FLOOR
67 = TOTAL OCCUPANT LOAD

	PROVIDED	REQUIRED
STAIR WIDTH =	96"	21" (92" MIN)
DOOR WIDTH =	64"	13" (64" MIN)

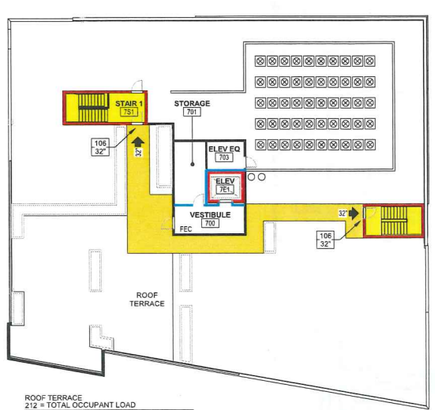
5 TYPICAL RESIDENTIAL LEVEL
1/16" = 1'-0"



B1
59 = TOTAL OCCUPANT LOAD

	PROVIDED	REQUIRED
STAIR WIDTH =	96"	18" (88" MIN)
DOOR WIDTH =	64"	12" (64 MIN")

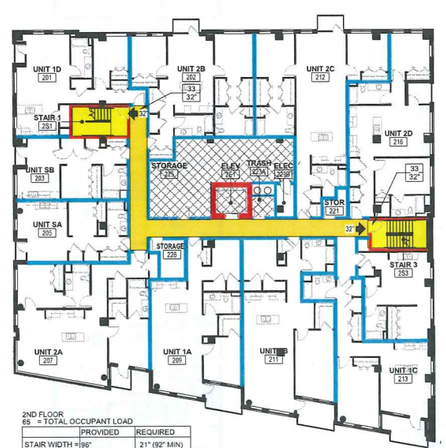
2 B1-PARKING - LIFE SAFETY PLAN
1/16" = 1'-0"



ROOF TERRACE
212 = TOTAL OCCUPANT LOAD

	PROVIDED	REQUIRED
STAIR WIDTH =	96"	64" (92" MIN)
DOOR WIDTH =	64"	43" (64" MIN)

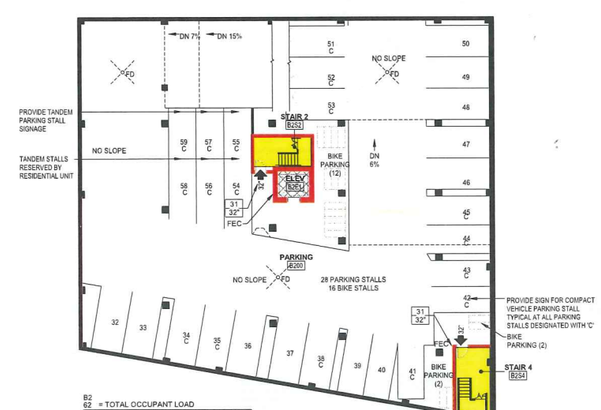
7 07-ROOF - LIFE SAFETY PLAN
1/16" = 1'-0"



2ND FLOOR
65 = TOTAL OCCUPANT LOAD

	PROVIDED	REQUIRED
STAIR WIDTH =	96"	21" (92" MIN)
DOOR WIDTH =	64"	13" (64" MIN)

4 SECOND FLOOR PLAN - TYPICAL RESIDIENT LEVEL
1/16" = 1'-0"



B2
62 = TOTAL OCCUPANT LOAD

	PROVIDED	REQUIRED
STAIR WIDTH =	96"	19" (88" MIN)
DOOR WIDTH =	64"	13" (64" MIN)

1 B2-PARKING - LIFE SAFETY PLAN
1/16" = 1'-0"

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Revisions
Date Description

VARIANCE EXHIBITS

Drawing Date
6/7/2017

704 WILLIAMSON STREET

704 WILLIAMSON STREET
MADISON, WI 53701

Project No.
216053.00

FORWARD DEVELOPMENT

Sheet Title
LIFE SAFETY PLANS

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ADJACENT BLDG

SURFACE PARKING 28 STALLS

PROPERTY LINE

ACCESS EASEMENT

BELOW GRADE PARKING ENTRY

95'-2"

9 COVERED SURFACE STALLS (TANDUM)

(13) BIKE PARKING

EMERGENCY GENERATOR

BOLLARD TYP

66'-4"

TURF

PLANTER

EXISTING TREES TO BE REPLACED DURING CONSTRUCTION REFER TO LANDSCAPE PLAN

EL. + 97' - 1"

UP

APT ENTRY

BLDG MOUNTED SIGNAGE

BLDG MOUNTED CANOPY

BLOUNT ST.

EL. + 100' - 0"

RETAIL ENTRIES SPACE MAX 40' APART

5'-0" MIN CLR WALKWAY

706 WILLIAMSON STREET

SIX STORY

53 UNIT APARTMENT BLDG

SIDEWALK

BLEND GRADES BACK TO EXISING (CONCRETE)

EL. + 97' - 0"

ADJACENT BLDG

5'-0"x5'-0" LEVEL AREA AT DOORWAY

VARY GRADES TO ACCOMODATE

AT GRADE SOIL MEDIUM

AT GRADE PLANTER BED BLOCK EDGING

BLOCK RETAINING WALL

SALVAGE EXISTING PAVERS AND

DASH LINE INDICATES BUILDING OUTLINE ABOVE

PROPERTY LINE PLANTER

LINE OF BLDG ABOVE

(7) BIKE PARKING SEE DETAIL 2/AS1.00

PLANTER

PROPERTY LINE - SEE CIVIL

WILLIAMSON ST.

1.9" GALVANIZED STL PIPING - BLACK POWDER COAT FINISH TYP

GRADE

RACK SET IN CONCRETE

ANCHOR ROD

2' - 0 1/2"

2 BIKE RACK - 2 BIKE BELOW GRADE MOUNTED
1" = 1'-0"

1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

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

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Revisions

Date	Description

VARIANCE EXHIBITS

Drawing Date
6/7/2017

704 WILLIAMSON STREET

704 WILLIAMSON STREET
MADISON, WI 53701

Project No. 216053.00

FORWARD DEVELOPMENT

Sheet Title
ARCHITECTURAL SITE PLAN

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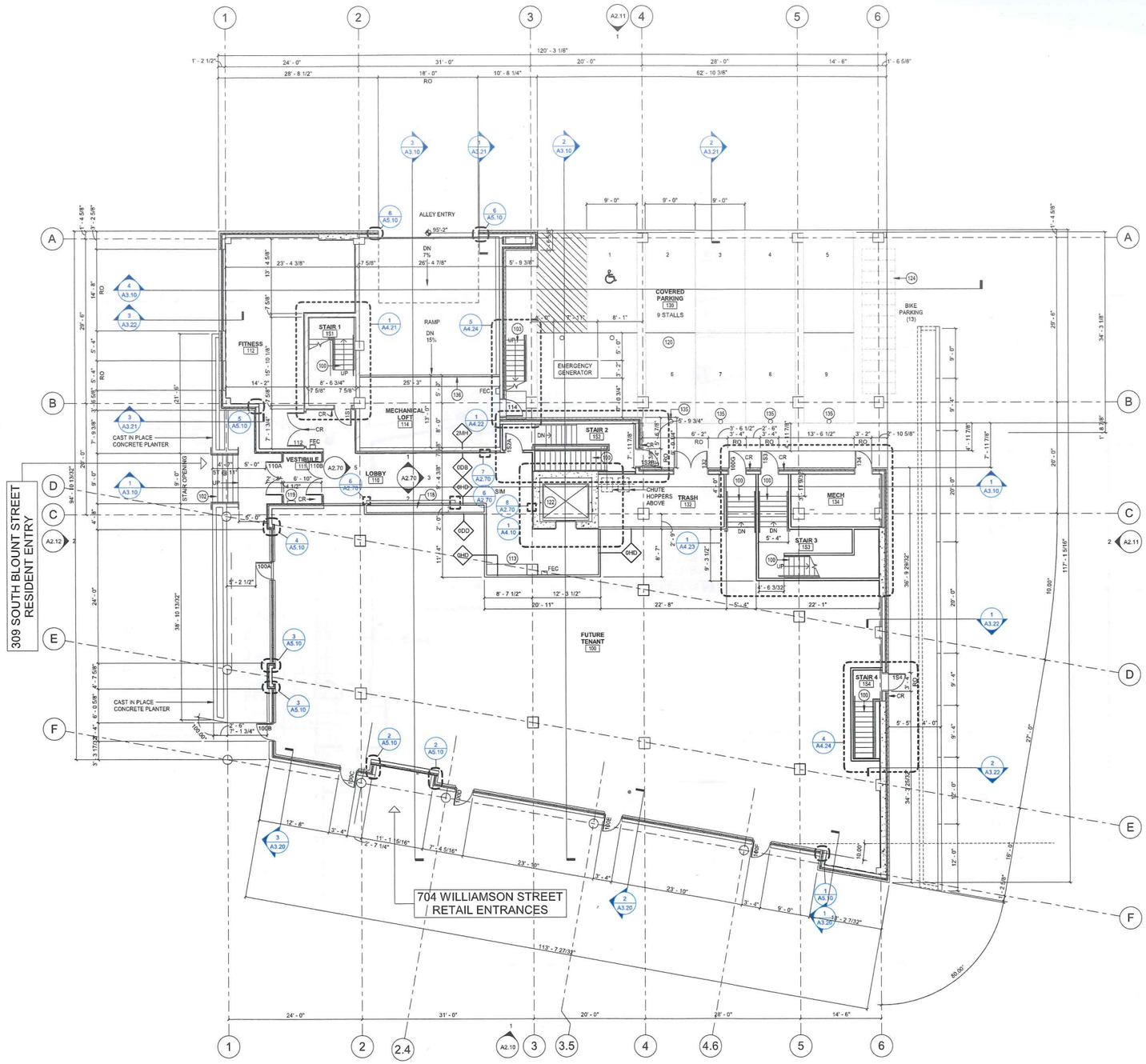

1 FIRST FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1. VERIFY DIMENSIONS, CONDITIONS AND FINISHES PRIOR TO PRICING OR PROCEEDING WITH WORK.
2. DO NOT SCALE FROM DRAWINGS, BRING ANY DISCREPANCIES TO ARCHITECTS ATTENTION IMMEDIATELY.
3. COORDINATE LOCATIONS AND QUANTITY OF WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS.
4. REFER TO PARTITION SCHEDULE ON G0.60 FOR TYPICAL PARTITION TYPES. STAIRS, ELEVATOR, MECHANICAL AND OTHER SHAFT WALLS TO HAVE 2-HOUR FIRE RATING. GUESTROOM CORRIDOR WALLS TO HAVE 1/2 HOUR FIRE RATING. WALLS SEPARATING ADJACENT GUESTROOMS TO HAVE 1 HOUR FIRE RATING.
5. PIPING, CONDUIT AND RELATED MECHANICAL AND ELECTRICAL ITEMS SHALL BE CONCEALED WITHIN GYPSUM BOARD FURRING IN FINISHED AREAS.
6. PROVIDE METAL PLATE AND/OR WOOD BLOCKING IN ALL WALLS & PARTITIONS IN PUBLIC AND PRIVATE SPACES FOR ALL WALL-MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO: LIGHT FIXTURES, MIRRORS, AND TOILET ACCESSORIES. VERIFY LOCATION WITH ELEVATIONS AND EQUIPMENT.
7. CONFIRM ALL INTERIOR UNIT WALLS WITH ENLARGED TYPICAL UNIT PLANS.
8. BRING ANY DISCREPANCIES TO ARCHITECTS ATTENTION IMMEDIATELY.
9. SEE SHEET A4.40 - A4.50 FOR ENLARGED UNIT PLANS
10. PROVIDE SOLID BLOCKING AT ALL TOILETS AND BATHTUBS FOR FUTURE INSTALLATION OF GRAB BARS. INSTALL PER FHA GUIDELINES AND REQUIREMENTS.
11. REFER TO STANDARD MOUNTING HEIGHTS AS SHOWN ON SHEET G0.60 FOR ALL BATHROOM ACCESSORIES AND REQUIRED GRAB BARS.
12. ALL UNITS TO BE TYPE B ACCESSIBLE UNITS UNLESS NOTED OTHERWISE.
13. SEE A5.20 FOR ENLARGED BALCONY PLANS AND ELEVATIONS.
14. SEE A5.50 FOR TYPICAL FIRE BLOCKING DETAILS

KEY NOTES

100	METAL PAN STAIRS
102	CAST IN PLACE CONCRETE STAIR
103	METAL GRATING STAIR - GALVANIZED
113	WALL MOUNTED BENCH
118	USPS-DELIVERY POSTAL SPECIALTIES - TENANT MAIL AND PACKAGE BOXES
119	INTERCOM - SEE MEP SCOPE DOCUMENTS
120	TRAFFIC COATINGS
122	MACHINE-ROOMLESS 3500 LB PASSENGER ELEVATOR - SPEED 500 FPM VERIFY ELEVATOR PIT & OVERUN REQUIREMENTS W/ MANUF. INTERIOR FINISHES TO BE SELECTED FROM A RANGE OF STANDARD FINISHES
124	BICYCLE RACKS - SURFACE MOUNTED
135	CONCRETE FILLED STEEL BOLLARD
136	42" STEEL PIPE RAIL @ MECHANICAL LOFT

PLAN LEGEND

	FLOOR DRAIN - SLOPE TOPPING /STRUCTURE TO DRAINAGE @ 1/8" /1'-0" (MIN)
	ROOF DRAIN - SLOPE TAPERED RIGID INSULATION @ 1/4" / 1'-0" (MIN)
FEC	FIRE EXTINGUISHER CABINET (FEC)
	FIRE EXTINGUISHER (FE)
ALIGN	ALIGN FACE OF WALLS
	INDICATES ACCESSIBLE UNIT

NOT FOR CONSTRUCTION

Revisions
Date Description

VARIANCE EXHIBITS

Drawing Date
6/7/2017

704 WILLIAMSON STREET

704 WILLIAMSON STREET
MADISON, WI 53701

Project No.
216053.00

FORWARD DEVELOPMENT

Sheet Title
FLOOR PLAN - FIRST FLOOR

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111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
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Sheet No.
A1.11

1 SECOND FLOOR PLAN - TYPICAL RESIDIENT LEVEL
1/8" = 1'-0"

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GENERAL NOTES - FLOOR PLAN

1. VERIFY DIMENSIONS, CONDITIONS AND FINISHES PRIOR TO PRICING OR PROCEEDING WITH WORK.
2. DO NOT SCALE FROM DRAWINGS, BRING ANY DISCREPANCIES TO ARCHITECTS ATTENTION IMMEDIATELY.
3. COORDINATE LOCATIONS AND QUANTITY OF WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS.
4. REFER TO PARTITION SCHEDULE ON G0.60 FOR TYPICAL PARTITION TYPES. STAIRS, ELEVATOR, MECHANICAL AND OTHER SHAFT WALLS TO HAVE 2-HOUR FIRE RATING. GUESTROOM CORRIDOR WALLS TO HAVE 1/2 HOUR FIRE RATING. WALLS SEPARATING ADJACENT GUESTROOMS TO HAVE 1 HOUR FIRE RATING.
5. PIPING, CONDUIT AND RELATED MECHANICAL AND ELECTRICAL ITEMS SHALL BE CONCEALED WITHIN GYPSUM BOARD FURRING IN FINISHED AREAS
6. PROVIDE METAL PLATE AND/OR WOOD BLOCKING IN ALL WALLS & PARTITIONS IN PUBLIC AND PRIVATE SPACES FOR ALL WALL-MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO: LIGHT FIXTURES, MIRRORS, AND TOILET ACCESSORIES. VERIFY LOCATION WITH ELEVATIONS AND EQUIPMENT
7. CONFIRM ALL INTERIOR UNIT WALLS WITH ENLARGED TYPICAL UNIT PLANS.
8. BRING ANY DISCREPANCIES TO ARCHITECTS ATTENTION IMMEDIATELY.
9. SEE SHEET A4.40 - A4.50 FOR ENLARGED UNIT PLANS
10. PROVIDE SOLID BLOCKING AT ALL TOILETS AND BATHTUBS FOR FUTURE INSTALLATION OF GRAB BARS. INSTALL PER FHA GUIDELINES AND REQUIREMENTS.
11. REFER TO STANDARD MOUNTING HEIGHTS AS SHOWN ON SHEET G0.60 FOR ALL BATHROOM ACCESSORIES AND REQUIRED GRAB BARS.
12. ALL UNITS TO BE TYPE B ACCESSIBLE UNITS UNLESS NOTED OTHERWISE.
13. SEE A5.20 FOR ENLARGED BALCONY PLANS AND ELEVATIONS.
14. SEE A5.50 FOR TYPICAL FIRE BLOCKING DETAILS

KEY NOTES

100	METAL PAN STAIRS
121	PEDESTRIAN TRAFFIC COATINGS
122	MACHINE ROOMLESS 3500 LB PASSENGER ELEVATOR - SPEED 500 FPM VERIFY ELEVATOR PIT & OVERUN REQUIREMENTS W/ MANUF. INTERIOR FINISHES TO BE SELECTED FROM A RANGE OF STANDARD FINISHES
123	CHAINLINK DIVIDERS AND GATES - FLOOR TO CEILING WITH PAD LOCK HASP - COORDINATE W/ OWNER
124	BICYCLE RACKS - SURFACE MOUNTED
125	BICYCLE RACKS - WALL MOUNTED
126	TRASH CHUTES - 24" W/ RATED CHUTE DOORS TYPICAL EACH RESIDENTIAL FLOOR AND OVER HEAD HOPPER AT DISCHARGE

PLAN LEGEND

FD	FLOOR DRAIN - SLOPE TOPPING /STRUCTURE TO DRAINAGE @ 1/8" /1'-0" (MIN)
RD	ROOF DRAIN - SLOPE TAPERED RIGID INSULATION @ 1/4" / 1'-0" (MIN)
FEC	FIRE EXTINGUISHER CABINET (FEC)
FE	FIRE EXTINGUISHER (FE)
ALIGN	ALIGN FACE OF WALLS
♿	INDICATES ACCESSIBLE UNIT

UNIT MATRIX

UNIT TYPE	UNIT DATA			UNITS PER FLOOR				
	BED	BATH	BALCONY	2ND	3RD	4TH	5TH	6TH
UNIT 1A - 1 BR	1	1	1	1	0	0	0	0
UNIT 1B - 1 BR	1	1	1	1	0	0	0	0
UNIT 1C - 1 BR	1	1	1	1	0	0	0	0
UNIT 1D - 1 BR	1	1	1	1	0	0	0	0
UNIT 1E - 1 BR	1	1	1	0	1	1	1	0
UNIT 1F -	1	1	1	0	1	1	0	0
UNIT 1G - 1 BR	1	1	1	0	1	1	0	0
UNIT 1H - 1 BR	1	1	1	0	1	1	1	0
UNIT 1J - 1 BR	1	1	1	0	0	0	0	1
UNIT 1K - 1 BR	1	1	1	0	0	0	0	1
UNIT 1L - 1 BR	1	1	1	0	0	0	0	1
UNIT 1M - 1 BR	1	1	1	0	0	0	1	0
UNIT 2A - 2 BR	2	2	1	1	0	0	0	0
UNIT 2B - 2 BR	2	2	1	1	0	0	0	0
UNIT 2C - 2 BR	2	2	1	1	0	0	0	0
UNIT 2D - 2 BR	2	2	1	1	0	0	0	0
UNIT 2E -	2	2	1	0	1	1	1	1
UNIT 2F -	2	2	1	0	1	1	1	1
UNIT 2G - 2 BR			1	0	1	1	1	1
UNIT 2H - 2 BR	2	2	1	0	1	1	1	1
UNIT 3A - 3 BR - ADA	3	2	1	0	0	0	1	0
UNIT 3B - 3 BR	3	2	1	0	0	0	0	1
UNIT 5A - STUDIO	1	1	1	1	0	0	0	0
UNIT 5B - STUDIO - ADA	1	1	1	1	0	0	0	0
UNIT 5C - STUDIO	1	1	0	1	0	0	0	0
UNIT 5D - STUDIO	1	1	1	0	1	1	1	0
UNIT 5E - STUDIO	1	1	1	0	1	1	1	0
UNIT 5F - STUDIO	1	1		0	1	1	0	0
UNIT 5G - STUDIO	1	1	1	0	0	0	0	1
UNIT 5H - STUDIO	1	1	1	0	0	0	0	1
				11	11	11	10	10

UNIT TYPE - SECOND FLOOR

UNIT TYPE		UNIT COUNT
UNIT 1D - 1 BR	BALCONY	1
UNIT 1A - 1 BR	BALCONY	1
UNIT 1B - 1 BR	BALCONY	1
UNIT 1C - 1 BR	BALCONY	1
UNIT 2D - 2 BR	BALCONY	1
UNIT 2C - 2 BR	BALCONY	1
UNIT 2B - 2 BR	BALCONY	1
UNIT 2A - 2 BR	BALCONY	1
UNIT 5A - STUDIO	BALCONY	1
UNIT 5C - STUDIO		1
UNIT 5B - STUDIO - ADA	BALCONY	1
TOTAL:		11

UNIT MIX- SECOND FLOOR

UNIT TYPE	UNIT COUNT
UNIT 1A	1
UNIT 1B	1
UNIT 1C	1
UNIT 1D	1
UNIT 2A	1
UNIT 2B	1
UNIT 2C	1
UNIT 2D	1
UNIT 5A	1
UNIT 5B	1
UNIT 5C	1
TOTAL:	11

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Revisions
Date Description

VARIANCE EXHIBITS

Drawing Date
6/7/2017

704 WILLIAMSON STREET

704 WILLIAMSON STREET
MADISON, WI 53701

Project No.
216053.00

FORWARD DEVELOPMENT

Sheet Title
FLOOR PLAN - SECOND FLOOR

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Sheet No.
A1.12

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1 TYPICAL RESIDENTIAL LEVEL
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

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KEY NOTES

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124	BICYCLE RACKS - SURFACE MOUNTED
125	BICYCLE RACKS - WALL MOUNTED
126	TRASH CHUTES - 24" W/ RATED CHUTE DOORS TYPICAL EACH RESIDENTIAL FLOOR AND OVER HEAD HOPPER AT DISCHARGE

PLAN LEGEND

	FLOOR DRAIN - SLOPE TOPPING /STRUCTURE TO DRAINAGE @ 1/8" /1'-0" (MIN)
	ROOF DRAIN - SLOPE TAPERED RIGID INSULATION @ 1/4" / 1'-0" (MIN)
FEC	FIRE EXTINGUISHER CABINET (FEC)
Ofe	FIRE EXTINGUISHER (FE)
ALIGN	ALIGN FACE OF WALLS
	INDICATES ACCESSIBLE UNIT

UNIT MATRIX

UNIT TYPE	UNIT DATA			UNITS PER FLOOR				
	BED	BATH	BALCONY	2ND	3RD	4TH	5TH	6TH
UNIT 1A - 1 BR	1	1	1	1	0	0	0	0
UNIT 1B - 1 BR	1	1	1	1	0	0	0	0
UNIT 1C - 1 BR	1	1	1	1	0	0	0	0
UNIT 1D - 1 BR	1	1	1	1	0	0	0	0
UNIT 1E - 1 BR	1	1	1	0	1	1	1	0
UNIT 1F -	1	1	1	0	1	1	0	0
UNIT 1G - 1 BR	1	1	1	0	1	1	0	0
UNIT 1H - 1 BR	1	1	1	0	1	1	1	0
UNIT 1J - 1 BR	1	1	1	0	0	0	0	1
UNIT 1K - 1 BR	1	1	1	0	0	0	0	1
UNIT 1L - 1 BR	1	1	1	0	0	0	0	1
UNIT 1M - 1 BR	1	1	1	0	0	0	1	0
UNIT 2A - 2 BR	2	2	1	1	0	0	0	0
UNIT 2B - 2 BR	2	2	1	1	0	0	0	0
UNIT 2C - 2 BR	2	2	1	1	0	0	0	0
UNIT 2D - 2 BR	2	2	1	1	0	0	0	0
UNIT 2E -	2	2	1	0	1	1	1	1
UNIT 2F -	2	2	1	0	1	1	1	1
UNIT 2G - 2 BR			1	0	1	1	1	1
UNIT 2H - 2 BR	2	2	1	0	1	1	1	1
UNIT 3A - 3 BR - ADA	3	2	1	0	0	0	1	0
UNIT 3B - 3 BR	3	2	1	0	0	0	0	1
UNIT 5A - STUDIO	1	1	1	1	0	0	0	0
UNIT 5B - STUDIO - ADA	1	1	1	1	0	0	0	0
UNIT 5C - STUDIO	1	1	0	1	0	0	0	0
UNIT 5D - STUDIO	1	1	1	0	1	1	1	0
UNIT 5E - STUDIO	1	1	1	0	1	1	1	0
UNIT 5F - STUDIO	1	1		0	1	1	0	0
UNIT 5G - STUDIO	1	1	1	0	0	0	0	1
UNIT 5H - STUDIO	1	1	1	0	0	0	0	1
				11	11	11	10	10

UNIT TYPE - THIRD & FOURTH FLOORS

UNIT TYPE		UNIT COUNT
1 BR	BALCONY	3
UNIT 1F - 1 BR - ADA	BALCONY	1
2 BR	BALCONY	4
STUDIO		3
TOTAL:		11

UNIT MIX- THIRD & FOURTH FLOORS

UNIT TYPE	UNIT COUNT
UNIT 1E	1
UNIT 1F	1
UNIT 1G	1
UNIT 1H	1
UNIT 2E	1
UNIT 2F	1
UNIT 2G	1
UNIT 2H	1
UNIT 5D	1
UNIT 5E	1
UNIT 5F	1
TOTAL:	11

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Revisions
Date Description

VARIANCE EXHIBITS

Drawing Date
6/7/2017

704 WILLIAMSON STREET

704 WILLIAMSON STREET
MADISON, WI 53701

Project No.
216053.00

FORWARD DEVELOPMENT

Sheet Title
FLOOR PLAN - TYPICAL FLOOR (3-4)

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Sheet No.
A1.13

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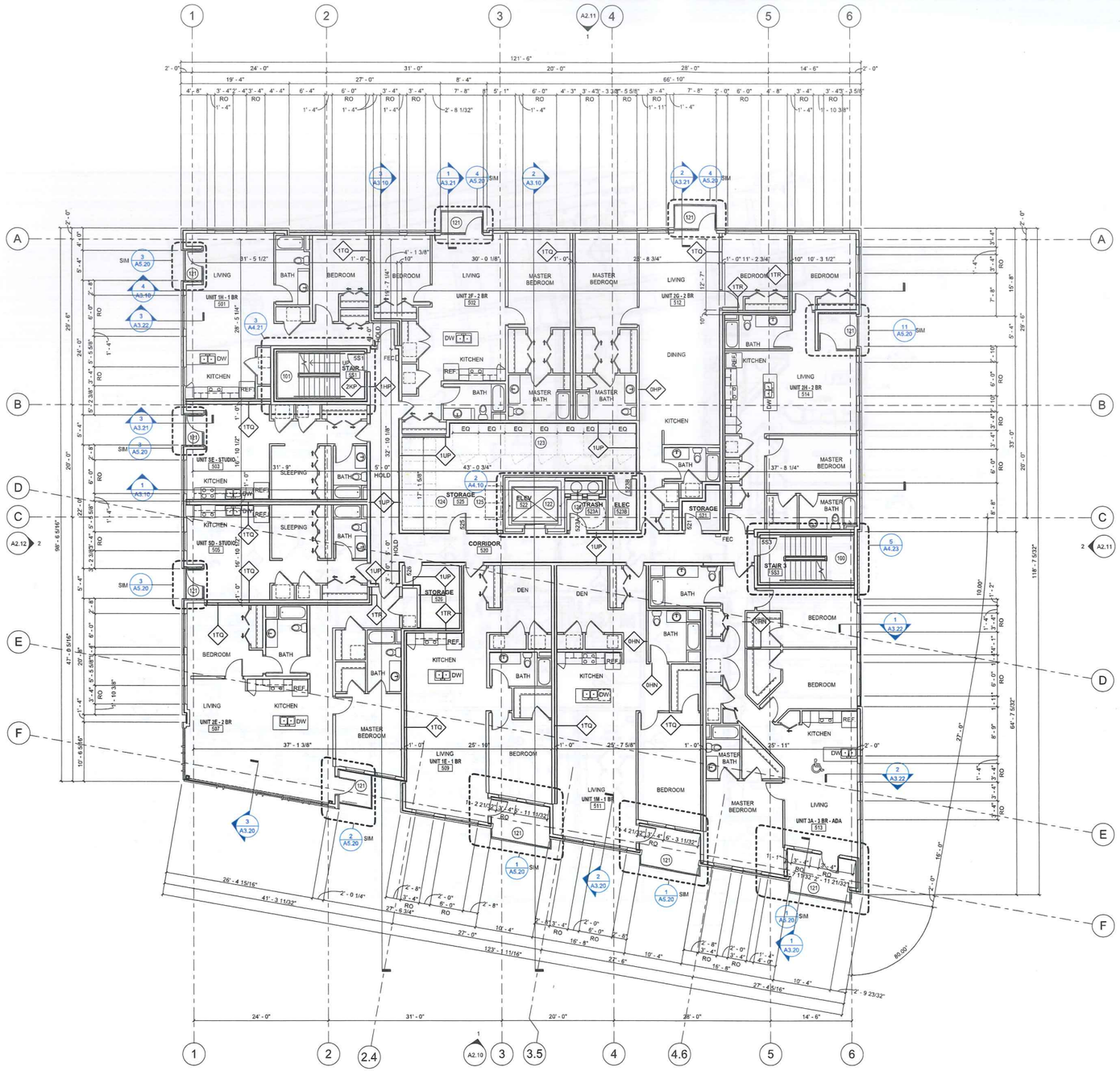

1 05-FIFTH FLOOR
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1. VERIFY DIMENSIONS, CONDITIONS AND FINISHES PRIOR TO PRICING OR PROCEEDING WITH WORK.
2. DO NOT SCALE FROM DRAWINGS, BRING ANY DISCREPANCIES TO ARCHITECTS ATTENTION IMMEDIATELY.
3. COORDINATE LOCATIONS AND QUANTITY OF WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS.
4. REFER TO PARTITION SCHEDULE ON G0.60 FOR TYPICAL PARTITION TYPES. STAIRS, ELEVATOR, MECHANICAL AND OTHER SHAFT WALLS TO HAVE 2-HOUR FIRE RATING. GUESTROOM CORRIDOR WALLS TO HAVE 1/2 HOUR FIRE RATING. WALLS SEPARATING ADJACENT GUESTROOMS TO HAVE 1 HOUR FIRE RATING.
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6. PROVIDE METAL PLATE AND/OR WOOD BLOCKING IN ALL WALLS & PARTITIONS IN PUBLIC AND PRIVATE SPACES FOR ALL WALL-MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO: LIGHT FIXTURES, MIRRORS, AND TOILET ACCESSORIES. VERIFY LOCATION WITH ELEVATIONS AND EQUIPMENT
7. CONFIRM ALL INTERIOR UNIT WALLS WITH ENLARGED TYPICAL UNIT PLANS.
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9. SEE SHEET A4.40 - A4.50 FOR ENLARGED UNIT PLANS
10. PROVIDE SOLID BLOCKING AT ALL TOILETS AND BATHTUBS FOR FUTURE INSTALLATION OF GRAB BARS. INSTALL PER FHA GUIDELINES AND REQUIREMENTS.
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12. ALL UNITS TO BE TYPE B ACCESSIBLE UNITS UNLESS NOTED OTHERWISE.
13. SEE A5.20 FOR ENLARGED BALCONY PLANS AND ELEVATIONS.
14. SEE A5.50 FOR TYPICAL FIRE BLOCKING DETAILS

KEY NOTES

100	METAL PAN STAIRS
101	WOOD FRAMED STAIRS
121	PEDESTRIAN TRAFFIC COATINGS
122	MACHINE-ROOMLESS 3500 LB PASSENGER ELEVATOR - SPEED 500 FPM VERIFY ELEVATOR PIT & OVERUN REQUIREMENTS W/ MANUF. INTERIOR FINISHES TO BE SELECTED FROM A RANGE OF STANDARD FINISHES
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124	BICYCLE RACKS - SURFACE MOUNTED
125	BICYCLE RACKS - WALL MOUNTED
126	TRASH CHUTES - 24" W/ RATED CHUTE DOORS TYPICAL EACH RESIDENTIAL FLOOR AND OVER HEAD HOPPER AT DISCHARGE

PLAN LEGEND

	FLOOR DRAIN - SLOPE TOPPING /STRUCTURE TO DRAINAGE @ 1/8" /1'-0" (MIN)
	ROOF DRAIN - SLOPE TAPERED RIGID INSULATION @ 1/4" / 1'-0" (MIN)
FEC	FIRE EXTINGUISHER CABINET (FEC)
FE	FIRE EXTINGUISHER (FE)
ALIGN	ALIGN FACE OF WALLS
	INDICATES ACCESSIBLE UNIT

UNIT MATRIX

UNIT TYPE	UNIT DATA			UNITS PER FLOOR				
	BED	BATH	BALCONY	2ND	3RD	4TH	5TH	6TH
UNIT 1A - 1 BR	1	1	1	1	0	0	0	0
UNIT 1B - 1 BR	1	1	1	1	0	0	0	0
UNIT 1C - 1 BR	1	1	1	1	0	0	0	0
UNIT 1D - 1 BR	1	1	1	1	0	0	0	0
UNIT 1E - 1 BR	1	1	1	0	1	1	1	0
UNIT 1F -	1	1	1	0	1	1	0	0
UNIT 1G - 1 BR	1	1	1	0	1	1	0	0
UNIT 1H - 1 BR	1	1	1	0	1	1	1	0
UNIT 1J - 1 BR	1	1	1	0	0	0	0	1
UNIT 1K - 1 BR	1	1	1	0	0	0	0	1
UNIT 1L - 1 BR	1	1	1	0	0	0	0	1
UNIT 1M - 1 BR	1	1	1	0	0	0	1	0
UNIT 2A - 2 BR	2	2	1	1	0	0	0	0
UNIT 2B - 2 BR	2	2	1	1	0	0	0	0
UNIT 2C - 2 BR	2	2	1	1	0	0	0	0
UNIT 2D - 2 BR	2	2	1	1	0	0	0	0
UNIT 2E -	2	2	1	0	1	1	1	1
UNIT 2F -	2	2	1	0	1	1	1	1
UNIT 2G - 2 BR			1	0	1	1	1	1
UNIT 2H - 2 BR	2	2	1	0	1	1	1	1
UNIT 3A - 3 BR - ADA	3	2	1	0	0	0	1	0
UNIT 3B - 3 BR	3	2	1	0	0	0	0	1
UNIT SA - STUDIO	1	1	1	1	0	0	0	0
UNIT SB - STUDIO - ADA	1	1	1	1	0	0	0	0
UNIT SC - STUDIO	1	1	0	1	0	0	0	0
UNIT SD - STUDIO	1	1	1	0	1	1	1	0
UNIT SE - STUDIO	1	1	1	0	1	1	1	0
UNIT SF - STUDIO	1	1		0	1	1	0	0
UNIT SG - STUDIO	1	1	1	0	0	0	0	0
UNIT SH - STUDIO	1	1	1	0	0	0	0	1
				11	11	11	10	10

UNIT TYPE - FIFTH FLOOR

UNIT TYPE		UNIT COUNT
1 BR	BALCONY	3
2 BR	BALCONY	4
UNIT 3A - 3 BR - ADA	BALCONY	1
STUDIO	BALCONY	2
TOTAL:		10

UNIT MIX- FIFTH FLOOR

UNIT TYPE	UNIT COUNT
UNIT 1E	1
UNIT 1H	1
UNIT 1M	1
UNIT 2E	1
UNIT 2F	1
UNIT 2G	1
UNIT 2H	1
UNIT 3A	1
UNIT SD	1
UNIT SE	1
TOTAL:	10

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Revisions
Date Description

VARIANCE EXHIBITS

Drawing Date
6/7/2017

704 WILLIAMSON STREET

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MADISON, WI 53701

Project No. 216053.00
FORWARD DEVELOPMENT

Sheet Title
FLOOR PLAN - FIFTH FLOOR

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Sheet No.
A1.14

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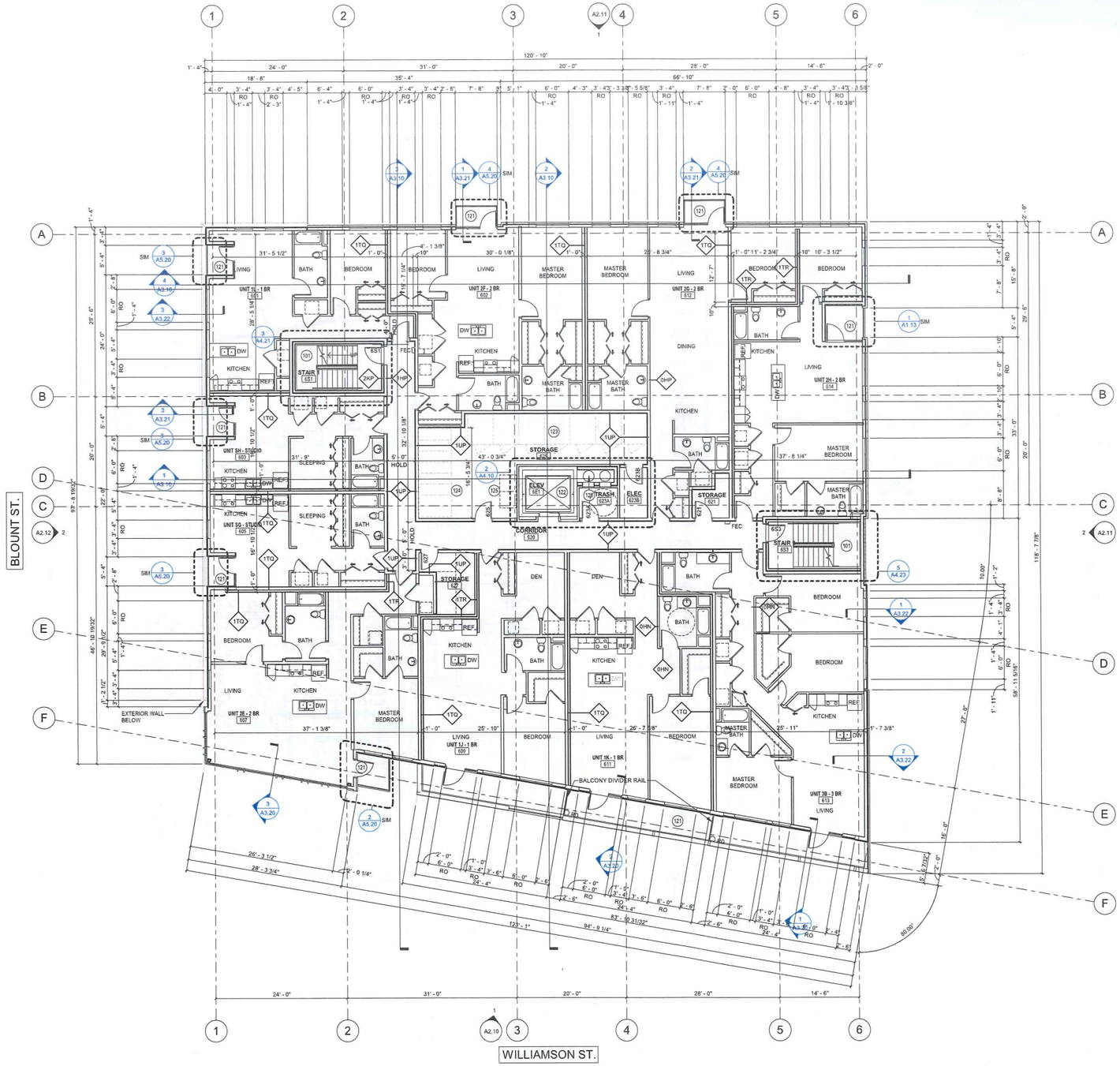

1 06-SIXTH FLOOR
1/8" = 1'-0"

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PLAN LEGEND

FD	FLOOR DRAIN - SLOPE TOPPING /STRUCTURE TO DRAINAGE @ 1/8" /1'-0" (MIN)
RD	ROOF DRAIN - SLOPE TAPERED RIGID INSULATION @ 1/4" / 1'-0" (MIN)
FEC	FIRE EXTINGUISHER CABINET (FEC)
FE	FIRE EXTINGUISHER (FE)
ALIGN	ALIGN FACE OF WALLS
♿	INDICATES ACCESSIBLE UNIT

UNIT MATRIX

	UNIT DATA			UNITS PER FLOOR				
UNIT TYPE	BED	BATH	BALCONY	2ND	3RD	4TH	5TH	6TH
UNIT 1A - 1 BR	1	1	1	1	0	0	0	0
UNIT 1B - 1 BR	1	1	1	1	0	0	0	0
UNIT 1C - 1 BR	1	1	1	1	0	0	0	0
UNIT 1D - 1 BR	1	1	1	1	0	0	0	0
UNIT 1E - 1 BR	1	1	1	0	1	1	1	0
UNIT 1F -	1	1	1	0	1	1	0	0
UNIT 1G - 1 BR	1	1	1	0	1	1	0	0
UNIT 1H - 1 BR	1	1	1	0	1	1	1	0
UNIT 1J - 1 BR	1	1	1	0	0	0	0	1
UNIT 1K - 1 BR	1	1	1	0	0	0	0	1
UNIT 1L - 1 BR	1	1	1	0	0	0	0	1
UNIT 1M - 1 BR	1	1	1	0	0	0	1	0
UNIT 2A - 2 BR	2	2	1	1	0	0	0	0
UNIT 2B - 2 BR	2	2	1	1	0	0	0	0
UNIT 2C - 2 BR	2	2	1	1	0	0	0	0
UNIT 2D - 2 BR	2	2	1	1	0	0	0	0
UNIT 2E -	2	2	1	0	1	1	1	1
UNIT 2F -	2	2	1	0	1	1	1	1
UNIT 2G - 2 BR			1	0	1	1	1	1
UNIT 2H - 2 BR	2	2	1	0	1	1	1	1
UNIT 3A - 3 BR - ADA	3	2	1	0	0	0	1	0
UNIT 3B - 3 BR	3	2	1	0	0	0	0	1
UNIT SA - STUDIO	1	1	1	1	0	0	0	0
UNIT SB - STUDIO - ADA	1	1	1	1	0	0	0	0
UNIT SC - STUDIO	1	1	0	1	0	0	0	0
UNIT SD - STUDIO	1	1	1	0	1	1	1	0
UNIT SE - STUDIO	1	1	1	0	1	1	1	0
UNIT SF - STUDIO	1	1		0	1	1	0	0
UNIT SG - STUDIO	1	1	1	0	0	0	0	1
UNIT SH - STUDIO	1	1	1	0	0	0	0	1
				11	11	11	10	10

UNIT TYPE - SIXTH FLOOR

UNIT TYPE		UNIT COUNT
1 BR	BALCONY	3
2 BR	BALCONY	4
3 BR	BALCONY	1
STUDIO	BALCONY	2
TOTAL:		10

UNIT MIX- SIXTH FLOOR

UNIT TYPE	UNIT COUNT
UNIT 1J	1
UNIT 1K	1
UNIT 1L	1
UNIT 2E	1
UNIT 2F	1
UNIT 2G	1
UNIT 2H	1
UNIT 3B	1
UNIT SG	1
UNIT SH	1
TOTAL:	10

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Revisions
Date Description

VARIANCE EXHIBITS

Drawing Date
6/7/2017

704 WILLIAMSON STREET

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MADISON, WI 53701

Project No. 216053.00
FORWARD DEVELOPMENT

Sheet Title
FLOOR PLAN - SIXTH FLOOR

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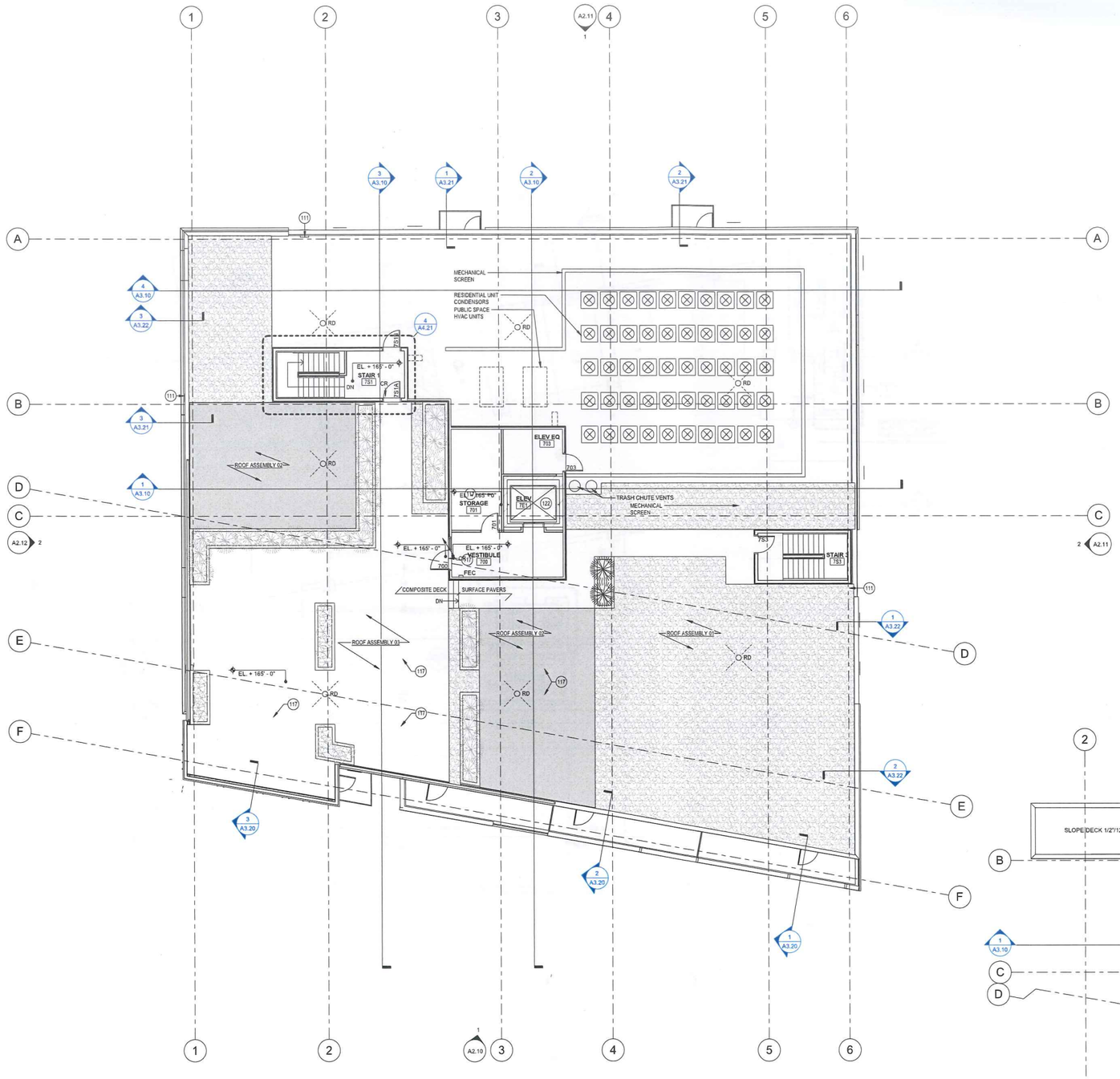
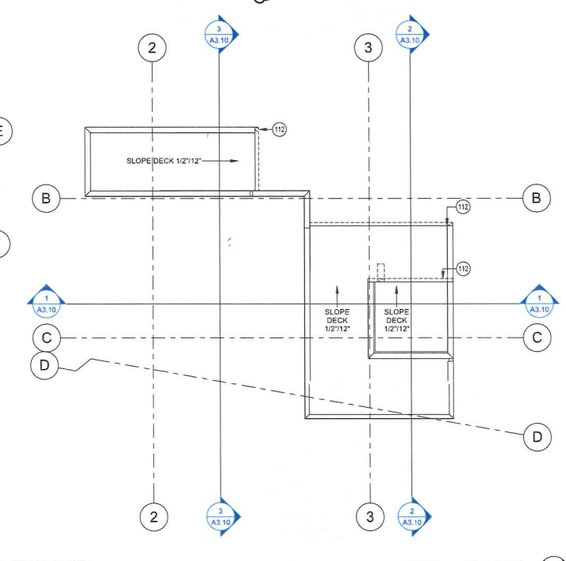


1 ROOF PLAN
1/8" = 1'-0"



2 09-UPPER ROOF
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1. VERIFY DIMENSIONS, CONDITIONS AND FINISHES PRIOR TO PRICING OR PROCEEDING WITH WORK.
2. DO NOT SCALE FROM DRAWINGS, BRING ANY DISCREPANCIES TO ARCHITECTS ATTENTION IMMEDIATELY.
3. COORDINATE LOCATIONS AND QUANTITY OF WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS.
4. REFER TO PARTITION SCHEDULE ON G0.60 FOR TYPICAL PARTITION TYPES. STAIRS, ELEVATOR, MECHANICAL AND OTHER SHAFT WALLS TO HAVE 2-HOUR FIRE RATING. GUESTROOM CORRIDOR WALLS TO HAVE 1/2 HOUR FIRE RATING. WALLS SEPARATING ADJACENT GUESTROOMS TO HAVE 1 HOUR FIRE RATING.
5. PIPING, CONDUIT AND RELATED MECHANICAL AND ELECTRICAL ITEMS SHALL BE CONCEALED WITHIN GYPSUM BOARD FURRING IN FINISHED AREAS
6. PROVIDE METAL PLATE AND/OR WOOD BLOCKING IN ALL WALLS & PARTITIONS IN PUBLIC AND PRIVATE SPACES FOR ALL WALL-MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO: LIGHT FIXTURES, MIRRORS, AND TOILET ACCESSORIES. VERIFY LOCATION WITH ELEVATIONS AND EQUIPMENT
7. CONFIRM ALL INTERIOR UNIT WALLS WITH ENLARGED TYPICAL UNIT PLANS.
8. BRING ANY DISCREPANCIES TO ARCHITECTS ATTENTION IMMEDIATELY.
9. SEE SHEET A4.40 - A4.50 FOR ENLARGED UNIT PLANS
10. PROVIDE SOLID BLOCKING AT ALL TOILETS AND BATHTUBS FOR FUTURE INSTALLATION OF GRAB BARS. INSTALL PER FHA GUIDELINES AND REQUIREMENTS.
11. REFER TO STANDARD MOUNTING HEIGHTS AS SHOWN ON SHEET G0.60 FOR ALL BATHROOM ACCESSORIES AND REQUIRED GRAB BARS.
12. ALL UNITS TO BE TYPE B ACCESSIBLE UNITS UNLESS NOTED OTHERWISE.
13. SEE A5.20 FOR ENLARGED BALCONY PLANS AND ELEVATIONS.
14. SEE A5.50 FOR TYPICAL FIRE BLOCKING DETAILS

GENERAL NOTES - ROOF PLAN

1. ALL ROOFS R-20 MIN
2. ALL ROOF DRAINAGE SURFACE TO SLOPE 1/4" PER FOOT UNLESS NOTED OTHERWISE
3. PROVIDE SADDLES AND CRICKETS OF TAPPERED INSULATION AS REQ'D TO PROVIDE POSITIVE DRAINAGE AROUND ALL OBSTRUCTIONS TO ROOF DRAINS
4. ALL ROOF MOUNTED EQUIPMENT TO BE 10' MIN FROM ROOF EDGE
5. NOT ALL ROOF MOUNTED EQUIPMENT IS SHOWN COORDINATE W/ MEP
6. SEE EXTERIOR ASSEMBLIES FOR ROOF AND WALL ASSEMBLIES
7. SEE SHEET A5.15 FOR TYPICAL ROOF DETAILS

KEY NOTES

111	PROVIDE THROUGH WALL OVER FLOW SCUPPER
112	PROVIDE GUTTER & DOWNSPOUT (SIZED BY ROOFING CONTRACTOR) W/ SPLASH BLOCK - COLOR AS SELECTED BY ARCHITECT
117	WOOD PLANTER - BY OTHERS
122	MACHINE-ROOMLESS 3500 LB PASSENGER ELEVATOR - SPEED 500 FPM VERIFY ELEVATOR PIT & OVERUN REQUIREMENTS W/ MANUF. INTERIOR FINISHES TO BE SELECTED FROM A RANGE OF STANDARD FINISHES

ASSEMBLIES & COMPONENTS

ROOF ASSEMBLY 01	ENGINEERED WOOD FRAMING, EPDM OVER TAPPERED INSULATION, BALLAST
ROOF ASSEMBLY 02	ENGINEERED WOOD FRAMING, EPDM OVER TAPPERED INSULATION, VEGETATED ROOF SYSTEM
ROOF ASSEMBLY 03	ENGINEERED WOOD FRAMING, EPDM OVER TAPPERED INSULATION, COMPOSITE DECKING

PLAN LEGEND

	FLOOR DRAIN - SLOPE TOPPING /STRUCTURE TO DRAINAGE @ 1/8" /1'-0" (MIN)
	ROOF DRAIN - SLOPE TAPERED RIGID INSULATION @ 1/4" / 1'-0" (MIN)
FEC	FIRE EXTINGUISHER CABINET (FEC)
	FIRE EXTINGUISHER (FE)
ALIGN	ALIGN FACE OF WALLS
	INDICATES ACCESSIBLE UNIT

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Revisions

Date	Description
xx/xx/xxxx	ADDENDUM 001

VARIANCE EXHIBITS

Drawing Date
6/7/2017

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ROOF PLAN

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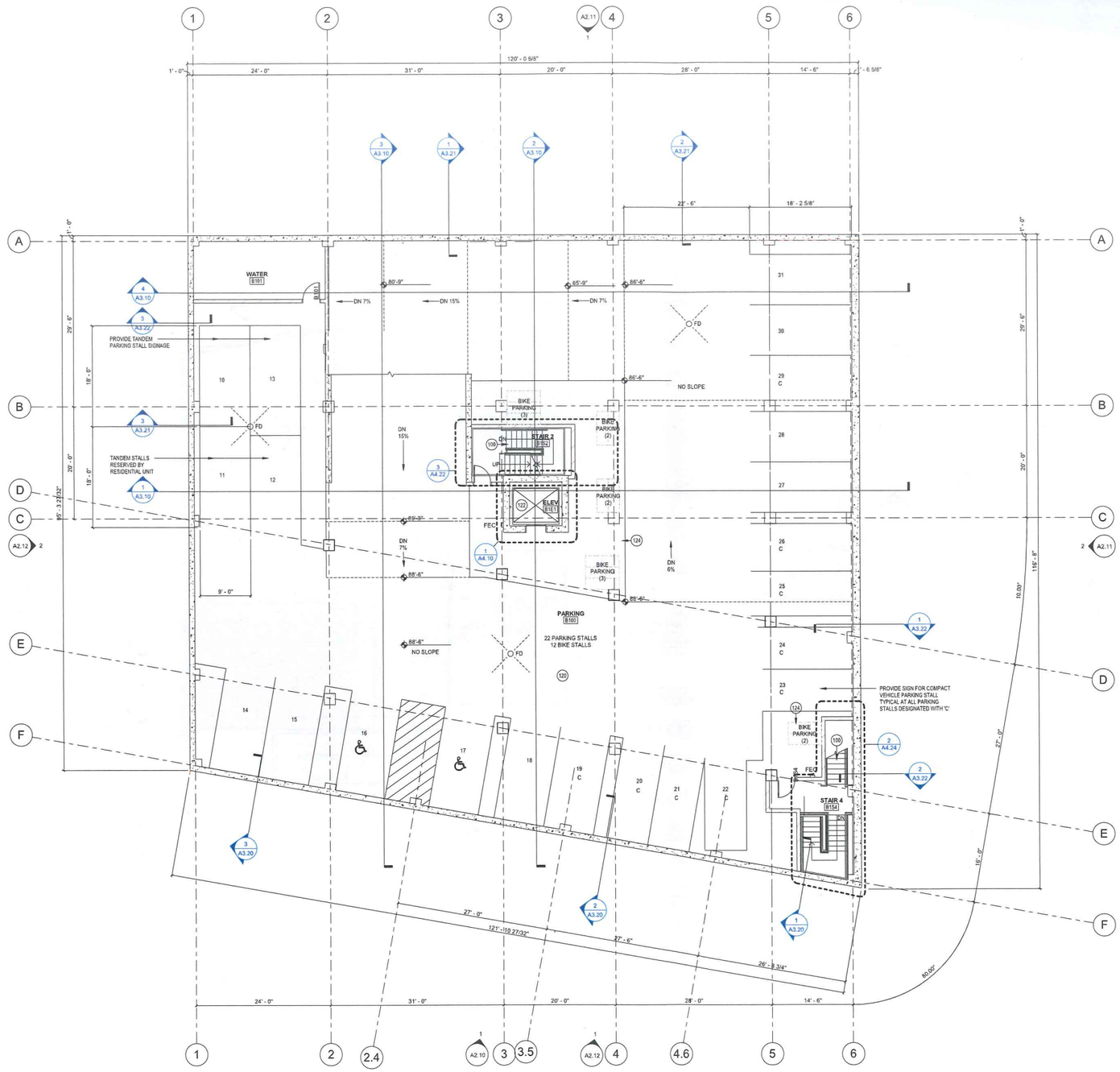

1 B1-PARKING
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1. VERIFY DIMENSIONS, CONDITIONS AND FINISHES PRIOR TO PRICING OR PROCEEDING WITH WORK.
2. DO NOT SCALE FROM DRAWINGS. BRING ANY DISCREPANCIES TO ARCHITECTS ATTENTION IMMEDIATELY.
3. COORDINATE LOCATIONS AND QUANTITY OF WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS.
4. REFER TO PARTITION SCHEDULE ON G0.60 FOR TYPICAL PARTITION TYPES. STAIRS, ELEVATOR, MECHANICAL AND OTHER SHAFT WALLS TO HAVE 2-HOUR FIRE RATING. GUESTROOM CORRIDOR WALLS TO HAVE 1/2 HOUR FIRE RATING. WALLS SEPARATING ADJACENT GUESTROOMS TO HAVE 1 HOUR FIRE RATING.
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12. ALL UNITS TO BE TYPE B ACCESSIBLE UNITS UNLESS NOTED OTHERWISE.
13. SEE A5.20 FOR ENLARGED BALCONY PLANS AND ELEVATIONS.
14. SEE A5.50 FOR TYPICAL FIRE BLOCKING DETAILS

KEY NOTES

100	METAL PAN STAIRS
120	TRAFFIC COATINGS
122	MACHINE-ROOMLESS 3500 LB PASSENGER ELEVATOR - SPEED 500 FPM VERIFY ELEVATOR PIT & OVERUN REQUIREMENTS W/ MANUF. INTERIOR FINISHES TO BE SELECTED FROM A RANGE OF STANDARD FINISHES
124	BICYCLE RACKS - SURFACE MOUNTED

PLAN LEGEND

- FLOOR DRAIN - SLOPE TOPPING /STRUCTURE TO DRAINAGE @ 1/8" /1'-0" (MIN)
- ROOF DRAIN - SLOPE TAPERED RIGID INSULATION @ 1/4" / 1'-0" (MIN)
- FEC — FIRE EXTINGUISHER CABINET (FEC)
- FE — FIRE EXTINGUISHER (FE)
- ALIGN — ALIGN FACE OF WALLS
- INDICATES ACCESSIBLE UNIT

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Revisions

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xx/xx/xxxx	ADDENDUM 001

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Drawing Date
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FORWARD DEVELOPMENT

Sheet Title
FLOOR PLAN - BASEMENT 1

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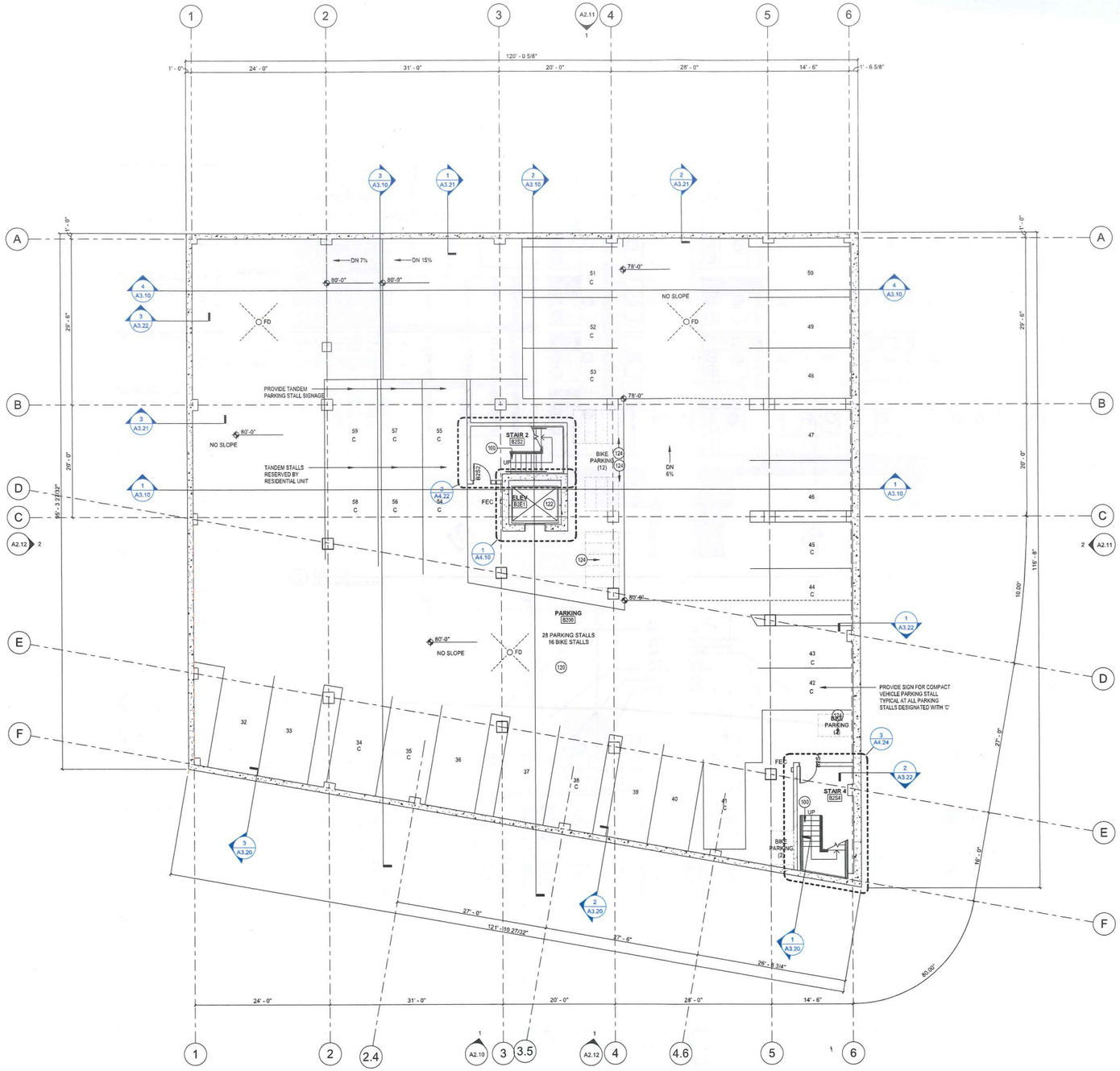

1 B2-PARKING
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

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KEY NOTES

100	METAL PAN STAIRS
120	TRAFFIC COATINGS
122	MACHINE-ROOMLESS 3500 LB PASSENGER ELEVATOR - SPEED 500 FPM VERIFY ELEVATOR PIT & OVERUN REQUIREMENTS W/ MANUF. INTERIOR FINISHES TO BE SELECTED FROM A RANGE OF STANDARD FINISHES
124	BICYCLE RACKS - SURFACE MOUNTED

PLAN LEGEND

FD	FLOOR DRAIN - SLOPE TOPPING /STRUCTURE TO DRAINAGE @ 1/8" /1'-0" (MIN)
RD	ROOF DRAIN - SLOPE TAPERED RIGID INSULATION @ 1/4" / 1'-0" (MIN)
FEC	FIRE EXTINGUISHER CABINET (FEC)
FE	FIRE EXTINGUISHER (FE)
ALIGN	ALIGN FACE OF WALLS
♿	INDICATES ACCESSIBLE UNIT

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FLOOR PLAN - BASEMENT 2

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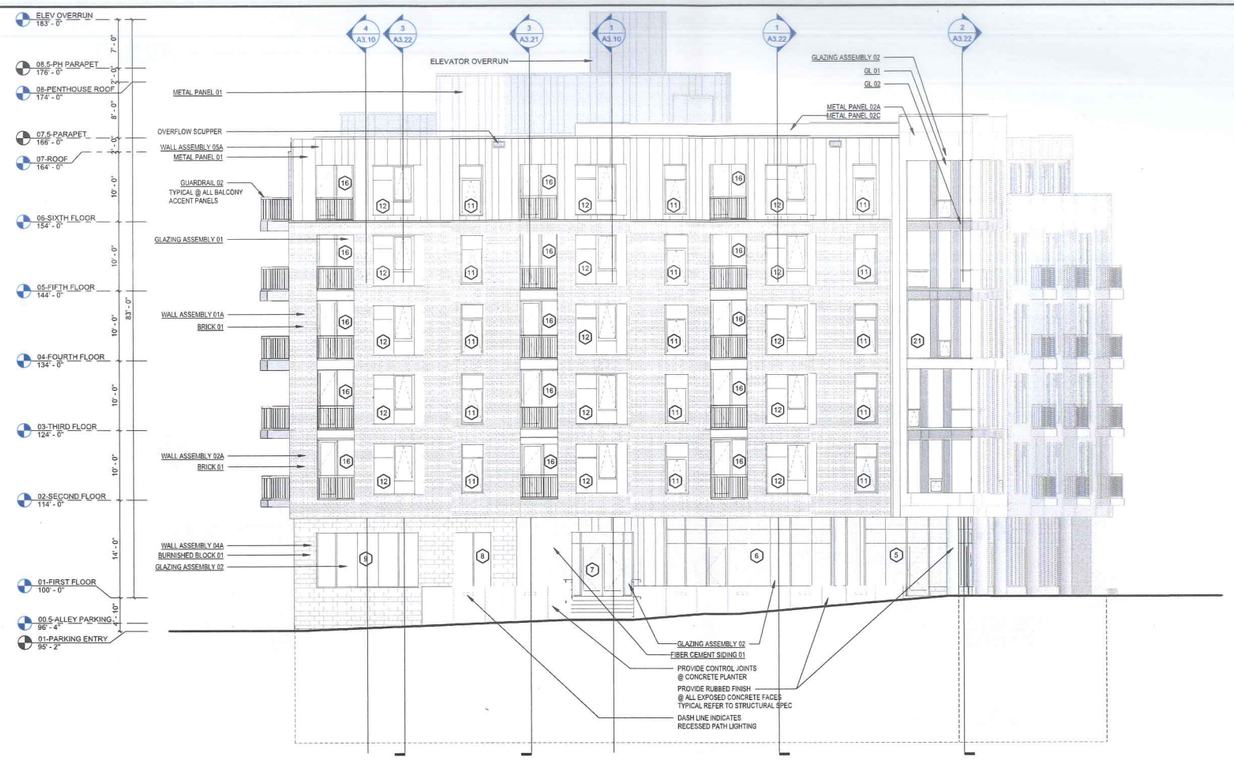

2 WEST ELEVATION
1/8" = 1'-0"

1 SOUTH ELEVATION
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

1. ALL METAL SURFACES EXPOSED TO VIEW (INCLUDING MISCELLANEOUS METALS, PIPING, MECHANICAL EQUIPMENT, LADDERS, STAIRS, RAILING, COLUMNS, PLATFORMS, ETC.) SHALL BE PAINTED, U.N.O.
2. WINDOWS ARE ALUMINUM STOREFRONT U.N.O.
3. PROVIDE CONTROL JOINTS AT INSIDE CORNERS OF MASONRY

ASSEMBLIES & COMPONENTS

BALCONY ASSEMBLY 02	CONCRETE STRUCTURE W/ TRAFFIC COATING AND METAL FACIA
BRICK 01	UNIT MASONRY - CLAY FACE BRICK - "SUMMIT GINGER SMOOTH" MODULAR RUNNING BOD
BURNISHED BLOCK 01	UNIT MASONRY - DECORATIVE CONCRETE MASONRY UNITS - "COUNTY MATERIALS PREMIER ULTRA - TWILIGHT" 8X16 NOM RUNNING BOND
FIBER CEMENT SIDING 01	FLUSH BOARD PANELS W/ METAL REVEAL - COLOR 'MOCHA'
GL 01	VISION GLASS; 1" DUAL PANE INSULATED GLAZING WITH LOW-E COATING ON #2 SURFACE; BASIS OF DESIGN IS PPG SOLARBAN 60 ON CLEAR
GL 02	SPANDREL GLASS; GLAZING 1 WITH WARM GRAY CERAMIC FRIT ON #4 SURFACE
GLAZING ASSEMBLY 01	FIBERGLASS WINDOW & BALCONY DOOR - CLEAR GLAZING LIGHT GRAY FRAMING
GLAZING ASSEMBLY 02	ALUMINUM FRAMED STOREFRONT - CLEAR GLAZING CLEAR ANODIZED FRAMING
GUARDRAIL 02	PREFABRICATED METAL RAILING SYSTEM - BLACK
METAL PANEL 01	FORMED METAL WALL PANELS - "MORIN SCR ARCHITECTURAL METAL PANELS" - SMOOTH FLAT FINISH - BONE WHITE
METAL PANEL 02A	METAL PLATE WALL PANELS - ALUMINUM - "DRI-DESIGN" DRY JOINT METAL PANEL SYSTEM - BONE WHITE
METAL PANEL 02C	METAL PLATE WALL PANELS - PERFORATED ALUMINUM BALCONY ACCENT PANEL- BM 2017-20 P-706 3B "TANGELO"
METAL PANEL 02D	METAL PLATE WALL PANELS - ALUMINUM - FIELD FABRICATED FASCIA PANEL - COLOR SW 6067 "MOCHA"
WALL ASSEMBLY 01A	WOOD FRAMING, BRICK 01 CLADDING - SEE SHEET A5.00
WALL ASSEMBLY 02A	COLD FORMED STEEL FRAMING, BRICK 01 CLADDING - SEE SHEET A5.00
WALL ASSEMBLY 04A	COLD FORMED STEEL FRAMING, BURNISHED BLOCK 01 CLADDING - SEE SHEET A5.00
WALL ASSEMBLY 05A	WOOD FRAMING, METAL PANEL 01 CLADDING - SEE SHEET A5.00
WALL ASSEMBLY 06A	COLD FORMED STEEL FRAMING, METAL PANEL 01 - SEE SHEET A5.00
WALL ASSEMBLY 08A	COLD FORMED STEEL FRAMING, FIBER CEMENT BOARD- SEE SHEET A5.00

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FORWARD DEVELOPMENT

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EXTERIOR ELEVATIONS

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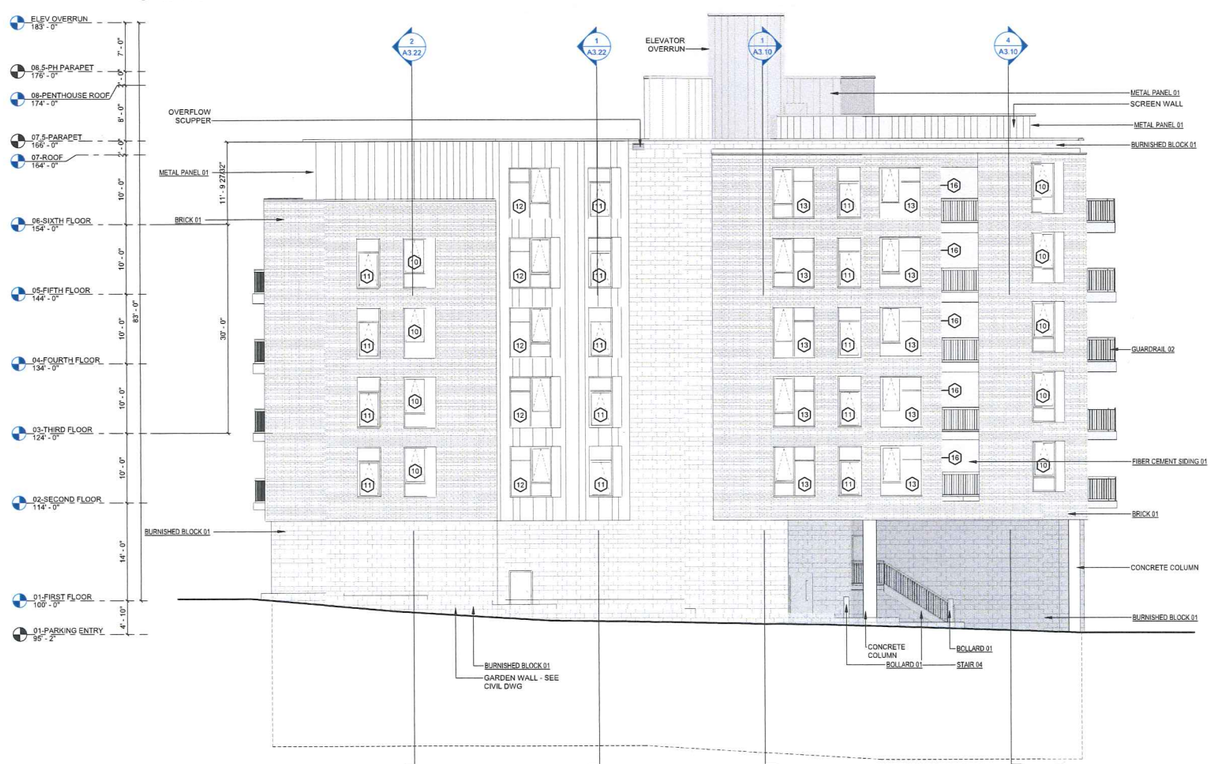
A2.10

0 2 4 8 16

1 NORTH
1/8" = 1'-0"



2 EAST
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

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2. WINDOWS ARE ALUMINUM STOREFRONT U.N.O.
3. PROVIDE CONTROL JOINTS AT INSIDE CORNERS OF MASONRY

ASSEMBLIES & COMPONENTS

BOLLARD 01	8" DIAMETER CONCRETE FILLED STEEL BOLLARD - PAINTED
BRICK 01	UNIT MASONRY - CLAY FACE BRICK - "SUMMIT GINGER SMOOTH" MODULAR RUNNING BOD
BURNISHED BLOCK 01	UNIT MASONRY - DECORATIVE CONCRETE MASONRY UNITS - "COUNTY MATERIALS PREMIER ULTRA - TWILIGHT" 8X16 NOM RUNNING BOND
FIBER CEMENT SIDING 01	FLUSH BOARD PANELS W/ METAL REVEAL - COLOR 'MOCHA'
GLAZING ASSEMBLY 01	FIBERGLASS WINDOW & BALCONY DOOR - CLEAR GLAZING LIGHT GRAY FRAMING
GUARDRAIL 02	PREFABRICATED METAL RAILING SYSTEM - BLACK
METAL PANEL 01	FORMED METAL WALL PANELS - "MORIN SCR ARCHITECTURAL METAL PANELS" - SMOOTH FLAT FINISH - BONE WHITE
STAIR 04	GALVANIZED EXTERIOR STEEL STAIR WITH OPEN GRATE TREAD
WALL ASSEMBLY 01A	WOOD FRAMING, BRICK 01 CLADDING - SEE SHEET A5.00
WALL ASSEMBLY 02A	COLD FORMED STEEL FRAMING, BRICK 01 CLADDING - SEE SHEET A5.00
WALL ASSEMBLY 03A	WOOD FRAMING, BURNISHED BLOCK 01 CLADDING - SEE SHEET A5.00
WALL ASSEMBLY 04A	COLD FORMED STEEL FRAMING, BURNISHED BLOCK 01 CLADDING - SEE SHEET A5.00
WALL ASSEMBLY 05A	WOOD FRAMING, METAL PANEL 01 CLADDING - SEE SHEET A5.00

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6/7/2017

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FORWARD DEVELOPMENT

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EXTERIOR ELEVATIONS

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0 2 4 8 16
SCALE: 1/8"= 1'-0"

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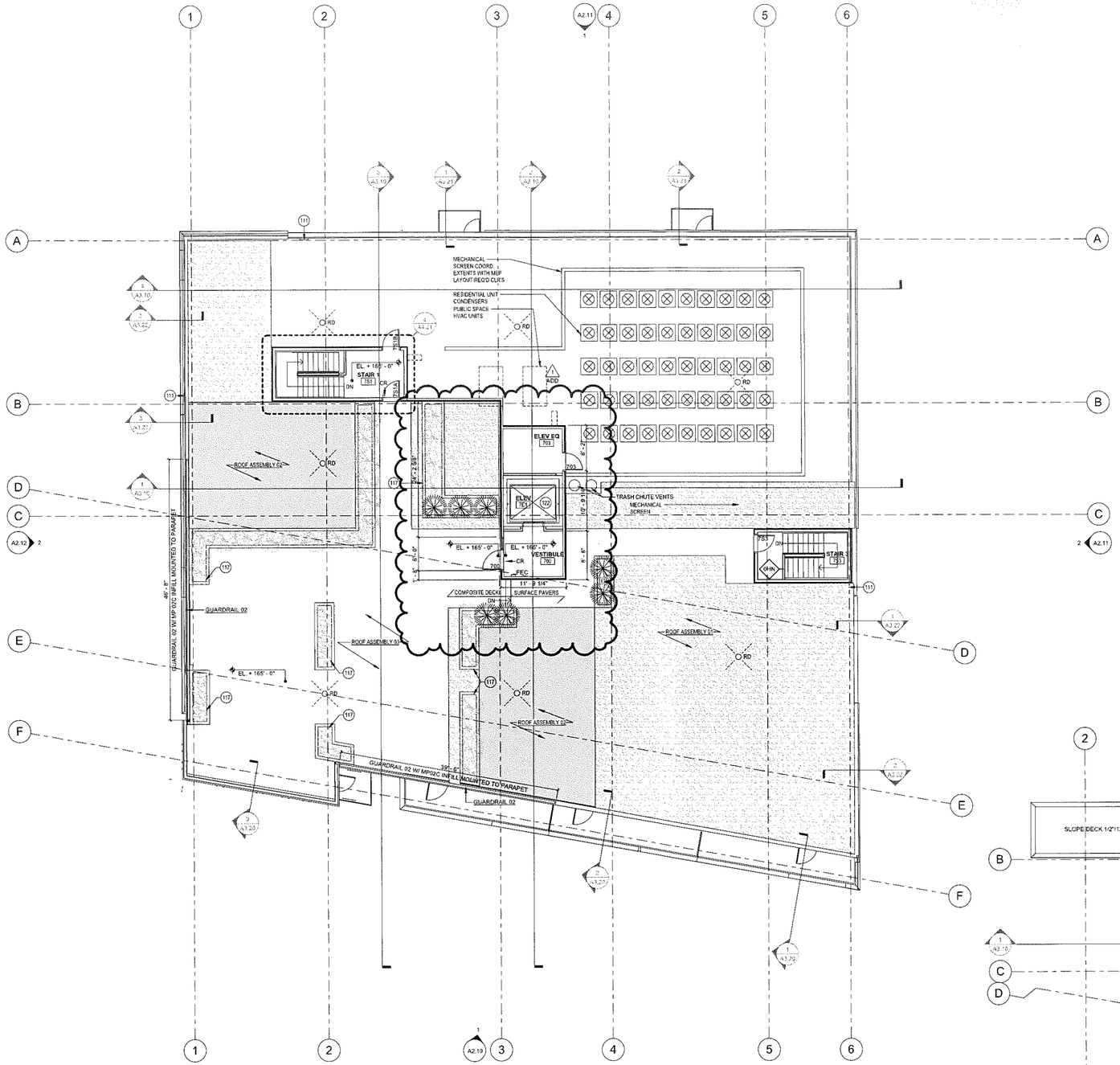
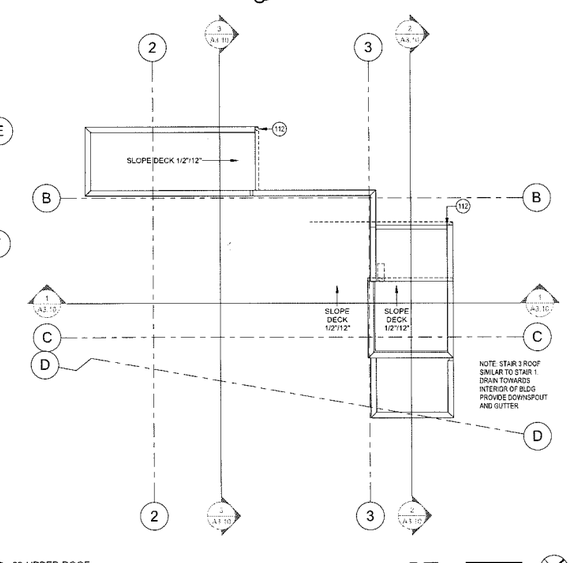


1 ROOF PLAN
1/8" = 1'-0"



2 09-UPPER ROOF
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

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2. DO NOT SCALE FROM DRAWINGS. BRING ANY DISCREPANCIES TO ARCHITECTS ATTENTION IMMEDIATELY.
3. COORDINATE LOCATIONS AND QUANTITY OF WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS.
4. REFER TO PARTITION SCHEDULE ON G0.60 FOR TYPICAL PARTITION TYPES. STAIRS, ELEVATOR, MECHANICAL AND OTHER SHAFT WALLS TO HAVE 2-HOUR FIRE RATING. GUESTROOM CORRIDOR WALLS TO HAVE 1/2 HOUR FIRE RATING. WALLS SEPARATING ADJACENT GUESTROOMS TO HAVE 1 HOUR FIRE RATING.
5. PIPING, CONDUIT AND RELATED MECHANICAL AND ELECTRICAL ITEMS SHALL BE CONCEALED WITHIN GYPSUM BOARD FURRING IN FINISHED AREAS.
6. PROVIDE METAL PLATE AND/OR WOOD BLOCKING IN ALL WALLS & PARTITIONS IN PUBLIC AND PRIVATE SPACES FOR ALL WALL-MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO: LIGHT FIXTURES, MIRRORS, AND TOILET ACCESSORIES. VERIFY LOCATION WITH ELEVATIONS AND EQUIPMENT.
7. CONFIRM ALL INTERIOR UNIT WALLS WITH ENLARGED TYPICAL UNIT PLANS.
8. BRING ANY DISCREPANCIES TO ARCHITECTS ATTENTION IMMEDIATELY.
9. SEE SHEET A4.40 - A4.50 FOR ENLARGED UNIT PLANS
10. PROVIDE SOLID BLOCKING AT ALL TOILETS AND BATHTUBS FOR FUTURE INSTALLATION OF GRAB BARS. INSTALL PER FHA GUIDELINES AND REQUIREMENTS.
11. REFER TO STANDARD MOUNTING HEIGHTS AS SHOWN ON SHEET G0.60 FOR ALL BATHROOM ACCESSORIES AND REQUIRED GRAB BARS.
12. ALL UNITS TO BE TYPE B ACCESSIBLE UNITS UNLESS NOTED OTHERWISE
13. SEE A5.20 FOR ENLARGED BALCONY PLANS AND ELEVATIONS.
14. SEE A5.50 FOR TYPICAL FIRE BLOCKING DETAILS

GENERAL NOTES - ROOF PLAN

1. ALL ROOFS R-25 MIN
2. ALL ROOF DRAINAGE SURFACE TO SLOPE 1/4" PER FOOT UNLESS NOTED OTHERWISE
3. PROVIDE SADDLES AND CRICKETS OF TAPERED INSULATION AS REQ'D TO PROVIDE POSITIVE DRAINAGE AROUND ALL OBSTRUCTIONS TO ROOF DRAINS
4. ALL ROOF MOUNTED EQUIPMENT TO BE 10' MIN FROM ROOF EDGE
5. NOT ALL ROOF MOUNTED EQUIPMENT IS SHOWN COORDINATE W/ MEP
6. SEE EXTERIOR ASSEMBLIES FOR ROOF AND WALL ASSEMBLIES
7. SEE SHEET A5.15 FOR TYPICAL ROOF DETAILS

KEY NOTES

111	PROVIDE THROUGH WALL OVER FLOW SCUPPER
112	PROVIDE GUTTER & DOWNSPOUT (SIZED BY ROOFING CONTRACTOR) W/ SPLASH BLOCK - COLOR AS SELECTED BY ARCHITECT
117	WOOD PLANTER - BY OTHERS
122	MACHINE ROOMLESS 3500 LB PASSENGER ELEVATOR - SPEED 500 FPM VERIFY ELEVATOR PIT & OVERRUN REQUIREMENTS W/ MANUF. INTERIOR FINISHES TO BE SELECTED FROM A RANGE OF STANDARD FINISHES

ASSEMBLIES & COMPONENTS

GUARDRAIL 02	PREFABRICATED METAL RAILING SYSTEM - BLACK
ROOF ASSEMBLY 01	ENGINEERED WOOD FRAMING, EPDM OVER TAPERED INSULATION, BALLAST
ROOF ASSEMBLY 02	ENGINEERED WOOD FRAMING, EPDM OVER TAPERED INSULATION, VEGETATED ROOF SYSTEM
ROOF ASSEMBLY 03	ENGINEERED WOOD FRAMING, EPDM OVER TAPERED INSULATION, COMPOSITE DECKING

PLAN LEGEND

	FLOOR DRAIN - SLOPE TOPPING (STRUCTURE TO DRAINAGE @ 1/8" /1'-0" (MIN)
	ROOF DRAIN - SLOPE TAPERED RIGID INSULATION @ 1/4" /1'-0" (MIN)
FEC	FIRE EXTINGUISHER CABINET (FEC)
FE	FIRE EXTINGUISHER (FE)
ALIGN	ALIGN FACE OF WALLS
	INDICATES ACCESSIBLE UNIT

Revisions

Date	Description
JUNE 30, 2017	ADDENDUM

CONSTRUCTION DOCUMENTS

Drawing Date
June 16, 2017

704 WILLIAMSON STREET

704 WILLIAMSON STREET
MADISON, WI 53701

Project No. 216053.00

FORWARD DEVELOPMENT GROUP, LLC

Sheet Title
ROOF PLAN

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