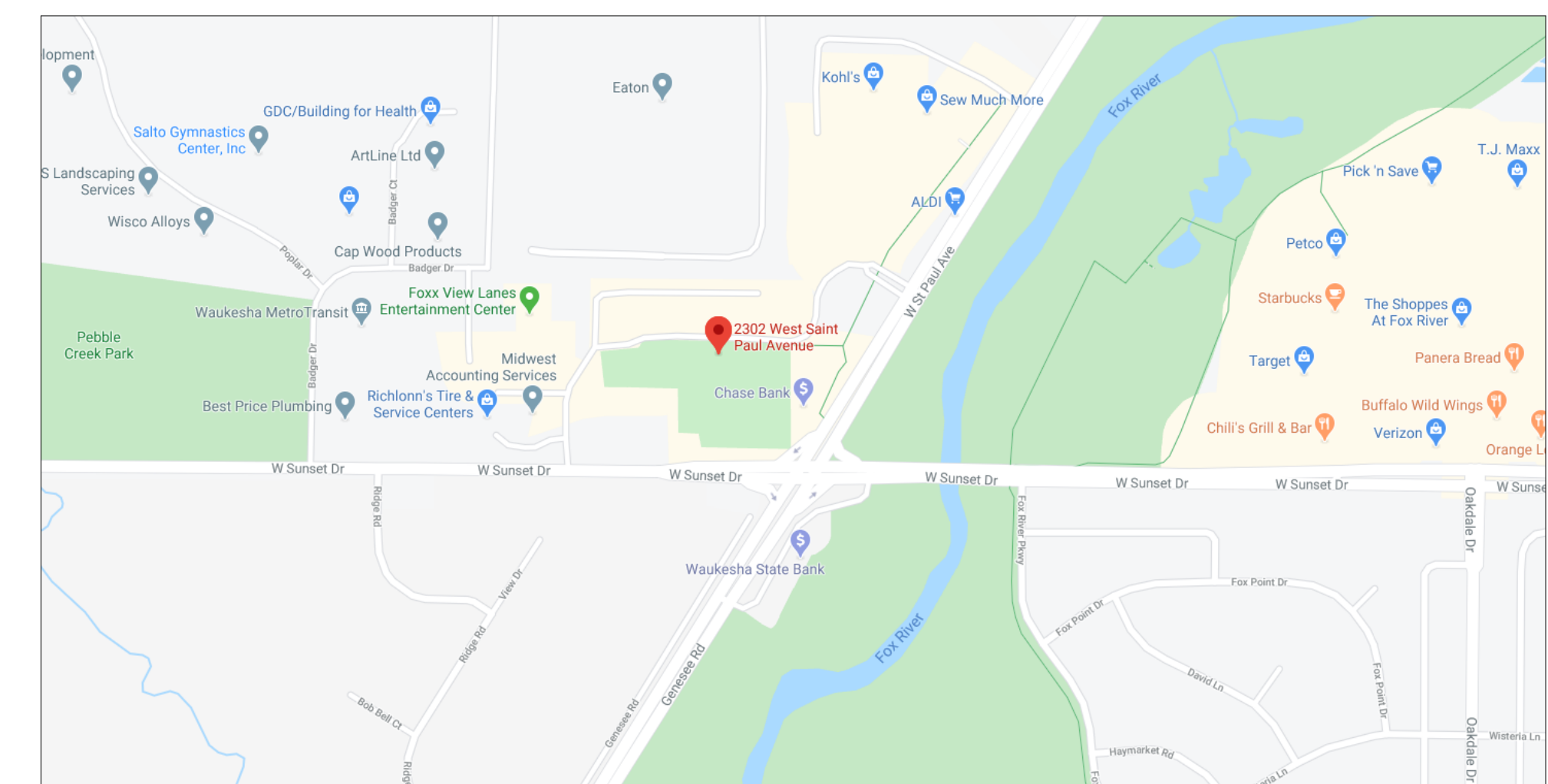


FOX DEN APARTMENTS

2330 FOX RUN BLVD
WAUKESHA, WI 53186

OWNER	GENERAL CONTRACTOR	PROJECT ARCHITECT	STRUCTURAL ENGINEER	CIVIL ENGINEER	DEVELOPER
FOX RUN 3 LLC 19035 W CAPITOL DR, STE 108 BROOKFIELD, WI 53045 P: 920.676.8274	VJS CONSTRUCTION SERVICES W233 N2847 ROUNDY CIRCLE WEST PEWAUKEE, WI 53072 P: 262.542.9000 WWW.VJSCS.COM	KATHERINE KAWCZYNSKI VJS CONSTRUCTION SERVICES W233 N2847 ROUNDY CIRCLE WEST PEWAUKEE, WI 53072 P: 262.542.9000 WWW.VJSCS.COM	TO BE DETERMINED ADDRESS CITY, STATE, ZIP CODE P: 000.000.0000 WEBSITE	PINNACLE ENGINEERING GROUP 20725 WATERTOWN RD WAUKESHA, WI 53186 P: 262.754.8888 WWW.PINNACLE-ENGR.COM	BEDFORD DEVELOPMENT W230 S4513 MILKY WAY RD WAUKESHA, WI 53189



1 PROJECT LOCATION
N.T.S.

SHEET INDEX	
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A1.01	FLOOR PLANS (16) UNIT BUILDING
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A1.21	FLOOR PLANS (32) UNIT BUILDING
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GENERAL NOTES

1. ALL CONSTRUCTION WORK SHALL BE DONE IN STRICT COMPLIANCE W/ THE ADA AND THE LATEST EDITION OF THE STANDARD BUILDING CODE AS AMENDED BY THE APPLICABLE STATE AND ALL OTHER CODES AND BUILDING REQUIREMENTS WHICH APPLY, AS WELL AS, MEET ALL APPLICABLE STANDARDS. IN INSTANCES WHERE SEVERAL DIFFERENT STANDARDS ARE APPLICABLE, THE STRICTEST STANDARD SHALL APPLY UNLESS PROHIBITED BY APPLICABLE CODES.
2. GENERAL CONTRACTOR TO SUPPLY ALL SUBCONTRACTORS WITH A FULL SET OF CONSTRUCTION DOCUMENTS. ALL ADDITIONAL DRAWINGS AND SPECIFICATIONS REQUIRED FOR PERMITS TO BE SUPPLIED BY CONTRACTOR AND SUBCONTRACTORS.
3. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK. THE GENERAL CONTRACTOR IS TO VERIFY EXISTENCE OF ASBESTOS-CONTAINING MATERIAL (ACM) AND IS RESPONSIBLE FOR REMOVAL OF SUBSTANCE. GENERAL CONTRACTOR REPRESENTS THAT CONTRACTOR AND ITS EMPLOYEES ARE QUALIFIED IN ASBESTOS REMOVAL WITH FULL KNOWLEDGE OF, AND COMPLIANCE WITH, ALL APPLICABLE FEDERAL, STATE, AND LOCAL RULES, REGULATIONS, AND GUIDELINES GOVERNING ASBESTOS REMOVAL. CONTRACTOR MUST FURNISH ALL PERMITS, LABOR, MATERIAL SERVICES, INSURANCE, TOOLS, EQUIPMENT, AND NOTIFICATIONS IN ACCORDANCE WITH EPA, OSHA, STATE, AND ALL OTHER APPLICABLE AGENCIES TO COMPLETE REMOVAL OF ACM.
4. BIDDING CONTRACTORS AND SUBCONTRACTORS SHALL CAREFULLY EXAMINE THE SITE AND THE APPLICABLE CONSTRUCTION DOCUMENTS. DISCREPANCIES IN THE EXISTING FIELD CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE SUBMISSION OF THE BID. FAILURE TO DO SO ON THE PART OF THE CONTRACTOR DOES NOT RELIEVE SAID CONTRACTOR OF THE RESPONSIBILITY TO PROVIDE A CORRECT AND FINISHED PRODUCT.
5. THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION/DEVELOPMENT RELATED FEES, INCLUDING BUT NOT LIMITED TO BUILDING PERMIT FEES, HEALTH DEPARTMENT FEES, SEWER AND WATER TAP FEES, ENVIRONMENTAL IMPACT FEES, ETC. THE SELECTED QUALIFIED BIDDER WILL BE REQUIRED TO PROVIDE A COMPLETE LINE-ITEM LIST OF ALL FEES INCLUDED IN HIS BID AND SUBSTANTIATE HOW HE ARRIVED AT THOSE AMOUNTS.
6. GENERAL CONTRACTOR SHALL PAY FOR ALL UTILITIES, INCLUDING TELEPHONE, FAX, AND MODEN LINES) USED DURING THE CONSTRUCTION PERIOD UNTIL SUCH TIME THAT THE TENANT/FRANCHISEE TAKES OCCUPANCY.
7. GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR A DUMPSTER AND TEMPORARY TOILET FACILITIES (IF TOILET FACILITIES ARE NOT ALREADY ON SITE) FOR HIS AND HER SUBCONTRACTORS USE.
8. GENERAL CONTRACTOR SHALL KEEP THE AREA OF WORK FREE OF GARBAGE AND DEBRIS ON A DAILY BASIS.
9. GENERAL CONTRACTORS EMPLOYEES AND SUBCONTRACTORS SHALL PICK UP AND DISPOSE OF DEBRIS ON A DAILY BASIS, INCLUDING ALL ACCESS AREAS.
10. OWNER SHALL NOT BE RESPONSIBLE FOR TOOLS OR MATERIALS STOLEN OR DAMAGED ON SITE.
11. UPON THE COMPLETION OF WORK, GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN THE PREMISES AND WASH THE INSIDE & OUTSIDE OF ALL WINDOWS SO THAT THE SPACE IS READY FOR OCCUPANCY BY TENANT/FRANCHISEE. THIS INCLUDES VACUUMING, SWEEPING, DUSTING, AND PICKING UP ALL THE TRASH AND DEBRIS LEFT FROM CONSTRUCTION.
12. GENERAL CONTRACTOR SHALL WARRANT ALL PARTS, LABOR, EQUIPMENT AND MATERIAL PROVIDED UNDER THIS CONTRACT FOR A MINIMUM PERIOD OF ONE (1) YEAR, OR AS REQUIRED BY LAW, WHICHEVER IS GREATER.
13. NO SUBSTITUTIONS ARE ALLOWED FOR PRODUCTS WITH A SPECIFIC MANUFACTURER AND MODEL NUMBER UNLESS APPROVED BY OWNER AND ARCHITECT.
14. SUBMIT ANY SHOP DRAWINGS FOR REVIEW BY GENERAL CONTRACTOR FIRST THEN ARCHITECT SECOND.
15. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES SUCH AS: SANITARY AND STORM SEWER, WATER, NATURAL GAS AND ELECTRICAL LINES. CONTRACTOR SHALL VERIFY EXISTING ELECTRICAL SERVICE AND SHALL PROVIDE ADDITIONAL SERVICE AS REQUIRED.

16. MATERIALS SPECIFIED BY THEIR BRAND NAMES ARE TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. REQUESTS FOR SUBSTITUTION SHALL BE SUBMITTED FOR APPROVAL TO OWNER AND ARCHITECT.
17. ALL WORK LISTED, SHOWN OR IMPLIED ON THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER REQUIREMENTS.
18. DETAILS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE FIELD DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS A PART OF THE WORK OF THE CONTRACTOR.
19. ALL WOOD TRIM OR OTHER PRE FINISHED ITEMS SHALL BE TRIMMED TO FIT AND RAW EXPOSED SURFACES SHALL BE STAINED AND FINISHED TO MATCH.
20. ALL DIMENSIONS ARE TO THE FACE OF FINISHED MATERIAL OR CENTER LINE OF THE OBJECT AS SPECIFICALLY NOTED.
21. ALL WOOD BLOCKING AND BACKING MATERIALS SHALL BE FIRE RETARDANT TREATED WHEN REQUIRED BY CODE.
22. ALL FINISH MATERIALS SHALL BE CLASS A FLAME SPREAD RATED IN PUBLIC AREAS.
23. GENERAL CONTRACTOR ACCEPTS DELIVERIES OF ALL ITEMS NOTED ON PLANS, WHETHER OR NOT IN CONTRACT, AND IS RESPONSIBLE FOR THE LOSS/DAMAGE OF THESE ITEMS. ADDITIONALLY, GENERAL CONTRACTOR IS TO RECEIVE, UNPACK, INSPECT AND VERIFY QUANTITY, AND CONDITION OF FOIC ITEMS. CONTRACTOR IS TO NOTIFY OWNER OF ANY DISCREPANCIES IN QUANTITY, AND MATERIAL DAMAGE. FAILURE TO DO SO PLACES RESPONSIBILITY FOR ALL ITEMS ON THE GENERAL CONTRACTOR.
24. UPON COMPLETION OF WORK, GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE RETURN OF ALL MASTER KEY ORIGINALS OR SHALL PAY EXPENSES REQUIRED TO RE-KEY BUILDING.
25. ALL FINISH MATERIALS TO BE PER FINISH SCHEDULE.
26. GIVE ALL SURPLUS PAINT MATERIALS TO TENANT/FRANCHISEE. DO NOT POUR PAINT DOWN DRAIN, CATCH BASINS, OR IN LANDSCAPING.
27. ALL GYPSUM WALL BOARD TO BE MIN. OF 1/2" THICK AND SHALL BE SCREWED TO MIN. 2 1/2" METAL STUDS OR 1 1/2" METAL FURRING @ 24" O.C.. ALL GWB SURFACES TO BE PAINTED SHALL BE TAPED AND SANDED TO A LEVEL 3 FINISH PER ASTM C-840 AND FREE OF ANY DEFECTS PRIOR TO PAINT APPLICATION. ALL GWB SURFACES THAT SHALL BE CONCEALED BEHIND PANELS OR ABOVE THE CEILING SHALL BE LEVEL 2 PER ASTM C-840.
28. APPLICATION OF MATERIALS BY A SUBCONTRACTOR TO EXISTING SURFACES OR PROVIDED UNDER THIS CONTRACT, SHALL IMPLY ACCEPTANCE AND SUITABILITY OF EXISTING CONDITIONS. SUCH SUBCONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGE AND IRREGULARITIES TO HIS WORK PRODUCT AS A RESULT OF PREVIOUS CONDITIONS.
29. INSTALL INSULATION IN WALLS U.N.O.. ALL THERMAL INSULATION SHALL COMPLY WITH STANDARD BUILDING CODE. AS A MINIMUM, VAPOR BARRIERS SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DEVELOPMENT NOT TO EXCEED 450 OR BETTER AS REQUIRE BY CODE. OCCUPANCY AND CONSTRUCTION TYPE. ONE PERM VAPOR BARRIERS SHALL BE INSTALLED ON THE WARM SIDE IN ALL WALLS AND CEILINGS AS REQUIRED.
30. PROVIDE DRAFT FIRE STOPS AS REQUIRED BY GOVERNING CODES AND OFFICIALS.
31. GENERAL CONTRACTOR TO PROVIDE MECHANICAL AND ELECTRICAL AS-BUILTS, ALL WARRANTIES, AND OPERATING MANUALS, TO LANDLORD, TENANT/FRANCHISEE WITHIN TWO (2) WEEKS OF COMPLETION OF WORK.
32. PLUMBING, ELECTRICAL, AND HVAC SUBCONTRACTORS SHALL BE CITY AND STATE LICENSED. THE ABOVE SUBCONTRACTORS SHALL OBTAIN THEIR OWN PERMITS.
33. PROVIDE SMOKE DETECTORS, FIRE SPRINKLER SYSTEMS, AND FIRE EXTINGUISHERS PER LOCAL FIRE MARSHALS' AND CODE REQUIREMENTS.
34. PROVIDE AND INSTALL ALL REQUIRED CEILING MOUNTED EXIT SIGNS ABOVE ALL REQUIRED EXITS.
35. ALL FURNITURE, FIXTURES, EQUIPMENT ARE TO BE PROVIDED BY THE TENANT/FRANCHISEE UNLESS NOTED.
36. PROVIDE ALL "HANDICAP" RELATED SIGNAGE AS REQUIRED PER APPLICABLE CODES AND LAWS.
37. GENERAL CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL CONTROL JOINTS AS REQUIRED TO PREVENT CRACKING AND FAILURE.



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ISSUANCE & REVISIONS	DATE	DESCRIPTION
10/14/20	10	REVISED
10/29/20	10	PRELIM. SUBMITTAL
11/18/20	10	P.C. SUBMITTAL

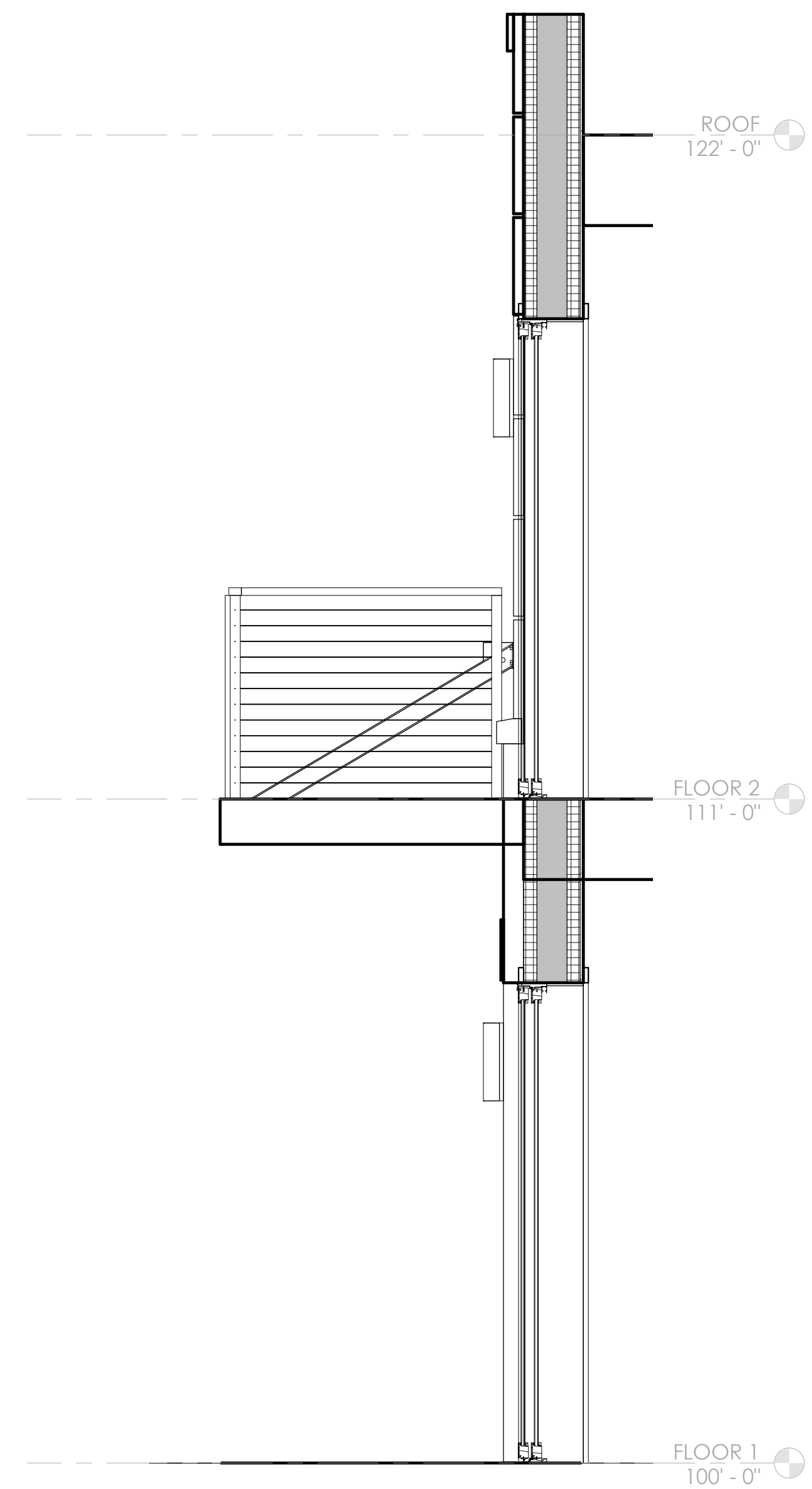
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PROJECT ISSUED	11/20/2019
DRAWN BY	BDG
CHECKED BY	KAK
SCALE	12" = 1'-0"

TITLE SHEET
T1.01

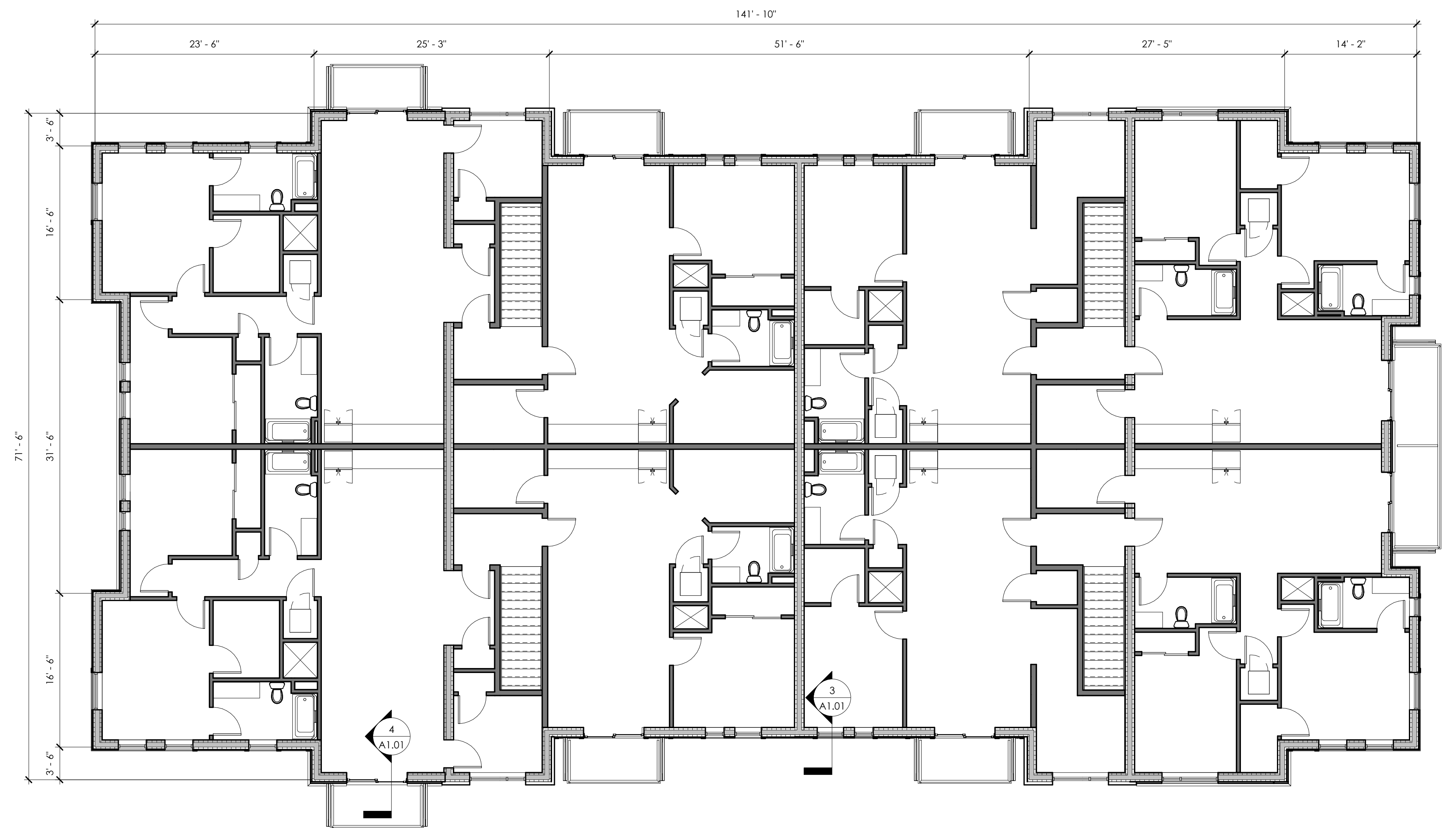
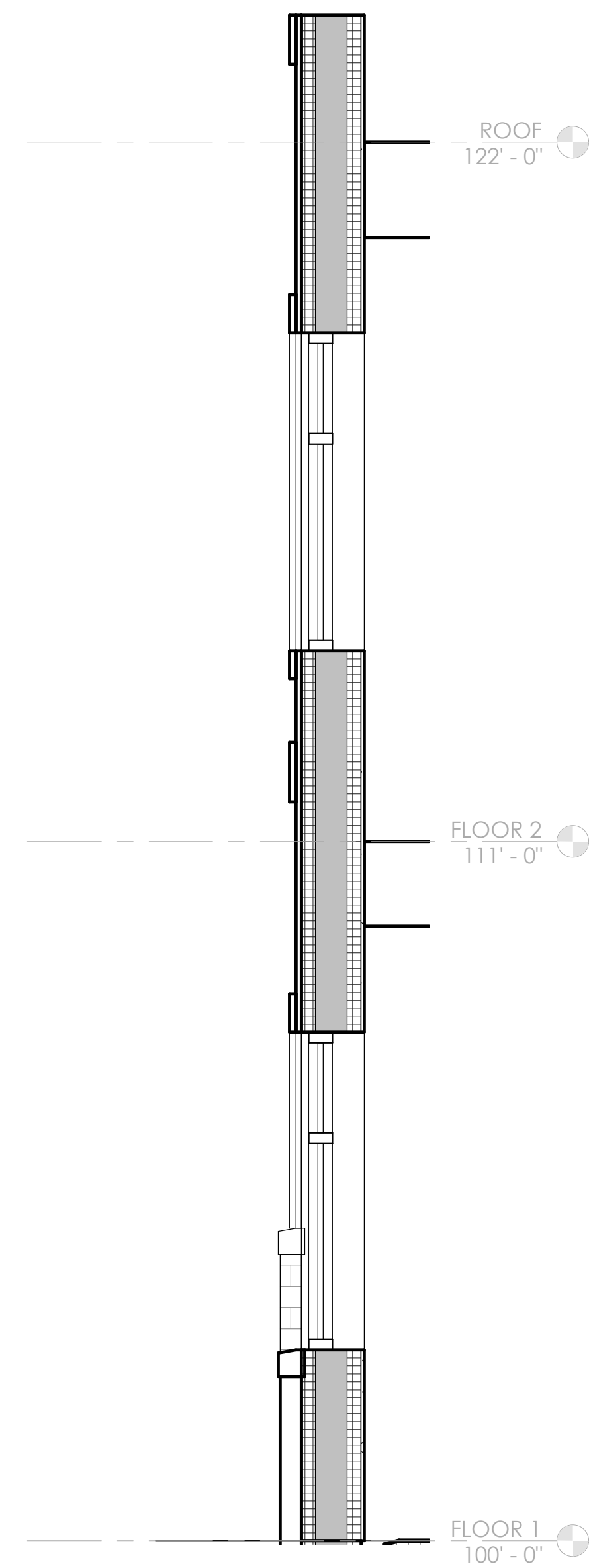
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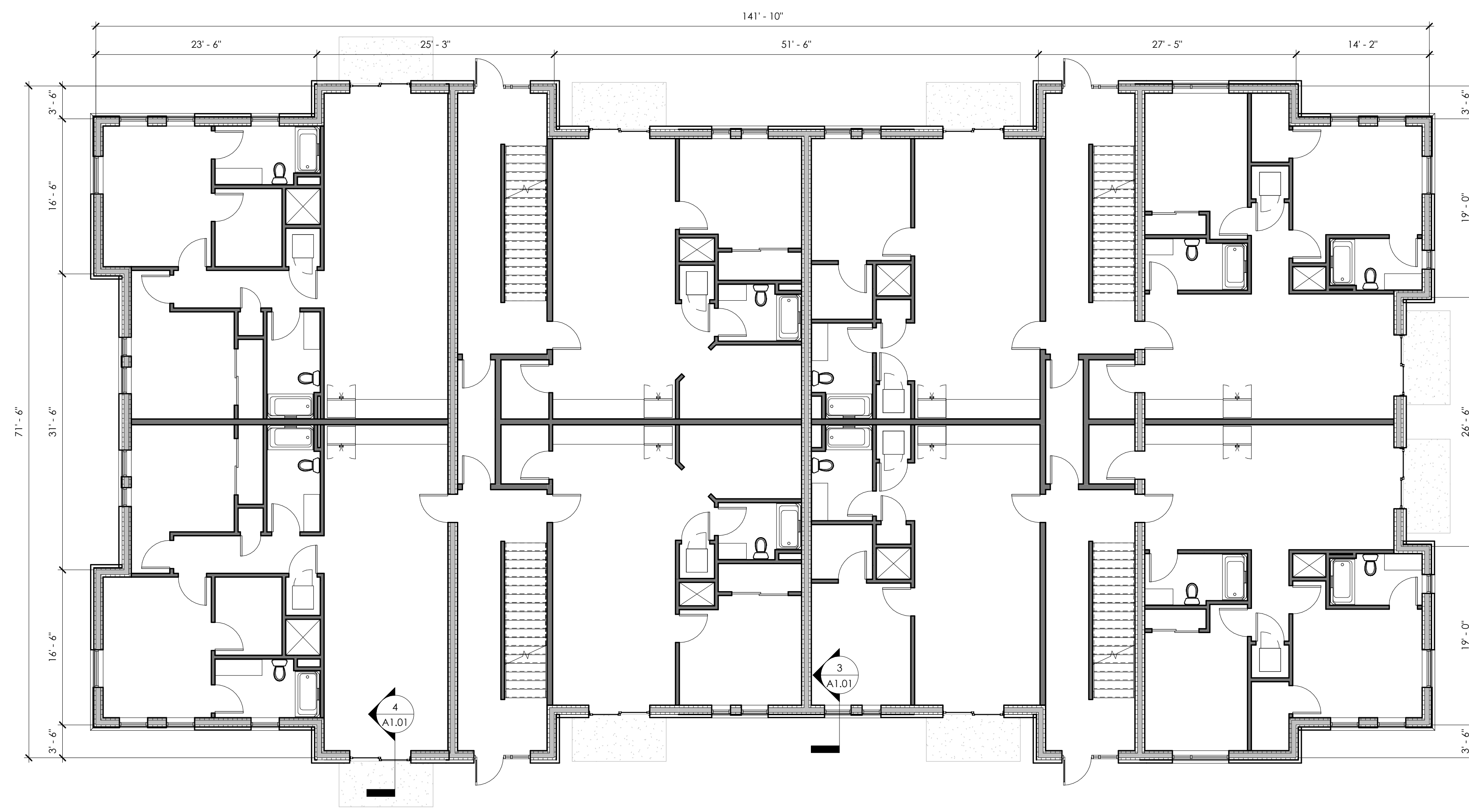
4 SCHEMATIC WALL SECTION 02, TYP.
1/2" = 1'-0"



3 SCHEMATIC WALL SECTION 01, TYP.
1/2" = 1'-0"



2 SECOND FLOOR PLAN - (16) UNIT
1/8" = 1'-0"



1 FIRST FLOOR PLAN - (16) UNIT
1/8" = 1'-0"

NOT FOR CONSTRUCTION

FLOOR PLANS (16)
UNIT BUILDING

A1.01

PROJECT NUMBER 8190019
PROJECT ISSUED 11/20/2019
DRAWN BY BDG
CHECKED BY KAK
SCALE As indicated

ISSUANCE & REVISIONS	
10/14/20	3D REVISIONS
10/29/20	PRELIM SUBMITTAL
11/18/20	P.C. SUBMITTAL

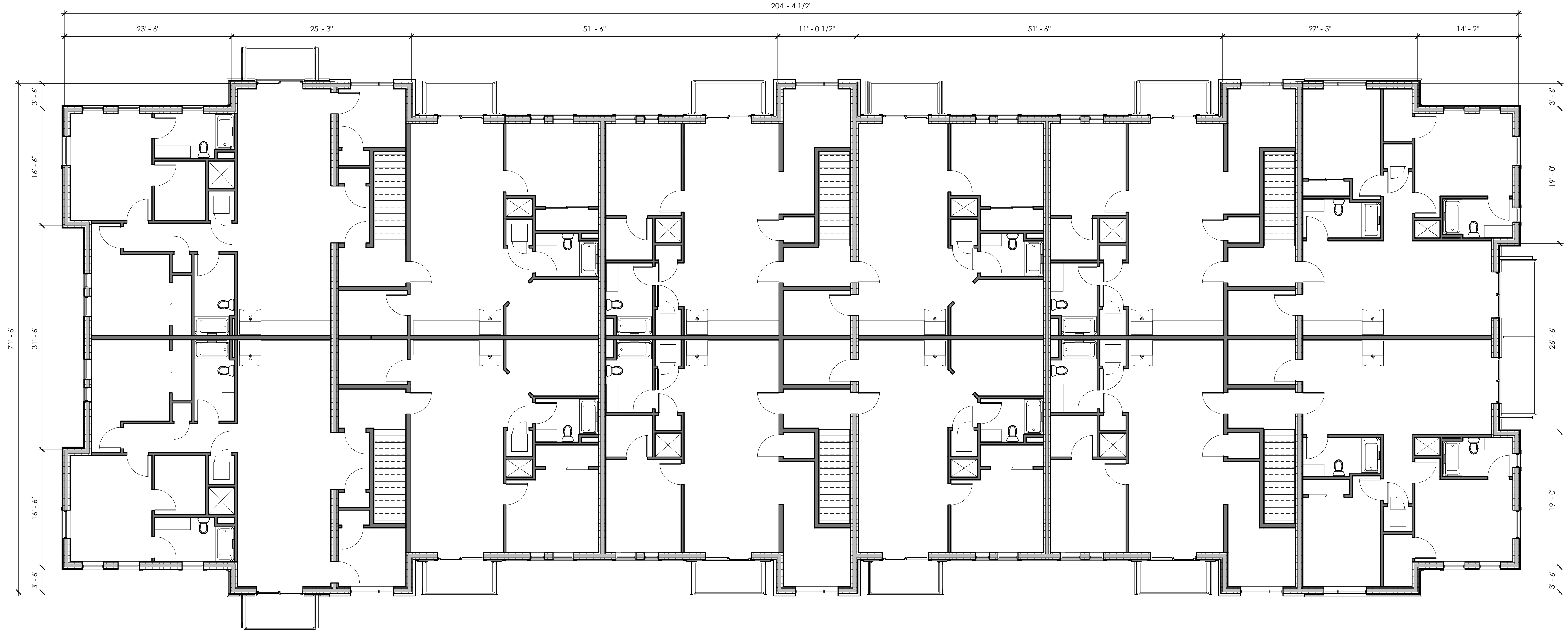
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BEDFORD DEVELOPMENT

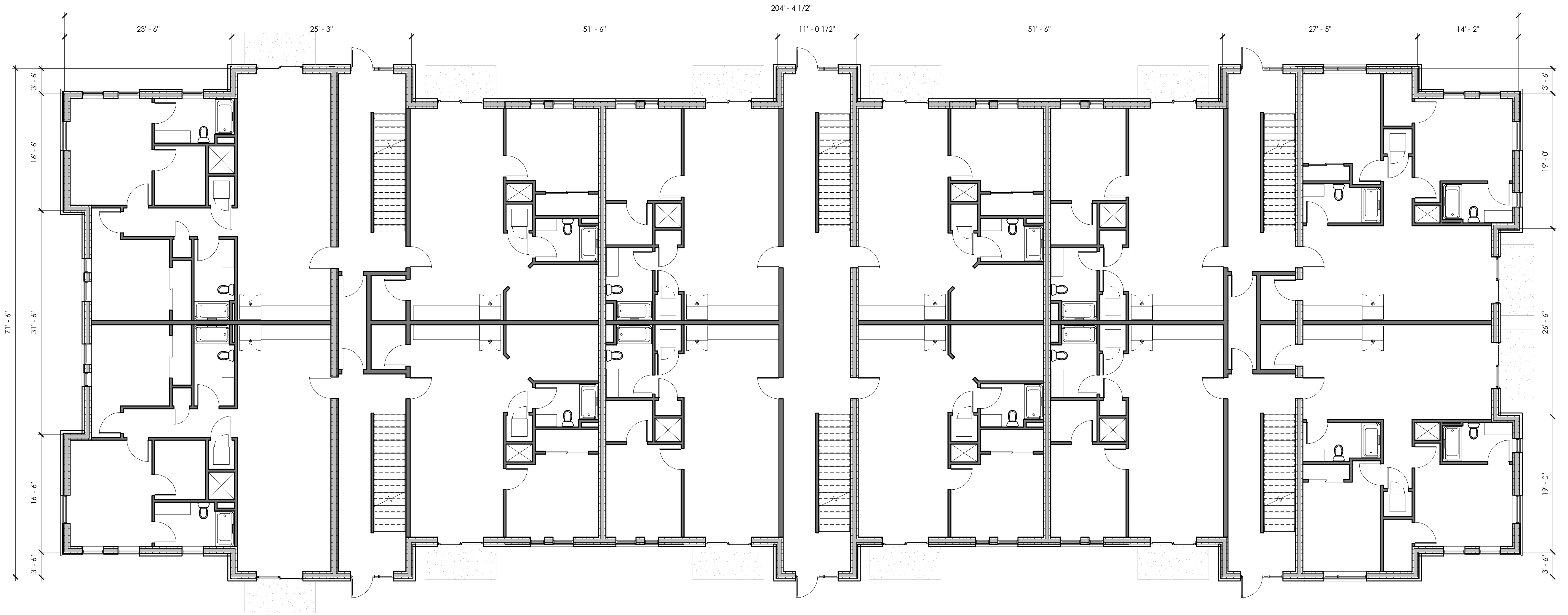
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FOX DEN APARTMENTS
2330 FOX RUN BLVD
WALKESHA, WI 53186

vjs
CONSTRUCTION SERVICES
BUILDING WITH PURPOSE CHANGING LIVES



② SECOND FLOOR PLAN - (24) UNIT
1/8" = 1'-0"



① FIRST FLOOR PLAN - (24) UNIT
1/8" = 1'-0"

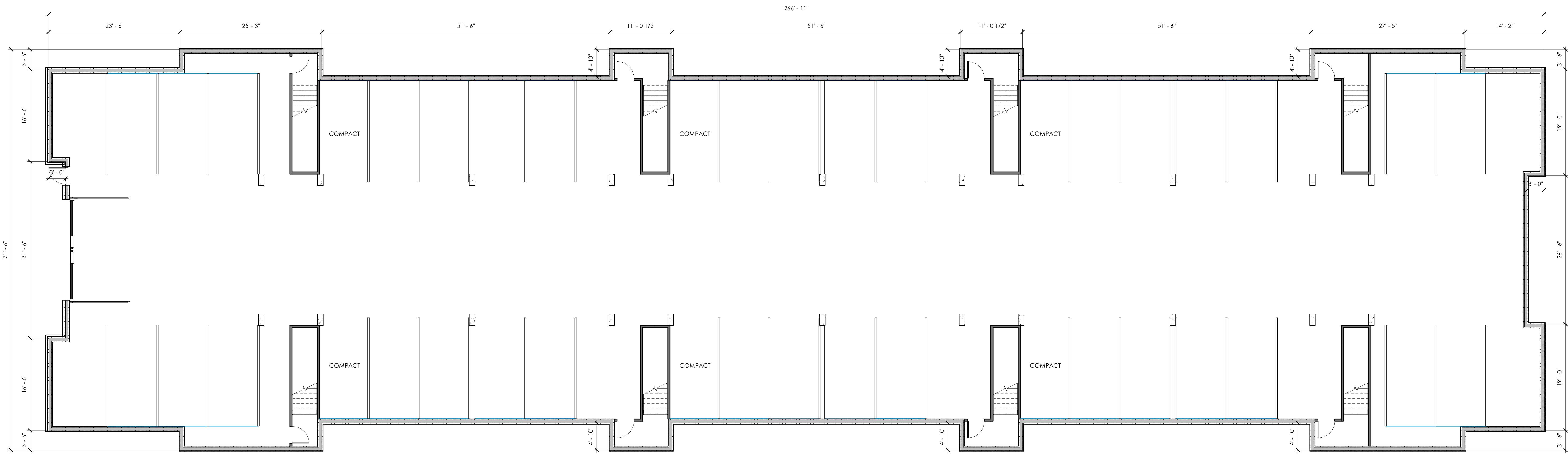
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ISSUANCE & REVISIONS

NO.	DATE	BY	DESCRIPTION
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10/29/20			PRELIM SUBMITTAL
11/18/20			P.C. SUBMITTAL

PROJECT NUMBER: 8190019
PROJECT ISSUED: 11/20/2019
DRAWN BY: BDG
CHECKED BY: KAK
SCALE: 1/8" = 1'-0"

FLOOR PLANS (24) UNIT BUILDING



1 LOWER LEVEL FLOOR PLAN - (32) UNIT
 1/8" = 1'-0"

NOT FOR CONSTRUCTION

LOWER LEVEL
 FLOOR PLAN (32)
 UNIT BUILDING

A1.20

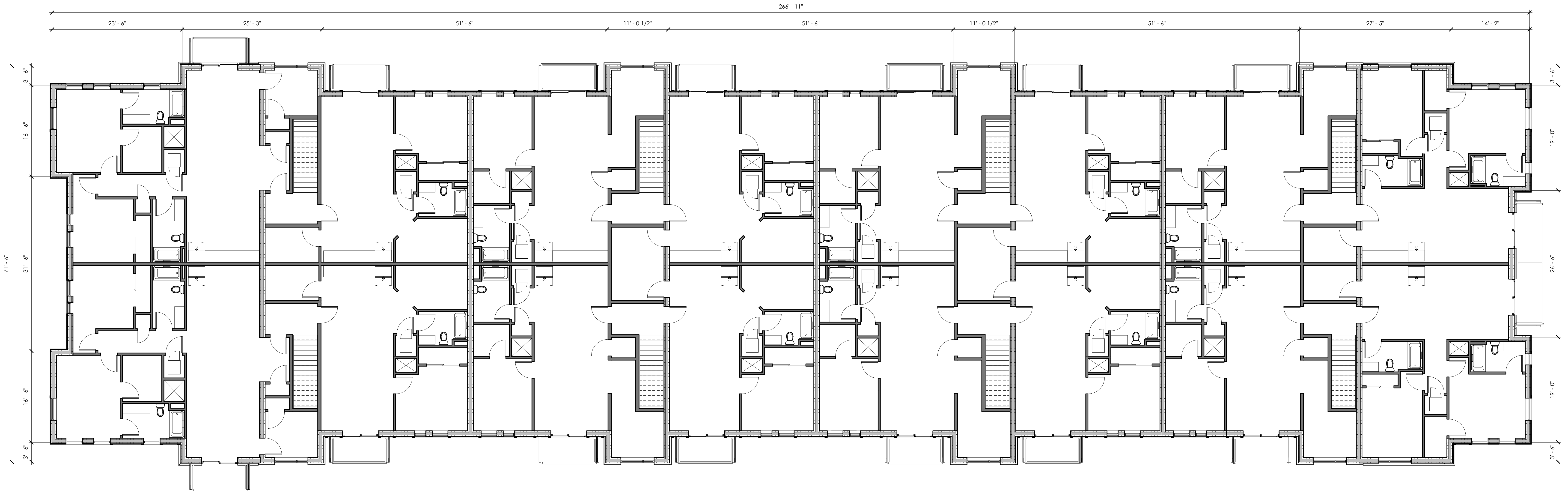
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 CHECKED BY KAK
 SCALE 1/8" = 1'-0"

ISSUANCE & REVISIONS	
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10/29/20	PRELIM. SUBMITTAL
11/18/20	P.C. SUBMITTAL

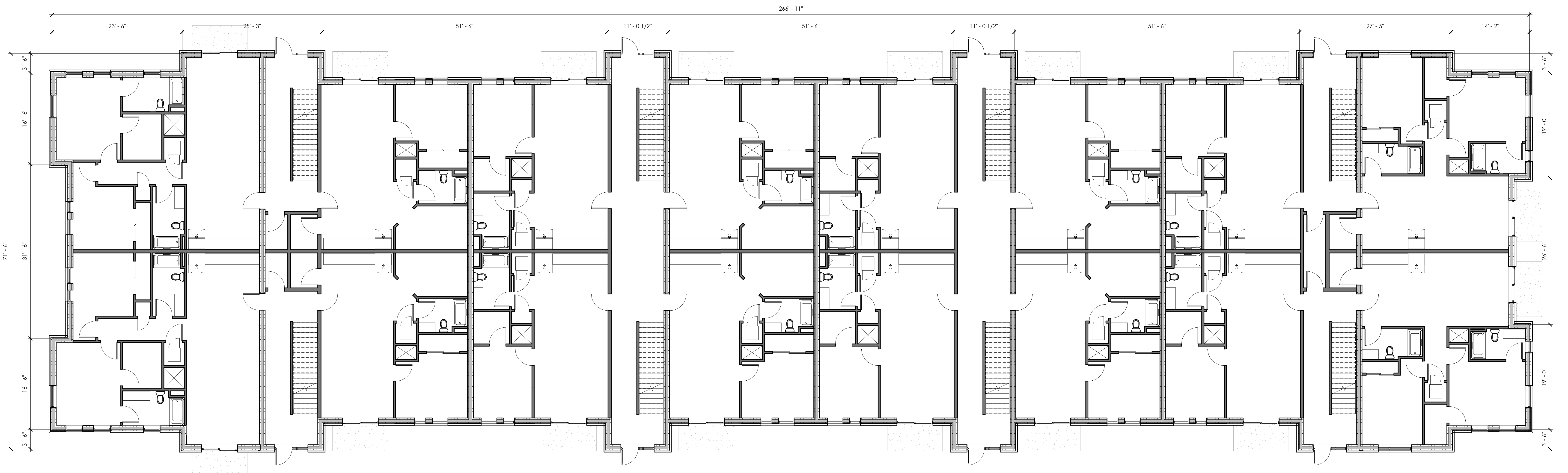
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② SECOND FLOOR PLAN - (32) UNIT
1/8" = 1'-0"



① FIRST FLOOR PLAN - (32) UNIT
1/8" = 1'-0"

11/18/2020 4:26:53 PM

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11/18/20	P.C. SUBMITTAL

PROJECT NUMBER: 8190019
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SCALE: 1/8" = 1'-0"

FLOOR PLANS (32)
UNIT BUILDING

A1.21



④ DEVELOPMENT PERSPECTIVE 04
 12" = 1'-0"



② DEVELOPMENT PERSPECTIVE 02
 12" = 1'-0"



③ DEVELOPMENT PERSPECTIVE 03
 12" = 1'-0"



① DEVELOPMENT PERSPECTIVE 01
 12" = 1'-0"

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NOT FOR CONSTRUCTION

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PERSPECTIVES

P1.01