

Harvest Square

New Office / Restaurant Facility

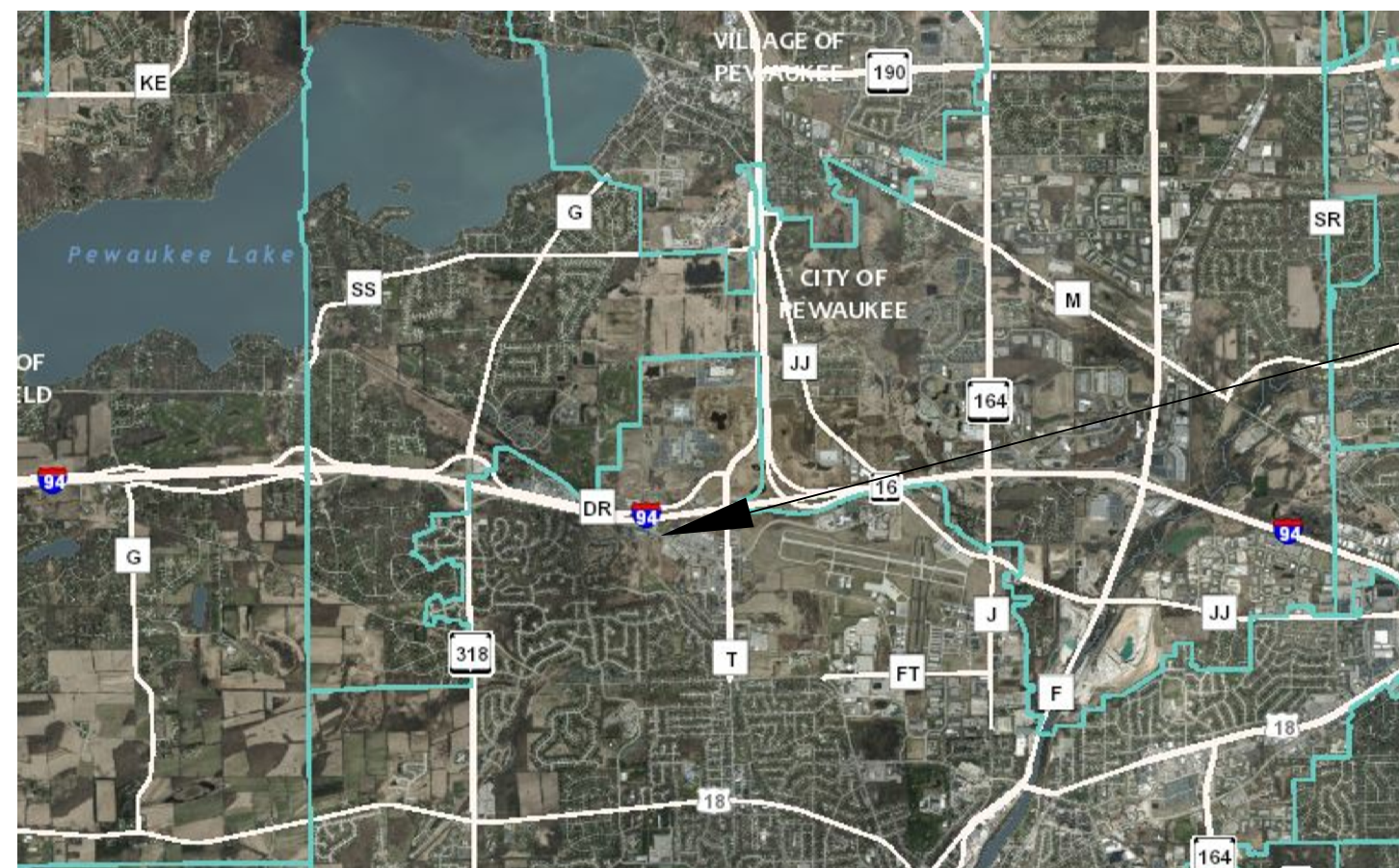
July 25, 2019

Construction Documents Set

Waukesha, WI



Vicinity Map:



Project Location:
Waukesha,
Wisconsin

Project Location:
2205 Silvernail Rd
Waukesha, WI

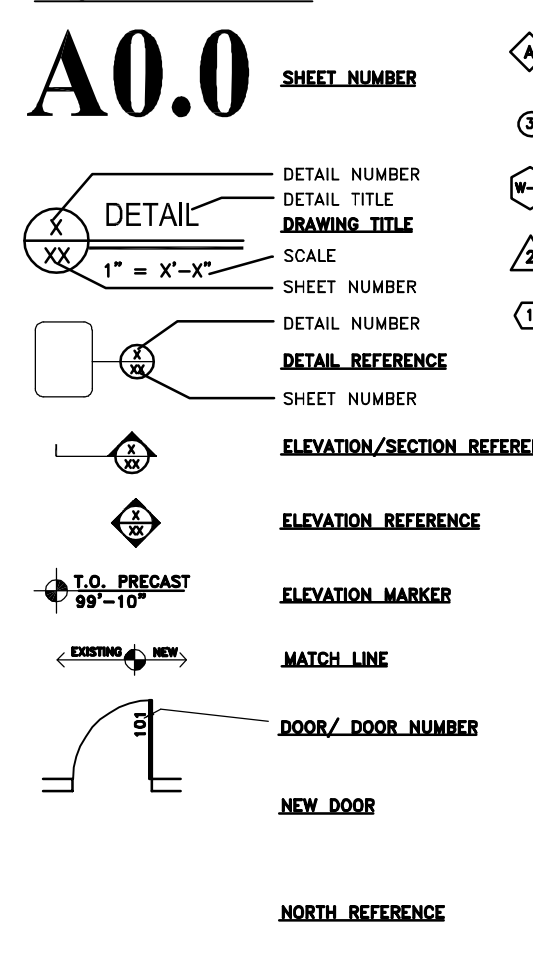
Location Map:



Symbols & Abbreviations:

AND AL AR BL BR CL CR DR FR GR IR LR MR NR OR PR QR RR SR TR UR VR WR XR YR ZR	ADAC ADA AFF ALM ARCH	BE BDG BO BOB BOE BS	CB CCJ CCM CCL CCLD CCLM CCLP CCLT CCLW CCLX CCLY CCLZ	CD CE CF CG CH CI CJ CK CL CM CN CO CP CQ CR CS CT	DD DE DF DG DH DI DJ DK DL DM DN DO DP DQ DR DS DT	EA EB EC ED EE EF EG EH EI EJ EK EL EM EN EO EP EQ ER ES ET EU EV EW EX EY EZ	FA FB FC FD FE FF FG FH FI FJ FK FL FM FN FO FP FQ FR FS FT FU FV FW FX FY FZ	GA GB GC GD GE GF GG GH GI GJ GK GL GM GN GO GP GQ GR GS GT GU GV GW GX GY GZ	HA HB HC HD HE HF HG HH HI HJ HK HL HM HN HO HP HQ HR HS HT HU HV HW HX HY HZ	IA IB IC ID IE IF IG IH II IJ IK IL IM IN IO IP IQ IR IS IT IU IV IW IX IY IZ	JA JB JC JD JE JF JG JH JI JJ JK JL JM JN JO JP JQ JR JS JT JU JV JW JX JY JZ	KA KB KC KD KE KF KG KH KI KJ KK KL KM KN KO KP KQ KR KS KT KU KV KW KX KY KZ	LAVATORY LAB LBA LBB LBC LBD LBE LBF LBG LBH LBI LBJ LBK LBL LBM LBN LBO LBP LBQ LBR LBS LBT LBV LBW LBX LBY LBZ	MA MB MC MD ME MF MG MH MI MJ MK ML MM MN MO MP MQ MR MS MT MU MV MW MX MY MZ	NA NB NC ND NE NF NG NH NI NJ NK NL NM NN NO NP NQ NR NS NT NU NV NW NX NY NZ	OA OB OC OD OE OF OG OH OI OJ OK OL OM ON OO OP OQ OR OS OT OU OV OW OX OY OZ	PA PB PC PD PE PF PG PH PI PJ PK PL PM PN PO PP PQ PR PS PT PU PV PW PX PY PZ	QA QB QC QD QE QF QG QH QI QJ QK QL QM QN QO QP QQ QR QS QT QU QV QW QX QY QZ	RA RB RC RD RE RF RG RH RI RJ RK RL RM RN RO RP RQ RR RS RT RU RV RW RX RY RZ	SA SB SC SD SE SF SG SH SI SJ SK SL SM SN SO SP SQ SR SS ST SU SV SW SX SY SZ	TA TB TC TD TE TF TG TH TI TJ TK TL TM TN TO TP TPQ TR TS TT TU TV TVQ TW TX TY TZ	UA UB UC UD UE UF UG UH UI UJ UK UL UM UN UO UP UQ UR US UT UV UW UX UY UZ	VA VB VC VD VE VF VG VH VI VJ VK VL VM VN VO VP VQ VR VS VT VU VV VW VX VY VZ	WA WB WC WD WE WF WG WH WI WJ WK WL WM WN WO WP WQ WR WS WT WU WV WW WX WY WZ	XA XB XC XD XE XF XG XH XI XJ XK XL XM XN XO XP XQ XR XS XT XU XV XW XX XY XZ	YA YB YC YD YE YF YG YH YI YJ YK YL YM YN YO YP YQ YR YS YT YU YV YW YX YY YZ	ZA ZB ZC ZD ZE ZF ZG ZH ZI ZJ ZK ZL ZM ZN ZO ZP ZQ ZR ZS ZT ZU ZV ZW ZX ZY ZZ
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Symbols:



Materials:

[Symbol]	WALL TYPES	[Symbol]	EARTH
[Symbol]	KEY NOTES	[Symbol]	GRAVEL
[Symbol]	WINDOW TYPES	[Symbol]	CONCRETE
[Symbol]	DRAWING REVISIONS	[Symbol]	CONCRETE BLOCK
[Symbol]	EQUIPMENT IDENTIFICATION	[Symbol]	FINISH LUMBER
[Symbol]		[Symbol]	DIMENSION LUMBER / BLOCKING
[Symbol]		[Symbol]	PLYWOOD
[Symbol]		[Symbol]	BATT INSULATION
[Symbol]		[Symbol]	RIGID INSULATION
[Symbol]		[Symbol]	STRUCTURAL METAL

Project General Notes:

- CODE COMPLIANCE: ALL WORK OF ALL TRADES SHALL BE COMPLETED IN ACCORDANCE WITH ALL GOVERNING CODES AND ORDINANCES.
- PERMITS: CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR PERMITS, FEES, AND/OR LICENSES REQUIRED FOR COMPLETION OF THEIR PORTION OF THE PROJECT.
- COORDINATION: ALL SUBCONTRACTORS SHALL COORDINATE WORK WITH THE GENERAL CONTRACTOR FOR FURTHER COORDINATION WITH THE OWNER'S PROJECT REPRESENTATIVE. ALL PROPOSED CHANGES TO THE WORK MUST BE APPROVED BY WRITTEN AUTHORIZATION PRIOR TO COMMENCEMENT OF WORK.
- FIELD VERIFICATION: ALL TRADES SHALL FIELD VERIFY AND COORDINATE DIMENSIONS AND EXISTING CONDITIONS ON THE JOB SITE. NEITHER THE OWNER NOR THE ARCHITECT ASSUMES RESPONSIBILITY FOR CONDITIONS SHOWN AS EXISTING.
- DEMOLITION: CONTRACTOR SHALL INCLUDE NECESSARY DEMOLITION AND/OR REMOVAL OF ALL MATERIALS RELATED TO HIS TRADE.
- PENETRATIONS: ALL HOLES FOR PLUMBING, ELECTRICAL, HVAC, OR DUCTWORK ARE TO BE REPAIRED BY THE ASSOCIATED TRADE.
- FIELD STOPPING: ALL HOLES OR PENETRATIONS, EXISTING OR NEW, THROUGH FIRE-RATED CONSTRUCTION SHALL BE CLOSED, FIRESTOPPED, DAMPED, AS REQUIRED BY CURRENT 2015 IBC Code.
- HAZARDOUS MATERIALS: ANY HAZARDOUS MATERIALS ENCOUNTERED AT ANY TIME DURING DEMOLITION OR CONSTRUCTION OF THIS PROJECT MUST BE REPORTED TO THE OWNER IMMEDIATELY. ALL HAZARDOUS SUBSTANCES SHALL BE REMOVED IN ACCORDANCE WITH ALL GOVERNING FEDERAL, STATE, AND LOCAL REGULATIONS.
- DO NOT SCALE DRAWINGS: IN ALL CASES, NOTED DIMENSIONS AND/ OR NOTES INDICATING DIMENSIONS OR SIZING SHALL GOVERN. COORDINATE WITH ARCHITECT FOR NECESSARY DIMENSION CLARIFICATION.
- DIMENSIONING: ALL DIMENSIONS ARE SHOWN FROM FACE OF ROUGH-FRAMED STUD WALL TO FACE OF ROUGH-FRAMED STUD WALL, UNLESS SPECIFICALLY NOTED OTHERWISE. ALL DIMENSIONS FOR CONCRETE OR MASONRY CONSTRUCTION ARE SHOWN FROM FACE OF WALL TO FACE OF WALL, UNLESS SPECIFICALLY NOTED OTHERWISE.

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Project Code Information:

DESCRIPTION:
- New (B) Professional Office with (A-2) Restaurant facility
- Type VB, NFPA-13 Sprinklered construction

APPLICABLE CODES:
- State of Wisconsin Department of Safety and Professional Services
Administrative Code- Chapters 361, 362, 363, 364, 365
- 2015 International Building Code and SPS 362
- 2015 International Energy Conservation Code and SPS 363
- 2015 International Mechanical Code and SPS 364
- 2015 International Fuel Gas Code and SPS 365
- 2015 ICC Electrical Code
- 2015 International Plumbing Code
- 2015 International Fire Code
- Accessibility: ICC / ANSI A117.1- 1998 Ch. 11 - 2015 IBC

OCCUPANCY CLASSIFICATION:
Business (B) Professional Offices IBC Section 304
Assembly (A-2) Restaurant IBC Section 303.3

Building Gross SF Areas:
**Mixed-Occupancy, Multi-story Building IBC Section 506.2.4
** Occupancies to be non-separated, mixed uses IBC Section 508.3
*Non-Separated Uses IBC Section 508.3

Building Level	New (B) Professional Office GSF	New Building (A-2) Restaurant GSF	Exterior Canopies/ Outdoor Spaces GSF	Total GSF
First Floor	3,588 sf	2,562 sf	162 sf	6,312 gsf
Second Floor	3,812 sf	815 sf	518 sf	5,145 gsf
TOTALS:	7,400 gsf	3,377 gsf	680 gsf	11,457 gsf

Building Height: IBC Section 504.3
40'-6" height (60'-0" Allowable)

No. of Levels: Two
No. of Stories: Two (Two allowed) IBC Section 504.4

Construction Type: IBC Section 601
- Type VB- Combustible, Not Protected Construction

Struct. Frame	Bearing Walls Ext.	Int.	Non-Bearing Walls Ext.	Int.	Floor Const.	Roof Const.
0- hr.	0- hr.	0- hr.	0- hr.	0- hr.	0- hr.	0- hr.

ALLOWABLE BUILDING AREA: IBC Chapter 5- Table 506.2

$A_a = A_t + (NS \times I_f)$ (Equation 5-3)
- A_t (Allowable tabular area per floor) = 18,000 sf
* no calculation needed- tabular area more than required.

FIRE PROTECTION:
Fully- Sprinklered Construction- Full Building per IBC 903.2.1.2
Fire Alarm system- not required per IBC 907.2.2.

OCCUPANT LOAD CALCULATION: IBC 1004

Second Floor: Office	4-100 Suite #4 1,127 gsf	1127 sf / 100sf / pers.	= 12 persons
	5-100 Suite #5 735 gsf	735 sf / 100 sf / pers.	= 8 persons
	6-100 Suite #6 216 gsf	216 sf / 15 sf / pers.	= 15 persons
	7-100 Suite #7 769 gsf	769 sf / 100 sf / pers.	= 8 persons
Total Second Floor-Office			= 43 persons
Second Floor: Restaurant	3-200 Upper Indoor Dining	(by seating plan)	= 26 persons
	3-201 Upper Outdoor Dining	(by seating plan)	= 32 persons
Total Second Floor-Restaurant			= 58 persons
First Floor: Office	1-100 Suite #1	1137 sf / 100sf / pers.	= 12 persons
	2-100 Suite #2	1715 sf / 100 sf / pers.	= 18 persons
Total First Floor-Office			= 30 persons
First Floor: Restaurant	3-100 Suite #3	1032 sf / 15 sf / pers.	= 64 persons
TOTAL Building Occupant Load:			= 195 pers.

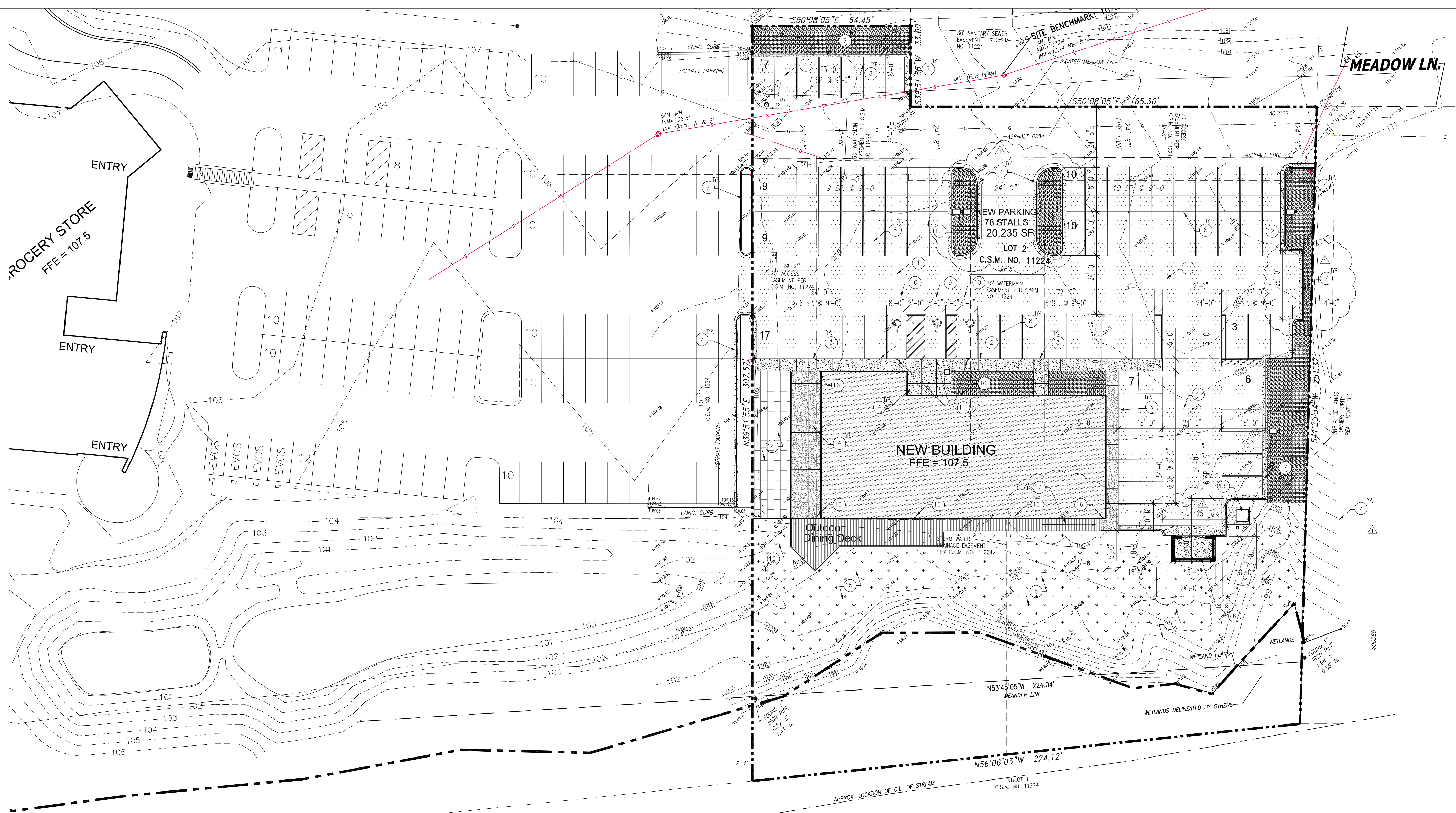
MEANS OF EGRESS SIZING: IBC 1005.3

Second Floor:	101 persons X 0.2" person (Corridors)	= 20.2"
Width provided:		= 48.0"
101 persons X 0.3" person (Stairs)		= 30.3"
Width provided:		= 48.0" x 3 stairs
First Floor:	195 persons X 0.2" person (Corridors)	= 39.0"
Total Exit Width provided:		= 103"

Interior Finish Flame Spread Rating- per IBC 803.11
Interior Exit Stairs Class B
Corridors Class B
Rooms / enclosed Spaces: Class C

PLUMBING FACILITIES IBC 2002
1) RESTAURANT: 122 occupant load- 61 male / 61 female
WATER CLOSETS:
MALE: 61 Persons / 75 pers./ fixture = 1 REQUIRED - (3) PROVIDED
FEMALE: 61 Persons / 75 pers./ fixture = 1 REQUIRED - (2) PROVIDED
LAVATORIES:
MALE: 61 Persons / 200 pers./ fixture = 1 REQUIRED - (2) PROVIDED
FEMALE: 61 Persons / 200 pers./ fixture = 1 REQUIRED - (2) PROVIDED
2) SECOND FLOOR OFFICE: 43 occupant load
2-Unisex toilet rooms required - 2 provided
3) FIRST FLOOR OFFICES: <25 occupant load
1-Unisex toilet room required each space

DRINKING FACILITIES:
Each tenant space to provide drinking facilities
SERVICE SINK: 1 REQUIRED / 3 PROVIDED



SITE PLAN GENERAL NOTES (SHEET A1.0)

1. PROPOSED ELEVATIONS ARE SHOWN AS: MAIN FLOOR FINISHED FLOOR OR AS CONTOURS. EL.: 107.5 = 100'-0"
2. REFER TO SITE CIVIL DRAWINGS FOR ALL GRADING, STORM WATER, PAVING, AND EROSION CONTROL REQUIREMENTS.
3. ALL GROUND SHALL PITCH AWAY FROM BUILDING AT 2% MINIMUM UNLESS NOTED OTHERWISE. MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING. COORDINATE LAYOUT W/ ARCHITECT.
4. CONCRETE SIDEWALKS SHALL SLOPE @ 1/8" = 1'-0" MINIMUM AWAY FROM BUILDING UNLESS SPECIFICALLY NOTED OTHERWISE.
5. REFER TO MECHANICAL AND PLUMBING SITE UTILITY PLANS FOR SITE MECHANICAL AND PLUMBING INFORMATION.

KEYED NOTES (SHEET A1.0)

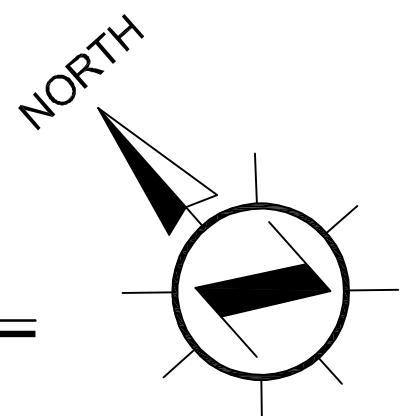
- 1 NEW, 3" ASPHALT PAVING ON 8" COMPACTED GRAVEL BASE.
- 2 NEW CONCRETE SIDEWALK / PAVING (3500 PSI) - FLUSH W/ ASPHALT. 4" THICK W/ FIBERMESH & W.W.M. OVER 8" COMPACTED CRUSHED LIMESTONE. TOP OF FINISHED SURFACE FLUSH W/ ASPHALT PAVING AND / OR ADJACENT SOIL. INSTALL THICKENED EDGE 12" DEEP x 10" AT ADJACENT ASPHALT PAVING. TOOL EXPOSED EDGE. INSTALL CONTROL JOINTS APPROX. AS SHOWN ON PLAN. BROOM & TOOL FINISH. WIDTH AS SHOWN.
- 3 NEW CONCRETE SIDEWALK / PAVING (3500 PSI) - 6" CURB @ ASPHALT. 4" THICK W/ FIBERMESH & W.W.M. OVER 8" COMPACTED CRUSHED LIMESTONE. TOP OF FINISHED SURFACE FLUSH W/ ASPHALT PAVING AND / OR ADJACENT SOIL. INSTALL THICKENED EDGE 12" DEEP x 10" AT ADJACENT ASPHALT PAVING. TOOL FOR 6" EXPOSED CURB EDGE. INSTALL CONTROL JOINTS APPROX. AS SHOWN ON PLAN. BROOM & TOOL FINISH.
- 4 NEW CONCRETE PAVING (3500 PSI). WIDTH AS SHOWN. 4" THICK W/ FIBERMESH & W.W.M. OVER 8" COMPACTED CRUSHED LIMESTONE. TOP OF FINISHED SURFACE FLUSH W/ CONCRETE AND / OR ADJACENT SOIL. INSTALL CONTROL JOINTS APPROX. AS SHOWN ON PLAN. BROOM & TOOL FINISH. DOWELL ATTACH PAVING INTO ADJACENT BUILDING FOUNDATION - #5 DOWELS @ 8" C/C WHERE APPLICABLE.
- 5 DUMPSTER ENCLOSURE AREA: NEW CONCRETE PAVING (3500 PSI). WIDTH AS SHOWN. 5" THICK W/ FIBERMESH & W.W.M. OVER 8" COMPACTED CRUSHED LIMESTONE. TOP OF FINISHED SURFACE FLUSH W/ CONCRETE AND / OR ADJACENT PAVING. INSTALL CONTROL JOINTS APPROX. AS SHOWN ON PLAN. BROOM & TOOL FINISH.

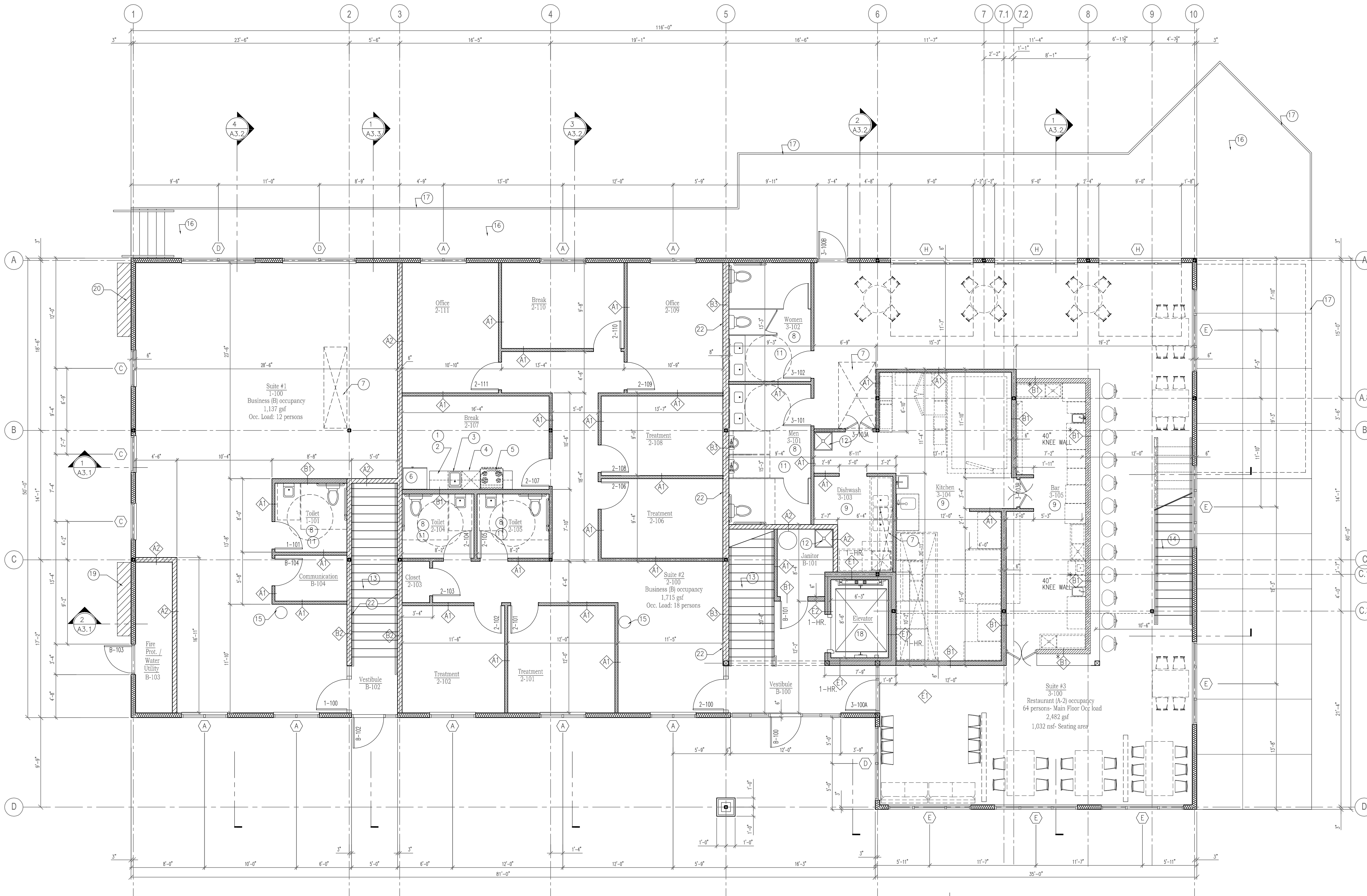
KEYED NOTES (CONT'D) (SHEET A1.0)

- 6 DUMPSTER ENCLOSURE: 6'-0" HIGH, 8" STEEL PIPE BOLLARDS-CONCRETE FILLED. PVC-COATED CHAIN-LINK FENCING, 6'-0" HEIGHT, GREEN COLOR, W/ PRIVACY SLATTING.
- 7 CURB & GUTTER, TYPICAL. SEE CIVIL DRAWINGS
- 8 WHITE COLORED PARKING LOT PAINT STRIPING, TYPICAL
- 9 VAN ACCESSIBLE HANDICAPPED PARKING STALL PER ADA & VILLAGE REQUIREMENTS W/ REQUIRED POSTED SIGN.
- 10 STANDARD ACCESSIBLE HANDICAPPED PARKING STALL PER ADA & VILLAGE REQUIREMENTS W/ REQUIRED POSTED SIGN.
- 11 HANDICAPPED SIGN: 8" SCHEDULE 80 PIPE BOLLARD- 4'-0" HIGH ABOVE PAVEMENT. METAL SIGN POST AND SET IN CONCRETE INSIDE BOLLARD. BOLLARD PAINTED CAUTION YELLOW.
- 12 POLE LIGHT FIXTURE- SEE ELECTRICAL PLANS
- 13 LOCATION OF ELECTRICAL TRANSFORMER W/ CONCRETE PAD PER POWER COMPANY REQUIREMENTS.
- 14 AREA TO RECEIVE NEW SOD OVER 3" MIN TOPSOIL. SEE ALSO LEGEND.
- 15 DISTURBED AREA TO RECEIVE NEW GRASS HYDRO SEED & MULCH OVER 4" MIN. TOPSOIL.
- 16 DOWNSPOUT LEADER LOCATION- CONNECT INTO STORM SEWER PIPING. COORDINATE W/ SITE UTILITY PLAN. COORDINATE ALSO WITH ROOF PLAN- SHEET A2.3
- 17 H/C ACCESSIBLE RAMP- 1:12 SLOPE. COORDINATE W/ STRUCTURAL DRAWINGS

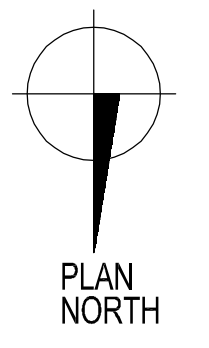
Legend

	NEW ASPHALT PAVING
	NEW CONCRETE PAVING
	NEW BUILDING
	HYDROSEED & MULCH APPLICATION -OVER- 4" MIN TOPSOIL
	SOD OVER 3" MIN. TOPSOIL
	LANDSCAPED AREA- SEE LANDSCAPE PLAN
	SINGLE EXTERIOR POLE LIGHT FIXTURE W/ CUTOFF LENSE 15'-0" POLE HEIGHT





1 Main Floor Plan
A2.0
3/16" = 1'-0"

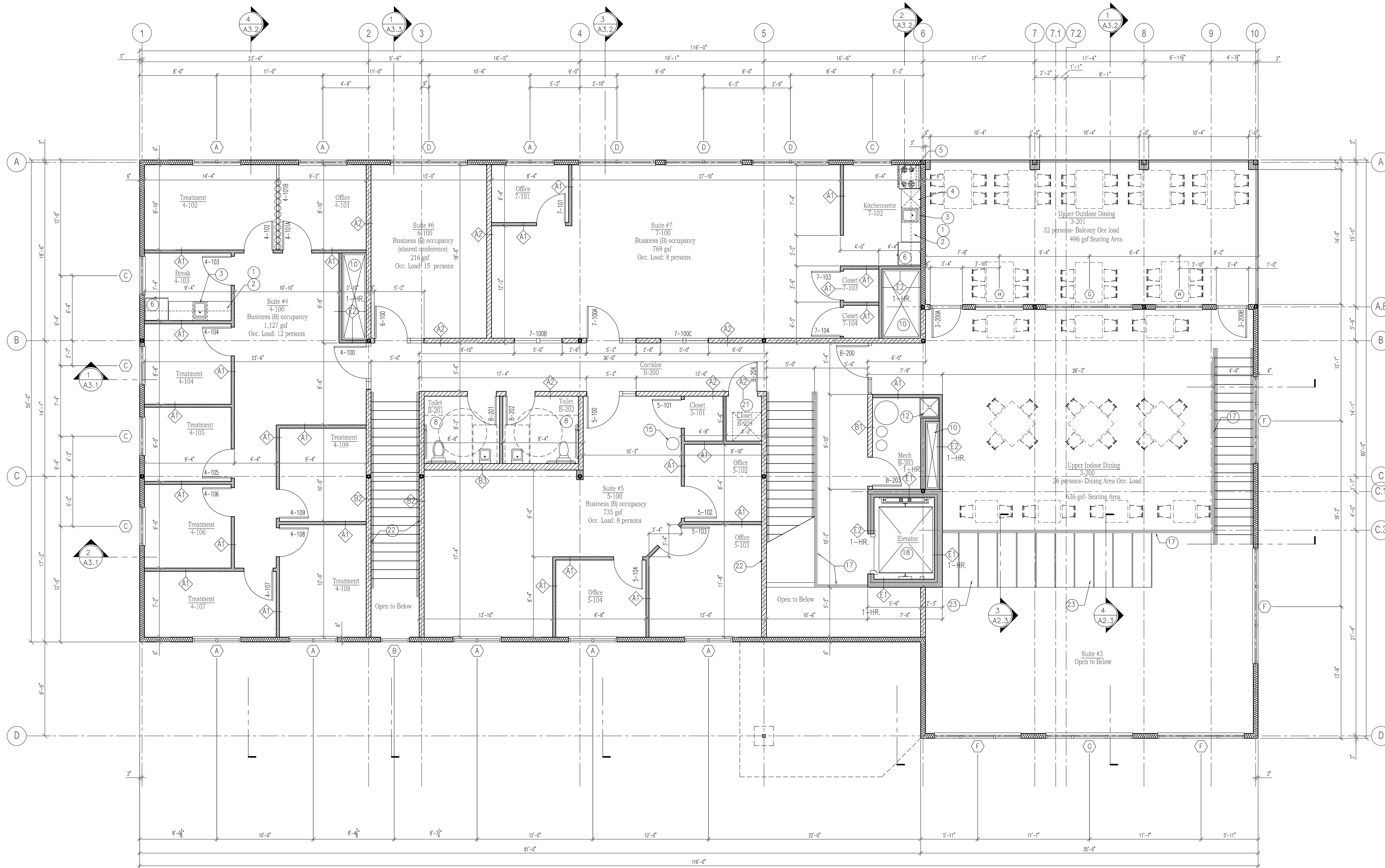


GENERAL NOTES SHEETS A2.0, A2.1

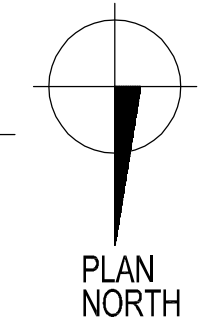
- REFER TO SHEET A0.0 FOR STANDARD SYMBOLS AND ABBREVIATIONS
- SEE DETAIL 4 / A2.5 FOR PARTITION TYPES
- REFER TO SHEET A2.4 FOR DOOR AND FINISH SCHEDULES
- REFER TO DETAIL 3 / A3.3 FOR EXTERIOR WINDOW TYPES AND LOCATIONS.
- DIMENSIONS TYPICAL: DIMENSION LINES ARE LOCATED FROM FACE-OF-STUD TO FACE-OF-STUD -OR- FACE-OF-MASONRY TYPICAL
- VERIFY IN FIELD AND COORDINATE FINAL DIMENSIONS OF CABINERY W/ APPLICABLE PARTITION WALLS. PROVIDE BLOCKING IN WALL FOR CABINET MOUNTING
- VERIFY IN FIELD AND COORDINATE FINAL DIMENSIONS OF ALL WALL-MOUNTED ITEMS- HAND RAILS, GRAB BARS, COUNTERS, CABINETS, PARTITIONS, EQUIPMENT, ETC. PROVIDE WOOD BLOCKING IN WALL FOR ITEMS AS REQUIRED FOR MOUNTING
- VERIFY ALL PLANS IN FIELD AND COORDINATE FINAL DIMENSIONS AND/OR DISCREPANCIES WITH ARCHITECT / ENGINEER. NOTIFY ARCHITECT IN ALL CASES WHERE EXISTING CONDITIONS DEVIATE FROM PLANS
- CONTRACTOR MUST THOROUGHLY INSPECT ALL EXISTING BUILDINGS TO VERIFY EXISTING MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL SYSTEM CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING STRUCTURAL INTEGRITY OF ALL BUILDINGS THROUGHOUT ALL PHASES OF CONSTRUCTION.
- FIRE EXTINGUISHERS: PROVIDE FIRE EXTINGUISHERS PER CITY FIRE DEPT. REQUIREMENTS

KEYED NOTES SHEETS A2.0, A2.1

- P-LAMINATE COUNTER W/ BASE CABINETS
- UPPER WALL CABINETS
- STAINLESS STEEL UTILITY SINK
- RESIDENTIAL-GRADE DISHWASHER UNIT
- RESIDENTIAL-GRADE STOVE W/ HOOD- VENT TO EXTERIOR
- RESIDENTIAL-GRADE REFRIGERATOR
- DUCT SHAFT ABOVE- 1-HR. RATED. SEE PARTITION TYPES
- ENLARGED TOILET ROOMS- SEE DET. 2 / A2.5
- ENLARGED KITCHEN / BAR- SEE DET. 1 / A2.5
- 1-HR. RATED DUCT SHAFT FIRE BARRIER- SEE PARTITION TYPES SHAFT TO BE CONTINUOUS FROM JOIST BEARING FIRST FLOOR TO ROOFING DECKING
- PROVIDE EXHAUST VENT TO EXTERIOR, TYP. IN BATH ROOMS
- 24" x 24" FLOOR-MOUNT SERVICE SINK
- STAR SECTION- SEE DETAIL 2 / A2.2
- STAR SECTION- SEE DETAIL 3 / A2.2
- DRINKING WATER BUBBLER / COOLER
- EXTERIOR WOOD FRAME DECK- SEE SECTIONS AND STRUCTURAL DWGS.
- 42" HEIGHT GUARD RAILING SYSTEM- TO COMPLY WITH ALL IBC REQUIREMENTS. RAILINGS TO COMPLY WITH STRUCTURAL LOADING PER IBC 1607.8 CABLE RAILING SYSTEM WITH ALUMINUM TOP RAIL
- MACHINE ROOM- LESS HYDRAULIC ELEVATOR BASIS OF DESIGN: SCHINDLER 3100 MACHINE ROOM- LESS HYDRAULIC ELEVATOR
- ELECTRICAL SERVICE ENTRANCE & METERS
- GAS SERVICE ENTRANCE & METERS
- ROOF ACCESS SCUTTLE W/ STEEL, PRE-MANUFACTURED, WALL-MOUNT ACCESS LADDER.
- STRUCTURAL SHEAR WALL. COORDINATE WALL TYPE WITH STRUCTURAL DWGS.
- STANDING SEAM SHEET METAL ROOFING OVER KITCHEN / BAR AREA SEE DETAILS.



1 A2.1 Second Floor Plan
3/16" = 1'-0"

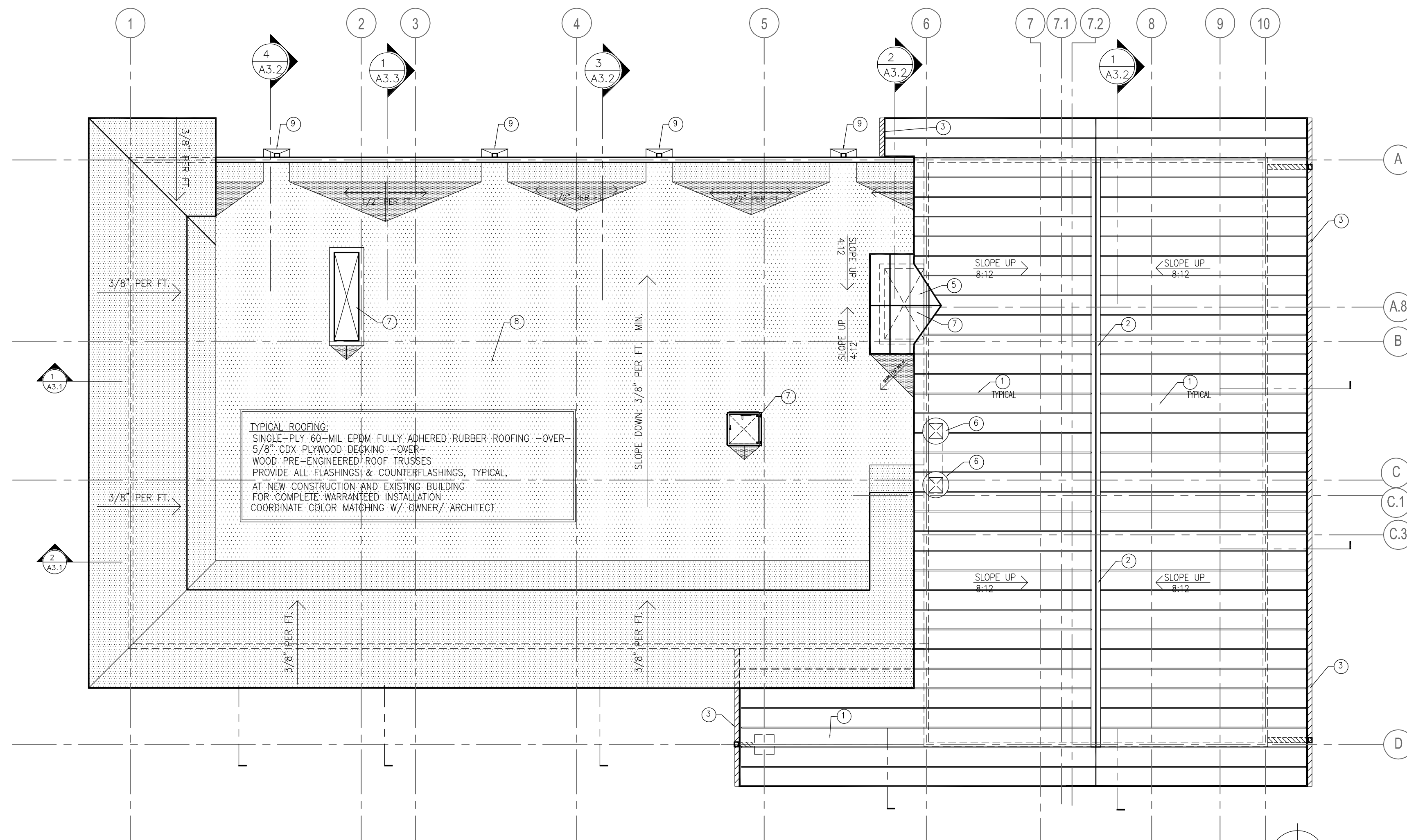


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- 9 ENLARGED KITCHEN / BAR- SEE DET. 1 / A2.5
- 10 1-HR. RATED DUCT SHAFT FIRE BARRIER- SEE PARTITION TYPES
SHAFT TO BE CONTINUOUS FROM JOIST BEARING FIRST FLOOR TO ROOFING DECKING
- 11 PROVIDE EXHAUST VENT TO EXTERIOR, TYP. IN BATH ROOMS
- 12 24" x 24" FLOOR-MOUNT SERVICE SINK
- 13 STAIR SECTION- SEE DETAIL 2 / A2.2
- 14 STAIR SECTION- SEE DETAIL 3 / A2.2
- 15 DRINKING WATER BUBBLER / COOLER
- 16 EXTERIOR WOOD FRAME DECK- SEE SECTIONS AND STRUCTURAL DWGS.
- 17 42" HEIGHT GUARD RAILING SYSTEM- TO COMPLY WITH ALL IBC REQUIREMENTS. RAILINGS TO COMPLY WITH STRUCTURAL LOADING PER IBC 1607.8
CABLE RAILING SYSTEM WITH ALUMINUM TOP RAIL
- 18 MACHINE ROOM-LESS HYDRAULIC ELEVATOR
BASIS OF DESIGN:
SCHINDLER 3100 MACHINE ROOM- LESS HYDRAULIC ELEVATOR
- 19 ELECTRICAL SERVICE ENTRANCE & METERS
- 20 GAS SERVICE ENTRANCE & METERS
- 21 ROOF ACCESS SCUTTLE W/ STEEL, PRE-MANUFACTURED, WALL-MOUNT ACCESS LADDER.

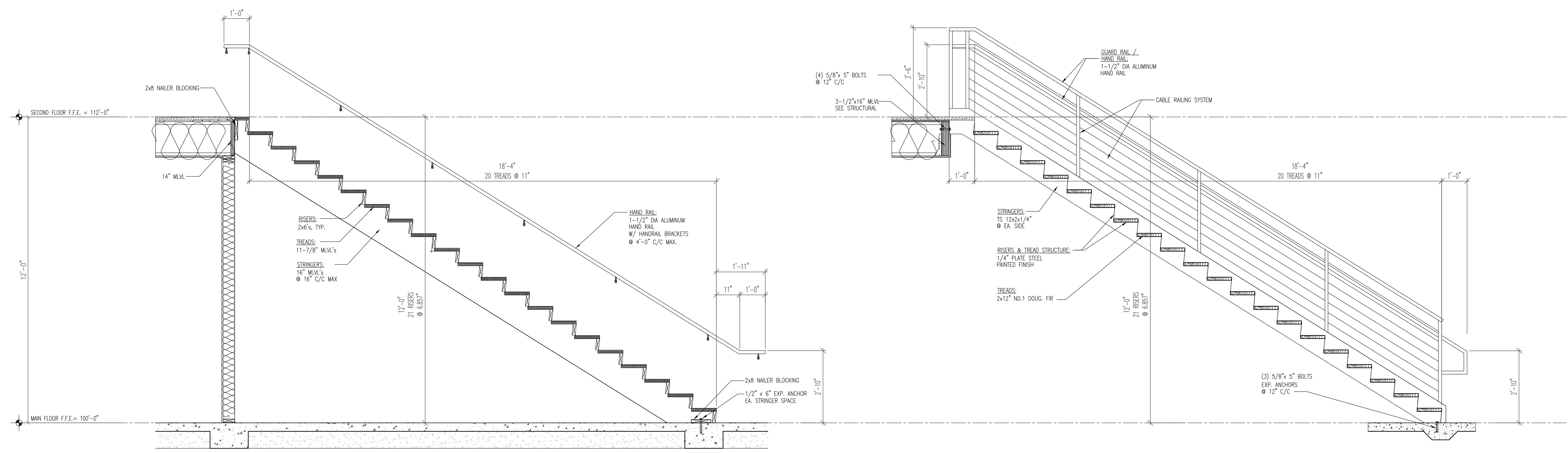
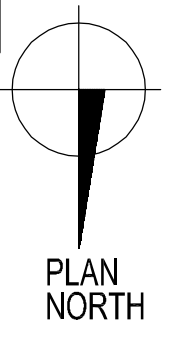


Keyed Notes- Roof Plan

SHT. A2.1

- ① STANDING SEAM SHEET METAL ROOFING- ROOFING/ UNDERLAYMENT/ FLASHINGS ATTIC VENTILATION AND ALL ACCESSORIES TO BE PROVIDED BY ROOFING CONTRACTOR TO PROVIDE A FULLY WARRANTED ROOFING SYSTEM
- ② RIDGE VENT- PROVIDE VENTILATION PER IBC 1203
- ③ PAINTED ALUMINUM GUTTER & DOWNSPOUT
- ④ DOWNSPOUT LEADER- CONNECT TO PIPED DRAINAGE SYSTEM. SEE SITE / CIVIL DRAWINGS
- ⑤ FRAMED MECHANICAL ACCESS DORMER W/ S.S. SHEET METAL ROOFING
- ⑥ EXHAUST VENTS- SEE MECHANICAL DWGS.
- ⑦ DUCT SHAFT OPENING FOR HVAC. COORDINATE W/ MECH. DWGS.
- ⑧ INSULATED ATTIC ACCESS ROOF HATCH ASSEMBLY- 36" x 36" BILCO TYPE E ROOF HATCH. PROVIDE ROOF SAFETY RAILING-BIL-GUARD 2.0 ROOF HATCH SAFETY RAILING
- ⑨ THRU-WALL PAINTED SHEET METAL SCUPPER AND 10" x 10" x 30" GUTTER BOX TO 6" x 5" MIN. DOWNSPOUT

1
A2.2
Roof Plan
1/8" = 1'-0"



2
A2.2
Stair Section
1/2" = 1'-0"

3
A2.2
Stair Section
1/2" = 1'-0"

ROOM FINISH SCHEDULE

Table with columns: NO., NAME, FLOOR, WALLS, CEILING, HEIGHT, REMARKS. Rows include Main Floor-Building Common, Main Floor-Tenant Spaces, Second Floor-Building Common, and Second Floor-Tenant Spaces.

FINISH LEGEND

- PAINTING: PAINT/GYP.- PAINT ON FINISHED/PREP'D GYP. FINISHED SURFACE.
CARPET: CPT #1- LOW LEVEL LOOP (MULTIPURPOSE) DIRECT GLUE-DOWN CARPET TILE.
RESILIENT FLOORING: VCT- VINYL COMPOSITION TILE.
VINYL BASE: VB-4- VINYL BASE- 4" HIGH.
CERAMIC TILE: PCT- PORCELAIN CERAMIC TILE.
WOOD BASE: WB-4- 1/4" MAPLE- STAINED & POLYURETHANE FINISH- COLOR BY OWNER SELECTION.

WOOD WAINSCOT:

WC-1 +/- 3/8" HIGH WALL WAINSCOT (FIELD VERIFY) BEADED WAINSCOT, WALL BASE, AND CHAIR RAIL TO MATCH EXISTING SANCTUARY

FIBERGLASS REINFORCED PANNELLING:

FRP / M.R. GYP.- SHEET FIBERGLASS REINFORCED PANEL -OVER- OVER- 5/8" MOISTURE-RESISTANT GYP. BOARD

CONCRETE FINISH:

SC- SEALED CONCRETE FINISH

CEILINGS:

PAINT FINISH: PAINT/GYP.- PAINT ON FINISHED/PREP'D GYP. FINISHED SURFACE.
ACOUSTICAL TILE: AT #1- ACOUSTICAL TILE STYLE #1: REVEAL EDGE DECORATIVE TILE.

AT #2- MYLAR-FACED, WASHABLE, FLUSH EDGE W/ STD. GRID

WOOD TONGUE & GROOVE

WD-#1 6" NOM WIDTH SMOOTH PINE TONGUE & GROOVE STAIN & POLYURETHANE SATIN FINISH

WD-#2 "SMART-SIDE" EXTERIOR PANEL W/ TRIM SEE REFLECTED CEILING PLAN

KEYED NOTES

- 1 SEE REFLECTED CEILING PLAN - SHEET A2.3 AND SECTIONS - FOR CEILING HEIGHTS AND SLOPES
2 MOP SMC- PROVIDE FRP / M.R. GYP. WAINSCOT, UP 4'-0" HEIGHT ON TWO ADJACENT SIDES, TYP. LUXURY SHEET VINYL FLOORING WITH INTEGRAL BASE- HEIGHT AS NOTED
3 SMOOTH CEDAR T & G FINISH CEILING OVER GYP FINISHED SURFACE
4 STAIRS TO BE OPT-#2 WITH 1X12 MAPLE VENEER RUNNING BOARD TRIM
5 SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES
6 UNFINISHED, NON-OCCUPIED SPACE AT THIS TIME
7 CEILING HEIGHT TO BE AS HIGH AS POSSIBLE. CONTRACTOR TO COORDINATE WITH MECH/ELECT / SPRINKLER CONTRACTOR TO ACHIEVE CEILING AS HIGH AS POSSIBLE
8 ATIC ACCESS HATCH IN CEILING

FINISH NOTES

- 1 ALL SURFACES WHICH ARE TO RECEIVE FINISH APPLICATION WILL BE SMOOTH, FREE FROM DEPRESSIONS, PROTRUSIONS, PITS, BUMPS, STREAKS AND VARIATION IN TEXTURE. IF SURFACES ARE NOT ACCEPTABLE TO RECEIVE FINISHES, NOTIFY GENERAL CONTRACTOR AND HAVE SURFACES CORRECTED PRIOR TO FINISH APPLICATION.
2 ALL SURFACES DESIGNATED TO BE PAINTED SHALL RECEIVE MEDIUM-HEAVY SPRAY TEXTURE COAT AND TWO WELL-APPLIED FINISH COATS TO PROPERLY COVER SURFACE.
3 ALL WALL PANEL TO BE SATIN FINISH. ALL TRIM WHERE APPLICABLE TO BE SEMI-GLOSS. CEILING TO BE FLAT FINISH. CONTRACTOR TO PROVIDE TOP-QUALITY LATEX PAINTS FROM THE APPROVED PAINT MANUFACTURER. PRIMER - TEXTURE - 2 COATS PAINT PROCESS TO BE APPLIED.
4 ALL TRIM TO BE STAINED, VARNISHED, AND SEALED.
5 ALL MISCELLANEOUS GRILLES, ETC. OCCURRING ON WALLS OR CEILING SHALL BE PAINTED TO MATCH THE SURFACES ON WHICH THEY OCCUR UNLESS OTHERWISE NOTED. ALL METAL SURFACES SHALL BE PRIMED FOR PAINTING.
6 INSTALL ROLL CARPET USING STRETCH METHOD. INSTALLATION OF CARPET PER MANUFACTURERS RECOMMENDATIONS INCLUDING: CONSTRUCTION OF CONCRETE SUB-FLOOR, MOISTURE AND BOND TESTING, PATCHING/LEVELING COMPOUNDS, SEALERS, ADHESIVE RECOMMENDATION AND APPLICATION, RELATIVE MOISTURE CONTENT AND TEMPERATURE OF AREA DURING INSTALLATION.
7 ALL CONTINUOUS CARPET OF THE SAME SPECIFICATION MUST BE FROM ONE EYE LOT AND MUST MEET INDUSTRY STANDARD TOLERANCE FOR SIDE TO SIDE MATCH.
8 WHERE TWO DIFFERENT FLOOR FINISHES MEET AT DOOR OPENING, SEAMING FOR CARPET TRANSITION OR TRANSITION STRIP SHALL OCCUR AT CENTERLINE OF DOOR.
9 PROVIDE AND INSTALL EDGE GUARD STRIPS AT ALL LOCATIONS WHERE FLOOR FINISHES ABUT CONCRETE FLOORS.
10 CEILING HEIGHTS VARY. SEE REFLECTED CEILING PLANS FOR TYPE AND HEIGHT OF CEILING.
11 DOOR TRIM: TYPICAL- 1x4 MAPLE JAMBS & 1x6 HEADS - STAINED & POLYURETHANE FINISH- COLOR BY OWNER SELECTION
12 WINDOW TRIM: TYPICAL- SILL- OFFICE- 3/8" CULTURED MARBLE- COLOR BY OWNER SELECTION
TYPICAL- SILL- RESTAURANT- 1/2" SOLID SURFACE- CORIAN OR SIMILAR - COLOR BY OWNER SELECTION
TYPICAL- SILL TRIM- 1x3 UNDER SILL- STAINED & POLYURETHANE FINISH- COLOR BY OWNER SELECTION

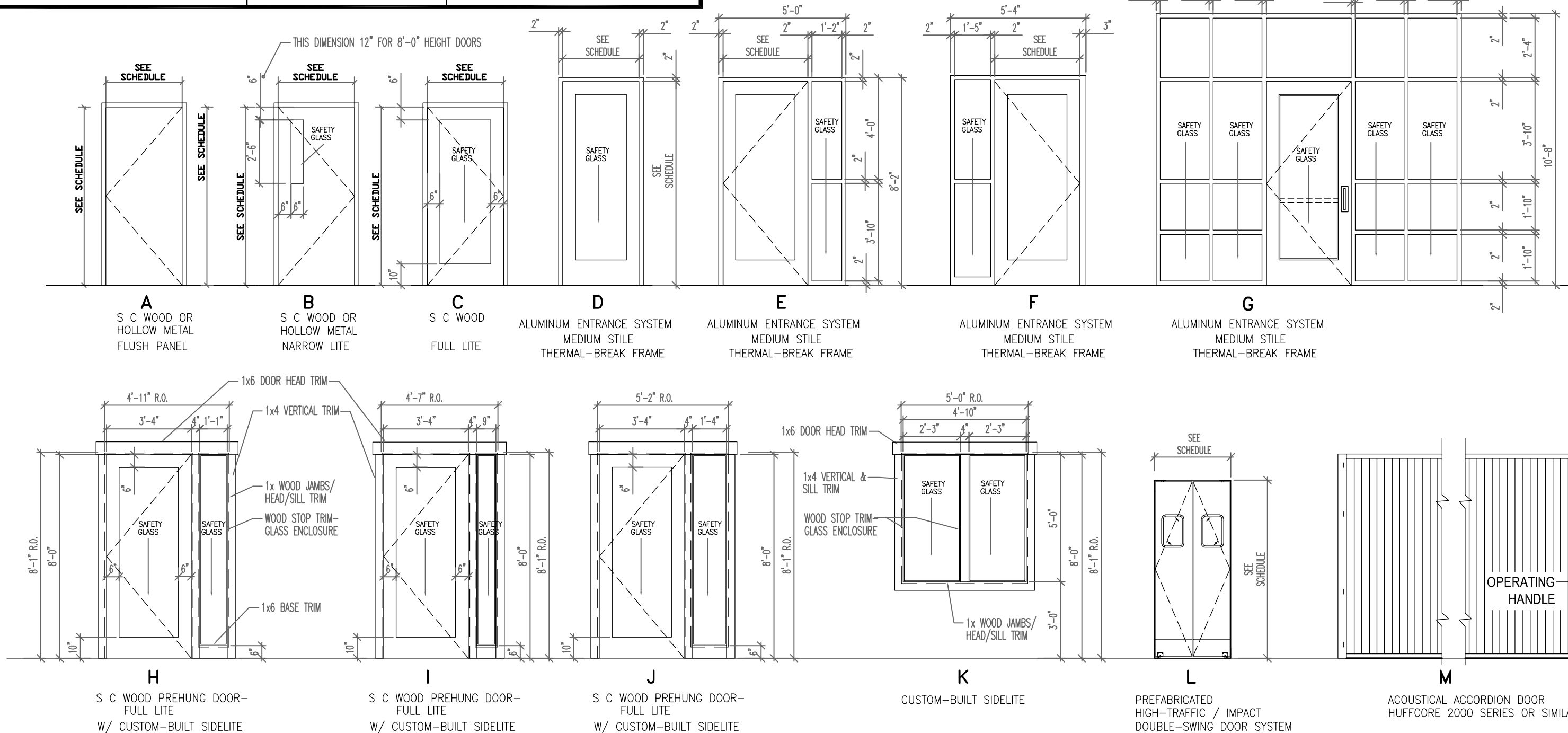
HARDWARE GROUPS

(AS NOTED ON DOOR/ HARDWARE SCHEDULE)

Table with columns: EXIT, PASSAGE, CLASSROOM (FOR OFC./STG.). Rows include E-1 EXTERIOR ALUMINUM DOOR, E-2 INTERIOR UNIT ENTRANCE, E-3 EXTERIOR ALUMINUM EXIT DOOR, E-4 INTERIOR ALUMINUM EXIT DOOR.

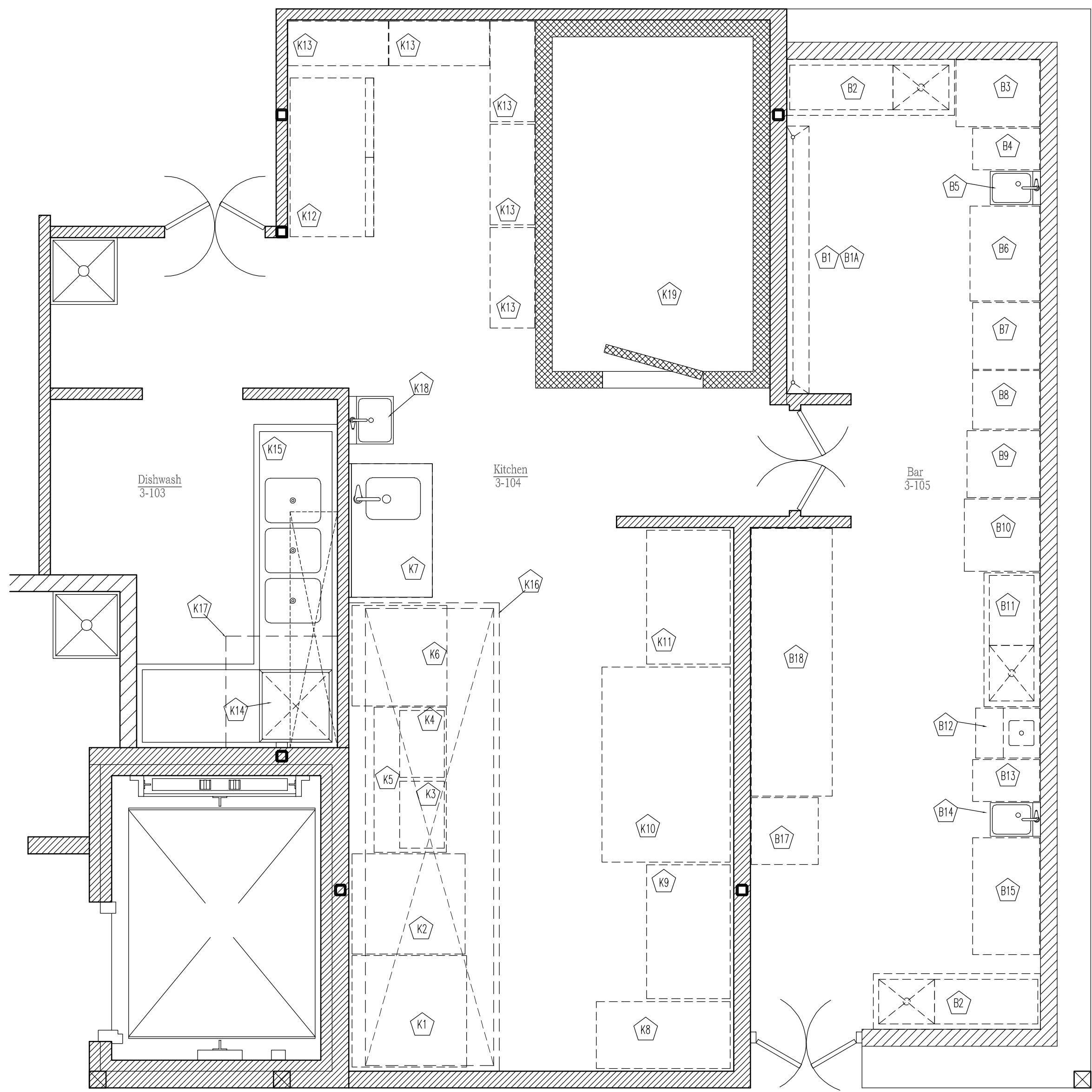
DOOR/ FRAME SCHEDULE

Table with columns: DOOR NO., SIZE, THICKNESS, MATERIAL, FINISH, TYPE, U-CUT OR LOUVER, FRAME, TYPE, HARDWARE GROUP, REMARKS. Rows include First Floor and Second Floor door schedules.



DOOR/ FRAME TYPES 1/4" = 1'-0"

EXTERIOR ALUMINUM GLAZING, TYPICAL: 1" NOMINAL, INSULATED, DOUBLE-GLAZED LOW E, ARGON-GAS FILLED, CLEAR GLASS SHADING COEFFICIENT: 0.60 +/- SHGC = 0.40 +/- U-VALUE = 0.33 R VALUE = 3.00 PROVIDE SAFETY GLASS WHERE NOTED PROVIDE FIRE RATED GLASS WHERE NOTED

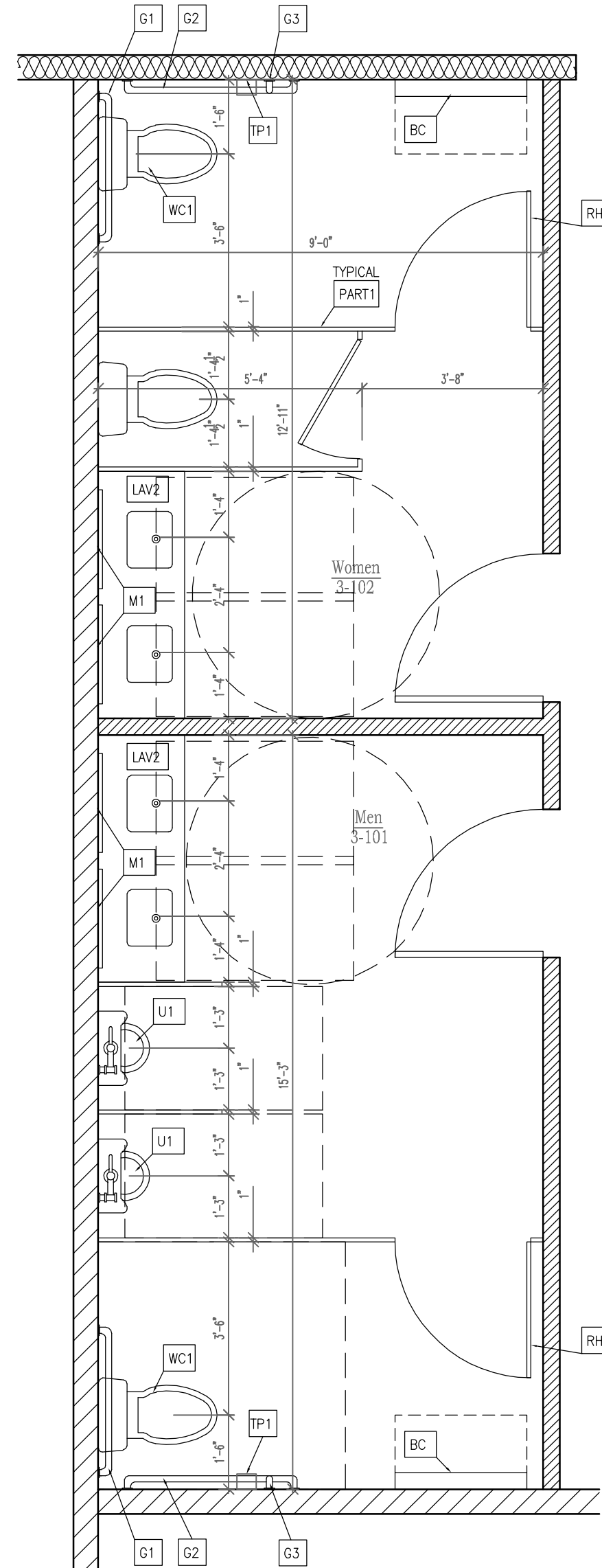


1 Enlarged Kitchen # 3-104 Plan
3/8" = 1'-0"

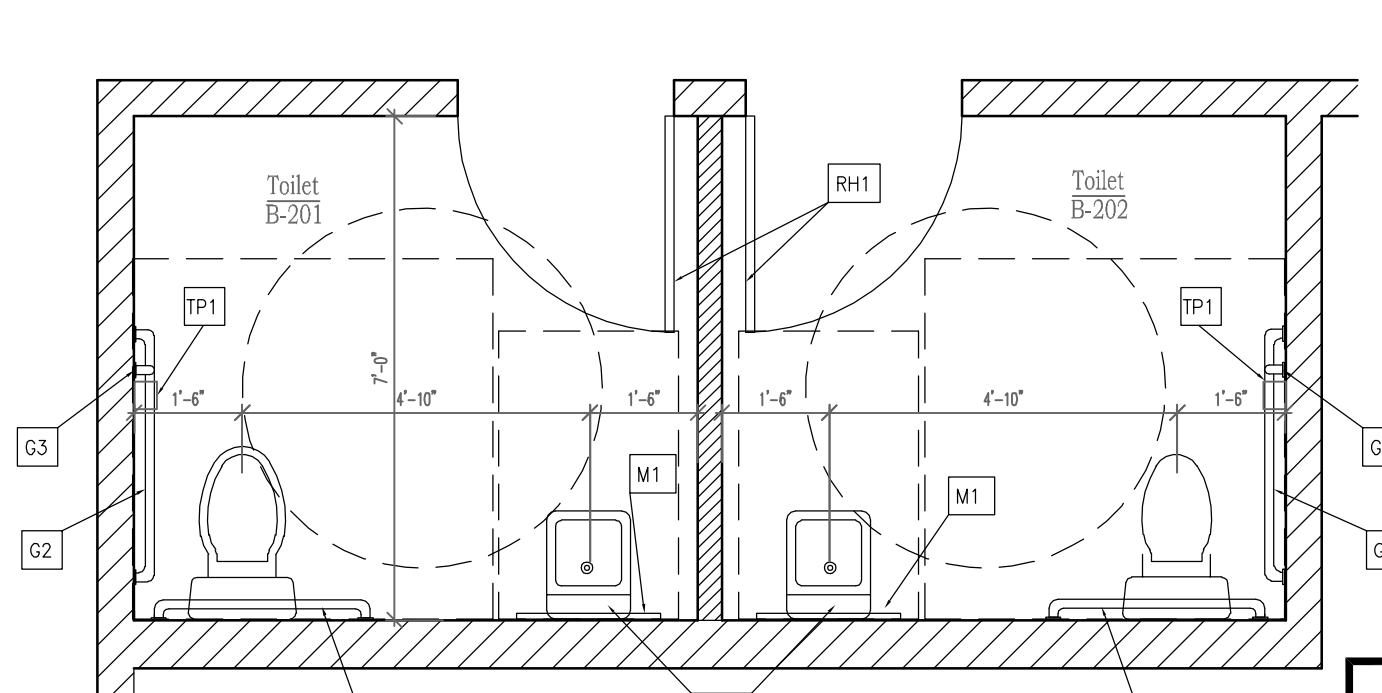
KITCHEN / BAR EQUIPMENT SCHEDULE

1/ A2.5

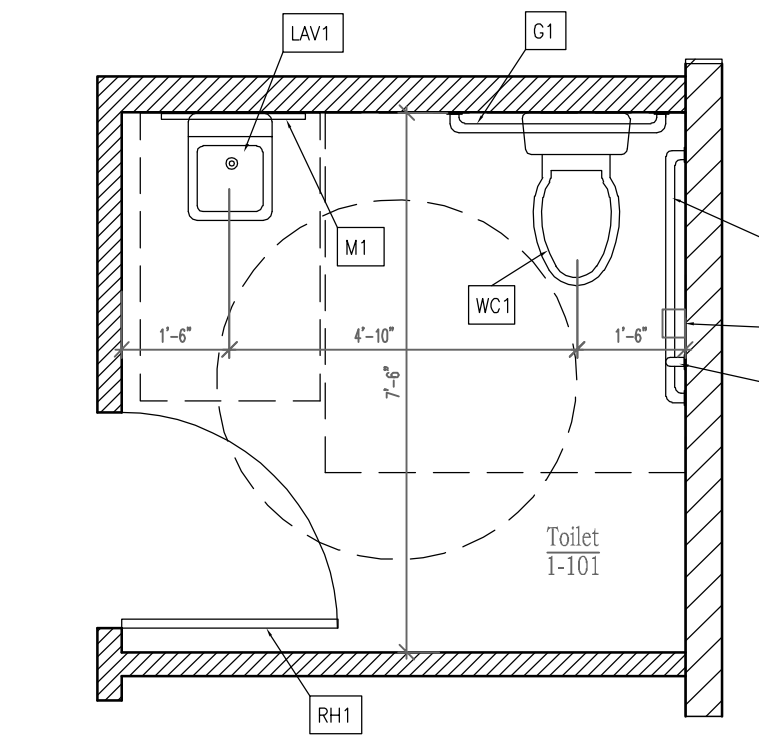
TAG	DESCRIPTION
K1	HOBART GAS CONVECTION OVEN MOD. # HCS501 50,000 BTUH
K2	STAINLESS STEEL WORK TABLE W/ (ASSUMED) 36" x 40" 50,000 BTUH APPLIANCE
K3	CPC TABLE TOP GAS GRIDDLE MOD. # 351CPC25AN 30,000 BTUH
K4	CPC TABLE TOP GAS CHARBROILER MOD. # CBR24 80,000 BTUH
K5	AVANTCO CHEF BASE (2) REFRIG. DWR. GAS MOD. - CBE SERIES #178CBE32HC 115 V / 3.5 AMP
K6	VULCAN GAS STOVE / OVEN 6-BURNER GAS MOD. # 365-6BN 215,000 BTUH
K7	STAINLESS STEEL PREP SINK 48" x 30"
K8	REGENCY STAINLESS STEEL WORK STATION 48" x 24"
K9	REGENCY STAINLESS STEEL WORK STATION 48" x 30"
K10	AVANTCO 70" - 3-DOOR S.S. SANDWICH PREP REFRIGERATOR MODEL # 55-PT-71M-HC 115V 8.8 AMP
K11	REGENCY STAINLESS STEEL WORK STATION 48" x 30"
K12	CONTINENTAL REFRIGERATOR-FREEZER COMBO MODEL # DL3RRT-55 115V 16.7AMP
K13	DRY STORAGE RACKING
K14	NOBLE HT-180 COMMERCIAL DISHWASHER UNIT
K15	3-COMPARTMENT S.S. DISHWASH TABLE
K16	TYPE 1 S.S. EXHAUST HOOD W/ FIRE PROTECTION
K17	S.S. EXHAUST HOOD FOR DISHWASH SYSTEM
K18	S.S. HAND WASH SINK
K19	WALK-IN COOLER
B1/B1A	S.S. SHEET METAL FABRICATED BEER TAP DRAIN TABLE W/ 2 DRAINS - 8' D x 96" L
B2	S.S. COCKTAIL WORK STATION - 20" x 60" EAGLE #CW54-18R
B3	S.S. STORAGE RACK - 24" x 30"
B4	GARBAGE CONTAINER - 15" W x 24" D
B5	S.S. UNDERBAR HAND SINK - 12" W x 18" D ADVANCE TABCO SL-HS-12
B6	S.S. UNDER COUNTER REFRIGERATOR - 25" D x 34" W BEVERAGE-AR # UC354HC
B7	24" x 24" DIRTY DISH RACK
B8	S.S. DRAIN BOARD STORAGE CABINET 21" W x 24" D ADVANCE TABCO # CRD-28MD
B9	S.S. UNDERCOUNTER DISHWASHER - 24" W x 28" D NOBLE UH30-E
B10	ICE MAKER - 26" W x 27" D SCOTSMAN # CU1526
B11	S.S. COCKTAIL WORK STATION - 20" x 60" EAGLE #CW54-18R
B12	BLENDER STATION - 18" W x 23" D REGENCY # 60080S2318
B13	GARBAGE CONTAINER - 15" W x 24" D
B14	S.S. UNDERBAR HAND SINK - 12" W x 18" D ADVANCE TABCO SL-HS-12
B15	S.S. STORAGE RACK - 42" W x 24" D
B16	NOT USED
B17	P.O.S. STATION
B18	REFRIGERATED WINE CABINET - 29" D x 95" W BEVERAGE-AR # BB94HC-1-G-B



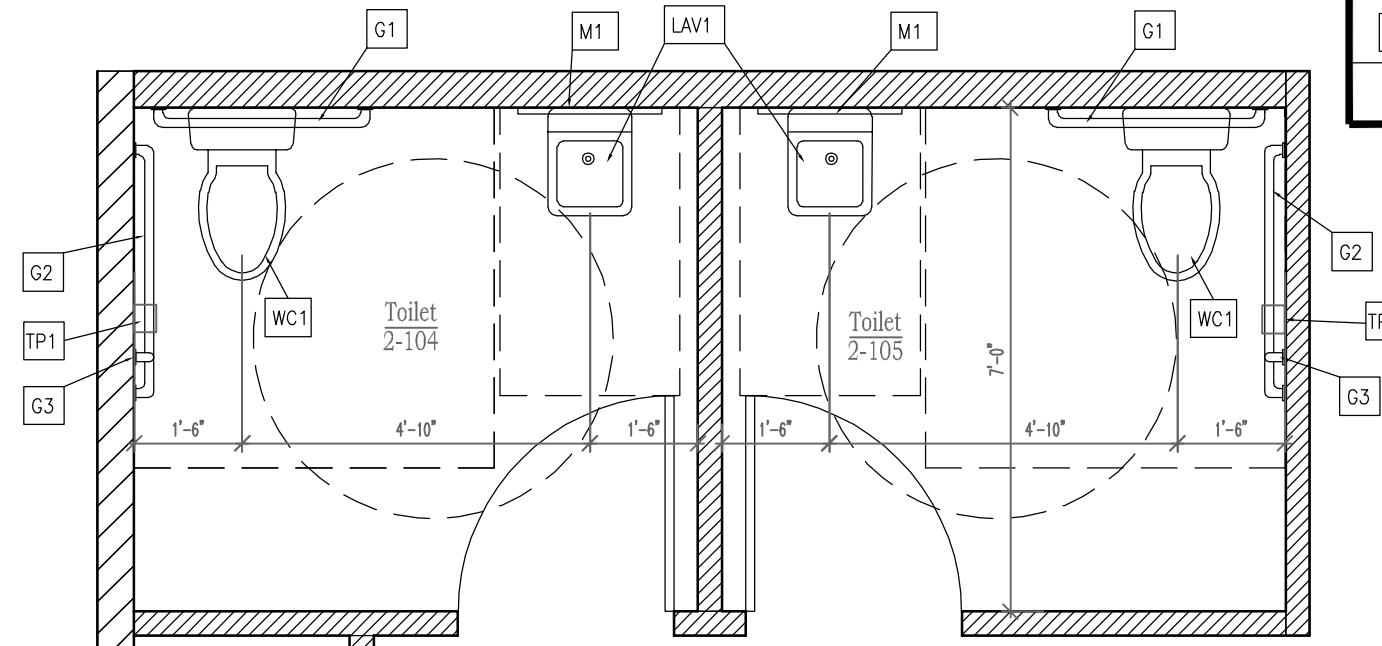
2A Toilet Rooms 3-101 & 102



2D Toilet Rooms B-201 & 202



2C Toilet Room 1-101



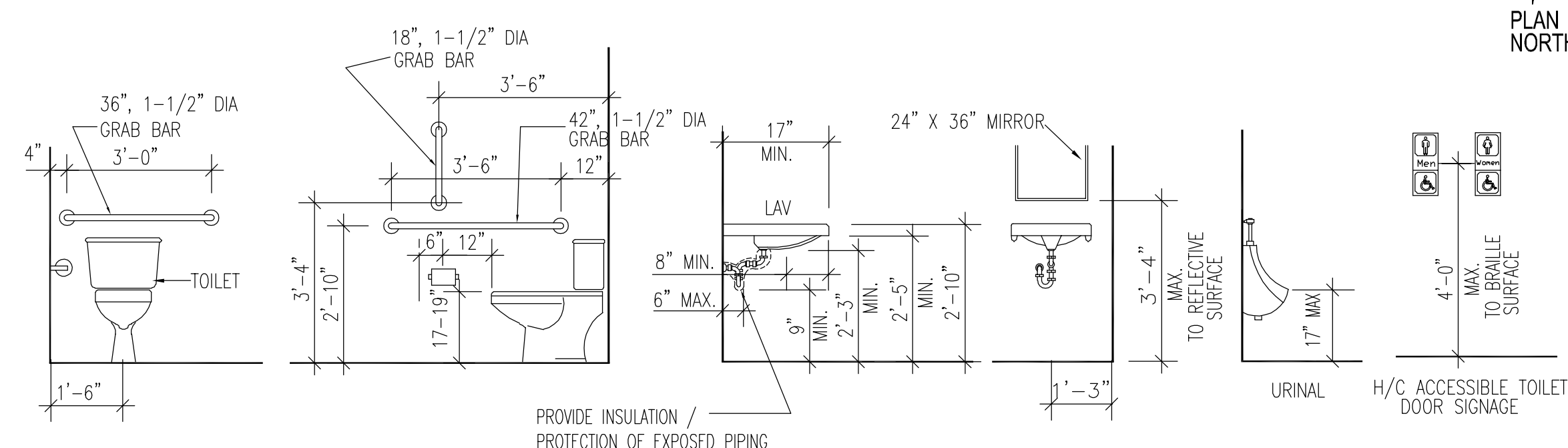
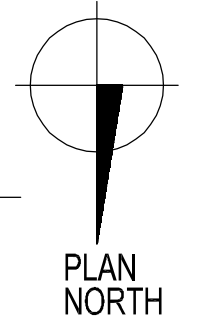
2B Toilet Rooms 2-104 & 105

FIXTURES & ACCESSORIES SCHEDULE

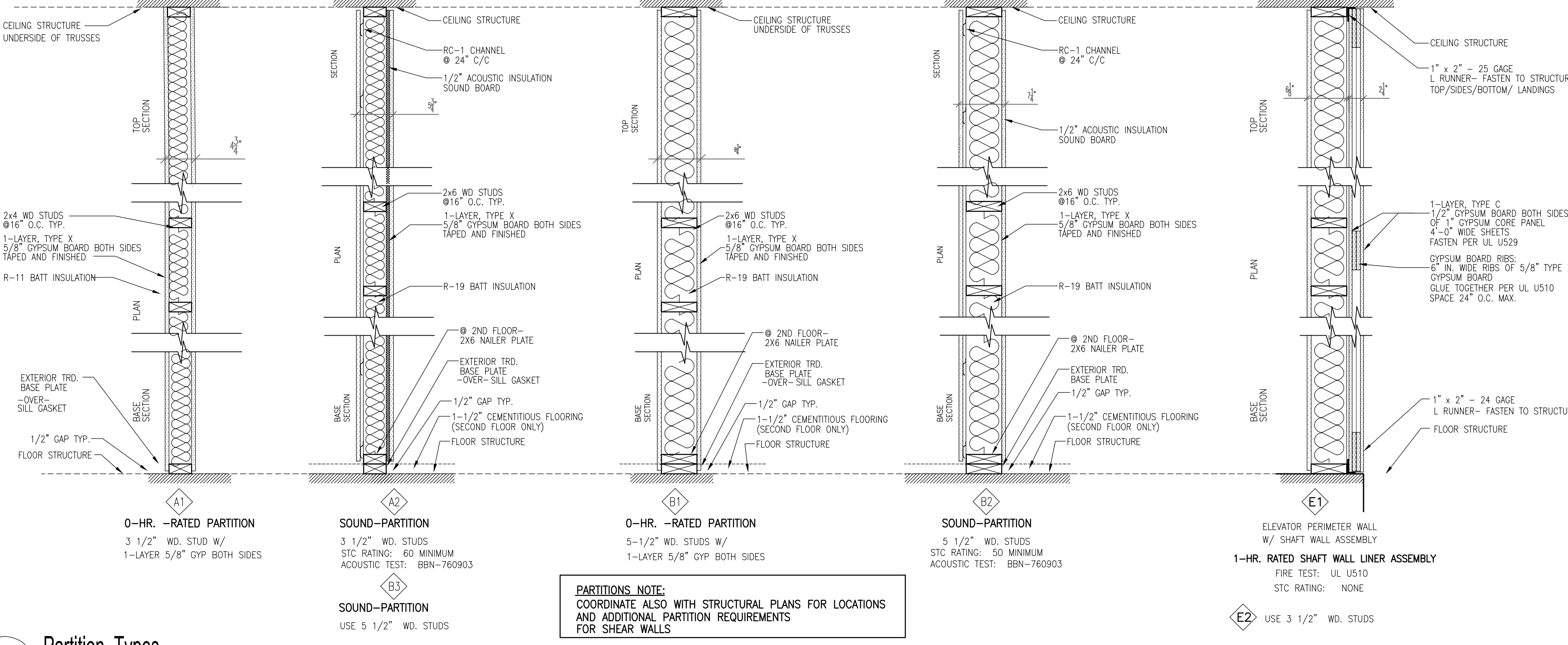
2/ A2.5

TAG	DESCRIPTION
G1	36" GRAB BAR - 1-1/2" DIA
G2	42" GRAB BAR - 1-1/2" DIA
G3	18" VERTICAL GRAB BAR - 1-1/2" DIA
RH1	ROBE HOOK - DOOR MOUNTED
TP1	TOILET PAPER DISPENSER - WALL / PARTITION MOUNT
M1	24" W x 36" H PLATE GLASS MIRROR
WC1	ADA ACCESS ELONGATED BOWL TOILET
PART1	METAL TOILET PARTITION/ BAKED ENAMEL PAINT FINISH
U1	ADA ACCESS URINAL
LAV1	ADA ACCESS WALL-MOUNT LAVATORY
LAV2	SOLID SURFACE WALL-MOUNT COUNTER TOP W / INTEGRAL LAVATORIES
DF	ADA ACCESS HI-LOW ELECTRIC WATER COOLER
BC	WALL-MOUNT FOLDING BABY CHANGE STATION

SEE 3 / A2.5 FOR STANDARD MOUNTING HEIGHTS

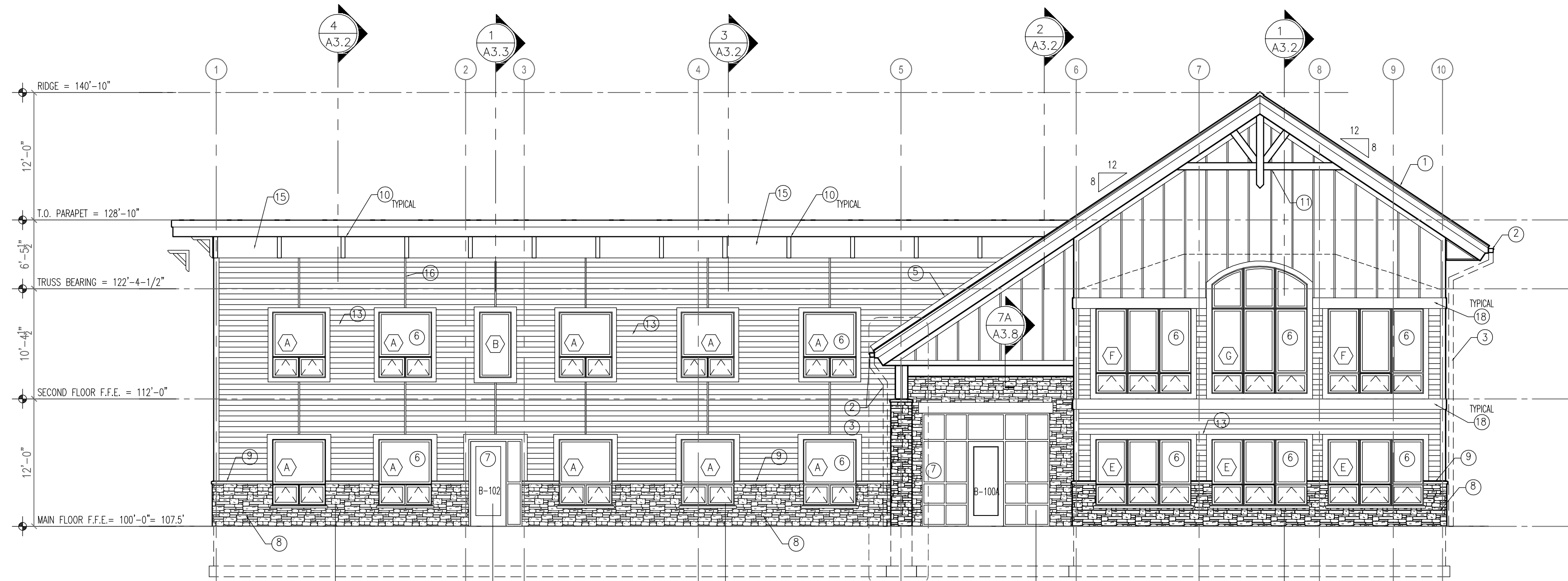


3 Toilet Room Accessibility Standards
3/8" = 1'-0"

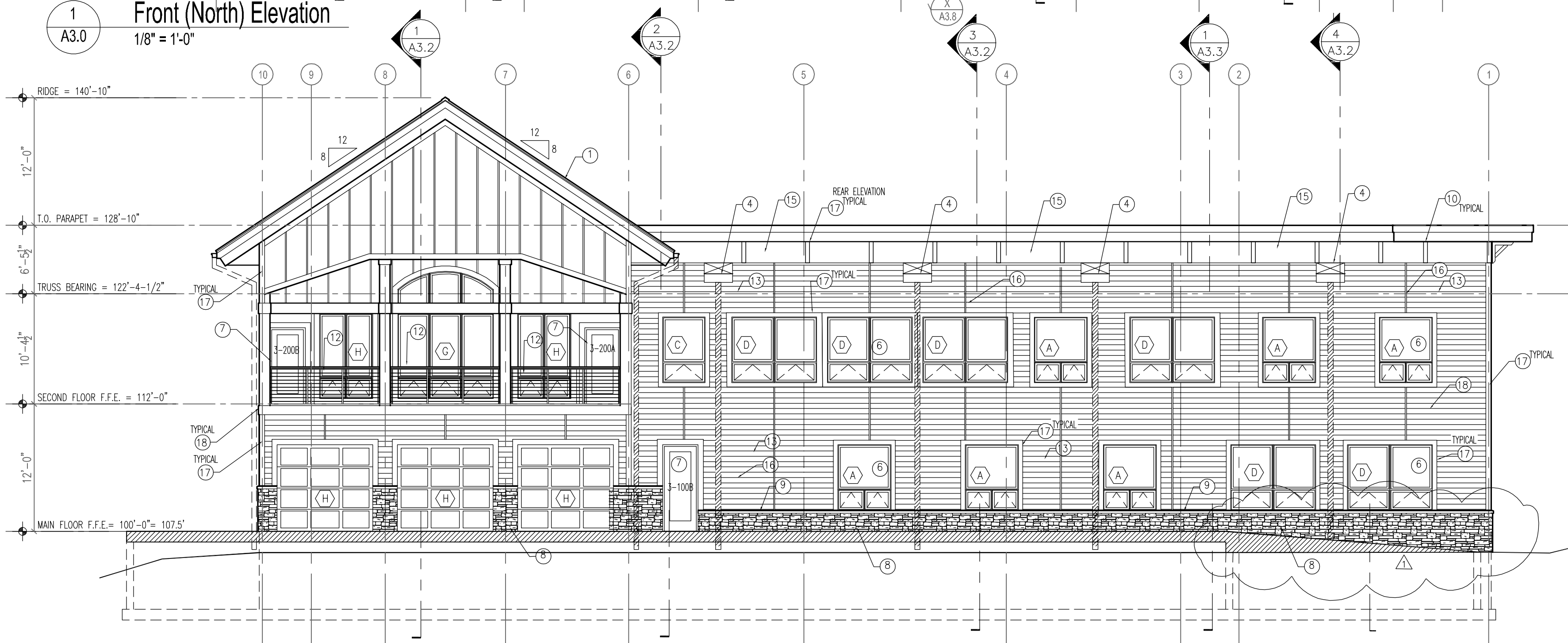


4 Partition Types
1" = 1'-0"

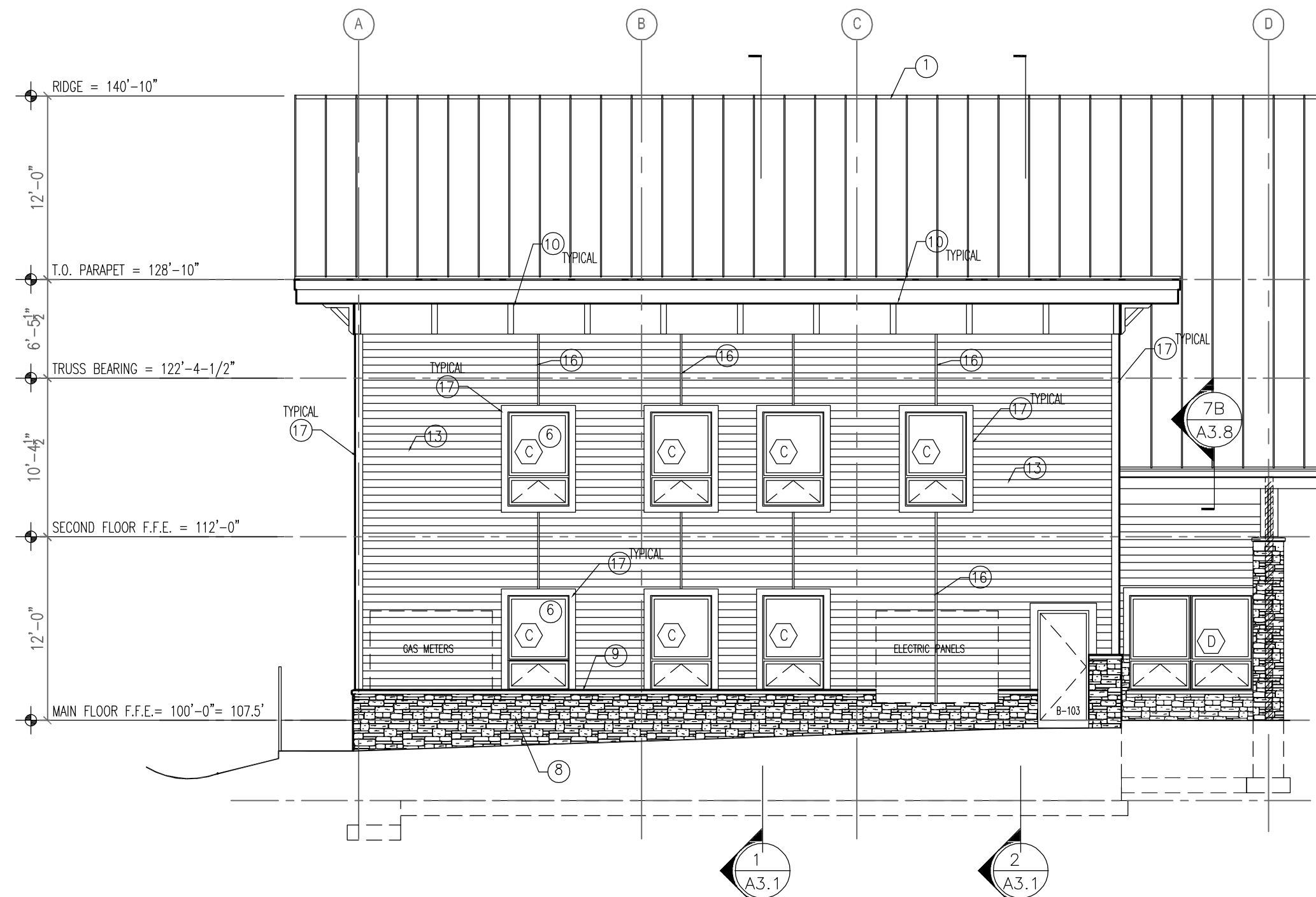
PARTITIONS NOTE:
COORDINATE ALSO WITH STRUCTURAL PLANS FOR LOCATIONS AND ADDITIONAL PARTITION REQUIREMENTS FOR SHEAR WALLS



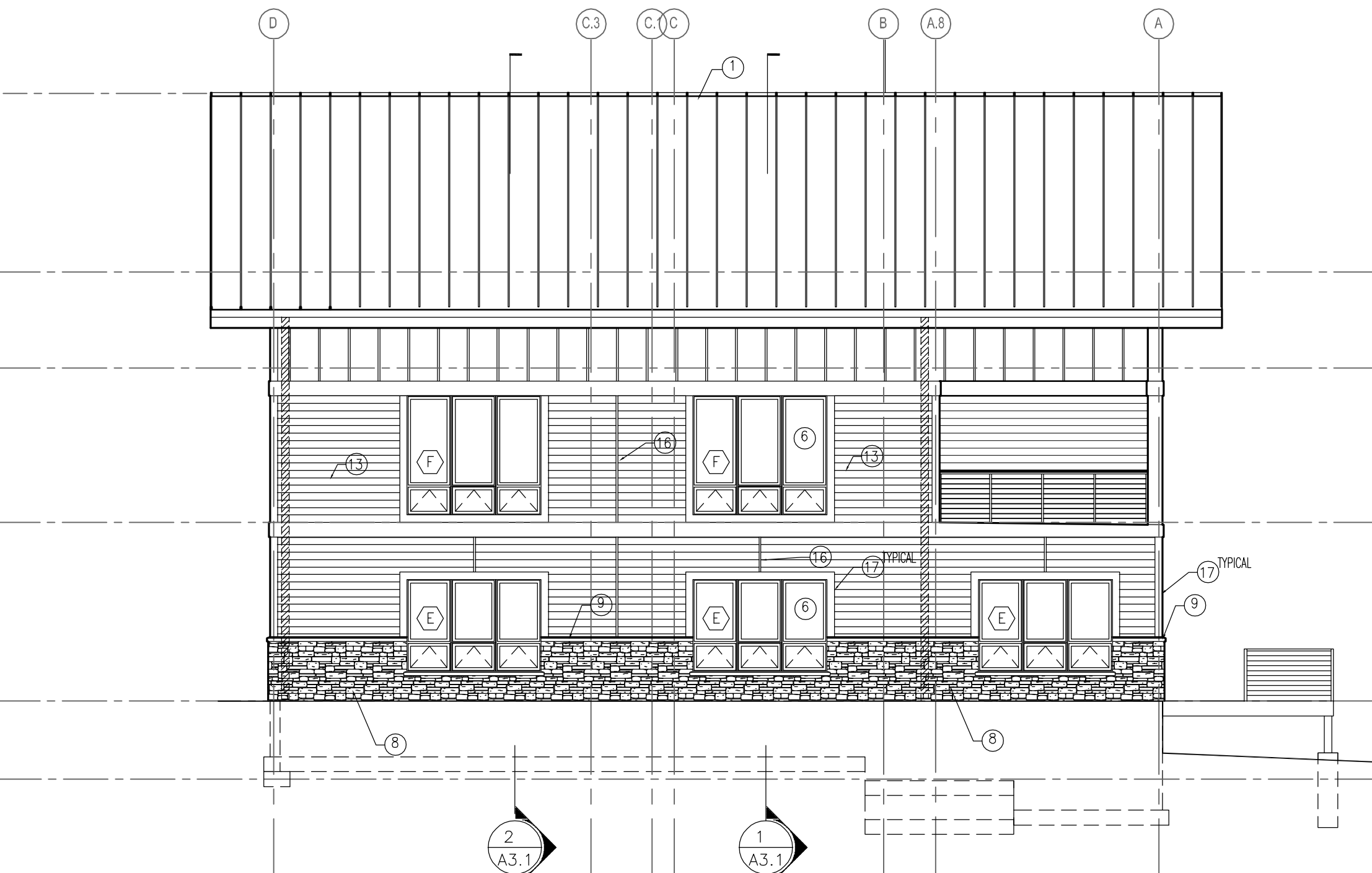
1 Front (North) Elevation
1/8" = 1'-0"



2 Rear (South) Elevation
1/8" = 1'-0"



3 East Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"

**Keyed Notes-
Exterior Elevations**

SHT. A3.0

ROOFING:

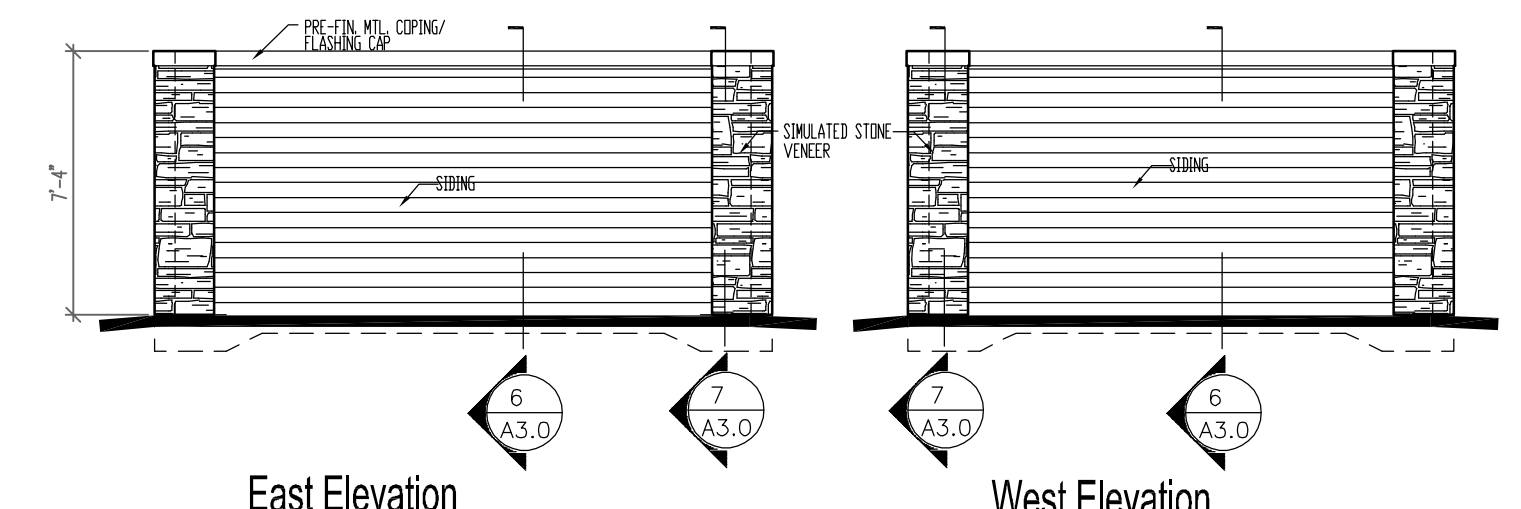
- 1 STANDING SEAM SHEET METAL ROOFING- ROOFING/ UNDERLAYMENT/ FLASHINGS ATTIC VENTILATION AND ALL ACCESSORIES TO BE PROVIDED BY ROOFING CONTRACTOR TO PROVIDE A FULLY WARRANTED ROOFING SYSTEM
- 2 PAINTED METAL GUTTER & DOWNSPOUT CONNECT DOWNSPOUT TO STORM PIPING SYSTEM, TYP. SIZING OF GUTTER & D.S. BY ROOFER
- 3 PAINTED METAL DOWNSPOUT LEADER
- 4 PAINTED METAL SCUPPER & GUTTER BOX
- 5 PAINTED METAL FLASHING PER ROOFER

OTHER EXTERIOR:

- 6 EXTERIOR WINDOWS, TYPICAL- SEE SCHEDULE- 3/ A3.3
- 7 ALUMINUM ENTRANCE SYSTEM- SEE DOOR SCHEDULE
- 8 CULTURED STONE (OR EQUIVALENT) EXTERIOR MASONRY VENEER
- 9 CULTURED STONE (OR EQUIVALENT) EXTERIOR MASONRY SILL
- 10 DECORATIVE BRACKETS- CUSTOM 4 x 6 (NOMINAL) ROUGH SAWN CEDAR STAIN TO MATCH WOODSTONE COLOR "SMOKEY ALDER"
- 11 DECORATIVE CABLE- CUSTOM 4 x 8 (NOMINAL) ROUGH SAWN CEDAR STAIN TO MATCH WOODSTONE COLOR "SMOKEY ALDER"
- 12 42" HEIGHT CHAIR RAILING SYSTEM- TO COMPLY WITH ALL IBC REQUIREMENTS. RAILINGS TO COMPLY WITH STRUCTURAL LOADING PER IBC 1607.8

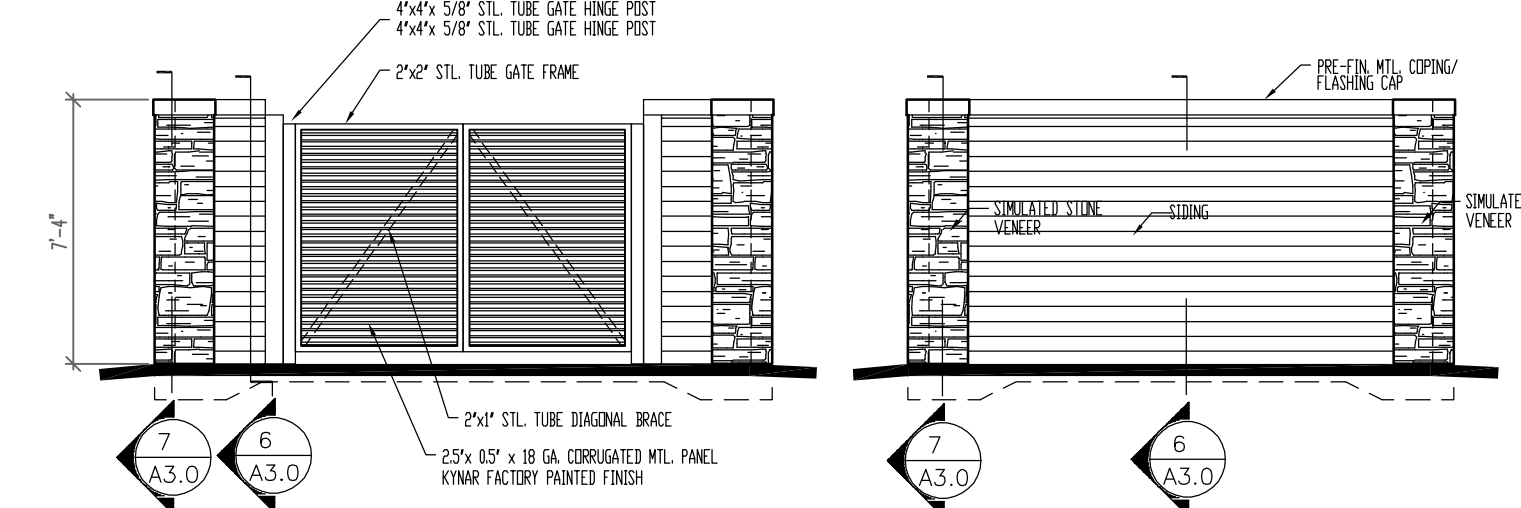
SIDING/ SOFFIT/ FASCIA/ TRIM:

- 13 "SMART-SIDE" 6" LAP SIDING- CEDAR TEXTURE FINISH STAIN TO MATCH WOODSTONE COLOR "TAMARACK GREEN"
- 14 "SMART-SIDE" WOOD-GRAIN TEXTURE PANEL 0.375" x 48.56" PANELS BOARD-AND-BATTEN SYSTEM- CEDAR TEXTURE 190 SERIES .530 THICKNESS x 2.5" CEDAR TEXTURE TRIM @ 24" C/C STAIN TO MATCH WOODSTONE COLOR "SMOKEY ALDER"
- 15 "SMART-SIDE" WOOD-GRAIN TEXTURE PANEL 0.375" x 48.56" PANELS CEDAR TEXTURE STAIN TO MATCH WOODSTONE COLOR "SMOKEY ALDER"
- 16 "SMART-SIDE" 5/40 SERIES 0.910 THICKNESS x 1.5" TRIM BOARD CEDAR TEXTURE FINISH STAIN TO MATCH WOODSTONE COLOR "TAMARACK GREEN"
- 17 "SMART-SIDE" 5/40 SERIES 0.910 THICKNESS x 5.5" TRIM BOARD CEDAR TEXTURE FINISH STAIN TO MATCH WOODSTONE COLOR "SMOKEY ALDER"
- 18 "SMART-SIDE" 5/40 SERIES 0.910 THICKNESS x 11.21" TRIM BOARD CEDAR TEXTURE FINISH STAIN TO MATCH WOODSTONE COLOR "SMOKEY ALDER"



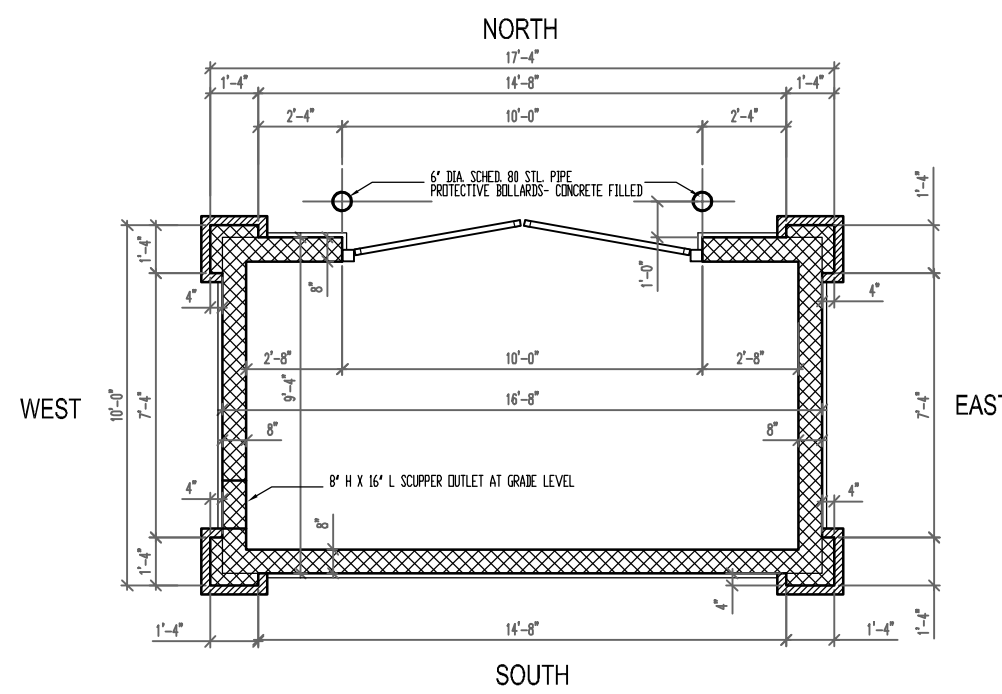
East Elevation

West Elevation

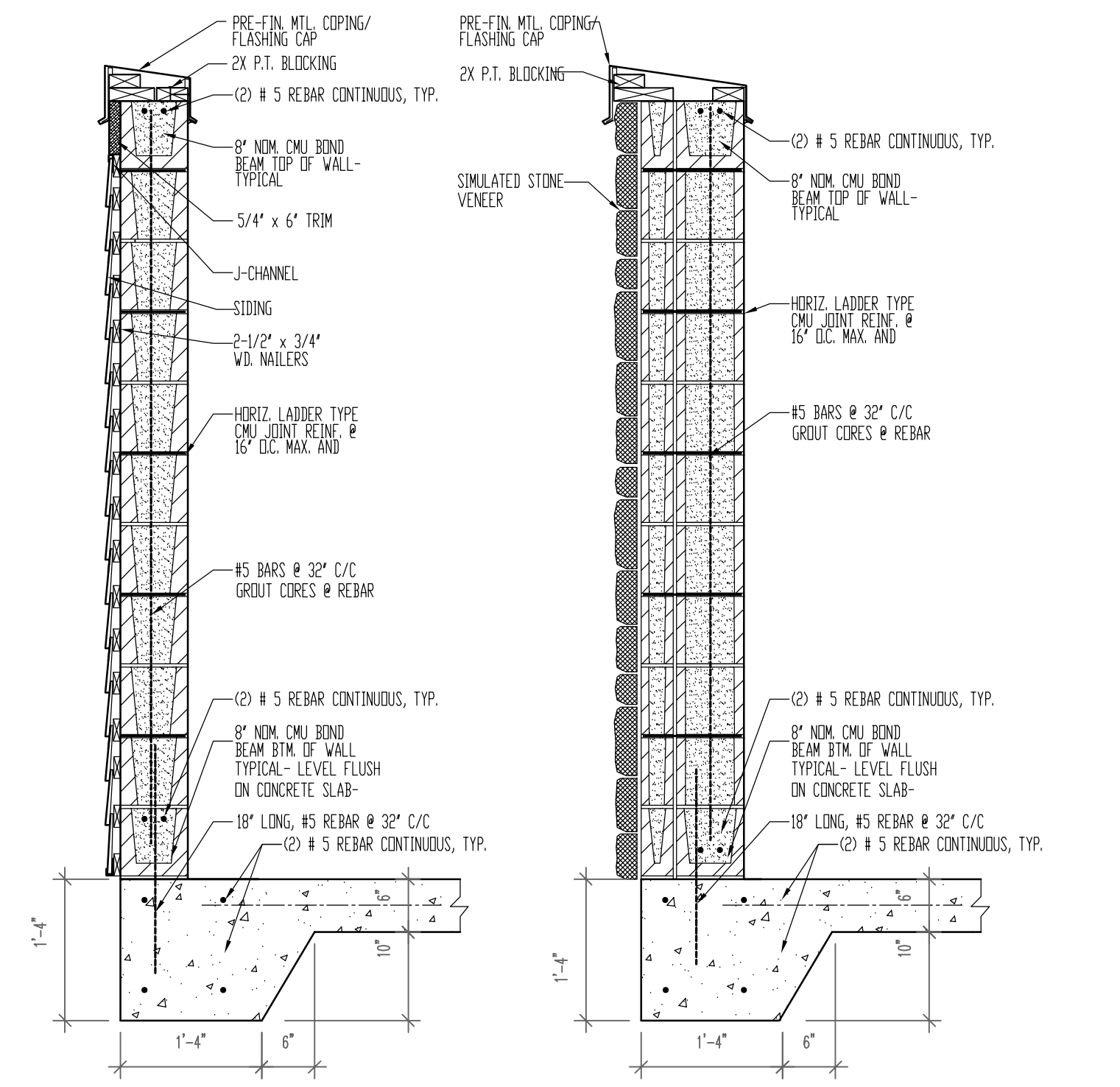


North Elevation

South Elevation

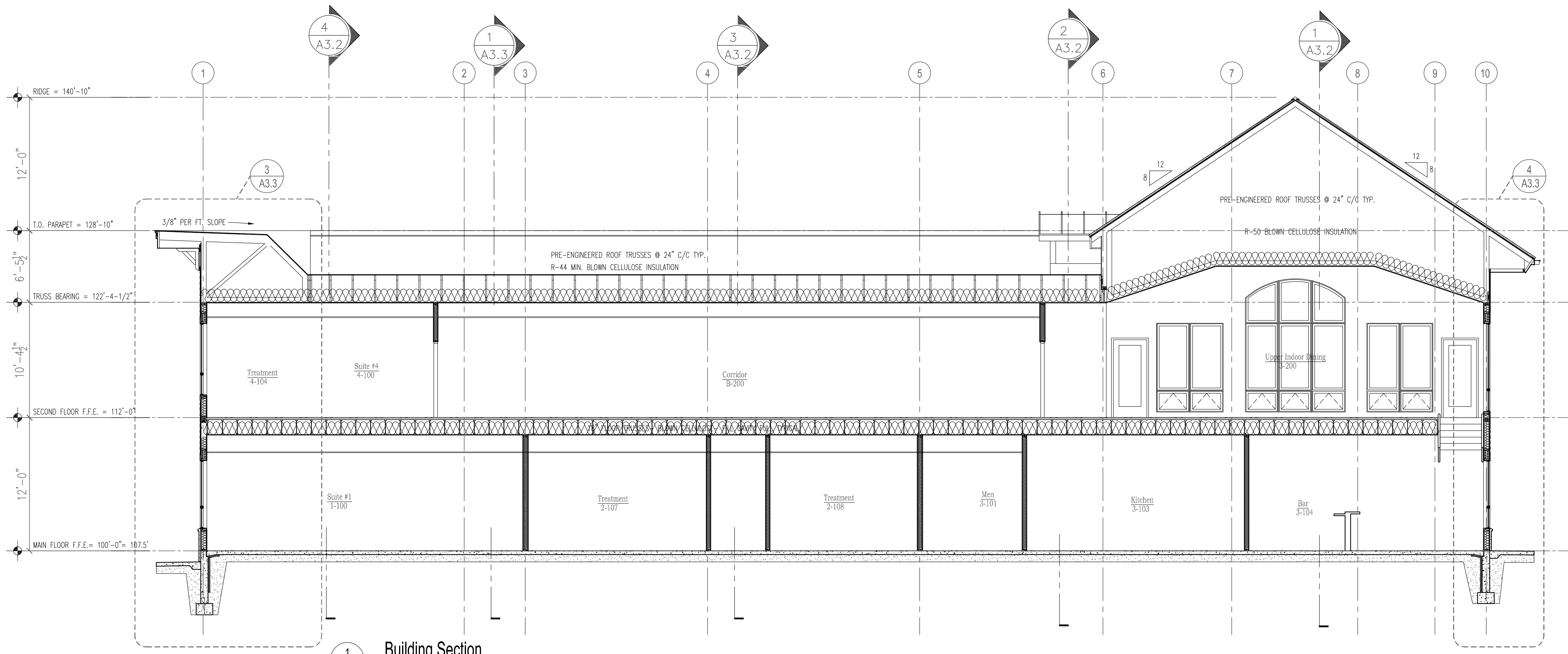


5 Dumpster Plans & Elevations
3/16" = 1'-0"

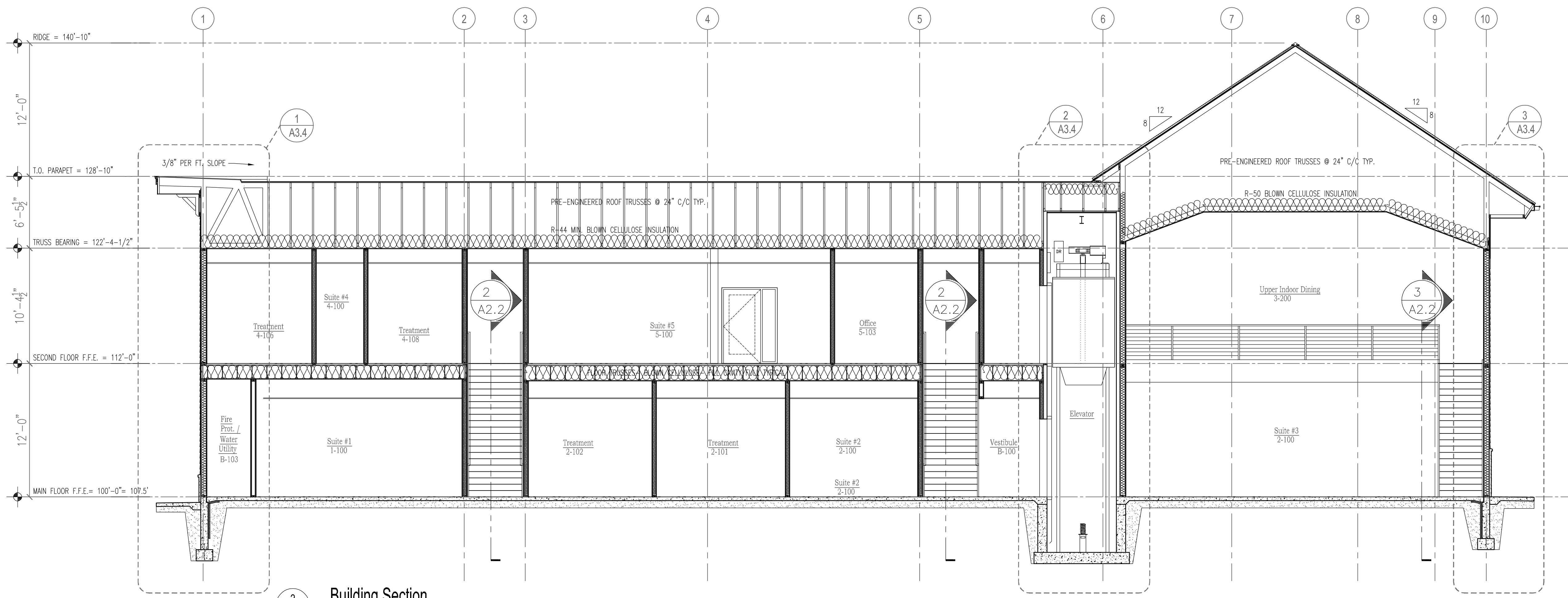


6 Dumpster Section
3/4" = 1'-0"

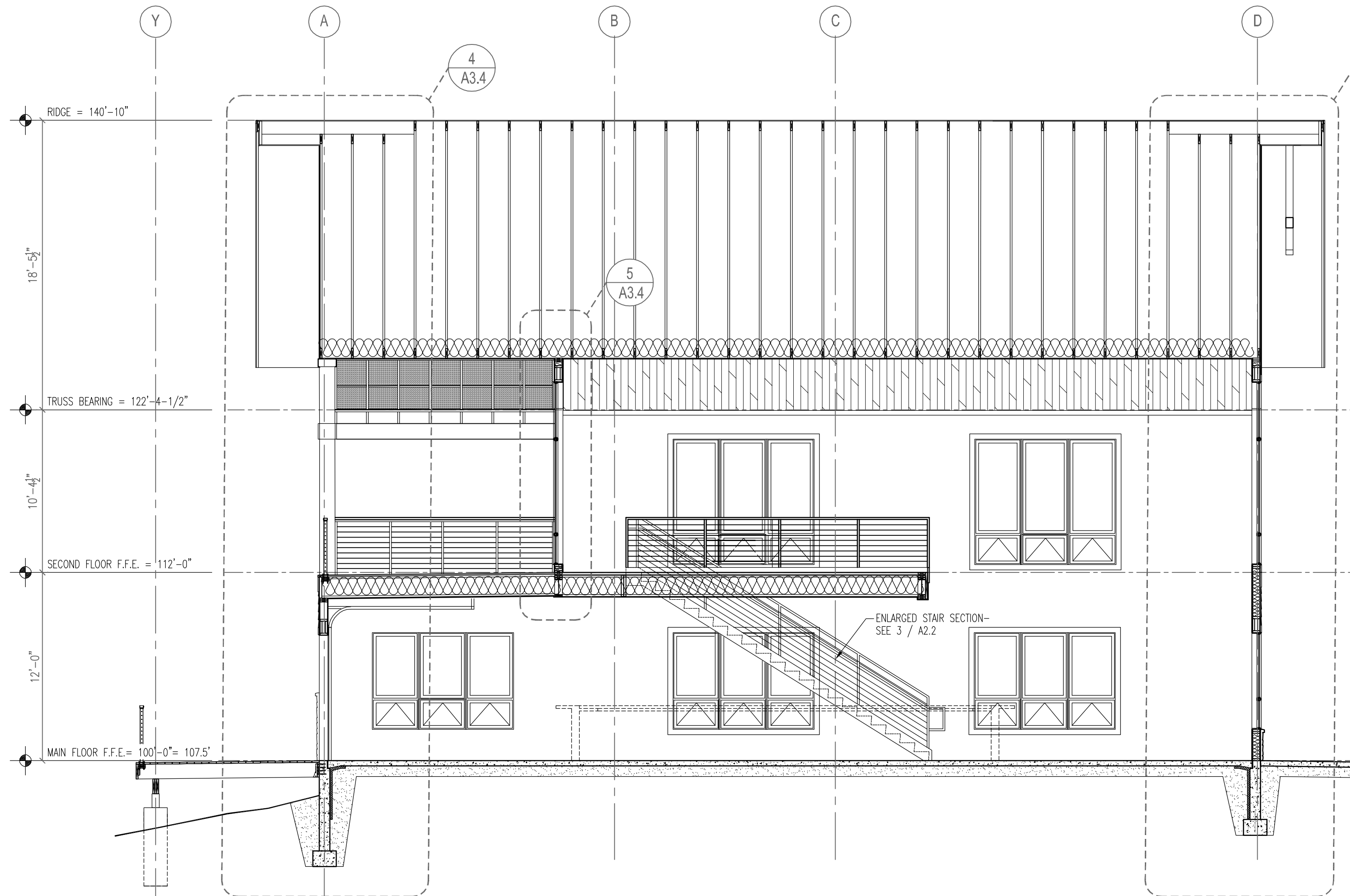
7 Dumpster Section
3/4" = 1'-0"



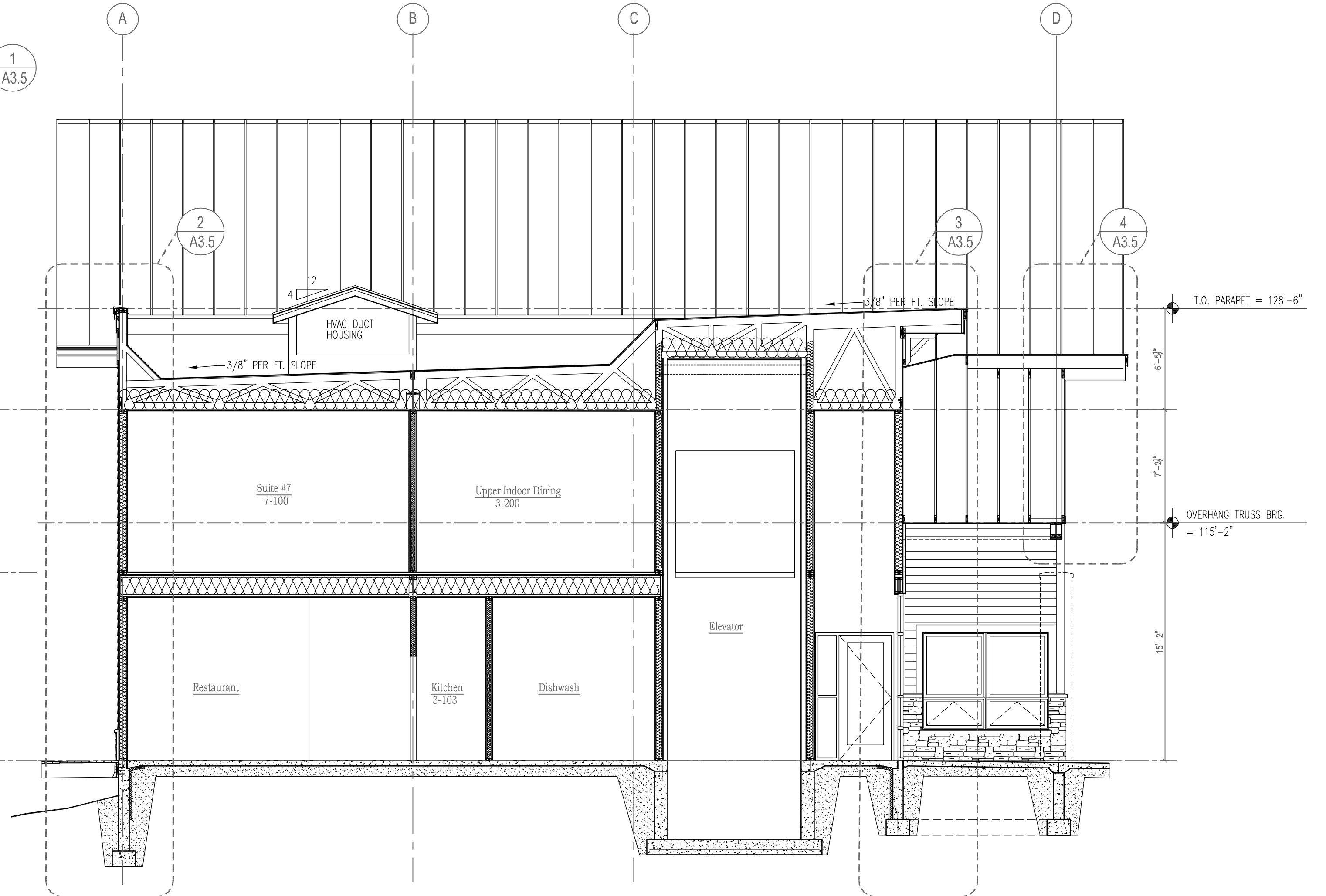
1
A3.1
Building Section
3/16" = 1'-0"



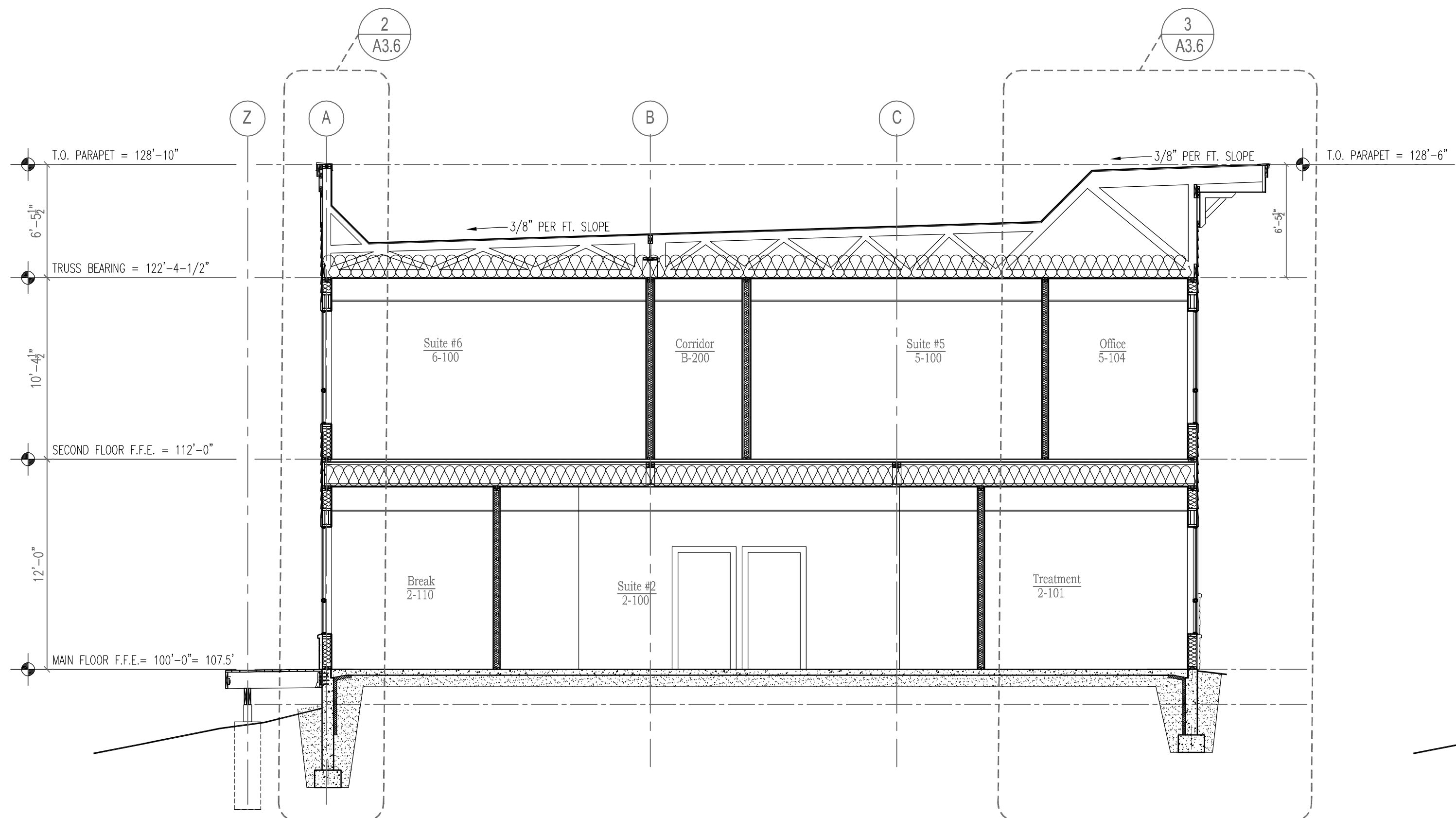
2
A3.1
Building Section
3/16" = 1'-0"



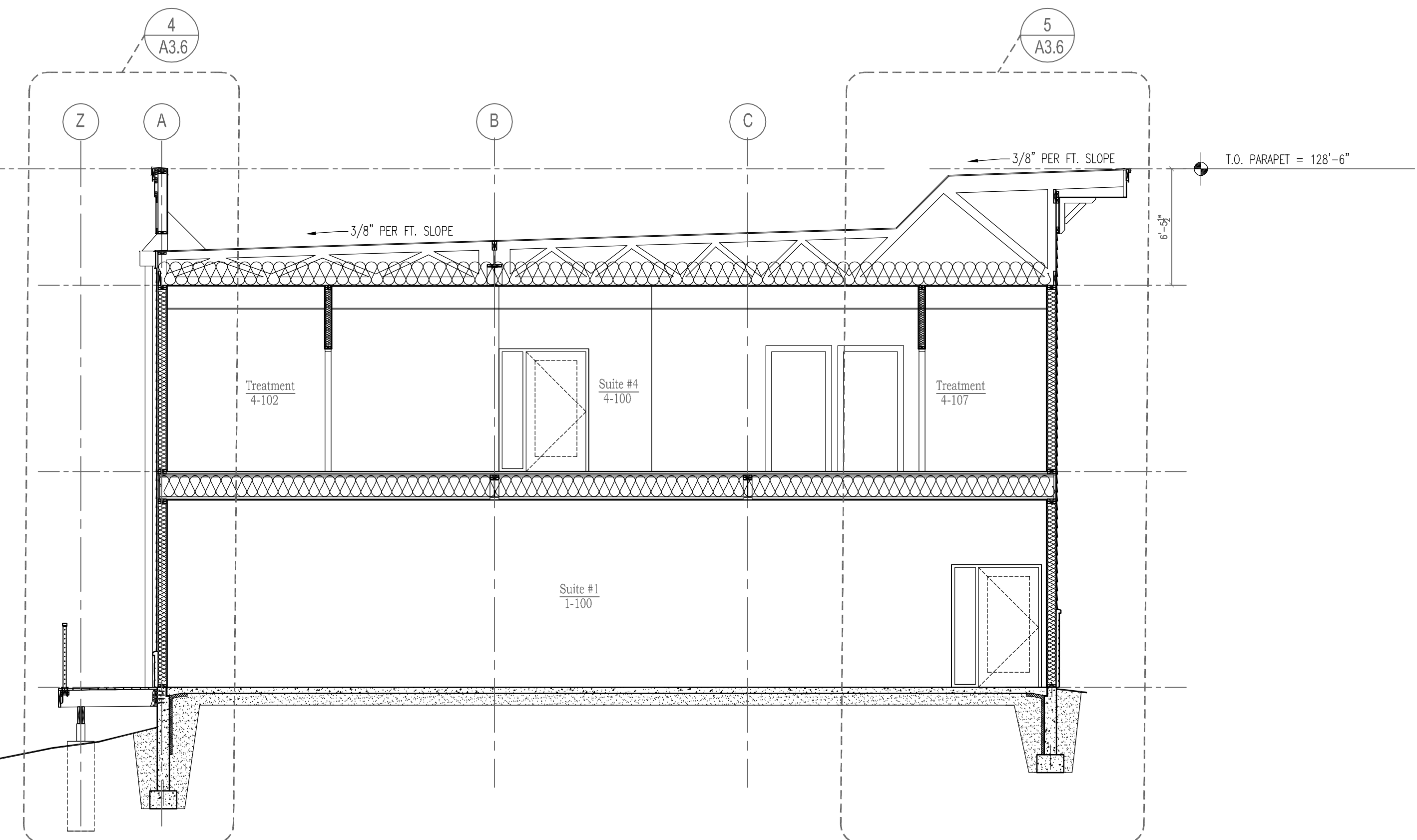
1 Building Section
3/16" = 1'-0"



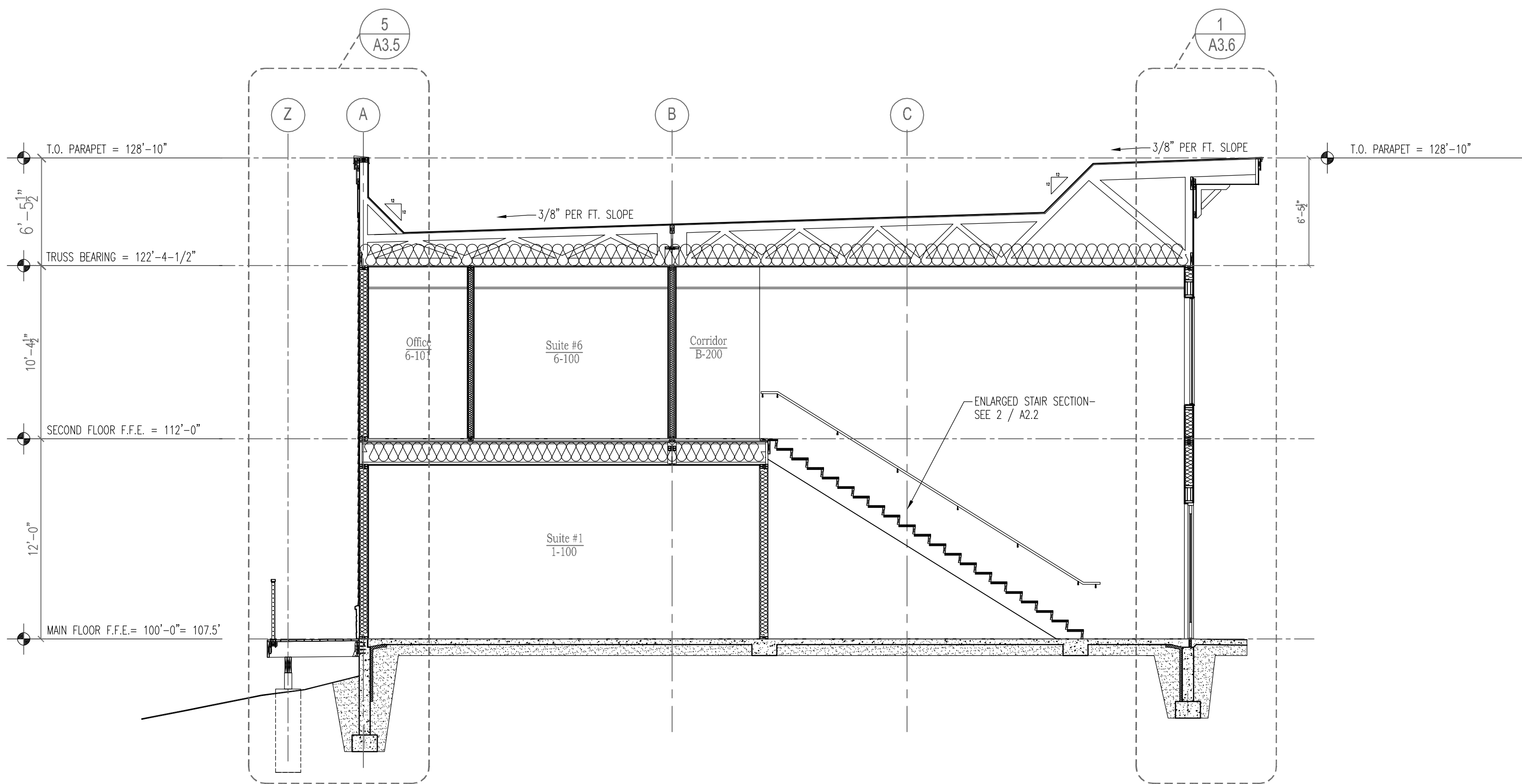
2 Building Section
3/16" = 1'-0"



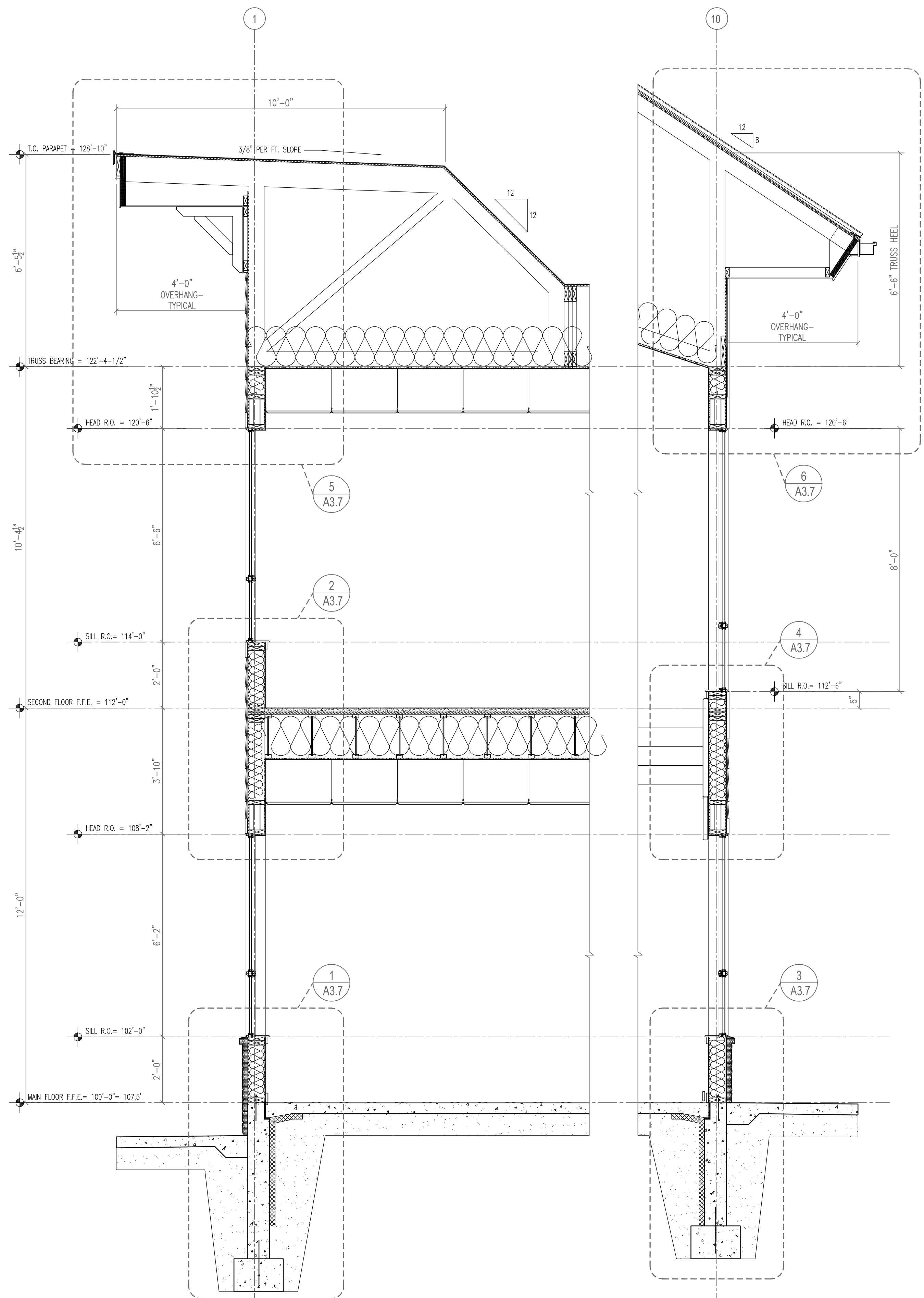
3 Building Section
3/16" = 1'-0"



4 Building Section
3/16" = 1'-0"

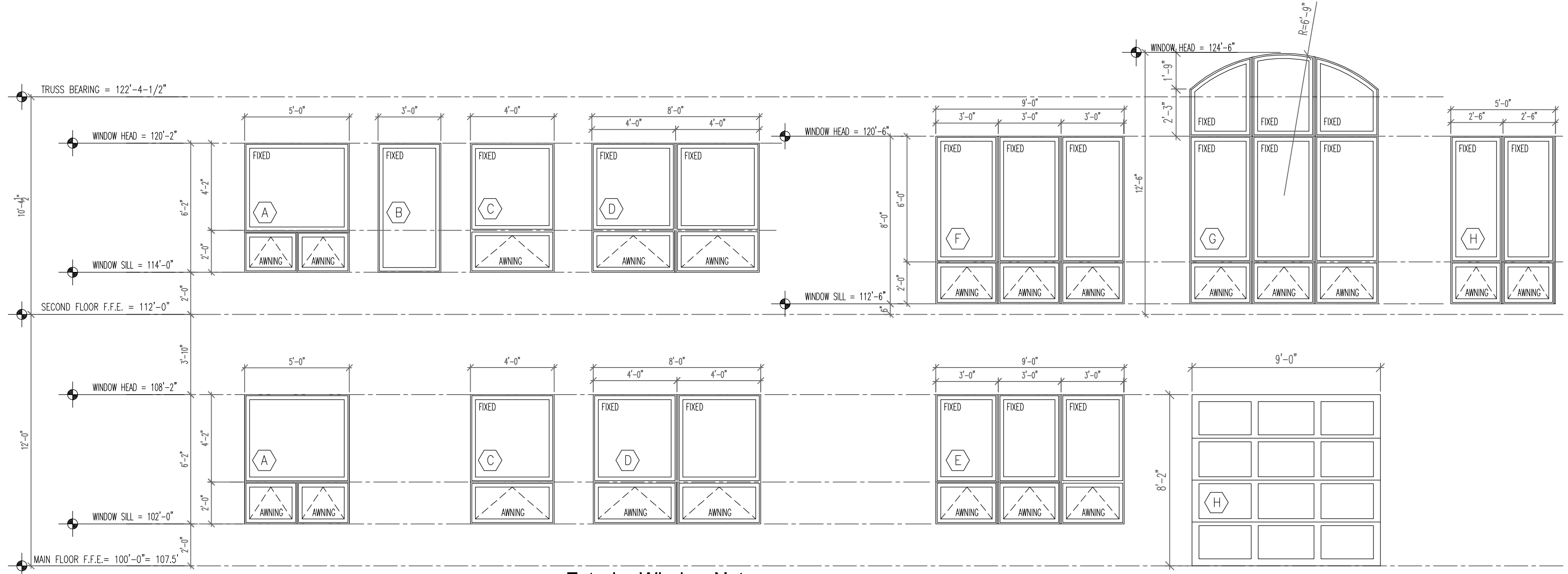


1 A3.3 Building Section
3/16" = 1'-0"



3 A3.7 Wall Section
1/2" = 1'-0"

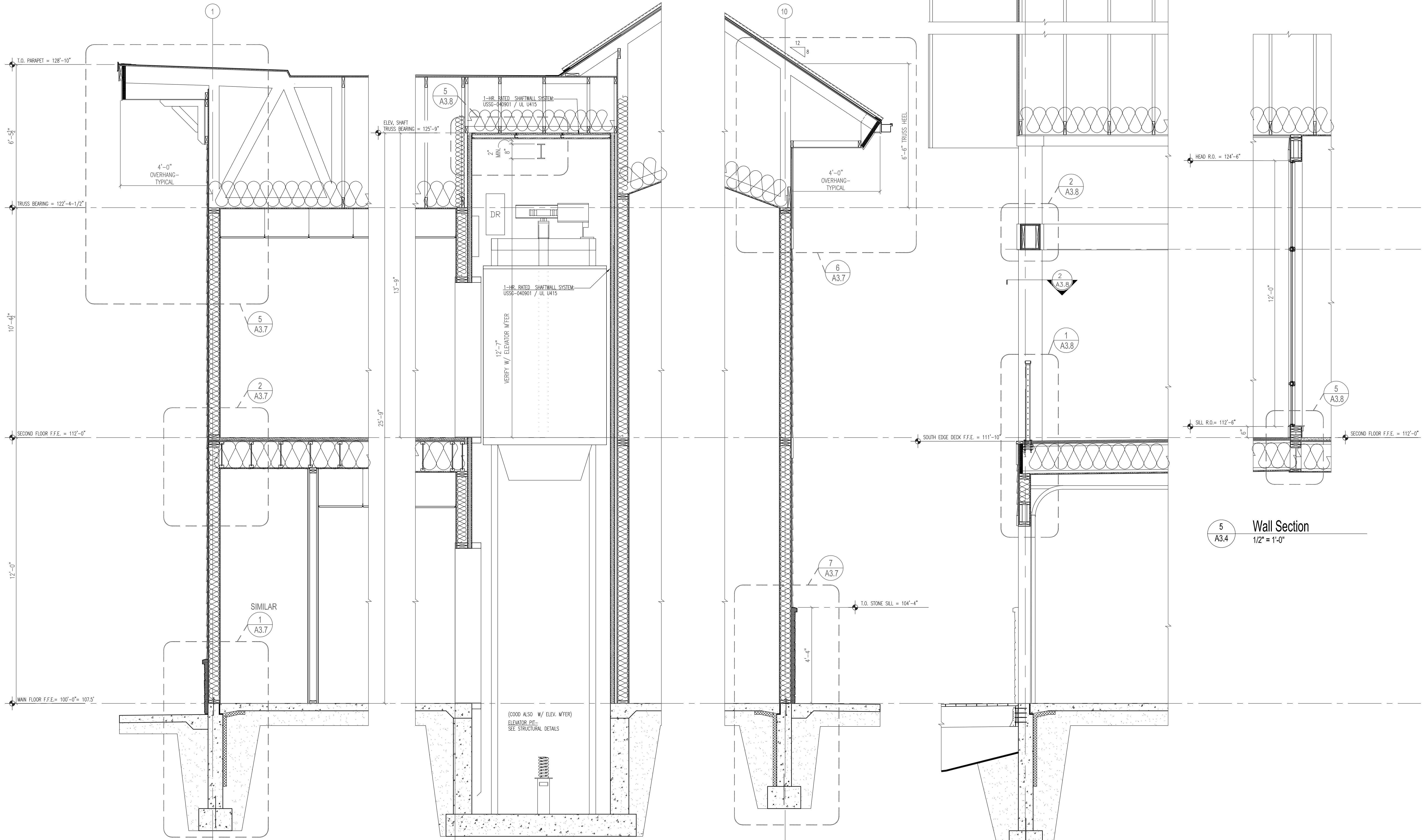
4 A3.7 Wall Section
1/2" = 1'-0"



Exterior Window Notes

1. ALUMINUM-CLAD WOOD WINDOWS, TYPICAL. THERMALLY BROKEN, INSULATED FRAMES.
2. TYPICAL GLAZING: 1" INSULATED, LOW 'E', ARGON-FILLED CLEAR GLASS. PROVIDE SAFETY GLASS AS REQUIRED.
3. WINDOW DIMENSIONS ARE NOMINAL. CONTRACTOR MUST VERIFY W/ WINDOW MANUFACTURER FOR EXACT R.O. SIZES.
4. EXTERIOR FINISH- DARK BRONZE ANODIZED
5. R VALUE = 3.33 U= 0.30 OR BETTER SHGC= 0.40

3 A3.3 Exterior Window Elevations
1/4" = 1'-0"



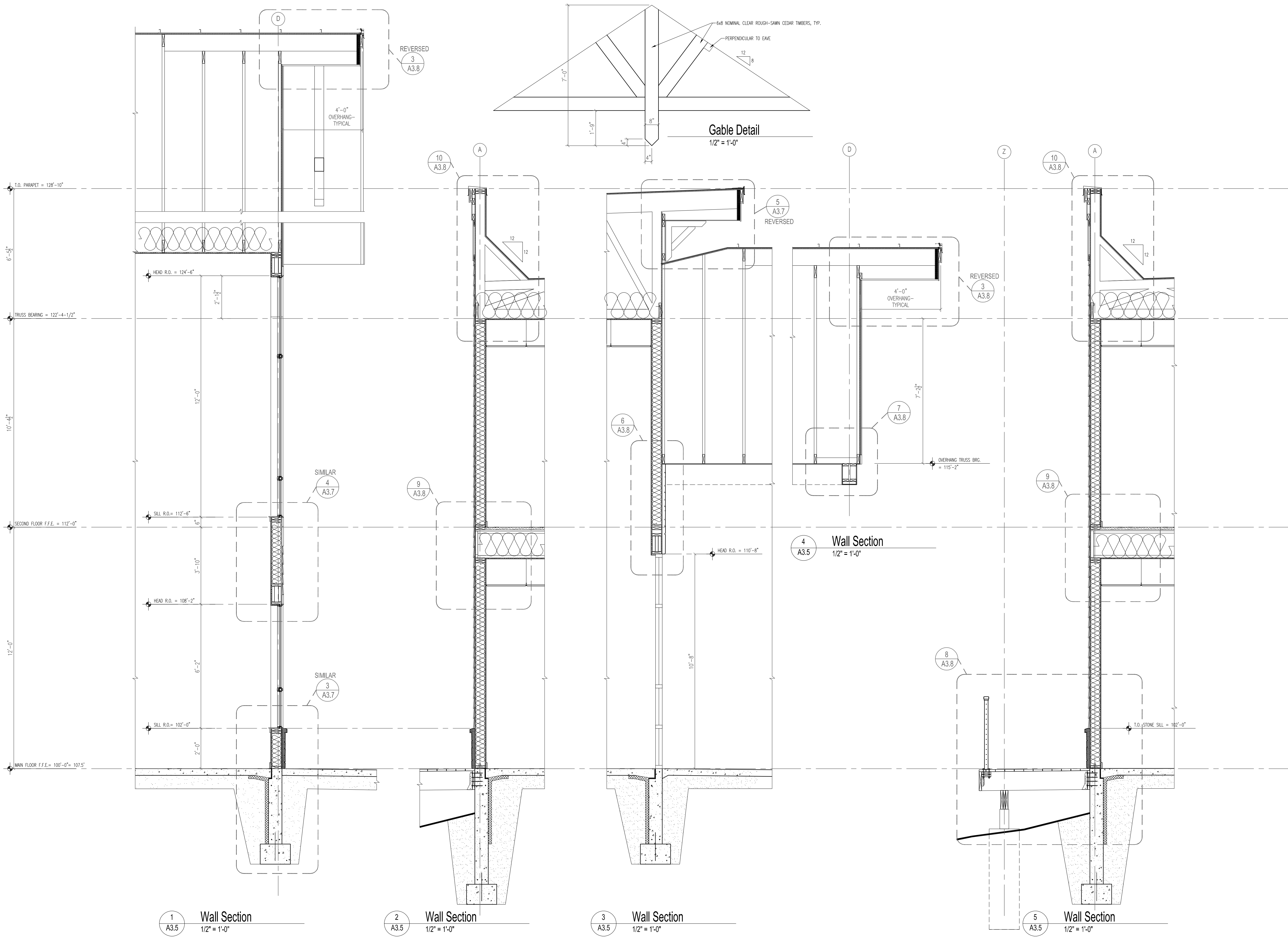
1 Wall Section
1/2" = 1'-0"

2 Wall Section
1/2" = 1'-0"

3 Wall Section
1/2" = 1'-0"

4 Wall Section
1/2" = 1'-0"

5 Wall Section
1/2" = 1'-0"



1
A3.5
Wall Section
1/2" = 1'-0"

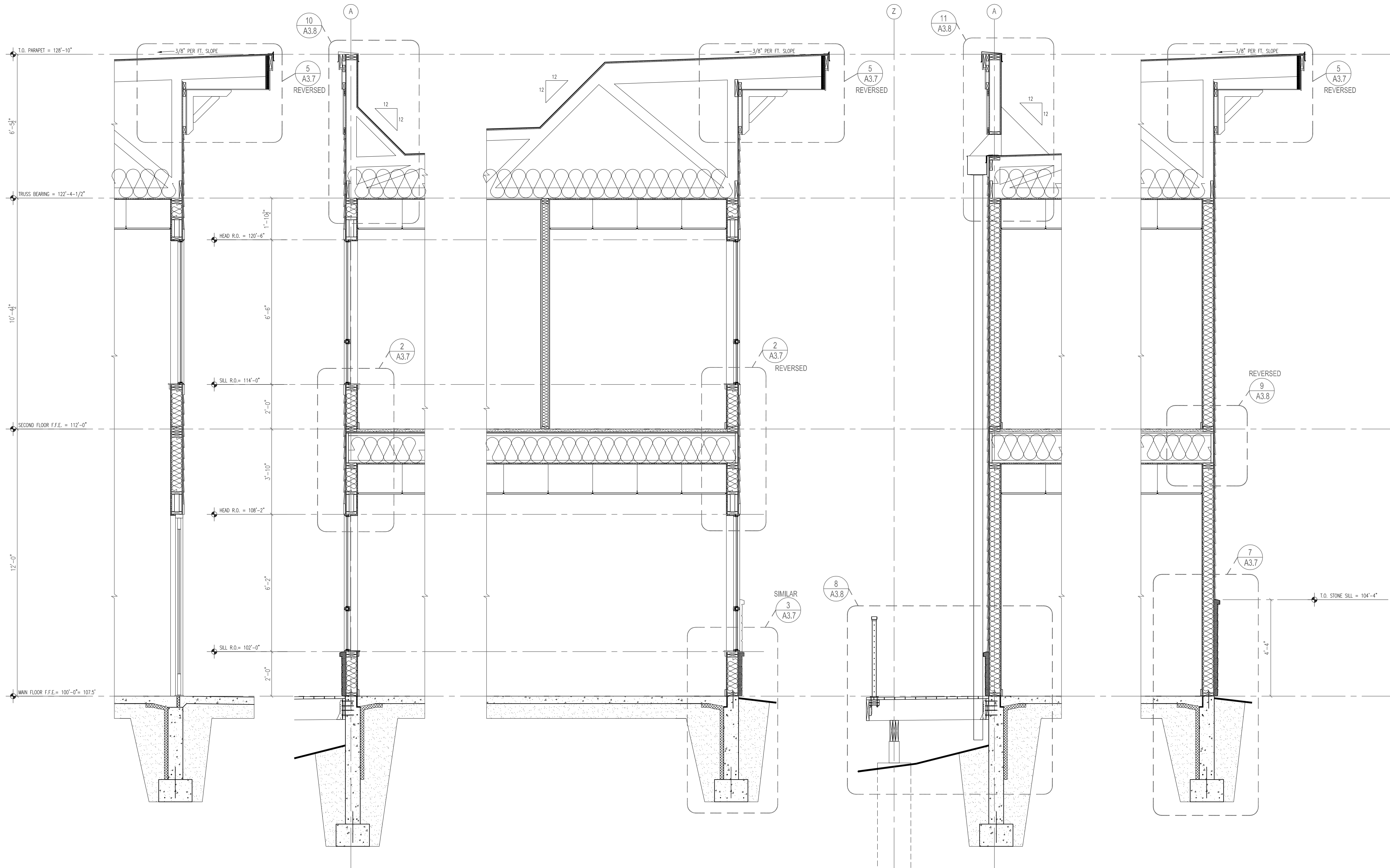
2
A3.5
Wall Section
1/2" = 1'-0"

3
A3.5
Wall Section
1/2" = 1'-0"

4
A3.5
Wall Section
1/2" = 1'-0"

5
A3.5
Wall Section
1/2" = 1'-0"

Gable Detail
1/2" = 1'-0"



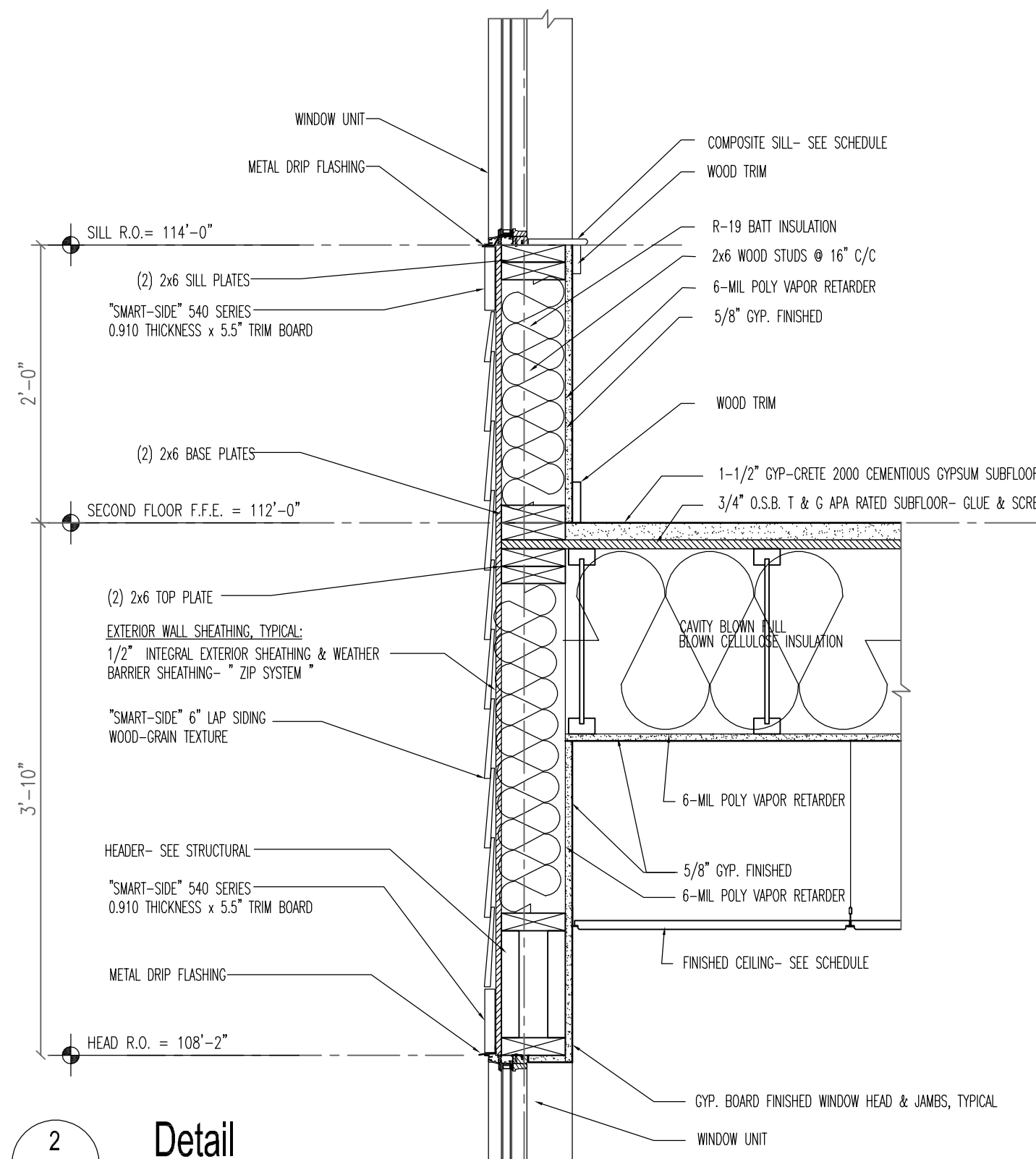
1 Wall Section
A3.6 1/2" = 1'-0"

2 Wall Section
A3.6 1/2" = 1'-0"

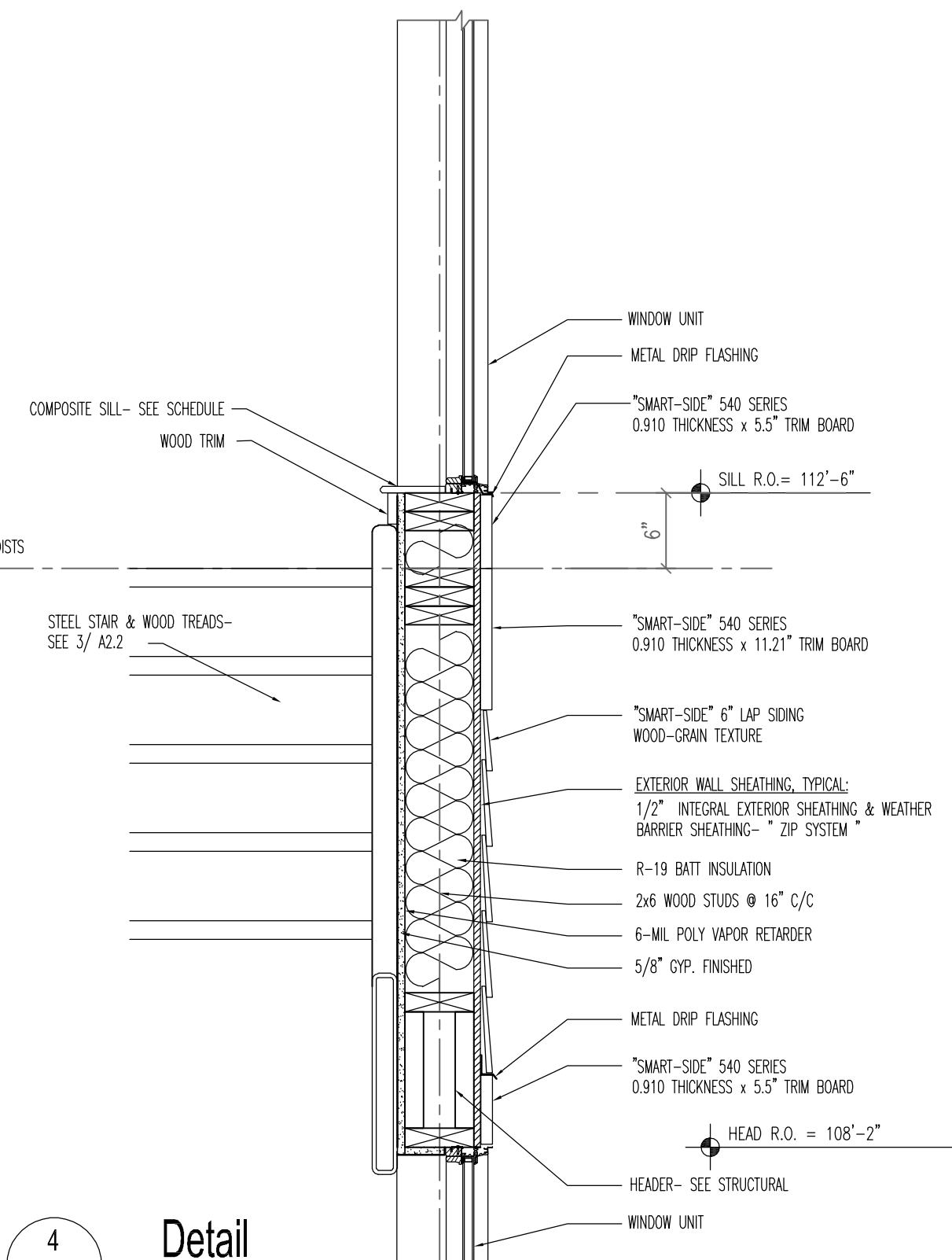
3 Wall Section
A3.6 1/2" = 1'-0"

4 Wall Section
A3.6 1/2" = 1'-0"

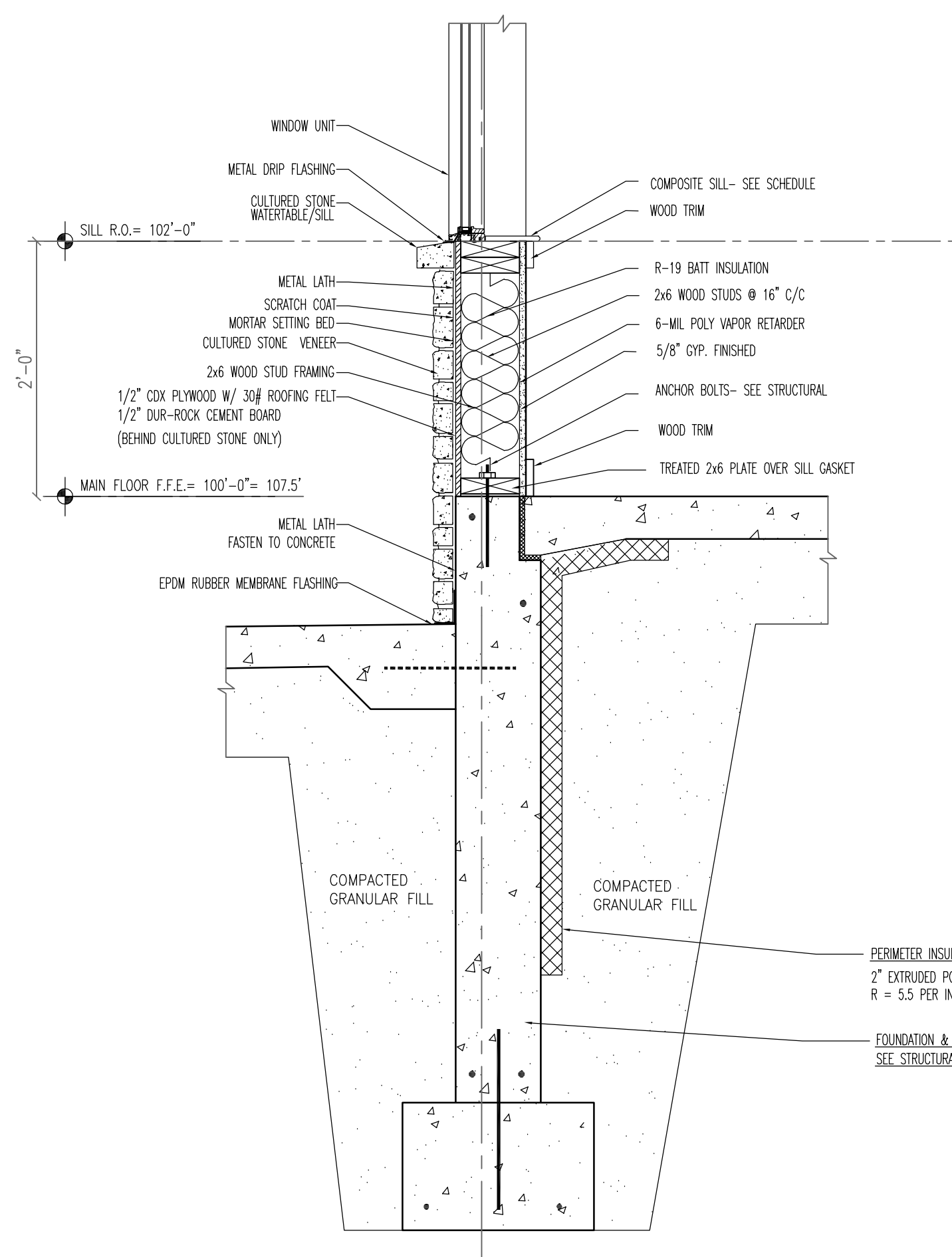
5 Wall Section
A3.6 1/2" = 1'-0"



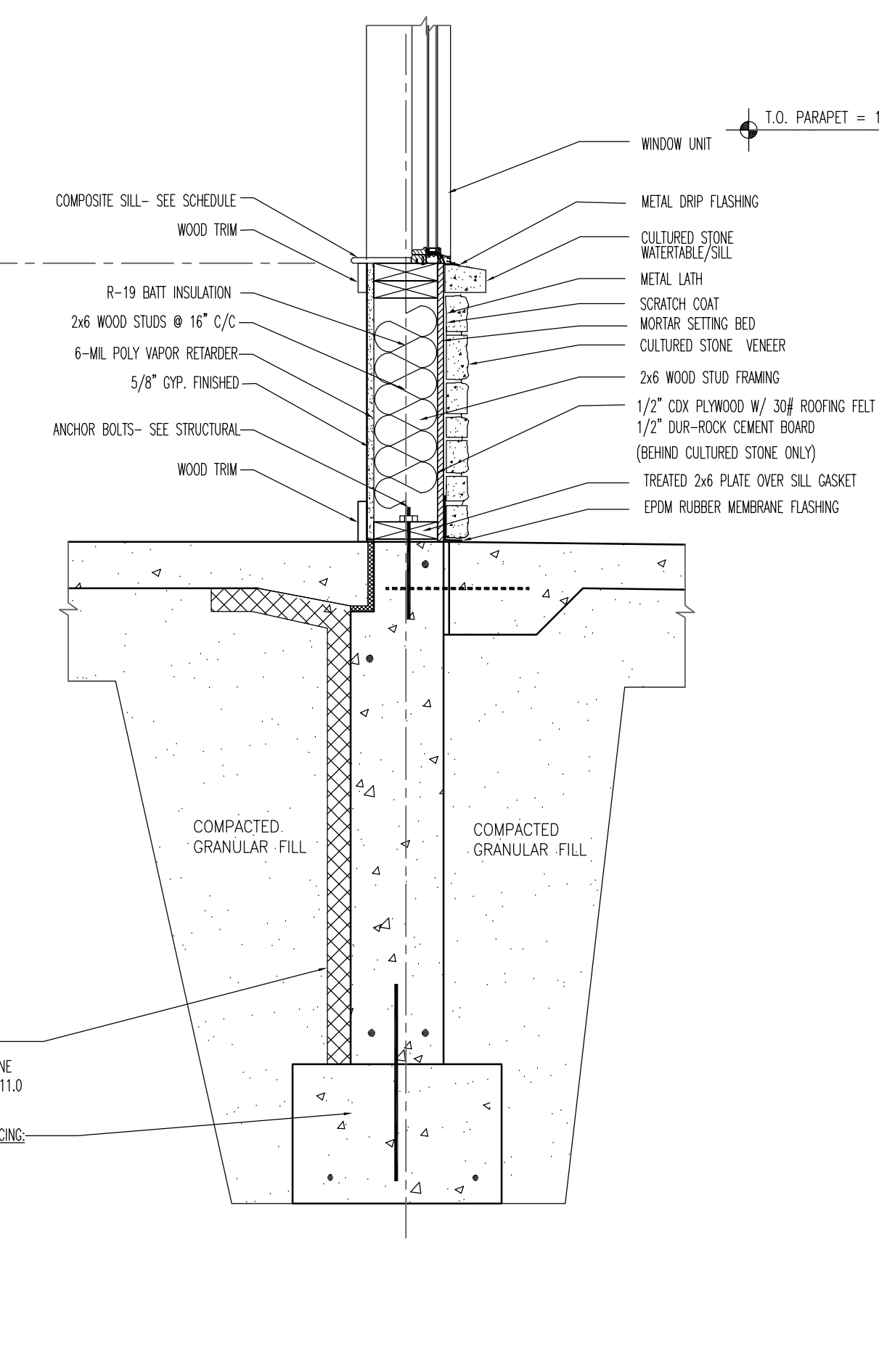
2
A3.7
Detail
1" = 1'-0"



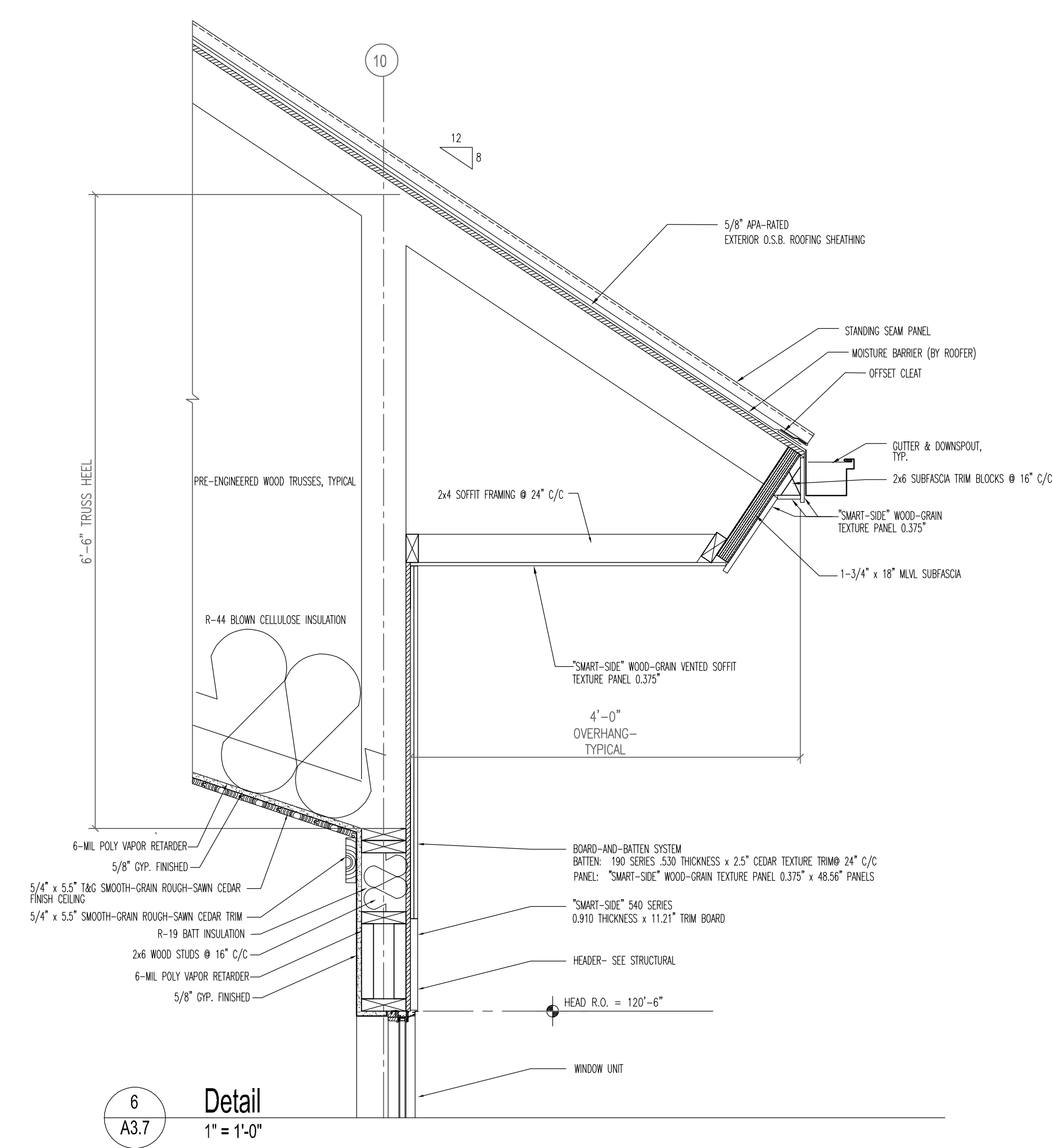
4
A3.7
Detail
1" = 1'-0"



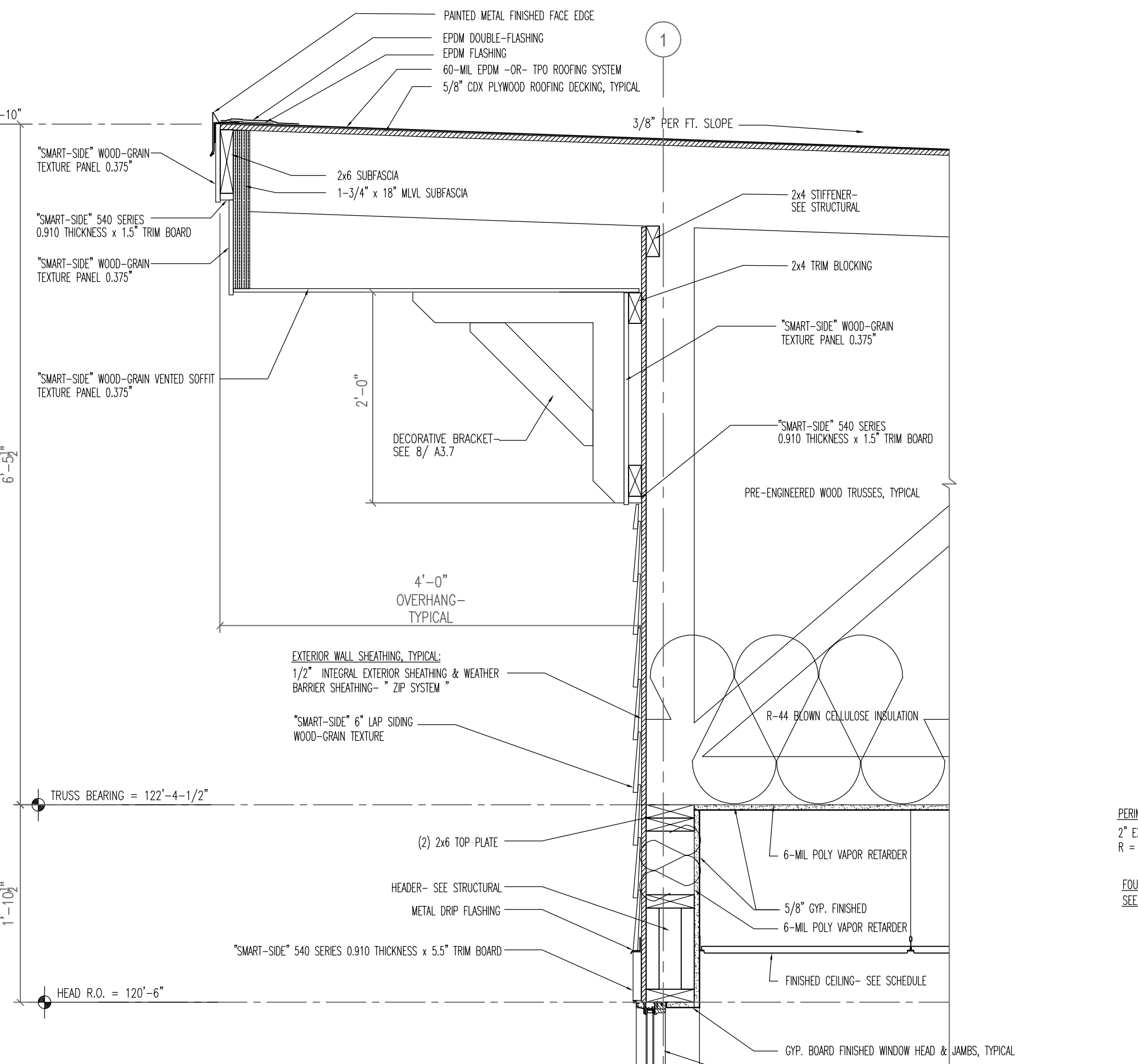
1
A3.7
Detail
1" = 1'-0"



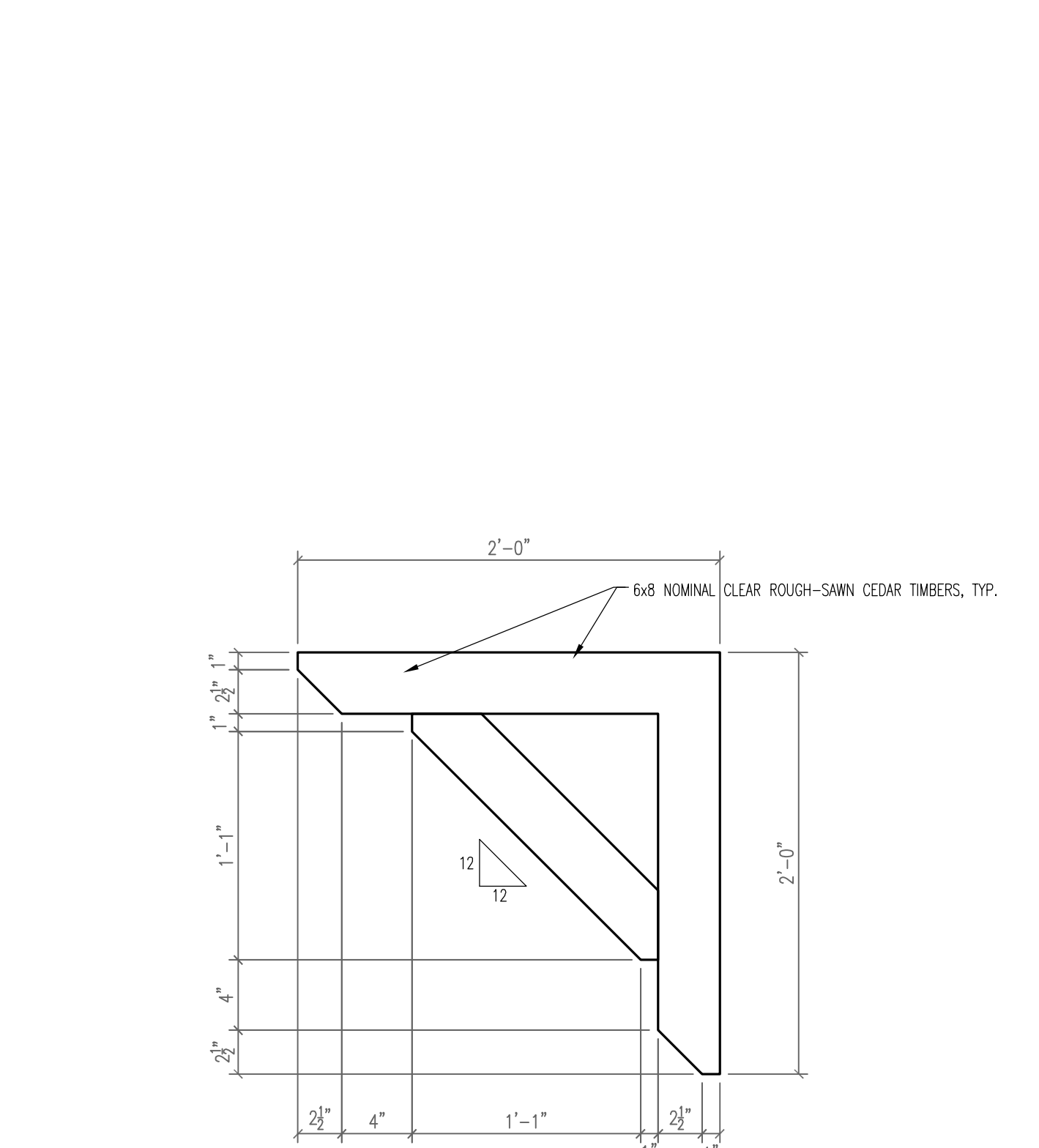
3
A3.7
Detail
1" = 1'-0"



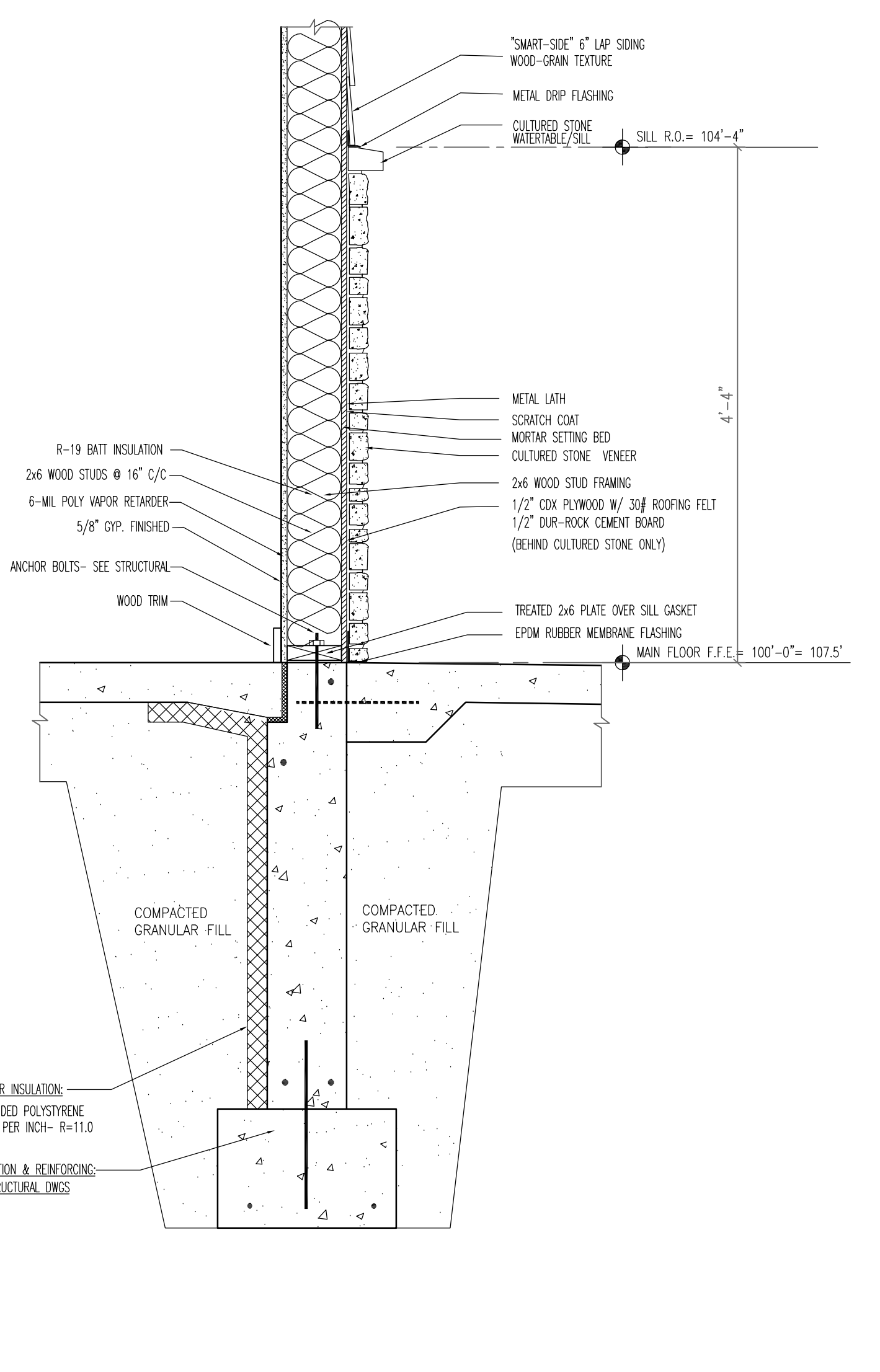
6
A3.7
Detail
1" = 1'-0"



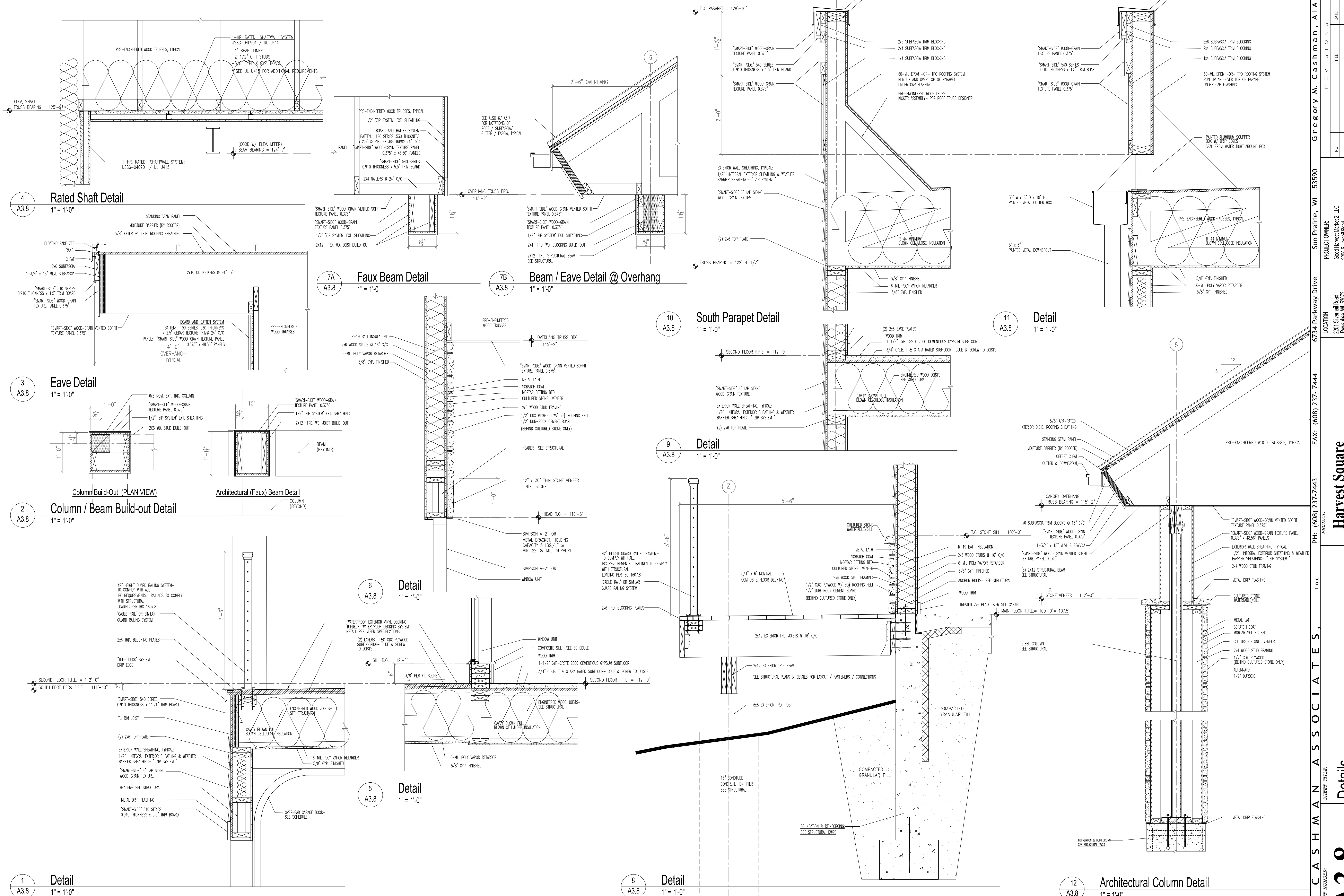
5
A3.7
Detail
1" = 1'-0"



8
A3.7
Decorative Bracket
1-1/2" = 1'-0"



7
A3.7
Detail
1" = 1'-0"



4
A3.8
Rated Shaft Detail
1" = 1'-0"

7A
A3.8
Faux Beam Detail
1" = 1'-0"

7B
A3.8
Beam / Eave Detail @ Overhang
1" = 1'-0"

10
A3.8
South Parapet Detail
1" = 1'-0"

11
A3.8
Detail
1" = 1'-0"

3
A3.8
Eave Detail
1" = 1'-0"

6
A3.8
Detail
1" = 1'-0"

9
A3.8
Detail
1" = 1'-0"

5
A3.8
Detail
1" = 1'-0"

8
A3.8
Detail
1" = 1'-0"

12
A3.8
Architectural Column Detail
1" = 1'-0"

2
A3.8
Column / Beam Build-out Detail
1" = 1'-0"