CIVIL ENGINEER

The Sigma Group

1300 W Canal Street
Milwaukee, WI 53233
414.643.4169 (direct)
414.217.3333 (cell)

STRUCTURAL CONSULTANT

Pierce Engineers Inc.

241 N Broadway Ave.
Milwaukee, WI 53202
414.278.6960
414.278.6061 (fax)

GENERAL CONTRACTOR

Altius Building Co.

14170 W. Greenfield Ave.
Brookfield, WI 53005
262.641.8811
262.641.8818 (fax)

AVENIR Phase 3

Milwaukee, WI

DEVELOPED BY

WANGARD PARTNERS

1200 North Mayfair Road
Wauwatosa, WI 53226

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GENERAL

G000 COVER SHEET & INDEX
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G220 SITE PLAN

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S202 SECOND FLOOR FRAMING PLAN
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CIVIL

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C100 SITE PLAN
C200 GRADING PLAN
C300 UTILITY PLAN
C400 DETAILS
C401 DETAILS
C500 SPECIFICATIONS
C501 SPECIFICATIONS

RENDERING IS REPRESENTATIVE ONLY... SEE DOCUMENTS FOR SPECIFIC DETAILS

CONSTRUCTION DOCUMENTS

AG PROJECT NUMBER: 151902
DATE: 11 JULY 2016

Architecture
A Sense of **Community**

1414 UNDERWOOD AVE. WAUWATOSA, WI 53213 414.431.3131 TEL 414.431.0531 FAX WWW.AGARCH.COM

PLOT PARAMETERS: FILE: K:\151902-LINDEN-LORBA\DWG
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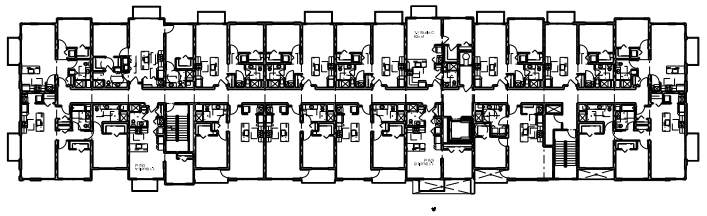
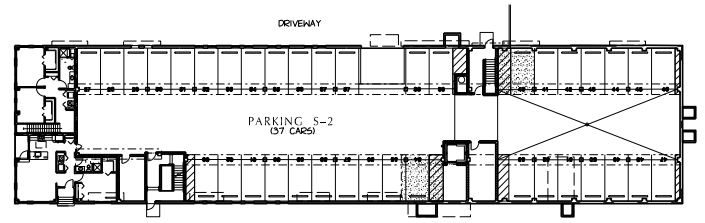
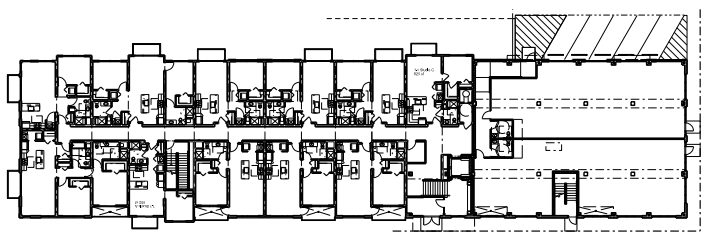


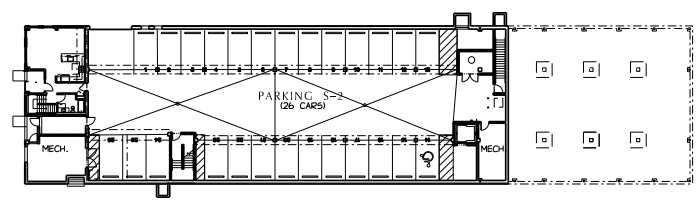
1" = 30'-0" TYPICAL FLOOR PLAN (3RD-5TH FLOORS)



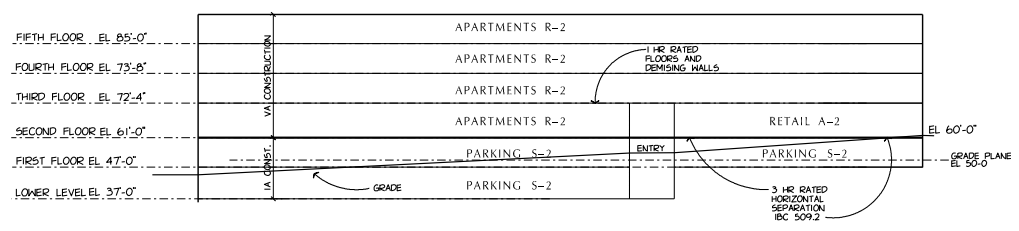
1" = 30'-0" FIRST FLOOR PARKING ELEV: 47'-0"



1" = 30'-0" SECOND FLOOR PLAN ELEV: 61'-0"



1" = 30'-0" LOWER LEVEL PARKING ELEV: 37'-0"



SCHEMATIC SECTION

RESIDENTIAL APARTMENTS

UNIT TYPE	SQ FT	UNITS
1.1 STUDIO A	551	4
1.1 STUDIO B	578	3
1.1 STUDIO C	625	4
1.1 ONE BEDROOM A	739	12
1.1 ONE BEDROOM B	678	15
1.1 ONE BEDROOM C	787	1
1.1 ONE BEDROOM D	706	3
1.1 ONE BEDROOM "TYPE A"	787	1
1.1 ONE BEDROOM CORNER	736	7
2.2 TWO BEDROOM	1018	3
2.2 TWO BEDROOM "TYPE A"	1018	1
2.2 TWO BEDROOM CORNER	1221	7
1.1 ONE BEDROOM FLAT	808	1
2.2 MULTI-LEVEL UNIT	1486	1
TOTAL		63

PARKING

	QUANTITY
LOWER LEVEL-PARKING	26
UPPER LEVEL-PARKING	37
TOTAL	63

STATISTICS		PARKING	RESIDENTIAL APARTMENTS	RETAIL
AREA	SPRINKLERS	NFPA 13	NFPA 13	NFPA 13
	LOWER LEVEL	10,318	710	0
	FIRST FLOOR	13,813	1,584	0
	SECOND FLOOR	0	10,346	4,897
	THIRD FLOOR	0	15,163	0
	FOURTH FLOOR	0	15,163	0
	FIFTH FLOOR	0	15,163	0
	TOTAL	24,161	58,129	4,897
APPLICABLE CODES		WISCONSIN ENDOLITH COMMERCIAL BLDG. CODE 2009 BASED ON IBC 2009	WISCONSIN ENDOLITH COMMERCIAL BLDG. CODE 2009 BASED ON IBC 2009	WISCONSIN ENDOLITH COMMERCIAL BLDG. CODE 2009 BASED ON IBC 2009
OCCUPANCY		S-2 UNDERGROUND PARKING	R-2 RESIDENTIAL APARTMENTS	B-2 RETAIL (MERCANTILE)
CONSTRUCTION TYPE		2-A, NON-COMBUSTIBLE PROTECTED	5-A, COMBUSTIBLE PROTECTED	5-A, COMBUSTIBLE PROTECTED
CORRIDOR PROTECTION		0 HOUR	1 HOUR	
DWELLING UNIT SEPARATION		N/A	1 HOUR	1 HOUR
BEARING WALL RATING		3 HOUR	1 HOUR	1 HOUR
FLOOR RATING		2 HOUR	1 HOUR (2 HOUR @ PARKING)	1 HOUR
ROOF RATING		1 1/2 HOUR	1 HOUR	N/A

TOTAL AREA OF ALL LEVELS 91,990 SQ. FT.
TOTAL AREA OF FOOTPRINT 15,106 SQ. FT.

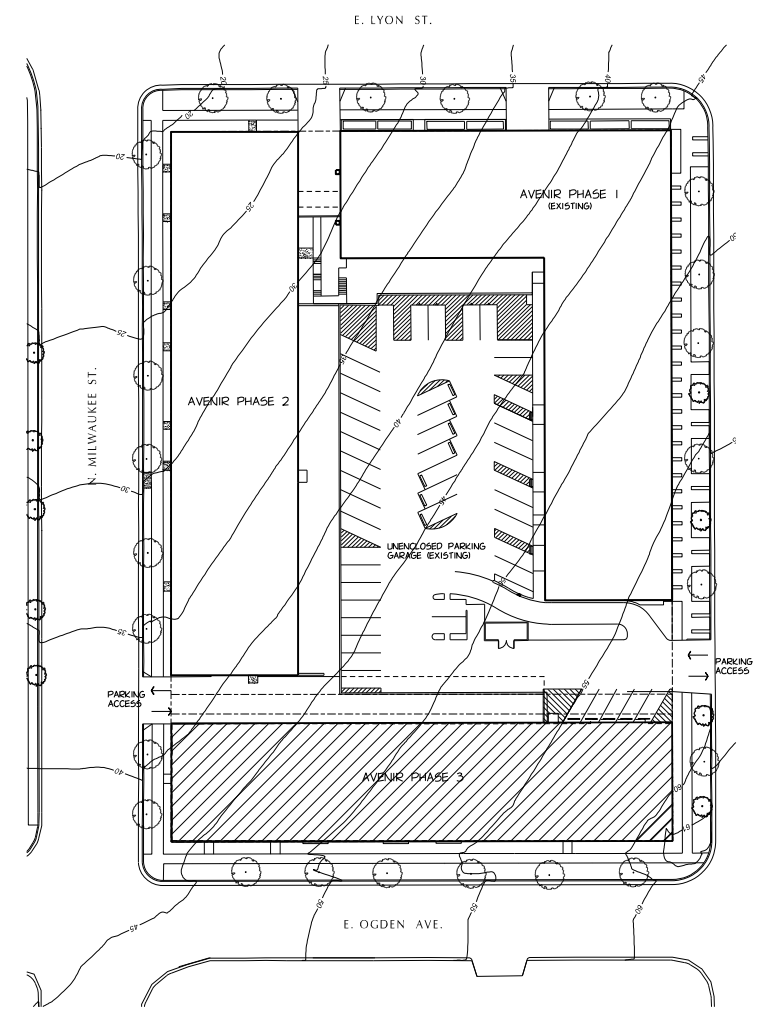
SQUARE FOOTAGES ARE BASED ON THE FOLLOWING:

UNIT SQUARE FOOTAGES ARE TAKEN FROM THE EXTERIOR FACE OF THE EXTERIOR FRAME WALL TO THE COMMON FACE OF THE COMMON WALL AND FROM UNIT CENTERLINE TO UNIT CENTERLINE

BUILDING SQUARE FOOTAGES ARE TAKEN TO THE EXTERIOR FACE OF THE EXTERIOR WALL.

STAIR AND ELEVATOR SHAFTS ARE INCLUDED.

PATIOS, BALCONIES, PORTE-COCHERE AND SIMILAR EXTERIOR SPACES ARE NOT INCLUDED.



1"=40'-0" SITE PLAN

CODE COMPLIANCE & PLAN LAYOUT INFORMATION

G110

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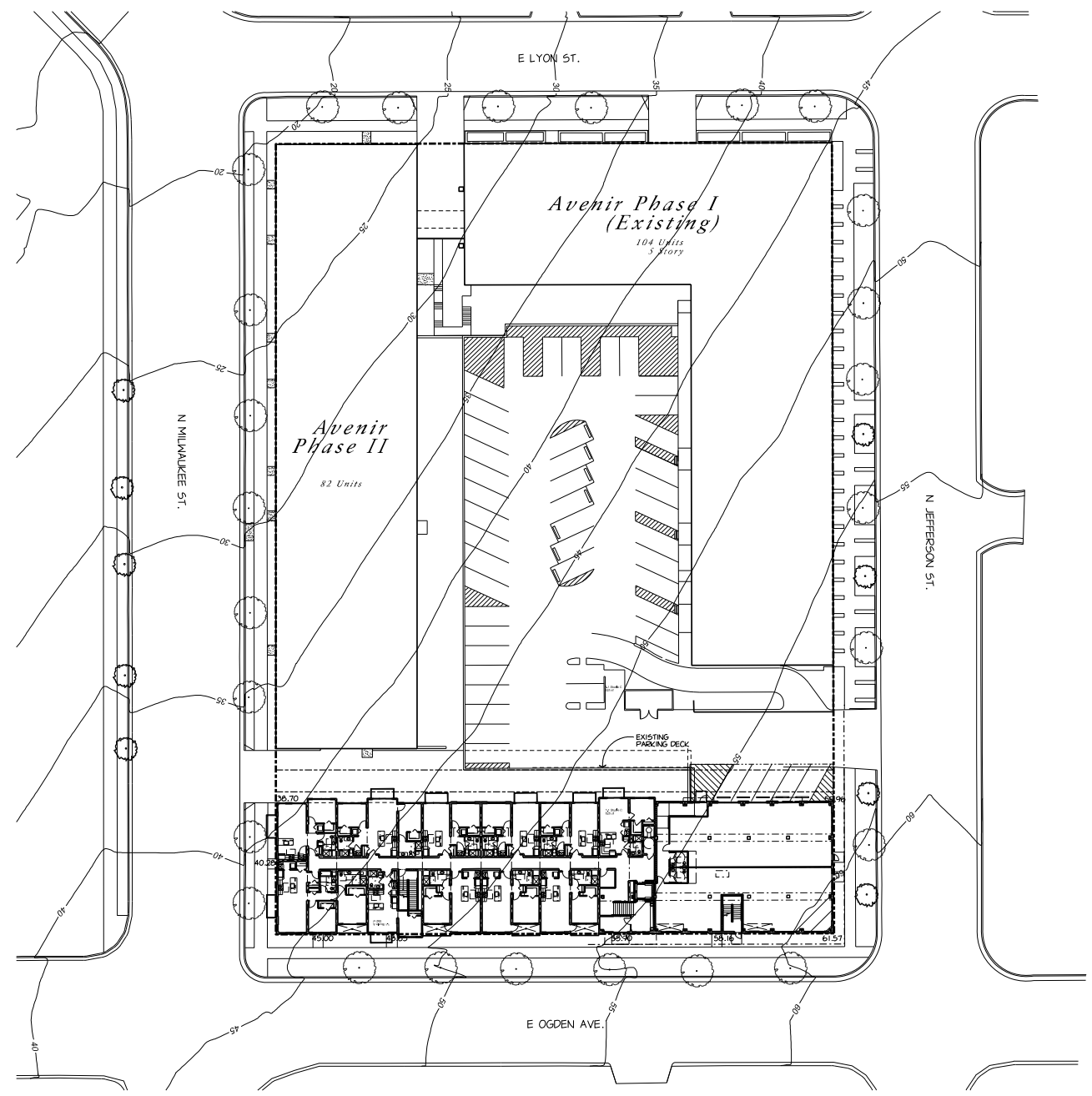
PROJECT
151902
SHEET NO.



1″ = 30′–0″ SITE PLAN

G220

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DRN

DATE
11 JULY 2016

PROJECT
151902

SHEET NO.

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MODEL: PLOT SHEET
PLOT SCALE: 1.00 = 1 IN.
LAST SAVED: 9-5-2016

FLOOR PLAN GENERAL NOTES:

DIMENSIONS @ EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW.

UPPER FLOOR EXTERIOR DIMENSIONS ARE TO THE FACE OF MASONRY BELOW. ALIGN FRAMING w/ FRAMING BELOW.

ALL OTHER DIMENSIONS ARE TO FACE OF STUD

VERIFY ALL ROUGH & MASONRY OPENINGS W/ APPROVED SHOP DRAWINGS

- INDICATES 1-HR WALL
- INDICATES 2-HR WALL
- INDICATES 3-HR WALL
- INDICATES 4-HR WALL

FIRE RATED WALL CONSTRUCTION MUST RUN CONTINUOUS BEHIND TUBS, SHOWERS, ETC.

X - X * DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE @ TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.

X - X ** PLUS OR MINUS - FOR REFERENCE ONLY

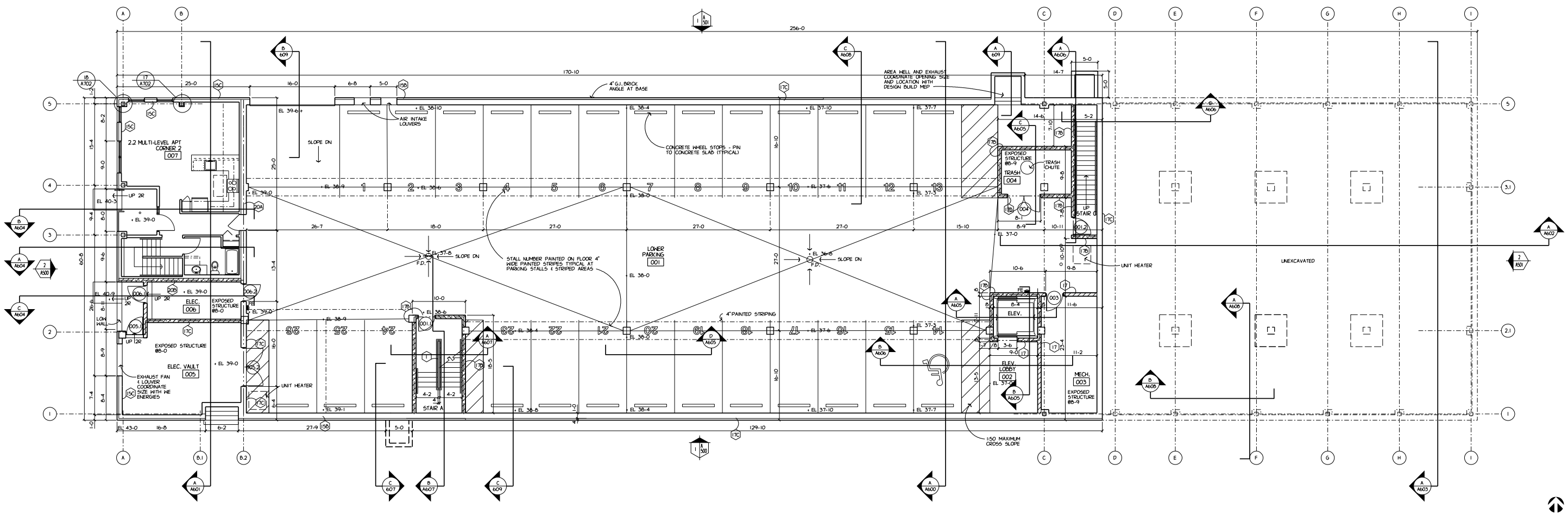
1/4" PLANS		SHEET X
DOOR SCHEDULE	◯	SHEET X
ROOM FINISH SCHEDULE		SHEET X
WALL TYPES	⬡	SHEET AT300
WINDOW SCHEDULE	⬡	SHEET X

19 19B	2x2 STUD
23B	1 5/8" METAL STUD
9 8 7 6 2 1	2x4 STUD
9A 13A 14A 19A 19B	
26 23A 22 21A 20C 20B 20A 15C	3 5/8" METAL STUD
10 8A 7A 6B 6A 2A 1A	2x6 STUD
13 14 19C 23	
26A 25 24 22A 21	6" METAL STUD
10A 8B	2x8 STUD
22B	8" METAL STUD
26B 26A 28	(2) 2x4 or 2x6 METAL STUDS W/ 1/4" SPACE
5B 5A 5	(2) 2x4 or 2x6 STUDS W/ 1/4" SPACE

FEC - FIRE EXTINGUISHER w/ RECESSED CABINET - SECTION 10522, SEE DETAIL 15/A700.

FE - FIRE EXTINGUISHER w/ BRACKET, SURFACE MOUNTED SECTION 10522

M.O. - MASONRY OPENINGS - VERIFY W/ WINDOW/DOOR SUPPLIER



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DRN

DATE
11 JULY 2016

PROJECT
151902

SHEET NO.

1/8" BASEMENT PLAN A200

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FLOOR PLAN GENERAL NOTES:

DIMENSIONS @ EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING, ALIGN WITH FOUNDATION WALL BELOW.

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ALL OTHER DIMENSIONS ARE TO FACE OF STUD

VERIFY ALL ROUGH & MASONRY OPENINGS W/ APPROVED SHOP DRAWINGS

INDICATES 1-HR WALL

INDICATES 2-HR WALL

INDICATES 3-HR WALL

INDICATES 4-HR WALL

FIRE RATED WALL CONSTRUCTION MUST RUN CONTINUOUS BEHIND TUBS, SHOWERS, ETC.

X - X * DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE @ TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.

X - X ** PLUS OR MINUS - FOR REFERENCE ONLY

1/4" PLANS		SHEET X
DOOR SCHEDULE	○	SHEET X
ROOM FINISH SCHEDULE		SHEET X
WALL TYPES	⬡	SHEET A7.300
WINDOW SCHEDULE	⬡	SHEET X

19 19B 2x2 STUD

23B 1 5/8" METAL STUD

9 8 7 6 2 1 2x4 STUD

9A 13A 14A 19A 19B

26 23A 22 21A 20C 20B 20A 15C 3 5/8" METAL STUD

10 8A 7A 6B 6A 2A 1A 2x6 STUD

13 14 19C 23

26A 25 24 22A 21 6" METAL STUD

10A 8B 2x8 STUD

22B 8" METAL STUD

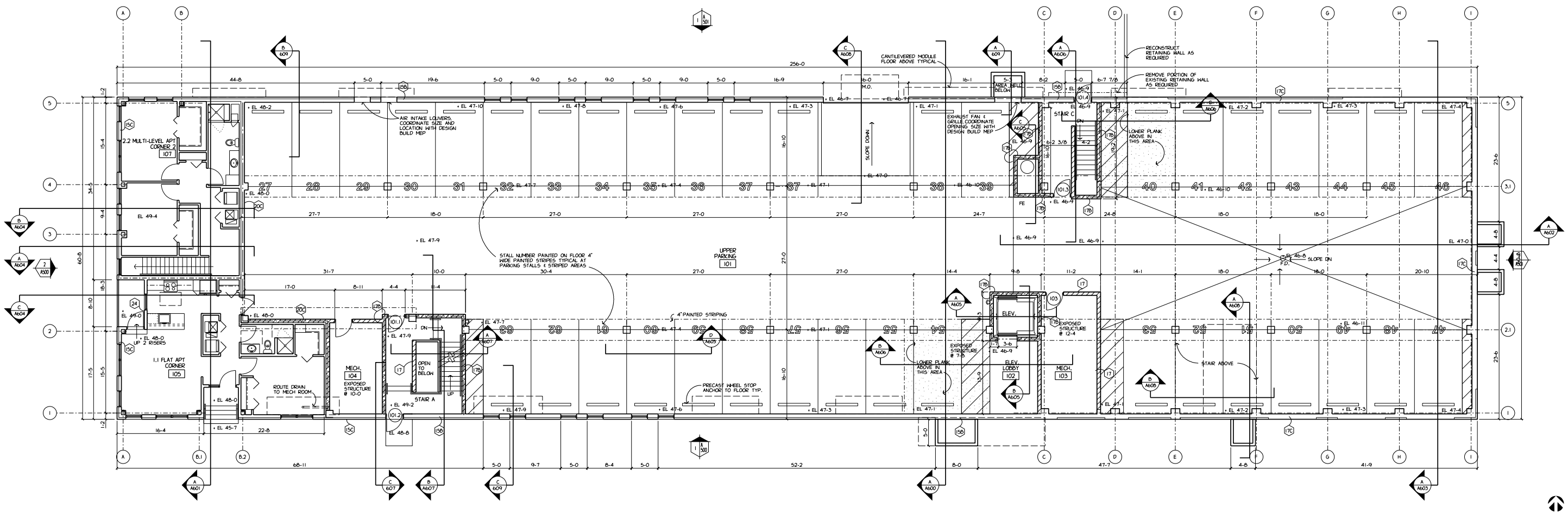
28B 28A 2B (2)2x4 or 2x6 METAL STUDS W/ 1/4" SPACE

5B 5A 5 (2)2x4 or 2x6 STUDS W/ 1/4" SPACE

FEC - FIRE EXTINGUISHER w/ RECESSED CABINET - SECTION 10522, SEE DETAIL 15/A7.00.

FE - FIRE EXTINGUISHER w/ BRACKET, SURFACE MOUNTED SECTION 10522

M.O. - MASONRY OPENINGS - VERIFY W/ WINDOW/DOOR SUPPLIE



1/8" FIRST FLOOR PLAN A201

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DATE 11 JULY 2016
PROJECT 151902
SHEET NO.

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PLOTTED BY: DRN

FLOOR PLAN GENERAL NOTES:

DIMENSIONS @ EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW.

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VERIFY ALL ROUGH & MASONRY OPENINGS W/ APPROVED SHOP DRAWINGS

INDICATES 1-HR WALL

INDICATES 2-HR WALL

INDICATES 3-HR WALL

INDICATES 4-HR WALL

FIRE RATED WALL CONSTRUCTION MUST RUN CONTINUOUS BEHIND TUBS, SHOWERS, ETC.

X - X * DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE @ TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.

X - X ** PLUS OR MINUS - FOR REFERENCE ONLY

1/4" PLANS		SHEET X
DOOR SCHEDULE	○	SHEET X
ROOM FINISH SCHEDULE		SHEET X
WALL TYPES	⬡	SHEET AT300
WINDOW SCHEDULE	⬡	SHEET X

19 9B 2x2 STUD

23B 1 5/8" METAL STUD

9 8 7 6 2 1 9A 13A 14A 19A 19B 2x4 STUD

26 23A 22 21A 20C 20B 20A 15C 3 5/8" METAL STUD

10 8A 7A 6B 6A 2A 1A 13 14 19C 23 2x6 STUD

26A 25 24 22A 21 6" METAL STUD

10A 8B 2x8 STUD

22B 8" METAL STUD

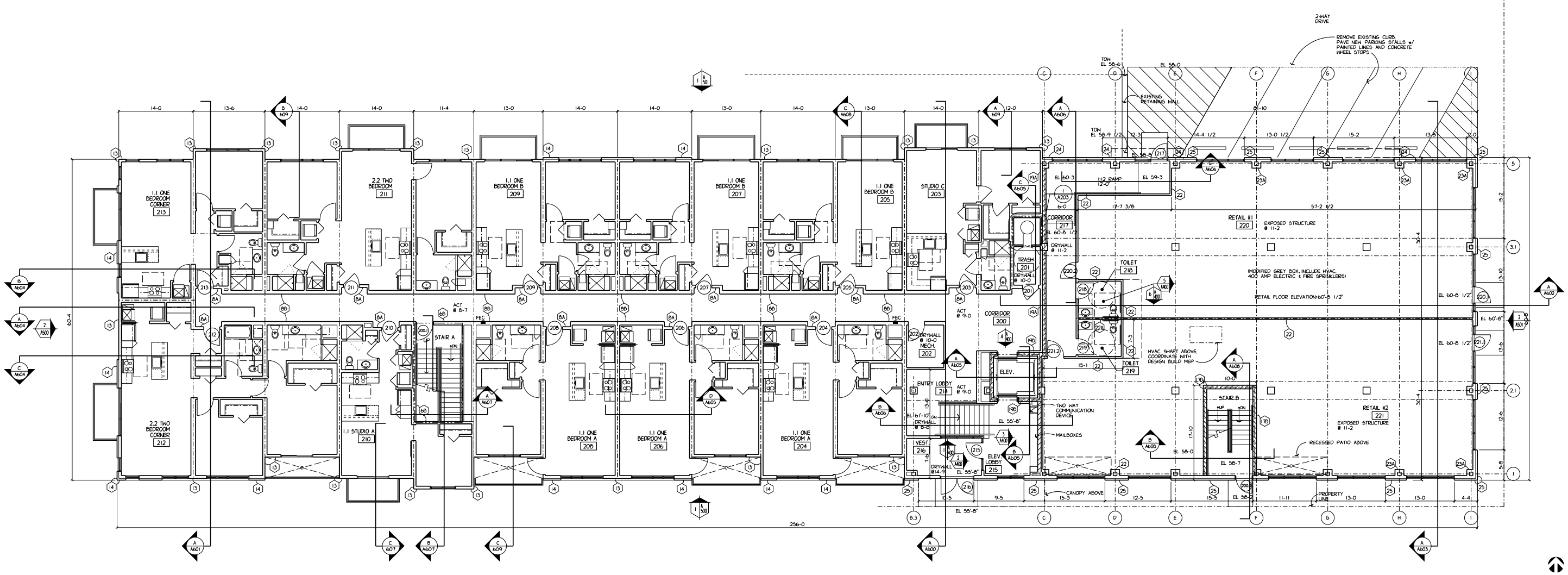
20B 20A 2B (2)2x4 or 2x6 METAL STUDS W/ 1/4" SPACE

5B 5A 5 (2)2x4 or 2x6 STUDS W/ 1/4" SPACE

FEC - FIRE EXTINGUISHER w/ RECESSED CABINET - SECTION 10522 SEE DETAIL 15/A700.

FE - FIRE EXTINGUISHER w/ BRACKET, SURFACE MOUNTED SECTION 10522

M.O. - MASONRY OPENINGS - VERIFY W/ WINDOW/DOOR SUPPLIER



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DATE *11 JULY 2016*

PROJECT *151902*

SHEET NO.

1/8" SECOND FLOOR PLAN A202

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PLOT SCALE: 1.0000 PLOT DATE: 7/11/2016 1 IN.
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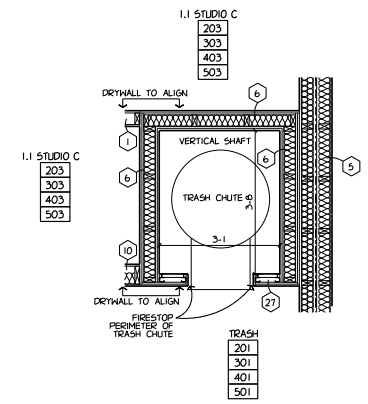

TRASH CHUTE

1/2" = 1'

1 / A203

FLOOR PLAN GENERAL NOTES:

DIMENSIONS @ EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING, ALIGN WITH FOUNDATION WALL BELOW.

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ALL OTHER DIMENSIONS ARE TO FACE OF STUD

VERIFY ALL ROUGH & MASONRY OPENINGS W/ APPROVED SHOP DRAWINGS

INDICATES 1-HR WALL

INDICATES 2-HR WALL

INDICATES 3-HR WALL

INDICATES 4-HR WALL

FIRE RATED WALL CONSTRUCTION MUST RUN CONTINUOUS BEHIND TUBS, SHOWERS, ETC.

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X - X ** PLUS OR MINUS - FOR REFERENCE ONLY

1/4" PLANS		SHEET X
DOOR SCHEDULE	○	SHEET X
ROOM FINISH SCHEDULE		SHEET X
WALL TYPES	⬡	SHEET AT300
WINDOW SCHEDULE	⬡	SHEET X

19 19B 2x2 STUD

23B 1 5/8" METAL STUD

9 8 7 6 2 1 9A 13A 14A 19A 19B 2x4 STUD

26 23A 22 21A 20C 20B 20A 15C 3 5/8" METAL STUD

10 8A 7A 6B 6A 2A 1A 13 14 19C 23 2x6 STUD

26A 25 24 22A 21 6" METAL STUD

10A 8B 2x8 STUD

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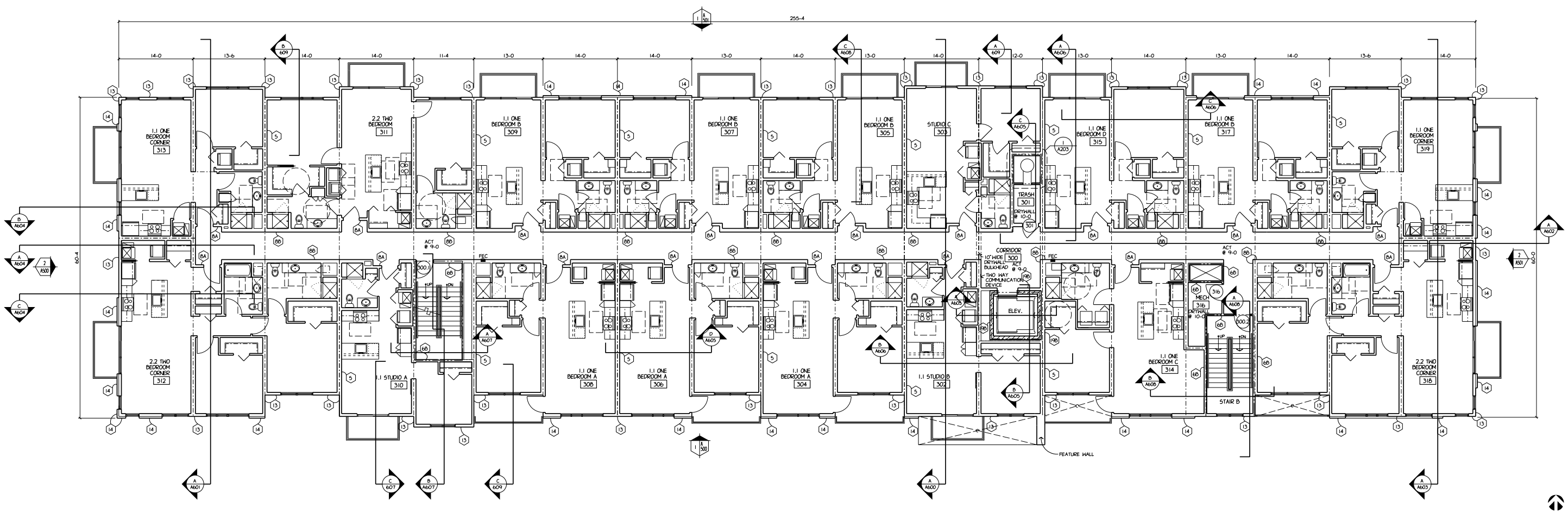

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DATE
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SHEET NO.
A203

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1/8" THIRD FLOOR PLAN

PLOT PARAMETERS: FILE: K:\151902\CADDATA\A203.DGN
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USING: DATA FILE: K:\DRAWINGS\PLOT STANDARDS\CTB\AGPLOT_PL.CTB
MODEL: PLOT SHEET
LAST SAVED: 7/11/2016
LAST PLOTTED: 7/11/2016

FLOOR PLAN GENERAL NOTES:

DIMENSIONS @ EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW.

UPPER FLOOR EXTERIOR DIMENSIONS ARE TO THE FACE OF MASONRY BELOW. ALIGN FRAMING w/ FRAMING BELOW.

ALL OTHER DIMENSIONS ARE TO FACE OF STUD

VERIFY ALL ROUGH & MASONRY OPENINGS W/ APPROVED SHOP DRAWINGS

INDICATES 1-HR WALL

INDICATES 2-HR WALL

INDICATES 3-HR WALL

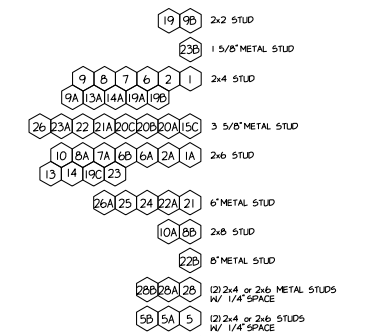
INDICATES 4-HR WALL

FIRE RATED WALL CONSTRUCTION MUST RUN CONTINUOUS BEHIND TUBS, SHOWERS, ETC.

X - X * — DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE @ TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.

X - X ** — PLUS OR MINUS - FOR REFERENCE ONLY

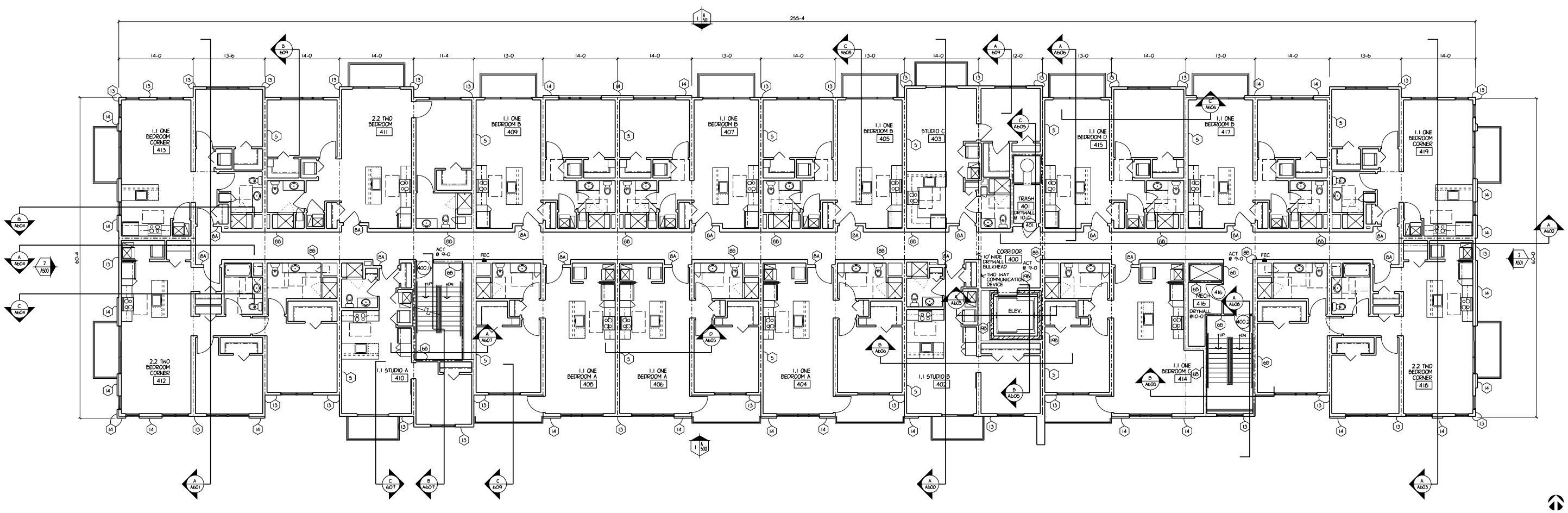
1/4" PLANS		SHEET X
DOOR SCHEDULE	◯	SHEET X
ROOM FINISH SCHEDULE		SHEET X
WALL TYPES	⬡	SHEET AT300
WINDOW SCHEDULE	⬡	SHEET X



FEC - FIRE EXTINGUISHER w/ RECESSED CABINET - SECTION 10522. SEE DETAIL 15/A700.

FE - FIRE EXTINGUISHER w/ BRACKET, SURFACE MOUNTED SECTION 10522

M.O. - MASONRY OPENINGS - VERIFY W/ WINDOW/DOOR SUPPLIER



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DRAWN BY
DRN

DATE
11 JULY 2016

PROJECT
151902

SHEET NO.

1/8" FOURTH FLOOR PLAN A204

PLOT PARAMETERS — FILE: K:\151902\CAD\DGN\A204.DGN
PLOTTED BY: Dan Hanna — PLOT SCALE: 1:1.0000
USING: DPI_PLTR_K:\SHARED\SPACE STANDARDS\PLTCFG\DPI_PL.TCFG
MODEL: PLOT SHEET
LAST SAVED: 7/8/2016
LAST PLOTTED: 7/8/2016

FLOOR PLAN GENERAL NOTES:

DIMENSIONS @ EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING, ALIGN WITH FOUNDATION WALL BELOW.

UPPER FLOOR EXTERIOR DIMENSIONS ARE TO THE FACE OF MASONRY BELOW. ALIGN FRAMING w/ FRAMING BELOW.

ALL OTHER DIMENSIONS ARE TO FACE OF STUD

VERIFY ALL ROUGH & MASONRY OPENINGS W/ APPROVED SHOP DRAWINGS

INDICATES 1-HR WALL

INDICATES 2-HR WALL

INDICATES 3-HR WALL

INDICATES 4-HR WALL

FIRE RATED WALL CONSTRUCTION MUST RUN CONTINUOUS BEHIND TUBS, SHOWERS, ETC.

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X - X ** PLUS OR MINUS - FOR REFERENCE ONLY

1/4" PLANS		SHEET X
DOOR SCHEDULE	◯	SHEET X
ROOM FINISH SCHEDULE		SHEET X
WALL TYPES	⬡	SHEET A7.300
WINDOW SCHEDULE	⬡	SHEET X

19 9B 2x2 STUD

23B 1 5/8" METAL STUD

9 8 7 6 2 1 2x4 STUD

9A 13A 14A 19A 19B

26 23A 22 21A 20C 20B 20A 15C 3 5/8" METAL STUD

10 8A 7A 6B 6A 2A 1A 2x6 STUD

13 14 19C 23

26A 25 24 22A 21 6" METAL STUD

10A 8B 2x8 STUD

22B 8" METAL STUD

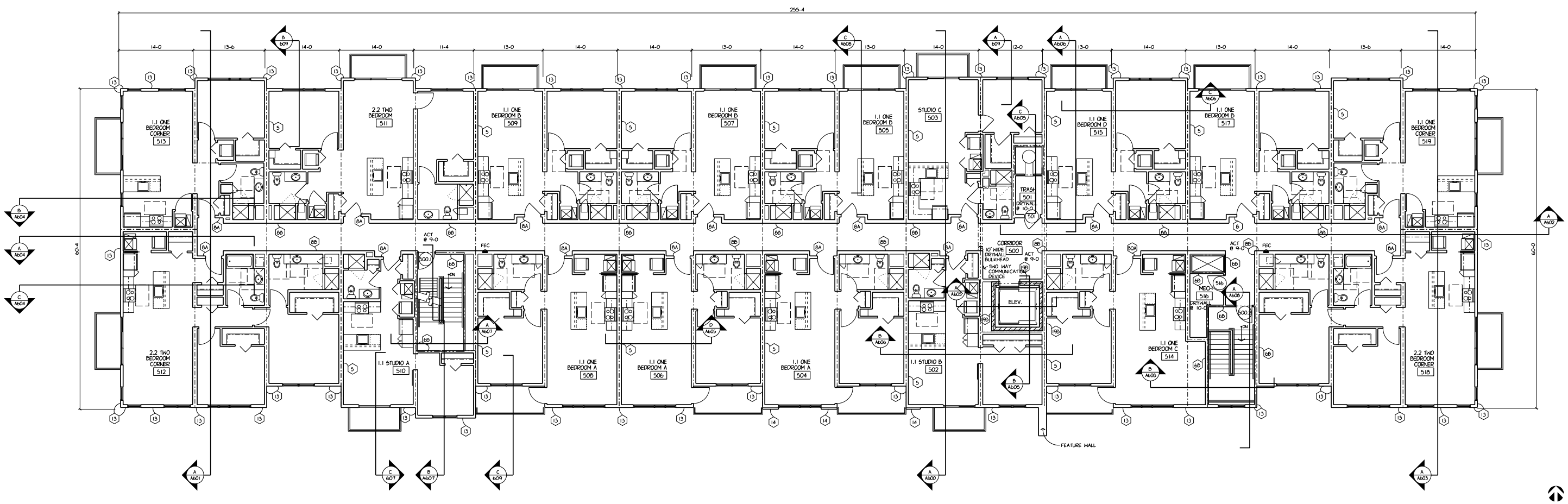
28B 28A 2B (2) 2x4 or 2x6 METAL STUDS W/ 1/4" SPACE

5B 5A 5 (2) 2x4 or 2x6 STUDS W/ 1/4" SPACE

FEC - FIRE EXTINGUISHER w/ RECESSED CABINET - SECTION 10522, SEE DETAIL 15/A700.

FE - FIRE EXTINGUISHER w/ BRACKET, SURFACE MOUNTED SECTION 10522

M.O. - MASONRY OPENINGS - VERIFY W/ WINDOW/DOOR SUPPLIER



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DRN

DATE
11 JULY 2016

PROJECT
151902

SHEET NO.
A205

1/8" FIFTH FLOOR PLAN

PLOT PARAMETERS: FILE: K:\151902\CAD\DGN\A205.DGN
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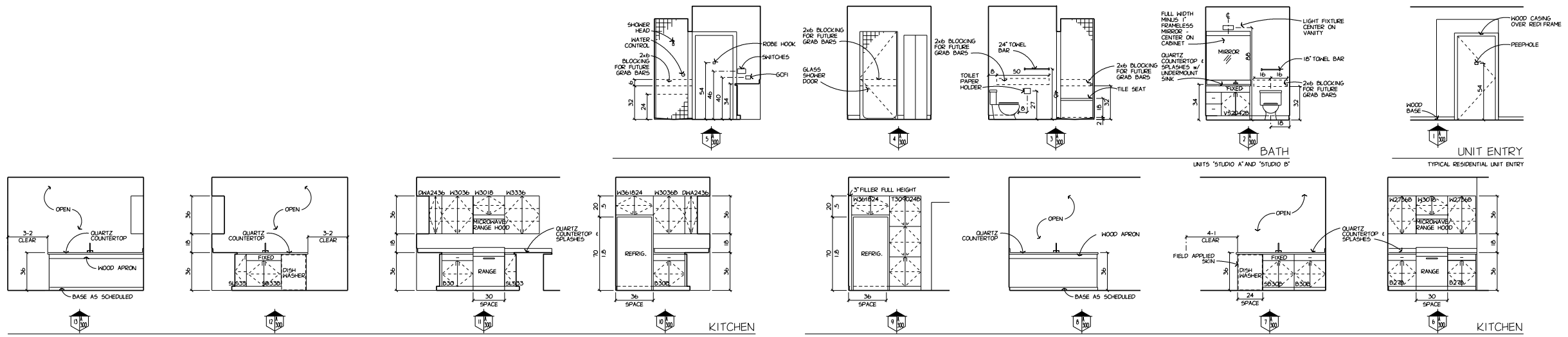

UNIT PLANS GENERAL NOTES:

DIMENSIONS @ EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW

ALL OTHER DIMENSIONS ARE TO FACE OF STUD.

VERIFY ALL ROUGH & MASONRY OPENINGS w/ APPROVED SHOP DRAWINGS.

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FIRE RATED WALL CONSTRUCTION MUST RUN CONTINUOUS BEHIND TUBS, SHOWERS, ETC.

PROVIDE SILICONE SEALANT AT FULL PERIMETER OF TOILET, SHOWER/TUB AND VANITY TOP - TYPICAL.

FIELD VERIFY ALL TOPS, MIRRORS AND CABINETRY DIMENSIONS.

PROVIDE BASE SHOE AT ALL BASE & CABINETRY w/ VANYL WOOD OR CERAMIC FLOORING.

VERIFY WALL CONSTRUCTION w/ WALL TYPE

ALL DISTRIBUTION PANELS TO BE PAINTED TO MATCH WALLS.

SOFFITS THAT ARE NOT SHOWN TO ALIGN WITH ENDS OF WALLS TO BE ONLY AS WIDE AS REQUIRED TO CONCEAL DUCT.

DOOR SCHEDULE	SHEET	X
ROOM FINISH SCHEDULE	SHEET	X
WALL TYPES	SHEET	A7.300
WINDOW SCHEDULE	SHEET	A5.00

9 8 7 6 2 1 — 2x4 STUD
9A 13A 14A 19A 19B

26 23A 22 21A 20C 20B 20A 15C — 3 5/8" METAL STUD

10 8A 7A 6B 6A 2A 1A — 2x6 STUD
13 14 19C 23

26A 25 24 22A 21 — 6" METAL STUD

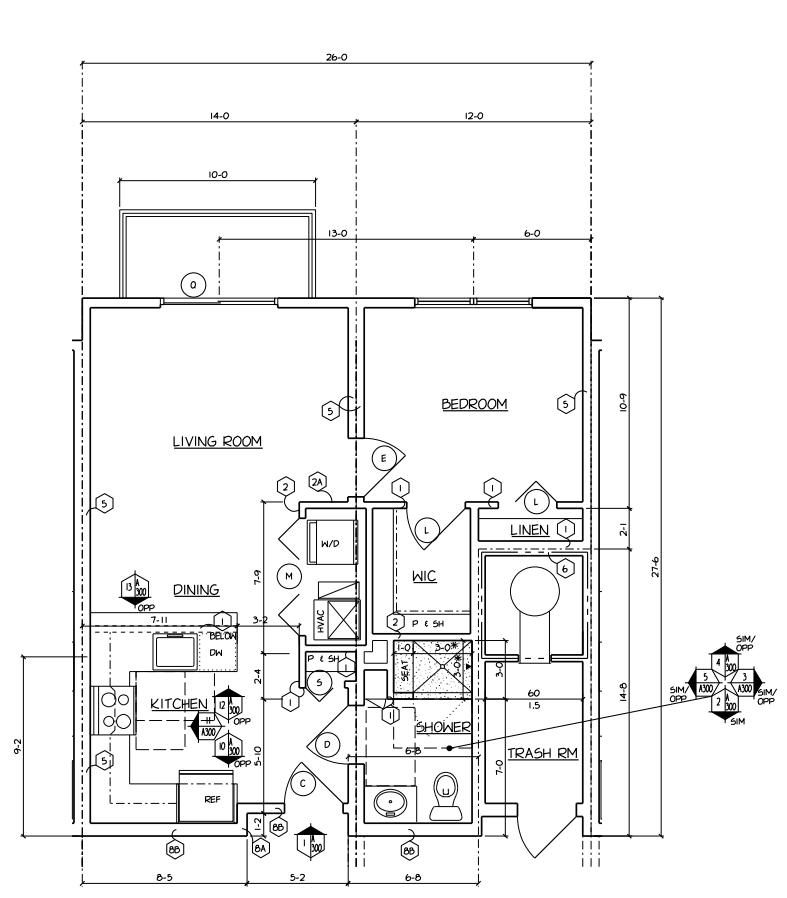
10A 8B — 2x8 STUD

22B — 8" METAL STUD

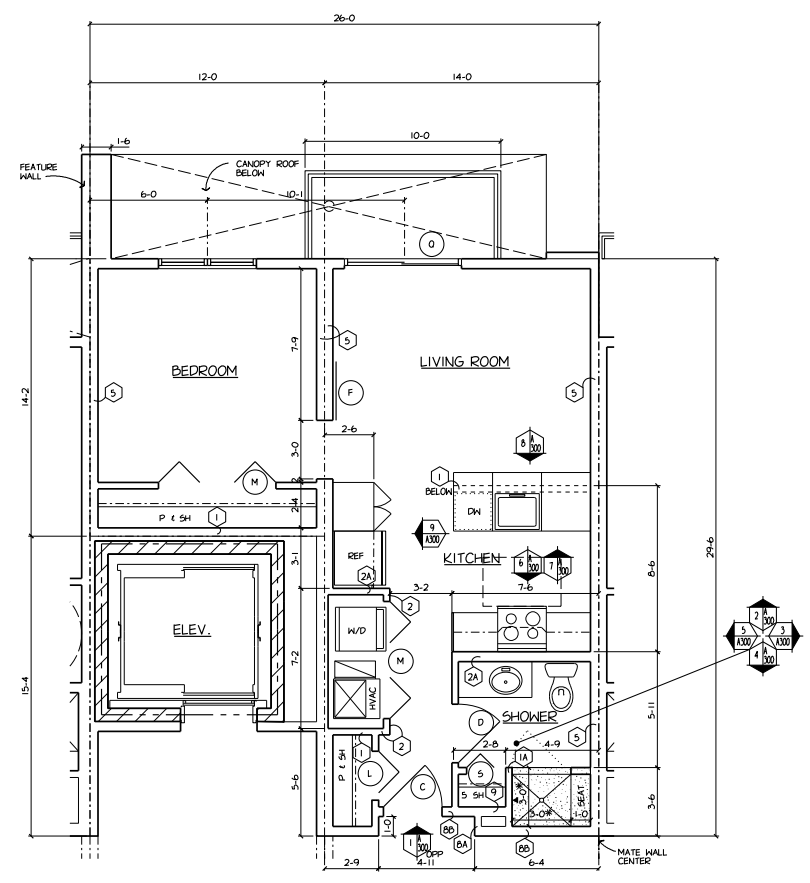
20B 20A 28 — (2) 2x4 or 2x6 METAL STUDS W/ 1/4" SPACE

5B 5A 5 — (2) 2x4 or 2x6 STUDS W/ 1/4" SPACE

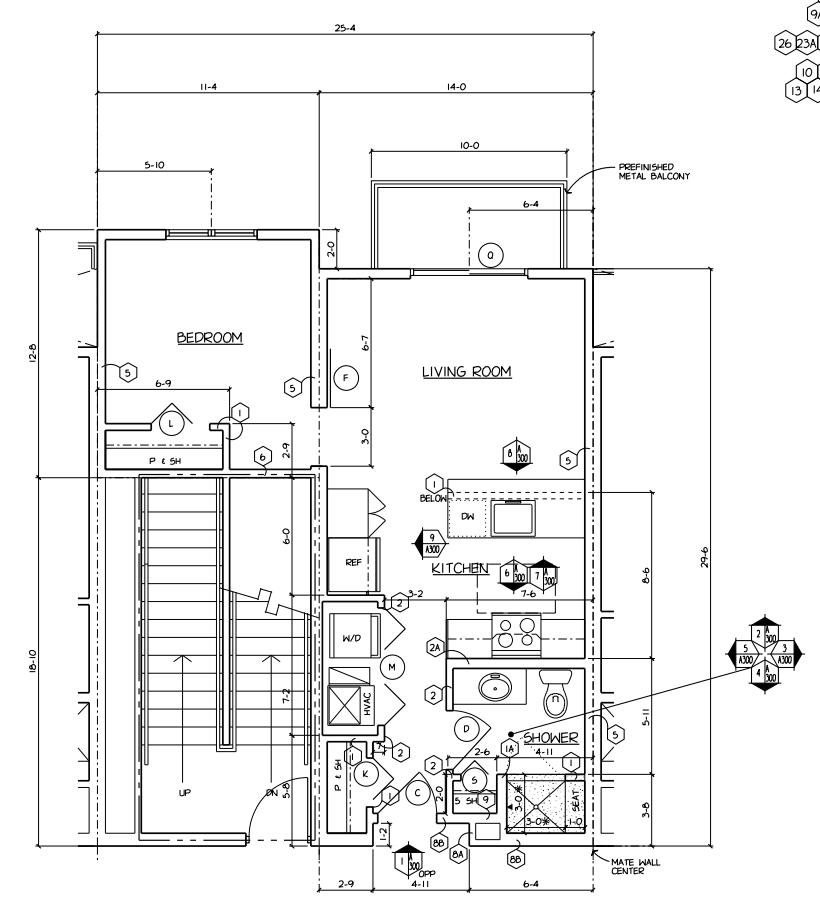
INDICATES DROPPED SOFFIT TO X'-X"



1.1 STUDIO C
AREA = 625 SF
UNITS: 203, 303, 403, 503



1.1 STUDIO B
AREA = 578 SF
UNITS: 302, 402, 502



1.1 STUDIO A
AREA = 551 SF
UNITS: 210, 310, 410, 510

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DRN

DATE
11 JULY 2016

PROJECT
151902

SHEET NO.

1/4" UNIT PLANS A300

PLOT PARAMETERS: FILE: R:\151902\CADDATA\DWG\A300.DWG
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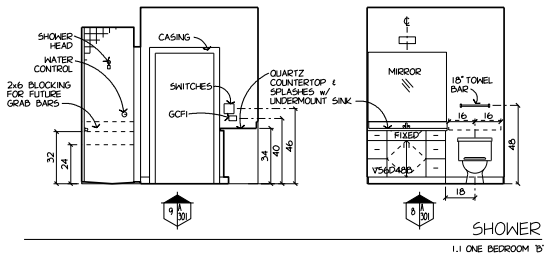
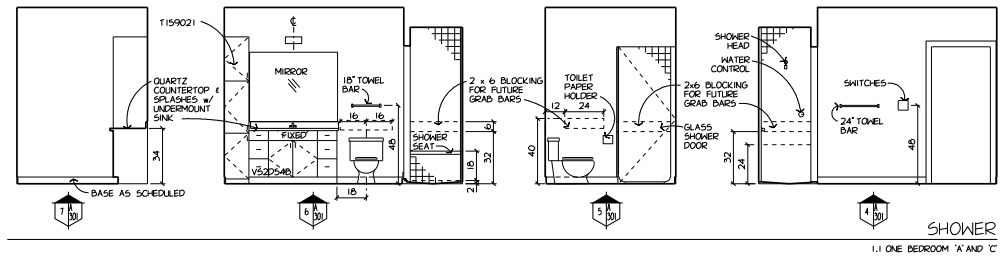
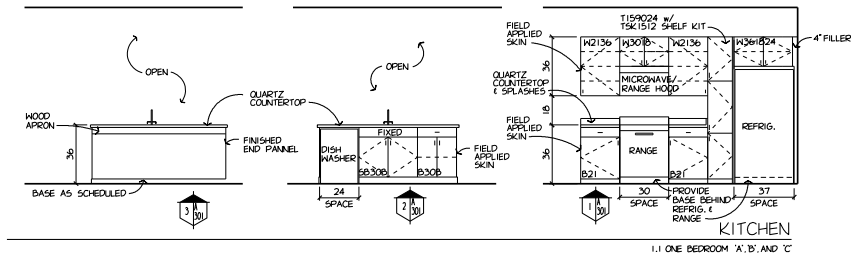


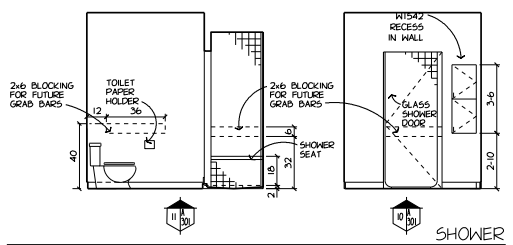
1.1 ONE BEDROOM 'B'



1.1 ONE BEDROOM 'A' AND 'C'



1.1 ONE BEDROOM 'A', 'B', AND 'C'



1.1 ONE BEDROOM 'B'

UNIT PLANS GENERAL NOTES:

DIMENSIONS @ EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW

ALL OTHER DIMENSIONS ARE TO FACE OF STUD.

VERIFY ALL ROUGH & MASONRY OPENINGS w/ APPROVED SHOP DRAWINGS.

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DOOR SCHEDULE	SHEET X
ROOM FINISH SCHEDULE	SHEET X
WALL TYPES	SHEET AT300
WINDOW SCHEDULE	SHEET A500

9 8 7 6 2 1 — 2x4 STUD

9A 13A 14A 19A 19B

26 23A 22 21A 20C 20B 20A 15C — 3 5/8" METAL STUD

10 8A 7A 6B 6A 2A 1A — 2x6 STUD

13 14 19C 23

26A 25 24 22A 21 — 6" METAL STUD

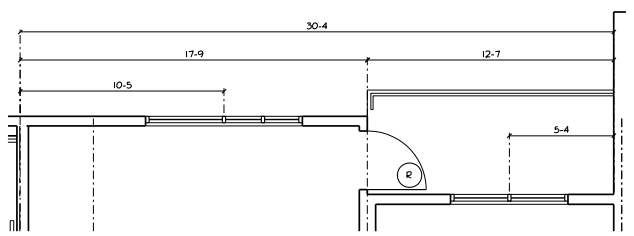
10A 8B — 2x8 STUD

2B — 8" METAL STUD

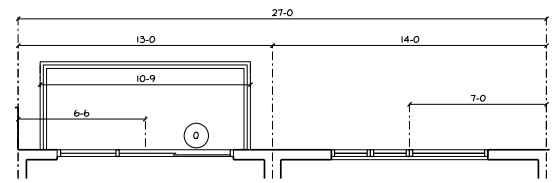
2BB 2BA 2B — (2) 2x4 or 2x6 METAL STUDS W/ 1/4" SPACE

5B 5A 5 — (2) 2x4 or 2x6 STUDS W/ 1/4" SPACE

INDICATES DROPPED SOFFIT TO X-X



UNITS: 514



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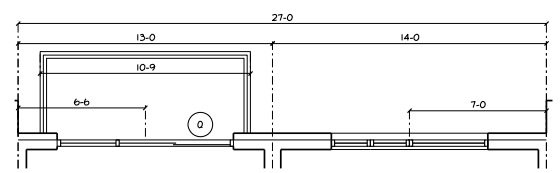
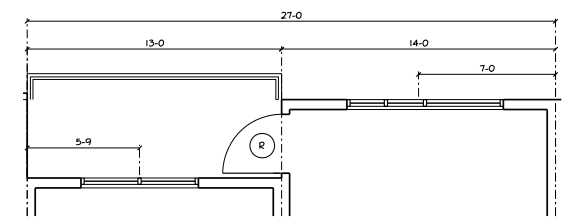
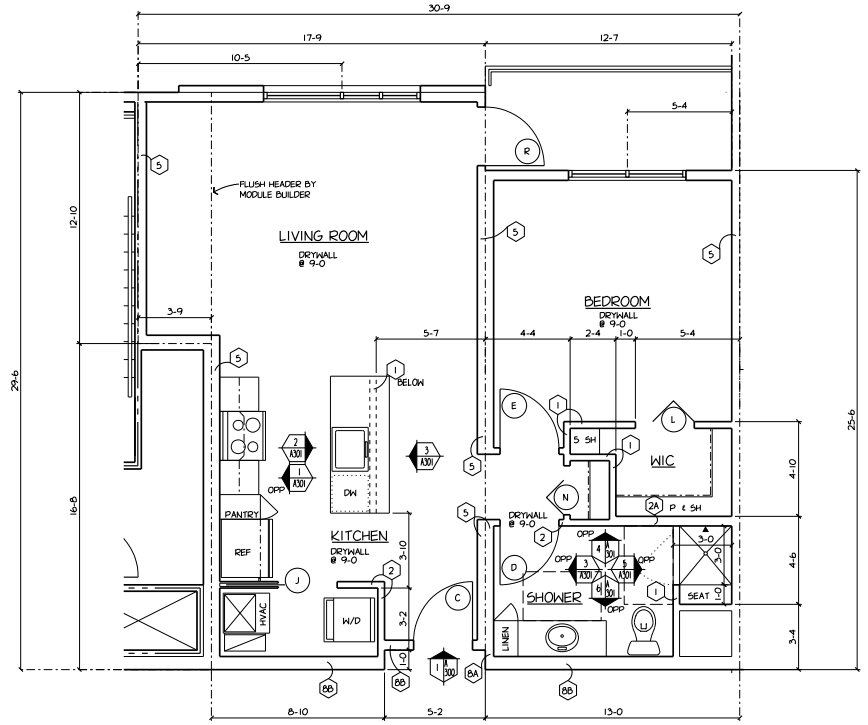


UNITS: 317, 417



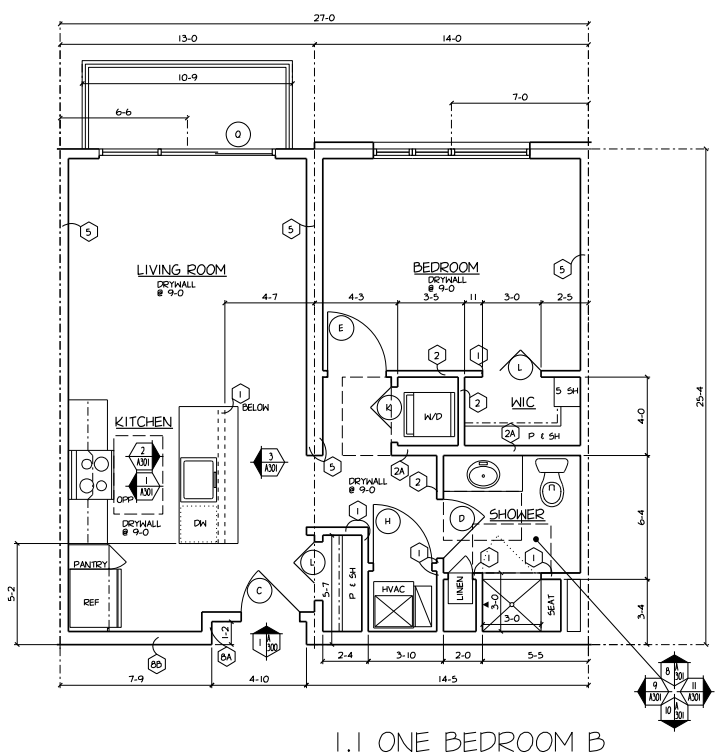
UNITS: 506, 508



1.1 ONE BEDROOM C

AREA = 787 SF

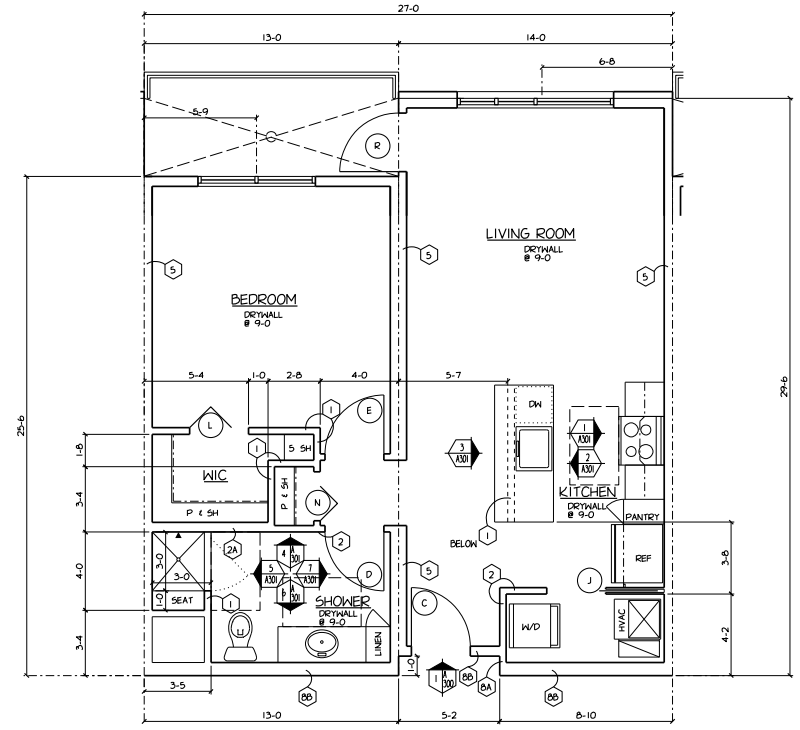
UNITS: 414



1.1 ONE BEDROOM B

AREA = 678 SF

UNITS: 207, 209, 307, 309, 407, 409



1.1 ONE BEDROOM A

AREA = 739 SF

UNITS: 204, 304, 404, 504

Avenir–Phase 3

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JK

DATE
11 JULY 2016

PROJECT
151902

SHEET NO.
A301

1/4" UNIT PLANS

PLOT PARAMETERS - FILE: K:\151902\CADDATA\DBT-DGN
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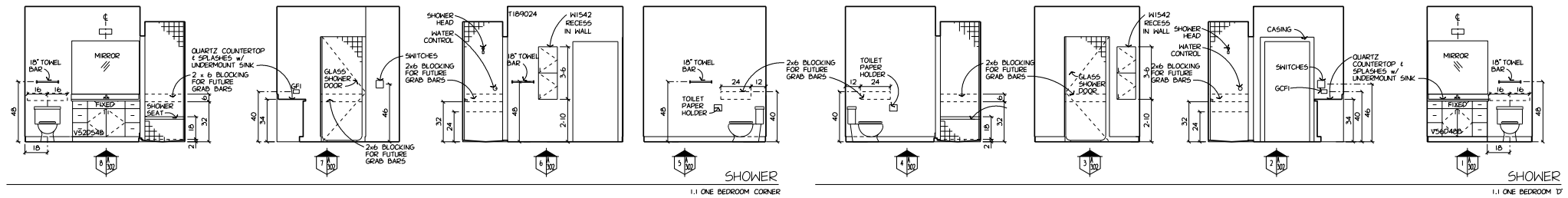
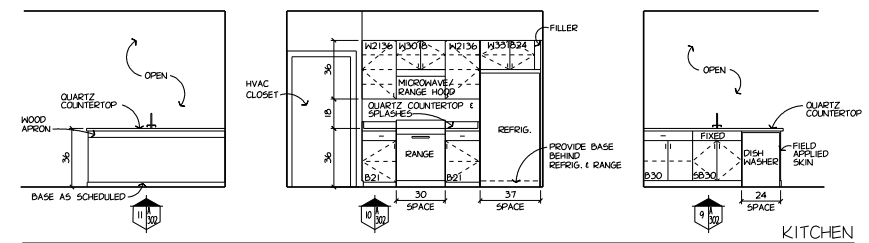
MODEL: PLOT SHEET
LAYOUT: A301
LAST SAVED: 11/16/2016



1.1 ONE BEDROOM CORNER

1.1 ONE BEDROOM 'D'



KITCHEN

1.1 ONE BEDROOM CORNER

UNIT PLANS GENERAL NOTES:

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DOOR SCHEDULE	○	SHEET X
ROOM FINISH SCHEDULE		SHEET X
WALL TYPES	⬡	SHEET A300
WINDOW SCHEDULE	⬡	SHEET A500

9 8 7 6 2 1 — 2x4 STUD

9A 13A 14A 19A 19B

26 23A 22 21A 20C 20B 20A 15C — 3 5/8" METAL STUD

10 8A 7A 6B 6A 2A 1A — 2x6 STUD

13 14 19C 23

26A 25 24 22A 21 — 6" METAL STUD

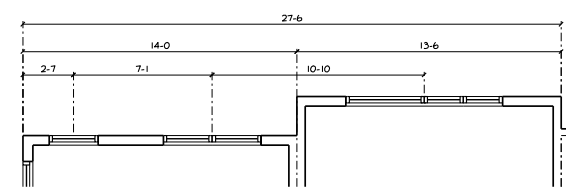
10A 8B — 2x8 STUD

22B — 8" METAL STUD

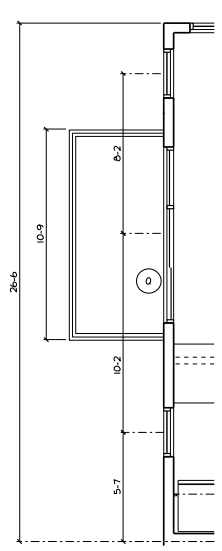
20B 26A 2B — (2) 2x4 or 2x6 METAL STUDS W/ 1/4" SPACE

5B 5A 5 — (2) 2x4 or 2x6 STUDS W/ 1/4" SPACE

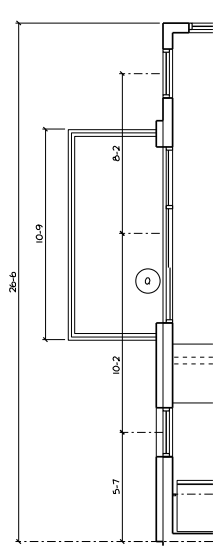
INDICATES DROPPED SOFFIT TO X-X



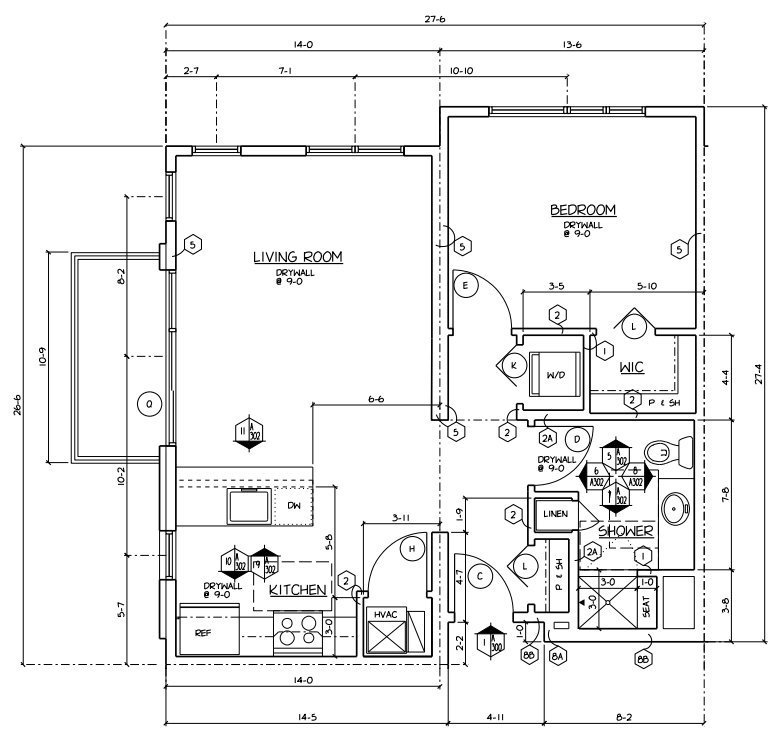
UNITS: 213, 313, 319, 413, 419, 513, 519



UNITS: 513, 519



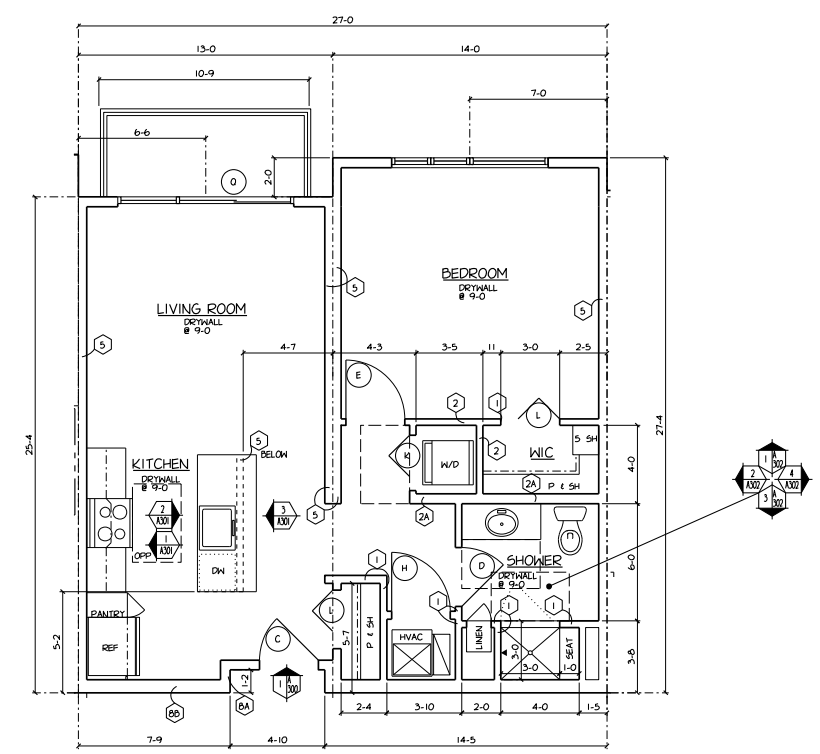
UNITS: 319, 419



1.1 ONE BEDROOM CORNER

AREA = 736 SF

UNITS: 213, 313, 413



1.1 ONE BEDROOM D

AREA = 706 SF

UNITS: 315, 415, 515

1/4" UNIT PLANS

A302

Avenir–Phase 3

455 E. Odgen Ave.

Milwaukee Wisconsin

Architecture

1414 UNDERWOOD AVE.
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DRAWN BY
JK

DATE
11 JULY 2016

PROJECT
151902

SHEET NO.

PLOT PARAMETERS - FILE: 4x1151 1BEDLOCDOWN1ASBS.DGN
PLOT SCALE: 1.0000 PLOT DRIVER: PDF.PLT
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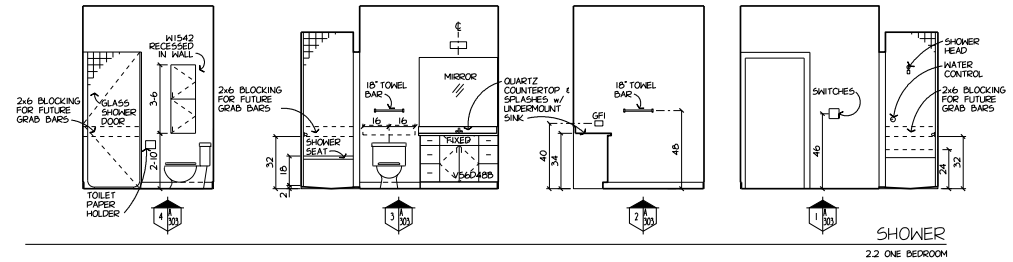
PLOT DATE: 7/6/2016 1 IN. = 1 FT.
LAST SAVED: 7/6/2016



SHOWER

2.2 ONE BEDROOM

UNIT PLANS GENERAL NOTES:

DIMENSIONS @ EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW

ALL OTHER DIMENSIONS ARE TO FACE OF STUD.

VERIFY ALL ROUGH & MASONRY OPENINGS w/ APPROVED SHOP DRAWINGS.

X - X * — DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE @ TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.

X - X ** — PLUS OR MINUS - FOR REFERENCE ONLY

COORDINATE STUD LOCATION w/ ELECTRICAL/MECHANICAL CONTRACTORS TO ALLOW FOR WASHING MACHINE OUTLET BOXES,BATH EXHAUST,DRYERS VENTS,ELECTRICAL PANELS, RECESSED MEDICINE CABINETS,ETC.

FIRE RATED WALL CONSTRUCTION MUST RUN CONTINUOUS BEHIND TUBS,SHOWERS,ETC.

PROVIDE SILICONE SEALANT AT FULL PERIMETER OF TOILET,SHOWER/TUB AND VANITY TOP - TYPICAL.

FIELD VERIFY ALL TOPS,MIRRORS AND CABINETRY DIMENSIONS.

PROVIDE BASE SHOE AT ALL BASE & CABINETRY w/ VANTL WOOD OR CERAMIC FLOORING.

VERIFY WALL CONSTRUCTION w/ WALL TYPE

ALL DISTRIBUTION PANELS TO BE PAINTED TO MATCH WALLS.

SOFFITS THAT ARE NOT SHOWN TO ALIGN WITH ENDS OF WALLS TO BE ONLY AS WIDE AS REQUIRED TO CONCEAL DUCT.

DOOR SCHEDULE	◯	SHEET X
ROOM FINISH SCHEDULE		SHEET X
WALL TYPES	⬡	SHEET AT300
WINDOW SCHEDULE	⬡	SHEET A500

9 8 7 6 2 1 / 9A 13A 14A 19A 19B — 2x4 STUD

26 23A 22 21A 20C 20B 20A 15C — 3 5/8" METAL STUD

10 8A 7A 6B 6A 2A 1A / 13 14 19C 23 — 2x6 STUD

26A 25 24 22A 21 — 6" METAL STUD

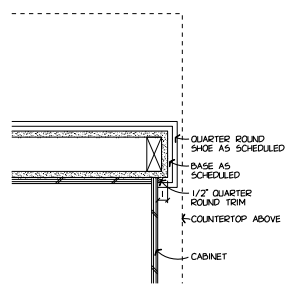
10A 8B — 2x8 STUD

22B — 8" METAL STUD

20B 26A 28 — (2)2x4 or 2x6 METAL STUDS W/ 1/4" SPACE

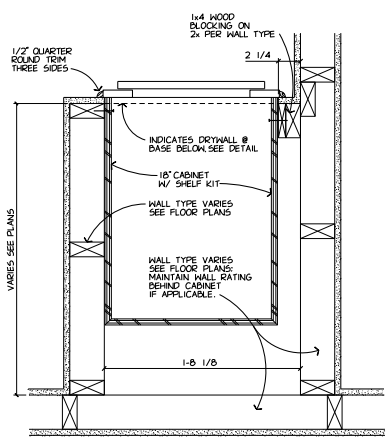
5B 5A 5 — (2)2x4 or 2x6 STUDS W/ 1/4" SPACE

INDICATES DROPPED SOFFIT TO X'-X"



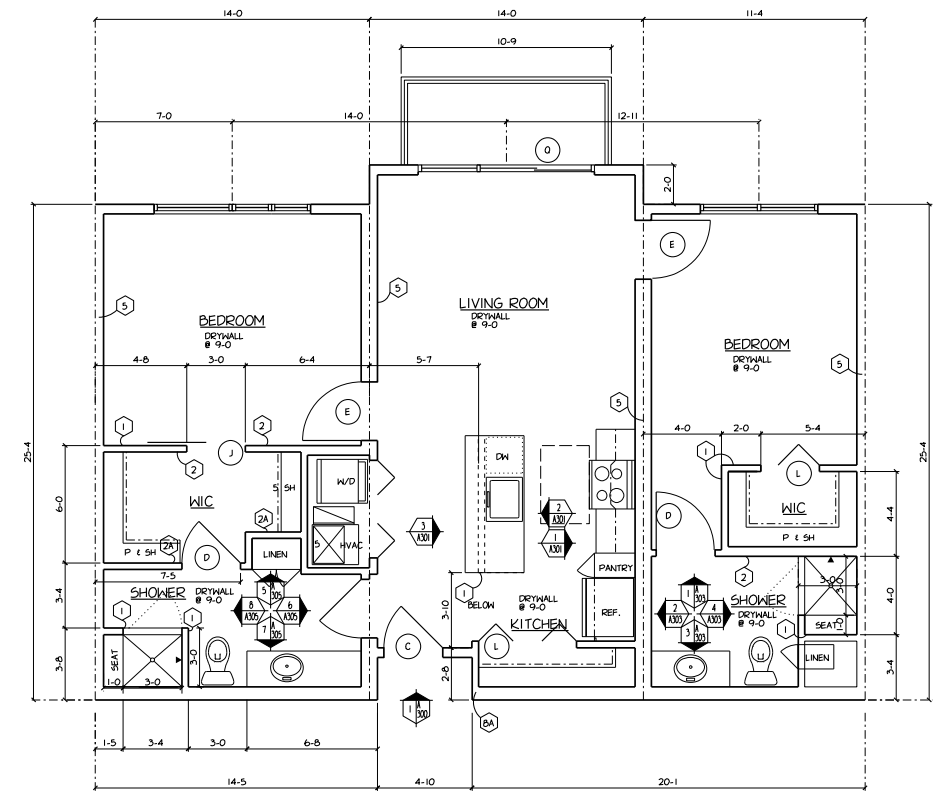
ISLAND WALL @ CABINET DETAIL

1 1/2" = 1'-0" 2 A300



PLAN DETAIL @ LINEN CLOSET

1 1/2" = 1'-0" 1 A300



2.2 TWO BEDROOM

AREA = 1,016 SF

UNITS:211,411,511

Avenir–Phase 3

455 E. Odgen Ave.

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DRAWN BY
JK

DATE
11 JULY 2016

PROJECT
151902

SHEET NO.

1/4" UNIT PLANS A303

PLOT PARAMETERS — FILE: K:\151902\2D\DGN\A303.DGN
LAYOUT: A303 PLOT SCALE: 1.000000 MODEL: PLOT SHEET - 1/4
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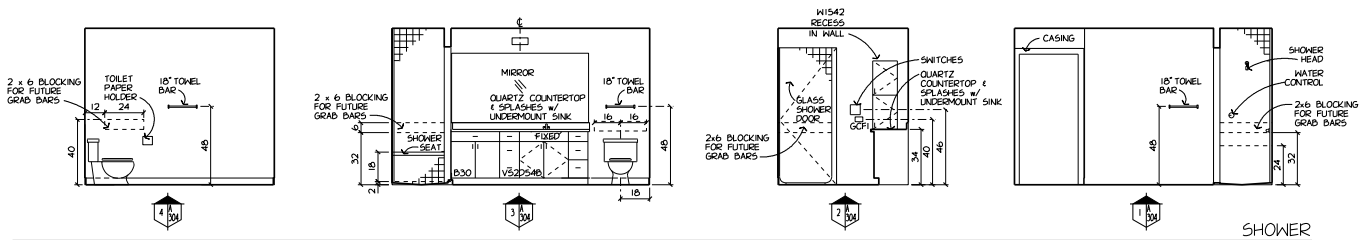
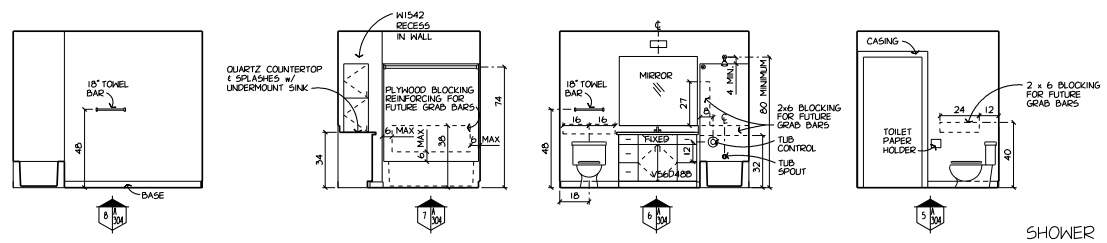


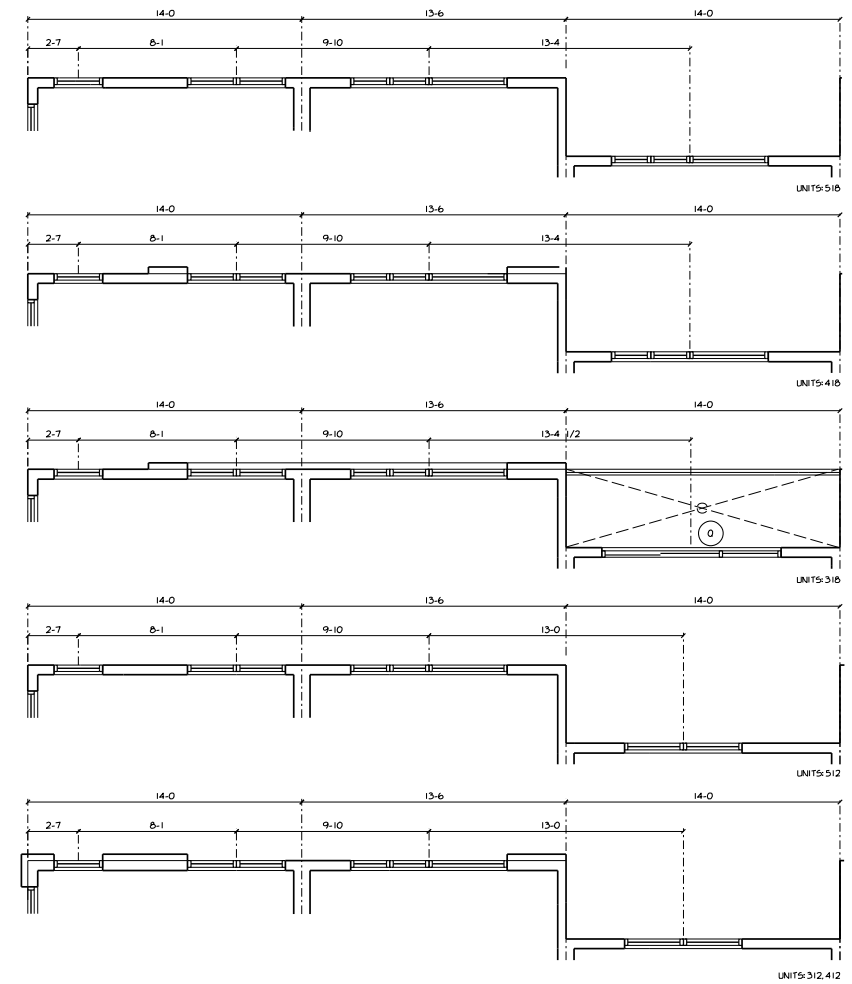
SHOWER

2.2 TWO BEDROOM CORNER



SHOWER

2.2 TWO BEDROOM CORNER



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ROOM FINISH SCHEDULE		SHEET X
WALL TYPES	⬡	SHEET AT300
WINDOW SCHEDULE	⬡	SHEET A500

9 8 7 6 2 1 — 2x4 STUD

9A 13A 14A 19A 19B

26 23A 22 21A 20C 20B 20A 15C — 3 5/8" METAL STUD

10 8A 7A 6B 6A 2A 1A — 2x6 STUD

13 14 19C 23

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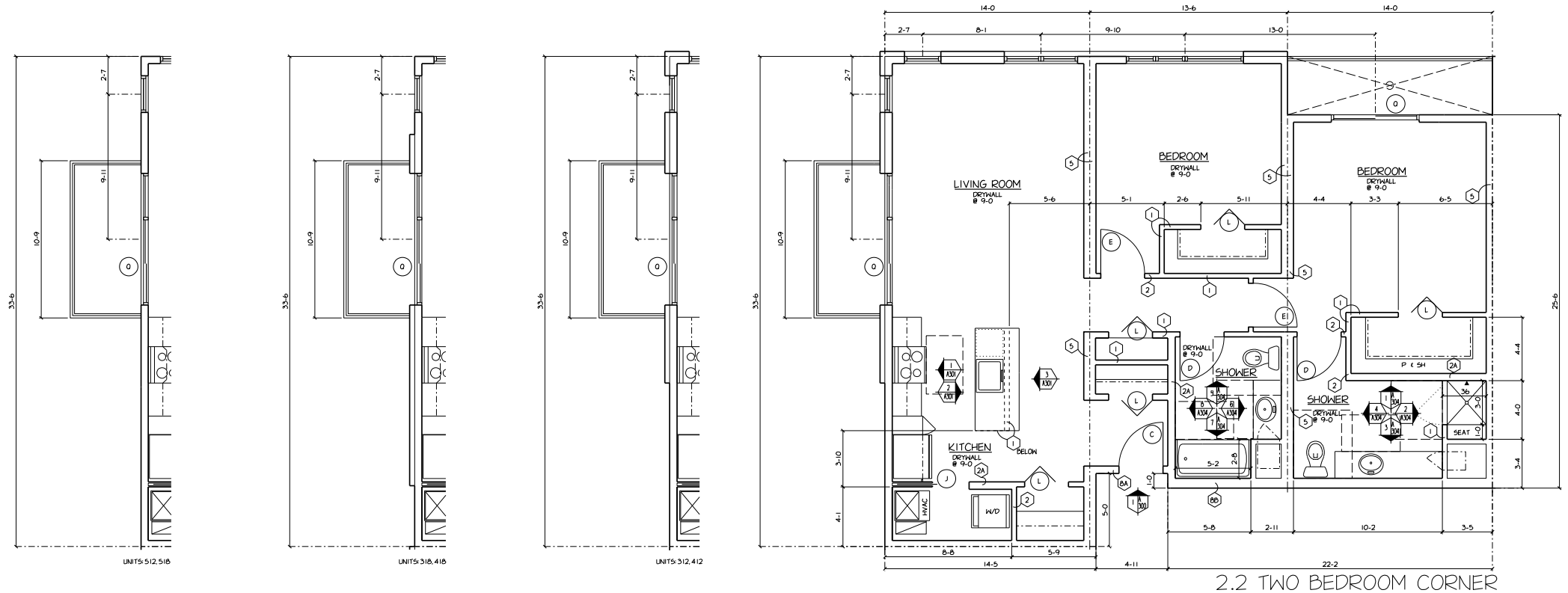
20BB 20AA 2B — (2)2x4 or 2x6 METAL STUDS W/ 1/4" SPACE

5B 5A 5 — (2)2x4 or 2x6 STUDS W/ 1/4" SPACE

INDICATES DROPPED SOFFIT TO X'-X"



2.2 TWO BEDROOM CORNER

AREA = 1221 SF

UNITS:212

Avenir–Phase 3

455 E. Odgen Ave.

Milwaukee Wisconsin

Architecture

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WAUWATOSA, WI 53213

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DRAWN BY
JK

DATE
11 JULY 2016

PROJECT
151902

SHEET NO.

1/4" UNIT PLANS A304

PLOT PARAMETERS — FILE: K:\151902\DGN\A304.DGN
PLOT SCALE: 1.0000 PLOT STYLE TABLE: AG.STB
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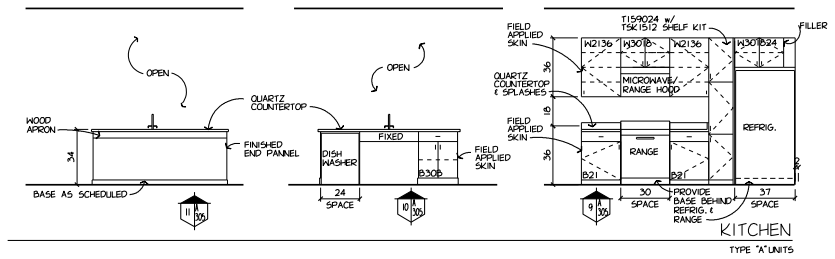

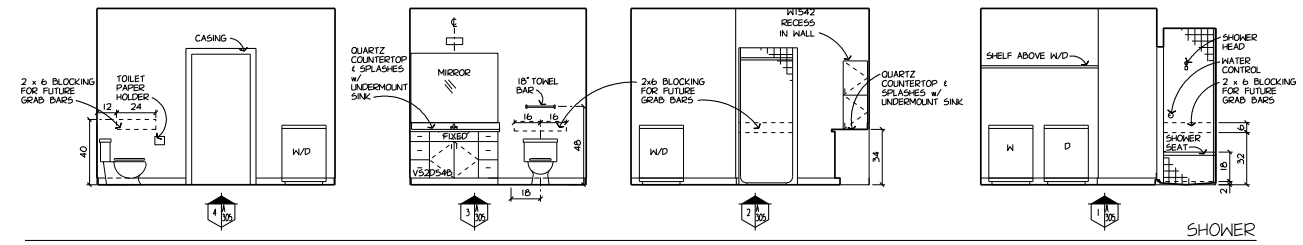

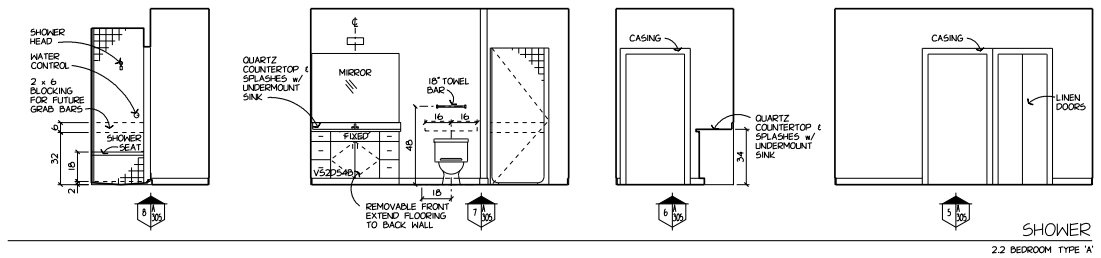

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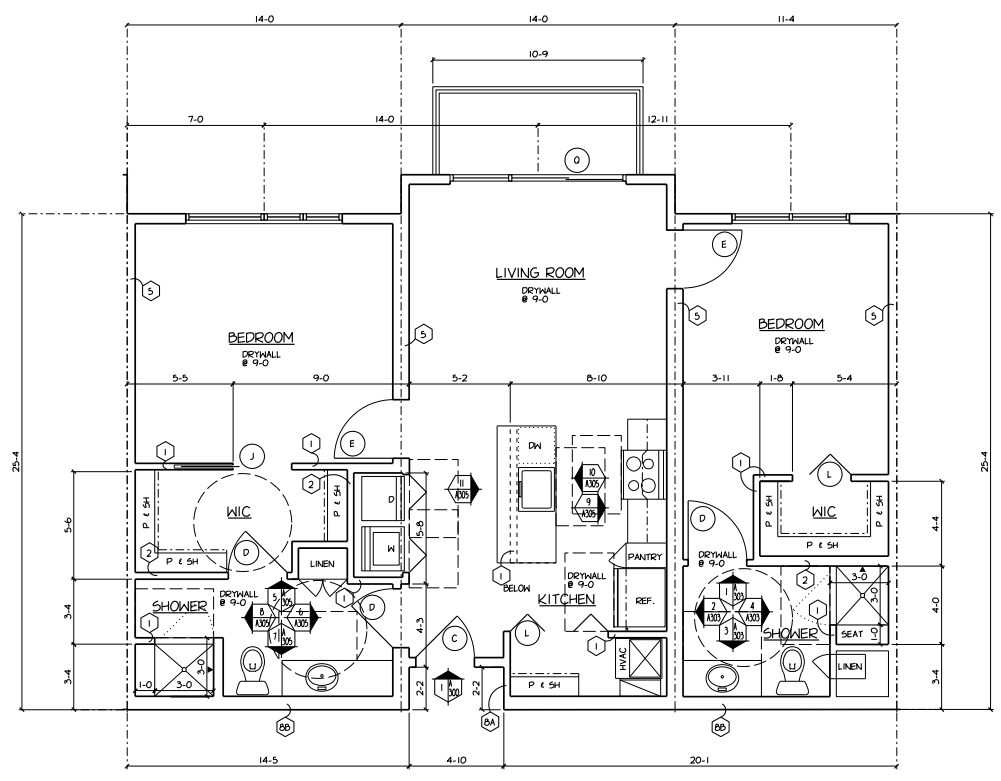
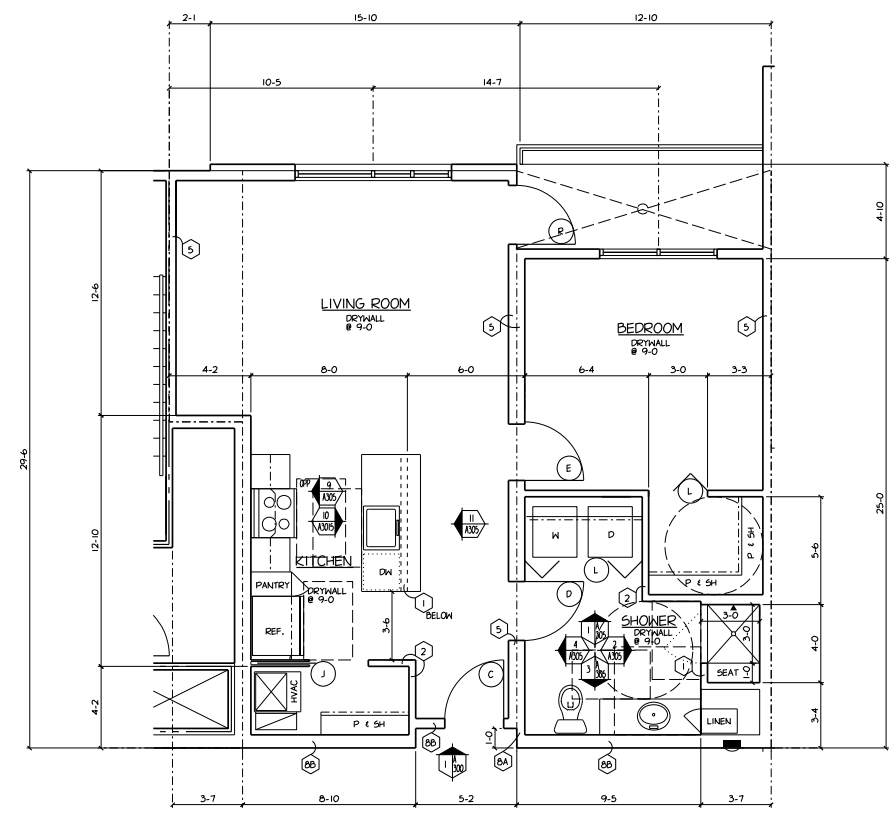
DOOR SCHEDULE	○	SHEET X
ROOM FINISH SCHEDULE		SHEET X
WALL TYPES	⬡	SHEET AT300
WINDOW SCHEDULE	⬡	SHEET A500
9, 9A, 8, 13A, 7, 14A, 6, 19A, 2, 19B, 1		2x4 STUD
26, 23A, 22, 21A, 20C, 20B, 20A, 15C		3 5/8" METAL STUD
10, 8A, 7A, 6B, 6A, 2A, 1A, 13, 14, 19C, 23		2x6 STUD
26A, 25, 24, 22A, 21		6" METAL STUD
10A, 8B		2x8 STUD
22B		8" METAL STUD
28B, 28A, 28		(2) 2x4 or 2x6 METAL STUDS W/ 1/4" SPACE
5B, 5A, 5		(2) 2x4 or 2x6 STUDS W/ 1/4" SPACE
		INDICATES DROPPED SOFFIT TO X'-X"



2.2 TWO BEDROOM TYPE "A"

AREA - 1018 SF
UNITS 311



1.1 ONE BEDROOM TYPE "A"

AREA - 787 SF
UNITS 314

Avenir–Phase 3

455 E. Odgen Ave.

Milwaukee Wisconsin

Architecture

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DRAWN BY
JK
DATE
11 JULY 2016
PROJECT
151902
SHEET NO.

1/4" UNIT PLANS A305

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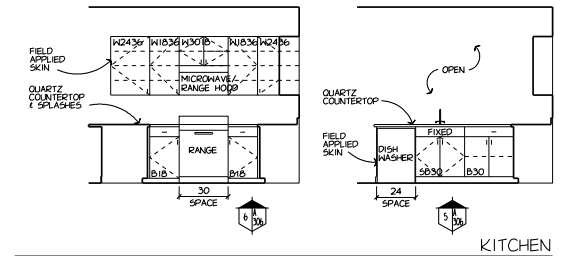
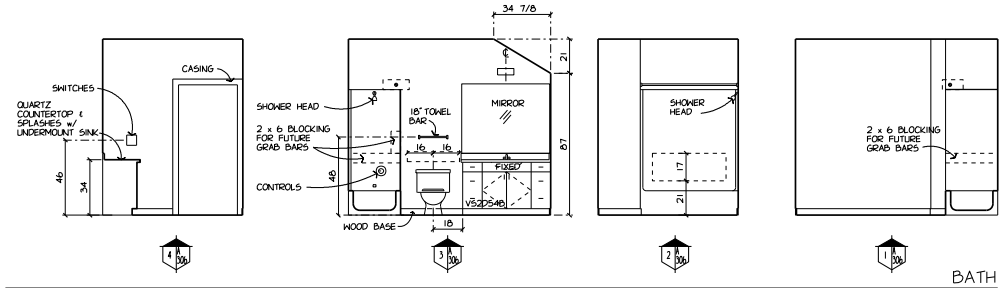
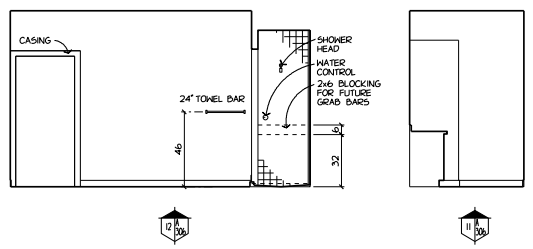
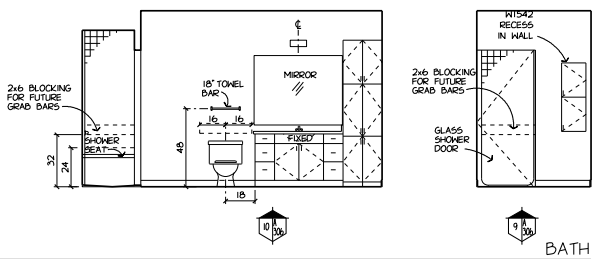


KITCHEN
2.2 MULTI-LEVEL TWO BEDROOM

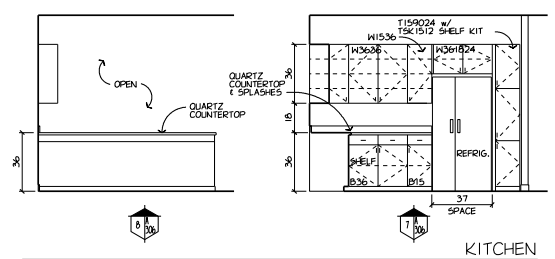


BATH
2.2 MULTI-LEVEL TWO BEDROOM

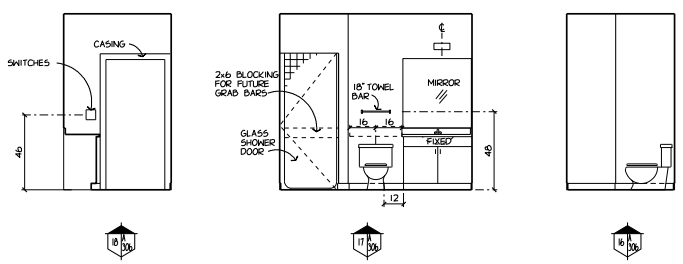




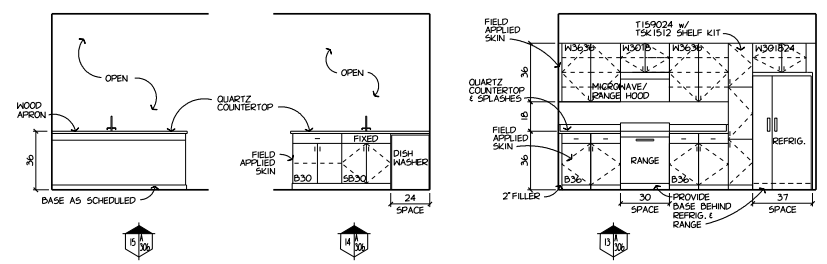
BATH
2.2 MULTI-LEVEL TWO BEDROOM (SECOND FLOOR)



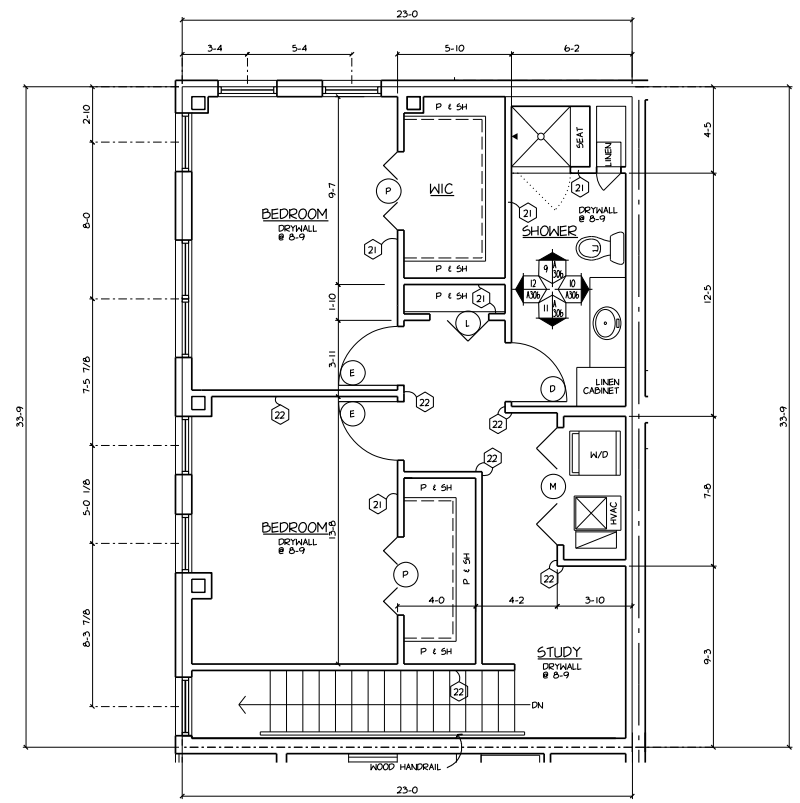
KITCHEN
2.2 MULTI-LEVEL TWO BEDROOM



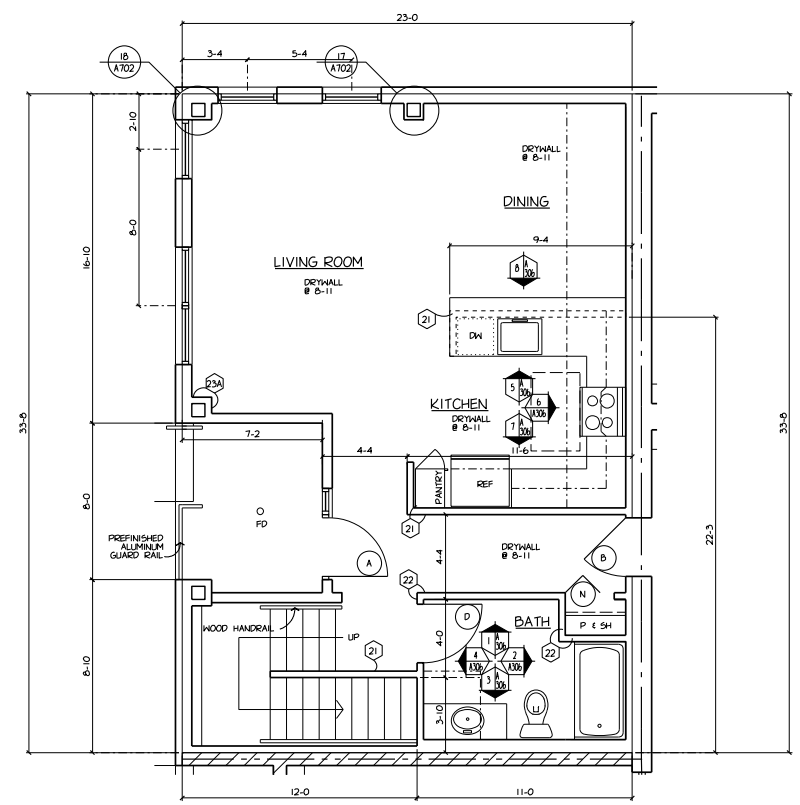
BATH
1.1 ONE BEDROOM FLAT



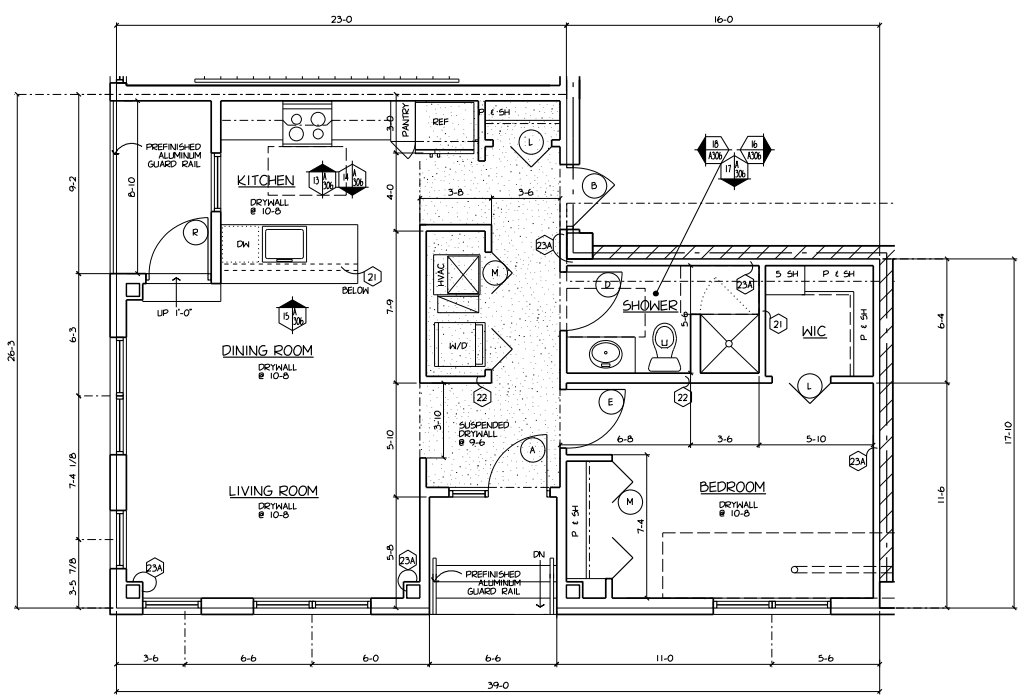
KITCHEN
1.1 ONE BEDROOM FLAT



SECOND FLOOR
UNITS: 107



2.2 MULTI-LEVEL TWO BEDROOM
AREA = 1486 SF
UNITS: 007



1.1 ONE BEDROOM FLAT
AREA = 808 SF
UNITS: 105

UNIT PLANS GENERAL NOTES:

DIMENSIONS @ EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING, ALIGN WITH FOUNDATION WALL BELOW

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ROOM FINISH SCHEDULE		SHEET X
WALL TYPES	⬡	SHEET A7.300
WINDOW SCHEDULE	⬡	SHEET A.500

9 8 7 6 2 1 — 2x4 STUD
9A 13A 14A 19A 19B
26 23A 22 21A 20C 20B 20A 15C — 3 5/8" METAL STUD
10 8A 7A 6B 6A 2A 1A — 2x6 STUD
13 14 19C 23
26A 25 24 22A 21 — 6" METAL STUD
10A 8B — 2x8 STUD
22B — 8" METAL STUD
20B 20A 2B — (2) 2x4 or 2x6 METAL STUDS W/ 1/4" SPACE
5B 5A 5 — (2) 2x4 or 2x6 STUDS W/ 1/4" SPACE
INDICATES DROPPED SOFFIT TO X'-X"

Avenir–Phase 3
455 E. Odgen Ave.
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Architecture Engineering Planning

REVISIONS

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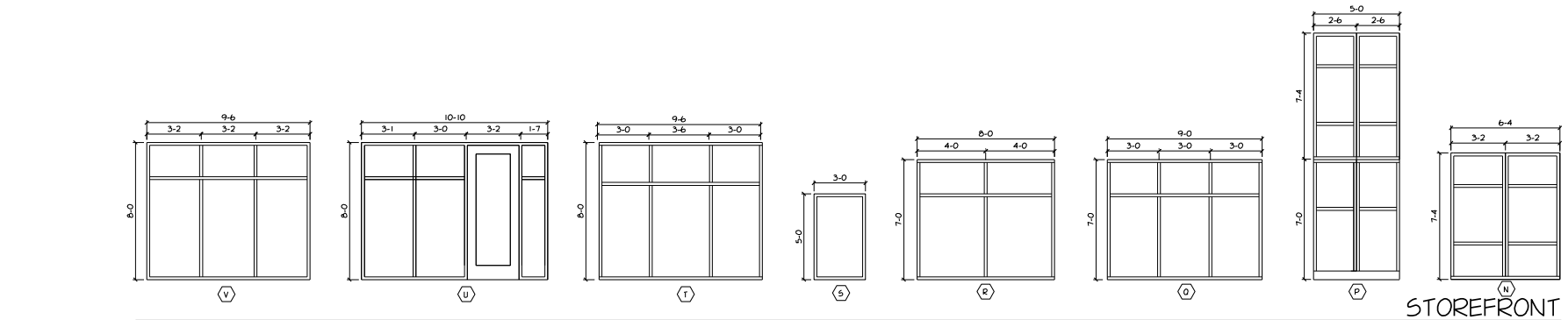
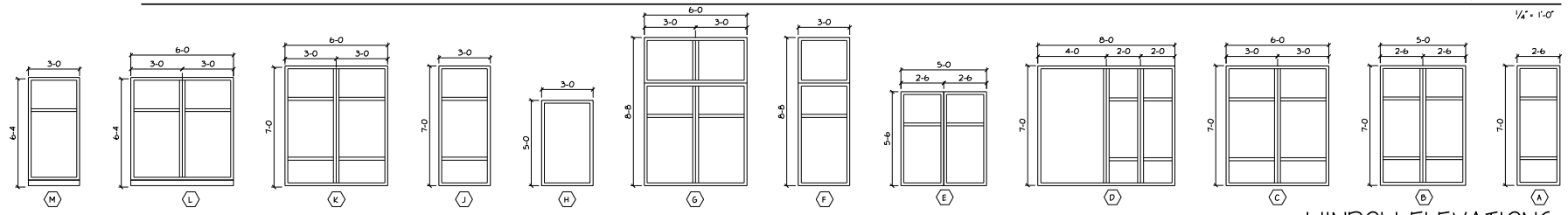
DRAWN BY
JK
DATE
11 JULY 2016
PROJECT
151902
SHEET NO.

1/4" UNIT PLANS A306

PLOT PARAMETERS - FILE: K:\151902\CADDATA\DBE.DGN
PLOTTED BY: JAMES KRAUSE AT: 7/18/2016 9:14:12 AM
USING DRIVER: K:\WINDOWS\PRINTER\HP\HPGL2P.PC3 PC3
MODEL: PLOT SHEET
SCALE: 1.000000 INCHES = 1.000000 UNITS
LAST SAVED: 7/18/2016





GENERAL NOTES:

- WINDOWS BY SECTION 08520 UNLESS NOTED OTHERWISE NOTED SEE SHEET A500 FOR SCHEDULE

- ALL EXPOSED FIBER CEMENT PANEL SIDING TO BE PRIMED ALL SIDES AND PAINTED.

MATERIAL LEGEND:

S - ARCHITECTURAL CORDOBA STONE 4" AND 8" HEIGHTS RUNNING BOND OLDCASTLE-MATCH EXISTING

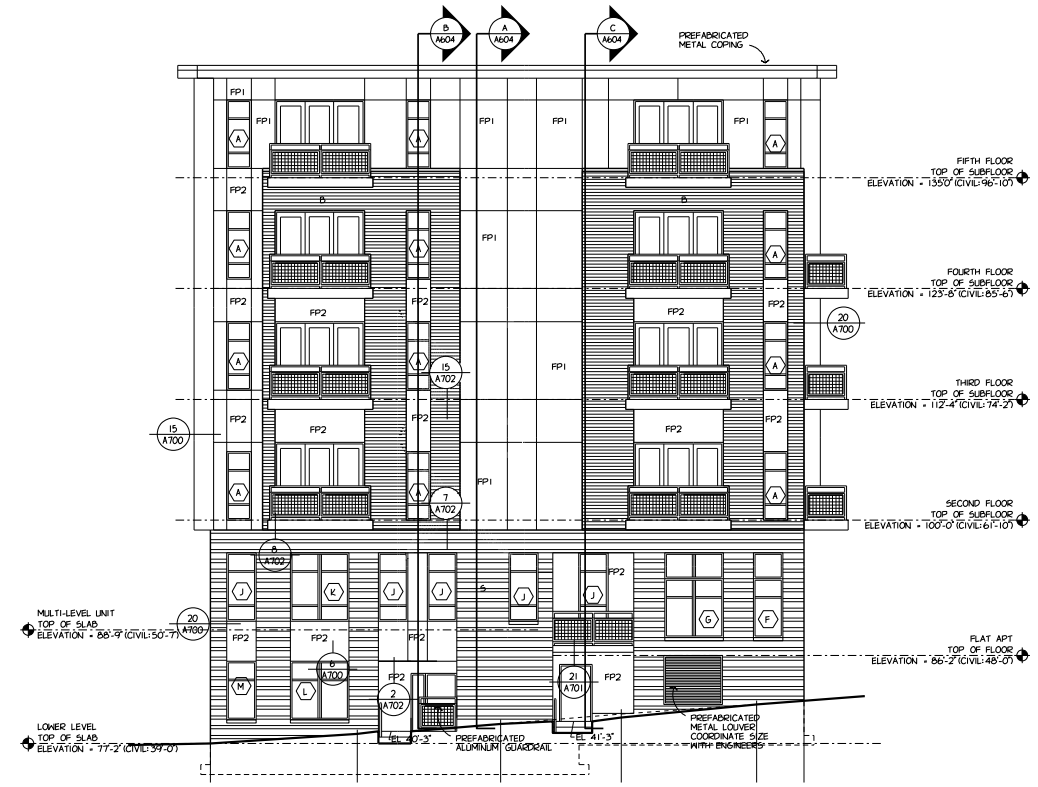
B - MONARCH SIZE CONCRETE BRICK COLOR- DARK WOOD MORTAR-COLOR (VERIFY) RUNNING BOND-OLD CASTLE BRICK

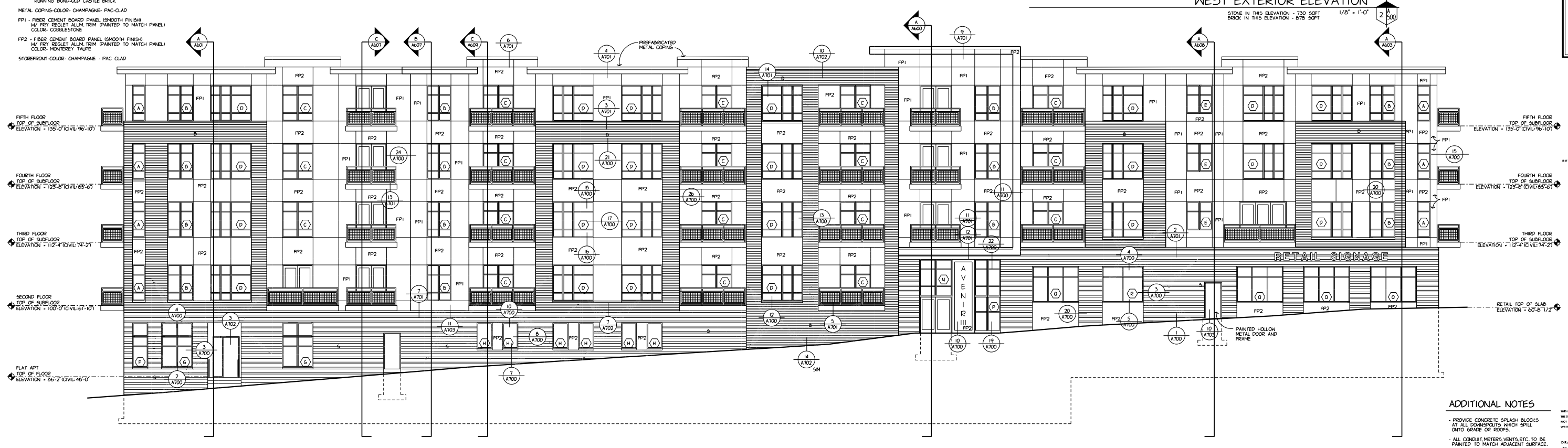
METAL COPING-COLOR- CHAMPAGNE- PAC-CLAD

FP1 - FIBER CEMENT BOARD PANEL (SMOOTH FINISH) W/ FRY REGLET ALUM. TRIM (PAINTED TO MATCH PANEL) COLOR- COBBLESTONE

FP2 - FIBER CEMENT BOARD PANEL (SMOOTH FINISH) W/ FRY REGLET ALUM. TRIM (PAINTED TO MATCH PANEL) COLOR- MONTEREY TAUPE

STOREFRONT-COLOR- CHAMPAGNE - PAC CLAD





ADDITIONAL NOTES

- PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE OR ROOFS.

- ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

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DRN

DATE
11 JULY 2016

PROJECT
151902

SHEET NO.

PHASE 3

1/8" EXTERIOR ELEVATIONS A500

PLOT PARAMETERS - FILE: H:\151902\CAD\A-500.DGN
PLOTTED BY: DRN PLOT SCALE: 1:1 MODEL: PLOT SHEET
USING DRIVER: PLTWIN.PLT PAPER SIZE: 24.00 X 36.00 LAST SAVED: 7/8/2016
PLOT PARAMETERS - FILE: H:\151902\CAD\A-500.DGN
PLOTTED BY: DRN PLOT SCALE: 1:1 MODEL: PLOT SHEET
USING DRIVER: PLTWIN.PLT PAPER SIZE: 24.00 X 36.00 LAST SAVED: 7/8/2016

GENERAL NOTES:

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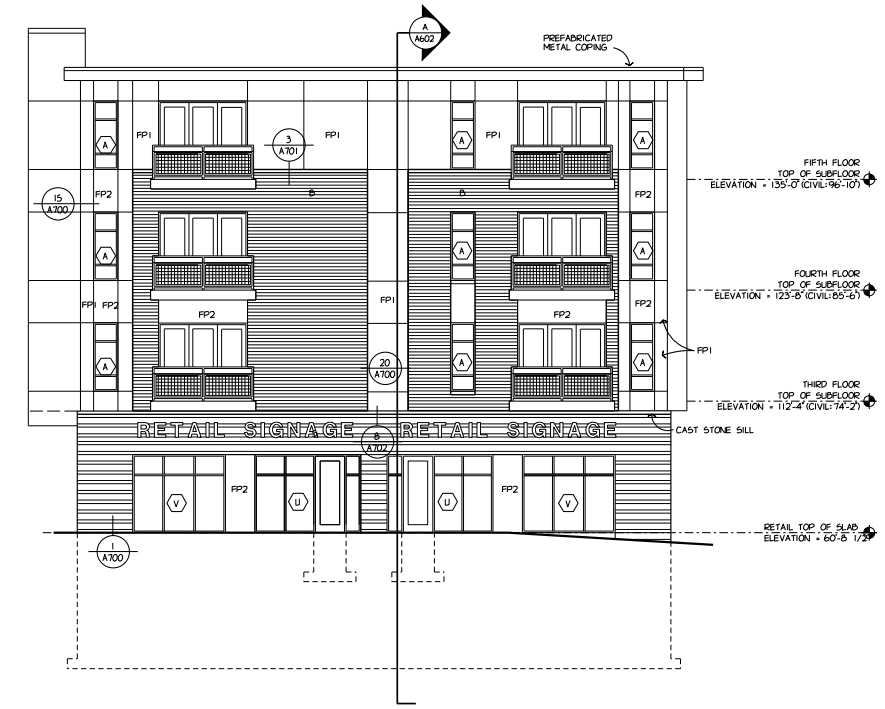
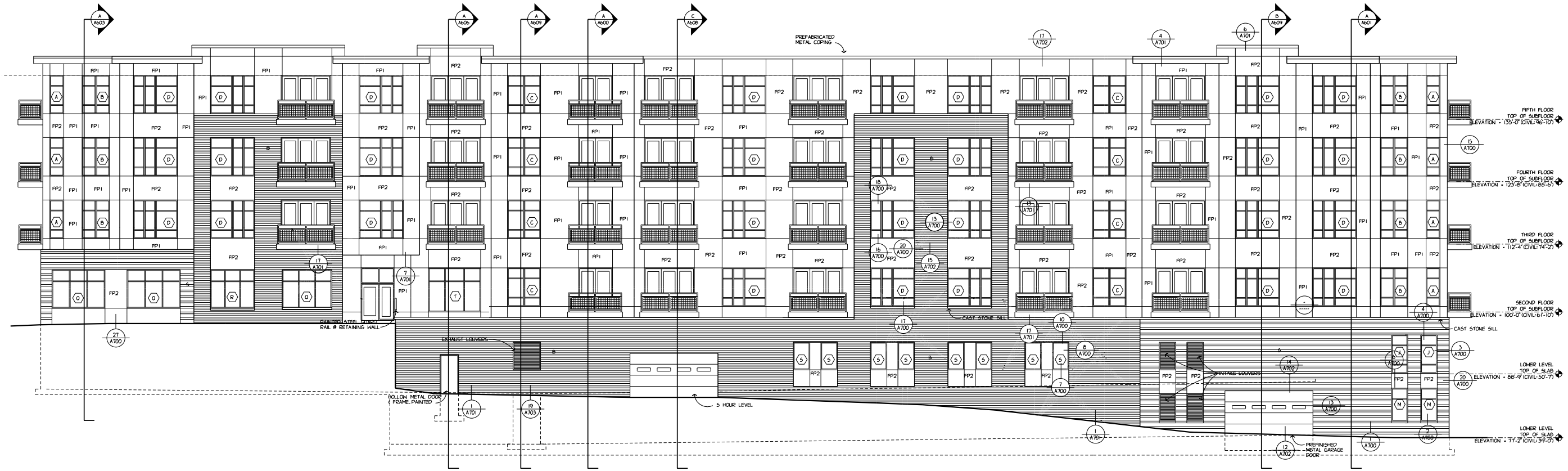


EAST EXTERIOR ELEVATION

STONE IN THIS ELEVATION - 289 SQFT
BRICK IN THIS ELEVATION - 644 SQFT

1/8" = 1'-0"



NORTH EXTERIOR ELEVATION

STONE IN THIS ELEVATION - 955 SQFT
BRICK IN THIS ELEVATION - 2,446 SQFT

1/8" = 1'-0"

1/8" EXTERIOR ELEVATIONS A501

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DRN

DATE
11 JULY 2016

PROJECT
151902

SHEET NO.
A501

PHASE 3

PLOT PARAMETERS - FILE: K:\151902\CADD\A501.DGN
PLOT SCALE: 1.0000:1 PLOT OFFSET (UNITS): 0.00,0.00
USING DRIVER: K:\WIN32APPS\PLOTDRV\HPGL.PLTCFG
MODEL: PLOT SHEET
LAST SAVED: 7/8/2016
LAST PLOTTED: 7/8/2016