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 TWO

1450 N. Milwaukee Street
Milwaukee, Wisconsin

OWNER

WANGARD PARTNERS

1200 North Mayfair Road
Wauwatosa, WI 53226

SHEET INDEX:

GENERAL

G000 COVER SHEET & INDEX
G110 CODE COMPLIANCE & PLAN LAYOUT INFORMATION
G220 SITE PLAN

ARCHITECTURAL

A100 1/8" DEMOLITION PLANS & 1/4" DEMOLITION ELEVATION
A200 1/8" LOWER LEVEL FLOOR PLAN
A201 1/8" FIRST FLOOR PLAN
A202 1/8" SECOND FLOOR PLAN
A203 1/8" THIRD FLOOR PLAN
A204 1/8" FOURTH FLOOR PLAN
A205 1/8" FIFTH FLOOR PLAN
A206 1/8" ROOF PLAN
A300 1/4" TYPICAL UNIT PLAN AND INTERIOR ELEVATIONS
A301 1/4" TYPICAL UNIT PLAN AND INTERIOR ELEVATIONS
A302 1/4" TYPICAL UNIT PLAN AND INTERIOR ELEVATIONS
A303 1/4" TYPICAL UNIT PLAN AND INTERIOR ELEVATIONS
A304 1/4" TYPICAL UNIT PLAN AND INTERIOR ELEVATIONS
A305 1/4" TYPICAL UNIT PLAN AND INTERIOR ELEVATIONS
A306 1/4" TYPICAL UNIT PLAN AND INTERIOR ELEVATIONS
A400 3/8" INTERIOR ELEVATIONS
A500 1/8" EXTERIOR ELEVATIONS
A501 1/8" EXTERIOR ELEVATIONS
A600 1/4" BUILDING SECTIONS
A601 1/4" BUILDING SECTIONS
A602 1/4" BUILDING SECTIONS
A603 1/4" BUILDING SECTIONS
A604 1/4" BUILDING SECTIONS
A605 1/4" BUILDING SECTIONS
A606 1/4" BUILDING SECTIONS
A607 1/4" BUILDING SECTIONS
A700 EXTERIOR DETAILS
A701 EXTERIOR DETAILS
A702 EXTERIOR DETAILS
A703 EXTERIOR DETAILS
AT100 DOOR TYPES AND SCHEDULES
AT110 DOOR DETAILS
AT300 WALL TYPES & TRIM PROFILES
AT400 TYPICAL DETAILS
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UL002 UL SHEET
UL003 UL SHEET
UL004 UL SHEET
UL005 UL SHEET

STRUCTURAL

S001 GENERAL NOTES
S100 FOUNDATION PLAN
S101 ENLARGED FOUNDATION PLANS
S200 FIRST FLOOR FRAMING PLAN
S201 SECOND FLOOR FRAMING PLAN
S202 PRECAST LOAD PLAN
S203 ROOF FRAMING PLAN
S300 WALL SECTIONS
S400 STRUCTURAL DETAILS
S401 STRUCTURAL DETAILS
S402 STRUCTURAL DETAILS
S403 STRUCTURAL DETAILS
S404 STRUCTURAL DETAILS
S405 STRUCTURAL DETAILS

CIVIL

C001 SITE SURVEY
C002 EROSION CONTROL
C100 SITE PLAN
C200 GRADING PLAN
C300 UTILITY PLAN
C400 DETAILS
C401 DETAILS
C500 SPEC
C501 SPEC

ELEVATION PERSPECTIVE

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

CONSTRUCTION DOCUMENTS

AG PROJECT NUMBER: 151901
DATE: 8 JANUARY 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= 4x 1.151 NH CARBON COBRA-2QN MODEL= PLOT SHEET
PLOT STYLE= AG.STB PAPER= 24.00 x 36.00 SCALE= 1.000 PLOTTED= 1/11/2016 4:14
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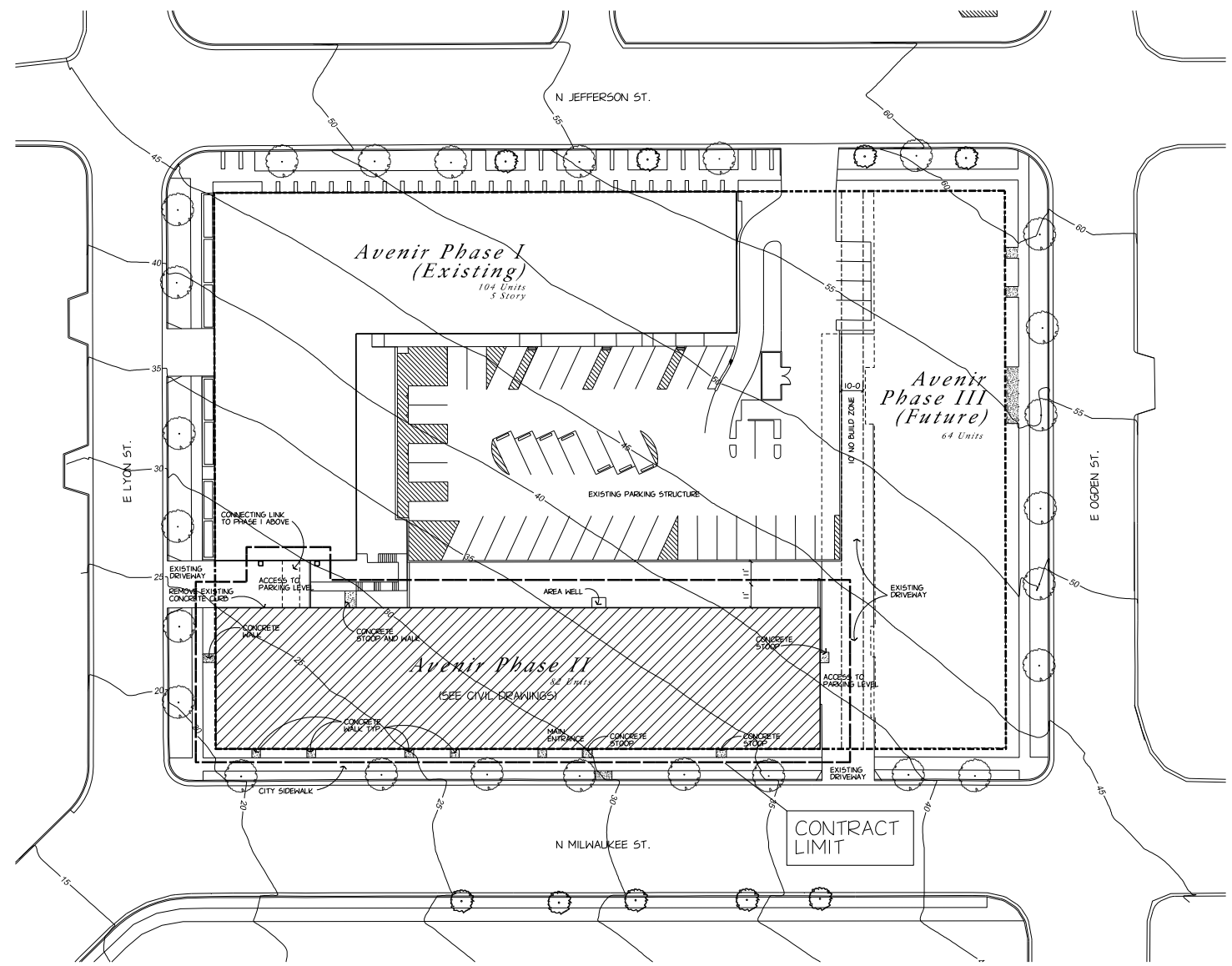

1" = 30'-0" SITE PLAN G220

TYPICAL

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DRN

DATE
8 JAN 2016

PROJECT
151901

SHEET NO.

PLOT PARAMETERS: FILE= 4x 1.51 NO CARDON VZ226.CDN
PLOT STYLE: 1.1 (MONO.CTB) PAPER SIZE: 24.00 X 36.00 INCHES
USING DRIVERS: 1.1 (PMAIN.PC3,STANDARD,EVX.PC3,NUOPP.PLT)
MODEL: PLOT SHEET
LAST SAVED: 11-9-2015
LAST PLOTTED: 11-9-2015

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

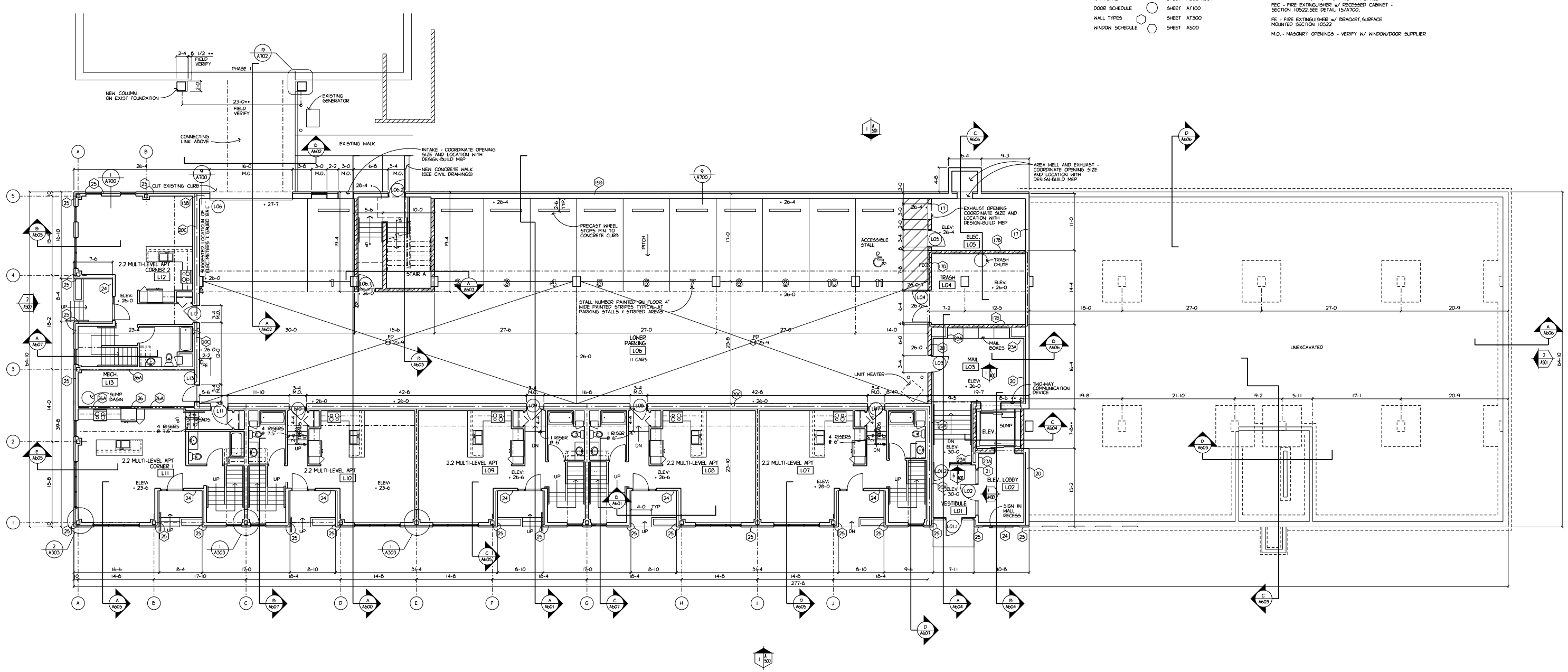
1/4" PLANS		SHEET A300-A307
DOOR SCHEDULE		SHEET A7100
WALL TYPES		SHEET A7300
WINDOW SCHEDULE		SHEET A500

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
22B 8" METAL STUD
26B 26A 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
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PROJECT
151901

SHEET NO.

1/8" LOWER LEVEL FLOOR PLAN A200

PLOT PARAMETERS: FILE: K:\151901\CADDWG\A200.DGN
PLOT SCALE: 1.0000 PLOT STYLE: AG.CTB
USING DRIVER: L1: WINDOWS-PMSCRIPT.PC3 LAST SAVED: 1/11/2016
MODEL: PLOT SHEET

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

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

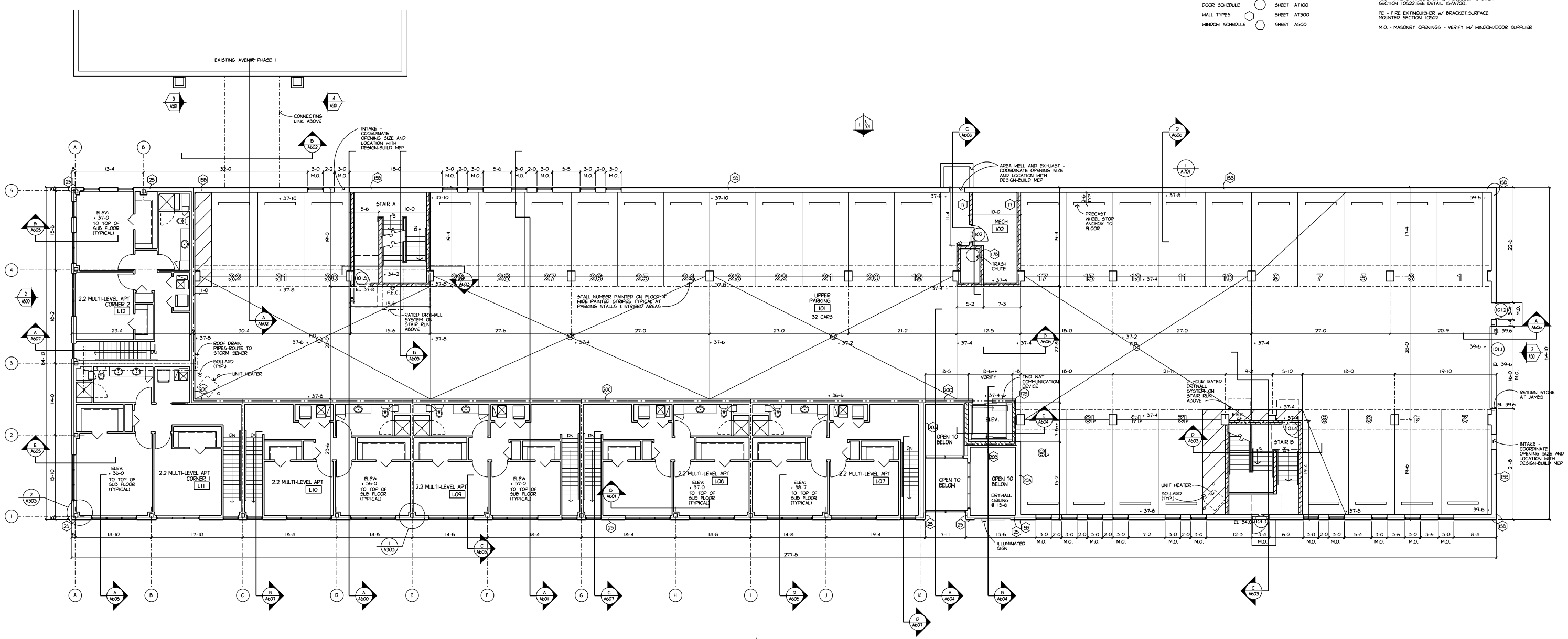
1/4" PLANS		SHEET A300-A307
DOOR SCHEDULE	○	SHEET A7100
WALL TYPES	⬡	SHEET A7300
WINDOW SCHEDULE	⬡	SHEET A500

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 26 (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
8 JAN 2016
PROJECT
151901
SHEET NO.

1/8" FIRST FLOOR PLAN A201

PLOT PARAMETERS: FILE: R:\151901\CADDRAWINGS\A201.DWG
PLOT STYLE: AG.CTB PAPER SIZE: 24X36 MODEL: PLOT SHEET
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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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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

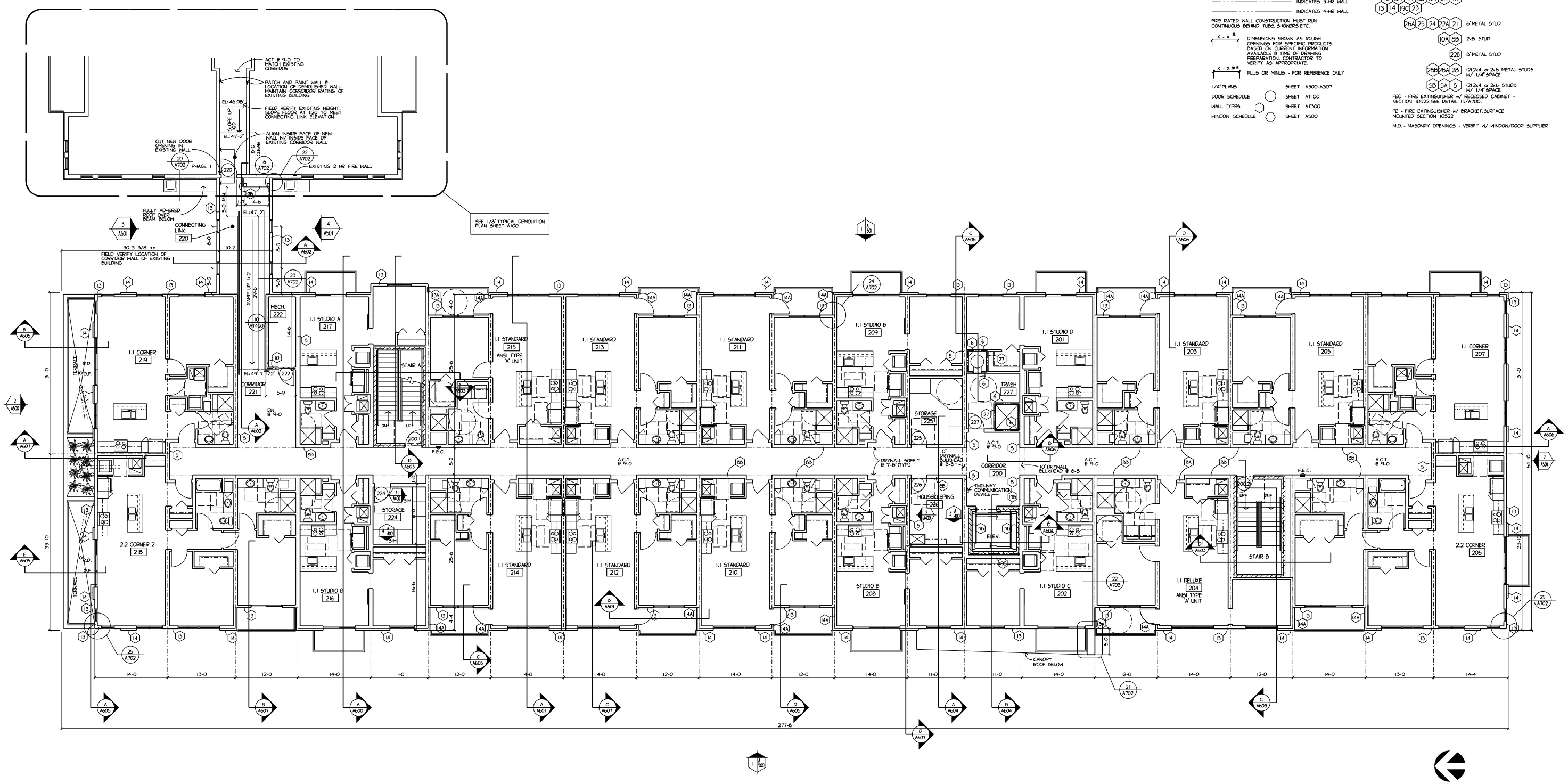
1/4" PLANS	SHEET A300-A307
DOOR SCHEDULE	SHEET A7100
WALL TYPES	SHEET A7300
WINDOW SCHEDULE	SHEET A500

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
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

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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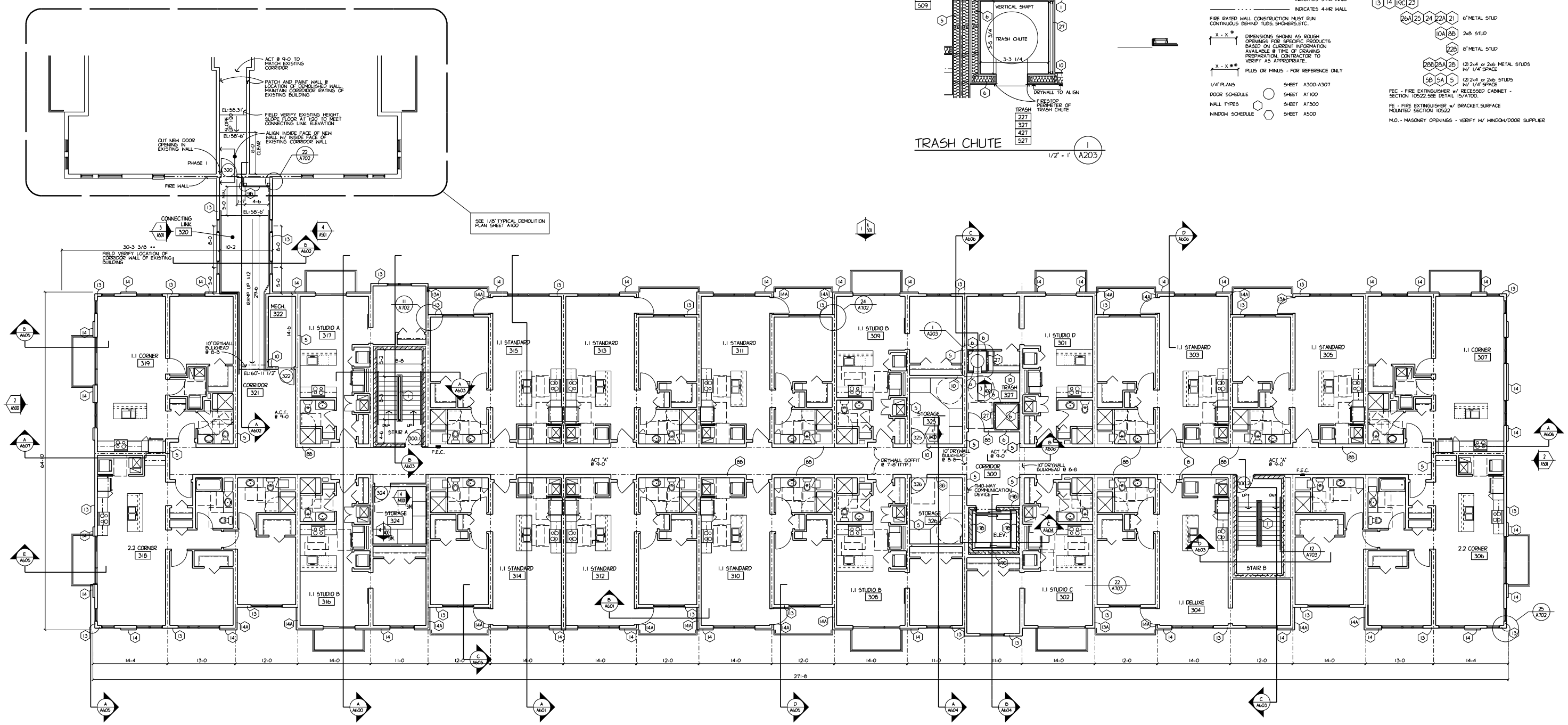
PROJECT
151901

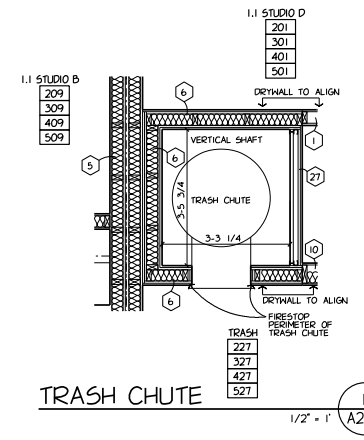
SHEET NO.

1/8" SECOND FLOOR PLAN A202

PLOT PARAMETERS: FILE: 4x1151.pc3 CANON IC6210 CUSTOM PAPER SIZE: 36.00 x 24.00 INCHES PLOT SCALE: 1.00 : 1 PLOT STYLE: DRAWING.CTB PLOT OFFSET: 0.00,0.00 INCHES USING BATCH: L:\DWG\Projects\151901\Plots\PlotBatch.pc3

MODEL: PLOT SHEET LAYOUT: A202 LAST SAVED: 1/11/2016





TRASH CHUTE

FLOOR PLAN GENERAL NOTES:

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

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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	A300-A307
DOOR SCHEDULE	SHEET	A7100
WALL TYPES	SHEET	A7300
WINDOW SCHEDULE	SHEET	A500

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
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26A 25 24 22A 21 6" METAL STUD
10A 8B 2x8 STUD
22B 8" METAL STUD
29B 28A 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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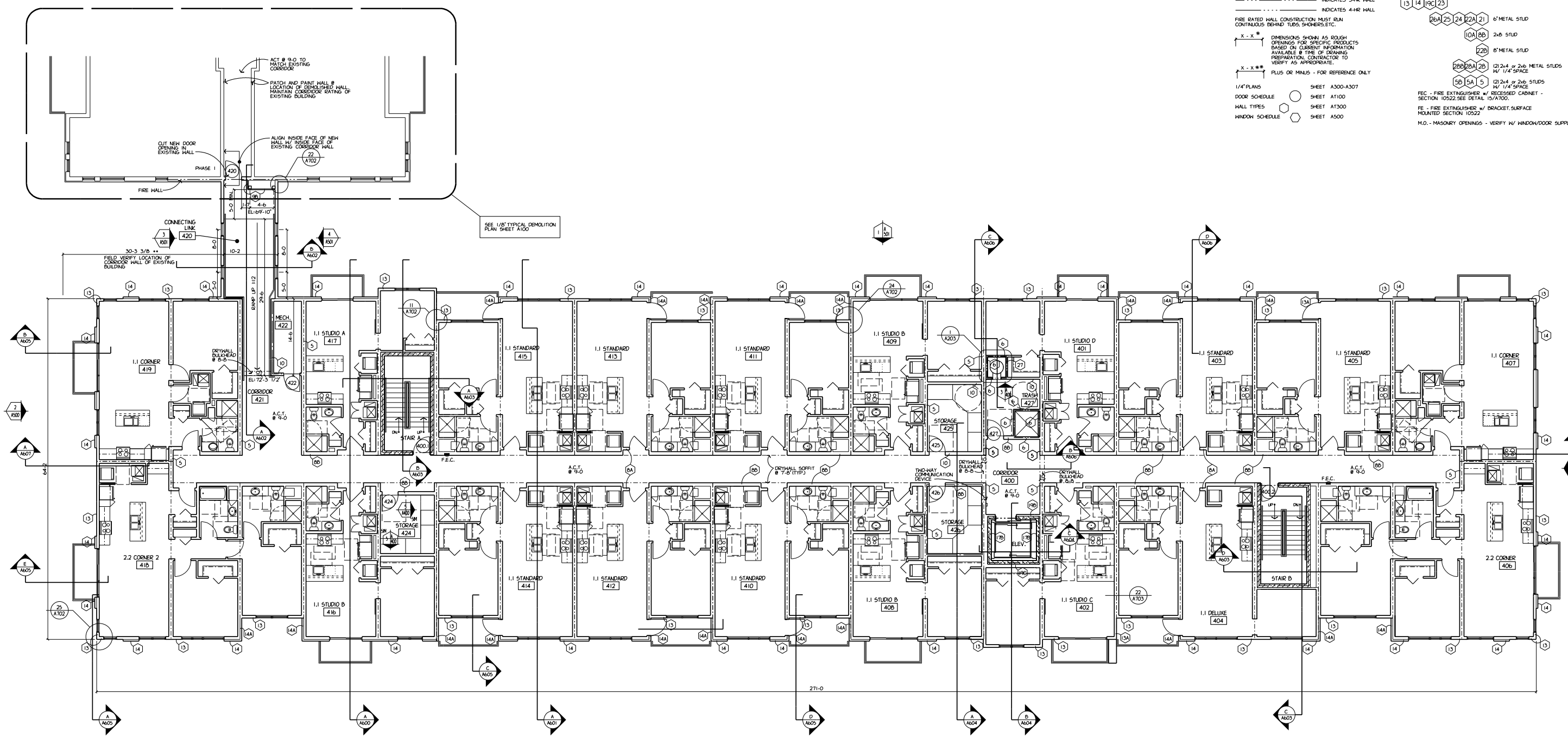
SHEET NO.

1/8" THIRD FLOOR PLAN A203

PLOT PARAMETERS: FILE= 4x 1:1.51 NB1 (LANDSCAPE).CTB
PLOTTED BY: DRN ON 1/8/2016 AT 3:30 PM
USING DRIVERS: L1.1 (PNG)=(SPACE STANDARD).PC3,PLOTTER.PC3 (JPEG)=(JPEG).PC3,PLOTTER.PC3

MODEL: PLOT SHEET
LAYOUT: A203
LAST SAVED: 1/11/2016



FLOOR PLAN GENERAL NOTES:

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DOOR SCHEDULE	SHEET	A7100
WALL TYPES	SHEET	A7300
WINDOW SCHEDULE	SHEET	A500

19 19B	2x2 STUD
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9 8 7 6 2 1	2x4 STUD
19A 13A 14A 19A 19B	
26 23A 22 21A 20C 20B 20A 15C	3 5/8" METAL STUD
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13 14 19C 23	
26A 25 24 22A 21	6" METAL STUD
10A 8B	2x8 STUD
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FEC - FIRE EXTINGUISHER w/ RECESSED CABINET - SECTION 10522. SEE DETAIL 15/A700.

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

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PROJECT
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SHEET NO.

1/8" FOURTH FLOOR PLAN A204

PLOT PARAMETERS: FILE: 41-151 NW LANDSCAPE.CTB
PLOT SCALE: 1.0000 PLOTTED: 1/11/2016 8:25 AM
DEVICE: DWG TO PDF.PC3 PAPER SIZE: ANSI E (34.00 X 44.00 INCHES)
MODEL: PLOT SHEET
LAST SAVED: 1/11/2016

FLOOR PLAN GENERAL NOTES:

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INDICATES 3-HR WALL
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1/4" PLANS		SHEET A300-A307
DOOR SCHEDULE	○	SHEET A7.00
WALL TYPES	⬡	SHEET A7.300
WINDOW SCHEDULE	⬡	SHEET A500

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
22B 8" METAL STUD
28B 28A 2B (2) 2x4 or 2x6 METAL STUDS W/ 1/4" SPACE
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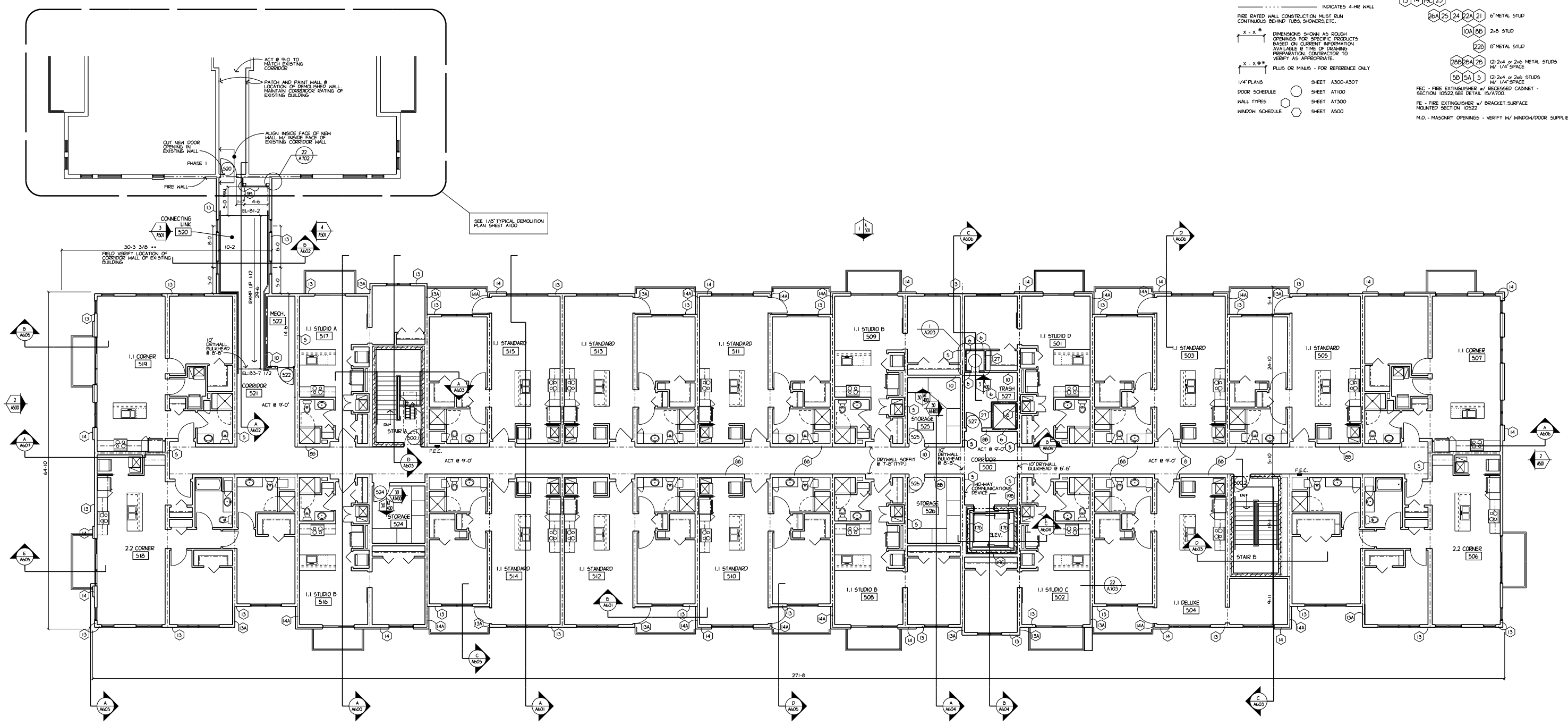
FE - FIRE EXTINGUISHER w/ BRACKET, SURFACE MOUNTED SECTION 10522

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



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DRN

DATE
8 JAN 2016

PROJECT
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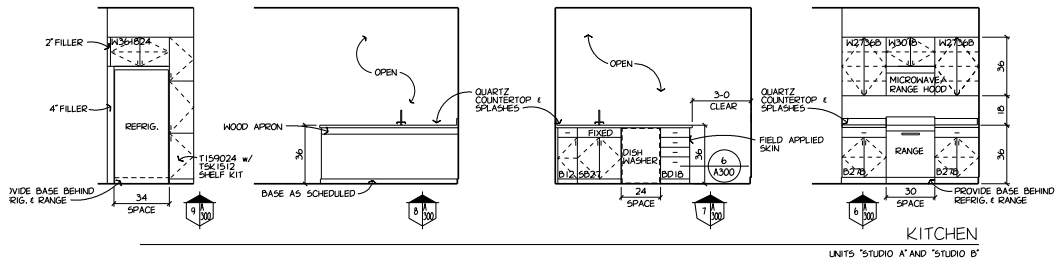
SHEET NO.

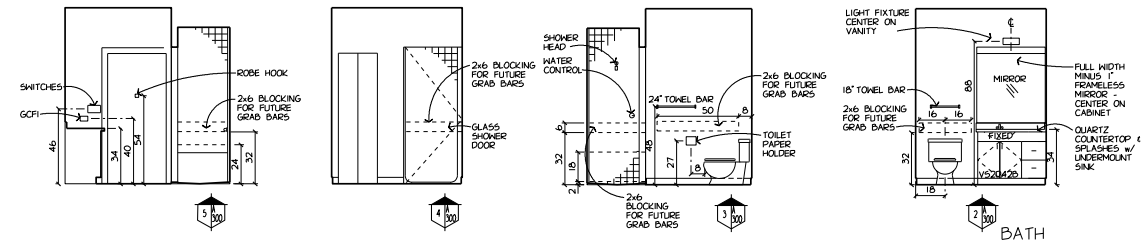
1/8" FIFTH FLOOR PLAN A205

PLOT PARAMETERS - FILE: G:\151901\DESIGN\ARCH\DWG
PAPER SIZE: 24.0 X 36.0 INCHES MODEL: PLOT SHEET
DRAWING BY: G:\ARCHIVE\SPACES\STANDARD\PLOTTER\AGPDF.PC3 LAST SAVED: 1/11/2016



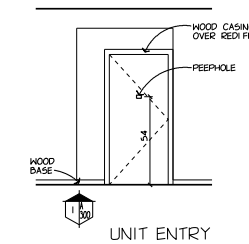
KITCHEN

UNITS "STUDIO A" AND "STUDIO B"



BATH

UNITS "STUDIO A" AND "STUDIO B"



UNIT ENTRY

TYPICAL RESIDENTIAL UNIT ENTRY

ELEVATION GENERAL NOTES:

FIELD VERIFY ALL TOPS, MIRRORS AND CABINETRY DIMENSIONS.

ALL UNFRAMED MIRROR TO HAVE CONTINUOUS U5322P CHANNEL @ BOTTOM W/ CLIPS @ 24" o.c. ALONG TOP. PROVIDE BLOCKING AS REQUIRED.

COUNTERTOP HEIGHT IS BASED ON FINISHED FLOOR. CONTINUE FLOOR MATERIALS INTO ALL APPLIANCE SPACES.

PROVIDE FINISHED END PANELS @ ALL EXPOSED CABINET ENDS INCLUDING NEXT TO APPLIANCES.

PROVIDE SILICONE SEALANT BETWEEN ALL PLUMBING FIXTURES AND FLOOR/WALL UNLESS OTHERWISE NOTED.

PROVIDE BASE SHOE @ ALL BASE & CABINETRY WITH VINYL, WOOD OR CERAMIC FLOORING.

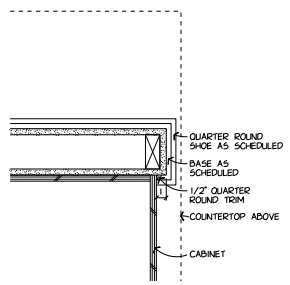
ALL COUNTERTOPS, SPLASHES & CABINETS TO BE SCRIBED TO FLOOR, CEILING & WALL.

PROVIDE SILICONE SEALANT BETWEEN SPLASH AND WALL.

PROVIDE BASE BEHIND REFRIGERATOR AND RANGE.

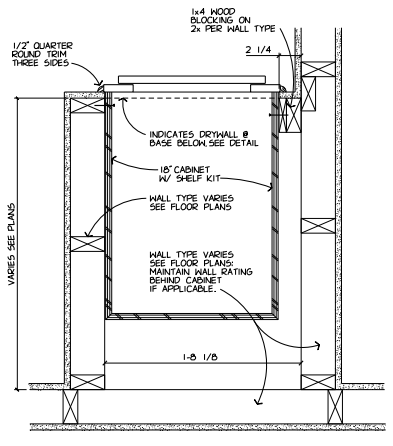
SEE SHEET A7300 FOR TRIM PROFILES.

CABINETRY IDENTIFICATION NUMBERS SHOWN REFLECT THOSE FROM THE CURRENT SMART CABINETRY SPECIFICATIONS CATALOG.



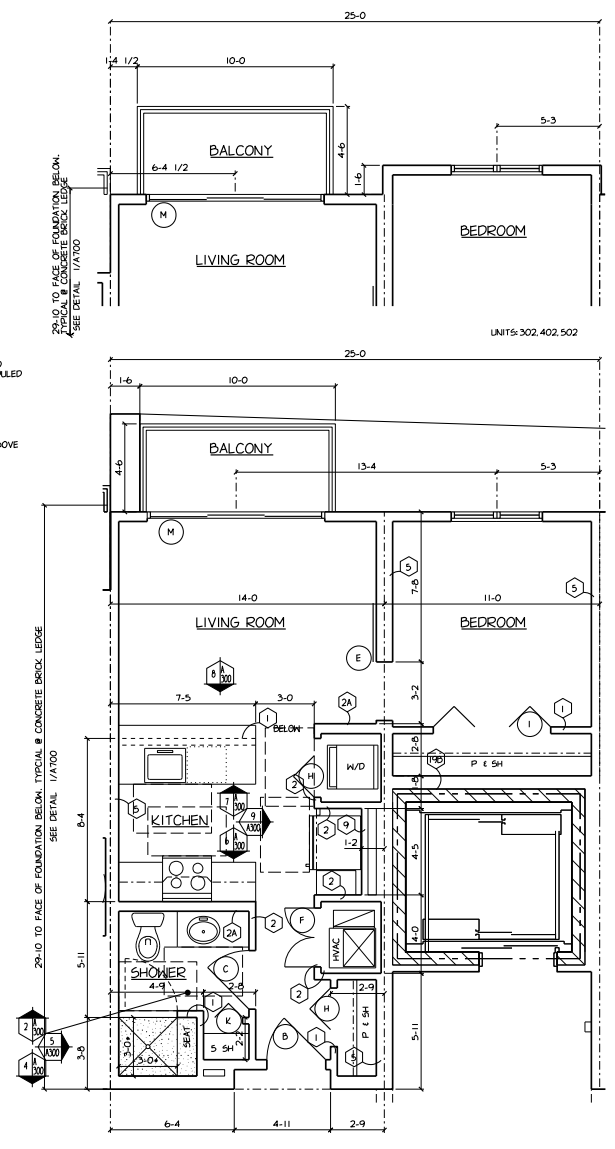
ISLAND WALL @ CABINET DETAIL

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



PLAN DETAIL @ LINEN CLOSET

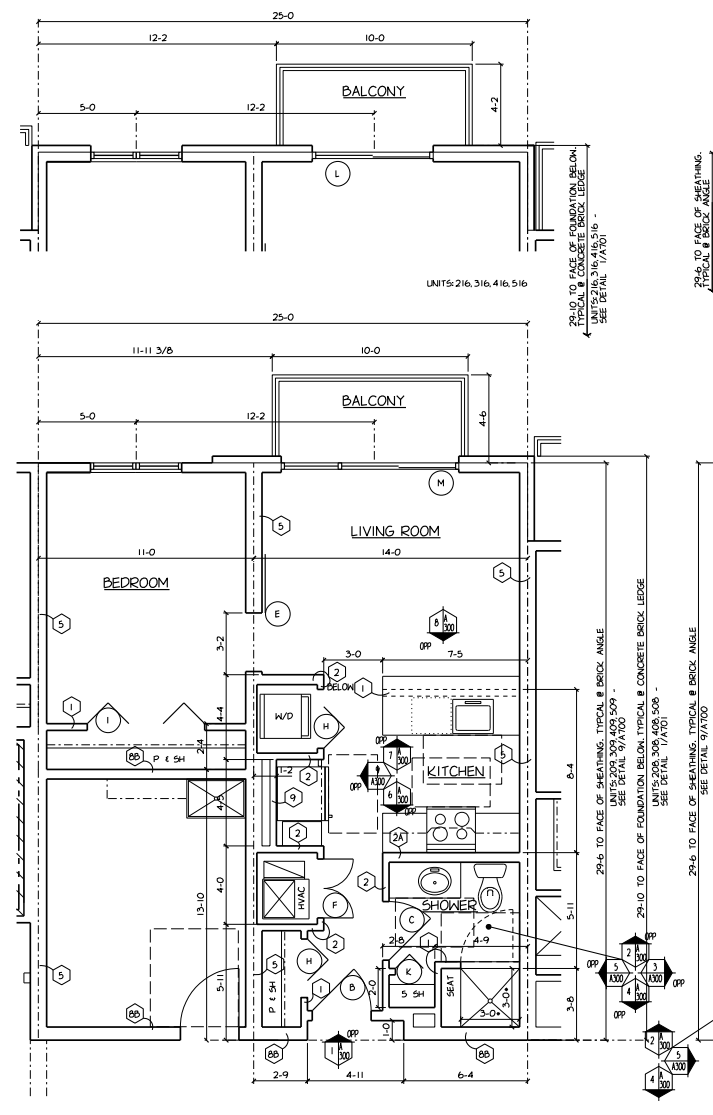
1 1/2" = 1'-0" 1 A300



1.1 STUDIO C

AREA = 565 SF

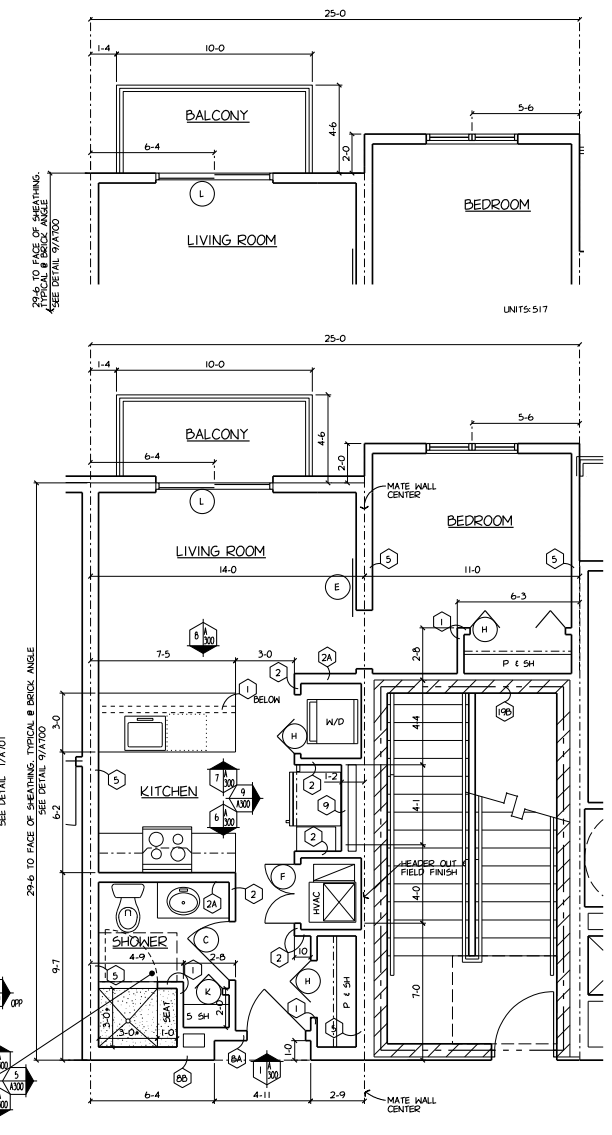
UNITS: 202, 302, 402, 502



1.1 STUDIO B

AREA = 580 SF

UNITS: 208, 209, 216, 308, 309, 316, 408, 409, 416, 508, 509, 516



1.1 STUDIO A

AREA = 523 SF

UNITS: 217, 317, 417, 517

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, DRYER 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.

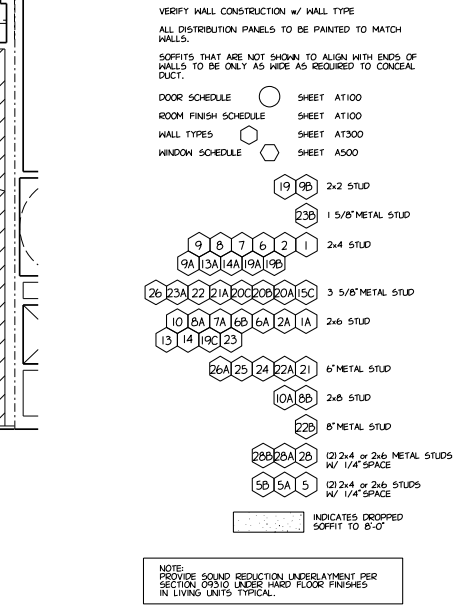
PROVIDE BASE SHOE AT ALL BASE & CABINETRY w/ VINYL, WOOD OR CERAMIC FLOORING.

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	A7100
ROOM FINISH SCHEDULE	SHEET	A7100
WALL TYPES	SHEET	A7300
WINDOW SCHEDULE	SHEET	A5.00



NOTE:
PROVIDE SOUND REDUCTION UNDERLAYMENT PER SECTION D430.10 UNDER HARD FLOOR FINISHES IN LIVING UNITS TYPICAL.

Avenir–Phase 2

1450 N Milwaukee St

Milwaukee Wisconsin

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Architecture
Engineering
Planning

REVISIONS

JK

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DRAWN BY DRN

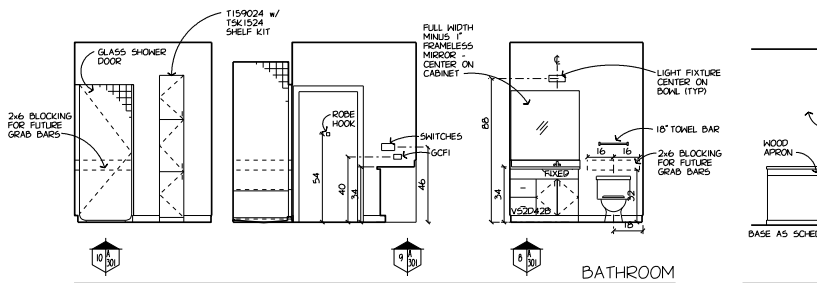
DATE 8 JAN 2016

PROJECT 151901

SHEET NO.

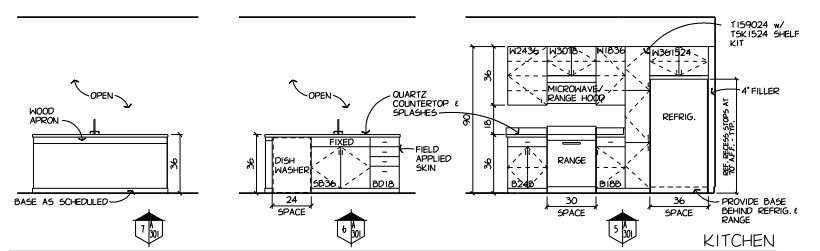
1/4" UNIT PLANS A300

PLOT PARAMETERS: FILE=N:\151901\DRAWINGS\151901.DWG
PLOT STYLE=AG.CTB SCALE=1.000000 PAPER=ANSI D LAYOUT=A300
LAST SAVED=1/11/2016 MODEL=PLOT SHEET - 1/4"



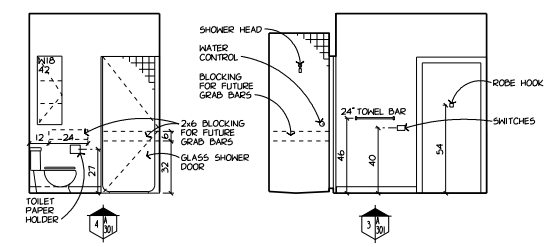
BATHROOM

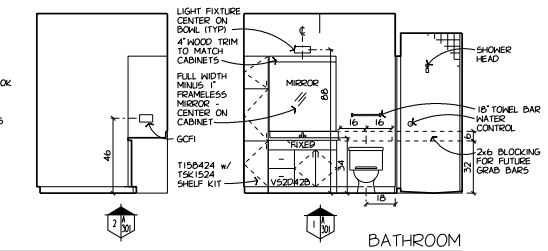
UNIT "ONE BEDROOM CORNER"



KITCHEN

UNIT "ONE BEDROOM"





BATHROOM

UNIT "ONE BEDROOM"

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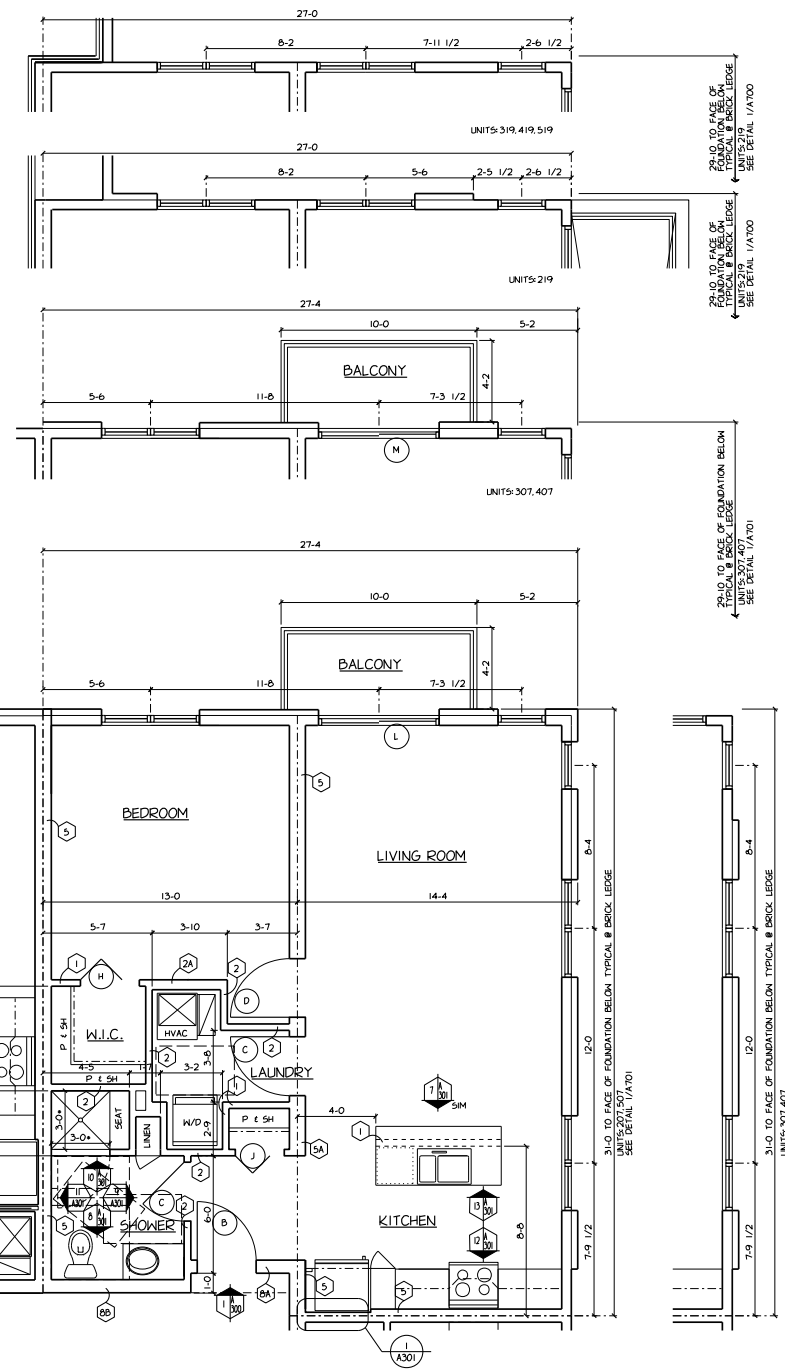
PROVIDE BASE BEHIND REFRIGERATOR AND RANGE.

SEE SHEET AT300 FOR TRIM PROFILES.

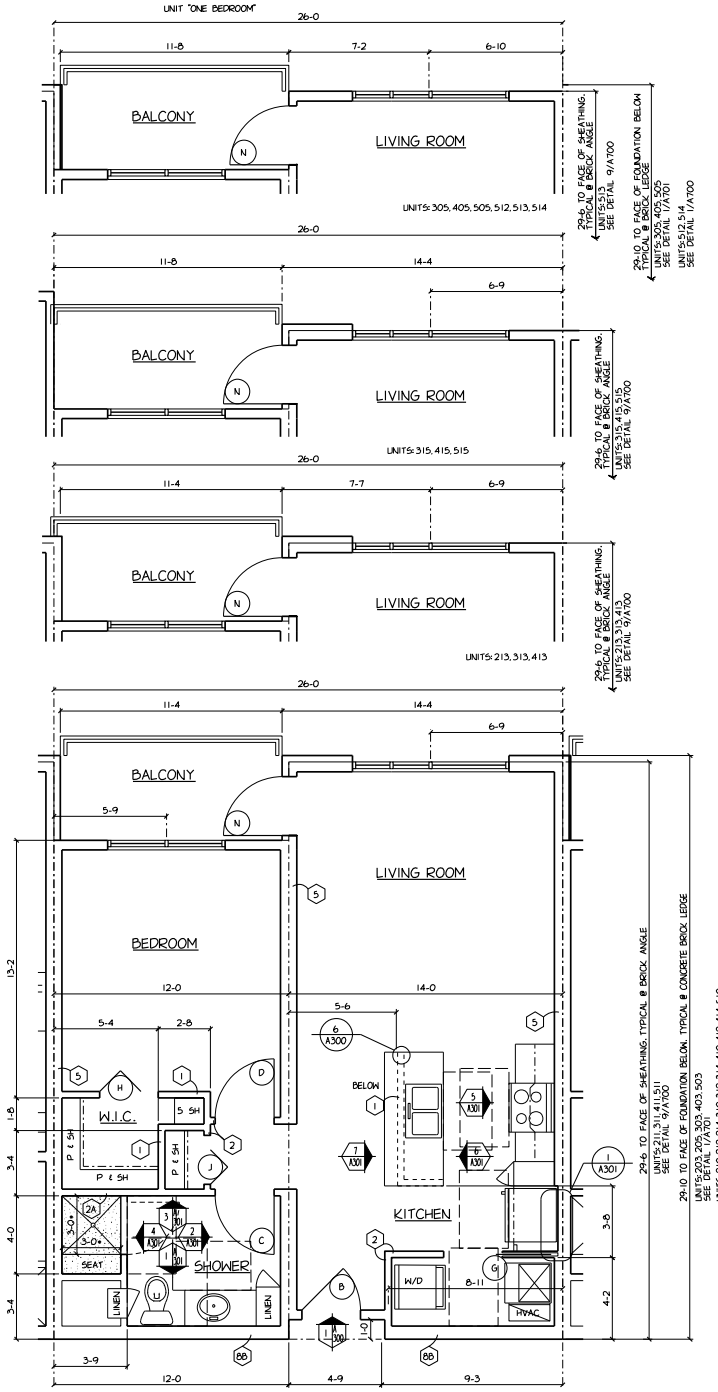
CABINETRY IDENTIFICATION NUMBERS SHOWN REFLECT THOSE FROM THE CURRENT SMART CABINETRY SPECIFICATIONS CATALOG.



1.1 CORNER

AREA - 807 SF

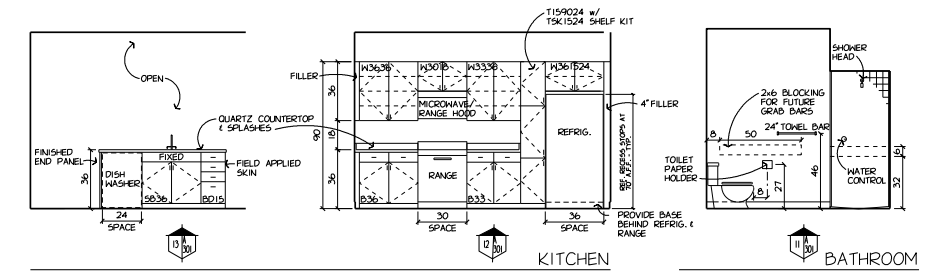
UNITS: 207, 219, 307, 319, 407, 419, 507, 519



1.1 STANDARD

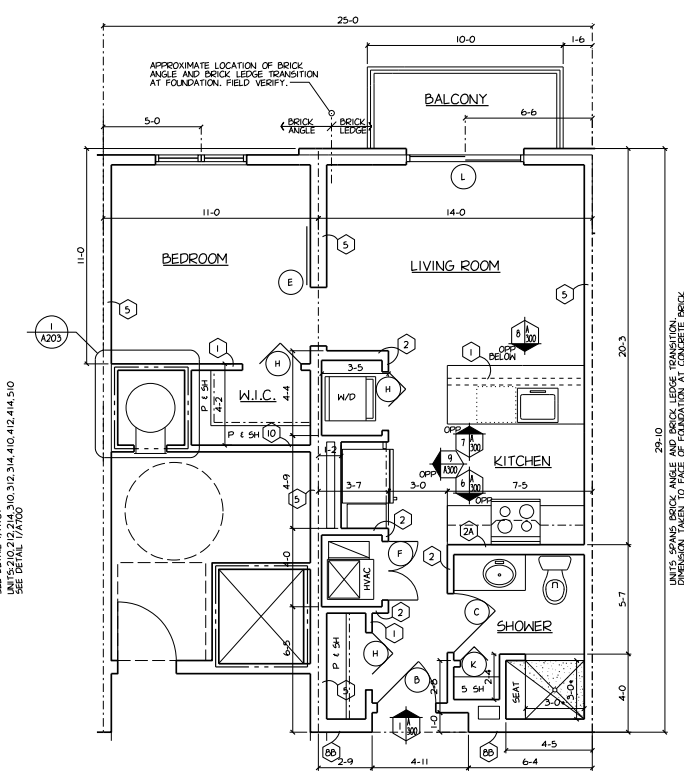
AREA - 713 SF

UNITS: 203, 205, 210, 211, 212, 213, 214, 215, 303, 305, 310, 311, 312, 313, 314, 315, 403, 405, 410, 411, 412, 413, 414, 415, 503, 505, 510, 511, 512, 513, 514, 515



KITCHEN

BATHROOM



1.1 STUDIO D

AREA - 550 SF

UNITS: 201, 301, 401, 501

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

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

DOOR SCHEDULE	○	SHEET AT100
ROOM FINISH SCHEDULE		SHEET AT100
WALL TYPES	⬡	SHEET AT300
WINDOW SCHEDULE	⬡	SHEET A500

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

26B 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 8'-0"

NOTE:
PROVIDE SOUND REDUCTION UNDERLAYMENT PER SECTION 09310 UNDER HARD FLOOR FINISHES IN LIVING UNITS TYPICAL.

Avenir–Phase 2

1450 N Milwaukee St

Milwaukee Wisconsin

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REVISIONS

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DRAWN BY JK

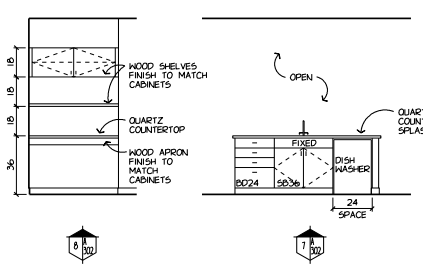
DATE 8 JAN 2016

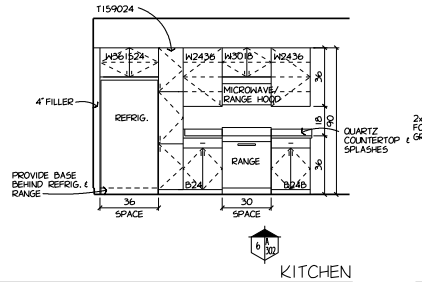
PROJECT 151901

SHEET NO. A301

1/4" UNIT PLANS

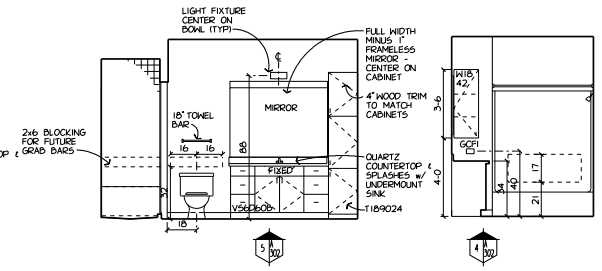
PLOT PARAMETERS: FILE= K:\151901 CARDON MOBILI\DWG
PLOT STYLE= AIA-G.CTB SCALE= 1.000000 PLOTTED= 1/4" = 1'-0"
DSING BATHER: L:\CRAIG\PROJECTS\CRAIGMOBILE\TEMPLAGOPT_PLT.CTB
MODEL: PLOT SHEET
LAYOUT: A301 LAST SAVED: 1/11/2016





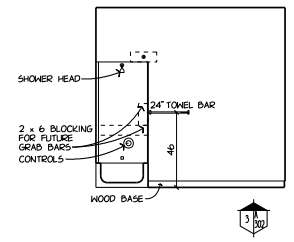
KITCHEN

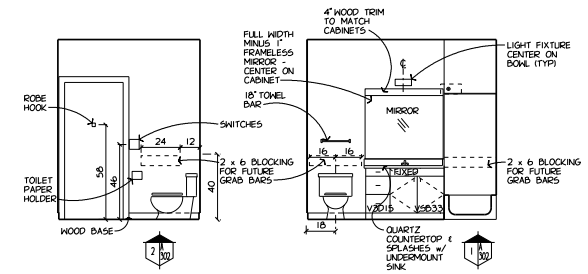
UNIT "TWO BEDROOM CORNER"



BATH

UNIT "TWO BEDROOM CORNER"





BATH

UNIT "TWO BEDROOM CORNER"

ELEVATION GENERAL NOTES:

FIELD VERIFY ALL TOPS, MIRRORS AND CABINETRY DIMENSIONS.

ALL UNFRAMED MIRROR TO HAVE CONTINUOUS U5532P CHANNEL @ BOTTOM W/ CLIPS @ 24" o.c. ALONG TOP. PROVIDE BLOCKING AS REQUIRED.

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PROVIDE FINISHED END PANELS @ ALL EXPOSED CABINET ENDS INCLUDING NEXT TO APPLIANCES.

PROVIDE SILICONE SEALANT BETWEEN ALL PLUMBING FIXTURES AND FLOOR/WALL UNLESS OTHERWISE NOTED.

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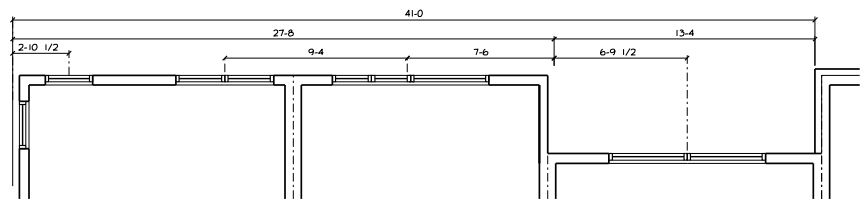
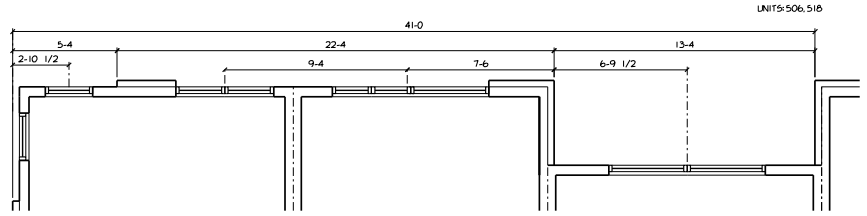
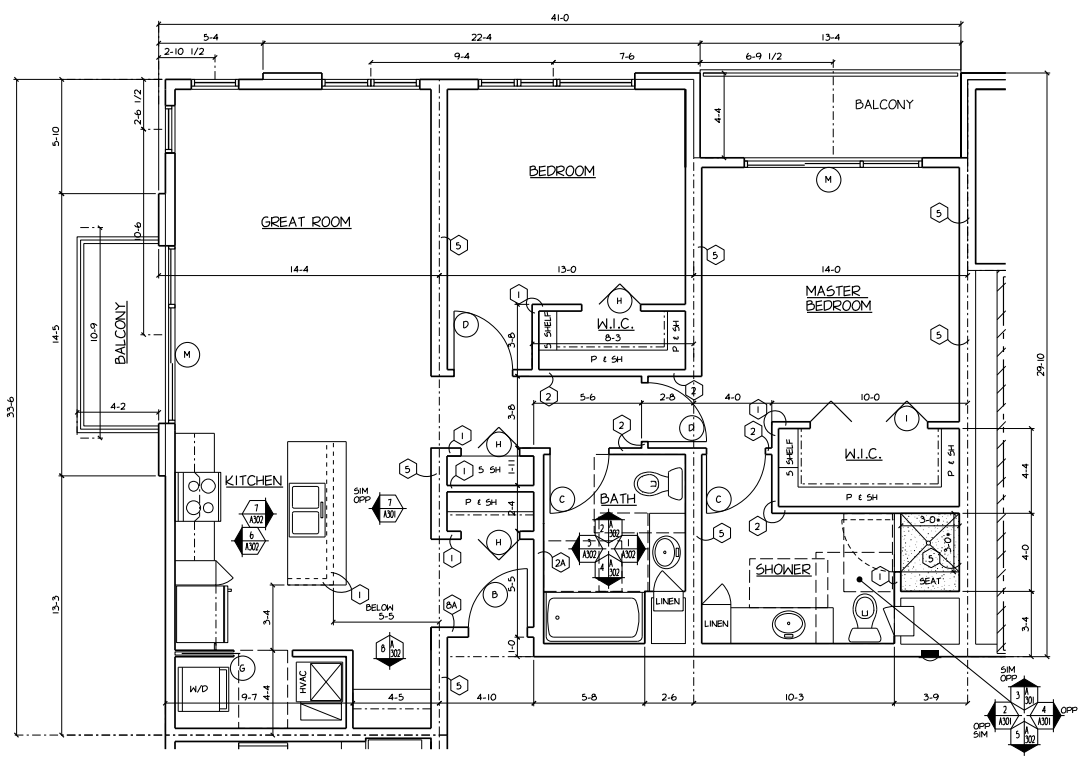
CABINETRY IDENTIFICATION NUMBERS SHOWN REFLECT THOSE FROM THE CURRENT SMART CABINETRY SPECIFICATIONS CATALOG.



UNITS: 506, 518



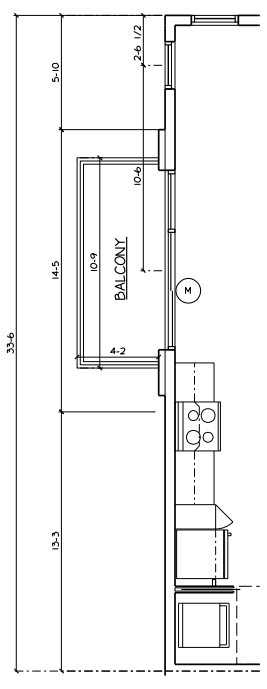
UNITS: 306, 318, 406, 418



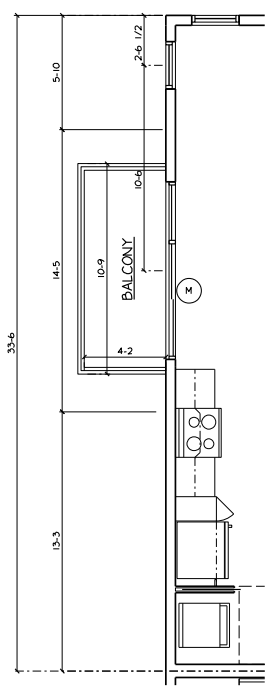
2.2 CORNER

AREA = 1155 SF

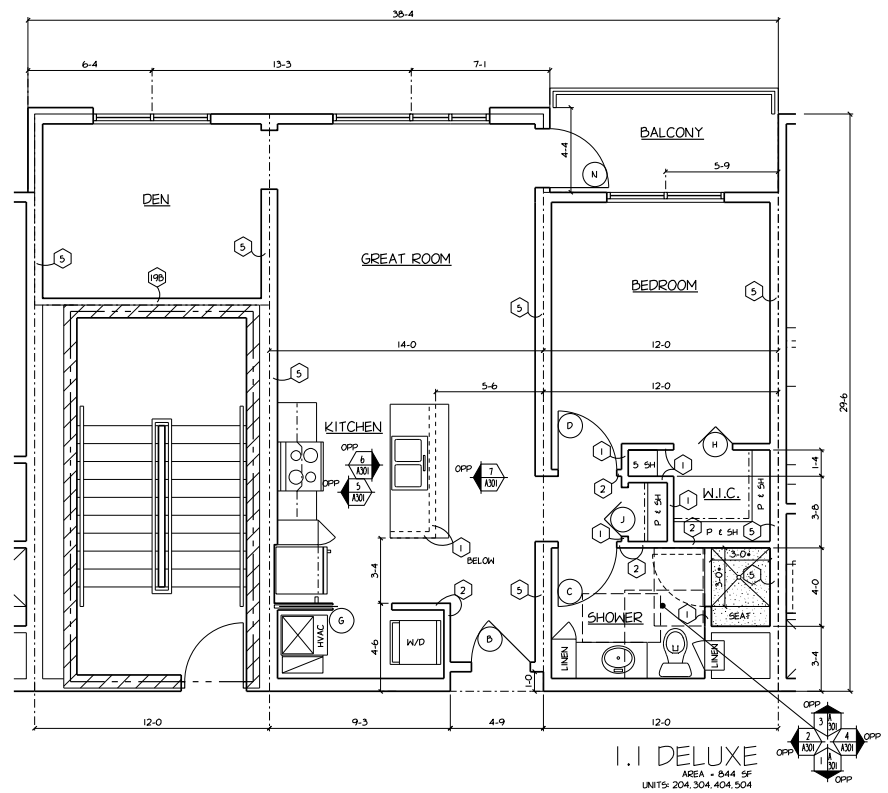
UNITS: 206, 306, 406, 506



UNITS: 518



UNITS: 506



1.1 DELUXE

AREA = 844 SF

UNITS: 204, 304, 404, 504

NOTE:
PROVIDE SOUND REDUCTION UNDERLAYMENT PER SECTION 09310 UNDER HARD FLOOR FINISHES IN LIVING UNITS TYPICAL.

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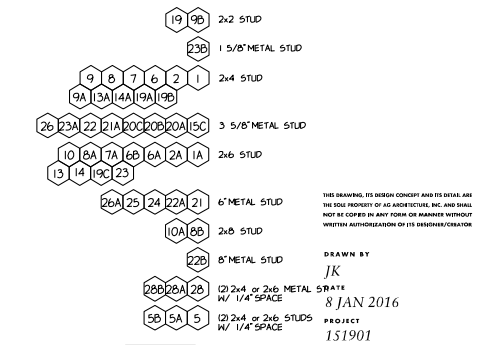
ROOM FINISH SCHEDULE		SHEET AT100
WALL TYPES	⬡	SHEET AT300
WINDOW SCHEDULE	⬡	SHEET A500



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DRAWN BY JK

DATE 8 JAN 2016

PROJECT 151901

SHEET NO. A302

1/4" UNIT PLANS

Avenir–Phase 2

1450 N Milwaukee St

Milwaukee Wisconsin

Architecture

1414 UNDERWOOD AVE.
WAUWATOSA, WI 53213

414.431.3131 TEL
414.431.0331 FAX

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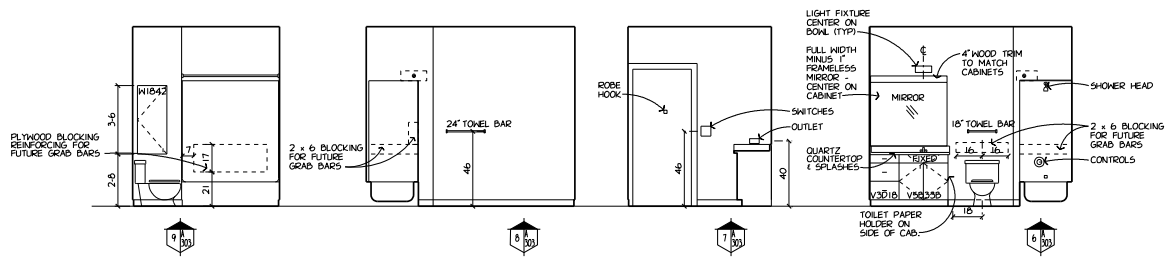

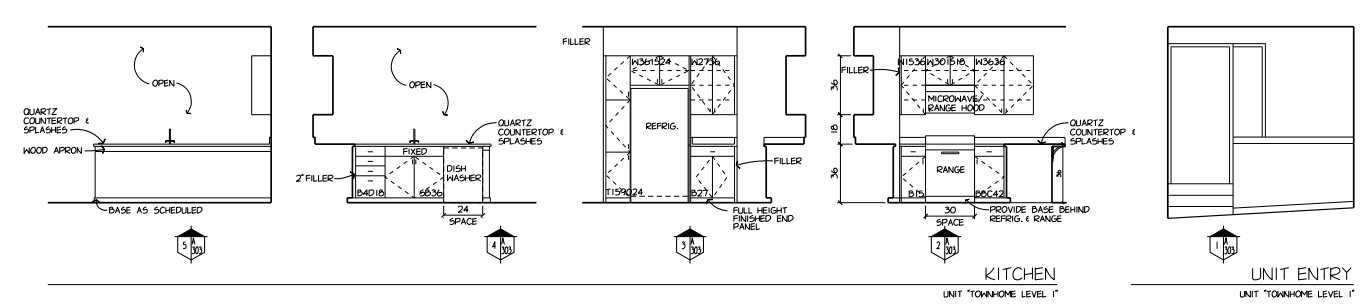

ELEVATION GENERAL NOTES:

FIELD VERIFY ALL TOPS, MIRRORS AND CABINETRY DIMENSIONS.

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COUNTERTOP HEIGHT IS BASED ON FINISHED FLOOR. CONTINUE FLOOR MATERIALS INTO ALL APPLIANCE SPACES.

PROVIDE FINISHED END PANELS @ ALL EXPOSED CABINET ENDS INCLUDING NEXT TO APPLIANCES.

PROVIDE SILICONE SEALANT BETWEEN ALL PLUMBING FIXTURES AND FLOOR/WALL UNLESS OTHERWISE NOTED.

PROVIDE BASE SHOE @ ALL BASE & CABINETRY WITH VINYL, WOOD OR CERAMIC FLOORING.

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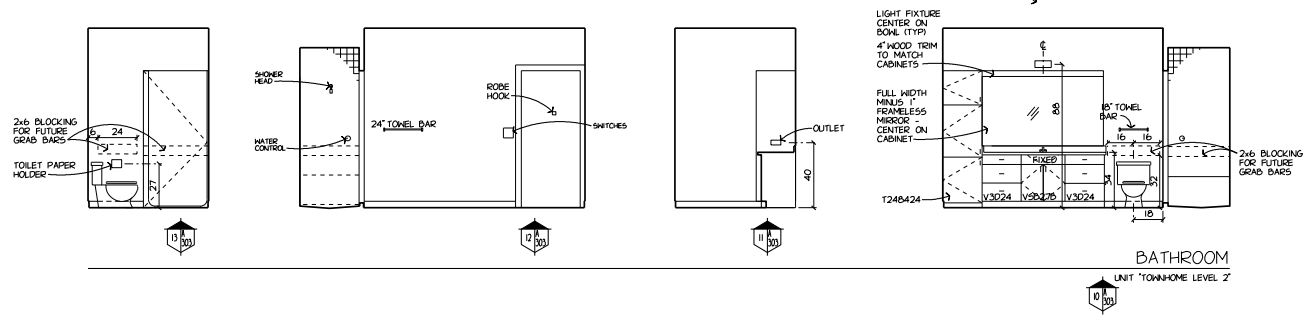
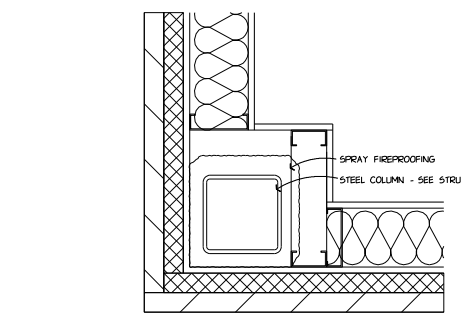
PROVIDE BASE BEHIND REFRIGERATOR AND RANGE.

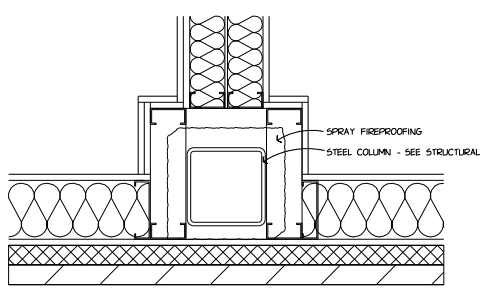
SEE SHEET A7300 FOR TRIM PROFILES.

CABINETRY IDENTIFICATION NUMBERS, SHOWN REFLECT THOSE FROM THE CURRENT SMART CABINETRY SPECIFICATIONS CATALOG.





PLAN DETAIL @ COLUMN 2/A302
1 1/2" = 1'-0"



PLAN DETAIL @ COLUMN 1/A302
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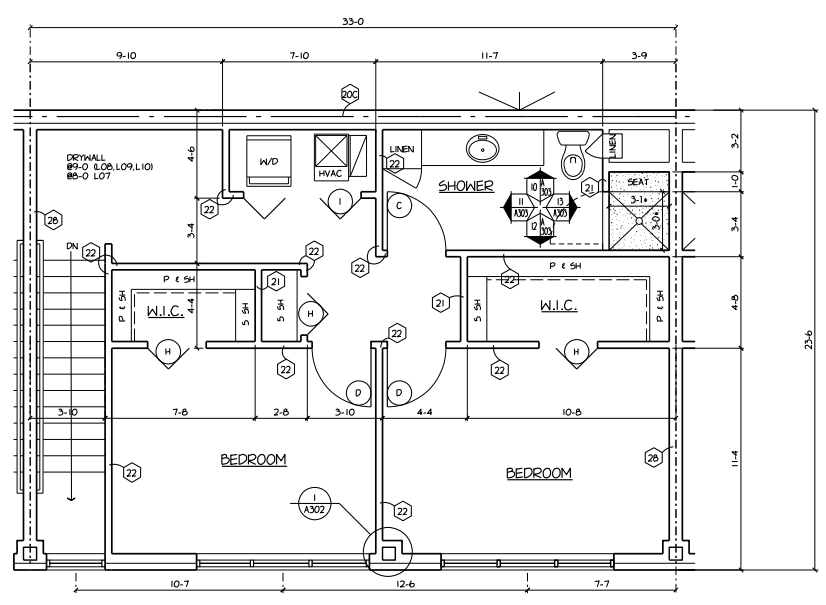
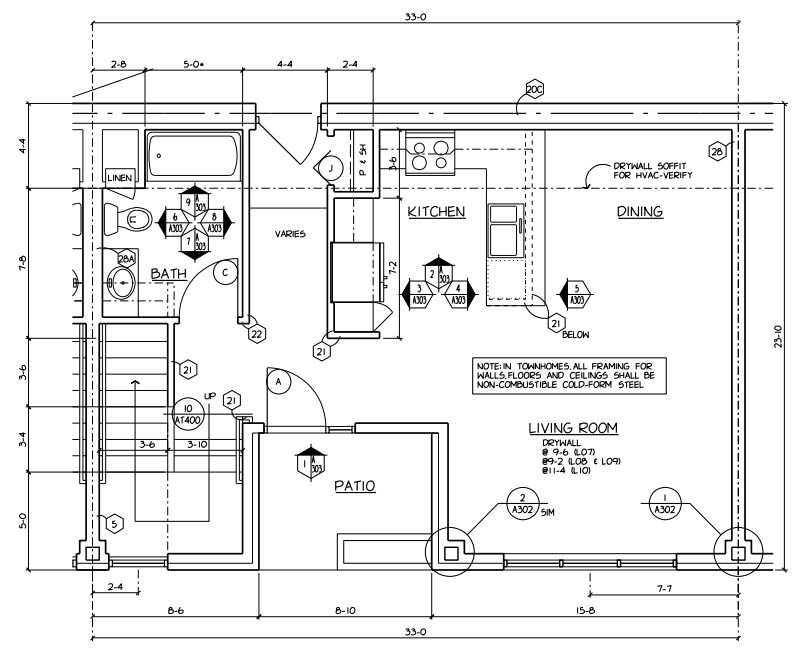


2.2 MULTI-LEVEL 2
AREA = 764 SF
UNITS: L107, L108, L109, L110



2.2 MULTI-LEVEL 1
AREA = 701 SF
UNITS: L107, L108, L109, L110

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, DRYER VENTS, ELECTRICAL PANELS, RECESSED MEDICINE CABINETS, ETC.

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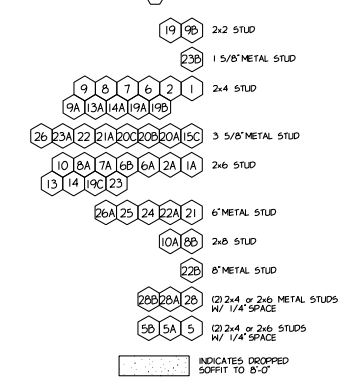
ALL DISTRIBUTION PANELS TO BE PAINTED TO MATCH WALLS.

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

DOOR SCHEDULE	SHEET A7100
ROOM FINISH SCHEDULE	SHEET A7100
WALL TYPES	SHEET A7300
WINDOW SCHEDULE	SHEET A5.00



Avenir–Phase 2

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DRAWN BY
JK

DATE
8 JAN 2016

PROJECT
151901

SHEET NO.

1/4" UNIT PLANS A303

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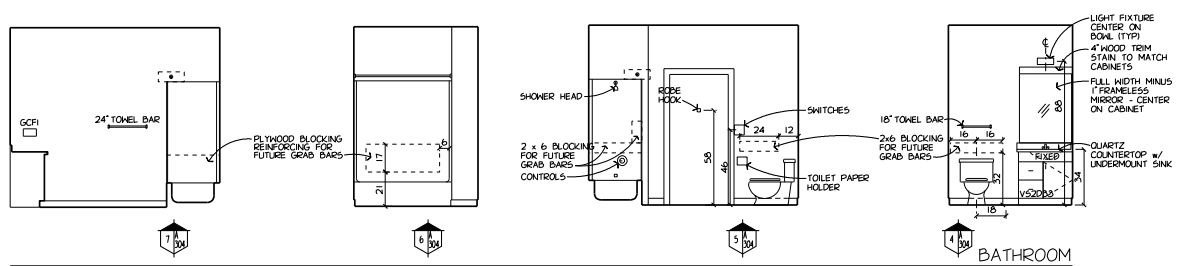
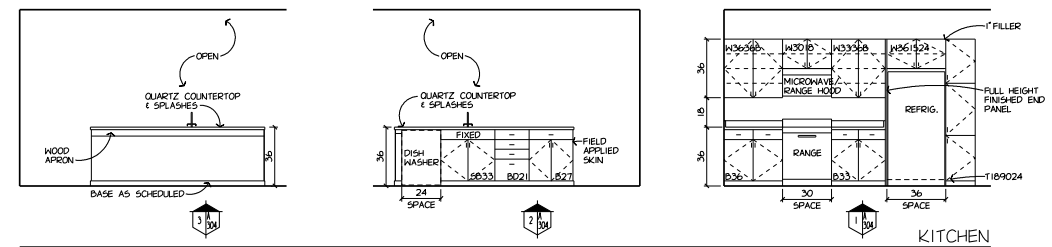


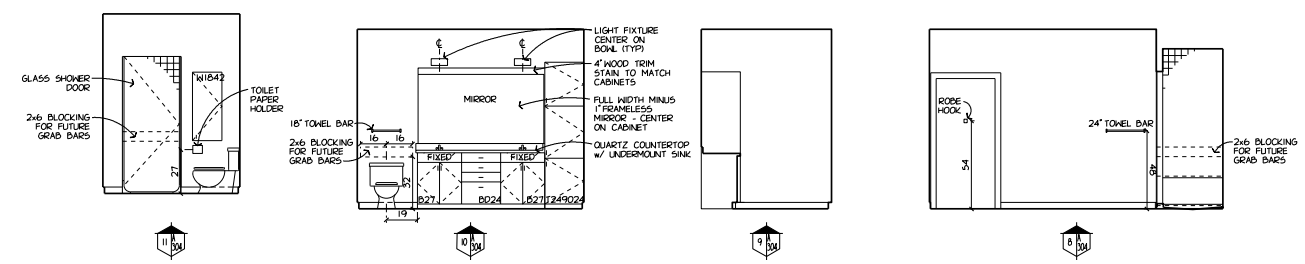
BATHROOM

UNIT "TOWNHOME CORNER LEVEL 1"



KITCHEN

UNIT "TOWNHOME CORNER LEVEL 1"



BATHROOM

UNIT "TOWNHOME CORNER LEVEL 2"

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SEE SHEET AT300 FOR TRIM PROFILES.

CABINETRY IDENTIFICATION NUMBERS SHOWN REFLECT THOSE FROM THE CURRENT SMART CABINETRY SPECIFICATIONS CATALOG.

Avenir–Phase 2

1450 N Milwaukee St

Milwaukee Wisconsin

Architecture

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DOOR SCHEDULE	○	SHEET AT100
ROOM FINISH SCHEDULE	○	SHEET AT100
WALL TYPES	⬡	SHEET AT300
WINDOW SCHEDULE	⬡	SHEET A500

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

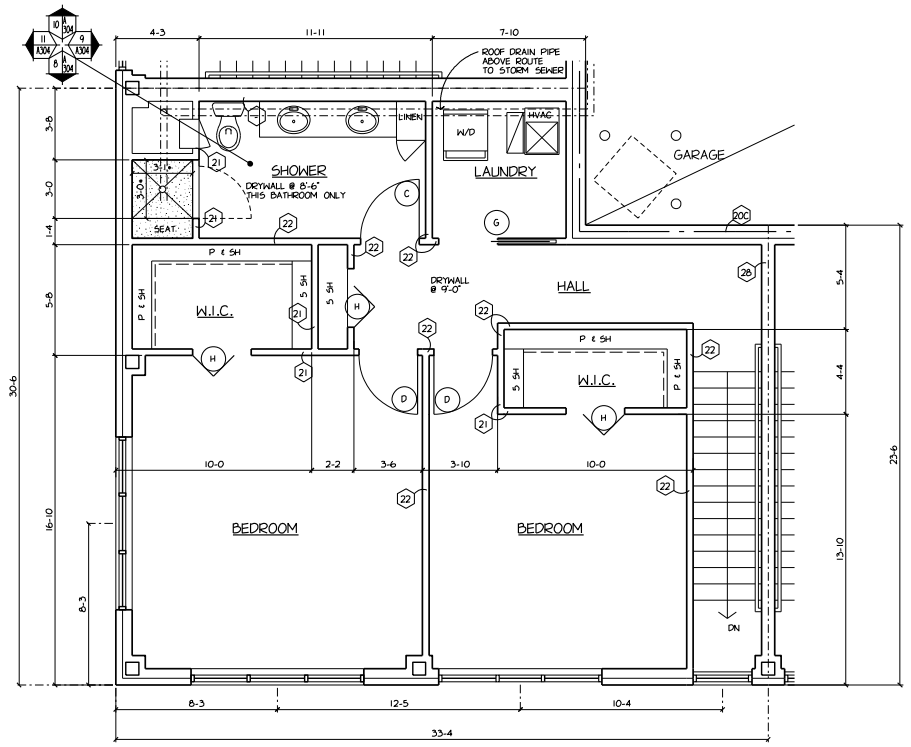
10A 8B 2x8 STUD

22B 8" METAL STUD

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

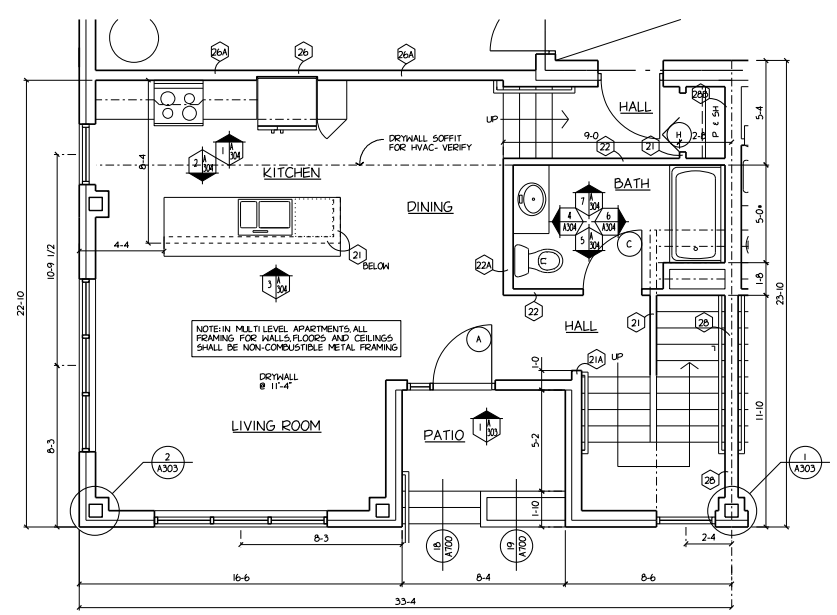
INDICATES DROPPED SOFFIT TO 8'-0"



2.2 MULTI-LEVEL APT. CORNER 1 LEVEL 2

AREA = 930 SF

UNITS L1 1



2.2 MULTI-LEVEL APT. CORNER 1 LEVEL 1

AREA = 756 SF

UNITS L1 1

1414 UNDERWOOD AVE.
WAUWATOSA, WI 53213

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DRAWN BY JK

DATE 8 JAN 2016

PROJECT 151901

SHEET NO. A304

1/4" UNIT PLANS

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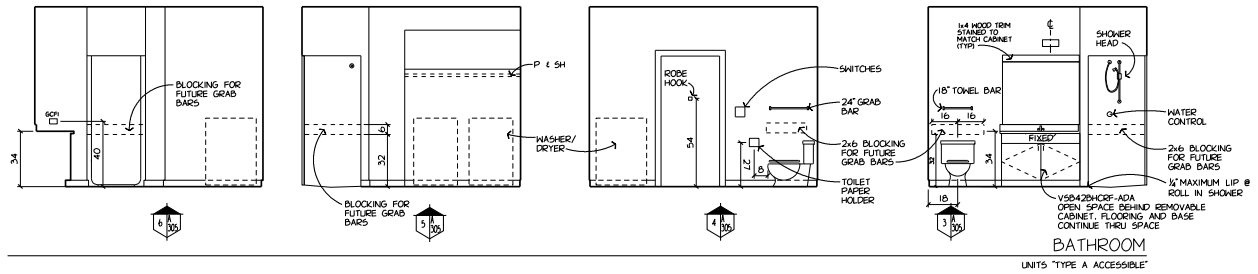

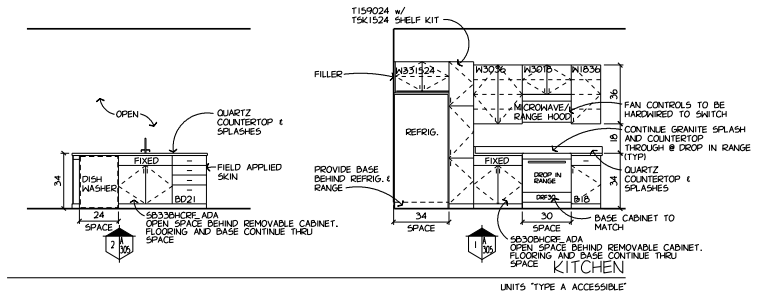

ELEVATION GENERAL NOTES:

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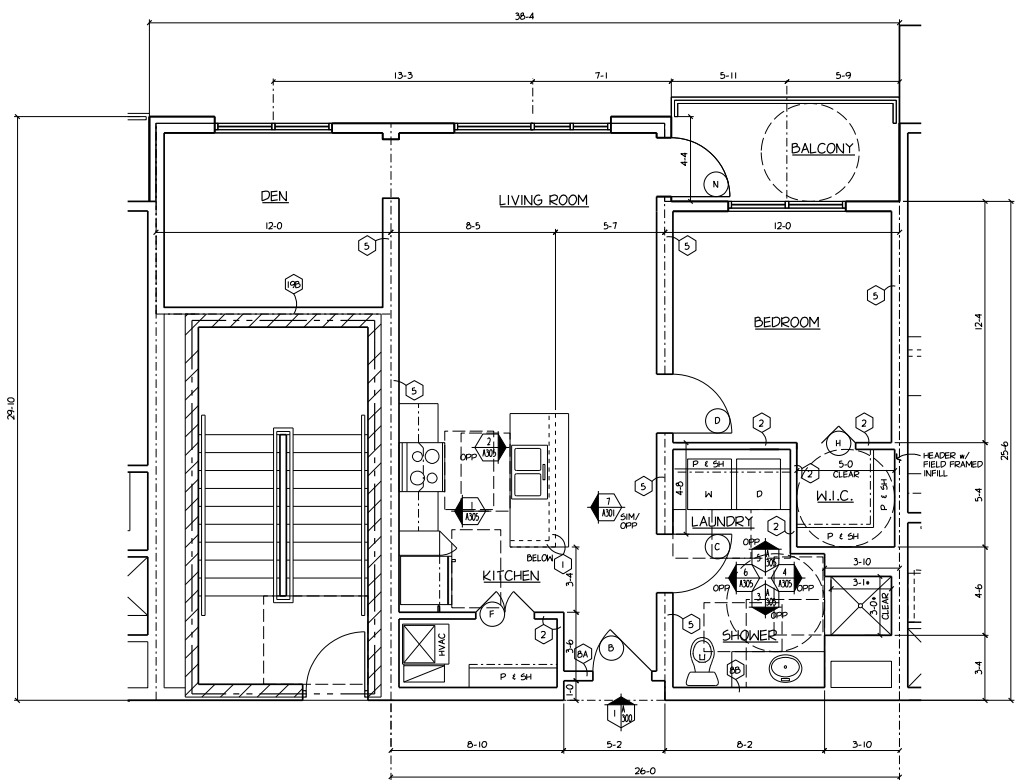
Avenir–Phase 2

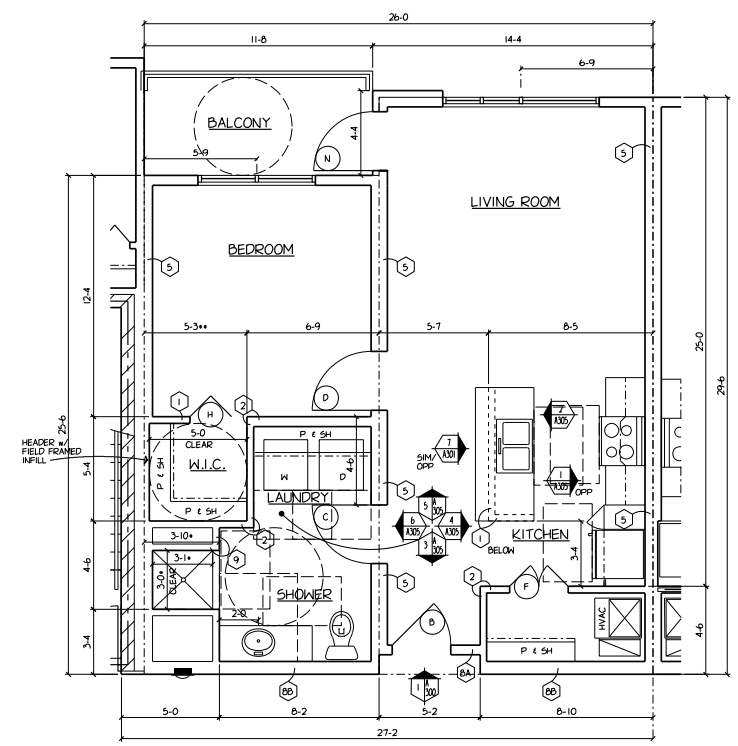
1450 N Milwaukee St

Milwaukee Wisconsin



1.1 DELUXE TYPE 'A' UNIT

AREA = 930 SF
UNIT 204



TYPE "A" ACCESSIBLE UNIT

AREA = 756 SF
UNIT 215

NOTE:
PROVIDE SOUND REDUCTION UNDERLAYMENT PER SECTION 09310 UNDER HARD FLOOR FINISHES IN LIVING UNITS TYPICAL.

UNIT PLANS GENERAL NOTES:

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DOOR SCHEDULE	SHEET A7100
ROOM FINISH SCHEDULE	SHEET A7100
WALL TYPES	SHEET A7300
WINDOW SCHEDULE	SHEET A5.00

19 9B — 2x2 STUD

23B — 1 5/8" METAL STUD

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26A 25 24 22A 21 — 2x6 STUD

10A 8B — 6" METAL 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 8'-0"

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DRAWN BY
JK

DATE
8 JAN 2016

PROJECT
151901

SHEET NO.

1/4" UNIT PLANS A305

PLOT PARAMETERS: FILE= ks 1.1.151901 CARDIGAN WORKS.DGN
PLOT SCALE: 1.000000 PLOT DATE: 1/11/2016 PLOTTED BY: KEITH SCHMIDT
DGN@ BATHERS 1.1 C:\WMDGN\SCHMIDTKS\CFG\ADOPT_PL.CFG
MODEL: PLOT SHEET
LAST SAVED: 1/11/2016

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MODEL: PLOT SHEET
PLOT STYLE: AIA V4.CTB
LAST SAVED: 1/11/2016

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Avenir–Phase 2

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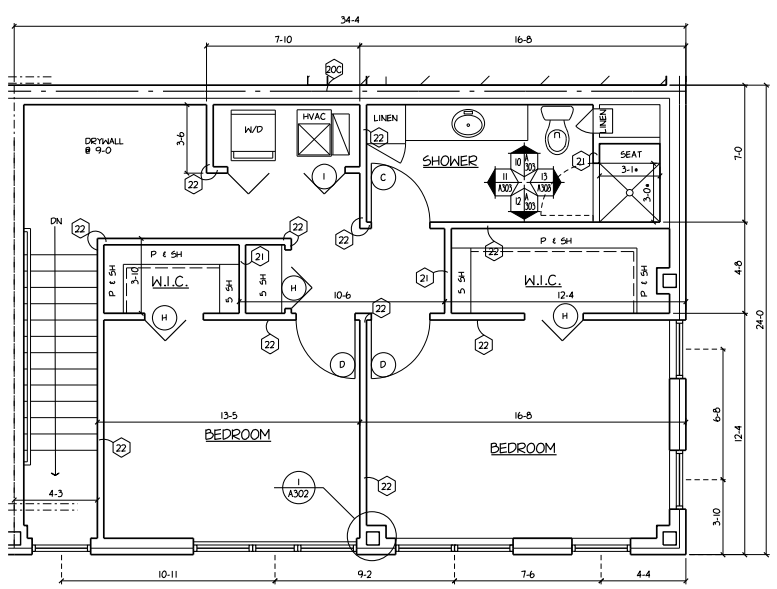
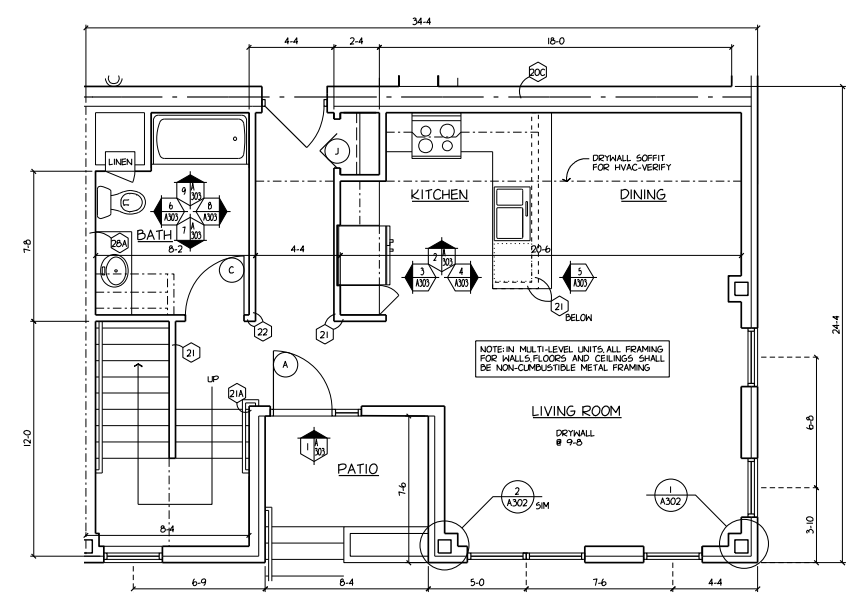


2.2 MULTI-LEVEL APT. CORNER 2 LEVEL 2

AREA = 782 SF
UNITS-L12



2.2 MULTI-LEVEL APT. CORNER 2 LEVEL 1

AREA = 718 SF
UNITS-L12

UNIT PLANS GENERAL NOTES:

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

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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,DRYER 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,SHOWERS/TUB AND VANITY TOP - TYPICAL.

FIELD VERIFY ALL TOPS, MIRRORS AND CABINETRY DIMENSIONS.

PROVIDE BASE SHOE AT ALL BASE & CABINETRY w/ VINYL, 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 A7100
ROOM FINISH SCHEDULE		SHEET A7100
WALL TYPES	⬡	SHEET A7300
WINDOW SCHEDULE	⬡	SHEET A5001

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

22B — 8" METAL STUD

28B 28A 26 — (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 8'-0"

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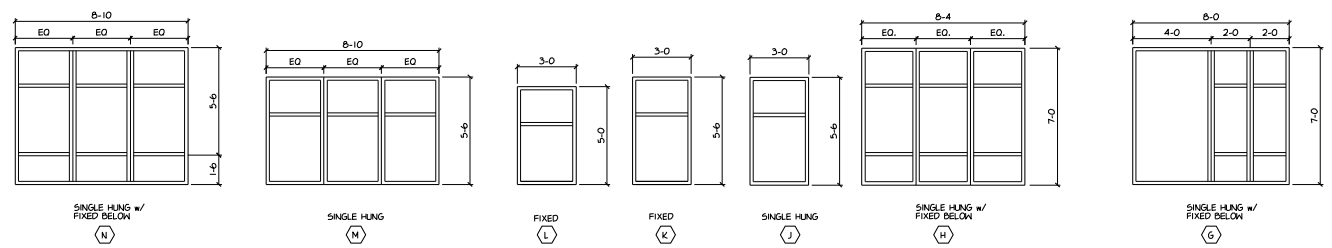
DRAWN BY
JK

DATE
8 JAN 2016

PROJECT
151901

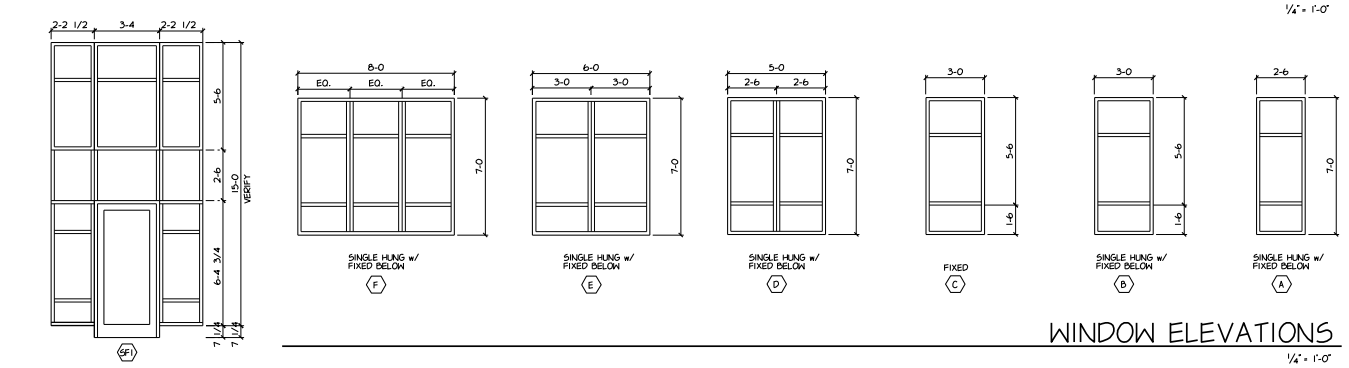
SHEET NO.

1/4" UNIT PLANS A306



WINDOW ELEVATIONS

1/4" = 1'-0"



WINDOW ELEVATIONS

1/4" = 1'-0"

STOREFRONT

1/4" = 1'-0"

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- CORDUESTONE

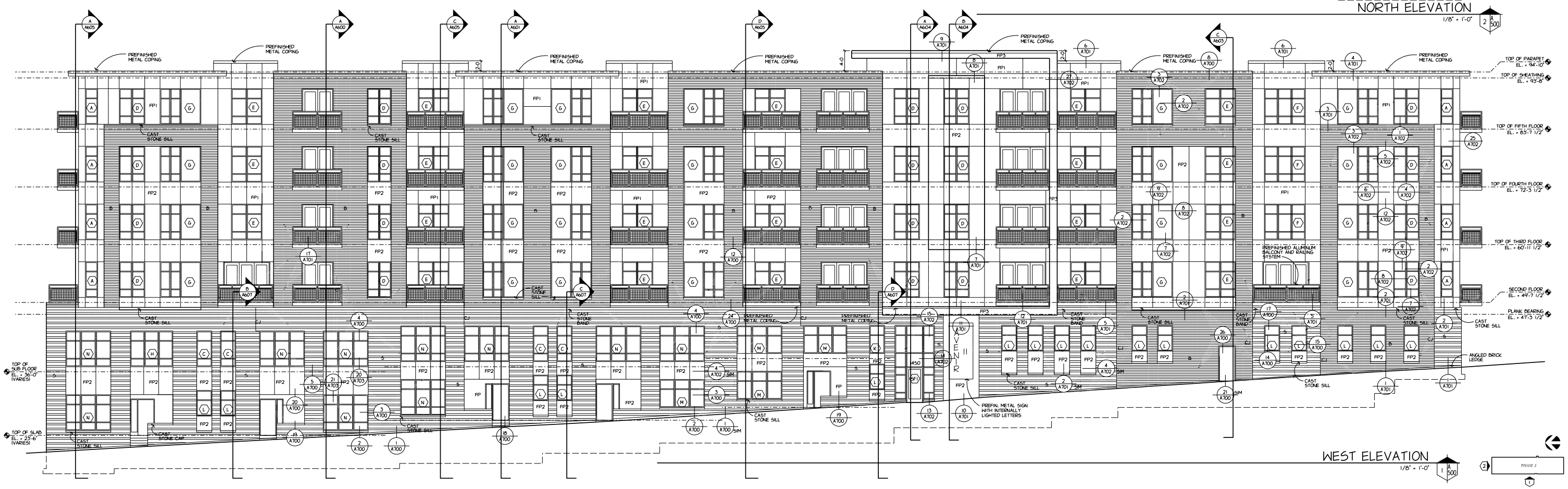
FP2 - FIBER CEMENT BOARD PANEL (SMOOTH FINISH) W/ FRY REGLET ALUM. TRIM (PAINTED TO MATCH PANEL) COLOR- MONTEREY TAUPE

FP3 - FIBER CEMENT BOARD PANEL (SMOOTH FINISH) W/ FRY REGLET ALUM. TRIM (PAINTED TO MATCH PANEL) COLOR- CHAMPAGNE

STOREFRONT-COLOR- CHAMPAGNE - PAC CLAD

NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

Avenir–Phase 2

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DRAWN BY DRN

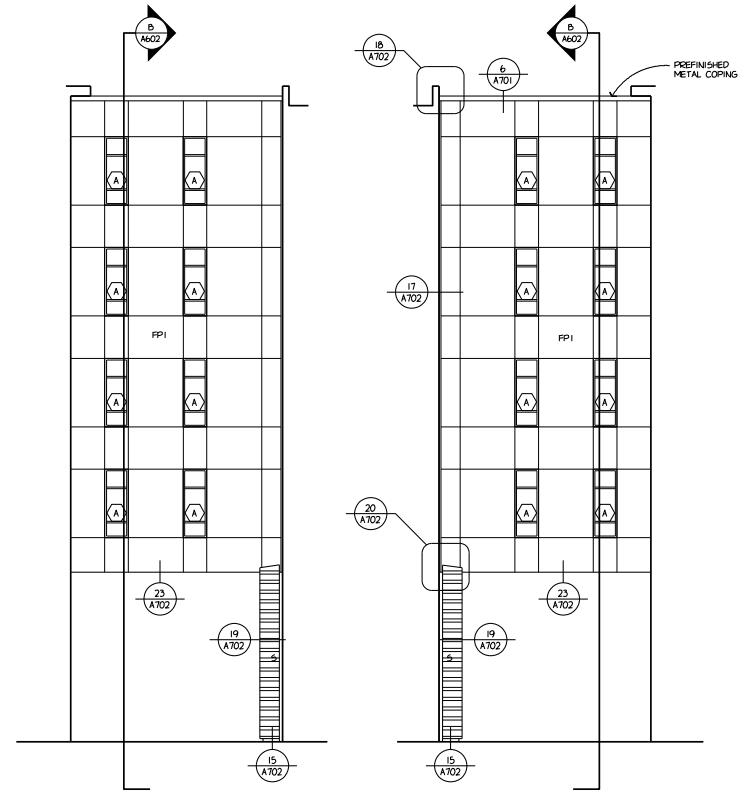
DATE 8 JAN 2016

PROJECT 151901

SHEET NO.

1/8" EXTERIOR ELEVATIONS A500

PLOT PARAMETERS: FILE: R:\151901\CAD\DWGS\A500.DWG
PLOT STYLE: AG-BW.CTB LAYOUT: A500 SCALE: 1:1
USING DRIVER: L1.PMP;PAPER SIZE:ANSIE(34.00X44.00) PLOTTED:MODEL PLOTTED BY: DRN
MODEL: PLOT SHEET
LAST SAVED: 1/8/2016



CONNECTING LINK

CONNECTING LINK

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

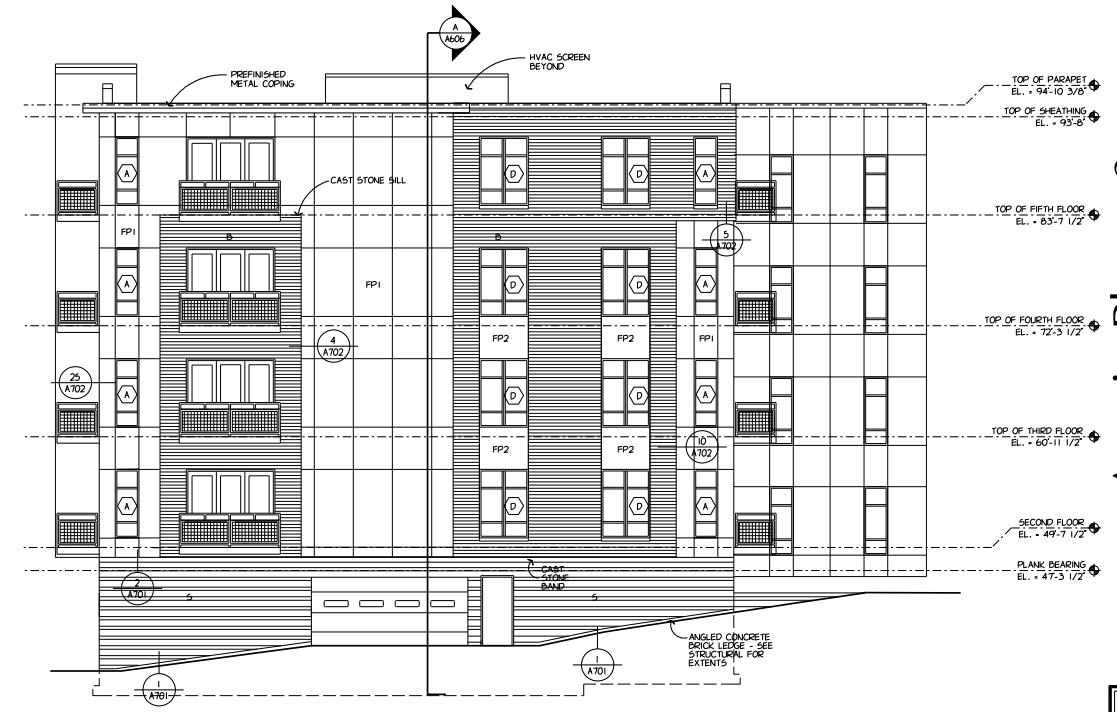
METAL COPING-COLOR- CHAMPAGNE- PAC-CLAD

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

FP3 - FIBER CEMENT BOARD PANEL (SMOOTH FINISH)
W/ FRY REGLET ALUM. TRIM (PAINTED TO MATCH PANEL)
COLOR- CHAMPAGNE

STOREFRONT-COLOR- CHAMPAGNE - PAC CLAD



SOUTH ELEVATION

EAST ELEVATION

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DRAWN BY
DRN

DATE
8 JAN 2016

PROJECT
151901

SHEET NO.

PHASE 2

1/8" EXTERIOR ELEVATIONS A501

PLOT PARAMETERS: FILE: K:\151901\DWG\A501.DGN
PEN TABLE: K:\PENTABLE\AG_BW.TBL MODEL: PLOT SHEET
SCALE: 1/8" = 1'-0" PLOT SCALE: 1.0000 LAST SAVED: 1/8/2016
DRAWING BY: K:\CAD\PLANSETS\INDIANEPLY\FDI\A001.PL TCFG