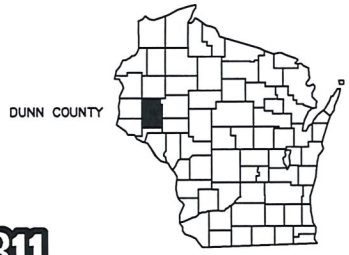
GENERAL DEVELOPMENT PLAN
ESTOVER TERRACE
EAU CLAIRE REALTY
MENOMONIE, WISCONSIN

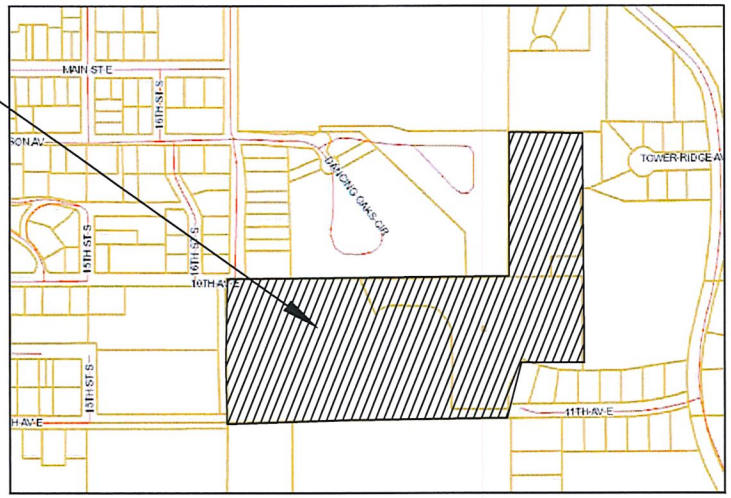


VICINITY MAP

811 Know what's below. Call before you dig.

PROJECT LOCATION

CONTACTS	
DIRECTOR OF PUBLIC WORKS	CITY OF MENOMONIE RANDY EIDE (715) 232-2207
MENOMONIE STREET DEPT.	CITY OF MENOMONIE BRUCE HEATH (715) 232-2302
WATER	CITY OF MENOMONIE-WATER SUPERINTENDENT JEREMY HOYT (715) 232-2395
SANITARY	CITY OF MENOMONIE-WASTEWATER SUPERINTENDENT PAUL STERK (715) 232-2249
TELEPHONE	AT&T KEN SCHICK (715) 839-5820
CABLE	CHARTER COMMUNICATIONS ATTN: CURT MOORE (715) 831-8940 ext. 51148
GAS	XCEL ENERGY ATTN: MIKE JOHNSON (715) 232-7415
FIRE DEPT.	CITY OF MENOMONIE (715) 232-2414



LOCATION MAP

LEGEND

EXISTING / PROPOSED

- BENCHMARK
- CONTROL POINT
- SIGN
- CURB STOP
- WELL
- HYDRANT
- GATE VALVE
- CURB INLET
- AREA DRAIN
- SAN MH
- STORM MH
- SAN CLEANOUT
- GAS MANHOLE
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- GUY POLE
- PULL BOX
- ELEC PED
- CABLE PED
- MAILBOX
- TELE PED
- IRON PIPE
- ROW POST
- REBAR
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- OVERHEAD UTILITY
- TELEPHONE LINE
- GAS LINE
- ELECTRIC LINE
- CABLE TV LINE
- TREELINE
- EXISTING TREES
- MARSH
- FENCE LINE
- WOVEN WIRE FENCE
- SILT FENCE
- RETAINING WALL
- CONTOURS MAJOR
- CONTOURS MINOR

ABBREVIATIONS:
BC=BACK OF CURB
BLK=BLOCK NUMBER
BOT=BOTTOM (ELEV)
CL=CENTERLINE
CS=CURB STOP
ELEV=ELEVATION
EOP=EDGE OF PAVEMENT
EX=EXISTING
FES=FLARED END SECTION
FF=FINISHED FLOOR (ELEV)
FL=FLOWLINE
GF=GARAGE FLOOR (ELEV)
GLG=GROUND LINE GROOVE
HWL=HIGH WATER LEVEL
INV=INVERT
LF=LINEAR FEET
LO=LOCKOUT STYLE HOME
LT=LEFT
MIN=MINIMUM
NWL=NORMAL WATER LEVEL
PC=POINT OF CURVE
PRC=CURVE REVERSAL POINT
PT=POINT OF TANGENCY
RAD=RADIUS
RT=RIGHT
R/W=RIGHT OF WAY
SAN=SANITARY SEWER
SP=SPOT ELEVATION
STA=STATION
STM=STORM SEWER
TC=TOP OF CURB
TYP=TYPICAL
W=WATER FITTINGS
WAT=WATER
WM=WATERMAIN
WO=WALKOUT STYLE HOME

SHEET SCHEDULE	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	UTILITY PLAN
5	GRADING & DRAINAGE PLAN
6	CONCEPTUAL LANDSCAPE PLAN

PROJECT OWNER:
EAU CLAIRE REALTY
ATTN: TREVOR BOHLAND
3420 MALL DR, SUITE 4
EAU CLAIRE, WI 54701
PHONE: 715.552.1818
EMAIL: trevor@eauclairerealty.com

PROJECT ENGINEER:
ADVANCED ENGINEERING CONCEPTS
SEAN BOHAN, P.E.
1360 INTERNATIONAL DRIVE SUITE #1
EAU CLAIRE, WI 54701
PHONE: 715.552.0330
EMAIL: sbohan@aec.engineering

SCHEDULE OF REQUIRED PERMITS		
APPROVALS NEEDED	DATE SUBMITTED	APPROVAL
SITE PLAN APPROVAL-CITY OF MENOMONIE		
WIDNR-WRAPP / NOTICE OF INTENT		
DSPS-EXTERIOR PLUMBING		

AEC PROJECT #:20010 PLANS DATED: JUNE 2020

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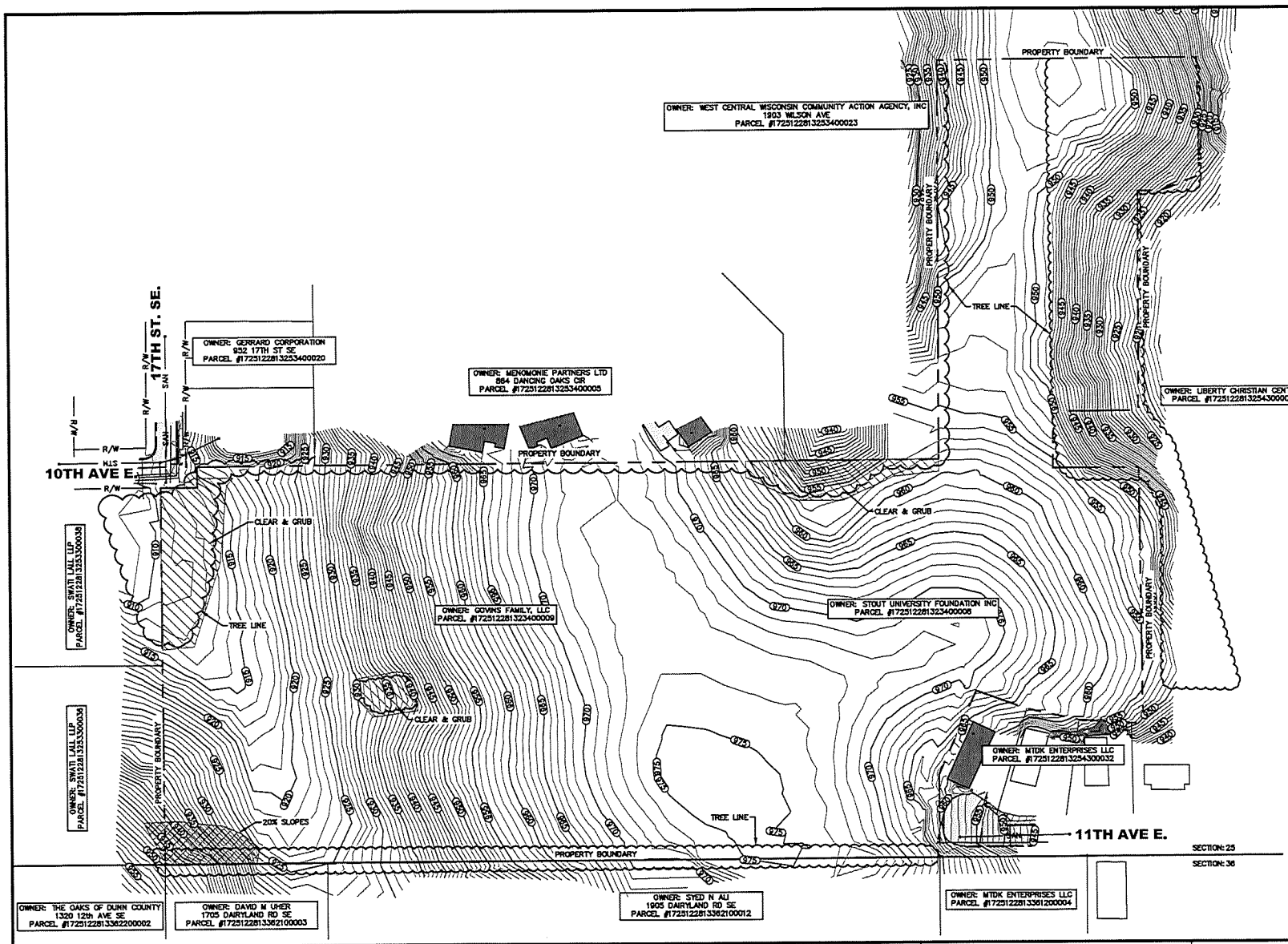

811 Know what's below. Call before you dig.

NORTH

0 40 80 160

LEGEND

- EXISTING CONTOURS–MNR
- EXISTING CONTOURS–MJR
- CLEAR AND GRUB TREES (CLEARING LIMITS)
- REMOVE PAVEMENT
- FULL-DEPTH SAWCUT
- CURB & GUTTER REMOVAL

GENERAL NOTES:

1. UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY AND ARE NOT SHOWN IN THEIR ENTIRETY. CONTRACTOR SHALL NOTIFY UTILITIES A MINIMUM OF 3 DAYS PRIOR TO ANY EXCAVATION FOR FIELD VERIFICATION OF LOCATIONS. THE CLIENT, CITY, AND THE ENGINEER ARE NOT RESPONSIBLE OR LIABLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES.
2. CLEARING AND GRUBBING SHALL ONLY BE IN THOSE LOCATIONS DIRECTED BY THE ENGINEER AND/OR OWNER. CONTRACTOR SHALL PROTECT ALL TREES, SHRUBS, AND CORRESPONDING ROOT SYSTEMS FROM DAMAGE. ALL WORK WITH POTENTIAL IMPACT ON UN-CLEARED TREES AND/OR SHRUBS SHALL BE COORDINATED WITH THE ENGINEER AND/OR OWNER.
3. CONTRACTOR SHALL NOT DISTURB ANY R/W IRONS. ANY REMOVAL SHALL BE APPROVED BY THE ENGINEER, OTHERWISE THE CONTRACTOR SHALL BE BILLED FOR REPLACEMENT.
4. CONTRACTOR SHALL VERIFY THE AMOUNT OF PAVEMENT REMOVAL WITH THE PROJECT MANAGER.
5. CONTRACTOR TO COORDINATE LOCATIONS AND LIMITS OF SAWCUTS WITH THE PROJECT MANAGER.
6. NO TREES OR STUMPS ARE TO BE BURIED ON SITE. CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS FOR BURNING OR MATERIAL DISPOSAL.
7. CONTRACTOR TO REPAIR AND RESTORE ANY DAMAGED OR DISTURBED AREAS OF PAVEMENT, CONCRETE, LANDSCAPING, ELECTRICAL, AND AUTOMATIC IRRIGATION, ETC. TO ITS ORIGINAL CONDITION ON ADJACENT PROPERTIES.
8. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED AFTER SUCH DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.

NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO. 20010

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EXISTING CONDITIONS

GENERAL DEVELOPMENT PLAN
ESTOVER TERRACE
EAU CLAIRE REALTY
MENOMONIE, WI

DWG NAME 20010 PG2 EXISTING

DATE 06/2020

ESTOVER TERRACE
MENOMONIE, WI

LOT SIZE:	1,214,377.22–SF (27.88 AC.)
EXISTING IMPERVIOUS AREA:	0.0–SF (0.0%)
PROPOSED USE:	PUD
DENSITY:	156/27.88 = 5.6 UNITS/AC.

PROPOSED BUILDINGS:
- (8 EA.) 12–UNIT = 9,590–SF
- (5 EA.) 8–UNIT = 7,835–SF
- (7 EA.) TWIN HOME = 4,020–SF
- (6 EA.) SINGLE = 2,000–SF

–TOTAL BUILDING AREA = 156,035–SF (12.8%)

PROPOSED PAVEMENT:	218,790–SF (18.0%)
PROPOSED SIDEWALK:	22,875–SF (1.9%)
OVERALL IMPERVIOUSNESS:	397,700–SF (32.7%)
GREEN SPACE:	816,677–SF (67.3%)
OPEN SPACE (15%)	182,157–SF REQ.
–OPEN SPACE PROVIDED	185,407–SF (15.2%)

PROPOSED PUBLIC RIGHT–OF–WAY
- MULTI FAMILY = 840–LF
- TWIN HOME = 627–LF
- SINGLE FAMILY = 327–LF
- 17TH ST. SE (EXTENDED SOUTH) = 292–LF

SETBACKS:
FRONT: 25'
REAR YARD: 25'
SIDE YARD: 10'

PARKING INFORMATION

PARKING STALLS REQUIRED:
- 8–UNIT APTS W/ATTACHED GARAGES
  - 20 BDRMS EA. * 5 =100 BDRMS =100 STALLS REQ.
- 12–UNIT APTS W/ATTACHED GARAGES
  - 20 BDRMS EA. * 8 =160 BDRMS=160 STALLS REQ.

PARKING STALLS PROVIDED:
- 8–UNIT APTS W/ATTACHED GARAGES
  - GARAGE 16 EA. * 5 =80
  - EXTERIOR 16 EA. * 5 =80
- 12–UNIT APTS W/ATTACHED GARAGES
  - GARAGES 12 EA. * 8 =160
  - EXTERIOR 12 EA. * 8 =160
- VISITOR PARKING =13

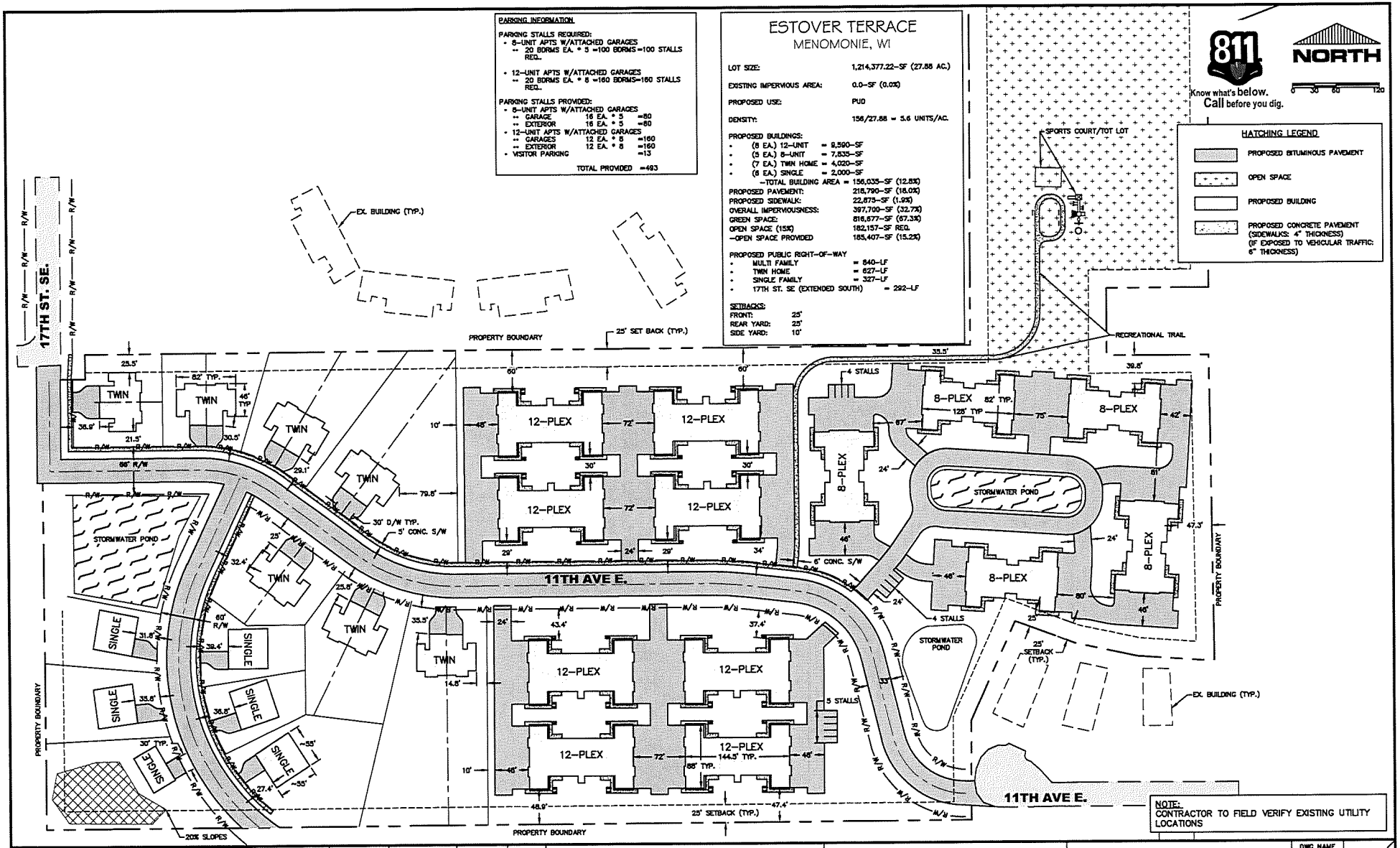
TOTAL PROVIDED =493

HATCHING LEGEND
- PROPOSED BITUMINOUS PAVEMENT
- OPEN SPACE
- PROPOSED BUILDING
- PROPOSED CONCRETE PAVEMENT (SIDEWALKS: 4" THICKNESS) (IF EXPOSED TO VEHICULAR TRAFFIC: 6" THICKNESS)

811 Know what's below. Call before you dig.

NORTH

0 30 60 120



NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO. 20010

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OVERALL SITE PLAN

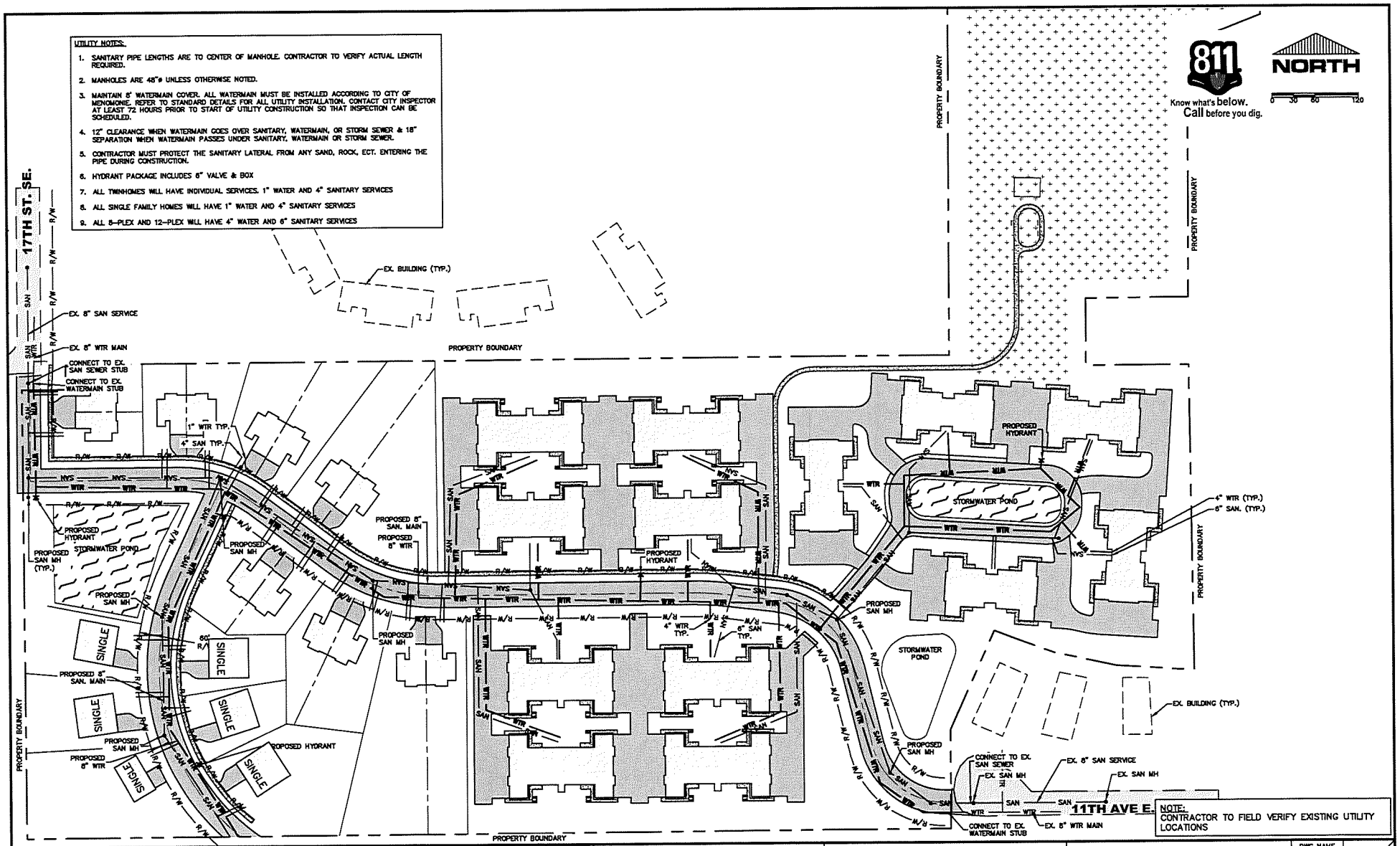
GENERAL DEVELOPMENT PLAN
ESTOVER TERRACE
EAU CLAIRE REALTY
MENOMONIE, WI

DWG NAME 20010 PG3 SITE

DATE 06/2020

UTILITY NOTES:

1. SANITARY PIPE LENGTHS ARE TO CENTER OF MANHOLE. CONTRACTOR TO VERIFY ACTUAL LENGTH REQUIRED.
2. MANHOLES ARE 48"ø UNLESS OTHERWISE NOTED.
3. MAINTAIN 8' WATERMAIN COVER. ALL WATERMAIN MUST BE INSTALLED ACCORDING TO CITY OF MENOMONIE. REFER TO STANDARD DETAILS FOR ALL UTILITY INSTALLATION. CONTACT CITY INSPECTOR AT LEAST 72 HOURS PRIOR TO START OF UTILITY CONSTRUCTION SO THAT INSPECTION CAN BE SCHEDULED.
4. 12" CLEARANCE WHEN WATERMAIN GOES OVER SANITARY, WATERMAIN, OR STORM SEWER & 18" SEPARATION WHEN WATERMAIN PASSES UNDER SANITARY, WATERMAIN OR STORM SEWER.
5. CONTRACTOR MUST PROTECT THE SANITARY LATERAL FROM ANY SAND, ROCK, ECT. ENTERING THE PIPE DURING CONSTRUCTION.
6. HYDRANT PACKAGE INCLUDES 6" VALVE & BOX
7. ALL TWINHOMES WILL HAVE INDIVIDUAL SERVICES. 1" WATER AND 4" SANITARY SERVICES
8. ALL SINGLE FAMILY HOMES WILL HAVE 1" WATER AND 4" SANITARY SERVICES
9. ALL 8-PLEX AND 12-PLEX WILL HAVE 4" WATER AND 6" SANITARY SERVICES



NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS

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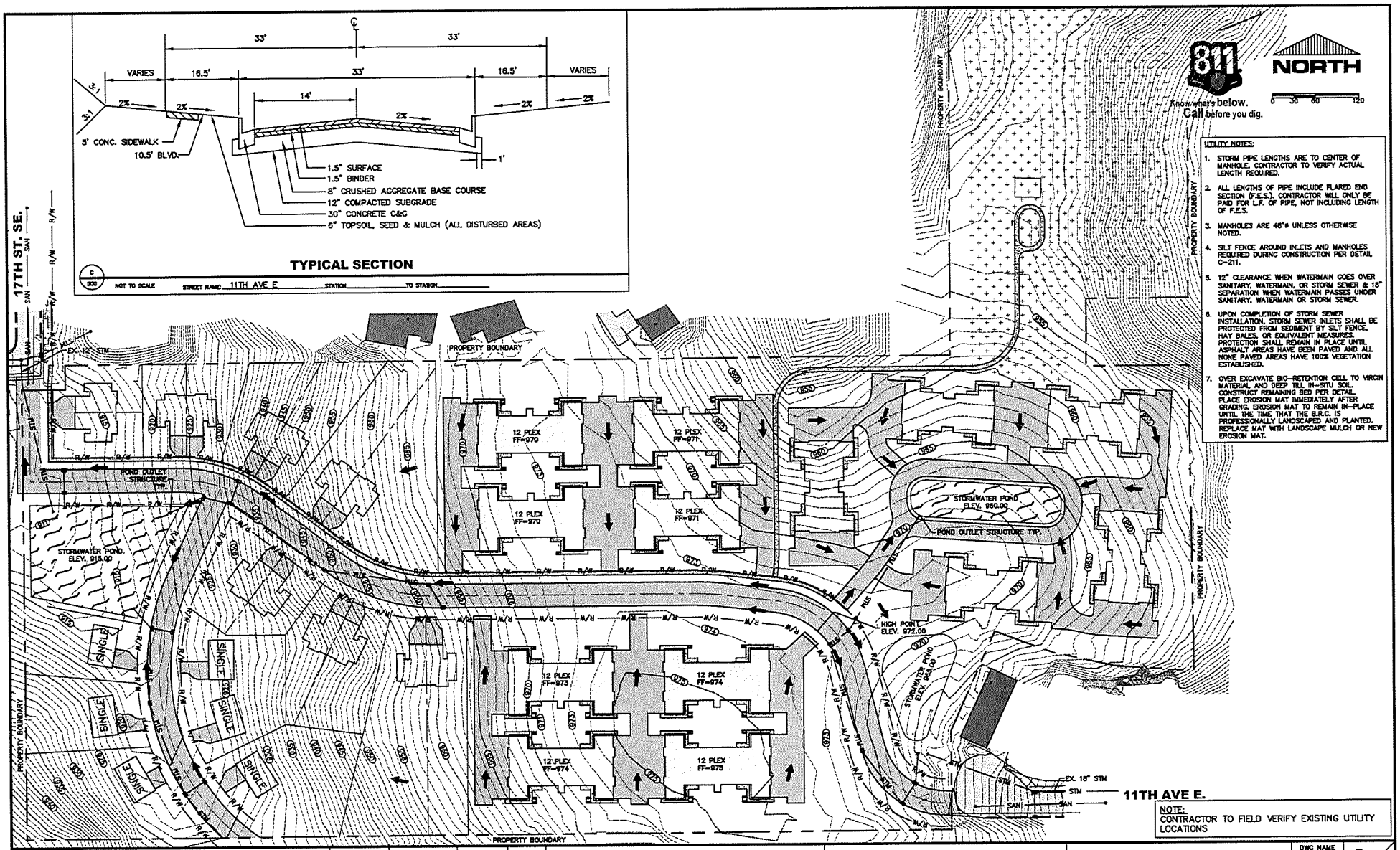
UTILITY PLAN

GENERAL DEVELOPMENT PLAN
ESTOVER TERRACE
EAU CLAIRE REALTY
MENOMONIE, WI

DWG NAME 20010 PC4 UTILITY
DATE 06/2020



UTILITY NOTES:

1. STORM PIPE LENGTHS ARE TO CENTER OF MANHOLE. CONTRACTOR TO VERIFY ACTUAL LENGTH REQUIRED.
2. ALL LENGTHS OF PIPE INCLUDE FLARED END SECTION (F.E.S.). CONTRACTOR WILL ONLY BE PAID FOR L.F. OF PIPE, NOT INCLUDING LENGTH OF F.E.S.
3. MANHOLES ARE 48"ø UNLESS OTHERWISE NOTED.
4. SILT FENCE AROUND INLETS AND MANHOLES REQUIRED DURING CONSTRUCTION PER DETAIL C-211.
5. 12" CLEARANCE WHEN WATERMAIN GOES OVER SANITARY, WATERMAIN, OR STORM SEWER & 18" SEPARATION WHEN WATERMAIN PASSES UNDER SANITARY, WATERMAIN OR STORM SEWER.
6. UPON COMPLETION OF STORM SEWER INSTALLATION, STORM SEWER INLETS SHALL BE PROTECTED FROM SEDIMENT BY SILT FENCE, HAY BALES, OR EQUIVALENT MEASURES. PROTECTION SHALL REMAIN IN PLACE UNTIL ASPHALT AREAS HAVE BEEN PAVED AND ALL NONE PAVED AREAS HAVE 100% VEGETATION ESTABLISHED.
7. OVER EXCAVATE BIO-RETENTION CELL TO VIRGIN MATERIAL AND DEEP TILL IN-SITU SOIL. CONSTRUCT REMAINING BED PER DETAIL. PLACE EROSION MAT IMMEDIATELY AFTER GRADING. EROSION MAT TO REMAIN IN-PLACE UNTIL THE TIME THAT THE B.R.C. IS PROFESSIONALLY LANDSCAPED AND PLANTED. REPLACE MAT WITH LANDSCAPE MULCH OR NEW EROSION MAT.

NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS

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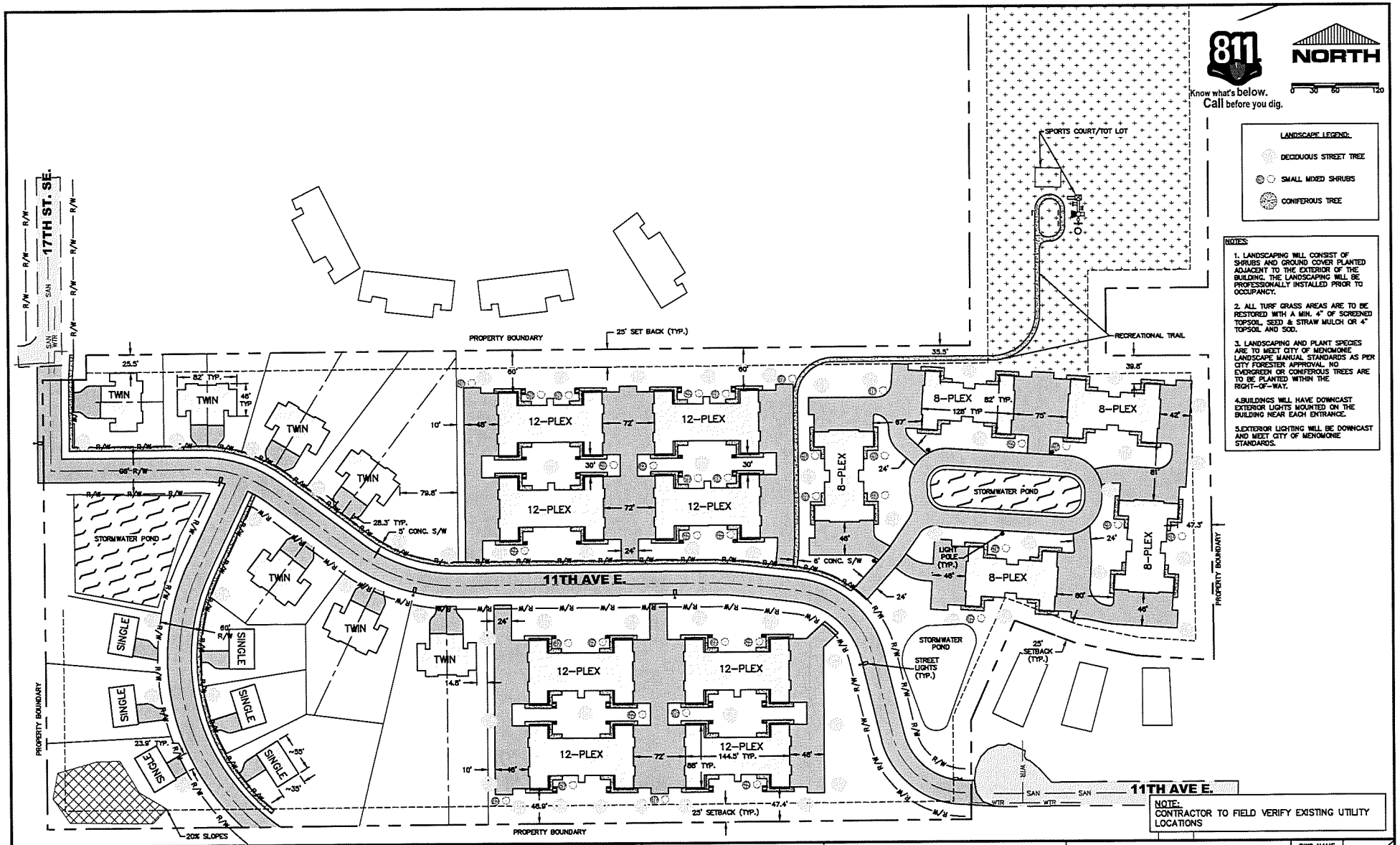
GRADING & DRAINAGE PLAN

GENERAL DEVELOPMENT PLAN
ESTOVER TERRACE
EAU CLAIRE REALTY
MENOMONIE, WI

DWG NAME 20010 PG5 GRADING

DATE 06/2020



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CONCEPTUAL LANDSCAPE & LIGHTING PLAN

GENERAL DEVELOPMENT PLAN
ESTOVER TERRACE
EAU CLAIRE REALTY
MENOMONIE, WI

DWG NAME 20010 PGS LANDSCAPE

DATE 06/2020

6 / 6

ESTOVER TERRACE
MENOMONIE, WI

LOT SIZE:	1,214,377.22–SF (27.88 AC.)
EXISTING IMPERVIOUS AREA:	0.0–SF (0.0%)
PROPOSED USE:	PUD
DENSITY:	156/27.88 = 5.6 UNITS/AC.

PROPOSED BUILDINGS:
- (8 EA.) 12–UNIT = 9,590–SF
- (5 EA.) 8–UNIT = 7,835–SF
- (7 EA.) TWIN HOME = 4,020–SF
- (6 EA.) SINGLE = 2,000–SF

–TOTAL BUILDING AREA = 156,035–SF (12.8%)

PROPOSED PAVEMENT:	218,790–SF (18.0%)
PROPOSED SIDEWALK:	22,875–SF (1.9%)
OVERALL IMPERVIOUSNESS:	397,700–SF (32.7%)
GREEN SPACE:	816,677–SF (67.3%)
OPEN SPACE (15%)	182,157–SF REQ.
–OPEN SPACE PROVIDED	185,407–SF (15.2%)

PROPOSED PUBLIC RIGHT–OF–WAY
- MULTI FAMILY = 840–LF
- TWIN HOME = 627–LF
- SINGLE FAMILY = 327–LF
- 17TH ST. SE (EXTENDED SOUTH) = 292–LF

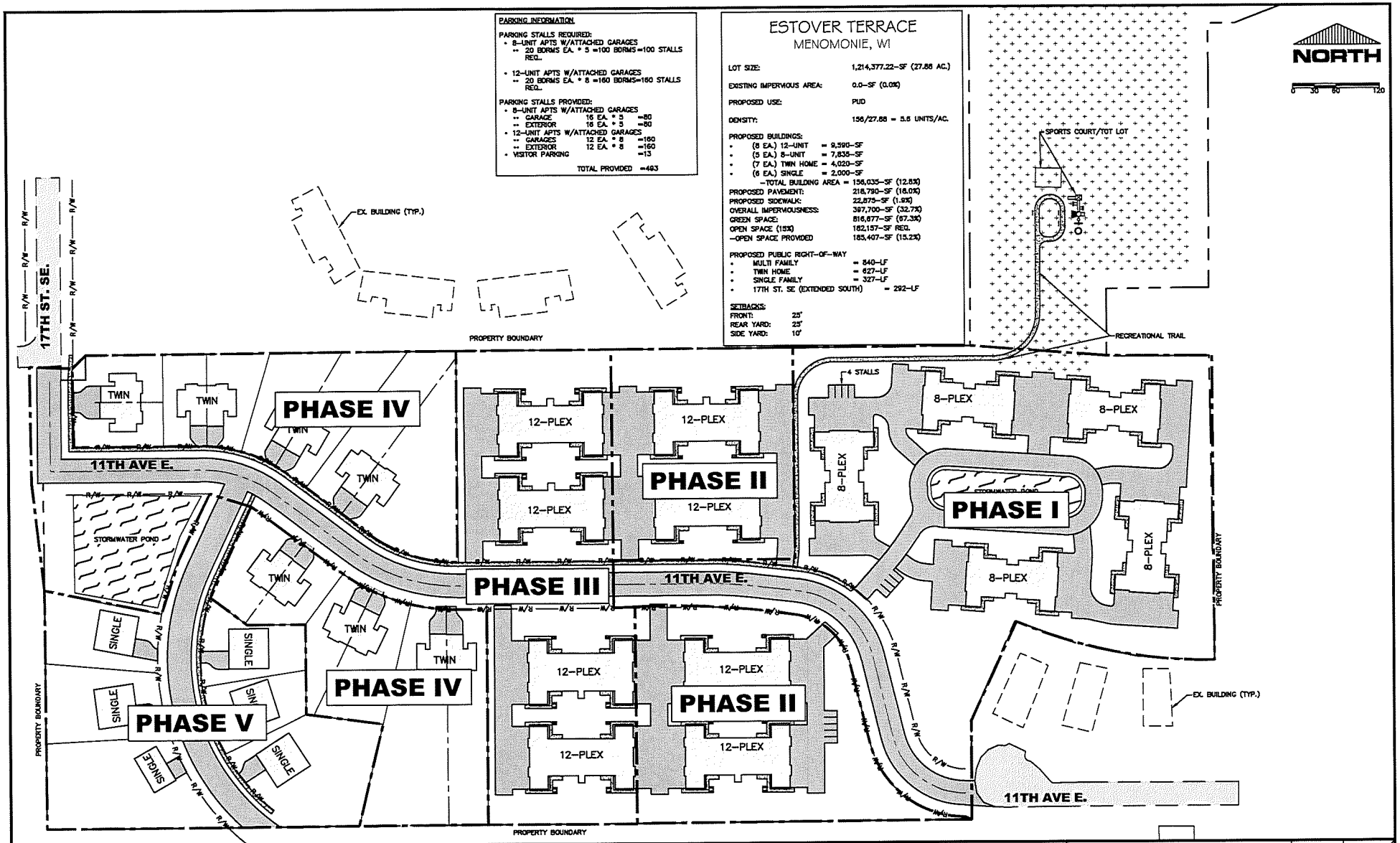
SETBACKS:
FRONT: 25'
REAR YARD: 25'
SIDE YARD: 10'

PARKING INFORMATION

PARKING STALLS REQUIRED:
- 8–UNIT APTS W/ATTACHED GARAGES
  - 20 BDRMS EA. * 5 =100 BDRMS=100 STALLS REQ.
- 12–UNIT APTS W/ATTACHED GARAGES
  - 20 BDRMS EA. * 8 =160 BDRMS=160 STALLS REQ.

PARKING STALLS PROVIDED:
- 8–UNIT APTS W/ATTACHED GARAGES
  - GARAGE 16 EA. * 5 =80
  - EXTERIOR 16 EA. * 5 =80
- 12–UNIT APTS W/ATTACHED GARAGES
  - GARAGES 12 EA. * 8 =160
  - EXTERIOR 12 EA. * 8 =160
- VISITOR PARKING =13

TOTAL PROVIDED =493



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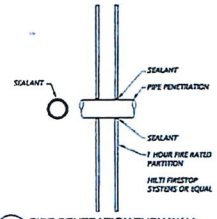
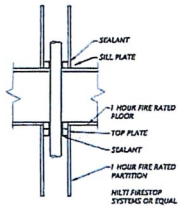
OVERALL PHASING PLAN

GENERAL DEVELOPMENT PLAN
ESTOVER TERRACE
EAU CLAIRE REALTY
MENOMONIE, WI

DWG NAME 20010 PHASE
DATE 06/2020

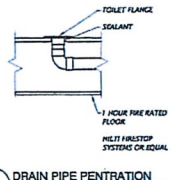


4 PIPE PENTRATION THRU WALL
1" = 1'-0"

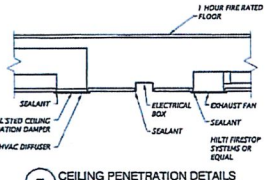


5 PIPE PENTRATION THRU FLOOR
1" = 1'-0"

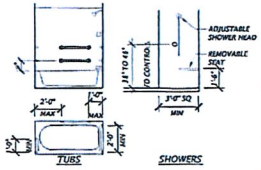
MIC 714 THROUGH AND MEMBRANE AND DBL TOP PLATE PENETRATIONS OF FIRE RATED WALLS AND HORIZONTAL ASSEMBLIES WITH METAL PIPE OR BOXES COMPLY WITH ASTM E119 OR UL 263. PLASTIC PIPE OR BOXES FIRESTOP AS PER ASTM E814 OR UL 1479.

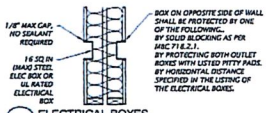


6 DRAIN PIPE PENTRATION
1" = 1'-0"

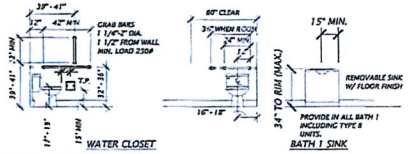


7 CEILING PENETRATION DETAILS
1" = 1'-0"

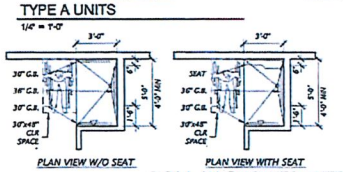




8 ELECTRICAL BOXES
1" = 1'-0"



TYPE A UNITS
1/4" = 1'-0"

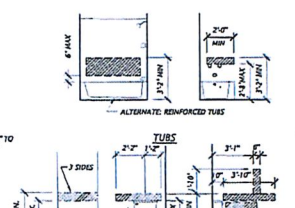


ROLL-IN SHOWER DETAILS

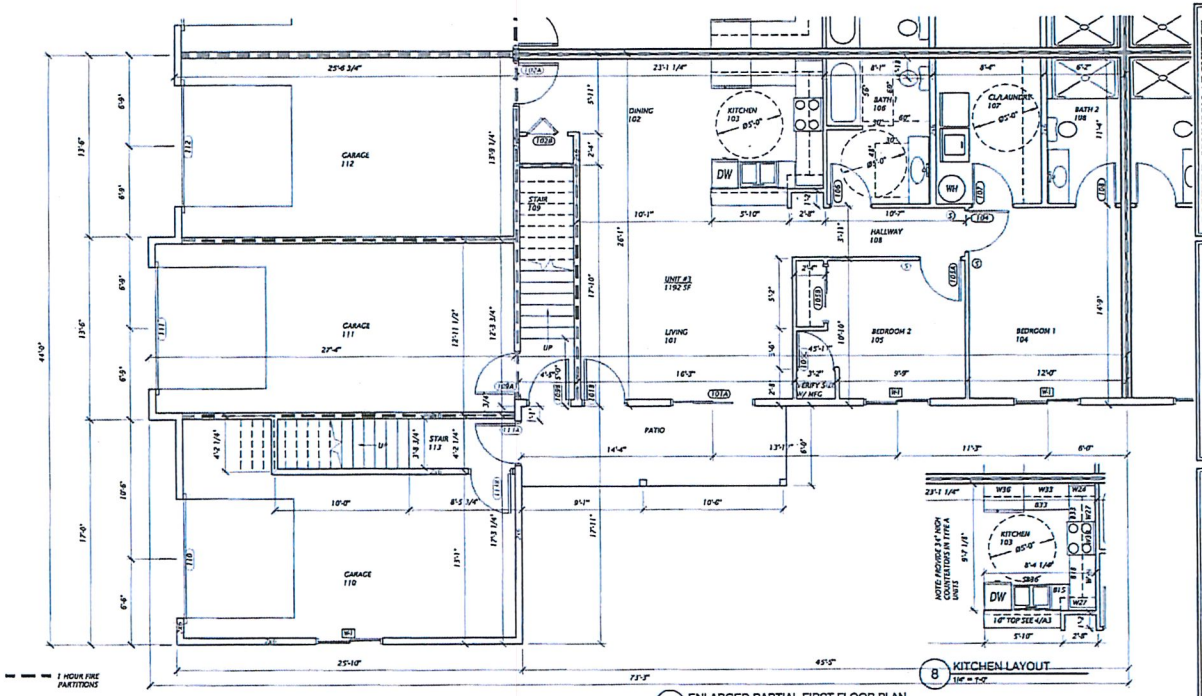
TYPE A UNITS (PROVIDE THEM IN DEVELOPMENT) - COMPLY WITH ANSI A117.2009 AND MINN 1341.1003. PROVIDE:
REMOVABLE SINK CABINET WITH FINISH FLOOR UNDER, MAX 34" COUNTER HEIGHTS, MAX 6 1/2" SINK DEPTHS. (34" HIGH x 36" LONG COUNTER AT KITCHEN SINK).
FRONT CONTROLS ON STOVE.
BLOCKING FOR GRAB BARS INSTALLED PER DETAIL BELOW.
ALL CONTROLS AND WINDOWS OPERABLE PARTS TO BE 15" TO 48" (MAX 44" AT COUNTERTOPS WITH A DEPTH GREATER THAN 20") ABOVE FINISH FLOOR AND OPERABLE WITH ONE HAND, 30" TO 36" AT EXTERIOR LOCATIONS.
FORWARD APPROACH SINCE TO COMPLY WITH ANSI A117 606.
MAX 1/2" THRESHOLD, 3/4 PERMITTED AT PATIO DOORS TO EXTERIOR W/ BEVELED SLOPE 1:2.
DOORS TO HAVE MANOEUVERING CLEARANCES AS PER ANSI 404 EXCEPT NON ACCESSIBLE SECOND TOILET ROOMS
PROVIDE ONE ROLL-IN SHOWER (IN LIEU OF TUB) IN ONE TYPE A UNIT

HANDICAP NOTES. ALL UNITS ON FIRST FLOOR (TYPE A & B) TO COMPLY WITH ANSI A117.2009 AND MINN 1341.1004:
PROVIDE INTERIOR HANDICAP ACCESS TO ALL UNITS, SWITCHES, RECEPTACLES AND CONTROLS TO BE FROM 15" TO 44" ABOVE FINISHED FLOOR AND OPERATE WITH ONE HAND.
PROVIDE GRAB BAR BLOCKING IN BATH 1, FIRST FLOOR ONLY PER THE DETAIL.
DOORS TO HAVE MIN 31 3/4" CLEAR OPENING. ENTRANCE DOOR REQUIRES 32" MIN CLEAR OPENING AND PROVIDE 24" CLEAR TO LATCH SIDE OF ENTRANCE DOORS. DOORS TO HAVE LEVER HANDLES 34" TO 48" HEIGHT.
ICC/ANSI A117.1 SEC. 1004.5.2.1 - DOORWAYS INTENDED FOR USER PASSAGE WITHIN TYPE B DWELLING OR SLEEPING UNITS INTENDED TO BE USED AS A RESIDENCE SHALL HAVE A 31 3/4 INCH CLEAR OPENING, INCLUDING DOORWAYS TO DECKS, PATIOS OR BALCONIES. WHEN THE DEPTH OF THE DOOR OPENING IS MORE THAN 24 INCHES THE CLEAR OPENING SHALL BE 36 INCHES.
ICC/ANSI A117.1 SEC. 1004.10 - WASHING MACHINES AND CLOTHES DRYERS USED BY TYPE B DWELLING UNITS SHALL COMPLY WITH CLEAR FLOOR SPACE REQUIREMENTS OF SEC. 305.3, CENTERED ON EACH APPLIANCE FOR A PARALLEL APPROACH.

MAX 1/2" THRESHOLD BEVELED 1:2 TO MAXIMUM 1/4 INCH VERTICAL RISE.

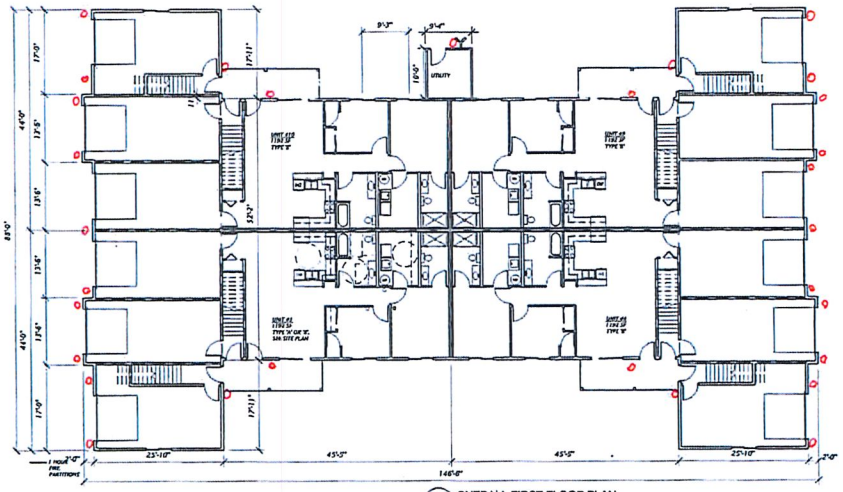


GRAB BAR BLOCKING DETAILS
1/4" = 1'-0" 2x8 BLOCKING (250 LB LOAD)
(ALL BATH ROOMS)



2 ENLARGED PARTIAL FIRST FLOOR PLAN
1/4" = 1'-0"

8 KITCHEN LAYOUT
1/4" = 1'-0"



1 OVERALL FIRST FLOOR PLAN
3/32" = 1'-0"

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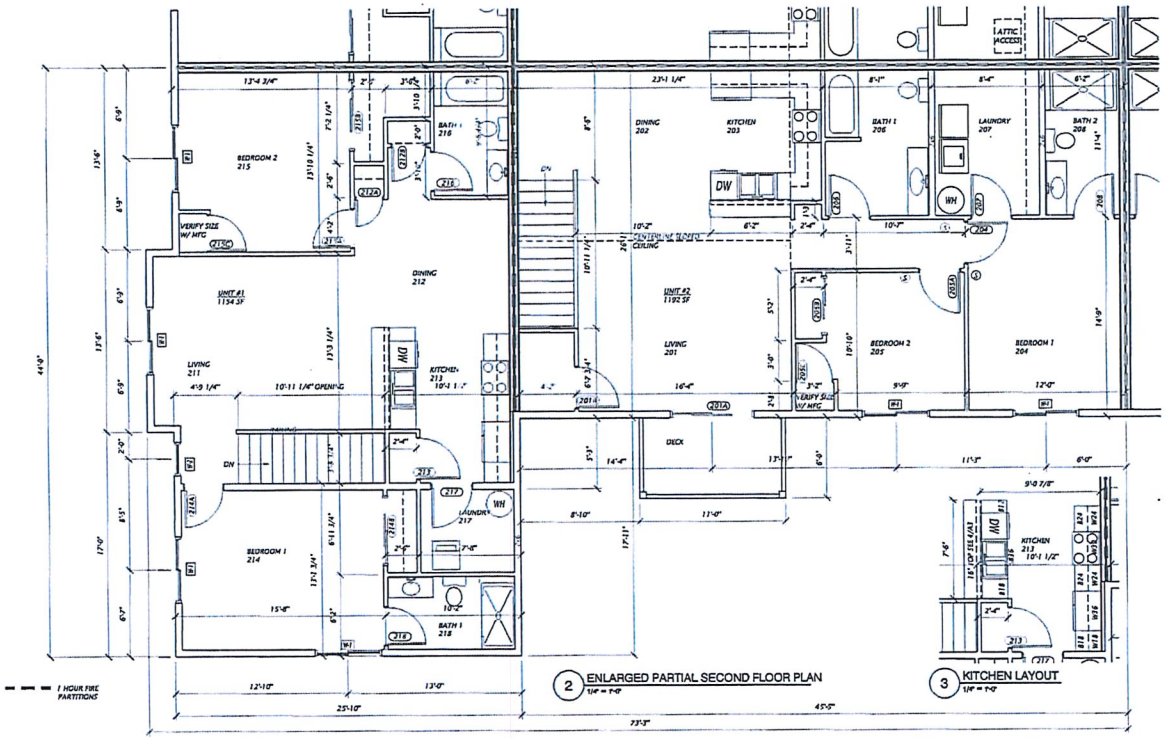
12-PLEX, 24 BEDROOM NFPA-13R

FIRST FLOOR PLANS

7-9-19

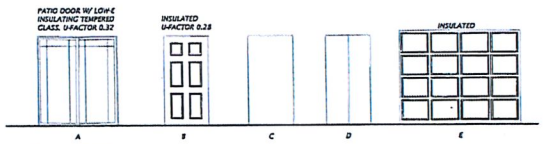
A2



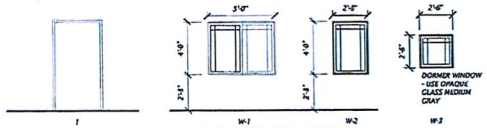
2 ENLARGED PARTIAL SECOND FLOOR PLAN
1/4" = 1'-0"

3 KITCHEN LAYOUT
1/4" = 1'-0"

DOOR SCHEDULE							
	DOOR			FRAME			
NO.	SIZE	TYPE	MATL.	TYPE	MATL.	HDWR	REMARK
101	3'-0"x8'-0"	B	WD	1	WD		INSULATED
102A	3'-0"x8'-0"	B	WD	1	WD		INSULATED, 20 MIN SELF CLOSING
102B	2'-0"x8'-0"	D	WD	1	WD		SHROUD
103	2'-0"x8'-0"	C	WD	1	WD		
104	2'-0"x8'-0"	C	WD	1	WD		
105A	2'-0"x8'-0"	C	WD	1	WD		
105B	14'-0"x8'-0"	NA	NA	1	WD		CASED OPENING, NO DOOR
106	3'-0"x8'-0"	C	WD	1	WD		
107	3'-0"x8'-0"	C	WD	1	WD		
108	3'-0"x8'-0"	NA	NA	1	WD		CASED OPENING, NO DOOR
109A	3'-0"x8'-0"	C	WD	1	WD		INSULATED, 20 MIN SELF CLOSING
109B	3'-0"x8'-0"	B	WD	1	WD		INSULATED
110	9'-0"x7'-0"	E	MTL				OVERHEAD DOOR
111	9'-0"x7'-0"	E	MTL				OVERHEAD DOOR
112	9'-0"x7'-0"	E	MTL				OVERHEAD DOOR
113A	3'-0"x8'-0"	B	WD	1	WD		INSULATED
113B	3'-0"x8'-0"	C	WD	1	WD		INSULATED, 20 MIN SELF CLOSING
201	3'-0"x8'-0"	B	WD	1	WD		
203	3'-0"x8'-0"	C	WD	1	WD		
204	2'-0"x8'-0"	C	WD	1	WD		
205A	2'-0"x8'-0"	C	WD	1	WD		
205B	14'-0"x8'-0"	NA	NA	1	WD		CASED OPENING, NO DOOR
206	3'-0"x8'-0"	C	WD	1	WD		
207	3'-0"x8'-0"	C	WD	1	WD		
208	3'-0"x8'-0"	NA	NA	1	WD		CASED OPENING, NO DOOR
214	3'-0"x8'-0"	C	WD	1	WD		
215	3'-0"x8'-0"	C	WD	1	WD		
216	2'-0"x8'-0"	NA	NA	1	WD		CASED OPENING, NO DOOR
217	3'-0"x8'-0"	C	WD	1	WD		



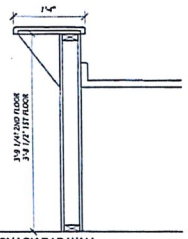
DOOR TYPES
1/4" = 1'-0"



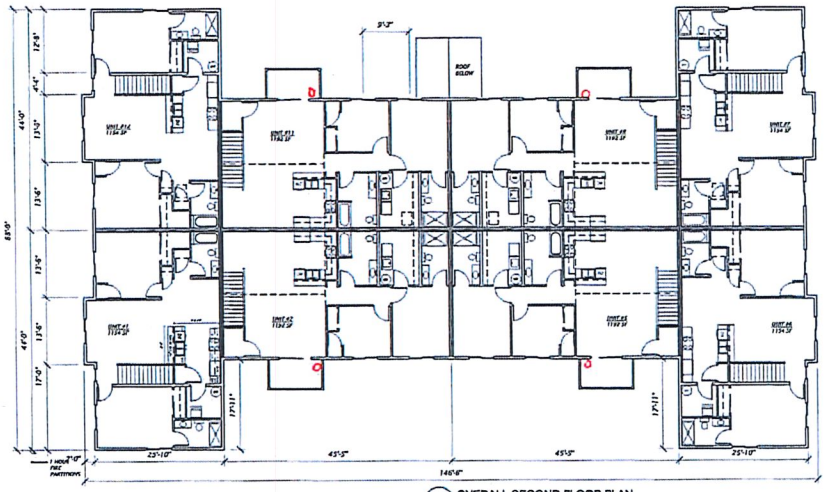
WINDOW - SLIDER W/ LOW-E INSULATING GLASS.
U-FACTOR 0.32
NOTE: LATCHES MAX. 48" ABOVE FLOOR ON LOWER LEVEL UNITS.
PROVIDE FALL GUARDS FOR SECOND FLOOR WINDOWS.
EMERGENCY ESCAPE AND RESCUE. PROVIDE ONE EMERGENCY EGRESS IN EACH SLEEPING ROOM. PROVIDE MIN 5.7 SQ FT OPENING, 20" MIN WIDTH x 24" MIN HEIGHT NET OPENING AT 44" MAX TO FINISH FLOOR.
MSC 1013.8 WINDOW OPENING CONTROL DEVICES SHALL BE PROVIDED ON UPER FLOOR WINDOWS IF THEY ARE LESS THAN 36" ABOVE THE FLOOR AND SHALL COMPLY WITH ASTM F 2090 TO ALLOW MAX 4" OPENING.

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

WINDOW TYPES
1/4" = 1'-0"



4 SNACK BAR WALL
1" = 1'-0"



1 OVERALL SECOND FLOOR PLAN
3/32" = 1'-0"

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Robert Johnson, 15192
It is a violation of law for any person, unless acting under the direction of a licensed architect, to modify an architectural plan, design, specification, or report prepared by a licensed architect in the state of Minnesota.

12-PLEX, 24 BEDROOM NFPA-13R

SECOND FLOOR PLANS
SCHEDULES

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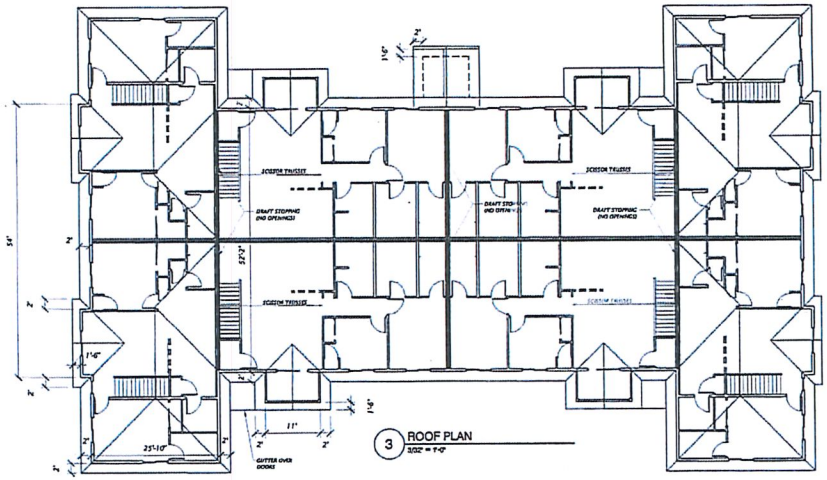
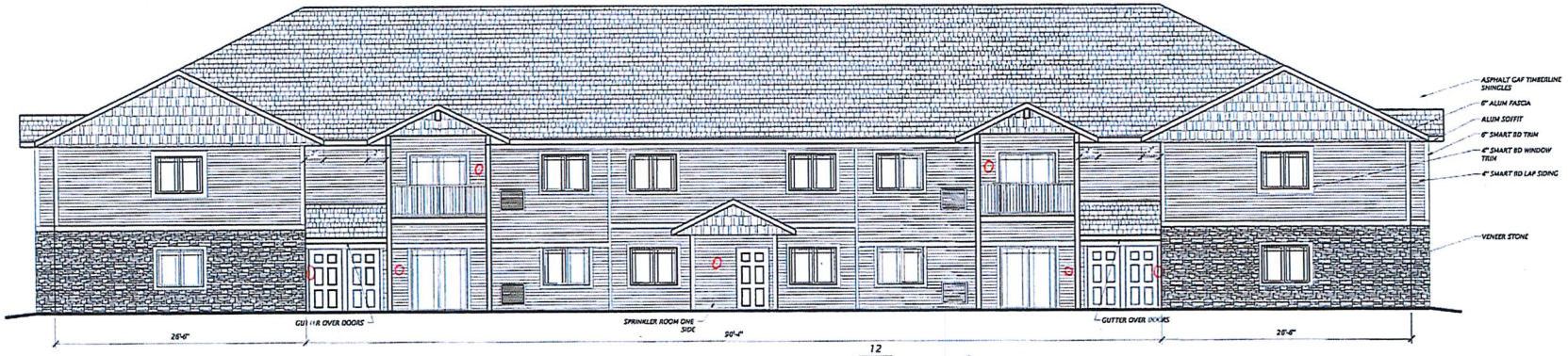
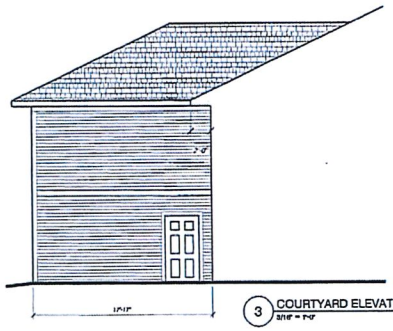
A3



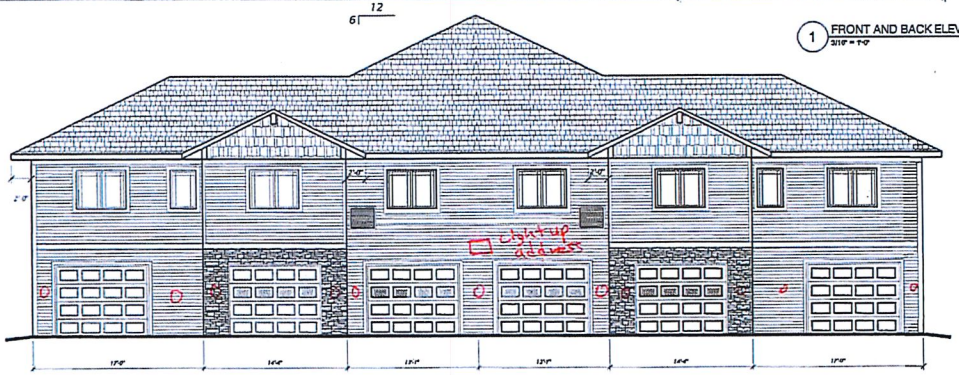
3 ROOF PLAN
3/32" = 1'-0"



1 FRONT AND BACK ELEVATION
3/16" = 1'-0"



3 COURTYARD ELEVATION
3/16" = 1'-0"



2 SIDE ELEVATION
3/16" = 1'-0"

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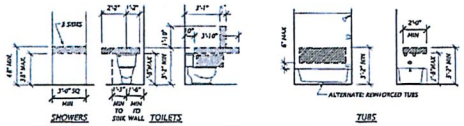
12-PLEX, 24 BEDROOM NFPA-13R

TYPE I ROOF PLAN & ELEVATIONS

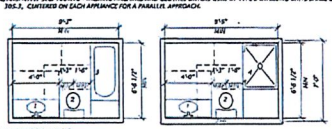
7-9-19

A4



9 GRAB BAR BLOCKING DETAILS
1/4" = 1'0" 2x8 BLOCKING (250 LB LOAD)
(ALL BATH ROOMS)

HANDICAP NOTE: ALL UNITS ON FIRST FLOOR TYPE B, TO COMPLY WITH ANSI A117.1 2009:
1. PROVIDE INTERIOR HANDICAP ACCESS TO ALL UNITS. SWITCHES, RECEPTACLES AND CONTROLS TO BE FROM 15" TO 44" ABOVE FINISHED FLOOR AND OPERATE WITH ONE HAND.
2. PROVIDE GRAB BAR BLOCKING IN BATH 1, FIRST FLOOR ONLY FOR THIS DETAIL.
3. DOORS TO HAVE MIN 31 3/4" CLEAR OPENING. ENTRANCE DOOR REQUIRES 32" MIN CLEAR OPENING AND PROVIDE 24" CLEAR TO LATCH SIDE OF ENTRANCE DOORS. DOORS TO HAVE LEVER HANDLES 34" TO 48" HEIGHT.
4. MAX 1/2" THRESHOLD WITH 1:2 BEVELED TO MAX 1/4" VERTICAL RISE.
5. ICC/ANSI A117.1 SEC. 1004.5.2.1 - DOORWAYS INTENDED FOR USER PASSAGE WITHIN TYPE B DWELLING OR SLEEPING UNITS INTENDED TO BE USED AS A RESIDENCE SHALL HAVE A 31 3/4 INCH CLEAR OPENING, INCLUDING DOORWAYS TO DECKS, PATIOS OR BALCONIES. WHEN THE DEPTH OF THE DOOR OPENING IS MORE THAN 24 INCHES THE CLEAR OPENING SHALL BE 36 INCHES.
6. ICC/ANSI A117.1 SEC. 1004.10 - WASHING MACHINE AND CLOTHES DRYERS USED BY TYPE B DWELLING UNITS SHALL COMPLY WITH CLEAR FLOOR SPACE REQUIREMENTS OF SEC. 305.3, CENTERED ON EACH APPLIANCE FOR A PARALLEL APPROACH.



MANEUVERING CLEARANCES:
1004.11.3 ALL TOILET ROOMS SHALL COMPLY WITH 1004.11.3.2 (OPTION B)

1) ANSI 1004.11.3.2.1 - VANITY WITH 30"x48" CLEAR FLOOR SPACE CENTERED ON LAVATORY, 34" TO 36".

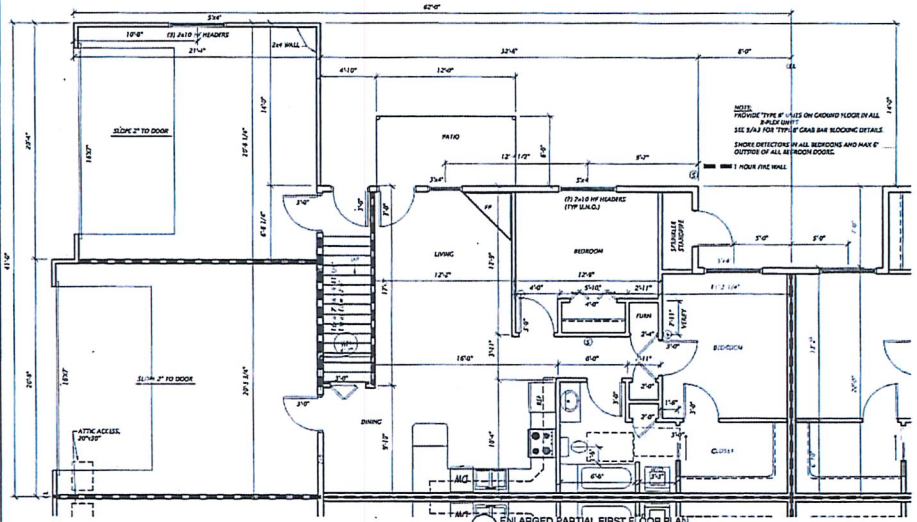
2) ANSI 1004.11.3.1.2 - WATER CLOSET WITH 48" x 56" CLEAR FLOOR SPACE. VANITY CAN ENCROACH IN SPACE

3) ANSI 1004.11.3.2.3.1 - TUB W/ 48"x 60" CLEAR FLOOR SPACE MEASURED PERPENDICULAR FROM THE CONTROL END

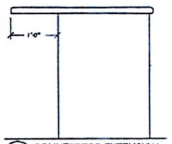
4) ANSI 1004.11.3.1.3.2 - SHOWER COMPARTMENT (36"x36" MIN) W/ 30"X48" CLEAR FLOOR SPACE. 48" MEASURED FROM THE SHOWER HEAD WALL. (SEAT REINFORCING NOT ADDED IN DIMENSIONS GREATER THAN 36" IN WIDTH & 36" IN DEPTH)

5) DOOR CAN SWING INTO CLEAR FLOOR SPACE IF A 30"x48" CLEAR GROUND SPACE OUTSIDE THE ARC OF THE DOOR IS PROVIDED.

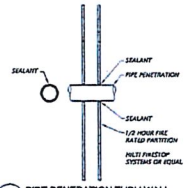
TYP TYPE B UNIT TOILET CLEARANCES



2 ENLARGED PARTIAL FIRST FLOOR PLAN
1/8" = 1'-0"

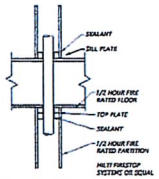


3 COUNTERTOP EXTENSION
1" = 1'-0"

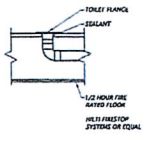


4 PIPE PENTRATION THRU WALL
1" = 1'-0"

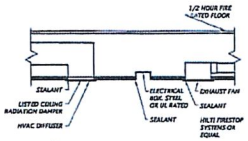
IBC 714 THROUGH AND MEMBRANE PENETRATIONS OF FIRE RATED WALLS WITH METAL PIPE OR BOXES COMPLY WITH ASTM E119 OR UL 263. PLASTIC PIPE OR BOXES FIRESTOP AS PER ASTM E814 OR UL 1479.



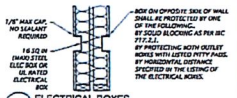
5 PIPE PENTRATION THRU FLOOR
1" = 1'-0"



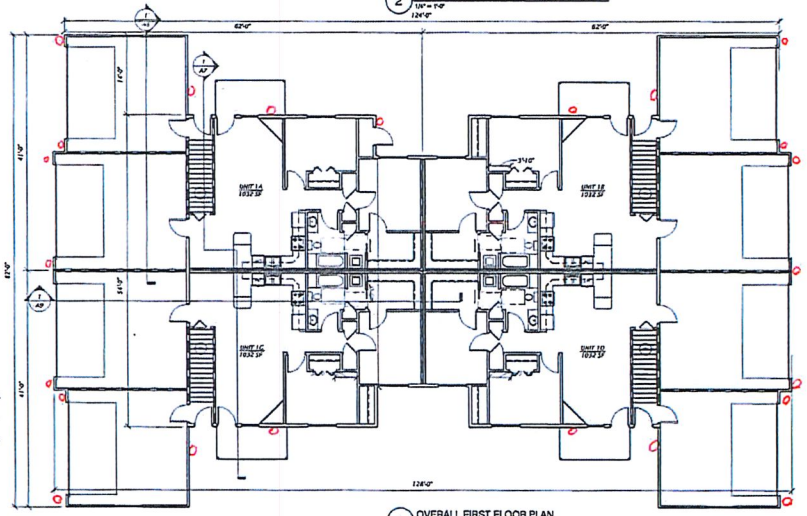
6 DRAIN PIPE PENTRATION
1" = 1'-0"



7 CEILING PENETRATION DETAILS
1" = 1'-0"



8 ELECTRICAL BOXES
1" = 1'-0"



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

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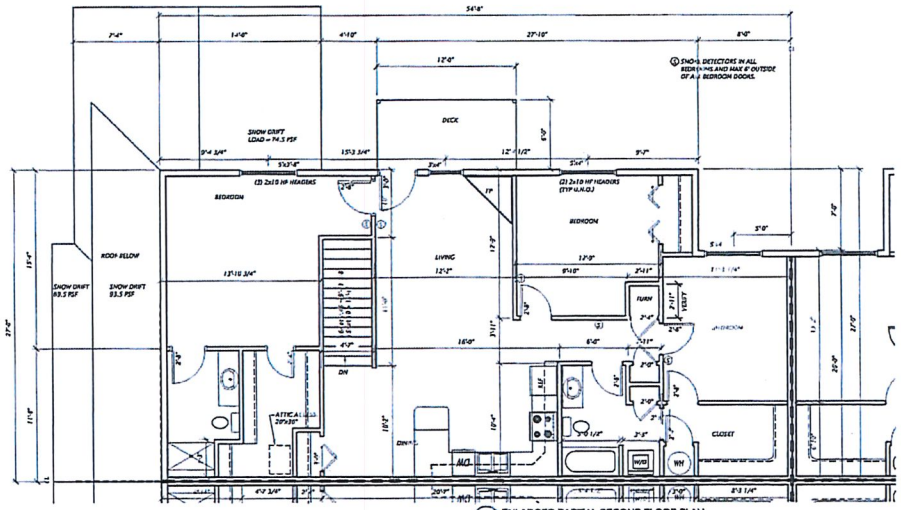
, 8-PLEX, 3 BEDROOM

FIRST FLOOR PLANS

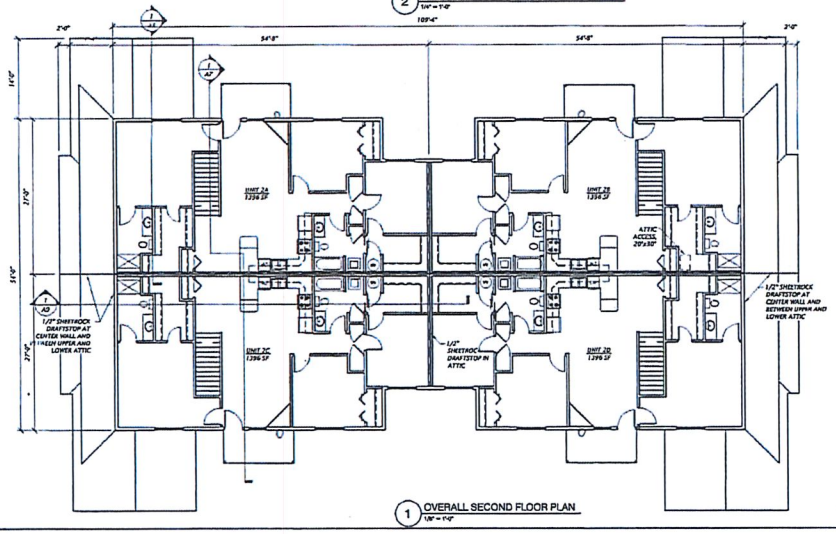
7-9-19

A3

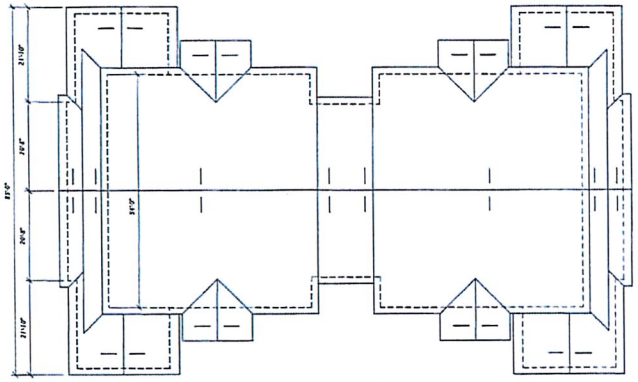
SHT. 3 of 9



2 ENLARGED PARTIAL SECOND FLOOR PLAN
1/4" = 1'-0"



1 OVERALL SECOND FLOOR PLAN
1/8" = 1'-0"



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

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8-PLEX, 3 BEDROOM

SECOND FLOOR PLANS AND ROOF PLAN

7-9-19

A5

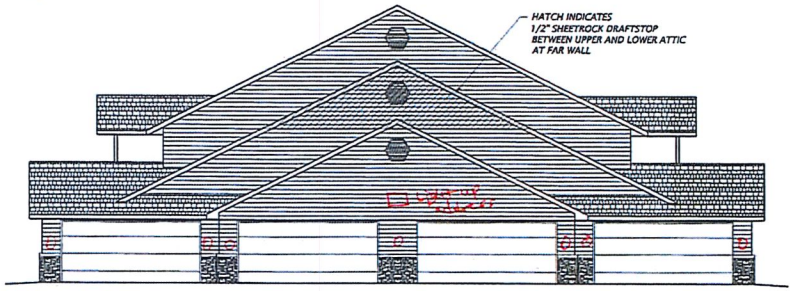
SHT. 5 of 9

WINDOW MAX U-VALUE = 0.32
DOORS MAX U-VALUE = 0.22

1A FRONT AND BACK ELEVATION
3/16" = 1'-0"

WINDOW MAX U-VALUE = 0.32
DOORS MAX U-VALUE = 0.22

1B CONTRACTOR OPTION
FRONT AND BACK ELEVATION W/ STEP DOWN
3/16" = 1'-0"



2 SIDE ELEVATION
3/16" = 1'-0"

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3 PLEX, 3 BEDROOM

ELEVATIONS

7-9-19

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SHT. 6 of 9