

234 S. Water LLC

234 S. WATER STREET

MILWAUKEE WI
CITY OF MILWAUKEE
PLANNING SUBMITTAL

pra
PLUNKETT RAYSICH
ARCHITECTS, LLP

11000 west park place milwaukee, wisconsin 53224 t 414 359 3060
2310 crossroads drive suite 2000 madison, wisconsin 53718 t 608 240 9900
1613 fruitville road suite 3 sarasota, florida 34236 t 941 348 3618
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Sheet Index

General

000 TITLE SHEET

Civil (Design Under Separate Contract with Owner)

C101 SITE & LANDSCAPE PLAN
C101A RIVERWALK PLAN
C102 SITE GRADING & UTILITY PLAN
S100 PLAT OF SURVEY

Architectural

A200 LL FLOOR PLAN
A201 1ST FLOOR PLAN
A202 2ND FLOOR PLAN
A203 3RD FLOOR PLAN
A204 4-11 FLOOR PLAN
A206 PENTHOUSE FLOOR PLAN
A400 EXTERIOR ELEVATIONS
A401 EXTERIOR ELEVATIONS
A402 EXTERIOR ELEVATIONS
A410 EXTERIOR PERSPECTIVES
A500 BUILDING SECTIONS
A501 BUILDING SECTIONS
A502 WALL SECTIONS
A900 SIGNAGE DETAILS

Project Information

Project Date: 23 OCT 15
PRA Project Number: 140254-01
Owner Project Number:
Bid Package Number:

Progress Set Completion
Project Phase
Project Phase Description

Applicable Codes and Zoning

2015 Wisconsin Commercial Building Code (SPS 360-366)
2009 International Building Code
Retail occupancy, Group M
Residential occupancy, Group R-2
Parking garage, Group S-2
2007 ASHRAE 90.1
Zoning: City of Milwaukee ordinances

Type of Construction

New Construction
Type of construction, unprotected, type IB - Sprinklered - NFPA 13

GROSS BUILDING AREA		
0 LOWER LEVEL	S2 - PARKING	28,450 SF
1ST FLOOR	M - RETAIL	1,270 SF
1ST FLOOR	R2 - RESIDENTIAL	7,431 SF
1ST FLOOR	S2 - PARKING	18,899 SF
2ND FLOOR	R2 - RESIDENTIAL	7,468 SF
2ND FLOOR	S2 - PARKING	19,760 SF
3RD FLOOR	R2 - RESIDENTIAL	7,957 SF
3RD FLOOR	S2 - PARKING	19,769 SF
4TH FLOOR	R2 - RESIDENTIAL	22,230 SF
5TH FLOOR	R2 - RESIDENTIAL	22,230 SF
6TH FLOOR	R2 - RESIDENTIAL	22,230 SF
7TH FLOOR	R2 - RESIDENTIAL	22,230 SF
8TH FLOOR	R2 - RESIDENTIAL	22,230 SF
9TH FLOOR	R2 - RESIDENTIAL	22,230 SF
10TH FLOOR	R2 - RESIDENTIAL	22,230 SF
11TH FLOOR	R2 - RESIDENTIAL	22,230 SF
ROOF DECK	12 - RESIDENTIAL	3,612 SF
		292,448 SF

Project Location



Project Team

Owner
236 S. Water LLC
Tel (414) 271-2520

Construction Manager
VJS Construction Services
Tel (262) 542-9000

Civil
Kapur & Associates, Inc.
Tel (414) 351-6668

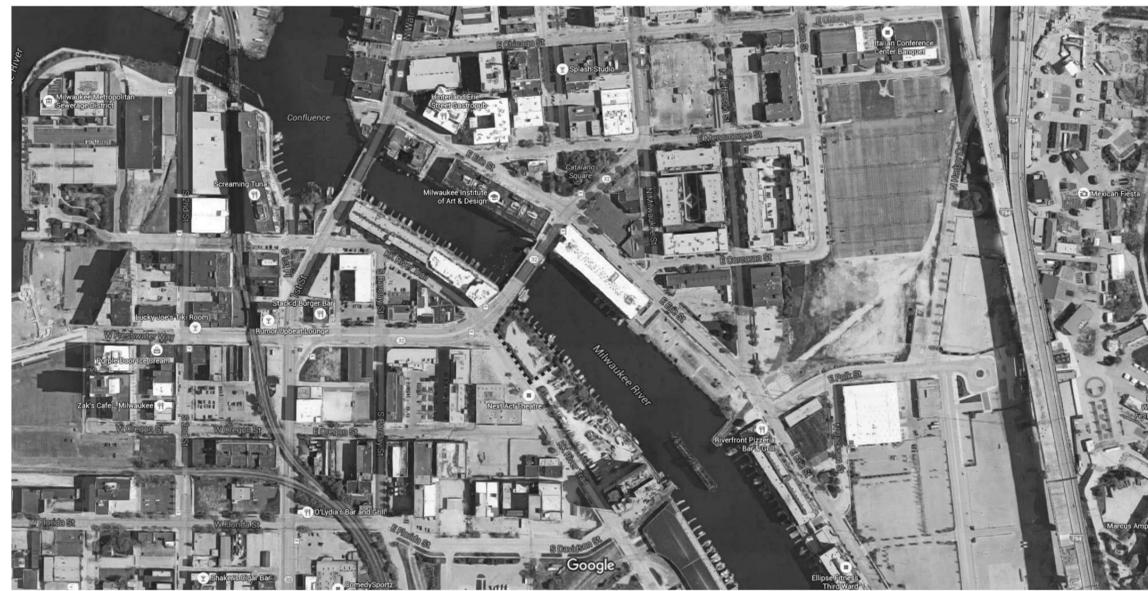
Landscape
Team Member Name
Tel (414) 555-1234

Structural
R.A. Smith National, Inc.
Tel (262) 781-1000

Team Member Title
Team Member Name
Tel (414) 555-1234

Team Member Title
Team Member Name
Tel (414) 555-1234

Google Maps Google Maps
VICINITY MAP OF 236 S WATER



SITE VICINITY MAP

UNIT COUNT						
UNIT TYPE	1ST	2ND	3RD	4RD - 11TH	(4-11 TOTAL)	TOTAL
1 BD RM	1	1	2	11	88	92
1 BD RM/DEN	-	1	1	1	8	10
2 BD RM	1	2	3	5	40	46
2 BD RM/DEN	-	-	-	1	8	8
3 BD RM	-	-	-	1	8	8
TOTAL	2	4	6	19	152	164

PARKING COUNT					
TYPE	LL	1ST	2ND	3RD	TOTAL
ADA	3	2	2	2	9
COMPACT	8	5	5	5	23
STANDARD	47	38	38	39	162
TANDEM	18	2	6	5	31
TOTAL	76	47	51	51	225



KAPUR & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 7711 N. PORT WASHINGTON ROAD
 MILWAUKEE, WISCONSIN 53217
 Phone: 414.351.6668 Fax: 414.351.4117
 www.kapurengineers.com

PROJECT:
234 S. WATER LLC

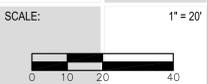
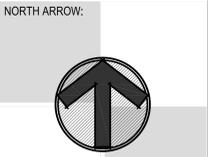
LOCATION:
**234 SOUTH WATER STREET
 MILWAUKEE, WI**

CLIENT:

RELEASE:
**CITY OF MILWAUKEE
 SUBMITTAL**

REVISIONS:

#	DATE	DESCRIPTION



SEAL:

We listen, we innovate,
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SHEET:
SITE & LANDSCAPE PLAN

PROJECT MANAGER: TP
 PROJECT NUMBER: 150063.01
 DATE: 10/23/2015

SHEET NUMBER:
C101



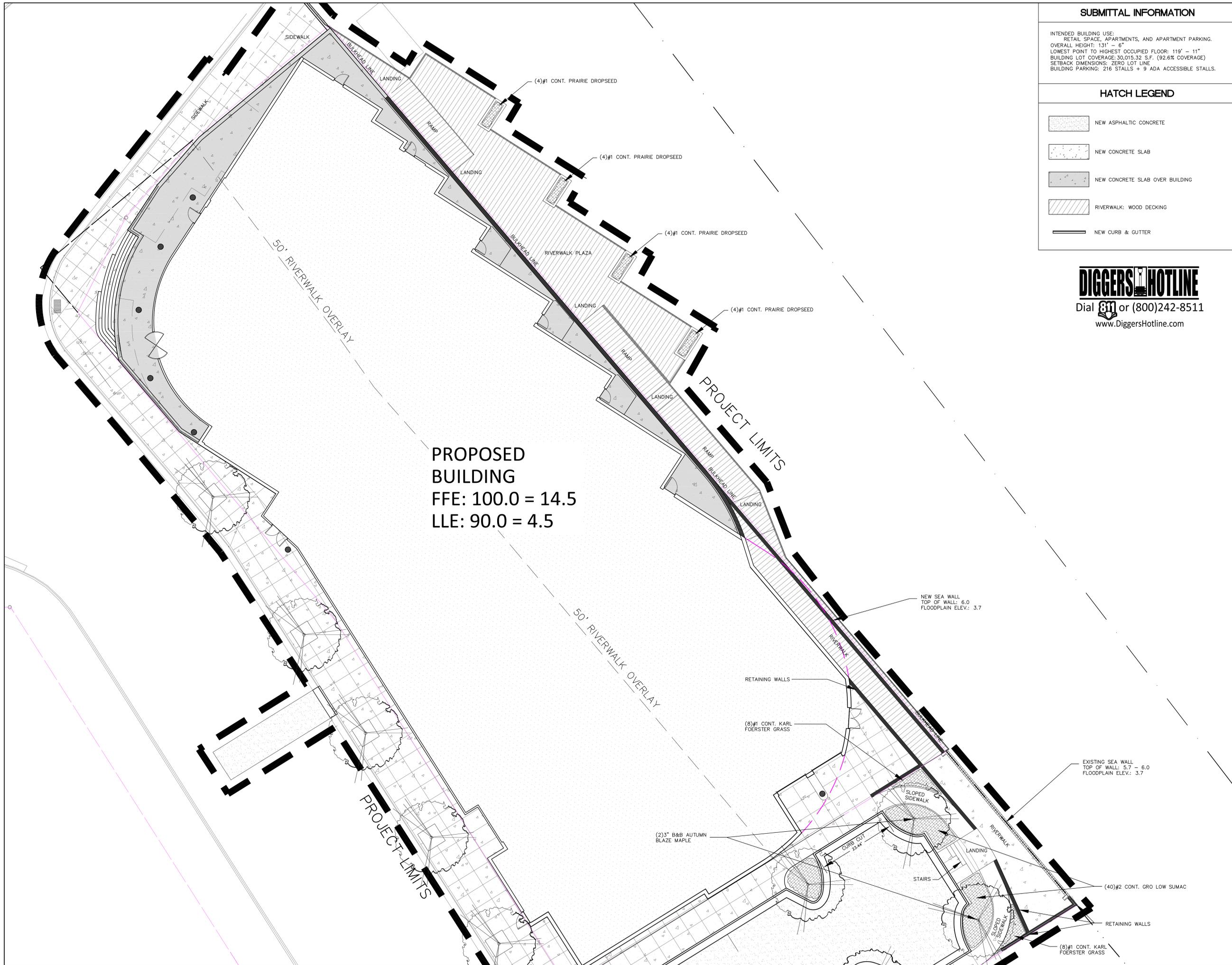
DIGGERS HOTLINE
 Dial 811 or (800)242-8511
 www.DiggersHotline.com

SUBMITTAL INFORMATION

INTENDED BUILDING USE:
 RETAIL SPACE, APARTMENTS, AND APARTMENT PARKING.
 OVERALL HEIGHT: 131' - 6"
 LOWEST POINT TO HIGHEST OCCUPIED FLOOR: 119' - 11"
 BUILDING LOT COVERAGE: 30,015.32 S.F. (92.6% COVERAGE)
 SETBACK DIMENSIONS: ZERO LOT LINE
 BUILDING PARKING: 216 STALLS + 9 ADA ACCESSIBLE STALLS.

HATCH LEGEND

	NEW ASPHALTIC CONCRETE
	NEW CONCRETE SLAB
	NEW CONCRETE SLAB OVER BUILDING
	RIVERWALK: WOOD DECKING
	NEW CURB & GUTTER



PROPOSED
BUILDING
FFE: 100.0 = 14.5
LLE: 90.0 = 4.5

SUBMITTAL INFORMATION

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-  NEW CONCRETE SLAB OVER BUILDING
-  RIVERWALK: WOOD DECKING
-  NEW CURB & GUTTER



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PROJECT:
234 S. WATER LLC

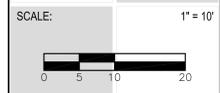
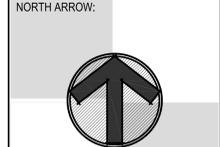
LOCATION:
**234 SOUTH WATER STREET
MILWAUKEE, WI**

CLIENT:

RELEASE:
**CITY OF MILWAUKEE
SUBMITTAL**

REVISIONS:

#	DATE	DESCRIPTION



SEAL:

We listen, we innovate,
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SHEET:
RIVERWALK PLAN

PROJECT MANAGER: TP
PROJECT NUMBER: 150063.01
DATE: 10/23/2015

SHEET NUMBER:
C101A



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PROJECT:
234 S. WATER LLC

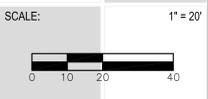
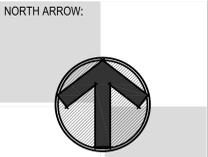
LOCATION:
**234 SOUTH WATER STREET
MILWAUKEE, WI**

CLIENT:

RELEASE:
**CITY OF MILWAUKEE
SUBMITTAL**

REVISIONS:

#	DATE	DESCRIPTION



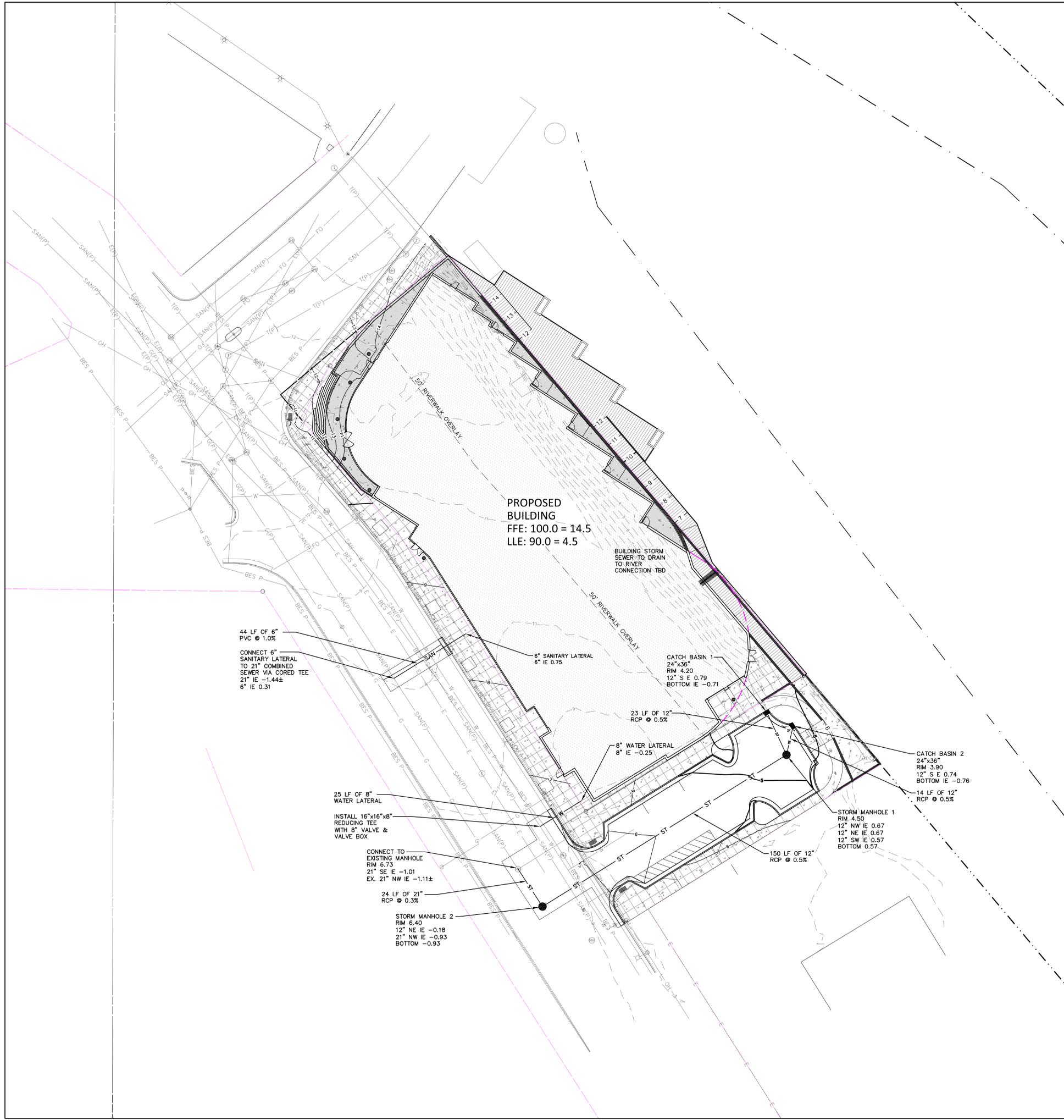
SEAL:

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SHEET:
SITE GRADING & UTILITY PLAN

PROJECT MANAGER: TP
PROJECT NUMBER: 150063.01
DATE: 10/23/2015

SHEET NUMBER:
C102



GRADING LEGEND

---	6	EXISTING CONTOUR MINOR
---	10	EXISTING CONTOUR MAJOR
---	6	PROPOSED CONTOUR MINOR
---	10	PROPOSED CONTOUR MAJOR

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SITE UTILITY LEGEND AND NOTES

CAUTION KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES.

- PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
- THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
- FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

PLAT OF SURVEY WITH TOPOGRAPHY

BEING THAT PART OF GOV'T LOT 3 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.



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LEGAL DESCRIPTION: PER LAND TITLE SERVICES. FILE # 14308941M

DESCRIPTION AS RECORDED IN QUIT CLAIM DEED RECORDED AS DOCUMENT No. 10324993 ON JANUARY 2, 2014.

That part of Lot Two (2) and all of Lots Three (3), Four (4), Five (5), Six (6) and Seven (7), in Block Fifty-Four (54), in Subdivision of Lots 3 and 5 in Section 33, in Township 7 North, Range 22 East, City of Milwaukee, County of Milwaukee, State of Wisconsin, lying Southeastly of the Southeastly line of Pittsburgh Avenue, excepting therefrom that part described in that certain Quit Claim Deed Dated March 2, 1954 between the Chicago and Northwestern Railway Company and the State of Wisconsin. Also that portion of vacated South Water Street lying adjacent to the Southwest of said Lots Two (2), Three (3), Four (4), and Five (5) of the above described Premises.

Tax Key No: 429-0002-100-8
Address: 236 S. WATER STREET

NOTES:

- THE LETTER REPORT OBTAINED BY LAND TITLE SERVICES CONTAINS A 60 YEAR SEARCH FOR EASEMENTS OF RECORD. EASEMENTS HAVE BEEN PLOTTED BASED ON DIMENSIONS THAT APPEAR IN THE DOCUMENTS PER FILE NO. 14308941M
- LEGAL DESCRIPTION PER THE LAST DEED OF RECORD DOES NOT INCLUDE THE LAND BETWEEN THE EAST LINE TO THE RIVERS EDGE OR ESTABLISHED LEFT BANK.
- AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT No. 09267494 ON JULY 12, 2009 CORRECTS THE LEGAL DESCRIPTION OF SEVERAL PREVIOUS DEEDS PROVIDED THAT WERE RECORDED DATING BACK TO 1973 WHICH MODIFIES THE DESCRIPTION BY REMOVING THE LINE "BUT INCLUDING ALL SUBMERGED AND OTHER LANDS BETWEEN THE DOCK LINE OF THE MILWAUKEE RIVER AND SAID LOTS" WHICH DESCRIBES THE LAND BETWEEN THE EAST LINE OF THE PLATTED SUBDIVISION LOTS AND THE ESTABLISHED LEFT BANK OF THE RIVER.
- OWNER OF RECORD:
236 WATER STREET ONE LLC
236 S. WATER ST.
MILWAUKEE, WI 53204
- ALL DISTANCES SHOWN ARE GROUND MEASURED DISTANCES.

SURVEYOR'S CERTIFICATE:

I hereby certify that I have made a survey of the land shown and described hereon and that this plat of survey is a correct representation of the boundaries of the land surveyed and the location of buildings and improvements on said land, to the best of my knowledge and belief. This survey is made for the exclusive use of the present owner.

Dated this _____ day of _____ 2015

Matthew T. O'Rourke S-2771

PROJECT:
236 WATER

LOCATION:
**236 S. WATER ST.,
MILWAUKEE, WI 53204**

CLIENT:
**VJS
CONSTRUCTION
SERVICES**

RELEASE:

REVISIONS:

#	DATE	DESCRIPTION
1	3-3-2015	ADDED DREDGE LINE

NORTH ARROW:

SCALE: 1" = 20'

IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

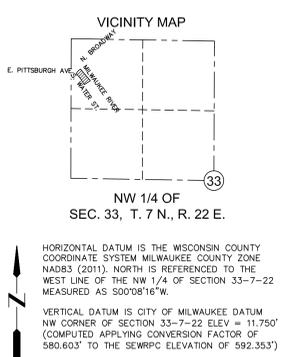
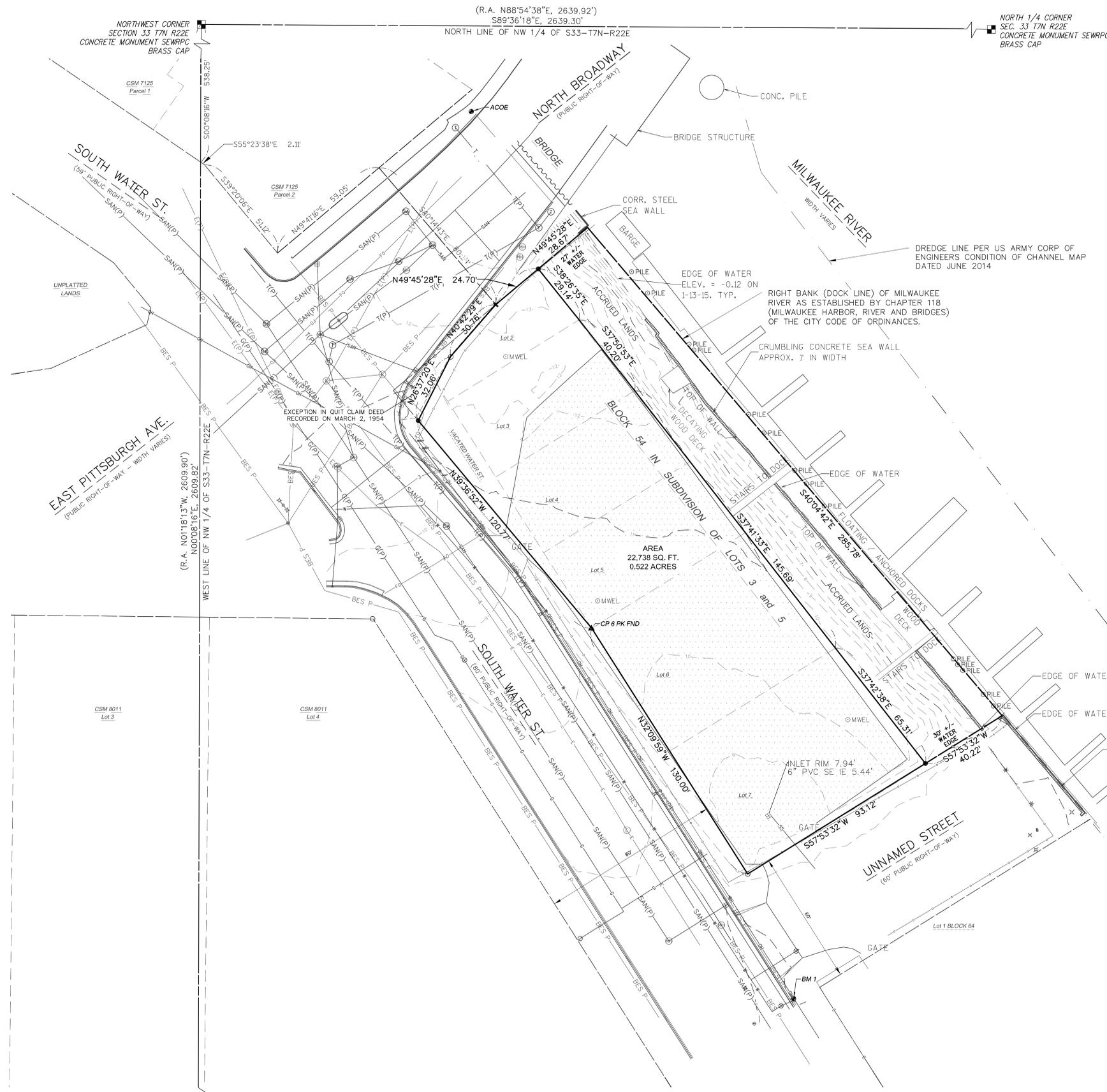
SEAL:

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SHEET:
**PLAT OF SURVEY
WITH TOPOGRAPHY
SHEET 1 OF 1**

PROJECT MANAGER: TP
PROJECT NUMBER: 15.0063.01
DATE: FEBRUARY 24, 2015

SHEET NUMBER:
S100



- ### LEGEND
- BENCH MARK
 - CONTROL POINT
 - CHISELED MARK FOUND
 - CUT CROSS SET
 - 1" IRON PIPE FOUND (UNLESS NOTED)
 - 1-1/4" O.D. x 24" LONG. IRON PIPE SET, WEIGHING 1.68 LBS./FT.
 - SECTION CORNER MON.
 - FOUND MAG/PK
 - SET MAG NAIL
 - (R.A.) = RECORDED AS
 - WATER VALVE
 - MANHOLE TYPE NOTED
 - FIRE HYDRANT
 - SOIL BORING
 - SPOT ELEVATION
 - BUSH, SHRUB
 - POLE/POST/BOLLARD
 - BOULDER
 - WINDMILL
 - TELEPHONE MANHOLE
 - ELECTRIC MANHOLE
 - UTILITY METER
 - SPRINKLER
 - GUY WIRE POLE
 - LIGHT POLE
 - PEDESTAL
 - POWER POLE
 - POWER/LIGHT POLE
 - TRAFFIC SIGNAL
 - CURB STOP
 - CATCH BASIN OR INLET
 - GAS VALVE
 - LIGHT POLE WITH MAST
 - TREE STUMP
 - CLEANOUT
 - FLAG POLE
 - WELL
 - MONITORING WELL
 - WOOD PIER PILE
 - SIGN ON POST
 - UTILITY CONTROL BOX
 - UNKNOWN UTILITY VALVE
 - F.L. EL. = FIRST FLOOR ELEVATION
 - BUILDING OUTLINE
 - MINOR CONTOUR
 - MAJOR CONTOUR
 - FENCE
 - BEAM GUARD
 - CHAINLINK FENCE
 - WOODED AREA/SHRUB EDGE
 - WATER MAIN
 - STORM SEWER
 - SANITARY SEWER
 - COMBINED SEWER
 - NATURAL GAS MAIN
 - UNDERGROUND TELEPHONE
 - UNDERGROUND ELECTRIC
 - OVERHEAD UTILITY LINES
 - UNDERGROUND FIBER OPTIC
 - UNDERGROUND CABLE TV
 - UNDERGROUND BES (BUREAU OF ELECTRICAL SERVICES)
 - ASPHALT SURFACE
 - CONCRETE SURFACE
 - WETLANDS
 - TREE (CONIFEROUS) DRIP LINE SCALABLE
 - TREE (DECIDUOUS) DRIP LINE SCALABLE

WITNESS CORNER TO WEST 1/4 CORNER SECTION 33 T7N R22E CONCRETE MONUMENT SEWRPC BRASS CAP 26' WESTERLY ON 1/4 SECTION LINE

WEST 1/4 CORNER FALLS INSIDE BUILDING

HORIZONTAL/VERTICAL CONTROL POINT TABLE

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM 1	296153.46	606467.46	10.618	PK NAIL FOUND
BM 1	295988	606557	7.21	HYDRANT NNE BOLT
ACOE	296385.03	606414.15	14.93	ARMY CORPS OF ENGINEERS MONUMENT

The Horizontal control in this table was set on November 25, 2014. Kapur and Associates is not responsible for the perpetuation of these monuments.

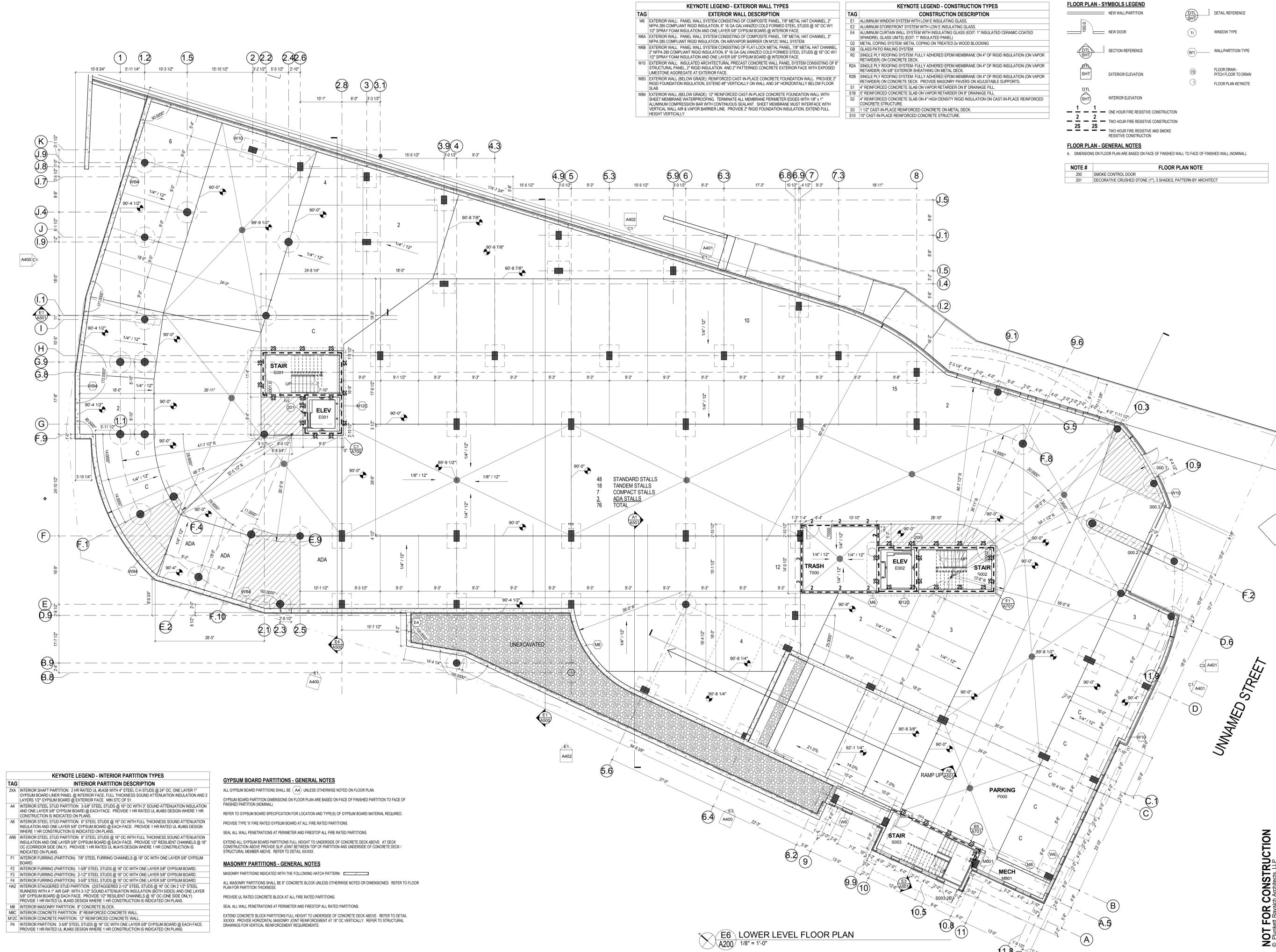
Note:
**Underground Utilities Located by
DIGGERS' HOTLINE**

Toll Free (800)242-8511
Milwaukee Area (414)259-1181
Hearing Impaired TDD (800)542-2289
www.DiggersHotline.com
REGISTERS HOTLINE TICKETS
20144802951, 20144802952

ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. CONSULT WITH SURVEYOR TO DETERMINE WHICH UTILITIES HAVE BEEN LOCATED PER FIELD MARKS PROVIDED BY DIGGERS' HOTLINE.

FILENAME: S:_Site\Drawn\VJS Construction Services\150063_236 Water Street\survey\150063_plat.dwg

10/22/2015 2:05:55 PM C:\PRA\B\Local\Project Files\140254-01-236 S Water-central rev_1.dwg\rhuss.rvt



TAG	KEYNOTE LEGEND - EXTERIOR WALL TYPES
WB	EXTERIOR WALL: PANEL WALL SYSTEM CONSISTING OF COMPOSITE PANEL, 7/8" METAL HAT CHANNEL, 2" NFPA 285 COMPLIANT RIGID INSULATION, 6" 16 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC W/ 1/2" SPRAY FOAM INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
WB6	EXTERIOR WALL: PANEL WALL SYSTEM CONSISTING OF COMPOSITE PANEL, 7/8" METAL HAT CHANNEL, 2" NFPA 285 COMPLIANT RIGID INSULATION, ON AIR/VAPOR BARRIER ON M12C WALL SYSTEM.
WB8	EXTERIOR WALL: PANEL WALL SYSTEM CONSISTING OF FLAT LOCK METAL PANEL, 7/8" METAL HAT CHANNEL, 2" NFPA 285 COMPLIANT RIGID INSULATION, 6" 16 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC W/ 1/2" SPRAY FOAM INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W10	EXTERIOR WALL: INSULATED ARCHITECTURAL PRECAST CONCRETE WALL PANEL SYSTEM CONSISTING OF 8" STRUCTURAL PANEL, 2" RIGID INSULATION AND 2" PATTERNED CONCRETE EXTERIOR FACE WITH EXPOSED LIMESTONE AGGREGATE AT EXTERIOR FACE.
WB1	EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND 48" VERTICALLY ON WALL AND 24" HORIZONTALLY BELOW FLOOR SLAB.
WB4	EXTERIOR WALL (BELOW GRADE): 12" REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL WITH SHEET MEMBRANE WATERPROOFING. TERMINATE ALL MEMBRANE PERIMETER EDGES WITH 1/8" x 1" ALUMINUM COMPRESSION BAR WITH CONTINUOUS SEALANT. SHEET MEMBRANE MUST INTERFERE WITH VERTICAL WALL AIR & VAPOR BARRIER LINE. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND FULL HEIGHT VERTICALLY.

TAG	KEYNOTE LEGEND - CONSTRUCTION TYPES
E1	ALUMINUM WINDOW SYSTEM WITH LOW E INSULATING GLASS.
E2	ALUMINUM STOREFRONT SYSTEM WITH LOW E INSULATING GLASS.
E4	ALUMINUM CURTAIN WALL SYSTEM WITH INSULATING GLASS (EDIT: 1" INSULATED CERAMIC-COATED (SPANDREL GLASS UNITS) EDIT: 1" INSULATED PANELS).
G2	METAL COPING SYSTEM: METAL COPING ON TREATED 2x WOOD BLOCKING.
G8	GLASS PATIO RAILING SYSTEM.
R2	SINGLE PLY ROOFING SYSTEM: FULLY ADHERED EPDM MEMBRANE ON 4" OF RIGID INSULATION (ON VAPOR RETARDER) ON CONCRETE DECK.
R2A	SINGLE PLY ROOFING SYSTEM: FULLY ADHERED EPDM MEMBRANE ON 4" OF RIGID INSULATION (ON VAPOR RETARDER) ON 5/8" EXTERIOR SHEATHING ON METAL DECK.
R2B	SINGLE PLY ROOFING SYSTEM: FULLY ADHERED EPDM MEMBRANE ON 4" OF RIGID INSULATION (ON VAPOR RETARDER) ON CONCRETE DECK. PROVIDE MASONRY HAVERS ON ADJUSTABLE SUPPORTS.
S1	4" REINFORCED CONCRETE SLAB ON VAPOR RETARDER ON 8" DRAINAGE FILL.
S1B	8" REINFORCED CONCRETE SLAB ON VAPOR RETARDER ON 8" DRAINAGE FILL.
S2	4" REINFORCED CONCRETE SLAB ON 4" HIGH DENSITY RIGID INSULATION ON CAST-IN-PLACE REINFORCED CONCRETE STRUCTURE.
S3	1 1/2" CAST-IN-PLACE REINFORCED CONCRETE ON METAL DECK.
S10	10" CAST-IN-PLACE REINFORCED CONCRETE STRUCTURE.

FLOOR PLAN - SYMBOLS LEGEND	
	NEW WALL PARTITION
	NEW DOOR
	SECTION REFERENCE
	EXTERIOR ELEVATION
	INTERIOR ELEVATION
	DETAIL REFERENCE
	WINDOW TYPE
	WALL/PARTITION TYPE
	FLOOR DRAIN - PITCH FLOOR TO DRAIN
	FLOOR PLAN KEYNOTE

FLOOR PLAN - GENERAL NOTES	
A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).	
NOTE #	FLOOR PLAN NOTE
200	SMOKE CONTROL DOOR
201	DECORATIVE CRUSHED STONE (1", 3 SHADES, PATTERN BY ARCHITECT)

TAG	KEYNOTE LEGEND - INTERIOR PARTITION TYPES
ZXA	INTERIOR SHAFT PARTITION: 2 HR RATED UL #488 WITH 4" STEEL C-H STUDS @ 24" OC, ONE LAYER 1" GYPSUM BOARD LINER PANEL @ INTERIOR FACE, FULL THICKNESS SOUND ATTENUATION INSULATION AND 2 LAYERS 1/2" GYPSUM BOARD @ EXTERIOR FACE. MIN STC OF 51.
A4	INTERIOR STEEL STUD PARTITION: 3-5/8" STEEL STUDS @ 16" OC WITH 3" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL #465 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
A6	INTERIOR STEEL STUD PARTITION: 6" STEEL STUDS @ 16" OC WITH FULL THICKNESS SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL #465 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
A6B	INTERIOR STEEL STUD PARTITION: 6" STEEL STUDS @ 16" OC WITH FULL THICKNESS SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (CORRIDOR SIDE ONLY). PROVIDE 1 HR RATED UL #4419 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
F1	INTERIOR FLURRING (PARTITION): 7/8" STEEL FLURRING CHANNELS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
F2	INTERIOR FLURRING (PARTITION): 1-5/8" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
F3	INTERIOR FLURRING (PARTITION): 2-1/2" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
F4	INTERIOR FLURRING (PARTITION): 3-5/8" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
H42	INTERIOR STAGGERED STUD PARTITION: (2) STAGGERED 2-1/2" STEEL STUDS @ 16" OC ON 2 1/2" STEEL RUNNERS WITH 1" AIR GAP WITH 1-1/2" SOUND ATTENUATION INSULATION (BOTH SIDES) AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (ONE SIDE ONLY). PROVIDE 1 HR RATED UL #485 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
M8	INTERIOR MASONRY PARTITION: 8" CONCRETE BLOCK.
M8C	INTERIOR CONCRETE PARTITION: 8" REINFORCED CONCRETE WALL.
M12C	INTERIOR CONCRETE PARTITION: 12" REINFORCED CONCRETE WALL.
P4	INTERIOR PARTITION: 3-5/8" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL #465 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.

GYPSUM BOARD PARTITIONS - GENERAL NOTES

ALL GYPSUM BOARD PARTITIONS SHALL BE (A4) UNLESS OTHERWISE NOTED ON FLOOR PLAN.

GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).

REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF CONCRETE DECK ABOVE. AT DECK CONSTRUCTION ABOVE PROVIDE SLIP JOINT BETWEEN TOP OF PARTITION AND UNDERSIDE OF CONCRETE DECK / STRUCTURAL MEMBER ABOVE. REFER TO DETAIL XXXXX.

MASONRY PARTITIONS - GENERAL NOTES

MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:

ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

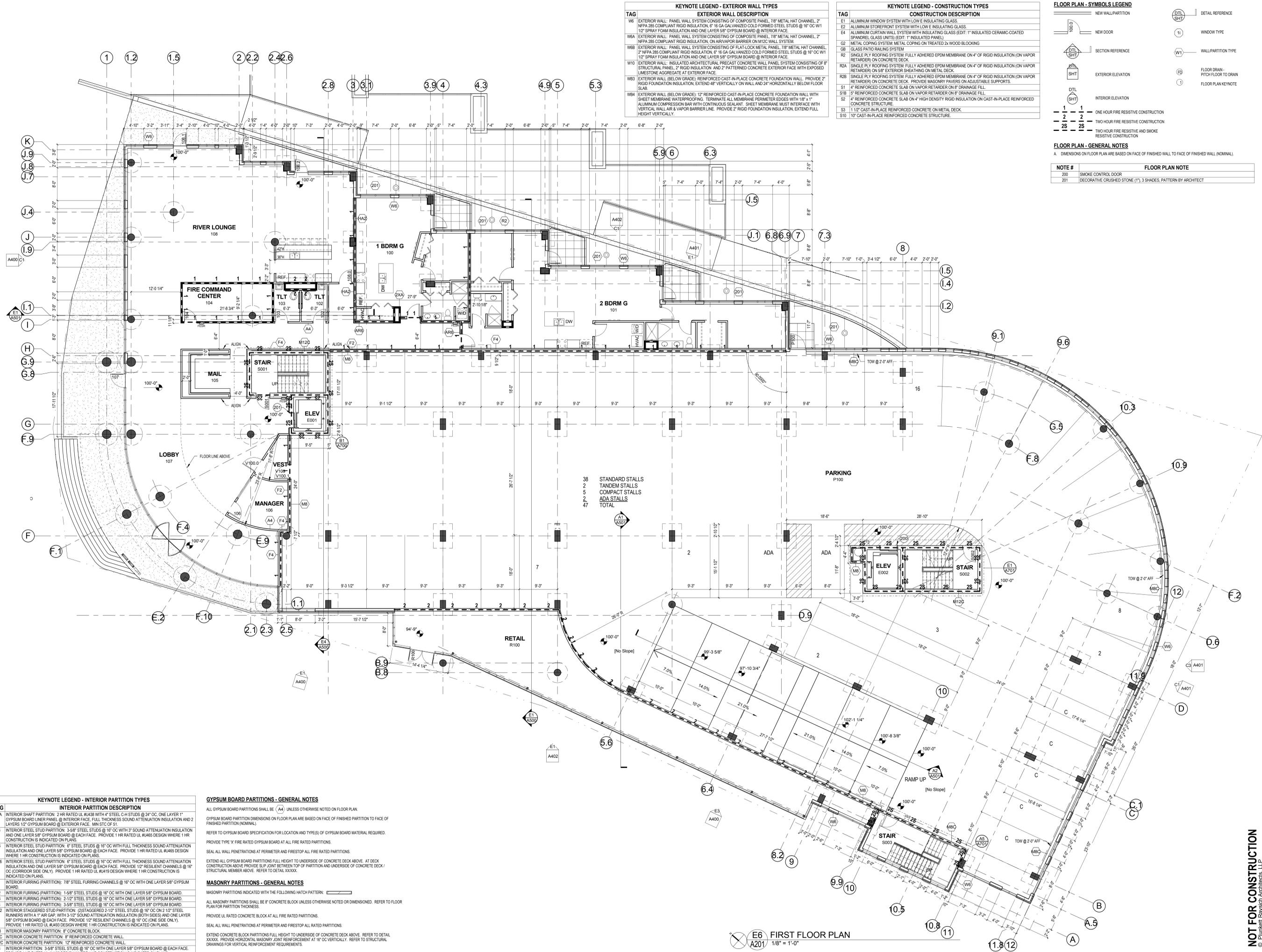
PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.

EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF CONCRETE DECK ABOVE. REFER TO DETAIL XXXXXX. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

E6 LOWER LEVEL FLOOR PLAN
A200 1/8" = 1'-0"

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KEYNOTE LEGEND - EXTERIOR WALL TYPES	
TAG	EXTERIOR WALL DESCRIPTION
W6	EXTERIOR WALL: PANEL WALL SYSTEM CONSISTING OF COMPOSITE PANEL, 7/8" METAL HAT CHANNEL, 2" NFPA 285 COMPLIANT RIGID INSULATION, 6" 16 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC W/ 1/2" SPRAY FOAM INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W8A	EXTERIOR WALL: PANEL WALL SYSTEM CONSISTING OF COMPOSITE PANEL, 7/8" METAL HAT CHANNEL, 2" NFPA 285 COMPLIANT RIGID INSULATION, ON AIR VAPOR BARRIER ON M12C WALL SYSTEM.
W8B	EXTERIOR WALL: PANEL WALL SYSTEM CONSISTING OF FLAT-LOCK METAL PANEL, 7/8" METAL HAT CHANNEL, 2" NFPA 285 COMPLIANT RIGID INSULATION, 6" 16 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC W/ 1/2" SPRAY FOAM INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W10	EXTERIOR WALL: INSULATED ARCHITECTURAL PRECAST CONCRETE WALL PANEL SYSTEM CONSISTING OF STRUCTURAL PANEL, 2" RIGID INSULATION, 6" 16 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC W/ 1/2" SPRAY FOAM INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W83	EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND 48" VERTICALLY ON WALL AND 24" HORIZONTALLY BELOW FLOOR SLAB.
W84	EXTERIOR WALL (BELOW GRADE): 12" REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL WITH SHEET MEMBRANE WATERPROOFING. TERMINATE ALL MEMBRANE PERIMETER EDGES WITH 1/8" x 1/2" ALUMINUM COMPRESSION BAR WITH CONTINUOUS SEALANT. SHEET MEMBRANE MUST INTERFACE WITH VERTICAL WALL AIR & VAPOR BARRIER LINE. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND FULL HEIGHT VERTICALLY.

KEYNOTE LEGEND - CONSTRUCTION TYPES	
TAG	CONSTRUCTION DESCRIPTION
E1	ALUMINUM WINDOW SYSTEM WITH LOW E INSULATING GLASS.
E2	ALUMINUM STOREFRONT SYSTEM WITH LOW E INSULATING GLASS.
E4	ALUMINUM CURTAIN WALL SYSTEM WITH INSULATING GLASS (EDIT: 1" INSULATED CERAMIC-COATED SPANREL GLASS UNITS) (EDIT: 1" INSULATED PANEL).
G2	METAL COPING SYSTEM METAL COPING ON TREATED 2x WOOD BLOCKING.
GB	GLASS PATIO RAILING SYSTEM.
R2	SINGLE PLY ROOFING SYSTEM FULLY ADHERED EPDM MEMBRANE ON 4" OF RIGID INSULATION (ON VAPOR RETARDER) ON CONCRETE DECK.
R2A	SINGLE PLY ROOFING SYSTEM FULLY ADHERED EPDM MEMBRANE ON 4" OF RIGID INSULATION (ON VAPOR RETARDER) ON 5/8" EXTERIOR SHEATHING ON METAL DECK.
R2B	SINGLE PLY ROOFING SYSTEM FULLY ADHERED EPDM MEMBRANE ON 4" OF RIGID INSULATION (ON VAPOR RETARDER) ON CONCRETE DECK. PROVIDE MASONRY PAVERS ON ADJUSTABLE SUPPORTS.
S1	4" REINFORCED CONCRETE SLAB ON VAPOR RETARDER ON 8" DRAINAGE FILL.
S1B	5" REINFORCED CONCRETE SLAB ON VAPOR RETARDER ON 8" DRAINAGE FILL.
S2	4" REINFORCED CONCRETE SLAB ON 4" HIGH DENSITY RIGID INSULATION ON CAST-IN-PLACE REINFORCED CONCRETE STRUCTURE.
S3	1 1/2" CAST-IN-PLACE REINFORCED CONCRETE ON METAL DECK.
S10	10" CAST-IN-PLACE REINFORCED CONCRETE STRUCTURE.

FLOOR PLAN - SYMBOLS LEGEND	
	NEW WALL PARTITION
	DETAIL REFERENCE
	WINDOW TYPE
	WALL/PARTITION TYPE
	EXTERIOR ELEVATION
	FLOOR DRAIN - PITCH FLOOR TO DRAIN
	FLOOR PLAN KEYNOTE
	INTERIOR ELEVATION
	ONE HOUR FIRE RESISTIVE CONSTRUCTION
	TWO HOUR FIRE RESISTIVE CONSTRUCTION
	TWO HOUR FIRE RESISTIVE AND SMOKE RESISTIVE CONSTRUCTION

FLOOR PLAN - GENERAL NOTES	
A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).	
NOTE #	FLOOR PLAN NOTE
200	SMOKE CONTROL DOOR
201	DECORATIVE CRUSHED STONE (1", 3 SHADES, PATTERN BY ARCHITECT)

KEYNOTE LEGEND - INTERIOR PARTITION TYPES	
TAG	INTERIOR PARTITION DESCRIPTION
2XA	INTERIOR SHAFT PARTITION: 2 HR RATED UL #438 WITH 4" STEEL C.H. STUDS @ 24" OC, ONE LAYER 1" GYPSUM BOARD LINER PANEL @ INTERIOR FACE, FULL THICKNESS SOUND ATTENUATION INSULATION AND 2 LAYERS 1/2" GYPSUM BOARD @ EXTERIOR FACE. MIN STC OF 51.
A4	INTERIOR STEEL STUD PARTITION: 3-5/8" STEEL STUDS @ 16" OC WITH 3" SOUND INSULATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL #465 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
A6	INTERIOR STEEL STUD PARTITION: 6" STEEL STUDS @ 16" OC WITH FULL THICKNESS SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL #465 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
A86	INTERIOR STEEL STUD PARTITION: 6" STEEL STUDS @ 16" OC WITH FULL THICKNESS SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (CORRIDOR SIDE ONLY). PROVIDE 1 HR RATED UL #419 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
F1	INTERIOR FURRING (PARTITION): 7/8" STEEL FURRING CHANNELS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
F2	INTERIOR FURRING (PARTITION): 1-5/8" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
F3	INTERIOR FURRING (PARTITION): 2-1/2" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
F4	INTERIOR FURRING (PARTITION): 3-5/8" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
HA2	INTERIOR STAGGERED STUD PARTITION: (2) STAGGERED 2-1/2" STEEL STUDS @ 16" OC ON 2 1/2" STEEL RUNNERS WITH 1" AIR GAP WITH 3" SOUND ATTENUATION INSULATION (BOTH SIDES) AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (ONE SIDE ONLY). PROVIDE 1 HR RATED UL #433 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
MB	INTERIOR MASONRY PARTITION: 8" CONCRETE BLOCK.
MBC	INTERIOR CONCRETE PARTITION: 8" REINFORCED CONCRETE WALL.
M12C	INTERIOR CONCRETE PARTITION: 12" REINFORCED CONCRETE WALL.
P4	INTERIOR PARTITION: 3-5/8" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL #465 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.

GYPSUM BOARD PARTITIONS - GENERAL NOTES

ALL GYPSUM BOARD PARTITIONS SHALL BE (A4) UNLESS OTHERWISE NOTED ON FLOOR PLAN.

GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).

REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF CONCRETE DECK ABOVE. AT DECK CONSTRUCTION ABOVE PROVIDE SLP JOINT BETWEEN TOP OF PARTITION AND UNDERSIDE OF CONCRETE DECK / STRUCTURAL MEMBER ABOVE. REFER TO DETAIL XXXXX.

MASONRY PARTITIONS - GENERAL NOTES

MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:

ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.

EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF CONCRETE DECK ABOVE. REFER TO DETAIL XXXXX. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

38	STANDARD STALLS
2	TANDEM STALLS
5	COMPACT STALLS
2	ADA STALLS
47	TOTAL

E6 FIRST FLOOR PLAN
1/8" = 1'-0"

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KEYNOTE LEGEND - INTERIOR PARTITION TYPES	
TAG	INTERIOR PARTITION DESCRIPTION
ZXA	INTERIOR SHAFT PARTITION: 2 HR RATED UL #438 WITH 4" STEEL C.H STUDS @ 24" OC, ONE LAYER 1" GYPSUM BOARD LINER PANEL @ INTERIOR FACE, FULL THICKNESS SOUND ATTENUATION INSULATION AND 2 LAYERS 1/2" GYPSUM BOARD @ EXTERIOR FACE. MIN STC OF 51.
A4	INTERIOR STEEL STUD PARTITION: 3-5/8" STEEL STUDS @ 16" OC WITH 3" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL #465 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
A6	INTERIOR STEEL STUD PARTITION: 6" STEEL STUDS @ 16" OC WITH FULL THICKNESS SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL #465 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
AR6	INTERIOR STEEL STUD PARTITION: 6" STEEL STUDS @ 16" OC WITH FULL THICKNESS SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (CORRIDOR SIDE ONLY). PROVIDE 1 HR RATED UL #419 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
F1	INTERIOR FURRING (PARTITION): 7/8" STEEL FURRING CHANNELS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
F2	INTERIOR FURRING (PARTITION): 1-5/8" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
F3	INTERIOR FURRING (PARTITION): 2-1/2" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
F4	INTERIOR FURRING (PARTITION): 3-5/8" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
HA2	INTERIOR STAGGERED STUD PARTITION: (2) STAGGERED 2-1/2" STEEL STUDS @ 16" OC ON 2 1/2" STEEL RUNNERS WITH 1" AIR GAP, WITH 3-1/2" SOUND ATTENUATION INSULATION (BOTH SIDES) AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (ONE SIDE ONLY). PROVIDE 1 HR RATED UL #463 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
M8	INTERIOR MASONRY PARTITION: 8" CONCRETE BLOCK.
M8C	INTERIOR CONCRETE PARTITION: 8" REINFORCED CONCRETE WALL.
M12C	INTERIOR CONCRETE PARTITION: 12" REINFORCED CONCRETE WALL.
P4	INTERIOR PARTITION: 3-5/8" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL #465 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.

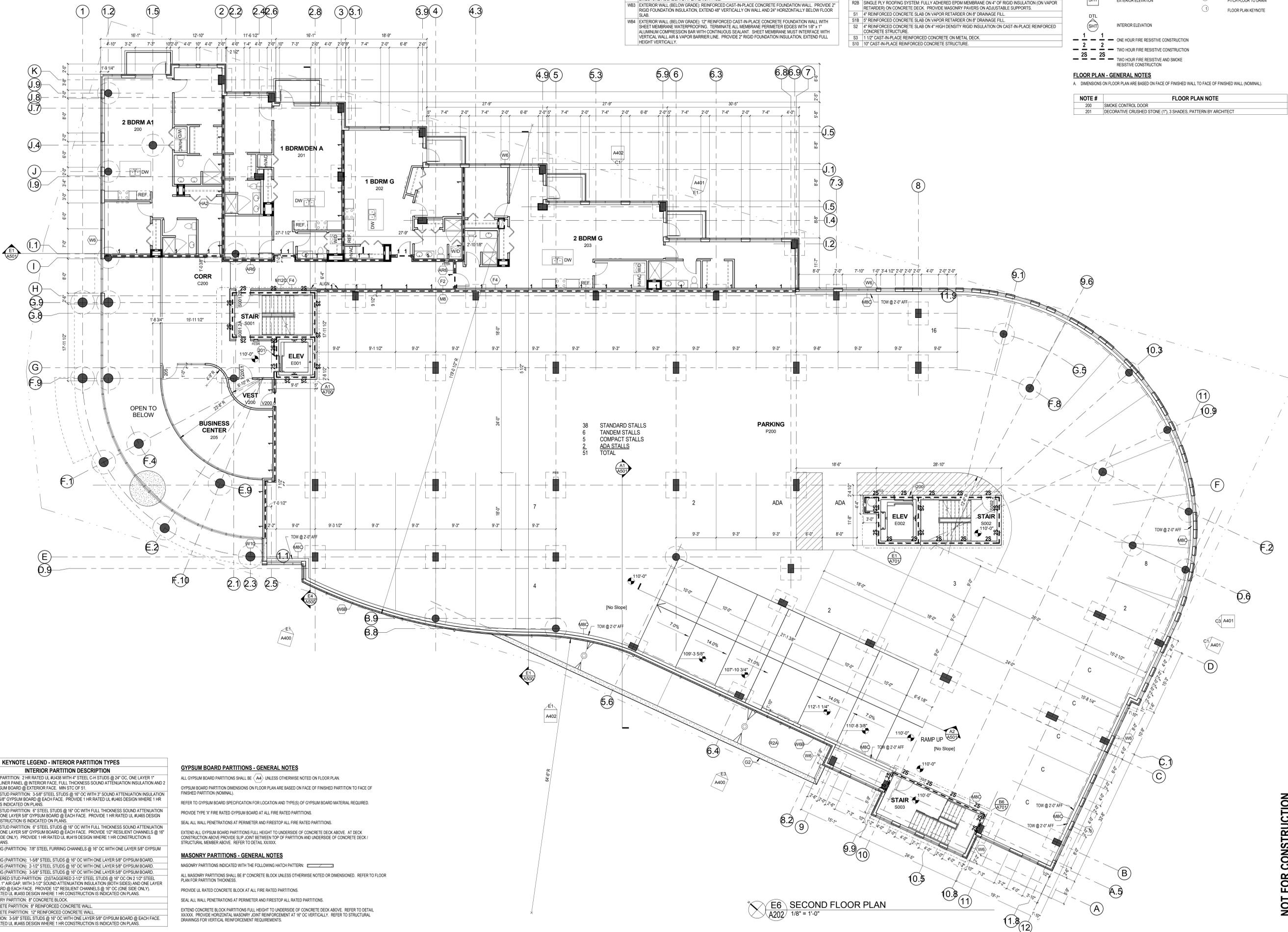
GYPSUM BOARD PARTITIONS - GENERAL NOTES	
ALL GYPSUM BOARD PARTITIONS SHALL BE (A4) UNLESS OTHERWISE NOTED ON FLOOR PLAN.	
GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).	
REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPES OF GYPSUM BOARD MATERIAL REQUIRED.	
PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.	
SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.	
EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF CONCRETE DECK ABOVE. AT DECK CONSTRUCTION ABOVE PROVIDE SLP JOINT BETWEEN TOP OF PARTITION AND UNDERSIDE OF CONCRETE DECK/ STRUCTURAL MEMBER ABOVE. REFER TO DETAIL XXXXX.	
MASONRY PARTITIONS - GENERAL NOTES	
MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:	
ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.	
PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.	
SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.	
EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF CONCRETE DECK ABOVE. REFER TO DETAIL XXXXX. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.	

KEYNOTE LEGEND - EXTERIOR WALL TYPES	
TAG	EXTERIOR WALL DESCRIPTION
WB	EXTERIOR WALL: PANEL WALL SYSTEM CONSISTING OF COMPOSITE PANEL, 7/8" METAL HAT CHANNEL, 2" NFPA 285 COMPLIANT RIGID INSULATION, 1/2" 16 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC W/ 1/2" SPRAY FOAM INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W6A	EXTERIOR WALL: PANEL WALL SYSTEM CONSISTING OF COMPOSITE PANEL, 7/8" METAL HAT CHANNEL, 2" NFPA 285 COMPLIANT RIGID INSULATION, ON AIR/VAPOR BARRIER ON M12C WALL SYSTEM.
W6B	EXTERIOR WALL: PANEL WALL SYSTEM CONSISTING OF FLAT LOCK METAL PANEL, 7/8" METAL HAT CHANNEL, 2" NFPA 285 COMPLIANT RIGID INSULATION, 1/2" 16 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC W/ 1/2" SPRAY FOAM INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W10	EXTERIOR WALL: INSULATED ARCHITECTURAL PRECAST CONCRETE WALL PANEL SYSTEM CONSISTING OF 8" STRUCTURAL PANEL, 2" RIGID INSULATION AND 2" PATTERNED CONCRETE EXTERIOR FACE WITH EXPOSED LIMESTONE AGGREGATE AT EXTERIOR FACE.
WB3	EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND 48" VERTICALLY ON WALL AND 24" HORIZONTALLY BELOW FLOOR SLAB.
WB4	EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL WITH SHEET MEMBRANE WATERPROOFING. TERMINATE ALL MEMBRANE PERIMETER EDGES WITH 1/8" x 1" ALUMINUM COMPRESSION BAR WITH CONTRAST SEALANT. SHEET MEMBRANE MUST INTERLACE WITH VERTICAL WALL AIR & VAPOR BARRIER LINE. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND FULL HEIGHT VERTICALLY.

KEYNOTE LEGEND - CONSTRUCTION TYPES	
TAG	CONSTRUCTION DESCRIPTION
E1	ALUMINUM WINDOW SYSTEM WITH LOW E INSULATING GLASS.
E2	ALUMINUM STOREFRONT SYSTEM WITH LOW E INSULATING GLASS.
E4	ALUMINUM CURTAIN WALL SYSTEM WITH INSULATING GLASS (EDIT: 1" INSULATED CERAMIC-COATED SPANREL GLASS UNITS) (EDIT: 1" INSULATED PANEL).
G2	METAL COPING SYSTEM, METAL COPING ON TREATED 2x WOOD BLOCKING.
GB	GLASS PATIO RAILING SYSTEM.
R2	SINGLE PLY ROOFING SYSTEM: FULLY ADHERED EPDM MEMBRANE ON 4" OF RIGID INSULATION (ON VAPOR RETARDER) ON CONCRETE DECK.
R2A	SINGLE PLY ROOFING SYSTEM: FULLY ADHERED EPDM MEMBRANE ON 4" OF RIGID INSULATION (ON VAPOR RETARDER) ON 5/8" EXTERIOR SHEATHING ON METAL DECK.
R2B	SINGLE PLY ROOFING SYSTEM: FULLY ADHERED EPDM MEMBRANE ON 4" OF RIGID INSULATION (ON VAPOR RETARDER) ON CONCRETE DECK. PROVIDE MASONRY PAVERS ON ADJUSTABLE SUPPORTS.
S1	4" REINFORCED CONCRETE SLAB ON VAPOR RETARDER ON 8" DRAINAGE FILL.
S1B	5" REINFORCED CONCRETE SLAB ON VAPOR RETARDER ON 8" DRAINAGE FILL.
S2	4" REINFORCED CONCRETE SLAB ON 4" HIGH DENSITY RIGID INSULATION ON CAST-IN-PLACE REINFORCED CONCRETE STRUCTURE.
S3	1 1/2" CAST-IN-PLACE REINFORCED CONCRETE ON METAL DECK.
S10	10" CAST-IN-PLACE REINFORCED CONCRETE STRUCTURE.

FLOOR PLAN - SYMBOLS LEGEND	
	NEW WALL/PARTITION
	NEW DOOR
	SECTION REFERENCE
	EXTERIOR ELEVATION
	INTERIOR ELEVATION
	DETAIL REFERENCE
	WINDOW TYPE
	WALL/PARTITION TYPE
	FLOOR DRAIN
	PITCH FLOOR TO DRAIN
	FLOOR PLAN KEYNOTE

FLOOR PLAN - GENERAL NOTES	
A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).	
NOTE #	FLOOR PLAN NOTE
200	SMOKE CONTROL DOOR
201	DECORATIVE CRUSHED STONE (1", 3 SHADES, PATTERN BY ARCHITECT)



E6 SECOND FLOOR PLAN
A202 1/8" = 1'-0"

209 north water street milwaukee wisconsin 53204 414.359.9500
 2310 crescents drive suite 2000 madison wisconsin 53718 608.240.9900
 1613 fuhrville road suite 3 sarasota florida 34236 941.348.9418
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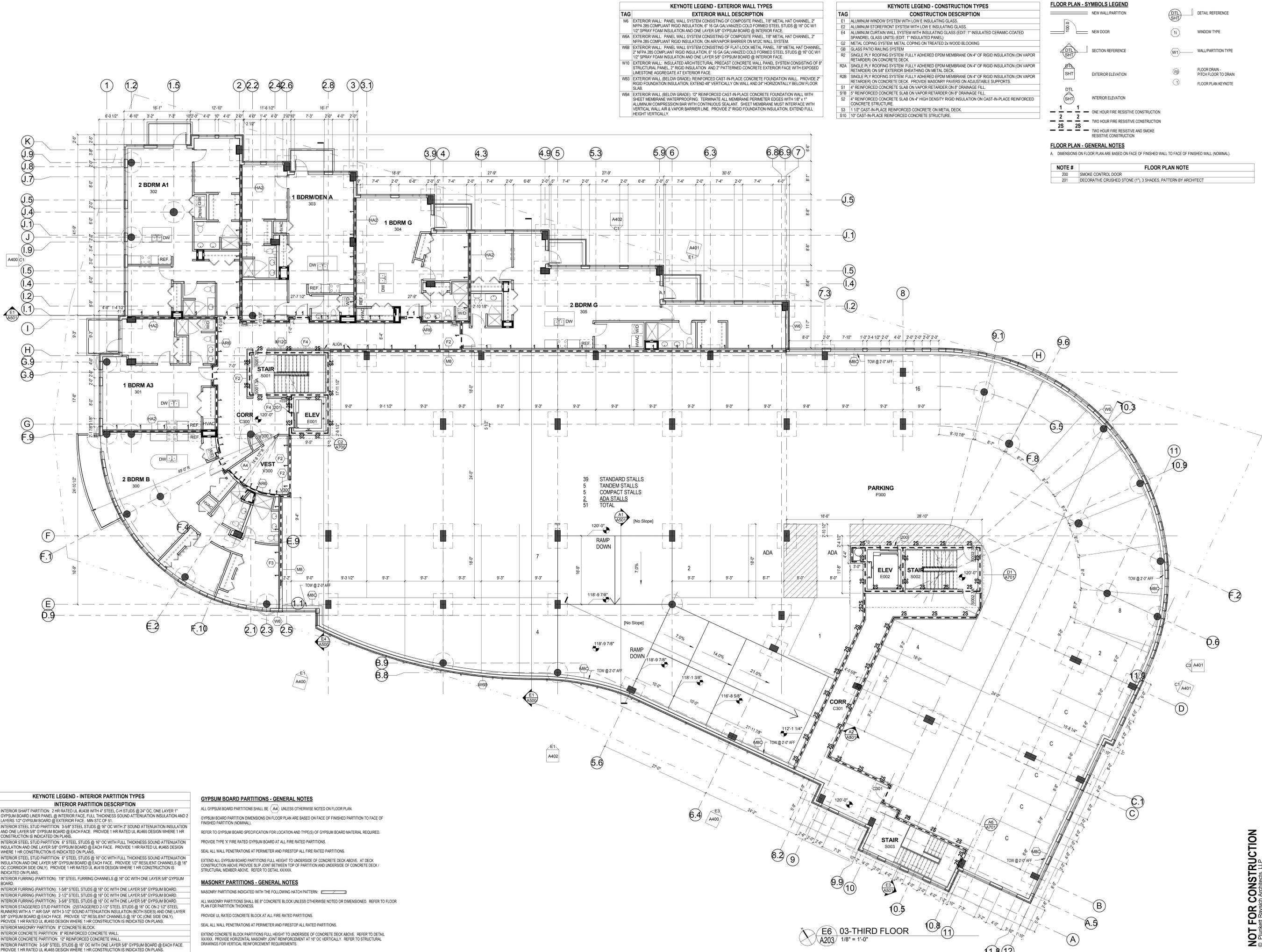
234 S. Water LLC
 234 S. WATER STREET
 MILWAUKEE WI

Revisions

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 Sheet No.: A202

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KEYNOTE LEGEND - EXTERIOR WALL TYPES	
TAG	EXTERIOR WALL DESCRIPTION
W6	EXTERIOR WALL: PANEL WALL SYSTEM CONSISTING OF COMPOSITE PANEL, 7/8" METAL HAT CHANNEL, 2" NFPA 285 COMPLIANT RIGID INSULATION, 6" 16 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC W/ 1/2" SPRAY FOAM INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W6A	EXTERIOR WALL: PANEL WALL SYSTEM CONSISTING OF COMPOSITE PANEL, 7/8" METAL HAT CHANNEL, 2" NFPA 285 COMPLIANT RIGID INSULATION, ON AIR/VAPOR BARRIER ON M12C WALL SYSTEM.
W6B	EXTERIOR WALL: PANEL WALL SYSTEM CONSISTING OF FLAT-LOCK METAL PANEL, 7/8" METAL HAT CHANNEL, 2" NFPA 285 COMPLIANT RIGID INSULATION, 6" 16 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC W/ 1/2" SPRAY FOAM INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W10	EXTERIOR WALL: INSULATED ARCHITECTURAL PRECAST CONCRETE WALL PANEL SYSTEM CONSISTING OF 8" STRUCTURAL PANEL, 2" RIGID INSULATION AND 2" PATTERNED CONCRETE EXTERIOR FACE WITH EXPOSED LIMESTONE AGGREGATE AT EXTERIOR FACE.
W3	EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL, PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND 48" VERTICALLY ON WALL AND 24" HORIZONTALLY BELOW FLOOR SLAB.
W4	EXTERIOR WALL (BELOW GRADE): 12" REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL WITH SHEET MEMBRANE WATERPROOFING. TERMINATE ALL MEMBRANE PERIMETER EDGES WITH 1/8" x 1" ALUMINUM COMPRESSION BAR WITH CONTINUOUS SEALANT. SHEET MEMBRANE MUST INTERFACE WITH VERTICAL WALL AIR & VAPOR BARRIER LINE. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND FULL HEIGHT VERTICALLY.

KEYNOTE LEGEND - CONSTRUCTION TYPES	
TAG	CONSTRUCTION DESCRIPTION
E1	ALUMINUM WINDOW SYSTEM WITH LOW E INSULATING GLASS.
E2	ALUMINUM STOREFRONT WALL SYSTEM WITH LOW E INSULATING GLASS.
E4	ALUMINUM CURTAIN WALL SYSTEM WITH INSULATING GLASS (EDIT: 1" INSULATED CERAMIC-COATED SPANREL GLASS UNITS (EDIT: 1" INSULATED PANEL)).
G2	METAL COPING SYSTEM, METAL COPING ON TREATED 2x2 WOOD BLOCKING.
GB	GLASS PATIO RAILING SYSTEM.
R2	SINGLE PLY ROOFING SYSTEM: FULLY ADHERED EPDM MEMBRANE ON 4" OF RIGID INSULATION (ON VAPOR RETARDER) ON CONCRETE DECK.
R2A	SINGLE PLY ROOFING SYSTEM: FULLY ADHERED EPDM MEMBRANE ON 4" OF RIGID INSULATION (ON VAPOR RETARDER) ON 5/8" EXTERIOR SHEATHING ON METAL DECK.
R2B	SINGLE PLY ROOFING SYSTEM: FULLY ADHERED EPDM MEMBRANE ON 4" OF RIGID INSULATION (ON VAPOR RETARDER) ON CONCRETE DECK. PROVIDE MASONRY PAVERS ON ADJUSTABLE SUPPORTS.
S1	4" REINFORCED CONCRETE SLAB ON VAPOR RETARDER ON 8" DRAINAGE FILL.
S1B	5" REINFORCED CONCRETE SLAB ON VAPOR RETARDER ON 8" DRAINAGE FILL.
S2	4" REINFORCED CONCRETE SLAB ON 4" HIGH DENSITY RIGID INSULATION ON CAST-IN-PLACE REINFORCED CONCRETE STRUCTURE.
S3	1 1/2" CAST-IN-PLACE REINFORCED CONCRETE ON METAL DECK.
S10	10" CAST-IN-PLACE REINFORCED CONCRETE STRUCTURE.

FLOOR PLAN - SYMBOLS LEGEND	
	NEW WALL/PARTITION
	NEW DOOR
	SECTION REFERENCE
	EXTERIOR ELEVATION
	INTERIOR ELEVATION
	DETAIL REFERENCE
	WINDOW TYPE
	WALL/PARTITION TYPE
	FLOOR DRAIN
	FLOOR PLAN KEYNOTE

FLOOR PLAN - GENERAL NOTES	
A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).	
NOTE #	FLOOR PLAN NOTE
200	SMOKE CONTROL DOOR
201	DECORATIVE CRUSHED STONE (1", 3 SHADES, PATTERN BY ARCHITECT)

KEYNOTE LEGEND - INTERIOR PARTITION TYPES	
TAG	INTERIOR PARTITION DESCRIPTION
ZXA	INTERIOR SHAFT PARTITION: 2 HR RATED UL #448 WITH 4" STEEL CH STUDS @ 24" OC, ONE LAYER 1" GYPSUM BOARD LINER PANEL @ INTERIOR FACE, FULL THICKNESS SOUND ATTENUATION INSULATION AND 2 LAYERS 1/2" GYPSUM BOARD @ EXTERIOR FACE. MIN STC OF 51.
A4	INTERIOR STEEL STUD PARTITION: 3-5/8" STEEL STUDS @ 16" OC WITH 3" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL #465 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
A6	INTERIOR STEEL STUD PARTITION: 6" STEEL STUDS @ 16" OC WITH FULL THICKNESS SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL #465 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
A6B	INTERIOR STEEL STUD PARTITION: 6" STEEL STUDS @ 16" OC WITH FULL THICKNESS SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (CORRIDOR SIDE ONLY). PROVIDE 1 HR RATED UL #419 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
F1	INTERIOR FURRING (PARTITION): 7/8" STEEL FURRING CHANNELS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
F2	INTERIOR FURRING (PARTITION): 1-5/8" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
F3	INTERIOR FURRING (PARTITION): 2-1/2" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
F4	INTERIOR FURRING (PARTITION): 3-5/8" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
HA2	INTERIOR STAGGERED STUD PARTITION: (2) STAGGERED 2-1/2" STEEL STUDS @ 16" OC ON 2-1/2" STEEL RUNNERS WITH A 1" AIR GAP, WITH 3-1/2" SOUND ATTENUATION INSULATION (BOTH SIDES) AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (ONE SIDE ONLY). PROVIDE 1 HR RATED UL #465 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
M8	INTERIOR MASONRY PARTITION: 8" CONCRETE BLOCK.
M8C	INTERIOR CONCRETE PARTITION: 8" REINFORCED CONCRETE WALL.
M12C	INTERIOR CONCRETE PARTITION: 12" REINFORCED CONCRETE WALL.
F4	INTERIOR PARTITION: 3-5/8" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL #465 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.

GYPSUM BOARD PARTITIONS - GENERAL NOTES

ALL GYPSUM BOARD PARTITIONS SHALL BE (A4) UNLESS OTHERWISE NOTED ON FLOOR PLAN.

GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).

REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPES OF GYPSUM BOARD MATERIAL REQUIRED.

PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF CONCRETE DECK ABOVE. AT DECK CONSTRUCTION ABOVE PROVIDE SLIP JOINT BETWEEN TOP OF PARTITION AND UNDERSIDE OF CONCRETE DECK / STRUCTURAL MEMBER ABOVE. REFER TO DETAIL XXXXX.

MASONRY PARTITIONS - GENERAL NOTES

MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:

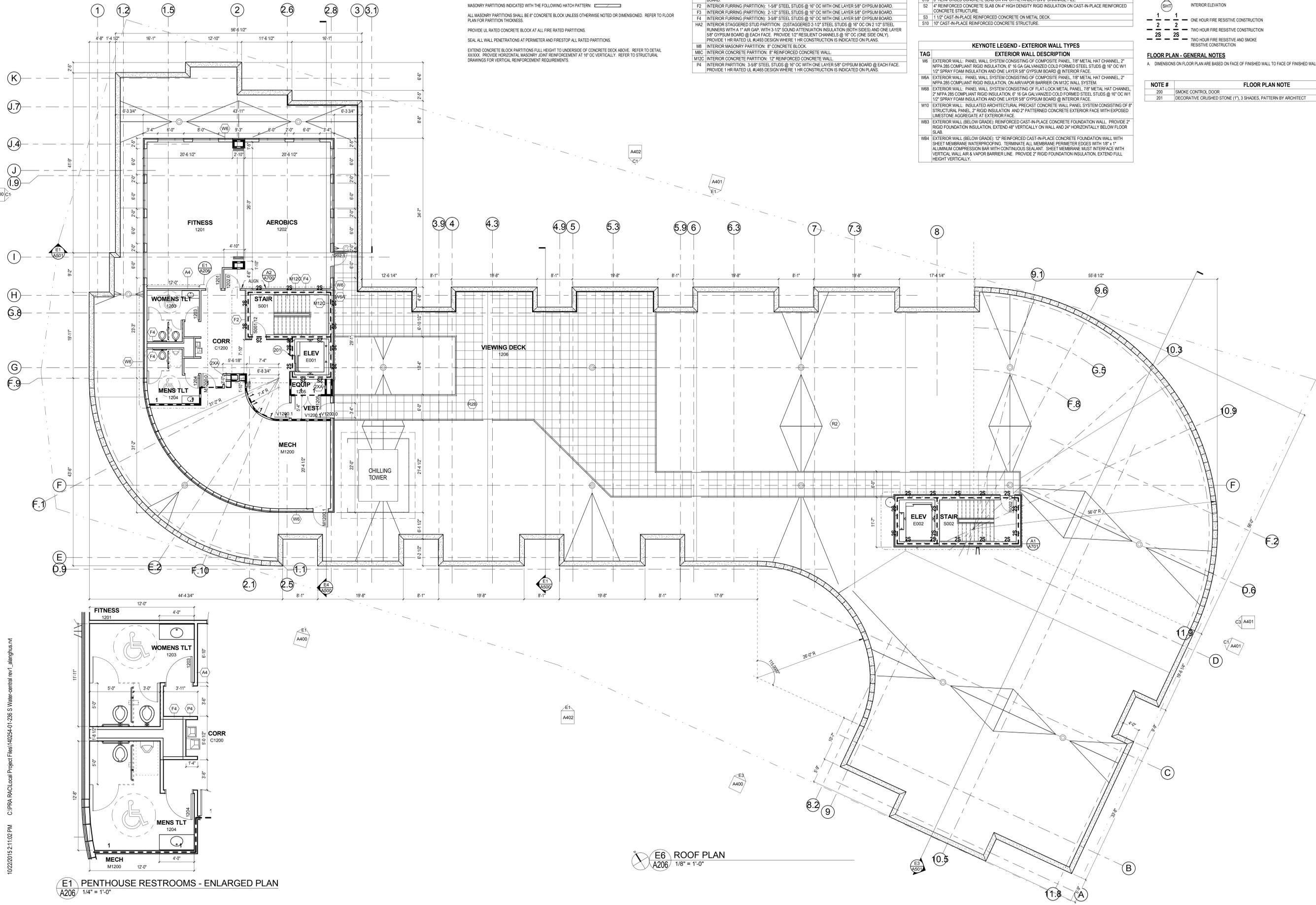
ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.

EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF CONCRETE DECK ABOVE. REFER TO DETAIL XXXXX. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

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GYPSUM BOARD PARTITIONS - GENERAL NOTES

ALL GYPSUM BOARD PARTITIONS SHALL BE (AA) UNLESS OTHERWISE NOTED ON FLOOR PLAN.
 GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).
 REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.
 PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.
 SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.
 EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF CONCRETE DECK ABOVE. AT DECK CONSTRUCTION ABOVE PROVIDE SLIP JOINT BETWEEN TOP OF PARTITION AND UNDERSIDE OF CONCRETE DECK / STRUCTURAL MEMBER ABOVE. REFER TO DETAIL XXXXX.

MASONRY PARTITIONS - GENERAL NOTES

MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN: [Hatch Pattern]
 ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.
 PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.
 SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.
 EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF CONCRETE DECK ABOVE. REFER TO DETAIL XXXXX. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

KEYNOTE LEGEND - INTERIOR PARTITION TYPES

TAG	INTERIOR PARTITION DESCRIPTION
2XA	INTERIOR SHAFT PARTITION: 2 HR RATED UL #4438 WITH 4" STEEL C-H STUDS @ 24" OC, ONE LAYER 1" GYPSUM BOARD LINER PANEL @ INTERIOR FACE, FULL THICKNESS SOUND ATTENUATION INSULATION AND 2 LAYERS 1/2" GYPSUM BOARD @ EXTERIOR FACE. MIN STC OF 51.
A4	INTERIOR STEEL STUD PARTITION: 3-5/8" STEEL STUDS @ 16" OC WITH 3" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL #4465 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
A6	INTERIOR STEEL STUD PARTITION: 2" STEEL STUDS @ 16" OC WITH FULL THICKNESS SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL #4465 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
AR6	INTERIOR STEEL STUD PARTITION: 2" STEEL STUDS @ 16" OC WITH FULL THICKNESS SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (CORRIDOR SIDE ONLY). PROVIDE 1 HR RATED UL #4419 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
F1	INTERIOR FLURRING (PARTITION): 7/8" STEEL FLURRING CHANNELS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
F2	INTERIOR FLURRING (PARTITION): 1-5/8" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
F3	INTERIOR FLURRING (PARTITION): 2-1/2" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
F4	INTERIOR FLURRING (PARTITION): 3-5/8" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
HA2	INTERIOR STAGGERED STUD PARTITION: (2) STAGGERED 2-1/2" STEEL STUDS @ 12" OC ON 2 1/2" STEEL RUNNERS WITH A 1" AIR GAP, WITH 3-1/2" SOUND ATTENUATION INSULATION (BOTH SIDES) AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (ONE SIDE ONLY). PROVIDE 1 HR RATED UL #4465 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
M8	INTERIOR MASONRY PARTITION: 8" CONCRETE BLOCK.
M8C	INTERIOR CONCRETE PARTITION: 8" REINFORCED CONCRETE WALL.
M12C	INTERIOR CONCRETE PARTITION: 12" REINFORCED CONCRETE WALL.
P4	INTERIOR PARTITION: 3-5/8" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL #4465 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.

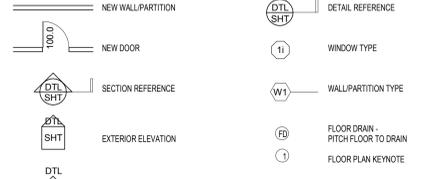
KEYNOTE LEGEND - CONSTRUCTION TYPES

TAG	CONSTRUCTION DESCRIPTION
E1	ALUMINUM WINDOW SYSTEM WITH LOW E INSULATING GLASS.
E2	ALUMINUM STOREFRONT SYSTEM WITH LOW E INSULATING GLASS.
E4	ALUMINUM CURTAIN WALL SYSTEM WITH INSULATING GLASS (EDIT: 1" INSULATED CERAMIC-COATED SPANREL GLASS UNITS (EDIT: 1" INSULATED PANEL)).
G2	METAL COPING SYSTEM METAL COPING ON TREATED 2x WOOD BLOCKING.
GB	GLASS PATIO RAILING SYSTEM.
R2	SINGLE PLY ROOFING SYSTEM FULLY ADHERED EPDM MEMBRANE ON 4" OF RIGID INSULATION (ON VAPOR RETARDER) ON CONCRETE DECK.
R2A	SINGLE PLY ROOFING SYSTEM FULLY ADHERED EPDM MEMBRANE ON 4" OF RIGID INSULATION (ON VAPOR RETARDER) ON 5/8" EXTERIOR SHEATHING ON METAL DECK.
R2B	SINGLE PLY ROOFING SYSTEM FULLY ADHERED EPDM MEMBRANE ON 4" OF RIGID INSULATION (ON VAPOR RETARDER) ON CONCRETE DECK. PROVIDE MASONRY PAVERS ON ADJUSTABLE SUPPORTS.
S1	4" REINFORCED CONCRETE SLAB ON VAPOR RETARDER ON 8" DRAINAGE FILL.
S1B	5" REINFORCED CONCRETE SLAB ON VAPOR RETARDER ON 8" DRAINAGE FILL.
S2	4" REINFORCED CONCRETE SLAB ON 4" HIGH DENSITY RIGID INSULATION ON CAST-IN-PLACE REINFORCED CONCRETE STRUCTURE.
S3	1 1/2" CAST-IN-PLACE REINFORCED CONCRETE ON METAL DECK.
S10	10" CAST-IN-PLACE REINFORCED CONCRETE STRUCTURE.

KEYNOTE LEGEND - EXTERIOR WALL TYPES

TAG	EXTERIOR WALL DESCRIPTION
W6	EXTERIOR WALL: PANEL WALL SYSTEM CONSISTING OF COMPOSITE PANEL, 7/8" METAL HAT CHANNEL, 2" NFPA 285 COMPLIANT RIGID INSULATION, ON AIR/VAPOR BARRIER ON M12C WALL SYSTEM.
W6A	EXTERIOR WALL: PANEL WALL SYSTEM CONSISTING OF COMPOSITE PANEL, 7/8" METAL HAT CHANNEL, 2" NFPA 285 COMPLIANT RIGID INSULATION, ON AIR/VAPOR BARRIER ON M12C WALL SYSTEM.
W6B	EXTERIOR WALL: PANEL WALL SYSTEM CONSISTING OF FLAT-LOCK METAL PANEL, 7/8" METAL HAT CHANNEL, 2" NFPA 285 COMPLIANT RIGID INSULATION, 6" 16 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC W/ 1/2" SPRAY FOAM INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W10	EXTERIOR WALL: INSULATED ARCHITECTURAL PRECAST CONCRETE WALL PANEL SYSTEM CONSISTING OF 8" STRUCTURAL PANEL, 2" RIGID INSULATION AND 2" PATTERNED CONCRETE EXTERIOR FACE WITH EXPOSED LIMESTONE AGGREGATE AT EXTERIOR FACE.
W83	EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND 48" VERTICALLY ON WALL AND 24" HORIZONTALLY BELOW FLOOR SLAB.
W84	EXTERIOR WALL (BELOW GRADE): 12" REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL WITH SHEET MEMBRANE WATERPROOFING. TERMINATE ALL MEMBRANE PERIMETER EDGES WITH 18" x 1" ALUMINUM COMPRESSION BAR WITH CONTINUOUS SEALANT. SHEET MEMBRANE MUST INTERFACE WITH VERTICAL WALL AIR & VAPOR BARRIER LINE. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND FULL HEIGHT VERTICALLY.

FLOOR PLAN - SYMBOLS LEGEND



FLOOR PLAN - GENERAL NOTES

A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).

NOTE #	FLOOR PLAN NOTE
200	SMOKE CONTROL DOOR
201	DECORATIVE CRUSHED STONE (T1), 3 SHADES, PATTERN BY ARCHITECT

E1 PENTHOUSE RESTROOMS - ENLARGED PLAN
 A206 1/4" = 1'-0"

E6 ROOF PLAN
 A206 1/8" = 1'-0"

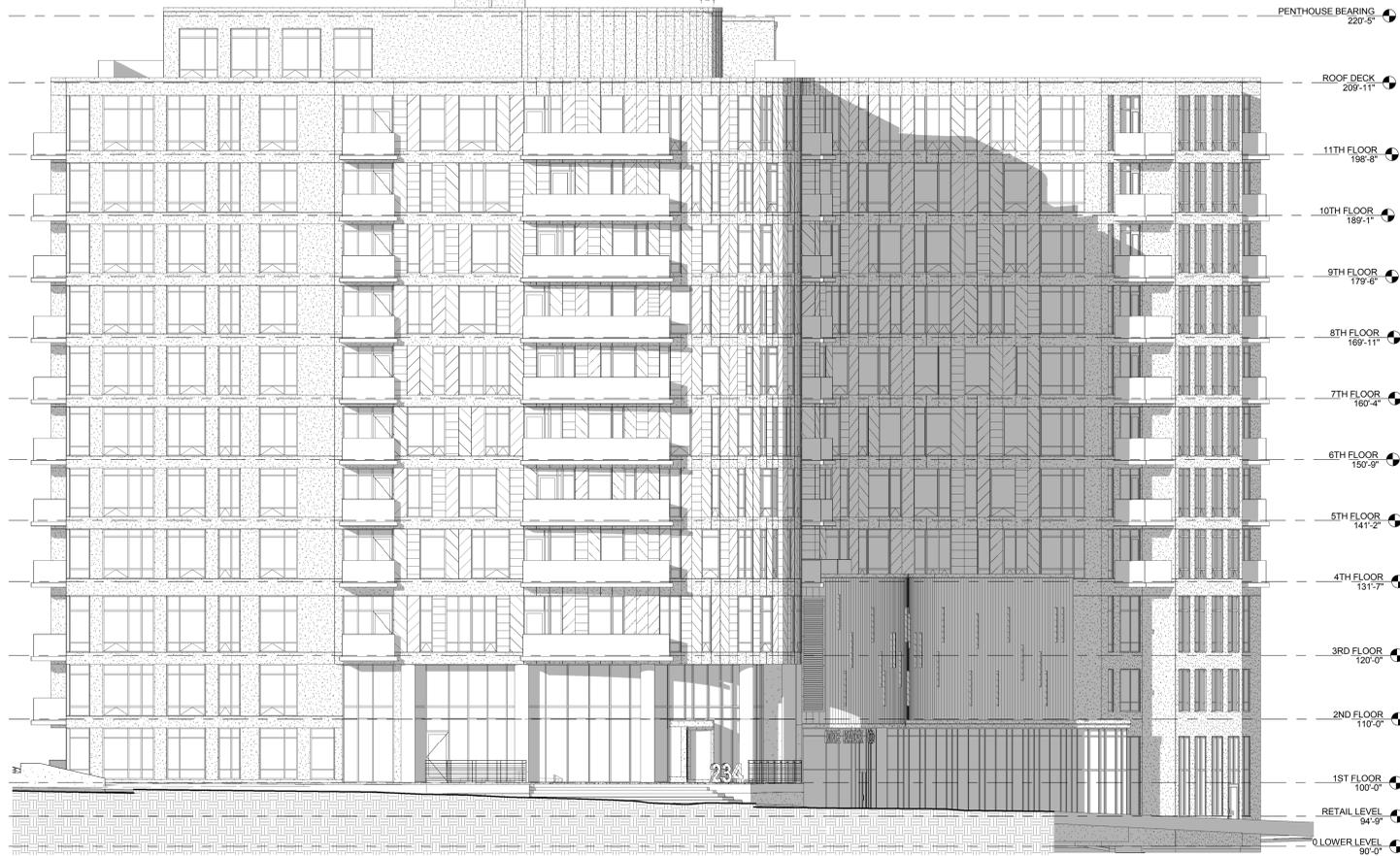
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PENTHOUSE BEARING 220'-5"

ROOF DECK ROOF B209-11" 209'-5"

11TH FLOOR 198'-8"

10TH FLOOR 189'-1"

9TH FLOOR 179'-6"

8TH FLOOR 169'-11"

7TH FLOOR 160'-4"

6TH FLOOR 150'-9"

5TH FLOOR 141'-2"

4TH FLOOR 131'-7"

3RD FLOOR 120'-0"

2ND FLOOR 110'-0"

1ST FLOOR 100'-0"

RETAIL LEVEL 94'-9"

0 LOWER LEVEL 90'-0"

- EXTERIOR FINISH PATTERNS**
- METAL PANEL - BLACK
 - METAL PANEL - ACCENT COLORS
 - MODULAR LIVING WALL OVER PRECAST CONCRETE SANDWICH PANEL
- EXTERIOR ELEVATIONS - GENERAL NOTES**
- A. PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT MASONRY COLOR
 - B. REFER TO SHEET XXX FOR WINDOW FRAME ELEVATIONS
 - C. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES

C1 NORTH ELEVATION
A400 3/32" = 1'-0"



PENTHOUSE BEARING 220'-5"

ROOF DECK ROOF B209-11" 209'-5"

11TH FLOOR 198'-8"

10TH FLOOR 189'-1"

9TH FLOOR 179'-6"

8TH FLOOR 169'-11"

7TH FLOOR 160'-4"

6TH FLOOR 150'-9"

5TH FLOOR 141'-2"

4TH FLOOR 131'-7"

3RD FLOOR 120'-0"

2ND FLOOR 110'-0"

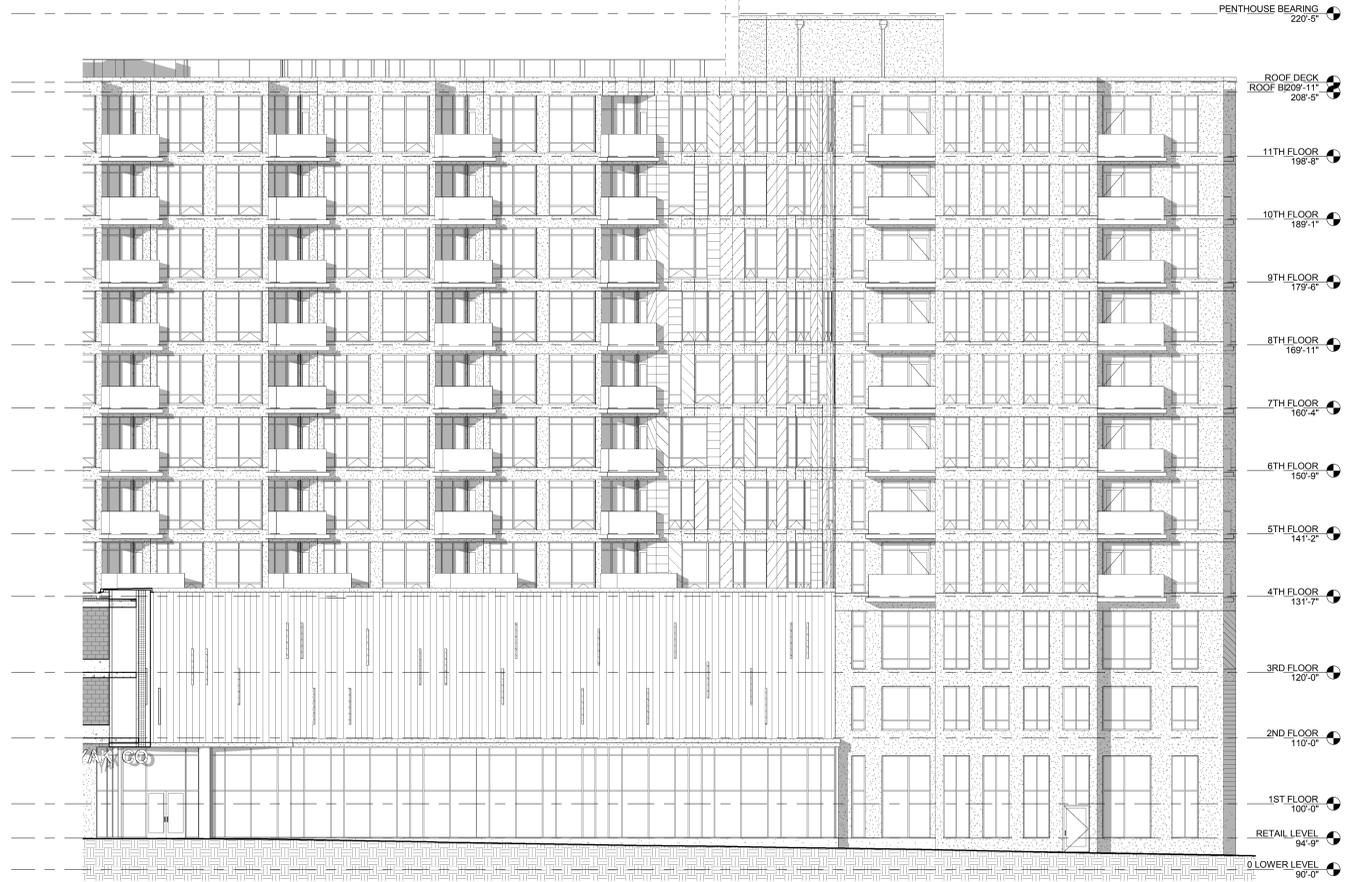
1ST FLOOR 100'-0"

RETAIL LEVEL 94'-9"

0 LOWER LEVEL 90'-0"

- WINDOW SYSTEM
- BALCONY WITH GLASS RAILING SYSTEM
- FIBER CEMENT PANEL
- STOREFRONT SYSTEM
- ARCHITECTURAL CONCRETE COLUMNS
- PRECAST CONCRETE SANDWICH PANEL
- TYPICAL FINISHES

E1 WEST ELEVATION (NORTHERN PORTION)
A400 3/32" = 1'-0"



PENTHOUSE BEARING 220'-5"

ROOF DECK ROOF B209-11" 209'-5"

11TH FLOOR 198'-8"

10TH FLOOR 189'-1"

9TH FLOOR 179'-6"

8TH FLOOR 169'-11"

7TH FLOOR 160'-4"

6TH FLOOR 150'-9"

5TH FLOOR 141'-2"

4TH FLOOR 131'-7"

3RD FLOOR 120'-0"

2ND FLOOR 110'-0"

1ST FLOOR 100'-0"

RETAIL LEVEL 94'-9"

0 LOWER LEVEL 90'-0"

E3 WEST ELEVATION (SOUTHERN PORTION)
A400 3/32" = 1'-0"

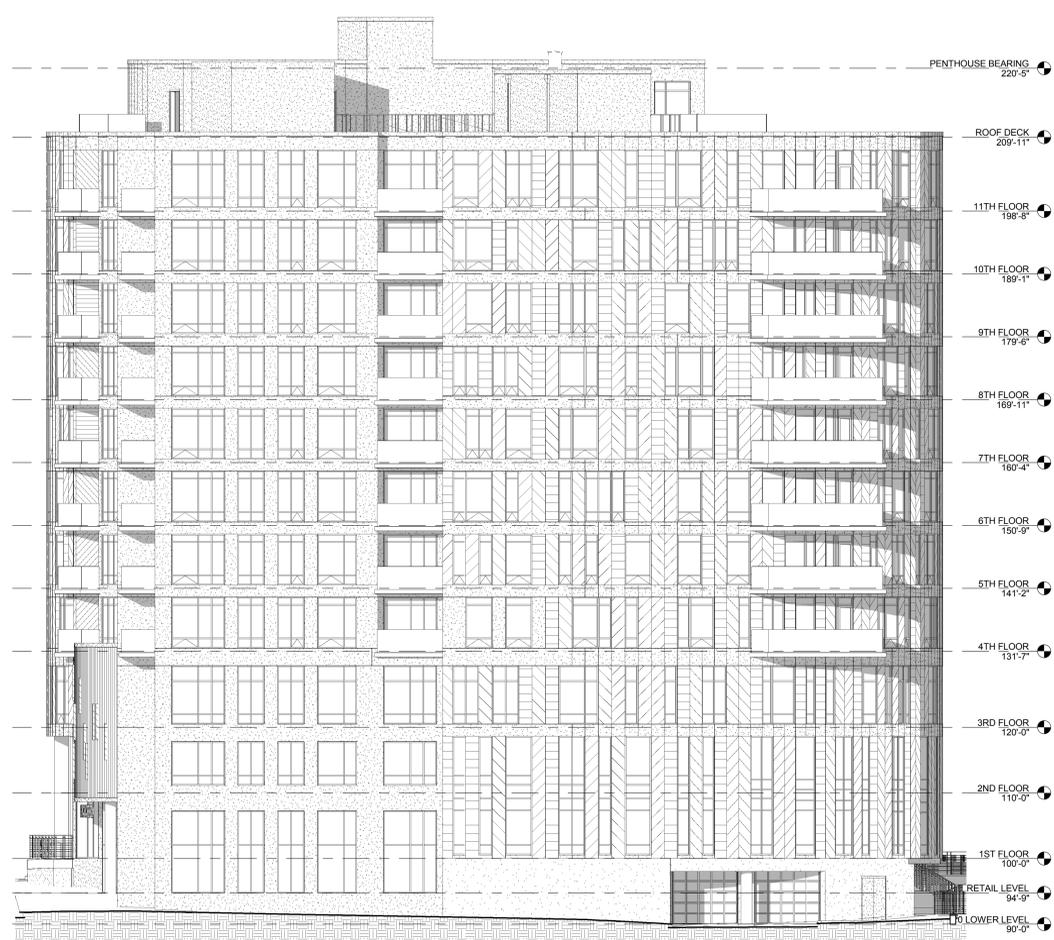
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C1 SOUTH ELEVATION
A401 3/32" = 1'-0"



C3 SOUTH ELEVATION (ORIENTED TO APARTMENTS)
A401 3/32" = 1'-0"



E1 EAST ELEVATION
A401 3/32" = 1'-0"

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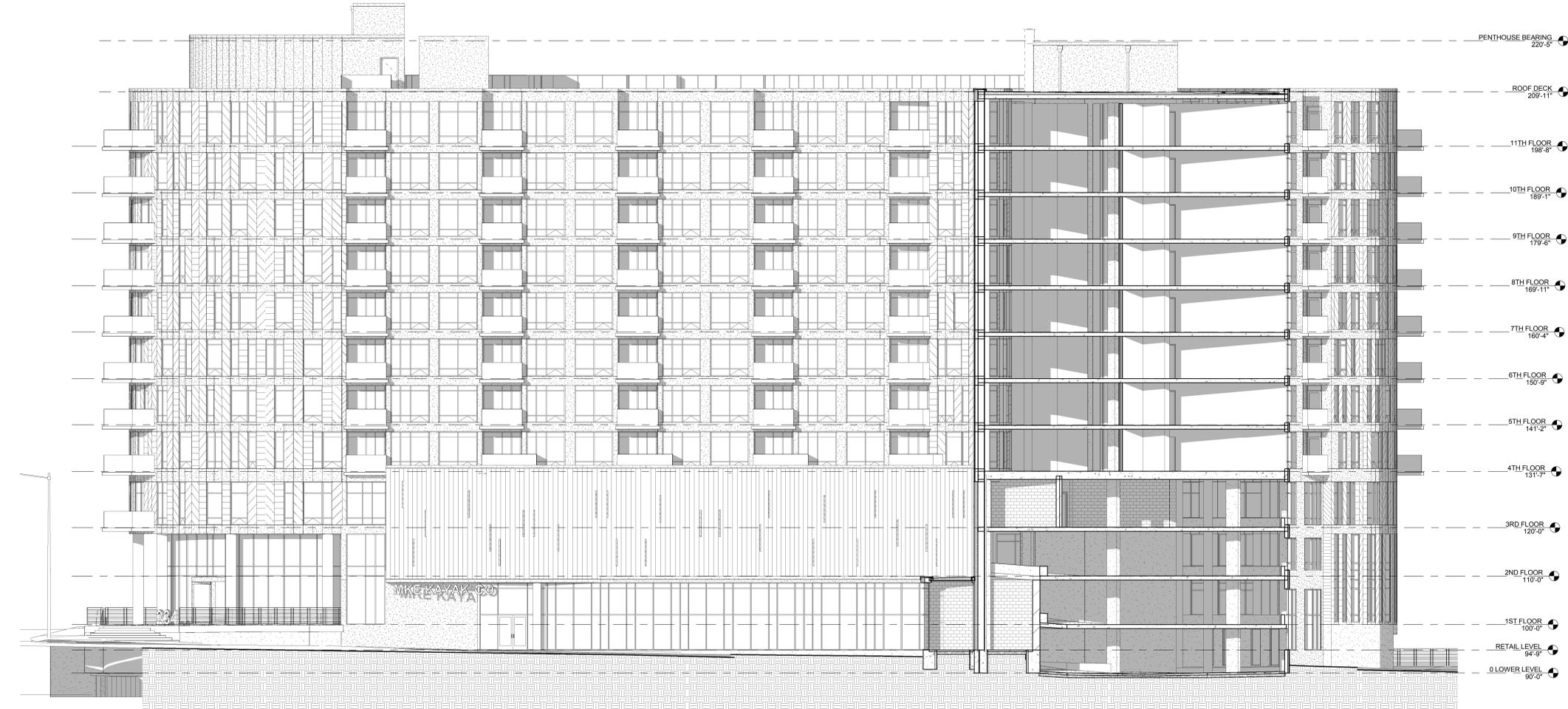
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C1 EAST ELEVATION (ORIENTED TO APARTMENTS)
A402 3/32" = 1'-0"



E1 WEST ELEVATION (ORIENTED TO APARTMENTS)
A402 3/32" = 1'-0"

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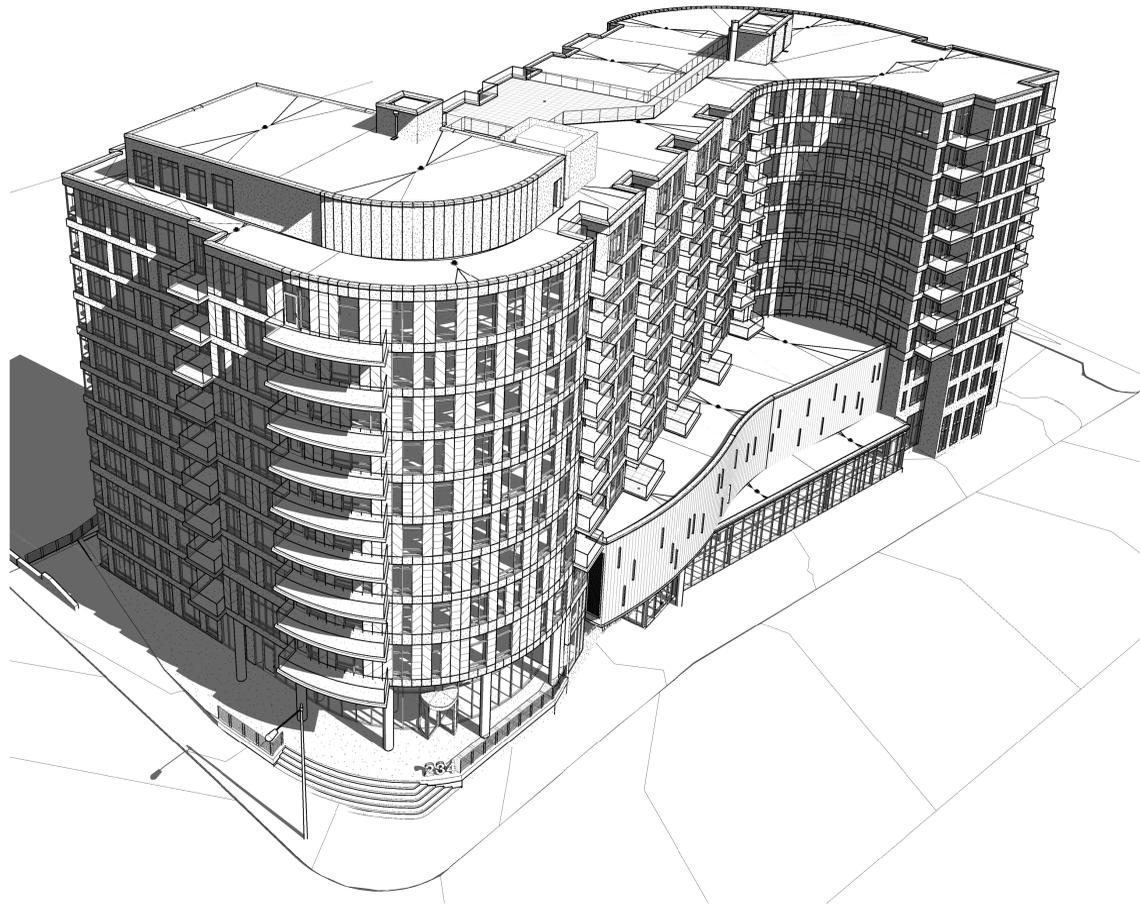
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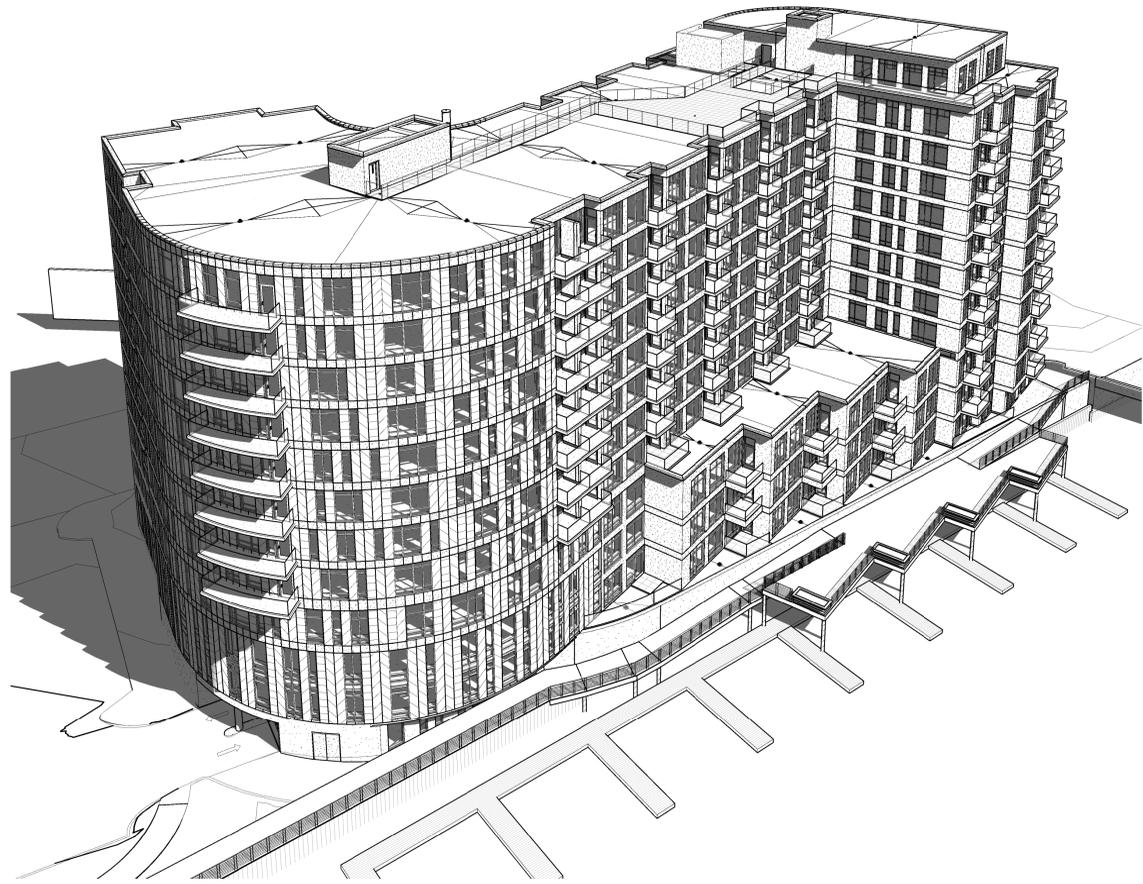
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C1 BIRDSEYE PERSPECTIVE FROM PITTSBURGH AVE.
A410



C4 BIRDSEYE PERSPECTIVE FROM MILWAUKEE RIVER
A410



E1 PERSPECTIVE VIEW FROM PITTSBURGH AVE.
A410



E3 PERSPECTIVE VIEW FROM WATER ST.
A410

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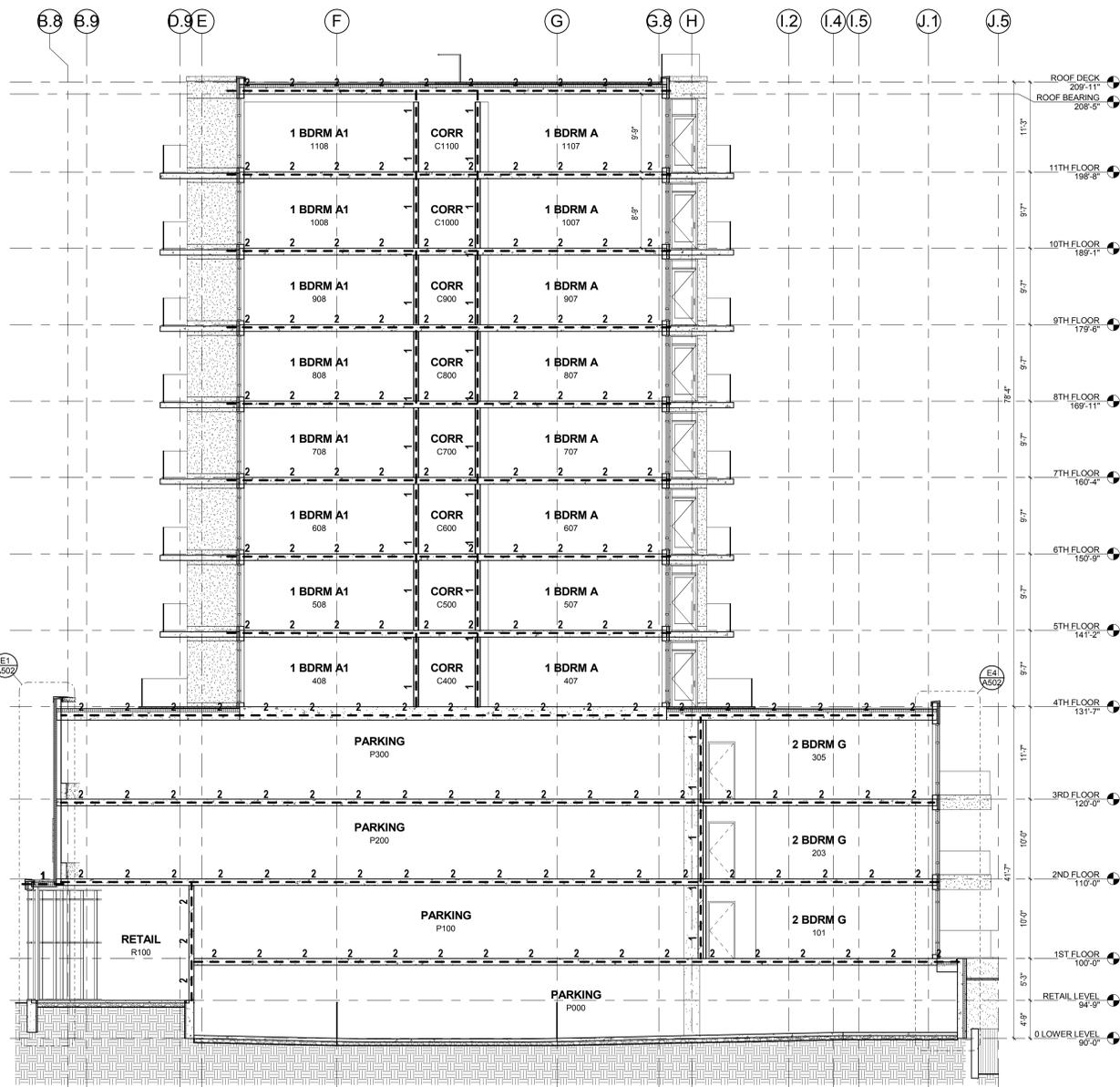
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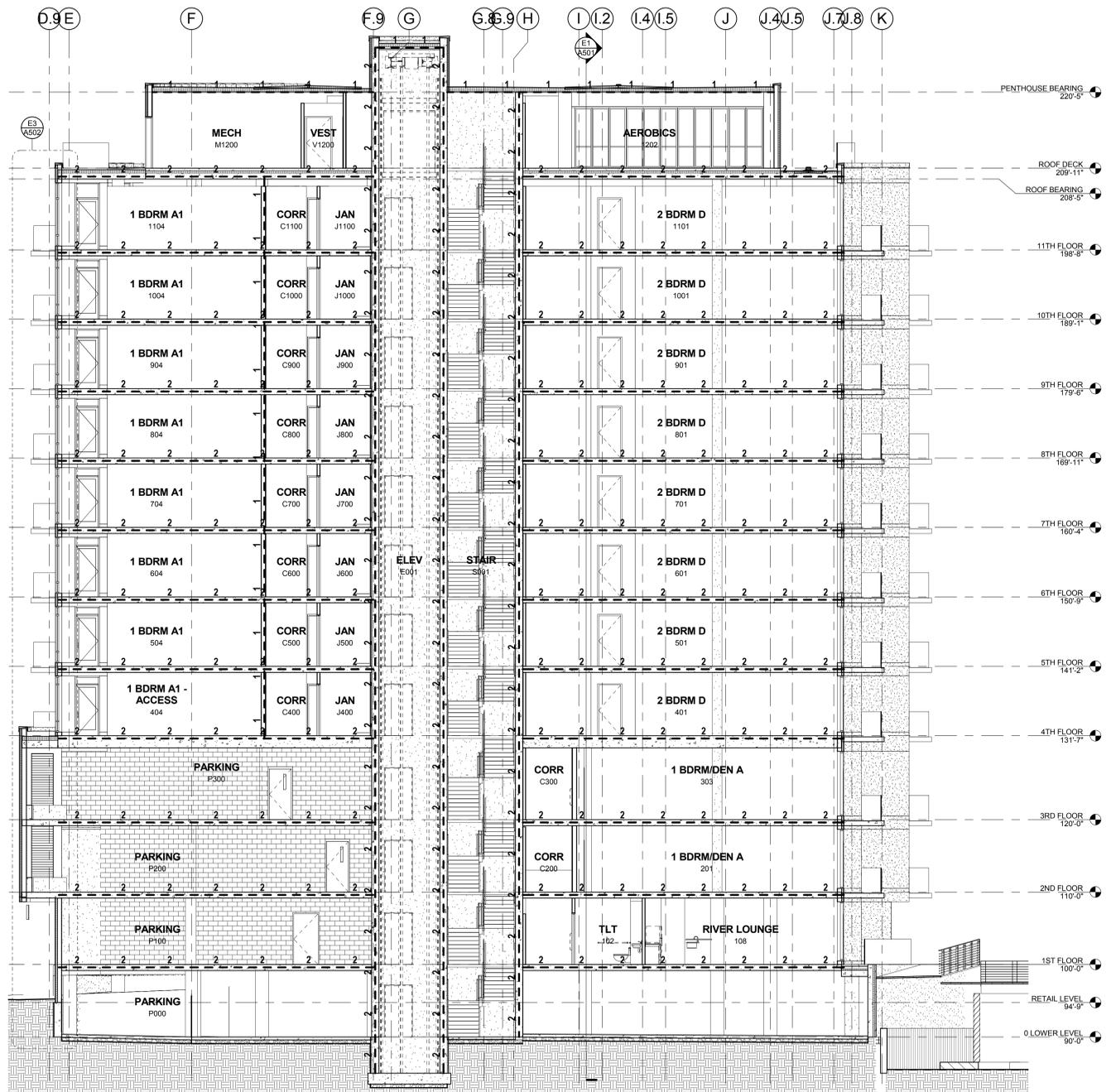
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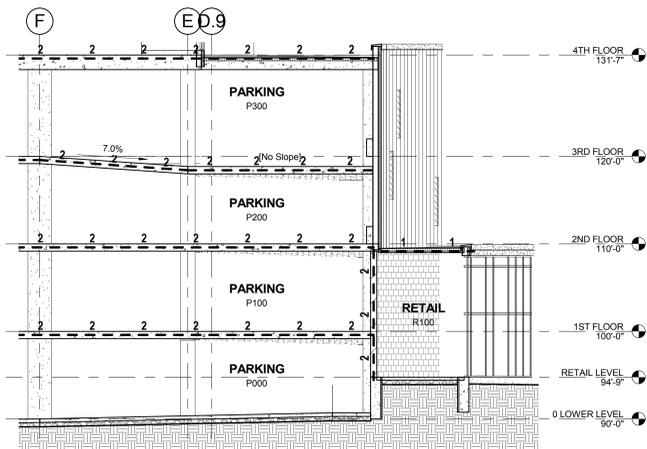
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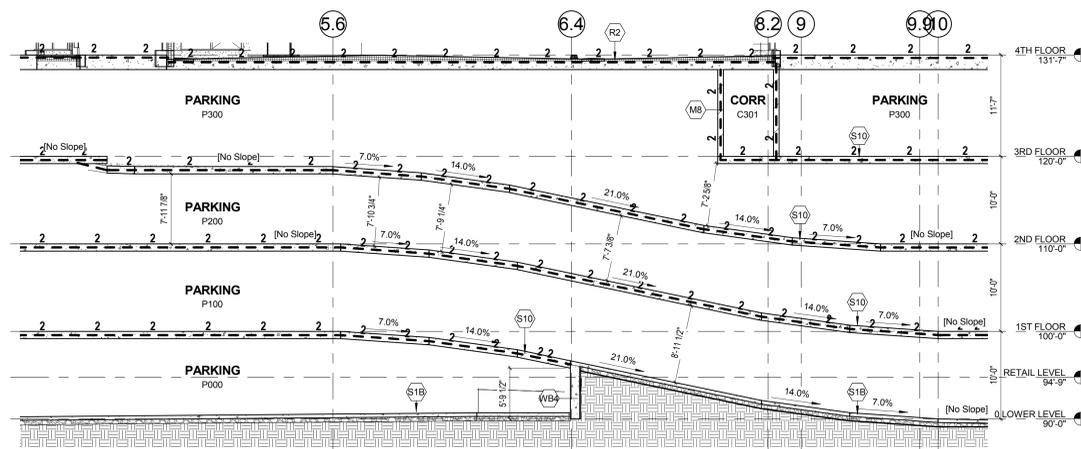
E1 BUILDING SECTION - EAST/WEST THROUGH PARKING LEVELS
A500 1/8" = 1'-0"



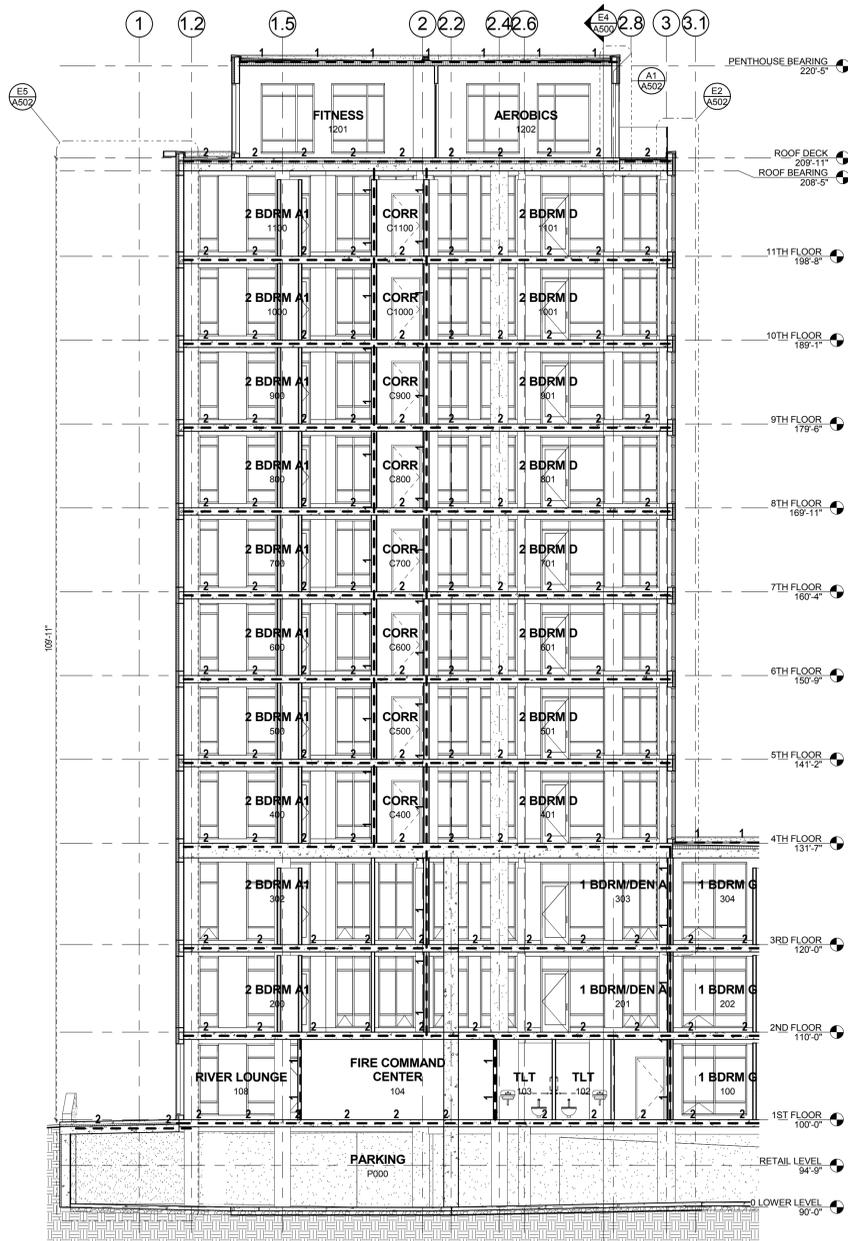
E4 BUILDING SECTION - EAST/WEST - THROUGH RESIDENTIAL LEVELS
A500 1/8" = 1'-0"



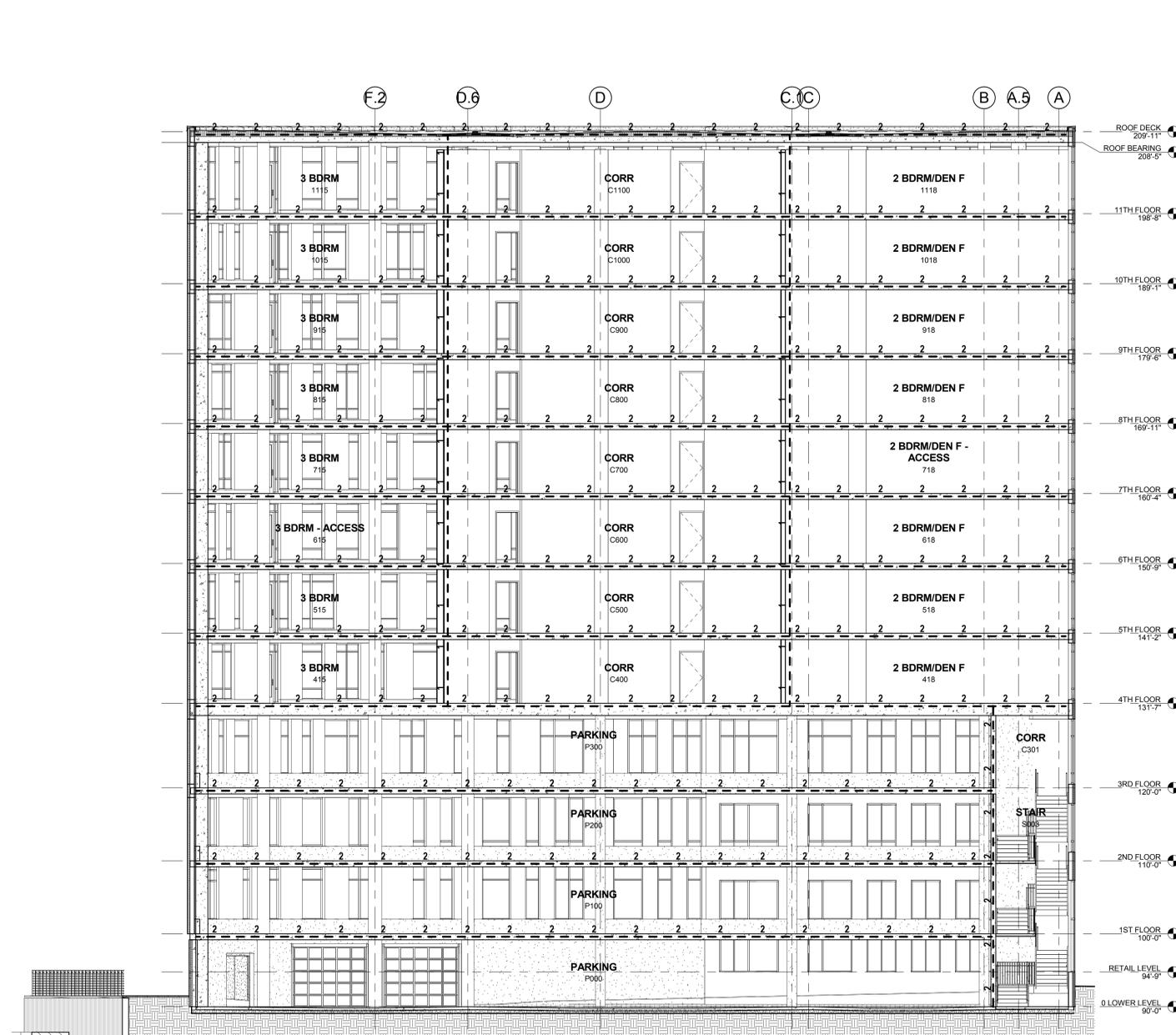
A1 BUILDING SECTION - RETAIL
1/8" = 1'-0"



A2 BUILDING SECTION - DRIVE RAMP
1/8" = 1'-0"

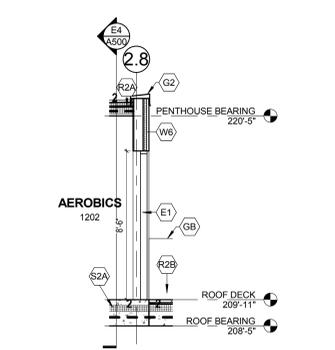


E1 BUILDING SECTION - NORTH/SOUTH - THROUGH LOBBY
1/8" = 1'-0"

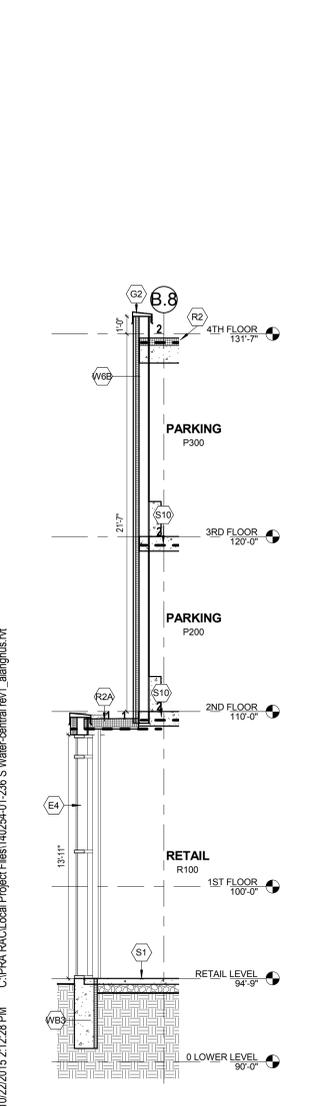


E3 BUILDING SECTION @ DEEPEST SECTION
1/8" = 1'-0"

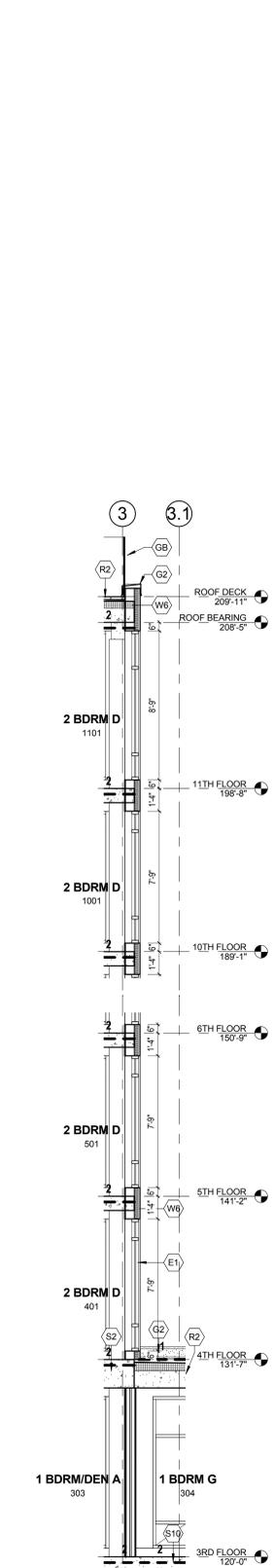
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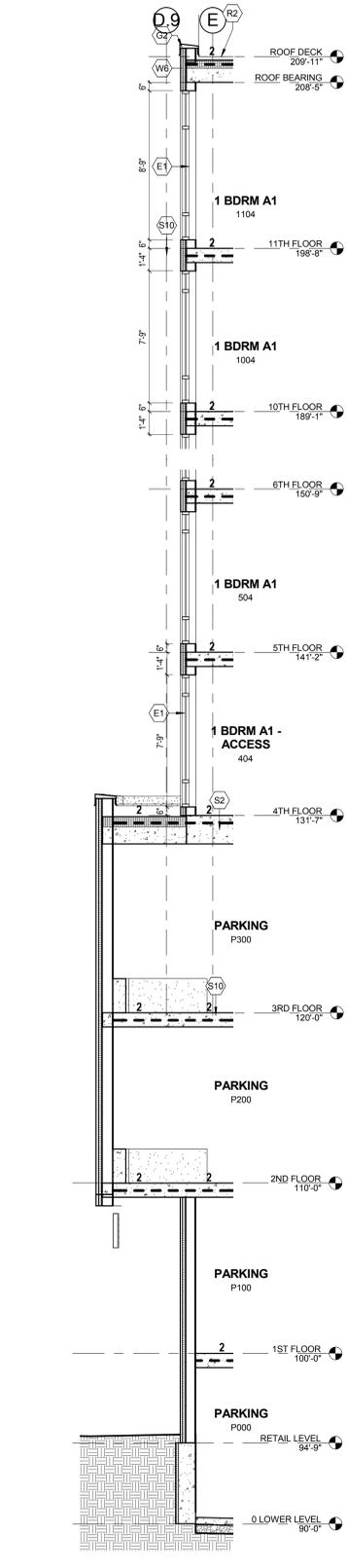
A1 WALL SECTION @ PENTHOUSE
 A502 1/4" = 1'-0"



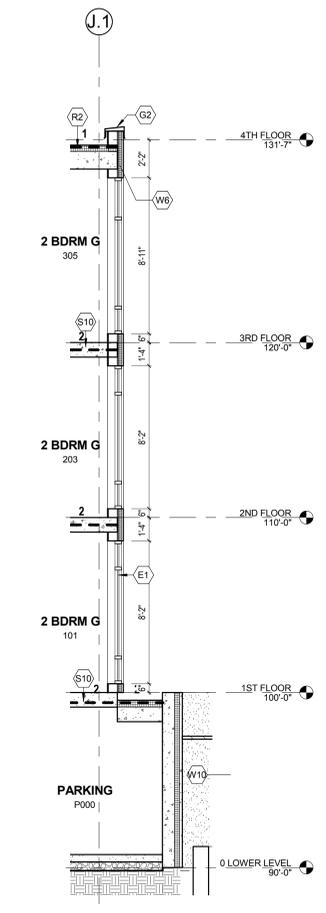
E1 WALL SECTION @ RETAIL
 A502 1/4" = 1'-0"



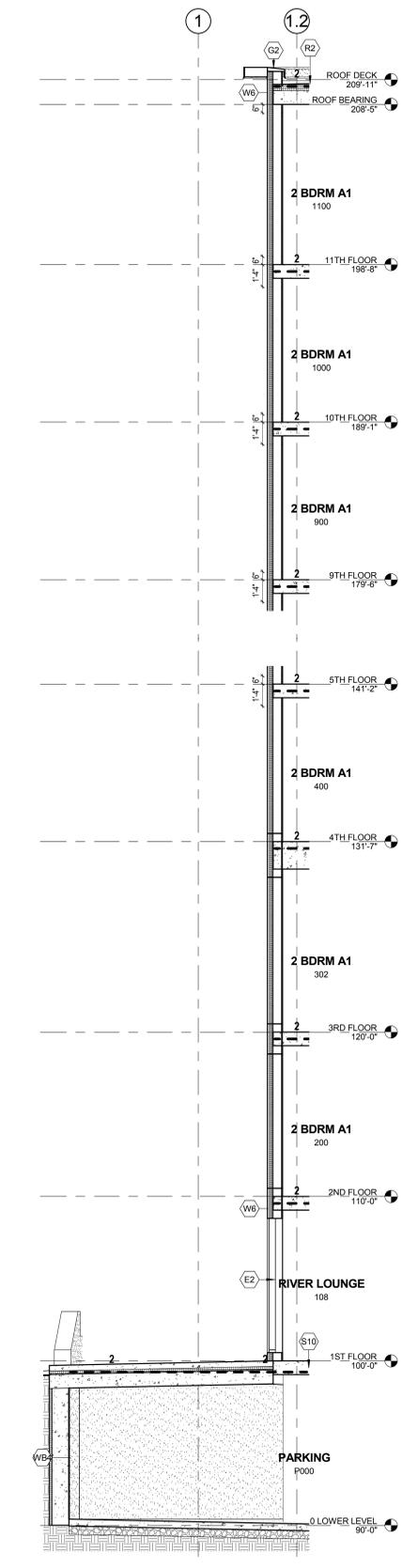
E2 WALL SECTION @ SOUTH RESIDENTIAL
 A502 1/4" = 1'-0"



E3 WALL SECTION @ WEST RESIDENTIAL
 A502 1/4" = 1'-0"



E4 WALL SECTION @ LOW RESIDENTIAL
 A502 1/4" = 1'-0"



E5 WALL SECTION @ NORTH RESIDENTIAL
 A502 1/4" = 1'-0"

KEYNOTE LEGEND - CONSTRUCTION TYPES	
TAG	CONSTRUCTION DESCRIPTION
E1	ALUMINUM WINDOW SYSTEM WITH LOW E INSULATING GLASS.
E2	ALUMINUM STOREFRONT SYSTEM WITH LOW E INSULATING GLASS.
E4	ALUMINUM CURTAIN WALL SYSTEM WITH INSULATING GLASS (EDIT: 1" INSULATED CERAMIC-COATED SPANDREL GLASS UNITS) (EDIT: 1" INSULATED PANEL)
G2	METAL COPING SYSTEM: METAL COPING ON TREATED 2x WOOD BLOCKING
G8	GLASS PATIO RAILING SYSTEM
R2	SINGLE PLY ROOFING SYSTEM: FULLY ADHERED EPDM MEMBRANE ON 4" OF RIGID INSULATION (ON VAPOR RETARDER) ON CONCRETE DECK
R2A	SINGLE PLY ROOFING SYSTEM: FULLY ADHERED EPDM MEMBRANE ON 4" OF RIGID INSULATION (ON VAPOR RETARDER) ON 5/8" EXTERIOR SHEATHING ON METAL DECK
R2B	SINGLE PLY ROOFING SYSTEM: FULLY ADHERED EPDM MEMBRANE ON 4" OF RIGID INSULATION (ON VAPOR RETARDER) ON CONCRETE DECK. PROVIDE MASONRY PAVERS ON ADJUSTABLE SUPPORTS.
S1	4" REINFORCED CONCRETE SLAB ON VAPOR RETARDER ON 8" DRAINAGE FILL
S1B	5" REINFORCED CONCRETE SLAB ON VAPOR RETARDER ON 8" DRAINAGE FILL
S2	4" REINFORCED CONCRETE SLAB ON 4" HIGH DENSITY RIGID INSULATION ON CAST-IN-PLACE REINFORCED CONCRETE STRUCTURE
S3	1 1/2" CAST-IN-PLACE REINFORCED CONCRETE ON METAL DECK
S10	10" CAST-IN-PLACE REINFORCED CONCRETE STRUCTURE

KEYNOTE LEGEND - INTERIOR PARTITION TYPES	
TAG	INTERIOR PARTITION DESCRIPTION
2XA	INTERIOR SHAFT PARTITION: 2 HR RATED UL #438 WITH 4" STEEL C.H STUDS @ 24" OC, ONE LAYER 1" GYPSUM BOARD LINER PANEL @ INTERIOR FACE, FULL THICKNESS SOUND ATTENUATION INSULATION AND 2 LAYERS 1/2" GYPSUM BOARD @ EXTERIOR FACE. MIN. STC OF 51.
A4	INTERIOR STEEL STUD PARTITION: 5" STEEL STUDS @ 16" OC WITH 3" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL #465 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
A6	INTERIOR STEEL STUD PARTITION: 6" STEEL STUDS @ 16" OC WITH FULL THICKNESS SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL #465 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
A8B	INTERIOR STEEL STUD PARTITION: 6" STEEL STUDS @ 16" OC WITH FULL THICKNESS SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 12" RESILIENT CHANNELS @ 16" OC (CORRIDOR SIDE ONLY). PROVIDE 1 HR RATED UL #419 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
F1	INTERIOR FURRING (PARTITION): 7/8" STEEL FURRING CHANNELS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
F2	INTERIOR FURRING (PARTITION): 1-5/8" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
F3	INTERIOR FURRING (PARTITION): 2-1/2" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
F4	INTERIOR FURRING (PARTITION): 3-5/8" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
HA2	INTERIOR STAGGERED STUD PARTITION: (2) STAGGERED 2-1/2" STEEL STUDS @ 16" OC ON 2 1/2" STEEL RUNNERS WITH A 1" AIR GAP, WITH 3-1/2" SOUND ATTENUATION INSULATION (BOTH SIDES) AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (ONE SIDE ONLY). PROVIDE 1 HR RATED UL #465 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
M8	INTERIOR MASONRY PARTITION: 8" CONCRETE BLOCK.
M8C	INTERIOR CONCRETE PARTITION: 8" REINFORCED CONCRETE WALL.
M12C	INTERIOR CONCRETE PARTITION: 12" REINFORCED CONCRETE WALL.
P4	INTERIOR PARTITION: 3-5/8" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL #465 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.

GYPSUM BOARD PARTITIONS - GENERAL NOTES

ALL GYPSUM BOARD PARTITIONS SHALL BE (A4) UNLESS OTHERWISE NOTED ON FLOOR PLAN.

GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).

REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF CONCRETE DECK ABOVE. AT DECK CONSTRUCTION ABOVE PROVIDE SLIP JOINT BETWEEN TOP OF PARTITION AND UNDERSIDE OF CONCRETE DECK / STRUCTURAL MEMBER ABOVE. REFER TO DETAIL XXXXX.

MASONRY PARTITIONS - GENERAL NOTES

MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN: [Hatch Pattern]

ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.

EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF CONCRETE DECK ABOVE. REFER TO DETAIL XXXXX. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

KEYNOTE LEGEND - EXTERIOR WALL TYPES	
TAG	EXTERIOR WALL DESCRIPTION
WB	EXTERIOR WALL: PANEL WALL SYSTEM CONSISTING OF COMPOSITE PANEL, 7/8" METAL HAT CHANNEL, 2" NFPA 285 COMPLIANT RIGID INSULATION, 6" 16 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC W/ 1/2" SPRAY FOAM INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
WB6	EXTERIOR WALL: PANEL WALL SYSTEM CONSISTING OF COMPOSITE PANEL, 7/8" METAL HAT CHANNEL, 2" NFPA 285 COMPLIANT RIGID INSULATION, ON AIR/VAPOR BARRIER ON M12C WALL SYSTEM.
WB8	EXTERIOR WALL: PANEL WALL SYSTEM CONSISTING OF FLAT-LOCK METAL PANEL, 7/8" METAL HAT CHANNEL, 2" NFPA 285 COMPLIANT RIGID INSULATION, 6" 16 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC W/ 1/2" SPRAY FOAM INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
WB10	EXTERIOR WALL: INSULATED ARCHITECTURAL PRECAST CONCRETE WALL PANEL SYSTEM CONSISTING OF 8" STRUCTURAL PANEL, 2" RIGID INSULATION AND 2" PATTERNEED PRECAST CONCRETE EXTERIOR FACE WITH EXPOSED LIMESTONE AGGREGATE AT EXTERIOR FACE.
WB3	EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL. PROVIDE RIGID FOUNDATION INSULATION, EXTEND 48" VERTICALLY ON WALL AND 24" HORIZONTALLY BELOW FLOOR SLAB.
WB4	EXTERIOR WALL (BELOW GRADE): 12" REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL WITH SHEET MEMBRANE WATERPROOFING. TERMINATE ALL MEMBRANE PERIMETER EDGES WITH 18" x 1" ALUMINUM COMPRESSION BAR WITH CONTINUOUS SCALANT. SHEET MEMBRANE MUST INTERFERE WITH VERTICAL WALL AIR & VAPOR BARRIER LINE. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND FULL HEIGHT VERTICALLY.

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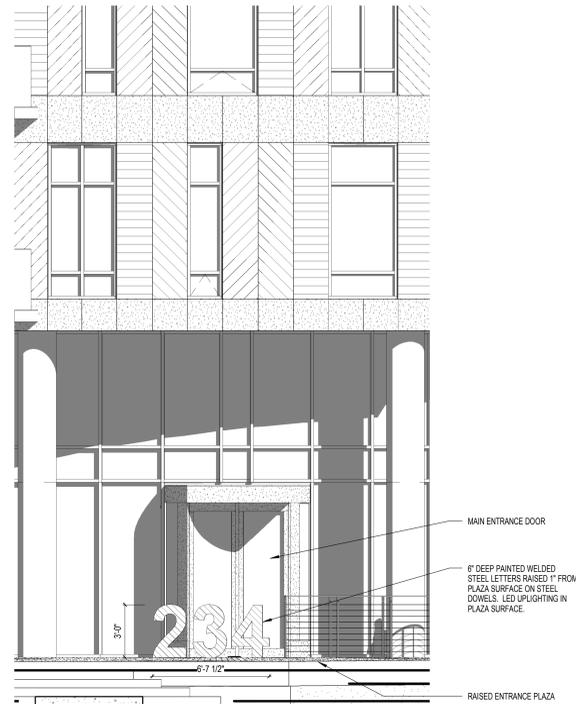
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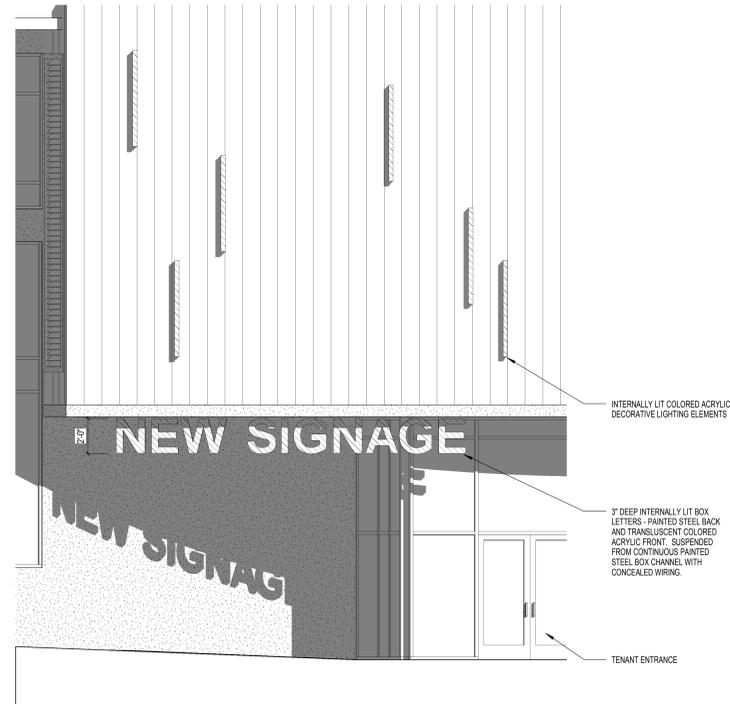
Job No.: 140254-01

Sheet No.: A502

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E4
A900 PROJECT IDENTIFICATION SIGN
1/4" = 1'-0"



E6
A900 TENANT SIGNAGE
1/4" = 1'-0"