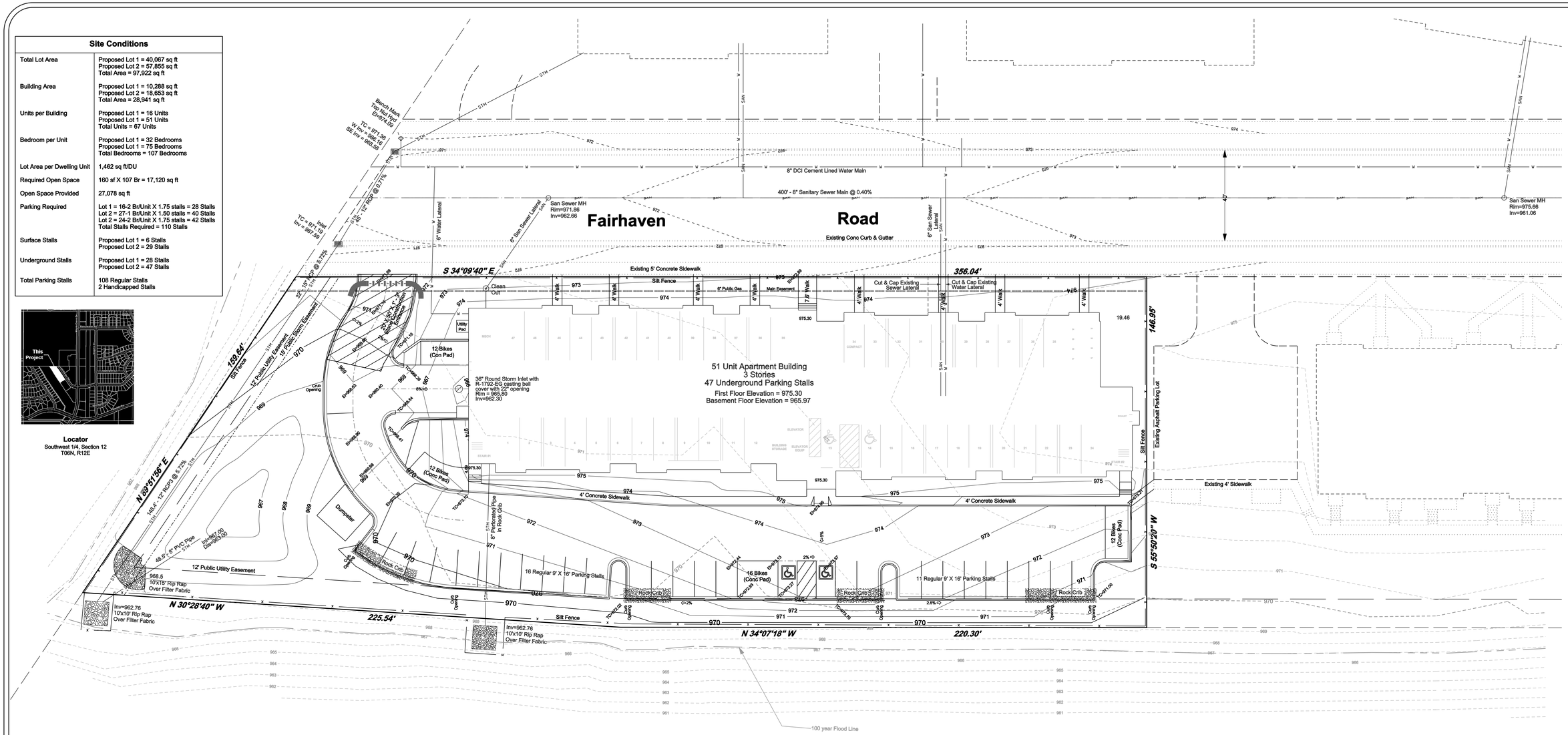
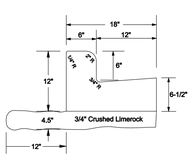
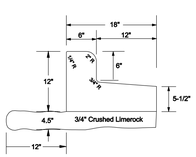
Site Conditions	
Total Lot Area	Proposed Lot 1 = 40,067 sq ft Proposed Lot 2 = 57,855 sq ft Total Area = 97,922 sq ft
Building Area	Proposed Lot 1 = 10,288 sq ft Proposed Lot 2 = 18,653 sq ft Total Area = 28,941 sq ft
Units per Building	Proposed Lot 1 = 16 Units Proposed Lot 1 = 51 Units Total Units = 67 Units
Bedroom per Unit	Proposed Lot 1 = 32 Bedrooms Proposed Lot 1 = 75 Bedrooms Total Bedrooms = 107 Bedrooms
Lot Area per Dwelling Unit	1,462 sq ft/DU
Required Open Space	160 sf X 107 Br = 17,120 sq ft
Open Space Provided	27,078 sq ft
Parking Required	Lot 1 = 16-2 Br/Unit X 1.75 stalls = 28 Stalls Lot 2 = 27-1 Br/Unit X 1.50 stalls = 40 Stalls Lot 2 = 24-2 Br/Unit X 1.75 stalls = 42 Stalls Total Stalls Required = 110 Stalls
Surface Stalls	Proposed Lot 1 = 6 Stalls Proposed Lot 2 = 29 Stalls
Underground Stalls	Proposed Lot 1 = 28 Stalls Proposed Lot 2 = 47 Stalls
Total Parking Stalls	108 Regular Stalls 2 Handicapped Stalls

Locator
Southwest 1/4, Section 12
T06N, R12E

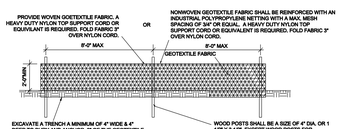




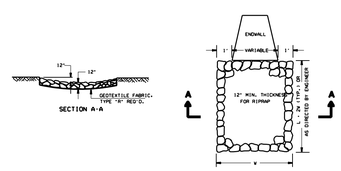
18" Standard Curb



18" Reject Curb

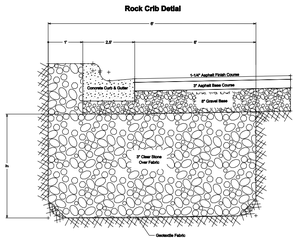


SILT FENCE
NTS
NOTE: REFERENCE "WI. CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK-SECTION B.1."

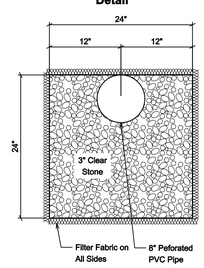


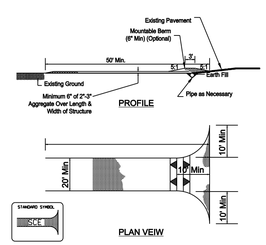
RIPRAP TREATMENT AT CULVERTS

Rock Crib Detial



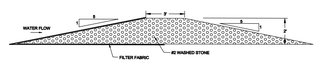
Perforated Pipe Detail





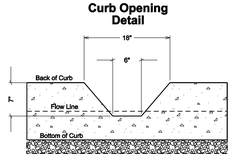
1) LENGTH - MINIMUM OF 50'
2) WIDTH - 20' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
3) STONE - CRUSHED AGGREGATE (2" TO 3") OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 6" DEEP OVER THE LENGTH AND WIDTH OF ENTRANCE.
4) SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" OF STONE OVER THE PIPE. TO BE SIZED ACCORDING TO THE DRAINAGE. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE WILL NOT BE NECESSARY. PIPE SHOULD BE SIZED ACCORDING TO THE AMOUNT OF RUNOFF TO BE CONVEYED. A 6" MINIMUM WILL BE REQUIRED.
5) LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.

Stabilized Construction Entrance
NTS



EROSION CONTROL BERM
NTS

Curb Opening Detail



3" Clear Stone on Geotextile Fabric

Notes:

1. All filling, grading, and erosion control shall conform to the City of Madison ordinances.
2. Erosion control devices shall be installed prior to the start of filling and grading.
3. To minimize the erosion sediment, the contractor shall stage the filling and grading activities to restore the disturbed areas as as final grades are achieved.
4. Erosion control is the responsibility of the contractor until acceptance of this project. Erosion control measures as shown shall be the minimum precautions that will be allowed. The contractor shall be responsible for recognizing and correcting all the erosion control problems that are a result of construction activities.
5. Additional erosion control measures, as requested by the City inspector or developers engineers, shall be installed within 24 hours.
6. All erosion control measures and structures serving the site must be inspected at least weekly and within 24 hours of the time 0.50 inches of rain is produced. All maintenance will follow an installed within 24 hours.
7. All trucks leaving site shall have clean tires. Prior to the start of filling, the contractor shall install a tracking pad. The tracking pad shall be 50' long, 24' wide, and 1' thick. The pad shall be constructed with 3" clear stone. The construction entrance shall be maintained by the contractor in a condition in which will prevent the tracking of mud onto the public street. All material deposited on public property shall be swept up daily.

Project Schedule

07-20-2012	Install Construction Entrance Install silt fence around lot Begin excavation of apartment building and parking lot
07-21-2012	Install gravel in parking lot area and ramp to underground parking
08-21-2012 to 10-01-2012	Backfill along the North and West walls to a maximum of 9% grade. Construct apartment building
10-01-2012	Finish grade around building
10-15-2012	Seed and mulch

20' 0' 20'
Graphic Scale

Surveyed By:	T. Thorson
Drawn By:	E Sandanes
Checked By:	
Approved By:	
Field Book:	
Date:	April 7, 2012

Project No:	16011
File Name:	Fairhaven.dgn
Project Name:	Fairapt.prj
Job Number:	001
Plot File:	Fair.tbl
Pen Table:	Fair.tbl

Directory: P:\Projects\Wisconsin\DaneVenue\Section13\Nesbitt\16011\UCD\Engineering\Mapping\Site Plan

Royal Oak & Associates, Inc
3678 Kinsman Boulavard
Madison, WI 53704
Phone (608) 274-0500 Fax (608) 274-4530
www.royaloakengineering.com

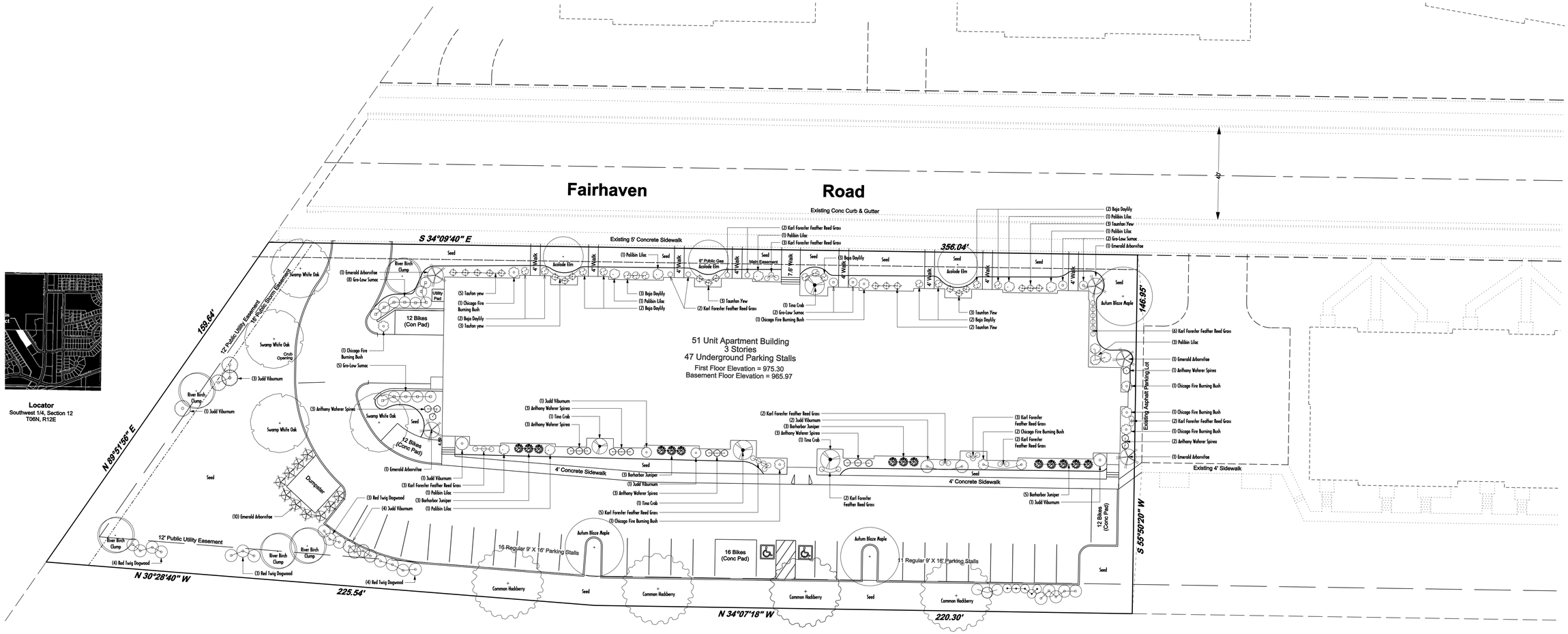
Surveyed For:
Fairhaven Court, LLC
2920 Bryant Road
Madison, Wisconsin 53713
Contact: Kevin Kavanaugh

PUD - GDP - SIP- Site, Grading & Erosion Control Plan

Part of Lot 3, CSM No 10769 and Lot 1, CSM No 12128, lying in the SW 1/4 of the SW 1/4 of Section 12, T06N, R10E, City of Madison, Dane County, Wisconsin

Office Map Number
16037-I

C-1.0



Quantity	Common Name	Planting Size
4	Swamp White Oak	2" BB
3	Acolode Elm	1-3/4" BB
4	Autumn Blaze Maple	2" BB
4	Common Hackberry	2' BB
5	River Birch Clump	6' BB
4	Tina Crab	4' BB
15	Emerald Arborvitae	4' BB
5	Common Witch Hazel	#5 CONT
22	Red Twig Dogwood	#7 CONT
11	Judd Viburnum	#7 CONT
8	Chicago Fire Burning Bush	3' BB
11	Palibin Lilac	#5 CONT
18	Anthony Waterer Spirea	#2 CONT
17	Gro-Low Sumac	#2 CONT
23	Taunton Yew	15" BB
14	Barharbor Juniper	#2 CONT
19	Karl Forester Feather Reed Grass	#1 CONT
13	Baja Daylily	#1 CONT

City of Madison

Landscape Requirements

Number of Parking Stalls	29
Number of Canopy Trees Required	3
Number of Landscape Points Required	147

Solution

	Canopy Trees (2" - 2-1/2") @ 35 points	210
6	Canopy Trees or Small Ornimental Trees (1-1/2" - 2") @15 points	
38	Deciduous Shrubs @ 2 points	76
	Evergreen Shrubs @ 3 points	
	Evergreen Trees (3'ht) @ 15 points	
	Decorative Wall @ 5 points (Per 10 lf)	
	Decorative Fence @ 5 points (Per 10 lf)	
	Decorative Earth Berm @ 5 points (Per 10 lf)	
	Average Height - 30" @ 5 points	
	Average Height - 15" @ 2 points	
Total Points		286

General Notes:

1. Individual trees and shrub groupings found along the perimeterof the property as well as those found within lawn areas to receive wood mulch rings and wood mulch beds consisting of a mixture of recycled wood mulch, colored brown.
2. "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
3. Areas labled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric Barrier.
4. Seed shall consist of the following mixture:
   - 40% Palmer Ryegrass
   - 20% Baron Bluegrass
   - 20% Nassau Bluegrass
   - 20% Pennlawn Creeping Red Fescue
5. Plant beds adjacent to the building(s) to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric barrier

Drawn By: EWS
Checked By: RC
Date: April 6, 2012
Revised:
Plot File: 16037L-L
Pen Table: 16037L-L
Directory: P:\Projects\Wisconsin\Dane\Verona\Hesloth\Section12\16011 IUCS\Engineering\

Watts Landscape Service
350 Pioneer Avenue
Verona, Wisconsin, 53593
Phone (608) 833-3535
www.wattslandscape.com

For:
Fairhaven Court, LLC
2820 Bartram Road
Madison, Wisconsin 53713
Contact: Kevin Kavanaugh

Landscape Plan

Part of Lot 3, CSM No 10769 and Lot 1, CSM No 12128, lying in the SW 1/4 of the SW 1/4 of Section 12, T06N, R10E, City of Madison, Dane County, Wisconsin

Office Map Number
16037-L

L1.0

...\Site Plan\Fairhaven.dgn 5/2/2012 7:42:03 PM

FAIRHAVEN COURT

MADISON

APARTMENT BUILDING

WISCONSIN

GENERAL DRAWING SYMBOLS

PARTIAL ELEVATION	SECTION MARKER
DETAIL MARKER	EXPANDED PLAN
INTERIOR ELEVATIONS	NORTH ARROW
100A DOOR SYMBOL	EXIT LIGHT
WINDOW SYMBOL	EXHAUST FAN
WALL SYMBOL	EMERGENCY LIGHT
ROOM NUMBER	RESCUE ASSISTANCE INTERCOM
SMOKE DETECTOR	RESCUE ASSISTANCE DIRECTIONAL SIGN
FIRE EXTINGUISHER - CABINET TYPE	RESCUE ASSISTANCE
FIRE EXTINGUISHER - CYLINDER TYPE	BOULDER WALL
FIRE EXTINGUISHER & VALVE CABINET	DRINKING FOUNTAINS
PULL STATION	SIGN LOCATION
FIRE HORN	REVISION / ADDENDUM DESIGNATION
DH DOOR HOLD DEVICE	100'-0" FIN FLR FLOOR ELEVATION

NOTE:
ALL DIMENSIONS ARE STUD TO STUD UNLESS OTHERWISE NOTED.

ABBREVIATIONS

A: AREA
AB: ANCHOR BOLT
ACOUST: ACOUSTICAL
ACT: ACOUSTICAL TILE
ADDM: ADDENDUM
AFF: ABOVE FINISHED FLOOR
ALT: ALTERNATE
ALUM: ALUMINUM
ANCH: ANCHOR
ANOD: ANODIZED
APPROX: APPROXIMATE
APRVD: APPROVED
ARCH: ARCHITECTURAL

BF: BOTTOM (OF)
BD: BOARD
BDRM: BEDROOM
BIT: BITUMINOUS
BL: BUILDING LINE
BLDG: BUILDING
BLK: BLOCK
BLKG: BLOCKING
BM: BEAM
BOT: BOTTOM
BP: BASE PLATE
BRG: BEARING
BSMT: BASEMENT

C/C: CENTER TO CENTER
CAP: CAPACITY
CER: CERAMIC
CG: CORNER GUARD
CIP: CAST IN PLACE
CJ: CONTROL JOINT
CL: CENTER LINE
CLG: CEILING
CLO: CLOSET
CLR: CLEAR
CLR OPG: CLEAR OPENING
CMU: CONCRETE MASONRY UNIT
CNTR: CENTER
COL: COLUMN
CONC: CONCRETE
CONST: CONSTRUCTION
CONTR: CONTRACTOR
CONT: CONTINUOUS
CORR: CORRIDOR
CPT: CARPET
CSMT: CASEMENT
CT: CERAMIC TILE

DBL: DOUBLE
DP: DEEP
DL: DEAD LOAD
DEMO: DEMOLITION
DF: DRINKING FOUNTAIN
DIAG: DIAGONAL
DIAM: DIAMETER
DISP: DISPENSER
DN: DOWN
DTL: DETAIL
DWG: DRAWING(S)
DS: DOWNSPOUT
DH: DOOR HOLD OPEN

EA: EACH
EIFS: EXTERIOR INSULATION FINISH SYSTEM
EJ: EXPANSION JOINT
EL: ELEVATION
ELEC: ELECTRICAL
ELEV: ELEVATOR
ENCL: ENCLOSURE
EPDM: ETHYLENE PROPYLENE DIENE MONOMER
EQ: EQUAL
EQUIP: EQUIPMENT
EW: EACH WAY
EXC: EXCAVATE, EXCAVATION
EXIST: EXISTING
EXT: EXTERIOR

FD: FLOOR DRAIN
FDN: FOUNDATION
FE: FIRE EXTINGUISHER
FEC: FIRE EXTINGUISHER CABINET
FF: FINISH FLOOR
FIN: FINISH
FLR: FLOOR
FTG: FOOTING
FTRTD: FIRE TREATED
FURN: FURNITURE

GA: GAUGE
GALV: GALVANIZED
GC: GENERAL CONTRACTOR
GND: GROUND
GLU-LAM: GLUE LAMINATED
GRAN: GRANITE
GWB: GYPSUM WALL BOARD

HB: HOSE BIB
HC: HOLLOW CORE
HDCP: HANDICAPPED (ACCESSIBLE)
HDR: HEADER
HDW: HARDWARE
HGT: HEIGHT
HM: HOLLOW METAL
HORIZ: HORIZONTAL
HR: HOUR
HWD: HARDWOOD

INFO: INFORMATION
INSUL: INSULATION
INT: INTERIOR
INTERM: INTERMEDIATE

JAN: JANITOR
JST: JOIST
JT: JOINT

L: LONG
LAM: LAMINATE, LAMINATED
LAV: LAVATORY
LL: LIVE LOAD
LT WT: LIGHT WEIGHT

MAINT: MAINTENANCE
MAT: MATERIAL
MAX: MAXIMUM
MECH: MECHANICAL
MEMB: MEMBRANE
MEZZ: MEZZANINE
MFG: MANUFACTURER
MANUF: MANUFACTURE(D)
MIN: MINIMUM
MISC: MISCELLANEOUS
MO: MASONRY OPENING
MTL: METAL

NIC: NOT IN CONTRACT
NO: NUMBER
NTS: NOT TO SCALE

O/C: ON CENTER
OH: OVERHEAD, OVERHANG
OPG: OPENING
OPP: OPPOSITE
OSB: ORIENTED STRAND BOARD

PLAM: PLASTIC LAMINATE
PC: PRECAST CONCRETE
PERIM: PERIMETER
PERP: PERPENDICULAR
PREFIN: PREFINISHED
PKG: PARKING
PL: PROPERTY LINE
PLBG: PLUMBING
PLWD: PLYWOOD
PT: PAINT
PRELIM: PRELIMINARY
PREFAB: PREFABRICATED
PTRTD: PRESERVATIVELY TREATED
PVMT: PAVEMENT

QT: QUARRY TILE
QTY: QUANTITY

R: RISER
RAD: RADIUS
RD: ROOF DRAIN
REFL: REFLECTED
REF: REFRIGERATOR
REINF: REINFORCEMENT, REINFORCE
REQD: REQUIRED
RESIL: RESILIENT
RET: RETAINING
REV: REVISION
RM: ROOM
RO: ROUGH OPENING
RS: ROUGH SAWN

SCHED: SCHEDULE
SECT: SECTION
SF: SQUARE FOOT
SHT: SHEET
SHTHG: SHEATHING
SHWR: SHOWER
SIM: SIMILAR
SPEC: SPECIFICATION
SQ: SQUARE
SS: STAINLESS STEEL
STD: STANDARD
STL: STEEL
STOR: STORAGE
STRUCT: STRUCTURAL
SUSP: SUSPENDED
SYM: SYMMETRICAL
SYS: SYSTEM

T: TREAD
TO: TOP (OF)
TAB: TOP AND BOTTOM
T&G: TONGUE AND GROOVE
TEL: TELEPHONE
TEMP: TEMPORARY
THK: THICK
TLT: TOILET
TYP: TYPICAL

UNEX: UNEXCAVATED
UNO: UNLESS NOTED OTHERWISE

VCT: VINYL COMPOSITION TILE
VERT: VERTICAL
VEST: VESTIBULE
VR: VAPOR RETARDER

W: WITH
W/O: WITHOUT
WC: WATER CLOSET
WD: WOOD
WH: WATER HEATER
WIN: WINDOW
WT: WEIGHT

YD: YARD

PROJECT INFORMATION

PROJECT: FAIRHAVEN COURT APARTMENT BUILDING FAIRHAVEN ROAD MADISON, WI 53713	**OWNER:** KANDEL, LLC MADISON, WI 53713
ARCHITECT: ARCHITECTURAL DESIGN CONSULTANTS, INC. 30 WISCONSIN DELLS PARKWAY P.O. BOX 580 LAKE DELTON, WI 53940 PHONE NUMBER: (608) 254-6181 FAX NUMBER: (608) 254-2139	**GENERAL CONTRACTOR:** HORIZON CONSTRUCTION GROUP 5201 EAST TERRACE DRIVE, SUITE 300 MADISON, WI 53718 PHONE NUMBER: (608) 354-0900 FAX NUMBER: (608) 848-4504

BUILDING INFORMATION:

OCCUPANCY:	R-2
CLASS OF CONSTRUCTION:	VA
SPRINKLERED	13
NUMBER OF STORIES:	3
NUMBER OF FLOORS:	3 W/ BASEMENT
FLOOR AREAS:	
BASEMENT	17,782
FIRST	17,474
SECOND	*17,474
THIRD	*17,474
	*SQUARE FOOTAGE DOES NOT INCLUDE BALCONIES
BUILDING AREA:	70,204
BUILDING FOOTPRINT:	18,415
ADCI PROJECT NUMBER:	II-128B
BUILDING CODE	2009 INTERNATIONAL BUILDING CODE W/ WISCONSIN AMENDMENTS

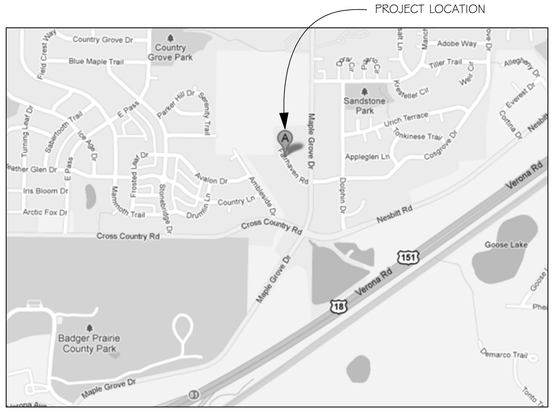
INDEX OF DRAWINGS:

TS	TITLE SHEET

ARCHITECTURAL:

A0.0	BASEMENT FLOOR PLAN
A1.0	FIRST & SECOND FLOOR PLAN
A2.0	THIRD FLOOR & ROOF PLAN
A3.1	TYPICAL UNITS
A4.0	ELEVATIONS
A5.0	SECTIONS
A6.1	SCHEDULES

PROJECT LOCATION



PROJECT LOCATION

SCALE: 1" = 1'-0"

PRELIMINARY PLANS NOT FOR CONSTRUCTION

ISSUED FOR:		DATE:
SCHEMATIC DESIGN REVIEW		1-3-12
SCHEMATIC PRICING PACKAGE	✓	3-28-12

REVISION:

ADCI Architectural Design Consultants, Inc.
30 Wisconsin Dells Parkway • P.O. Box 580
Lake Delton, WI 53940
Phone: (608) 254-6181 Fax: (608) 254-2139

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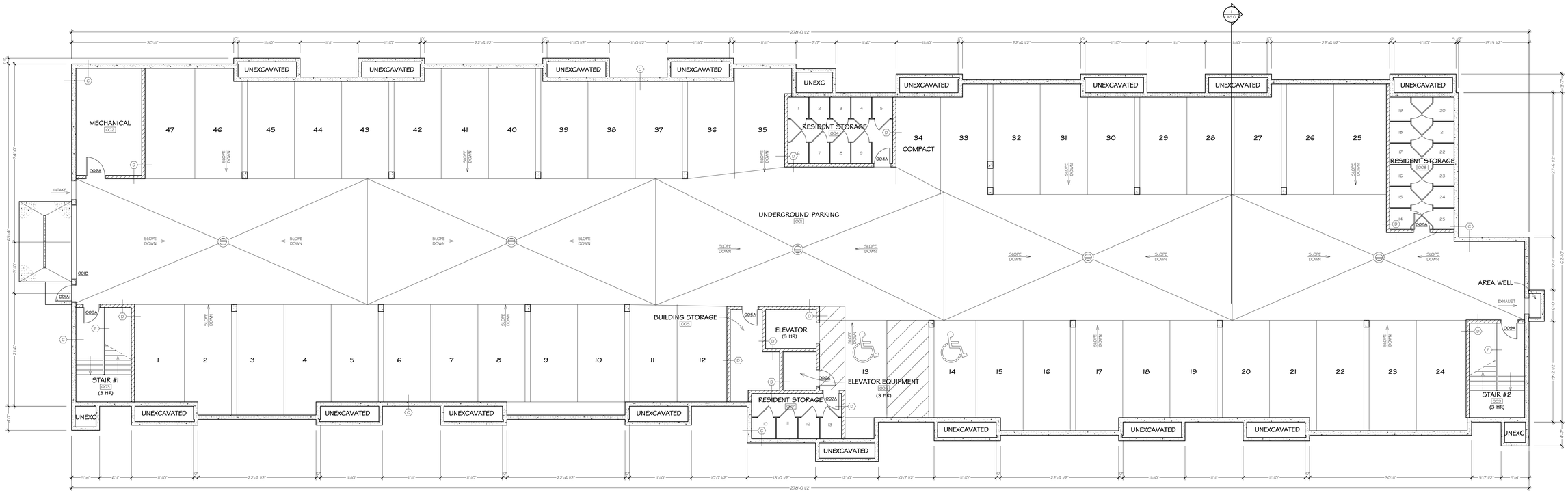
FAIRHAVEN COURT
APARTMENT BUILDING
MADISON WISCONSIN

TITLE SHEET

Drawn By: J.PHANEUF
Checked By: R.EILERS
Date: 3-28-12
Scale: AS NOTED
Job Number: II-128B

SHEET NUMBER
TS



BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"

PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISION:

ADCI Architectural Design Consultants, Inc.
30 Wisconsin Dells Parkway • P.O. Box 580
Lake Delton, WI 53940
Phone: (608) 254-6181 Fax: (608) 254-2139

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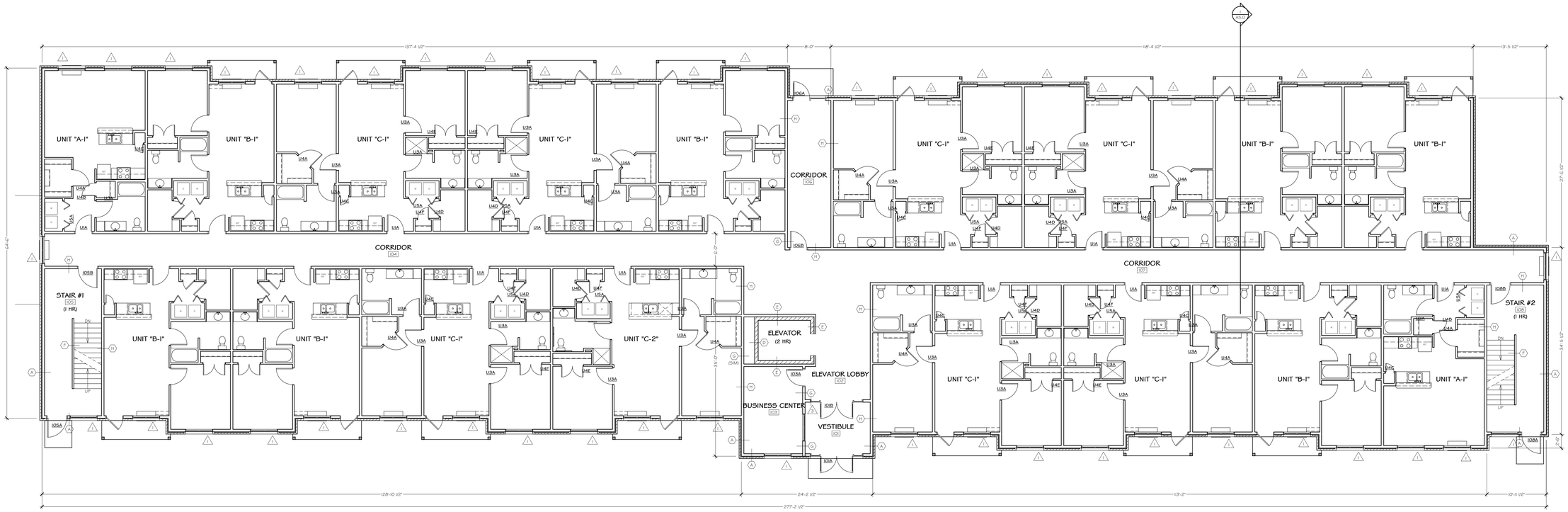
FAIRHAVEN COURT
APARTMENT BUILDING
MADISON, WISCONSIN

BASEMENT FLOOR PLAN

Drawn By:	JPHANEUF
Checked By:	REILERS
Date:	3-28-12
Scale:	AS NOTED
Job Number:	11-128B

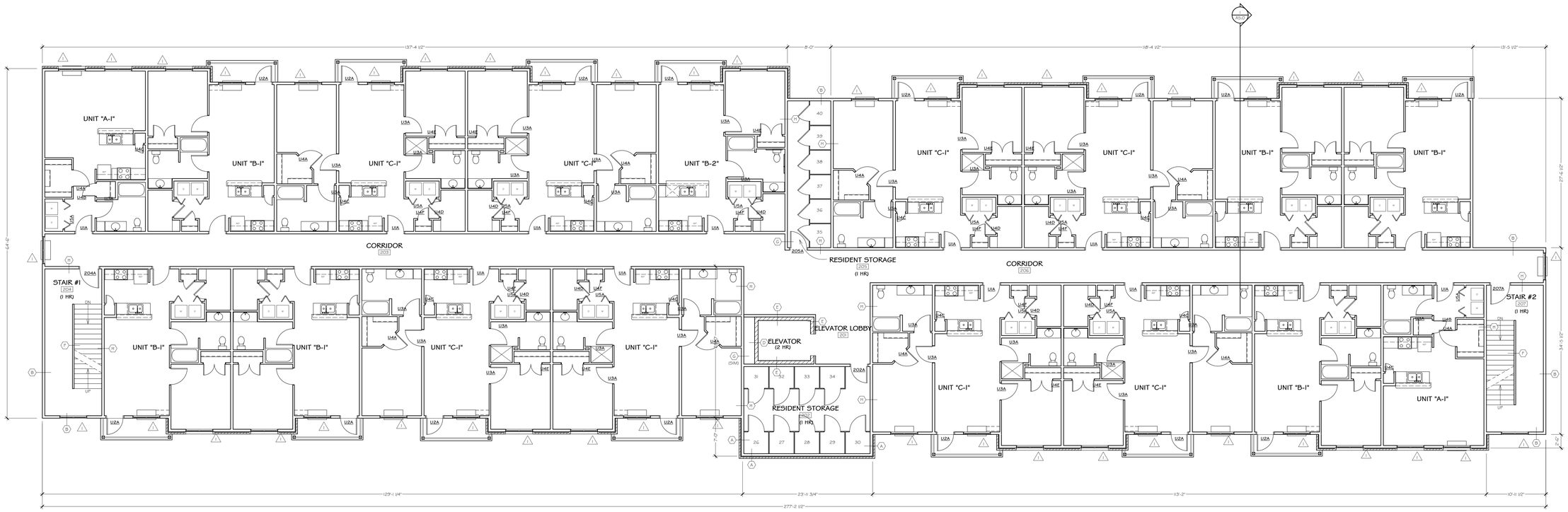
SHEET NUMBER

A0.0



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISION:

ADCI Architectural Design Consultants, Inc.
30 Wisconsin Dells Parkway • P.O. Box 580
Lake Delton, WI 53940
Phone: (608) 254-6181 Fax: (608) 254-2139

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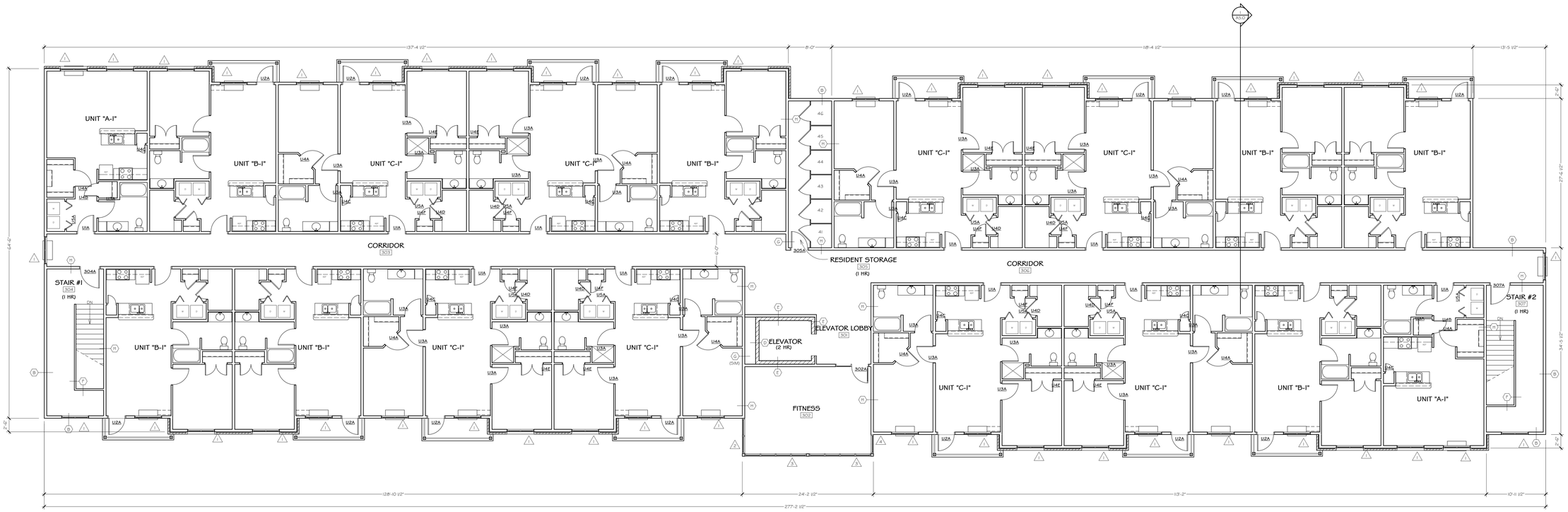
FAIRHAVEN COURT
APARTMENT BUILDING
MADISON WISCONSIN

FIRST & SECOND FLOOR PLAN

Drawn By:	J.PHANEUF
Checked By:	R.EILERS
Date:	3-28-12
Scale:	AS NOTED
Job Number:	11-128B

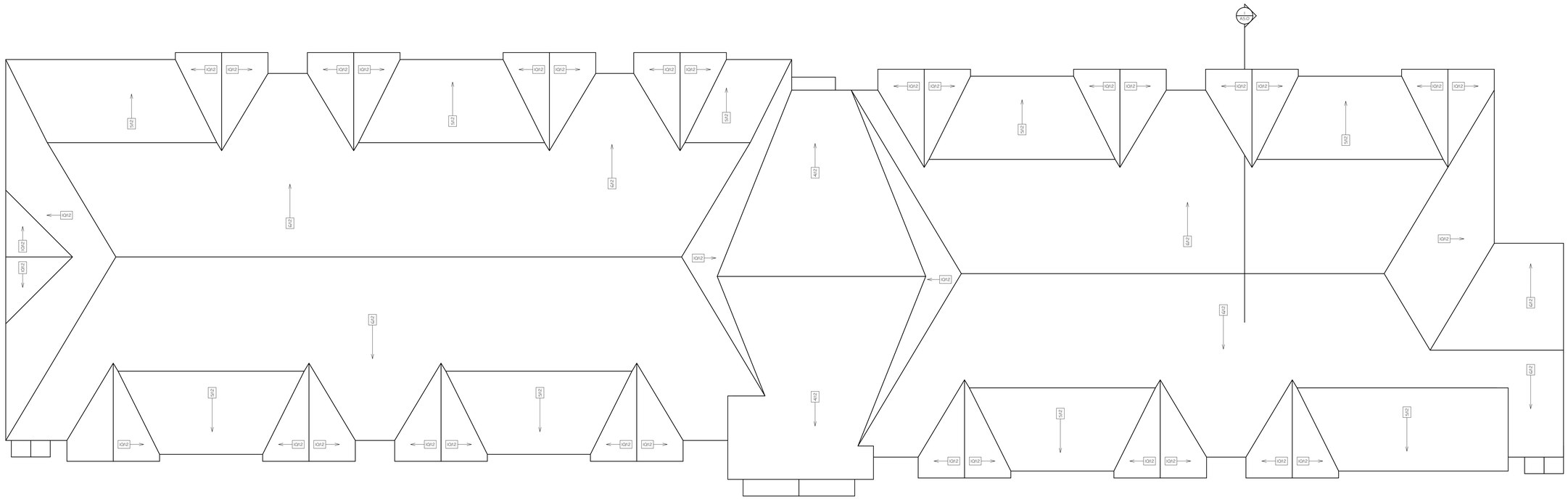
SHEET NUMBER

A1.0



THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



ROOF PLAN

SCALE: 1/8" = 1'-0"

PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISION:

ADCI Architectural Design Consultants, Inc.
30 Wisconsin Dells Parkway • P.O. Box 580
Lake Delton, WI 53940
Phone: (608) 254-6181 Fax: (608) 254-2139

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FAIRHAVEN COURT
APARTMENT BUILDING

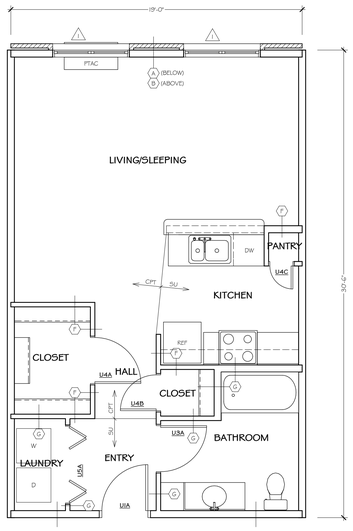
MADISON WISCONSIN

THIRD FLOOR & ROOF PLAN

Drawn By:	J.PHANEUF
Checked By:	R.EILERS
Date:	3-28-12
Scale:	AS NOTED
Job Number:	11-128B

SHEET NUMBER

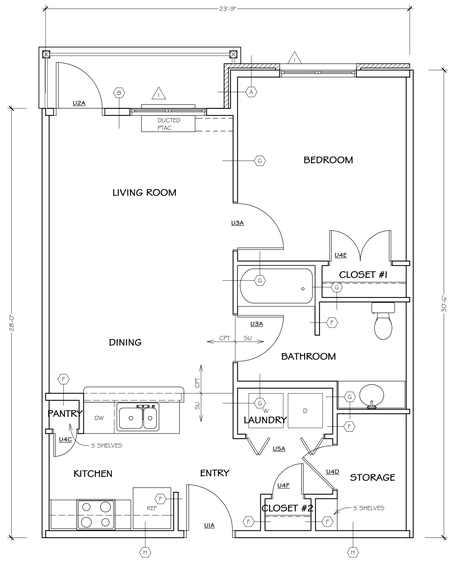
A2.0



TYPICAL UNIT A-1

SCALE: 1/4" = 1'-0"

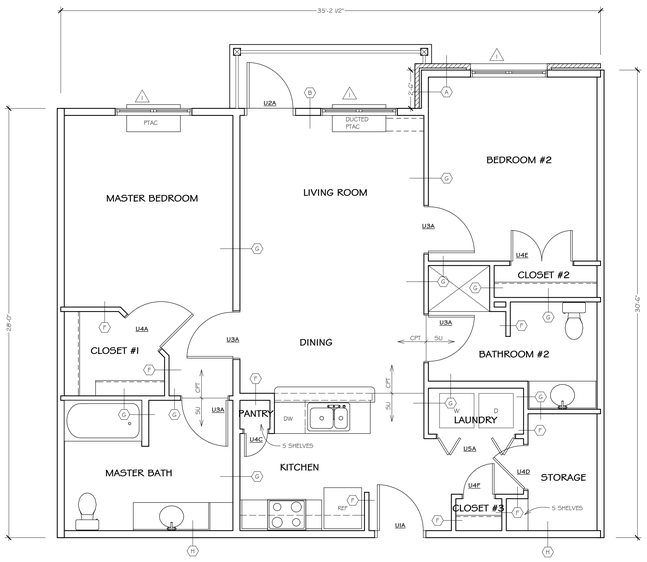
STUDIO / 1 BATH
580 SF



TYPICAL UNIT B-1

SCALE: 1/4" = 1'-0"

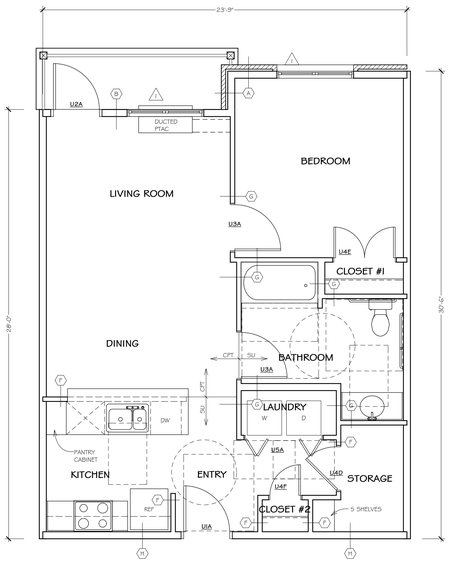
1 BEDROOM / 1 BATH
679 SF



TYPICAL UNIT C-1

SCALE: 1/4" = 1'-0"

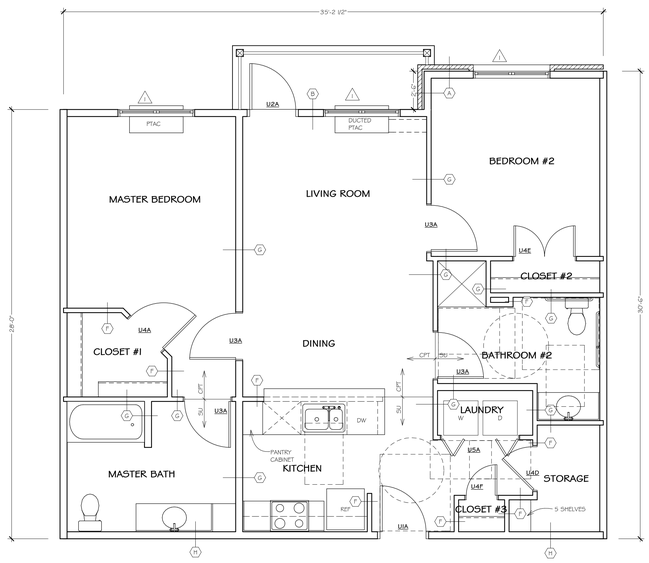
2 BEDROOM / 2 BATH
986 SF



TYPICAL UNIT B-2 (ADA)

SCALE: 1/4" = 1'-0"

1 BEDROOM / 1 BATH
679 SF



TYPICAL UNIT C-2 (ADA)

SCALE: 1/4" = 1'-0"

2 BEDROOM / 2 BATH
986 SF

PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISION:

ADCI Architectural Design Consultants, Inc.
30 Wisconsin Dells Parkway • P.O. Box 580
Lake Delton, WI 53940
Phone: (608) 254-6181 Fax: (608) 254-2139

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FAIRHAVEN COURT
APARTMENT BUILDING
MADISON WISCONSIN

TYPICAL UNITS

Drawn By:	J.PHANEUF
Checked By:	R.EILERS
Date:	3-28-12
Scale:	AS NOTED
Job Number:	11-128B

SHEET NUMBER

A3.1

ELEVATION A

SCALE: 1/8" = 1'-0"

ELEVATION B

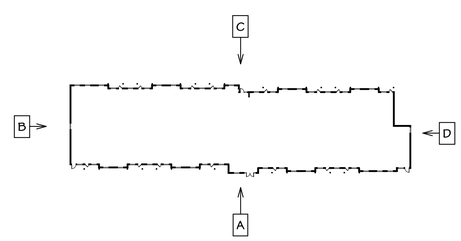
SCALE: 1/8" = 1'-0"

ELEVATION C

SCALE: 1/8" = 1'-0"

ELEVATION D

SCALE: 1/8" = 1'-0"



KEY PLAN

SCALE: 1" = 50'

PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISION:

ADCI Architectural Design Consultants, Inc.
30 Wisconsin Dells Parkway • P.O. Box 580
Lake Delton, WI 53940
Phone: (608) 254-6181 Fax: (608) 254-2139

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FAIRHAVEN COURT
APARTMENT BUILDING

MADISON WISCONSIN

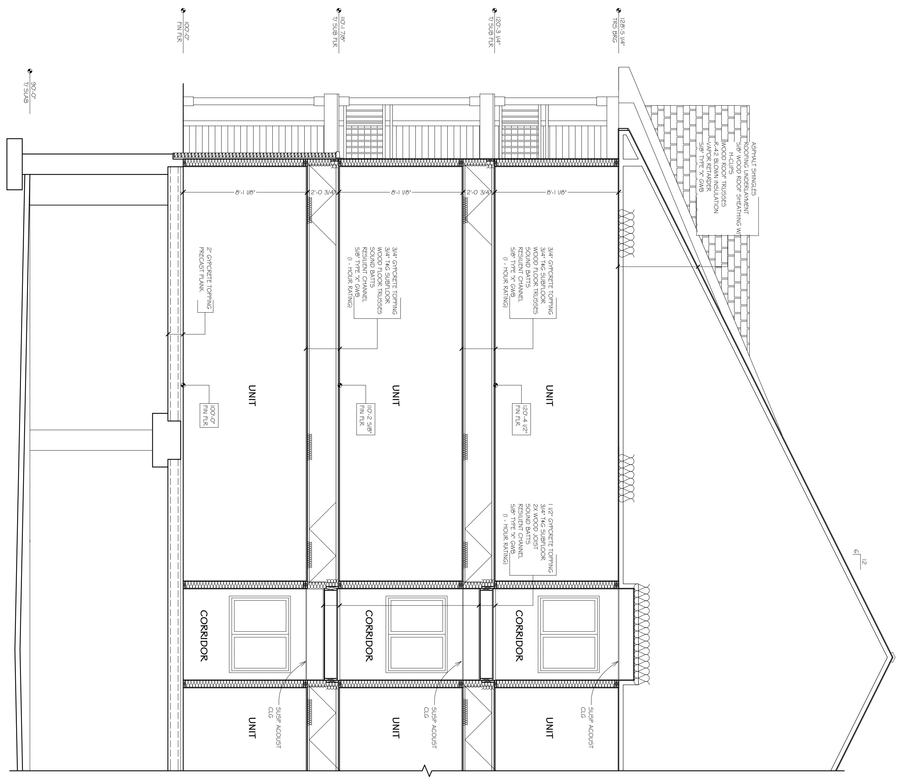
ELEVATIONS

Drawn By:	J.PHANEUF
Checked By:	R.EILERS
Date:	3-28-12
Scale:	AS NOTED
Job Number:	11-128B

SHEET NUMBER

A4.0

Tuesday, May 01, 2012 2:56 PM O:\2011 Projects\11-1288\CADD 11-1288 2D\Unit Floor Plans\11-1288 Plans 4-19-12.pln



1 SECTION
SCALE: 1/4" = 1'-0"

PRELIMINARY PLANS NOT FOR CONSTRUCTION

FAIRHAVEN COURT
APARTMENT BUILDING

MADISON WISCONSIN

SECTIONS

ADCI
Architectural Design Consultants, Inc.
30 Wisconsin Dells Parkway • P.O. Box 580
Lake Delton, WI 53940
Phone: (608) 254-6181 Fax: (608) 254-2139

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REVISIONS

Drawn By: JPHANEUF
Checked By: KELLERS
Date: 3-26-12
Scale: AS NOTED
Job Number: 11-1288

SHEET NUMBER
A5.0

ROOM FINISH SCHEDULE (BASEMENT)

ROOM	ROOM DESCRIPTION	FLOOR	BASE	WALL		CEILING			NOTES
				MATERIAL	FINISH	MATERIAL	FINISH	HGT (AFF)	
	ELEVATOR	S.CONC	NONE	CONC/CMU	PT	CONC	PT		
001	UNDERGROUND PARKING	S.CONC	NONE	CONC/CMU	PT	CONC	PT		
002	MECHANICAL	S.CONC	NONE/VINYL	CONC/CMU	PT	CONC	PT		
003	STAIR #1	S.CONC/VINYL	NONE	CONC/CMU/GWB	PT	CONC	PT		
004	RESIDENT STORAGE	S.CONC	NONE	CONC/CMU	PT	CONC	PT		
005	BUILDING STORAGE	S.CONC	NONE	CONC/CMU	PT	CONC	PT		
006	ELEVATOR EQUIPMENT	S.CONC	NONE	CONC/CMU	PT	CONC	PT		
007	RESIDENT STORAGE	S.CONC	NONE	CONC/CMU	PT	CONC	PT		
008	RESIDENT STORAGE	S.CONC	NONE	CONC/CMU	PT	CONC	PT		
009	STAIR #2	S.CONC/VINYL	NONE/VINYL	CONC/CMU/GWB	PT	CONC	PT		

ROOM FINISH SCHEDULE (FIRST FLOOR)

ROOM	ROOM DESCRIPTION	FLOOR	BASE	WALL		CEILING			NOTES
				MATERIAL	FINISH	MATERIAL	FINISH	HGT (AFF)	
101	VESTIBULE	CT/WOC	CT	GWB	PT	GWB	PT		
102	ELEVATOR LOBBY	CPT	VB	GWB	PT	ACT	---		
103	BUSINESS CENTER	CPT	VB	GWB	PT	ACT	---		
104	CORRIDOR	CPT	VB	GWB	PT	ACT	---		
105	STAIR #1	CT/CPT	CT/VB	GWB	PT	GWB	PT		
106	CORRIDOR	CPT	VB	GWB	PT	ACT	---		
107	CORRIDOR	CPT	VB	GWB	PT	ACT	---		
108	STAIR #2	CT/CPT	CT/VB	GWB	PT	GWB	PT		

ROOM FINISH SCHEDULE (SECOND FLOOR)

ROOM	ROOM DESCRIPTION	FLOOR	BASE	WALL		CEILING			NOTES
				MATERIAL	FINISH	MATERIAL	FINISH	HGT (AFF)	
201	ELEVATOR LOBBY	CPT	VB	GWB	PT	AC	---		
202	RESIDENT STORAGE	SU	VB	GWB	PT	GWB	PT		
203	CORRIDOR	CPT	VB	GWB	PT	A	---		
204	STAIR #1	SU	VB	GWB	PT	GWB	PT		
205	RESIDENT STORAGE	CPT	VB	GWB	PT	ACT	---		
206	CORRIDOR	CPT	VB	GWB	PT	ACT	---		
207	STAIR #2	CPT	VB	GWB	PT	GWB	PT		

ROOM FINISH SCHEDULE (THIRD FLOOR)

ROOM	ROOM DESCRIPTION	FLOOR	BASE	WALL		CEILING			NOTES
				MATERIAL	FINISH	MATERIAL	FINISH	HGT (AFF)	
301	ELEVATOR LOBBY	CPT	VB	GWB	PT	ACT	---	9'-0"	1,2,10,11,19,23
302	FITNESS	CPT	VB	GWB	PT	ACT	---	9'-0"	1,2,10,11,19,23
303	CORRIDOR	CPT	VB	GWB	PT	ACT	---	9'-0"	1,2,10,11,19,23
304	STAIR #1	CPT	VB	GWB	PT	ACT	---	9'-0"	1,2,10,11,19,23
305	RESIDENT STORAGE	SU	VB	GWB	PT	GWB	PT-1	9'-0"	1,2,10,11,19,23
306	CORRIDOR	CPT	VB	GWB	PT	ACT	---	9'-0"	1,2,10,11,19,23
307	STAIR #2	CPT	VB	GWB	PT	GWB	PT-1	9'-0"	1,2,10,11,19,23

ROOM FINISH SCHEDULE (UNITS)

UNIT TYPE	ROOM DESCRIPTION	FLOOR	BASE	WALL		CEILING			NOTES
				MATERIAL	FINISH	MATERIAL	FINISH	HGT (AFF)	
UNIT A	BATHROOM	SU	VB	GWB	PT	GWB	PT		
UNIT A	CLOSET	CPT	VB	GWB	PT	GWB	PT		
UNIT A	ENTRY	SU	VB	GWB	PT	GWB	PT		
UNIT A	HALL	CPT	VB	GWB	PT	GWB	PT		
UNIT A	KITCHEN	SU	VB	GWB	PT	GWB	PT		
UNIT A	LAUNDRY	SU	VB	GWB	PT	GWB	PT		
UNIT A	LIVING/SLEEPING	CPT	VB	GWB	PT	GWB	PT		
UNIT B	BATHROOM	SU	VB	GWB	PT	GWB	PT		
UNIT B	BEDROOM	CPT	VB	GWB	PT	GWB	PT		
UNIT B	CLOSET #1	CPT	VB	GWB	PT	GWB	PT		
UNIT B	CLOSET #2	SU	VB	GWB	PT	GWB	PT		
UNIT B	DINING	SU	VB	GWB	PT	GWB	PT		
UNIT B	ENTRY	SU	VB	GWB	PT	GWB	PT		
UNIT B	KITCHEN	SU	VB	GWB	PT	GWB	PT		
UNIT B	LAUNDRY	SU	VB	GWB	PT	GWB	PT		
UNIT B	LIVING ROOM	CPT	VB	GWB	PT	GWB	PT		
UNIT B	PANTRY	SU	VB	GWB	PT	GWB	PT		
UNIT B	STORAGE	SU	VB	GWB	PT	GWB	PT		
UNIT C	BATHROOM #2	SU	VB	GWB	PT	GWB	PT		
UNIT C	BEDROOM #2	CPT	VB	GWB	PT	GWB	PT		
UNIT C	CLOSET #1	CPT	VB	GWB	PT	GWB	PT		
UNIT C	CLOSET #2	CPT	VB	GWB	PT	GWB	PT		
UNIT C	CLOSET #3	SU	VB	GWB	PT	GWB	PT		
UNIT C	DINING	SU	VB	GWB	PT	GWB	PT		
UNIT C	KITCHEN	SU	VB	GWB	PT	GWB	PT		
UNIT C	LAUNDRY	SU	VB	GWB	PT	GWB	PT		
UNIT C	LIVING ROOM	CPT	VB	GWB	PT	GWB	PT		
UNIT C	MASTER BATH	SU	VB	GWB	PT	GWB	PT		
UNIT C	MASTER BEDROOM	CPT	VB	GWB	PT	GWB	PT		
UNIT C	PANTRY	SU	VB	GWB	PT	GWB	PT		

DOOR & FRAME SCHEDULE (BASEMENT)

NO.	SIZE			DOOR		FRAME		GENERAL			FINISH		NOTES
	W	HT	THK.	ELEV	MAT'L	ELEV	MAT'L	GLZ	FIRE RATING	SET NO	DOOR	FRAME	
001A	3'-0"	7'-0"	0'-1 3/4"		HM		HM	---	---				
001B	14'-0"	8'-0"	0'-1 1/4"		INSUL STL		---	---	---				
002A	3'-6"	7'-0"	0'-1 3/4"		HM		HM	---	60 MIN				
003A	3'-0"	7'-0"	0'-1 3/4"		HM		HM	---	90 MIN				
004A	3'-0"	7'-0"	0'-1 3/4"		HM		HM	---	---				
005A	3'-0"	7'-0"	0'-1 3/4"		HM		HM	---	---				
006A	3'-0"	7'-0"	0'-1 3/4"		HM		HM	---	90 MIN				
007A	3'-0"	7'-0"	0'-1 3/4"		HM		HM	---	---				
008A	3'-0"	7'-0"	0'-1 3/4"		HM		HM	---	---				
009A	3'-0"	7'-0"	0'-1 3/4"		HM		HM	---	90 MIN				

DOOR & FRAME SCHEDULE (FIRST FLOOR)

NO.	SIZE			DOOR		FRAME		GENERAL			FINISH		NOTES
	W	HT	THK.	ELEV	MAT'L	ELEV	MAT'L	GLZ	FIRE RATING	SET NO	DOOR	FRAME	
101A	6'-0"	7'-0"	0'-1 3/4"		ALUM		ALUM	G-	---				
101B	6'-0"	7'-0"	0'-1 3/4"		ALUM		ALUM	G-	---				
103A	3'-0"	7'-0"	0'-1 3/4"		WD		HM	---	---				
105A	3'-6"	7'-0"	0'-1 3/4"		HM		HM	---	---				
105B	3'-6"	7'-0"	0'-1 3/4"		WD		HM	---	60 MIN				
106A	3'-0"	7'-0"	0'-1 3/4"		ALUM		ALUM	G-	---				
106B	3'-0"	6'-10"	0'-1 3/4"		WD		HM	---	---				
108A	3'-6"	7'-0"	0'-1 3/4"		HM		HM	---	---				
108B	3'-6"	7'-0"	0'-1 3/4"		WD		HM	---	60 MIN				

DOOR & FRAME SCHEDULE (SECOND FLOOR)

NO.	SIZE			DOOR		FRAME		GENERAL			FINISH		NOTES
	W	HT	THK.	ELEV	MAT'L	ELEV	MAT'L	GLZ	FIRE RATING	SET NO	DOOR	FRAME	
202A	3'-0"	7'-0"	0'-1 3/4"		WD		HM	---	60 MIN				
204A	3'-6"	7'-0"	0'-1 3/4"		WD		HM	---	60 MIN				
205A	3'-0"	7'-0"	0'-1 3/4"		WD		HM	---	60 MIN				
207A	3'-6"	7'-0"	0'-1 3/4"		WD		HM	---	60 MIN				

DOOR & FRAME SCHEDULE (UNITS)

NO.	SIZE			DOOR		FRAME		GENERAL			FINISH		NOTES
	W	HT	THK.	ELEV	MAT'L	ELEV	MAT'L	GLZ	FIRE RATING	SET NO	DOOR	FRAME	
U1A	3'-0"	7'-0"	0'-1 3/4"		WD		HM	---	20 MIN				
U2A	3'-0"	7'-0"	0'-1 3/4"		VINYL		VINYL	G-	---				
U3A	3'-0"	7'-0"	0'-1 3/8"		HCWD		WD	---	---				
U4A	3'-0"	7'-0"	0'-1 3/8"		HCWD		WD	---	---				
U4B	2'-4"	7'-0"	0'-1 3/8"		HCWD		WD	---	---				
U4C	1'-6"	7'-0"	0'-1 3/8"		HCWD		WD	---	---				
U4D	2'-10"	7'-0"	0'-1 3/8"		HCWD		WD	---	---				
U4E	4'-0"	7'-0"	0'-1 3/8"		HCWD		WD	---	---				
U4F	2'-0"	7'-0"	0'-1 3/8"		HCWD		WD	---	---				
U5A	5'-0"	7'-0"	0'-1 3/8"		HCWD		WD	---	---				

WINDOW SCHEDULE

MARK	SIZE	ELEV	STYLE	MATERIAL	GLAZING	SILL HGT (AFF)	NOTES
1	5'-0"x4'-0"		SLIDER	ALUM/WOOD		2'-10"	
2	6'-6 1/2"x6'-0"		FIXED	ALUM		1'-0"	
3	5'-0"x6'-0"		FIXED	ALUM		1'-0"	
3	11'-5"x6'-0"		FIXED	ALUM		1'-0"	
4	3'-6 1/2"x6'-0"		FIXED	ALUM		1'-0"	

WALL SCHEDULE:

GENERAL NOTES:

1. SEE STRUCTURAL PLANS FOR STUD SIZE AND SPACING AND CMU REINFORCING.
2. PROVIDE MOISTURE RESISTANT GWB AT ALL AREAS TO RECEIVE CERAMIC TILE.
3. SEE PLANS FOR RATED ROOMS REQUIRING U.L. RATED WALL CONSTRUCTION.
4. PROVIDE MOISTURE RESISTANT GWB IN ALL BATH ROOMS.

A
- BRICK VENEER W/ WALL ANCHORS AS REQUIRED
- AIR SPACE (SEE DETAILS FOR SIZE)
- MORTAR NET TO MATCH AIR SPACE WIDTH
- AIR BARRIER SYSTEM
- 7/16" WOOD SHEATHING
- WOOD STUDS (SEE PLANS FOR SIZE)
- R-21 FIBERGLASS BATT INSULATION
- LIGHT VAPOR RETARDER
- 5/8" TYPE "X" GYPSUM WALLBOARD

— UL DESIGN NO U356 - (1 HOUR WHERE INDICATED)

B
- VINYL SIDING
- AIR BARRIER SYSTEM
- 7/16" WOOD SHEATHING
- WOOD STUDS (SEE PLANS FOR SIZE)
- R-21 FIBERGLASS BATT INSULATION
- LIGHT VAPOR RETARDER
- 5/8" TYPE "X" GYPSUM WALLBOARD

— UL DESIGN NO U356 - (1 HOUR WHERE INDICATED)

C
- FOUNDATION WATERPROOFING SYSTEM
- CONCRETE FOUNDATION WALL

D
- CMU (SEE PLANS FOR SIZE)

— UL DESIGN NO U905 - 2 HOUR (WHERE INDICATED)

E
- 5/8" TYPE "X" GYPSUM WALLBOARD
- WOOD STUDS @ 16" O.C. (SEE PLANS FOR SIZE)
- CMU (SEE PLANS FOR SIZE)

— UL DESIGN NO U905 - (2 HOUR WHERE INDICATED)

F
- 5/8" TYPE "X" GYPSUM WALLBOARD
- WOOD STUDS (SEE PLANS FOR SIZE)
- 5/8" TYPE "X" GYPSUM WALLBOARD

— UL DESIGN NO U305 - (1 HOUR WHERE INDICATED)

G
- 5/8" TYPE "X" GYPSUM WALLBOARD
- WOOD STUDS (SEE PLANS FOR SIZE)
- SOUND BATT INSULATION (THICKNESS TO MATCH WALL)
- 5/8" TYPE "X" GYPSUM WALLBOARD

— UL DESIGN NO U305 - (1 HOUR WHERE INDICATED)

H
- 5/8" TYPE "X" GYPSUM WALLBOARD
- RESILIENT CHANNEL (CORRIDOR SIDE)
- WOOD STUDS (SEE PLANS FOR SIZE)
- SOUND BATT INSULATION (THICKNESS TO MATCH WALL)
- 5/8" TYPE "X" GYPSUM WALLBOARD

— UL DESIGN NO U_____ - (1 HOUR WHERE INDICATED)

PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISION:

ADCI Architectural Design Consultants, Inc.
30 Wisconsin Dells Parkway • P.O. Box 580
Lake Delton, WI 53940
Phone: (608) 254-6181 Fax: (608) 254-2139

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FAIRHAVEN COURT
APARTMENT BUILDING
MADISON WISCONSIN

SCHEDULES

Drawn By:	J.PHANEUF
Checked By:	R.EILERS
Date:	3-28-12
Scale:	AS NOTED
Job Number:	11-128B

SHEET NUMBER

A6.1