BERKSHIRE - SHEBOYGAN RIVERFRONT

SENIOR HOUSING APARTMENTS

PROJECT

S. 10TH ST. & INDIANA AVE.
SHEBOYGAN, WI 53081

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

SEAL

WISCONSIN
WILLIAM G. ROBISON
A-7567
MILWAUKEE, WI
ARCHITECT
2-16-2023

WISCONSIN
RANDY S. ELLIOTT
E39044-006
WIND LAKE, WI
PROFESSIONAL ENGINEER
Randy Elliott
2-16-2023

CD PERMIT SET - 02/15/2023

BERKSHIRE - SHEBOYGAN RIVERFRONT

S. 10TH ST. & INDIANA AVE.
SHEBOYGAN, WI 53081

OWNER
GENERAL CAPITAL GROUP
6938 N. SANTA MONICA BLVD.
FOX POINT, WI 53217

PROJECT NUMBER 213331.00

CONSULTANTS

CIVIL & LANDSCAPE

THE SIGMA GROUP, INC.
1300 W CANAL ST
MILWAUKEE, WI 53233
PH 414-643-4164

ARCHITECTURAL

ENGBERG ANDERSON ARCHITECTS
320 E BUFFALO ST
SUITE 500
MILWAUKEE, WI 53202
PH 414-944-9000

STRUCTURAL

PIERCE ENGINEERS, INC.
181 N BROADWAY
MILWAUKEE, WI 53202
PH 414-278-6060

PLUMBING

DESIGN-BUILD

FIRE PROTECTION

DESIGN-BUILD

MECHANICAL

DESIGN-BUILD

ELECTRICAL

DESIGN-BUILD

DRAWINGS

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G101-1	CODE CONFORMANCE
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G104-1	WHEDA DESIGN REQUIREMENTS (FOR REFERENCE)
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A301-1	ENLARGED UNIT PLANS - SENIOR HOUSING APTS.
A302-1	ENLARGED COMMON AREA PLANS
A303-1	ENLARGED COMMON AREA PLANS
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A401-1	BUILDING ELEVATIONS - SENIOR HOUSING APTS.
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A510-1	DETAILS
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S003-1	MINIMUM FASTENER SCHEDULE & ROOF SNOW LOAD PLANS
S004-1	STRUCTURAL SCHEDULES
S100-1	FOUNDATION PLAN – SENIOR HOUSING
S110-1	SECOND FLOOR FRAMING PLAN – SENIOR HOUSING
S200-1	THIRD FLOOR FRAMING PLAN – SENIOR HOUSING
S201-1	FOURTH FLOOR FRAMING PLAN – SENIOR HOUSING
S202-1	FIFTH FLOOR FRAMING PLAN – SENIOR HOUSING
S203-1	ROOF FRAMING PLAN – SENIOR HOUSING
S400-1	STRUCTURAL DETAILS
S401-1	STRUCTURAL DETAILS
S410-1	STRUCTURAL DETAILS
S420-1	STRUCTURAL DETAILS
S421-1	STRUCTURAL DETAILS
S422-1	STRUCTURAL DETAILS
S430-1	STRUCTURAL DETAILS
S431-1	STRUCTURAL DETAILS

EMERGENCY GENERATOR IS REQUIRED FOR ELEVATOR

UNIT MATRIX

UNIT TYPES	UNIT DATA			UNIT PER BUILDING						AREA TOTALS (SQ. FT.)	
	BEDS	BATH	AREA* (SQ. FT.)	SENIOR HOUSING APARTMENTS				TOWNHOMES	TOTAL UNITS		
				LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5				
UNIT 1A	1	1	640	13	13	13	15	-	54	34,560	**(55) 1 BED** 35,200 SF TOTAL **640 SF AVG**
UNIT 1A.1 (TYPE A & WHEDA)	1	1	640	-	-	-	1	-	1	640	
UNIT 2A (WHEDA)	2	2	970	1	2	2	-	-	5	4,850	
UNIT 2B (WHEDA)	2	1	1,030	2	2	2	2	-	8	8,240	
UNIT 2C	2	2	1,025	2	2	2	2	-	8	8,200	**(28) 2 BED** 29,365 SF TOTAL **1,049 SF AVG**
UNIT 2D (WHEDA)	2	1	1,085	1	1	1	1	-	4	4,340	
UNIT 2E (WHEDA)	2	2	1,245	1	-	-	-	-	1	1,245	
UNIT 2E.1 (TYPE A & WHEDA)	2	2	1,245	-	1	1	-	-	2	2,490	
UNIT 3A	3	2	1,445	-	-	-	-	14	14	20,230	**(18) 3 BED** 26,010 SF TOTAL **1,445 SF AVG**
UNIT 3A.1 (T.H. VISITABLE)	3	2	1,445	-	-	-	-	4	4	5,780	
				20	21	21	21	18	**101**	**90,575 SF**	897 SF AVG UNIT SIZE
				83							

*UNIT AREAS ARE CALCULATED "PAINT-TO-PAINT" (INCLUDES INTERIOR WALLS OF UNIT)

INDOOR PARKING AREA @ SENIOR HOUSING APT. - LEVEL 1	19,668 GSF
HABITABLE AREAS: VESTIBULE, LOBBY, ELEV. LOBBY, LEASING OFFICE, AND PACKAGE + MAIL AREA @ SENIOR HOUSING APT. - LEVEL 1	1,603 GSF
INDOOR PARKING, VESTIBULE, LOBBY, ELEV. LOBBY, LEASING OFFICE, AND PACKAGE + MAIL AREA @ SENIOR HOUSING APT. - TOTAL LEVEL 1	**21,271 GSF**

COMMERCIAL/RETAIL AREA @ SENIOR HOUSING APT. - LEVEL 1	**1,650 GSF**

HABITABLE R2 AREAS @ SENIOR HOUSING APT. - ALL FLOORS	**90,015 GSF**

HABITABLE R2 AREAS @ TOWNHOMES - ALL FLOORS	**29,740 GSF**

HABITABLE AREAS - TOTAL PROJECT	**121,358 GSF**

INDOOR PARKING	55 SPACES
SURFACE PARKING	63 SPACES
TOTAL PARKING	118 SPACES

SITE LOCATION MAP

Plan North

ISSUED FOR:

CD PERMIT SET	2023-02-15

REVISION FOR:

NO.	DESCRIPTION	DATE

DRAWN BY Author

CHECKED BY Checker

TITLE SHEET

G000-1

NOTE:
ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR FURTHER INFORMATION AND DETAILS.

KEY

A	SENIOR APARTMENTS
B	LIVE-WORK STYLE TOWNHOMES
C	COMMERCIAL / RETAIL SPACE (WITHIN SENIOR APARTMENT BUILDING)
D	PLAZA - LANSCAPING AND TEXTURED CONC.
E	TRANSFORMER
F	NEW CURB, SIDEWALK, AND GRASS AS NEEDED
G	DROP-OFF
H	RESIDENT SURFACE PARKING
I	OVERHEAD POWER LINES
J	EXTERIOR TRASH ENCLOSURE (TOWNHOME)
K	MONUMENT SIGN
L	CORNER SIGNAGE (TBD)
M	BIKE RACKS

UNIT MATRIX

UNIT TYPES	UNIT DATA			UNIT PER BUILDING						AREA TOTALS (SQ. FT.)	
	BEDS	BATH	AREA* (SQ. FT.)	SENIOR HOUSING APARTMENTS				TOWNHOMES	TOTAL UNITS		
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HABITABLE AREAS - TOTAL PROJECT	**121,358 GSF**

INDOOR PARKING	55 SPACES
SURFACE PARKING	63 SPACES
TOTAL PARKING	118 SPACES

1 ARCHITECTURAL SITE PLAN (FOR REFERENCE ONLY)
SCALE: 1" = 30'-0"

0' 15' 30' 45' Plan North

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

BERKSHIRE - SHEBOYGAN RIVERFRONT

S. 10TH ST. & INDIANA AVE.
SHEBOYGAN, WI 53081

OWNER
GENERAL CAPITAL GROUP
6938 N. SANTA MONICA BLVD.
FOX POINT, WI 53217

PROJECT NUMBER 213331.00

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NO. DESCRIPTION DATE

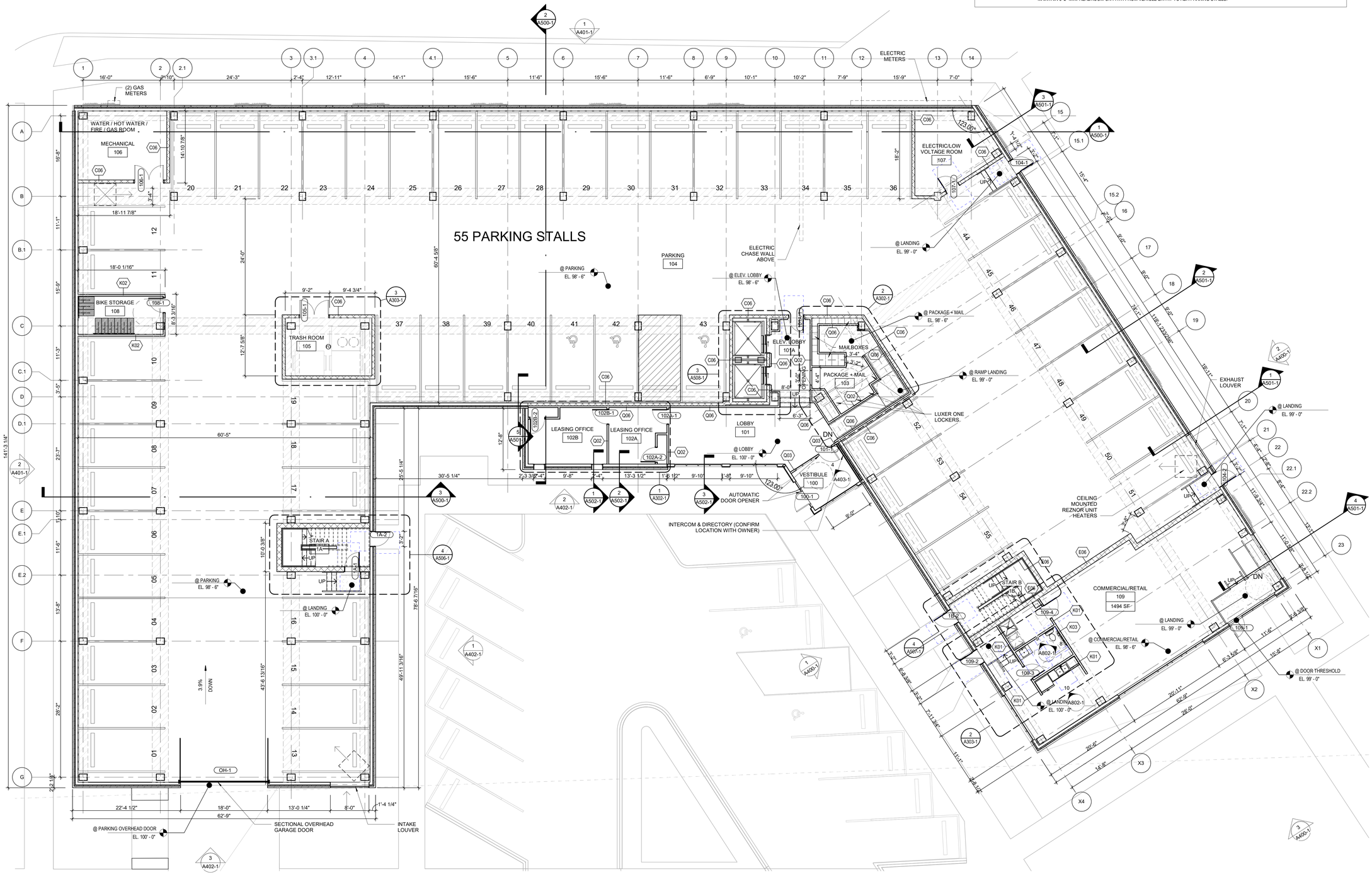
DRAWN BY Author
CHECKED BY Checker

ARCHITECTURAL SITE PLAN (FOR REFERENCE)

A000-1

GENERAL NOTES - FLOOR PLANS

1. 588.00' CIVIL = 100'-0" ARCHITECTURAL
2. DIMENSIONS AT BUILDING EXTERIOR, MASONRY VENEER ARE MEASURED TO EXT. F.O. MASONRY.
3. DIMENSIONS AT BUILDING EXTERIOR, NON-MASONRY VENEER ARE MEASURED TO EXT. F.O. WOOD STUD FRAMING.
4. OVERALL DIMENSIONS OF DEMISING WALLS ARE TO THE CENTERLINE OF THE STUD.
5. MECHANICAL EQUIPMENT SHOWN FOR COORDINATION ONLY.
6. 4" DIMENSION TYPICAL FROM DOOR JAMB TO ADJACENT WALL UNLESS NOTED OTHERWISE.
7. SEE ENLARGED UNIT PLANS FOR DWELLING UNIT INFORMATION.
8. SEE FINISHED SCHEDULE AND PLANS FOR FINISH INFORMATION.
9. VERIFY ALL EXTERIOR ROUGH OPENING DIMENSIONS WITH PRODUCT MANUFACTURERS.
10. REFER TO SHEET **G101-1 - G102-1** (CODE CONFORMANCE PLANS) FOR FIRE EXTINGUISHER AND FIRE EXTINGUISHER CABINET LOCATIONS.
11. COORDINATE REQUIRED SHEAR WALL CONSTRUCTION & LOCATIONS AS CALLED FOR BY STRUCTURAL DOCUMENTS.
12. G.C. ALONG WITH ALL DESIGN BUILD CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS SET FORTH BY WHEDA &/OR SELECTED GREEN BUILDING PROGRAM FOR THIS PROJECT. ANY INCONSISTANCIES BETWEEN THE CONTRACT DOCUMENTS AND SAID CHECKLISTS FOUND BY THE REVIEWING PARTIES SHALL IMMEDIATELY BE BROUGHT TO THE ARCHITECTS ATTENTION FOR REVIEW.
13. FIRST LEVEL: MAINTAIN 7'-0" MIN. HEADROOM AT ALL VEHICLE AND PEDESTRIAN AREAS.
    MAINTAIN 8'-2" MIN. HEADROOM ON PATH FROM VEHICLE ENTRY TO ADA PARKING STALLS.



1 SENIOR HOUSING - PARKING LEVEL & LEVEL 1 PLAN
SCALE: 1/8" = 1'-0"

0' 2' 4' 8'

Plan North

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

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PARKING LEVEL & FIRST LEVEL PLAN - SENIOR HOUSING APTS.

A101-1

GENERAL NOTES - FLOOR PLANS

1. 588.00' CIVIL = 100'-0" ARCHITECTURAL
2. DIMENSIONS AT BUILDING EXTERIOR, MASONRY VENEER ARE MEASURED TO EXT. F.O. MASONRY.
3. DIMENSIONS AT BUILDING EXTERIOR, NON-MASONRY VENEER ARE MEASURED TO EXT. F.O. WOOD STUD FRAMING.
4. OVERALL DIMENSIONS OF DEMISING WALLS ARE TO THE CENTERLINE OF THE STUD.
5. MECHANICAL EQUIPMENT SHOWN FOR COORDINATION ONLY.
6. 4" DIMENSION TYPICAL FROM DOOR JAMB TO ADJACENT WALL UNLESS NOTED OTHERWISE.
7. SEE ENLARGED UNIT PLANS FOR DWELLING UNIT INFORMATION.
8. SEE FINISHED SCHEDULE AND PLANS FOR FINISH INFORMATION.
9. VERIFY ALL EXTERIOR ROUGH OPENING DIMENSIONS WITH PRODUCT MANUFACTURERS.
10. REFER TO SHEET **G101-1 - G102-1** (CODE CONFORMANCE PLANS) FOR FIRE EXTINGUISHER AND FIRE EXTINGUISHER CABINET LOCATIONS.
11. COORDINATE REQUIRED SHEAR WALL CONSTRUCTION & LOCATIONS AS CALLED FOR BY STRUCTURAL DOCUMENTS.
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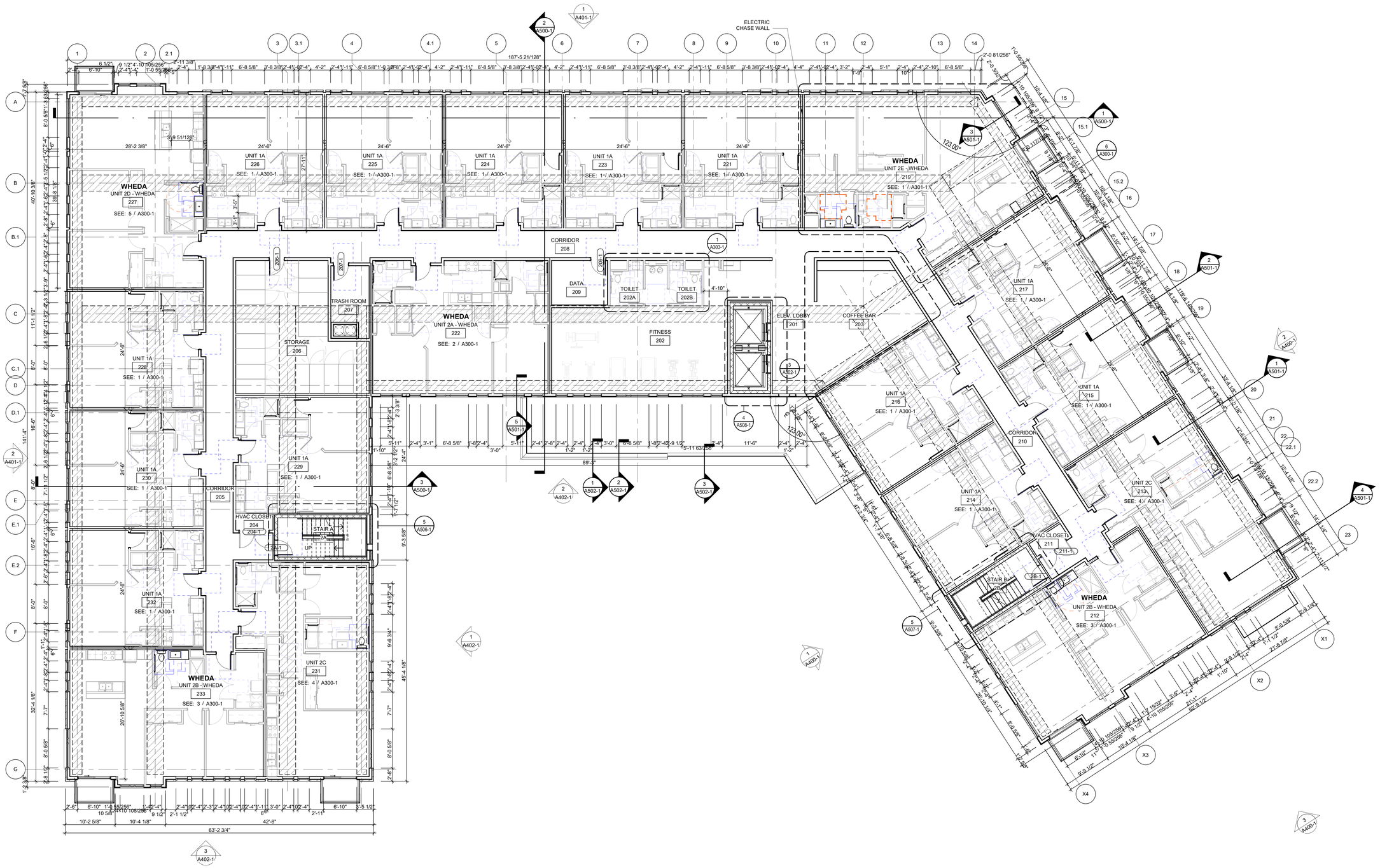
13. FIRST LEVEL: MAINTAIN 7'-0" MIN. HEADROOM AT ALL VEHICLE AND PEDESTRIAN AREAS.
    MAINTAIN 8'-2" MIN. HEADROOM ON PATH FROM VEHICLE ENTRY TO ADA PARKING STALLS.



1 SENIOR HOUSING - LEVEL 2 PLAN
SCALE: 1/8" = 1'-0"

0' 2' 4' 8'

Plan North

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

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SECOND LEVEL PLAN - SENIOR HOUSING APTS.

A102-1

GENERAL NOTES - FLOOR PLANS

1. 588.00' CIVIL = 100'-0" ARCHITECTURAL
2. DIMENSIONS AT BUILDING EXTERIOR, MASONRY VENEER ARE MEASURED TO EXT. F.O. MASONRY.
3. DIMENSIONS AT BUILDING EXTERIOR, NON-MASONRY VENEER ARE MEASURED TO EXT. F.O. WOOD STUD FRAMING.
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5. MECHANICAL EQUIPMENT SHOWN FOR COORDINATION ONLY.
6. 4" DIMENSION TYPICAL FROM DOOR JAMB TO ADJACENT WALL UNLESS NOTED OTHERWISE.
7. SEE ENLARGED UNIT PLANS FOR DWELLING UNIT INFORMATION.
8. SEE FINISHED SCHEDULE AND PLANS FOR FINISH INFORMATION.
9. VERIFY ALL EXTERIOR ROUGH OPENING DIMENSIONS WITH PRODUCT MANUFACTURERS.
10. REFER TO SHEET **G101-1 - G102-1** (CODE CONFORMANCE PLANS) FOR FIRE EXTINGUISHER AND FIRE EXTINGUISHER CABINET LOCATIONS.
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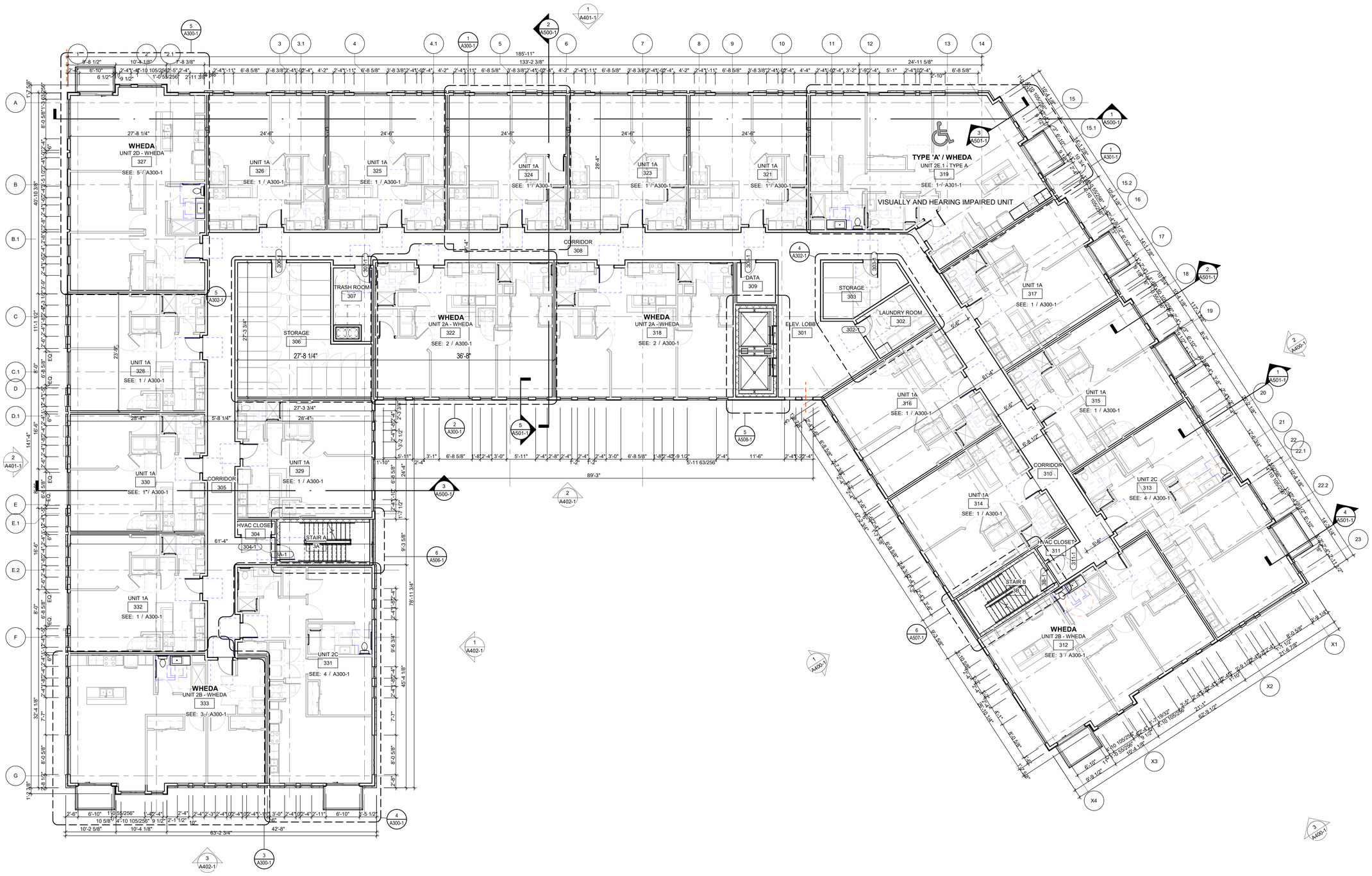
13. FIRST LEVEL: MAINTAIN 7'-0" MIN. HEADROOM AT ALL VEHICLE AND PEDESTRIAN AREAS.
    MAINTAIN 8'-2" MIN. HEADROOM ON PATH FROM VEHICLE ENTRY TO ADA PARKING STALLS.



1 SENIOR HOUSING - LEVEL 3 PLAN
SCALE: 1/8" = 1'-0"

0' 2' 4' 8'

Plan North

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

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THIRD & FOURTH LEVEL PLAN - SENIOR HOUSING APTS.

A103-1

GENERAL NOTES - FLOOR PLANS

1. 588.00' CIVIL = 100'-0" ARCHITECTURAL
2. DIMENSIONS AT BUILDING EXTERIOR, MASONRY VENEER ARE MEASURED TO EXT. F.O. MASONRY.
3. DIMENSIONS AT BUILDING EXTERIOR, NON-MASONRY VENEER ARE MEASURED TO EXT. F.O. WOOD STUD FRAMING.
4. OVERALL DIMENSIONS OF DEMISING WALLS ARE TO THE CENTERLINE OF THE STUD.
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7. SEE ENLARGED UNIT PLANS FOR DWELLING UNIT INFORMATION.
8. SEE FINISHED SCHEDULE AND PLANS FOR FINISH INFORMATION.
9. VERIFY ALL EXTERIOR ROUGH OPENING DIMENSIONS WITH PRODUCT MANUFACTURERS.
10. REFER TO SHEET **G101-1 - G102-1** (CODE CONFORMANCE PLANS) FOR FIRE EXTINGUISHER AND FIRE EXTINGUISHER CABINET LOCATIONS.
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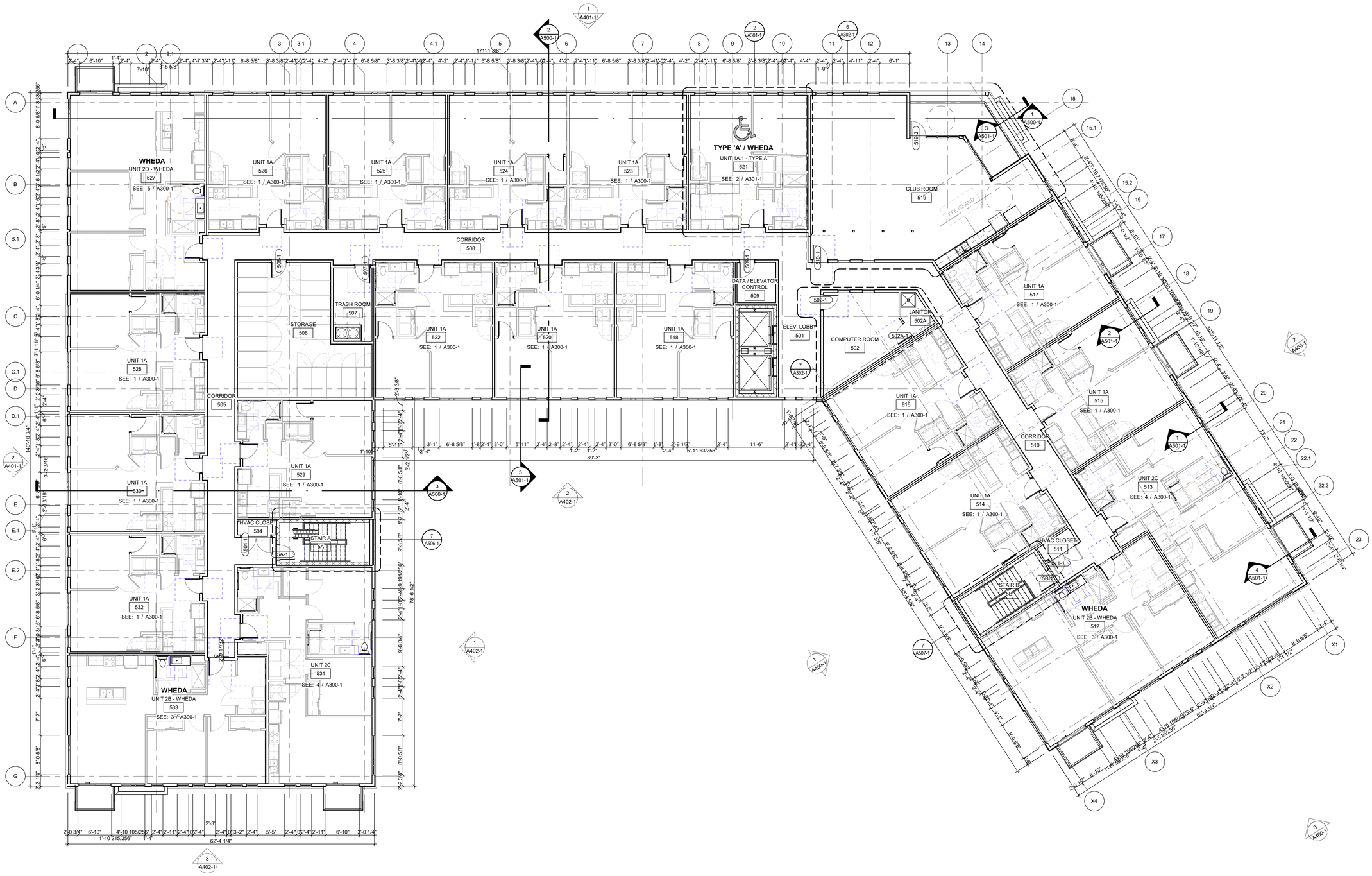

1 SENIOR HOUSING - LEVEL 5 PLAN
SCALE: 1/8" = 1'-0"

0' 2' 4' 8'

Plan North

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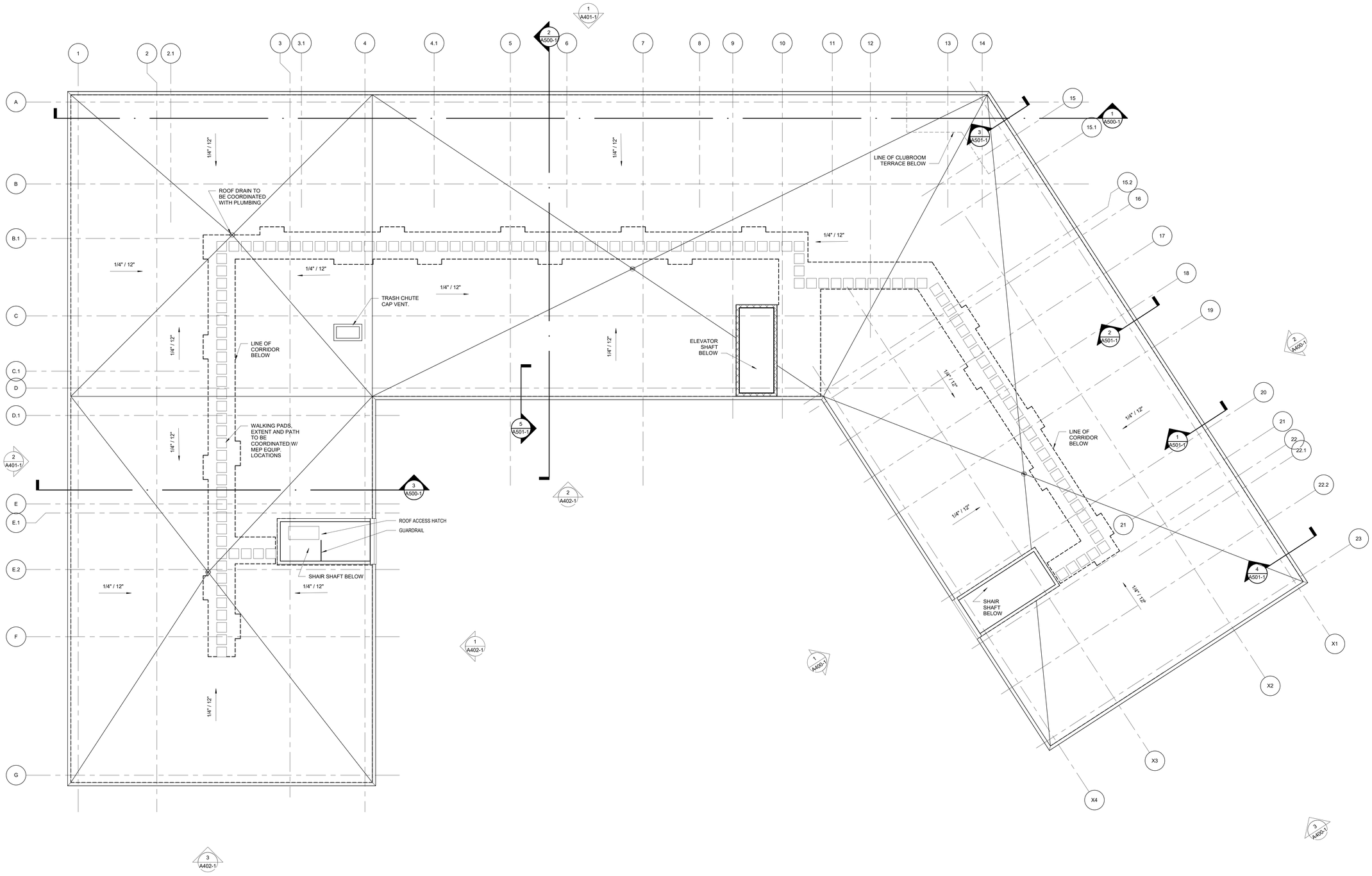
FIFTH LEVEL PLAN - SENIOR HOUSING APTS.

A104-1

GENERAL NOTES - ROOF PLAN

1. ROOF DRAINS ARE SHOWN FOR INTENT ONLY. FINAL LAYOUT AND QUANTITY TO BE COORDINATED WITH DESIGN BUILD PLUMBING CONTRACTOR.
2. PROVIDE A SECONDARY OVERFLOW ROOF DRAIN FOR EACH ROOF DRAIN SHOWN PER CODE.
3. MECHANICAL EQUIPMENT SHOWN FOR COORDINATION ONLY. SEE MECHANICAL DRAWINGS FOR EQUIPMENT AND LOCATIONS.
4. WALKING PADS SHOWN FOR INTENT. FINAL LAYOUT OF WALKING PADS TO BE COORDINATED WITH MECHANICAL EQUIPMENT PLACEMENT.
5. LOW SLOPE ROOF AREAS TO HAVE SLOPED TOP CHORD.
6. PROVIDE TAPERED INSULATION TO FORM CRICKETS TO ROOF DRAINS AND AT ROOF PROTRUSIONS. INTENT SHOWN ON PLANS.
7. MIN. 1/4" PER 1'-0" SLOPE.
8. MAINTAIN ROOF EDGE AT CONSTANT ELEVATION.



1 SENIOR HOUSING - ROOF PLAN
SCALE: 1/8" = 1'-0"

0' 2' 4' 8'

Plan North

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ROOF LEVEL PLAN - SENIOR HOUSING APTS.

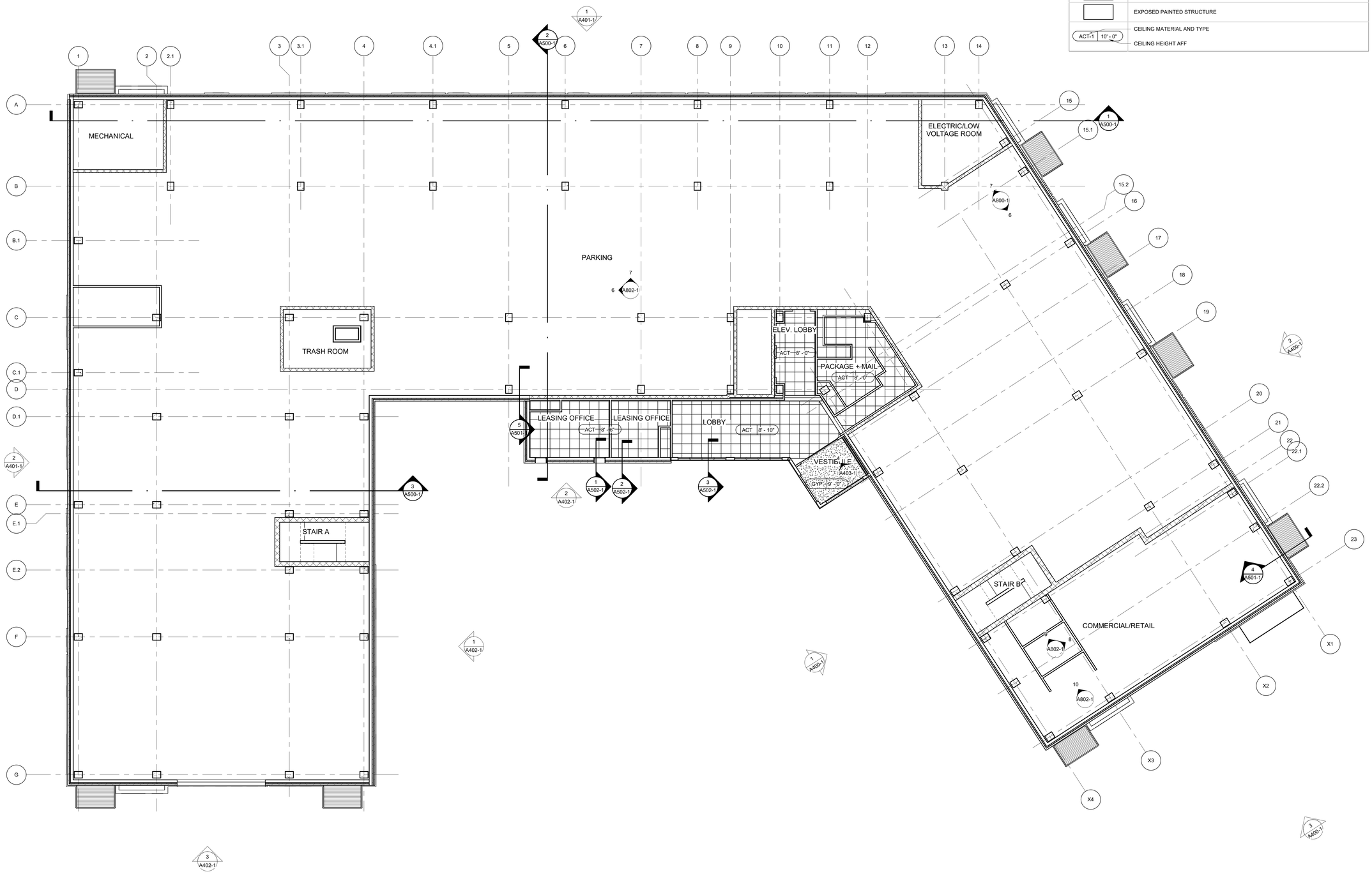
A105-1

GENERAL NOTES - REFLECTED CEILING PLANS

1. PROVIDE RECESSED "CAN" CEILING LIGHT FIXTURES WITHIN CORRIDOR. LIGHT FIXTURE LAYOUT FOR INITIAL DESIGN INTENT ONLY. LIGHT FIXTURE LAYOUT AND QUANTITY TO BE DETERMINED BY ELECTRICAL DESIGN-BUILD CONTRACTOR.
2. UNLESS NOTED OTEHRWISE, CEILINGS ARE TO BE BOTTOM OF THE TRUSS.
3. PROVIDE ACCESS PANELS AT MAJOR MECHANICAL COMPONENTS IN GYPSUM CEILINGS.
4. CONSULT WITH ARCHITECT ON FINAL MOUNTING HEIGHTS OF HUNG FIXTURES.

GRAPHIC SYMBOLS

	ACOUSTICAL CEILING TILES - ***2-0" X 2'-0" IN CORRIDORS***
	PAINTED GYP BOARD CEILING
	EXPOSED PAINTED STRUCTURE
ACT-1 | 10' - 0"	CEILING MATERIAL AND TYPE CEILING HEIGHT AFF



1 SENIOR HOUSING - PARKING LEVEL & LEVEL 1 RCP
SCALE: 1/8" = 1'-0"

0' 2' 4' 8'

Plan North

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

BERKSHIRE - SHEBOYGAN RIVERFRONT

S. 10TH ST. & INDIANA AVE.
SHEBOYGAN, WI 53081

OWNER
GENERAL CAPITAL GROUP
6938 N. SANTA MONICA BLVD.
FOX POINT, WI 53217

PROJECT NUMBER 213331.00

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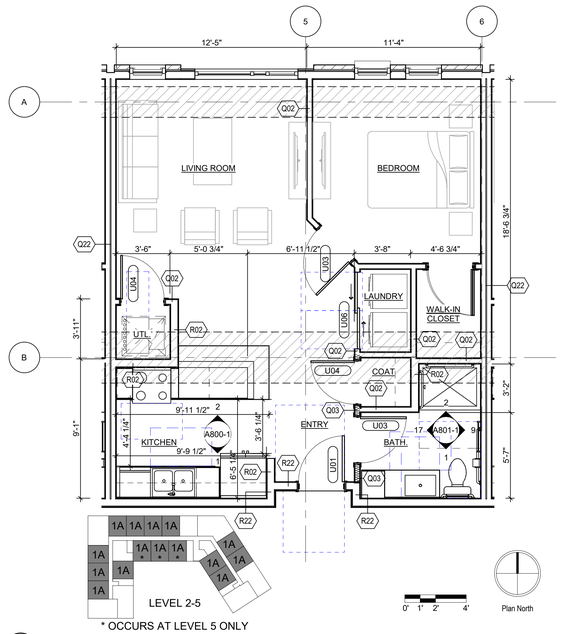
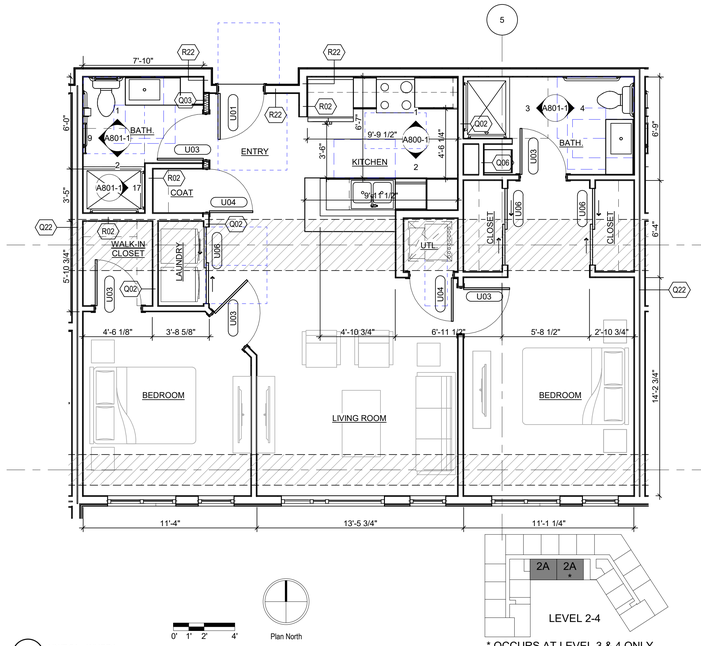
PARKING LEVEL & FIRST LEVEL REFLECTED CEILNG PLAN - SENIOR HOUSING APTS.

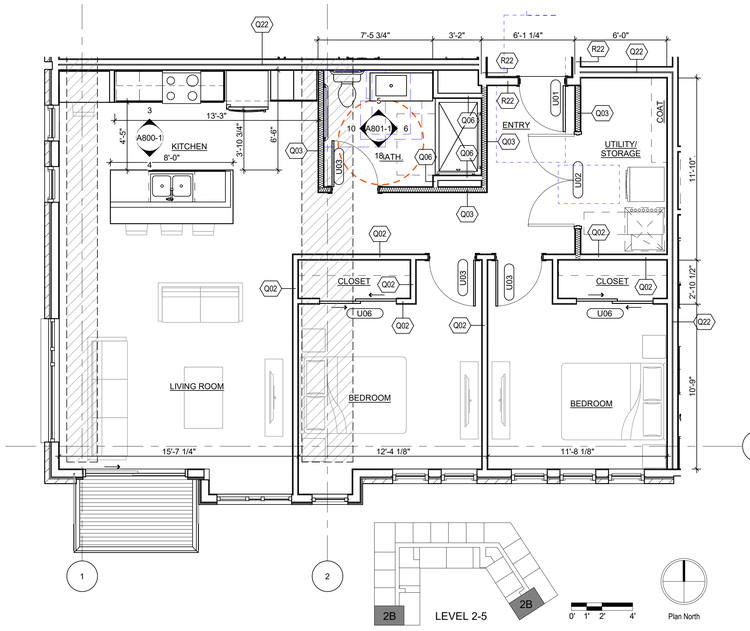
A201-1



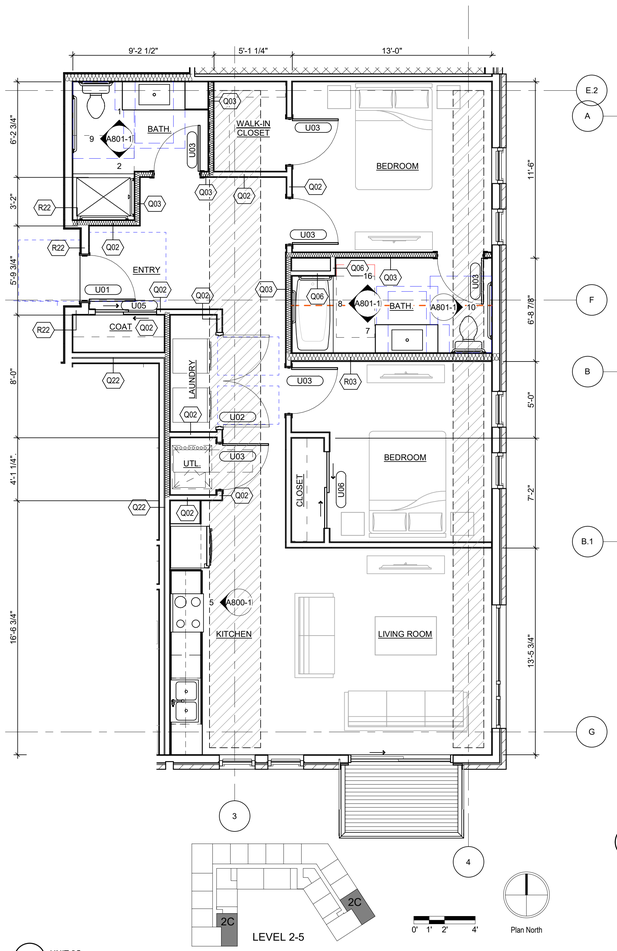
1 UNIT 1A
SCALE: 1/4" = 1'-0"



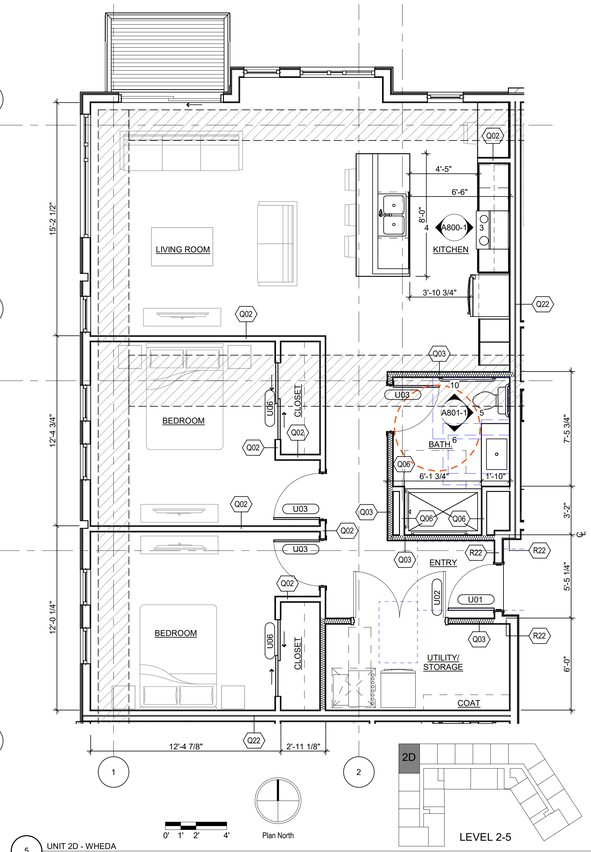
2 UNIT 2A - WHEDA
SCALE: 1/4" = 1'-0"



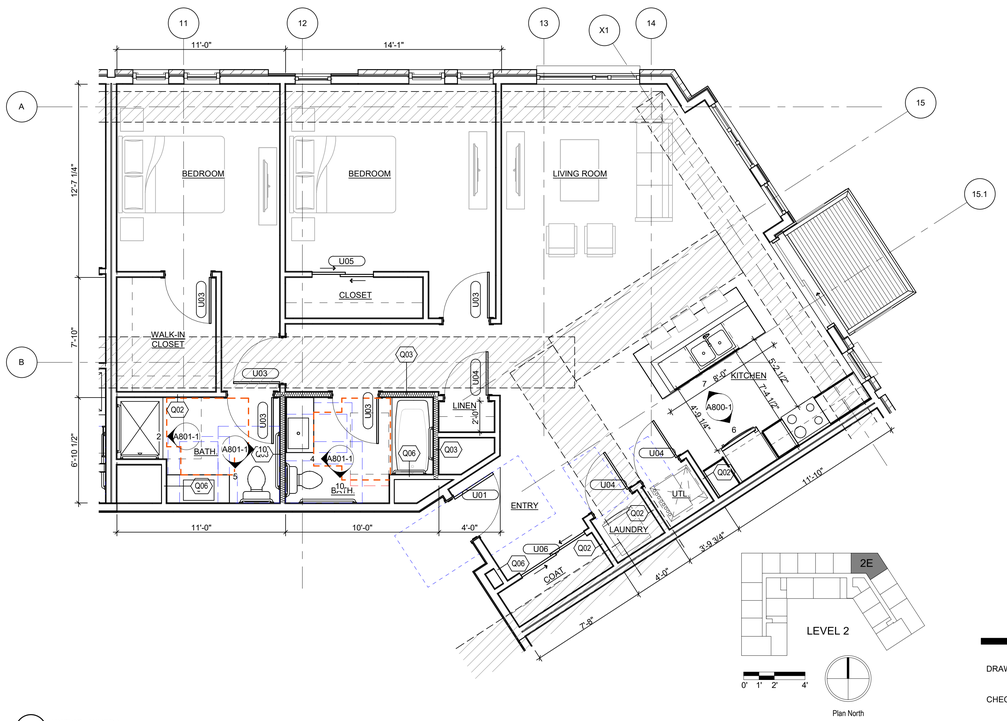
3 UNIT 2B - WHEDA
SCALE: 1/4" = 1'-0"



4 UNIT 2C
SCALE: 1/4" = 1'-0"



5 UNIT 2D - WHEDA
SCALE: 1/4" = 1'-0"



6 UNIT 2E - WHEDA
SCALE: 1/4" = 1'-0"

GENERAL NOTES - UNIT PLANS

1. ALL WALLS ARE Q02 UNLESS OTHERWISE NOTED.
2. PROVIDE BATT INSULATION FOR SOUND CONTROL AT BATHROOM AND UTILITY ROOM WALLS. WALLS SHOWING BATT INSULATION IN ENLARGED UNIT PLANS ARE Q03 OR R03.
3. SEE OVERALL PLANS FOR UNIT-TO-CORRIDOR DEMISING WALL TAGS.
4. 4" DIMENSION TYPICAL FROM DOOR JAMB TO ADJACENT WALL UNLESS NOTED OTHERWISE.
5. COORDINATE CABINET/APPLIANCE CLEARANCE REQUIREMENTS W/ MANUFACTURERS.
6. PROVIDE FINISHED SURFACE AT ALL EXPOSED CABINET ENDS.
7. ALL DIMENSIONS ON PLANS SHOWN ARE TO THE NOMINAL FACE OF GYPSUM WALL BOARD UNLESS NOTED OTHERWISE.
8. WOOD CASING AROUND INTERIOR SWING DOORS (BOTH SIDES) AND IN FRONT OF SLIDING & BIFOLD DOOR TRACKS (BOTH SIDES WHEN IT IS A WALK-IN CLOSET OR LAUNDRY ROOM).
9. GYPSUM WALL BOARD SHALL CONTINUE BEHIND CABINETRY.
10. PROVIDE GYPSUM BOARD RATED FOR WET LOCATIONS BEHIND SHOWERS STALLS AND OTHER WET LOCATIONS.
11. PROVIDE GYPSUM BOARD RETURNS AT ALL SLIDING DOOR OPENINGS.
12. PROVIDE CURTAIN ROD AT ALL TUBS AND SHOWERS.
13. PROVIDE 18" AND 24" TOWEL BARS (ALONG WITH ASSOCIATED BLOCKING) FOR ALL DWELLING UNIT BATHROOMS.
14. PROVIDE (2) ROBE HOOKS FOR ALL DWELLING UNIT BATHROOMS.
15. MAINTAIN A 40" MINIMUM CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS PER ICC A117.1-2017, CHAPTER 10.
16. PROVIDE 9" MIN. OF CLEAR FLOOR SPACE BEYOND CONTROL WALL OF ALL TUBS AND SHOWERS PER WHEDA APPENDIX M, SEE **G104-1**.

GENERAL FINISH NOTES

1. PLAM-1 AT KITCHEN COUNTERS.
2. KITCHEN CABINETS AND BATHROOM VANITIES SHALL BE CAB-1.
3. SS-1 AT BATHROOM COUNTERS.
4. WT-1 AT ALL EXTERIOR WINDOWS.

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALL	CEILING	NOTES
ENTRY	LVT-1	VB-1	PT-1	PT-1	-
KITCHEN	LVT-1	VB-1	PT-1	PT-1	PLAM-1 AT COUNTERS
LIVING ROOM	LVT-1	VB-1	PT-1	PT-1	-
BEDROOM	CPT-2	VB-1	PT-1	PT-1	-
BEDROOM CLOSET	CPT-2	VB-1	PT-1	PT-1	-
DEN	LVT-1	VB-1	PT-1	PT-1	-
BATHROOM	LVT-1	VB-1	PT-1	PT-1	MOLDED MARBLE AT COUNTERS
LAUNDRY/FURNACE	LVT-1	VB-1	PT-1	PT-1	-

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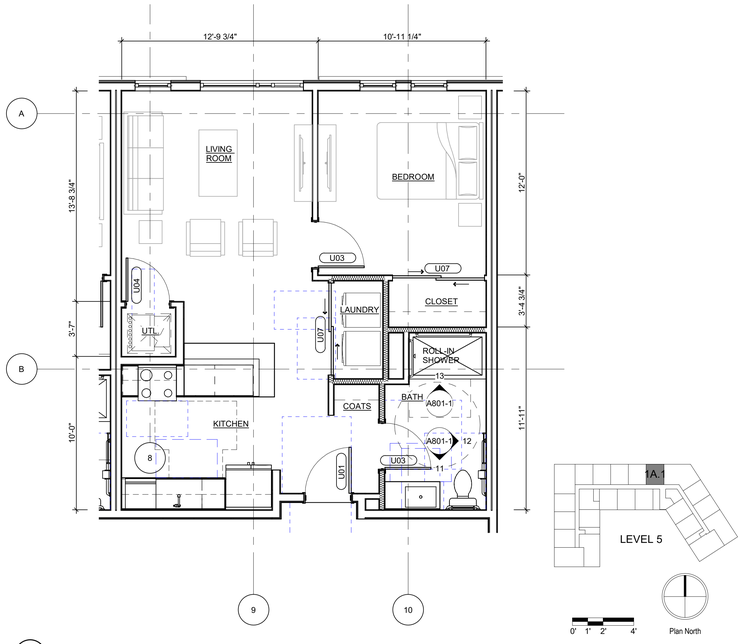
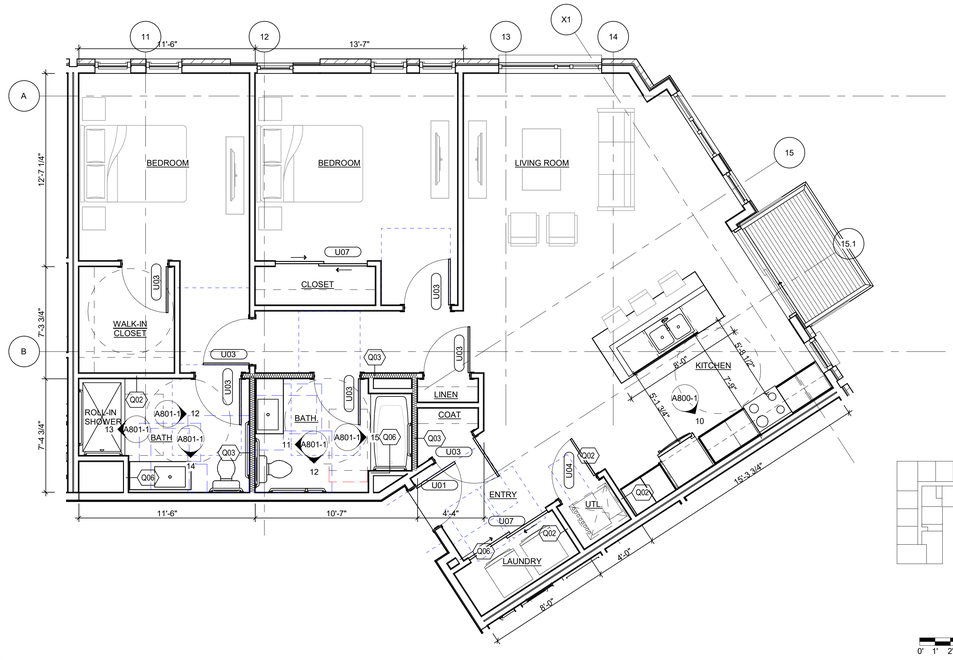
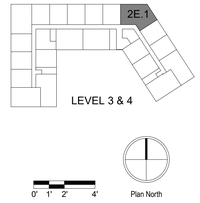
ENLARGED UNIT PLANS - SENIOR HOUSING APTS.

A300-1



2 UNIT 1A.1 - TYPE A / WHEDA
SCALE: 1/4" = 1'-0"





1 UNIT 2E.1 - TYPE A/ WHEDA
SCALE: 1/4" = 1'-0"

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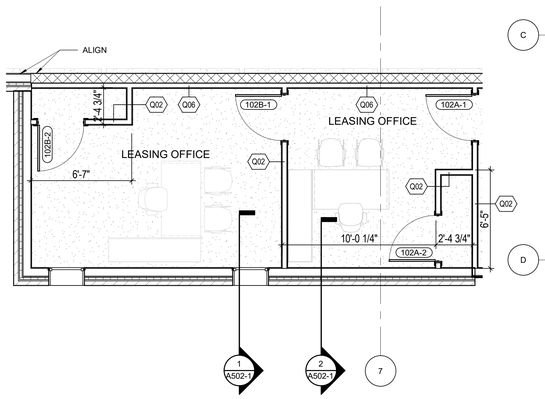
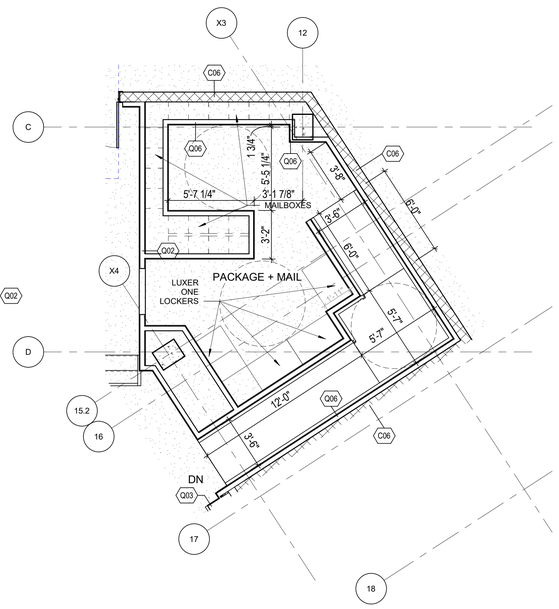
ENLARGED UNIT PLANS - SENIOR HOUSING APTS.

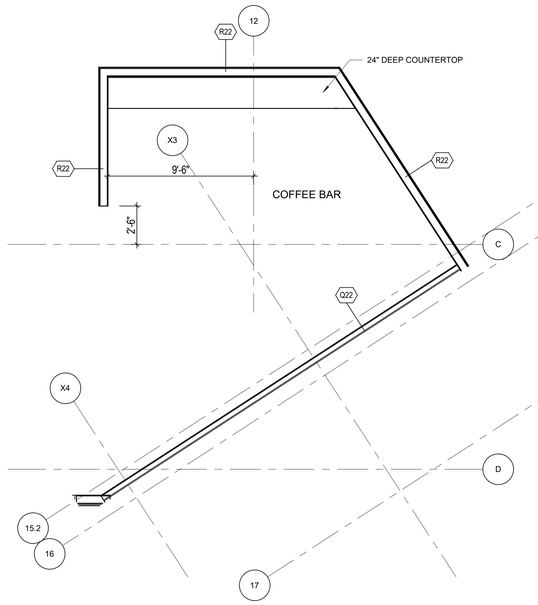
A301-1



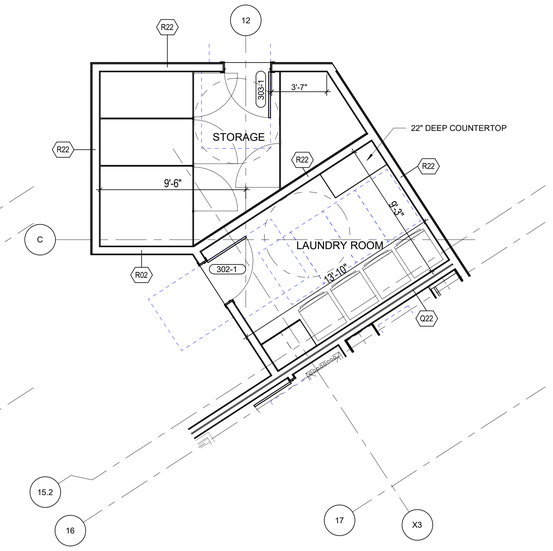
1 LEASING OFFICE - LEVEL 1
SCALE: 1/4" = 1'-0"



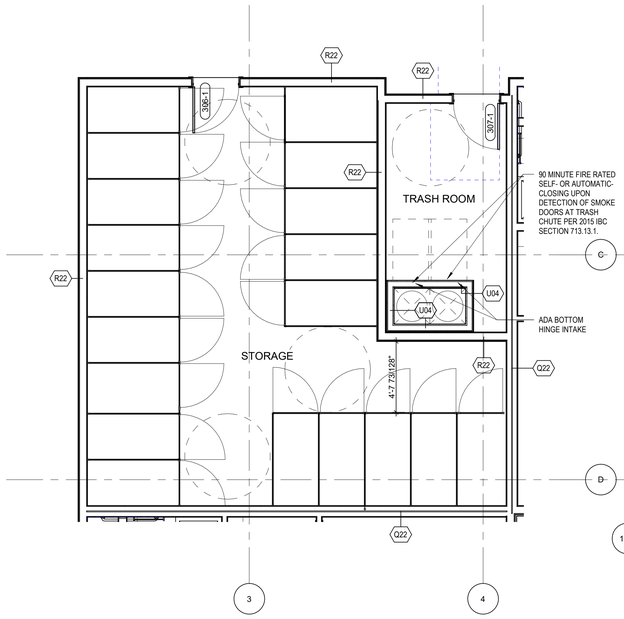
2 PACKAGE + MAIL - LEVEL 1
SCALE: 1/4" = 1'-0"



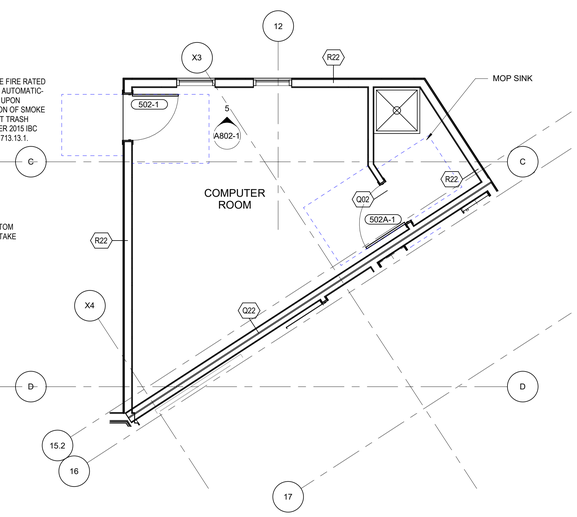
3 COFFEE BAR - LEVEL 2
SCALE: 1/4" = 1'-0"



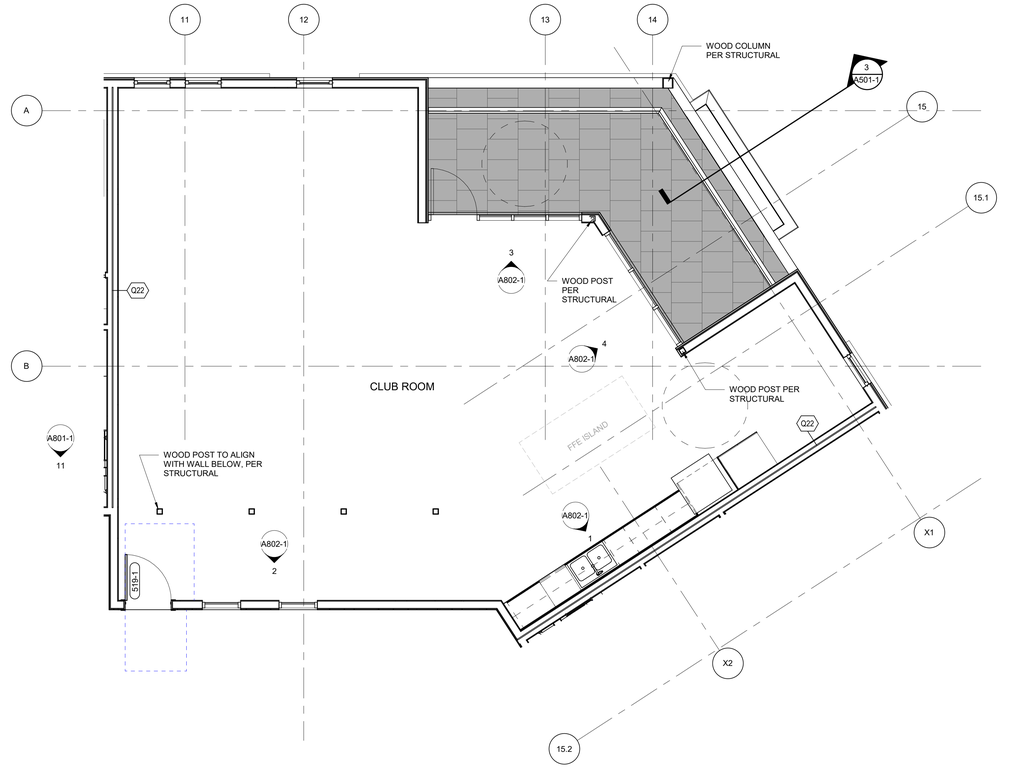
4 STORAGE + LAUNDRY ROOM - LEVEL 3 & 4
SCALE: 1/4" = 1'-0"



5 STORAGE ROOM + TRASH ROOM - TYPICAL LEVEL
SCALE: 1/4" = 1'-0"



7 COMPUTER ROOM
SCALE: 1/4" = 1'-0"



6 CLUB ROOM
SCALE: 1/4" = 1'-0"

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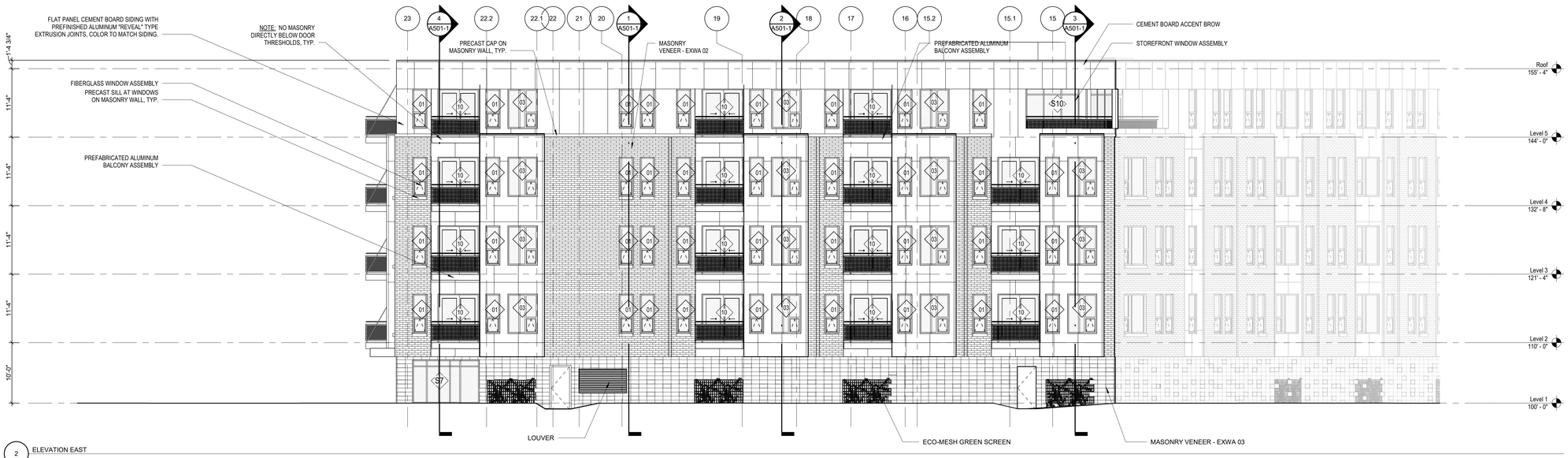
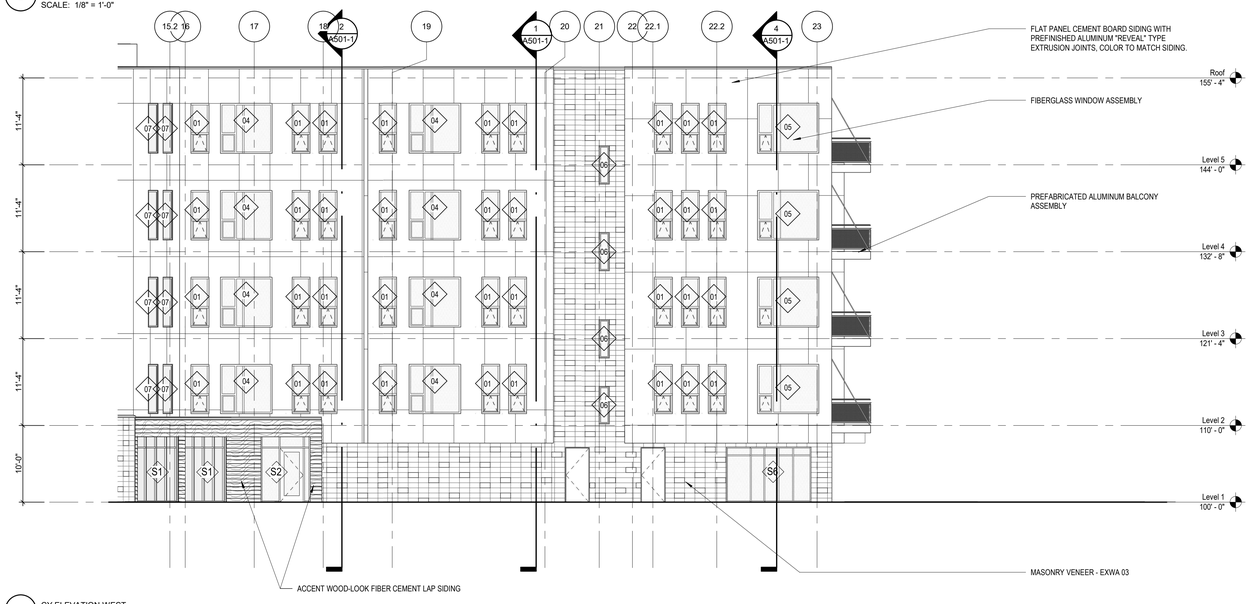
ENLARGED COMMON AREA PLANS

A302-1



2 ELEVATION EAST

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



1 CY ELEVATION WEST

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

3 ELEVATION SOUTH E

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

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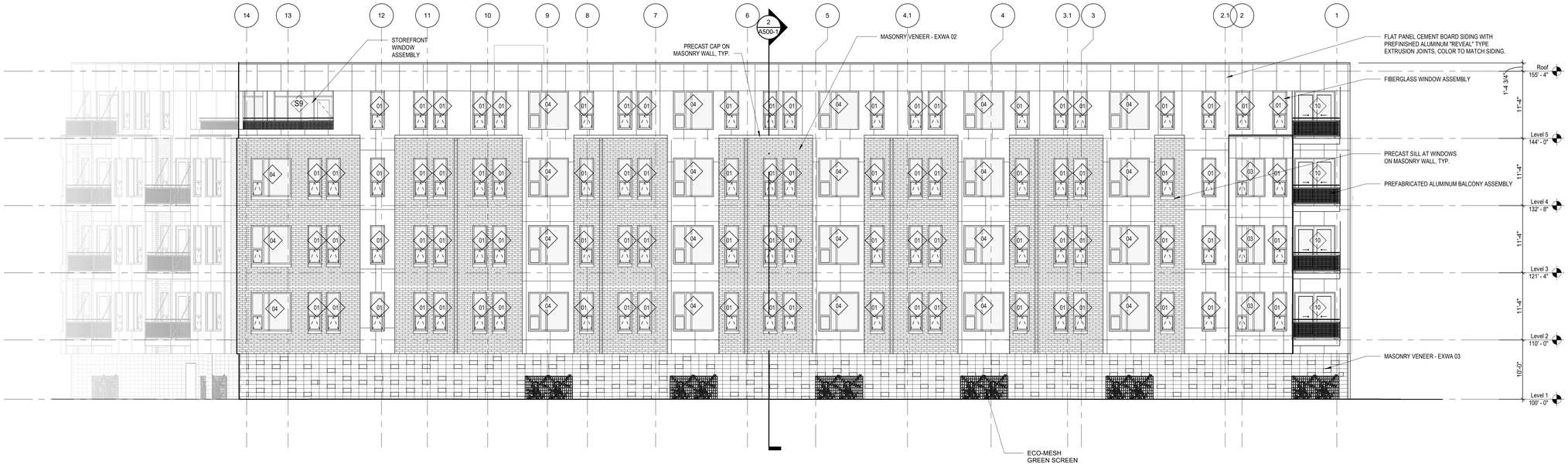
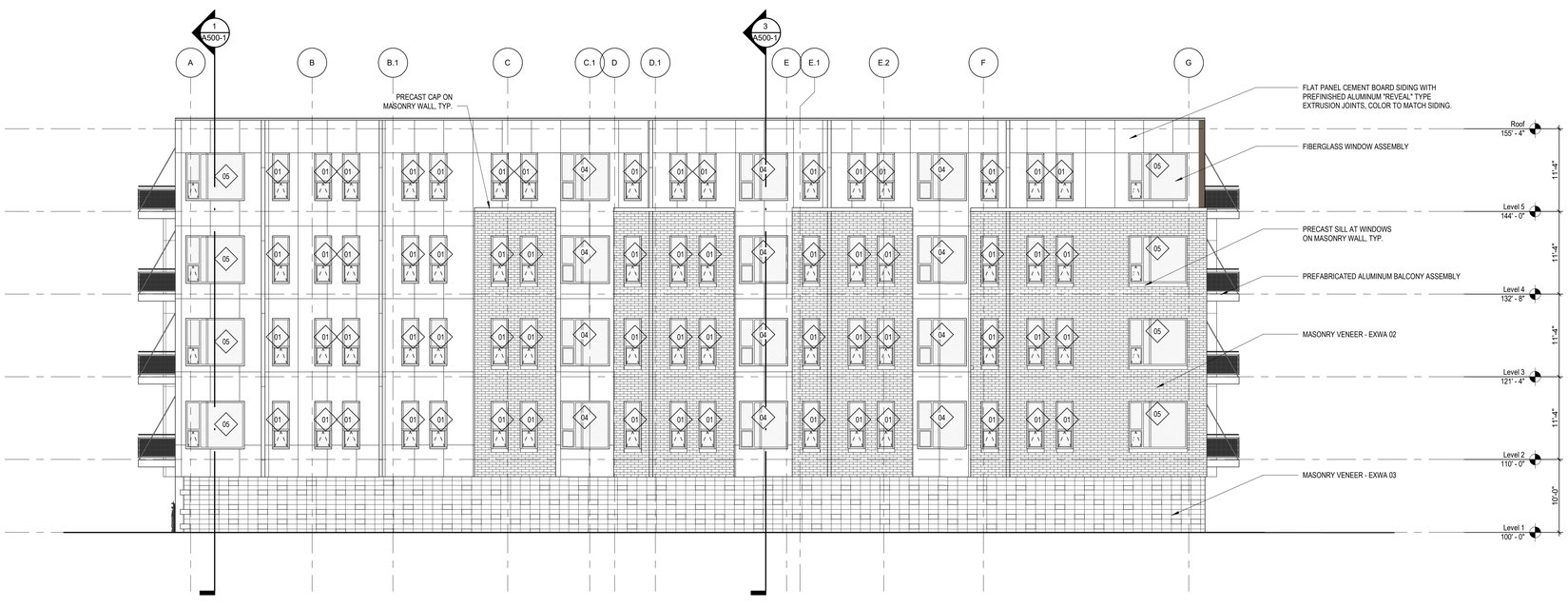
BUILDING ELEVATIONS - SENIOR HOUSING APTS.

A400-1



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



2 ELEVATION WEST
SCALE: 1/8" = 1'-0"

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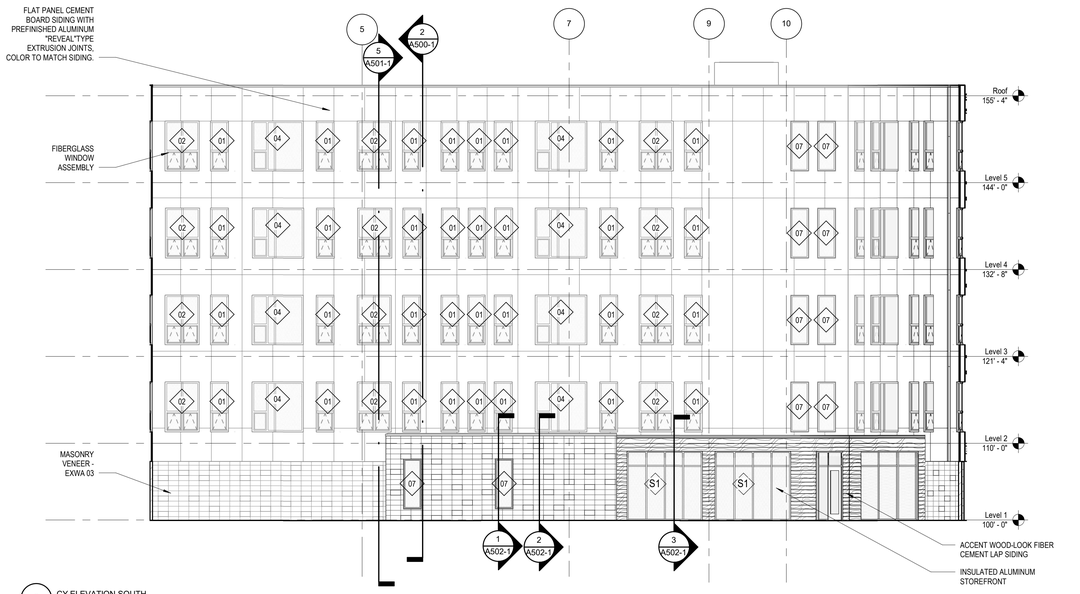
BUILDING ELEVATIONS - SENIOR HOUSING APTS.

A401-1



2 CY ELEVATION SOUTH
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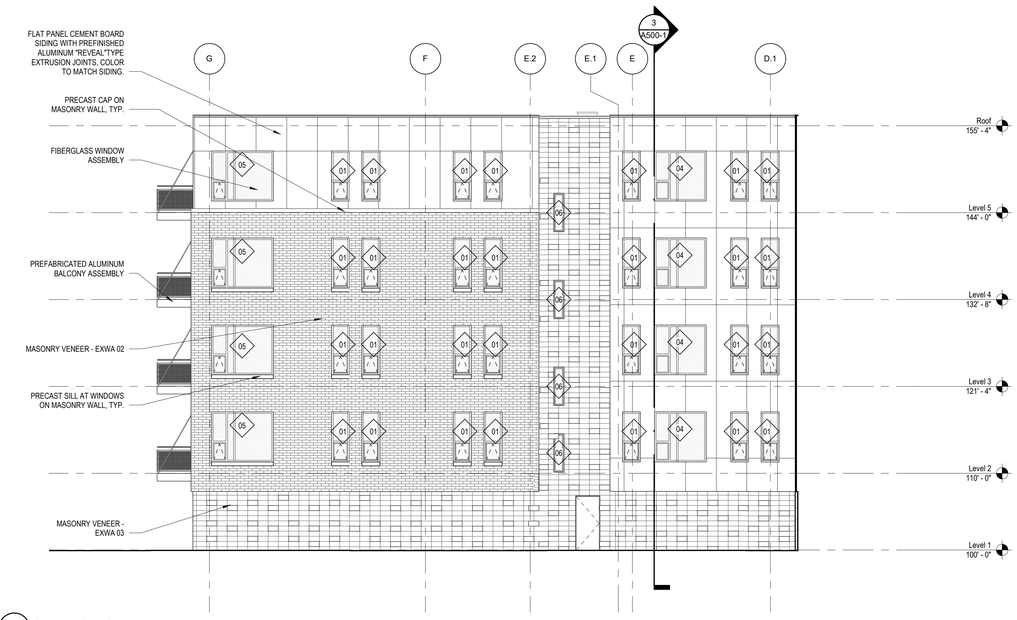

1 CY ELEVATION EAST
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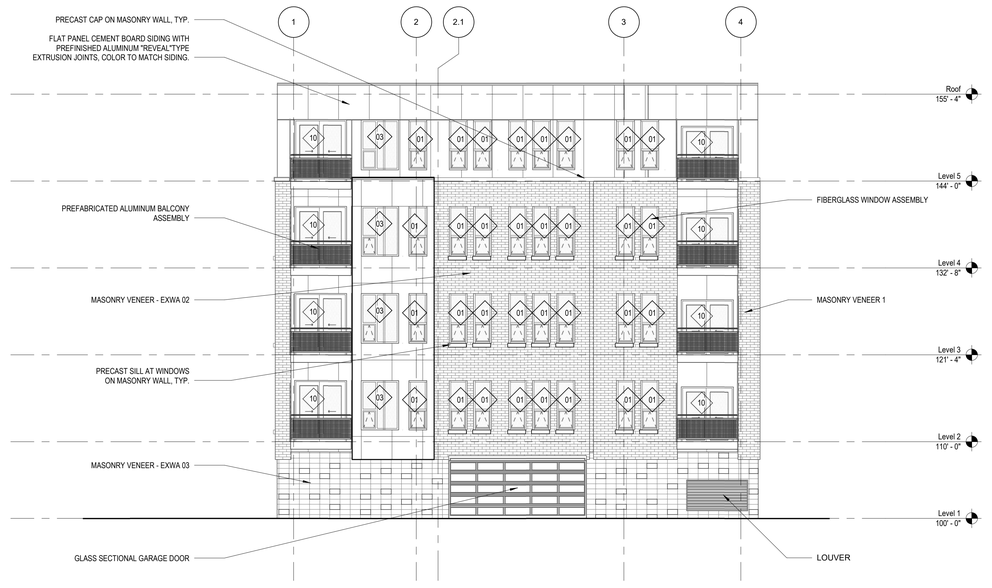

3 ELEVATION SOUTH W
SCALE: 1/8" = 1'-0"

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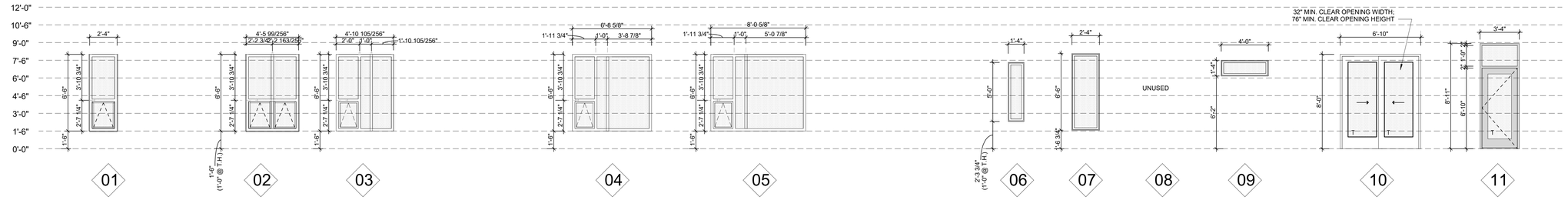
BUILDING ELEVATIONS - SENIOR HOUSING APTS.

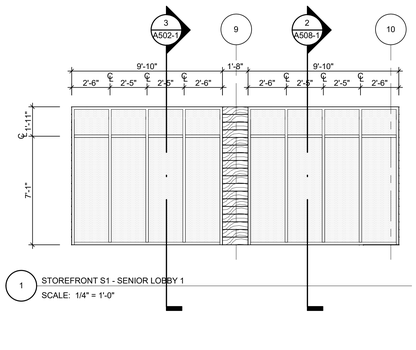
A402-1



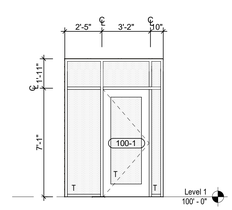
WINDOW ASSEMBLIES
SCALE: 1/4" = 1'-0"

GENERAL NOTES - WINDOWS

1. SEE SPECIFICATIONS FOR GLASS TYPES.
2. SEE SPECIFICATIONS FOR FINISHES (INTERIOR AND EXTERIOR) ON ALL WINDOW UNITS AND STOREFRONT.
3. ALL ROUGH OPENING DIMENSIONS TO BE FEILD VERIFIED PRIOR TO FABRICATION AND INSTALLATION OF STOREFRONT, G.C. TO COORDINATION.
4. G.C. TO COORDINATE WINDOW R.O. OPENING REQUIRMENTS WITH CARPENTER AND WINDOW FABRICATOR OR SUPPLIER PRIOR TO WOOD PANEL FABRICATION AND WINDOW FABRICATION.
5. SEE WINDOW DETAILS FOR HEAD, SILL, AND JAMB CONDITIONS.
6. **T** - INDICATES TEMPERED GLAZING. GLAZING SUPPLIER TO CONFIRM ANY ADDITIONAL NEEDS FOR SAFTELY GLAZING.
7. **F** - INIDCATES 20 MINUTE FIRE PROTECTIVE GLAZING. SUPERLITE I BY SAFTI AS BASIS OF DESIGN.
8. SEE STRUCTURAL DRAWINGS FOR DESIGN PRESSURE REQUIREMENTS.
9. WINDOW SUPPLIER TO SUPPLY OPENING LIMITERS PER IBC 1015.8 WHERE REQUIRED.



1 STOREFRONT S1 - SENIOR LOBBY 1
SCALE: 1/4" = 1'-0"



2 STOREFRONT S2 - SENIOR VESTIBULE 1
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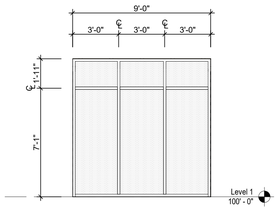

3 STOREFRONT S3 - SENIOR VESTIBULE 2
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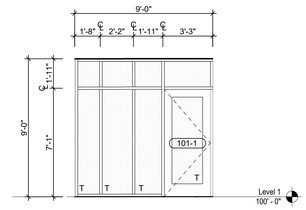

4 STOREFRONT S4 - SENIOR VESTIBULE 3
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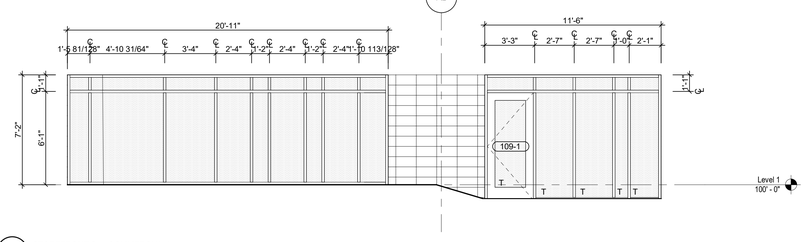

5 STOREFRONT S5 - COMMERCIAL 1
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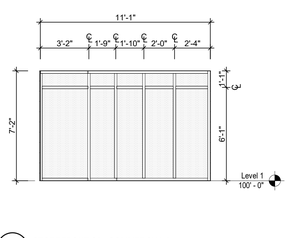
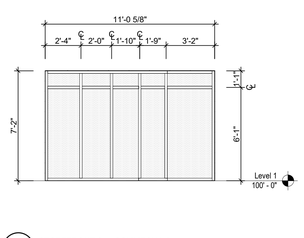
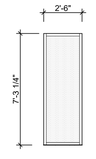


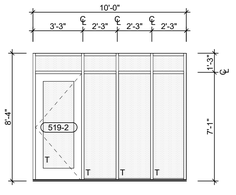
6 STOREFRONT S6 - COMMERCIAL 2
SCALE: 1/4" = 1'-0"



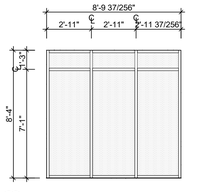
7 STOREFRONT S7 - COMMECIAL 3
SCALE: 1/4" = 1'-0"



8 STOREFRONT S8 - CLUB/COMPUTER ROOM
SCALE: 1/4" = 1'-0"



9 STOREFRONT S9 - CLUB ROOM 1
SCALE: 1/4" = 1'-0"



10 STOREFRONT S10 - CLUB ROOM 2
SCALE: 1/4" = 1'-0"

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

BERKSHIRE - SHEBOYGAN RIVERFRONT

S. 10TH ST. & INDIANA AVE.
SHEBOYGAN, WI 53081

OWNER
GENERAL CAPITAL GROUP
6938 N. SANTA MONICA BLVD.
FOX POINT, WI 53217

PROJECT NUMBER 213331.00

ISSUED FOR:

CD PERMIT SET	2023-02-15

REVISION FOR:

NO.	DESCRIPTION	DATE

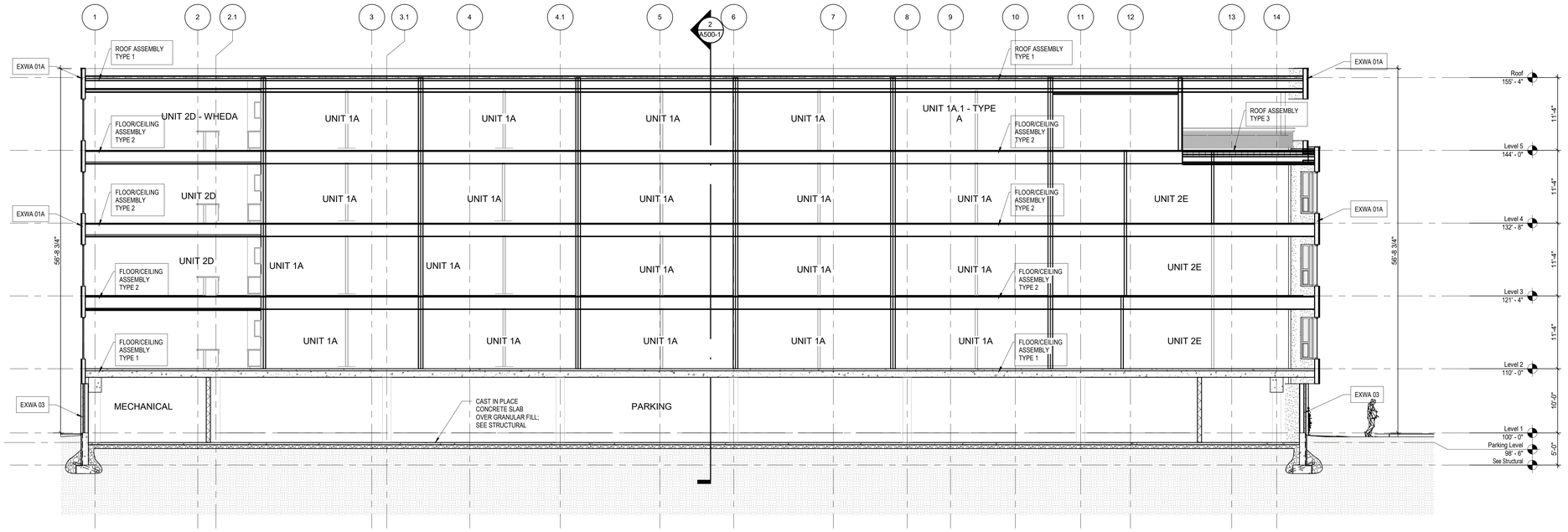
DRAWN BY	Author
CHECKED BY	Checker

WINDOW TYPES & STOREFRONTS

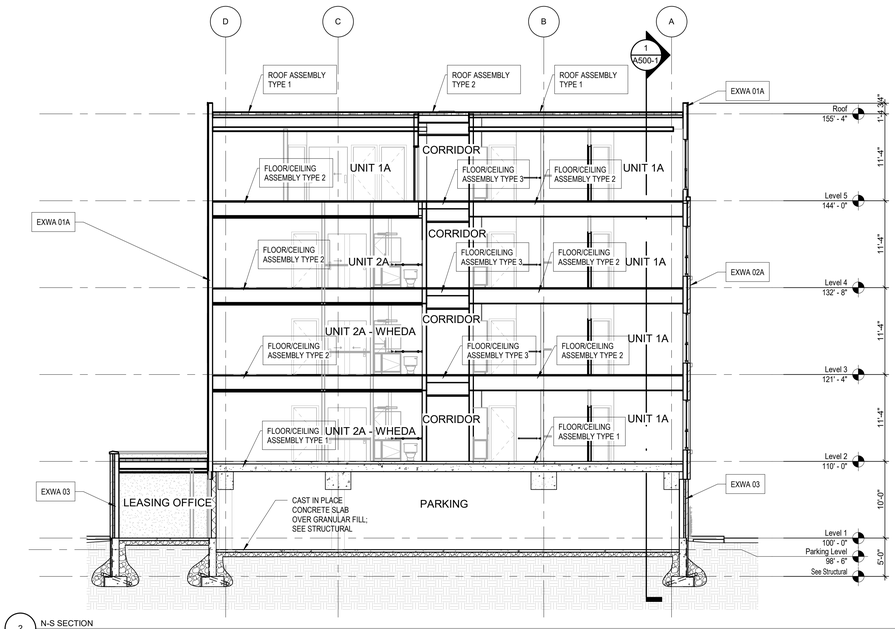
A403-1

GENERAL NOTES - BUILDING SECTIONS

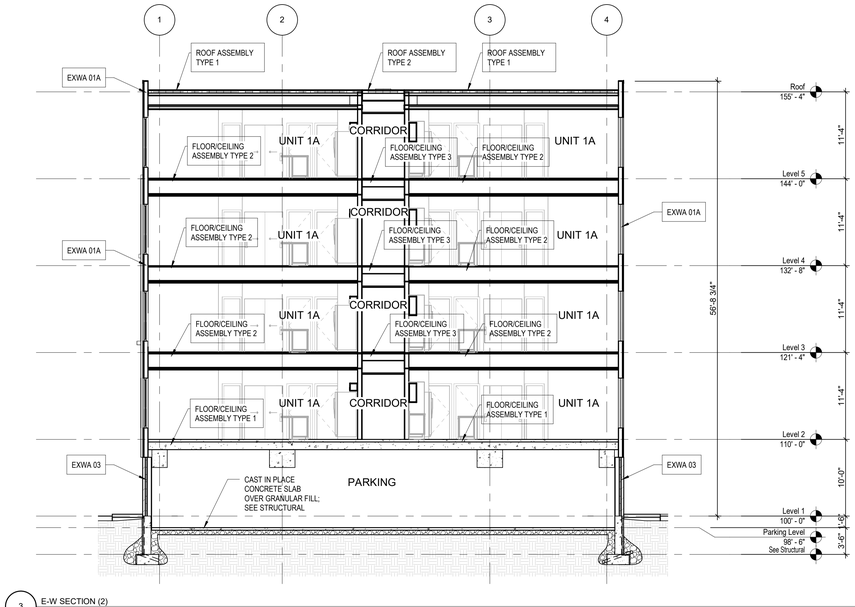
1. SENIOR HOUSING APARTMENTS: 588.00' CIVIL = 100'-0" ARCHITECTURAL
2. SEE SHEET A601-1 FOR FLOOR/CEILING & ROOF ASSEMBLIES.



1 E-W SECTION
SCALE: 1/8" = 1'-0"



2 N-S SECTION
SCALE: 1/8" = 1'-0"



3 E-W SECTION (2)
SCALE: 1/8" = 1'-0"

Engberg Anderson ARCHITECTS

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CHECKED BY	Checker

BUILDING SECTIONS - SENIOR HOUSING APTS.

A500-1