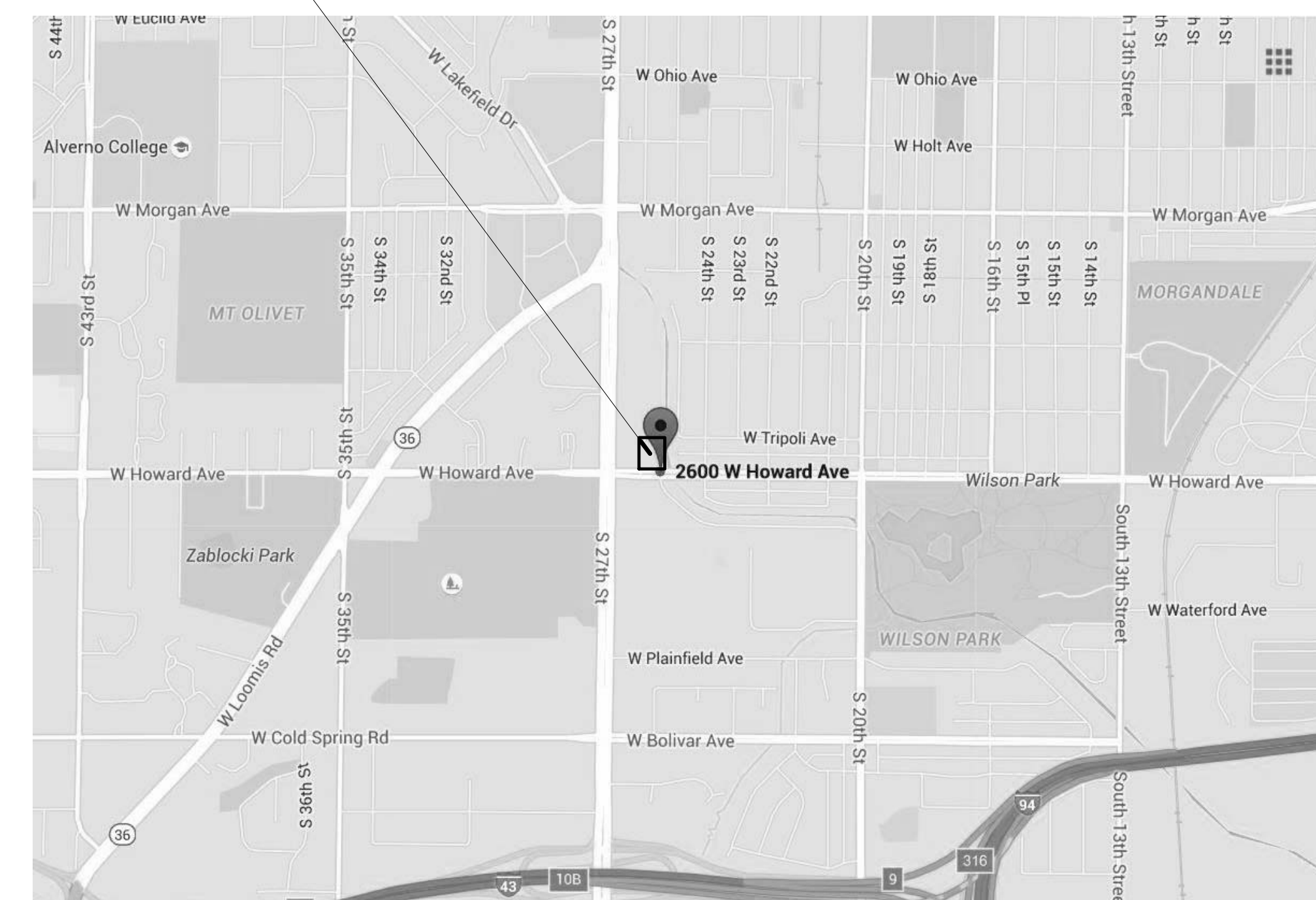


Fresenius Medical Care

Midwest South JV
 2600 West Howard Avenue
 Milwaukee, Wisconsin 53215



Project Location



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- C100 Demolition Plan
- C200 Dimensioned Site Plan
- C300 Grading & Erosion Control Plan
- C400 Utility Plan
- C500 Erosion Control Details
- C501 Site Details
- C600 Specifications

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- S0-3 General Foundation Details
- S0-5 General Roof Deck Details
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- S2-1 Roof Framing Plan
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- P2-0 Foundation Plan - Plumbing
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Sheet Index - Fire Protection

- FP0-0 Symbols, Abbreviations and Sheet Index - Fire Protection
- FP2-1 Floor Plan - Fire Protection

brubaker architects

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 Phone: 847.256.2500

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 60091-2687
 847.256.2500

No.	Date	Revision
1	07.18.2016	Issue for Permit
2	08.15.2016	Plan Commission

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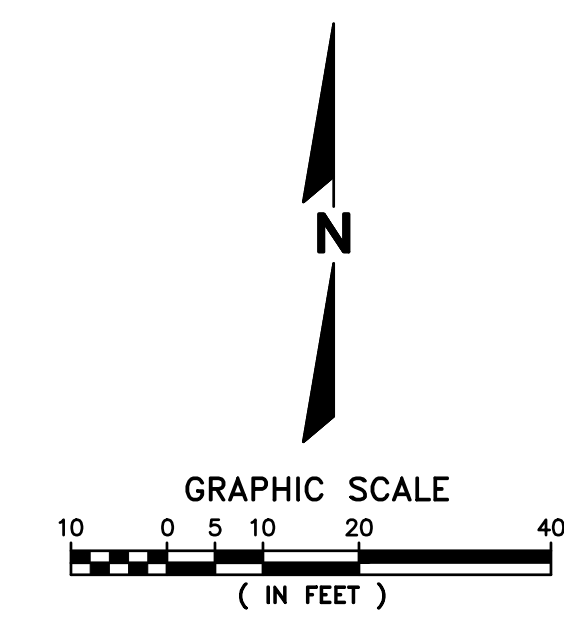
Date: 07.18.16
 Project Number: FMC 001

Issue for Bid and Permit

07.18.16

Cover

A0-0



LEGEND

- PROPOSED PROPERTY LINE
- ○ ○ ○ PROPOSED SITE LIGHTING (DESIGNED BY OTHERS, FOR REFERENCE ONLY)
- ▨ HEAVY-DUTY CONCRETE PAVEMENT
- ▨ CONCRETE SIDEWALK
- ▨ HEAVY-DUTY ASPHALT PAVEMENT
- ▨ LIGHT-DUTY ASPHALT PAVEMENT
- ▨ GRAVEL MULCH
- PROPOSED 18" REJECT CURB & GUTTER (AS SHOWN ON SITE PLAN)
- PROPOSED 18" STANDARD CURB & GUTTER (AS SHOWN ON SITE PLAN)
- ♿ PROPOSED ACCESSIBLE PAVEMENT MARKING
- ☐ VAN ACCESSIBLE STALL
- ☐ DOOR
- ▨ TRUNCATED DOMES (SEE DETAIL)

PARKING CALCULATIONS

STANDARD SPACES PROVIDED	30
ACCESSIBLE SPACES PROVIDED	4
TOTAL PARKING SPACES PROVIDED	34

SITE STATISTICS

GREEN SPACE	7,982 SF (18.2%)
IMPERVIOUS AREA	35,942 SF (81.8%)
TOTAL SITE AREA	43,924 SF
BUILDING	9,751 SF (22.2%)

GENERAL NOTES:

EXISTING TOPOGRAPHY OBTAINED BY RA SMITH NATIONAL, DATED JUNE 16, 2015.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF MILWAUKEE EROSION CONTROL ORDINANCE AND STATE OF WISCONSIN TECHNICAL STANDARDS.

ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB, ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.

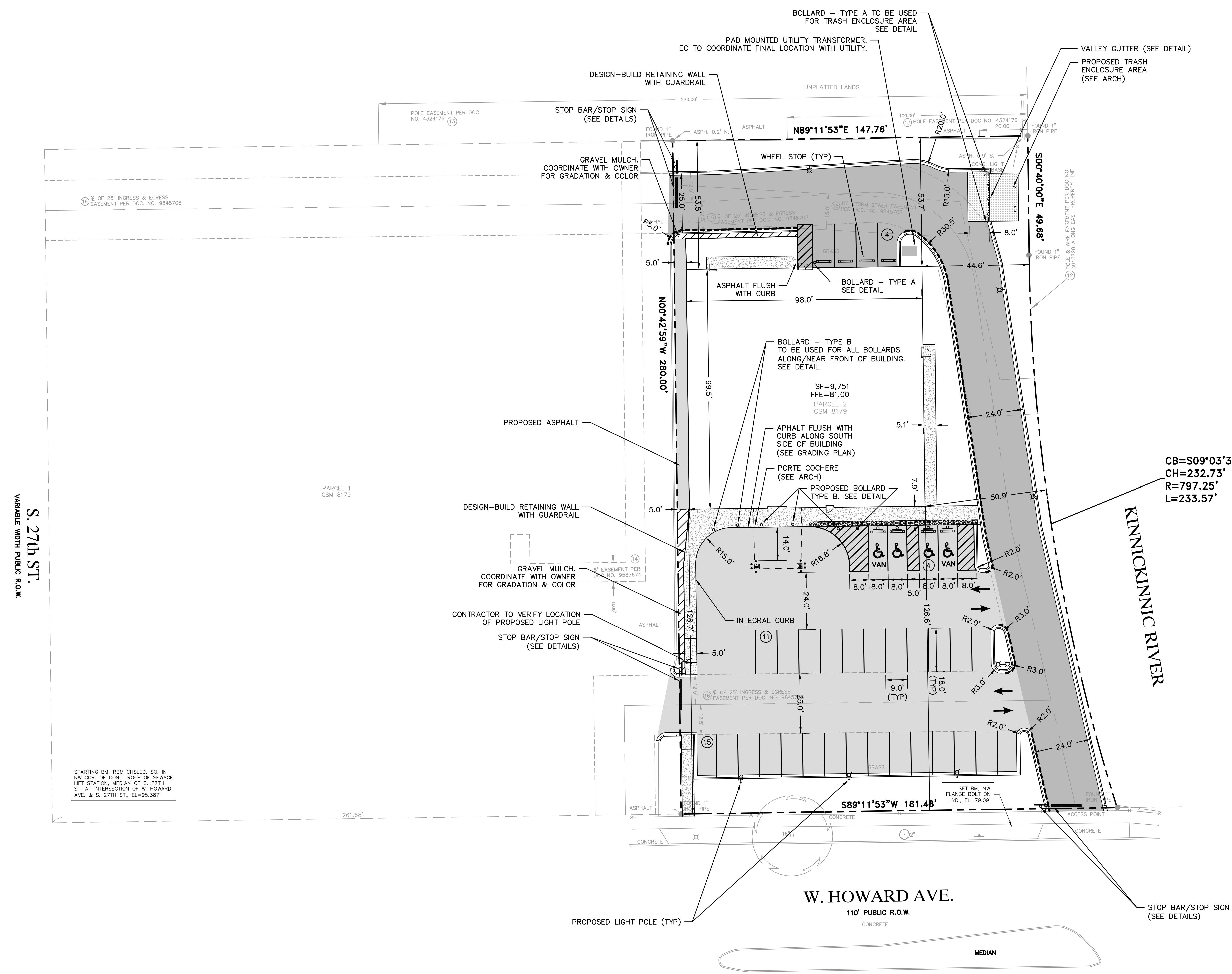
BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.

ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF MILWAUKEE EROSION CONTROL ORDINANCE, THE WISCONSIN DNR STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, WMR PERMIT CONDITIONS, AND THESE DOCUMENTS, THE MOST STRINGENT TO APPLY.

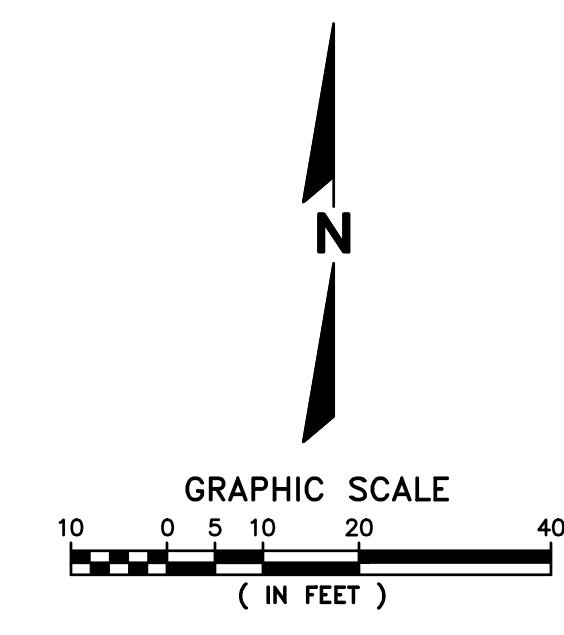
R.A. SMITH NATIONAL ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.



R.A. Smith National
Beyond Surveying and Engineering
www.ra-smithnational.com

DIALYSIS CENTER-2600 W. HOWARD AVE.
CITY OF MILWAUKEE, WI
DIMENSIONED SITE PLAN

© COPYRIGHT 2016 R.A. Smith National, Inc.
DATE: 07/18/16
SCALE: 1" = 20'
PROJECT NUMBER: 3150418
PROJECT MANAGER: WALTER J. LAUTNER, P.E.
DESIGNED BY: KEN
CHECKED BY: WJL
SHEET NUMBER C200



LEGEND

- 869 — PROPOSED 1-FOOT GRADE CONTOUR
- 870 — PROPOSED 5-FOOT GRADE CONTOUR
- 877.70 ± — PROPOSED SPOT GRADE
- (877.70) ± — PROPOSED TOP OF CURB
- 867.70 ± — PROPOSED BOTTOM OF WALL GRADE
- 79.00 ± — INDICATES EXISTING CONTOUR ELEVATION
- × 78.55 — INDICATES EXISTING SPOT ELEVATION
- ⊗ PROPOSED INLET PROTECTION
- PROPOSED SILT FENCE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED STONE TRACKING PAD
- EROSION CONTROL BLANKET (WSDOT CLASS II TYPE B OR C - SEE DETAIL)
- PROPOSED RIPRAP

ANTICIPATED LIMITS OF DISTURBANCE
0.98 AC. (42,593 S.F.)

GRADING NOTES

1. PARKING IN HANDICAP PARKING STALLS SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
2. ALL SIDEWALKS TO BE SLOPED AT LESS THAN 5.0% AND NO MORE THAN 2.0% CROSS SLOPE.

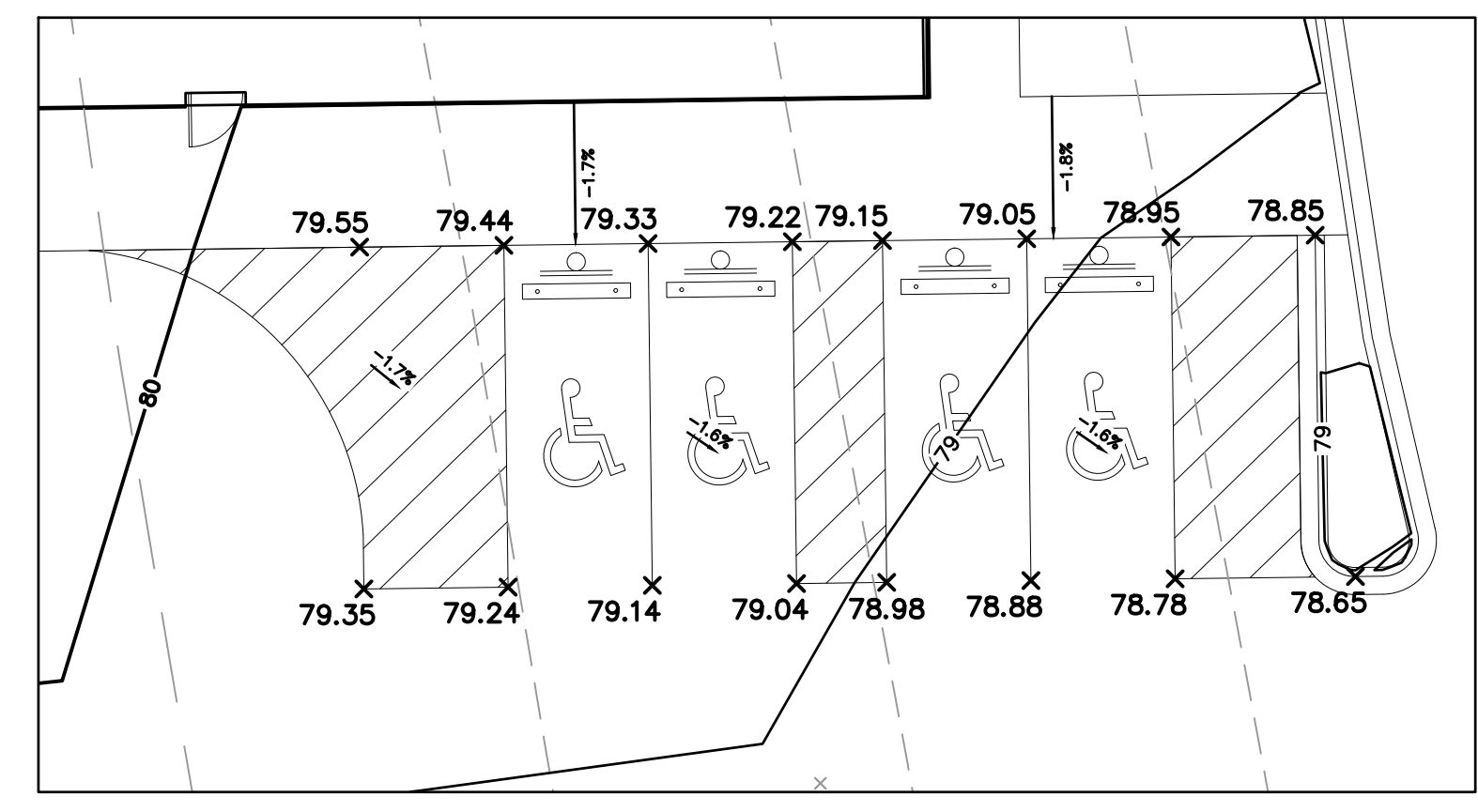
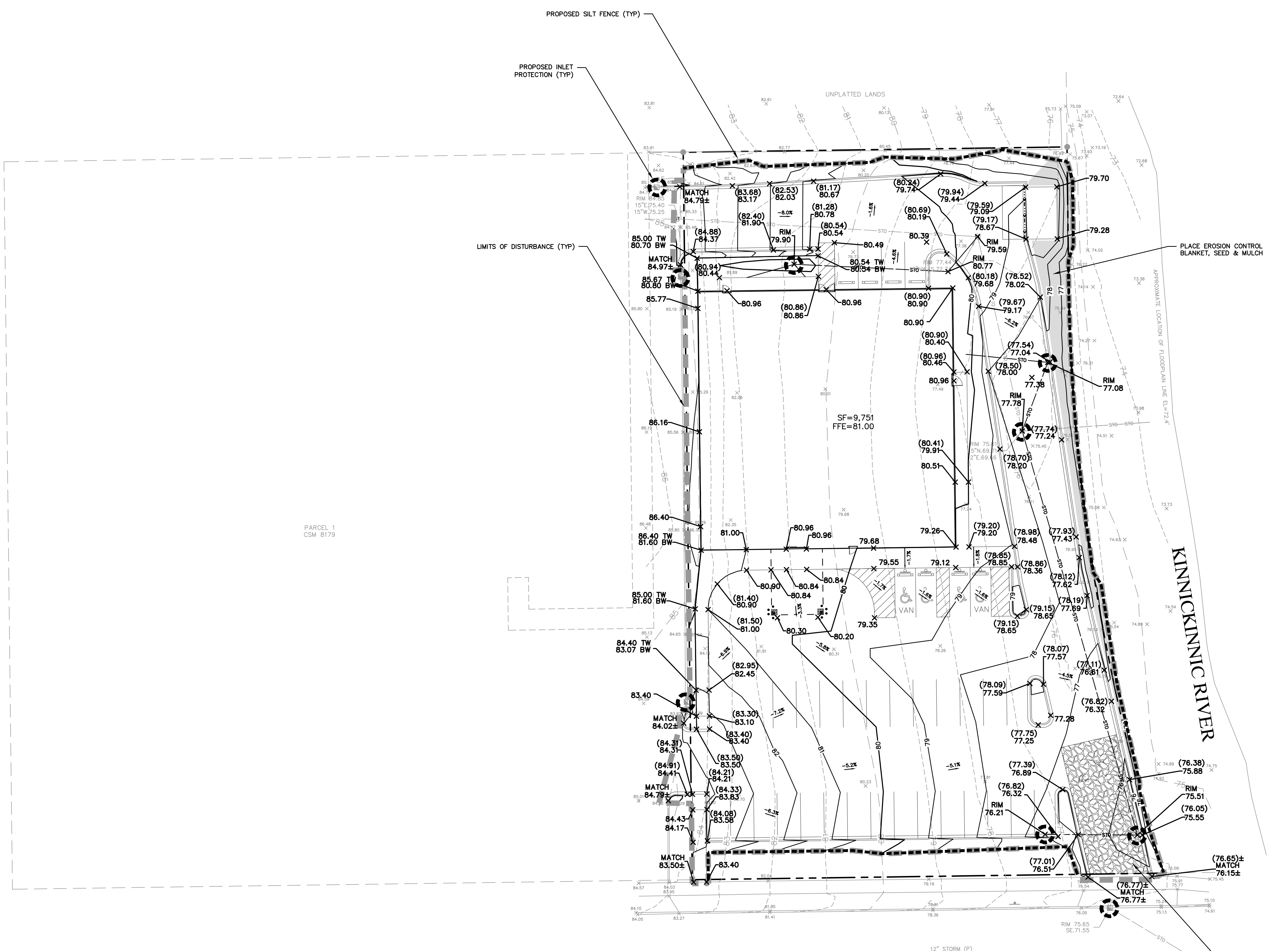
CONSTRUCTION SEQUENCE

1. CONSTRUCTION IS ANTICIPATED TO BEGIN IN THE FALL OF 2016 AND TO BE COMPLETED BY THE SPRING OF 2017.
2. THE SITE IS A CURRENT GRASS LOT ADJACENT TO A CVS PHARMACY STORE. PREVIOUS USE OF THE SITE WAS A CAR DEALERSHIP THAT WAS DEMOLISHED IN 2008.
3. INSTALL INLET PROTECTION ALONG W. HOWARD AVE. AS INDICATED ON PLANS.
4. INSTALL STONE TRACKING PAD AS INDICATED ON PLANS.
5. CLEAR AND STRIP AREAS NECESSARY TO INSTALL SILT FENCE AS INDICATED ON THE PLANS.
6. INSTALL SILT FENCE AS INDICATED ON PLANS.
7. STRIP TOPSOIL AND GRADE SITE IN INCREMENTS APPROPRIATE TO WORK WHILE MAINTAINING EROSION CONTROL IN CONFORMANCE WITH LOCAL AND STATE GUIDELINES.
8. CONTINUE SITE, BUILDING CONSTRUCTION, UTILITY INSTALLATION AND PAVING.
9. INSTALL INLET PROTECTION ON STORM INLETS WHEN THEY ARE INSTALLED.
10. WHEN THE ENTIRE SITE HAS ESTABLISHED VEGETATION AND IS NO LONGER SUSCEPTIBLE TO EROSION: REMOVE INLET PROTECTION, SILT FENCE AND ALL OTHER TEMPORARY EROSION CONTROL BMPs.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF MILWAUKEE EROSION CONTROL ORDINANCE, THE WISCONSIN DNR STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, WSDOT PERMIT CONDITIONS, AND THESE DOCUMENTS; THE MOST STRINGENT TO APPLY.

R.A. SMITH NATIONAL ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.



DESCRIPTION

DATE

R.A. Smith National
Beyond Surveying
and Engineering
www.rasmithnational.com

DIALYSIS CENTER-2600 W. HOWARD AVE.
CITY OF MILWAUKEE, WI

GRADING
& EROSION CONTROL PLAN

© COPYRIGHT 2016
R.A. Smith National, Inc.

DATE: 07/18/16

SCALE: 1" = 20'

JOB NO. 3150418

PROJECT MANAGER:
WALTER J. LAUTNER, P.E.

DESIGNED BY: KEN

CHECKED BY: WJL

SHEET NUMBER

C300

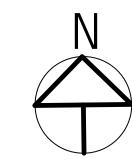
S. 27th ST.
VARIABLE WIDTH PUBLIC R.O.W.

PARCEL 1
CSM 8179

W. HOWARD AVE.
110' PUBLIC R.O.W.

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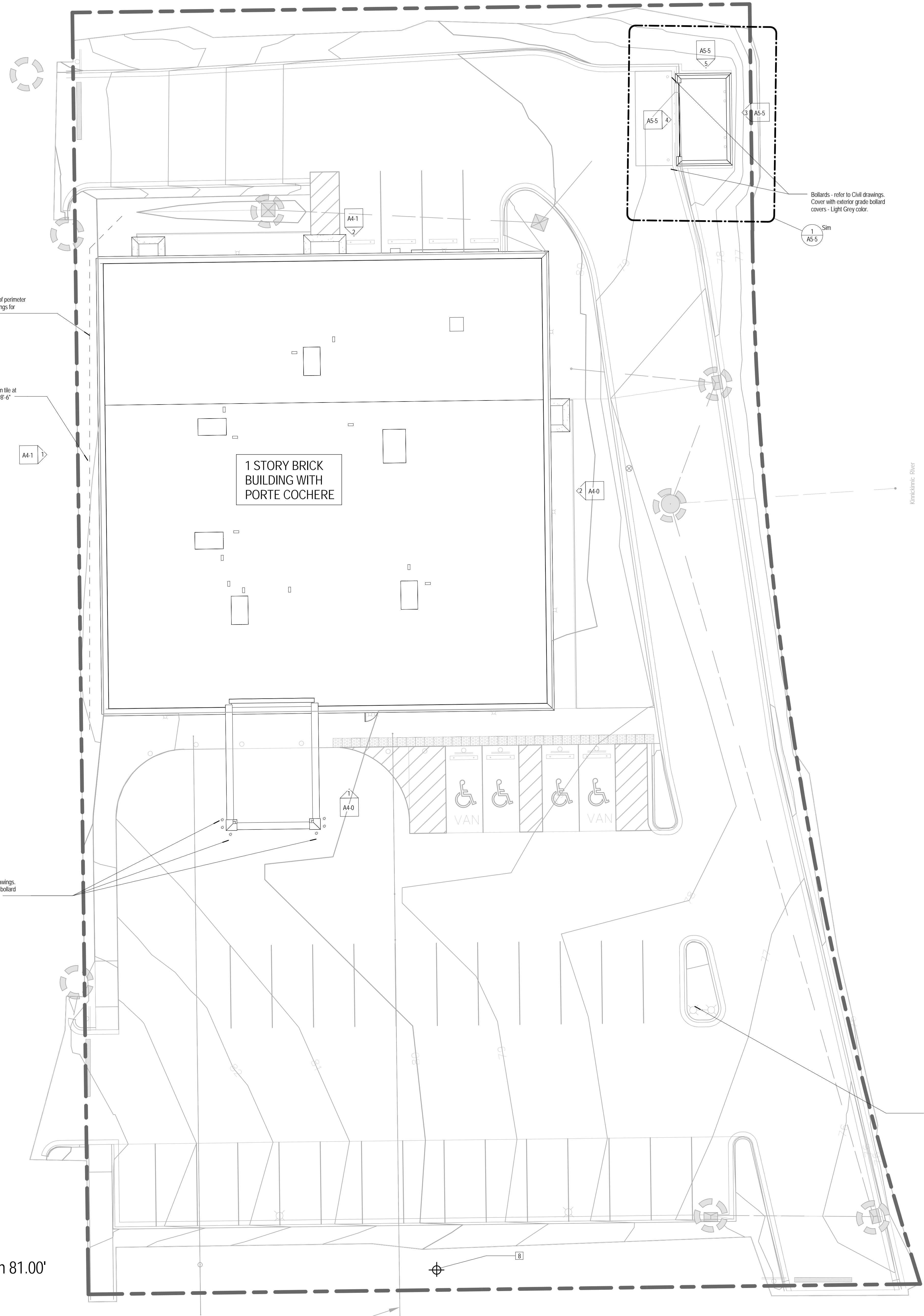
100'-0" = Elevation 81.00'



Dashed line indicates approximate path of perimeter foundation drain tile. Refer to Civil drawings for connection to main at approx. 98'-0".

Foundation drain tile at approximately 98'-0".

Bollards - refer to Civil drawings. Cover with exterior grade bollard covers - Light Gray color.



KEYNOTES	
NUMBER	NOTE
1	RTU - Refer to Mechanical Drawings for location of Roof Top Units on pre-fabricated curbs.
2	Roof Drain - Refer to Plumbing Drawings for location of Roof drains.
3	Center of in-floor scale. Depression in slab - refer to Structural drawings. G.C. to coordinate with Tenant Drawings and scale manufacturer for size and slab pour.
4	Paint any exposed gas piping with (2) coats rust resistant paint, color listed. Color to be selected by Architect from manufacturer's standard colors.
5	Refer to Interior Architecture (TI) drawings for mounting heights of fire extinguisher, rail sign and wall outlets.
6	Refer to Civil Drawings for bollard details. Paint exterior grade or bollard cover (color light gray) to match decorative bollard cover.
7	Emergency water pass-through. Refer to Plumbing Drawings. G.C. to coordinate opening in masonry wall.
8	Location of future monument sign - coordinate with Electrical and Civil drawings for conduit slab.
9	Locate interior vestibule door remote release in Reception. Coordinate with Electrical drawings.
10	Wall plate key switch for Door 01C. Coordinate with Electrical and TI architect for mounting height.
11	Wall plate key switch for Door 01B. Coordinate with Electrical and TI architect for mounting height.
12	Wall plate key switch for Door 01A. Coordinate with Electrical.
13	Mail drop box with interior collection box. Refer to elevation for height. G.C. to coordinate rough opening through masonry wall.
14	Roof access hatch and ladder. G.C. to coordinate opening.
15	Thermally broken roof access hatch. Integral curb, flash and secure to roof.
16	Wall mounted Fire Extinguisher.
17	Seal penetrations in 1 HR rated walls. Walls to extend to deck with UL rated 1 HR Head of Wall Joint.
18	Build portion of wall to roof, to provide attachment for roof access hatch ladder. Future interior wall to be placed on other side. Prime wall for paint.
19	Install framing full height at these locations with (1) side opp. bd. for mounting of electrical panels, and fire alarm control panel. Prime for paint. All other walls to be finished by TI.

brubaker architects

1200 Central Ave
Wilmette, Illinois
Phone: 847.256.2500

No.	Date	Revision
1	07.18.2016	Issue for Permit
2	08.15.2016	Plan Commission
3		TBD

Fresenius Medical Care

Midwest South JV
2600 West Howard Avenue
Milwaukee, Wisconsin 53215

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Ring & DuChateau
HVAC, Fire Protection, Electrical and Plumbing

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Brookfield, Wisconsin 53045
Phone: 414.778.1700
Fax: 414.778.2360

Project Start Date: 07.18.16
Project Number: FMC 001

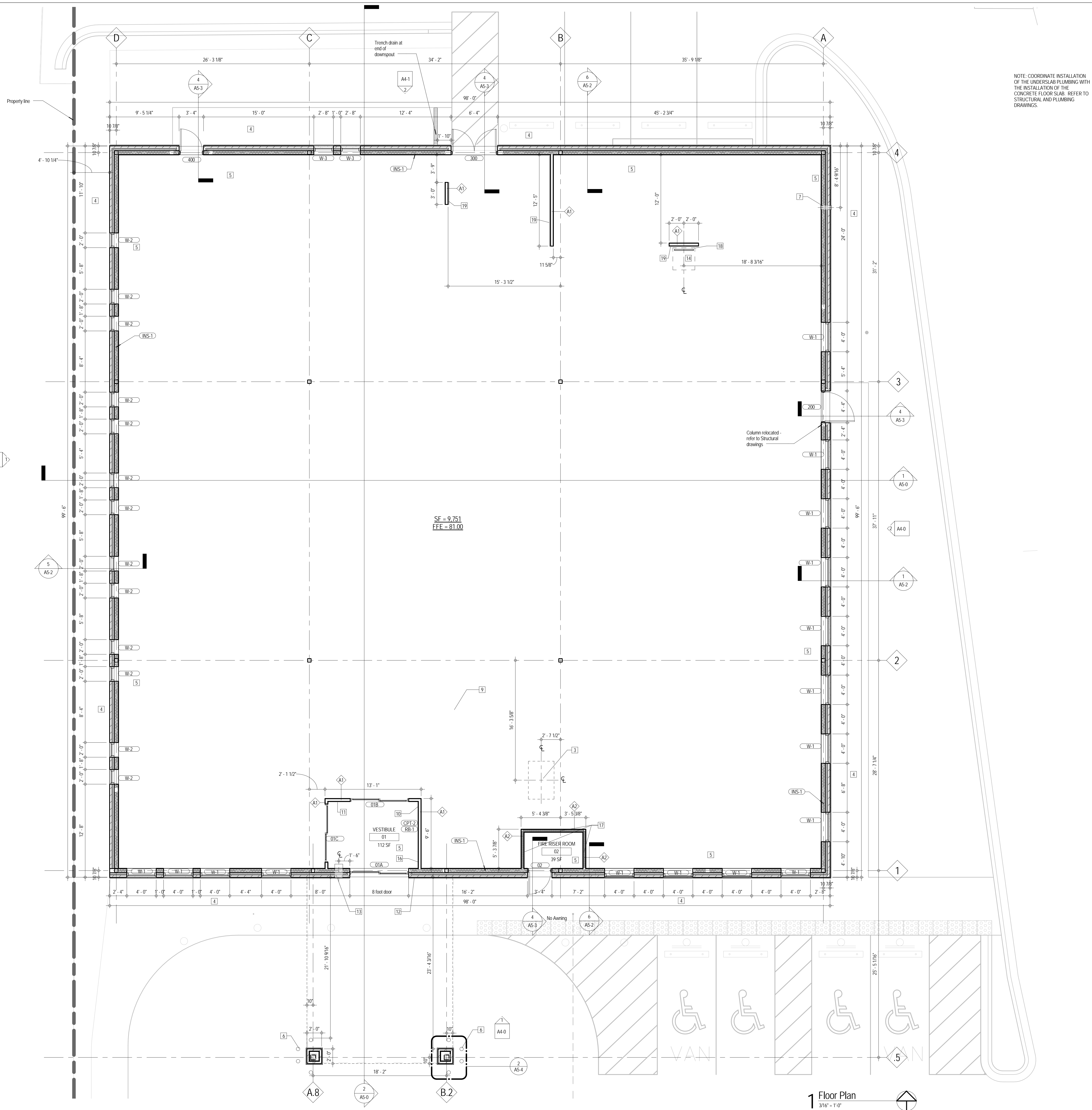
Site Plan

A1-0

1 Site Plan
3/32" = 1'-0"

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GENERAL PLAN NOTES

1. Wall construction to be (A1) unless otherwise noted. Refer to sheet A8-1 for partition types.
2. Dimensions are to the finish face of the partition refer to sheet A8-1 for actual dimensions.
3. Field verify all field dimensions prior to proceeding w/ fabrication or construction. Notify architect of discrepancies.
4. Refer to life safety plan for all fire and smoke rated partition locations and types. Notify architect of any discrepancies between the life safety plan and the floor plan. Remove, relocate or replace any objects impeding the rating of walls and floors as to achieve its proper rating and construction.
5. Provide blocking at walls where required for wall hung equipment, millwork, furniture, etc. Refer to all plans and elevations for locations.
6. Refer to room finish schedule for finish information unless noted otherwise.
7. Provide moisture resistant gyp. Bd. At plumbing walls, cementitious board at all shower walls full height.
8. Refer to equipment plan for additional information.

PLAN KEY NOTES

KEYNOTES	
NUMBER	NOTE
1	RTU - Refer to Mechanical Drawings for location of Roof Top Units on pre-fabricated curbs.
2	Roof Drain - Refer to Plumbing Drawings for location of Roof drains.
3	Center of in floor scale - Depression in slab - refer to Structural drawings. GC to coordinate with Tenant Drawings and scale manufacturer for size and slab pour.
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1200 Central Ave
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847.256.2500

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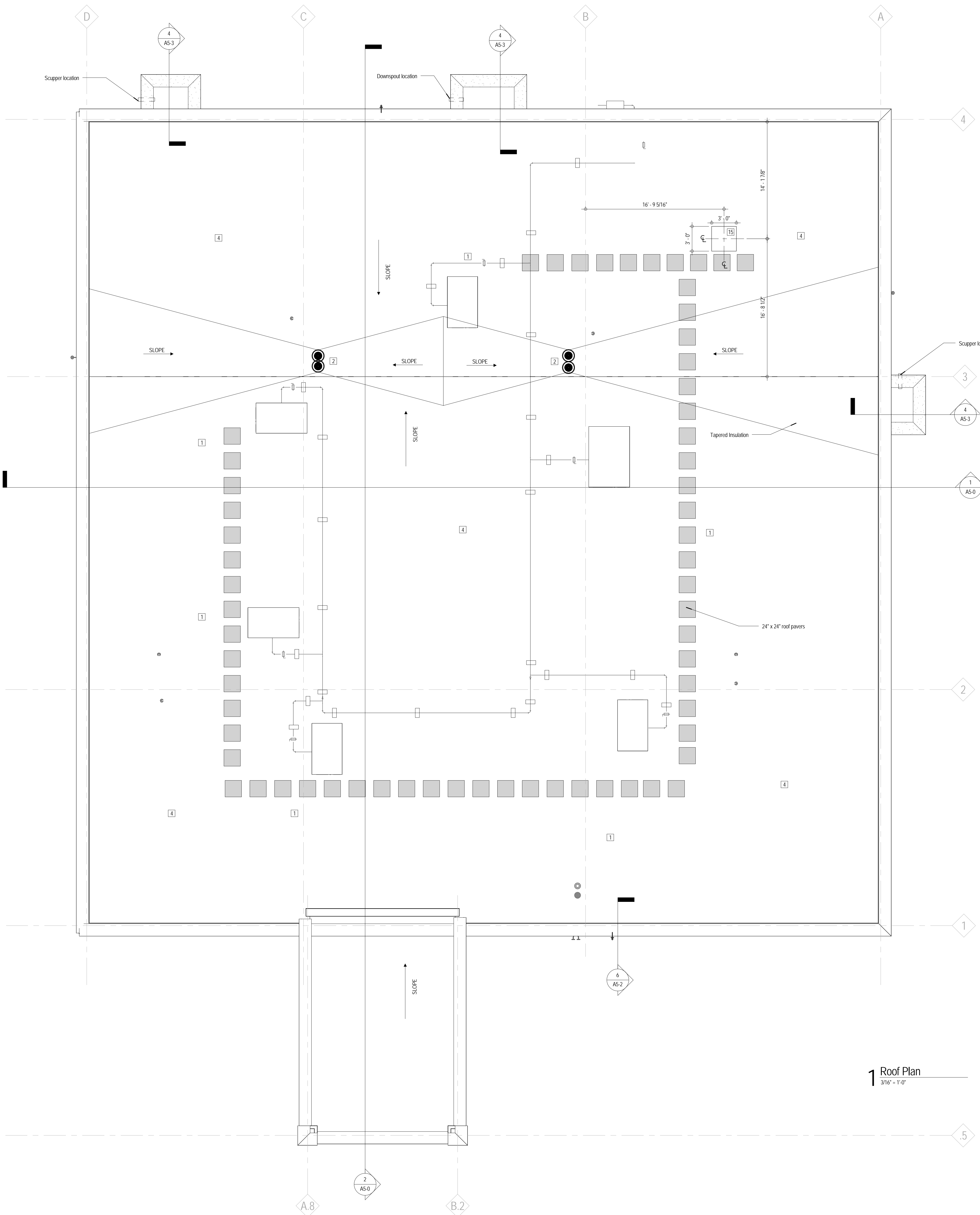
Project Start Date: 07.18.16
Project Number: FMC 001

Floor Plan

A2-0

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GENERAL PLAN NOTES

1. Wall construction to be (A) unless otherwise noted. Refer to sheet AB-1 for partition types.
2. Dimensions are to the finish face of the partition refer to sheet AB-1 for actual dimensions.
3. Field verify all field dimensions prior to proceeding w/ fabrication or construction. Notify architect of discrepancies.
4. Refer to life safety plan for all fire and smoke rated partition locations and types. Notify architect of any discrepancies between the life safety plan and the floor plan. Remove, relocate or replace any objects impeding the rating of walls and floors as to achieve its proper rating and construction.
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6. Refer to room finish schedule for finish information unless noted otherwise.
7. Provide moisture resistant gyp. Bd. At plumbing walls, cementitious board at all shower walls full height.
8. Refer to equipment plan for additional information.

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4	Paint any exposed gas piping with (2) coats rust resistant paint, color limited. Color to be selected by Architect from manufacturer's standard colors.
5	Refer to Interior Architecture (TI) drawings for mounting heights of fire extinguisher, exit sign and wall wails.
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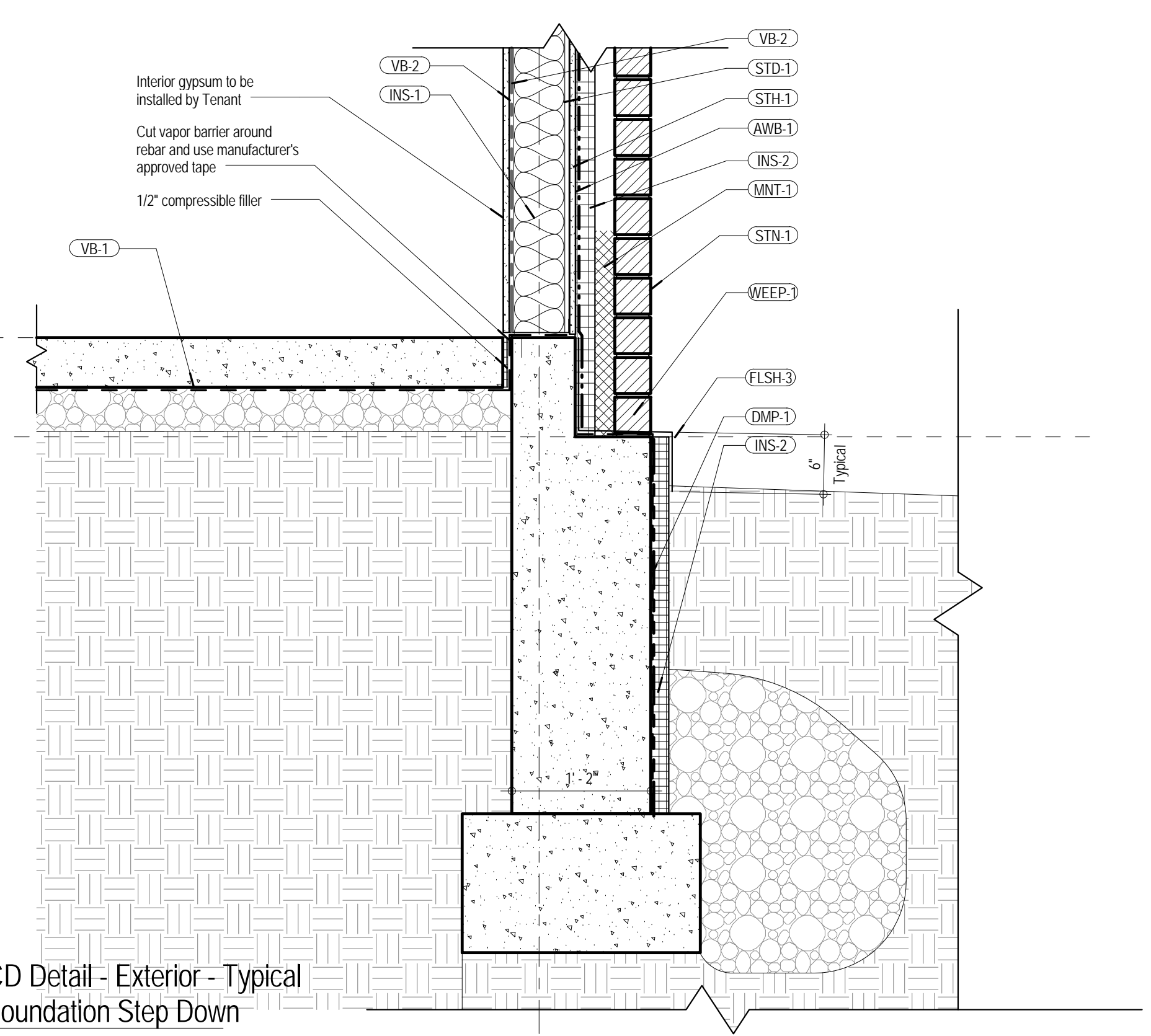
Roof Plan

A2-1

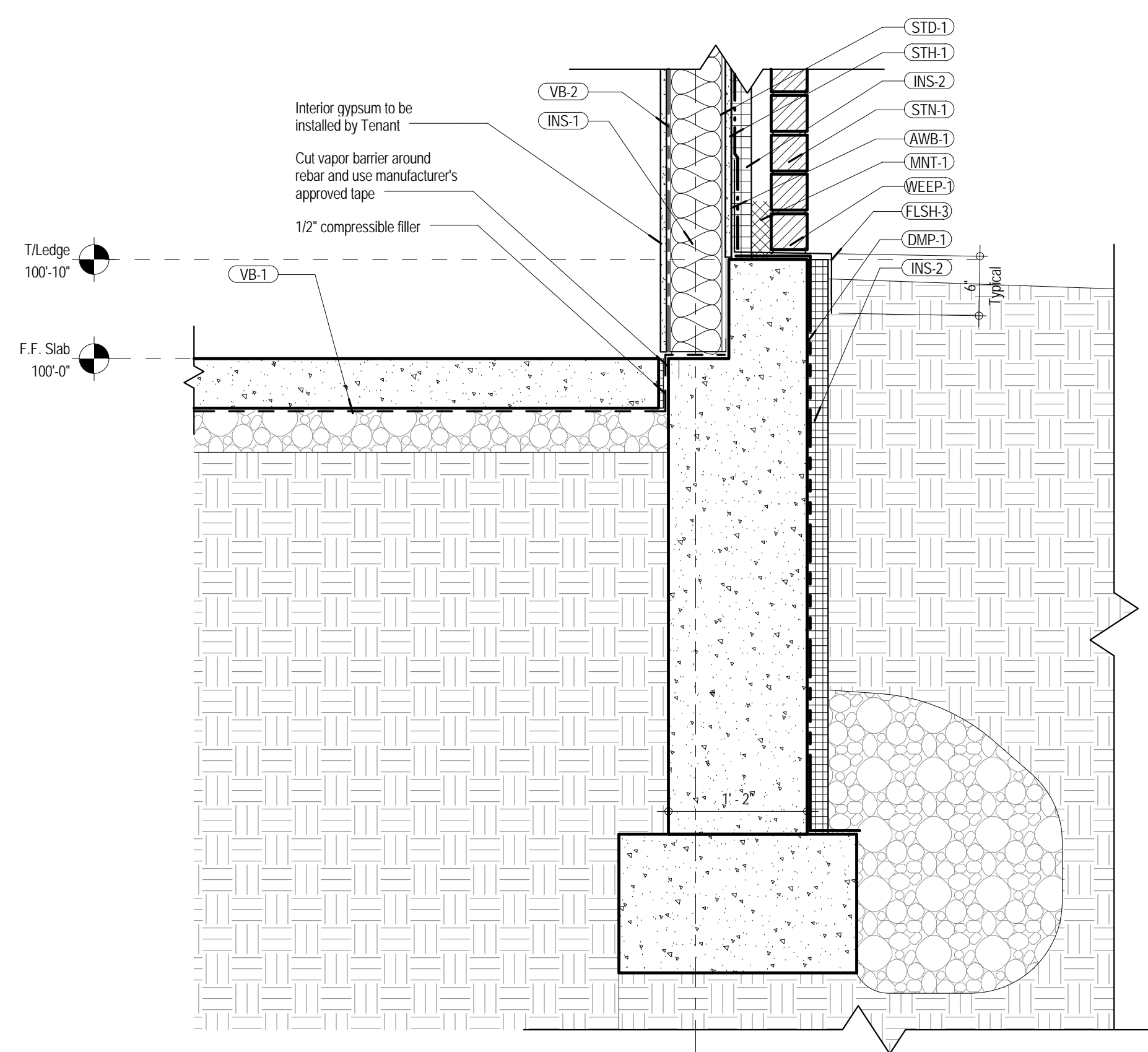
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4 CD Detail - Exterior - Typical Foundation Step Down
1" = 1'-0"



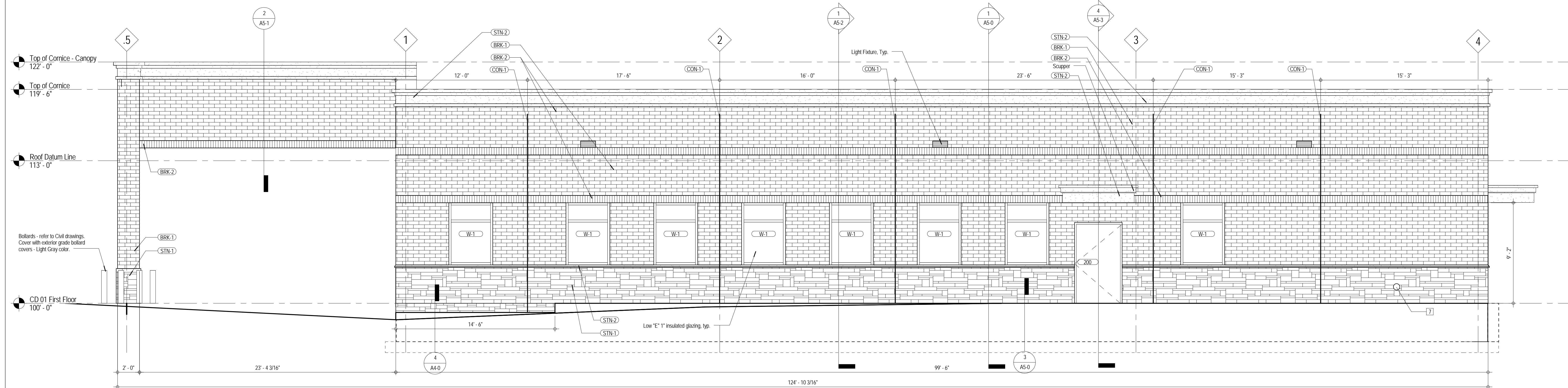
3 CD Detail - Exterior - Typical Foundation Step Up
1" = 1'-0"



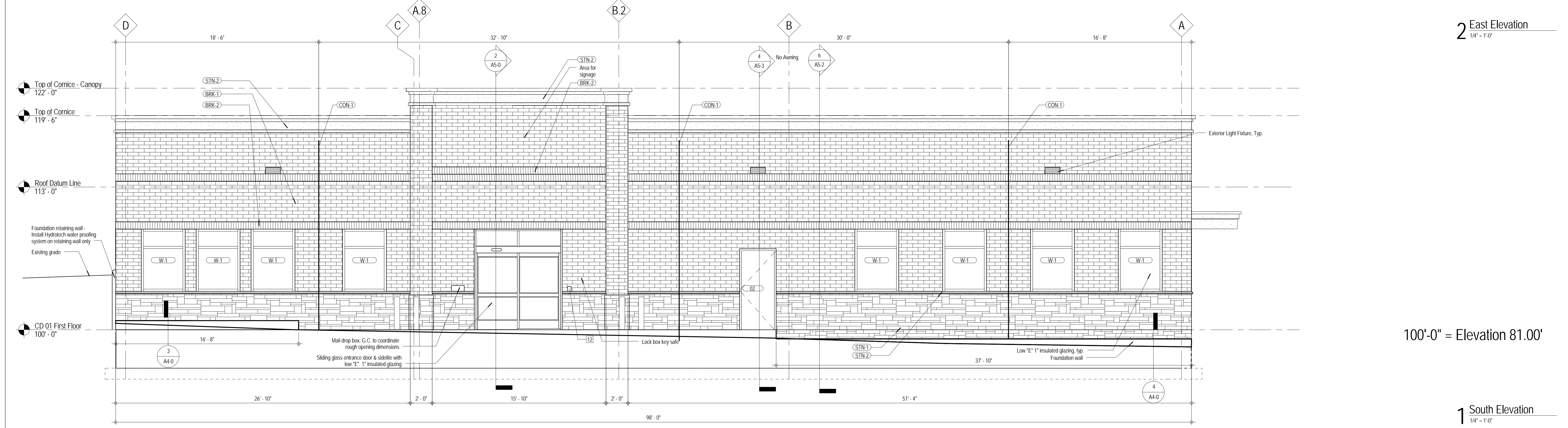
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FINISH KEY - EXTERIOR	
MARK	DESCRIPTION
DOOR FRAMES - EXTERIOR	
PF-1	PAINT - Exterior Frames
EXTERIOR	
AWB-1	AIR & WATER BARRIER - all exterior walls above grade
AWB-2	AIR & WATER BARRIER - MM 6125 - West exterior wall - below grade only
BRK-1	CONCRETE BRICK - 1/2 Running Bond - 3 5/8" x 3 5/8" x 11 5/8"
BRK-2	CONCRETE BRICK - Soldier Course - 7 5/8"
BRK-3	Adjustable Thermal Wall Tie
CMU-1	CMU - 8" x 8" x 16"
DMP-1	Damp Proofing - South, East & North exterior walls below grade
DOOR-1	Auto Sliding Door
FLSH-1	Stainless Steel Flashing/Termite shield 22 GA.
FLSH-2	FLEX-FLASH F
FLSH-3	PAINTED ALUMINUM FLASHING - heavy duty, UV resistant
FLSH-4	FLASHING - Peel and Stick
GL-2	GLASS
INS-1	FIBER GLASS BATT INSULATION, MN, R-18
INS-2	MINERAL WOOL INSULATION - RIGID 2" - STAGGER JOINTS - ATTACH TO SHEATHING WITH SCREWS AND INSULATION WASHERS
INS-3	MINERAL WOOL INSULATION - RIGID 1 1/2" - STAGGER JOINTS - ATTACH TO SHEATHING WITH SCREWS AND INSULATION WASHERS
INS-4	THERMAFLO OR STYROFOAM INSULATION
INS-5	ROOFING INSULATION - 6" of Polyiso R-5 minimum - Mechanically Attached
MAN-1	18 GA GALV. METAL ANGLE
MNT-1	MORTAR NET
PLY-1	1/2" PLYWOOD SHEATHING

FINISH KEY - EXTERIOR	
MARK	DESCRIPTION
PLY-2	5/8" PLYWOOD SHEATHING
PLY-3	3/4" Pressure Treated Plywood
PROT-1	HYDRO-FLEX 30 OR OTHER APPROVED PROTECTION
RF-1	TPO ROOFING MEMBRANE (White), FULLY ADHERED
STD-1	METAL STUDS 9" 18 GA
STD-2	METAL STUDS
STD-3	METAL STUDS 1 1/2" 20 GA
STD-4	METAL STUDS 3 5/8"
STD-5	7/8" Hat Channel
STH-1	1/2" EXTERIOR SHEATHING
STH-2	1/2" DENS DECK BOARD - Mechanically Attached, Primed
STN-1	CAST STONE - Ashlar Pattern
STN-2	CAST STONE - Corner, Canopy & Sill
STN-3	CAST STONE - SIL 10
STN-4	CAST STONE - BND 30F
STN-5	CAST STONE - CUSTOM
STN-7	CAST STONE - SIL 10-45R
STN-8	CAST STONE - BND 40F
STN-9	CAST STONE - COP 14
STN-10	CAST STONE
STN-11	CAST STONE - CUSTOM
STN-12	CAST STONE - SIL 20
STU-1	EXTERIOR STUCCO SYSTEM
VB-1	VAPOR BARRIER
VB-2	Semi-Permeable Vapor Barrier
WEEP-1	WEEP
WIN-1	WINDOW FRAME
WWF-1	WELDED WIRE FABRIC



2 East Elevation
1/4" = 1'-0"



1 South Elevation
1/4" = 1'-0"

100'-0" = Elevation 81.00'

brubaker architects

1200 Central Ave
Wilmette, Illinois
Phone: 847.256.2500

No.	Date	Revision
1	07.18.2016	Issue for Permit
2	08.15.2016	Plan Commission

Fresenius Medical Care

Midwest South JV
2600 West Howard Avenue
Milwaukee, Wisconsin 53215

R.A. Smith National, Inc.
Civil Engineers

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Project Start Date: 07.18.16
Project Number: FMC 001

Exterior Elevations - South & East

A4-0

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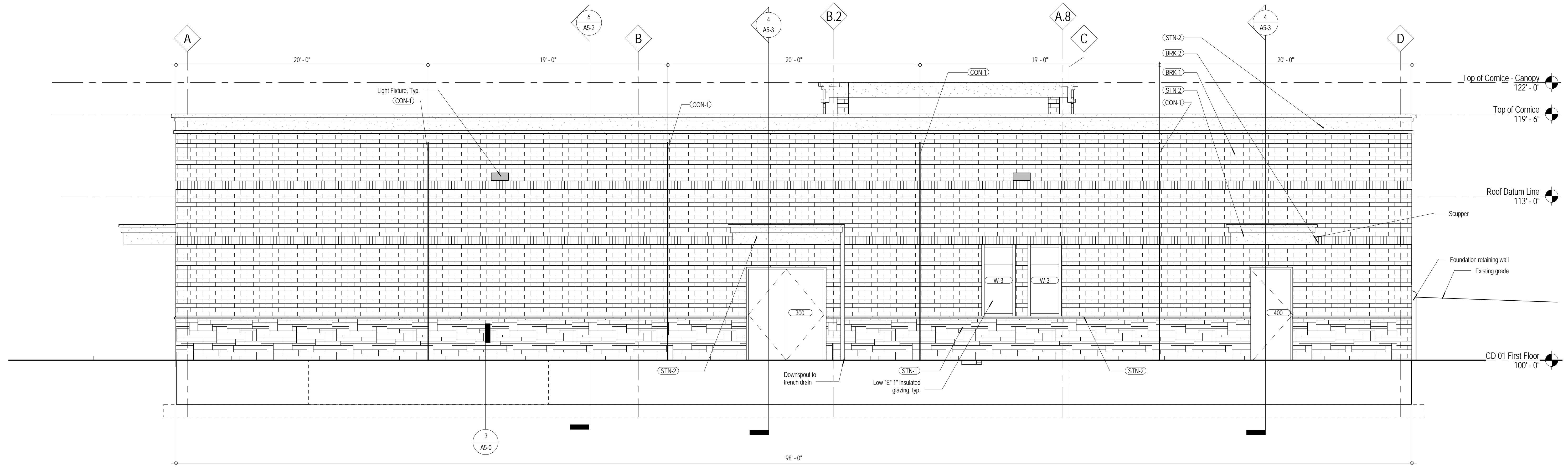
Project Start Date: 07.18.16
Project Number: FMC 001

Exterior Elevations - West & North

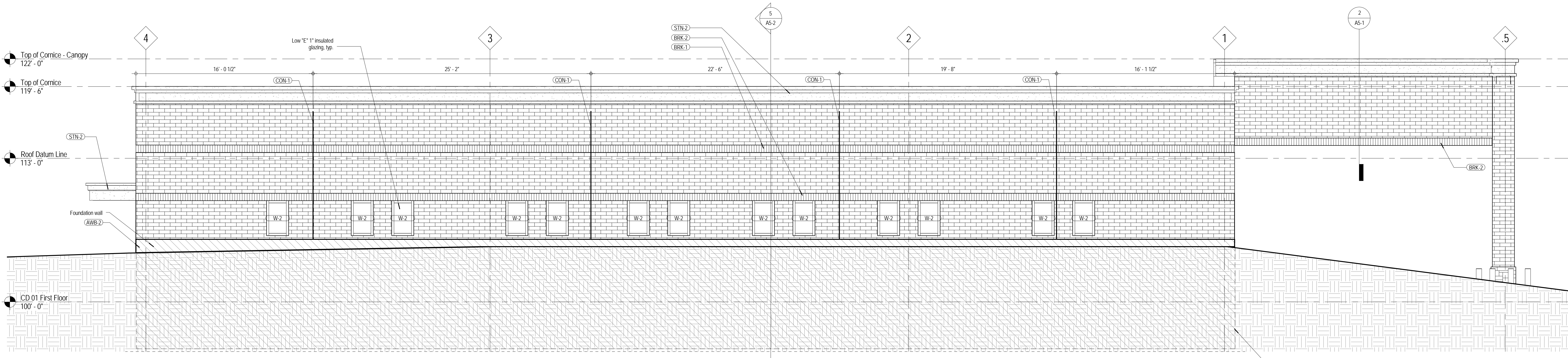
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FINISH KEY - EXTERIOR	
MARK	DESCRIPTION
DOOR FRAMES - EXTERIOR	
PF-1	PAINT - Exterior Frames
EXTERIOR	
AWB-1	AIR & WATER BARRIER - all exterior walls above grade
AWB-2	AIR & WATER BARRIER - IM-6125 - West exterior wall - below grade only
BRK-1	CONCRETE BRICK - 1/3 Running Bond - 3 5/8" x 3 5/8" x 11 5/8"
BRK-2	CONCRETE BRICK - Stagger Course - 7 5/8"
BRK-3	Adjustable Thermal Wall Tie
CML-1	CMU - 8" x 8" x 16"
DMP-1	Damp Proofing - South, East & North exterior walls below grade
DOOR-1	Auto Sliding Door
FLSH-1	Stainless Steel Flashing/Ferrule shield 22 GA.
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GL-2	GLASS
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INS-5	ROOFING INSULATION - 6" of Polysio R-5 minimum - Mechanically Attached
MAN-1	18 GA. GALV. METAL ANGLE
MNT-1	MORTAR NET
PLY-1	1/2" PLYWOOD SHEATHING

FINISH KEY - EXTERIOR	
MARK	DESCRIPTION
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PLY-3	3/4" Pressure Treated Plywood
PROT-1	HYDROFLEX 30 OR OTHER APPROVED PROTECTION
RP-1	TPO ROOFING MEMBRANE (White), FULLY ADHERED
STD-1	METAL STUDS 6" 18 GA
STD-2	METAL STUDS
STD-3	METAL STUDS 1 1/2" 20 GA
STD-4	METAL STUDS 3 5/8"
STD-5	7/8" Hat Channel
STH-1	1/2" EXTERIOR SHEATHING
STH-2	1/2" DENS DECK BOARD - Mechanically Attached, Primed
STN-1	CAST STONE - Ashlar Pattern
STN-2	CAST STONE - Cornice, Canopy & Sill
STN-3	CAST STONE - SIL 10
STN-4	CAST STONE - BND 30F
STN-5	CAST STONE - CUSTOM
STN-7	CAST STONE SIL - SIL 10-488
STN-8	CAST STONE - BND 40F
STN-9	CAST STONE - COP 14
STN-10	CAST STONE
STN-11	CAST STONE - CUSTOM
STN-12	CAST STONE - SIL 20
STN-13	EXTERIOR STUCCO SYSTEM
VB-1	VAPOR BARRIER
VB-2	Semi Permeable Vapor Barrier
WEEP-1	WEEP
WIN-1	WINDOW FRAME
WWF-1	WELDED WIRE FABRIC



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1/4" = 1'-0"



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