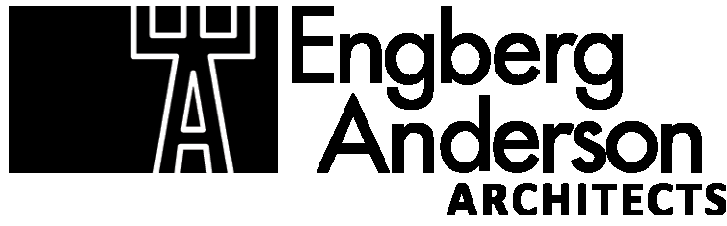


Phillis Wheatley School Redevel.



MILWAUKEE | MADISON | TUCSON | CHICAGO

ROYAL CAPITAL
Group LLC

710 N. Plankinton Ave, Suite 300
Milwaukee, WI 53203
414.847.6275
www.RoyalCapital.net

Phillis Wheatley
School Redevel.
2442 N. 20th Street
Milwaukee, WI 53206

MILWAUKEE, WISCONSIN

PROJECT

SEAL

DRAWINGS CONSULTANTS

ARCHITECTURAL

CIVIL

STRUCTURAL

GENERAL CONTRACTOR

PROJECT NUMBER 172814.00

ENGBERG ANDERSON

320 EAST BUFFALO STREET
SUITE 500
MILWAUKEE, WISCONSIN 53202
PH 414-944-9000
FX 414-944-9100

PROJECT SUMMARY:

NEW CONSTRUCTION LEVEL ONE: 15,647 GSF LEVEL 2: 16,026 GSF LEVEL 3: 16,026 GSF LEVEL 4: 16,026 GSF

NEW CONSTRUCTION BUILDING TOTAL: 63,725 GSF

NEW CONSTRUCTION: 11 UNITS ON 1ST LEVEL+ 11 UNITS ON 2ND LEVEL + 11 UNITS ON 3RD LEVEL + 9 UNITS ON 4TH LEVEL= 42 TOTAL UNITS

EXISTING BUILDING: 4 UNITS ON GROUND LEVEL + 15 UNITS ON 1ST LEVEL + 15 UNITS ON 2ND LEVEL+ 6 UNITS ON 3RD LEVEL = 40 TOTAL UNITS

UNITS:

| UNIT MIX | TARGET | PROVIDED |
|----------|--------|----------|
| 3BR(NC) | 42 | 42 |
| 3BR | 15 | 15 |
| 2BR | 17 | 17 |
| 1BR | 5 | 5 |

WHEDA Minimum Unit Sizes (Square Feet)

| Unit Type | Minimum SF |
|-----------|------------|
| Studios | 400 |
| 1-BR | 575 |
| 2-BR | 825 |
| 3-BR | 1,100 |
| 4+ BR | 1,200 |

PROJECT BASELINE SPEC COMPONENTS:

| | |
|---------------------------|---------------------------------|
| FIBERGLASS WINDOW: | TBD |
| STOREFRONT: | KAWNEER – COLOR PLATINUM ICE |
| MASONRY VENEER: | TBD |
| NICHIHA SIDING: | FIBER CEMENT WOOD PATTERN (TBD) |
| METAL PANEL SIDING: | TBD |
| INTAKE/EXHAUST WALL CAPS: | SEIHO ANNODIZED WALL CAP, TYP. |

ISSUED FOR:
SD PRICING SET 10-04-2019

REVISION FOR:
NO. DESCRIPTION DATE

SD PRICING SET -
NOT FOR CONSTRUCTION

DRAWN BY Author
CHECKED BY Checker

TITLE SHEET

S001



W. WRIGHT ST.

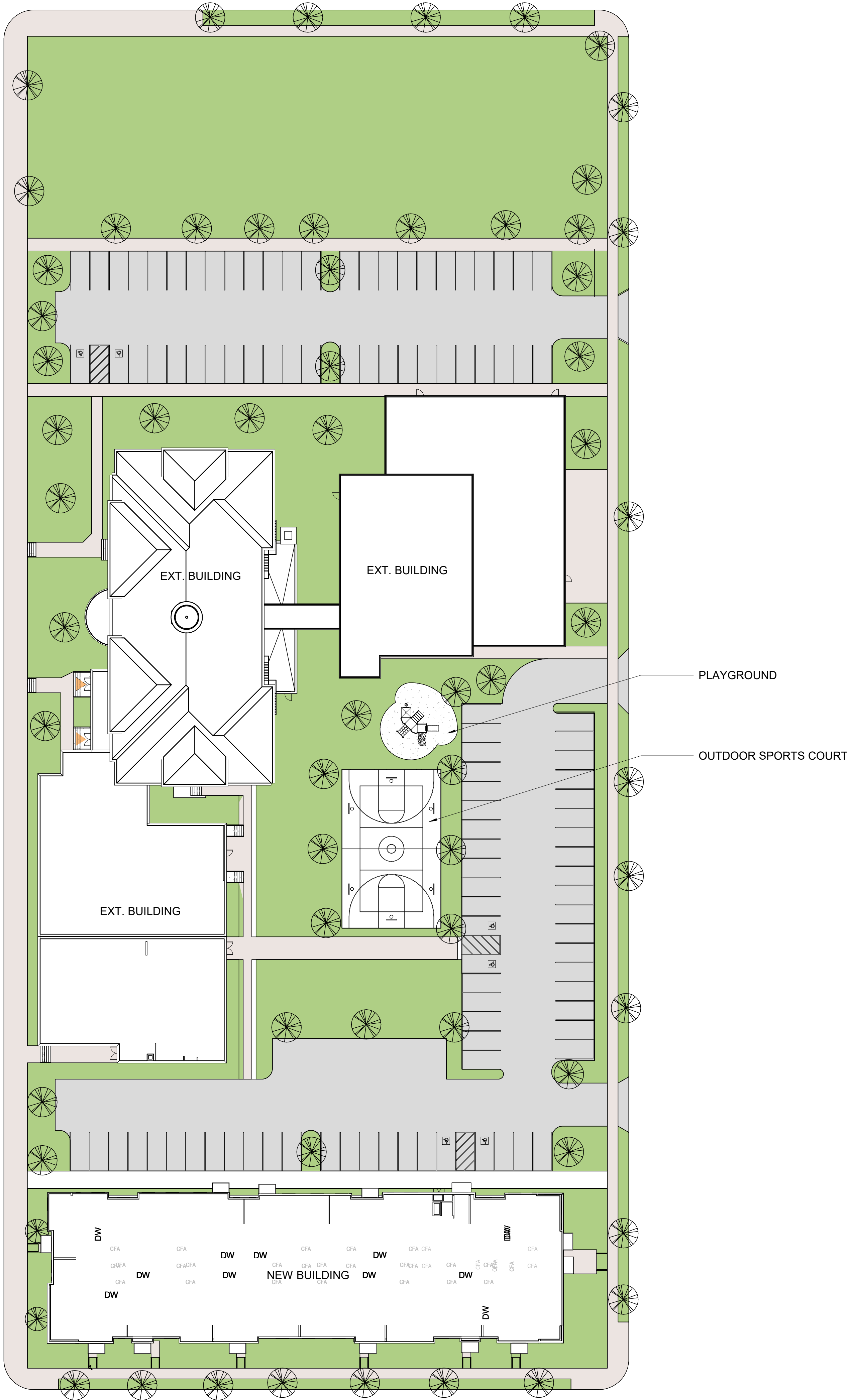
W. NORTH AVE.

N. 20TH ST.

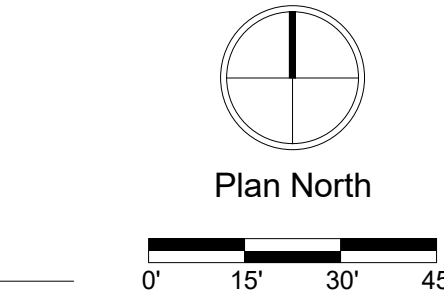
W. FOND DU LAC AVE

SITE LOCATION MAP

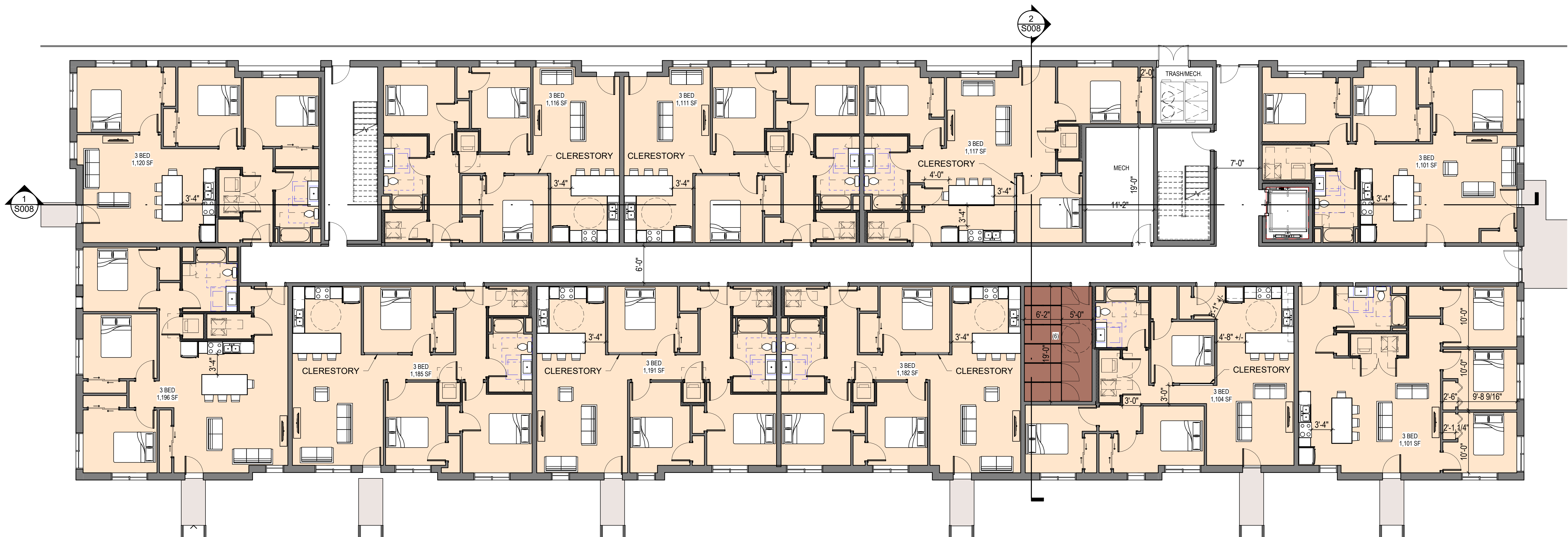
SD PRICING SET -
NOT FOR CONSTRUCTION



| PARKING SCHEDULE | |
|---|-------|
| STALL TYPE | COUNT |
| 321000_Parking Spaces - ADA - Double 9X18 | 3 |
| 321000_Parking Spaces - Single Row 9 x 18 | 10 |
| ACCESSIBLE PARKING SPACE | 4 |
| Parking Space | 113 |
| STANDARD PARKING SPACE | 90 |

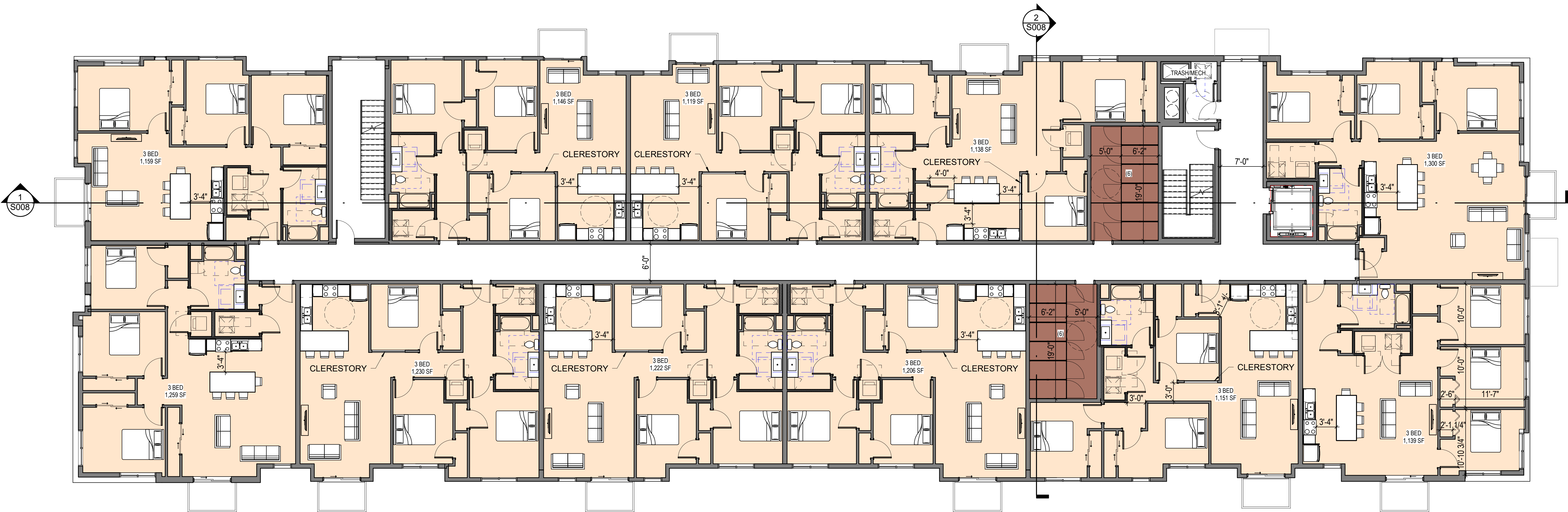
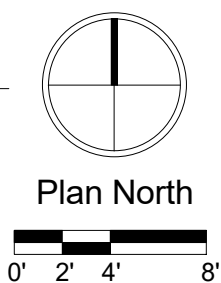


1 OVERALL SITE PLAN
SCALE: 1" = 30'-0"

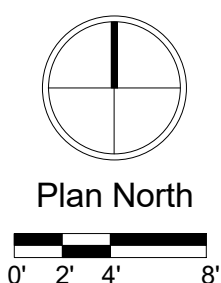


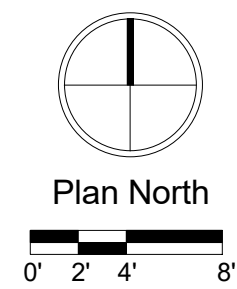
*ALL 1ST FLOOR UNITS
HAVE WALK-UP ENTRIES

1 NEW CONSTRUCTION - LEVEL 1
SCALE: 1/8" = 1'-0"



2 NEW CONSTRUCTION - LEVEL 2
SCALE: 1/8" = 1'-0"

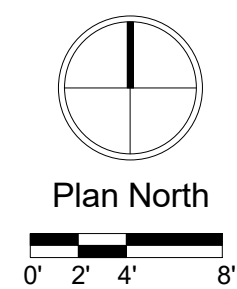




1 NEW CONSTRUCTION - LEVEL 3
SCALE: 1/8" = 1'-0"



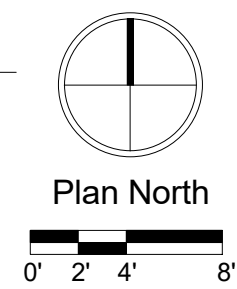
2 NEW CONSTRUCTION - LEVEL 4
SCALE: 1/8" = 1'-0"

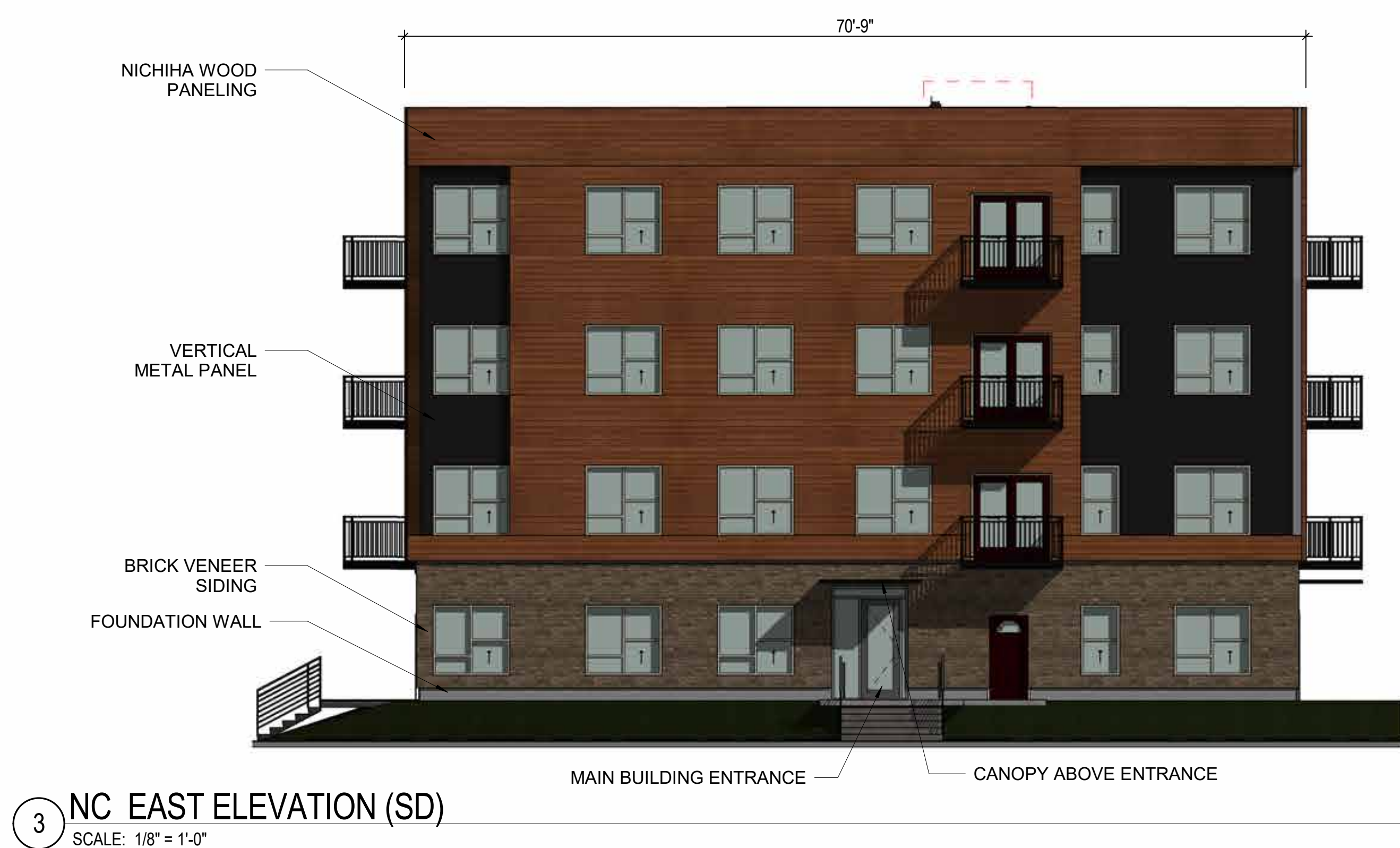
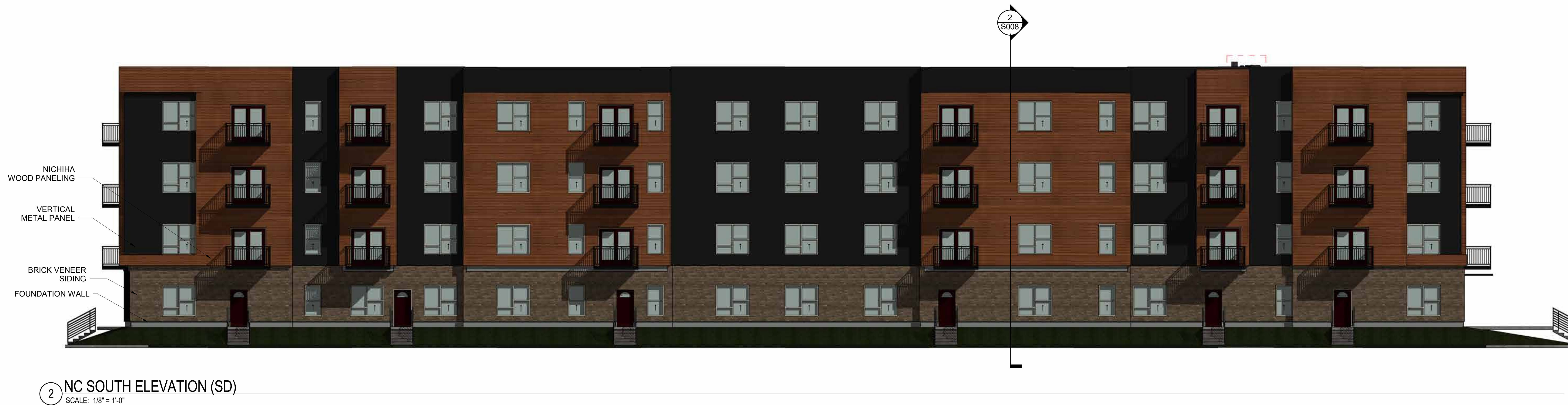


SD PRICING SET -
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1. PROVIDE RECESSED "CAN" CEILING LIGHT FIXTURES WITHIN CORRIDOR. LIGHT FIXTURE LAYOUT FOR INITIAL DESIGN INTENT ONLY. LIGHT FIXTURE LAYOUT AND QUANTITY TO BE DETERMINED BY ELECTRICAL DESIGN-BUILD CONTRACTOR.



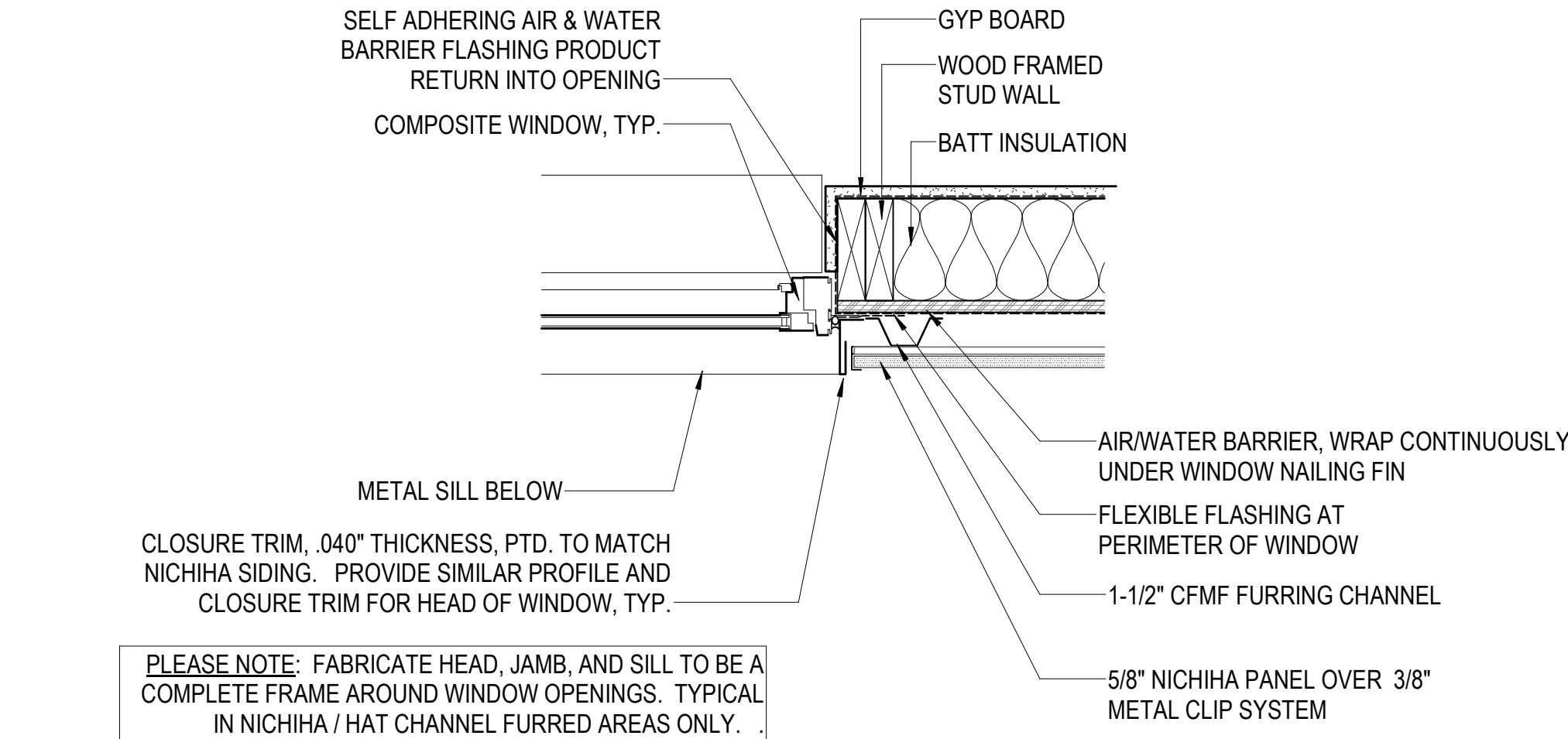


GENERAL NOTES - BUILDING SECTIONS

- SEE SHEET S010 FOR FLOOR/ROOF AND CEILING ASSEMBLIES.
- SEE SHEET S010 FOR ROOF ASSEMBLIES.

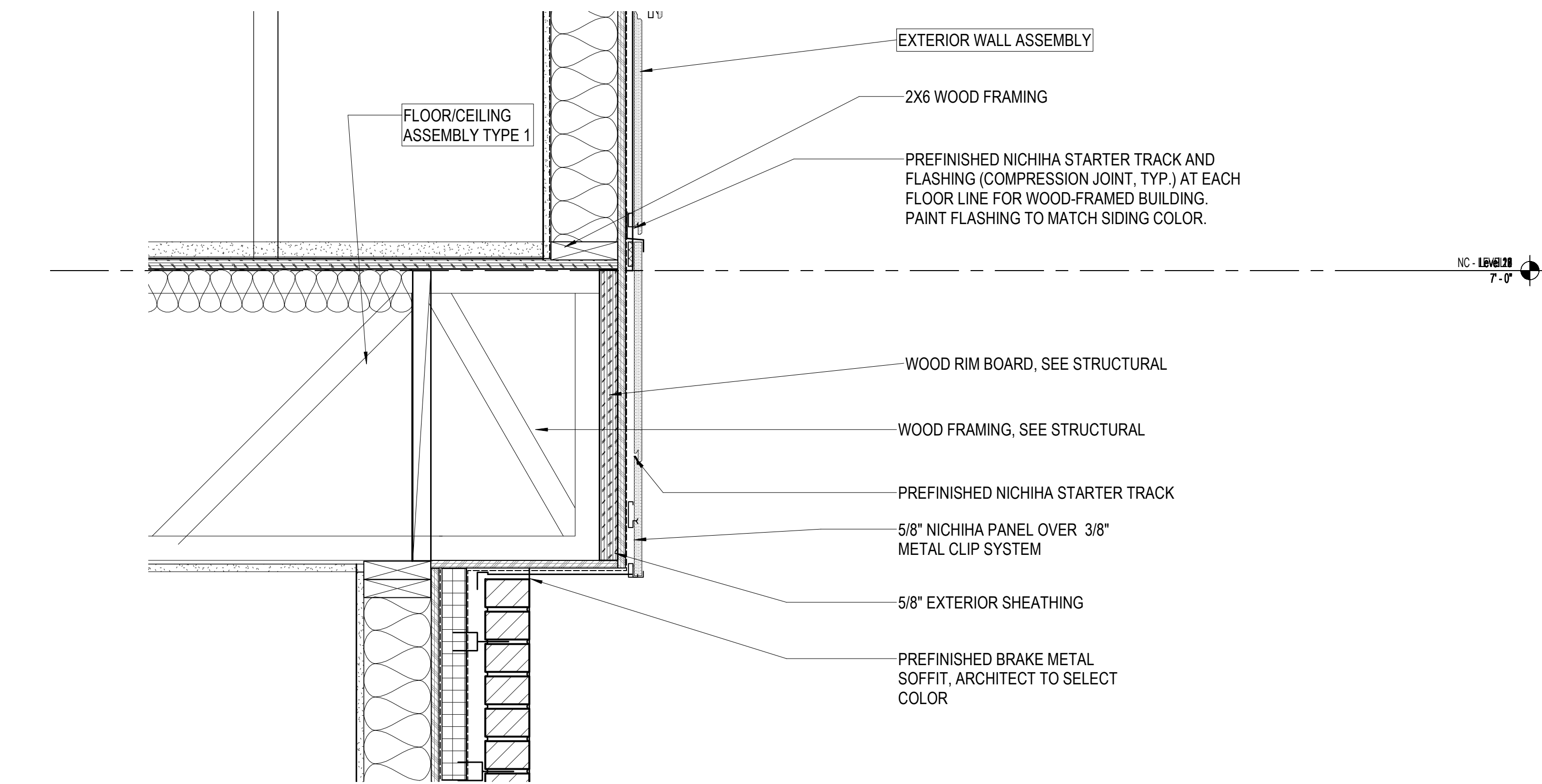
GENERAL NOTES - BUILDING SECTIONS

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



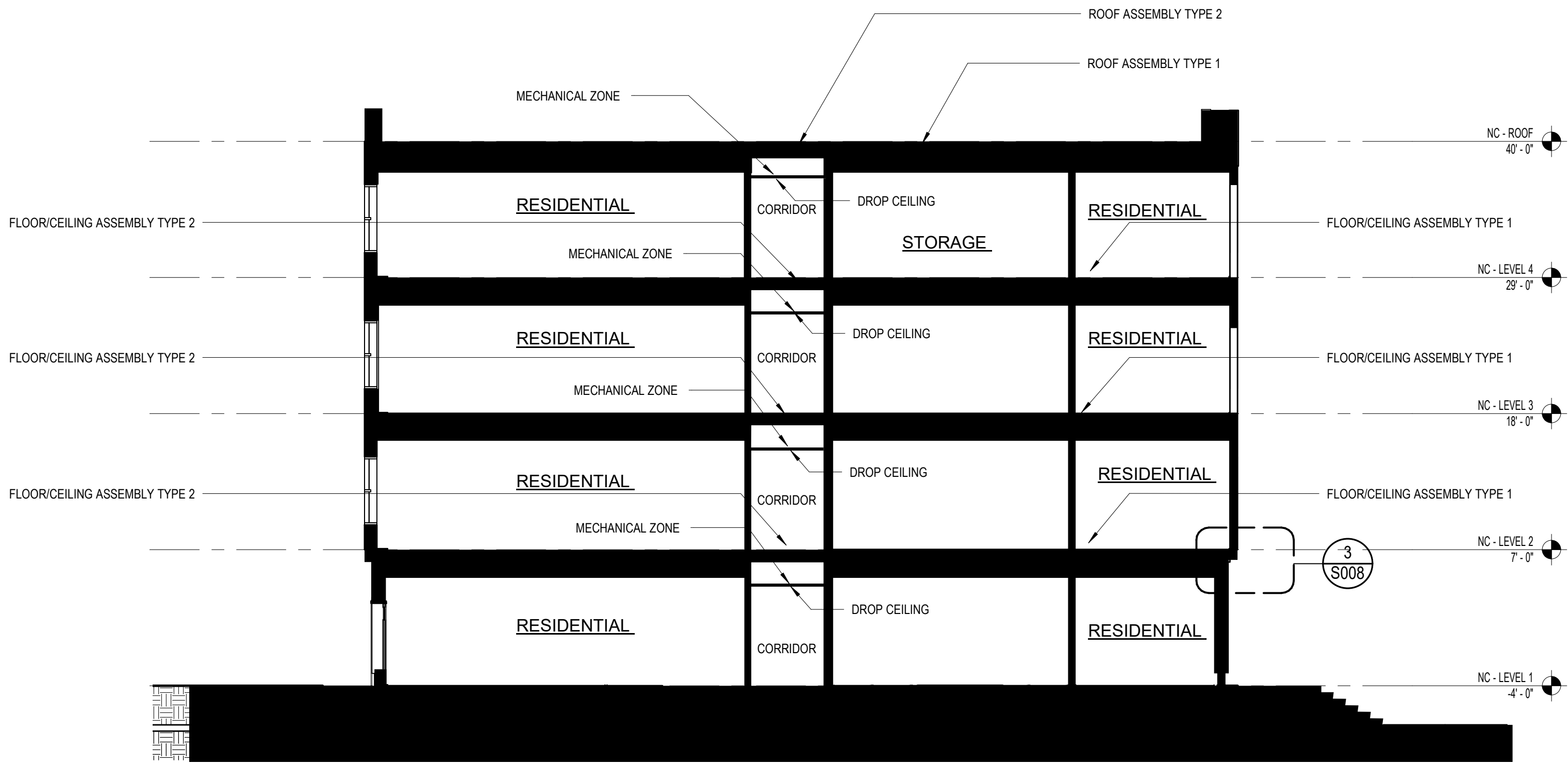
4 TYPICAL JAMB AT NICHHA

SCALE: 1 1/2" = 1'-0"



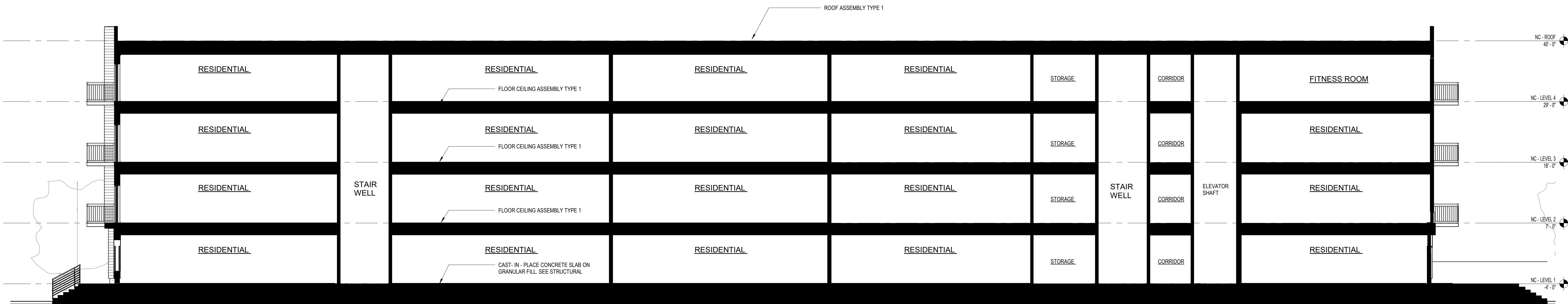
3 MATERIAL TRANSITION

SCALE: 1 1/2" = 1'-0"



2 W - E SECTION

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



1 S - N SECTION

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

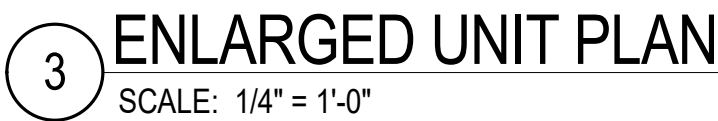
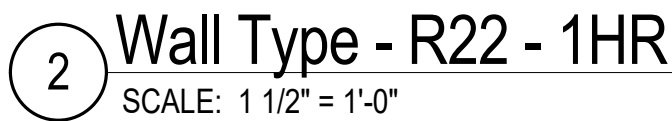
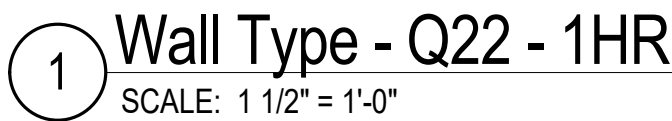
CPT = CARPET
GYP PTD = GYPSUM WALL BOARD PAINTED
LVT = LUXURY VINYL TILE
VCT = VINYL TILE
SUS GYP = SUSPENDED GYPSUM CEILING *
PFW = PRE-FINISHED WOOD PAINTED
SV = SHEET VINYL
PT = PORCELAIN TILE
P = PAINT
SC = SEALED CONCRETE
RB = RUBBER BASE / RESILIENT BASE (VINYL)

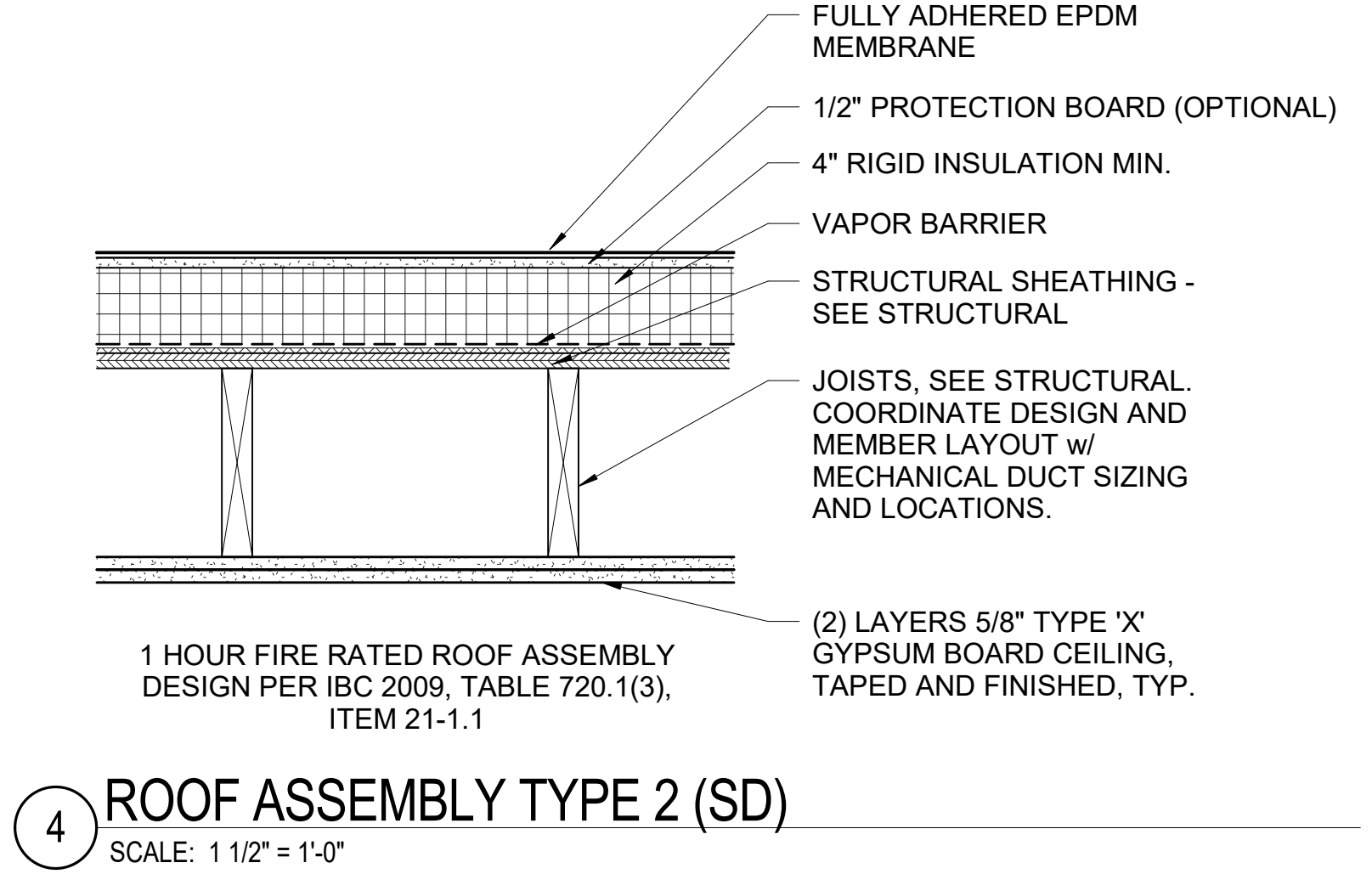
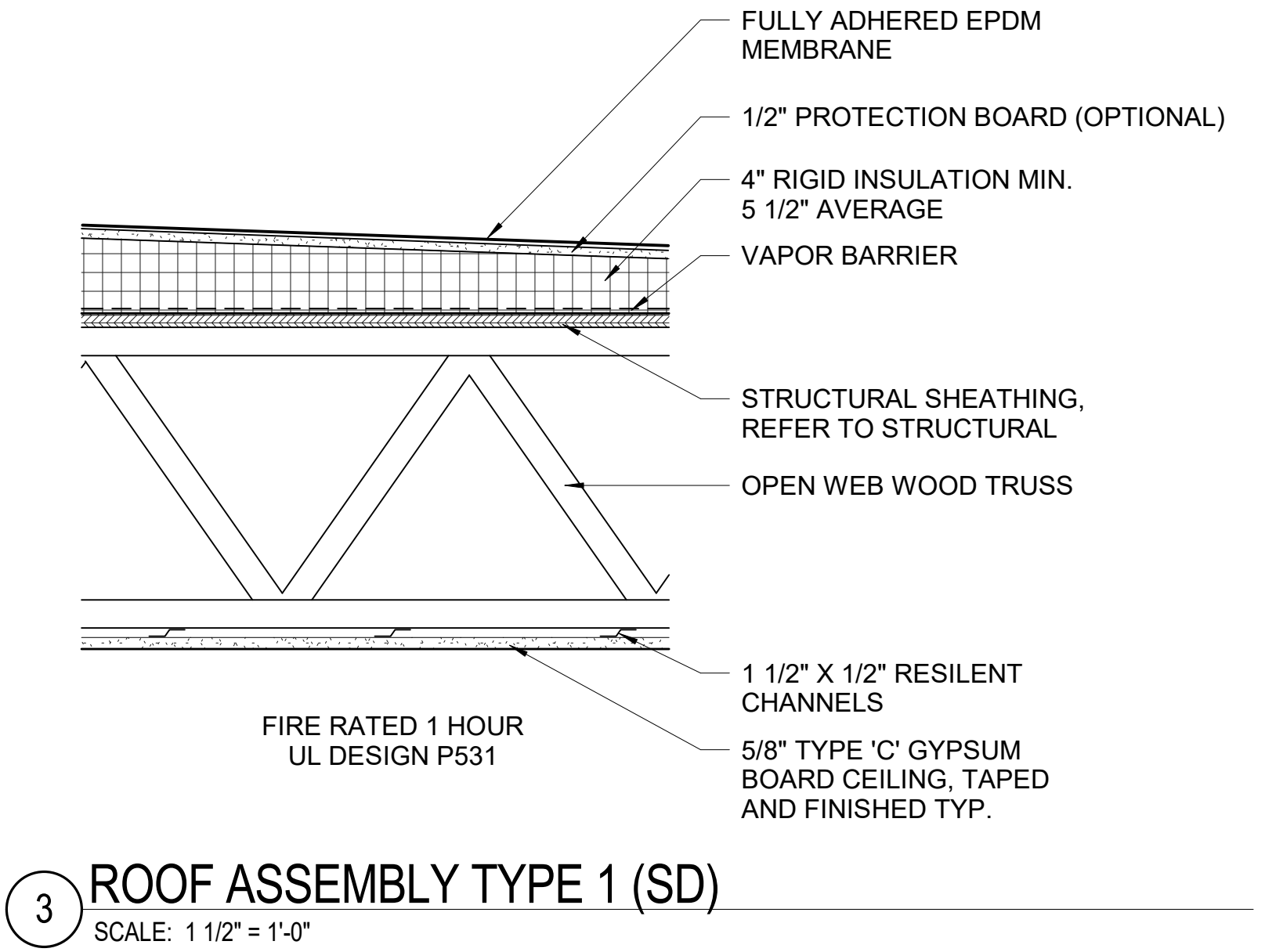
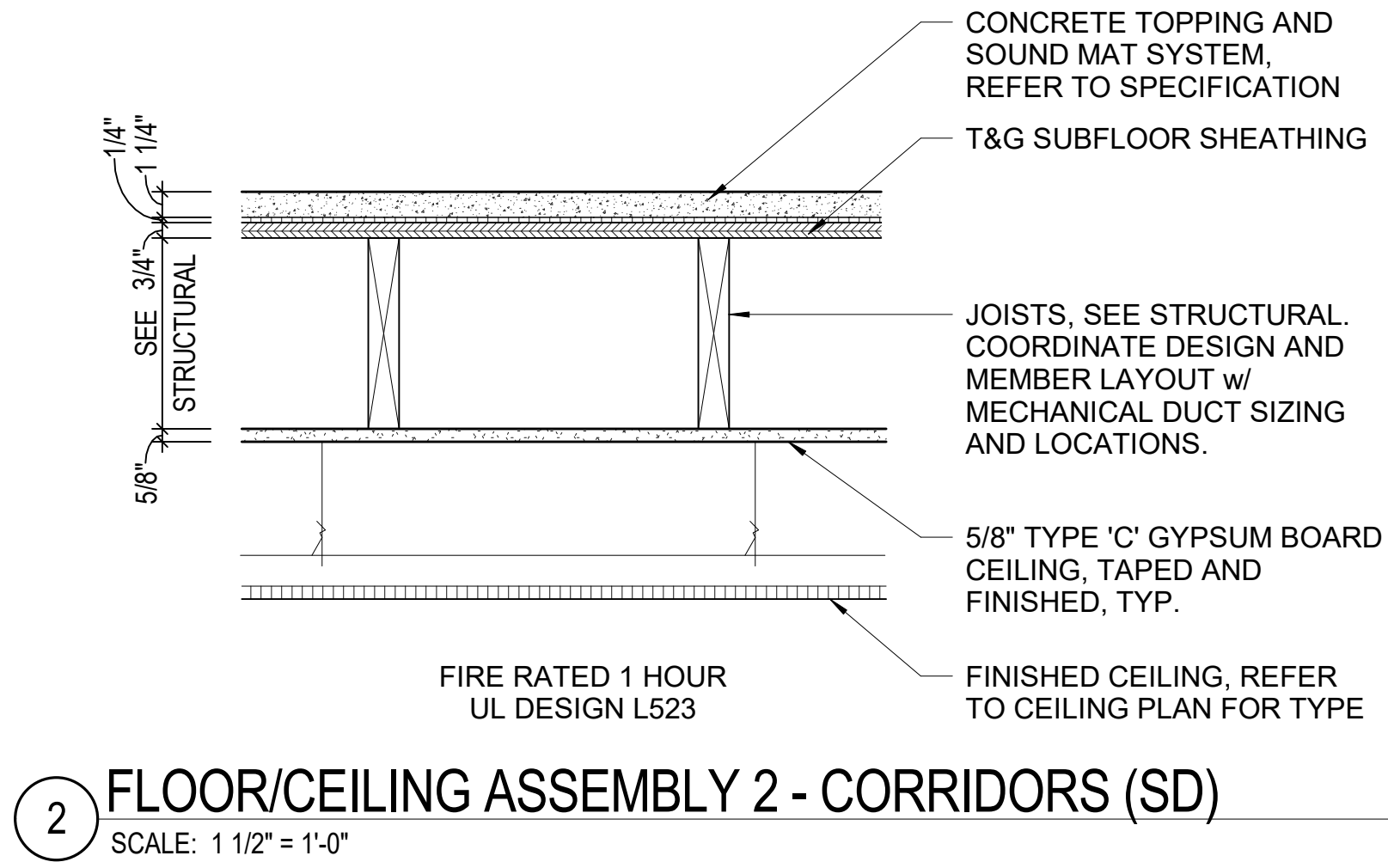
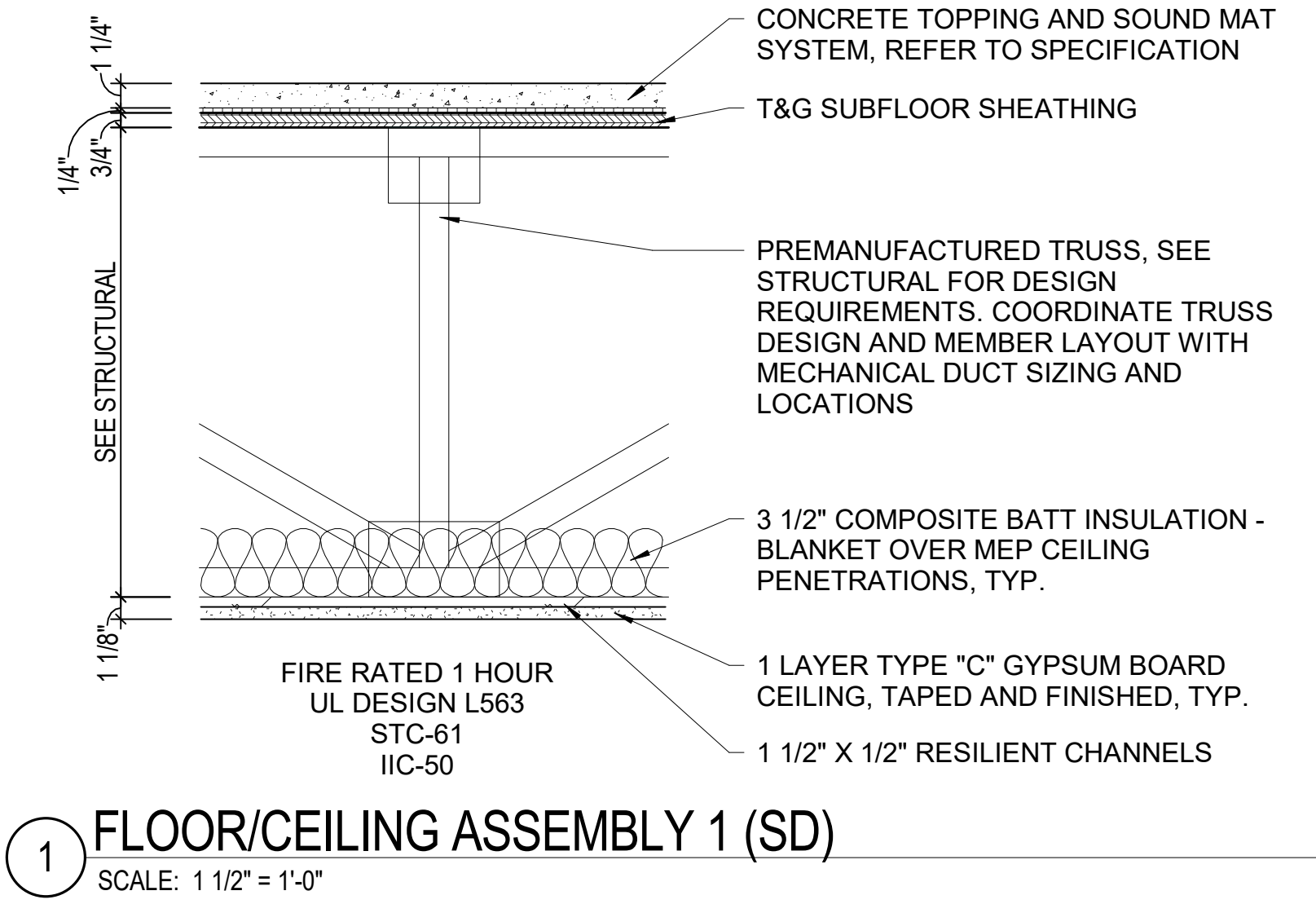
* SUSPENDED GYPSUM CEILING ON METAL SUSPENSION GRID
SYSTEM (8'-0" U.N.O.) - TYPICAL AT BATHROOMS, SEE
REFLECTED CEILING PLAN ON SHEET S-05.

| ROOM NAME | FLOORS | BASE | WALLS | CEILING | REMARKS |
|----------------------|--------|------|---------|---------|---------|
| ENTRY | LVT-1 | RB | GYP, PX | | |
| KITCHEN | LVT-1 | RB | | GYP, PX | |
| LIVING ROOM | LVT-1 | RB | | | |
| BEDROOM | CPT-1 | RB | | | |
| BATHROOM | LVT-1 | RB | | | |
| CLOSET | LVT-1 | RB | | | |
| LAUNDRY/FURNACE/W.H. | SV-1 | RB | | | |
| BEDROOM CLOSET | CPT-1 | RB | | | |
| UNIT CORRIDORS | LVT-1 | RB | | | |
| | | | ↓ | ↓ | |

DOOR CASING: 3 1/2" TRIM, COLOR TO MATCH DOOR.
COLOR SELECTED FROM MANUFACTURER'S STANDARD
COLORS.

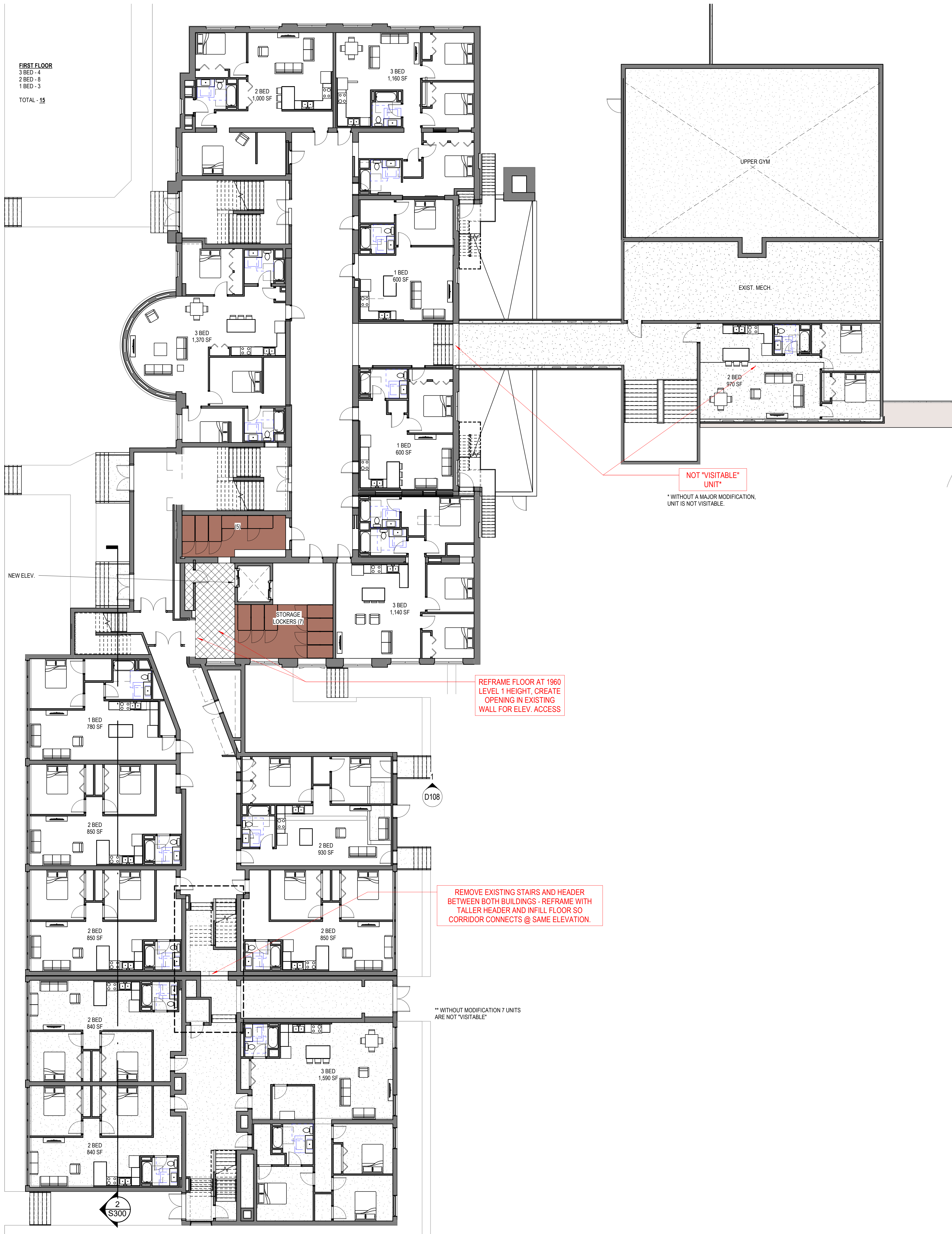
| | |
|----|---|
| F1 | MOULDED MARBLE IN BATHROOMS AND VANITIES. |
| F2 | CORIAN FOR COUNTER TOPS AND ISLANDS IN KITCHEN. |
| F3 | WINDOW SILLS TO BE SOLID SURFACE. |
| F4 | CABINETRY TBD. |
| F5 | TYPICAL INTERIOR UNIT WALLS INSULATION STRATEGY: INSULATE AROUND MECHANICAL CLOSETS AND BATHROOMS. |
| F6 | NO SOUND MAT UNDER CARPETED AREAS WITHIN UNIT. |



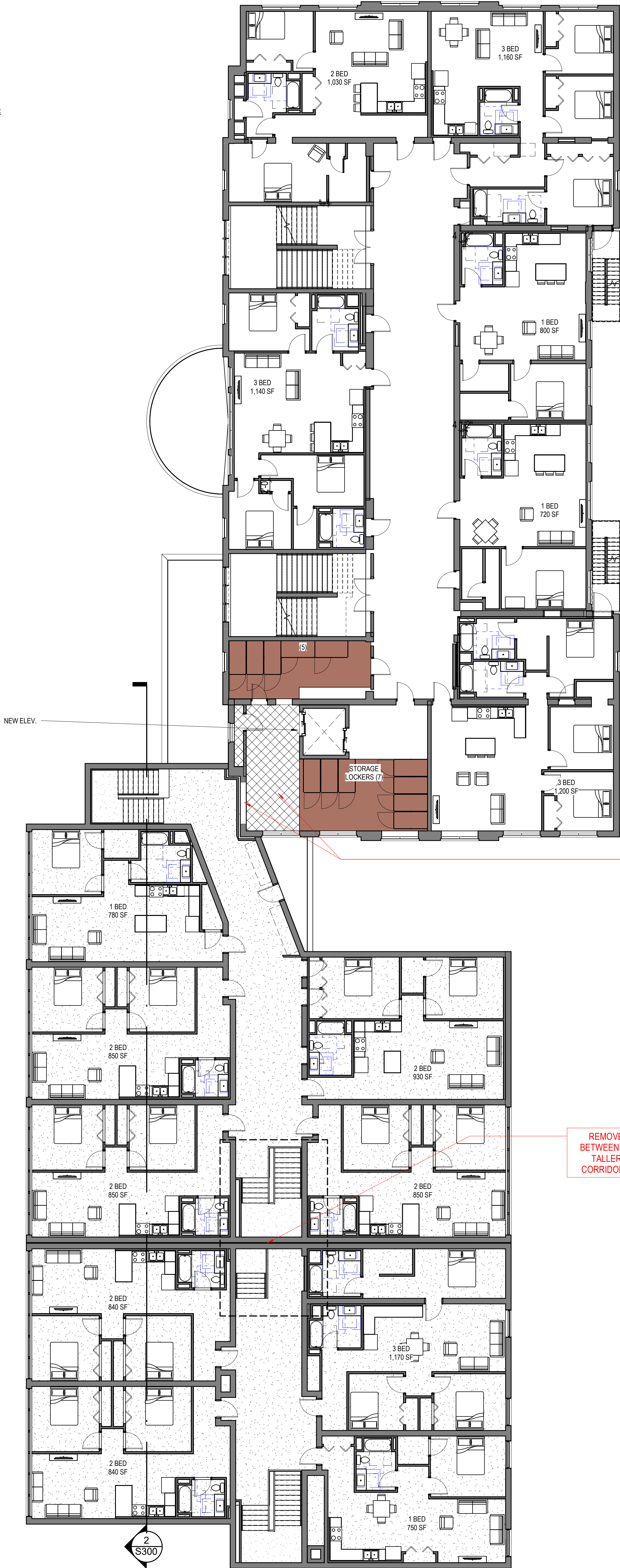




SD PRICING SET -
NOT FOR CONSTRUCTION



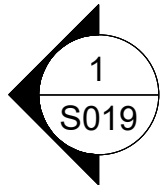
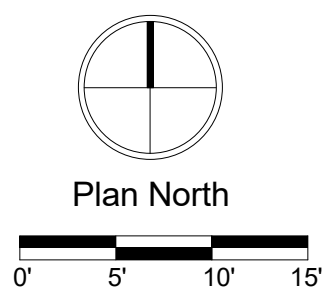
SECOND FLOOR
3 BED - 4
2 BED - 7
1 BED - 4
TOTAL - 15



1 SECOND FLOOR
SCALE: 1" = 10'-0"

REFRAME FLOOR AT 1960
LEVEL 2 HEIGHT, CREATE
OPENING IN EXISTING
WALL FOR ELEV. ACCESS

REMOVE EXISTING STAIRS AND HEADER
BETWEEN BOTH BUILDINGS - REFRAME WITH
TALLER HEADER AND INFILL FLOOR SO
CORRIDOR CONNECTS @ SAME ELEVATION.



SD PRICING SET -
NOT FOR CONSTRUCTION

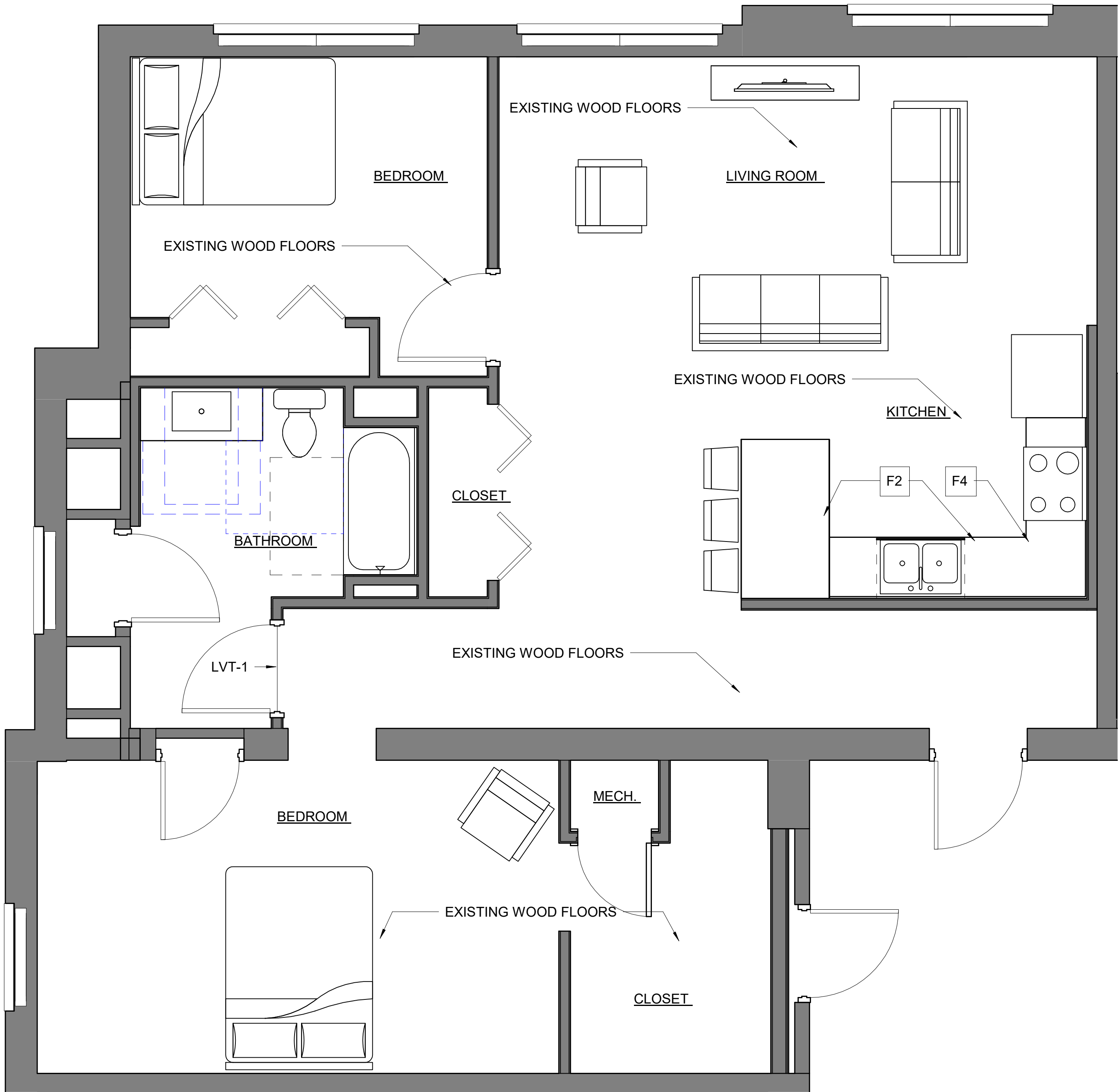
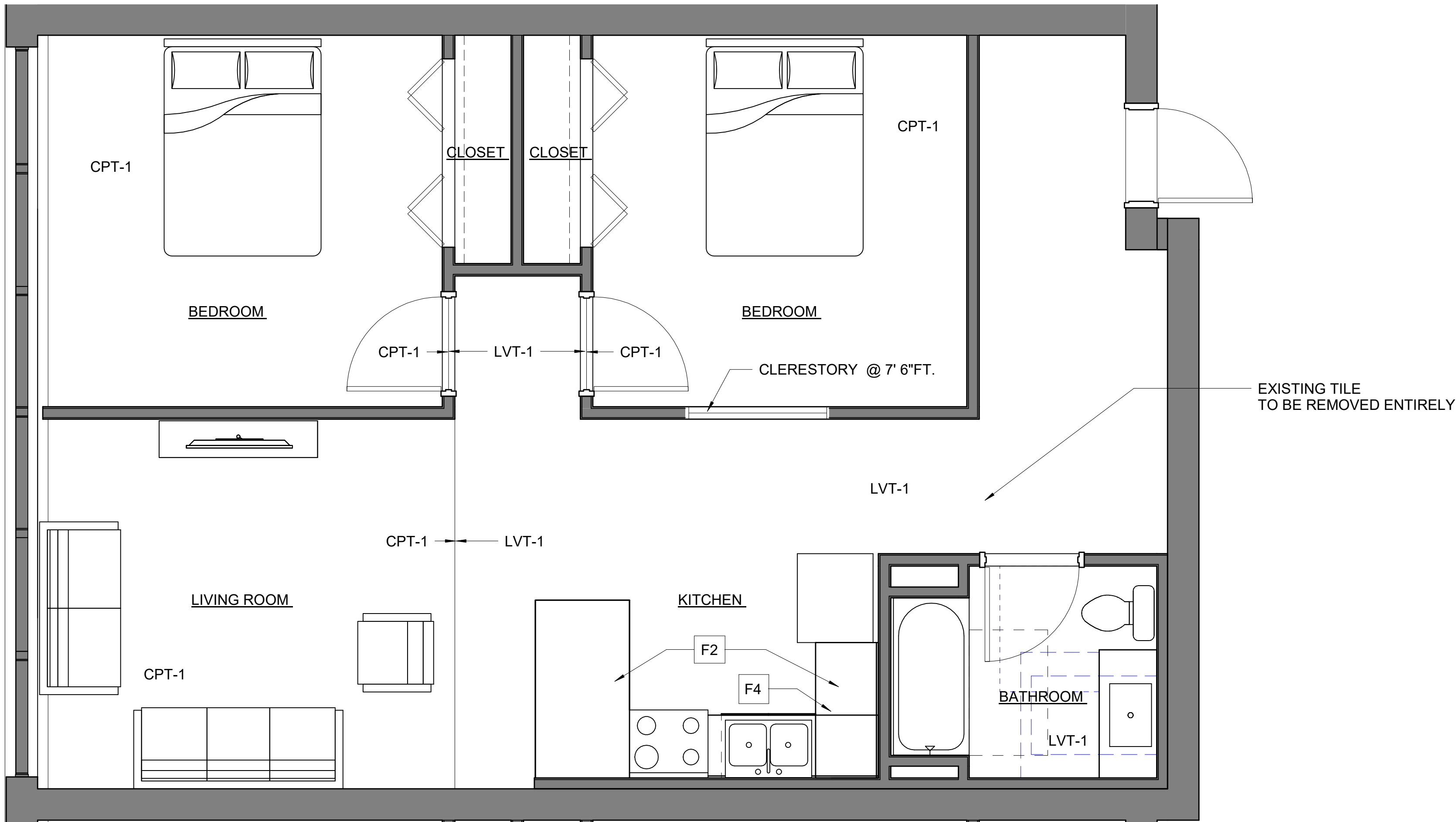
SD PRICING SET -
NOT FOR CONSTRUCTION



1 THIRD FLOOR
SCALE: 1" = 10'-0"

| ROOM NAME | FLOORS | BASE | WALLS | CEILING | REMARKS |
|--|--------|------|---------|---------|---------|
| ENTRY | LVT-1 | RB | GYP, PX | GYP, PX | |
| KITCHEN | LVT-1 | RB | | | |
| LIVING ROOM | LVT-1 | RB | | | |
| BEDROOM | CPT-1 | RB | | | |
| BATHROOM | LVT-1 | RB | | | |
| CLOSET | LVT-1 | RB | | | |
| LAUNDRY/FURNACE/W.H. | SV-1 | RB | | | |
| BEDROOM CLOSET | CPT-1 | RB | | | |
| UNIT CORRIDORS | LVT-1 | RB | | | |
| UNIT, SCHEDULED BASE: FINGER JOINTED POPLAR FACTORY FINISHED TO MATCH WALL COLORS IN SEMI-GLOSS LATEX ENAMEL. BASE: 3 1/2" HIGH. | | | | | |
| UNIT, DOORS: SOLID CORE MASONITE DOORS, FINISH TO BE SELECTED FROM MANUFACTURER'S STANDARD COLORS | | | | | |
| DOOR CASING: 3 1/2" TRIM, COLOR TO MATCH DOOR. COLOR SELECTED FROM MANUFACTURER'S STANDARD COLORS. | | | | | |

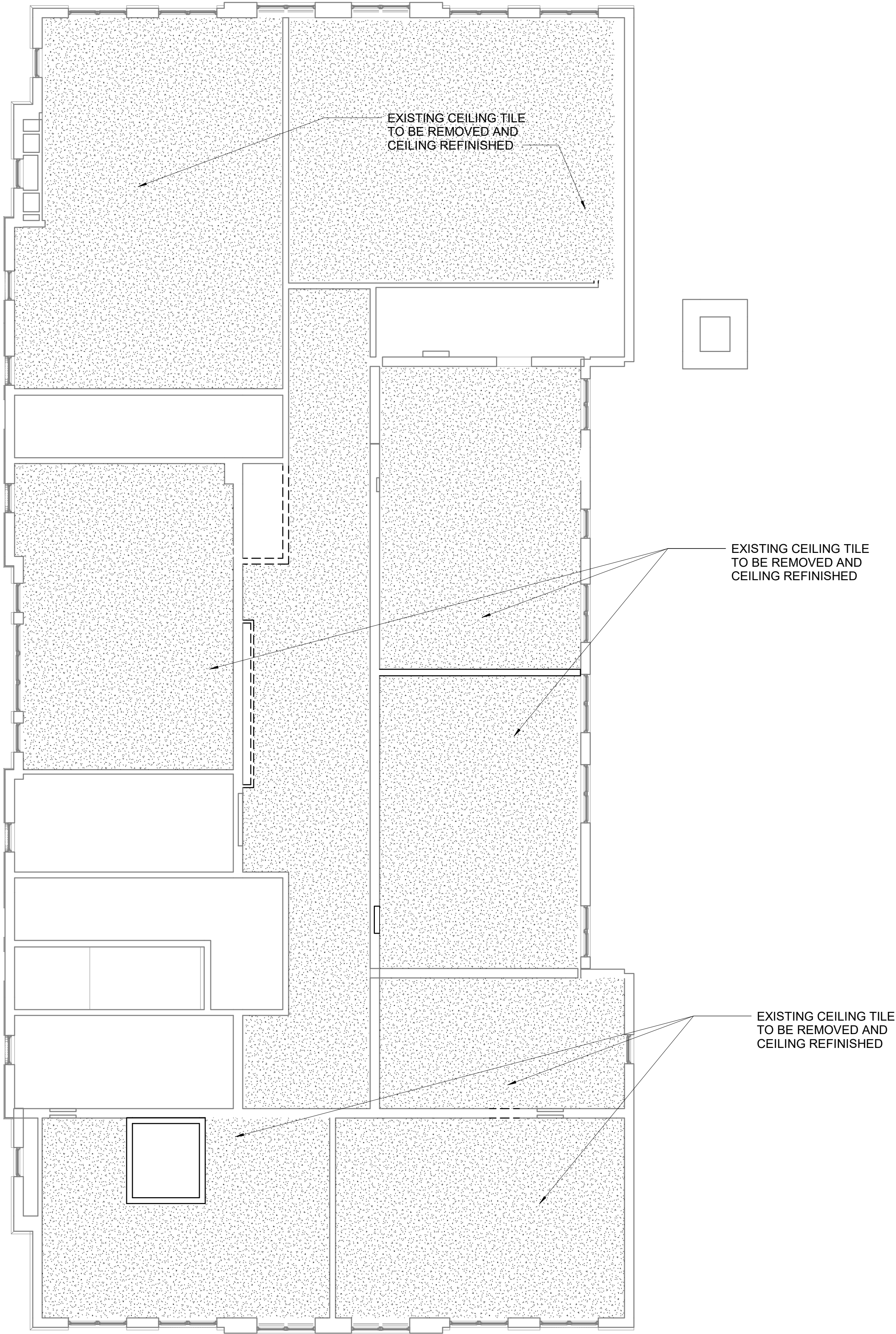
| SCHEMATIC KEY NOTES: | |
|----------------------|---|
| F1 | MOULDED MARBLE IN BATHROOMS AND VANITYS. |
| F2 | CORIAN FOR COUNTER TOPS AND ISLANDS IN KITCHEN. |
| F3 | WINDOW SILLS TO BE SOLID SURFACE. |
| F4 | CABINETRY TBD. |
| F5 | TYPICAL INTERIOR UNIT WALLS INSULATION STRATEGY: INSULATE AROUND MECHANICAL CLOSETS AND BATHROOMS. |
| F6 | NO SOUND MAT UNDER CARPETED AREAS WITHIN UNIT. |



2 ENLARGED 1960 UNIT
SCALE: 3/8" = 1'-0"

1 ENLARGED 1902 UNIT
SCALE: 3/8" = 1'-0"

SD PRICING SET -
NOT FOR CONSTRUCTION



1 1902 - THIRD FLOOR
SCALE: 1/8" = 1'-0"

| FINISH KEY (EXISTING BUILDING) | | | |
|---|--|-------|---|
| AP-1 | ACOUSTIC PANELS MANUFACTURER: KIREI COLLECTION: ECHOPANEL SYSTEMS - ECHOSCREEN STYLE: CAPSULES COLOR: TBD SIZE: 94" X 46" | PFW-1 | PREFINISHED WOOD BASE - PAINTED COLOR: PPG 1008-5 - ROLLER COASTER SIZE: SEE SPECIFICATIONS |
| | | PL-1 | PLASTIC LAMINATE (UNIT COUNTERS) MANUFACTURER: FORMICA COLOR: PORTICO MARBLE 7735-46 FINISH: ETCHINGS |
| CAB-1 | CABINETS MANUFACTURER: SACO INDUSTRIES STYLE: MARIUS SPECIES: MAPLE COLOR: CHOCOLATE | PT-1 | PAINT (COMMON FIELD) MANUFACTURER: SHERWIN WILLIAMS COLOR: REPOSE GRAY SW7015 FINISH: EGGSHELL |
| CAB-2 | CABINETS MANUFACTURER: SMART COLLECTION: STUDIO FULL ACCESS STYLE: UPTOWN COLOR: MOONLITE | PT-2 | PAINT (CEILINGS, INTERIOR UNIT DOORS & CASING) MANUFACTURER: BENJAMIN MOORE COLOR: VANILLA MILKSHAKE 2141-70 FINISH: CEILINGS - FLAT DOORS/CASING - EGGSHELL |
| CAB-3 | CABINETS MANUFACTURER: SMART COLLECTION: STUDIO FULL ACCESS STYLE: UPTOWN COLOR: BROWNSTONE | PT-3 | PAINT (ACCENT) MANUFACTURER: BENJAMIN MOORE COLOR: ARMY GREEN 2141-30 FINISH: EGGSHELL |
| CPT-1 | CARPET (UNITS) MANUFACTURER: J&J INVISION STYLE: LINKS N9115 COLOR: 9785 CYPRESS POINT | PT-4 | PAINT (ACCENT) MANUFACTURER: SHERWIN WILLIAMS COLOR: TRINKET SW6885 FINISH: EGGSHELL |
| CPT-2 | CARPET (WALK-OFF TILE) MANUFACTURER: MANNINGTON COMMERCIAL STYLE: TRAVERSE 38 OZ COLOR: BROWN THRASHER 8509 INSTALLATION: MONOLITHIC | PT-5 | PAINT (ACCENT) MANUFACTURER: PPG COLOR: SOOTHING SAPPHIRE PPG 10-09 FINISH: EGGSHELL |
| CPT-3 | CARPET (STAIRS) MANUFACTURER: SHAW CONTRACT STYLE: GRADIENT COLOR: BIRDS EYE 34761 | PT-6 | PAINT (ACCENT) MANUFACTURER: BENJAMIN MOORE COLOR: ECLIPSE 2132-40 FINISH: EGGSHELL |
| CPT-4 | CARPET TILE (UNITS) - PROVIDE \$20 SQ YD MATERIAL ALLOWANCE | PT-7 | PAINT (UNIT FIELD) MANUFACTURER: SHERWIN WILLIAMS COLOR: COLONNADE GRAY SW7641 FINISH: EGGSHELL |
| CPT-5 | CARPET TILE (COMMONS) - PROVIDE \$30 SQ YD MATERIAL ALLOWANCE | RB-1 | RESILIENT BASE MANUFACTURER: TARKETT STYLE: 4" COVE COLOR: 32 PEBBLE WG |
| CT-1 | TILE (AMENITY BACKSPLASH) DISTRIBUTOR: CERAMIC TILEWORKS - DEB SCHRAMM MANUFACTURER: IRIS CERAMICA STYLE: DIESEL LIVING INDUSTRIAL GLASS COLOR: GREY GLASS SIZE: 4" X 12" INSTALLATION: MONOLITHIC HORIZONTAL | SC-1 | SEALED CONCRETE - SEE SPECIFICATIONS |
| CT-2 | TILE (PUBLIC RESTROOM FLOORS) MANUFACTURER: AMERICAN OLEAN COLLECTION: UNGLAZED COLORBODY PORCELAIN MOSAICS COLOR: LIGHT SMOKE A43 SIZE: 2" HEX | SS-1 | SOLID SURFACE - QUARTZ MANUFACTURER: LG HAUSYS VIATERA COLOR: NIMBUS THICKNESS: 3CM |
| CT-3 | TILE (PUBLIC RESTROOM WALLS) MANUFACTURER: MARAZZI STYLE: ALTERATIONS COLOR: AT64 WOVEN SLATE SIZE: 12X24 INSTALLATION: HORIZONTAL MONOLITHIC | SS-2 | SOLID SURFACE - QUARTZ - PROVIDE \$11 / SQ FT MATERIAL ALLOWANCE THICKNESS: 2CM |
| CT-3 | TILE (PUBLIC RESTROOM WALLS) MANUFACTURER: MARAZZI STYLE: ALTERATIONS COLOR: AT64 WOVEN SLATE SIZE: 12X24 INSTALLATION: HORIZONTAL MONOLITHIC | VCT-1 | VINYL COMPOSITION TILE MANUFACTURER: ARMSTRONG COLLECTION: IMPERIAL TEXTURE STANDARD EXCELOX COLOR: 51861 SOFT WARM GRAY |
| LVT-1 | LUXURY VINYL TILE (UNIT BATHRMS) MANUFACTURER: MANNINGTON COMMERCIAL COLLECTION: COLOR ANCHOR STYLE: GROOVE COLOR: COTTONTAIL C118 SIZE: 12" X 24" INSTALLATION: BRICK | WT-1 | WINDOW TREATMENT MANUFACTURER: TBD STYLE: 1" MINI BLINDS |
| NOTES: - ELEVATOR CAB FLOORING TO BE LVT -1 - ALL EXISTING WOOD FLOORS TO REMAIN OR TO BE RELOCATED ARE TO BE REPAIRED/REFINISHED & CLEAR SEALED - EXISTING EXPOSED BRICK WALLS ARE TO REMAIN UNPAINTED - COMMONS ROOM TO HAVE CAB-2 UPPER CABINETS, CAB-3 BASE CABINETS, SS-1 COUNTERTOP & CT-1 BACKSPLASH - ALL WD CORRIDOR DOORS TO BE STAINED TO MATCH CAB-1 - ALL CORRIDOR DOOR FRAMES & HM DOORS PAINT TO MATCH PFW-1 | | | |

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

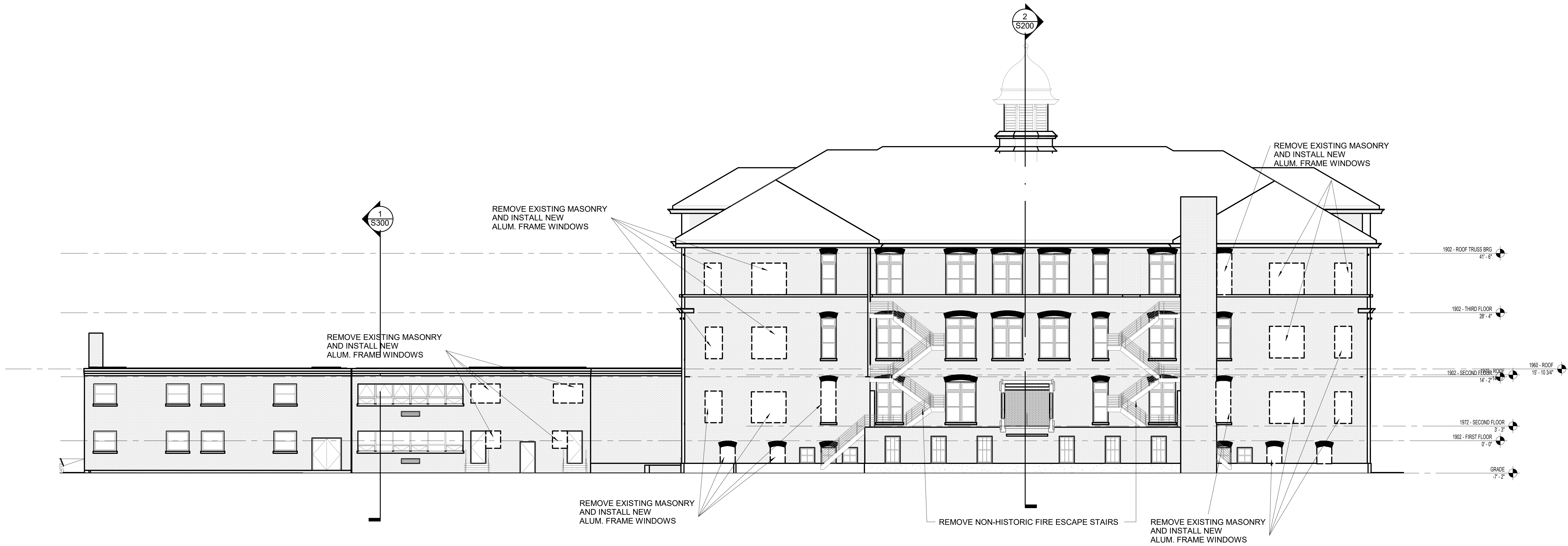
| FINISH SCHEDULE (EXISTING BUILDING) | | | | | | | | | | | |
|-------------------------------------|------|-----------|--------|--------|-------------|--------|--------|--------|---------|---------|------|
| Shade Row | RM # | ROOM NAME | FLOORS | BASE | WALL FINISH | | | | CEILING | REMARKS | RM # |
| | | | FINISH | FINISH | NORTH | EAST | SOUTH | WEST | FINISH | | |
| | | | | | FINISH | FINISH | FINISH | FINISH | | | |
| | 118 | Room | | | | | | | | | 118 |
| | 120 | TRASH | SV-1 | RB-1 | PT-3 | PT-3 | PT-3 | PT-3 | PT-3 | | 120 |
| | 302 | TRASH | SV-1 | RB-1 | PT-3 | PT-3 | PT-3 | PT-3 | PT-4 | | 302 |

UNIT FINISH SCHEDULE (EXISTING BUILDING)

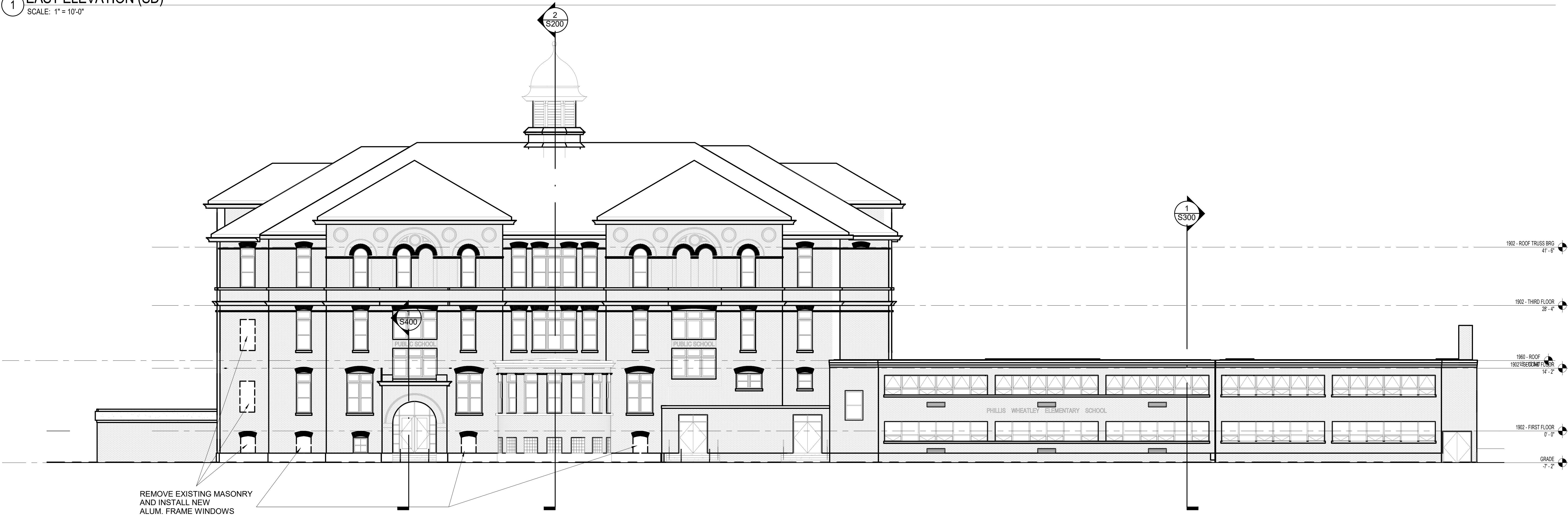
| ROOM NAME | FLOOR | BASE | WALL NORTH | WALL EAST | WALL SOUTH | WALL WEST | CEILING | COMMENTS |
|-----------|----------|-------|------------|-----------|------------|-----------|----------|--|
| KITCHEN | EXIST WD | PFW-1 | PT-7 | PT-7 | PT-7 | PT-7 | EXP/PT-2 | UNITS 155-160 TO REMAIN EXISTING SEALED CONCRETE. SEE NOTE BELOW REGARDING CPT |
| LIVING | EXIST WD | PFW-1 | PT-7 | PT-7 | PT-7 | PT-7 | EXP/PT-2 | |
| BATHROOM | LVT-1 | PFW-1 | PT-7 | PT-7 | PT-7 | PT-7 | GY/PT-2 | |
| BEDROOM | CPT-1 | PFW-1 | PT-7 | PT-7 | PT-7 | PT-7 | EXP/PT-2 | |
| | | | | | | | | |

NOTES:
- CLOSETS, LAUNDRY RMS, FURNACE RMS ARE TO HAVE THE SAME FINISHES AS SPACE THEY ARE OPENING INTO.
- UNIT CABINETRY TO BE CAB-1, UNIT KITCHEN COUNTERS & BACKSPLASH TO BE PL-1
- ALL UNIT WINDOWS TO RECEIVE WT-1
- EXISTING WOOD FLOORS TO BE REPAIRED/REFINISHED & CLEAR SEALED
- UNIT BATHROOM COUNTER TO BE CULTURED MARBLE. COLOR - TBD
- ALL INTERIOR UNIT DOORS & CASING TO BE PAINTED PT-2
- ALL UNIT ENTRY DOORS TO BE STAINED TO MATCH CAB-1
- UNIT ENTRY DOOR FRAMES TO MATCH CAB-1
- WINDOW SILLS ARE TO BE SS-2
- UNITS 155-160 ARE TO RECIEVE AREA OF CPT-4 . SEE FINISH PLANS

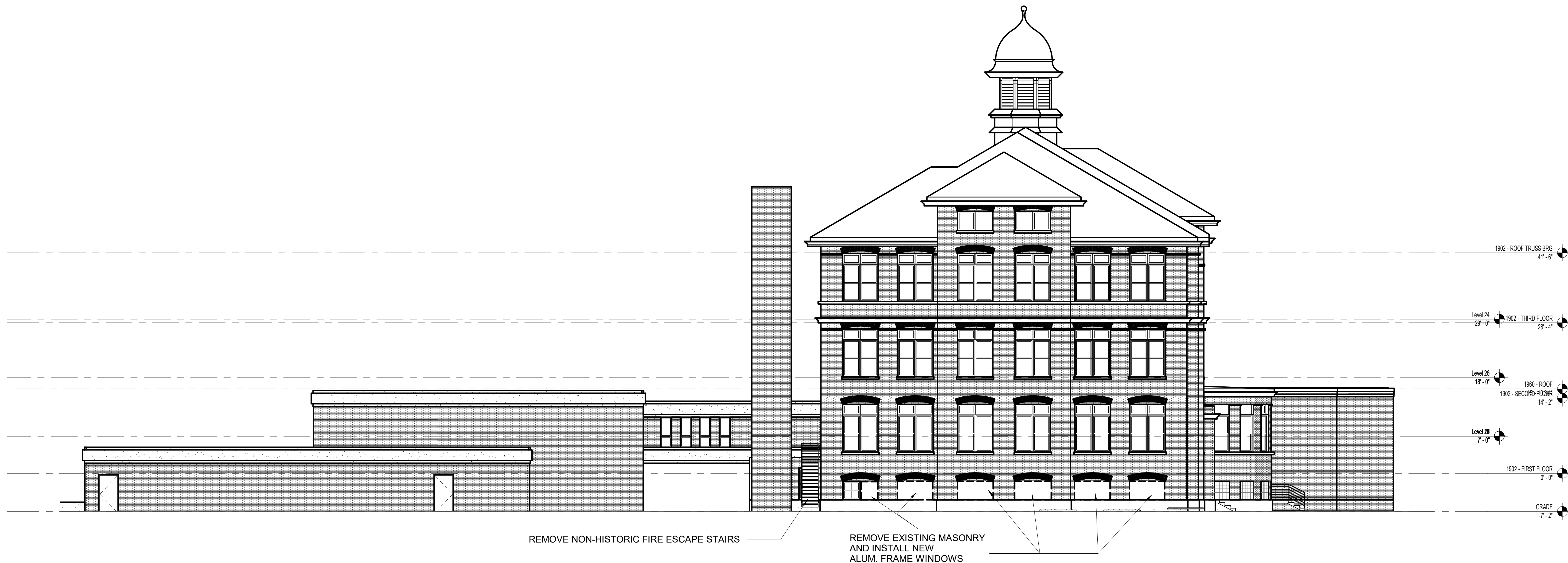
UNIT FINISH KEY
SCALE: 12" = 1'-0"



1 EAST ELEVATION (SD)
SCALE: 1" = 10'-0"



2 WEST ELEVATION (SD)
SCALE: 1" = 10'-0"



1 (e) North Design (SD)
SCALE: 1" = 10'-0"



2 (e) South Design (SD)
SCALE: 1" = 10'-0"

SD PRICING SET -
NOT FOR CONSTRUCTION



1 3D - vicenter 2019-10-07-16-34-56 (Enscape)
SCALE: 1/2" = 1'-0"