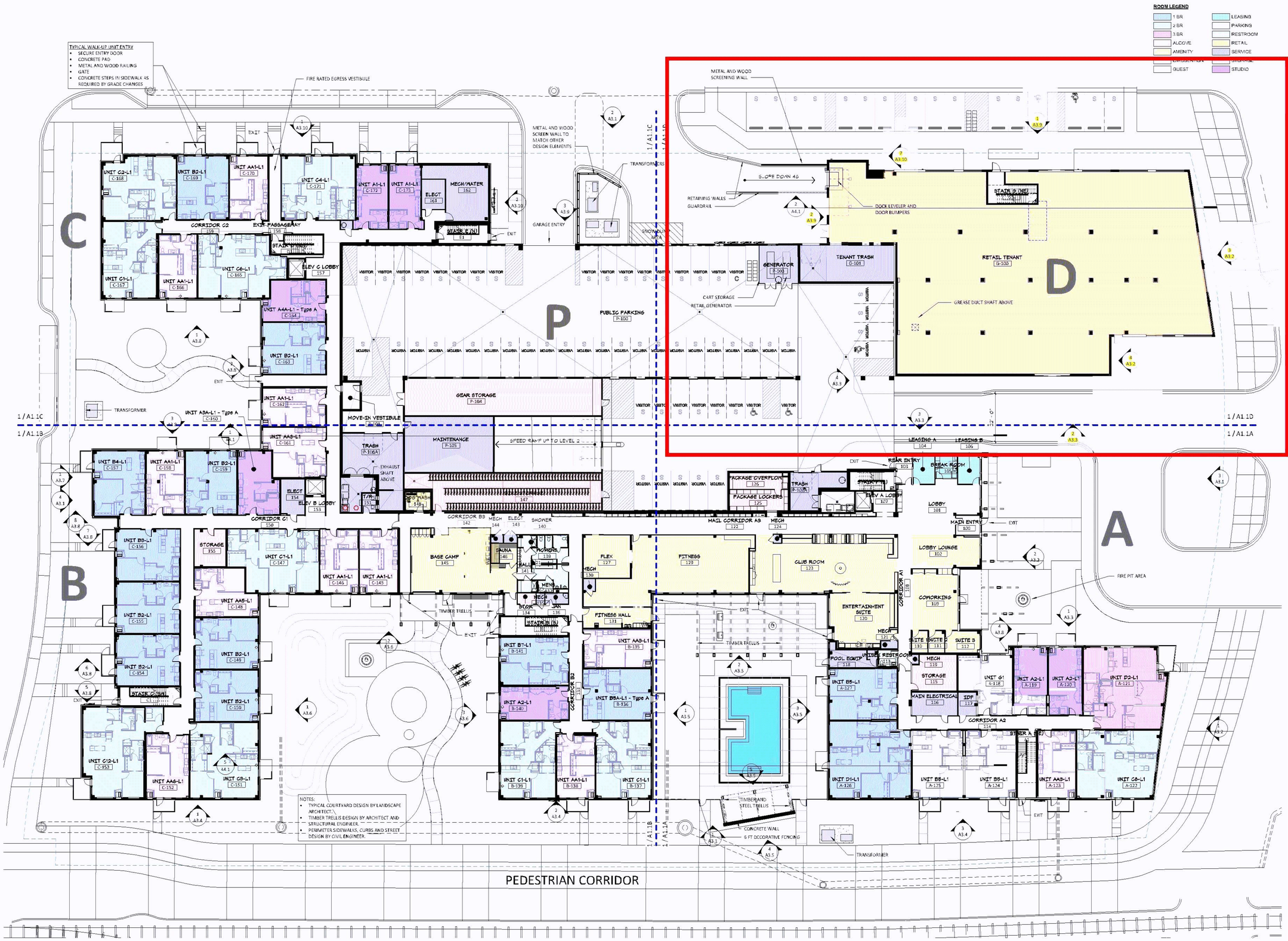

1 A1.1 **FIRST LEVEL FLOOR PLAN**
1/16" = 1'-0"

BCS PHASE 4

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Signature

Christopher Willette
Typed or Printed Name

48403 10/29/21
License # Date

CONSTRUCTION DOCUMENTS
10/29/21

ORIGINAL ISSUE:
10/29/21

REVISIONS:
No. Description Date

220540
PROJECT NUMBER

KEY PLAN

PLAN NORTH

BCS PHASE 4

FIRST LEVEL OVERALL PLAN

A1.1

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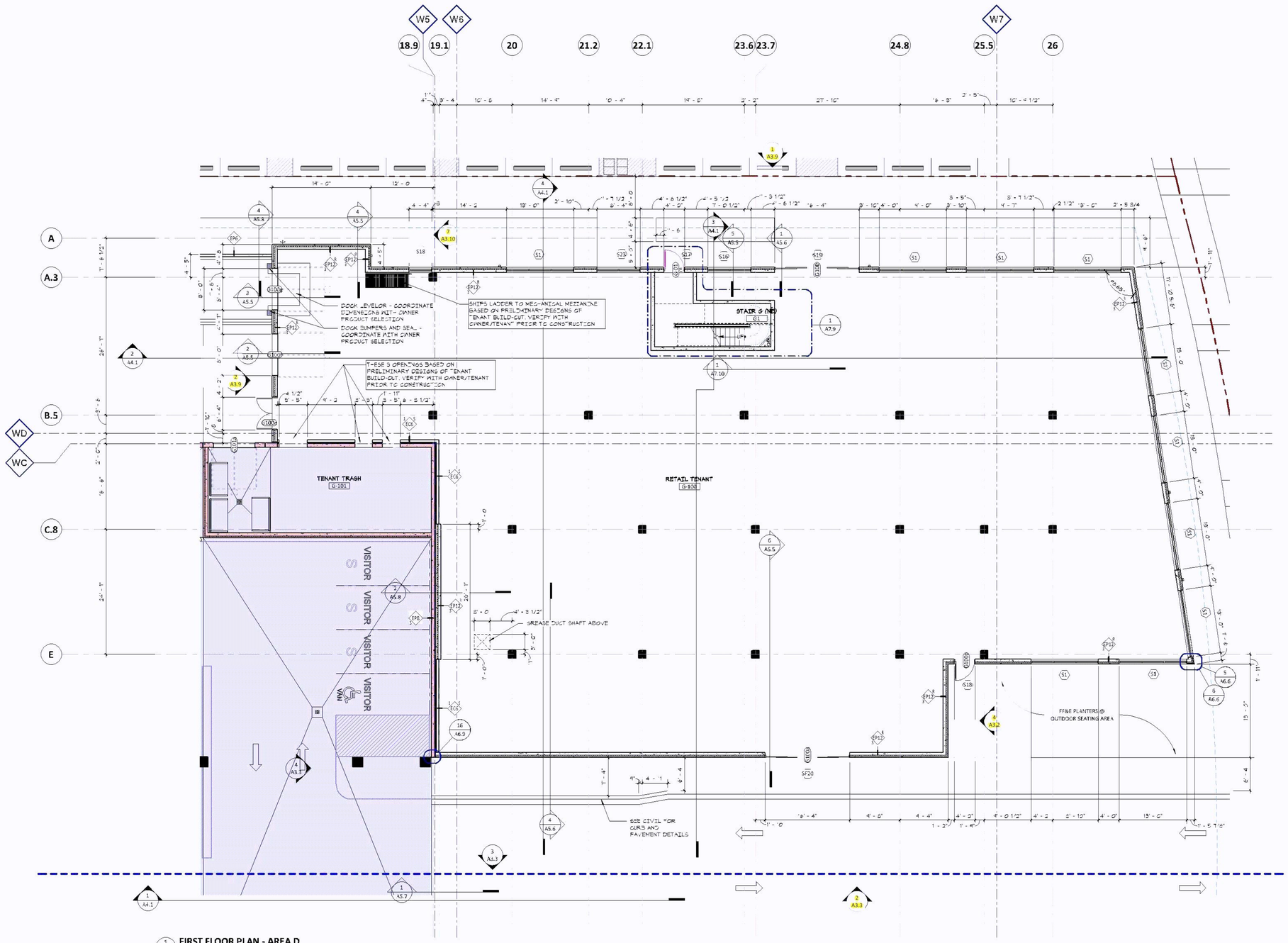

1 (A1.1D) FIRST FLOOR PLAN - AREA D
1/8" = 1'-0"

CONSTRUCTION DOCUMENTS
10/29/21

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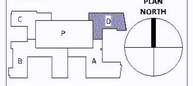

BCS PHASE 4

FIRST FLOOR PLAN - AREA D

A1.1D

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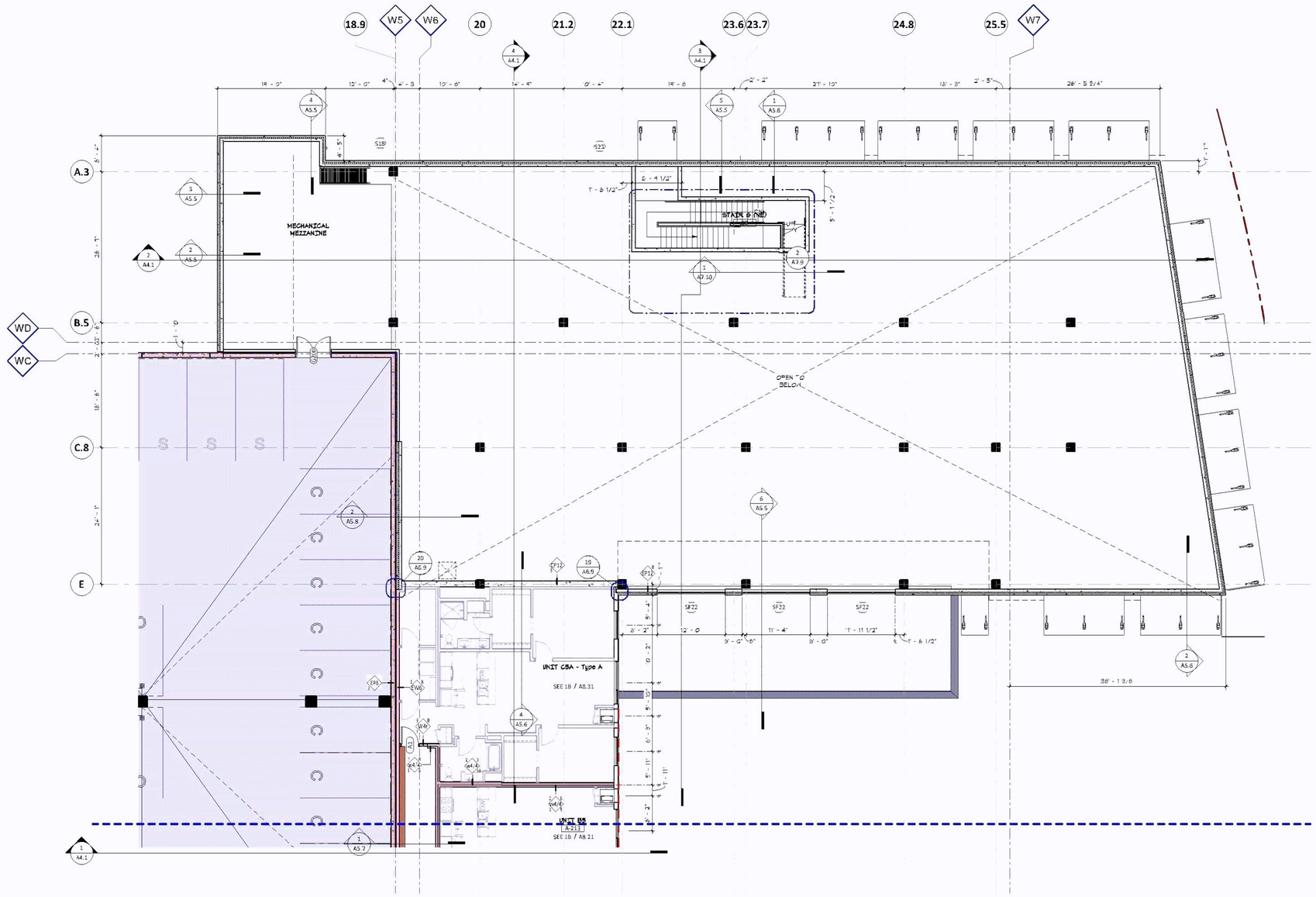

1 A1.2D **SECOND FLOOR PLAN - AREA D**
1/8" = 1'-0"

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KEY PLAN

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SECOND FLOOR PLAN - AREA D

A1.2D

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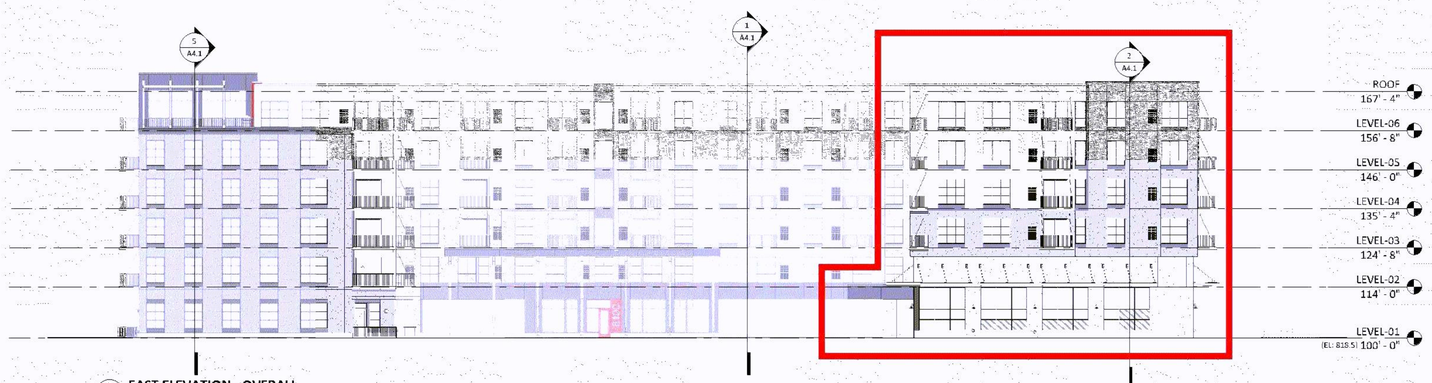
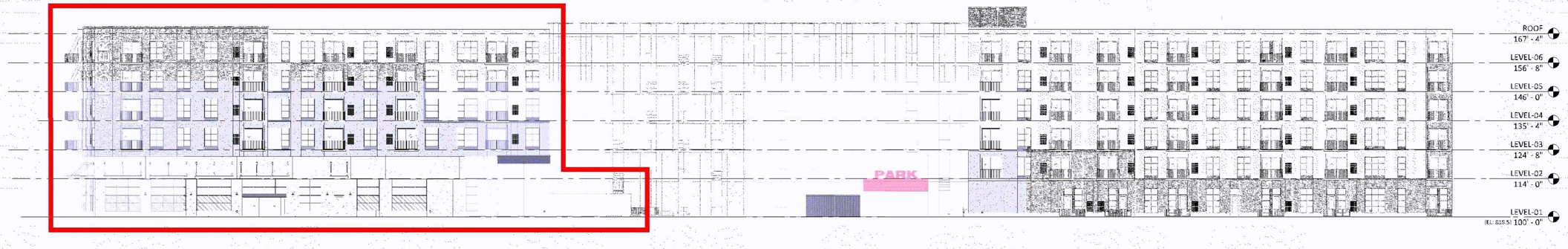
4 A3.1 **WEST ELEVATION - OVERALL**
1/16" = 1'-0"



3 A3.1 **EAST ELEVATION - OVERALL**
1/16" = 1'-0"



2 A3.1 **NORTH ELEVATION - OVERALL**
1/16" = 1'-0"

1 A3.1 **SOUTH ELEVATION - OVERALL**
1/16" = 1'-0"

11/17/2021 10:58:04 AM

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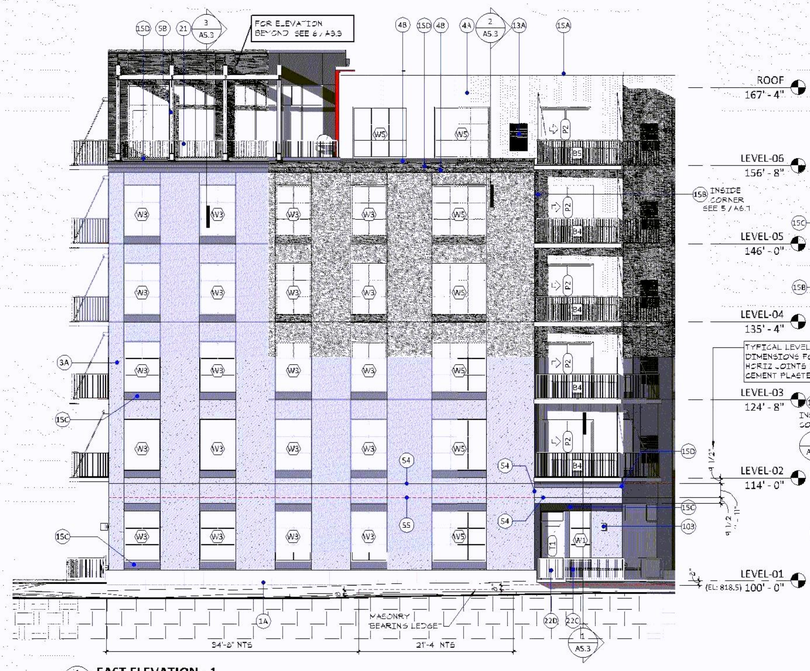
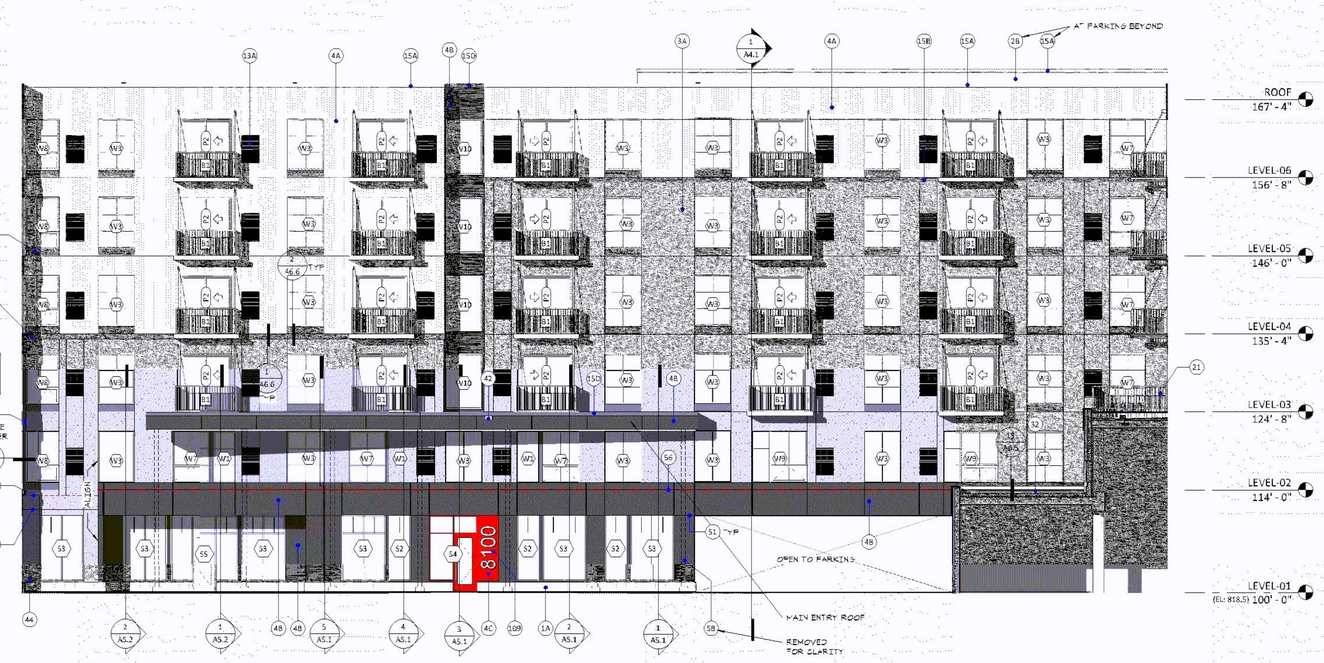
EXTERIOR ELEVATIONS - OVERALL

A3.1



1 A3.2 **EAST ELEVATION - 1**
1/8" = 1'-0"



2 A3.2 **EAST ELEVATION - 2**
1/8" = 1'-0"

EXTERIOR KEYNOTES.

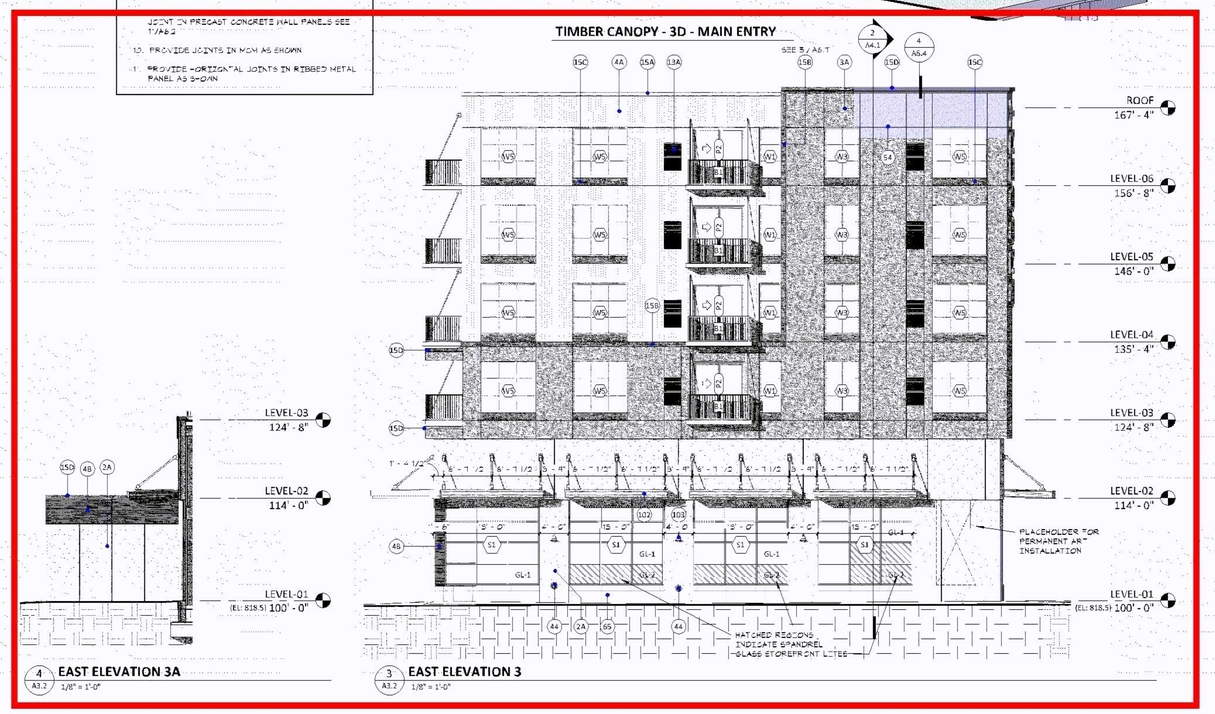
1A	EXTERIOR WALL FINISH MATERIAL - BRICK VENEER #1
2A	EXTERIOR WALL FINISH MATERIAL - ARCHITECTURAL PRECAST CONCRETE - RAW CONCRETE TEXTURE
2B	EXTERIOR WALL FINISH MATERIAL - ARCHITECTURAL PRECAST CONCRETE - ACID ETCH TEXTURE
2C	EXTERIOR WALL FINISH MATERIAL - ARCHITECTURAL PRECAST CONCRETE - SANDBLAST TEXTURE
3A	EXTERIOR WALL FINISH MATERIAL - CEMENT PLASTER
4A	EXTERIOR WALL FINISH MATERIAL - METAL PANEL #1 - RIBBED (VERTICAL ORIENTATION U.N.O.) (GALVALUME)
4B	EXTERIOR WALL FINISH MATERIAL - METAL PANEL #2 - MCM (TRI-CORN BLACK)
4C	EXTERIOR WALL FINISH MATERIAL - METAL PANEL #3 - MCM (CARB RED)
4D	EXTERIOR WALL FINISH MATERIAL - METAL PANEL #4 - FLUSH (TRANSFORMER SCREEN WALL) (BRISTOL BLACK)
5A	EXTERIOR WALL FINISH MATERIAL - WOOD SIDING
5B	WOOD TIMBER - SEE WALL SECTIONS FOR TYPES, SIZES & DESCRIPTION
7A	RECESSED DECORATIVE PANEL (HORIZONTAL BATTENS) - PROVIDE 2" RECESS IN EXTERIOR FACE OF PRECAST WALL PANEL AT EACH DECORATIVE PANEL LOCATION
8A	ALUMINUM STOREFRONT (EXTERIOR)
10A	PREFINISHED METAL CAP AT TOP OR END OF TIMBER BEAM
12A	PREFABRICATED ALUMINUM BALCONY
13A	MAGIC-PAK LOUVER - SHEET A11.7 FOR DETAILS
15A	PREFINISHED METAL COPING (GALVALUME)
15B	BUILT-UP PROFILE (VERTICAL OR HORIZONTAL) W/ PREFINISHED METAL CLADDING (BLACK)
15C	PREFINISHED BREAK METAL WINDOW TRIM (HEAD/SILL/MULLION) (BLACK) - SEE TYPICAL WINDOW DETAILS
15D	PREFINISHED METAL COPING (BLACK)
15E	PREFINISHED METAL COPING (CARB RED)
15F	BUILT-UP PROFILE (VERTICAL) (AT UNIT G1) W/ PREFINISHED METAL CLADDING (BLACK) - SEE DETAIL 6/A6.7
16	ALUMINUM STOREFRONT (INTERIOR)
21	PREFINISHED METAL GUARDRAIL (UPPER FLOORS)
22A	RAILING (AT GRADE-LEVEL UNIT ENTRIES) PREFINISHED METAL FRAME W/ WOOD PANEL IN-FILL
22B	RAILING (AT GRADE-LEVEL UNIT ENTRIES) PREFINISHED METAL FRAME W/ METAL PANEL IN-FILL
22C	RAILING (AT GRADE-LEVEL UNIT ENTRIES) PREFINISHED METAL FRAME W/ VERTICAL PICKETS
22D	GATE (AT GRADE-LEVEL UNIT ENTRIES) PREFINISHED METAL FRAME W/ WOOD PANEL IN-FILL
25	FENCE (AT FIRST FLOOR OUTDOOR AMENITY) PREFINISHED METAL
26	PAVERS ON PEDESTALS
31	BASE FLASHING - SEE 13/A6.5
32	BASE FLASHING
41	SCUPPER & DOWNSPOUT - FOR TYPICAL SCUPPER DETAIL THRU WOOD STUD PARAPET SEE 3/A6.5
42	SCUPPER - FOR TYPICAL SCUPPER DETAIL THRU WOOD STUD PARAPET SEE 3/A6.5
44	DOWNSPOUT NOZZLE
51	MCM PANEL JOINT
52	BUILDING EXPANSION JOINT
53	BUILDING MOVEMENT JOINT (LATERAL MOVEMENT & WOOD SHRINKAGE)
54	CEMENT PLASTER CONTROL JOINT
55	CEMENT PLASTER MOVEMENT JOINT
56	MCM MOVEMENT JOINT
57	VERTICAL SLIP JOINT
58	CEMENT PLASTER CONTROL JOINT (VERTICAL) - LOCATE ON COLUMN CENTERLINE
59	MOVEMENT JOINT BETWEEN DISSIMILAR MATERIALS
60	MEMBRANE THRU-WALL FLASHING W/ STAINLESS STEEL DRIP - FASTEN TO WALL W/ CONT TERMINATION BAR - GROUT CAVITY SOLID BELOW - PROVIDE WEEP VENTS AT 48" O.C.
61	GRADE/PAVING - SEE CIVIL
63	CONCRETE STOOP & FOUNDATION - SEE STRUCTURAL

EXTERIOR KEYNOTES.

64	FOOTING - SEE STRUCTURAL
65	BRICK VENEER #1 ("1A" ABOVE) OMIT FACE SHELL & CAVITY INSULATION AT PRECAST PANEL BELOW STOREFRONT SILL - TYPICAL AT GROCERY
66	CONCRETE FOUNDATION & FOOTING (AT TIMBER COLUMN) BEYOND
67	CMU FOUNDATION WALL - SEE STRUCT - PROVIDE MIN 2" RIGID INSULATION CONTINUOUS TO WITHIN 2" OF GRADE
68	CAST-IN-PLACE CONCRETE SCREEN WALL - SEE STRUCT
69	FUTURE SLAB-ON-GRADE
70	CAST-IN-PLACE CONCRETE FOUNDATION WALL - SEE STRUCT
71	PRECAST CONCRETE COLUMN - SEE STRUCT
72	PRECAST CONCRETE BEAM - SEE STRUCT
73	PRECAST CONCRETE DOUBLE TEE - SEE STRUCT
74A	GLUE-LAM TIMBER BEAM (TIMBER "5B" ABOVE)
74B	GLUE-LAM TIMBER COLUMN (TIMBER "5B" ABOVE)
74C	GLUE-LAM TIMBER BRACKET (DIAGONAL) (TIMBER "5B" ABOVE)
75	STEEL TUBE - SEE STRUCT
76	CONT STEEL ANGLE AT EDGE OF TERRACE PAVERS
81	INTERIOR CEILING/SOFFIT - SEE RCP
81A	COVE W/ LIGHT
82	EXTERIOR SOFFIT - D.E.F.S. ON LIGHT GAUGE METAL FRAMING
83	EXTERIOR SOFFIT - WOOD (SAME AS WOOD SIDING "5A" ABOVE) ON 2" METAL Z-FURRING (W/ 2" RIGID INSULATION) ON 5/8" EXTERIOR SHEATHING (W/ AIR BARRIER) ON LIGHT GAUGE METAL FRAMING - PROVIDE MIN 6" MINERAL WOOL INSULATION ON & AROUND FRAMING
84	EXTERIOR SOFFIT - D.E.F.S. ON 2" METAL Z-FURRING (W/ 2" RIGID INSULATION) ON 5/8" EXTERIOR SHEATHING (W/ AIR BARRIER) ON LIGHT GAUGE METAL FRAMING - PROVIDE MIN 6" MINERAL WOOL INSULATION ON & AROUND FRAMING
85	BULKHEAD - GYP BD ON LIGHT GAUGE METAL FRAMING
86	WINDOW TREATMENT - SEE INTERIORS
87	CONTINUOUS PREFINISHED ALUMINUM SOFFIT VENT W/ BUG SCREEN - FULL WIDTH OF SOFFIT (FRONT & BACK)
89A	EXTERIOR SOFFIT - D.E.F.S. ON 2X WOOD FRAMING
91	STEEL U-SHAPED CONNECTOR
92	STEEL WIDE FLANGE & PLATE CONNECTOR
93	STEEL KNIFE PLATE CONNECTION TO BUILDING
94	STEEL CONNECTOR
95	EXPOSED STEEL HSS7X4 SPANNING BETWEEN TIMBERS
96	ROUND TUBE STEEL POST W/ BOLTED U-SHAPED STEEL CONNECTOR TO BEAM
97	STEEL BASE PLATE CONNECTION AT EACH POST LOCATION TO TOP OF CONCRETE WALL - SEE STRUCT
98	DIAGONAL LIGHT GAUGE METAL FRAMING FOR SUPPORT OF OVERHEAD DOOR
101	FIRE DEPARTMENT INLET CONNECTION
102	PREFABRICATED METAL AWNING W/ 3 1/8" X 9 1/2" GLUE LAMINATED TIMBER FASCIA (PER "5B" ABOVE) TONGUE & GROOVE WOOD SOFFIT (PER "5A" ABOVE) & PREFINISHED METAL STANDING SEAM ROOF
103	DECORATIVE WALL-MOUNTED LIGHT FIXTURE
104	WOOD CANOPY
105	EMBED IN PRECAST PANEL (PRECAST SUPPLIER) W/ FIELD WELDED VERTICAL STEEL KNIFE PLATE AT EACH CLEVIS LOCATION (BY AWNING SUPPLIER)
106	CLEVIS & HANGER RODS BY AWNING SUPPLIER
107	PREFABRICATED METAL AWNING W/ TONGUE & GROOVE WOOD SOFFIT (PER "5A" ABOVE) & PREFINISHED METAL STANDING SEAM ROOF
108	GRILL STATION
109	SIGNAGE
111	CONCRETE CURB
112	STEEL PLATE JAMB OR HEAD - GALVANIZED & PAINTED
113	2" MIN THICK RIGID INSULATION (FULL DEPTH OF THICKENED SLAB - FULL WIDTH OF DOOR) W/ ALUMINUM THRESHOLD
114	GAS METER
115	DOCK LEVELER
116	LOADING DOCK BUMPER (BY FUTURE TENANT)
117	LOADING DOCK SEAL (BY FUTURE TENANT)
118	BOLLARD

GENERAL NOTES - EXTERIOR ELEVATIONS

1. FOR EXTERIOR ELEVATION REFERENCES SEE OVERALL FLOOR PLANS
2. FOR EXTERIOR FINISH MATERIALS & T-BTR ASSEMBLIES SEE "EXTERIOR WALL FINISH MATERIALS" (6-SET A6.7)
3. COLORS ARE DIAGRAMATIC & DO NOT REPRESENT ACTUAL COLOR SELECTIONS
4. MAGIC PAKS & PREFABRICATED BALCONIES TO ALIGN VERTICALLY UNLESS NOTED OTHERWISE
5. AT CEMENT PLASTER (STUCCO) & RIBBED METAL PANEL PROVIDE MOVEMENT JOINTS AT FLOOR LINE UNLESS NOTED OR DETAILED OTHERWISE - SEE DETAILS 4/A6.3 & 12/A6.3 FOR TYPICAL CONDITIONS, SEE EXTERIOR DETAILS AT PRECAST FOR NON-TYPICAL CONDITIONS
6. FOR TYPICAL JOINT/CORNER/PANEL TERMINATION DETAILS AT CEMENT PLASTER (STUCCO) SEE DETAIL 4/A6.7
7. PROVIDE VERTICAL CONTROL JOINTS IN CEMENT PLASTER (STUCCO) SPACED AS SHOWN
8. VERTICAL JOINTS IN RIBBED METAL PANELS TO BE DETERMINED
9. JOINT IN PRECAST CONCRETE WALL PANELS SEE 1/A6.2
10. PROVIDE JOINTS IN MCM AS SHOWN
11. PROVIDE HORIZONTAL JOINTS IN RIBBED METAL PANEL AS SHOWN



4 A3.2 **EAST ELEVATION 3A**
1/8" = 1'-0"

3 A3.2 **EAST ELEVATION 3**
1/8" = 1'-0"

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EXTERIOR ELEVATIONS - EAST

A3.2

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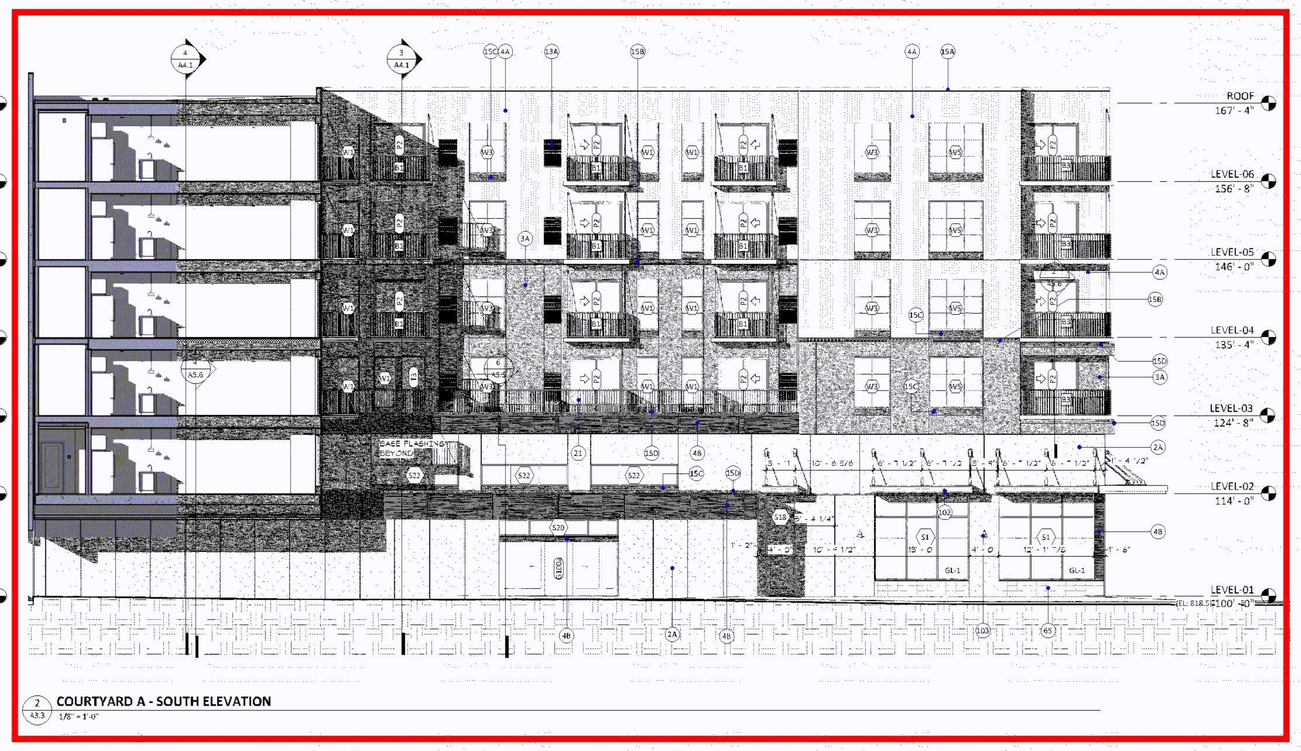
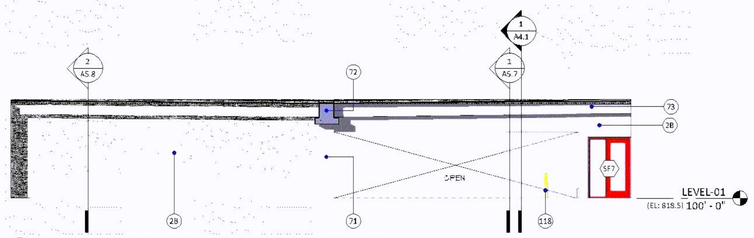
1 A3.3 **COURTYARD A - NORTH ELEVATION**
1/8" = 1'-0"



2 A3.3 **COURTYARD A - SOUTH ELEVATION**
1/8" = 1'-0"

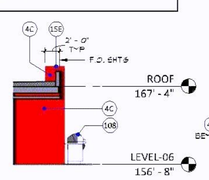
3 A3.3 **NORTH ELEVATION AT ENTRY TO PARKING**
1/8" = 1'-0"



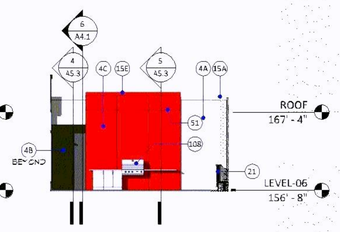
4 A3.3 **PARTIAL WEST ELEVATION AT EAST PARKING ENTRANCE**
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

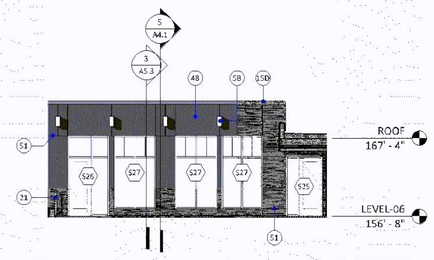
1. FOR EXTERIOR ELEVATION REFERENCES SEE OVERALL FLOOR PLANS
2. FOR EXTERIOR FINISH MATERIALS & THEIR ASSEMBLIES SEE "EXTERIOR WALL FINISH MATERIALS" (SHEET A6.1)
3. COLORS ARE DIAGRAMATIC & DO NOT REPRESENT ACTUAL COLOR SELECTIONS
4. MAGIC PAKS & PREFABRICATED BALCONIES TO ALIGN VERTICALLY UNLESS NOTED OTHERWISE
5. 7/8" CEMENT PLASTER (STUCCO) & RIBBED METAL PANEL PROVIDE MOVEMENT JOINTS AT FLOOR LINE UNLESS NOTED OR DETAILED OTHERWISE - SEE DETAILS 4/A6.5 & 12/A6.5 FOR TYPICAL CONDITIONS. SEE EXTERIOR DETAILS A" PRECAST" FOR NON-TYPICAL CONDITIONS
6. FOR TYPICAL JOINT (CORNER PANEL TERMINATION DETAILS A" CEMENT PLASTER (STUCCO) SEE DETAIL 4/A6.7)
7. PROVIDE VERTICAL CONTROL JOINTS IN CEMENT PLASTER (STUCCO) SPACED AS SHOWN
8. VERTICAL JOINTS IN RIBBED METAL PANELS TO BE DETERMINED
9. FOR DETAIL AT TYPICAL TWO-STAGE SEALANT JOINT IN PRECAST CONCRETE WALL PANELS SEE 11/A6.2
10. PROVIDE JOINTS IN MCM AS SHOWN
11. PROVIDE HORIZONTAL JOINTS IN RIBBED METAL PANEL AS SHOWN



7 A3.3 **WEST ELEVATION AT SKY DECK**
1/8" = 1'-0"



5 A3.3 **SOUTH ELEVATION AT SKY DECK**
1/8" = 1'-0"



6 A3.3 **EAST ELEVATION AT SKY DECK**
1/8" = 1'-0"

EXTERIOR KEYNOTES.

1A	EXTERIOR WALL FINISH MATERIAL - BRICK VENEER #1
2A	EXTERIOR WALL FINISH MATERIAL - ARCHITECTURAL PRECAST CONCRETE - RAW CONCRETE TEXTURE
2B	EXTERIOR WALL FINISH MATERIAL - ARCHITECTURAL PRECAST CONCRETE - ACID ETCH TEXTURE
2C	EXTERIOR WALL FINISH MATERIAL - ARCHITECTURAL PRECAST CONCRETE - SANDBLAST TEXTURE
3A	EXTERIOR WALL FINISH MATERIAL - CEMENT PLASTER
4A	EXTERIOR WALL FINISH MATERIAL - METAL PANEL #1 - RIBBED (VERTICAL ORIENTATION U.N.O.) (GALVALUME)
4B	EXTERIOR WALL FINISH MATERIAL - METAL PANEL #2 - MCM (TRI-CORN BLACK)
4C	EXTERIOR WALL FINISH MATERIAL - METAL PANEL #3 - MCM (CARB RED)
4D	EXTERIOR WALL FINISH MATERIAL - METAL PANEL #4 - FLUSH (TRANSFORMER SCREEN WALL) (BRISTOL BLACK)
5A	EXTERIOR WALL FINISH MATERIAL - WOOD SIDING
5B	WOOD TIMBER - SEE WALL SECTIONS FOR TYPES, SIZES & DESCRIPTION
7A	RECESSED DECORATIVE PANEL (HORIZONTAL BATTENS) - PROVIDE 2" RECESS IN EXTERIOR FACE OF PRECAST WALL PANEL AT EACH DECORATIVE PANEL LOCATION
8A	ALUMINUM STOREFRONT (EXTERIOR)
10A	PREFINISHED METAL CAP AT TOP OR END OF TIMBER BEAM
12A	PREFABRICATED ALUMINUM BALCONY
13A	MAGIC-PAK LOUVER - SHEET A11.7 FOR DETAILS
15A	PREFINISHED METAL COPING (GALVALUME)
15B	BUILT-UP PROFILE (VERTICAL OR HORIZONTAL) W/ PREFINISHED METAL CLADDING (BLACK)
15C	PREFINISHED BREAK METAL WINDOW TRIM (HEAD/SILL/MULLION) (BLACK) - SEE TYPICAL WINDOW DETAILS
15D	PREFINISHED METAL COPING (BLACK)
15E	PREFINISHED METAL COPING (CARB RED)
15F	BUILT-UP PROFILE (VERTICAL) (AT UNIT G1) W/ PREFINISHED METAL CLADDING (BLACK) - SEE DETAIL 6/A6.7
16	ALUMINUM STOREFRONT (INTERIOR)
21	PREFINISHED METAL GUARDRAIL (UPPER FLOORS)
22A	RAILING (AT GRADE-LEVEL UNIT ENTRIES) PREFINISHED METAL FRAME W/ WOOD PANEL IN-FILL
22B	RAILING (AT GRADE-LEVEL UNIT ENTRIES) PREFINISHED METAL FRAME W/ METAL PANEL IN-FILL
22C	RAILING (AT GRADE-LEVEL UNIT ENTRIES) PREFINISHED METAL FRAME W/ VERTICAL PICKETS
22D	GATE (AT GRADE-LEVEL UNIT ENTRIES) PREFINISHED METAL FRAME W/ WOOD PANEL IN-FILL
25	FENCE (AT FIRST FLOOR OUTDOOR AMENITY) PREFINISHED METAL
26	PAVERS ON PEDESTALS
31	BASE FLASHING - SEE 13/A6.5
32	BASE FLASHING
41	SCUPPER & DOWNSPOUT - FOR TYPICAL SCUPPER DETAIL THRU WOOD STUD PARAPET SEE 3/A6.5
42	SCUPPER - FOR TYPICAL SCUPPER DETAIL THRU WOOD STUD PARAPET SEE 3/A6.5
44	DOWNSPOUT NOZZLE
51	MCM PANEL JOINT
52	BUILDING EXPANSION JOINT
53	BUILDING MOVEMENT JOINT (LATERAL MOVEMENT & WOOD SHRINKAGE)
54	CEMENT PLASTER CONTROL JOINT
55	CEMENT PLASTER MOVEMENT JOINT
56	MCM MOVEMENT JOINT
57	VERTICAL SUP JOINT
58	CEMENT PLASTER CONTROL JOINT (VERTICAL) - LOCATE ON COLUMN CENTERLINE
59	MOVEMENT JOINT BETWEEN DISSIMILAR MATERIALS
60	MEMBRANE THRU-WALL FLASHING W/ STAINLESS STEEL DRIP - FASTEN TO WALL W/ CONT TERMINATION BAR - GROUT CAVITY SOLID BELOW - PROVIDE WEEP VENTS AT 48" O.C.
61	GRADE/PAVING - SEE CIVIL
63	CONCRETE STOOP & FOUNDATION - SEE STRUCTURAL

EXTERIOR KEYNOTES.

64	FOOTING - SEE STRUCTURAL
65	BRICK VENEER #1 ("1A" ABOVE) OMIT FACE SHELL & CAVITY INSULATION AT PRECAST PANEL BELOW STOREFRONT SILL - TYPICAL AT GROCERY
66	CONCRETE FOUNDATION & FOOTING (AT TIMBER COLUMN) BEYOND
67	CMU FOUNDATION WALL - SEE STRUCT - PROVIDE MIN 2" RIGID INSULATION CONTINUOUS TO WITHIN 2' OF GRADE
68	CAST-IN-PLACE CONCRETE SCREEN WALL - SEE STRUCT
69	FUTURE SLAB-ON-GRADE
70	CAST-IN-PLACE CONCRETE FOUNDATION W/ALL - SEE STRUCT
71	PRECAST CONCRETE COLUMN - SEE STRUCT
72	PRECAST CONCRETE BEAM - SEE STRUCT
73	PRECAST CONCRETE DOUBLE TEE - SEE STRUCT
74A	GLUE-LAM TIMBER BEAM (TIMBER "5B" ABOVE)
74B	GLUE-LAM TIMBER COLUMN (TIMBER "5B" ABOVE)
74C	GLUE-LAM TIMBER BRACKET (DIAGONAL) (TIMBER "5B" ABOVE)
75	STEEL TUBE - SEE STRUCT
76	CONT STEEL ANGLE AT EDGE OF TERRACE PAVERS
81	INTERIOR CEILING/SOFFIT - SEE RCP
81A	COVE W/ LIGHT
82	EXTERIOR SOFFIT - D.E.F.S. ON LIGHT GAUGE METAL FRAMING
83	EXTERIOR SOFFIT - WOOD (SAME AS WOOD SIDING "5A" ABOVE) ON 2" METAL Z-FURRING (W/ 2" RIGID INSULATION) ON 5/8" EXTERIOR SHEATHING (W/ AIR BARRIER) ON LIGHT GAUGE METAL FRAMING - PROVIDE MIN 6" MINERAL WOOL INSULATION ON & AROUND FRAMING
84	EXTERIOR SOFFIT - D.E.F.S. ON 2" METAL Z-FURRING (W/ 2" RIGID INSULATION) ON 5/8" EXTERIOR SHEATHING (W/ AIR BARRIER) ON LIGHT GAUGE METAL FRAMING - PROVIDE MIN 6" MINERAL WOOL INSULATION ON & AROUND FRAMING
85	BULKHEAD - GYP BD ON LIGHT GAUGE METAL FRAMING
86	WINDOW TREATMENT - SEE INTERIORS
87	CONTINUOUS PREFINISHED ALUMINUM SOFFIT VENT W/ BUG SCREEN - FULL WIDTH OF SOFFIT (FRONT & BACK)
89A	EXTERIOR SOFFIT - D.E.F.S. ON 2X WOOD FRAMING
91	STEEL U-SHAPED CONNECTOR
92	STEEL WIDE FLANGE & PLATE CONNECTOR
93	STEEL KNIFE PLATE CONNECTION TO BUILDING
94	STEEL CONNECTOR
95	EXPOSED STEEL HSS7X4 SPANNING BETWEEN TIMBERS
96	ROUND TUBE STEEL POST W/ BOLTED U-SHAPED STEEL CONNECTOR TO BEAM
97	STEEL BASE PLATE CONNECTION AT EACH POST LOCATION TO TOP OF CONCRETE WALL - SEE STRUCT
98	DIAGONAL LIGHT GAUGE METAL FRAMING FOR SUPPORT OF OVERHEAD DOOR
101	FIRE DEPARTMENT INLET CONNECTION
102	PREFABRICATED METAL AWNING W/ 3 1/8" X 9 1/2" GLUE LAMINATED TIMBER FASCIA (PER "5B" ABOVE) TONGUE & GROOVE WOOD SOFFIT (PER "5A" ABOVE) & PREFINISHED METAL STANDING SEAM ROOF
103	DECORATIVE WALL-MOUNTED LIGHT FIXTURE
104	WOOD CANOPY
105	EMBED IN PRECAST PANEL (PRECAST SUPPLIER) W/ FIELD WELDED VERTICAL STEEL KNIFE PLATE AT EACH CLEVIS LOCATION (BY AWNING SUPPLIER)
106	CLEVIS & HANGER RODS BY AWNING SUPPLIER
107	PREFABRICATED METAL AWNING W/ TONGUE & GROOVE WOOD SOFFIT (PER "5A" ABOVE) & PREFINISHED METAL STANDING SEAM ROOF
108	GRILL STATION
109	SIGNAGE
111	CONCRETE CURB
112	STEEL PLATE JAMB OR HEAD - GALVANIZED & PAINTED
113	2" MIN THICK RIGID INSULATION (FULL DEPTH OF THICKENED SLAB - FULL WIDTH OF DOOR) W/ ALUMINUM THRESHOLD
114	GAS METER
115	DOCK LEVELER
116	LOADING DOCK BUMPER (BY FUTURE TENANT)
117	LOADING DOCK SEAL (BY FUTURE TENANT)
118	BOLLARD

BCS PHASE 4

8100 31ST AVENUE SOUTH
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Signature

Christopher Willette
Typed or Printed Name

48403 — License #
10/29/21 — Date

CONSTRUCTION DOCUMENTS
10/29/21

ORIGINAL ISSUE:
10/29/21

REVISIONS:

No.	Description	Date

220540
PROJECT NUMBER

KEY PLAN

BCS PHASE 4

EXTERIOR ELEVATIONS - COURTYARD A

A3.3

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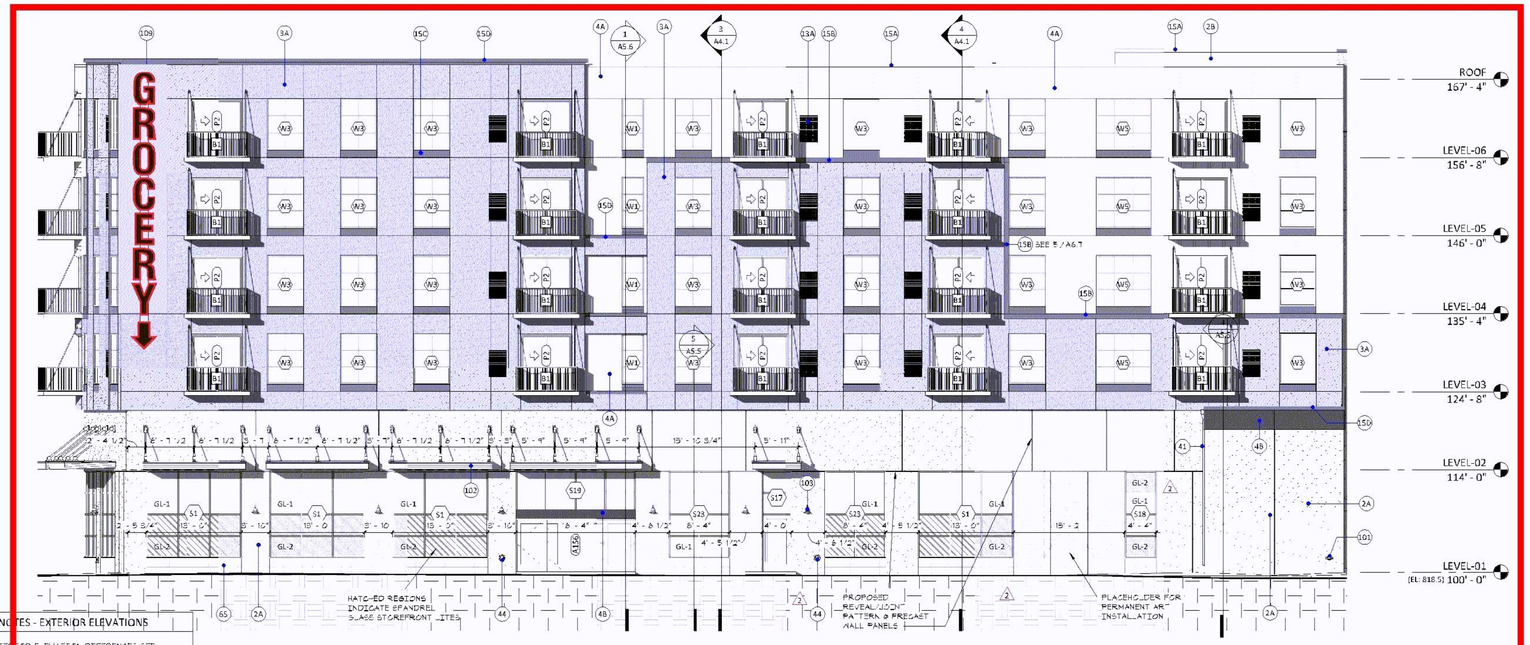
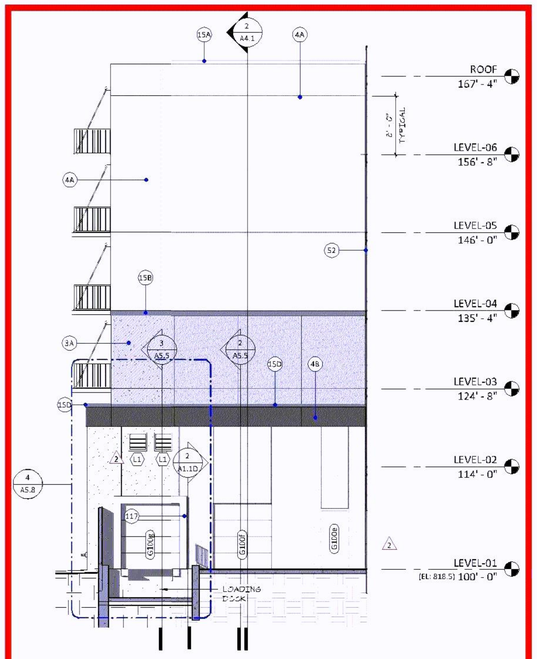


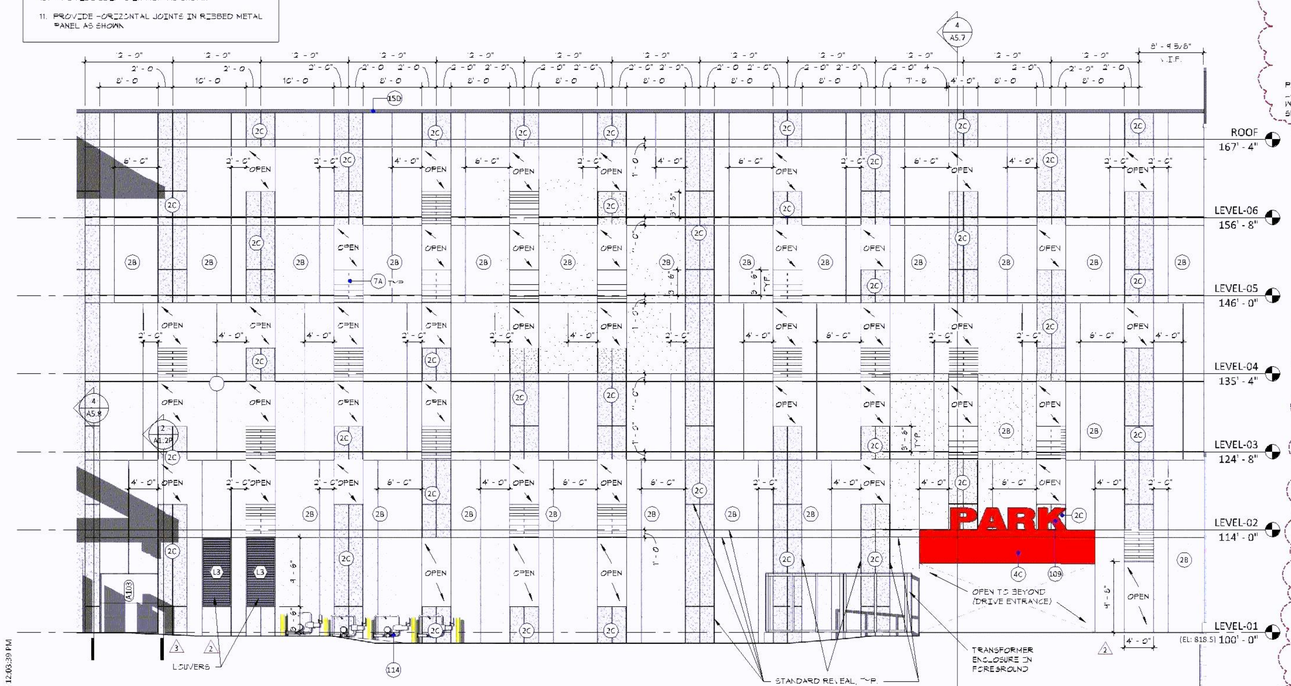
1 A3.9 **NORTH ELEVATION - 1**
1/8" = 1'-0"



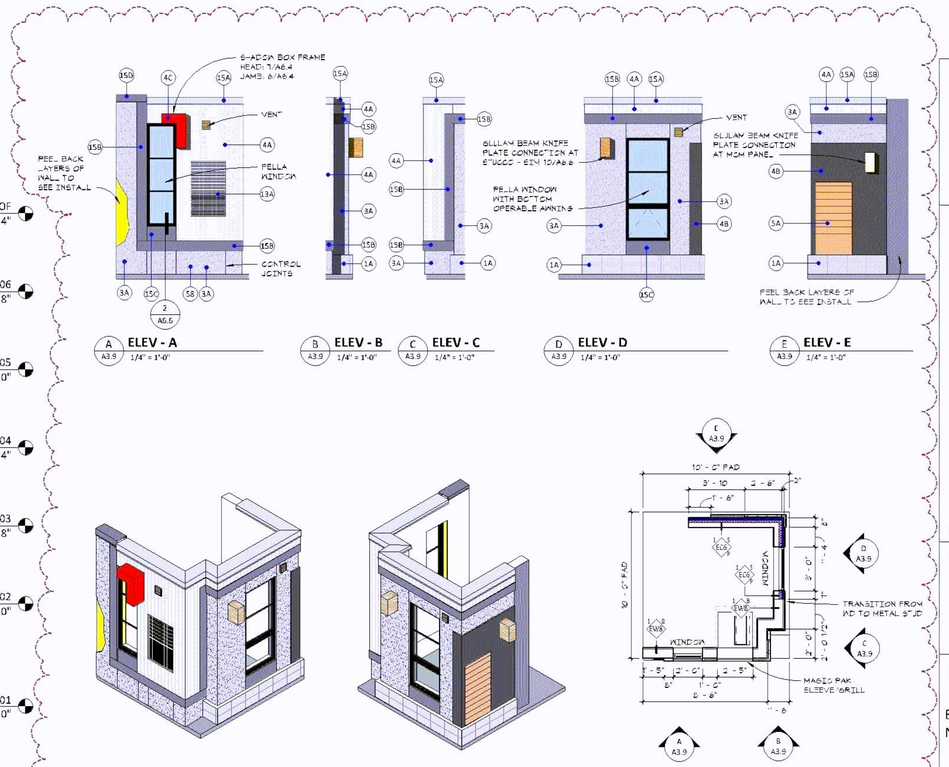
2 A3.9 **PARKING E - WEST**
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

1. FOR EXTERIOR ELEVATION REFERENCES SEE OVERALL FLOOR PLANS.
2. FOR EXTERIOR FINISH MATERIALS & TYPE ASSEMBLIES SEE EXTERIOR WALL FINISH MATERIAL (SHEET A6.1)
3. COLORS ARE DIAGRAMATIC & DO NOT REPRESENT ACTUAL COLORS TO BE USED.
4. MASTIC PANS & PREFABRICATED BALCONIES TO ALIGN VERTICALLY UNLESS NOTED OTHERWISE
5. AT CEMENT PLASTER (STUCCO) & RIBBED METAL PANEL: PROVIDE MOVEMENT JOINTS AT FLOOR LINE UNLESS NOTED OR DETAILED OTHERWISE - SEE DETAILS 9/A6.3 & 12/A6.3 FOR TYPICAL CONDITIONS. SEE EXTERIOR DETAILS AT PRECAST FOR NON-TYPICAL CONDITIONS
6. FOR TYPICAL JOINT/CORNER/PANEL TERMINATION DETAILS AT CEMENT PLASTER (STUCCO) SEE DETAIL 4/A6.7
7. PROVIDE VERTICAL CONTROL JOINTS IN CEMENT PLASTER (STUCCO) SPACED AS SHOWN
8. VERTICAL JOINTS IN RIBBED METAL PANELS TO BE DETERMINED
9. FOR DETAIL AT TYPICAL TWO-STAGE SEALANT JOINT IN PRECAST CONCRETE WALL PANELS SEE 11/A6.2
10. PROVIDE JOINTS IN MCM AS SHOWN
11. PROVIDE HORIZONTAL JOINTS IN RIBBED METAL PANEL AS SHOWN



3 A3.9 **NORTH ELEVATION - EXPOSED NORTH WALL OF PARKING RAMP**
1/8" = 1'-0"



A A3.9 **ELEV - A** 1/4" = 1'-0"
B A3.9 **ELEV - B** 1/4" = 1'-0"
C A3.9 **ELEV - C** 1/4" = 1'-0"
D A3.9 **ELEV - D** 1/4" = 1'-0"
E A3.9 **ELEV - E** 1/4" = 1'-0"

9 A3.9 **3D MOCK-UP 2**
8 A3.9 **3D MOCK-UP 1**
7 A3.9 **MOCK-UP PLAN** 1/4" = 1'-0"

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Signature

Christopher Willette
Typed or Printed Name

48403 10/29/21
License # Date

ASI #4
JULY 6, 2022

ORIGINAL ISSUE:
10/29/21

REVISIONS:

No.	Description	Date
2	ASI #2	4 24/22
3	ASI #3	6 2/22
4	ASI #4	7 6/22

220540
PROJECT NUMBER

KEY PLAN

BCS PHASE 4

EXTERIOR ELEVATIONS - NORTH

A3.9

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GENERAL NOTES - EXTERIOR ELEVATIONS

1. FOR EXTERIOR ELEVATION REFERENCES SEE OVERALL FLOOR PLANS
2. FOR EXTERIOR FINISH MATERIALS & THEIR ASSEMBLIES SEE 'EXTERIOR WALL FINISH MATERIALS' (SHEET A6.1)
3. COLORS ARE DIAGRAMATIC & DO NOT REPRESENT ACTUAL COLOR SELECTIONS
4. MAGIC PAKS & PREFABRICATED BALCONIES TO ALIGN VERTICALLY UNLESS NOTED OTHERWISE
5. AT CEMENT PLASTER (STUCCO) & RIBBED METAL PANEL PROVIDE MOVEMENT JOINTS AT FLOOR LINE UNLESS NOTED OR DETAILED OTHERWISE - SEE DETAILS 4/A6.8 & 12/A6.8 FOR TYPICAL CONDITIONS. SEE EXTERIOR DETAILS AT PRECAST FOR NON-TYPICAL CONDITIONS
6. FOR TYPICAL JOINT/CORNER/PANEL TERMINATION DETAILS AT CEMENT PLASTER (STUCCO) SEE DETAIL 4/A6.7
7. PROVIDE VERTICAL CONTROL JOINTS IN CEMENT PLASTER (STUCCO) SPACED AS SHOWN
8. VERTICAL JOINTS IN RIBBED METAL PANELS TO BE DETERMINED
9. FOR DETAIL AT TYPICAL TWO-STAGE SEALANT JOINT IN PRECAST CONCRETE WALL PANELS SEE 11/A6.2
10. PROVIDE JOINTS IN MCM AS S-DAN
11. PROVIDE HORIZONTAL JOINTS IN RIBBED METAL PANEL AS SHOWN

EXTERIOR KEYNOTES.

1A	EXTERIOR WALL FINISH MATERIAL - BRICK VENEER #1
2A	EXTERIOR WALL FINISH MATERIAL - ARCHITECTURAL PRECAST CONCRETE - RAW CONCRETE TEXTURE
2B	EXTERIOR WALL FINISH MATERIAL - ARCHITECTURAL PRECAST CONCRETE - ACID ETCH TEXTURE
2C	EXTERIOR WALL FINISH MATERIAL - ARCHITECTURAL PRECAST CONCRETE - SANDBLAST TEXTURE
3A	EXTERIOR WALL FINISH MATERIAL - CEMENT PLASTER
4A	EXTERIOR WALL FINISH MATERIAL - METAL PANEL #1 - RIBBED (VERTICAL ORIENTATION U.N.O.) (GALVALUME)
4B	EXTERIOR WALL FINISH MATERIAL - METAL PANEL #2 - MCM (TRI-CORN BLACK)
4C	EXTERIOR WALL FINISH MATERIAL - METAL PANEL #3 - MCM (CARB RED)
4D	EXTERIOR WALL FINISH MATERIAL - METAL PANEL #4 - FLUSH (TRANSFORMER SCREEN WALL) (BRISTOL BLACK)
5A	EXTERIOR WALL FINISH MATERIAL - WOOD SIDING
5B	WOOD TIMBER - SEE WALL SECTIONS FOR TYPES, SIZES & DESCRIPTION
7A	RECESSED DECORATIVE PANEL (HORIZONTAL BATTENS) - PROVIDE 2" RECESS IN EXTERIOR FACE OF PRECAST WALL PANEL AT EACH DECORATIVE PANEL LOCATION
8A	ALUMINUM STOREFRONT (EXTERIOR)
10A	PREFINISHED METAL CAP AT TOP OR END OF TIMBER BEAM
12A	PREFABRICATED ALUMINUM BALCONY
13A	MAGIC-PAK LOUVER - SHEET A11.7 FOR DETAILS
15A	PREFINISHED METAL COPING (GALVALUME)
15B	BUILT-UP PROFILE (VERTICAL OR HORIZONTAL) W/ PREFINISHED METAL CLADDING (BLACK)
15C	PREFINISHED BREAK METAL WINDOW TRIM (HEAD/SILL/MULLION) (BLACK) - SEE TYPICAL WINDOW DETAILS
15D	PREFINISHED METAL COPING (BLACK)
15E	PREFINISHED METAL COPING (CARB RED)
15F	BUILT-UP PROFILE (VERTICAL) (AT UNIT G1) W/ PREFINISHED METAL CLADDING (BLACK) - SEE DETAIL 6/A6.7
16	ALUMINUM STOREFRONT (INTERIOR)
21	PREFINISHED METAL GUARDRAIL (UPPER FLOORS)
22A	RAILING (AT GRADE-LEVEL UNIT ENTRIES) PREFINISHED METAL FRAME W/ WOOD PANEL IN-FILL
22B	RAILING (AT GRADE-LEVEL UNIT ENTRIES) PREFINISHED METAL FRAME W/ METAL PANEL IN-FILL
22C	RAILING (AT GRADE-LEVEL UNIT ENTRIES) PREFINISHED METAL FRAME W/ VERTICAL PICKETS
22D	GATE (AT GRADE-LEVEL UNIT ENTRIES) PREFINISHED METAL FRAME W/ WOOD PANEL IN-FILL
25	FENCE (AT FIRST FLOOR OUTDOOR AMENITY) PREFINISHED METAL
26	PAVERS ON PEDESTALS
31	BASE FLASHING - SEE 13/A6.5
32	BASE FLASHING
41	SCUPPER & DOWNSPOUT - FOR TYPICAL SCUPPER DETAIL THRU WOOD STUD PARAPET SEE 3/A6.5
42	SCUPPER - FOR TYPICAL SCUPPER DETAIL THRU WOOD STUD PARAPET SEE 3/A6.5
44	DOWNSPOUT NOZZLE
51	MCM PANEL JOINT
52	BUILDING EXPANSION JOINT
53	BUILDING MOVEMENT JOINT (LATERAL MOVEMENT & WOOD SHRINKAGE)
54	CEMENT PLASTER CONTROL JOINT
55	CEMENT PLASTER MOVEMENT JOINT
56	MCM MOVEMENT JOINT
57	VERTICAL 'SLIP' JOINT
58	CEMENT PLASTER CONTROL JOINT (VERTICAL) - LOCATE ON COLUMN CENTERLINE
59	MOVEMENT JOINT BETWEEN DISSIMILAR MATERIALS
60	MEMBRANE THRU-WALL FLASHING W/ STAINLESS STEEL DRIP - FASTEN TO WALL W/ CONT TERMINATION BAR - GROUT CAVITY SOLID BELOW - PROVIDE WEEP VENTS AT 48" O.C.
61	GRADE/PAVING - SEE CIVIL
63	CONCRETE STOOP & FOUNDATION - SEE STRUCTURAL

EXTERIOR KEYNOTES.

64	FOOTING - SEE STRUCTURAL
65	BRICK VENEER #1 ("1A" ABOVE) OMIT FACE SHELL & CAVITY INSULATION AT PRECAST PANEL BELOW STOREFRONT SILL - TYPICAL AT GROCERY
66	CONCRETE FOUNDATION & FOOTING (AT TIMBER COLUMN) BEYOND
67	CMU FOUNDATION WALL - SEE STRUCT - PROVIDE MIN 2" RIGID INSULATION CONTINUOUS TO WITHIN 2" OF GRADE
68	CAST-IN-PLACE CONCRETE SCREEN WALL - SEE STRUCT
69	FUTURE SLAB-ON-GRADE
70	CAST-IN-PLACE CONCRETE FOUNDATION WALL - SEE STRUCT
71	PRECAST CONCRETE COLUMN - SEE STRUCT
72	PRECAST CONCRETE BEAM - SEE STRUCT
73	PRECAST CONCRETE DOUBLE TEE - SEE STRUCT
74A	GLUE-LAM TIMBER BEAM (TIMBER "5B" ABOVE)
74B	GLUE-LAM TIMBER COLUMN (TIMBER "5B" ABOVE)
74C	GLUE-LAM TIMBER BRACKET (DIAGONAL) (TIMBER "5B" ABOVE)
75	STEEL TUBE - SEE STRUCT
76	CONT STEEL ANGLE AT EDGE OF TERRACE PAVERS
81	INTERIOR CEILING/SOFFIT - SEE RCP
81A	COVE W/ LIGHT
82	EXTERIOR SOFFIT - D.E.F.S. ON LIGHT GAUGE METAL FRAMING
83	EXTERIOR SOFFIT - WOOD (SAME AS WOOD SIDING "5A" ABOVE) ON 2" METAL Z-FURRING (W/ 2" RIGID INSULATION) ON 5/8" EXTERIOR SHEATHING (W/ AIR BARRIER) ON LIGHT GAUGE METAL FRAMING - PROVIDE MIN 6" MINERAL WOOL INSULATION ON & AROUND FRAMING
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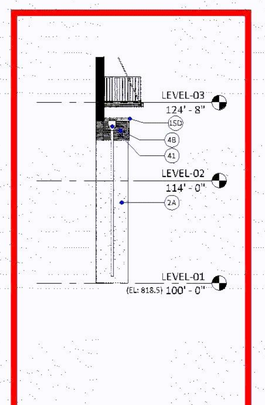
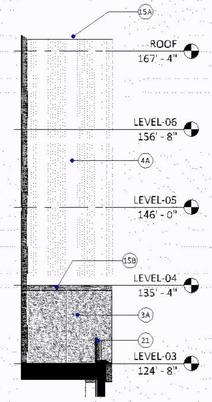
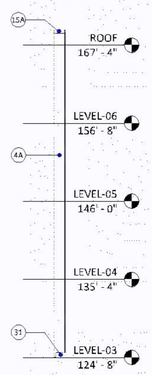
85	BULKHEAD - GYP BD ON LIGHT GAUGE METAL FRAMING
86	WINDOW TREATMENT - SEE INTERIORS
87	CONTINUOUS PREFINISHED ALUMINUM SOFFIT VENT W/ BUG SCREEN - FULL WIDTH OF SOFFIT (FRONT & BACK)
89A	EXTERIOR SOFFIT - D.E.F.S. ON 2X WOOD FRAMING
91	STEEL U-SHAPED CONNECTOR
92	STEEL WIDE FLANGE & PLATE CONNECTOR
93	STEEL KNIFE PLATE CONNECTION TO BUILDING
94	STEEL CONNECTOR
95	EXPOSED STEEL HSS7X4 SPANNING BETWEEN TIMBERS
96	ROUND TUBE STEEL POST W/ BOLTED U-SHAPED STEEL CONNECTOR TO BEAM
97	STEEL BASE PLATE CONNECTION AT EACH POST LOCATION TO TOP OF CONCRETE WALL - SEE STRUCT
98	DIAGONAL LIGHT GAUGE METAL FRAMING FOR SUPPORT OF OVERHEAD DOOR
101	FIRE DEPARTMENT INLET CONNECTION
102	PREFABRICATED METAL AWNING W/ 3 1/8" X 3 1/2" GLUE LAMINATED TIMBER FASCIA (PER "5B" ABOVE) TONGUE & GROOVE WOOD SOFFIT (PER "5A" ABOVE) & PREFINISHED METAL STANDING SEAM ROOF
103	DECORATIVE WALL-MOUNTED LIGHT FIXTURE
104	WOOD CANOPY
105	EMBED IN PRECAST PANEL (PRECAST SUPPLIER) W/ FIELD WELDED VERTICAL STEEL KNIFE PLATE AT EACH CLEVIS LOCATION (BY AWNING SUPPLIER)
106	CLEVIS & HANGER RODS BY AWNING SUPPLIER
107	PREFABRICATED METAL AWNING W/ TONGUE & GROOVE WOOD SOFFIT (PER "5A" ABOVE) & PREFINISHED METAL STANDING SEAM ROOF
108	GRILL STATION
109	SIGNAGE
111	CONCRETE CURB
112	STEEL PLATE JAMB OR HEAD - GALVANIZED & PAINTED
113	2" MIN THICK RIGID INSULATION (FULL DEPTH OF THICKENED SLAB - FULL WIDTH OF DOOR) W/ ALUMINUM THRESHOLD
114	GAS METER
115	DOCK LEVELER
116	LOADING DOCK BUMPER (BY FUTURE TENANT)
117	LOADING DOCK SEAL (BY FUTURE TENANT)
118	BOLLARD



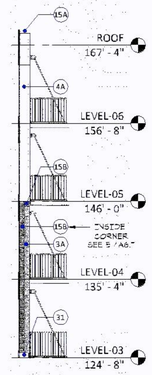
7 A3.10 **EAST ELEVATION - RETURN WALL AT LOADING DOCK** 1/8" = 1'-0"



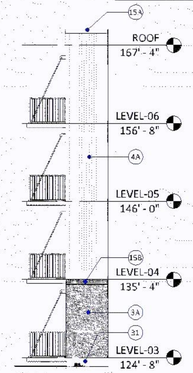
8 A3.10 **WEST ELEVATION - RETURN WALL AT UNIT C10** 1/8" = 1'-0"



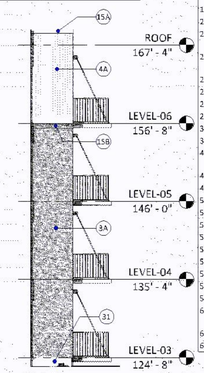
6 A3.10 **SOUTH ELEVATION - RETURN WALL AT UNIT B7** 1/8" = 1'-0"



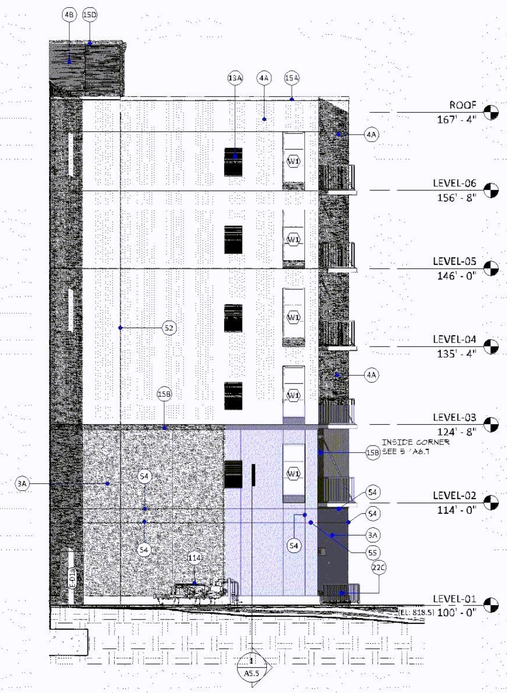
5 A3.10 **NORTH ELEVATION - RETURN WALL AT UNIT B7** 1/8" = 1'-0"



4 A3.10 **NORTH ELEVATION - RETURN WALL AT EAST END OF CORRIDOR B** 1/8" = 1'-0"



3 A3.10 **SOUTH ELEVATION - RETURN WALL AT EAST END OF CORRIDOR B** 1/8" = 1'-0"



2 A3.10 **PARKING E - EAST** 1/8" = 1'-0"

1 A3.10 **NORTH ELEVATION - 3** 1/8" = 1'-0"

BCS PHASE 4

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Signature

Christopher Willette
Typed or Printed Name

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KEY PLAN

BCS PHASE 4

EXTERIOR ELEVATIONS - NORTH

A3.10

11/17/2021 1:44:33 PM

1 / A3-1 **NORTH ELEVATION Artwork Location Exhibit**

1/16" = 1'-0"

12/8/2022

Scale: 1/16" = 1'-0"

esg

OXENDALE'S AT BCS 4
3051 EAST 80-1/2 STREET
BLOOMINGTON, MN

Extended North Elevation - Grocery

8100
esg

GROCERY
esg

8100
esg