

LindenGrove Waukesha Nursing Facility - North & East Wing Remodel/Addition

425 N. University Drive, Waukesha, WI 53188

PLAN COMMISSION SET

Sheet Index

General

001 TITLE SHEET

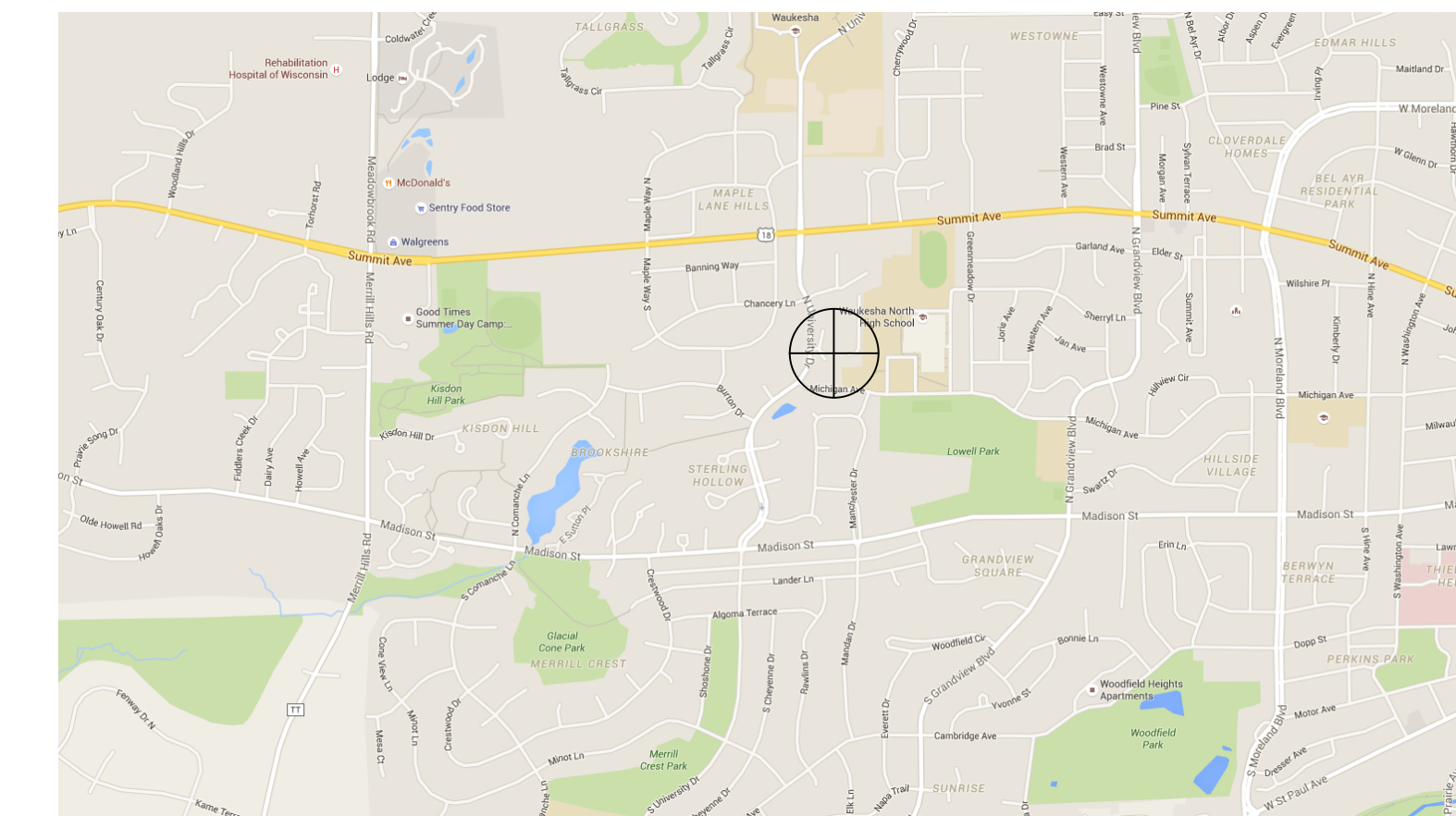
Architectural

A101 DEMOLITION PLAN
A201A FIRST FLOOR PLAN
A400 EXTERIOR ELEVATIONS

Project Information

Project Date: 12/27/16
PRA Project Number: 160163-01
Drawing Set: Construction Document Set

Project Location



Applicable Codes and Zoning

2014 Wisconsin Commercial Building Codes (SPS 360-366)
DHS Chapter 132 - Nursing Homes
2009 International Existing Building Code
2009 International Building Code
Institutional Occupancy, Group I-2
Zoning: City of Waukesha Ordinances

Type of Construction

New Construction: Addition/Remodeling
Type of Construction: Unprotected
Type IB - Fully Sprinklered

ADA Access Route

Refer to Sheet A050

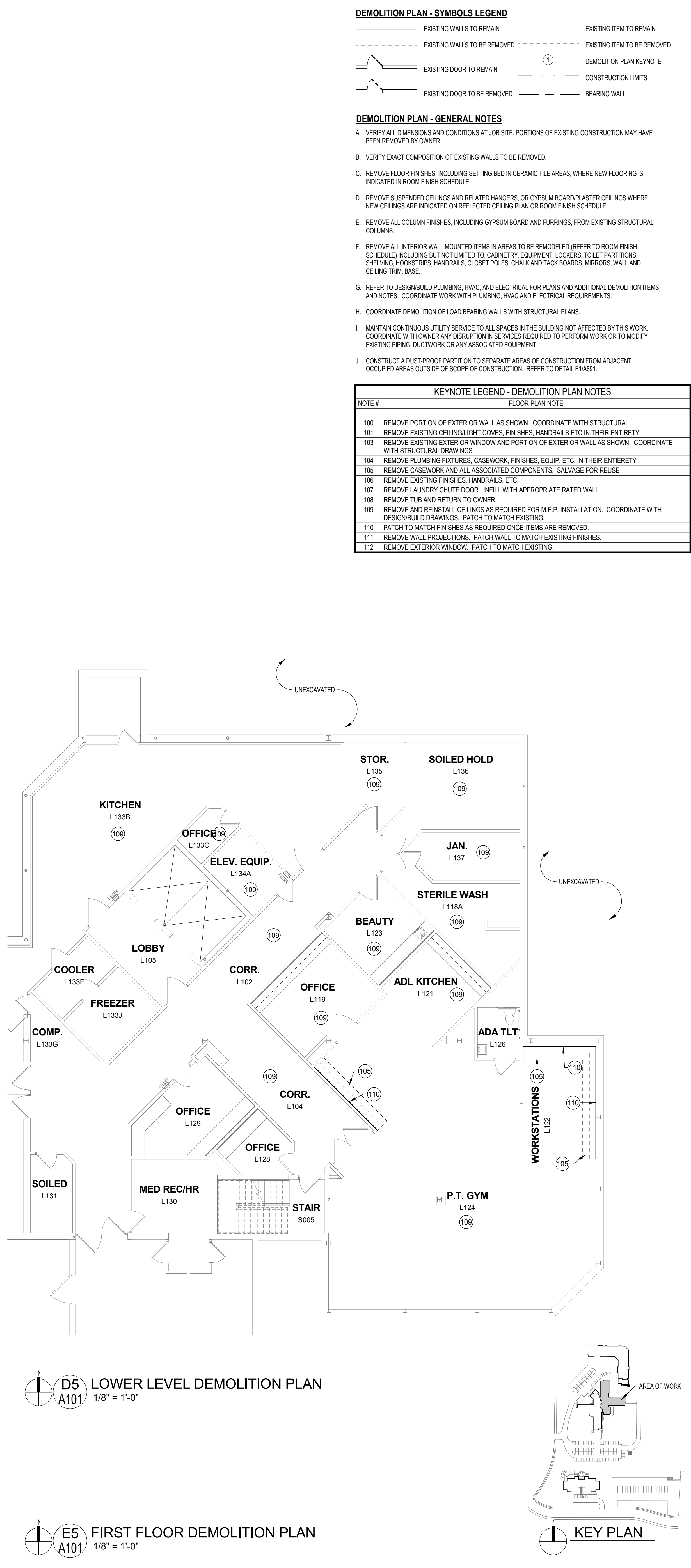
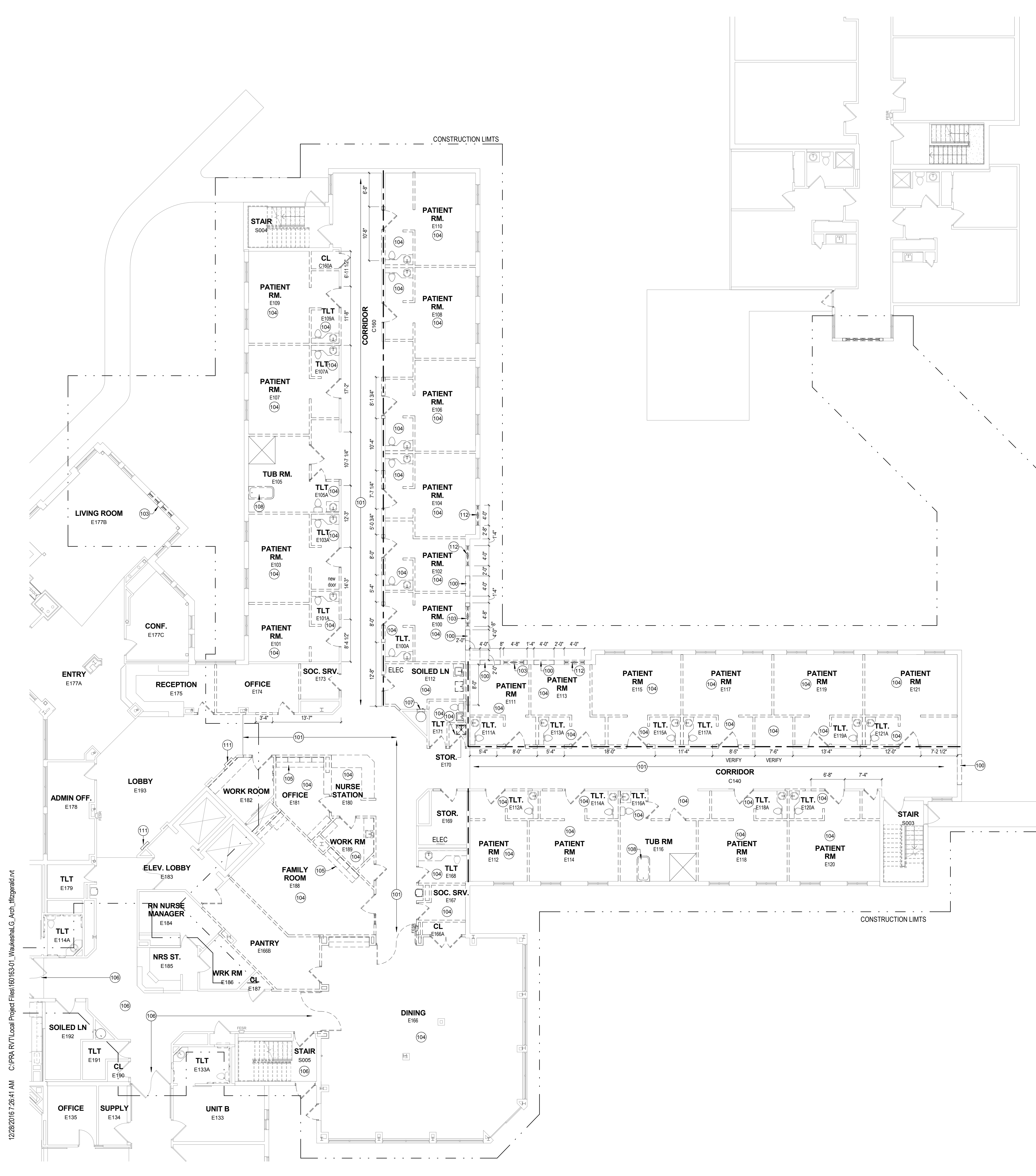
Project Team

General Contractor
Stier Construction

Tel (262) 574-0306

Structural
RA Smith National

(262) 781-1000



DEMOLITION PLAN - SYMBOLS LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- EXISTING ITEM TO REMAIN
- EXISTING ITEM TO BE REMOVED
- DEMOLITION PLAN KEYNOTE
- CONSTRUCTION LIMITS
- BEARING WALL

DEMOLITION PLAN - GENERAL NOTES

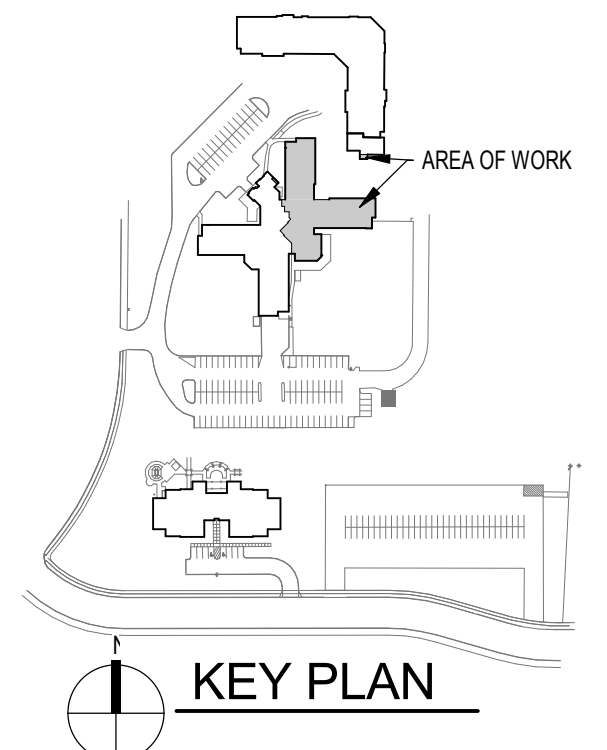
- VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.
- VERIFY EXACT COMPOSITION OF EXISTING WALLS TO BE REMOVED.
- REMOVE FLOOR FINISHES, INCLUDING SETTING BED IN CERAMIC TILE AREAS, WHERE NEW FLOORING IS INDICATED IN ROOM FINISH SCHEDULE.
- REMOVE SUSPENDED CEILINGS AND RELATED HANGERS, OR GYPSUM BOARD/PLASTER CEILINGS WHERE NEW CEILINGS ARE INDICATED ON REFLECTED CEILING PLAN OR ROOM FINISH SCHEDULE.
- REMOVE ALL COLUMN FINISHES, INCLUDING GYPSUM BOARD AND FURRINGS, FROM EXISTING STRUCTURAL COLUMNS.
- REMOVE ALL INTERIOR WALL MOUNTED ITEMS IN AREAS TO BE REMODELED (REFER TO ROOM FINISH SCHEDULE) INCLUDING BUT NOT LIMITED TO: CABINETRY, EQUIPMENT, LOCKERS, TOILET PARTITIONS, SHELVING, HOOKSTRIPS, HANDRAILS, CLOSET POLES, CHALK AND TACK BOARDS, MIRRORS, WALL AND CEILING TRIM, BASE.
- REFER TO DESIGN/BUILD PLUMBING, HVAC, AND ELECTRICAL FOR PLANS AND ADDITIONAL DEMOLITION ITEMS AND NOTES. COORDINATE WORK WITH PLUMBING, HVAC AND ELECTRICAL REQUIREMENTS.
- COORDINATE DEMOLITION OF LOAD BEARING WALLS WITH STRUCTURAL PLANS.
- MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.
- CONSTRUCT A DUST-PROOF PARTITION TO SEPARATE AREAS OF CONSTRUCTION FROM ADJACENT OCCUPIED AREAS OUTSIDE OF SCOPE OF CONSTRUCTION. REFER TO DETAIL E14891.

KEYNOTE LEGEND - DEMOLITION PLAN NOTES

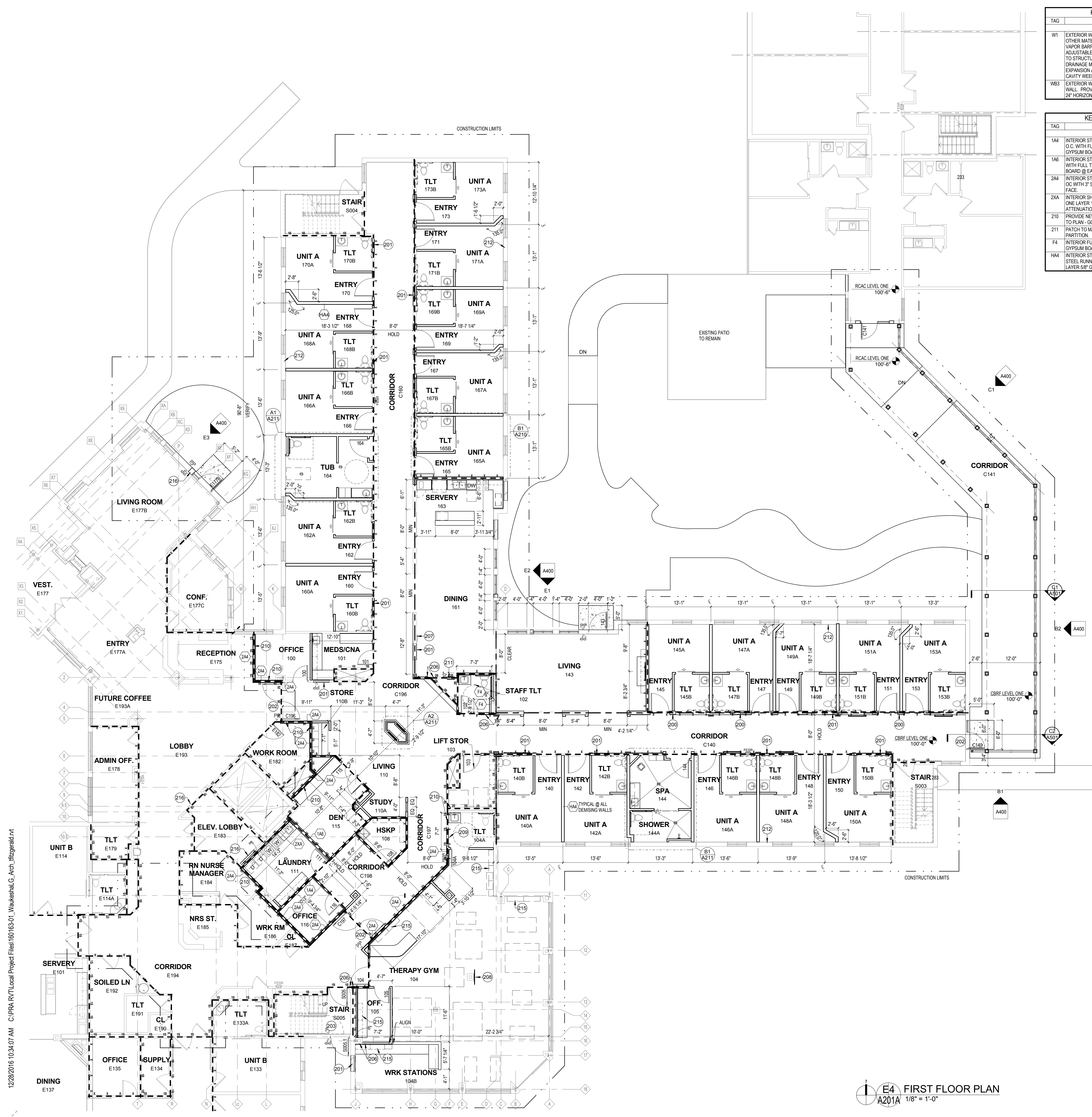
NOTE #	FLOOR PLAN NOTE
100	REMOVE PORTION OF EXTERIOR WALL AS SHOWN. COORDINATE WITH STRUCTURAL.
101	REMOVE EXISTING CEILING/LIGHT COVES, FINISHES, HANDRAILS ETC IN THEIR ENTIRETY.
103	REMOVE EXISTING EXTERIOR WINDOW AND PORTION OF EXTERIOR WALL AS SHOWN. COORDINATE WITH STRUCTURAL DRAWINGS.
104	REMOVE PLUMBING FIXTURES, CASEWORK, FINISHES, EQUIP, ETC. IN THEIR ENTIRETY.
105	REMOVE CASEWORK AND ALL ASSOCIATED COMPONENTS. SALVAGE FOR REUSE.
106	REMOVE EXISTING FINISHES, HANDRAILS, ETC.
107	REMOVE LAUNDRY CHUTE DOOR. INFILL WITH APPROPRIATE RATED WALL.
108	REMOVE TUB AND RETURN TO OWNER.
109	REMOVE AND REINSTALL CEILINGS AS REQUIRED FOR M.E.P. INSTALLATION. COORDINATE WITH DESIGN/BUILD DRAWINGS. PATCH TO MATCH EXISTING.
110	PATCH TO MATCH FINISHES AS REQUIRED ONCE ITEMS ARE REMOVED.
111	REMOVE WALL PROJECTIONS. PATCH WALL TO MATCH EXISTING FINISHES.
112	REMOVE EXTERIOR WINDOW. PATCH TO MATCH EXISTING.

D5 A101 LOWER LEVEL DEMOLITION PLAN
1/8" = 1'-0"

E5 A101 FIRST FLOOR DEMOLITION PLAN
1/8" = 1'-0"



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KEYNOTE LEGEND - EXTERIOR WALL TYPES	
TAG	EXTERIOR WALL DESCRIPTION
W1	EXTERIOR WALL: MASONRY CAVITY WALL CONSISTING OF 4" FACE BRICK (EDIT FOR OTHER MATERIALS), 1-3/4" AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON XX" CONCRETE MASONRY UNIT BACK-UP WALL WITH ADJUSTABLE (TWO-PIECE) HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING). PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPSVENTS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPSVENTS AT TOP/BOTTOM OF CAVITY. REFER TO DETAIL XXAXXX.
WB3	EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND 48" VERTICALLY ON WALL AND 24" HORIZONTALLY BELOW FLOOR SLAB.

KEYNOTE LEGEND - INTERIOR PARTITION TYPES	
TAG	INTERIOR PARTITION DESCRIPTION
1A4	INTERIOR STEEL STUD PARTITION: 1 HR RATED UL #465 WITH 3-5/8" STEEL STUDS @ 16" O.C. WITH FULL THICKNESS SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
1A6	INTERIOR STEEL STUD PARTITION: 1 HR RATED UL #465 WITH 6" STEEL STUDS @ 16" OC WITH FULL THICKNESS SOUND ATTENUATION INSULATION AND 1 LAYER OF 5/8" GYPSUM BOARD @ EACH FACE.
2A4	INTERIOR STEEL STUD PARTITION: 2 HR RATED UL #411 WITH 3-5/8" STEEL STUDS @ 16" OC WITH 3" SOUND ATTENUATION INSULATION AND 2 LAYERS 5/8" GYPSUM BOARD @ EACH FACE.
2XA	INTERIOR SHAFTR PARTITION: 2 HR RATED UL #438 WITH 2-1/2" STEEL C-H STUDS @ 24" OC ONE LAYER 1" GYPSUM BOARD LINER PANEL @ INTERIOR FACE, FULL THICKNESS SOUND ATTENUATION INSULATION AND 2 LAYERS 1/2" GYPSUM BOARD @ EXTERIOR FACE.
Z10	PROVIDE NEW FIRE RATED PARTITIONS TO MEET 2HR FIRE RESISTIVE RATING ACCORDING TO PLAN - GO OVER W. JM.
Z11	PATCH TO MATCH LAUNDRY CHUTE ONCE DOOR IS REMOVED. INFILL WALL WITH RATED PARTITION.
F4	INTERIOR FURRING (PARTITION): 3-5/8" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
H44	INTERIOR STAGGERED STUD PARTITION: STAGGERED 3-5/8" STEEL STUDS @ 16" OC ON 6" STEEL RUNNER WITH 3-1/2" SOUND ATTENUATION INSULATION (ONE SIDE ONLY) AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.

FLOOR PLAN - SYMBOLS LEGEND	
	NEW WALL/PARTITION
	EXISTING WALL TO REMAIN
	NEW DOOR
	EXISTING DOOR TO REMAIN
	SECTION REFERENCE
	DETAIL REFERENCE
	EXTERIOR ELEVATION
	INTERIOR ELEVATION
	FLOOR PLAN KEYNOTE
	CONSTRUCTION LIMITS
	ONE HOUR RATED FIRE PARTITION
	TWO HOUR RATED FIRE BARRIER
	WALL/PARTITION TYPE
	FLOOR DRAIN - PITCH FLOOR TO DRAIN
	SEMI-RECESSED FIRE EXTINGUISHER
	PUSH PAD
	BEARING WALLS

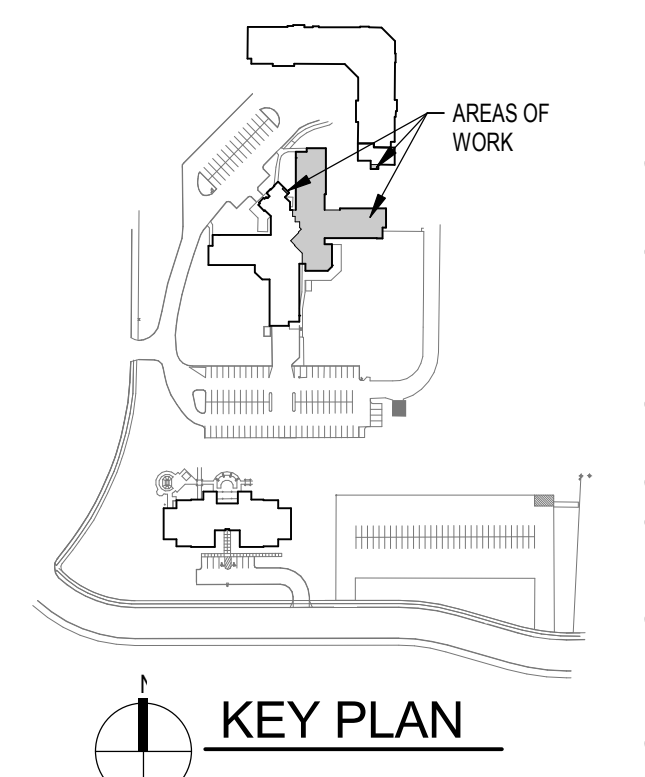
- FLOOR PLAN - GENERAL NOTES**
- DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).
 - VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.
 - MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.
 - REFER TO SHEET A890 FOR ROOM FINISH SCHEDULE AND NOTES.
 - REFER TO SHEET A891 FOR DOOR SCHEDULES, DOOR TYPES, AND NOTES.

- GYPSUM BOARD PARTITIONS - GENERAL NOTES**
- ALL GYPSUM BOARD PARTITIONS SHALL BE (M) UNLESS OTHERWISE NOTED ON FLOOR PLAN.
- GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).
- REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.
- PROVIDE FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.
- SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.
- EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STRUCTURE ABOVE. REFER TO DETAIL D5/A810

- MASONRY PARTITIONS - GENERAL NOTES**
- MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:
- ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.
- PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.
- SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.
- EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF PRECAST PLANK ABOVE. REFER TO DETAIL D3/A810 PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

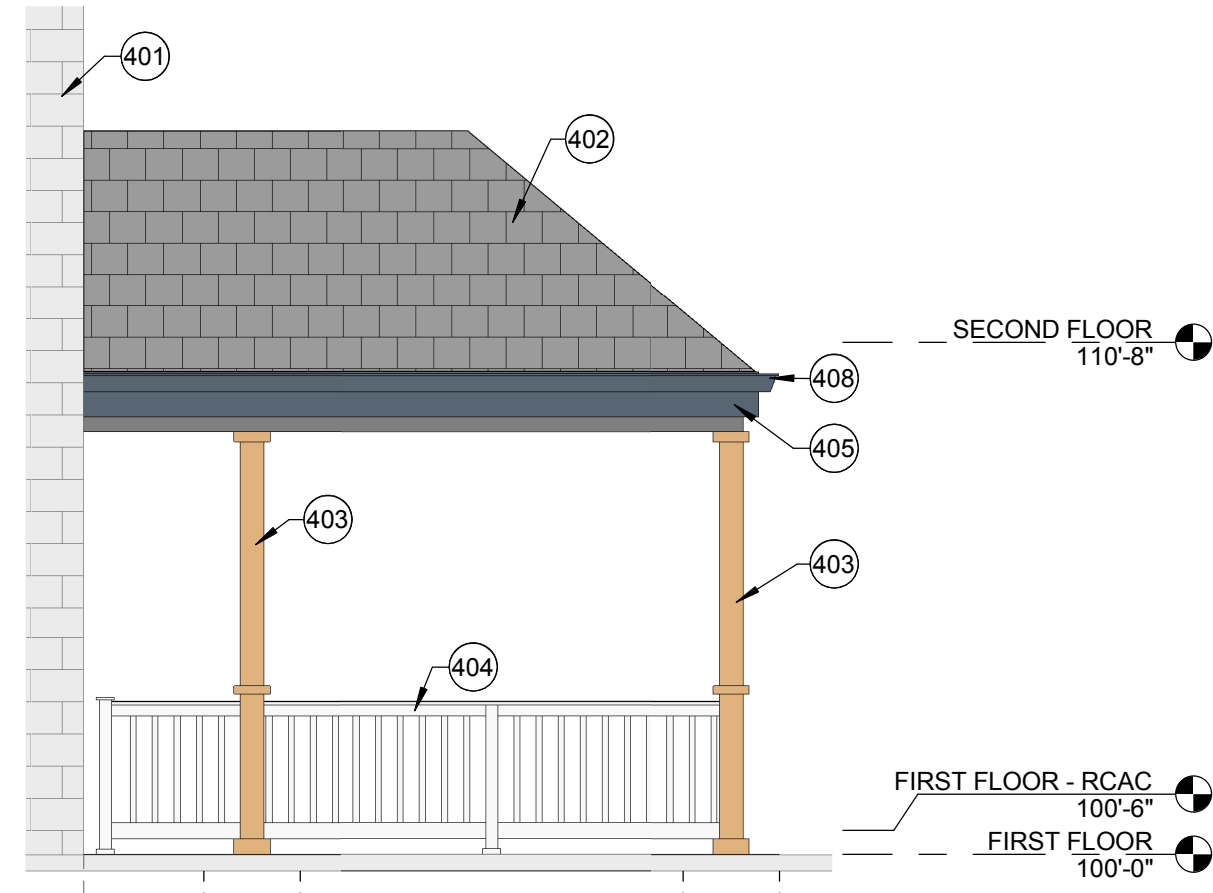
NOTE #	FLOOR PLAN NOTE
200	INFILL STRUCTURAL BEARING WALL. PATCH TO MATCH FINISHES.
201	INFILL EXISTING DOOR OPENING. PATCH TO MATCH FINISHES.
202	PROVIDE WANDER GUARD
203	INSTALL GATE AT STAIR TO LOWER LEVEL
206	ALIGN FACE OF NEW WITH EXISTING
207	EXISTING ELECTRIC PANEL
208	RELOCATED TV FROM LOWER LEVEL THERAPY GYM
209	ADD ADDITIONAL LAYER OF 5/8" GYPSUM BOARD AS NEEDED AT INTERIOR FACE TO FLUSH OUT WITH WALL TYPE 2A1
210	PROVIDE NEW FIRE RATED PARTITIONS TO MEET 2HR FIRE RESISTIVE RATING ACCORDING TO PLAN - GO OVER W. JM.
211	PATCH TO MATCH LAUNDRY CHUTE ONCE DOOR IS REMOVED. INFILL WALL WITH RATED PARTITION.
212	REMOVE INTERIOR FINISHES AT EXTERIOR WALLS AS REQUIRED FOR DESIGN/BUILD INSTALLATION. PATCH TO MATCH INSULATION AND FINISHES.
215	RELOCATED EXISTING CASEWORK
216	PATCH TO MATCH EXISTING FINISHES

E4
A201A
FIRST FLOOR PLAN
1/8" = 1'-0"

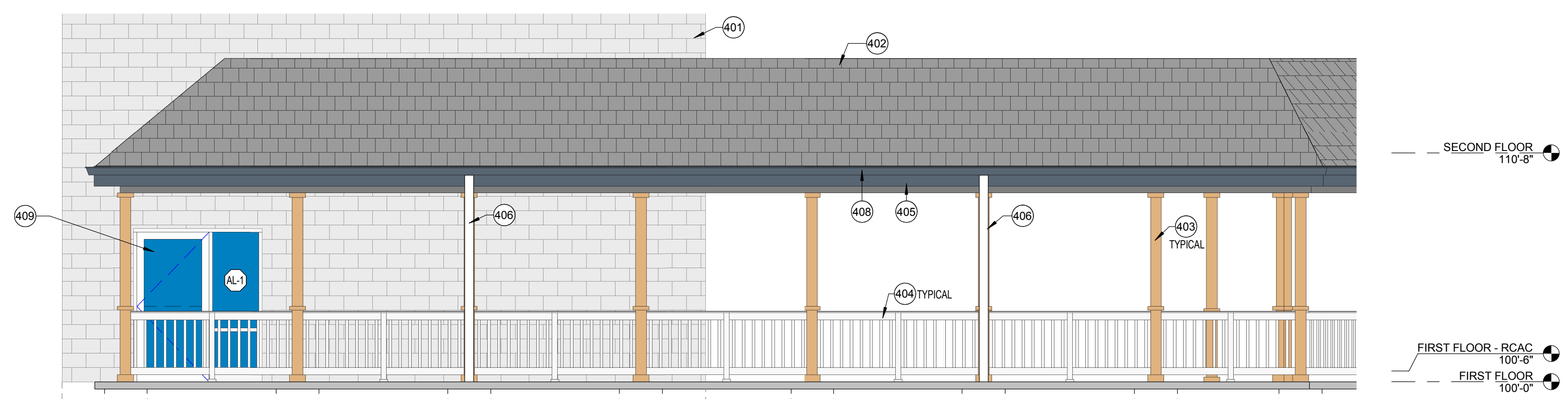


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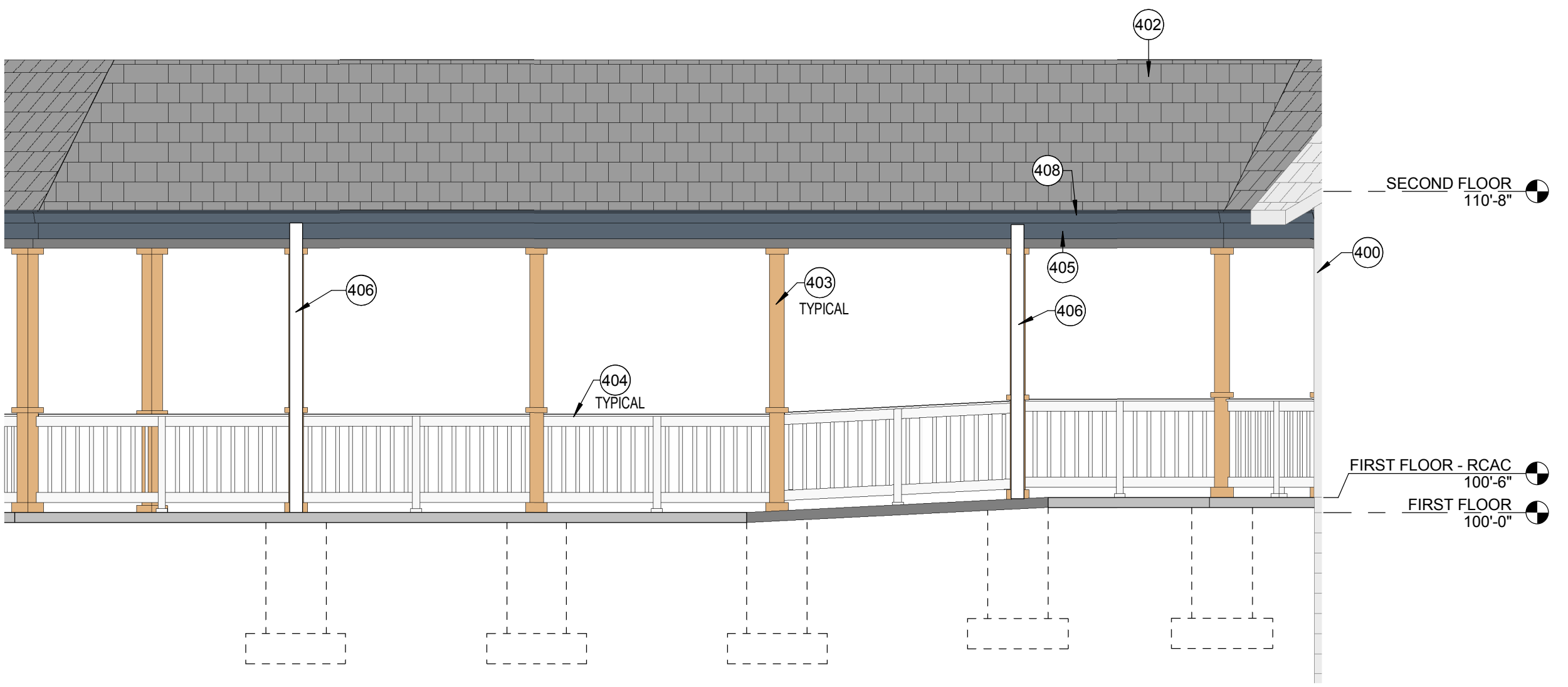
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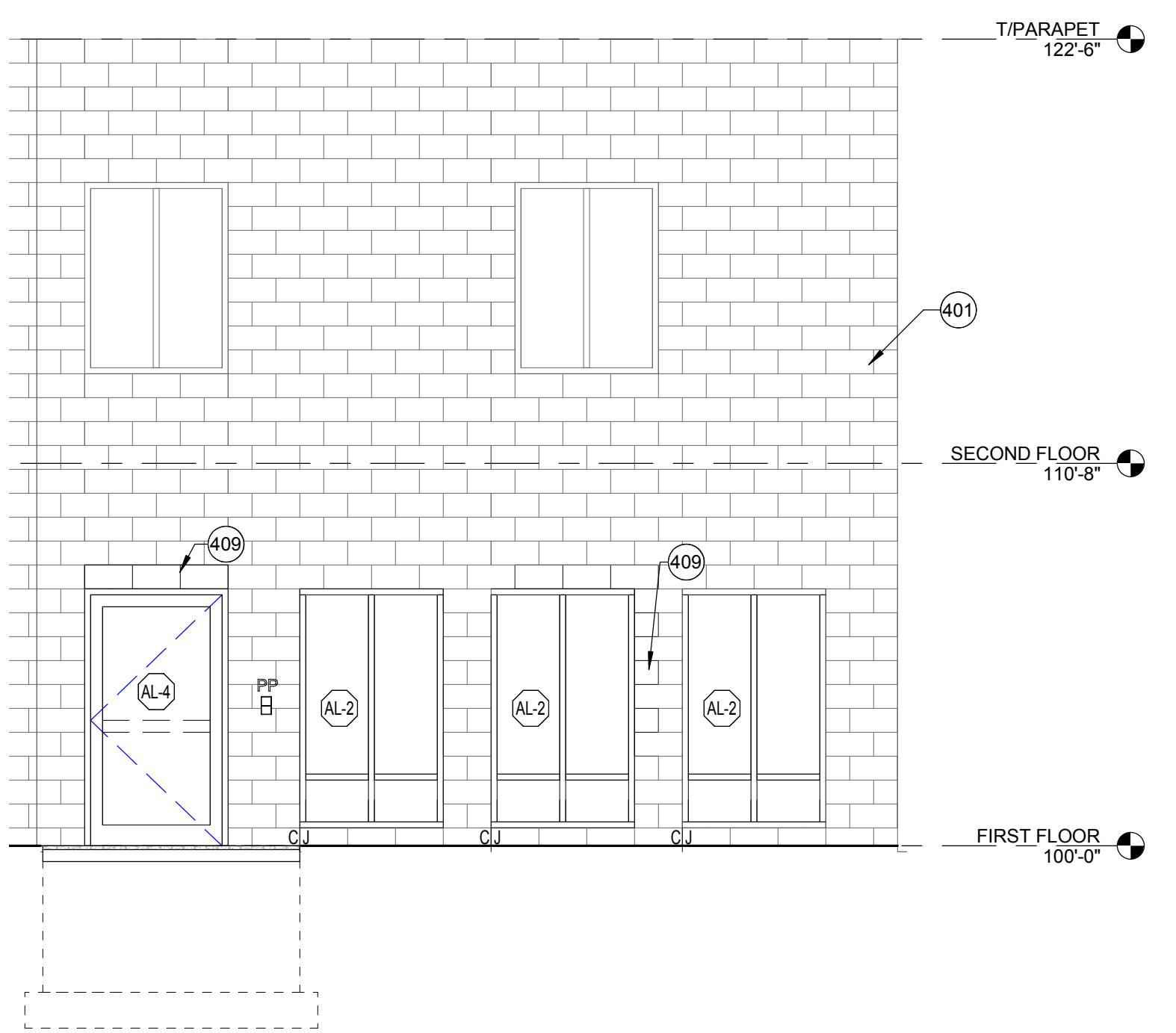
B1 COVERED WALKWAY - SOUTH ELEVATION
A400 1/4" = 1'-0"



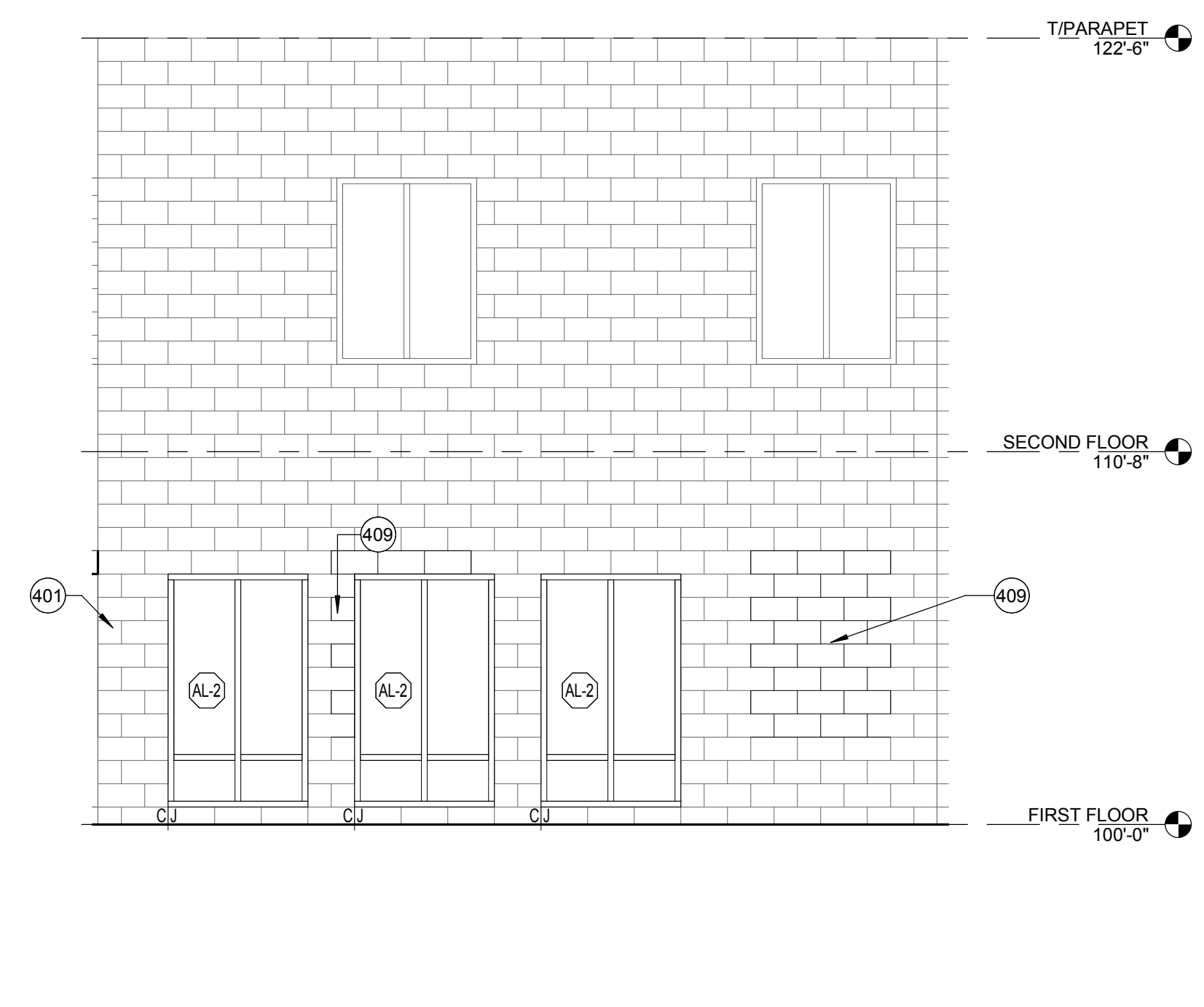
B2 COVERED WALKWAY - EAST ELEVATION
A400 1/4" = 1'-0"



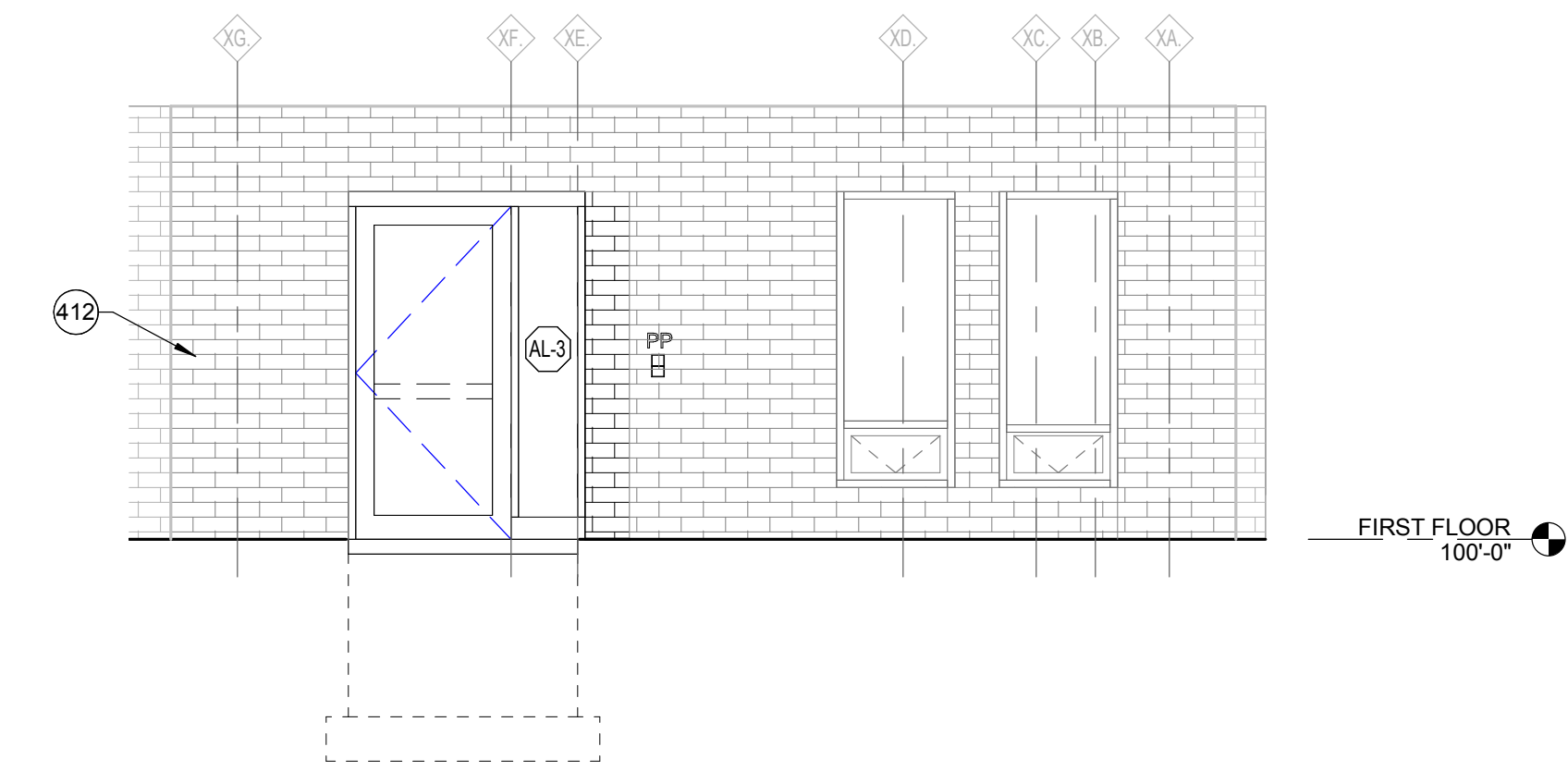
C1 COVERED WALKWAY - NORTHEAST ELEVATION
A400 1/4" = 1'-0"



E1 CBRF COURTYARD - NORTH ELEVATION
A400 1/4" = 1'-0"

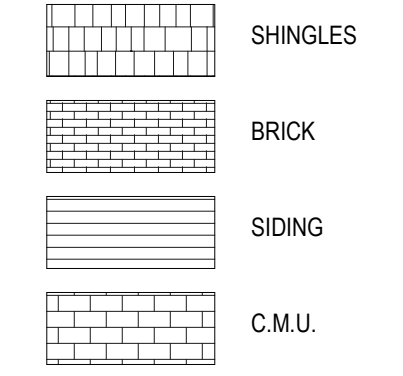


E2 CBRF COURTYARD - EAST ELEVATION
A400 1/4" = 1'-0"



E3 LIVING ROOM E177B - NORTH EAST ELEVATION
A400 1/4" = 1'-0"

EXTERIOR FINISH PATTERNS



EXTERIOR ELEVATIONS - GENERAL NOTES

- A. PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT MASONRY COLOR
- B. TRIM ALL EXTERIOR LIGHTING FIXTURES, OUTLETS, HOSE BIBBS AND ALL OTHER SIDING PENETRATIONS WITH 1X4 FIBER CEMENT TRIM (TYP.)
- C. REFER TO SHEET A891 FOR WINDOW FRAME ELEVATIONS
- D. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.
- E. FIBER CEMENT COLOR TO BE XXX.

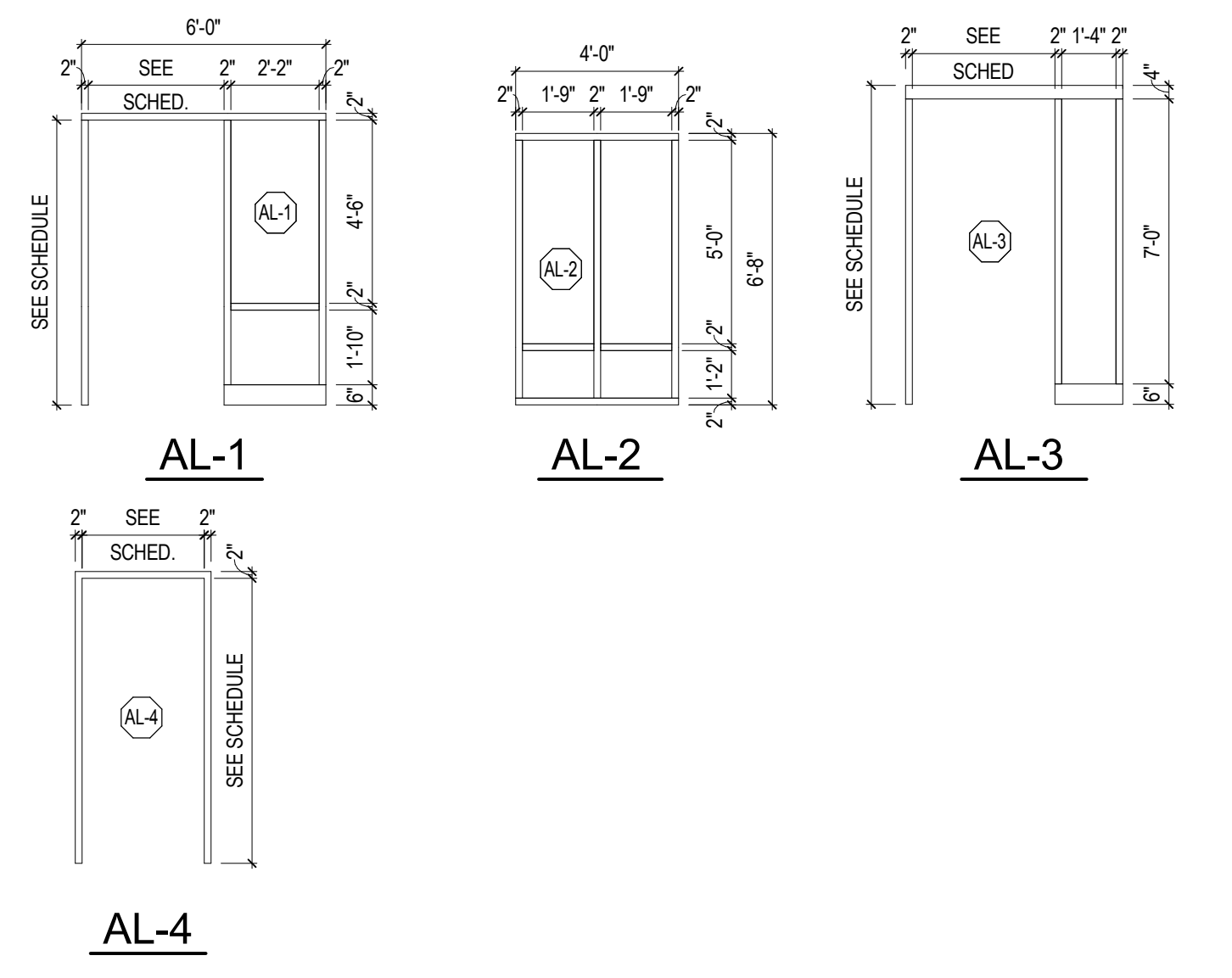
KEYNOTE LEGEND - EXTERIOR ELEVATION NOTES

NOTE #	EXTERIOR ELEVATION NOTE
400	EXISTING WOOD FRAMED RCAC BUILDING
401	EXISTING C.M.U. BUILDING
402	ASPHALT SHINGLE ROOF TO MATCH RCAC BUILDING
403	STRUCTURAL STEEL COLUMN GLAD WITH FIBER CEMENT TRIM (WOOD LOOK)
404	WHITE VINYL FENCE
405	1x12 FASCIA
406	DOWNSPOUT
408	GUTTER
409	PATCH TO MATCH EXISTING EXTERIOR FINISH COLOR
412	EXISTING BRICK BUILDING

KEYNOTE LEGEND - CONSTRUCTION TYPES

TAG	CONSTRUCTION DESCRIPTION
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ALUMINUM FRAME TYPES



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