



LindenGrove

LINDENGROVE - WAUKESHA - Subacute Remodel/Addition

425 N. University Drive
Waukesha, WI 53188

PLAN COMMISSION SET



PLUNKETT RAYSICH
ARCHITECTS, LLP

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Sheet Index

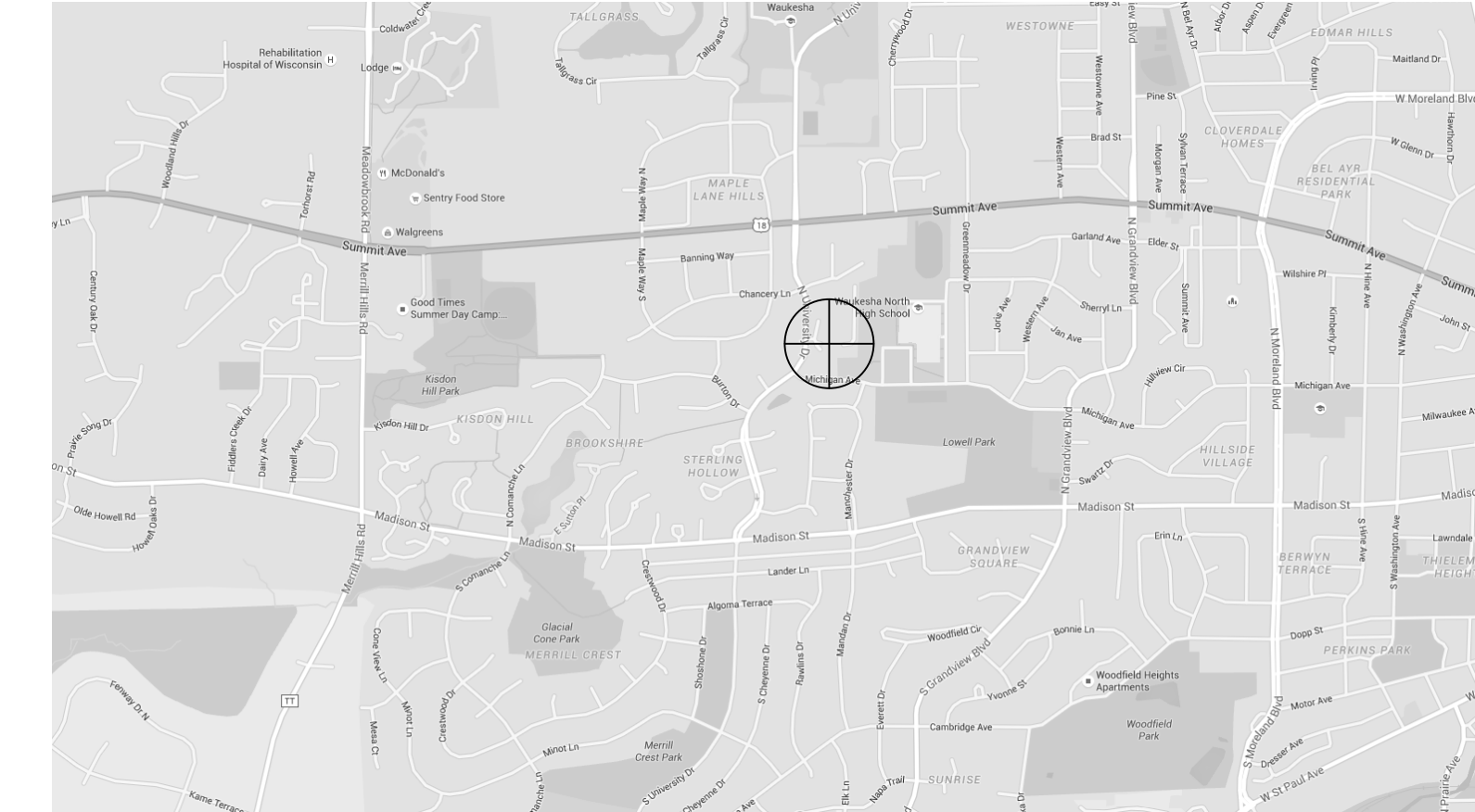
ARCHITECTURAL

- A002 SITE PLAN
- A050 CODE PLAN
- A101 DEMOLITION PLAN
- A201 FIRST FLOOR PLAN
- A400 EXTERIOR ELEVATIONS

Project Information

Project Date: 6/20/16
 PRA Project Number: 150222-03
 Issuance: Construction Document Set

Project Location



Applicable Codes and Zoning

2014 Wisconsin Commercial Building Code (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 050

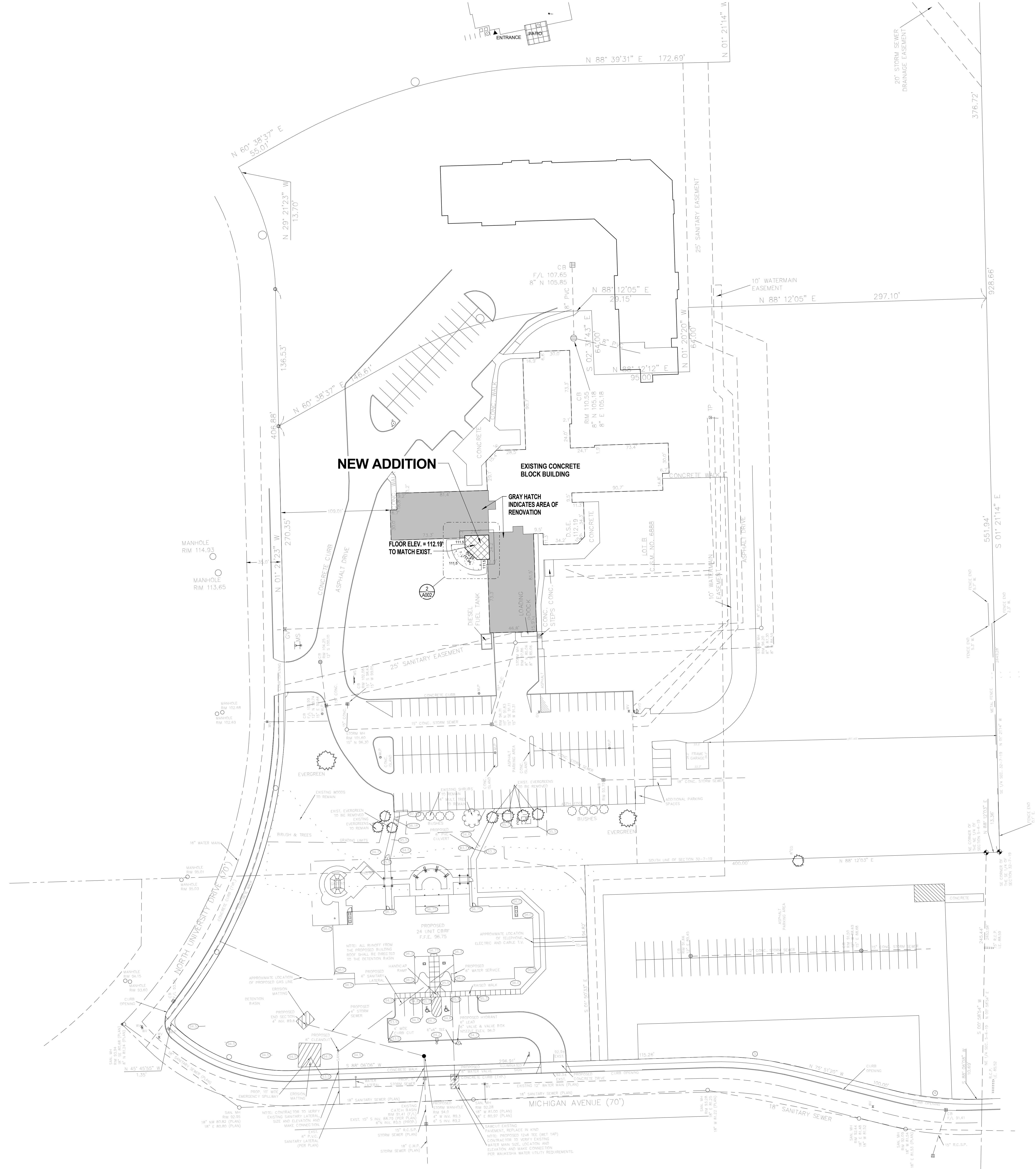
Project Team

Cost Estimate
 Stier Construction

Tel (262) 574-0306

Structural
 Graef

Tel (414) 259-1500



SITE PLAN - SYMBOLS LEGEND

- NEW LIGHT FIXTURES
- TEST BORINGS
- SITE PLAN NOTE
- SITE PLAN DEMOLITION NOTE
- EXIT
- BARRIER FREE ACCESS & ROUTE
- CONSTRUCTION LIMITS
- NEW CONCRETE SLAB / WALK / STOOP
- NEW STANDARD DUTY ASPHALT PAVING
- NEW HEAVY DUTY ASPHALT PAVING

SITE PLAN - GENERAL NOTES

- A. FIELD VERIFY DIMENSIONS AND CONDITIONS AT JOB SITE.
- B. REFER TO SITE SURVEY, GRADING PLAN, SITE UTILITIES PLAN, STORMWATER MANAGEMENT PLAN, EROSION CONTROL PLAN, LANDSCAPING PLAN, PLUMBING PLAN, HVAC PLAN AND ELECTRICAL PLAN FOR ADDITIONAL INFORMATION PERTAINING TO SITE PLANNING.
- C. MARK ALL UTILITIES. ALL DAMAGED UTILITY OR SERVICES ARE TO BE IMMEDIATELY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- D. FIELD VERIFY EXISTING FLOOR ELEVATIONS.

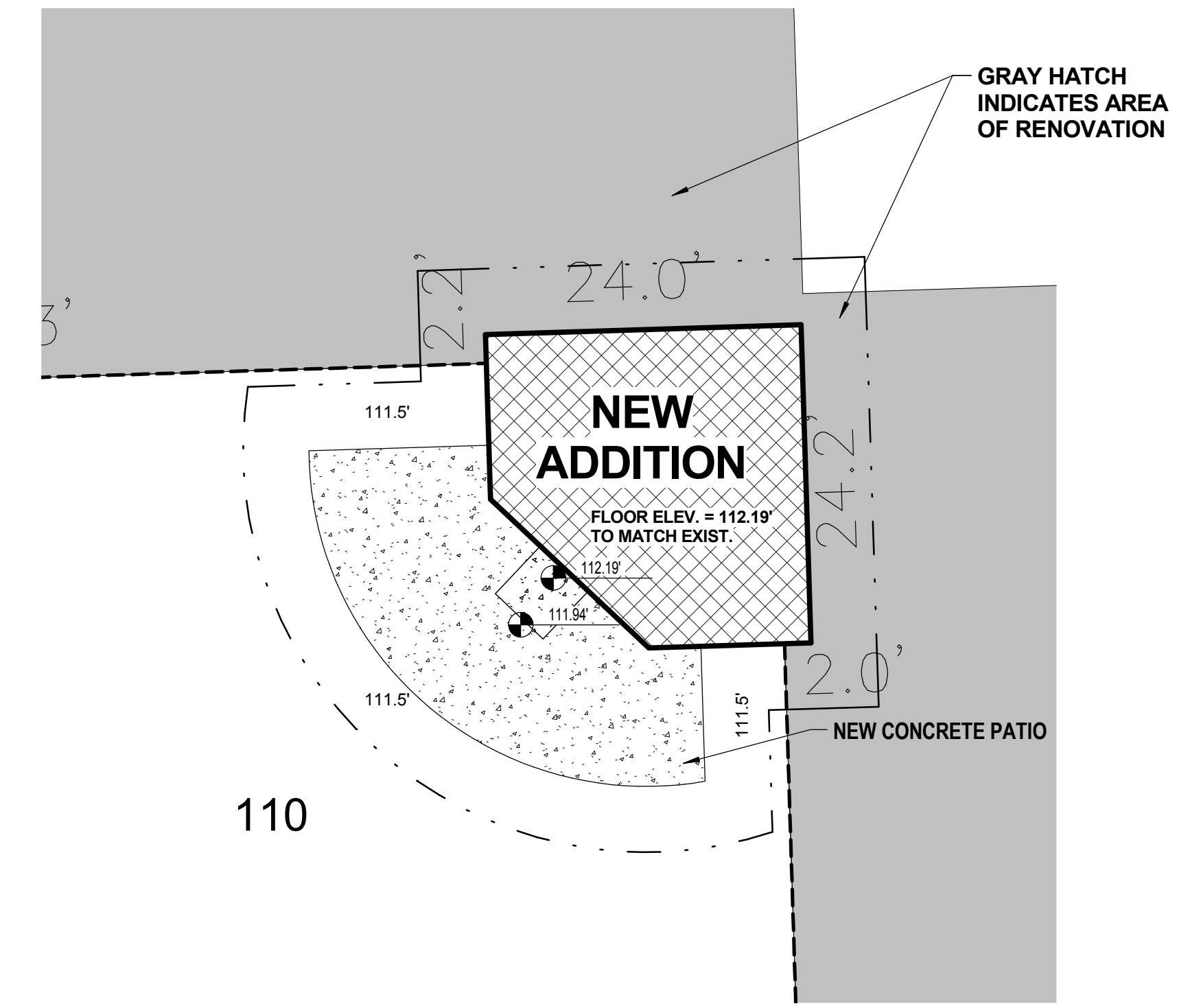
TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 WIS STATUTE 182.0175(1974)
 REQUIRES MIN. 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE
 MILW. AREA (414) 259-1181

SITE PLAN NOTES

- ① CONCRETE CURB AND GUTTER. REFER TO DETAIL.
- ② CURB RAMP. REFER TO DETAIL.
- ③ BARRIER-FREE ACCESSIBLE PARKING SIGNAGE. REFER TO DETAIL.
- ④ "VAN ACCESSIBLE" SIGNAGE. REFER TO DETAIL.
- ⑤ 4' PARKING LOT STRIPING / PAVEMENT MARKINGS. REFER TO DETAIL.
- ⑥ PRECAST WHEEL STOP.
- ⑦ CONCRETE STOOP AND SLAB. REFER TO DETAIL.
- ⑧ STOP SIGN.

SITE PLAN DEMOLITION NOTES

- ① SAWCUT EXISTING PAVEMENT.
- ② REMOVE EXISTING TREE OR SHRUBS. RELOCATE / REPLANT ANY VALUABLE SPECIES IN OWNER SPECIFIED LOCATION ON PROPERTY.



② ENLARGED SITE PLAN
 1" = 10'-0"

① SITE PLAN
 1" = 40'-0"

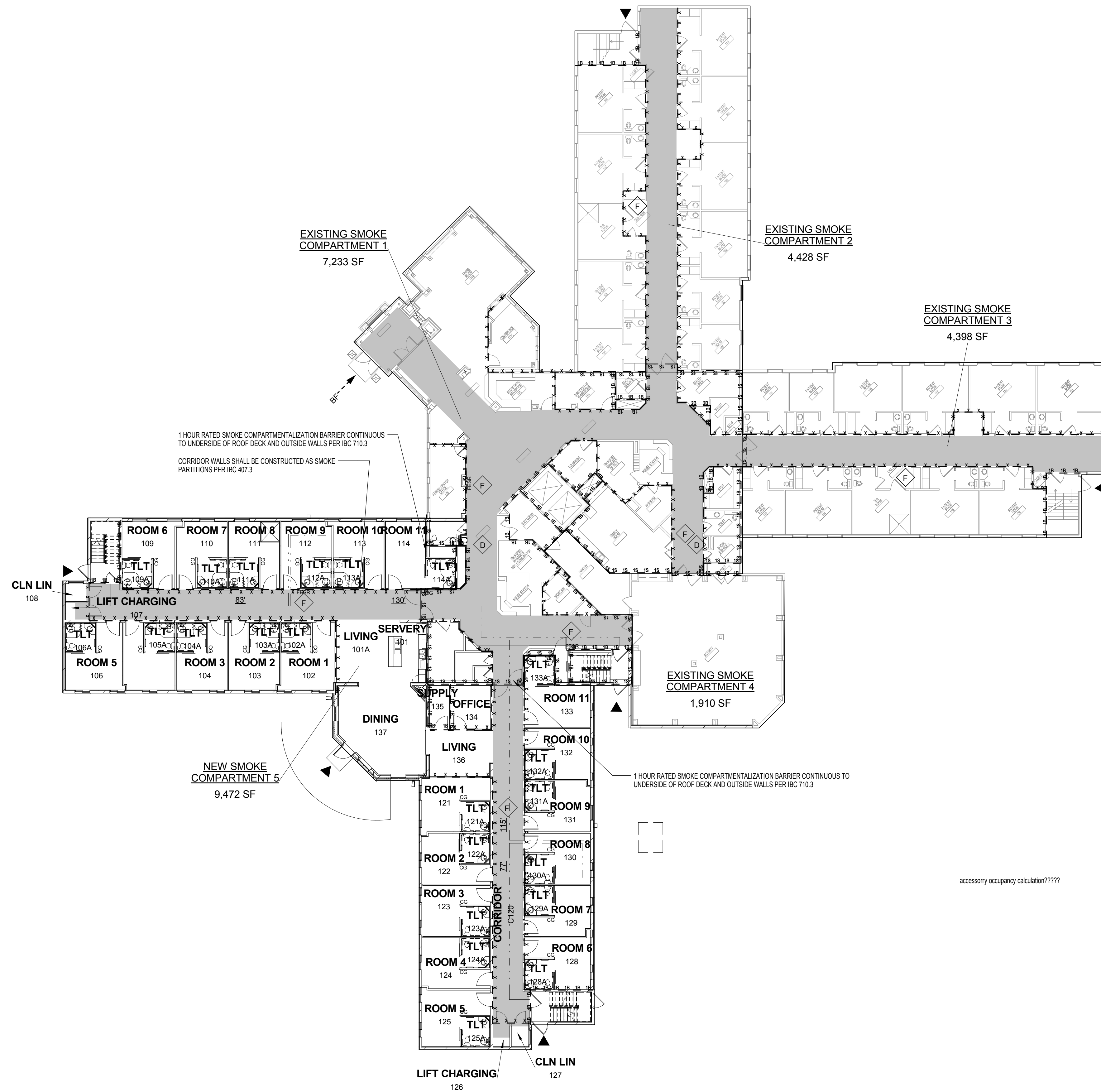
NOT FOR CONSTRUCTION
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Drawn By: TEF
 Date: 6/20/16
 Job No.: 150222-03
 Sheet No.: A002

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1 FIRST FLOOR CODE PLAN
A050 1/16" = 1'-0"



VERIFY CODE

LIFE SAFETY LEGEND IBC 2009

FIRE BARRIERS (IBC 707)

1 HR RATED FIRE BARRIER --- 1B --- 1B ---
 2 HR RATED FIRE BARRIER --- 2B --- 2B ---

FIRE PARTITIONS (IBC 709)

1 HR RATED FIRE PARTITION --- 1P --- 1P ---

SMOKE BARRIER (IBC 710)

1 HR RATED SMOKE BARRIER --- 1S --- 1S ---
 2 HR RATED SMOKE BARRIER --- 2S --- 2S ---

* PENETRATIONS PER (IBC 713.5)
 * JOINTS PER (IBC 714.6)

SMOKE PARTITIONS (IBC 711)

NO FIRE RATING - CONSTRUCTED TO LIMIT THE PASSAGE OF SMOKE. --- X --- X ---

- SYMBOLS**
- ▲ EXTERIOR EXIT DOOR / EXIT STAIR
 - ▶ X EXIT WITH ACTUAL EXIT WIDTH
 - X TRAVEL DISTANCE (FEET)
 - BF → BARRIER FREE ACCESS ROUTE
 - X → EXIT DISCHARGE WITH OCCUPANT LOAD
 - ⬠ F FIRE EXTINGUISHER CABINET
 - ⬠ D DRINKING FOUNTAIN
 - ⬠ EGRESS CORRIDORS

OCCUPANCY GROUP:

2009 IBC - I-2 INSTITUTIONAL OCCUPANCY
 DHS CHAPTER 132 - SKILLED NURSING FACILITY
 NFPA 101 - LIFE SAFETY CODE (2000) - CHAPTER 18

TYPE OF CONSTRUCTION:

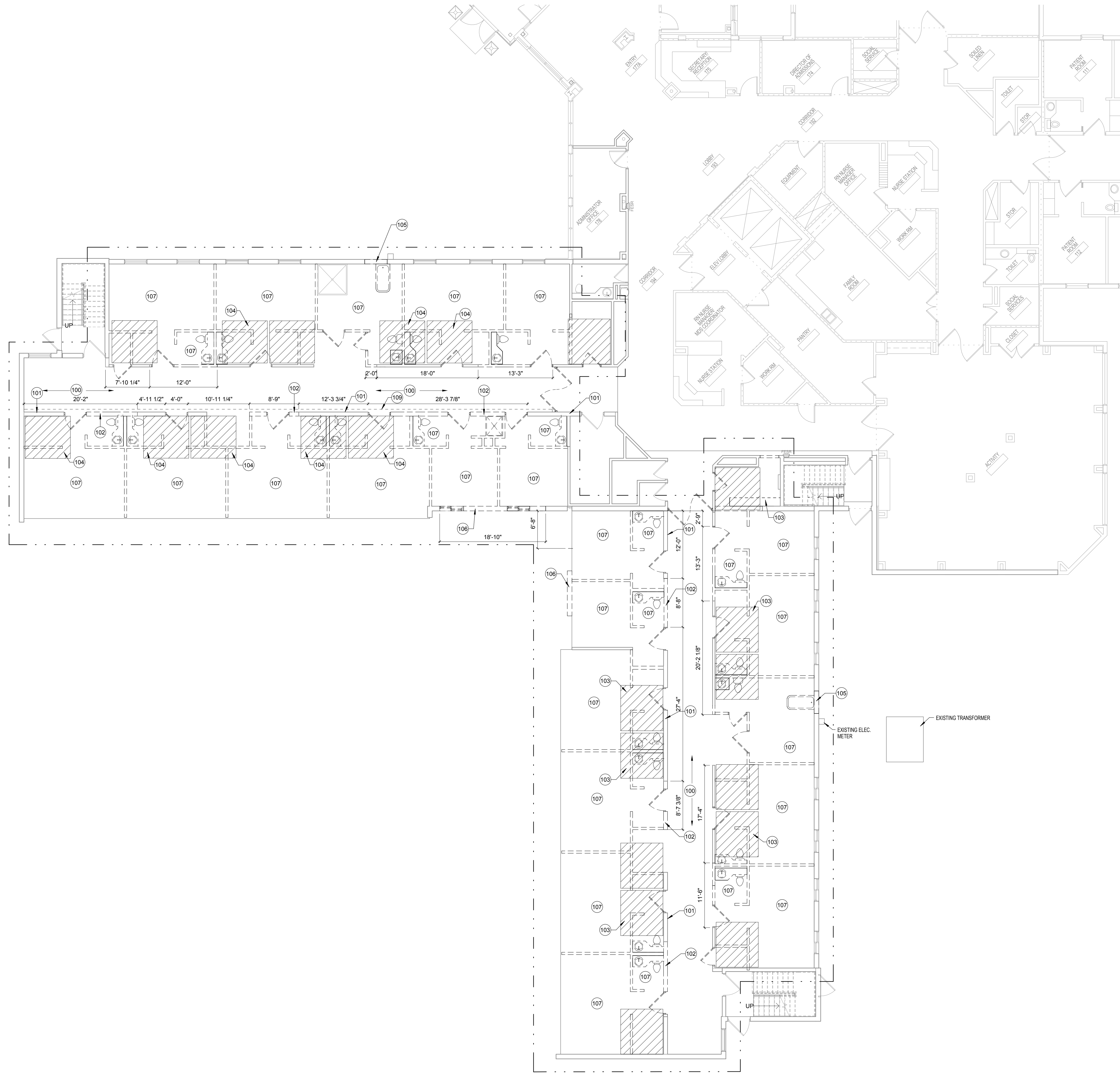
2009 IBC - TYPE IB UNPROTECTED - FULLY SPRINKLERED
 EXTERIOR BEARING WALLS = 2 HOUR
 INTERIOR BEARING WALLS = 2 HOUR
 COLUMNS = 2 HOUR
 BEAMS = 2 HOUR
 ROOF CONSTRUCTION = 1 HOUR
 EXTERIOR NONBEARING WALLS = 0 HOUR

Level	Name	Area
FIRST FLOOR	NEW SMOKE COMPARTMENT 5	9,472 SF
PLAN-OLD	EXISTING SMOKE COMPARTMENT 1	7,233 SF
FIRST FLOOR	EXISTING SMOKE COMPARTMENT 3	4,398 SF
PLAN-OLD	EXISTING SMOKE COMPARTMENT 2	4,428 SF
FIRST FLOOR	EXISTING SMOKE COMPARTMENT 4	1,910 SF
PLAN-OLD		
Grand total		27,442 SF

First Floor Building Area

Footprint: 27,442 SQ FT

Existing: 17,970 SQ FT
Remodel: 9,472 SQ FT
New: 505 SQ FT
Total: 27,442 SQ FT



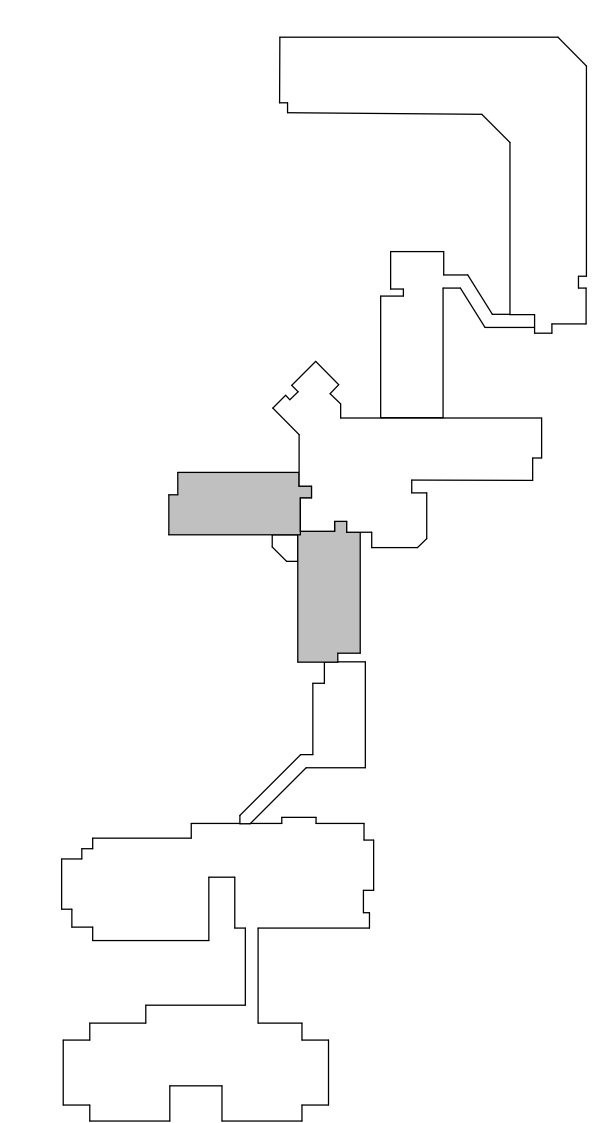
DEMOLITION PLAN - SYMBOLS LEGEND

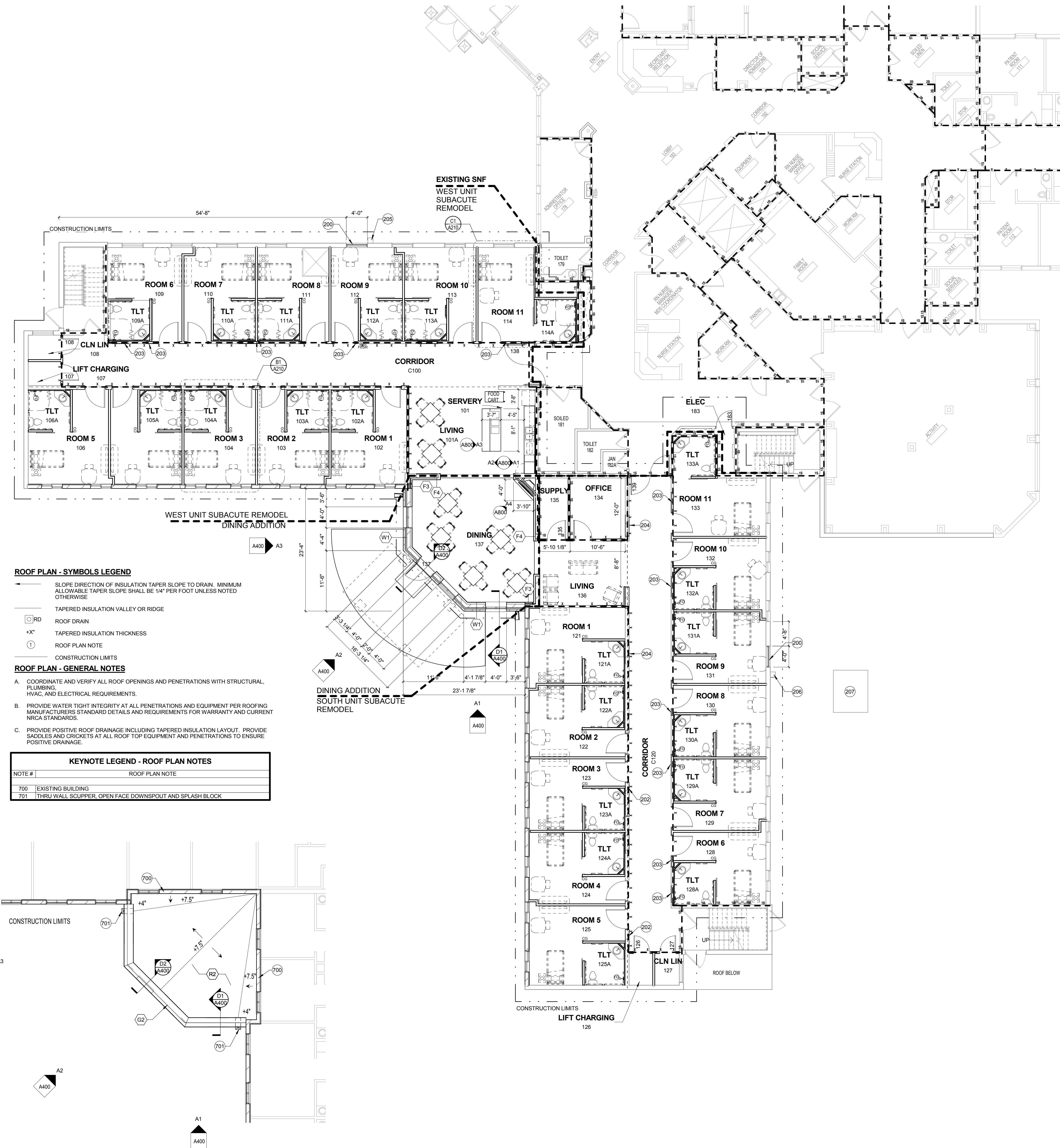
—	EXISTING WALLS TO REMAIN	—	EXISTING ITEM TO REMAIN
- - - - -	EXISTING WALLS TO BE REMOVED	- - - - -	EXISTING ITEM TO BE REMOVED
—	EXISTING DOOR TO REMAIN	①	DEMOLITION PLAN KEYNOTE
—	EXISTING DOOR TO BE REMOVED	- - - - -	CONSTRUCTION LIMITS

- 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 AND WALL MOUNTED ITEMS IN AREAS TO BE REMODELED (REFER TO ROOM FINISH SCHEDULE) INCLUDING BUT NOT LIMITED TO CABINETS, EQUIPMENT, LOCKERS, TOILET PARTITIONS, SHELVING, HOOKSTRIPS, HANDRAILS, CLOSET POLES, CHALK AND TACK BOARDS, MIRRORS, WALL AND CEILING TRIM, BASE.
 - REFER TO PLUMBING, HVAC AND ELECTRICAL PLANS FOR ADDITIONAL DEMOLITION ITEMS AND NOTES. COORDINATE WORK WITH DESIGN/BUILD 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 SCOPE OF CONSTRUCTION. REFER TO DETAIL EA2800.

KEYNOTE LEGEND - DEMOLITION PLAN NOTES

NOTE #	DEMOLITION PLAN NOTE
100	REMOVE CEILING, FINISHES, HANDRAILS, ETC.
101	EXISTING BEARING WALL TO REMAIN. REMOVE FINISHES/PARTITIONS.
102	REMOVE PORTION OF BEARING WALL AS SHOWN. COORDINATE WITH STRUCTURAL DRAWINGS.
103	REMOVE TOPPING SLAB FOR NEW TOILET/SHOWER FLOOR SLOPE. COORDINATE WITH STRUCTURAL DRAWINGS. INFILL NEW SLOPED FLOOR AS REQ'D.
104	REMOVE SLAB ON GRADE FOR NEW TOILET/SHOWER FLOOR SLOPE. COORDINATE WITH STRUCTURAL DRAWINGS. INFILL NEW SLOPED FLOOR AS REQ'D.
105	REMOVE EXTERIOR WALL FOR NEW WINDOW. COORDINATE WITH STRUCTURAL DRAWINGS.
106	REMOVE EXTERIOR WINDOW FRAMING SYSTEM AND EXTERIOR WALL. COORDINATE WITH STRUCTURAL DRAWINGS.
107	REMOVE ALL PLUMBING FIXTURES, CASEWORK, FINISHES, EQUIP. ETC. FOR NEW RESIDENT ROOM DESIGN.
109	LIGHT COVE





FLOOR PLAN - SYMBOLS LEGEND

	NEW WALL/PARTITION		EXISTING WALL TO REMAIN
	NEW DOOR		EXISTING DOOR TO REMAIN
	SECTION REFERENCE		DETAIL REFERENCE
	EXTERIOR ELEVATION		WALL/PARTITION TYPE
	INTERIOR ELEVATION		FLOOR DRAIN - PITCH FLOOR TO DRAIN
	FLOOR PLAN KEYNOTE		SEMI-RECESSED FIRE EXTINGUISHER
	CONSTRUCTION LIMITS		
	BEARING WALL		

- 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 --- FOR ROOM FINISH SCHEDULE AND NOTES.
 - REFER TO SHEET --- FOR DOOR SCHEDULES, DOOR TYPES, AND NOTES.

KEYNOTE LEGEND - FLOOR PLAN NOTES

NOTE #	FLOOR PLAN NOTE
200	NEW EXTERIOR WINDOW. PATCH MATCH EXISTING FINISH, SIZE, AND STYLE
201	INFILL STRUCTURAL BEARING WALL. PROVIDE FURRING WALL AT EACH FACE TO MATCH EXISTING. COORDINATE WITH STRUCTURAL DRAWINGS.
202	PATCH TO MATCH FINISHES, FACES, ETC.
203	INFILL EXISTING DOOR OPENING. PROVIDE FURRING WALL AT EACH FACE TO MATCH EXISTING. COORDINATE WITH STRUCTURAL DRAWINGS.
204	EXISTING SPRINKLER BOX LOCATION
205	EXISTING ELECTRICAL METER LOCATION
206	EXISTING TRANSFORMER

KEYNOTE LEGEND - CONSTRUCTION TYPES

TAG	CONSTRUCTION DESCRIPTION
G2	METAL COPING SYSTEM: METAL COPING ON TREATED 2x WOOD BLOCKING
R2	SINGLE PLY FLOORING SYSTEM: FULLY ADHERED EPDM MEMBRANE ON RIGID INSULATION (AVG-R-30) (ON VAPOR RETARDER) ON 5/8" EXTERIOR SHEATHING (ON EDIT FOR ROOF FRAMING/DECKING/VAPOR RETARDER)

GYPSUM BOARD PARTITIONS - GENERAL NOTES

ALL GYPSUM BOARD PARTITIONS SHALL BE (A4) 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. AT METAL DECK CONSTRUCTION ABOVE PROVIDE SLIP JOINT BETWEEN TOP OF PARTITION AND UNDERSIDE OF METAL DECK / STRUCTURAL STEEL MEMBER ABOVE. REFER TO DETAIL --- / ---

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 STEEL DECK ABOVE (OR PRECAST PLANK ABOVE IF APPLICABLE). REFER TO DETAIL --- / --- PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

KEYNOTE LEGEND - EXTERIOR WALL TYPES

TAG	EXTERIOR WALL DESCRIPTION
W1	EXTERIOR WALL: MASONRY CAVITY WALL CONSISTING OF 4" FACE BRICK 1-3/4" AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 8" 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 WEEP/VENTS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEP/VENTS AT TOP/BOTTOM OF CAVITY. REFER TO DETAIL XX/XXXX.
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
101	EXISTING BEARING WALL TO REMAIN. REMOVE FINISHES/PARTITIONS.
A4	INTERIOR STEEL STUD PARTITION: 3-5/8" STEEL STUDS @ 16" OC WITH 3" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL #485 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
F3	INTERIOR FURRING (PARTITION): 2-1/2" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
F4	INTERIOR FURRING (PARTITION): 3-5/8" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.

ROOF PLAN - SYMBOLS LEGEND

SLOPE DIRECTION OF INSULATION TAPER SLOPE TO DRAIN. MINIMUM ALLOWABLE TAPER SLOPE SHALL BE 1/4" PER FOOT UNLESS NOTED OTHERWISE

TAPERED INSULATION VALLEY OR RIDGE

ROOF DRAIN

TAPERED INSULATION THICKNESS

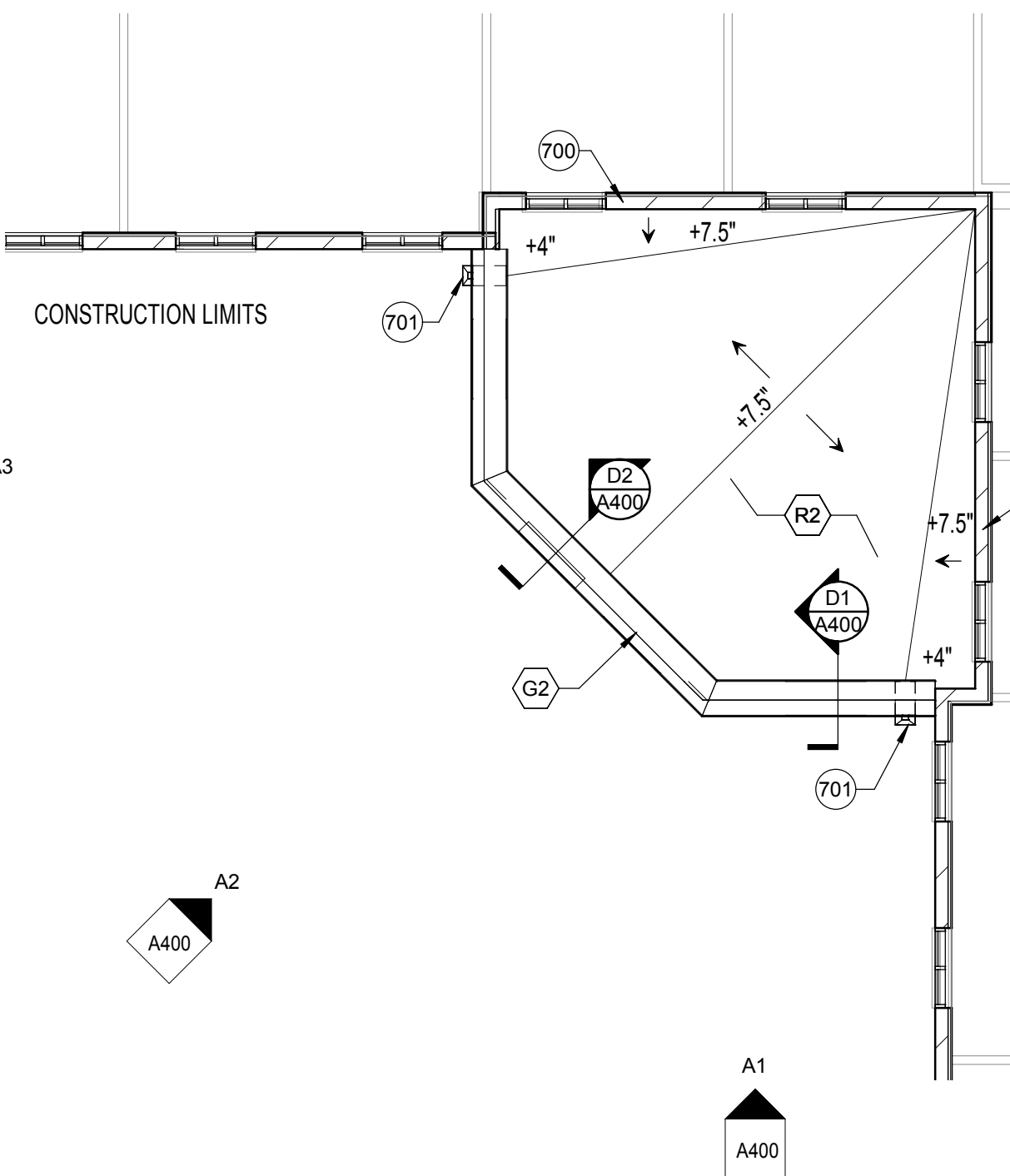
ROOF PLAN NOTE

CONSTRUCTION LIMITS

- ROOF PLAN - GENERAL NOTES**
- COORDINATE AND VERIFY ALL ROOF OPENINGS AND PENETRATIONS WITH STRUCTURAL, PLUMBING, HVAC, AND ELECTRICAL REQUIREMENTS.
 - PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURERS STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT NRCA STANDARDS.
 - PROVIDE POSITIVE ROOF DRAINAGE INCLUDING TAPERED INSULATION LAYOUT. PROVIDE SADDLES AND CRICKETS AT ALL ROOF TOP EQUIPMENT AND PENETRATIONS TO ENSURE POSITIVE DRAINAGE.

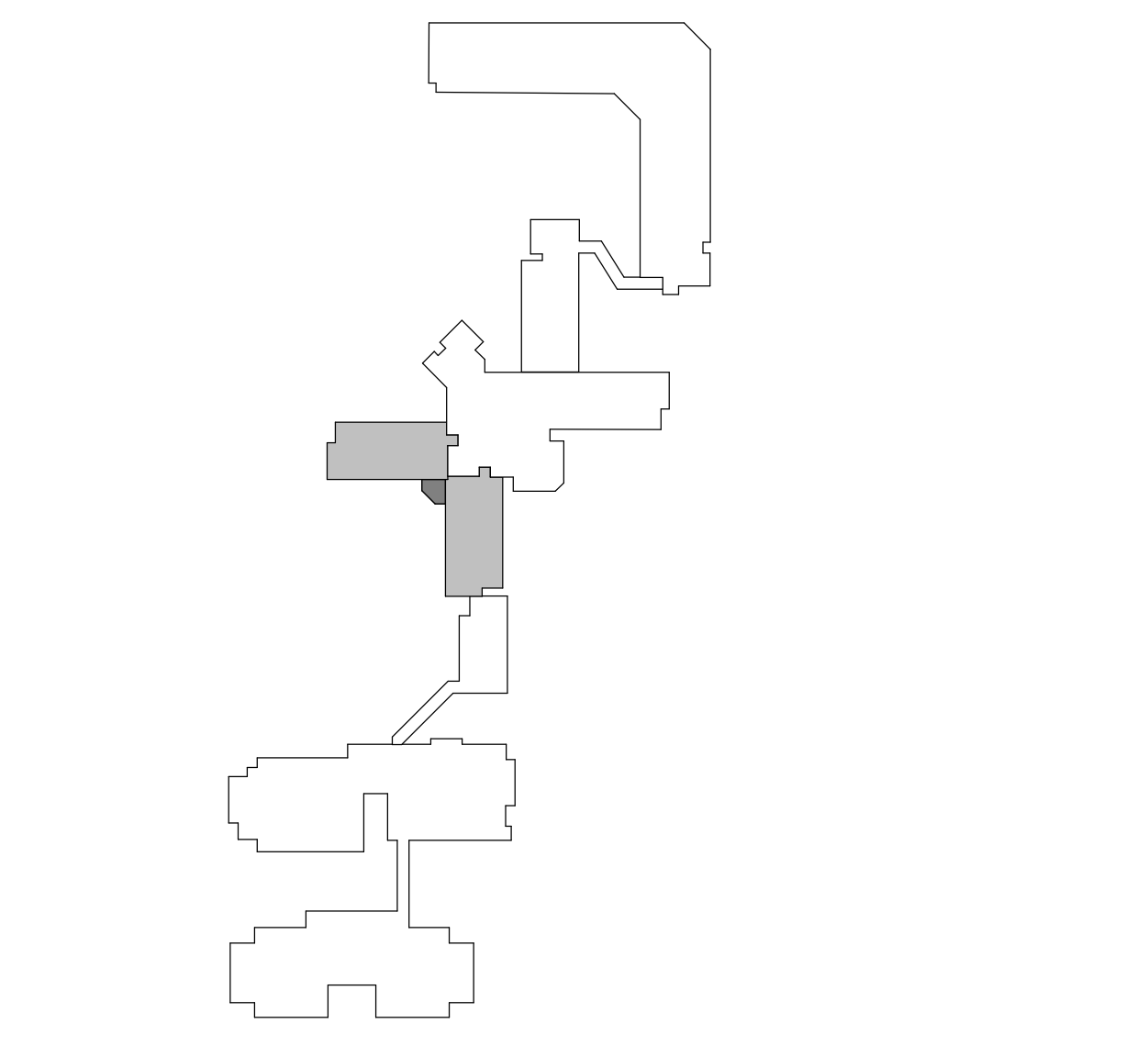
KEYNOTE LEGEND - ROOF PLAN NOTES

NOTE #	ROOF PLAN NOTE
700	EXISTING BUILDING
701	THRU WALL SCUPPER, OPEN FACE DOWNSPOUT AND SPLASH BLOCK

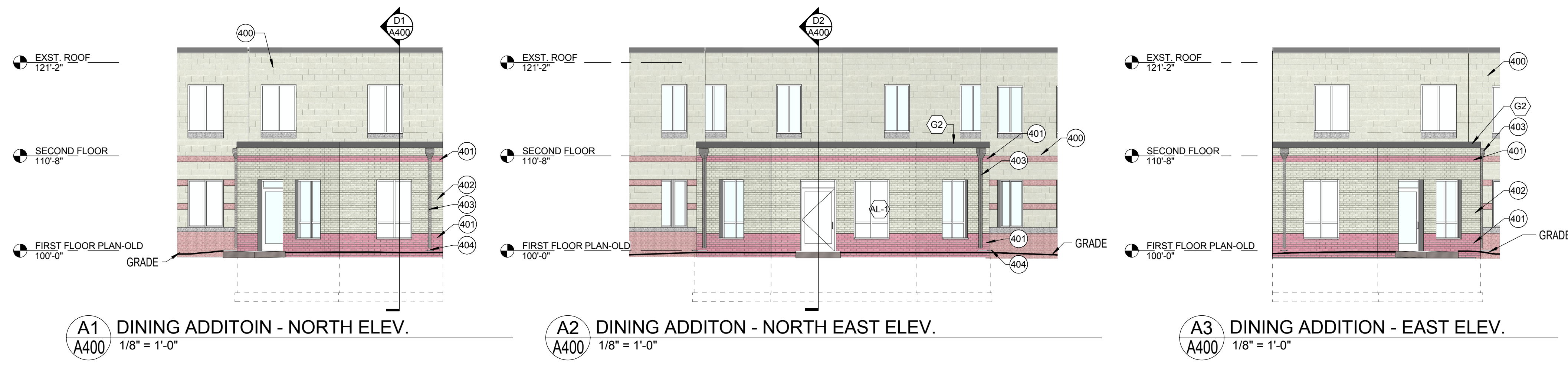


2 SECOND FLOOR
A201
1/8" = 1'-0"

1 FLOOR PLAN - WEST AND SOUTH UNIT SUBACUTE REMODEL
A201
1/8" = 1'-0"



KEY PLAN

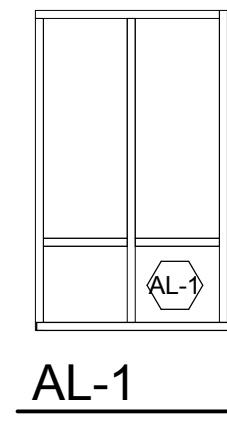


A1 DINING ADDITON - NORTH ELEV.
A400 1/8" = 1'-0"

A2 DINING ADDITON - NORTH EAST ELEV.
A400 1/8" = 1'-0"

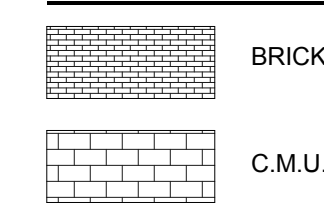
A3 DINING ADDITION - EAST ELEV.
A400 1/8" = 1'-0"

EXTERIOR WINDOW TYPES



AL-1

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 FOR WINDOW FRAME ELEVATIONS.
- D. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.

KEYNOTE LEGEND - EXTERIOR WALL TYPES

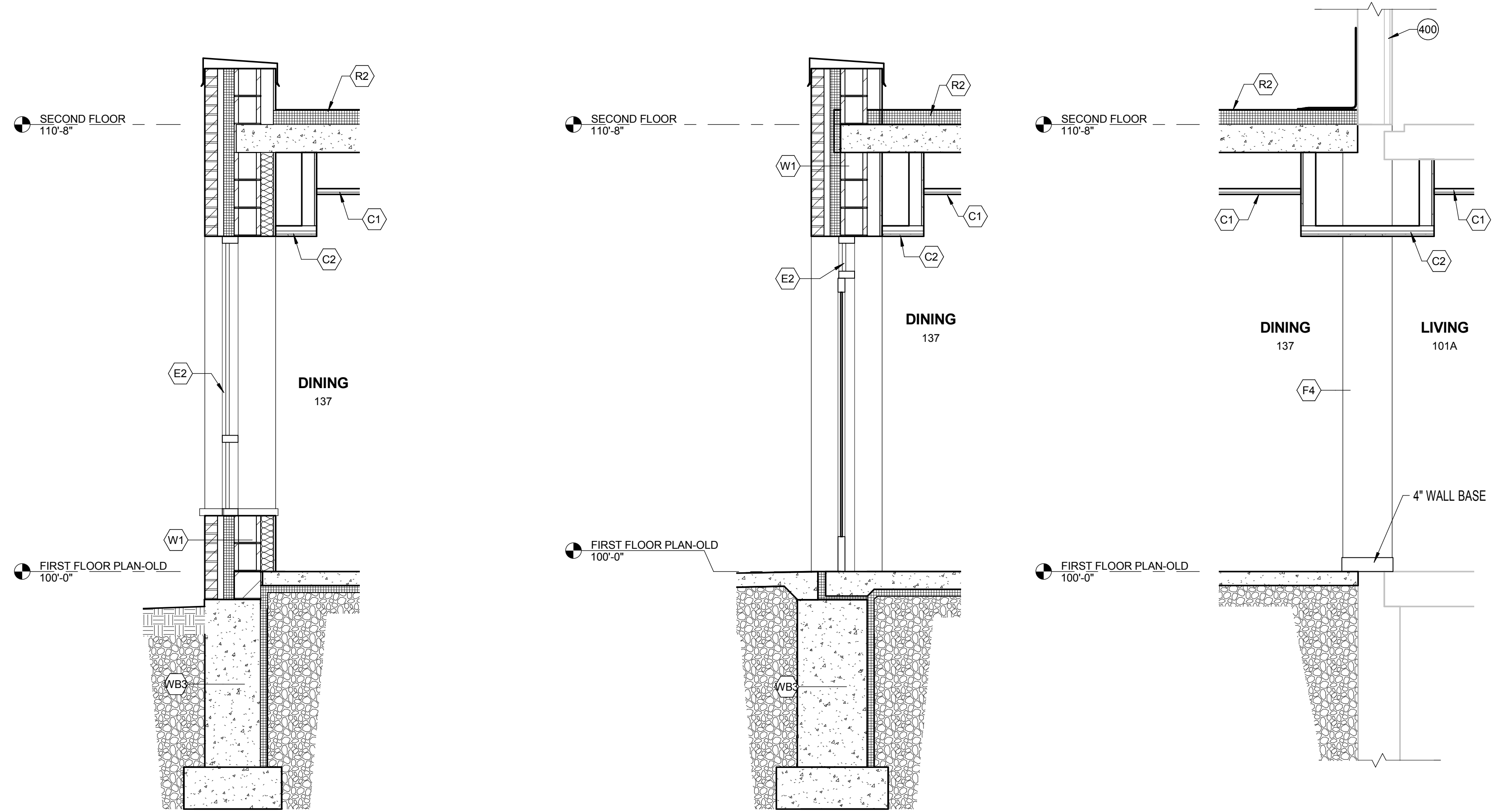
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WB3	EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL. PROVIDE 2" RIGID FOUNDATION INSULATION. EXTEND 48" VERTICALLY ON WALL AND 24" HORIZONTALLY BELOW FLOOR SLAB.

KEYNOTE LEGEND - CONSTRUCTION TYPES

TAG	CONSTRUCTION DESCRIPTION
C1	LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE.
C2	5/8" GYPSUM BOARD CEILING ON METAL SUSPENSION SYSTEM SUSPENDED FROM STRUCTURE ABOVE.
E2	ALUMINUM STOREFRONT SYSTEM WITH INSULATING GLASS.
G2	METAL COPING SYSTEM: METAL COPING ON TREATED 2x WOOD BLOCKING.
R2	SINGLE PLY ROOFING SYSTEM FULLY ADHERED EPDM MEMBRANE ON RIGID INSULATION (AVG-R-30) (ON VAPOR RETARDER) ON 5/8" EXTERIOR SHEATHING (ON EDIT FOR ROOF FRAMING/DECKING/VAPOR RETARDER).

KEYNOTE LEGEND - EXTERIOR ELEVATION NOTES

NOTE #	EXTERIOR ELEVATION NOTE
400	EXISTING BUILDING
401	EXTERIOR 4" FACE BRICK. MATCH BRICK TO EXISTING BLDG BASE COLOR.
402	EXTERIOR 4" FACE BRICK.
403	DOWNSPOUT
404	SPLASH BLOCK



D1 WALL SECTION - DINING WINDOW
A400 1/2" = 1'-0"

D2 WALL SECTION - DINING DOOR
A400 1/2" = 1'-0"

D3 WALL SECTION - EXISTING BUILDING
A400 1/2" = 1'-0"



D4 DINING ADDITION PERSPECTIVE
A400