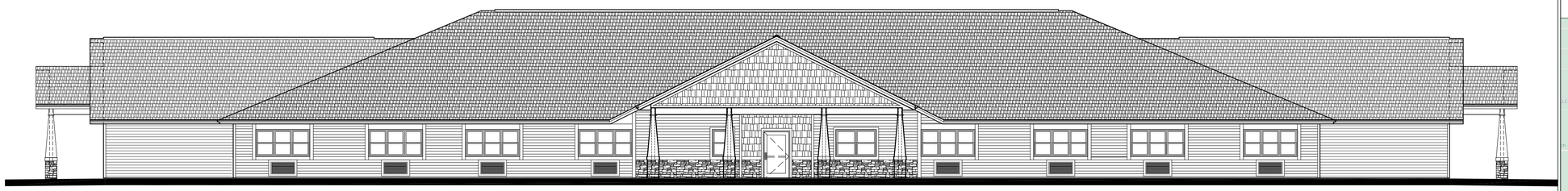
Sienna Crest CBRF

New Class CNA CBRF Facility

Porter Road **Evansville, WI**

CD Set

March 06, 2023

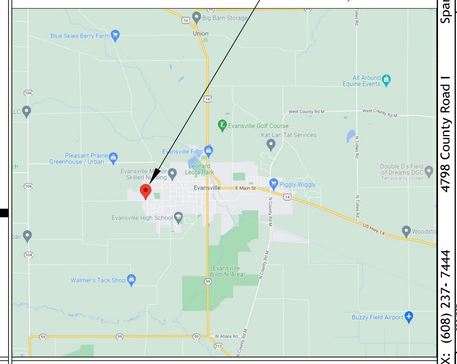


GENERAL NOTES AND SPECIFICATIONS

1. The mechanical systems design are not a part of these plans.
2. All work performed to meet all state and local building codes. Contact the architect with any field-discovered discrepancies.
3. The general contractor is to field verify all existing conditions and dimensions.
4. VERIFY IN FIELD locations of all property lines adjacent to new construction
5. Accessible parking stalls are available on-site immediately outside the front entrance.
6. The building is Type VA construction.

Location Map:

Project Location:
Porter Road
Evansville, WI



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Architectural

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S3.0	Framing Plan / Details
S4.0	Braced Wall Plan / Details

Architect:
CASHMAN ASSOCIATES, Inc.
Gregory M. Cashman, AIA
4798 County HWY I
PH: (608) 237-7443
Sparta, WI 54656
FAX: (608) 237- 7444
gcashman@charter.net

Architect Stamp:

Project General Notes:

1. CODE COMPLIANCE: ALL WORK OF ALL TRADES SHALL BE COMPLETED IN ACCORDANCE WITH ALL GOVERNING CODES AND ORDINANCES.

2. PERMITS: CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR PERMITS, FEES, AND/ OR LICENCES REQUIRED FOR COMPLETION OF THEIR PORTION OF THE PROJECT.

3. COORDINATION: ALL SUBCONTRACTORS, SHALL COORDINATE WORK WITH THE GENERAL CONTRACTOR, FOR FURTHER COORDINATION WITH THE OWNER'S PROJECT REPRESENTATIVE. ALL PROPOSED CHANGES TO THE WORK MUST BE APPROVED BY WRITTEN AUTHORIZATION PRIOR TO COMMENCEMENT OF WORK.

4. FIELD VERIFICATION: ALL TRADES SHALL FIELD VERIFY AND COORDINATE DIMENSIONS AND EXISTING CONDITIONS ON THE JOB SITE. NEITHER THE OWNER NOR THE ARCHITECT ASSUMES RESPONSIBILITY FOR CONDITIONS SHOWN AS EXISTING.

5. DEMOLITION: CONTRACTOR SHALL INCLUDE NECESSARY DEMOLITION AND/ OR REMOVAL OF ALL MATERIAL RELATED TO HIS TRADE.

6. PENETRATIONS: ALL HOLES FOR PLUMBING, ELECTRICAL, HVAC, OR DUCTWORK ARE TO BE REPAIRED BY THE ASSOCIATED TRADE.
ALL TRADES SHALL TAKE SPECIAL CARE TO MAKE HOLES AS SMALL AS POSSIBLE AND IN ACCORDANCE WITH FLOOR JOIST MANUFACTURER'S SPECIFICATIONS.
ALL HOLES SHALL BE NEATLY CUT. DO NOT PUNCH OR POUND HOLES IN WALLS, JOISTS, AND/ OR ROOF DECK.
ASSOCIATED TRADE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY HOLES LEFT UNREPAIRED.

7. FIRESTOPPING: ALL HOLES OR PENETRATIONS, EXISTING OR NEW, THROUGH FIRE-RATED CONSTRUCTION SHALL BE CLOSED, FIRESTOPPED, DAMPERED, AS REQUIRED BY CURRENT 2015 IBC Code

8. HAZARDOUS MATERIALS: ANY HAZARDOUS MATERIALS ENCOUNTERED AT ANY TIME DURING DEMOLITION OR CONSTRUCTION OF THIS PROJECT MUST BE REPORTED TO THE OWNER IMMEDIATELY. ALL HAZARDOUS SUBSTANCES SHALL BE REMOVED IN ACCORDANCE WITH ALL GOVERNING FEDERAL, STATE, AND LOCAL REGULATIONS.

9. DO NOT SCALE DRAWINGS. IN ALL CASES, NOTED DIMENSIONS AND/ NOTES INDICATING DIMENSIONS OR SIZING SHALL GOVERN. COORDINATE WITH ARCHITECT FOR NECESSARY DIMENSION CLARIFICATION.

10. DIMENSIONING: ALL DIMENSIONS ARE SHOWN FROM FACE OF ROUGH-FRAMED STUD WALL TO FACE OF ROUGH-FRAMED STUD WALL, UNLESS SPECIFICALLY NOTED OTHERWISE. ALL DIMENSIONS FOR CONCRETE OR MASONRY CONSTRUCTION ARE SHOWN FROM FACE OF WALL TO FACE OF WALL, UNLESS SPECIFICALLY NOTED OTHERWISE.

CASHMAN ASSOCIATES, Inc. PH: (608) 237-7443 FAX: (608) 237- 7444 4798 County Road I Sparta, WI 54656 gcashman@charter.net Gregory M. Cashman, AIA

NO.	TITLE	DATE

PROJECT OWNER:
Sienna Crest Assisted Living
845 Market Street
Oregon, WI 53575

LOCATION:
Porter Road
Evansville, WI 53536
Rock County

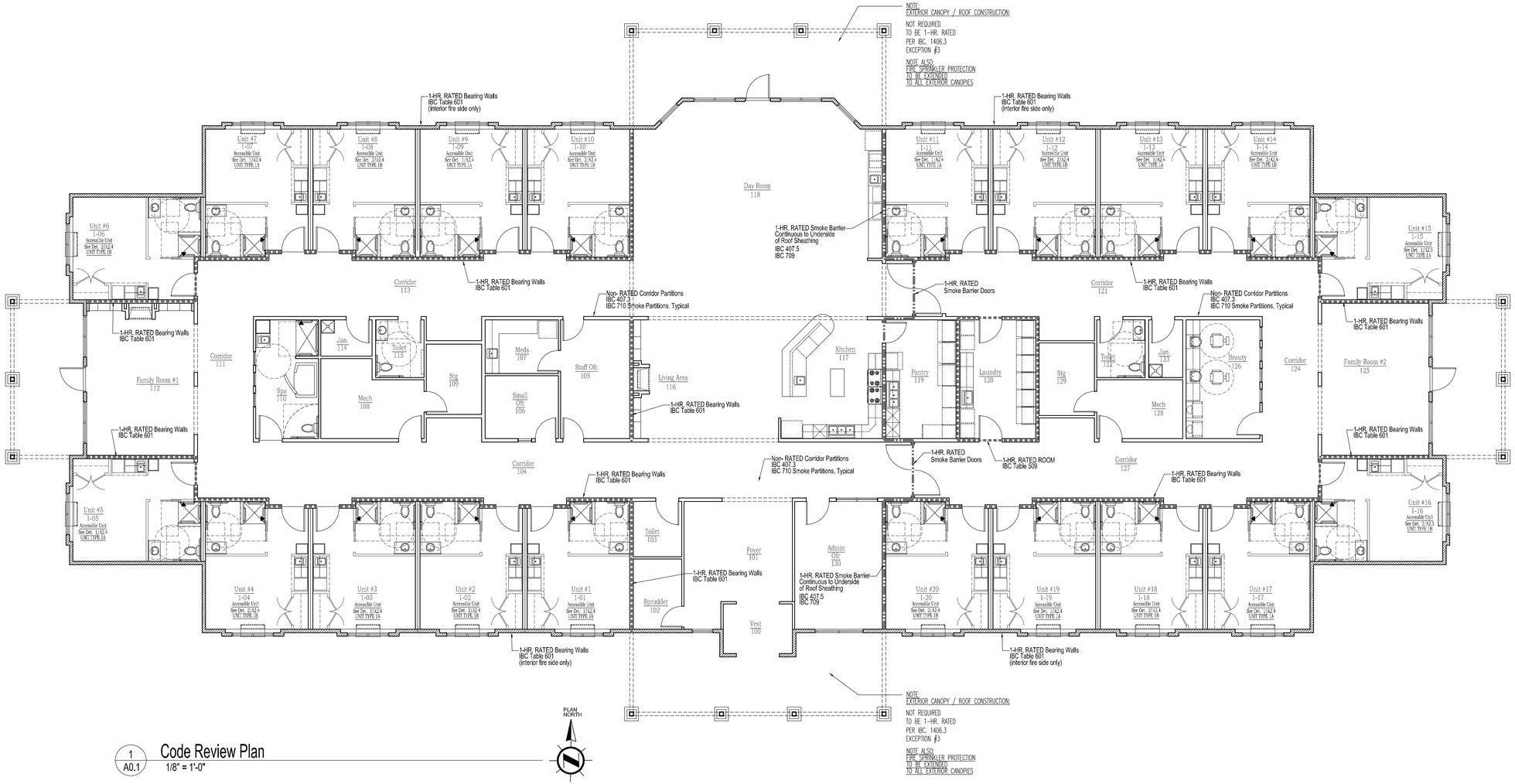
DATE: March 06, 2023

PROJECT:
Sienna Crest CBRF
New Class CNA CBRF Facility
Porter Road Evansville, WI 53536

GEC General Engineering Company
P.O. Box 340 • 999 Silver Lake Dr. • Portage, WI 53901
608-742-2169 (Office) • 608-742-5592 (Fax)
www.generalengineeringcompany.net

SHEET TITLE: Title Sheet

SHEET NUMBER: A0.0



1 / A0.1 Code Review Plan
1/8" = 1'-0"

Project Code Information:

DESCRIPTION:

New I-2 (CBRF) Facility
WI Dept. of Health Services (DHS) Ch. 83- Community-Based Residential Facilities
DHS 83.04 (2)(f) Class C non-ambulatory (CNA)
NFPA 13 Sprinklered Construction

APPLICABLE CODES:

- State of Wisconsin Department of Safety and Professional Services Administrative Code- Chapters 361, 362, 363, 364, 365
- 2015 International Building Code and SPS 362
- 2015 International Existing Buildings Code and SPS 366
- 2015 International Energy Conservation Code and SPS 363
- 2015 International Mechanical Code and SPS 364
- 2015 International Fuel Gas Code and SPS 365
- SPS Chapter 316 which adopts the 2017 National Electrical Code (NEC)
- SPS Plumbing Chapters 381-387 as based on SPS 362.2901
- 2015 International Fire Code
- Accessibility: ICC/ANSI A117.1-2009 as based on IBC Chapter 35
  - 4910.1 Minimum Property Standards for Housing
  - Fair Housing Act
  - ADA Title III

OCCUPANCY CLASSIFICATION: IBC Section 308

IBC Section 308.4.1.1 Occupancy I-2 Condition 1:Institutional I-2:

Building Gross SF Areas:

Building Level	Building GSF I-2 Occupancy	Building Canopies GSF	Total GSF
First Floor	13,984 gsf	1,291 gsf	15,275 gsf

Building Height: *IBC Section 504.3*
±24'-10" (from main level to ridge) (50'-0" Allowable)

No. of Levels: One *IBC Section 504.4*
No. of Stories: One One-Story Allowed

Construction Type:
- Type VA- Wood Frame Protected - 1-Hr. Construction *IBC Section 601*

Struct. Frame	Bearing Walls Ext.	Bearing Walls Int.	Non-Bearing Ext.	Non-Bearing Int.	Floor Const.	Roof Const.
1- hr.	1- hr.	1- hr.	0- hr.	0- hr.	1- hr.	1- hr.

OCCUPANCY SEPARATION: None
Single-Occupancy- One-Story Building IBC 506.2.1

ALLOWBLE BUILDING HEIGHTS AND AREAS: IBC Chapter 5- Table 506.2
- A_t (Allowable tabular area per floor) = 38,000 sf
- 38,000 sf Allowable Area > 15,275 gsf Building Fire Area

SPECIAL PROVISIONS: IBC Chapter 4

IBC 407.3: IBC 710: Corridors Shall be non-rated Smoke Partitions*
*Note: Corridor (Bearing) Walls per IBC 601 are 1-hr. Construction
IBC 407.3.1: Corridor Doors Shall be non-rated w/ positive latch hardware.
IBC 407.5: IBC 709: Smoke Barrier: One, 1-Hr. Smoke Barrier is required
IBC 407.5.1:Smoke Barrier Refuge Areas: Required on both sides of Smoke Barrier
DHS 83.51 (1) Area of Refuge
IBC 407.6: Automatic Sprinkler System Required per IBC 903.3.1.1
IBC 407.7: Fire Alarm System Required per IBC 907.2.6
IBC 407.8: Automatic Fire Detection: Corridors and Spaces open to Corridors must be equipped with Automatic Fire Detection IBC 903.2.6
(See also exceptions in this section)
DHS 83.60 Windows (1) -Minimum Daylight size equals 8% of resident room floor area
-Minimum Ventilation size equals 4% of resident room floor area

FIRE PROTECTION:

NFPA 13R- COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM
IBC 903.2.6-Exception 1.: IBC 903.3.1.2 NFPA 13R system allowed
NFPA 72- Complete Manual Fire Alarm System- Entire Building and IBC 907.2.6.
Complete Automatic Fire Detection System- Entire Building per IBC 907.2.6.
NFPA 72- Smoke Detection System- per IBC 907.2.6.2
DHS 83.48 (1) Interconnected smoke and Heat Detection System Required
Roof / Ceiling Assembly - 1- hr. Rated Construction
IBC 718.4.3 : Draftstopping in attic required- NFPA 13R Sprinkler System

Interior Finish Flame Spread Rating-
Class B Finish- Interior Wall and Ceiling finishes per IBC Table 803.11
Class II Finishes- Interior Floors allowed per IBC Table 804.4.2

IBC Sec. 1004- Occupant Load:
See Code Review Plan for square footages and Occupant Load

IBC Sec. 2902.1: Plumbing Fixtures:
(I-2) Resident Rooms: (1) Lavatory & (1) Water Closet per room Required / Provided
(I-2) Resident Rooms: (1) Bathtub/Shower per 15 Rooms Required /Provided
Employees / Visitors: (1) Unisex Toilet Room Required- (3) Provided

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NO.	TITLE	DATE

PROJECT:
Sienna Crest CBRF
New Class CNA CBRF Facility
Porter Road Evansville, WI 53536

LOCATION:
Porter Road
Evansville, WI 53536
Rock County

PROJECT OWNER:
Sienna Crest Assisted Living
845 Market Street
Oregon, WI 53575

DATE: March 06, 2023

SHEET TITLE: Code Analysis

SHEET NUMBER: A0.1

NOTES:

-PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH M.U.T.C.D. STANDARDS TO THE CITY FOR REVIEW.

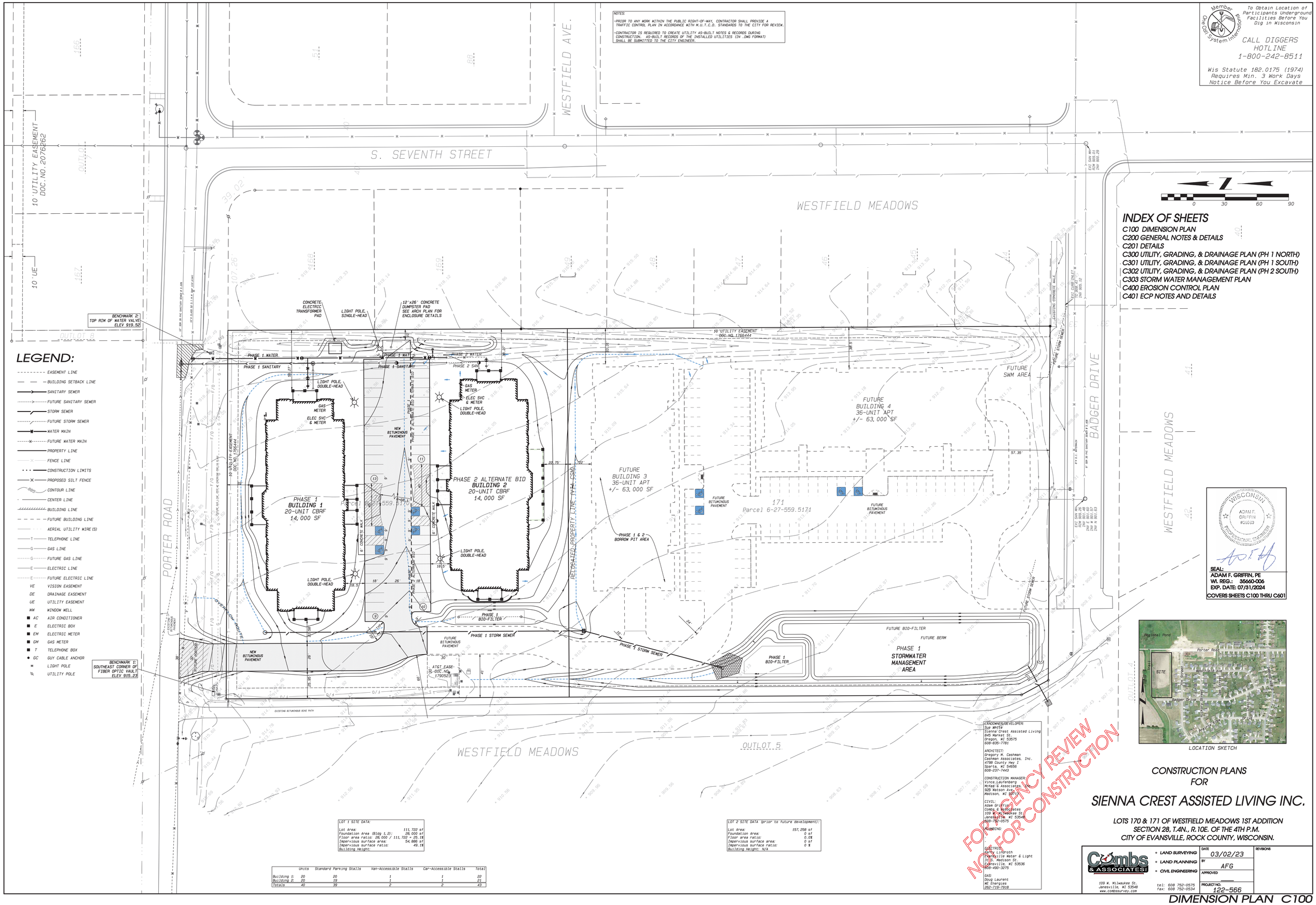
-CONTRACTOR IS REQUIRED TO CREATE UTILITY AS-BUILT NOTES & RECORDS DURING CONSTRUCTION. AS-BUILT RECORDS OF THE INSTALLED UTILITIES (IN .DWG FORMAT) SHALL BE SUBMITTED TO THE CITY ENGINEER.

To Obtain Location of Participants Underground Facilities Before You Dig in Wisconsin

Member One Call System Internation

CALL DIGGERS HOTLINE 1-800-242-8511

Wis Statute 182.0175 (1974) Requires Min. 3 Work Days Notice Before You Excavate



LEGEND:

- EASEMENT LINE
- BUILDING SETBACK LINE
- SANITARY SEWER
- FUTURE SANITARY SEWER
- STORM SEWER
- FUTURE STORM SEWER
- WATER MAIN
- FUTURE WATER MAIN
- PROPERTY LINE
- FENCE LINE
- CONSTRUCTION LIMITS
- PROPOSED SILT FENCE
- 889 CONTOUR LINE
- CENTER LINE
- BUILDING LINE
- FUTURE BUILDING LINE
- AERIAL UTILITY WIRE(S)
- T TELEPHONE LINE
- G GAS LINE
- G FUTURE GAS LINE
- E ELECTRIC LINE
- E FUTURE ELECTRIC LINE
- VE VISION EASEMENT
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- WW WINDOW WELL
- AC AIR CONDITIONER
- E ELECTRIC BOX
- EM ELECTRIC METER
- GM GAS METER
- T TELEPHONE BOX
- GC GUY CABLE ANCHOR
- LIGHT POLE
- UTILITY POLE

INDEX OF SHEETS

C100 DIMENSION PLAN
C200 GENERAL NOTES & DETAILS
C201 DETAILS
C300 UTILITY, GRADING, & DRAINAGE PLAN (PH 1 NORTH)
C301 UTILITY, GRADING, & DRAINAGE PLAN (PH 1 SOUTH)
C302 UTILITY, GRADING, & DRAINAGE PLAN (PH 2 SOUTH)
C303 STORM WATER MANAGEMENT PLAN
C400 EROSION CONTROL PLAN
C401 ECP NOTES AND DETAILS

LOT 1 SITE DATA:

Lot Area:	111,722 sf
Foundation Area (Bldg 1,2):	28,000 sf
Floor area ratio: 28,000 / 111,722 =	25.1%
Impervious surface area:	54,886 sf
Impervious surface ratio:	49.1%
Building Height:	

LOT 2 SITE DATA (prior to future development):

Lot Area:	157,258 sf
Foundation Area:	0 sf
Floor area ratio:	0.0%
Impervious surface area:	0 sf
Impervious surface ratio:	0 %
Building Height:	N/A

	Units	Standard Parking Stalls	Van-Accessible Stalls	Car-Accessible Stalls	Total
Building 1:	20	20	1	1	22
Building 2:	20	19	1	1	21
Totals	40	39	2	2	43

LANDOWNER/DEVELOPER:
Sue White
Sienna Crest Assisted Living
845 Market St.
Oregon, WI 53575
608-835-7781

ARCHITECT:
Gregory M. Cashman
Cashman Associates, Inc.
4788 County Hwy I
Sparta, WI 54656
608-237-7443

CONSTRUCTION MANAGER:
Vince Laufenberg
McKee & Associates, Inc.
925 Watson Ave.
Madison, WI 53713

CIVIL:
Adam Griffin
Combs & Associates
109 W. Milwaukee St.
Janesville, WI 53548
608-752-0575

PLUMBING:
-

ELECTRIC:
Kenny Lindroth
Evansville Water & Light
31 S. Madison St.
Evansville, WI 53536
608-490-3275

GAS:
Doug Laurent
WE Energies
262-719-7918

FOR AGENCY REVIEW NOT FOR CONSTRUCTION

WISCONSIN ADAM F. GRIFFIN #35660 PROFESSIONAL ENGINEER

SEAL:
ADAM F. GRIFFIN, PE
WI. REG.: 35660-006
EXP. DATE: 07/31/2024
COVERS SHEETS C100 THRU C601

LOCATION SKETCH

CONSTRUCTION PLANS FOR

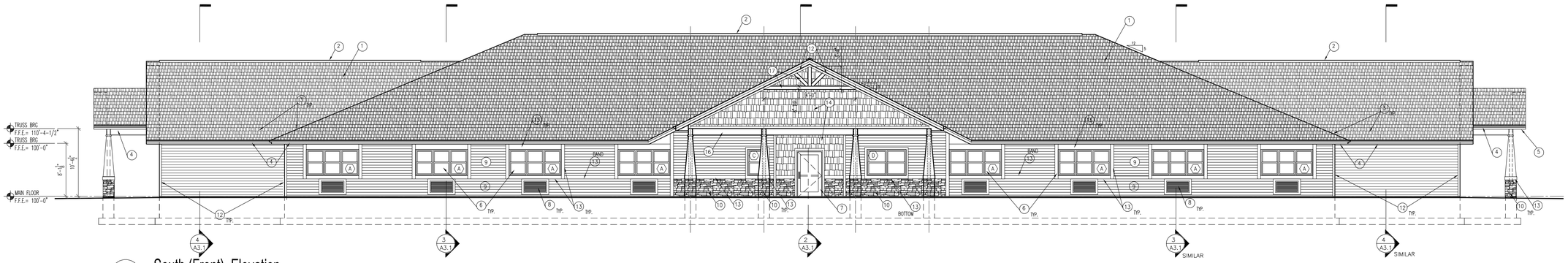
SIENNA CREST ASSISTED LIVING INC.

LOTS 170 & 171 OF WESTFIELD MEADOWS 1ST ADDITION
SECTION 28, T.4N., R.10E. OF THE 4TH P.M.
CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

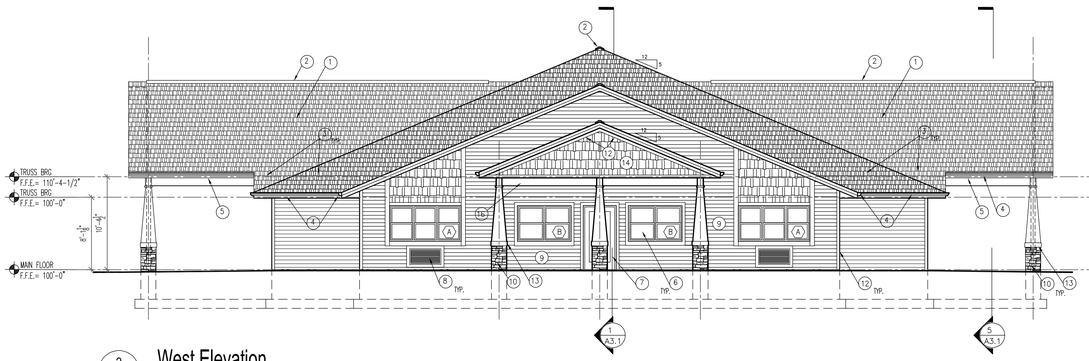
Combs & ASSOCIATES!
109 W. Milwaukee St.
Janesville, WI 53548
www.combssurvey.com
tel: 608 752-0575
fax: 608 752-0534

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

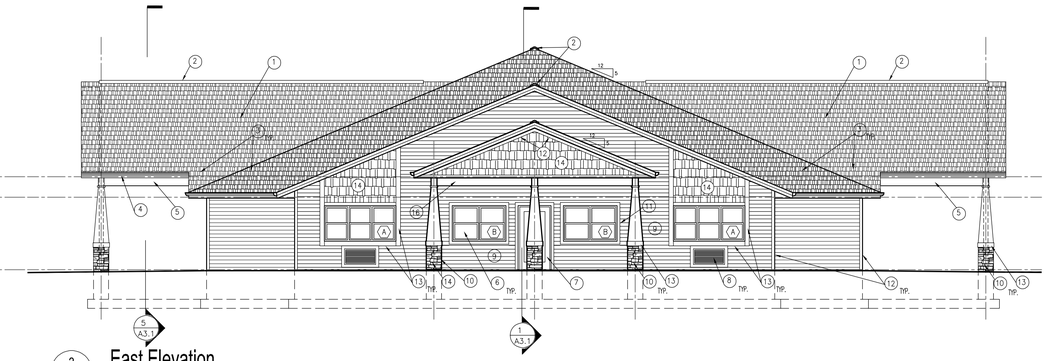
DATE	03/02/23
BY	AFG
APPROVED	
PROJECT NO.	122-566
REVISIONS	



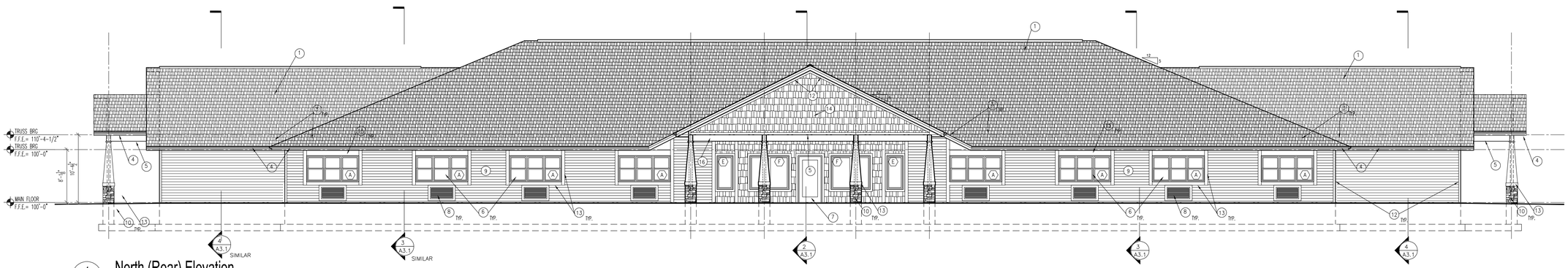
1 A3.0 South (Front) Elevation
1/8" = 1'-0"



2 A3.0 West Elevation
1/8" = 1'-0"



3 A3.0 East Elevation
1/8" = 1'-0"



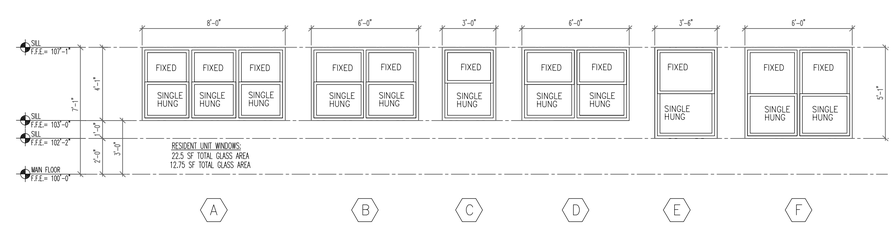
4 A3.0 North (Rear) Elevation
1/8" = 1'-0"

Keyed Notes- Exterior Elevations SHT. A3.0

1. FIBERGLASS, ARCHITECTURAL, SHADOW LINE 30 YEAR SHINGLE
2. RIDGE VENT, TYPICAL
3. INSTALL ICE & WATER SHIELD–4'–0" WIDTH FROM D-EDGE UP 4'–0" CONTINUOUS BLDG. PERIMETER
4. PAINTED METAL GUTTER & DOWNSPOUT W/ VENTED SOFFIT CONNECT DOWNSPOUT TO STORM PIPING SYSTEM, TYP.
5. NON–VENTED METAL SOFFIT (UNDER CANOPY)
6. EXTERIOR WINDOWS, TYPICAL– SEE SCHEDULE– 5/ A3.0
7. ALUMINUM ENTRANCE SYSTEM– SEE DOOR SCHEDULE
8. DECORATIVE, PAINTED METAL AIR CONDITIONER VENT COVER SIZE BY CONTRACTOR– BASED UPON UNIT PTAC UNIT.
9. 0.44 MIN THICKNESS DOUBLE–5" VINYL SIDING
10. STONE VENEER– SEE DETAIL
11. "SMART–SIDE" 540 SERIES 0.970 THICKNESS x 3.5" TRIM BOARD CEDAR TEXTURE FINISH
12. "SMART–SIDE" 540 SERIES 0.970 THICKNESS x 3.5" TRIM BOARD CEDAR TEXTURE FINISH– TYPICAL OUTSIDE CORNER
13. "SMART–SIDE" 540 SERIES 0.970 THICKNESS x 5.5" TRIM BOARD CEDAR TEXTURE FINISH
14. LP "SMART–SIDE" WOOD–GRAIN CEDAR TEXTURE SHAKES
15. "SMART–SIDE" 540 SERIES 0.970 THICKNESS x 9.21" TRIM BOARD CEDAR TEXTURE FINISH
16. "SMART–SIDE" 540 SERIES 0.970 THICKNESS x 11.21" TRIM BOARD CEDAR TEXTURE FINISH
17. WOOD–FRAMED DECORATIVE GABLE BRACKET– WRAP W/ "SMART–SIDE" TRIM

Exterior Window Notes

1. ALL FRAMES– VINYL FRAME WINDOW UNITS– 0.30 U–VALUE
2. OPERABLE WINDOWS: WHERE INDICATED ON DETAIL:
   SINGLE–HUNG STYLE UNITS
   ALUMINUM BUG SCREEN– INTERIOR SIDE OF OPERABLE
2. GLAZING, TYPICAL: 1", NOMINAL, INSULATED
   LOW 'E', ARGON–GAS FILLED, CLEAR GLASS
   SHADING COEFFICIENT: 0.27 +/–
   PROVIDE SAFETY GLASS WHERE REQUIRED
3. WINDOW DIMENSIONS ARE NOMINAL AND APPROXIMATE. VERIFY ALL WINDOW SIZINGS IN FIELD FOR EXACT R.O. DIMENSIONS



5 A3.0 Exterior Window Types
1/4" = 1'-0"

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Exterior Elevations

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