All Saints Assisted Living Phase 3

503, 511, 519 Commerce Dr.

Madison, WI

PROJECT DIRECTORY:

OWNER:

All Saints Assisted Living Center, Inc.
A Non-Profit Organization Affiliated W/
Catholic Charities, Inc.
702 S. High Point Road
Madison, WI 53719-3522

MANAGEMENT/OWNER CONSULTANT:

Elderspun Management, LLC
1402 Pankratz ST., Suite 110
Madison, WI 53704
TEL: (608) 243-8800
FAX: (608) 243-3237
ATTN: Jon Natvig

GENERAL CONTRACTOR/DEVELOPER:

Horizon Construction Group, LLC
1031 North Edge Trail
Verona, WI 53593
TEL: (608) 354-0850
email www.horizon-fbm.com
ATTN: Aaron Gundlach

KITCHEN:

KESSENICH'S LTD
131 SOUTH FAIR OAKS AVE
MADISON, WI 53704
TEL: (608) 249-5391
FAX: (608) 249-1628
ATTN: BRUCE SPICER

ARCHITECT:

Architecture 2000, LLC
311 E. Chicago, Suite 310
Milwaukee, WI 53202
TEL: (414) 727-2321
email steve@aba-a2k.com
ATTN: Steven M. Esser

LANDSCAPE ARCHITECT:

Landscape Architecture, LLC
P.O. Box 56225
Madison, WI 53705-6225
TEL: (608) 798-1840
email www.landscapearc.com
ATTN: Joe Hanauer

CIVIL ENGINEER/SURVEYOR:

Vierbicher
999 Fourier Dr., Suite 201
MADISON, WI 53717
TEL: (608) 826-0148
email www.vierbicher.com
ATTN: Timothy Schloeper

STRUCTURAL:

Pierce Engineers, Inc.
241 Broadway Ave., Suite 500
Milwaukee, WI 53202
TEL: (414) 278-6060

ATTN: Tom Cowan

PROJECT INFORMATION:

Governing Code: Wisconsin adopted 2009 IBC DSPS 83 - CBRF

Construction type: VA - wood frame protected above 1A & 8A (CBRF)
Occupancy classification: R2, I2, A2, S2, B, M
Occupancy separation: separated use
Required separation: Mat H sep. Separation (IBC 508.2) Date use A2 and R-2, I-2 Fire wall, Smoke Barrier and Fire Barriers.

Number of stories allowed: 4(3+1)
Number of stories: 4
"

Sprinkler system: Sprinklered Per NFPA 13 & 13R
Allowable area per floor West of fire wall: 12,000sf
Allowable area increase - frontage: 8,000sf
Total Allowable Building area: 21,000sf / floor
Allowable area per floor East of fire wall: 28,500sf
Allowable area increase - frontage: 7,125sf
Total Allowable Building area: 35,625sf / floor
Allowable area below horz. fire wall: unlimited

Fire exit galleries: PER IFC
Number of stairs: 114
R-2 31
I-2 43

ACCESSIBILITY:

Occupancies with more than 20 dwelling units, at least 2% shall be Type A. 51 units in the R2 portion of building. 51 units x 2% = 2 - A type accessible unit required. See units 211 (2 bedroom) & 402 (1bed room).
61 units in the CBRF. 50% required to be A type units. 100% provided.

TOTAL BUILDING AREA 151,299sf
Lower Level 2 Gross Area 20,212sf
Lower Level 1 Gross Area 47,975sf
First Floor Area 45,426sf
Second Floor Area 43,656sf
Third Floor Area 16,815sf
Fourth Floor Area 16,815sf

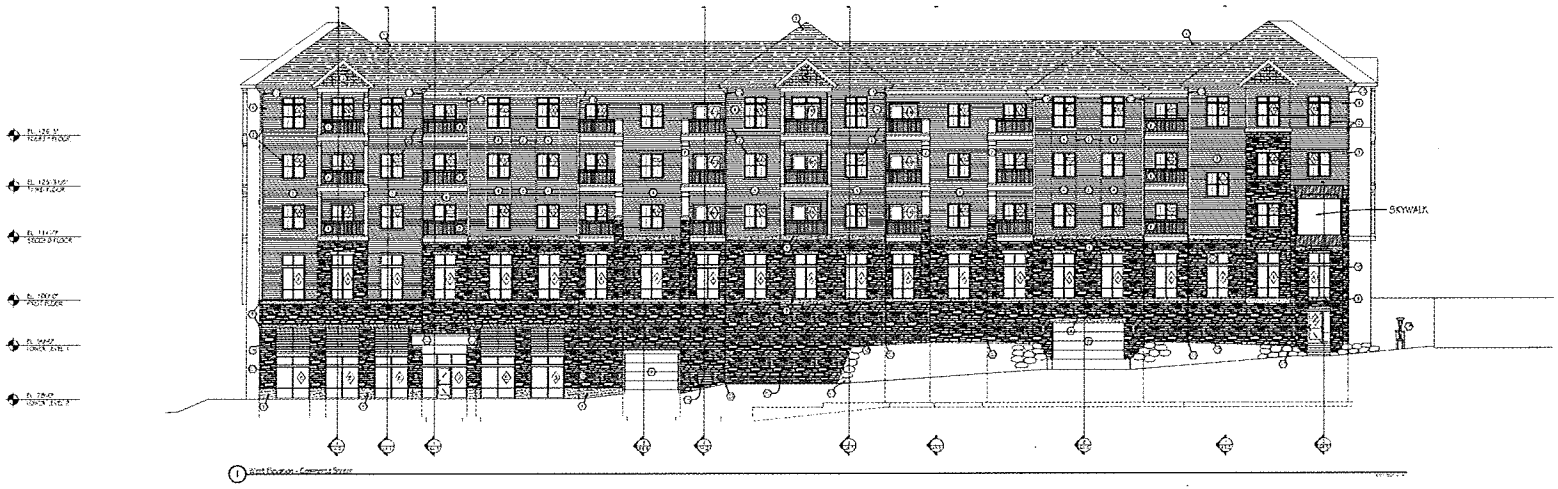
SHEET INDEX:

SHEET	DESCRIPTION
T1	TITLE SHEET
	ARCHITECTURAL DRAWINGS
A2.1	EXTERIOR ELEVATIONS - SE
A2.2	EXTERIOR ELEVATIONS - SE
A2.3	EXTERIOR ELEVATIONS - CBRF
A2.4	EXTERIOR ELEVATIONS - CBRF

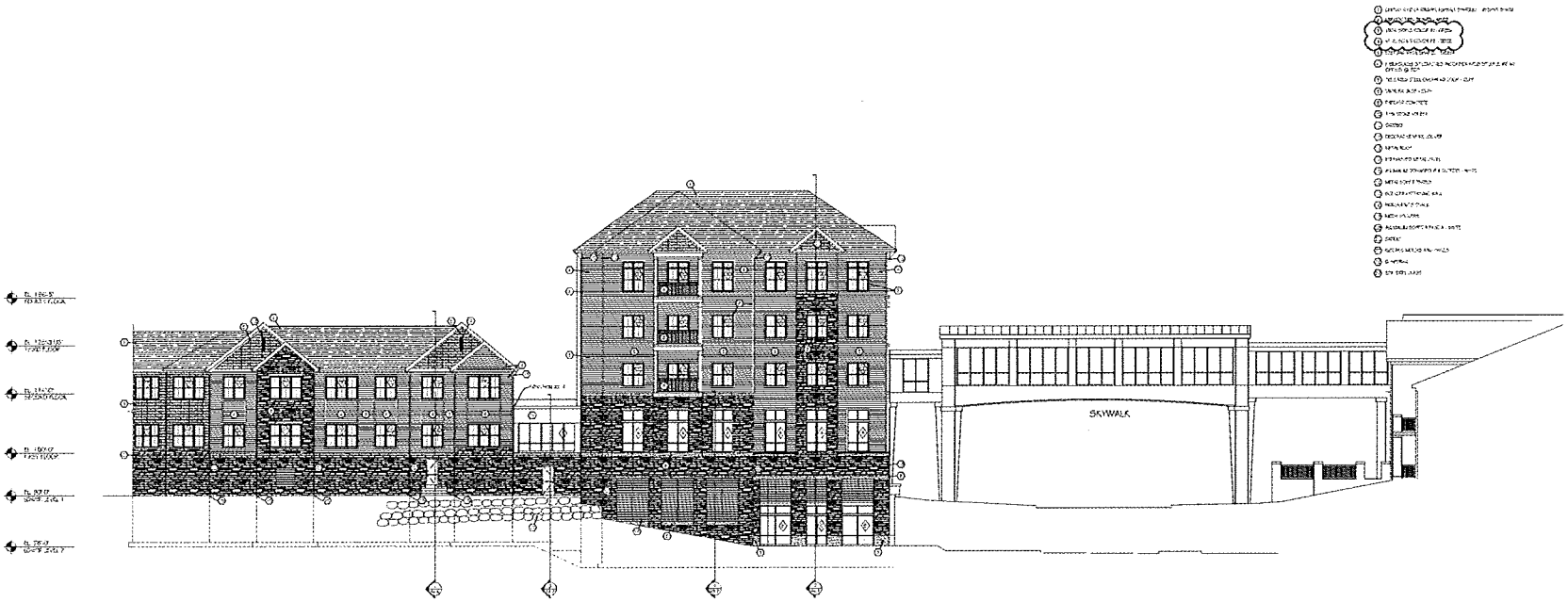
VICINITY MAP

Date: June 10th, 2015

Architecture 2000



1 East Elevation - Commerce Drive



2 North Elevation - Wilson St.

A2K

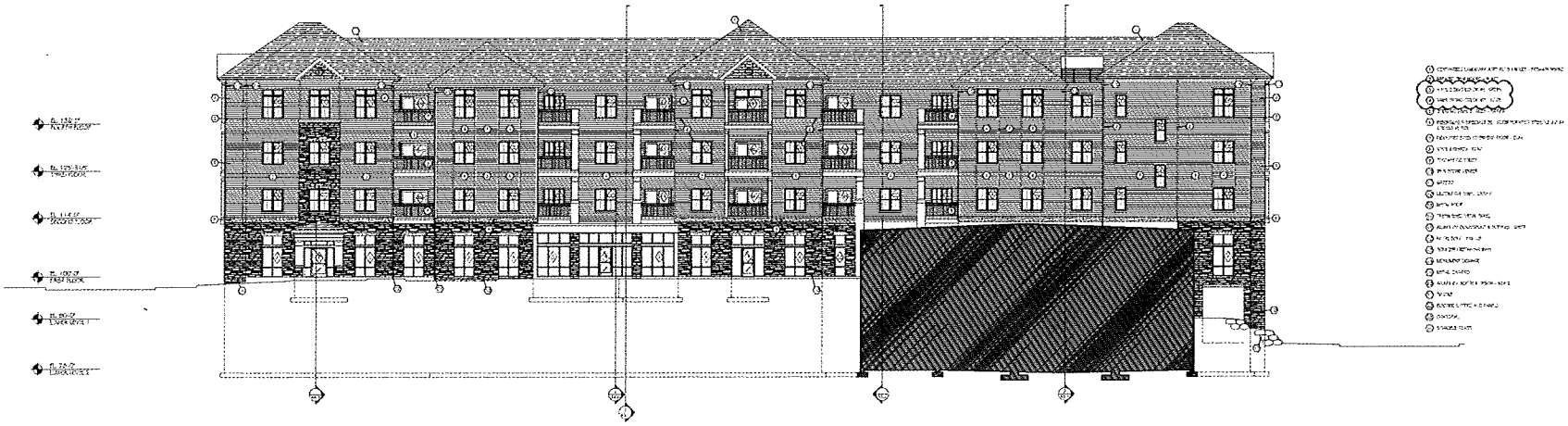
All Saints Campus Phase III

503, 511, 519 Commerce Dr.
Madison, WI

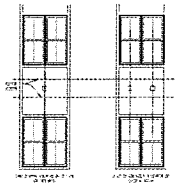
CONSTRUCTION SET

SHEET:

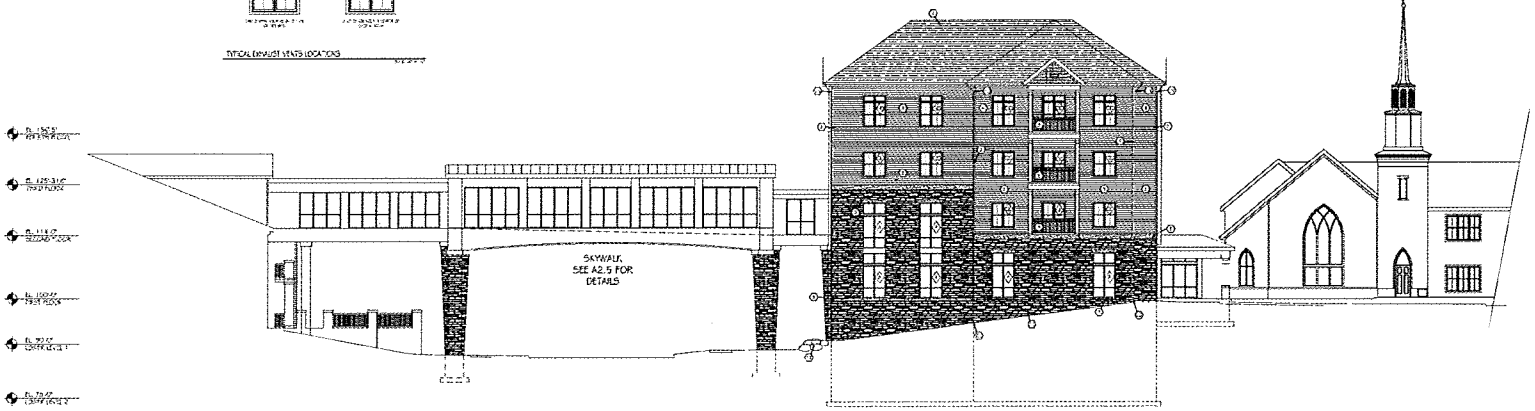
A2.1



1 East Elevation - Independent Living Courtyard



TYPICAL EXHAUST VENTS LOCATIONS



2 South Elevation - Independent Living & Bridge

A2K

All Saints Campus Phase III

503, 511, 519 Commerce Dr.
Madison, WI

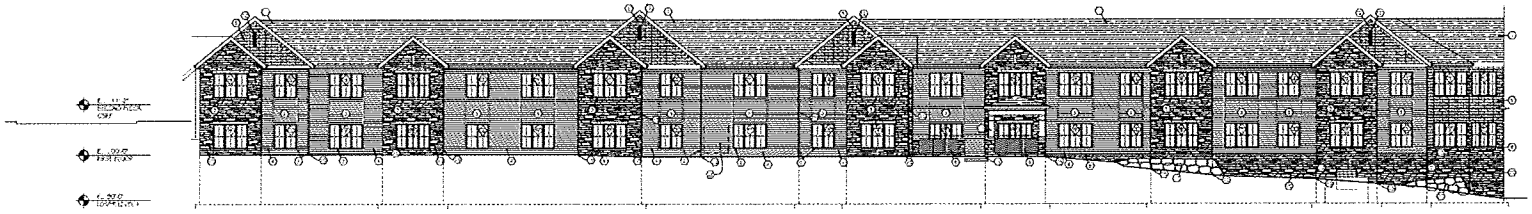
CONSTRUCTION SET

NO.	DATE	BY	DESCRIPTION

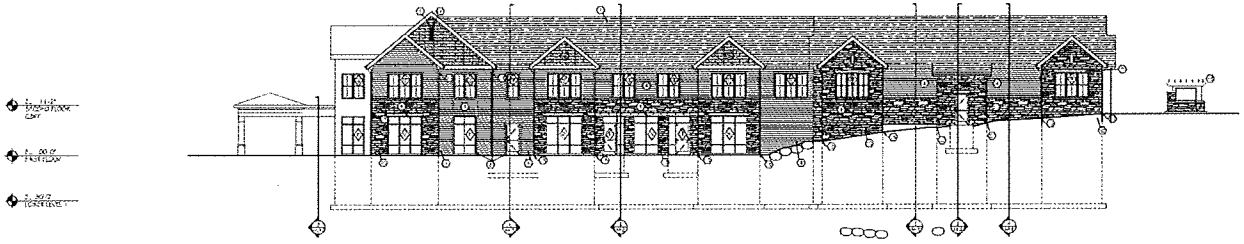
PROJECT #: 519
DRAWN BY:
DATE: 12 June 2018
REVISIONS:

SHEET:

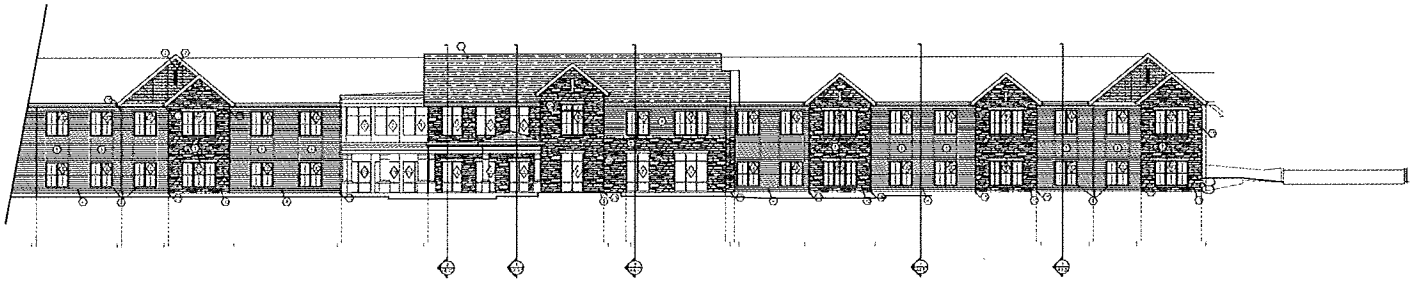
A2.2



1 North Elevation - CBRF Walk Out



2 South Elevation - CBRF Drive Side



3 Southwest Elevation - CBRF Courtyard Entry

A2K

All Saints Campus Phase III

503, 511, 519 Commerce Dr.
Madison, WI

CONSTRUCTION SET

NO.	DATE	BY	DESCRIPTION
1			
2			
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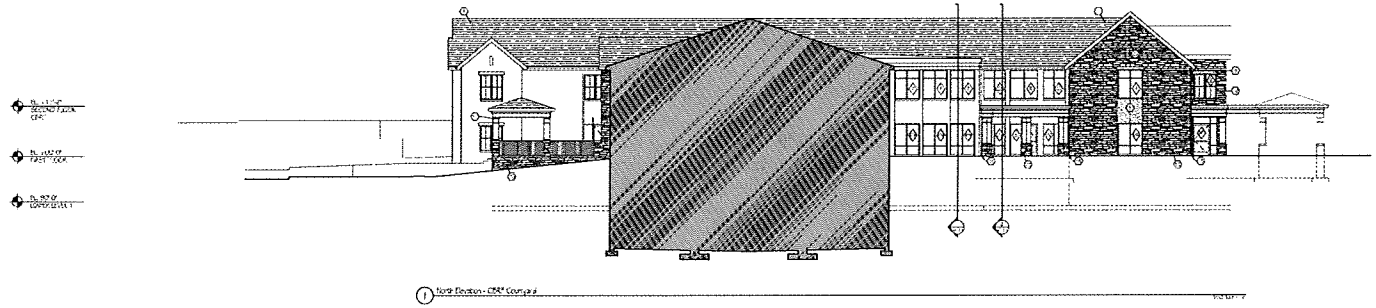
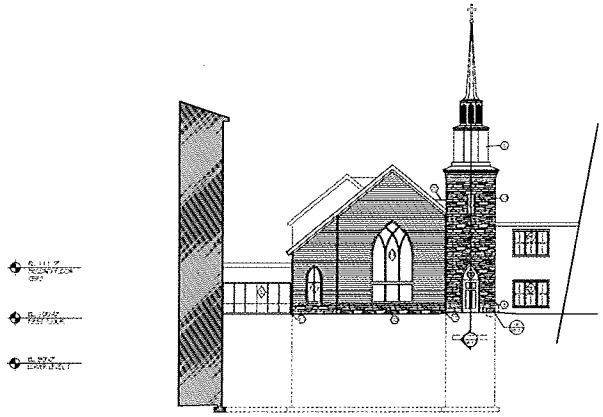
PROJECT #: 0217
DRAWN BY:
DATE: 12 June, 2012
ELEVATION

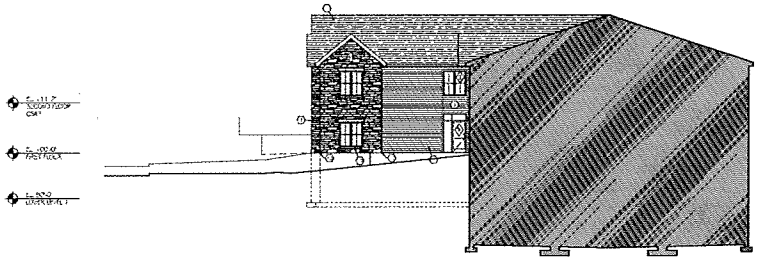
SHEET:
A2.3



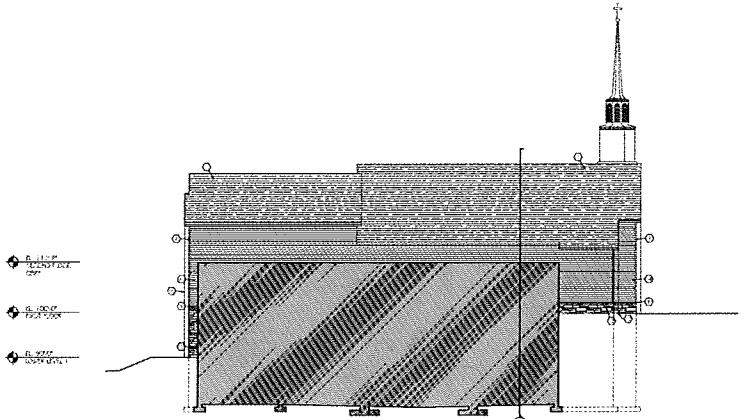
1 North Elevation - CRM Complex



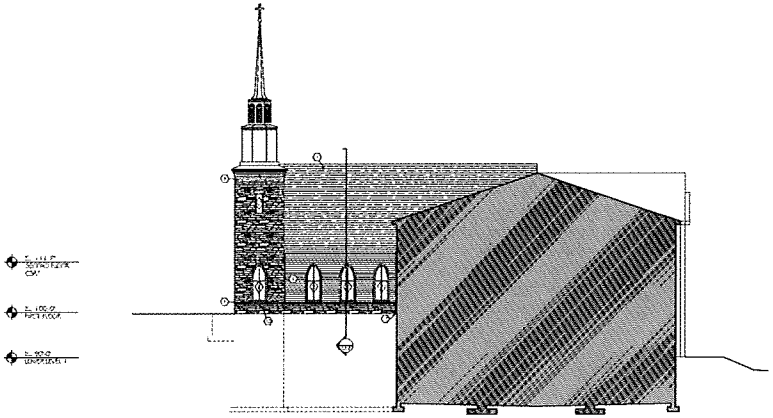
2 South Elevation - Chapel Construction



3 North Elevation - CRM Entry



4 West Elevation - Chapel



5 East Elevation - Chapel

A2K

All Saints Campus Phase III

503, 511, 519 Commerce Dr.
Madison, WI

CONSTRUCTION SET

NO.	DATE	BY	DESCRIPTION
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PROJECT #
DRAWN BY
DATE

SHEET

A2.4