



S. Concord Avenue
Watertown, WI

PROJECT DESCRIPTION:

- CONVERTING AN EXISTING POWER PLANT
BUILDING INTO A MULTI-FAMILY APARTMENT
BUILDING PROJECT TO INCLUDE THE FOLLOWING:
- BASEMENT UNDERGROUND PARKING AREA
 - STAIR TOWER AND ELEVATOR SHAFT ADDITIONS
 - ENTRY VESTIBULE ADDITION
 - NEW STEEL FRAMED FLOOR LEVELS - SEE SECTIONS
 - PENTHOUSE (4TH FLOOR) ADDITION W/ ROOF DECKS
 - TEN 2-BEDROOM APARTMENTS (SEE PLAN)

CONSTRUCTION TYPE:	TYPE 4A	4A
BUILDING AREA:	16,974 S.F.	
NO. OF FLOORS:	8	
NO. OF STORIES:	7	
BUILDING HEIGHT:	EXCEEDS 60'	
SPRINKLERED:	YES	

TITLE BLOCK

PII-D: \2001\POWER PLANT\PP-TITLE.DWG
DECEMBER 28, 2001

- 12" POURED CONCRETE FROST WALL
- "REVERSE LEDGE" -- 3" W/1" R-5 FOAM THERMAL BREAK
- 2" R-10 FOAM INSULATION AT INTERIOR SIDE
- 2) #5 REBAR T&B
- FOOTING TO BE PINNED W/12", #4 PINS AT 12" O.C. TO FROST WALL
- FOOTINGS TO BE 12" X 24" AT STAIR
- TOWERS / 8" X 16" AT ENTRY ADDITION -- NO REBAR REQUIRED



SITE PLAN
SCALE: 1" = 30'
ANT\LP-STE.DWG
MAY 22, 2003

2003\LENIUS POWER PLANT\LP-STE.DWG
MAY 22, 2003

POWER PLANT APARTMENTS
S. Concord Avenue
Watertown, WI

SHEET NO.

SP-1

3D Design
Alliance — Architects, Inc.

(920) 338-7777
FAX (920) 338-7778

1003 Madison Avenue
Fort Atkinson, WI

- * PROVIDE FIRE ALARM SYSTEM
PER IBC 907.2.9
- * AUTOMATIC SPRINKLER SYSTEM PER IBC 903 REQUIREMENTS
- * PROVIDE SMOKE DETECTORS PER IBC 907.2.10 REQUIREMENTS
- * ALL DOORS TO RECEIVE LEVER TYPE DOOR HANDLES
- * FIRE DOORS -- ALL NOTED RATINGS ARE FOR ENTIRE
DOOR, FRAME, AND CLOSURE ASSEMBLIES.

NEW FIRE-RATED DOOR (SEE PLAN FOR RATING)

EXISTING DOOR TO REMAIN

NEW STUD WALL
3 5/8" STEEL STUDS TYP. -
UNLESS NOTED OTHERWISE

2-HR FIRE WALL

EXISTING MASONRY WALL
(SIZE VARIES -
24" MAX., 12" MIN.)

NEW DOOR

EXISTING DOOR TO BE REMOVED

NEW MASONRY WALL

1-HR FIRE WALL
SEE DETAILS 4/A14
AND 9/A14

EXISTING WALLS/ITEMS
TO BE REMOVED

SMOKE DETECTOR
HARD-WIRED
PER IBC 907.2.10

2A

FIRE EXTINGUISHER
(2A RATED)

EXIT

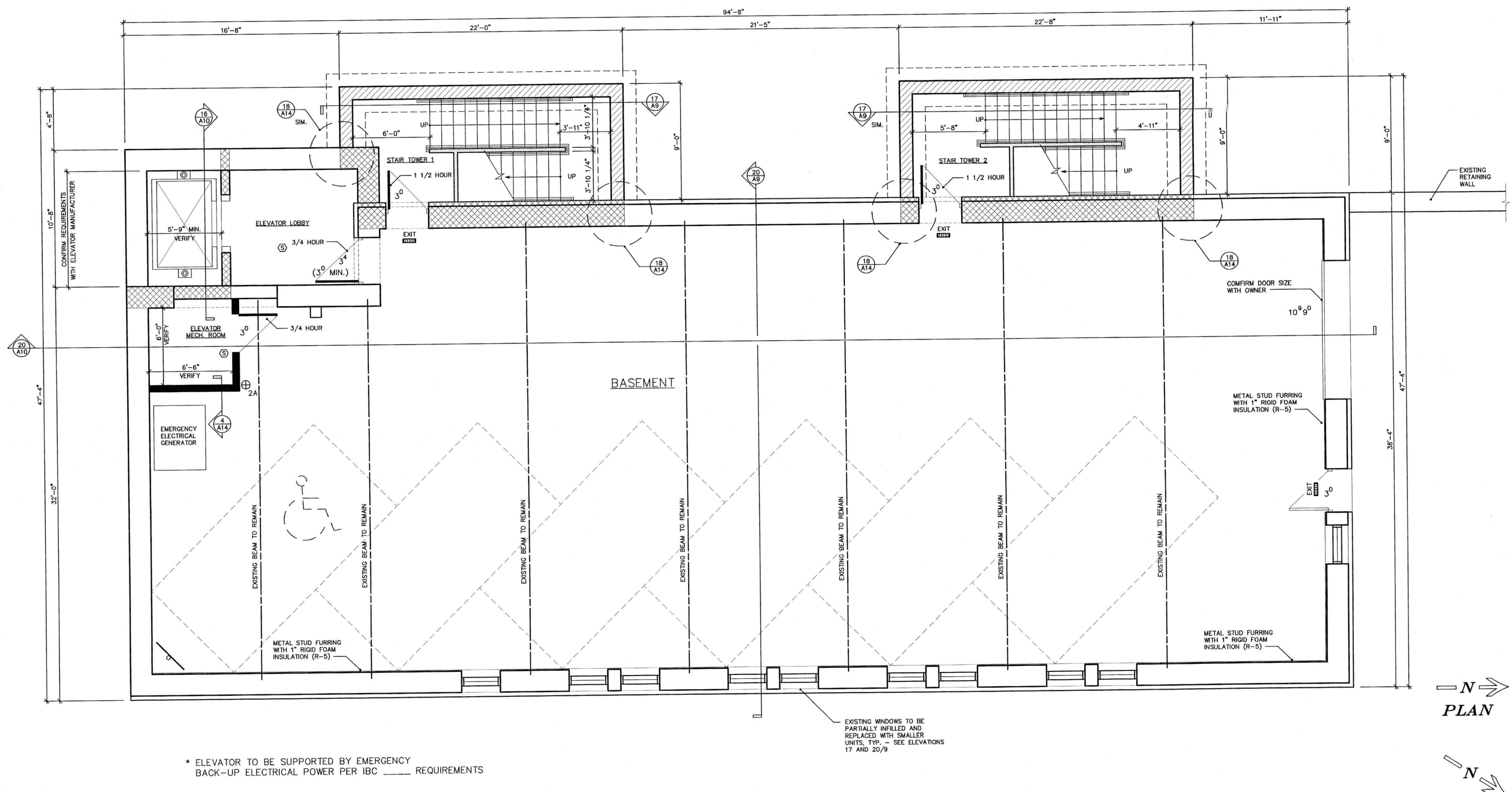
APPROVED, ILLUMINATED
EXIT SIGN TYP.

5
A1

LEGEND

SCALE: 1/4" = 1'

2003\LENIUS POWER PLANT\LP-PLN.DWG
DATE: FEB 16, 2003



* ELEVATOR TO BE SUPPORTED BY EMERGENCY
BACK-UP ELECTRICAL POWER PER IBC _____ REQUIREMENTS

EXISTING WINDOWS TO BE
PARTIALLY INFILLED AND
REPLACED WITH SMALLER
UNITS, TYP. - SEE ELEVATIONS
17 AND 20/9

BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'
LENIUS POWER PLANT\LP-PLN.DWG
SEPTEMBER 16, 2003

POWER PLANT APARTMENTS

S. Concord Avenue
Watertown, WI

SHEET TITLE

BASEMENT FLOOR
PLAN

REVISIONS

PROJECT DATA

DATE: 4/13/2005

JOB NO.

DRAWN BY: CL

CHECKED BY:

SHEET NO.

A-1



1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3404
FAX (920) 568-7058

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PER IBC 907.2.9
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(SEE PLAN FOR
FOR RATING)

**EXISTING DOOR
TO REMAIN**

NEW STUD WALL
3 5/8" STEEL STUDS TYP. -
UNLESS NOTED OTHERWISE

NEW MASONRY WALL

2-HR FIRE WALL

1-HR FIRE WALL
- SEE DETAILS 4/A14
AND 9/A14

EXISTING MASONRY WALL
(SIZE VARIES -
24" MAX., 12" MIN.)

**EXISTING WALLS/ITEMS
TO BE REMOVED**

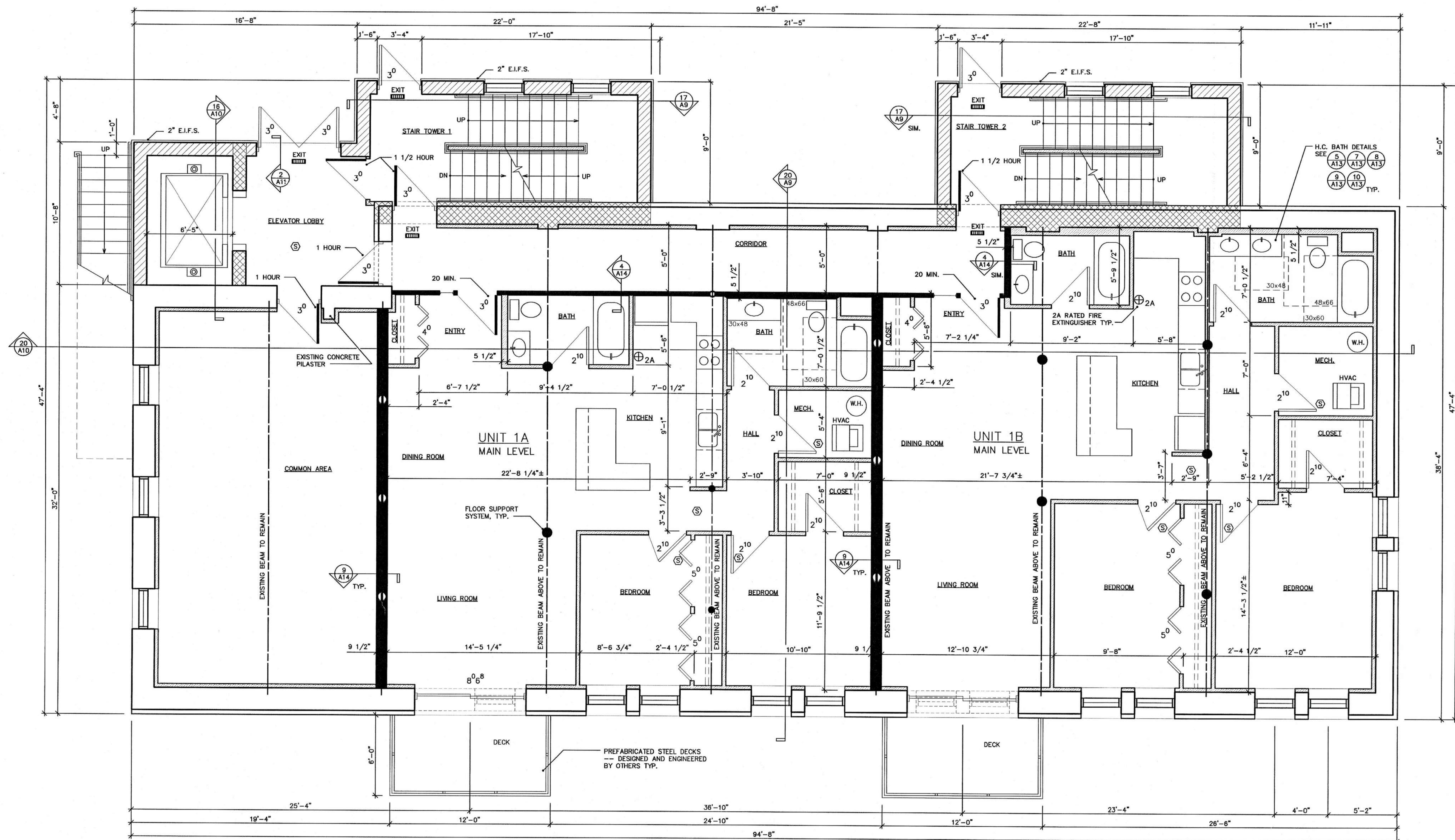
SMOKE DETECTOR
HARD-WIRED
PER BIC 907.2.10

FIRE EXTINGUISHER
(2A RATED)

EXIT
APPROVED, ILLUMINATED
EXIT SIGN TYP.

5
A2

LEGEND
SCALE: 1/4" = 1'
2003\LENIUS POWER PLANT\LP-PLN.DWG
SEPTEMBER 16, 2003



$\neg N \Rightarrow$
PLAN

FIRST FLOOR PLAN
SCALE: 1/4" = 1'
2003\LENIUS POWER PLANT\LP-PLN.DWG
SEPTEMBER 16, 2003

POWER PLANT APARTMENTS
S. Concord Avenue
Watertown, WI

SHEET TITLE

FIRST FLOOR PLAN

REVISIONS

PROJECT DATA

DATE: 4/13/2005

JOB NO.

RAWN BY: CL

CHECKED BY:

SHEET NO.

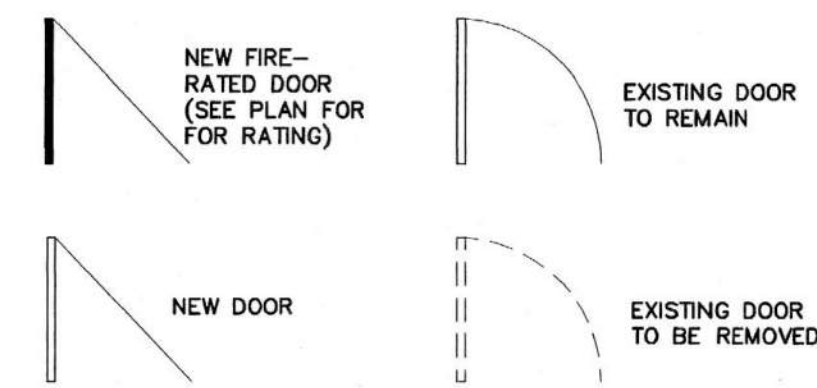
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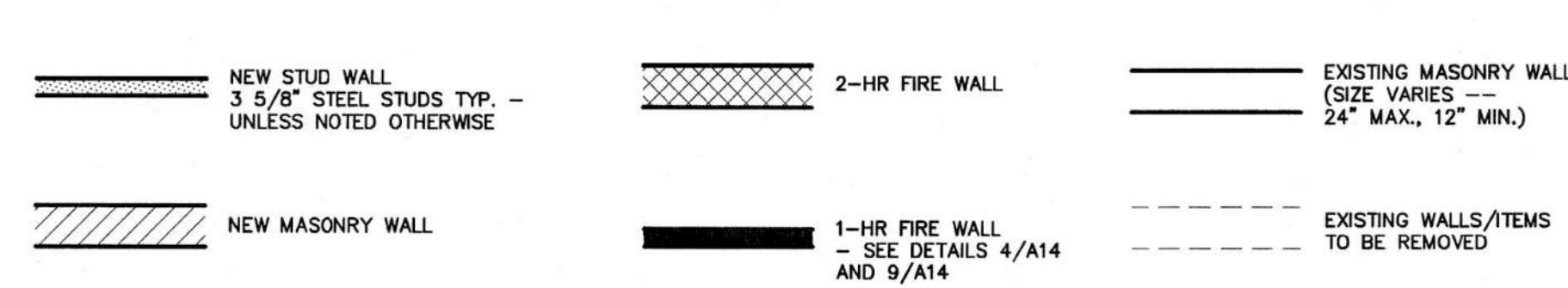
1003 Madison Avenue
Fort Atkinson, WI

GENERAL NOTES:

- * PROVIDE FIRE ALARM SYSTEM PER IBC 907.2.9
- * AUTOMATIC SPRINKLER SYSTEM PER IBC 903 REQUIREMENTS
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- * FIRE DOORS -- ALL NOTED RATINGS ARE FOR ENTIRE DOOR, FRAME, AND CLOSURE ASSEMBLIES.



LEGEND:



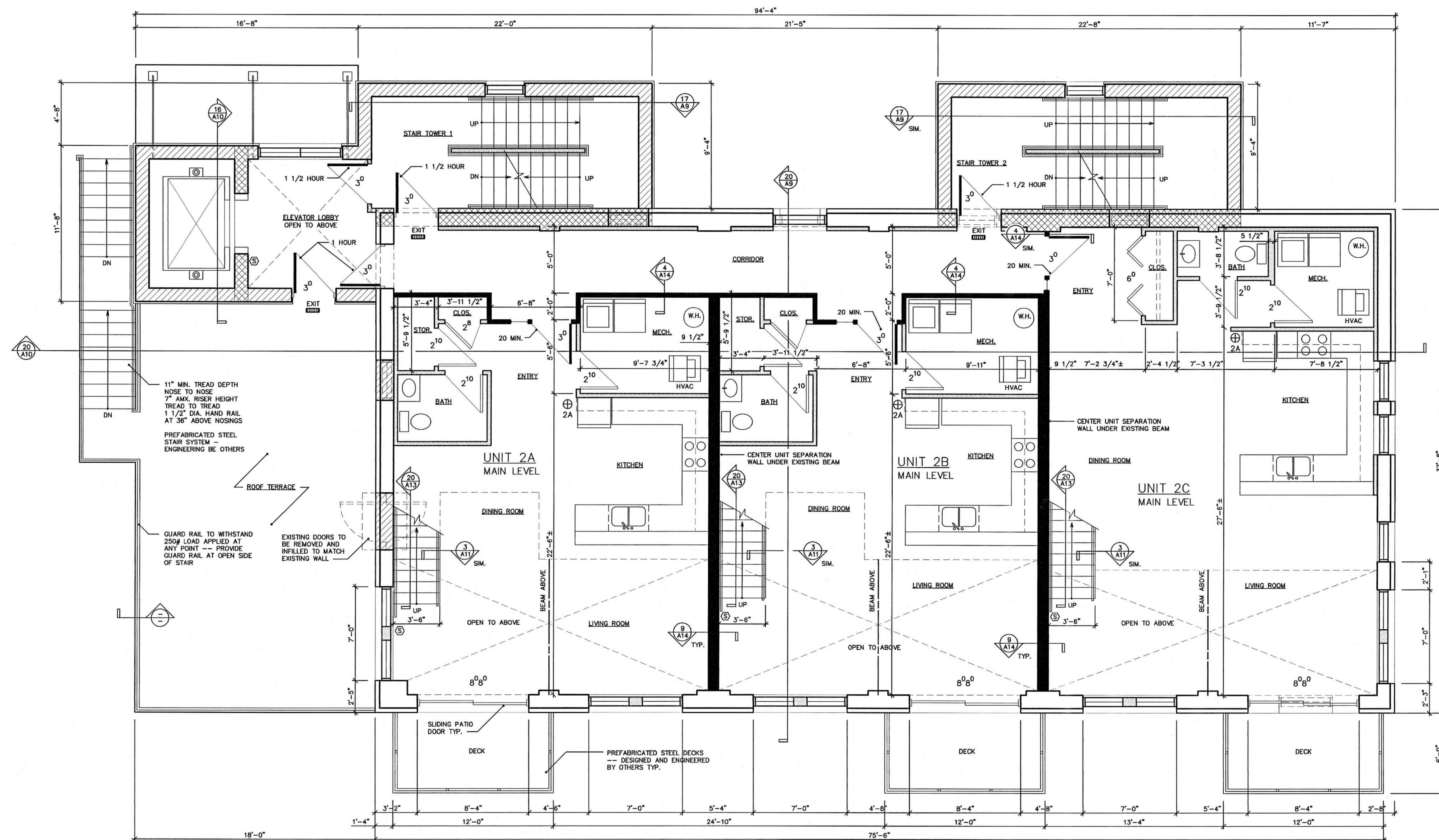
5 SMOKE DETECTOR
HARD-WIRED
PER IBC 907.2.10

2A FIRE EXTINGUISHER
(2A RATED)

EXIT APPROVED, ILLUMINATED
EXIT SIGN TYP.

5
A3

LEGEND
SCALE: 1/4" = 1'
2003\LENIUS POWER PLANT\LP-PLN.DWG
SEPTEMBER 16, 2003



N
PLAN

N
PLAN

20
A3

SECOND FLOOR PLAN
SCALE: 1/4" = 1'
2003\LENIUS POWER PLANT\LP-PLN.DWG
SEPTEMBER 16, 2003

POWER PLANT APARTMENTS S. Concord Avenue Watertown, WI

SHEET TITLE

SECOND FLOOR
PLAN

REVISIONS

PROJECT DATA

DATE: 4/13/2005

JOB NO.

DRAWN BY: CL

CHECKED BY:

SHEET NO.

A-3

iDesign Alliance
Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3404
FAX (920) 568-7058

- * PROVIDE FIRE ALARM SYSTEM
PER IBC 907.2.9
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(SIZE VARIES -- 24" MAX., 12" MIN.)

NEW DOOR

EXISTING DOOR TO BE REMOVED

NEW MASONRY WALL

1-HR FIRE WALL
- SEE DETAILS 4/A14 AND 9/A14

EXISTING WALLS/ITEMS TO BE REMOVED

⊕ 2A FIRE EXTINGUISHER (2A RATED)

EXIT APPROVED, ILLUMINATED EXIT SIGN TYP.

5
A4

LEGEND

SCALE: 1/4" = 1'

2003\LENIUS POWER PLANT\LP-PLN.DWG
SEPTEMBER 16, 2003



THIRD FLOOR PLAN
SCALE: 1/4" = 1'
G POWER PLANT\LP-PLN.DWG
SEPTEMBER 16, 2003

POWER PLANT APARTMENTS
S. Concord Avenue
Watertown, WI

SHEET TITLE

THIRD FLOOR
PLAN

REVISIONS

PROJECT DATA

DATE: 4/13/2005

JOB NO.

DRAWN BY: CL

CHECKED BY:

SHEET NO.

A-4

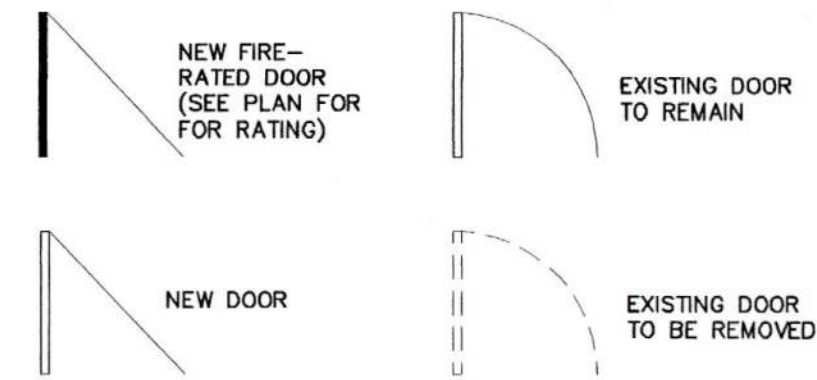
3d Design Alliance — **Architects, Inc.**

1003 Madison Avenue
Fort Atkinson, WI

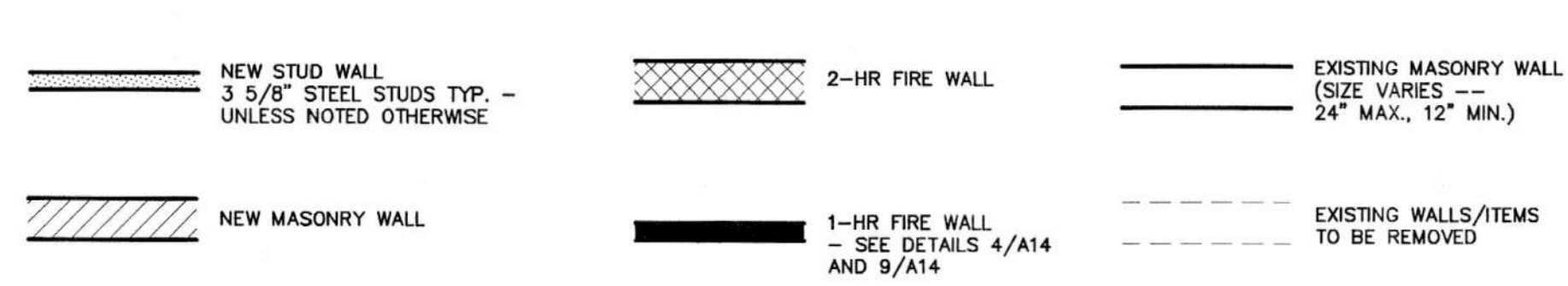
(920) 563-3404
FAX (920) 568-7058

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LEGEND:



SMOKE DETECTOR
HARD-WIRED
PER IBC 907.2.10

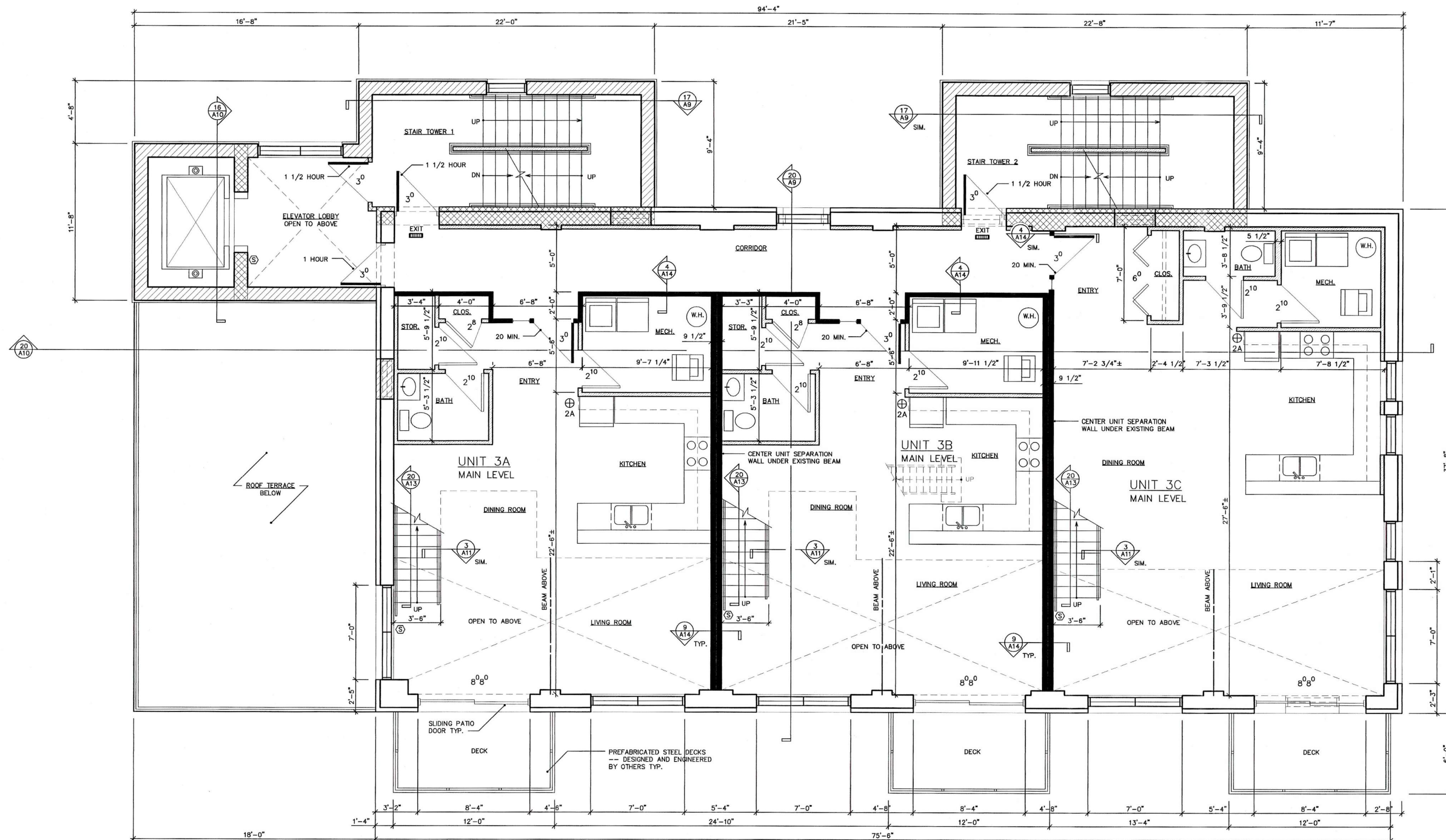
FIRE EXTINGUISHER
(2A RATED)

EXIT APPROVED, ILLUMINATED
EXIT SIGN TYP.

5
A5

LEGEND

SCALE: 1/4" = 1'
2003\LENIUS POWER PLANT\LP-PLN.DWG
SEPTEMBER 16, 2003



N
PLAN

N

20
A5

FOURTH FLOOR PLAN
SCALE: 1/4" = 1'
2003\LENIUS POWER PLANT\LP-PLN.DWG
SEPTEMBER 16, 2003

POWER PLANT APARTMENTS
S. Concord Avenue
Watertown, WI

SHEET TITLE

FOURTH
FLOOR PLAN

REVISIONS

PROJECT DATA

DATE: 4/13/2005

JOB NO.

DRAWN BY: CL

CHECKED BY:

SHEET NO.

A-5

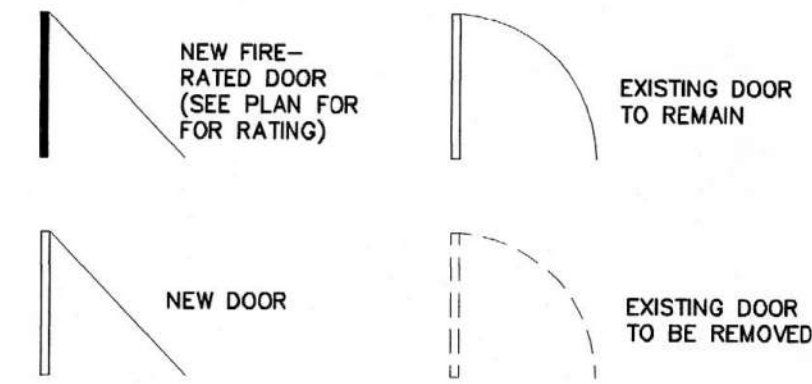
Design
Alliance
Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

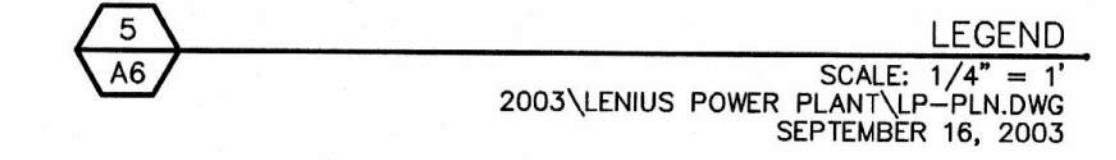
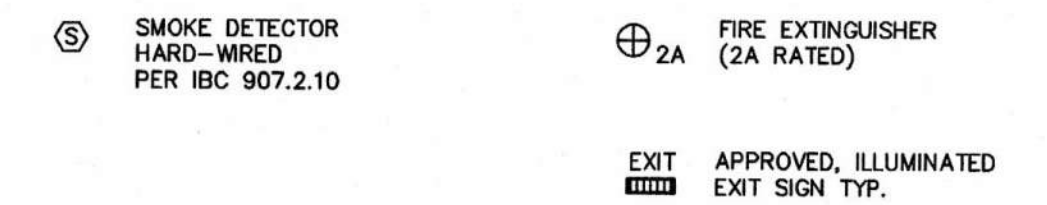
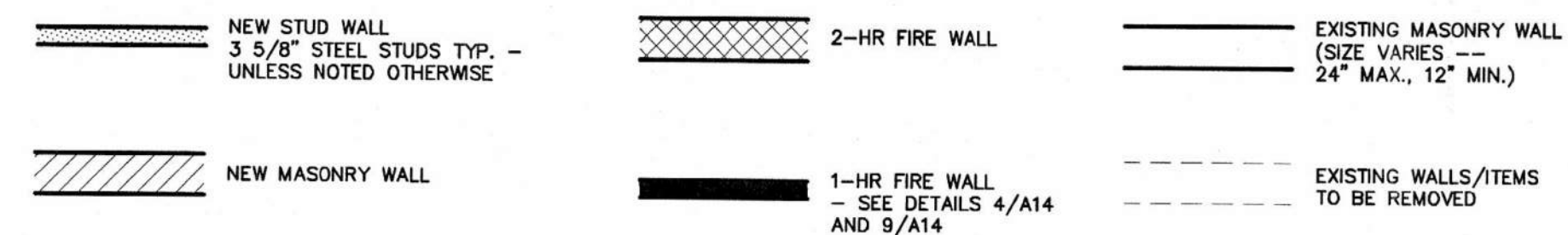
(920) 563-3404
FAX (920) 568-7058

GENERAL NOTES:

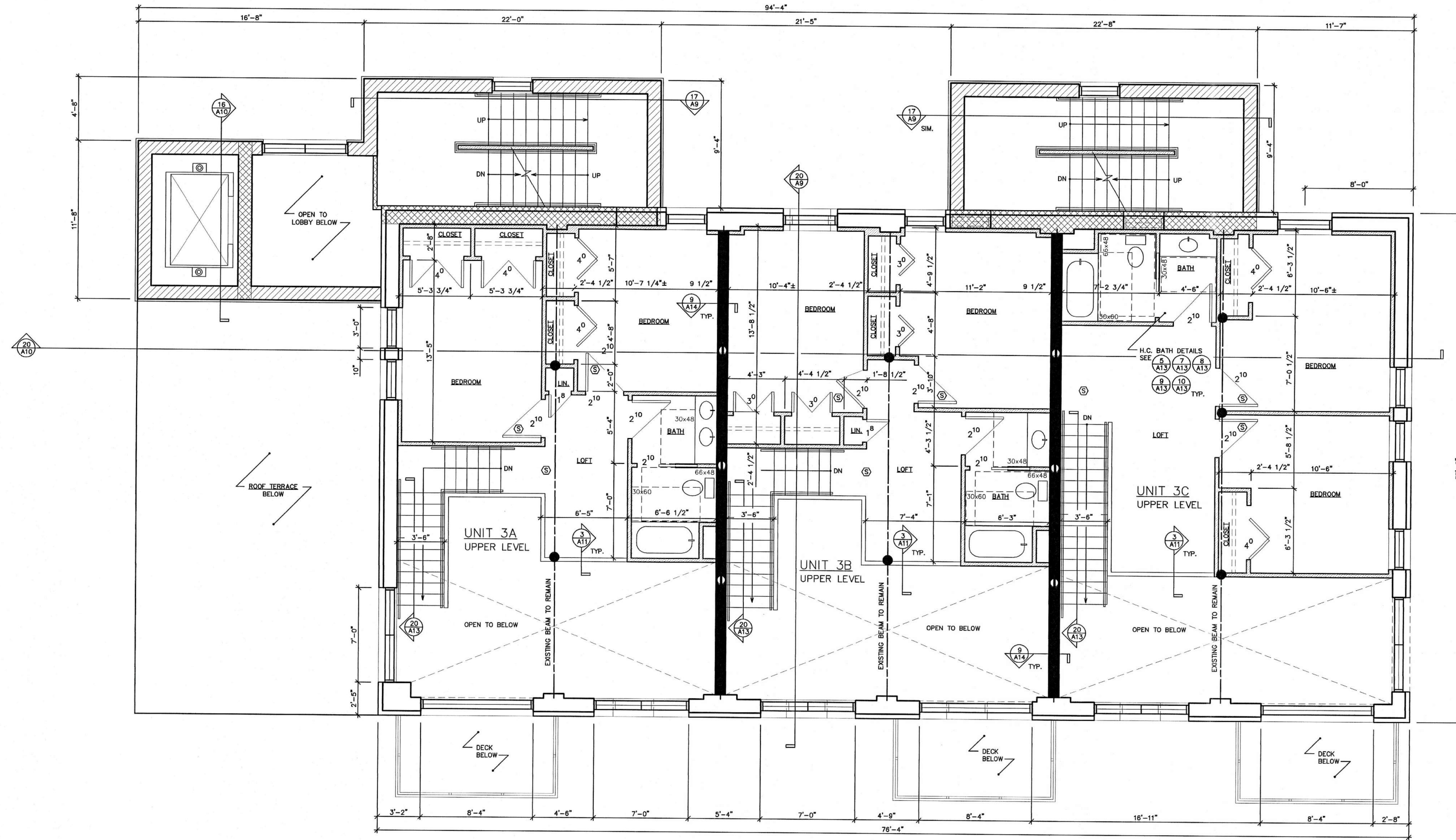
- * PROVIDE FIRE ALARM SYSTEM PER IBC 907.2.9
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LEGEND:



2003\LENIUS POWER PLANT\LP-PLN.DWG
SEPTEMBER 16, 2003



N
PLAN

N
PLAN

20
A6

FIFTH FLOOR PLAN
SCALE: 1/4\"/>

POWER PLANT APARTMENTS
S. Concord Avenue
Watertown, WI

SHEET TITLE

FIFTH FLOOR
PLAN

REVISIONS

PROJECT DATA

DATE: 4/13/2005

JOB NO.

DRAWN BY: CL

CHECKED BY:

SHEET NO.

A-6

Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404
FAX (920) 568-7058

- * PROVIDE FIRE ALARM SYSTEM
PER IBC 907.2.9
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3 5/8" STEEL STUDS TYP. -
UNLESS NOTED OTHERWISE

2-HR FIRE WALL

EXISTING MASONRY WALL
(SIZE VARIES --
24" MAX., 12" MIN.)

NEW DOOR

EXISTING DOOR TO BE REMOVED

NEW MASONRY WALL

1-HR FIRE WALL
- SEE DETAILS 4/A14
AND 9/A14

EXISTING WALLS/ITEMS
TO BE REMOVED

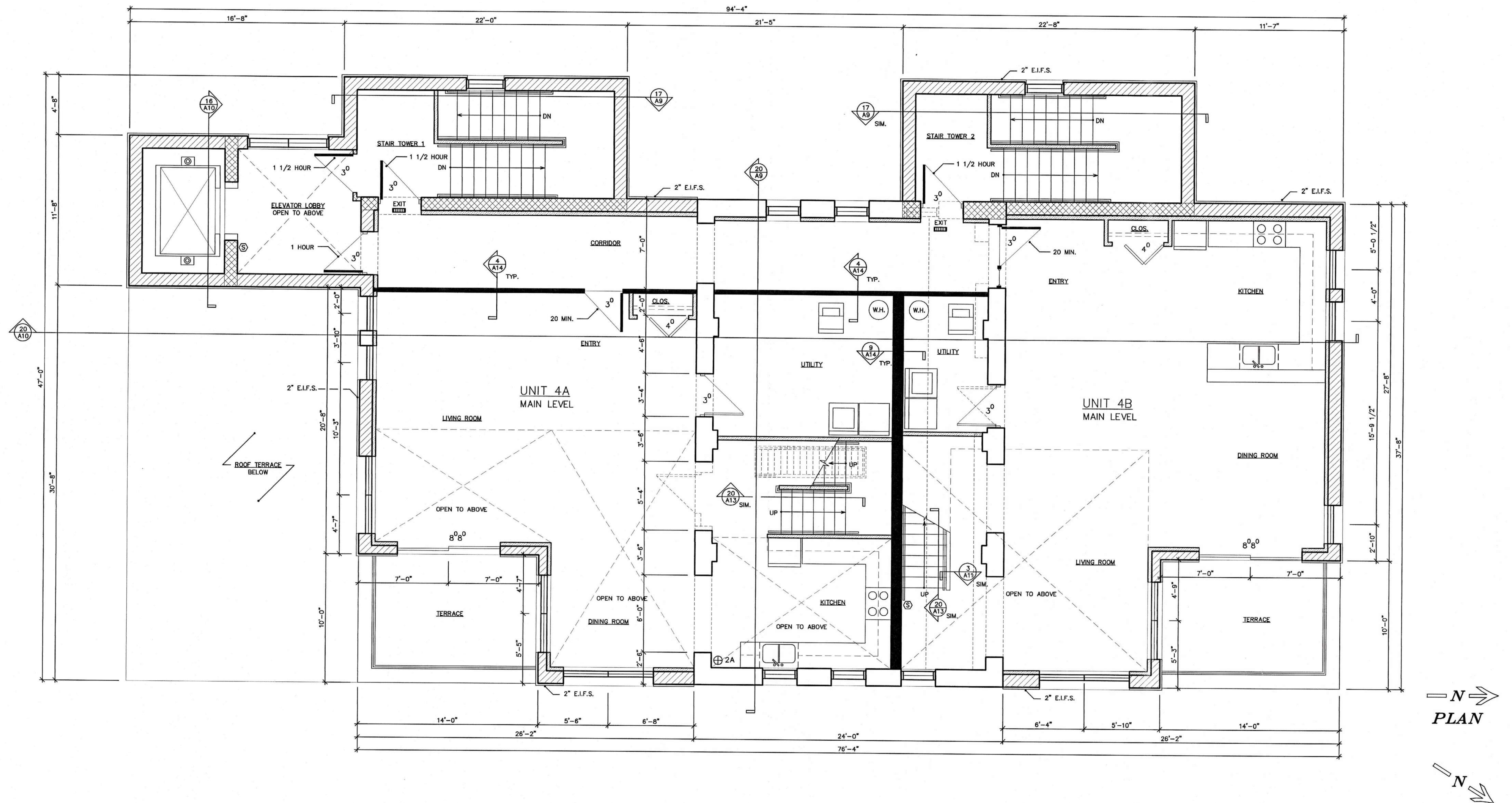
SMOKE DETECTOR
HARD-WIRED
PER IBC 907.2.10

FIRE EXTINGUISHER
(2A RATED)

EXIT
APPROVED, ILLUMINATED
EXIT SIGN TYP.

5
A7

LEGEND
SCALE: 1/4" = 1'
2003\LENIUS POWER PLANT\LP-PLN.DWG
SEPTEMBER 16, 2003



SIXTH FLOOR PLAN
SCALE: 1/4" = 1'
2003\LENIUS POWER PLANT\LP-PLN.DWG
SEPTEMBER 16, 2003

POWER PLANT APARTMENTS
S. Concord Avenue
Watertown, WI

SHEET TITLE

SIXTH FLOOR
PLAN

REVISIONS

PROJECT DATA

DATE: 4/13/2005

DB NO.

DRAWN BY: CL

CHECKED BY:

SHEET NO.

A-7

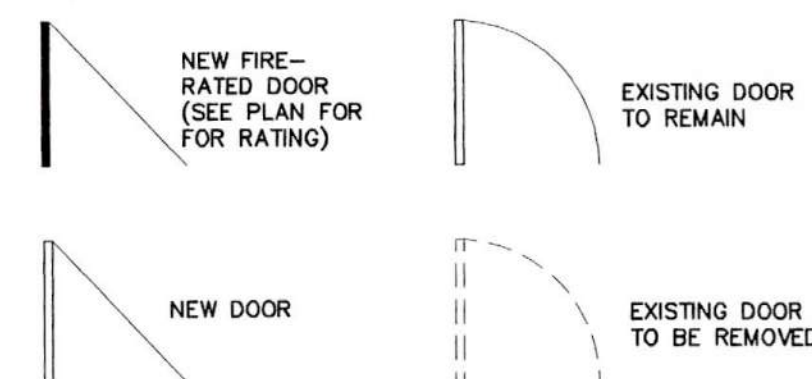
Design
Alliance — **Architects, Inc.**

1003 Madison Avenue
Fort Atkinson, WI

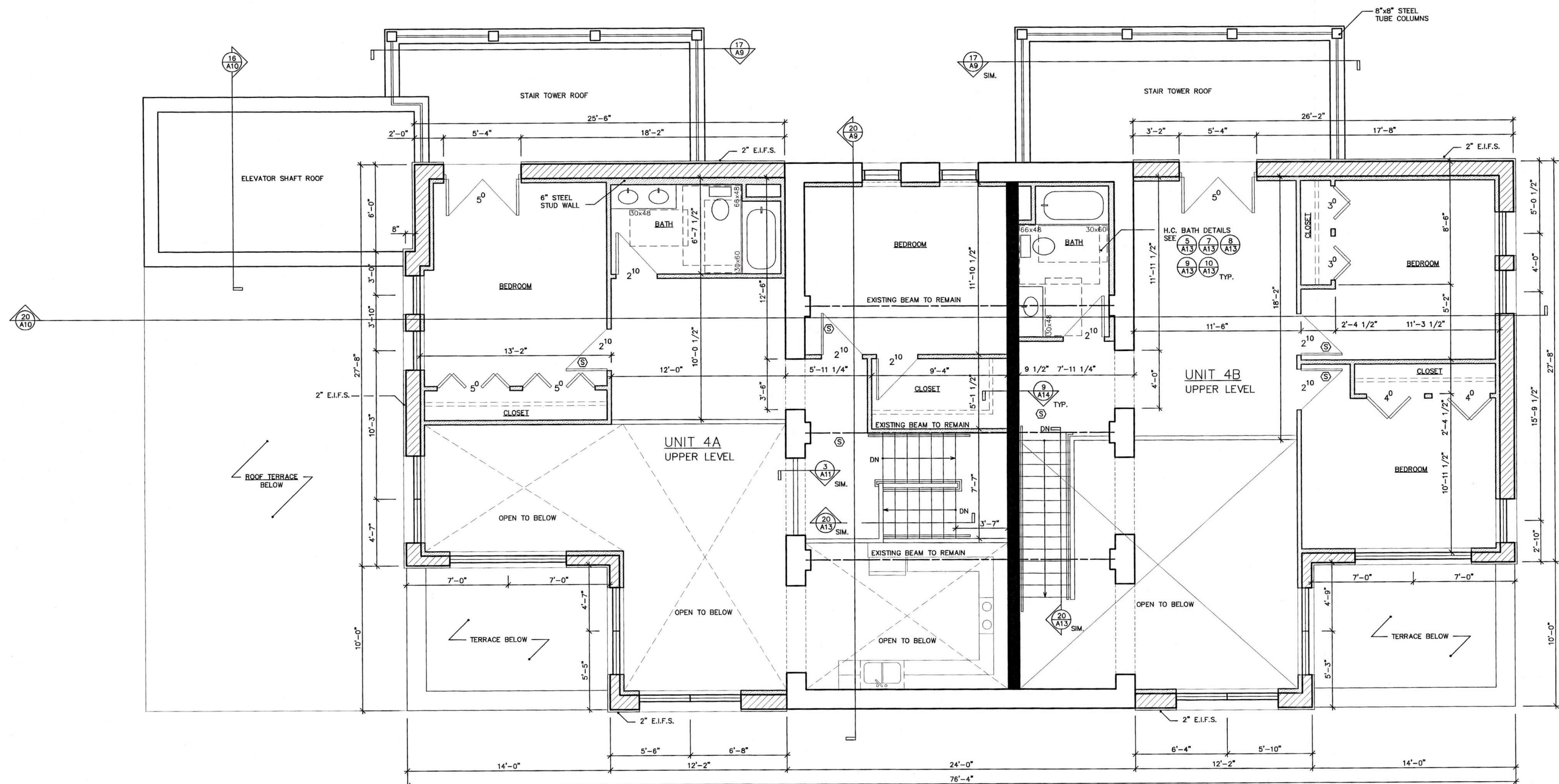
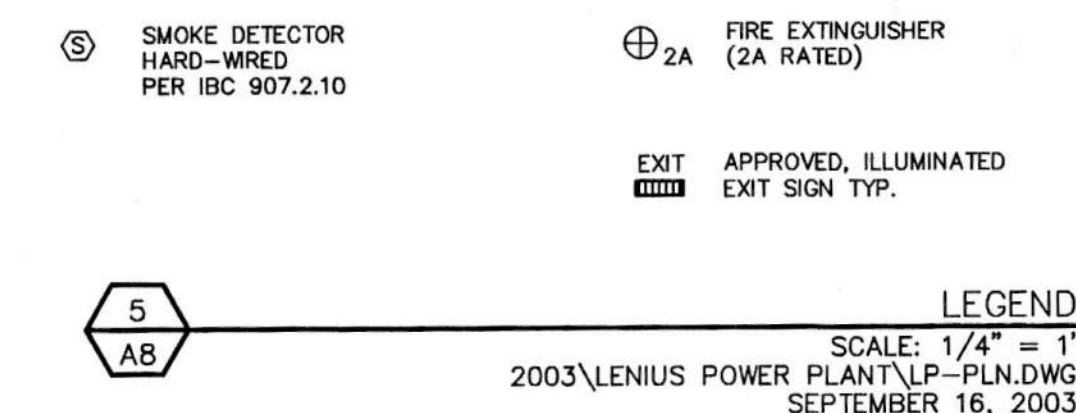
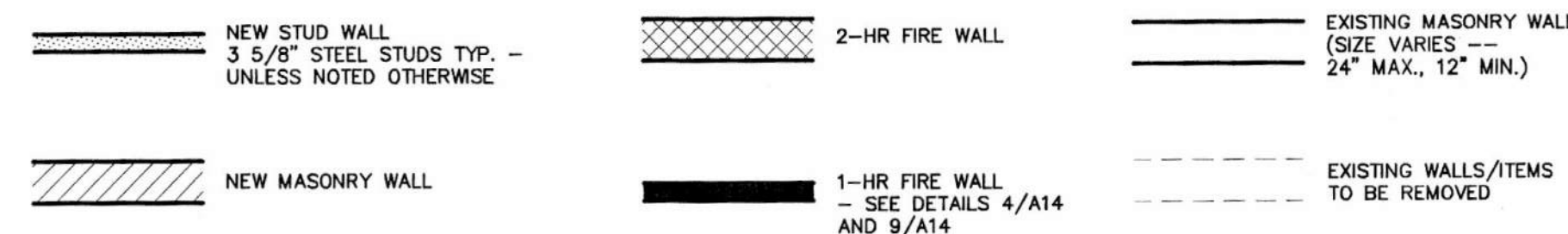
FAX (920) 568-7058

GENERAL NOTES:

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LEGEND:



PLAN

PLAN

20
A8

SEVENTH FLOOR PLAN
SCALE: 1/4" = 1'
2003\LENIUS POWER PLANT\LP-PLN.DWG
SEPTEMBER 16, 2003

POWER PLANT APARTMENTS S. Concord Avenue Watertown, WI

SHEET TITLE

SEVENTH FLOOR
LOFT PLAN

REVISIONS

PROJECT DATA

DATE: 4/13/2005

JOB NO.

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CHECKED BY:

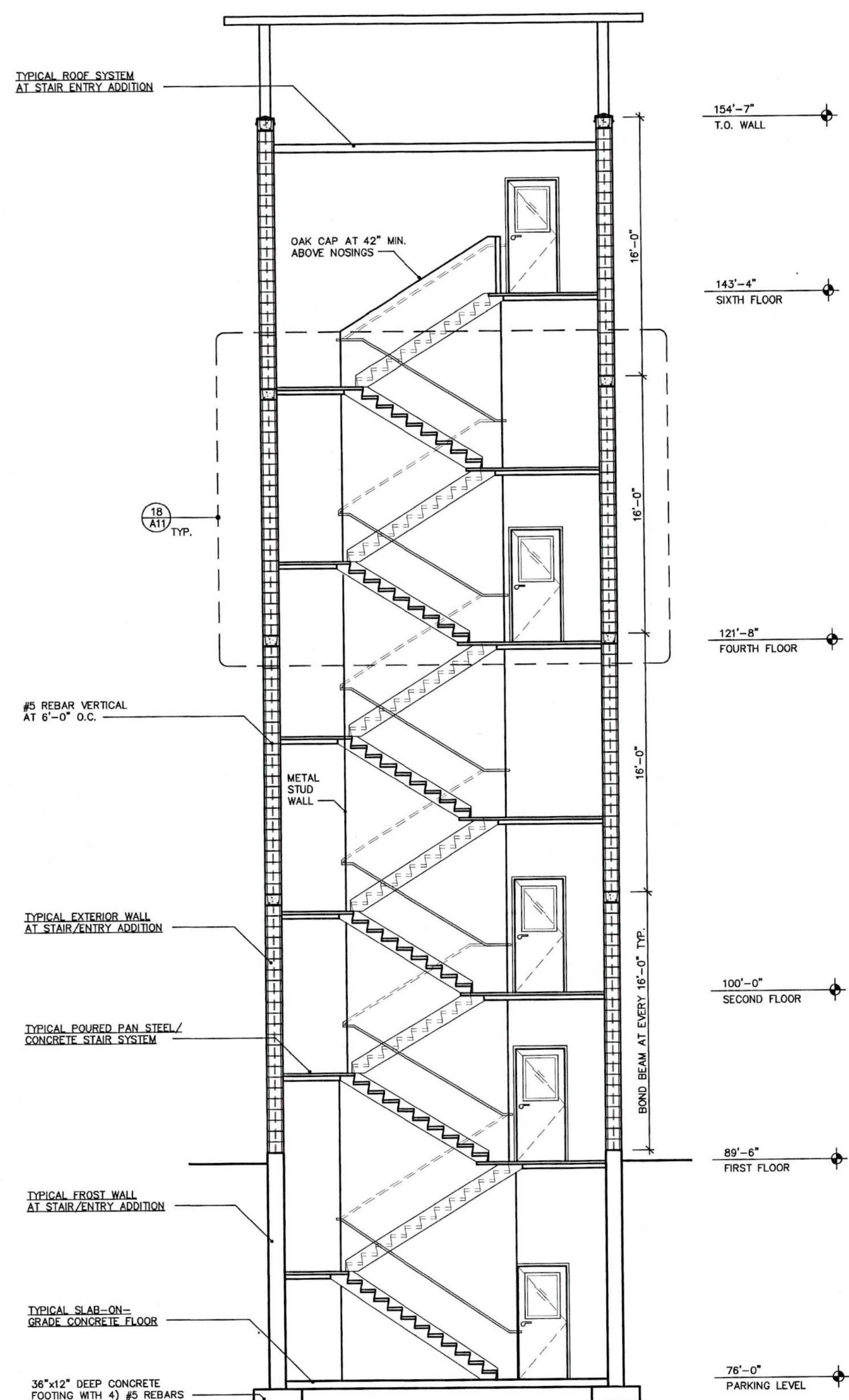
SHEET NO.

A-8

iDesign
Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404
FAX (920) 568-7058

NOTE: REFER TO TYPICAL CONSTRUCTS 17/SP1 FOR DEFINITION OF EACH CONSTRUCT DESIGNATED WITH UNDERLINED TEXT TYP.

* OWNER / GENERAL CONTRACTOR TO CONFIRM FLOOR-TO-FLOOR HEIGHTS, AND SPACE REQUIREMENTS OF STAIRS PRIOR TO CONSTRUCTION START.



17
A9

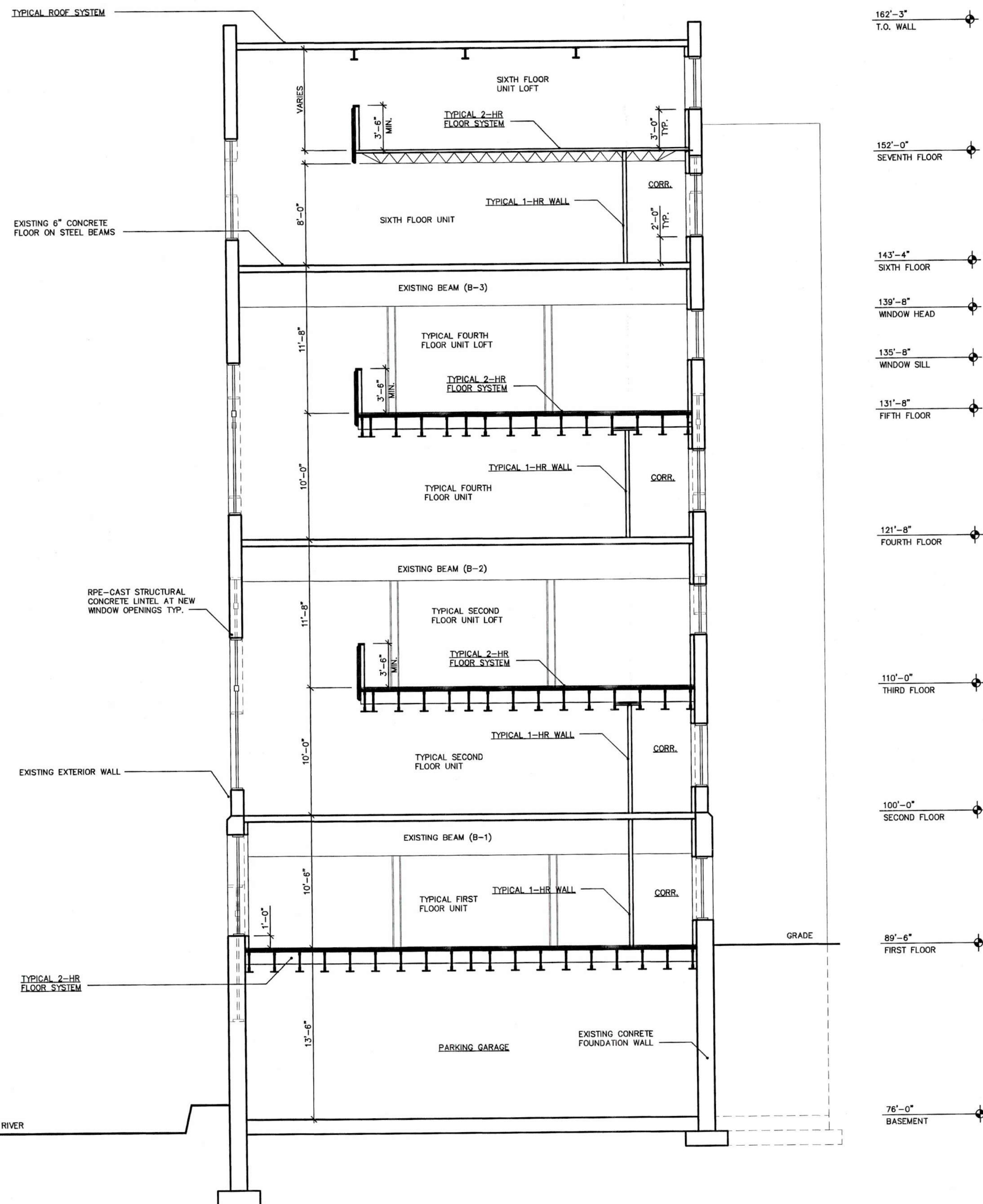
STAIR TOWER SECTION

SCALE: 3/16" = 1'

2003\LENIUS POWER PLANT\LP-STAIRTOWER.DWG

SEPTEMBER 19, 2003

NOTE: REFER TO TYPICAL CONSTRUCTS 17/SP1 FOR DEFINITION OF EACH CONSTRUCT DESIGNATED WITH UNDERLINED TEXT TYP.



20
A9

BUILDING SECTION

SCALE: 3/16" = 1'

2003\LENIUS POWER PLANT\LP-BSC01.DWG

SEPTEMBER 18, 2003

POWER PLANT APARTMENTS

S. Concord Avenue
Watertown, WI

Design Alliance Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

(920) 583-3404
FAX (920) 586-7058

SHEET TITLE

STAIR SECTION
BUILDING SECTION

REVISIONS

PROJECT DATA

DATE: 4/13/2005

JOB NO.

DRAWN BY: CL

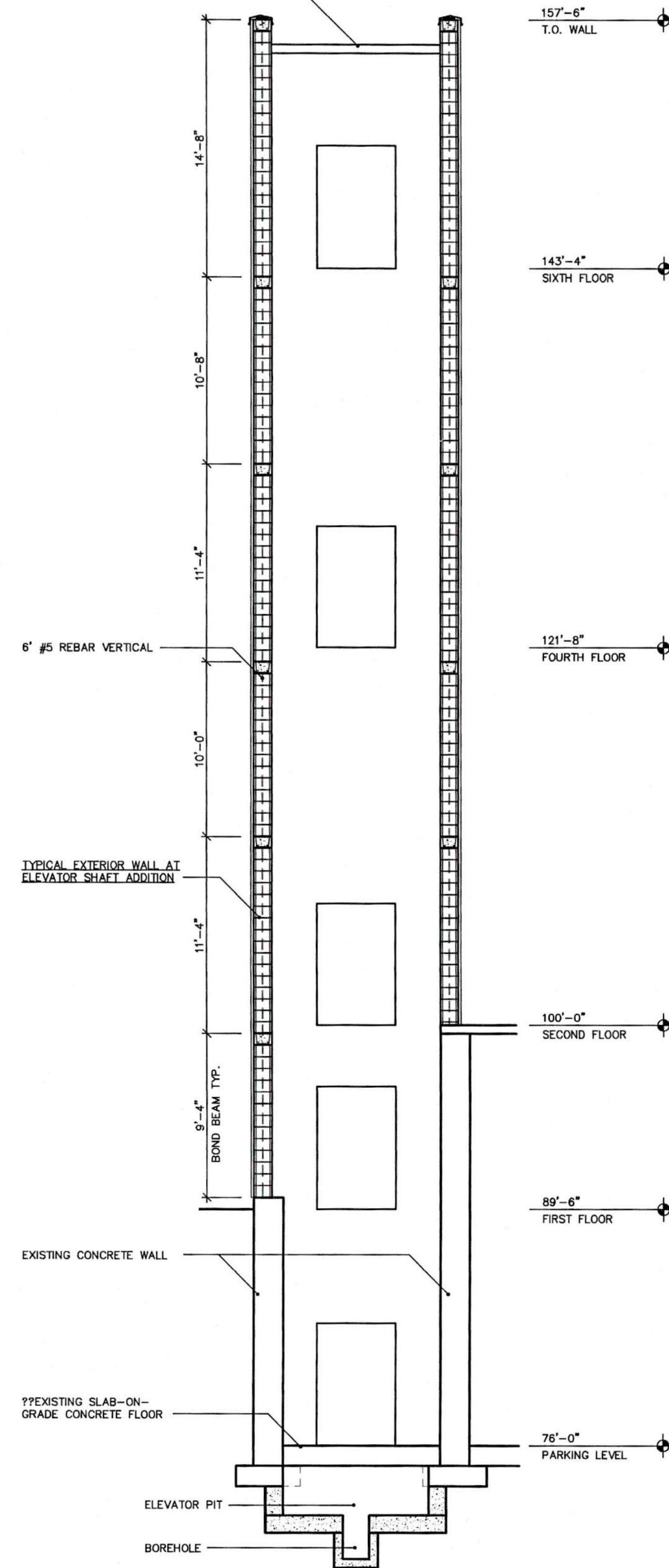
CHECKED BY:

SHEET NO.

A-9

NOTE: REFER TO TYPICAL CONSTRUCTS 17/SP1
FOR DEFINITION OF EACH CONSTRUCT
DESIGNATED WITH UNDERLINED TEXT TYP.

TYPICAL ROOF SYSTEM
AT ELEVATOR ADDITION

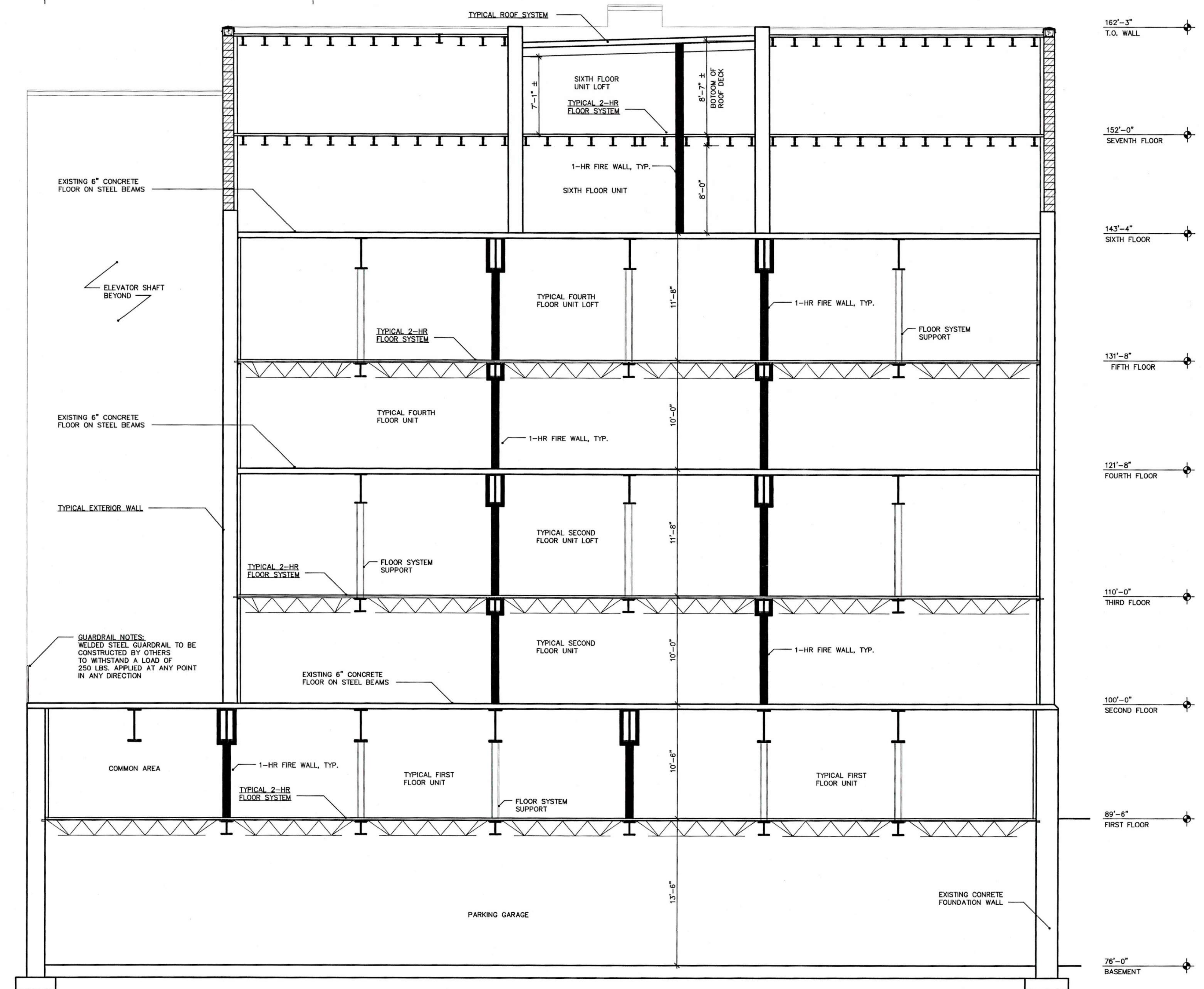


16
A10

ELEVATOR SHAFT SECTION

SCALE: 3/16" = 1'
2003\LENIS POWER PLANT\LP-ELEVATOR.DWG
JANUARY 22, 2004

NOTE: REFER TO TYPICAL CONSTRUCTS 17/SP1
FOR DEFINITION OF EACH CONSTRUCT
DESIGNATED WITH UNDERLINED TEXT TYP.



20
A10

BUILDING SECTION

SCALE: 3/16" = 1'
2003\LENIS POWER PLANT\LP-BSCT02.DWG
SEPTEMBER 18, 2003

POWER PLANT APARTMENTS
S. Concord Avenue
Watertown, WI

SHEET TITLE

BUILDING SECTION

REVISIONS

PROJECT DATA

DATE: 4/13/2005

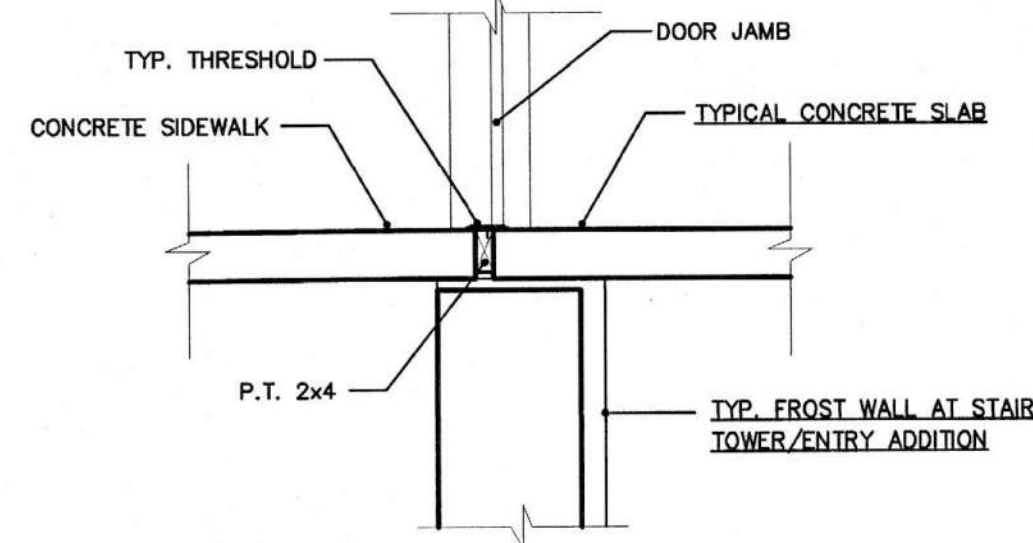
JOB NO.

DRAWN BY: CL

CHECKED BY:

SHEET NO.

A-10



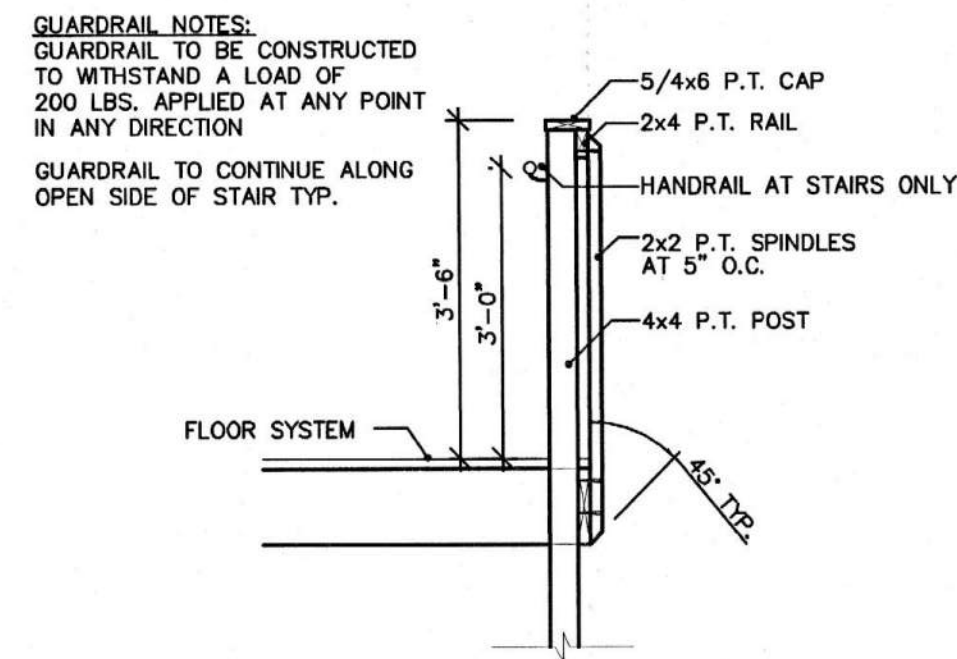
2
A11

TYPICAL DOOR THRESHOLD DETAIL

SCALE: 3/4" = 1'

2003\LENIUS POWER PLANT\LP-DTL10.DWG

FEBRUARY 4, 2004



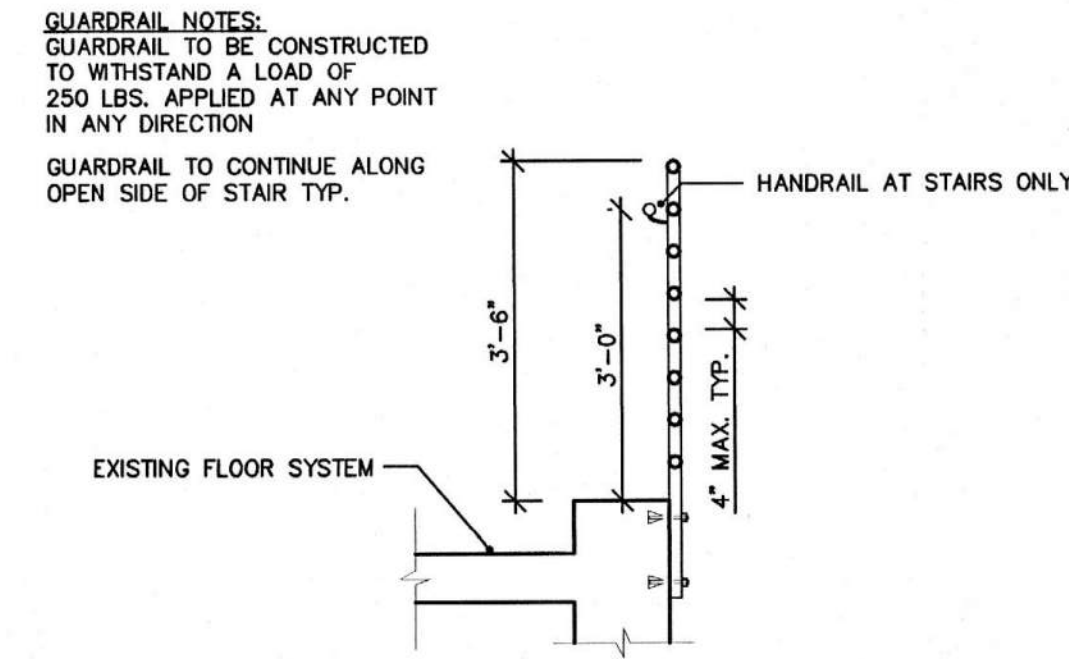
3
A11

INTERIOR RAILING SECTION (LOFT/STAIR)

SCALE: 1/2" = 1'

2003\LENIUS POWER PLANT\LP-DTL09.DWG

FEBRUARY 3, 2004



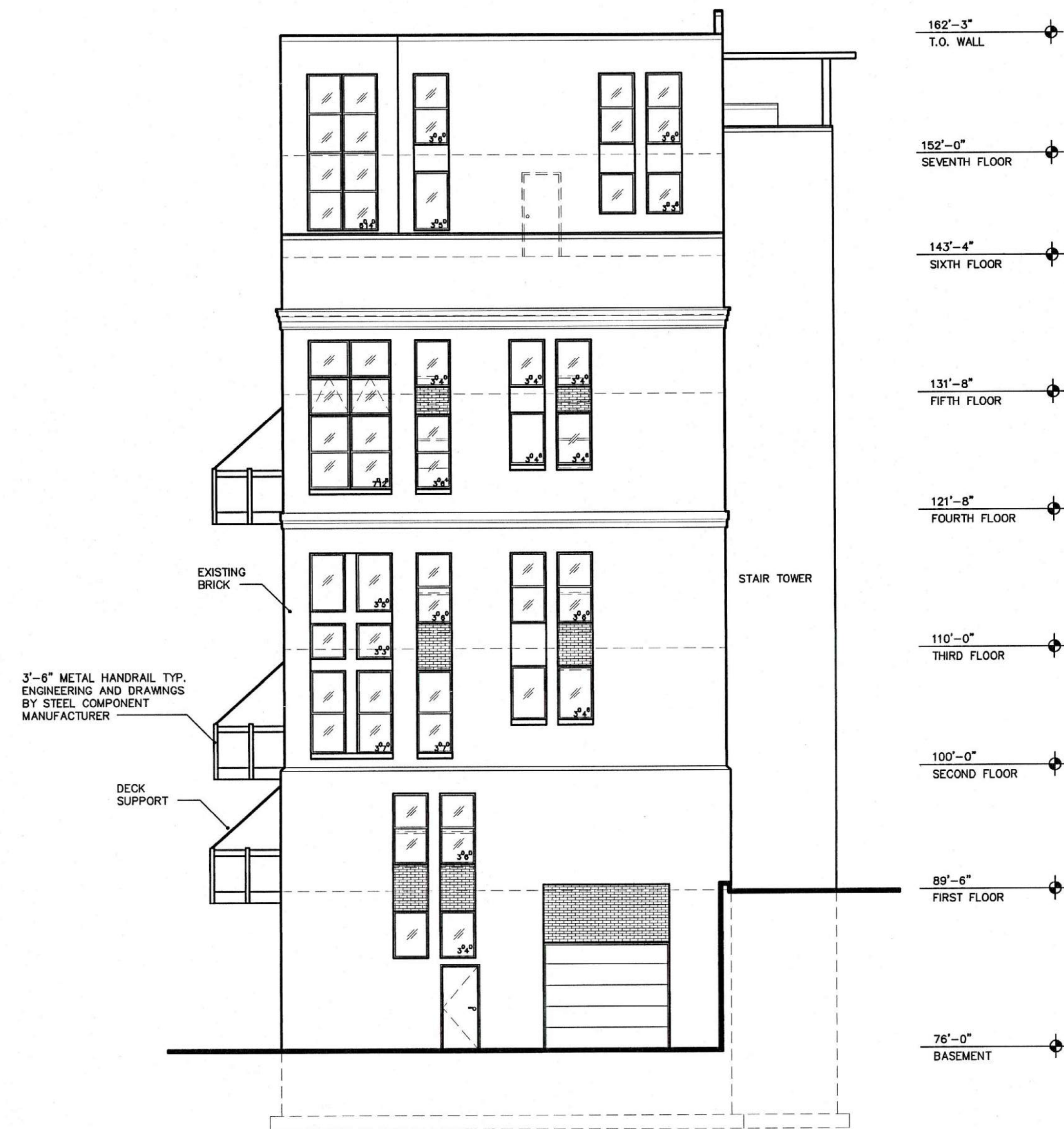
4
A11

EXTERIOR RAILING SECTION

SCALE: 1/2" = 1'

2003\LENIUS POWER PLANT\LP-DTL15.DWG

FEBRUARY 7, 2005



NORTH ELEVATION

17
A11

ELEVATION

SCALE: 1/8" = 1'

2003\LENIUS POWER PLANT\LP-ELEVNE.DWG

OCTOBER 3, 2003



EAST ELEVATION

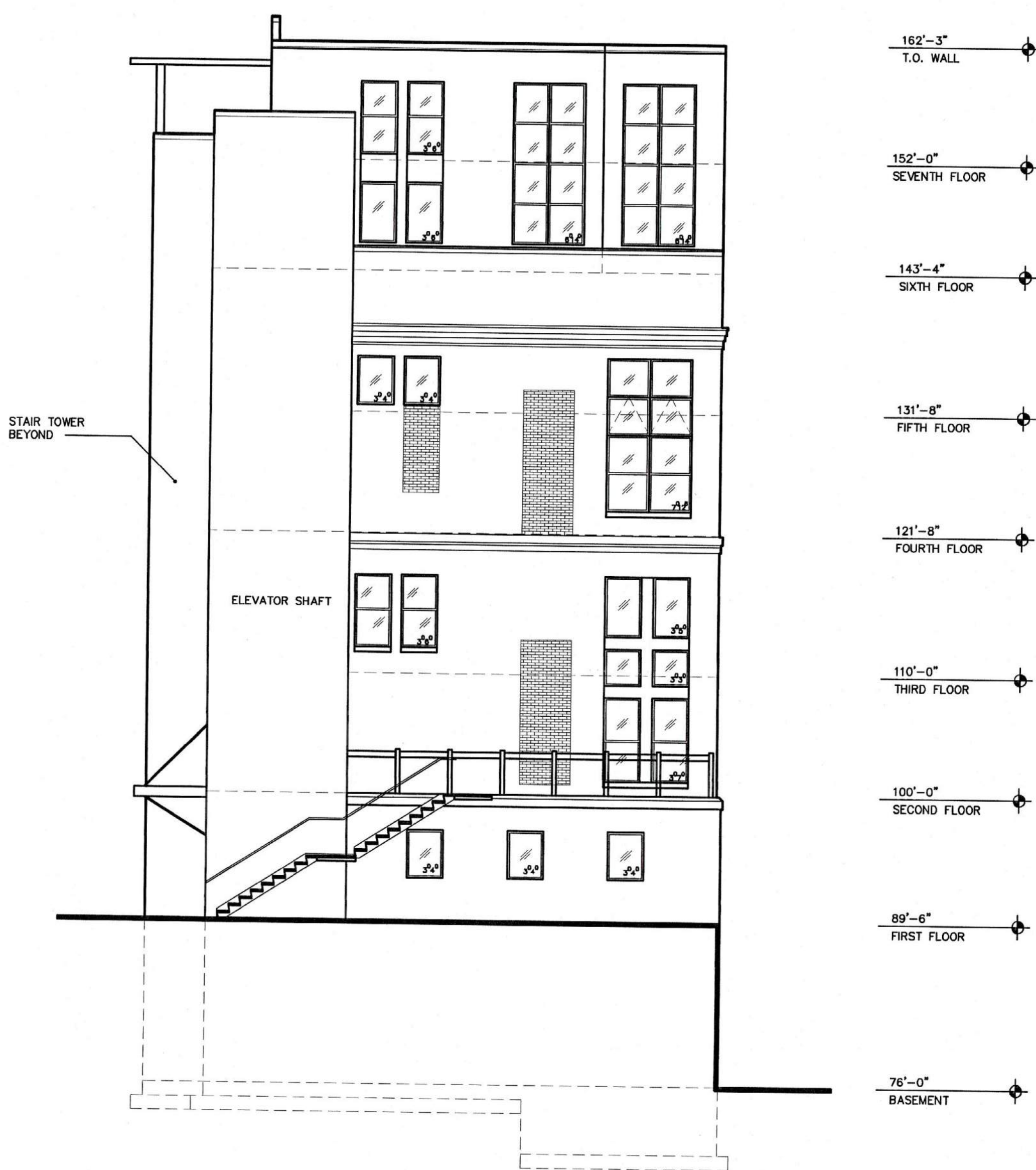
20
A11

ELEVATION

SCALE: 1/8" = 1'

2003\LENIUS POWER PLANT\LP-ELEVNE.DWG

OCTOBER 3, 2003



SOUTH ELEVATION

17
A12

ELEVATION
SCALE: 1/8" = 1'
2003\LENIUS POWER PLANT\LP-ELEV.DWG
OCTOBER 3, 2003



WEST ELEVATION

20
A12

ELEVATION
SCALE: 1/8" = 1'
2003\LENIUS POWER PLANT\LP-ELEV.DWG
OCTOBER 3, 2003

POWER PLANT APARTMENTS
S. Concord Avenue
Watertown, WI

SHEET TITLE

WEST ELEVATION
SOUTH ELEVATION

REVISIONS

PROJECT DATA

DATE: 4/13/2005

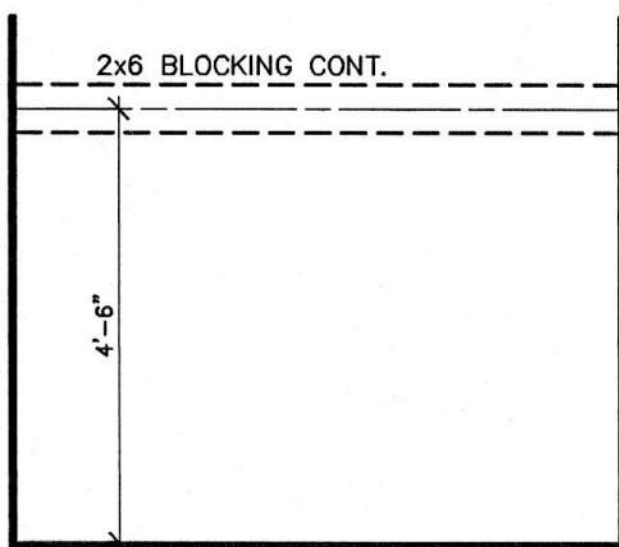
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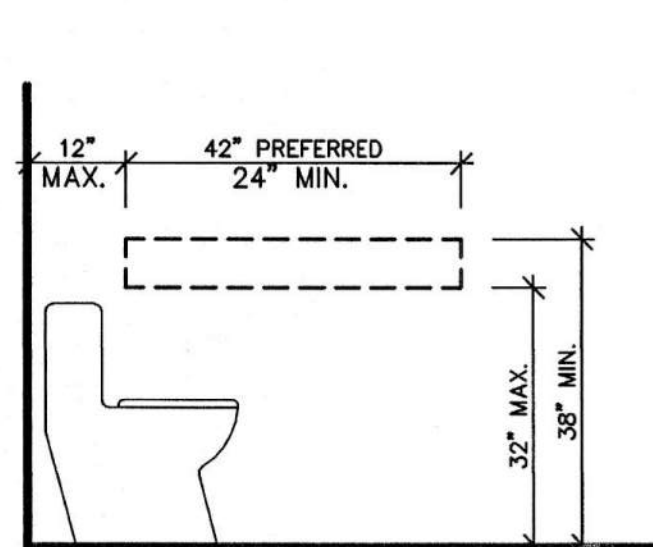
CHECKED BY:

SHEET NO.

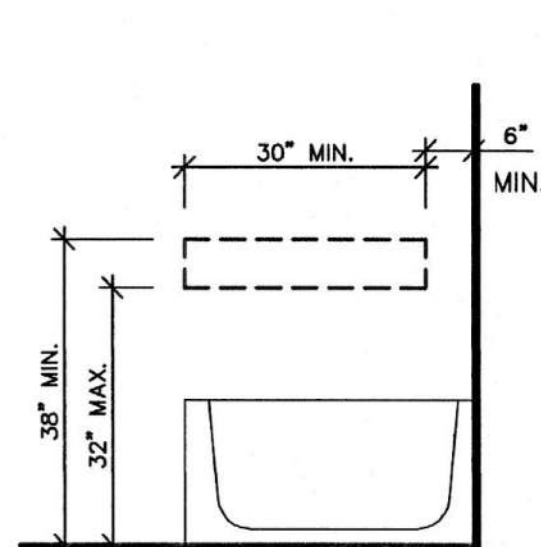
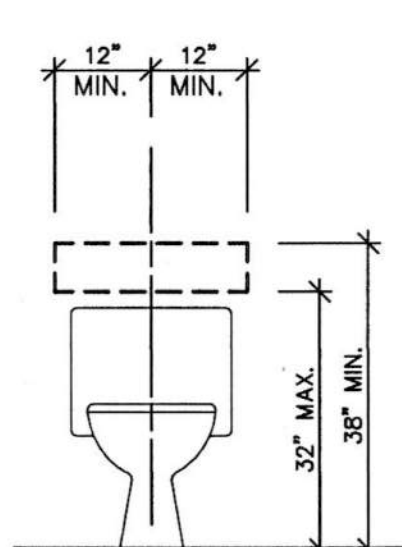
A-12



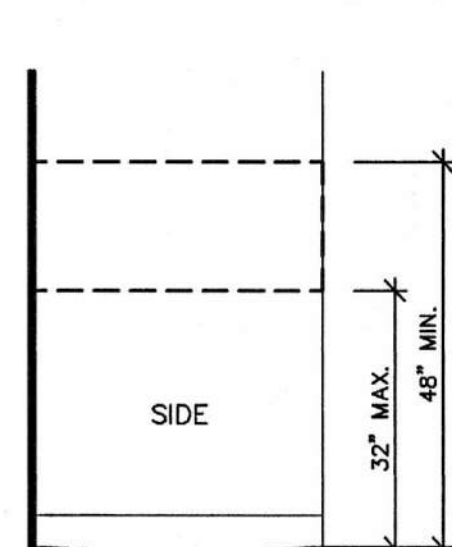
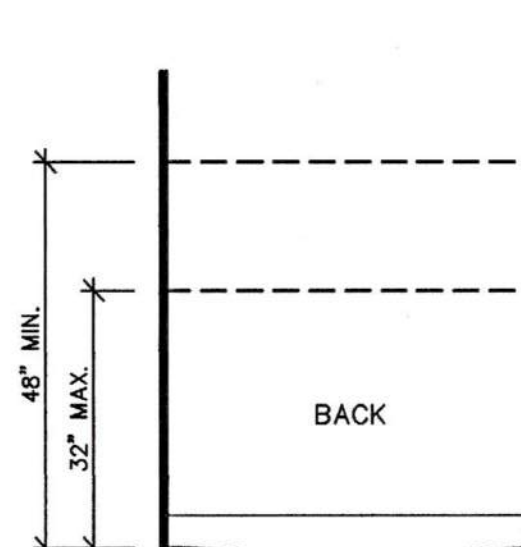
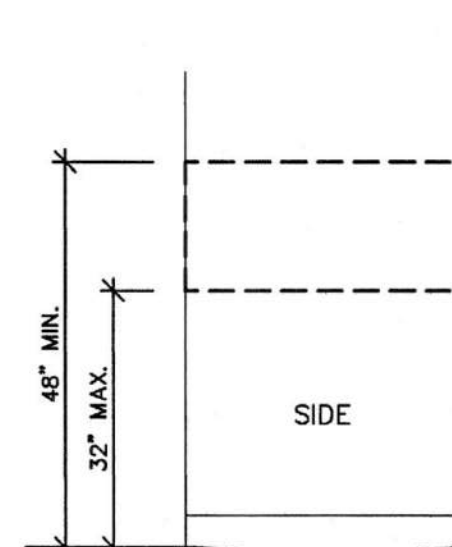
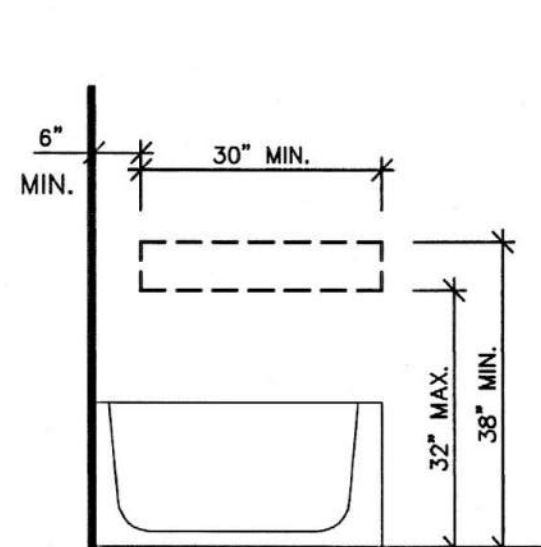
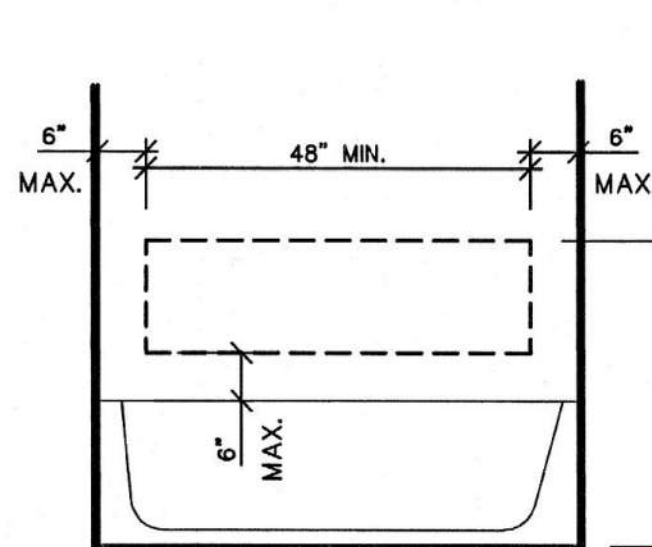
TOWEL BAR BLOCKING ON OPEN WALLS



WATER CLOSETS IN ADAPTABLE BATHROOMS



LOCATION OF GRAB BAR REINFORCEMENTS FOR ADAPTABLE BATHTUBS

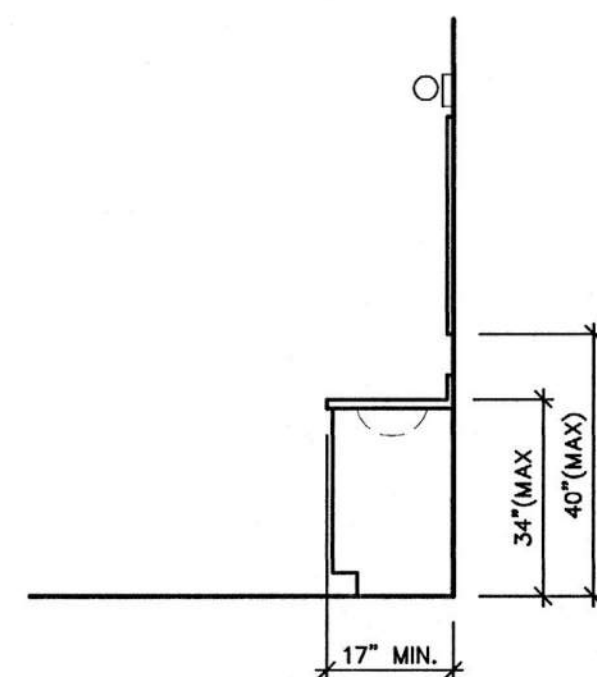


LOCATION OF GRAB BAR REINFORCEMENTS FOR ADAPTABLE SHOWERS

5
A13

BATHROOM BLOCKING DETAILS

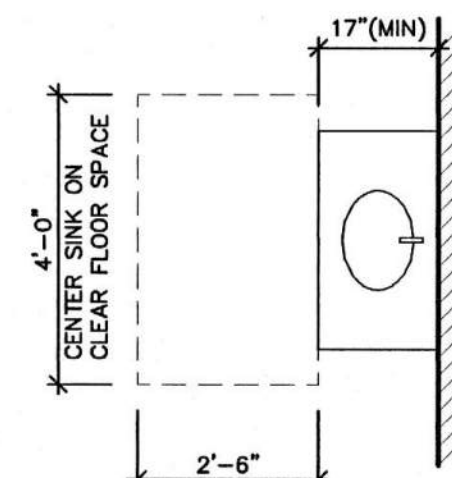
SCALE: 1/2" = 1'
2003\LENIUS POWER PLANT\LP-DTL07.DWG
JANUARY 22, 2004



7
A13

STANDARD VANITY ELEVATION

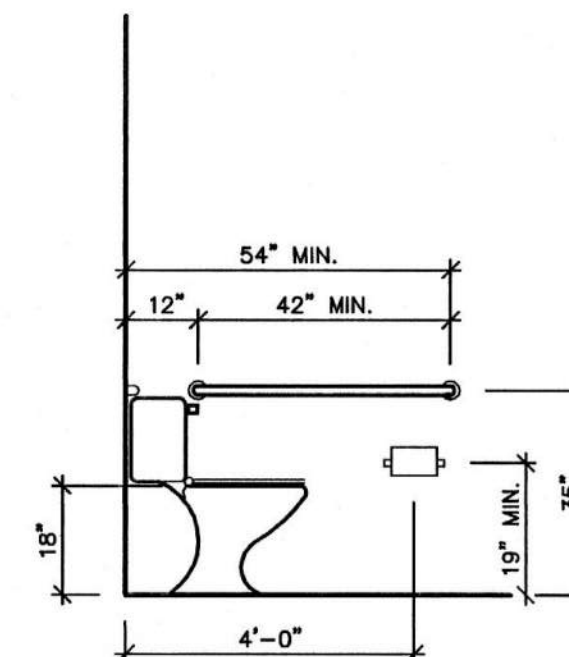
SCALE: 3/8" = 1'
2003\LENIUS POWER PLANT\LP-DTL05.DWG
JANUARY 22, 2004



8
A13

STANDARD VANITY PLAN

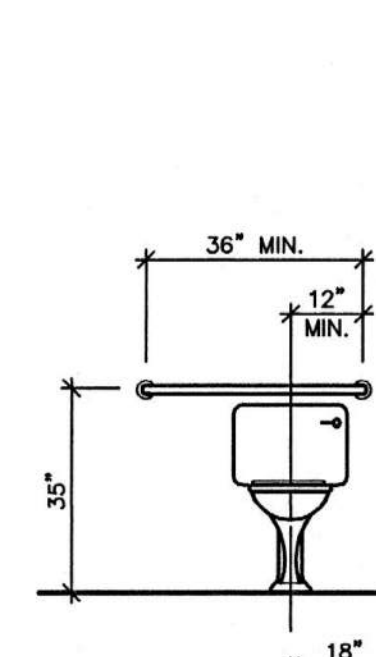
SCALE: 3/8" = 1'
2003\LENIUS POWER PLANT\LP-DTL04.DWG
JANUARY 22, 2004



9
A13

SIDE WALL ELEVATION

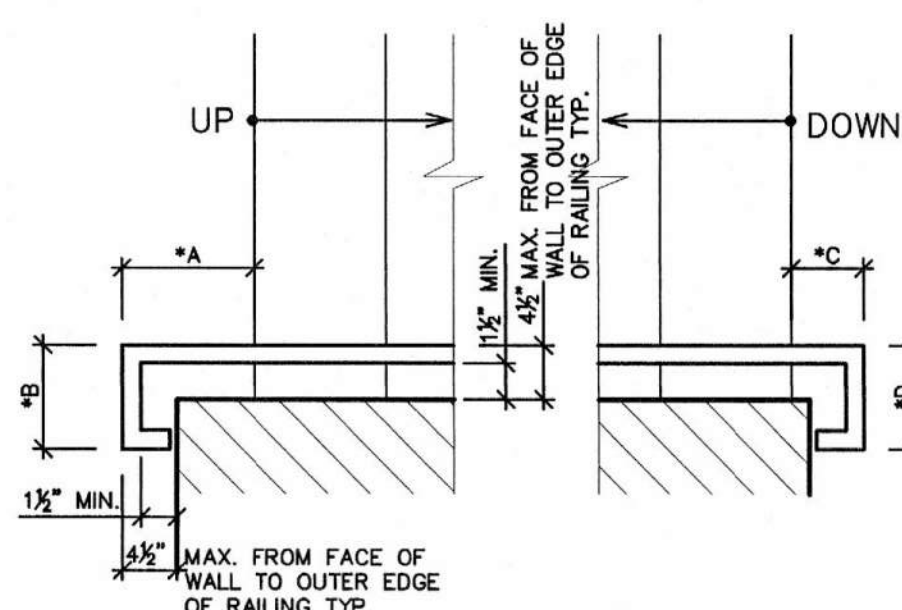
SCALE: 3/8" = 1'
2003\LENIUS POWER PLANT\LP-DTL02.DWG
JANUARY 22, 2004



10
A13

BACK WALL ELEVATION

SCALE: 3/8" = 1'
2003\LENIUS POWER PLANT\LP-DTL02.DWG
JANUARY 22, 2004



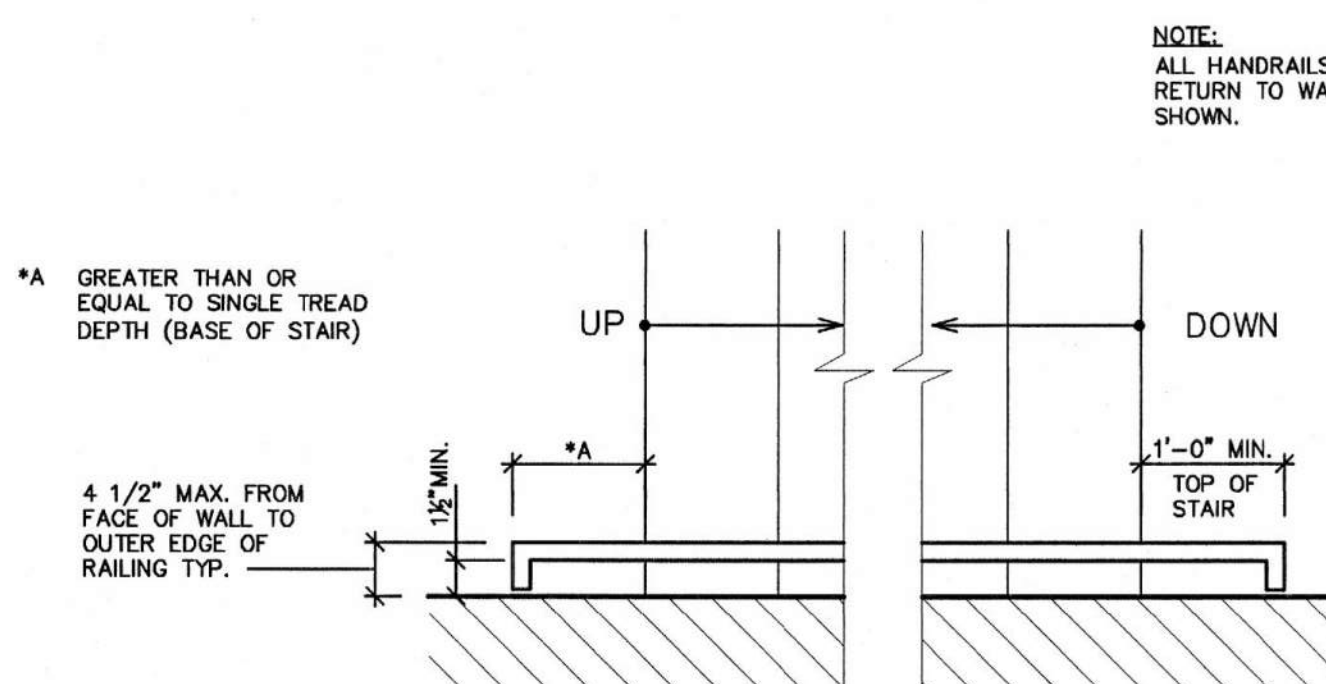
12
A13

STAIR HANDRAIL PLAN DETAIL

NOT TO SCALE
2003\LENIUS POWER PLANT\LP-DTL12.DWG
FEBRUARY 9, 2004

NOTE:
ALL HANDRAILS TO RETURN TO WALLS AS SHOWN.
*DIMENSIONS "A" + "B" ARE GREATER THAN OR EQUAL TO SINGLE TREAD DEPTH. (BASE OF STAIR)

*DIMENSIONS "C" + "D" = 1'-0" MIN. (TOP OF STAIR)



17
A13

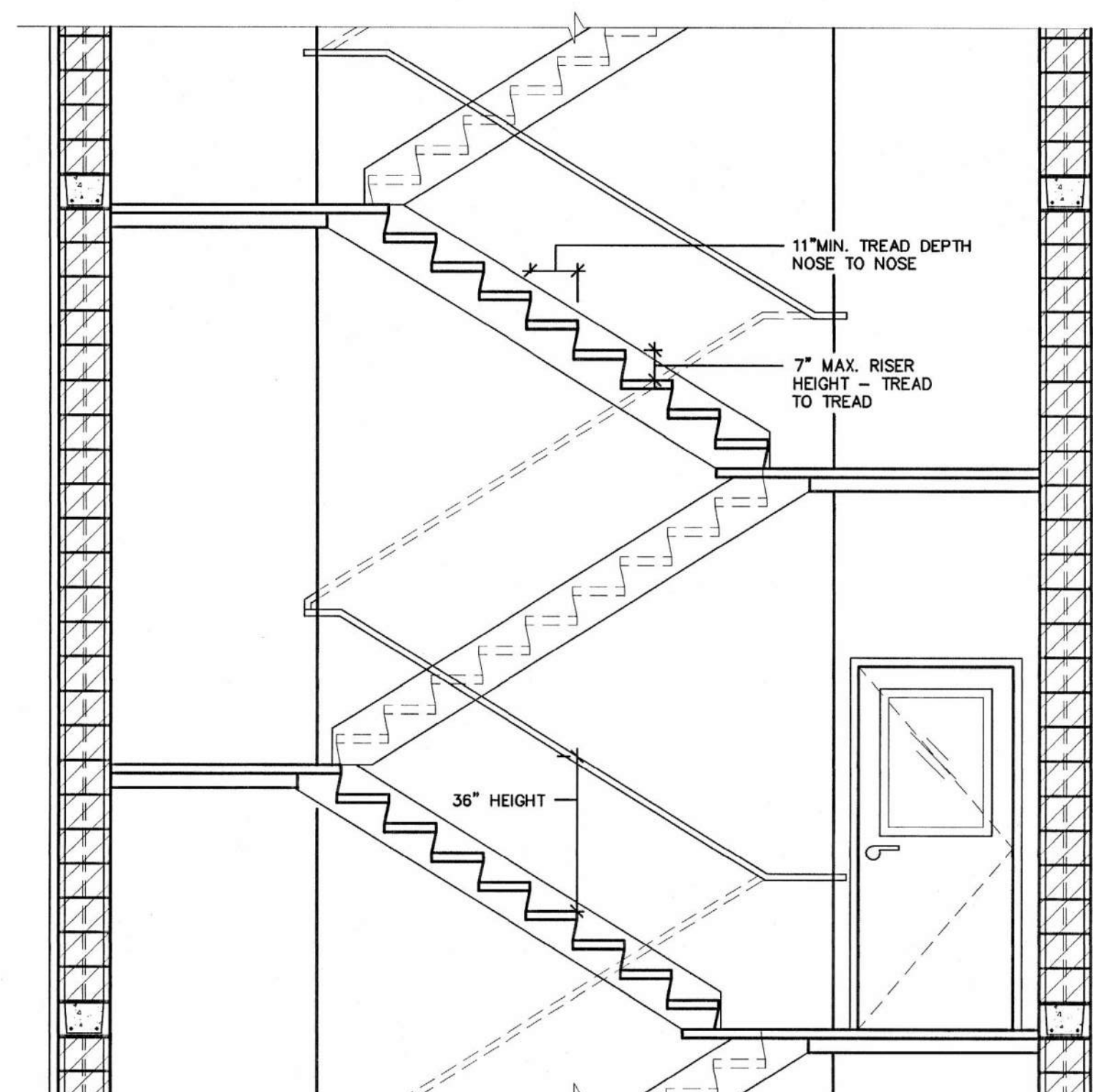
STAIR HANDRAIL PLAN DETAIL

NOT TO SCALE
2003\LENIUS POWER PLANT\LP-DTL11.DWG
FEBRUARY 9, 2004

NOTE:
ALL HANDRAILS TO RETURN TO WALLS AS SHOWN.

*A GREATER THAN OR EQUAL TO SINGLE TREAD DEPTH (BASE OF STAIR)

4 1/2" MAX. FROM FACE OF WALL TO OUTER EDGE OF RAILING TYP.

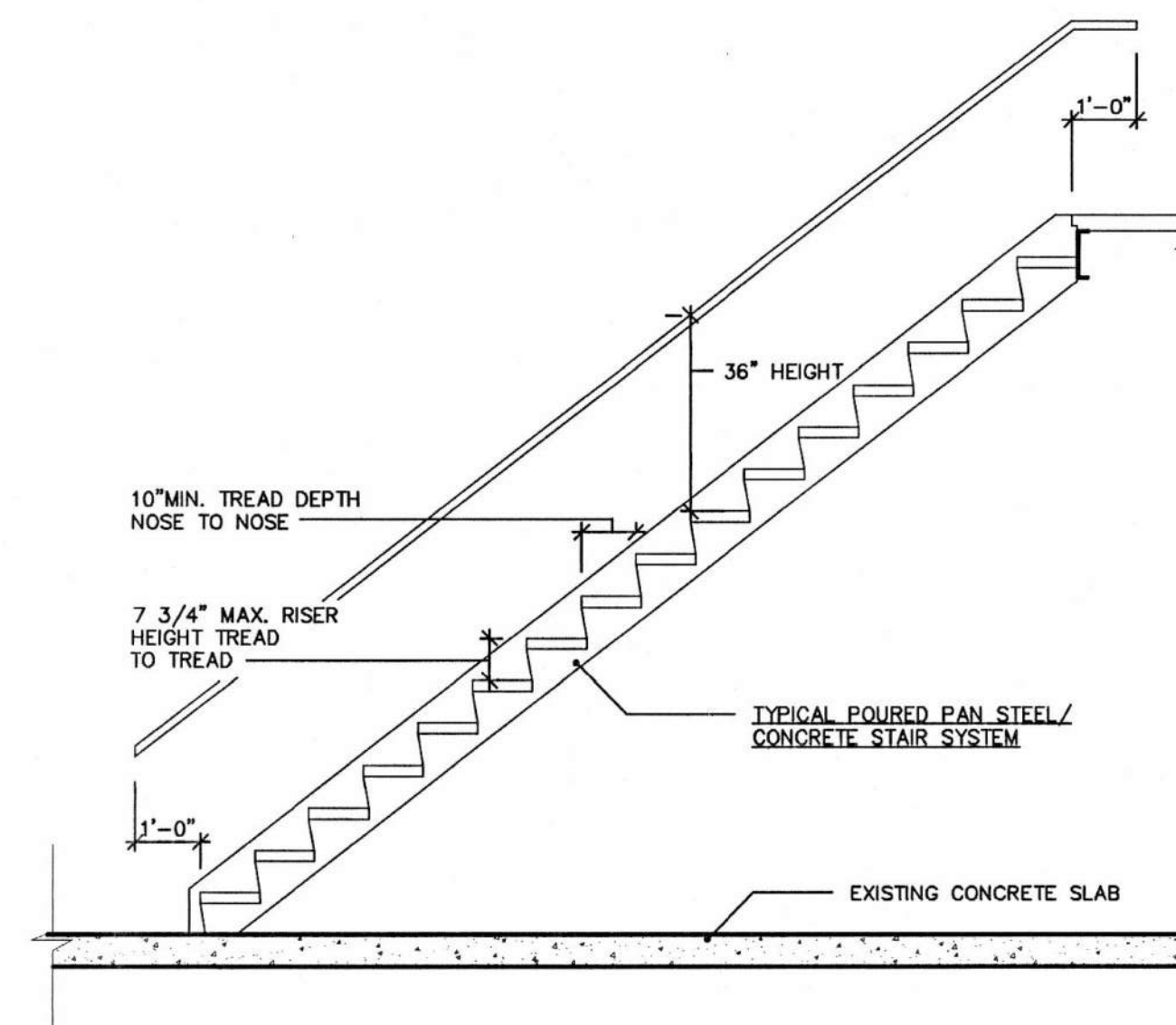


18
A13

STAIR DETAIL AT STAIR TOWER TYP.

SCALE: 3/8" = 1'
2003\LENIUS POWER PLANT\LP-STAIR2.DWG
FEBRUARY 9, 2004

* HANDRAIL NOTE:
RETURN ALL HANDRAILS TO WALL -
SEE DETAILS 12 AND 17/A11



20
A13

UNIT STAIR DETAIL TYP.

SCALE: 3/8" = 1'
2003\LENIUS POWER PLANT\LP-STAIR1.DWG
FEBRUARY 2, 2004

* HANDRAIL NOTE:
RETURN ALL HANDRAILS TO WALL -
SEE DETAILS 12 AND 17/A11

POWER PLANT APARTMENTS

S. Concord Avenue
Watertown, WI

SHEET TITLE

H.C. BATH DTL'S
STAIR DETAILS

REVISIONS

PROJECT DATA

DATE: 4/13/2004

JOB NO.

DRAWN BY: CL

CHECKED BY:

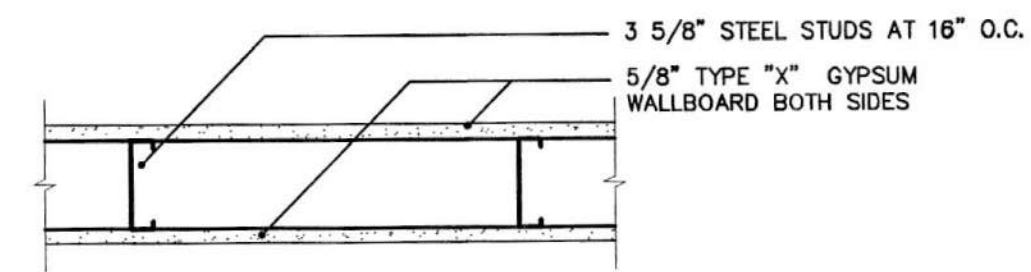
SHEET NO.

A-13

3D Design
Alliance
Architects, Inc.

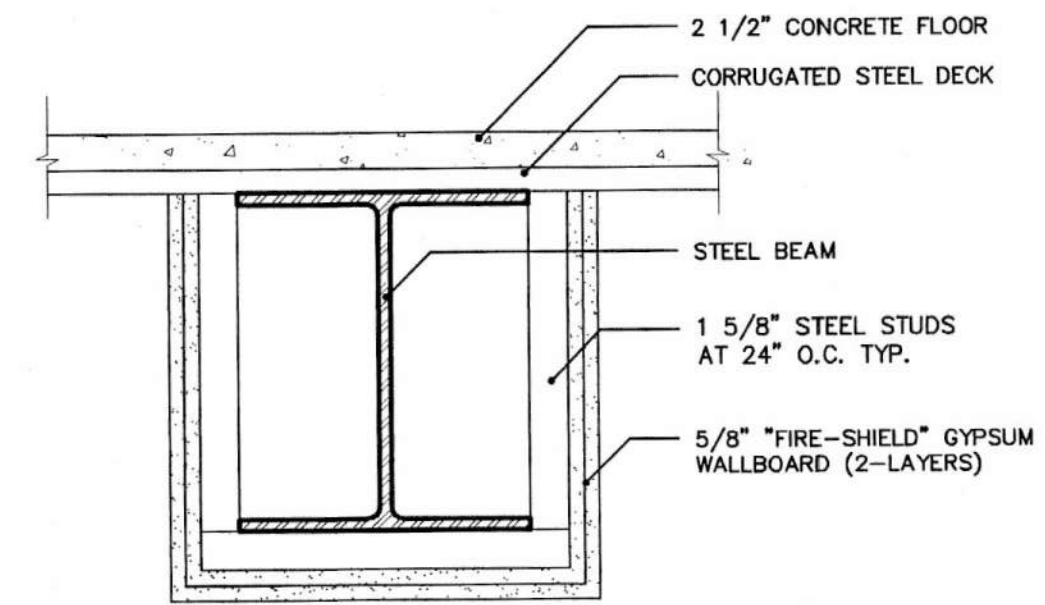
1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3404
FAX (920) 568-7058



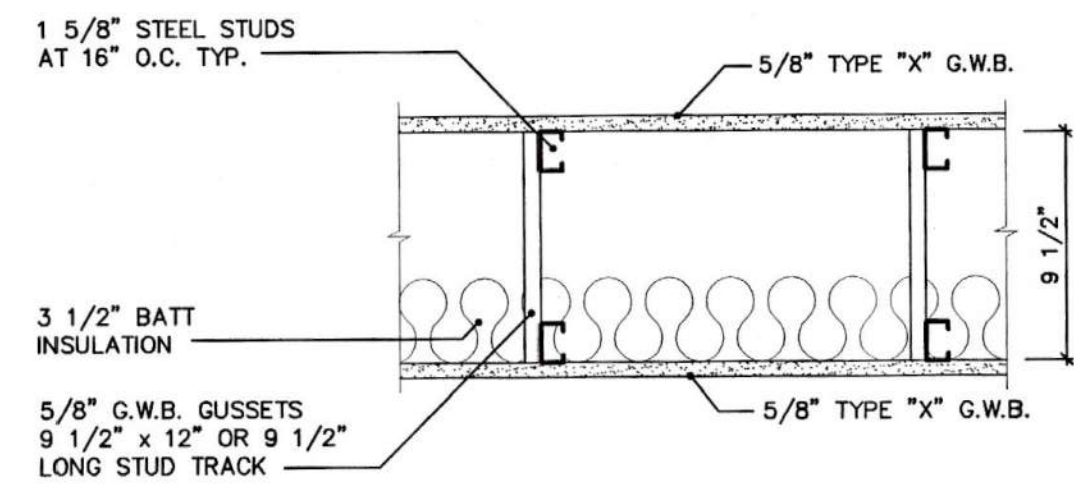
NOTE: 1-HR RATED WALL --
INSTALLATION PER U.L. #U465
REQUIREMENTS

4
A14
TYPICAL 1-HR FIRE BARRIER
SCALE: 1-1/2" = 1'
2003\LENIUS POWER PLANT\LP-DTL14.DWG
JANUARY 29, 2004



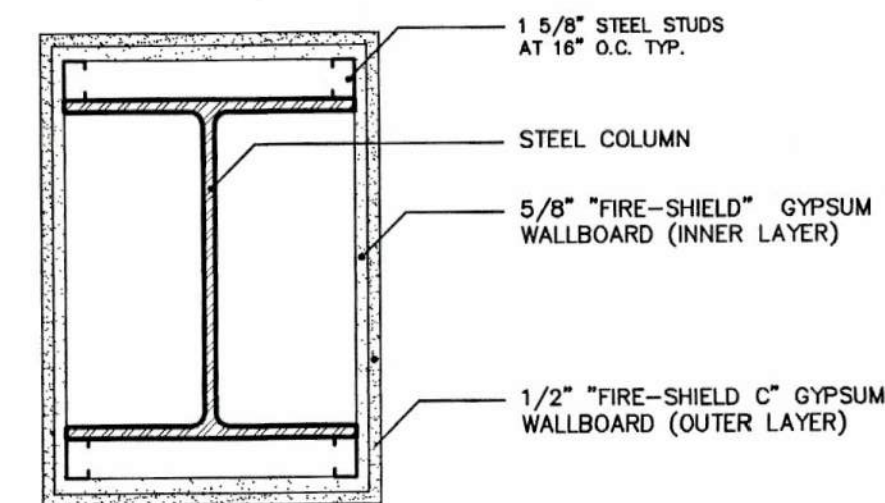
NOTE: 2-HR RATED BEAM --
INSTALLATION PER U.L. #N501 OR
GA #BM 2120 REQUIREMENTS

5
A14
2-HR BEAM FIREPROOFING
SCALE: 1-1/2" = 1'
2003\LENIUS POWER PLANT\LP-DTL14.DWG
JANUARY 14, 2004



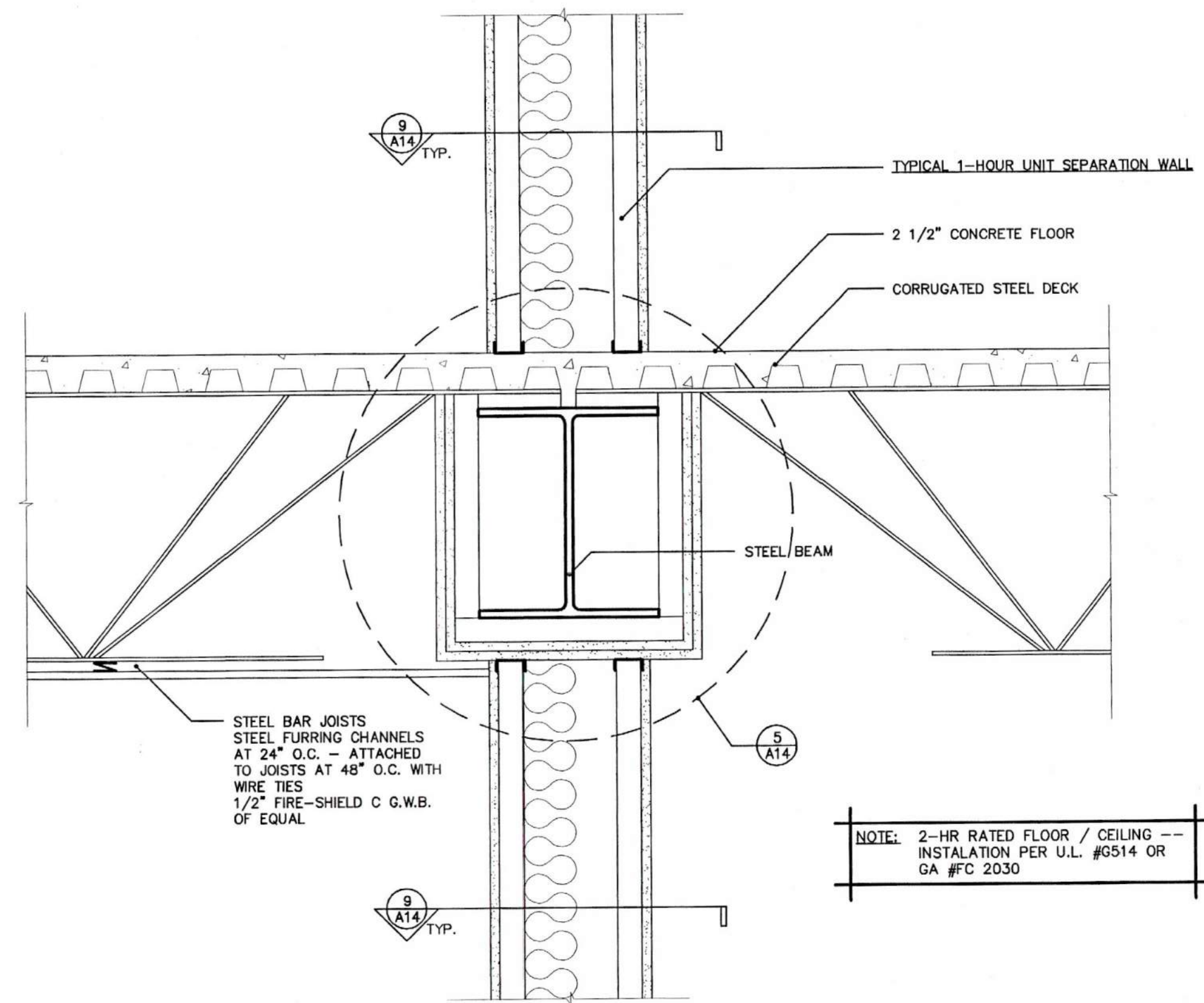
NOTE: 1-HR RATED WALL --
INSTALLATION PER U.L. #U420
REQUIREMENTS

9
A14
TYPICAL 1-HOUR FIRE PARTITION WALL
SCALE: 1-1/2" = 1'
2003\LENIUS POWER PLANT\LP-DTL14.DWG
JANUARY 14, 2004



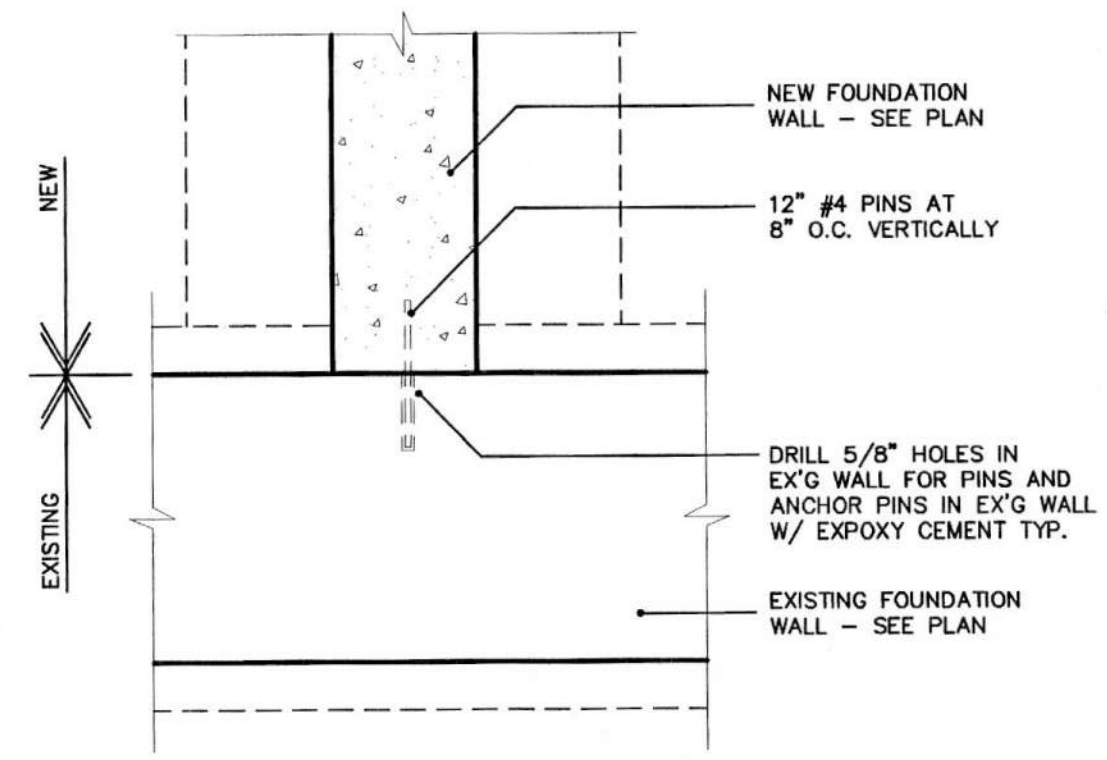
NOTE: 2-HR RATED COLUMN --
INSTALLATION PER U.L. #X528 OR
GA #CM 2017 REQUIREMENTS

10
A14
2-HR COLUMN FIREPROOFING
SCALE: 1-1/2" = 1'
2003\LENIUS POWER PLANT\LP-DTL14.DWG
JANUARY 14, 2004



NOTE: 2-HR RATED FLOOR / CEILING --
INSTALLATION PER U.L. #G514 OR
GA #FC 2030

20
A14
2-HR FLOOR SYSTEM
SCALE: 1-1/2" = 1'
2003\LENIUS POWER PLANT\LP-DTL14.DWG
FEBRUARY 7, 2005



18
A14
FOUNDATION PINNING DETAIL
SCALE: 3/4" = 1'
2003\LENIUS POWER PLANT\LP-DTL13.DWG
FEBRUARY 1, 2005