

SYMBOLS

KEYNOTE REFERENCE:

KEYNOTE NUMBER

NO.1

HEIGHT REFERENCE:

REFERENCE POINT ELEVATION

CEILING

10'-0" A.F.F.

DETAIL REFERENCE:

DRAWING NUMBER SHEET NUMBER

12

A3

REVISION INDICATOR:

REVISION NUMBER

2

SECTION REFERENCE:

DRAWING NUMBER SHEET NUMBER

3

A2

WALL TYPE REFERENCE:

WALL TYPE

A

ELEVATION REFERENCE:

DRAWING NUMBER SHEET NUMBER

2

A4

LINE TYPES:

CENTER LINE

HIDDEN LINE

LEASE LINE

STRUCTURE C.L.

ABBREVIATIONS

A.F.F.

ABOVE FINISHED FLOOR

ACOUS.

ACOUSTICAL

ADJ.

ADJUSTABLE

AL.

ALUMINUM

BTM.

BOTTOM

C.L.

CENTER LINE

CER.

CERAMIC

CONSTR.

CONSTRUCTION

CTR.

CENTER

CL.

CLEAR

COL.

COLUMN

CONT.

CONTINUOUS

DWC.

DRAWING

ELEC.

ELECTRICAL

ELEV.

ELEVATION

EQ.

EQUAL

EXIST.

EXISTING

F.D.

FLOOR DRAIN

FDN

FOUNDATION

FTG.

FOOTING

G.C.

GENERAL CONTRACTOR

GA.

GAUGE

GEN.

GENERAL

GYP. BD.

GYPSON BOARD

HC

HOLLOW CORE

H.M.

HOLLOW METAL

LAM.

LAMINATE

MAX.

MAXIMUM

MATL.

MATERIAL

MTL.

METAL

MIN.

MINIMUM

O.C.

ON CENTER

SC

SOLID CORE

STD.

STANDARD

V.I.F.

VERIFY IN FIELD

CODE INFORMATION

BUILDING TYPE:

R2 – APARTMENT

CONSTRUCTION TYPE:

VB – FULLY SPRINKLERED, PER NFPA 13R

BUILDING AREA AND HEIGHT:

ALLOWABLE – 2 STORIES, 7,000 SF/ FLOOR

ACTUAL – 2 STORIES, 2,009 SF FIRST FLOOR

2,009 SF SECOND FLOOR

TRAVEL DISTANCE TO EXIT:

– 250' WITH SPRINKLER

NUMBER OF EXITS:

– MINIMUM 2 REQUIRED

– 2 EXITS PROVIDED

EXIT WIDTH:

– 0.2" PER OCCUPANT – 72" ACTUAL

FIRE-RESISTANCE RATINGS:

– IBC TABLE 601 – TYPE VB CONSTRUCTION – 0-HR.

FIRE SEPARATION DISTANCE:

– IBC TABLE 602 – TYPE VB CONSTRUCTION

– 5' ≤ X < 10' – 1-HR.

– 10' ≤ X < 30' – 0-HR.

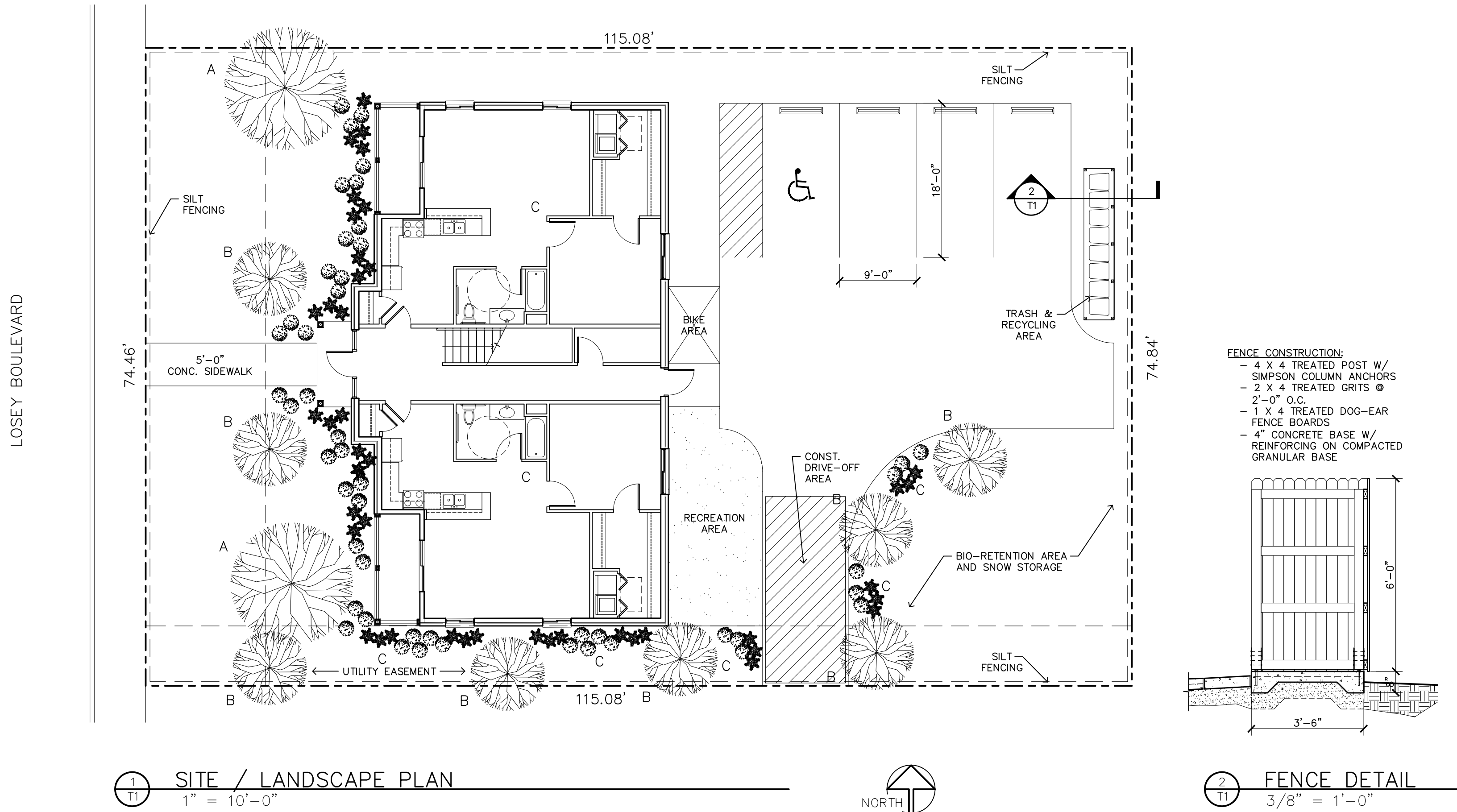
MAXIMUM AREA OF EXTERIOR WALL OPENINGS:

– IBC TABLE 705.8

– ALLOWABLE – 25' TO LESS 30' – 75%

LOSEY 4-PLEX

4-PLEX APARTMENT COMPLEX 3183 LOSEY BOULEVARD LA CROSSE, WISCONSIN 54601



GENERAL NOTES

- * OCCUPANCY – R2 APARTMENT
- * CONSTRUCTION – TYPE VB
- * SOIL BEARING – 3000 PSF (ASSUMED)
- * CONCRETE – 3000 PSI TO COMPLY W/ ASTM C94
- * STEEL – TO COMPLY W/ ASTM A36
- * LUMBER – 2 X 4 STANDARD & BETTER
2 X 6 #2 SPF
2 X 8 & LARGER – #2 D.F.
- * STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH 2015 INTERNATIONAL BUILDING CODE, SECTION 2308 – CONVENTIONAL LIGHT-FRAME CONSTRUCTION.
- * ALL WALLS SHOWN HATCHED TO HAVE 5/8" TYPE "X" FIRE-RATED GYPSUM BOARD BOTH SIDES AND PROVIDE 1-HR. FIRE-RESISTIVE RATING. PROVIDE 1-HR. RATED DOOR ASSEMBLIES (1-HR. FRAMES AND 20 MINUTE DOORS) IN RATED WALLS. BALANCE OF ALL OTHER INTERIOR WALLS TO HAVE 1/2" GYPSUM BOARD.
- * FIRST FLOOR CEILING TO HAVE 5/8" TYPE 'C' GWB ON CHANNELS, 16" O.C. SECOND FLOOR CEILING TO HAVE 5/8" GWB APPLIED DIRECT TO TRUSSES
- * BATH EXHAUST – SYSTEM TO BE 50 CFM.
- * ATTIC VENTILATION – NET FREE AREA NOT LESS THAN 1/300 OF VENTILATION AREA.
- * ROOF TRUSSES – DESIGN FOR 40# LL BY REGISTERED MINNESOTA ENGINEER AND ANCHORED TO WALL ACCORDINGLY.
- * EACH BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW COMPLYING W/ IBC SECT. 1029.2. STYLE TO BE SLIDE-BY, MIN. CLEAR OPENING WIDTH OF 20" AND HEIGHT OF 24".
- * WALL AND FLOOR CONSTRUCTION TO MEET SOUND TRANSMISSION CLASS OR NOT LESS THAN 50 FOR AIR BORNE NOISE PER IBC 1207.2.
- * INTERIOR WALL AND CEILING FINISHES TO MEET CLASSIFICATIONS AS SPECIFIED IN IBC TABLE 803.9. CLASS C RATING FOR SPRINKLERED STRUCTURE.
- * FIRE EXTINGUISHERS SHALL BE PROVIDED PER IBC SECT. 906 AND MAINTAINED PER NFPA 13R. LOCATION PER LOCAL FIRE MARSHAL.
- * MANUAL FIRE ALARM SYSTEM REQUIRED THROUGHOUT STRUCTURE.
- * PROVIDE INTERCONNECTED SMOKE ALARMS IN EACH BEDROOM, OUTSIDE EACH SLEEPING AREA AND ON EACH STORY WITHIN THE DWELLING UNIT.
- * INTERIOR DOORS TO BE PRE-HUNG 3-PANEL DOORS.
- * ALL INTERIOR FINISHES BY OWNER.
- * ALL DOOR HARDWARE TO MEET ICC/ANSI A117.1 Sec. 404.2.6 FOR OPERABILITY.
- * CONTRACTOR TO PROVIDE ADEQUATE BLOCKING FOR ALL WALL HUNG VANITIES. REQUIRED GRAB BARS AND TOWEL BARS PER OWNER'S REQUIREMENTS.
- * FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF EACH RUN.

SITE / LANDSCAPE NOTES

- * LANDSCAPED AREA – 4,590 S.F.
> SHADE TREES – 2 REQ'D.
> 4,590/600 = 80 TREES
80 SHRUBS
- * FINAL PLANT MATERIAL TO BE SUBMITTED BASED ON AVAILABILITY AT TIME OF PLANTING
- * ALL UNPAVED AREAS TO BE SODDED
W/ AUTOMATIC SPRINKLER SYSTEM
- * RECREATION AREA:
200 S.F. + (2) 25 S.F. = 250 S.F. REQ'D.
OUTSIDE AREA = 263 S.F.
PATIOS & DECKS = 260 S.F.
263 + 260 = 523 S.F. > 250 S.F. REQ'D.
- * BIKE PARKING:
6'-0" X 9'-0" = 54 S.F. ACTUAL
- * SITE LIGHTING – (3) RAB 200 WALL PACKS
- * PARKING REQUIREMENTS:
1 PER BEDROOM REQ'D., 4 PROVIDED
- * EROSION CONTROL FENCING & TRACKING PAD TO MEET CITY SPECIFICATIONS
- * DOWNSPOUTS TO DRAIN ONLY ON PROPERTY

CONSTRUCTION NOTES

ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.

THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.

THE CONTRACTOR SHALL MAINTAIN FOR ENTIRE DURATION OF THE WORK ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL AP-PLICABLE CODES AND ORDINANCES.

'TYP.' SHOULD MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED 'TYP.' ONLY ONCE WHEN THEY FIRST OCCUR.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

EACH CONTRACTOR SHALL LEAVE THE SITE IN A NEAT, CLEAN AND ORDERLY CONDITION UPON THE COMPLETION OF HIS WORK ON A DAILY BASIS. ALL WASTE, RUBBISH AND EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE PROMPTLY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL TRASH FOR THE DURATION OF THE PROJECT.

CONTRACTOR TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A/10BC WITHIN 75' TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING DURING CONSTRUCTION.

LANDSCAPE SCHEDULE

MARK	NO.	PLANT SPECIES	SIZE
A	2	MAPLE, AUTUMN BLAZE	3"
B	8	ORNAMENTAL TREE	2"
C	80	PLANTING BEDS: COMBINATION OF 5 GAL. SHRUBS & 1 GAL. GRASSES	

STREET FACE CALCULATIONS

- WINDOWS AND DOOR > 20% OF STREET FACING FACADE
- FACADE – 1,071 S.F. X 20% = 214 S.F. REQUIRED
 - WINDOW – 8.2 S.F.
 - DOORS – 214.3 S.F.
 - 222.5 S.F. ACTUAL > 214 S.F. REQ'D

5th
Avenue
Design

504 5TH AVENUE S.
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SITE PLAN & SITE NOTES
LANDSCAPE SCHEDULE & NOTES
GENERAL & CONSTRUCTION NOTES
CODE INFORMATION & DRAWING INDEX
EROSION FENCING DETAIL

Date : 03.12.19
Drawn by : KKT
Checked by : SN
Revisions :

4 UNIT
APARTMENT
COMPLEX

3183 LOSEY BLVD.
LA CROSSE, WISCONSIN

T1