

GENERAL NOTES

- 1. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF CONSTRUCTION WASTE.
- 2. PLUMBING, ELECTRICAL AND HVAC SYSTEMS ARE DESIGNED BY OTHERS.
- 3. KITCHEN AND BATH CABINETS ARE DESIGNED BY OTHERS. FIELD VERIFY DIMENSIONS.

SITE NOTES

- 1. CONTACT DIGGERS HOTLINE PRIOR TO ANY DIGGING OR EXCAVATION.
- 2. FIELD VERIFY AND COORDINATE NEW HOME SETBACKS.
- 3. CONNECT TO CITY WATER AND SANITARY SEWER AT HAGAR STREET. COORDINATE WITH LOCAL UTILITIES.
- 4. BACKFILL FOUNDATION AND RE-GRADE DISTURBED AREAS. GRADE TO SLOPE AWAY FROM BUILDING AT 1/4" / FT OR GREATER. REPLACE TOPSOIL PRIOR TO SEEDING.

HAGAR STREET TWINDOMINIUM
1710 Hagar Street
La Crosse, Wisconsin

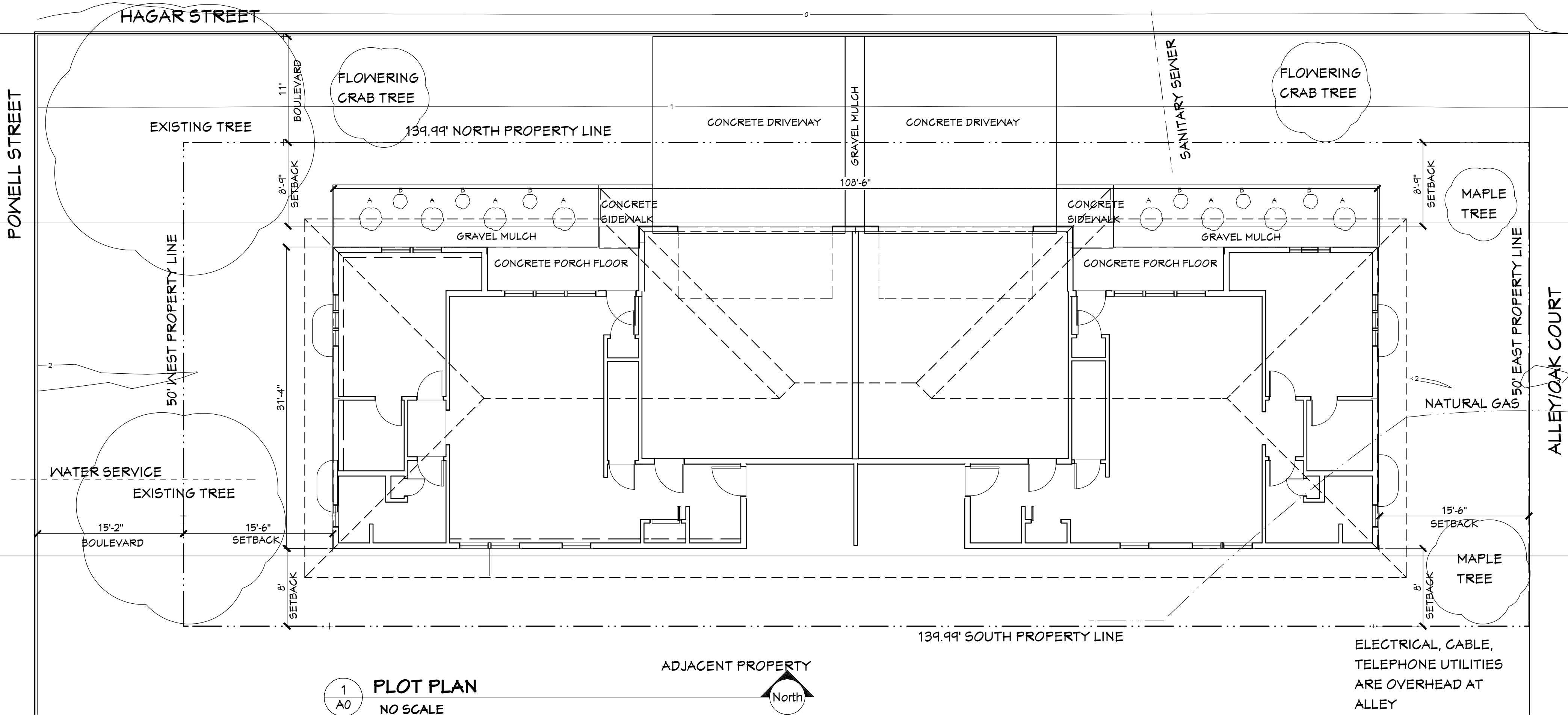


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PLANT SCHEDULE

- A: HOSTA
- B: LILY



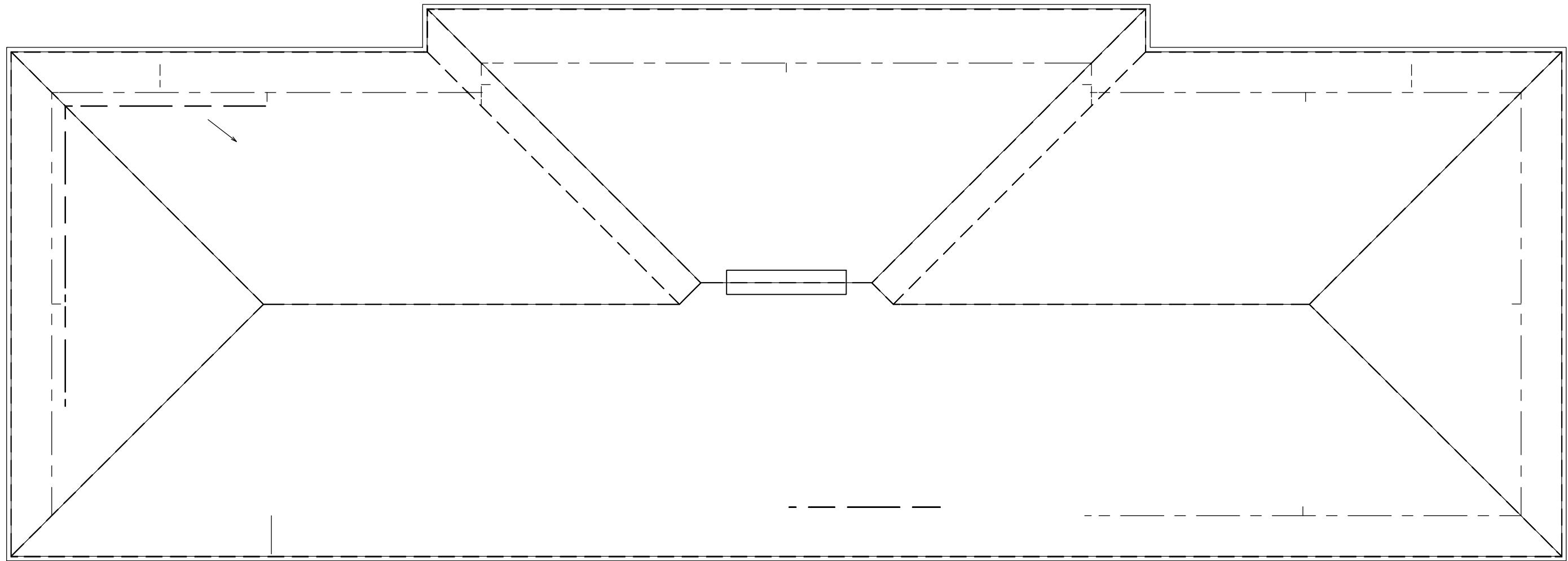
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UPDATED 4-10-2019

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DATE:
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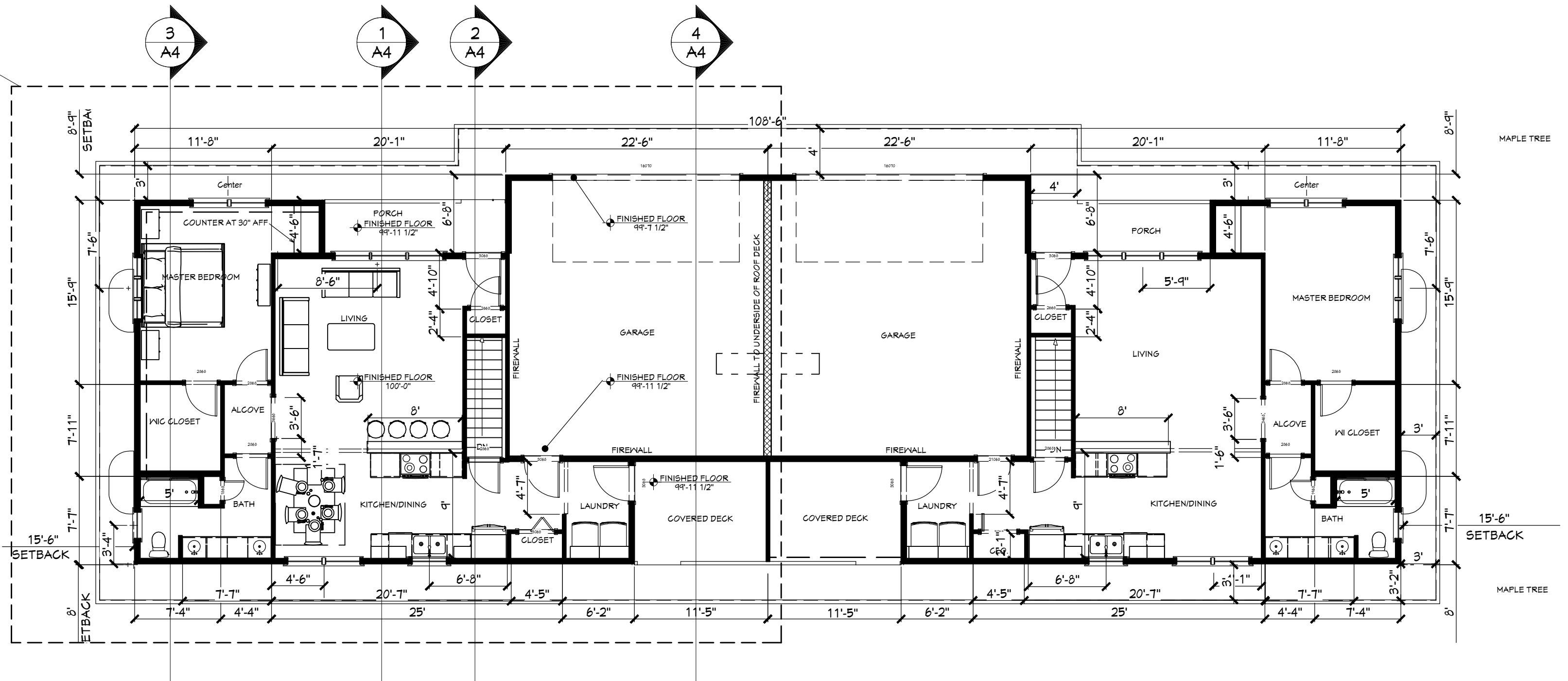
2
A1

ROOF PLAN

1/8" = 1'-0"



1
A1.5

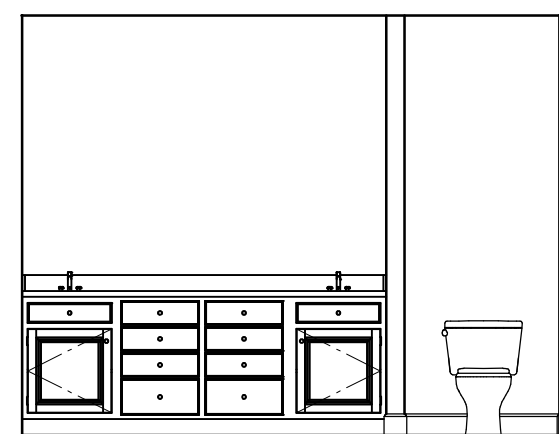
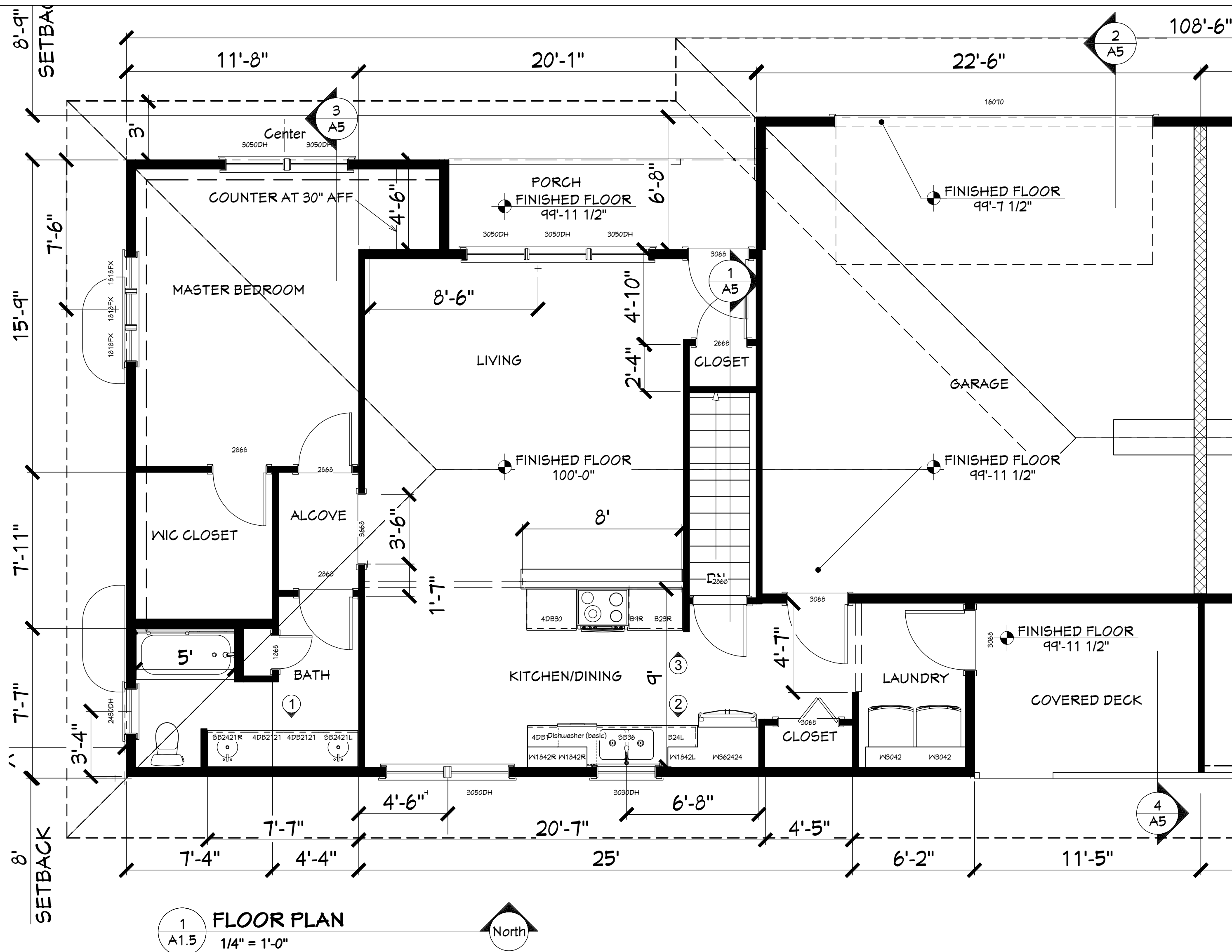


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FLOOR PLAN

1/8" = 1'-0"

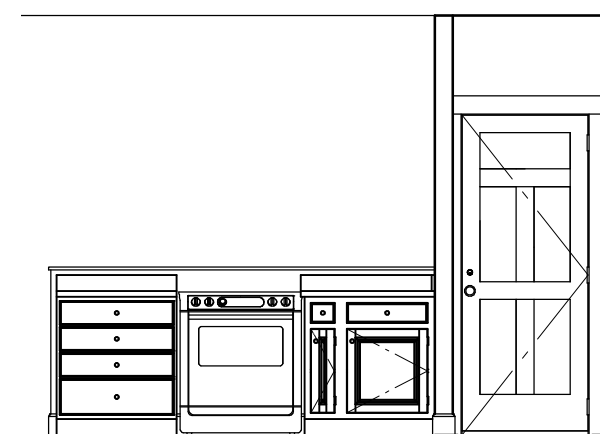




1 - BATH-SOUTH WALL



2 - KITCHEN/LAUNDRY-SOUTH WALL



3 - KITCHEN-NORTH WALL

2 CABINET ELEVATIONS
1/8" = 1'-0"

CONSTRUCTION NOTES

NOTE: CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND LABOR UNLESS NOTED OTHERWISE. COORDINATE ALL DESIGN, FIXTURE AND COLOR SELECTIONS WITH OWNER.

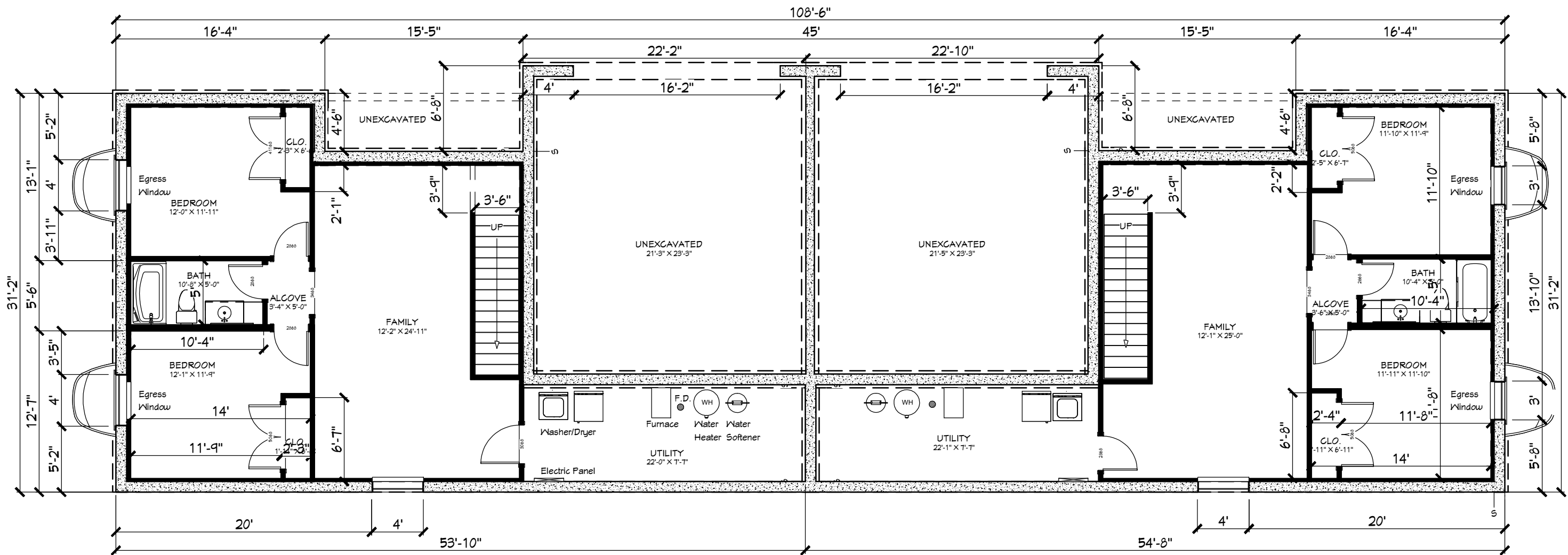
1. CONSTRUCT NEW 10" THICK POURED REINFORCED CONCRETE FOUNDATION WALLS.
2. INSTALL SPRAY OR ROLL ON WATERPROOFING ON FOUNDATION WALL PRIOR TO INSTALLING RIGID INSULATION.
3. INSULATE THE INTERIOR BASEMENT WALLS WITH DOW PERIMATE XPS RIGID FOAM INSULATION OR EQUAL.
4. CONSTRUCT NEW POSTS, BEAM, FLOOR DECK, DECKING AND SUBFLOOR.
5. INSULATE RIM JOISTS WITH R30 BATT INSULATION OR DOW FROTH PAK FOAM INSULATION.
6. CONSTRUCT EXTERIOR WALLS WITH 2X6 WALLS WITH 7/16" OSB SHEATHING, R21 BATT INSULATION, TYVEK HOUSE WRAP WITH WINDOW WRAP, .4 MIL VAPOR BARRIER AND 1/2" DRYWALL. DRYWALL TO HAVE A LIGHT ORANGE PEEL FINISH.
7. INSTALL NEW ENERGY HEEL TRUSSES WITH 4/12 PITCH AND ROOF SHEATHING.
8. INSTALL NEW WINDOWS AS SCHEDULED AS APPROVED BY OWNER.
9. INSTALL NEW VINYL SIDING - HEIGHT UP TO 60" USE DOUBLE 5" HORIZONTAL SIDING (COLOR 1 SELECTED BY OWNER), HEIGHT FROM 60" TO SOFFIT USE TRIPLE 3" HORIZONTAL SIDING (COLOR 2 SELECTED BY OWNER).
10. INSTALL CULTURED STONE WHERE SHOWN TO HEIGHT OF 60" AFF.
11. INSTALL NEW ARCHITECTURAL SHINGLE WITH MINIMUM 25-YEAR WARRANTY. PROVIDE CONTINUOUS RIDGE AND EAVE VENTING, ROOFING UNDERLAYMENT, ICE AND WATER SHIELD, DRIP EDGE, FASCIA, VENTED SOFFIT AND RELATED TRIM (INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS).
12. INSTALL GUTTERS AND DOWNSPOUTS.
13. PROVIDE MINIMUM R49 INSULATION IN CEILING SPACES.
14. CONSTRUCT NEW INTERIOR WALLS USING 2X4 WALL FRAMING. USE 2X6 AT PLUMBING WALLS.
15. SOUND INSULATE WALLS AT BATHROOMS.
16. PROVIDE ELECTRICAL OUTLETS, SWITCHES AND LIGHTING REQUIRED.
17. PROVIDE SMOKE AND CARBON MONOXIDE DETECTORS AS REQUIRED BY CODE.
18. INSTALL NEW ENERGY EFFICIENT, NATURAL GAS, FORCED AIR FURNACE WITH AIR CONDITIONING, INCLUDING RELATED DUCTWORK, THERMOSTATS, REGISTERS AND GRILLES.
19. INSTALL NEW INTERIOR 5 PANEL PREFINISHED HARDWOOD DOORS AND TRIM.
20. PAINT ROOMS AS SHOWN ON FINISH SCHEDULE. PAINT SHEEN TO BE SATIN ON WALLS, FLAT ON CEILINGS, SEMI-GLOSS AT BATHROOM WALLS. COLOR AS SELECTED BY OWNER.
21. INSTALL NEW FLOORING AS SELECTED BY OWNER.
22. INSTALL NEW WATER HEATER AND WATER SOFTENER.
23. INSTALL NEW FROST FREE HOSE BIBBS AT FRONT AND BACK OF HOUSE.
24. INSTALL FLOOR DRAIN AT GARAGE FLOOR, UNDER WASHING MACHINE AND AT UTILITY ROOM.
25. INSTALL NEW KITCHEN AND BATH CABINETS AS SHOWN. COORDINATE CABINET STYLE WITH OWNER.
26. INSTALL NEW PLASTIC LAMINATE COUNTERTOPS AS SHOWN.
27. INSTALL NEW RECESSED AND SURFACE MOUNTED CEILING FIXTURES AS SELECTED BY OWNER.
28. INSTALL NEW LIGHT/EXHAUST FAN FIXTURES AT BATHROOMS.

Header Schedule					
No.	Location	Span	Size	Material	Grade
H1	Garage	16'-0"	5 1/2"x11 7/8" LVL	LVL	-
H2	Doors and Windows	4'-0" +	2-2x6	Construction Lumber	#2
H3	Covered Porch	11'-0"	2-2x12	Construction Lumber	#1
H4	Front Porch	8'-0"	2-2x10	Construction Lumber	#2

Window Schedule				
Mark	Size	Type	Location	Notes
A	1'-6" x 1'-6"	Fixed	Master Bedroom	
B	2'-4" x 3'-0"	Double Hung	Bathroom	
C	3'-0" x 3'-0"	Double Hung	Kitchen	
D	3'-0" x 4'-0"	Casement	Bedrooms - Lower Level	Egress Windows
E	3'-0" x 5'-0"	Double Hung	Dining, Living, Master Bedroom	
F	3'-0" x 6'-0"	Casement	Family Room - Lower Level	

Room Finish Schedule								
Area	Room	Ceiling	Floor	Wall				Notes
				North	East	South	West	
Floor 1	Living	Paint		Paint	Paint	Paint	Paint	
	Kitchen/Dining	Paint		Paint	Paint	Paint	Paint	
	Bedroom Master	Paint		Paint	Paint	Paint	Paint	
	Bathroom	Paint		Paint	Paint	Paint	Paint	
	Alcove	Paint		Paint	Paint	Paint	Paint	
	Laundry	Paint		Paint	Paint	Paint	Paint	
	Garage	Paint		Paint	Paint	Paint	Paint	
	Closets	Paint		Paint	Paint	Paint	Paint	
Lower Level								
	Bedroom 2	Paint		Paint	Paint	Paint	Paint	
	Bedroom3	Paint		Paint	Paint	Paint	Paint	
	Closets	Paint		Paint	Paint	Paint	Paint	
	Family	Paint		Paint	Paint	Paint	Paint	
	Stairway	Paint		Paint	Paint	Paint	Paint	
	Utility	none	Sealed Concrete	none	none	none	none	

All final fixture and finish selections are to be verified by Owner.



1
A2

LOWER LEVEL/FOUNDATION PLAN

1/8" = 1'-0"



DATE:

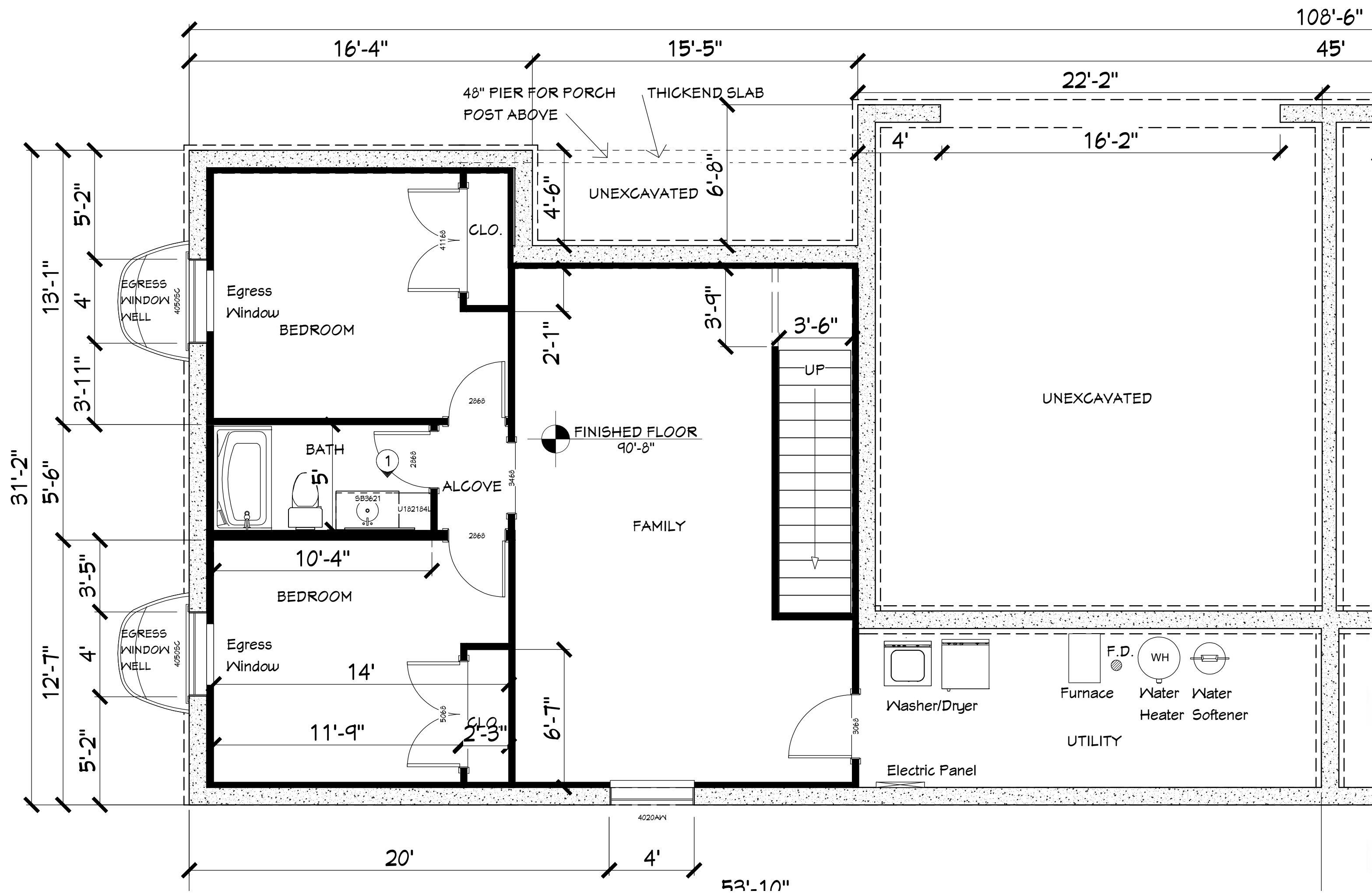
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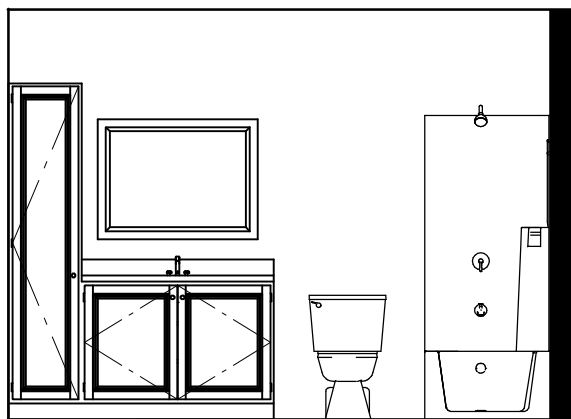
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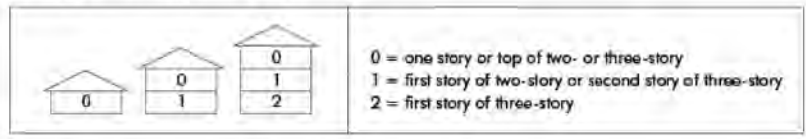
1 LOWER LEVEL PLAN-ENLARGED
1/8" = 1'-0"



2 BATH ELEVATION
1/4" = 1'-0"

TABLE R602.10.1(1) ^{a,c} (Supp) WALL BRACING				
SEISMIC DESIGN CATEGORY (SDC) OR WIND SPEED	STORIES ABOVE BRACED WALL LINE ^b	METHOD OF BRACING PERMITTED	PERCENTAGE OF FULL-HEIGHT BRACING PER WALL LINE	
			For Method 3 and continuous sheathing methods ^c	For other methods permitted ^d
SDC A and B (S _w 0.35g and S _{ws} 0.33g), 100 mph	0	Methods 1-8	16%	16%
	1	Methods 1-8	16%	25%
SDC C (S _w 0.5g and S _{ws} 0.53g), < 110 mph	2	Methods 2-8	25%	35%
	0	Methods 1-8	16%	25%
SDC D ₁ & D ₂ (S _w 1.25g and S _{ws} 0.63g), < 110 mph	1	Methods 2-8	30%	45%
	2	Methods 2-8	45%	60%
SDC D ₃ & D ₄ (S _w 1.25g and S _{ws} 0.63g), < 110 mph	0	Methods 2-8	20%	30%
	1	Methods 2-8	45%	60%
SDC D ₅ & D ₆ (S _w 1.25g and S _{ws} 0.63g), < 110 mph	2	Methods 2-8	60%	85%
	1	Methods 2-8	55%	75%
SDC D ₇ & D ₈ (S _w 1.25g and S _{ws} 0.63g), < 110 mph	0	Methods 2-8	25%	40%
	1	Methods 2-8	55%	75%
	Cripple wall	Method 3	75%	Not Permitted

- a. Wall bracing percentages are based on a soil site class "D." Interpolation of bracing percentage between the S_w values associated with the Seismic Design Categories shall be permitted when a site-specific S_w value is determined in accordance with Section 1613.5 of the International Building Code.
- b. Foundation cripple wall panels shall be braced in accordance with Section R602.10.8.
- c. Methods of bracing shall be as described in Sections R602.10.2 and R602.10.4.1. The alternate braced wall panels described in Section R602.10.3.2 shall also be permitted.
- d. Stories above braced wall line. 0 = one story or top of two or three story. 1 = first story of two story or second story of three story. 2 = first story of three story.



Method 1 bracing exempt from percentage bracing requirement.

TABLE R602.10.1(2) (Supp) ADJUSTMENT FACTORS TO THE PERCENTAGE OF REQUIRED WALL BRACING ^a			
ADJUSTMENT BASED ON:		MULTIPLY PERCENTAGE OF BRACING PER WALL LINE BY:	APPLIES TO:
Story height ^b (Section 301.3)	≤ 10 ft	1.0	All bracing methods: R602.10.2 and R602.10.4.1
	> 10 ≤ 12 ft	1.2	
Braced wall line spacing in SDC A-C ^{c,d}	≤ 35 ft	1.0	
	> 35 ≤ 50 ft	1.43	
Wall dead load ^d	> 8 ≤ 15 psf	1.0	
	≤ 8 psf	0.85	
Roof/ceiling dead load for wall supporting ^e	≤ 15 psf	1.0	
	> 15 psf ≤ 25 psf	1.1	
	> 25 psf	1.2	
Walls with stone or masonry veneer in SDC C-D: See Section R703.7, Exception 1-4.			
Cripple walls: See Section R602.10.8.			

a. The total percentage of bracing required for a given wall line is the product of all applicable adjustment factors.

b. Linear interpolation shall be permitted.

c. Bracing required for a site's wind speed shall not be adjusted for dead load.

d. Braced wall line spacing in excess of 35-ft shall be in accordance with R602.10.1.4.

e. The adjusted percentage of bracing shall not be less than that required for the site's wind speed.

IRC-RB210 ICC PUBLIC HEARING February 2008

R602.10.3 (Supp) Minimum length of braced panels. For Methods 2, 3, 4, 6, 7 and 8 above, each braced wall panel shall be at least 48 inches (1219 mm) in length, covering a minimum of three stud spaces where studs are spaced 16 inches (406 mm) on center and covering a minimum of two stud spaces where studs are spaced 24 inches (610 mm) on center. For Method 5 above, each braced wall panel shall be at least 96 inches (2438 mm) in length where applied to one face of a braced wall panel and at least 48 inches (1219 mm) where applied to both faces. For Methods 2, 3, 4, 6, 7 and 8, for purposes of computing the percentage of panel bracing required in Table R602.10.1(1), the effective length of the braced wall panel shall be equal to the actual length of the panel. When Method 5 panels are applied to only one face of a braced wall panel, bracing percentages required in Table R602.10.1(1) for Method 5 shall be doubled.

- Exceptions:**
- Lengths of braced wall panels for continuous wood-structural-panel sheathing methods shall be in accordance with Section-Table R602.10.4.2.
 - Lengths of alternate braced wall panels shall be in accordance with Section R602.10.3.2.1 or Section R602.10.3.2.2.
 - For Methods 2, 3, 4, 6, 7 and 8 in Seismic Design Categories A, B, and C: Panels between 36 inches and 48 inches in length shall be permitted to count towards the required percentage of bracing in Table R602.10.1(1), and the effective contribution shall comply with Table R602.10.3.

TABLE R602.10.3 (Supp) EFFECTIVE LENGTHS FOR BRACE WALL PANELS LESS THAN 48 INCHES IN ACTUAL LENGTH (BRACE METHODS 2, 3, 4, 6, 7, AND 8) ^a				
Actual Length of Braced Wall Panel (inches)	Effective Length of Braced Wall Panel (inches)			
	8-foot Wall Height	9-foot Wall Height	10-foot Wall Height	
48	48	48	48	
42	36	36	N/A	
36	27	N/A	N/A	

For SI: 1 inch = 25.4 mm
Interpolation shall be permitted.

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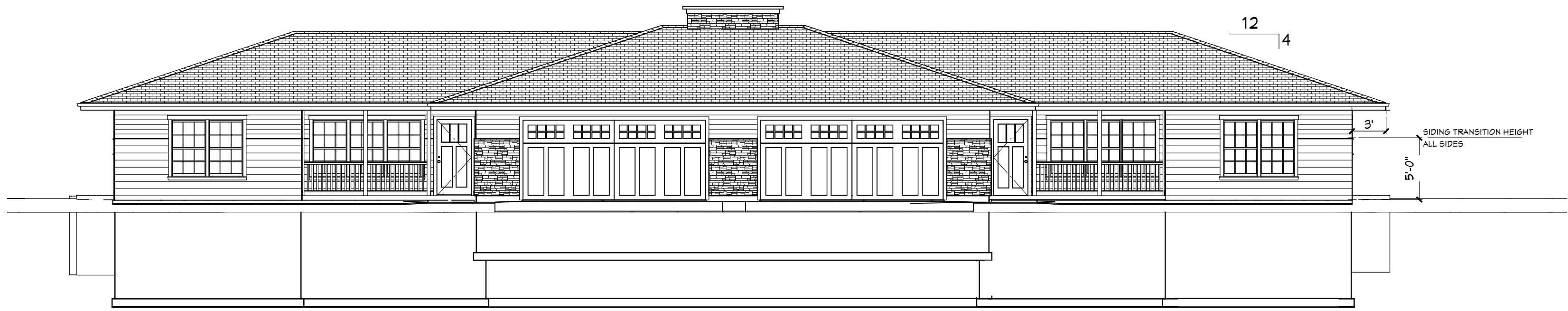
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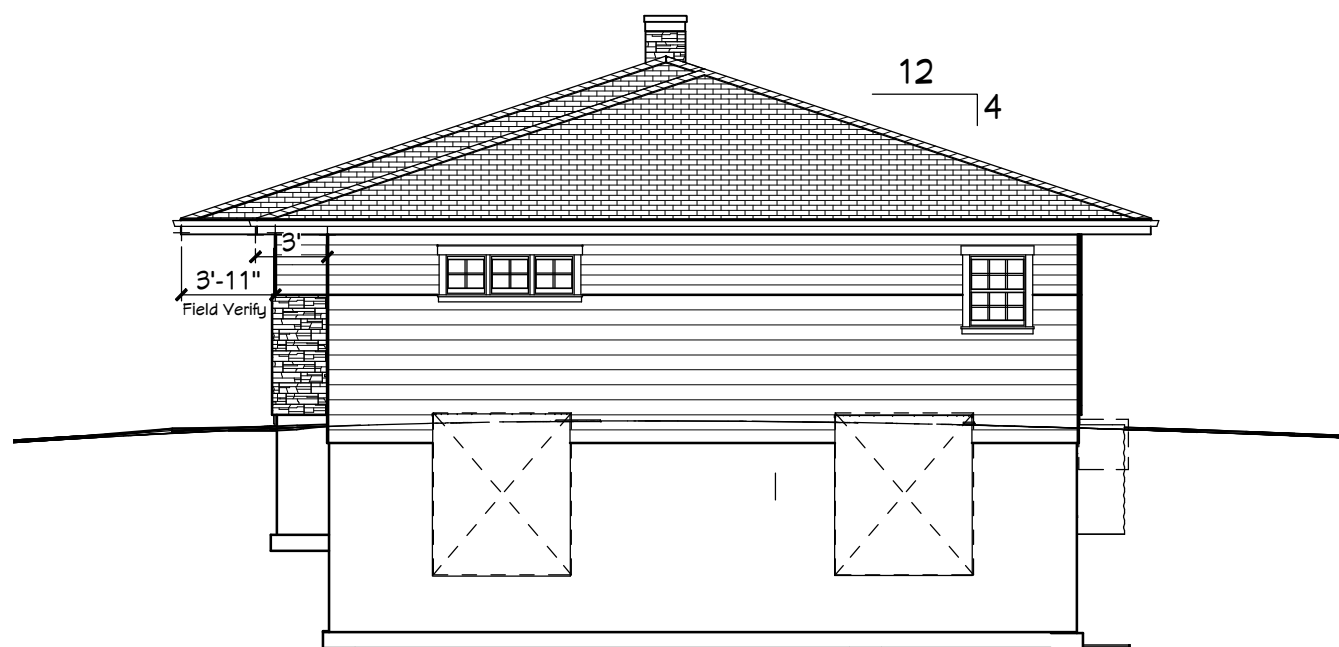
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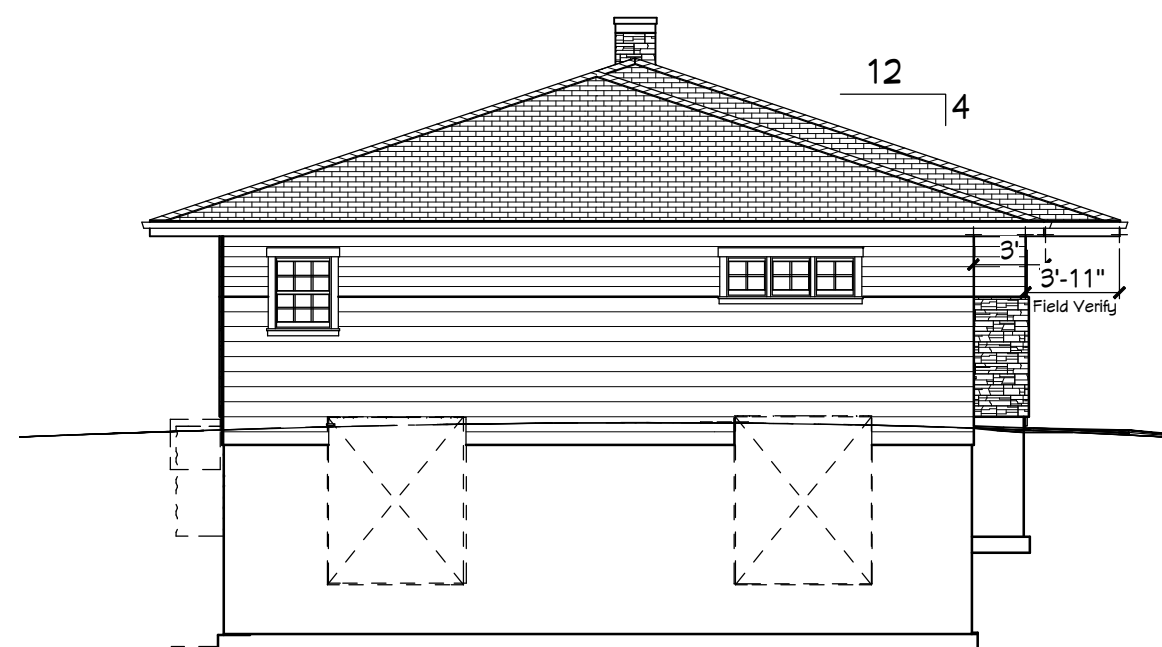
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A3
NORTH ELEVATION
1/8" = 1'-0"



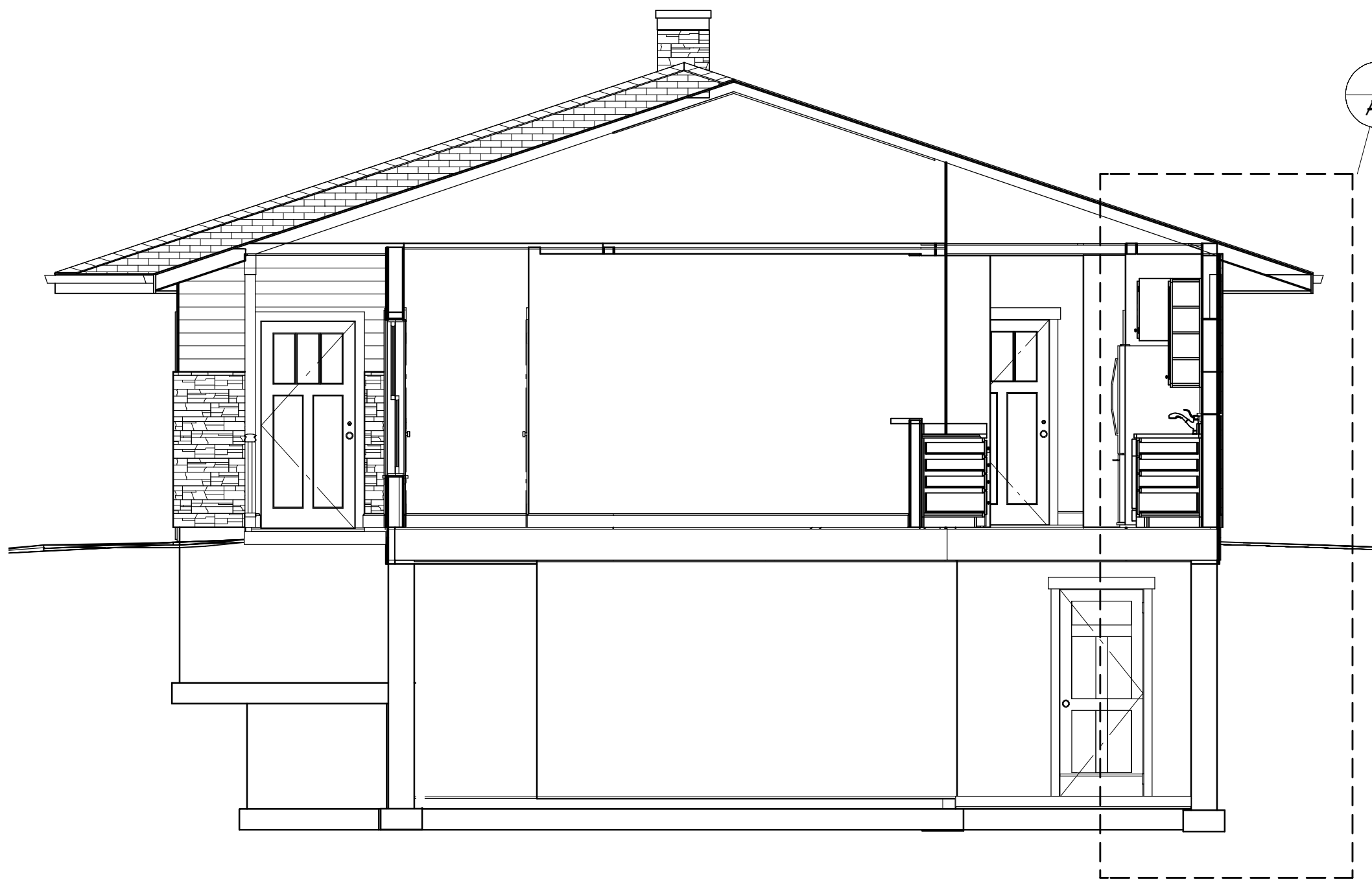
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A3
SOUTH ELEVATION
1/8" = 1'-0"



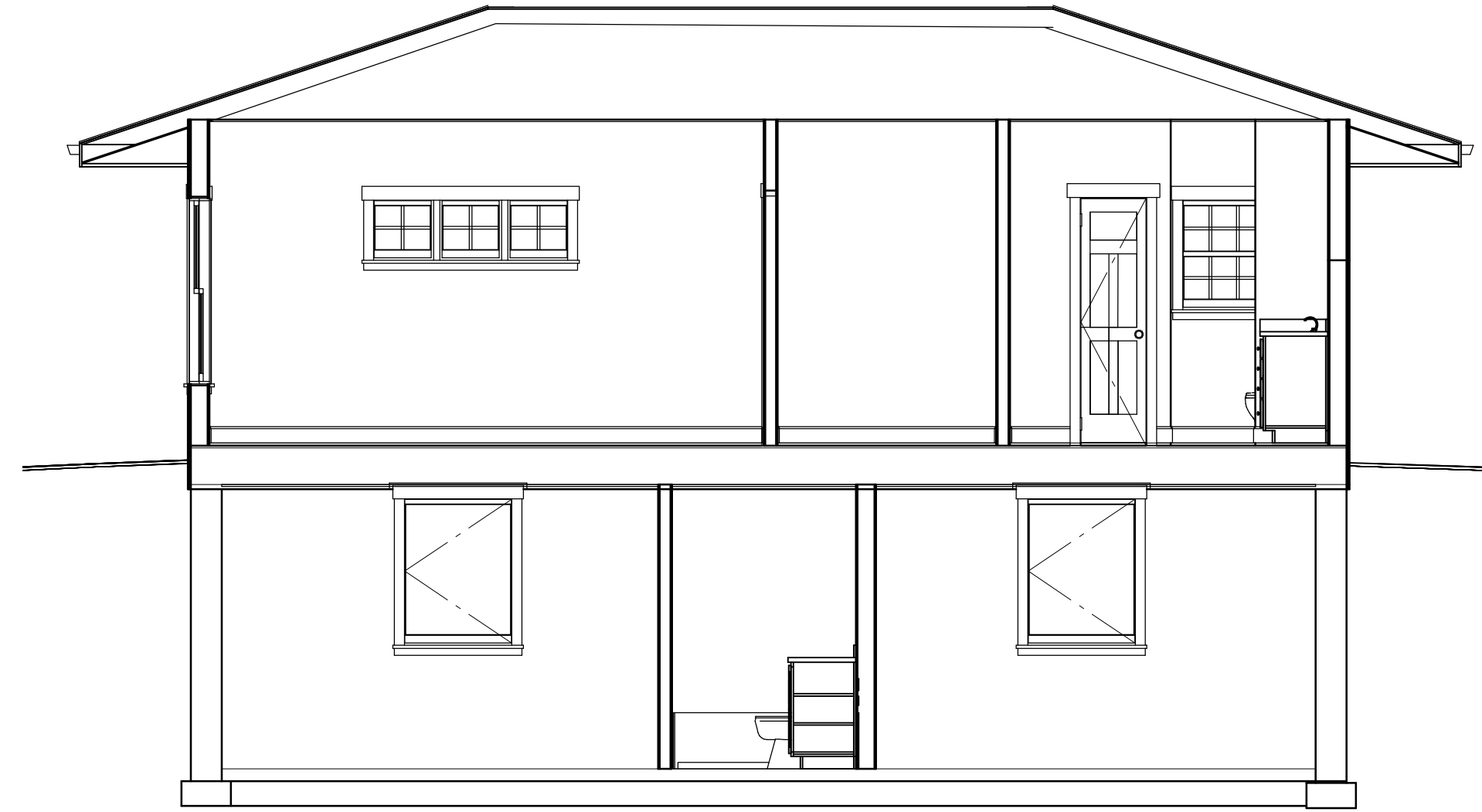
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WEST ELEVATION
1/8" = 1'-0"



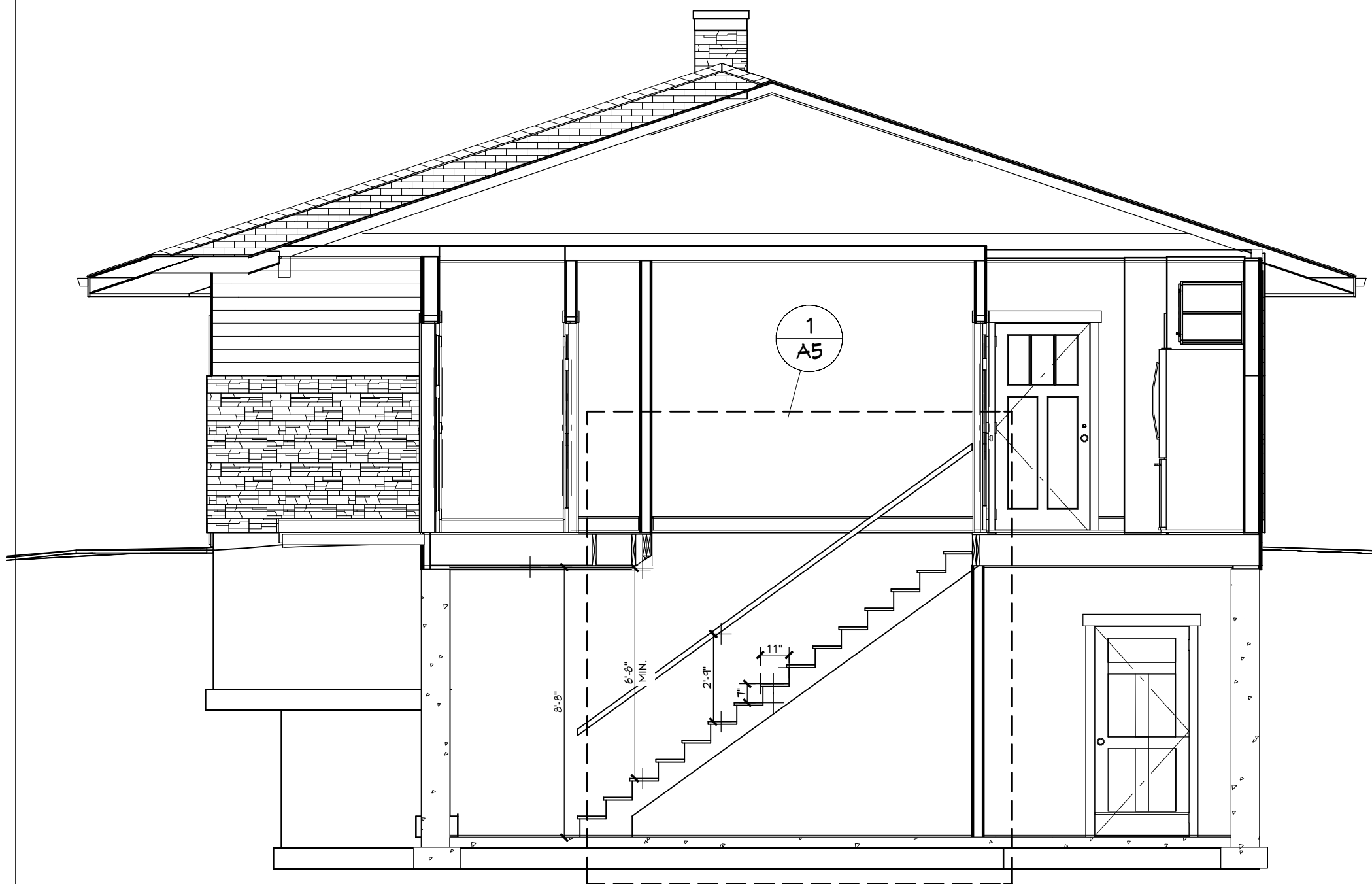
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EAST ELEVATION
1/8" = 1'-0"



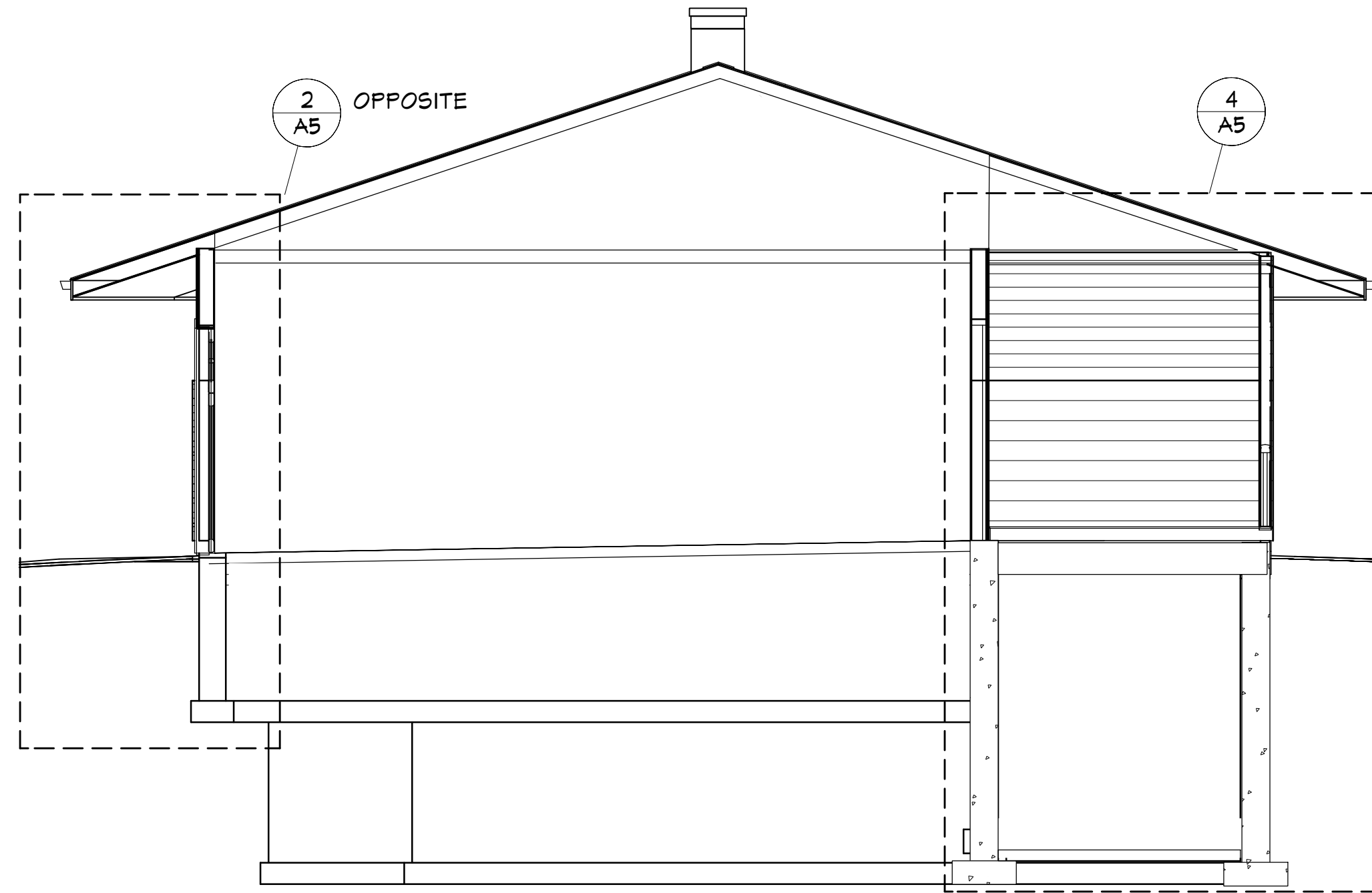
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A4
BUILDING SECTION AT LIVING ROOM
1/4" = 1'-0"



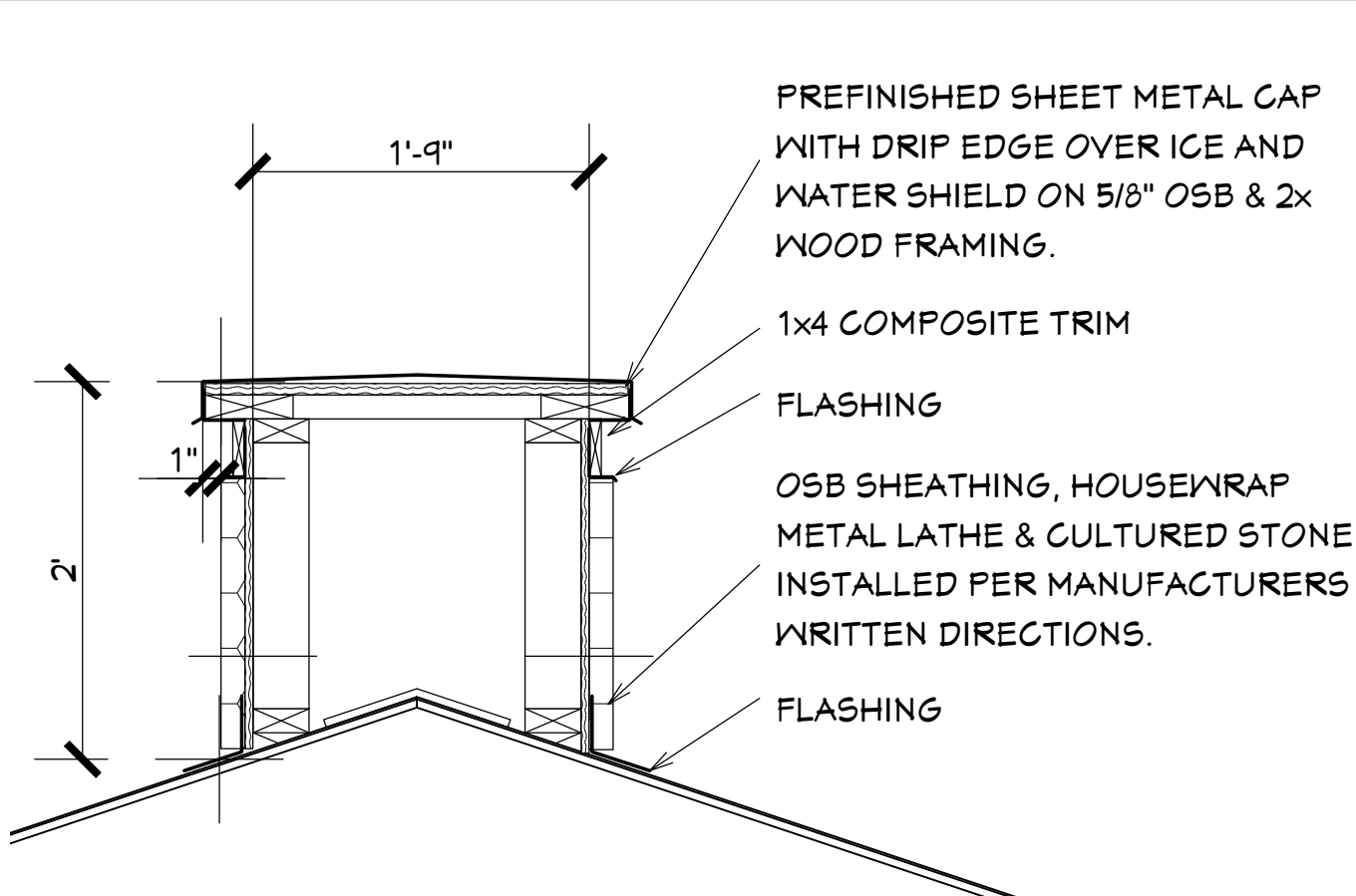
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BUILDING SECTION AT BEDROOMS
1/4" = 1'-0"



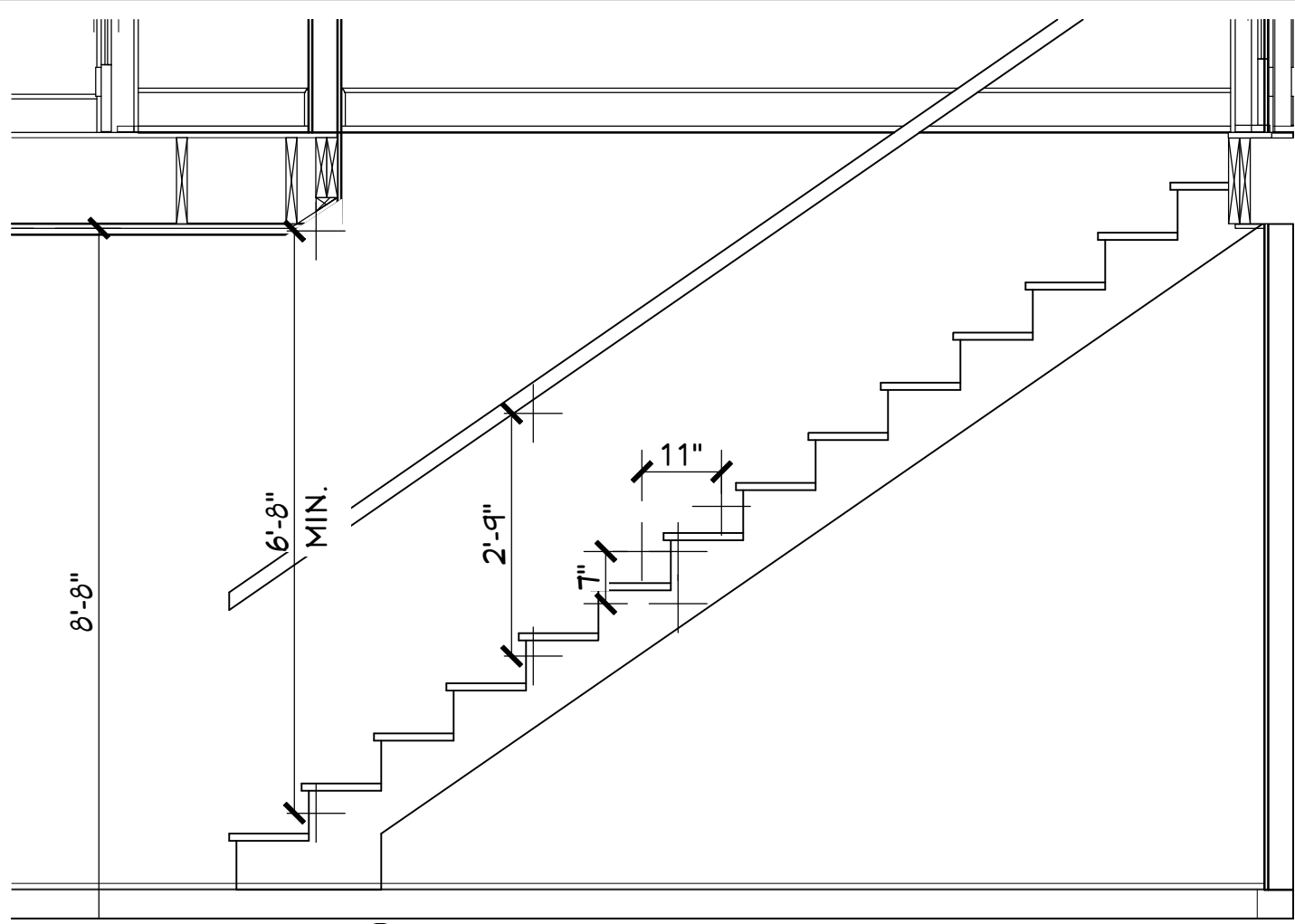
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BUILDING SECTION AT STAIR
1/4" = 1'-0"



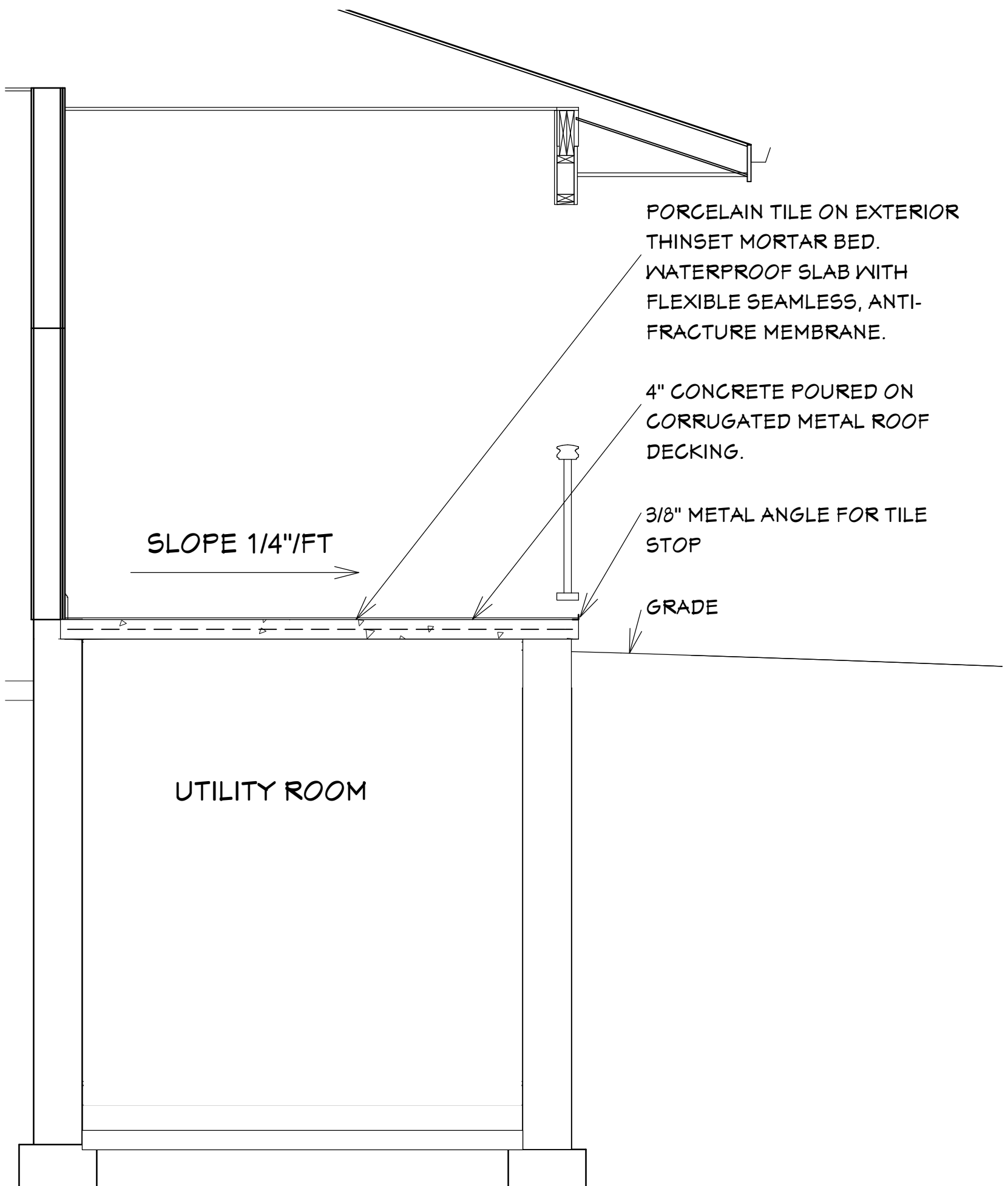
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A4
BUILDING SECTION AT GARAGE
1/4" = 1'-0"



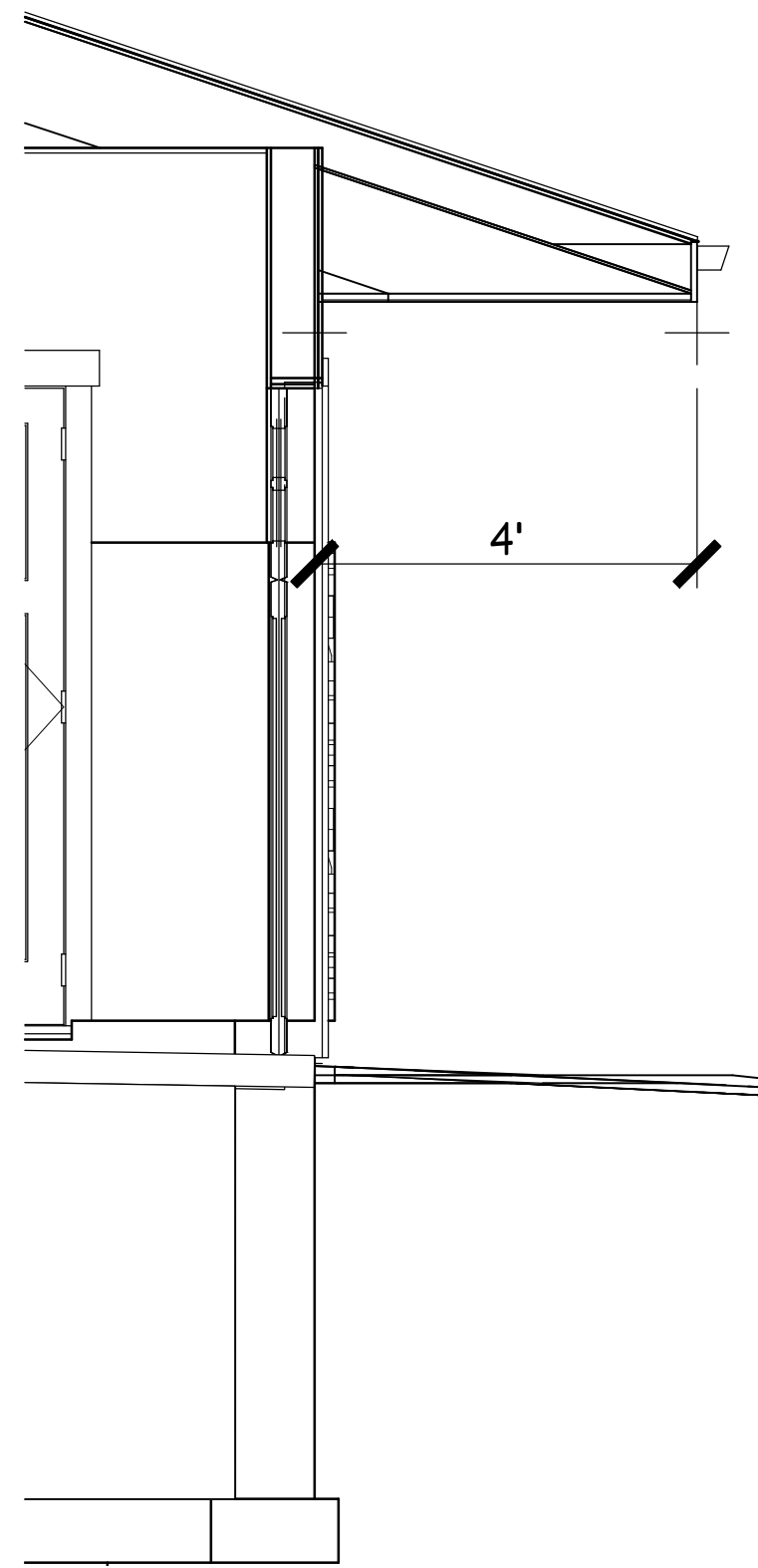
5
A5
CHIMNEY DETAIL
3/4" = 1'-0"



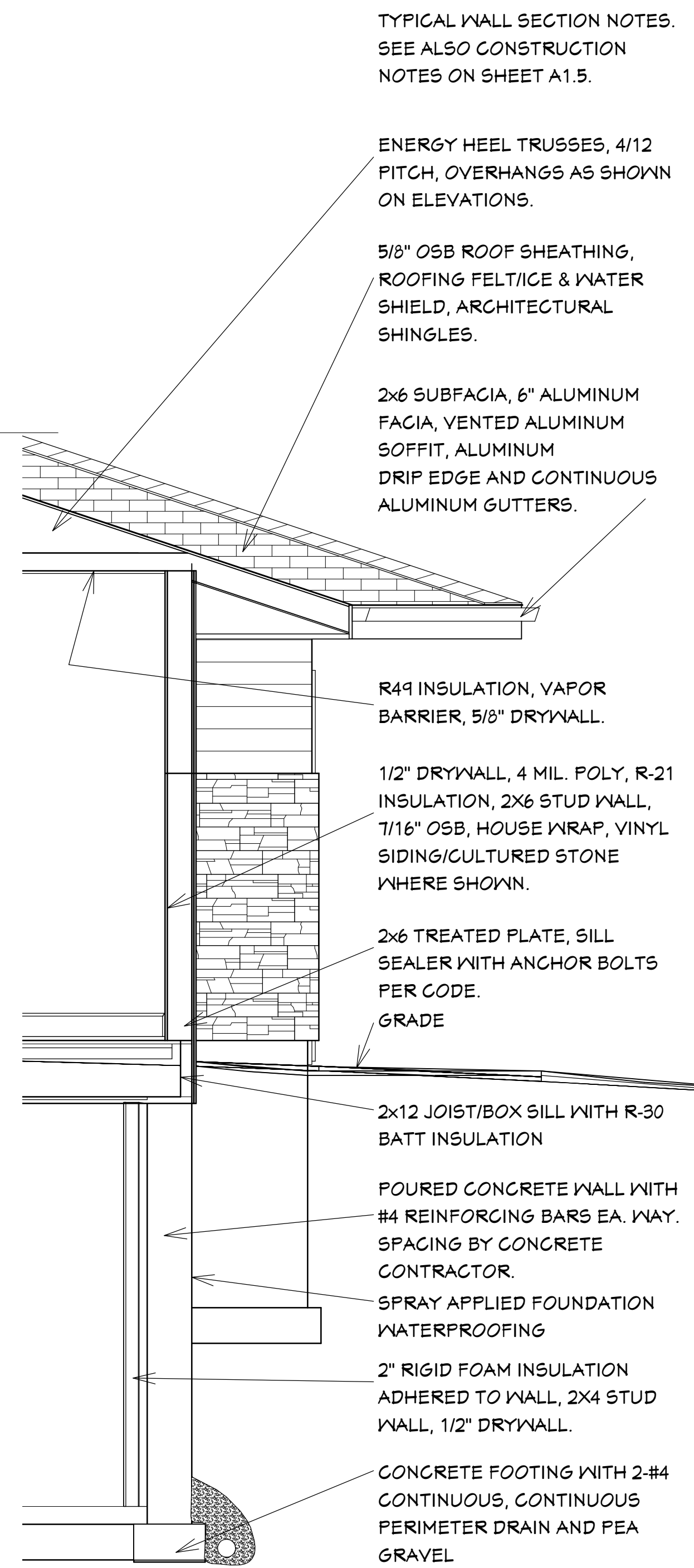
1
A5
STAIR SECTION
1/2" = 1'-0"



4
A5
SECTION AT COVERED PORCH
1/2" = 1'-0"



2
A5
WALL SECTION AT GARAGE
1/2" = 1'-0"



3
A5
WALL SECTION AT HOUSE
1/2" = 1'-0"