

PARKING LEVEL PLAN NOTES:

**NOTES REFERENCED ON THIS DRAWING ARE INDICATED THUS: (1)

ALL OTHER NOTES REFER TO GENERAL CONDITIONS AND ARE NOT SPECIFICALLY REFERENCED.

A. DIMENSIONS AT ALL MASONRY WALLS ARE TAKEN TO NOMINAL FACE OF WALL UNLESS NOTED OTHERWISE. SEE STRUCTURAL PLANS FOR ADDITIONAL INTERIOR MASONRY DIMENSIONS.

B. ALL INTERIOR MASONRY WALLS SURROUNDING ELEVATOR LOBBY TO RECEIVE COREFILL INSULATION.

C. PARKING SPACE STRIPING, ACCESSIBLE PARKING STALL SYMBOL, INDICATION TO BE PAINTED YELLOW. SEE 16/A0.1 FOR TYPICAL ACCESSIBLE STALL & HANDICAP SIGN DETAILS.

(1) FLOOR DRAIN LOCATION. SLOPE FLOOR TO DRAIN(S) AS INDICATED TO PROVIDE POSITIVE DRAINAGE. SEE MECH. FOR FLOOR DRAIN.

(2) 6" DIA. CONCRETE FILLED STEEL PROTECTION BOLLARDS - PAINT - TYPICAL

(3) SPRINKLER RISER/WATER MAIN LOCATION - VERIFY WITH MECHANICAL/SPRINKLER SUBS

(4) CONCRETE COLUMN - SEE STRUCTURAL

(5) LINE OF PRECAST BEAMS ABOVE - SEE STRUCTURAL

(6) MECHANICAL VENTILATION - SEE MECHANICAL PLANS

(7) MRL ELEVATOR - COMPLIES W/ 2015 IBC FOR 24"x84" AMBULANCE STRETCHER

(8) REQUIRED ADA CLEAR FLOOR AREA/ TURNING AREA

(9) CONCRETE STAIRS W/ SINGLE BENT PIPE HANDRAIL EACH SIDE. SEE CIVIL DRAWINGS FOR STAIR INFORMATION

(10) CONCRETE BLOCK RETAINING WALL TO LINE ACCESS RAMP AND FOR CREATION OF STEPPED PLANTER BOXES - BY LANDSCAPE CONTRACTOR

(11) ELECTRICAL PANELS/METERS - SEE ELECT. PLANS

(12) SURFACE MOUNT FIRE EXTINGUISHER - VERIFY FINAL LOCATION & QUANTITY W/ LOCAL AUTHORITY HAVING JURISDICTION. SEE 8/A0.1

(13) CONC. STOOP @ MAIN LEVEL - SEE CIVIL & STRUCTURAL PLANS

(14) TENANT BIKE STORAGE ROOM - WALL MOUNT RACKS BY OWNER

(15) C.I.P. MECHANICAL VENTILATION WELL W/ METAL BAR GRATE TOP SECURED IN PLACE

(16) AREA OF ENTRY/PATIO RECESS ABOVE AT MAIN FLOOR LEVEL - SEE MAIN LEVEL PLAN SHEET A1.1. THESE AREAS TO BE WATERPROOFED.

(17) FIRE ALARM/SMOKE ALARM SYSTEM IN COMPLIANCE W/ IBC 2015 CODE SECTION 907.5.2.2 AND A TWO-WAY COMMUNICATION SYSTEM IN COMPLIANCE WITH IBC 2015 CODE SECTION 1009.8 SHALL BE INSTALLED AT THIS ELEVATOR LOBBY LOCATION.

(18) GRID 3.4 REFERENCES A STEEL COLUMN ON THE MAIN FLOOR LEVEL ABOVE - SEE SHEET A1.1

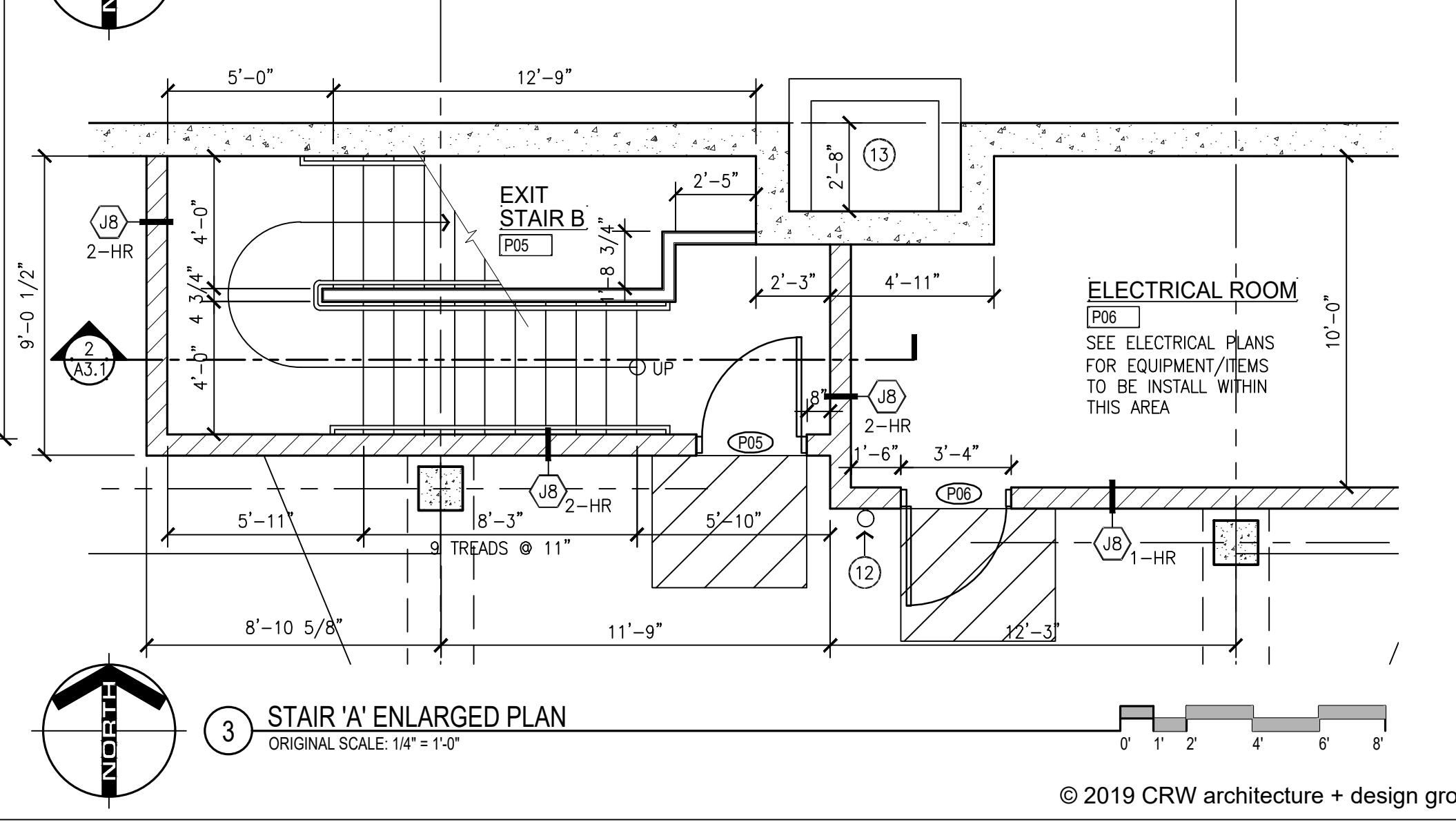
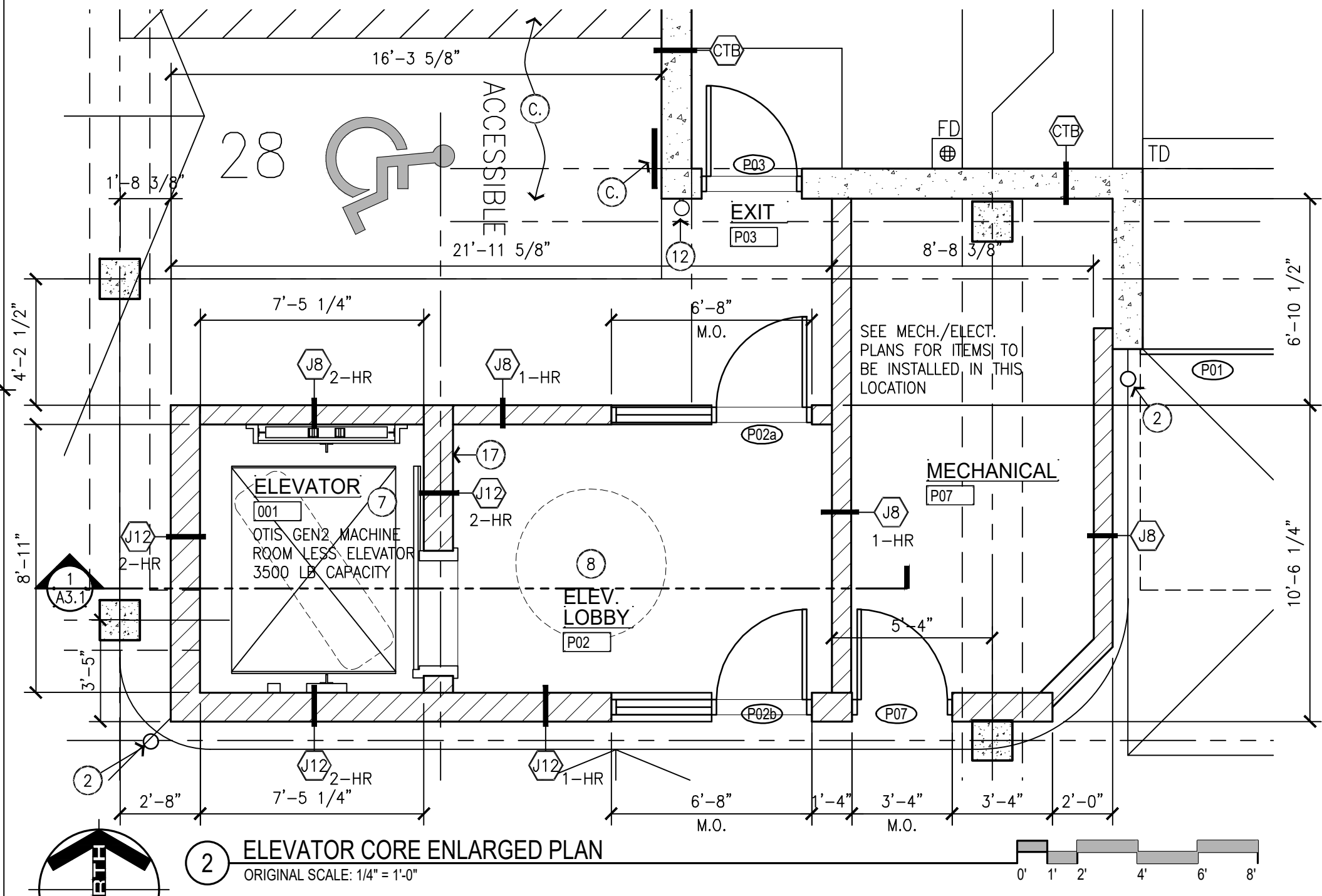
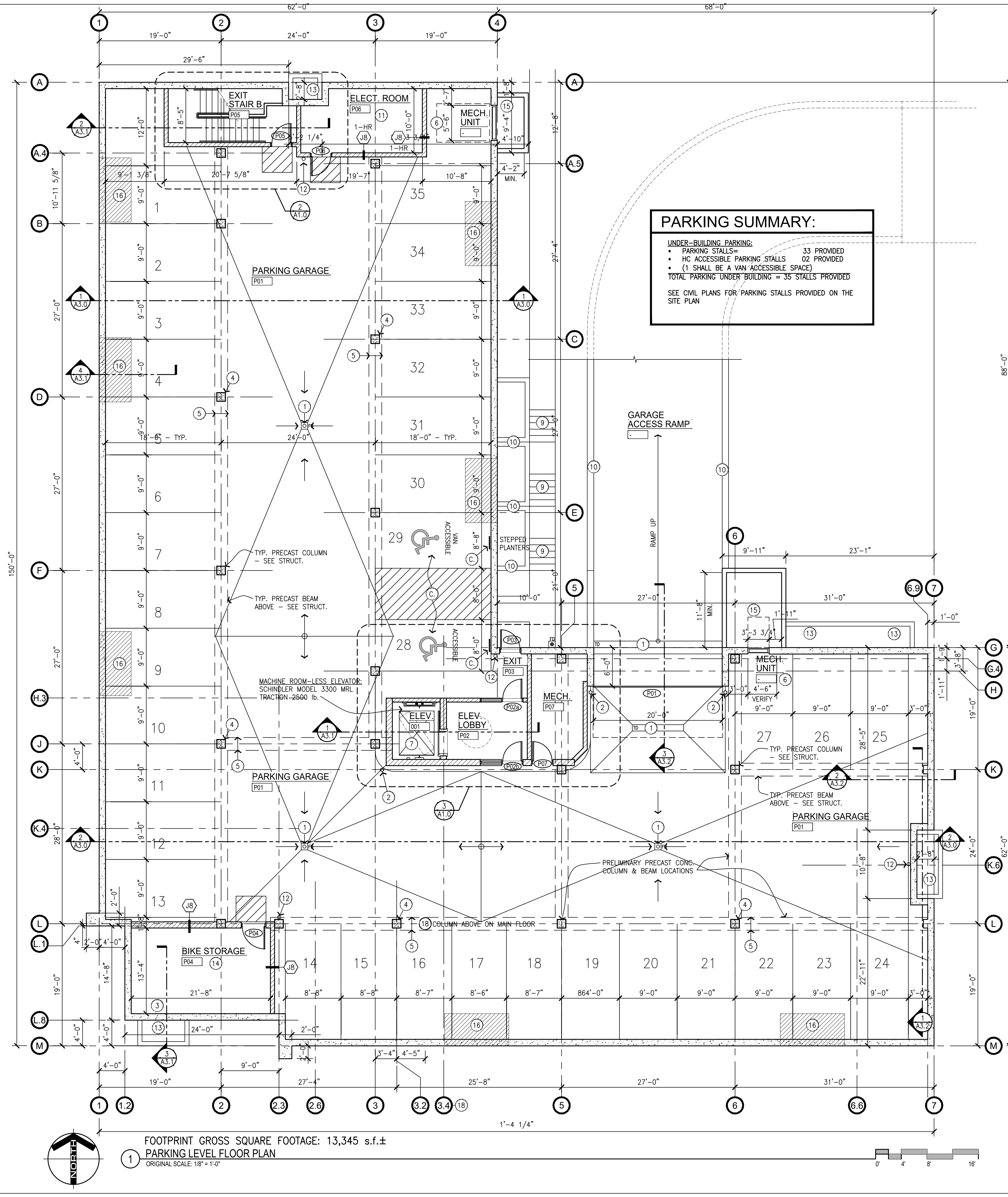
PARKING SUMMARY:

UNDER-BUILDING PARKING:

- PARKING STALLS = 33 PROVIDED
- HC ACCESSIBLE PARKING STALLS 02 PROVIDED
- (1 SHALL BE A VAN ACCESSIBLE SPACE)

TOTAL PARKING UNDER BUILDING = 35 STALLS PROVIDED

SEE CIVIL PLANS FOR PARKING STALLS PROVIDED ON THE SITE PLAN



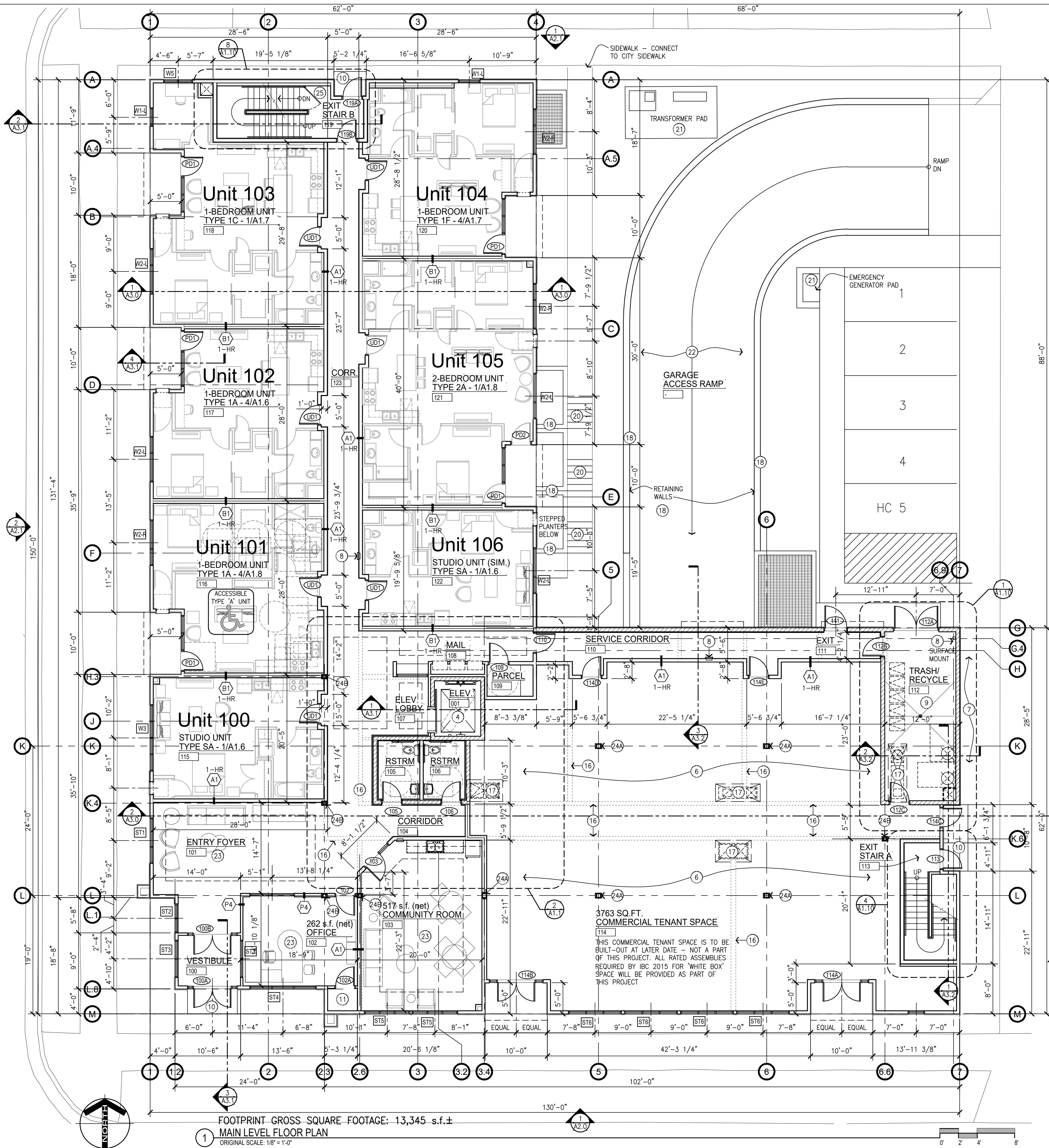
FOOTPRINT GROSS SQUARE FOOTAGE: 13,345 s.f.±
PARKING LEVEL FLOOR PLAN
ORIGINAL SCALE: 1/8" = 1'-0"

Scott Delquist: P:\2019\19-016 Farnam Flats LaCrosse\CAD\Drawing Sheets\A1.0 PARKING LEVEL FLOOR PLAN Monday, June 17, 2019 4:00:09 PM

Contains Ref: \\wera\19-016 Main parking level plan

Contains Ref. Views 19-016 Ref. main level plan
 Contains Ref. Views 19-016 Ref. unit plans

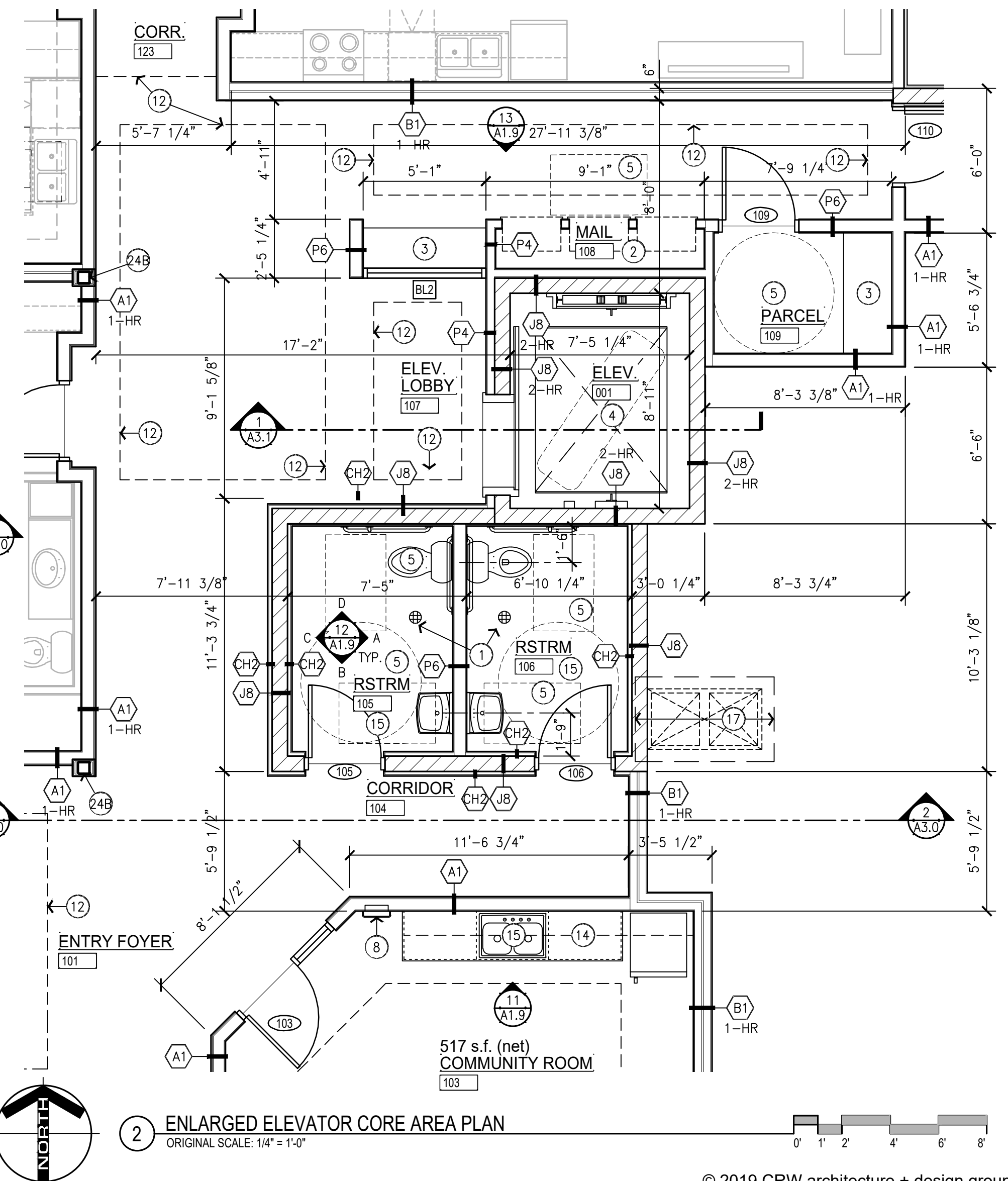
Scott Delquist: P:\2019\19-016 Farnam Flats LaCrosse\CAD\Drawing Sheets\A1.1 MAIN LEVEL FLOOR PLAN Monday, June 17, 2019 4:00:36 PM



1 FOOTPRINT GROSS SQUARE FOOTAGE: 13,345 s.f. ±
 MAIN LEVEL FLOOR PLAN
 ORIGINAL SCALE: 1/8" = 1'-0"

MAIN LEVEL FLOOR PLAN NOTES:

- **NOTES REFERENCED ON THIS DRAWING ARE INDICATED THIS: (N)
- ALL OTHER NOTES REFER TO GENERAL CONDITIONS AND ARE NOT SPECIFICALLY REFERENCED.
- A. DIMENSIONS AT ALL MASONRY WALLS ARE TAKEN TO NOMINAL FACE OF WALL UNLESS NOTED OTHERWISE. SEE STRUCTURAL PLANS FOR ADDITIONAL INTERIOR MASONRY DIMENSIONS.
 - B. ALL INTERIOR MASONRY WALLS TO RECEIVE COREFILL INSULATION.
 - C. DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF WOOD STUDS.
 - D. DIMENSIONS AT INTERIOR PARTITIONS ARE TO FACE OF GYPSUM BOARD.
- 1 FLOOR DRAIN LOCATION. SLOPE FLOOR TO DRAIN(S) AS INDICATED TO PROVIDE POSITIVE DRAINAGE. SEE MECH. FOR FLOOR DRAIN.
 - 2 TENANT MAIL AND PARCEL DELIVERY BOXES
 - 3 PLAM PARCEL/ MAIL COUNTER - TWO THUS
 - 4 MRL ELEVATOR
 - 5 REQUIRED ADA CLEAR FLOOR AREA/ TURNING AREA
 - 6 FUTURE TENANT - FINAL DESIGN & LAYOUT AS PART OF TENANT BUILD-OUT - NOT PART OF THIS PROJECT. RATED DEMISING WALLS, RATED COLUMNS, RATED FLOOR/CEILING ASSEMBLY ABOVE ARE ALL PART OF THIS PROJECT.
 - 7 METER LOCATION - SEE MECH./ELECT. PLANS
 - 8 RECESS MOUNT FIRE EXTINGUISHER - VERIFY FINAL LOCATION W/ LOCAL AUTHORITY HAVING JURISDICTION. G.C. TO PROVIDE RATED RECESS IN WALL OR PROVIDE RATED F.E. CABINET. VERIFY WALL RATINGS W/ CODE ANALYSIS PLANS. SEE 8/A0.1
 - 9 TRASH/RECYCLING AREA - CONTAINERS BY OTHERS
 - 10 CONC.STOOP - SEE CIVIL & STRUCTURAL PLANS
 - 11 MECHANICAL EQUIPMENT - REFER TO M&E PLANS FOR TYPE, SIZE, MOUNTING REQUIREMENTS, ETC.
 - 12 LINE OF GYP. BD. BULKHEAD/SOFFIT ABOVE - SEE REFLECTED CEILING PLANS ON SHEET A5.0
 - 13 WALL/ POST MOUNTED ADA AUTOMATIC DOOR OPENING SYSTEM
 - 14 THE COMMUNITY ROOM COUNTERTOP HEIGHT TO BE A MAXIMUM 34" (2'-10") A.F.F. TO COMPLY W/ ADA
 - 15 ADA COMPLIANT PLUMBING FIXTURES, GRAB BARS, TURNING SPACE AND CLEAR FLOOR AREAS PER ICC 117.1-2009
 - 16 LINE OF CORRIDOR AND DWELLING UNIT PARTITIONS ABOVE
 - 17 AREA OF 2-HR RATED SHAFTS ABOVE. SHAFTS BEGIN IN FLOOR/CEILING ASSEMBLY OF SECOND FLOOR AND CONTINUE TO BOTTOM OF ROOF DECK AT FOURTH FLOOR. TO BE USED IF/WHEN COMMERCIAL SPACE IS OCCUPIED. PRIOR TO USE, BOTTOMS OF SHAFTS ARE TO RECEIVE 2-HR RATED HORIZ. CLOSURES
 - 18 LOCATION OF STRUCTURAL COLUMNS. EACH COLUMN IS TO RECEIVE A 1-HR RATED COLUMN WRAP AS INDICATED ON CONSTRUCTION ASSEMBLIES SHEET A6.3
 - 19 MODULAR BLOCK RETAINING WALL SYSTEM AS DESIGNED BY SUPPLIER.
 - 20 CONCRETE STEPS BELOW - SEE CIVIL DRAWINGS. EACH SET OF STEPS IS TO RECEIVE A CODE-COMPLIANT HANDRAIL EACH SIDE - SEE DETAIL 11/A0.1
 - 21 ELECTRICAL TRANSFORMER AND BACK-UP GENERATOR PADS - SEE CIVIL DRAWINGS FOR SIZE AND FINAL LOCATIONS
 - 22 PARKING LEVEL ACCESS RAMP - SEE CIVIL DRAWINGS FOR DETAILED INFORMATION
 - 23 FURNITURE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY - N.I.C. TO BE PROVIDED AND INSTALLED BY OWNER
 - 24 STEEL COLUMN W/ 1-HR RATED ENCLOSURE. SEE (C2) 1-HR ON SHEET A6.3
 - 24B STEEL COLUMN W/ 1-HR RATED ENCLOSURE. SEE (C2) 1-HR ON SHEET A6.3
 - 25 METAL SELF-CLOSING GATE AT EXIT DISCHARGE - SEE DETAILS 1/A4.3 & 2/A4.3 - 1 GATE REQUIRED



2 ENLARGED ELEVATOR CORE AREA PLAN
 ORIGINAL SCALE: 1/4" = 1'-0"

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 + design group

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 www.crwarchitecture.com

Schoepner
 General Contractor

**Farnam Flats Multi-Family
 Apartments Mixed Use Project**
 LaCrosse, Wisconsin

PROJECT NUMBER	19-016
DATE	06-14-2019
DRAWN BY	SWD
CHECKED BY	JLR
ISSUE / REVISION HISTORY	

MAIN LEVEL FLOOR PLAN
 SHEET NUMBER
A1.1
 OF SHEETS

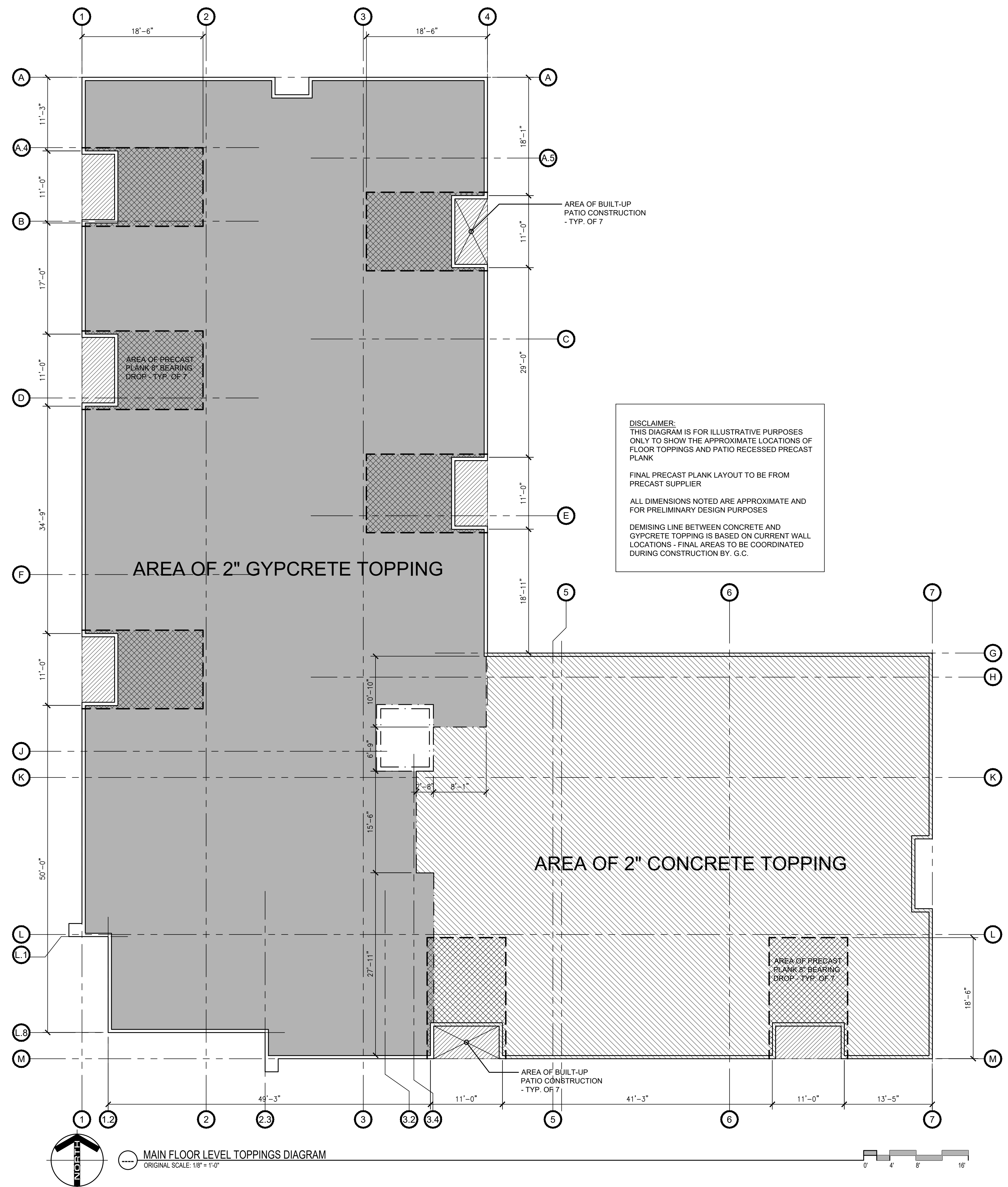
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**Farnam Flats Multi-Family
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MAIN FLOOR LEVEL
TOPPING DIAGRAM

A1.1A



Scott D'Alquist - P:\2019\19-016 Farnam Flats LaCrosse\CAD\Drawing_Sheets\A1.1A MAIN FLOOR LEVEL TOPPING DIAGRAM - Monday, June 17, 2019 4:03:49 PM

Contains Ref: \Works\19-016 Main Topping plan

**Farnam Flats Multi-Family
Apartments Mixed Use Project**
LaCrosse, Wisconsin

PROJECT NUMBER	19-016
DATE	06-14-2019
DRAWN BY	SWD
CHECKED BY	JLR
ISSUE / REVISION HISTORY	

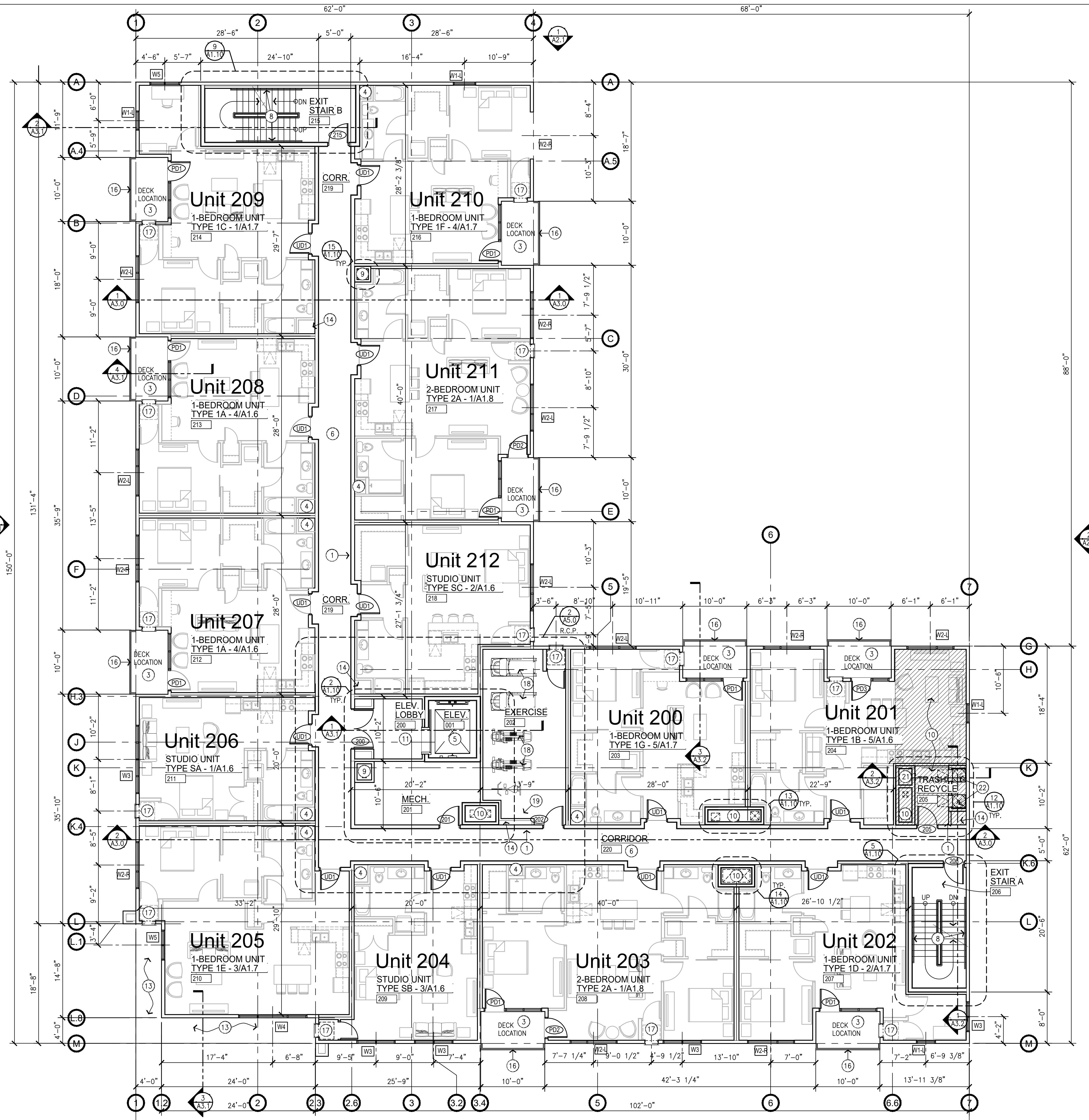
SECOND THRU FOURTH RESIDENTIAL FLOOR LEVEL PLAN NOTES:

****NOTES REFERENCED ON THE DRAWING ARE INDICATED THUS: ○**
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ALL NOTES NOT REFERENCED ON EVERY FLOOR PLAN

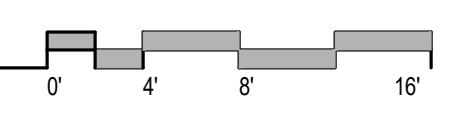
A. DIMENSIONS AT EXTERIOR WOOD STUD WALLS ARE TAKEN TO EXTERIOR FACE OF STUD FRAMING UNLESS NOTED OTHERWISE.
B. DIMENSIONS AT INTERIOR WOOD STUD WALLS ARE TAKEN TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
C. DIMENSIONS AT EXTERIOR OPENINGS ARE TAKEN TO CENTERLINE OF OPENING, EXCEPT AT ALUMINUM ENTRY DOORS, WHICH ARE DIMENSIONED TO ROUGH OPENING (R.O.).
D. SEE UNIT PLANS (SHEETS A1.6 THRU A1.8) FOR ADDITIONAL PLAN INFORMATION.

1 RECESS MOUNT FIRE EXTINGUISHER - VERIFY FINAL LOCATION W/ LOCAL AUTHORITY HAVING JURISDICTION. G.C. TO PROVIDE RATED RECESS IN WALL OR PROVIDE RATED F.E. CABINET. VERIFY WALL RATINGS W/ CODE ANALYSIS PLANS. SEE 8/A0.1
2 NEW JANITOR'S MOP SINK. SEE MECHANICAL PLANS. PROVIDE FRP BOARD 4'-0" IN BOTH DIRECTIONS FROM CORNER AND 4'-0" AFF.
3 DECKS ON FLOOR LEVELS THREE, FOUR & FIVE -W/ PREFINISHED ALUM. RAILING/GUARDRAIL SYSTEM SECURED DECK SURFACE AND SIDE WALLS - G.C. TO COORDINATE REQ'D BLOCKING. WOODEN DECKS SHALL BE PROTECTED BY A FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13.
4 FILL ENTIRE CAVITY/VOID SPACE AND STUD SPACE BEHIND SHOWERS & TUBS w/ BATT INSULATION - TYP.
5 MRL ELEVATOR
6 24"x24" ACOUSTICAL TILE CEILING SYSTEM THIS CORRIDOR
7 LINE OF CANOPY/ ROOF OVERHANG ABOVE - SEE ELEVATIONS
8 STEEL HANDRAIL & BRACKETS - PAINT
9 1-HOUR RATED MECHANICAL PIPE CHASE - SEE MECH.
10 2-HOUR RATED MECHANICAL PIPE CHASE - SEE MECH.
11 FIRE ALARM/SMOKE ALARM SYSTEM IN COMPLIANCE W/ IBC 2015 CODE SECTION 907.5.2.2 AND A TWO-WAY COMMUNICATION SYSTEM IN COMPLIANCE WITH IBC 2015 CODE SECTION 1009.8 SHALL BE INSTALLED AT THIS ELEVATOR LOBBY LOCATION.
12 SHIPS LADDER AND 30"x77" INSULATED ROOF ACCESS HATCH

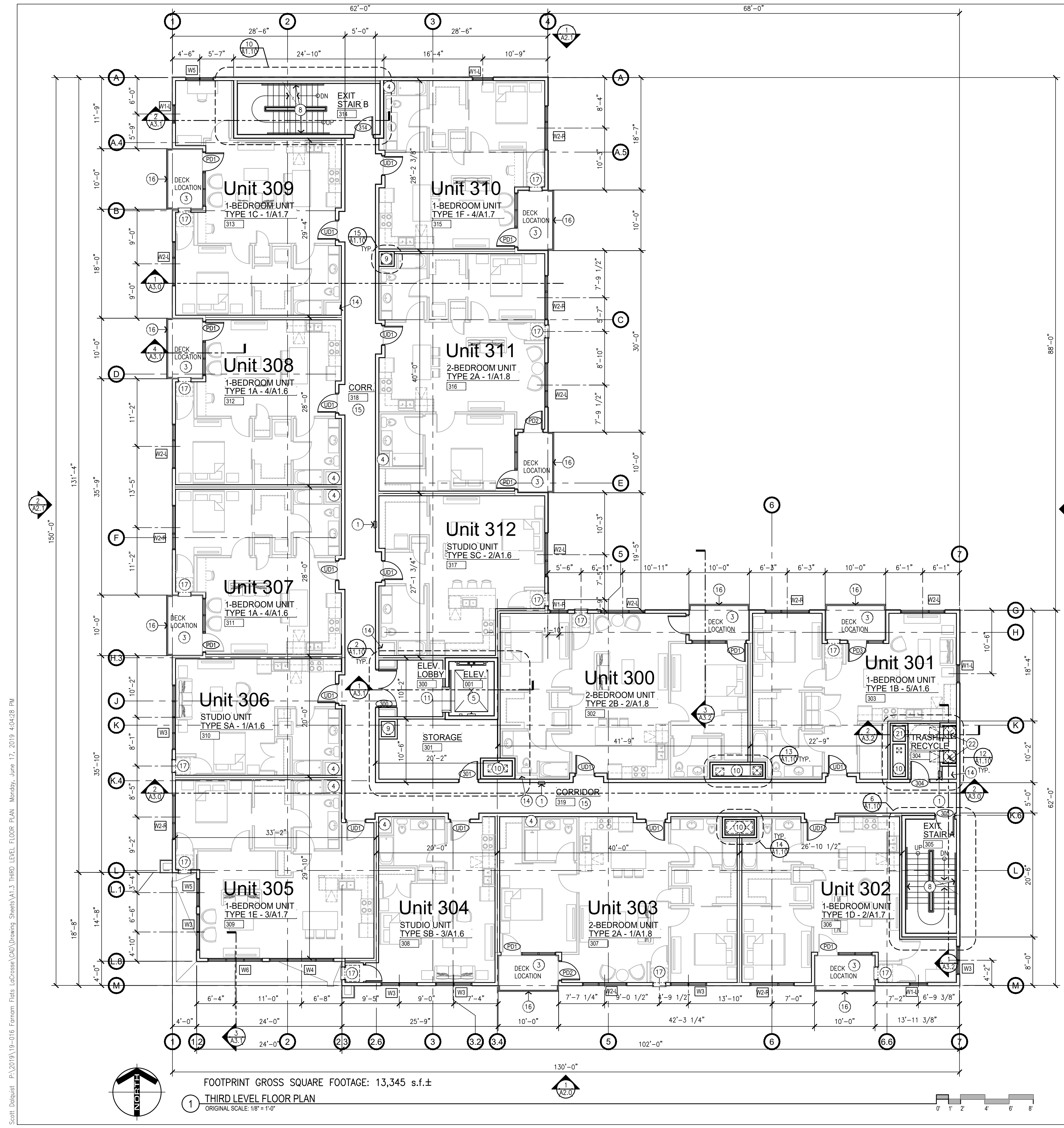
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16 PREFINISHED ALUMINUM RAILING/GUARDRAIL SYSTEM
17 DWELLING UNIT MAGIC-PAK HVAC UNIT - SEE MECH.
18 EXERCISE EQUIPMENT SUPPLIED & INSTALLED BY OWNER - NOT IN THIS CONTRACT
19 HI-LOW ADA COMPLIANT DRINKING FOUNTAIN - SEE PLUMBING PLANS
20 HATCHED AREA REPRESENTS 2-HR RATED FLOOR/ CEILING ASSEMBLY BELOW AS PART OF CEILING FOR TRASH/RECYCLE ROOM ON MAIN FLOOR LEVEL
21 LOCATION OF POSSIBLE FUTURE GREASE DUCT FROM MAIN FLOOR LEVEL TENANT - CLEAN-OUTS @ EACH LEVEL
22 TRASH/ RECYCLE CHUTES W/ SELF-CLOSING DOORS INSTALL PER MNFR. REQUIREMENTS



FOOTPRINT GROSS SQUARE FOOTAGE: 13,345 s.f.±
1 SECOND LEVEL FLOOR PLAN
ORIGINAL SCALE: 1/8" = 1'-0"



Scott Deliquad: P:\2019\19-016 Farnam Flats LaCrosse\CAD\Drawing Sheets\A1.2 SECOND LEVEL FLOOR PLAN Monday, June 17, 2019 4:04:08 PM
Contains Ref.: W:\A\19-016 Mfr second level plan
Contains Ref.: W:\A\19-016 Mfr unit plans
Contains Ref.: W:\A\19-016 Mfr typical res plan notes



FOOTPRINT GROSS SQUARE FOOTAGE: 13,345 s.f.±

1 THIRD LEVEL FLOOR PLAN
ORIGINAL SCALE: 1/8" = 1'-0"

- SECOND THRU FOURTH RESIDENTIAL FLOOR LEVEL PLAN NOTES:**
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 - 2 NEW JANITOR'S MOP SINK. SEE MECHANICAL PLANS. PROVIDE FRP BOARD 4'-0" IN BOTH DIRECTIONS FROM CORNER AND 4'-0" AFF.
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 - 4 FILL ENTIRE CAVITY/VOID SPACE AND STUD SPACE BEHIND SHOWERS & TUBS W/ BATT INSULATION - TYP.
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 - 7 LINE OF CANOPY/ ROOF OVERHANG ABOVE - SEE ELEVATIONS
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 - 9 1-HOUR RATED MECHANICAL PIPE CHASE - SEE MECH.
 - 10 2-HOUR RATED MECHANICAL PIPE CHASE - SEE MECH.
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 - 12 SHIPS LADDER AND 30"x77" INSULATED ROOF ACCESS HATCH
 - 13 ENTRY ROOF BELOW - DRAIN ROOF THRU OVERFLOW SCUPPER
 - 14 APPROXIMATE LOCATION OF ROOF DRAIN LEADERS - VERIFY LOCATIONS AND DISCHARGE LOCATIONS W/ PLUMBING PLANS
 - 15 GYP. BD. CEILING IN THIS CORRIDOR - PAINT
 - 16 PREFINISHED ALUMINUM RAILING/GUARDRAIL SYSTEM
 - 17 DWELLING UNIT MAGIC-PAK HVAC UNIT - SEE MECH.
 - 18 EXERCISE EQUIPMENT SUPPLIED & INSTALLED BY OWNER - NOT IN THIS CONTRACT
 - 19 HI-LOW ADA COMPLIANT DRINKING FOUNTAIN - SEE PLUMBING PLANS
 - 20 HATCHED AREA REPRESENTS 2-HR RATED FLOOR/ CEILING ASSEMBLY BELOW AS PART OF CEILING FOR TRASH/RECYCLE ROOM ON MAIN FLOOR LEVEL
 - 21 LOCATION OF POSSIBLE FUTURE GREASE DUCT FROM MAIN FLOOR LEVEL TENANT - CLEAN-OUTS @ EACH LEVEL
 - 22 TRASH/ RECYCLE CHUTES W/ SELF-CLOSING DOORS INSTALL PER MNFR. REQUIREMENTS

**Farnam Flats Multi-Family
Apartments Mixed Use Project**

LaCrosse, Wisconsin

PROJECT NUMBER	19-016
DATE	06-14-2019
DRAWN BY	SWD
CHECKED BY	JLR
ISSUE / REVISION HISTORY	

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6 24"x24" ACOUSTICAL TILE CEILING SYSTEM THIS CORRIDOR

7 LINE OF CANOPY/ ROOF OVERHANG ABOVE - SEE ELEVATIONS

8 STEEL HANDRAIL & BRACKETS - PAINT

9 1-HOUR RATED MECHANICAL PIPE CHASE - SEE MECH.

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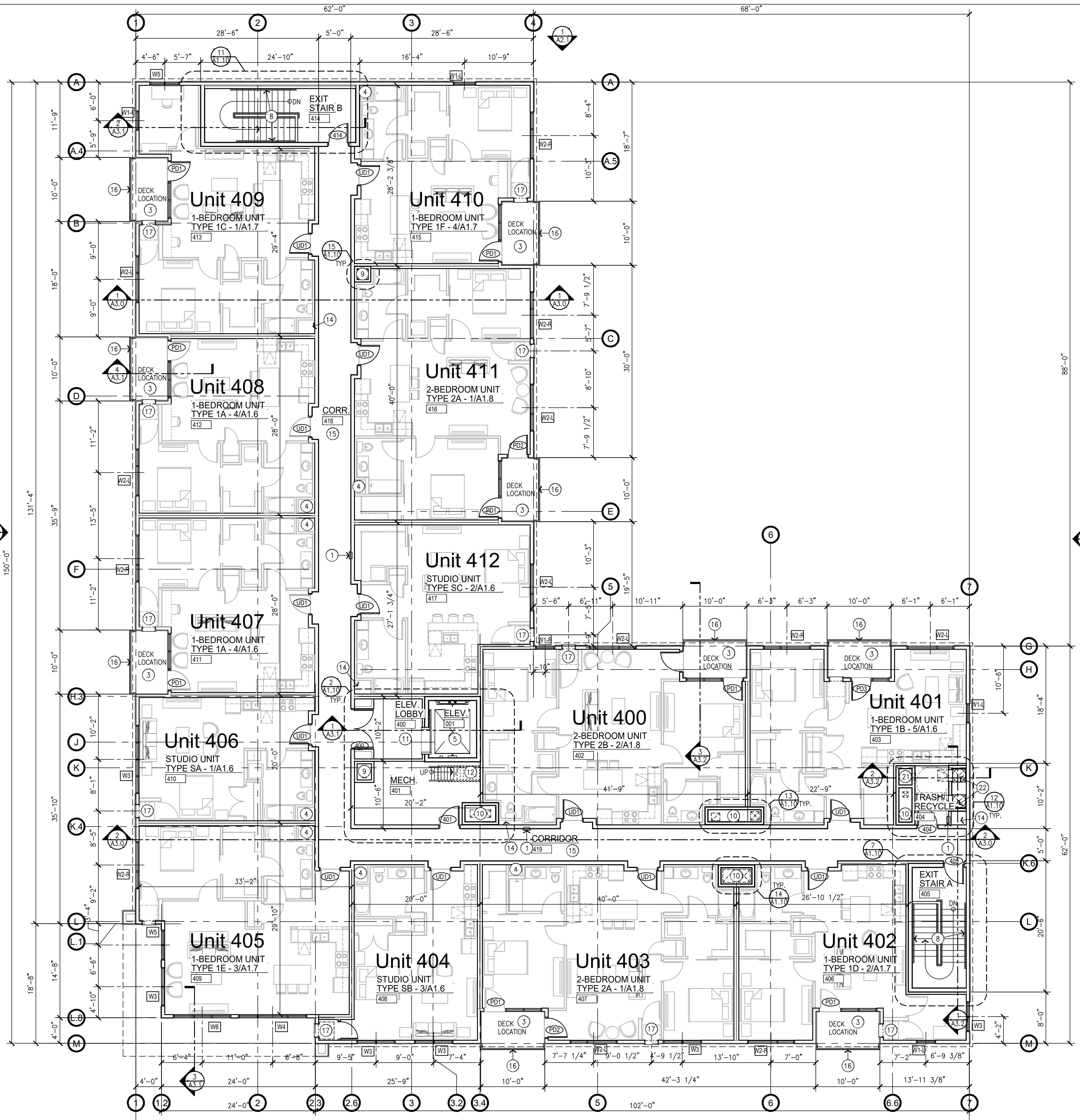
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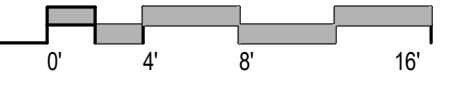
21 LOCATION OF POSSIBLE FUTURE GREASE DUCT FROM MAIN FLOOR LEVEL TENANT - CLEAN-OUTS @ EACH LEVEL

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FOOTPRINT GROSS SQUARE FOOTAGE: 13,345 s.f.±

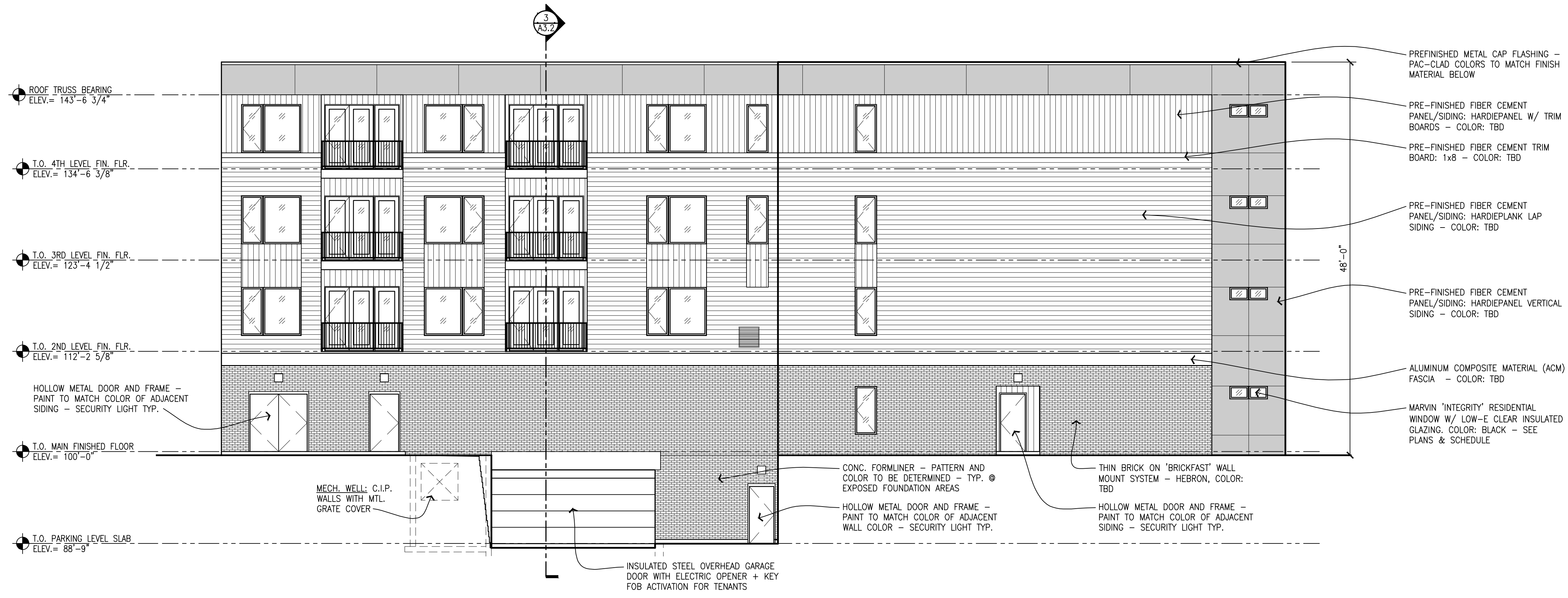
1 FOURTH FLOOR LEVEL FLOOR PLAN
ORIGINAL SCALE: 1/8" = 1'-0"



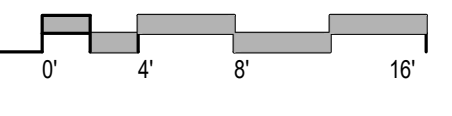
Scott Deliquet: P:\2019\19-016 Farnam Flats LaCrosse\CAD\Drawing Sheets\A1.4 FOURTH LEVEL FLOOR PLAN Monday, June 17, 2019 4:04:48 PM
Contains Ref.: W:\A\19-016 Ref fourth level plan
Contains Ref.: W:\A\19-016 Ref unit plans
Contains Ref.: W:\A\19-016 Ref typical res plan notes

**Farnam Flats Multi-Family
Apartments Mixed Use Project**
LaCrosse, Wisconsin

PROJECT NUMBER	19-016
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CHECKED BY	JLR
ISSUE / REVISION HISTORY	



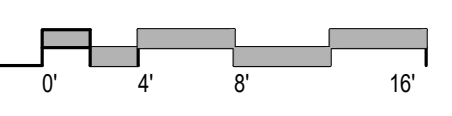
**HOOD STREET FACADE
NORTH ELEVATION**
ORIGINAL SCALE: 1/8" = 1'-0"



7TH STREET CALC:
Per City of La Crosse Commercial Design Standards Handbook,
Page 28., item #5.-
The first floor facade shall include windows to provide visual interest and visual connection to the street. The total area of windows and doors on the street-facing facade, including trim, shall not be less than 20% of the total area of the facade.
TOTAL FACADE = 1533 sf X 20% = 307 sf REQ'D - 561 sf PROVIDED (37%)



**7TH STREET FACADE
WEST ELEVATION**
ORIGINAL SCALE: 1/8" = 1'-0"



Scott DeLuca - P:\2019\19-016 Farnam Flats LaCrosse\CAD\Drawing Sheets\2.1 EXTERIOR ELEVATIONS - Monday, June 17, 2019 4:28:03 PM