DEVIATION FROM PLANS – Any deviation from these plans shall have been consulted with and documented by the supervising professional.

NON–CONTRACT ITEMS – Items may appear on these plans that are done by others and are not part of the Walters Buildings' contract..

STRUCTURAL PERFORMANCE – Walters Buildings and the above engineer's responsibility is limited to the structural performance of the post frame shell and listed items. The parties are not acting as the supervising professional of record for onsite supervision of construction, installation, or inspection. Check with local municipality for any special requirements.

WALTERS BUILDINGS GENERAL SPECIFICATIONS

STRUCTURAL LAMINATED COLUMNS – The No. 2 or better southern yellow pine S4S structural columns used in this Walters Building shall consist of a 3 or
more member, steel plate laminated column, designed to meet the structural load requirements. The 2x6, 2x8, 2x10 or 2x12 lumber is kiln–dried to a
19% moisture content. The members for use in contact with the soil shall be pressure treated to a retention of 0.8 pounds of Copper Chromate
Arsenate Type C, oxide type formulation, as listed in American Wood Preservers Assoc. Standard U1. The treatment process shall be as described in the current AWPA Standard U1 Commodity Specification A, Use Category 4B. Splices in columns shall conform to Jack Walters & Sons Corp. Standard details and the columns shall bear a permanent Jack Walters & Sons Corp. stamp in a visible location. Wisconsin DILHR Material Approval No. 201610–W.

FOOTINGS AND ANCHORAGE – Column holes are dug 4 feet minimum depth below grade and ready–mix concrete pads or dry concrete pads are poured in place (Note plans for size and type). One 9" – #4 rod is inserted 3" from the bottom of the column. Additional concrete–mix is poured around the base of the column then back filled with soil and compacted at 8" intervals.

SPLASHBOARDS – Splashboards are S4S #2 or better Southern Pine, pressure treated to a net retention of 0.4 pounds per cubic foot with Smart SenseTM copper based treatment. Approved for G–90 galvanized protected connectors and for aluminum contact. Building code compliant – NER #628. One row is furnished for building on a level grade. Smart SenseTM is a trademark of S–T–N Holdings, Inc.

FRAMING – Side girts are 2" x 6" S4S 1650 MSR or better Spruce Pine Fir spaced approximately 32" o.c. with all joints staggered at attachment to columns. Roof purlins are 2" x 4" S4S 1650 MSR or better Spruce Pine Fir spaced on edge approximately 24" o.c. All other framing lumber is standard grade or better.

ROOF TRUSSES – Factory assembled with 16 or 20 gauge galvanized steel Alpine truss plates as required and graded kiln dried lumber as specified. In–plant quality control inspection is conducted under the auspices of the Truss Plate Institute. Trusses are designed with current standards and specifications for the stated loading.

BRACING – 2" x 6" bracing in all unobstructed corners. 2" x 4" lateral truss ties and 2" x 6" end bracing as required.

GUTTERS – 5" box type gutters, color to match trim, on both side of the building.

ROOFING PANELS – Structural Steel Grade 80 with G–90 Sheet, pretreatment, urethane primer, and Modified silicon polyester topcoat. Conforms to ASTM A 653.

SIDING PANELS – Structural Steel Grade 80 with G–90 Sheet, pretreatment, urethane primer, and Modified silicon polyester topcoat. Conforms to ASTM A 653.

TRIM – Die formed trim of Structural Steel Grade 80 with G–90 Sheet, pretreatment, urethane primer, and Modified silicon polyester topcoat on gables, ridges, corners, base, windows and doors.

SKYLIGHTS – 0.06" nominal translucent FRP Alsynite/Structoglas Building Panel. These panels are used as exterior eavelight, skylight or roof panel applications.

FOUNDATION PLACEMENT NOTES – All footings shall be placed on undisturbed virgin soil remaining consistent with the 3,000 psf soil bearing capacity. If any loose soil is found at footing locations notify engineer at once so adjustments to footings can be made accordingly, as may be necessary. Backfill around columns above footings shall be placed in 8" maximum depth layers and thoroughly compacted. Backfill material shall remain consistent with the 200 psf presumed lateral soil pressure. Typical soil types meeting the requirements include firm sand and loose sandy gravel. Backfill of excavated holes in soil around wood columns may be made with concrete at contractors option.

ERECTION NOTES – All wood members must be properly braced until the complete structural system has been completed. The contractor must refer to TPI publication BCSI–B10 POST FRAME SUMMARY SHEET, "POST FRAME TRUSS INSTALLATION & TEMPORARY RESTRAINT / BRACING" for erection, handling and bracing guidance. Also refer to the truss detail for permanent lateral bracing requirements. All lateral bracing specified on the truss detail are intended to provide lateral restraint for individual truss members only. There is additional permanent structural bracing shown on the plans. For guidelines regarding truss bracing, see TPI publication BCSI–B10 POST FRAME SUMMARY SHEET, "POST FRAME TRUSS INSTALLATION & TEMPORARY RESTRAINT / BRACING". Additional permanent structural bracing is specified on the drawings and must be installed as shown. Permanent bracing is supplied as part of the building package. Erection bracing is supplied by the erection contractor.

SITE WORK – The building site shall be graded to provide drainage away from the building. Maintain the grade levels shown on the plan around the building.

SOIL BEARING VALUES – Foundations shall not be placed prior to confirmation of the soil type at a depth of 5 feet below the bottom of the footing. The presumed soil bearing value for footing design is 3,000 PSF.

PLACEMENT – All below grade concrete or Sakrete footings to bear on firm, dry, virgin soil or compacted granular fill in uniform layers not exceeding 8" in depth after compaction. Each layer shall be uniformly spread and compacted at the optimum moisture content to a dry density that is at least 90% of the maximum density.

STRUCTURAL STEEL – Design shall conform to the latest AISC Specifications.

STRUCTURAL STEEL – Design shall conform to the latest AISC Specifications.

MASONRY WORK – All masonry work shall be performed by skilled workmen in a competent manner. Joints shall be clean, straight, plumb, level and uniform. Chipped, cracked and broken units shall not be used. Transverse reinforcing shall be used every second course of all masonry block walls. Provide three solid courses for bearing. "Dur–O–Wall" shall be standard weight. Lap all reinforcements 8 inches. All masonry shall conform to ACI 530–11/ASCE 5–11/TMS 402–11.

WOOD – All wood design shall conform to ANSI/AF&PA NDS–2015.

CONCRETE – Design mixes shall be obtained from the following:
1. Strength to be a minimum of 3000 PSI at 28 days for walls and footings.
2. Strength to be a minimum of 3500 PSI at 28 days for floor slabs.
3. Slump not to exceed 4 inches.
Concrete placement shall be in accordance with ACI 318–14.

REINFORCING STEEL – Steel reinforcing shall meet the requirements of the "Standard Specifications" for:
1. Billet–Steel Concrete Reinforcing Bars Grade 60 (ASTM designation A–615).
2. All steel bars shall meet the requirements of ASTM designation A–615. All welded wire mesh for concrete reinforcement shall meet the requirement shall meet the requirements set forth in Standard Specification (ASTM designation A–185). The reinforcement shall not be painted and must be free from grease, dirt or deep rust when placed in the work. To prevent rust, the material must be protected from moisture. The reinforcement shall be protected by the proper thickness of concrete. Where not otherwise shown, the thickness of concrete over the reinforcement shall be :
A. Where concrete is deposited against the ground without the use of forms, the thickness of concrete shall not be less than 3 inches.
B. Where concrete is exposed to weather, the thickness of concrete shall not be less than 1 1/2 inches.
C. In columns or pedestals not exposed to weather or ground, the thickness of concrete shall not be less than 1 1/2 inches.
Reinforcing steel shall be placed in accordance with CRSI Standards.

ANCHOR BOLTS – The contractor shall set all anchor bolts to receive the building. The bolts shall be the size as shown or required and shall be set with the use of a template. They may be drilled into place as allowed. The anchor bolts must be set or drilled into CONCRETE with a minimum strength of 3,000 PSI at 28 days. Many states require a ½" bolt with a minimum of 7" embedment.

EXIT SIGN – Sign shall have an illumination intensity of not less than 5 foot–candles. Exit signs shall be illuminated at all times. To ensure continued illumination for a duration of not less than 90 minutes in case of primary power loss. Per IBC 1003.2.10.1, exit signs are not required in rooms or areas which require only one exit. Provide an approved type illuminated sign bearing the word "EXIT" in 6" high letters above all doors shown as a circled letter "E" with four radiated dashes.

MEANS OF EGRESS ILLUMINATION – The intensity of floor lighting shall not be less than 1 foot–candle at the floor level.

ATTIC DRAFTSTOPS – Maintain attic draftstops every 3,000 sq. ft. Minimum attic access opening is 20"x30".

Check required door & window rough openings before framing.

WALK DOORS – Solid Blank Polyurethane Foam Core or With Double Pane Window. WINDOWS – Double Pane Clear Thermal Break Metal Frame Windows. OVERHEAD DOORS – Thermal Core.

HEATING AND VENTILATING – All work shall be done in strict accordance with state and local codes. Others shall submit separate plans and calculations for approval.

ELECTRICAL – All work shall be done in strict accordance with state and local codes. Electrical work in not part of this plan.

PLUMBING – All work shall be done in strict accordance with state and local codes. Provide thermal protection (insulation) of pipes under lavatory. Plumbing work is not part of this plan.

DRINKING FACILITIES – Drinking facilities (not in toilet rooms) must be provided in all public buildings.

Exterior cracks, joints, and holes in the buildings envelope are caulked, gasketed, weatherstripped, or otherwise sealed. Interior finish of walls & ceiling shall have a flame spread rating of less than 200. Interior finish Class III Rating – flame spread rating less than 200 and smoke development rating of less than 450.

Fire walls non–combustilbe penetrations – shall be tested in accordance with ASTM E119 as part of fire resistance rated assembly or shall be protected by an approved through penetration fire stop system. Combustible penetrations – combustible pipes etc., shall be tested in accordance with ASTM E119 or shall be protected by an approved through penetration fire stop system. Fire dampers – any dampers through fire walls need a three–hour rating.

SOUND & INSULATION – Exposed shall have a flame spread rating of 25 or less and smoke development rating of 450 or less. Concealed shall have a flame spread rating of 75 or less and a smoke development rating of 450 or less. Vapor retarder shall be installed to the warm side of the insulation.

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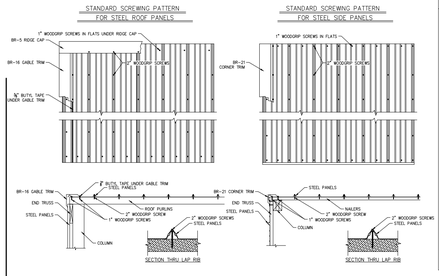

ABBREVIATIONS

ABV	Above	L.A.V.	Lavatory
AFF	Above Finish Floor	LVR	Louver
ASPH	Asphalt	MAS	Masonry
BD	Base Board	MIL	Millimeter(s)
BBP	Blocking Between Purlins	M.O.	Masonry Opening
BIT	Bituminous	NBW	Not By Walters Buildings
BLK(G)	Block(ing)	N.I.C.	Not In Contract
BOT	Bottom	N.T.S.	Not To Scale
BRG	Bearing	O.C.	On Center(s)
B.S.	Both Sides	OHD	Overhead Door
℄	Centerline	O/O	Out to Out
CFT	Cubic Foot	PERI	Perimeter
CH	Ceiling Height	PL	Property Line
CLOS	Closet	PSF	Pounds per Square Foot
COM	Common	PSI	Pounds per Square Inch
CMU	Concrete Masonry Unit	P.T.	Pressure Treated
d	Penny	R.C.	Raised Chord
DBL	Double	R.O.	Rough Opening
Ea.	Each	R.O.W.	Right of Way
E.E.	Each End	S.C.	Straight Chord
E.F.	Each Face	S.O.G.	Slab on Grade
E.W.	Each Way	SQR.	Square
F.D.	Floor Drain	STP.	Steel Transfer Plate
F.E.	Fire Extinguisher	T&G	Tongue & Groove
F.O.	Framed Opening	T.O.L.	Top of Ledger
FT	Feet	T.O.W.	Top of Wall
GA	Gage, Gauge	TYP	Typical(ly)
GTE	Grade to Eave	TRTD	Treated
GTH	Grade to Heel	U.O.N.	Unless Otherwise Noted
GV	Galvanized	WH	Water Heater
IN.	Inch	WWF	Welded Wire Fabric
LAM	Laminated		

FASTENING SCHEDULE

BUILDING ELEMENT	NAIL OR STAPLE SIZE & TYPE	NUMBER & LOCATION
Floor Construction		
Built–up girders & beams	20d common	32" o.c. direct
Bridging to joists	8d common	2 ea. direct end
Floor joists to studs	10d common	5 direct or 3 direct
Floor joists to studs(w/ceiling joist)	10d common	2 direct
Floor joists to sill or girder	8d common	3 toe nail
Ledger strip	16d common	3 ea. direct joist
1" subflooring(6" or less)	8d common	2 ea. direct joist
1" subflooring(8" or more)	8d common	3 ea. direct joist
2" subflooring	16d common	2 ea. direct joist
Particleboard underlayment(1/4"–3/4")	6d annular threaded	6"o.c. direct edges & 12"o.c. intermediate
Wood structural panel subflooring		
(1/2" or less)	6d common or 6d annular/spiral thread	6"o.c. direct edges & 12"o.c. intermediate
(19/32" – 3/4")	8d common or 6d annular/spiral thread	6"o.c. direct edges & 12"o.c. intermediate
(7/8" – 1–1/8")	10d common or 8d ring shank	6"o.c. direct edges
	8d annular or spiral thread	6"o.c. intermediate
(1/2" or less)	16ga galvanized wire staples	4"o.c. edges & 7" o.c. intermediate
(19/32" , 5/8")	3/8" min. crown, 1–5/8" length	2–1/2"o.c. edges & 4"o.c. intermediate
Wall Construction		
Stud to sole plate	8d common	4 toe nail
	16d common	2 direct nail
Stud to cap plate	16d common	2 toe nail or 2 direct nail
Double studs	10d common	12"o.c. direct
Corner studs	16d common	24"o.c. direct
Sole plate to joist or blocking	16d common	16"o.c.
Interior–braced wall sole plate–parallel joist	16d common	12"o.c.
Double cap plate	10d common	16"o.c. direct nail
Cap plate laps	10d common	2 direct nail
Ribbon strip, 6" or less	10d common	2 ea. direct bearing
Ribbon strip, 6" or more	10d common	3 ea. direct bearing
Diagonal brace (to stud & plate)	8d common	2 ea. direct bearing
Interior–braced wall top plate–joist/blocking	10d common	12"o.c.
Tail beams to headers(nailing permitted)	20d common	1 ea. end 4 sq.ft. floor area
Header beams to trimmers(nailing permitted)	20d common	1 ea. end 8 sq.ft. floor area
Continuous header to stud	8d common	4 toe nail
Continuous header, two pieces	16d common	16"o.c. direct
Roof & ceiling construction		
Ceiling joists to plate	16d common	3 toe nail
Ceiling joists (laps over partition)	10d common	3 direct nail
Ceiling joists (parallel to rafter)	10d common	3 direct nail
Collar beam	10d common	3 direct
Roof rafter to plate	8d common	3 toe nail
Roof rafter to ridge	16d common	2 toe nail or direct nail
Jack rafter to hip	10d common	3 toe nail
	16d common	2 direct nail
1" roof decking (6" width or less)	8d common	2 ea. direct rafter
1" roof decking (over 6" width)	8d common	3 ea. direct rafter
Wall & roof sheathing		
1" wall sheathing (8" width or less)	8d common	2 ea. direct stud
1" wall sheathing (over 8" width)	8d common	3 ea. direct stud
1/2" fiberboard sheathing	1–1/2" GV roofing nail or 6d common 16ga staple, 1–1/8" w/min crown of 7/16"	3"o.c. exterior edge, 6"o.c. intermediate
25/32" fiberboard sheathing	1–3/4" GV roofing nail or 8d common or 16ga staple, 1–1/2" w/min crown or 7/16"	3"o.c. exterior edge, 6"o.c. intermediate
Gypsum sheathing	12ga 1–1/4" large head, corrosion resistant	4"o.c. on edge, 8"o.c. intermediate
Gypsum sheathing (seismic tracing)	11ga 1–3/4"long 7/16"head, diamond point GV	4"o.c. all bearing points
Particleboard wall sheathing(1/2" or less)	6d common	6"o.c. direct edges & 12"o.c. intermediate
Particleboard wall sheathing(5/8" or less)	8d common	6"o.c. direct edges & 12"o.c. intermediate
Wood structural panel roof & wall sheathing		
(1/2" or less)	6d common(walls); 8d common(roofs)	6"o.c. direct edges & 12"o.c. intermediate
(19/32"–1")	8d common	6"o.c. direct edges & 12"o.c. intermediate
(1" or greater)	10d common	6"o.c. direct edges & 12"o.c. intermediate
(1/2" or less)	16ga GV wire staples, 3/8"min. crown length of 1"+panel thickness	4"o.c. edges & 8"o.c. intermediate
(19/32", 5/8")	same as immediately above	2–1/2"o.c. edges & 5"o.c. intermediate
Shingles	#14 B&S ga corrosion resistant	2 ea. bearing
Weatherboarding	8d corrosion resistant	2 ea. bearing

Note A: Single nails shall penetrate not less than 3/4" into nailing strips, sheathing or supporting construction except as otherwise provided for in Section 1507.0.
Note B: For regions having a basic wind speed of 90 mph or greater where the main roof height is less than 25 ft. and for regions having basic wind speed of 80 mph or less, nails which attach wood structural panel roof sheating to gable end wall framing shall be spaced 6" o.c. Where basic wind speed is greater than 80 mph, nails which attach panel roof sheathing to intermediate supports shall be spaced 6" o.c. of a minimum of a 48" distance from ridges, eaves & gable end walls; & 4" o.c. to gable end wall framing.
Note C: For regions having a basic wind speed of 90 mph greater, 8d deformed shank nails shall be utilized to attach wood structural panel roof sheathing to framing within a minimum 48" distance from gable end walls provided the mean roof height is between 25' and 35'. For roof heights greater than 35' in a 90 mph or greater wind region, attachment of wood structural panel roof sheathing shall be designed for the wind loads in Section 1609.0.
Note D: Nails shall be spaced 6" o.c. direct to panel edges and 6" o.c. to intermediate supports where panel spans are 48" o.c. or greater.
Note E: 1" = 25.4mm, 1' = 304.8mm.

SHEET INDEX

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REVISIONS:

OWNER: SUSAN A. BUTE

PROJECT: MINI-STORAGE

LOCATION: 2110 ENTERPRISE AVE LA CROSSE, WI

SALES REP / DEALER: DAVE RUDRUD

DRAWN BY: JES ON: 7/23/2019

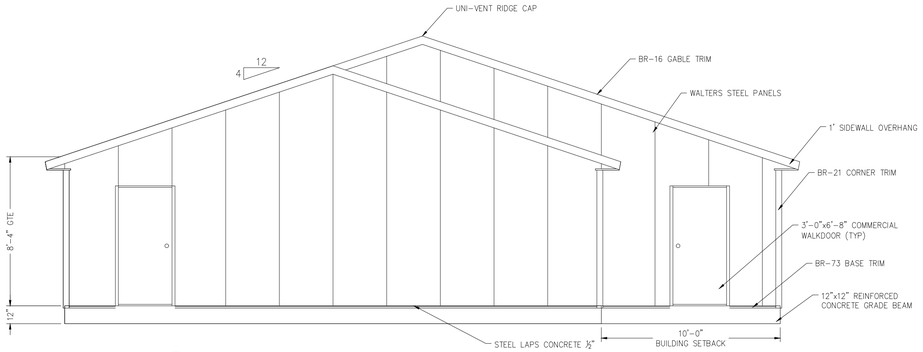
ESTIMATED BY: EST

LAST SAVED BY: JSCHNEIDER ON: 7/23/2019

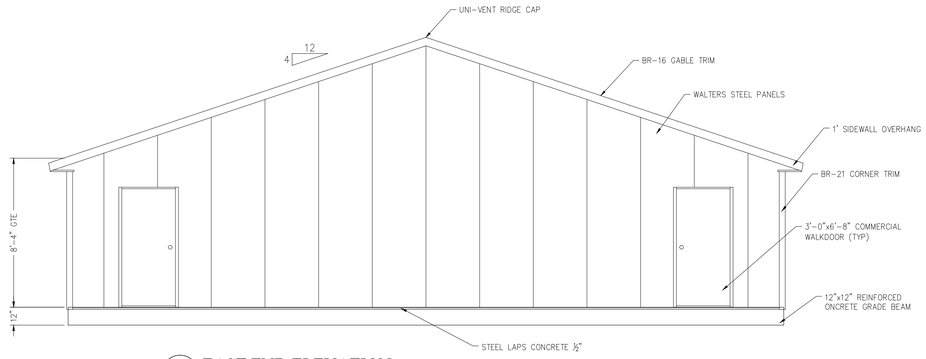
SCALE:

JOB NUMBER: P98–1153

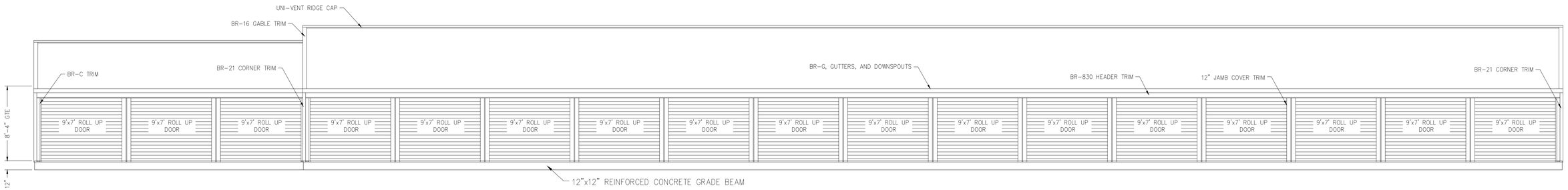
SHEET NUMBER: A1



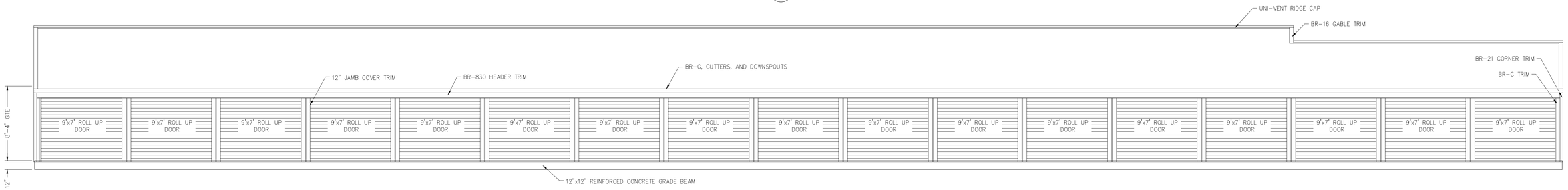
1 / A2 WEST END ELEVATION
SCALE: 1/4" = 1'-0"



2 / A2 EAST END ELEVATION
SCALE: 1/4" = 1'-0"



3 / A2 SOUTH SIDE ELEVATION
SCALE: 3/16" = 1'-0"



4 / A3 NORTH SIDE ELEVATION
SCALE: 3/16" = 1'-0"

I HAVE REVIEWED THE PRELIMINARY DRAWINGS.	
CUSTOMER SIGNATURE:	DATE:
WALTERS REPRESENTATIVE:	DATE:
COMMENTS:	
I UNDERSTAND THAT CHANGES MAY BE NECESSARY DUE TO CODE AND/OR STRUCTURAL REQUIREMENTS.	
ALL DRAWINGS ARE INTELLECTUAL PROPERTY OF WALTERS BUILDINGS UNTIL SOLD	

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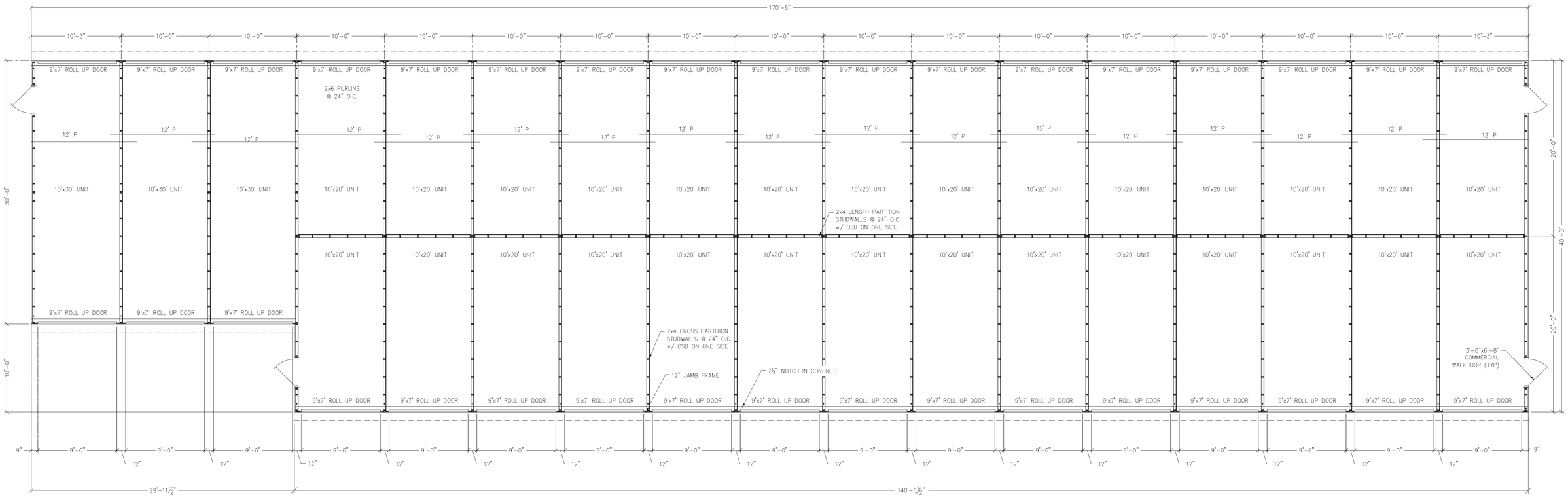
SHEET NUMBER: A2



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CUSTOMER SIGNATURE: DATE:
WALTERS REPRESENTATIVE: DATE:
COMMENTS:
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1 / A3 FRAMING PLAN
SCALE: 3/16" = 1'-0"

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SCALE:

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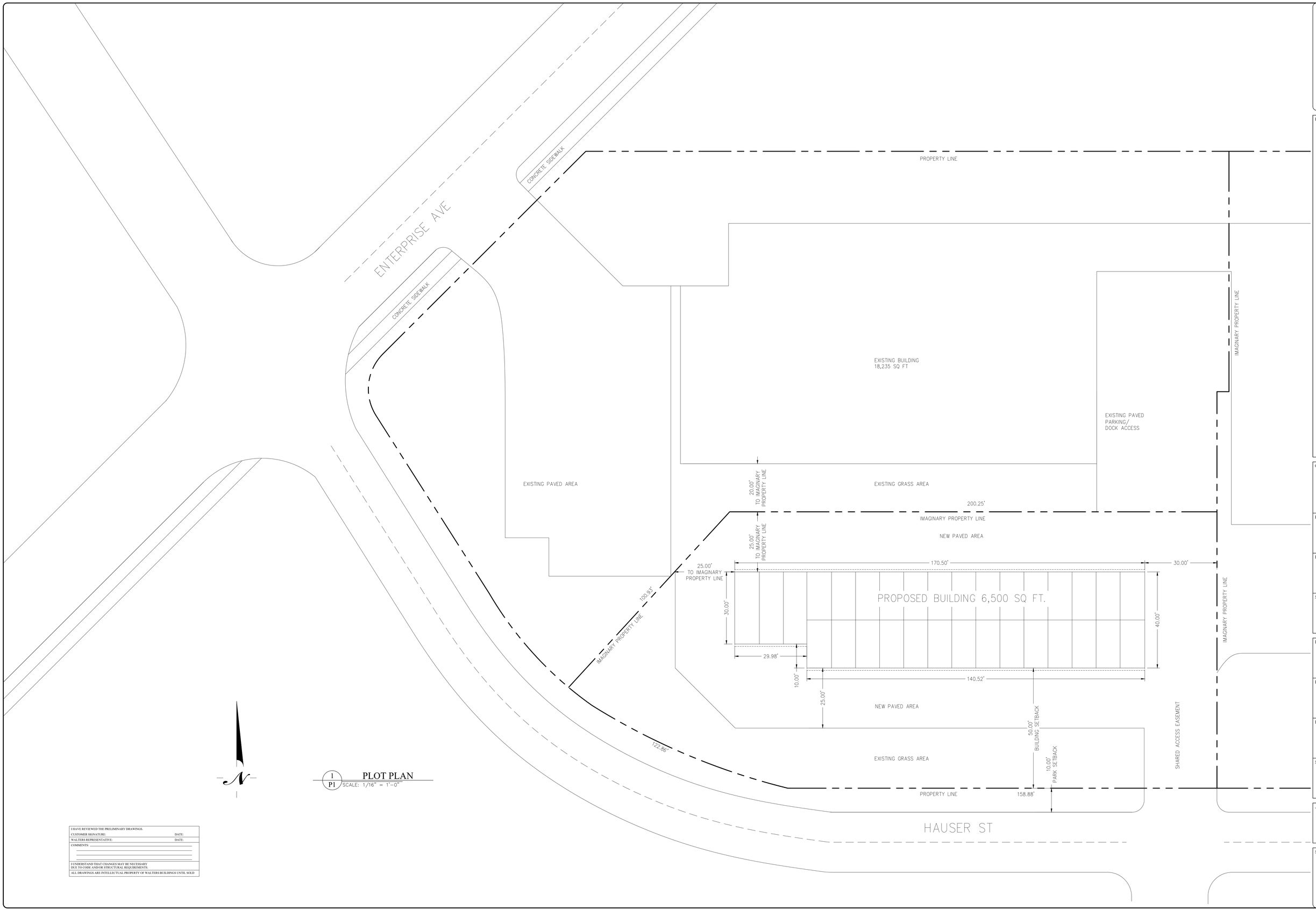
SHEET NUMBER: A3



1 / P1 PLOT PLAN
SCALE: 1/16" = 1'-0"

I HAVE REVIEWED THE PRELIMINARY DRAWINGS.	
CUSTOMER SIGNATURE:	DATE:
WALTERS REPRESENTATIVE:	DATE:
COMMENTS:	
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LOCATION:
2110 ENTERPRISE AVE
LA CROSSE, WI

SALES REP / DEALER:
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SHEET NUMBER:
P1