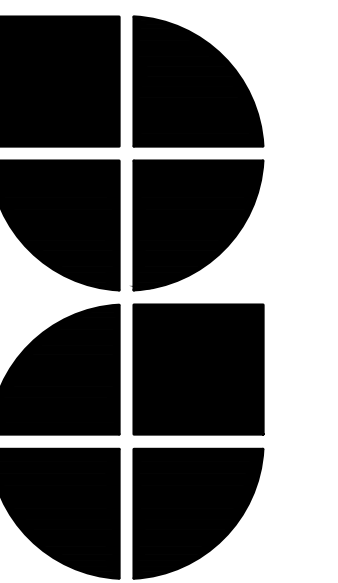


# BENSON PROPERTIES

22 UNIT APARTMENT COMPLEX  
326 WEST AVENUE NORTH  
LA CROSSE, WISCONSIN 54601

ARCHITECTURAL DESIGN

2809 S. Losey Blvd.  
La Crosse, WI 54601  
Ph.: 608-785-1750  
Fax: 608-785-1751



GENERAL NOTES, STRUCTURAL DATA  
CODE INFORMATION, SHEET INDEX  
SITE LIGHTING LANDSCAPE PLAN  
LANDSCAPE NOTES & SCHEDULE

Date : 03.11.19

Drawn by : kkt

Checked by : gk

Revisions : 03.14.19

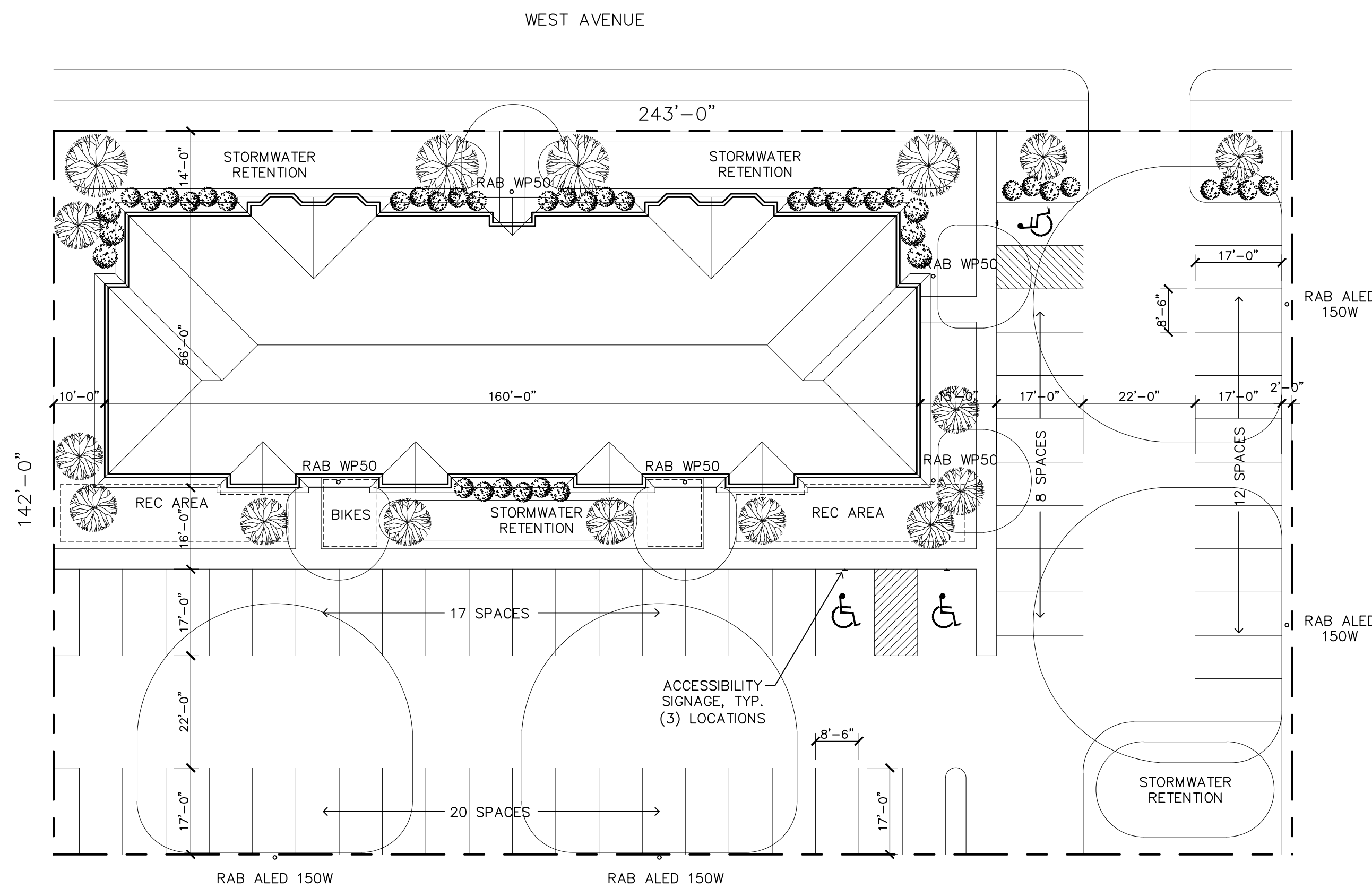
BENSON PROPERTIES

22 UNIT APARTMENT AND OFFICE COMPLEX

T1

SYMBOLS	
<b>KEYNOTE REFERENCE:</b>	
KEYNOTE NUMBER	
<b>HEIGHT REFERENCE:</b>	
REFERENCE POINT ELEVATION	
<b>DETAIL REFERENCE:</b>	
DRAWING NUMBER	
SHEET NUMBER	
<b>REVISION INDICATOR:</b>	
REVISION NUMBER	
<b>SECTION REFERENCE:</b>	
DRAWING NUMBER	
SHEET NUMBER	
<b>WALL TYPE REFERENCE:</b>	
WALL TYPE	
<b>ELEVATION REFERENCE:</b>	
DRAWING NUMBER	
SHEET NUMBER	
<b>LINE TYPES:</b>	
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
DWG.	DRAWING
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EQ.	EQUAL
EXIST.	EXISTING
F.D.	FLOOR DRAIN
FDN	FOUNDATION
FTG.	FOOTING
G.C.C.	GENERAL CONTRACTOR
GA.	GAUGE
GEN.	GENERAL
GYP. BD.	GYPSUM 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



1 SITE LIGHTING & LANDSCAPE PLAN  
1" = 20'-0"

## GENERAL NOTES

- \* OCCUPANCY - R2 APARTMENT
- \* CONSTRUCTION - TYPE VB
- \* SOIL BEARING - 2,000 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 IBC 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, UNLESS NOTED OTHERWISE ON THE FLOOR PLANS. BALANCE OF ALL OTHER INTERIOR WALLS TO HAVE 1/2" GYPSUM BOARD.
- \* ALL WALLS CONTAINING PLUMBING TO BE 2 X 6, 16" O.C., BALANCE OF WALLS TO BE 2 X 4, 16" O.C. UNLESS NOTED OTHERWISE.
- \* 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 WISCONSIN ENGINEER AND ANCHORED TO WALL ACCORDINGLY.
- \* EACH BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW COMPLYING W/ IBC SECT. 1029, STYLE TO BE SLIDE-BY, SIZES GIVEN ARE NOMINAL, MIN. CLEAR OPENING WIDTH OF 20" AND HEIGHT OF 24".
- \* WALL AND FLOOR CONSTRUCTION TO HAVE STC RATING OF 50 AIR BORNE NOISE LIMITATIONS 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 1. 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.
- \* ENTRY DOORS TO BE MASONITE MAPLE VENEER IN TIMELY FRAMES.
- \* ALL WINDOWS TO BE JELD-WEN SLIDERS UNLESS NOTED OTHERWISE.
- \* INTERIOR DOORS TO BE PRE-HUNG 3-PANEL MAPLE DOORS. SEE PLAN FOR LOCATION OF RATED DOOR ASSEMBLIES.
- \* NATURAL FINISH POPLAR "RANCH" BASE AND CASING.
- \* 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.
- \* EXIT STAIRWAYS & EXIT CORRIDOR CEILINGS TO BE CAPPED W/ 1-HOUR ASSEMBLY UL U-305.
- \* EXIT & ACCESS DOORS TO BE MARKED WITH APPROVED EXIT SIGNAGE WITH 90-MINUTE CONTINUOUS ILLUMINATION IN CASE OF POWER LOSS.

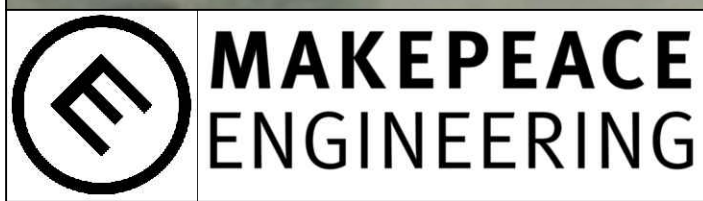
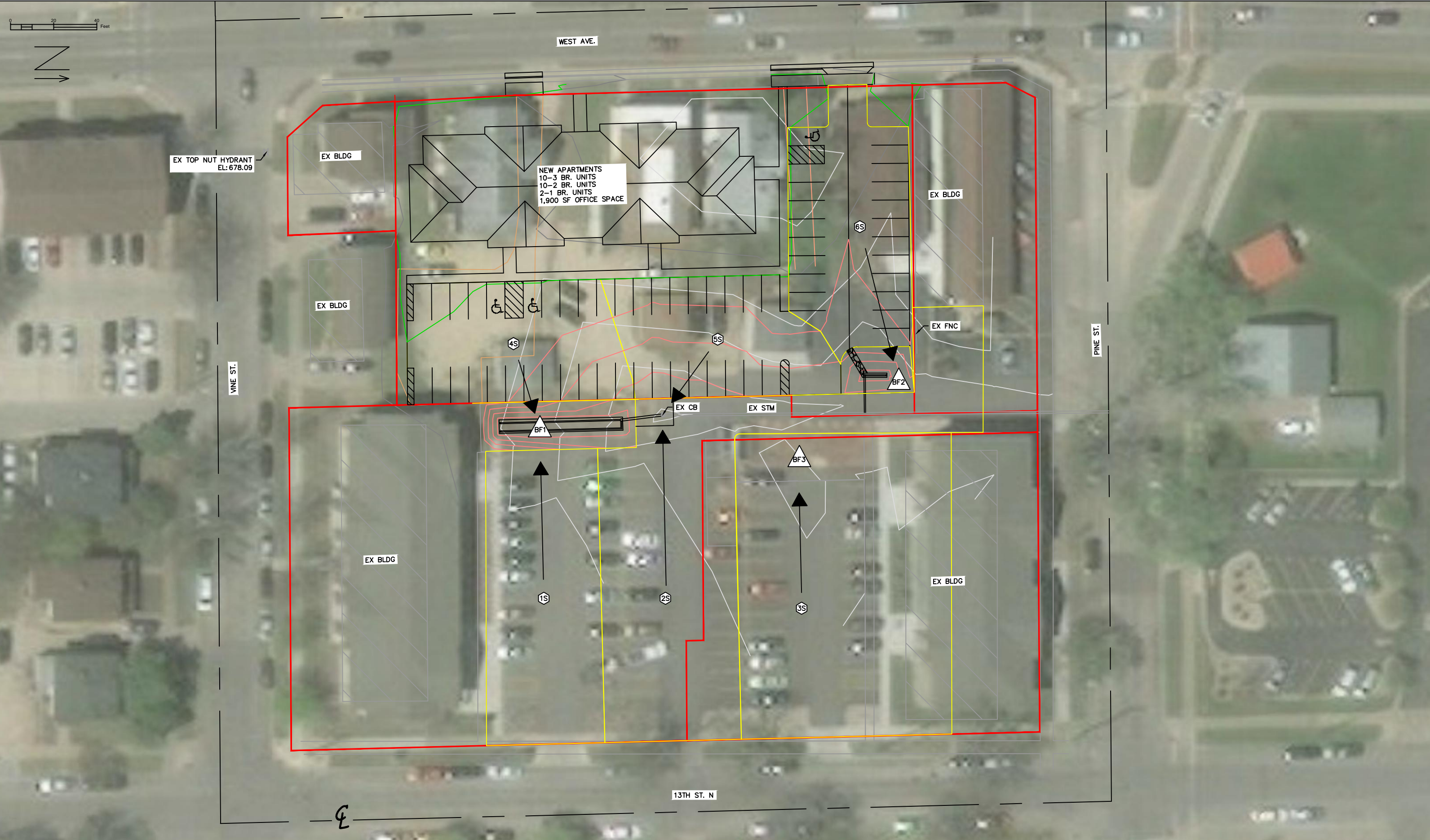
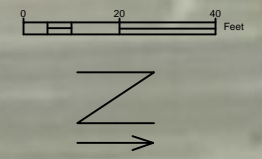
## CODE INFORMATION

- BUILDING TYPE:  
R2 - APARTMENT
- CONSTRUCTION TYPE:  
VB - FULLY SPRINKLERED, NFPA 13R
- BUILDING AREA AND HEIGHT:  
- ALLOWABLE - 2 STORIES, 7,000 SF/ FLOOR  
- ACTUAL - 3 STORIES, 8,450 SF/ FLOOR  
- AREA INCREASE:  
If =  $[F/P - 0.25] \times W/30$   
If =  $63 \times 0.32$   
If =  $[401/457 - 0.25] \times 24.68/30$   
If = .5166  
Aa = A1 + [A1 X If]  
Aa = 7000 + [7000 X .5166]  
Aa = 10,616 SF
- TRAVEL DISTANCE TO EXIT:  
- 250' WITH SPRINKLER
- NUMBER OF EXITS:  
- MINIMUM 2 PROVIDED  
- 4 EXITS PROVIDED
- EXIT WIDTH:  
- 0.2" PER OCCUPANT - 144" 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'  
PROTECTED / NO LIMIT

## SHEET INDEX

### ARCHITECTURAL

- |    |  |
|----|--|
| T1 | SITE LIGHTING AND LANDSCAPE PLAN<br>GENERAL NOTES, CODE INFORMATION<br>SHEET INDEX |
| C1 | SUBCATCHMENTS  |
| C2 | GRADING PLAN   |
| C3 | EROSION CONTROL PLAN   |
| C4 | CONSTRUCTION DETAILS   |
| A1 | FIRST FLOOR PLAN<br>ENLARGED KITCHEN PLAN<br>CASEWORK ELEVATIONS                   |
| A2 | SECOND FLOOR PLAN<br>ENLARGED TOILET PLAN<br>STANDARD MOUNTING HEIGHTS             |
| A3 | THIRD FLOOR PLAN   |
| A4 | FOUNDATION PLAN<br>FOUNDATION DETAILS  |
| A5 | FLOOR FRAMING PLANS  |
| A6 | ROOF FRAMING PLAN  |
| A7 | EXTERIOR ELEVATIONS<br>BUILDING SECTIONS   |



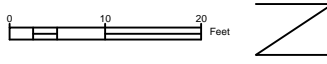
816 2ND AVENUE S  
 SUITE 800  
 ONALASKA, WI 54650  
 608.881.6030

PINE ST. APARTMENTS  
 BENSON MANAGEMENT, INC.  
 LA CROSSE, WI 54601

03/08/2019

SUBCATCHMENTS

DATE	REVISION	DESCR.



WEST AVE.

CONSTRUCT NEW CONC SW  
MATCH EX BACK OF SW

REMOVE EX DRIVE RAMP  
CONSTRUCT MATCHING C&G  
CONSTRUCT MATCHING SW

CONSTRUCT NEW CONC SW

REMOVE EX DRIVE RAMP  
CONSTRUCT MATCHING C&G  
CONSTRUCT MATCHING SW

LANDING

CONSTRUCT NEW CONC SW

LANDING

NEW APARTMENTS  
FFE: 675.70  
52 BEDROOM APARTMENT  
1,900 SF OFFICE AREA

LANDING

LANDING

CONSTRUCT NEW CONC SW

CONSTRUCT NEW ASPH PARKING LOT

CONSTRUCT NEW ASPH PARKING LOT

ASPH FL

RIVER STONE FLUME

8" OVERFLOW  
RIM EL: 670.75

BIOFILTER  
27 SF  
BOTTOM EL: 670.64  
1-6" UNDERDRAIN W/ CLEANOUT

SAWCUT 6" BACK FROM EDGE OF EX ASPH  
MATCH EXISTING

SAWCUT 6" BACK FROM EDGE OF EX ASPH  
MATCH EXISTING

CONNECT TO EX CB  
RIM EL: 670.76

SAWCUT FULL DEPTH  
SEE ASPHALT PATCH DETAIL

- CONVERT EX STM WATER BMP TO BIOINFILTRATION DEVICE
- EXCAVATE TO 0.5 FT STORAGE DEPTH. ALLOW FOR 0.25 FT BETWEEN OVERFLOW AND LOWEST ADJACENT GRADE
  - EXCAVATE AND ADD 2 FT ENGINEERED SOIL BELOW STORAGE DEPTH
  - INSTALL 6" UNDERDRAINS, 12" OVERFLOW & PLANTINGS IN ACCORDANCE WITH BIOFILTER DETAIL
  - SIDE SLOPES NOT TO EXCEED 2:1

EX STM WATER BMP

EX BLDG

PINE ST.



**MAKEPEACE  
ENGINEERING**

816 2ND AVE. S  
SUITE 800  
ONALASKA, WI 54650  
608.881.6030

PINE ST. APARTMENTS  
BENSON MANAGEMENT, INC.  
LA CROSSE, WI 54601

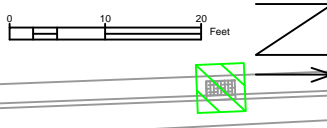
03/08/2019

GRADING PLAN

DATE	REVISION	DESCR.

2

4



WEST AVE.

- EROSION CONTROL NOTES**
1. THE EROSION CONTROL ON THIS PLAN HAS BEEN PREPARED AS A GUIDE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, MODIFYING & IMPLEMENTING AN ALTERNATE EROSION CONTROL PLAN BASED ON THEIR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
  2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES, AND SHALL BE MAINTAINED TO ENSURE PROPER FUNCTION THROUGHOUT, AND AFTER, CONSTRUCTION, UNTIL THE SITE HAS ACHIEVED 100% VEGETATION.
  3. SEE SPECIFICATIONS FOR EROSION CONTROL MEASURES & RECORDING. MAINTENANCE OF EROSION CONTROL IS REQUIRED UNTIL 100% VEGETATION IS ESTABLISHED. ADDITIONAL EROSION CONTROL MAY BE NEEDED (EROSION MAT, SILT FENCE, ETC.). VERIFY WITH PROJECT MANAGER.
  4. CONTRACTOR TO COORDINATE WEEKLY INSPECTION REPORTS ON ALL EROSION CONTROL MEASURES, AND AFTER A 0.5" RAIN EVENT IN ANY 24-HOUR PERIOD.
  5. TEMPORARY BERMS SHALL BE CONSTRUCTED TO DIRECT RUNOFF TO TEMPORARY SEDIMENT BASINS.
  6. ADJACENT STREETS AND ROADWAYS MUST BE SWEEPED TO KEEP THEM FREE OF SEDIMENT. CONTRACTOR MUST MONITOR CONDITIONS AND SWEEP AS NEEDED OR WITHIN 24 HOURS OF NOTICE BY THE CITY.
  7. ALL DISTURBED GROUND LEFT INACTIVE FOR 14 OR MORE DAYS MUST BE STABILIZED BY SEEDING, MULCH OR SODDING.
  8. ALL SOIL STOCKPILES MUST BE ENCLOSED WITH SILT FENCE AND SEEDED IF LEFT INACTIVE FOR 14 OR MORE DAYS.
  9. CONTRACTOR SHALL ADJUST THE APPROPRIATE STRUCTURAL AND NON-STRUCTURAL BMP'S BASED ON CONSTRUCTION PROGRESS. ADJUSTMENT SHALL BE BASED ON MEETING THE REQUIREMENTS OF THE EROSION CONTROL PERMIT. BMP'S SHALL BE INSTALLED AND MAINTAINED ACCORDING TO EROSION CONTROL WDNR TECHNICAL STANDARDS.
  10. CONTRACTOR SHALL PROVIDE APPROPRIATE PLANNING AND PREVENTATIVE MEASURES TO PREVENT POLLUTION FROM CONSTRUCTION SITE OPERATIONS INCLUDING BUT NOT LIMITED TO MATERIALS, STAGING, WASTE, WASHOUT AREAS, EQUIPMENT FUELING AND MAINTENANCE, AND SPILL PREVENTION AND CONTROL.
  11. A COPY OF THIS EROSION CONTROL PLAN SHALL BE KEPT ON-SITE DURING ALL LAND-DISTURBING CONSTRUCTION ACTIVITIES.

EX BLDG


EX BLDG

EX BLDG

EX BLDG

EX CB

PINE ST.

 SEED, MULCH & FERTILIZE (DNR TECH. STD. 1058 & 1059)



816 2ND AVE. S  
SUITE 800  
ONALASKA, WI 54650  
608.881.6030

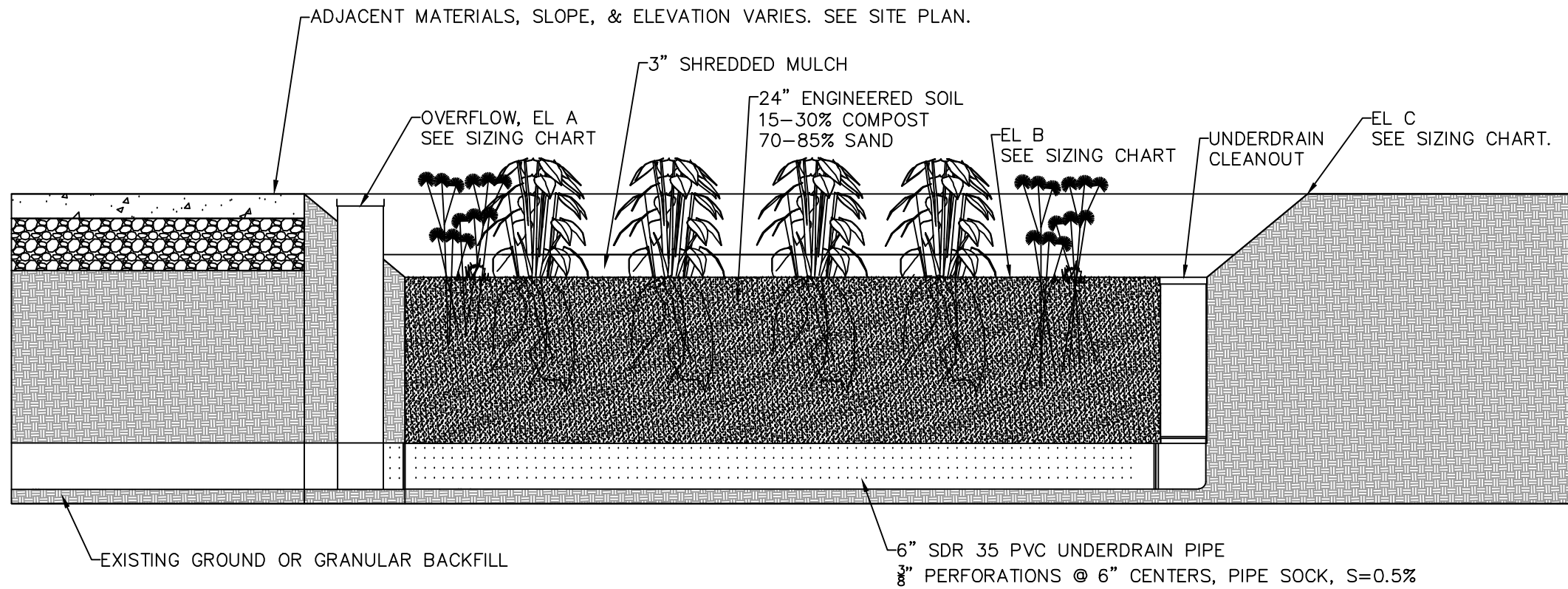
PINE ST. APARTMENTS  
BENSON MANAGEMENT, INC.  
LA CROSSE, WI 54601

03/08/2019

EROSION CONTROL PLAN

DATE	REVISION	DESCR.	
			3
			4

# BIOFILTER



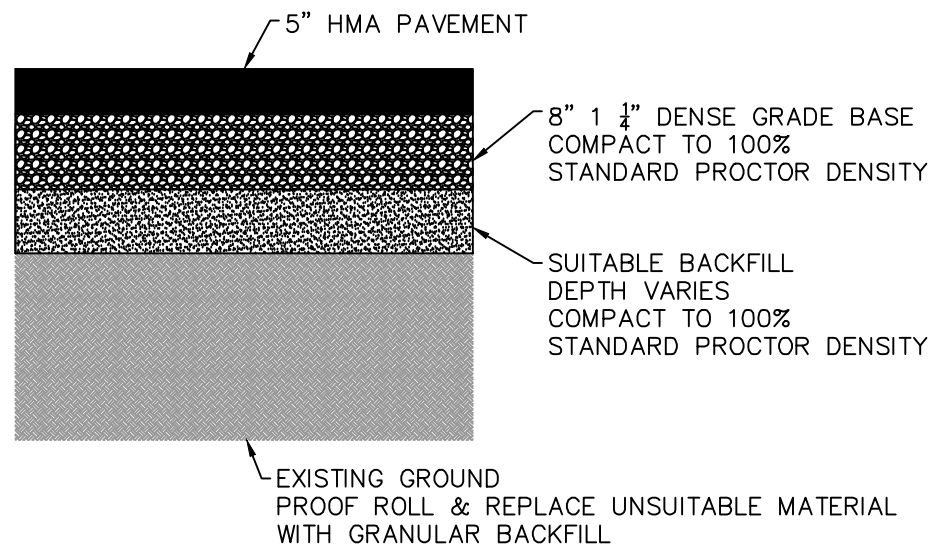
CONSTRUCT BIOFILTER IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1004

- PROVIDED AS CONCEPT ONLY. ACTUAL INSTALLATION DETAILS FOR ADJACENT MATERIALS VARY AND ARE SHOWN ON THE SITE PLAN.
- PLANT WITH NATIVE DECORATIVE GRASSES AND PLANTS.
- PLUGS SHALL BE PLACED 1' ON CENTER.
- PLANT SELECTION SHALL BE BASED ON ENGINEERED SOIL COMPOSITION AS WELL AS NATIVE SOIL CONDITIONS BENEATH THE ENGINEERED SOIL LAYER.
- SELECTED PLANTS SHALL BE DEEP ROOTED.
- SELECTED PLANTS SHALL BE APPROVED BY OWNER PRIOR TO PLANTING.

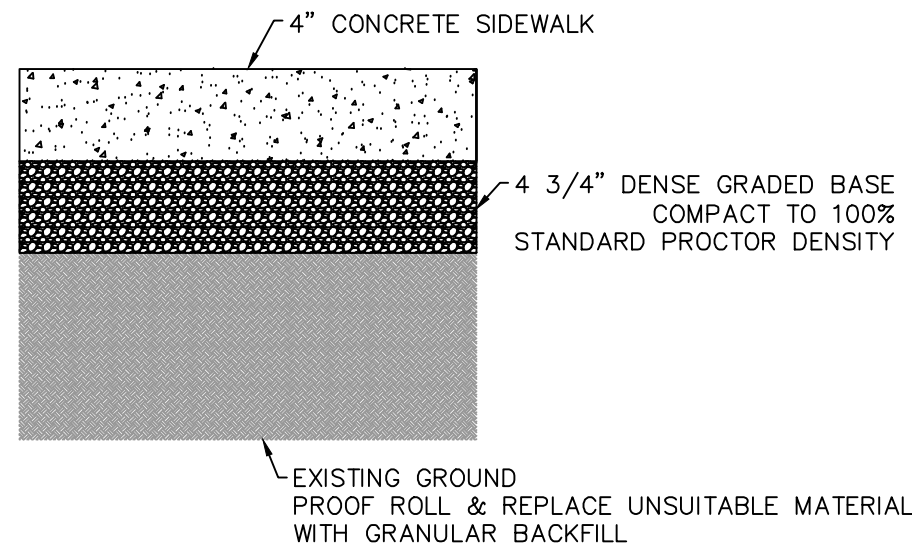
## BIOFILTER SIZING CHART

DEVICE	OVERFLOW DIAMETER	A	B	C
BF1	12"	671.11	670.61	671.36
BF2	8"	671.64	670.64	672.14

## PAVEMENT SECTION DETAILS

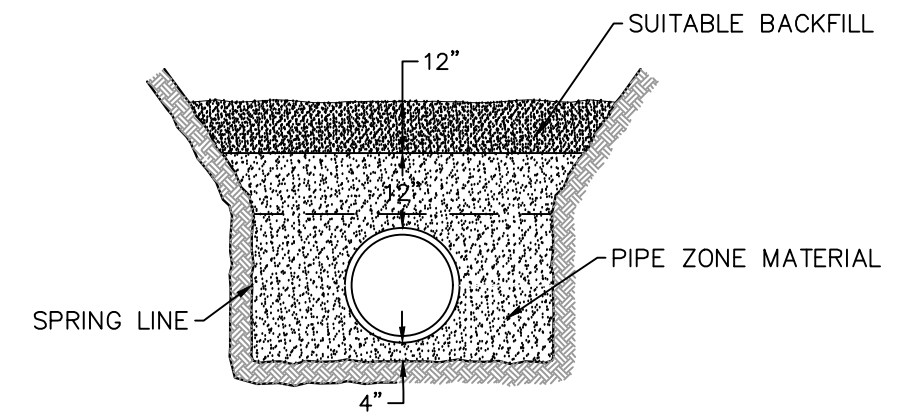


HMA PAVEMENT

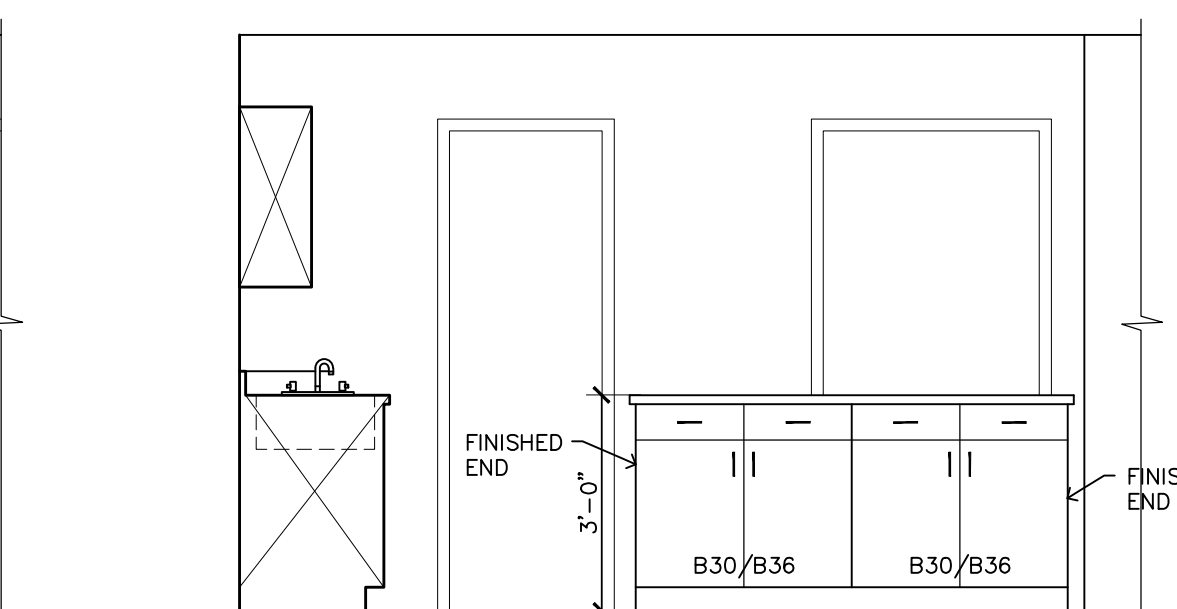
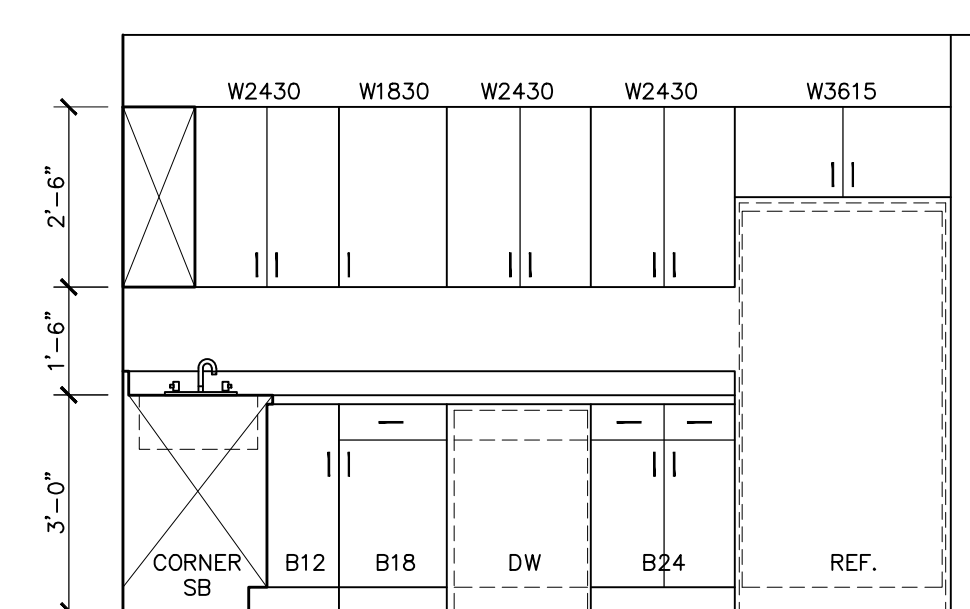
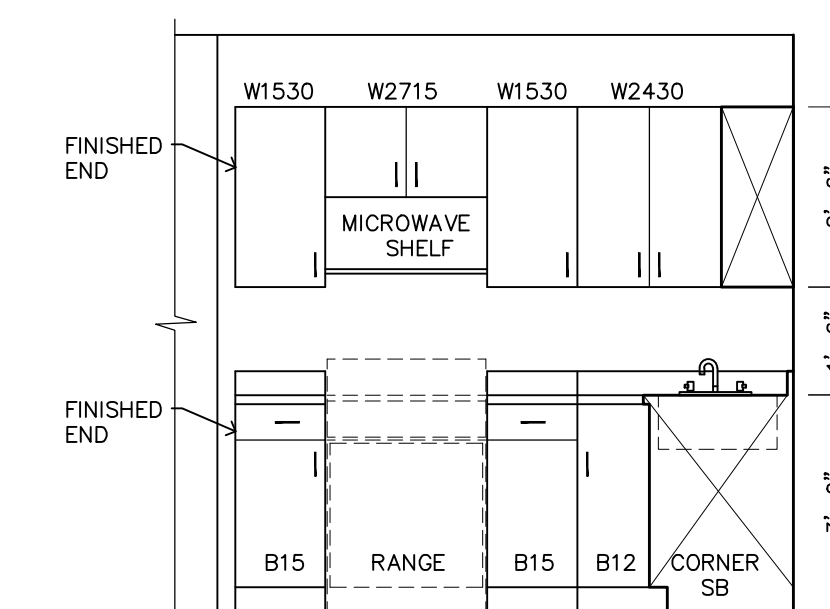
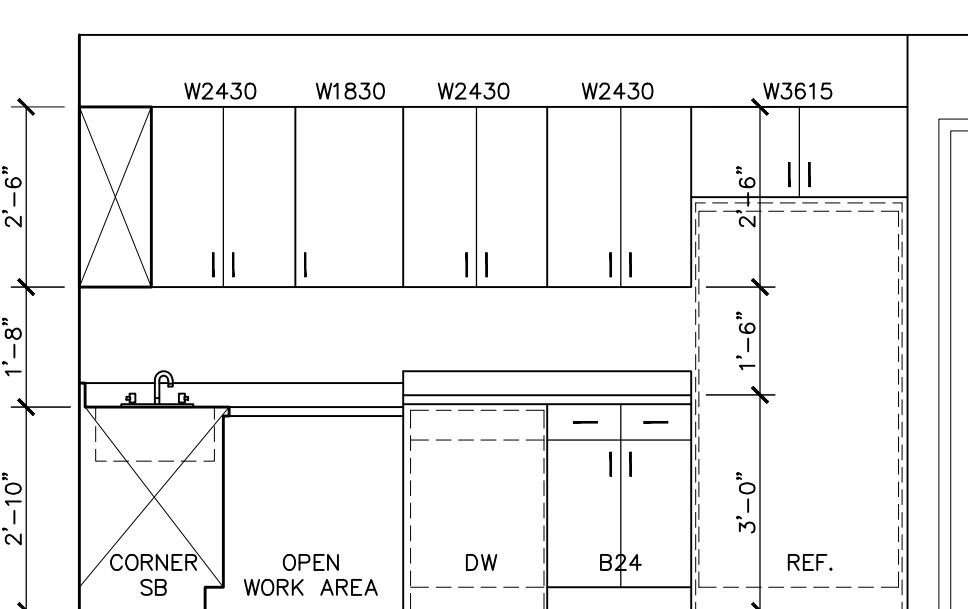
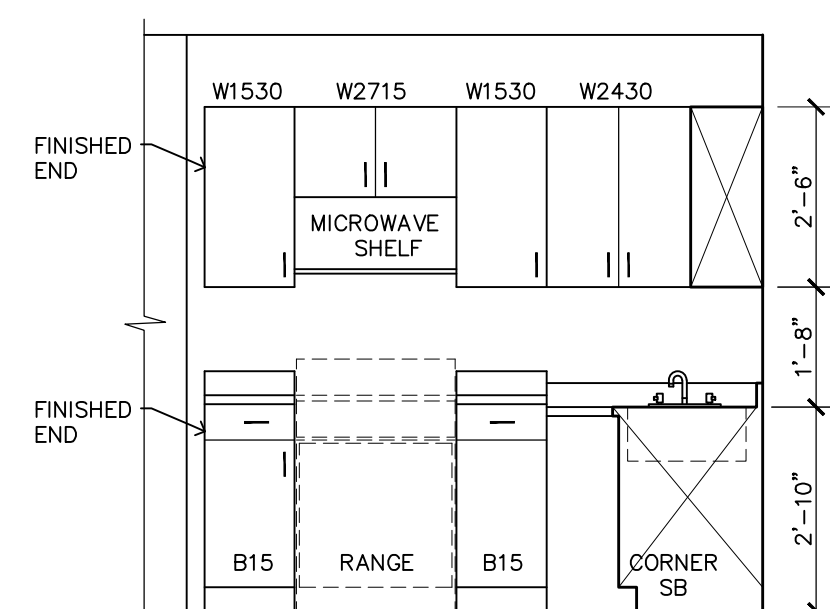
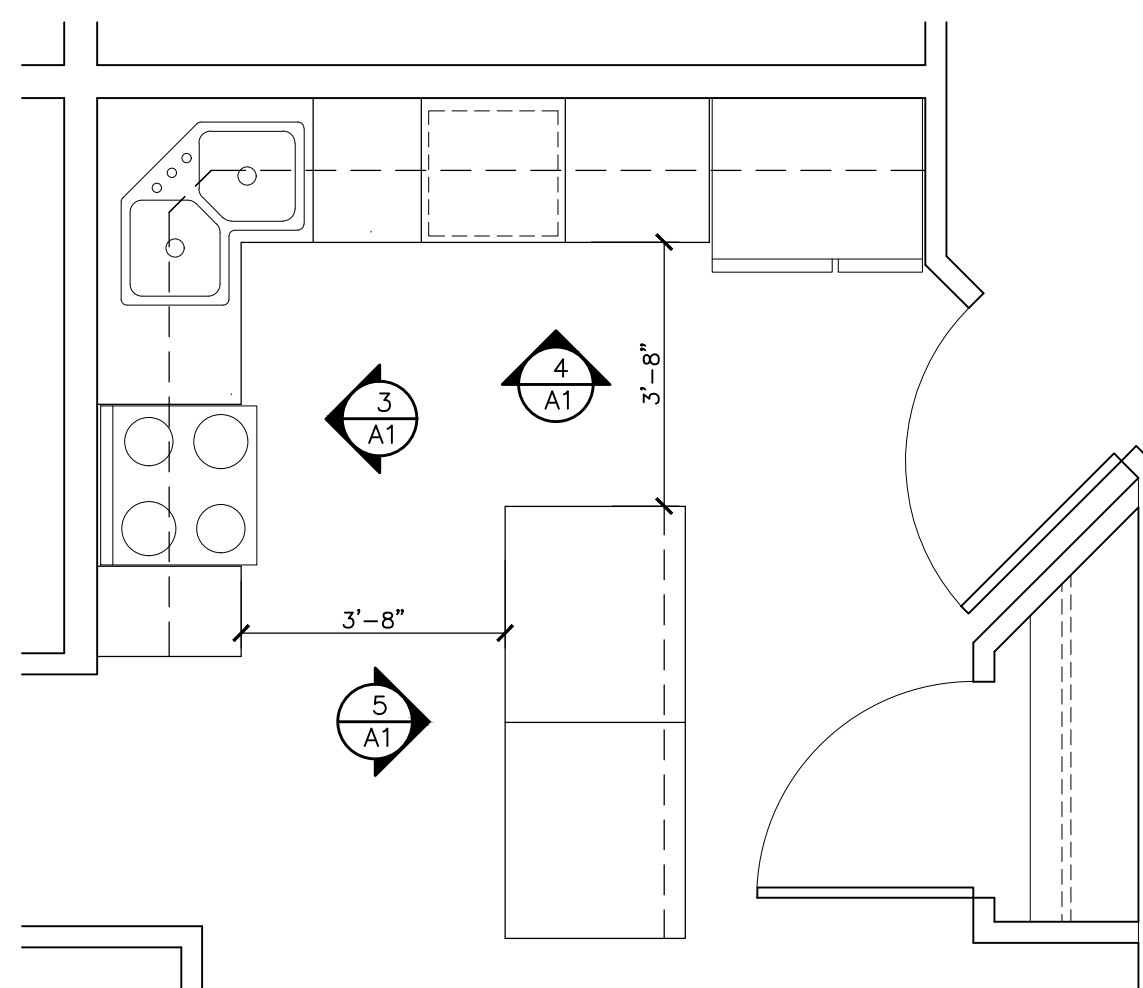


CONCRETE SIDEWALK

## PIPE BEDDING DETAIL



COMPACT AS PER SPECIFICATION



2 ENLARGED KITCHEN PLAN  
3/8" = 1'-0" UNITS 'A' & 'B'

3 KITCHEN CASEWORK  
3/8" = 1'-0" TYPE 'A'

4 KITCHEN CASEWORK  
3/8" = 1'-0" TYPE 'A'

3 KITCHEN CASEWORK  
3/8" = 1'-0" TYPE 'B'

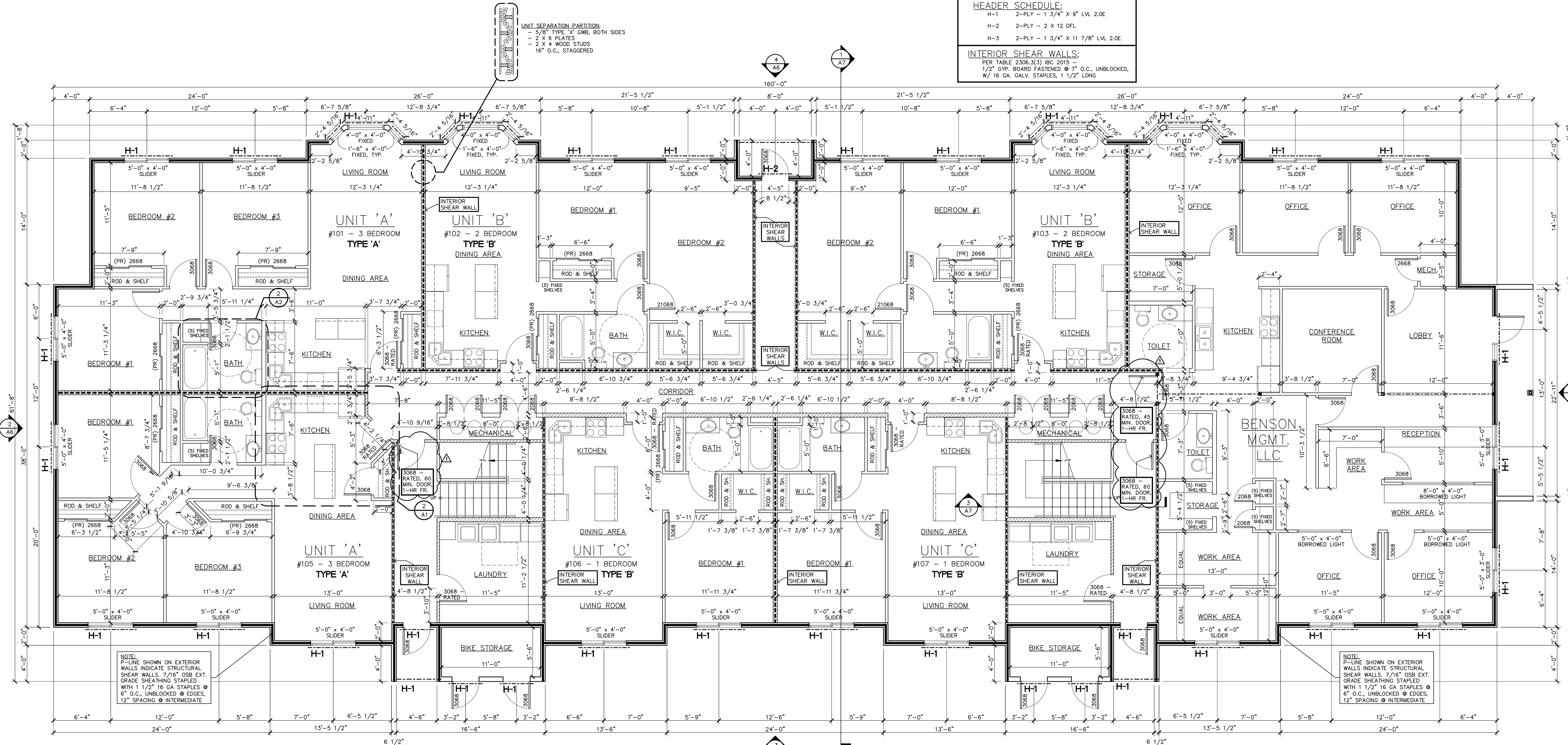
4 KITCHEN CASEWORK  
3/8" = 1'-0" TYPE 'B'

5 KITCHEN CASEWORK  
3/8" = 1'-0" TYPE 'A' & 'B'

**HEADER SCHEDULE:**

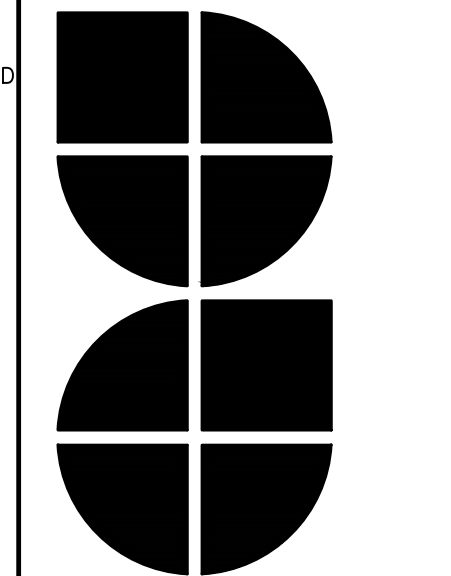
H-1 2-PLY - 1 3/4" x 9" LVL 2.0E  
 H-2 2-PLY - 2 X 12 DFL  
 H-3 2-PLY - 1 3/4" x 11 7/8" LVL 2.0E

**INTERIOR SHEAR WALLS:**  
 PER TABLE 2306.3(3) IBC 2015 -  
 1/2" GYP. BOARD FASTENED @ 7" O.C., UNBLOCKED,  
 W/ 16 GA. GALV. STAPLES, 1 1/2" LONG



1 FIRST FLOOR PLAN  
3/16" = 1'-0"

ARCHITECTURAL DESIGN  
 2809 S. Losey Blvd.  
 La Crosse, WI 54601  
 Ph.: 608-785-1750  
 Fax: 608-785-1751

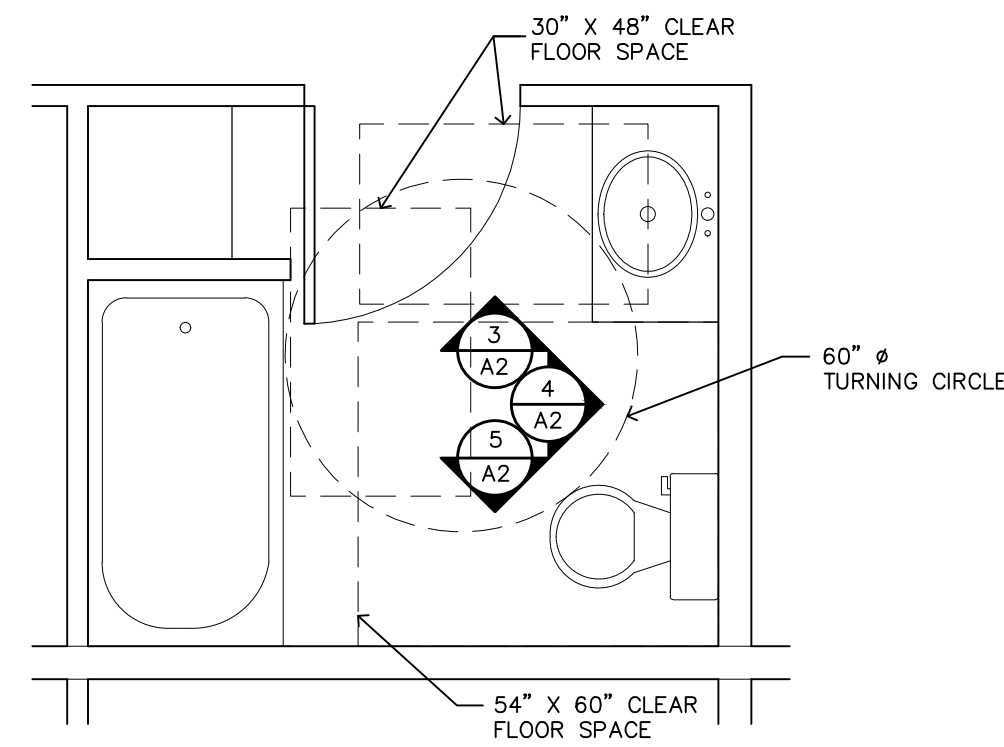


FIRST FLOOR PLAN

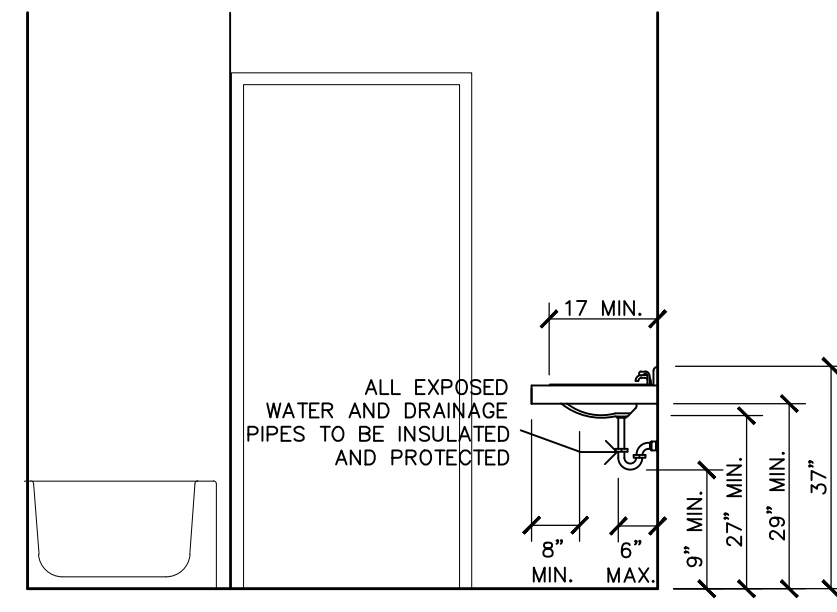
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BENSON PROPERTIES  
 22 UNIT APARTMENT AND OFFICE COMPLEX

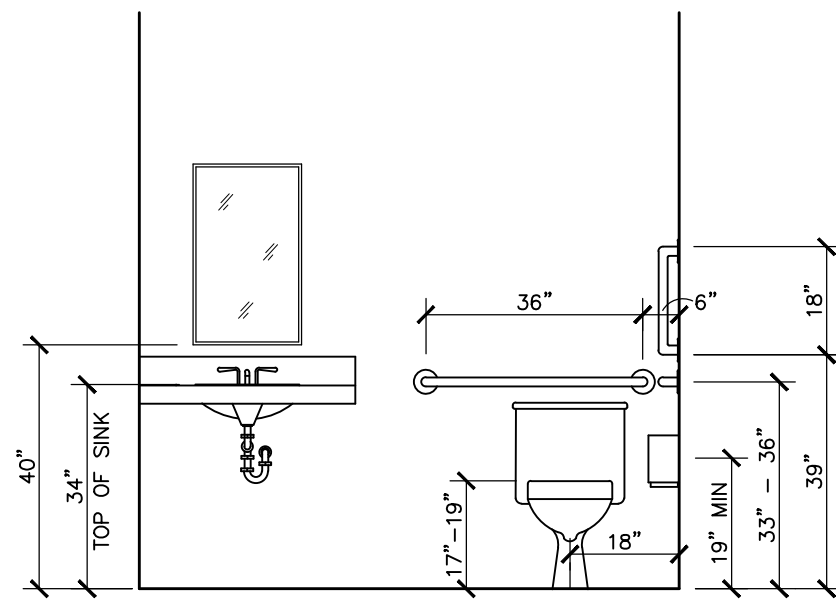
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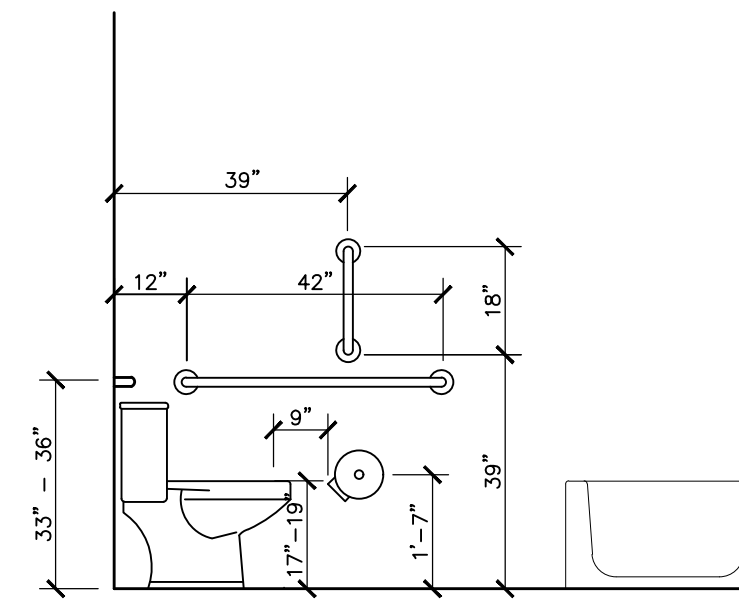
2 ENLARGED TOILET PLAN  
3/8" = 1'-0"



3 ELEVATION  
3/8" = 1'-0"



4 ELEVATION  
3/8" = 1'-0"



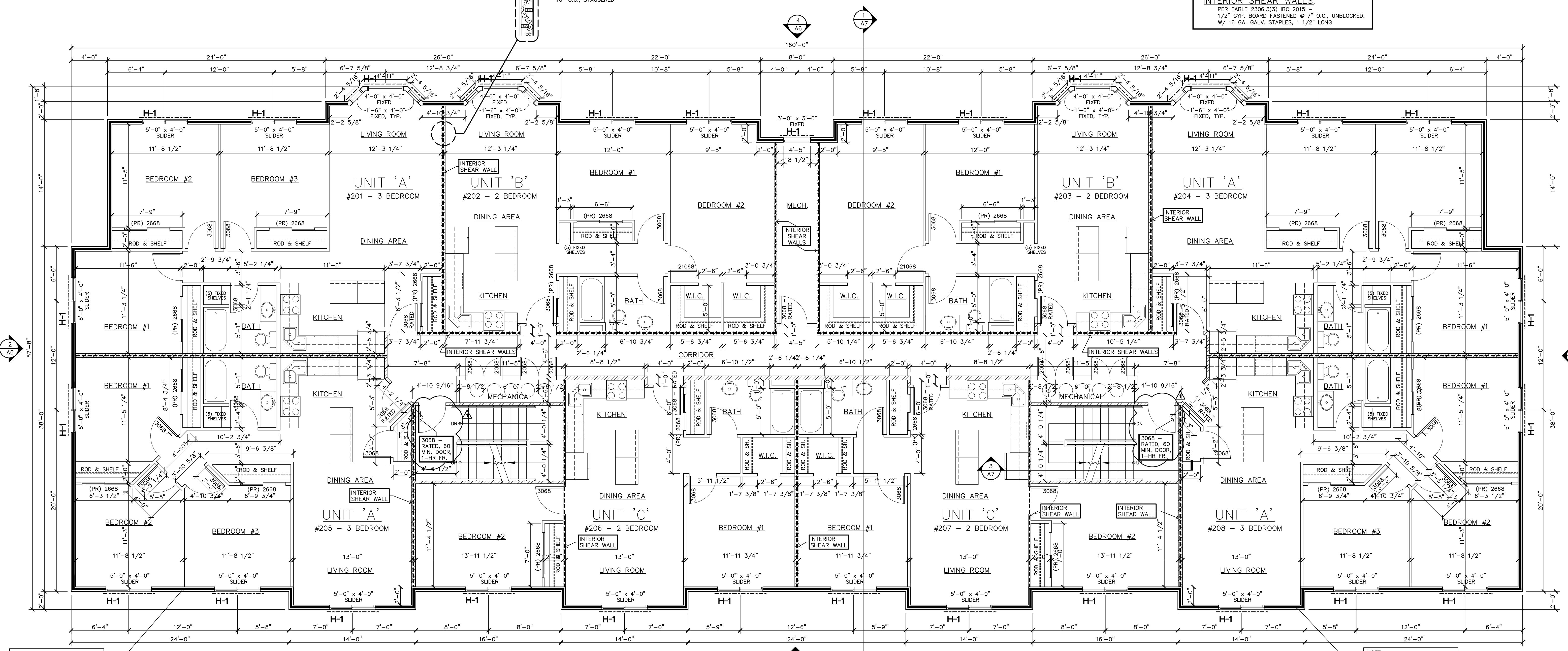
5 ELEVATION  
3/8" = 1'-0"

HEADER SCHEDULE:	
H-1	2-PLY - 1 3/4" x 9" LVL 2.0E
H-2	2-PLY - 2 X 12 DFL
H-3	2-PLY - 1 3/4" x 11 7/8" LVL 2.0E

INTERIOR SHEAR WALLS:	
PER TABLE 2306.3(3) IBC 2015	
1/2" GYP. BOARD FASTENED @ 7" O.C., UNBLOCKED, W/ 16 GA. GALV. STAPLES, 1 1/2" LONG	

UNIT SEPARATION PARTITION:  
 - 5/8" TYPE 'X' GWB, BOTH SIDES  
 - 1/2" X 6 PLATES  
 - 2 X 4 WOOD STUDS  
 - 16" O.C., STAGGERED

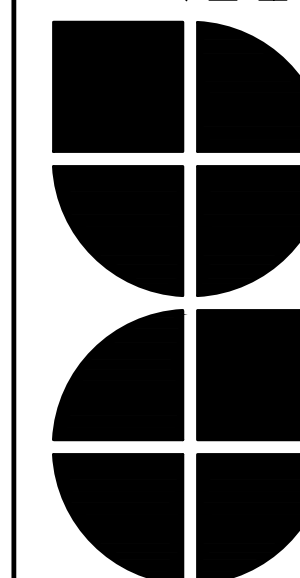


1 SECOND FLOOR PLAN  
3/16" = 1'-0"

NOTE:  
 P-LINE SHOWN ON EXTERIOR WALLS INDICATE STRUCTURAL SHEAR WALLS. 7/16" OSB EXT. GRADE SHEATHING STAPLED WITH 1 1/2" 16 GA STAPLES @ 6" O.C., UNBLOCKED @ EDGES, 12" SPACING @ INTERMEDIATE

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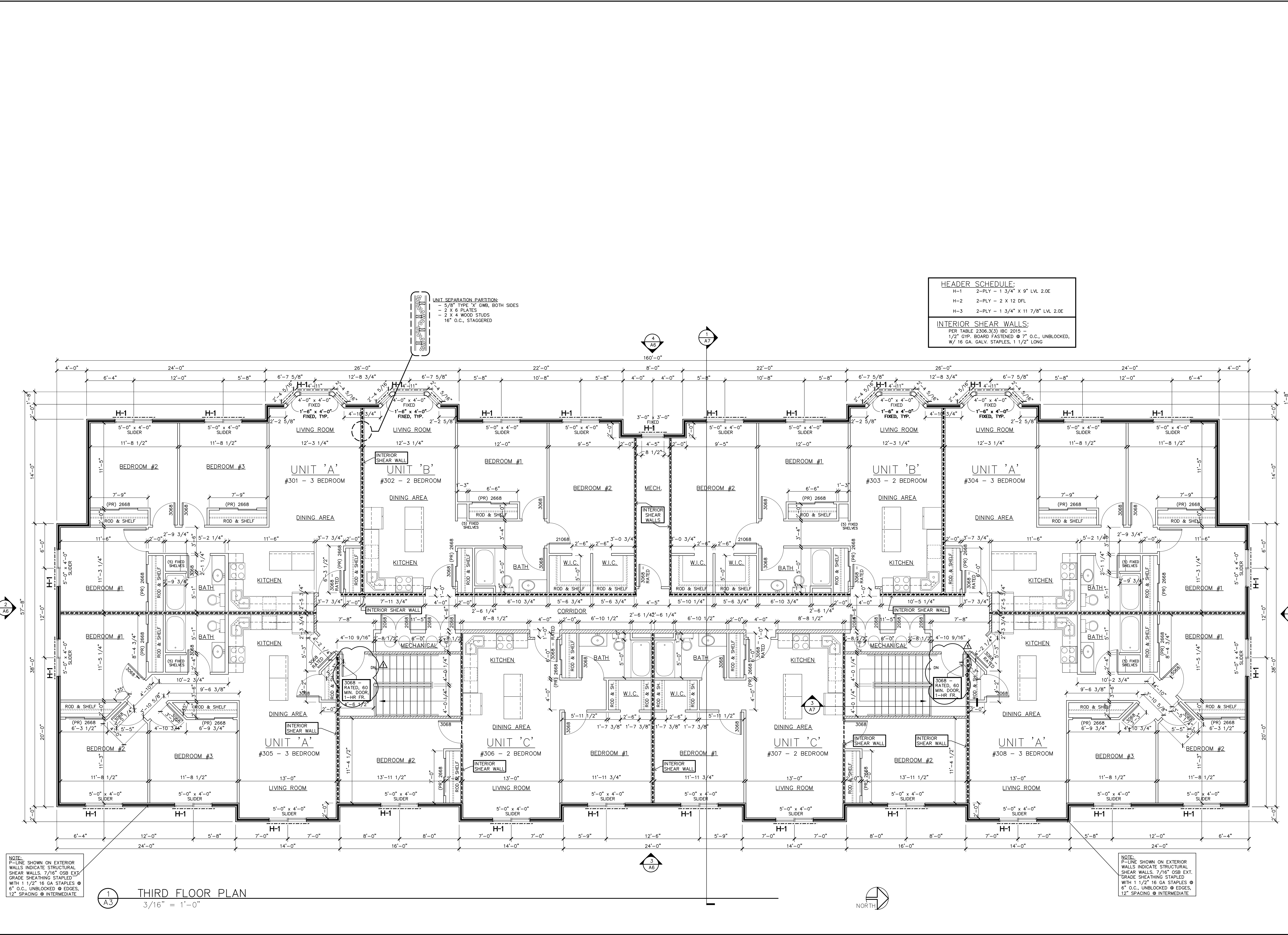
BENSON PROPERTIES  
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BENSON  
 PROPERTIES  
 22 UNIT  
 APARTMENT  
 AND OFFICE  
 COMPLEX

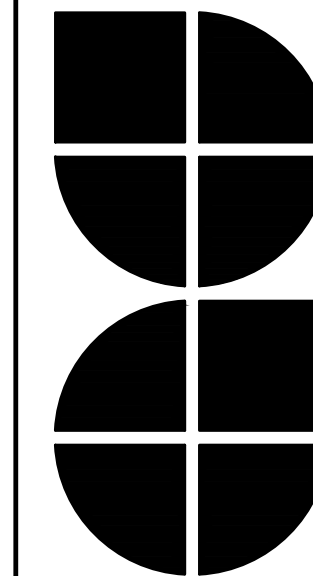
A3



1 THIRD FLOOR PLAN  
 3/16" = 1'-0"

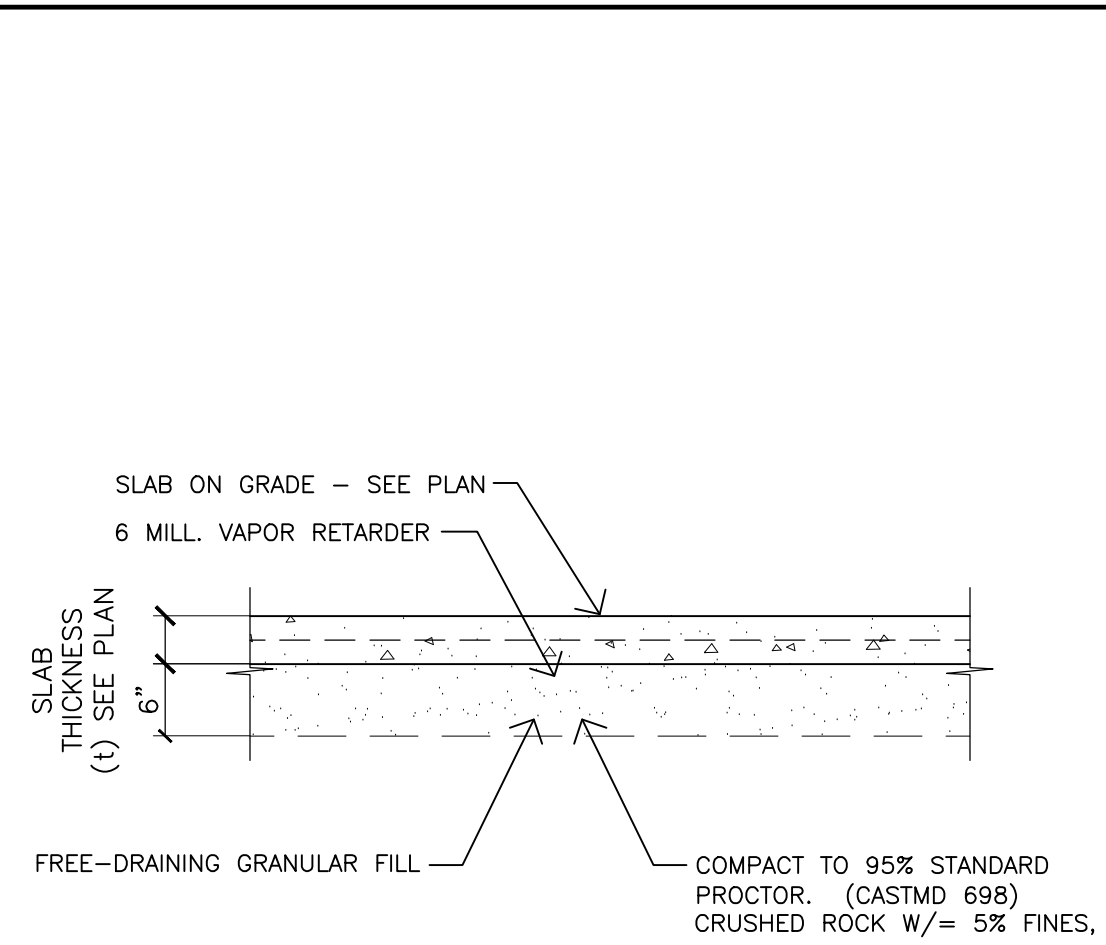




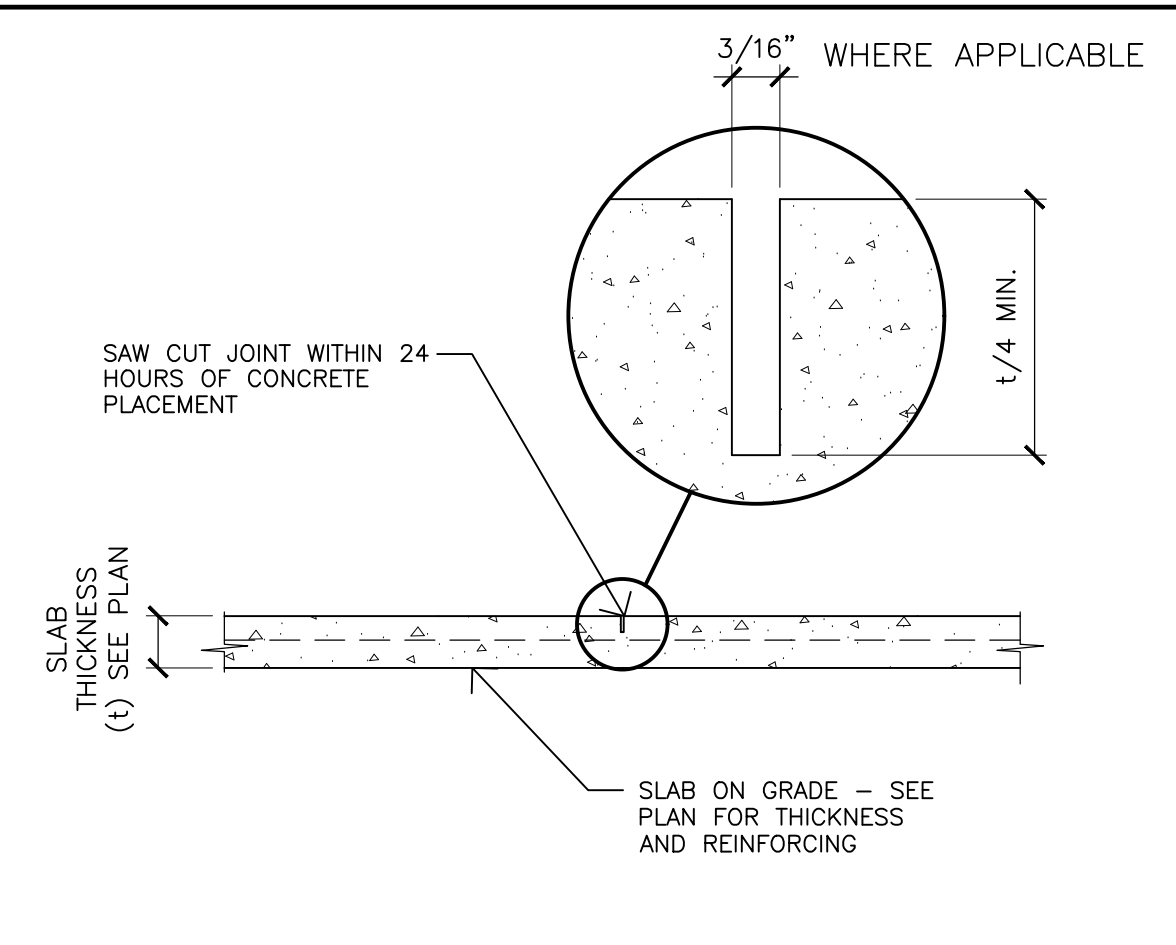


Date :	03.11.19
Drawn by :	KKT
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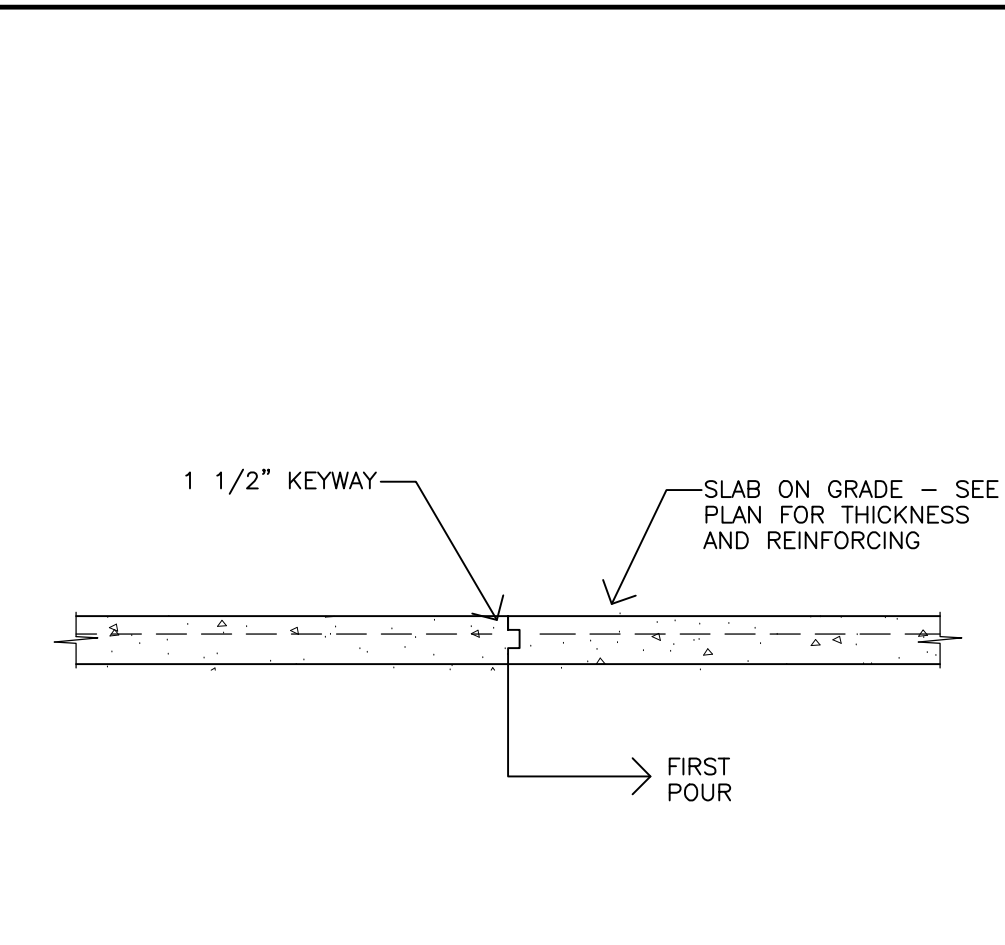
BENSON  
PROPERTIES  
  
22 UNIT  
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AND OFFICE  
COMPLEX



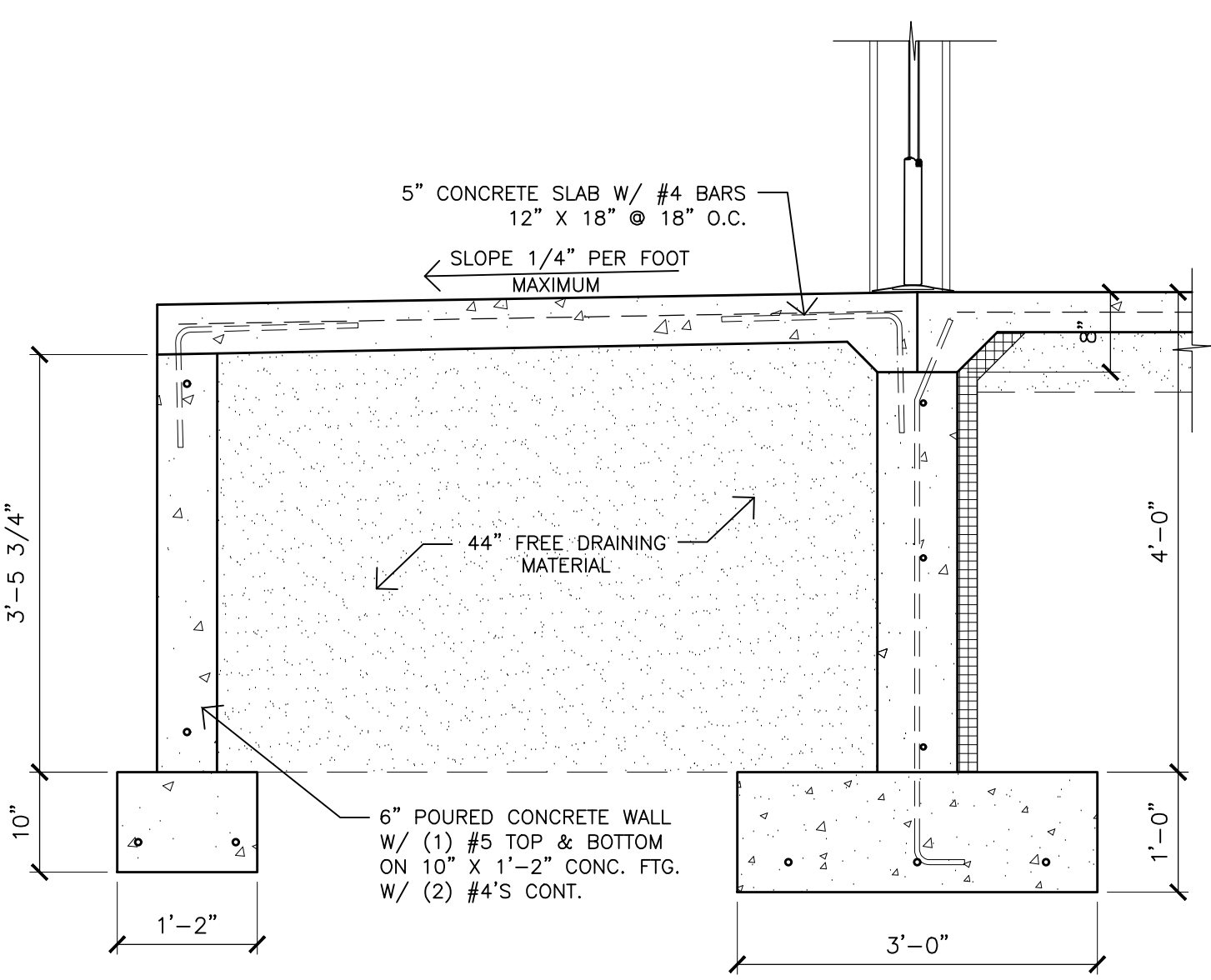
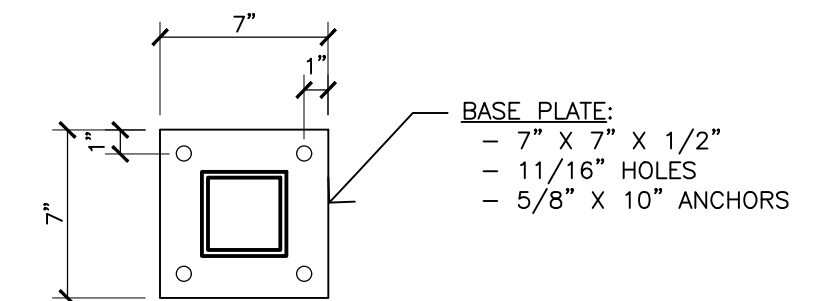
7 TYPICAL SLAB ON GRADE  
3/4" = 1'-0"



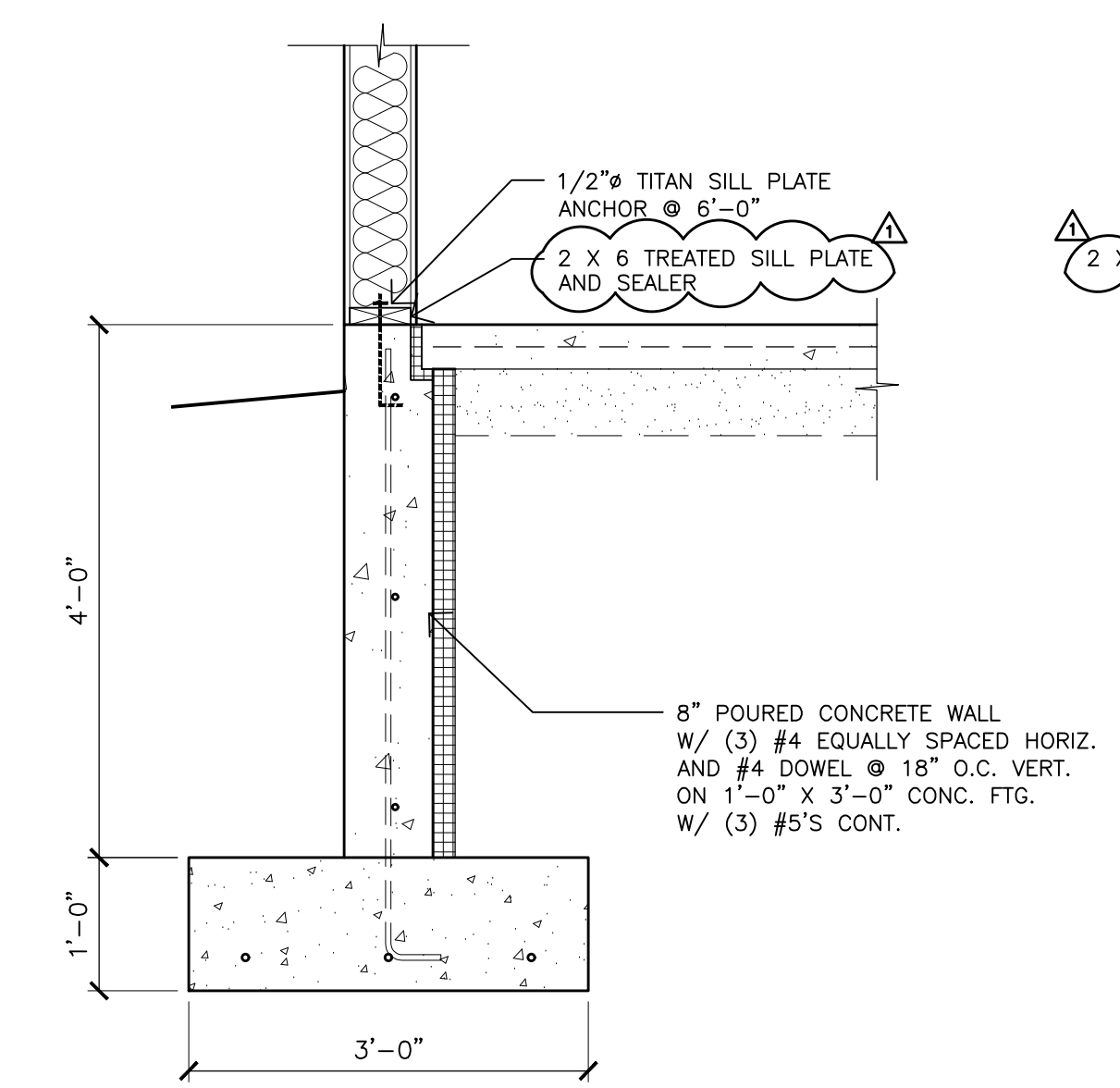
8 TYPICAL SLAB CONTROL JOINT  
3/4" = 1'-0"



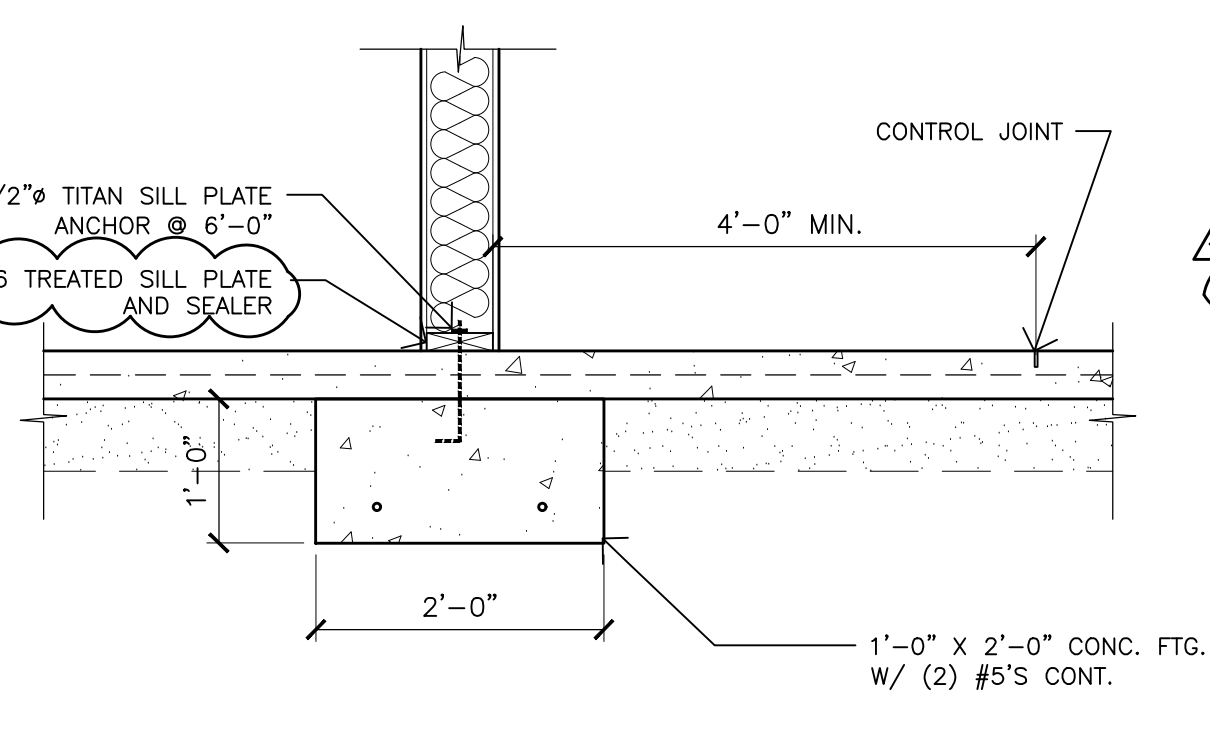
9 TYPICAL CONST. JOINT DETAIL  
3/4" = 1'-0"



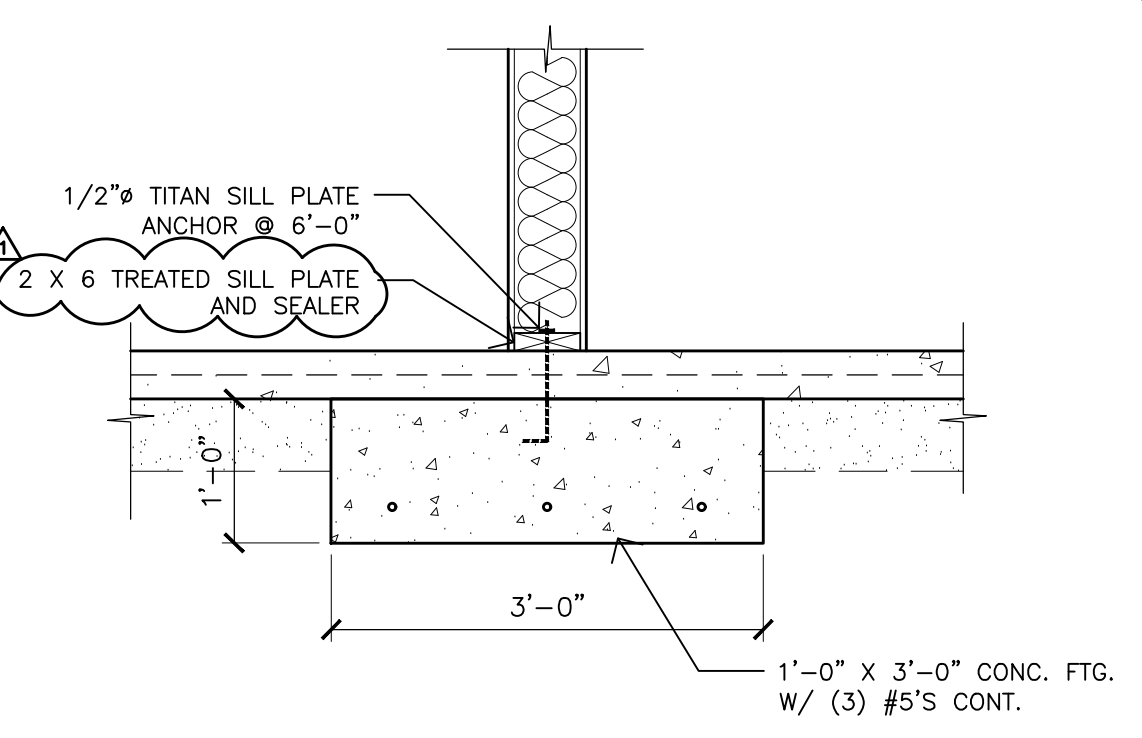
2 TYPICAL STOOP DETAIL  
3/4" = 1'-0"



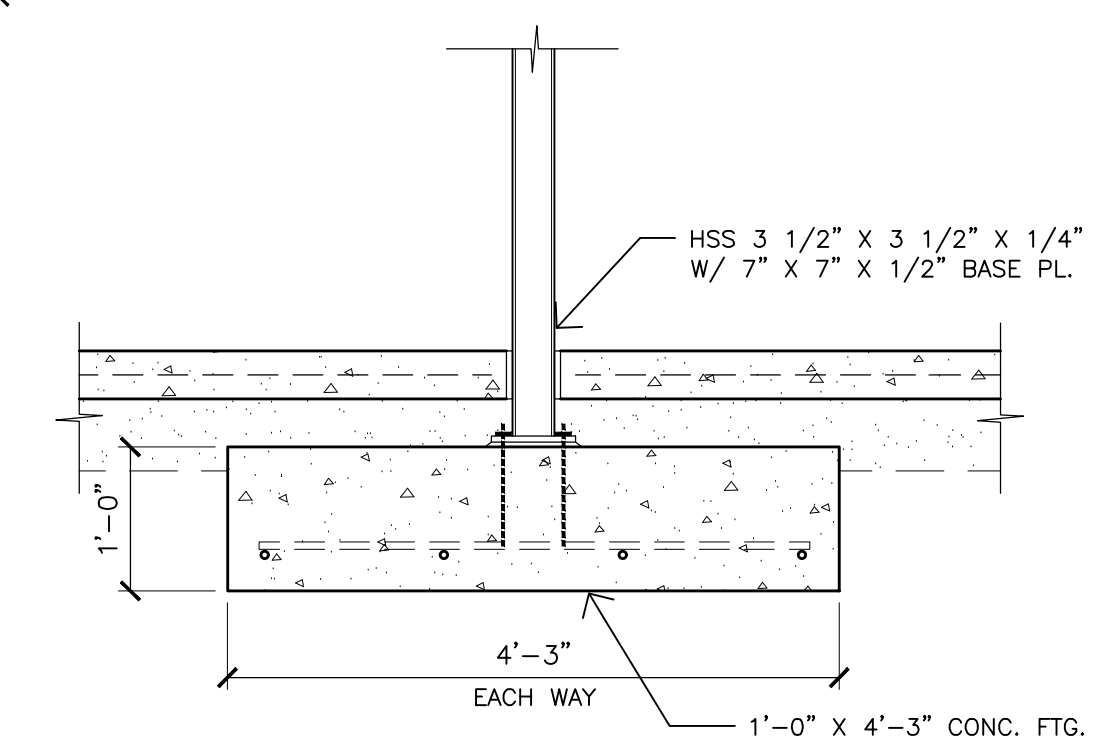
3 FOUNDATION WALL DETAIL  
3/4" = 1'-0"



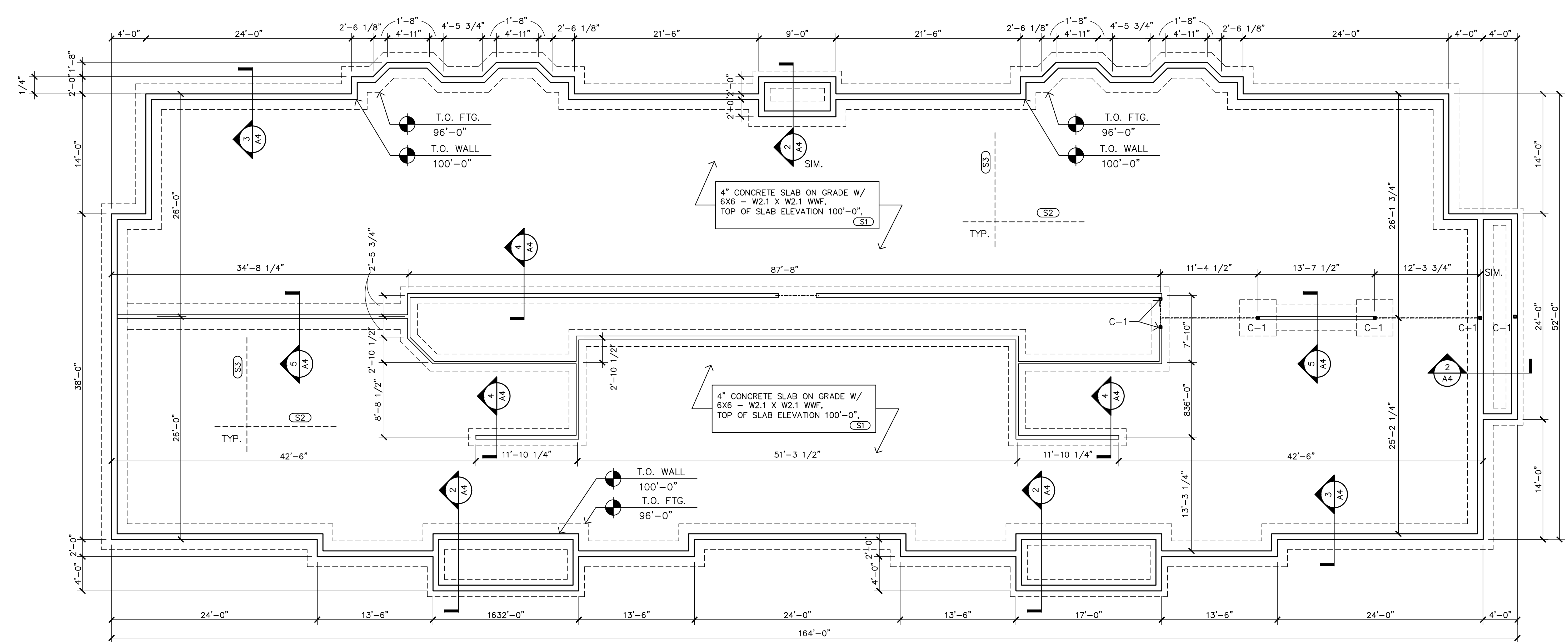
4 BEARING WALL DETAIL  
3/4" = 1'-0"



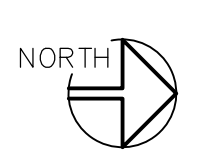
5 BEARING WALL DETAIL  
3/4" = 1'-0"



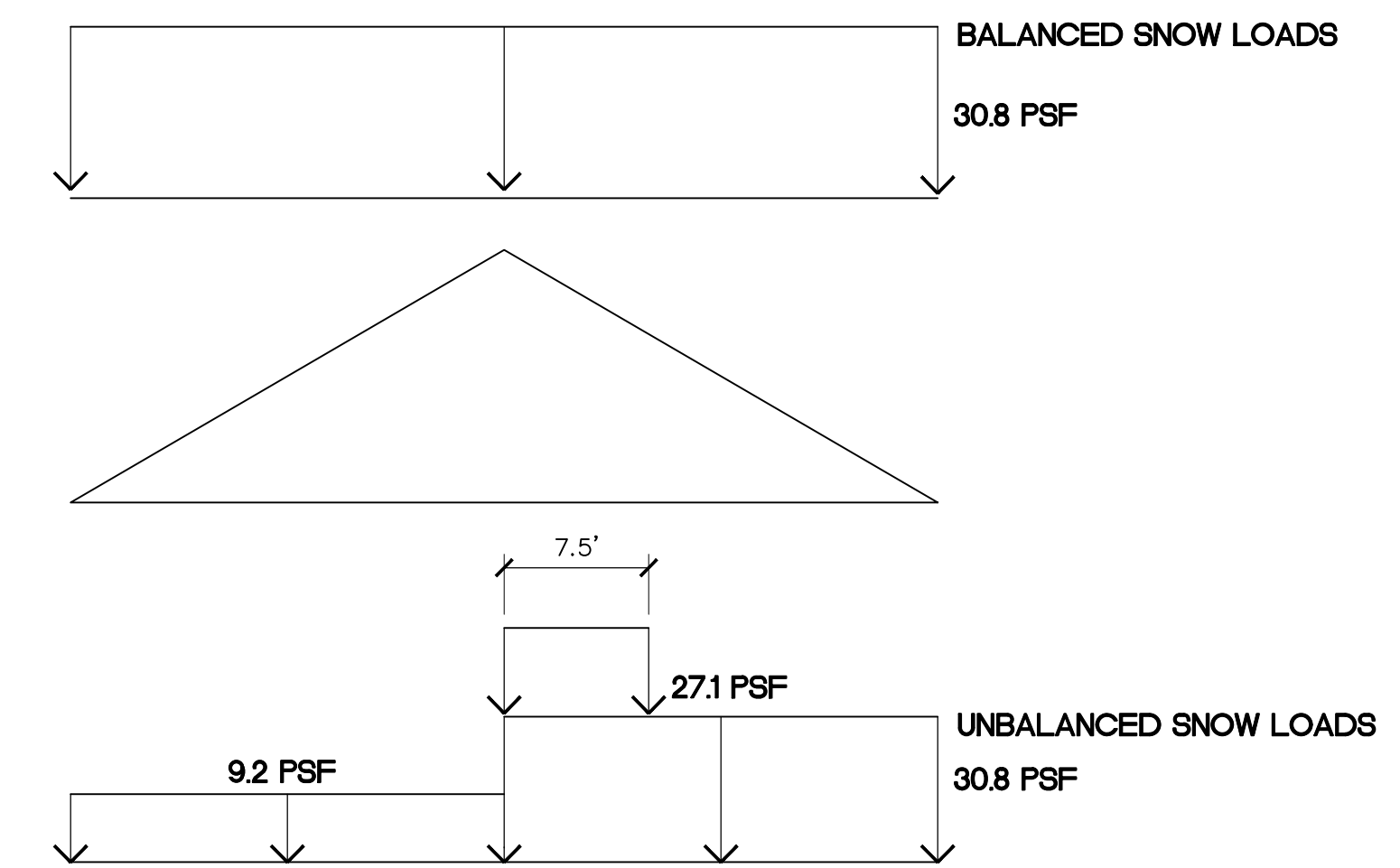
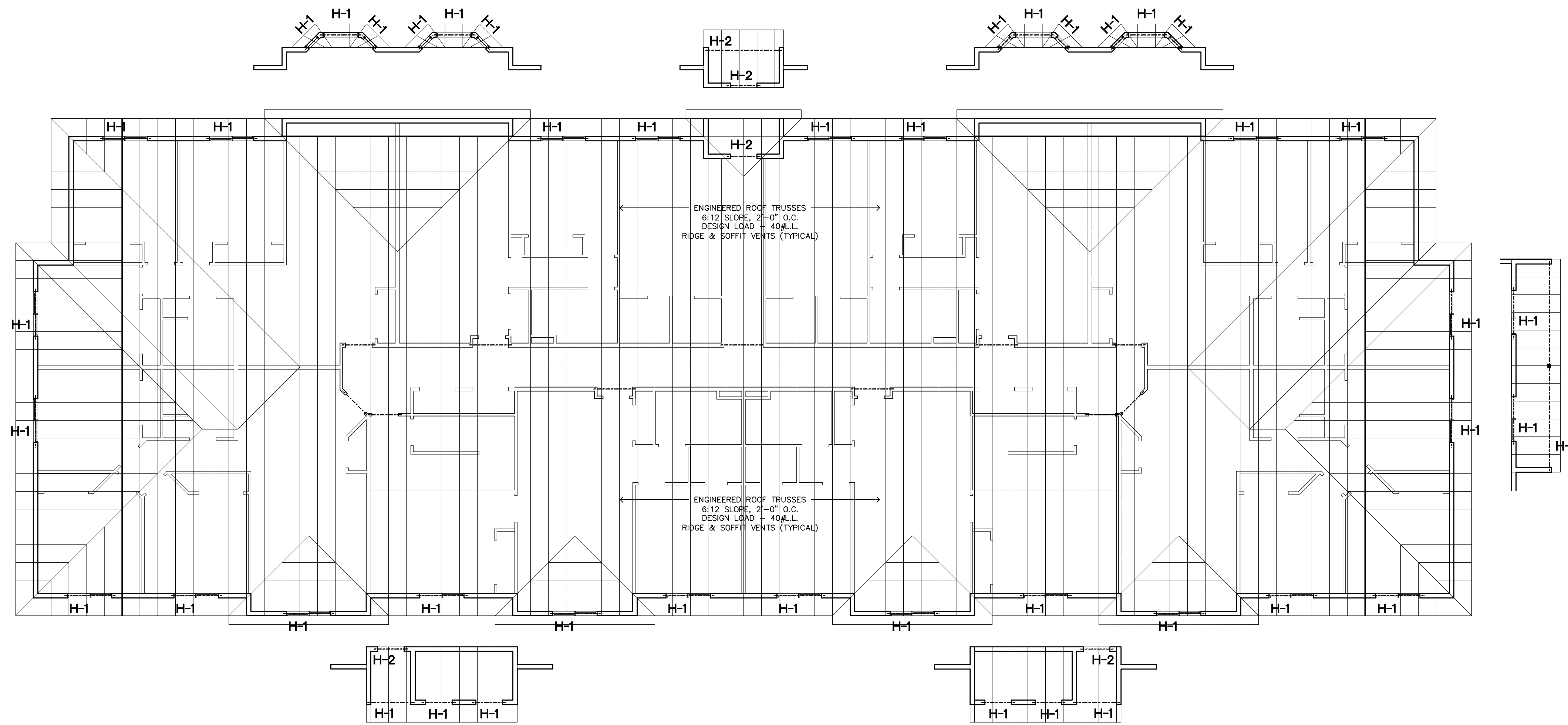
6 C-1 COLUMN DETAIL  
3/4" = 1'-0"



1 FOUNDATION PLAN  
3/32" = 1'-0"



- FOUNDATION KEYED NOTES:**
- (S1) 4" THICK CONC SLAB ON GRADE WITH 6X6-W2.1 X W2.1 WWF, 10 MIL POLY VAPOR BARRIER UNDER SLAB, LAP AND TAPE ALL JOINTS, 6" MIN COMPACTED GRANULAR BASE.
  - (S2) TYPICAL SLAB CONTROL JOINT MAX SPACING 15'-0", REFER TO 8/A4.
  - (S3) TYPICAL SLAB CONSTRUCTION JOINT (WHERE APPLICABLE) REFER TO 9/A4.
- CONSTRUCTION GENERAL NOTES**
1. FIELD VERIFY ALL EXISTING CONDITIONS. ANY EXISTING CONDITION THAT DOES NOT AGREE WITH THESE PLANS MUST BE BROUGHT TO THE ARCHITECTS ATTENTION FOR REVIEW.
  2. OBSERVE ALL STATE AND LOCAL CODES
  3. ALL REBAR USED SHALL BE CLEAN AND FREE OF OIL, DIRT OR OTHER CONTAMINANTS THAT WILL PREVENT COMPLETE BONDING TO THE CONCRETE.

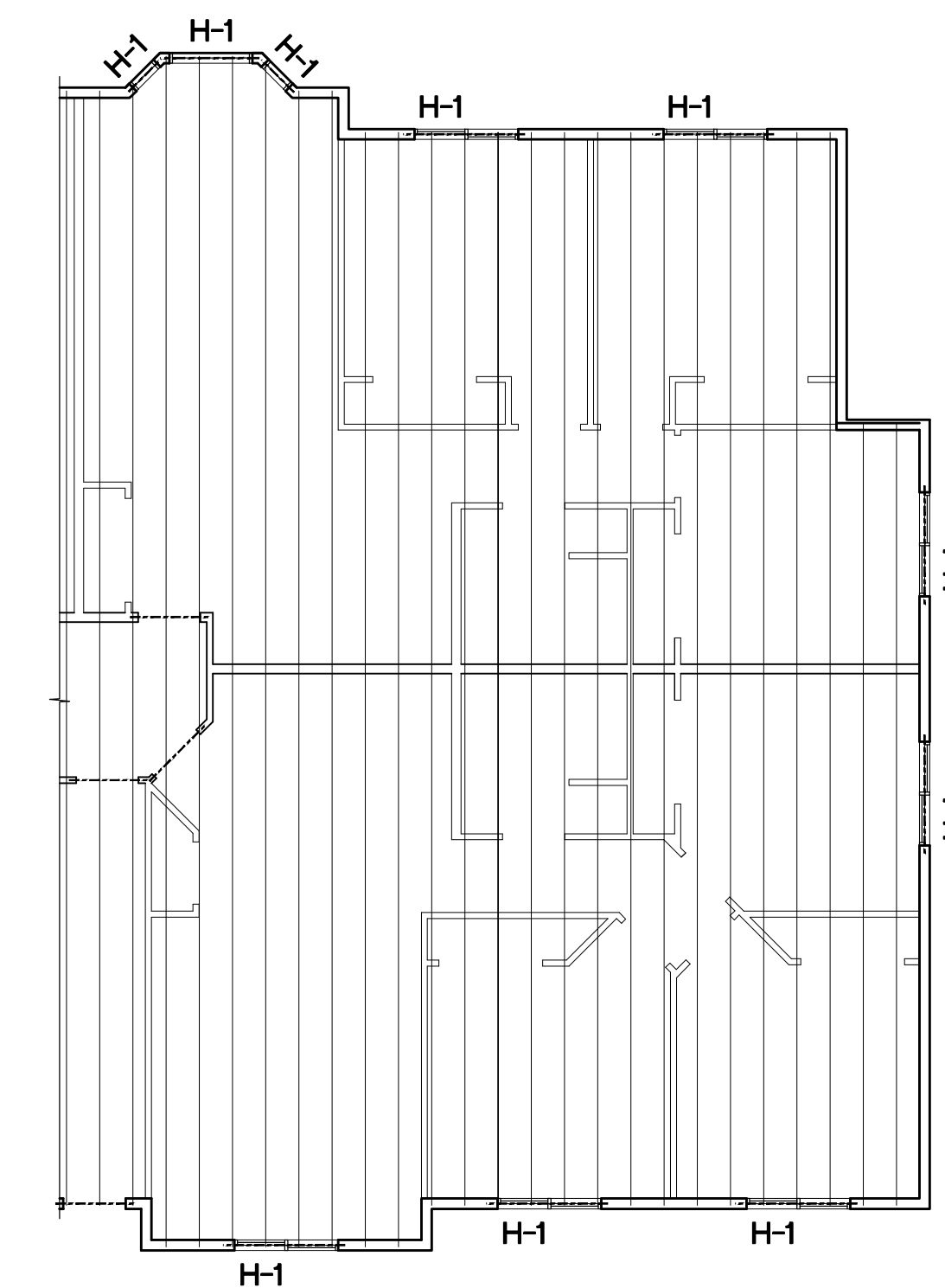
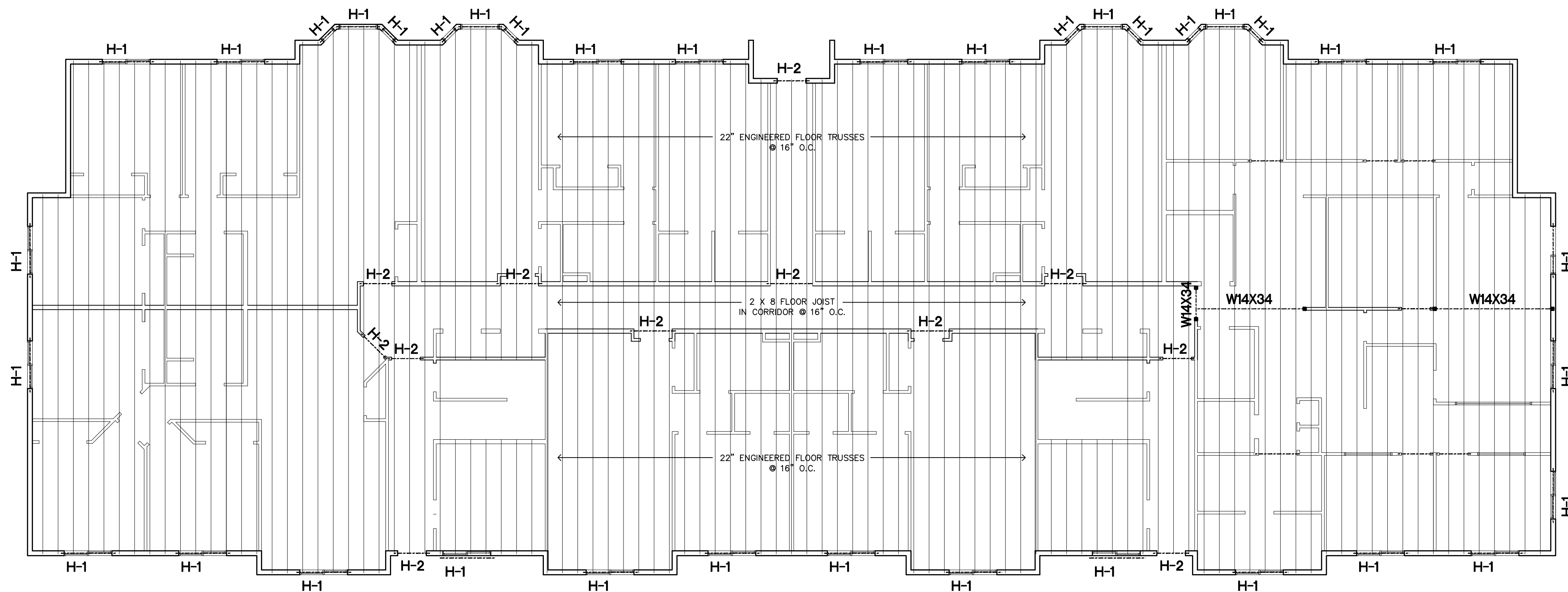


PER IBC 2015 ASCE 7-10 LOADS:

- > GROUND SNOW = 40 PSF
- > WIND V = 115 MPH
- > OFFICE LIVE LOAD = 50 PSF
- > RESIDENTIAL LIVE LOAD = 40 PSF
- > RESIDENTIAL CORRIDOR/STAIRS = 100 PSF
- > FLOOR DEAD LOAD = 20 PSF
- > ROOF TRUSS TOP CHORD DEAD LOAD = 10 PSF
- > ROOF TRUSS BOTTOM CHORD DEAD LOAD = 10 PSF

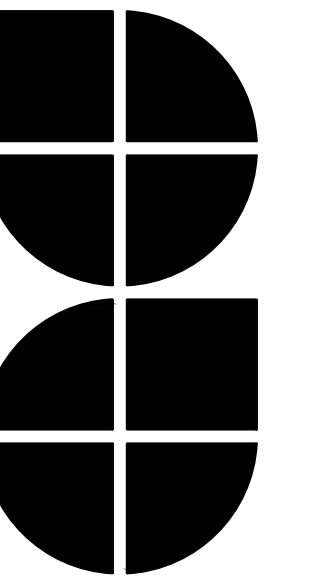
3  
A5 ROOF FRAMING PLAN  
1/8" = 1'-0"

HEADER SCHEDULE:	
H-1	2-PLY - 1 3/4" X 9" LVL 2.0E
H-2	2-PLY - 2 X 12 DFL
H-3	2-PLY - 1 3/4" X 11 7/8" LVL 2.0E



1  
A5 FLOOR FRAMING PLAN - SECOND FLOOR  
1/8" = 1'-0"

2  
A5 PARTIAL FLOOR FRAMING PLAN - THIRD FLOOR  
1/8" = 1'-0"



Date : 03.11.19

Drawn by : KKT

Checked by : GK

Revisions :

BENSON  
PROPERTIES

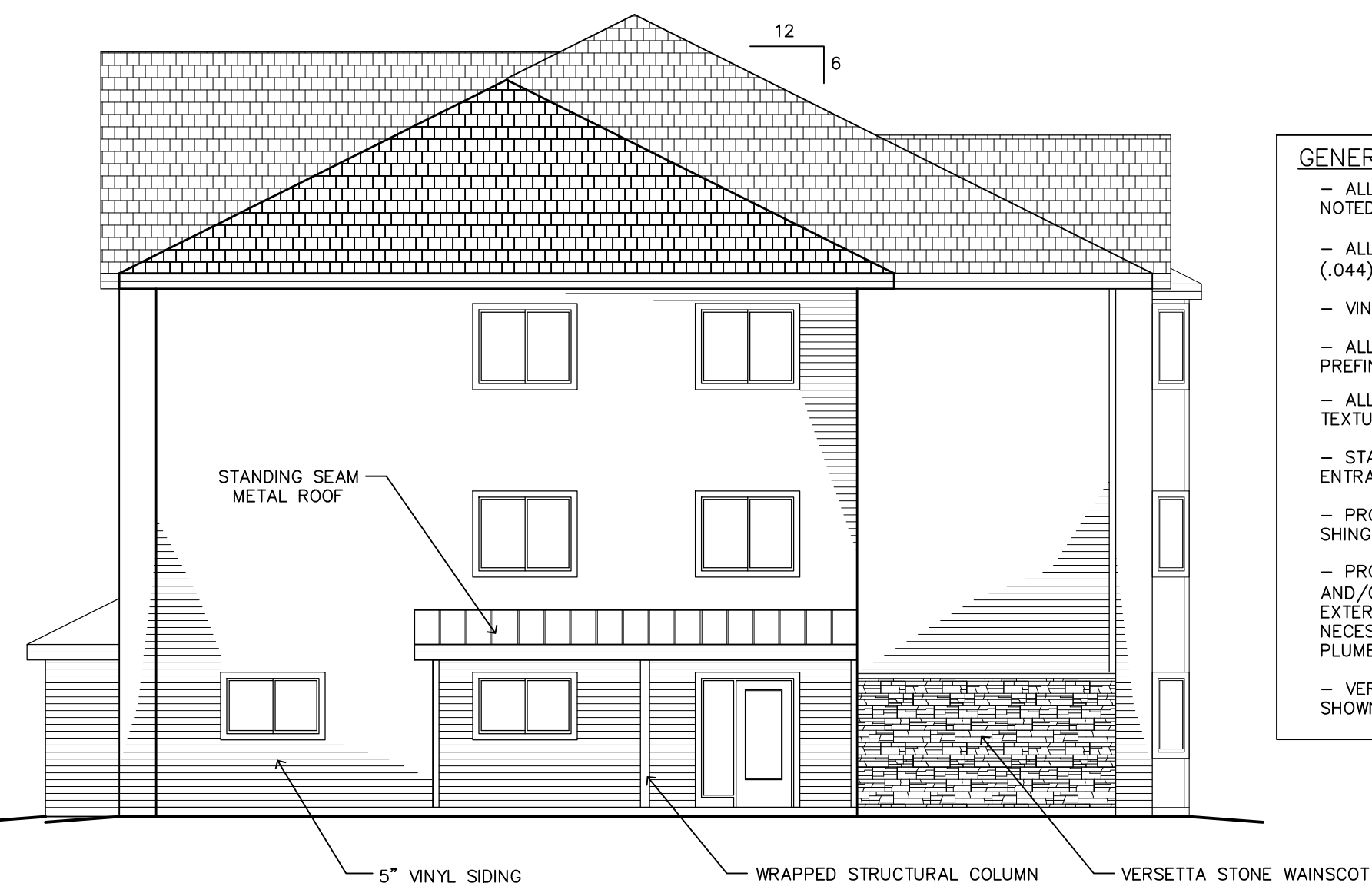
22 UNIT  
APARTMENT  
AND OFFICE  
COMPLEX



4  
A6 WEST EXTERIOR ELEVATION  
1/8" = 1'-0"

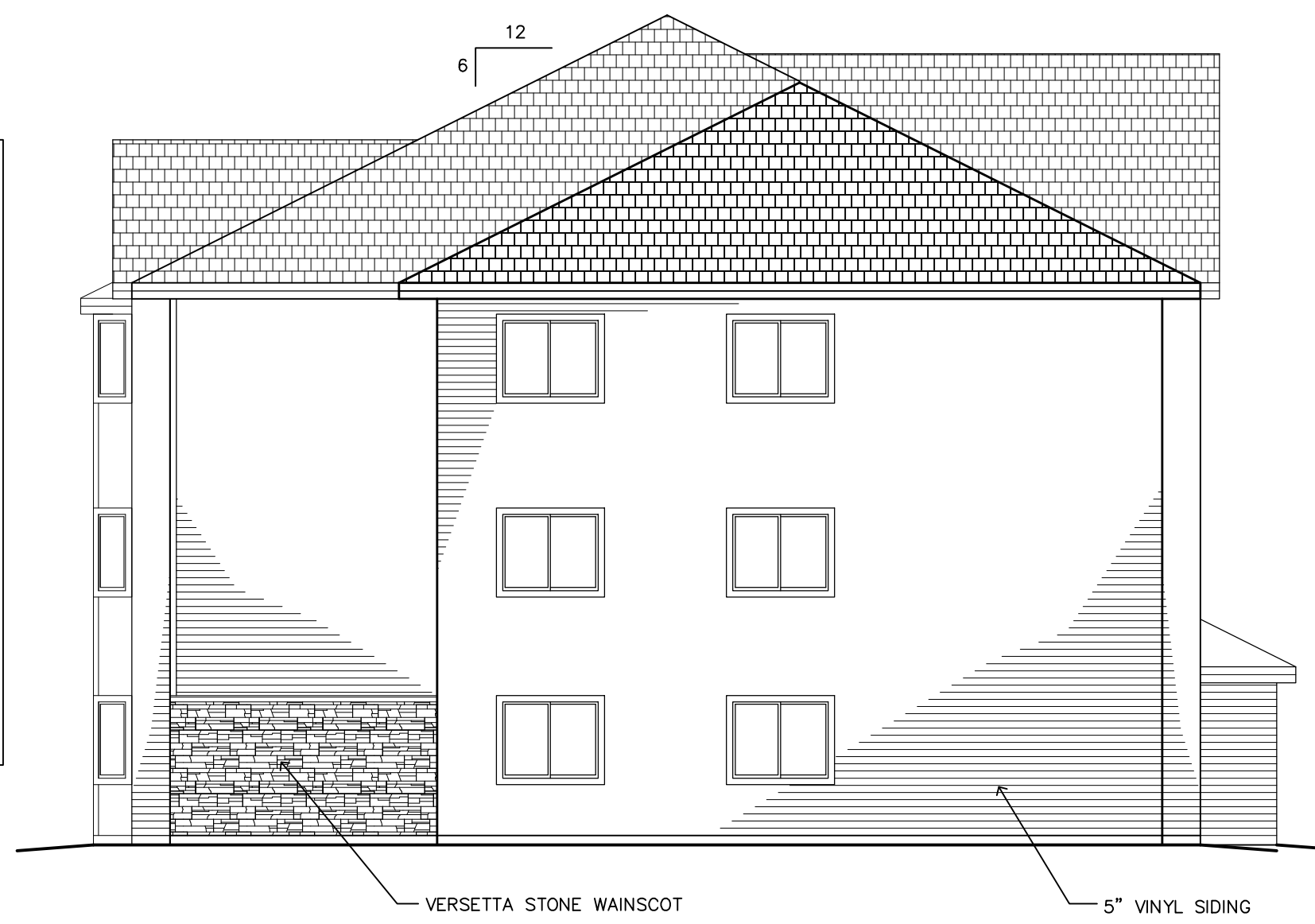


3  
A6 EAST EXTERIOR ELEVATION  
1/8" = 1'-0"

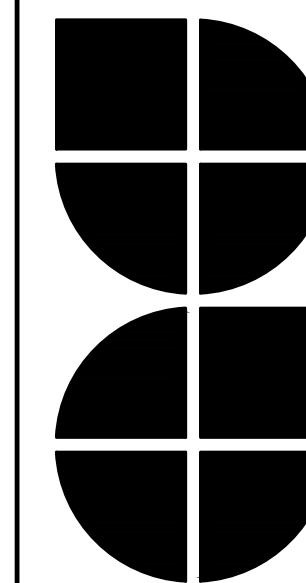


1  
A6 NORTH EXTERIOR ELEVATION  
1/8" = 1'-0"

- GENERAL ELEVATION NOTES:**
- ALL ROOF PITCHES TO BE 6:12 UNLESS NOTED OTHERWISE.
  - ALL SIDING TO BE DOUBLE 5" VINYL (.044) WITH ASSOCIATED VINYL TRIM.
  - VINYL SHAKES ACCENTS AS NOTED.
  - ALL FASCIAS AND SOFFITS TO BE PREFINISHED ALUMINUM.
  - ALL ROOF SHINGLES TO BE 40 YEAR TEXTURED FIBERGLASS.
  - STANDING SEAM METAL ROOFING OVER ENTRANCES.
  - PROVIDE CONTINUOUS SOFFIT AND SHINGLE-OVER RIDGE VENTS THROUGHOUT.
  - PROVIDE TREATED WOOD BLOCKING AND/OR VINYL TRIM AS NECESSARY AT EXTERIOR LIGHT FIXTURES AND OTHER NECESSARY MECHANICAL, ELECTRICAL OR PLUMBING PENETRATIONS.
  - VERSETTA STONE WAINSCOT AND SILL AS SHOWN.



2  
A6 SOUTH EXTERIOR ELEVATION  
1/8" = 1'-0"



Date : 03.11.19

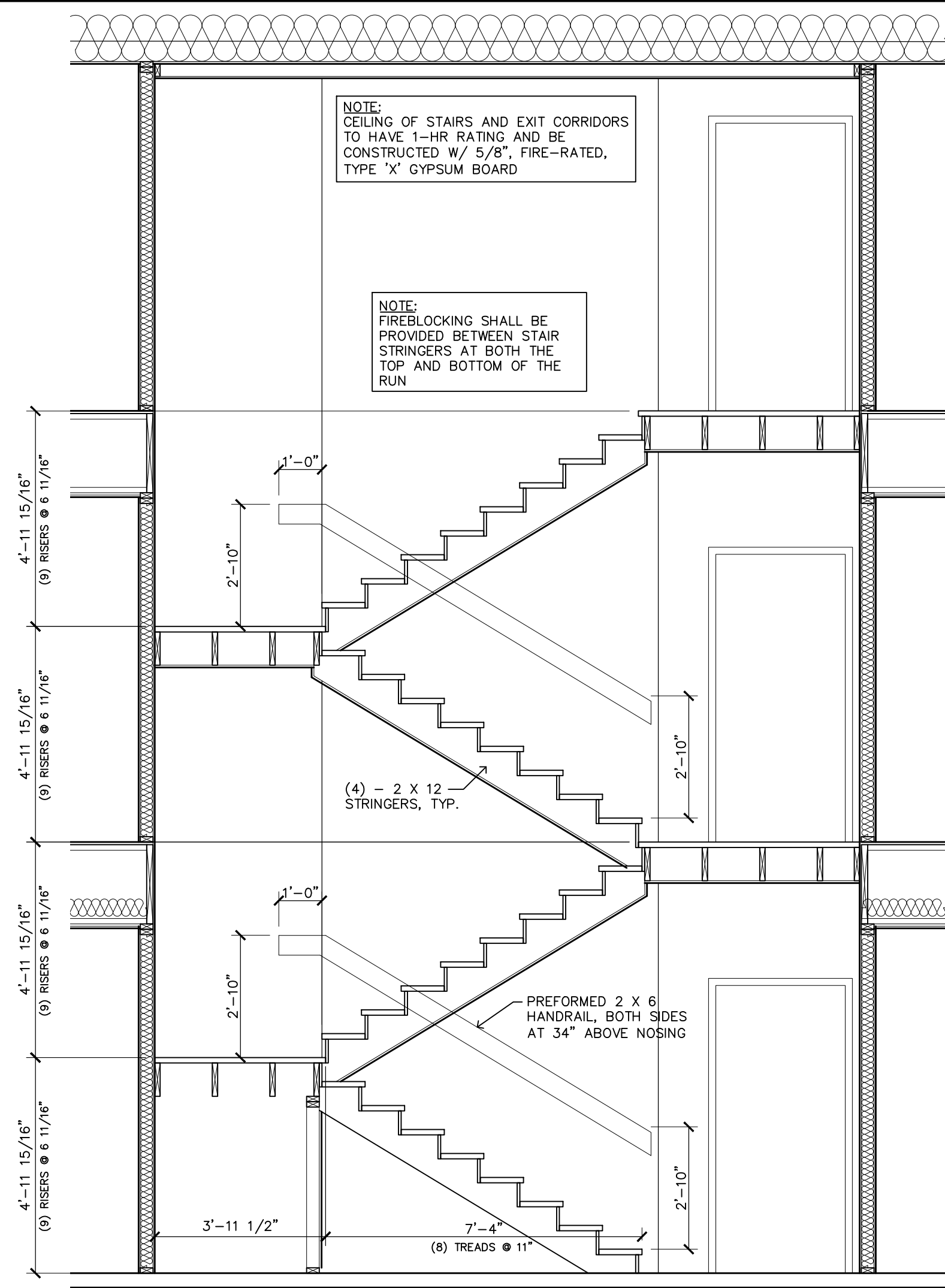
Drawn by : KKT

Checked by : GK

Revisions :

BENSON  
PROPERTIES

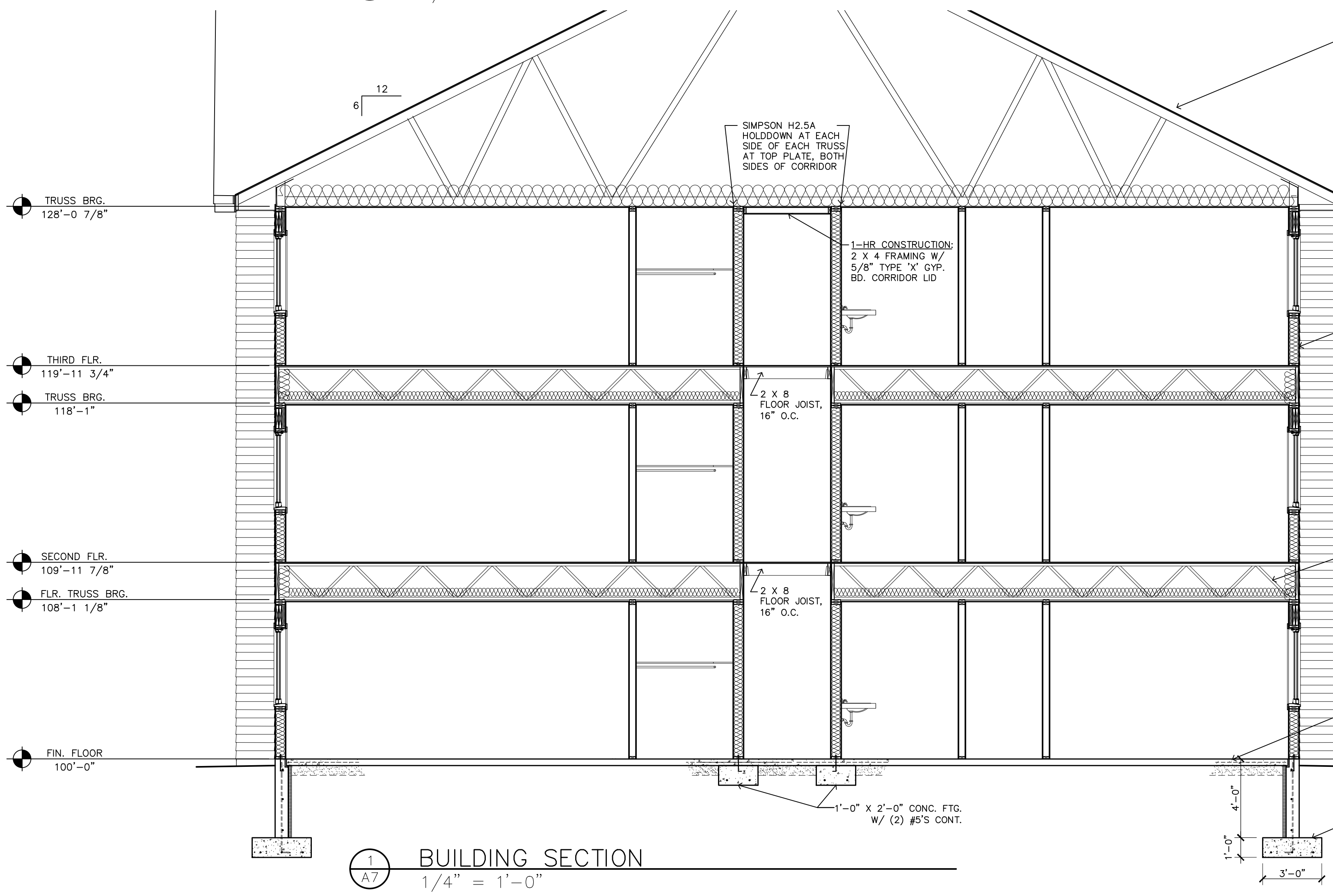
22 UNIT  
APARTMENT  
AND OFFICE  
COMPLEX



NOTE:  
CEILING OF STAIRS AND EXIT CORRIDORS  
TO HAVE 1-HR RATING AND BE  
CONSTRUCTED W/ 5/8\"/>

NOTE:  
FIREBLOCKING SHALL BE  
PROVIDED BETWEEN STAIR  
STRINGERS AT BOTH THE  
TOP AND BOTTOM OF THE  
RUN

3  
A7  
STAIR SECTION  
3/8" = 1'-0"



1  
A7  
BUILDING SECTION  
1/4" = 1'-0"

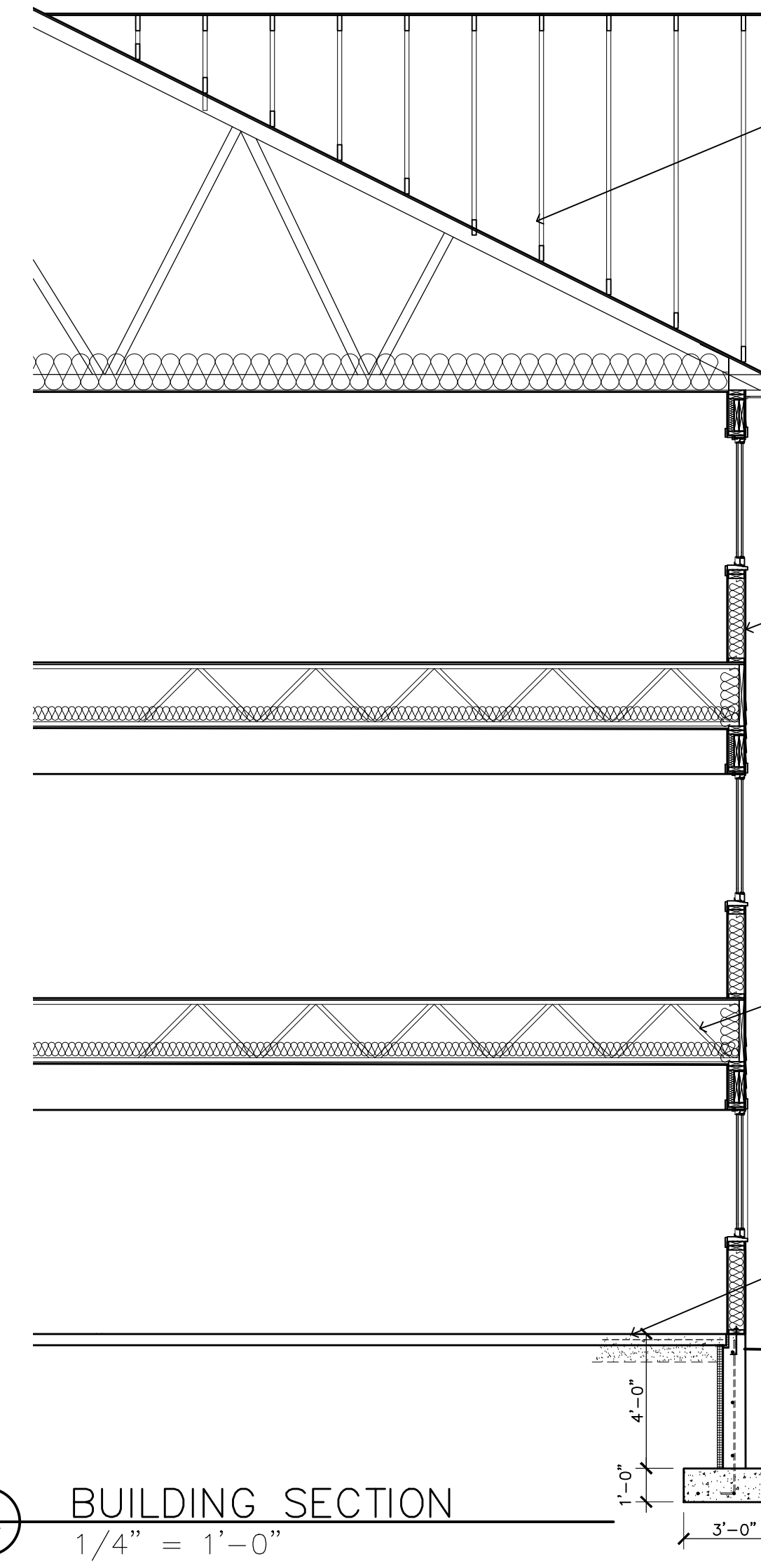
ROOF SYSTEM:  
- PRE-ENGINEERED TRUSSES 6:12 @ 24" O.C.  
W/ SIMPSON H2.5A HOLDDOWN AT EACH SIDE  
OF EACH TRUSS AT TOP PLATE.  
TRUSS TO BE DESIGNED FOR 30.8# L.L.  
- 15/32" SPAN RATED EXT. OSB SHEATHING W/ CLIPS  
- (2) ROWS ICE AND WATER BARRIER ENTIRE  
PERIMETER AND ALL VALLEYS  
- 30# ROOF FELT  
- 40 YEAR TEXTURED FIBERGLASS SHINGLES  
- BLOWN INSUL., R62 MIN. W/ VAPOR BARRIER  
AND PROPER VENT @ END OF TRUSS.  
INSULATION INSTALLER TO PROVIDE DEPTH  
MARKERS EVERY 300 S.F., MARKERS TO HAVE  
1" INCREMENT INDICATORS

WALL SYSTEM:  
- 5" VINYL SIDING (.044) AND/OR VINYL SHAKES  
- 2 X 6 STUD WALL, 16" O.C.  
- 7/16" OSB EXTERIOR SHEATHING  
- TYVEK BUILDING WRAP  
- BLOW-IN BLANKET INSULATION, R23  
- 4 MIL VAPOR RETARDER  
- 1/2" GYPSUM BOARD, INTERIOR  
FINISH, TAPE & PAINT  
NOTE: WALL TO BE DESIGNED IN ACCORDANCE  
WITH SECT. 2304 & 2308 OF IBC

FLOOR SYSTEM:  
- UL DESIGN L555  
- 22" FLOOR TRUSSES @ 16" O.C.  
- 3/4" T & G PLYWOOD SUBFLOOR, (GLUE AND NAIL)  
- 2" CLOSED CELL SPRAY INSULATION  
- 5/8" GYP. BD. ON CHANNELS,  
TAPE & PAINT  
NOTE: FLOOR TO HAVE STC RATING OF 50 AIR  
BORNE NOISE PER IBC 1207.2

FLOOR SYSTEM:  
- 4" CONCRETE SLAB  
W/ 6X6X10 WMF OVER  
- 6 MIL VAPOR RETARDER, JOINTS LAPPED  
AND TAPPED CONTINUOUS  
- 6" COMPACTED SAND FILL

FOUNDATION SYSTEM:  
- 8" X 4'-0" POURED CONCRETE  
WALL W/ (3) #4'S EQ. SPACED HORIZ.  
AND #4 DOWELS @ 18" O.C. VERT.  
WAY ON 1'-0" X 3'-0" CONC.  
FOOTING W/ (3) #5'S  
- 1/2" X 12" ANCHOR BOLTS, 4'-0" O.C.  
- TREATED SILL PLATE & SILL SEALER  
- 2" RIGID INSULATION



2  
A7  
BUILDING SECTION  
1/4" = 1'-0"

ROOF SYSTEM:  
- PRE-ENGINEERED TRUSSES 6:12 @ 24" O.C.  
W/ SIMPSON H2.5A HOLDDOWN AT EACH SIDE  
OF EACH TRUSS AT TOP PLATE.  
TRUSS TO BE DESIGNED FOR 30.8# L.L.  
- 15/32" SPAN RATED EXT. OSB SHEATHING W/ CLIPS  
- (2) ROWS ICE AND WATER BARRIER ENTIRE  
PERIMETER AND ALL VALLEYS  
- 30# ROOF FELT  
- 40 YEAR TEXTURED FIBERGLASS SHINGLES  
- BLOWN INSUL., R62 MIN. W/ VAPOR BARRIER  
AND PROPER VENT @ END OF TRUSS.  
INSULATION INSTALLER TO PROVIDE DEPTH  
MARKERS EVERY 300 S.F., MARKERS TO HAVE  
1" INCREMENT INDICATORS

WALL SYSTEM:  
- 5" VINYL SIDING (.044) AND/OR VINYL SHAKES  
- 2 X 6 STUD WALL, 16" O.C.  
- 7/16" OSB EXTERIOR SHEATHING  
- TYVEK BUILDING WRAP  
- BLOW-IN BLANKET INSULATION, R23  
- 4 MIL VAPOR RETARDER  
- 1/2" GYPSUM BOARD, INTERIOR  
FINISH, TAPE & PAINT  
NOTE: WALL TO BE DESIGNED IN ACCORDANCE  
WITH SECT. 2304 & 2308 OF IBC

FLOOR SYSTEM:  
- UL DESIGN L555  
- 22" FLOOR TRUSSES @ 16" O.C.  
- 3/4" T & G PLYWOOD SUBFLOOR, (GLUE AND NAIL)  
- 2" CLOSED CELL SPRAY INSULATION  
- 5/8" GYP. BD. ON CHANNELS,  
TAPE & PAINT  
NOTE: FLOOR TO HAVE STC RATING OF 50 AIR  
BORNE NOISE PER IBC 1207.2

FLOOR SYSTEM:  
- 4" CONCRETE SLAB  
W/ 6X6X10 WMF OVER  
- 6 MIL VAPOR RETARDER, JOINTS LAPPED  
AND TAPPED CONTINUOUS  
- 6" COMPACTED SAND FILL

FOUNDATION SYSTEM:  
- 8" X 4'-0" POURED CONCRETE  
WALL W/ (3) #4'S EQ. SPACED HORIZ.  
AND #4 DOWELS @ 18" O.C. VERT.  
WAY ON 1'-0" X 3'-0" CONC.  
FOOTING W/ (3) #5'S  
- 1/2" X 12" ANCHOR BOLTS, 4'-0" O.C.  
- TREATED SILL PLATE & SILL SEALER  
- 2" RIGID INSULATION

