

SITE NOTES

- LOT AREA - 53,354 S.F.
- 2 UNIT (2 BR.) - 64 BEDROOMS
- 64 PARKING STALLS REQ.
- 38 SURFACE, 26 GARAGES
- PARKING LOT + GARAGES = 22,244 S.F.
- ASSUME 10 YEAR STORM - 4.3" FOR 24 HR.
- EXISTING SOIL INFILTRATION - 1.03"/HR.
- REQ. INFILTRATION BASIN @ 24" = 2000 S.F.
- ACTUAL 2125 S.F. > 2000 S.F. REQ.
- LOT AREA OF 53,354 S.F. @ .12 (24") W/
- INFILTRATION RATE OF 1.03" HR. REQ.
- BASIN @ 12" = 5180 S.F.
- 5180 S.F. REQ. < 6120 S.F. ACTUAL
- EROSION CONTROL TO MEET CITY SPECS.
- RECREATION AREA - 1700 S.F. REQ. - 32 BAL. = 1536 S.F.
- ACTUAL 1536 S.F. + 350 S.F. > 1700 S.F. REQ.

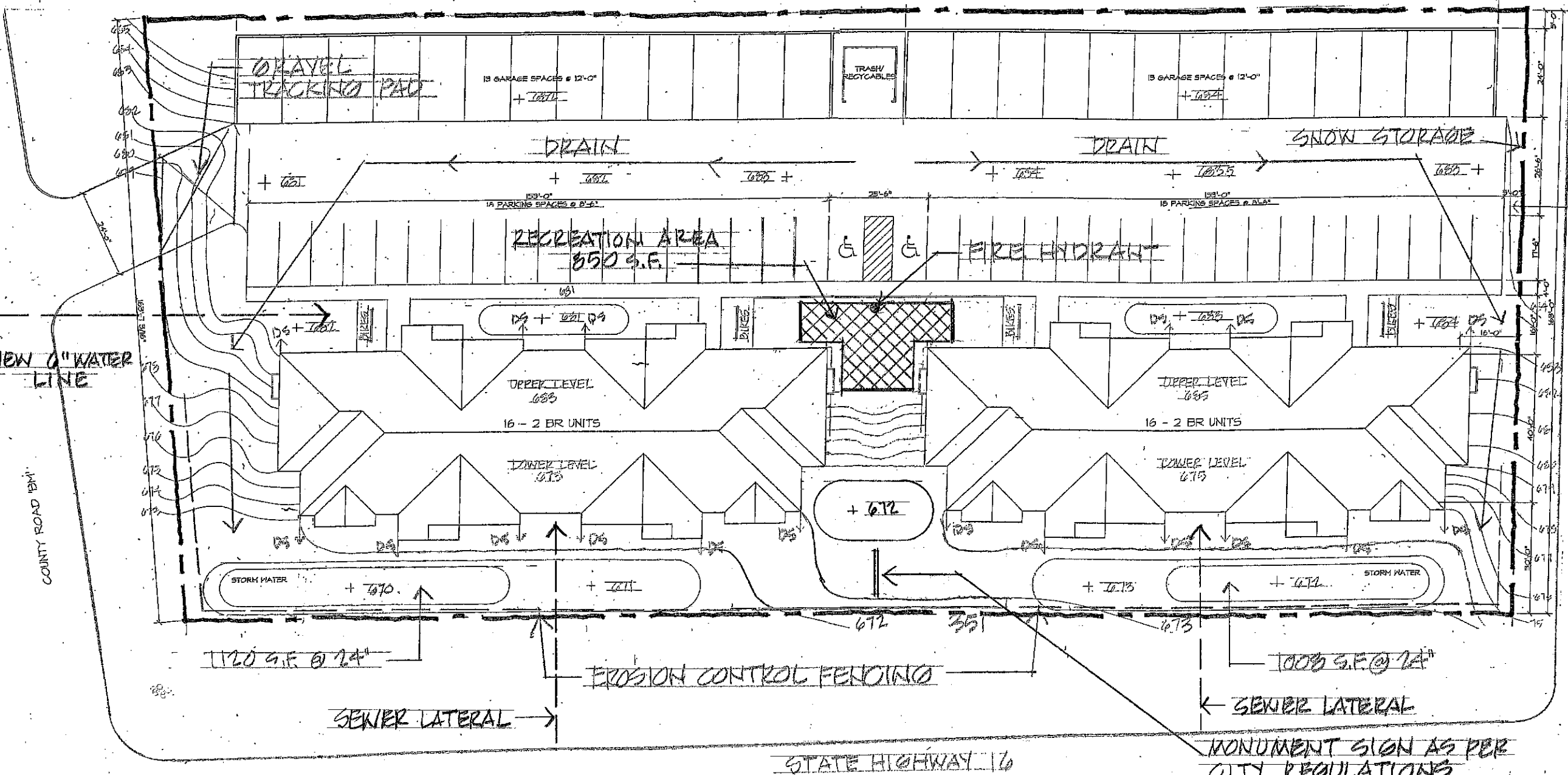
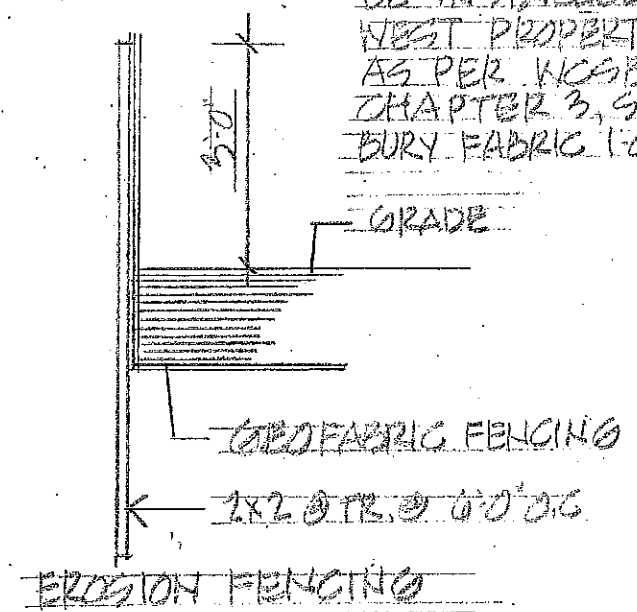
EROSION FENCING TO BE INSTALLED ON WEST PROPERTY LINE AS PER WOSBMPH CHAPTER 3, SECTION B. BURY FABRIC 1'-0".

ROUSH RENTALS

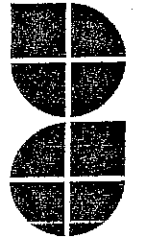
LOCAL . PERSONAL . RESPONSIVE

DRAWING INDEX

- C1 - SITE PLAN, SITE NOTES
- A1 - FLOOR PLANS, CODE INFORMATION, GENERAL NOTES
- A1.1 - ENLARGED FLOOR PLANS, DETAILS
- A2 - FOUNDATION, FRAMING PLANS & LANDSCAPE PLAN
- A3 - EXTERIOR ELEVATIONS, SECTIONS



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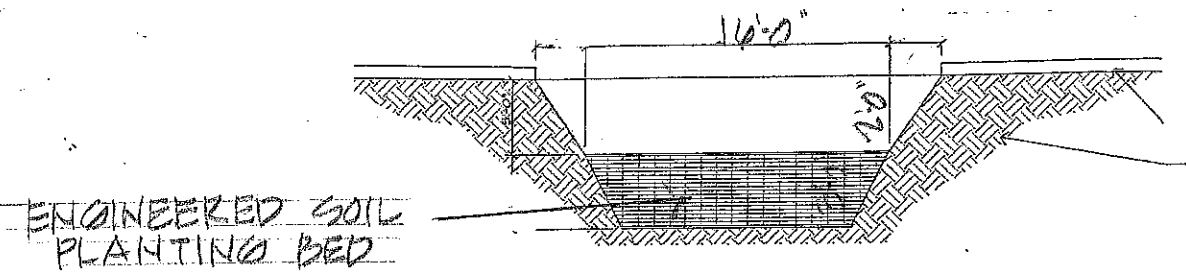


SITE PLAN & SITE NOTES

Date: 03-04-16
Drawn by: KCT
Checked by: ck
Revisions:

16 UNIT APARTMENT COMPLEXES
ROUSH RENTALS
STATE HIGHWAY 16
LA CROSSE, WI

C1



2 BIO RETENTION BASIN DETAIL
1/8" = 1'-0"

LANDSCAPE NOTES

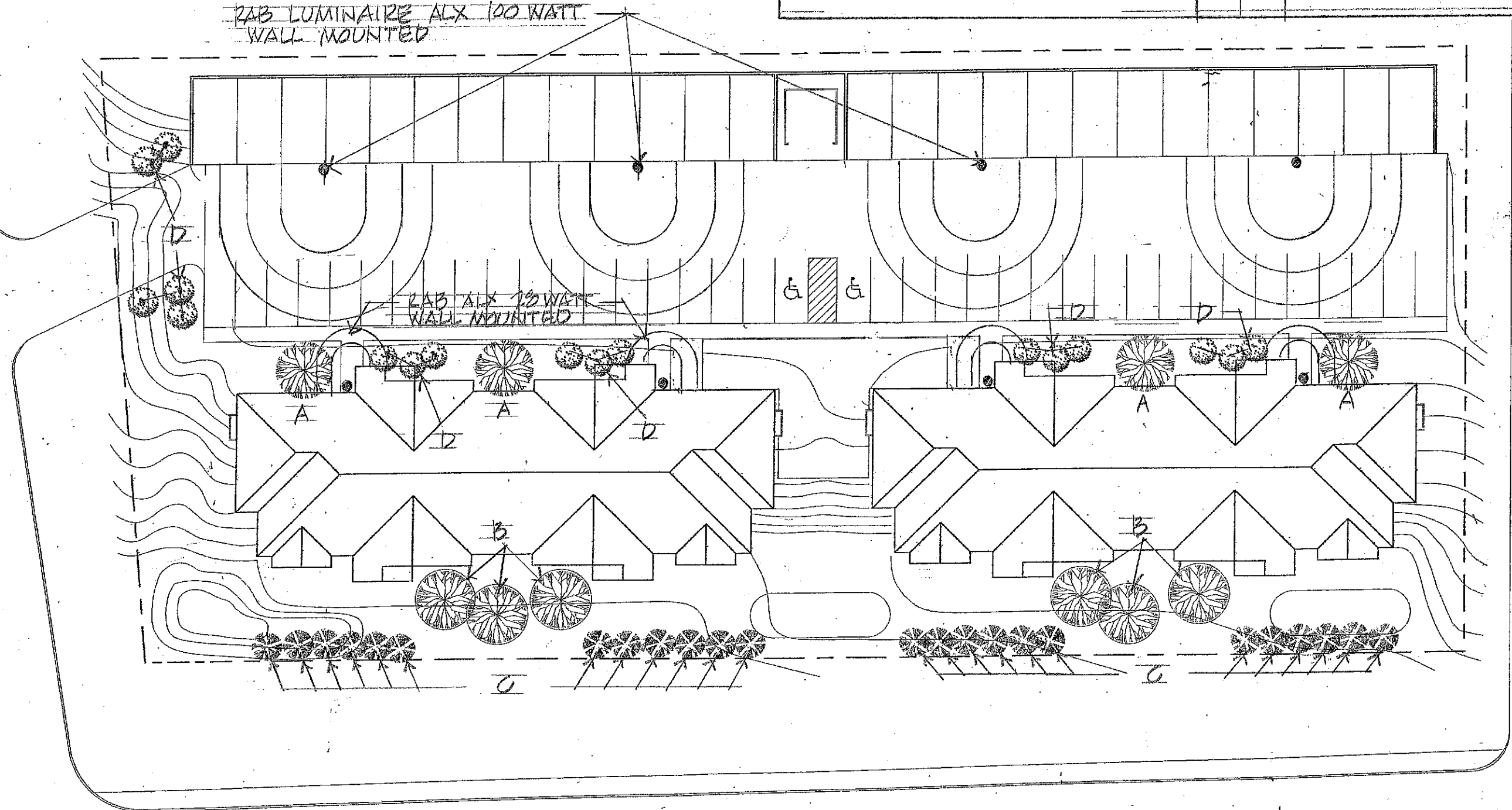
- LANDSCAPE AREA 14500 S.F.
 $14500 \div 600 = 24$ TREES
- STREET FRONTAGE $50' - 40' = 12$
24 TREES, 24 HEDGE
20 SHRUBS, 20 GRASSES
- DOWNSPOUTS TO DRAIN ON PROPERTY
- TRASH AREA ENCLOSED BY
GARAGES & 6'-0" GATE
- UNPAVED AREAS TO BE SIDDED

LANDSCAPE SCHEDULE

ID	NO.	PLANT SPECIES	QT.
A	0	MAPLE AUTUMN GLAZE	3'
B	0	BLACK HILLS SPRUCE	2'
C	24	TECHNY ARBORVITAE	50'
D	17	PINK CRABAPPLE	2'
E	10	SPIREA GOLDFLAME	50'
F	10	EUCHYMIUS BURNING B.	50'
G	10	ORNAMENTAL GRASS	10'

RAB LUMINAIRE ALX 100 WATT
WALL MOUNTED

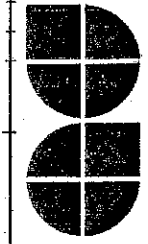
RAB ALX 10 WATT
WALL MOUNTED



1 LANDSCAPE/SITE LIGHTING PLAN
1/16" = 1'-0"



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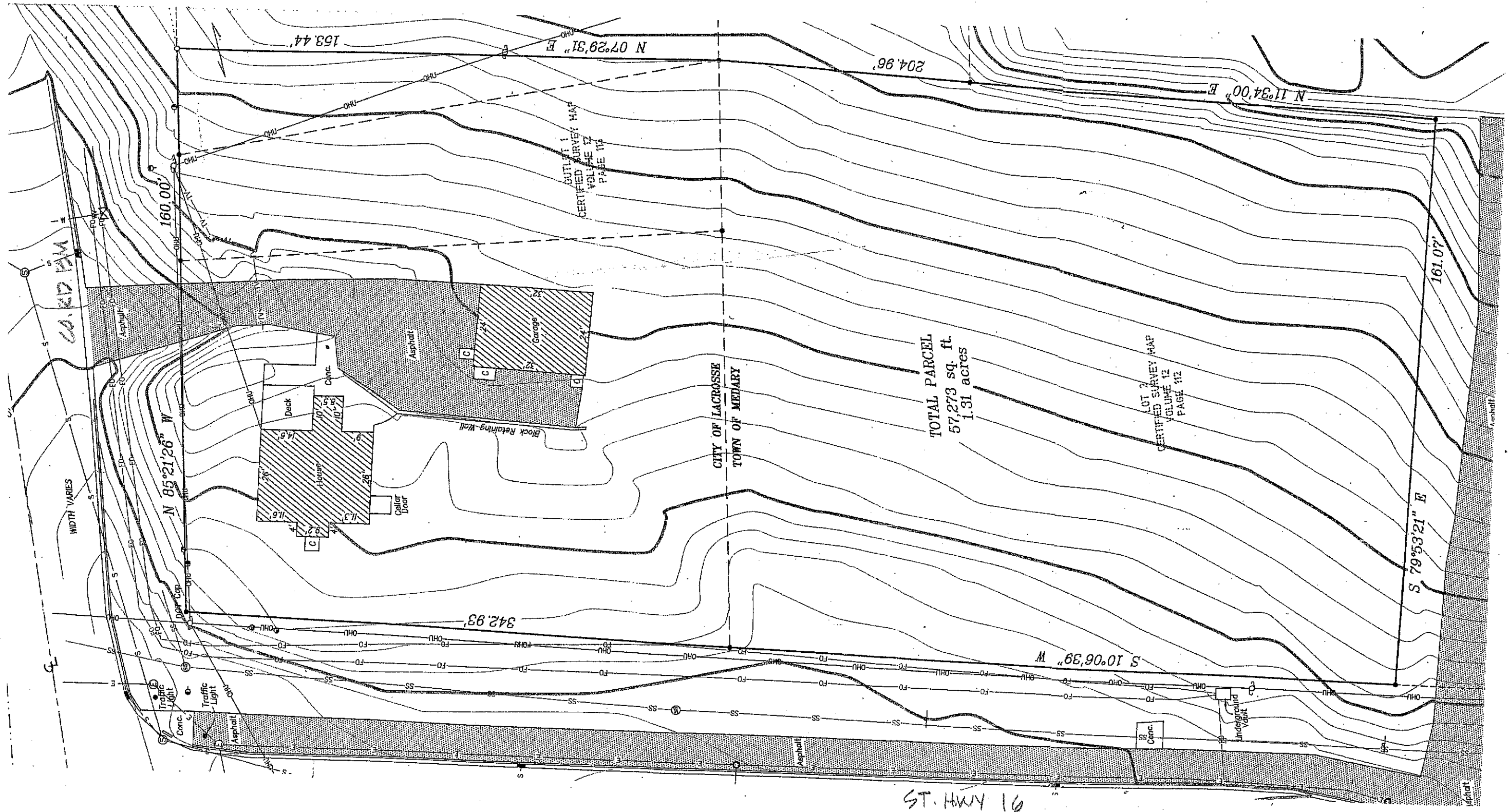


LANDSCAPE/SITE LIGHTING PLAN
LANDSCAPE NOTES
LANDSCAPE SCHEDULE
BIO RETENTION BASIN DETAIL

Date: 03/04/15
Drawn by: JST
Checked by: ek
Revisions:

16 UNIT
APARTMENT
COMPLEXES
ROUGH
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STATE HIGHWAY 16
LA CROSSE, WI

C2



OUTLIFT 1
 CERTIFIED SURVEY MAP
 VOLUME 17
 PAGE 11A

LOT 2
 CERTIFIED SURVEY MAP
 VOLUME 12
 PAGE 112

TOTAL PARCEL
 57,273 sq. ft.
 1.31 acres

CITY OF LACROSSE
 TOWN OF MEDARY

SITE SURVEY - NO SCALE

ST. HWY 16

CARD PM

WIDTH VARIES

153.44'

N 07°29'31" E 204.96'

N 11°34'00" E 161.07'

160.00'

N 85°21'26" W

342.93'

S 10°06'39" W

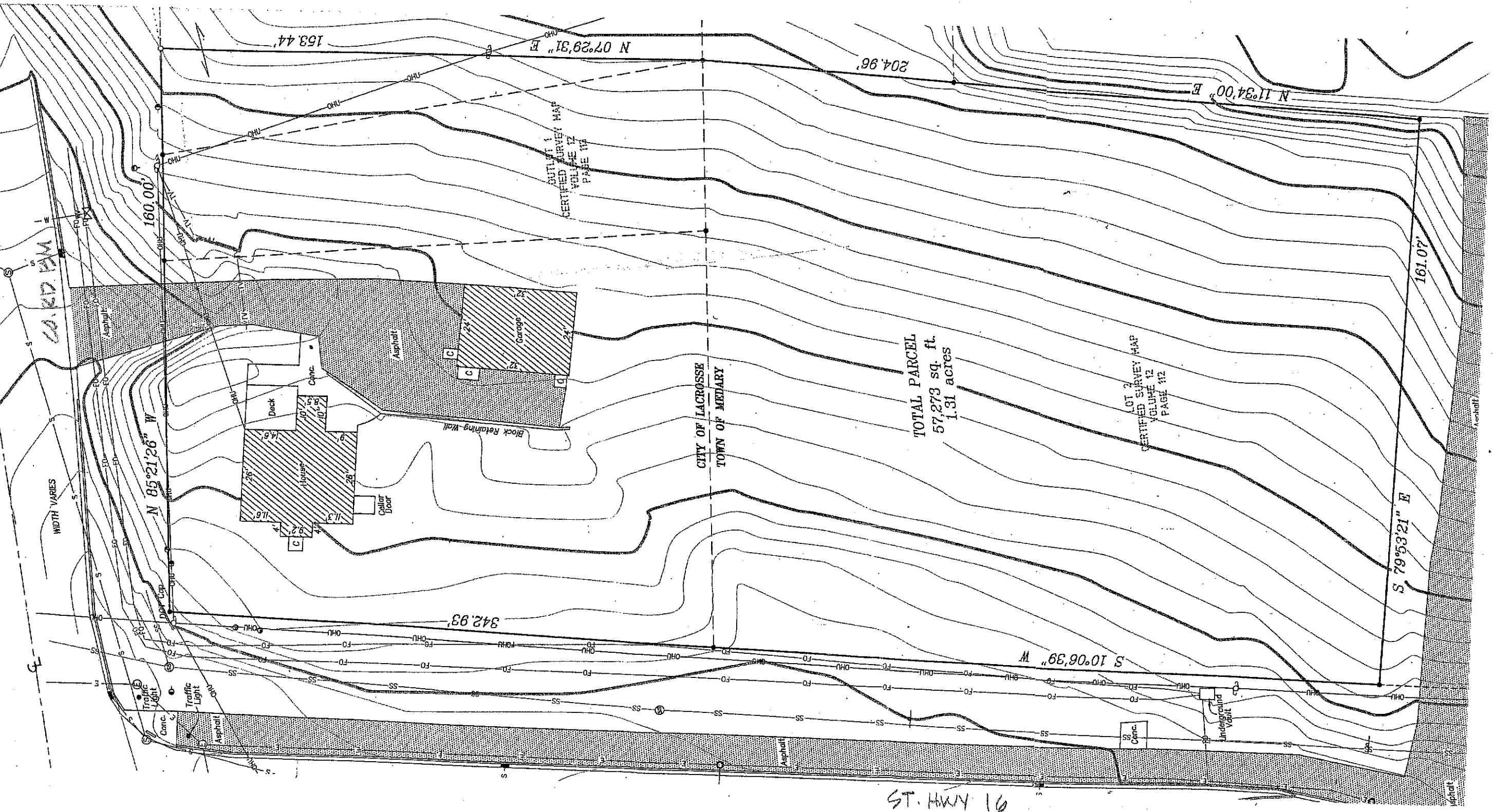
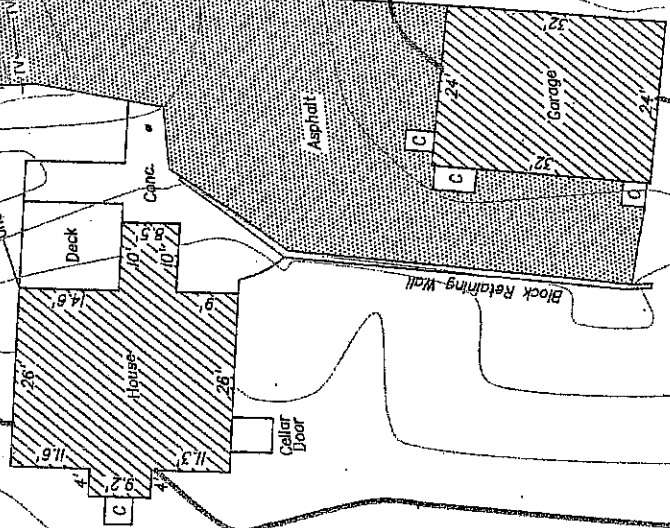
S 79°53'21" E

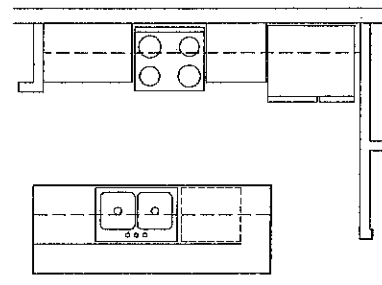
161.07'

Traffic Light

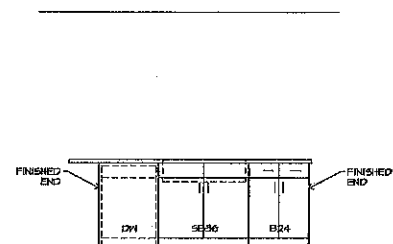
Traffic Light

Underground Vault

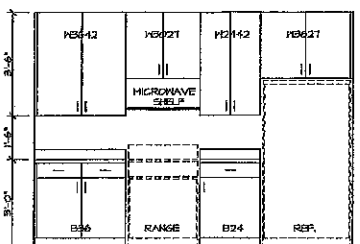




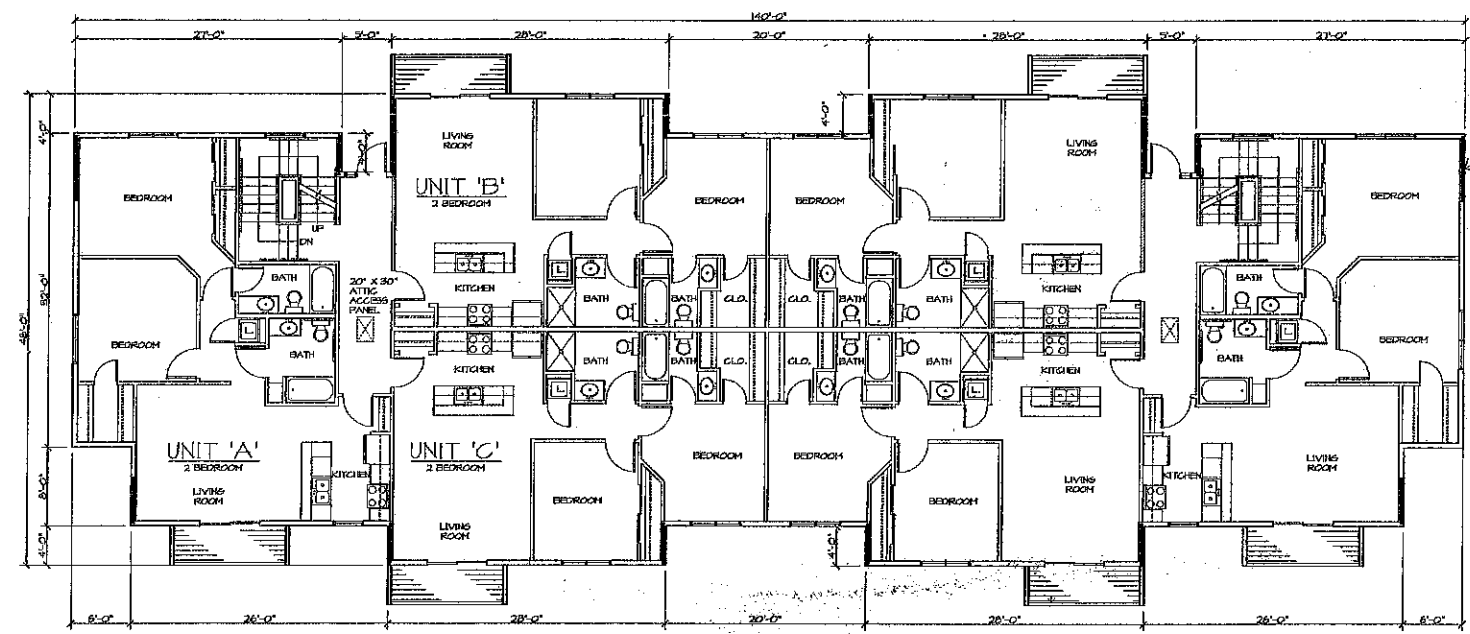
6 ENLARGED KITCHEN PLAN
3/8" = 1'-0"



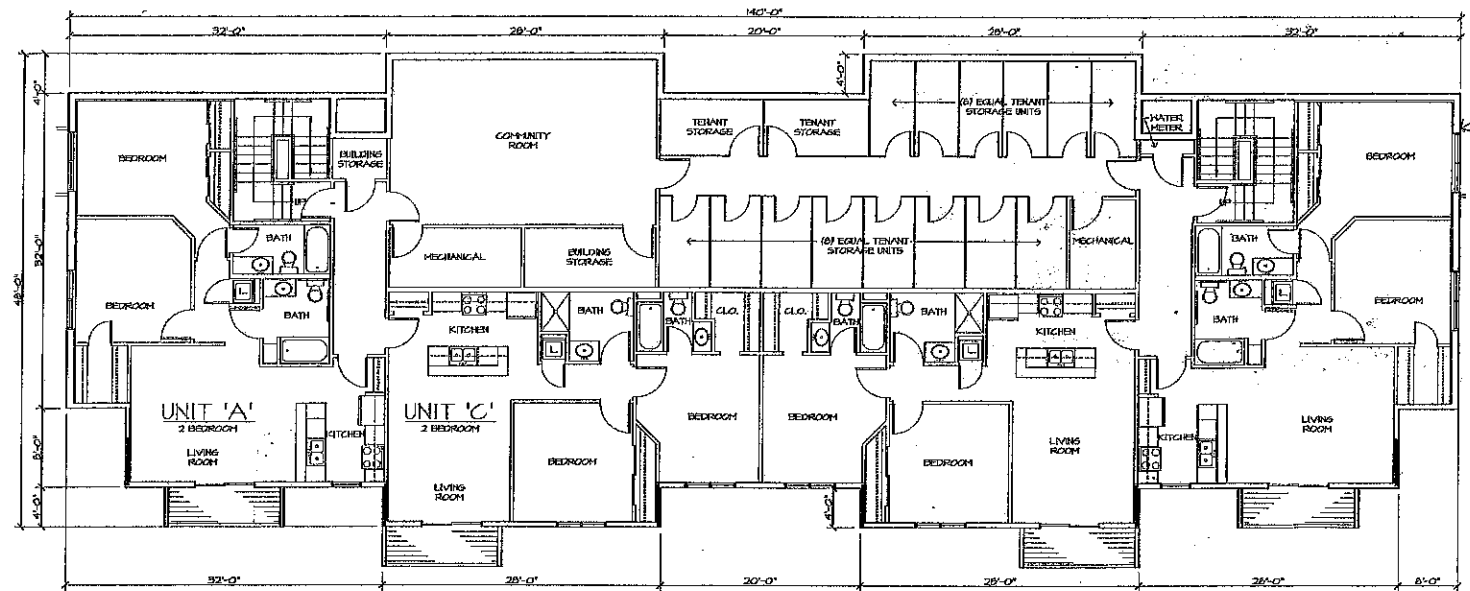
7 KITCHEN ELEV.
3/8" = 1'-0"



8 KITCHEN ELEV.
3/8" = 1'-0"



2 FIRST & SECOND FLOOR PLAN
1/8" = 1'-0"



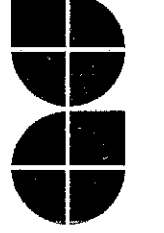
1 LOWER FLOOR PLAN
1/8" = 1'-0"

- GENERAL NOTES**
- * OCCUPANCY - R2 APARTMENT
 - * CONSTRUCTION - TYPE VB
 - * SOIL BEARING - 3000 PSF (ASSUMED)
 - * CONCRETE - 3000 PSI TO COMPLY W/ ASTM C311
 - * STEEL - TO COMPLY W/ ASTM A36
 - * LUMBER - 2 X 4 STANDARD 4 BETTER
2 X 6 #2 SPF
2 X 8 # LARGER - #2 D.F.
 - * STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH IBC SECTION 2303 - CONVENTIONAL LIGHT-FRAME CONSTRUCTION.
 - * ALL HALLS SHOWN HATCHED TO HAVE 5/8" TYPE "X" FIRE-RATED SYSTEM BOARD BOTH SIDES AND PROVIDE FIRE-RESISTIVE RATING. PROVIDE FIRE RATED DOOR ASSEMBLY IN RATED WALLS.
 - * BATH EXHAUST - SYSTEM TO BE 30 CFM.
 - * ATIC VENTILATION - NET FREE AREA NOT LESS THAN 1/300 OF VENTILATION AREA.
 - * ROOF TRUSSES - DESIGN FOR 40# LL BY REGISTERED MECHANICAL ENGINEER AND ANCHORED TO HALL ACCORDINGLY.
 - * EACH BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW COMPLYING W/ IBC SECT. 1024.1. STYLE TO BE SLIDE-OUT, SIZES GIVEN ARE NOMINAL MIN. CLEAR OPENING WIDTH OF 20" AND HEIGHT OF 24".
 - * HALL AND FLOOR CONSTRUCTION TO MEET SOUND TRANSMISSION LIMITATIONS PER IBC 1207.2.
 - * INTERIOR HALL AND CEILING FINISHES TO MEET CLASSIFICATIONS AS SPECIFIED IN IBC TABLE 605.4 CLASS C RATING FOR SPRINKLERED STRUCTURE.
 - * FIRE EXTINGUISHERS SHALL BE PROVIDED PER IBC SECT. 906 AND MAINTAINED PER NFPA 10. 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.
 - * ALL DOOR HARDWARE TO MEET ICC/ANSI A117.1 Sec. 404.2.6 FOR OPERABILITY.

- STRUCTURAL DATA**
- A) FOOTING DESIGN
ROOF LOAD - 25' X 50' / SF. = 1250#
2nd & 3rd FLOOR LOAD - 12' X 60' / SF. X 2 = 1440#
WALL LOAD - 25' X 10' / FT. = 250#
TOTAL LOAD = 3150#
FOOTINGS:
2 SF. X 3,000# / SF. = 6,000# ALLOWABLE
6,000# (ALLOW. LOAD) > 2,800# (ACTUAL LOAD)
- B) LIFTEL DESIGN
WORKS CAGE - 1250# / F.
LIFTEL DESIGN - (2) 12" TECH LANS.
FROM TABLE - 1428# / FT. X 2 = 2856#
2856# (ALLOW.) > 1250# (ACTUAL)
- C) FLOOR TRUSSES (TRIM JOINT FLOOR PRODUCTS)
FROM TABLE - 18" FLOOR TRUSS @ 18" O.C. W/ 60# / SF. LOAD
ALLOWABLE SPAN 20' 3" ACTUAL SPAN
- D) ROOF TRUSSES DESIGN BY REGISTERED MECHANICAL ENGINEER
W/ 40# LIVE LOAD, SIMPSON SFC TRUSS CLIPS USED AS TRUSS FASTENERS
- E) ANCHOR BOLTS - SIMPSON 1/2" STRONG BOLTS @ 4'-0" O.C.
P=2004# X .004800 MPD² X 40# / SF.
- F) WIND LOAD / SHEAR (100 MPH WIND LOAD)
SHEAR WALL / DIAPHRAGM FROM FROM TABLE - (2) X 8 WALL
7/8" SHEATHING, 1 1/2" FASTENER (1" PENETRATION,
NAILING @ O.C. EDGE
ALLOWABLE LOAD - 165# / SF. 140# / SF. ACTUAL
MAX. SPAN BETWEEN SHEAR WALLS - 20' 4" BY ALLOW.
- G) DWELLING UNIT FLOOR / CEILING ASSEMBLIES TO MEET LL DESIGN R502 - 1-HR RATING
- H) DESIGN LOADS:
- GROUND SNOW LOAD Pg - 40#/SF.
- EXPOSURE Ca - B
- IMPORTANCE FACTOR I - 1
- WIND SPEED - 40 MPH
- FLOOR LOAD - 50#/SF.

- CODE INFORMATION**
- BUILDING TYPE:
R2 - APARTMENT
- CONSTRUCTION TYPE:
VB - FULLY SPRINKLERED
- BUILDING AREA AND HEIGHT:
- ALLOWABLE - 2 STORIES, 17200 SF
- ACTUAL - 3 STORIES, 5884 SF
- 200% INCREASE W/ SPRINKLER
- TRAVEL DISTANCE TO EXIT:
- 250' WITH SPRINKLER
- NUMBER OF EXITS:
- MINIMUM 2 REQUIRED
- 2 EXITS PROVIDED
- EXIT WIDTH:
- 0.21' PER OCCUPANT - 12" ACTUAL
- FIRE RESISTANCE RATINGS:
- IBC TABLE 601 - TYPE VB CONSTRUCTION - 0-HR.
- FIRE SEPARATION DISTANCES:
- IBC TABLE 602 - TYPE VB CONSTRUCTION
- 5' X 4' X 10' - 1-HR.
- 10' X 4' X 50' - 0-HR.
- MAXIMUM AREA OF EXTERIOR HALL OPENINGS:
- IBC TABLE 705.5
- ALLOWABLE - 25' TO LESS 80'
PROTECTED / 1/2 LINT

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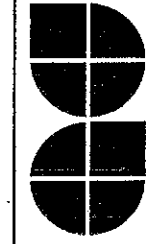
FLOOR PLANS
SITE PLAN & SITE NOTES
GENERAL NOTES, STRUCTURAL DATA
CODE INFORMATION

Date: 09.04.16
Drawn by: KCT
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16 UNIT APARTMENT COMPLEXES
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A1

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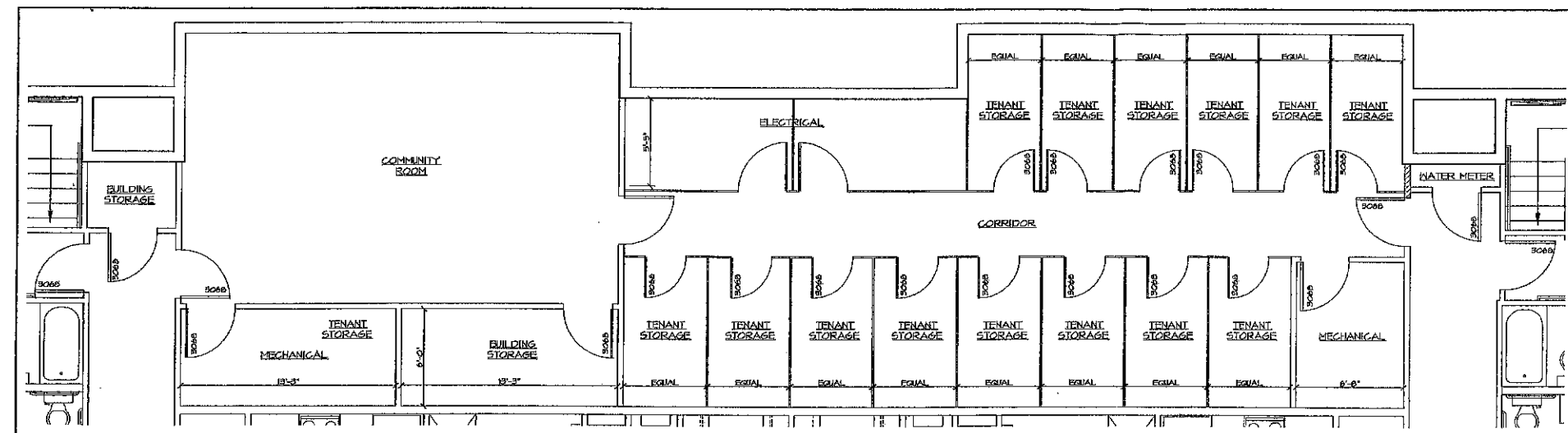


ENLARGED UNIT PLANS
 ENLARGED PLAN - LOWER LEVEL
 ENLARGED STAIR PLANS

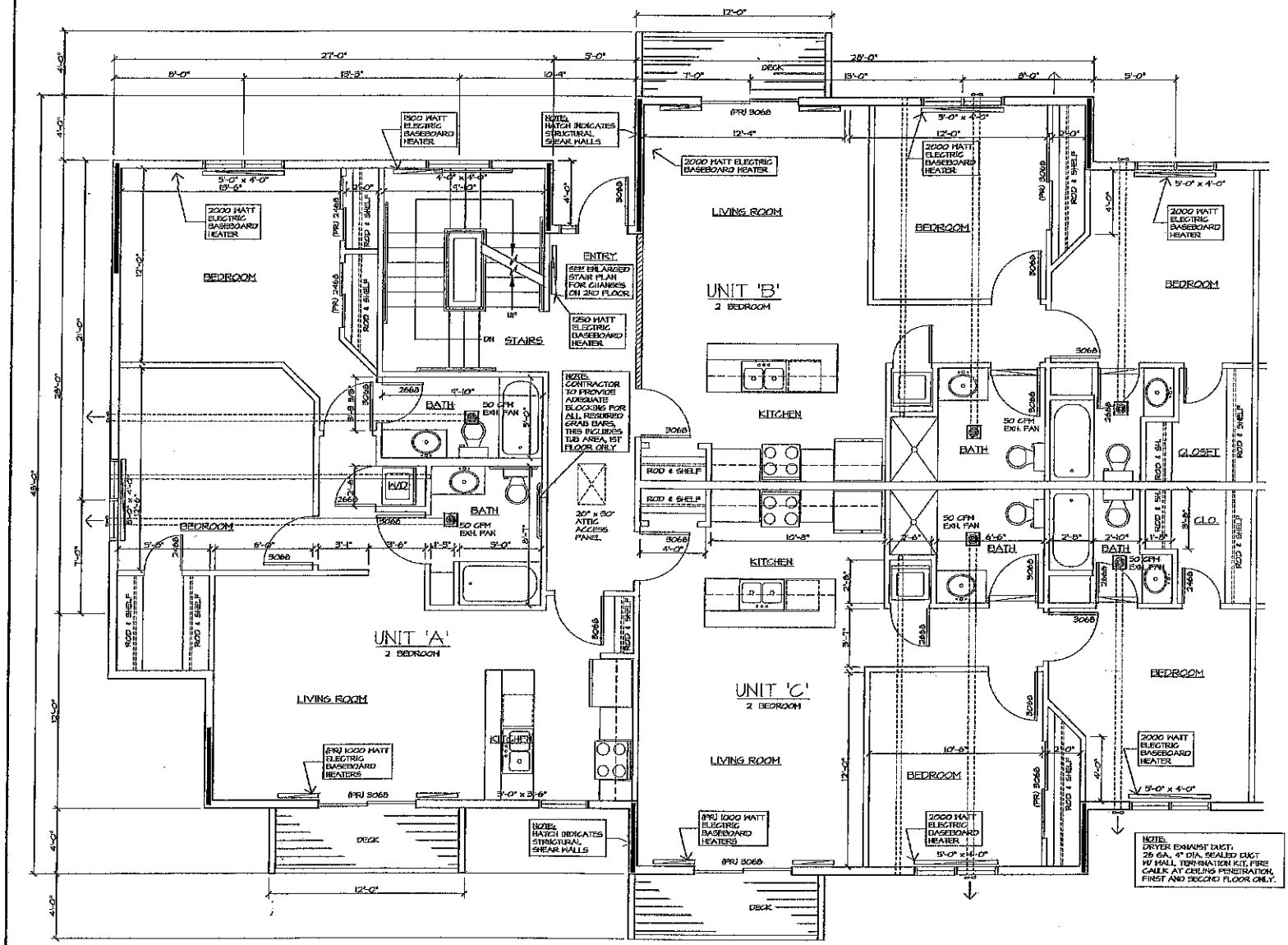
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A1.1

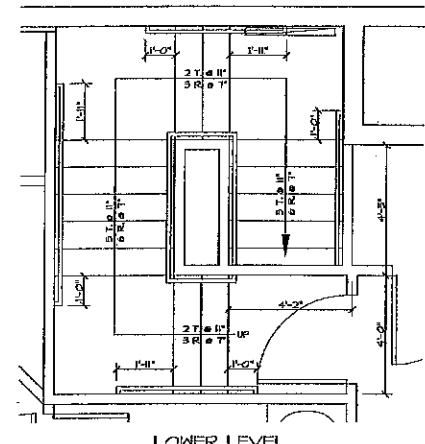
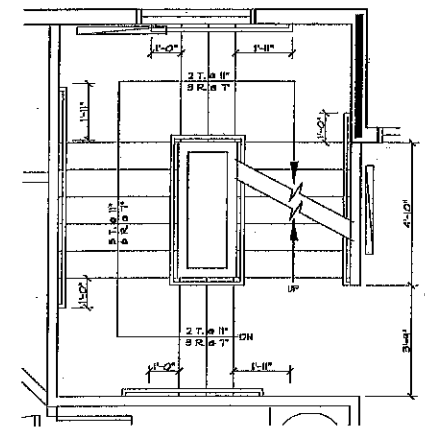
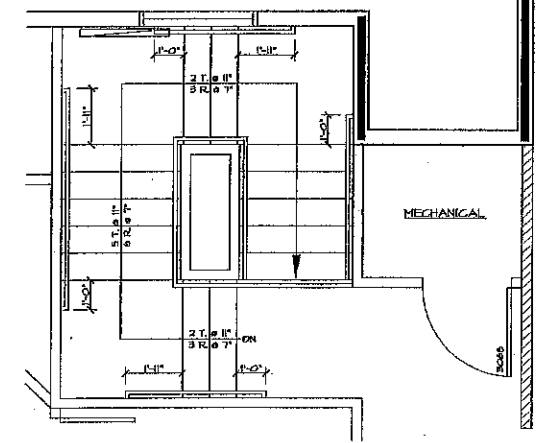


3 ALL ENLARGED PLAN - LOWER LEVEL FLOOR
 1/4" = 1'-0"

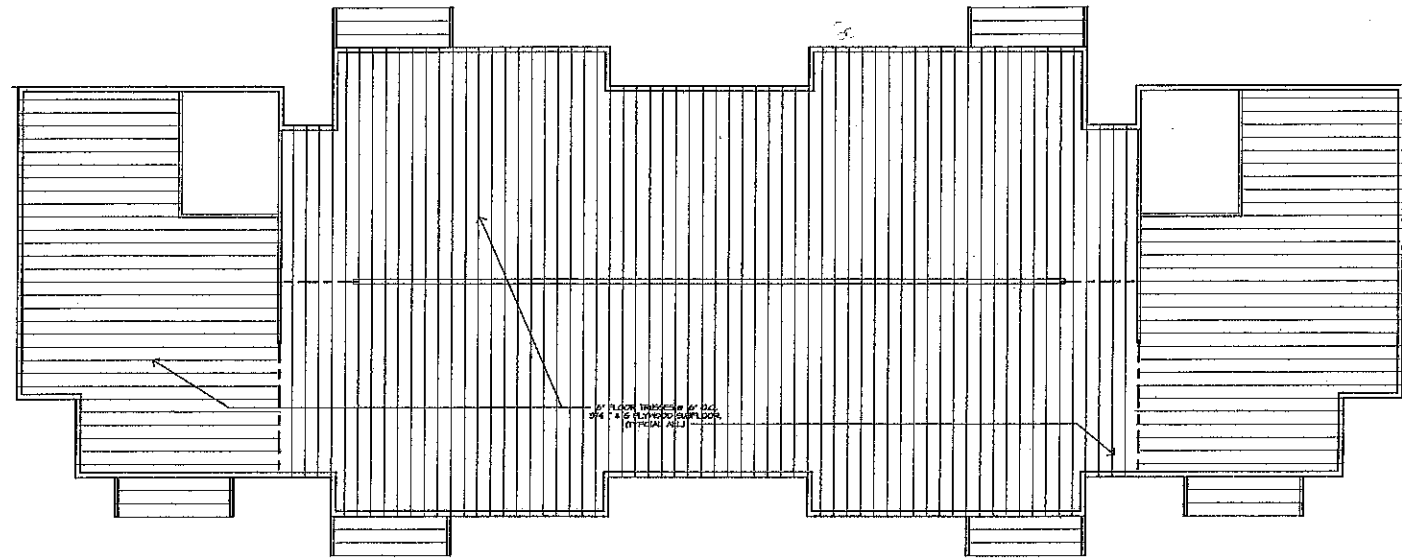


NOTE:
 FLOORING: ASSEMBLY
 H. DESIGN #512
 HALL ASSEMBLY
 H. DESIGN #503

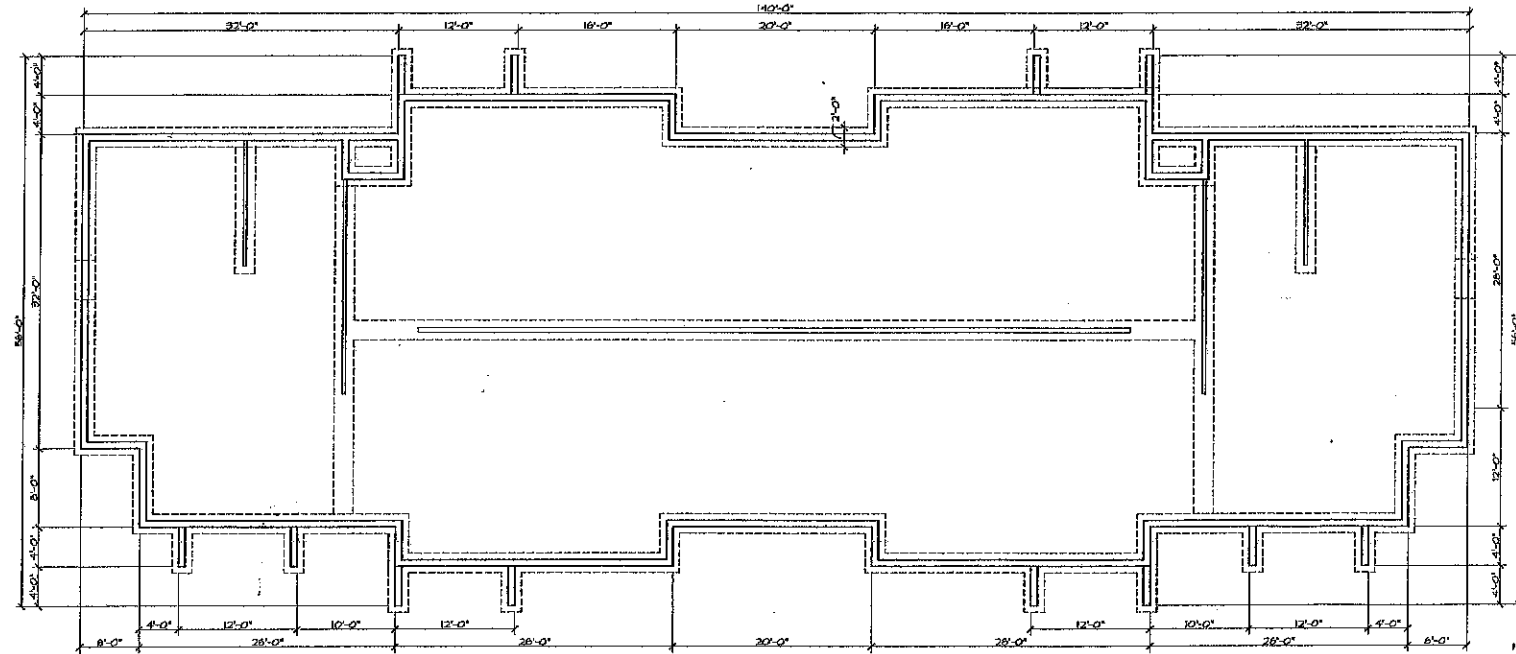
1 ALL ENLARGED UNIT PLANS - FIRST & SECOND FLOOR
 1/4" = 1'-0"



2 ALL ENLARGED STAIR PLANS
 3/8" = 1'-0"

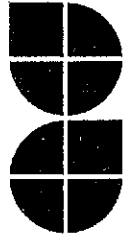


3
A2
FLOOR FRAMING PLAN
1/8" = 1'-0"



1
A2
FOUNDATION PLAN
1/8" = 1'-0"

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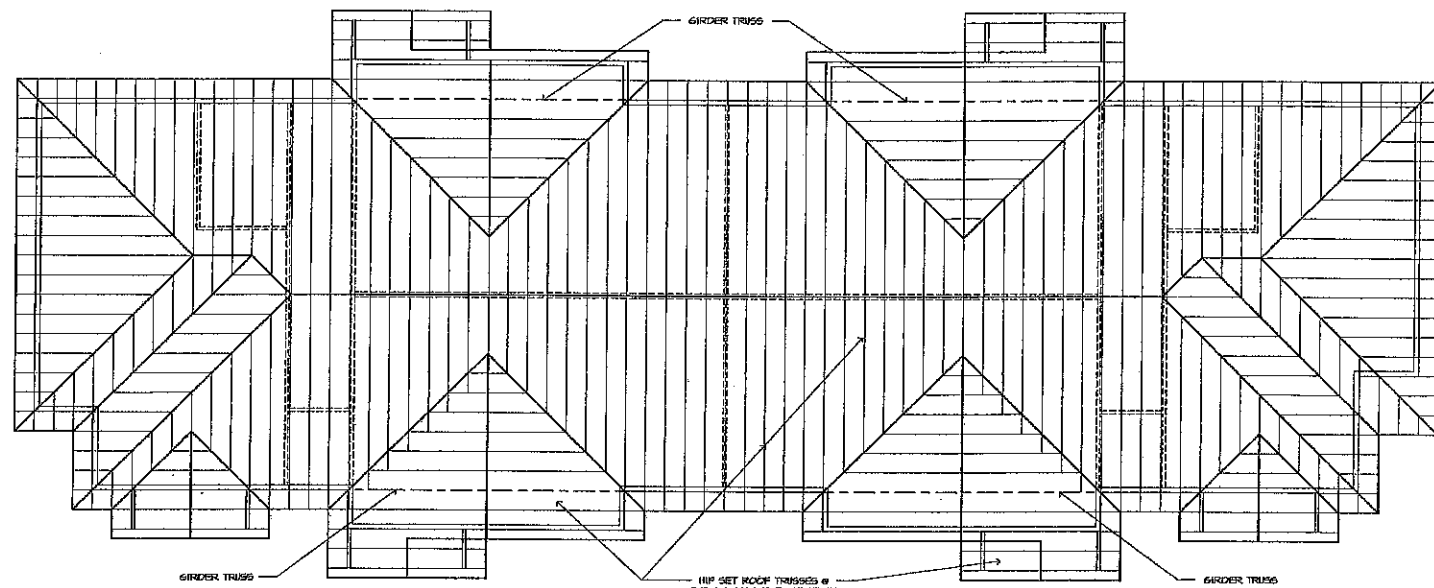


FOUNDATION PLAN
FLOOR FRAMING PLAN
ROOF FRAMING PLAN
LANDSCAPE/SITE LIGHTING PLAN
BIO RETENTION BASIN DETAIL

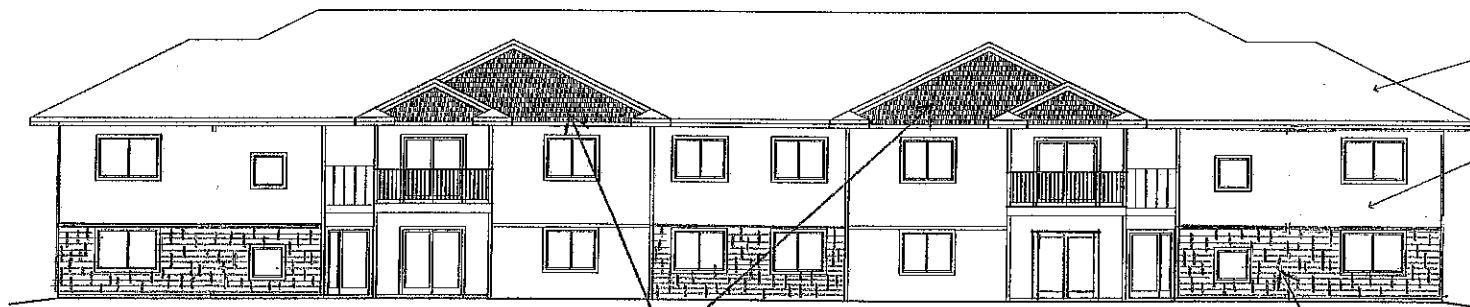
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A2



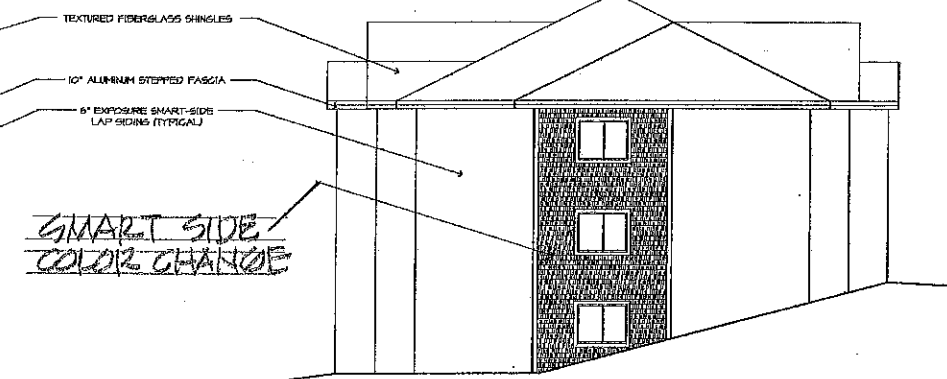
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A3
ROOF FRAMING PLAN
1/8" = 1'-0"



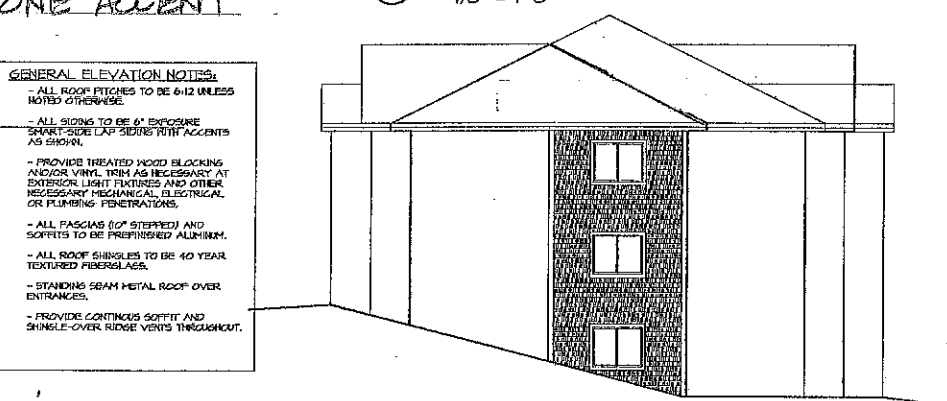
3
A3
EAST EXTERIOR ELEVATION
1/8" = 1'-0"



1
A3
WEST EXTERIOR ELEVATION
1/8" = 1'-0"



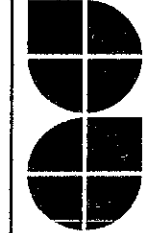
4
A3
SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



2
A3
NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

GENERAL ELEVATION NOTES:
 - ALL ROOF PITCHES TO BE 6:12 UNLESS NOTED OTHERWISE.
 - ALL SIDING TO BE 6" EXPOSURE SMART-SIDE LAP SIDING WITH ACCENTS AS SHOWN.
 - PROVIDE TREATED WOOD BLOCKING AND/OR VINYL TRIM AS NECESSARY AT EXTERIOR LIGHT FIXTURES AND OTHER NECESSARY MECHANICAL, ELECTRICAL, OR PLUMBING PENETRATIONS.
 - ALL FASCIAS (6" STEPPED) AND SOFFITS TO BE PRESSED ALUMINUM.
 - ALL ROOF SHINGLES TO BE 40 YEAR TEXTURED FIBERGLASS.
 - STANDING SEAM METAL ROOF OVER ENTRANCES.
 - PROVIDE CONTINUOUS SOFFIT AND SHINGLE-OVER RIDGE VENTS THROUGHOUT.

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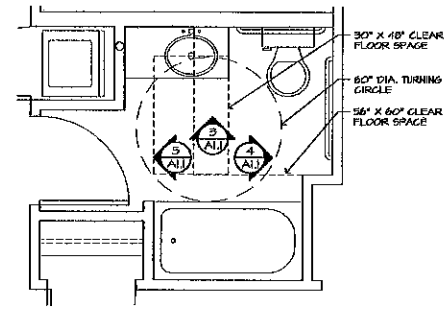


EXTERIOR ELEVATIONS
 ROOF FRAMING PLAN

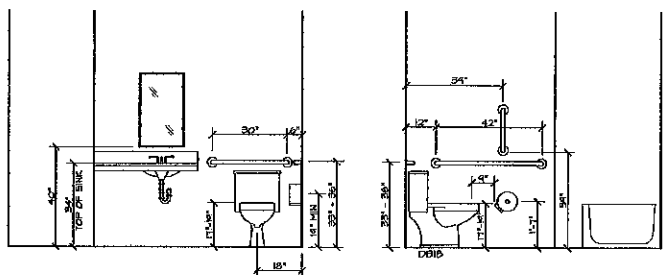
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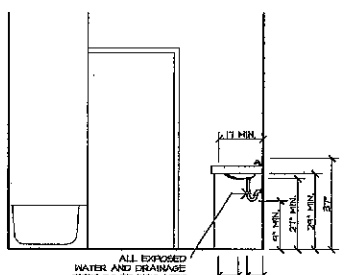
A3



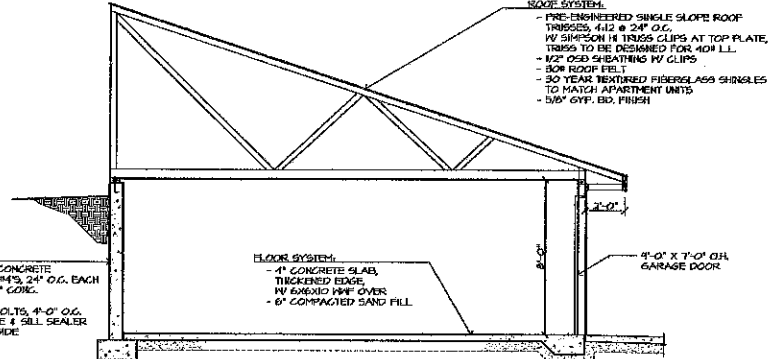
2 ENLARGED TOILET PLAN
3/8" = 1'-0"



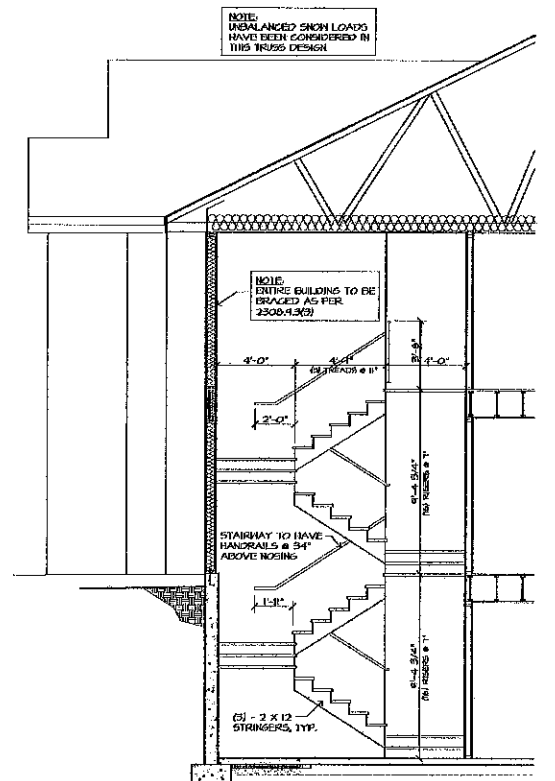
3 ELEVATION
3/8" = 1'-0"



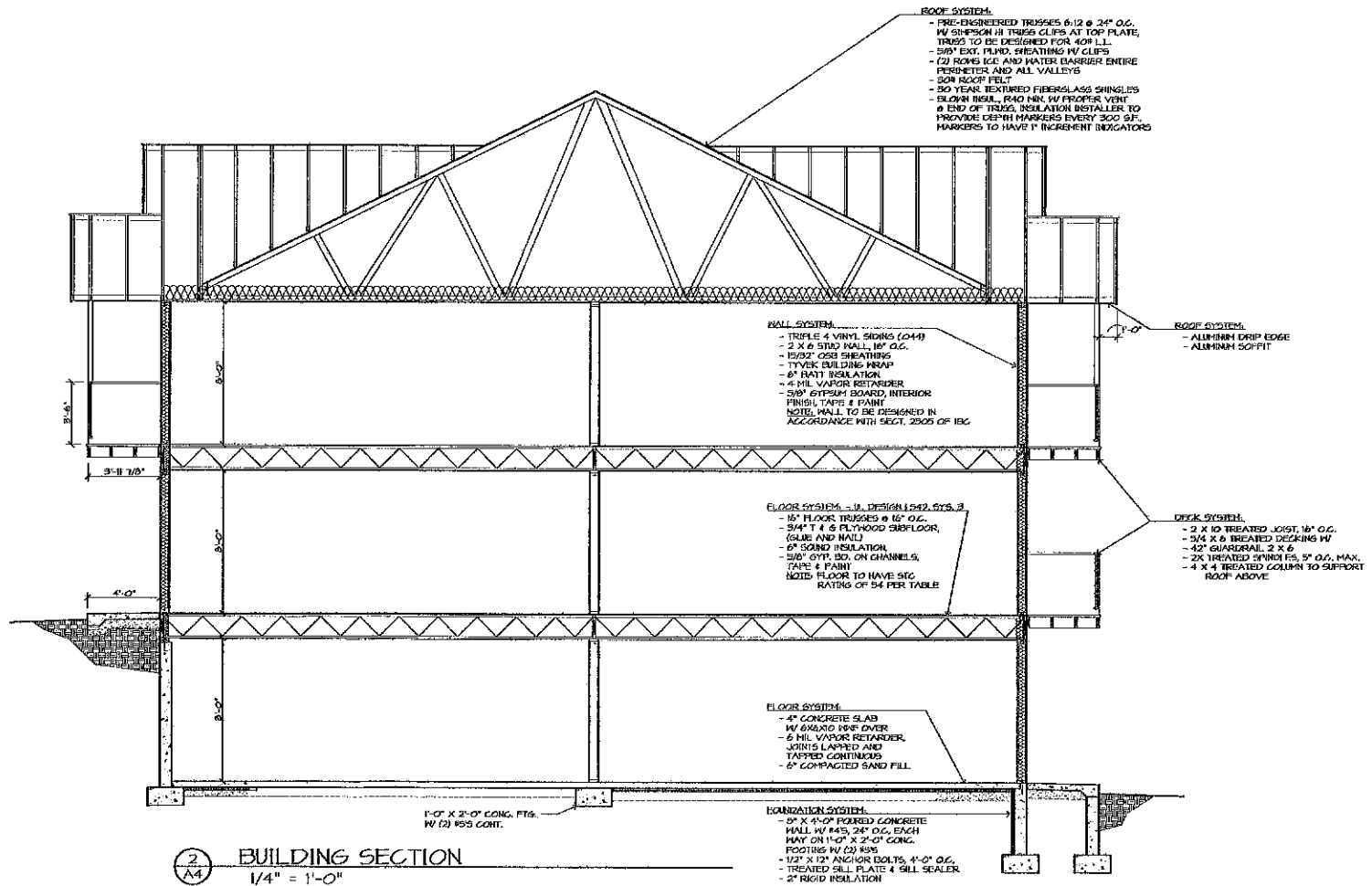
5 ELEVATION
3/8" = 1'-0"



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

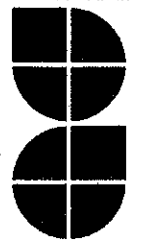


1 STAIR SECTION
1/4" = 1'-0"



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

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BUILDING SECTION

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