



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda

Commercial/Multi-Family Design Review Committee

Friday, June 13, 2025

9:00 AM

Virtual via Zoom

The meeting is conducted through video conferencing.

Members of the public will be able to attend the meeting via video conferencing with the link below.

Join Zoom Meeting

Click this link (or typing the URL in your web browser address bar):

<https://cityoflacrosse-org.zoom.us/j/82799188943?pwd=pAMS3MbJusyBqR9mjCiK3jH6cAP0rk.1>

Meeting ID: 827 9918 8943

Passcode: 212646

Dial by your location

1 312 626 6799

If you wish to speak please provide written comments by emailing acklint@cityoflacrosse.org, using a drop box outside of City Hall or mailing the Department of Planning, Development, and Assessment at 400 La Crosse St, WI 54601

Call to Order

Agenda Items:

1. [24-0961](#) Review of plans for the development located at 1822 State Hwy 16. (La Crosse Vet Clinic)

Attachments: [Revised Preliminary Plans 6-13-2025](#)

[Revised Preliminary Site Plan Profile 6-13-2025](#)

[Revised Preliminary Erosion Control Plan 6-13-2025](#)

[Revised Preliminary Grading Plan 6-13-2025](#)

[Revised Preliminary Existing Conditions 6-13-2025](#)

[Revised Preliminary Plumbing Plans 6-13-2025](#)

[Preliminary Site Plan-SS-Parking 7-12-24](#)

[Preliminary Storm Water Plan 7-12-24](#)

[Preliminary Utility site Plan 7-12-24](#)

[Preliminary Conceptual Building Design \(large\) 7-12-24](#)

[Preliminary Conceptual Building Design \(small\) 7-12-24](#)

[Preliminary Topo Plan 7-12-24](#)

2. [24-1317](#) Review of plans (revised) for the development located at 1513 Market Street.

Attachments: [Revised Final Plans- Bakery 6-13-2025](#)
[Revised Final Plans- Detached Garage 6-13-2025](#)
[Revised Application 6-13-2025](#)
[Final Design Review Memo 3-14-2025](#)
[Final Architectural Plans 3-14-2025](#)
[Final Civil Plans 3-14-2025](#)
[Final Accessory Structure Plans 3-14-2025](#)
[Final Design Review Checklist 3-14-2025](#)
[Preliminary Design Review Memo 10-4-24](#)
[Preliminary Plans 10-4-24](#)

Adjournment

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.



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Text File

File Number: 24-0961

Agenda Date: 7/12/2024

Version: 1

Status: Agenda Ready

In Control: Commercial/Multi-Family Design Review Committee

File Type: Review of Plans

Agenda Number: 1.

La CROSSE AREA VETERINARY CLINIC

LA CROSSE, WI

GENERAL NOTES

PLEASE NOTE:	<div><div></div><div>DESIGNER LIABILITY LIMITED TO THE PREPARATION OF THE DRAWINGS WITH THE PARAMETER CONTRACTED AND ASCERTAINING TO CODE COMPLIANCE.</div><div>THESE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. ADDITIONAL DATA SHALL BE RECEIVED FROM THE ENGINEER THROUGH WRITTEN CLARIFICATION ONLY. VERIFY ALL EXISTING CONDITIONS, ELEVATIONS, & DIMENSIONS BEFORE PROCEEDING WITH ANY PORTION OF ANY WORK.</div><div>NO CHANGES, MODIFICATIONS, OR DEVIATIONS SHALL BE MADE FROM THESE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ENGINEER.</div><div>WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, REQUEST WRITTEN INTERPRETATION FROM THE ENGINEER BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.</div><div>IMPORTANT!! THIS BUILDING IS DESIGNED USING THE ROOF AS A DIAPHRAGM (DEEP THIN BEAM) TO TRANSFER SIDEWALL AND ROOF WIND LOADS TO THE ENDWALL SHEAR WALLS. STEEL PANELS ARE AN INTEGRAL PART OF THE BUILDING STRUCTURE AND ANY FUTURE FIELD MODIFICATIONS MADE MAY BE DETRIMENTAL TO THE BUILDING'S STRUCTURAL PERFORMANCE.</div><div>ROOF SYSTEM USES A SLIPPERY ROOF SURFACE. THE USE OF ACCESSORIES TO PREVENT THE SLIDING OF SNOW IS NOT PERMITTED.</div></div>
SOIL:	<div><div></div><div>OWNER RESPONSIBLE FOR VERIFYING SITE SOIL CONDITIONS. ALL SOILS TO MEET OR EXCEED REQUIREMENTS AS REFERENCED IN THE GENERAL NOTES. CONSULT GEOTECHNICAL ENGINEER IF NECESSARY.</div><div>ALL SOILS BELOW CONCRETE SHALL BE A NON-FROST SUSCEPTIBLE SOIL AS REQUIRED IN ASCE 32.</div><div>FOOTINGS TO BE ABOVE THE WATER TABLE.</div><div>ALL FOOTINGS AND SLAB TO BEAR ON UNDISTURBED INORGANIC SOIL OR SOIL COMPACTED TO 95% MODIFIED PROCTOR DENSITY.</div><div>SOIL DESIGN BASED ON IBC CHAPTER 18 (CHAPTERS 16, 19, 21, 22 AND 23)</div><div>PRESUMPTIVE SOIL TYPE FROM WEB SOIL SURVEY, USDA AND NRCS: (CLASS OF MATERIAL: SW, SP, SM, AND SC).</div><div>SOIL CONSISTENCY: MEDIUM</div><div>A SOIL BEARING PRESSURE AT GRADE ASSUMED AT A MINIMUM 2000 PSF.</div></div>
CONCRETE:	<div><div></div><div>CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318.</div><div>CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.</div><div>ALL DEFORMED REBAR SHALL MEET A615 GRADE 60 OR BETTER.</div></div>
LUMBER:	<div><div></div><div>ALL WOOD CONSTRUCTION SHALL BE OF MATERIALS SHOWN AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE NATIONAL FOREST PRODUCTS ASSOCIATION SPECIFICATIONS FOR WOOD CONSTRUCTION.</div><div>ALL 2x4, 2x6, 2x8 LUMBER SHALL BE #2 SPF OR BETTER UNLESS NOTED OTHERWISE. ALL 2x10 & 2x12 LUMBER SHALL BE AS SPECIFIED ON THE BUILDING PRINT.</div><div>FOR LUMBER REQUIRED TO BE PROTECTED FROM DECAY AND/OR INSECTS, SEE MOST CURRENT AWPA U1 FOR USE CATEGORIES AND EXPOSURE CONDITIONS.</div></div>
STEEL TRIMS:	<div><div></div><div>COLOR MATCHED STEEL TRIMS</div><div>CERAM-A-STAR 1050 PAINT SYSTEM</div></div>
FRAMING FASTENERS:	<div><div></div><div>ALL FASTENERS SHALL BE AS LISTED BELOW UNLESS OTHERWISE NOTED.</div><div>ALL FASTENERS SHALL BE EXTERIOR RATED FINISH UNLESS NOTED OTHERWISE.</div></div>
	<div><div></div><div><div>PRIMARY FASTENERS (POST FRAME NAILS):</div><div>16d RINGSHANK NAILS (.148"ø)</div><div>30d RINGSHANK NAILS (.177"ø)</div><div>60d RINGSHANK NAILS (.200"ø)</div></div><div><div>SECONDARY FASTENERS (POST FRAME NAILS):</div><div>10d RINGSHANK NAILS (.135"ø)</div><div>16d RINGSHANK NAILS (.148"ø)</div><div>30d RINGSHANK NAILS (.177"ø)</div></div></div> <div><div></div><div>ALL MITEK PRODUCTS, I.E. JOIST HANGERS, TRUSS TIES, FRAMING ANGLES, ETC., SHALL BE SECURED PER MANUFACTURER'S SPECIFICATIONS UNLESS NOTED OTHERWISE.</div></div>
PANEL FASTENERS:	<div><div></div><div>COLOR MATCHED GALVANIZED WOODGRIP SCREWS, #10 DIAMETER, 1/4" HEX HEAD.</div></div>
HANDLING AND STORING:	<div><div></div><div>ALL STEEL PANELS AND TRUSS PRODUCTS SHOULD BE HANDLED AND STORED PER MANUFACTURER SPECIFICATIONS.</div></div>
GRADE:	<div><div></div><div>ALL FINISHED GRADES TO SLOPE AWAY FROM BUILDING AT A MIN. 5% GRADE FOR PROPER DRAINAGE (2% FOR IMPERVIOUS SURFACES) (IBC 1804).</div></div>
CONSTRUCTION BRACING:	<div><div></div><div>TEMPORARY BRACING DURING CONSTRUCTION SHALL BE CONTRACTORS' RESPONSIBILITY. REFER TO BCSI-B1 AND/OR B10-SUMMARY SHEET "GUIDE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF TRUSSES", BY THE TRUSS PLATE INSTITUTE (TPI) AND THE WOOD TRUSS COUNCIL OF AMERICA (WTCA).</div></div>
HVAC:	<div><div></div><div>HEATING, VENTING, AND AIR CONDITIONING REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWINGS AND SHOULD BE APPROVED BY LOCAL OFFICIALS.</div></div>
PLUMBING:	<div><div></div><div>PLUMBING REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWINGS AND SHOULD BE INSTALLED IN ACCORDANCE WITH REQUIRED BUILDING CODES.</div></div>
ELECTRICAL:	<div><div></div><div>ELECTRICAL REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWINGS AND SHOULD BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ANY LOCAL CODES.</div></div>
EXIT LIGHTS:	<div><div></div><div>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, THE EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH THE ICC ELECTRICAL CODE.</div></div>
ACCESSIBLE PARKING:	<div><div></div><div>SHALL COMPLY WITH ICC/ANSI A117.1 CHAPTER 5.</div></div>
ACCESSIBLE ROUTE:	<div><div></div><div>SHALL COMPLY WITH ICC/ANSI A117.1 CHAPTER 4.</div></div>
ACCESSIBLE DOOR HARDWARE:	<div><div></div><div>SHALL COMPLY WITH ICC/ANSI A117.1 CHAPTER 3 SECTION 309. HANDLES, PULLS, LATCHES, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. WHEN SLIDING DOORS ARE FULLY OPENED, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" (1220 MM) ABOVE FINISHED FLOOR. THE THRESHOLD OF SERVICE DOORS MAY NOT EXCEED 1/2" ON EITHER SIDE OF THE DOOR WITH 1:2 SLOPE IF GREATER THAN 1/4".</div></div>
FIRE EXTINGUISHERS:	<div><div></div><div>SHALL BE INSTALLED, PROVIDED, AND MAINTAINED AS SPECIFIED IN NFPA NO. 10 (BY OTHERS).</div></div>

BUILDING SPECIFICATIONS

OWNERS INFORMATION:	<div><div></div><div>NAME: JAMIE SKIME</div><div>ADDRESS: 2128 WI-16</div><div>CITY: LA CROSSE</div><div>STATE: WI</div><div>ZIP: 54601</div></div>	BUILDING DESIGN LOADS:	<div><div></div><div>SNOW</div><div>(Pg) = 40.0 PSF</div><div>(Cs) = 0.90</div><div>(Is) = 1.00</div><div>(Ct) = 1.10</div><div>(Pf) = 27.72 PSF</div><div>(Cs) = 0.93</div><div>(Ps) = 25.86 PSF</div><div>(Lr) = 20.00 PSF</div><div>*WITH UNBALANCED LOADS AND DRIFT LOADS AS REQUIRED.</div><div>WIND</div><div>B.W.S. = 115 MPH</div><div>EXPOSURE = C</div><div>SEISMIC</div><div>SEISMIC IMPORTANCE FACTOR: 1.00</div><div>SPECTRA RESPONSE COEFFICIENT SDS: 0.056</div><div>SPECTRA RESPONSE COEFFICIENT SD1: 0.057</div><div>SITE CLASSIFICATION: D</div><div>SEISMIC DESIGN CATEGORY: A</div><div>TRUSS DEAD LOADS</div><div>DLTC = 4 PSF</div><div>DLBC = 10 PSF</div><div>SECOND FLOOR LOADS</div><div>LIVE LOAD = 50 PSF</div><div>DEAD LOAD = 15 PSF</div></div>
BUILDING DESIGN INFORMATION:	<div><div></div><div>DESIGN CODE: 2018 WI COMM. BLDG. CODE</div><div>USE OF BUILDING: BUSINESS</div><div>OCCUPANCY CLASSIFICATION: GROUP (B)</div><div>CONSTRUCTION TYPE: 5B</div><div>RISK CATEGORY: 2</div><div>FIRE SUPPRESSION SYSTEM: NO</div></div>		
BUILDING AREA:	<div><div></div><div>AREA OF WORK: 8692 SQFT</div><div>SECOND FLOOR AREA: 1482 SQFT</div><div>EXISTING BUILDING AREA: 0 SQFT</div><div>TOTAL BUILDING AREA: 10174 SQFT</div></div>		
ALLOWABLE AREA:	<div><div></div><div>TABLE AREA: 9000 SQFT</div><div>PERIMETER INCREASE: 1482 SQFT</div><div>SPRINKLER INCREASE: 0 SQFT</div><div>TOTAL ALLOWABLE AREA: 12273 SQFT</div></div>		

MAJOR STRUCTURAL COMPONENTS

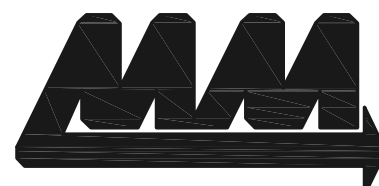
MIDWEST MANUFACTURING STRUCTURAL COMPONENTS (COLUMNS, TRUSSES, AND STEEL) ARE USED IN THE DESIGN OF THIS BUILDING. ANY DEVIATIONS OR SUBSTITUTIONS OF THESE MATERIALS REQUIRE A CHANGE ORDER DUE TO THE DESIGN VALUES OF THE MATERIALS SPECIFIED.

*A CHANGE ORDER CAN BE OBTAINED FROM ENGINEERING@MIDWESTMANUFACTURING.COM AND IS REQUIRED FOR ANY STRUCTURAL, LAYOUT, OR MATERIAL CHANGES.

COLUMNS:	<div><div></div><div>ALL LAMINATED COLUMNS SHALL BE MIDWEST MANUFACTURING'S, RIVET CLINCHED, WITH STEEL REINFORCED JOINTS UNLESS SPECIFIED OTHERWISE.</div></div>
TRUSSES:	<div><div></div><div>DESIGNED IN ACCORDANCE TO 2015 IBC</div><div>TPI APPROVED</div><div>THIRD PARTY INSPECTED</div><div>MIDWEST MANUFACTURING TRUSS QUOTE NUMBER: QTREC0898189 (ROOF) QTREC (FLOOR)</div><div>LATERAL BRACING IS REQUIRED. SEE TRUSS SPECIFICATION SHEET(S) FOR LATERAL BRACE LOCATIONS.</div></div>
STEEL PANEL:	<div><div></div><div>MIDWEST MANUFACTURING'S PREMIUM PRO-RIB STEEL PANEL (ROOFS AND WALLS)</div><div>.0157" MINIMUM THICKNESS BEFORE PAINTING</div><div>.018" NOMINAL THICKNESS AFTER PAINTING</div><div>G100 GALVANIZED COATING PLUS ZINC PHOSPHATE</div><div>LIFETIME PAINT WARRANTY</div><div>STRUCTURAL STRENGTH ASTM-A653 GRADE 80 (FULL HARD STEEL)</div><div>82000 PSI MINIMUM TENSILE STRENGTH</div><div>MIDWEST MANUFACTURING'S PREMIUM PRO-SNAP STEEL PANEL (WALLS)</div><div>.0157" MINIMUM THICKNESS BEFORE PAINTING</div><div>.018" NOMINAL THICKNESS AFTER PAINTING</div><div>G100 GALVANIZED COATING PLUS ZINC PHOSPHATE</div><div>LIFETIME PAINT WARRANTY</div><div>STRUCTURAL STRENGTH ASTM-A653 GRADE 80 (FULL HARD STEEL)</div><div>82000 PSI MINIMUM TENSILE STRENGTH</div></div>

SHEET INDEX

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S20	SECOND FLOOR FRAMING PLAN AND DETAILS
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S22	LARGE CANOPY FLOOR PLAN, ROOF FRAMING PLAN AND DETAILS
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S24	RESTROOM LAYOUT AND DETAILS
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S26	STEEL APPLICATION DETAILS



ENGINEERING SERVICES

5311 KANE RD. KAU LAURE, WI 54703 (715) 876-6666

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:

LA CROSSE AREA
VETERINARY CLINIC

LA CROSSE, WI

PROF. ENGINEER: XXXX

PLAN DESIGNER: CHOJA KHA

DRAWN BY: KWK

DATE: 4/25/2025

SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:

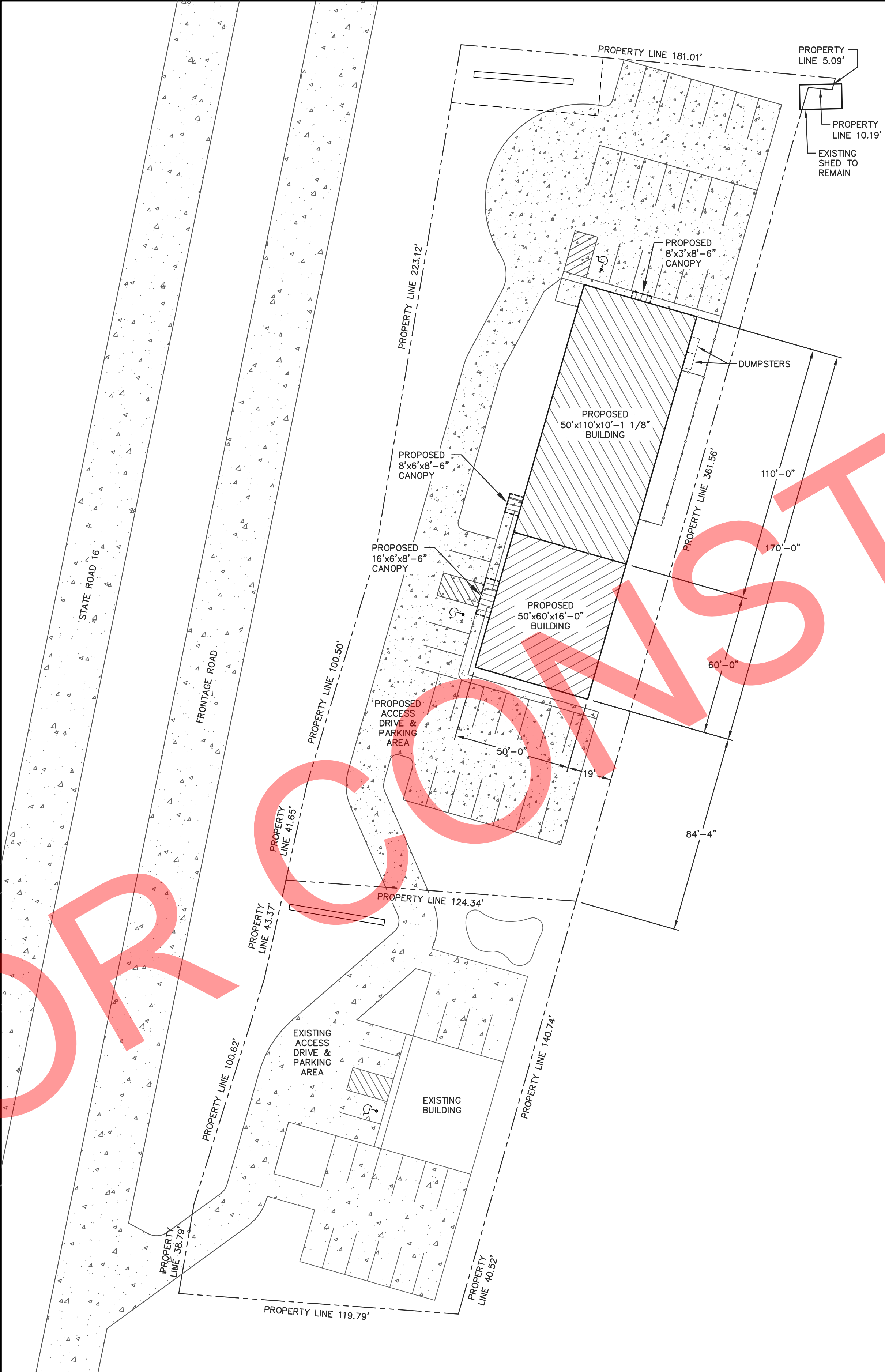
GENERAL NOTES AND
BUILDING SPECIFICATIONS

FILE NAME: B07425W

SHEET NO.

S1

NOT FOR CONSTRUCTION




SITE PLAN
SCALE: 1"=30'

BUILDING INFORMATION:
NAME: LA CROSSE AREA VETERINARY CLINIC
ADDRESS: XXXXX
CITY: LA CROSSE
STATE: WI
ZIP: 54601
COUNTY: LA CROSSE

NOTE:
OWNER/CONTRACTOR SHALL PROVIDE A PLAT SURVEY WITH PROPOSED BUILDING LOCATIONS AND VERIFY ALL PROPOSED BUILDING SETBACKS AND LOCATION ON PROPERTY WITH LOCAL BUILDING OFFICIAL AT TIME OF CONSTRUCTION AND MAKE ADJUSTMENTS ACCORDINGLY.





ENGINEERING SERVICES
5311 KANE RD. KAU CLAIRE, WI 54703 (715) 876-6666

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

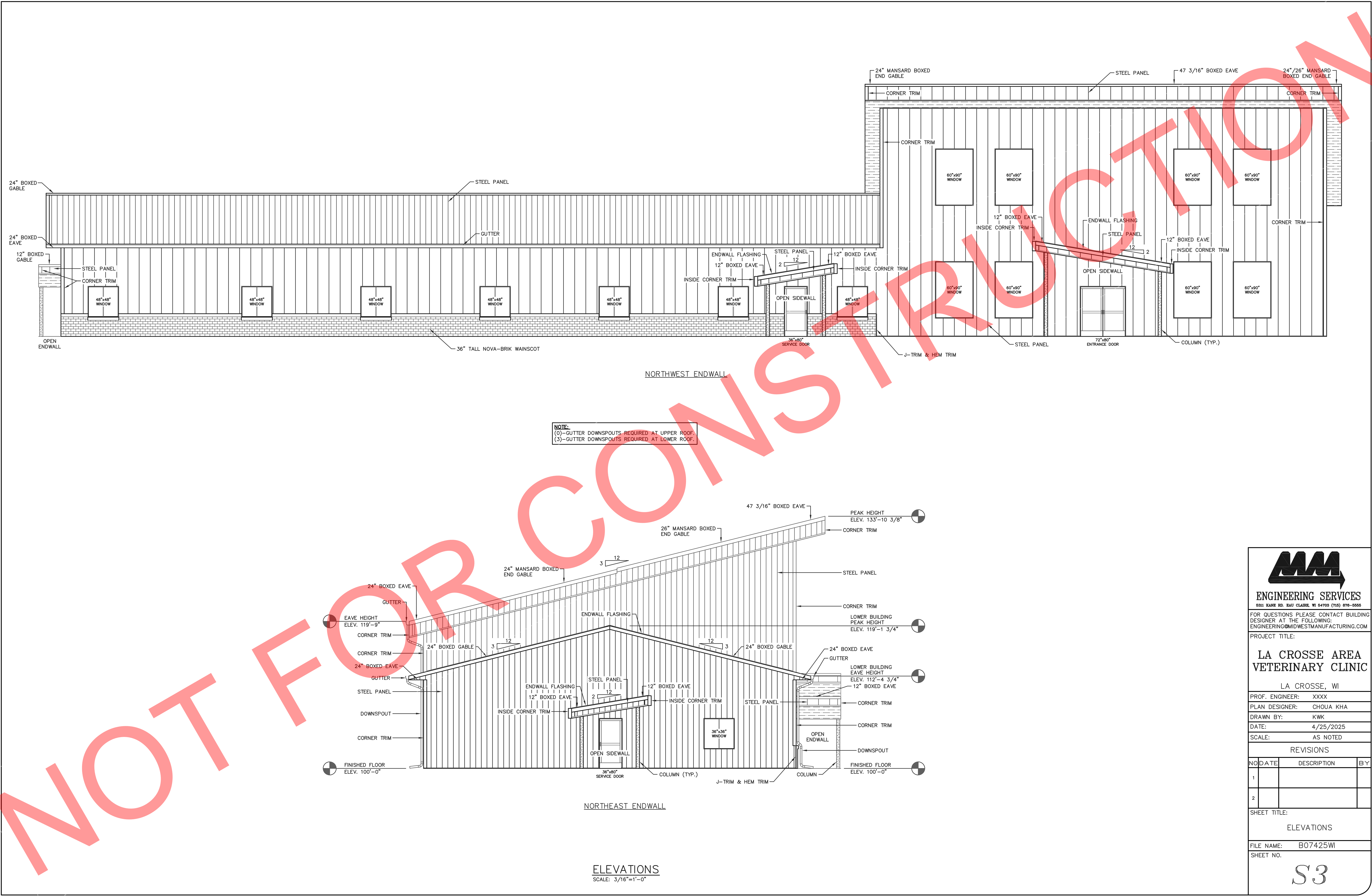
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LA CROSSE AREA VETERINARY CLINIC
LA CROSSE, WI

PROF. ENGINEER: XXXX
PLAN DESIGNER: CHOUA KHA
DRAWN BY: KWK
DATE: 5/7/2025
SCALE: AS NOTED

REVISIONS			
NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:
SITE PLAN

FILE NAME: B07425WI
SHEET NO.
S2



NOTE:
(0) - GUTTER DOWNSPOUTS REQUIRED AT UPPER ROOF.
(3) - GUTTER DOWNSPOUTS REQUIRED AT LOWER ROOF.

ELEVATIONS
SCALE: 3/16"=1'-0"



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PROJECT TITLE:

LA CROSSE AREA
VETERINARY CLINIC

LA CROSSE, WI

PROF. ENGINEER: XXXX
PLAN DESIGNER: CHOUA KHA
DRAWN BY: KWK
DATE: 4/25/2025
SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

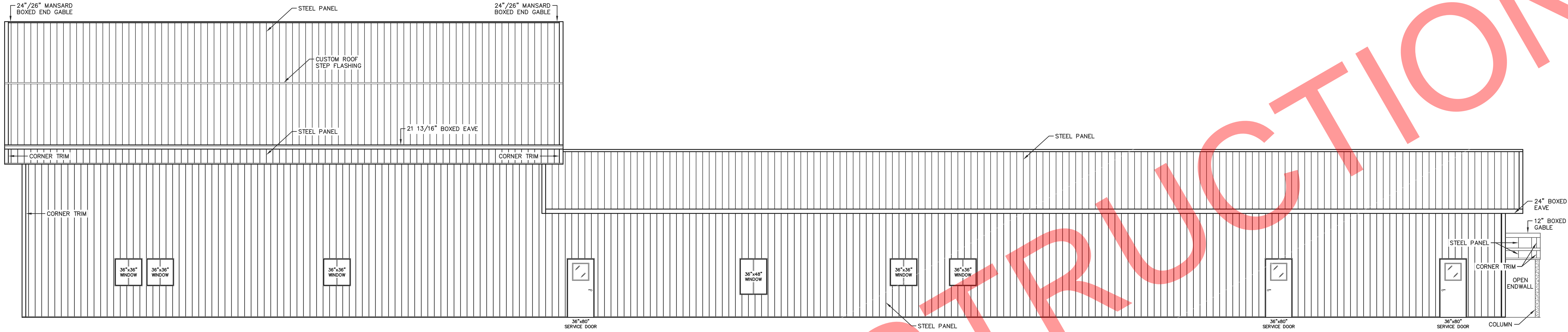
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ELEVATIONS

FILE NAME: B07425WI

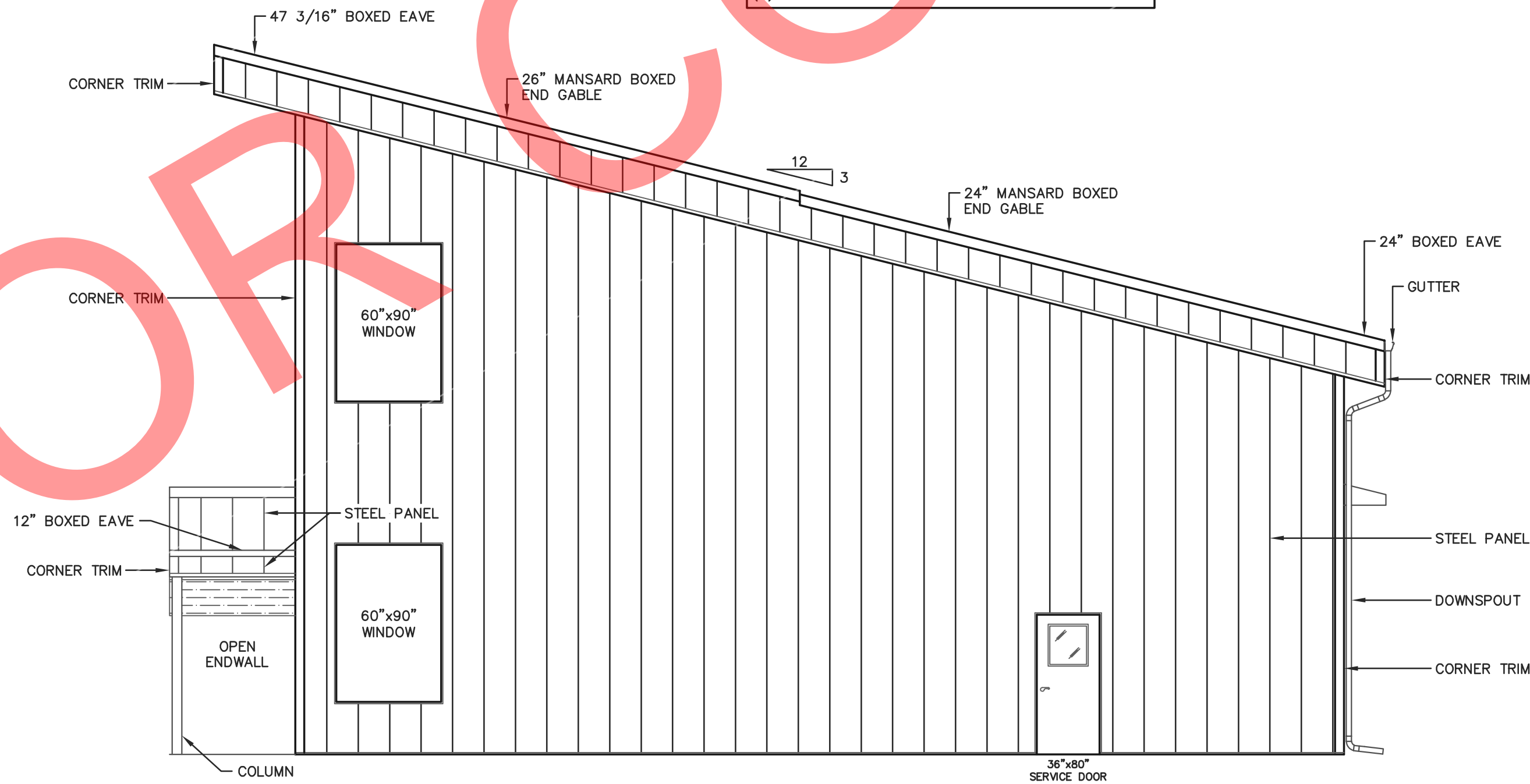
SHEET NO.

S3



SOUTHEAST SIDEWALL

NOTE:
(3)-GUTTER DOWNSPOUTS REQUIRED AT UPPER ROOF.
(3)-GUTTER DOWNSPOUTS REQUIRED AT LOWER ROOF.



SOUTHWEST ENDWALL

ELEVATIONS
SCALE: 3/16"=1'-0"



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PROJECT TITLE:

LA CROSSE AREA
VETERINARY CLINIC

LA CROSSE, WI

PROF. ENGINEER: XXXX
PLAN DESIGNER: CHOUA KHA
DRAWN BY: KWK
DATE: 4/25/2025
SCALE: AS NOTED

REVISIONS

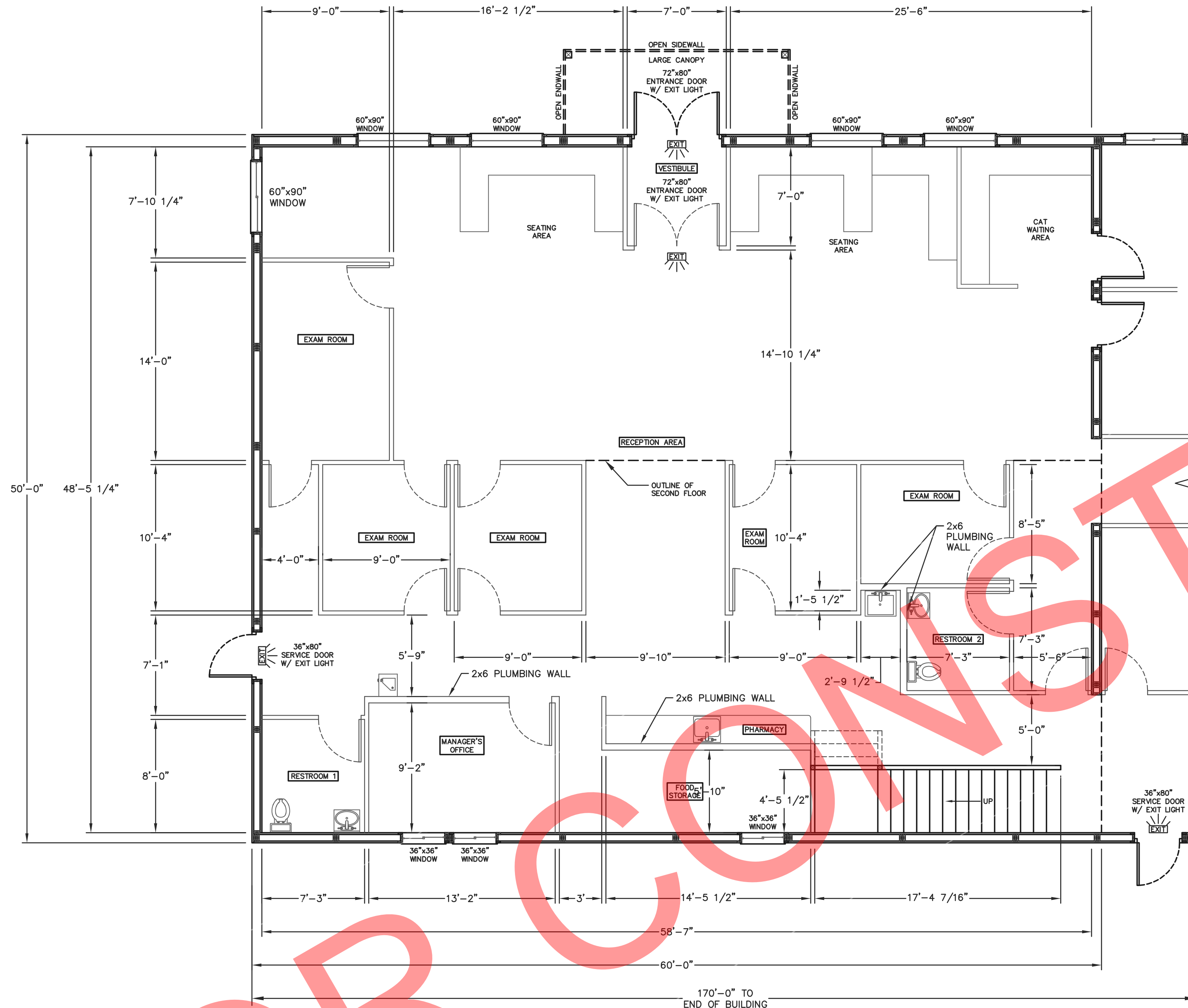
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SHEET TITLE:

ELEVATIONS

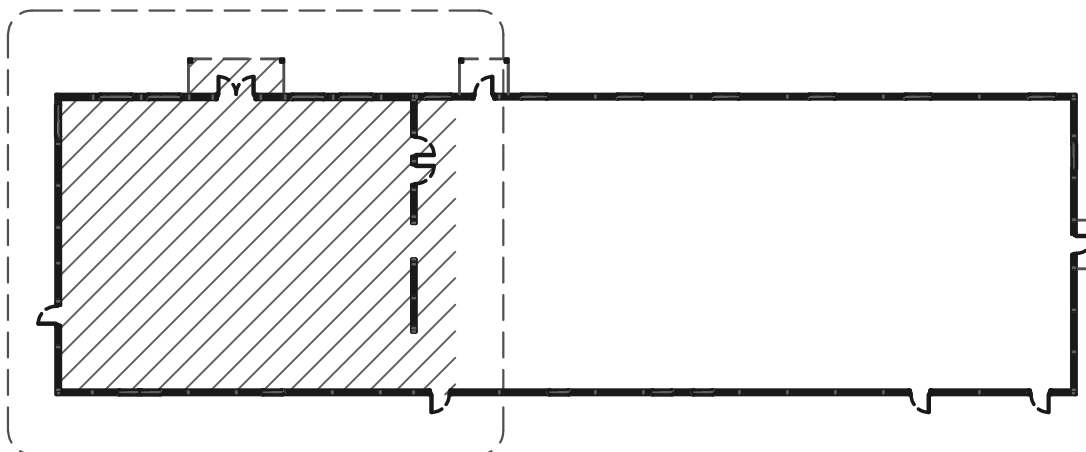
FILE NAME: B07425WI
SHEET NO.

S4




50'x60' BUILDING FIRST FLOOR LAYOUT
SCALE: 3/16"=1'-0"

OCCUPANT LOAD AND FIXTURE COUNT								
ROOM LABEL	AREA (SQ. FT.)	FLOOR AREA PER OCCUPANT (BC 1004)	OCCUPANTS	OCCUPANTS PER FIXTURE (TABLE 2902.1)	WATER CLOSETS	OCCUPANTS PER FIXTURE (TABLE 2902.1)	LAVATORIES	OCCUPANTS PER FIXTURE (TABLE 2902.1)
LOBBY	1175	100	12	25	0.48	40	0.300	100
RECEPTION AREA	107	300	2	25	0.08	40	0.050	100
RESTROOM 1	63	300	1	---	---	---	---	---
RESTROOM 2	74	100	1	---	---	---	---	---
EXAM ROOM 1	143	100	2	25	0.08	40	0.050	100
EXAM ROOM 2	105	100	2	25	0.08	40	0.050	100
EXAM ROOM 3	101	100	2	25	0.08	40	0.050	100
EXAM ROOM 4	105	100	2	25	0.08	40	0.050	100
EXAM ROOM 5	94	100	1	25	0.04	40	0.025	100
OFFICE	142	100	2	25	0.08	40	0.050	100
FOOD STORAGE/PHARMACY	183	100	2	25	0.08	40	0.050	100
TOTAL	2292		29		1.08		0.675	0.27



BUILDING KEY PLAN
NOT TO SCALE



ENGINEERING SERVICES
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PROJECT TITLE:

LA CROSSE AREA VETERINARY CLINIC

LA CROSSE, WI

PROF. ENGINEER: XXXX

PLAN DESIGNER: CHOUA KHA

DRAWN BY: KWK

DATE: 4/25/2025

SCALE: AS NOTED

REVISIONS

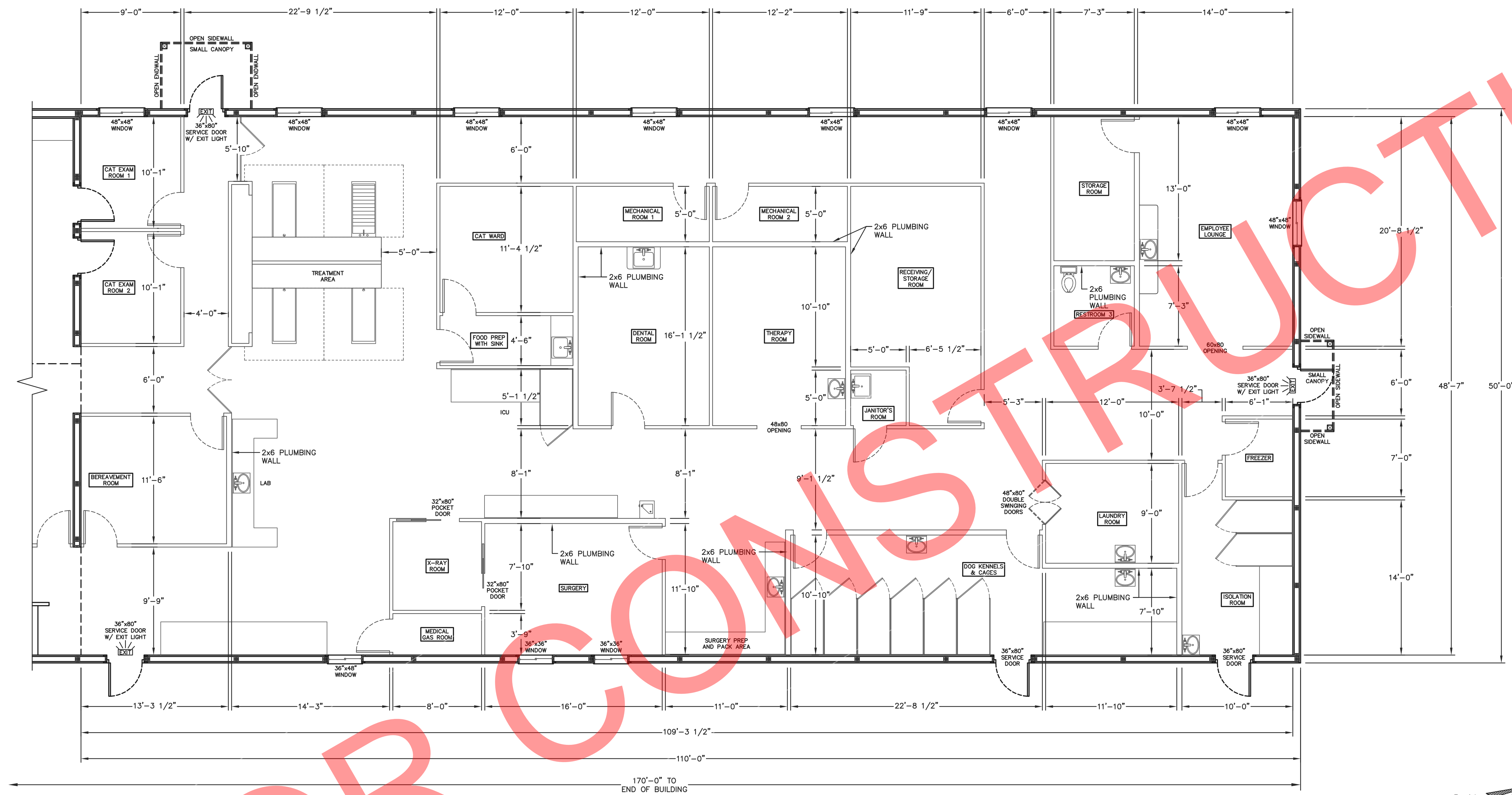
NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:
50'x60' BUILDING FIRST FLOOR LAYOUT AND SCHEDULES

FILE NAME: B07425W

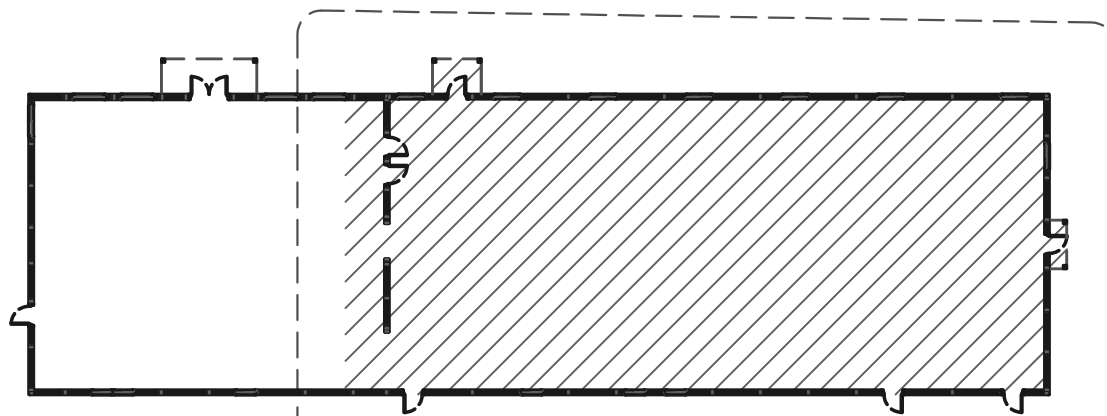
SHEET NO.

S5



50'x110' BUILDING FIRST FLOOR LAYOUT
SCALE: 3/16"=1'-0"

OCCUPANT LOAD AND FIXTURE COUNT									
ROOM LABEL	AREA (SQ. FT.)	FLOOR AREA PER OCCUPANT (B/C 1004)	OCCUPANTS	OCCUPANTS PER FIXTURE (TABLE 2902.1)	WATER CLOSETS	OCCUPANTS PER FIXTURE (TABLE 2902.1)	LAVATORIES	OCCUPANTS PER FIXTURE (TABLE 2902.1)	DRINKING FOUNTAINS
CAT EXAM ROOM 1	100	100	1	25	0.04	40	0.025	100	0.01
CAT EXAM ROOM 2	100	100	1	25	0.04	40	0.025	100	0.01
CAT WARD/FOOD PREP.	206	100	3	25	0.12	40	0.750	100	0.03
BEREAVEMENT ROOM	136	100	2	25	0.08	40	0.050	100	0.02
X-RAY ROOM	74	100	1	25	0.04	40	0.020	100	0.01
MEDICAL GAS ROOM	38	100	1	25	0.04	40	0.020	100	0.01
SURGERY	213	100	3	25	0.12	40	0.075	100	0.03
DENTAL ROOM	207	100	3	25	0.12	40	0.075	100	0.03
THERAPY ROOM	205	100	3	25	0.12	40	0.075	100	0.03
MECHANICAL ROOM 1	72	300	1	---	---	---	---	---	---
MECHANICAL ROOM 2	72	300	1	---	---	---	---	---	---
RECEIVING/STORAGE ROOM	237	300	1	---	---	---	---	---	---
JANITOR'S ROOM	30	300	1	---	---	---	---	---	---
STORAGE ROOM	107	300	1	---	---	---	---	---	---
RESTROOM 3	63	300	1	---	---	---	---	---	---
DOG KENNELS	390	100	4	25	0.16	40	0.100	100	0.04
LAUNDRY ROOM	117	100	2	25	0.08	40	0.050	100	0.02
EMPLOYEE LOUNGE	320	100	4	25	0.16	40	0.100	100	0.04
ISOLATION ROOM	170	100	2	25	0.08	40	0.050	100	0.02
FREEZER	53	100	1	25	0.04	40	0.025	100	0.01
TREATMENT/ICU/LAB/PREP. & PACK	1015	100	11	25	0.44	40	0.275	100	0.11
TOTAL	3925		48		1.64		1.025		0.41



BUILDING KEY PLAN
NOT TO SCALE

ENGINEERING SERVICES
5311 KANE RD. KAU CLAIRE, WI 54703 (715) 876-6666

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:
LA CROSSE AREA VETERINARY CLINIC
LA CROSSE, WI

PROF. ENGINEER: XXXX
PLAN DESIGNER: CHOUA KHA
DRAWN BY: KWK
DATE: 4/25/2025
SCALE: AS NOTED

REVISIONS
NO. DATE DESCRIPTION BY
1
2

SHEET TITLE:
50'x110' BUILDING FIRST FLOOR LAYOUT AND SCHEDULES
FILE NAME: B07425W
SHEET NO.

S6

A diagram of a rectangular room. A dashed line runs vertically, separating the room into two sections. The left section is shaded with diagonal lines. The right section is unshaded. The room has a door on the right wall and a window on the left wall.



PROJECT TITLE:

LA CROSSE, WI

PROF. ENGINEER:	XXXX
-----------------	------

PLAN DESIGNER:	CHOUA KHA
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DRAWN BY: KWK

DATE: 4/25/2025

SCALE:	AS NOTED
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REVISIONS

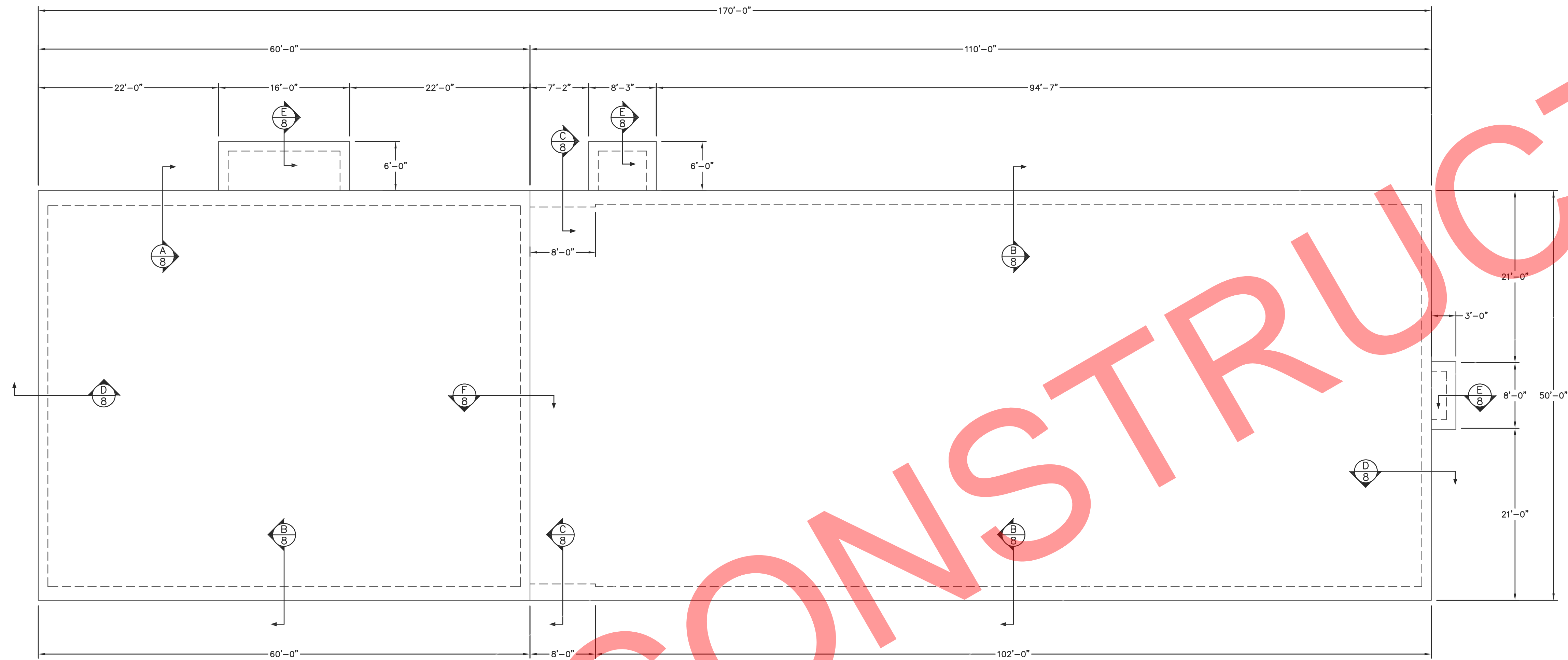
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SHEET TITLE:
50'x60' BUILDING SECOND
FLOOR LAYOUT
AND SCHEDULES

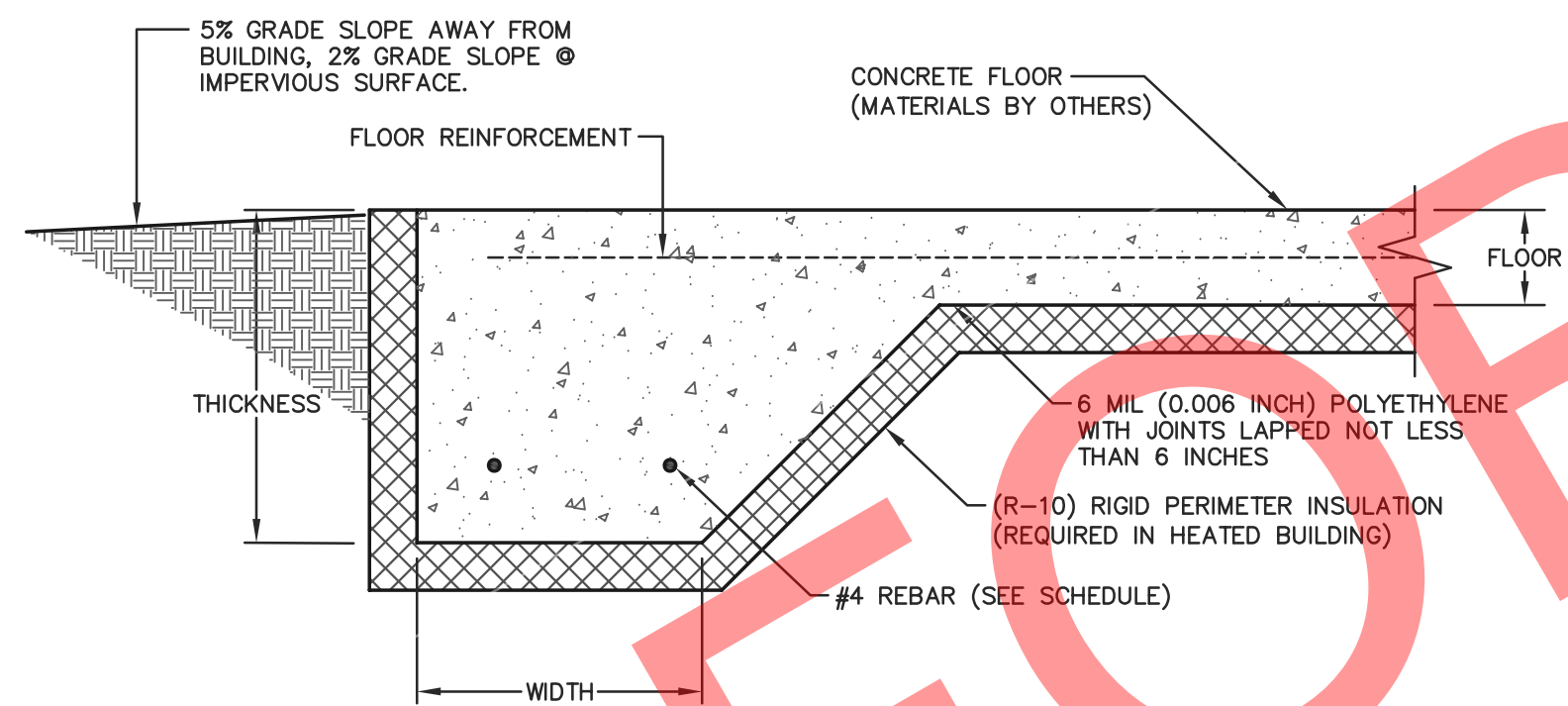
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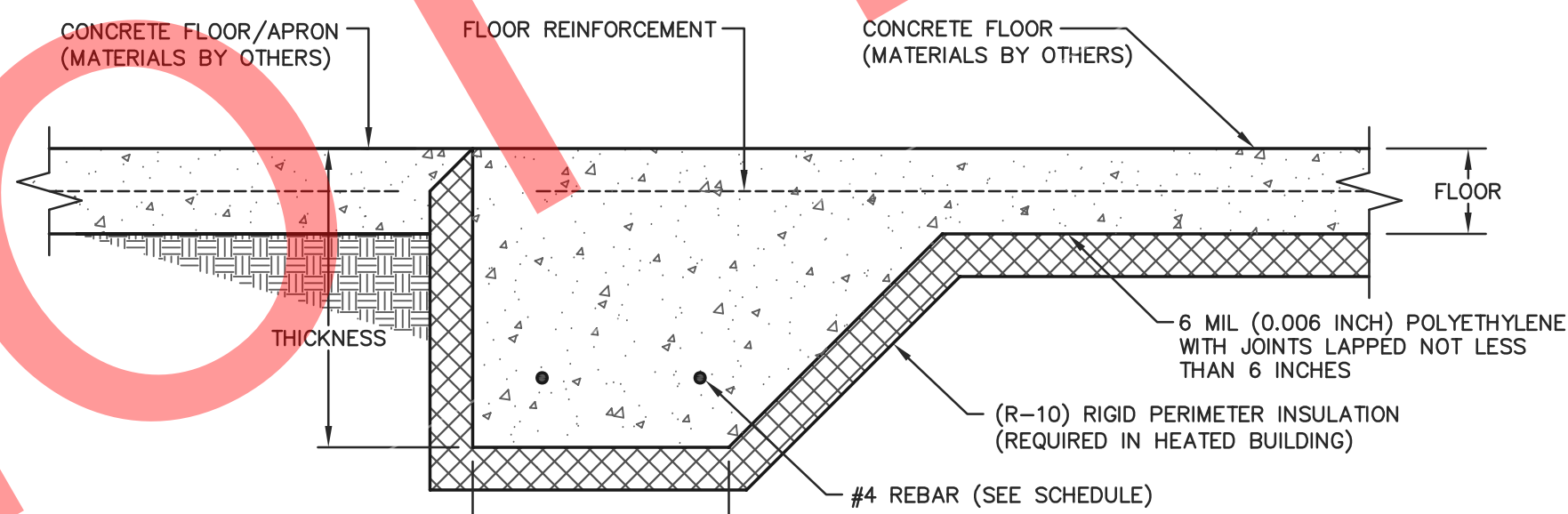
S7



FOUNDATION PLAN
SCALE: 1/8"=1'-0"



HAUNCHED FOOTING @ EXTERIOR DETAIL
NOT TO SCALE



HAUNCHED FOOTING @ COMMON WALL DETAIL
NOT TO SCALE

HAUNCHED FOOTING SCHEDULE			
FOOTING LOCATION	FOOTING DESCRIPTION		
	THICKNESS	WIDTH	QUANTITY OF REBAR
A	14"	22"	(4) #4 @ 18" O.C. MAX.
B	14"	20"	(3) #4 @ 18" O.C. MAX.
C	18"	24"	(5) #4 @ 18" O.C. MAX.
D	14"	14"	(2) #4 @ 18" O.C. MAX.
E	14"	14"	(2) #4 @ 18" O.C. MAX.
F	14"	14"	(2) #4 @ 18" O.C. MAX.

CONCRETE NOTES

- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
- ALL #4 REBAR TO BE DEFORMED GRADE 60 OR BETTER AND HAVE A MINIMUM SPLICE OVERLAP OF 29".
- FLOOR REINFORCEMENT SHALL BE EITHER 6x6 W1.4xW1.4 CONCRETE WIRE MESH OR #4 DEFORMED REBAR AT 18" O.C. EACH WAY.
- ALL REBAR WITH CONCRETE POURED AGAINST SOIL SHALL HAVE A 3" CLEAR COVER.
- BOTTOM OF CONCRETE FOOTING TO BE A MINIMUM OF 14" BELOW FINISHED GRADE.
- PERIMETER INSULATION SHALL BE INSTALLED W/ A RIGID, OPAQUE, & WEATHER-RESISTANT PROTECTIVE COVERING TO PREVENT THE DEGRADATION OF THE INSULATION'S THERMAL PERFORMANCE. THE PROTECTIVE COVERING SHALL COVER THE EXPOSED AREA OF THE PERIMETER INSULATION AND EXTEND A MIN. OF 6" BELOW GRADE. VERIFY TO THE BUILDING INSPECTOR THAT THIS IS PROPERLY PROVIDED.
- ALL HORIZONTAL PERIMETER INSULATION DIRECTLY BELOW HAUNCHED FOOTING TO BE MINIMUM 40 PSI XPS. 25 PSI XPS FOAM MAY BE USED IN ALL OTHER LOCATIONS.
- FOR SOIL INFORMATION REQUIREMENTS SEE GENERAL NOTES ON SHEET S1.



FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:

LA CROSSE AREA
VETERINARY CLINIC

LA CROSSE, WI

PROF. ENGINEER: XXXX

PLAN DESIGNER: CHOJA KHA

DRAWN BY: KWK

DATE: 4/25/2025

SCALE: AS NOTED

REVISIONS

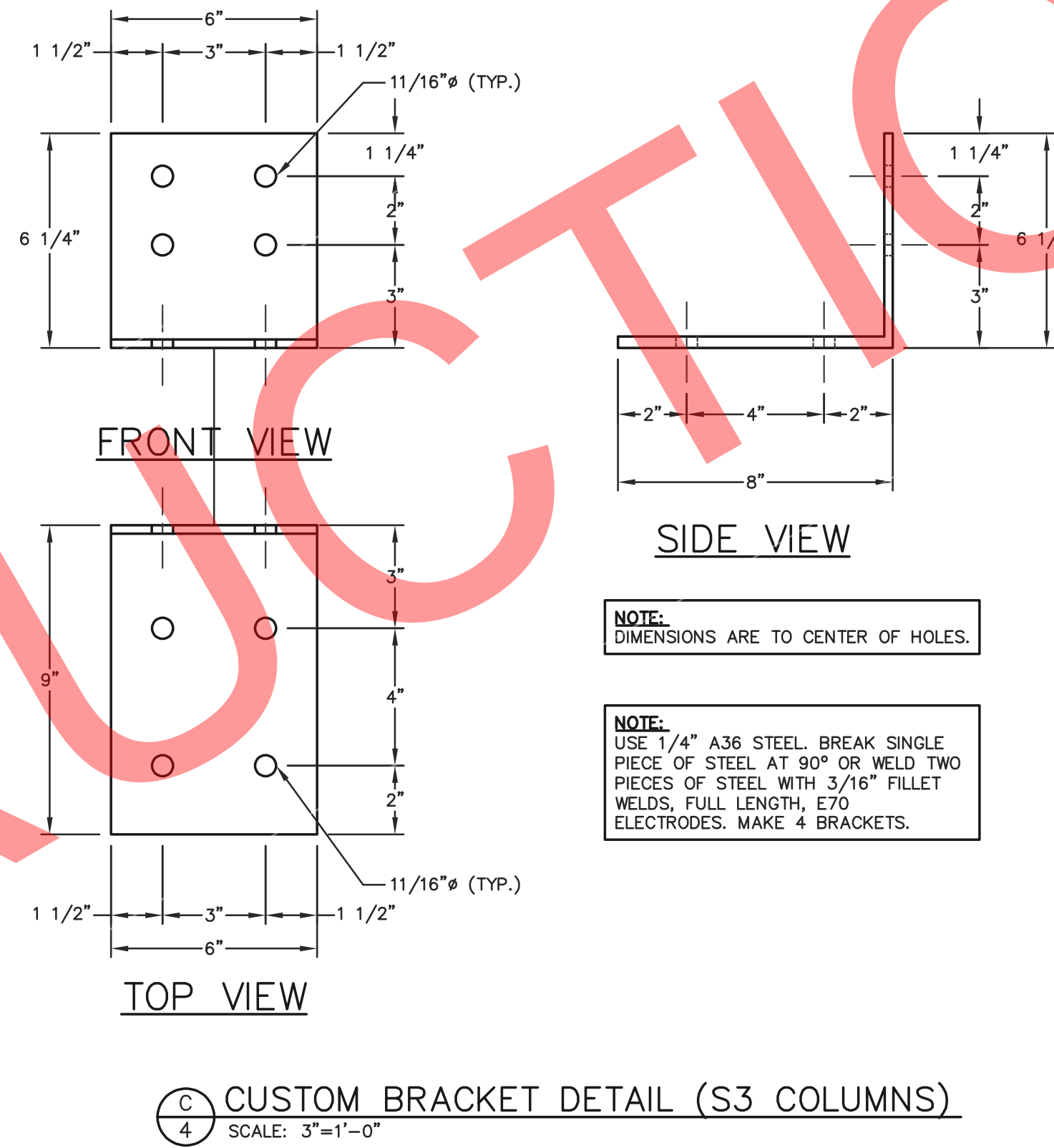
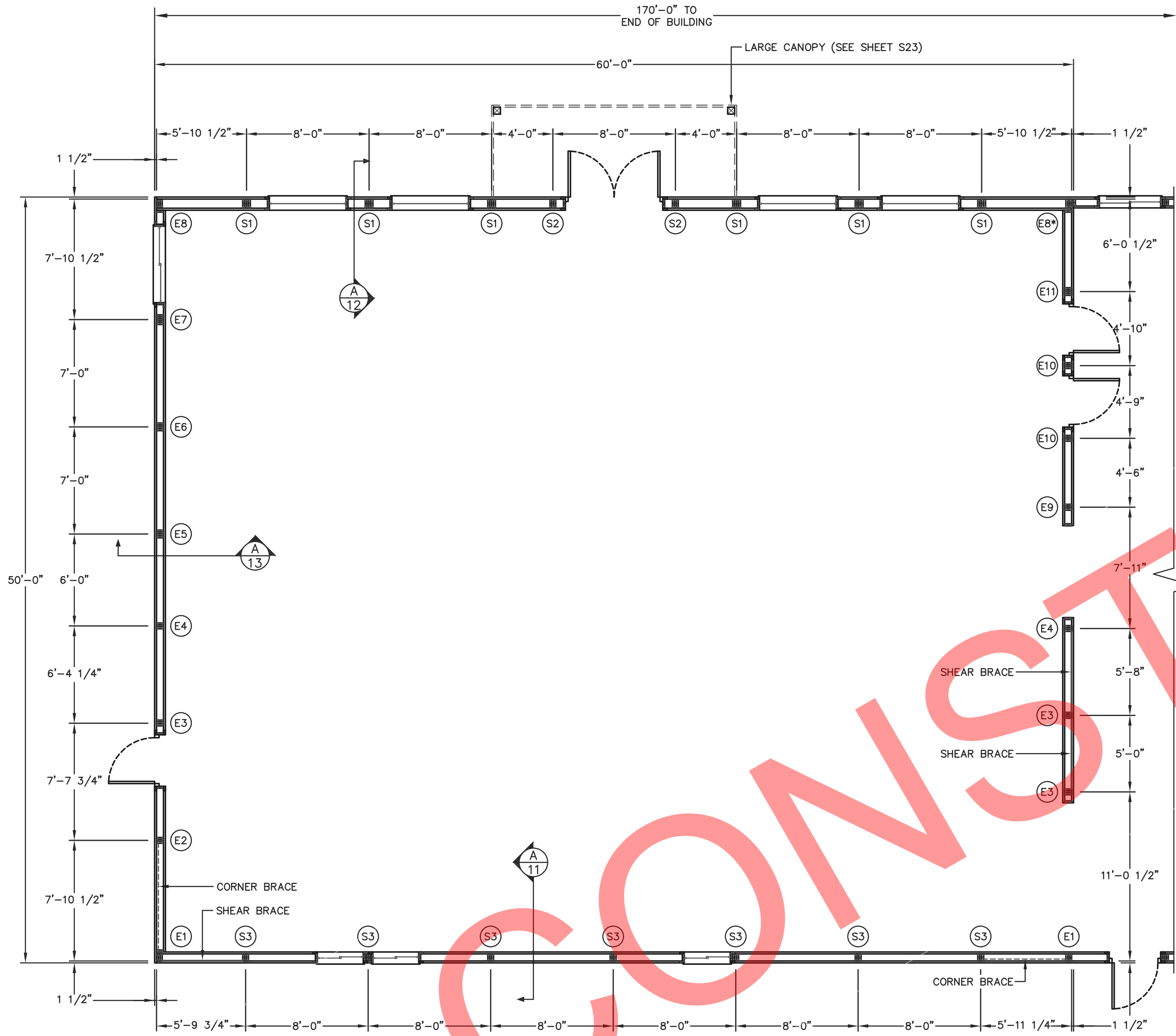
NO	DATE	DESCRIPTION	BY
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2			

SHEET TITLE:
FOUNDATION PLAN
AND DETAILS

FILE NAME: B07425W

SHEET NO.

S8



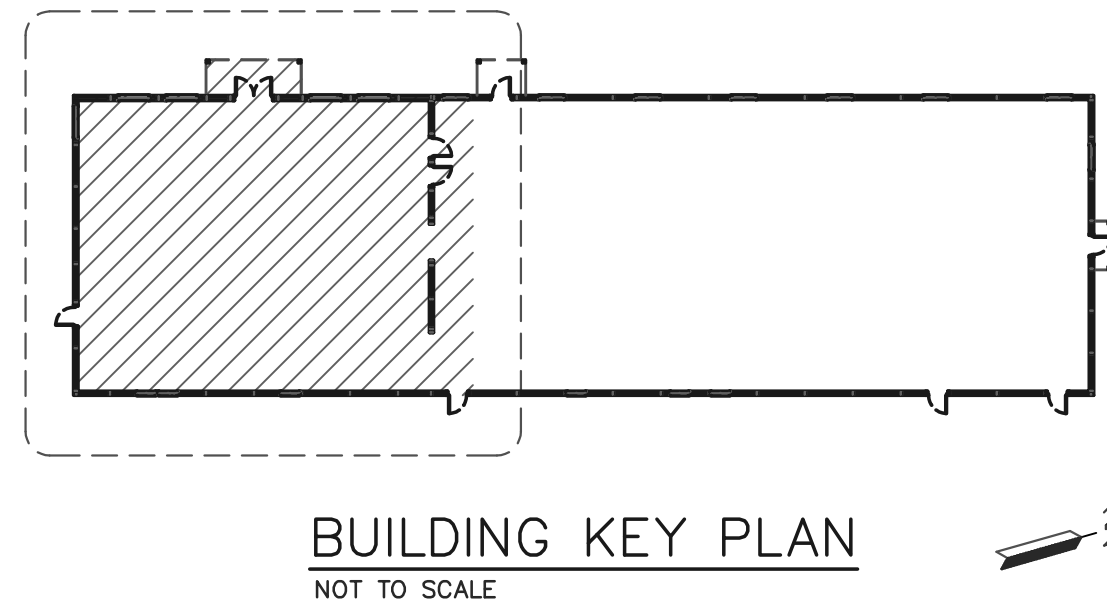
PRO-ANCHOR (PA) BRACKET DESIGNATION	
PA60	= 6" UNIVERSAL BRACKET
PA80	= 8" UNIVERSAL BRACKET
PA63	= 3-PLY 2x6 COLUMN BRACKET
PA64	= 4-PLY 2x6 COLUMN BRACKET
PA83	= 3-PLY 2x8 COLUMN BRACKET
PA84	= 4-PLY 2x8 COLUMN BRACKET

NOTE:
ALL DIMENSIONS ARE TO CENTERLINE OF COLUMNS EXCEPT FOR CORNERS AND OVERHEAD DOOR JAMBS OR UNLESS NOTED OTHERWISE.

50'x60' BUILDING FLOOR PLAN
SCALE: 3/16"=1'-0"

NOTE:
SHEAR BRACE SHALL BE 5/8" O.S.B. SHEATHING EXTENDING FULL HEIGHT FROM THE FINISHED FLOOR OR GRADE TO THE TOP OF THE UPPER MOST FRAMING MEMBER, I.E. SOFFIT NAILER OR TOP CHORD. SHEAR BRACE SHALL BE SECURED TO ALL FRAMING MEMBERS WITH 6d COMMON NAILS AT 6" O.C. SHEAR BRACE SHALL BE BLOCKED AT ALL PANEL EDGES INCLUDING AT COLUMNS.

NOTE:
CORNER BRACE SHALL BE A 2x6 EXTENDING FROM THE GRADEBOARD AT THE INTERIOR COLUMN TO THE TOP OF THE CORNER COLUMN. CORNER BRACE SHALL BE PLACED ON THE INSIDE FACE OF FRAMING MEMBERS. CORNER BRACE SHALL BE SECURED TO THE GRADEBOARD WITH (3)-10d RINGSHANK NAILS AND TO THE SOFFIT NAILER/ENDFRAME BOTTOM CHORD WITH (3)-10d RINGSHANK NAILS. EACH BRACE TO GIRT LOCATION SHALL BE SECURED WITH (1)-10d RINGSHANK NAIL.



COLUMN & BRACKET SCHEDULE								
COLUMN LOCATION	COLUMN DESCRIPTION	EMBEDMENT	# OF COLUMNS	FOOTING DESCRIPTION	BRACKET DESCRIPTION	NO. OF BRACKETS PER COLUMN	BRACKET TO COLUMN	BRACKET TO CONCRETE (PER COLUMN)
S1	3-PLY (32')-2x8 2400f MSR SYP LAMINATED COLUMN	0'-0"	6	HAUNCHED FOOTING (SEE SHEET S3)	CUSTOM BRACKETS (SEE DETAIL F/6)	1	(4)-1/2"x6" BOLTS	(4)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
S2	3-PLY (22')-2x6 2400f MSR SYP LAMINATED COLUMN	0'-0"	2	HAUNCHED FOOTING (SEE SHEET S3)	PA63	1	(2)-1/2"x6" BOLTS, (4) 1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
S3	3-PLY (22')-2x6 2400f MSR SYP LAMINATED COLUMN	0'-0"	7	HAUNCHED FOOTING (SEE SHEET S3)	PA63	1	(2)-1/2"x6" BOLTS, (4) 1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E1	3-PLY (22')-2x8 2400f MSR SYP LAMINATED COLUMN	0'-0"	1	HAUNCHED FOOTING (SEE SHEET S3)	PA80	1	(2)-1/2"x6" BOLTS, (4) 1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E2	3-PLY (22')-2x6 2400f MSR SYP LAMINATED COLUMN	0'-0"	1	HAUNCHED FOOTING (SEE SHEET S3)	PA63	1	(2)-1/2"x6" BOLTS, (4) 1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E3	3-PLY (24')-2x6 2400f MSR SYP LAMINATED COLUMN	0'-0"	3	HAUNCHED FOOTING (SEE SHEET S3)	PA63	1	(2)-1/2"x6" BOLTS, (4) 1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E4	3-PLY (26')-2x6 2400f MSR SYP LAMINATED COLUMN	0'-0"	2	HAUNCHED FOOTING (SEE SHEET S3)	PA63	1	(2)-1/2"x6" BOLTS, (4) 1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E5	4-PLY (28')-2x6 2400f MSR SYP LAMINATED COLUMN	0'-0"	1	HAUNCHED FOOTING (SEE SHEET S3)	PA64	1	(2)-1/2"x7 1/2" BOLTS, (4) 1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E6	4-PLY (30')-2x6 2400f MSR SYP LAMINATED COLUMN	0'-0"	1	HAUNCHED FOOTING (SEE SHEET S3)	PA64	1	(2)-1/2"x7 1/2" BOLTS, (4) 1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E7	5-PLY (32')-2x6 2400f MSR SYP LAMINATED COLUMN	0'-0"	1	HAUNCHED FOOTING (SEE SHEET S3)	PA60	2	(2)-1/2"x6" BOLTS, (4) 1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E8	3-PLY (34')-2x8 2400f MSR SYP LAMINATED COLUMN	0'-0"	2	HAUNCHED FOOTING (SEE SHEET S3)	PA63	1	(2)-1/2"x6" BOLTS, (4) 1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E8*	3-PLY (34')-2x8 2400f MSR SYP LAMINATED COLUMN	0'-0"	2	HAUNCHED FOOTING (SEE SHEET S3)	PA60	1	(2)-1/2"x6" BOLTS, (4) 1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E9	3-PLY (28')-2x6 2400f MSR SYP LAMINATED COLUMN	0'-0"	1	HAUNCHED FOOTING (SEE SHEET S3)	PA63	1	(2)-1/2"x6" BOLTS, (4) 1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E10	3-PLY (30')-2x6 2400f MSR SYP LAMINATED COLUMN	0'-0"	2	HAUNCHED FOOTING (SEE SHEET S3)	PA63	1	(2)-1/2"x6" BOLTS, (4) 1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E11	4-PLY (32')-2x6 2400f MSR SYP LAMINATED COLUMN	0'-0"	1	HAUNCHED FOOTING (SEE SHEET S3)	PA64	1	(2)-1/2"x7 1/2" BOLTS, (4) 1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT

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FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:

LA CROSSE AREA VETERINARY CLINIC

LA CROSSE, WI

PROF. ENGINEER: XXXX
PLAN DESIGNER: CHOUA KHA
DRAWN BY: KWK
DATE: 4/25/2025
SCALE: AS NOTED

REVISIONS

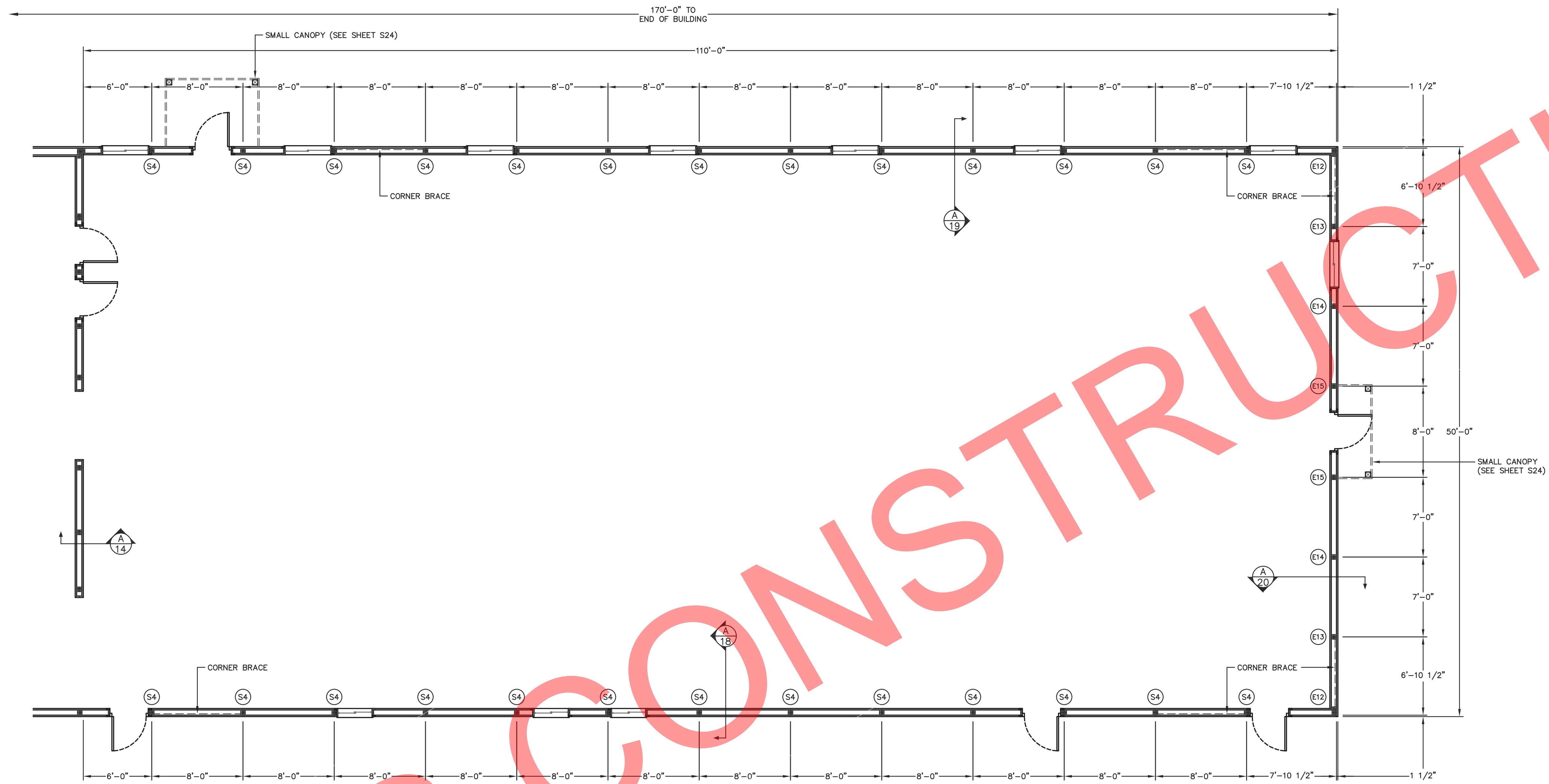
NO	DATE	DESCRIPTION	BY
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2			

SHEET TITLE:

50'x60' BUILDING FLOOR PLAN

FILE NAME: B07425W
SHEET NO.

S9



PRO-ANCHOR (PA) BRACKET DESIGNATION	
PA60	= 6" UNIVERSAL BRACKET
PA80	= 8" UNIVERSAL BRACKET
PA63	= 3-PLY 2x6 COLUMN BRACKET
PA64	= 4-PLY 2x6 COLUMN BRACKET
PA83	= 3-PLY 2x8 COLUMN BRACKET
PA84	= 4-PLY 2x8 COLUMN BRACKET

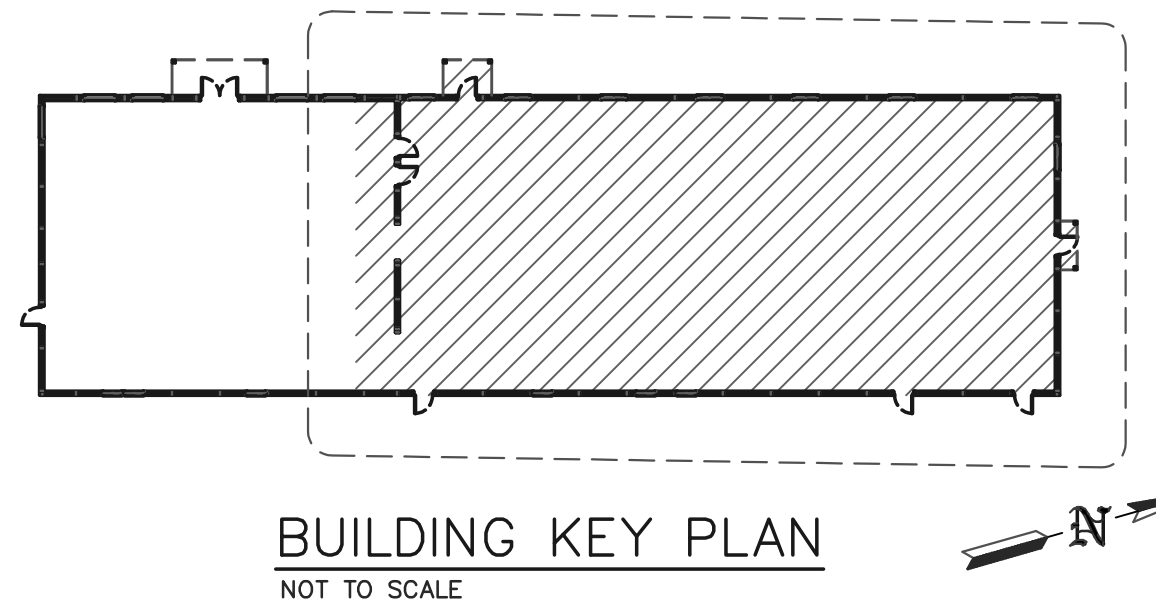
NOTE:
ALL DIMENSIONS ARE TO CENTERLINE OF COLUMNS EXCEPT FOR CORNERS AND OVERHEAD DOOR JAMBS OR UNLESS NOTED OTHERWISE.

50'x110' BUILDING FLOOR PLAN
SCALE: 3/16"=1'-0"

NOTE:
SHEAR BRACE SHALL BE 5/8" O.S.B. SHEATHING EXTENDING FULL HEIGHT FROM THE FINISHED FLOOR OR GRADE TO THE TOP OF THE UPPER MOST FRAMING MEMBER, I.E. SOFFIT NAILER OR TOP CHORD. SHEAR BRACE SHALL BE SECURED TO ALL FRAMING MEMBERS WITH 6d COMMON NAILS AT 6" O.C. SHEAR BRACE SHALL BE BLOCKED AT ALL PANEL EDGES INCLUDING AT COLUMNS.

NOTE:
CORNER BRACE SHALL BE A 2x6 EXTENDING FROM THE GRADEBOARD AT THE INTERIOR COLUMN TO THE TOP OF THE CORNER COLUMN. CORNER BRACE SHALL BE PLACED ON THE INSIDE FACE OF FRAMING MEMBERS. CORNER BRACE SHALL BE SECURED TO THE GRADEBOARD WITH (3)-10d RINGSHANK NAILS AND TO THE SOFFIT NAILER/ENDFRAME BOTTOM CHORD WITH (3)-10d RINGSHANK NAILS. EACH BRACE TO GIRT LOCATION SHALL BE SECURED WITH (1)-10d RINGSHANK NAIL.

COLUMN & BRACKET SCHEDULE								
COLUMN LOCATION	COLUMN DESCRIPTION	EMBEDMENT	# OF COLUMNS	FOOTING DESCRIPTION	BRACKET DESCRIPTION	NO. OF BRACKETS PER COLUMN	BRACKET TO COLUMN	BRACKET TO CONCRETE (PER COLUMN)
S4	3-PLY (12')-2x6 #1 SYP LAMINATED COLUMN	0'-0"	6	HAUNCHED FOOTING (SEE SHEET S3)	PA63	1	(2)-1/2"x7 1/2" BOLTS, (4) 1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E12	3-PLY (12')-2x6 #1 SYP LAMINATED COLUMN	0'-0"	2	HAUNCHED FOOTING (SEE SHEET S3)	PA60	1	(2)-1/2"x7 1/2" BOLTS, (4) 1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E13	3-PLY (14')-2x6 #1 SYP LAMINATED COLUMN	0'-0"	2	HAUNCHED FOOTING (SEE SHEET S3)	PA63	1	(2)-1/2"x7 1/2" BOLTS, (4) 1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E14	3-PLY (16')-2x6 #1 SYP LAMINATED COLUMN	0'-0"	2	HAUNCHED FOOTING (SEE SHEET S3)	PA63	1	(2)-1/2"x7 1/2" BOLTS, (4) 1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E15	3-PLY (18')-2x6 #1 SYP LAMINATED COLUMN	0'-0"	2	HAUNCHED FOOTING (SEE SHEET S3)	PA63	1	(2)-1/2"x7 1/2" BOLTS, (4) 1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT



FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:

LA CROSSE AREA VETERINARY CLINIC

LA CROSSE, WI

PROF. ENGINEER: XXXX

PLAN DESIGNER: CHOUA KHA

DRAWN BY: KWK

DATE: 4/25/2025

SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
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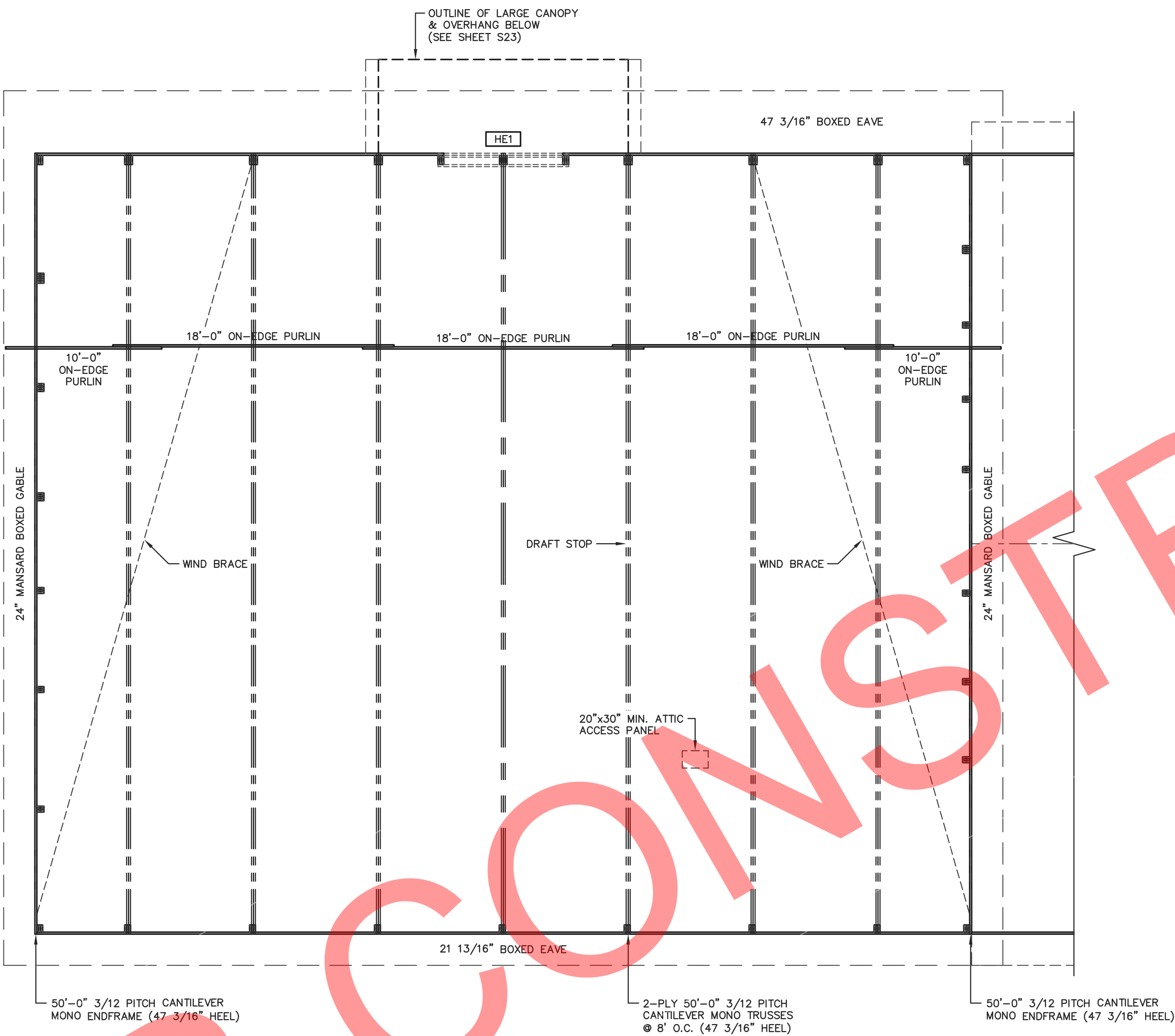
SHEET TITLE:

50'x110' BUILDING FLOOR PLAN

FILE NAME: B07425W

SHEET NO.

S10

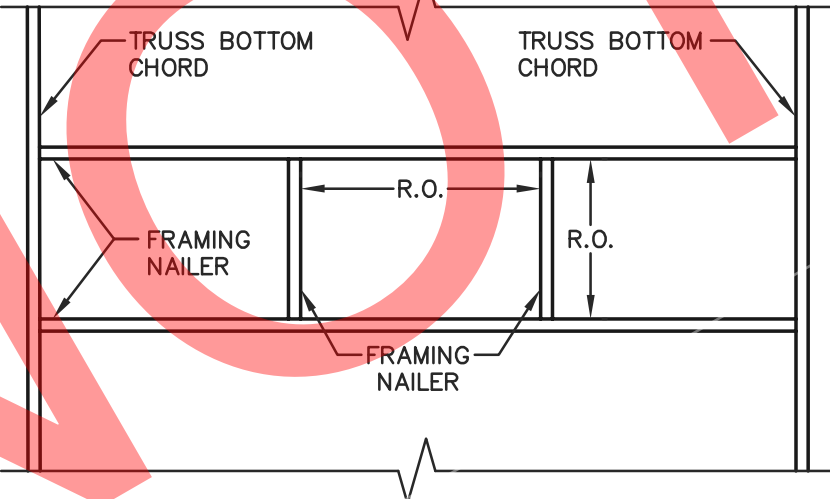


40'x60' BUILDING ROOF FRAMING PLAN
SCALE: 3/16\"/>

HEADER SCHEDULE		
HEADER LOCATION	HEADER DESCRIPTION	REFERENCE DETAIL(S)
HE1	3-PLY 2x12 2400f MSR SYP (2.OE) HEADER	A/B

STUB COLUMN SCHEDULE		
COLUMN LOCATION	COLUMN DESCRIPTION	NUMBER OF COLUMNS
ST1	4-PLY 2x8-(6\") STUB COLUMN (CUT TO FIT)	1

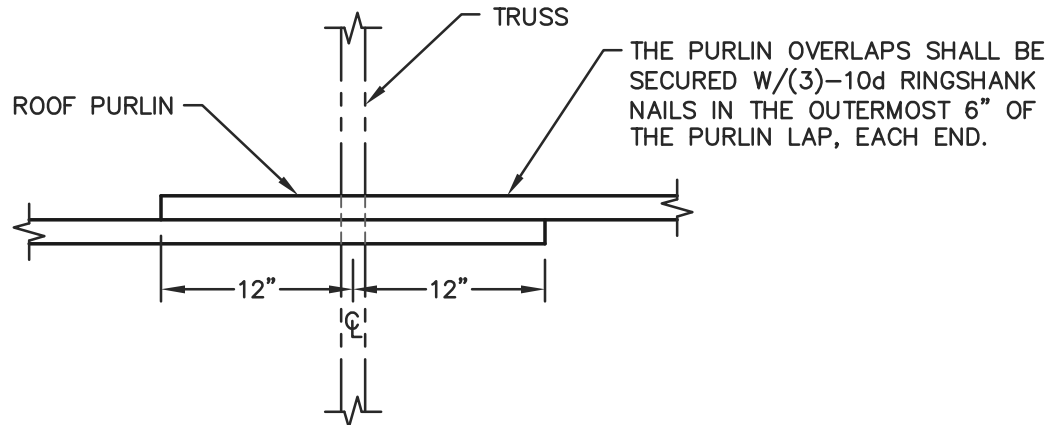
NOTE:
ATTIC AREA SHALL BE COMPARTMENTALIZED INTO AREAS NOT GREATER THAN 3000 SQ. FT. BY FIRE STOPPING AS SPECIFIED IN IBC 718.4. EVERY ATTIC COMPARTMENT SHALL BE PROVIDED WITH A 20\"/>



ATTIC ACCESS FRAMING
SCALE: 1/2\"/>

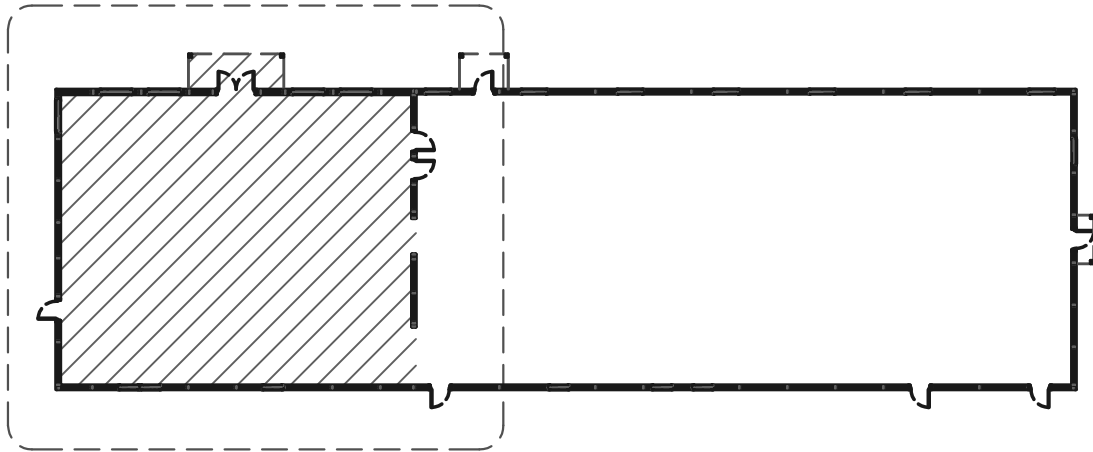
NOTE:
WIND BRACE SHALL BE A 2x4 PLACED ON THE UNDERSIDE OF THE ROOF PURLINS. WIND BRACE SHALL BE SECURED W/(2)-30d RINGSHANK NAILS AT EACH END AND W/(1)-10d RINGSHANK NAIL AT EACH BRACE TO PURLIN LOCATION.

NOTE:
LATERAL BRACING IS REQUIRED. SEE TRUSS SPECIFICATION SHEET(S) FOR LATERAL BRACE LOCATIONS.

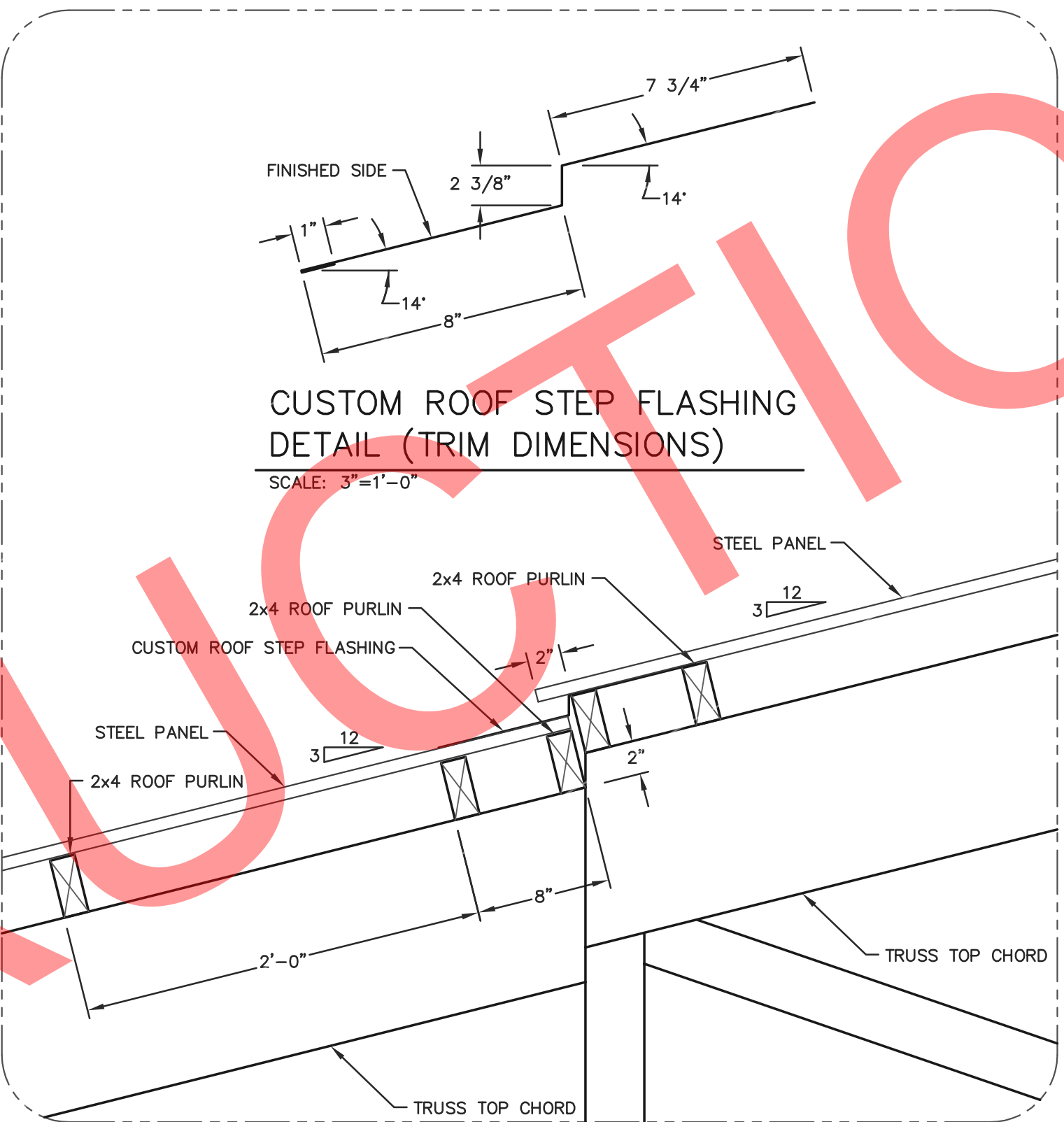


NOTE:
2x4 ROOF PURLINS (ON-EDGE) AT 24\"/>

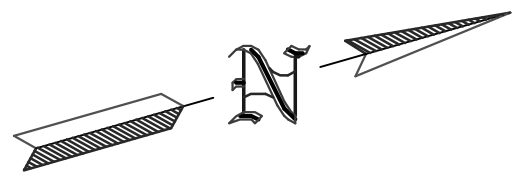
PURLIN OVERLAP DETAIL
SCALE: 1\"/>



BUILDING KEY PLAN
NOT TO SCALE



ROOF STEP DOWN DETAIL
SCALE: 1 1/2\"/>



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PROJECT TITLE:

LA CROSSE AREA VETERINARY CLINIC

LA CROSSE, WI

PROF. ENGINEER: XXXX
PLAN DESIGNER: CHOUA KHA
DRAWN BY: KWK
DATE: 4/25/2025
SCALE: AS NOTED

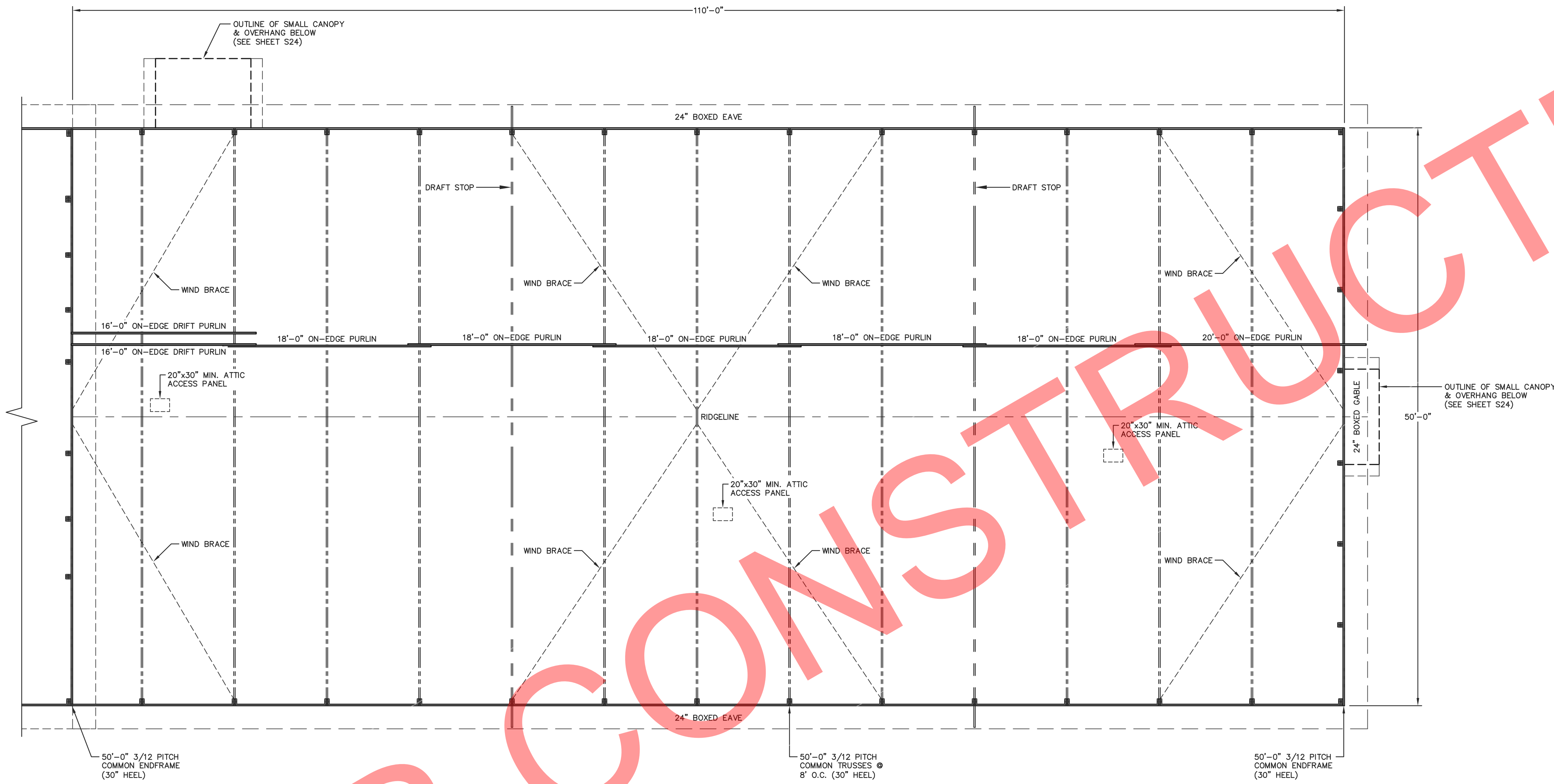
REVISIONS

NO	DATE	DESCRIPTION	BY
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2			

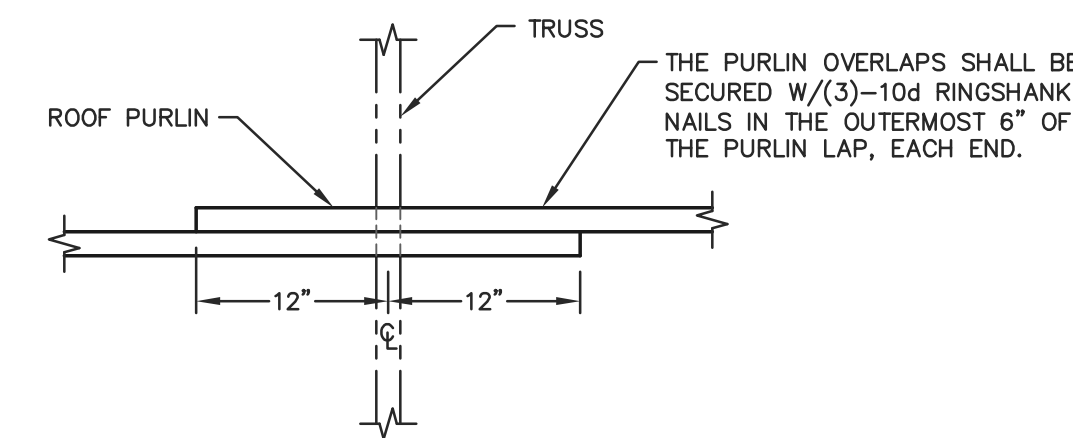
SHEET TITLE:
50'x60' BUILDING ROOF FRAMING PLAN

FILE NAME: B07425W
SHEET NO.

S11



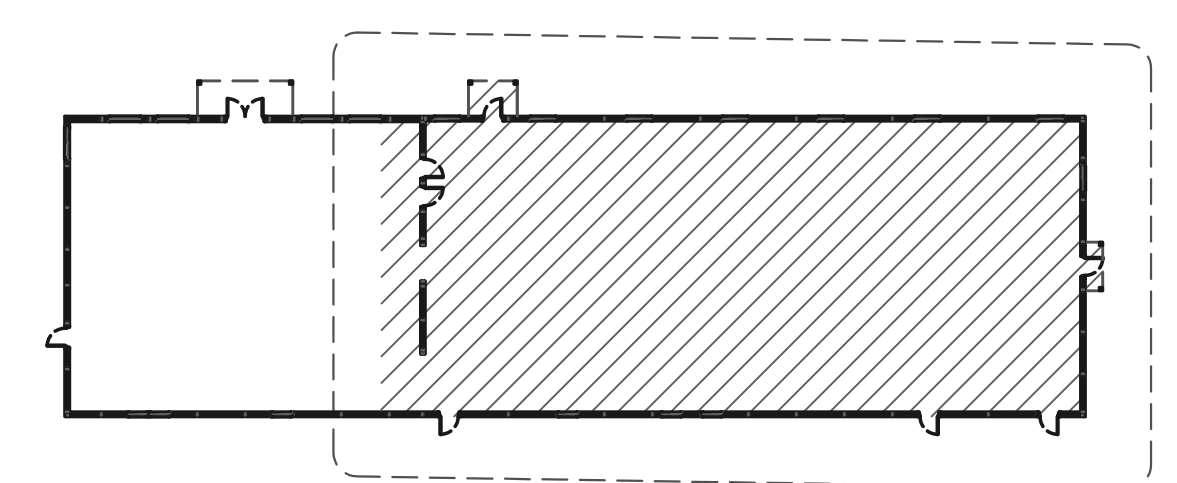
50'x100' BUILDING SECOND FLOOR LAYOUT
SCALE: 3/16"=1'-0"



NOTE:
2x4 ROOF PURLINS (ON-EDGE) AT 24" O.C. ROOF PURLINS ARE TO BE SECURED TO THE TRUSS W/(1)-60d RINGSHANK NAIL AT EACH PURLIN TO TRUSS LOCATION.

NOTE:
DRIFT PURLINS SHALL BE SPACED AT 12" O.C.

B PURLIN OVERLAP DETAIL
SCALE: 1"=1'-0"



BUILDING KEY PLAN
NOT TO SCALE

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PROJECT TITLE:

LA CROSSE AREA VETERINARY CLINIC

LA CROSSE, WI

PROF. ENGINEER: XXXX
PLAN DESIGNER: CHOUA KHA
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DATE: 4/25/2025
SCALE: AS NOTED

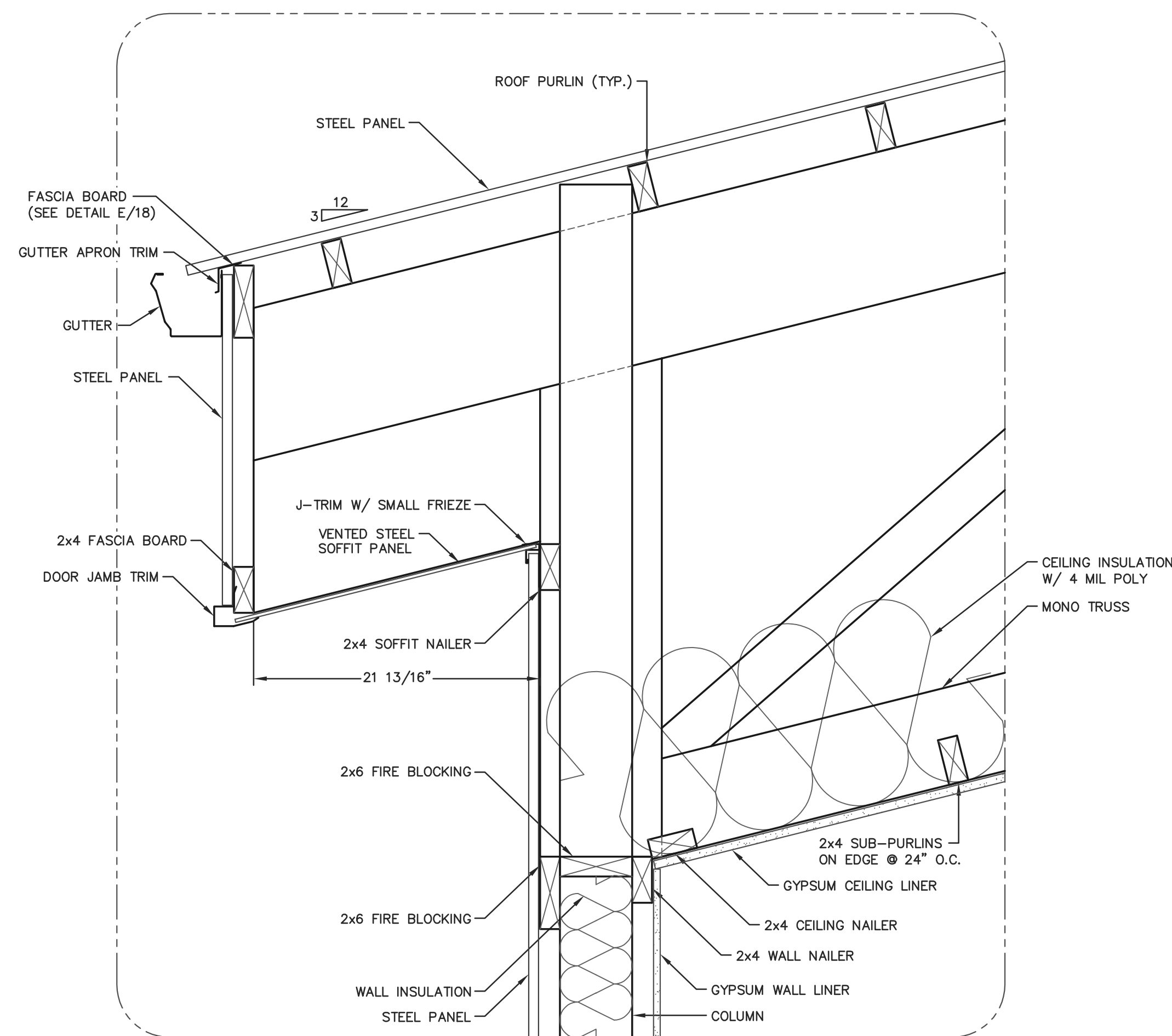
REVISIONS			
NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:

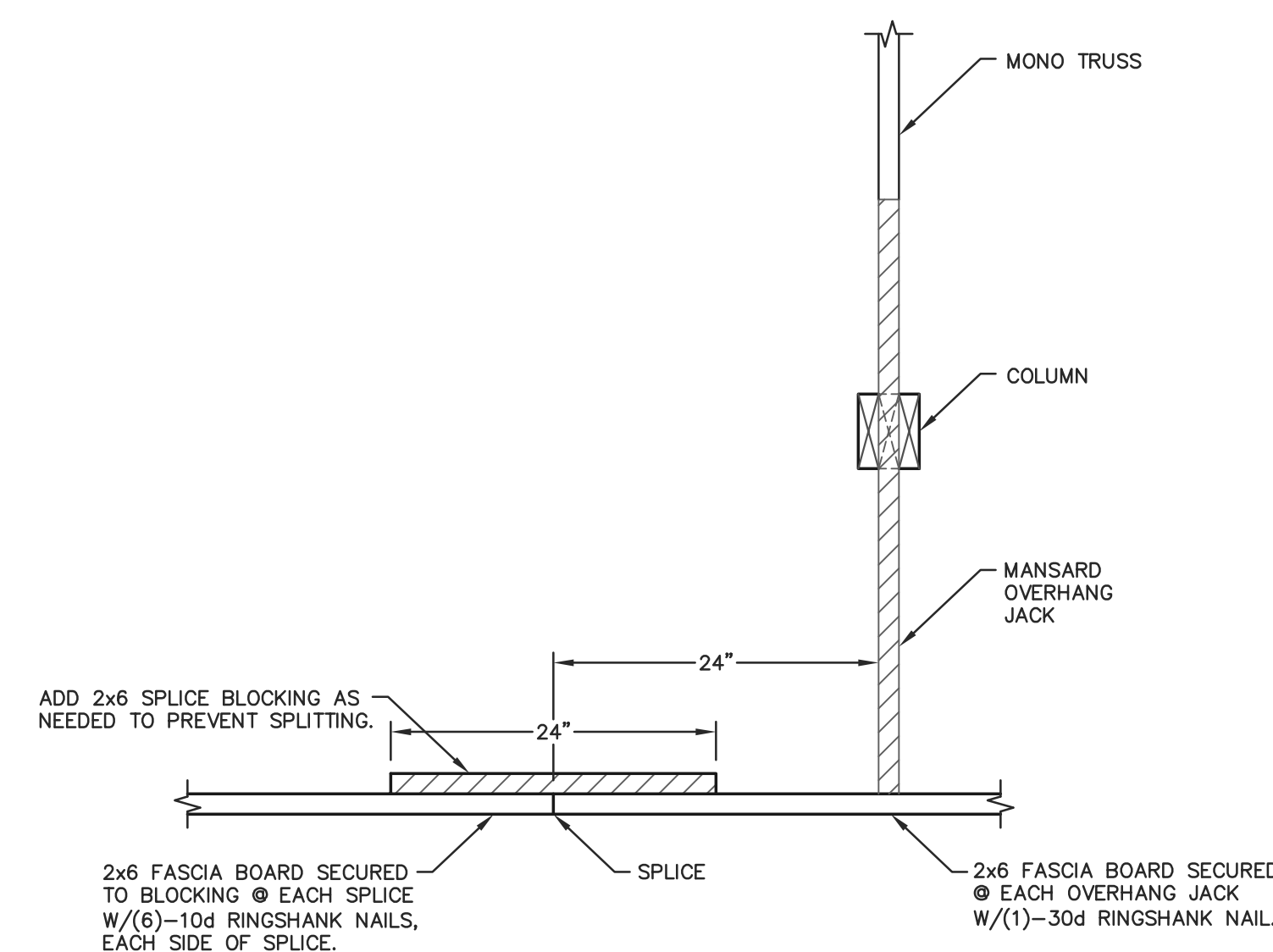
50'x110' BUILDING ROOF FRAMING PLAN

FILE NAME: B07425WI
SHEET NO.

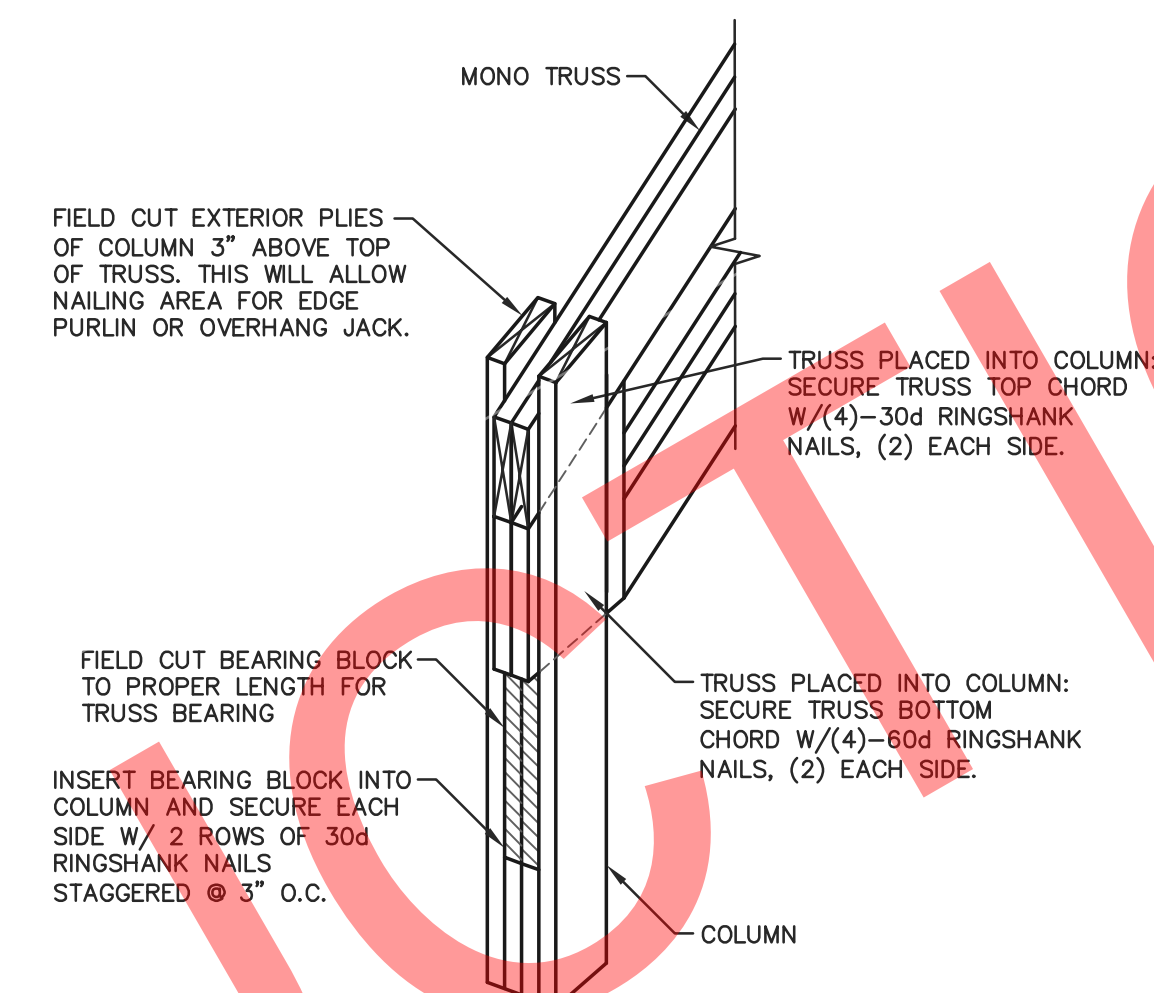
S12



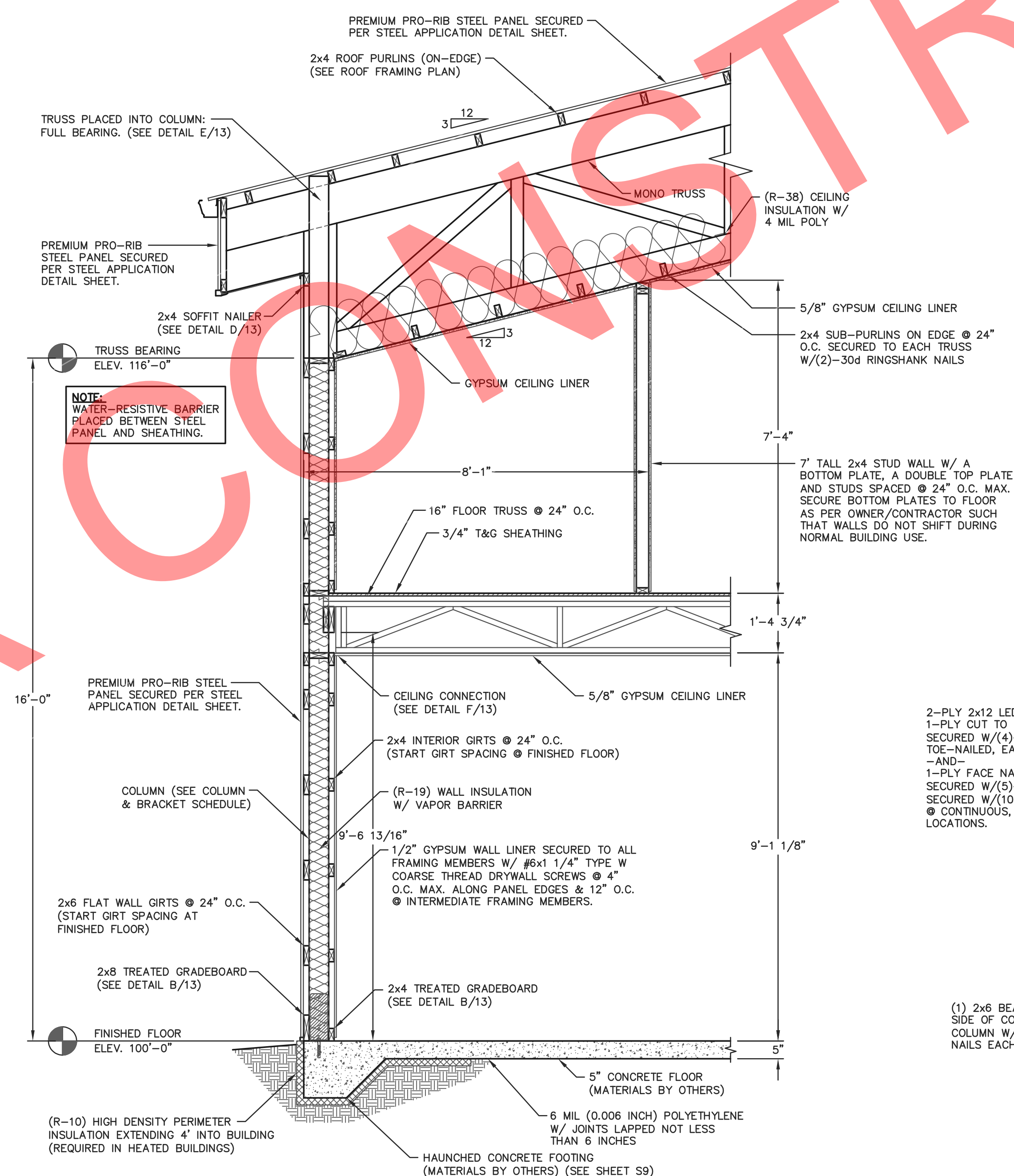
LOWSIDE EAVE DETAIL



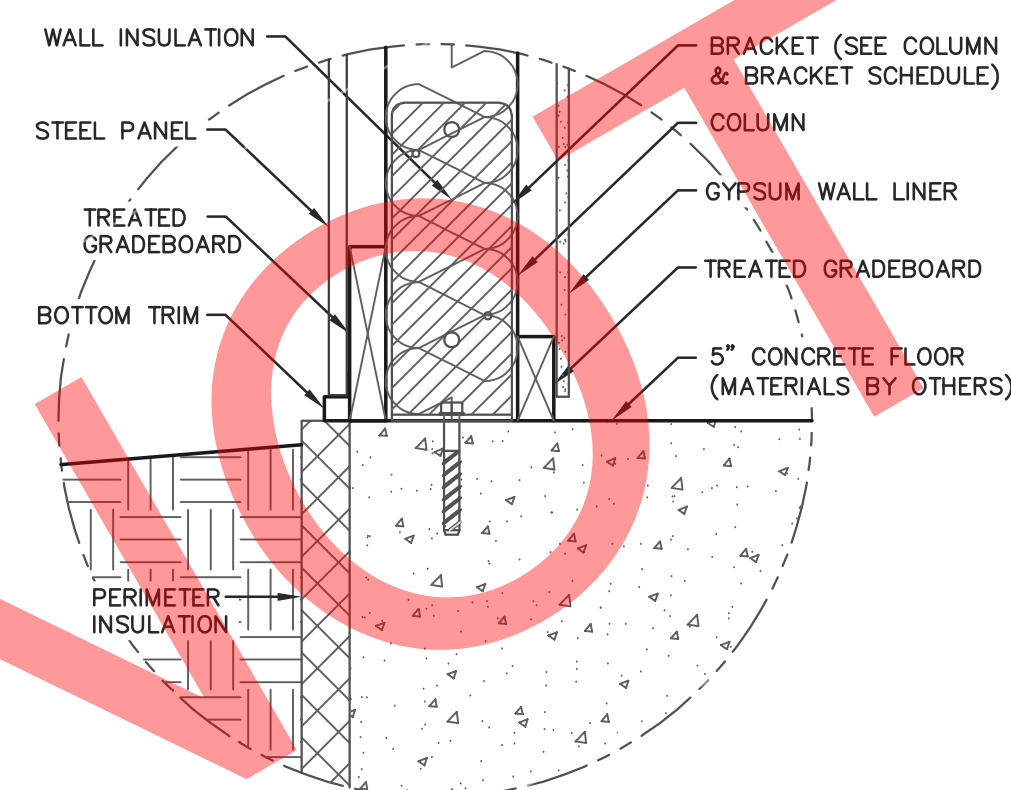
FASCIA BOARD DETAIL
SCALE: 1"=1'-0"



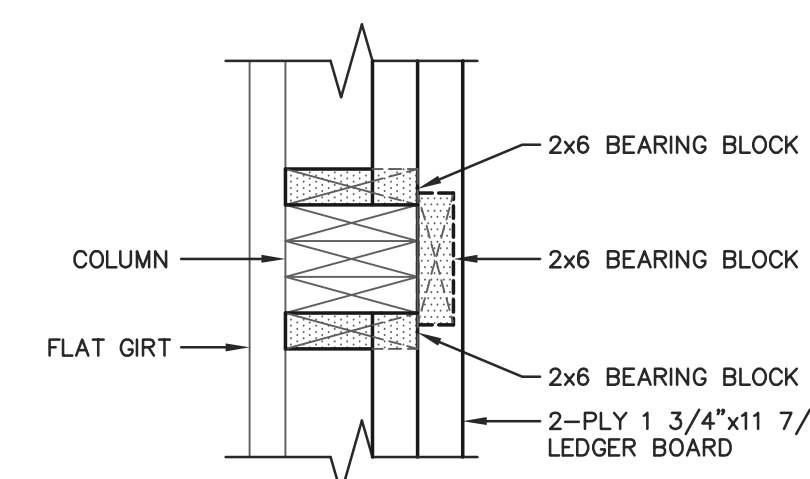
13 TRUSS INSTALLATION DETAIL
NOT TO SCALE



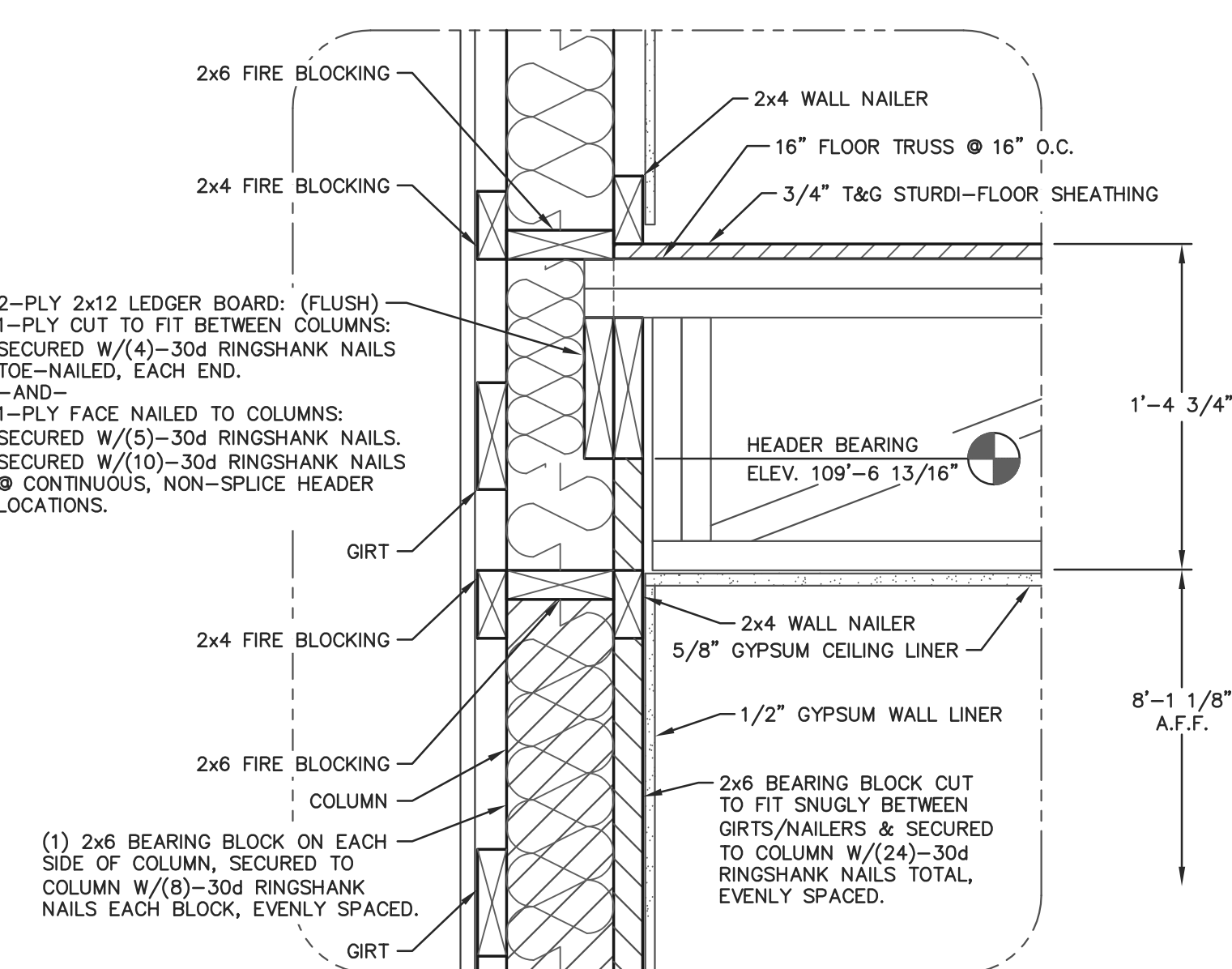
50'x60' BUILDING SIDEWALL SECTION
SCALE: 1/2"=1'-0"





GRADE DETAIL
 SCALE: 1 1/2"=1'-0"

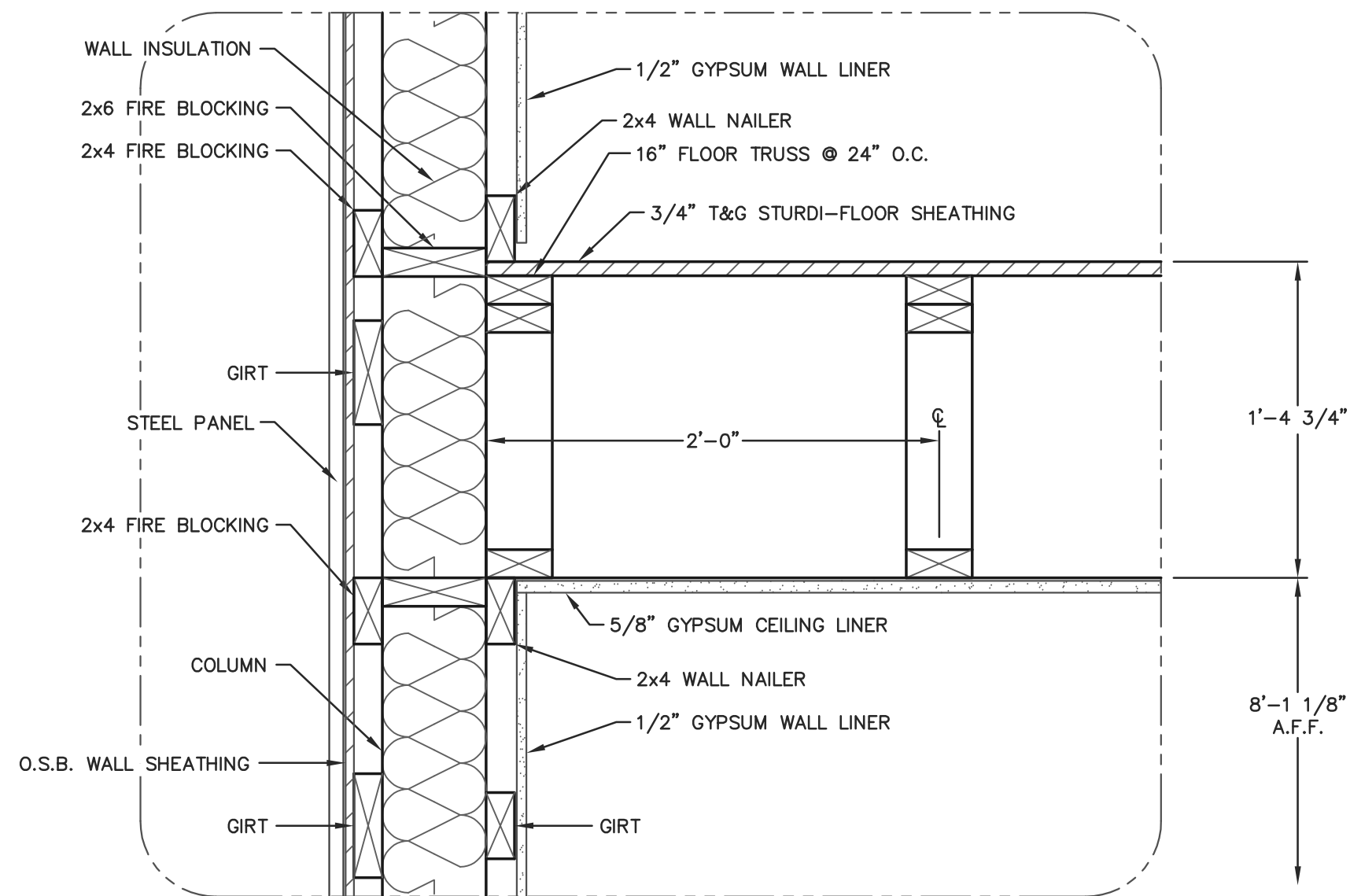


PLAN VIEW THRU HEADER

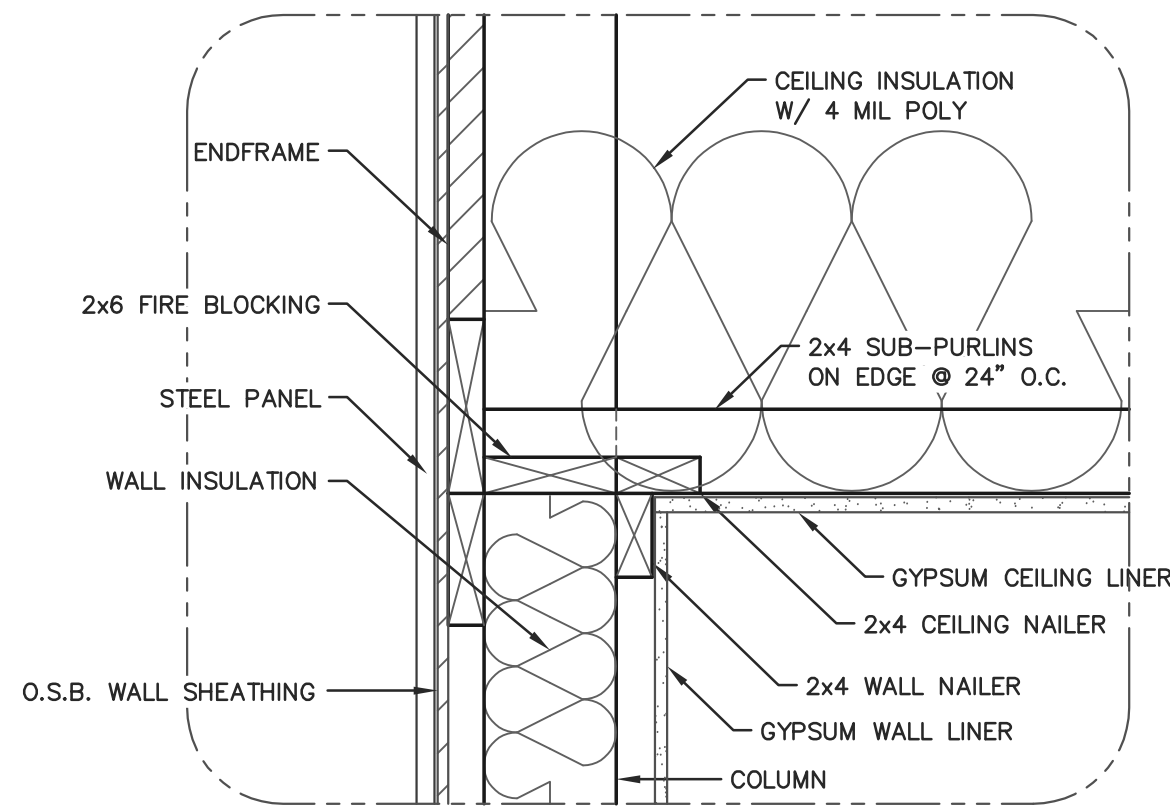


(F) CEILING CONNECTION
13 SCALE: 1 1/2"=1'-0"

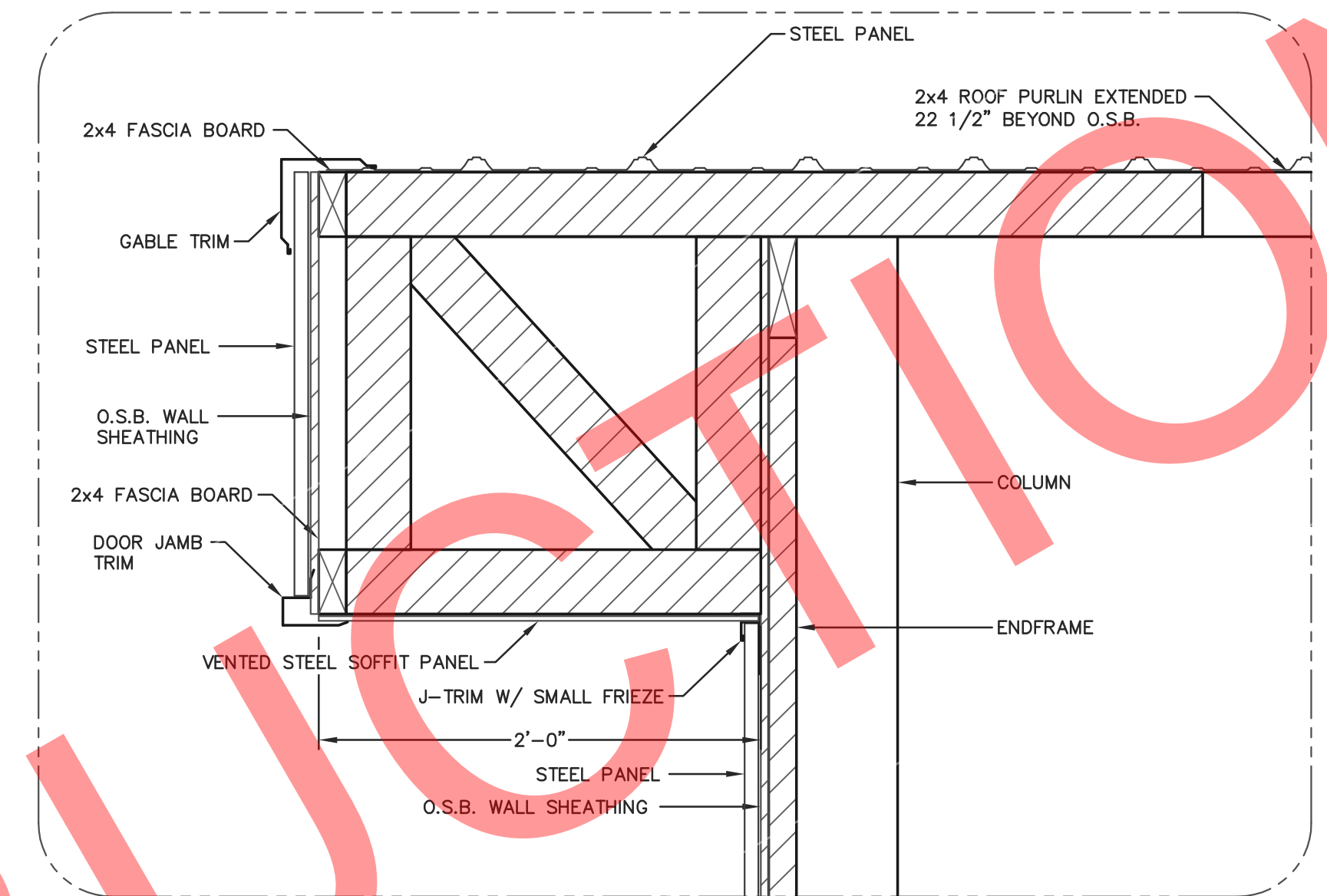
			
ENGINEERING SERVICES 6331 KANE RD. EAU CLAIRE, WI 54703 (715) 876-5555			
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING: ENGINEERING@MIDWESTMANUFACTURING.COM			
PROJECT TITLE:			
<h1 style="margin: 0;">LA CROSSE AREA VETERINARY CLINIC</h1>			
LA CROSSE, WI			
PROF. ENGINEER:		XXXX	
PLAN DESIGNER:		CHOUA KHA	
DRAWN BY:		KWK	
DATE:		4/25/2025	
SCALE:		AS NOTED	
REVISONS			
NO	DATE	DESCRIPTION	BY
1			
2			
SHEET TITLE: 50'x60' BUILDING SIDEWALL SECTION AND SECTION DETAILS			
FILE NAME:		B07425WI	
SHEET NO.			
<h1 style="margin: 0;">S13</h1>			



C CEILING CONNECTION DETAIL
SCALE: 1 1/2"=1'-0"



D CEILING CONNECTION DETAIL
SCALE: 1 1/2"=1'-0"



E 24" MANSARD BOXED GABLE DETAIL
SCALE: 1 1/2"=1'-0"

NOTE:
WATER-RESISTIVE BARRIER
PLACED BETWEEN STEEL
PANEL AND SHEATHING.

PREMIUM PRO-SNAP STEEL
PANEL SECURED PER STEEL
APPLICATION DETAIL SHEET.
24"/26" MANSARD BOXED
GABLE (SEE DETAIL E/15)

ENDFRAME:
ENDFRAME SECURED TO ALL ENDWALL
COLUMNS WITH (5)-30d RINGSHANK NAILS
AT EACH ENDFRAME TO COLUMN LOCATION.

ENDFRAME BEARING
ELEV. VARIES

ENDWALL SECTION FASTENER NOTES

MANSARD JACK:
MANSARD JACKS SECURED TO TRUSS WITH (2)-60d RINGSHANK NAILS, 16" MIN. APART.

SOFFIT NAILER:
SOFFIT NAILER SECURED WITH (2)-30d RINGSHANK NAILS AT EACH SOFFIT NAILER TO COLUMN LOCATION.

WALL GIRTS:
WALL GIRTS SECURED WITH (2)-30d RINGSHANK NAILS AT EACH GIRTS TO COLUMN LOCATION.

INTERIOR TREATED GRADEBOARD:
TREATED GRADEBOARD SECURED WITH (2)-30d RINGSHANK NAILS AT EACH GRADEBOARD TO COLUMN LOCATION.

EXTERIOR TREATED GRADEBOARD:
TREATED GRADEBOARD SECURED WITH (4)-30d RINGSHANK NAILS AT EACH GRADEBOARD TO COLUMN LOCATION.

NOTE:
OWNER SHALL PROVIDE THICKNESS MARKERS WHICH ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQUARE FEET THROUGHOUT THE ATTIC SPACE IF THE INSULATION IS BLOWN INTO PLACE. THE MARKERS SHALL BE AFFIXED TO THE TRUSSES AND MARKED WITH THE MINIMUM INITIAL INSTALLED THICKNESS AND MINIMUM SETTLED THICKNESS. EACH MARKER SHALL FACE THE ATTIC ACCESS PANEL.

NOTE:
CONCEALED WALL SPACES SHALL HAVE FIRE BLOCKING AT CEILING AND FLOOR LEVELS AND HORIZONTAL INTERVALS NOT EXCEEDING 10' PER IBC 718.2. FIRE BLOCKING MAY CONSIST OF TWO INCH NOMINAL MATERIAL OR INSULATION MEETING IBC REQUIREMENTS.

NOTE:
WATER-RESISTIVE BARRIER
PLACED BETWEEN STEEL
PANEL AND SHEATHING.

PREMIUM PRO-SNAP STEEL
PANEL SECURED PER STEEL
APPLICATION DETAIL SHEET.

COLUMN (SEE COLUMN
& BRACKET SCHEDULE)

7/16" O.S.B. WALL SHEATHING
SECURED TO ALL FRAMING
MEMBERS W/ 8d COMMON
NAILS @ 6" O.C.

2x8 TREATED GRADEBOARD
(SEE DETAIL B/15)

(R-10) HIGH DENSITY PERIMETER
INSULATION EXTENDING 4" INTO BUILDING
(REQUIRED IN HEATED BUILDINGS)

2x4 TREATED GRADEBOARD
(SEE DETAIL B/15)

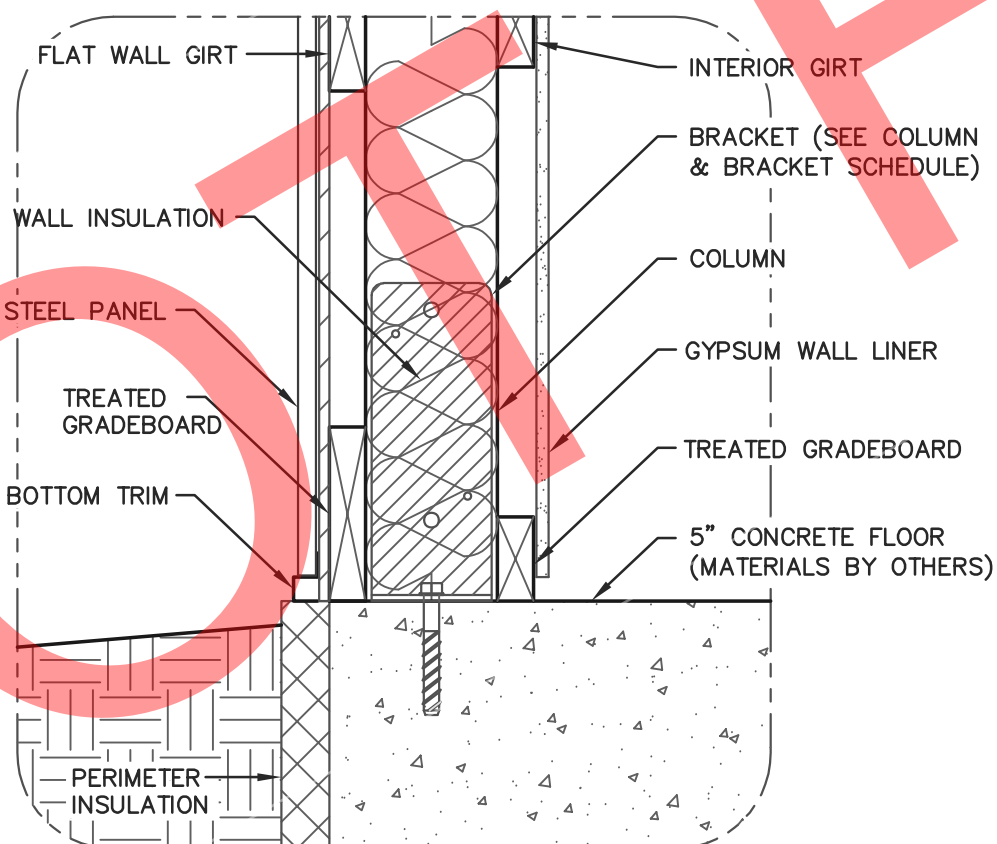
5" CONCRETE FLOOR
(MATERIALS BY OTHERS)

6 MIL (0.006 INCH) POLYETHYLENE
W/ JOINTS LAPPED NOT LESS
THAN 6 INCHES

HAUNCHED CONCRETE FOOTING
(MATERIALS BY OTHERS) (SEE SHEET S9)

FINISHED FLOOR
ELEV. 100'-0"

A 40'x60' BUILDING ENDWALL SECTION
SCALE: 1/2"=1'-0"



B GRADE DETAIL
SCALE: 1 1/2"=1'-0"



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FOR QUESTIONS PLEASE CONTACT BUILDING
DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:

LA CROSSE AREA
VETERINARY CLINIC

LA CROSSE, WI

PROF. ENGINEER: XXXX

PLAN DESIGNER: CHOUA KHA

DRAWN BY: KWK

DATE: 4/25/2025

SCALE: AS NOTED

REVISIONS

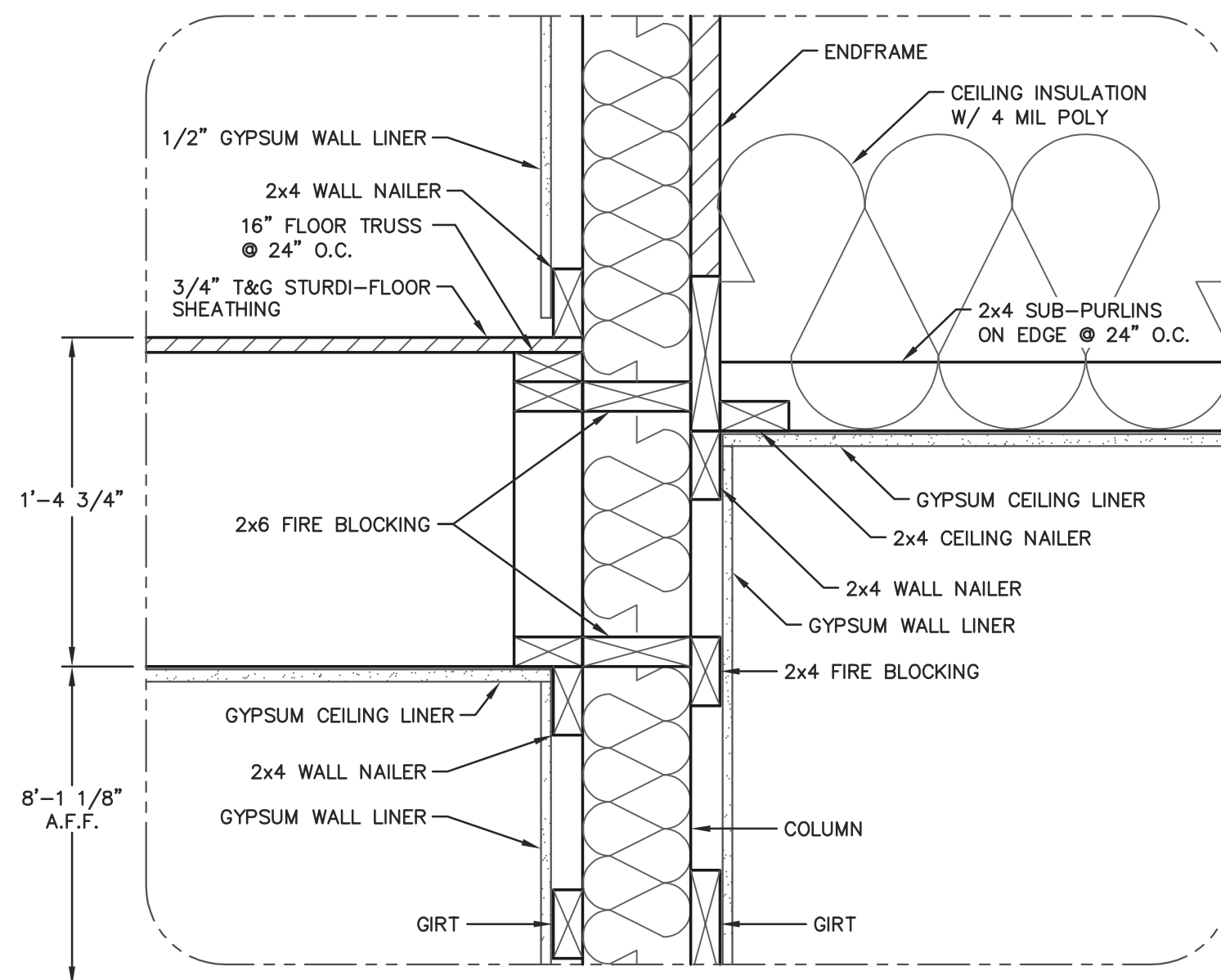
NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:
50'x60' BUILDING ENDWALL
SECTION AND SECTION
DETAILS

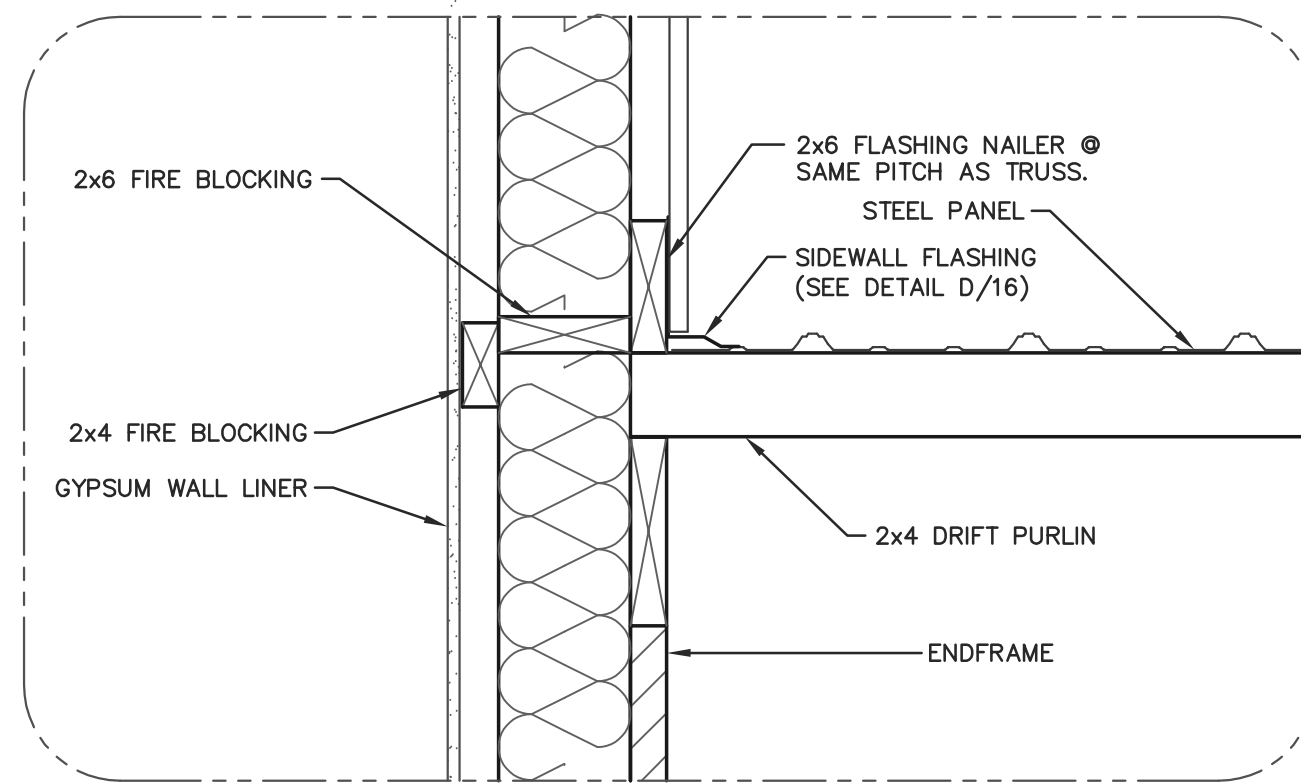
FILE NAME: B07425W

SHEET NO.

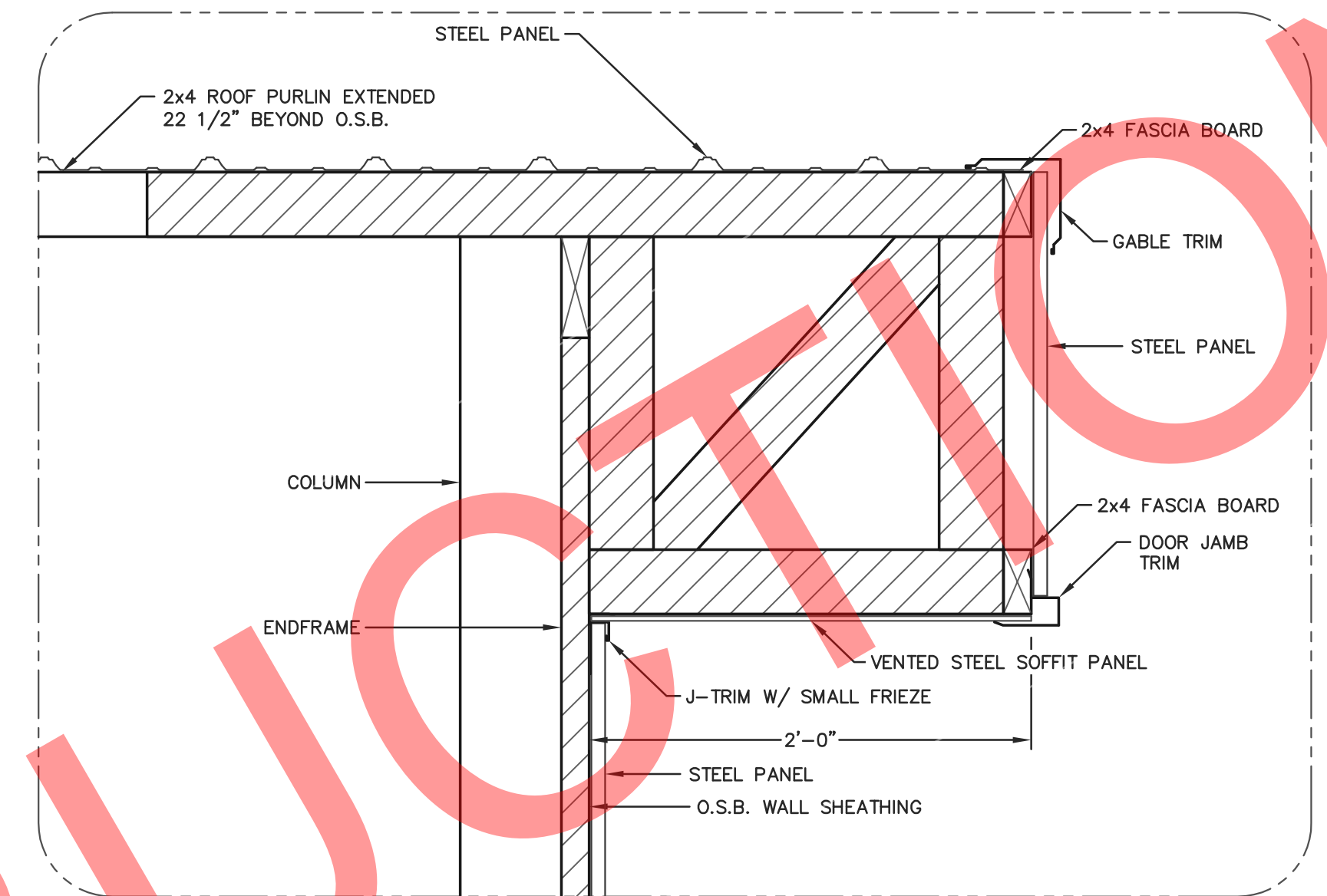
S15



B CEILING CONNECTION DETAIL
16 SCALE: 1 1/2"=1'-0"



E SIDEWALL FLASHING DETAIL
8 SCALE: 1 1/2"=1'-0"



E 24" MANSARD BOXED GABLE DETAIL
8 SCALE: 1 1/2"=1'-0"

ENDWALL SECTION FASTENER NOTES

MANSARD JACKS:
MANSARD JACKS SECURED TO TRUSS WITH (2)-60d RINGSHANK NAILS, 16" MIN. APART.

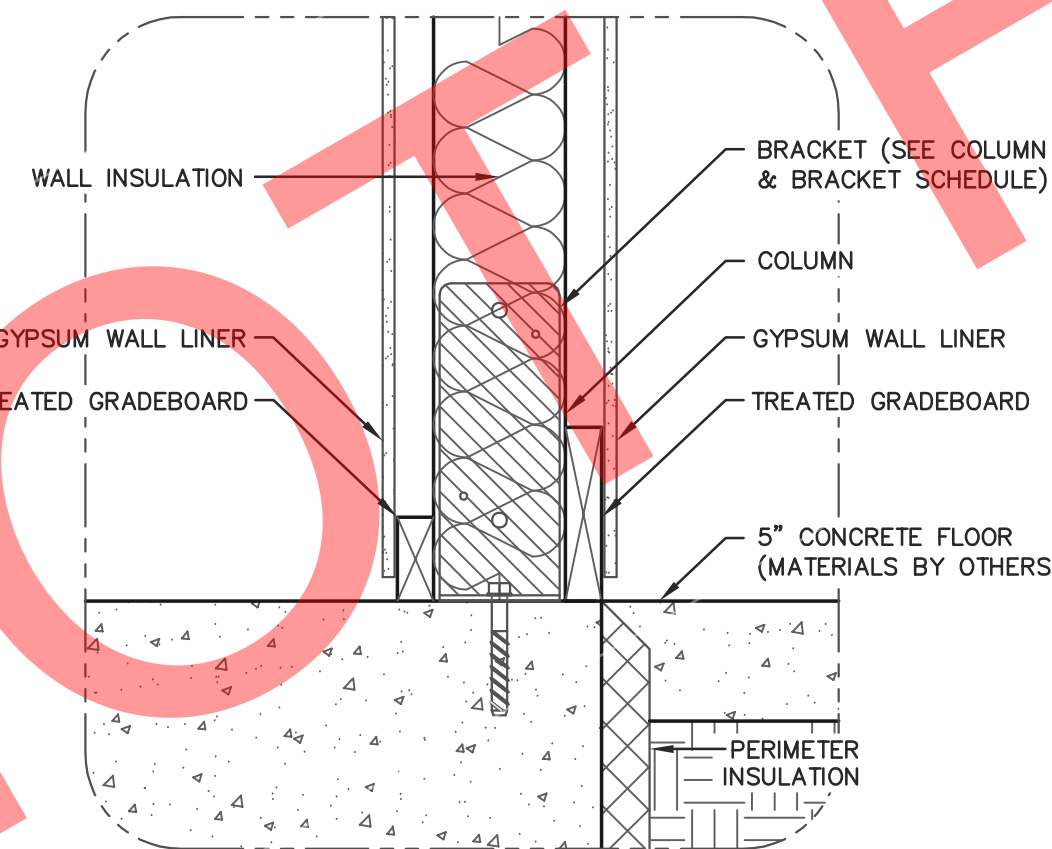
WALL GIRTS:
WALL GIRTS SECURED WITH (2)-30d RINGSHANK NAILS AT EACH GIRT TO COLUMN LOCATION.

INTERIOR TREATED GRADEBOARD:
TREATED GRADEBOARD SECURED WITH (2)-30d RINGSHANK NAILS AT EACH GRADEBOARD TO COLUMN LOCATION.

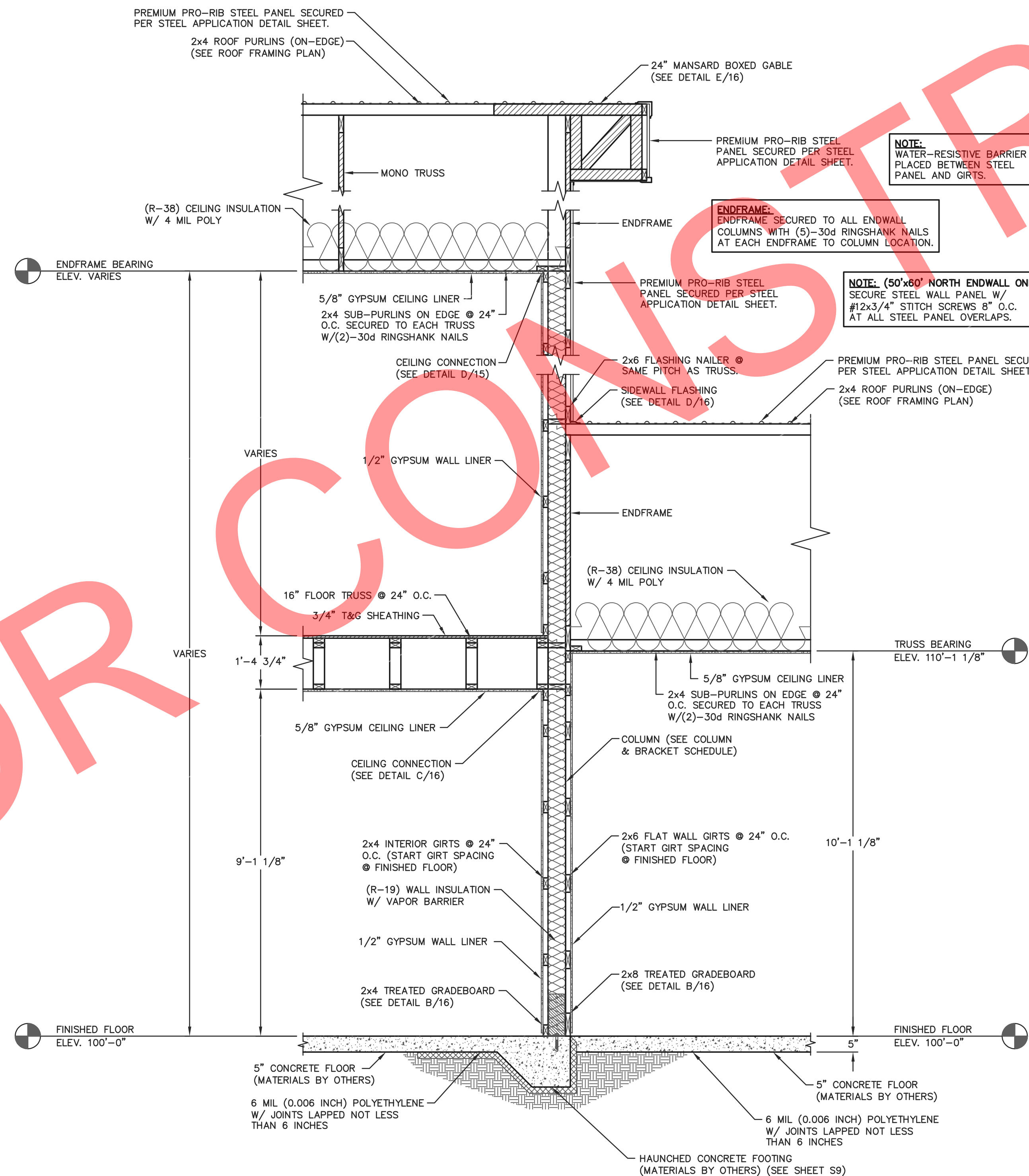
EXTERIOR TREATED GRADEBOARD:
TREATED GRADEBOARD SECURED WITH (4)-30d RINGSHANK NAILS AT EACH GRADEBOARD TO COLUMN LOCATION.

NOTE:
OWNER SHALL PROVIDE THICKNESS MARKERS WHICH ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQUARE FEET THROUGHOUT THE ATTIC SPACE IF THE INSULATION IS BLOWN INTO PLACE. THE MARKERS SHALL BE AFFIXED TO THE TRUSSES AND MARKED WITH THE MINIMUM INITIAL INSTALLED THICKNESS AND MINIMUM SETTLED THICKNESS. EACH MARKER SHALL FACE THE ATTIC ACCESS PANEL.

NOTE:
CONCEALED WALL SPACES SHALL HAVE FIRE BLOCKING AT CEILING AND FLOOR LEVELS AND HORIZONTAL INTERVALS NOT EXCEEDING 10' PER IBC 718.2. FIRE BLOCKING MAY CONSIST OF TWO INCH NOMINAL MATERIAL OR INSULATION MEETING IBC REQUIREMENTS.



B GRADE DETAIL
13 SCALE: 1 1/2"=1'-0"



A COMMON ENDWALL SECTION
16 SCALE: 1/2"=1'-0"



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PROJECT TITLE:

LA CROSSE AREA VETERINARY CLINIC

LA CROSSE, WI

PROF. ENGINEER: XXXX

PLAN DESIGNER: CHOUA KHA

DRAWN BY: KWK

DATE: 4/25/2025

SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

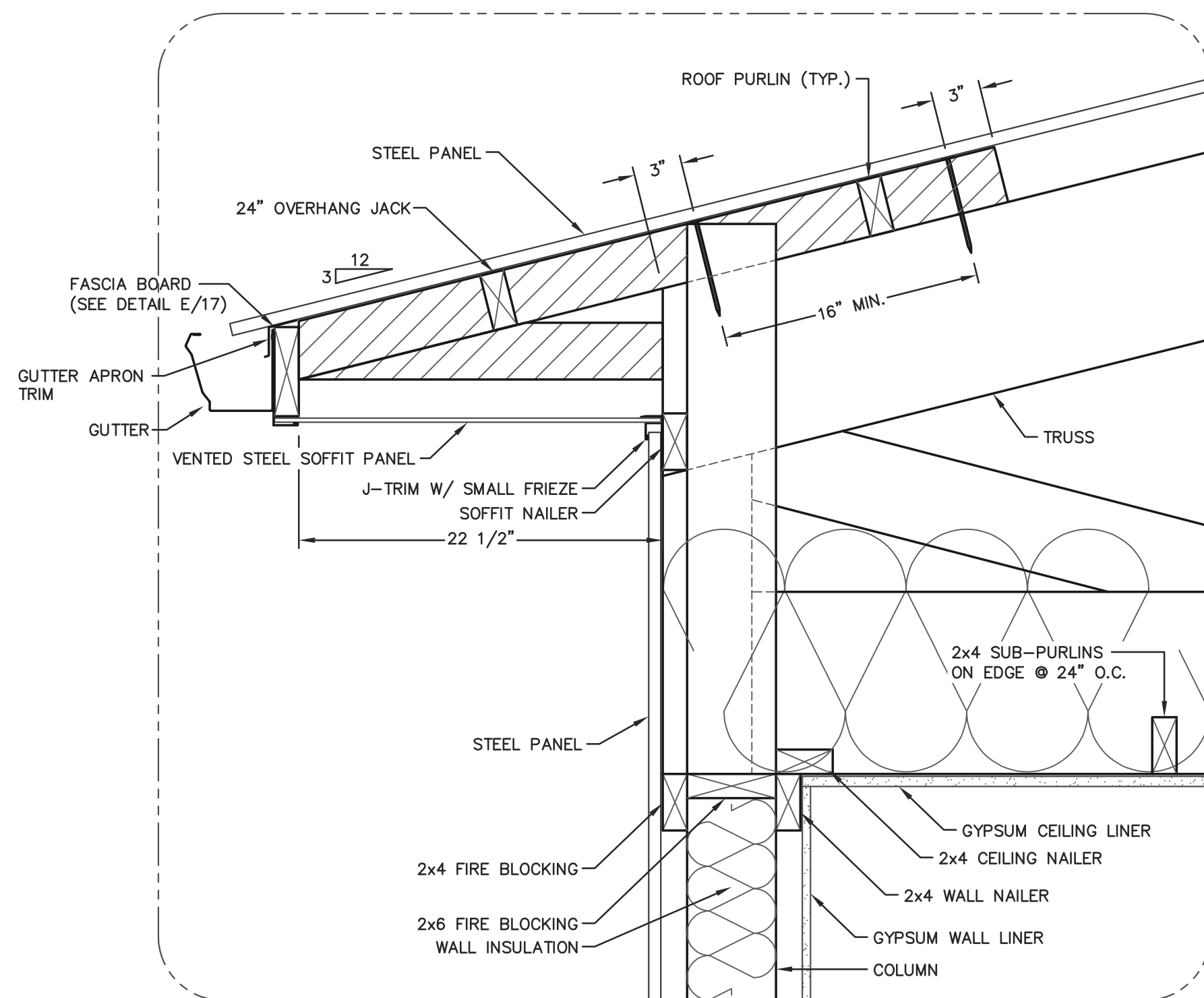
SHEET TITLE:
COMMON ENDWALL SECTION AND SECTION DETAILS

FILE NAME: B07425W

SHEET NO.

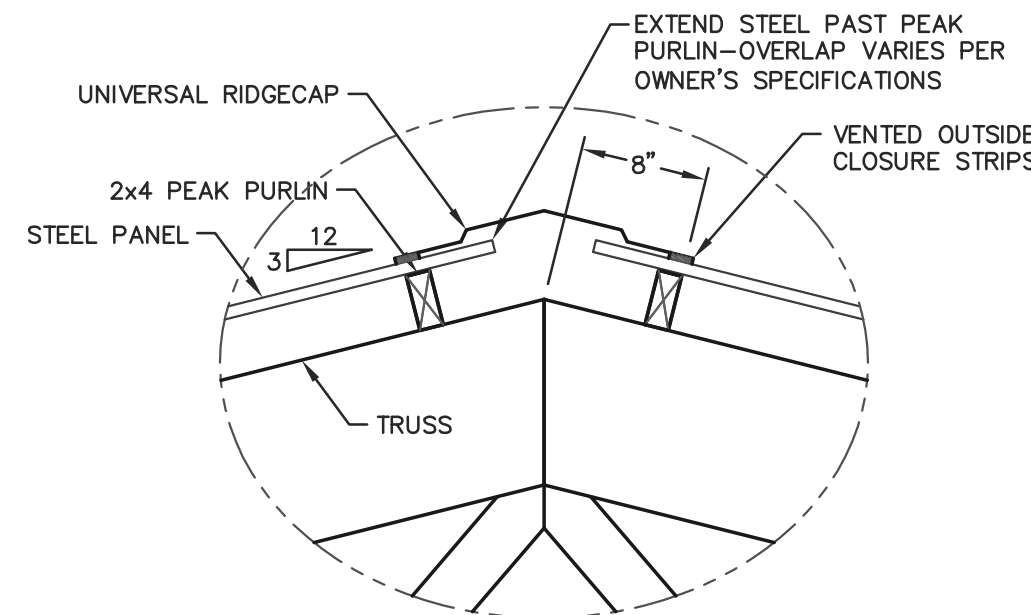
S16

NOTE:
PURLINS SECURED BETWEEN OVERHANG JACKS W/ MITEK JDS24 PURLIN HANGERS.

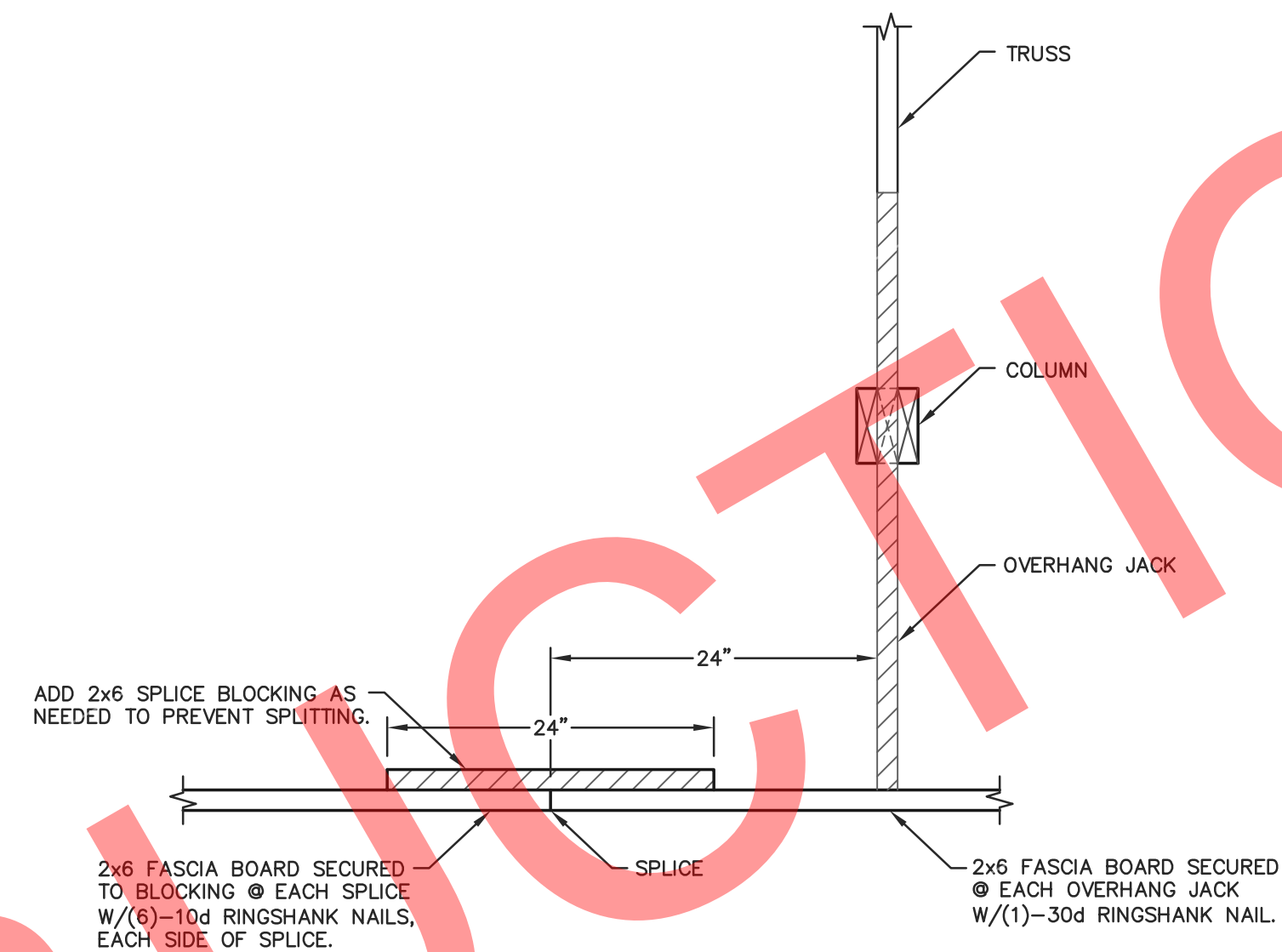


C 24" BOXED EAVE DETAIL
SCALE: 1 1/2"=1'-0"

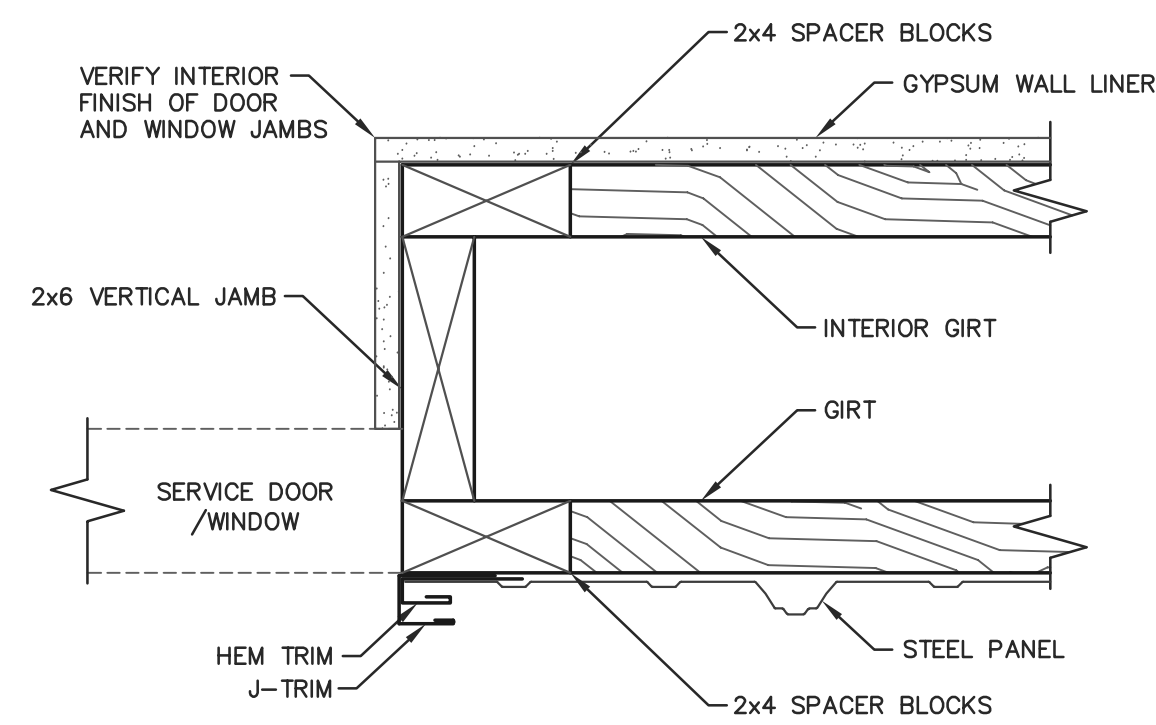
NOTE:
PEAK PURLINS BUTTED END TO END AND ALL OTHER PURLINS WILL OVERLAP 12" MIN.



D PEAK PURLIN DETAIL
SCALE: 1"=1'-0"



E FASCIA BOARD DETAIL
SCALE: 1"=1'-0"



B SERVICE DOOR/WINDOW JAMB DETAIL
SCALE: 3"=1'-0"

SIDEWALL SECTION FASTENER NOTES

OVERHANG JACK:
OVERHANG JACKS SECURED TO TRUSS WITH (2)-60d RINGSHANK NAILS, 16" MIN. APART.

SOFFIT NAILER:
SOFFIT NAILER SECURED WITH (2)-30d RINGSHANK NAILS AT EACH SOFFIT NAILER TO COLUMN LOCATION.

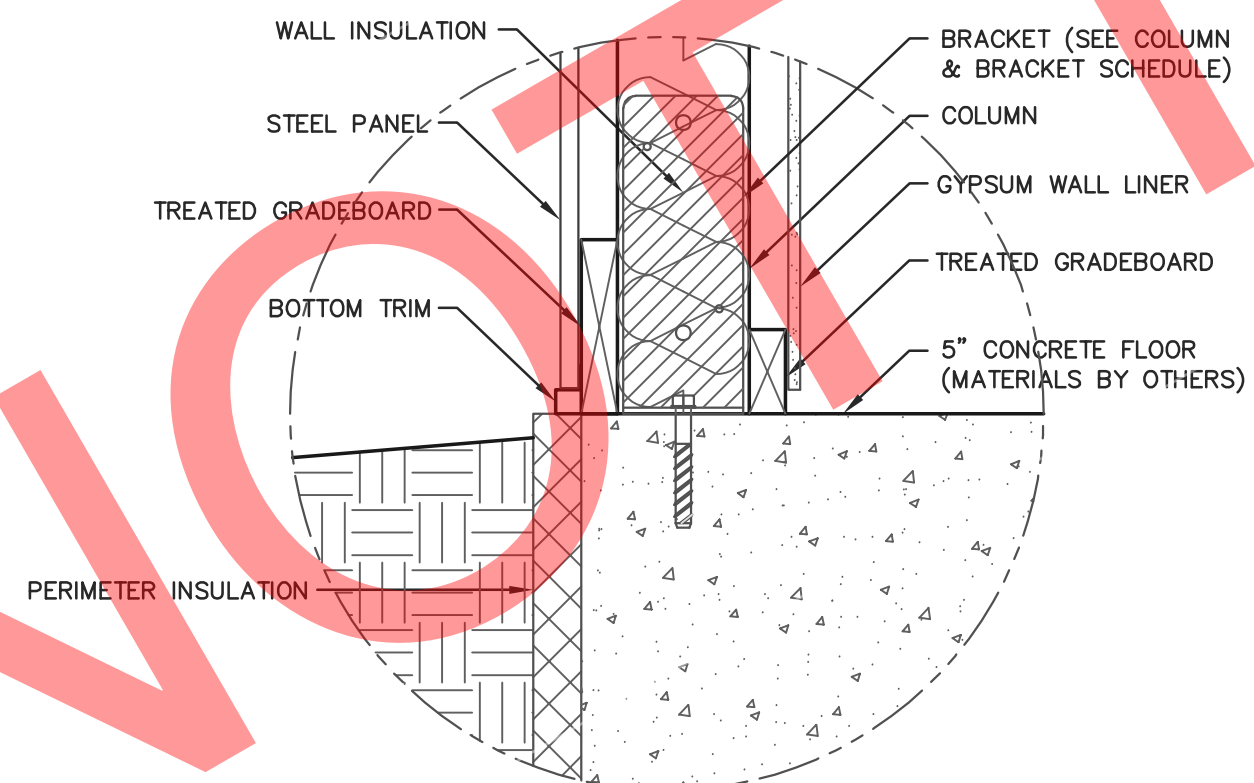
WALL GIRTS:
WALL GIRTS SECURED WITH (2)-30d RINGSHANK NAILS AT EACH GIRT TO COLUMN LOCATION.

INTERIOR TREATED GRADEBOARD:
TREATED GRADEBOARD SECURED WITH (2)-30d RINGSHANK NAILS AT EACH GRADEBOARD TO COLUMN LOCATION.

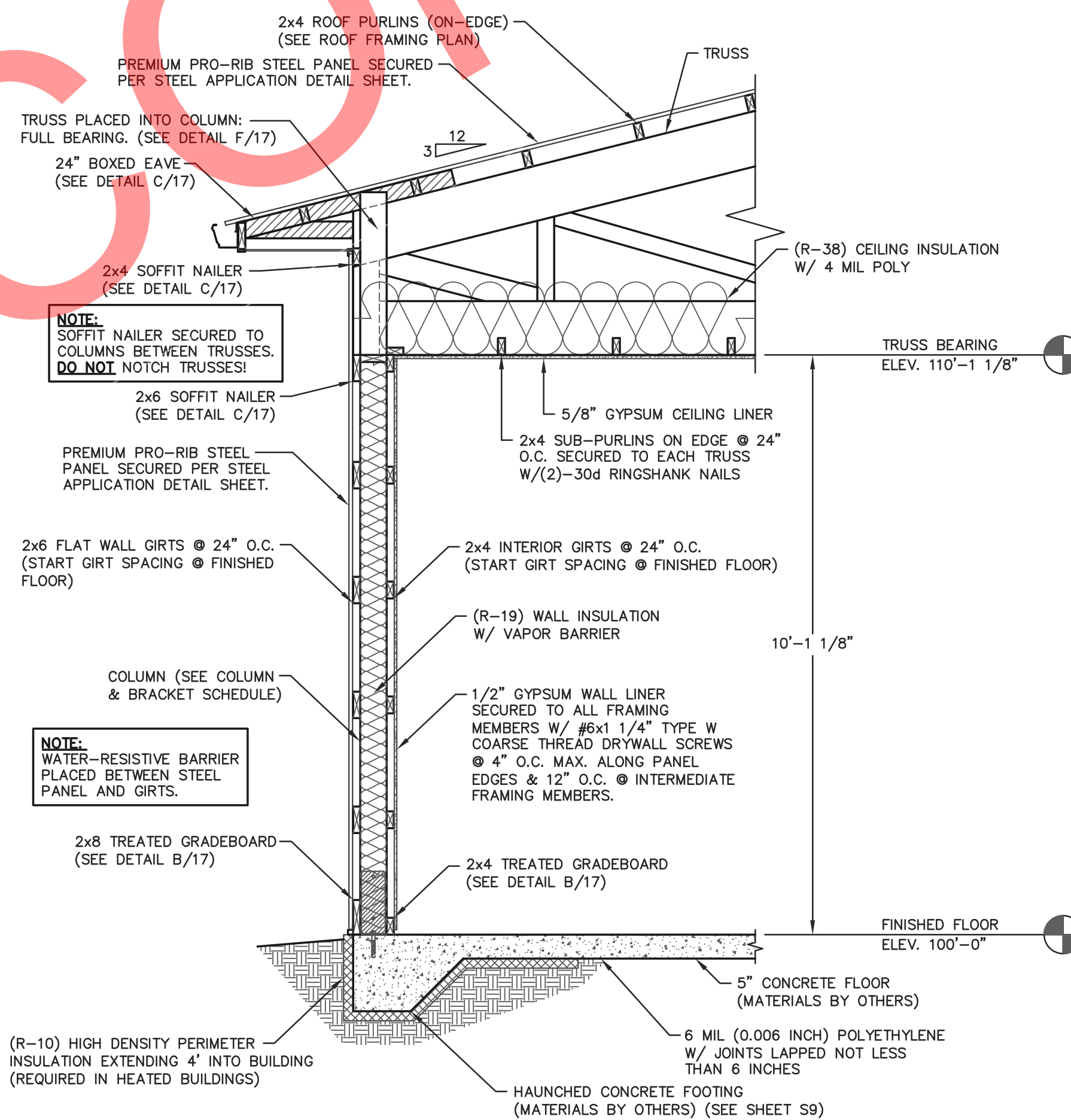
EXTERIOR TREATED GRADEBOARD:
TREATED GRADEBOARD SECURED WITH (4)-30d RINGSHANK NAILS AT EACH GRADEBOARD TO COLUMN LOCATION.

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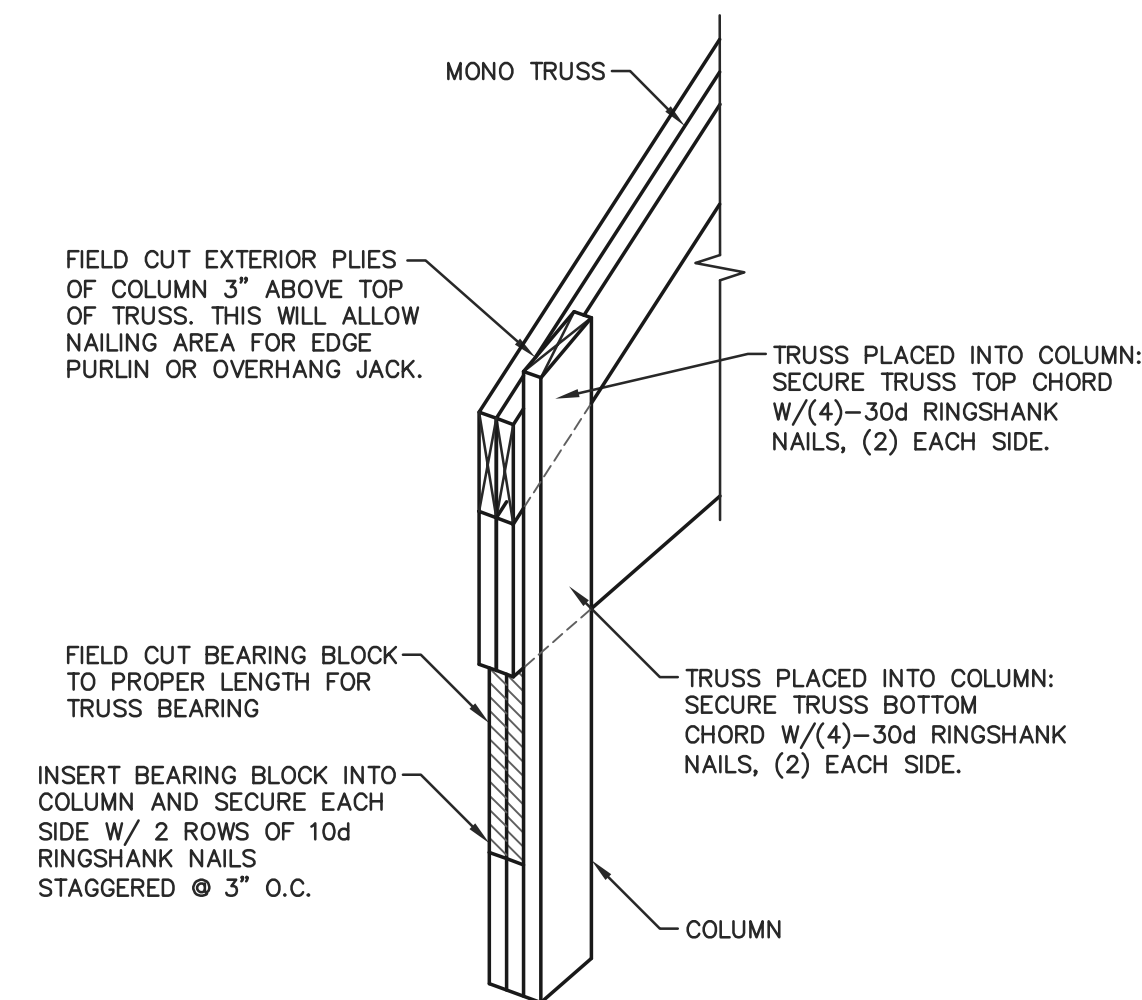
NOTE:
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B GRADE DETAIL
SCALE: 1 1/2"=1'-0"



A 50'x110' BUILDING SIDEWALL SECTION
SCALE: 1/2"=1'-0"



F TRUSS INSTALLATION DETAIL
SCALE: NOT TO SCALE



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PROJECT TITLE:

LA CROSSE AREA VETERINARY CLINIC

LA CROSSE, WI

PROF. ENGINEER: XXXX

PLAN DESIGNER: CHOUA KHA

DRAWN BY: KWK

DATE: 4/25/2025

SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

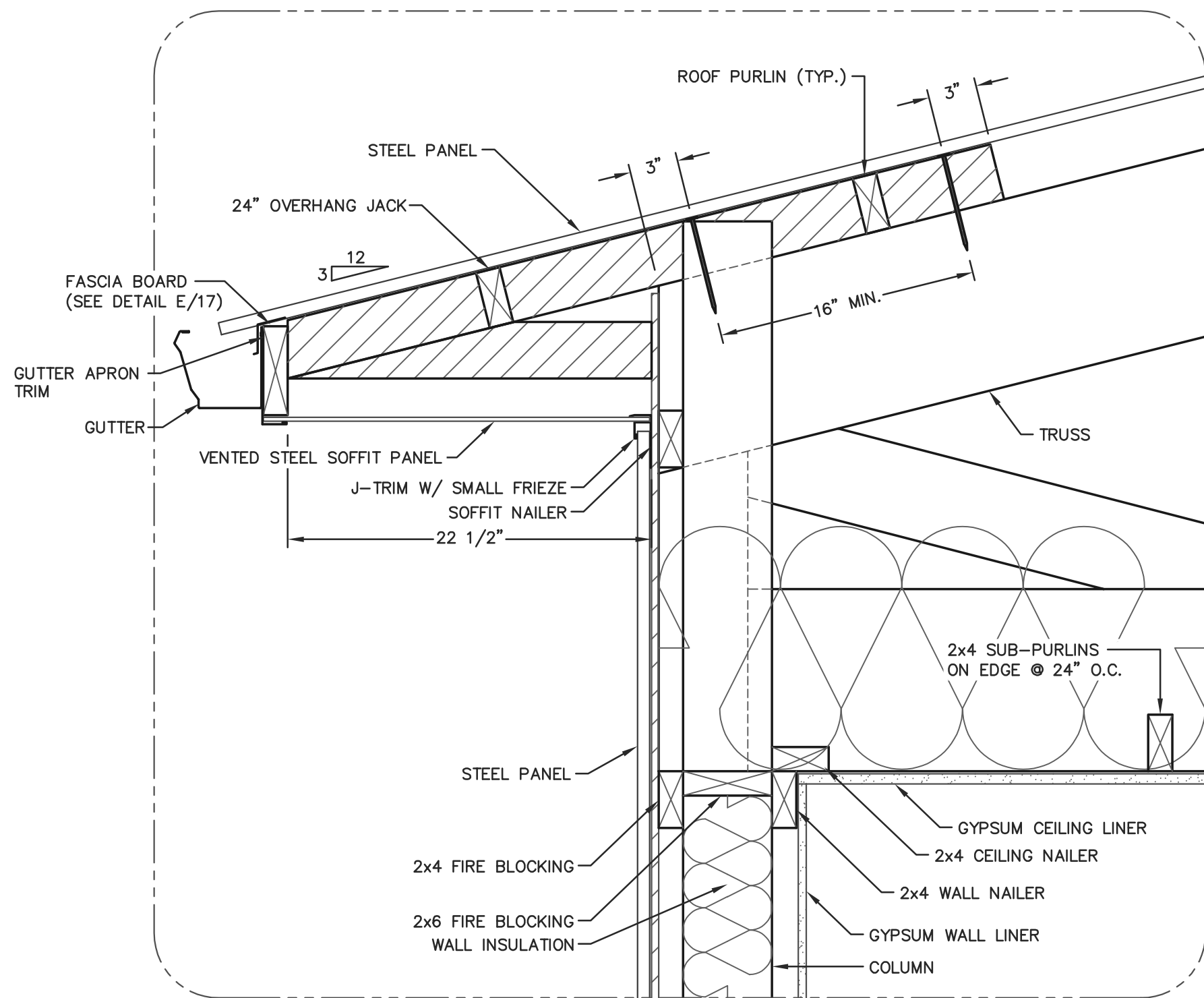
SHEET TITLE:
50'x110' BUILDING SIDEWALL SECTION AND SECTION DETAILS

FILE NAME: B07425W

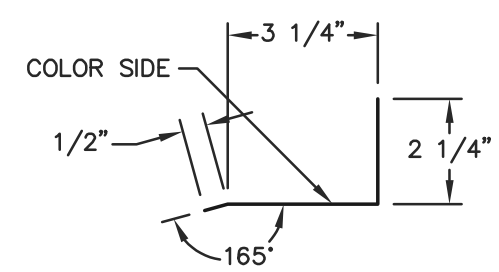
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S17

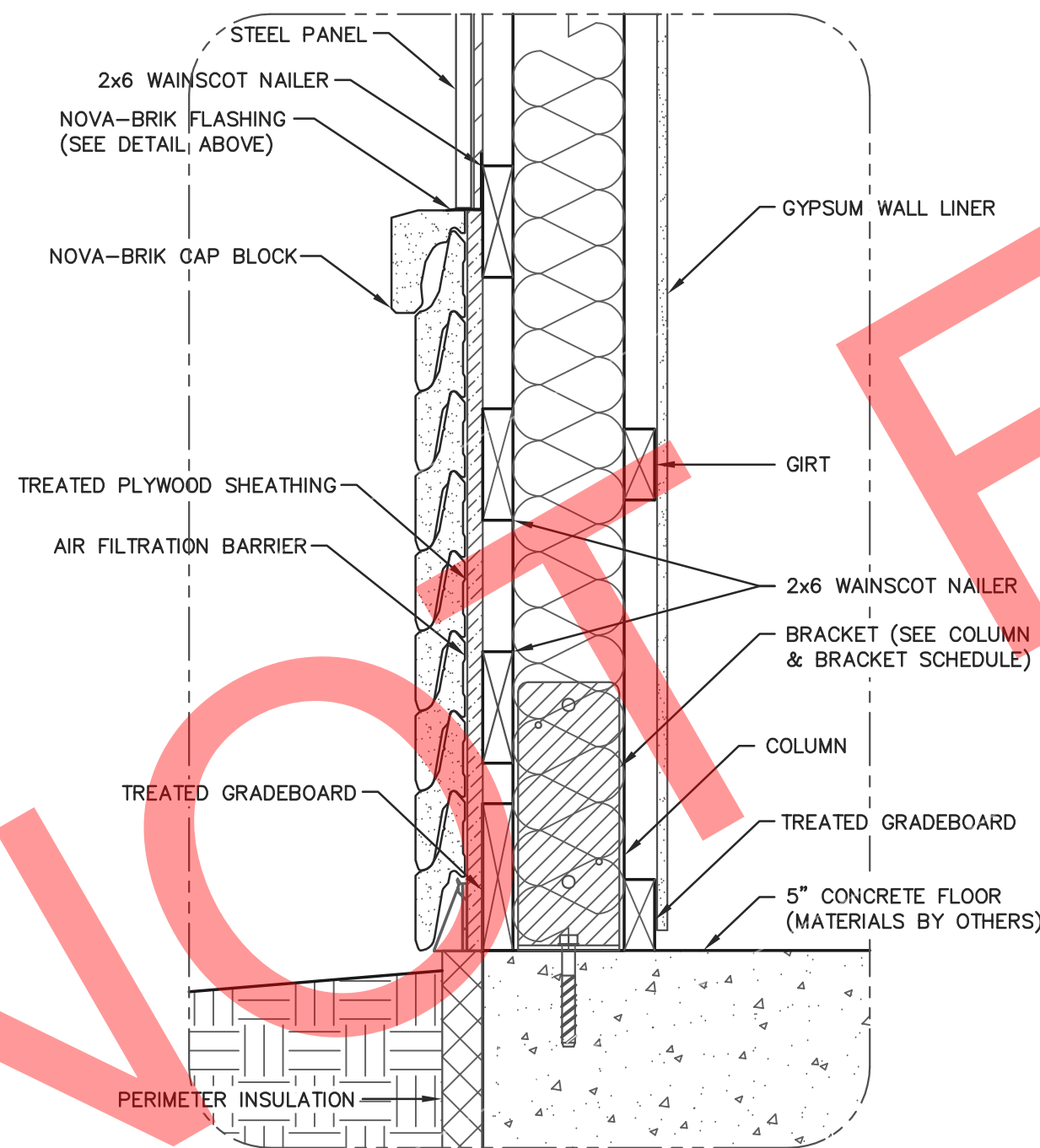
NOTE:
PURLINS SECURED BETWEEN OVERHANG
JACKS W/ MITEK JDS24 PURLIN HANGERS.



C 17 24" BOXED EAVE DETAIL
SCALE: 1 1/2"=1'-0"



NOVA-BRIK FLASHING
SCALE: 3"=1'-0"



B 7 NOVA-BRIK WAINSCOT DETAIL
SCALE: 1 1/2"=1'-0"

SIDEWALL SECTION FASTENER NOTES

OVERHANG JACK:
OVERHANG JACKS SECURED TO TRUSS WITH (2)-60d RINGSHANK NAILS, 16" MIN. APART.

SOFFIT NAILER:
SOFFIT NAILER SECURED WITH (2)-30d RINGSHANK NAILS AT EACH SOFFIT NAILER TO COLUMN LOCATION.

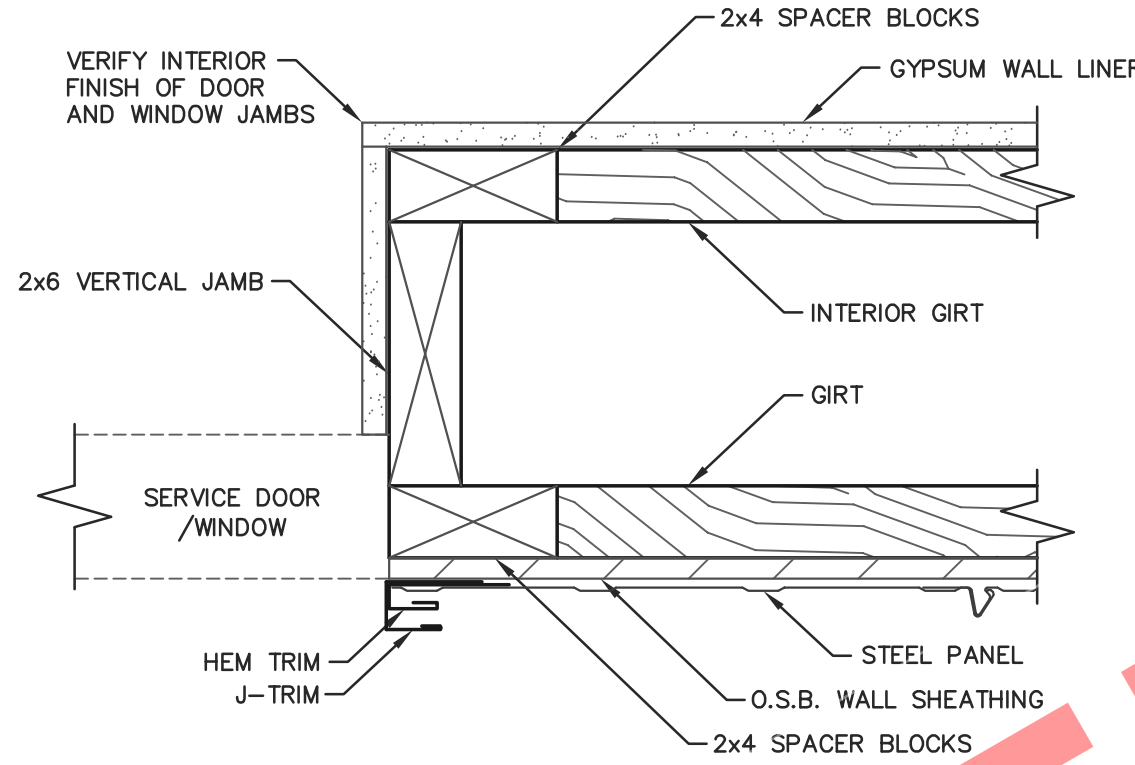
WALL GIRTS:
WALL GIRTS SECURED WITH (2)-30d RINGSHANK NAILS AT EACH GIRT TO COLUMN LOCATION.

INTERIOR TREATED GRADEBOARD:
TREATED GRADEBOARD SECURED WITH (2)-30d RINGSHANK NAILS AT EACH GRADEBOARD TO COLUMN LOCATION.

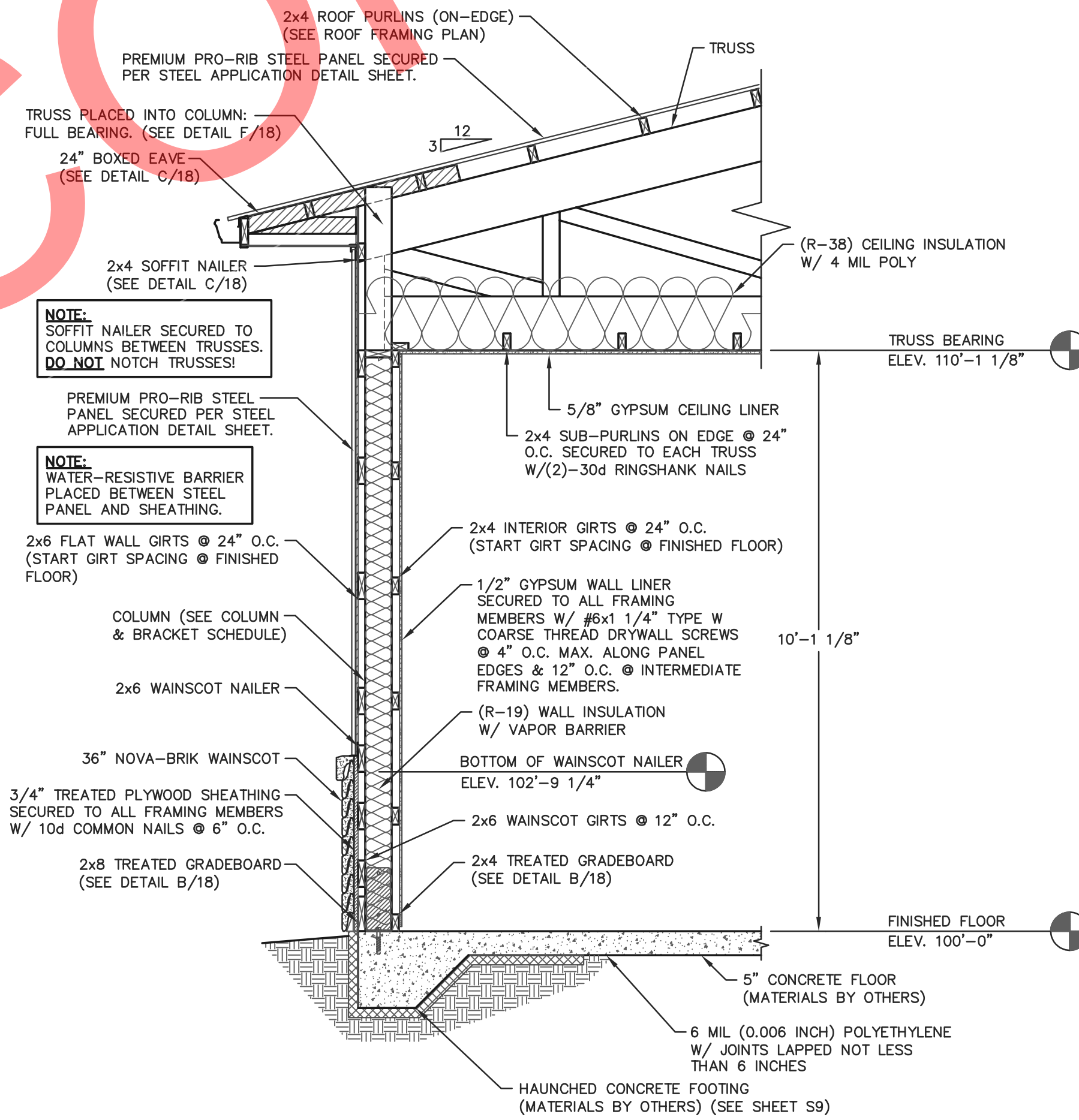
EXTERIOR TREATED GRADEBOARD:
TREATED GRADEBOARD SECURED WITH (4)-30d RINGSHANK NAILS AT EACH GRADEBOARD TO COLUMN LOCATION.

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SERVICE DOOR/WINDOW JAMB DETAIL
SCALE: 3"=1'-0"



A 18 50'x110' BUILDING SIDEWALL SECTION
SCALE: 1/2"=1'-0"



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PROJECT TITLE:

LA CROSSE AREA
VETERINARY CLINIC

LA CROSSE, WI

PROF. ENGINEER: XXXX

PLAN DESIGNER: CHOUA KHA

DRAWN BY: KWK

DATE: 4/25/2025

SCALE: AS NOTED

REVISIONS

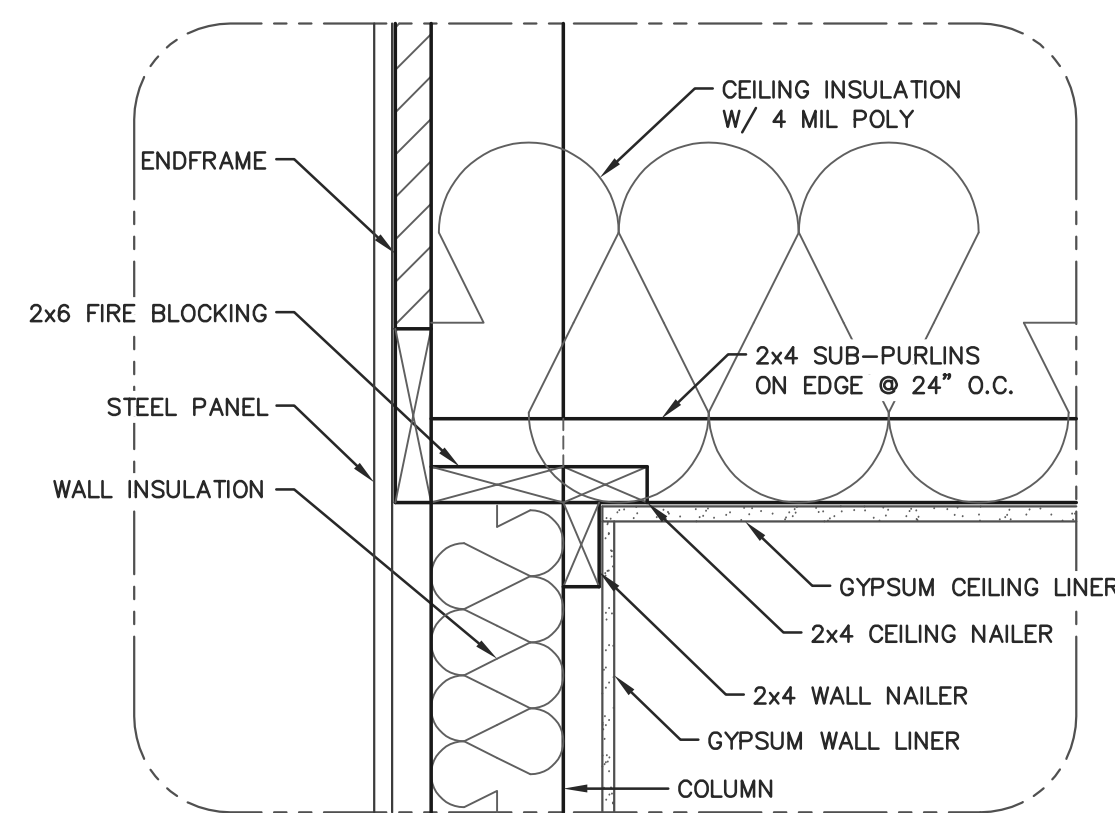
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2			

SHEET TITLE:
50'x110' BUILDING SIDEWALL
SECTION AND SECTION
DETAILS

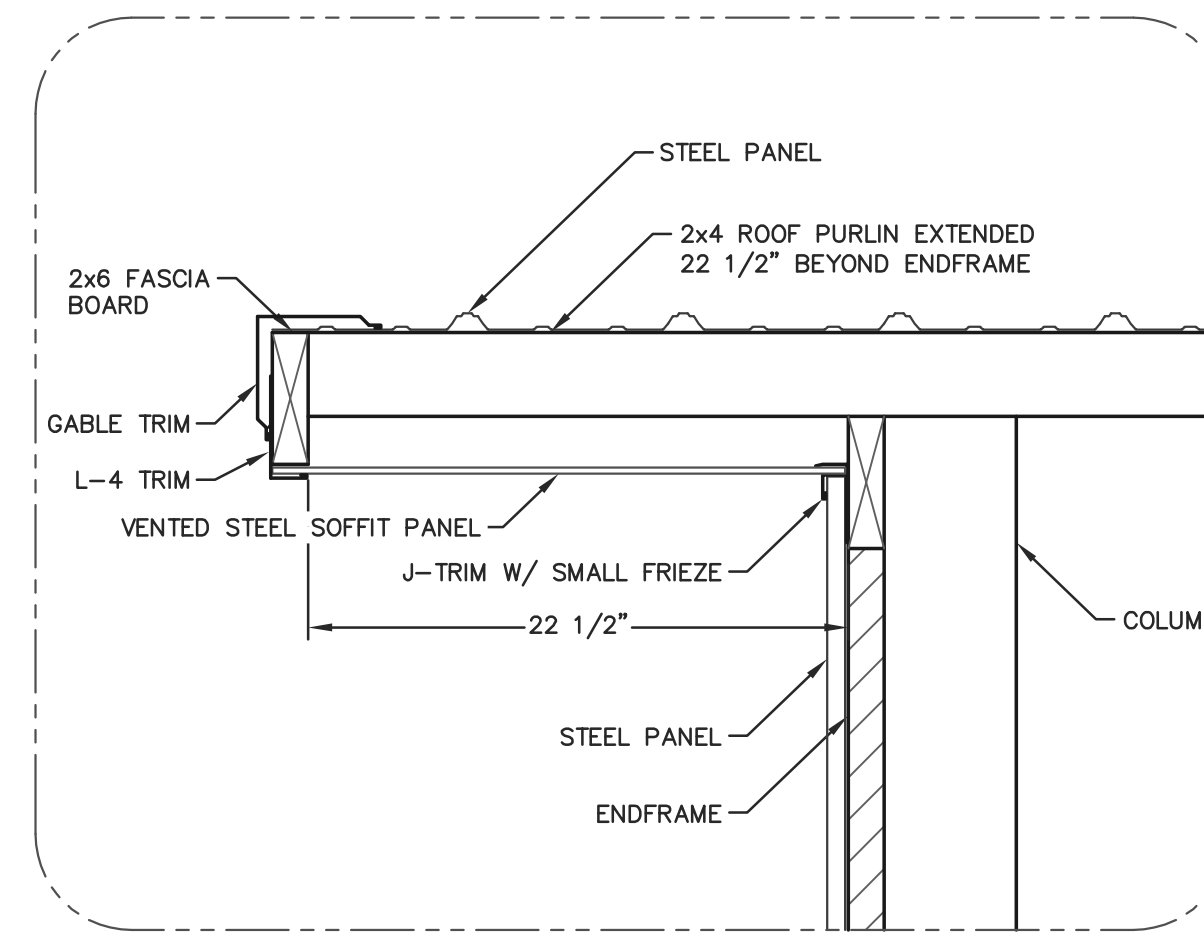
FILE NAME: B07425W

SHEET NO.

S18



(B/19) CEILING CONNECTION DETAIL
SCALE: 1 1/2"=1'-0"

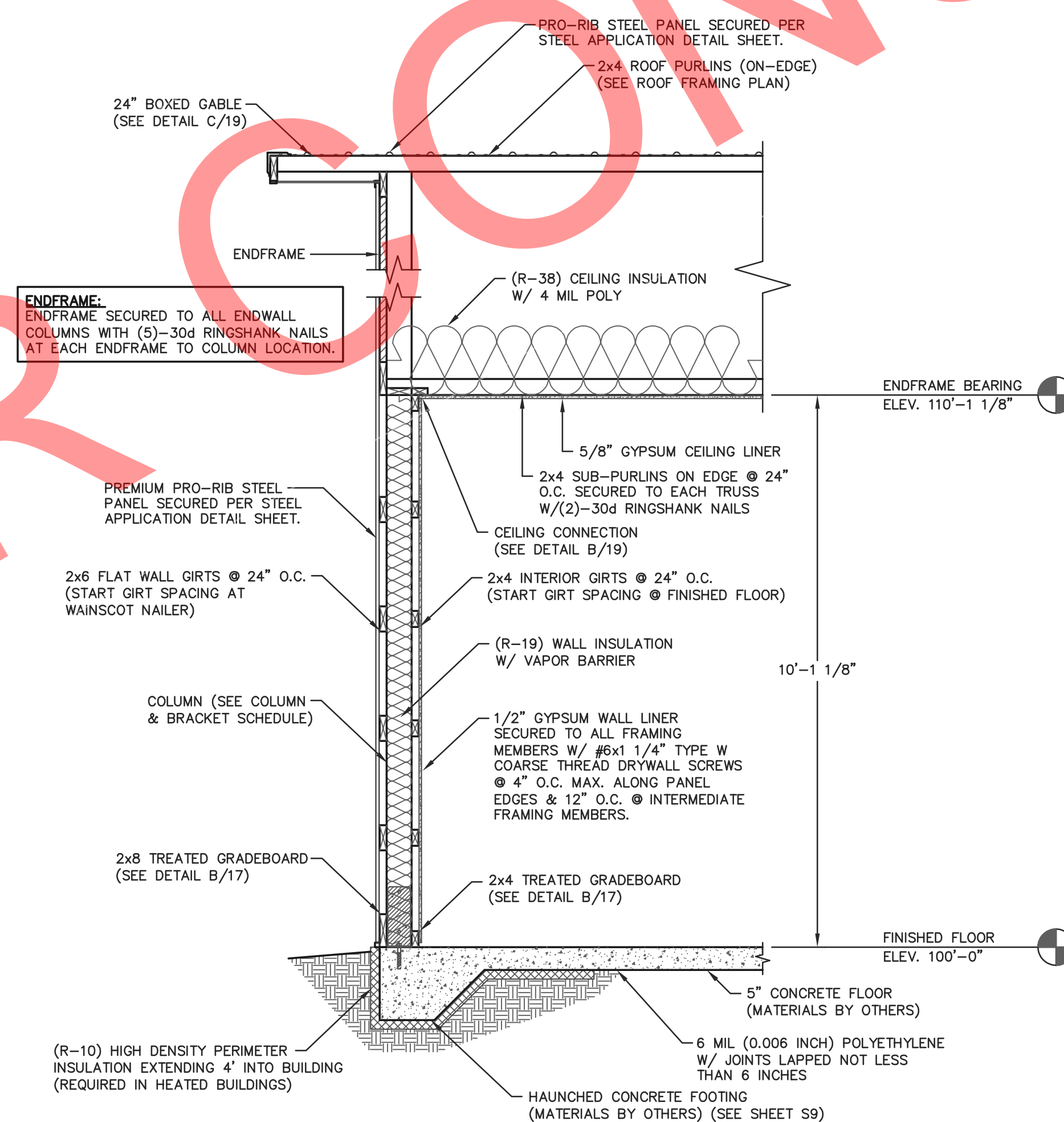


(C/19) 24" BOXED GABLE DETAIL
SCALE: 1 1/2"=1'-0"

ENDWALL SECTION FASTENER NOTES	
MANSARD JACK:	MANSARD JACKS SECURED TO TRUSS WITH (2)-60d RINGSHANK NAILS, 16" MIN. APART.
SOFFIT NAILER:	SOFFIT NAILER SECURED WITH (2)-30d RINGSHANK NAILS AT EACH SOFFIT NAILER TO COLUMN LOCATION.
WALL GIRTS:	WALL GIRTS SECURED WITH (2)-30d RINGSHANK NAILS AT EACH GIRT TO COLUMN LOCATION.
INTERIOR TREATED GRADEBOARD:	TREATED GRADEBOARD SECURED WITH (2)-30d RINGSHANK NAILS AT EACH GRADEBOARD TO COLUMN LOCATION.
EXTERIOR TREATED GRADEBOARD:	TREATED GRADEBOARD SECURED WITH (4)-30d RINGSHANK NAILS AT EACH GRADEBOARD TO COLUMN LOCATION.

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(A/19) 50'x110' BUILDING ENDWALL SECTION
SCALE: 1/2"=1'-0"



ENGINEERING SERVICES

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ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:

**LA CROSSE AREA
VETERINARY CLINIC**

LA CROSSE, WI

PROF. ENGINEER: XXXX

PLAN DESIGNER: CHOUA KHA

DRAWN BY: KWK

DATE: 4/25/2025

SCALE: AS NOTED

REVISIONS

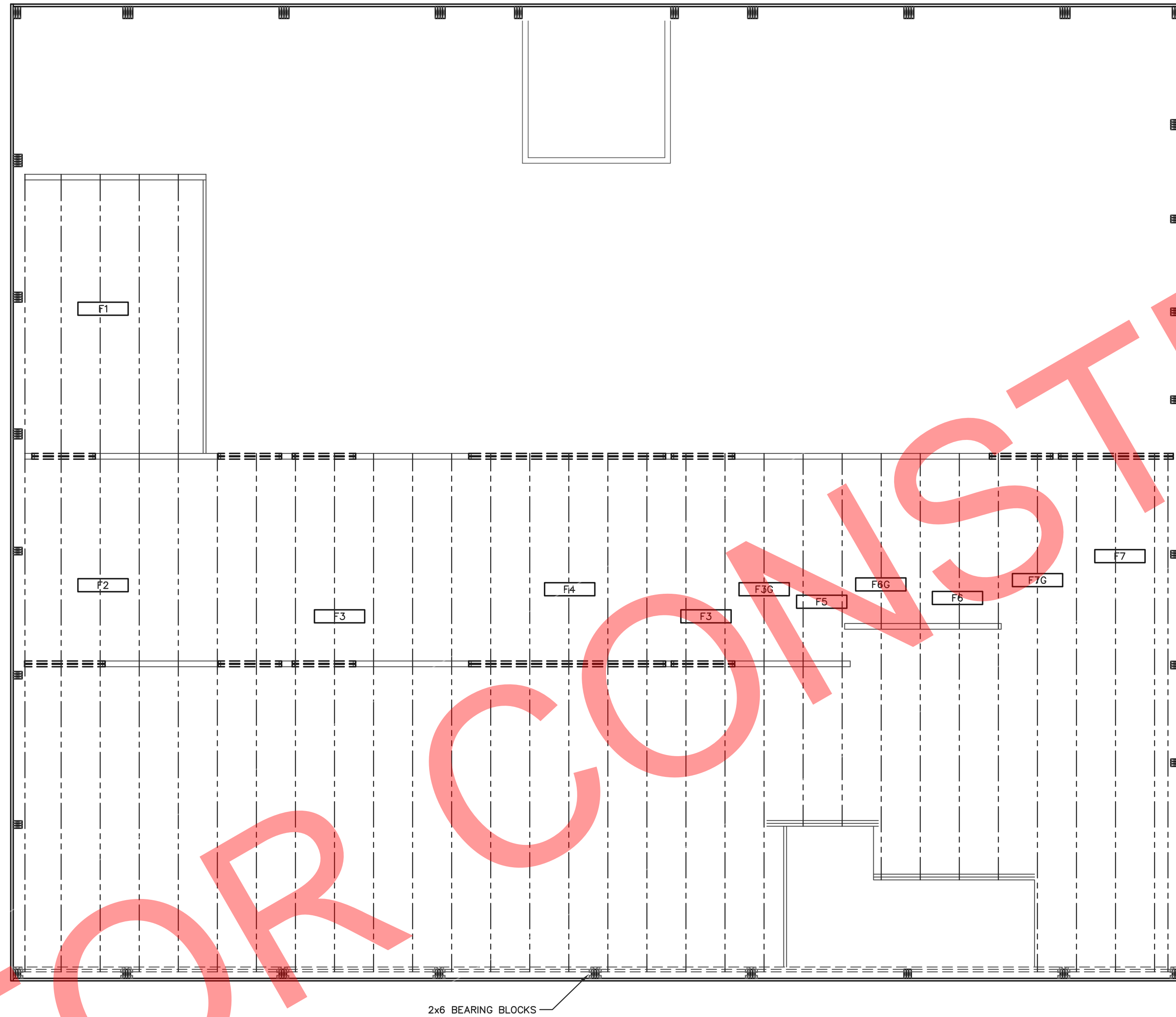
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SHEET TITLE:
**50'x110' BUILDING ENDWALL
SECTION AND SECTION
DETAILS**

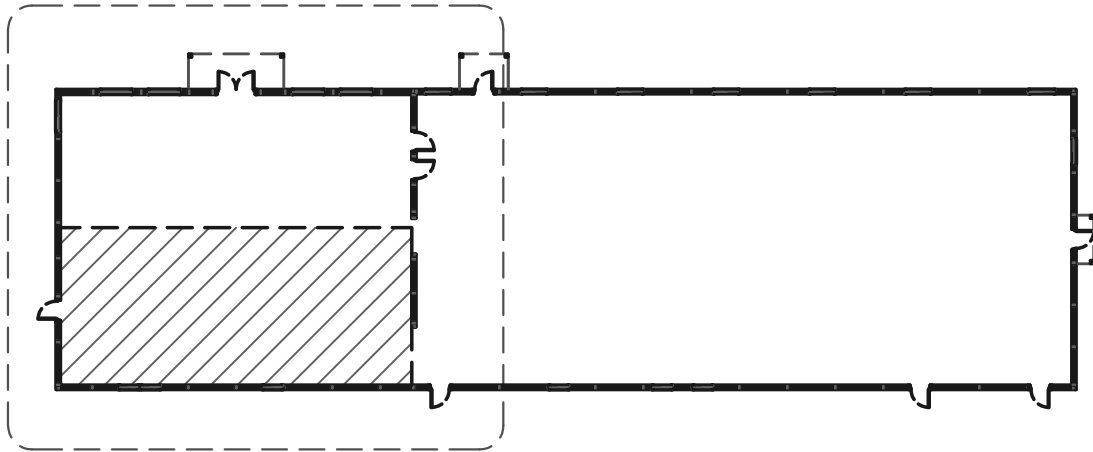
FILE NAME: B07425W

SHEET NO.

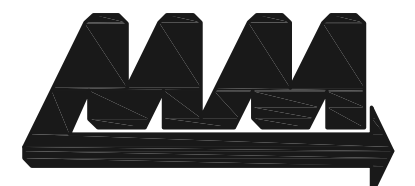
S19



SECOND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"



BUILDING KEY PLAN
NOT TO SCALE



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LA CROSSE AREA
VETERINARY CLINIC

LA CROSSE, WI

PROF. ENGINEER: XXXX

PLAN DESIGNER: CHOUA KHA

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SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:
SECOND FLOOR FRAMING
PLAN AND DETAILS

FILE NAME: B07425W

SHEET NO.

S20

NOTE:
A FLIGHT OF STAIRS WITH MORE THAN 3 RISERS SHALL BE PROVIDED WITH AT LEAST ONE HANDRAIL FOR THE FULL LENGTH OF THE FLIGHT. (SPS 321.04(3)(a)1)

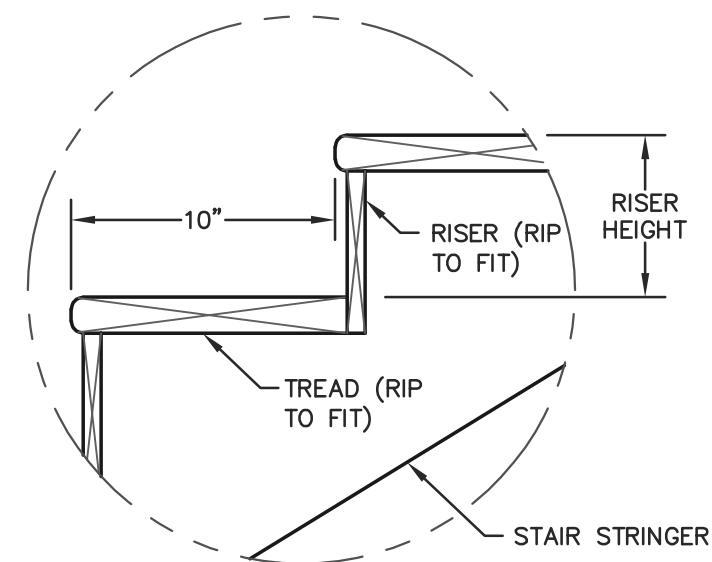
NOTE:
HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, SHALL NOT BE LESS THAN 30" AND NOT GREATER THAN 38". (SPS 321.04(3)(b)1.a)

NOTE:
GUARDS SHALL BE CONSTRUCTED TO PREVENT THE THROUGH-PASSAGE OF A SPHERE WITH A DIAMETER OF 4 3/8", WHEN APPLYING A FORCE OF 4 POUNDS. (SPS 321.04(3)(c)3)

NOTE:
HANDRAIL SHALL RETURN TO A WALL, OR PROVIDED WITH A FLARED END, THE HORIZONTAL OFFSET BETWEEN THE 2 RAILS IS NO MORE THAN 12 INCHES MEASURED FROM THE CENTER OF THE RAILS. (SPS 321.04(3)(b)6.c.)

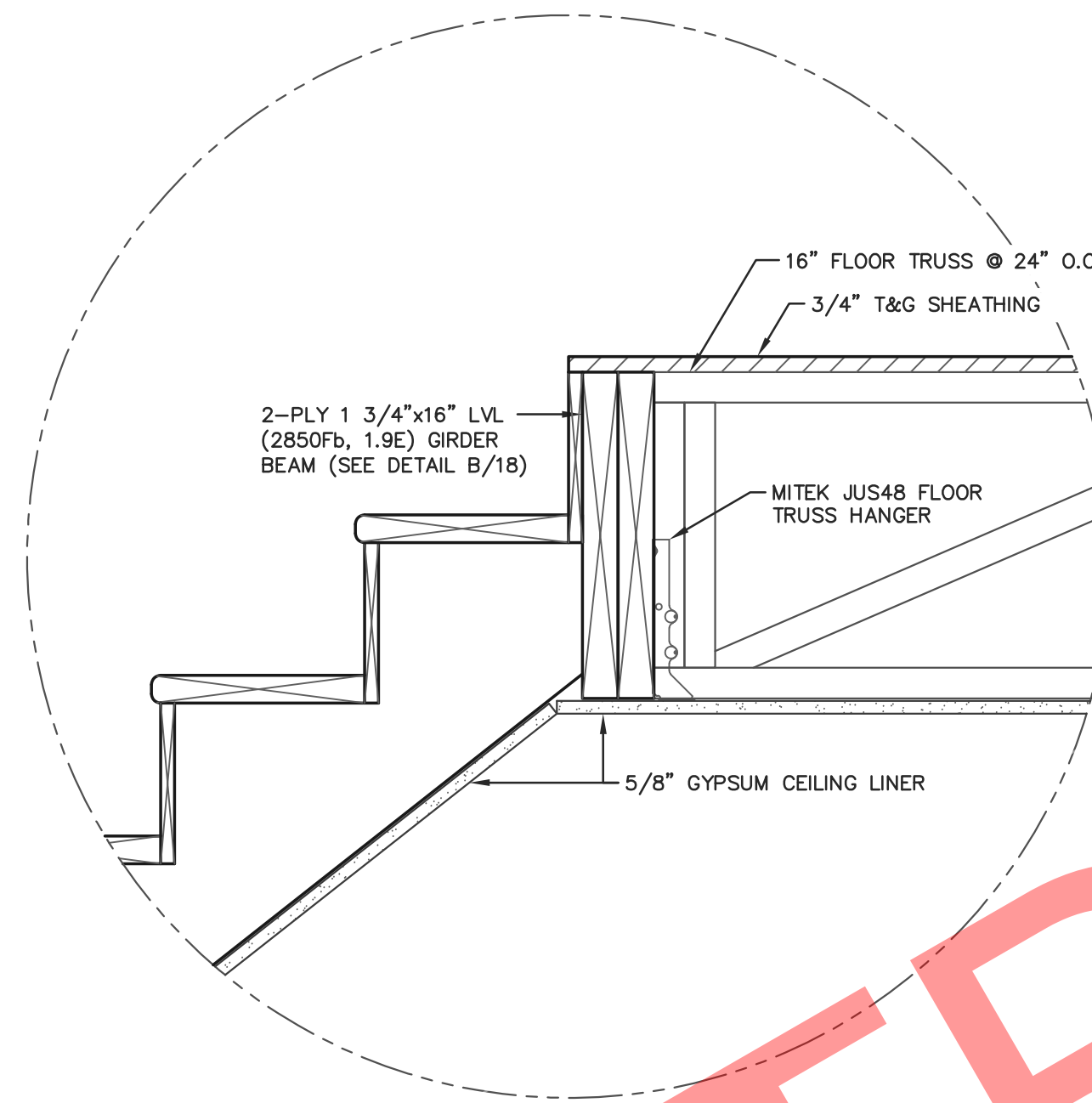
NOTE:
HANDRAILS AND GUARDS ARE TO BE CONSTRUCTED TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS APPLIED IN ANY DIRECTION. (SPS 321.04(3)(a)4.a)

NOTE:
FOR ADDITIONAL HANDRAIL AND GUARD INFORMATION PLEASE SEE SPS 321.04.

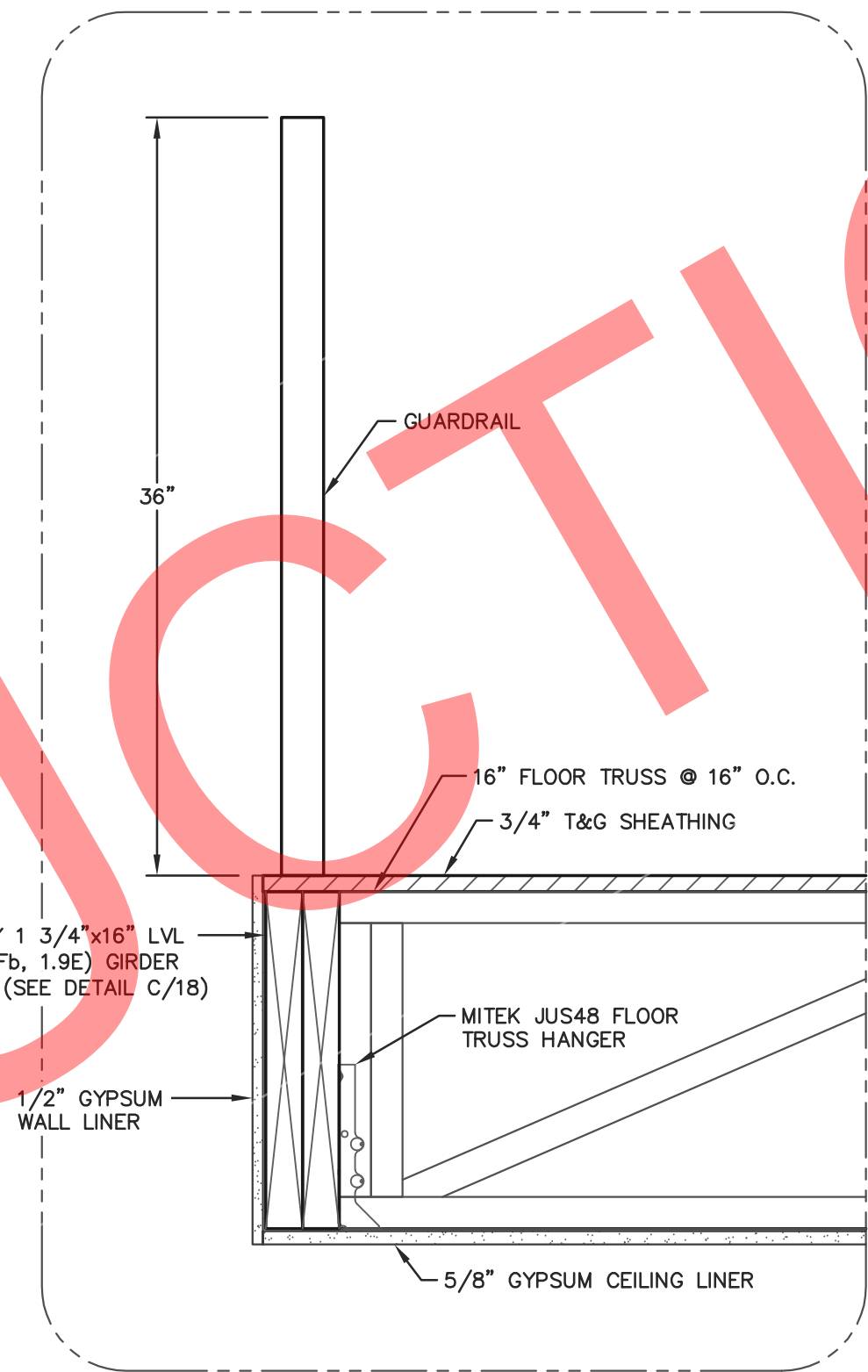


INTERMEDIATE TREAD WIDTH DETAIL
SCALE: 1 1/2"=1'-0"

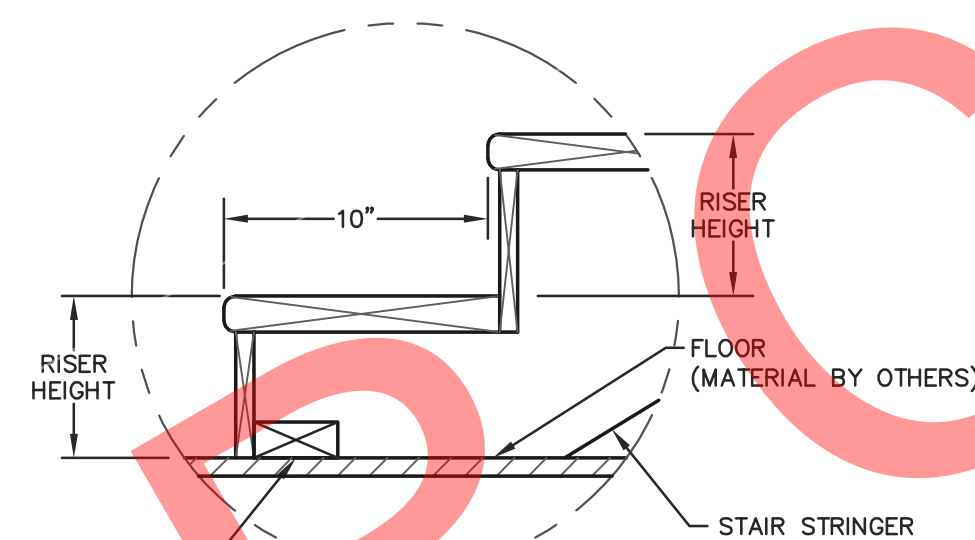
HOUSE STAIRS	
STRAIGHT STAIRS	
RISER HEIGHT	RISER QTY.
7 7/8"	15
7 3/4"	1



TOP OF STAIRS DETAIL
SCALE: 1 1/2"=1'-0"

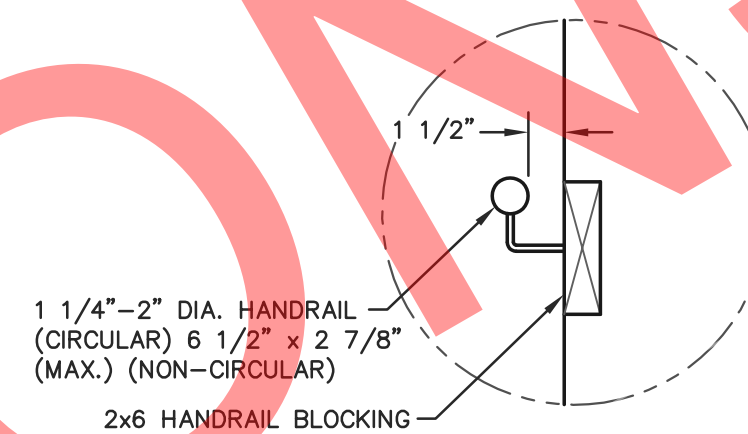


SECTION @ GUARDRAIL
SCALE: 1 1/2"=1'-0"

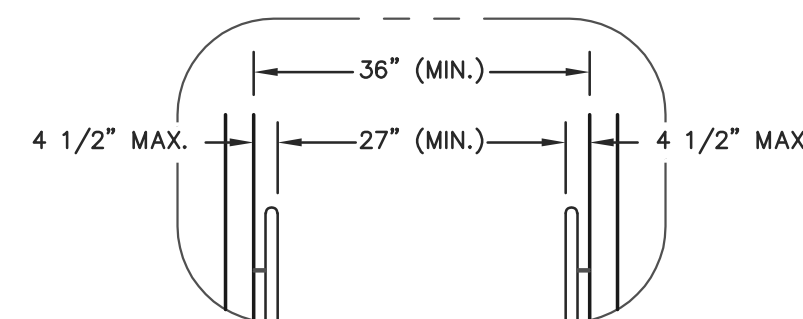


2x4 TREATED NAILER SECURED TO FIRST FLOOR @ OWNER'S/CONTRACTOR'S DISCRETION SUCH THAT STRINGER DOES NOT SHIFT DURING NORMAL BUILDING USE.

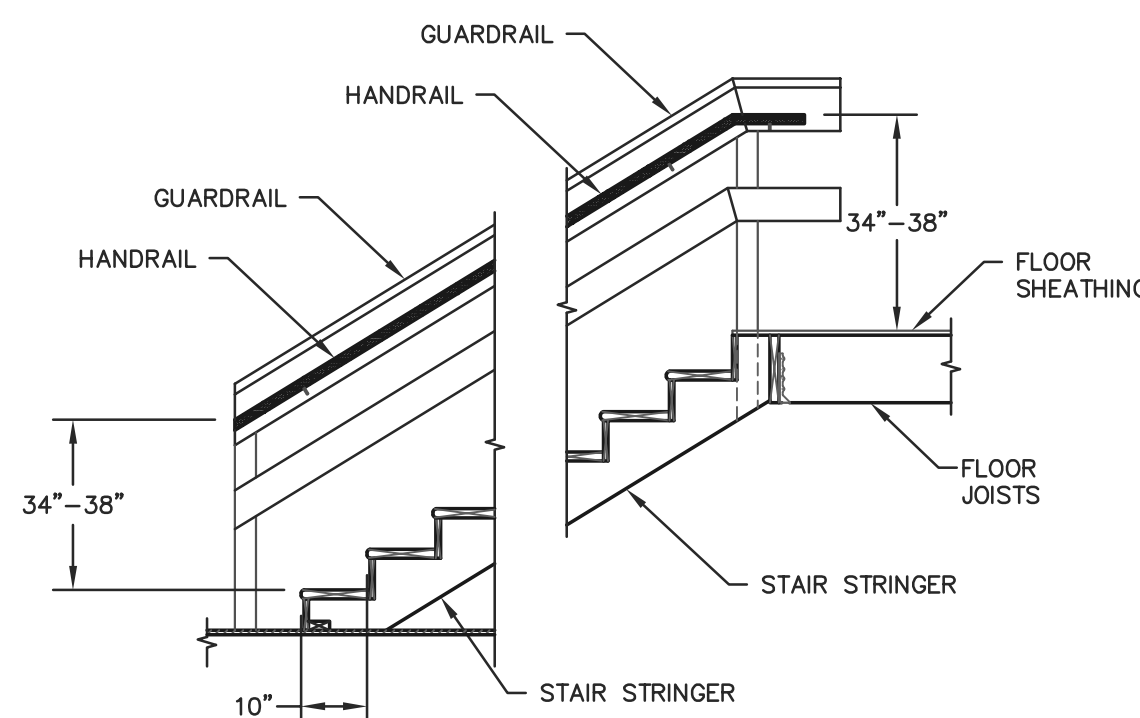
BOTTOM TREAD DETAIL
SCALE: 1 1/2"=1'-0"



HANDRAIL DETAIL
SCALE: 1 1/2"=1'-0"



STAIR CLEARANCE DETAIL
SCALE: 1/2"=1'-0"



HANDRAIL DETAIL
SCALE: NO SCALE



ENGINEERING SERVICES
5311 KANE RD. KAU CLAIRE, WI 54703 (715) 876-6666

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:

LA CROSSE AREA VETERINARY CLINIC

LA CROSSE, WI

PROF. ENGINEER: XXXX

PLAN DESIGNER: CHOUA KHA

DRAWN BY: KWK

DATE: 4/25/2025

SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

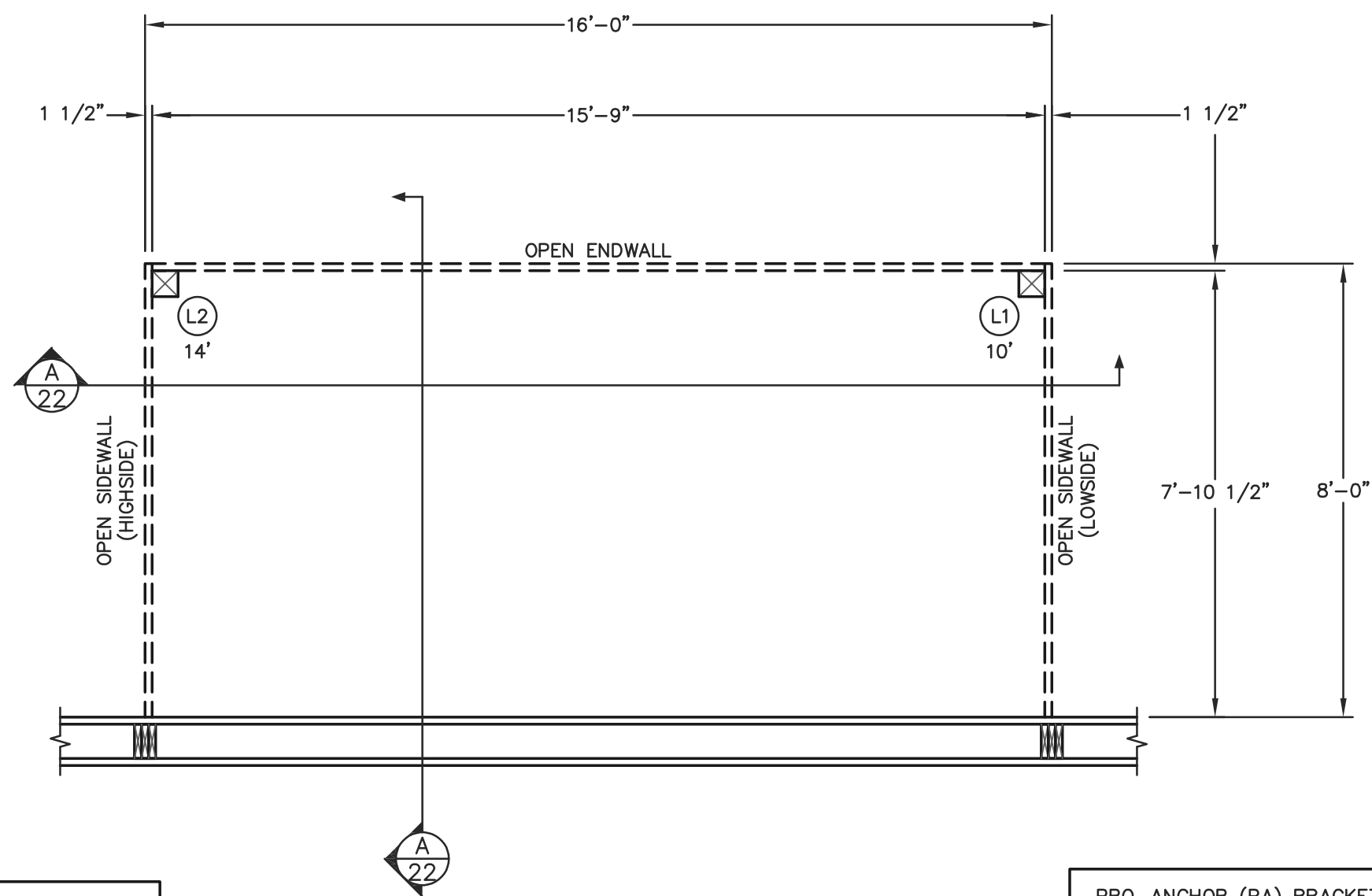
SHEET TITLE:

STAIR NOTES AND DETAILS

FILE NAME: B07425W

SHEET NO.

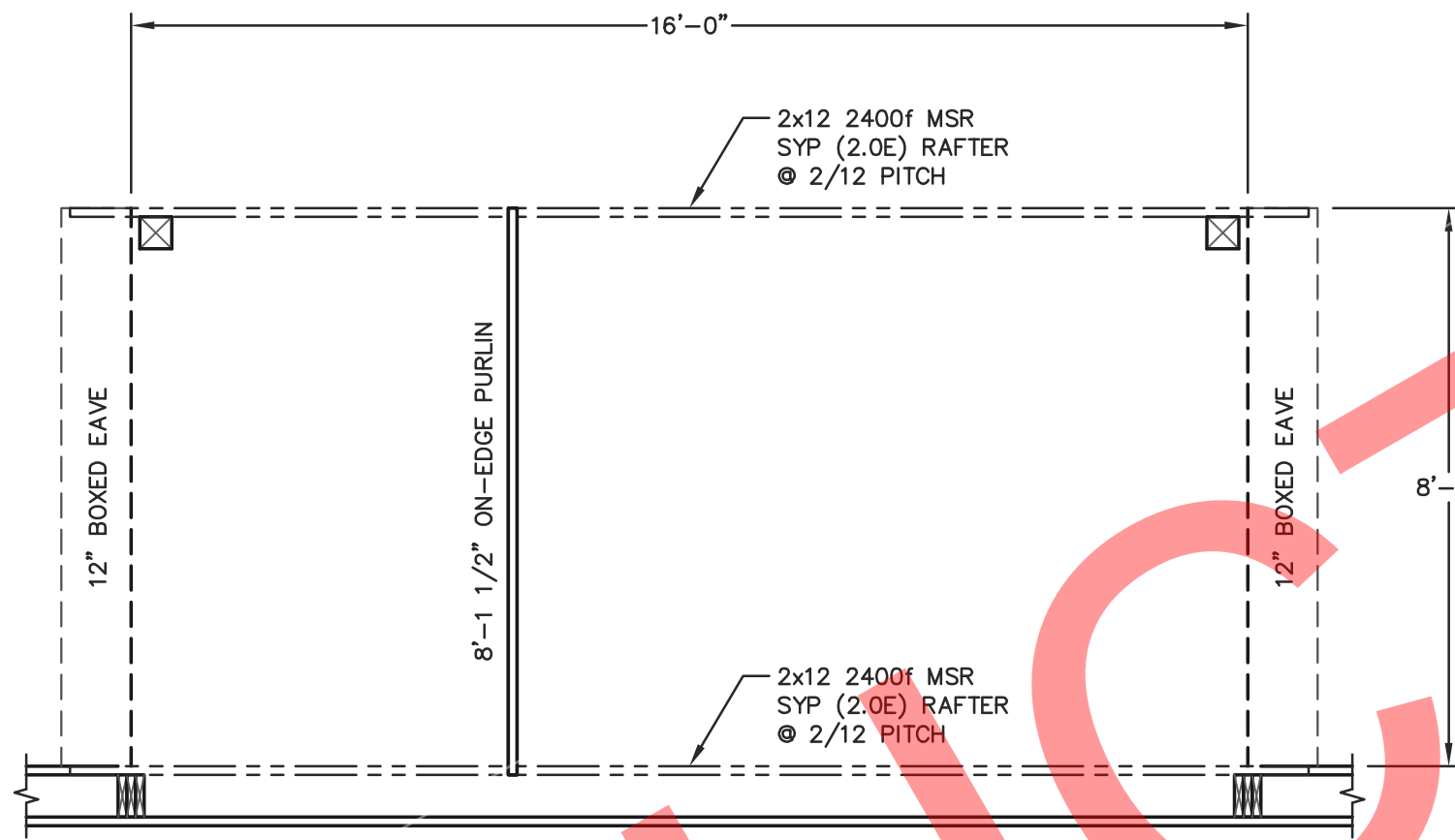
S21



NOTE:
ALL DIMENSIONS ARE TO CENTERLINE
OF COLUMNS EXCEPT FOR CORNERS
OR UNLESS NOTED OTHERWISE.

LARGE CANOPY FLOOR PLAN
SCALE: 3/8"=1'-0"

PRO-ANCHOR (PA) BRACKET DESIGNATION	
PA60	= 6" UNIVERSAL BRACKET



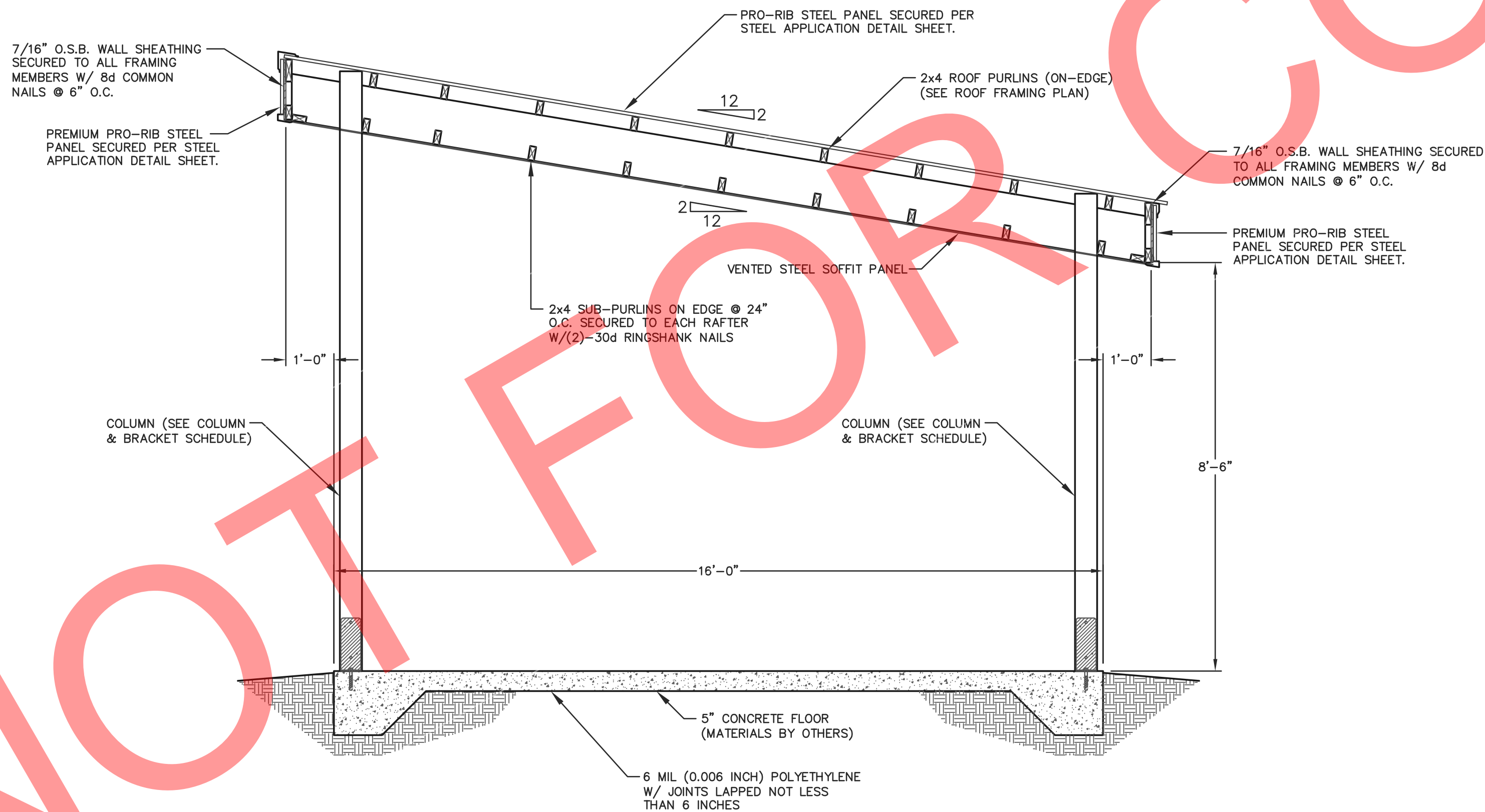
LARGE CANOPY ROOF PLAN
SCALE: 3/8"=1'-0"

NOTE:
2x4 ROOF PURLINS (ON-EDGE) AT 24" O.C. ROOF
PURLINS ARE TO BE SECURED TO THE TRUSS W/(1)-60d
RINGSHANK NAIL AT EACH PURLIN TO TRUSS LOCATION.

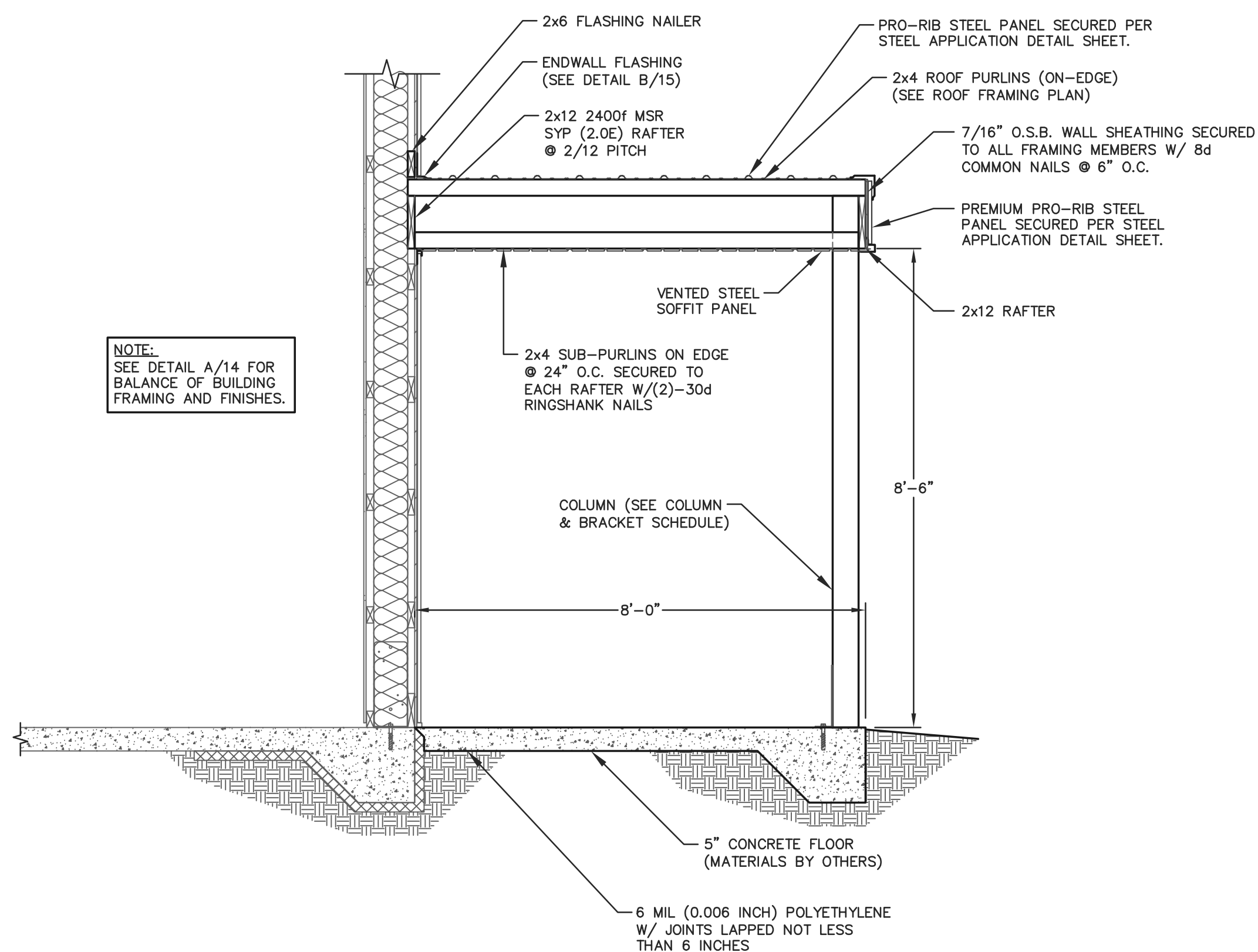
NOTE:
2x4 ROOF PURLINS (ON-EDGE). THE FIRST (5) ROWS OF PURLINS
AFTER THE PEAK PURLIN SHALL BE AT 19" O.C. WITH THE BALANCE
AT 24" O.C. ROOF PURLINS ARE TO BE SECURED TO THE TRUSS
W/(1)-60d RINGSHANK NAIL AT EACH PURLIN TO TRUSS LOCATION.

COLUMN SCHEDULE				
COLUMN LOCATION	COLUMN DESCRIPTION	EMBEDMENT	# OF COLUMNS	FOOTING DESCRIPTION
S1	(10')-6x6 #2 SYP (S4S) TREATED COLUMN	0'-0"	6	HAUNCHED FOOTING (SEE SHEET S3)
S2	(12')-6x6 #2 SYP (S4S) TREATED COLUMN	0'-0"	7	HAUNCHED FOOTING (SEE SHEET S3)

BRACKET SCHEDULE			
BRACKET DESCRIPTION	NO. OF BRACKETS PER COLUMN	BRACKET TO COLUMN	BRACKET TO CONCRETE (PER COLUMN)
PA60	1	(2)-1/2"x7 1/2" BOLTS, (4) 1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
PA60	1	(2)-1/2"x7 1/2" BOLTS, (4) 1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT



A 22 SIDEWALL SECTION AT LARGE CANOPY
SCALE: 1/2"=1'-0"



A 22 ENDWALL SECTION AT LARGE CANOPY
SCALE: 1/2"=1'-0"



ENGINEERING SERVICES
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DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:

LA CROSSE AREA
VETERINARY CLINIC

LA CROSSE, WI

PROF. ENGINEER: XXXX

PLAN DESIGNER: CHOUA KHA

DRAWN BY: KWK

DATE: 4/25/2025

SCALE: AS NOTED

REVISIONS

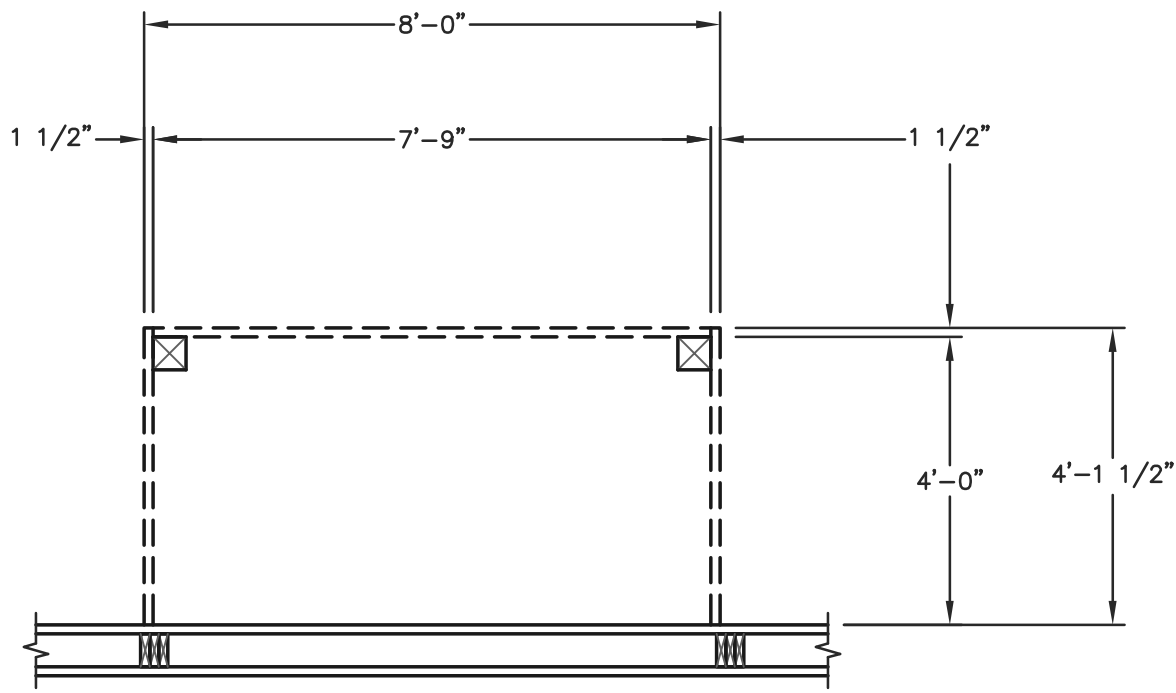
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1			
2			

SHEET TITLE:
LARGE CANOPY FLOOR
PLAN, ROOF FRAMING
PLAN AND DETAILS

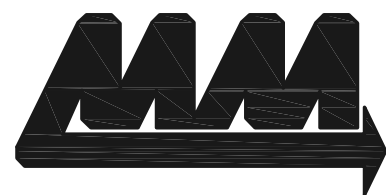
FILE NAME: B07425W

SHEET NO.

S22



SMALL CANOPY FLOOR PLAN
SCALE: 3/8"=1'-0"



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PROJECT TITLE:

LA CROSSE AREA
VETERINARY CLINIC

LA CROSSE, WI

PROF. ENGINEER: XXXX

PLAN DESIGNER: CHOUA KHA

DRAWN BY: KWK

DATE: 4/25/2025

SCALE: AS NOTED

REVISIONS

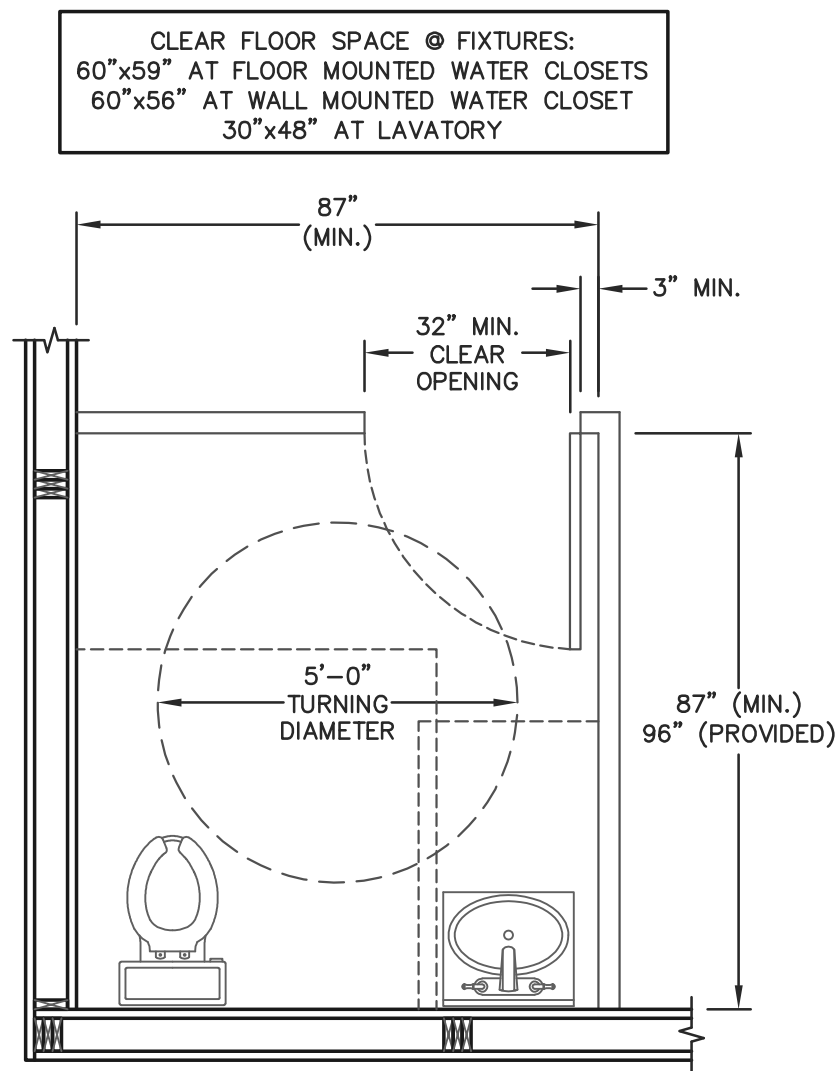
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2			

SHEET TITLE:
SMALL CANOPY FLOOR
PLAN, ROOF FRAMING
PLAN AND DETAILS

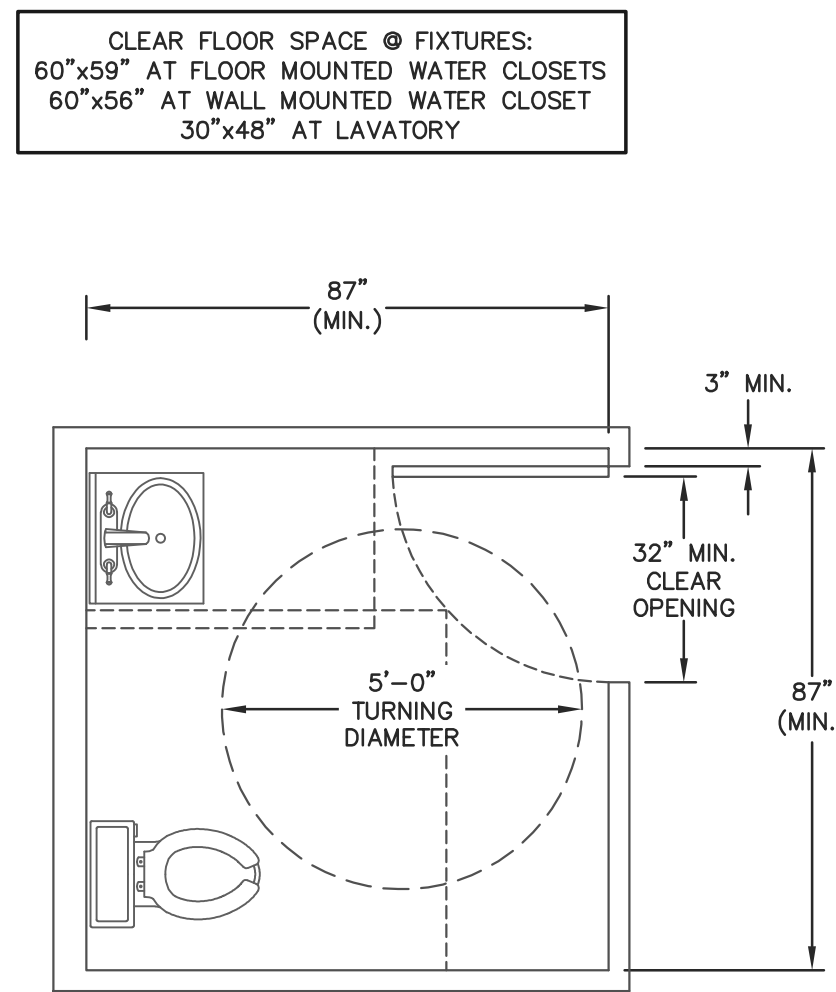
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SHEET NO.

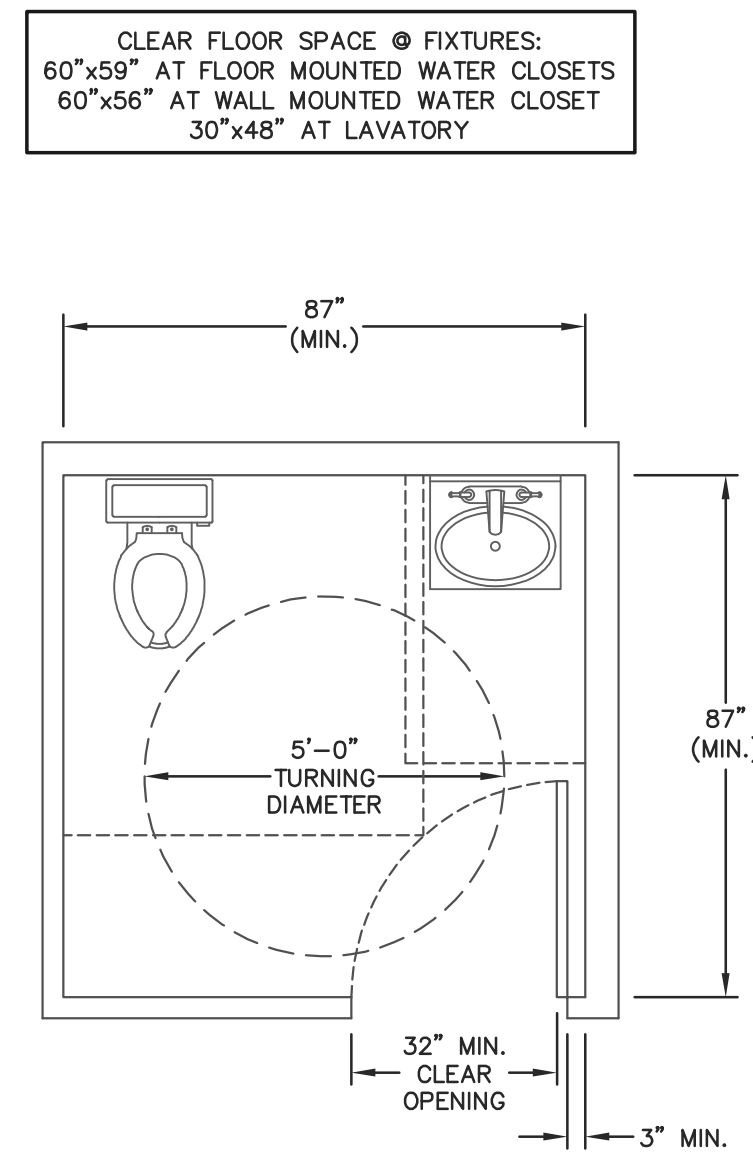
S23



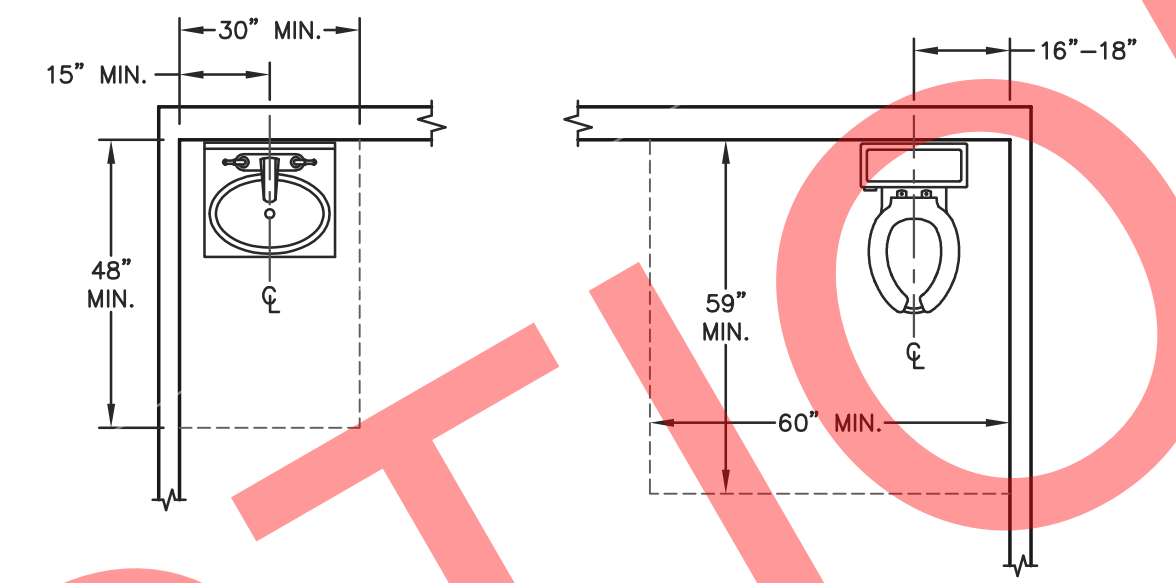
RESTROOM 1 FLOOR PLAN
SCALE: 3/8"=1'-0"



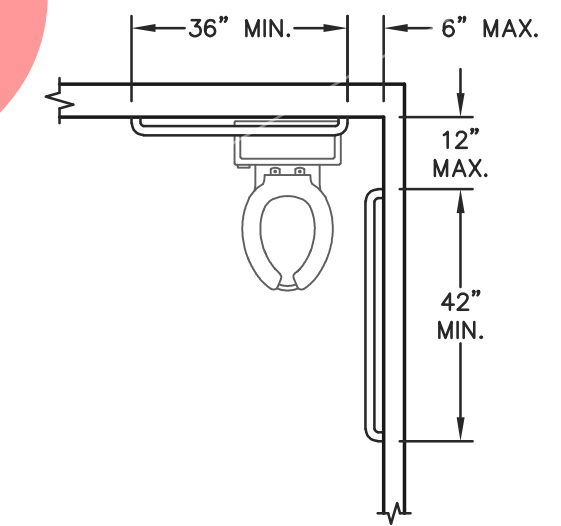
RESTROOM 2 FLOOR PLAN
SCALE: 3/8"=1'-0"



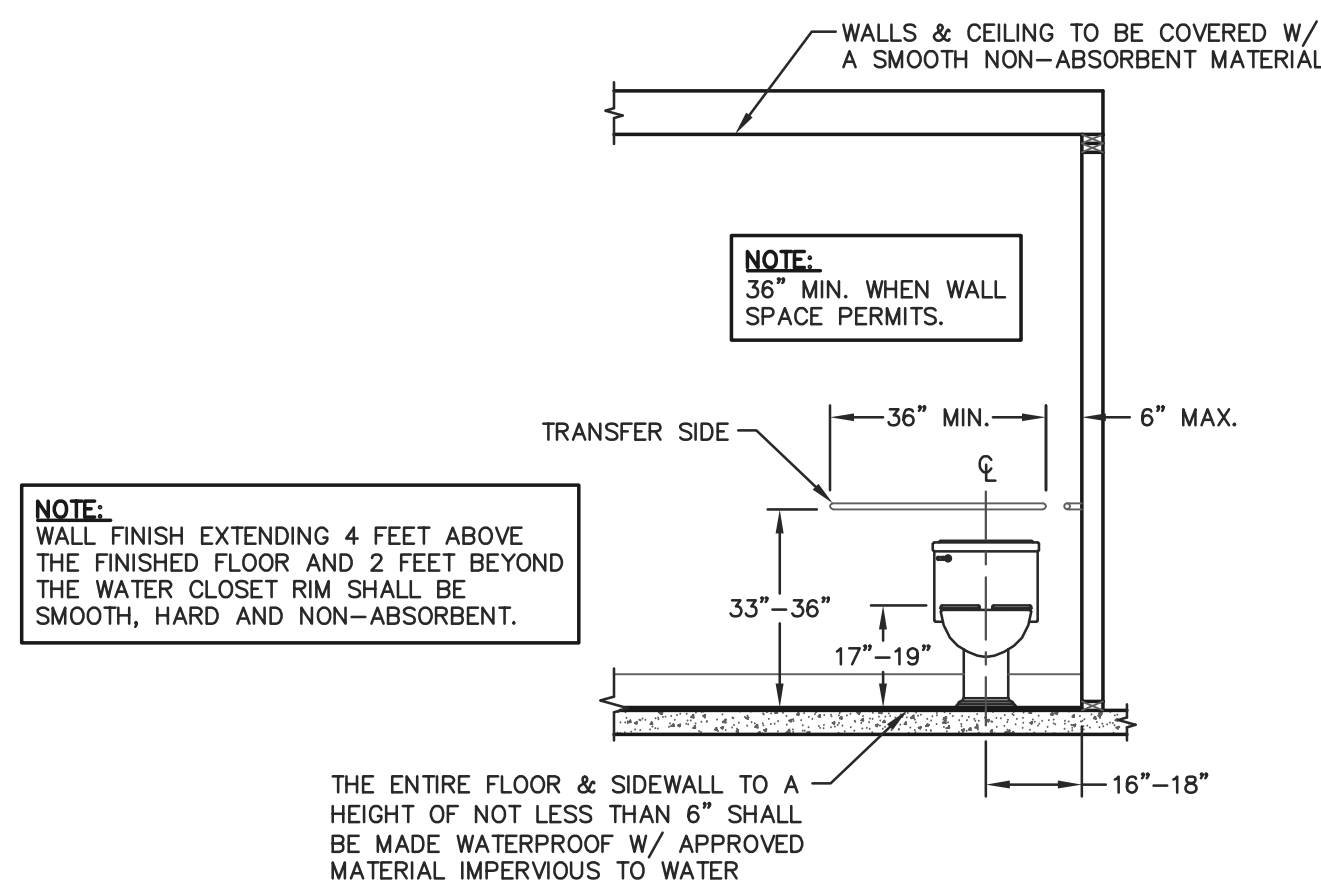
RESTROOM 3 FLOOR PLAN
SCALE: 3/8"=1'-0"



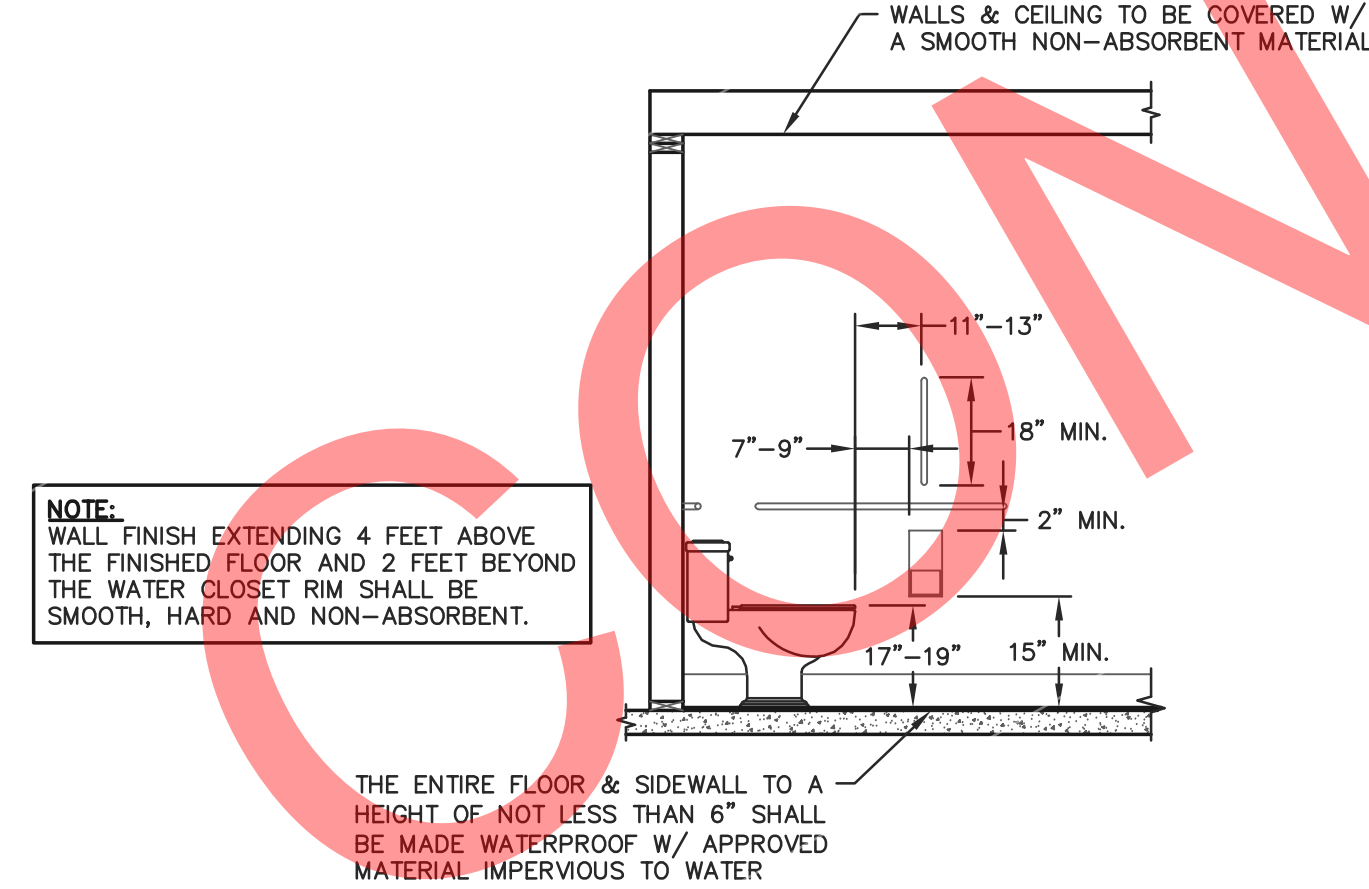
CLEAR SPACE REQUIREMENTS
SCALE: 3/8"=1'-0"



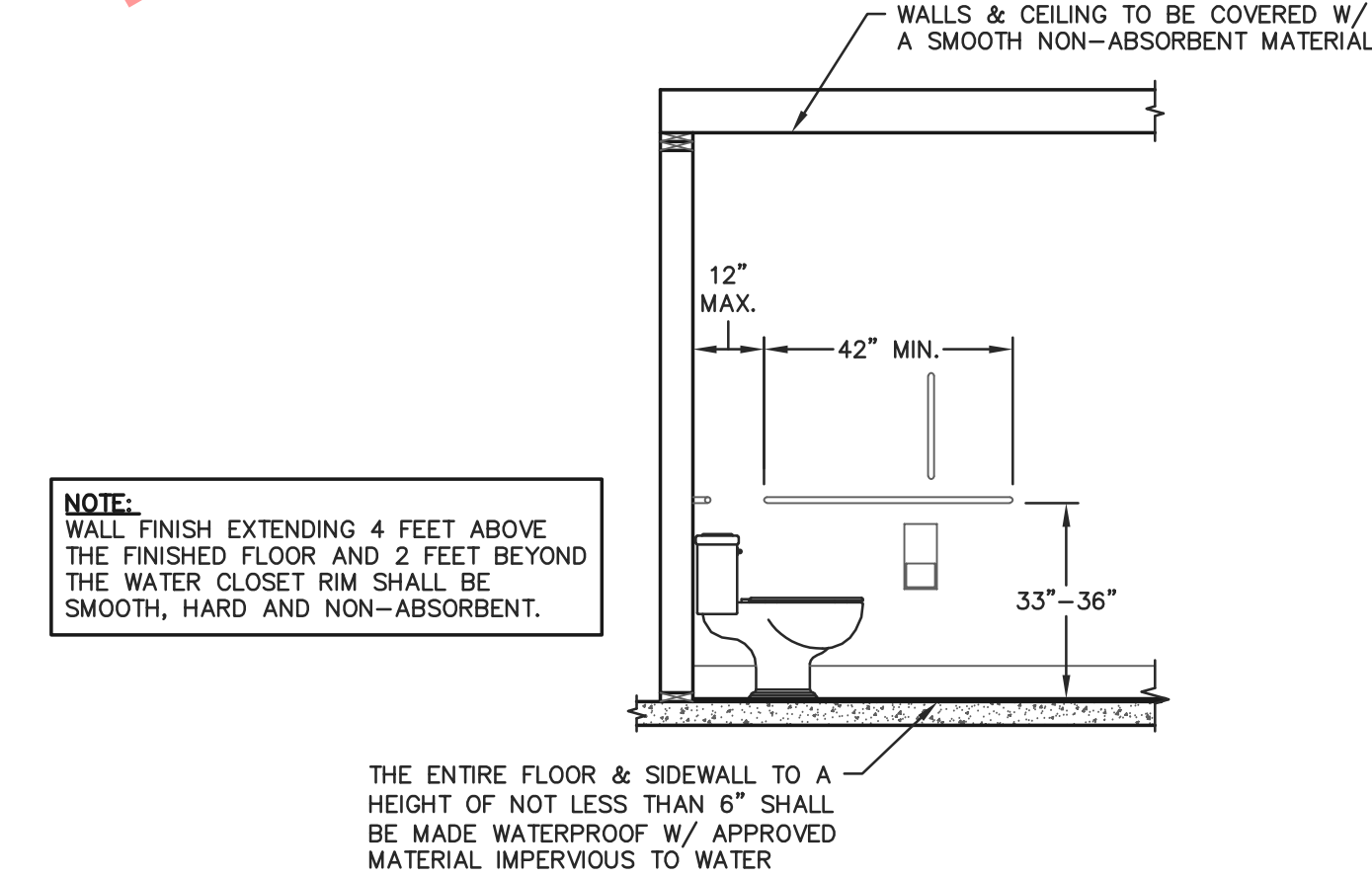
GRAB BAR LOCATIONS
SCALE: 3/8"=1'-0"



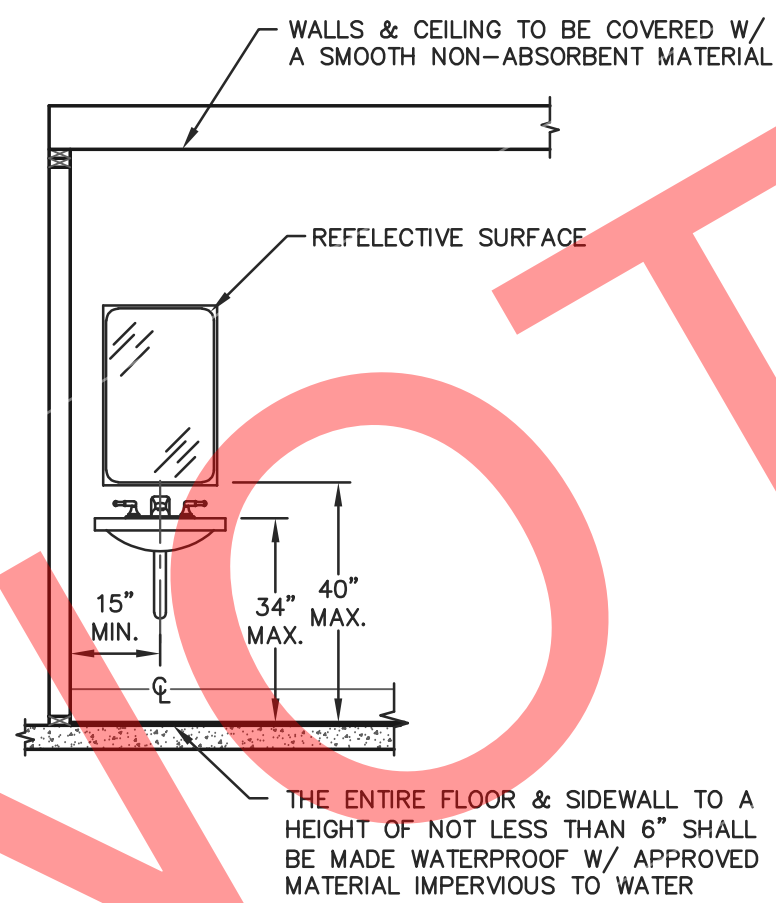
FRONT TOILET ELEVATION
SCALE: 3/8"=1'-0"



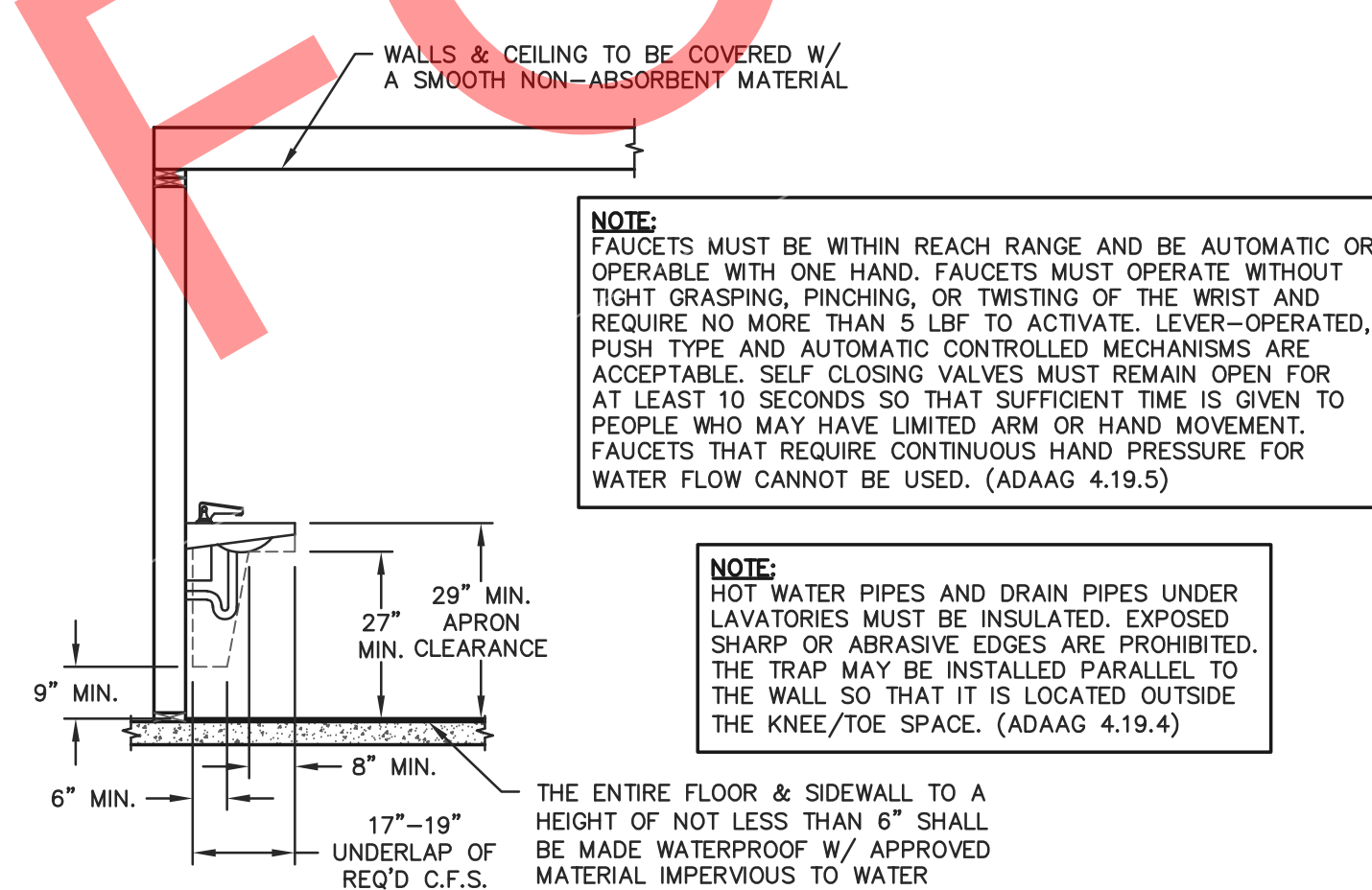
SIDE TOILET ELEVATION
SCALE: 3/8"=1'-0"



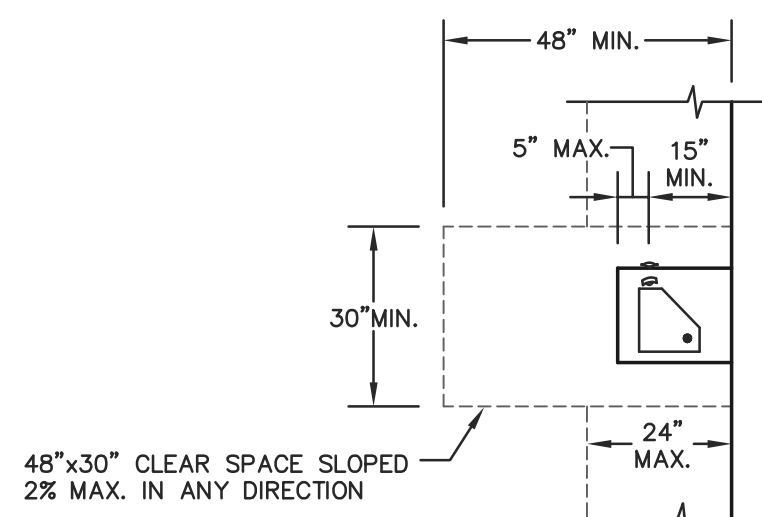
SIDE TOILET ELEVATION
SCALE: 3/8"=1'-0"



FRONT SINK ELEVATION
SCALE: 3/8"=1'-0"



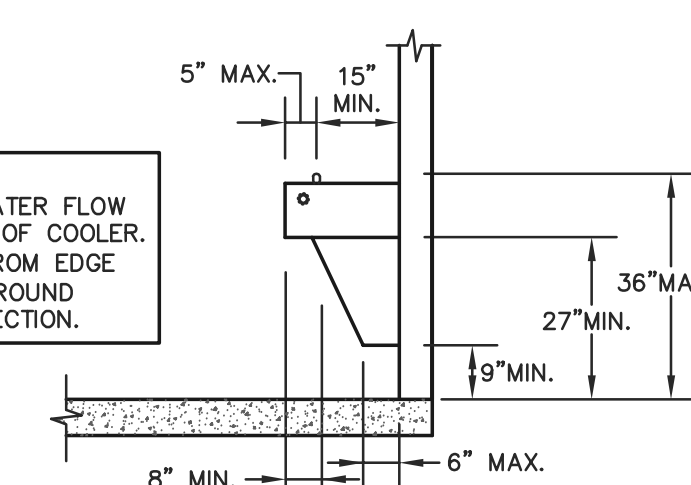
SIDE SINK ELEVATION
SCALE: 3/8"=1'-0"



DRINKING FOUNTAIN FLOOR PLAN
SCALE: 3/8"=1'-0"

NOTE:
PER IBC 1109.5, 2 DRINKING FOUNTAINS SHALL BE PROVIDED WITHIN
THE BUILDING, ONE LOW FOUNTAIN WITH MAXIMUM SPOUT HEIGHT OF 36"
FOR A PERSON IN A WHEELCHAIR AND ONE HIGH FOUNTAIN WITH SPOUT
HEIGHT BETWEEN 38" AND 43" FOR A STANDING PERSON. OTHERWISE A
SINGLE DRINKING FOUNTAIN SUCH AS A WATER COOLER THAT IS
ACCESSIBLE TO BOTH A PERSON IN A WHEELCHAIR AND A STANDING
PERSON MAY BE SUBSTITUTED FOR THE HIGH AND LOW FOUNTAINS.

NOTE:
36" MAX. SPOUT HEIGHT. WATER FLOW
TO BE PARALLEL TO FRONT OF COOLER.
SPOUT TO BE 3" MAX. IN FROM EDGE
OF COOLER. 4" MIN. HIGH GROUND
SLOPE 2% MAX. IN ANY DIRECTION.



DRINKING FOUNTAIN SIDE ELEV.
SCALE: 3/8"=1'-0"



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5311 KANE RD. KAU CLAIRE, WI 54703 (715) 876-6555

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DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:

LA CROSSE AREA
VETERINARY CLINIC

LA CROSSE, WI

PROF. ENGINEER: XXXX

PLAN DESIGNER: CHOUA KHA

DRAWN BY: KWK

DATE: 4/25/2025

SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

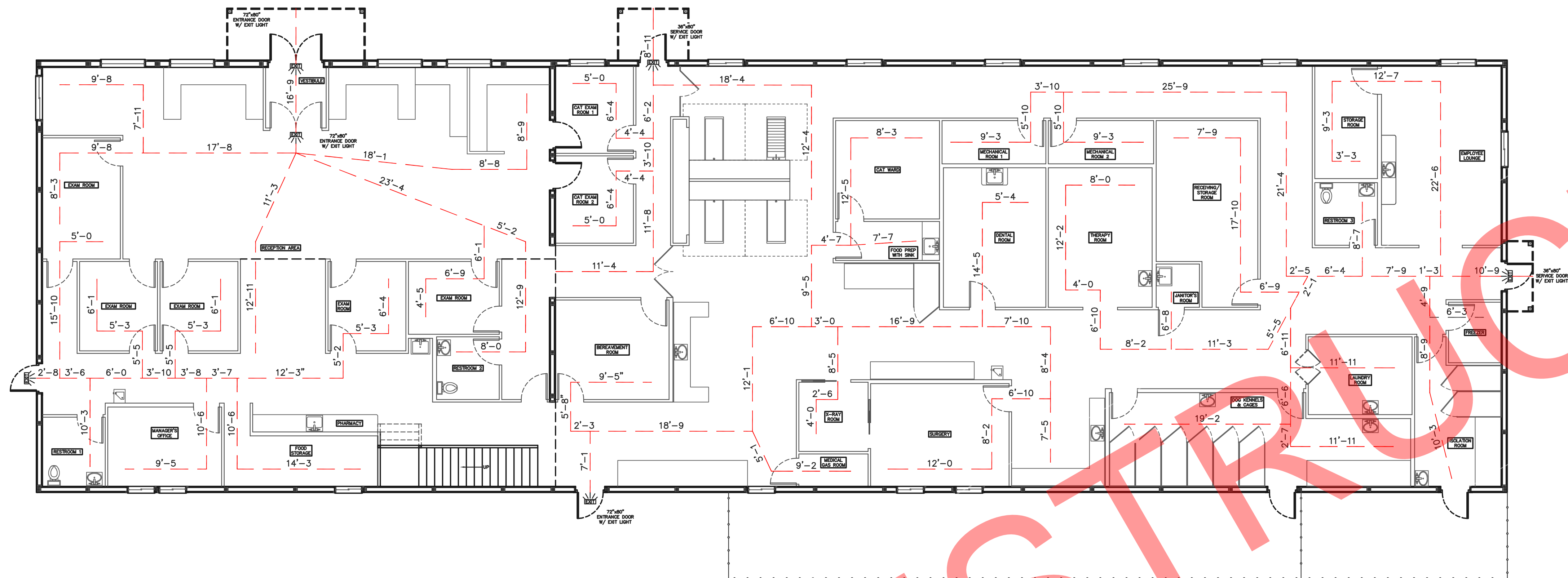
SHEET TITLE:

RESTROOM LAYOUT
AND DETAILS

FILE NAME: B07425WI

SHEET NO.

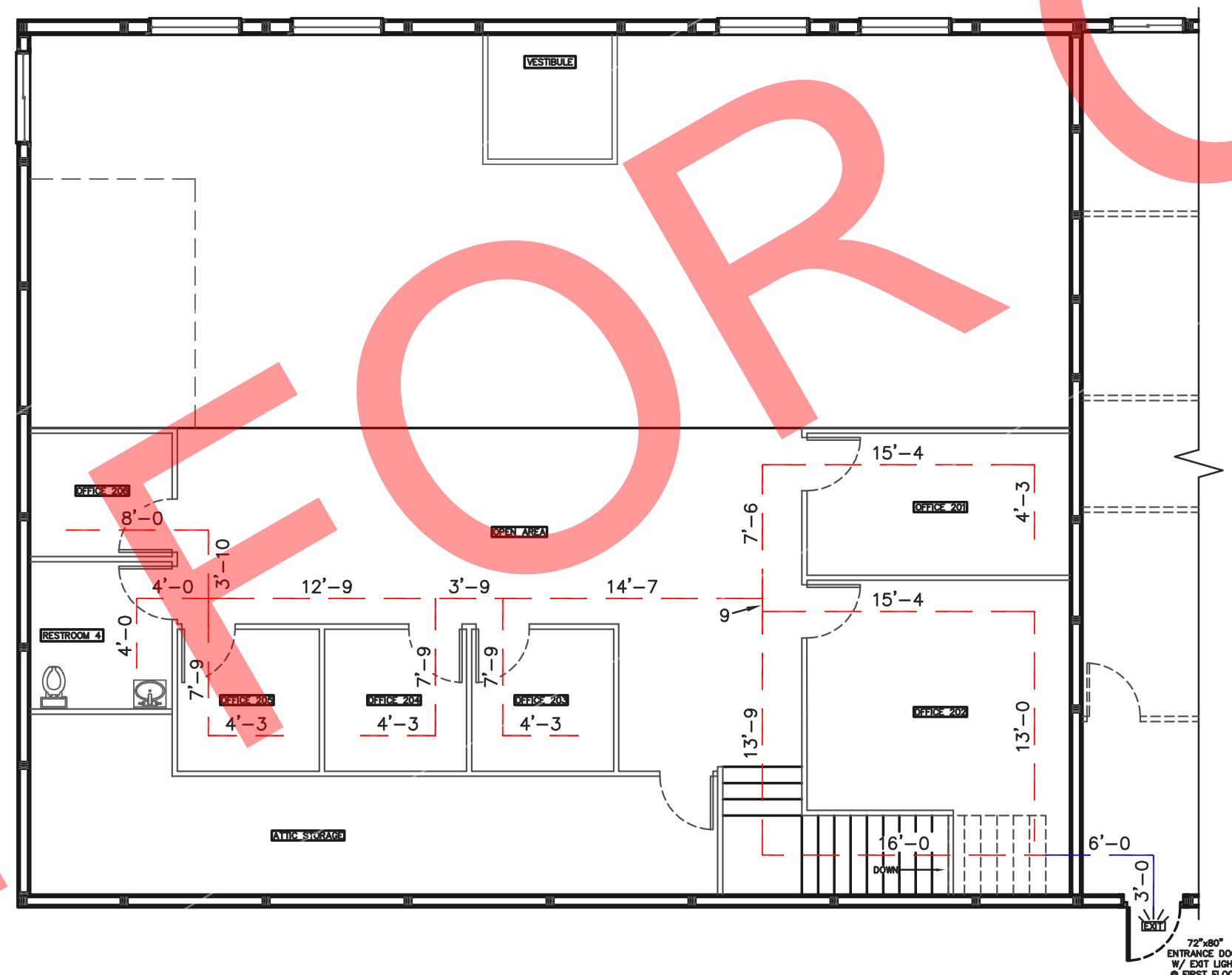
S24



TRAVEL DISTANCE OFF FIRST FLOOR
 LONGEST TRAVEL DISTANCE: 34'-5"
 SHORTEST TRAVEL DISTANCE: 18'-5"

FIRST FLOOR EGRESS PLAN

SCALE: 1/8"=1'-0"



TRAVEL DISTANCE OFF SECOND FLOOR TO BOTTOM OF STAIRS
 LONGEST TRAVEL DISTANCE: 73'-5"
 SHORTEST TRAVEL DISTANCE: 57'-0"

TRAVEL DISTANCE OFF SECOND FLOOR TO EXIT
 LONGEST TRAVEL DISTANCE: 82'-5"
 SHORTEST TRAVEL DISTANCE: 66'-0"

SECOND FLOOR EGRESS PLAN

SCALE: 1/8"=1'-0"



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LA CROSSE, WI

PROF. ENGINEER: XXXX

PLAN DESIGNER: CHOUA KHA

DRAWN BY: KWK

DATE: 5/7/2025

SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

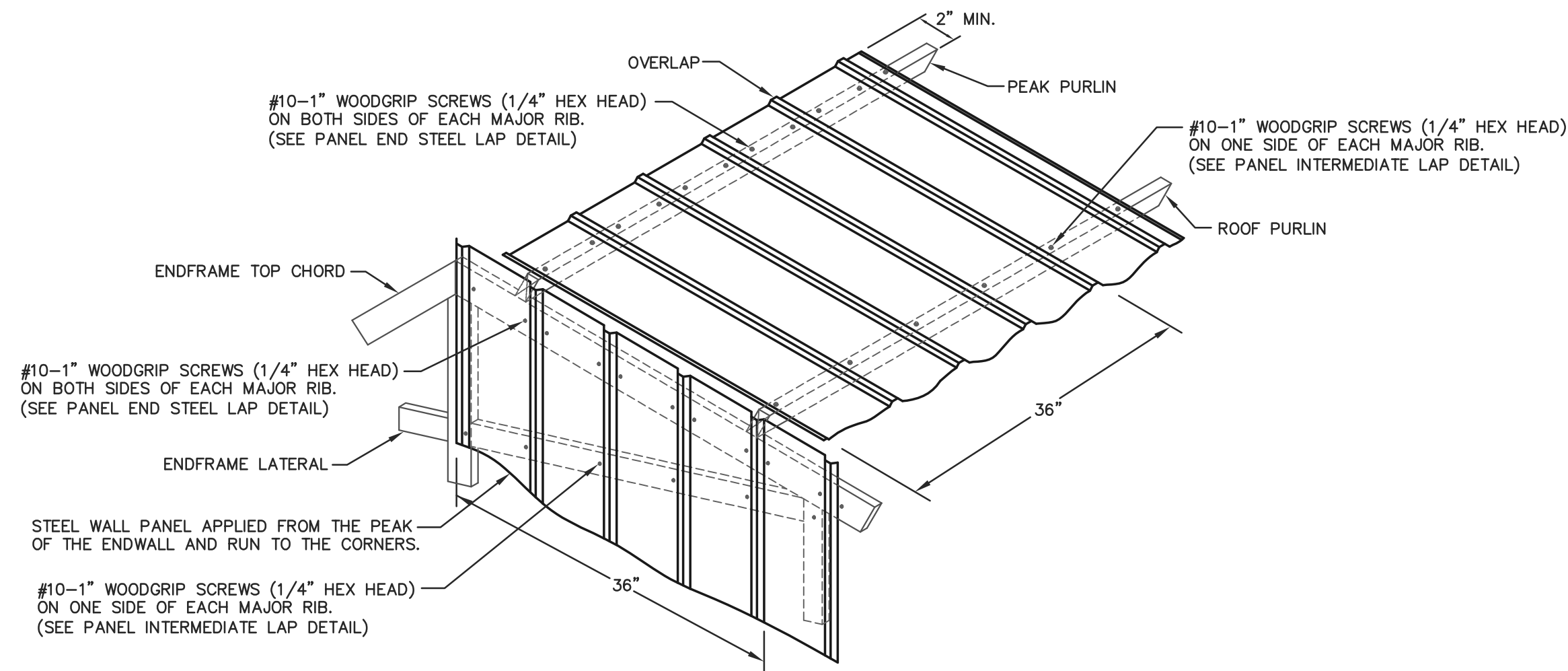
SHEET TITLE:

FIRST FLOOR AND SECOND FLOOR EGRESS PLAN

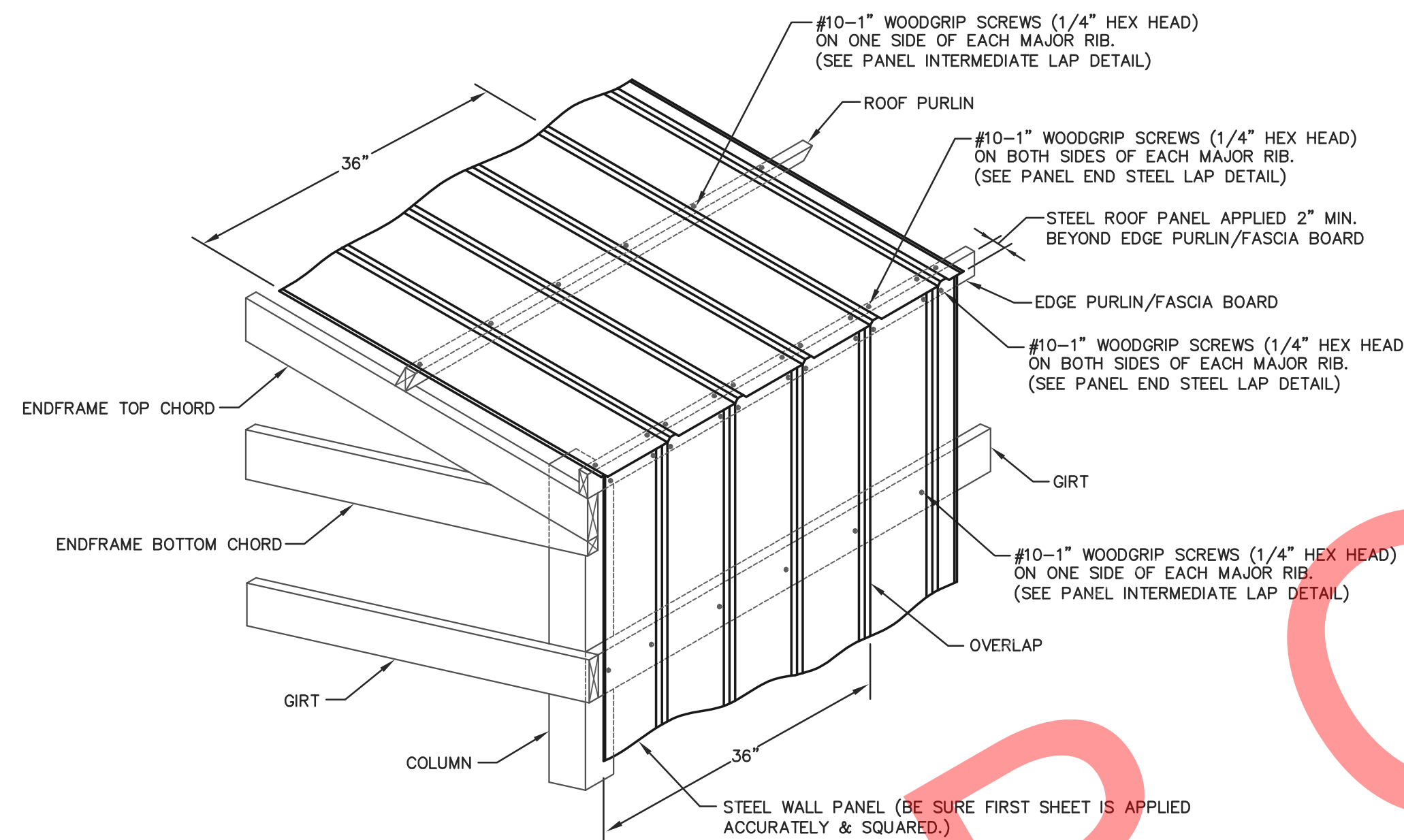
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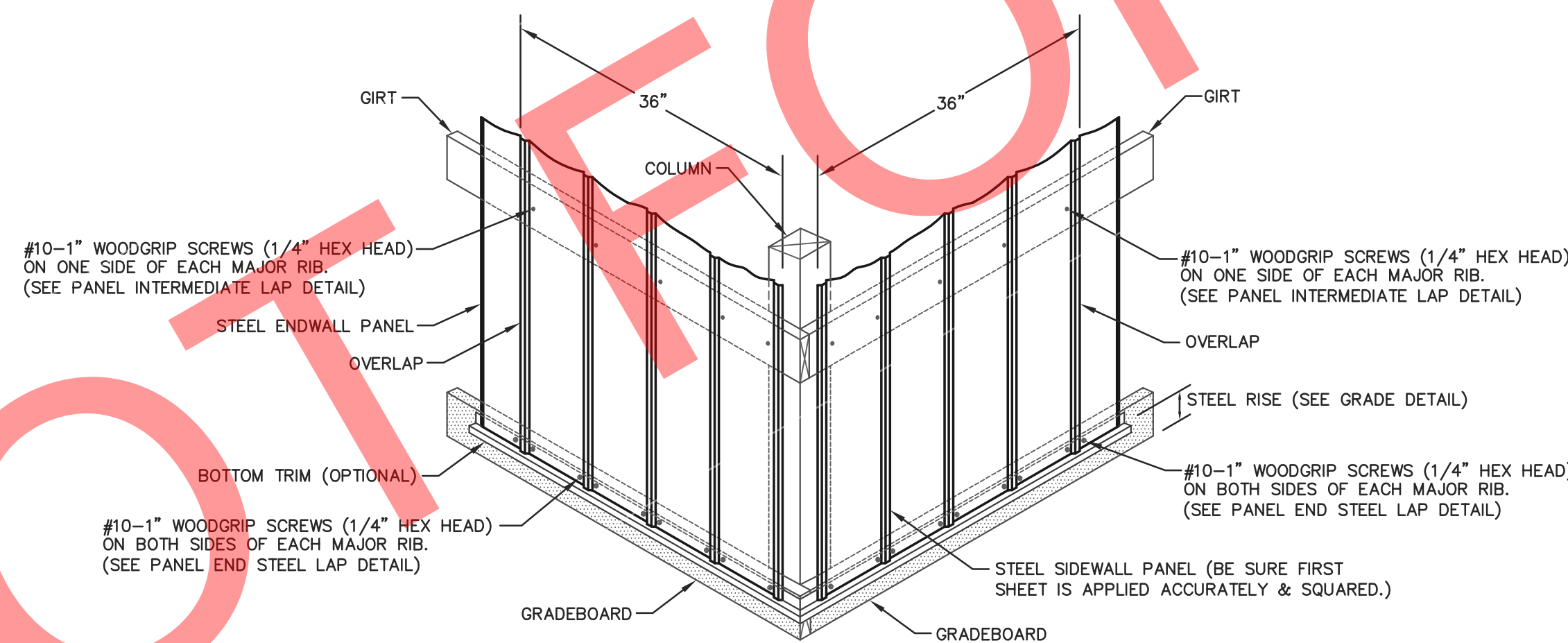
S26



ROOF & ENDWALL STEEL APPLICATION @ GABLE PEAK & INTERMEDIATE



ROOF & SIDEWALL STEEL APPLICATION @ EAVE

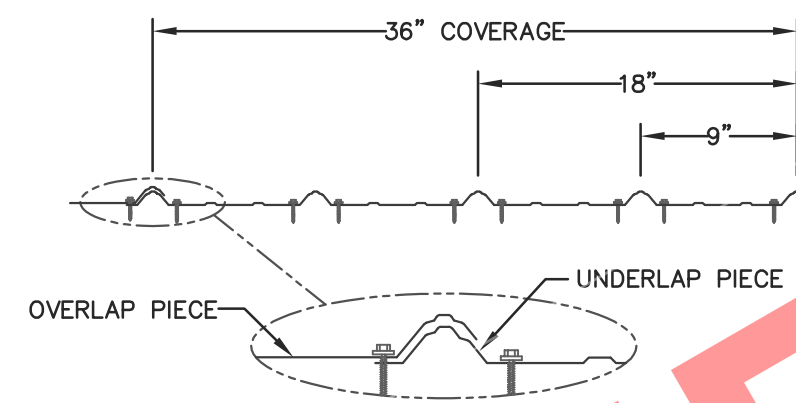


WALL STEEL APPLICATION @ GRADEBOARD

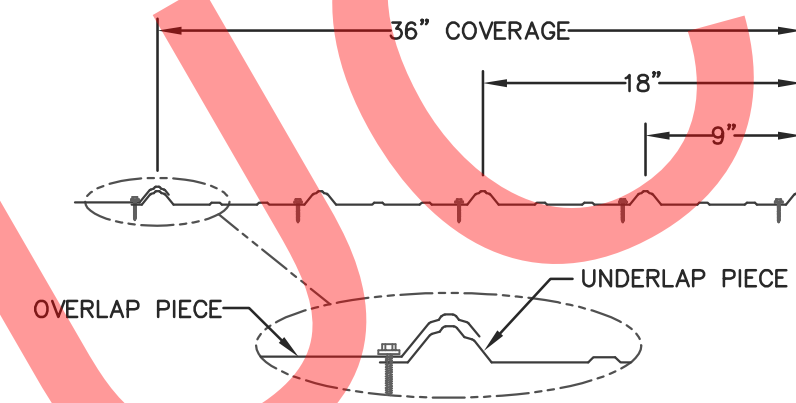
STEEL APPLICATION DETAILS

STEEL PANEL INSTALLATION GENERAL NOTES:

1. PROPER LAPPING OF STEEL PANEL IS VERY IMPORTANT IN THE PANEL'S ABILITY TO PREVENT LEAKING. OVERSEATING AND UNDERSEATING OF LAP IS NOT PERMITTED.
2. FASTENER TIGHTNESS IS CRITICAL IN THE LONGEVITY OF THE FASTENER'S ABILITY TO HELP PREVENT LEAKS AND STRUCTURAL LOAD CARRYING CAPACITY. OVER-TORQUING OF SCREWS WILL REDUCE THE SCREWS' WITHDRAWAL CAPACITY, REGARDLESS OF THE CONSTRUCTION MATERIALS INVOLVED. UNDER-TORQUING OF SCREWS WILL INCREASE THE POTENTIAL OF ROOF LEAKS.
3. FASTENER LOCATION IS CRITICAL FOR INSTALLERS TO MINIMIZE THE POTENTIAL OF OIL CANNING, DIMPLES, AND OTHER APPEARANCE RELATED ISSUES.
4. THE ANTI-SYPHON DRAIN CHANNEL MUST BE CLEAR OF DEBRIS AND OBSTRUCTIONS FOR THE PANEL'S ABILITY TO MINIMIZE THE POTENTIAL OF CAPILLARY ACTION OF WATER FROM GETTING UNDER THE STEEL PANEL.



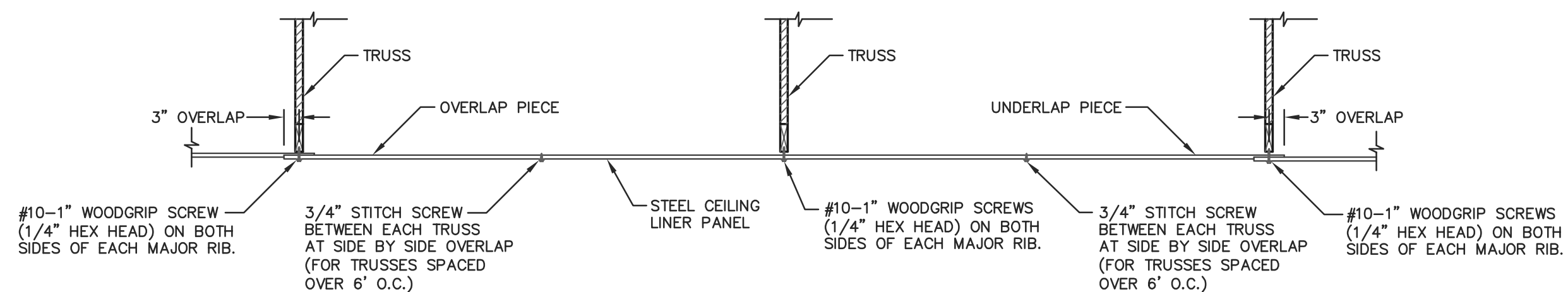
PANEL END STEEL LAP DETAIL
NOT TO SCALE



PANEL INTERMEDIATE LAP DETAIL
NOT TO SCALE

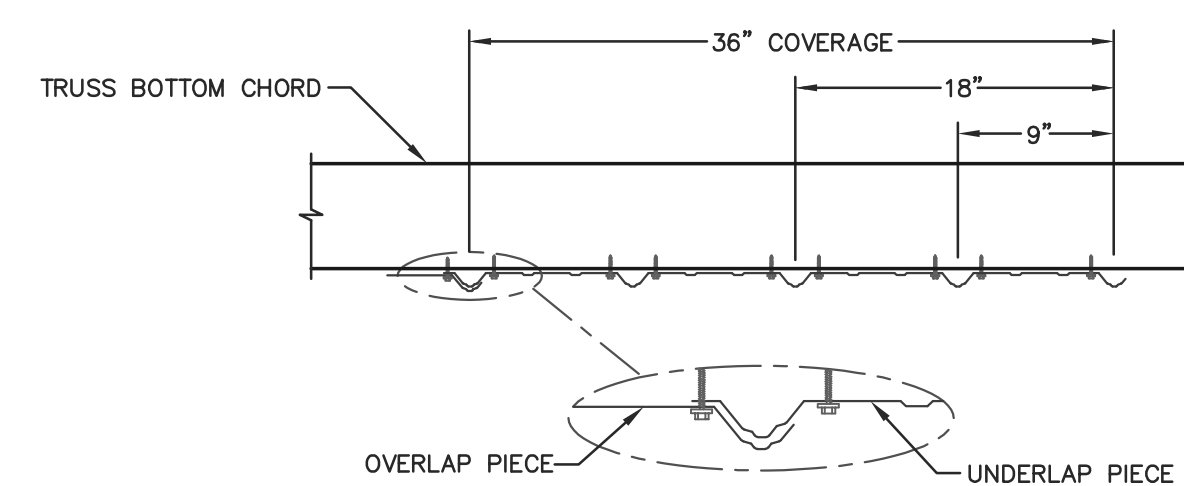
NOTE:

THE RECOMMENDED PROCEDURE FOR APPLYING CEILING LINER IS:
APPLYING 1\"/>



STEEL APPLICATION DETAIL @ CEILING LINER

SCALE: NOT TO SCALE



STEEL CEILING LINER-LAP DETAIL

NOT TO SCALE



ENGINEERING SERVICES
5311 KANE RD. KAU CLAIRE, WI 54703 (715) 876-0555

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:

LA CROSSE AREA
VETERINARY CLINIC

LA CROSSE, WI

PROF. ENGINEER: XXXX

PLAN DESIGNER: CHOUA KHA

DRAWN BY: KWK

DATE: 4/25/2025

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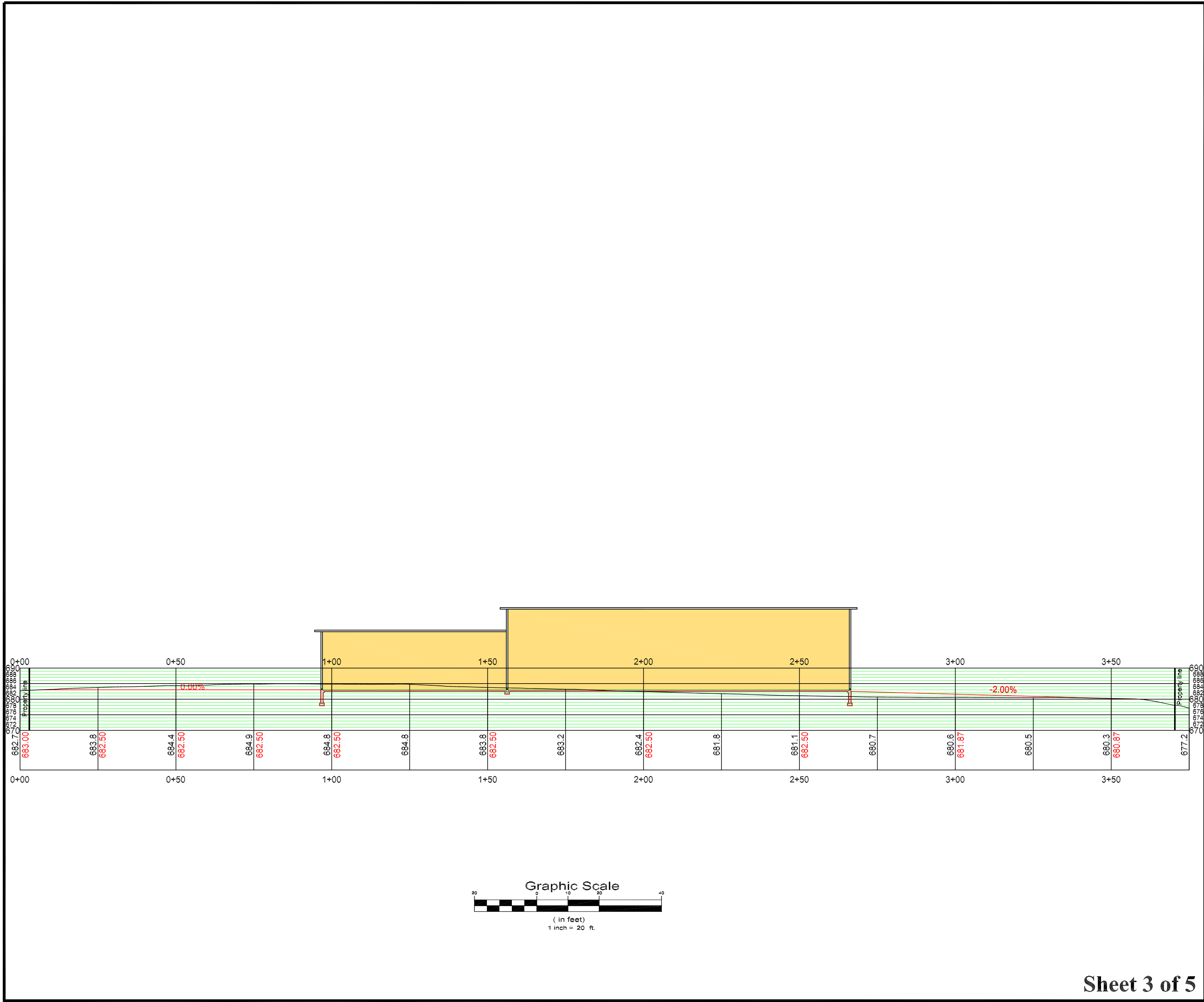
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STEEL APPLICATION DETAILS

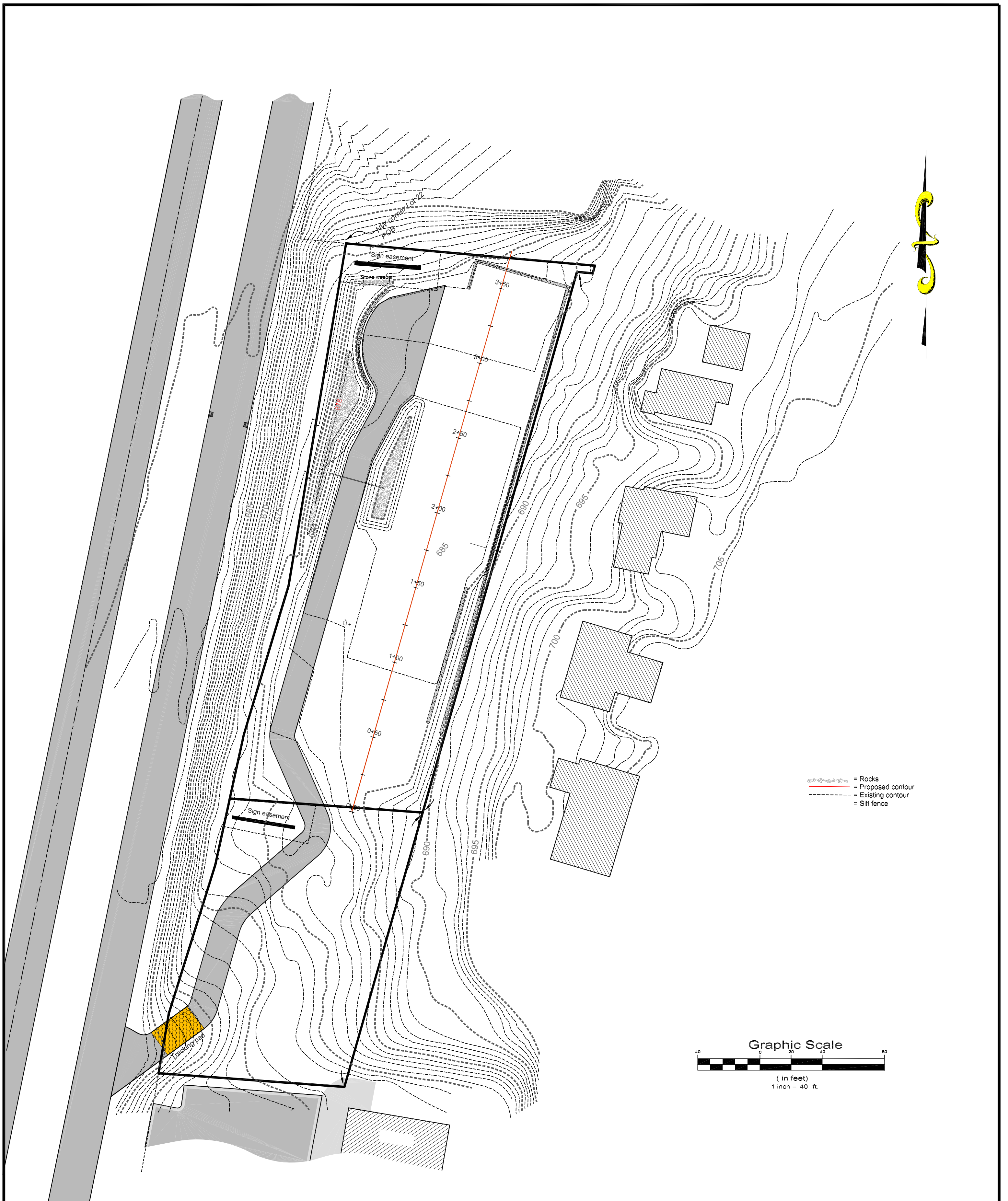
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SHEET NO.

S27

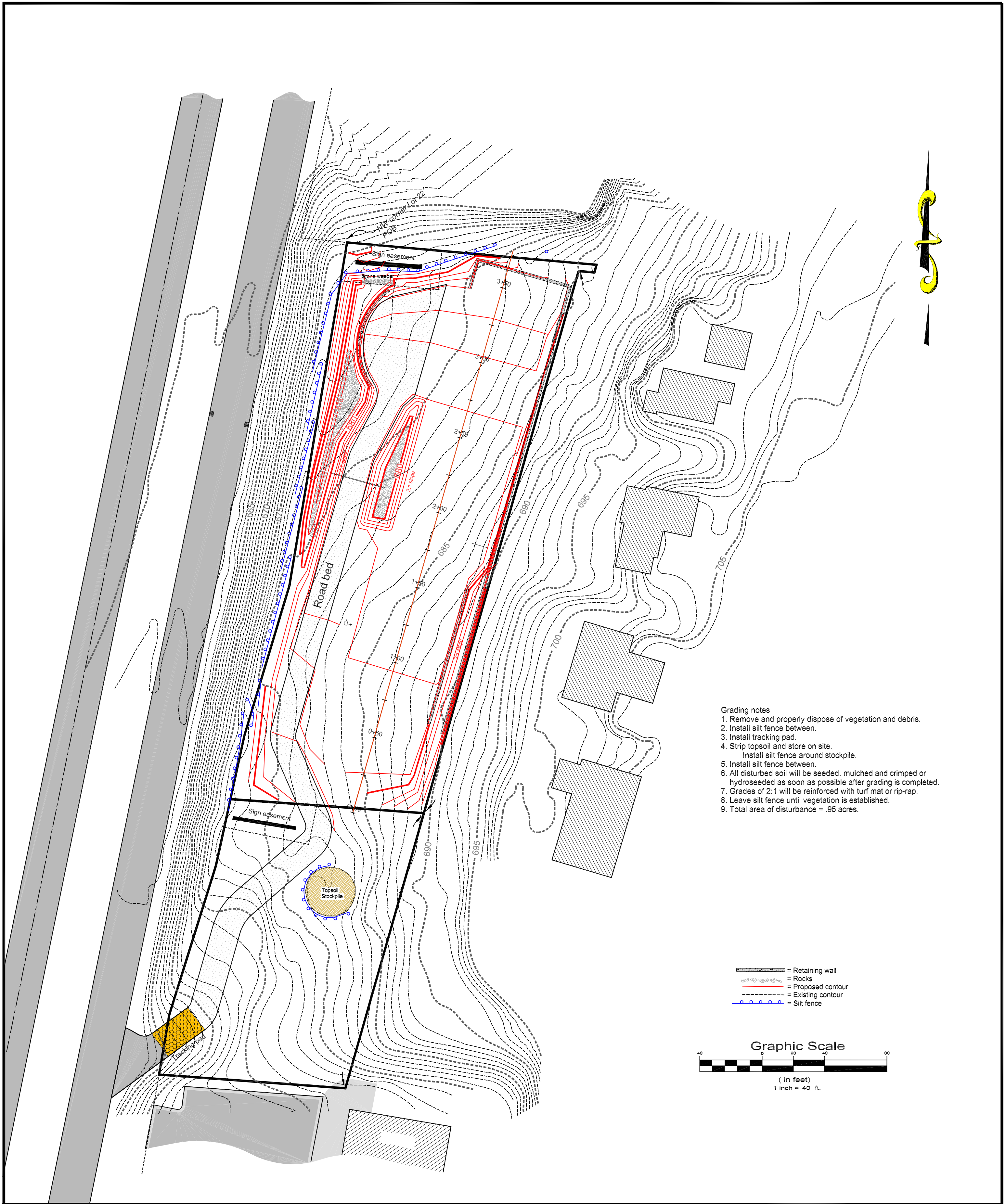


La Crosse Veterinary Clinic Site Plan Profile



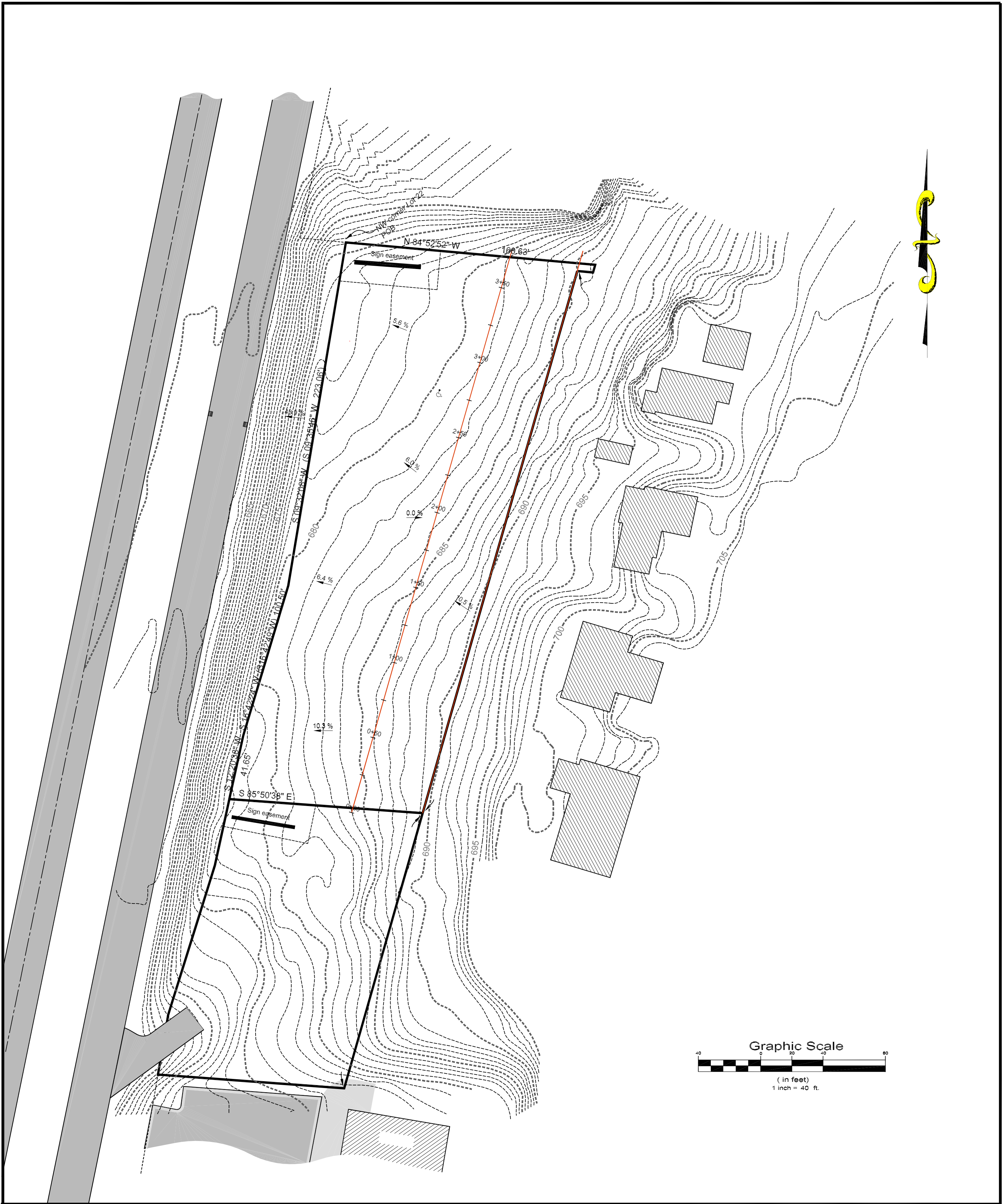
La Crosse Veterinary Clinic Site Plan Grading Plan

Sheet 4 of 5



La Crosse Veterinary Clinic Site Plan

Grading Plan



La Crosse Veterinary Clinic Site Plan

Existing conditions

Project:
La Crosse Veterinary Clinic
Highway WI-16
La Crosse, WI 54602

Client:

La Crosse Veterinary Clinic
Highway WI-16
La Crosse, WI 54602


Project Engineer:



These Documents Issued for DSPS Plan Review
Documents Dated June 30, 2025
Engineer Project No. 2509

<u>MECHANICAL DRAWING SHEET INDEX:</u>	
P000	COVER SHEET
	PLUMBING SYMBOLS
P001	PLUMBING CALCULATIONS
P002	SITE PLAN
P100	UNDER-FLOOR PLAN - DRAIN AND VENT
	FIRST FLOOR PLAN - DRAIN AND VENT
P200	UNDER-FLOOR PLAN - WATER DISTRIBUTION
	FIRST FLOOR PLAN - WATER DISTRIBUTION
P300	SECOND FLOOR PLAN - DRAIN AND VENT
	SECOND FLOOR PLAN - WATER DISTRIBUTION
P400	FIRST FLOOR PLAN - MEDICAL GAS DISTRIBUTION
P500	DRAIN & VENT ISOMETRIC
P501	WATER DISTRIBUTION ISOMETRIC
P600	PLUMBING EQUIPMENT SCHEDULES

GENERAL PIPING	
	DIRECTION OF FLOW PIPE DESIGNATION
	PIPE PITCH, RISE(R) DROP(D)
	PIPE CONNECTION
	PIPE TURNED UP
	PIPE TURNED DOWN
	OFF TOP OF PIPE
	OFF BOTTOM OF PIPE
	REDUCER (ECCENTRIC)
	PRESSURE GAUGE
	CONNECT TO EXISTING
	REDUCER (CONC.)
	CAP
	BLIND FLANGE
	FLANGE
	COUPLING
	BUSHING
	UNION
	STRAINER
	INLINE PUMP
	THERMOMETER
PLUMBING	
	CITY WATER ON SITE PLAN
	COLD WATER
	HARD COLD WATER
	HOT WATER RETURN
	SOFT COLD WATER
	SOFT HOT WATER
	TEMPERED WATER
	TEMPERED WATER RETURN
	180 DEG. WATER
	ACID WASTE
	ACID VENT
	CLEAN OUT, FLOOR(TCO) WALL(WCO)
	FLOOR DRAIN
	HUB DRAIN
	WATER HAMMER SUPPRESS.
	HYDRANT WATER
	FREEZE-PROOF (FWH)
	SANITARY BELOW GRADE
	SANITARY ABOVE GRADE
	STORM BELOW GRADE
	STORM ABOVE GRADE
	RAIN CONDUCTOR
	OVERFLOW DRAIN
	VENT
	DRAIN
	VENT THRU ROOF
	COMPRESSED AIR
	NATURAL GAS
	PIPE PITCH
	ROOF DRAIN
VALVES	
	BALL VALVE
	GATE VALVE
	GLOBE VALVE
	BUTTERFLY VALVE
	PLUG VALVE
	CHECK VALVE, SWING(S) LIFT(L), BALL(B)
	SQUARE HEAD VALVE, SWING(S) LIFT(L), BALL(B)
	GENERAL, NON-DESIGNATED
	PRESSURE REDUCING VALVE
	SAFETY(S), RELIEF(R)
	HOSE BIBB DRAIN
	REDUCED PRESSURE ZONE BACKFLOW PREVENTER

DRAWN BY	CAN
CHECKED BY	CCO
DATE	06-30-2025
REVISIONS	
CLIENT La Crosse Veterinary Clinic 2128 WI-16 La Crosse, WI 54601	 <p>2045 32nd STREET SOUTH LA CROSSE, WISCONSIN 54601 PHONE: (608) 787-9106 FAX: (608) 787-8995 E-MAIL: colson@galileo-group.us</p>
PROJECT NO.	2509
PROJECT TITLE La CROSSE VETERINARY CLINIC Highway WI-16 LACROSSE, WI 54602	SHEET TITLE COVER SHEET - PLUMBING SET PLUMBING SYMBOLS
PAGE NO.	P000

Water Calc. Worksheet

La Crosse Veterinary Clinic

Name of Project

INFORMATION REQUIRED TO SIZE WATER SERVICE AND WATER DISTRIBUTION:

1- Demand of building in water supply fixture units (WSFU); (WSFU) 64

1.a. Demand of building in WSFU converted to Gallons Per Minute; (GPM) 33.2

2- Elevation difference from main or external pressure tank to building control valve; (feet) 40

3- Size of water meter (when required) 5/8" 3/4" 1" other x 1.5"

4- Developed length from main or external pressure tank to building control valve; (feet) 216

5- Low pressure at main in street or external pressure tank. (psi) 75

CALCULATE WATER SERVICE PRESSURE LOSS

(unnecessary for internal pressure tanks)

6- Low pressure at main in street or external pressure tank. (value of # 5 above) 75

7- Determine pressure loss due to friction in 2" inch diameter water service.

Water service piping material is HDPE

Pressure loss per 100 ft. = 0.65 X 2.16 (decimal equivalent of service length, i.e. 65 ft = 0.65)

Subtotal 73.6

8- Determine pressure loss or gain due to elevation, (multiply the value of # 2 above by .434)

Subtotal 17.36

9- Available pressure after the bldg. control valve. Subtotal 56.24

CALCULATE THE PRESSURE AVAILABLE FOR UNIFORM LOSS (VALUE OF "A")

B. Available pressure after the bldg. control valve. (from "9" above) Value of "B" 56.24

C. Pressure loss of water meter (when meter is required) Subtract value of "C" 2.1

Subtotal 54.14

D. Pressure at controlling fixture".

(Controlling fixture is: Standard Fixture).

(*Controlling fixture is the fixture with the most demanding pressure to operate properly which includes the following when determining fixture performance: loss due to instantaneous water heaters, water treatment devices, and backflow preventers which serve the controlling fixture.)

Subtotal 46.14

E. Difference in elevation between building control valve and the controlling fixture in feet: 13 X .434 psi/ft.

Subtotal 5.64

Subtotal 40.5

SBD -6479 (R4/09)

(page 1 of 2)

Water Calc Worksheet

La Crosse Veterinary Clinic

Name of Project

F. Pressure loss due to water treatment devices and backflow preventers which serve the controlling fixture. (Water softeners, filters, etc.)

(Pressure loss due to: Water softener).

F1. WSFU Downstream of Water Treatment Device;

F2. Convert wsfu to GPM using Table 82.40-3:

or

F3. Convert wsfu to GPM using Table 82.40-3e* (For individual dwellings only)

F4. Refer to manuf. graph to obtain pressure loss: (If no water treatment device enter "0") 15

Subtract value of F4 15

Subtotal 25.5

G. Pressure loss through tankless water heaters, combination boiler / hot water heaters, heat exchangers which serve the controlling fixture:

Hot water WSFU's; convert to; GPM = 60.8 (Table 82.40-3)

Refer to manufacturer's pressure loss graph to determine loss at the required GPM;

3 pressure loss. Subtract value of "G"

Subtotal 29.4

H. Developed length from building control valve to controlling fixture in feet 145 X 1.5

Divide by value "H" 218

Subtotal 0.135

Multiply by: 100

A. Pressure available for uniform loss "A" = 13.5

Water distribution piping is: CPVC and Pex Tube

*Note: The "A" value obtained by using Table 82.40-3e can only be used for an individual dwelling when sizing the water treatment device (water softeners, etc) and no hose bibbs, hydrants, or high flow fixtures are being served by the water treatment device.

Note: High flow fixtures are defined as fixtures that exceed a flow rate of 4 gpm @ 80 psi, and water velocity not exceeding 8 ft. per second.

SBD -6479 (R4/09)

(page 2 of 2)

PROJECT: La Crosse Veterinary Clinic WI Highway 16 La Crosse, WI 54601		Wisconsin Domestic Water Service Calculations						
NO. OF FIXTURES	FIXTURE DESCRIPTION	WATER SUPPLY FIXTURES UNITS (WSFU)						REMARKS
		HOT PER FIXTURE	TOTAL HOT	COLD PER FIXTURE	TOTAL COLD	COMMON PER FIXTURE	COMMON TOTAL	
PUBLIC FIXTURES								
1	Automatic Clothes Washer, Individual	2.0	2	2.0	2	3.0	3	
	Automatic Clothes Washer, Large Capacity	2.0		2.0		3.0		
	Bathtub, With or Without Shower Head			0.5		0.5		
	Coffeemaker							
	Dishwasher, Commercial			0.5		0.5		
	Drink Dispenser			0.25		0.25		
	Drinking Fountain			0.5		0.5		
	Glass Filler							
	Hose Bibb:							
	1/2" diameter			3.0		3.0		
	3/4" diameter			4.0	16	4.0	16	
4	Icemaker			0.5		0.5		
	Laboratory	0.5	3	0.5	3	1.0		
6	Shower, Per Head	2.0		2.0		3.0	6	
	Sinks:							
	Bar and Fountain (Breakroom)	1.5		1.5		2.0		
	Barber and Shampoo	1.5		1.5		2.0		
	Cup			0.5		0.5		
	Flushing Rim			7.0		7		
1	Kitchen and Food Preparation per Faucet	2.0	2	2.0	2	3.0	3	
6	Laboratory	1.0	6	1.0	6	1.5	9	
	Laboratory	1.0		1.0		1.5		
3	Service	2.0	6	2.0	6	3.0	9	
1	Surgeon Washup							
	Urinal:							
	Syphon Jet			4.0		4.0		
	Washdown			2.0		2.0		
	Wall Hydrant, Hot and Cold Mix:							
	1/2" diameter	2.0	6	2.0	6	3.0	9	
	3/4" diameter	3.0		3.0		4.0		
	Wash Fountain:							
	Semicircular	1.5		1.5		2.0		
	Circular							
	Water Closet:							
	Flushometer			7.0		7.0		
4	Gravity Type Flush Tank			3.0	12	3.0	12	
PUBLIC TOTALS			25		53		67	
NON PUBLIC FIXTURES								
	Automatic Clothes Washer	1.0		1.0		1.5		
	Bar Sink	0.5		0.5		1.0		
	Bathtub, with or without Shower Head	1.5		1.5		2.0		
	Bidet	1.0		1.0		1.5		
	Dishwashing Machine	1.0						
	Glass Filler			0.5		0.5		
	Hose Bibb:							
	1/2" diameter			3.0		3.0		
	3/4" diameter			4.0		4.0		
	Kitchen Sink	1.0		1.0		1.5		
	Laundry Tray, 1 or 2 Compartment	1.0		1.0		1.5		
	Laboratory	0.5		0.5		1.0		
	Shower, Per Head	1.0		1.0		1.5		
	Water Closet Flushometer Type			6.0		6.0		
	Water Closet, Gravity Type Flush Tank			2.0		2.0		
	Bathroom Groups:							
	Bathtub, Lavatory and Water Closet-FM	2.0		7.5		8.0		
	Bathtub, Lavatory and Water Closet-FT	2.0		3.5		4.0		
	Shower Stall, Lavatory and Water Closet-FM	1.5		7.0		7.5		
	Shower Stall, Lavatory and Water Closet-FT	1.5		3.0		3.5		
NON-PUBLIC TOTALS			0		0		0	
Grand Totals			25		53		67	
REMARKS:				Peak Water Usage: 25 WSFU Hot (predominantly flush tank) = 17.0 GPM 53 WSFU Cold (predominantly flush tank) = 29.2 GPM 67 WSFU Total (predominantly flush tank) = 34.1 GPM				

PROJECT: La Crosse Veterinary Clinic WI Highway 16 La Crosse, WI 54601		Wisconsin Drainage Fixture Unit Calculations - NON GREASY WASTE												
NO. OF FIXTURES	FIXTURE DESCRIPTION	Drainage Fixture Unit Value	TOTAL DFU's	NO. OF FIXTURES	FIXTURE DESCRIPTION	Drainage Fixture Unit Value	TOTAL DFU's	NO. OF FIXTURES	FIXTURE DESCRIPTION	Drainage Fixture Unit Value	TOTAL DFU's			
PUBLIC FIXTURES				PUBLIC FIXTURES				PUBLIC FIXTURES						
First Floor Level				First Floor Level				First Floor Level						
1	Automatic Clothes Washer, Individual	4	4		Refrigerated Food Display Case	1			Sterilizers					
	Automatic Clothes Washer, Large Capacity				Shower Stall				Bedpan	4				
	Automatic Self Service Laundry	3			Residential	2			Garbage can washer	3				
	Residential Washer	4			Public, Individual	2			Instrument or water	1				
	Autopsy Table				Public, Group (per head)	2			Urinal	2				
	Bathroom Group	6			Sinks				Water Closet, nonpublic	4				
	Water Closet				Bar, residential	1		4	Water Closet, public	6	24			
	Laboratory				Breakroom, single compartment	1								
	Bathtub/Shower				Cup	0.5								
	Bathtub (All Types)	2			Factory, Wash, per set of faucets	1								
	Bedpan Washer	6			Fountain, wash up	1								
	Beer Tap	0.5			Food Waster, Grinder, 2hp or less	2								
	Bidet	2			Food Waster, Grinder, 3hp or less	3								
	Bottle Cooler	0.5			Laboratory	2	12							
	Campsite Receptor	6		6	Laboratory, school	2								
	Coffee Maker	0.5			Classroom	1								
	Cuspidor, Fountain or Dental	1			Peak of Plaster	3								
	Dipper Well	1		1	Residential w/ or w/o grinder	2	2							
	Dishwasher - Commercial Type				Restaurant, Scullery 4 compartments of less	3								
	Dishwasher - Residential Type	2.0			Food, Rinsing, cleaning or thawing	3								
	Drinking Fountain	0.5			Service Sink, 2 inch diameter, wall outlet	2								
	Exhaust Hood Washer	4			Service Sink, 3 inch diameter, wall outlet	3								
	Floor Drain				Service Sink, 2 inch diameter, floor outlet	2								
1	2 inch	2	2	2	Service Sink, 3 inch diameter, floor outlet	3	6							
8	3 inch	3	24		Shampoo Sink, barber or beauty parlor	2								
	4 inch	4		1	Surgeons, wash up	4	3							
	Larger than 4 inch				Wash Fountain, circular and semi-circular	2								
	Glass Filler	0.5			Receptors of Indirect Waste, Gravity Flow									
	Health Care Fixture				1-1/4 inch receptor outlet diameter	1								
	Clinic Sink	6			1-1/2 inch receptor outlet diameter	2								
	Exam/Treatment Sink	1			2 inch receptor outlet diamter	3								
	Sitz bath	2		2	3 inch receptor outlet diamter	4	8							
	Ice Chest	0.5		1	4 inch receptor outlet diamter	6	6							
1	Laundry Tray 1 or 2 compartment	2	2		Larger than 4 inch receptor	8								
6	Lavatory	1	6		Soda Dispenser	0.5								
	Lavatory combination per trap	1				1								
	Mobile Home	11												
Column Total			38	Column Total			37	Column Totals			24			

GRAND TOTAL	99
Sewer Size	4 Inch

DRAWN BY

CAN

CHECKED BY

CCO

DATE

06-30-2025

REVISIONS

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La Crosse Veterinary Clinic
2128 WI-16
La Crosse, WI 54601

galileo

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PROJECT NO.

2509

PROJECT TITLE

La CROSSE VETERINARY CLINIC
Highway WI-16
LACROSSE, WI 54602

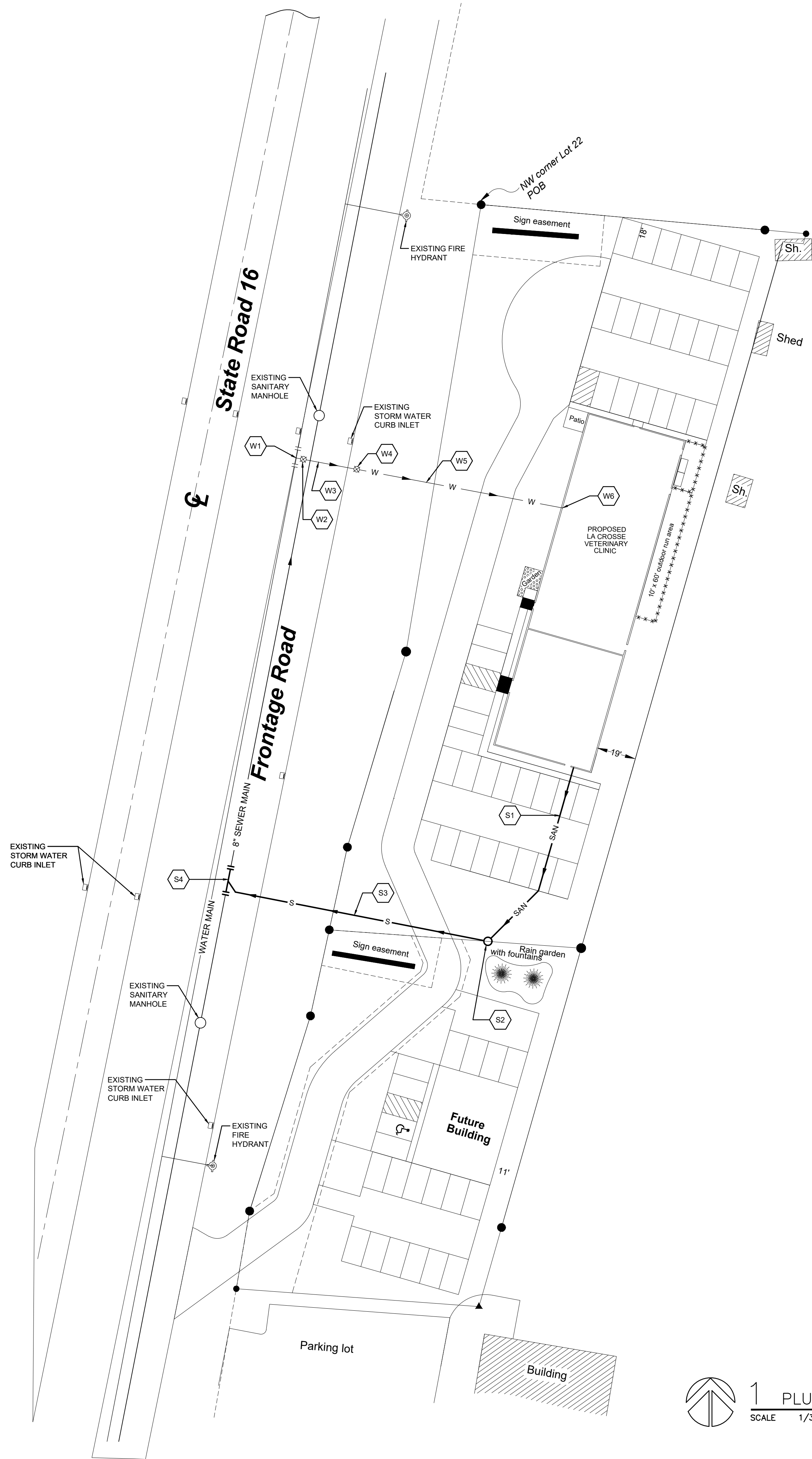
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PLUMBING CALCULATIONS

PAGE NO.

P001

35



Site Plan "Keyed" Notes:

- S1 4 Inch Schedule 40 PVC Sanitary Sewer. Pitch at 1/4 Inch/FL. Maintain minimum of 72" of ground cover. Install on 6" clean sand bed. Initial backfill of 12" of clean sand. Compact in maximum of 6' lifts.
- S2 Provide and install precast concrete sanitary manhole. Exact dimensions, inverts, etc. to be determined. Top of manway 12 inches above finished grade. This manhole will also serve the Future Building.
- S3 6 Inch Schedule 40 PVC Sanitary Sewer between manhole and existing 8 Inch municipal sewer in street. Follow slope of hillside maintaining minimum of 72" of ground cover. Where hill flattens, offset and maintain 1/4 Inch/FL slope to municipal sewer.
- S4 Connect to 8 Inch municipal sewer in full compliance with City of La Crosse requirements. Make tap per City direction. Street, curb and gutter cutting, excavation and restoration by the Plumbing Contractor.
- W1 Make new 2 Inch domestic water connection to municipal water main with tapping fitting as directed by the City of La Crosse.
- W2 Provide and install corporation valve directly at tapping fitting in full compliance with City of La Crosse Standards.
- W3 New 2 Inch Type K copper water service installed between the corporation valve and the curb stop. Maintain 84 inches of ground cover, or match depth of municipal water main, whichever is deeper. Bed new water service pipe on 6" base of clean sand with minimum of 12" of clean sand cover. Compact in maximum of 6' lifts.
- W4 Provide and install curb stop in valve box within 24 inches of edge of concrete curb and gutter. Provide 24" square concrete apron around perimeter of valve box installed approximately flush with grade.
- W5 Route 2 Inch diameter HDPE water supply pipe between curb stop and building maintaining minimum of 84" of ground cover. Water supply pipe shall be solid blue or black with blue stripes and listed for domestic water use. Provide and install metallic tracer wire or tape along entire length of pipe run. Bury polyethylene warning tape 24-30 inch below finish grade for entire length of pipe run.
- W6 Penetrate building below building footing and roll up gradually to the water service location - Refer to the Floor Plan Drawings.

1 PLUMBING SITE PLAN
SCALE 1/32" = 1'-0"

CLIENT
La Crosse Veterinary Clinic
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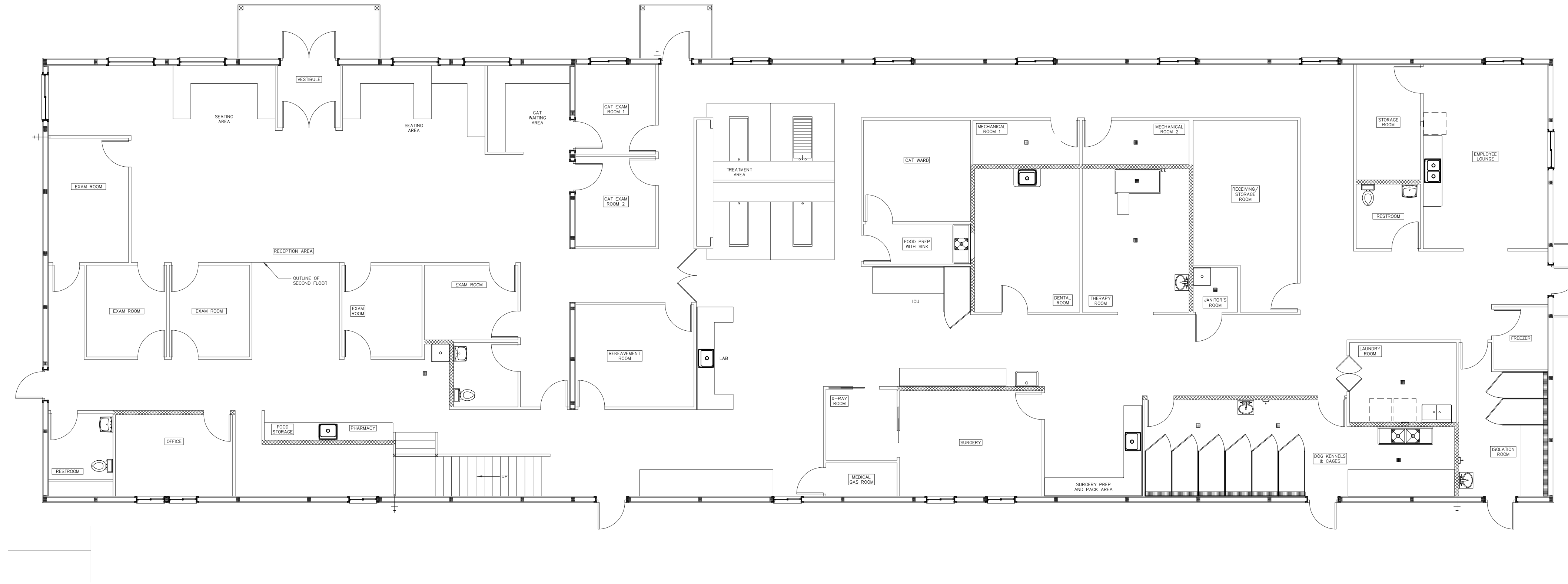
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Highway WI-16
LACROSSE, WI 54602

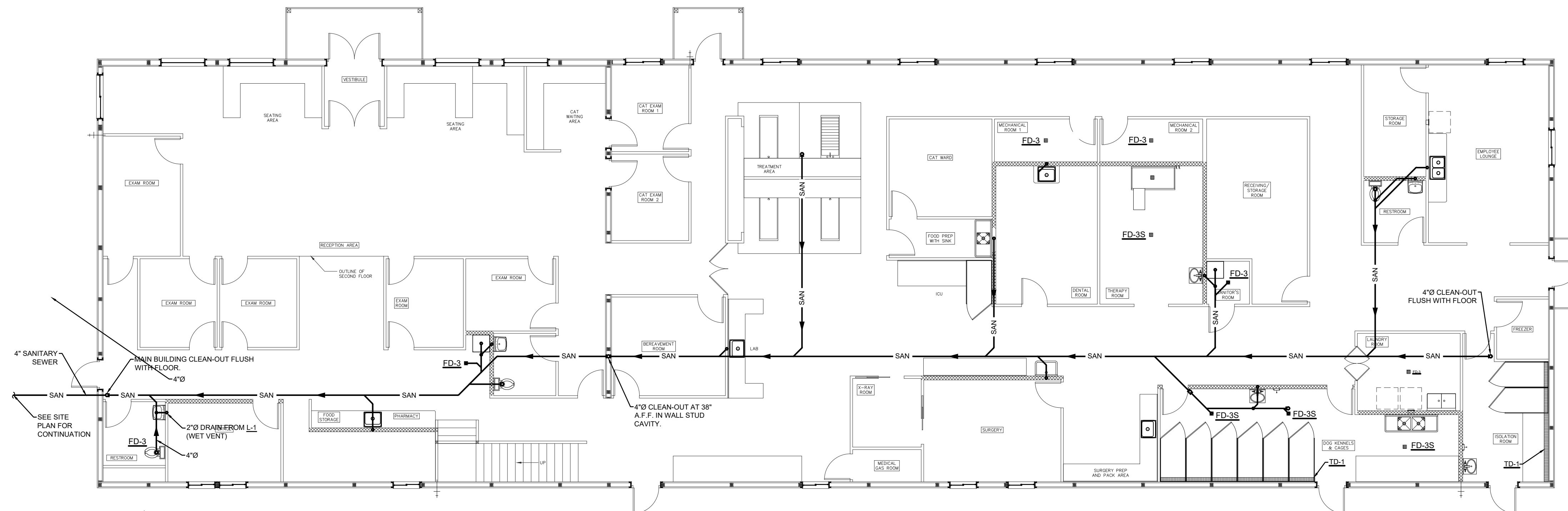
SHEET TITLE
PLUMBING SITE PLAN

PAGE NO.

P002



2 FIRST FLOOR PLAN - DRAIN AND VENT
SCALE 1/8" = 1'-0"



1 UNDER-FLOOR PLAN - DRAIN AND VENT
SCALE 1/8" = 1'-0"

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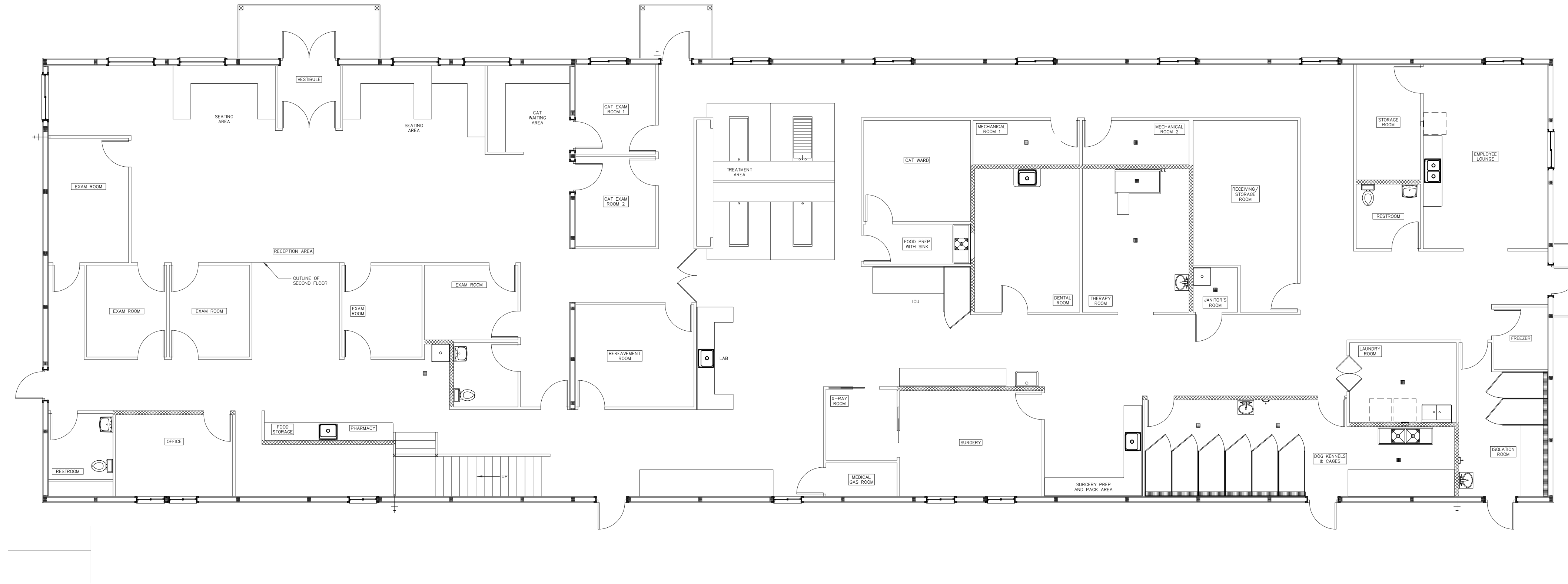
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PROJECT TITLE
La CROSSE VETERINARY CLINIC
Highway WI-16
La CROSSE, WI 54602

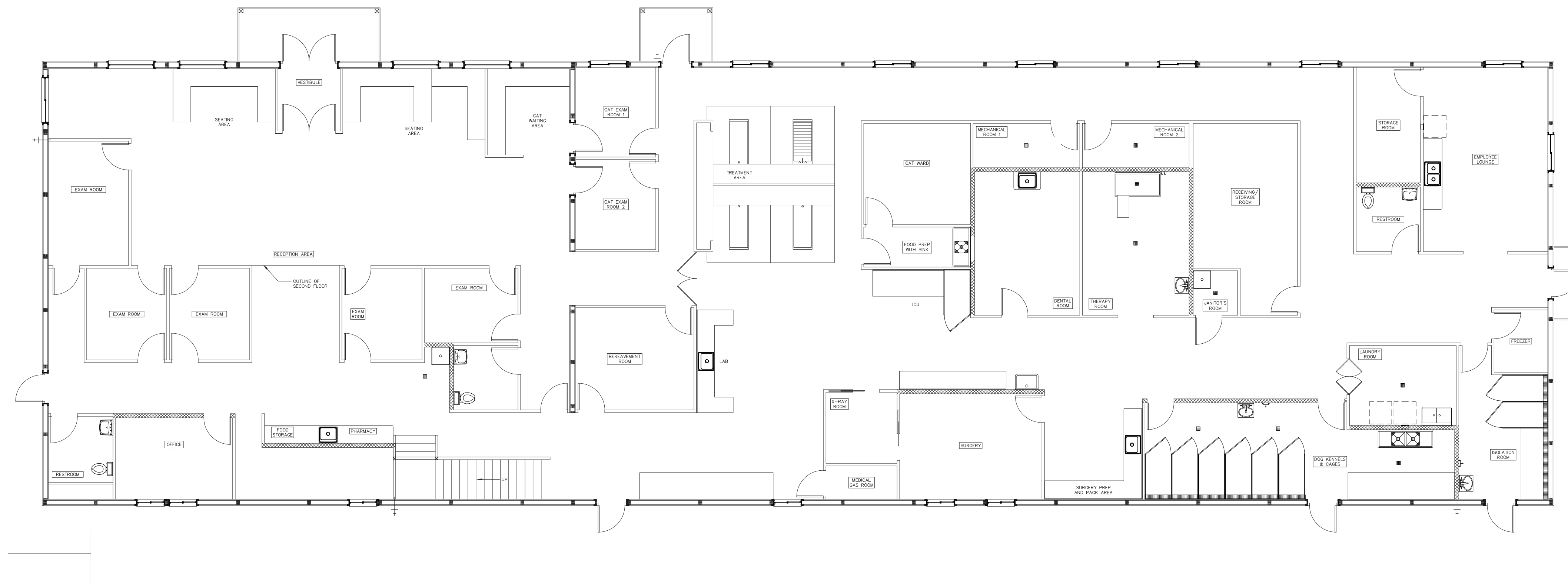
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SHEET TITLE
UNDER-FLOOR PLAN - DRAIN & VENT
FIRST FLOOR PLAN - DRAIN AND VENT

P100



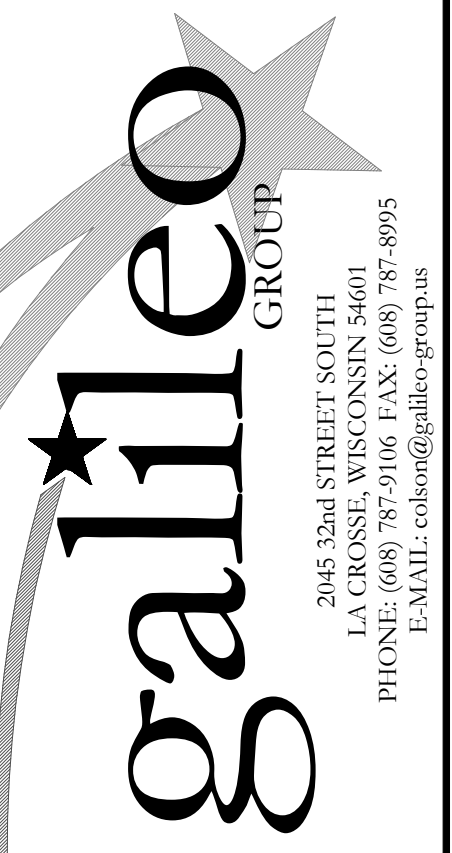

2 FIRST FLOOR PLAN – WATER DISTRIBUTION
 SCALE 1/8" = 1'-0"




1 UNDER-FLOOR PLAN – WATER DISTRIBUTION
 SCALE 1/8" = 1'-0"

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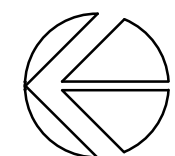
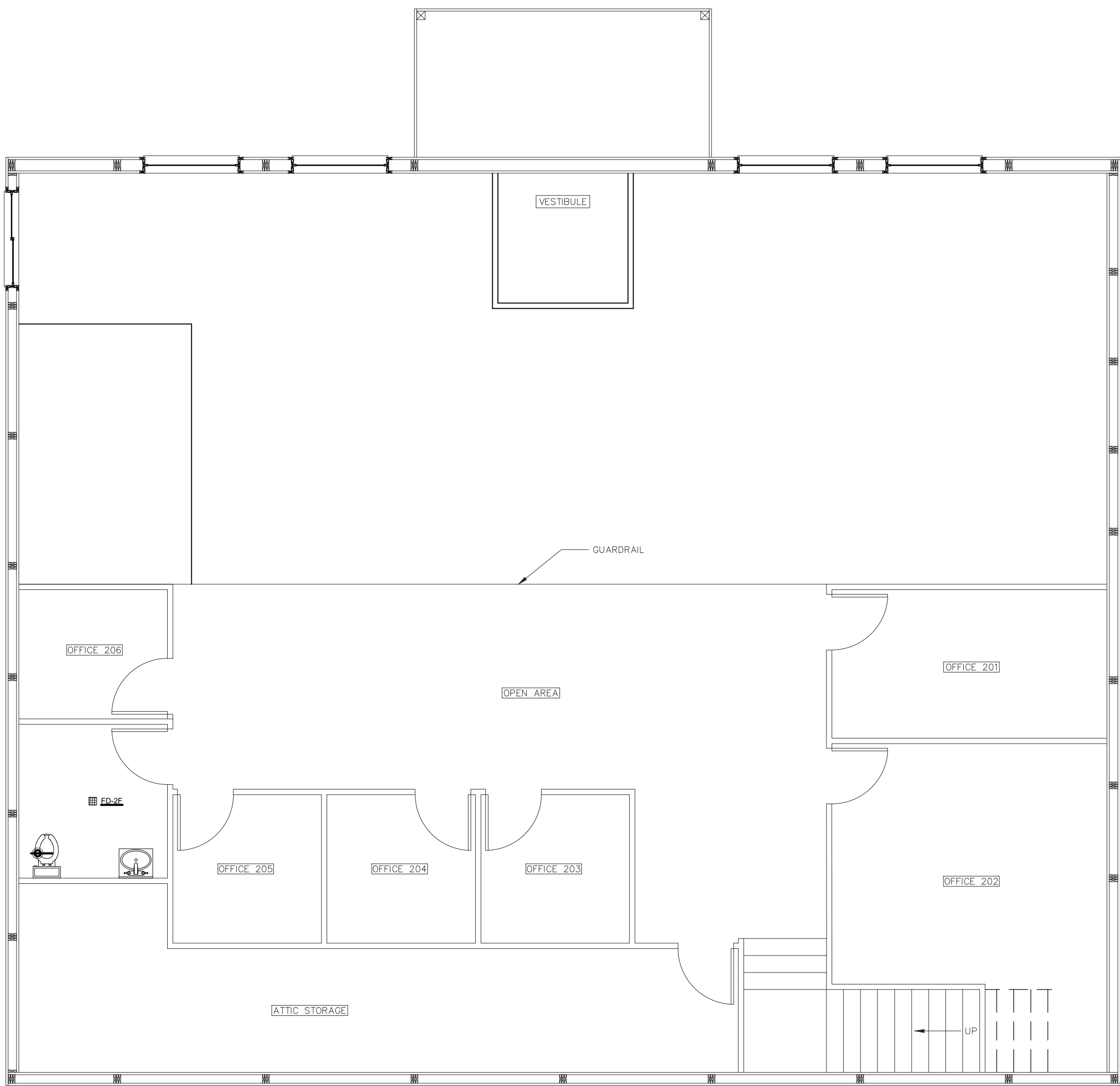

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PROJECT NO.
25009

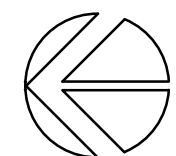
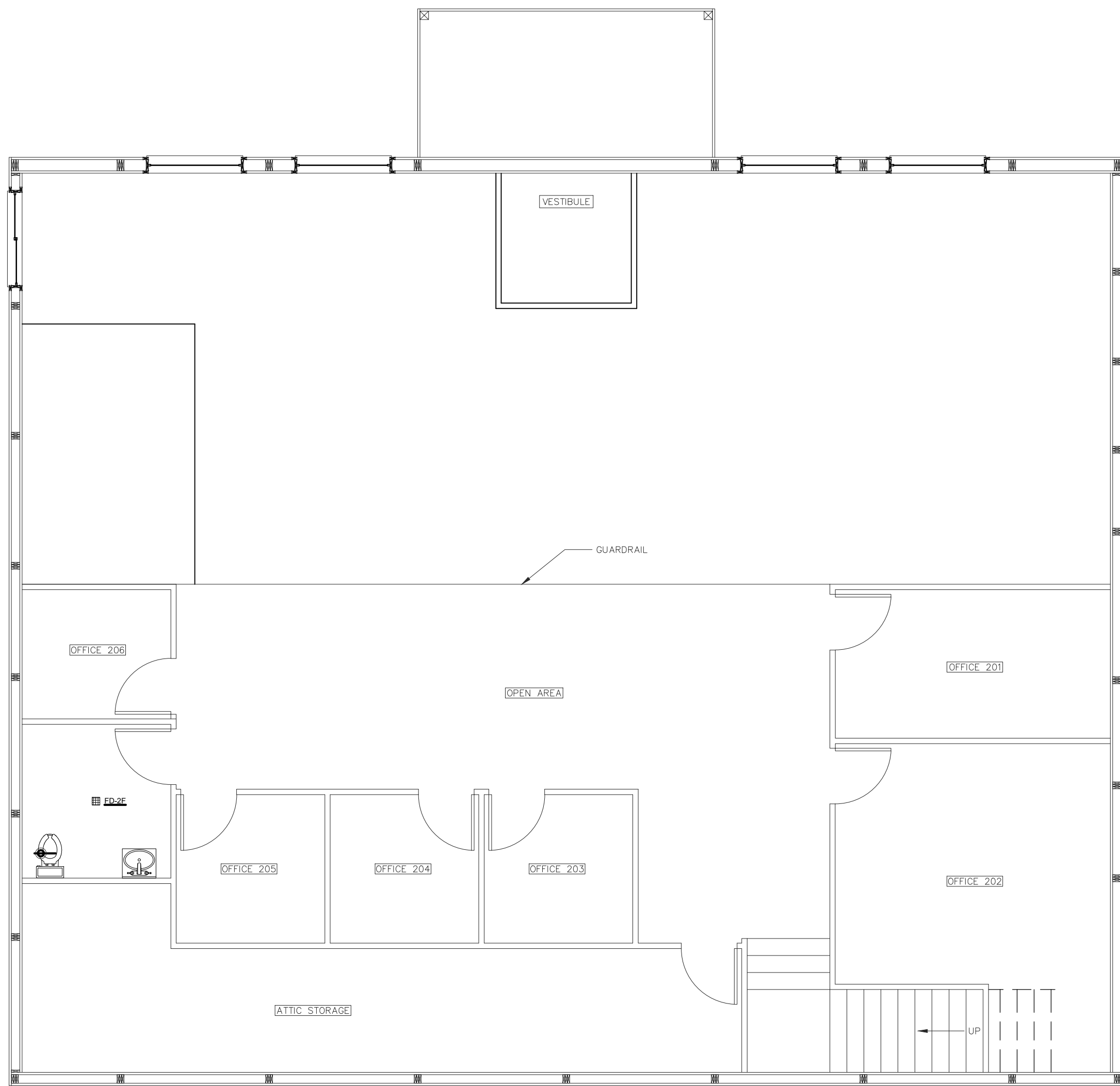
PROJECT TITLE
La CROSSE VETERINARY CLINIC
 Highway WI-16
 LACROSSE, WI 54602

SHEET TITLE
UNDER-FLOOR PLAN - WATER DISTRIBUTION
FIRST FLOOR PLAN - WATER DISTRIBUTION

PAGE NO.
P200



2 SECOND FLOOR PLAN – WATER DISTRIBUTION
SCALE 3/16" = 1'-0"



1 SECOND FLOOR PLAN – DRAIN AND VENT
SCALE 3/16" = 1'-0"

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2128 WI-16
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PROJECT NO.
2509

PROJECT TITLE
La CROSSE VETERINARY CLINIC
Highway WI-16
La CROSSE, WI 54602

SHEET TITLE
Second Floor Plan - Drain & Vent
Second Floor Plan - Water Distribution

PAGE NO.

P300

FITTINGS AND SPECIALTIES

MARK	GENERAL DESCRIPTION	FIXTURE	VALVE/ FAUCET	FINSH	ACCESSORIES/ REMARKS
HB-1	FREEZE-PROOF WALL HYDRANT WITH BACKFLOW PROTECTION		Woodford Model 65		A
		Not applicable	Rough brass, freezeless, automatic-draining w all hydrant w ith anti-siphon vacuum breaker, loose key handle, hose connection for 3/4" copper connection	Rough Brass	
LU-1	LAUNDRY UNIT WITH INTEGRAL VALVES	Oatey Model 37609			
		Washing machine box w ith 1/4 turn valves installed for bottom w ater supply, sw eat connection to copper tubing, 2" drain, w ater hammer arrestors		White PVC	
WF-1	WALL FAUCET WITH HOT AND COLD WATER SUPPLIES		T&S Brass B-0674-POL		B
			Wall faucet w ith standard lever handles, red and blue indicators, pall hook, and garden hose threaded outlet. Provide screw -on vacuum breaker.	Polished Chrome	
FCO's	FLOOR CLEANOUT	Sioux Chief (Verify)			
		Floor cleanout, PVC top housing, PVC adapter, round ring, cast nickel cover, satin finish.		Satin finish	

ACCESSORIES:
1.

REMARKS:
A. Provide hose bibs w ith length to match w all construction.
B. Provide a Watts 8A vacuum breaker for this faucet.

PLUMBING FIXTURES AND TRIM

MARK	GENERAL DESCRIPTION	FIXTURE	VALVE / FAUCET	SUPPORT	SUPPLIES	HOT WATER SUPPLY SIZE	COLD WATER SUPPLY SIZE	DRAIN	DRAIN CONNECTION	ACCESSORIES	REMARKS
HS-1	ADA-compliant STAINLESS STEEL HAND WASH SINK	Elkay CHS81716C			Any	1/2"	1/2"	3.5 inch basket strainer with 1- 1/2" outlet, 17 gauge chrome-plated tailpiece, chrome-plated brass P-trap and related fittings as required.	1-1/2"	A	1
		20 gauge, Type 304 stainless steel hand sink, wall hung, with faucet backsplash.	Backsplash-mounted faucet, chrome-plated, with wrist blade handles, all provided with sink.	(Provided with Fixture)	Heavy chrome-plated stops with key operators. Flexible chrome-plated copper supplies.						
L-1	ADA-compliant LAVATORY	Kohler K-2005	Chicago 802-VE2805-665ABCP		Any	1/2"	1/2"	Chrome-plated grid strainer, 17 gauge chrome-plated tailpiece, chrome-plated brass P-trap and related fittings as required.	1-1/2"	A	
		Lavatory wall - mount	Self-closing faucet, 4 inch center mounting, deck mount, 0.5 GPM aerator separate hot and cold actuators, chrome-plated.	Not required	Heavy chrome-plated stops with key operators. Flexible chrome-plated copper supplies.						
LT-2	LAUNDRY/UTILITY TUBS	Mustee 26F-floor			(Any)		1/2"		1-1/2"		
		Surface-mounted refrigerated bottle filling station with filter and integral refrigeration.									
LU-1	MODA MODULAR SUPPLY BOX SYSTEM	Oatey			(Any)		1/2"		1-1/2"		
MB-1	MOP SERVICE BASIN	Mustee 63M	Mustee 63.600A			1/2"	1/2"	Matching drain body and flat stainless steel strainer supplied with Basin	3"	B	
		24" x 24" x 10" standard fiberglass mop basin for floor mounting, 3 inch drain outlet with provided strainer, standard color.	Wall-mount service sink faucet for 8" centers, rough chrome plating, with wall brace, pall hook, and threaded spout.	Not required	N/A						
S-1	SINGLE BOWL DROP-IN SINK	Elkay DLR252210	Chicago Faucet 786-245ABCP		(Any)	1/2"	1/2"	Chrome-plated basket drain body with 17 gauge, chrome-plated tailpiece and removable stainless steel strainer. PVC trap and finish drainage components.	2"		
			Deck mounted faucet with two wrist blade operators, 11 inch high arch swing spout with 1.5 GPM aerator, 8" center spacing, chrome-plated.	N/A	Heavy chrome-plated stops with key operators. Flexible chrome-plated copper supplies.						
S-2	DOUBLE BOWL DROP-IN SINK	Elkay DLR322210	Chicago Faucet 786-245ABCP		(Any)	1/2"	1/2"	Chrome-plated basket drain body with 17 gauge, chrome-plated tailpiece and removable stainless steel strainer. PVC trap and finish drainage components.	2"		
			Deck mounted faucet with two wrist blade operators, 11 inch high arch swing spout with 1.5 GPM aerator, 8" center spacing, chrome-plated.	N/A	Heavy chrome-plated stops with key operators. Flexible chrome-plated copper supplies.						
S-3	ONE COMPARMENT SINK WITH LEFT AND RIGHT DRAINBOARDS AND STAINLESS STEEL LEGS	Elkay 14-1C16X20-2-18X	Chicago Faucet 786-245ABCP		(Any)	1/2"	1/2"	Chrome-plated basket drain body with 17 gauge, chrome-plated tailpiece and removable stainless steel strainer. PVC trap and finish drainage components.	2"		
			Deck mounted faucet with two wrist blade operators, 11 inch high arch swing spout with 1.5 GPM aerator, 8" center spacing, chrome-plated.	N/A	Heavy chrome-plated stops with key operators. Flexible chrome-plated copper supplies.						
S-4	TWO COMPARMENT SINK WITH LEFT AND RIGHT DRAINBOARDS AND STAINLESS STEEL LEGS	Elkay 14-2C16X20-2-18X	Chicago Faucet 786-245ABCP		(Any)	1/2"	1/2"	Chrome-plated basket drain body with 17 gauge, chrome-plated tailpiece and removable stainless steel strainer. PVC trap and finish drainage components.	2"		
			Deck mounted faucet with two wrist blade operators, 11 inch high arch swing spout with 1.5 GPM aerator, 8" center spacing, chrome-plated.	N/A	Heavy chrome-plated stops with key operators. Flexible chrome-plated copper supplies.						
SS-1	WALL HUNG SINGLE BOWL HAND WASH SINK KIT WITH SPOUT AND FOOT CONTROL	Elkay EWS2520FC	Faucet and Foot Control included with sink kit		(Any)	3/4"	3/4"	Chrome-plated basket drain body with 17 gauge, chrome-plated tailpiece and removable stainless steel strainer. PVC trap and finish drainage components.	2"		
		Three-compartment scullery sink with drainboards on each side, 18 gauge (min.) Type 304 stainless steel, welded construction, with adjustable floor-mounted legs, full backsplash, NSF-approved construction.		Provided with Sink	Heavy chrome-plated stops with key operators. Flexible chrome-plated copper supplies.						
WC-1	ADA-compliant	Kohler K-25077	Sloan 940-1.6				1"	Integral to Fixture	3" or 4"		1
	TWO PIECE ELONGATED TOILET	Floor mounted 1.6 GPF, 1-1/2" rear spud, white-colored vitreous china.	Fully-concealed flush valve for rear spud connection, hydraulically-operated, 1.6 GPM per flush, standard finish.	(Re-use Existing Carrier)	N/A						
WC-1R	ADA-compliant	Kohler K-25077-RA	Sloan 940-1.6				1"	Integral to Fixture	3" or 4"		1
	TWO PIECE ELONGATED TOILET	Floor mounted 1.6 GPF, 1-1/2" rear spud, white-colored vitreous china.	Fully-concealed flush valve for rear spud connection, hydraulically-operated, 1.6 GPM per flush, standard finish.	(Re-use Existing Carrier)	N/A						

REMARKS
1. Handicap mounting - refer to Architectural Details
2. Obtain a color selection from the Architect.
3. Verify unit mounting height prior to ordering.

ACCESSORIES:
A. ADA-compliant trap and water supply insulation kit - white vinyl finish.
B. Include thread-on, non-removable, vacuum breaker. (Watts 9A or equal product).

DOMESTIC WATER HEATING EQUIPMENT - TANK TYPE - NATURAL GAS

DOMESTIC WATER HEATER															HOT WATER CIRCULATING PUMP									
MARK	MODEL No.	FUEL	INPUT	GPH * Recovery	TEMP. SETPOINT	SIZE		STORAGE CAPACITY	ELECTRICAL CHARACTERISTICS	GAS VENTING		COMBUSTION AIR		HEATER ACCESSORIES	HEATER REMARKS	MARK	MODEL No.	FLUID		MOTOR		TYPE	PUMP ACCESSORIES	PUMP REMARKS
						Diameter	Height			SIZE	MATERIAL	SIZE	MATERIAL					GPM	FT HD	WATTS	VOLT/PH			
WH-1	BTX-80	Nat. Gas	76 MBH	95	Degrees F	22 Inches	69 Inches	50 Gal.	120/1/60	3"	Solid Wall PVC		(Room Air)	A, B	1, 2	CP-1	e3-6V/BTPRC	3.25	5	60	120/1	Stainless Steel Body	B, C, D	1
WH-2	BTX-80	Nat. Gas	76 MBH	95	Degrees F	22 Inches	69 Inches	50 Gal.	120/1/60	3"	Solid Wall PVC		(Room Air)	A, B	1									

Based on products by A.O. Smith. Equal products are acceptable.

* 90 Deg F Temperature Rise

Based on products by Bell & Gossett

HEATER ACCESSORIES:
A. P&T Relief Valve
B. Drain Valve

HEATER REMARKS:
1. Provide optional Condensate Neutralizer Kit.
2. Provide one 5 gallon (nominal) diaphragm-style expansion tank for this system.

PUMP ACCESSORIES:
A. Variable Speed Selector Switch
B. Adjustable Temperature Sensor
C. Plug and Cord Electrical Connection
D. Unit-mounted Timer

PUMP REMARKS:
1. Program pump to run during occupied hours only.

WATER SOFTENER

MARK	MODEL No.	WATER				SOFTENER										ACCESSORIES	REMARKS
		APPROX. GRAINS	MAXIMUM USE		TOTAL Grains/day	TYPE	CAPACITY LOW GRAINS	FLOW GPM **		TANKS (Dia x Height)				SALT LBS			
			GPM	GPD				CONTINUOUS	PEAK	# TANKS	MINERAL	# TANKS	BRINE				
WS-1	H151 HE-18	16	28	TBD	TBD	Single Tank	115,200	28	44	1	18" x 65"	1	24" x 50"	750	1	A, B	

Based on products by Hellenbrand. Equal products BY PRIOR APPROVAL ONLY.

** @ 15 PSI Continuous and 25 PSI Peak

ACCESSORIES:
1. Full Flow Bypass Valve

REMARKS:
A. Provide with 1.5" metering valve.
B. Include full fill of salt at Substantial Completion.

DRAWN BY

CAN

CHECKED BY

CCO

DATE

06-30-2025

REVISIONS

CLIENT

La Crosse Veterinary Clinic
2128 WI-16
La Crosse, WI 54601

galileo

GROUP

2045 52nd STREET SOUTH
LA CROSSE, WISCONSIN 54601
PHONE: (608) 787-9106 FAX: (608) 787-8995
E-MAIL: cdson@galileo-group.us

PROJECT NO.

2509

PROJECT TITLE

La CROSSE VETERINARY CLINIC
Highway WI-16
LACROSSE, WI 54602

SHEET TITLE

Plumbing Equipment Schedules

PAGE NO.

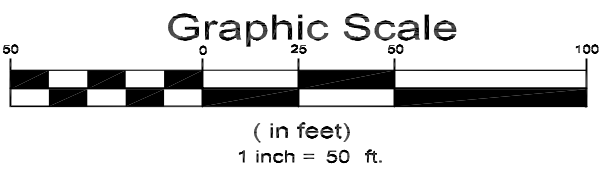
P600

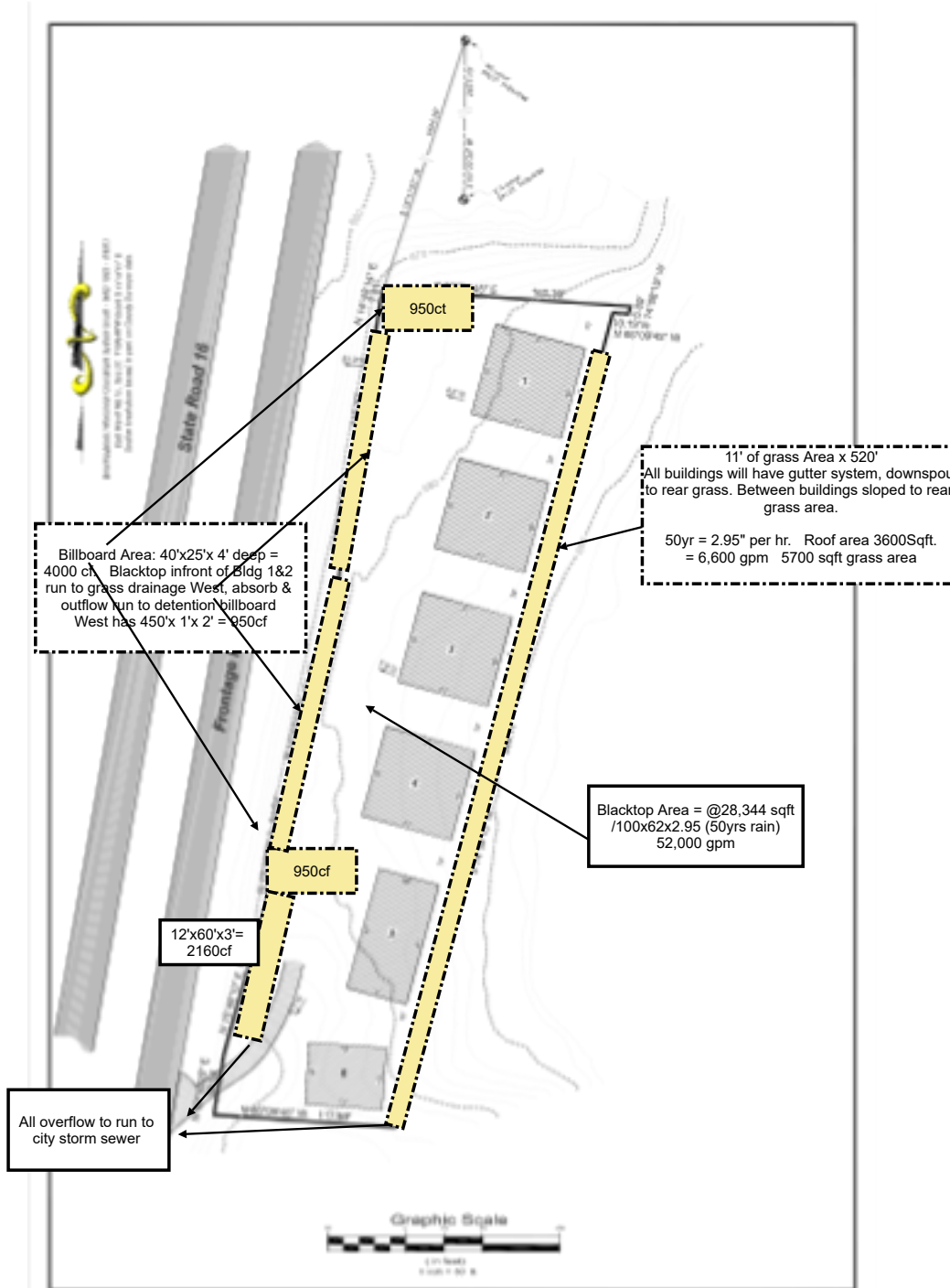


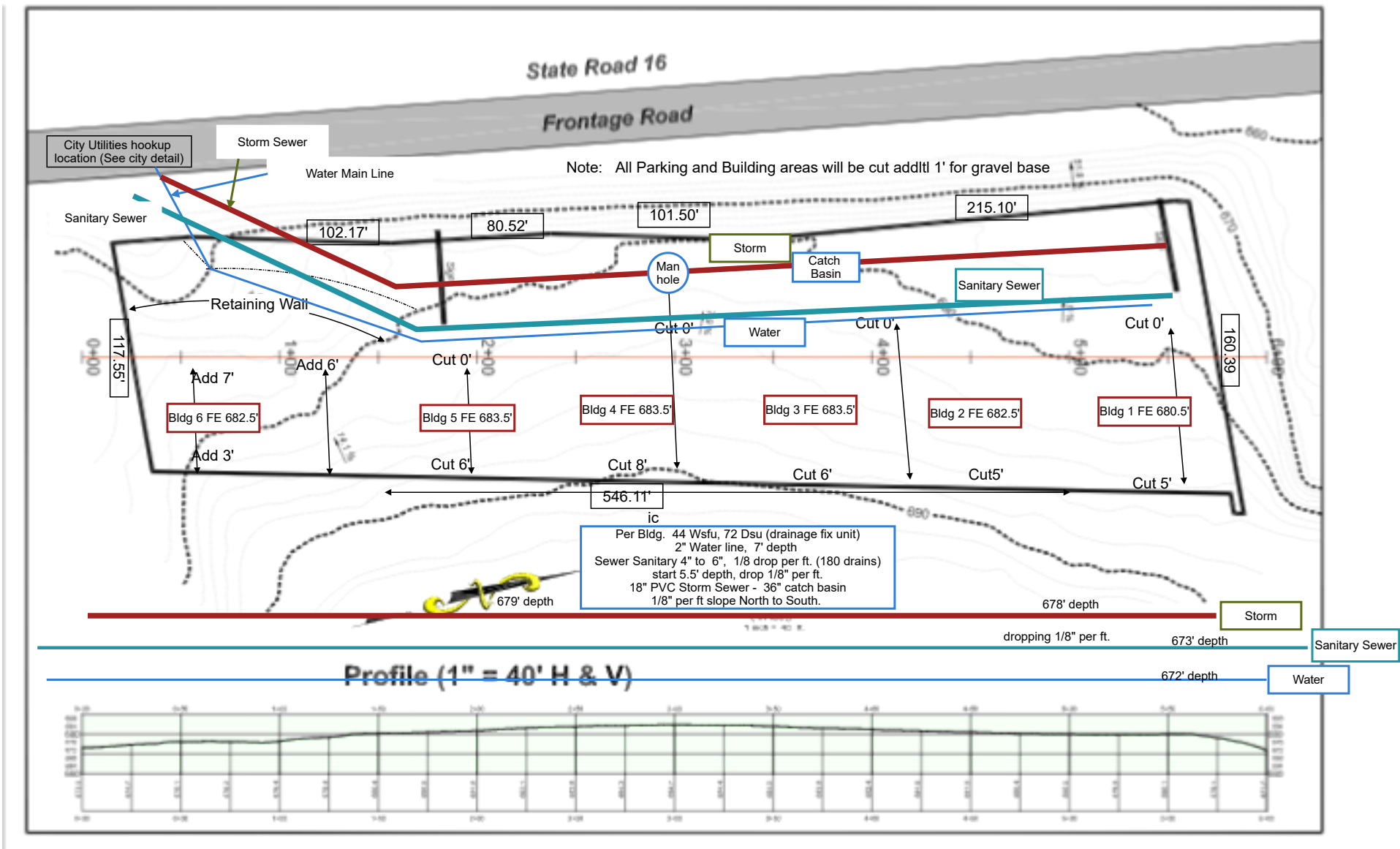
Bearing basis: Wisconsin Coordinate System South - NAD 1983 - (1991)
East line of NE ¼, Sec. 21, T16N-R7W bears S xx°xx'xx" E
Section breakdown based, in part, on County Surveyor data.

State Road 16

Frontage Road













City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 24-1317

Agenda Date: 10/4/2024

Version: 1

Status: Agenda Ready

In Control: Commercial/Multi-Family Design Review Committee

File Type: Review of Plans

Agenda Number: 2.

NEW BAKERY/SANDWICH SHOP
for JOSEPH & TRACY ENDRIZZI
1513 MARKET STREET
LA CROSSE, WISCONSIN 54601



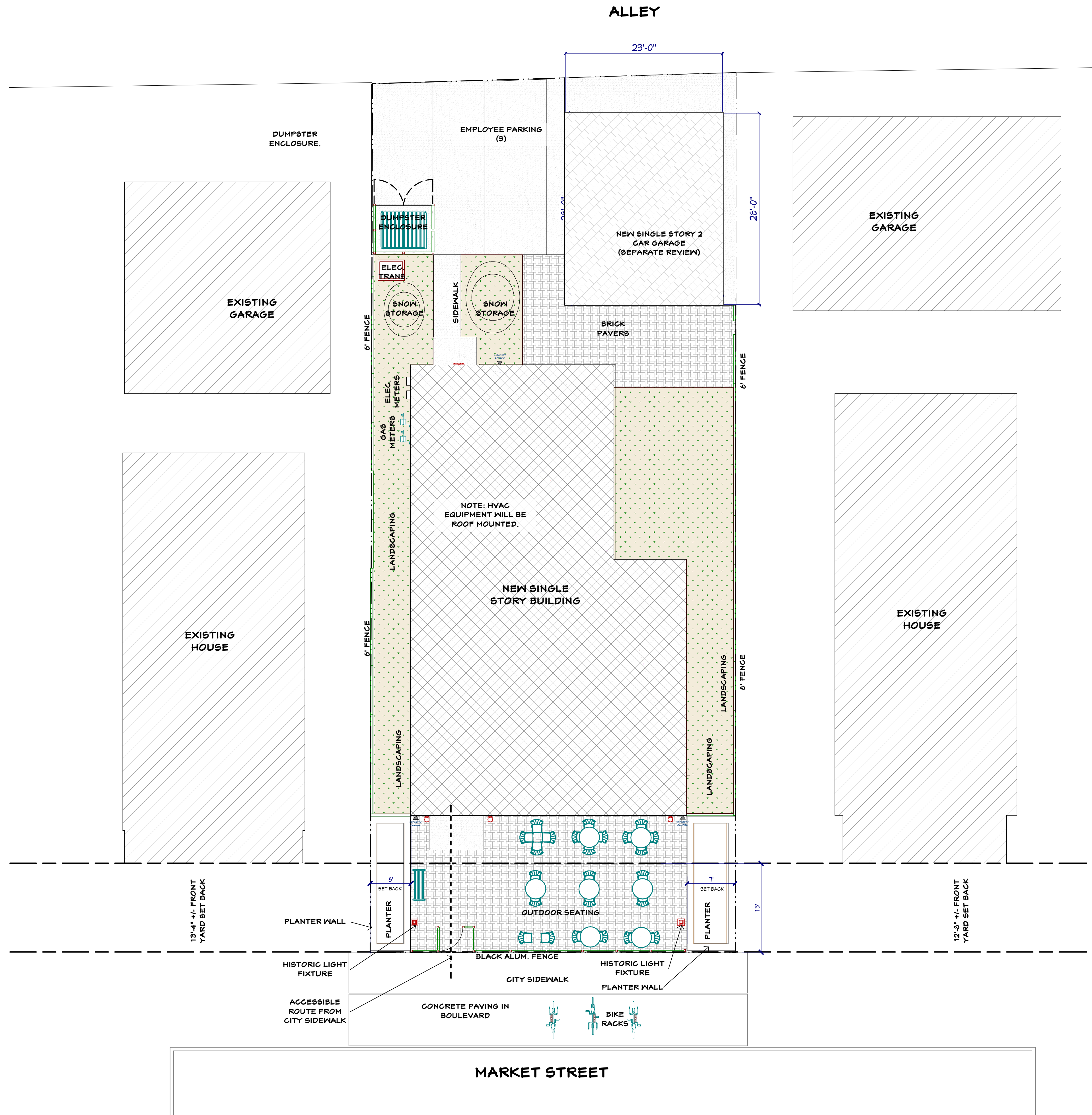
PROJECT LOCATION

1 LOCATION PLAN
A1 NTS



2 3D VIEW FROM MARKET STREET
A1 NO SCALE

INDEX OF DRAWINGS	
INDEX OF DRAWINGS / CODE SUMMARY	A1
ARCHITECTURAL SITE PLAN	A2
FLOOR PLAN - DIMENSIONED	A3
CEILING PLAN	A4
ROOF PLAN / DETAILS	A5
EXTERIOR ELEVATIONS	A6
BUILDING SECTIONS	A7
CASEWORK ELEVATIONS - BAKERY	A8
BUILDING AND SITE DETAILS	A9
BAKERY 3D VIEWS	A10



NOTE: SEE ALSO CIVIL DRAWINGS BY
PARAGON ASSOCIATES.

6/3/2025

NEW BAKERY/SANDWICH SHOP
for JOSEPH & TRACY ENDRIZZI
1513 MARKET STREET
LA CROSSE, WISCONSIN 54601

SCALE @ 24" X 36"

DATE: 6/3/2025

SHEET

A2

CITY REVIEW 2

GENERAL CONSTRUCTION NOTES

1. ALL LOAD BEARING WALLS TO HAVE A 1 HOUR RATING.
2. ALL STRUCTURAL FRAMING TO HAVE A ONE HOUR RATING MINIMUM.
3. WALL AND FLOOR ASSEMBLIES TO BE RATED WHERE SHOWN ON PLANS AND WALL TYPE SCHEDULE.
4. SOUND INSULATE SECOND FLOOR ASSEMBLY AND WALLS WHERE SHOWN. SEE WALL TYPES.

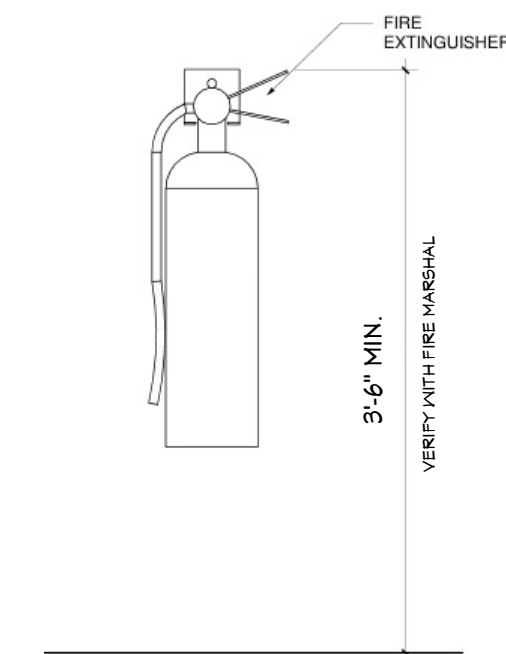
GENERAL FINISH NOTES

1. ALL DRYWALL JOINTS TO BE TAPED AND FINISHED WITH COMPOUND, SANDED SMOOTH. EXPOSED DRYWALL TO HAVE A LIGHT ORANGE PEEL FINISH. SEE FINISH SCHEDULE FOR FINISHES.
2. EXTERIOR FINISHES TO BE AS SHOWN ON ELEVATIONS.
3. PROVIDE FIBER REINFORCED PLASTIC (FRP) WALL PANELS AT MOP SINK TO 48'-0" AFF.
4. PROVIDE FRP ON WALL SURFACES IN COOLER.
5. PROVIDE FRP TO 8'-0" AFF AT ALL KITCHEN AREAS EXCEPT AS NOTED.
6. PROVIDE STAINLESS STEEL WALL PANELS AT EXHAUST HOOD WALLS. SEE ALSO WALL TYPE SCHEDULE.
7. PROVIDE SOLID SURFACE WINDOW SILLS AT ALL FIRST FLOOR WINDOWS.

MECHANICAL PLUMBING AND ELECTRICAL NOTES

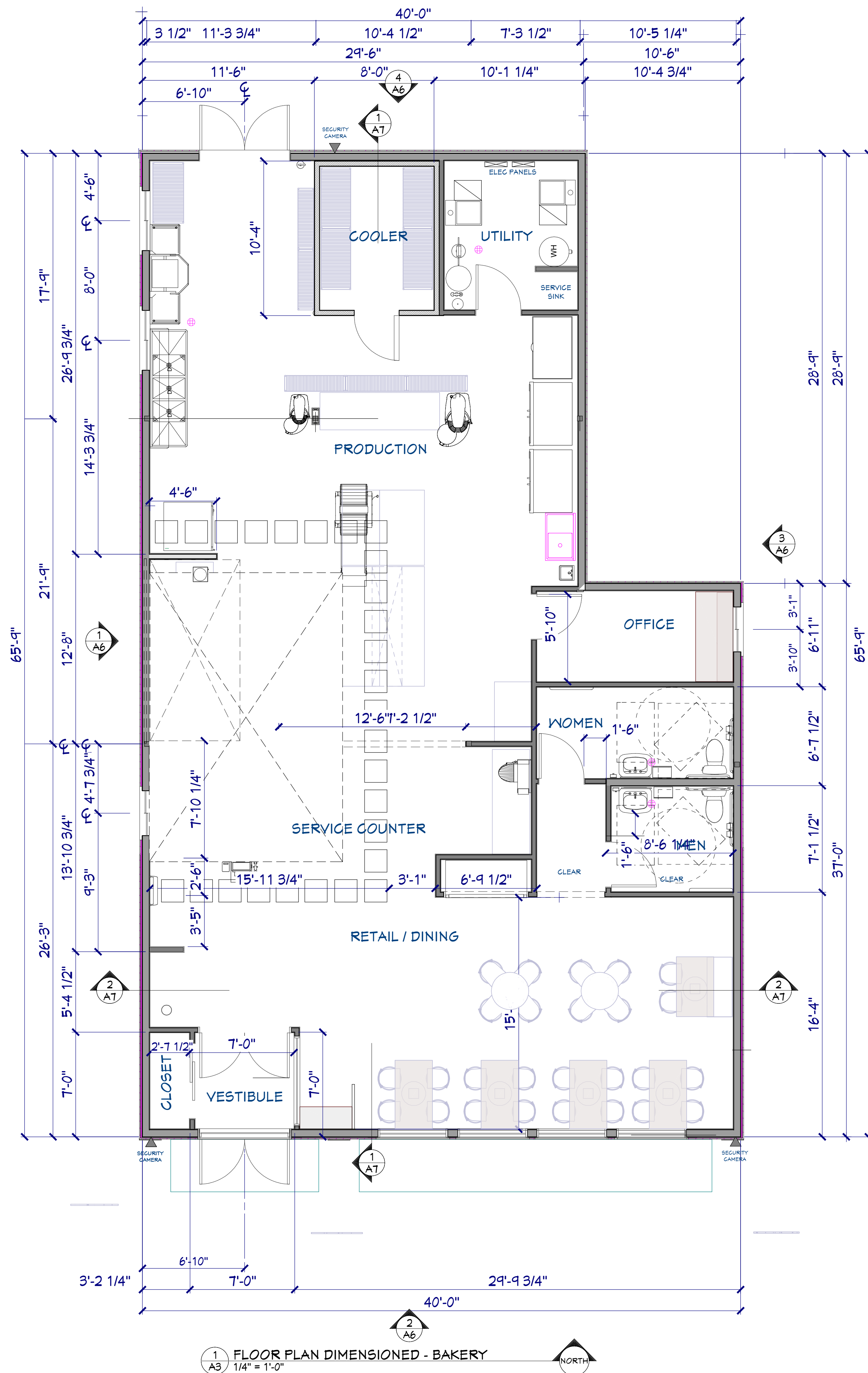
MECHANICAL, PLUMBING AND ELECTRICAL DESIGN BY OTHERS.

1. PROVIDE HEATING AND COOLING THRU-OUT WITH RELATED CONTROLS.
COORDINATE MECHANICAL SYSTEMS WITH OWNER AND TENANT FOR TENANT SUPPLIED FIXTURES/EQUIPMENT.
2. PROVIDE PLUMBING TO MEET CODE. INCLUDING ALL FIXTURES AND PIPING, ETC. AS SHOWN.
-COORDINATE PLUMBING REQUIREMENTS WITH TENANT FOR TENANT SUPPLIED FIXTURES AND EQUIPMENT.
-PROVIDE FLOOR DRAINS AT REST ROOMS, DISH AREA AND UTILITY ROOM.
-PROVIDE FROST FREE HOSE BIBS AT EACH SIDE OF BUILDING. COORDINATE LOCATIONS WITH OWNER.
3. PROVIDE ELECTRICAL TO MEET CODE, INCLUDING OUTLETS, LIGHTING, SWITCHES, WIRING, CONDUIT, ETC.
-COORDINATE PLUMBING REQUIREMENTS WITH TENANT FOR TENANT SUPPLIED FIXTURES AND EQUIPMENT.
-PROVIDE LED LIGHTING THRU-OUT.
-PROVIDE EXTERIOR LED WALL LIGHTING AT ENTRANCE AND ALL EXIT DOORS.
-PROVIDE MEANS OF EGRESS AND EXIT LIGHTING PER CODE.
-PROVIDE FIRE ALARM AND DETECTION SYSTEM PER CODE.
-PROVIDE EMPTY CONDUIT & PULL WIRE FOR DATA & COMM IN THE FOLLOWING LOCATIONS:
TELEPHONES AT OFFICE AND COUNTER SERVICE.
AT TELEVISION AT COUNTER SERVICE AREA.
AT MISC. OTHER LOCATIONS THAT MAY BE REQUIRED BY TENANT.
SECURITY SYSTEM WITH CAMERAS WHERE SHOWN.

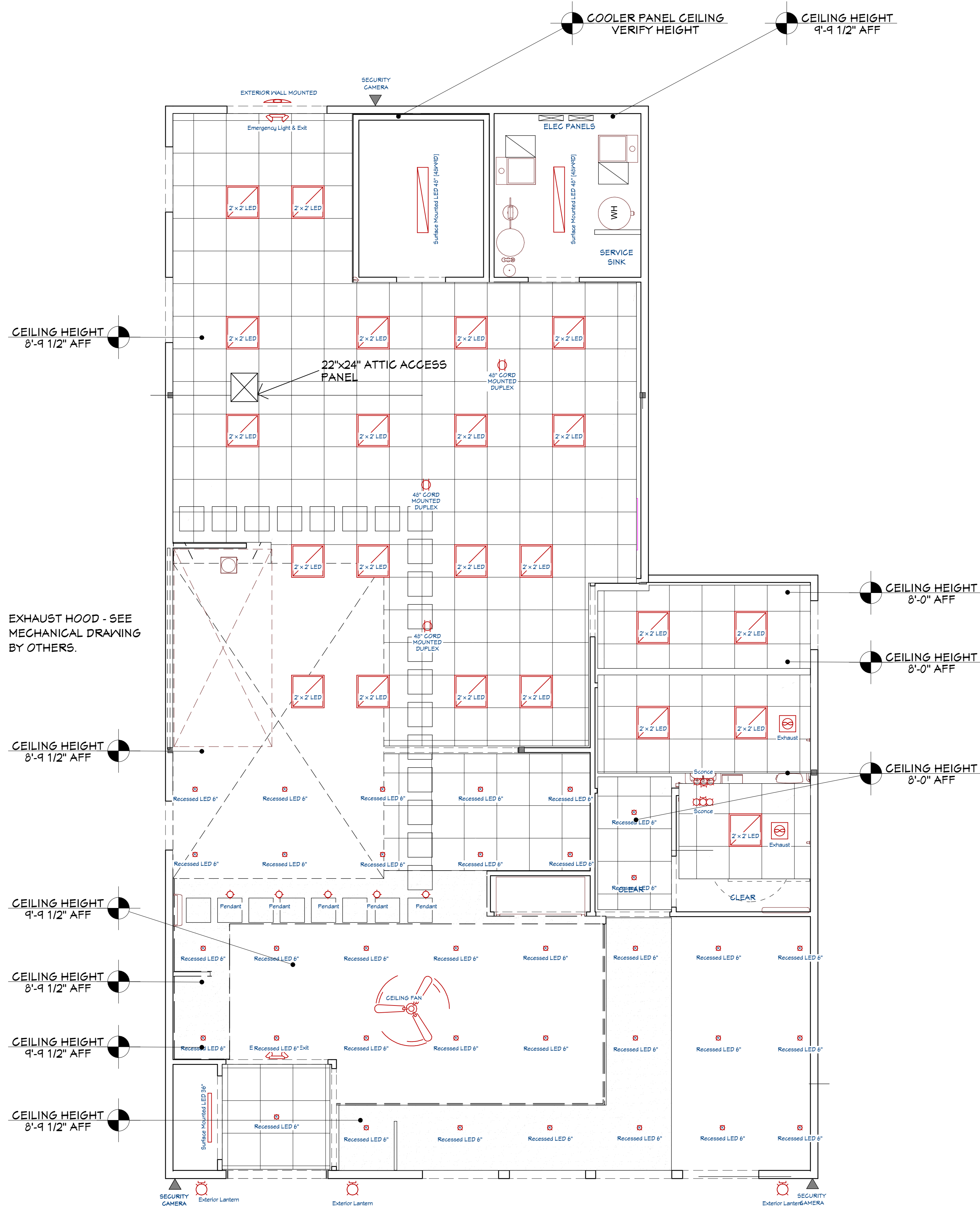


2 FIRE EXTINGUISHER MOUNTING DETAILS
A3 NO SCALE

CITY REVIEW 2



1 FLOOR PLAN DIMENSIONED - BAKERY
A3 1/4" = 1'-0"



	LIGHT FIXTURE SCHEDULE	
	DESCRIPTION	COMMENTS
	SURFACE MOUNTED LED 36"	
	SURFACE MOUNTED LED 48"	
	RECESSED LED 6"	PROVIDE DIMMER
	2' X 2' LED	
	PENDANT	PROVIDE DIMMER
	MOTION SENSOR	
	EMERGENCY LIGHT & EXIT	
	EXTERIOR WALL MOUNTED	
	EXTERIOR LANTERN	
	EXHAUST	
	SCONCE	
	3 BLADE CEILING FAN	VARIABLE SPEED / REVERSIBLE PROVIDE DIMMER FOR SPEED CONTROL.
	48" CORD MOUNTED DUPLEX	

NOTE: ENTIRE FLOOR/CEILING ASSEMBLY IS TO BE A 2 HOUR RATED ASSEMBLY - SEE 3/A5.

EXHAUST HOOD - SEE MECHANICAL DRAWING BY OTHERS.

1
A4
CEILING PLAN - BAKERY
1/4" = 1'-0"



6/3/2025

NEW BAKERY/SANDWICH SHOP
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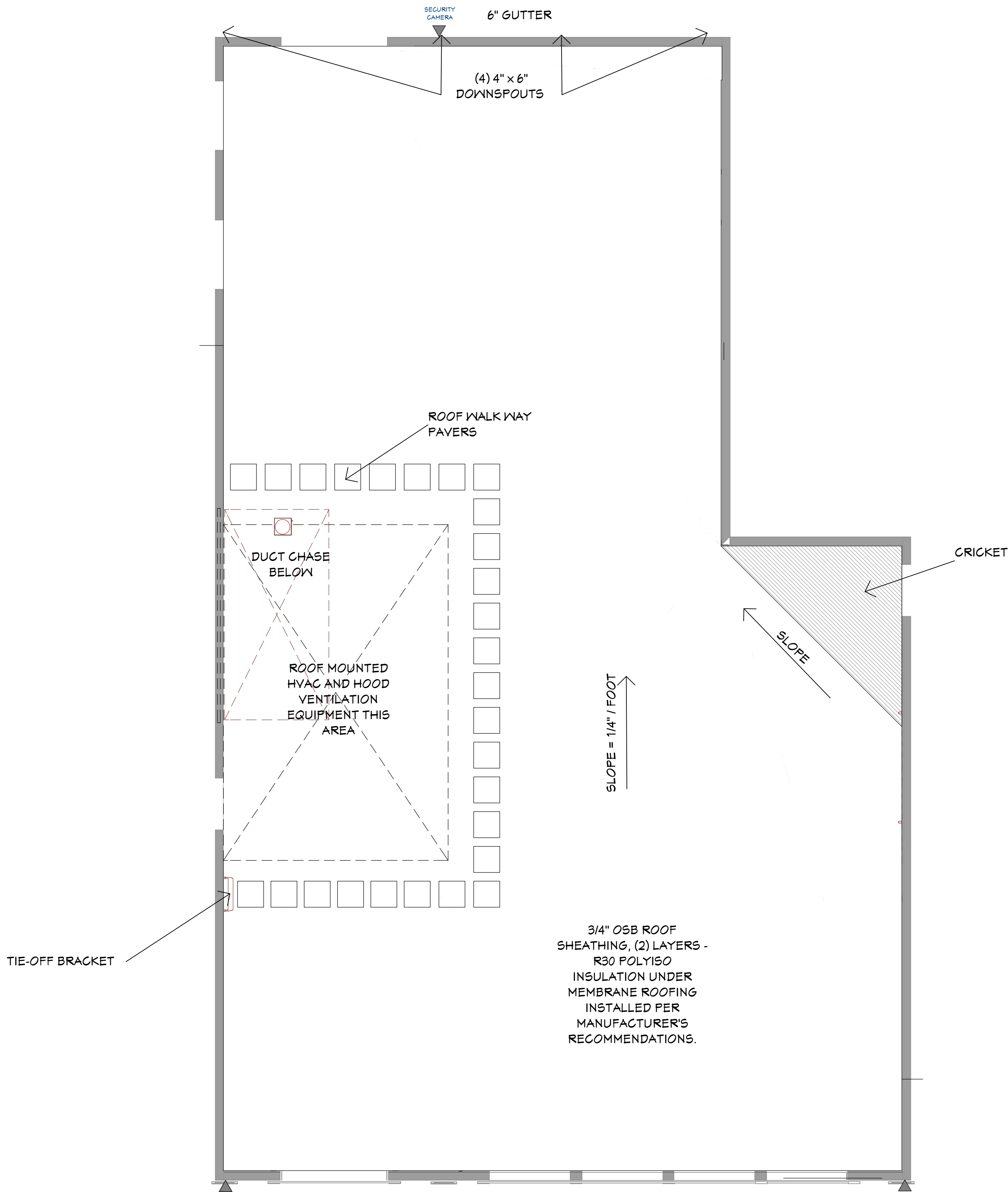
SCALE @ 24" X 36"

DATE: 6/3/2025

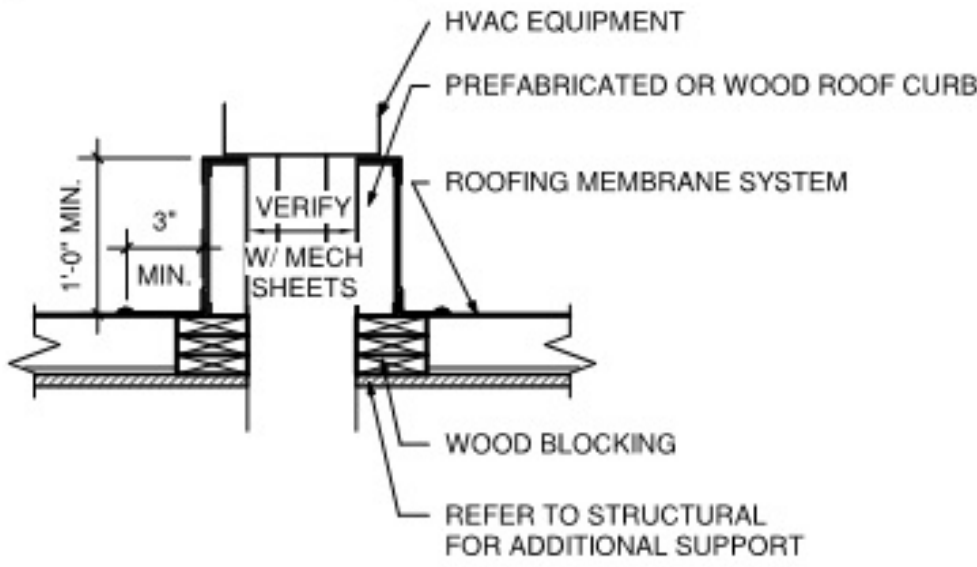
SHEET

CITY REVIEW 2

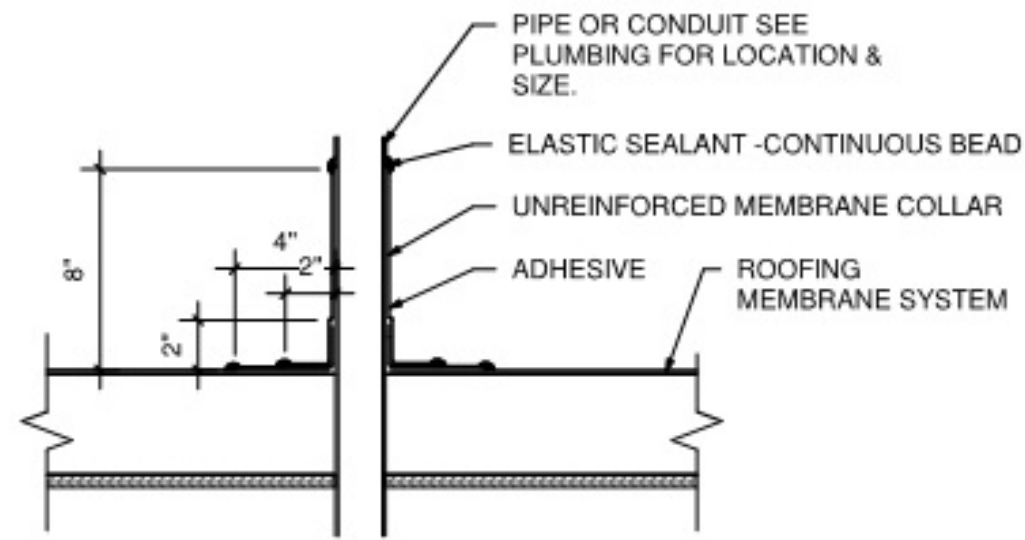
A4



NOTE :
ROOFING CONTRACTOR TO
PROVIDE DETAIL PER MANUF.
SPECIFICATIONS TO INSURE
WARRANTY COMPLIANCE.



4 ROOF CURB DETAIL
A5 NO SCALE



5 ROOF PIPE FLASHING DETAIL
A5 NO SCALE

GENERAL NOTES - ROOF PLAN

SEE STRUCTURAL FOR ALL TOP OF DECK ELEVATIONS, TRUSS SIZES, ETC.

COORDINATE ALL ROOF TOP UNIT LOCATIONS WITH STRUCTURAL.

ROOF CURB LAYOUTS FOR HVAC UNITS SHALL BE VERIFIED WITH STRUCTURAL ENGINEER.

PROVIDE TAPERED INSULATION CRICKETS AT ALL ROOF SLOPE OBSTRUCTIONS.

ROOF INSULATION SHALL BE APPLIED OVER THE ROOF DECK IN ACCORDANCE WITH THE SPECIFIED PRODUCT MANUFACTURER'S WRITTEN RECOMMENDATIONS.

PAINT ALL EXPOSED GAS PIPING "OSHA YELLOW"

ROOFTOP WALKWAY PADS TO BE PLACED AS INDICATED ON PLAN

1 ROOF PLAN
A5 1/4" = 1'-0"



6/3/2025

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1513 MARKET STREET
LA CROSSE, WISCONSIN 54601

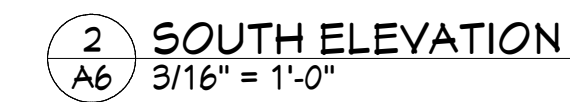
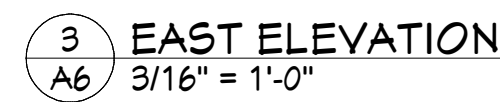
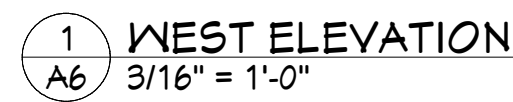
SCALE @ 24" X 36"

DATE: 6/3/2025

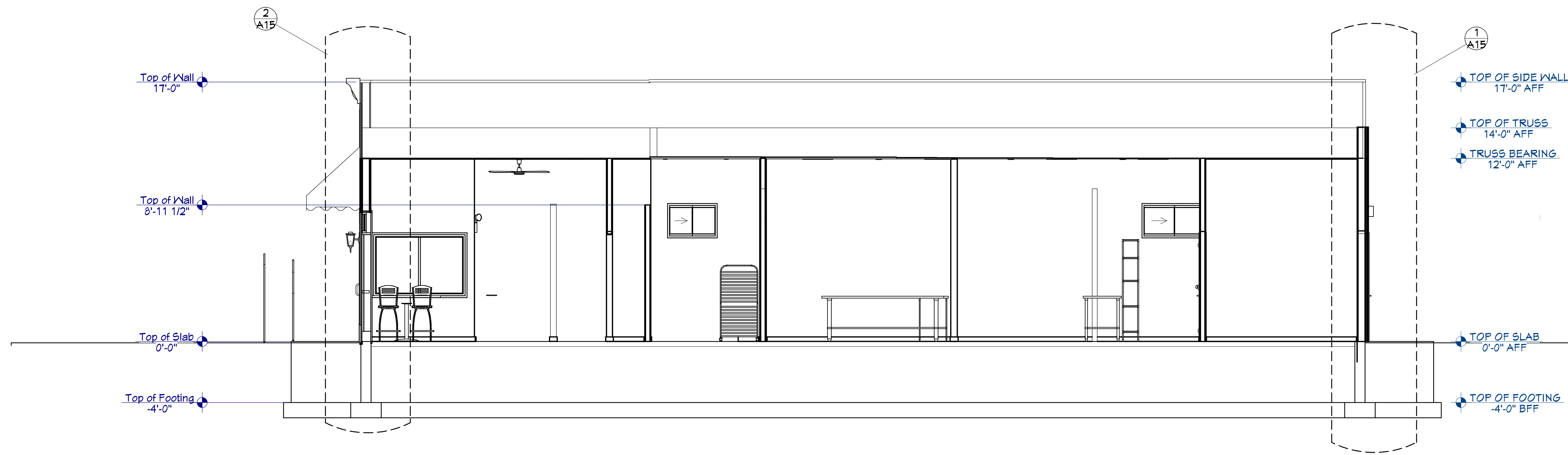
SHEET

A5

CITY REVIEW 2

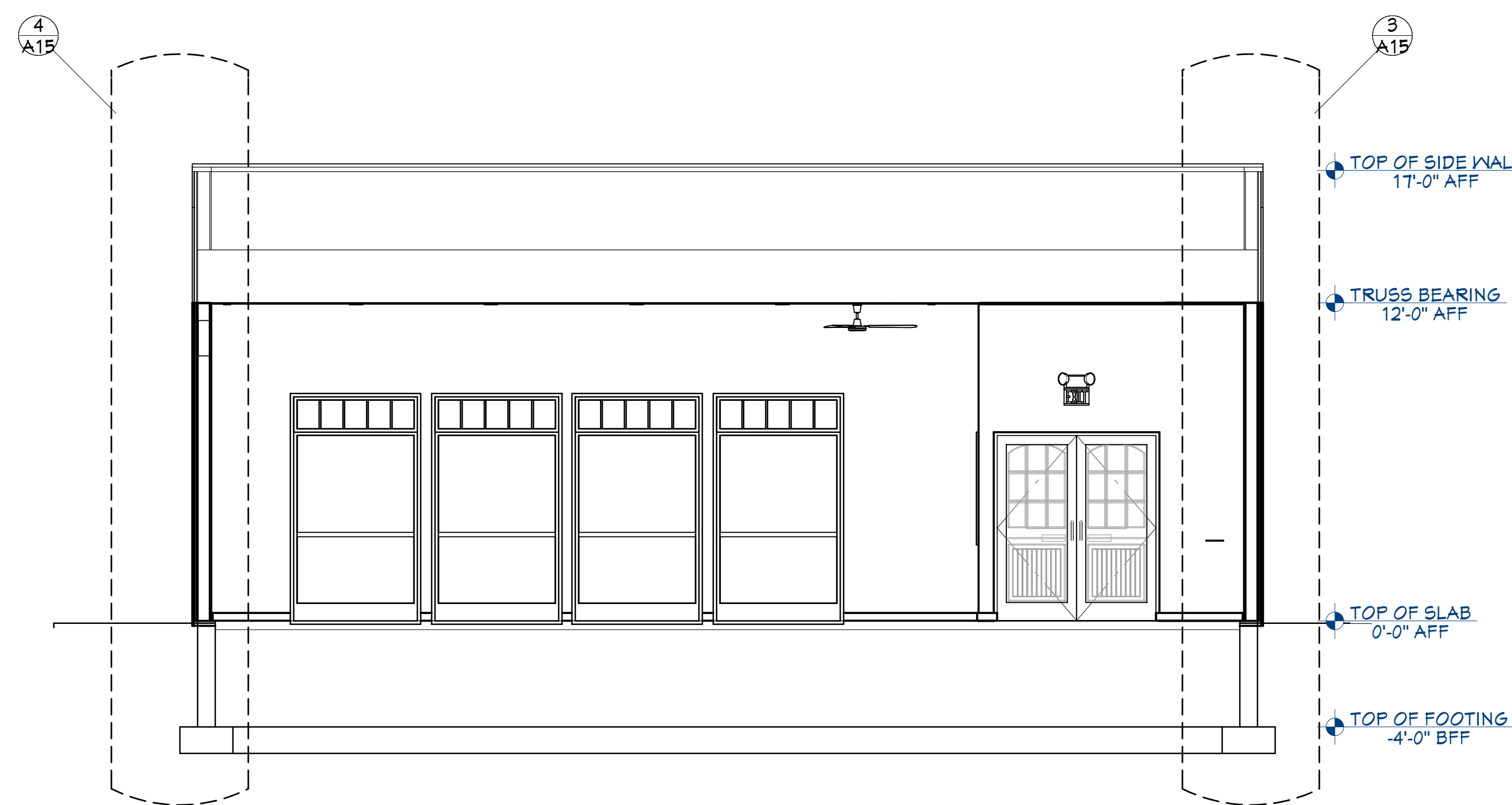


4 NORTH ELEVATION
A6 3/16" = 1'-0"



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

NOTE: SEE STRUCTURAL
DRAWING FOR STRUCTURAL
FRAMING AND STRUCTURAL
DETAILS.



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

6/3/2025

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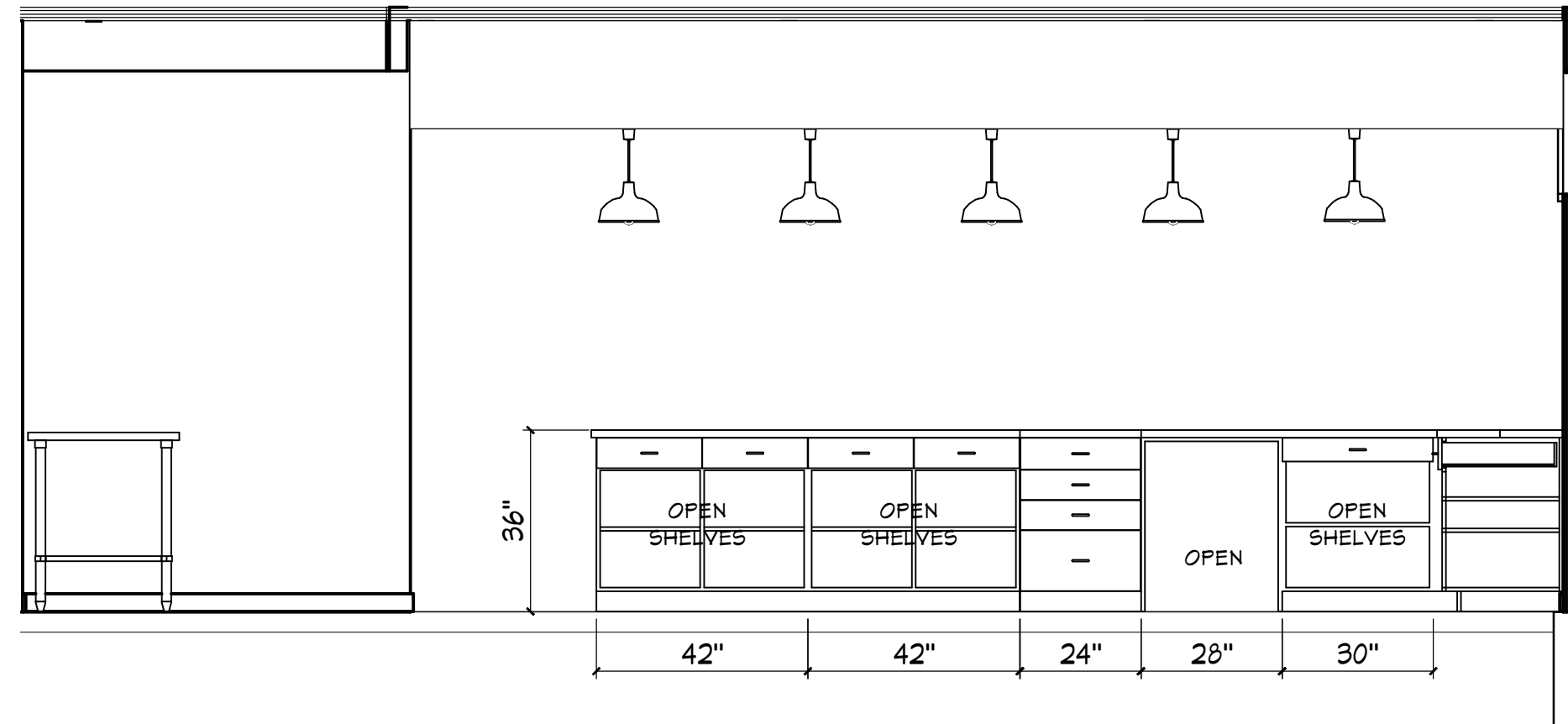
SCALE @ 24" X 36"

DATE: 6/3/2025

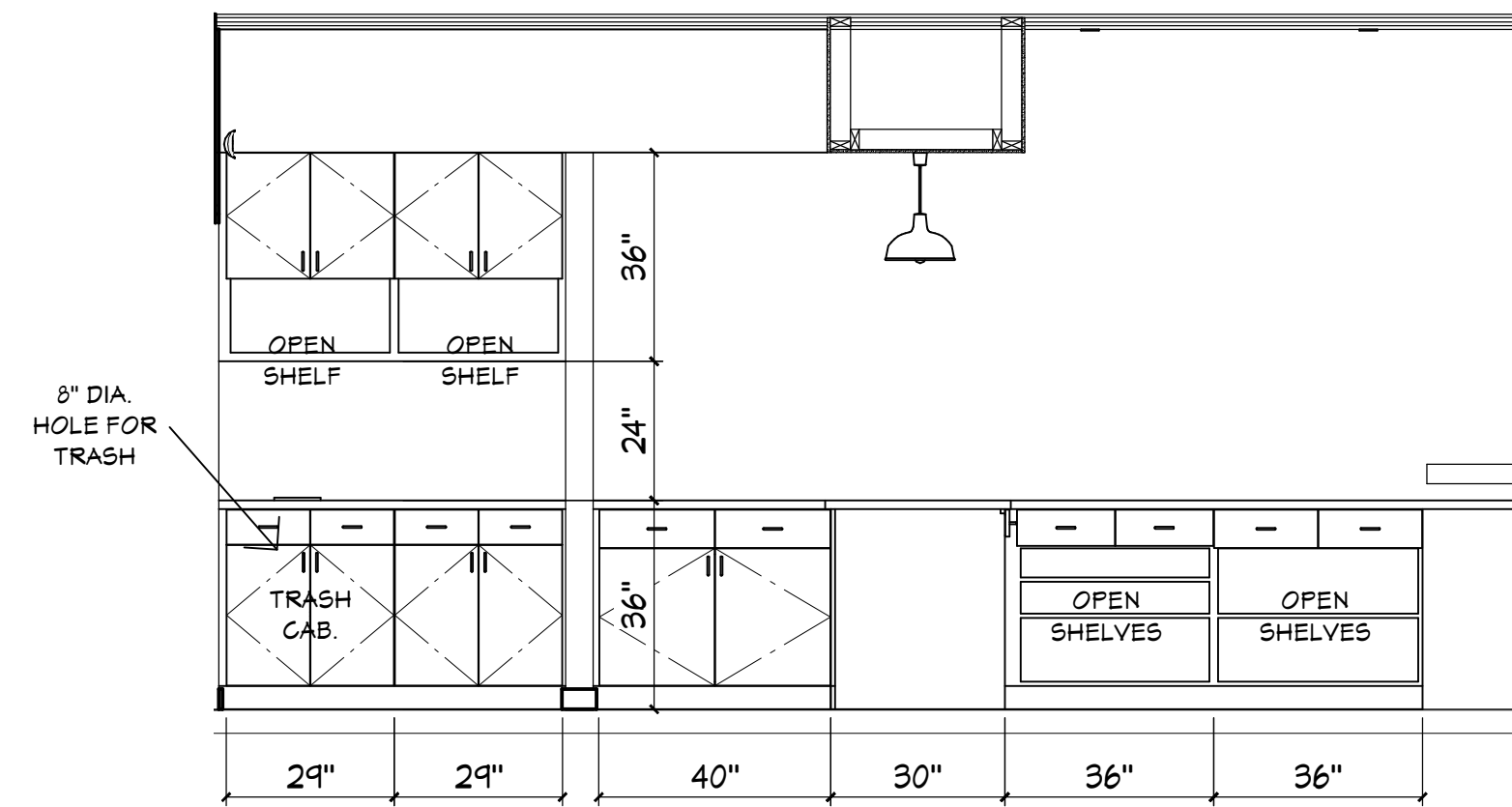
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CITY REVIEW 2

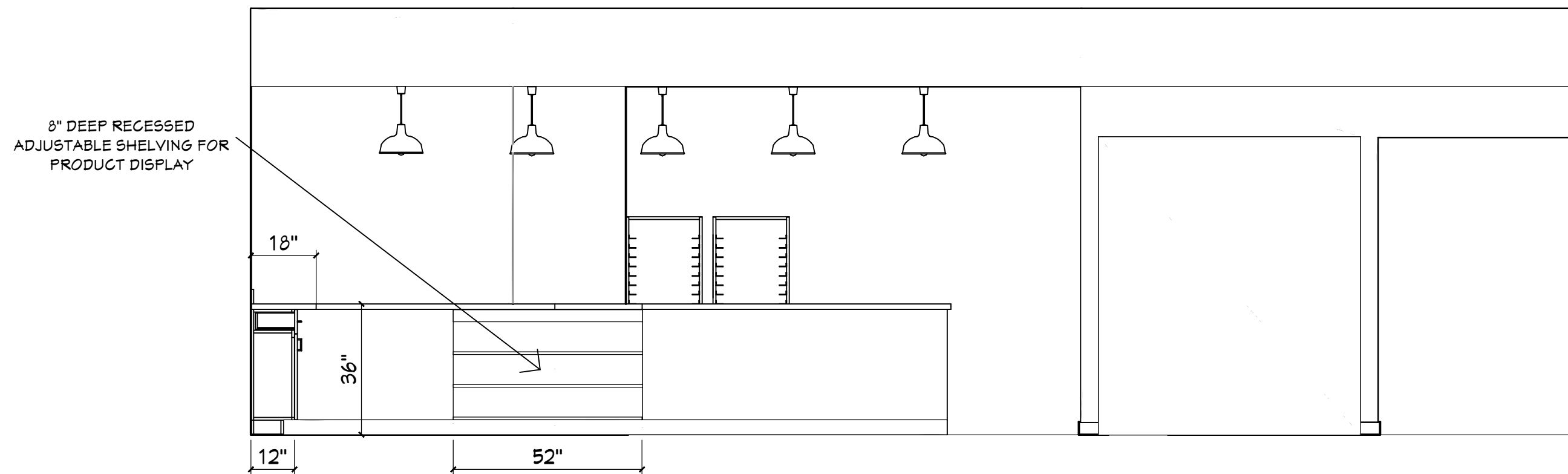
A7



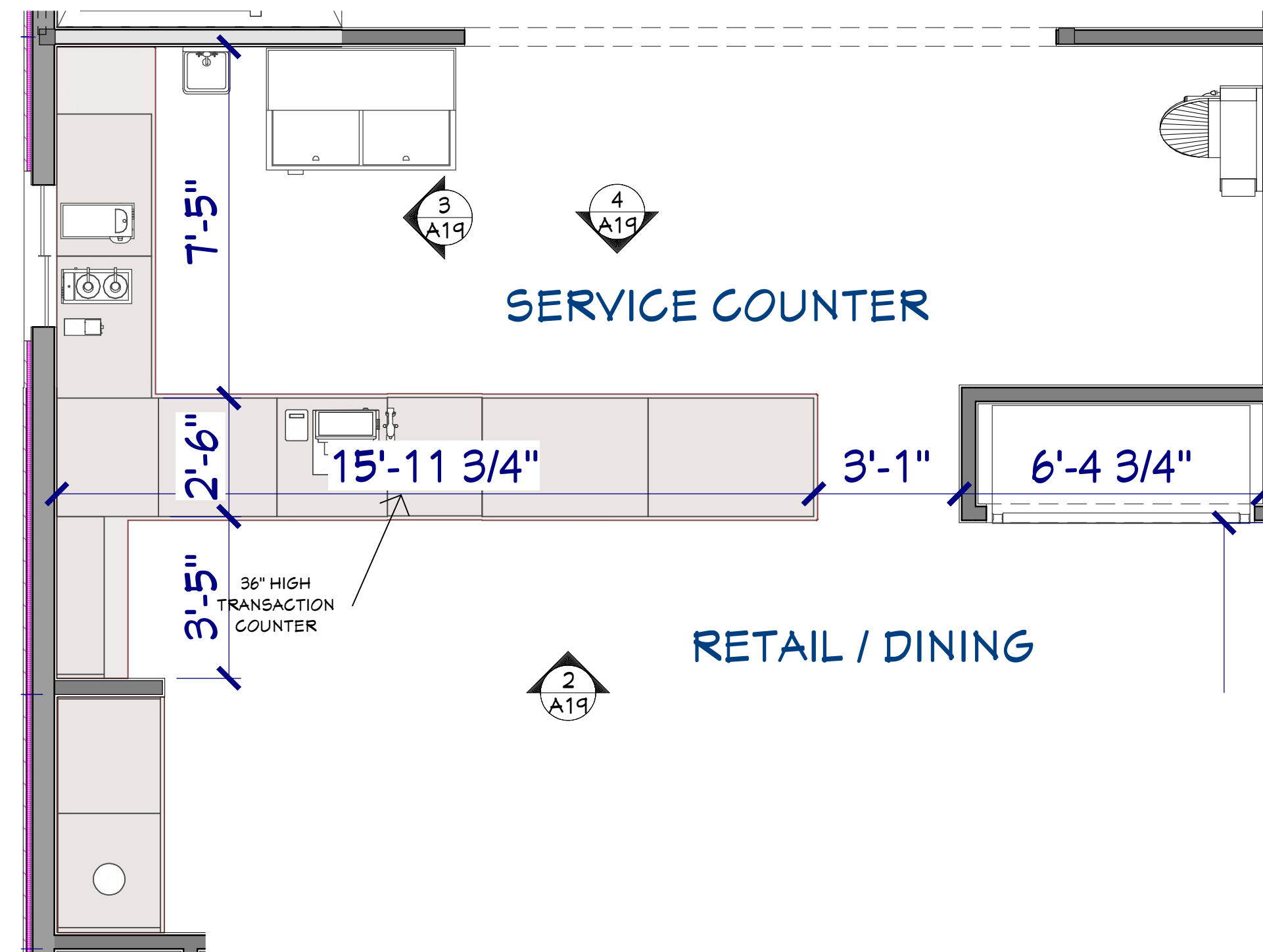
4 ELEVATION @ COUNTER SERVICE
A8 3/8" = 1'-0"



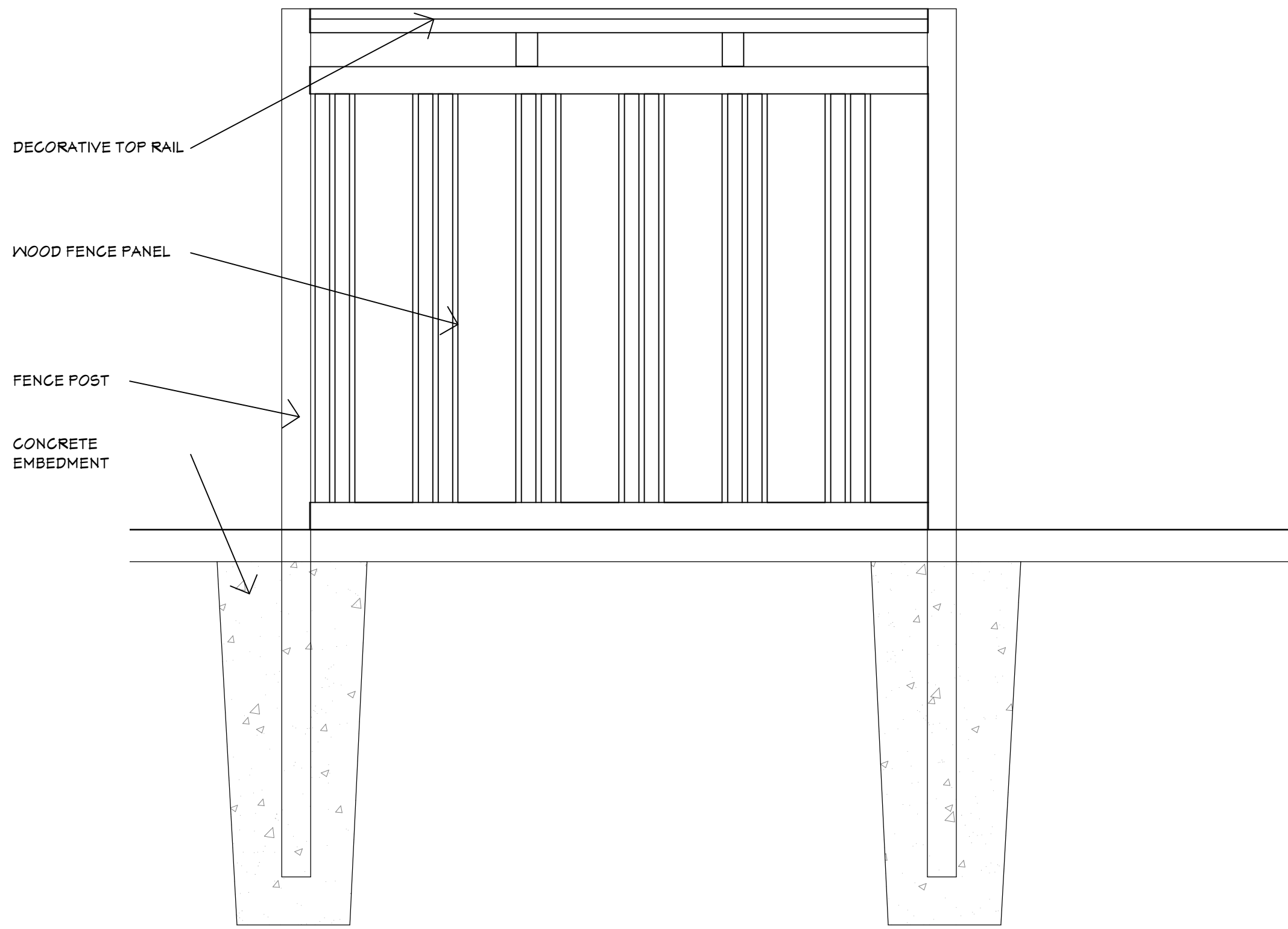
3 ELEVATION @ COUNTER SERVICE
A8 3/8" = 1'-0"



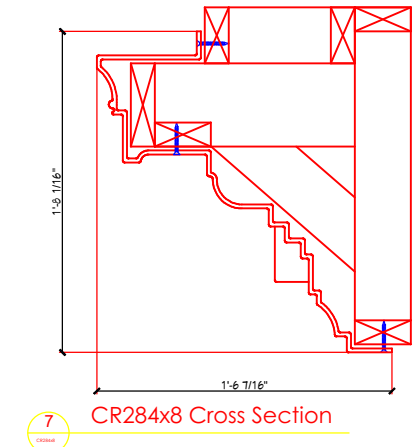
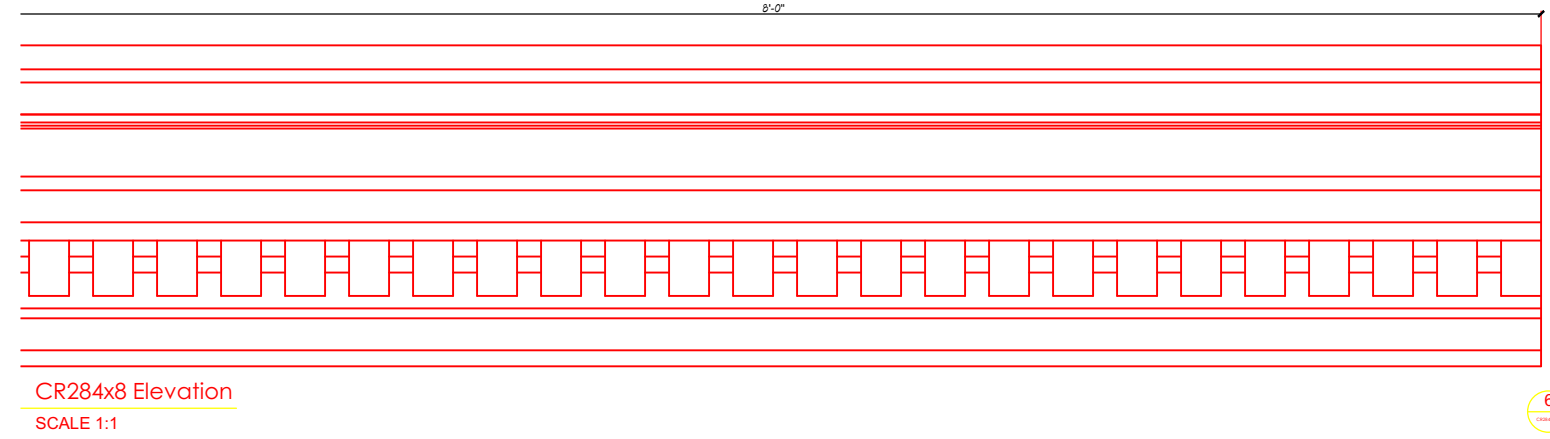
2 ELEVATION @ COUNTER SERVICE
A8 3/8" = 1'-0"



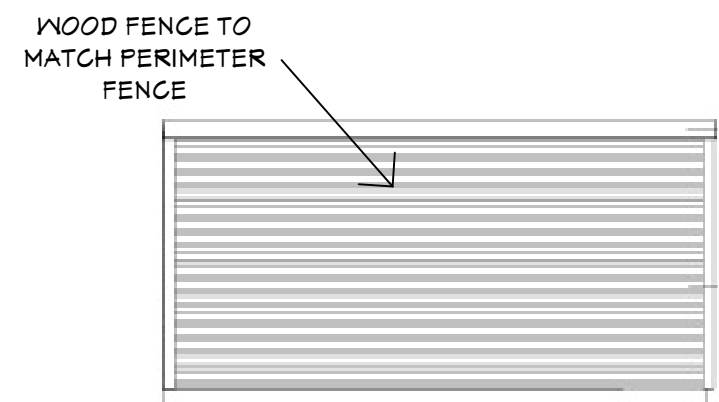
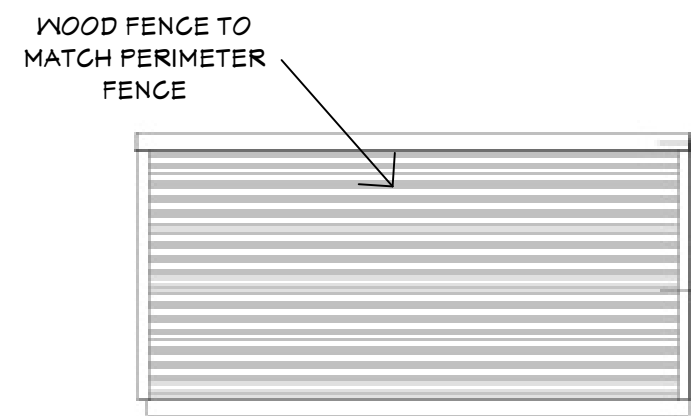
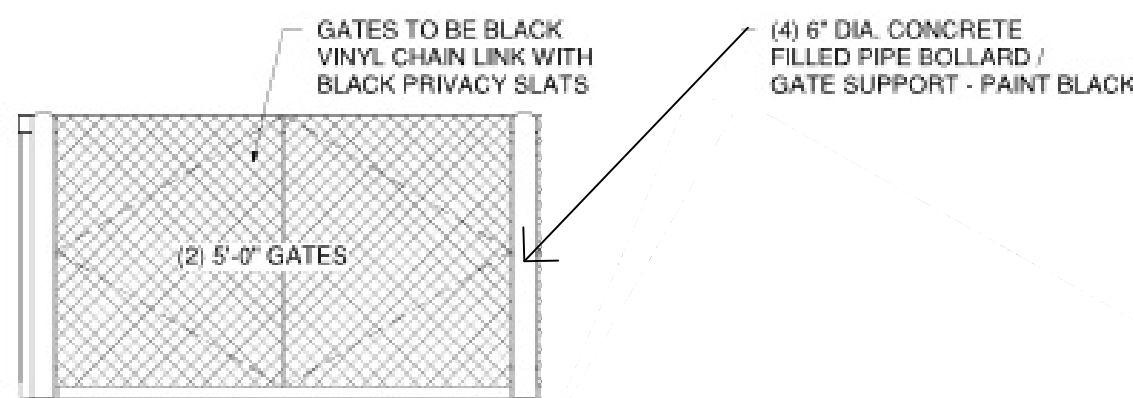
1 COUNTER SERVICE PLAN - ENLARGED
A8 3/8" = 1'-0"



4 PERIMETER FENCE DETAIL
3/4" = 1'-0"



1 CORNICE DETAIL
NTS



3 DUMPSTER ENCLOSURE DETAILS
NTS



1 3D Views at Retail Area
A10 No Scale

6/3/2025

NEW BAKERY/SANDWICH SHOP
for JOSEPH & TRACY ENDRIZZI
1513 MARKET STREET
LA CROSSE, WISCONSIN 54601

SCALE @ 24" X 36"

DATE: 6/3/2025

SHEET

CITY REVIEW 2

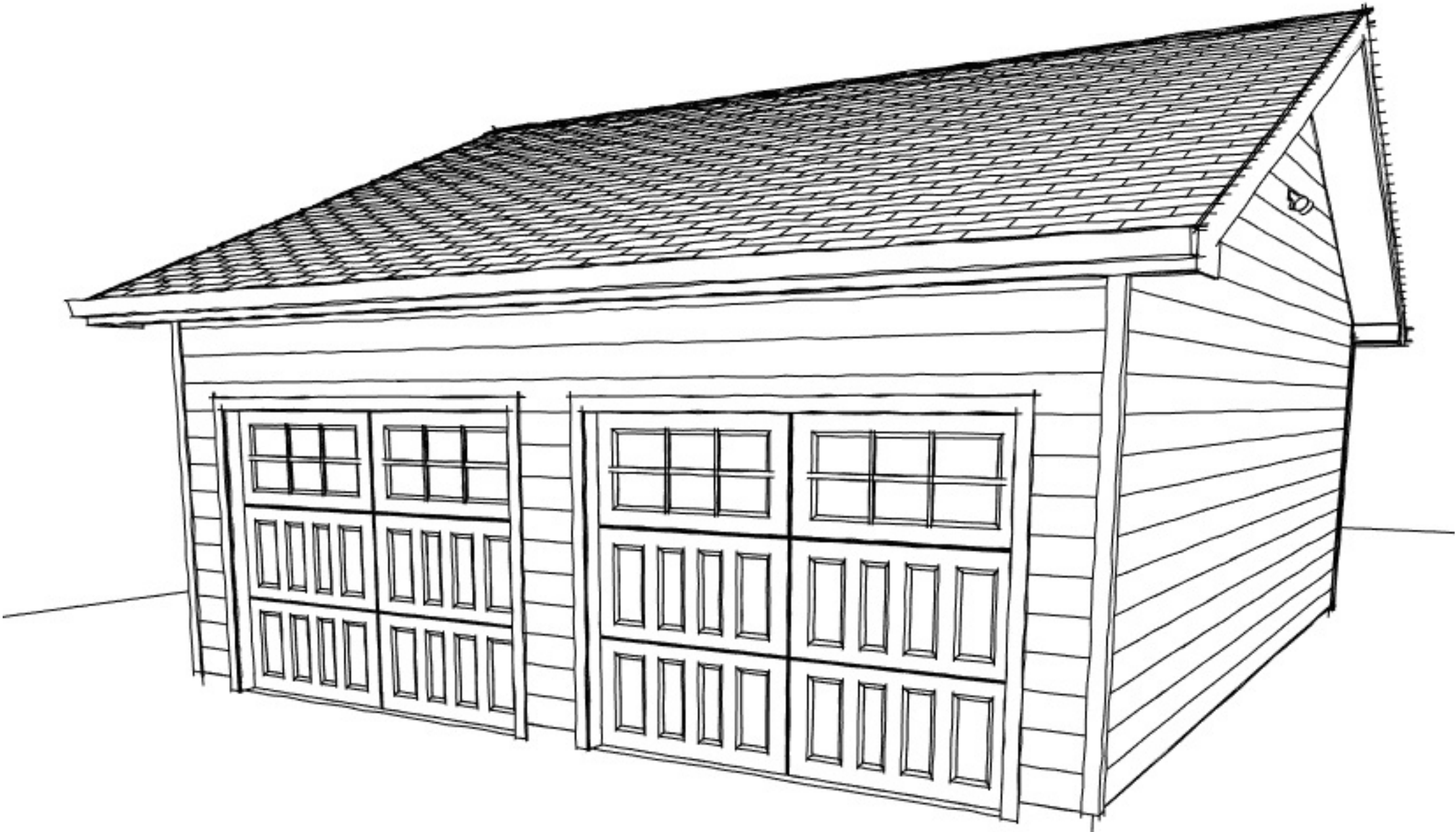
A10

NEW GARAGE
for JOSEPH & TRACY ENDRIZZI
1513 MARKET STREET
LA CROSSE, WISCONSIN 54601



PROJECT LOCATION

1 LOCATION PLAN
A1 NTS



2 3D VIEW FROM ALLEY
A1 NTS

INDEX OF DRAWINGS

DRAWINGS INDEX / PROJECT SUMMARY / 3D VIEW	A1
ARCHITECTURAL SITE PLAN	A2
GARAGE - FOUNDATION / FLOOR / FRAMING PLANS	A3
GARAGE - BUILDING SECTIONS & ELEVATIONS	A4
GARAGE - WALL SECTIONS	A5

SUMMARY

PROJECT DESCRIPTION
NEW WOOD FRAMED 2 CAR GARAGE.

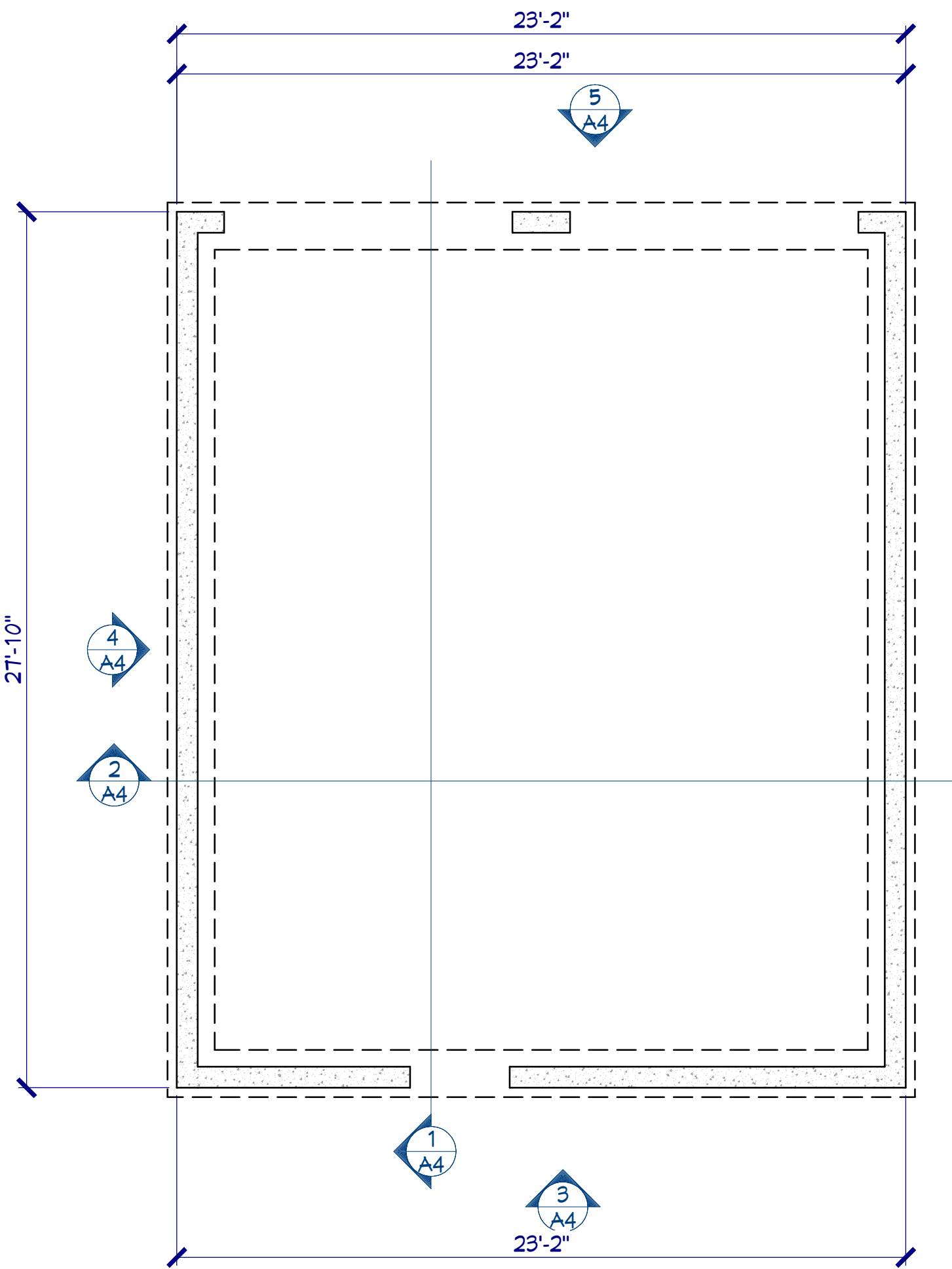
BUILDING HEIGHT AND AREA
HEIGHT ABOVE GRADE- GARAGE: 16'1" STORY AS DESIGNED
SIZE - GARAGE: 644 SF

CONSTRUCTION TYPE
CONSTRUCTION TYPE: WOOD FRAMED, SLAB ON GRADE WITH FROST WALLS.

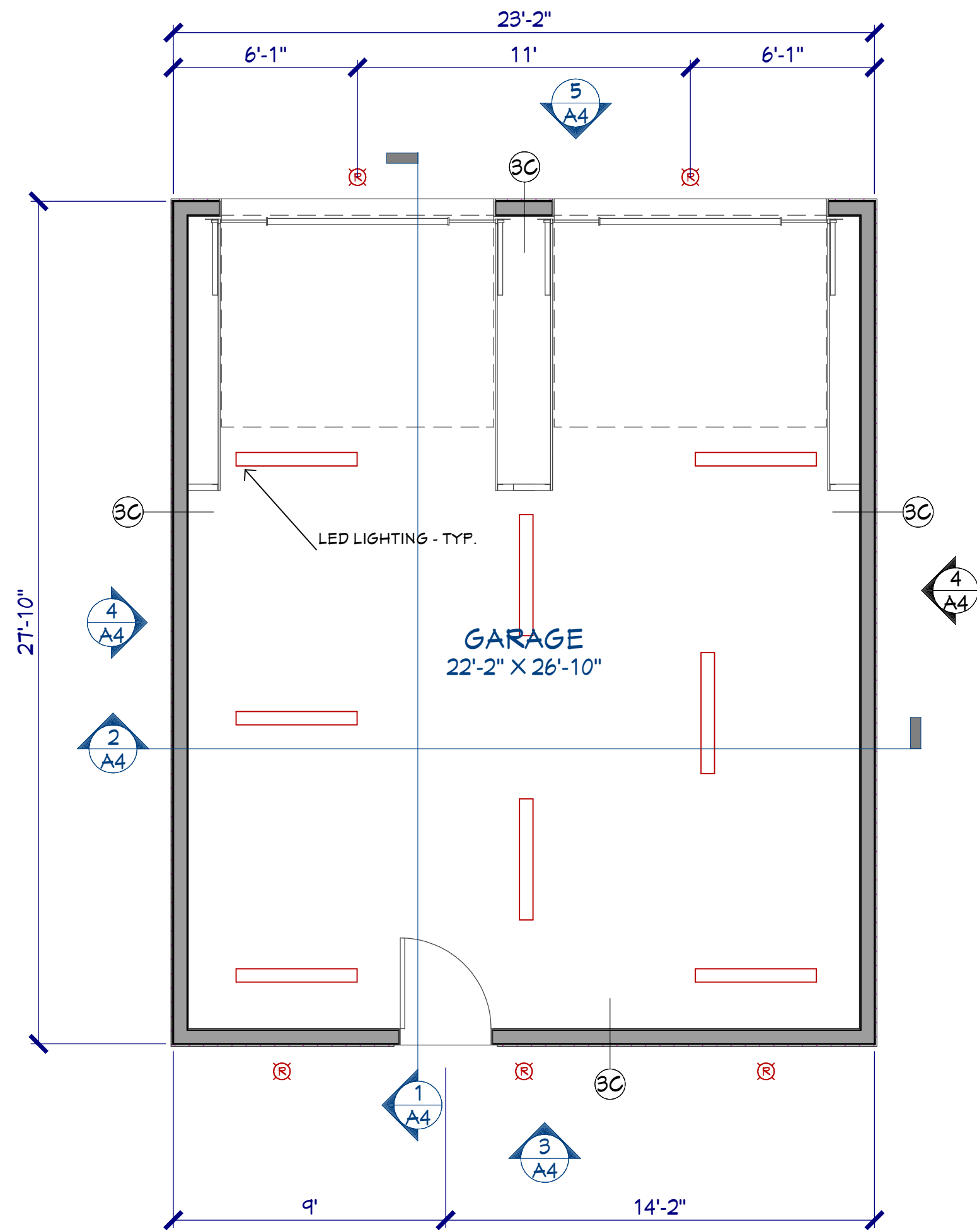
FIRE SPRINKLER
NOT REQUIRED

GENERAL NOTES:

1. ELECTRICAL HVAC, PLUMBING AND CIVIL/SITE WORK IS DESIGNED BY OTHERS.
2. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.
3. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/ DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
4. ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.
5. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF CONSTRUCTION WASTE.
6. SAFETY IS THE FULL RESPONSIBILITY OF EACH CONTRACTOR AND SUPPLIER.
7. EACH CONTRACTOR TO PROVIDE PENETRATIONS, SLEEVES, BOX-OUTS, ETC. FOR THEIR WORK.
8. ALL CONTRACTORS SHALL PROTECT ADJACENT WORK FROM DAMAGE.
9. EACH CONTRACTOR IS RESPONSIBLE FOR THEIR OWN CUTTING AND PATCHING.
10. EACH CONTRACTOR IS RESPONSIBLE TO PROVIDE THEIR OWN EQUIPMENT NECESSARY TO PERFORM THE WORK.



1 FOUNDATION PLAN
1/4" = 1'-0"



2 FLOOR PLAN
1/4" = 1'-0"

DOOR SCHEDULE

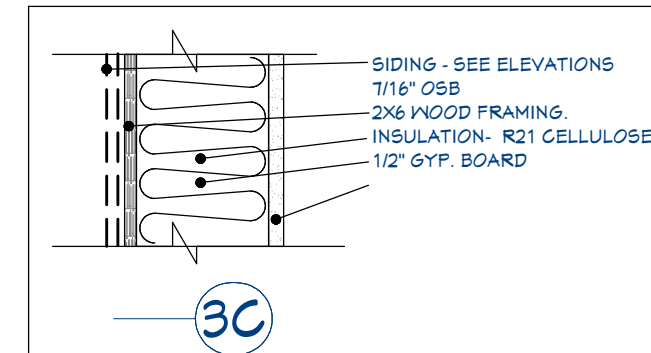
OVERHEAD DOORS

- METAL INSULATED SECTIONAL DOOR
DOOR (U VALUE .24 OR BETTER) -
9'-0" W. X 8'-0" H. - STYLE AS SELECTED BY OWNER

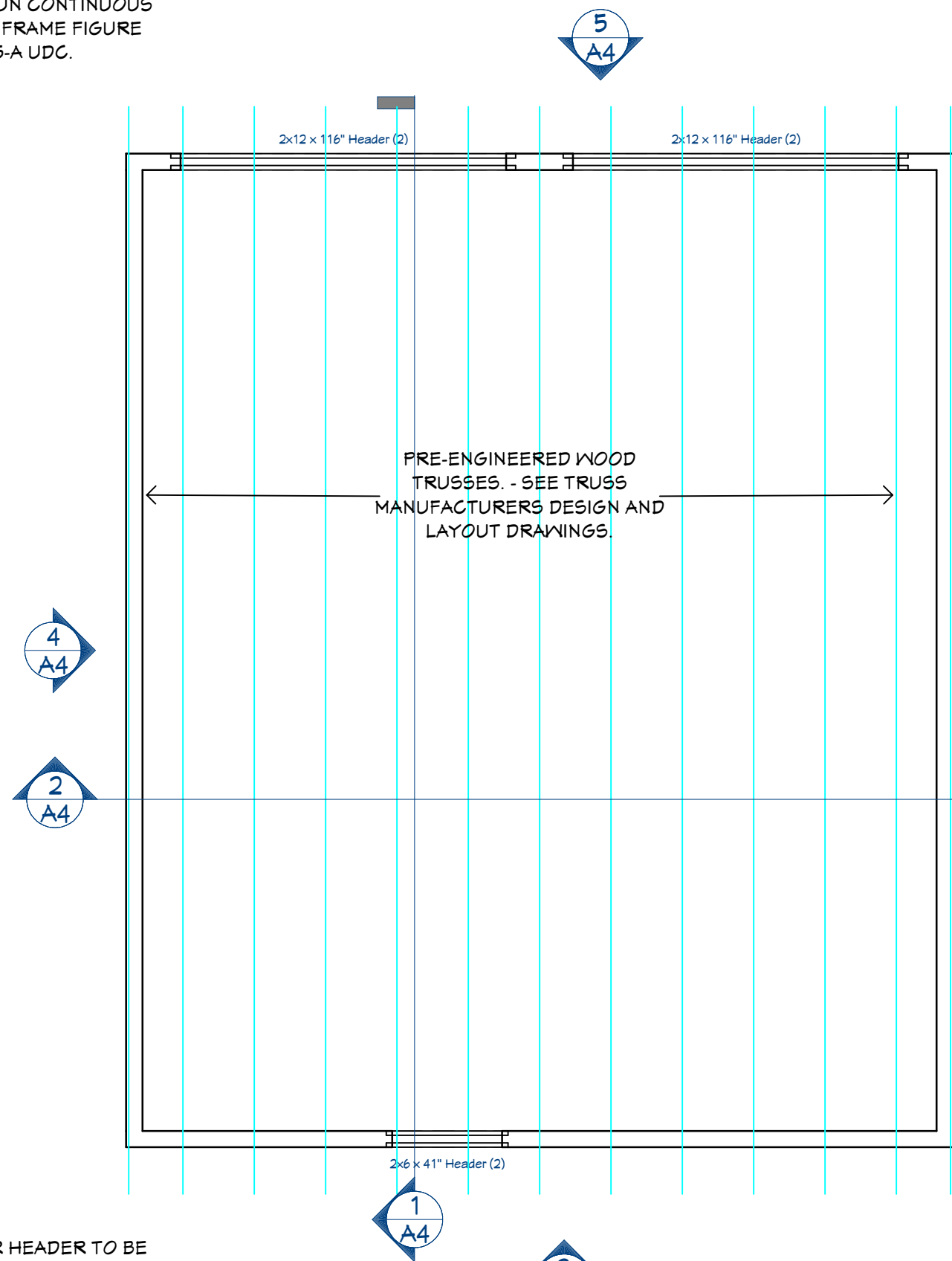
SERVICE/ENTRY DOOR

- 3'-0" X 7'-0" METAL INSULATED DOOR AND FRAME
WITH LEVER TYPE HARDWARE.

WALL TYPE SCHEDULE



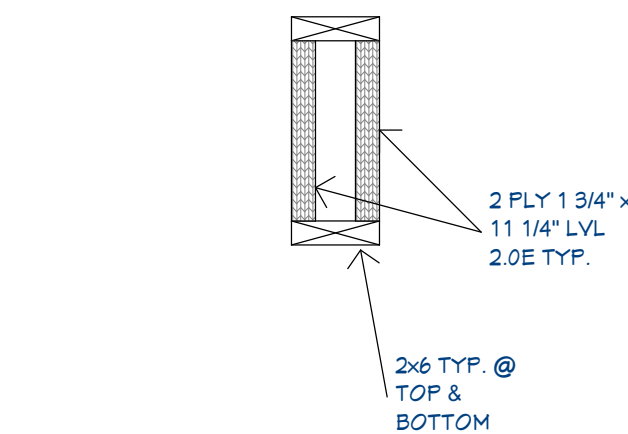
OVERHEAD DOOR HEADER TO
BE 2 FLY, 1 3/4" X 11 1/4" LVL
2.0E W/ 2x6 @ TOP & BOTTOM.
HEADER TO RUN CONTINUOUS
PER PORTAL FRAME FIGURE
321.25-A UDC.



SERVICE DOOR HEADER TO BE
2 FLY, 2x12 DFL #1 W/ (1)
SHOULDER & (1) FULL HEIGHT
STUD

USE SIMPSON H-1
HURRICANE CLIPS @
EACH END OF EACH
TRUSS.

USE SIMPSON H-1
HURRICANE CLIPS @
EACH END OF EACH
TRUSS.



4 DETAIL AT H-2 HEADER
1" = 1'-0"

4 ROOF FRAMING PLAN
1/4" = 1'-0"

NEW GARAGE
for JOSEPH & TRACY ENDRIZZI
1513 MARKET STREET
LA CROSSE, WISCONSIN 54601

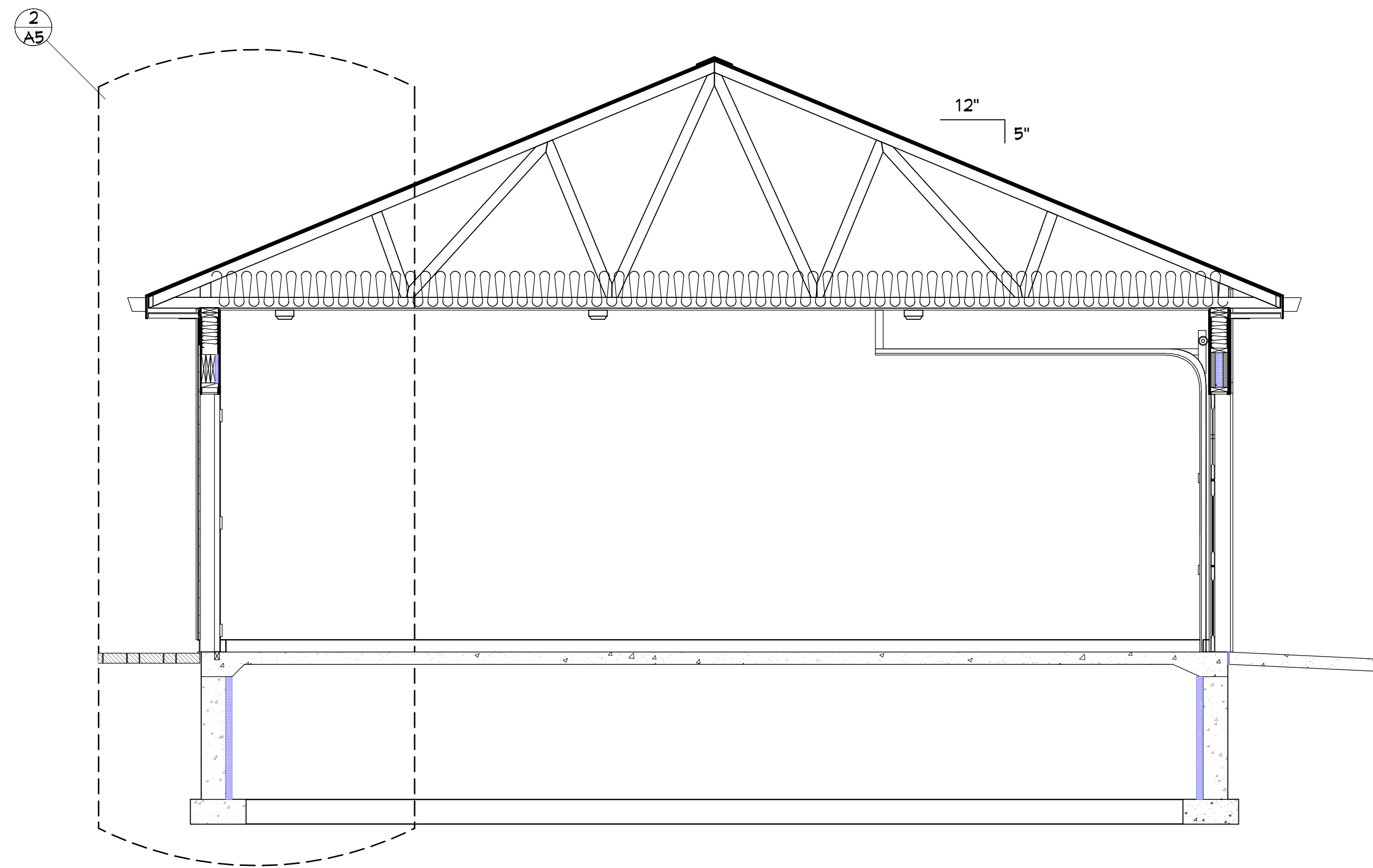
SCALE @ 24" X 36"

DATE: 3/7/2025

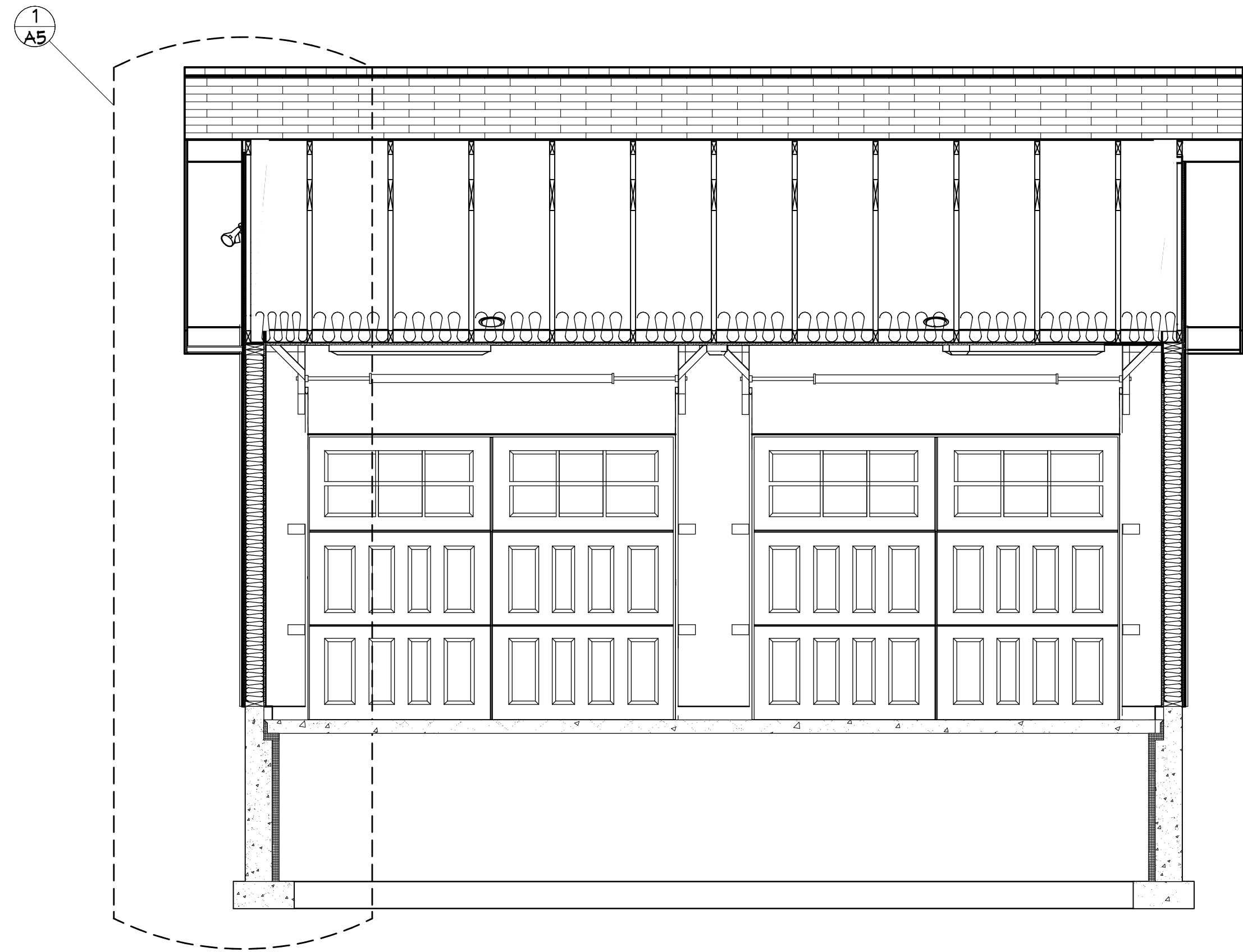
SHEET

A3

CITY REVIEW 2



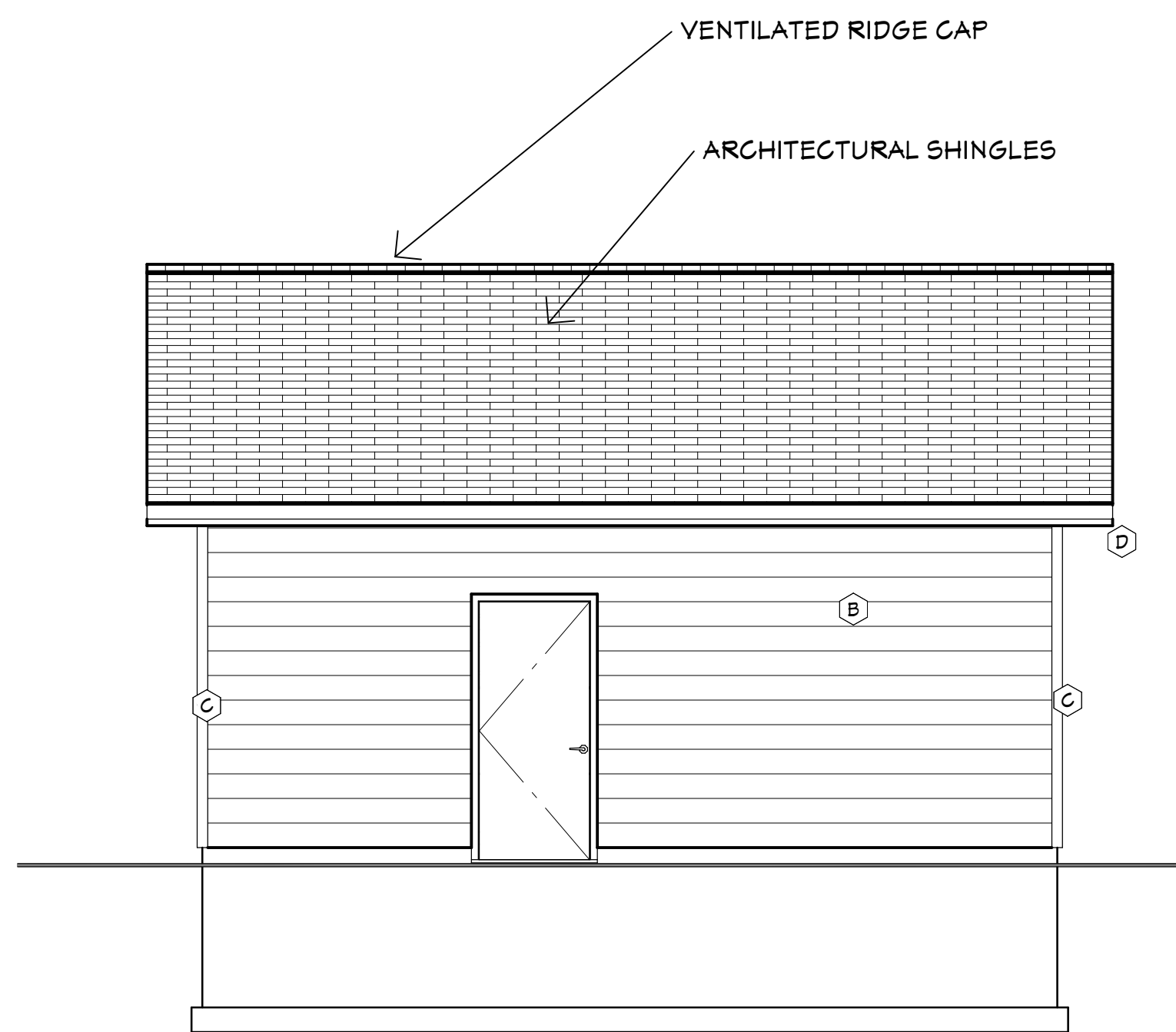
1 BUILDING SECTION
3/8" = 1'-0"



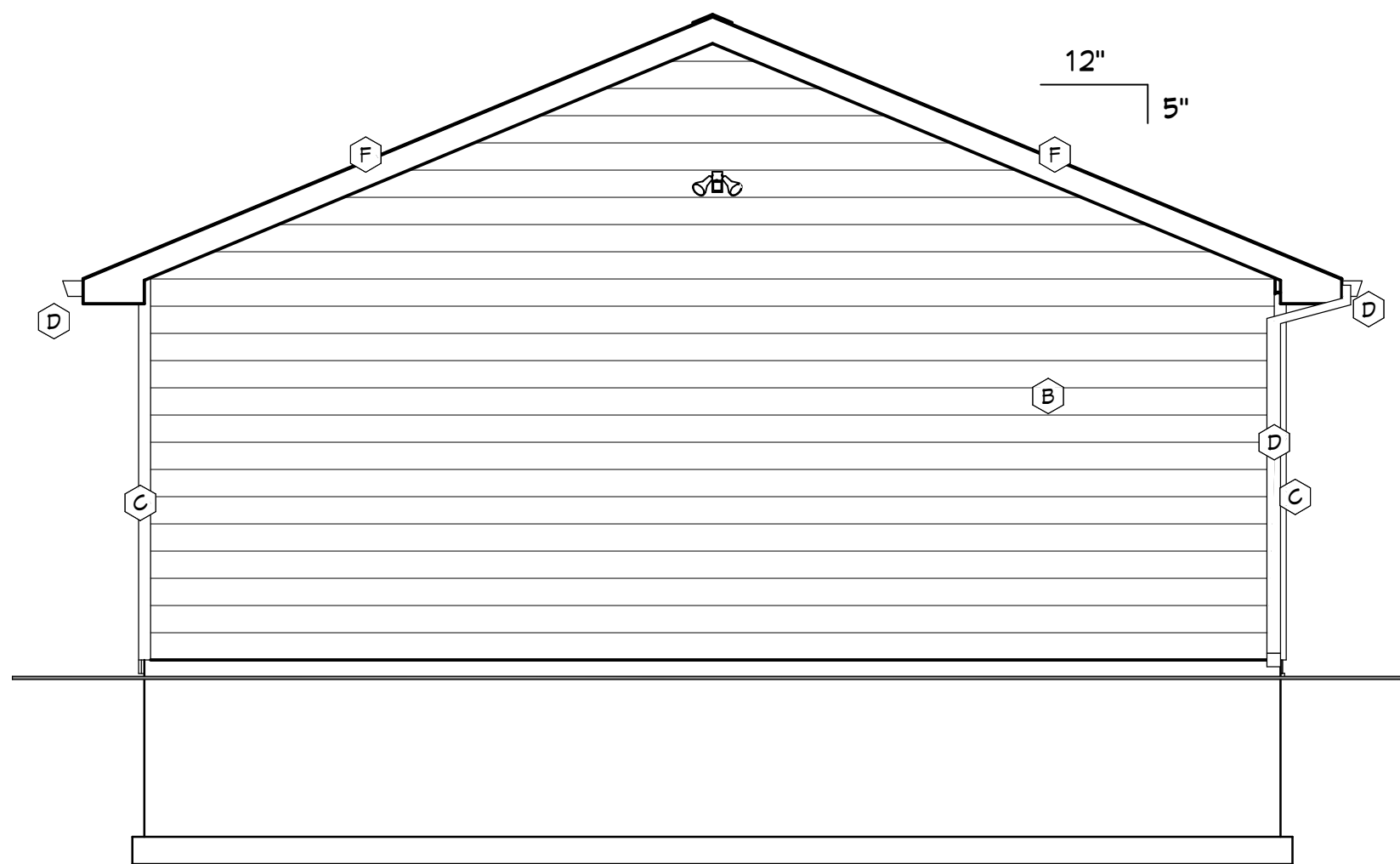
2 BUILDING SECTION
3/8" = 1'-0"

EXTERIOR MATERIALS LIST

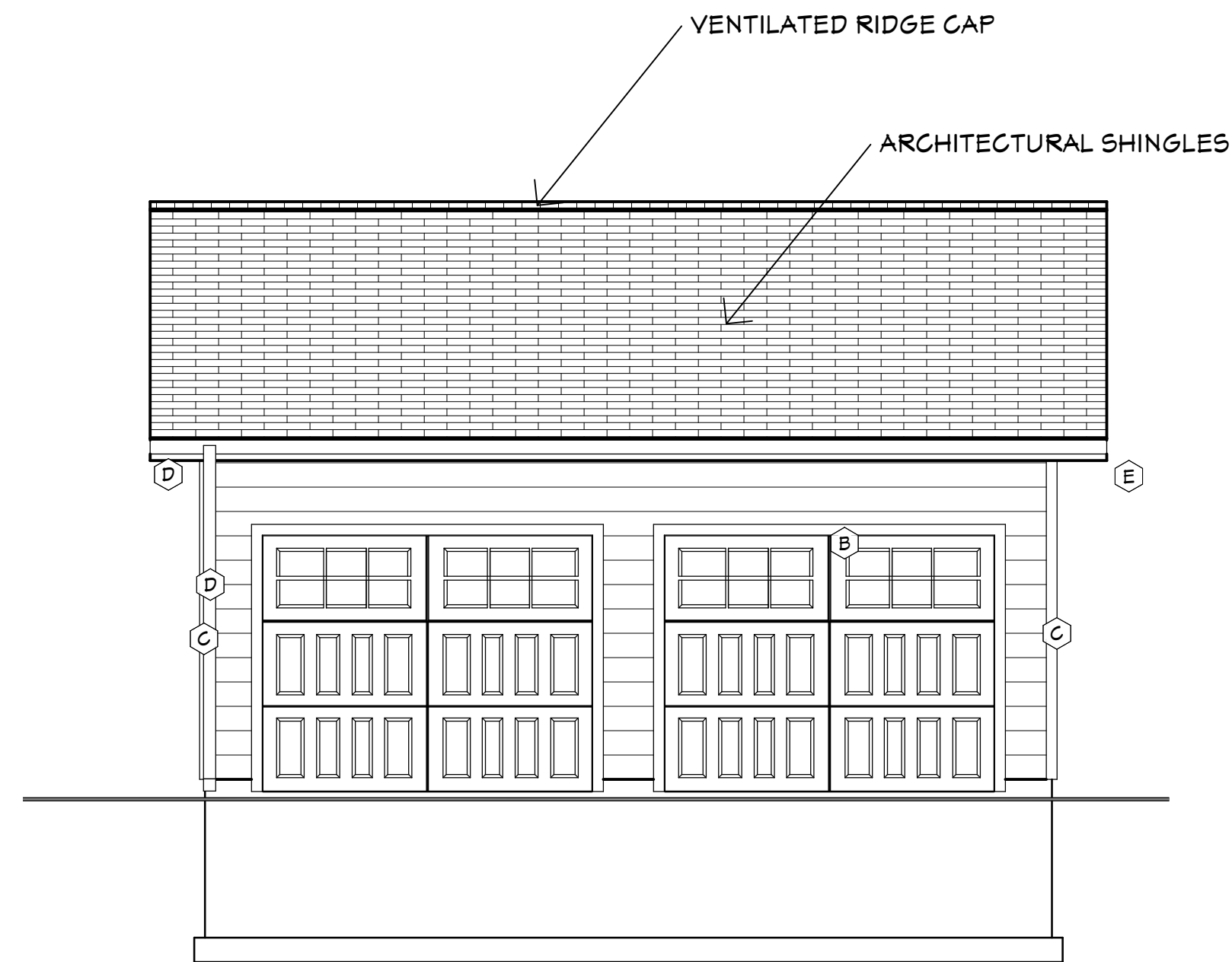
- A: NOT USED
B: LAP SIDING - LP SMARTSIDING 6" HORIZONTAL LAP - VERIFY COLOR
C: TRIM: CORNER TRIM - LP SMART TRIM - VERIFY COLOR
D: GUTTER AND DOWNSPOUTS - VERIFY COLOR
E: NOT USED
F: METAL SOFFIT & FASCIA - DARK BRONZE
VERIFY ALL COLOR/FINISH SELECTIONS WITH OWNER.



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

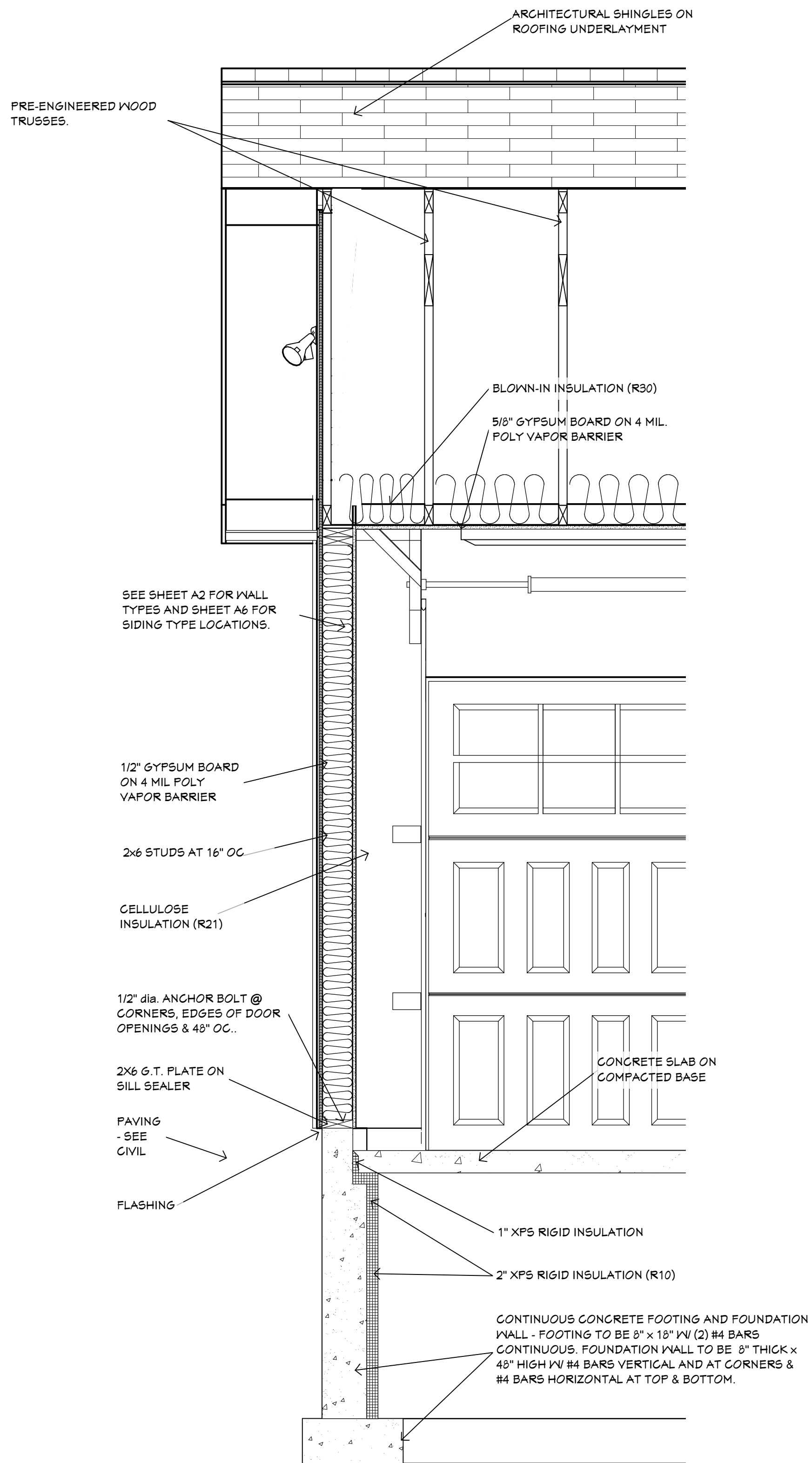


4 WEST ELEVATION
1/4" = 1'-0"

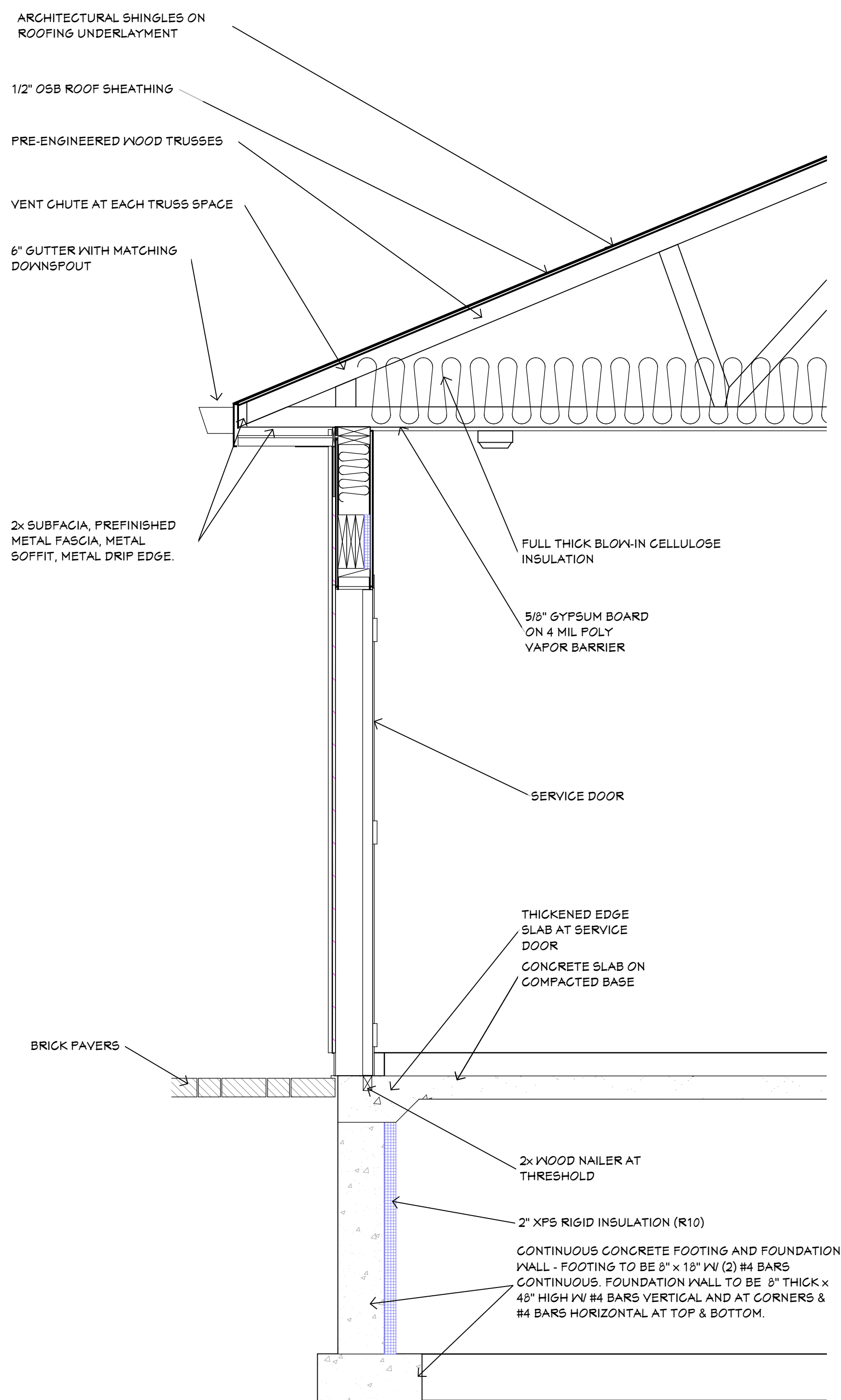


5 NORTH ELEVATION
1/4" = 1'-0"

CITY REVIEW 2



1 WALL SECTION AT GARAGE
3/4" = 1'-0"



2 WALL SECTION AT GARAGE
3/4" = 1'-0"

CITY REVIEW 2

**COMMERCIAL DEVELOPMENT DESIGN STANDARDS APPLICATION**

Planning Department • Phone 608.789.7512 • Fax 608 789.7318

<http://www.cityoflacrosse.org>Planning@cityoflacrosse.org

Permit No.:

Date:

Parcel No.:

STATUS:

OWNER

Name: Joseph and Tray Endrizzi

Address: 236 17th Place

City: La Crosse, WI 54601

Joseph Endrizzi <jmendrizzi@gmail.com>

Phone:

Cell: 608-461-1593

Fax:

E-mail:

**ARCHITECT
CONTRACTOR**

Name: Ernie Tourville, Architect

Address: 1577 East Young Drive

City: Onalaska, WI 54650

Phone:

Cell: 608-780-1826

Fax:

E-mail: designfocusllc@gmail.com

Check One: ☒ Building ☐ Addition ☐ Alteration/Remodel

Description of Work:

Plan Update: New construction of a 1 story structure housing a bakery/sandwich shop on the first floor on a vacant lot. Construction type will be slab on grade with wood framed walls and roof structure. Exterior finishes will be a combination of composite siding and thin brick panel system with a low slope membrane roof. A wood framed residential style garage will also be constructed at the rear of the site.

PROJECT

Pre-application Meeting Date:

Applying for Exception: ☒ No☐ Yes (Include \$300 Check for Public Notification)**PROPERTY**

Project Address: 1513 Market Street

Zoning District: Traditional Neighborhood District

Parcel Number: 17-30172-030

Address: 1513 Market Street

Address same as property owner's address: ☐

City: La Crosse

State: WI

Zip Code: 54601

**OFFICIAL
USE ONLY**

Date Received:

Review Date:

Exception Check:

☐ Yes☐ No

Required Information:

☐ Site Plan☐ Architecture Plan☐ Landscape Plan☐ Building Elevations & Materials☐ Exterior Light Diagram☐ LEED Checklist☐ Photos

The applicant agrees that all design aspects and maintenance plans are in accordance with the requirements of Section 15.47 of the Code of Ordinances for the City of La Crosse. Application, the checklist, and seven (7) sets of required information must be submitted to the City Inspection Department prior to review and acceptance.

Ernie Tourville, Architect

(PRINT) Architect/Engineer Name

6-3-2025

Signature (Architect/Engineer)

Date

Joseph Endrizzi, Owner

(Print) Owner Name

Signature (Owner)

Date



Department of Planning, Development, and Assessment
400 LA CROSSE ST, LA CROSSE, WI 54601 | P: (608) 789-7512

Memorandum

To: **DESIGN REVIEW COMMITTEE**
ERNE TOURVILLE, DESIGN FOCUS, LLC
From: **TIM ACKLIN, PLANNING, DEVELOPMENT AND ASSESSMENT DEPARTMENT**
Date: **March 14, 2025**
Re: **DESIGN REVIEW PROJECT**
1513 MARKET STREET- MIXED USE DEVELOPMENT

Design Review Committee Members:

Linnea Miller, Police Department
Tim Acklin, Planning & Development Department
Matt Gallagher, Engineering Department
Yuri Nasonovs, Engineering Department
Eddie Young, Building and Inspections
Jason Riley, Building and Inspections
Brian Asp, Utilities Department
Bee Xiong, Fire Department- Division of Community Risk Management
Brian Asp, Utilities Department
Leah Miller, Parks, Recreation, and Forestry Department
Jamie Hassemer, Engineering Department
Stephanie Sward, Engineering Department
Cullen Haldeman, Engineering Department

On March 7, 2024, plans were submitted to the Design Review Committee for review of a mixed use development located at 1513 Market Street. The following comments/feedback have been provided and must be addressed prior to any permits being issued.

All revised plans in accordance with this memo must be submitted to the Planning and Development Department for review, unless otherwise stated. No permits will be issued for this project by the Division of Fire Prevention and Building Safety until they receive written confirmation/approval from the Planning and Development Department.

Requirements Prior to Issuance of a Demolition or Footing & Foundation Permit

- 1) Approval of a Certified Survey Map. (If applicable)
- 2) Combination of parcels for project site. (If applicable)
- 3) Approval of Final Plans from the Engineering Department.
- 4) Approval of Final Plans from the Utility/Water Department.

- 5) Approval of Final Plans from the Division of Fire Prevention and Building Safety (Inspections)

Requirements Prior to Issuance of a Building Permit

- 1) Approval of Final Plans from the Planning and Development Department.

Requirements Prior to Issuance of an Occupancy Permit

- 1) A Letter of Credit in the estimated cost amount of the proposed landscaping has been submitted to the Planning and Development Department to guarantee the proper installation and growth of all landscape improvements proposed in the approved Landscape Plan **OR** all proposed landscaping in the approved Landscape Plan has been installed.
- 2) A stamped letter of substantial completion from the design engineer of the project within 10 days of completion.
- 3) Field review and approval of the completed stormwater management facility by the City's Utilities Department.

Engineering Department (Traffic) - (Contact-Matt Gallager-789-7392, Stephanie Sward-789-8171, Jamie Hassemer- 789-8182, Cullen Haldeman- 789-8185)

- 1) Photometric Plan needs to extend its boundaries to where the light values reduce to 0. Please also provide cut sheets of lights being proposed. Some were not included. (Jamie Hassemer)
- 2) Any work in public ROW will need Excavation Permit and meet city specifications and standards.
- 3) Show ROW line on alley side to ensure on parking is contain on the property.
- 4) The storm connection in the alley must be to a manhole structure. The fernco connection noted in the plan is not allowed. A structure must be installed in the line that will be deeded to the Storm Water Utility for ownership and maintenance.

Building and Inspections Department

(Contact-Eddie Young- 789-7582, Jason Riley- 789-7585)

- 1) TND Zoning approval will address the proposed setbacks.
- 2) Need fence, gazebo and deck permits. Separate permits.
- 3) For main building, need two separate building permits – one for commercial for first floor.
- 4) Need UDC/new home permit for 2nd floor interior.
- 5) Interior and Exterior plumbing State Plan approval is required.
- 6) Will need Stormwater Permit approved prior to any Plumbing Permits being issued.

Police Department- Linnea Miller-789-7205

- 1) No comments at this time.

Planning Department-(Contact-Tim Acklin-789-7391)

- 1) Bicycle parking required to be located on parcel. Will need approval from the Board of Public Works. If approved, then bicycle parking requirement will be met.
- 2) Final Zoning approval is needed.

Utilities Department- (Brian Asp- 789-3897)

- 1) Sanitary sewer connection fee will be required, work with me to get it invoiced and paid prior to permits.
- 2) I may have missed it in the plans, but I didn't see how they plan to meter the water for this property (one master meter, or business and apartment separately).
- 3) The wye connection for the storm in the alley will not be approved, they will be required to install a manhole to City of La Crosse spec on the existing storm sewer line to connect.

Engineering Department (Stormwater) - (Contact-Yuri Nasonovs-789-7594)

- 1) Provide \$200 review fee check.
- 2) Revise your plans to clearly label the objects to make it straight forward and understandable.
 - a. Label property lines.
 - b. Properly label all your BMPS. "Storm water" is not a proper label. Provide crosssectional detail.
 - c. In your e-mail you said that "we're proposing porous pavers in 2 patio areas". They need to be clearly labeled on all plans. Provide crosssectional detail.
 - d. On east and west sides of the site, double elevations in rectangular box? Is it a retaining wall, curb with variable head....? Provide labels and details.
- 3) Slamm Model. It is not clear to me what is it. You are showing just one NE biofilter. What about the rest of the site?
- 4) HydroCADD model.
 - a. Use CN 69 for all lawns to be conservative. HSG B fair grass.
 - b. Concrete planters must be CN 98.
 - c. For modeling purposes include your biocells areas into the lawn calculation. Do not use CN 100.
- 5) In your narrative include pre and post comparison (numbers) for the 2, 10, 100-year storms based on your Hydrocadd models. Your post should not be higher than pre.
- 6) Include DRAFT of the maintenance agreement in your resubmittal.

Fire Department- (Contact- Bee Xiong 789-7260)

- 1) Recommend installation of a KNOX Box.

Parks, Recreation, and Forestry- (Contact-Leah Miller 789-8672)

- 1) The new blvd tree shown on plans appears to be quite close to the new water line – may not be code compliant. Please contact me once the line has been installed and staff can verify the planting location. Blvd trees must be 6ft from utility.

NEW BAKERY/SANDWICH SHOP & RESIDENCE
for JOSEPH & TRACY ENDRIZZI
1513 MARKET STREET
LA CROSSE, WISCONSIN 54601

CODE SUMMARY

- APPLICABLE CODES - BUILDING SHELL AND BAKERY:
- 2015 INTERNATIONAL BUILDING CODE – ADOPTED AS MODIFIED BY SFS CHAPTER 362
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE – ADOPTED AS MODIFIED BY SFS CHAPTER 363
- 2015 INTERNATIONAL MECHANICAL CODE – ADOPTED AS MODIFIED BY SFS CHAPTER 364
- 2015 INTERNATIONAL FUEL GAS CODE – ADOPTED AS MODIFIED BY SFS CHAPTER 365
- ICG A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS & FACILITIES - AS ADOPTED PER IBC1101.2

PROJECT DESCRIPTION:
NEW WOOD FRAMED CONSTRUCTION FOR A 2 STORY BUILDING WITH A FIRST FLOOR BAKERY/SANDWICH SHOP AND SECOND FLOOR RESIDENCE. BUILDING AND STRUCTURE, FIRST FLOOR BAKERY AND SECOND FLOOR SHELL ARE SUBMITTED FOR THE COMMERCIAL PLAN REVIEW.

OCCUPANCY – CHAPTER 3
USE AND OCCUPANCY: A2 ASSEMBLY (FIRST FLOOR / R3 RESIDENTIAL-SECOND FLOOR SHELL SPACE(REVIEWED UNDER UDC SUBMITTAL).

BUILDING HEIGHT AND AREA – CHAPTER 5
MAX HEIGHT ABOVE GRADE- ASSEMBLY: 40'2 STORY ALLOWED – 25'2 STORY AS DESIGNED
MAX SIZE - ASSEMBLY: 11,500 SF / 2,450 SF

CONSTRUCTION TYPE – CHAPTER 6
CONSTRUCTION TYPE: VA (A2 NON-SPRINKLERED)

FIRE SEPARATIONS - CHAPTERS 4, 6 AND 7
FIRE RATINGS: 1 HOUR RATING AT PRIMARY STRUCTURAL FRAME AND BEARING WALLS
2 HOUR HORIZONTAL AND VERTICAL SEPARATION REQUIRED BETWEEN A2 BAKERY AND R3 RESIDENCE.

SPRINKLER – CHAPTER 9 (IBC 903)
NOT REQUIRED

IBC 906.1/IBC 906.2 - PROVIDE FIRE EXTINGUISHERS PER THIS CODE SECTION. FIRE EXTINGUISHERS SHALL BE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH IFC 906 AND NFPA 10.
VERIFY QUANTITIES/LOCATIONS WITH LOCAL AUTHORITIES.

FIRE ALARM AND DETECTION SYSTEM SHALL BE DESIGNED PER SECTION 907.

EGRESS – CHAPTER 10
EXIT ACCESS TRAVEL DISTANCE: 200' WITHOUT SPRINKLER (A2).

EXIT SIGNS AND EGRESS ILLUMINATION REQUIRED: EGRESS ILLUMINATION TO BE PROVIDED PER SECTION 1006.

IBC 1006.2 - PROVIDE MEANS OF EGRESS ILLUMINATION LEVEL WHICH SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE DURING ALL PERIODS OF OCCUPANCY.

EXIT SIGNAGE TO BE PROVIDED PER SECTION 1011.

IBC 1013.1 - EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATES THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR IS MORE THAN 100 FEET FROM THE NEAREST VISIBLE EXIT SIGN. PROVIDE 90 MINUTE CONTINUED ILLUMINATION IN CASE OF POWER LOSS.

OCCUPANCY LOAD:
ASSEMBLY = 15 SF PER PERSON
BAKERY AREA (PATRONS): 480 SF / 15 SF PER PERSON = 32 PEOPLE
OUTDOOR SEATING (PATRONS): 390 SF / 15 SF PER PERSON = 26 PEOPLE
EMPLOYEE AREA: 1,320 SF / 200 SF PER PERSON = (6.64) 7 PEOPLE

TOTAL OCCUPANCY: 65 PEOPLE, (33 EACH GENDER)

EXITING/EGRESS WIDTH: 2 REQUIRED, 2 PROVIDED. 66 X 2'/PERSON = 13.2 INCHES, 105" PROVIDED.

ACCESSIBILITY – CHAPTER 11
BUILDING AND SITE: HC ACCESSIBILITY REQUIRED

TOILET ROOMS REQUIRED TO BE ACCESSIBLE - INCLUDES SIGNAGE.

ICC/ANSI A117.1 SEC. 609 - GRAB BARS SHALL HAVE A DIAMETER BETWEEN 1 1/8 INCHES AND 2 INCHES TO PROVIDE GRASPABILITY. GRAB BARS SHALL BE 1 1/2 INCHES FROM THE WALL SURFACE AND LOCATED HORIZONTALLY AT 33 INCHES TO 36 INCHES ABOVE THE FINISHED FLOOR.

IBC 1607.8.1.1 - HANDRAIL ASSEMBLIES AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING.

IBC 1210.2.2 - WALLS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE, OR MEETS A LISTED EXCEPTION.

PLUMBING – CHAPTER 24
TOILET ROOM REQUIREMENTS: MEN/WOMENS – 1 EACH.
• 33 PEOPLE EACH GENDER

- MEN: 33 TOTAL
TOILETS – 1/75: 1 FIXTURES REQUIRED, 1 TOILET PROVIDED.
- SINKS – 1/200: 1 FIXTURES REQUIRED, 1 PROVIDED.

- WOMEN: 33 TOTAL
TOILETS – 1/75: 1 FIXTURES REQUIRED, 1 PROVIDED.
- SINKS – 1/200: 1 FIXTURES REQUIRED, 1 PROVIDED.

DRINKING FOUNTAIN: SEE SFS 362.2402 (1) (A) 2.
SERVICE SINK: 1 REQUIRED, 1 PROVIDED

IMC EXHAUST SYSTEMS - CHAPTER 5
IMC 507.3: TYPE I HOOD: KITCHEN BAKING MATERIALS HAVE LIMITED POTENTIAL TO PRODUCE SMOKE OR GREASE LADEN VAPOR. A TYPE I HOOD WILL BE PROVIDED FOR THIS PROJECT.
VENT HOOD: A VENTLESS STYLE DISHWASHER IS PLANNED AS A PART OF THIS PROJECT.



PROJECT LOCATION

1
A1 LOCATION PLAN
NTS



2
A1 3D VIEW FROM MARKET STREET
NO SCALE

INDEX OF DRAWINGS

INDEX OF DRAWINGS / CODE SUMMARY	A1
LIFE SAFETY PLAN / COMCHECK	A2
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SECOND FLOOR PLAN - SHELL SPACE	A6
CEILING PLAN - FIRST FLOOR	A7
SECOND FLOOR CEILING PLAN - SHELL SPACE	A8
ROOF PLAN / DETAILS	A9
EXTERIOR ELEVATIONS	A10
BUILDING SECTIONS	A11
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WOOD FRAMING DETAILS	S903

GENERAL NOTES:

1. ELECTRICAL HVAC, PLUMBING AND CIVIL/SITE WORK IS DESIGNED BY OTHERS.
2. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.
3. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/ DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
4. ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.
5. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF CONSTRUCTION WASTE.
6. SAFETY IS THE FULL RESPONSIBILITY OF EACH CONTRACTOR AND SUPPLIER.
7. EACH CONTRACTOR TO PROVIDE PENETRATIONS, SLEEVES, BOX-OUTS, ETC. FOR THEIR WORK.
8. ALL CONTRACTORS SHALL PROTECT ADJACENT WORK FROM DAMAGE.
9. EACH CONTRACTOR IS RESPONSIBLE FOR THEIR OWN CUTTING AND PATCHING.
10. EACH CONTRACTOR IS RESPONSIBLE TO PROVIDE THEIR OWN EQUIPMENT NECESSARY TO PERFORM THE WORK.

3/7/2025

SCALE @ 24" X 36"

DATE: 3/7/2025

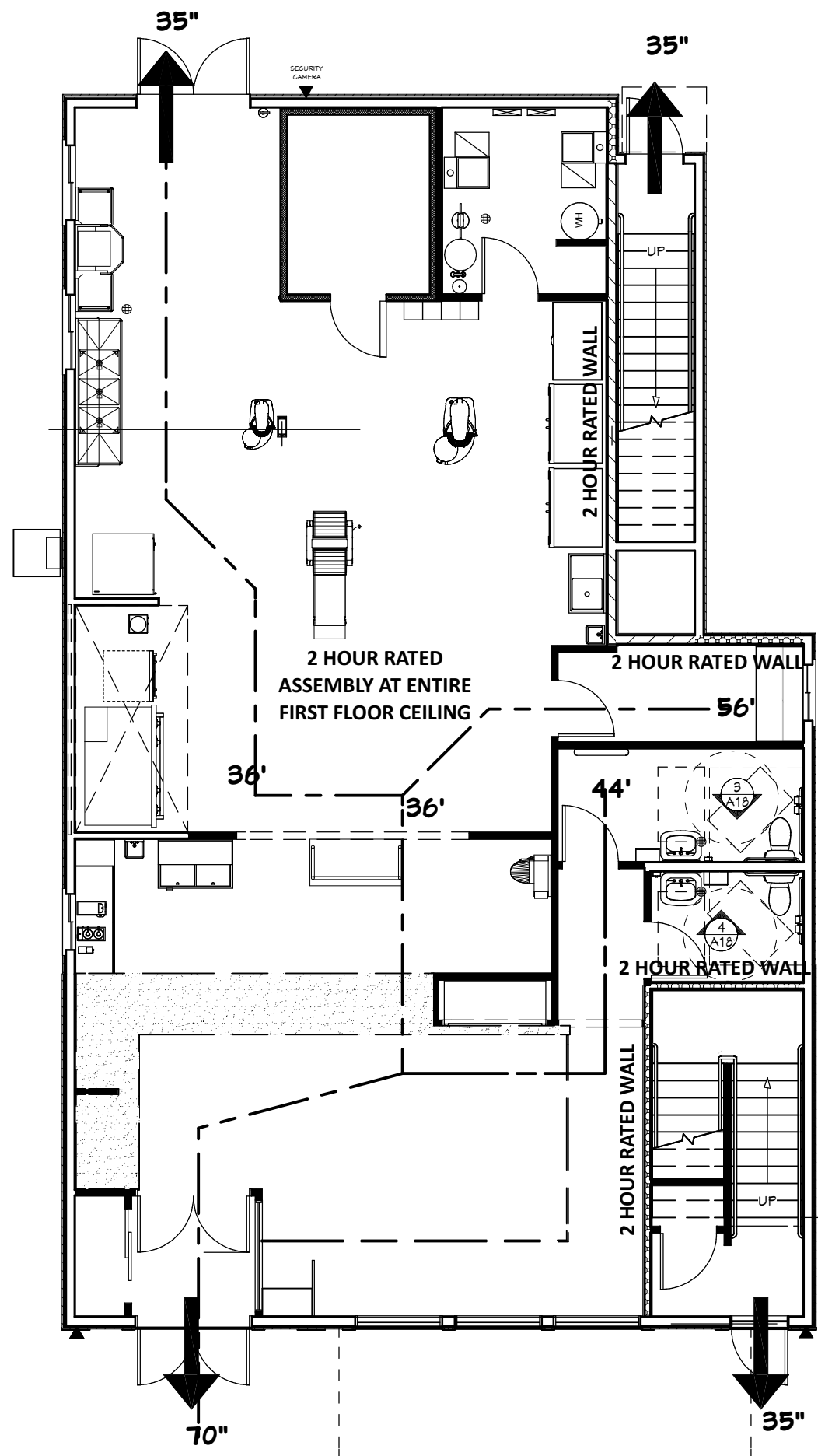
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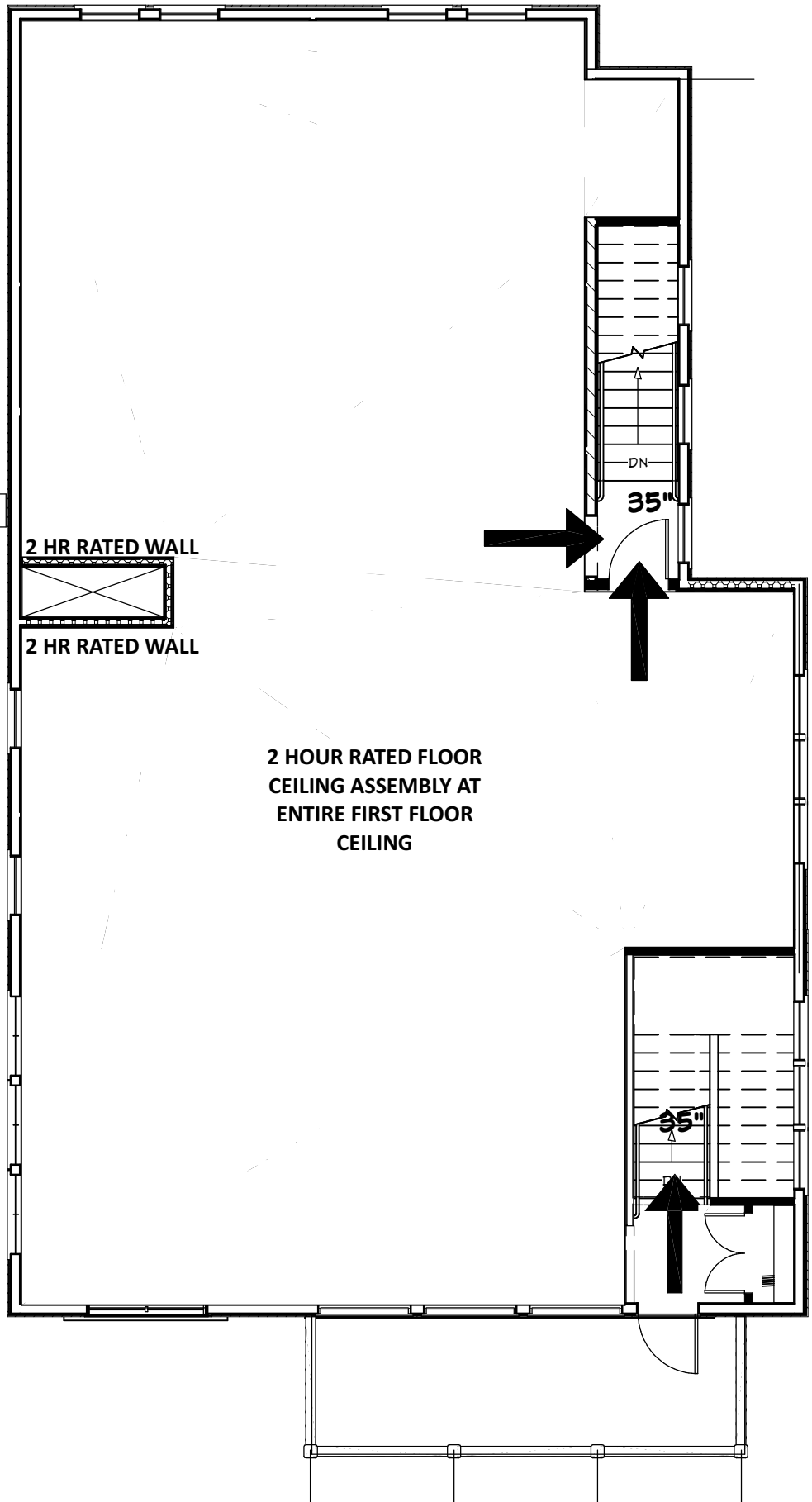
IECC C303.1.1/R303.1.1 - The insulation installer shall provide a signed and dated certification for the insulation installed in each element of the building envelope, listing the type of insulation installations in roof/ceilings, the manufacturer and the R-value. For blown-in or sprayed insulation, the installer shall also provide the initial installed thickness, the settled thickness, the coverage area, and the number of bags installed. The installer shall post the certification in a conspicuous place on the job site.

FIRE SEPARATIONS - CHAPTERS 4, 6 AND 7
FIRE RATINGS:
PROVIDE A 1 HOUR RATING AT PRIMARY
STRUCTURAL FRAME AND BEARING WALLS.

PROVIDE A 2 HOUR HORIZONTAL AND VERTICAL
SEPARATION BETWEEN A2 BAKERY AND R3
RESIDENCE.



1 A2 LIFE SAFETY PLAN - FIRST FLOOR
1/8" = 1'-0"



2 A2 LIFE SAFETY PLAN - SECOND FLOOR - SHELL SPACE
1/8" = 1'-0"



COMcheck Software Version COMcheckWeb

Envelope Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: Bakery/Sandwich Shop
Location: La Crosse, Wisconsin
Climate Zone: 6a
Project Type: New Construction
Vertical Glazing / Wall Area: 12%

Construction Site:
1513 Market Street
La Crosse, Wisconsin 54601

Owner/Agent:
Joseph Endrizzi
1514 Market Street
La Crosse, Wisconsin 54601
608-461-1593

Designer/Contractor:
Ernest E Tourville
DesignFocus, LLC
1577 E YOUNG DR
ONALASKA, Wisconsin 54650
16087801826
designfocusllc@gmail.com

Additional Efficiency Package(s)

Credits: 1.0 Required 1.0 Proposed
Dedicated Outdoor Air System, 1.0 credit

Building Area	Floor Area
1-Bakery (Dining: Bar Lounge/Leisure) : Nonresidential	2450

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U- Factor _(b)
Roof: Attic Roof, Wood Joists, [Bldg. Use 1 - Bakery]	2450	38.0	10.0	0.021	0.021
Floor: Unheated Slab-On-Grade, Horizontal with vertical 4 ft., [Bldg. Use 1 - Bakery] (c)	212	---	10.0	0.640	0.540
NORTH					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Bakery]	618	21.0	5.0	0.045	0.051
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Bakery]	42	---	---	0.160	0.370
Window: Metal Frame with Thermal Break: Operable, Perf. Specs.: Product ID pending selection, SHGC 0.27, [Bldg. Use 1 - Bakery] (b)	54	---	---	0.330	0.430
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Bakery]	225	21.0	0.0	0.062	0.051
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Bakery]	21	---	---	0.160	0.370
EAST					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Bakery]	1447	21.0	5.0	0.045	0.051
Window: Metal Frame with Thermal Break: Operable, Perf. Specs.: Product ID pending selection, SHGC 0.27, [Bldg. Use 1 - Bakery] (b)	47	---	---	0.330	0.430
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: Product ID pending selection, SHGC 0.27, [Bldg. Use 1 - Bakery] (b)	122	---	---	0.330	0.360
SOUTH					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Bakery]	709	21.0	0.0	0.062	0.051
Door: Glass (over 50% glazing): Metal Frame, Entrance Door, Perf. Specs.: Product ID pending selection, SHGC 0.27, [Bldg. Use 1 - Bakery] (b)	21	---	---	0.360	0.770
Door: Wood, Swinging, [Bldg. Use 1 - Bakery]	63	---	---	0.490	0.3
Window: Metal Frame with Thermal Break: Operable, Perf. Specs.: Product ID pending selection, SHGC 0.27, [Bldg. Use 1 - Bakery] (b)	47	---	---	0.330	0.4
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: Product ID pending selection, SHGC 0.27, [Bldg. Use 1 - Bakery] (b)	167	---	---	0.330	0.3
WEST					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Bakery]	1527	21.0	5.0	0.045	0.0
Window: Metal Frame with Thermal Break: Operable, Perf. Specs.: Product ID pending selection, SHGC 0.27, [Bldg. Use 1 - Bakery] (b)	88	---	---	0.330	0.4

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

(b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.

(c) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

Envelope PASSES: Design 6% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2015 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Ernest Tourville, Architect

Name - Title

Signature

2/17/2025

Date



DesignFocus LLC
Onalaska, Wisconsin 54650
Ernie Tourville Architect 608-780-1826

3/17/2025

NEW BAKERY/SANDWICH SHOP & RESIDENCE
for JOSEPH & TRACY ENDRIZZI
1513 MARKET STREET
LA CROSSE, WISCONSIN 54601

SCALE @ 24" X 36"

DATE: 3/7/2025

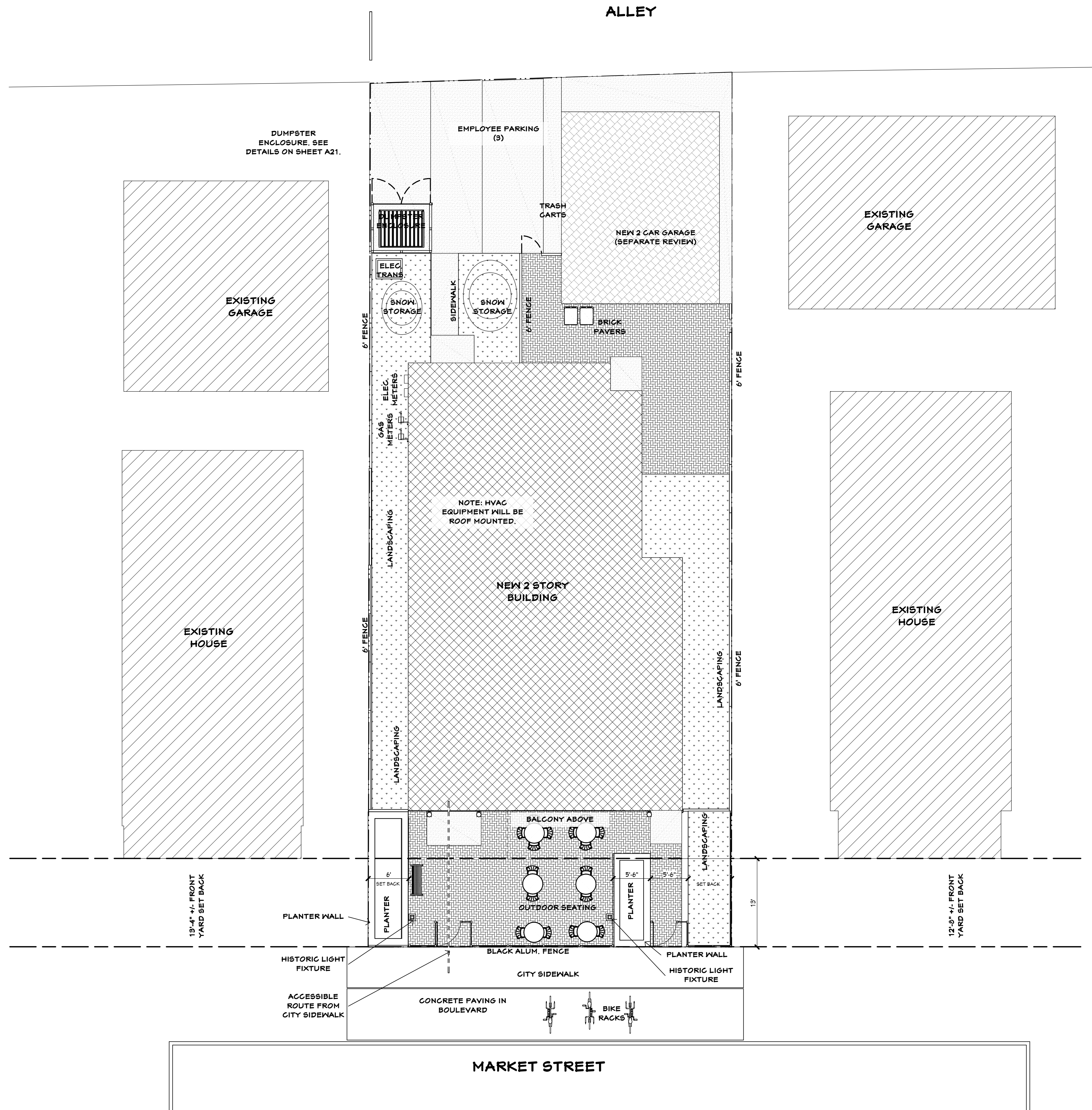
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A2

CITY REVIEW

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NOTE: SEE ALSO CIVIL DRAWINGS BY
PARAGON ASSOCIATES.

3/7/2025

NEW BAKERY/SANDWICH SHOP & RESIDENCE
for JOSEPH & TRACY ENDRIZZI
1513 MARKET STREET
LA CROSSE, WISCONSIN 54601

SCALE @ 24" X 36"

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SHEET

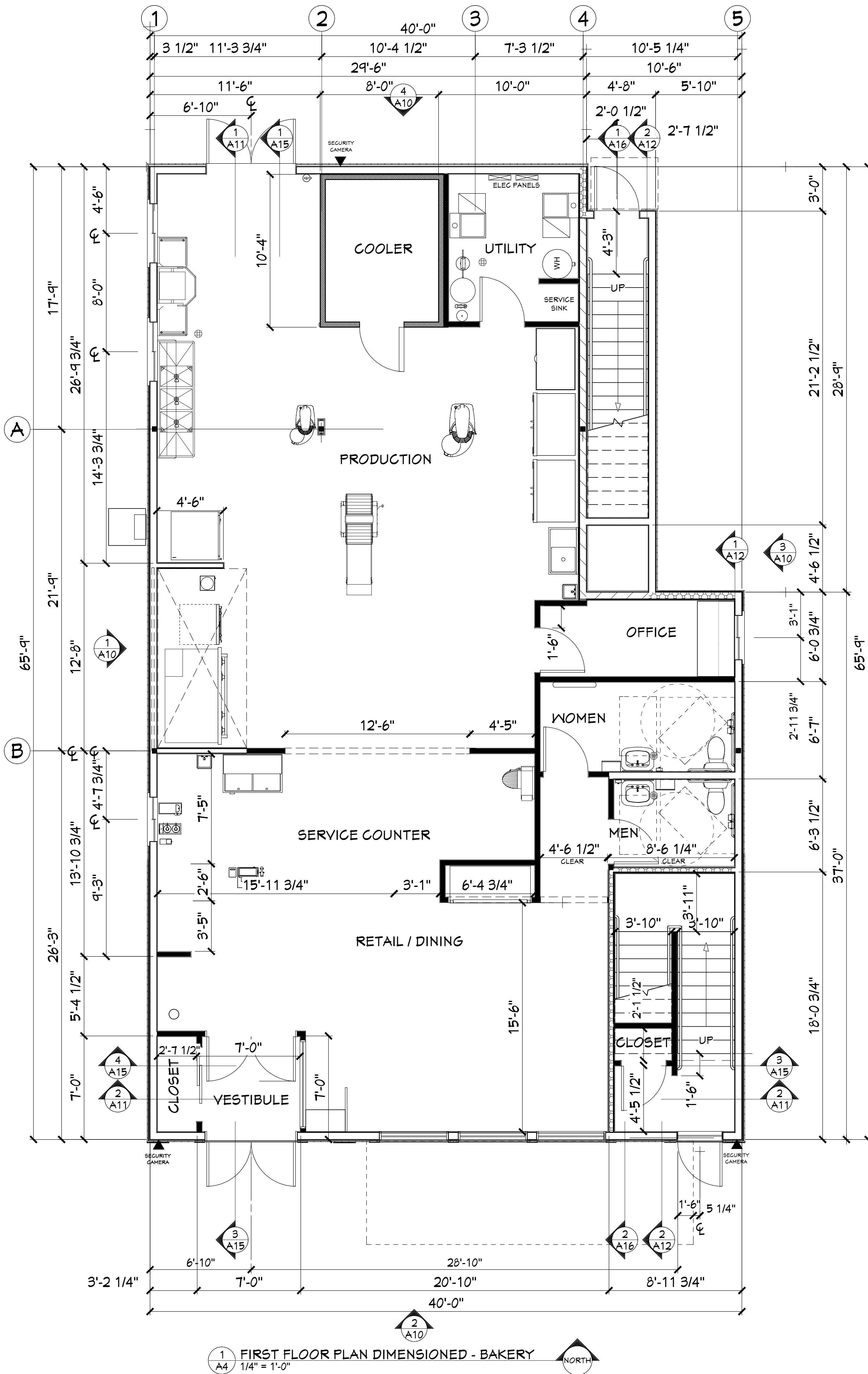
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CITY REVIEW

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GENERAL CONSTRUCTION NOTES

- 1. ALL LOAD BEARING WALLS TO HAVE A 1 HOUR RATING.
- 2. ALL STRUCTURAL FRAMING TO HAVE A ONE HOUR RATING MINIMUM.
- 3. WALL AND FLOOR ASSEMBLIES TO BE RATED WHERE SHOWN ON PLANS AND WALL TYPE SCHEDULE.
- 4. SOUND INSULATE SECOND FLOOR ASSEMBLY AND WALLS WHERE SHOWN. SEE WALL TYPES.

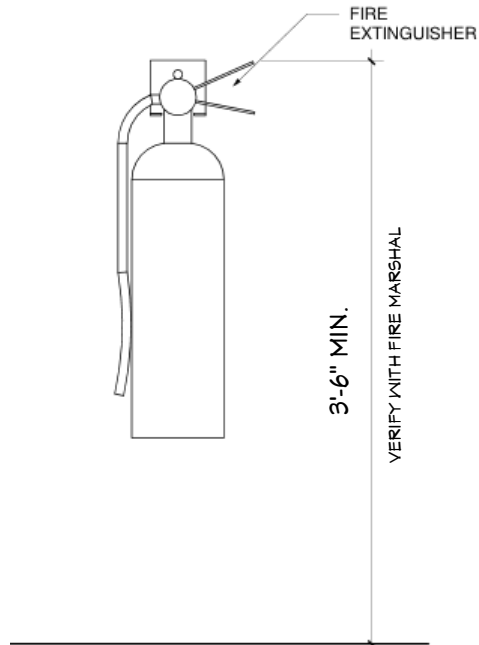
GENERAL FINISH NOTES

- 1. ALL DRYWALL JOINTS TO BE TAPED AND FINISHED WITH COMPOUND, SANDED SMOOTH. EXPOSED DRYWALL TO HAVE A LIGHT ORANGE PEEL FINISH. SEE FINISH SCHEDULE FOR FINISHES.
- 2. EXTERIOR FINISHES TO BE AS SHOWN ON ELEVATIONS.
- 3. PROVIDE FIBER REINFORCED PLASTIC (FRP) WALL PANELS AT MOP SINK TO 48'-0" AFF.
- 4. PROVIDE FRP ON WALL SURFACES IN COOLER.
- 5. PROVIDE FRP TO 8'-0" AFF AT ALL KITCHEN AREAS EXCEPT AS NOTED.
- 6. PROVIDE STAINLESS STEEL WALL PANELS AT EXHAUST HOOD WALLS. SEE ALSO WALL TYPE SCHEDULE.
- 7. PROVIDE SOLID SURFACE WINDOW SILLS AT ALL FIRST FLOOR WINDOWS.

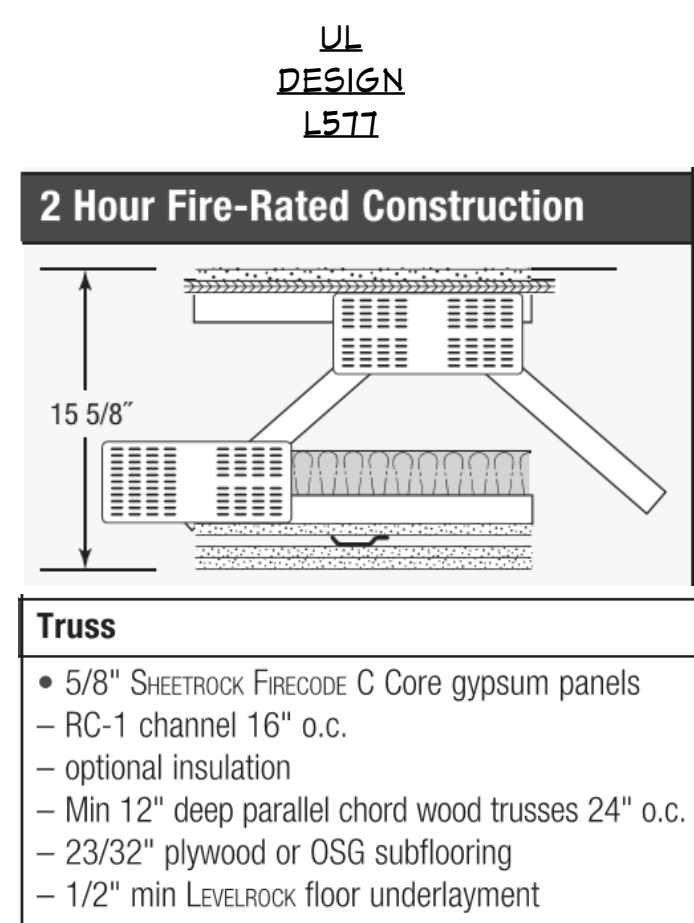
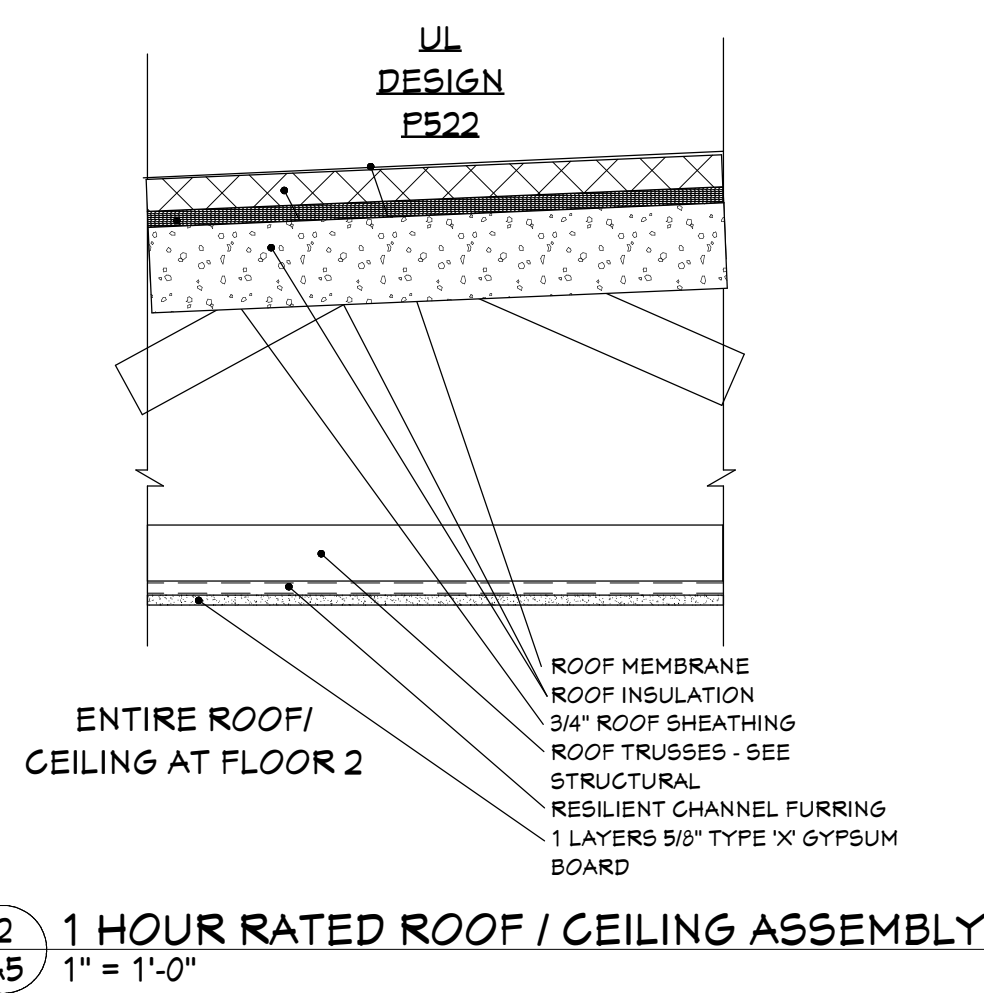
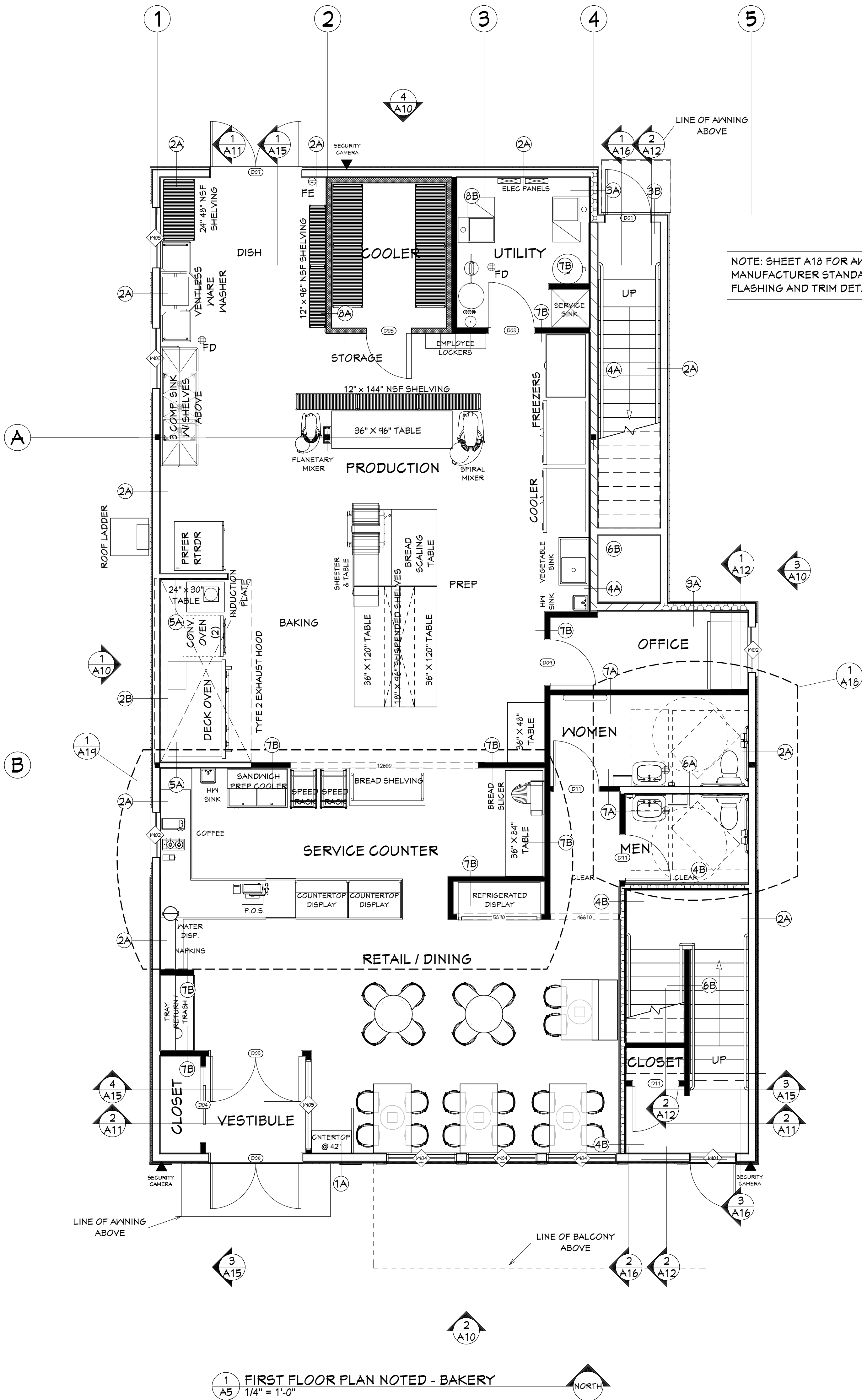
MECHANICAL PLUMBING AND ELECTRICAL NOTES

MECHANICAL, PLUMBING AND ELECTRICAL DESIGN BY OTHERS.

- 1. PROVIDE HEATING AND COOLING THRU-OUT WITH RELATED CONTROLS.
-COORDINATE MECHANICAL SYSTEMS WITH OWNER AND TENANT FOR TENANT SUPPLIED FIXTURES/EQUIPMENT.
- 2. PROVIDE PLUMBING TO MEET CODE. INCLUDING ALL FIXTURES AND PIPING, ETC. AS SHOWN.
-COORDINATE PLUMBING REQUIREMENTS WITH TENANT FOR TENANT SUPPLIED FIXTURES AND EQUIPMENT.
-PROVIDE FLOOR DRAINS AT REST ROOMS, DISH AREA AND UTILITY ROOM.
-PROVIDE FROST FREE HOSE BIBS AT EACH SIDE OF BUILDING. COORDINATE LOCATIONS WITH OWNER.
- 3. PROVIDE ELECTRICAL TO MEET CODE, INCLUDING OUTLETS, LIGHTING, SWITCHES, WIRING, CONDUIT, ETC.
-COORDINATE PLUMBING REQUIREMENTS WITH TENANT FOR TENANT SUPPLIED FIXTURES AND EQUIPMENT.
-PROVIDE LED LIGHTING THRU-OUT.
-PROVIDE EXTERIOR LED WALL LIGHTING AT ENTRANCE AND ALL EXIT DOORS.
-PROVIDE MEANS OF EGRESS AND EXIT LIGHTING PER CODE.
-PROVIDE FIRE ALARM AND DETECTION SYSTEM PER CODE.
-PROVIDE EMPTY CONDUIT & PULL WIRE FOR DATA & COMM IN THE FOLLOWING LOCATIONS:
TELEPHONES AT OFFICE AND COUNTER SERVICE.
AT TELEVISION AT COUNTER SERVICE AREA.
AT MISC. OTHER LOCATIONS THAT MAY BE REQUIRED BY TENANT.
SECURITY SYSTEM WITH CAMERAS WHERE SHOWN.

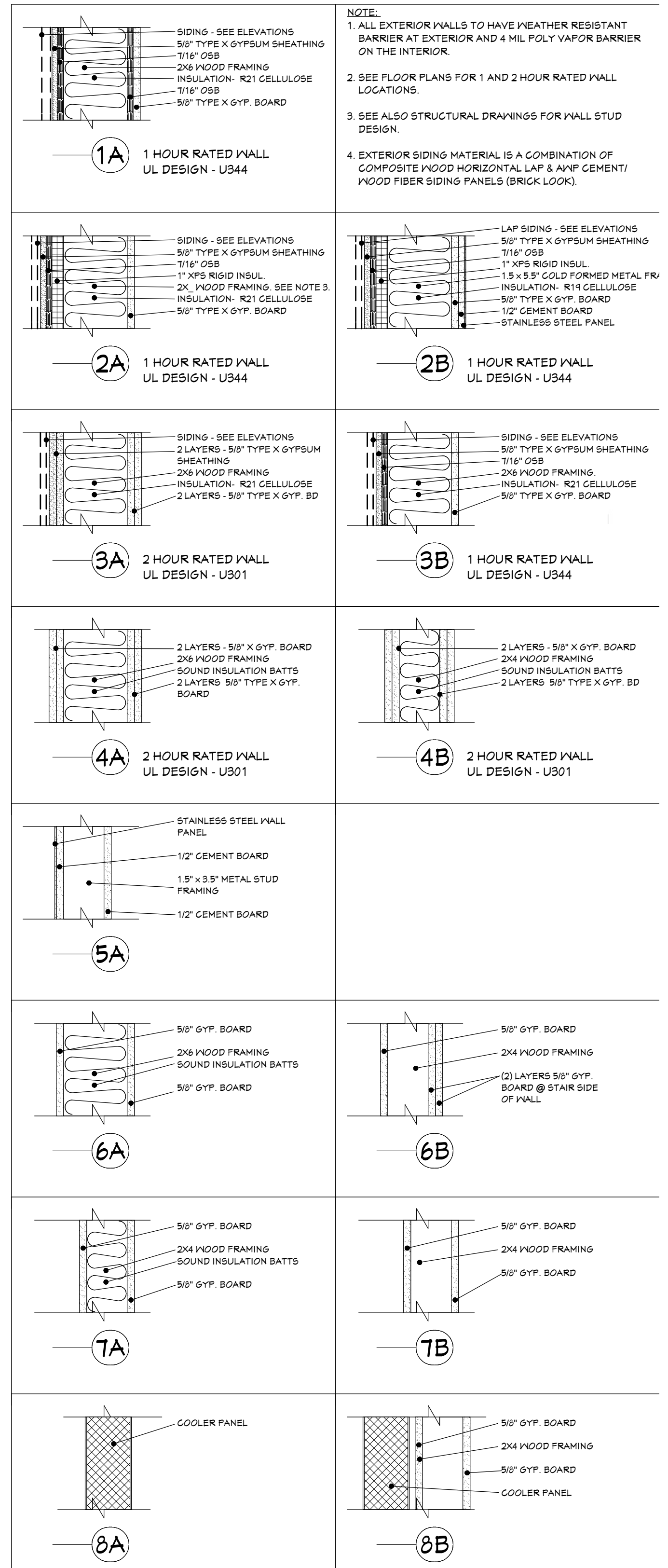


2 FIRE EXTINGUISHER MOUNTING DETAILS
NO SCALE



3 A5 2 HOUR RATED FLOOR / CEILING ASSEMBLY
1" = 1'-0"

WALL TYPE SCHEDULE



FLOOR NUMBER		WIDTH	HEIGHT	THICKNESS	R/O	DOOR SCHEDULE DESCRIPTION	COMMENTS	U-F
1	D01	36"	84"	1 3/4"	38"x81"	METAL INSULATED DOOR & FRAME	WEATHERSTRIPPING, DOOR SWEEP, RAIN CAP, DEADBOLT WITH THUMB TURN, LEVER STYLE LOCKSET	
1	D02	36"	84"	1 3/4"	38"x81"	EXTERIOR WOOD DOOR - STYLE AS SELECTED BY OWNER	1.5 PAIR BUTTS, WEATHERSTRIPPING, DOOR SWEEP, DEADBOLT WITH THUMB TURN, LEVER STYLE LOCKSET	
1	D03	36"	84"	4"	38"x86 1/2"	HINGED INSULATED COOLER DOOR	HINGES, GASKETS, WITH ANTI-LOCK FULL HANDLE/ PUSH KNOB	
1	D04	60"	84"	1 3/4"	62"x86 1/2"	SOLID CORE WOOD DOOR WITH HOLLOW METAL FRAME	PROVIDE SLIDING DOOR HARDWARE	
1	D05	72"	84"	1 3/4"	74"x81"	INTERIOR ALUMINUM DOORS AND FRAME FULL GLASS - 1/4" CLEAR	1.5 PAIR BUTTS, FULL PUSH CLOSER	
1	D06	72"	84"	1 3/4"	74"x81"	EXTERIOR WOOD DOORS - STYLE AS SELECTED BY OWNER	1.5 PAIR BUTTS, CYLINDER LOCKSET WITH LEVEL HANDLE, FULL PUSH CLOSERS	
1	D07	72"	84"	1 3/4"	74"x81"	INSUL. METAL DOORS AND METAL FRAME	PROVIDE INTEGRAL ASTRAGAL ON LEFT DOOR, HEAD AND FLOOR THROW BOLTS ON RIGHT DOOR, DEAD BOLT WITH THUMB TURN AND LEVER STYLE LOCKSET	
1	D08	36"	84"	1 3/4"	38"x86 1/2"	HOLLOW METAL DOOR AND FRAME	1.5 PAIR BUTTS, LEVER STYLE STOREROOM LOCKSET	
1	D09	36"	84"	1 3/4"	38"x86 1/2"	HOLLOW METAL DOOR AND FRAME	1.5 PAIR BUTTS, LEVER STYLE OFFICE LOCKSET	
1	D11	36"	84"	1 3/4"	38"x86 1/2"	SOLID WOOD DOOR AND METAL FRAME	1.5 PAIR BUTTS, LEVER STYLE PRIVACY LOCKSET, ACCESSIBLE SIGNAGE	

FLOOR NUMBER		WIDTH	HEIGHT	R/O	DESCRIPTION	CODE	COMMENTS	SHGC	U-FACTOR
1	W01	36"	15 1/2"	31"x16 1/2"	FIXED GLASS	--	TRANSOM - INSULATED GLASS	0.27	0.3
1	W02	36"	24"	31"x25"	RIGHT SLIDING	--	PROVIDE SCREEN / INSULATED GLASS	0.27	0.3
1	W03	48"	24"	49"x25"	RIGHT SLIDING	--	PROVIDE SCREEN / INSULATED GLASS	0.27	0.3
1	W04	56"	101 1/2"	51"x102 1/2"	MULLED UNIT	LOWER PANEL TO BE TEMPERED GLASS	STOREFRONT SYSTEM	0.27	0.3
1	W05	72"	48"	73"x49"	FIXED GLASS	--	1/4" CLEAR GLASS - ALUMINUM FRAME	0	0

NOTE: ALL EXTERIOR WINDOWS TO HAVE THERMALLY BROKEN ALUMINUM FRAMES.

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NEW BAKERY/SANDWICH SHOP & RESIDENCE
for JOSEPH & TRACY ENDRIZZI
1513 MARKET STREET
LA CROSSE, WISCONSIN 54601

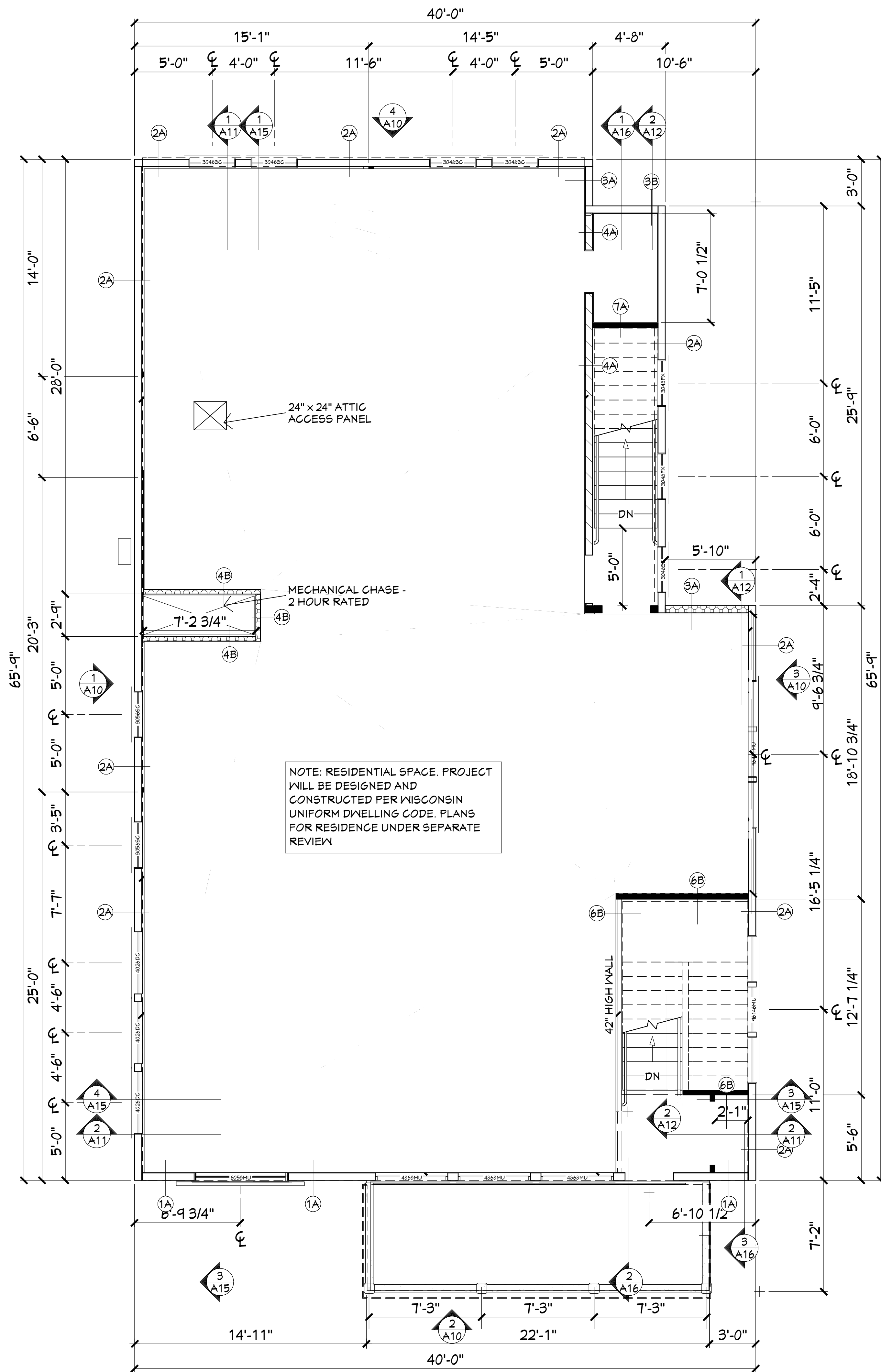
SCALE @ 24" X 36"

DATE: 3/7/2025

SHEET

A5

CITY REVIEW



1 SECOND FLOOR PLAN - SHELL SPACE
A6 1/4" = 1'-0"

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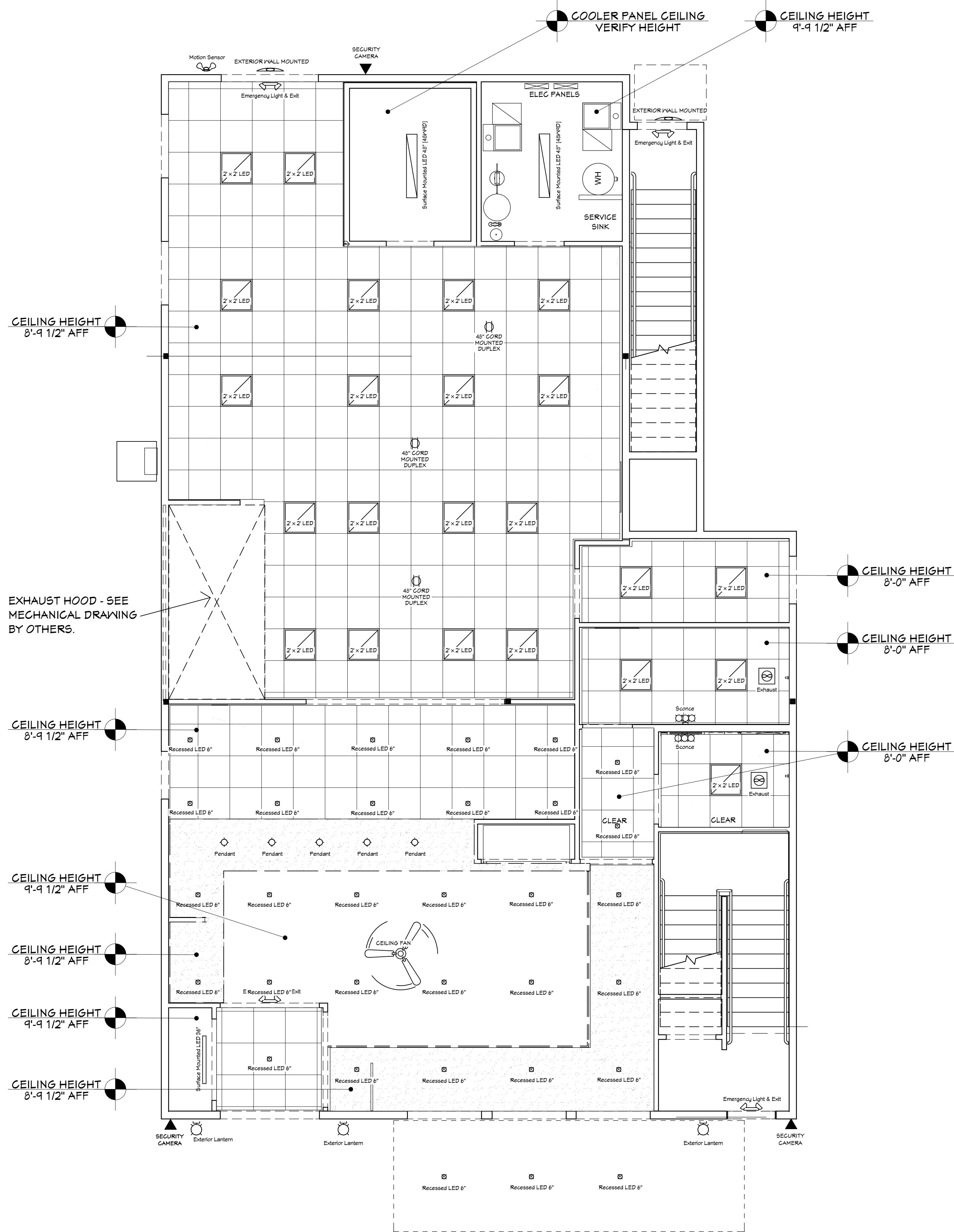
SCALE @ 24" X 36"

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SHEET

A6

CITY REVIEW



	LIGHT FIXTURE SCHEDULE	
	DESCRIPTION	COMMENTS
	SURFACE MOUNTED LED 36"	
	SURFACE MOUNTED LED 48"	
	RECESSED LED 6"	PROVIDE DIMMER
	2' X 2' LED	
	PENDANT	PROVIDE DIMMER
	MOTION SENSOR	
	EMERGENCY LIGHT & EXIT	
	EXTERIOR WALL MOUNTED	
	EXTERIOR LANTERN	
	EXHAUST	
	SCONCE	
	3 BLADE CEILING FAN	VARIABLE SPEED / REVERSIBLE PROVIDE DIMMER FOR SPEED CONTROL.
	48" CORD MOUNTED DUPLEX	

NOTE: ENTIRE FLOOR/CEILING ASSEMBLY IS TO BE A 2 HOUR RATED ASSEMBLY - SEE 3/A5.

1 FIRST FLOOR CEILING PLAN - BAKERY
A7 1/4" = 1'-0"

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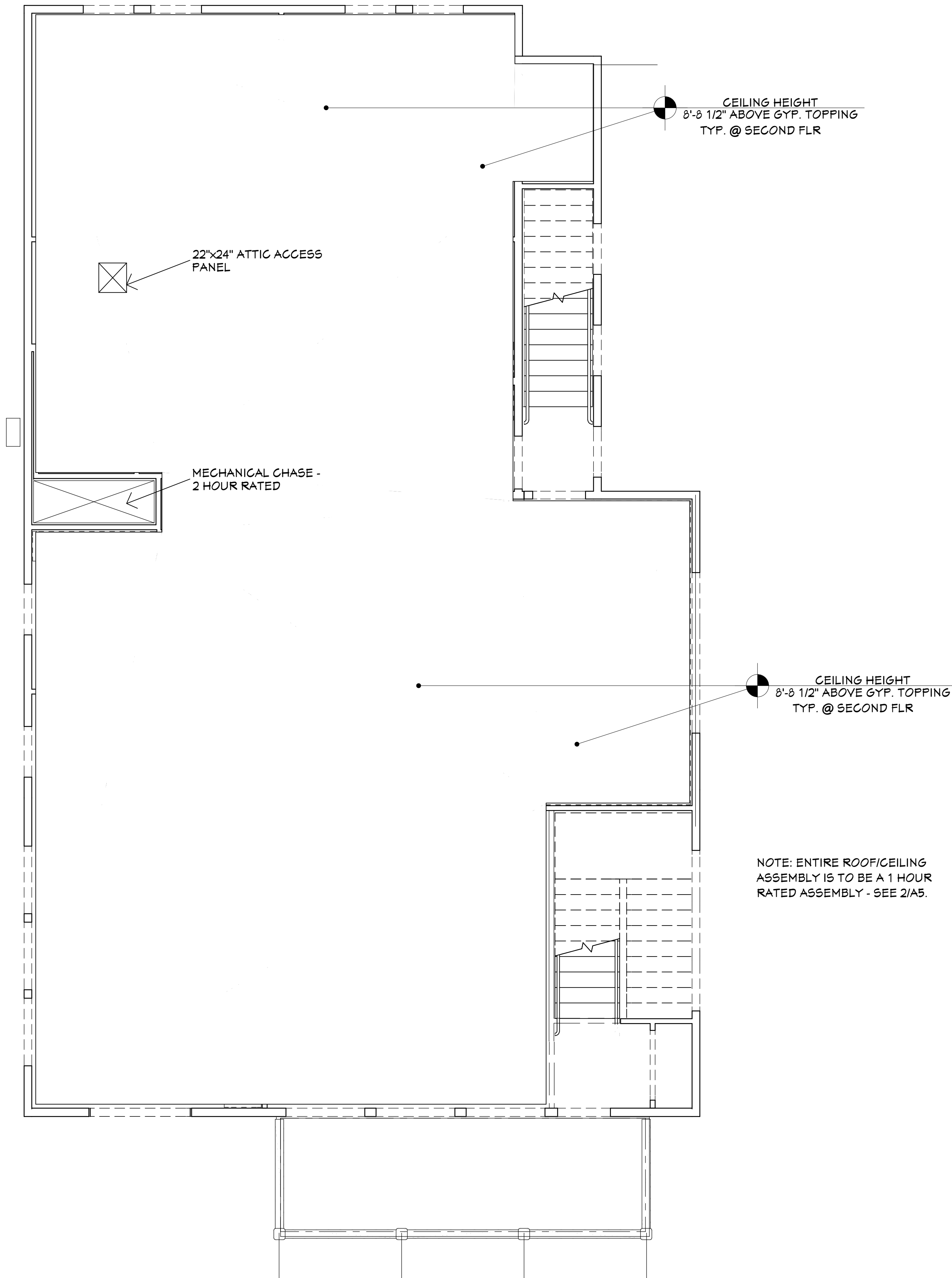
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SCALE @ 24" X 36"

DATE: 3/7/2025

SHEET

A7



1 SECOND FLOOR CEILING PLAN - SHELL SPACE
A8 1/4" = 1'-0"

	LIGHT FIXTURE SCHEDULE				
	NUMBER	QTY	ATTACHED TO	DESCRIPTION	COMMENTS
E01	E01	22	CEILING	LOW BAY LED PENDANT	DIMMABLE
E02	E02	6	WALL	EMERGENCY / EXIT FIXTURE	
E03	E03	3	CEILING	CHANDELIER	BOTTOM AT 10'-0" AFF. DIMMABLE.
E04	E04	30	CEILING	24" X 24" RECESSED LED LIGHT	DIMMABLE.
E05	E05	2	WALL	VALANCE TYPE LED LIGHT FIXTURE.	ABOVE MIRROR.
E06	E06	9	CEILING	48" SURFACE MOUNTED LED STRIP LIGHT	SURFACE MOUNT OR SUSPENDED.
E07	E07	8	CEILING	3 BLADE CEILING FAN	VARIABLE SPEED / REVERSIBLE.
E08	E08	46	CEILING	6" LED DISC LIGHT	DIMMABLE.
E09	E09	2	CEILING	SMALL PENDANT	DIMMABLE.
E10	E10	1	WALL	EXIT	

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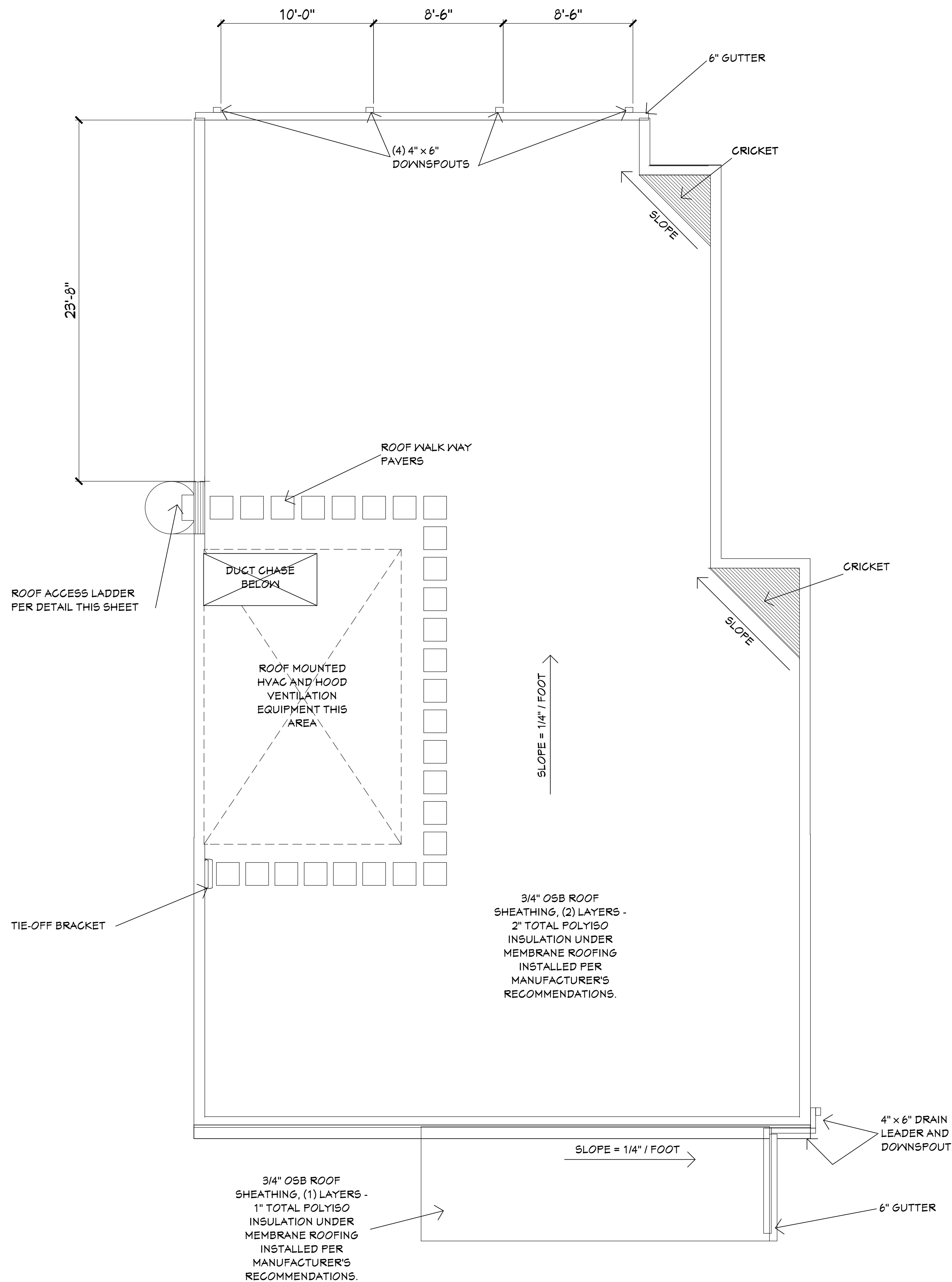
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SCALE @ 24" X 36"

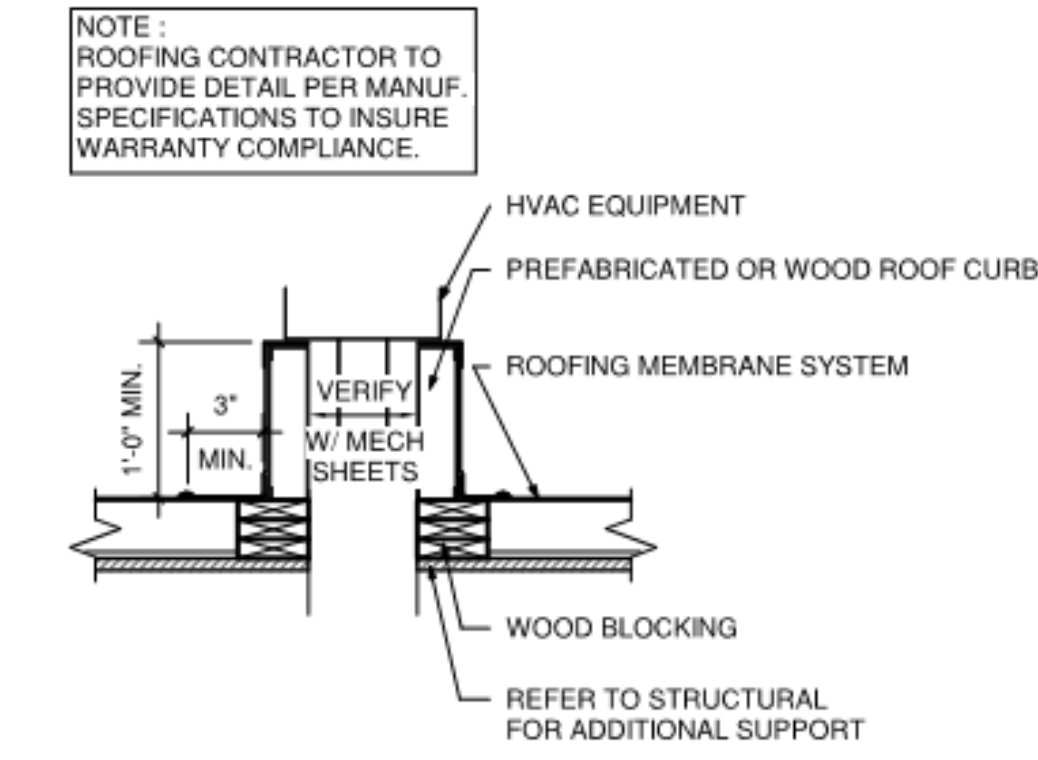
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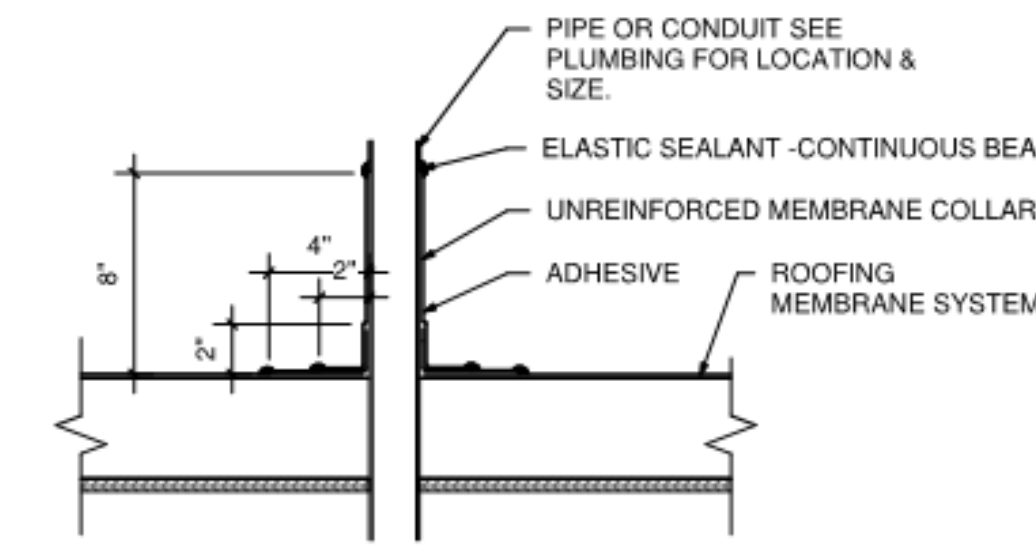
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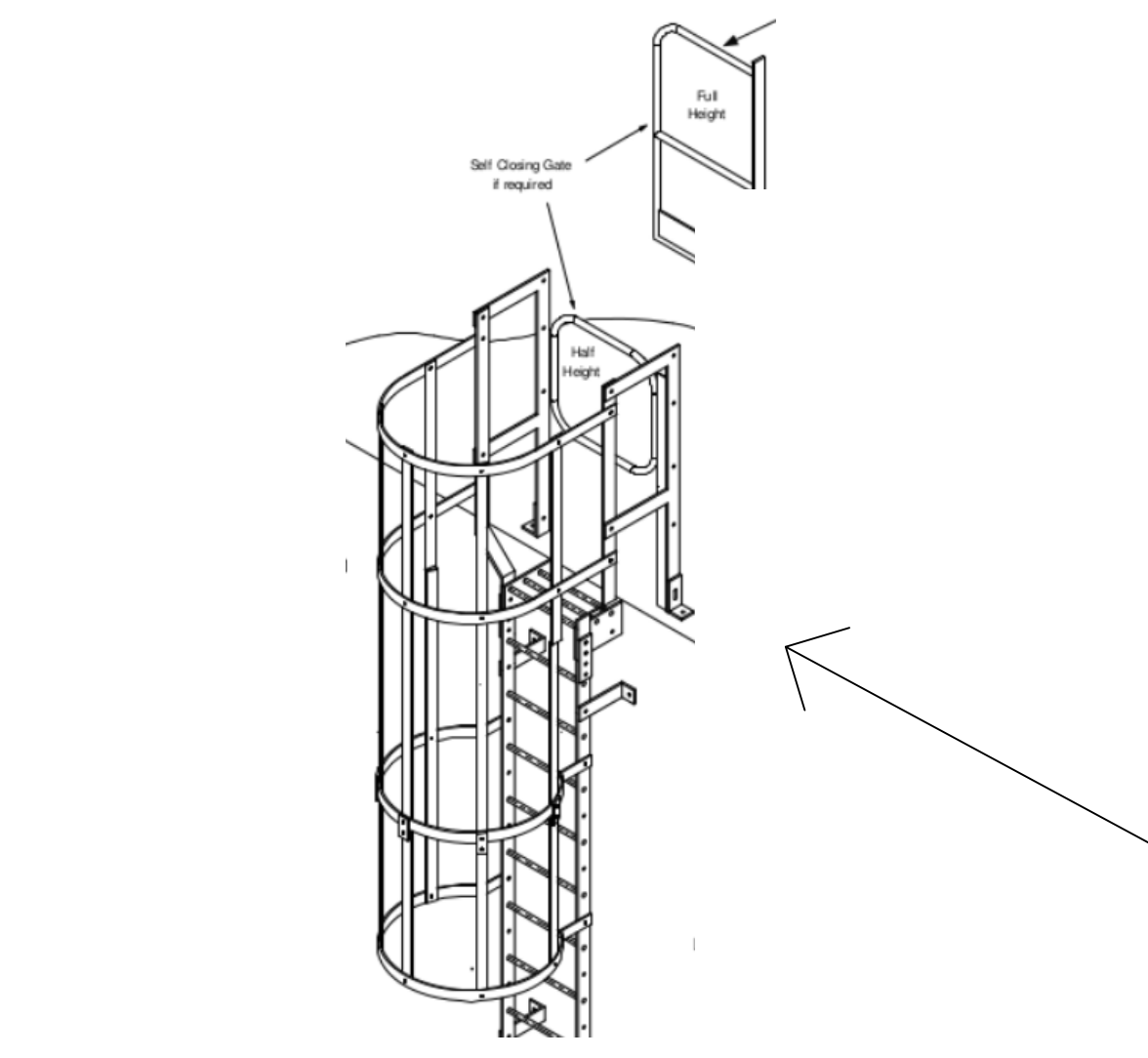
1 ROOF PLAN
1/4" = 1'-0"



4 ROOF CURB DETAIL
NO SCALE



5 ROOF PIPE FLASHING DETAIL
NO SCALE



3 ROOF ACCESS LADDER TOP CAGE ISO DETAIL
NO SCALE

GENERAL NOTES - ROOF PLAN

SEE STRUCTURAL FOR ALL TOP OF DECK ELEVATIONS, TRUSS SIZES, ETC.

COORDINATE ALL ROOF TOP UNIT LOCATIONS WITH STRUCTURAL.

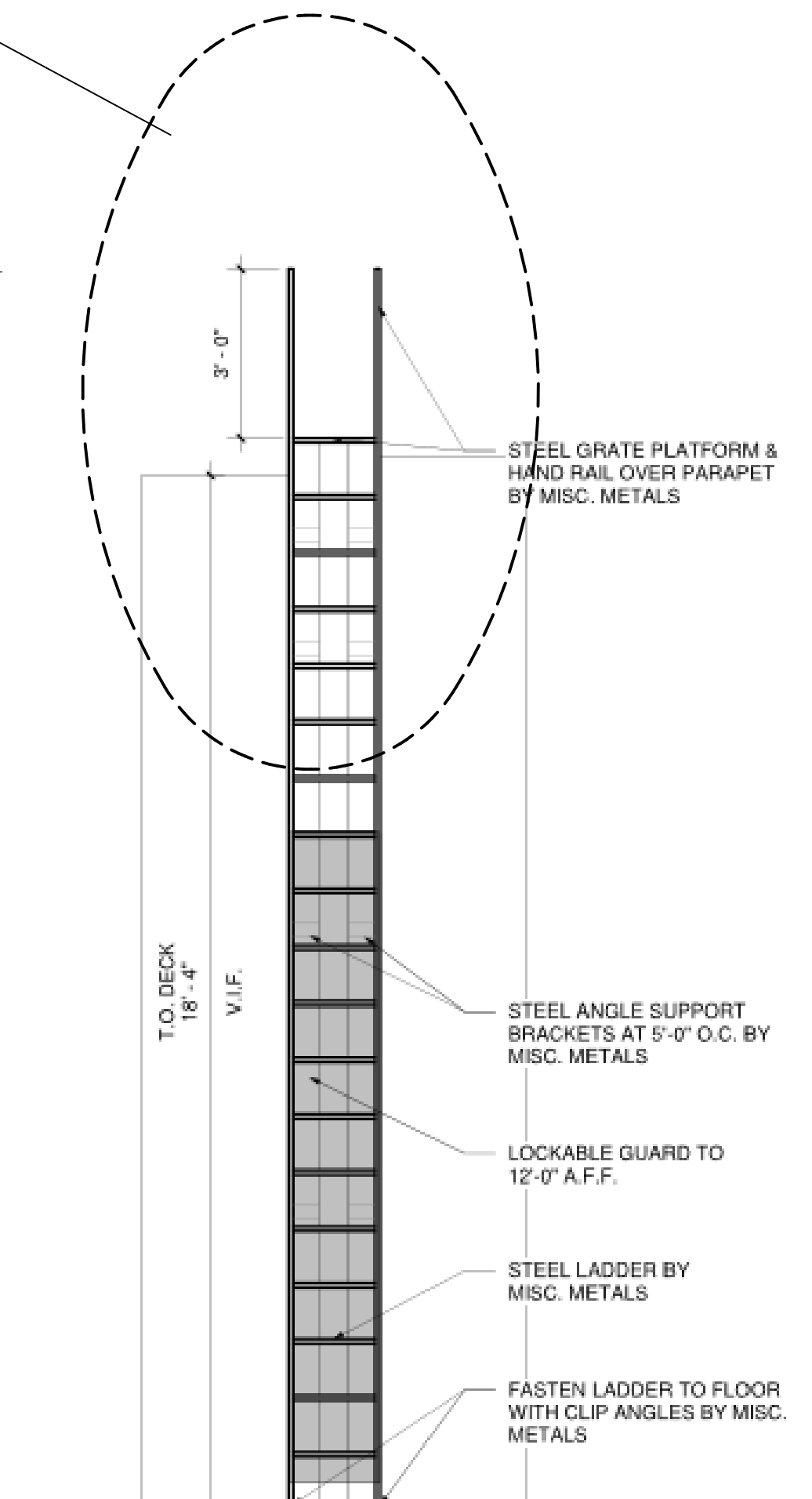
ROOF CURB LAYOUTS FOR HVAC UNITS SHALL BE VERIFIED WITH STRUCTURAL ENGINEER.

PROVIDE TAPERED INSULATION CRICKETS AT ALL ROOF SLOPE OBSTRUCTIONS.

ROOF INSULATION SHALL BE APPLIED OVER THE ROOF DECK IN ACCORDANCE WITH THE SPECIFIED PRODUCT MANUFACTURER'S WRITTEN RECOMMENDATIONS.

PAINT ALL EXPOSED GAS PIPING "OSHA YELLOW"

ROOFTOP WALKWAY PADS TO BE PLACED AS INDICATED ON PLAN



2 ROOF ACCESS LADDER ELEVATION
3/8" = 1'-0"

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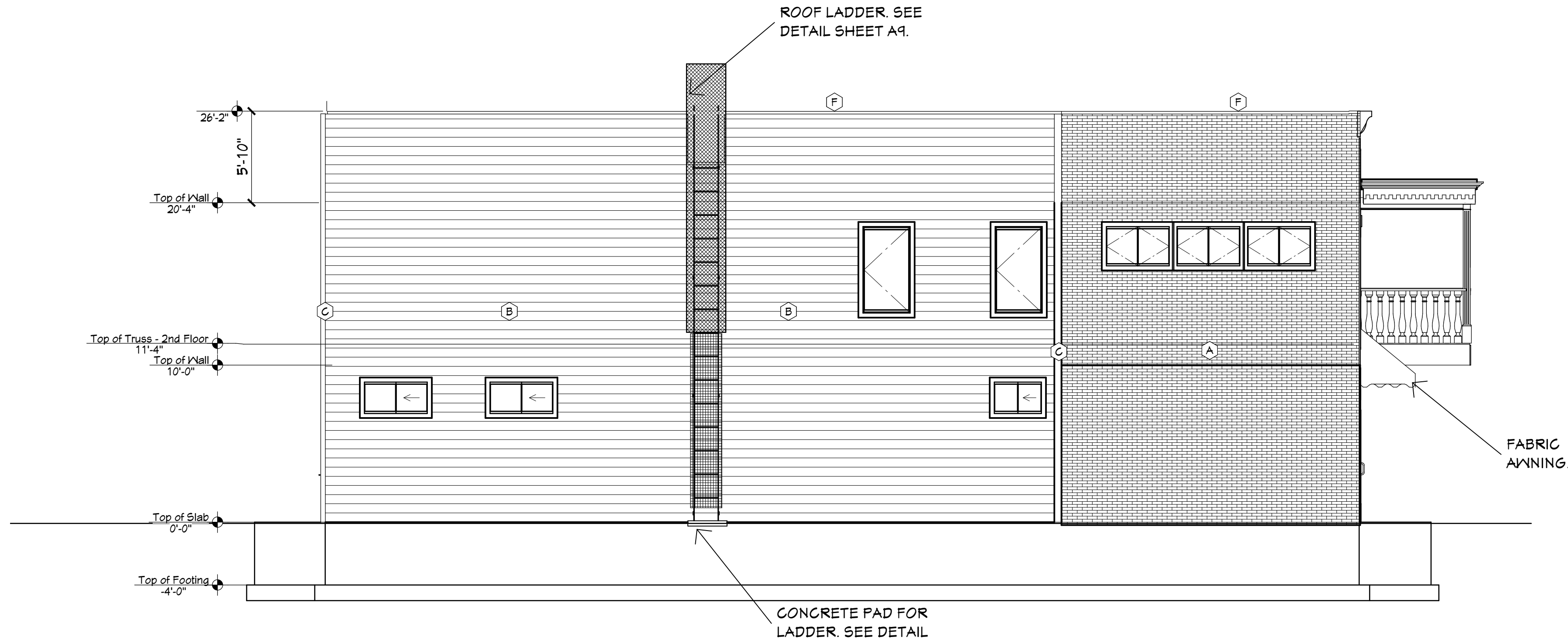
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SCALE @ 24" X 36"

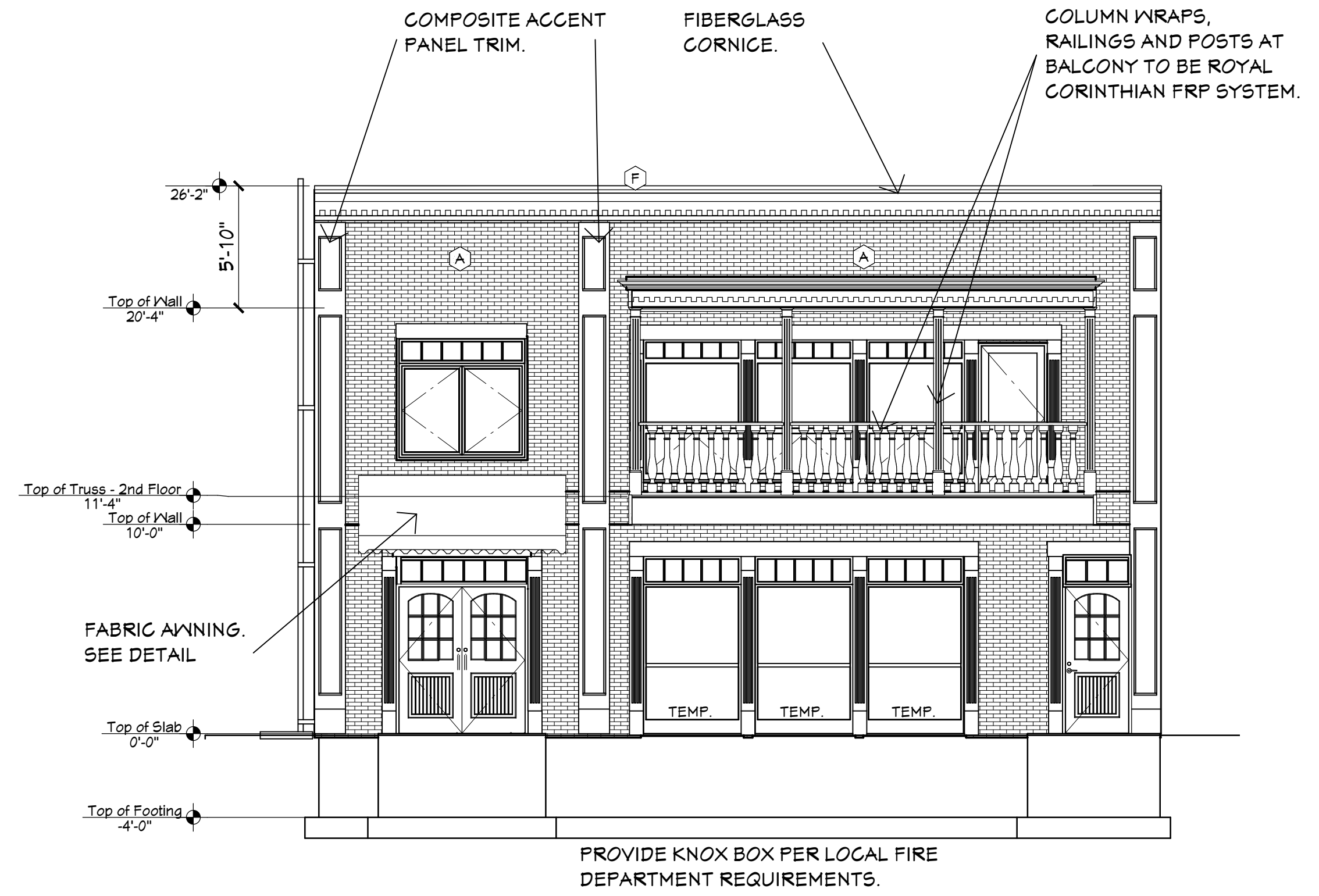
DATE: 3/7/2025

SHEET

A9



1 WEST ELEVATION
3/16" = 1'-0"



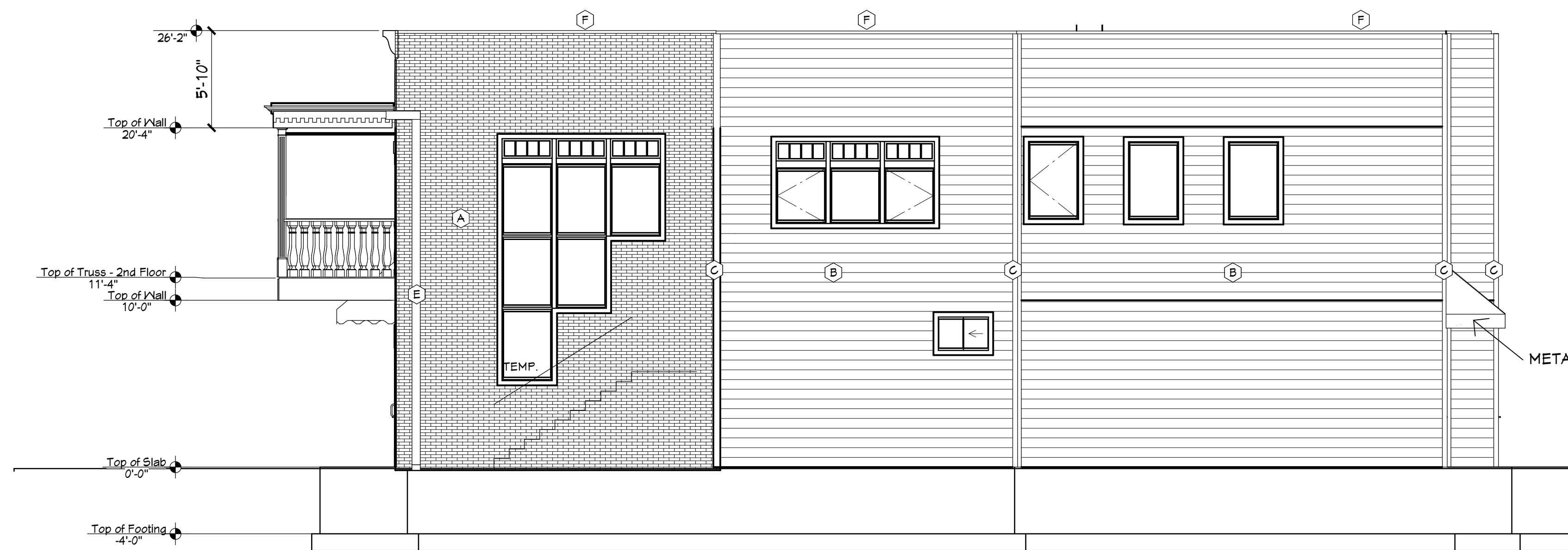
2 SOUTH ELEVATION
3/16" = 1'-0"

EXTERIOR MATERIALS LIST

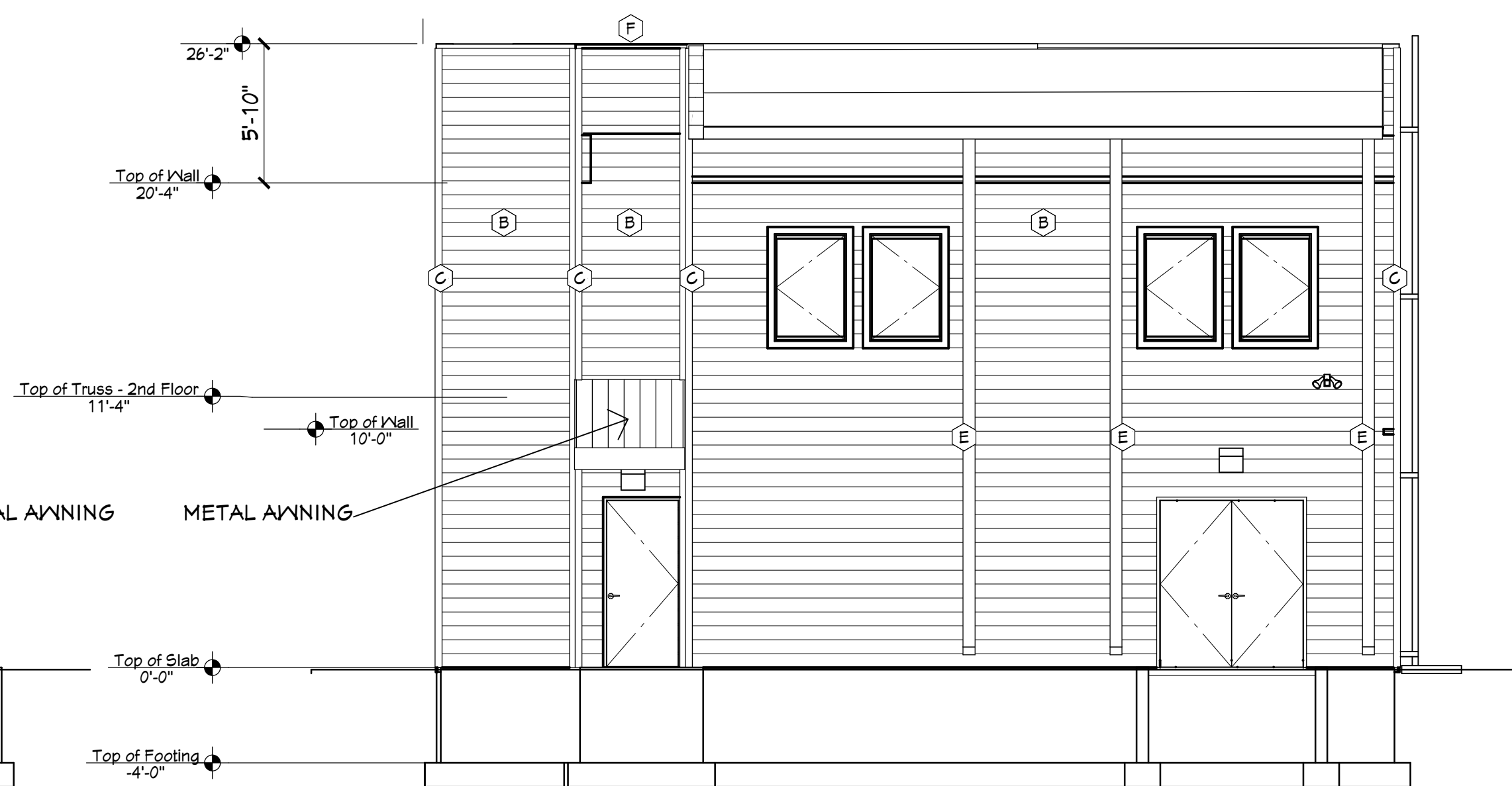
- A: BRICK LOOK SIDING - NICHHA VINTAGE BRICK PANELS - ALEXANDRIA BUFF
B: LAP SIDING - LP SMARTSIDING 6" HORIZONTAL LAP - VERIFY COLOR
C: TRIM: CORNER TRIM - LP SMART TRIM - VERIFY COLOR
D: SCUPPER AND DOWNSPOUTS (NORTH ELEVATION) - VERIFY COLOR
E: SCUPPER AND DOWNSPOUTS (SOUTHEAST) - DARK BRONZE
F: CAP FLASHING - DARK BRONZE

VERIFY ALL COLOR/FINISH SELECTIONS WITH OWNER.

NOTE: SHEET A13 FOR AWP PANEL MANUFACTURER STANDARD FLASHING AND TRIM DETAILS.



3 EAST ELEVATION
3/16" = 1'-0"



4 NORTH ELEVATION
3/16" = 1'-0"

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SCALE @ 24" X 36"

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SHEET

A10

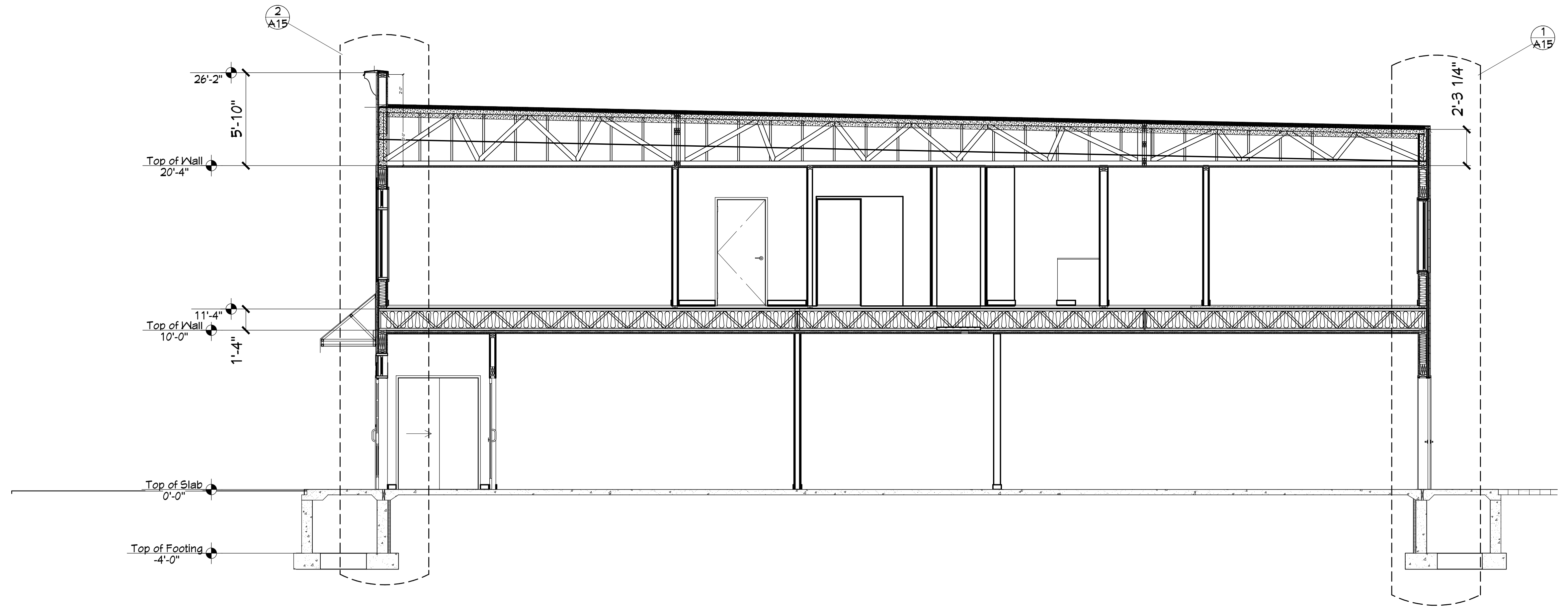
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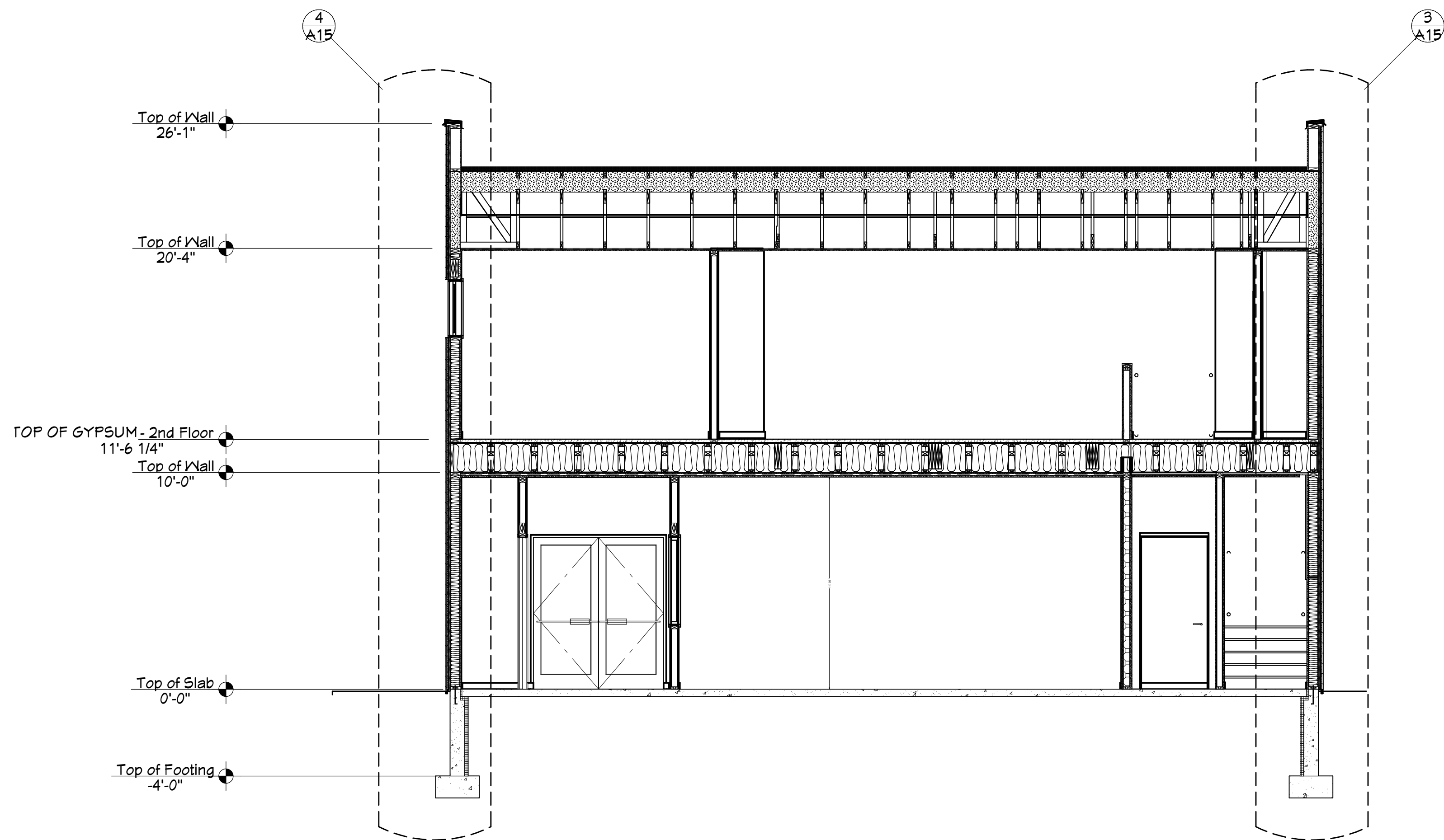
3/7/2025

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Ernie Tourville Architect



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

NOTE: SEE STRUCTURAL
DRAWING FOR STRUCTURAL
FRAMING AND STRUCTURAL
DETAILS.



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

NEW BAKERY/SANDWICH SHOP & RESIDENCE
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SCALE @ 24" X 36"

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SHEET

A11

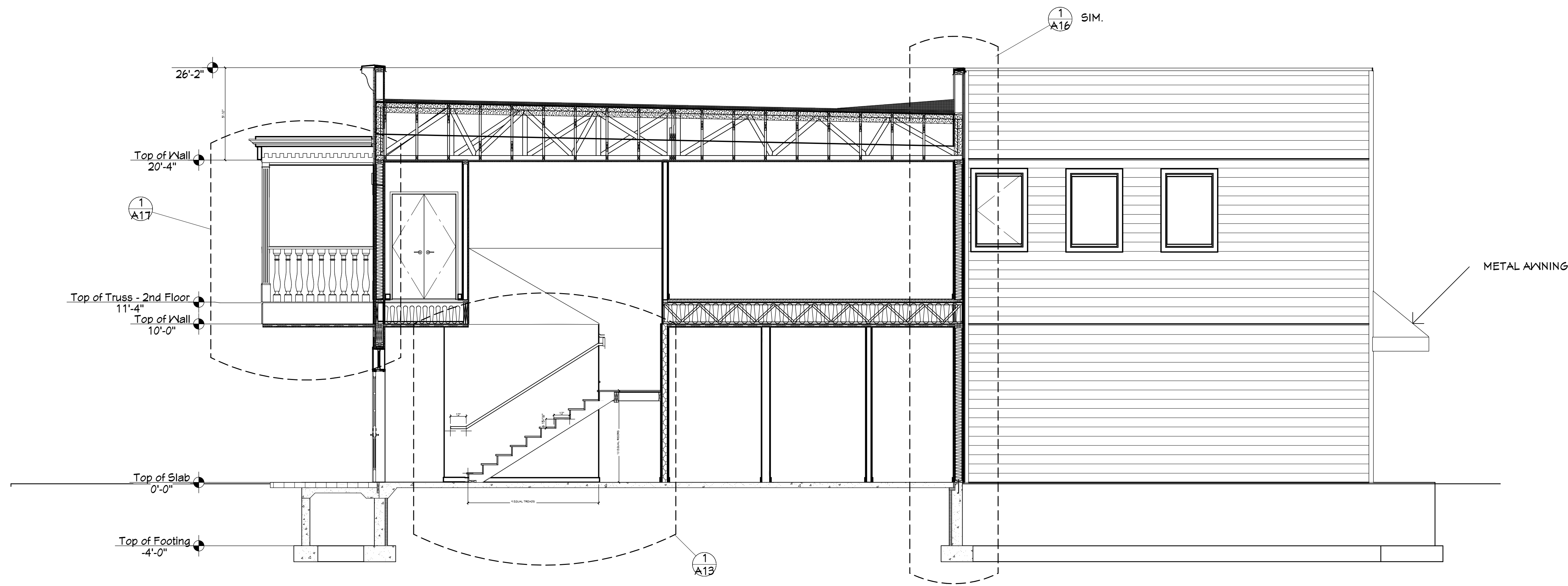
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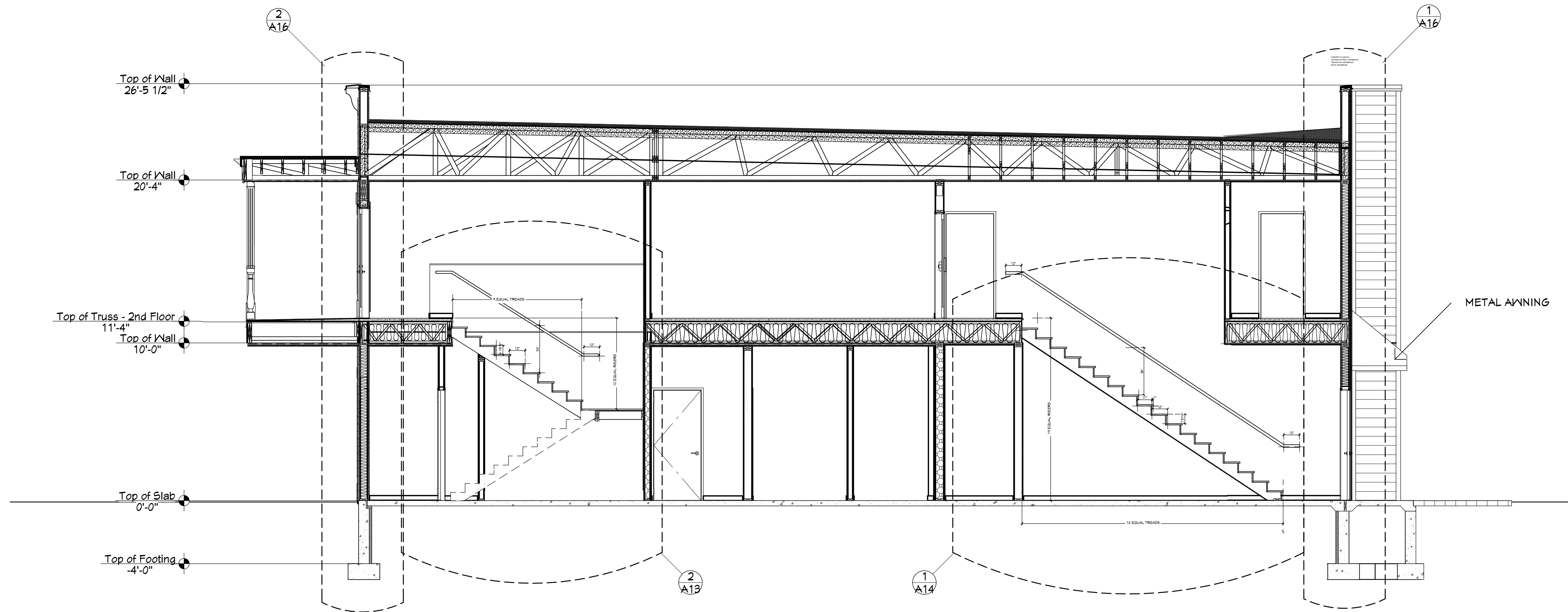
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Ernie Tourville Architect 608-780-1826



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

NOTE: SEE STRUCTURAL
DRAWING FOR STRUCTURAL
FRAMING AND STRUCTURAL
DETAILS.



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

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SHEET

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SCALE @ 24" X 36"

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SHEET

A13

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GUARDS / HANDRAILS NOTES:

1. Guard / handrail diameter shall be 1 1/2" diameter steel railing.
2. Guard height shall be 42 inches in height.
3. Handrail height shall be 36" in height.
4. Guard / handrails shall not have openings which allow passage of a sphere 4 inches in diameter.

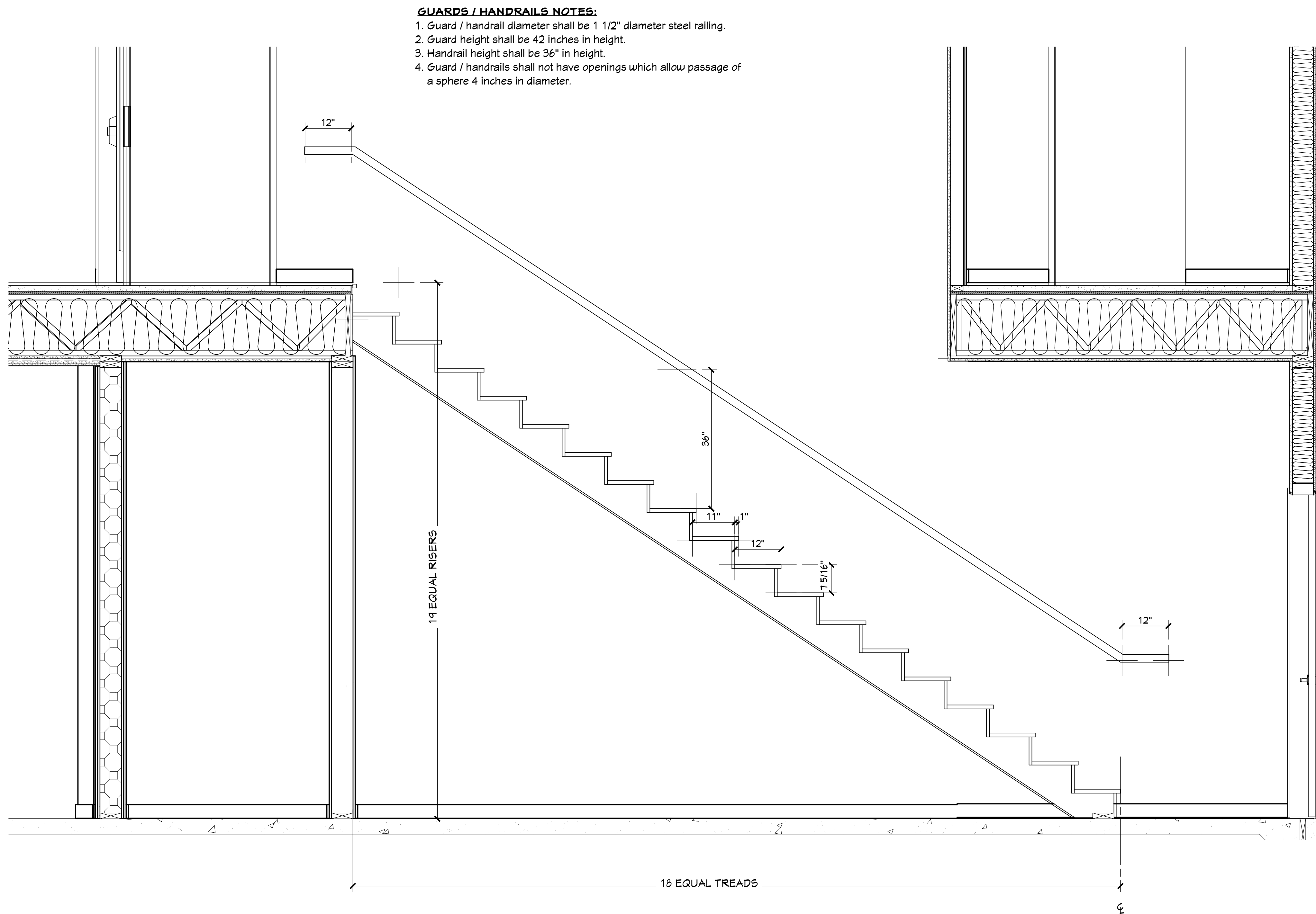
NOTE: SEE STRUCTURAL
DRAWINGS FOR STAIR FRAMING.

NOTE: SEE STRUCTURAL
DRAWINGS FOR STAIR FRAMING.

1 STAIR 1 - SECTION
A13 3/4" = 1'-0"

2 STAIR 1 - SECTION
A13 3/4" = 1'-0"

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1 STAIR 2 - SECTION
A14 3/4" = 1'-0"

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SCALE @ 24" X 36"

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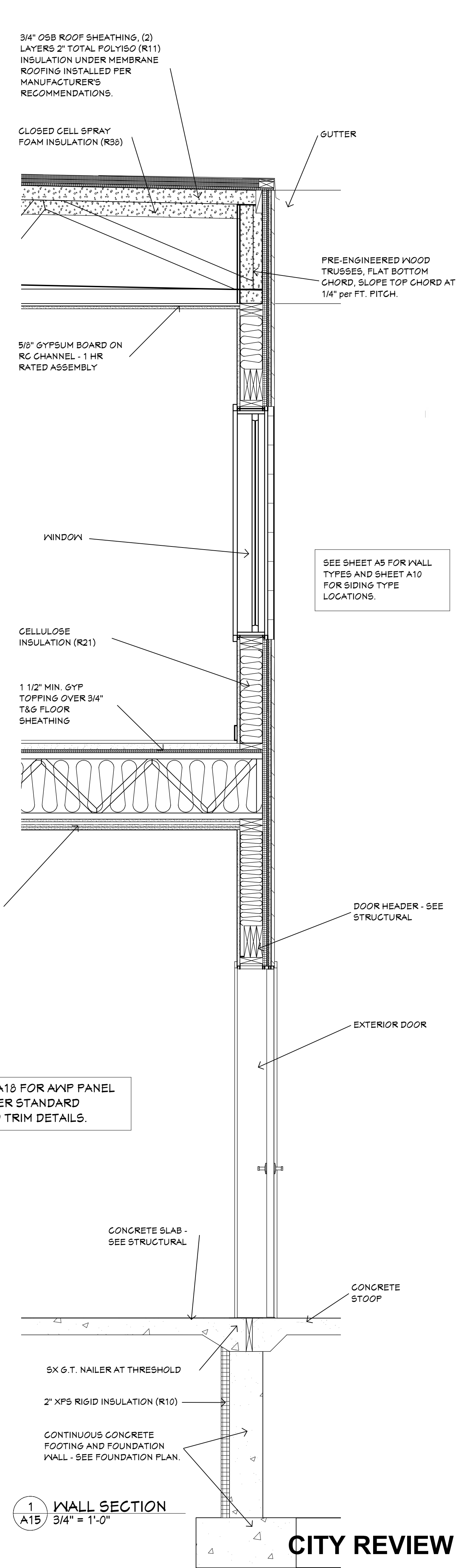
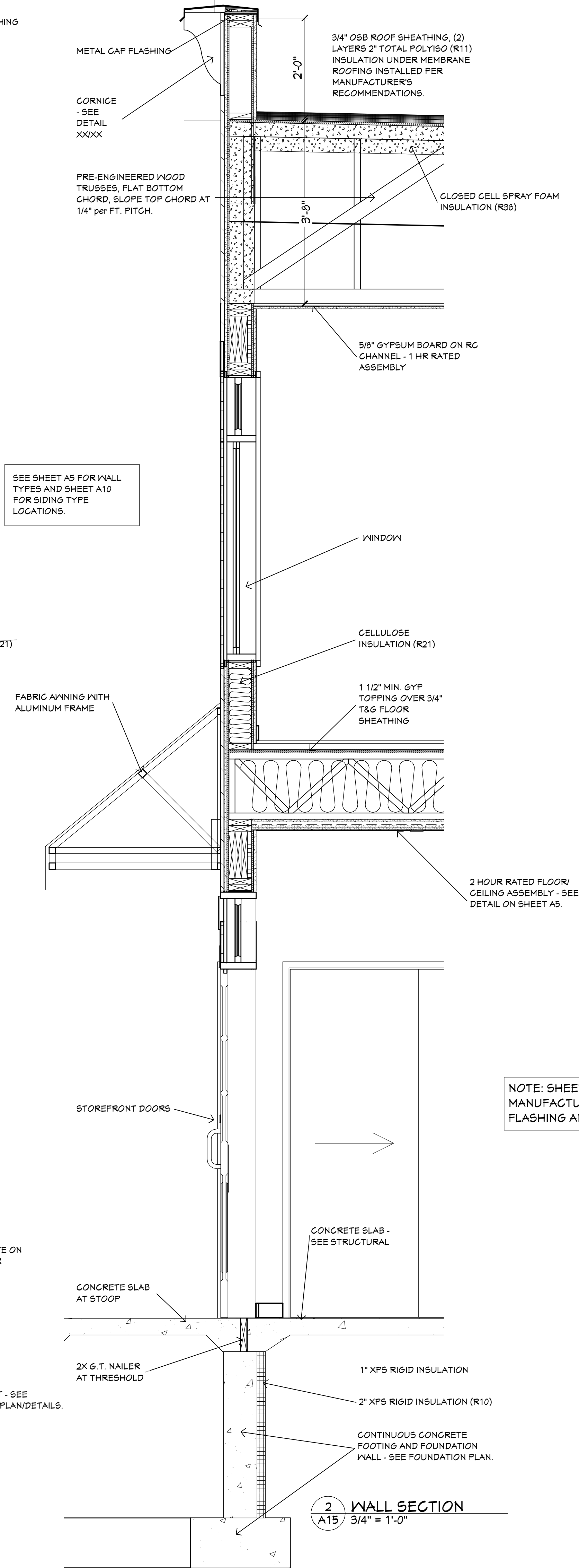
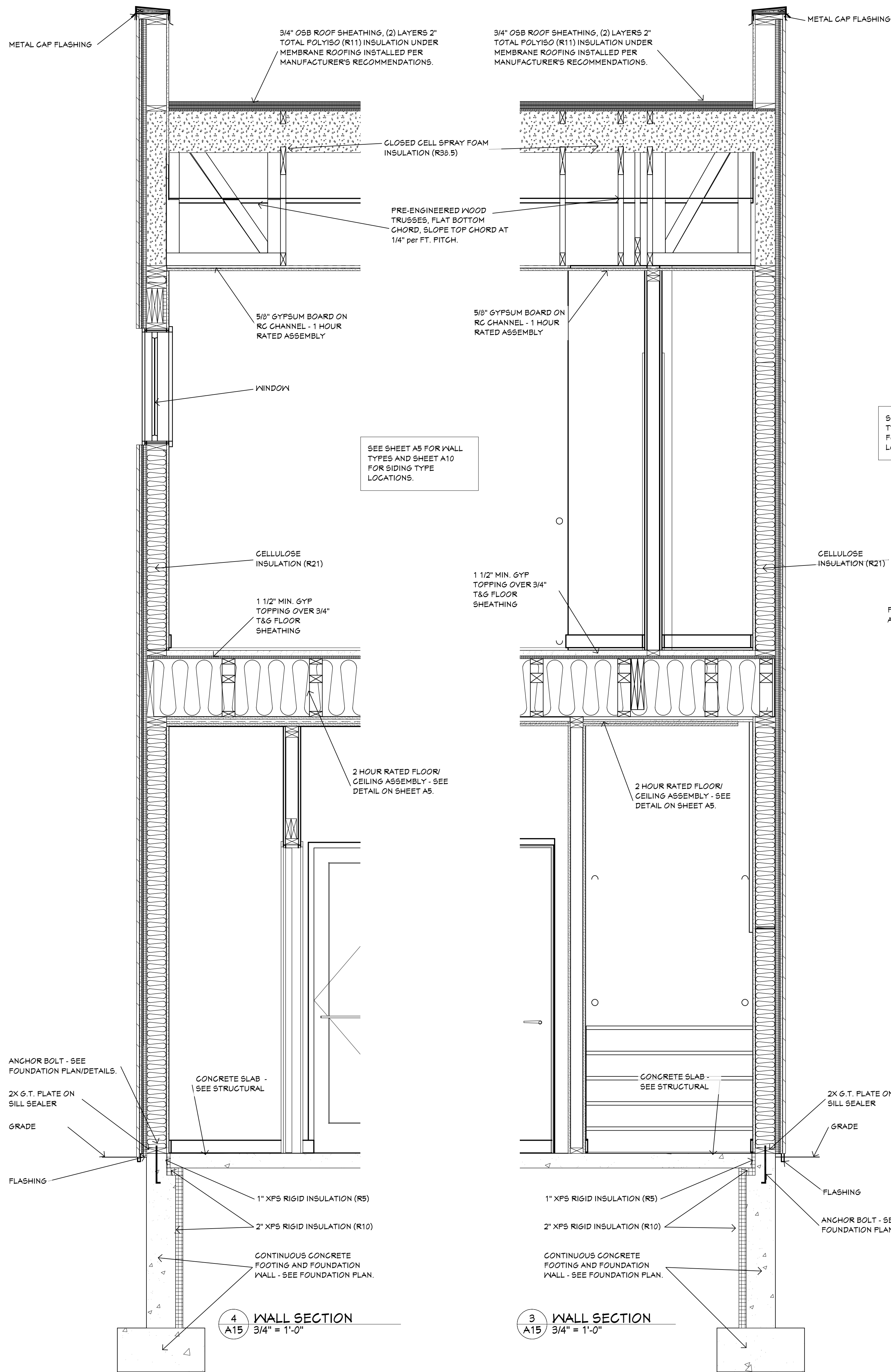
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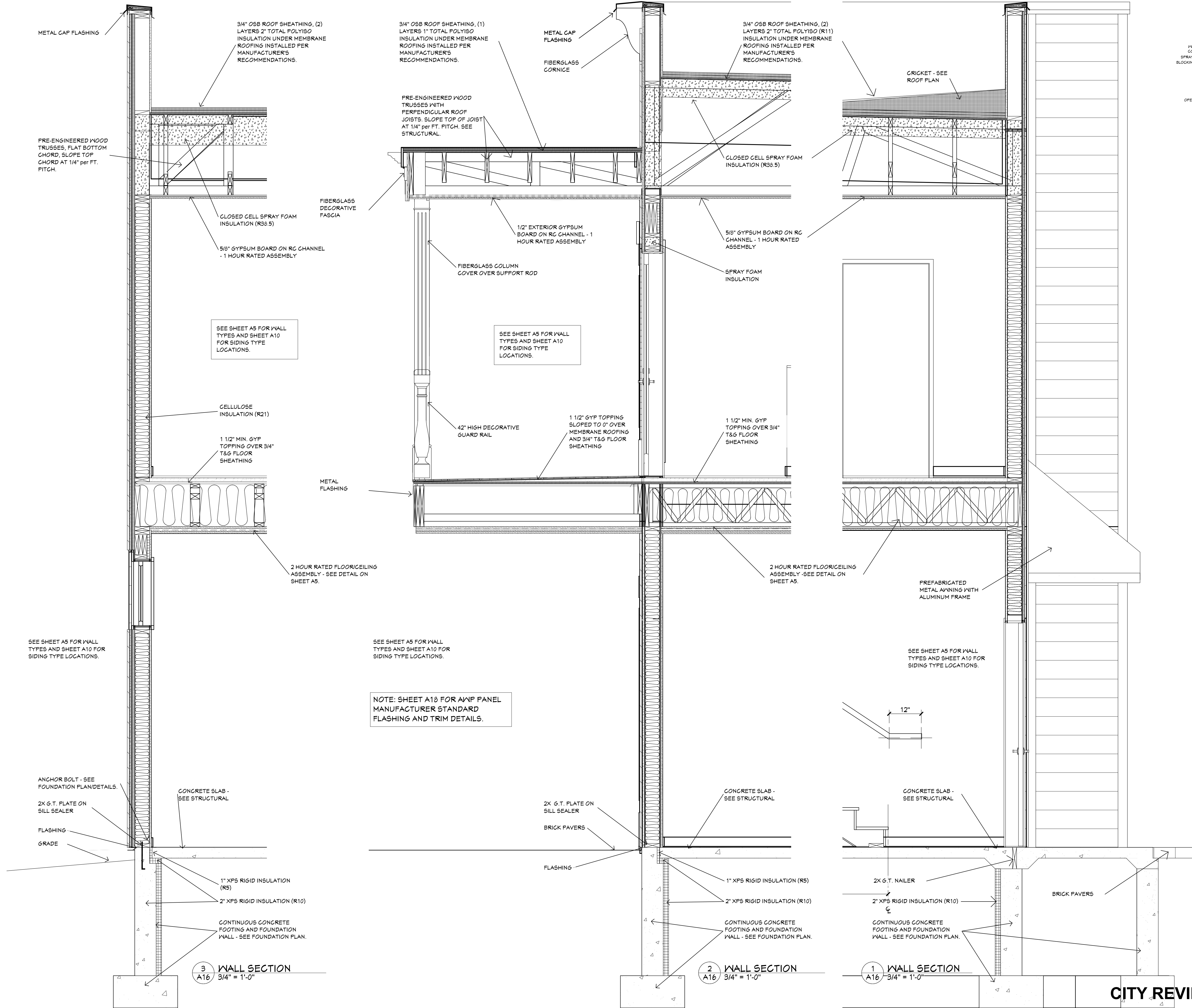
A14

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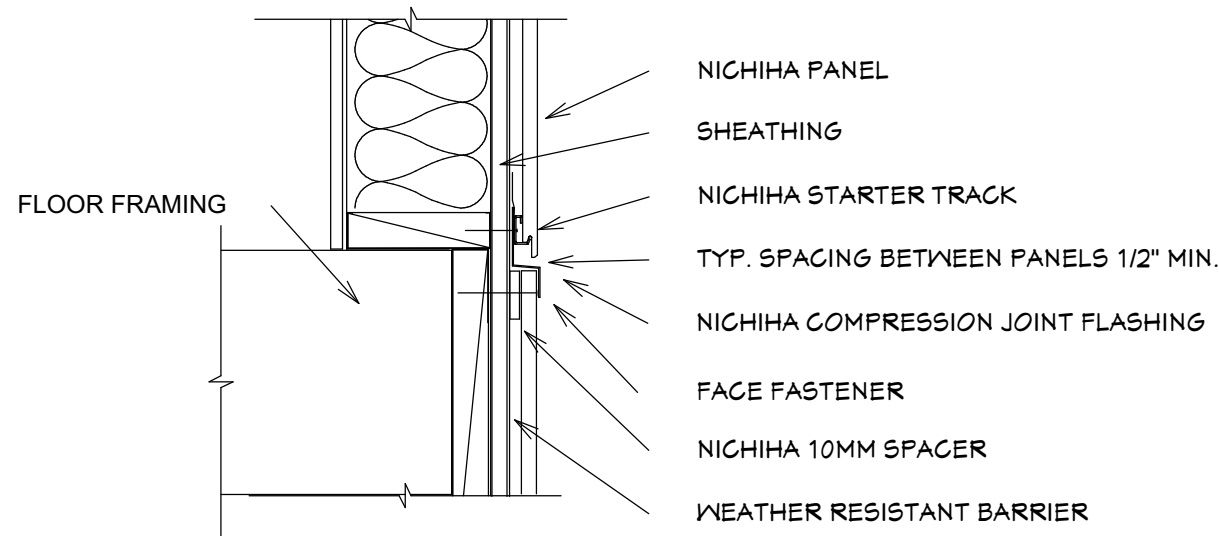
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A16

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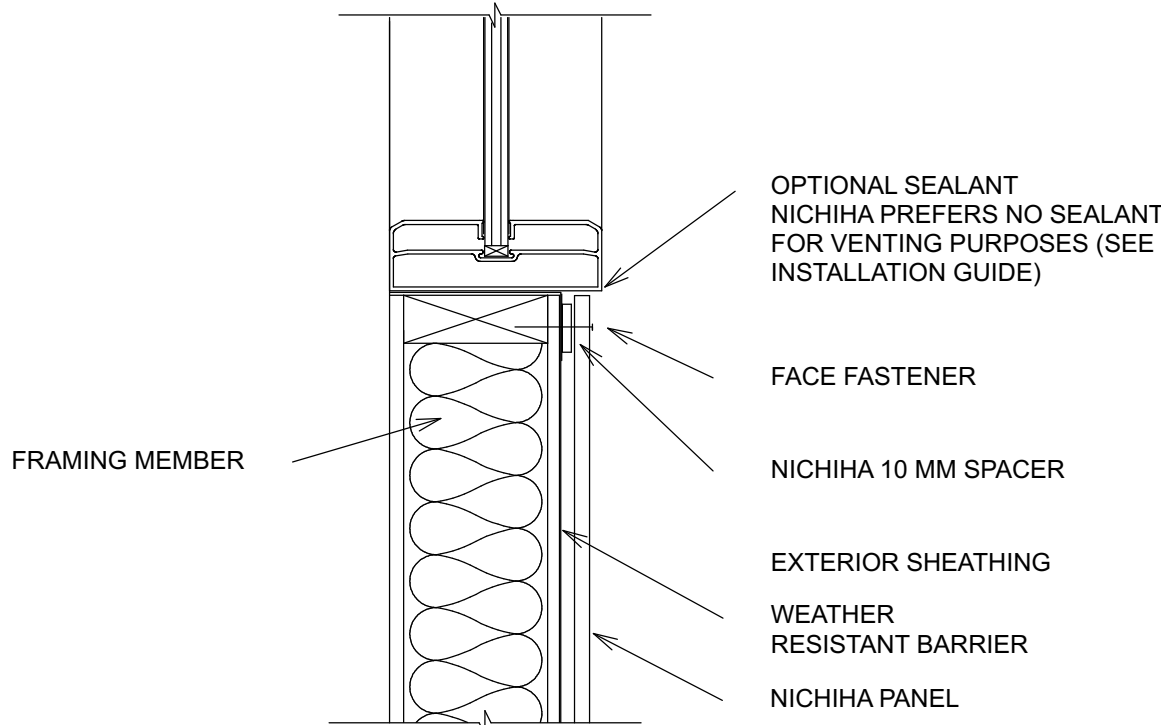
81

AWP MANUFACTURER'S TYPICAL DETAILS



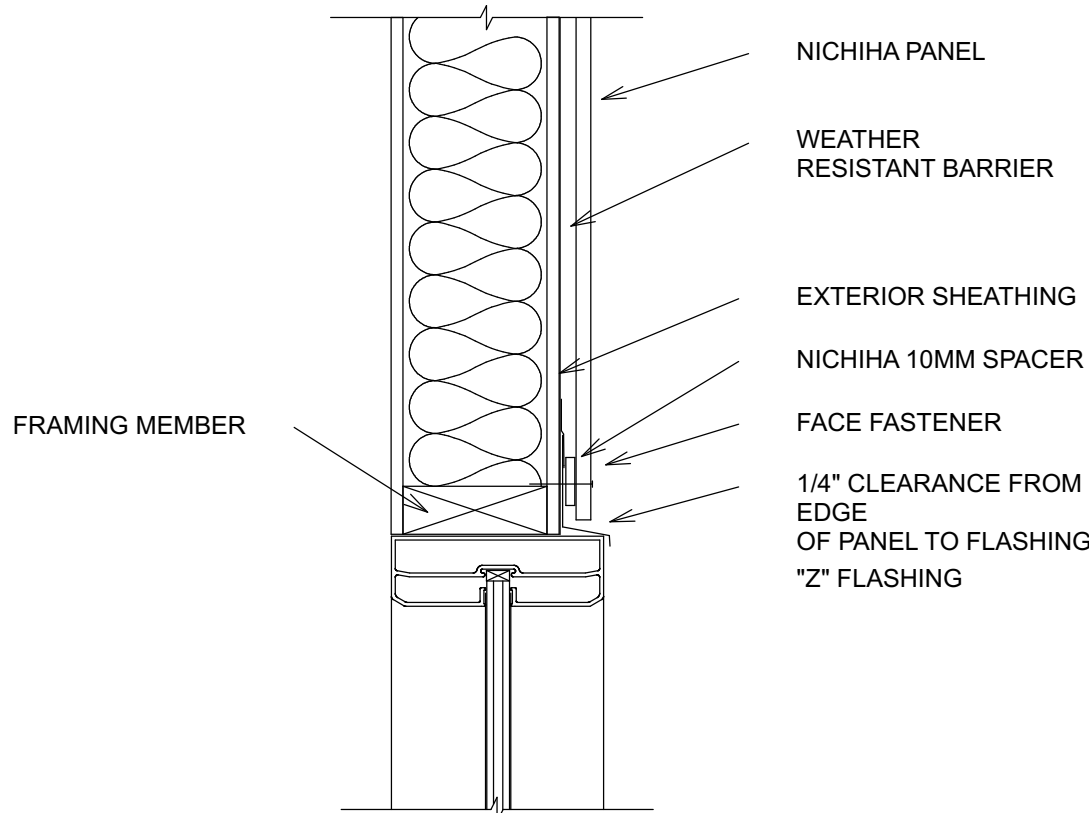
NICHIHA HORIZONTAL AWP - HORIZONTAL COMPRESSION JOINT

1 HORIZONTAL COMPRESSION JOINT
A17 1" = 1'-0"



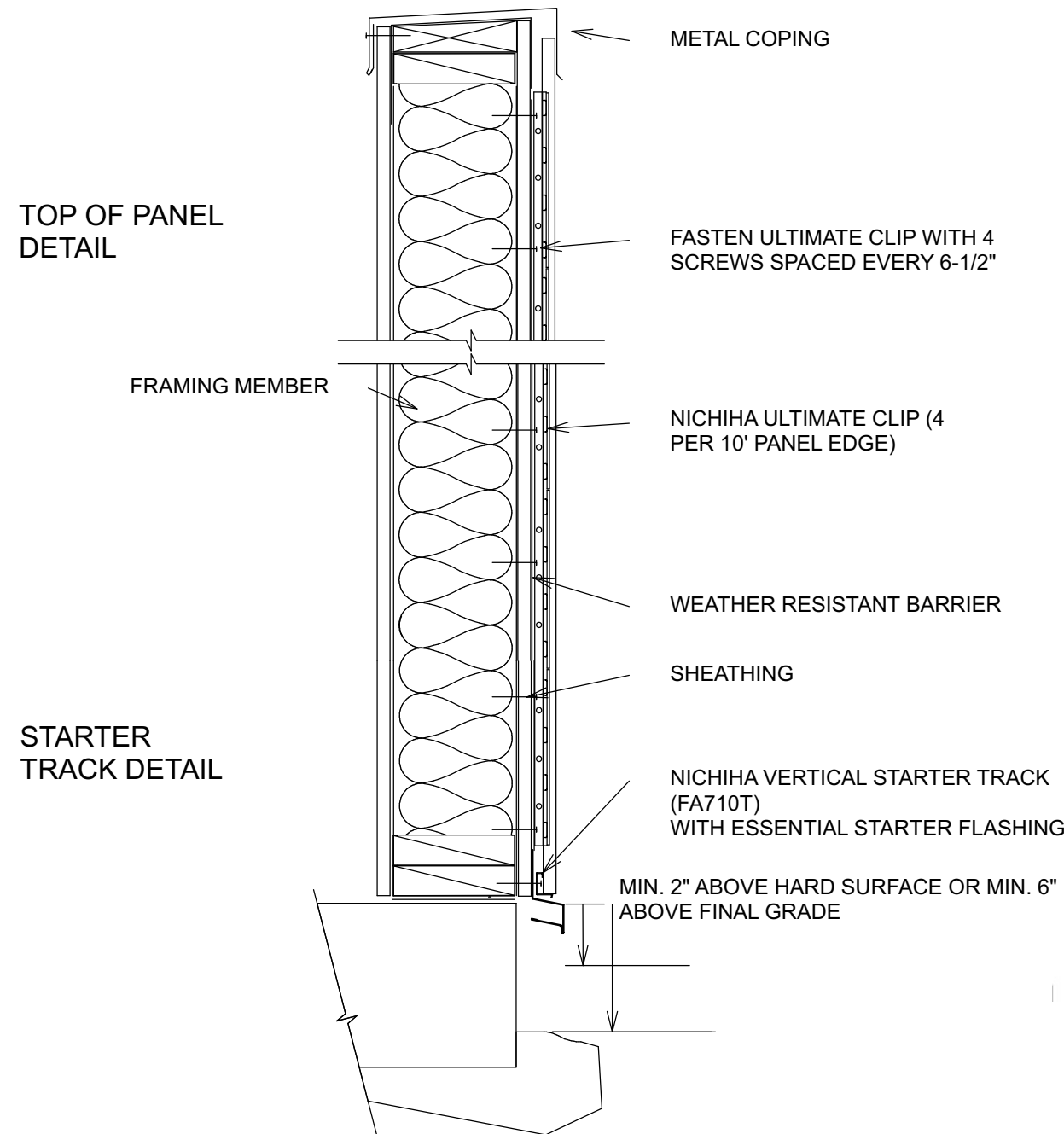
NICHIHA HORIZONTAL AWP - WINDOW SILL - FLUSH

2 WINDOW SILL - FLUSH
A17 1" = 1'-0"



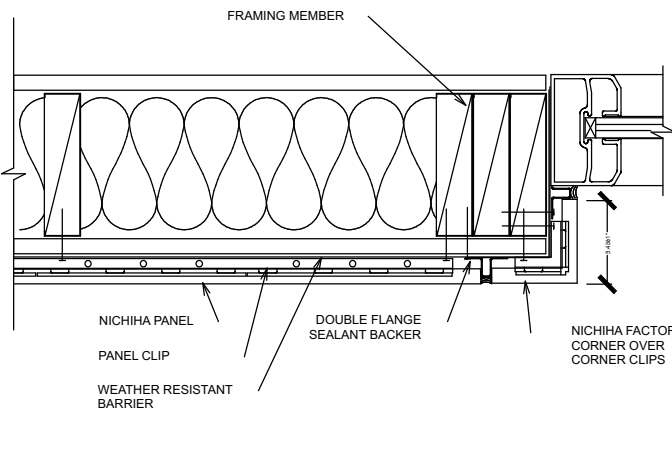
NICHIHA HORIZONTAL AWP - WINDOW HEAD - FLUSH

3 WINDOW HEAD - FLUSH
A17 1" = 1'-0"



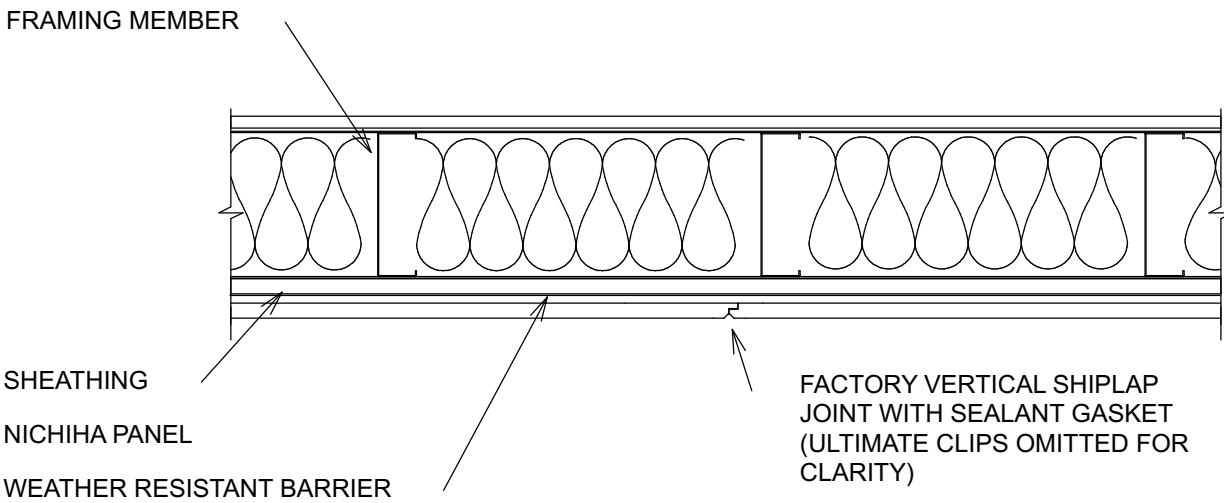
NICHIHA VERTICAL AWP - 3030 - TYPICAL WALL SECTION - PARAPET

4 TYPICAL WALL SECTION
A17 1" = 1'-0"

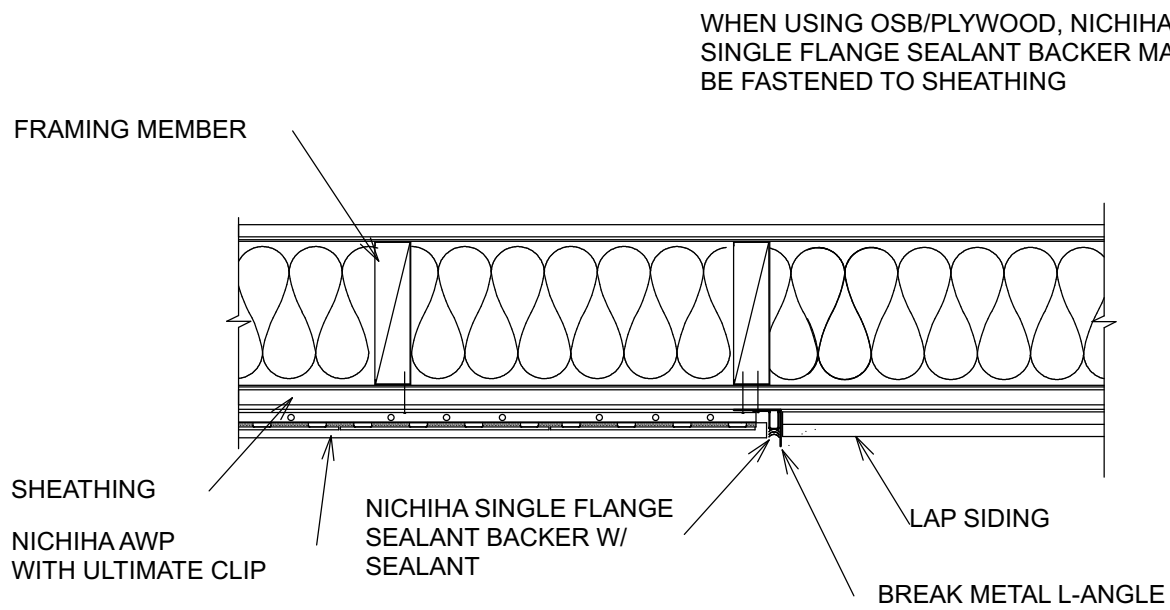


NICHIHA - HORIZONTAL AWP - STUD WALL - RECESSED WINDOW JAMB
DETAIL WITH FACTORY CORNER

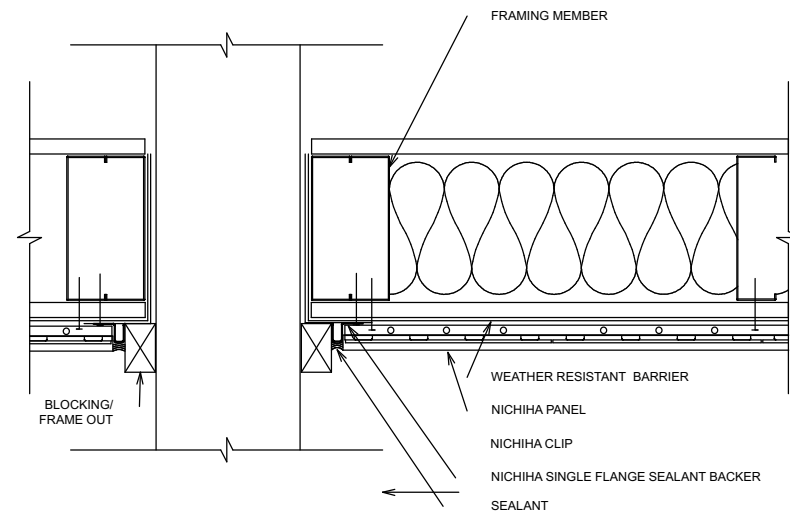
5 WINDOW JAMB - FLUSH
A17 1" = 1'-0"



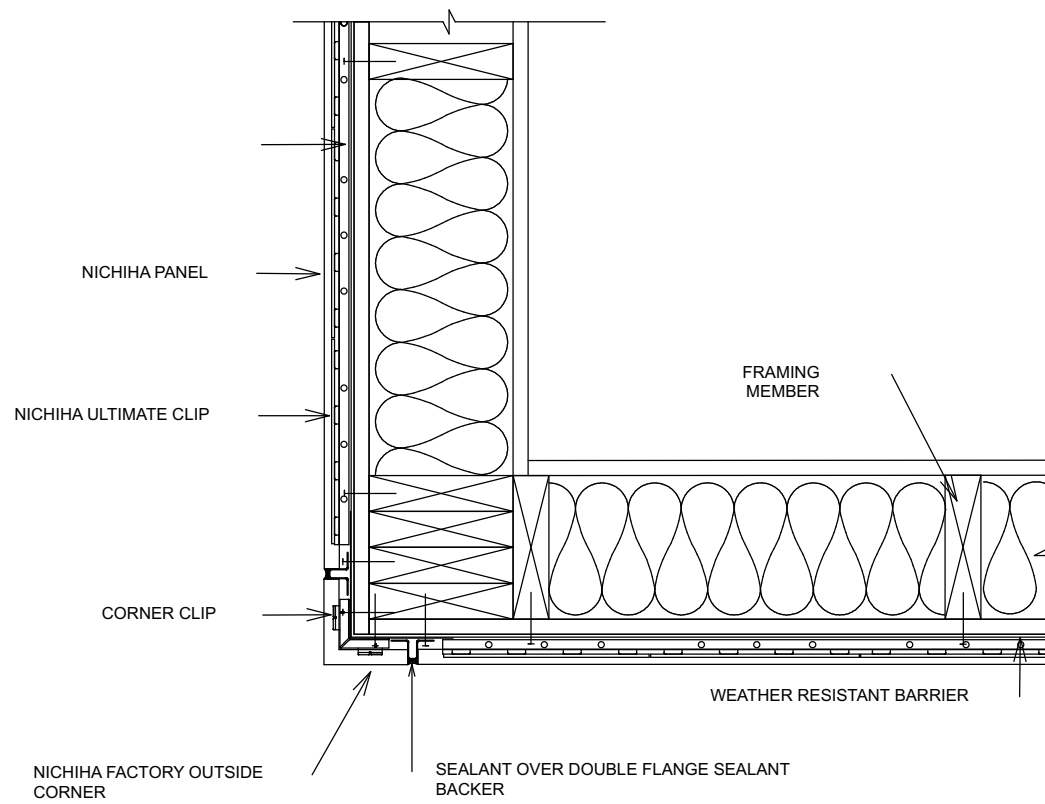
6 VERTICAL SHIP LAP JOINT
A17 1" = 1'-0"



7 VERTICAL TRANSITION JOINT
A17 1" = 1'-0"



8 BLOCKED PENETRATION PLAN DETAIL
A17 1" = 1'-0"



NICHIHA HORIZONTAL AWP OUTSIDE CORNER DETAIL- FACTORY CORNER

9 OUTSIDE CORNER DETAIL
A17 1" = 1'-0"

NOTES:
1. ARCHITECTURAL WALL PANEL DETAILS ARE FOR INSTALLATION OF NICHIHA PRODUCTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH MANUFACTURER TO UNDERSTAND INSTALLATION REQUIREMENTS AND ALL REQUIRED COMPONENTS.
2. CONTRACTOR SHALL UTILIZE MOISTURE MANAGEMENT AND WATERPROOFING BEST PRACTICES FOLLOWING WRB MANUFACTURER INSTRUCTIONS.
3. ADJUST FASTENER LENGTH TO ACCOUNT FOR UP THE RIGID FOAM CONTINUOUS INSULATION.
4. COAT ANY CUT EDGES OF AWP WITH KILZ PREMIUM/MAX OR COLOR-MATCHED 100% ACRYLIC LATEX EXTERIOR PAINT.
5. VERTICAL JOINTS OF AWP1818 MUST BE SPANNED BY ULTIMATE CLIPS (NOT PICTURED) AND JOINT TAB ATTACHMENTS MUST BE USED AT THE BOTTOM OF EACH JOINT.

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1513 MARKET STREET
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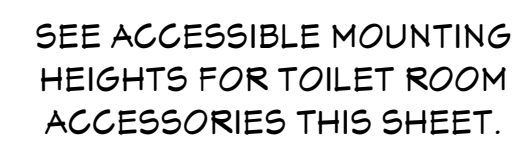
SCALE @ 24" X 36"

DATE: 3/7/2025

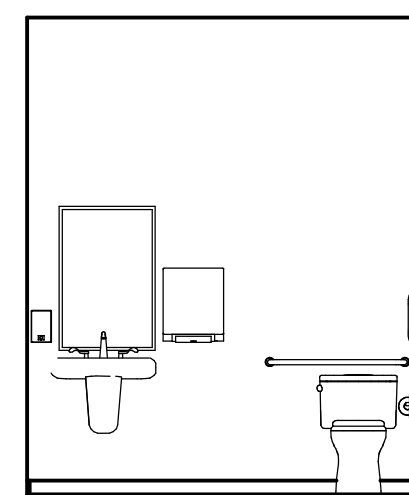
SHEET

A17

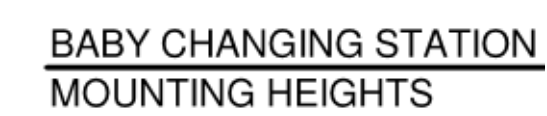
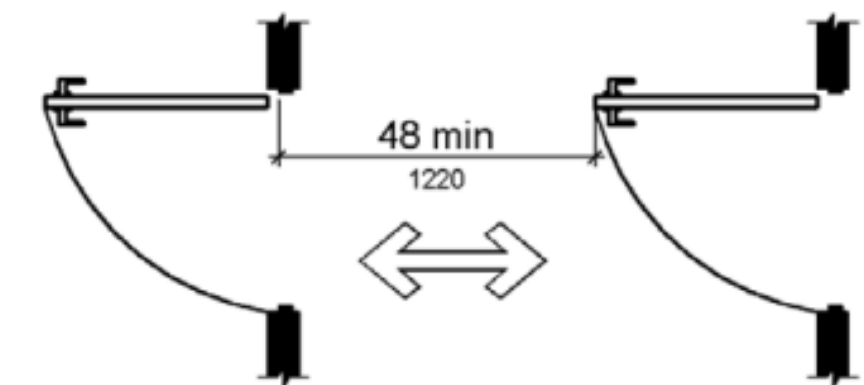
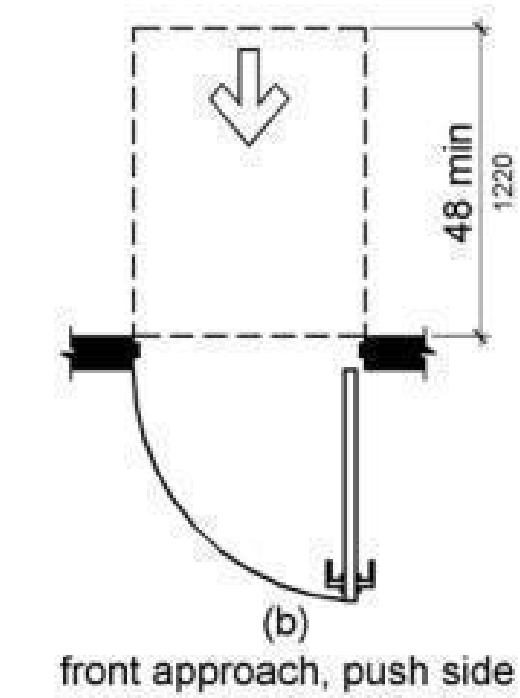
CITY REVIEW

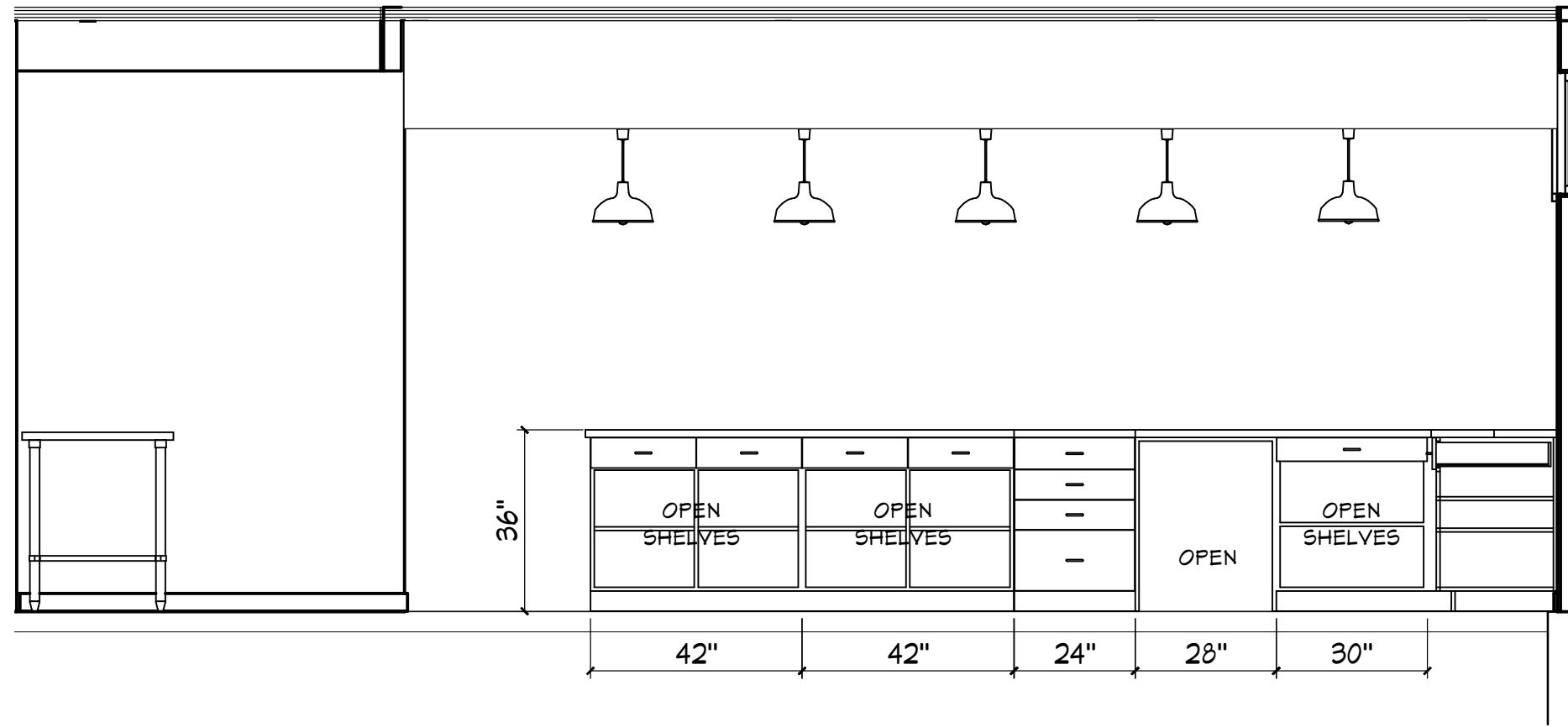


TAG	ITEM
CHD	COAT HOOK - DOOR MOUNTED
EWC	ELECTRIC WATER COOLER
GB18	18" GRAB BAR
GB36	36" GRAB BAR
GB42	42" GRAB BAR
LAV	WALL HUNG LAVATORY
M18	18x30 MIRROR W/ STAINLESS STEEL CHANNEL FRAME
NSD	SANITARY NAPKIN DISPOSAL
PTD	SOAP TOWEL DISPENSER
SD	SOAP DISPENSER
TPH	TOILET PAPER HOLDER
UR	URINAL
FD	FLOOR DRAIN
WC	WATER CLOSET
CHS	THREE PRONG COAT HOOK SEE SHEET A-300 FOR DETAILS
SHS	12" W X 18" D X 60" H LOCKERS STACKED 2 HIGH
SS	SERVICE SINK
MBR	MOP & BROOM HOLDER W/ SHELF
SH	SHOWER UNIT
US	UTILITY SINK
WB	BUILT LEDGE W/ WOOD BENCH CAP

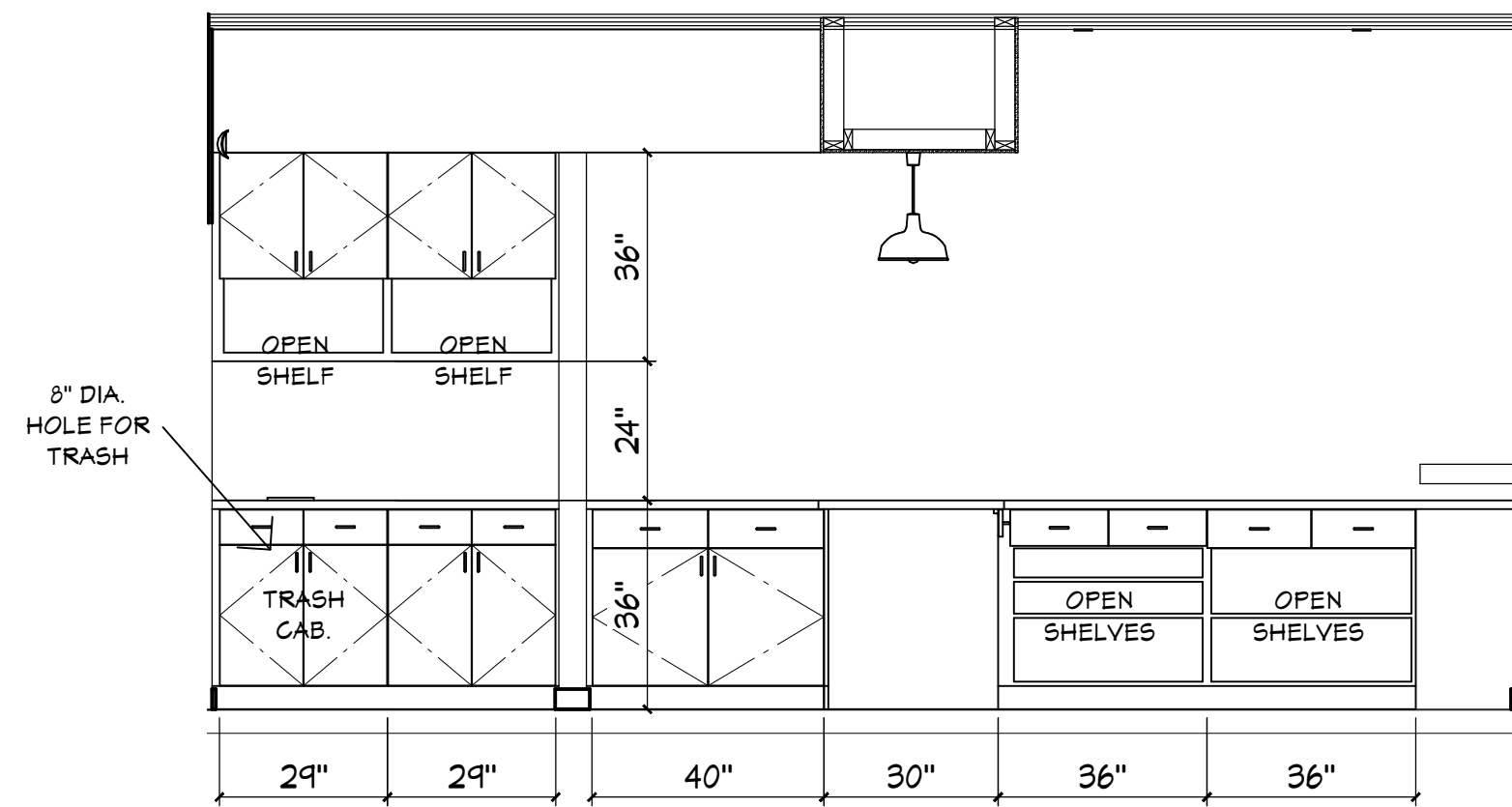


5 ACCESSIBLE DOOR APPROACHES
A18 NO SCALE

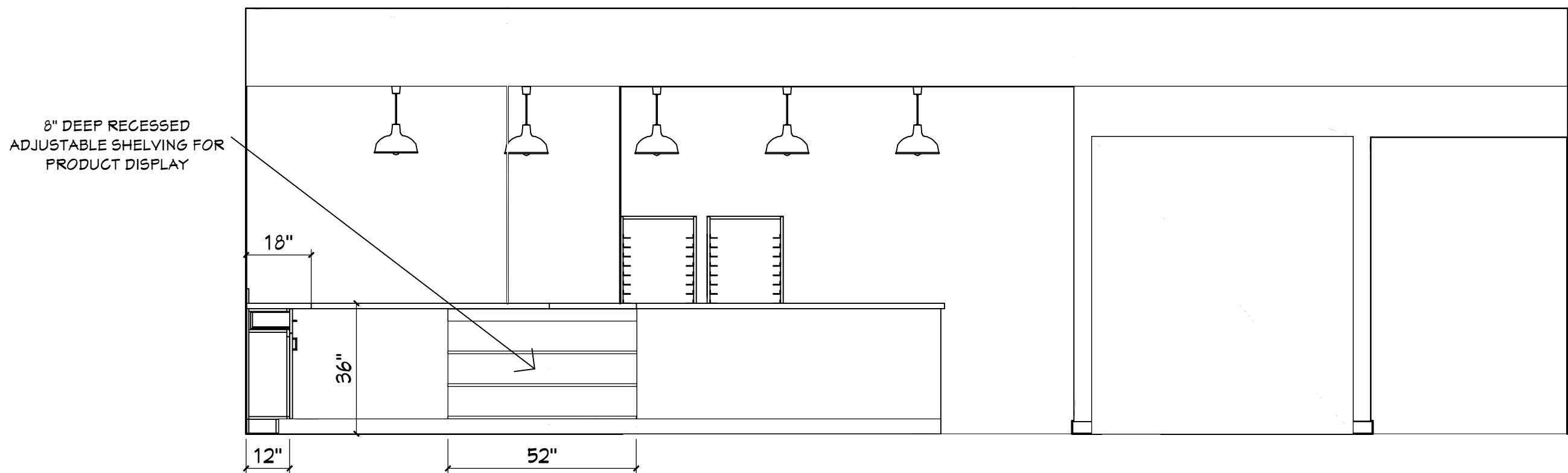




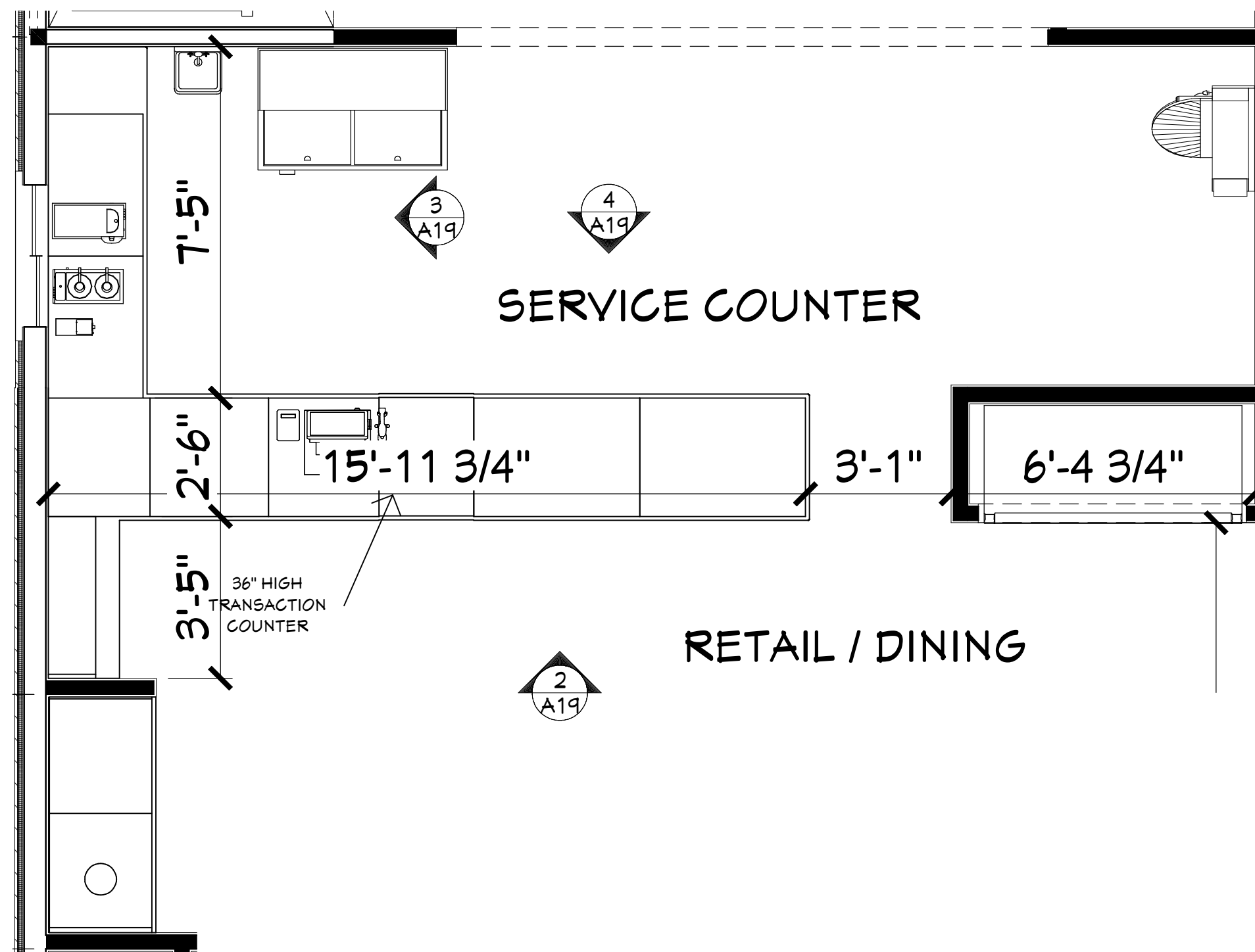
4
A19
ELEVATION @ COUNTER SERVICE
3/8" = 1'-0"



3
A19
ELEVATION @ COUNTER SERVICE
3/8" = 1'-0"



2
A19
ELEVATION @ COUNTER SERVICE
3/8" = 1'-0"



1
A19
COUNTER SERVICE PLAN - ENLARGED
3/8" = 1'-0"

3/7/2025

NEW BAKERY/SANDWICH SHOP & RESIDENCE
for JOSEPH & TRACY ENDRIZZI
1513 MARKET STREET
LA CROSSE, WISCONSIN 54601

SCALE @ 24" X 36"

DATE: 3/7/2025

SHEET

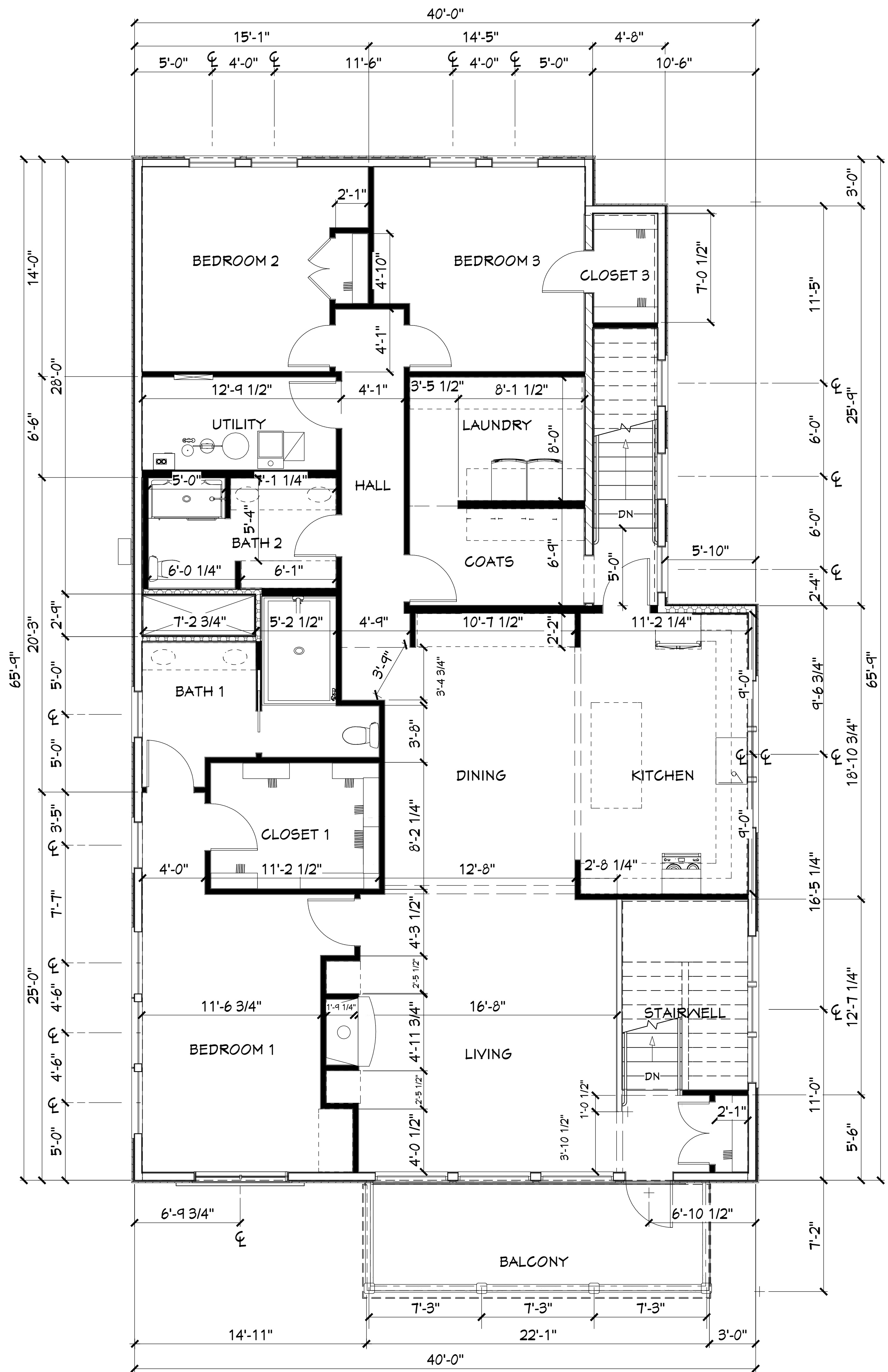
A19

CITY REVIEW

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84

DesignFocus LLC
Onalaska, Wisconsin 54650
Ernie Tourville Architect 608-780-1826



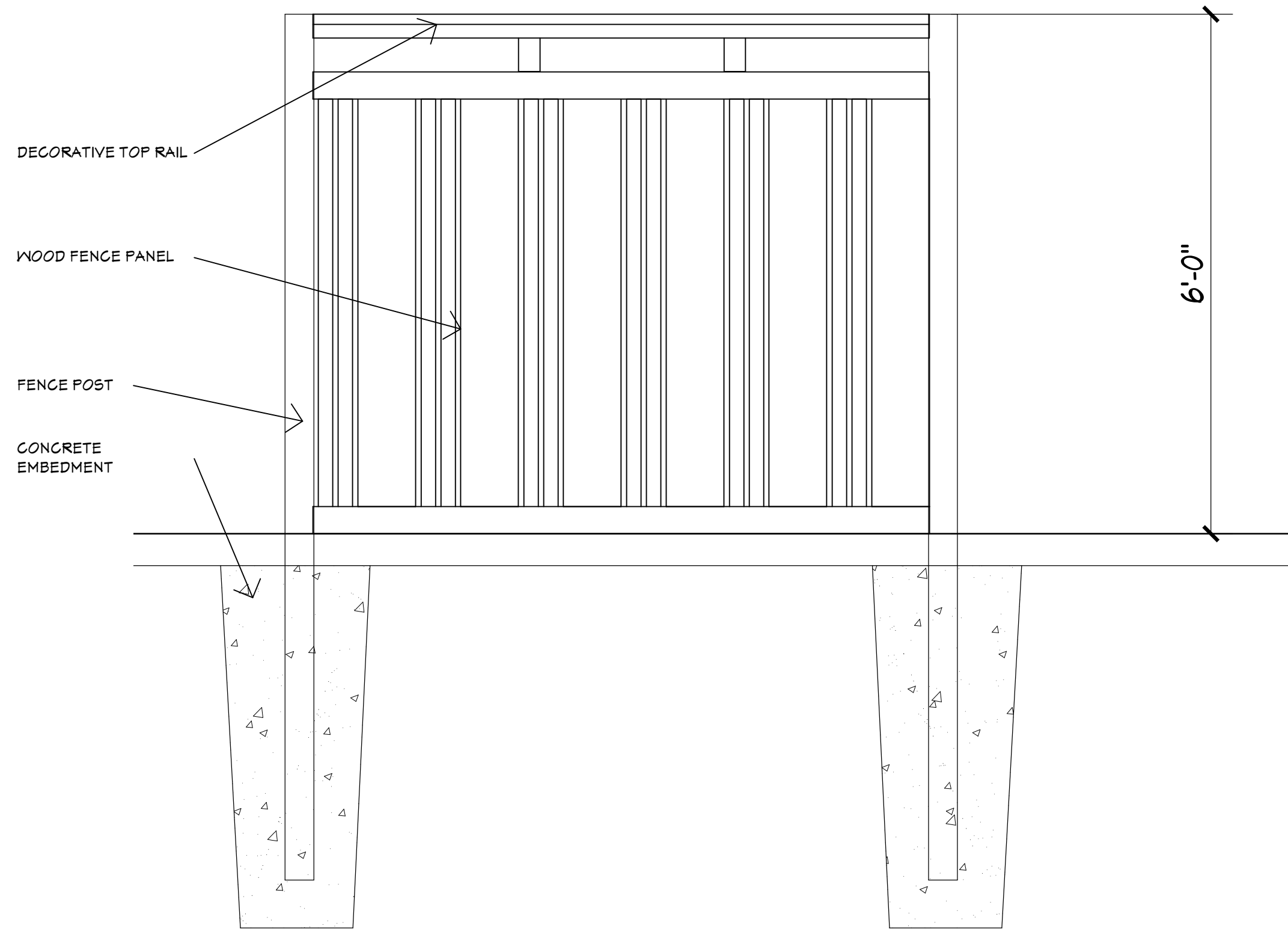
NOTE: SECOND FLOOR PLAN
PROVIDED FOR REFERENCE
ONLY. RESIDENCE UNIT WILL
BE REVIEWED UNDER THE
UNIFORM DWELLING CODE/
SEPARATE SUBMITTAL.

1 SECOND FLOOR PLAN - RESIDENCE BUILD-OUT
A20 1/4" = 1'-0"

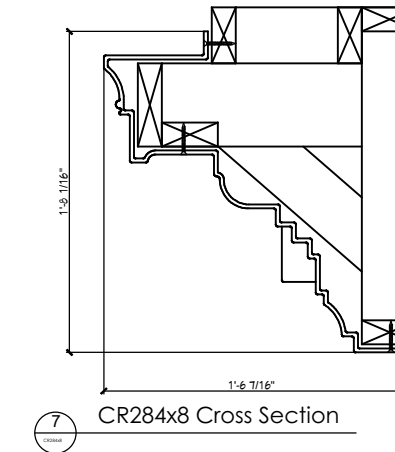
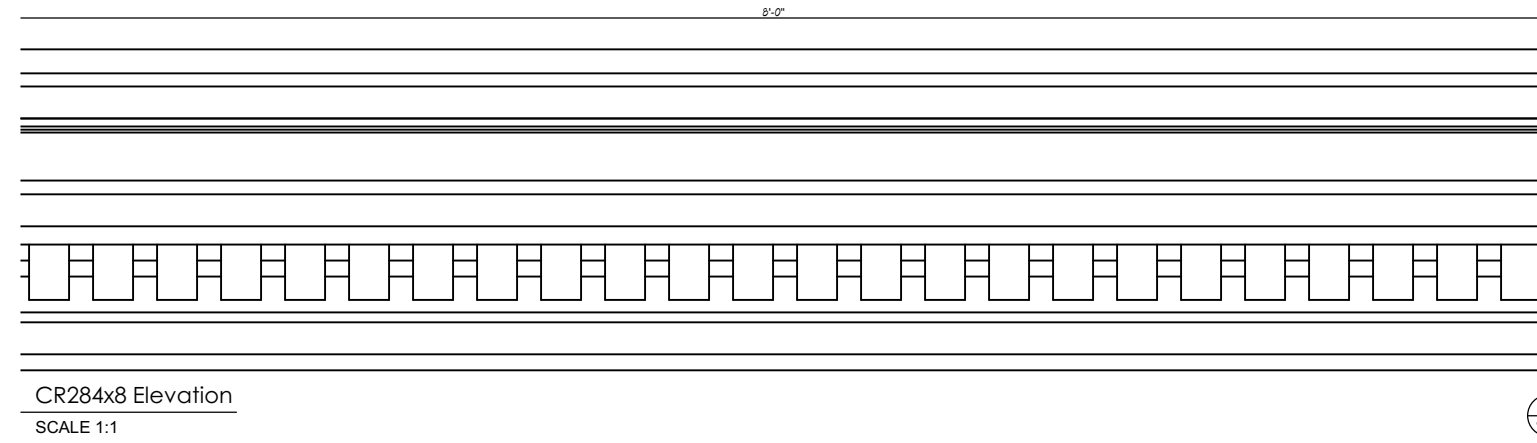
3/7/2025

NEW BAKERY/SANDWICH SHOP & RESIDENCE
for JOSEPH & TRACY ENDRIZZI
1513 MARKET STREET
LA CROSSE, WISCONSIN 54601

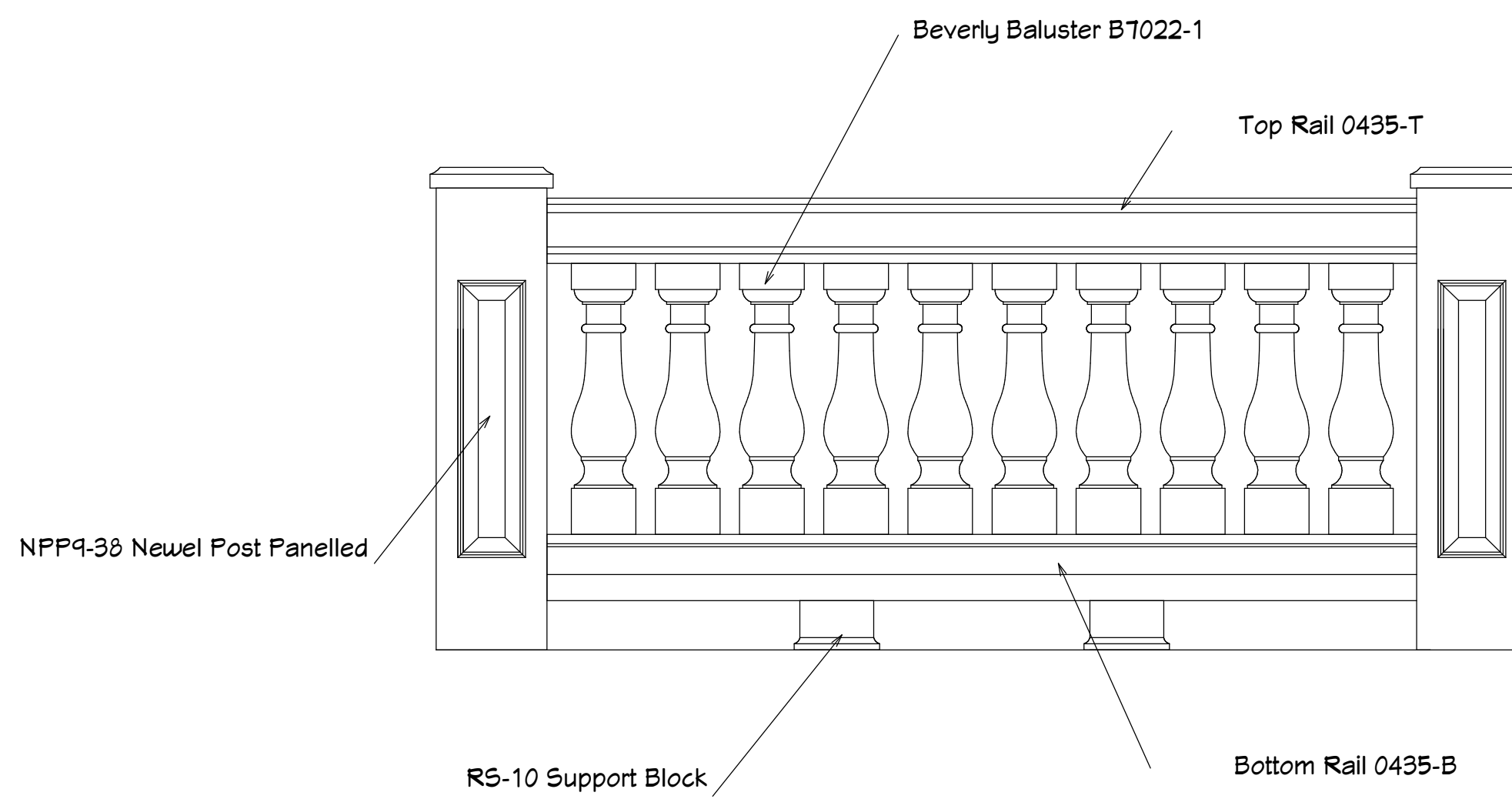
SCALE @ 24" X 36"
DATE: 3/7/2025



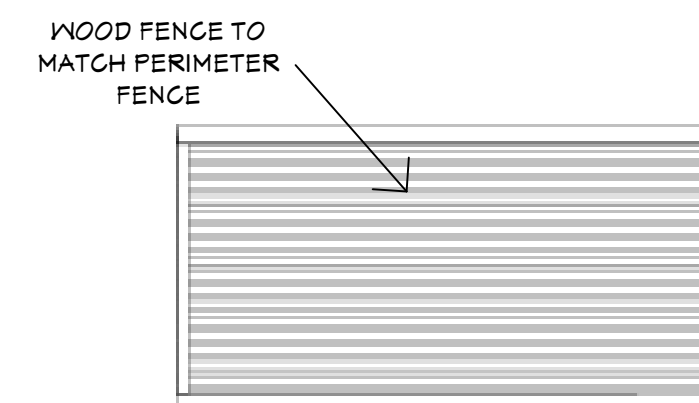
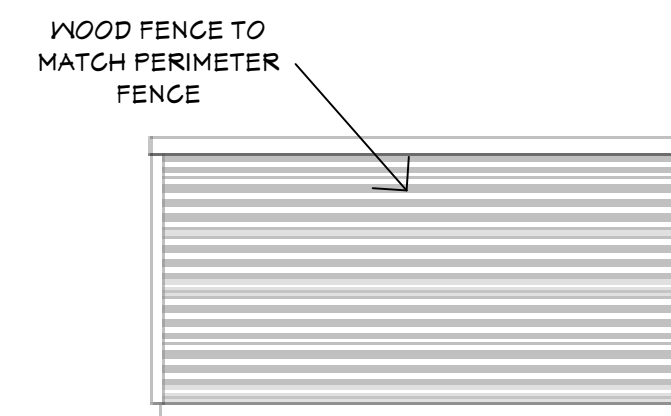
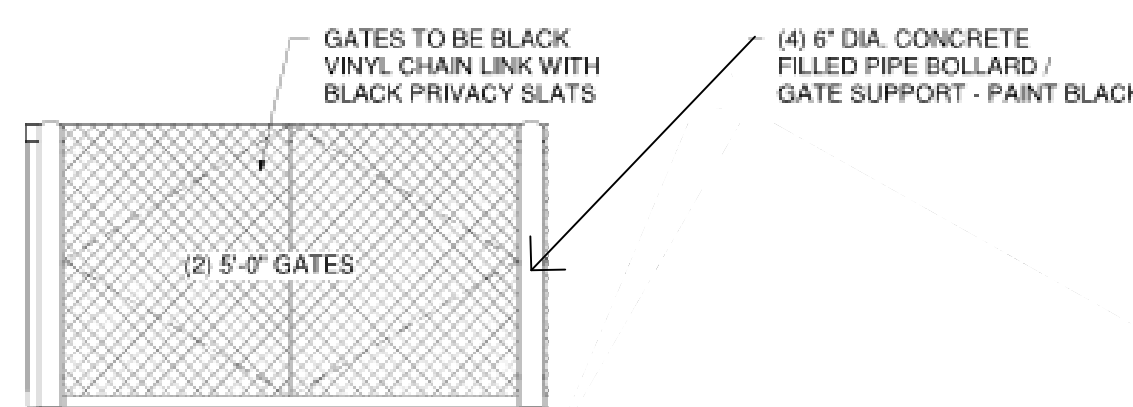
4 PERIMETER FENCE DETAIL
3/4" = 1'-0"



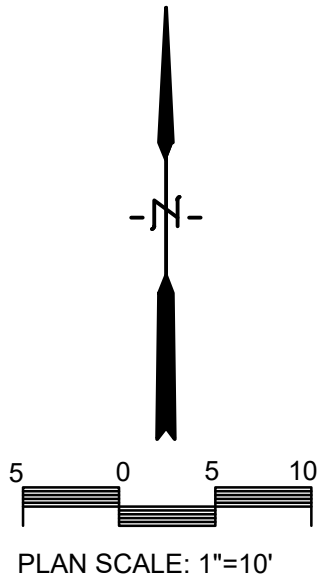
1 CORNICE DETAIL
NTS



2 BALCONY BALLUSTRADE DETAIL
NTS



3 DUMPSTER ENCLOSURE DETAILS
NTS



GENERAL NOTES

- THE UNDERGROUND LOCATIONS OF THE PUBLIC UTILITIES WERE MARKED BY REPRESENTATIVES OF THOSE COMPANIES VIA DIGGER'S LOCATE REQUEST.
- THE LOCATIONS OF THE PRIVATELY OWNED UNDERGROUND UTILITIES WERE NOT MARKED.
- THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. **DIAL 811 OR (800) 242-8511**
- THERE MAY BE MORE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
- ANY AND ALL PARTIES UTILIZING VERTICAL DATUM SHALL ALWAYS CHECK INTO AT LEAST TWO (2) BENCHMARKS TO AVOID MISTAKES DUE TO HYDRANT ADJUSTMENTS OR TRANSPORTATIONAL ERRORS. FAILURE TO DO SO WILL BE CONSIDERED TANTAMOUNT TO GROSS NEGLIGENCE AND SUBJECT THE OFFENDING PARTY TO ANY DAMAGES RESULTING THEREFROM.

THIS DOCUMENT HAS BEEN PREPARED FOR A SPECIFIC APPLICATION AND SOLELY FOR THE USE OF DESIGN FIRM, LLC AND NOT FOR GENERAL USE. IT MAY NOT BE USED WITHOUT THE EXPRESS WRITTEN CONSENT OF PARAGON ASSOCIATES, INC. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.

- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. EASEMENTS THAT ARE SHOWN ARE BASED ON DOCUMENTS FROM OUR FILES, AND MAY OR MAY NOT HAVE BEEN VACATED. OTHER EASEMENTS MAY EXIST ON THE PROPERTY SURVEYED.
- THIS DOCUMENT IS BEING FURNISHED TO DESIGN FIRM, LLC IN THE FORM OF AN AUTOCAD DRAWING. THE PURPOSE OF THE AUTOCAD DRAWING IS FOR USE WITHIN THE AUTOCAD SOFTWARE WITH THE UNDERSTANDING THAT THE CAPABILITY OF AUTOCAD TO DIMENSION AN ELEMENT OF A DRAWING EXCEEDS THE DEGREE OF PRECISION TO WHICH THAT ELEMENT HAS BEEN LOCATED. FIELD VERIFICATION MAY BE NECESSARY BEFORE DESIGN IS FINALIZED.
- A LIMITED BOUNDARY SURVEY WAS PERFORMED FOR THIS PROJECT IN ORDER TO CONFIRM SETBACKS.

LEGAL DESCRIPTION - PARCEL A
 LOT 3 OF GOULD ADDITION, LOCATED IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.
 SAID PARCEL CONTAINS 6,828 SQUARE FEET, OR 0.16 ACRES, AND IS SUBJECT TO ALL COVENANTS,
 RESTRICTIONS AND EASEMENTS, IMPLIED OR RECORDED.

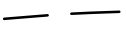
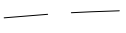
SURVEYOR'S CERTIFICATE

I, JACOB K. STEPHENSON, PROFESSIONAL LAND SURVEYOR # 3076,
HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE
DESCRIBED PARCEL AT THE DIRECTION OF TRACY ENDRIZZI, AND THE
ATTACHED SURVEY MAP IS TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF, AND THAT I HAVE FULLY COMPLIED WITH THE
PROVISIONS OF CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE
CODE.

JACOB K. STEPHENSON	PLS# 3076	DATE
PARAGON ASSOCIATES		









LEGEND







- SET 3/4" O.D. x 18" IRON BAR (1.5 LBS/LIN. FT.)
- FOUND 3/4" O.D. IRON BAR (UNLESS NOTED)
- FOUND 1" O.D. IRON PIPE (UNLESS NOTED)



 710 _____ CONTOUR MAJOR
 709 _____ CONTOUR MINOR

✕ 709.77 SPOT ELEVATION ✕ 709.561 SPOT ELEVATION
 709.066 TOP / BOTTOM CURB OR WALL

ASPHALT	CONCRETE
---------	----------

-  SANITARY MANHOLE
-  STORM MANHOLE
-  AREA DRAIN
-  HYDRANT
-  WATER VALVE
-  CURB STOP
-  GAS METER
-  UTILITY POLE

 FLOW DIRECTION → SANITARY SEWER
 FLOW DIRECTION → STORM SEWER
 WATERMAIN / SERVICE
 OVERHEAD UTILITIES
 GAS
 UTILITY POLE

 _____ FENCE
 DECIDUOUS TREE, SIZE NOTED

[illegible]

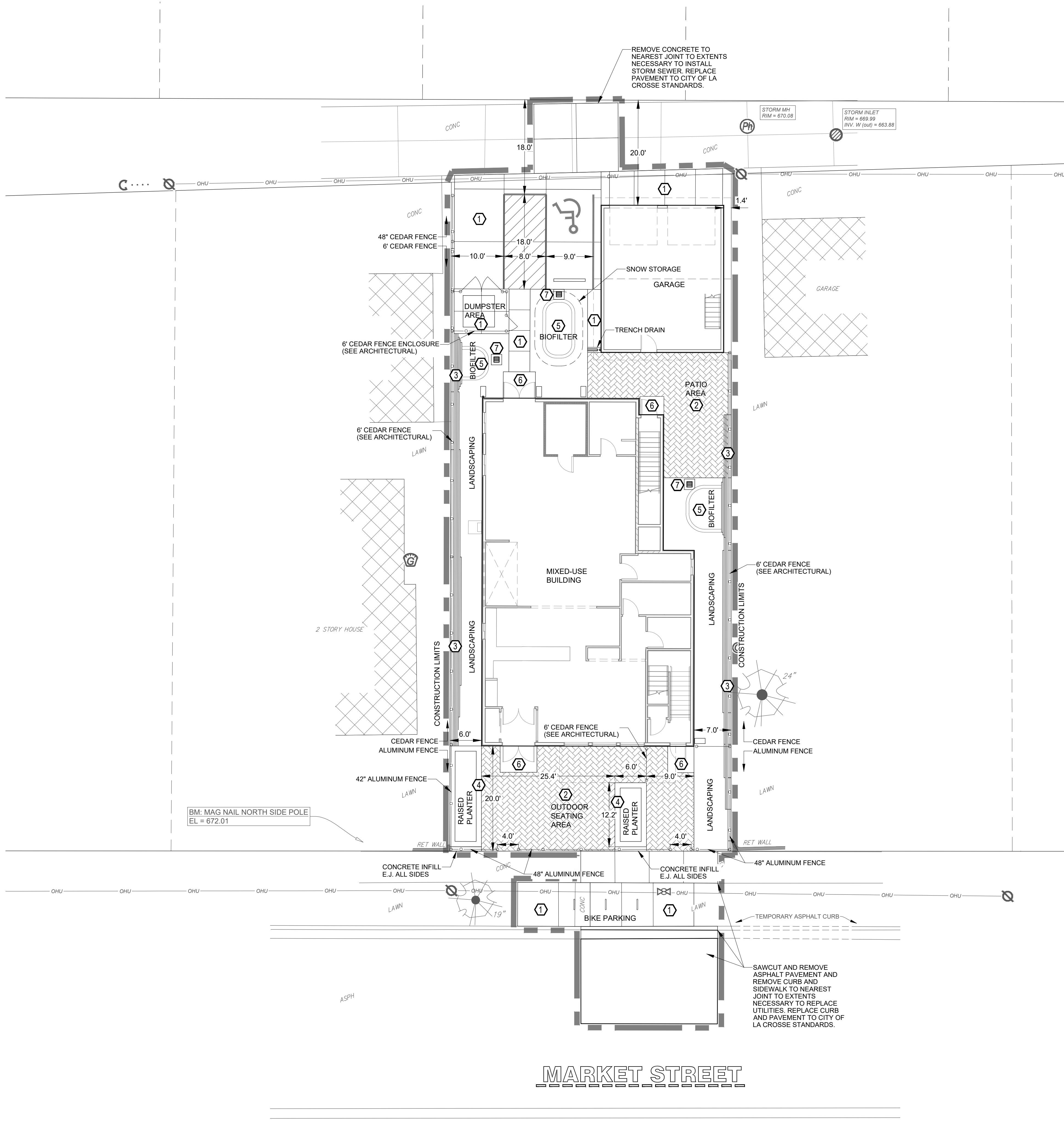
**PARAGON
ASSOCIATES**
Environmental Design & Consulting
CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, SURVEYING
632 COPELAND AVENUE • LA CROSSE, WI 54603
Tel. 608.781.3110 Fax. 608.781.3197 Paragon-@assoc.biz

PREPARED FOR:
DESIGN FOCUS, LLC

BAKERY/SANDWICH SHOP & RESIDENCE
1513 MARKET STREET
LA CROSSE, WISCONSIN
EXISTING CONDITIONS MAP

DRAWN C.G.
PROJECT No 25-003
DATE 03/07/2025
SCALE 1"=10'
CAD FILE 25-003 endrizzi bakery 02
SHEET

C001

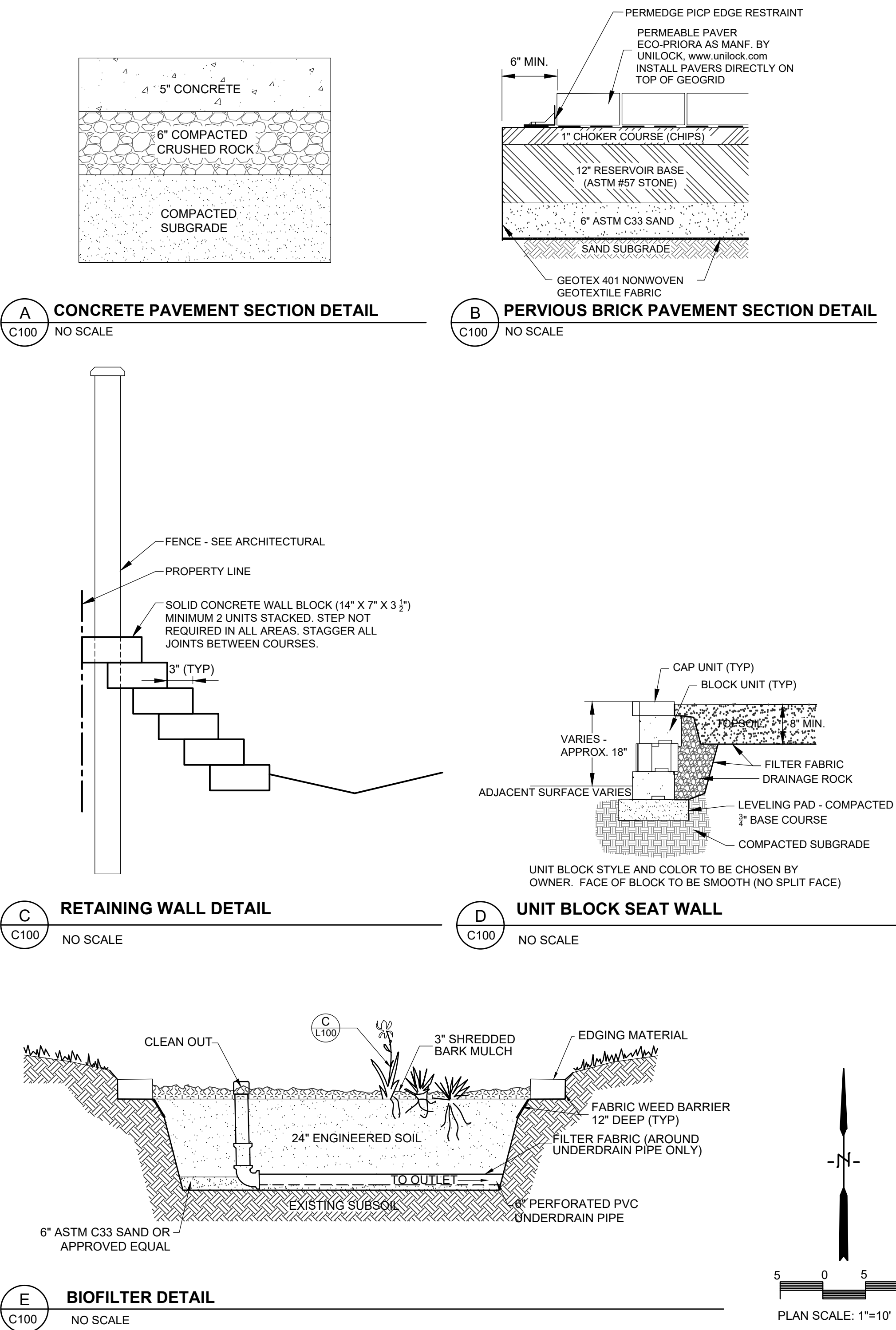


SITE NOTES

- The location of existing utilities, both underground and overhead are approximate only and have not been independently verified by the owner or its representatives. The contractor shall be responsible for determining the exact location of all existing utilities, whether shown on these plans or not, before commencing work, and shall be fully responsible for any and all damages which might be caused by the contractor's failure to exactly locate and preserve any and all utilities. CALL DIGGERS HOTLINE (800) 242-8511
- The underground locations of the Public Utilities were marked by representatives of those companies. The locations of the privately owned underground utilities were not marked.
- There may be more underground utility installations within the project area that are not shown.
- It shall be the contractors responsibility to arrange for any necessary inspections by local government that may be required.
- Any and all parties utilizing vertical datum shall always check into at least two (2) benchmarks to avoid mistakes due to hydrant adjustments or transpositional errors. Failure to do so will be considered tantamount to gross negligence and subject the offending party to any damages resulting therefrom.
- There may be discrepancies between the building exterior as located on the survey and what was provided by the architect. Verify dimensions prior to construction.

SITE NOTES

- ① SEE DETAIL (A) FOR CONCRETE PAVEMENT SECTION. PROVIDE A JOINTING PLAN FOR APPROVAL
- ② SEE DETAIL (B) FOR PERVIOUS BRICK PAVEMENT SECTION
- ③ SEE DETAIL (C) FOR RETAINING WALL
- ④ SEE DETAIL (D) FOR UNIT BLOCK SEAT WALL
- ⑤ SEE DETAIL (E) FOR BIOFILTER
- ⑥ CONCRETE STOOP CAP - SEE ARCHITECTURAL
- ⑦ NDS DRAIN - SEE SHEET C400



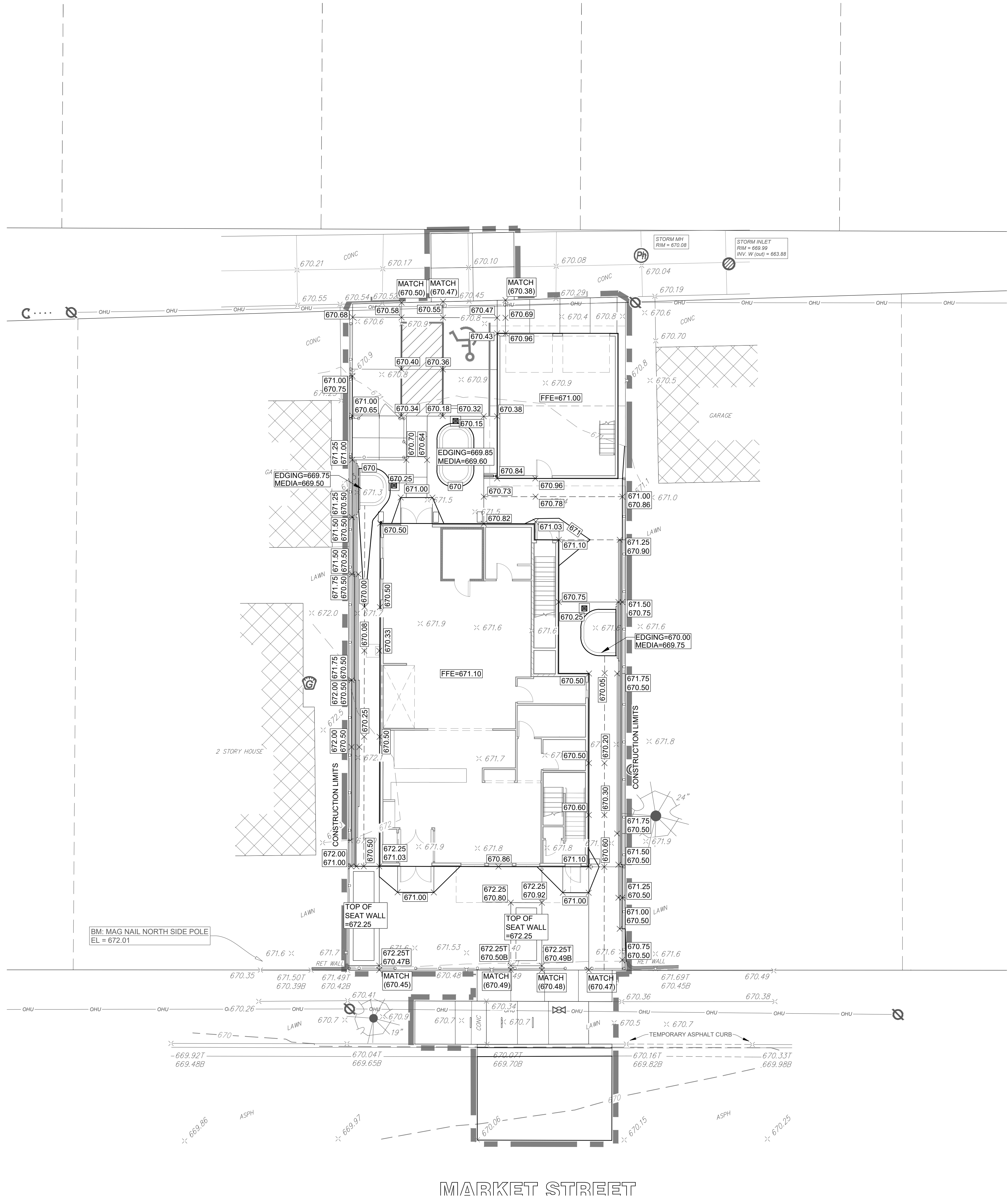
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PREPARED FOR:
DESIGN FOCUS, LLC

BAKERY/SANDWICH SHOP & RESIDENCE
1513 MARKET STREET
LA CROSSE, WISCONSIN
SITE PLAN

DRAWN C.G.
PROJECT No 25-003
DATE 03/07/2025
SCALE 1"=10'
CAD FILE 25-003 endrizz bakery 02
SHEET

C100



GRADING NOTES

- CONTOURS SHOWN ARE FOR FINISHED SURFACES, ANY ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.
- ALL DISTURBED AREAS THAT ARE UNPAVED ARE TO BE LANDSCAPED OR HAVE LAWN ESTABLISHED AS INDICATED ON THE EROSION CONTROL AND LANDSCAPE PLANS.
- ALL LANDSCAPED OR LAWN AREAS SHALL HAVE A MINIMUM OF 6" OF TOPSOIL.
- SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. HOWEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF SPOT ELEVATIONS DO NOT APPEAR TO AGREE WITH THE CONTOURS AND SLOPES LABELED. SPOT ELEVATIONS AND SPECIFIC PROFILE INFORMATION SHALL BE USED FOR ESTABLISHING THE ELEVATION OF CURBS, DRIVEWAYS, AND OTHER UTILITIES.
- ALL FINISHED GRADING SHALL PROVIDE FOR A SMOOTH TRANSITION TO UNGRADED AREAS.
- ALL PVC STORM SEWER PIPING SHALL BE MINIMUM SDR 35
- BIOFILTERS SHALL BE LEFT AT ELEVATION 670 DURING MAIN CONSTRUCTION. DO NOT EXCAVATE FOR MEDIA UNTIL AFTER BUILDINGS ARE CLOSED IN.

REVISIONS	BY

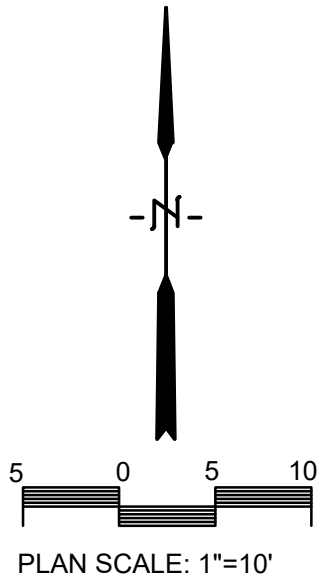
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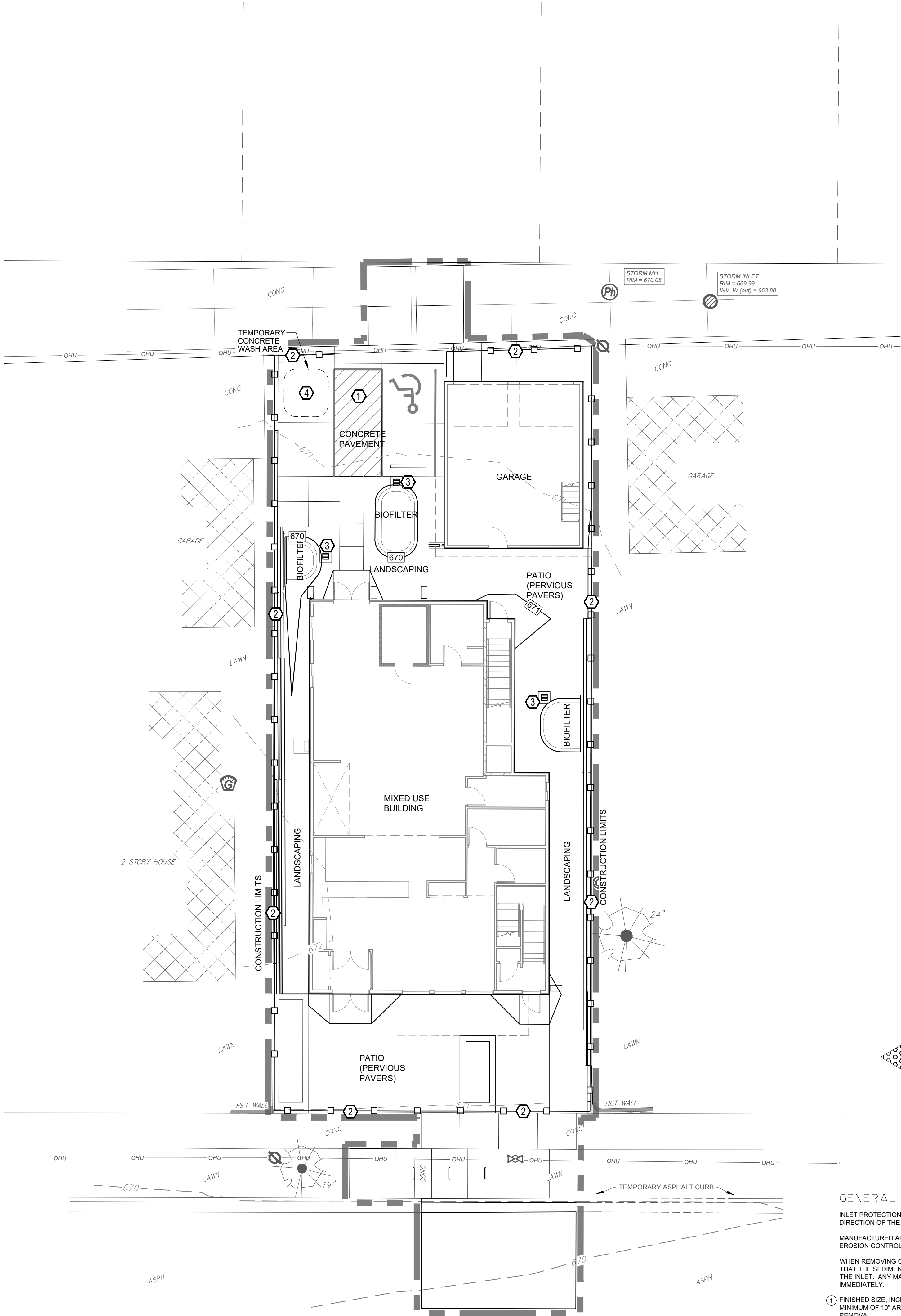
PREPARED FOR:
DESIGN FOCUS, LLC

BAKERY/SANDWICH SHOP & RESIDENCE
1513 MARKET STREET
LA CROSSE, WISCONSIN
GRADING PLAN

DRAWN C.G.
PROJECT No 25-003
DATE 03/07/2025
SCALE 1"=10'
CAD FILE 25-003 endrizzo bakery 02
SHEET

C200





STORM WATER CONSTRUCTION POLLUTION PREVENTION NOTES

SITE CLEARING SHALL APPLY TO ALL AREAS INSIDE LIMITS AS SHOWN ON THE PLANS. REMOVE ALL TREES COMPLETELY AS DIRECTED BY THE OWNER. ANY STRIPPED TOPSOIL SHALL BE STOCKPILED INSIDE THE LIMITS OR PLACED IMMEDIATELY ON SLOPES BEING RESTORED.

SEDIMENT CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION.

ALL DISTURBED AREAS SCHEDULED FOR PERMANENT COVER SHALL HAVE TOPSOIL APPLIED, AND BE SEEDED AND MULCHED AS SPECIFIED WITHIN 7 DAYS OF FINAL DISTURBANCE.

MAINTENANCE OF ALL INSTALLED EROSION AND SEDIMENT CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND REMOVED WHEN NO LONGER NECESSARY.

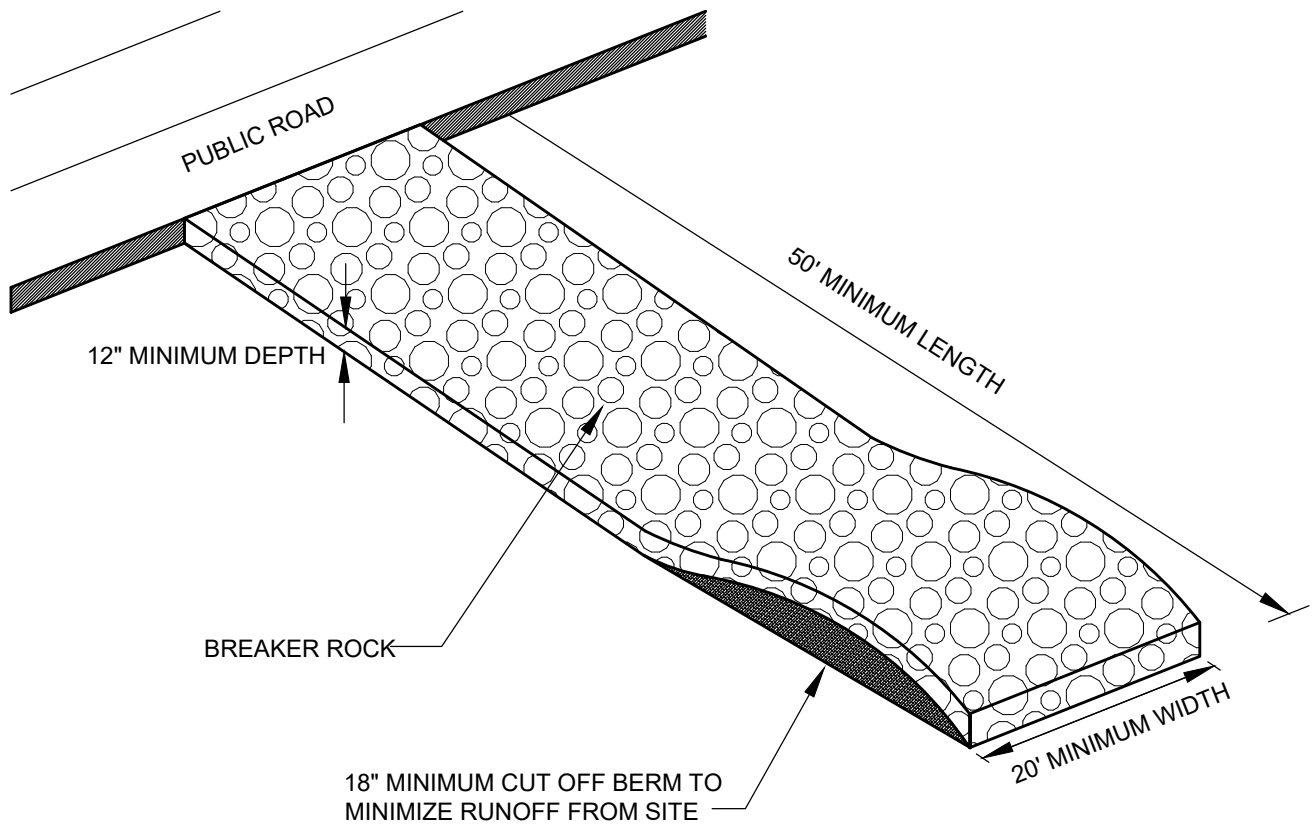
- MINIMUM MAINTENANCE SHALL CONSIST OF, BUT NOT LIMITED TO:
- INSPECTING ALL EROSION AND SEDIMENT CONTROL DEVICES AFTER EACH RAINFALL.
 - FINISHED AREAS THAT HAVE BEEN DAMAGED OR ERODED SHALL BE RESTORED WITHIN THREE DAYS OF THE DAMAGE.
 - UNFINISHED AREAS THAT HAVE BEEN DAMAGED OR ERODED SHALL HAVE THE PREVIOUS MEASURE REAPPLIED WITHIN SEVEN DAYS.
 - VEHICLE TRACKING CONTROL APRON SHALL BE REMOVED AND REPLACED WHEN VOIDS BECOME FILLED WITH SEDIMENT OR IF SURFACE OPENINGS BECOME PLUGGED SO THAT THE APRON DOES NOT FUNCTION.
 - SILT FENCES SHALL BE MAINTAINED IN A FUNCTIONING MANNER. FENCES SHALL NOT BE ALLOWED TO SAG, FALL DOWN, OR BECOME FILLED WITH SILT ON THE BACK SIDE. IF SILT BUILDS UP BEHIND A SILT FENCE, IT SHALL BE REMOVED IMMEDIATELY. UNDER NO CIRCUMSTANCES SHALL SILT DEPOSITS BE ALLOWED TO REACH MORE THAN $\frac{1}{3}$ THE HEIGHT OF THE FENCE.

SILT FENCE SHALL BE PLACED DOWN SLOPE OF ALL SOIL STOCK PILES DURING CONSTRUCTION IF LEFT MORE THAN SEVEN DAYS. STOCK PILES SHALL BE SEEDED AND MULCHED IF LEFT FOR MORE THAN 14 DAYS.

ADDITIONAL EROSION CONTROL FACILITIES MAY BE REQUIRED DUE TO UNFORESEEN SITE CIRCUMSTANCES OR SITE OPERATIONS.

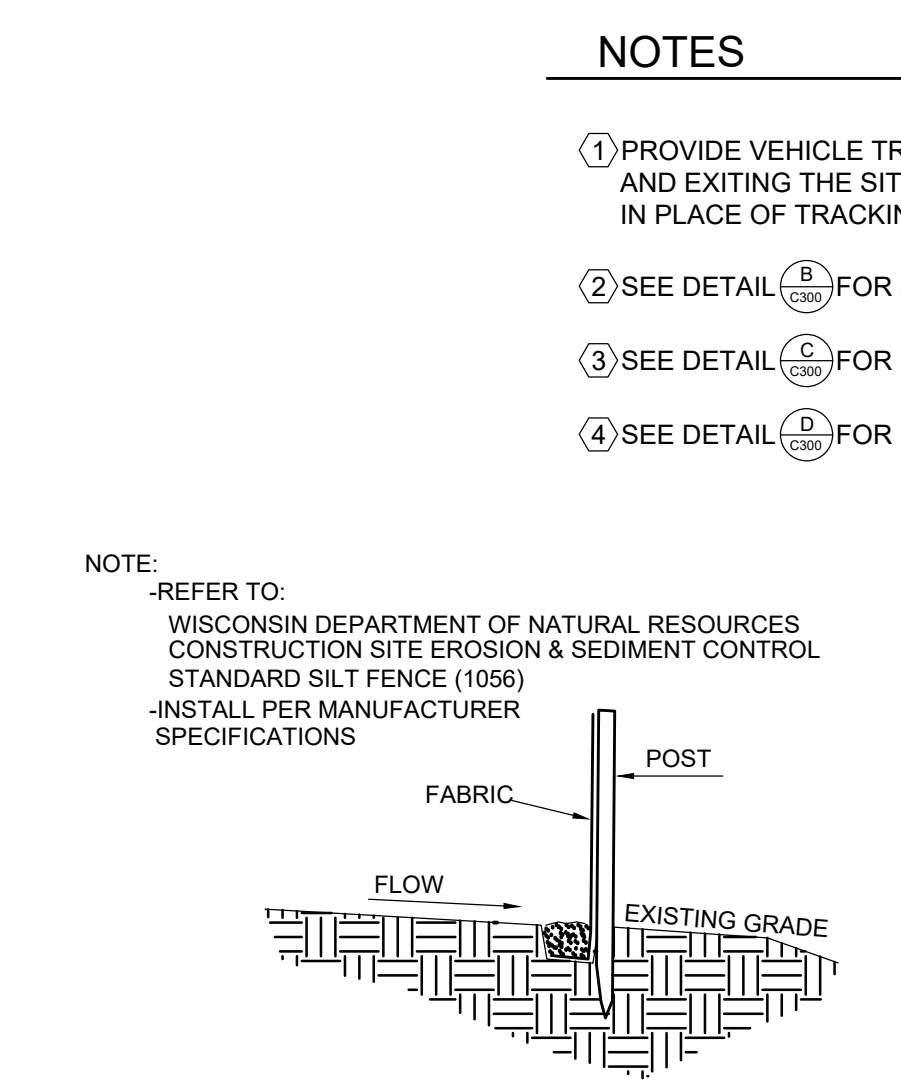
SEDIMENT CONTROL STRUCTURES BELOW LAWN AREAS MAY BE REMOVED ONCE LAWN AND FINAL LANDSCAPING IS IN PLACE. SEDIMENT CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. SEDIMENT CONTROL STRUCTURES IN PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE.

SEDIMENT DEPOSITED IN ROADS OR RIGHT OF WAY DITCHES ADJACENT TO THIS SITE AS A RESULT OF THIS WORK SHALL BE REMOVED. VEGETATION SHALL BE ESTABLISHED WHEN SEDIMENT REMOVAL DESTROYS THE EXISTING VEGETATION. THE ESTABLISHMENT OF VEGETATION SHALL BE IN THE SAME MANNER AS SPECIFIED FOR SEEDING SPECIFIED ELSEWHERE ON THIS PLAN.

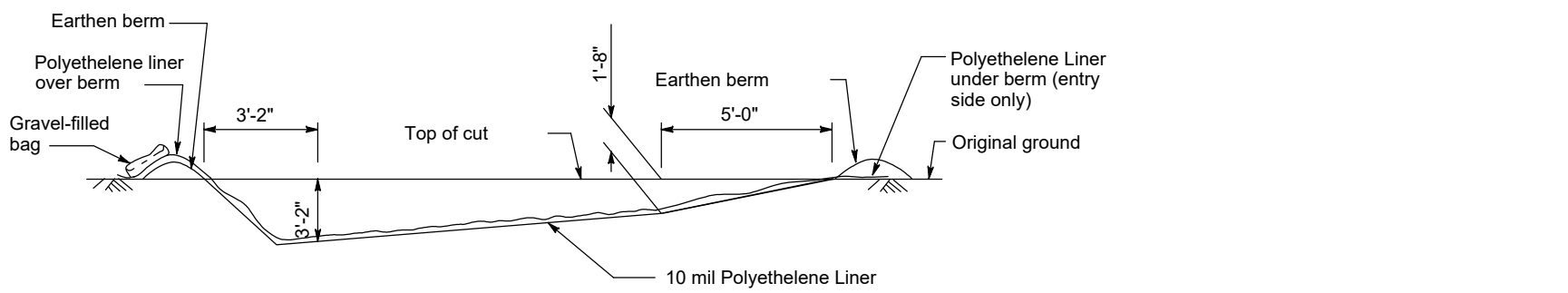


NOTES:
1. PLACE FILTER FABRIC (PROPEX 2002 OR EQUAL) UNDER BREAKER ROCK TO PREVENT MUD MIGRATION THROUGH ROCK.
2. ENTRANCE MUST BE MAINTAINED REGULARLY TO PREVENT SEDIMENTATION ON PUBLIC ROADWAYS. FUGITIVE ROCK WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.

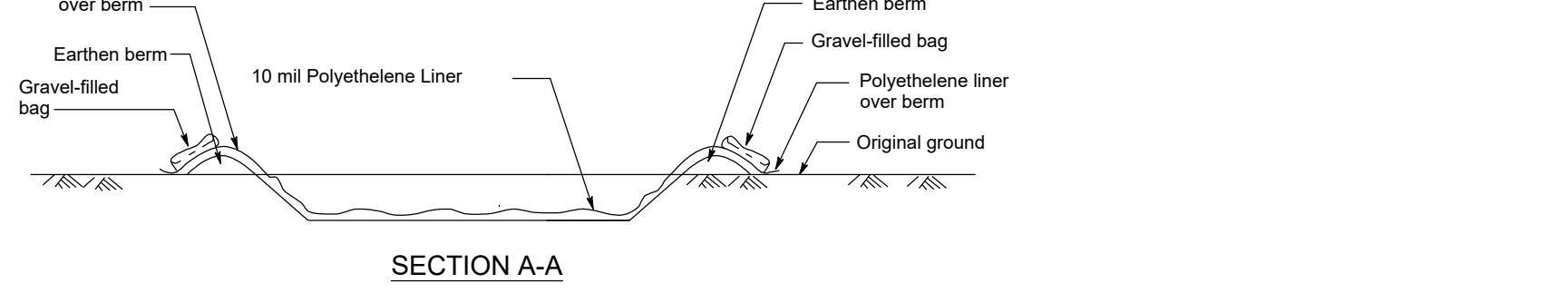
A VEHICLE TRACKING CONTROL
C300 NO SCALE



B TYPICAL SILT FENCE INSTALLATION
C300 NO SCALE



C INLET PROTECTION, TYPE B (WITHOUT CURB BOX)
C300 NO SCALE



D TEMPORARY CONCRETE WASHOUT FACILITY
C300 NO SCALE

GENERAL NOTES

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

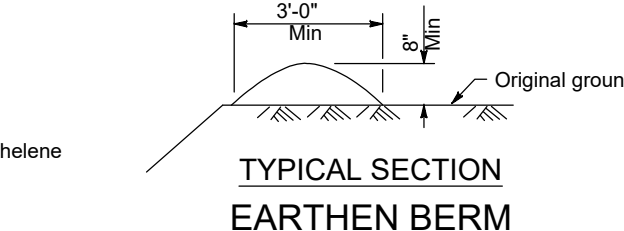
MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WIS. D.O.T.'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

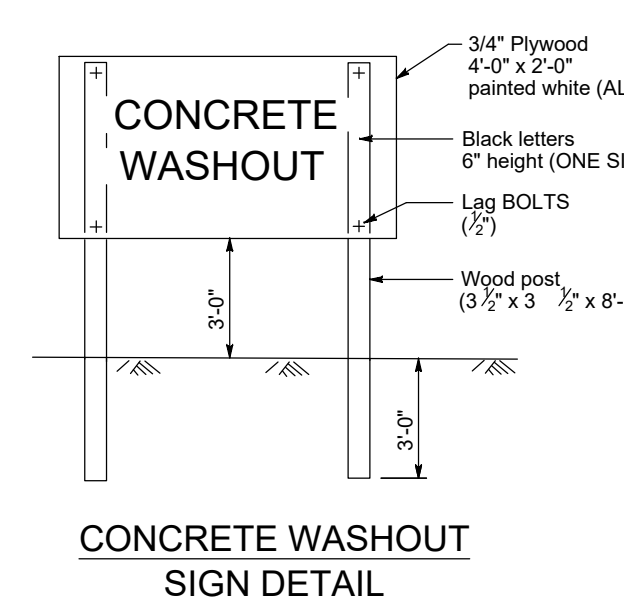
1 FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

C INLET PROTECTION, TYPE B (WITHOUT CURB BOX)
C300 NO SCALE

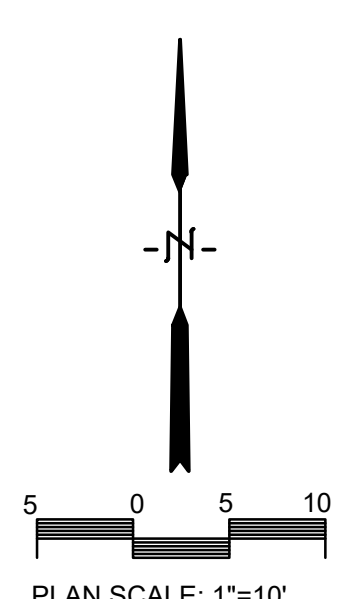
D TEMPORARY CONCRETE WASHOUT FACILITY
C300 NO SCALE



E TYPICAL SECTION EARTHEN BERM



F CONCRETE WASHOUT SIGN DETAIL



REVISIONS	BY

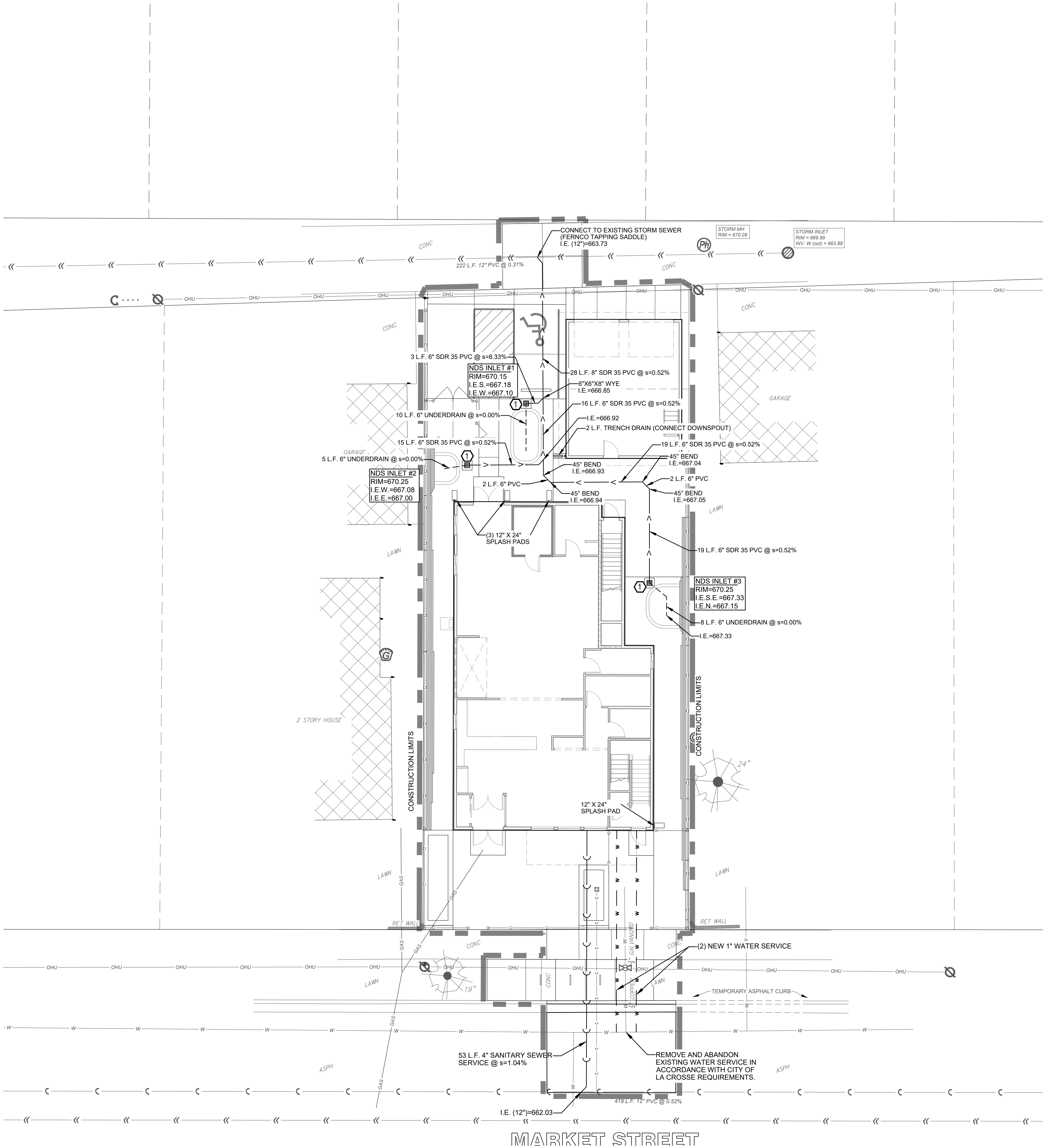
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PREPARED FOR:
DESIGN FOCUS, LLC

BAKERY/SANDWICH SHOP & RESIDENCE
1513 MARKET STREET
LA CROSSE, WISCONSIN
EROSION CONTROL PLAN

DRAWN C.G.
PROJECT No 25-003
DATE 03/07/2025
SCALE 1"=10'
CAD FILE 25-003 endrizz bakery 02
SHEET

C300



UTILITY NOTES

ALL WATER & SEWER (STORM & SANITARY) CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR SEWER & WATER IN THE STATE OF WISCONSIN," ALONG WITH THE CITY OF LA CROSSE STANDARD SPECIFICATIONS, AS APPROPRIATE.

ALL WATER & SANITARY LATERALS SHALL HAVE A MINIMUM DEPTH 6' BELOW FINISHED FLOOR ELEVATIONS. THE CONTRACTOR IS TO COORDINATE ACTIVITIES & CONFIRM LOCATION & ELEVATION OF SERVICES WITH THE ENGINEER.

USE C.L.D.I.P. FOR ALL WATER MAIN.

ALL WATER MAINS SHALL HAVE A MINIMUM OF 7.5' OF COVER.

SUITABLE ON-SITE GRANULAR MATERIAL SHALL BE USED FOR TRENCH BACKFILL TO PROPOSED ELEVATIONS. BACKFILL SHALL BE COMPACTED AS SPECIFIED.

ALL EXISTING INVERTS & LOCATIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION. ALL DISCREPANCIES FROM INFORMATION SHOWN ON THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

CONTRACTOR SHALL IDENTIFY & MARK THE EXACT LOCATIONS OF ALL UNDERGROUND CONNECTIONS TO WATER AND SEWER MAINS, BENDS, CURB BOXES, CLEAN OUTS, ETC. ON THE AS-BUILT PLANS. COPIES OF THESE DOCUMENTS SHALL BE DELIVERED TO THE ENGINEER FOR RECORD.

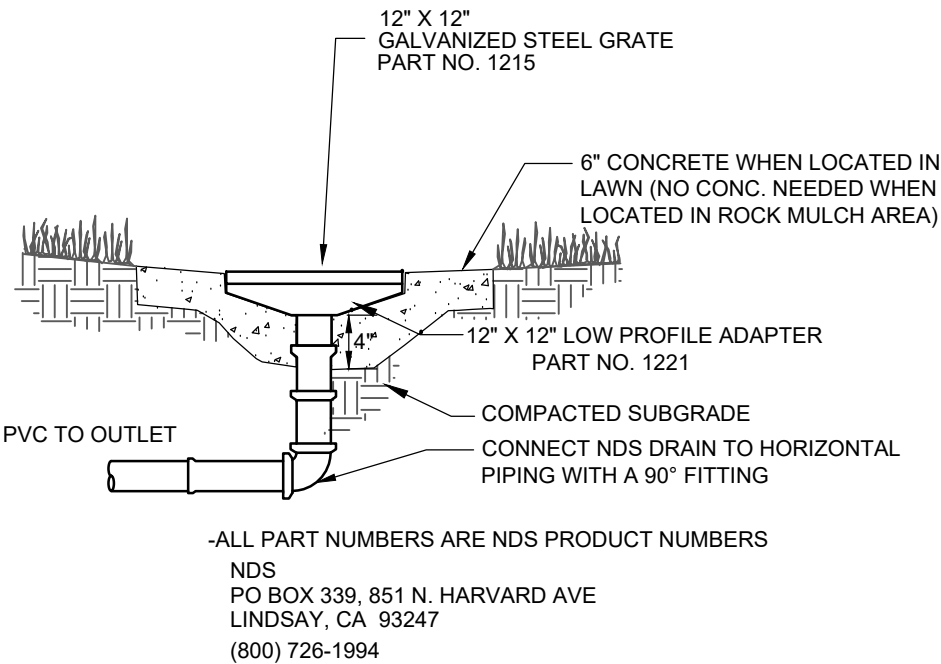
LOCATION REQUIREMENT: NON-METALLIC SEWER/MAINS AND SERVICES MUST BE PROVIDED WITH TRACE WIRE OR OTHER METHODS IN ORDER TO BE LOCATED.

SHOP DRAWINGS FOR UTILITIES ARE REQUIRED.

ALL MANHOLES SHALL BE BUILT WITH ECCENTRIC CONES.

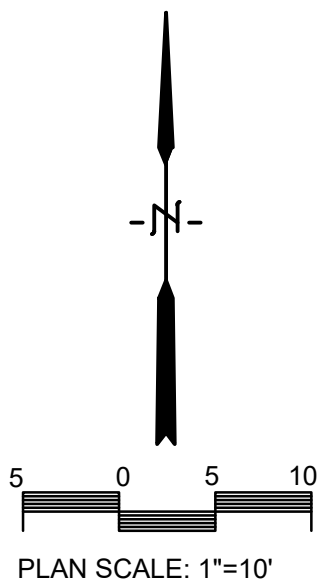
NOTES

① SEE DETAIL A FOR MANHOLE/INLET FOR STORM SEWER



A
C400

12" NDS INLET
NO SCALE



REVISIONS	BY

PARAGON
ASSOCIATES

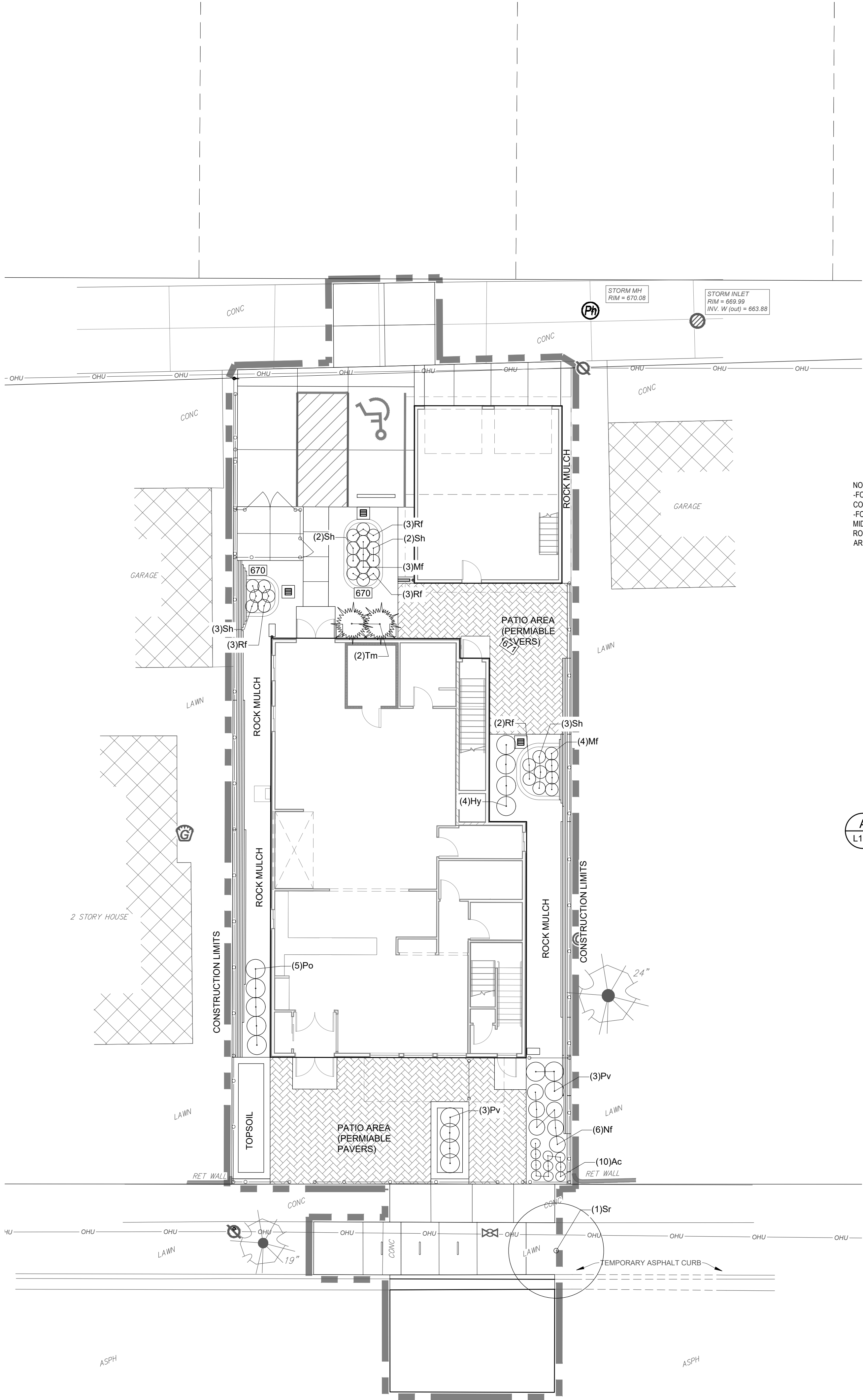
Environmental Design & Consulting
CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE · SURVEYING
632 COPELAND AVENUE · LA CROSSE, WI 54603
Tel: 608.781.3110 Fax: 608.781.3197 Paragon-Assoc.biz

PREPARED FOR:
DESIGN FOCUS, LLC

BAKERY/SANDWICH SHOP & RESIDENCE
1513 MARKET STREET
LA CROSSE, WISCONSIN
UTILITY PLAN

DRAWN C.G.
PROJECT No 25-003
DATE 03/07/2025
SCALE 1"=10'
CAD FILE 25-003 endrizzi bakery 02
SHEET

C400



PLAN NOTES:

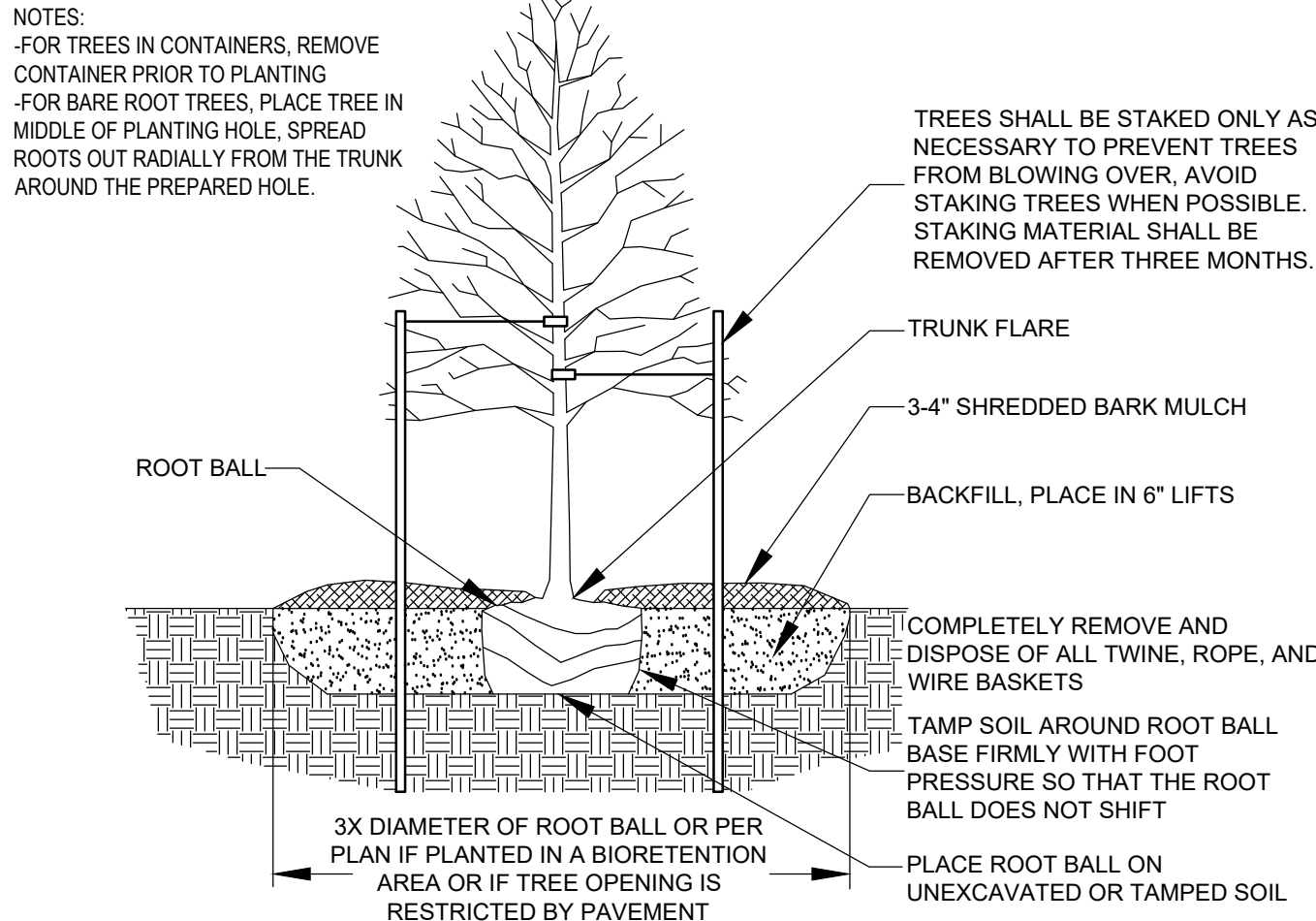
1. VERIFY UTILITY LOCATION BEFORE BEGINNING ANY WORK.
2. PLANTING BEDS SHALL HAVE 6" TOPSOIL AND 3" OF ROCK MULCH (CRUSHED #2 STONE). ROCK MULCH AREAS TO HAVE FABRIC WEED BARRIER. PROVIDE STEEL EDGING AROUND ALL LANDSCAPE BEDS WHERE NOT BORDERED BY HARDSCAPE. PROVIDE BELGIAN WALL AND WEDGE BLOCKS AROUND ALL BIOFILTERS.
3. MODIFICATIONS TO PLANT SPACING MAY BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY PROPOSED CHANGES TO PLANT MATERIALS OR DESIGN.
4. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK.
5. THE LANDSCAPE ARCHITECT'S ESTIMATED QUANTITIES ARE SHOWN IN THE MATERIAL LIST-SCHEDULE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLAN AND SHALL RELY ON THE SCHEDULED QUANTITIES AT THEIR OWN RISK. THE CONTRACTOR SHALL INCLUDE IN THE BID ALL PLANTINGS SHOWN ON THE DRAWINGS, WHETHER INCLUDED IN THE SCHEDULE OR NOT

PLANT MATERIAL LIST-SCHEDULE

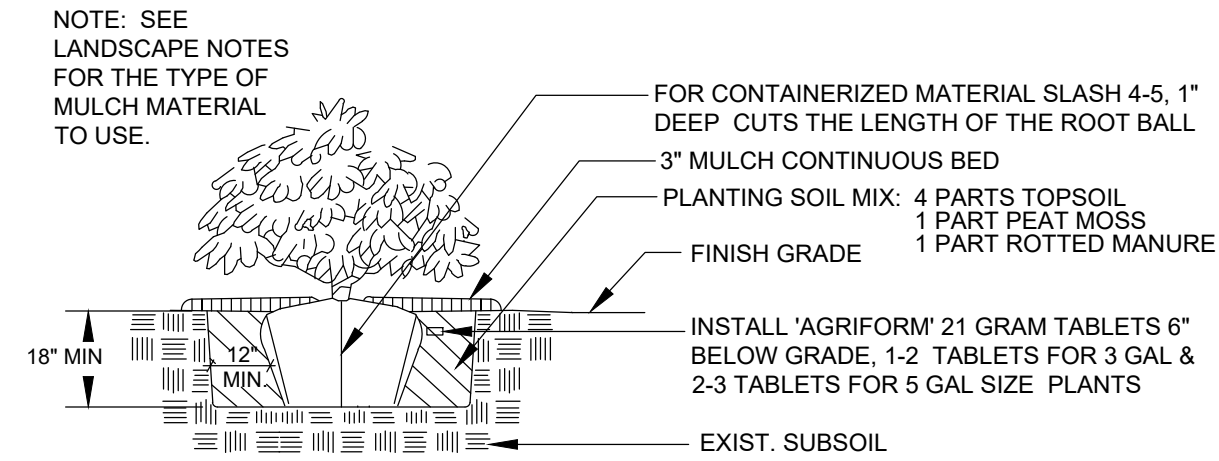
KEY	BOTANICAL NAME COMMON NAME	SIZE	QUANTITY
Ac	Achillea 'Moonshine' Moonshine Yarrow	2 quart	10
Hp	Hydrangea paniculata 'ILVOBO' Bobo Hydrangea	3 gal	4
Nf	Nepeta x faassenii 'Walkers Low' Walkers Low Catmint	1 gal	6
Pv	Panicum virgatum 'Heavy Metal' Heavy Metal Switchgrass	1 gal	7
Po	Physocarpus opulifolius 'Donna May' Little Devil Ninebark	3 gal	5
Sr	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac	1 1/2" cal	1
Tm	Taxus x media 'Tauntoni' Taunton Spreading Yew	5 gal	2

PLANT MATERIAL LIST-SCHEDULE (BIOFILTERS)

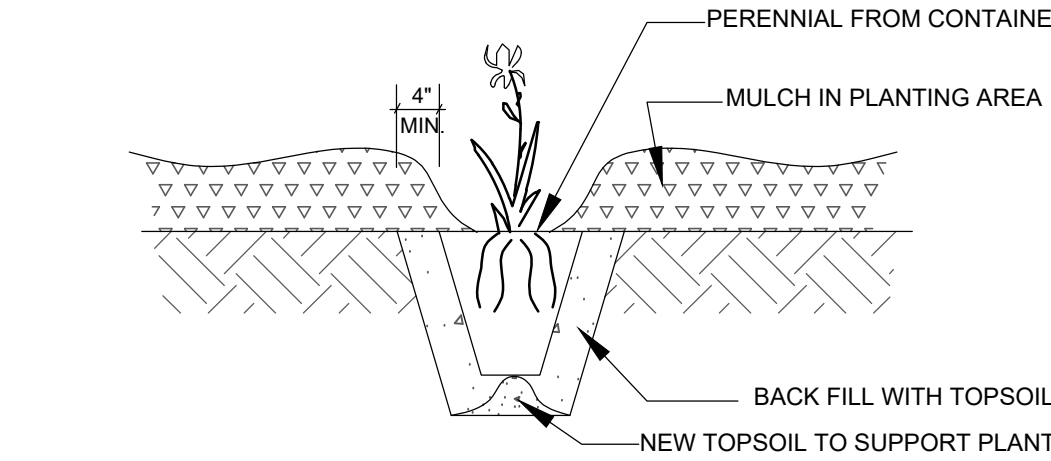
KEY	BOTANICAL NAME COMMON NAME	SIZE	QUANTITY
Mf	Monarda fistulosa Bergamot	1 gal.	7
Rf	Rudbeckia fulgida 'Blow' Viette's Little Suzy Black-eyed Susan	1 gal.	11
Sh	Sporobolus heterolepis Prairie Dropseed	1 gal.	10



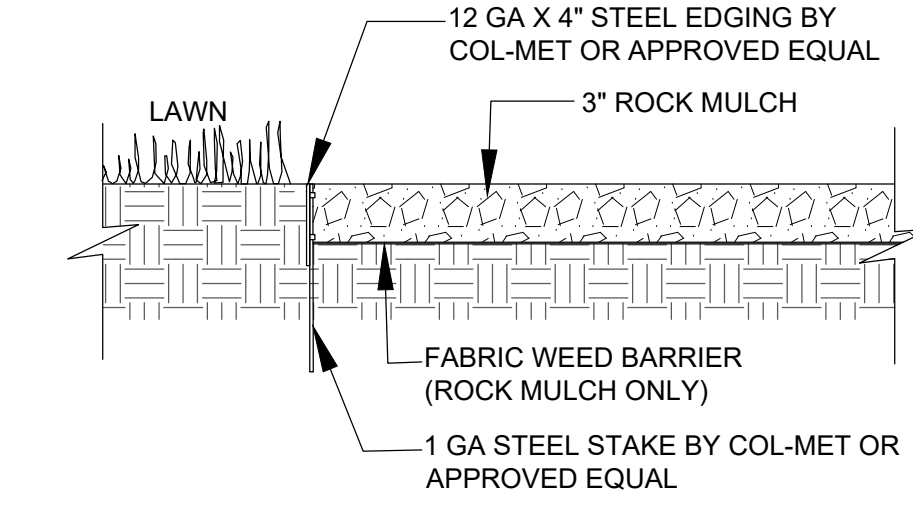
A
L100
NO SCALE
TREE PLANTING DETAIL - ALL TREES



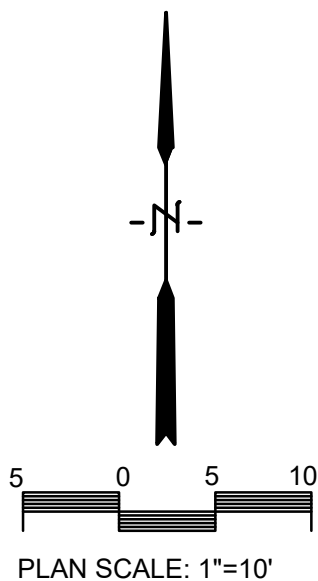
B
L100
NO SCALE
SHRUB PLANTING DETAIL



C
L100
NO SCALE
POTTED PLANTS PLANTING DETAIL



D
L100
NO SCALE
LANDSCAPE EDGING DETAIL



PARAGON ASSOCIATES
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PREPARED FOR:
DESIGN FOCUS, LLC

BAKERY/SANDWICH SHOP & RESIDENCE
1513 MARKET STREET
LA CROSSE, WISCONSIN
LANDSCAPE PLAN

DRAWN C.G.
PROJECT No 25-003
DATE 03/07/2025
SCALE 1"=10'
CAD FILE 25-003 endrizzi bakery 02
SHEET

L100

RESIDENTIAL BUILD-OUT & NEW GARAGE
for JOSEPH & TRACY ENDRIZZI
1513 MARKET STREET
LA CROSSE, WISCONSIN 54601

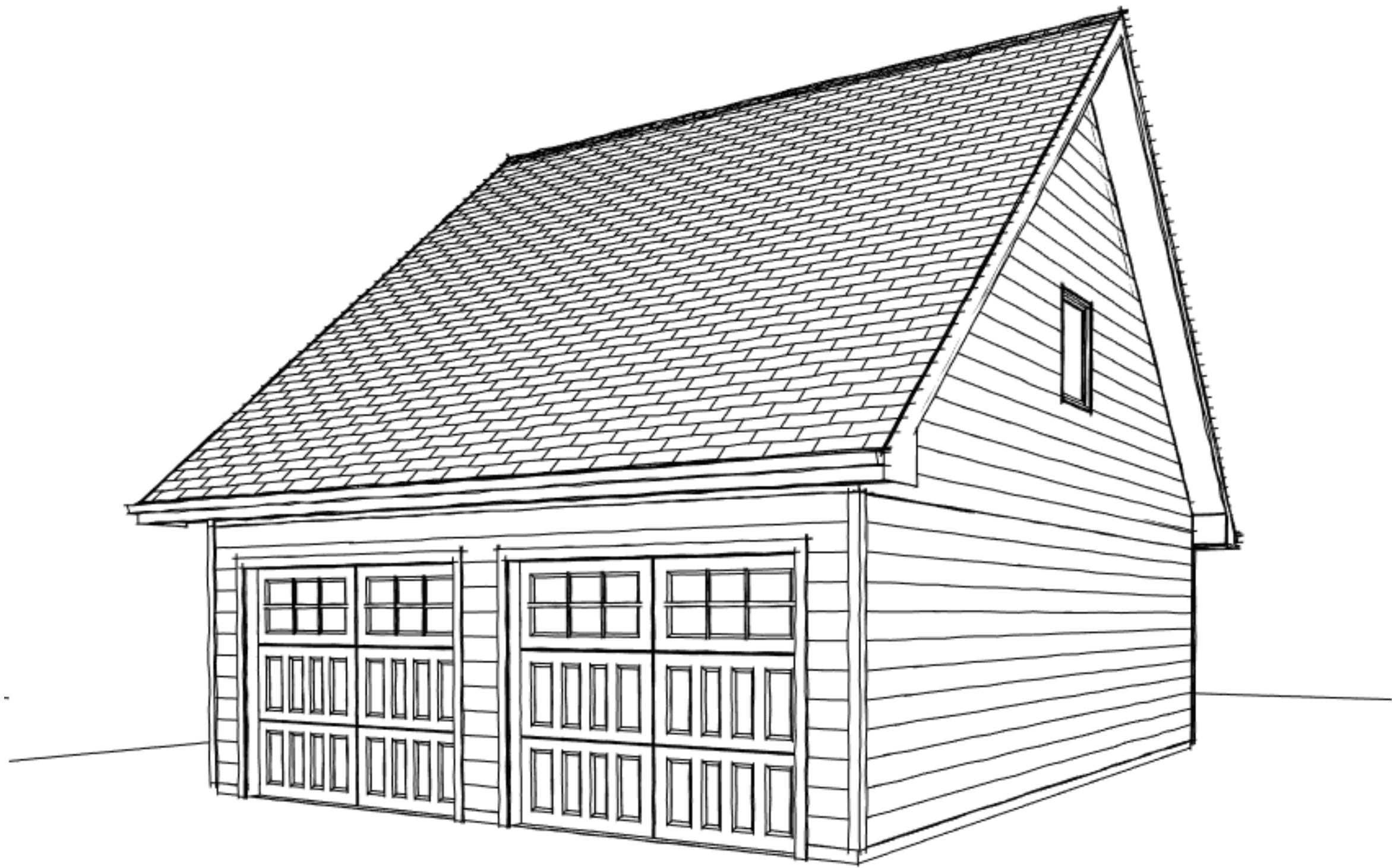


PROJECT LOCATION

1 LOCATION PLAN
A1 NTS



PROPERTY
LINE



2 3D VIEW FROM ALLEY
A1 NTS

INDEX OF DRAWINGS

DRAWINGS INDEX / CODE SUMMARY / 3D VIEW	A1
ARCHITECTURAL SITE PLAN	A2
RESIDENTIAL BUILD-OUT PLAN	A3
GARAGE - FOUNDATION / FLOOR / FRAMING PLANS	A4
GARAGE - BUILDING SECTIONS & ELEVATIONS	A5
GARAGE - WALL SECTIONS	A6
GARAGE - STAIR SECTION	A7

CODE SUMMARY

APPLICABLE CODES - RESIDENTIAL UNIT
• WISCONSIN UNIFORM DWELLING CODE (UDC)

PROJECT DESCRIPTION

RESIDENTIAL BUILD-OUT IN SECOND FLOOR SHELL SPACE AND A NEW WOOD
FRAMED 2 CAR GARAGE W/ ATTIC STORAGE FOR RESIDENCE.

BUILDING HEIGHT AND AREA

SIZE - RESIDENTIAL BUILD-OUT: 2,450 SF
HEIGHT ABOVE GRADE- GARAGE: 24'11.5 STORY AS DESIGNED
SIZE - GARAGE: 702 SF

CONSTRUCTION TYPE

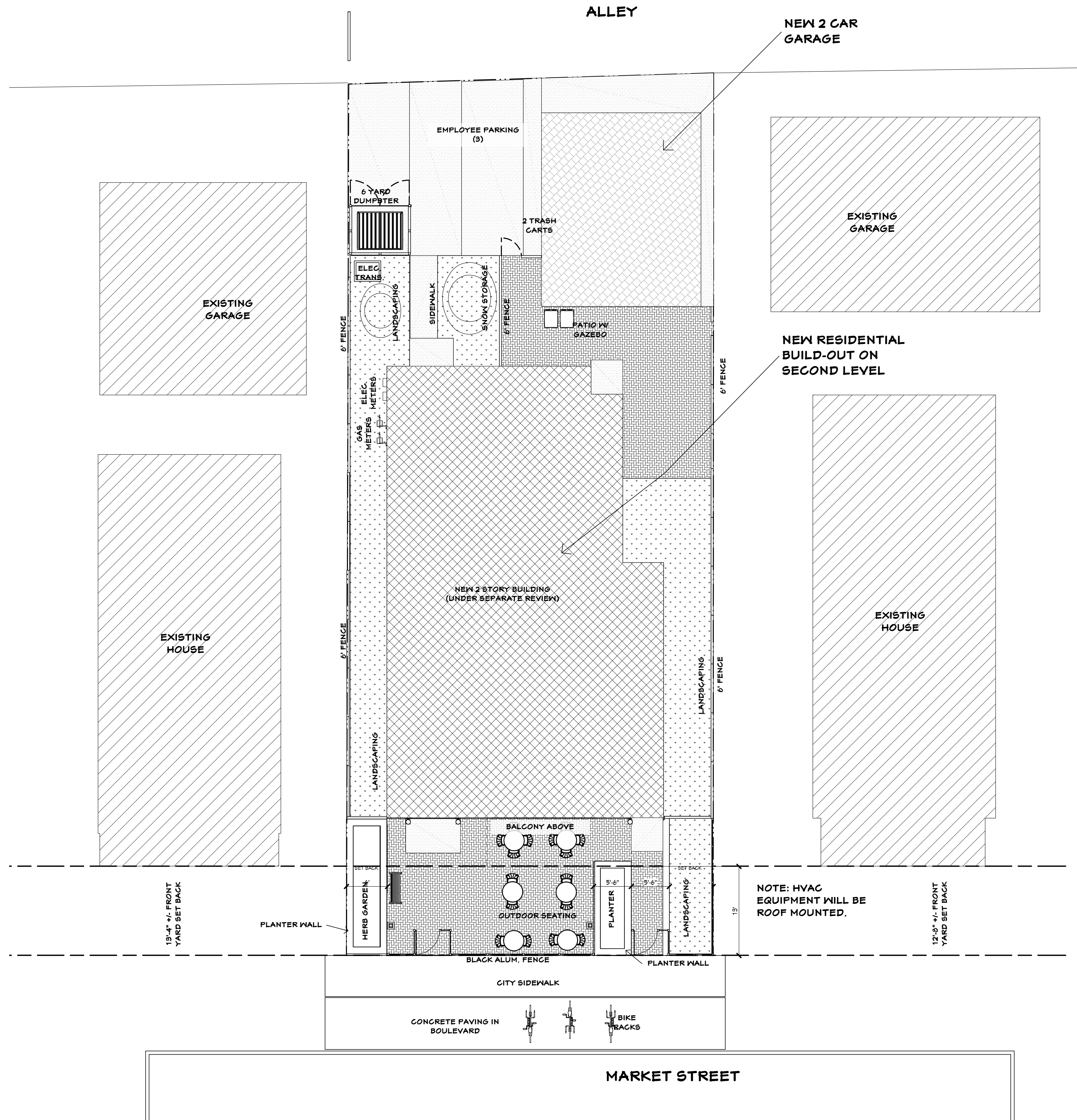
CONSTRUCTION TYPE: WOOD FRAMED, SLAB ON GRADE WITH FROST WALLS.

FIRE SPRINKLER

NOT REQUIRED

GENERAL NOTES:

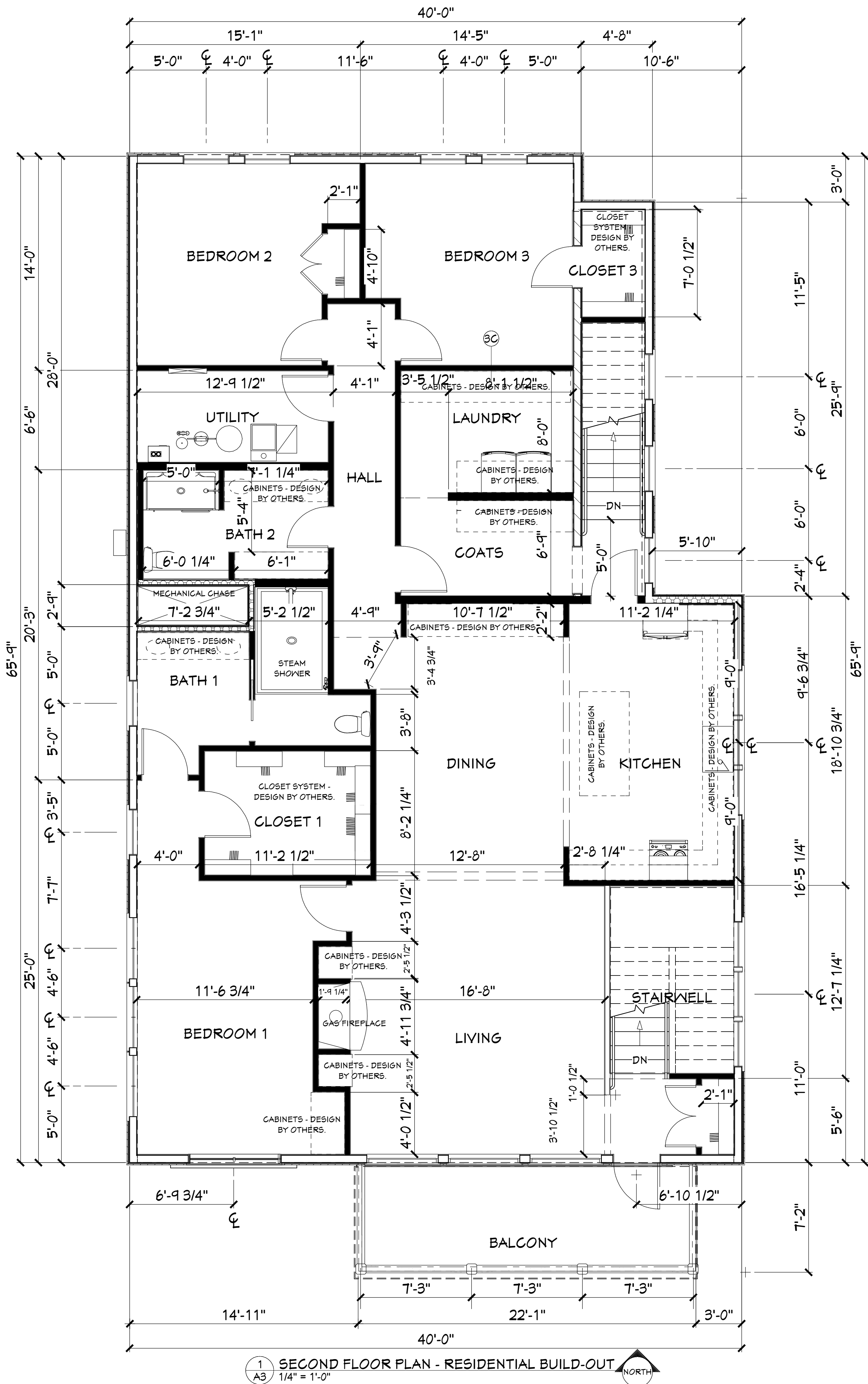
1. ELECTRICAL HVAC, PLUMBING AND CIVIL/SITE WORK IS DESIGNED BY OTHERS.
2. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.
3. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/ DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
4. ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.
5. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF CONSTRUCTION WASTE.
6. SAFETY IS THE FULL RESPONSIBILITY OF EACH CONTRACTOR AND SUPPLIER.
7. EACH CONTRACTOR TO PROVIDE PENETRATIONS, SLEEVES, BOX-OUTS, ETC. FOR THEIR WORK.
8. ALL CONTRACTORS SHALL PROTECT ADJACENT WORK FROM DAMAGE.
9. EACH CONTRACTOR IS RESPONSIBLE FOR THEIR OWN CUTTING AND PATCHING.
10. EACH CONTRACTOR IS RESPONSIBLE TO PROVIDE THEIR OWN EQUIPMENT NECESSARY TO PERFORM THE WORK.



1 ARCHITECTURAL SITE PLAN
A2 1/8" = 1'-0"



CITY REVIEW



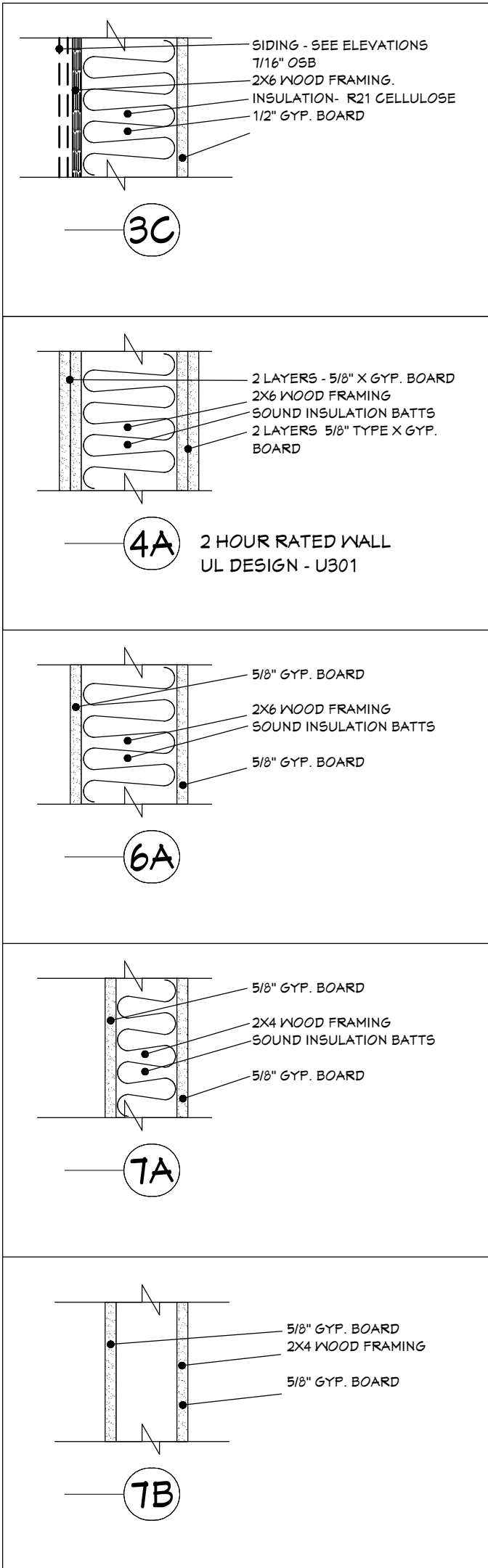
NOTE: SEE ALSO NEW BAKERY / SANDWICH SHOP & BUILDING SHELL DRAWINGS FOR ADDITIONAL INFORMATION.

NOTE: SEE ALSO INTERIOR DESIGN DRAWINGS FOR FINISHES, FIXTURE AND OTHER INTERIOR FINISH DETAILS.

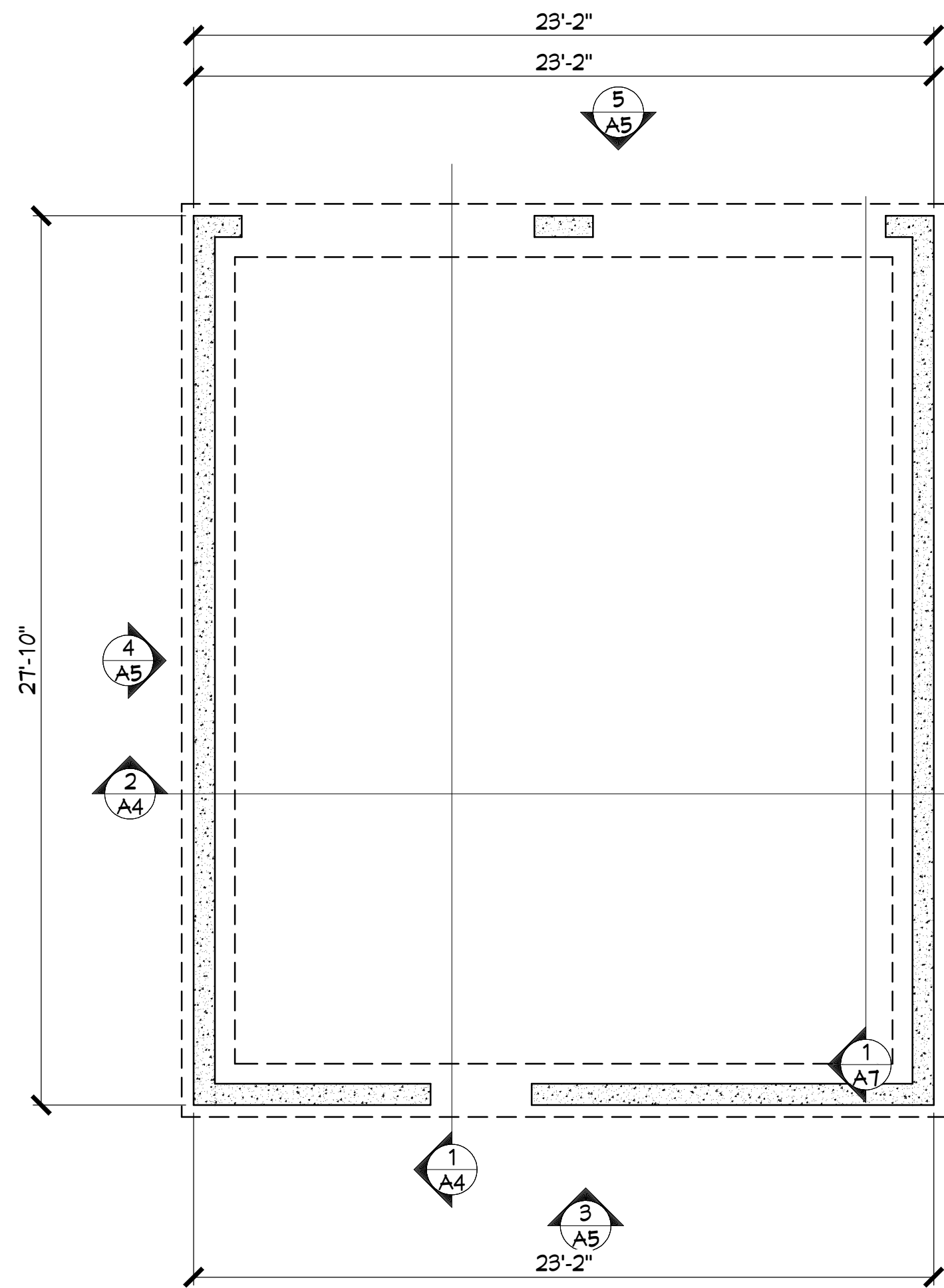
NOTE: ENTIRE FLOOR/FIRST FLOOR CEILING ASSEMBLY IS TO BE A 2 HOUR RATED ASSEMBLY.

NOTE: ENTIRE ROOF/SECOND FLOOR CEILING ASSEMBLY IS TO BE A 1 HOUR RATED ASSEMBLY.

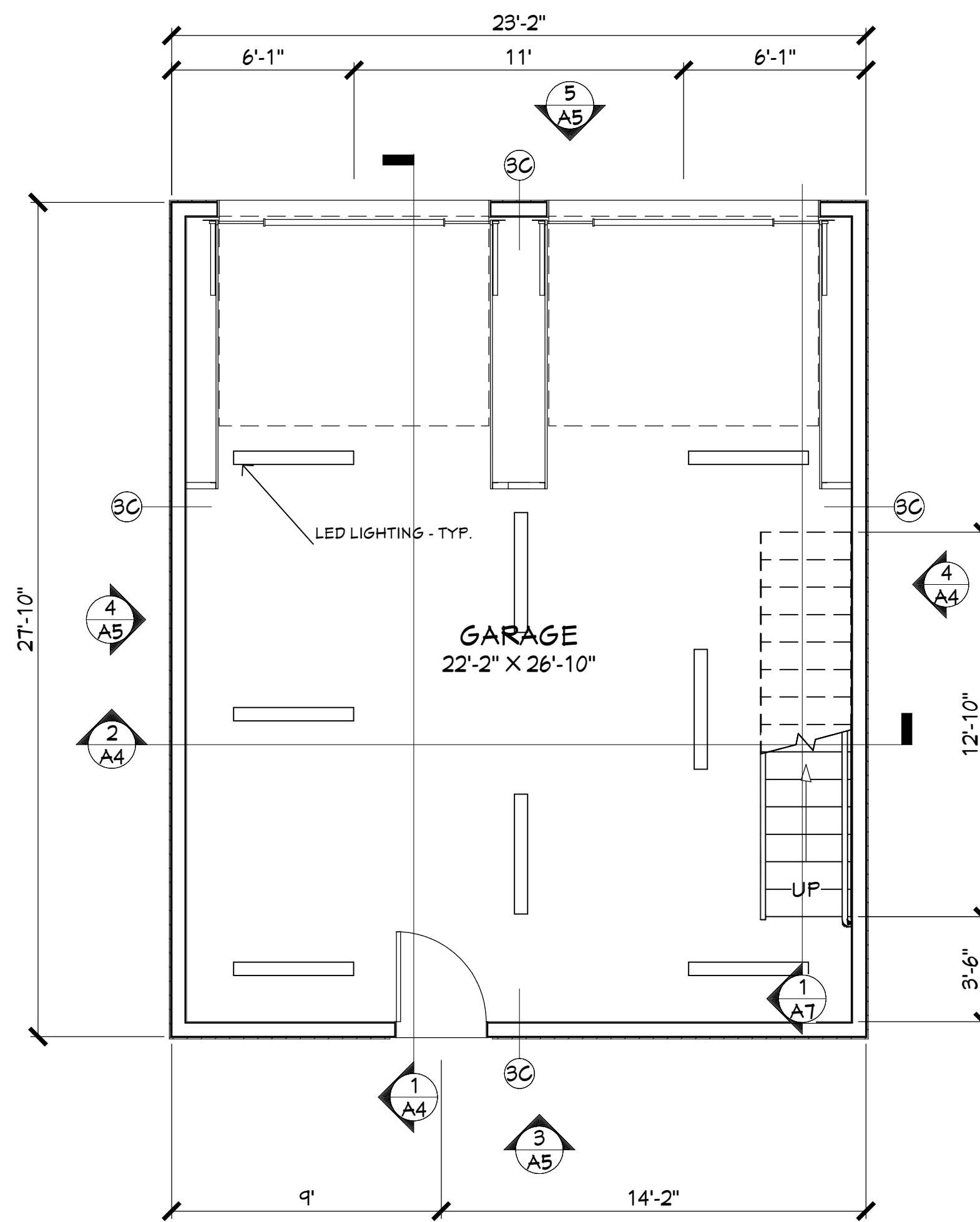
WALL TYPE SCHEDULE



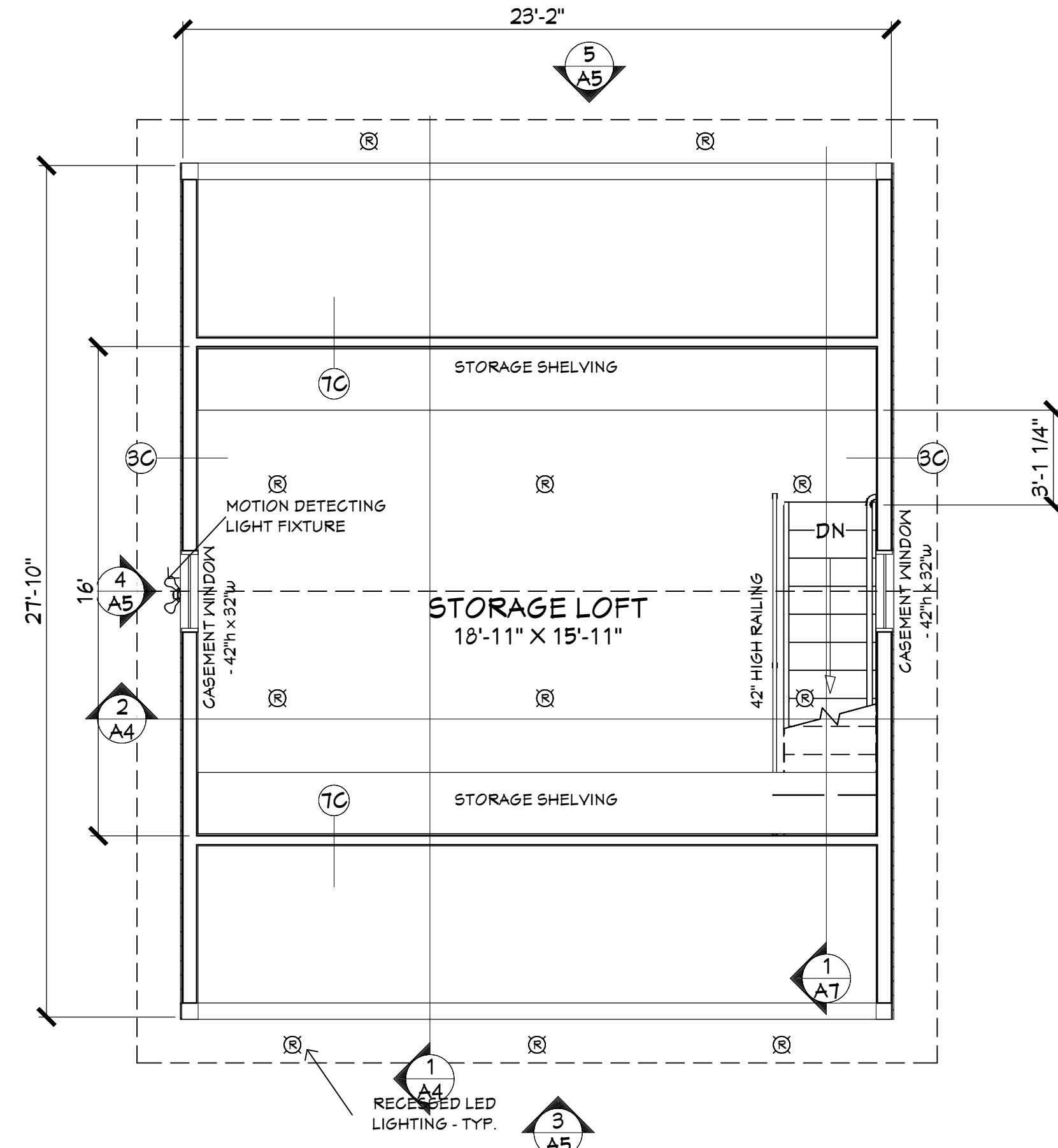
Door Schedule						
Mark	Finish	Material	Size	Type	Location	Notes
1	Prefinished	Hardwood	36"x80"	Swing	Bedroom 1, Bedroom 2, Bedroom 3, Closet 1, Coats, Kitchen, Utility, Bath 1	Lever Style Hardware
2	Prefinished	Hardwood	32"x80"	Swing	Bath 2, Bedroom 2, Bedroom 3, Closet 2	Lever Style Hardware
3	Prefinished	Hardwood	32"x80"	Pocket	Steam Shower / Toilet	Recessed Pull, Latch
4	Prefinished	Hardwood	(2) 24"x80"	Swing	Closet - Bedroom 2, Closet Front Stair	Lever Style Hardware



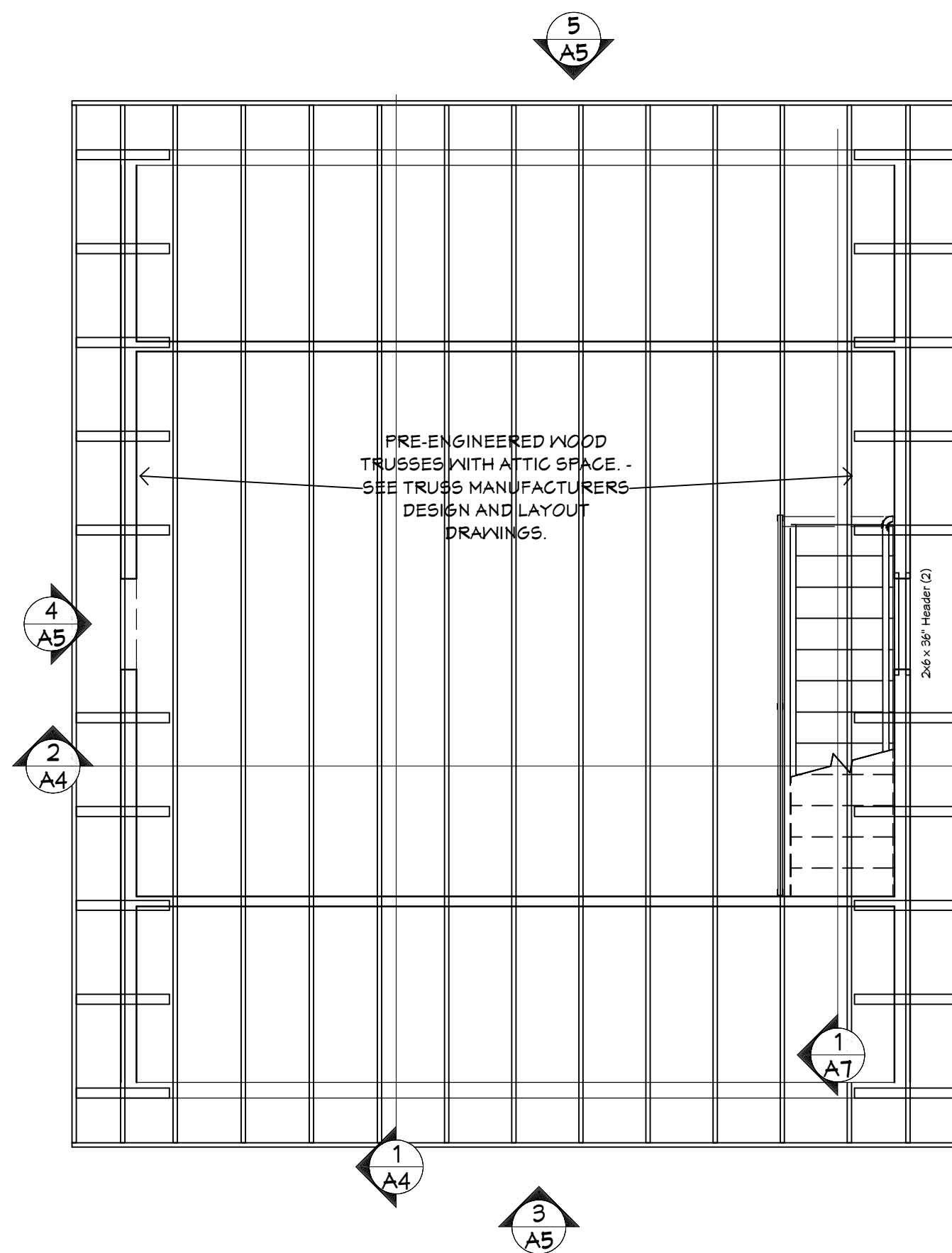
1 FOUNDATION PLAN
1/4" = 1'-0"



2 FIRST FLOOR PLAN
1/4" = 1'-0"



3 SECOND FLOOR PLAN
1/4" = 1'-0"



4 ROOF FRAMING PLAN
1/4" = 1'-0"

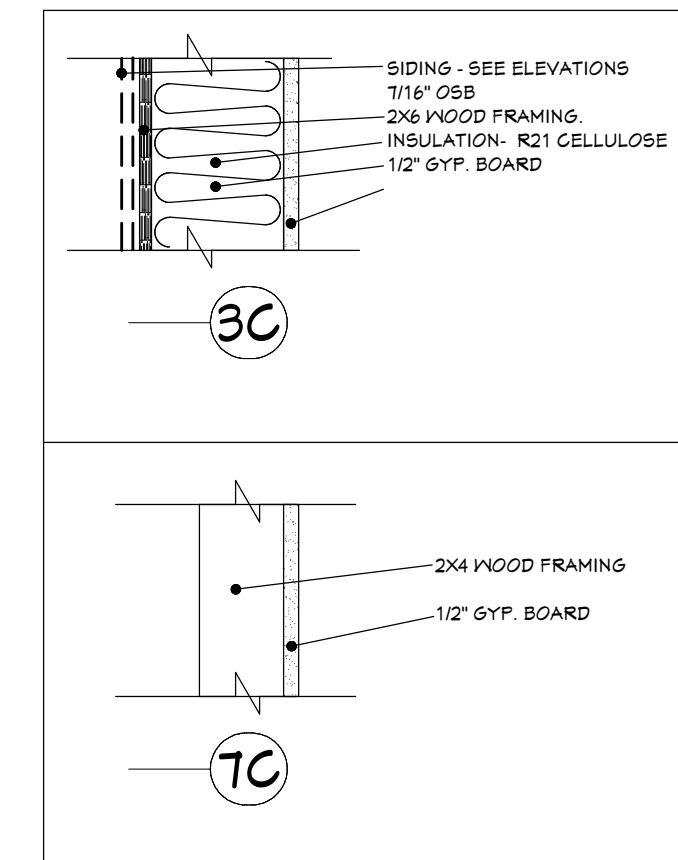
DOOR SCHEDULE

OVERHEAD DOORS	--	METAL INSULATED SECTIONAL DOOR DOOR (U VALUE .24 OR BETTER) - 9'-0" W. X 8'-0" H. - STYLE AS SELECTED BY OWNER
SERVICE/ENTRY DOOR	--	3'-0" X 7'-0" METAL INSULATED DOOR AND FRAME WITH LEVER TYPE HARDWARE.

GENERAL CONSTRUCTION NOTES

- POURED REINFORCED CONCRETE FOUNDATION WALLS WITH FOOTING. SEE FOUNDATION PLAN AND WALL SECTIONS.
- 4" CONCRETE SLAB WITH REINFORCING. SEE FOUNDATION PLAN.
- INSULATE THE INTERIOR OF BELOW SLAB FOUNDATION WALLS WITH 2" EPS RIGID FOAM INSULATION (R10).
- ALL EXTERIOR WALLS TO BE 2X6 WOOD STUDS AT 16" OC.
- EXTERIOR WALLS TO HAVE 1/16" OSB SHEATHING W/ R21 INSULATION. TYVEK OR EQUAL BUILDING WRAP ON THE EXTERIOR. 4 MIL POLY ON THE INTERIOR. TAPE ALL SEAMS.
- INTERIOR OF ALL WALLS TO HAVE 1/2" DRYWALL. DRYWALL JOINTS TO BE TAPED AND COATED.
- MAIN ROOF STRUCTURE TO BE PRE-ENGINEERED WOOD TRUSSES AT 24" OC. 12" / 12" SLOPE. PROVIDE 5/8" DRYWALL TAPED AND FINISHED. PAINT. ROOFING TO BE ICE AND WATER SHIELD. VALLEY FLASHING, DRIP EDGE, ROOFING UNDERLAYMENT AND ASPHALT SHINGLES TO MATCH EXISTING. PROVIDE R30 INSULATION IN ATTIC.
- EXTERIOR DOORS TO BE INSULATED DOORS WITH METAL FRAMES, PROVIDE LEVER STYLE HARDWARE.
- PROVIDE ELECTRICAL TO MEET CODE, INCLUDING OUTLETS, LIGHTING, SWITCHES, WIRING, CONDUIT, ETC.
 - PROVIDE LED LIGHTING THRU-OUT.
 - PROVIDE EXTERIOR LED WALL LIGHTING AS INDICATED.
 - COORDINATE ALL ELECTRICAL EQUIPMENT REQUIREMENTS WITH OWNER.

WALL TYPE SCHEDULE



RESIDENTIAL BUILD-OUT & NEW GARAGE
for JOSEPH & TRACY ENDRIZZI
1513 MARKET STREET
LA CROSSE, WISCONSIN 54601

SCALE @ 24" X 36"

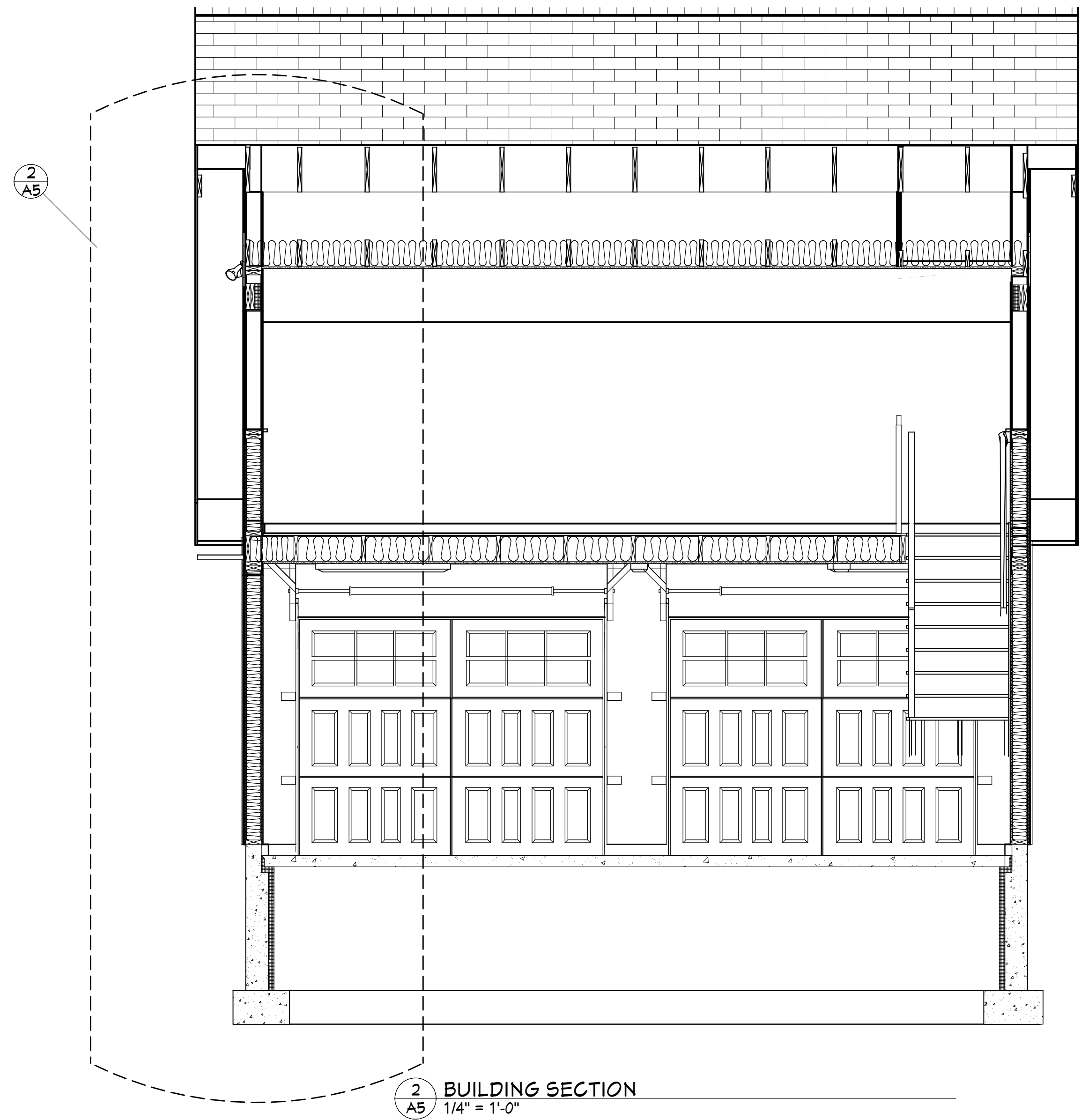
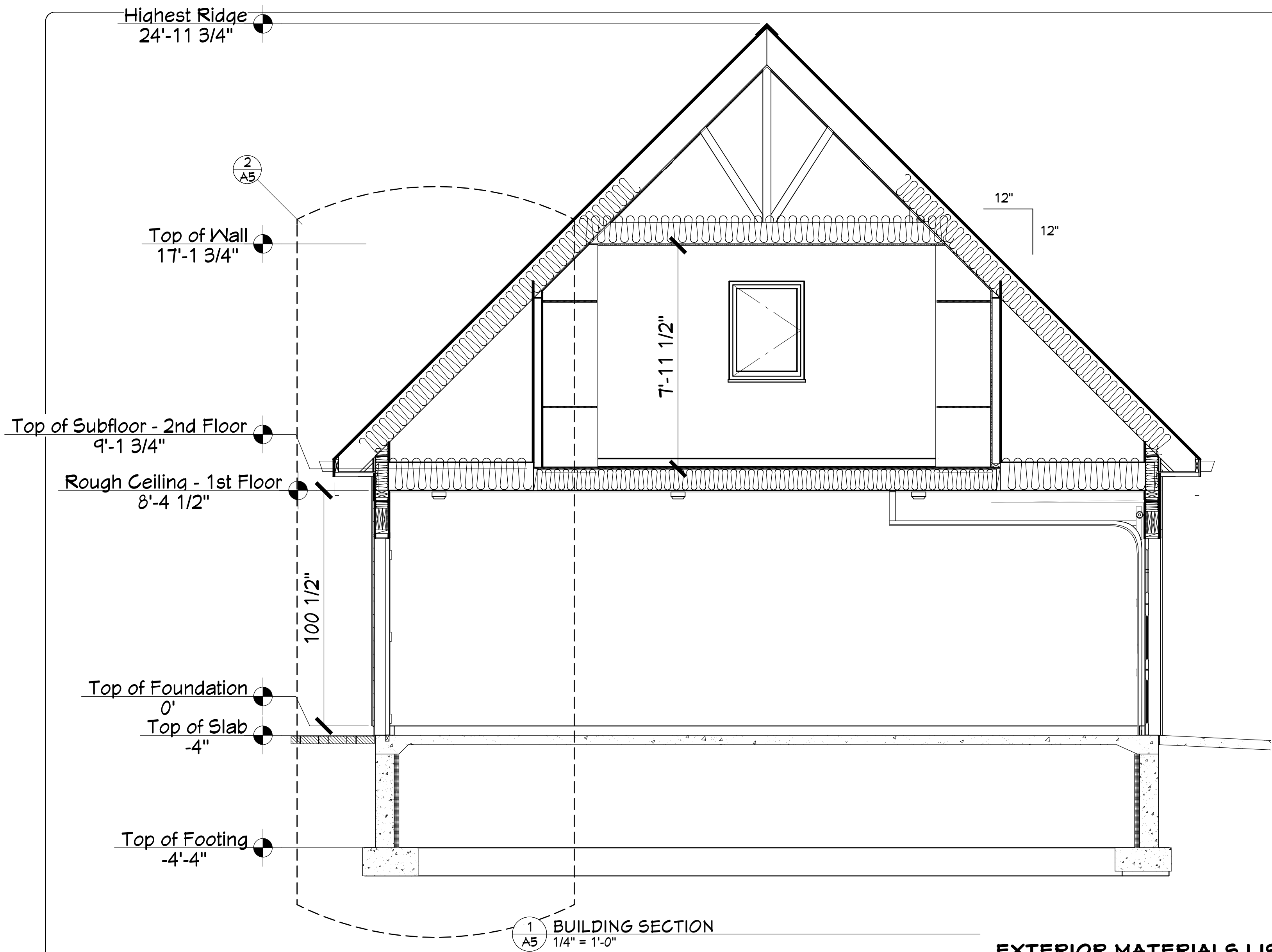
DATE: 3/7/2025

SHEET

A4

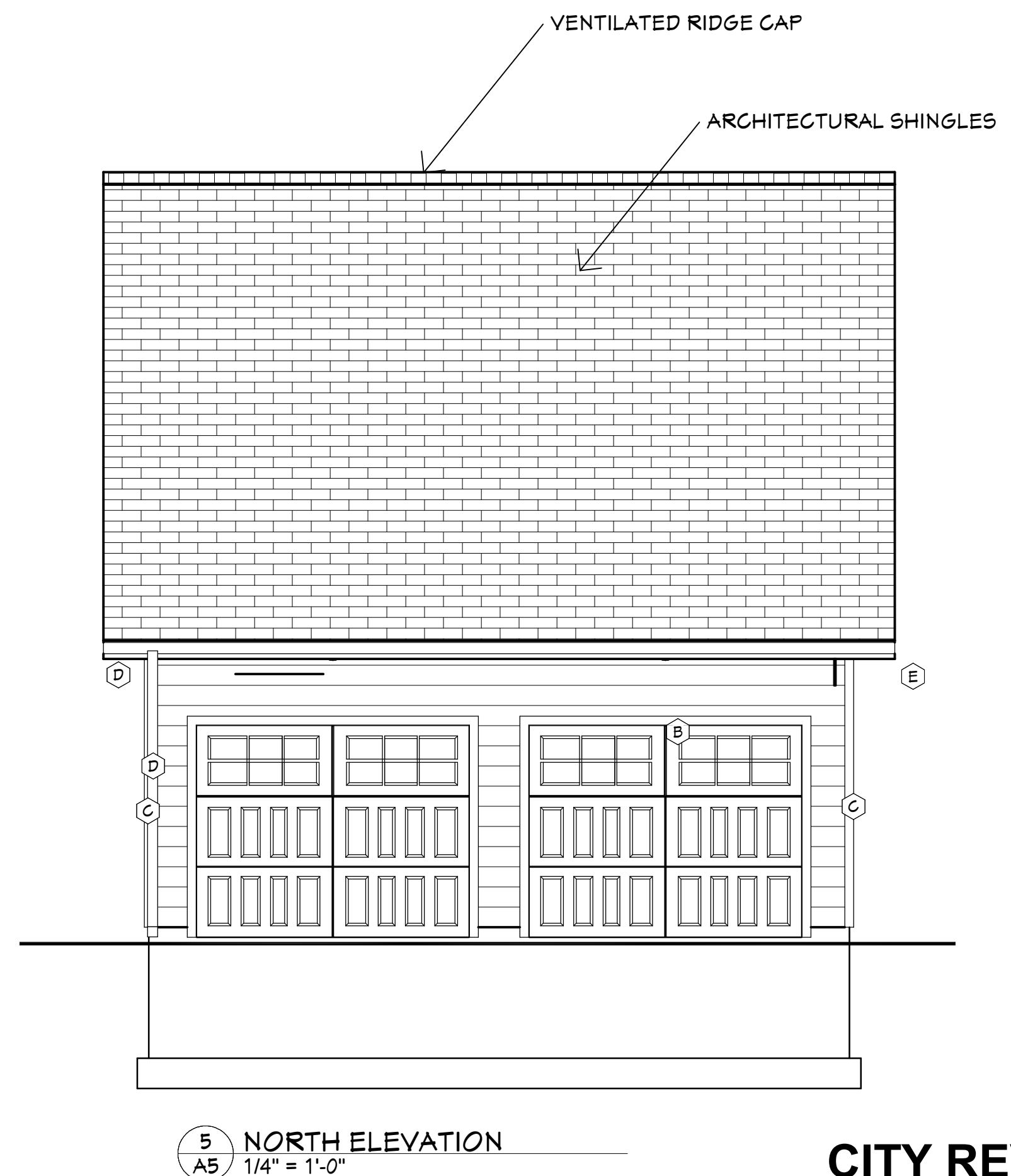
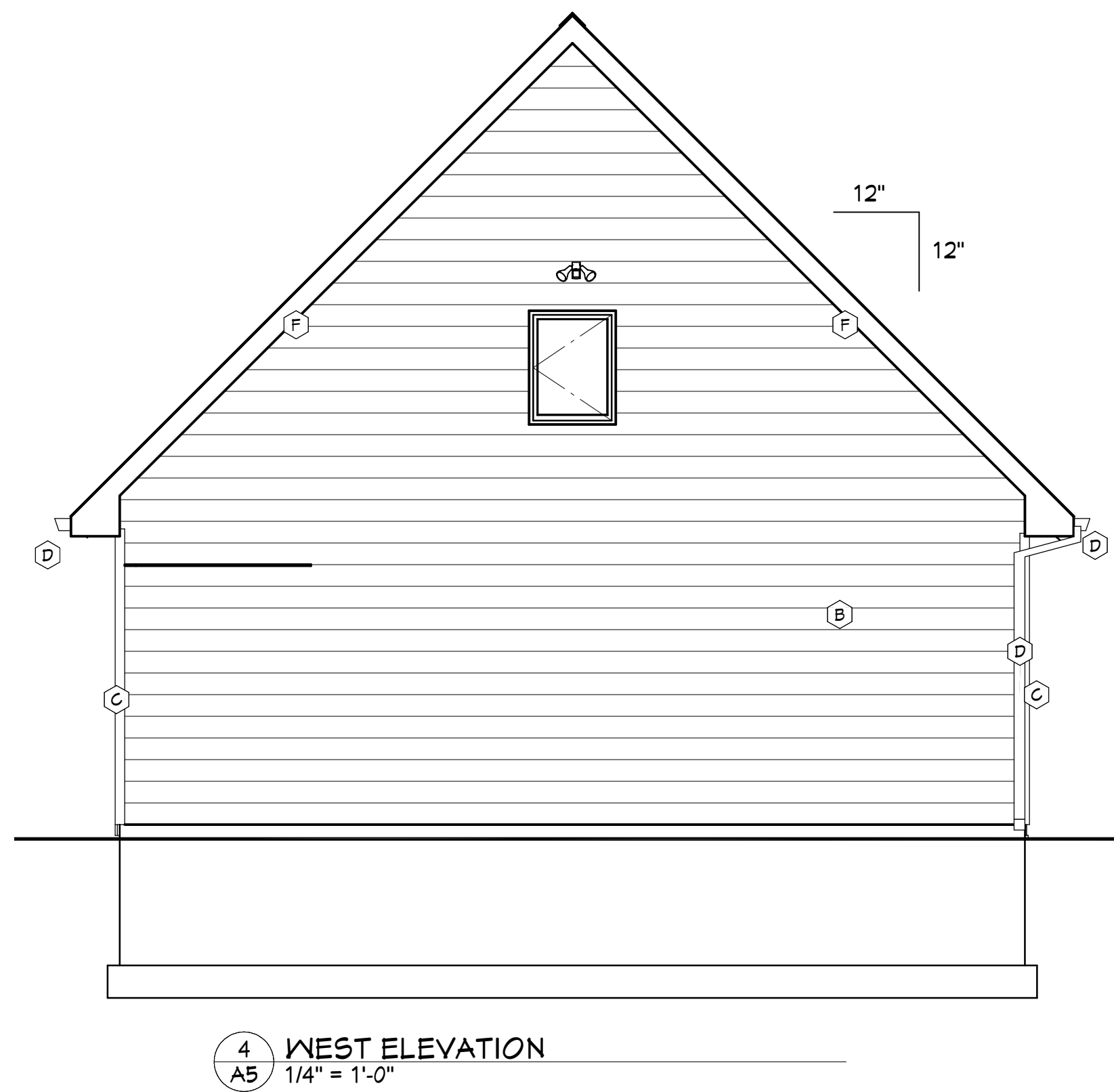
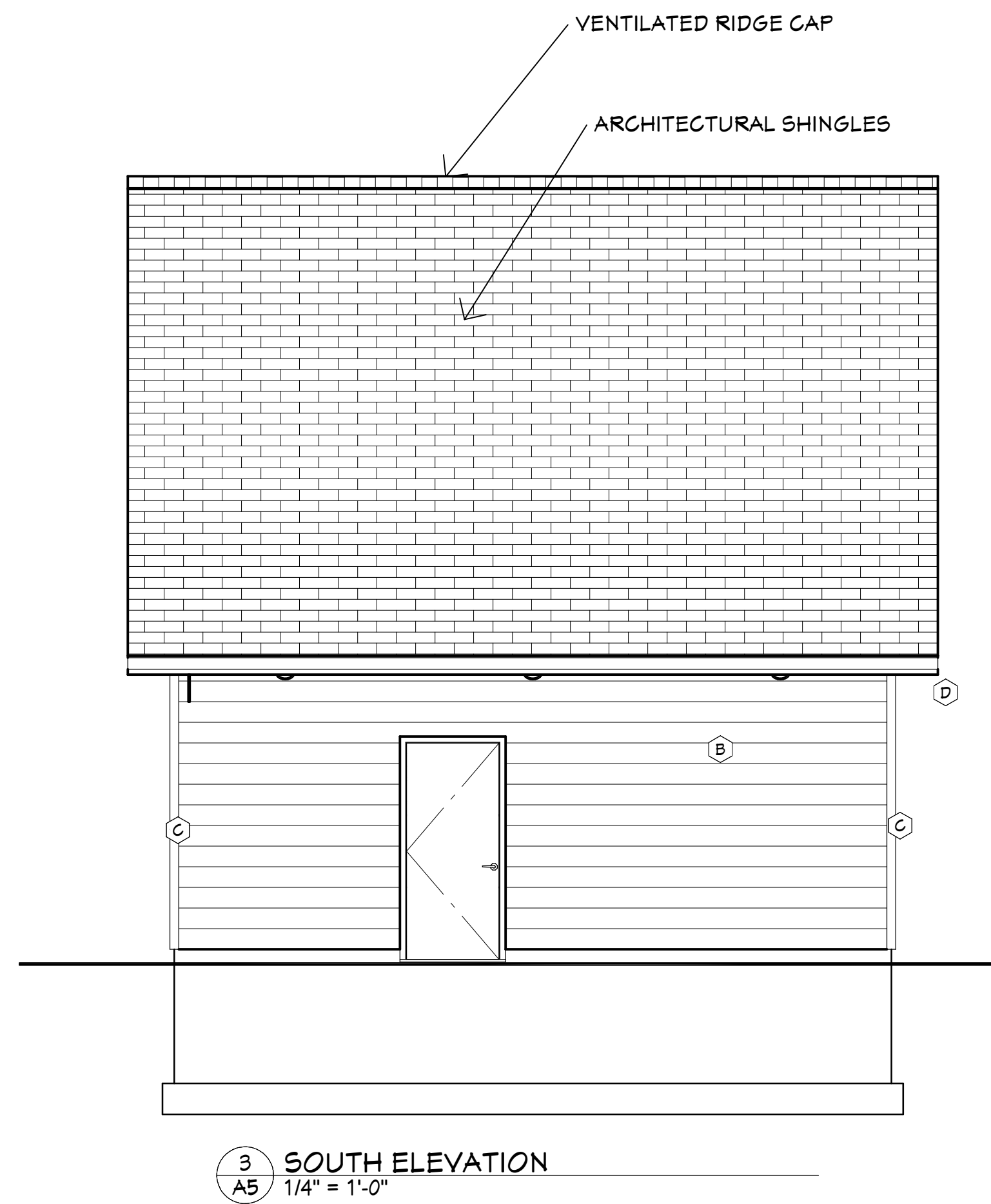
CITY REVIEW

DesignFocus LLC
Onalaska, Wisconsin 54650
Ernie Tourville Architect 608-780-1826

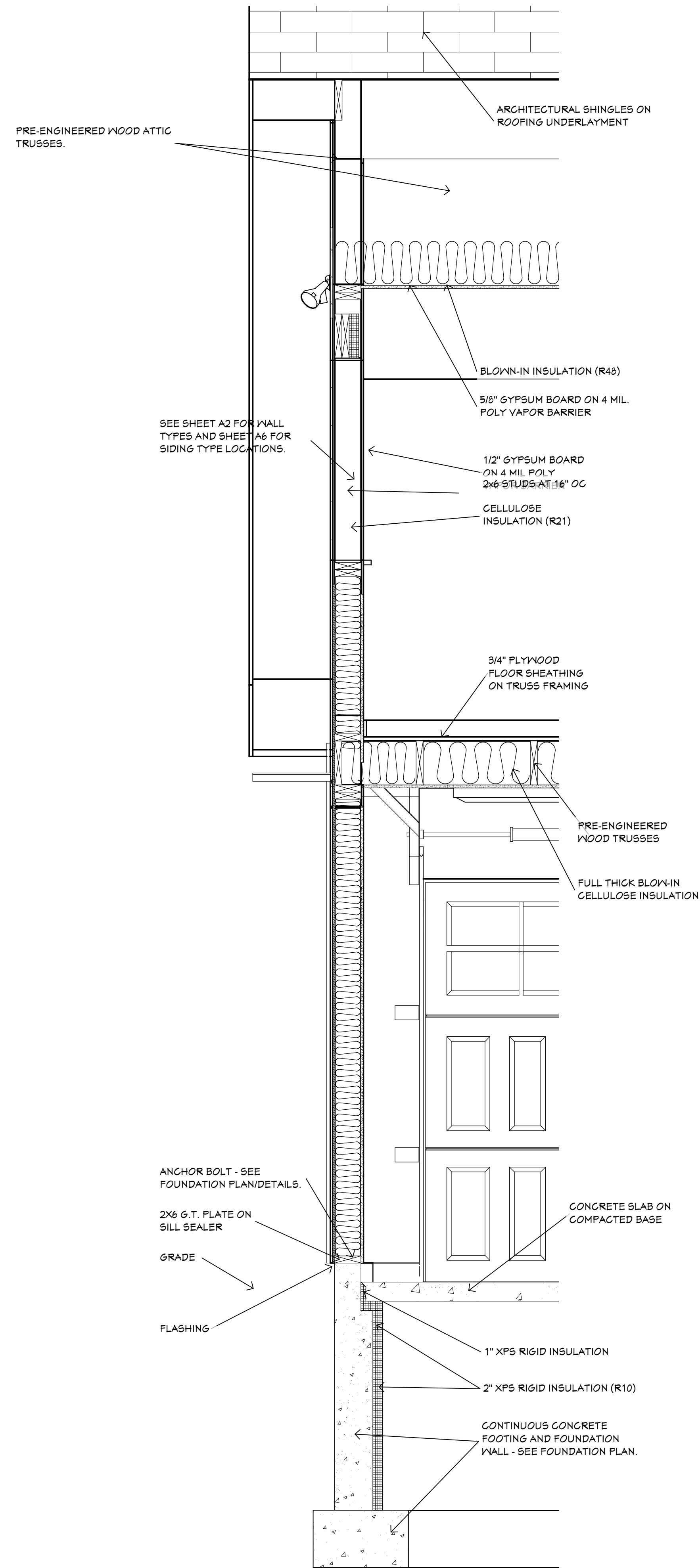


EXTERIOR MATERIALS LIST

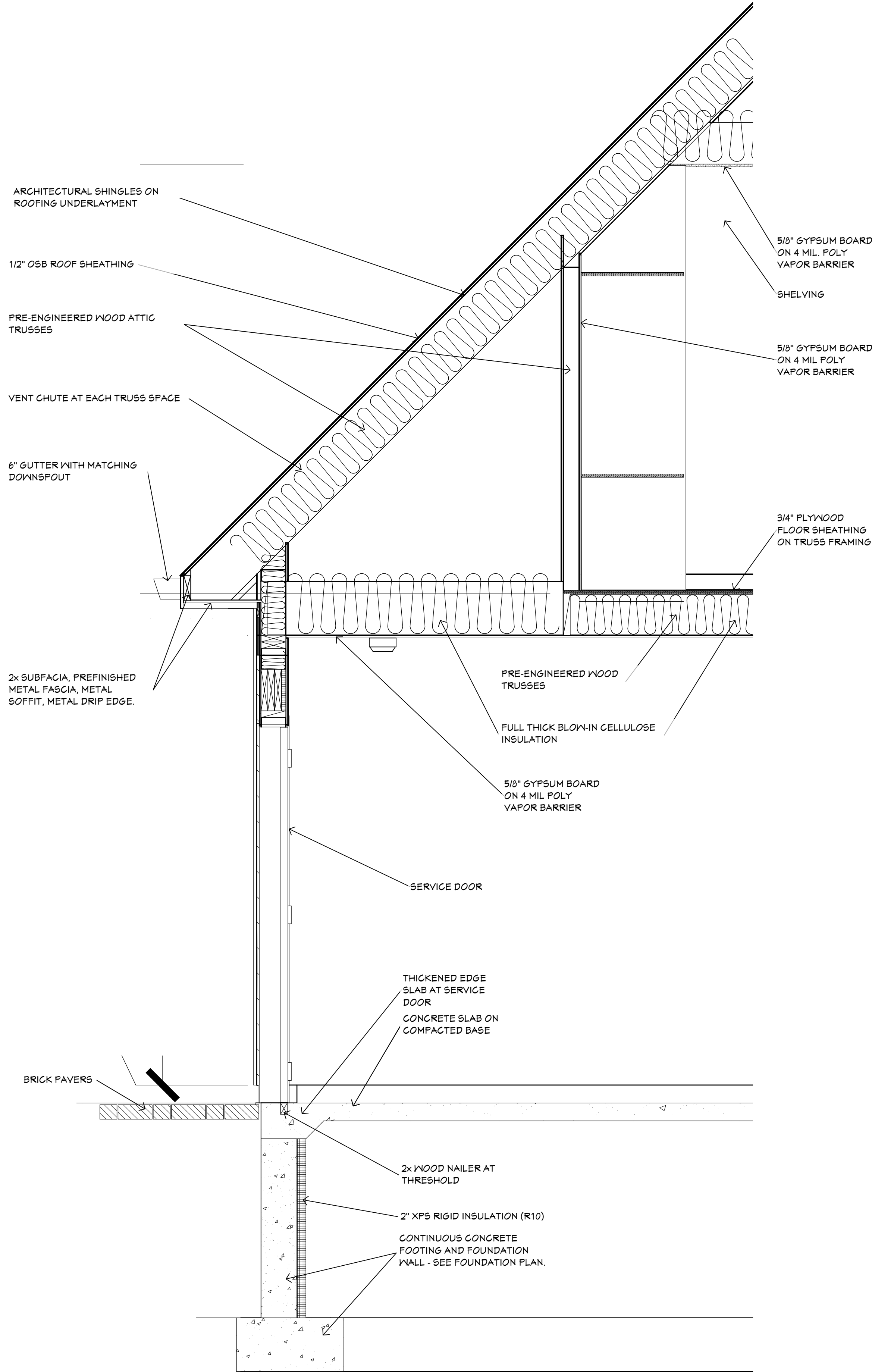
- A: BRICK LOOK SIDING - NICHHA VINTAGE BRICK PANELS - ALEXANDRIA BUFF
B: LAP SIDING - LP SMARTSIDING 6" HORIZONTAL LAP - VERIFY COLOR
C: TRIM: CORNER TRIM - LP SMART TRIM - VERIFY COLOR
D: GUTTER AND DOWNSPOUTS - VERIFY COLOR
E: NOT USED
F: METAL SOFFIT & FASCIA - DARK BRONZE
VERIFY ALL COLOR/FINISH SELECTIONS WITH OWNER.



CITY REVIEW



1 WALL SECTION AT GARAGE
3/4" = 1'-0"



2 WALL SECTION AT GARAGE
3/4" = 1'-0"

CITY REVIEW

DESIGN REVIEW CHECKLIST

The checklist must be completed in full by the applicant prior to submission. Completed elements should be checked. Any elements that do not apply to your site or you are requesting an exception on, check the corresponding column and include notes. Items in italics are recommended actions but not required.

YES NO N/A NOTES

PARKING LOT DESIGN AND PARKING STANDARDS

- | | YES | NO | N/A | NOTES |
|---|-------------------------------------|--------------------------|-------------------------------------|-------|
| C.2 No parking stall may be closer to the street than the building setback line or the building on the same parcel, whichever is farther from the street unless the applicant can demonstrate that there are no practical alternatives related specifically to the site. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| C.3 All points of ingress and egress will be evaluated by the City Traffic Engineer to determine if ingress and egress should be allowed directly to the street or via an alley. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| C.4 Parking areas shall be separated from primary buildings by a landscaped buffer. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| C.5 Minimum setback for parking stalls and drives is five (5) feet from all property lines with the exception of the alley (in order to accommodate landscaping or drainage swales). Parking for adjacent properties may be combined into continuous paved lots, eliminating the required setback at the shared property line, provided that 100% of the lost green space is replaced elsewhere on the parcel (e.g. with a 10' setback along the opposite lot line). | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| C.6 A parking lot for more than 12 vehicles shall incorporate at least 288 square feet of planting islands at least 8 feet in width (face of curb to face of curb). Planting islands may be either parallel to parking spaces or perpendicular to the parking spaces. As parking lot size increase, and additional planting island is required at the ratio of one planting island for every 20 automobile parking spaces. No less than 5 percent of the islands shall be interior to the parking lot. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| C.7 Landscaping buffers, green space, and planting islands must total a minimum of 10 percent of the lot. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| C.8 Buffers, setbacks, and planting islands are encouraged to be used for stormwater infiltration. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| C.9 All approaches, parking and vehicular circulation areas shall be paved and graded for proper stormwater management. The use of pervious pavement for stormwater infiltration is highly encouraged. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| C.10 For structures not needing approval by the Wisconsin Department of Commerce, parking spaces shall not be less than 8.5 feet in width and 17 feet in length. The full dimensions of this rectangle must be maintained in angled parking designs. Drive aisle widths vary depending upon the angle of parking space. The following minimum standards apply and shall be consistent with requirements of the City Engineering Department adopted standards:
45 degrees – 12'10" aisle
55 degrees – 13'7" aisle
65 degrees – 15'4" aisle
75 degrees – 17'10" aisle
90 degrees – 22' aisle | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| C.11 Where maximums on parking ratios exist, parking surfaces and drive aisles shall be permitted to be increased in size by no more than five percent (5%), provided at least twenty-five percent (25%) of the parking lot and pedestrian sidewalks consist of paving blocks (plastic or concrete honeycomb grid) planted with grass. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| C.12 Parking lots shall be located on the same lot as the principal structure (unless it can be demonstrated that shared parking will be beneficial to multiple property owners and does not result in a "gap tooth" effect on a block face). | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

DESIGN REVIEW CHECKLIST

	YES	NO	N/A	NOTES
C.13 Raised curbs, parking blocks or stops, decorative bollards and/or fences, trees and/or shrubs shall be utilized along the edge(s) of parking lots to prevent motor vehicles from parking on green space buffers, outdoor recreation space, bike parking areas, sidewalks and side and front yards. In the event the original protective measures are inadequate to preventing inappropriate parking, additional measures shall be taken.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.14a Parking lot snow storage area(s) shall be designated in the parking lot and/or green space buffers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.14b Snow storage areas shall not be located near parking lot entrances and impede driver vision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.14c If these green space buffer(s) are no longer capable of storing snow, the property owner shall arrange for the excess snow to be removed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.14d To the greatest extent possible, melting snow or ice should not drain over sidewalks or across neighboring properties.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.15 Light-colored and/or reflective surface coating should be considered to reduce the "heat island" effect of traditional asphalt parking lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.16 Environmentally-friendly paving materials and methods are encouraged, including but not limited to using recycled asphalt tires and roofing shingles as part of the mix or base.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C.17 Porous paving materials such as paving blocks with decorative gravel, or properly spaced cobbles, brick, and natural stone with grass planted in between in small clusters and methods that reduce stormwater runoff are encouraged.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.18 The off-street parking provisions for all commercial development shall be in conformance with 15.04(G). Required off-street parking space, including access drives and aisles, shall not cover more than seventy-five percent (75%) of the lot area in which such off-street parking space is permitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PEDESTRIAN CIRCULATION

D.2 There shall be a paved pedestrian route from the sidewalk or street to the main building entrance, and from the parking area to the nearest building entrance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D.3 Pedestrian routes shall be paved with concrete. Bituminous material shall not be allowed for pedestrian routes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D.4 Porous paving materials and methods that reduce stormwater runoff is encouraged.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

BUILDING MECHANICAL SERVICE ELEMENTS

E.2 The design and location of the following items shall be indicated on building and/or site plans, illustrated with spec sheets as appropriate, and submitted with the Design Standards Checklist:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.2a utility meters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.2b building mechanicals	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.2c trash and recycling containers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.2d bicycle parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.2e outdoor seating areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.2f solar and wind facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
E.2g dish antennas (not permitted to hang off the side of buildings)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
E.2h transformers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.2i back-up generators	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

DESIGN REVIEW CHECKLIST

		YES	NO	N/A	NOTES
E.3	Service areas, utility meters, and building mechanicals shall not be located on the street side of the building, nor on the side wall closer than 10 feet to the street side of the building. The location of emergency back-up generators and transformers shall be coordinated between the City, developer and the utility company. Screening of meters, generators, transformers, and mechanicals is required when visible from the street with an approved screen device. Screening materials shall match building materials. Cable, conduit and phone line shall not be visible on the exterior with the exception of conduit running directly to the meter/utility boxes at the time of initial occupancy. Mailboxes are permitted within 10 feet of the front of the building if not visible from the street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.4	Trash and recycling containers, including cans and dumpsters, shall have covers and be screened so as not to be visible from the street or from neighboring properties. Screening shall be one foot higher than the container but no higher than six feet; however, roofed enclosures may exceed this limit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.5	If a building owner chooses to provide a trash receptacle and/or a smoking materials receptacle, the receptacle(s) shall be decorative if located at the entrance that faces a public street. These receptacles shall be screened from view and/or designed to fit with the architecture and materials of the building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.6a	High energy gas appliances shall have the air intakes and exhaust vents located on the sides or rear of the building where they do not interfere with any sidewalks, are not likely to be blocked or damaged by pedestrian traffic, snow or the removal of snow, and away from any trees or shrubs that would be harmed by the exhaust heat and gases.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.6b	Window-mounted air conditioners shall not be permitted.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
E.6c	PTAC air conditioner/heat pump units must be designed into the architecture of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
E.6d	If heat pumps or air conditioners are located on the ground, they shall be on one side or the rear of the building and screened with evergreens or decorative screening that matches or complements the exterior siding of the building, such that proper clearances are maintained for the manufacturer's warranty.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
E.6e	If heat pumps or air conditioners are located on the roof, they shall be placed, painted and/or screened so as to minimize the visual impact to the street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.7a	Bicycle parking using bike racks specifically designed for bike parking shall be provided at one (1) space per 10 automobile parking spaces or one (1) space per 20 employees, whichever is greater, and should be located near building entries, shall not interfere with pedestrian circulation, and shall be well-lit. Bikes are not permitted to be stored, locked or chained on decks, patios, fences or any other exterior location other than a bike rack specifically designed for bike parking.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.7b	Bicycle parking (to accommodate four bicycles) shall be nominally at least nine (9) by six (6) feet or fifty-four (54) square feet and increase by the same ratio to accommodate the number of bike spaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.7c	The base for bike racks should be concrete to ensure their stability; however, the remaining bicycle parking area shall be porous paving materials (paving blocks with decorative gravel or wood mulch, or properly spaced cobbles, brick, and natural stone with grass planted in between in small clusters) to reduce stormwater runoff but shall not result in standing water. If an area for bike parking is designed using these standards, then up to 100 percent of the space taken for the bike parking shall count as green space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

DESIGN REVIEW CHECKLIST

LANDSCAPING OPEN SPACE & PLANTINGS		YES	NO	N/A	NOTES
F.2	A landscape design and planting plan shall be prepared and submitted for all buildings. Landscape plans for developments shall be prepared and signed by a Landscape Architect, nurseryman, or professional site planner with educational training or work experience in land analysis and site plan preparation prior to submittal to the City.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.2a	No building permit shall be issued until the required landscaping plan has been submitted and approved, and no certificate of occupancy shall be issued until the landscaping is completed as certified by an on-site inspection by the Building Inspector, Planning Staff, or other designated official, unless a financial guarantee acceptable to the City has been submitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.2b	Landscape surety. The owner shall provide the City with a cash deposit, bond, or approved letter of credit to guarantee the proper installation and growth of all landscape improvements proposed in the approved landscape plan. Said surety may remain in effect for two full growing seasons. A growing season shall be considered a period from May 1 to September 30. The first year, the amount of the surety will be equal to 100% of the estimated cost of plant material, installation and tree preservation. Once installation has been completed per the approved landscape plan and verified by the City, 75% of the surety will be reimbursed back to the owner. The remaining 25% will be kept by the City for a period of twelve (12) months to cover any maintenance cost that may be needed. Such surety shall be filed with the City Finance Officer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.2c	The City may allow an extended period of time for completion of all landscaping if the delay is due to conditions which are reasonably beyond the control of the developer. Extensions may not exceed nine months, and extensions may be granted due to seasonal weather conditions. When an extension is granted, the City may require such additional security and conditions as it deems necessary.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.3a	The plan shall address all parts of the parcel and shall indicate: Details of all proposed vegetative landscaping materials, including placement, common and botanical names, caliper/height or container size and quantity and maintenance requirements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.3b	Details of proposed non-vegetative landscaping and screening materials.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.3c	Planting and construction schedule for completion of landscaping and screening plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.3d	Estimated cost from a landscaper on a bid or estimate form of the proposed landscaping.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.4	All portions of the site not covered by buildings, paving material, or other planned and approved surfaces shall be considered "landscaped area" and shall have a minimum of 4 inches of top soil and be planted with living plant materials and/or mulches. Overall site landscaping shall include not less than:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.4a	One tree placed in the boulevard per 40 linear feet of lot frontage;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.4b	Not less than two trees and eight shrubs per 600 square feet of landscaped area. These are minimum standards – more plantings are encouraged.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.5	All plant material used shall meet the minimum standards established by the American Association of Nurserymen as published in the American Standards for Nursery Stock and shall meet the following minimum requirements:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.5a	Deciduous trees: 2" dbh (diameter at breast height)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.5b	Ornamental trees: 2" dbh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.5c	Evergreen trees: 5' height	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.5d	Shrubs: 5 gallon container	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.5e	Vines and Perennials: 1 gallon container	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

DESIGN REVIEW CHECKLIST

		YES	NO	N/A	NOTES
F.6	Boulevard trees will be installed by the City Forester at City expense if the developer attends City tree school. If the developer installs boulevard trees they shall conform to City street standards. A complete list of trees and shrubs and other reliable plant material that has been approved by the City Forester is available in the City Planning and Development Department.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.7	Existing healthy trees should be preserved to the greatest extent practicable and shall be indicated on grading and landscape plans submitted for plan review; however, invasive trees shall be removed. Existing damaged, decayed, or diseased trees should be removed to protect remaining trees. Construction near existing trees should follow Best Management Practices to ensure their survival.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.8	Landscaping should reinforce pedestrian circulation routes and obstruct undesired routes of convenience. Bushes, trees, rocks, and other landscape features should be used to indicate where pedestrians should and should not travel.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.9a	Provide a five (5) to six (6) foot high solid screen to separate parking lots from abutting residential uses or other non-compatible uses. A solid landscape screen is defined as an evergreen or nearly evergreen mixture (minimum of 65% evergreen) of shrubs, bushes, or trees that produce a dense, sight-obscuring screen at least five (5) to six (6) feet in height within three years of planting. Berms may be included in this definition as long as the maximum height of the berm is five feet; both sides of the berm are planted with evergreen or nearly evergreen shrubs or bushes so that the total height of landscaping and berm will be at least six feet within three years of planting; and top of the berm plantings form a dense, sight-obscuring screen within the same three-year period.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.9b	Provide a minimum three (3) foot high visual relief screen when adjacent to a street in the form of a hedge, fence, planter, berm, dividers, shrubbery and trees or any combination. The visual relief screen shall extend the length of the parking lot. Three (3) feet in height shall be measured from surface of the parking lot and may be negotiable depending on the elevation of the parking lot in relation to the sidewalk and/or street. All landscaping to form such a visual relief shall be a minimum height of 2 feet at time of planting. Bark or other loose material shall not be placed on berms in these areas since it may be displaced on the street or sidewalk.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
F.10a	The property owner shall be responsible for maintenance and replacement of trees, shrubs, grass, ground covers, loose bark or gravel, and sod which are part of the approved landscape plan. If any such plant materials are not maintained or replaced, the City may utilize the required surety to replace the newly planted or protected landscaping or to deem this to be a Municipal Code Violation and issue an Order to Correct.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.10b	The owner is responsible for keeping trees in a plumb position. When staking or securing trees is done, it shall occur so as not to create any hazards or unsightly obstacles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.10c	Plants must be maintained to be kept in sound, healthy and vigorous growing conditions and free of disease, insect eggs and larvae.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.10d	A sprinkler or lawn irrigation system shall be required in the front yard and boulevard of all developments if lawn or sod is proposed. This standard does not apply to boulevards if sprinkler or lawn irrigation systems are not needed for the front yard.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

WALLS AND FENCES

G.2	Walls and fences located in the front yard setback shall not exceed six feet in height above the finished grade and shall be at least 50% transparent to retain the visual connection between street and building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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DESIGN REVIEW CHECKLIST

		YES	NO	N/A	NOTES
G.3	The design and materials for walls and fences shall be coordinated with the design and materials of the principal buildings and should have substantially the same detail. This is not intended to require identical materials and design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
G.3a	Pressure treated lumber fences shall not be permitted unless stained or painted.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
G.3b	All chain link fences must be plastic coated and shall only be permitted in side yards and backyard, and shall not extend nearer to the street than the front of the building nor used in the side yard on a corner property.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
G.3c	Smooth faced concrete (CMV) blocks or non-architectural poured walls used to construct a wall shall be covered with brick or some other decorative block or dimensional material such as a stained block product. Painted or colored smooth-faced concrete bricks or blocks shall not be considered decorative block.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
G.4	Walls and fences shall provide variety and articulation at each end and at intervals not exceeding 25 feet through at least one of the following methods: Changes in plane of not less than one (1) foot; Expression of structure, such as post, column, or pilaster; Variation of material; or Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

STORMWATER INFILTRATION AND CONTROL

H.2	A stormwater management and erosion control plan shall be required for all new construction, shall be coordinated with the Landscaping and Open Space Plan, and shall be designed by either a Registered Architect, Landscape Architect or a Professional Civil Engineer in accordance with the City of La Crosse's Stormwater Management Ordinance and shall include a maintenance plan and agreement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
H.2a	Until such time as the City adopts a stormwater management ordinance, the City shall use the La Crosse County Stormwater Management Ordinance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
H.2b	For parcels less than ¼ acre in size, the City shall work with the property owner/developer/applicant to develop a practical site-specific stormwater management plan that allows for flexibility in the use of stormwater treatment devices including rain barrels, rain gardens, swales, cisterns, drain tiles, soil amendments, porous pavements, grass pavers for overflow parking areas, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
H.3	The use of bio-cells, living roofs and rain gardens is encouraged due to their aesthetic as well as utilitarian benefits.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
H.4	Newly concentrated stormwater, such as that from rooftop, impervious surface, or swales, shall not be directed onto or across adjacent properties or across sidewalks. Rooftop stormwater shall not be discharged within 5 feet of a sidewalk unless an intervening landscape element is used to promote infiltration, such as a rain garden.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
H.5	Stormwater detention and infiltration facilities shall be designed as visual and open space amenities that enhance the overall appearance of the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

EXTERIOR LIGHTING

I.2	All exterior lights shall be designed for commercial use. A lighting plan showing lighting levels on-site and at the property line as well as spec sheets with pictures must be submitted with the Design Standards Checklist for each exterior light to be used.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
I.3	Pedestrian lighting shall clearly indicate the path of travel, shall minimize dark spots along that path, and shall utilize coordinated light fixtures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
I.4	The maximum height of wall-mounted parking lot light fixtures shall be 16 feet above the ground. Pole-mounted fixtures are acceptable but not required and will have a maximum height of 30 feet from the ground to the top of the fixture. Fixtures shall be of full-cut-off (FCO) design to minimize glare and spillover.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

DESIGN REVIEW CHECKLIST

		YES	NO	N/A	NOTES
I.5	Ornamental lighting to light the building façade is permitted provided that the light source is not visible from the property line and is designed to minimize glare and spillover.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
I.6	No overhead light source (i.e., the lamp or reflector) shall be visible from the property line. Shields may be employed, if necessary, to meet this requirement. The maximum allowable luminance measured 25 feet beyond the property line shall be .05 horizontal foot-candles (HFC).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
I.7	Lighting levels for parking lots and pedestrian routes: (horizontal luminance measured in foot-candles):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
I.7a	Average: 2.4 foot-candles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
I.7b	Minimum: 1.0 foot-candles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
I.7c	Uniformity Ratio (Bright spots to dark spots): 4:1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
I.7d	Maximum Average: .5 foot-candles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
I.8	Each exterior entry to structures on the property shall have an exterior light.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
I.9	For properties adjacent to residential uses, motion sensor flood or spot lights shall have shrouds, be limited to two (2) bulbs pointed at least thirty degrees downward and not directly into windows or doors of neighboring building and the light sources shall not be visible from the street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PATIOS, PORCHES, DECKS, AND ROOFTOP GARDENS/DECKS

J.2	Every residential unit is encouraged to have its own patio or balcony and shall be incorporated into the architectural façade of the building and may encroach into the building setback area but not more than 25%. Commercial structures are also permitted to have exterior balconies. No patio or balcony can hang over a sidewalk.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
J.3	For commercial developments, ground level patios or decks for customer seating are permitted in the setback areas and should include some screening for noise.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
J.4	Exterior stairs leading to a deck or balcony are permitted provided that they are decorative and are architecturally compatible with the building and constructed of compatible materials. Exterior corridors visible from a street are not permitted.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
J.5	Rooftop green roofs or rooftop patios and decks are permitted and if intended for occupied use shall have a railing height or parapet of at least 42 inches. Only outdoor furniture is permitted.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

BUILDING DESIGN: FORM, SCALE AND CONTEXT

K.2	Photos of at least four (4) street views of nearby blocks shall be submitted with the Design Standards checklist.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
K.3	Buildings shall be designed to provide human scale, interest, and variety. The following techniques may be used to meet this objective:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
K.3a	Variation in the building form such as recessed or projecting bays, shifts in massing, or distinct roof shapes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
K.3b	Emphasis of building entries through projecting or recessed forms, detail, color, or materials.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
K.3c	Variation of material, modules, expressed joints and details, surface relief, color, and texture to break up large building forms and wall surfaces. Such detailing could include sills, headers, belt courses, reveals, pilasters, window bays, and similar features.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
K.4	For all non-manufacturing or retail buildings, where the allowable building is more than 50% wider than adjacent buildings, one of the following techniques shall be employed to minimize the apparent width of the primary façade:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
K.4a	Articulate the façade with projections or bays.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
K.4b	Use architectural elements such as column, canopies, glass, changes in materials, and covered entries to interrupt the façade.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

DESIGN REVIEW CHECKLIST

		YES	NO	N/A	NOTES
K.5	The first floor façade shall include windows to provide visual interest and visual connection to the street. The total area of windows and doors on the street-facing façade, including trim, shall not be less than 20% of the total area of the façade, excluding gables.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
K.6	Buildings shall be built to the front yard setback line. In highway commercial areas, the building setback shall not be greater than 25 feet and no parking is permitted in the front yard setback area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
K.7	Commercial buildings within Historic Districts or adjacent to any designated historic building must first receive DRC review and approval prior to submittal to the Heritage Preservation Commission for their review. Approval by the Heritage Preservation Commission is necessary prior to the issuance of any building permit. The developer can appeal to the City Plan commission if denied by the Heritage Preservation Commission.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

BUILDING ENTRANCES, DETAILS, TRIM, DOORS AND WINDOWS

L.2	The primary entrance to the building shall be covered at least three (3) feet from the door. Entrance features may encroach into the front yard setback a maximum of three (3) feet. Building entrances shall be emphasized through projecting or recessing forms, detail, color or materials. Buildings shall be oriented toward the street with pedestrian access.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
L.3	All openings shall be articulated or appropriately trimmed through the use of materials such as flat or arched lintels, projecting sills, or surrounds.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
L.4a	All windows shall be in keeping with the architectural character of the building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
L.4b	All windows shall have an interior locking or securing mechanism.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
L.4c	For mixed used developments that include residential units, exterior entry doors for individual units shall be residential in style (real or decorative styles, rails or panels) solid or insulated or multiple units may be commercial in style (glass). If the door does not have a translucent window lower than five (5) feet, it shall have a security peephole.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

ROOFS AND ROOF LINES

M.2	Any roof style such as hip, gambrel, mansard, colonial, flat or another roof style is permitted so long as the roof pitch is appropriate to the architectural style of the building (e.g. prairie school) and the roof element contains additional architectural elements such as dormers, long overhangs, windows or other feature.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
M.3	Flat roofs are permitted, and must incorporate a parapet wall on all sides, unless the rear side of the building is sloped for drainage. The parapet should include architectural details appropriate to the building design that create a positive visual termination for the building (a "top").	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
M.4	A minimum of 50% of a building's linear roof drip edge should fall to ground surfaces that do not contain impervious surface. If gutters or other stormwater drains toward neighboring properties, then water shall be directed to an onsite rain garden(s) designed to retain a 0.5 inch-1hr rainfall. For information regarding directing clean roof water to rain gardens, the Wisconsin DNR and UW-Extension have extensive publications on the proper calculation for the size and planting materials for rain gardens in Wisconsin.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

EXTERIOR MATERIALS

N.2	The use of identical materials on all sides of the building is encouraged; however, higher-quality materials on street-facing façade and complementary materials on other façade is acceptable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
N.3	Use of decorative accessories and trim is highly encouraged.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

DESIGN REVIEW CHECKLIST

		YES	NO	N/A	NOTES
N.4	Vinyl, plywood, chipboard, T1-11, asphalt siding, non-architectural metal siding and smooth-faced concrete block are prohibited as exterior finish materials unless the architect can demonstrate that the materials are appropriate to the design of the building. Treated wood shall be painted or stained.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
N.5	Natural wood shall be painted or stained, unless it is cedar, redwood or some other naturally weather resistant species and is intended to be exposed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
N.6a	Since the selection of building colors has a significant aesthetic and visual impact upon the public and neighboring properties, as well as an impact on the energy use and comfort of customers and tenants, designs and color shall be selected in general harmony with the overall existing neighborhood.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
N.6b	Neutral or natural colors for the primary siding material with brighter or darker colors for accent and trim that provide for a more interesting building and are cooler in the summer are preferred.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
N.6c	Complementary multi-color and textured roofing materials that provide for a more interesting building and are cooler in the summer are preferred.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LIGHT COLORED MEMBRANE ROOFING IS USED.
GARAGES AND ACCESSORY BUILDINGS					
O.2	Street-facing overhead doors on garages are not permitted on lots served by an alley.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
O.3	The cumulative length of all garage doors facing the street shall not exceed 50% of the total length of the street-facing elevation unless architecturally justified.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
O.4	Accessory buildings shall be architecturally compatible and be constructed of the same materials as the primary building(s). All changes to the approved plans such as the addition of an accessory structure shall be approved by the Design Review Committee if not submitted at the time of initial review.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
BUILDING CONSTRUCTION					
P.2	A completed LEED checklist must be submitted with the Design Standards checklist to demonstrate compliance with the standard.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
BUILDING, PROPERTY AND LANDSCAPING MAINTENANCE					
Q.2	All commercial structures and buildings that are developed and constructed under this ordinance shall maintain the property through an ongoing maintenance program. The maintenance program is to include all exterior aspects of the development and include but is not limited to parking lots, building mechanicals, service elements, customer and tenant amenities, landscaping open space and plantings, wall and fences, signage, stormwater facilities, exterior lighting, patios and decks, exterior finishes, windows, architectural detail, and accessory structures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Q.3	The project shall be maintained over the life of the development in a like-new condition with an on-going maintenance program that adheres to the intent of the original building plans and is subject to inspection by the City at anytime. Failure to maintain the project may subject the property to fines as permitted under this Chapter and the City of La Crosse Stormwater Management Ordinance. (#4513-7/9/09)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

NEIGHBORHOOD PHOTOS



1300 Block of Market Street Looking East from 13th Street



1400 Block of Market Street Looking West from 15th Street

NEIGHBORHOOD PHOTOS



1500 Block of Market Street Looking East from 15th Street



1500 Block of Market Street Looking West from 16th Street

NEIGHBORHOOD PHOTOS



1513 Market Street and Adjacent Properties (buildings at 1513 have been razed)



1500 Block of Market Street looking South

NEIGHBORHOOD PHOTOS



1600 Block of Market Street Looking Southwest



1700 Block of Market Street looking Southeast



LEED v4.1 BD+C Project Checklist

Project Name: New Bakery / Sandwich Shop and Residence, La Crosse, WI
Date: 3/3/2025

Y ? N

			Credit	Integrative Process	1
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6	0	0	Location and Transportation		16
		0	Credit	LEED for Neighborhood Development Location	16
		0	Credit	Sensitive Land Protection	1
		0	Credit	High Priority Site	2
		0	Credit	Surrounding Density and Diverse Uses	5
5			Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
		0	Credit	Reduced Parking Footprint	1
		0	Credit	Electrify Vehicles	1

5	0	0	Sustainable Sites		10
Y			Prereq	Construction Activity Pollution Prevention	Required
		0	Credit	Site Assessment	1
		0	Credit	Protect or Restore Habitat	2
		0	Credit	Open Space	1
3			Credit	Rainwater Management	3
1			Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1

2	0	0	Water Efficiency		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
2			Credit	Outdoor Water Use Reduction	2
		0	Credit	Indoor Water Use Reduction	6
		0	Credit	Cooling Tower Water Use	2
		0	Credit	Water Metering	1

0	0	0	Energy and Atmosphere		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
		0	Credit	Enhanced Commissioning	6
		0	Credit	Optimize Energy Performance	18
		0	Credit	Advanced Energy Metering	1
		0	Credit	Grid Harmonization	2
		0	Credit	Renewable Energy	5
		0	Credit	Enhanced Refrigerant Management	1

0	0	0	Materials and Resources		13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
		0	Credit	Building Life-Cycle Impact Reduction	5
		0	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
		0	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
		0	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
		0	Credit	Construction and Demolition Waste Management	2

6	0	0	Indoor Environmental Quality		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
		0	Credit	Enhanced Indoor Air Quality Strategies	2
		0	Credit	Low-Emitting Materials	3
		0	Credit	Construction Indoor Air Quality Management Plan	1
		0	Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
2			Credit	Interior Lighting	2
3			Credit	Daylight	3
		0	Credit	Quality Views	1
		0	Credit	Acoustic Performance	1

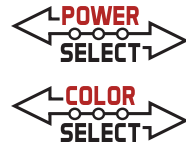
0	0	0	Innovation		6
		0	Credit	Innovation	5
		0	Credit	LEED Accredited Professional	1

0	0	0	Regional Priority		4
		0	Credit	Regional Priority: Specific Credit	1
		0	Credit	Regional Priority: Specific Credit	1
		0	Credit	Regional Priority: Specific Credit	1
		0	Credit	Regional Priority: Specific Credit	1

19	0	0	TOTALS		Possible Points:	110
ied: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80						



AVIVA



KT-LED14PSRD-6XX-9CSF-DIM-X

5" / 6" DOWNLIGHT RETROFIT TRIM

DESCRIPTION

5" / 6" Downlight Retrofit Trim | Power Select Technology |
Color Select Technology | Quick-Disconnect E26 Base

APPLICATION

Ideal for residential, hospitality, retail, and other retrofit
and new construction applications

fixtures occur at garage soffit and
ceiling below balcony



**Black Trim Options Coming Soon*



PRODUCT FEATURES

- Keystone Power Select technology (See Performance Specifications for details)
- Keystone Color Select technology (2700/3000/3500/4000/5000K)
- Includes quick-disconnect E26 base adaptor for easy, screw-in install
- Improved aesthetics vs legacy trims
- Ideal for retrofit and remodel applications
- Smooth and baffled trims available
- Diffused lens for visual comfort and reduced glare
- Smooth, uniform dimming
- Suitable for use in wet locations
- Suitable for use in 5" / 6" recessed cans
- PF > 0.98
- Operating temperature range: -4°F/-20°C to 95°F/35°C
- ETL Classified Luminaire
- ETL Classified Retrofit Kit
- T20/T24/JA8 compliant
- Complies with Part 15 of FCC

PRODUCT IMAGES



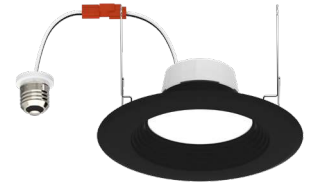
KT-LED14PSRD-6C-9CSF-DIM



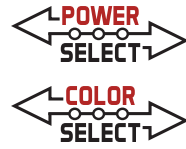
KT-LED14PSRD-6C-9CSF-DIM-B



KT-LED14PSRD-6CB-9CSF-DIM



KT-LED14PSRD-6CB-9CSF-DIM-B



KT-LED14PSRD-6XX-9CSF-DIM-X

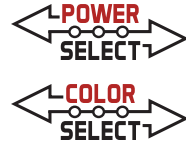
5" / 6" DOWNLIGHT RETROFIT TRIM

PERFORMANCE SPECIFICATIONS - WHITE TRIM COLOR

Catalog Number	Input Voltage	Wattage (Selectable)	CCT (Selectable)*	Lumen Output	Efficacy	CRI	Power Factor	Beam Angle	Style
KT-LED14PSRD-6C-9CSF-DIM	120V	14W	2700K	1300	93 lm/W	> 90	> 0.9	90°	Smooth
			3000K	1330	95 lm/W				
			3500K	1380	99 lm/W				
			4000K	1380	99 lm/W				
			5000K	1330	95 lm/W				
		10W	2700K	1050	105 lm/W				
			3000K	1080	108 lm/W				
			3500K	1110	111 lm/W				
			4000K	1110	111 lm/W				
			5000K	1080	108 lm/W				
		8W	2700K	750	94 lm/W				
			3000K	770	96 lm/W				
			3500K	790	99 lm/W				
			4000K	790	99 lm/W				
			5000K	770	96 lm/W				
KT-LED14PSRD-6CB-9CSF-DIM	120V	14W	2700K	1300	93 lm/W	> 80	> 0.9	90°	Baffled
			3000K	1330	95 lm/W				
			3500K	1380	99 lm/W				
			4000K	1380	99 lm/W				
			5000K	1330	95 lm/W				
		10W	2700K	1050	105 lm/W				
			3000K	1080	108 lm/W				
			3500K	1110	111 lm/W				
			4000K	1110	111 lm/W				
			5000K	1080	108 lm/W				
		8W	2700K	750	94 lm/W				
			3000K	770	96 lm/W				
			3500K	790	99 lm/W				
			4000K	790	99 lm/W				
			5000K	770	96 lm/W				

* Preset to lowest CCT: 2700K

Color Uniformity: CCT (Correlated Color Temperature) range as per guidelines outlined in ANSI C78.377-2017



KT-LED14PSRD-6XX-9CSF-DIM-X

5" / 6" DOWNLIGHT RETROFIT TRIM

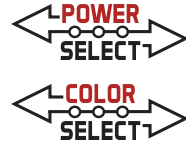
PERFORMANCE SPECIFICATIONS - BLACK TRIM COLOR

**Black Trim Options Coming Soon*

Catalog Number	Input Voltage	Wattage (Selectable)	CCT (Selectable)*	Lumen Output	Efficacy	CRI	Power Factor	Beam Angle	Style
KT-LED14PSRD-6C-9CSF-DIM-B	120V	14W	2700K	1220	87 lm/W	> 90	> 0.9	90°	Smooth
			3000K	1240	89 lm/W				
			3500K	1260	90 lm/W				
			4000K	1260	90 lm/W				
			5000K	1240	89 lm/W				
		10W	2700K	920	92 lm/W				
			3000K	940	94 lm/W				
			3500K	960	96 lm/W				
			4000K	960	96 lm/W				
			5000K	940	94 lm/W				
		8W	2700K	760	95 lm/W				
			3000K	780	98 lm/W				
			3500K	800	100 lm/W				
			4000K	800	100 lm/W				
			5000K	780	98 lm/W				
KT-LED14PSRD-6CB-9CSF-DIM-B	120V	14W	2700K	1200	86 lm/W	> 80	> 0.9	90°	Baffled
			3000K	1220	87 lm/W				
			3500K	1240	89 lm/W				
			4000K	1240	89 lm/W				
			5000K	1220	87 lm/W				
		10W	2700K	900	90 lm/W				
			3000K	920	92 lm/W				
			3500K	940	94 lm/W				
			4000K	940	94 lm/W				
			5000K	920	92 lm/W				
		8W	2700K	750	94 lm/W				
			3000K	770	96 lm/W				
			3500K	790	99 lm/W				
			4000K	790	99 lm/W				
			5000K	770	96 lm/W				

* Preset to lowest CCT: 2700K

Color Uniformity: CCT (Correlated Color Temperature) range as per guidelines outlined in ANSI C78.377-2017



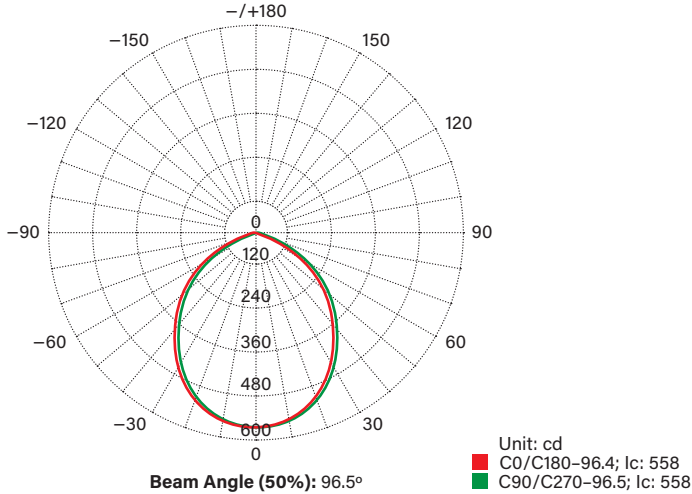
KT-LED14PSRD-6XX-9CSF-DIM-X

5" / 6" DOWNLIGHT RETROFIT TRIM

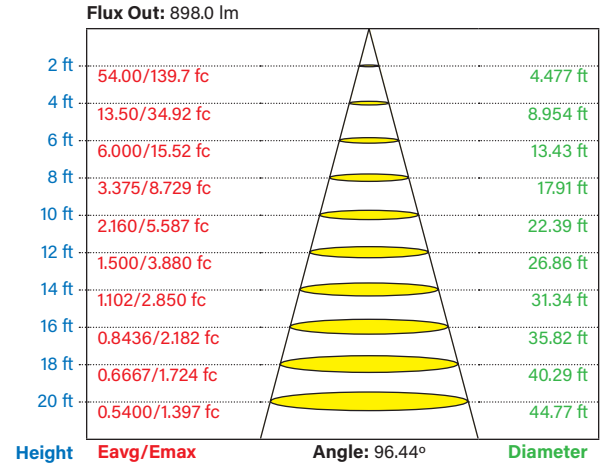
PHOTOMETRIC SPECIFICATIONS

KT-LED14PSRD-6C-9CSF-DIM

POLAR CANDELA DISTRIBUTION



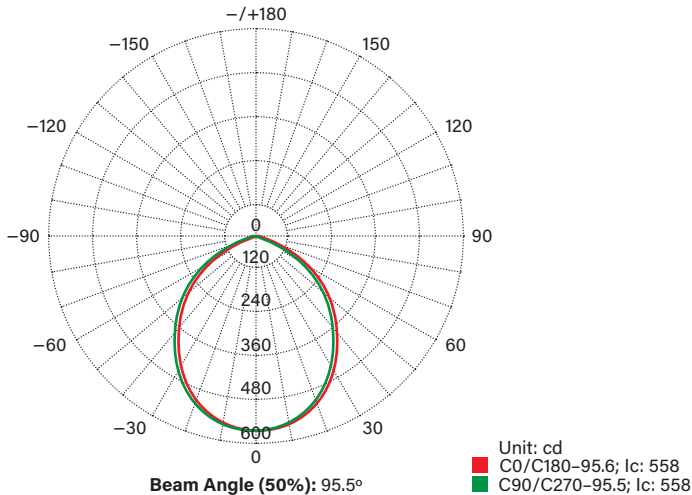
LUX DISTANCE CURVE



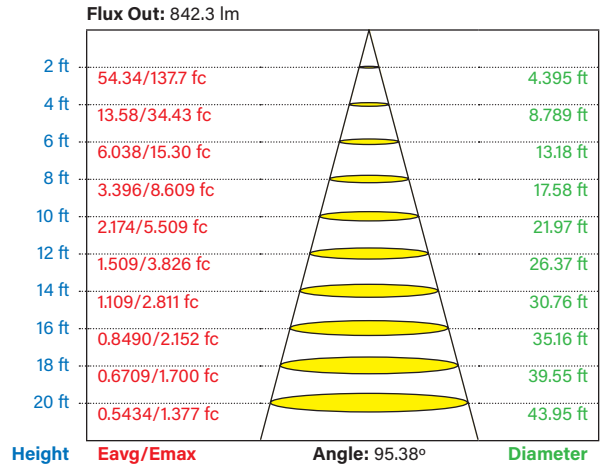
Curves show illuminated area and average illumination when lamp is at various distances.

KT-LED14PSRD-6CB-9CSF-DIM

POLAR CANDELA DISTRIBUTION



LUX DISTANCE CURVE



Curves show illuminated area and average illumination when lamp is at various distances.

(Photometric Specifications continued on next page)

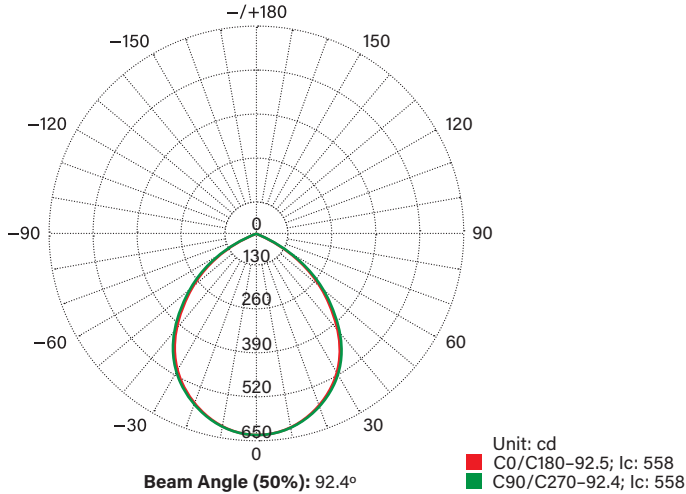
KT-LED14PSRD-6XX-9CSF-DIM-X

5" / 6" DOWNLIGHT RETROFIT TRIM

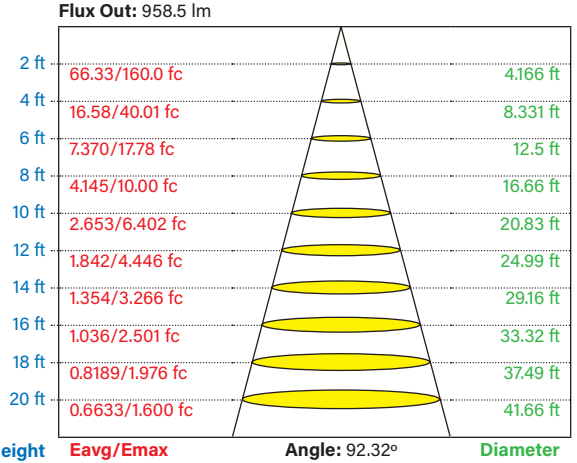
PHOTOMETRIC SPECIFICATIONS (CONTINUED)

KT-LED14PSRD-6C-9CSF-DIM-B

POLAR CANDELA DISTRIBUTION



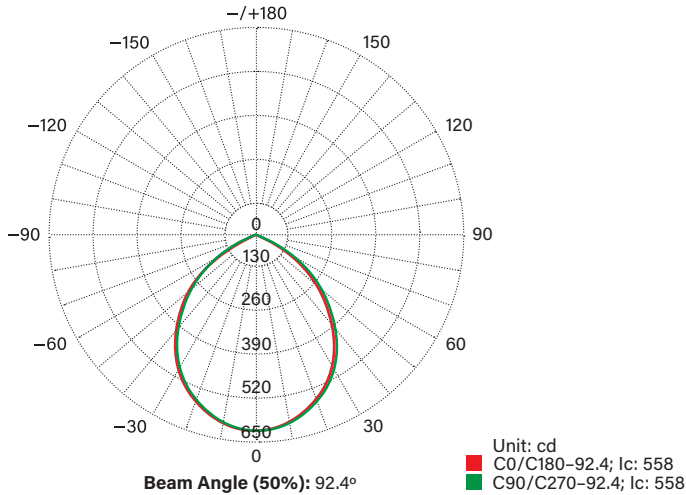
LUX DISTANCE CURVE



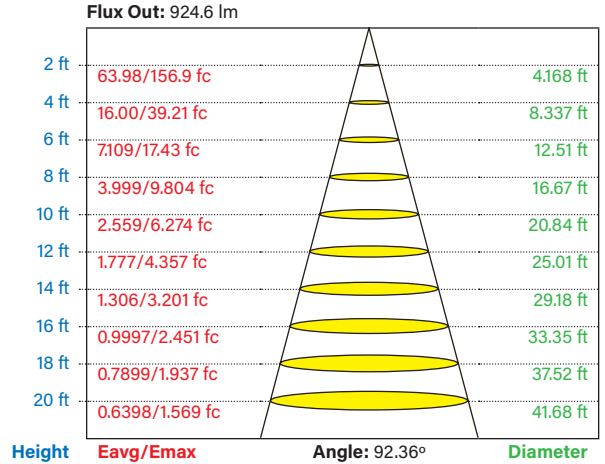
Curves show illuminated area and average illumination when lamp is at various distances.

KT-LED14PSRD-6CB-9CSF-DIM-B

POLAR CANDELA DISTRIBUTION



LUX DISTANCE CURVE



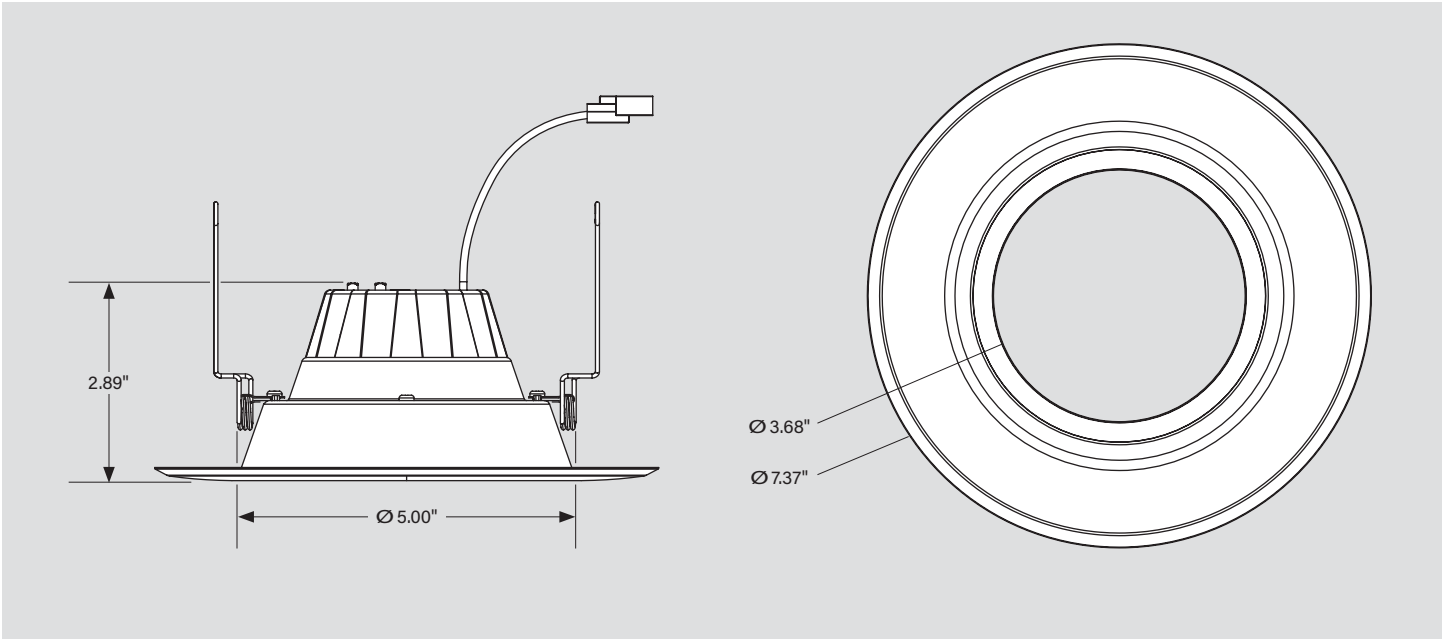
Curves show illuminated area and average illumination when lamp is at various distances.

KT-LED14PSRD-6XX-9CSF-DIM-X

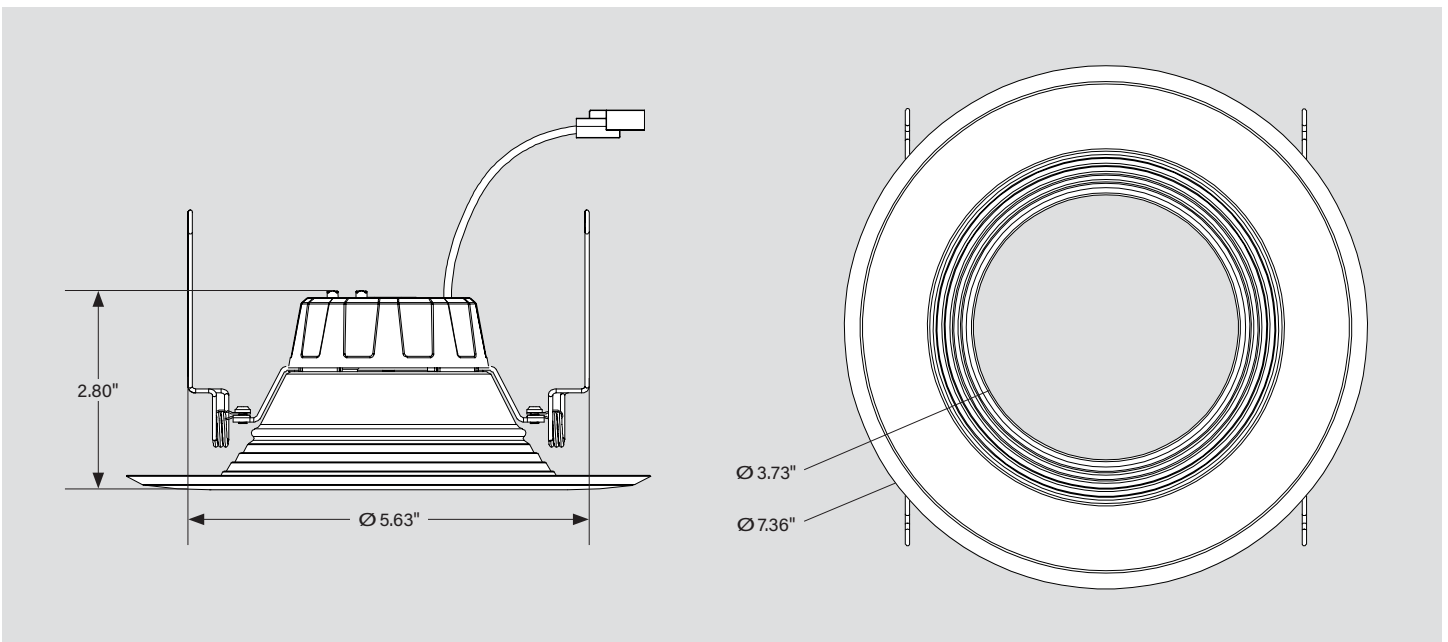
5" / 6" DOWNLIGHT RETROFIT TRIM

PHYSICAL SPECIFICATIONS

KT-LED14PSRD-6C-9CSF-DIM-X (SMOOTH)



KT-LED14PSRD-6CB-9CSF-DIM-X (BAFFLED)



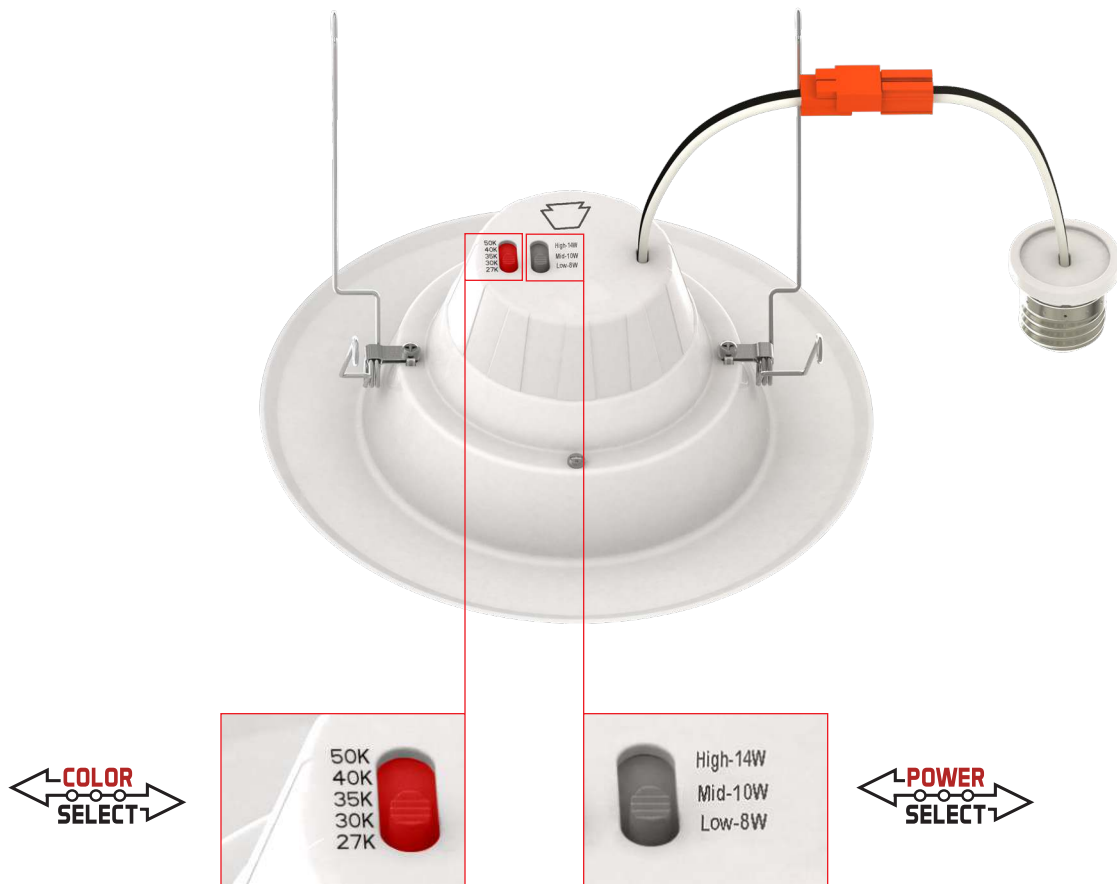
KT-LED14PSRD-6XX-9CSF-DIM-X

5" / 6" DOWNLIGHT RETROFIT TRIM

POWER SELECT (WATTAGE) AND COLOR SELECT (CCT) ADJUSTMENT

This fixture is equipped with field-adjustable Keystone Power Select and Color Select technology.

1. Ensure power is off to the fixture.
2. Adjust dip switches to desired settings.



COLOR SELECT ADJUSTMENT SWITCH

Set dip switch to adjust CCT between 2700K, 3000K, 3500K, 4000K, and 5000K. Fixture comes preset at 2700K.

POWER SELECT ADJUSTMENT SWITCH

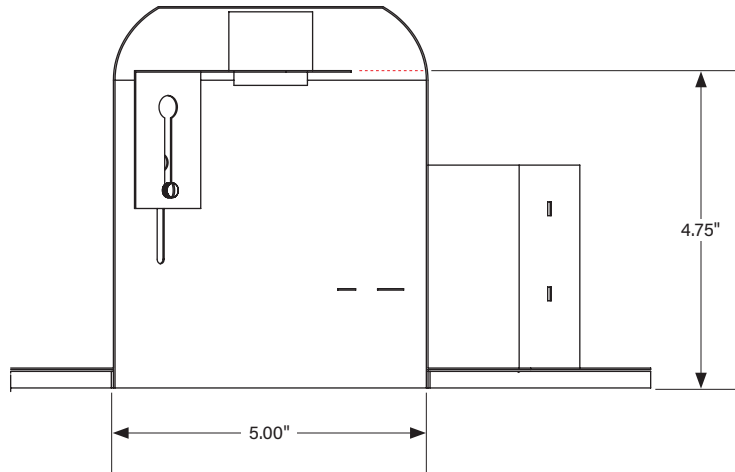
Set dip switch to adjust wattage between 8W, 10W, and 14W. Fixture comes preset at 14W.

KT-LED14PSRD-6XX-9CSF-DIM-X

5" / 6" DOWNLIGHT RETROFIT TRIM

INSTALLATION INSTRUCTIONS

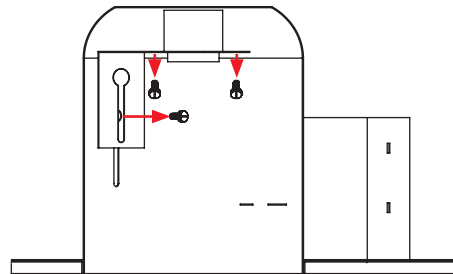
The existing luminaire housing must be equal to or larger than over-all inner dimensions illustrated below.



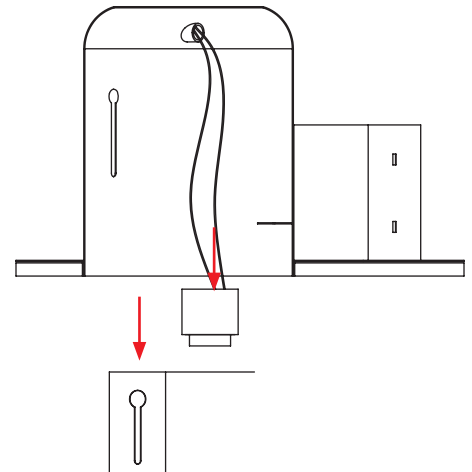
- 1. Shut off power at the source of the recessed housing into which you are installing fixture.** Remove existing trim and CFL or incandescent bulb.

Note: Follow all federal and local regulations when disposing of lamps and removed components.

- 2. Unscrew the screws on socket bracket; push bracket upward to the top.**



- 3. Remove existing socket mounting plate from the housing, then remove lamp socket from the plate.**

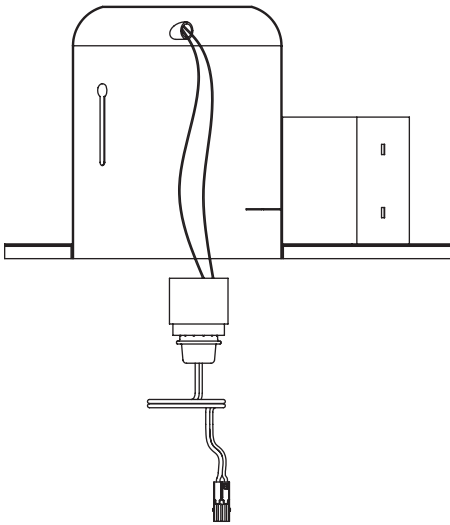


(Installation Instructions continued on next page)

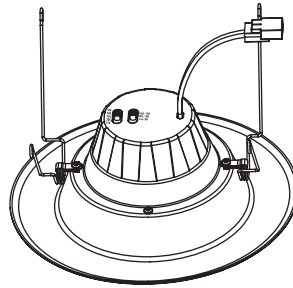
KT-LED14PSRD-6XX-9CSF-DIM-X 5" / 6" DOWNLIGHT RETROFIT TRIM

INSTALLATION INSTRUCTIONS (CONTINUED)

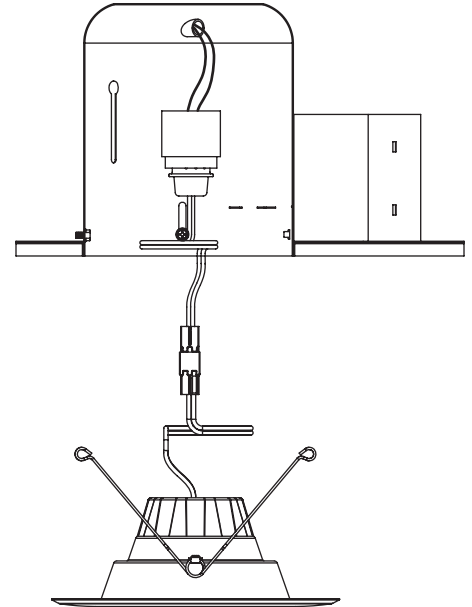
4. Screw E26 adaptor into the socket.



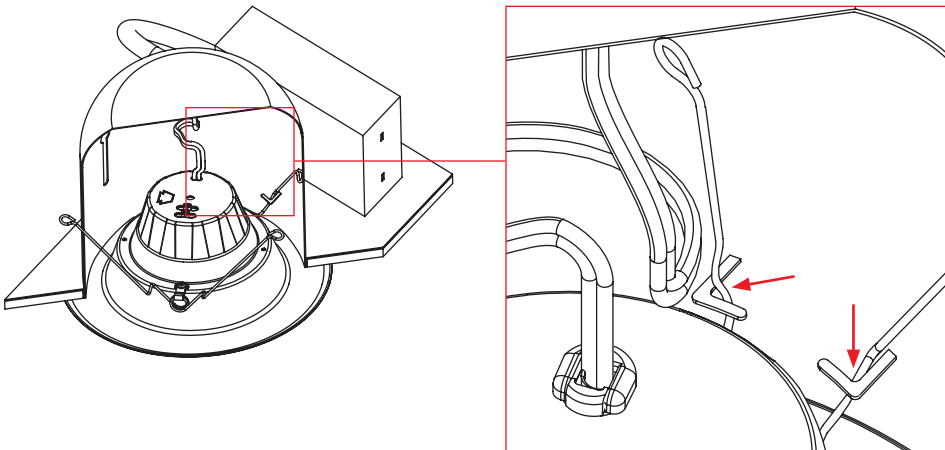
5. Select desired Wattage and CCT using adjustment switches on driver box (see Power Select (Wattage) and Color Select (CCT) Adjustment on page 3).



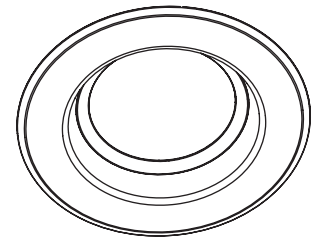
6. Plug E26 base cable connection into the recessed housing.



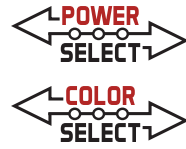
7. Squeeze torsion springs as shown and install into the metal brackets inside the recessed housing. For proper installation, the torsion springs should be seated within the brackets and on both sides of the housing.



8. Carefully place wires into the fixture, then push the LED trim into the housing until trim is flush with ceiling.



9. Restore power.



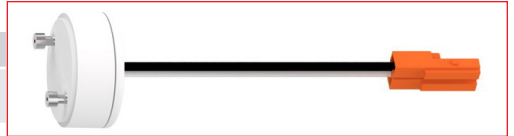
KT-LED14PSRD-6XX-9CSF-DIM-X

5" / 6" DOWNLIGHT RETROFIT TRIM

OPTIONAL ACCESSORIES (SOLD SEPARATELY)

GU24 ADAPTOR

Catalog Number	Description	UPC	Easy Code
KT-ADPT-RD-GU24	GU24 Adaptor for downlight retrofit trim	843654137568	WTQ-04



TORSION-SPRING ADAPTOR

Catalog Number	Description	UPC	Easy Code
KT-ADPT-RD-6C-TS	Torsion-spring adaptor for 5" / 6" downlight retrofit trim	843654137667	GGR-44



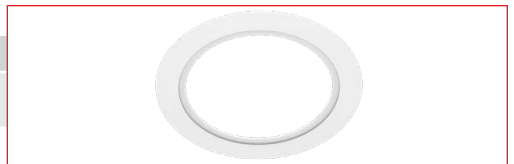
INTERCHANGEABLE TRIM

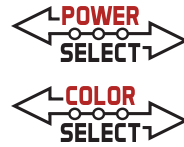
Catalog Number	Description	UPC	Easy Code
KT-TRIM-RD-6C-MB	Interchangeable Trim for 5" / 6" Circular Downlight Retrofit Trim; Matte Black	843654137582	OGP-16
KT-TRIM-RD-6C-BR	Interchangeable Trim for 5" / 6" Circular Downlight Retrofit Trim; Bronze	843654137605	MGF-76
KT-TRIM-RD-6C-BN	Interchangeable Trim for 5" / 6" Circular Downlight Retrofit Trim; Brushed Nickel	843654137629	JPJ-80
KT-TRIM-RD-6CB-MB	Interchangeable Trim for Baffled 5" / 6" Residential Circular Downlight; Matte Black	843654140742	GGG-71
KT-TRIM-RD-6CB-BR	Interchangeable Trim for Baffled 5" / 6" Residential Circular Downlight; Bronze	843654140766	TUJ-85
KT-TRIM-RD-6CB-BN	Interchangeable Trim for Baffled 5" / 6" Residential Circular Downlight; Brushed Nickel	843654140780	LSE-13



GOOF RING

Catalog Number	Description	UPC	Easy Code
KT-GOOF-RD-6C	Goof ring for 5" / 6" circular downlight; 10.51" diameter	843654137643	ECX-08





KT-LED14PSRD-6XX-9CSF-DIM-X

5" / 6" DOWNLIGHT RETROFIT TRIM

ORDERING INFORMATION

Catalog Number	UPC	Easy Code	Energy Star ID
KT-LED14PSRD-6C-9CSF-DIM	843654137452	KCE-92	3619528
KT-LED14PSRD-6C-9CSF-DIM-B	843654167848	ZPW-54	3942821
KT-LED14PSRD-6CB-9CSF-DIM	843654140728	LON-29	3619528
KT-LED14PSRD-6CB-9CSF-DIM-B	843654166759	ERZ-61	3942821

CATALOG NUMBER BREAKDOWN

KT-LED14PSRD-6XX-9CSF-DIM-X

1 2 3 4 5 6 7 8 9 10 11 12

- 1 Keystone Technologies
- 2 LED Technology
- 3 Wattage
- 4 Power Select
- 5 Fixture Type
- 6 Nominal Size
- 7 Shape
- 8 CRI
- 9 Color Select
- 10 Color Select Designation
- 11 Dimming
- 12 Housing Color

5 Fixture Type

RD Recessed Downlight

6 Nominal Size

6 5" / 6"

7 Shape

C Circular
CB Circular Baffled

8 CRI

9 90

10 Color Select Designation

F 2700K, 3000K, 3500K, 4000K, 5000K

11 Dimming

DIM TRIAC Dimmable

12 Housing Color

B White
B Black

Scaled data based on original data using
LM-79-08 Approved Method: Electrical and Photometric Measurements of Solid-
State Lighting Products

Test Report Prepared for
Cooper Lighting Solutions
(formerly Eaton)

Brand: LUMARK

Report Number: P208563

Luminaire Tested: **XTOR1B**

Issue Date: 3/3/2020

Test Information

Test Method: LM-79-08
Report Number: P208563
TEST IS SCALED FROM IESNA LM-79-08 TEST DATA (P27817)
Test Lab: INNOVATION CENTER(G2)
Issue Date: 3/3/2020
Manufacturer: COOPER LIGHTING SOLUTIONS (FORMERLY EATON)
Product Line: LUMARK
Catalog Number: XTOR1B
Description: CROSSTOUR 12W WALL MOUNT LED

(1) above bakery service door
(1) above north side exit door

Light Source: EATON LED 5000K
Ballast/Driver: ELECTRONIC DRIVER

Summary

Lumens per Lamp: N/A
Luminaire Lumens: 1418 lumens
Efficiency: N/A
Efficacy: 116.2 lumens/watt
Luminous Opening: Rectangular (W 0.17' x L: 0.46' x H: 0')
IES Classification: Type III - Short - Full Cutoff
BUG Rating: B1 - U0 - G0

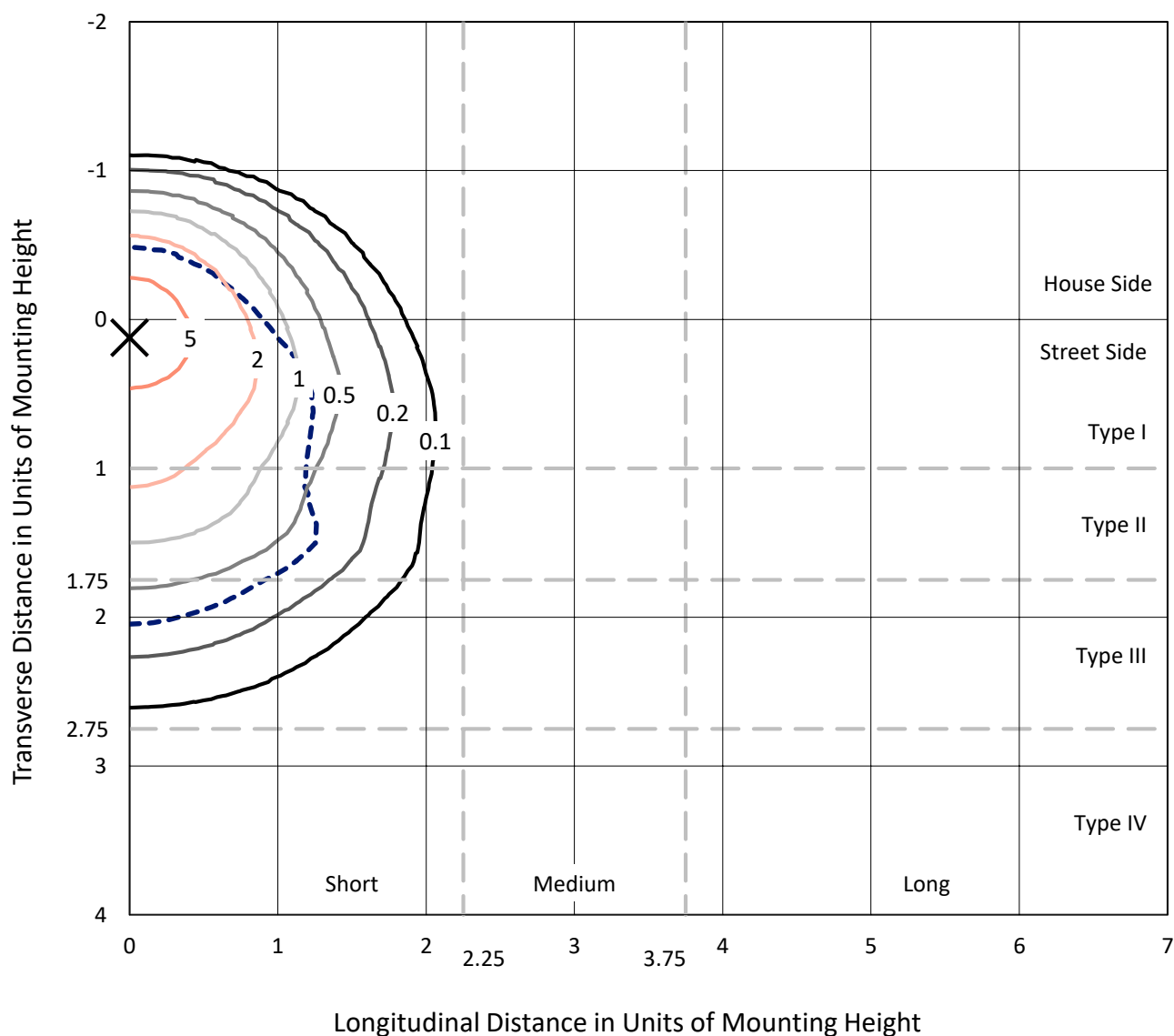
Input Watts (W): 12.2
Input Voltage (V): NR
Input Current (Ain): NR
Voltage Rise (V): NR
Power Factor: NR
Total Harmonic Distortion (THDi): NR
Frequency (hertz): 60
Stabilization Time: NR
Operation Time: NR
Ambient Temperature (°C): NR
Test Distance: 25 FT



REPORT NUMBER: P208563
 CATALOG NUMBER: XTOR1B

Iso-Footcandle Lines of Horizontal Illumination

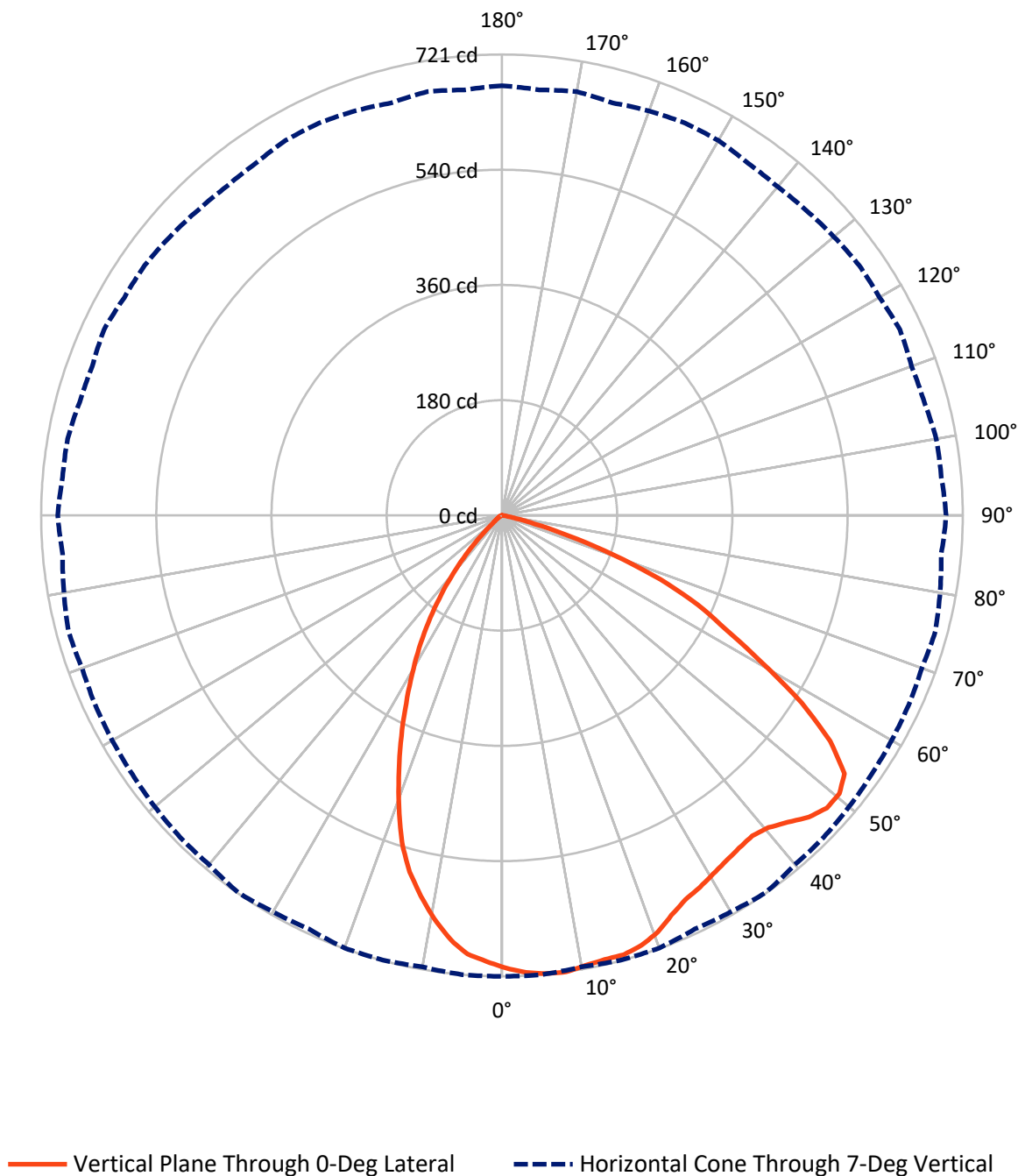
× Max cd
 - - - 1/2 Max cd



Based on 10 foot mounting height. Maximum calculated value = 7.1 fc
 Type III - Short - Full Cutoff

REPORT NUMBER: P208563
CATALOG NUMBER: XTOR1B

Luminous Intensity Polar Plot



REPORT NUMBER: P208563
CATALOG NUMBER: XTOR1B

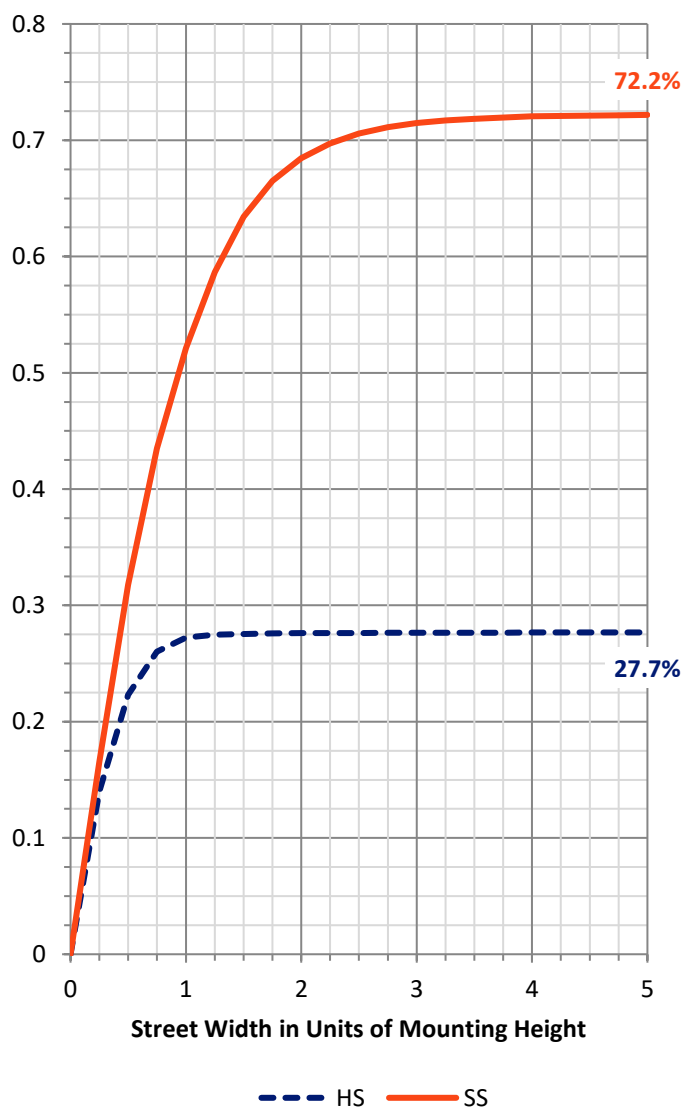
FLUX DISTRIBUTION:

		Downward	Upward	Total
House Side	Lumens	396.1	0.0	396.1
	% Fixture	27.9	0.0	27.9
Street Side	Lumens	1022.0	0.0	1022.0
	% Fixture	72.1	0.0	72.1
Total	Lumens	1418.0	0.0	1418.0
	% Fixture	100.0	0.0	100.0

ZONAL LUMENS:

Zone	Lumens	% Fixture
0°-10°	66.1	4.7
10°-20°	183.1	12.9
20°-30°	254.8	18.0
30°-40°	278.8	19.7
40°-50°	263.3	18.6
50°-60°	215.4	15.2
60°-70°	122.7	8.7
70°-80°	32.2	2.3
80°-90°	1.6	0.1
90°-100°	0.0	0.0
100°-110°	0.0	0.0
110°-120°	0.0	0.0
120°-130°	0.0	0.0
130°-140°	0.0	0.0
140°-150°	0.0	0.0
150°-160°	0.0	0.0
160°-170°	0.0	0.0
170°-180°	0.0	0.0
0°-90°	1418.0	100.0
0°-180°	1418.0	100.0

Coefficient of Utilization



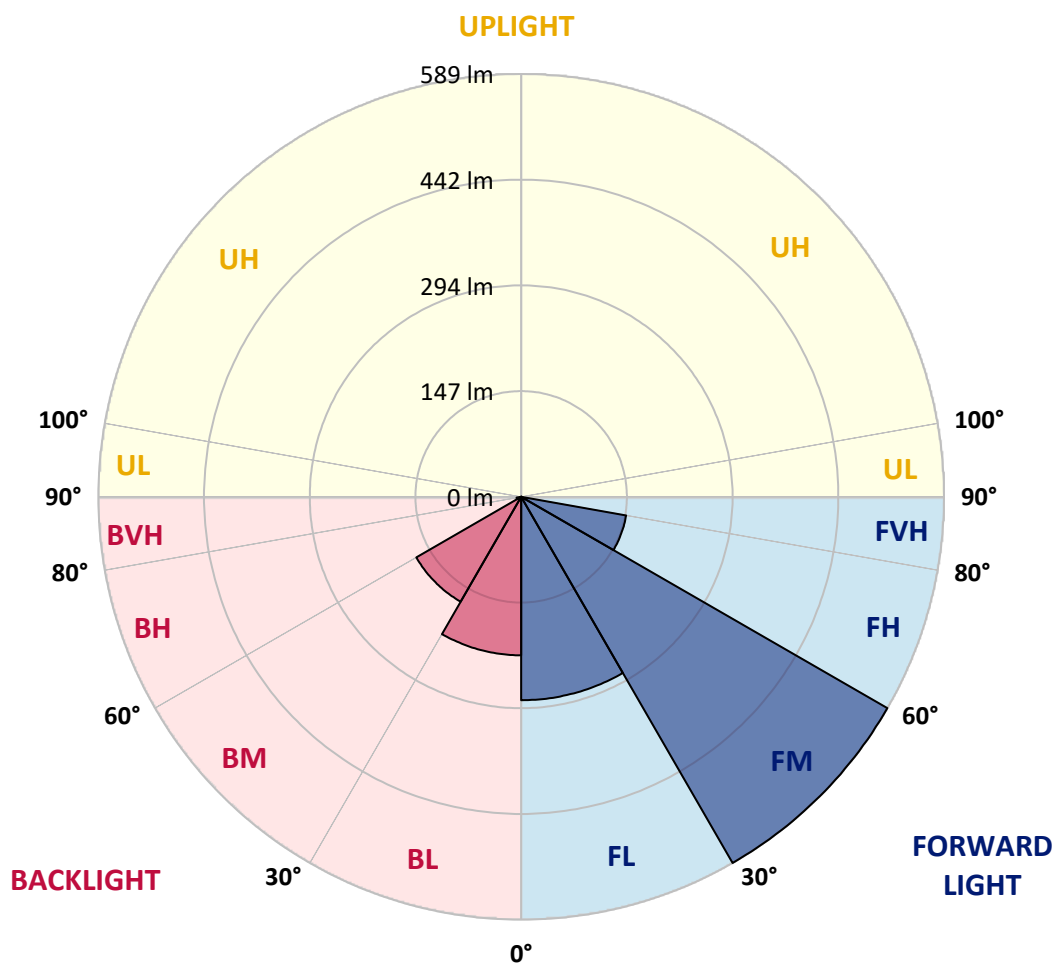
REPORT NUMBER: P208563
CATALOG NUMBER: XTOR1B

LUMINAIRE CLASSIFICATION SYSTEM LUMEN TABLE AND BUG RATING:

Zone		Lumens	% Fixture	Zone Rating/Lumen Limit		
				B	U	G
FL	(0°-30°)	283.3	20.0			
FM	(30°-60°)	588.9	41.5			
FH	(60°-80°)	148.5	10.5			G0/660
FVH	(80°-90°)	1.3	0.1			G0/10
BL	(0°-30°)	220.7	15.6	B1/500		
BM	(30°-60°)	168.6	11.9	B0/220		
BH	(60°-80°)	6.5	0.5	B0/110		G0/110
BVH	(80°-90°)	0.3	0.0			G0/10
UL	(90°-100°)	0.0	0.0		U0/0	
UH	(100°-180°)	0.0	0.0		U0/0	

BUG Rating: B1-U0-G0

Type III Short



REPORT NUMBER: P208563
CATALOG NUMBER: XTOR1B

CANDELA DISTRIBUTION (FULL):

	0°	5°	10°	15°	20°	25°	30°	35°	40°	45°	50°
0°	707.6	707.6	707.6	707.6	707.6	707.6	707.6	707.6	707.6	707.6	707.6
2.5°	715.6	715.6	710.6	714.6	713.6	708.6	709.6	714.6	708.6	707.6	705.6
5°	719.6	719.6	714.6	718.6	717.6	711.6	712.6	717.6	710.6	709.6	706.6
7°	720.6	720.6	716.6	719.6	719.6	713.6	715.6	719.6	712.6	711.6	708.6
7.5°	720.6	719.6	714.6	718.6	718.6	712.6	714.6	718.6	711.6	710.6	707.6
10°	715.6	715.6	710.6	714.6	713.6	707.6	709.6	712.6	705.6	704.6	702.6
12.5°	712.6	712.6	708.6	711.6	710.6	704.6	705.6	709.6	702.6	701.6	698.6
15°	712.6	711.6	707.6	711.6	711.6	705.6	707.6	710.6	703.6	702.6	697.6
17.5°	706.6	706.6	701.6	704.6	703.6	698.6	700.6	704.6	698.6	696.6	692.6
20°	695.6	695.6	691.6	693.6	692.6	687.7	690.6	695.6	689.6	687.7	684.7
22.5°	678.7	678.7	675.7	680.7	681.7	676.7	678.7	685.7	681.7	679.7	676.7
25°	665.7	665.7	662.7	666.7	668.7	665.7	669.7	674.7	673.7	674.7	673.7
27.5°	658.7	657.7	654.7	656.7	656.7	654.7	658.7	663.7	661.7	665.7	666.7
30°	650.7	649.7	646.7	650.7	649.7	644.7	646.7	653.7	649.7	652.7	654.7
32.5°	643.7	643.7	640.7	642.7	641.7	636.7	637.7	641.7	637.7	637.7	639.7
35°	638.7	638.7	635.7	638.7	636.7	628.7	628.7	631.7	626.7	624.7	624.7
37.5°	635.7	635.7	631.7	633.7	631.7	623.7	621.7	621.7	613.7	607.7	606.7
40°	641.7	639.7	635.7	632.7	625.7	615.7	612.7	609.7	598.7	590.7	583.7
42.5°	655.7	654.7	646.7	637.7	622.7	606.7	598.7	594.7	581.7	569.7	560.7
45°	672.7	668.7	656.7	645.7	622.7	599.7	584.7	574.7	558.7	546.7	534.7
47.5°	683.7	680.7	670.7	654.7	628.7	595.7	573.7	554.7	534.7	520.7	505.7
50°	683.7	680.7	671.7	659.7	632.7	595.7	562.7	534.7	506.7	488.8	471.8
52.5°	670.7	667.7	660.7	649.7	628.7	593.7	557.7	516.7	477.8	453.8	434.8
55°	622.7	624.7	622.7	615.7	604.7	580.7	550.7	504.7	451.8	417.8	395.8
57.5°	552.7	556.7	550.7	550.7	548.7	535.7	523.7	491.8	432.8	381.8	355.8
60°	465.8	468.8	465.8	465.8	463.8	461.8	460.8	451.8	416.8	351.8	312.8
62.5°	392.8	392.8	388.8	386.8	384.8	377.8	380.8	380.8	371.8	328.8	273.9
65°	336.8	335.8	330.8	323.8	318.8	307.8	302.8	301.8	302.8	291.9	246.9
67.5°	266.9	267.9	263.9	260.9	259.9	250.9	242.9	233.9	229.9	228.9	213.9
70°	184.9	182.9	184.9	187.9	187.9	185.9	185.9	181.9	173.9	164.9	162.9
72.5°	108.9	110.9	110.9	115.9	118.9	120.9	126.9	125.9	124.9	117.9	111.9
75°	53.0	53.0	54.0	58.0	62.0	64.0	72.0	73.0	76.0	75.0	73.0
77.5°	22.0	22.0	22.0	24.0	24.0	25.0	28.0	32.0	35.0	39.0	41.0
80°	9.0	9.0	9.0	9.0	9.0	8.0	9.0	9.0	11.0	13.0	16.0
82.5°	3.0	3.0	3.0	4.0	4.0	4.0	3.0	3.0	3.0	3.0	4.0
85°	1.0	1.0	1.0	2.0	2.0	2.0	1.0	1.0	1.0	1.0	1.0
87.5°	0.0	1.0	0.0	1.0	0.0	1.0	1.0	1.0	1.0	1.0	1.0
90°	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

REPORT NUMBER: P208563
CATALOG NUMBER: XTOR1B

CANDELA DISTRIBUTION (continued):

	55°	60°	65°	70°	75°	80°	85°	90°	95°	100°	105°
0°	707.6	707.6	707.6	707.6	707.6	707.6	707.6	707.6	707.6	707.6	707.6
2.5°	703.6	701.6	700.6	698.6	702.6	696.6	692.6	699.6	696.6	698.6	694.6
5°	704.6	702.6	701.6	698.6	701.6	695.6	691.6	697.6	693.6	694.6	689.6
7°	705.6	703.6	701.6	698.6	701.6	695.6	689.6	694.6	689.6	689.6	683.7
7.5°	705.6	702.6	700.6	697.6	700.6	693.6	688.7	692.6	686.7	687.7	679.7
10°	700.6	697.6	695.6	692.6	695.6	688.7	681.7	685.7	677.7	674.7	666.7
12.5°	695.6	693.6	691.6	680.7	690.6	683.7	675.7	677.7	669.7	665.7	654.7
15°	694.6	692.6	689.6	685.7	687.7	678.7	669.7	670.7	661.7	654.7	642.7
17.5°	689.6	686.7	681.7	677.7	677.7	667.7	657.7	656.7	644.7	634.7	621.7
20°	680.7	676.7	670.7	664.7	663.7	650.7	638.7	631.7	618.7	608.7	593.7
22.5°	672.7	667.7	660.7	651.7	646.7	630.7	616.7	606.7	592.7	578.7	561.7
25°	668.7	662.7	652.7	641.7	631.7	613.7	594.7	583.7	566.7	549.7	529.7
27.5°	664.7	656.7	645.7	630.7	618.7	596.7	575.7	560.7	538.7	517.7	494.7
30°	653.7	646.7	633.7	617.7	602.7	576.7	551.7	530.7	505.7	480.8	455.8
32.5°	638.7	631.7	617.7	599.7	581.7	552.7	522.7	497.7	470.8	442.8	414.8
35°	622.7	617.7	601.7	577.7	558.7	525.7	490.8	462.8	431.8	402.8	376.8
37.5°	605.7	600.7	584.7	557.7	531.7	494.7	457.8	426.8	393.8	366.8	338.8
40°	581.7	576.7	561.7	533.7	502.7	460.8	420.8	387.8	356.8	328.8	301.8
42.5°	553.7	547.7	533.7	502.7	470.8	424.8	383.8	352.8	319.8	292.9	266.9
45°	522.7	514.7	499.7	470.8	435.8	388.8	345.8	312.8	283.9	257.9	232.9
47.5°	489.8	480.8	466.8	436.8	401.8	351.8	308.8	277.9	250.9	223.9	199.9
50°	453.8	439.8	426.8	397.8	362.8	314.8	272.9	244.9	214.9	192.9	169.9
52.5°	415.8	398.8	382.8	357.8	324.8	278.9	237.9	206.9	183.9	160.9	137.9
55°	374.8	356.8	340.8	315.8	285.9	241.9	199.9	176.9	152.9	128.9	108.9
57.5°	331.8	313.8	295.8	276.9	245.9	203.9	168.9	144.9	120.9	99.9	81.0
60°	288.9	268.9	251.9	228.9	203.9	167.9	135.9	112.9	92.0	72.0	55.0
62.5°	245.9	228.9	206.9	187.9	163.9	131.9	104.9	84.0	65.0	49.0	32.0
65°	202.9	185.9	166.9	147.9	124.9	98.0	75.0	58.0	41.0	26.0	15.0
67.5°	170.9	148.9	128.9	108.9	88.0	67.0	50.0	35.0	21.0	12.0	6.0
70°	141.9	112.9	94.0	76.0	59.0	43.0	30.0	17.0	9.0	5.0	4.0
72.5°	106.9	86.0	65.0	50.0	36.0	24.0	14.0	7.0	4.0	3.0	3.0
75°	68.0	57.0	41.0	29.0	19.0	10.0	5.0	4.0	3.0	3.0	3.0
77.5°	38.0	32.0	23.0	14.0	8.0	4.0	4.0	3.0	3.0	2.0	2.0
80°	16.0	14.0	9.0	5.0	4.0	3.0	2.0	2.0	2.0	2.0	1.0
82.5°	4.0	3.0	3.0	3.0	3.0	2.0	1.0	1.0	1.0	1.0	1.0
85°	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
87.5°	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
90°	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

REPORT NUMBER: P208563
CATALOG NUMBER: XTOR1B

CANDELA DISTRIBUTION (continued):

	110°	115°	120°	125°	130°	135°	140°	145°	150°	155°	160°
0°	707.6	707.6	707.6	707.6	707.6	707.6	707.6	707.6	707.6	707.6	707.6
2.5°	695.6	701.6	700.6	701.6	699.6	696.6	694.6	696.6	701.6	701.6	697.6
5°	690.6	695.6	692.6	693.6	689.6	686.7	684.7	685.7	691.6	690.6	686.7
7°	681.7	686.7	681.7	681.7	677.7	673.7	670.7	671.7	676.7	676.7	672.7
7.5°	678.7	681.7	677.7	677.7	673.7	669.7	666.7	666.7	671.7	671.7	667.7
10°	662.7	664.7	658.7	656.7	650.7	646.7	642.7	641.7	645.7	644.7	640.7
12.5°	648.7	647.7	640.7	637.7	630.7	625.7	619.7	618.7	620.7	617.7	611.7
15°	633.7	631.7	622.7	617.7	609.7	601.7	594.7	590.7	591.7	587.7	581.7
17.5°	611.7	606.7	596.7	588.7	576.7	569.7	560.7	556.7	555.7	547.7	541.7
20°	581.7	574.7	562.7	552.7	538.7	528.7	518.7	514.7	510.7	500.7	494.7
22.5°	546.7	535.7	522.7	509.7	493.7	481.8	470.8	465.8	459.8	448.8	440.8
25°	511.7	497.7	480.8	465.8	447.8	433.8	420.8	413.8	406.8	396.8	388.8
27.5°	473.8	457.8	438.8	422.8	402.8	386.8	372.8	364.8	358.8	349.8	341.8
30°	432.8	416.8	398.8	380.8	360.8	345.8	333.8	324.8	316.8	306.8	298.8
32.5°	392.8	376.8	355.8	336.8	318.8	303.8	294.9	282.9	276.9	265.9	256.9
35°	351.8	332.8	311.8	295.8	279.9	264.9	252.9	243.9	235.9	224.9	216.9
37.5°	312.8	295.8	276.9	260.9	244.9	227.9	214.9	203.9	195.9	185.9	177.9
40°	277.9	260.9	241.9	223.9	207.9	191.9	178.9	167.9	158.9	146.9	138.9
42.5°	245.9	224.9	205.9	190.9	173.9	157.9	143.9	131.9	121.9	111.9	103.9
45°	208.9	191.9	173.9	157.9	139.9	123.9	110.9	98.9	90.0	79.0	72.0
47.5°	179.9	161.9	142.9	125.9	108.9	93.0	80.0	68.0	59.0	51.0	43.0
50°	149.9	130.9	111.9	96.0	79.0	65.0	53.0	42.0	34.0	27.0	22.0
52.5°	118.9	100.9	83.0	68.0	52.0	40.0	30.0	22.0	17.0	13.0	12.0
55°	91.0	74.0	57.0	43.0	31.0	22.0	15.0	11.0	9.0	9.0	8.0
57.5°	65.0	49.0	34.0	24.0	16.0	10.0	8.0	7.0	6.0	6.0	5.0
60°	41.0	28.0	17.0	11.0	7.0	6.0	6.0	5.0	5.0	5.0	5.0
62.5°	21.0	12.0	8.0	6.0	6.0	5.0	4.0	4.0	4.0	4.0	4.0
65°	9.0	6.0	5.0	5.0	4.0	4.0	4.0	3.0	3.0	3.0	3.0
67.5°	5.0	4.0	4.0	4.0	3.0	3.0	3.0	3.0	2.0	2.0	2.0
70°	4.0	3.0	3.0	3.0	3.0	2.0	2.0	2.0	2.0	2.0	2.0
72.5°	3.0	3.0	3.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
75°	3.0	2.0	2.0	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
77.5°	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
80°	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
82.5°	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	0.0	0.0	0.0
85°	1.0	1.0	1.0	1.0	1.0	1.0	0.0	0.0	0.0	0.0	0.0
87.5°	1.0	1.0	1.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
90°	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

REPORT NUMBER: P208563
CATALOG NUMBER: XTOR1B

CANDELA DISTRIBUTION (continued):

	165°	170°	175°	180°
0°	707.6	707.6	707.6	707.6
2.5°	693.6	698.6	694.6	697.6
5°	682.7	687.7	683.7	687.7
7°	667.7	672.7	667.7	671.7
7.5°	662.7	666.7	662.7	666.7
10°	635.7	639.7	634.7	639.7
12.5°	606.7	610.7	606.7	608.7
15°	574.7	575.7	572.7	575.7
17.5°	534.7	534.7	531.7	534.7
20°	483.8	485.8	481.8	482.8
22.5°	430.8	431.8	427.8	429.8
25°	378.8	379.8	376.8	378.8
27.5°	332.8	332.8	328.8	329.8
30°	289.9	288.9	283.9	284.9
32.5°	249.9	247.9	244.9	243.9
35°	208.9	206.9	202.9	202.9
37.5°	169.9	167.9	163.9	162.9
40°	133.9	129.9	125.9	125.9
42.5°	98.0	94.0	92.0	90.0
45°	67.0	61.0	59.0	58.0
47.5°	39.0	35.0	33.0	31.0
50°	19.0	18.0	18.0	18.0
52.5°	12.0	13.0	13.0	13.0
55°	9.0	9.0	9.0	9.0
57.5°	6.0	7.0	7.0	7.0
60°	5.0	5.0	6.0	6.0
62.5°	4.0	4.0	4.0	4.0
65°	3.0	3.0	3.0	3.0
67.5°	2.0	3.0	3.0	3.0
70°	2.0	2.0	2.0	2.0
72.5°	2.0	2.0	2.0	2.0
75°	1.0	2.0	2.0	2.0
77.5°	1.0	1.0	1.0	1.0
80°	1.0	1.0	1.0	1.0
82.5°	0.0	0.0	0.0	0.0
85°	0.0	0.0	0.0	0.0
87.5°	0.0	0.0	0.0	0.0
90°	0.0	0.0	0.0	0.0

(END OF REPORT)



HGX

A complete security floodlighting solution



(1) @ garage gable
(1) above bakery service door

Catalog Number
Notes
Type

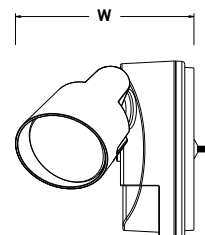
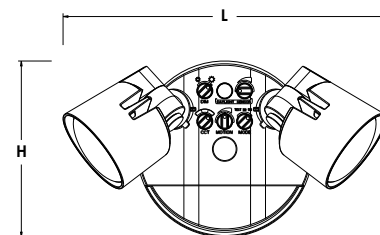
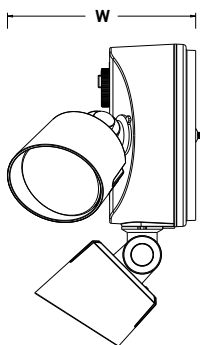
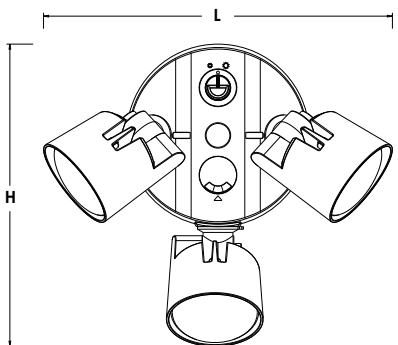
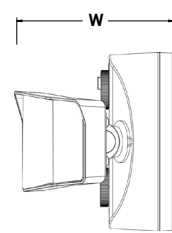
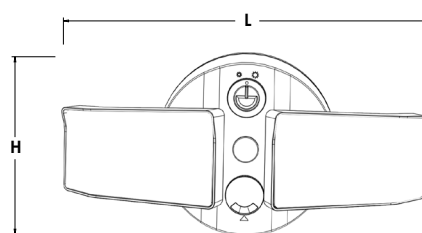
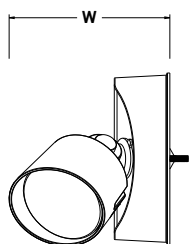
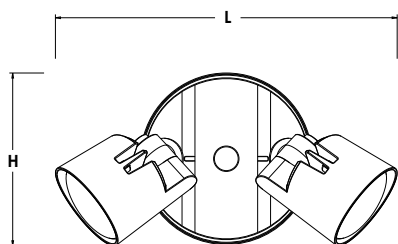
Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The HomeGuard LED family of security flood lights, built with rugged die cast aluminum construction, are long lasting, energy efficient solutions for replacing incandescent PAR lamp fixtures. Mounted under the eave or on the wall, these luminaires provide reliable security lighting in residential and commercial applications.

The HGX family has six configurations both in bronze and white. Featuring a low cost version for switched circuits to a fully featured product that includes an integral photocell for that automatic dusk-to-dawn operation, color tuning, adjustable lumens and a motion sensor. With tool-less easy-to-aim lamps, HGX installs quickly, and delivers a lumen range from 1700 to 4100. The HGX family provide great flexibility and versatility.



































Luminaire	Length (L)	Width (W)	Height (H)	Lamp head dia (A)	Back plate dia (B)	Back plate thickness (C)	Weight
HGX 2RH	4.41" (11.2cm)	7.56" (19.2cm)	4.25" (10.8cm)	2.4" (6.1cm)	4.25" (10.8cm)	1.38" (3.5cm)	1.15 lbs (0.52 kg)
HGX 3RH	5.12" (13cm)	7.72" (19.6cm)	4.53" (11.5cm)	2.4" (6.1cm)	4.53" (11.51cm)	2.13" (5.4cm)	1.77 lbs (0.8kg)
HGX 2SH	4.53" (11.5cm)	7.56" (19.2cm)	4.33" (11cm)	2.40" (6.1cm)	4.33" (11cm)	1.54" (3.9cm)	1.31 lbs (0.6kg)
HGX 2RH PIR	4.96" (12.6cm)	7.52" (19.1cm)	4.53" (11.5cm)	2.40" (6.1cm)	4.53" (11.5cm)	1.89" (4.8cm)	1.37lbs (0.62 kg)
HGX 2RH ALO	4.53" (11.51cm)	7.56" (19.2cm)	4.33" (11cm)	2.40" (6.1cm)	4.33" (11cm)	1.54" (3.9cm)	1.31lbs (0.6kg)



Ordering Information

EXAMPLE: HGX LED 3RH ALO SWW2 120 PE DDB

Homeguard ordering nomenclature and stocked configurations

Nomenclature	UPC	CI Code	Features
HGX LED 2RH 40K 120 DDB	00194995254156	*271FE9	 
HGX LED 2RH 40K 120 WH	00194995254170	*271FEE	 
HGX LED 2RH ALO 40K 120 PE DDB	00194995254200	*271FEF	 
HGX LED 2RH ALO 40K 120 PE WH	00194995254194	*271FEH	 
HGX LED 2RH ALO SWW2 120 PE DDB	00194995254255	*271FEP	  
HGX LED 2RH ALO SWW2 120 PE WH	00194995254316	*271FEV	  
HGX LED 2SH ALO SWW2 120 PE DDB	00194995255214	*271FJ3	  
HGX LED 2SH ALO SWW2 120 PE WH	00194995255207	*271FJ4	  
HGX LED 3RH ALO SWW2 120 PE DDB	00194995255160	*271FW	  
HGX LED 3RH ALO SWW2 120 PE WH	00194995255139	*271FJ0	  
HGX LED 2RH ALO SWW2 120 PIR DDB*	00194995254330	*271FEX	   
HGX LED 2RH ALO SWW2 120 PIR WH*	00194995255092	*271FHR	   



Adjustable Lumen Output
ALO



Dusk-to-Dawn Operation
PE



Switchable CCT
SWW2



Motion Sensor Capable
PIR

*PIR unit is wet location rated and is recommended to be used for wall mount applications

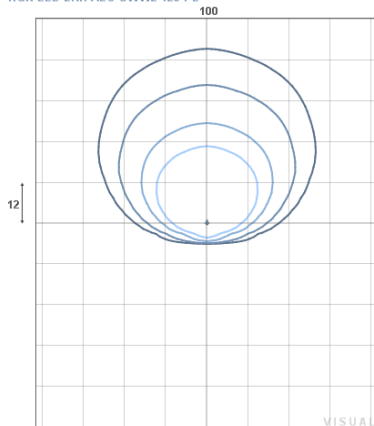
Photometric Diagrams

Full photometric data report available within 2 weeks from request. Contact Acuity tech support.

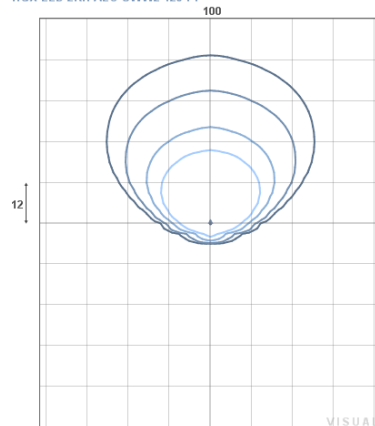
LEGEND

- 0.1 fc
- 0.2 fc
- 0.5 fc
- 1.0 fc

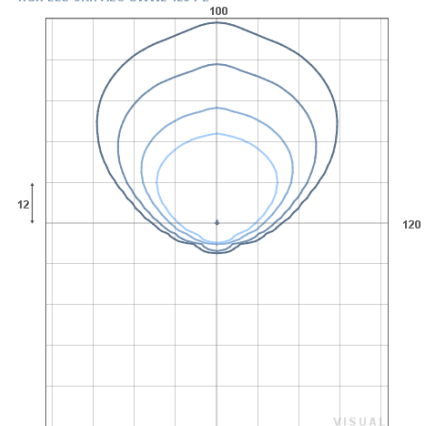
HGX LED 2RH ALO SWW2 120 PE



HGX LED 2RH ALO SWW2 120 PI



HGX LED 3RH ALO SWW2 120 PE















COMMERCIAL OUTDOOR

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HGX LED
Rev. 06/01/21

HomeGuard LED Stocked Configurations

Nomenclature	Low			Medium			High			Options
	Lumens	Wattage	CRI	Lumens	Wattage	CRI	Lumens	Wattage	CRI	
HGX LED 2RH 40K 120 DDB	1750	15	80				2750	25	80	
HGX LED 2RH 40K 120 WH										
HGX LED 2RH ALO 40K 120 PE DDB							2750	25	80	
HGX LED 2RH ALO 40K 120 PE WH										
HGX LED 2RH ALO SSWW2 120 PE DDB	1800	15	80				2750	25	80	
HGX LED 2RH ALO SSWW2 120 PE WH										
HGX LED 2SH ALO SSWW2 120 PE DDB	1700	15	80				2700	25	80	
HGX LED 2SH ALO SSWW2 120 PE WH										
HGX LED 3RH ALO SSWW2 120 PE DDB	1750	15	80	2750	25	80	4100	36	80	
HGX LED 3RH ALO SSWW2 120 PE WH										
HGX LED 2RH ALO SSWW2 120 PIR DDB	2150	21	80				2600	26	80	
HGX LED 2RH ALO SSWW2 120 PIR WH										



Adjustable Lumen Output



Dusk-to-Dawn Operation



Switchable CCT



Motion Sensor Capable



Easy, tool-less aiming.



Integrated visors allow for visually pleasing illumination with minimal glare.



Modern design with user-friendly controls. Non-obtrusive motion sensor with elegant accent light.



Adjustable Light Output (ALO) and CCT color switching from warm, cool or daylight settings.

FEATURES & SPECIFICATIONS

INTENDED USE

HGX security floods are ideal for an energy efficient replacement for two lamp 200W incandescent security lights. The HGX LED provides over 50K hours of maintenance-free general illumination for outdoor applications. HGX with its 2RH/3RH/2SH head with PE options prevents daylight operation and saves on energy costs. Further with adjustable light output and color tuning technology built into HGX, it provides great flexibility for mounting and color selection. Ideal for entrances, walkways, corridors, yards, driveways and patios.

CONSTRUCTION

Cast-aluminum housing with dark bronze or white polyester powder paint for lasting durability. Photocell sensitivity is adjustable. LED lamp heads are thermally isolated from the driver that is located in the rear housing, promoting a long service life. Lenses are sealed to prolong service life. LEDs maintain 70% of light output at 50,000 hours of service life.

ELECTRICAL

HGX family comes in six configurations from low cost version which is on switched circuit to a fully featured product which has adjustable lumens, photocell, color and motion. The HGX is rated for outdoor installations. The 2 RH versions consume 25W and 3RH version consumes 36W power, 120V input 60 HZ driver. LED's with min. 80 CRI provide great quality of light and rendering. HGX with PIR option (motion sensor) has up to 180 degree motion detection angle, range of up to 40' at 18C/65 F and has three modes - test, 1 or five minutes on time after motion is detected. Motion sensitivity and daylight sensing is adjustable. Wall Sconce PIR unit is recommended for wall mount only.

ADJUSTABLE FEATURES

Adjustable light output - select HGX products include adjustable lumen output -2 settings on 2 head versions & 3 settings on 3 RH version. The lumens can be adjusted by rotation of dial. Use the same product to mount on various mounting heights by increasing or decreasing the light output. Color Tuning - Color temperature of the lamp heads can be switched with rotation of dial from warm to cool to daylight. Adjustable photocell - the sensitivity of the PE can be adjusted. The dial can be turned off to make the light turn on during day time, or have it only as dusk-to-dawn operation.

INSTALLATION

Mounts to a recessed junction box on wall or ceiling. Crossbar and hardware provided. Wet location listed for mounting 4 feet above ground. Tool-less adjustable heads allow for precise aiming.

LISTINGS

UL/cUL listed Listed to U.S. and Canadian safety standards for wet locations. Tested in accordance with IESNA LM-79 and LM-80 standards. ENERGY STAR® certified product. All units are IP65 except HGX PIR which is wet location. HGX is rated for use in ambient conditions ranging from -40° C to 40° C.

WARRANTY

Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



COMMERCIAL OUTDOOR

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HGX LED
Rev. 06/01/21

Project: _____

Fixture Type: _____

Location: _____

Contact: _____

P540095-020

Williamston

Williamston Collection 1-Light Antique Bronze Clear Glass Farmhouse Outdoor Post Lantern Light

Category: Outdoor

Finish: Antique Bronze (Painted)

Construction: Aluminum Construction

Glass/Shade: Clear Glass Panel



Length: 7 in
Square: 7 in
Height: 20-1/4 in

Clear Glass Panel
Width: 0-1/8 in
Height: 11-1/2 in

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Post mounted, fits standard 3" post (sold separately)	6 inches of wire supplied	Quantity: one 100 W max.	cCSAus Wet Location Listed
Post Mount	120 V	E26 base Porcelain Socket	1-year Limited Warranty
Post Mount			

Project: _____

Fixture Type: _____

Location: _____

Contact: _____

P560265-020

Williamston

Williamston Collection 1-Light Clear Glass Antique Bronze Farmhouse Outdoor Medium Wall Lantern Light

Category: Outdoor

Finish: Antique Bronze (Painted)

Construction: Aluminum Construction

Glass/Shade: Clear Glass Panel



Length: 6 in
Extends: 7 in
Height: 14-1/4 in
H/CTR: 11 in

Clear Glass Panel
Width: 0-1/8 in
Height: 9 in

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted	6 inches of wire supplied	Quantity: one 100 W max.	cCSAus Wet Location Listed
Mounting plate for outlet box included	120 V	E26 base Porcelain Socket	1-year Limited Warranty
Canopy covers a standard 4" recessed outlet box: 4.75" W., 6.31" ht., 0.812" depth			



Department of Planning, Development, and Assessment
400 LA CROSSE ST, LA CROSSE, WI 54601 | P: (608) 789-7512

Memorandum

To: **DESIGN REVIEW COMMITTEE**
ERNE TOURVILLE, DESIGNFOCUS, LLC
From: **TIM ACKLIN, PLANNING, DEVELOPMENT AND ASSESSMENT DEPARTMENT**
Date: **OCTOBER 4, 2024**
Re: **DESIGN REVIEW PROJECT**
1513 MARKET STREET- MIXED USE DEVELOPMENT

Design Review Committee Members:

Linnea Miller, Police Department
Tim Acklin, Planning & Development Department
Matt Gallagher, Engineering Department
Yuri Nasonovs, Engineering Department
Eddie Young, Fire Department- Division of Community Risk Management
Jason Riley, Fire Department- Division of Community Risk Management
Brian Asp, Utilities Department
Bee Xiong, Fire Department- Division of Community Risk Management
Brian Asp, Utilities Department
Leah Miller, Parks, Recreation, and Forestry Department
Jamie Hassemer, Engineering Department
Stephanie Sward, Engineering Department
Cullen Haldeman, Engineering Department

On September 27, 2024, plans were submitted to the Design Review Committee for review of a mixed use development located at 1513 Market Street. The following comments/feedback have been provided.

All revised plans in accordance with this memo must be submitted to the Planning and Development Department for review, unless otherwise stated. No permits will be issued for this project by the Division of Fire Prevention and Building Safety until they receive written confirmation/approval from the Planning and Development Department.

Requirements Prior to Issuance of a Demolition or Footing & Foundation Permit

- 1) Approval of a Certified Survey Map. (If applicable)
- 2) Combination of parcels for project site. (If applicable)
- 3) Approval of Final Plans from the Engineering Department.
- 4) Approval of Final Plans from the Utility/Water Department.

- 5) Approval of Final Plans from the Division of Fire Prevention and Building Safety (Inspections)

Requirements Prior to Issuance of a Building Permit

- 1) Approval of Final Plans from the Planning and Development Department.

Requirements Prior to Issuance of an Occupancy Permit

- 1) A Letter of Credit in the estimated cost amount of the proposed landscaping has been submitted to the Planning and Development Department to guarantee the proper installation and growth of all landscape improvements proposed in the approved Landscape Plan **OR** all proposed landscaping in the approved Landscape Plan has been installed.
- 2) A stamped letter of substantial completion from the design engineer of the project within 10 days of completion.
- 3) Field review and approval of the completed stormwater management facility by the City's Utilities Department.

Engineering Department (Traffic) - (Contact-Matt Gallagher-789-7392, Stephanie Sward-789-8171, Jamie Hassemer- 789-8182, Cullen Haldeman- 789-8185)

- 1) General: (Stephanie Sward)
 - Provide dimensions of outside parking stalls. one to be designated as ADA, van accessible.
 - Unclear if line shown for alley is right of way line or actual paved portion. Right of way is actually further than what is paved. Make sure garage is within private property and not in public right of way.
- 2) Photometric Plan is needed. Provide cut sheets of lights being proposed. (Jamie Hassemer)
- 3) Need exterior lighting layout. Can be combined with photometric plan.
- 4) Concrete in boulevard may have to go to Board of Public Works for approval.

Division of Community Risk Management (Building and Inspections Department) (Contact-Eddie Young- 789-7582, Jason Riley- 789-7585)

- 1) Setbacks, etc. will be approved with TND specific zoning so no comments.
- 2) Need demolition permit for house and garage.
- 3) Need fence, gazebo and deck permits.
- 4) For main building, need two separate building permits – one for commercial for first floor. If that building is larger than 50,000 cubic feet, need to go to state.
- 5) Need UDC/new home permit for 2nd floor interior.
- 6) Provide horizontal and vertical fire separation between commercial/residential.
- 7) Need type 1 hood if there is a cooking hood.
- 8) Grease interceptor needs state plan approval.

Police Department- Linnea Miller-789-7205

- 1) Recommend camera security for outdoor seating area and main entrance.

Planning Department-(Contact-Tim Acklin-789-7391)

- 1) Parking blocks or raised curb required for parking spaces/lot.
- 2) Bicycle parking required to be located on parcel. Will need approval from the Board of Public Works. If approved, then bicycle parking requirement will be met.
- 3) Provide proposed materials and legend on final elevations.
- 4) Pretty good representation of neighborhood commercial architecture.
- 5) Would like to see parapet extend out around the roof and wrap around the sides on brick portion of the building.

Utilities Department- (Brian Asp- 789-3897)

- 1) We need to see a utility plan showing where they plan to meter. Subject to sanitary connection fee.
- 2) Recommend evaluating condition of existing utilities. Sanitary lateral is old and water is only $\frac{3}{4}$ ".

Engineering Department (Stormwater) - (Contact-Yuri Nasonovs-789-7594)

- 1) Stormwater permit required.
- 2) Obtain water quality management letter from Engineering.

Fire Department- (Contact- Bee Xiong 789-7260)

- 1) Depending on what is under type 1 hood, will need kitchen suppression system in hood system. This could be as simple as using portable sandwich presses with butter, etc., this will be needed. Then cooking would need to be under that hood.

Parks, Recreation, and Forestry- (Contact-Dan Trussoni 789-4915)

- 1) No comments as this time.

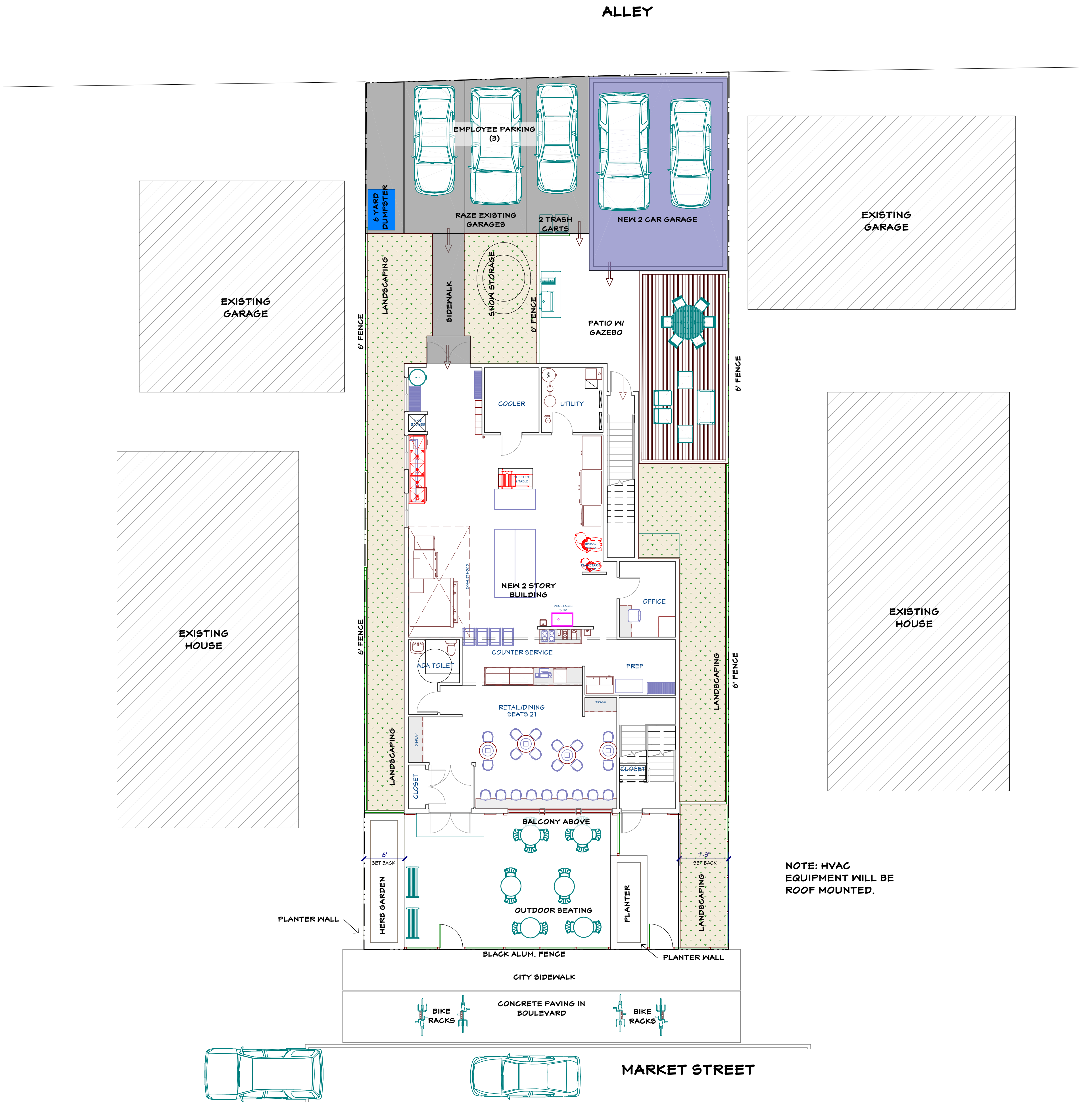
NEW BAKERY/SANDWICH SHOP & RESIDENCE
for JOSEPH & TRACY ENDRIZZI
1513 MARKET STREET
LA CROSSE, WISCONSIN 54601



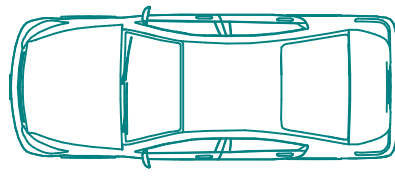
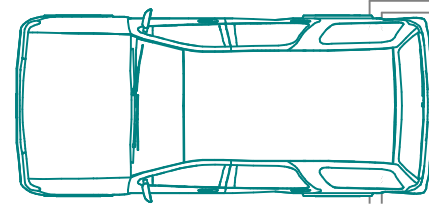
3D VIEWS FROM MARKET STREET

NO SCALE

PRELIMINARY DESIGN REVIEW



NOTE: HVAC
EQUIPMENT WILL BE
ROOF MOUNTED.



1
A2 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"



PRELIMINARY DESIGN REVIEW

DesignFocus LLC
Onalaska, Wisconsin 54650
Ernie Tourville Architect 608-780-1826

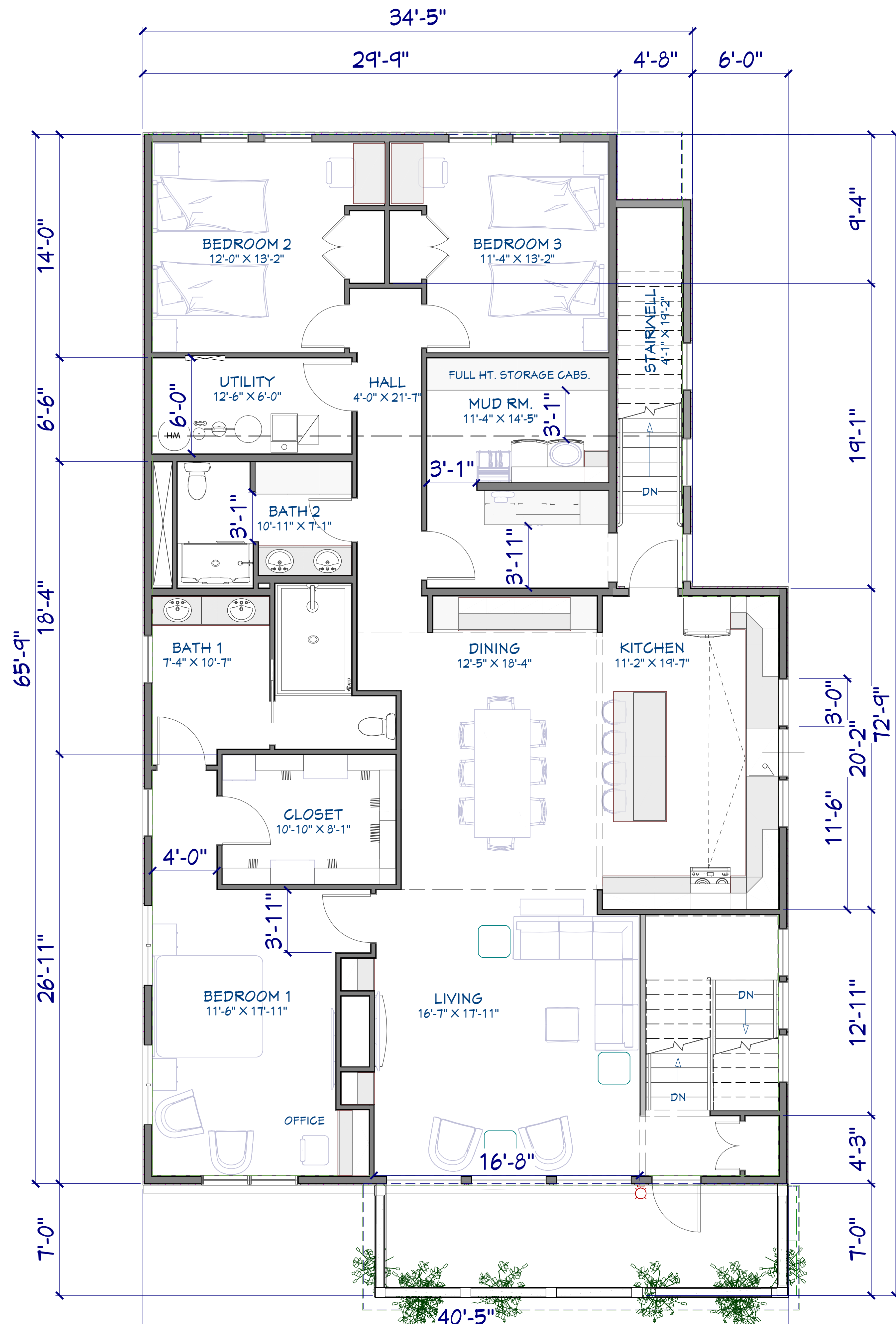
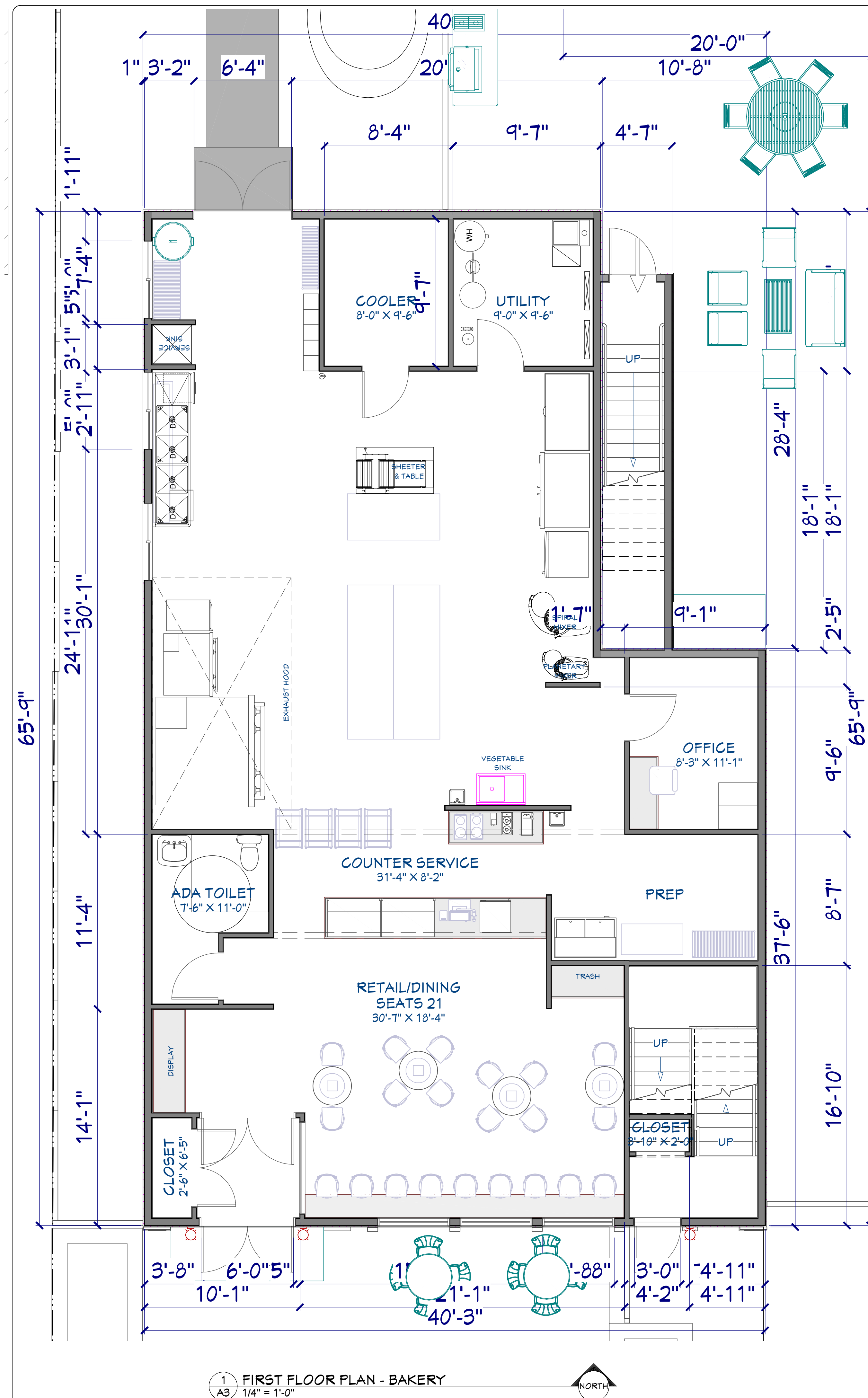
NEW BAKERY/SANDWICH SHOP & RESIDENCE
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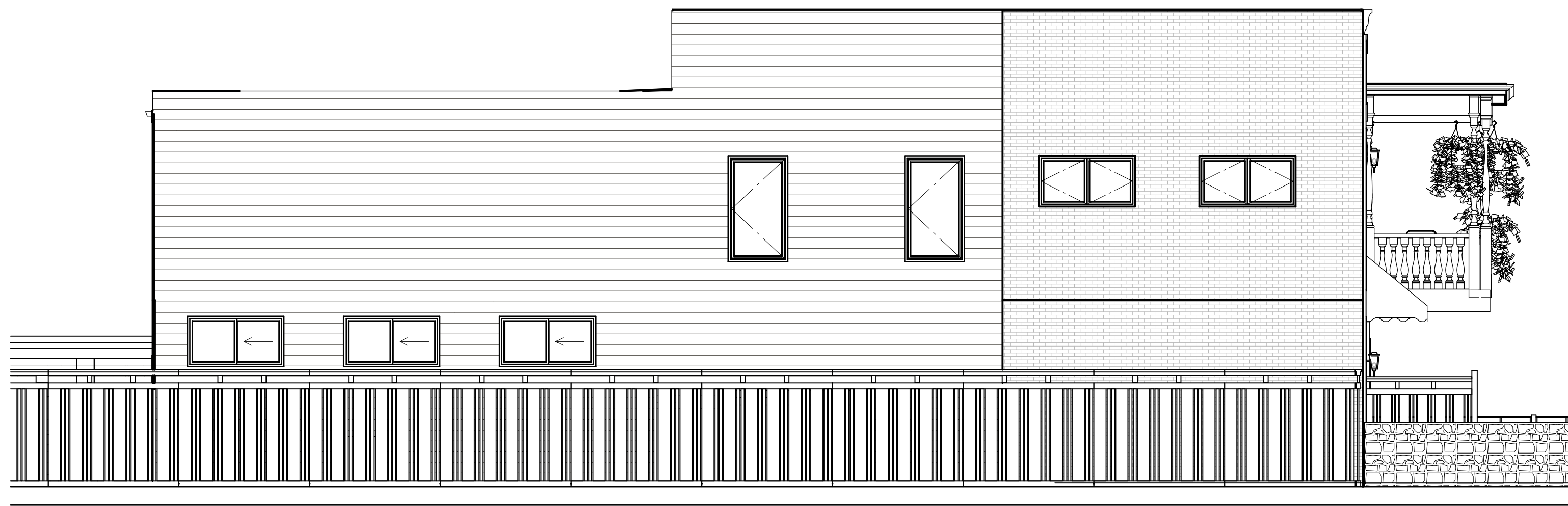
SCALE @ 24" X 36"

DATE: 09/27/2024

SHEET

A2

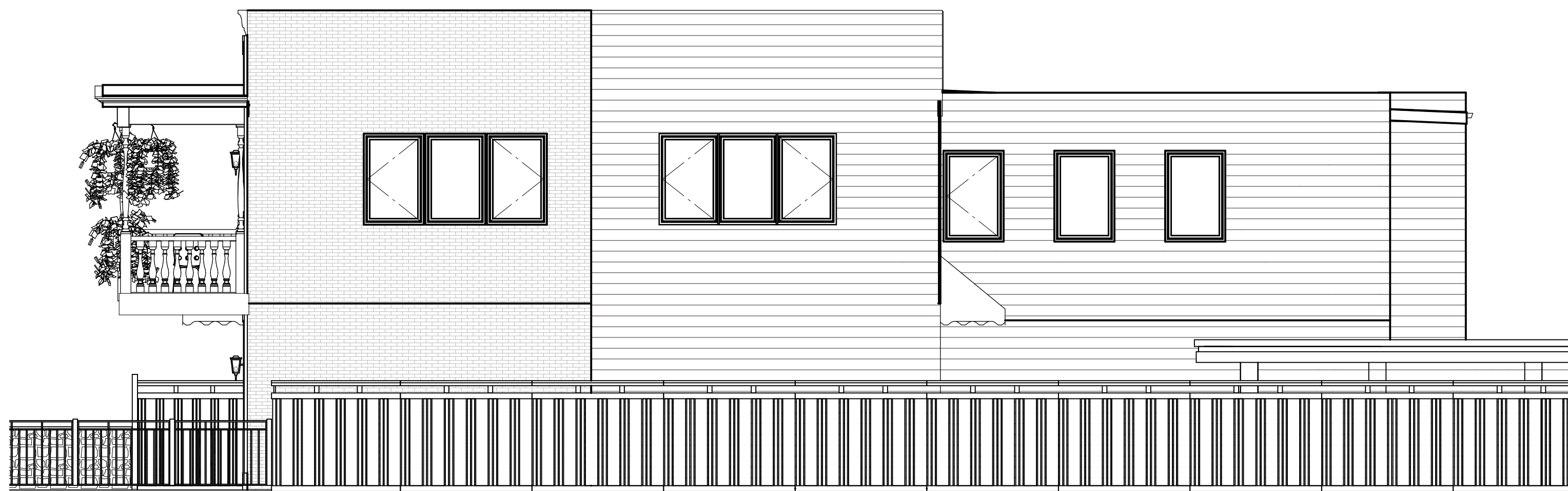




2 WEST ELEVATION
A4 3/16" = 1'-0"



1 SOUTH ELEVATION
A4 3/16" = 1'-0"



3 EAST ELEVATION
A4 3/16" = 1'-0"



4 NORTH ELEVATION
A4 3/16" = 1'-0"