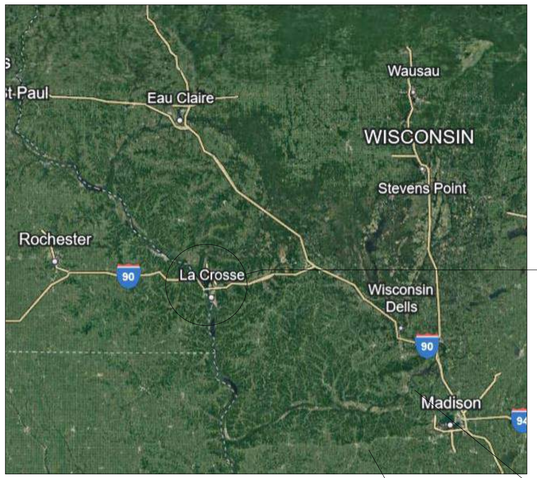
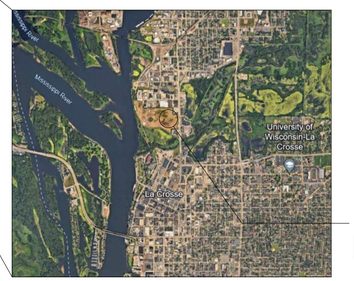
RyKey PROPERTIES



SITE



PROJECT LOCATION

THE LOFTS AT LOT 8
LA CROSSE, WI

DESIGN DEVELOPMENT
07/03/2024

wendel

204 E. Grand Avenue, Suite 200
Eau Claire, WI 54701
www.wendelccompanies.com
p:716.688.0766 tf:877.293.6335

Wendel Project No. 614006

DRAWING INDEX

THE LOFTS AT LOT 8
LA CROSSE, WI

DESIGN DEVELOPMENT

wendel

PROJECT TEAM

ARCHITECTURE
204 E. GRAND AVENUE, SUITE 200
EAU CLAIRE, WI 54701
T. 715-832-4848

CIVIL
ADVANCED ENGINEERING CONCEPTS (AEC)
1360 INTERNATIONAL DRIVE, SUITE #1
EAU CLAIRE, WI 54701
T. 715-552-0330

LANDSCAPE ARCHITECTURE
375 ESSJAY ROAD, SUITE 200
WILLIAMSVILLE, NY 14221
T. 716-688-0766

STRUCTURAL ENGINEER
NORTHLAND CONSULTING ENGINEERS, LLP.
102 SOUTH 21ST AVENUE WEST, SUITE #1
DULUTH, MN 55806
T. 218-727 5965
WWW.NCE-DULUTH.COM

BUILDING CODE INFORMATION:

PROJECT LOCATION: GATEWAY COMMONS MIXED-USE
LOT 8 RIVER POINT DISTRICT
LA CROSSE, WI 54603

PROJECT SCOPE:
FOUR STORY MIXED-USE PROJECT LOCATED IN LA CROSSE, WI WITH 55 APARTMENTS AND TYPE 5 CONSTRUCTION TYPE

BUILDING AND FIRE CODES:
2015 BUILDING CODE (WISCONSIN) INCLUDE:

2015 INTERNATIONAL BUILDING CODE (IBC); AS AMENDED BY THE STATE OF WISCONSIN
2015 INTERNATIONAL MECHANICAL CODE (IMC); AS AMENDED BY THE STATE OF WISCONSIN
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
PLUMBING CODE COMM 82
2017 NFPA 70, NATIONAL ELECTRIC CODE (NEC)
2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

OCCUPANCY CLASSIFICATION: RESIDENTIAL - R2 (LEVELS 1-4)
BUSINESS - B (LEVEL 1)

TYPE OF CONSTRUCTION:
TYPE 5A
EXTERIOR & INTERIOR BEARING WALLS: 1 HOUR
FLOOR/CEILING & ROOF/CEILING ASSEMBLIES: 1 HOUR
INTERIOR SHAFT WALLS: 2 HOUR
CORRIDOR WALLS: 1 HOUR
DWELLING UNIT SEPARATION: 1 HOUR

FULLY SPRINKLED: YES, NFPA 13R (R2 OCCUPANCY) & NFPA 13 (B OCCUPANCY)

BUILDING HEIGHT AND STORIES:
TYPE VA:
ACTUAL BUILDING HEIGHT:
53'-0", 4 STORIES
ALLOWABLE BUILDING HEIGHT (504.3):
R2: 60'-0", 4 STORIES
B: 70'-0", 4 STORIES

OCCUPANT LOAD:
1ST FLOOR OCCUPANT LOAD:
R2: 8,180 SQ. FT. / 200 GROSS = 41 OCCUPANTS
B (COMMERCIAL): 2,523 SQ. FT. / 100 GROSS = 26 OCCUPANTS
B (LOBBY/COMMUNITY): 1,639 SQ. FT. = 49 MAX. OCCUPANTS
2ND FLOOR OCCUPANT LOAD:
R2: 12,336 SQ. FT. / 200 GROSS= 62 OCCUPANTS
3RD FLOOR OCCUPANT LOAD:
R2: 12,336 SQ. FT. / 200 GROSS= 62 OCCUPANTS
4TH FLOOR OCCUPANT LOAD:
R2: 12,336 SQ. FT. / 200 GROSS= 62 OCCUPANTS

TOTAL OCCUPANCY: 302 OCCUPANTS

506.2.4 MIXED OCCUPANCY, MULTI-STORY:
EACH STORY SHALL COMPLY WITH 508.1 AND 506.2.4
FIRST FLOOR: 508.4 MIXED USE, SEPARATED (R2 & B)
SECOND FLOOR: SINGLE USE, NON-SEPARATED (R2 WITH NFPA-13R)
THIRD FLOOR: SINGLE USE, NON-SEPARATED (R2 WITH NFPA-13R)
FOURTH FLOOR: SINGLE USE, NON-SEPARATED (R2 WITH NFPA-13R)

EGRESS WIDTH:
1005.3.1 STAIRWAYS
OCCUPANTS 186 X .3 = 56" REQUIRED
100" PROVIDED
1005.3.2 (OTHER THAN STAIRS)
R2 + B (LOBBY/COMMUNITY)
OCCUPANTS 276 X .2 = 56" REQUIRED
128" PROVIDED
B (COMMERCIAL)
OCCUPANTS 26 X .2 = 6" REQUIRED
256" PROVIDED

1008 MEANS OF EGRESS ILLUMINATION:
THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OF SPACE IS OCCUPIED, EXCEPT (EXCEPTION 3) DWELLING UNITS AND SLEEPING UNITS IN GROUP R2

1017.2 EXIT TRAVEL DISTANCE:
R2: 250' REQUIRED, 118' PROVIDED
B: 300' REQUIRED, 75' PROVIDED

EXCEPTIONS AND RELEVANT CODES:

1. 706.3 MATERIALS: FIRE WALL MATERIALS ALLOWED TO BE CONSTRUCTED OF TYPE V CONSTRUCTION.
2. 706.5 HORIZONTAL CONTINUITY; EXCEPTION 1: FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF THE COMBUSTIBLE EXTERIOR SHEATHING. EXTERIOR WALL IS 1-HOUR RATED FOR 4'-0" ON BOTH SIDES OF FIREWALL AND WINDOWS AND DOORS WILL HAVE 3/4 HOUR RATING.
3. 706.4 FIRE WALL FIRE-RESISTANCE RATINGS: TYPE V CONSTRUCTION ALLOWED TO BE 2-HOUR RATED
4. 706.6 VERTICAL CONTINUITY: EXCEPTION 4: FIRE WALLS CAN TERMINATE AT UNDERSIDE OF ROOF SHEATHING (4'-0" OF FIRE RATED ROOF ON BOTH SIDES - NO OPENINGS WITHIN 4'-0" - CLASS 'B' ROOFING MATERIALS)
5. 3002.4 ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER - ELEVATOR WILL ACCOMMODATE A STRETCHER.
6. 3006.2 HOISTWAY OPENING PROTECTION; EXCEPTION 2: OPENING PROTECTION NOT REQUIRED AT FIRST LEVEL AS BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.
7. 1403.5 VERTICAL AND LATERAL FLAME PROPAGATION - NFPA 285 DOES NOT APPLY TO TYPE V CONSTRUCTION
8. 2406.4.2 GLAZING ADJACENT TO DOORS - WINDOWS ABOVE DOOR NOT REQUIRED TO BE SAFETY GLASS DUE TO THEM BEING ABOVE 60" AND NOT ALONG THE VERTICAL EDGE OF THE DOOR

ACCESSIBLE UNITS - 1107.6.2.2 APARTMENT HOUSES:

FULLY ACCESSIBLE UNITS:
0 REQUIRED, 0 PROVIDED

TYPE A ACCESSIBLE UNITS - 1107.6.2.2.1: 2% (55 UNITS X .02)
1 REQUIRED, 2 PROVIDED (UNIT D)

TYPE B ACCESSIBLE UNITS:
53 REQUIRED, 53 PROVIDED (ALL OTHER UNITS)

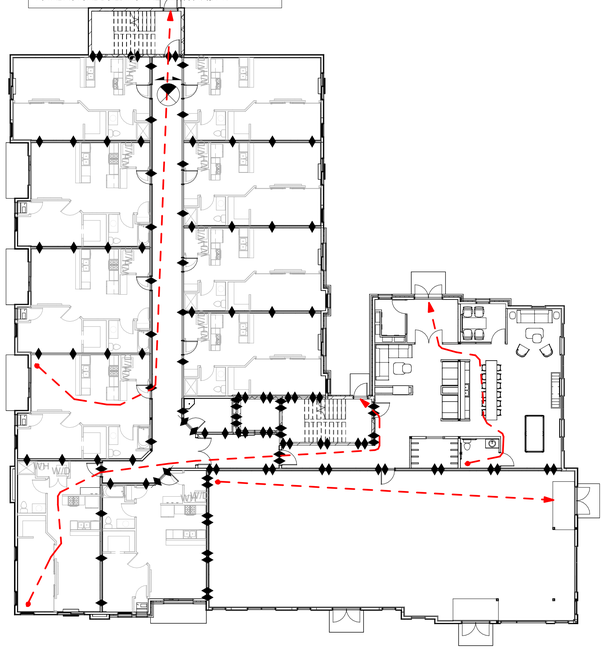
SEE SHEET A201 FOR ENLARGED TYPE 'A' ACCESSIBLE UNIT TYPE

FIRE RATINGS:

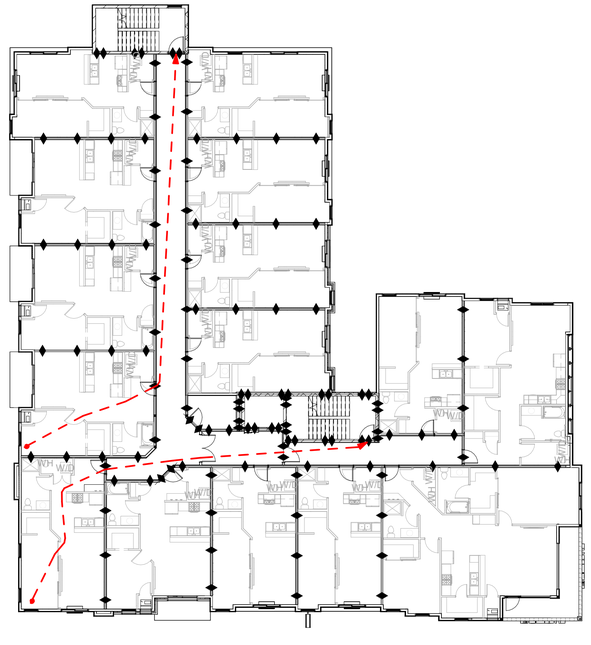
EXIT STAIRS (CMU) - 2-HOUR RATED (UL DESIGN U904)
ELEVATOR SHAFTS (CMU) - 2-HOUR RATED (UL DESIGN U904)
AREA SEPARATION WALLS (CMU) - (UL DESIGN U904)
EXIT PASSAGE - 2-HOUR RATED (UL DESIGN U301)
AREA SEPARATION WALLS - 2-HOUR RATED (UL DESIGN U336)
EXTERIOR WALLS - 1-HOUR RATED (UL DESIGN U346)
CORRIDOR WALLS - 1-HOUR RATED (UL DESIGN U327)
UNIT SEPARATION WALLS - 1-HOUR RATED (UL DESIGN U340)
FLOOR/CEILING ASSEMBLY (TRUSSES) - 1-HOUR RATED (UL DESIGN L528)
FLOOR/CEILING ASSEMBLY (PRECAST) - 3-HOUR RATED (UL DESIGN J994)
ROOF/CEILING ASSEMBLY (TRUSSES) - 1-HOUR RATED (UL DESIGN L528)
ROOF/CEILING ASSEMBLY (2X) - 1-HOUR RATED (GA FC 5406)
ROOF/CEILING ASSEMBLY (PRECAST) - 3-HOUR RATED (UL DESIGN J994)
ROOF/CEILING ASSEMBLY (CONC. ON DECK) - 2-HOUR RATED (UL D902)

	R2	B	TOTAL	*ALLOWABLE (WITH FRONTAGE INCREASE PER IBC 506.3)
1ST LEVEL	8,180 SQ. FT.	4,162 SQ. FT.	12,342 SQ. FT.	18,000 SQ. FT.
2ND LEVEL	12,336 SQ. FT.	--	12,336 SQ. FT.	18,000 SQ. FT.
3RD LEVEL	12,336 SQ. FT.	--	12,336 SQ. FT.	18,000 SQ. FT.
4TH LEVEL	12,336 SQ. FT.	--	12,336 SQ. FT.	18,000 SQ. FT.
ALLOWABLE	*12,000 SQ. FT.	54,000 SQ. FT.		

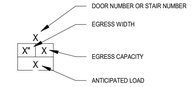
TOTAL ACTUAL BUILDING AREA: 49,350 SQ. FT.



1 FIRST LEVEL LIFE SAFETY PLAN
SCALE: 1/16" = 1'-0"



2 SECOND, THIRD AND FOURTH LEVEL LIFE SAFETY PLAN
SCALE: 1/16" = 1'-0"



FE FEC — FIRE EXTINGUISHER / FIRE EXTINGUISHER CABINET

1 HOUR FIRE-RESISTANCE RATED CONSTRUCTION

2 HOUR FIRE-RESISTANCE RATED CONSTRUCTION

3 HOUR FIRE-RESISTANCE RATED CONSTRUCTION

S S — 1 HOUR FIRE-RESISTANCE/SMOKE BARRIER RATED CONSTRUCTION

TL X' - X" — EXIT ACCESS TRAVEL DISTANCE LABEL
CP X' - X" — COMMON PATH OF TRAVEL DISTANCE LABEL
PATH OF TRAVEL

ASSEMBLY A-3 — FUNCTION BY IBC CHAPTER 10

AOR — AREA OF REFUGE

ACCESSIBILITY SYMBOL

EXIT SIGN

RyKey PROPERTIES

THE LOFTS AT LOT 8
LA CROSSE, WI

DESIGN DEVELOPMENT

wendel
204 E. Grand Avenue, Suite 200
Eau Claire, WI 54701
www.wendelcompanies.com
p:716.688.0766 tf:877.293.6335
Wendel Architecture, P.C

PROGRESS PRINT
07/03/2024
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NO.	REVISIONS	DATE

DWG. TITLE
CODE COMPLIANCE PLANS

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE	07/03/2024
SCALE	As indicated
DWN.	MCS CHK. JP2
PROJ. No.	614006
DWG. No.	

G100

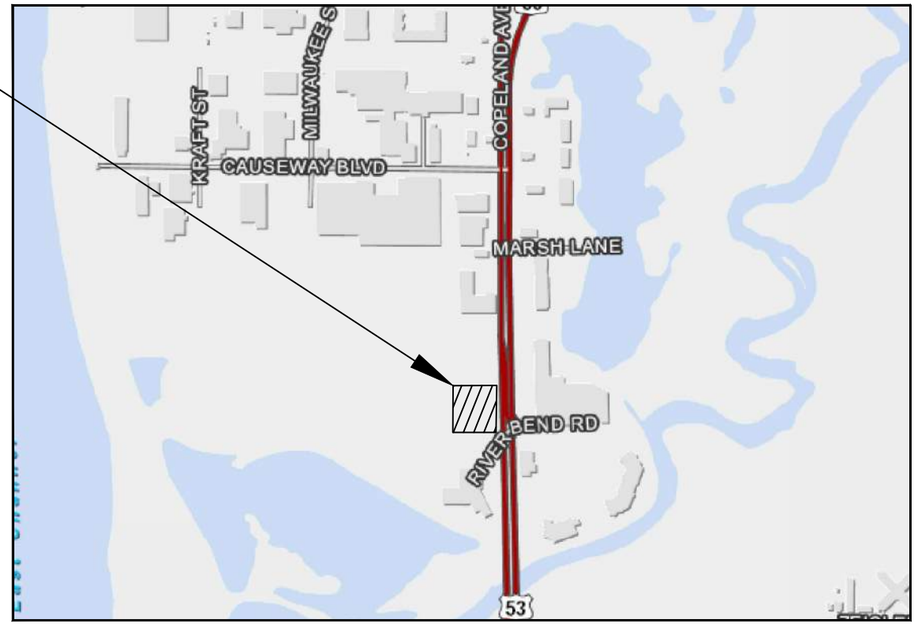
THE LOFTS AT RIVER POINT
LOT 8 - RIVER POINT DISTRICT
RYKEY PROPERTIES
RIVER BEND ROAD
LA CROSSE, WI

LA CROSSE COUNTY

VICINITY MAP

Know what's below. Call before you dig.

PROJECT LOCATION



LOCATION MAP

CONTACTS

ENGINEERING	DIRECTOR OF ENGINEERING & PLANNING MATT GALLAGER, P.E. 608.789.7505
PLANNING & DEVELOPMENT	DIRECTOR OF PLANNING, DEVELOPMENT AND ASSESSMENT ANDREA TRANE 608.789.8321
ELECTRIC	XCEL ENERGY – JASON MCROBERTS 715.577.1132
CABLE	CHARTER COMMUNICATIONS – PERRY MCCLELLAN 608.317.6213
GAS	XCEL ENERGY – JAKE ENDRES 608.498.3176
CABLE	LUMEN – TOM MURRAY 608.780.0895
FIRE DEPT.	FIRE CHIEF – JEFF SCHOTT 608.789.7559

PROJECT DEVELOPER/ CLIENT:
RYKEY PROPERTIES
ATTN: LEE HAREMZA/BLAKE PURDY
2004 HIGHAND AVE, SUITE 2A
EAU CLAIRE, WI 54703
PHONE: 715.972.2500
EMAIL: lee.haremza@rykeyproperties.com

PROJECT ARCHITECT:
WENDEL
ATTN: JENNY POLACEK, AIA
204 E. GRAND AVENUE, SUITE 200
EAU CLAIRE, WI 54701
PH: 715.832.4848
EMAIL: jpolacek@wendelcompanies.com

PROJECT ENGINEER:
ADVANCED ENGINEERING CONCEPTS
ATTN: SEAN BOHAN, P.E.
1360 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701
PHONE: 715.552.0330
EMAIL: sbohanl@aec.engineering

LEGEND

EXISTING	PROPOSED
	----BENCHMARK
	----CONTROL POINT
	----SIGN
	----CURB STOP
	----WELL
	----HYDRANT
	----GATE VALVE
	----CURB INLET
	----AREA DRAIN
	----SAN MH
	----STORM MH
	----SAN CLEANOUT
	----GAS MANHOLE
	----LIGHT POLE
	----UTILITY POLE
	----GUY WIRE
	----GUY POLE
	----PULL BOX
E	----ELEC PED
C	----CABLE PED
M	----MAILBOX
T	----TELE PED
	----IRON PIPE
	----ROW POST
	----REBAR
WTR	WTR ----WATER MAIN
SAN	SAN ----SANITARY SEWER
STM	STM ----STORM SEWER
OH	----OVERHEAD UTILITY
T	----TELEPHONE LINE
G	----GAS LINE
E	----ELECTRIC LINE
TV	----CABLE TV LINE
	----TREELINE
	----EXISTING TREES
	----MARSH
	----FENCE LINE
	----WOVEN WIRE FENCE
	----SILT FENCE
	----RETAINING WALL
870	910 ----CONTOURS MAJOR ----CONTOURS MINOR

ABBREVIATIONS:
BC=BACK OF CURB
BLK=BLOCK NUMBER
BTM=BOTTOM (ELEV)
CL=CENTERLINE
CS=CURB STOP
ELEV=ELEVATION
EOP=EDGE OF PAVEMENT
EX=EXISTING
FES=FLARED END SECTION
FF=FINISHED FLOOR (ELEV)
FL=FLOWLINE
GF=GARAGE FLOOR (ELEV) @ OVERHEAD DOOR
GLG=GROUND LINE GROOVE
HWL=HIGH WATER LEVEL
INV=INVERT
LF=LINEAR FEET
LO=LOOKOUT STYLE HOME
LT=LEFT
MIN=MINIMUM
NWL=NORMAL WATER LEVEL
PC=POINT OF CURVE
PRC=CURVE REVERSAL POINT
PT=POINT OF TANGENCY
RAD=RADIUS
RT=RIGHT
R/W=RIGHT OF WAY
SAN=SANITARY SEWER
SP=SPOT ELEVATION
SS=SAFETY SHELF (ELEV)
STA=STATION
STM=STORM SEWER
TC=TOP OF CURB
T.O.P.=TOP OF PIPE
TP=TOP OF PAVEMENT
TYP=TYPICAL
W=WATER FITTINGS
WTR=WATER
WM=WATERMAIN
WO=WALKOUT STYLE HOME

DD SET

SHEET SCHEDULE

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	SITE PLAN
4-6	GRADING PLAN
7	EROSION CONTROL PLAN
8	UTILITY PLAN
9-10	DETAILS

SCHEDULE OF REQUIRED PERMITS

APPROVALS NEEDED	DATE SUBMITTED	APPROVAL
CITY OF LA CROSSE SITE PLAN SUBMITTAL		
DSPS–EXTERIOR PLUMBING PLAN REVIEW		
WDNR–POST CONST.		

AEC PROJECT #: 24052 PLANS DATED: JUNE 2024

ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR.
EAU CLAIRE, WI 54701
PH 715–552–0330
INFO@AEC.ENGINEERING

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811 Know what's below. Call before you dig.

NORTH
0 10 20 40

KRAFT ST

RIGHT-OF-WAY

PHASE 3 STREET & UTILITIES IN 2024 BY OTHERS

PHASE 3 STREET & UTILITIES IN 2024 BY OTHERS

STEAMBOAT CT

RIVER POINT CT

RIVER BEND ROAD

PHASE 2 STREET & UTILITIES UNDER CONSTRUCTION

GAS
ELECTRIC
CABLE
SIDEWALK IN 2024 BY OTHERS
FUTURE STM INLET RIM: 646.5± INV: 642.9±(12"RCP)
15" HDPE STM STUB INV: 643.2±
8" D.I.P. STUB T.O.P.=639.0±
8" SAN STUB INV: 636.4±
TEMP ELECTRIC POWER COORDINATE W/ SEH INC & UTILITY COMPANY ON REMOVAL/ RELOCATION
15" HDPE STM STUB INV: 643.5±
FUTURE STM INLET RIM: 646.4± INV: 643.2±(15"RCP)
FUTURE STM INLET RIM: 646.7± INV: 643.2±(12"RCP)
15" HDPE STM STUB INV: 643.8±
PAVERS IN 2024 BY OTHERS
SIDEWALK IN 2024 BY OTHERS
FUTURE STM INLET RIM: 646.4± INV: 643.1±(15"RCP)
15" HDPE STM STUB INV: 643.4±
TOP OF PVC: 650.86
HYDRANT THN: 650.86
HYDRANT THN: 650.95
LIGHT POST
UTILITY VAULT
SAN MH RIM: 647.47± INV: 634.34± 8"
8" SAN STUB INV: 635.4±
10" D.I.P. STUB T.O.P.=637.5±
4" D.I.P. STUB T.O.P.=637.5±
15" HDPE STM STUB INV: 641.5± VERIFY DEPTH PRIOR TO CONSTRUCTION
STM INLET RIM: 646.28± INV: 641.4± 15" RCP

LOT 8
ZONED-PD
OWNERS: REDEVELOPMENT AUTHORITY OF LA CROSSE

LOT 9
1.76-ACRES
ZONED-PD
OWNERS: REDEVELOPMENT AUTHORITY OF LA CROSSE

LEGEND

- (1106) EXISTING CONTOURS-MNR
- (1105) EXISTING CONTOURS-MJR
- RIVER POINT DISTRICT PHASE 2/PHASE 3 BOUNDARY

NOTE:

CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS

GENERAL NOTES:

1. UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY AND ARE NOT SHOWN IN THEIR ENTIRETY. CONTRACTOR SHALL NOTIFY UTILITIES A MINIMUM OF 3 DAYS PRIOR TO ANY EXCAVATION FOR FIELD VERIFICATION OF LOCATIONS. THE CLIENT, CITY, AND THE ENGINEER ARE NOT RESPONSIBLE OR LIABLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES.
2. CLEARING AND GRUBBING SHALL ONLY BE IN THOSE LOCATIONS DIRECTED BY THE ENGINEER AND/OR OWNER. CONTRACTOR SHALL PROTECT ALL TREES, SHRUBS, AND CORRESPONDING ROOT SYSTEMS FROM DAMAGE. ALL WORK WITH POTENTIAL IMPACT ON UN-CLEARED TREES AND/OR SHRUBS SHALL BE COORDINATED WITH THE ENGINEER AND/OR OWNER.
3. CONTRACTOR SHALL NOT DISTURB ANY R/W IRONS. ANY REMOVAL SHALL BE APPROVED BY THE ENGINEER, OTHERWISE THE CONTRACTOR SHALL BE BILLED FOR REPLACEMENT.
4. CONTRACTOR SHALL VERIFY THE AMOUNT OF PAVEMENT REMOVAL WITH THE PROJECT MANAGER.
5. CONTRACTOR TO COORDINATE LOCATIONS AND LIMITS OF SAWCUTS WITH THE PROJECT MANAGER.
6. NO TREES OR STUMPS ARE TO BE BURIED ON SITE. CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS FOR BURNING OR MATERIAL DISPOSAL.
7. CONTRACTOR TO REPAIR AND RESTORE ANY DAMAGED OR DISTURBED AREAS OF PAVEMENT, CONCRETE, LANDSCAPING, ELECTRICAL, AND AUTOMATIC IRRIGATION, ETC. TO ITS ORIGINAL CONDITION ON ADJACENT PROPERTIES.
8. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OR THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED AFTER SUCH DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.

SURVEY NOTES:

1. TOPO SURVEY PERFORMED BY DAVY ENGINEERING MAY 2024
2. UTILITY SIZES AND LOCATIONS ARE COMPILED FROM SURVEYS AND AS-BUILTS INFORMATION PROVIDED BY OTHERS. ADVANCED ENGINEERING CONCEPTS MAKES NO GUARANTEE AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE EXISTING LINEWORK.
3. CONTRACTOR TO VERIFY EXISTING PRIVATE UTILITIES PRIOR TO ANY CONSTRUCTION TAKING PLACE.

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED
-	-	-	-	-	-

PROJ. NO. 24052

ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec.engineering
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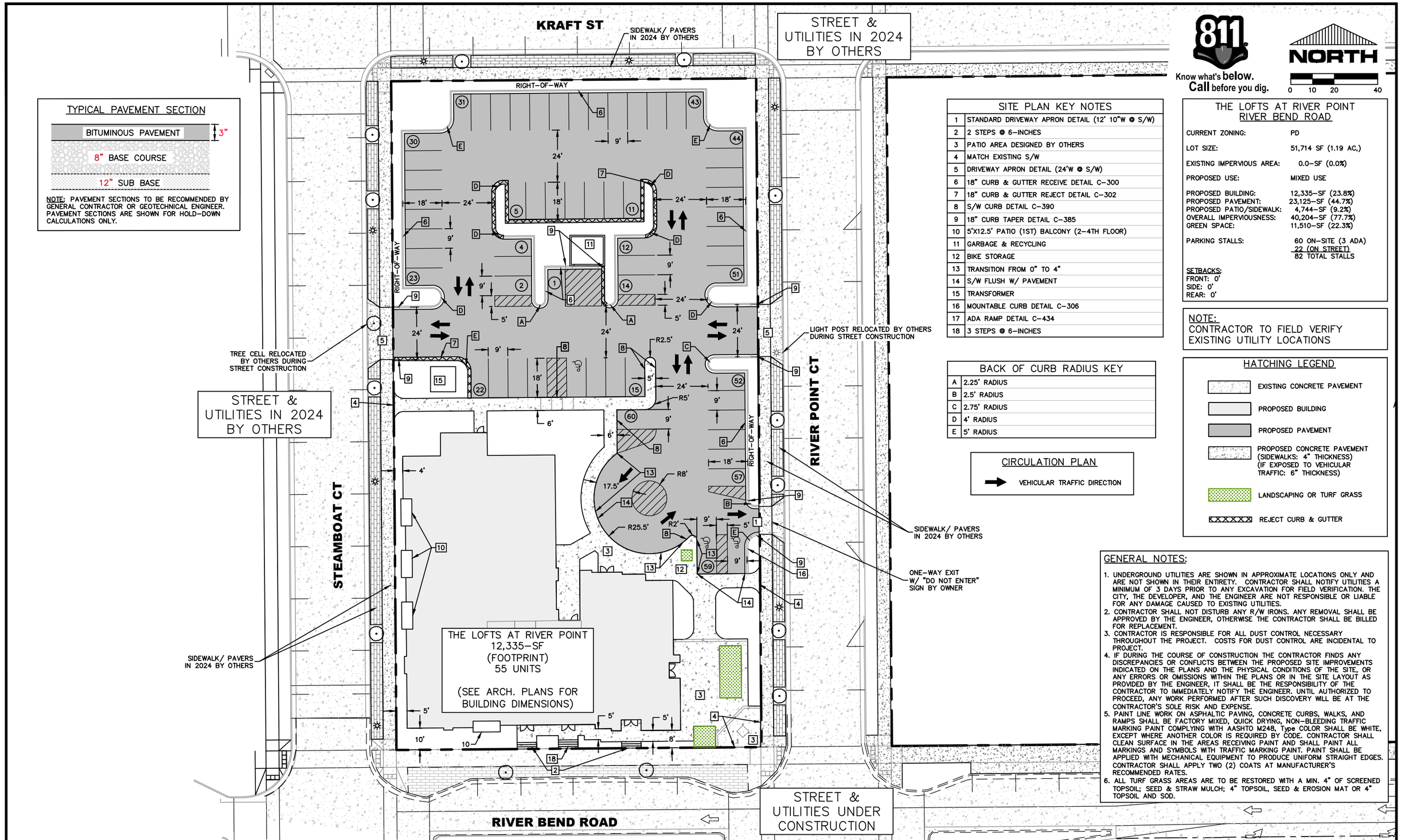
EXISTING CONDITIONS & DEMOLITION PLAN

THE LOFTS AT RIVER POINT
LOT 8 - RIVER POINT DISTRICT
RYKEY PROPERTIES
RIVER BEND ROAD
LA CROSSE, WI

DWG NAME 24052 PG2 EXISTING
DATE 06/2024



TYPICAL PAVEMENT SECTION

BITUMINOUS PAVEMENT	3"
8" BASE COURSE	
12" SUB BASE	

NOTE: PAVEMENT SECTIONS TO BE RECOMMENDED BY GENERAL CONTRACTOR OR GEOTECHNICAL ENGINEER. PAVEMENT SECTIONS ARE SHOWN FOR HOLD-DOWN CALCULATIONS ONLY.

SITE PLAN KEY NOTES

1	STANDARD DRIVEWAY APRON DETAIL (12' 10"W @ S/W)
2	2 STEPS @ 6-INCHES
3	PATIO AREA DESIGNED BY OTHERS
4	MATCH EXISTING S/W
5	DRIVEWAY APRON DETAIL (24'W @ S/W)
6	18" CURB & GUTTER RECEIVE DETAIL C-300
7	18" CURB & GUTTER REJECT DETAIL C-302
8	S/W CURB DETAIL C-390
9	18" CURB TAPER DETAIL C-385
10	5'X12.5' PATIO (1ST) BALCONY (2-4TH FLOOR)
11	GARBAGE & RECYCLING
12	BIKE STORAGE
13	TRANSITION FROM 0" TO 4"
14	S/W FLUSH W/ PAVEMENT
15	TRANSFORMER
16	MOUNTABLE CURB DETAIL C-306
17	ADA RAMP DETAIL C-434
18	3 STEPS @ 6-INCHES

BACK OF CURB RADIUS KEY

A	2.25' RADIUS
B	2.5' RADIUS
C	2.75' RADIUS
D	4' RADIUS
E	5' RADIUS

CIRCULATION PLAN

VEHICULAR TRAFFIC DIRECTION

THE LOFTS AT RIVER POINT
RIVER BEND ROAD

CURRENT ZONING:	PD
LOT SIZE:	51,714 SF (1.19 AC,)
EXISTING IMPERVIOUS AREA:	0.0-SF (0.0%)
PROPOSED USE:	MIXED USE
PROPOSED BUILDING:	12,335-SF (23.8%)
PROPOSED PAVEMENT:	23,125-SF (44.7%)
PROPOSED PATIO/SIDEWALK:	4,744-SF (9.2%)
OVERALL IMPERVIOUSNESS:	40,204-SF (77.7%)
GREEN SPACE:	11,510-SF (22.3%)
PARKING STALLS:	60 ON-SITE (3 ADA) 22 (ON STREET) 82 TOTAL STALLS

SETBACKS:
FRONT: 0'
SIDE: 0'
REAR: 0'

NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS

HATCHING LEGEND

- EXISTING CONCRETE PAVEMENT
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED CONCRETE PAVEMENT (SIDEWALKS: 4" THICKNESS) (IF EXPOSED TO VEHICULAR TRAFFIC: 6" THICKNESS)
- LANDSCAPING OR TURF GRASS
- REJECT CURB & GUTTER

GENERAL NOTES:

1. UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY AND ARE NOT SHOWN IN THEIR ENTIRETY. CONTRACTOR SHALL NOTIFY UTILITIES A MINIMUM OF 3 DAYS PRIOR TO ANY EXCAVATION FOR FIELD VERIFICATION. THE CITY, THE DEVELOPER, AND THE ENGINEER ARE NOT RESPONSIBLE OR LIABLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES.
2. CONTRACTOR SHALL NOT DISTURB ANY R/W IRONS. ANY REMOVAL SHALL BE APPROVED BY THE ENGINEER, OTHERWISE THE CONTRACTOR SHALL BE BILLED FOR REPLACEMENT.
3. CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL NECESSARY THROUGHOUT THE PROJECT. COSTS FOR DUST CONTROL ARE INCIDENTAL TO PROJECT.
4. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED AFTER SUCH DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
5. PAINT LINE WORK ON ASPHALTIC PAVING, CONCRETE CURBS, WALKS, AND RAMPS SHALL BE FACTORY MIXED, QUICK DRYING, NON-BLEEDING TRAFFIC MARKING PAINT COMPLYING WITH AASHTO M248, Type COLOR SHALL BE WHITE, EXCEPT WHERE ANOTHER COLOR IS REQUIRED BY CODE. CONTRACTOR SHALL CLEAN SURFACE IN THE AREAS RECEIVING PAINT AND SHALL PAINT ALL MARKINGS AND SYMBOLS WITH TRAFFIC MARKING PAINT. PAINT SHALL BE APPLIED WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. CONTRACTOR SHALL APPLY TWO (2) COATS AT MANUFACTURER'S RECOMMENDED RATES.
6. ALL TURF GRASS AREAS ARE TO BE RESTORED WITH A MIN. 4" OF SCREENED TOPSOIL; SEED & STRAW MULCH; 4" TOPSOIL, SEED & EROSION MAT OR 4" TOPSOIL AND SOD.

Know what's below. Call before you dig. 811

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SITE PLAN

THE LOFTS AT RIVER POINT
LOT 8 - RIVER POINT DISTRICT
RYKEY PROPERTIES
RIVER BEND ROAD
LA CROSSE, WI

DWG NAME 24052 PG3 SITE
DATE 06/2024

KRAFT ST

SIDEWALK IN 2024 BY OTHERS

STREET & UTILITIES IN 2024 BY OTHERS

RIVER POINT CT

RIVER POINT CT

RIGHT-OF-WAY

THE LOFTS FF=648.30

RIVER BEND ROAD

SIDEWALK IN 2024 BY OTHERS

SIDEWALK IN 2024 BY OTHERS

STREET & UTILITIES UNDER CONSTRUCTION

NORTH

0 10 20 40

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NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS

GRADING PLAN LEGEND

1106	EXISTING CONTOURS–MNR
1105	EXISTING CONTOUR–MJR
851	FINAL CONTOUR–MJR
849	FINAL CONTOUR–MNR
	DRAINAGE PATTERN LINES
	GRADE BREAK LINES
1%	PROPOSED DRAINAGE DIRECTION
XXX.XX	PROPOSED SPOT ELEVATION
XXX.X±	EXISTING SPOT ELEVATION
FF	FIRST FLOOR ELEVATION
GF	GARAGE FLOOR ELEVATION
TW	TOP OF WALL ELEVATION
BW	GROUND AT TOE OF WALL

GRADING NOTES:

1. ALL CONTOURS ARE COMPUTER GENERATED AND REPRESENT APPROXIMATE LOCATIONS. PROPOSED CONTOURS REPRESENT FINISHED GROUND GRADES AFTER RESTORATION. CONTOURS IN STREET REPRESENT THE TOP OF PAVEMENT.
2. RECTANGLES REPRESENT BUILDING PAD LOCATIONS, NOT STRUCTURE DIMENSIONS OR POSITION. STRUCTURE PLACEMENT SHALL COMPLY WITH ALL APPLICABLE SETBACKS PER CITY CODE AND FINAL PLAT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING POSITIVE DRAINAGE AWAY FROM STRUCTURES. BUILDER SHALL VERIFY ACTUAL FINISH FLOOR ELEVATION(S) PRIOR TO CONSTRUCTION AND SHALL INSURE ALL SITE DRAINAGE IS DIRECTED AWAY FROM STRUCTURES AND TOWARD DRAINAGE WAYS.
4. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT AND/OR FINISHED GRADE UNLESS OTHERWISE NOTED.
5. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED AFTER SUCH DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
6. ALL DISTURBED GROUND LEFT INACTIVE FOR FOURTEEN OR MORE DAYS MUST BE STABILIZED BY SEEDING, MULCH OR SODDING.
7. ALL TURF GRASS AREAS ARE TO BE RESTORED WITH A MIN. 4" OF SCREENED TOPSOIL, SEED & STRAW MULCH, 4" TOPSOIL, SEED & EROSION MAT OR 4" TOPSOIL AND SOD.
8. USE CARE TO SECURE A UNIFORM GRADE. GRADES SHALL BE CAREFULLY CHECKED AND IRREGULARITIES REPORTED TO ENGINEER. DEVIATION FROM ESTABLISHED LINES AND GRADES SHALL BE CAUSE FOR REJECTION OF WORK.

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED
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GRADING PLAN OVERALL

THE LOFTS AT RIVER POINT
LOT 8 – RIVER POINT DISTRICT
RYKEY PROPERTIES
RIVER BEND ROAD
LA CROSSE, WI

DWG NAME 24052 PG4 GRADE

DATE 06/2024

KRAFT ST

RIVER POINT CT

RIVER POINT CT

NORTH

0 5 10 20

GRADING PLAN LEGEND

- 1106 EXISTING CONTOURS–MNR
- 1105 EXISTING CONTOUR–MJR
- 851 FINAL CONTOUR–MJR
- 849 FINAL CONTOUR–MNR
- DRAINAGE PATTERN LINES
- GRADE BREAK LINES
- 1% PROPOSED DRAINAGE DIRECTION
- XXX.XX PROPOSED SPOT ELEVATION
- XXX.X± EXISTING SPOT ELEVATION
- FF FIRST FLOOR ELEVATION
- TC TOP CURB ELEVATION

STREET & UTILITIES IN 2024 BY OTHERS

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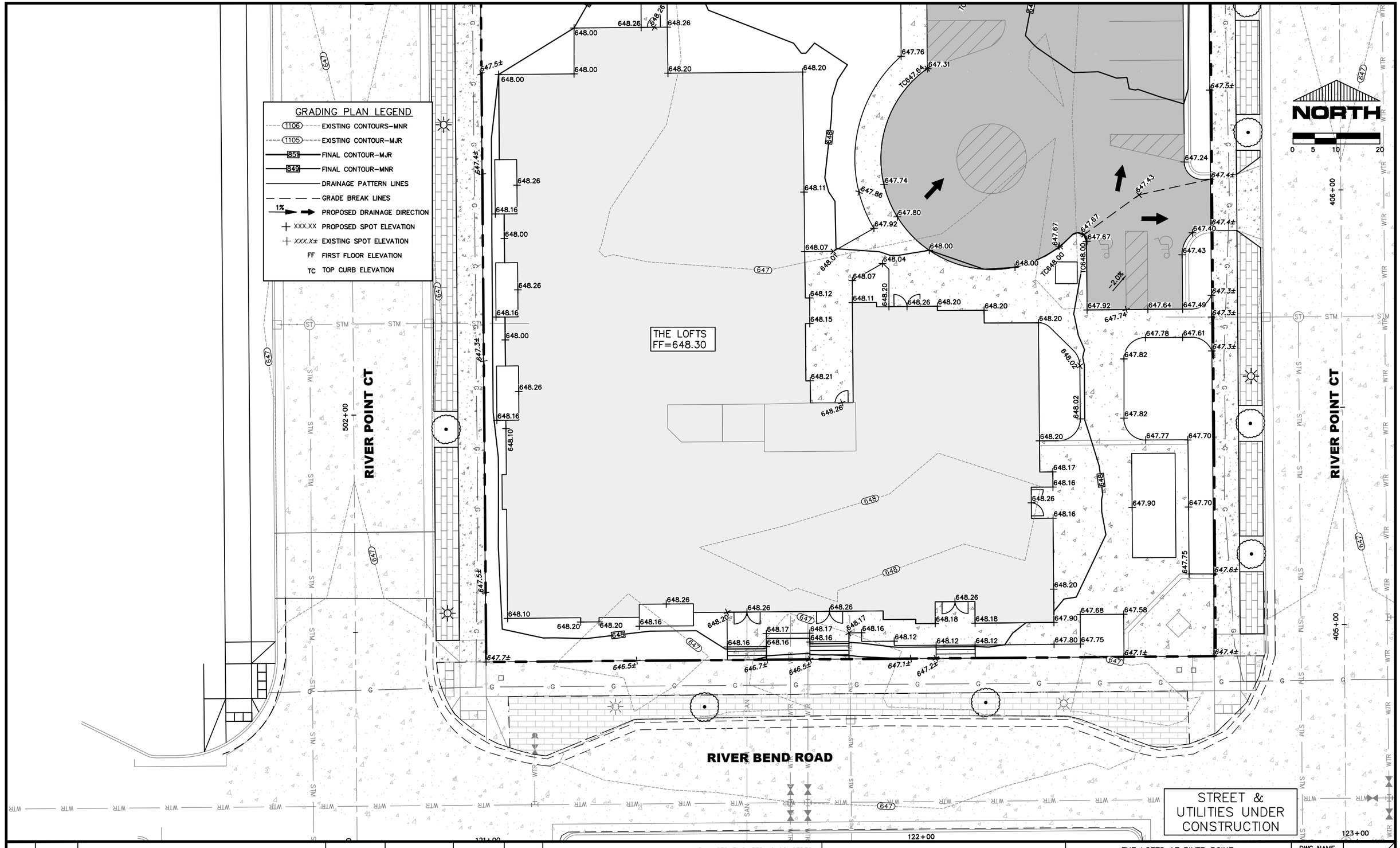
GRADING PLAN – NORTH

THE LOFTS AT RIVER POINT
LOT 8 – RIVER POINT DISTRICT
RYKEY PROPERTIES
RIVER BEND ROAD
LA CROSSE, WI

DWG NAME 24052 PG4 GRADE

DATE 06/2024



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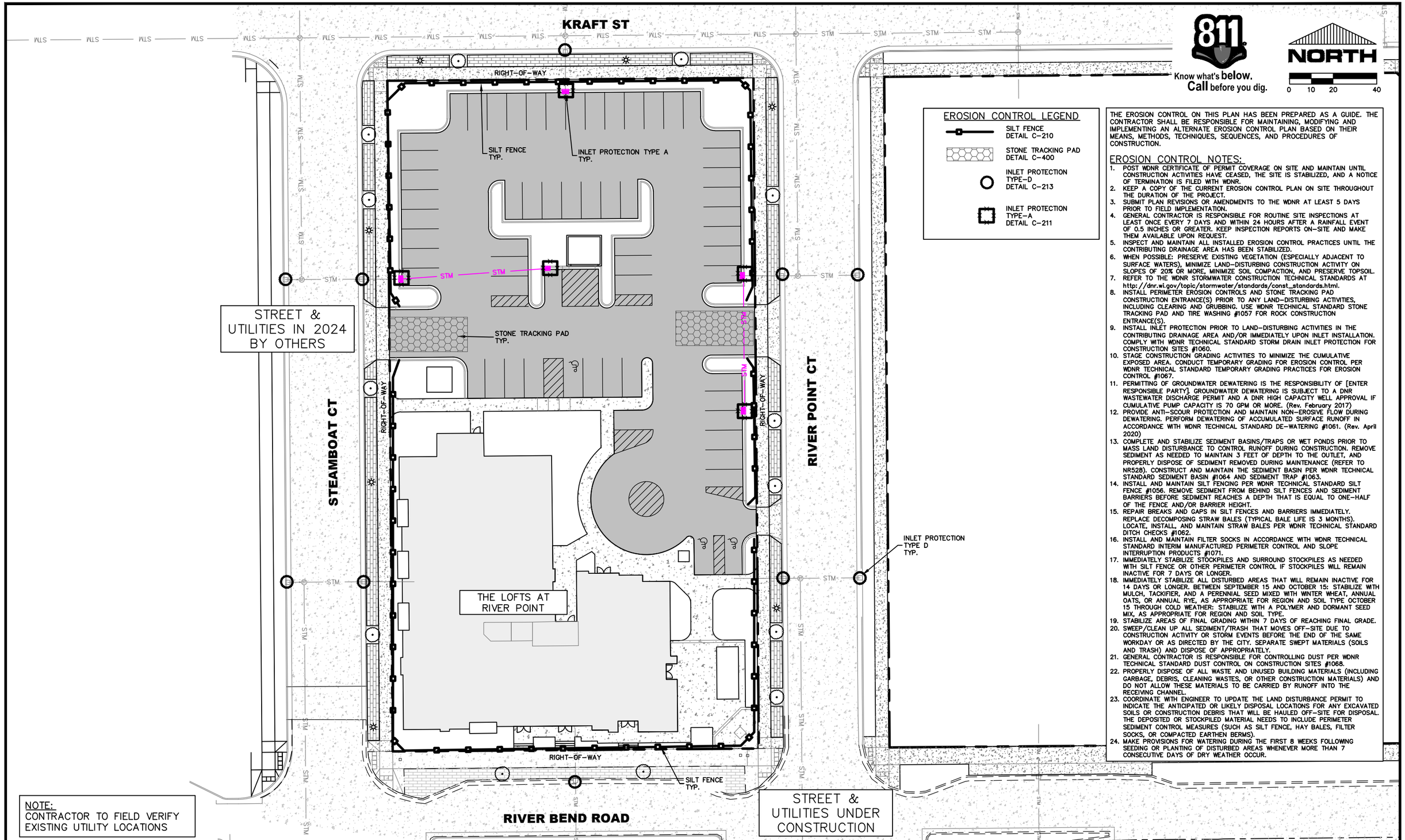
GRADING PLAN – SOUTH

THE LOFTS AT RIVER POINT
LOT 8 – RIVER POINT DISTRICT
RYKEY PROPERTIES
RIVER BEND ROAD
LA CROSSE, WI

DWG NAME 24052 PG4 GRADE

DATE 06/2024



NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS

811 Know what's **below.** **Call** before you dig.

NORTH
0 10 20 40

EROSION CONTROL LEGEND

- SILT FENCE — DETAIL C-210
- STONE TRACKING PAD — DETAIL C-400
- INLET PROTECTION TYPE-D — DETAIL C-213
- INLET PROTECTION TYPE-A — DETAIL C-211

THE EROSION CONTROL ON THIS PLAN HAS BEEN PREPARED AS A GUIDE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, MODIFYING AND IMPLEMENTING AN ALTERNATE EROSION CONTROL PLAN BASED ON THEIR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.

EROSION CONTROL NOTES:

1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
8. INSTALL PERIMETER EROSION CONTROLS AND STONE TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
11. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF [ENTER RESPONSIBLE PARTY]. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE. (Rev. February 2017)
12. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061. (Rev. April 2020)
13. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP #1063.
14. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
15. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
16. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS #1071.
17. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
18. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
19. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
20. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE CITY. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
21. GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #1068.
22. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
23. COORDINATE WITH ENGINEER TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
24. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.

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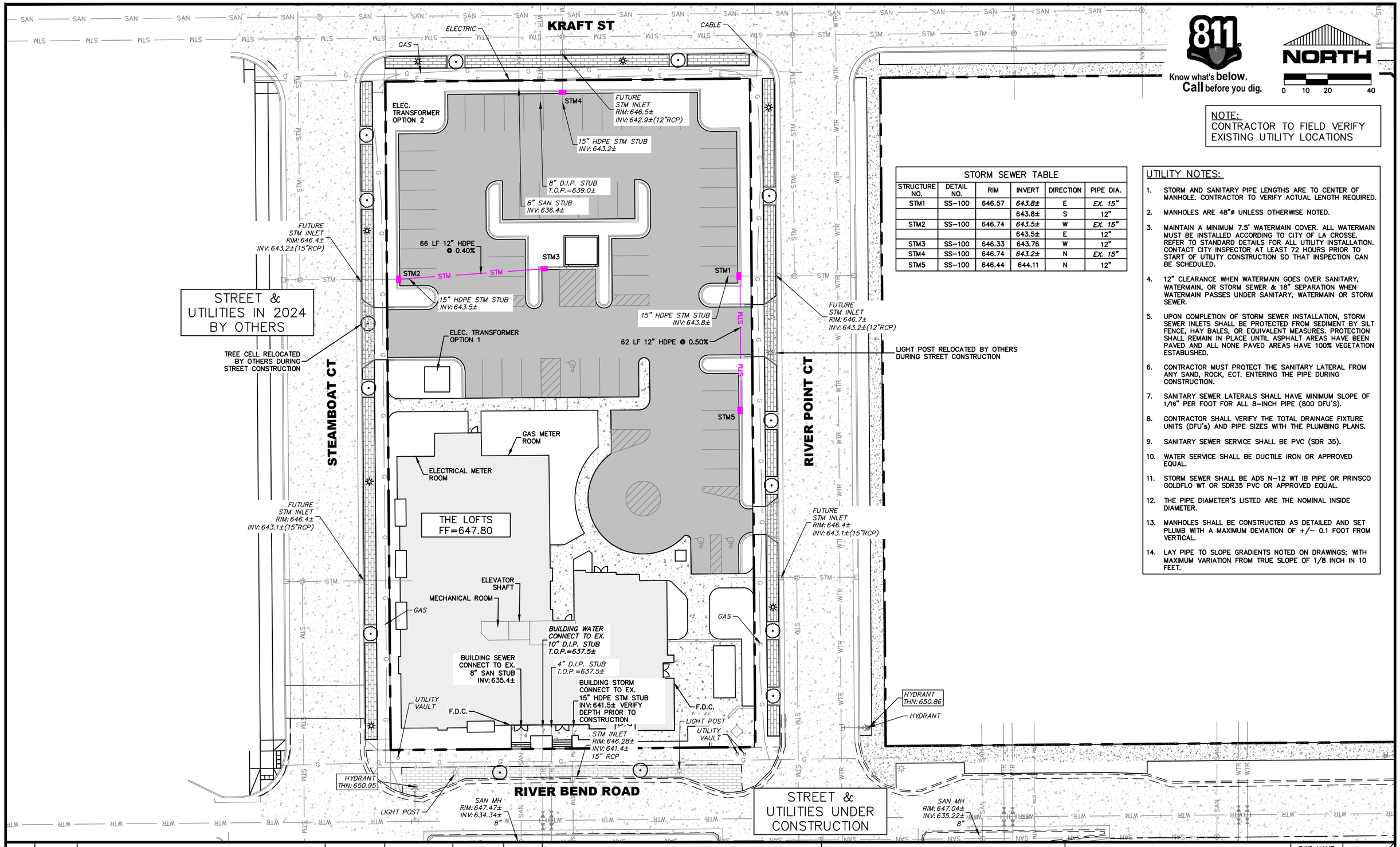
EROSION CONTROL PLAN

THE LOFTS AT RIVER POINT
LOT 8 – RIVER POINT DISTRICT
RYKEY PROPERTIES
RIVER BEND ROAD
LA CROSSE, WI

DWG NAME 23070 PG7 EROSION
DATE 06/2024



811 Know what's **below.** **Call** before you dig.

NORTH
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NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS

STORM SEWER TABLE					
STRUCTURE NO.	DETAIL NO.	RIM	INVERT	DIRECTION	PIPE DIA.
STM1	SS-100	646.57	*643.8±*	E	*EX. 15"*
			643.8±	S	12"
STM2	SS-100	646.74	*643.5±*	W	*EX. 15"*
			643.5±	E	12"
STM3	SS-100	646.33	643.76	W	12"
STM4	SS-100	646.74	*643.2±*	N	*EX. 15"*
STM5	SS-100	646.44	644.11	N	12"

UTILITY NOTES:

1. STORM AND SANITARY PIPE LENGTHS ARE TO CENTER OF MANHOLE. CONTRACTOR TO VERIFY ACTUAL LENGTH REQUIRED.
2. MANHOLES ARE 48"ø UNLESS OTHERWISE NOTED.
3. MAINTAIN A MINIMUM 7.5' WATERMAIN COVER. ALL WATERMAIN MUST BE INSTALLED ACCORDING TO CITY OF LA CROSSE. REFER TO STANDARD DETAILS FOR ALL UTILITY INSTALLATION. CONTACT CITY INSPECTOR AT LEAST 72 HOURS PRIOR TO START OF UTILITY CONSTRUCTION SO THAT INSPECTION CAN BE SCHEDULED.
4. 12" CLEARANCE WHEN WATERMAIN GOES OVER SANITARY, WATERMAIN, OR STORM SEWER & 18" SEPARATION WHEN WATERMAIN PASSES UNDER SANITARY, WATERMAIN OR STORM SEWER.
5. UPON COMPLETION OF STORM SEWER INSTALLATION, STORM SEWER INLETS SHALL BE PROTECTED FROM SEDIMENT BY SILT FENCE, HAY BALES, OR EQUIVALENT MEASURES. PROTECTION SHALL REMAIN IN PLACE UNTIL ASPHALT AREAS HAVE BEEN PAVED AND ALL NONE PAVED AREAS HAVE 100% VEGETATION ESTABLISHED.
6. CONTRACTOR MUST PROTECT THE SANITARY LATERAL FROM ANY SAND, ROCK, ECT. ENTERING THE PIPE DURING CONSTRUCTION.
7. SANITARY SEWER LATERALS SHALL HAVE MINIMUM SLOPE OF 1/16" PER FOOT FOR ALL 8-INCH PIPE (800 DFU'S).
8. CONTRACTOR SHALL VERIFY THE TOTAL DRAINAGE FIXTURE UNITS (DFU's) AND PIPE SIZES WITH THE PLUMBING PLANS.
9. SANITARY SEWER SERVICE SHALL BE PVC (SDR 35).
10. WATER SERVICE SHALL BE DUCTILE IRON OR APPROVED EQUAL.
11. STORM SEWER SHALL BE ADS N-12 WT IB PIPE OR PRINSCO GOLDFLO WT OR SDR35 PVC OR APPROVED EQUAL.
12. THE PIPE DIAMETER'S LISTED ARE THE NOMINAL INSIDE DIAMETER.
13. MANHOLES SHALL BE CONSTRUCTED AS DETAILED AND SET PLUMB WITH A MAXIMUM DEVIATION OF +/- 0.1 FOOT FROM VERTICAL.
14. LAY PIPE TO SLOPE GRADIENTS NOTED ON DRAWINGS; WITH MAXIMUM VARIATION FROM TRUE SLOPE OF 1/8 INCH IN 10 FEET.

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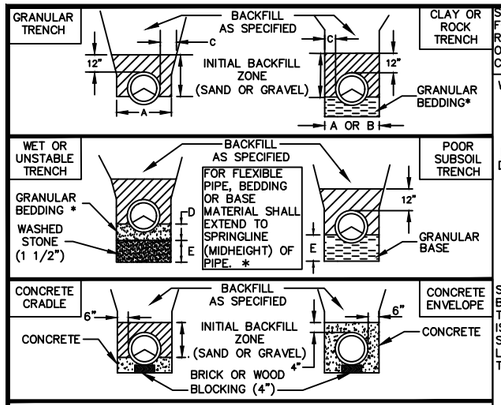
UTILITY PLAN

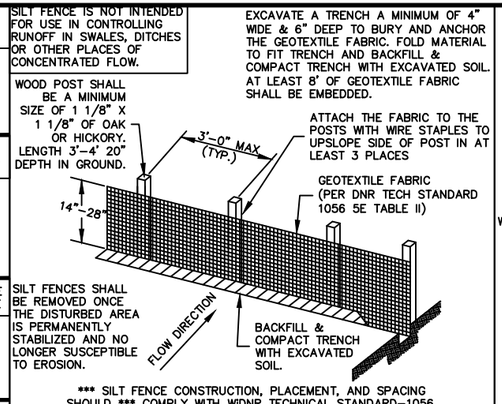
THE LOFTS AT RIVER POINT
LOT 8 – RIVER POINT DISTRICT
RYKEY PROPERTIES
RIVER BEND ROAD
LA CROSSE, WI

DWG NAME 24052 PG8 UTILITY
DATE 06/2024



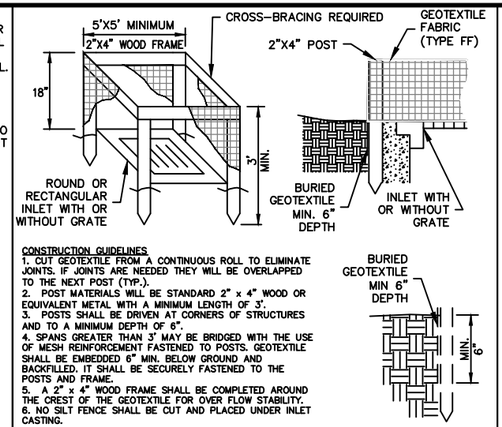
STANDARD TRENCH SECTION

C 100 NOT TO SCALE



SILT FENCE DETAIL

C 210 NOT TO SCALE



INLET PROTECTION - TYPE A

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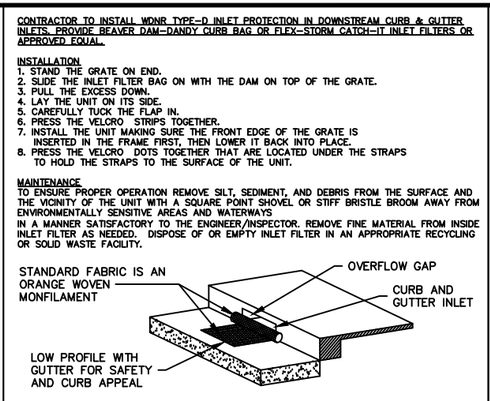
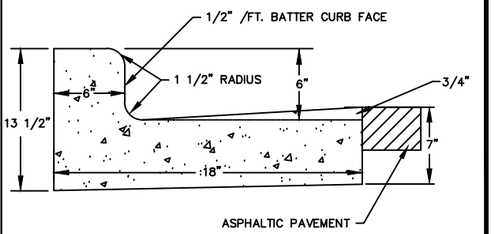


INLET PROTECTION - TYPE D (DANDY CURB BAG)

C 213 NOT TO SCALE

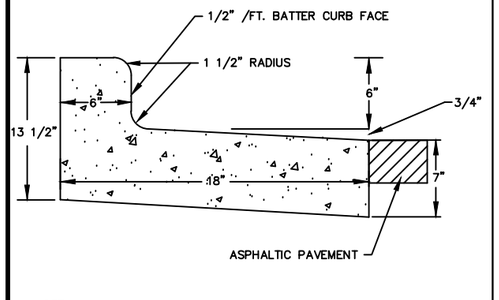


NOTE:

THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SUBGRADE OR BASE COURSE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.

18" CURB AND GUTTER DETAIL (TYPE "D")

C 300 NOT TO SCALE

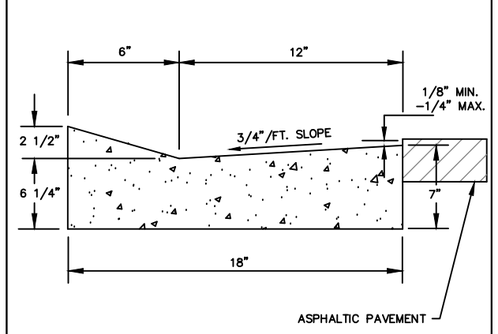


NOTE:

THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SUBGRADE OR BASE COURSE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.

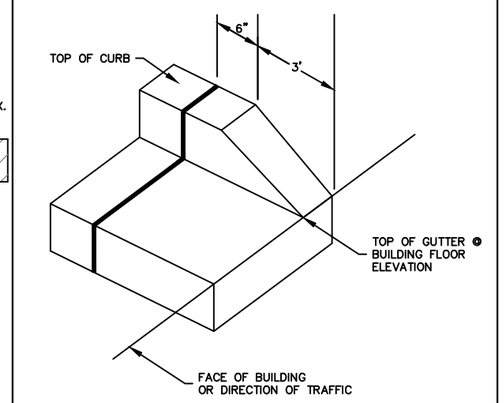
18" CURB AND GUTTER DETAIL TIPPED OUT (TYPE "D")

C 302 NOT TO SCALE



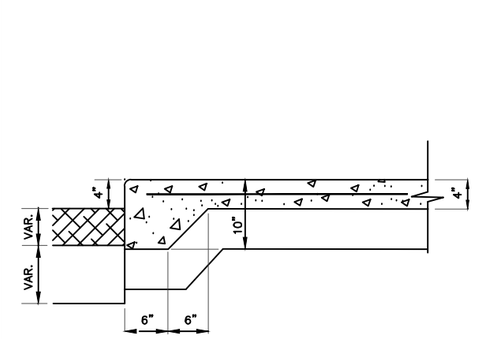
18" CURB AND GUTTER DETAIL (TYPE "V")

C 306 NOT TO SCALE



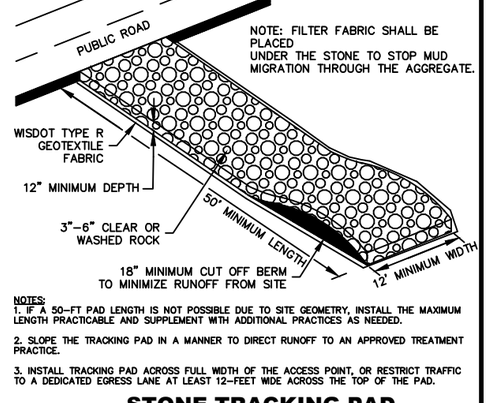
CURB TAPER

C 385 NOT TO SCALE



INTEGRAL CURB AND SIDEWALK DETAIL

C 390 NOT TO SCALE



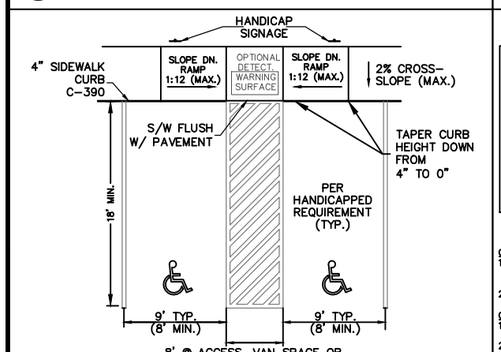
NOTES:
1. IF A 50-FT PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

2. SLOPE THE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.

3. INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT TRAFFIC TO A DEDICATED EGRESS LANE AT LEAST 12-FEET WIDE ACROSS THE TOP OF THE PAD.

STONE TRACKING PAD AND TIRE WASHING DETAIL

C 400 NOT TO SCALE

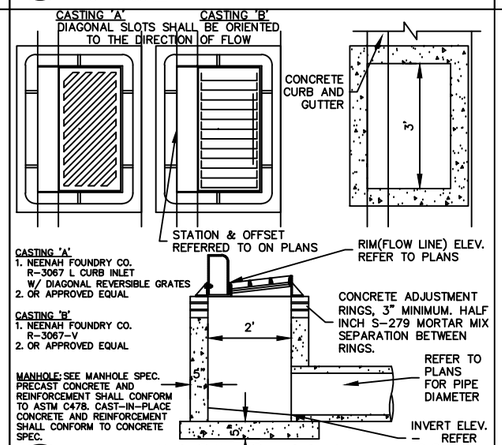


NOTES:
2'x4' DETECTABLE WARNING FIELD SHALL BE A TRUNCATED DOME SYSTEM MANUFACTURED OF CAST IRON IN A NATURAL PATINA FINISH, MANUFACTURED BY NEENAH FOUNDRY, OR APPROVED EQUAL. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS. USAGE IS OPTIONAL UNLESS THE DIRECTION OF TRAVEL IS IMMEDIATELY INTO TRAFFIC.

THE SURFACE TEXTURE OF THE RAMP (EXCLUDING ANY TRUNCATED DOME PANEL) SHALL BE A COARSE BROOMED FINISH, TRANSVERSE TO THE SLOPE OF THE RAMP.

DUAL HANDICAP RAMP DETAIL

C 434 NOT TO SCALE



TYPICAL CURB INLET

SS 100 NOT TO SCALE

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED
–	–	–	–	–	–

PROJ. NO. 24052

ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec.engineering
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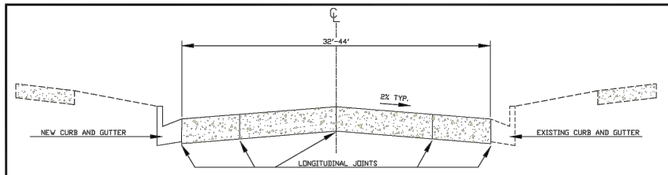
DETAILS

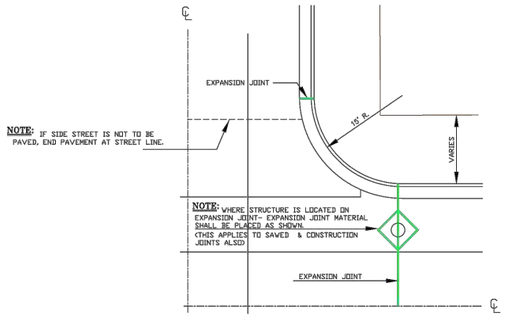
THE LOFTS AT RIVER POINT
LOT 8 – RIVER POINT DISTRICT
RYKEY PROPERTIES
RIVER BEND ROAD
LA CROSSE, WI

DWG NAME 24052 PG9 DETAILS
DATE 06/2024

DRAWINGS NOT TO SCALE



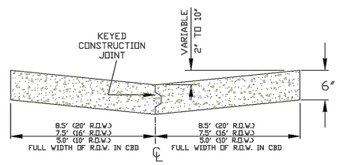
TYPICAL CROSS SECTION FOR 36' ROADWAY



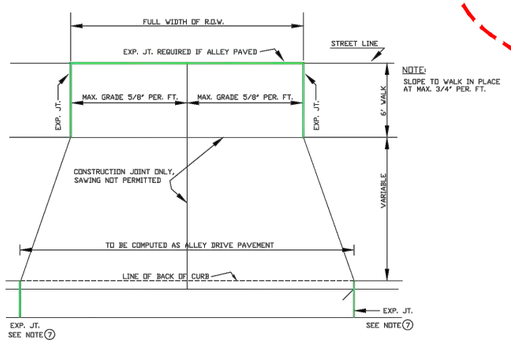
1/4 TYPICAL INTERSECTION

NOTES-JOINTS

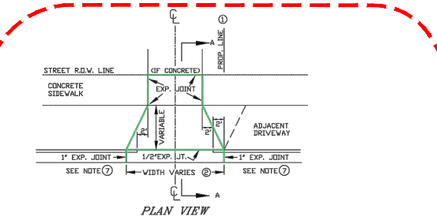
1. EXPANSION JOINTS SHALL BE PLACED AT THE END OF RADII AT STREET INTERSECTIONS AND MID-BLOCK BETWEEN INTERSECTIONS. IN NO CASE SHALL THE DISTANCE BETWEEN EXPANSION JOINTS EXCEED 160 FEET.
2. THE DISTANCE BETWEEN TRAVERSE JOINTS SHALL NOT BE LESS THAN 10 FEET AND SHALL BE TYPICALLY 20 FEET APART.
3. LONGITUDINAL CONSTRUCTION JOINTS BETWEEN CURB AND GUTTER SECTION AND CONC. PAVING SECTION SHALL BE SEALED AS SHOWN ON JOINT DETAILS.



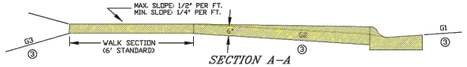
TYPICAL SECTION OF ALLEY PAVEMENT



STANDARD ALLEY DRIVEWAY 7" THICK



PLAN VIEW

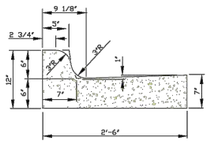


SECTION A-A

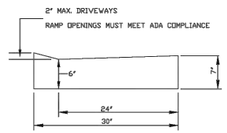
① DRIVE SECTION SHALL NOT OVERLAP PROPERTY LINE EXTENDED, EXCEPT WHERE PERMITTED BY THE ENGINEER, OR WHEN A JOINT DRIVEWAY AGREEMENT IS EXECUTED BY OWNERS OF ADJACENT PROPERTIES.
② MAX. DRIVEWAY WIDTH AT THE CURB AND SIDEWALK IS SET FORTH IN CITY ORDINANCE 5.03.
③ THE BREAKOVER ANGLE (CAUSE OF CARS BOTTOMING) BECOMES CRITICAL WHEN THE ALGEBRAIC DIFFERENCE OF GRADES (G1, G2, & G3) EXCEEDS 11%.
④ A REINFORCED DRIVE SECTION IS **REQUIRED FOR CURB & GUTTER IN AREAS ZONED INDUSTRIAL OR COMMERCIAL.**
⑤ BACK OF CURB TO FRONT OF CONC. SIDEWALK MUST BE CONCRETE, BRICK OR ASPHALTIC BITUMINOUS.
⑥ **MECHANICAL COMPACTION** OF SUBSOIL IN LAYERS LESS THAN 12" TO ACHIEVE MINIMUM COMPACTION OF 95% OF MAXIMUM DENSITY FROM MODIFIED PROCTOR **IS REQUIRED.** (INCLUDING STREET SIDE AFTER FORMS ARE REMOVED)
⑦ EXPANSION JOINT IS REQUIRED AT BOTH ENDS OF DRIVEWAY WHEN ONLY DRIVEWAY IS INSTALLED OR REPLACED. WHEN ENTIRE BLOCK OF CURB & GUTTER IS INSTALLED THE EXPANSION JOINT AT DRIVEWAY ENDS MAY BE OMITTED.

NOTE: TURNING OF 2' DIAMETER DRIVEWAY RETURNS IN LIEU OF DIMINISHING HEAD AS SHOWN IS PERMITTED IF DESIRED BY PROPERTY OWNER. INSTALLATION OF A DRIVEWAY BY REMOVING EXISTING CURB HEAD ONLY IS NOT ALLOWED. ENTIRE EXISTING C&G MUST BE REMOVED FOR NEW DRIVEWAYS. REMOVAL OF A MINIMUM 12" WIDTH OF BITUMINOUS TO INSTALL FRONT FORMS IS REQUIRED.

STANDARD DRIVEWAY DETAIL

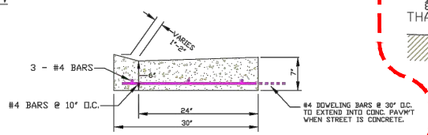


STANDARD CURB & GUTTER SECTION

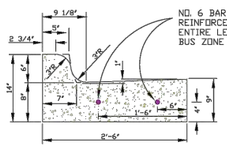


MOUNTABLE CURB SECTION

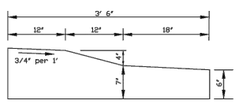
NOTE: WITH REFERENCE TO SAWING OF CONTRACTION JOINTS ON SLIP FORM CURB & GUTTER, & CURB, PAGE 9.3, STANDARD SPEC'S THE SAW CUT SHALL BE A MINIMUM 1/8" WIDE X 1" DEEP.



REINFORCED DRIVEWAY

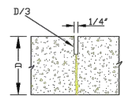


REINFORCED CURB & GUTTER BUS STOP LOCATIONS

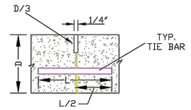


TRAFFIC CIRCLE CURB SECTION

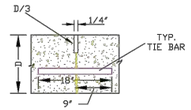
CONTRACTION



SAWED

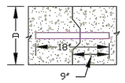


TIED LONGITUDINAL



DOWELED TRANSVERSE

CONSTRUCTION



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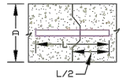

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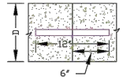
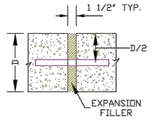


TIED LONGITUDINAL

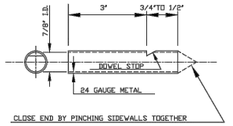
UNTIED

EXPANSION



DOWELED TRANSVERSE

ALL JOINTS TO BE SEALED TO KEEP OUT FOREIGN DEBRIS



DOWEL SOCKET DETAIL

CONCRETE CROSSWALK DETAIL

PROJECT No.
LOCATION
RESOLUTION
DATE

CONCRETE-PAVEMENT DETAILS

ENGINEERING DEPT.
City of LaCrosse, Wis.

			BY	DATE
FIELD BOOK	SURVEYED			
	DRAWN	PRELIMINARY		
NUMBER		FINAL		
	CHECKED			
	APPROVED			
PAGE	REVISIONS			01/21

SCALE: NONE
SHEET NO. TOTAL SHEETS

D-1-1 CONCRETE-C&G 2021

D-1-1 Concrete-C&G.dwg

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED
–	–	–	–	–	–

PROJ. NO. 24052

ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec.engineering

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DETAILS

THE LOFTS AT RIVER POINT
LOT 8 – RIVER POINT DISTRICT
RYKEY PROPERTIES
RIVER BEND ROAD
LA CROSSE, WI

DWG NAME 24052 PG9 DETAILS

DATE 06/2024

10 / 10

GENERAL NOTES

A. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS.

B. CONTRACTOR SHALL VISIT SITE PRIOR TO BID TO CONFIRM THE EXISTING SITE CONDITIONS AND SCOPE OF WORK.

C. CONTRACTOR SHALL OBTAIN & PAY ASSOCIATED FEES FOR PERMITS REQUIRED FOR CONSTRUCTION.

D. REPORT ANY DISCREPANCIES FOUND BETWEEN INFORMATION SHOWN ON PLANS AND ACTUAL FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE, PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION.

E. PAVEMENT NOT NOTED TO BE REMOVED, BUT DAMAGED DURING CONSTRUCTION, SHALL BE REPAIRED OR REPLACED, FLUSH WITH EXISTING GRADE AT CONTRACTOR'S EXPENSE.

F. CONSTRUCTION STAGING AND STORAGE AREAS TO BE COORDINATED WITH LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO MOBILIZATION.

G. ITEMS NOT NOTED TO BE REMOVED AND/OR DEMOLISHED ARE TO REMAIN AND TO BE PROTECTED AS NECESSARY. IN PARTICULAR, CONTRACTOR SHALL TAKE EXTRA MEASURES NOT TO INJURE EXISTING TREES.

H. ITEMS NOTED TO BE RELOCATED SHALL BE CAREFULLY REMOVED WITHOUT BEING DAMAGED; SALVAGE AND STOCKPILE ON-SITE OR PER OWNER'S DIRECTION.

I. CONTRACTOR SHALL STAKE OUT ALL PROPOSED SITE FEATURES AND AMENITIES FOR REVIEW AND ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION.

J. SITE SHALL BE CLEARED ONLY AS REQUIRED TO ACCOMMODATE CONSTRUCTION OF KEY PLAN FEATURES. AT COMPLETION OF STAKEOUT, LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE SHALL REVIEW AND DETERMINE IF ANY ADDITIONAL CLEARING SHALL BE REQUIRED.

GENERAL PLANTING NOTES

A. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN PRIOR TO BIDDING.

B. UNLESS OTHERWISE NOTED, ALL AREAS NOT DESIGNATED AS PAVEMENT OR BUILDING WILL BE SEEDED, SODDED, OR LANDSCAPED WITH PLANT MATERIALS.

C. ALL DISTURBED AREAS NOT COVERED BY BUILDING OR PAVEMENT SHALL BE BROUGHT TO FINISH GRADE AND SEEDED OR PLANTED WITH APPROPRIATE GROUND COVER AS DETERMINED BY LANDSCAPE ARCHITECT. DISTURBED AREAS SHALL RECEIVE MIN. 4" TOPSOIL, BE FINE GRADED, FERTILIZED, SEEDED AND MULCHED. TOPSOIL TO BE FLUSH WITH PAVEMENT AND SHALL BE "FEATHERED" INTO ADJACENT LAWN AREAS TO CREATE A SMOOTH TRANSITION BETWEEN NEWLY SEEDED AREAS AND EXISTING LAWN.

D. CONTRACTOR SHALL ENSURE FINAL TREE PLACEMENT IS APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING AND REMAINS IN ACCORDANCE WITH ALL APPLICABLE CITY OF LA CROSSE CODE.

E. CONTRACTOR SHALL PROVIDE OWNER'S REPRESENTATIVE WITH SOIL TEST ANALYSIS REPORTS FOR EACH SAMPLE OF EXISTING SOIL, TOPSOIL, COMPOST, AND PLANTING SOIL MIX PRIOR TO PLANTING PREPARATION.

F. ALL PLANTING BEDS SHALL BE AMENDED WITH A PLANTING SOIL MIX CONSISTING OF EXISTING SOIL, TOPSOIL, AND COMPOST IN THE RATIOS AND COMPOSITION OUTLINED IN THE PROJECT SPECIFICATIONS.

G. PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE PLANTING SOIL MIX, REFER TO SPECIFICATIONS FOR PLANTING SOIL MIX COMPOSITION.

H. MOUND ALL PLANTING BEDS NOT ADJACENT TO BUILDINGS. PROVIDE POSITIVE DRAINAGE AROUND ALL PLANTING BEDS.

I. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

J. ANY SUBSTITUTIONS OR ALTERNATIVE PLANT RECOMMENDATIONS MUST BE REVIEWED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE

K. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUSTMENTS MAY BE NECESSARY TO AVOID CONFLICTS. INFORM LANDSCAPE ARCHITECT OF POTENTIAL CONFLICTS AND COORDINATE WITH LANDSCAPE ARCHITECT TO ADJUST PLANT LOCATIONS AS NECESSARY.

L. TURF SEED MATERIALS, INSTALLATION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS.

M. APPLY MULCH IN PLANTING BEDS AND AROUND TREES. MULCH SHOULD NOT COME IN DIRECT CONTACT WITH BASE OF PLANTS. PROVIDE AND INSTALL PRE-EMERGENT HERBICIDE IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS.

N. ALL PLANTING BEDS MUST BE SEPARATED FROM TURF AREAS WITH A SHOVEL-CUT LANDSCAPE EDGE UNLESS OTHERWISE INDICATED ON PLANS.

O. CONTRACTOR SHALL USE AN APPROVED TREE GUYING SYSTEM OF FLAT WOVEN POLYPROPYLENE MATERIAL. HOSE AND WIRE WILL NOT BE ACCEPTED. REFER TO SPECIFICATIONS FOR MATERIALS IN ACCORDANCE.

P. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES, AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS DURING WARRANTY PERIOD IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS.

Q. MAINTAIN ACCESS ROUTES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATES DUE TO PLANTING OPERATIONS EACH DAY.

R. ALL INSPECTION, MAINTENANCE, WARRANTY, AND REPLACEMENT OF PLANT MATERIAL SHALL CONFORM THE PROJECT SPECIFICATIONS AND ADHERE TO REQUIREMENTS OF THE CITY OF LA CROSSE CODE.

GENERAL LANDSCAPE LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
SHOVEL-CUT PLANTING BED EDGE		
DECIDUOUS CANOPY TREE		
DECIDUOUS ORNAMENTAL TREE		
SHRUBS		

	EXISTING	PROPOSED
PERENNIALS/GROUNDCOVER		
TURF LAWN		LAWN
ASPHALT PAVEMENT		ASPH
CONCRETE PAVEMENT		
LIGHT STANDARD		
IMPROVEMENT NOTE		1
PLANTING NOTE		0

RyKey PROPERTIES

THE LOFTS AT LOT 8
LACROSSE, WI

DESIGN DEVELOPMENT

wendel
204 E. Grand Avenue, Suite 200
Eau Claire, WI 54701
www.wendelcompanies.com
p:716.688.0766 f:716.625.6825

WENDEL ARCHITECTURE, P.C

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NO.	REVISIONS	DATE

DWG. TITLE

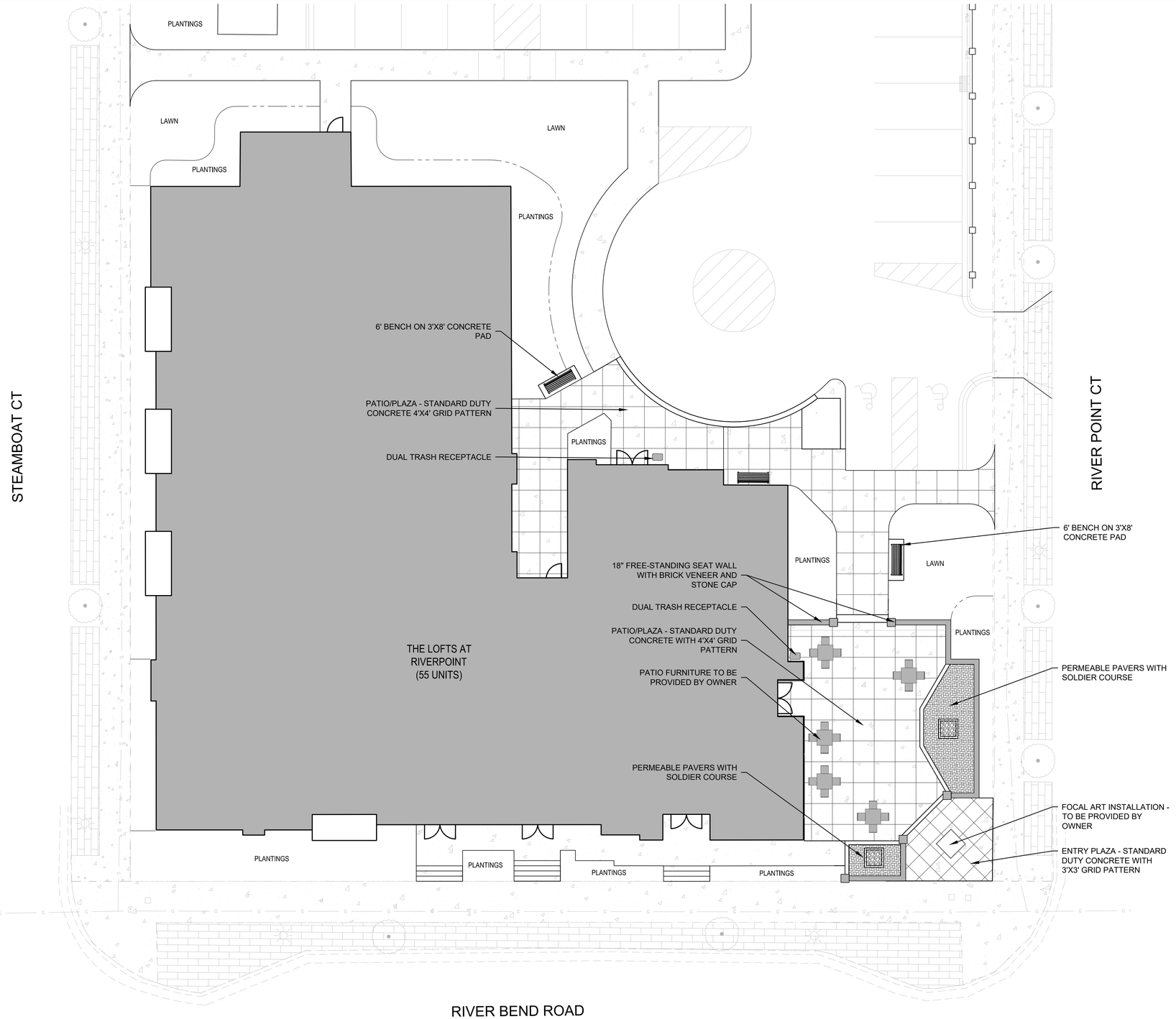
LANDSCAPE NOTES & LANDSCAPE LEGEND

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING.
IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE 06-11-2024
SCALE AS NOTED
DWN. MJK CHK. DWG
PROJ. No. 614006

DWG. No.

L001



1 PATIO LAYOUT, HARDSCAPE MATERIALS, & AMENITY PLAN
SCALE: 1"=10'

0 5 10 20

RyKey PROPERTIES

THE LOFTS AT LOT 8
LACROSSE, WI

DESIGN DEVELOPMENT

wendel
204 E. Grand Avenue, Suite 200
Eau Claire, WI 54701
www.wendelcompanies.com
p:716.688.0766 f:716.625.6825

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NO.	REVISIONS	DATE

DWG. TITLE

PATIO LAYOUT, HARDCAPE MATERIALS, & AMENITY PLAN

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

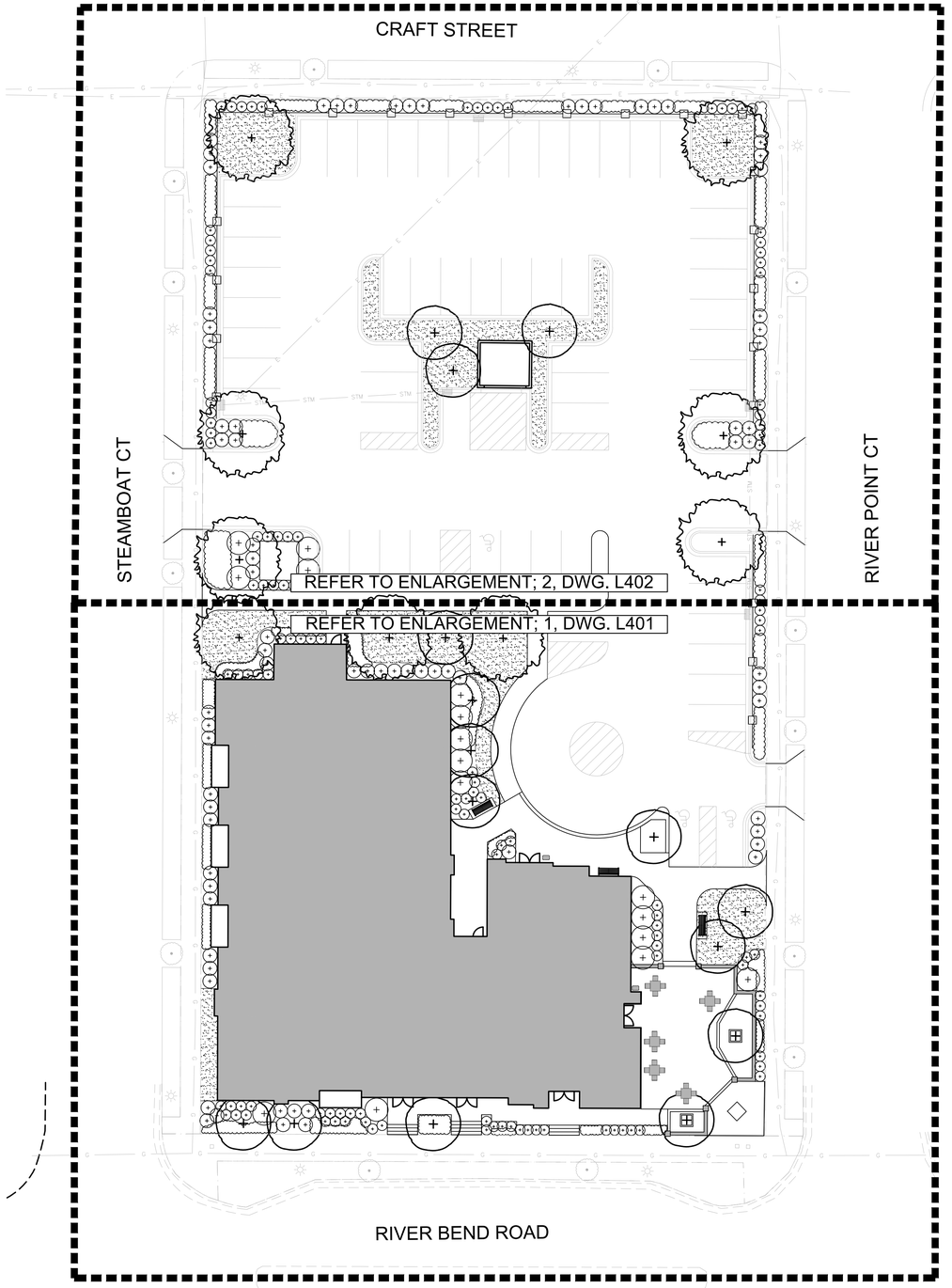
DATE	06-11-2024
SCALE	AS NOTED
DWN.	MJK
CHK.	DWG
PROJ. No.	614006

DWG. No.

L201

PRELIMINARY LOFTS AT RIVERPOINT PLANT SCHEDULE

Key	Qty	*Botanical Name*	Common Name	Size / Comments
TREES				
AA	x	*Amelanchier x grandifolia*	Autumn Brilliance Serviceberry	Single stem, 7'-8' Ht., B&B
CO	x	*Celtis occidentalis*	Hackberry	2"-2.5" cal., B&B
GB	x	*Ginkgo biloba 'Autumn Gold'*	Autumn Gold Ginkgo	Male only. 2"-2.5" cal., B&B.
GTIS	x	*Gleditsia triacanthos inermis 'Skyline'*	Skyline Honey Locust	Or equal variety, 2"-2.5" cal., B&B, 6' min. branching ht
MJ	x	*Magnolia x 'Jane'*	Jane Magnolia Tree	2"-2.5" cal., B&B
PA	x	*Prunus americana*	Wild Plum	2"-2.5" cal., B&B
PxA	x	*Platanus x Acerfolia 'Bloodgood'*	Bloodgood London Planetree	2"-2.5" cal., B&B
TC	x	*Tilia cordata (or americana)*	Littleleaf or American Linden	2"-2.5" cal., B&B
SHRUBS				
CH	x	*Cornus hessei 'Garden Glow'*	Garden Glow Dogwood	No. 3 Container
CS	x	*Cornus sericea 'isanti'*	Isanti Dogwood	No. 3 Container
HAA	x	*Hydrangea arborescens 'Annabelle'*	Annabelle Hydrangea	No. 3 Container
HP	x	*Hydrangea paniculata 'Little Quick Fire'*	Panicle Hyrdangea	No. 3 Container
HPPD	x	*Hydrangea paniculata 'Pink Diamond'*	Pink Diamond Hydrangea	3'-4' Ht., Large container or B&B
IV	x	*Ilex verticillata 'Red Sprite'*	Red Sprite Winterberry	No. 3 Container
PO	x	*Physocarpus opulifolius 'Donna May'*	Little Devil Ninebark	No. 3 Container
SBAW	x	*Spirea bumalda 'Anthony Waterer'*	Anthony Waterer Spirea	No. 3 Container
TxMH	x	*Taxus x media 'Hicksii'*	Hicks Yew	No. 3 Container
SJGM	x	*Spirea japonica 'Gold Mound'*	Goldmound Spirea	No. 3 Container
ORNAMENTAL GRASSES AND PERENNIALS				
ADS	x	*Adiantum spp.*	Maidenhair Fern	No. 2 Container, 18" O.C.
EP	x	*Echinacea purpurea*	Purple Coneflower	No. 2 Container, 18" O.C.
HSO	x	*Hemerocallis x 'Stella de Oro'*	*Stella D'oro Daylily*	No. 2 Container, 18" O.C.
LA	x	*Lavandula angustifolia*	Lavender	No. 2 Container, 18" O.C.
LM	x	*Liriope muscari 'Big Blue'*	Big Blue Lilyturf	No. 1 Container, 12" O.C.
NF	x	*Nepeta x faassenii 'Walker's Low"*	Walkers Low Catmint	No. 2 Container, 18" O.C.
RH	x	*Rudbeckia hirta*	Black-Eyed Susan	No. 2 Container, 18" O.C.
SS	x	*Schizachryrium scoparium*	Little Bluestem	No. 2 Container, 18" O.C.



1 OVERALL LANDSCAPE PLAN
SCALE: 1"=20'

0 10 20 40

RyKey PROPERTIES

THE LOFTS AT LOT 8
LACROSSE, WI

DESIGN DEVELOPMENT

wendel
204 E. Grand Avenue, Suite 200
Eau Claire, WI 54701
www.wendelcompanies.com
p:716.688.0766 f:716.625.6825

WENDEL ARCHITECTURE, P.C

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NO.	REVISIONS	DATE

DWG. TITLE

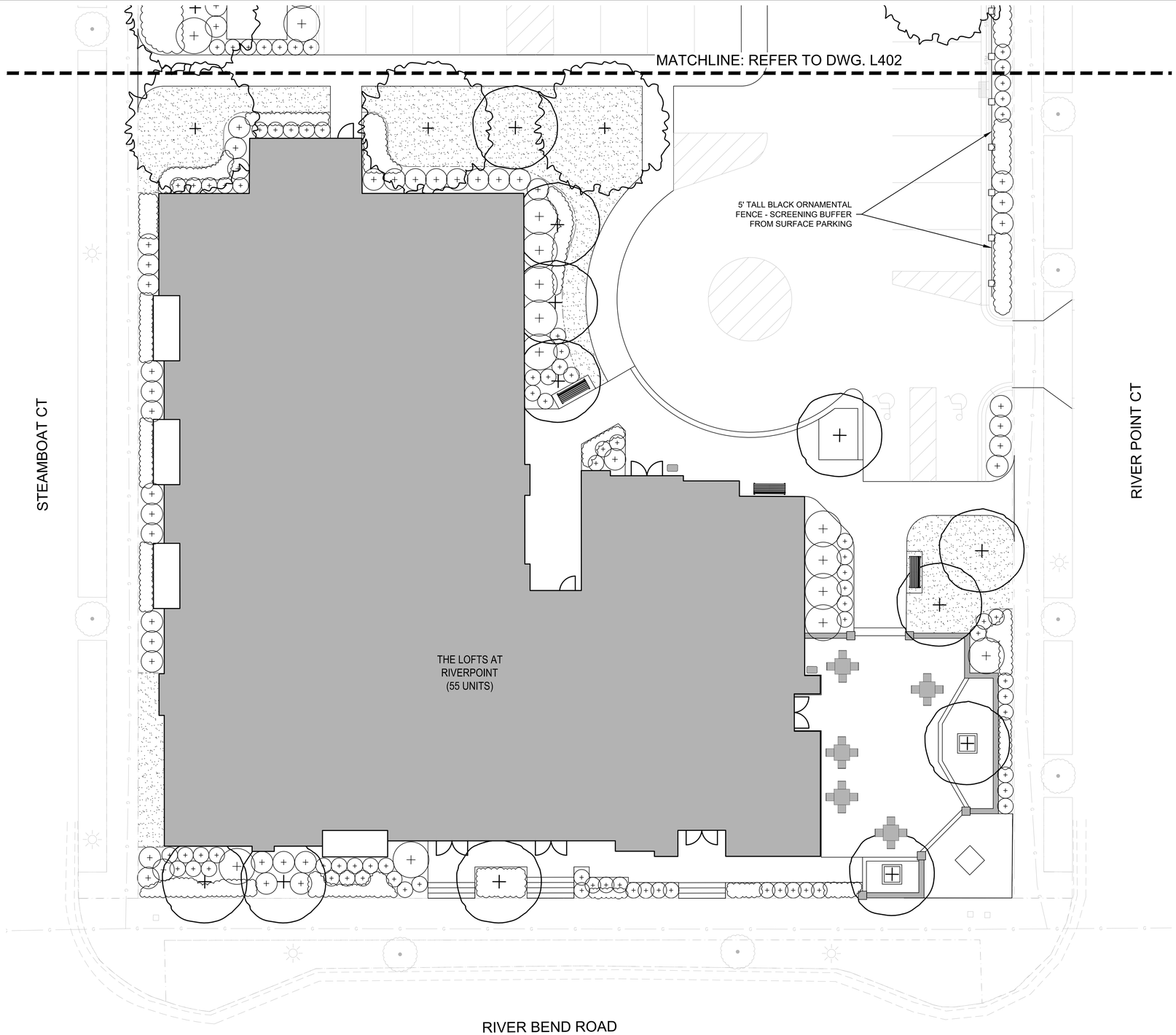
OVERALL LANDSCAPE PLAN

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE	06-11-2024
SCALE	AS NOTED
DWN.	MJK
CHK.	DWG
PROJ. No.	614006

DWG. No.

L400



GENERAL LANDSCAPE LEGEND

- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUB
- PROPOSED ASSORTED PERENNIAL BED
- PROPOSED LAWN

SITE PLANTING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLAN PRIOR TO BIDDING.
2. GENERAL LAWN SEED (PER SPECIFICATIONS). PLACE MINIMUM 4" DEPTH TOPSOIL, FINE GRADE. SEED AND MULCH ALL DAMAGED AND/OR DISTURBED AREAS REMAINING AFTER CONSTRUCTION IS COMPLETED.
3. CONTRACTOR SHALL INSPECT AND MAINTAIN ALL PLANTINGS INCLUDING GRASSES AND PERENNIALS FOR THE ENTIRETY OF THE GUARANTEE PERIOD; 18 MONTHS.
4. PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE PLANTING SOIL MIX. REFER TO SPECIFICATIONS FOR PLANTING SOIL MIX COMPOSITION.
5. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
6. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUSTMENTS MAY BE NECESSARY TO AVOID CONFLICTS. INFORM LANDSCAPE ARCHITECT TO ADJUST PLANT LOCATIONS AS NECESSARY.

1 LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"=10'
0 5 10 20

RyKey PROPERTIES

THE LOFTS AT LOT 8
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NO.	REVISIONS	DATE

DWG. TITLE

LANDSCAPE ENLARGEMENT PLAN

0 1" 2"
GENERIC SCALE BAR
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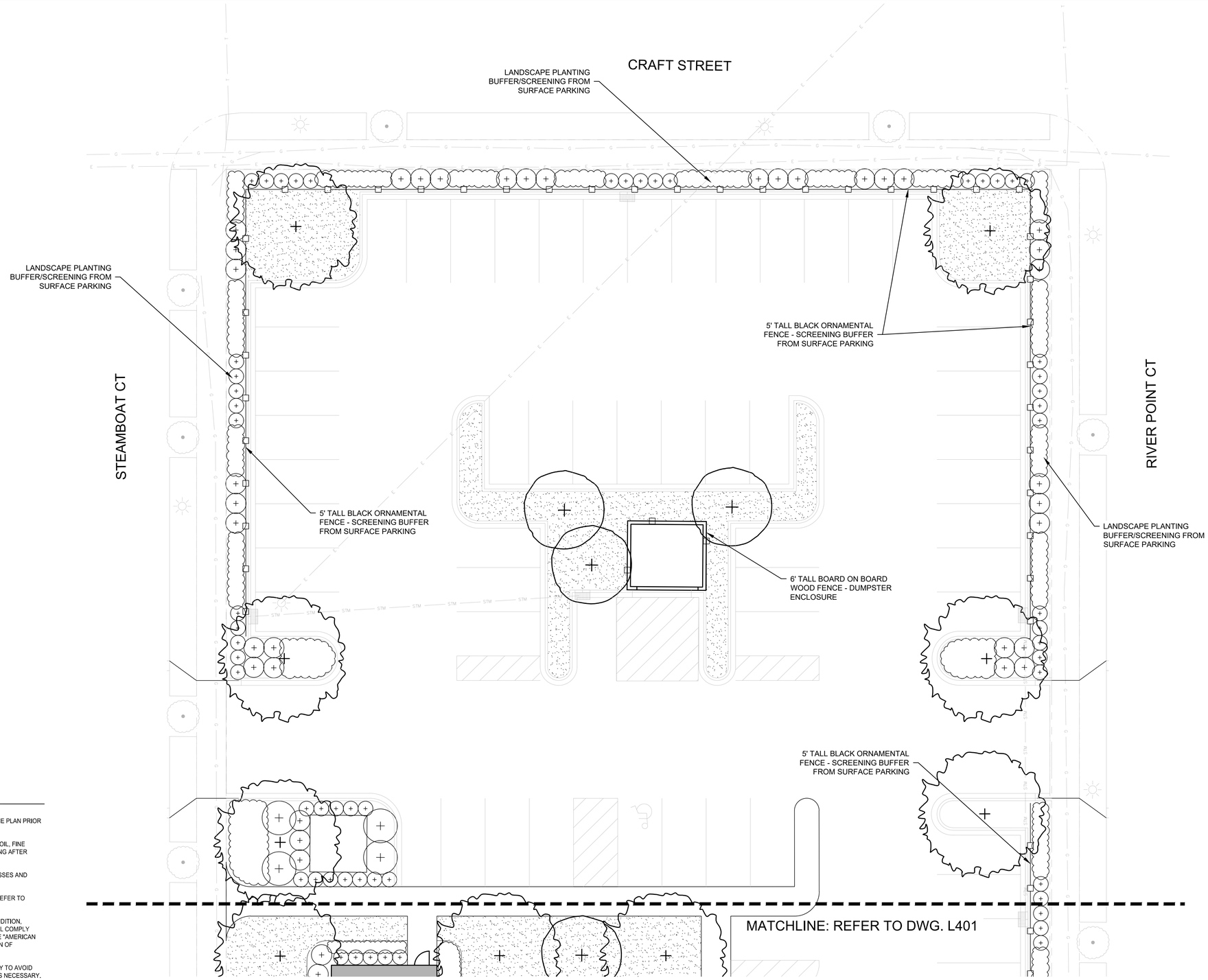
DATE	06-11-2024
SCALE	AS NOTED
DWN.	MJK
CHK.	DWG
PROJ. No.	614006
DWG. No.	

L401



1 LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"=10'

0 5 10 20

GENERAL LANDSCAPE LEGEND

PROPOSED DECIDUOUS TREE

PROPOSED ORNAMENTAL TREE

PROPOSED SHRUB

PROPOSED ASSORTED PERENNIAL BED

PROPOSED LAWN

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RyKey PROPERTIES

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DWG. TITLE

LANDSCAPE ENLARGEMENT PLAN

0 1" 2"
GENERIC SCALE BAR
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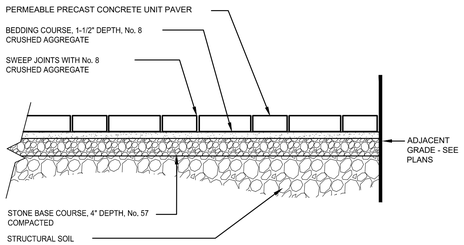
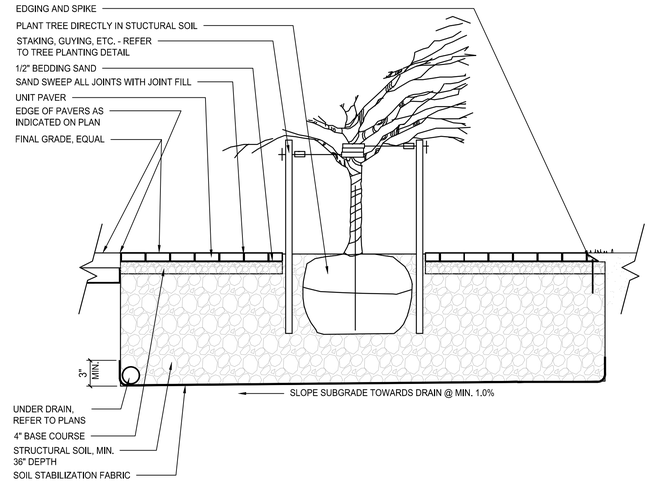
DATE	06-11-2024		
SCALE	AS NOTED		
DWN.	MJK	CHK.	DWG
PROJ. No.	614006		

DWG. No.

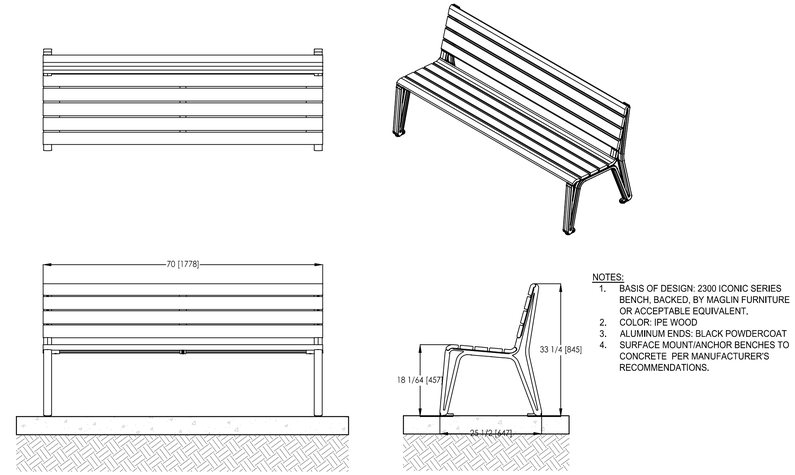
L402



1 PERMEABLE PAVERS
SCALE: NTS

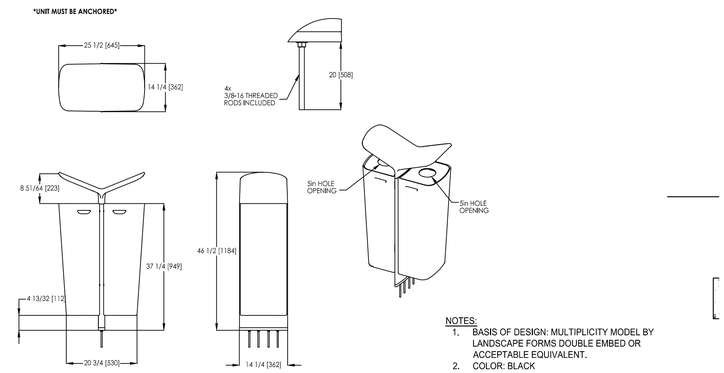


2 UNIT PAVERS OVER STRUCTURAL SOIL
SCALE: NTS



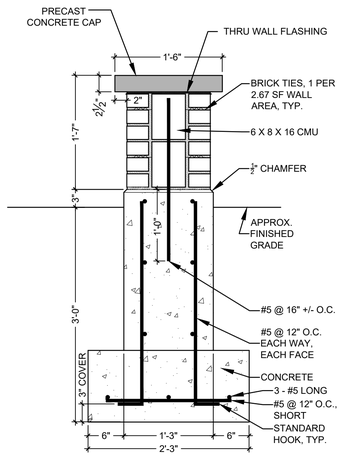
NOTES:
1. BASIS OF DESIGN: 2300 ICONIC SERIES BENCH, BACKED, BY MAGLIN FURNITURE OR ACCEPTABLE EQUIVALENT,
2. COLOR: IPE WOOD
3. ALUMINUM ENDS: BLACK POWDERCOAT
4. SURFACE MOUNT/ANCHOR BENCHES TO CONCRETE PER MANUFACTURER'S RECOMMENDATIONS.

3 BENCH
SCALE: NTS

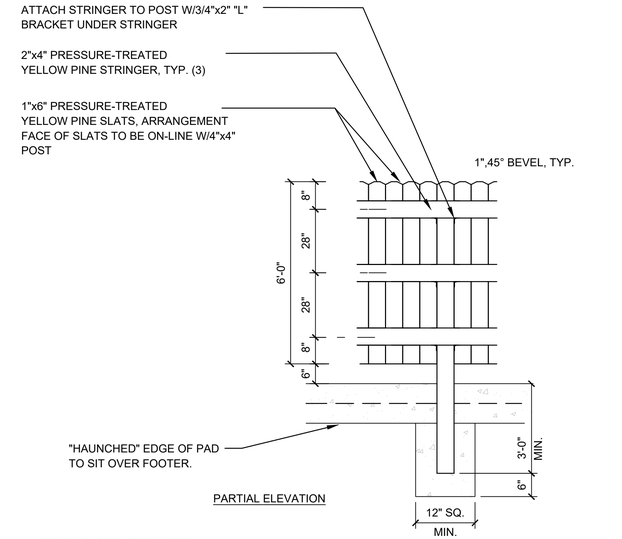


NOTES:
1. BASIS OF DESIGN: MULTIPLICITY MODEL BY LANDSCAPE FORMS DOUBLE EMBED OR ACCEPTABLE EQUIVALENT.
2. COLOR: BLACK
3. SURFACE MOUNT TO CONCRETE WITH HARDWARE RECOMMENDED BY MANUFACTURER.

4 DUAL TRASH / RECYCLING RECEPTACLE
SCALE: NTS



5 SEAT WALL
SCALE: NTS



PARTIAL ELEVATION

5 6' WOOD FENCE
SCALE: NTS

RyKey PROPERTIES

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DWG. TITLE

LANDSCAPE DETAILS

0 1" 2"
GENERIC SCALE BAR
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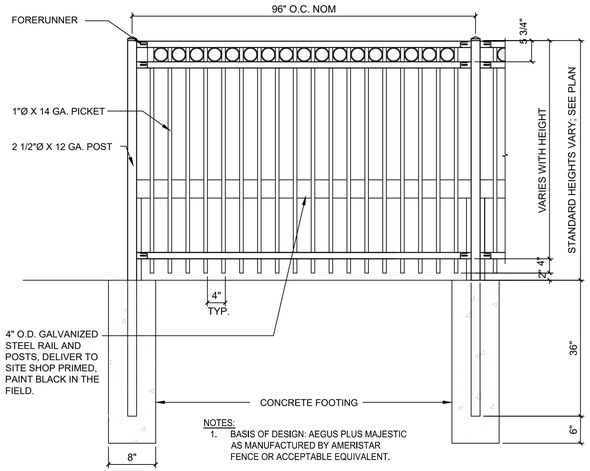
DATE	06-11-2024
SCALE	AS NOTED
DWN.	MJK
CHK.	DWG
PROJ. No.	614006

DWG. No.

L501

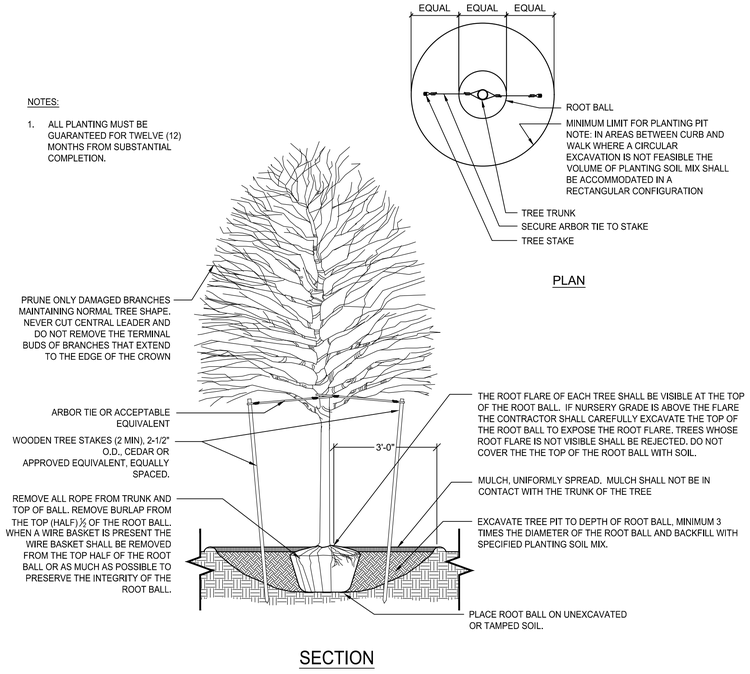


NOTES:

1. BASIS OF DESIGN: AEGUS PLUS MAJESTIC AS MANUFACTURED BY AMERISTAR FENCE OR ACCEPTABLE EQUIVALENT.

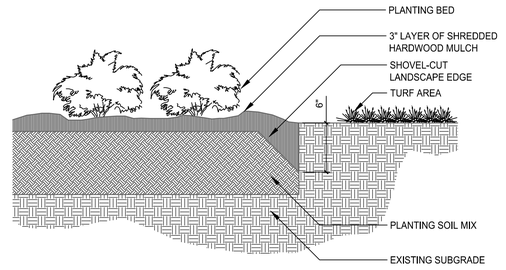
1 ORNAMENTAL FENCE

SCALE: NTS



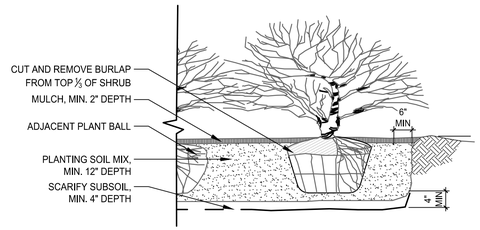
2 DECIDUOUS TREE PLANTING

SCALE: NTS



3 SHOVEL-CUT LANDSCAPE EDGE

SCALE: NTS

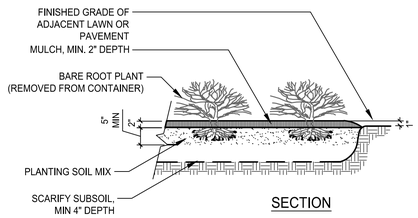


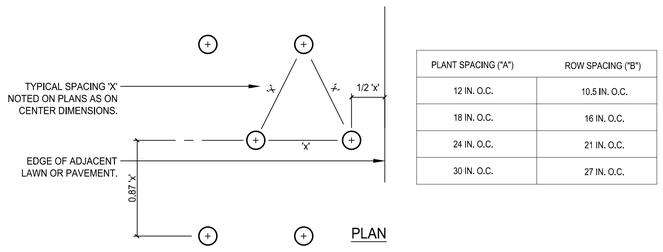
NOTES:

1. SHRUB SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUSLY EXISTING GRADE.
2. PRUNE ONLY DAMAGED BRANCHES, MAINTAINING NORMAL SHRUB FORM.

4 SHRUB PLANTING

SCALE: N.T.S.





PLANT SPACING ("A")	ROW SPACING ("B")
12 IN. O.C.	10.5 IN. O.C.
18 IN. O.C.	16 IN. O.C.
24 IN. O.C.	21 IN. O.C.
30 IN. O.C.	27 IN. O.C.

5 PERENNIAL AND GROUNDCOVER PLANTING

SCALE: NTS

RyKey PROPERTIES

THE LOFTS AT LOT 8
LACROSSE, WI

DESIGN DEVELOPMENT

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204 E. Grand Avenue, Suite 200
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DWG. TITLE

LANDSCAPE DETAILS

0 1" 2"
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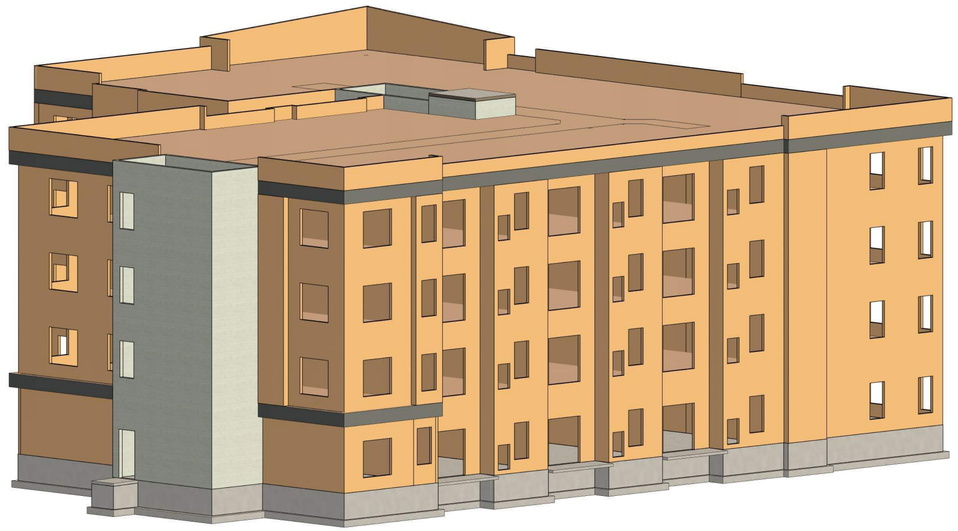
DATE	06-11-2024
SCALE	AS NOTED
DWN.	MJK
CHK.	DWG
PROJ. No.	614006
DWG. No.	L502

1 S000 ISOMETRIC VIEW



2 S000 ISOMETRIC VIEW

3 S000 ISOMETRIC VIEW

Sheet List	
Sheet Number	Sheet Name
S000	ISOMETRIC VIEWS / SHEET INDEX
S001	STRUCTURAL NOTES
S002	STRUCTURAL NOTES
S003	LOAD MAP PLANS
S101	TYPICAL CONCRETE DETAILS
S102	TYPICAL CMU DETAILS
S103	TYPICAL WOOD DETAILS
S104	TYPICAL WOOD DETAILS
S201	FOUNDATION PLAN
S202	SECOND LEVEL FRAMING PLAN
S203	THIRD LEVEL FRAMING PLAN
S204	FOURTH LEVEL FRAMING PLAN
S205	ROOF FRAMING PLAN
S301	FOUNDATION DETAILS
S302	FOUNDATION DETAILS
S401	FRAMING DETAILS
S402	FRAMING DETAILS
S403	FRAMING DETAILS
S404	FRAMING DETAILS
S405	FRAMING DETAILS
S406	FRAMING DETAILS

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www.wendelcompanies.com
p:716.688.0766 tf:877.293.6335

Wendel Architecture, P.C

Northland Consulting Engineers L.L.P.
Structural, Civil and Forensic Engineering
102 South 21st Ave. West, Duluth, MN 55806
(V)218-727-5995, (F)218-727-7779

DESIGN DEVELOPMENT
JUNE 28, 2024
NOT FOR CONSTRUCTION

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DATE	??-??-????		
SCALE	AS NOTED		
DWN.	DWS	CHK.	TDR
PROJ. No.	24-269		
DWG. No.			

S000

GENERAL

ALL TYPICAL DETAILS AND NOTES SHOWN ON DRAWINGS SHALL APPLY UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE DRAWINGS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.

BUILDING CODE

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BUILDING CODE. THE PUBLICATIONS LISTED BELOW ARE THE GOVERNING CODES AND STANDARDS AND ARE REFERENCED BY THEIR BASIC DESIGNATION. IN THE CASE OF CONFLICTING REQUIREMENTS, THE BUILDING CODE SHALL GOVERN.

APPLICABLE CODES AND STANDARDS

BUILDING CODE	INTERNATIONAL BUILDING CODE (IBC), 2015 EDITION, INCLUDING THE STATE OF WISCONSIN BUILDING CODE AMENDMENTS.
ACI 318	AMERICAN CONCRETE INSTITUTE, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE " 2014 EDITION
ASCE 7	AMERICAN SOCIETY OF CIVIL ENGINEERS, "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES", 2010 EDITION
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM INTERNATIONAL)
NDS	NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS), 2015 EDITION
ICC	INTERNATIONAL CODE COUNCIL, INTERNATIONAL CODE COUNCIL - EVALUATION SERVICES (ICC-ES)

STRUCTURAL DESIGN DATA

LOAD COMBINATIONS

LOAD COMBINATIONS ARE IN ACCORDANCE WITH SECTION 1605 OF THE BUILDING CODE.

LIVE LOADS

LIVE LOADS SHALL BE IN ACCORDANCE WITH THE BUILDING CODE (SECTION 1607) OR AS NOTED ON THE PLANS.

RESIDENTIAL ROOM / CORRIDORS: LL = 40 PSF
RESIDENTIAL BALCONIES: LL = 60 PSF
LOBBIES, STAIRS & EXISTS: LL = 100 PSF
MECHANICAL: LL = 125 PSF

SNOW LOADS

SNOW LOADING AND SNOW DRIFT LOADING SHALL BE IN ACCORDANCE WITH THE BUILDING CODE (SECTION 1608).

GROUND SNOW LOAD: Pg = 40 PSF
IMPORTANCE FACTOR: Is = 1.0
SNOW EXPOSURE FACTOR: Ce = 1.0
THERMAL FACTOR: Ct = 1.0
FLAT-ROOF SNOW LOAD: Pf = 28 PSF

WIND LOADS

WIND PRESSURE SHALL BE IN ACCORDANCE WITH THE BUILDING CODE (SECTION 1609).

BASIC WIND SPEED: V_ult = 115 MPH (3-SECOND GUST)
RISK CATEGORY: II
EXPOSURE: C
ENCLOSURE CLASSIFICATION: ENCLOSED
INT. PRESSURE COEFFICIENT: GCpi = 0.18

WIND COMPONENTS AND CLADDING DESIGN WIND PRESSURE FOR 10 FT^2* TRIBUTARY AREA
ROOF – ZONE 1 (INTERIOR) = +18 PSF/ -28 PSF
ROOF – ZONE 2 = +18 PSF/ -49 PSF(EDGE), -57PSF (OVERHANG)
ROOF – ZONE 3 = +18 PSF/ -49 PSF (EDGE), -57 PSF (OVERHANG)
WALL - ZONE 4 (INTERIOR) = +31 PSF/ -33 PSF
WALL – ZONE 5 (CORNER) = +31 PSF/ -41 PSF
*DESIGN C&C WIND PRESSURES FOR TRIBUTARY AREAS LARGER THAN 10 FT^2 MAY BE USED, AS APPLICABLE, IF DETERMINED BY CALCULATION, AND APPROVED BY ENGINEER OF RECORD.
** PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES.

SEISMIC LOADS

SEISMIC LOADING SHALL BE IN ACCORDANCE WITH THE BUILDING CODE (SECTION 1613).

BUILDING LOCATION: LATITUDE = 43.822°N
LONGITUDE = 91.250°W
OCCUPANCY CATEGORY: II
IMPORTANCE FACTOR: I_E = 1.0
SITE CLASS: D
MAPPED SPECTRAL ACCELERATION PARAMETERS: S_S = 0.053g
S_1 = 0.036g
SPECTRAL RESPONSE COEFFICIENTS: S_{DS} = 0.057g
S_{D1} = 0.057g
SEISMIC DESIGN CATEGORY: A

LOAD PATH FOR LATERAL FORCES

LATERAL FORCES ARE CARRIED BY THE ROOF AND FLOOR DIAPHRAGMS TO THE SHEAR WALLS, BRACED FRAMES, MOMENT FRAMES, ETC. MOMENTS, SHEARS, AND ROTATIONAL FORCES ARE DELIVERED TO THE FOUNDATION BY THE SHEAR WALLS, BRACED FRAMES, MOMENT FRAMES, ETC. IN PROPORTION TO THEIR ABILITY TO RESIST LATERAL DEFORMATION.

CONCRETE

1. MIXING, BATCHING, TRANSPORTING, PLACING, AND CURING OF ALL CONCRETE, AND SELECTION OF CONCRETE MATERIALS, SHALL CONFORM TO ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS," EXCEPT AS NOTED BELOW. PROPORTIONS OF AGGREGATE TO CEMENTITIOUS PASTE SHALL BE SUCH AS TO PRODUCE A DENSE, WORKABLE MIX THAT CAN BE PLACED WITHOUT SEGREGATION OR EXCESS FREE SURFACE WATER.
2. ALL CONCRETE USED IN HORIZONTAL SURFACES EXPOSED TO THE WEATHER SHALL CONTAIN AN ACCEPTABLE ADMIXTURE TO PRODUCE AIR-ENTRAINED CONCRETE WITH TOTAL AIR CONTENT, AS NOTED IN THE CONCRETE MIX SPECIFICATION TABLE. TOLERANCE FOR AIR CONTENT SHALL BE +/-1 PERCENT. AIR CONTENT SHALL BE MEASURED AT THE DISCHARGE OF THE TRUCK. IF CONCRETE IS PUMPED, AIR CONTENT SHALL BE MEASURED AT THE DISCHARGE END OF THE PUMP LINE. TESTS FOR AIR CONTENT SHALL MEET ASTM C172 REQUIREMENTS.
3. MIX DESIGNS LISTED BELOW SHALL BE SUBMITTED TO THE ARCHITECT AND APPROVED PRIOR TO USE. SUBMITTALS SHALL INCLUDE TEST DATA THAT CONFIRMS THE STRENGTH OF EACH MIX PER ACI 318 CHAPTER 5. SELECTION OF CONCRETE MIX PROPORTIONS SHALL BE IN ACCORDANCE WITH ACI 301. MIX PROPORTIONS SHALL MEET OR EXCEED THE REQUIREMENTS LISTED BELOW FOR THE LOCATIONS NOTED. THE MORE STRINGENT OF THE REQUIREMENTS LISTED SHALL GOVERN.
4. MAXIMUM SIZE OF AGGREGATE SHALL BE AS LISTED BELOW. MAXIMUM FLY ASH AS A PERCENTAGE OF TOTAL WEIGHT OF CEMENTITIOUS MATERIAL SHALL BE 25 PERCENT. FLY ASH SHALL BE CLASS C OR F, MEETING ASTM C618 REQUIREMENTS. WATER/CEMENT RATIO SHALL BE BASED ON TOTAL CEMENTITIOUS MATERIAL, INCLUDING FLY ASH AND OTHER POZZOLANIC MATERIALS.
5. THE CONTRACTOR SHALL DETERMINE SLUMP. EACH CONCRETE MIX SUBMITTED SHALL HAVE THE SLUMP SPECIFIED. SLUMP SHALL BE MEASURED AT THE DISCHARGE OF THE TRUCK. IF CONCRETE IS PUMPED, SLUMP SHALL BE MEASURED AT THE DISCHARGE END OF THE PUMP LINE. SLUMPS SHALL BE WITHIN +1 INCH AND -2 INCHES OF THE SPECIFIED SLUMP.
6. THE USE OF SUPER PLASTICIZERS AND WATER REDUCERS IS ALLOWED, BUT NOT REQUIRED. ALL ADMIXTURES SHALL BE CHLORIDE FREE UNLESS OTHERWISE APPROVED BY THE ENGINEER.

CONCRETE MIX DESIGN TABLE

LOCATION	f_c' (PSI)	TEST AGE (DAYS)	MAX W/C RATIO	AIR CONTENT (%)	MAX. AGGREGATE SIZE
MISCELLANEOUS CONCRETE, CURBS, SIDEWALKS	4,500	28	0.45	6.0	1"
EXTERIOR SLABS ON GRADE	4,500	28	0.45	6.0	1"
EXTERIOR CONCRETE ON STEEL DECK	4,500	28	0.44	6.0	3/4"
INTERIOR SLABS ON GRADE	4,000	28	0.50	-	1"
WALLS AND FOOTINGS	4,000	28	0.44	-	1"
CONCRETE ON STEEL DECK	4,000	28	0.44	-	3/4"

FIBER REINFORCED CONCRETE

1. FIBER REINFORCED CONCRETE MAY BE USED FOR INTERIOR SLABS ON GRADE, AT THE CONTRACTOR'S OPTION, AND SHALL BE A SPECIAL MIX DESIGN PRODUCING A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL CONFORM TO ACI REPORT 544.1R.
2. EITHER POLYPROPYLENE OR NYLON FIBERS MAY BE USED. POLYPROPYLENE FIBERS SHALL BE MANUFACTURED BY THE FIBERMESH COMPANY, NYCON COMPANY, OR APPROVED EQUAL AND SHALL COMPLY WITH ASTM C1116, TYPE III. NYLON FIBERS SHALL BE MANUFACTURED BY THE NYCON COMPANY OR APPROVED EQUAL. DOSAGE PER MANUFACTURER'S RECOMMENDATIONS.
3. FIBER REINFORCED CONCRETE OF THE SAME THICKNESS MAY BE USED IN LIEU OF REINFORCED SLABS ON GRADE; HOWEVER, STILL PROVIDE IN THE FIBER REINFORCED SLABS ON GRADE ANY ADDITIONAL REINFORCING BARS SHOWN ON PLANS AND TYPICAL DETAILS.

REINFORCING STEEL

1. ALL REINFORCING SHALL BE NEW BILLET STOCK ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE. BARS SHALL BE SECURELY TIED IN PLACE WITH #16 DOUBLE-ANNEALED IRON WIRE. BARS SHALL BE SUPPORTED ON ACCEPTABLE CHAIRS. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING OF REINFORCED CONCRETE STRUCTURES." CONTRACTOR SHALL COORDINATE REINFORCING STEEL PLACEMENT DETAILS AND PROVIDE TEMPLATES FOR PLACING STEEL IN CONGESTED AREAS AS NECESSARY. SHOP DRAWINGS (INCLUDING PLACING PLANS AND ELEVATIONS) SHALL BE SUBMITTED TO, AND REVIEWED BY, THE ARCHITECT/ENGINEER BEFORE STARTING FABRICATION.
2. NO REINFORCING BARS SHALL BE SPLICED BY WELDING. REINFORCING BARS SHALL BE LAP SPLICED FOR TENSION (LSB) UNLESS NOTED OTHERWISE ON THE DRAWINGS.
3. WELDING OR TACK WELDING OF REINFORCING BARS TO OTHER BARS OR TO PLATES, ANGLES, ETC, IS PROHIBITED.
4. MINIMUM CAST-IN-PLACE CONCRETE COVER OVER REINFORCING STEEL, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:
   A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:
      ALL SIZES: 3 INCHES
   B. CONCRETE EXPOSED TO EARTH OR WEATHER:
      #5 BAR OR SMALLER: 1 1/2 INCHES
      #6 BAR OR LARGER: 2 INCHES

CONSTRUCTION JOINTS

1. ALL CONSTRUCTION JOINTS IN WALLS SHALL BE KEYED IN ACCORDANCE WITH THE TYPICAL CONSTRUCTION JOINT DETAILS SHOWN ON THE STRUCTURAL DRAWINGS OR, AT THE CONTRACTOR'S OPTION, SHALL BE INTENTIONALLY ROUGHENED IN ACCORDANCE WITH THE FOLLOWING: THE SURFACE OF ROUGHENED JOINTS SHALL BE SAND BLASTED OR ROUGHENED WITH A CHIPPING HAMMER TO EXPOSE THE AGGREGATE EMBEDDED IN THE PREVIOUS POUR. THE EXPOSED AGGREGATE SHALL PROTRUDE A MINIMUM OF 1/4 INCH. ALL SURFACES OF CONSTRUCTION JOINTS SHALL BE CLEANED AND LAITANCE REMOVED. IMMEDIATELY BEFORE NEW CONCRETE IS PLACED, ALL CONSTRUCTION JOINTS SHALL BE WETTED AND STANDING WATER REMOVED.
2. ALL CONSTRUCTION, CONTROL, AND ISOLATION JOINTS FOR SLABS ON GRADE SHALL BE IN ACCORDANCE WITH THE TYPICAL SLAB ON GRADE DETAILS.
3. THE CONTRACTOR SHALL SUBMIT THE PROPOSED LOCATIONS OF CONSTRUCTION JOINTS TO THE ENGINEER FOR ACCEPTANCE BEFORE STARTING CONSTRUCTION.

SLEEVES

1. EXCEPT AS DETAILED ON STRUCTURAL DRAWINGS, NO CONCRETE FOOTINGS, BEAMS, OR GIRDERS SHALL BE SLEEVED FOR PIPING OR DUCTS, UNLESS APPROVED BY THE ENGINEER.

ANCHORAGE TO HARDENED CONCRETE

1. ANCHORAGE TO HARDENED CONCRETE SHALL INCLUDE MECHANICAL AND ADHESIVE ANCHORS OF SIZE, NUMBER, AND SPACING AS SHOWN ON THE DRAWINGS.
2. HOLES SHALL BE DRILLED AND CLEANED AND ANCHORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS AND AN APPROVED ICC-ES REPORT.
3. INSPECTION AND TESTING SHALL BE PROVIDED IN ACCORDANCE WITH THE GENERAL NOTES AND THE APPROVED IDD-ES REPORT.
4. WHERE A SPECIFIC TYPE OF ANCHORAGE IS SPECIFIED ON THE DRAWINGS, SUBSTITUTION FOR A DIFFERENT TYPE OF ANCHORAGE (INCLUDING SUBSTITUTING FOR CAST-IN-PLACE ANCHORAGE) SHALL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL.

MECHANICAL ANCHORS

1. ACCEPTABLE MECHANICAL ANCHORS SHALL BE AS FOLLOWS: HILTI "KWIK BOLT TZ" CARBON AND STAINLESS STEEL EXPANSION ANCHOR (ICC-ES ESR-1917), SIMPSON STRONG-TIE "STRONG-BOLT" WEDGE ANCHOR (ICC-ES ESR-1771), OR APPROVED ALTERNATIVE WITH A CURRENT ICC-ES REPORT INDICATING THAT THE ANCHOR IS PERMITTED FOR RESISTING THE APPLIED LOADS IN CRACKED CONCRETE.
2. UNLESS NOTED OTHERWISE ON THE DRAWINGS, MINIMUM EFFECTIVE ANCHOR EMBEDMENT DEPTH SHALL BE 6.5 ANCHOR DIAMETERS, MINIMUM DISTANCE TO THE NEAREST CONCRETE EDGE SHALL BE 12 ANCHOR DIAMETERS, AND MINIMUM ANCHOR SPACING SHALL BE 8 ANCHOR DIAMETERS.
3. STAINLESS STEEL ANCHORS SHALL BE USED AT ALL EXTERIOR LOCATIONS AND WHERE SPECIFICALLY INDICATED ON THE DRAWINGS.
4. NO STEEL REINFORCEMENT SHALL BE CUT TO INSTALL ANCHORS.
5. DEFECTIVE OR ABANDONED HOLES SHALL BE FILLED WITH NON-SHRINK GROUT OR AN INJECTABLE ADHESIVE MATCHING THE ADJACENT CONCRETE COMPRESSIVE STRENGTH. NOTIFY THE STRUCTURAL ENGINEERS OF DEFECTIVE OR ABANDONED HOLES IN WALLS AND COLUMNS. THESE ELEMENTS MAY REQUIRE NON-SHRINK GROUT WITH A COMPRESSIVE MODULUS OF ELASTICITY MATCHING THAT OF THE ADJACENT CONCRETE.

ADHESIVE ANCHORS

1. ACCEPTABLE ADHESIVE (EPOXY) ANCHORS SHALL BE AS FOLLOWS:
   A. INSTALLED IN CONCRETE:
      - HILTI "HIT-HY 200" (ICC-ES ESR-3187)
      - SIMPSON STRONG-TIE "SET-XP" (ICC-ES ESR-2508)
      - APPROVED ALTERNATE WITH A CURRENT ICC-ES REPORT
2. UNLESS NOTED OTHERWISE, ANCHORS SHALL BE ASTM A36 THREADED ROD OR ASTM A615, GRADE 60 REINFORCING STEEL DOWELS.
3. UNLESS NOTED OTHERWISE ON THE DRAWINGS, MINIMUM EFFECTIVE ANCHOR EMBEDMENT DEPTH SHALL BE 6.5 ANCHOR DIAMETERS, AND MINIMUM ANCHOR SPACING SHALL BE 6 ANCHOR DIAMETERS.
4. HOLES SHALL BE DRILLED WITH ROTARY IMPACT HAMMER OR EQUIVALENT METHOD TO PRODUCE A HOLE WITH A ROUGH INSIDE SURFACE. CORE DRILLING HOLES IS NOT PERMITTED.
5. NO REINFORCING SHALL BE CUT TO INSTALL ADHESIVE ANCHORS.
6. TWO-PART ADHESIVES SHALL BE MIXED, APPLIED, AND CURED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS IN THE ICC-ES REPORT. ALL PLACEMENT AND CURING SHALL BE CONDUCTED WITH CONCRETE AND AIR TEMPERATURES ABOVE 50 DEGREES FAHRENHEIT. ADHESIVE SHALL BE APPLIED ONLY TO CLEAN, DRY CONCRETE. POSITIVE PROTECTION SHALL BE PROVIDED SO THAT ANCHORS ARE NOT DISTURBED DURING THE CURING PERIOD.
7. DEFECTIVE OR ABANDONED HOLES SHALL BE FILLED WITH NON-SHRINK GROUT OR AN INJECTABLE ADHESIVE MATCHING THE ADJACENT CONCRETE COMPRESSIVE STRENGTHS. NOTIFY THE STRUCTURAL ENGINEER OF DEFECTIVE OR ABANDONED HOLES IN WALLS AND COLUMNS. THESE ELEMENTS MAY REQUIRE NON-SHRINK GROUT WITH A COMPRESSIVE MODULUS OF ELASTICITY MATCHING THAT OF THE ADJACENT CONCRETE.

NONSHRINK GROUT FOR BASE PLATES, SLEEVES, AND EMBEDDED STEEL

1. GROUT SHALL BE AN APPROVED NONSHRINK CEMENTITIOUS GROUT CONTAINING NATURAL AGGREGATES DELIVERED TO THE JOB SITE IN FACTORY PREPACKAGED CONTAINERS REQUIRING ONLY THE ADDITION OF WATER.
2. THE MINIMUM 28-DAY COMPRESSIVE STRENGTH SHALL BE AT LEAST 1,000 PSI HIGHER THAN THE SUPPORTING CONCRETE STRENGTH, UNLESS NOTED OTHERWISE.
3. GROUT SHALL BE MIXED, APPLIED, AND CURED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS. FOR GROUTING UNDER BASE PLATES, GROUT SHALL BE PROPORTIONED AS A FLOWABLE MIX. WHEN A FLOWABLE MIX DOES NOT PROVIDE THE REQUIRED STRENGTH OR WHEN A MINIMUM STRENGTH OF 10,000 PSI IS REQUIRED, AN EPOXY GROUT SHALL BE USED.

STRUCTURAL STEEL

ALL STEEL SHALL CONFORM TO THE FOLLOWING:

ANGLES, PLATES AND CHANNELS UNLESS NOTED OTHERWISE	ASTM A36, Fy=36 KSI
SQUARE OR RECTANGULAR STRUCTURAL TUBE (HSS)	ASTM A500, GRADE B, Fy=46 KSI

1. GENERAL NOTES FOR STEEL CONNECTIONS SHALL APPLY TO ALL STEEL CONNECTIONS UNLESS NOTED OTHERWISE.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE AISC SPECIFICATION. SHOP DRAWINGS SHALL BE SUBMITTED AND REVIEWED BY THE ARCHITECT/ENGINEER BEFORE COMMENCING FABRICATION.
3. ALL STEEL ANCHORS AND TIES AND OTHER MEMBERS EMBEDDED IN CONCRETE OR MASONRY SHALL BE LEFT UNPAINTED. DIMENSIONAL TOLERANCE FOR BUILT-UP MEMBERS SHALL BE PER AWS D1.1.
4. MINIMUM CONNECTIONS SHALL BE A TWO-BOLT CONNECTION USING 3/4 INCH DIAMETER A325 BOLTS IN SINGLE SHEAR. ALL HIGH-STRENGTH BOLTS SHALL BE INSTALLED, TIGHTENED AND INSPECTED IN ACCORDANCE WITH THE AISC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS. THE CRITERIA FOR SLIP-CRITICAL CONNECTIONS SHALL APPLY TO ALL CONNECTIONS UNLESS NOTED OTHERWISE AS SNUG-TIGHT. BOLTS IN CONNECTIONS OF BEAM-TO-BEAM/GIRDER MAY BE SNUG TIGHT, UNLESS SPECIFICALLY CALLED OUT AS SLIP CRITICAL (SC). WHERE CONNECTIONS ARE NOTED AS SNUG-TIGHT, THE CONTRACTOR MAY INSTALL PER THE CRITERIA FOR SNUG-TIGHT BOLTS. SLIP-CRITICAL CONNECTIONS SHALL USE LOAD INDICATOR WASHERS OR TENSION CONTROL BOLTS. ALL ASTM A307 BOLTS SHALL BE PROVIDED WITH LOCK WASHERS UNDER NUTS OR SELF-LOCKING NUTS. ALL BOLT HOLES SHALL BE STANDARD SIZE UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SELECTION OF OPTIONAL DETAILS SHOWN ON THE DRAWINGS.
6. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL ERECTION AIDS THAT INCLUDE, BUT ARE NOT LIMITED TO, ERECTION ANGLES, LIFT HOLES, AND OTHER AIDS.

STRUCTURAL STEEL WELDING

1. STRUCTURAL STEEL SHOP DRAWINGS SHALL SHOW ALL WELDING WITH AWS A2.4 SYMBOLS.
2. ALL WELDING SHALL BE DONE BY AWS CERTIFIED WELDERS AND IN ACCORDANCE WITH AWS D1.1. WELDS SHOWN ON THE DRAWINGS ARE THE MINIMUM SIZES. INCREASE WELD SIZE TO AWS MINIMUM SIZES, BASED ON PLATE THICKNESS. THE MINIMUM WELD SIZE SHALL BE 3/16 INCH.
3. FIELD WELDING SYMBOLS HAVE NOT NECESSARILY BEEN INDICATED ON THE DRAWINGS. WHERE SHOWN, PROPER FIELD WELDING PER AWS D1.1 SHALL BE USED. WHERE NO FIELD WELDING SYMBOLS ARE SHOWN, IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE USE OF SHOP AND FIELD WELDS.
4. ALL WELDS SHALL BE MADE USING LOW HYDROGEN ELECTRODES WITH MINIMUM TENSILE STRENGTH PER AWS D1.1 (MINIMUM 70 KSI). LOW HYDROGEN SMAW ELECTRODES SHALL BE USED WITHIN 4 HOURS OF OPENING THEIR HERMETICALLY SEALED CONTAINERS, OR SHALL BE REDRIED PER AWS D1.1, SECTION 4.5. ELECTRODES SHALL BE REDRIED NO MORE THAN ONE TIME, AND ELECTRODES THAT HAVE BEEN WET SHALL NOT BE USED.
5. ALL WELDING SHALL BE PERFORMED IN STRICT ADHERENCE TO A WRITTEN WELDING PROCEDURE SPECIFICATION (WPS) PER AWS D1.1. ALL WELDING PARAMETERS SHALL BE WITHIN THE ELECTRODE MANUFACTURER'S RECOMMENDATIONS. WELDING PROCEDURES SHALL BE SUBMITTED TO THE OWNER'S TESTING AGENCY FOR REVIEW BEFORE STARTING FABRICATION OR ERECTION. COPIES OF THE WPS SHALL BE ON SITE AND AVAILABLE TO ALL WELDERS AND THE SPECIAL INSPECTOR.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOINT PREPARATIONS AND WELDING PROCEDURES THAT INCLUDE, BUT ARE NOT LIMITED TO: REQUIRED ROOT OPENINGS, ROOT FACE DIMENSIONS, GROOVE ANGLES, BACKING BARS, COPES, SURFACE ROUGHNESS VALUES, AND TAPERS AND TRANSITIONS OF UNEQUAL PARTS.

ANCHOR RODS

1. ANCHOR RODS SHALL BE ASTM F1554 GRADE 36 WITH CLASS 1A THREADS, UNLESS NOTED OTHERWISE.
2. ANCHOR RODS MAY BE HEADED BOLT OR UNHEADED ROD MATERIAL. PROVIDE HEAVY HEX NUT ON THE EMBEDDED END OF THE UNHEADED ROD AND WELD IN PLACE TO PREVENT IT FROM TURNING.
3. FURNISH HARDENED PLATE WASHERS, LOCK WASHERS, AND MATCHING HEAVY HEX NUTS FOR SECURING THE BASE PLATE TO THE ANCHOR RODS.
4. HOOKED ANCHOR RODS SHALL NOT BE USED EXCEPT WHERE NOTED.
5. A RIGID STEEL TEMPLATE SHALL BE USED TO LOCATE ANCHOR RODS WHILE PLACING CONCRETE.
6. ANCHOR RODS SHALL HAVE SUFFICIENT LENGTH TO PROVIDE THE MINIMUM EMBEDMENT SHOWN ON THE DRAWINGS, MEASURED FROM THE FACE OF THE CONCRETE TO THE NEAR FACE OF THE DOUBLE NUT, WITH ADEQUATE EXTENSION AS REQUIRED TO RECEIVE THE BASE PLATE WITH FULL THREAD PROJECTION FOR NUT INSTALLATION.
7. ANCHOR ROD INSTALLATION SHALL BE COORDINATED WITH REINFORCING AND FORMWORK.
8. LEVELING NUTS SHALL NOT BE USED EXCEPT AFTER EVALUATION BY THE CONTRACTOR'S ERECTION ENGINEER.
9. AFTER BASE INSTALLATION, ANCHOR ROD NUTS SHALL BE INSTALLED TO A SNUG-TIGHT CONDITION.
10. NO HEATING OR BENDING OF THE ANCHOR RODS IS PERMITTED.
11. HOLES IN THE BASE MATERIAL SHALL NOT BE ENLARGED BY BURNING.

WOOD FRAMING LUMBER

1. FRAMING LUMBER SHALL BE KILN DRIED OR MC-15, AND GRADED AND MARKED IN CONFORMANCE WITH WEST COAST LUMBER INSPECTION BUREAU STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 16, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

2x JOISTS AND BUILT-UP MEMBERS	SPRUCE-PINE-FIR NO. 2 OR BETTER
STUDS, PLATES AND MISCELLANEOUS LIGHT FRAMING	SPRUCE-PINE-FIR NO. 2 OR BETTER
TOP AND BOTTOM PLATES AT BEARING WALLS	SPRUCE-PINE-FIR NO. 2 OR BETTER
BOLTED STUDS, LEDGERS AND PLATES	DOUGLAS FIR-LARCH STANDARD GRADE

LAMINATED VENEER LUMBER (LVL)

1. LAMINATED VENEER LUMBER (LVL) SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY.
2. ALL LAMINATED VENEER LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC-ES REPORT ESR-1387.
3. ALL MEMBERS SHALL BE WESTERN SPECIES, GRADE 1.8E, Fb = 2,600 PSI, Fv = 285 PSI.
4. DESIGN SHOWN ON PLANS IS BASED ON LVL MEMBERS MANUFACTURED BY TRUS JOIST, A WEYERHAEUSER BUSINESS. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.
5. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE THE CURRENT ICC-ES EVALUATION REPORTS DEMONSTRATING THAT THE PRODUCTS HAVE EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH THE MEMBERS PROVIDED.

PREFABRICATED OPEN WEB WOOD FLOOR TRUSSES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF PREFABRICATED OPEN WEB WOOD TRUSSES (OR COMBINATION WOOD AND METAL). THESE MEMBERS SHALL BE DESIGNED FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS AND SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED SPECIFICATIONS.
2. THE FOLLOWING SUPERIMPOSED FLOOR TRUSS LOADING IS TYPICAL UNLESS NOTED OTHERWISE ON PLANS AND/OR LOAD MAPS.

TOP CHORD LIVE LOAD (RESIDENTIOAL)	40 PSF
TOP CHORD DEAD LOAD	15 PSF
BOTTOM CHORD DEAD LOAD	10 PSF
TOTAL LOAD	65 PSF

3. ALL NECESSARY BRACING, BRIDGING, BLOCKING, PRE-NOTCHED PLATES, ETC, SHALL BE DETAILED AND FURNISHED BY THE CONTRACTOR.
4. SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS (COMPLETE WITH STRESS DIAGRAMS) TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW A MINIMUM OF TWO WEEKS PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BEAR THE STAMP AND SIGNATURE OF AN ENGINEER LICENSED TO PERFORM THE WORK IN THE JURISDICTION WHERE THE PROJECT IS LOCATED.
5. PERMANENT AND TEMPORARY BRIDGING AND BRACING SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S PUBLISHED SPECIFICATIONS.

PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES

6. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES. THESE MEMBERS SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES," LATEST EDITION, BY THE TRUSS PLATE INSTITUTE, FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. THE FOLLOWING TRUSS LOADING IS TYPICAL UNLESS NOTED OTHERWISE ON PLANS AND/OR LOAD MAPS.

TOP CHORD LIVE LOAD (SNOW)	28 PSF
TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD DEAD LOAD	10 PSF
TOTAL LOAD	48 PSF

7. ROOF TRUSSES SUPPORTING SNOW LOADS SHALL BE DESIGNED TO RESIST THE SNOW LOADS SET FORTH IN ACSE 7, CHAPTER 7.
8. ROOF TRUSS DEFLECTION SHALL MEET THE MINIMUM IBC REQUIREMENTS UNLESS A MORE STRINGENT CRITERIA IS NOTED ON THE PLANS.
9. WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR APPROVED EQUAL).
10. SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS COMPLETE WITH STRESS DIAGRAMS FOR REVIEW A MINIMUM OF TWO WEEKS PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BEAR THE STAMP AND SIGNATURE OF AN ENGINEER LICENSED TO PERFORM THE WORK IN THE JURISDICTION WHERE THE PROJECT IS LOCATED. PROVIDE FOR SHAPES, BEARING POINTS, GIRDER TRUSSES, INTERSECTIONS, HIPS, VALLEYS, ETC. SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ETC) SHALL BE DETERMINED BY THE CONTRACTOR UNLESS SPECIFICALLY INDICATED ON THE PLANS.
11. PROVIDE FOR ALL TRUSS-TO-TRUSS AND TRUSS-TO-GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

PLYWOOD

1. PLYWOOD SHEATHING SHALL BE GRADE C-D EXTERIOR GLUE OR STRUCTURAL II. EXTERIOR GLUE SHALL BE IN CONFORMANCE WITH THE BUILDING CODE, UNITED STATES VOLUNTARY PRODUCT STANDARDS PS-1 AND PS-2.
2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING, AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

ROOF SHEATHING

1. PROVIDE 5/8-INCH CDX PLYWOOD, INDEX 32/16, UNBLOCKED, LAID UP WITH FACE GRAIN PERPENDICULAR TO FRAMING BELOW. STAGGER PANEL END JOINTS, PROVIDE APPROVED EDGE CLIPS AT 24 INCHES ON CENTER AT UNBLOCKED ROOF SHEATHING EDGES. PROVIDE 1/8-INCH GAP BETWEEN ALL ABUTTING PANEL EDGES. PROVIDE THE FOLLOWING MINIMUM NAILING UNLESS NOTED OTHERWISE ON PLANS:

8d AT 6 INCHES ON CENTER	ALL SUPPORTED PANEL EDGES, DIAPHRAGM BOUNDARIES AND OVER EXTERIOR WALLS AND SHEAR WALLS
8d AT 12 INCHES ON CENTER	FIELD NAILING

FLOOR SHEATHING

1. PROVIDE 3/4-INCH TONGUE AND GROOVE CDX PLYWOOD, INDEX 40/20, UNBLOCKED, LAID UP WITH FACE GRAIN PERPENDICULAR TO FRAMING BELOW. STAGGER PANEL END JOINTS. PROVIDE 1/8-INCH GAP BETWEEN ALL ABUTTING PANEL EDGES. PROVIDE THE FOLLOWING MINIMUM NAILING UNLESS NOTED OTHERWISE ON PLANS:

10d AT 6 INCHES ON CENTER	ALL SUPPORTED PANEL EDGES, DIAPHRAGM BOUNDARIES AND OVER EXTERIOR WALLS AND SHEAR WALLS
10d AT 10 INCHES ON CENTER	FIELD NAILING

TREATED WOOD

1. ALL WOOD PLATES, LEDGERS AND BLOCKING IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) APPROVED PRESERVATIVE. ALTERNATIVELY PER IBC SECTION 2304.11, FOR SOME EXCEPTIONS, IMPERVIOUS MOISTURE BARRIERS MAY BE PROVIDED BETWEEN UNTREATED MEMBERS AND CONCRETE OR MASONRY.
2. ALL METAL FASTENERS IN CONTACT WITH TREATED WOOD SHALL BE GALVANIZED OR STAINLESS STEEL. WHEN USING GALVANIZED FASTENERS, THE CONTRACTOR SHALL COORDINATE THE GALVANIZATION PROCESS WITH THE CHEMICAL COMPOSITION OF THE WOOD TREATMENT.

TIMBER CONNECTORS

1. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE BY SIMPSON STRONG-TIE COMPANY, INC, AS SPECIFIED IN THE LATEST EDITION OF THEIR CATALOG. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE CURRENT ICC-ES EVALUATION REPORTS DEMONSTRATING THAT THE PRODUCTS HAVE EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER.
2. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED SPECIFICATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.
3. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.
4. ALL NAILS SHALL BE COMMON, UNLESS NOTED OTHERWISE.
5. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.
6. ALL SINGLE JOISTS, DOUBLE JOISTS AND TRIPLE JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "U" SERIES JOIST HANGERS, UNLESS NOTED OTHERWISE.

WOOD FRAMING DETAILS

THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS.

1. AT JOIST AREAS: PROVIDE CROSS-BRIDGING AT 8'-0" ON CENTER MAXIMUM. PROVIDE SOLID BLOCKING OR CONTINUOUS RIM AT ALL BEARING POINTS. PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS ABOVE.
2. PROVIDE DOUBLE JOIST UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH. PROVIDE DOUBLE JOISTS EACH SIDE OF ALL OPENINGS IN FLOORS AND ROOFS UNLESS DETAILED OTHERWISE. COORDINATE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
3. PROVIDE TWO 2x10 HEADERS OVER AND DOUBLE STUDS EACH SIDE OF ALL OPENINGS IN STUD BEARING WALLS UNLESS NOTED OTHERWISE.
4. PROVIDE SOLID BLOCKING AT FLOORS FOR WOOD COLUMNS AND MULTIPLE STUD POSTS TO PASS THROUGH.
5. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.
6. ALL STUD WALLS UNLESS NOTED OTHERWISE SHALL BE 2x4 AT 16 INCHES ON CENTER AT INTERIOR WALLS AND 2x6 AT 16 INCHES ON CENTER AT EXTERIOR WALLS.
7. USE FULL-LENGTH STUDS (BALLOON FRAME) ON EXTERIOR WALLS AT STAIRWAYS AND AT VAULTED CEILINGS.
8. PLYWOOD WALL SHEATHING SHALL HAVE SOLID BLOCKING AT ALL EDGES. PROVIDE THE FOLLOWING MINIMUM NAILING UNLESS NOTED OTHERWISE ON PLANS:

8d AT 6 INCHES ON CENTER	AT SHEET EDGES
8d AT 12 INCHES ON CENTER	AT INTERMEDIATE BEARING POINTS

9. ALL WOOD STUD WALLS SHALL HAVE LOWER WOOD PLATE ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 6 INCHES ON CENTER STAGGERED OR BOLTED TO CONCRETE WITH 5/8-INCH-DIAMETER ANCHOR BOLTS AT 6'-0" ON CENTER UNLESS NOTED OTHERWISE ON THE PLANS. ALL ANCHOR BOLTS SHALL HAVE 2x2x3/16-INCH PLATE WASHERS AND A MINIMUM EMBEDMENT OF 7 INCHES IN CONCRETE.

MASONRY

1. MASONRY CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE BUILDING CODE.
2. ALL HOLLOW CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, NORMAL WEIGHT, TYPE 1, MOISTURE CONTROLLED. MINIMUM REQUIRED BLOCK COMPRESSIVE STRENGTH IS 1,900 PSI.
3. GROUT SHALL CONFORM TO ASTM C476, FINE GROUT. MAXIMUM SIZE OF AGGREGATE SHALL BE 3/8 INCH. FLY ASH AS A PERCENTAGE OF TOTAL WEIGHT OF CEMENTITIOUS MATERIAL SHALL NOT EXCEED 40 PERCENT PER ASTM C595. FLY ASH SHALL BE CLASS C OR F, MEETING ASTM C618 REQUIREMENTS. SLUMP SHALL BE 8 TO 11 INCHES. WATER-REDUCING ADMIXTURES MAY BE USED. MINIMUM GROUT COMPRESSIVE STRENGTH BASED ON 28-DAY TESTS SHALL BE 2,000 PSI AND GREATER THAN OR EQUAL TO THE SPECIFIED MINIMUM DESIGN STRENGTH.
4. ALL UNITS SHALL BE LAID IN RUNNING BOND USING TYPE S MORTAR WITH HEAD JOINTS.
5. REQUIRED MORTAR PROPORTIONS BY VOLUME:

TYPE	PORTLAND CEMENT	HYDRATED LIME	AGGREGATE MEASURED IN A DAMP, LOOSE CONDITION
S	1	OVER 1/4 TO 1/2	NOT LESS THAN 2 1/4 AND NOT MORE THAN 3 TIMES THE SUM OF THE VOLUMES OF THE CEMENT

6. MASONRY MINIMUM DESIGN STRENGTH IS f'm = 2,500 PSI.
7. ALL BELOW GRADE MASONRY SHALL HAVE ALL CORES FILLED SOLID WITH CONCRETE GROUT.
8. ALL CORES CONTAINING REINFORCEMENT SHALL BE FILLED SOLID WITH CONCRETE GROUT.
9. GROUT SHALL BE VIBRATED WHILE PLACING TO ENSURE THAT CORES ARE COMPLETELY FILLED.
10. WHEN GROUTING IS STOPPED FOR ONE HOUR OR MORE, HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE POUR 1½" BELOW THE TOP OF THE UPPERMOST UNIT.
11. GROUT PLACEMENT AND LIFT HEIGHTS SHALL BE IN ACCORDANCE WITH ARTILE 3.5 OF THE SPECIFICATION FOR MASONRY STRUCTURES, TMS 602/ACI 530.1/ASCE6.
12. PROVIDE 9 GAUGE GALVANIZED LADDER TYPE HORIZONTAL REINFORCING AT EVERY OTHER BLOCK COURSE IN ALL MASONRY WALLS, UNLESS DETAILED OTHERWISE.
13. REINFORCE ALL BOND BEAMS WITH (2) #5 BOTTOM BARS, UNLESS DETAILED OTHERWISE.
14. SEE TYPICAL MASONRY DETAILS MINIMUM REINFORCING REQUIREMENTS.
15. SUBMIT GROUT MIXES TO ARCHITECT FOR REVIEW BEFORE COMMENCING MASONRY CONSTRUCTION.

RyKey PROPERTIES

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wendel
204 E. Grand Avenue, Suite 200
Eau Claire, WI 54701
www.wendelcompanies.com
p:716.688.0766 tf:877.293.6335
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Northland Consulting Engineers L.L.P.
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(V)218-727-5995, (F)218-727-7779

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NO.	REVISIONS	DATE

DWG. TITLE
STRUCTURAL NOTES

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE	??-??-????
SCALE	AS NOTED
DWN.	DWS CHK. TDR
PROJ. No.	24-269
DWG. No.	S001

FOUNDATIONS

1. COLUMN DOWELS SHALL BE INSTALLED WITH A TEMPLATE TO HOLD BARS IN THE PROPER POSITION AND SHALL BE PLACED WITH A TOLERANCE OF +/- 1/4 INCH.
2. SPREAD FOOTINGS:
   A. DESIGN SOIL BEARING PRESSURE = 3,000 PSF.
   B. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AND SHALL BE LOWERED TO FIRM BEARING IF SUITABLE SOIL IS NOT FOUND AT ELEVATIONS DETERMINED BY TOP OF FOOTING ELEVATION AND FOOTING DEPTH.
   C. REFER TO THE PROJECT GEOTECHNICAL EVALUATION REPORT FOR SOIL CONDITIONS AND RECOMMENDATIONS
      - PREPARED BY: XXXXXX
      - PROJECT NO.: #######
      - DATED: JANUARY 8, 2019
   D. SITE AND BUILDING SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT.

PRE-ENGINEERED SOIL IMPROVEMENT SYSTEM

1. THE SUBGRADE BELOW ALL FOUNDATION AND SLABS SHALL BE IMPROVED BY THE INSTALLATION OF RAMMED AGGRAGETE GEOPIER SYSTEM UNLESS NOTED OTHERWISE FOR SPECIFIC FOOTINGS SHOWN ON 1/S2.1 AND FOOTING SCHEDULE ON SHEET S2.1.
2. THE RAMMED AGGREGATE SOIL IMPROVEMENT SYSTEM SHALL BE DESIGNED AND CERTIFIED BY A LICENCED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF WISCONSIN.
3. INSTALLATION DRAWINGS SHALL BE SUBMITTED TO ENGINEER/ ARCH. OF RECORD FOR REVIEW PRIOR TO CONSTRUCTION. THESE DRAWINGS SHALL BE CERTIFIED BY LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF WISCONSIN.
4. INSTALLATION OF THE RAMMED AGGREGAE SOIL IMPROVEMENT SYSTEM, INCLUDING MEANS AND METHODS FOR INSTALLATION IS THE RESPONSIBILITY OF THE SOIL IMPROVEMENT CONTRACTOR.
5. THE RESULTING SOIL CAPACITY SHALL MEET OR EXCEED THE DESIGN VALUES SHOWN THESE DRAWINGS AND RESULT IN LESS THAN 1/2" DEFFERENTAIL SETTLEMENT RELATIVE TO THE EXISTING BUILDING OR ANY PORTION OF THE NEW BUILDING.

STRUCTURAL FILL

1. ALL FILL PLACED TO SUPPORT SLABS ON GRADE, BEHIND PERMANENT WALLS, AND AROUND ALL DRAINS SHALL CONSIST OF WELL GRADED, GRANULAR MATERIAL PER THE SPECIFICATIONS.
2. SOILS FOR STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER.
3. STRUCTURAL FILL SHALL BE PLACED ON SOUND NATIVE MATERIAL.
4. PROOF-ROLL CUT AREAS WHICH PROVIDE SUPPORT FOR PERMANENT STRUCTURES.
5. AREAS WHICH ARE EXCESSIVELY YIELDING, AS DETERMINED BY THE CONTINUOUS OBSERVATION OF THE GEOTECHNICAL ENGINEER, SHALL BE OVEREXCAVATED AND REPLACED WITH STRUCTURAL FILL.
6. STRUCTURAL FILL SHALL BE PLACED PER THE SPECIFICATION.

ELEVATORS, AND MISCELLANEOUS METALS

1. ALL ELEVATOR MACHINE BEAMS, HOIST BEAMS, SILLS, DOOR SUPPORTS, AND RAILS AND THEIR CONNECTIONS TO THE PRIMARY STRUCTURE ARE TO BE DESIGNED BY THE ELEVATOR MANUFACTURER. THE CONTRACTOR SHALL PROVIDE ADDITIONAL FRAMING AS NECESSARY FOR ADDITIONAL MACHINE ROOM FLOOR PENETRATIONS PER THE TYPICAL DETAILS. THE ELEVATOR MACHINE BEAMS SHALL BE DESIGNED TO BE FLUSH WITH THE BOTTOM OF CONCRETE AND SHALL BE DESIGNED FOR THE TRIBUTARY LOADS INDICATED IN THE LOAD MAPS IN ADDITION TO THE WEIGHT OF THE SUPPORTED EQUIPMENT AND SELF WEIGHT OF THE MACHINE ROOM FLOOR/ROOF STRUCTURE.
2. THE CONTRACTOR SHALL DESIGN AND SUPPLY ALL ADDITIONAL MISCELLANEOUS METALS THAT ARE INDICATED IN THE ARCHITECTURAL DRAWINGS OR THOSE METALS WHICH ARE FOUND TO BE NECESSARY TO SUPPORT THE ARCHITECTURAL FINISHES OR OTHER BUILDING SYSTEMS.
3. ALL FRAMING AND CONNECTIONS DESIGNED BY THE CONTRACTOR SHALL NOT RESULT IN ECCENTRIC LOADS BEING APPLIED TO THE PRIMARY STRUCTURE NOR LATERAL LOADS BEING APPLIED TO THE BOTTOM FLANGE OF STEEL BEAMS. THE CONTRACTOR'S DESIGN SHALL VERIFY THAT THE CONNECTIONS DO NOT RESULT IN ADVERSE LOCAL CONNECTION STRESSES OCCURRING WITHIN THE PRIMARY STRUCTURE. SUBMIT CALCULATIONS STAMPED BY A STRUCTURAL ENGINEER LICENSED TO PERFORM THE WORK IN THE JURISDICTION WHERE THE PROJECT IS LOCATED AND SHOP DRAWINGS INDICATING IMPOSED LOADS ON THE PRIMARY STRUCTURE.

MECHANICAL/ELECTRICAL/PLUMBING SYSTEM SUPPORTS

1. THE CONTRACTOR SHALL DESIGN AND SUPPLY ALL ADDITIONAL MISCELLANEOUS METALS AND SYSTEM SUPPORT COMPONENTS THAT ARE NECESSARY TO SUPPORT ALL MECHANICAL, ELECTRICAL (TELECON, AUDIO VISUAL, ETC.), AND PLUMBING/FIRE-PROTECTION SYSTEMS. SUCH METALS AND SUPPORT COMPONENTS AND THEIR CONNECTIONS SHALL BE PROVIDED AS NECESSARY TO DIRECTLY AND CONCENTRICALLY IMPOSE LOADS ON THE PRIMARY STRUCTURE.
2. STEEL ROOF DECK SHALL NOT DIRECTLY SUPPORT THESE SYSTEMS.
3. THE CONNECTIONS TO THE PRIMARY STRUCTURE ARE SUBJECT TO THE REQUIREMENTS OF THE MISCELLANEOUS METALS SECTION ABOVE.

SECONDARY SUPPORT FRAMING

1. SECONDARY SUPPORT FRAMING FOR CONNECTING NON-STRUCTURAL COMPONENTS TO THE PRIMARY STRUCTURE SHALL BE DESIGNED, SUPPLIED AND INSTALLED BY OTHERS.
2. SHOP DRAWINGS FOR SECONDARY SUPPORT FRAMING SHALL BE SUBMITTED FOR REVIEW ALONG WITH THE SUPPORTING CERTIFIED STRUCTURAL CALCULATIONS. SUBMITTAL SHALL IDENTIFY THE LOADS IMPOSED UPON THE PRIMARY STRUCTURE AT THE CONNECTION POINTS OF THE SECONDARY SUPPORT FRAMING.
3. UNISTRUT, OR EQUIVALENT, AND ITS CONNECTIONS SHALL BE CONSIDERED SECONDARY SUPPORT FRAMING, UNLESS SPECIFICALLY NOTED OTHERWISE.

BUILDING TOLERANCES

1. STANDARD TOLERANCES SHALL BE BASED ON THE REQUIREMENTS OF THE AISC CODE OF STANDARD PRACTICE AND ACI 117, "STANDARD SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS."

SEQUENCING CONSTRUCTION AND LATERAL STABILITY

1. THE STRUCTURAL COMPONENTS BY THEMSELVES ARE A NON-SELF-SUPPORTING STRUCTURE. LATERAL FORCES DUE TO WIND, EARTHQUAKE, OR SOIL ARE CARRIED BY THE ROOF AND FLOOR DIAPHRAGMS TO THE LATERAL SYSTEM. CERTAIN ELEMENTS SHOWN ON THE STRUCTURAL DRAWINGS (SUCH AS BRACING, ROOF AND FLOOR SLABS, AND CONCRETE IN COMPOSITE COLUMNS) ARE REQUIRED FOR OVERALL OR LOCAL STABILITY OF OTHER ELEMENTS (SUCH AS BEAMS, COLUMNS, AND WALLS).
2. IF, DUE TO SEQUENCING OF CONSTRUCTION, THESE STABILITY ELEMENTS ARE NOT IN PLACE, THE CONTRACTOR SHALL RETAIN A STRUCTURAL ENGINEER LICENSED TO PERFORM THE WORK IN THE JURISDICTION WHERE THE PROJECT IS LOCATED, WHO SHALL INVESTIGATE WHERE TEMPORARY SHORING/BRACING IS REQUIRED AND SHALL DESIGN THIS TEMPORARY SHORING/BRACING. THE CONTRACTOR SHALL PROVIDE THIS SHORING/BRACING UNTIL THE REQUIRED STRUCTURAL ELEMENTS AND THEIR CONNECTIONS HAVE BEEN INSTALLED AND REACH THEIR FINAL DESIGN STRENGTHS.

DEFERRED STRUCTURAL SUBMITTALS

1. SOME STRUCTURAL SYSTEMS ARE DEFINED AS VENDOR-DESIGNED COMPONENTS PER THE STRUCTURAL DOCUMENTS. THESE ELEMENTS OF THE DESIGN ARE DEFERRED SUBMITTAL COMPONENTS AND HAVE NOT BEEN PERMITTED UNDER THE BASE BUILDING APPLICATION. THE CONTRACTOR WILL BE REQUIRED TO SUBMIT THE STAMPED COMPONENT SYSTEM DOCUMENTS TO THE BUILDING OFFICIAL FOR APPROVAL.
2. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT, WHO SHALL REVIEW THEM FOR GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE CONTRACTOR SHALL SUBMIT THESE REVIEWED DEFERRED SUBMITTAL DOCUMENTS TO THE BUILDING OFFICIAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
3. THE FOLLOWING LIST INCLUDES THE ITEMS THAT ARE DEFINED AS DEFERRED STRUCTURAL SUBMITTAL COMPONENTS. REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND CIVIL DRAWINGS FOR ADDITIONAL DEFERRED SUBMITTAL COMPONENTS.
4. DEFERRED STRUCTURAL SUBMITTAL COMPONENTS:
   A. WOOD ROOF TRUSSES
   B. WOOD FLOOR TRUSSES
   C. SECONDARY SUPPORT FRAMING AND CONNECTIONS

MISCELLANEOUS

1. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, CIVIL, ELEVATOR, OR OTHER SPECIALTY ENGINEERING DRAWINGS FOR DIMENSIONS NOT SHOWN, INCLUDING BUT NOT LIMITED TO: SIZE AND LOCATION OF CURBS, EQUIPMENT HOUSEKEEPING PADS, WALL AND FLOOR OPENINGS, BLOCKOUTS, FLOOR DEPRESSIONS, SUMPS, DRAINS, ANCHOR BOLTS, EMBEDDED ITEMS, ARCHITECTURAL TREATMENT, ETC. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND RESOLVE DISCREPANCIES OR CONFLICTS PRIOR TO CONSTRUCTION.
2. WHERE SECTIONS ARE INDICATED ON THE PLAN BY A NUMBER AND A DRAWING NUMBER THUS, 1/S5.01, THE INDICATED SECTION (1) IS SHOWN ON STRUCTURAL DRAWING S5.01.

SHOP DRAWINGS

1. SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION:
   A. REINFORCING STEEL
   B. STRUCTURAL STEEL
   C. STEEL JOISTS
   D. WOOD FLOOR TRUSSES
   E. WOOD ROOF TRUSSES
   F. SECONDARY SUPPORT FRAMING AND CONNECTIONS
2. THE CONTRACTOR SHALL SUBMIT CONCRETE WALL ELEVATION DRAWINGS OF AT LEAST 1/8 " = 1'-0" SCALE INDICATING LOCATIONS OF CONNECTION EMBEDMENTS AND WALL OPENINGS FOR REVIEW PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH REINFORCEMENT DRAWINGS.
3. DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD; THEREFORE, THEY SHALL BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY THE ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE ONE ELECTRONIC COPY TO BE MARKED AND RETURNED.
4. SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED, AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWINGS SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.
5. SHOP DRAWINGS FOR DEFERRED SUBMITTALS THAT ARE DEFINED AS DESIGN-BUILD COMPONENTS IN THE CONSTRUCTION DOCUMENTS SHALL INCLUDE THE DESIGNING PROFESSIONAL ENGINEER'S STAMP FOR THE JURISDICTION WHERE THE PROJECT IS LOCATED AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO CURSORY REVIEW BY THE ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASIC STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. SHOP DRAWINGS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE. DESIGN CALCULATIONS SHALL BE INCLUDED IN THE SUBMITTAL.

SPECIAL INSPECTION

1. THE FOLLOWING ITEMS REQUIRE SPECIAL INSPECTION AND TESTING PER IBC SECTION 1704.
2. THIS WORK SHALL BE PERFORMED BY A SPECIAL INSPECTOR CERTIFIED BY THE GOVERNING BUILDING OFFICIAL TO PERFORM THE TYPES OF INSPECTIONS AND TESTS SPECIFIED.
3. THE FREQUENCY OF INSPECTIONS AND TESTING SHALL BE AS OUTLINED IN THE IBC TABLE ITEMS LISTED BELOW.
4. DEFICIENCIES SHALL BE REPORTED DAILY TO THE CONTRACTOR.
5. SUMMARY REPORTS SHALL BE DISTRIBUTED WEEKLY TO THE OWNER, ARCHITECT, CONTRACTOR, BUILDING OFFICIAL, AND STRUCTURAL ENGINEER. THE CONCRETE SUPPLIER SHALL BE INCLUDED IN THE DISTRIBUTION OF ALL SUMMARY REPORTS FOR CONCRETE TESTING.
6. SEE THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SPECIAL INSPECTION AND TESTING.

SPECIAL INSPECTION TABLE

ITEM	DESCRIPTION (SEE IBC SECTS. 1704 & 1705)	IBC REQUIREMENT
CONCRETE	CONCRETE THAT IS PART OF THE STRUCTURE	TABLE 1705.3 ITEMS 5, 6, 7, 8, 10, AND 12
BOLTS INSTALLED IN CONCRETE	ANCHOR BOLTS, HEADED STUDS (EXCEPT AT BEAM-TO-DECK INSTALLATION)	TABLE 1705.3 ITEM 3
REINFORCING STEEL	A. PLACEMENT OF REINFORCING STEEL B. SPLICING OF REINFORCING STEEL BY BUTT WELDING, EXOTHERMIC WELDING PROCESS OR THREADED COUPLERS	TABLE 1705.3 ITEM 1 TABLE 1705.3 ITEM 2
STRUCTURAL STEEL	A. STRUCTURAL STEEL THAT IS PART OF THE STRUCTURE B. WELDING, HIGH STRENGTH BOLTING, AND DETAILS C. STEEL DECK AND HEADED STEEL STUD PLACEMENT AND ATTACHMENT D. FIELD CUT SURFACES E. FIELD HEATING FOR STRAIGHTENING F. TOLERANCES FOR FIELD ERECTION	IBC SECTION 1705.2.1 AISC 360 CHAPTER N AISC 360 SECTION N5 AISC 360 SECTION N6 AISC 360 SECTION M2.2 AISC 360 SECTION M2.1 CODE OF STANDARD PRACTICE SECTION 7.13
STRUCTURAL WOOD	A. PRE-FABRICATED STRUCTURAL ELEMENTS B. FASTENING COMPONENTS TO WIND FORCE RESISTING WOOD CONSTRUCTION INCLUDING SHEAR WALLS, BRACES, DIAPHRAGMS, DRAG STRUTS, AND HOLDOWNS	SECTION 1705.5 AND 1705.5.2 SECTION 1705.11.1
STRUCTURAL MASONRY	A. ALL MASONRY SHOWN ON THE STRUCTURAL DRAWINGS INCLUDING MASONRY SHOWN IN TYPICAL DETAILS BUT LOCATED ON ARCHITECTURAL DRAWINGS	IBC SECTION 1705.4 ACI 530 CHAPTER 3 ACI 530 TABLE 3.1.2 ITEMS 1,2,3,4,5 (RISK CAT. I, II, III)
POST INSTALLED ANCHORS OR DOWELS	ALL POST-INSTALLED ANCHORS/ DOWELS SHALL BE SPECIALLY INSPECTED AS REQUIRED BY TABLE 1705.3 ITEM 4 AND AS REQUIRED BY THE APPROVED ICC-ES REPORT	
EPOXY OR CEMENT GROUTED DOWELS OR ANCHORS	-OBSERVE DRILLED HOLES AFTER CLEANING AND INSTALLATION OF ANCHOR -ANCHORS SUBJECT TO SUSTAINED TENSION SHALL BE CONTINUOUSLY INSPECTED AND INSTALLED BY A CERTFIED INSTALLER IN ACCORDANCE WITH THE MANUFACTUREER'S PRINTED INSTALLATION INSTRUCTIONS AND ACI 318, CHAPTER D	

WINTER CONSTRUCTION

1. ALL SOIL BELOW FOOTINGS SHALL BE PROTECTED FROM FREEZING BY ALL NECESSARY MEANS (e.g. TEMPORARY HEAT AND BLANKETS, TEMPERATURE PROBES, ETC.).
2. ALL CONCRETE SHALL BE PREVENTED FROM FREEZING AFTER POURING, AS DIRECTTED BY THE CONCRETE SPECIAL INSPECTOR, BY ALL NECESSARY MEANS (e.g. TEMPORARY HEAT, BLANKETS, ETC.).
3. ALL BACKFILL MUST BE PLACED ON UNFROZEN GROUND, IN UNFROZEN STATE AND COMPACTED PER THE GEOTECHNICAL REPORT.

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Eau Claire, WI 54701
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DWG. TITLE

STRUCTURAL NOTES

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

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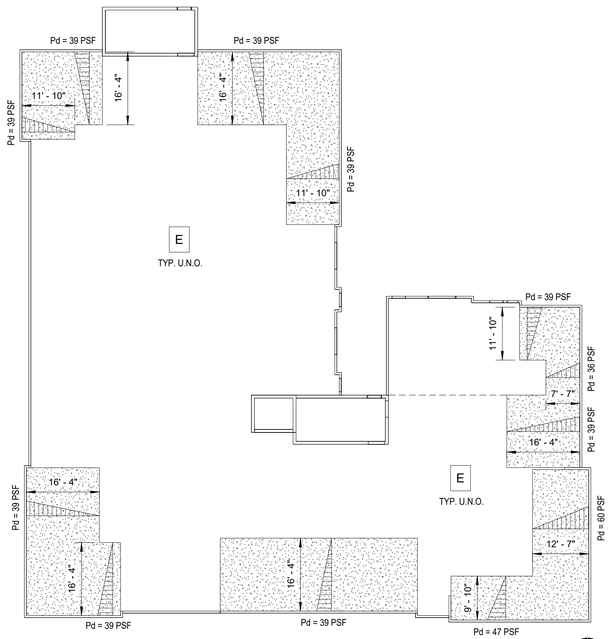
S002

1 S003 SECOND LEVEL LOAD MAP PLAN
1/16" = 1'-0"

NORTH

2 S003 THIRD & FOURTH LEVEL LOAD MAP PLAN
1/16" = 1'-0"

NORTH



3 S003 ROOF LOAD MAP PLAN
1/16" = 1'-0"

NORTH

LOAD MAP DESIGNATIONS			
A	**RESIDENTIAL ROOMS AND CORRIDORS :**		
	DL	SELF WEIGHT OF STRUCTURE	
	SDL	MECH. / ELEC. / MISC.	15 PSF
	LL	LIVE LOAD	40 PSF
B	**RESIDENTIAL BALCONIES (DECKS) :**		
	DL	SELF WEIGHT OF STRUCTURE	
	SDL	MECH. / ELEC. / MISC.	10 PSF
	LL	LIVE LOAD	60 PSF
C	**STAIRS, EXITS, LOBBIES:**		
	DL	SELF WEIGHT OF STRUCTURE	
	SDL	MECH. / ELEC. / MISC.	15 PSF
	LL	LIVE LOAD	100 PSF
D	**MECHANICAL ROOMS:**		
	DL	SELF WEIGHT OF STRUCTURE	
	SDL	MECH. / ELEC. / MISC.	15 PSF
	LL	LIVE LOAD	125 PSF
E	**TYPICAL ROOFS :**		
	DL	SELF WEIGHT OF STRUCTURE	
	SDL	MECH. / ELEC. / MISC. / ROOFING	15 PSF
	SL	SNOW LOAD	28 PSF + DRIFT
G	**ROOF AWNING :**		
	DL	SELF WEIGHT OF STRUCTURE	
	SDL	MECH. / ELEC. / MISC.	10 PSF
	SL	SNOW LOAD	34 PSF + DRIFT

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wendel

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DWG. TITLE

LOAD MAP PLANS

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

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S003

NOTES:

1. NOTATIONS:
   db: NOMINAL BAR DIAMETER (INCHES)

   L_D : TENSION DEVELOPMENT LENGTH (INCHES) FOR REINFORCEMENT SATISFYING THE FOLLOWING REQUIREMENTS:
   - SLABS AND WALLS: CLEAR SPACING > 2 db, AND CONC. CLEAR COVER > db
   - BEAMS AND COLUMNS: CLEAR SPACING > db, AND CONC. CLEAR COVER > db

   L_T : DEVELOPMENT LENGTH OF TOP BARS IN TENSION = 1.3 x L_D (INCHES)

   L_B : DEVELOPMENT LENGTH OF BARS OR DOWELS IN COMPRESSION = 19 x db (INCHES)

   L_C : TIED COLUMN LAP SPLICE IN COMPRESSION = 30 x db (INCHES)

   L_{CS} : SPIRAL COLUMN LAP SPLICE IN COMPRESSION = 22.5 x db (INCHES)

   L_{SB} : TENSION LAP SPLICE LENGTH FOR OTHER THAN TOP BARS = 1.3 x L_D (INCHES)

   L_{SBT} : TENSION LAP SPLICE LENGTH OF TOP BARS = 1.7 x L_D (INCHES)
2. MULTIPLY VALUES IN THE TABLE BY 1.5 IF CLEAR SPACING OR CONCRETE COVER DO NOT MEET THE REQUIREMENTS FOR LD IN NOTE 1.
3. MULTIPLY VALUES IN THE TABLE BY 1.2 FOR EPOXY COATED BARS WITH CLEAR SPACING AND COVER MEETING THE REQUIREMENTS FOR L_D IN NOTE 1, OTHERWISE MULTIPLY VALUE BY 1.5.
4. TOP BARS: HORIZONTAL BEAM REINFORCING WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW.
5. THE DEVELOPMENT AND SPLICE LENGTHS ARE BASED ON REINFORCEMENT STRENGTH Fy = 60 KSI
6. #14 AND #18 BARS SHALL NOT BE LAP SPLICED. SEE GENERAL NOTES.
7. MULTIPLY VALUES IN THE TABLE BY 1.33 FOR USE WITH LIGHTWEIGHT AGGREGATE CONCRETE.

CONCRETE
f'c = 4,000 PSI

BAR SIZE	L_D	L_T	L_{SB}	L_{SBT}
#3	15	20	20	26
#4	19	25	25	33
#5	24	32	32	42
#6	29	38	38	50
#7	42	55	55	72
#8	48	63	63	82
#9	54	71	71	93
#10	61	80	80	104
#11	67	88	88	115
#14	81	106	-	-
#18	108	141	-	-

CONCRETE
ALL STRENGTHS

BAR SIZE	L_B	L_C	L_{CS}
#3	8	12	12
#4	10	15	12
#5	12	19	14
#6	15	23	17
#7	17	26	20
#8	19	30	23
#9	22	34	26
#10	24	38	29
#11	27	42	32
#14	33	-	-
#18	43	-	-

MASONRY

BAR SIZE	TENSION		COMPRESSION	
	L_D	L_{SB}	L_B	L_C
#3	24	24	24	24
#4	24	24	24	24
#5	30	25	24	24
#6	36	30	27	24
#7	42	35	32	26
#8	48	40	36	30
#9	54	45	41	34
#10	60	50	45	38
#11	66	55	50	41

TABLE A
MINIMUM TENSION EMBEDMENT LENGTHS, (L_{DH}) FOR STANDARD END HOOKS ON GRADE 60 BARS

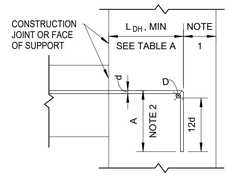
BAR SIZE	NORMAL WEIGHT CONCRETE, f'c (psi)					
	3,000	4,000	5,000	6,000	7,000	8,000
#3	6"	6"	6"	6"	6"	6"
#4	8"	7"	7"	7"	7"	7"
#5	10"	9"	8"	7"	7"	7"
#6	12"	10"	9"	8"	8"	8"
#7	14"	12"	11"	10"	9"	9"
#8	16"	14"	12"	11"	10"	10"
#9	18"	15"	14"	13"	12"	11"
#10	20"	17"	15"	14"	14"	14"
#11	22"	19"	17"	16"	15"	15"
#14	37"	32"	29"	27"	25"	25"
#18	50"	43"	39"	35"	33"	31"

END HOOK
ALL GRADES
(D) FINISHED BEND DIAMETER

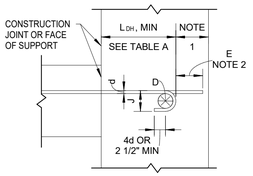
BAR SIZE	D	180° HOOKS		90° HOOKS
		E	J	A
#3	2-1/4"	5"	3"	6"
#4	3"	6"	4"	8"
#5	3-3/4"	7"	5"	10"
#6	4-1/2"	8"	6"	12"
#7	5-1/4"	10"	7"	14"
#8	6"	11"	8"	16"
#9	9-1/2"	15"	11-3/4"	19"
#10	10-3/4"	17"	13-1/4"	22"
#11	12"	19"	14-3/4"	24"
#14	18-1/4"	27"	21-3/4"	31"
#18	24"	36"	28-1/2"	41"

NOTES:

1. BAR DIMENSION REQUIRED TO MANUFACTURE HOOK.
2. FOR EPOXY COATED HOOKS, INCREASE THE ABOVE EMBEDMENT LENGTHS BY 20%.
3. ABOVE VALUES VALID FOR ALL CASES IF:
   SIDE COVER >= 2-1/2"
   END COVER >= 2"



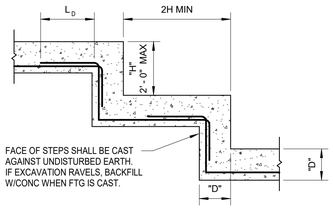
90° HOOK



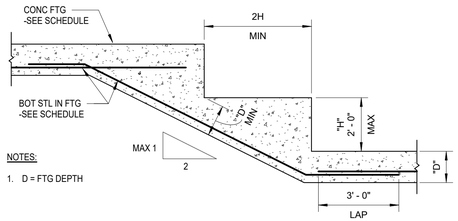
180° HOOK

1 S101 TYPICAL REINFORCING BAR DEVELOPMENT AND SPLICE LENGTH TABLES

2 S101 TYPICAL REINFORCING BAR STANDARD HOOK AND EMBEDMENT TABLES
NOT TO SCALE



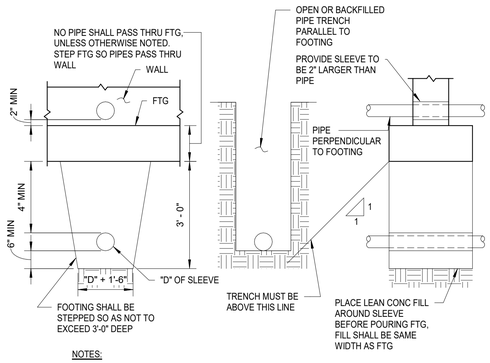
ALTERNATE TYPICAL FOOTING STEP DETAIL



NOTES:

1. D = FTG DEPTH

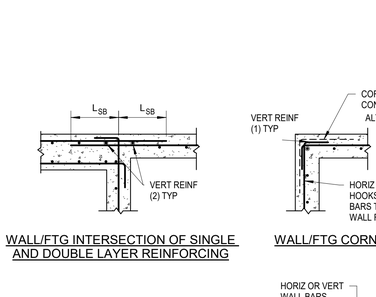
3 S101 TYPICAL FOOTING STEP DETAIL
NOT TO SCALE



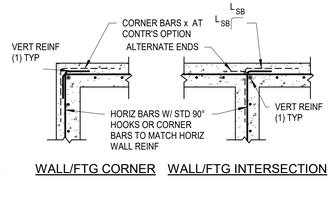
NOTES:

1. FOR PIPES 3'-0" OR LESS BELOW FOOTING PROVIDE SLEEVE AND CONCRETE AS SHOWN.
2. FOR PIPES MORE THAN 3'-0" BELOW FOOTING USE STEPPED FOOTING DETAIL TO GET WITHIN 3'-0" MAX.

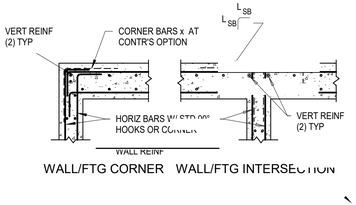
4 S101 TYPICAL DETAIL @ PIPES PERPENDICULAR TO FTGS
NOT TO SCALE



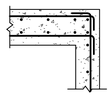
WALL/FTG INTERSECTION OF SINGLE AND DOUBLE LAYER REINFORCING



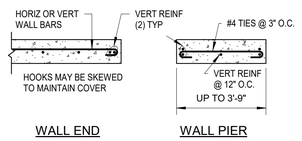
WALL/FTG CORNER WALL/FTG INTERSECTION



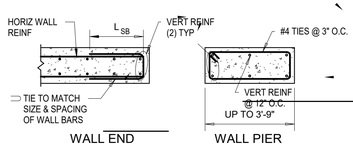
WALL/FTG CORNER WALL/FTG INTERSECTION



WALL/FTG CORNER OF SINGLE AND DOUBLE LAYER REINFORCING



WALL END WALL PIER
SINGLE LAYER REINFORCING

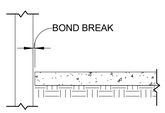


WALL END WALL PIER
DOUBLE LAYER REINFORCING

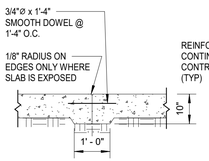
5 S101 TYPICAL CONCRETE WALL / FOOTING REINFORCING
NOT TO SCALE

NOTES:

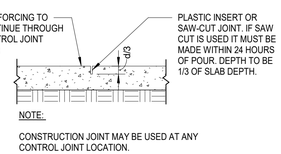
1. SEE PLAN FOR SLAB ON GRADE THICKNESS.
2. LOCATE CONSTRUCTION JOINTS UNDER PARTITIONS OR ON COLUMN LINES. PROVIDE CONTROL JOINTS ON ALL COLUMN LINES AND AT 30x SLAB THICKNESS MAXIMUM SPACING EACH WAY IN BETWEEN. PROVIDE CONTROL JOINTS AT ALL RE-ENTRANT CORNERS.
3. SAWED JOINTS SHALL BE MADE AS SOON AS THE JOINT CAN BE CUT WITHOUT EDGES RAVELING AND WITHIN 24 HOURS OF SLAB PLACEMENT. SAWED JOINTS SHALL BE FILLED WITH SEALANT AS COORDINATED WITH THE ARCHITECT.
4. SEE GENERAL NOTES FOR SPECIAL CONCRETE MIX DESIGN.
5. FOLLOW RECOMMENDATIONS GIVEN IN GEOTECHNICAL REPORT IN STRICT ACCORDANCE IN REGARDS TO THE USE OF VAPOR BARRIER, CRUSHED STONE AND SOIL COMPACTION.



WALL

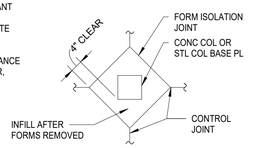


CONSTRUCTION JOINT

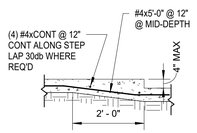


NOTE:
CONSTRUCTION JOINT MAY BE USED AT ANY CONTROL JOINT LOCATION.

SAWED CONTROL JOINT



ISOLATION JOINT AT COLUMN



DEPRESSED SLAB

6 S101 TYPICAL FIBER REINFORCED SLAB ON GRADE
NOT TO SCALE

RyKey PROPERTIES

wendel
204 E. Grand Avenue, Suite 200
Eau Claire, WI 54701
www.wendelcompanies.com
p:716.688.0766 tf:877.293.6335

Wendel Architecture, P.C

Northland Consulting Engineers L.L.P.
Structural, Civil and Forensic Engineering
102 South 21st Ave. West, Duluth, MN 55806
(V)218-727-5995, (F)218-727-7779

THE LOFTS AT LOT 8
LA CROSSE, WI

DESIGN DEVELOPMENT

DESIGN DEVELOPMENT
JUNE 28, 2024
NOT FOR CONSTRUCTION

NOTE:
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NO.	REVISIONS	DATE

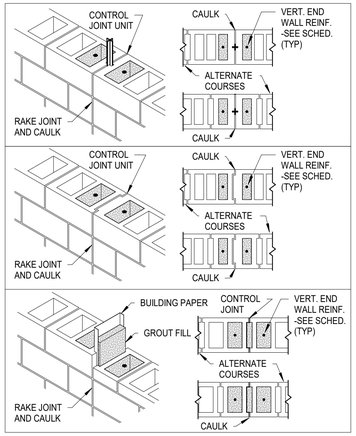
DWG. TITLE

TYPICAL CONCRETE DETAILS

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

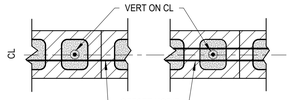
DATE	??-??-????
SCALE	AS NOTED
DWN.	DWS CHK. TDR
PROJ. No.	24-269
DWG. No.	

S101



NOTE:
1. INTERRUPT 50% OF BOND BEAM AND LADDER TYPE REINFORCING AT CONTROL JOINT LOCATIONS (TYP)

1 S102 TYPICAL CMU CONTROL JOINT METHODS
NOT TO SCALE



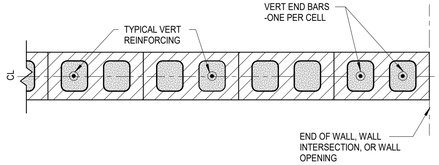
TYPE A TYPE B

BAR LOCATION TYPES

NOTES:
1. ALL CMU SHALL BE CMU-1 UNLESS NOTED OTHERWISE.
2. BOND BEAM REINFORCEMENT ABOVE AND BELOW OPENINGS SHALL BE CONTINUOUS (UNSPLICED) AND EXTENDED 2'-0" MINIMUM BEYOND OPENING.
3. WHERE BOND BEAM DOES NOT ALIGN WITH TOP OR BOTTOM OF OPENINGS, ADD A BOND BEAM COURSE EXTENDING 2'-0" BEYOND THE OPENING.
4. LOCATE SCHEDULED BARS FROM TABLE EACH SIDE OF EACH OPENING, EACH CORNER AND WALL ENDS.
5. BOND BEAM BARS MAY BE USED TO ARRIVE AT TOTAL STEEL AREA REQUIRED BY REINFORCING SCHEDULE.
6. GROUT ALL CELLS THAT CONTAIN REINFORCEMENT OR EMBEDDED ITEMS.
7. BOND BEAMS SHALL BE LOCATED AT EACH FLOOR LEVEL AND INTERMEDIATE STAIR LANDING ELEVATIONS. SEE THE ELEVATION ON TYPICAL LOAD BEARING CMU WALL FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

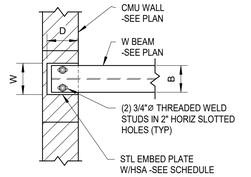
CMU REINFORCING SCHEDULE

WALL MARK -SEE PLAN	NOMINAL WALL THICKNESS	BOND BEAM REINF			VERTICAL REINFORCING			BOND BM BAR LOCATION TYPE	MAXIMUM WALL HEIGHT
		NUMBER AND SIZE	SPACING	LAP LENGTH	NUMBER AND SIZE	SPACING	LAP LENGTH		
CMU-1	8"	(2) #5	SEE NOTE #7	30"	#5	32"	25"	B	0'-0"
CMU-2	8"	(2) #5	SEE NOTE #7	30"	#5	24"	25"	B	30'-0"
CMU-3	8"	(2) #5	SEE NOTE #7	30"	#5	16"	25"	B	30'-0"
CMU-4	8"	(2) #5	8'-0" O.C.	30"	#7	16"	26	B	42'-0"

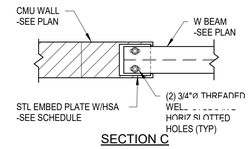


CMU WALL

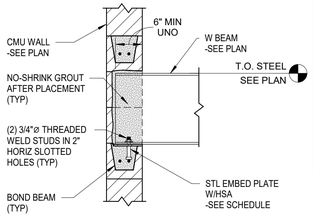
2 S102 TYPICAL STRUCTURAL CMU WALL REINFORCING SCHEDULE AND NOTES
NOT TO SCALE



SECTION B



SECTION C



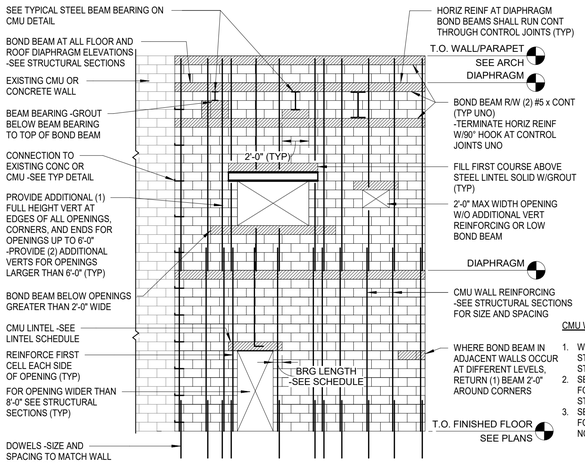
SECTION A

EMBED PLATE SCHEDULE
(TYP UNLESS NOTED OTHERWISE ON PLANS)

BEAM WIDTH	BASE PLATE SIZE (TxWxD)		# OF H...
	8" CMU	12" CMU	1/2"ø x4"
B <=4"	3/8"x6"x6"	3/8"x6"x6"	1 CTR'D
4"< B <= 6"	1/2"x7"x7"	1/2"x7"x7"	2
6"< B <= 8"	1/2"x8"x7"	1/2"x10"x7"	2
8"< B <= 10"	- - -	5/8"x12"x11"	3
10"< B <= 12"	- - -	5/8"x14"x11"	3
12"< B <= 14"	- - -	5/8"x16"x11"	4
K-SERIES JST	3/8"x7"x7"	3/8"x7"x7"	2
LH-SERIES JST	1/2"x10"x7"	1/2"x10"x7"	2

NOTES:
1. SEE "TYI DETAIL FOR ADDITIONAL INFORMATION.
2. PRO WHERE BEAM IS NOTED AS DRAG STRUT ON PLAN.

3 S102 TYPICAL STEEL BEAM BEARING ON CMU DETAILS
NOT TO SCALE



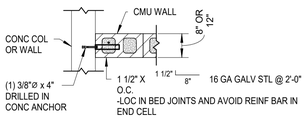
TYPICAL CMU WALL ELEVATION

NON LOAD-BEARING CMU LINTEL SCHEDULE

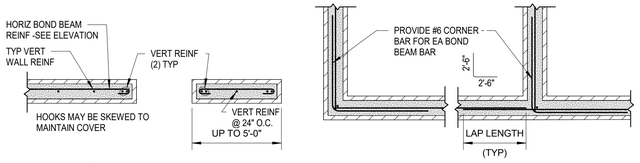
THICKNESS	CLEAR SPAN	DEPTH (INCH)	HORIZONTAL REINFORCING
8"	4'-0" OR LESS	8	(2) #5 BOT
	4'-0" TO 6'-4"	16	(2) #5 BOT
	6'-4" TO 8'-0"	16	(2) #6 BOT
10" OR 12"	4'-0" OR LESS	8	(2) #5 BOT
	4'-0" TO 6'-4"	16	(2) #5 BOT
	6'-4" TO 8'-0"	16	(2) #6 BOT

*SEE PLANS FOR LINTELS AND LINTEL SCHEDULE AT BEARING WALLS

CMU WALL ELEVATION NOTES:
1. WALL ELEVATION IS TYPICAL FOR STRUCTURAL AND NON-STRUCTURAL CMU WALLS.
2. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF NON-STRUCTURAL CMU WALLS.
3. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION NOT INDICATED.

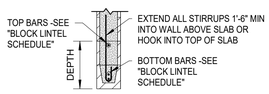


CONNECTION TO EXIST CONCRETE OR CMU



WALL END WALL PIER CORNER INTERSECTION

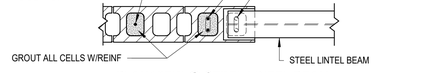
HORIZONTAL BEAM DETAILS



CMU LINTEL BEAM NOTES:
1. WHERE "BLOCK LINTEL SCHEDULE" INDICATES 16 INCHES DEPTH, USE 8 INCH DEEP LINTEL BLOCK AND REGULAR 8 INCH DEEP BLOCK WITH INNER WEBS REMOVED. FILL 16 INCH DEPTH WITH ONE MONOLITHIC CONCRETE GROUT POUR.

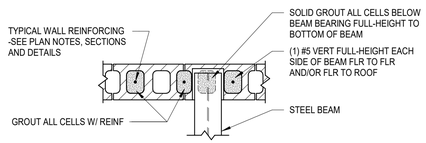
LINTEL BEAM DETAIL

4 S102 TYPICAL CMU WALL ELEVATION AND DETAILS
NOT TO SCALE



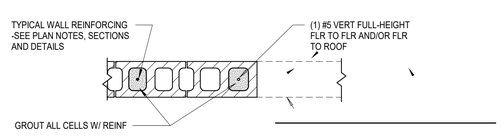
PLAN VIEW @ STEEL LINTEL BEAM

NOTES:
1. EXTEND #5 VERT BARS 2'-0" MINIMUM IN FOUNDATION WALL BELOW OR EPOXY DOWEL PER MANUFACTURER'S PUBLISHED RECOMMENDATIONS.
2. WHERE BEAM BEARING ABOVE ALIGNS WITH BEAM BEARING BELOW, LAP #5 BARS 2'-6" MINIMUM AT FLOOR LEVEL.



PLAN VIEW @ STEEL BEAM

NOTES:
1. EXTEND #5 VERT. BARS 2'-0" MINIMUM IN FOUNDATION WALL BELOW OR EPOXY DOWEL PER MANUFACTURER'S PUBLISHED RECOMMENDATIONS.
2. WHERE BEAM BEARING ABOVE ALIGNS WITH BEAM BEARING BELOW, LAP #5 BARS 2'-6" MINIMUM AT FLOOR LEVEL.



PLAN VIEW @ CMU LINTEL BE***

NOTES:
1. EXTEND #5 VERT. BARS 2'-0" MINIMUM IN FOUNDATION WALL BELOW OR EPOXY DOWEL PER MANUFACTURER'S PUBLISHED RECOMMENDATIONS.
2. WHERE BEAM BE[illegible]M BEARING BELOW, LAP #5 BARS 2'-6" MINIMUM AT FLOOR LEVEL.

5 S102 TYPICAL CMU WALL REINFORCING AT BEAM BEARING
NOT TO SCALE

RyKey PROPERTIES

THE LOFTS AT LOT 8
LA CROSSE, WI

DESIGN DEVELOPMENT

wendel
204 E. Grand Avenue, Suite 200
Eau Claire, WI 54701
www.wendelcompanies.com
p:716.688.0766 tf:877.293.6335
Wendel Architecture, P.C

Northland Consulting Engineers L.L.P.
Structural, Civil and Forensic Engineering
102 South 21st Ave. West, Duluth, MN 55806
(V)218-727-5995, (F)218-727-7779

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NO.	REVISIONS	DATE

DWG. TITLE
TYPICAL CMU DETAILS

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE	??-??-????
SCALE	AS NOTED
DWN.	DWS CHK. TDR
PROJ. No.	24-269
DWG. No.	

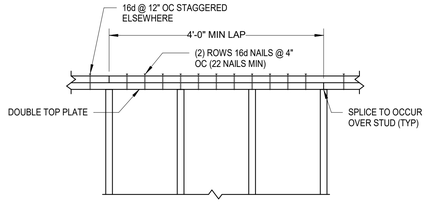
S102

TYPICAL FASTENING SCHEDULE	
CONNECTION	NAILING
JOIST TO SILL OR GIRDER, TOENAIL	(3) 8d
BRIDGING TO JOIST, TOENAIL EACH END	(2) 8d
SOLE PLATE TO JOIST OR BLOCKING, TOENAIL	16d @ 16" OC
TOP PLATE TO STUD, END NAIL	(2) 16d
STUD TO SOLE PLATE	(4) 8d TOENAIL OR (2) 16d END NAIL
DOUBLE STUDS, FACE NAIL	16d @ 24" OC
DOUBLE TOP PLATES, FACE NAIL	16d @ 16" OC
TOP PLATE INTERSECTIONS, FACE NAIL	(2) 16d
CONTINUOUS HEADER, TWO PIECES	16d @ 16" OC ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOENAIL	(3) 8d
RAFTER TO TRUSS TO PLATE, TOENAIL	(3) 8d
BUILT-UP CORNER STUDS	16d @ 12" OC EACH LAYER STAGGERED
BUILT-UP GIRDER AND BEAMS	16d @ 12" OC EACH LAYER STAGGERED
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	(3) 8d
RIM JOIST TOP PLATE, TOENAIL	8d @ 6" OC
POST AND BEAM OR GIRDER CONSTRUCTION	PROVIDE POSITIVE CONNECTION AGAINST UPLIFT AND LATERAL DISPLACEMENT
BUILT-UP RIM JOIST	(2) ROWS 16d @ 12" OC

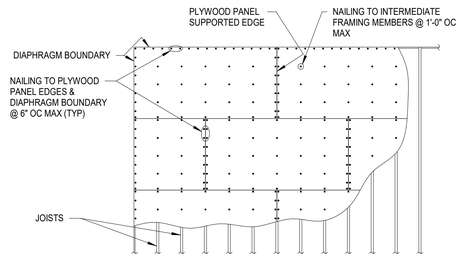
NOTES:

1. REFER TO IBC TABLE 2304.10.1 FOR ADDITIONAL FASTENING REQUIREMENTS.

1 S103 TYPICAL FASTENING SCHEDULE



2 S103 TYPICAL TOP PLATE LAP DETAIL
NOT TO SCALE

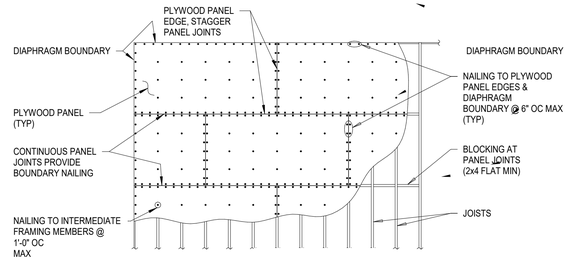


SHEATHING LAYOUT

NOTE:

1. DRAG STRUTS, BEARING WALL, AND SHEAR WALL INTERSECTIONS SHALL BE CONSIDERED DIAPHRAGM BOUNDARIES, TYPICAL.

3 S103 TYPICAL UNBLOCKED PLYWOOD ROOF/FLOOR
NOT TO SCALE

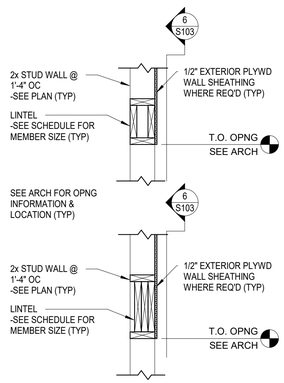


SHEATHING LAYOUT

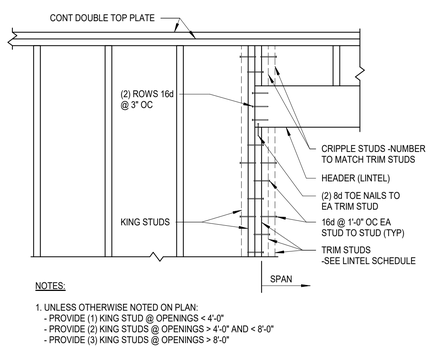
NOTE:

1. DRAG STRUTS, BEARING WALL, AND SHEAR WALL INTERSECTIONS SHALL BE CONSIDERED DIAPHRAGM BOUNDARIES, TYPICAL.

4 S103 TYPICAL BLOCKED PLYWOOD ROOF/FLOOR
NOT TO SCALE



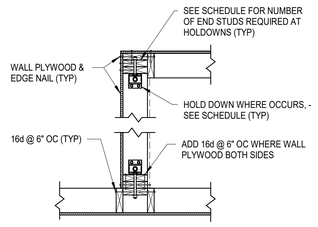
5 S103 SECTION @ LINTEL
NOT TO SCALE



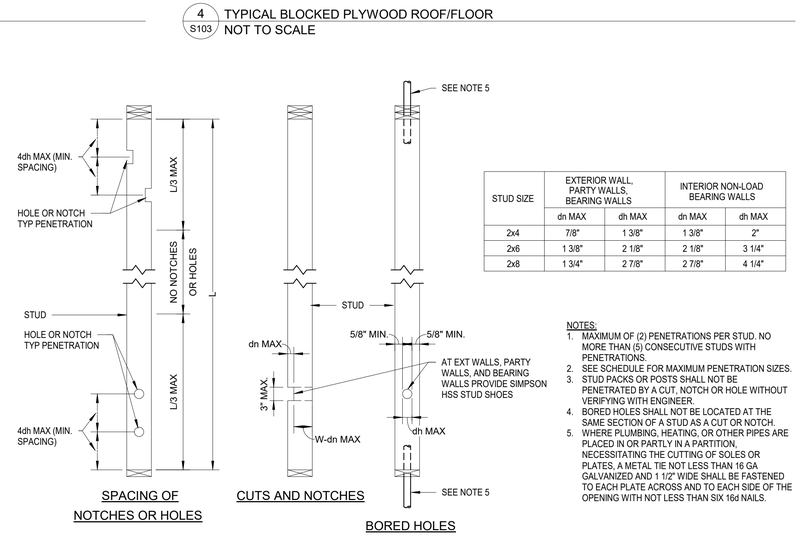
NOTES:

1. UNLESS OTHERWISE NOTED ON PLAN:
   - PROVIDE (1) KING STUD @ OPENINGS < 4'-0"
   - PROVIDE (2) KING STUDS @ OPENINGS > 4'-0" AND < 8'-0"
   - PROVIDE (3) KING STUDS @ OPENINGS > 8'-0"

6 S103 TYP HEADER (LINTEL) DETAIL
NOT TO SCALE



7 S103 TYPICAL WALL INTERSECTION DETAIL
NOT TO SCALE

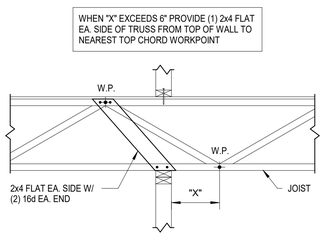


STUD SIZE	EXTERIOR WALL, PARTY WALLS, BEARING WALLS		INTERIOR NON-LOAD BEARING WALLS	
	dn MAX	dh MAX	dn MAX	dh MAX
2x4	7/8"	1 3/8"	1 3/8"	2"
2x6	1 3/8"	2 1/8"	2 1/8"	3 1/4"
2x8	1 3/4"	2 7/8"	2 7/8"	4 1/4"

NOTES:

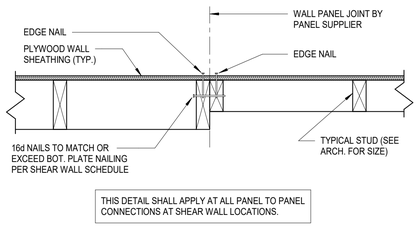
1. MAXIMUM OF (2) PENETRATIONS PER STUD. NO MORE THAN (5) CONSECUTIVE STUDS WITH PENETRATIONS.
2. SEE SCHEDULE FOR MAXIMUM PENETRATION SIZES.
3. STUD PACKS OR POSTS SHALL NOT BE PENETRATED BY A CUT, NOTCH OR HOLE WITHOUT VERIFYING WITH ENGINEER.
4. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF A STUD AS A CUT OR NOTCH.
5. WHERE PLUMBING, HEATING, OR OTHER PIPES ARE PLACED IN OR PARTLY IN A PARTITION, NECESSITATING THE CUTTING OF SOLES OR PLATES, A METAL TIE NOT LESS THAN 16 GA GALVANIZED AND 1 1/2" WIDE SHALL BE FASTENED TO EACH PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN SIX 16d NAILS.

8 S103 TYPICAL STUD AND PLATE PENETRATION DETAILS
NOT TO SCALE



WALL PERPENDICULAR TO JOISTS

9 S103 TYPICAL NON-BEARING STUD WALL DETAIL
NOT TO SCALE



THIS DETAIL SHALL APPLY AT ALL PANEL TO PANEL CONNECTIONS AT SHEAR WALL LOCATIONS.

10 S103 TYPICAL VENTED TRUSS BLOCKING @ EAVE
NOT TO SCALE

RyKey PROPERTIES

THE LOFTS AT LOT 8
LA CROSSE, WI

DESIGN DEVELOPMENT

wendel

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Eau Claire, WI 54701
www.wendelcompanies.com
p:716.688.0766 tf:877.293.6335

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NO.	REVISIONS	DATE

DWG. TITLE

TYPICAL WOOD DETAILS

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE	??-??-????
SCALE	AS NOTED
DWN.	DWS CHK. TDR
PROJ. No.	24-269
DWG. No.	S103

WOOD HEADER / LINTEL SCHEDULE

MARK	SIZE	LEVEL	TRIM STUDS	REMARK
L-1	(2) 2x6	4	1	TRIM STUD GRADE TO MATCH BRG. WALL SCHEDULE (TYPICAL)
		3	1	
		2	2	
		1	2	
L-2	(2) 2x8	4	1	
		3	2	
		2	3	
		1	3	
L-3	(3) 2x8	4	1	
		3	2	
		2	2	
		1	3	
L-4	(3) 2x10	4	2	
	(3) 1 3/4"x7 1/4" LVL	3	3	
		2	4	
		1	5	
L-5	???????	4	1	
		3	1	
		2	2	
		1	3	
L-6	?????????	4	1	
		3	2	
		2	2	
		1	2	

JOIST / TRUSS SCHEDULE

MARK	SIZE	REMARK
J-1	24" DEEP PRE-ENG WOOD FLOOR TRUSSES @ 24" O.C. MAX.	
J-2	18" DEEP PRE-ENG WOOD FLOOR TRUSSES @ 24" O.C. MAX.	
J-3	24" DEEP PRE-ENG WOOD ROOF TRUSSES @ 24" O.C. MAX.	
J-4	18" DEEP PRE-ENG WOOD ROOF TRUSSES @ 24" O.C. MAX.	
J-5	2x8 @ 16" O.C. (TREATED)	
J-6	2x10 @ 24" O.C.	
J-7	2x10 @ 12" O.C. (ALL STAIR LANDINGS U.N.O.)	

BEAM SCHEDULE

MARK	SIZE	REMARK
B-1	(2) 1 3/4"x7 1/4" LVL	
B-2	(2) 1 3/4"x24" LVL	
B-3	(3) 1 3/4"x24" LVL	
B-4	(4) 1 3/4"x24" LVL	
B-5		
B-6		
B-7		
B-8		
B-9		
B-10		

BEAM HANGER SCHEDULE

MARK	SIMPSON MODEL NO.
H1	?????????
H2	?????????
H3	?????????
H4	?????????

POST SCHEDULE

MARK	SIZE	REMARK
P1	??????	GRADE TO MATCH BRG. WALL SCHEDULE
P2	??????	GRADE TO MATCH BRG. WALL SCHEDULE
P3	??????	GRADE TO MATCH BRG. WALL SCHEDULE
P4	??????	GRADE TO MATCH BRG. WALL SCHEDULE
P5	??????	GRADE TO MATCH BRG. WALL SCHEDULE
P6	??????	GRADE TO MATCH BRG. WALL SCHEDULE
P7	??????	GRADE TO MATCH BRG. WALL SCHEDULE
P8	HSS??????	

CMU LINTEL SCHEDULE

MARK	DESCRIPTION	COMMENTS
CL-1	1'-4" DEEP CMU BOND BEAM R/W (2) #5xCONT. BOTTOM	
CL-2	2'-0" DEEP CMU BOND BEAM R/W (2) #5xCONT. BOTTOM	
CL-3	2'-8" DEEP CMU BOND BEAM R/W (2) #6xCONT. BOTTOM	

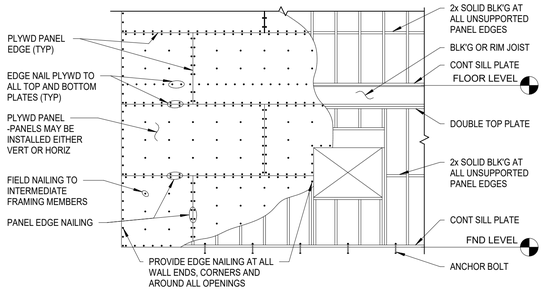
BEARING WALL SCHEDULE

LEVEL, LOCATION	EXTERIOR NON LOAD BRG STUDS U.N.O. *	EXTERIOR BRG STUDS U.N.O. *	CORRIDOR STUDS U.N.O.	TYPICAL NON LOAD BRG DEMISING WALL (DOUBLE WALL) STUDS U.N.O. *		TYPICAL BRG DEMISING WALL (DOUBLE WALL), STAIR WALL STUDS U.N.O. *		SPECIAL BRG WALL IDENTIFIED ON PLAN AS 'BW-SP' *	TOP AND BOTTOM WALL PLATES
				2x4 WALLS	2x6 WALLS	2x4 WALLS	2x6 WALLS		
LEVEL 4, U.N.O.	2x6 SPF No.2 @ 16" O.C.	2x6 SPF No.2 @ 16" O.C.	2x6 SPF No.2 @ 16" O.C.	2x4 SPF No.2 @ 16" O.C.	2x6 SPF No.2 @ 16" O.C.	2x4 SPF No.2 @ 16" O.C.	2x6 SPF No.2 @ 16" O.C.		SPF No.2
LEVEL 3, U.N.O.	2x6 SPF No.2 @ 16" O.C.	2x6 SPF No.2 @ 16" O.C.	2x6 SPF No.2 @ 16" O.C.	2x4 SPF No.2 @ 16" O.C.	2x6 SPF No.2 @ 16" O.C.	2x4 SPF No.2 @ 12" O.C.	2x6 SPF No.2 @ 16" O.C.		SPF No.2
LEVEL 2, U.N.O.	2x6 SPF No.2 @ 16" O.C.	2x6 SPF No.2 @ 16" O.C.	2x6 SPF No.2 @ 16" O.C.	2x4 SPF No.2 @ 16" O.C.	2x6 SPF No.2 @ 16" O.C.	(2) 2x4 SPF No.2 @ 16" O.C.	2x6 SPF No.2 @ 16" O.C.		SPF No.2
LEVEL 1, U.N.O.	2x6 SPF No.2 @ 16" O.C.	2x6 SPF No.2 @ 12" O.C.	2x6 SPF No.2 @ 12" O.C.	2x4 SPF No.2 @ 16" O.C.	2x6 SPF No.2 @ 16" O.C.	(2) 2x4 SPF No.2 @ 12" O.C.	2x6 SPF No.2 @ 16" O.C.		SYP No.2 DENSE OR SP MSR W/ E=1.9 OR HIGHER

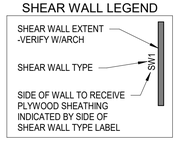
* LOAD BEARING (BRG) WALLS ARE DEFINED AS WALLS SHOWN ON STRUCTURAL DRAWINGS THAT SUPPORT FRAMING MEMBERS. LOAD BEARING WALLS ARE PERPENDICULAR TO THE FRAMING ABOVE. NON LOAD BEARING WALLS ARE DEFINED AS WALLS SHOWN ON THE STRUCTURAL DRAWINGS THAT ARE PARALLEL TO THE FRAMING ABOVE. SEE ARCHITECTURAL DRAWINGS FOR WALL TYPES NOT SHOWN ON STRUCTURAL DRAWINGS AND FOR WALLS SHOWN IN STRUCTURAL DRAWINGS THAT VARY IN WIDTH (STUD DEPTH).

SHEAR WALL SCHEDULE

MARK	APA RATED SHEATHING	PANEL EDGE NAILING	STUD & BLOCKING SIZE AT ADJOINING PANEL EDGES	TOP PLATE TO FRAMING ABOVE	BOTTOM PLATE TO FRAMING BELOW	SILL PLATE TO CONCRETE BELOW	CAPACITY (plf)
SW-1	7/16" PLYWD ONE SIDE	8d @ 6" OC	2x	CLIPS @ 20" OC	16d @ 6" OC	5/8"ø AR'S @ 48" OC	335
SW-2	7/16" PLYWD ONE SIDE	8d @ 4" OC	2x	CLIPS @ 12" OC	16d @ 4" OC	5/8"ø AR'S @ 32" OC	490
SW-3	7/16" PLYWD ONE SIDE	8d @ 3" OC	2x	CLIPS @ 10" OC	16d @ 3" OC	5/8"ø AR'S @ 24" OC	630
SW-4	7/16" PLYWD TWO SIDE	8d @ 4" OC	2x	CLIPS @ 12" OC TWO ROWS	16d @ 4" OC TWO ROWS	5/8"ø AR'S @ 16" OC	980
SW-5	5/8" GYPSUM ONE SIDE	6d COOLER NAILS @ 7" OC (EDGE & FIELD)	2x	CLIPS @ 20" OC	16d @ 6" OC	5/8"ø AR'S @ 48" OC	145



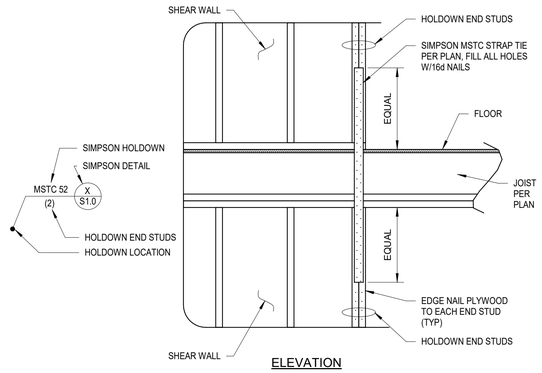
SHEAR WALL LEGEND



NOTES:

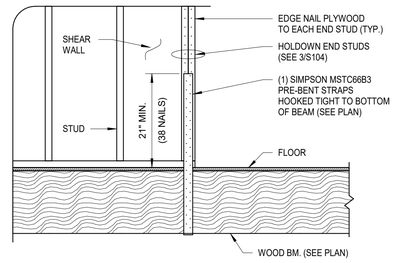
1. APA RATED ORIENTED STRAND BOARD (OSB) SHEATHING MAY BE USED IN LIEU OF PLYWOOD.
2. NAILING TO INTERMEDIATE MEMBERS SHALL BE AT 12" ON CENTER.
3. FRAMING CLIPS SHALL BE SIMPSON A35 OR LTP5 OR APPROVED EQUAL.
4. PROVIDE STANDARD CUT PLATE WASHERS ON ALL ANCHOR BOLTS TO CONCRETE, UNLESS NOTED OTHERWISE.
5. AT SHEARWALL TYPE SW-4 & SW-5 PROVIDE:
   - 3 x 3 x 1/4" PLATE WASHERS ON 2x4 WALLS
   - 4 1/2 x 4 1/2 x 1/4" PLATE WASHERS ON 2x6 WALLS
6. STAGGER VERTICAL PANEL JOINTS AT TWO SIDED SHEAR WALLS.

1 S104 TYPICAL SHEAR WALL ELEVATION
NOT TO SCALE



ELEVATION

2 S104 TYPICAL HOLDOWN @ FLOOR
NOT TO SCALE

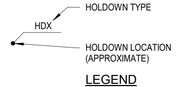


HOLDOWN TYPE "HDJ"

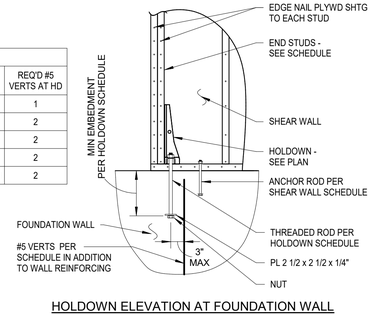
3 S104 TYPICAL HOLDOWN @ WOOD BEAM - HOLDOWN TYPE HDJ
NOT TO SCALE

HOLDOWN SCHEDULE

HOLDOWN TYPE	HOLDOWN TYPE MODEL #	ROD / WELD STUD SIZE	EMBEDMENT DEPTH	REQ'D # OF END STUDS - 2x6 WALL	REQ'D #5 VERTS AT HD
HDD	HDU-5	5/8" DIA.	12"	2	1
HDE	HDU-8	7/8" DIA.	14"	3	2
HDF	HDU-11	1" DIA.	16"	5	2
HDG	HDU-14	1" DIA.	19"	5	2
HDH	HD19	1 1/8" DIA.	24"	5 DOUG-FIR LARCH	2



LEGEND

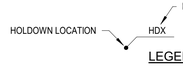


HOLDOWN ELEVATION AT FOUNDATION WALL

4 S104 TYPICAL HOLDOWN CONDITIONS - HOLDOWN TYPES HDD, HDE, HDF, HDG & HDH
NOT TO SCALE

HOLDOWN SCHEDULE

HOLDOWN TYPE	HOLDOWN TYPE MODEL #	ALLOWABLE TENSION CAPACITY (KIPS)	REQ'D # OF END STUDS - 2x6 WALL	DETAIL REFERENCE
HDA	(1) MSTC52	2.99	2	-
HDB	(1) MSTC78	5.85	2	
HDC	(1) CMST12	9.22	2	
HDD	HDU-5	4.34	2	
HDE	HDU-8	6.58	3	
HDF	HDU-11	9.61	5	
HDG	HDU-14	12.43	5	
HDH	HD-19	16.74	5 DOUG-FIR LARCH	



LEGEND

5 S104 HOLDOWN SCHEDULE
NOT TO SCALE

RyKey PROPERTIES

THE LOFTS AT LOT 8
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DWG. TITLE

TYPICAL WOOD DETAILS

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY.

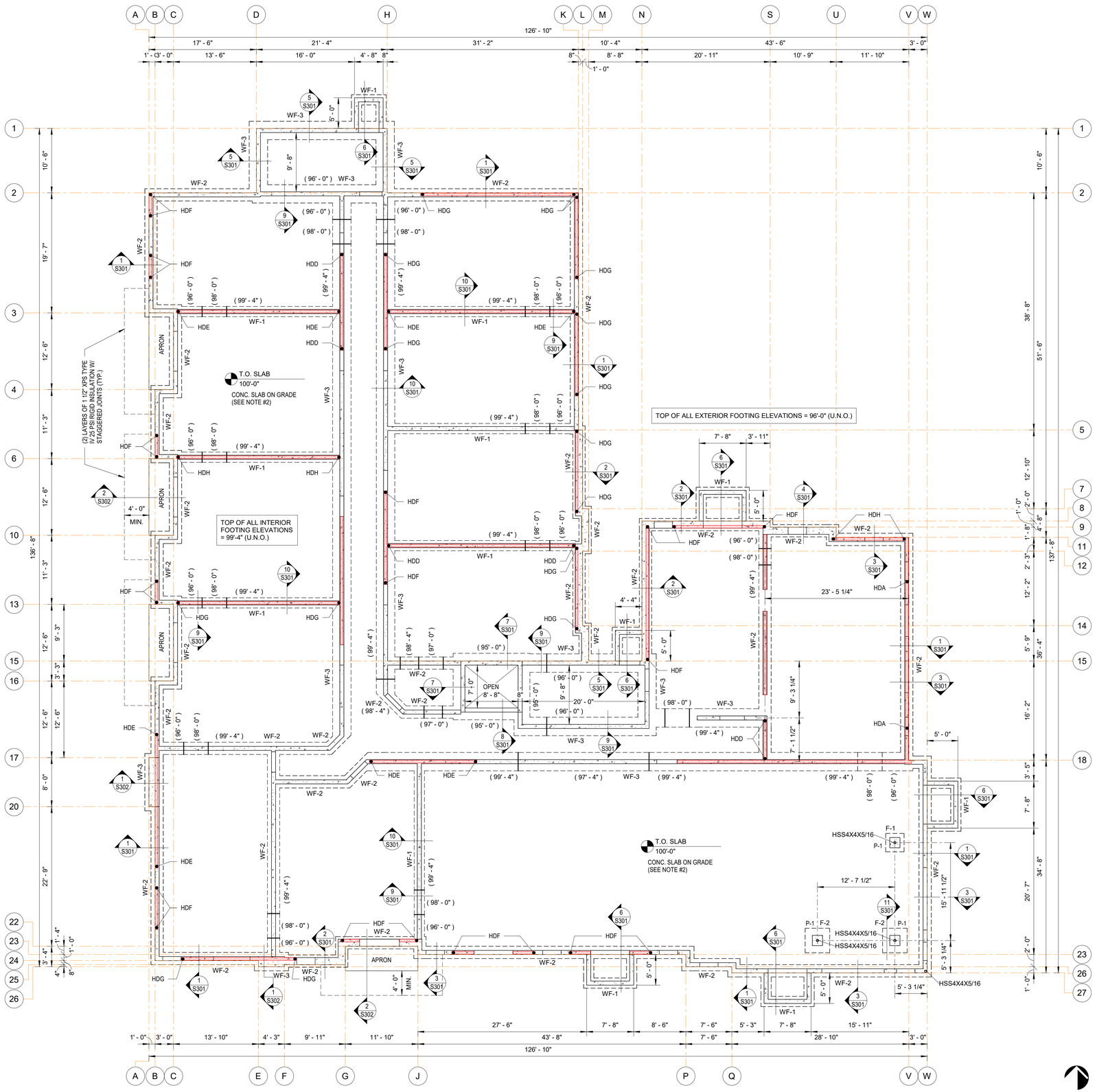
DATE	??-??-????
SCALE	AS NOTED
DWN.	DWS CHK. TDR
PROJ. No.	24-269
DWG. No.	

S104

FOOTING SCHEDULE			
MARK	SIZE	REINFORCING	Comments
F-1	3'-0" SQUARE x 1'-0" DEEP COLUMN FOOTING	R/W (4) #5 EA. WAY BOTTOM	
F-2	4'-0" SQUARE x 1'-0" DEEP COLUMN FOOTING	R/W (5) #6 EA. WAY BOTTOM	
WF-1	1'-8" WIDE x 1'-0" DEEP x CONT. WALL FOOTING	R/W (2) #5xCONT. BOTTOM	
WF-2	2'-0" WIDE x 1'-0" DEEP x CONT. WALL FOOTING	R/W (3) #5xCONT. BOTTOM	
WF-3	3'-0" WIDE x 1'-0" DEEP x CONT. WALL FOOTING	R/W (4) #5xCONT. BOTTOM	

FOUNDATION PLAN NOTES:

1. REFERENCE LEVEL 1 FLOOR ELEVATION IS 100'-0" (CIVIL ELEVATION = xxxx.x'). TOP OF SLAB IS AT THE REFERENCE FLOOR ELEVATION UNLESS NOTED OTHERWISE. SEE ARCHITECTURAL DRAWINGS FOR SLOPES AND DRAINS.
2. FIRST FLOOR IS A 4-INCH THICK CONCRETE SLAB ON GRADE REINFORCED WITH SYNTHETIC FIBERS PER MANUFACTURER'S RECOMMENDATIONS, UNLESS NOTED OTHERWISE. SEE TYPICAL FIBER REINFORCED SLAB OF GRADE DETAILS. SLAB ON GRADE SHALL BE PLACED ATOP COMPACTED STRUCTURAL FILL IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT.
3. (XX'-XX") INDICATES TOP OF FOOTING ELEVATION. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SUBGRADE OR STRUCTURAL FILL IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT.
4. "F-1" AND "WF-1" INDICATES FOOTING MARK. SEE FOOTING SCHEDULE ON FOR SIZE AND REINFORCING.
5. "HDA" INDICATES HOLDOWN FOR PLYWOOD SHEAR WALL ABOVE. SEE HOLDOWN SCHEDULE AND DETAILS. COODRINATE EXACT HOLDOWN LOCATION WITH FRAMING REQUIREMENTS.
6. ------ REPRESENTS FOOTING STEP LOCATION. SEE TYPICAL CONCRETE DETAILS.
7. SEE TYPICAL CONCRETE DETAILS FOR PIPE SLEEVES PENETRATING FOUNDATION WALLS OR UNDER FOOTINGS. VERIFY LOCATIONS WITH MECHANICAL.
8. SEE ARCHITECTURAL AND CIVIL DRAWINGS FOR SIDEWALKS, PAVING AND SITE DETAILS AT BUILDING EXTERIOR.
9. REFERENCE ALL CONSTRUCTION DOCUMENTS FOR SIZE, EXTENT AND LOCATION OF CONCRETE CURBS, HOUSEKEEPING PADS, CMU WALL, BOLLARDS, EDGE ANGLES, SLAB PENETRATIONS AND SLAB RECESSES. REINFORCE PER TYPICAL DETAILS.



1 S201 FOUNDATION PLAN
1/8" = 1'-0"

RyKey PROPERTIES

THE LOFTS AT LOT 8
LA CROSSE, WI

DESIGN DEVELOPMENT

wendel
204 E. Grand Avenue, Suite 200
Eau Claire, WI 54701
www.wendelcompanies.com
p:716.688.0766 tf:877.293.6335
Wendel Architecture, P.C

Northland Consulting Engineers L.L.P.
Structural, Civil and Forensic Engineering
102 South 21st Ave. West, Duluth, MN 55806
(V)218-727-5995, (F)218-727-7779

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JUNE 28, 2024
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NO.	REVISIONS	DATE

DWG. TITLE

FOUNDATION PLAN

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY.

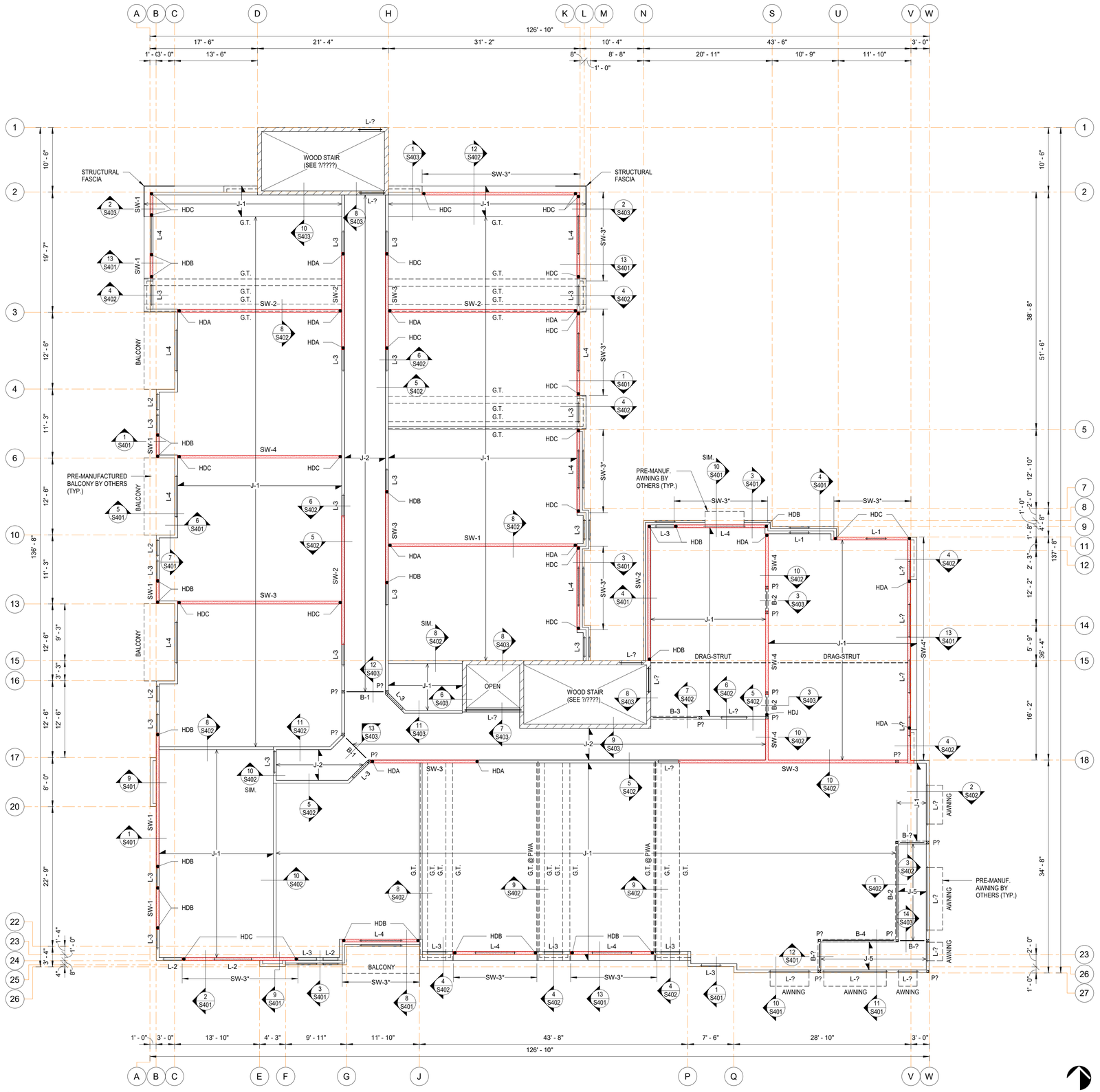
DATE	??-??-????		
SCALE	AS NOTED		
DWN.	DWS	CHK.	TDR
PROJ. No.	24-269		
DWG. No.			

S201

BRICK LINTEL SCHEDULE		
Span	Description	Comments
UP TO 6'-0"	L4x4x3/8 W/ 8" MIN. BRG. EA. END	
6'-0" TO 9'-0"	L6x4x3/8 (LLV) W/ 8" MIN. BRG. EA. END	
9'-0" TO 12'-0"	C8x13.7 W/ L4x4x3/8 - 8" MIN. BRG. EA. END	
12'-0" TO 16'-0"	C10x20 W/ L4x4x3/8 - 8" MIN. BRG. EA. END	

LEVEL 2 FLOOR FRAMING PLAN NOTES:

1. REFERENCE LEVEL 2 FLOOR ELEVATION IS 112'- 1 7/8". TOP OF GYPCRETE TOPPING IS AT THE REFERENCE FLOOR ELEVATION.
2. FLOOR FRAMING CONSISTS OF 1" MAX GYPCRETE TOPPING OVER 3/4" CDX TONGUE AND GROOVE PLYWOOD FLOOR SHEATHING SUPPORTED ON 24" DEEP PRE-ENGINEERED OPEN WEB WOOD FLOOR TRUSSES, UNLESS NOTED OTHERWISE.
3. SEE BEARING WALL SCHEDULE FOR WOOD WALL FRAMING REQUIREMENTS.
4. REINFORCE CMU PER TYPICAL CMU DETAILS. ALL CMU WALLS SHOWN ON STRUCTURAL PLANS ARE TO BE CONSIDERED LOAD BEARING.
5. "J-1" INDICATES JOIST OR TRUSS FRAMING. SEE JOIST SCHEDULE FOR STRUCTURAL FRAMING REQUIREMENTS. SEE FLOOR TRUSS SHOP DRAWINGS FOR EXACT TRUSS LAYOUT.
6. "L-1" INDICATES STRUCTURAL LINTEL AT ARCHITECHTURAL OR MECHANICAL WALL OPENING AND "B-1" INDICATES STRUCTURAL BEAM. SEE LINTEL AND BEAM SCHEDULE FOR STRUCTURAL FRAMING REQUIREMENTS. SEE ARCHITCTURAL AND MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF ALL OPENINGS.
7. "P-1" INDICATES STRUCTURAL POST OR COLUMN. SEE POST SCHEDULE FOR STRUCTURAL FRAMING REQUIREMENTS.
8. "SW-1" INDICATES PLYWOOD SHEAR WALL BELOW. SEE SHEAR WALL SCHEDULE. ALL EXTERIOR STUD WALLS TO BE TYPE SW-1 UNLESS NOTED OTHERWISE.
9. "*" FOLLOWING A SHEAR WALL MARK INDICATES A PERFORATED SHEAR WALL THAT REQUIRES PLYWOOD WALL SHEATHING ABOVE AND BELOW ALL OPENINGS BE FASTENED TO WOOD STUDS PER THE INDICATED TYPE ON THE SHEAR WALL SCHEDULE.
10. "HDA" INDICATES HOLDOWN FOR PLYWOOD SHEAR WALL ABOVE. SEE HOLDOWN SCHEDULE AND DETAILS. COORDINATE EXACT HOLDOWN LOCATION WITH FRAMING REQUIREMENTS.
11. "D.S." INDICATES PRE-ENGINEERED DRAG STRUT TRUSS DESIGNED FOR IN-PLANE LATERAL LOAD OF 240 PLF.



1 S202 SECOND LEVEL FRAMING PLAN
1/8" = 1'-0"

RyKey PROPERTIES

THE LOFTS AT LOT 8
LA CROSSE, WI

DESIGN DEVELOPMENT

wendel
204 E. Grand Avenue, Suite 200
Eau Claire, WI 54701
www.wendelcompanies.com
p:716.688.0766 tf:877.293.6335
Wendel Architecture, P.C

Northland Consulting Engineers L.L.P.
Structural, Civil and Forensic Engineering
102 South 21st Ave. West, Duluth, MN 55806
(V)218-727-5995, (F)218-727-7779

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NO.	REVISIONS	DATE

DWG. TITLE

SECOND LEVEL FRAMING PLAN

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

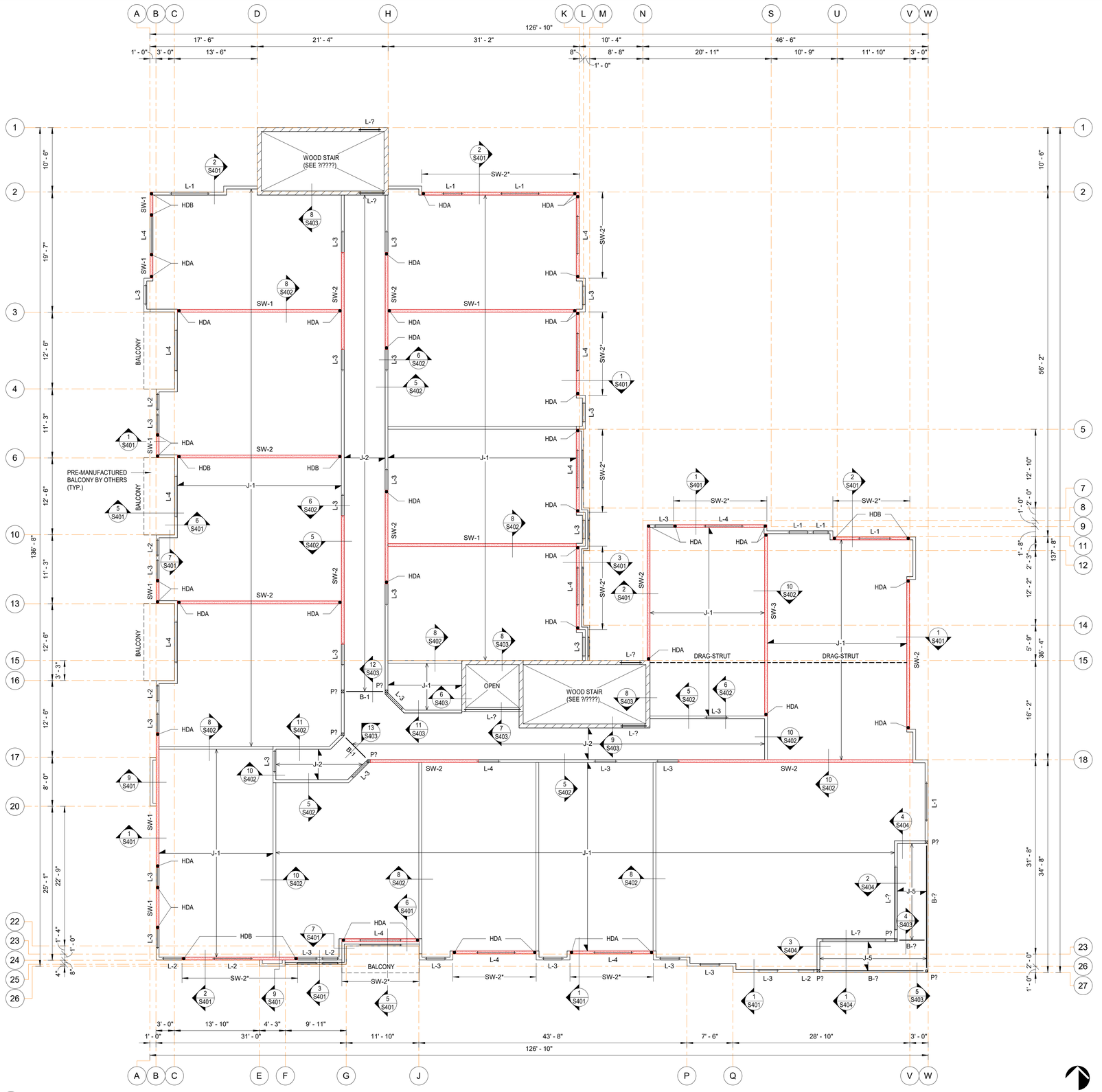
DATE	??-??-????
SCALE	AS NOTED
DWN.	DWS CHK. TDR
PROJ. No.	24-269
DWG. No.	

S202

BRICK LINTEL SCHEDULE		
Span	Description	Comments
UP TO 6'-0"	L4x4x3/8 W/ 8" MIN. BRG. EA. END	
6'-0" TO 9'-0"	L6x4x3/8 (LLV) W/ 8" MIN. BRG. EA. END	
9'-0" TO 12'-0"	C8x13.7 W/ L4x4x3/8 - 8" MIN. BRG. EA. END	
12'-0" TO 16'-0"	C10x20 W/ L4x4x3/8 - 8" MIN. BRG. EA. END	

LEVEL 3 FLOOR FRAMING PLAN NOTES:

1. REFERENCE LEVEL 3 FLOOR ELEVATION IS 123'- 3 3/4". TOP OF GYPCRETE TOPPING IS AT THE REFERENCE FLOOR ELEVATION.
2. FLOOR FRAMING CONSISTS OF 1" MAX GYPCRETE TOPPING OVER 3/4" CDX TONGUE AND GROOVE PLYWOOD FLOOR SHEATHING SUPPORTED ON 24" DEEP PRE-ENGINEERED OPEN WEB WOOD FLOOR TRUSSES, UNLESS NOTED OTHERWISE.
3. SEE BEARING WALL SCHEDULE FOR WOOD WALL FRAMING REQUIREMENTS.
4. REINFORCE CMU PER TYPICAL CMU DETAILS. ALL CMU WALLS SHOWN ON STRUCTURAL PLANS ARE TO BE CONSIDERED LOAD BEARING.
5. "J-1" INDICATES JOIST OR TRUSS FRAMING. SEE JOIST SCHEDULE FOR STRUCTURAL FRAMING REQUIREMENTS. SEE FLOOR TRUSS SHOP DRAWINGS FOR EXACT TRUSS LAYOUT.
6. "L-1" INDICATES STRUCTURAL LINTEL AT ARCHITECHTURAL OR MECHANICAL WALL OPENING AND "B-1" INDICATES STRUCTURAL BEAM. SEE LINTEL AND BEAM SCHEDULE FOR STRUCTURAL FRAMING REQUIREMENTS. SEE ARCHITCTURAL AND MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF ALL OPENINGS.
7. "P-1" INDICATES STRUCTURAL POST OR COLUMN. SEE POST SCHEDULE FOR STRUCTURAL FRAMING REQUIREMENTS.
8. "SW-1" INDICATES PLYWOOD SHEAR WALL BELOW. SEE SHEAR WALL SCHEDULE. ALL EXTERIOR STUD WALLS TO BE TYPE SW-1 UNLESS NOTED OTHERWISE.
9. "*" FOLLOWING A SHEAR WALL MARK INDICATES A PERFORATED SHEAR WALL THAT REQUIRES PLYWOOD WALL SHEATHING ABOVE AND BELOW ALL OPENINGS BE FASTENED TO WOOD STUDS PER THE INDICATED TYPE ON THE SHEAR WALL SCHEDULE.
10. "HDA" INDICATES HOLDOWN FOR PLYWOOD SHEAR WALL ABOVE. SEE HOLDOWN SCHEDULE AND DETAILS. COORDINATE EXACT HOLDOWN LOCATION WITH FRAMING REQUIREMENTS.
11. "D.S." INDICATES PRE-ENGINEERED DRAG STRUT TRUSS DESIGNED FOR IN-PLANE LATERAL LOAD OF 240 PLF.



1 S203 THIRD LEVEL FRAMING PLAN
1/8" = 1'-0"

NORTH

RyKey PROPERTIES

THE LOFTS AT LOT 8
LA CROSSE, WI

DESIGN DEVELOPMENT

wendel
204 E. Grand Avenue, Suite 200
Eau Claire, WI 54701
www.wendelcompanies.com
p:716.688.0766 tf:877.293.6335
Wendel Architecture, P.C

Northland Consulting Engineers L.L.P.
Structural, Civil and Forensic Engineering
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NO.	REVISIONS	DATE

DWG. TITLE

THIRD LEVEL FRAMING PLAN

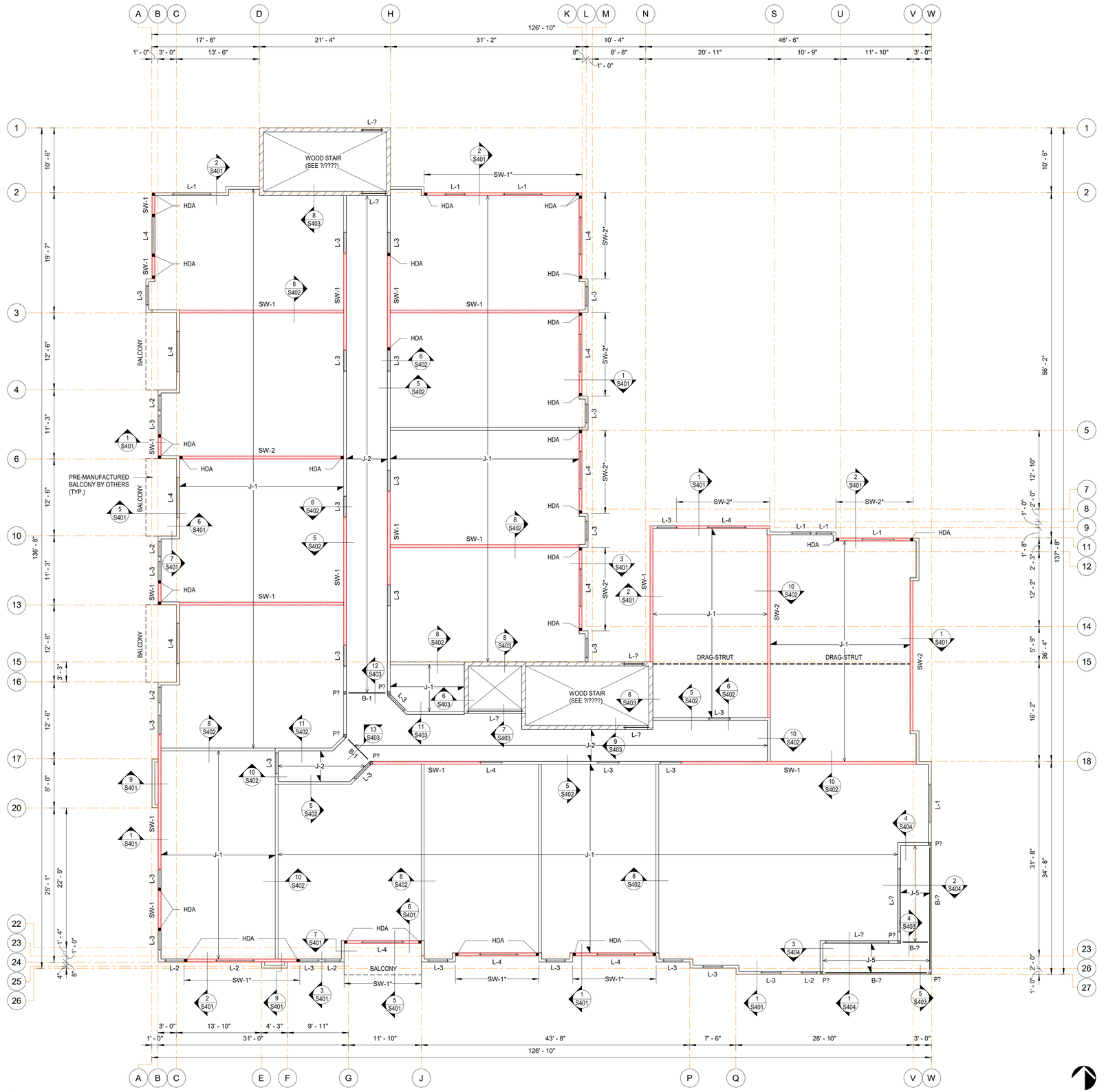
0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE	??-??-????
SCALE	AS NOTED
DWN.	DWS CHK. TDR
PROJ. No.	24-269
DWG. No.	

S203

LEVEL 4 FLOOR FRAMING PLAN NOTES:

1. REFERENCE LEVEL 4 FLOOR ELEVATION IS 134'- 5 5/8". TOP OF GYPCRETE TOPPING IS AT THE REFERENCE FLOOR ELEVATION.
2. FLOOR FRAMING CONSISTS OF 1" MAX GYPCRETE TOPPING OVER 3/4" CDX TONGUE AND GROOVE PLYWOOD FLOOR SHEATHING SUPPORTED ON 24" DEEP PRE-ENGINEERED OPEN WEB WOOD FLOOR TRUSSES, UNLESS NOTED OTHERWISE.
3. SEE BEARING WALL SCHEDULE ON FOR WOOD WALL FRAMING REQUIREMENTS.
4. REINFORCE CMU PER TYPICAL CMU DETAILS. ALL CMU WALLS SHOWN ON STRUCTURAL PLANS ARE TO BE CONSIDERED LOAD BEARING.
5. "J-1" INDICATES JOIST OR TRUSS FRAMING. SEE JOIST SCHEDULE FOR STRUCTURAL FRAMING REQUIREMENTS. SEE FLOOR TRUSS SHOP DRAWINGS FOR EXACT TRUSS LAYOUT.
6. "L-1" INDICATES STRUCTURAL LINTEL AT ARCHITECHTURAL OR MECHANICAL WALL OPENING AND "B-1" INDICATES STRUCTURAL BEAM. SEE LINTEL AND BEAM SCHEDULE FOR STRUCTURAL FRAMING REQUIREMENTS. SEE ARCHITCTURAL AND MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF ALL OPENINGS.
7. "P-1" INDICATES STRUCTURAL POST OR COLUMN. SEE POST SCHEDULE FOR STRUCTURAL FRAMING REQUIREMENTS.
8. "SW-1" INDICATES PLYWOOD SHEAR WALL BELOW. SEE SHEAR WALL SCHEDULE. ALL EXTERIOR STUD WALLS TO BE TYPE SW-1 UNLESS NOTED OTHERWISE.
9. "*" FOLLOWING A SHEAR WALL MARK INDICATES A PERFORATED SHEAR WALL THAT REQUIRES PLYWOOD WALL SHEATHING ABOVE AND BELOW ALL OPENINGS BE FASTENED TO WOOD STUDS PER THE INDICATED TYPE ON THE SHEAR WALL SCHEDULE.
10. "HDA" INDICATES HOLDOWN FOR PLYWOOD SHEAR WALL ABOVE. SEE HOLDOWN SCHEDULE AND DETAILS. COORDINATE EXACT HOLDOWN LOCATION WITH FRAMING REQUIREMENTS.
11. "D.S." INDICATES PRE-ENGINEERED DRAG STRUT TRUSS DESIGNED FOR IN-PLANE LATERAL LOAD OF 240 PLF.



1 S204 FOURTH LEVEL FRAMING PLAN
1/8" = 1'-0"

RyKey PROPERTIES

THE LOFTS AT LOT 8
LA CROSSE, WI

DESIGN DEVELOPMENT

wendel
204 E. Grand Avenue, Suite 200
Eau Claire, WI 54701
www.wendelcompanies.com
p:716.688.0766 tf:877.293.6335
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NO.	REVISIONS	DATE

DWG. TITLE

FOURTH LEVEL FRAMING PLAN

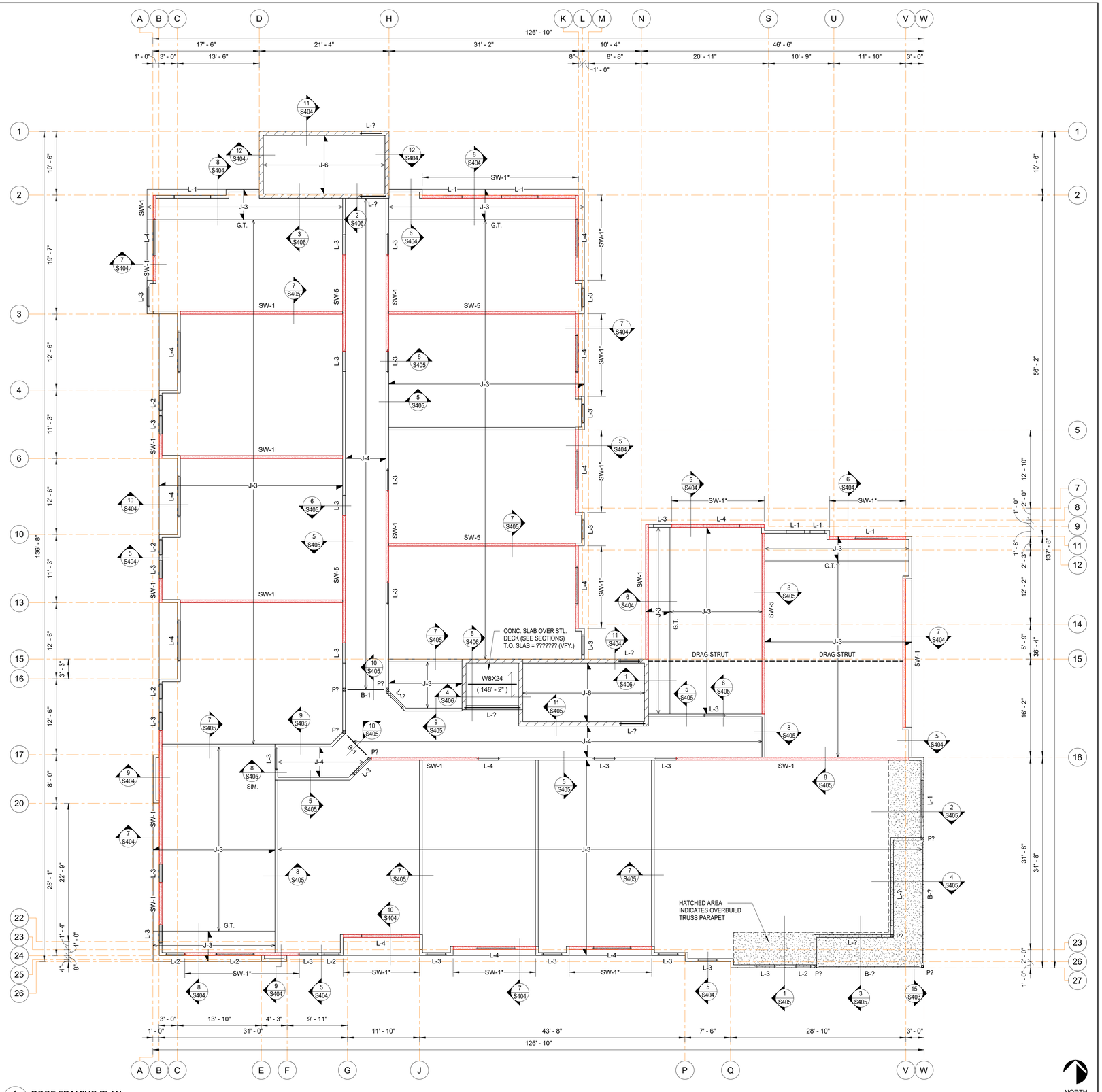
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE	??-??-????
SCALE	AS NOTED
DWN.	DWS CHK. TDR
PROJ. No.	24-269
DWG. No.	

S204

ROOF FRAMING PLAN NOTES:

1. REFERENCE ROOF ELEVATION IS 145'- 7 3/8". TOP OF ROOF SHEATING IS AT THE REFRERNCE ROOF ELEVATION, UNLESS NOTED OTHERWISE. SEE ARCHITECTURAL DRAWINGS FOR ROOF SLOPES AND DRAINS.
2. ROOF FRAMING CONSISTS OF 5/8" PLYWOOD ROOF SHEATHING OVER 24" DEEP WOOD ROOF TRUSSES, UNLESS NOTED OTHERWISE ON PLAN.
3. SEE BEARING WALL SCHEDULE FOR WOOD WALL FRAMING REQUIREMENTS.
4. REINFORCE CMU PER TYPICAL CMU DETAILS. ALL CMU WALLS SHOWN ON STRUCTURAL PLANS ARE TO BE CONSIDERED LOAD BEARING.
5. "J-1" INDICATES JOIST OR TRUSS FRAMING. SEE JOIST SCHEDULE FOR STRUCTURAL FRAMING REQUIREMENTS. SEE FLOOR TRUSS SHOP DRAWINGS FOR EXACT TRUSS LAYOUT.
6. "L-1" INDICATES STRUCTURAL LINTEL AT ARCHITECHTURAL OR MECHANICAL WALL OPENING AND "B-1" INDICATES STRUCTURAL BEAM. SEE LINTEL AND BEAM SCHEDULE FOR STRUCTURAL FRAMING REQUIREMENTS. SEE ARCHITCTURAL AND MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF ALL OPENINGS.
7. "P-1" INDICATES STRUCTURAL POST OR COLUMN. SEE POST SCHEDULE FOR STRUCTURAL FRAMING REQUIREMENTS.
8. "SW-1" INDICATES PLYWOOD SHEAR WALL BELOW. SEE SHEAR WALL SCHEDULE. ALL EXTERIOR STUD WALLS TO BE TYPE SW-1 UNLESS NOTED OTHERWISE.
9. "*" FOLLOWING A SHEAR WALL MARK INDICATES A PERFORATED SHEAR WALL THAT REQUIRES PLYWOOD WALL SHEATHING ABOVE AND BELOW ALL OPENINGS BE FASTENED TO WOOD STUDS PER THE INDICATED TYPE ON THE SHEAR WALL SCHEDULE.
10. "D.S." INDICATES PRE-ENGINEERED DRAG STRUT TRUSS DESIGNED FOR IN-PLANE LATERAL LOAD OF 240 PLF.
11. COORDINATE ALL ROOFTOP MECHANICAL EQUIPMENT AND ROOF PENETRATIONS WITH ROOF TRUSS SUPPLIER PRIOR TO FABRICATION.



1 S205 ROOF FRAMING PLAN
1/8" = 1'-0"

RyKey PROPERTIES

THE LOFTS AT LOT 8
LA CROSSE, WI

DESIGN DEVELOPMENT

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204 E. Grand Avenue, Suite 200
Eau Claire, WI 54701
www.wendelcompanies.com
p:716.688.0766 tf:877.293.6335
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NO.	REVISIONS	DATE

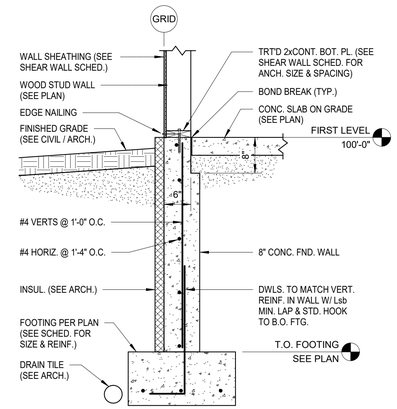
DWG. TITLE

ROOF FRAMING PLAN

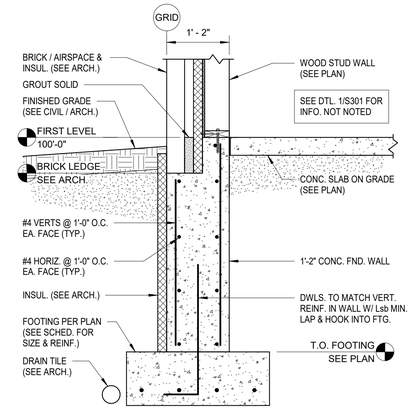
0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE	??-??-????		
SCALE	AS NOTED		
DWN.	DWS	CHK.	TDR
PROJ. No.	24-269		
DWG. No.			

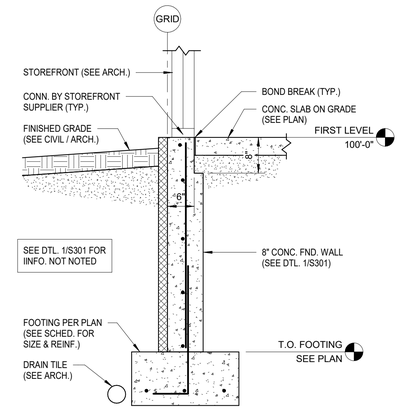
S205



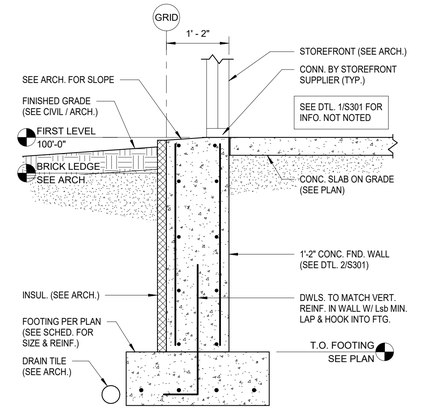
1 S301 SECTION @ FOUNDATION
3/4" = 1'-0"



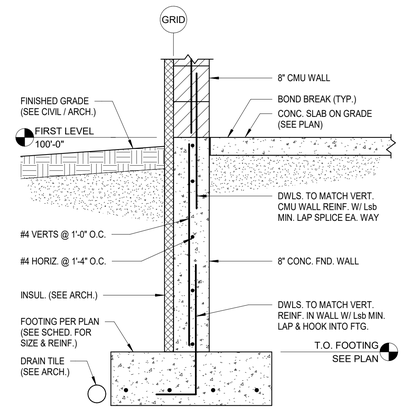
2 S301 SECTION @ FOUNDATION
3/4" = 1'-0"



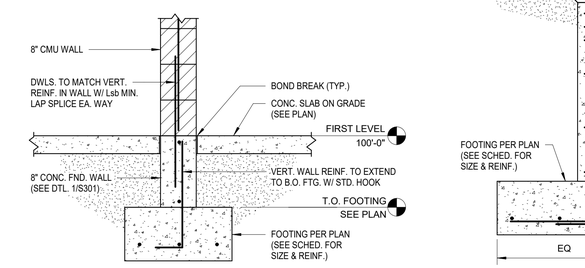
3 S301 SECTION @ FOUNDATION
3/4" = 1'-0"



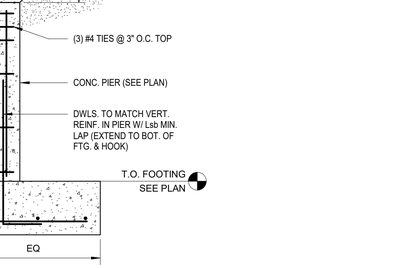
4 S301 SECTION @ FOUNDATION
3/4" = 1'-0"



5 S301 SECTION @ FOUNDATION
3/4" = 1'-0"



6 S301 SECTION @ STOOP
3/4" = 1'-0"

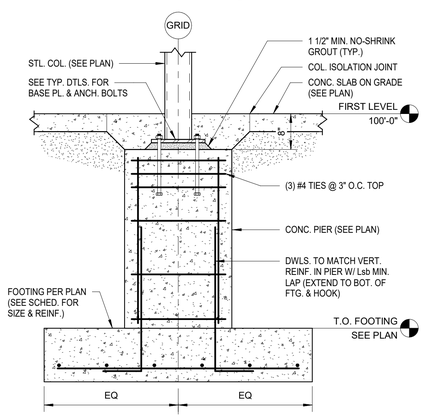


7 S301 SECTION @ FOUNDATION
3/4" = 1'-0"

8 S301 SECTION @ FOUNDATION
3/4" = 1'-0"

9 S301 SECTION @ FOUNDATION
3/4" = 1'-0"

10 S301 SECTION @ FOUNDATION
3/4" = 1'-0"



11 S301 SECTION @ FOUNDATION
3/4" = 1'-0"

RyKey PROPERTIES

THE LOFTS AT LOT 8
LA CROSSE, WI

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NO.	REVISIONS	DATE

DWG. TITLE

FOUNDATION DETAILS

0 1" 2"
GENERIC SCALE BAR
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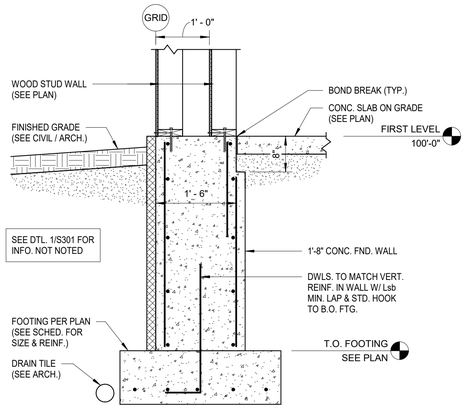
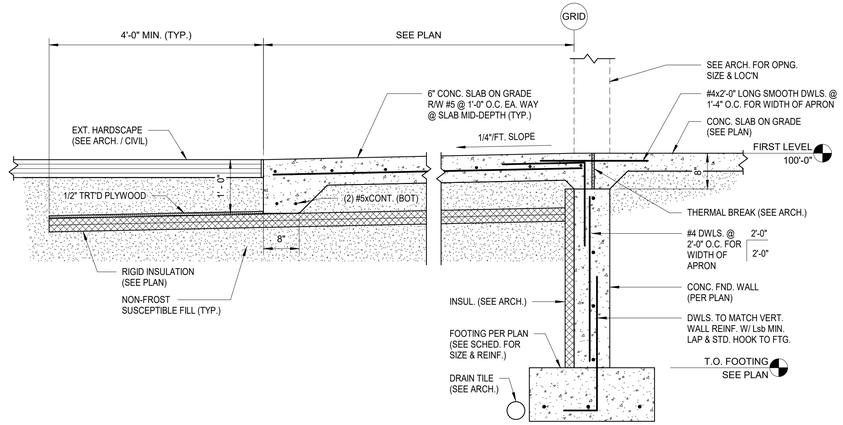
DATE	??-??-????
SCALE	AS NOTED
DWN.	DWS CHK. TDR
PROJ. No.	24-269
DWG. No.	

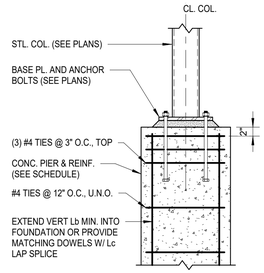
S301



1 S302 SECTION @ FOUNDATION
3/4" = 1'-0"

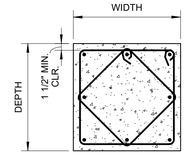


2 S302 SECTION @ APRON
3/4" = 1'-0"



NOTES:
1. SEE CONCRETE PIER SCHEDULE FOR TYPE OF REINFORCING CONFIGURATION.
2. A TYPICAL CROSSTIE SHALL HAVE A 135 DEGREE HOOK AT ONE END AND A 90 DEGREE HOOK AT THE OTHER END. AT CONTRACTORS OPTION, THE 135 DEGREE HOOK MAY BE REPLACED WITH A 180 DEGREE HOOK, AND THE 90 DEGREE HOOK MAY BE REPLACED WITH A 135 DEGREE HOOK.
3. CROSSTIES WITH 90 DEGREE HOOKS SHALL HAVE THE CONSECUTIVE CROSSTIES ALTERNATED END FOR END ALONG THE LONGITUDINAL REINFORCEMENT.
4. SEE PLAN FOR PIER ORIENTATION.

CONCRETE PIER SCHEDULE					
PIER MARK	SIZE		PIER TYPE	REINFORCING	REMARKS
	WIDTH	DEPTH			
P-1	1'-8"	1'-8"	A	(8) #5 VERTS	



TYPE A

3 S302 CONCRETE PIER SCHEDULE / DETAILS
3/4" = 1'-0"

RyKey PROPERTIES

THE LOFTS AT LOT 8
LA CROSSE, WI

DESIGN DEVELOPMENT

wendel
204 E. Grand Avenue, Suite 200
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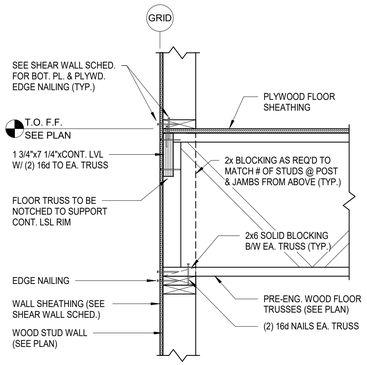
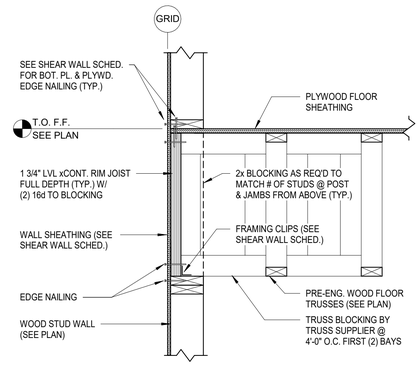


1 S401 SECTION @ FLOOR
1" = 1'-0"



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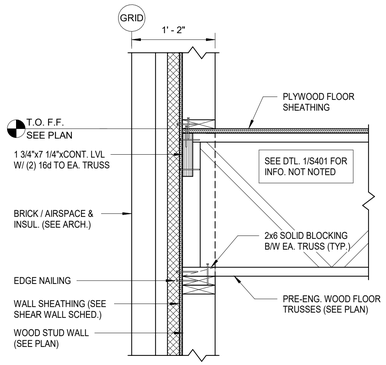
1" = 1'-0"



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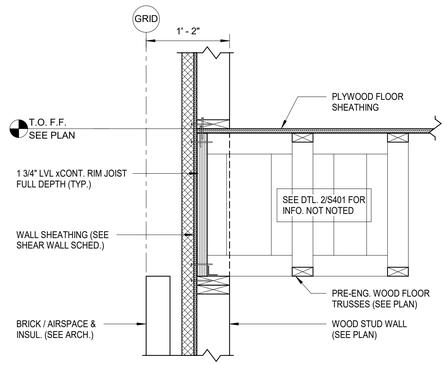

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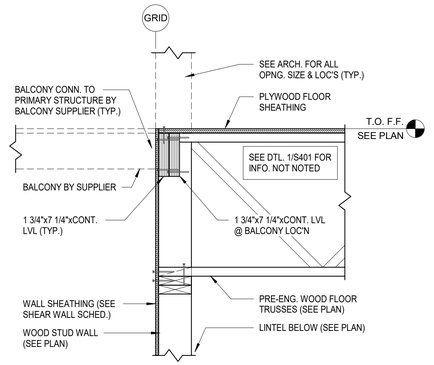
1" = 1'-0"



5 S401 SECTION @ BALCONY
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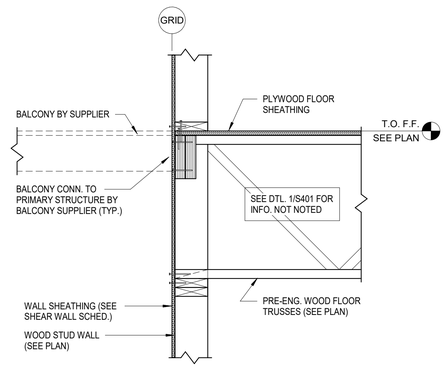

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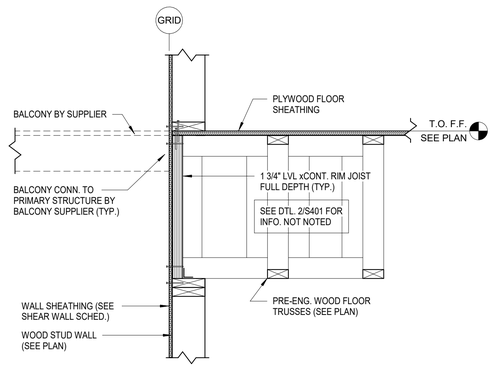

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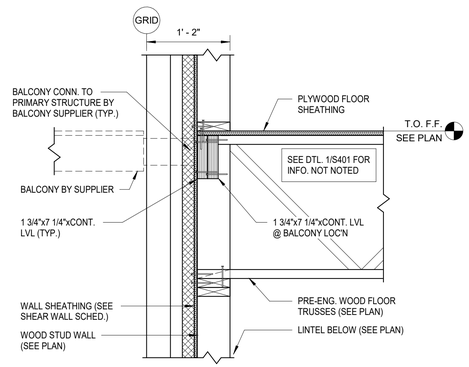
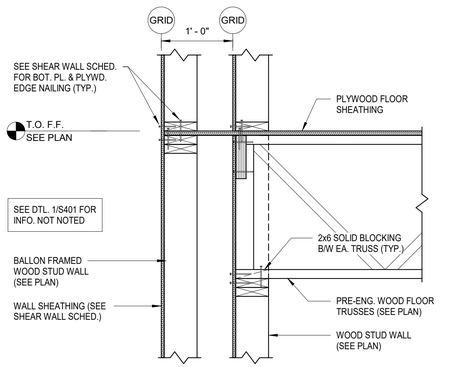
1" = 1'-0"



8 S401 SECTION @ BALCONY
1" = 1'-0"



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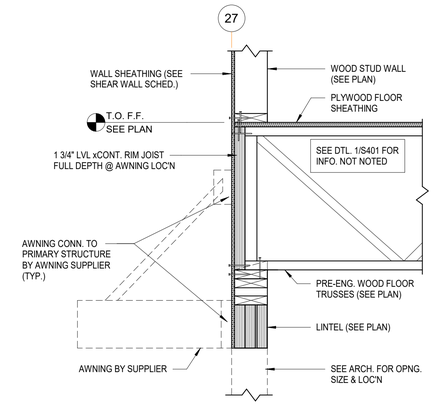
1" = 1'-0"



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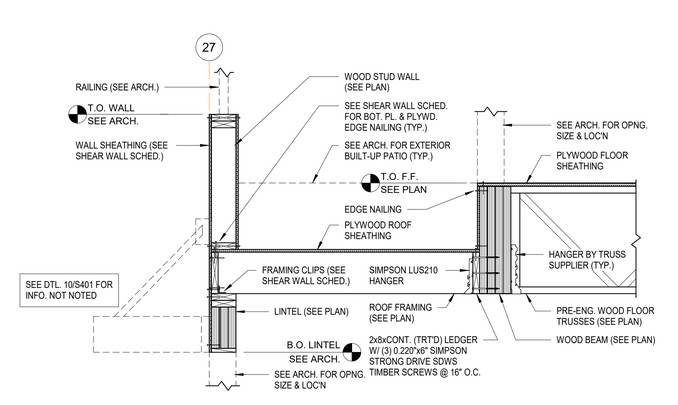
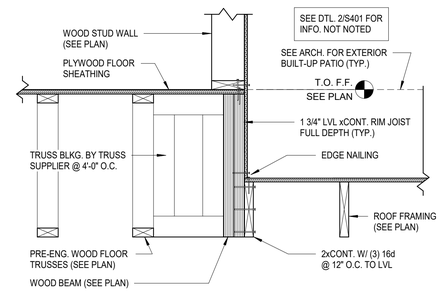
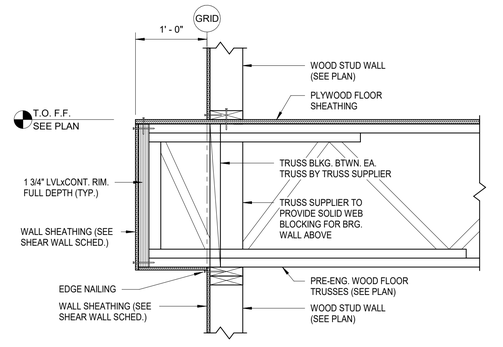
1" = 1'-0"



11 S401 SECTION @ BALCONY
3/4" = 1'-0"



12 S401 SECTION @ BALCONY
1" = 1'-0"



13 S401 SECTION @ FLOOR
1" = 1'-0"

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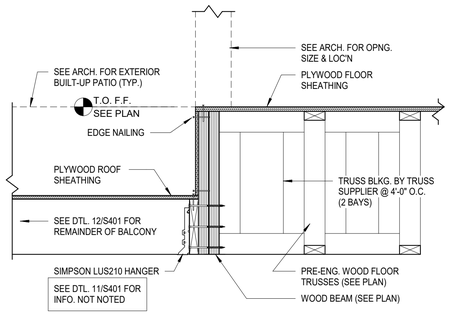

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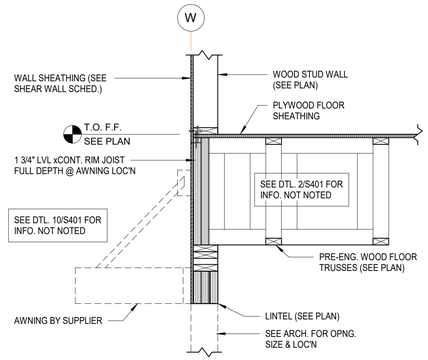
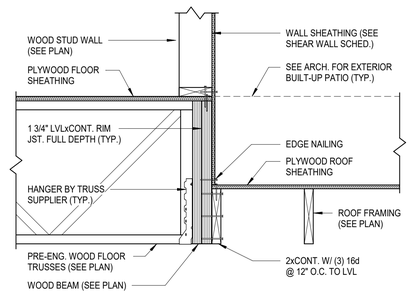
1" = 1'-0"



2 S402 SECTION @ FLOOR
3/4" = 1'-0"



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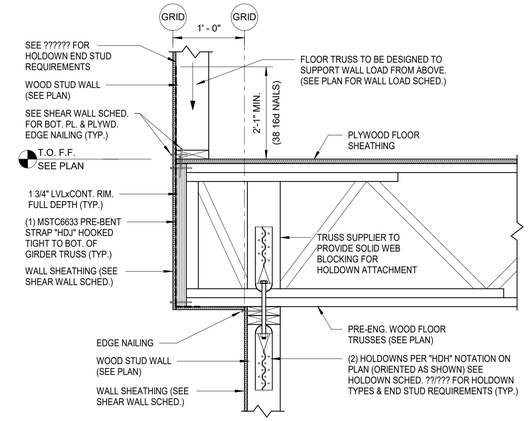

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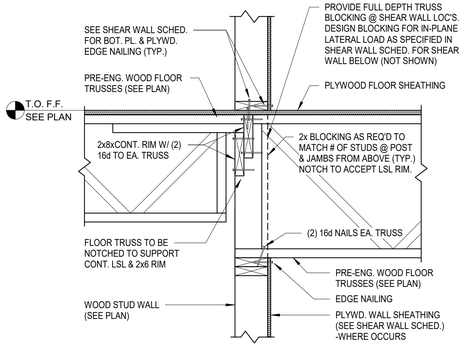
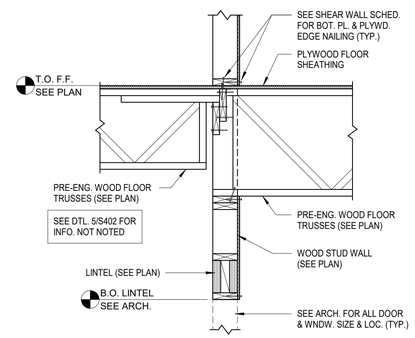
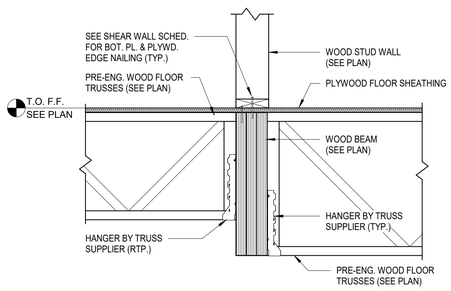


5 S402 SECTION @ FLOOR
1" = 1'-0"



6 S402 SECTION @ FLOOR
3/4" = 1'-0"



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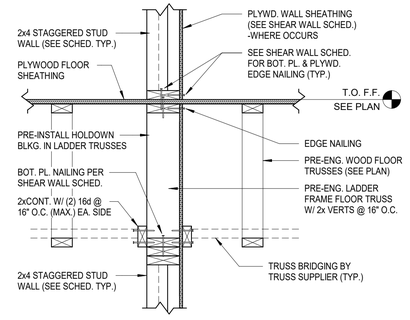

8 S402 SECTION @ FLOOR
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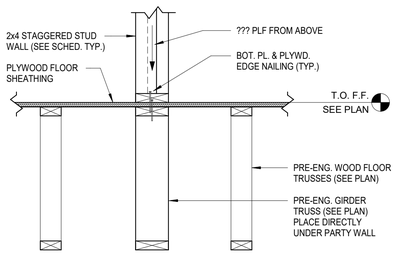

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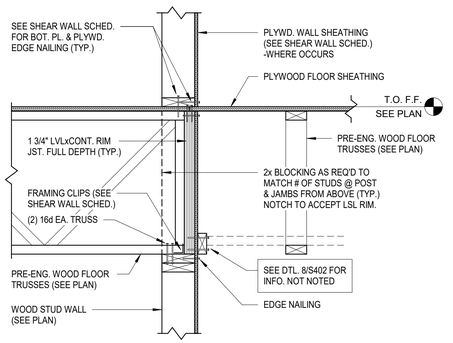

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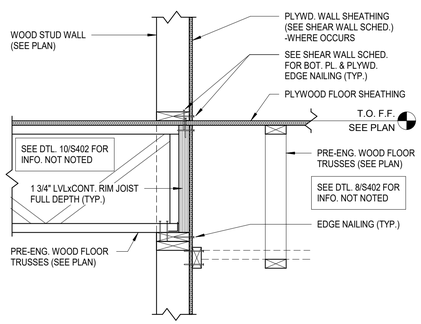
1" = 1'-0"



11 S402 SECTION @ FLOOR
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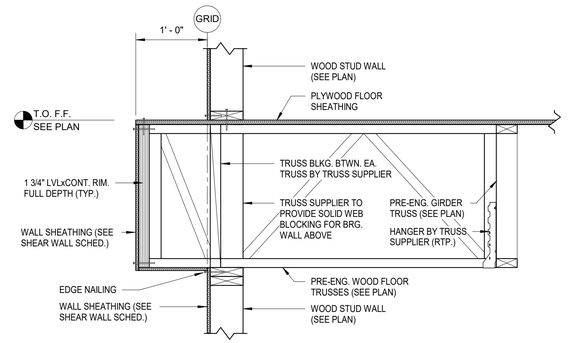

12 S402 SECTION @ FLOOR
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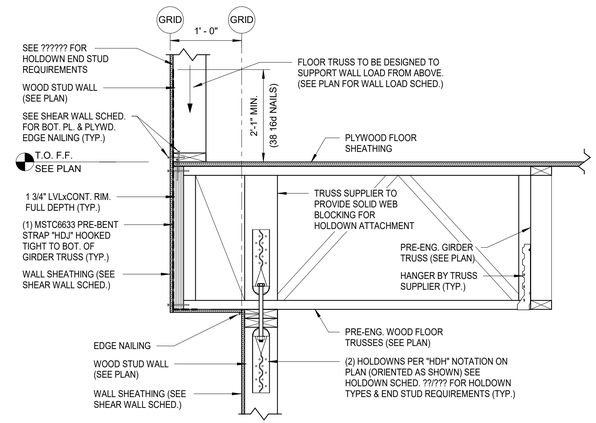

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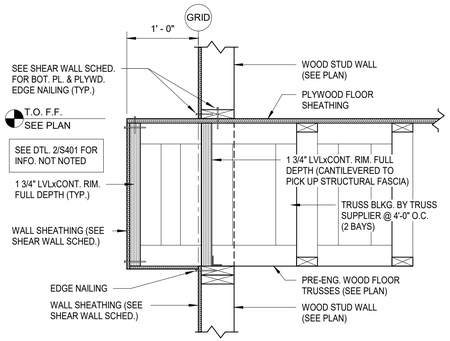

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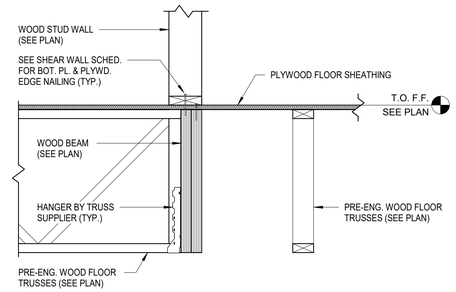

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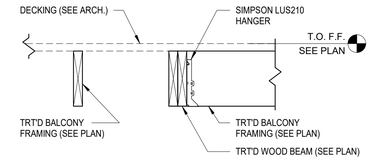

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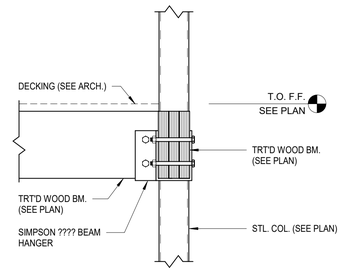

5 S403 SECTION @ BALCONY
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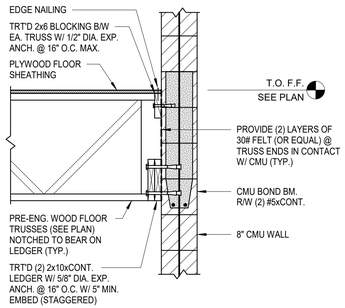
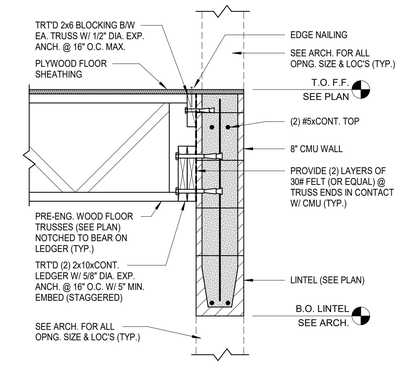


6 S403 SECTION @ FLOOR
3/4" = 1'-0"



7 S403 SECTION @ FLOOR
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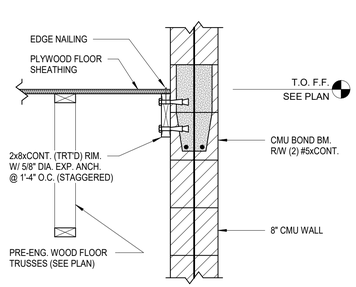

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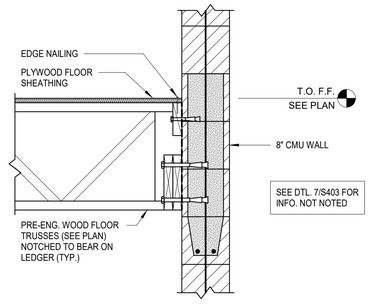

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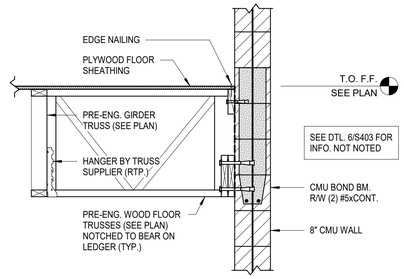

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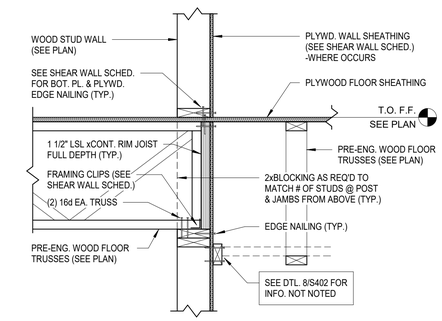

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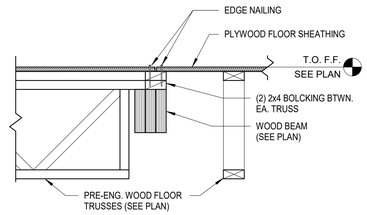

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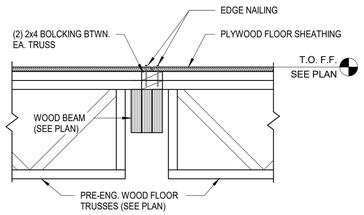
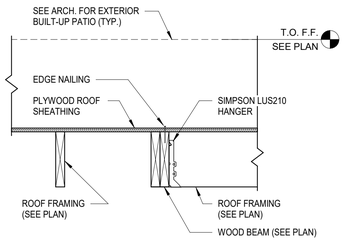
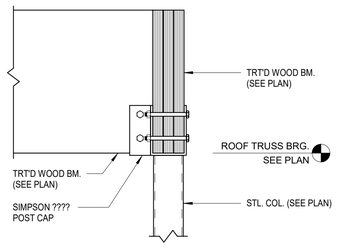


13 S403 SECTION @ FLOOR
1" = 1'-0"



14 S403 SECTION @ FLOOR
1" = 1'-0"



15 S403 SECTION @ BALCONY
1" = 1'-0"

RyKey PROPERTIES

THE LOFTS AT LOT 8
LA CROSSE, WI

DESIGN DEVELOPMENT

wendel
204 E. Grand Avenue, Suite 200
Eau Claire, WI 54701
www.wendelcompanies.com
p:716.688.0766 tf:877.293.6335
Wendel Architecture, P.C

Northland Consulting Engineers L.L.P.
Structural, Civil and Forensic Engineering
102 South 21st Ave. West, Duluth, MN 55806
(V)218-727-5995, (F)218-727-7779

DESIGN DEVELOPMENT
JUNE 28, 2024
NOT FOR CONSTRUCTION

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NO.	REVISIONS	DATE

DWG. TITLE

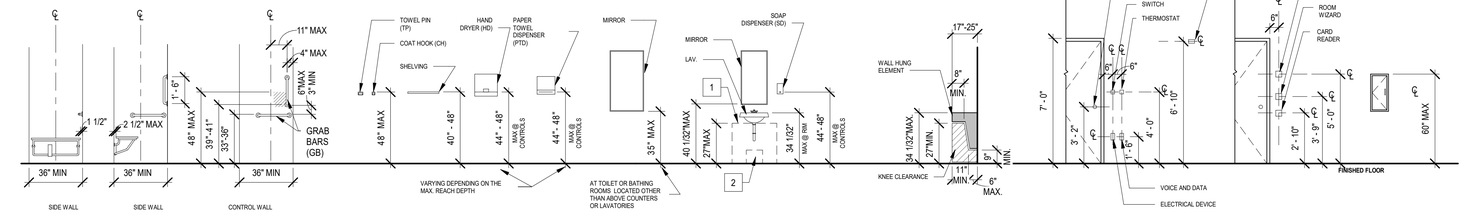
FRAMING DETAILS

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE	??-??-????		
SCALE	AS NOTED		
DWN.	DWS	CHK.	TDR
PROJ. No.	24-269		
DWG. No.			

S403

TYP FIXTURE MOUNTING HEIGHTS:



TRANSFER SHOWER
*SEE PLAN FOR ACTUAL DIMENSIONS

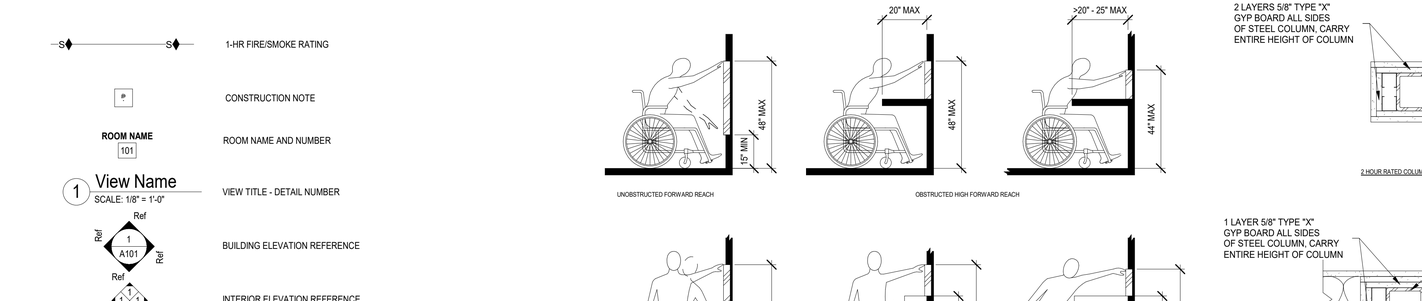
ACCESSORIES

LAVATORY

KNEE CLEARANCE

DOOR SIGNS , OUTLETS AND SWITCHES

FIRE EXTINGUISHER CABINET



ACCESSIBLE AND AMBULATORY WATER CLOSET*
*REAR WALL GRAB BAR NOT REQUIRED IN AMBULATORY COMPARTMENT

DISPENSER OUTLET LOCATION

ACCESSORIES WATER CLOSET

DIAPER CHANGING TABLE

URINAL

DRAWING SYMBOLS:

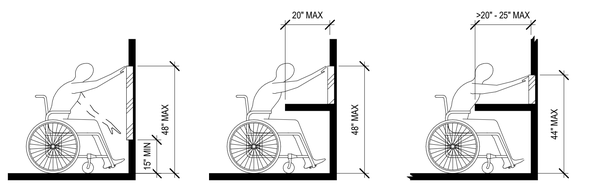
- SIM / 1 / A101 — WALL SECTION REFERENCE
- SIM / 1 / A101 — SIM / 1 / A101 — BUILDING SECTION REFERENCE
- 0 — GRID LINE
- ℄ — CENTERLINE
- BREAK LINE
- SIM / 1 / A101 — ENLARGED DETAIL REFERENCE
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- 3-HR FIRE RATING
- S — S — 1-HR FIRE/SMOKE RATING
- # — CONSTRUCTION NOTE
- ROOM NAME / 101 — ROOM NAME AND NUMBER
- 1 View Name — SCALE: 1/8" = 1'-0" — VIEW TITLE - DETAIL NUMBER
- Ref / Ref / 1 / A101 / Ref / Ref — BUILDING ELEVATION REFERENCE
- 1 / A101 — INTERIOR ELEVATION REFERENCE
- 101-1 — DOOR NUMBER
- W1 — WINDOW / LOUVER NUMBER

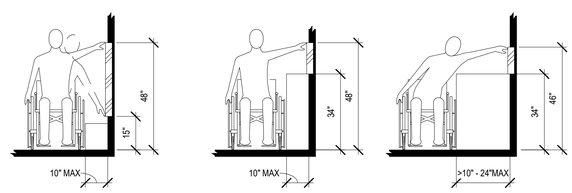
- NEW WALL
- NEW DOOR OPENING
- LEVEL NAME / Name Elevation / LEVEL HEIGHT — ELEVATION REFERENCE
- WP
- 1 — REVISION TAG
- 1 A — GRAPHIC TYPE / SIGN TYPE — SIGNAGE TAG

MATERIALS LEGEND:

- FACE BRICK
- CONCRETE MASONRY UNIT
- FOAM PLASTIC BOARD INSULATION
- BLANKET INSULATION
- CONTINUOUS WOOD
- SHIM
- FINISHED WOOD
- GYPSUM BOARD / GROUT
- CONCRETE OR PRECAST CONCRETE
- ACOUSTICAL CEILING TILE OR PANEL
- MASONRY IN ELEVATION
- PLYWOOD
- GRAVEL
- FOAMED IN PLACE INSULATION
- STEEL
- EARTH
- SOLID SURFACE / CAST STONE
- STONE

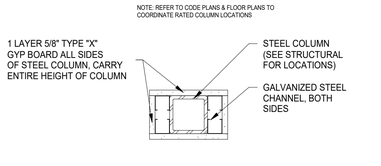
ADA REACH RANGE FIGURES:



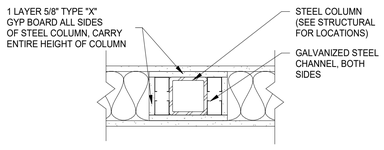


TYPICAL COLUMN RATED PROTECTION

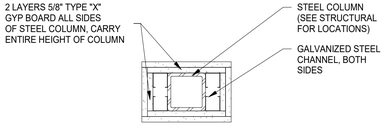
SCALE: 1 1/2" = 1'-0"



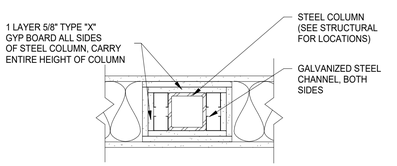
1 HOUR RATED COLUMN PROTECTION



RATED COLUMN PROTECTION IN 1 HOUR RATED WALL SYSTEM



2 HOUR RATED COLUMN PROTECTION



RATED COLUMN PROTECTION IN 2 HOUR RATED WALL SYSTEM

GENERAL NOTES:

1. THE PROJECT SPECIFICATIONS ARE AN INTEGRAL PART OF THE CONTRACT DOCUMENTS AND WILL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS AND GENERAL NOTES. IN CASES, IF ANY, WHERE REQUIREMENTS INDICATED ON THE ARCHITECTURAL DRAWINGS DIFFER FROM THE SPECIFICATIONS, NOTIFY THE ARCHITECT.
2. UNLESS OTHERWISE NOTED, DETAILS, SECTIONS AND NOTES CONTAINED IN THE ARCHITECTURAL CONTRACT DOCUMENTS WILL BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS EVEN IF NOT EXPLICITLY REFERENCED.
3. DEFICIENT WORK AND/OR WORK NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR WILL REIMBURSE THE PARTIES REQUIRED FOR PERFORMING THE DESIGN SERVICES ARISING FROM DEFICIENT WORK, REVIEW OF MODIFICATIONS/CONTRACTOR SUBSTITUTION, OR EXPEDITING OF SUBMITTALS.
4. COST OF INVESTIGATION AND/OR REDESIGN INCURRED BY THE ARCHITECT DUE TO CONTRACTOR ERRORS WILL BE AT THE CONTRACTOR'S EXPENSE.
5. VERIFY IN THE FIELD (V/F) ALL EXISTING JOB CONDITIONS, REVIEW ALL CONTRACT DRAWINGS, AND VERIFY DIMENSIONS AND ELEVATIONS NOTED IN THE CONTRACT DOCUMENTS PRIOR TO THE START OF WORK.
6. USE ONLY DIMENSIONS INDICATED ON THE DRAWINGS. DO NOT SCALE THESE DRAWINGS OR USE DIMENSIONS OBTAINED FROM ELECTRONIC DRAWING OR MODEL FILES, IF PROVIDED.

GENERAL NOTES:

1. DIMENSIONS FROM THE FINISHED FLOOR SHALL BE TAKEN FROM THE LEADING EDGE/FACE SHOWN TO ACCOUNT FOR SLOPE IN FLOOR
2. WATER CLOSET HEIGHT IS TO BE MEASURED FROM TOP OF SEAT, SEATS SHALL NOT BE SPRUNG TO RETURN TO THE LIFTED POSITION

KEYNOTES:

1. 27"HX60"W MIN KNEE CLEARANCE AT FRONT EDGE
   9"HX11"D MIN KNEE CLEARANCE DEPTH, FRONT OF LAV TO TRAP (8"H WHEN 27"D MIN) THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED
2. 24"HX30"W MIN KNEE CLEARANCE AT FRONT EDGE

A/C	AIR CONDITION
ACP	ACCOUSTICAL CEILING PANEL
ACS DR	ACCESS DOOR
ACS PNL	ACCESS PANEL
ACT	ACCOUSTICAL CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJACENT/ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZE
ANT	ANTENNA
AOR	AREA OF REFUGE
APPROX	APPROXIMATELY
ARCH	ARCHITECT
ASSY	ASSEMBLY
AV	AUDIO VISUAL
BD	BOARD
BLDG	BUILDING
BOT	BOTTOM
BRG	BEARING
BSMT	BASEMENT
BTWN	BETWEEN
BUR	BUILT UP ROOFING
C TO C	CENTER TO CENTER
CAB	CABINET
CB	CATCH BASIN
CDCT	CIRCULAR DUCT
CFMF	COLD-FORMED METAL FRAMING
CG	CORNER GUARD
CGFSU	CERAMIC GLAZED STRUCTURAL FACING UNITS
CH	COAT HOOK
CH BD	CHALK BOARD
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLOS	CLOSURE
CLR	CLEAR
CLRM	CLASSROOM
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
CONSTR	CONSTRUCTION
CONT	CONTINUE
CONTR	CONTRACTOR
COORD	COORDINATE
CORR	CORRIDOR
CPRS	COMPRESSIBLE
CPT	CARPET
CT	CERAMIC TILE
CTB	CERAMIC TILE BASE
CUST	CUSTODIAN
D	DEEP/DEPTH
DBL	DOUBLE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DN	DOWN
DPTN	DEMOUNTABLE PARTITION
DR	DOOR
DS	DOWNSPOUT
DWG	DRAWING
E	EAST
EA	EACH
EF	EACH FACE
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
ENCL	ENCLOSURE
EP	ELECTRICAL PANEL
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EQ	EQUAL
EQUIP	EQUIPMENT
ETC	ET CETERA
EWC	ELECTRIC WATER COOLER
EXH FN	EXHAUST FAN
EXP	EXPANSION/EXPOSED
EXST	EXISTING
EXT	EXTERIOR
EXTRU	EXTRUSION
F/F	FACE TO FACE
FD	FLOOR DRAIN
FDTN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FACE
FHC	FIRE HOSE CABINET
FIN	FINISH
FIN FLR	FINISHED FLOOR
FLASH	FLASHING
FLR	FLOOR
FOC	FACE OF CONCRETE
FOM	FACE OF MASONRY
FR	FRAME
FRG	FIBER REINFORCED GYPSUM
FSS	FOLDING SHOWER SEAT
FT	FEET/FOOT
FURG	FURRING
G	NATURAL GAS
GA	GAGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GDR	GUARD RAIL
GFCI	GROUND FAULT CIRCUIT INERRUPTER
GL	GLASS
GLZ CMU	GLAZED CONCRETE MASONRY UNIT
GYP	GYPSUM
GYP BD	GYPSUM WALLBOARD
H	HIGH
HB	HOSE BIBB
HC	HANDICAP
HD	HAND DRYER
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HPC	HIGH PERFORMANCE COATING
HPT	HIGH POINT
HS	HOT STACK
HT	HEIGHT
HVAC	HEATING
HYD	HYDRANT
ID	INSIDE DIAMETER
IF	INSIDE FACE
INCL	INCLUDED
INSUL	INSULATION
INSUL PNL	INSULATED METAL PANEL
INT	INTERIOR
JAN	JANITOR
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LF	LINEAR FEET (FOOT)
LH	LEFT HAND
LHR	LEFT HAND REVERSE
LIN	LINEAR

LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LNDSCP	LANDSCAPE
LOC	LOCATION
LPT	LOW POINT
LVT	LUXURY VINYL TILE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECHANICAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MOD BIT	MODIFIED BITUMEN
MTD	MOUNTED
MTL	METAL
MTLP	METAL PARTITION
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED/CONTRACTOR INSTALLED
OH	OVERHANG
OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OS	OCCUPANCY SENSOR
P	PIPE
PCC	PRECAST CONCRETE
PEJ	PREMOLDED EXPANSION JOINT
PERF	PERFORATED
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PLYWD	PLYWOOD
PORC	PORCELAIN
PP	POWER POLE
PREF	PREFINISH
PREFAB	PREFABRICATE
PT	PAINT
PTD	PAPER TOWEL DISPENSER
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
QT	QUARRY TILE
QTY	QUANTITY
R	RADIUS/RISER/THERMAL RESISTANCE
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RECPT	RECEPTACLE
REF	REFERENCE/REFRIGERATOR
REINF	REINFORCE
REQD	REQUIRED
RESIL	RESILIENT
RET	RETURN
RFG	ROOFING
RH	ROOF HATCH/RIGHT HAND
RHR	RIGHT HAND REVERSE
RL	ROOF LEADER
RM	ROOM
RO	ROUGH OPENING
RR	RAILROAD
RTU	ROOF TOP UNIT
RV	ROOF VENT
S	SOUTH
SA	SUPPLY AIR
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SD	SOAP DISPENSER
SECT	SECTION
SF	SQUARE FOOT (FEET)
SHR	SHOWER
SHT	SHEET
SHTHG	SHEATHING
SHV	SHELVING
SIM	SIMILAR
SLANT	SEALANT
SND	SANITARY NAPKIN DISPENSER
SNDU	SANITARY NAPKIN DISPOSAL UNIT
SP	STAND PIPE
SP FIN	SPECIAL FINISH
SPEC	SPECIFICATION
SQ	SQUARE
SS	STORM SEWER
SSM	SOLID SURFACE MATERIAL
SST	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPEND
SV	SHEET VINYL/SMOKE VENT
SYMM	SYMMETRICAL
T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TB	TOWEL BAR
TD	TRENCH DRAIN/TOWEL DISPENSER
TDR	TOWEL DISPENSER/RECEPTACLE
TEL	TELEPHONE
TER	TERRAZZO
THK	THICKNESS
TK BD	TACK BOARD
TOC	TOP OF CURB/TOP OF CONCRETE
TOJ	TOP OF JOIST
TOP	TOP OF PARAPET
TOS	TOP OF STEEL
TOW	TOP OF WALL
TP	TOWEL PIN
TPH	TOILET PAPER HOLDER
TPO	THERMOPLASTIC POLYOLEFIN
TPTN	TOILET PARTITION
TRTD	TREATED
TV	TELEVISION
TYP	TYPICAL
UH	UNIT HEATER
UL	UNDERWRITERS LABORATORIES
UNFIN	UNFINISH
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VP	VENT PIPE
VS	VACANCY SENSOR
VTR	VENT THROUGH ROOF
VWC	VINYL WALL COVERING
W	WEST/WIDE
W/	WITH
W/O	WITHOUT
WBL	WOOD BLOCKING
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WWR	WELDED WIRE REINFORCEMENT

RyKey PROPERTIES

THE LOFTS AT LOT 8
LA CROSSE, WI

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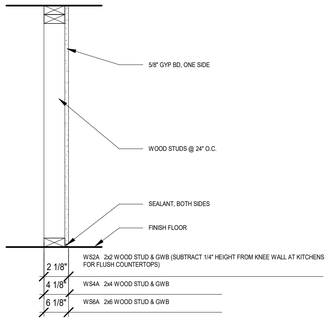
NO.	REVISIONS	DATE
1	Revision 1	123456

DWG. TITLE

TITLES & SYMBOLS

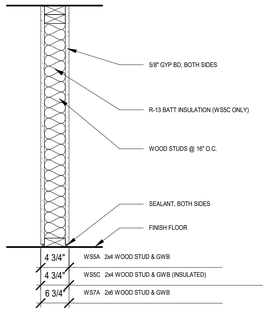
0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE	07/03/2024
SCALE	As indicated
DWN.	MCS CHK. JP2
PROJ. No.	614006
DWG. No.	A001



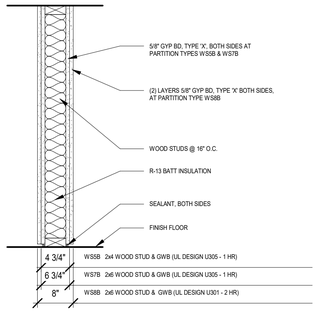
NON-RATED FURRING PARTITIONS

NOTES:
1. CARRY TO DECK IN FLOOR AND ROOF SYSTEMS AT ALL FIRE BARRIERS. (IBC 718.3 & IBC 718.4) SEE CODE COMPLIANCE PLAN FOR FIRE BARRIER LOCATIONS.
2. REFER TO STRUCTURAL FOR ALL STUD FRAMING AND SHEAR WALL REQUIREMENTS



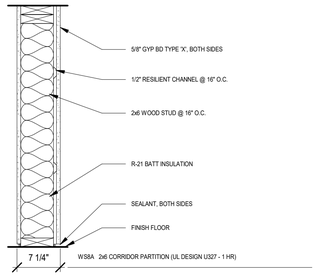
NON-RATED PARTITIONS

NOTES:
1. CARRY TO DECK IN FLOOR AND ROOF SYSTEMS AT ALL FIRE BARRIERS. (IBC 718.3 & IBC 718.4) SEE CODE COMPLIANCE PLAN FOR FIRE BARRIER LOCATIONS.
2. REFER TO STRUCTURAL FOR ALL STUD FRAMING AND SHEAR WALL REQUIREMENTS



FIRE-RATED PARTITIONS

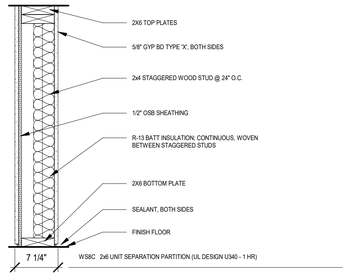
NOTES:
1. CARRY TO DECK IN FLOOR AND ROOF SYSTEMS AT ALL FIRE BARRIERS. (IBC 718.3 & IBC 718.4) SEE CODE COMPLIANCE PLAN FOR FIRE BARRIER LOCATIONS.
2. REFER TO STRUCTURAL FOR ALL STUD FRAMING AND SHEAR WALL REQUIREMENTS



FIRE-RATED CORRIDOR PARTITION

(STC - 51)

NOTES:
1. CARRY TO DECK IN FLOOR AND ROOF SYSTEMS AT ALL FIRE BARRIERS. (IBC 718.3 & IBC 718.4) SEE CODE COMPLIANCE PLAN FOR FIRE BARRIER LOCATIONS.
2. REFER TO STRUCTURAL FOR ALL STUD FRAMING AND SHEAR WALL REQUIREMENTS



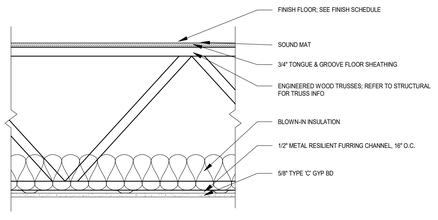
FIRE-RATED UNIT SEPARATION PARTITION

(STC - 56 TO 58)

NOTES:
1. CARRY TO DECK IN FLOOR AND ROOF SYSTEMS AT ALL FIRE BARRIERS. (IBC 718.3 & IBC 718.4) SEE CODE COMPLIANCE PLAN FOR FIRE BARRIER LOCATIONS.
2. REFER TO STRUCTURAL FOR ALL STUD FRAMING AND SHEAR WALL REQUIREMENTS

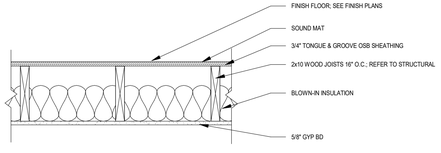
INTERIOR PARTITION TYPE

SCALE: 1" = 1'-0"

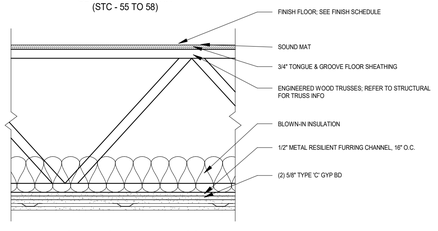


TYPICAL 1 HOUR RATED FLOOR SYSTEM - ENGINEERED TRUSS (F-1)

UL DESIGN L528 - 1 HR
(STC - 55 TO 58)

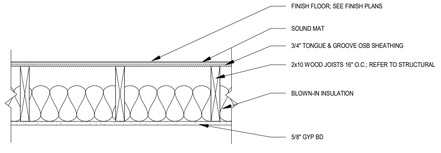


TYPICAL FLOOR SYSTEM @ STAIR TOWER - 2x JOIST (F-2)



TYPICAL 2 HOUR RATED FLOOR SYSTEM - ENGINEERED TRUSS (F-3)

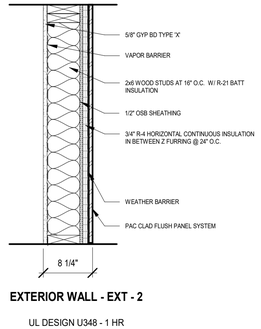
GA FC 5751 - 2 HR
(STC - 55 TO 58)



TYPICAL FLOOR SYSTEM @ STAIR TOWER - 2x JOIST (F-4)

FLOOR SYSTEM ASSEMBLIES

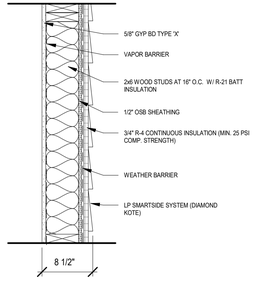
SCALE: 1" = 1'-0"



EXTERIOR WALL - EXT - 2

UL DESIGN U348 - 1 HR

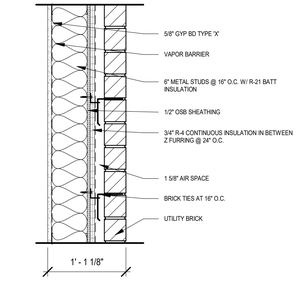
NOTES:
1. REFER TO STRUCTURAL FOR ALL STUD FRAMING AND SHEAR WALL REQUIREMENTS
2. FOLLOW ALL EXTERIOR FINISH INSTALLATION GUIDES AND DETAILS



EXTERIOR WALL - EXT - 3

UL DESIGN U348 - 1 HR

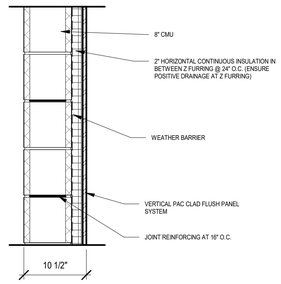
NOTES:
1. REFER TO STRUCTURAL FOR ALL STUD FRAMING AND SHEAR WALL REQUIREMENTS
2. FOLLOW ALL EXTERIOR FINISH INSTALLATION GUIDES AND DETAILS
3. MAINTAIN 8" CLEARANCE TO FINISH GRADE



EXTERIOR WALL - EXT - 13

UL DESIGN U348 - 1 HR

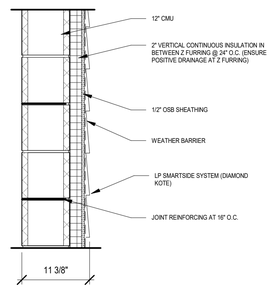
NOTES:
1. REFER TO STRUCTURAL FOR ALL STUD FRAMING AND SHEAR WALL REQUIREMENTS
2. FOLLOW ALL EXTERIOR FINISH INSTALLATION GUIDES AND DETAILS



EXTERIOR WALL - EXT - 10

UL DESIGN U904 - 2 HR

NOTES:
1. REFER TO STRUCTURAL DRAWINGS FOR ALL REINFORCING AND SHEAR WALL REQUIREMENTS
2. FOLLOW ALL MANUFACTURERS EXTERIOR FINISH INSTALLATION GUIDES AND DETAILS



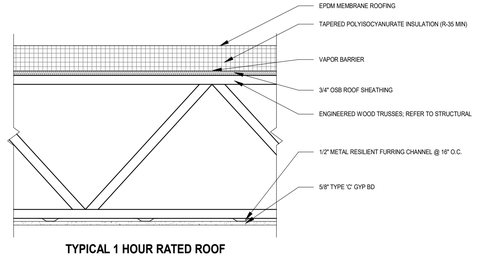
EXTERIOR WALL - EXT - 7

UL DESIGN U904 - 3 HR

NOTES:
1. REFER TO STRUCTURAL DRAWINGS FOR ALL REINFORCING AND SHEAR WALL REQUIREMENTS
2. FOLLOW ALL MANUFACTURERS EXTERIOR FINISH INSTALLATION GUIDES AND DETAILS

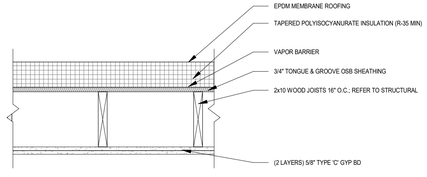
EXTERIOR PARTITION TYPE

SCALE: 1" = 1'-0"



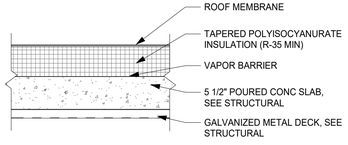
TYPICAL 1 HOUR RATED ROOF SYSTEM - ENGINEERED TRUSS (R-1)

UL DESIGN L528 - 1 HR
(STC - 55 TO 58)



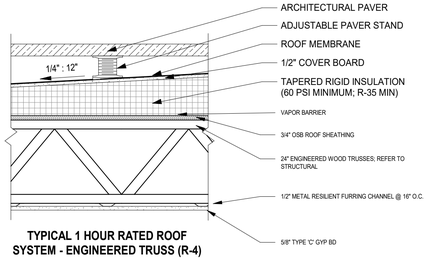
TYPICAL 1 HOUR RATED ROOF SYSTEM - 2x JOIST (R-2)

GA FC 5406 - 1 HR



TYPICAL 2 HOUR RATED ROOF SYSTEM - POURED CONC. OVER STEEL DECK (R-3)

UL D902 - 2 HR



TYPICAL 1 HOUR RATED ROOF SYSTEM - ENGINEERED TRUSS (R-4)

UL DESIGN L528 - 1 HR
(STC - 55 TO 58)

ROOF SYSTEM ASSEMBLIES

SCALE: 1" = 1'-0"

RyKey PROPERTIES

THE LOFTS AT LOT 8
LA CROSSE, WI

DESIGN DEVELOPMENT

wendel

204 E. Grand Avenue, Suite 200
Eau Claire, WI 54701
www.wendelcompanies.com
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Wendel Architecture, P.C

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NO.	REVISIONS	DATE

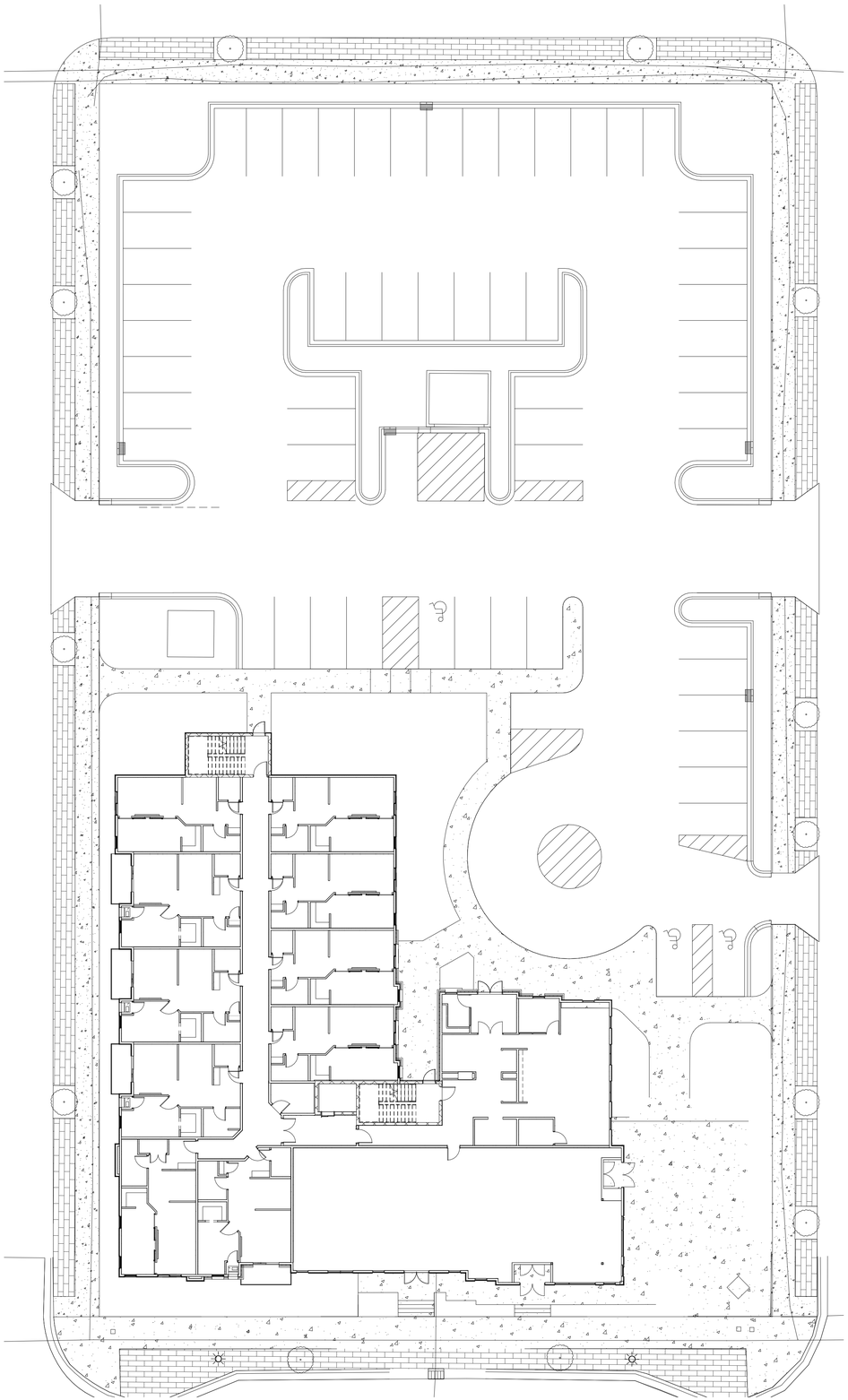
DWG. TITLE

PARTITION TYPES & FLOOR / ROOF SYSTEMS

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE	07/03/2024
SCALE	1" = 1'-0"
DWN.	MCS
CHK.	JP2
PROJ. No.	614006
DWG. No.	

A005



1 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

N

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LA CROSSE, WI

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NO.	REVISIONS	DATE

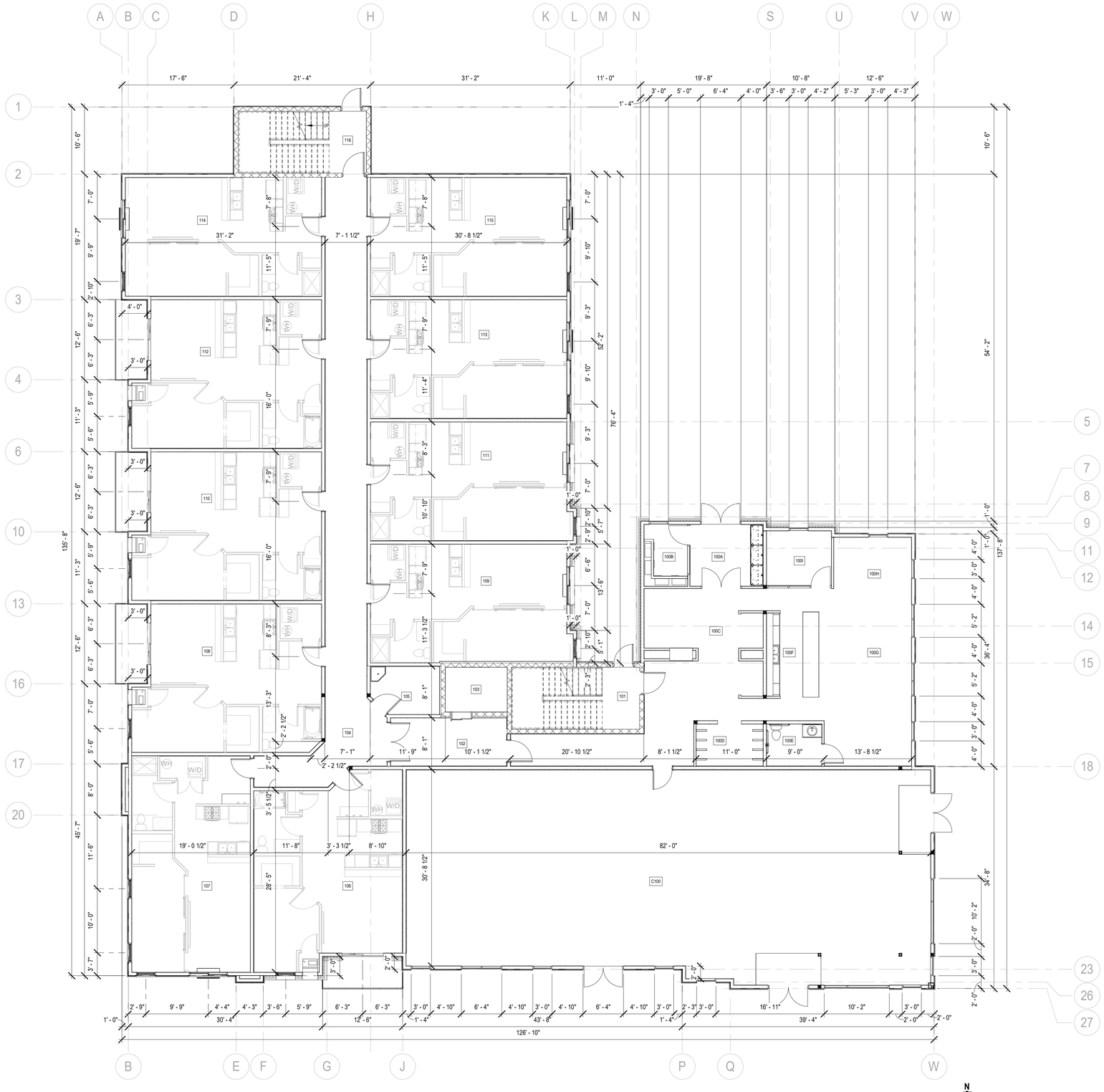
DWG. TITLE

ARCHITECTURAL SITE PLAN

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE	07/03/2024
SCALE	1/16" = 1'-0"
DWN.	MCS CHK. JP2
PROJ. No.	614006
DWG. No.	

A100



1 FIRST LEVEL DIMENSION PLAN

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

GENERAL CONSTRUCTION NOTES:

- INTERIOR DIMENSIONS:
  - FACE OF STUD FRAMING OR MASONRY, UNLESS OTHERWISE NOTED.
- EXTERIOR DIMENSIONS:
  - STUD WALLS: EXTERIOR FACE OF SHEATHING.
  - CMU WALLS: EXTERIOR FACE OF CMU
- WOOD BLOCKING
  - PROVIDE SOLID BLOCKING FOR WALL AND SOFFIT MOUNTED PRODUCTS AS INDICATED ON DRAWINGS.
- SEE SHEETS A201 - A202 FOR ENLARGED UNIT PLANS
- REFER TO STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF COLUMNS.
- SEE CODE PLANS FOR LOCATIONS OF FIRE-RATED CONSTRUCTION.
- ALL RESIDENTIAL UNITS ARE TYPE B, UNLESS OTHERWISE NOTED
- PROVIDE DRAFT-STOPPING IN FLOOR AND ROOF SYSTEMS AT ALL FIRE BARRIERS. (IBC 718.3 & IBC 718.4) SEE CODE COMPLIANCE PLAN FOR FIRE BARRIER LOCATIONS.
- ALL STEEL STRUCTURAL MEMBERS TO BE FIRE-PROTECTED IN ACCORDANCE TO IBC 704.
- PROVIDE ALL PENETRATIONS INTO FIRE-RATED WALL & CEILING ASSEMBLIES WITH JOINT FIRESTOPPING MATERIAL AS REQUIRED

RyKey PROPERTIES

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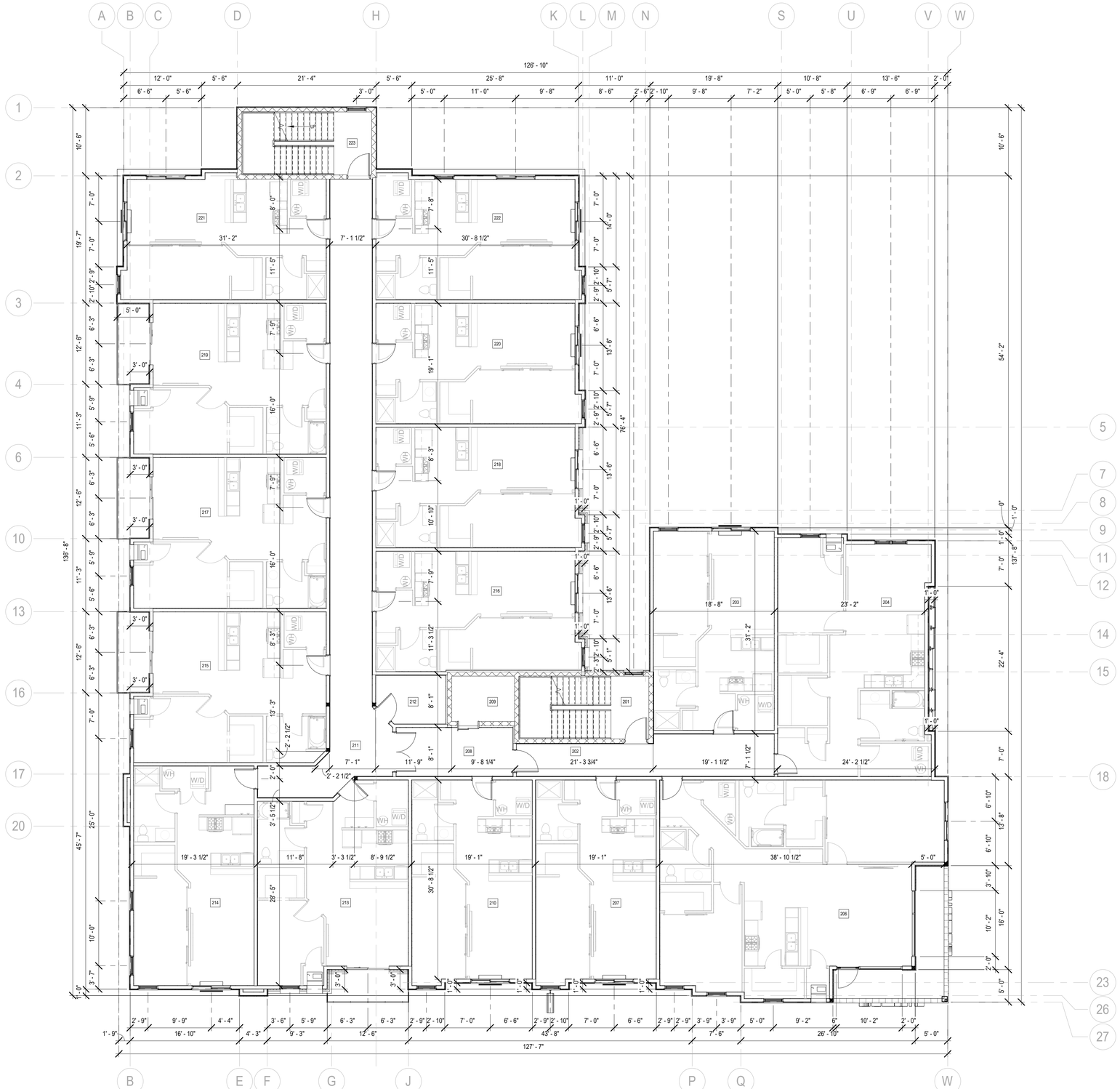
NO.	REVISIONS	DATE

DWG. TITLE

FIRST LEVEL DIMENSION PLAN

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE	07/03/2024
SCALE	As indicated
DWN.	MCS
CHK.	JP2
PROJ. No.	614006
DWG. No.	A101



1 SECOND LEVEL DIMENSION PLAN
SCALE: 1/8" = 1'-0"

GENERAL CONSTRUCTION NOTES:

- INTERIOR DIMENSIONS:
  - FACE OF STUD FRAMING OR MASONRY, UNLESS OTHERWISE NOTED.
- EXTERIOR DIMENSIONS:
  - STUD WALLS: EXTERIOR FACE OF SHEATHING.
  - CMU WALLS: EXTERIOR FACE OF CMU
- WOOD BLOCKING
  - PROVIDE SOLID BLOCKING FOR WALL AND SOFFIT MOUNTED PRODUCTS AS INDICATED ON DRAWINGS.
- SEE SHEETS A201 - A202 FOR ENLARGED UNIT PLANS
- REFER TO STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF COLUMNS.
- SEE CODE PLANS FOR LOCATIONS OF FIRE-RATED CONSTRUCTION.
- ALL RESIDENTIAL UNITS ARE TYPE B, UNLESS OTHERWISE NOTED
- PROVIDE DRAFT-STOPPING IN FLOOR AND ROOF SYSTEMS AT ALL FIRE BARRIERS. (IBC 718.3 & IBC 718.4) SEE CODE COMPLIANCE PLAN FOR FIRE BARRIER LOCATIONS.
- ALL STEEL STRUCTURAL MEMBERS TO BE FIRE-PROTECTED IN ACCORDANCE TO IBC 704.
- PROVIDE ALL PENETRATIONS INTO FIRE-RATED WALL & CEILING ASSEMBLIES WITH JOINT FIRESTOPPING MATERIAL AS REQUIRED

RyKey PROPERTIES

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NO.	REVISIONS	DATE

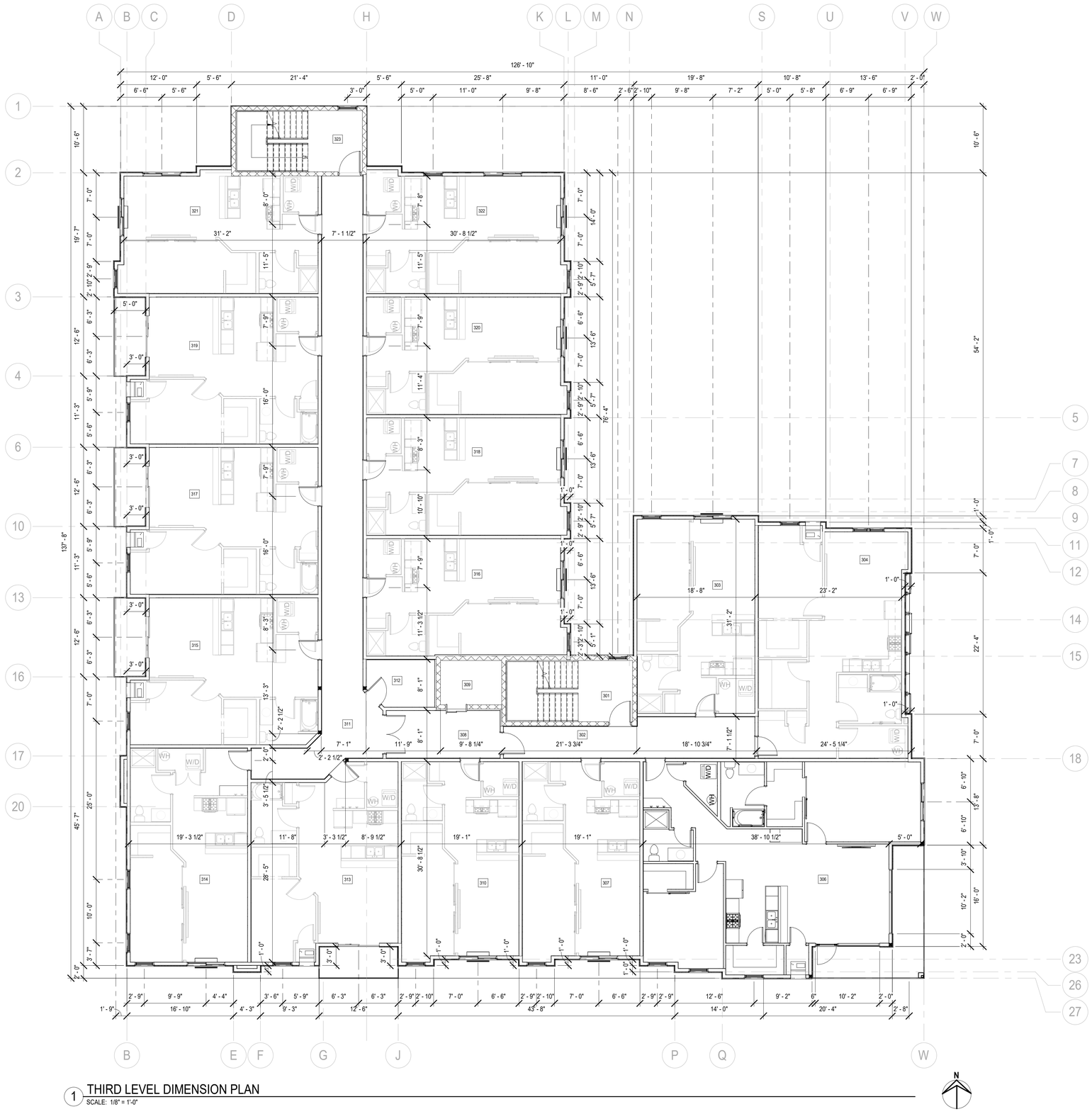
DWG. TITLE

SECOND LEVEL DIMENSION PLAN

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE	07/03/2024
SCALE	As indicated
DWN.	MCS
CHK.	JP2
PROJ. No.	614006
DWG. No.	

A102



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

GENERAL CONSTRUCTION NOTES:

- INTERIOR DIMENSIONS:
  - FACE OF STUD FRAMING OR MASONRY, UNLESS OTHERWISE NOTED.
- EXTERIOR DIMENSIONS:
  - STUD WALLS: EXTERIOR FACE OF SHEATHING.
  - CMU WALLS: EXTERIOR FACE OF CMU
- WOOD BLOCKING
  - PROVIDE SOLID BLOCKING FOR WALL AND SOFFIT MOUNTED PRODUCTS AS INDICATED ON DRAWINGS.
- SEE SHEETS A201 - A202 FOR ENLARGED UNIT PLANS
- REFER TO STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF COLUMNS.
- SEE CODE PLANS FOR LOCATIONS OF FIRE-RATED CONSTRUCTION.
- ALL RESIDENTIAL UNITS ARE TYPE B, UNLESS OTHERWISE NOTED
- PROVIDE DRAFT-STOPPING IN FLOOR AND ROOF SYSTEMS AT ALL FIRE BARRIERS. (IBC 718.3 & IBC 718.4) SEE CODE COMPLIANCE PLAN FOR FIRE BARRIER LOCATIONS.
- ALL STEEL STRUCTURAL MEMBERS TO BE FIRE-PROTECTED IN ACCORDANCE TO IBC 704.
- PROVIDE ALL PENETRATIONS INTO FIRE-RATED WALL & CEILING ASSEMBLIES WITH JOINT FIRESTOPPING MATERIAL AS REQUIRED

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NO.	REVISIONS	DATE

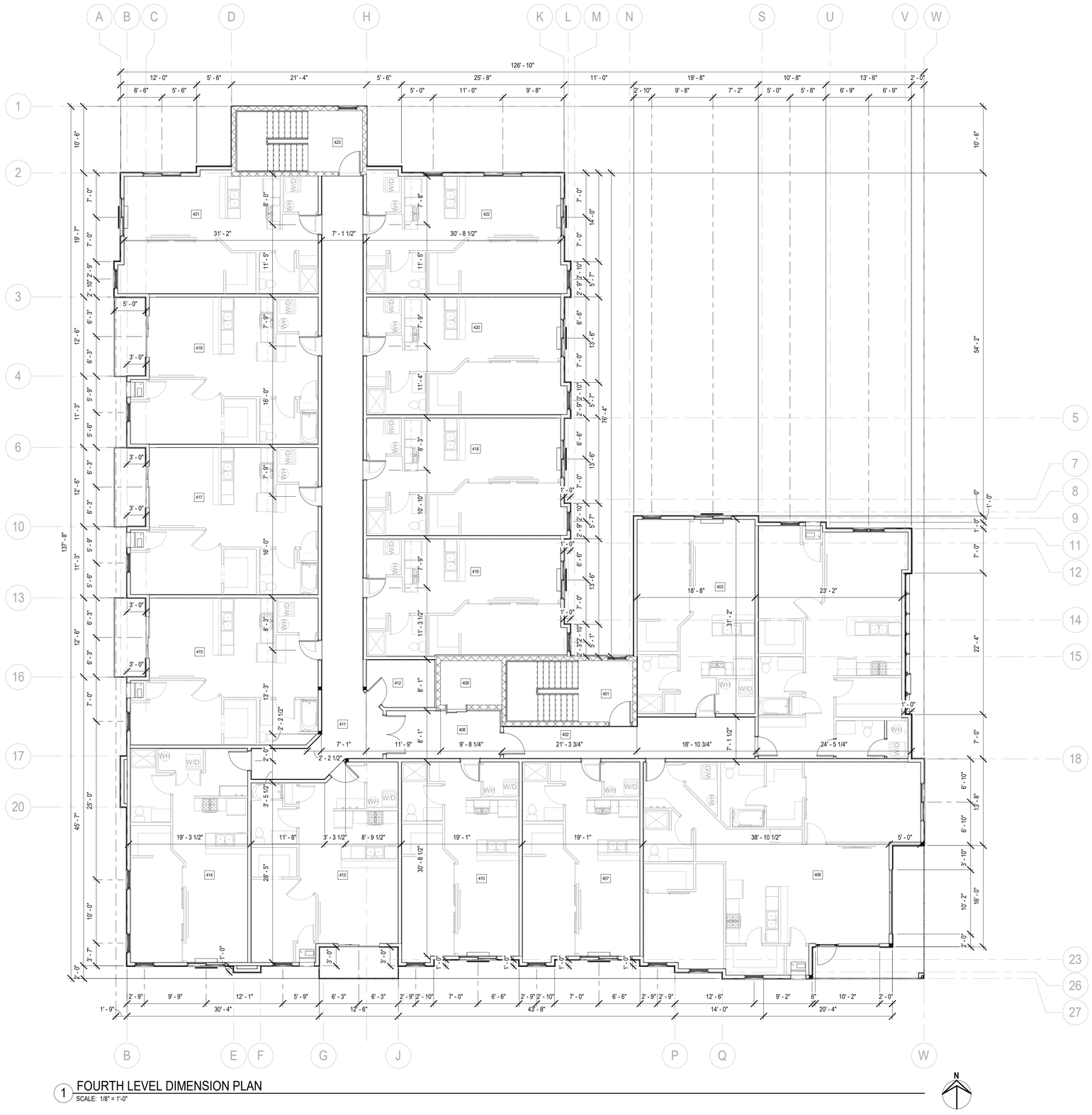
DWG. TITLE

THIRD LEVEL DIMENSION PLAN

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE	07/03/2024
SCALE	As indicated
DWN.	MCS CHK. JP2
PROJ. No.	614006
DWG. No.	

A103



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

GENERAL CONSTRUCTION NOTES:

- INTERIOR DIMENSIONS:
  - FACE OF STUD FRAMING OR MASONRY, UNLESS OTHERWISE NOTED.
- EXTERIOR DIMENSIONS:
  - STUD WALLS: EXTERIOR FACE OF SHEATHING.
  - CMU WALLS: EXTERIOR FACE OF CMU
- WOOD BLOCKING
  - PROVIDE SOLID BLOCKING FOR WALL AND SOFFIT MOUNTED PRODUCTS AS INDICATED ON DRAWINGS.
- SEE SHEETS A201 - A202 FOR ENLARGED UNIT PLANS
- REFER TO STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF COLUMNS.
- SEE CODE PLANS FOR LOCATIONS OF FIRE-RATED CONSTRUCTION.
- ALL RESIDENTIAL UNITS ARE TYPE B, UNLESS OTHERWISE NOTED
- PROVIDE DRAFT-STOPPING IN FLOOR AND ROOF SYSTEMS AT ALL FIRE BARRIERS. (IBC 718.3 & IBC 718.4) SEE CODE COMPLIANCE PLAN FOR FIRE BARRIER LOCATIONS.
- ALL STEEL STRUCTURAL MEMBERS TO BE FIRE-PROTECTED IN ACCORDANCE TO IBC 704.
- PROVIDE ALL PENETRATIONS INTO FIRE-RATED WALL & CEILING ASSEMBLIES WITH JOINT FIRESTOPPING MATERIAL AS REQUIRED

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NO.	REVISIONS	DATE

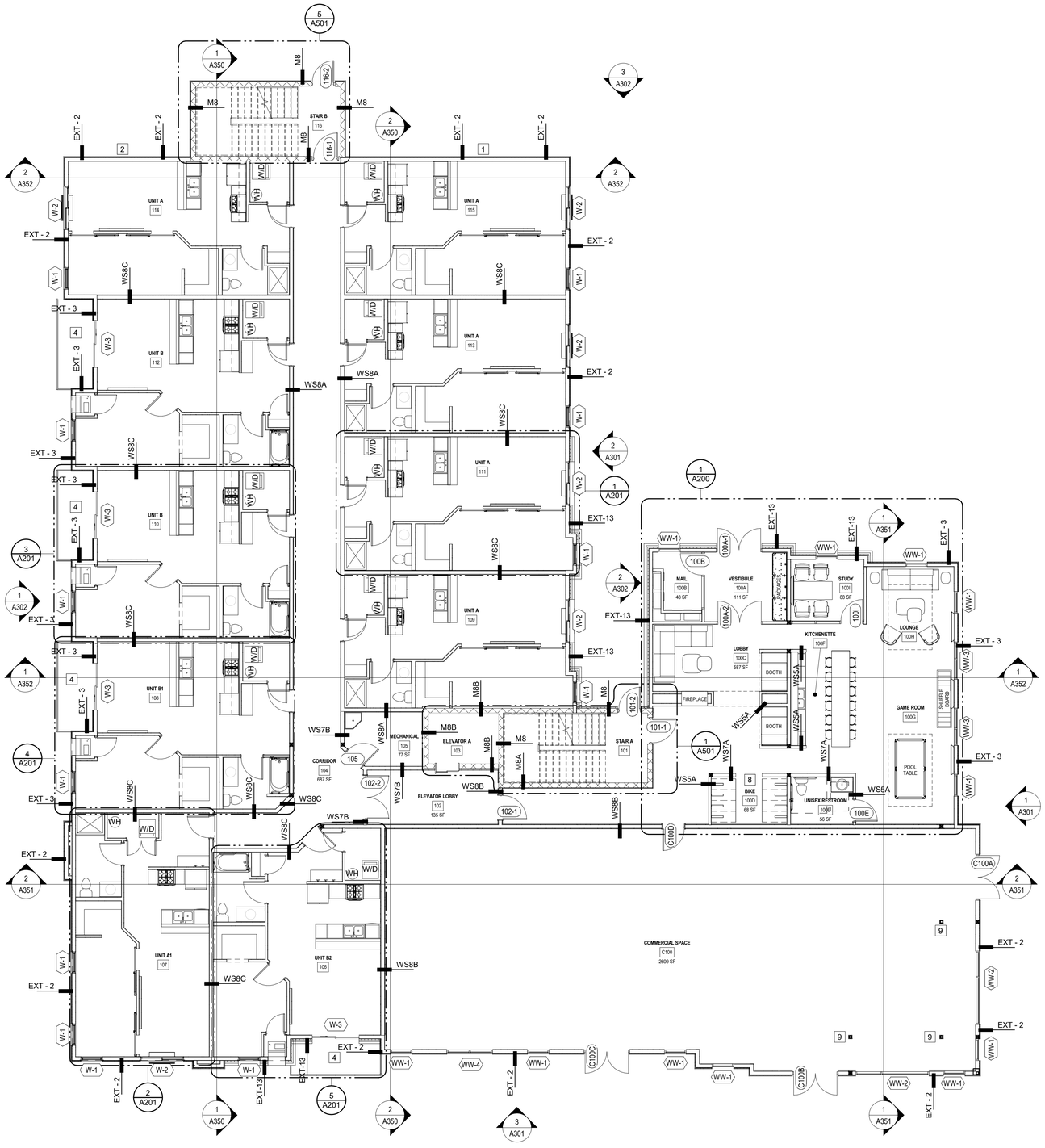
DWG. TITLE

FOURTH LEVEL DIMENSION PLAN

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE	07/03/2024
SCALE	As indicated
DWN.	MCS
CHK.	JP2
PROJ. No.	614006
DWG. No.	

A104



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

GENERAL CONSTRUCTION NOTES:

- DIMENSIONS: EXTERIOR MATERIAL TRANSITION, REFER TO EXTERIOR ELEVATIONS AND WALL TYPES
- WOOD BLOCKING
  - PROVIDE SOLID BLOCKING FOR WALL AND SOFFIT MOUNTED PRODUCTS AS INDICATED ON DRAWINGS.
- SEE SHEETS A201 - A202 FOR ENLARGED UNIT PLANS
- REFER TO STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF COLUMNS.
- SEE CODE PLANS FOR LOCATIONS OF FIRE-RATED CONSTRUCTION.
- ALL RESIDENTIAL UNITS ARE TYPE B, UNLESS OTHERWISE NOTED
- PROVIDE DRAFT-STOPPING IN FLOOR AND ROOF SYSTEMS AT ALL FIRE BARRIERS. (IBC 718.3 & IBC 718.4) SEE CODE COMPLIANCE PLAN FOR FIRE BARRIER LOCATIONS.
- ALL STEEL STRUCTURAL MEMBERS TO BE FIRE-PROTECTED IN ACCORDANCE TO IBC 704.
- PROVIDE ALL PENETRATIONS INTO FIRE-RATED WALL & CEILING ASSEMBLIES WITH JOINT FIRESTOPPING MATERIAL AS REQUIRED

FLOOR PLAN KEYNOTES:

1	GAS METER STACK LOCATION, SEE PLUMBING
2	ELECTRICAL METER STACK LOCATION, SEE ELECTRICAL
3	PREFABRICATED METAL AWNING, BLACK
4	CONCRETE APRON PATIO; SEE STRUCTURAL. 42" PREFABRICATED GUARDRAILS
5	PREFABRICATED METAL BALCONY SYSTEM, BLACK
6	WOOD FRAMED BALCONY SYSTEM
7	ROOF ACCESS LADDER, PROVIDE A MINIMUM CLEAR SPACE 30" FROM LADDER TO ALL OPPOSING ELEMENTS
8	WALL HUNG BIKE RACK
9	STRUCTURAL COLUMN; WRAPPED W/ PREFINISHED COLUMN COVER (BLACK). SEE FIRE RATED COLUMN DETAILS - SHEET A001

RyKey PROPERTIES

THE LOFTS AT LOT 8
LA CROSSE, WI

DESIGN DEVELOPMENT

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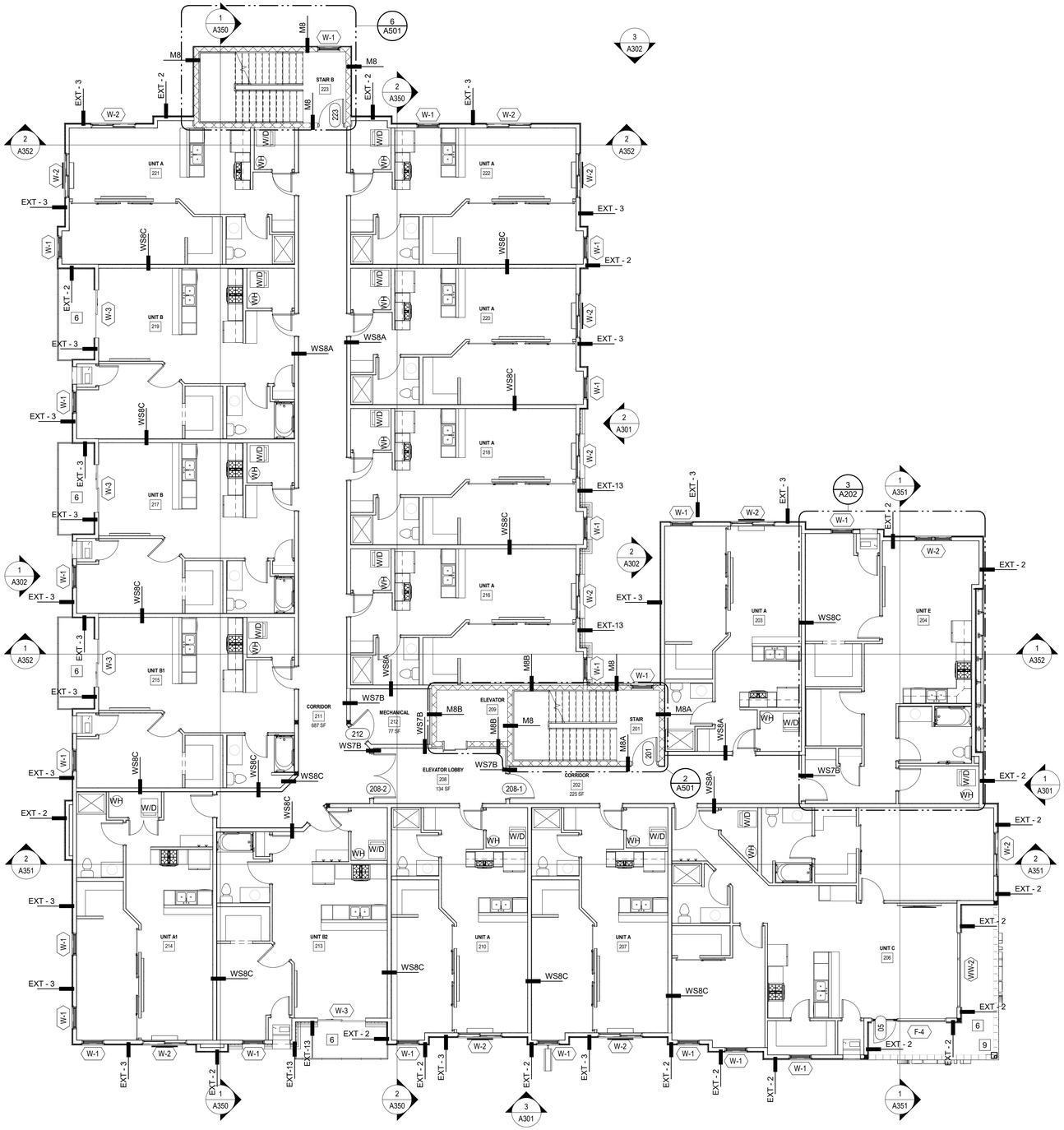
NO.	REVISIONS	DATE

DWG. TITLE
FIRST LEVEL FLOOR PLAN

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE	07/03/2024
SCALE	As indicated
DWN.	MCS
CHK.	JP2
PROJ. No.	614006
DWG. No.	

A105



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

GENERAL CONSTRUCTION NOTES:

- DIMENSIONS: EXTERIOR MATERIAL TRANSITION, REFER TO EXTERIOR ELEVATIONS AND WALL TYPES
- WOOD BLOCKING
  - PROVIDE SOLID BLOCKING FOR WALL AND SOFFIT MOUNTED PRODUCTS AS INDICATED ON DRAWINGS.
- SEE SHEETS A201 - A202 FOR ENLARGED UNIT PLANS
- REFER TO STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF COLUMNS.
- SEE CODE PLANS FOR LOCATIONS OF FIRE-RATED CONSTRUCTION.
- ALL RESIDENTIAL UNITS ARE TYPE B, UNLESS OTHERWISE NOTED
- PROVIDE DRAFT-STOPPING IN FLOOR AND ROOF SYSTEMS AT ALL FIRE BARRIERS. (IBC 718.3 & IBC 718.4) SEE CODE COMPLIANCE PLAN FOR FIRE BARRIER LOCATIONS.
- ALL STEEL STRUCTURAL MEMBERS TO BE FIRE-PROTECTED IN ACCORDANCE TO IBC 704.
- PROVIDE ALL PENETRATIONS INTO FIRE-RATED WALL & CEILING ASSEMBLIES WITH JOINT FIRESTOPPING MATERIAL AS REQUIRED

FLOOR PLAN KEYNOTES:

1	GAS METER STACK LOCATION, SEE PLUMBING
2	ELECTRICAL METER STACK LOCATION, SEE ELECTRICAL
3	PREFABRICATED METAL AWNING, BLACK
4	CONCRETE APRON PATIO; SEE STRUCTURAL. 42" PREFABRICATED GUARDRAILS
5	PREFABRICATED METAL BALCONY SYSTEM, BLACK
6	WOOD FRAMED BALCONY SYSTEM
7	ROOF ACCESS LADDER, PROVIDE A MINIMUM CLEAR SPACE 30" FROM LADDER TO ALL OPPOSING ELEMENTS
8	WALL HUNG BIKE RACK
9	STRUCTURAL COLUMN; WRAPPED W/ PREFINISHED COLUMN COVER (BLACK). SEE FIRE RATED COLUMN DETAILS - SHEET A001

RyKey PROPERTIES

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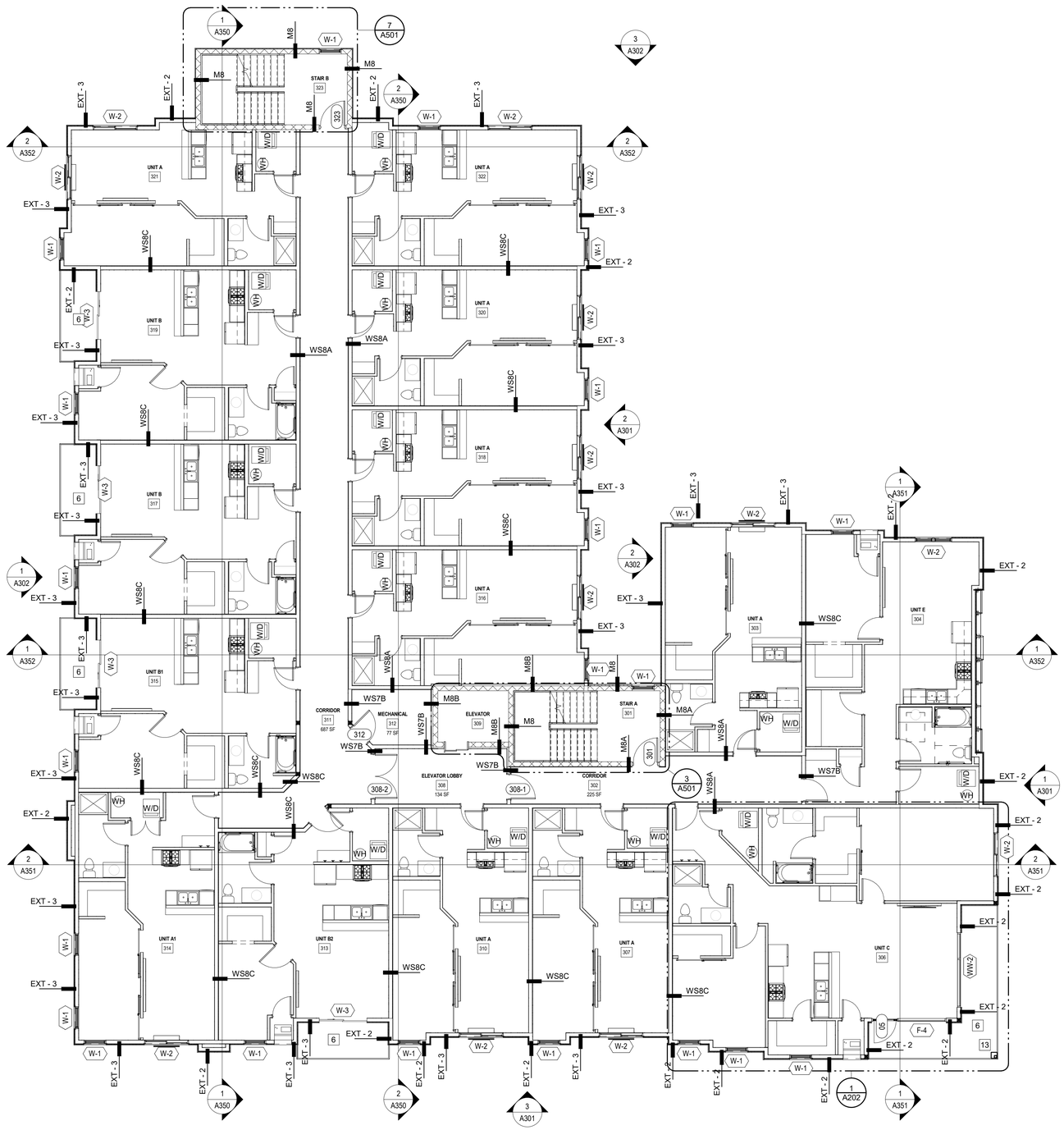
NO.	REVISIONS	DATE

DWG. TITLE
SECOND LEVEL FLOOR PLAN

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE	07/03/2024
SCALE	As indicated
DWN.	MCS CHK. JP2
PROJ. No.	614006
DWG. No.	

A106



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

GENERAL CONSTRUCTION NOTES:

- DIMENSIONS: EXTERIOR MATERIAL TRANSITION, REFER TO EXTERIOR ELEVATIONS AND WALL TYPES
- WOOD BLOCKING
  - PROVIDE SOLID BLOCKING FOR WALL AND SOFFIT MOUNTED PRODUCTS AS INDICATED ON DRAWINGS.
- SEE SHEETS A201 - A202 FOR ENLARGED UNIT PLANS
- REFER TO STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF COLUMNS.
- SEE CODE PLANS FOR LOCATIONS OF FIRE-RATED CONSTRUCTION.
- ALL RESIDENTIAL UNITS ARE TYPE B, UNLESS OTHERWISE NOTED
- PROVIDE DRAFT-STOPPING IN FLOOR AND ROOF SYSTEMS AT ALL FIRE BARRIERS. (IBC 718.3 & IBC 718.4) SEE CODE COMPLIANCE PLAN FOR FIRE BARRIER LOCATIONS.
- ALL STEEL STRUCTURAL MEMBERS TO BE FIRE-PROTECTED IN ACCORDANCE TO IBC 704.
- PROVIDE ALL PENETRATIONS INTO FIRE-RATED WALL & CEILING ASSEMBLIES WITH JOINT FIRESTOPPING MATERIAL AS REQUIRED

FLOOR PLAN KEYNOTES:

1	GAS METER STACK LOCATION, SEE PLUMBING
2	ELECTRICAL METER STACK LOCATION, SEE ELECTRICAL
3	PREFABRICATED METAL AWNING, BLACK
4	CONCRETE APRON PATIO; SEE STRUCTURAL. 42" PREFABRICATED GUARDRAILS
5	PREFABRICATED METAL BALCONY SYSTEM, BLACK
6	WOOD FRAMED BALCONY SYSTEM
7	ROOF ACCESS LADDER, PROVIDE A MINIMUM CLEAR SPACE 30" FROM LADDER TO ALL OPPOSING ELEMENTS
8	WALL HUNG BIKE RACK
9	STRUCTURAL COLUMN; WRAPPED W/ PREFINISHED COLUMN COVER (BLACK). SEE FIRE RATED COLUMN DETAILS - SHEET A001

RyKey PROPERTIES

THE LOFTS AT LOT 8
LA CROSSE, WI

DESIGN DEVELOPMENT

wendel
204 E. Grand Avenue, Suite 200
Eau Claire, WI 54701
www.wendelcompanies.com
p:716.688.0766 tf:877.293.6335
Wendel Architecture, P.C

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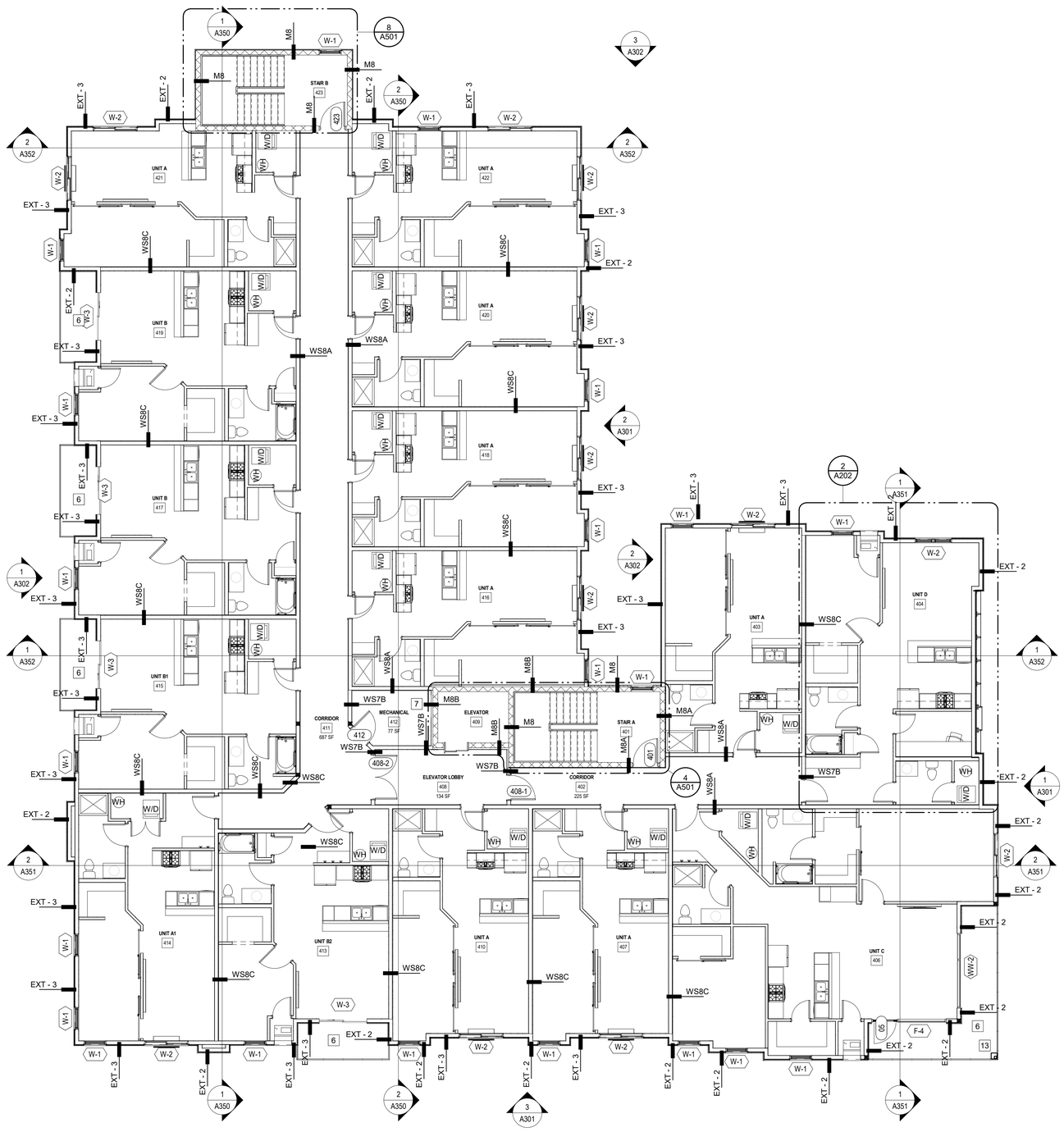
DWG. TITLE
THIRD LEVEL FLOOR PLAN

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE	07/03/2024
SCALE	As indicated
DWN.	MCS CHK. JP2
PROJ. No.	614006
DWG. No.	

A107



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

GENERAL CONSTRUCTION NOTES:

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- WOOD BLOCKING
  - PROVIDE SOLID BLOCKING FOR WALL AND SOFFIT MOUNTED PRODUCTS AS INDICATED ON DRAWINGS.
- SEE SHEETS A201 - A202 FOR ENLARGED UNIT PLANS
- REFER TO STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF COLUMNS.
- SEE CODE PLANS FOR LOCATIONS OF FIRE-RATED CONSTRUCTION.
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- PROVIDE DRAFT-STOPPING IN FLOOR AND ROOF SYSTEMS AT ALL FIRE BARRIERS. (IBC 718.3 & IBC 718.4) SEE CODE COMPLIANCE PLAN FOR FIRE BARRIER LOCATIONS.
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FLOOR PLAN KEYNOTES:

1	GAS METER STACK LOCATION, SEE PLUMBING
2	ELECTRICAL METER STACK LOCATION, SEE ELECTRICAL
3	PREFABRICATED METAL AWNING, BLACK
4	CONCRETE APRON PATIO; SEE STRUCTURAL. 42" PREFABRICATED GUARDRAILS
5	PREFABRICATED METAL BALCONY SYSTEM, BLACK
6	WOOD FRAMED BALCONY SYSTEM
7	ROOF ACCESS LADDER, PROVIDE A MINIMUM CLEAR SPACE 30" FROM LADDER TO ALL OPPOSING ELEMENTS
8	WALL HUNG BIKE RACK
9	STRUCTURAL COLUMN; WRAPPED W/ PREFINISHED COLUMN COVER (BLACK). SEE FIRE RATED COLUMN DETAILS - SHEET A001

RyKey PROPERTIES

THE LOFTS AT LOT 8
LA CROSSE, WI

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DWG. TITLE

FOURTH LEVEL FLOOR PLAN

0 1" 2"
GENERIC SCALE BAR
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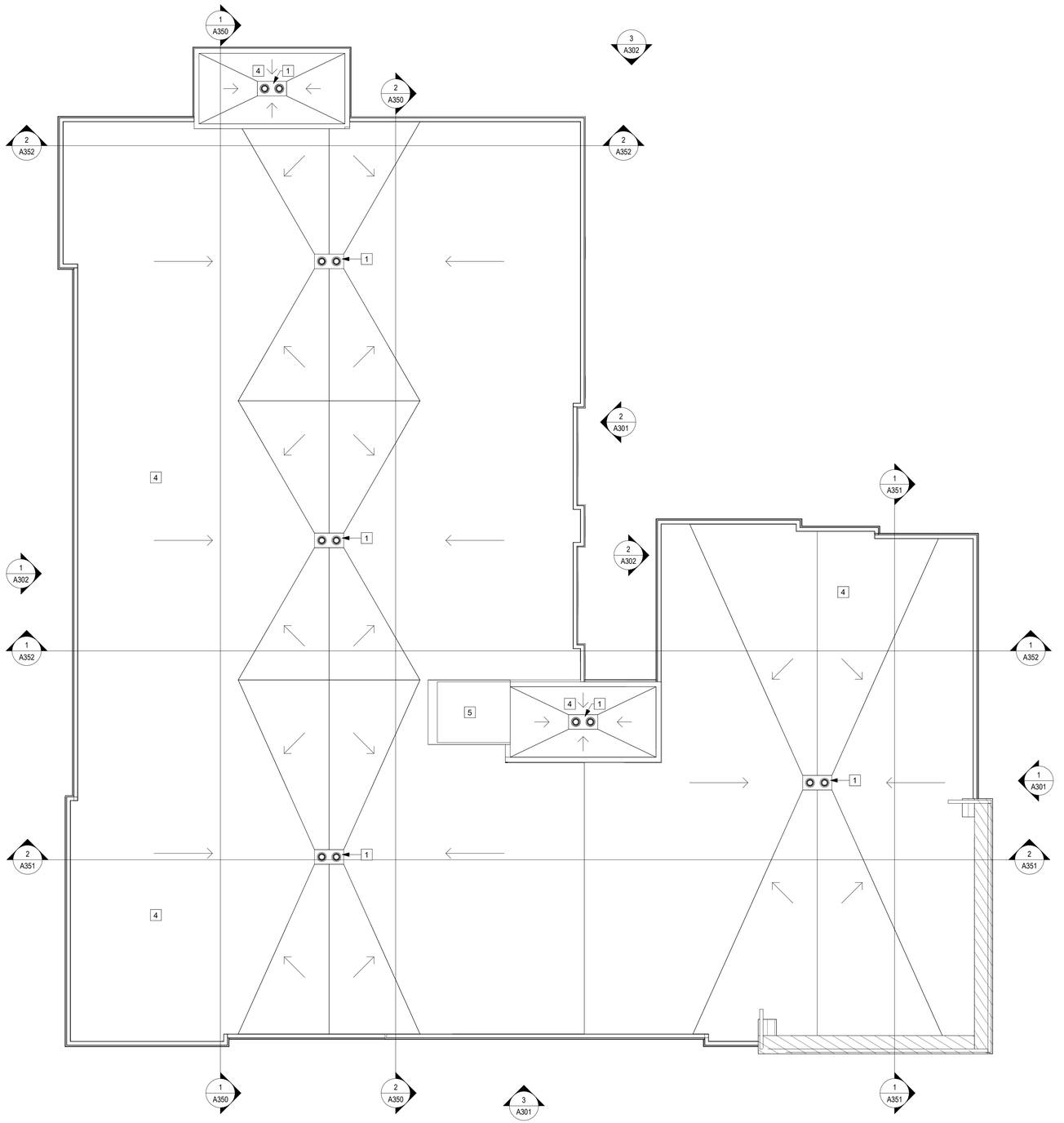
DATE	07/03/2024
SCALE	As indicated
DWN.	MCS CHK. JP2
PROJ. No.	614006
DWG. No.	

A108



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

GENERAL ROOF PLAN NOTES:

- VERIFY ALL MECHANICAL AND PLUMBING ROOF PENETRATIONS, SIZES AND LOCATIONS WITH MECHANICAL AND PLUMBING PLAN. COORDINATE AND FLASH ALL OPENINGS THROUGH ROOF SYSTEM. ALL CURBS BY GENERAL CONTRACTOR.
- PROVIDE A 1/4"/FT SLOPE MINIMUM THROUGHOUT, UNO.
- PROVIDE POSITIVE DRAINAGE AT ALL ROOF PENETRATIONS AND CURBS
- CONTRACTOR PROHIBITED FROM OVERLOADING EXISTING ROOF STRUCTURE OR CREATE POINT LOADS FROM STORED MATERIALS ON THE ROOF.
- MAINTAIN ROOF DRAINS IN FUNCTIONING CONDITION TO ENSURE ROOF DRAINAGE AT THE END OF EACH WORK DAY. PREVENT DEBRIS FROM ENTERING OR BLOCKING ROOF DRAINS. IF ROOF DRAINS WILL BE TEMPORARILY BLOCKED OR UNSERVICEABLE DUE TO ROOF SYSTEM OPERATIONS, PROVIDE ALTERNATIVE DRAINAGE METHOD TO REMOVE WATER AND ELIMINATE PONDING

ROOF/DRAINAGE PLAN KEYNOTES:

1	TYPICAL ROOF DRAIN W/ OVERFLOW DRAIN, SEE DETAIL 4/A430
2	TYPICAL ROOF HATCH, SEE DETAIL 1/A450
3	ROOF CURB, SEE DETAIL 3/A450
4	ROOF SYSTEM R-1 , SEE A006
5	ROOF SYSTEM R-2 , SEE A006
6	LOW PROFILE ROOF DRAIN WITH INTEGRATED OVERFLOW, SEE PLUMBING

RyKey PROPERTIES

THE LOFTS AT LOT 8
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DWG. TITLE

ROOF PLAN

0 1" 2"
GENERIC SCALE BAR
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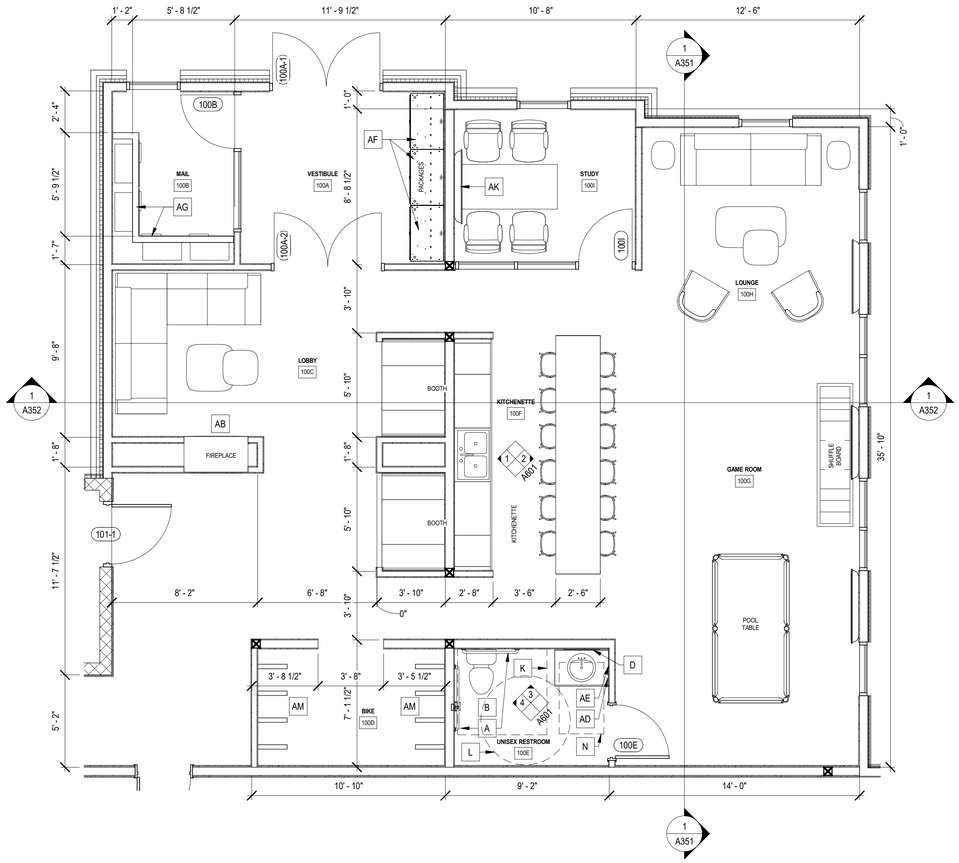
DATE	07/03/2024
SCALE	As indicated
DWN.	MCS
CHK.	JP2
PROJ. No.	614006
DWG. No.	

A150



1 FIRST LEVEL ENLARGED LOBBY PLAN

SCALE: 1/4" = 1'-0"

GENERAL CONSTRUCTION NOTES:

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ENLARGED PLAN KEYNOTES:

A	GRAB BARS - 36" LONG BEHIND TOILET AND 42" LONG BESIDE TOILET, BY OWNER. MOUNTED AT 34" A.F.F. TO CENTER OF GRAB BARS. PROVIDE 18" VERTICAL GRAB BAR PER THE STANDARD MOUNTING HEIGHT DETAILS, TYPICAL
B	TOILET PAPER DISPENSER, BY OWNER. COORDINATE LOCATION
C	BLOCKING FOR FUTURE GRAB BAR, REFERENCE A001
D	24"x36" MIRROR, BY OWNER. MOUNTED AT 3'-4" TO BOTTOM OF REFLECTING SURFACE
E	LOCATION OF SHOWER HEAD AND CONTROLS
F	SHOWER CURTAIN AND ROD, BY OWNER
G	ADA SHOWER GRAB BARS - 12" LONG ON END WALL AND 48" LONG AT BACK WALL, BY OWNER. LOCATED 6" MAX FROM ADJACENT WALL. PROVIDE 18" VERTICAL PER ANSI A117.1 607.4
H	TOWEL BAR. PROVIDE BLOCKING
J	NOT USED.
K	60"x56" CLEAR FLOOR SPACE.
L	60" TURNING RADIUS
M	30"x60" CLEAR FLOOR SPACE.
N	30"x48" CLEAR FLOOR SPACE.
P	48"x56" CLEAR FLOOR SPACE.
Q	STACKED WASHER & DRYER, BY OWNER
R	FRONT LOAD WASHER & DRYER COMBO, BY OWNER; PROVIDE 30"X48" CLEAR FLOOR AREA PER ANSI A117.1 1004.10.1
S	DISHWASHER, BY OWNER; PROVIDE 30"X48" CLEAR FLOOR AREA PER ANSI A117.1 1004.12.2.2
T	REFRIGERATOR, BY OWNER; PROVIDE 30"X48" CLEAR FLOOR AREA PER ANSI A117.1 1004.12.2.5
U	ADA COMPLIANT RANGE, BY OWNER; PROVIDE 30"X48" CLEAR FLOOR AREA PER ANSI A117.1 1004.12.2.3
V	LAMINATED SHELF SYSTEM, BY OWNER, COORDINATE BLOCKING WITH OWNER
W	BUILT-IN BENCH & COAT HOOKS, BY OWNER. COORDINATE BLOCKING WITH CLIENT
X	MECHANICAL HVAC UNIT, REFER TO MECHANICAL
Y	LINEN CABINET, BY OWNER
Z	ADA T-TURN, UTILIZES SPACE UNDER ADAPTED ADA SINK PER ANSI A117.1 306.1
AA	ELECTRIC RANGE, BY OWNER
AB	ELECTRIC FIREPLACE, BY OWNER. PROVIDE BLOCKING ABOVE FIREPLACE FOR MOUNTING TELEVISION.
AC	BUILT-IN DESK, BY OWNER
AD	PAPER TOWEL DISPENSER, BY OWNER
AE	SOAP DISPENSER, BY OWNER
AF	LUXER ONE PACKAGE LOCKERS, BY OWNER
AG	USPS MAIL CUBBIES, BY OWNER
AH	ADA PET GROOMING TABLE, BY OWNER
AJ	ADA PET WASH TUBE, BY OWNER
AK	TV, BY OWNER
AL	BUILT IN COFFEE BAR
AM	WALL HUNG BIKE RACKS, BY OWNER
AN	ROBE HOOK, BY OWNER. COORDINATE BLOCKING WITH CLIENT

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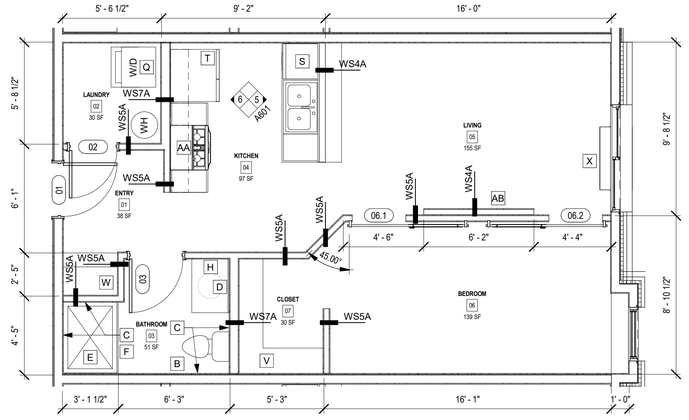
DWG. TITLE

ENLARGED PLANS

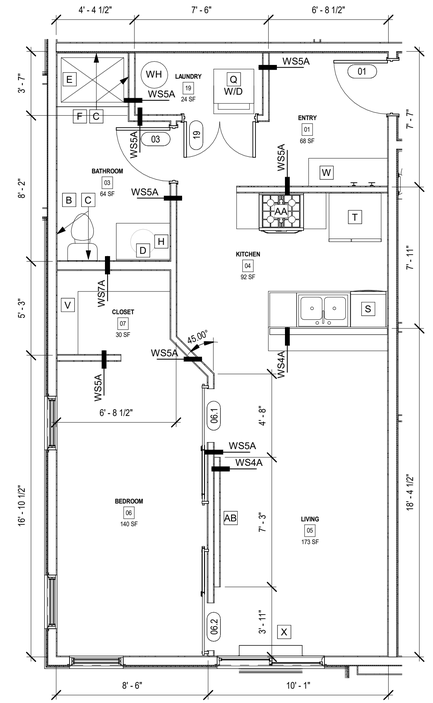
0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE	07/03/2024
SCALE	As indicated
DWN.	MCS CHK. JP2
PROJ. No.	614006
DWG. No.	

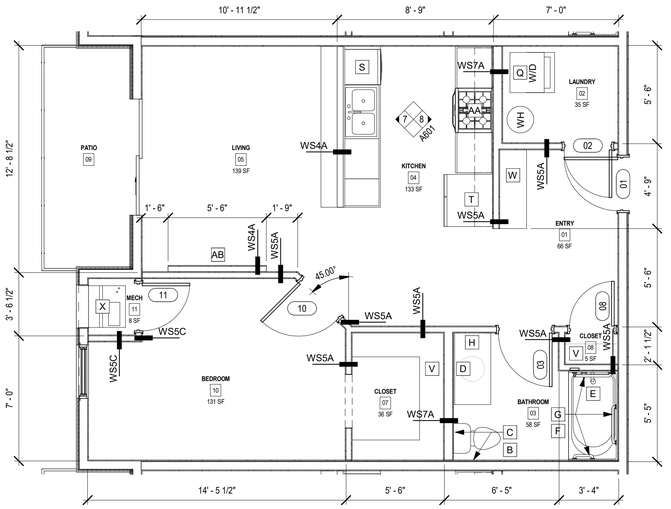
A200



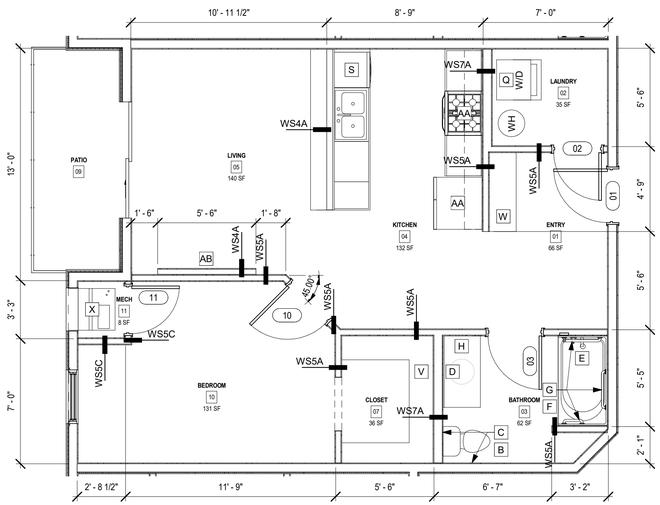
1 UNIT A (570 SF) - 29 UNITS TOTAL
SCALE: 1/4" = 1'-0"



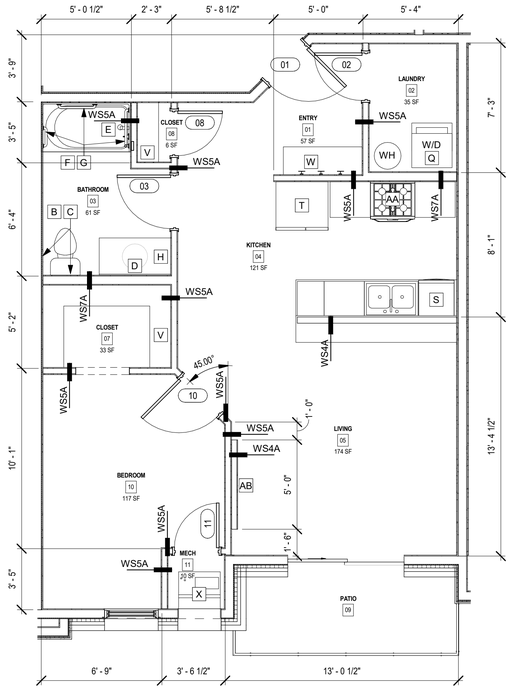
2 UNIT A1 (610 SF) - 4 UNITS TOTAL
SCALE: 1/4" = 1'-0"



3 UNIT B (647 SF) - 8 UNITS TOTAL
SCALE: 1/4" = 1'-0"



4 UNIT B1 (645 SF) - 4 UNITS TOTAL
SCALE: 1/4" = 1'-0"



5 UNIT B2 (649 SF) - 4 UNITS TOTAL
SCALE: 1/4" = 1'-0"

GENERAL CONSTRUCTION NOTES:

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C	BLOCKING FOR FUTURE GRAB BAR, REFERENCE A001
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J	NOT USED.
K	60"x56" CLEAR FLOOR SPACE.
L	60" TURNING RADIUS
M	30"x60" CLEAR FLOOR SPACE.
N	30"x48" CLEAR FLOOR SPACE.
P	48"x56" CLEAR FLOOR SPACE.
Q	STACKED WASHER & DRYER, BY OWNER
R	FRONT LOAD WASHER & DRYER COMBO, BY OWNER; PROVIDE 30"X48" CLEAR FLOOR AREA PER ANSI A117.1 1004.10.1
S	DISHWASHER, BY OWNER; PROVIDE 30"X48" CLEAR FLOOR AREA PER ANSI A117.1 1004.12.2.2
T	REFRIGERATOR, BY OWNER; PROVIDE 30"X48" CLEAR FLOOR AREA PER ANSI A117.1 1004.12.2.5
U	ADA COMPLIANT RANGE, BY OWNER; PROVIDE 30"X48" CLEAR FLOOR AREA PER ANSI A117.1 1004.12.2.3
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X	MECHANICAL HVAC UNIT, REFER TO MECHANICAL
Y	LINEN CABINET, BY OWNER
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AA	ELECTRIC RANGE, BY OWNER
AB	ELECTRIC FIREPLACE, BY OWNER. PROVIDE BLOCKING ABOVE FIREPLACE FOR MOUNTING TELEVISION.
AC	BUILT-IN DESK, BY OWNER
AD	PAPER TOWEL DISPENSER, BY OWNER
AE	SOAP DISPENSER, BY OWNER
AF	LUXER ONE PACKAGE LOCKERS, BY OWNER
AG	USPS MAIL CUBBIES, BY OWNER
AH	ADA PET GROOMING TABLE, BY OWNER
AJ	ADA PET WASH TUBE, BY OWNER
AK	TV, BY OWNER
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AM	WALL HUNG BIKE RACKS, BY OWNER
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NO.	REVISIONS	DATE

DWG. TITLE

ENLARGED UNIT PLANS

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

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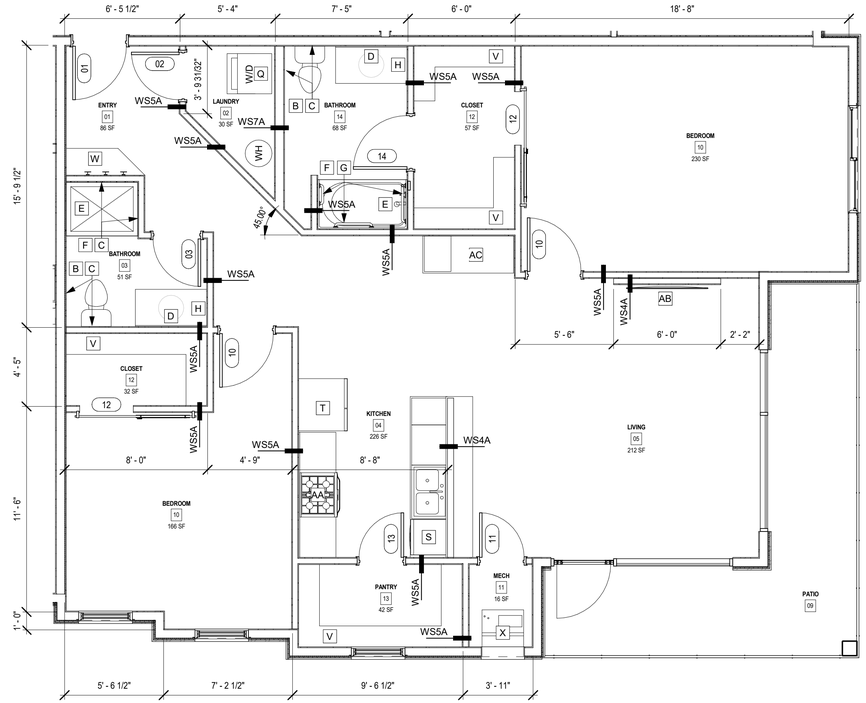
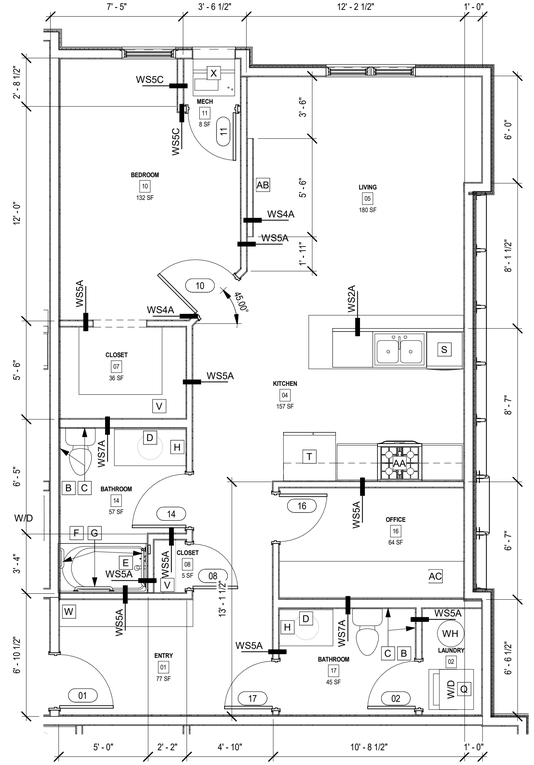
PROJ. No.	614006
DWG. No.	

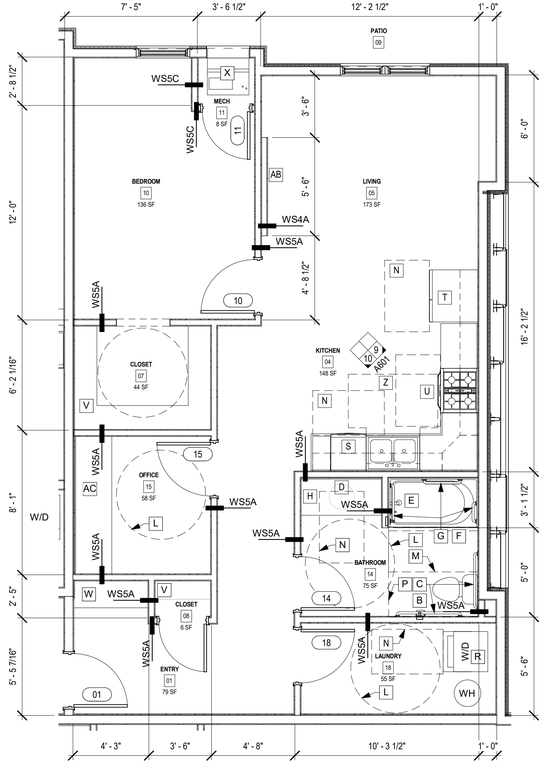
A201



1 UNIT C (1280 SF) - 3 UNITS TOTAL
SCALE: 1/4" = 1'-0"



2 UNIT D (815 SF) - 1 UNIT TOTAL
SCALE: 1/4" = 1'-0"



3 UNIT E (815 SF) - 3 UNITS TOTAL
SCALE: 1/4" = 1'-0"

GENERAL CONSTRUCTION NOTES:

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- SEE CODE PLANS FOR LOCATIONS OF FIRE-RATED CONSTRUCTION.
- ALL RESIDENTIAL UNITS ARE TYPE B, UNLESS OTHERWISE NOTED
- PROVIDE DRAFT-STOPPING IN FLOOR AND ROOF SYSTEMS AT ALL FIRE BARRIERS. (IBC 718.3 & IBC 718.4) SEE CODE COMPLIANCE PLAN FOR FIRE BARRIER LOCATIONS.
- ALL STEEL STRUCTURAL MEMBERS TO BE FIRE-PROTECTED IN ACCORDANCE TO IBC 704.
- PROVIDE ALL PENETRATIONS INTO FIRE-RATED WALL & CEILING ASSEMBLIES WITH JOINT FIRESTOPPING MATERIAL AS REQUIRED

ENLARGED PLAN KEYNOTES:

A	GRAB BARS - 36" LONG BEHIND TOILET AND 42" LONG BESIDE TOILET, BY OWNER. MOUNTED AT 34" A.F.F. TO CENTER OF GRAB BARS. PROVIDE 18" VERTICAL GRAB BAR PER THE STANDARD MOUNTING HEIGHT DETAILS, TYPICAL
B	TOILET PAPER DISPENSER, BY OWNER. COORDINATE LOCATION
C	BLOCKING FOR FUTURE GRAB BAR, REFERENCE A001
D	24"x36" MIRROR, BY OWNER. MOUNTED AT 3'-4" TO BOTTOM OF REFLECTING SURFACE
E	LOCATION OF SHOWER HEAD AND CONTROLS
F	SHOWER CURTAIN AND ROD, BY OWNER
G	ADA SHOWER GRAB BARS - 12" LONG ON END WALL AND 48" LONG AT BACK WALL, BY OWNER. LOCATED 6" MAX FROM ADJACENT WALL. PROVIDE 18" VERTICAL PER ANSI A117.1 607.4
H	TOWEL BAR. PROVIDE BLOCKING
J	NOT USED.
K	60"x56" CLEAR FLOOR SPACE.
L	60" TURNING RADIUS
M	30"x60" CLEAR FLOOR SPACE.
N	30"x48" CLEAR FLOOR SPACE.
P	48"x56" CLEAR FLOOR SPACE.
Q	STACKED WASHER & DRYER, BY OWNER
R	FRONT LOAD WASHER & DRYER COMBO, BY OWNER; PROVIDE 30"X48" CLEAR FLOOR AREA PER ANSI A117.1 1004.10.1
S	DISHWASHER, BY OWNER; PROVIDE 30"X48" CLEAR FLOOR AREA PER ANSI A117.1 1004.12.2.2
T	REFRIGERATOR, BY OWNER; PROVIDE 30"X48" CLEAR FLOOR AREA PER ANSI A117.1 1004.12.2.5
U	ADA COMPLIANT RANGE, BY OWNER; PROVIDE 30"X48" CLEAR FLOOR AREA PER ANSI A117.1 1004.12.2.3
V	LAMINATED SHELF SYSTEM, BY OWNER, COORDINATE BLOCKING WITH OWNER
W	BUILT-IN BENCH & COAT HOOKS, BY OWNER. COORDINATE BLOCKING WITH CLIENT
X	MECHANICAL HVAC UNIT, REFER TO MECHANICAL
Y	LINEN CABINET, BY OWNER
Z	ADA T-TURN, UTILIZES SPACE UNDER ADAPTED ADA SINK PER ANSI A117.1 306.1
AA	ELECTRIC RANGE, BY OWNER
AB	ELECTRIC FIREPLACE, BY OWNER. PROVIDE BLOCKING ABOVE FIREPLACE FOR MOUNTING TELEVISION.
AC	BUILT-IN DESK, BY OWNER
AD	PAPER TOWEL DISPENSER, BY OWNER
AE	SOAP DISPENSER, BY OWNER
AF	LUXER ONE PACKAGE LOCKERS, BY OWNER
AG	USPS MAIL CUBBIES, BY OWNER
AH	ADA PET GROOMING TABLE, BY OWNER
AJ	ADA PET WASH TUBE, BY OWNER
AK	TV, BY OWNER
AL	BUILT IN COFFEE BAR
AM	WALL HUNG BIKE RACKS, BY OWNER
AN	ROBE HOOK, BY OWNER. COORDINATE BLOCKING WITH CLIENT

RyKey PROPERTIES

THE LOFTS AT LOT 8
LA CROSSE, WI

DESIGN DEVELOPMENT

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NO.	REVISIONS	DATE

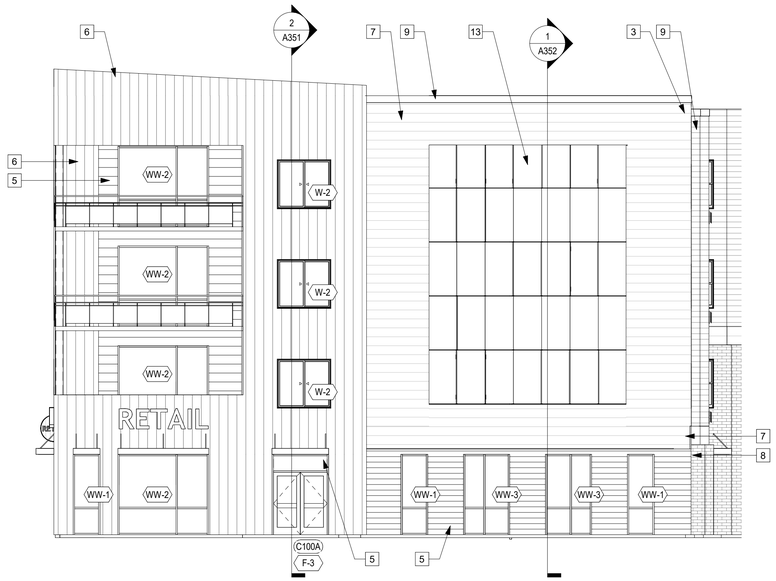
DWG. TITLE

ENLARGED UNIT PLANS

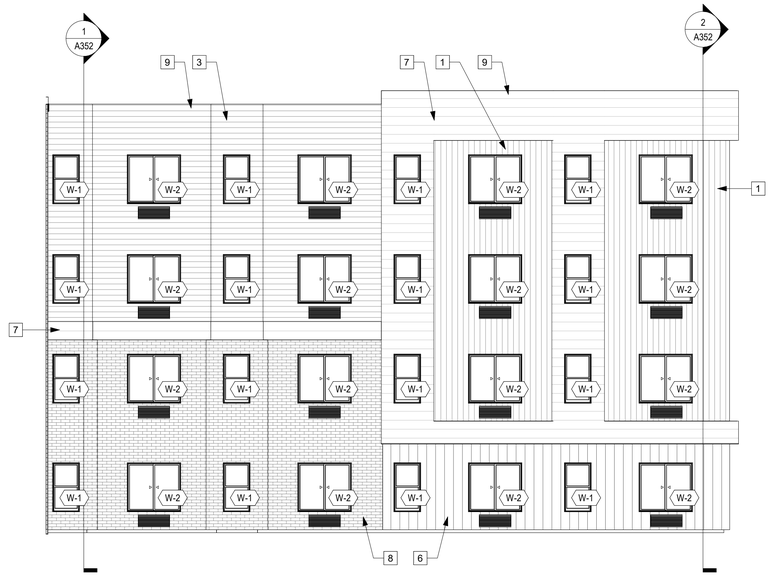
0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE	07/03/2024
SCALE	As indicated
DWN.	MCS
CHK.	JP2
PROJ. No.	614006
DWG. No.	

A202



1 PARTIAL EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 PARTIAL EAST ELEVATION
SCALE: 1/8" = 1'-0"

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

GENERAL ELEVATION NOTES:

- REFER TO EXTERIOR FACADE MATERIAL MANUFACTURER FOR INSTALLATION & CONTROL JOINT DETAILS

EXTERIOR ELEVATION KEYNOTES:

1	LP SMARTSIDE VERTICAL GROOVED PANEL - CHESTNUT
2	LP SMARTSIDE - CHESTNUT
3	LP SMARTSIDE - MIDNIGHT
4	LP SMARTSIDE - ONYX
5	PAC CLAD HORIZ. FLUSH PANEL - ALUMINUM MATTE BLACK
6	PAC CLAD VERTICAL FLUSH PANEL - WEATHERED STEEL
7	PAC CLAD HORIZ. FLUSH PANEL - STONE WHITE
8	ENDICOTT BRICK - LIGHT SANDSTONE VELOUR MODULAR
9	PREFINISHED METAL FASCIA
10	42" HIGH PREFINISHED METAL GUARDRAIL, BLACK
11	MECHANICAL LOUVER, PREFINISHED TO MATCH ADJACENT FACADE COLOR. SEE MECHANICAL PLAN FOR SIZING
12	PREFABRICATED METAL AWNINGS, BLACK.
13	PREFABRICATED PERFORATED METAL PANELS ON STAND-OFFS

RyKey PROPERTIES

THE LOFTS AT LOT 8
LA CROSSE, WI

DESIGN DEVELOPMENT

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DWG. TITLE

EXTERIOR ELEVATIONS

0 1" 2"
GENERIC SCALE BAR
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DATE	07/03/2024
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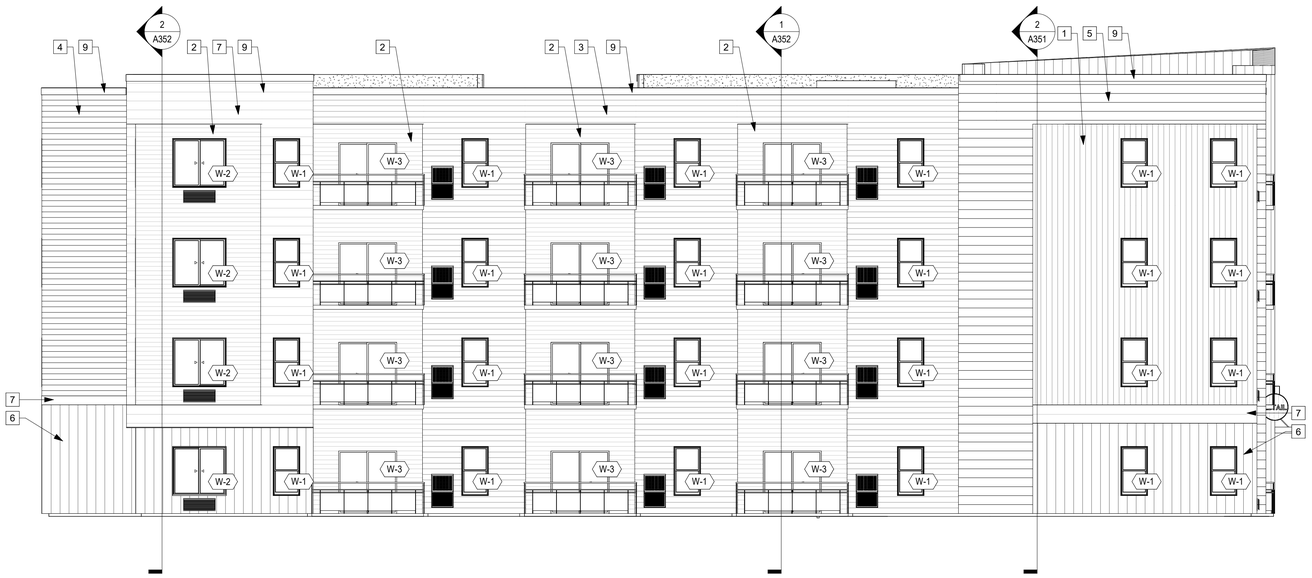
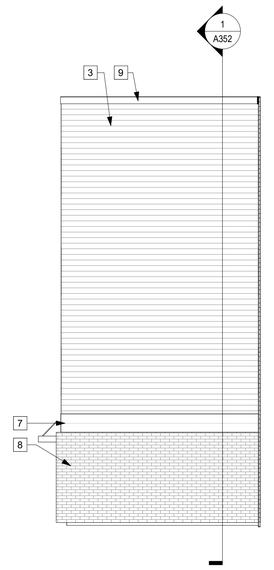
DWN.	MCS
CHK.	JP2
PROJ. No.	614006
DWG. No.	

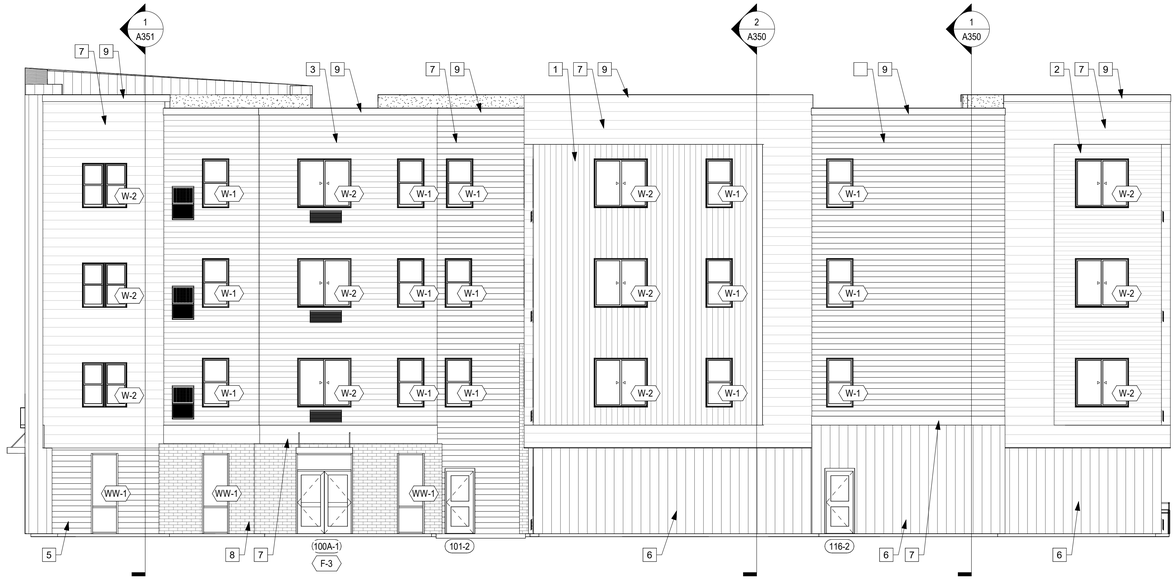
A301



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



2 PARTIAL WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

GENERAL ELEVATION NOTES:

- REFER TO EXTERIOR FACADE MATERIAL MANUFACTURER FOR INSTALLATION & CONTROL JOINT DETAILS

EXTERIOR ELEVATION KEYNOTES:

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DWG. TITLE

EXTERIOR ELEVATIONS

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SCALE	As indicated
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A302

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NO.	REVISIONS	DATE

DWG. TITLE

EXTERIOR ISOMETRICS

0 1" 2"
GENERIC SCALE BAR
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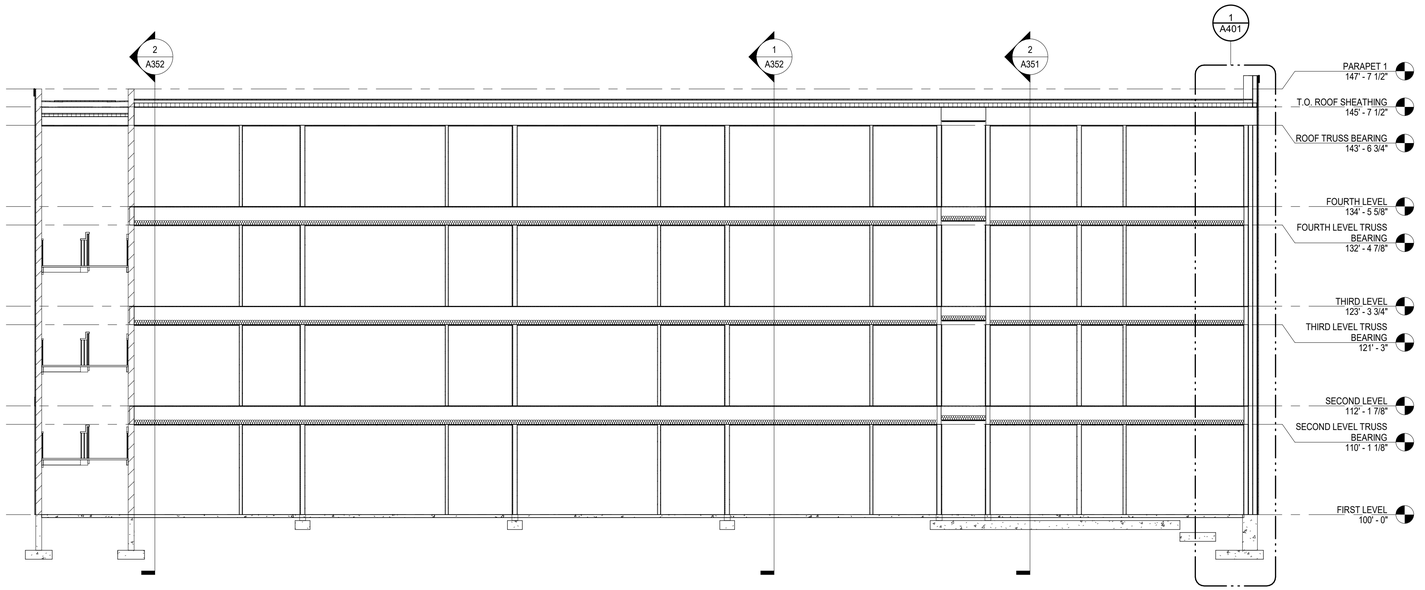
DATE	07/03/2024
SCALE	
DWN.	MCS CHK. JP2
PROJ. No.	614006
DWG. No.	

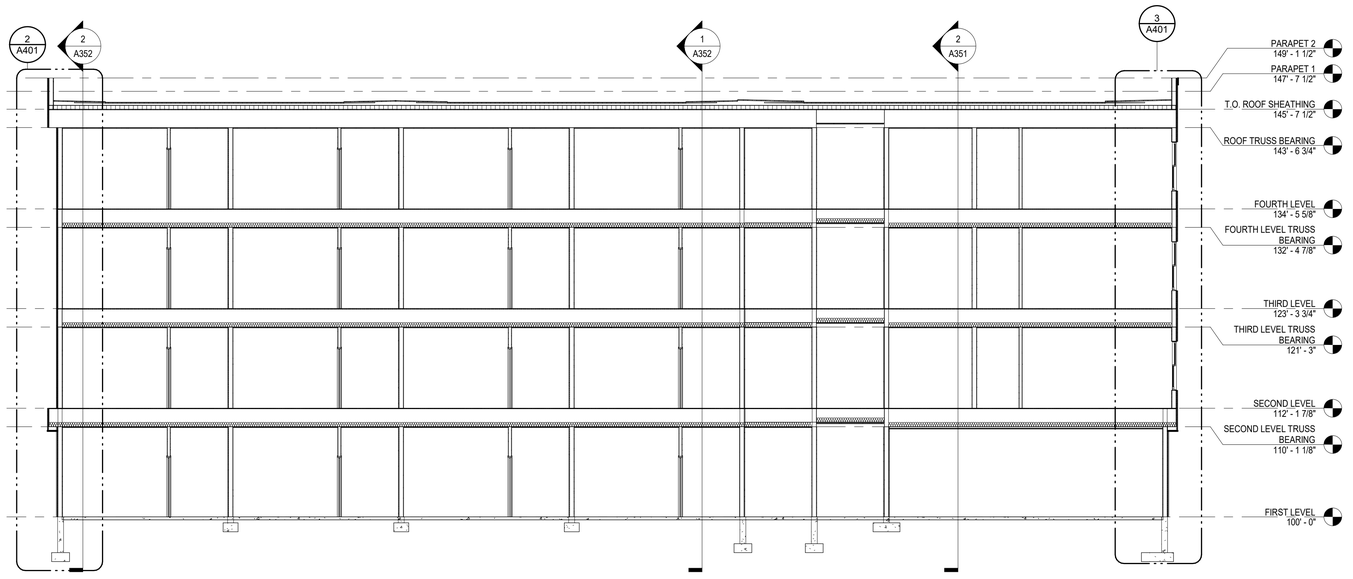
A303

GENERAL BUILDING SECTION NOTES:

- PROVIDE DRAFTSTOPPING PER IBC 718.3.2 & 718.4 WITHIN FLOOR SYSTEM AT EACH UNIT SEPARATION WALL & EVERY 3,000 SQ. FT. WITHIN THE ATTIC



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



2 BUILDING SECTION 2
SCALE: 1/8" = 1'-0"

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DWG. TITLE

BUILDING SECTIONS

0 1" 2"
GENERIC SCALE BAR
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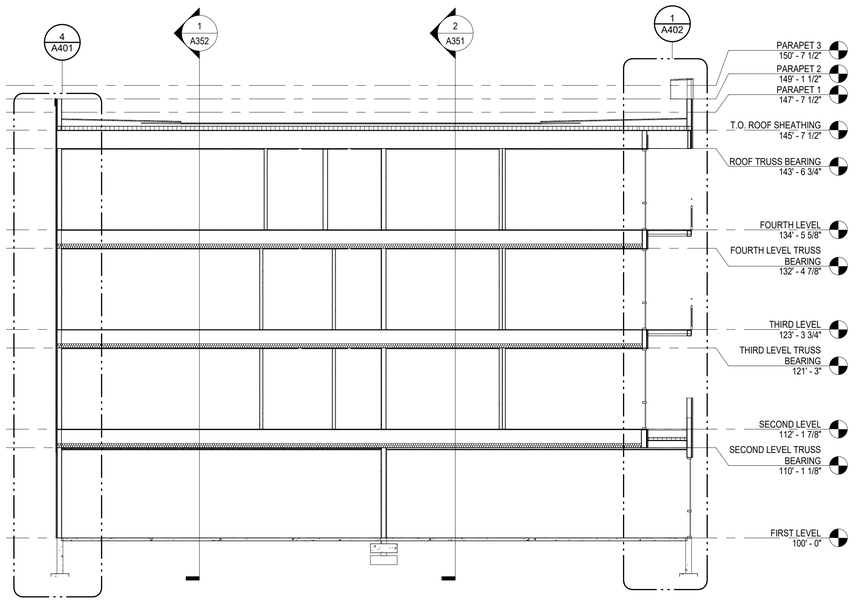
DATE	07/03/2024		
SCALE	As indicated		
DWN.	MCS	CHK.	JP2
PROJ. No.	614006		
DWG. No.			

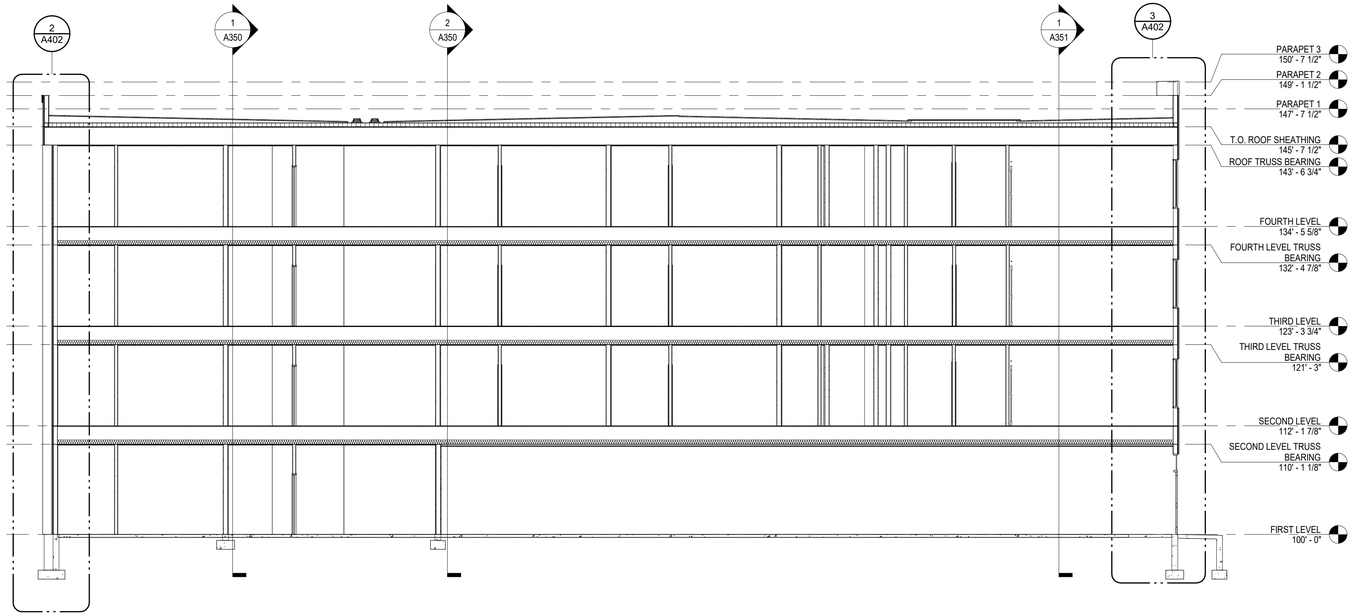
A350

GENERAL BUILDING SECTION NOTES:

- PROVIDE DRAFTSTOPPING PER IBC 718.3.2 & 718.4 WITHIN FLOOR SYSTEM AT EACH UNIT SEPARATION WALL & EVERY 3,000 SQ. FT. WITHIN THE ATTIC



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



2 BUILDING SECTION 4
SCALE: 1/8" = 1'-0"

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BUILDING SECTIONS

0 1" 2"
GENERIC SCALE BAR
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DATE	07/03/2024
SCALE	As indicated
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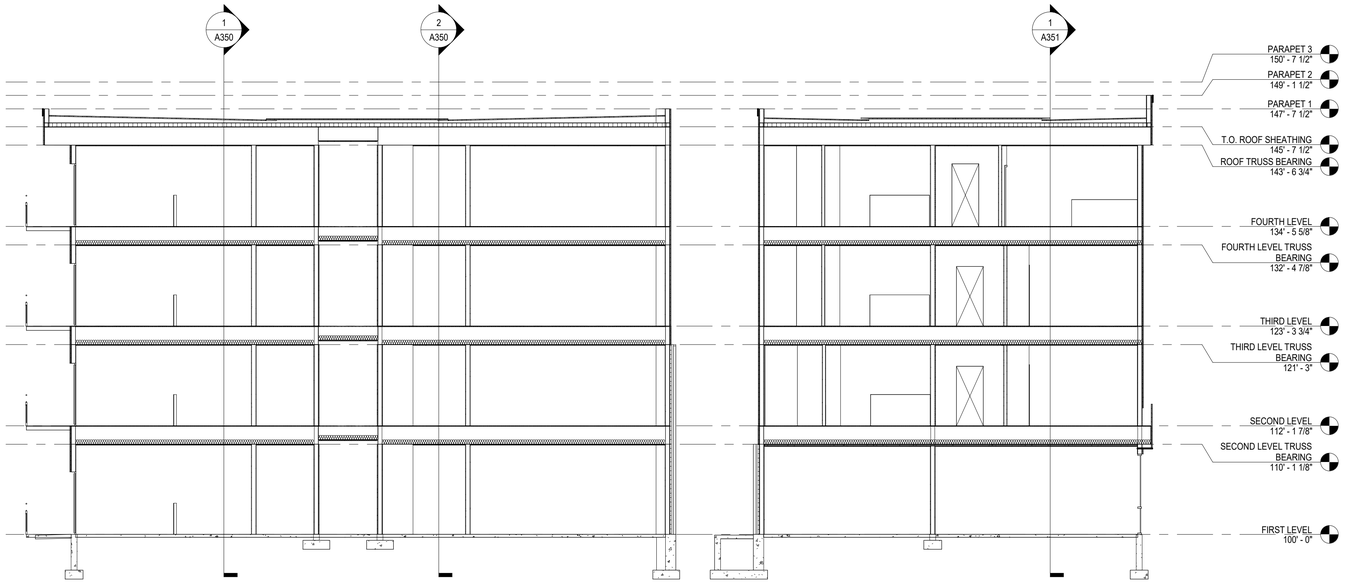
PROJ. No.	614006
DWG. No.	

A351

GENERAL BUILDING SECTION NOTES:

- PROVIDE DRAFTSTOPPING PER IBC 718.3.2 & 718.4 WITHIN FLOOR SYSTEM AT EACH UNIT SEPARATION WALL & EVERY 3,000 SQ. FT. WITHIN THE ATTIC



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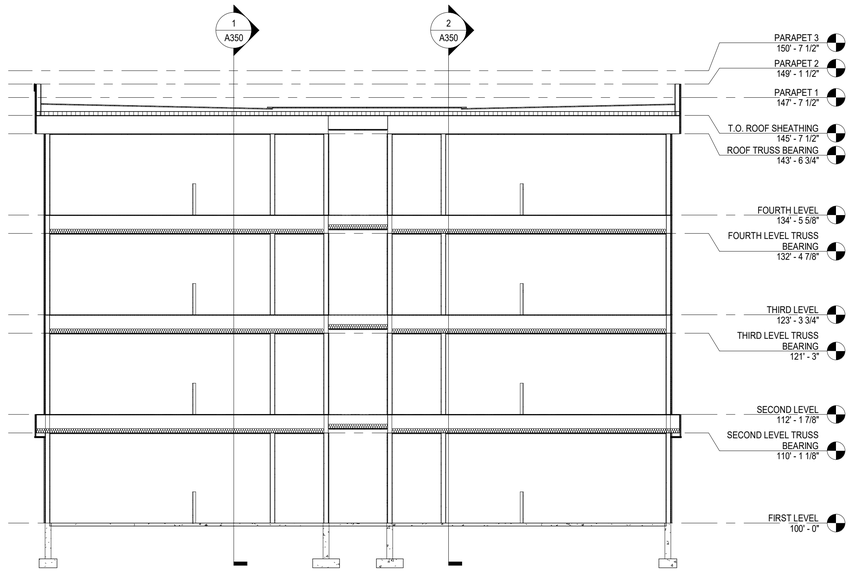

2 BUILDING SECTION 6
SCALE: 1/8" = 1'-0"

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BUILDING SECTIONS

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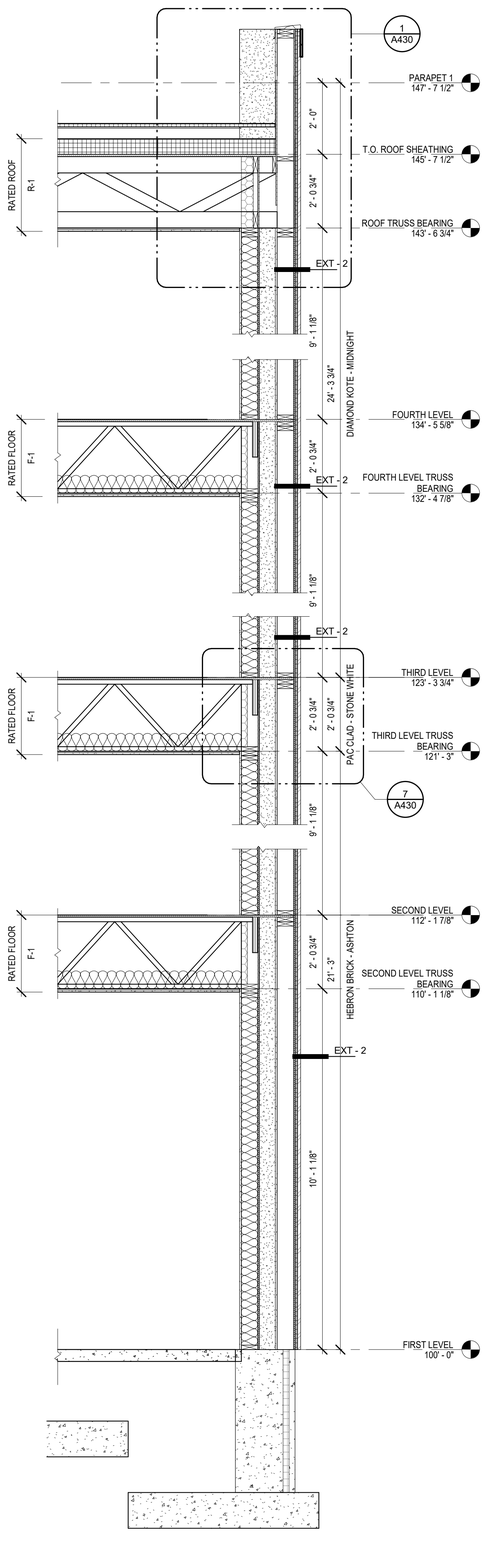
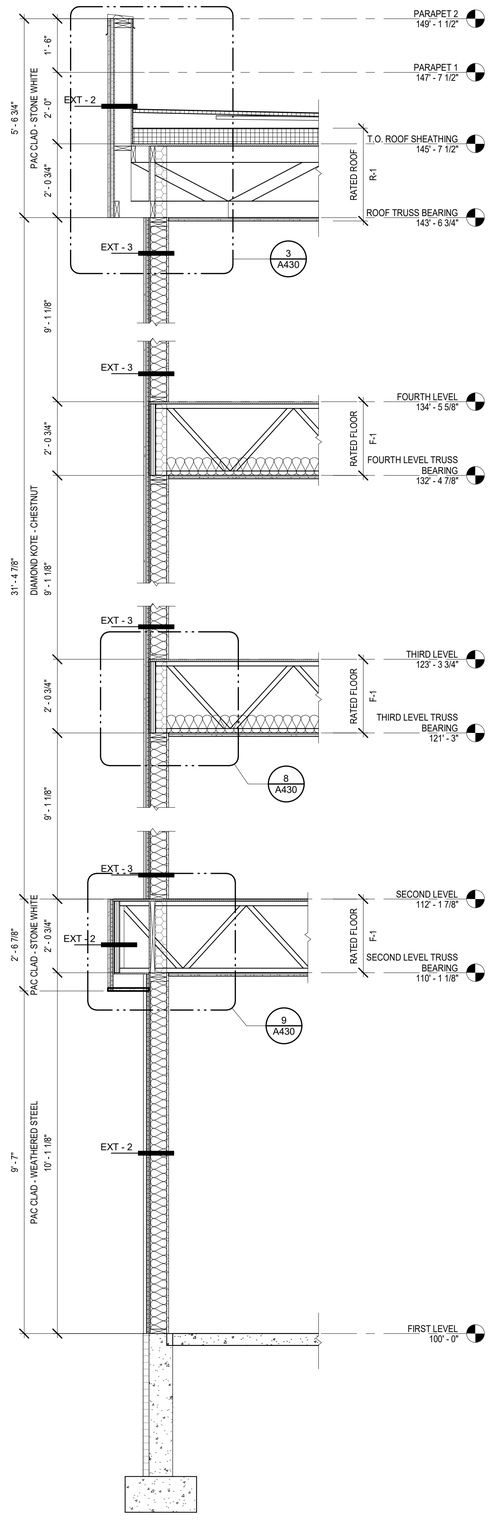
A352



1 WALL SECTION 1.1
SCALE: 1/2" = 1'-0"



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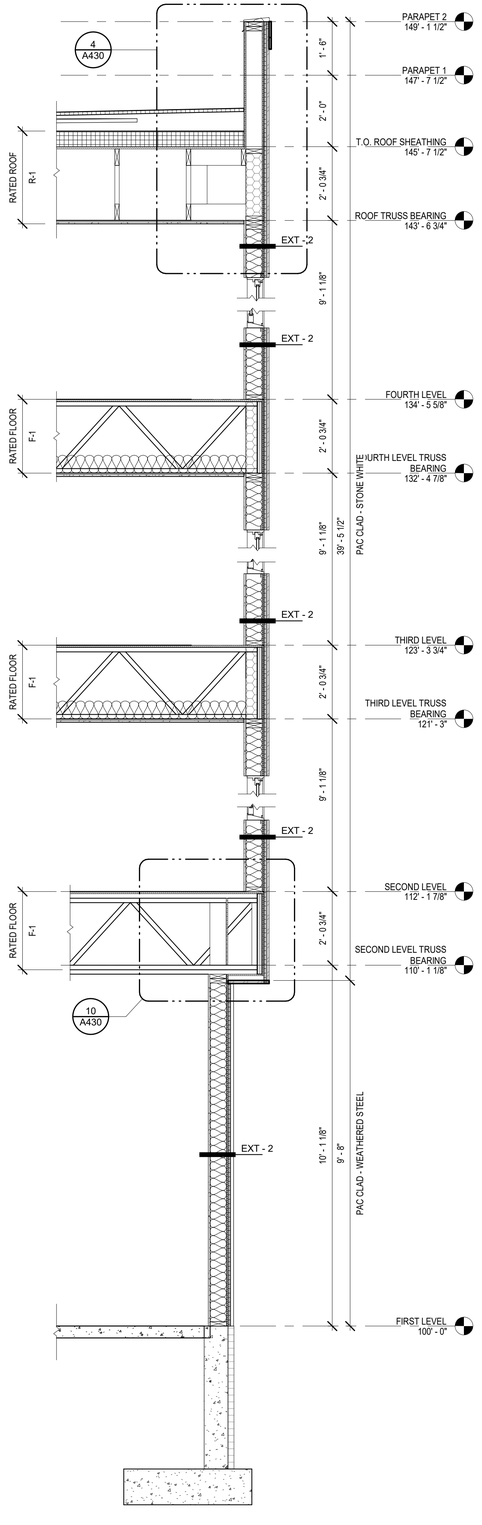

3 WALL SECTION 2.2
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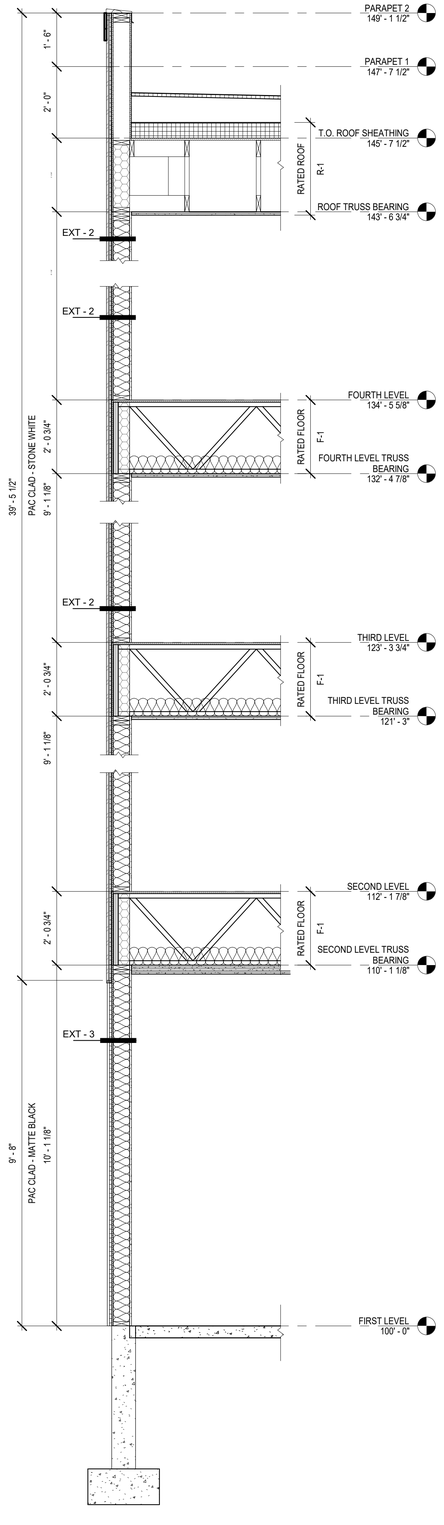

4 WALL SECTION 3.1
SCALE: 1/2" = 1'-0"

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DWG. TITLE

WALL SECTIONS

0 1" 2"
GENERIC SCALE BAR
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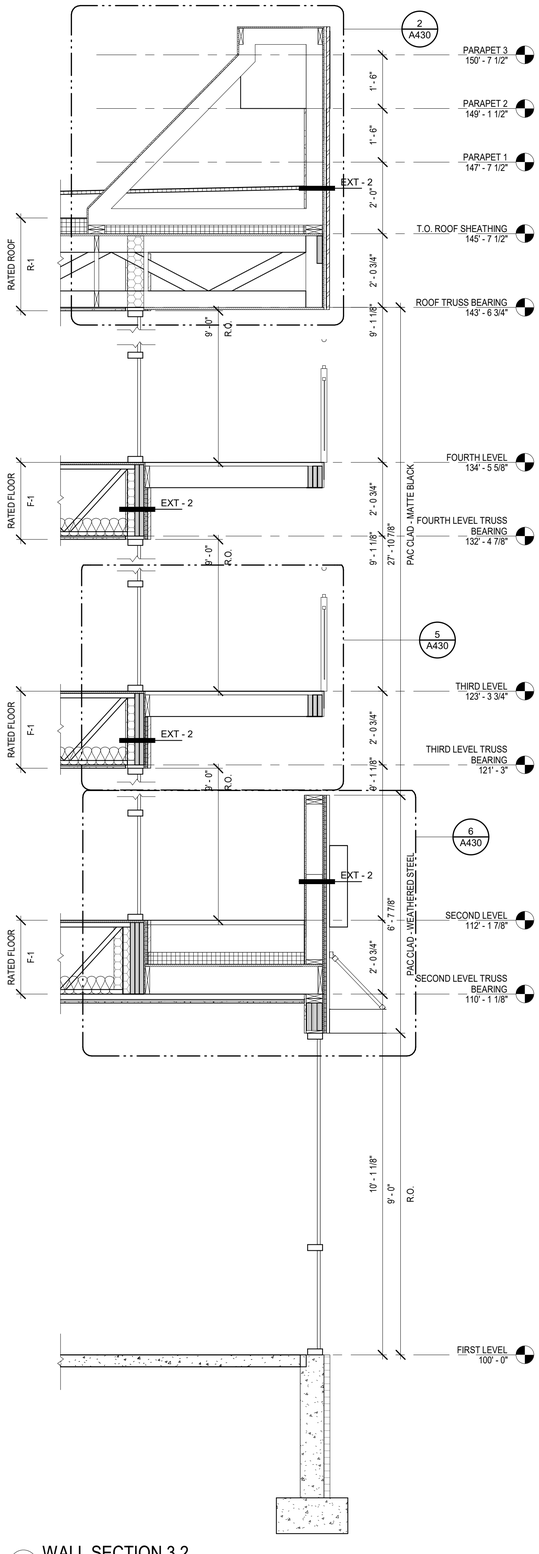
DATE	07/03/2024
SCALE	1/2" = 1'-0"
DWN.	MCS
CHK.	JP2
PROJ. No.	614006
DWG. No.	

A401



1 WALL SECTION 3.2
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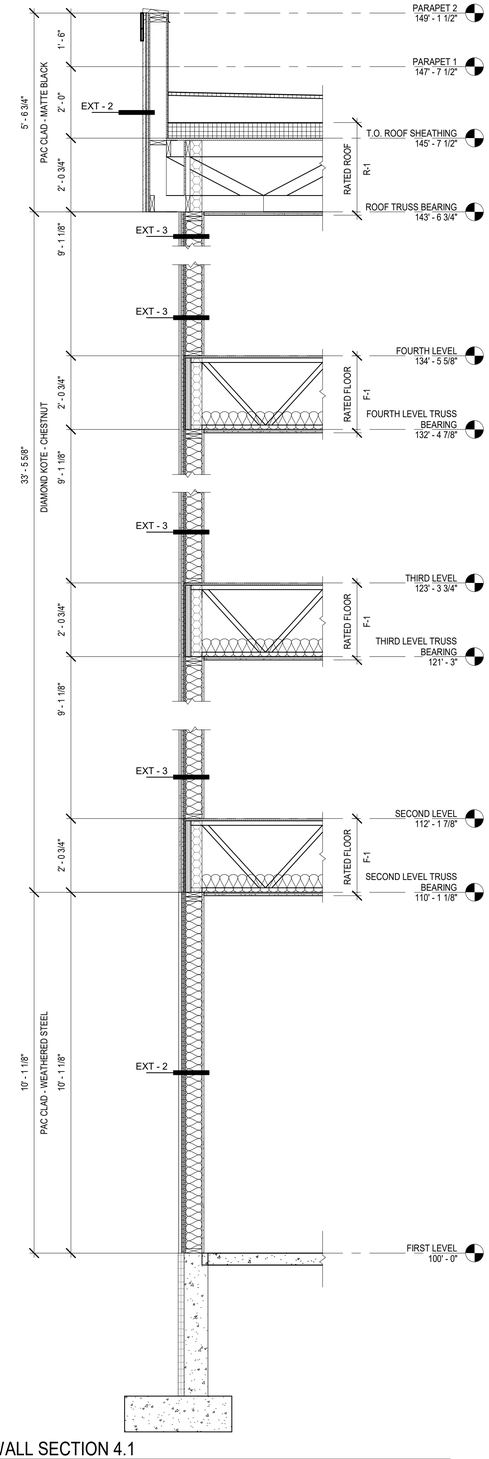
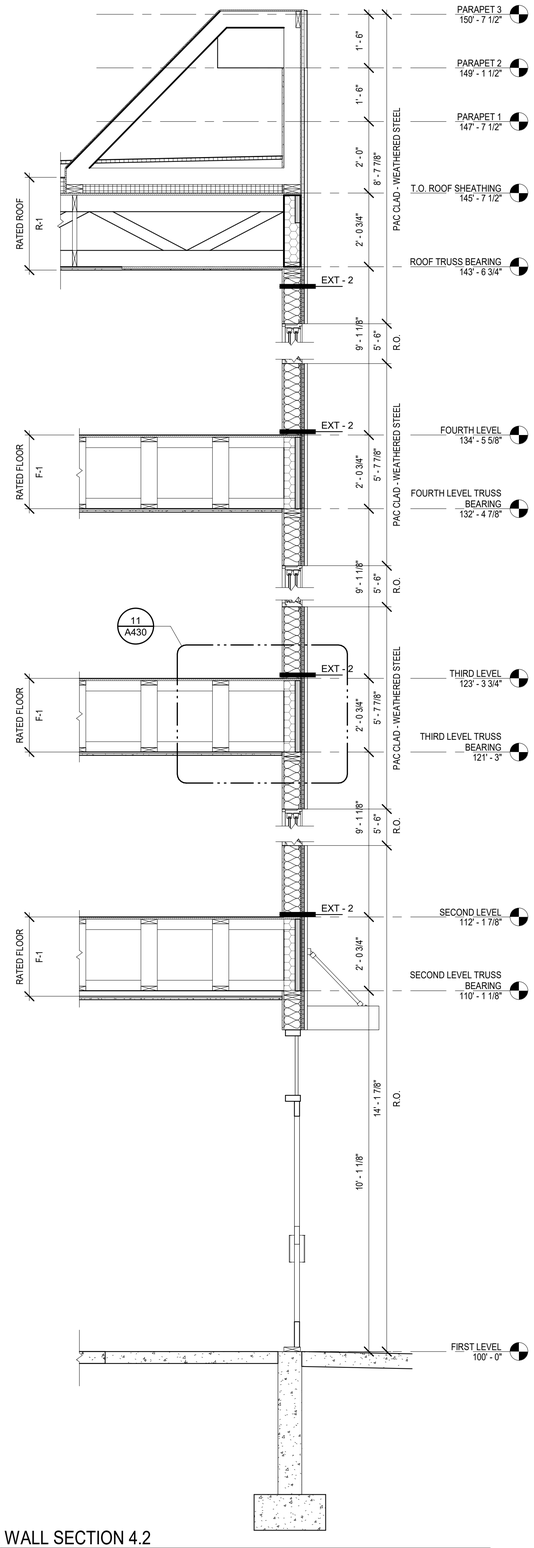


2 WALL SECTION 4.1
SCALE: 1/2" = 1'-0"



3 WALL SECTION 4.2
SCALE: 1/2" = 1'-0"

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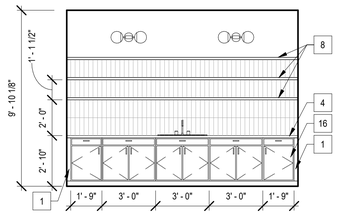
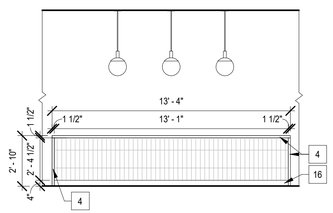
DWG. No.			

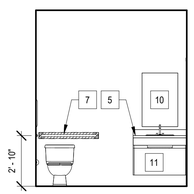
A402



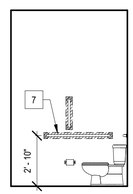
1 KITCHENETTE 100F
SCALE: 1/4" = 1'-0"



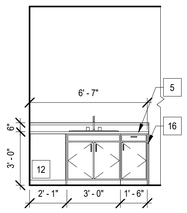
2 KITCHENETTE ISLAND 100F
SCALE: 1/4" = 1'-0"



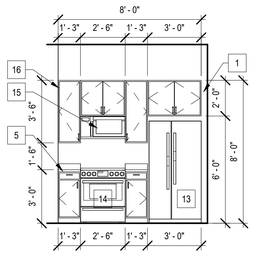
3 UNISEX RESTROOM 100E
SCALE: 1/4" = 1'-0"



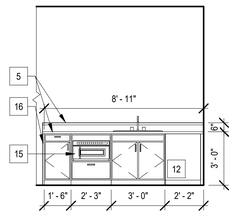
4 UNISEX RESTROOM 100E
SCALE: 1/4" = 1'-0"



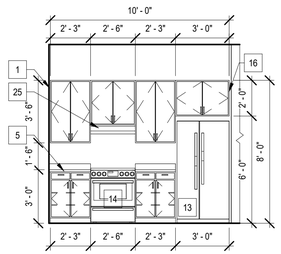
5 KITCHEN ISLAND UNITS A, A1, & D
SCALE: 1/4" = 1'-0"



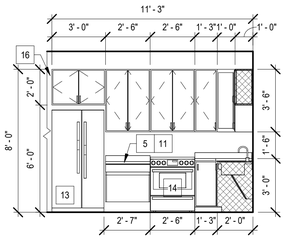
6 KITCHEN UNITS A, A1, & D
SCALE: 1/4" = 1'-0"



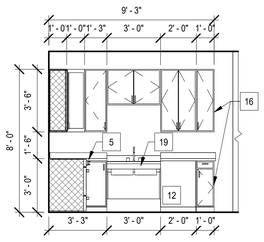
7 KITCHEN ISLAND UNITS B, B1, B2, & C
SCALE: 1/4" = 1'-0"



8 KITCHEN UNIT B, B1, B2, & C
SCALE: 1/4" = 1'-0"



9 KITCHEN UNIT E
SCALE: 1/4" = 1'-0"



10 KITCHEN UNIT E
SCALE: 1/4" = 1'-0"

GENERAL INTERIOR ELEVATION NOTES:

- FILLER PANELS SHALL BE A MAXIMUM OF 3" WIDE. THEY SHALL BE USED AT A CABINETS' INTERSECTION WITH THE SIDE WALL AND AS REQUIRED TO CONNECT CABINETS. CABINET SIZES ARE NAMED IN ELEVATIONS.
- ALL KITCHENS HAVE A CERAMIC TILE BACKSPLASH. TERMINATION POINTS ALIGN WITH OUTSIDE EDGES OF CABINETRY AND THE COUNTERTOP BELOW.
- KITCHEN APPLIANCES ARE BY OWNER, COORDINATE SIZING PRIOR TO ORDERING CASEWORK.
- ALL ACCESSIBLE AND TYPE A UNITS SHALL HAVE 34" AFF COUNTERTOPS AT ISLAND.
- ALL RESIDENTIAL BATHROOMS HAVE ROB HOOKS ON THE BACK OF EACH BATHROOM DOOR. ADA UNITS HAVE ROBE HOOKS AT ADA COMPLIANT HEIGHTS.

INTERIOR ELEVATION KEYNOTES:

1	FILLER, AS REQUIRED
2	PLASTIC LAMINATE COUNTERTOP WITH 4" BACKSPLASH
3	PLASTIC LAMINATE COUNTERTOP WITHOUT BACKSPLASH
4	QUARTZ COUNTERTOP WITHOUT BACKSPLASH
5	QUARTZ COUNTERTOP WITH 4" BACKSPLASH
6	FIRE PLACE INSERT
7	BLOCKING FOR GRAB BARS AND/OR FUTURE GRAB BARS
8	SHELVING BY OWNER
9	FLOORS AND WALLS BEHIND VANITIES IN EVERY TOILET ROOM TO RECEIVE SCHEDULED FINISH
10	MIRROR
11	ADA SINK CABINET
12	DISHWASHER , BY OWNER; DISHWASHERS IN TYPE A UNITS TO BE SIZED TO FIT BENEATH THE COUNTER
13	REFRIGERATOR , BY OWNER
14	OVEN , BY OWNER
15	MICROWAVE , BY OWNER
16	PLAM , LAMINATE FINISH
17	RECESSED USPS COMPLIANT MAILBOXES, BY OWNER
18	LUXER ONE PACKAGE LOCKER, BY OWNER
19	ADA ADAPTABLE SINK CABINET COMPLYING WITH ANSI A117.1 1003.12.4.1.
20	COUNTER SUPPORT, SEE PLAN FOR INTENT
21	BIKE RACK, BY OWNER
22	PET GROOMING TABLE, BY OWNER
23	ADA PET WASH TUBE, BY OWNER
24	TABLE, BY OWNER
25	RANGE HOOD, BY OWNER

RyKey PROPERTIES

THE LOFTS AT LOT 8
LA CROSSE, WI

DESIGN DEVELOPMENT

wendel
204 E. Grand Avenue, Suite 200
Eau Claire, WI 54701
www.wendelcompanies.com
p:716.688.0766 tf:877.293.6335
Wendel Architecture, P.C

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NO.	REVISIONS	DATE

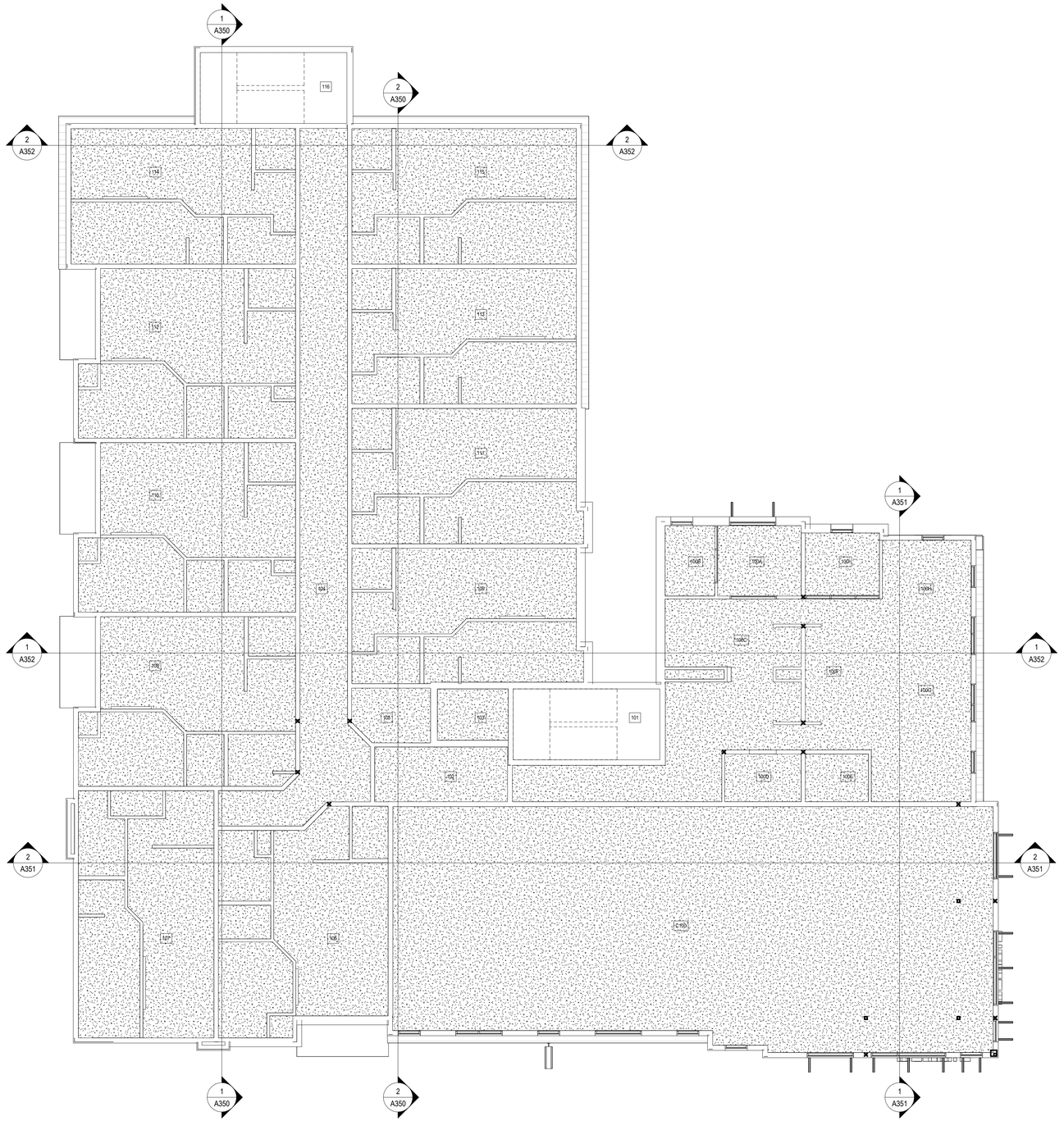
DWG. TITLE

INTERIOR ELEVATIONS & ISOMETRICS

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE	07/03/2024
SCALE	As indicated
DWN.	MCS
CHK.	JP2
PROJ. No.	614006
DWG. No.	

A601



1 FIRST LEVEL RCP
SCALE: 1/8" = 1'-0"

GENERAL RCP NOTES:

- CEILING HEIGHT TO BE 10'-0" ABOVE LEVEL, UNO
- RATED FLOOR SYSTEM TO BE FULLY INSTALLED PRIOR TO INSTALLATION OF ACT CEILING, BULKHEADS & SOFFITS
- COORDINATE AND VERIFY ALL TRANSFER GRILL AND DIFFUSER LOCATIONS AND QUANTITIES WITH MECHANICAL PLANS. CENTER TRANSFER GRILLS IN CEILING TILES
- REFER TO MECHANICAL PLAN FOR MECHANICAL LAYOUT
- REFER TO ELECTRICAL PLAN FOR LIGHTING LAYOUT
- REFER TO FIRE PROTECTION PLAN FOR SPRINKLER LAYOUT

RCP KEYNOTES:

1	CEILING BULKHEAD: 5/8" GYPSUM BOARD ON WOOD FRAMING AT 24" ON CENTER. REFER TO DETAIL 2/A701.
2	ROOF ACCESS HATCH. REFER TO DETAIL 1/A450
3	CEILING SOFFIT: 5/8" GYPSUM BOARD ON WOOD FRAMING AT 24" ON CENTER. REFER TO DETAIL 3/A701
4	EXPOSED TO STRUCTURE, PAINTED BLACK; REFER TO STRUCTURAL PLANS
5	CORNER BALCONY SYSTEM, SEE 5/A151
6	MECHANICAL SHAFT

RCP MATERIAL LEGEND:

GYPSUM BOARD

LP SMARTSIDE SOFFIT SYSTEM

RyKey PROPERTIES

THE LOFTS AT LOT 8
LA CROSSE, WI

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NO.	REVISIONS	DATE

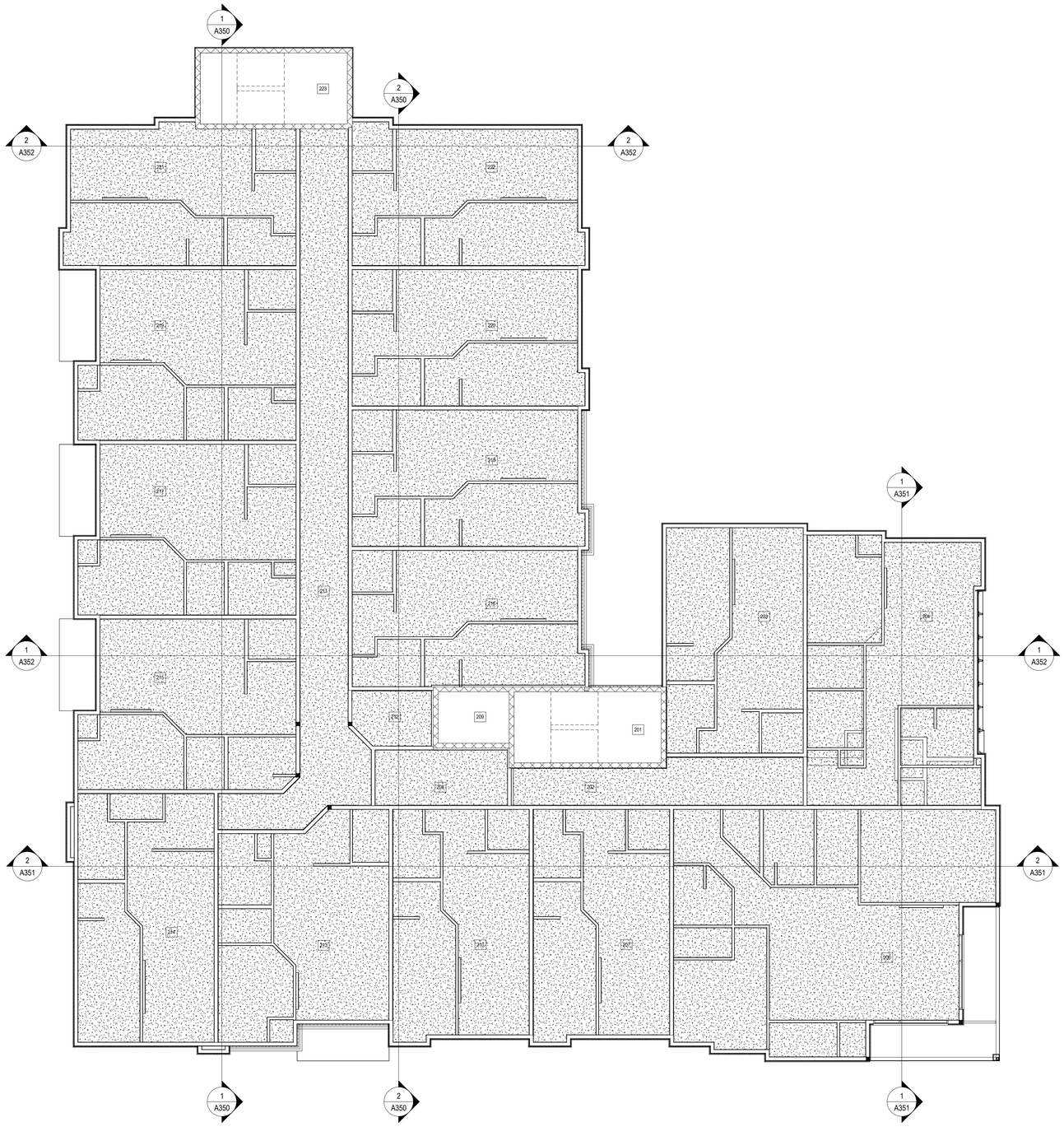
DWG. TITLE

FIRST LEVEL REFLECTED CEILING PLANS

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE	07/03/2024
SCALE	As indicated
DWN.	MCS CHK. JP2
PROJ. No.	614006
DWG. No.	

A701



1 SECOND LEVEL RCP
SCALE: 1/8" = 1'-0"

GENERAL RCP NOTES:

- CEILING HEIGHT TO BE 9'-0" ABOVE LEVEL, UNO
- RATED FLOOR SYSTEM TO BE FULLY INSTALLED PRIOR TO INSTALLATION OF ACT CEILING, BULKHEADS & SOFFITS
- COORDINATE AND VERIFY ALL TRANSFER GRILL AND DIFFUSER LOCATIONS AND QUANTITIES WITH MECHANICAL PLANS. CENTER TRANSFER GRILLS IN CEILING TILES
- REFER TO MECHANICAL PLAN FOR MECHANICAL LAYOUT
- REFER TO ELECTRICAL PLAN FOR LIGHTING LAYOUT
- REFER TO FIRE PROTECTION PLAN FOR SPRINKLER LAYOUT

RCP KEYNOTES:

1. CEILING BULKHEAD: 5/8" GYPSUM BOARD ON WOOD FRAMING AT 24" ON CENTER. REFER TO DETAIL 2/A701.
2. ROOF ACCESS HATCH. REFER TO DETAIL 1/A450
3. CEILING SOFFIT: 5/8" GYPSUM BOARD ON WOOD FRAMING AT 24" ON CENTER. REFER TO DETAIL 3/A701
4. EXPOSED TO STRUCTURE, PAINTED BLACK; REFER TO STRUCTURAL PLANS
5. CORNER BALCONY SYSTEM, SEE 5/A151
6. MECHANICAL SHAFT

RCP MATERIAL LEGEND:

GYPSUM BOARD

LP SMARTSIDE SOFFIT SYSTEM

RyKey PROPERTIES

THE LOFTS AT LOT 8
LA CROSSE, WI

DESIGN DEVELOPMENT

wendel

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NO.	REVISIONS	DATE

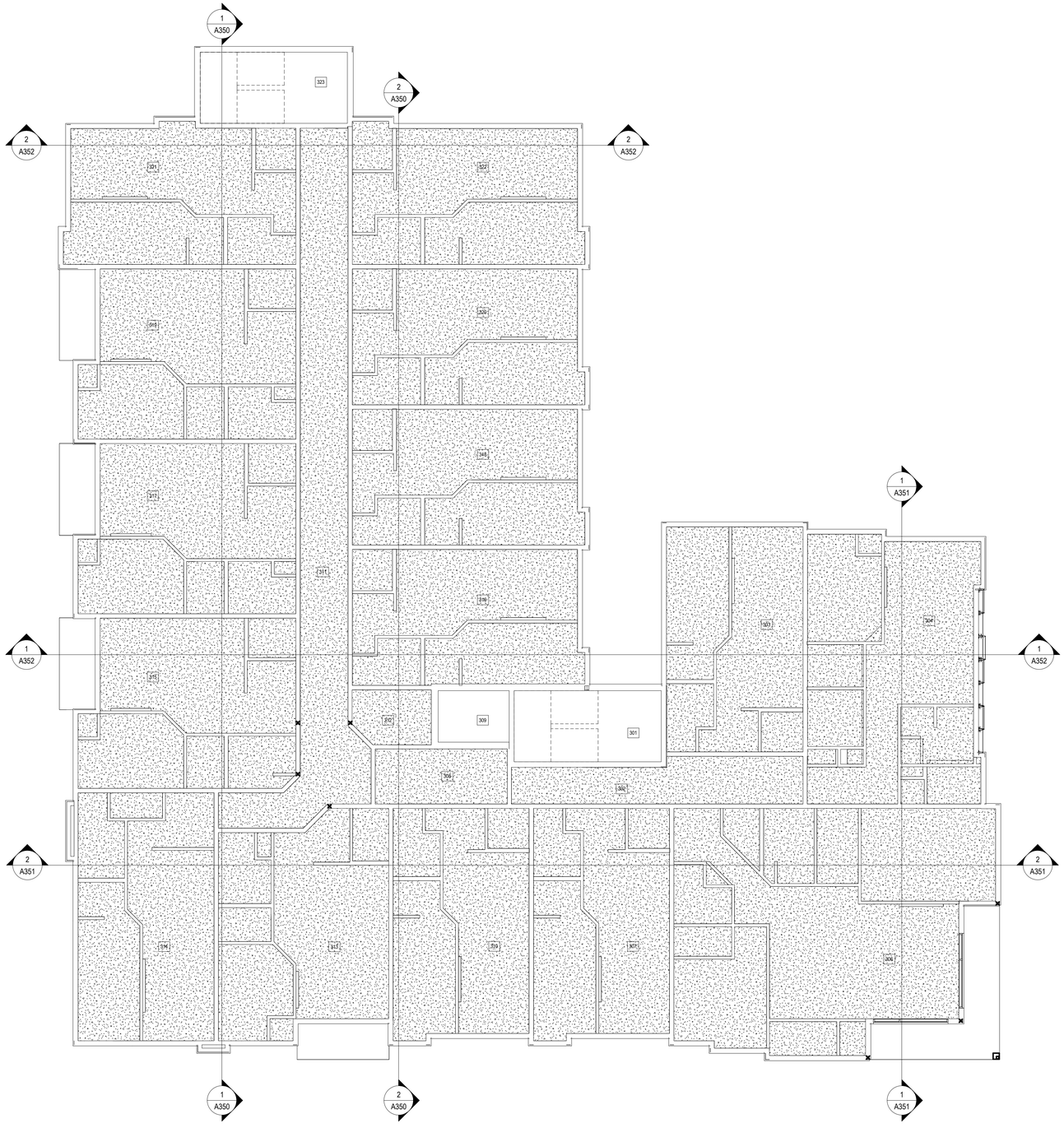
DWG. TITLE

SECOND LEVEL REFLECTED CEILING PLANS

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE	07/03/2024
SCALE	As indicated
DWN.	MCS CHK. JP2
PROJ. No.	614006
DWG. No.	

A702



1 THIRD LEVEL RCP
SCALE: 1/8" = 1'-0"

GENERAL RCP NOTES:

- CEILING HEIGHT TO BE 9'-0" ABOVE LEVEL, UNO
- RATED FLOOR SYSTEM TO BE FULLY INSTALLED PRIOR TO INSTALLATION OF ACT CEILING, BULKHEADS & SOFFITS
- COORDINATE AND VERIFY ALL TRANSFER GRILL AND DIFFUSER LOCATIONS AND QUANTITIES WITH MECHANICAL PLANS. CENTER TRANSFER GRILLS IN CEILING TILES
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- REFER TO ELECTRICAL PLAN FOR LIGHTING LAYOUT
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RCP KEYNOTES:

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2. ROOF ACCESS HATCH. REFER TO DETAIL 1/A450
3. CEILING SOFFIT: 5/8" GYPSUM BOARD ON WOOD FRAMING AT 24" ON CENTER. REFER TO DETAIL 3/A701
4. EXPOSED TO STRUCTURE, PAINTED BLACK; REFER TO STRUCTURAL PLANS
5. CORNER BALCONY SYSTEM, SEE 5/A151
6. MECHANICAL SHAFT

RCP MATERIAL LEGEND:

GYPSUM BOARD

LP SMARTSIDE SOFFIT SYSTEM

RyKey PROPERTIES

THE LOFTS AT LOT 8
LA CROSSE, WI

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NO.	REVISIONS	DATE

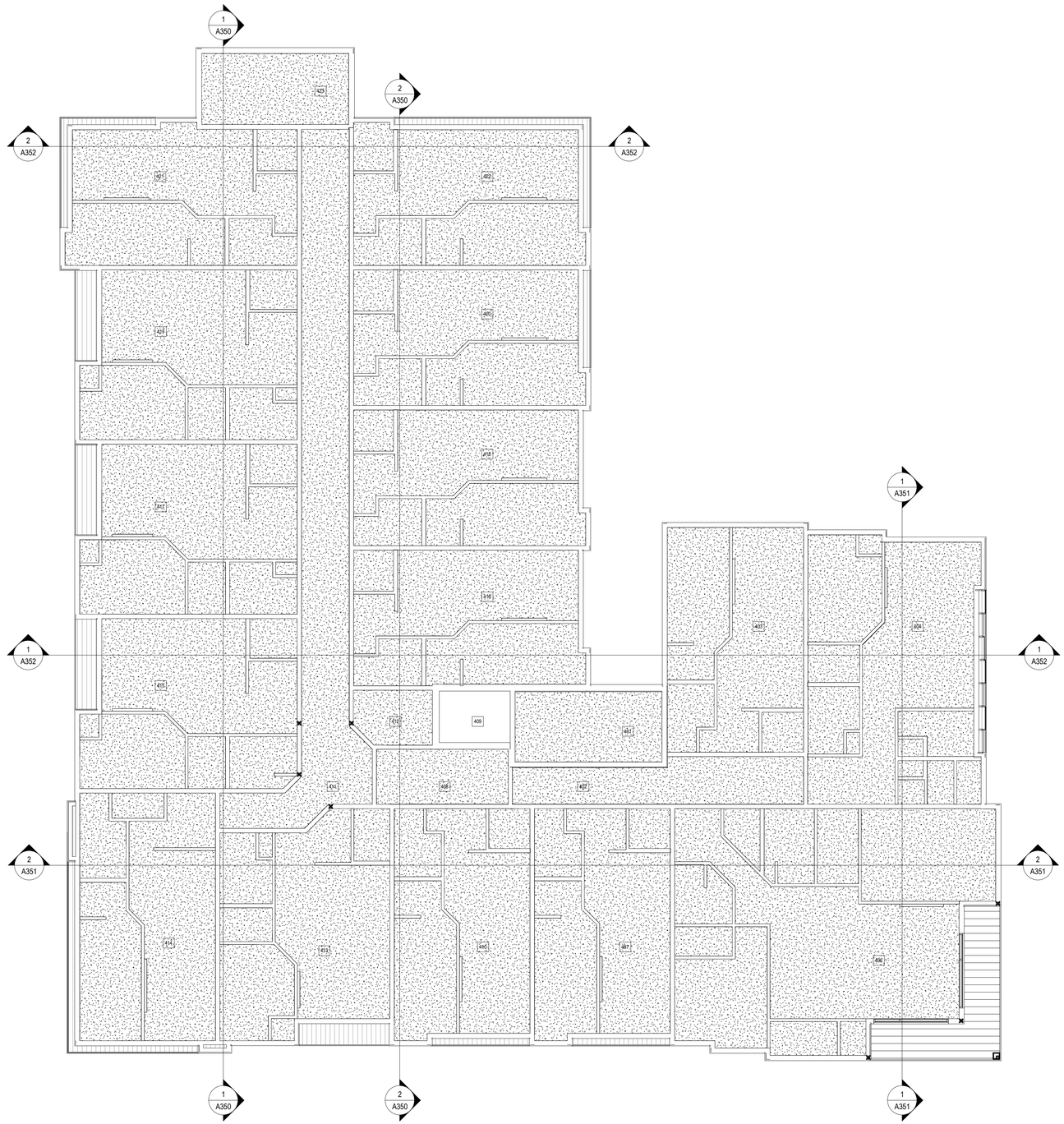
DWG. TITLE

THIRD LEVEL REFLECTED CEILING PLANS

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE	07/03/2024
SCALE	As indicated
DWN.	MCS
CHK.	JP2
PROJ. No.	614006
DWG. No.	

A703



1 FOURTH LEVEL RCP
SCALE: 1/8" = 1'-0"

GENERAL RCP NOTES:

- CEILING HEIGHT TO BE 9'-0" ABOVE LEVEL, UNO
- RATED FLOOR SYSTEM TO BE FULLY INSTALLED PRIOR TO INSTALLATION OF ACT CEILING, BULKHEADS & SOFFITS
- COORDINATE AND VERIFY ALL TRANSFER GRILL AND DIFFUSER LOCATIONS AND QUANTITIES WITH MECHANICAL PLANS. CENTER TRANSFER GRILLS IN CEILING TILES
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- REFER TO ELECTRICAL PLAN FOR LIGHTING LAYOUT
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RCP KEYNOTES:

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3	CEILING SOFFIT: 5/8" GYPSUM BOARD ON WOOD FRAMING AT 24" ON CENTER. REFER TO DETAIL 3/A701
4	EXPOSED TO STRUCTURE, PAINTED BLACK; REFER TO STRUCTURAL PLANS
5	CORNER BALCONY SYSTEM, SEE 5/A151
6	MECHANICAL SHAFT

RCP MATERIAL LEGEND:

GYPSUM BOARD

LP SMARTSIDE SOFFIT SYSTEM

RyKey PROPERTIES

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NO.	REVISIONS	DATE

DWG. TITLE

FOURTH LEVEL REFLECTED CEILING PLANS

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE	07/03/2024
SCALE	As indicated
DWN.	MCS CHK. JP2
PROJ. No.	614006
DWG. No.	

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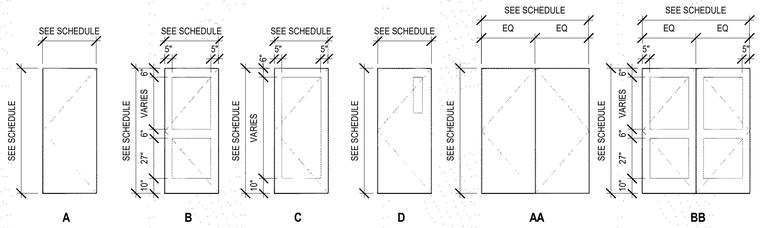
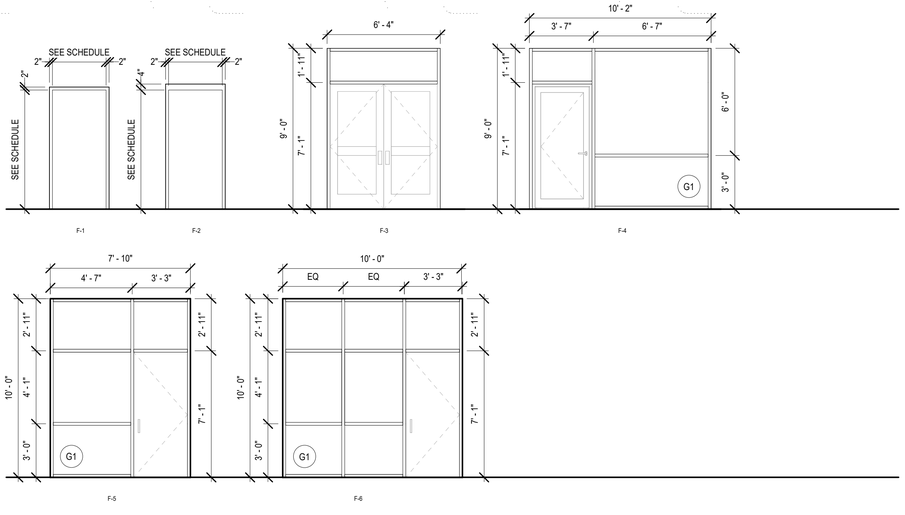


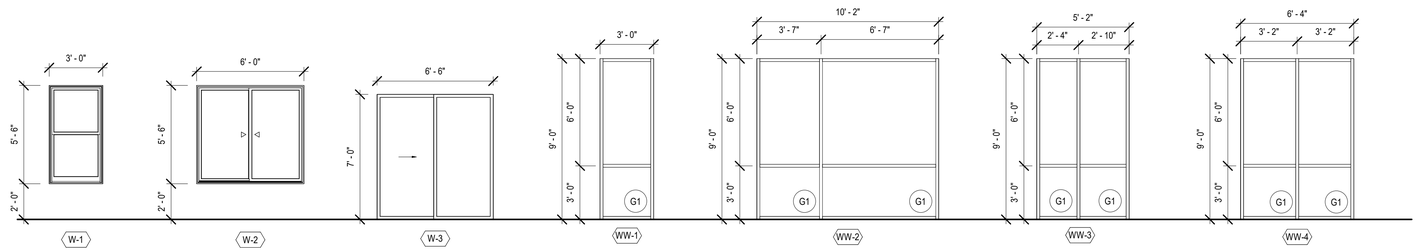
DOOR TYPES

SCALE: 1/4" = 1'-0"



FRAME TYPES

SCALE: 1/4" = 1'-0"



WINDOW ELEVATIONS

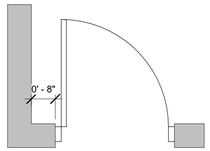
SCALE: 1/4" = 1'-0"

DOOR FRAME/MATERIAL LEGEND:

HM - HOLLOW METAL
WD - WOOD
P - POLYMER
A - ALUMINUM

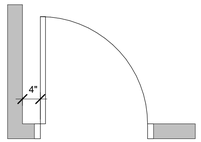
GLAZING LEGEND:

G1 TEMPERED GLASS



1 DOOR LOCATION - CMU WALL

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



2 DOOR LOCATION - STUD WALL

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

COMMON DOOR SCHEDULE

DOOR NO.	PANEL WIDTH	PANEL HEIGHT	PANEL MATERIAL	PANEL TYPE	FRAME MATERIAL	FRAME TYPE	DETAIL HEAD	DETAIL JAMB	DETAIL THRESHOLD	ASSEMBLY RATING	REMARKS
FIRST LEVEL											
100A-1	6' -0"	7' -0"	P, A	BB	P, A	F-3					
100A-2	6' -0"	7' -0"	P, A	BB	P, A	F-3					
100B	3' -0"	7' -0"	P, A	C	P, A	F-5					
100E	3' -0"	7' -0"	HM	A	HM	F-1				20	
100I	3' -0"	7' -0"	P, A	C	P, A	F-6					
101-1	3' -4"	7' -0"	HM	A	HM	F-2					
101-2	3' -0"	7' -0"	P, A	B	P, A	F-2					
102-1	3' -4"	7' -0"	HM	A	HM	F-1					
102-2	6' -0"	7' -0"	HM	AA	HM	F-1					
105	3' -0"	7' -0"	HM	A	HM	F-1				20	
116-1	3' -4"	7' -0"	HM	A	HM	F-2	4/A804	11/A804			
116-2	3' -0"	7' -0"	P, A	B	P, A	F-2					
C100A	6' -0"	7' -0"	P, A	BB	P, A	F-3					
C100B	6' -0"	7' -0"	P, A	BB	P, A	F-3					
C100C	6' -0"	7' -0"	P, A	BB	P, A	F-3					
C100D	3' -0"	7' -0"	P, A	B	P, A	F-1				20	
SECOND LEVEL											
201	3' -4"	7' -0"	HM	A	HM	F-2					
208-1	3' -4"	7' -0"	HM	A	HM	F-1					
208-2	6' -0"	7' -0"	HM	AA	HM	F-1					
212	3' -0"	7' -0"	HM	A	HM	F-1				20	
223	3' -4"	7' -0"	HM	A	HM	F-2	4/A804	11/A804			
THIRD LEVEL											
301	3' -4"	7' -0"	HM	A	HM	F-2					
308-1	3' -4"	7' -0"	HM	A	HM	F-1					
308-2	6' -0"	7' -0"	HM	AA	HM	F-1					
312	3' -0"	7' -0"	HM	A	HM	F-1				20	
323	3' -4"	7' -0"	HM	A	HM	F-2	4/A804	11/A804			
FOURTH LEVEL											
401	3' -4"	7' -0"	HM	A	HM	F-2					
408-1	3' -4"	7' -0"	HM	A	HM	F-1					
408-2	6' -0"	7' -0"	HM	AA	HM	F-1					
412	3' -0"	7' -0"	HM	A	HM	F-1				20	
423	3' -4"	7' -0"	HM	A	HM	F-2	4/A804	11/A804			

UNIT DOOR SCHEDULE

DOOR NO.	PANEL WIDTH	PANEL HEIGHT	PANEL MATERIAL	PANEL TYPE	FRAME MATERIAL	FRAME TYPE	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	ASSEMBLY RATING	REMARKS
01	3' -0"	7' -0"	WD	A	HM	F-1				20	
02	2' -8"	6' -8"	WD	A	WD	F-1					
03	3' -0"	6' -8"	WD	A	WD	F-1					
05	3' -4"	7' -0"	P, A	C	P, A	F-4					
06.1	3' -0"	6' -8"	WD	A							
06.2	3' -0"	6' -8"	WD	A							
08	2' -6"	6' -8"	WD	A	WD	F-1					
10	3' -0"	6' -8"	WD	A	WD	F-1					
11	2' -8"	6' -8"	WD	A	WD	F-1					
12	3' -0"	6' -8"	WD	A	WD	F-1					
13	2' -8"	6' -8"	WD	A	WD	F-1					
14	3' -0"	6' -8"	WD	A	WD	F-1					
15	3' -0"	6' -8"	WD	A	WD	F-1					
16	2' -8"	6' -8"	WD	A	WD	F-1					
17	2' -8"	6' -8"	WD	A	WD	F-1					
18	3' -0"	6' -8"	WD	A	WD	F-1					
19	4' -0"	6' -8"	WD	AA	WD	F-1					

RyKey PROPERTIES

THE LOFTS AT LOT 8
LA CROSSE, WI

DESIGN DEVELOPMENT

wendel

204 E. Grand Avenue, Suite 200
Eau Claire, WI 54701
www.wendelcompanies.com
p:716.688.0766 tf:877.293.6335

Wendel Architecture, P.C

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NO.	REVISIONS	DATE

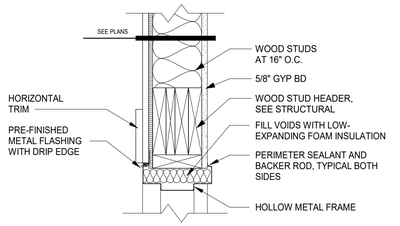
DWG. TITLE

DOOR ELEVATION & SCHEDULE

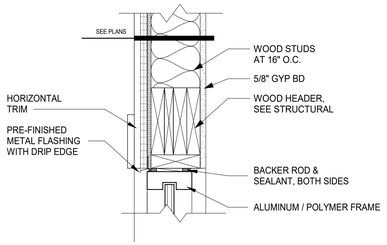
0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE	07/03/2024
SCALE	As indicated
DWN.	MCS
CHK.	JP2
PROJ. No.	614006
DWG. No.	

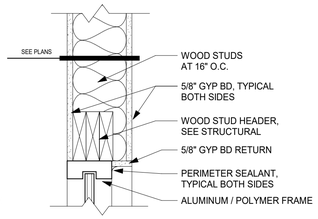
A801



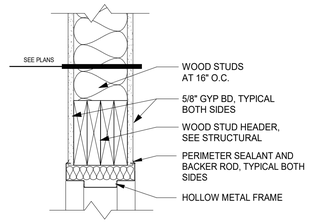
1 EXTERIOR HM DOOR HEAD
SCALE: 1 1/2" = 1'-0"



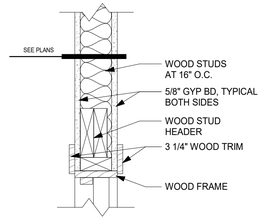
3 EXTERIOR WINDOW / DOOR HEAD
SCALE: 1 1/2" = 1'-0"



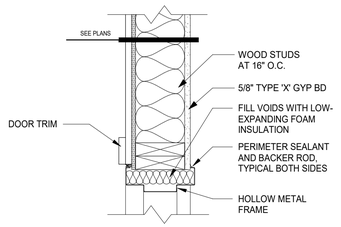
5 INTERIOR DOOR / WINDOW HEAD
SCALE: 1 1/2" = 1'-0"



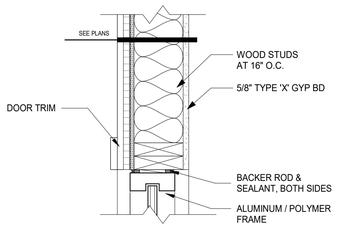
7 INTERIOR HM DOOR HEAD
SCALE: 1 1/2" = 1'-0"



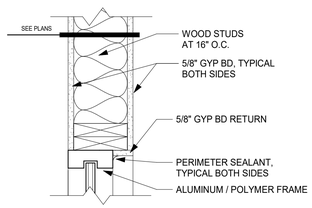
9 INTERIOR WD DOOR HEAD
SCALE: 1 1/2" = 1'-0"



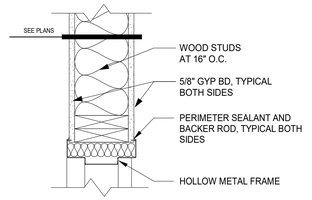
2 EXTERIOR HM DOOR JAMB
SCALE: 1 1/2" = 1'-0"



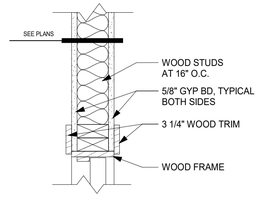
4 EXTERIOR WINDOW / DOOR JAMB
SCALE: 1 1/2" = 1'-0"



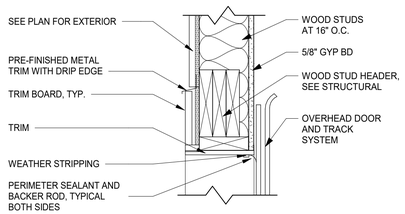
6 INTERIOR DOOR / WINDOW JAMB
SCALE: 1 1/2" = 1'-0"



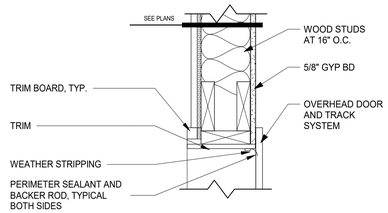
8 INTERIOR HM DOOR JAMB
SCALE: 1 1/2" = 1'-0"



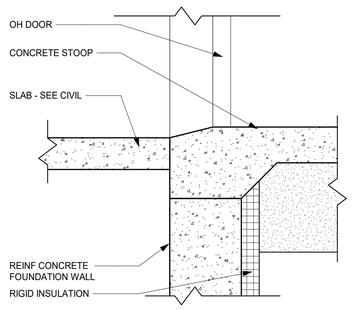
10 INTERIOR WD DOOR JAMB
SCALE: 1 1/2" = 1'-0"



11 OH DOOR HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



12 OH DOOR JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



13 OH DOOR THRESHOLD DETAIL
SCALE: 1 1/2" = 1'-0"

RyKey PROPERTIES

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DESIGN DEVELOPMENT

wendel
204 E. Grand Avenue, Suite 200
Eau Claire, WI 54701
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DWG. TITLE
DOOR & WINDOW DETAILS

0 1" 2"
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE	07/03/2024
SCALE	1 1/2" = 1'-0"
DWN.	MCS CHK. JP2
PROJ. No.	614006
DWG. No.	

A802