



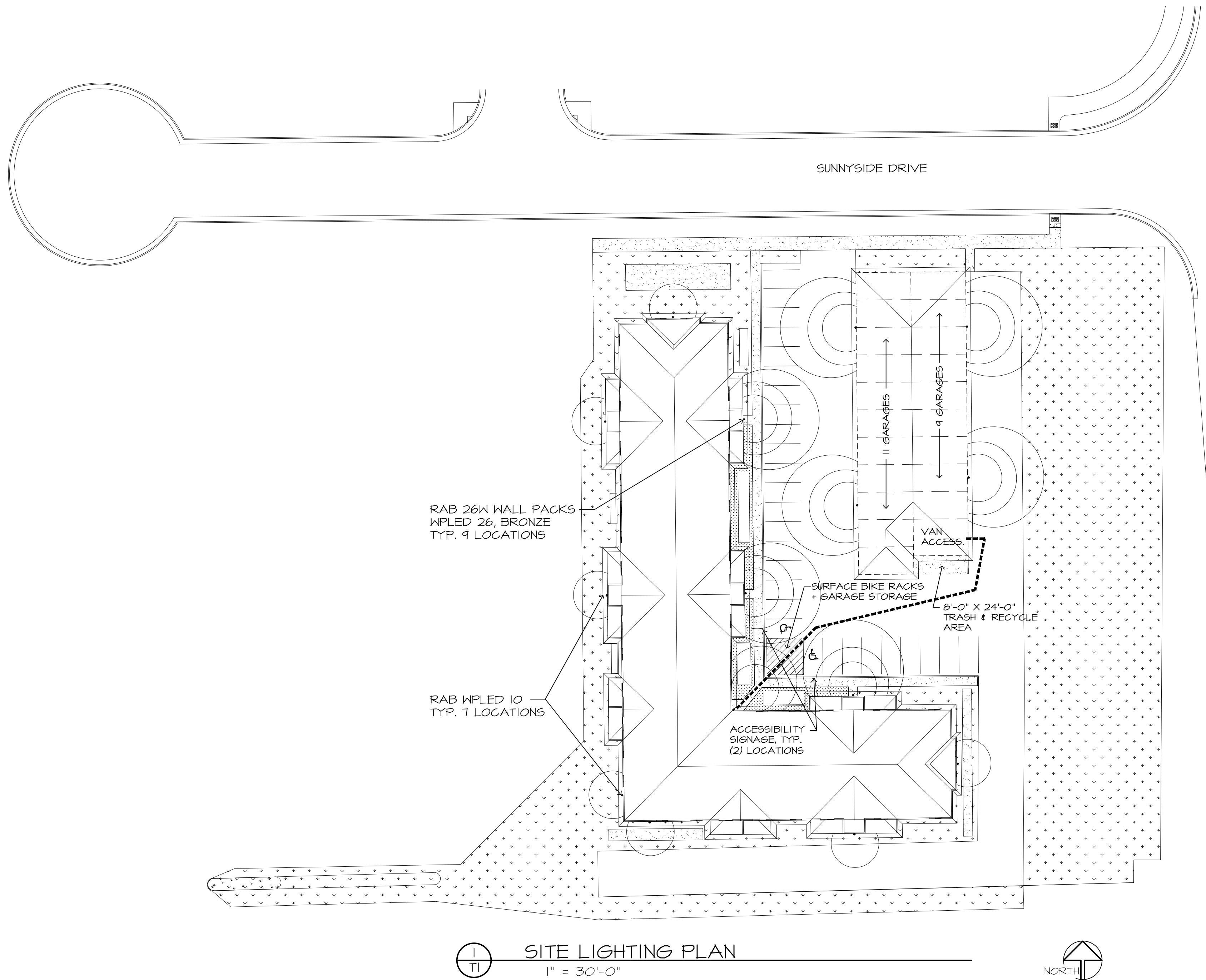
ROUSH RENTALS

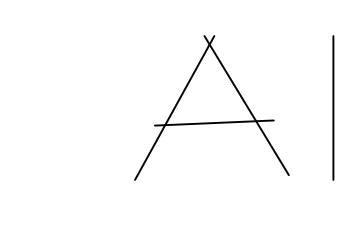
LOCAL . PERSONAL . RESPONSIVE

WATERVIEW LOT 1

3950 SUNNYSIDE DRIVE

La CROSSE, WISCONSIN



GENERAL NOTES	CODE INFORMATION				
<ul style="list-style-type: none"> * OCCUPANCY - R2 APARTMENT * CONSTRUCTION - TYPE VB * SOIL BEARINGS - 2,000 PSF (ASSUMED) * CONCRETE - 3000 PSI TO COMPLY W/ ASTM C94 * STEEL - TO COMPLY W/ ASTM A36 * LUMBER - 2 X 4 STANDARD & BETTER 2 X 6 #2 SPF 2 X 8 & LARGER - #2 D.F. * STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH IBC SECTION 2305 - CONVENTIONAL LIGHT-FRAME CONSTRUCTION. * ALL WALLS SHOWN HATCHED TO HAVE 5/8" TYPE "X" FIRE-RATED GYPSUM BOARD BOTH SIDES AND PROVIDE 1-HR. FIRE-RESISTIVE RATINGS. PROVIDE 1-HR. RATED DOOR ASSEMBLIES (1-HR. FRAMES AND 20 MINUTE DOORS) IN RATED WALLS. BALANCE OF ALL OTHER INTERIOR WALLS TO HAVE 1/2" GYPSUM BOARD. * ALL WALLS CONTAINING PLUMBING TO BE 2 X 6, 16" O.C., BALANCE OF WALLS TO BE 2 X 4, 16" O.C. UNLESS NOTED OTHERWISE. * BATH EXHAUST - SYSTEM TO BE 50 CFM. * ATTIC VENTILATION - NET FREE AREA NOT LESS THAN 1/300 OF VENTILATION AREA. * ROOF TRUSSES - DESIGN FOR 40# LL. BY REGISTERED WISCONSIN ENGINEER AND ANCHORED TO WALL ACCORDINGLY. * EACH BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW COMPLYING W/ IBC SECT. 1024, STYLE TO BE SLIDE-BY, SIZES GIVEN ARE NOMINAL, MIN. CLEAR OPENING WIDTH OF 20" AND HEIGHT OF 24". * WALL AND FLOOR CONSTRUCTION TO HAVE STC RATINGS OF 50 AIR BORNE NOISE LIMITATIONS PER IBC 1207.2. * INTERIOR WALL AND CEILING FINISHES TO MEET CLASSIFICATIONS AS SPECIFIED IN IBC TABLE 803.9, CLASS C RATING FOR SPRINKLERED STRUCTURE. * FIRE EXTINGUISHERS SHALL BE PROVIDED PER IBC SECT. 906 AND MAINTAINED PER NFPA 10. LOCATION PER LOCAL FIRE MARSHAL. * MANUAL FIRE ALARM SYSTEM REQUIRED THROUGHOUT STRUCTURE. * ENTRY DOORS TO BE MASONITE MAPLE VENEER IN TIMELY FRAMES. * ALL WINDOWS TO BE JELD-WEN SLIDERS UNLESS NOTED OTHERWISE. * INTERIOR DOORS TO BE PRE-HUNG 3-PANEL MAPLE DOORS. SEE PLAN FOR LOCATION OF RATED DOOR ASSEMBLIES. * NATURAL FINISH POPLAR "RANCH" BASE AND CASING. * ALL DOOR HARDWARE TO MEET ICC/ANSI A117.1 Sec. 404.2.6 FOR OPERABILITY. * CONTRACTOR TO PROVIDE ADEQUATE BLOCKING FOR ALL WALL HING VANITIES, REQUIRED GRAB BARS AND TOWEL BARS PER OWNER'S REQUIREMENTS. * FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF EACH RUN. 	<p>BUILDING TYPE: R2 - APARTMENT</p> <p>CONSTRUCTION TYPE: VB - FULLY SPRINKLERED, NFPA 13R</p> <p>BUILDING AREA AND HEIGHT: - ALLOWABLE - 2 STORIES, 10,000 SF/FLOOR - ACTUAL - 2 STORIES, 15,351 SF/FLOOR - BUILDING IS DIVIDED WITH A FIRE SEPARATION - ONE UNIT IS 7,477 SF. - ONE UNIT IS 7,880 SF. - WITH INCREASES FOR FRONTAGE WE ARE ALLOWED AREAS OF XXXXX SF. PER FLOOR</p> <p>TRAVEL DISTANCE TO EXIT: - 250' WITH SPRINKLER</p> <p>NUMBER OF EXITS: - MINIMUM 2 REQUIRED - 4 EXITS PROVIDED</p> <p>EXIT WIDTH: - 0.2' PER OCCUPANT - 144" ACTUAL</p> <p>FIRE-RESISTANCE RATINGS: - IBC TABLE 601 - TYPE VB CONSTRUCTION - 0-HR.</p> <p>FIRE SEPARATION DISTANCE: - IBC TABLE 602 - TYPE VB CONSTRUCTION - 5' x 10' - 1-HR. - 10' x 30' - 0-HR.</p> <p>MAXIMUM AREA OF EXTERIOR WALL OPENINGS: - IBC TABLE 705.2 - ALLOWABLE - 25' TO LESS 30' PROTECTED / NO LIMIT</p>				
SHEET INDEX					
<table border="0" style="width: 100%;"> <tr> <th style="text-align: left; width: 20%;">ARCHITECTURAL</th> <td> <ul style="list-style-type: none"> T1 SITE LIGHTING AND LANDSCAPE PLAN GENERAL NOTES, CODE INFORMATION SHEET INDEX C101 SITE PLAN C102 GRADING PLAN C103 EROSION CONTROL PLAN A1 FIRST FLOOR PLAN A1.1 ENLARGED FIRST FLOOR PLAN A1.2 ENLARGED FIRST FLOOR PLAN A1.3 ENLARGED FIRST FLOOR PLAN A1.4 ENLARGED FIRST FLOOR PLAN A1.5 ENLARGED FIRST FLOOR PLAN A2 SECOND FLOOR PLAN A2.1 ENLARGED SECOND FLOOR PLAN A2.2 ENLARGED SECOND FLOOR PLAN A2.3 ENLARGED SECOND FLOOR PLAN A2.4 ENLARGED SECOND FLOOR PLAN A2.5 ENLARGED SECOND FLOOR PLAN A3 FOUNDATION PLAN A4 FOUNDATION DETAILS A5 FLOOR FRAMING PLAN A6 ROOF FRAMING PLAN A7 EXTERIOR ELEVATIONS A8 BUILDING SECTIONS A9 GARAGES </td> </tr> <tr> <th style="text-align: left;">MECHANICAL</th> <td> <ul style="list-style-type: none"> M1 MECHANICAL SYMBOLS AND SCHEDULES M2 FIRST FLOOR MECHANICAL PLAN M3 SECOND FLOOR MECHANICAL PLAN </td> </tr> </table>		ARCHITECTURAL	<ul style="list-style-type: none"> T1 SITE LIGHTING AND LANDSCAPE PLAN GENERAL NOTES, CODE INFORMATION SHEET INDEX C101 SITE PLAN C102 GRADING PLAN C103 EROSION CONTROL PLAN A1 FIRST FLOOR PLAN A1.1 ENLARGED FIRST FLOOR PLAN A1.2 ENLARGED FIRST FLOOR PLAN A1.3 ENLARGED FIRST FLOOR PLAN A1.4 ENLARGED FIRST FLOOR PLAN A1.5 ENLARGED FIRST FLOOR PLAN A2 SECOND FLOOR PLAN A2.1 ENLARGED SECOND FLOOR PLAN A2.2 ENLARGED SECOND FLOOR PLAN A2.3 ENLARGED SECOND FLOOR PLAN A2.4 ENLARGED SECOND FLOOR PLAN A2.5 ENLARGED SECOND FLOOR PLAN A3 FOUNDATION PLAN A4 FOUNDATION DETAILS A5 FLOOR FRAMING PLAN A6 ROOF FRAMING PLAN A7 EXTERIOR ELEVATIONS A8 BUILDING SECTIONS A9 GARAGES 	MECHANICAL	<ul style="list-style-type: none"> M1 MECHANICAL SYMBOLS AND SCHEDULES M2 FIRST FLOOR MECHANICAL PLAN M3 SECOND FLOOR MECHANICAL PLAN
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<p>Date : 03.06.20</p> <p>Drawn by : KKT</p> <p>Checked by : GK</p> <p>Revisions :</p>					
<p>WATERVIEW LOT 1</p> <p>32 UNIT APARTMENT COMPLEX</p> <p>ROUSH RENTALS</p>					
					

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