



# AGUILERA

## STUDENT HOUSING

### BADGER STREET LACROSSE, WISCONSIN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of WISCONSIN.  
 Number: A-5517  
 Date: 6/15/2015

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 ARCHITECT PROJECT MANAGER:  
 STEVEN KUMM, AIA  
 608/785-2780  
 MBA ARCHITECTS, INC.



SYMBOLS	
KEYNOTE REFERENCE:	
KEYNOTE NUMBER	12
FINISH SCHEDULE REFERENCE:	
COLOR	P1
HEIGHT REFERENCE:	
REFERENCE POINT ELEVATION	CEILING 10'-0" A.F.F.
DOOR REFERENCE:	
DOOR NUMBER	6
DETAIL REFERENCE:	
DRAWING NUMBER SHEET NUMBER	12 A3
REVISION INDICATOR:	
REVISION NUMBER	1
SECTION REFERENCE:	
DRAWING NUMBER SHEET NUMBER	3 A2
WALL TYPE REFERENCE:	
WALL TYPE	A
ELEVATION REFERENCE:	
DRAWING NUMBER SHEET NUMBER	2 A4
WALL STATUS INDICATOR:	
EXTERIOR WALL	////
INTERIOR WALL	====
LINE TYPES:	
CENTER LINE	----
HIDDEN LINE	----
LEASE LINE	----
STRUCTURE C.L.	----

ABBREVIATIONS	
A.F.F.	ABOVE FINISHED FLOOR
ACOUST.	ACOUSTICAL
ADJ.	ADJUSTABLE
AL.	ALUMINUM
BOT.	BOTTOM
BD.	BOARD
C.L.	CENTER LINE
CER.	CERAMIC
CAB.	CABINET
CONSTR.	CONSTRUCTION
CTR.	CENTER
CL.	CLEAR
COL.	COLUMN
CONT.	CONTINUOUS
DWC.	DRAWING
ELEC.	ELECTRICAL
EL. OR ELEV.	ELEVATION
EQ.	EQUAL
EQUIP.	EQUIPMENT
EX. OR EXIST.	EXISTING
ETR	EXISTING TO REMAIN
FRP	FIBERGLASS REINFORCED
	PANELS
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
FTC.	FOOTING
G.C.	GENERAL CONTRACTOR
GA.	GAUGE
GEN.	GENERAL
CYP. BD.	CYPRUS BOARD
HC.	HOLLOW CORE
H.M.	HOLLOW METAL
LAM.	LAMINATE
MAX.	MAXIMUM
MATL.	MATERIAL
METAL.	METAL
MIN.	MINIMUM
O.C.	ON CENTER
SC.	SOLID CORE
STN. STL.	STAINLESS STEEL
STD.	STANDARD
UNL.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD

### SCOPE OF WORK

THIS PROJECT CONSISTS OF A NEW 89,890 SQ. FT. 5 STORY BUILDING. THIS BUILDING WILL HAVE 5-2 ENCLOSED PARKING GARAGE AND BUSINESS OCCUPANCY ON THE FIRST FLOOR GRADE LEVEL AND R-2 RESIDENTIAL APARTMENTS ON THE 2ND THRU 5 LEVEL.

THE CONSTRUCTION TYPE FOR THE FIRST FLOOR GRADE LEVEL IS TYPE I-B NON COMBUSTIBLE.

THE CONSTRUCTION TYPE FOR THE 2ND THRU 5 LEVEL IS TYPE V-A 1-HR PROTECTED.

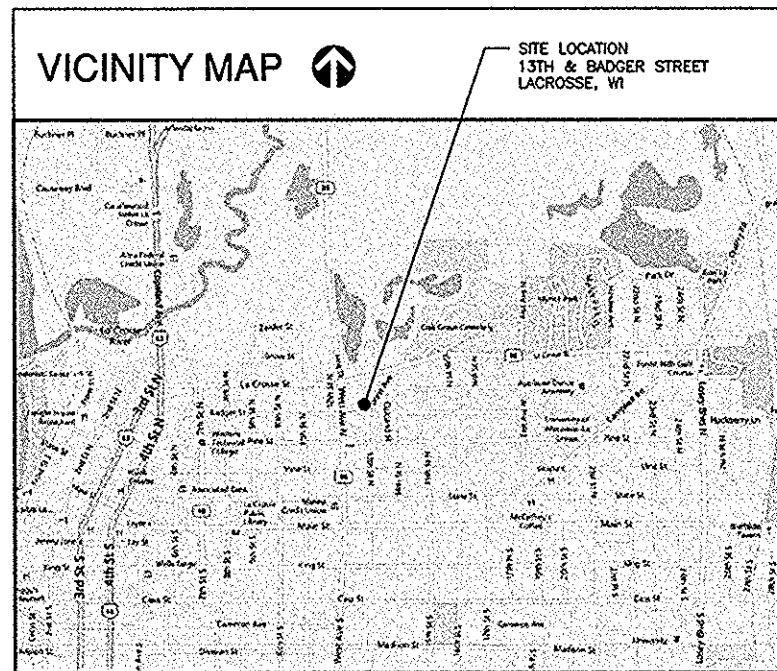
THE STRUCTURE CONSISTS OF A POURED CONCRETE PERIMETER FROST WALL FOUNDATION AND FOOTING SYSTEM WITH PRECAST WALL AND FLOOR PANELS (NON-COMBUSTIBLE) CONSTRUCTION AT THE FIRST FLOOR. THE UPPER 4 LEVELS ARE WOOD FRAMED CONSISTING OF ENGINEERED PRE-FABRICATED WALL PANEL SYSTEM. THE FLOOR STRUCTURE IS WOOD FRAMED WITH ENGINEERED FLOOR TRUSSES. THE ROOF STRUCTURE IS ENGINEERED WOOD PARALLEL CHORD TRUSSES. THE BUILDING CONSTRUCTION TYPE IS V-A PROTECTED AND FULLY SPRINKLERED.

THE EXTERIOR FINISHES WILL BE A COMBINATION OF TEXTURED PRECAST WALL PANELS AND ANCHIA CEMENT BOARD PANELS.

PARKING AND ACCESSIBLE ROUTES TO THE BUILDING MEET THE 2003 ANSI 117.1 "ACCESSIBLE ROUTE" REQUIREMENTS.

### GENERAL NOTES

- ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
- THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECTS FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.
- WHEN CONTRACTOR ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, HE SHALL BE RESPONSIBLE FOR LOSS AND/OR DAMAGE TO THESE ITEMS.
- THE CONTRACTOR SHALL MAINTAIN FOR THE ENTIRE DURATION OF THE WORK ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- 'TYP.' SHOULD MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT. UNLESS OTHERWISE NOTED, DETAILS ARE USUALLY KEYS AND NOTED 'TYP.' ONLY ONCE WHEN THEY FIRST OCCUR.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- EACH CONTRACTOR SHALL LEAVE THE SITE IN A NEAT, CLEAN AND ORDERLY CONDITION UPON THE COMPLETION OF HIS WORK ON A DAILY BASIS. ALL WASTE, RUBBISH AND EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE PROMPTLY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL TRASH FOR THE DURATION OF THE PROJECT.
- CONTRACTOR TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A/1000 WITHIN 75' TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING DURING CONSTRUCTION.



### PROJECT DIRECTORY

#### PROJECT ARCHITECT

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#### HVAC ENGINEER / CONSULTANT

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 EMAIL: jim@schneiderheating.com

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 FAX: 608-833-8830  
 EMAIL: kjs@straus-engineer.net

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- S8 STRUCTURAL DETAILS
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#### MECHANICAL DRAWINGS:

#### PLUMBING DRAWINGS:

#### ELECTRICAL DRAWINGS:

PROJECT:  
 AGUILERA  
 BADGER ST  
 LACROSSE, WISCONSIN

REVISIONS  
 REV# DATE REVISIONS

ISSUE DATES:

DESIGN DEVELOPMENT:

PERMIT SETS:

CONSTRUCTION SETS:

DATE:

TITLE SHEET

PROJECT DIRECTORY

DRAWING INDEX

DATE: 06/15/2015

AS NOTED

CHK

JUNE 2015

15-935.005

**CODE ANALYSIS AND SUMMARY**

**PROJECT INFORMATION**

THIS PROJECT IS A IS FOR THE CONSTRUCTION OF A NEW 89,880 SQ. FT. 5 STORY BUILDING USED AS A APARTMENT BUILDING  
 THE BUILDING OCCUPANCY IS TYPE R-2 RESIDENTIAL WITH SEPARATED BUSINESS OCCUPANCY ON THE FIRST AND SECOND FLOOR AND S-2 ENCLOSED PARKING GARAGE ON THE FIRST FLOOR (GRADE LEVEL)

THE STRUCTURE CONSISTS OF A Poured concrete perimeter frost wall foundation and footing system with precast wall and floor panels (non-combustible) construction at the first floor. THE UPPER 4 LEVELS ARE WOOD FRAMED CONSISTING OF ENGINEERED PRE-FABRICATED WALL PANEL SYSTEM. THE FLOOR STRUCTURE IS WOOD FRAMED WITH ENGINEERED FLOOR TRUSSES. THE ROOF STRUCTURE IS ENGINEERED WOOD PARALLEL CHORD TRUSSES. THE BUILDING CONSTRUCTION TYPE IS V-A PROTECTED AND FULLY SPRINKLERED.  
 THE EXTERIOR FINISHES WILL BE A COMBINATION OF TEXTURED PRECAST WALL PANELS AND NICOPHA CEMENT BOARD PANELS.

**CODES**

APPLICABLE CODES: ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING CODES INVOLVED. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE PROVIDED AND PAID FOR BY THE CONTRACTOR INVOLVED. APPLICABLE CODES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- BUILDING: 2009 WISCONSIN COMMERCIAL BUILDING CODE (CBC)
- MECHANICAL: 2009 WISCONSIN COMMERCIAL BUILDING CODE (CBC)
- ELECTRICAL: 2009 WISCONSIN COMMERCIAL BUILDING CODE (CBC)
- PLUMBING: 2009 WISCONSIN COMMERCIAL BUILDING CODE (CBC)
- LIFE SAFETY: NFPA LIFE SAFETY CODE - MOST CURRENT
- FIRE PROTECTION: UNIFORM FIRE CODE AND NFPA - MOST CURRENT
- ACCESSIBILITY: 2003 AMERICAN NATIONAL STANDARD (ANSI A117.1)

CONSTRUCTION TYPE - FIRST FLOOR ENCLOSED PARKING = TYPE I-B FULLY SPRINKLERED - NFPA 13  
 2ND THRU 5TH FLOOR = TYPE V-A PROTECTED (SEC. 602.5) PARTIALLY SPRINKLERED-NFPA 13R

OCCUPANCY CLASSIFICATION - SECT. 311.3 FIRST FLOOR - S-2 ENCLOSED PARKING STRUCTURE  
 SECT. 304.1 FIRST FLOOR - B- BUSINESS - SEPARATED USES  
 SECT. 310.1 SECOND THIRD, FOURTH AND FIFTH FLOOR - R-2 RESIDENTIAL

NUMBER OF STORES - 4 STORES OF R-2 ABOVE FIRST FLOOR ENCLOSED PARKING STRUCTURE PER SECT. 509.4  
 NUMBER OF STORES - 5 STORES OVERALL

**FIRE RESISTANCE RATINGS (TABLE 601)**

INTERIOR BEARING WALLS	1 HOUR
COLUMNS	1 HOUR
BEAMS, GIRDERS, TRUSSES & ARCHES	1 HOUR
FLOORS & FLOOR/CEILING ASSEMBLIES	1 HOUR
EXTERIOR BEARING WALLS	1 HOUR
EXTERIOR NONBEARING WALLS	1 HOUR
ROOF CONSTRUCTION	1 HOUR
VERTICAL ENCLOSURES	2 HOUR FOR 4-STORY

**BUILDING HEIGHTS AND AREA**

**TABLE 503 ALLOWABLE HEIGHTS**

R-2 OCCUPANCY WITH TYPE V-A CONSTRUCTION	5 STORY - 50' MAX HEIGHT
SEC. 504.2 HEIGHT MODIFICATION DUE TO SPRINKLER	4 STORY - 60' MAX HEIGHT
SEC. 509.4 NUMBER OF STORES SHALL BE MEASURED FROM THE FLOOR ABOVE THE PARKING AREA	
PROPOSED BUILDING:	4 STORY RESIDENTIAL = 48'-6" HEIGHT 5 STORY OVERALL = 60'-0" HEIGHT

**TABLE 503 ALLOWABLE AREAS**

SECOND THRU FIFTH LEVELS W/ R2 OCCUPANCY & TYPE V-A CONSTRUCTION	
R2 OCCUPANCY WITH TYPE V-A CONSTRUCTION	12,000 S.F. ALLOWABLE PER FLOOR
SEC. 508.2 AREA MODIFICATION DUE TO FRONTAGE (0.76-0.25) W/50	$(448/586-0.25) W/50$ $(0.76-0.25 = 0.51) X 1 = 0.51$
FRONTAGE > 30' @ 3 SIDES = 51% INCREASE	6,120 S.F. INCREASE PER FLOOR 12,000 S.F. 6,120 S.F.
TOTAL ALLOWABLE FLOOR AREA PER STORY=	18,120 S.F.

PROPOSED BUILDING:	
FIRST FLOOR AREA	21,230 S.F.
SECOND FLOOR AREA	17,800 S.F.
THIRD THRU FIFTH FLOORS	16,950 S.F. EA.
TOTAL FLOOR AREA	89,880 S.F.

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 Number A-3517  
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**THREESIXTY**  
 REAL ESTATE SOLUTIONS, LLC  
 Plan, Develop, Manage

**PROJECT:**  
 AGUILARA  
 BADGER ST  
 LACROSSE, WISCONSIN

REVISIONS	NO.	DATE	REVISION

ISSUE DATES:

DESIGN DEVELOPMENT  
 PERMIT SETS  
 CONSTRUCTION SETS

DATE 15/6

**CODE COMPLIANCE PLAN**

965018  
 AS NOTED  
 SSX  
 CHK  
 JUNE 2015

**CC.1**

15-935.005

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Number \_\_\_\_\_ Date \_\_\_\_\_

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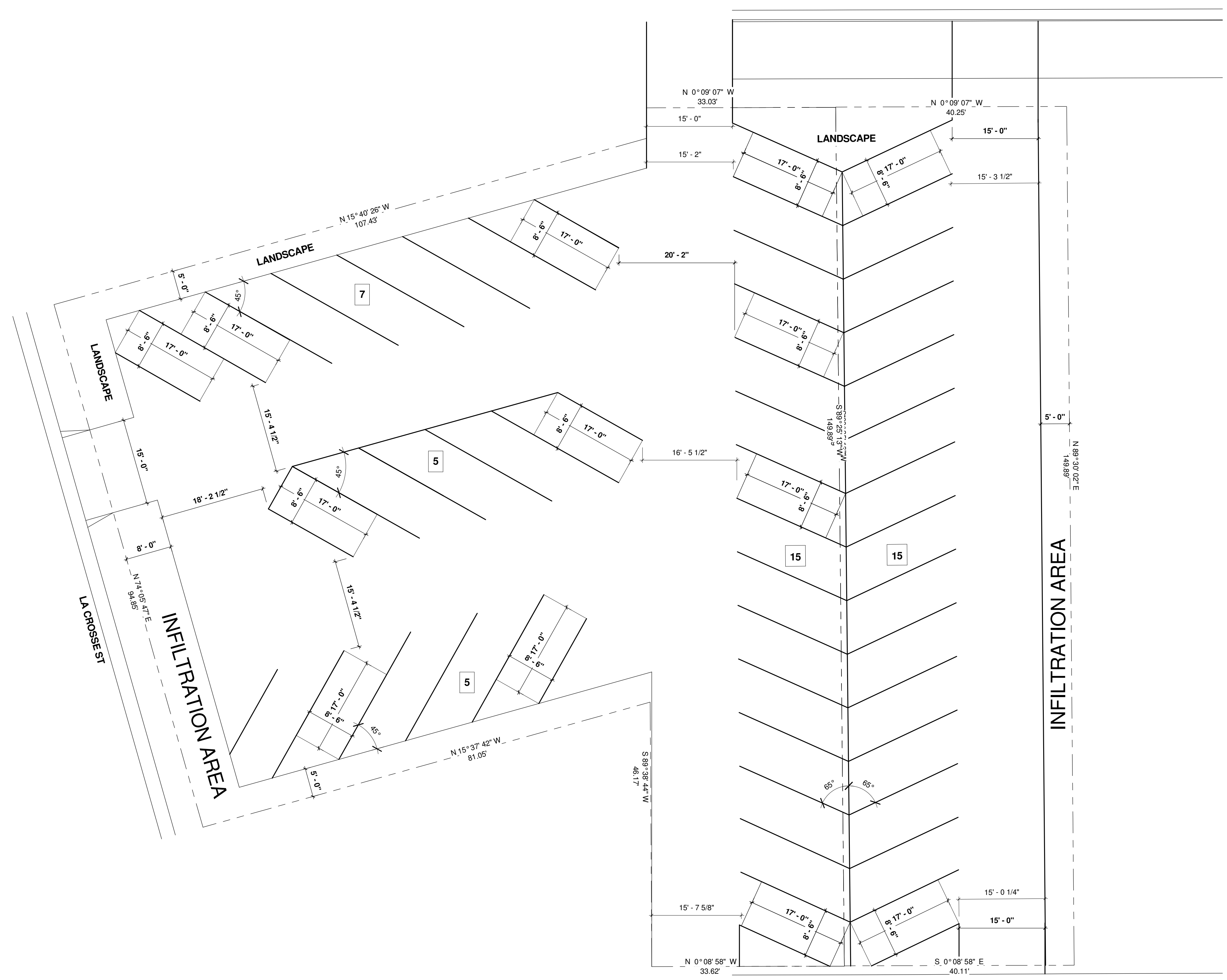
PROJECT NAME:  
**AGUILERA**

PROJECT ADDRESS:  
**12TH & BADGER ST  
 LA CROSSE, WI 54601**

CLIENT NAME:  
**360 PROPERTIES**

**THREESIXTY**<sup>®</sup>  
 REAL ESTATE SOLUTIONS, LLC  
 Plan. Develop. Manage.

13TH ST ACCESS



ALLEY ACCESS

ALLEY ACCESS

TOTAL SPACES: 47

① OUT LOT PARKING  
 1" = 10'-0"

PROJECT MANAGER:

DATE	CLIENT	LANDSCAPE	CONTRACTOR	REVISION	COMMENTS
04/21/15				UPDATE	
05/18/15				UPDATE	
05/28/15				UPDATE	
06/04/15				ELEV. UPDATE	

Drawn By: Author Checked By: Checker

THIS SHEET CONTAINS:  
**PARKING SITE 2**

**C1.3**  
 ARCHITECT'S COMMISSION NUMBER  
**15.950.017**

LA CROSSE STREET I

D.C. EVANS ADDI  
LA

12

14

15

6

N89°38'44"E  
5.31'

3/4" BAR

S0°09'07"E  
40.25'

S0°09'07"E  
40.25'

S15°40'26"E 107.43'

N74°05'47"E  
94.85'

N15°37'42"W  
50.18'

N89°38'44"E 46.17'

N0°08'58"W  
33.62'

N0°08'58"W  
40.11'

S89°25'13"W 149.89'

SOUTH LINE OF PROPOSED PURCHASE

SOUTH LINE LOT 11

10

USTICKS ADDITION TO THE  
TOWN OF LA CROSSE

13TH STREET

S0°09'07"E  
181.10'

110' - 48" RCP - 0.2%

N89°33'42"E  
149.90'

9

8

2

USTICKS ADDITION TO THE  
TOWN OF LA CROSSE

20' ALLEY

N0°08'58"W  
180.57'

N0°08'58"W  
4.9'

674

676

4.9'

4.9'

4.9'

6.5'

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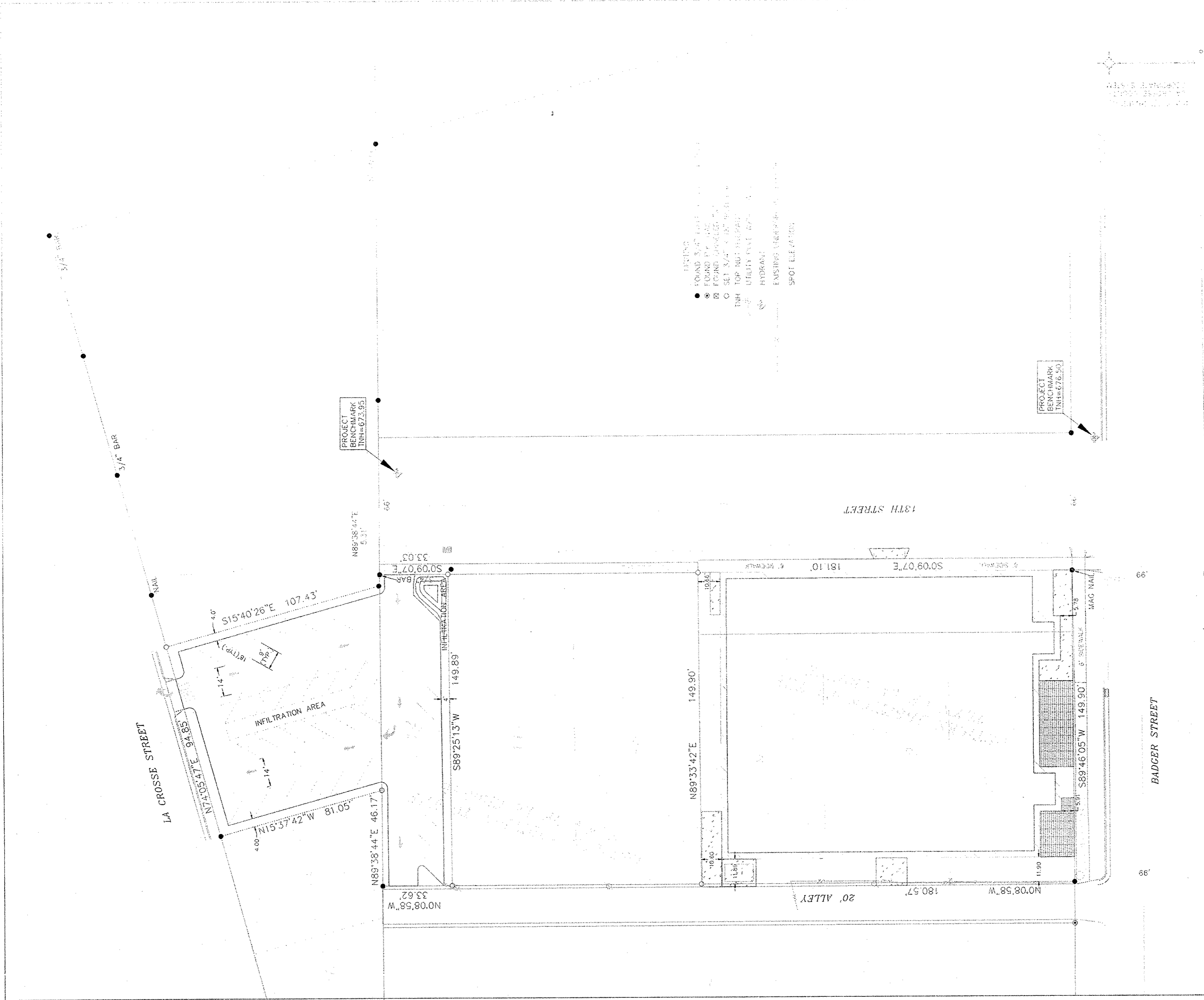
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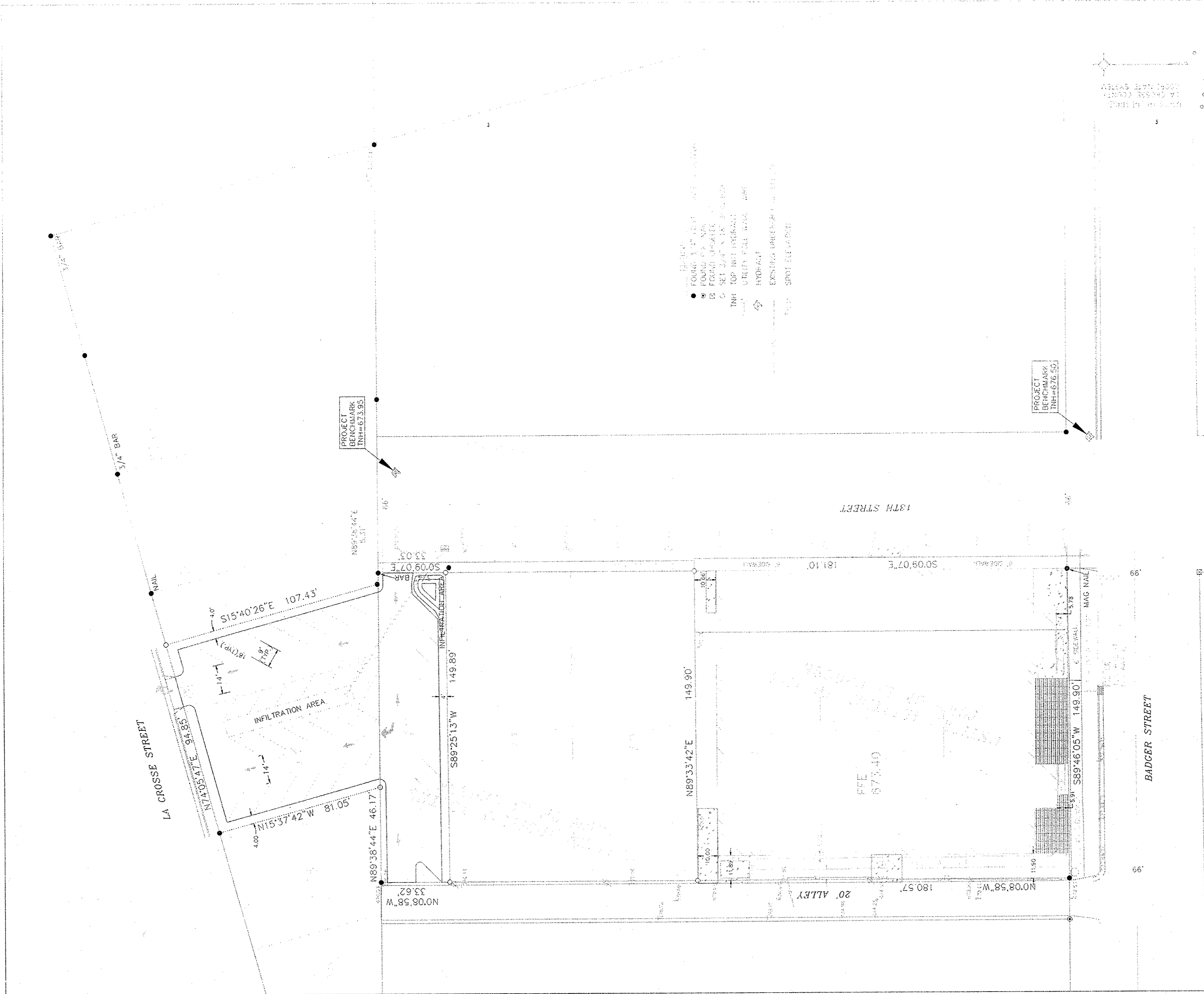
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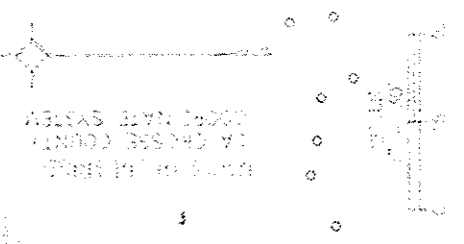
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 LA CROSSE, WI 54601  
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 FAX: (608)792-3462

AGUILERA  
 CITY OF LA CROSSE  
 SITE PLAN

DATE: 5/05/2015  
 FILE:  
 DRAWN BY:



- FOUND 3/4" BAR
- FOUND 1/2" NAIL
- ⊙ FOUND BENCHMARK
- ⊙ SET 3/4" x 14" IRON PIPE
- ⊙ TOP OF NOT HYDRANT
- ⊙ UTILITY POLE W/VALVE
- ⊙ HYDRANT
- ⊙ EXISTING UNDERGROUND UTILITY
- ⊙ SPOT ELEVATION



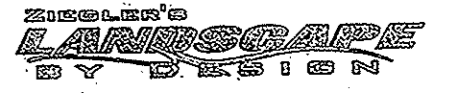
LA CROSSE ENGINEERING & SURVEYING  
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 1212 SOUTH 3rd STREET  
 LA CROSSE, WI 54601  
 PHONE: (608) 792-3133  
 FAX: (608) 792-3132

AGUILERA  
 CITY OF LA CROSSE  
 GRADING & EROSION PLAN

DATE: 5/22/2015  
 FILE:  
 DRAWN BY:

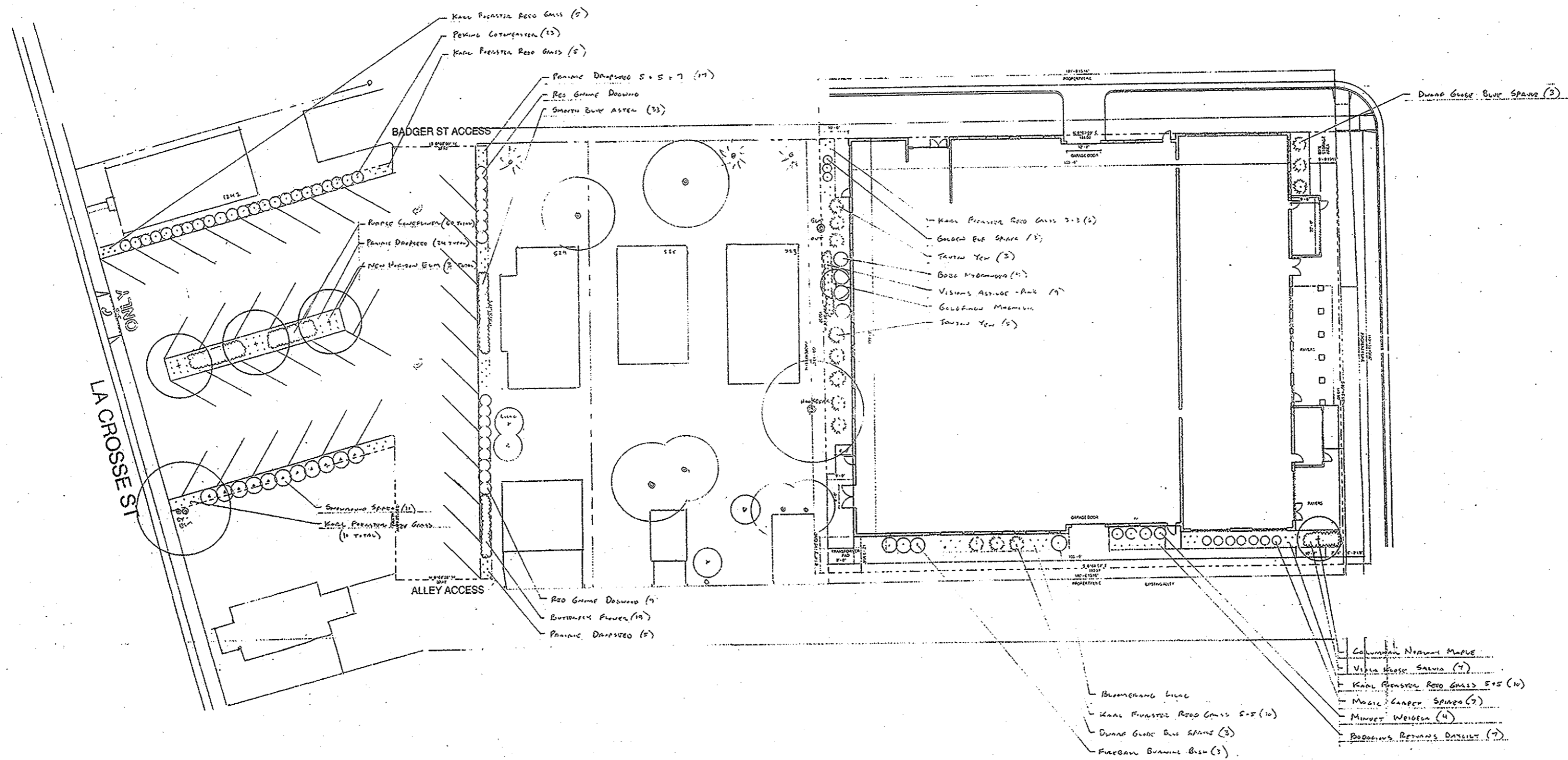
Landscape Plan For  
 Aguilera - 360 Properties  
 12th and Badger Street  
 LaCrosse - Wisconsin

Designed By: Timothy J. Markgren

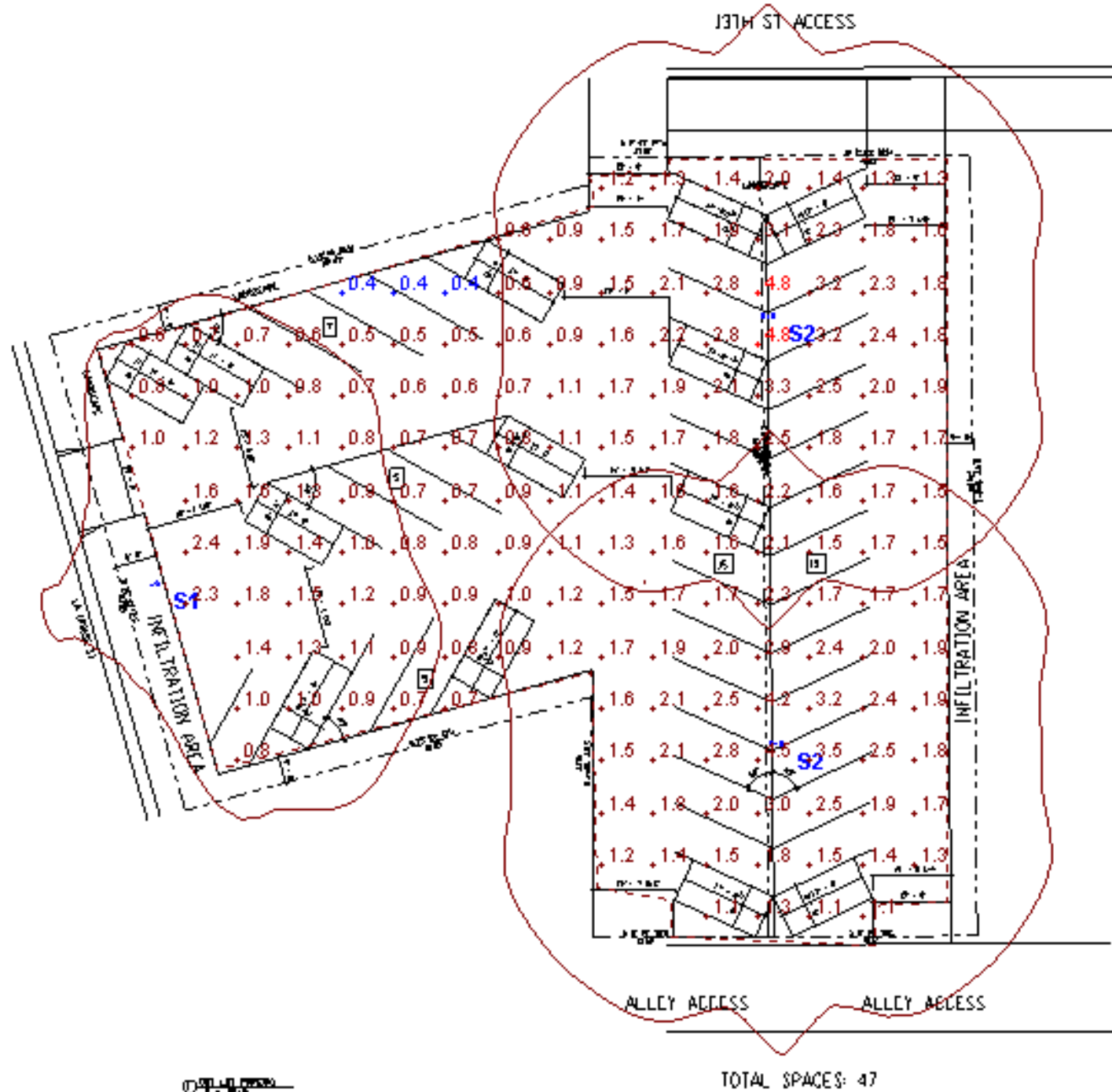


Ziegler's Landscape By Design  
 W7069 County Rd 2N, Onalaska, WI 54650  
 (608) 783-1095

Scale: 1"=20' Date: 5/21/15



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 360 PROPERTIES  
 THREESIXTY  
 REAL ESTATE DEVELOPMENT  
 THE WBA GROUP



TOTAL SPACES: 47



**Note**

1. 20ft pole height
2. Light readings @ 0ft
3. 10ft x 10ft calculation grid
4. depreciation taken into account with light levels
5. iso-footcandle @ 0.5fc

**Schedule**

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Light Loss Factor	Wattage
	S1	1	American Electric Lighting	ATB0 30BLEDE10 XXXXX R4	ATB0 SERIES 107W LED 1050MA TYPE 4 4000K CCT	LED Array	0.9	107
	S2	2	American Electric Lighting	ATB0 30BLEDE10 XXXXX R4	ATB0 SERIES 107W LED 1050MA TYPE 4 4000K CCT	LED Array	0.9	214

**Statistics**

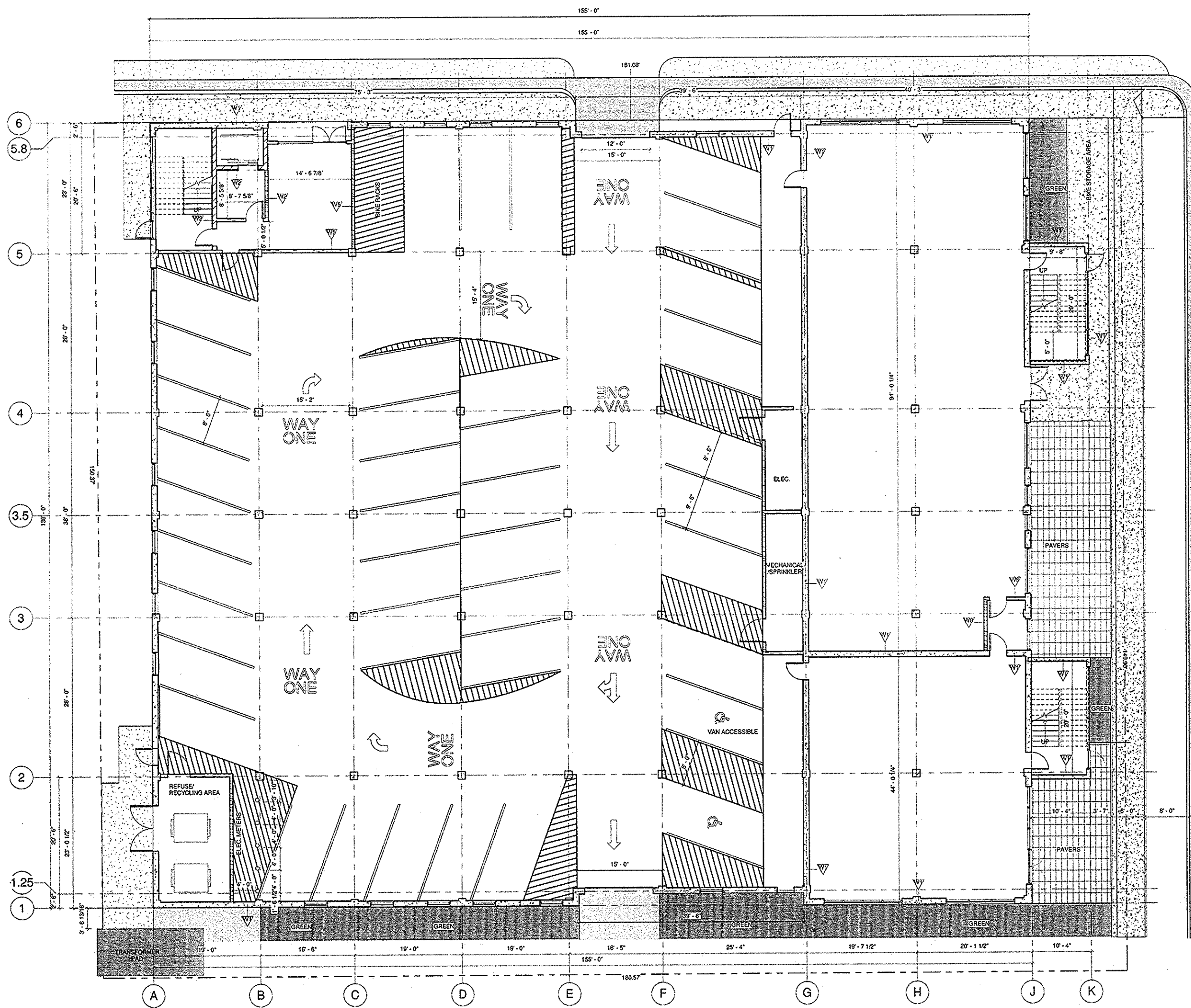
Description	Symbol	Avg	Max	Min	Max/Min
Light Level @ 0ft 40.11" wide		1.6 fc	4.8 fc	0.4 fc	12.0:1



MBA Architects, Inc.  
Aguilera

Designer  
Brandon Smith, LC  
Date  
6/5/2015  
Scale  
As Noted  
Drawing No.  
HLP80034815A2  
Summary





1ST FLOOR CONSTRUCTION PLAN  
1/8" = 1'-0"  
NORTH

I hereby certify that the plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect.  
Date: \_\_\_\_\_  
Scale: \_\_\_\_\_  
MBA ARCHITECTS, Inc.  
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Holmen, WI 54636  
608-785-2760 FAX: 608-785-2750  
http://www.mba-architects.com

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http://www.mba-architects.com

PROJECT NAME:  
**AGUILERA**  
PROJECT ADDRESS:  
12TH & BADGER ST  
LA CROSSE, WI 54601  
CLIENT NAME:  
360 PROPERTIES

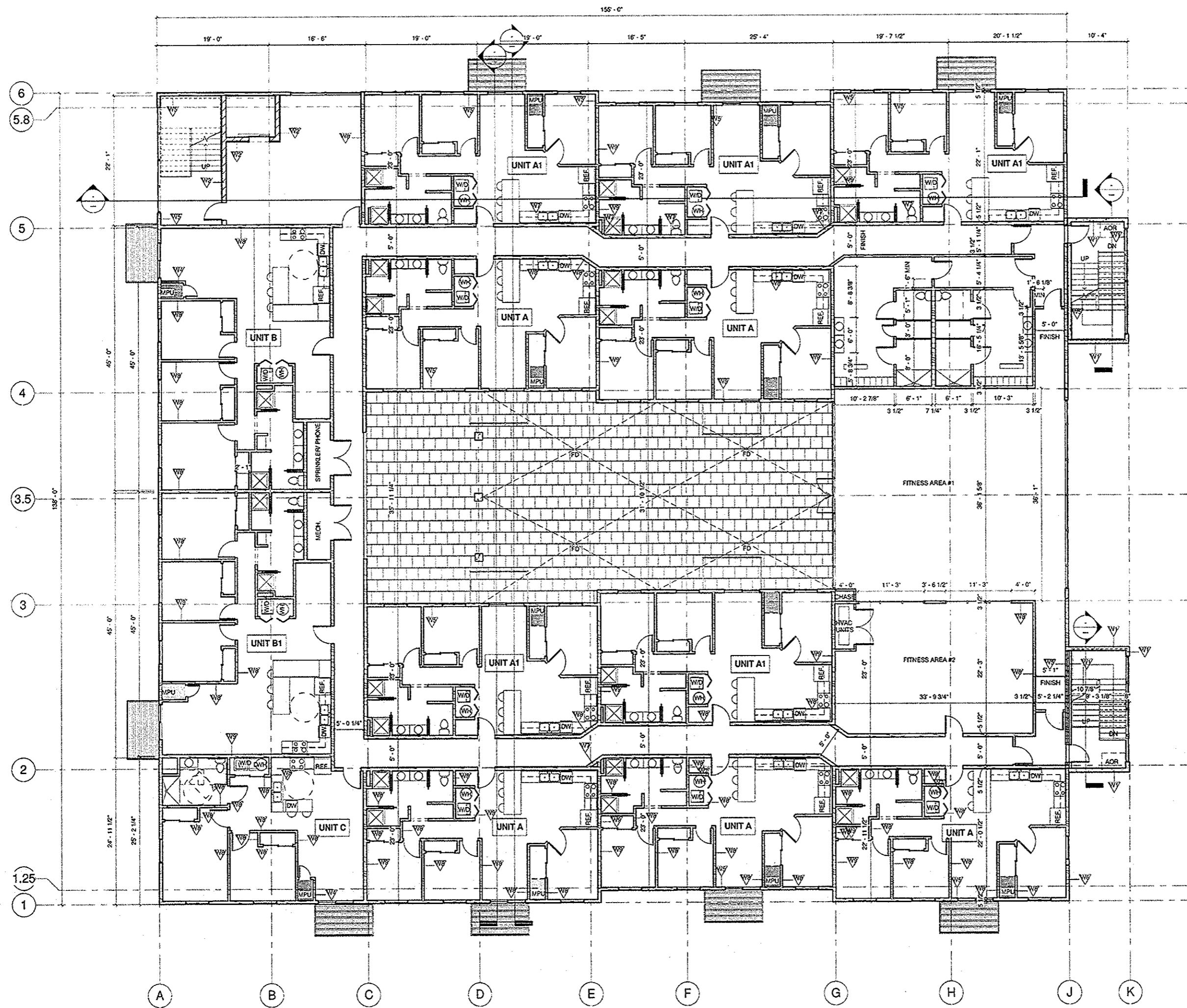
**THREESIXTY**  
REAL ESTATE SOLUTIONS, LLC  
Plan, Develop, Manage.

PROJECT MANAGER:

DATE	BY	REVISION
04/21/15	RAYMOND CORDELL'S	UPDATE
05/18/15		UPDATE

THIS SHEET CONTAINS:  
FIRST LEVEL FLOOR PLAN

**A1.1**  
ARCHITECTS COMMISSION NUMBER  
15.950.017



2ND FLOOR CONSTRUCTION PLAN  
1/8" = 1'-0"  
NORTH

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PROJECT NAME:  
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LA CROSSE, WI 54601  
CLIENT NAME:  
360 PROPERTIES

**THREESIXTY**  
REAL ESTATE SOLUTIONS, LLC  
Plan, Develop, Manage.

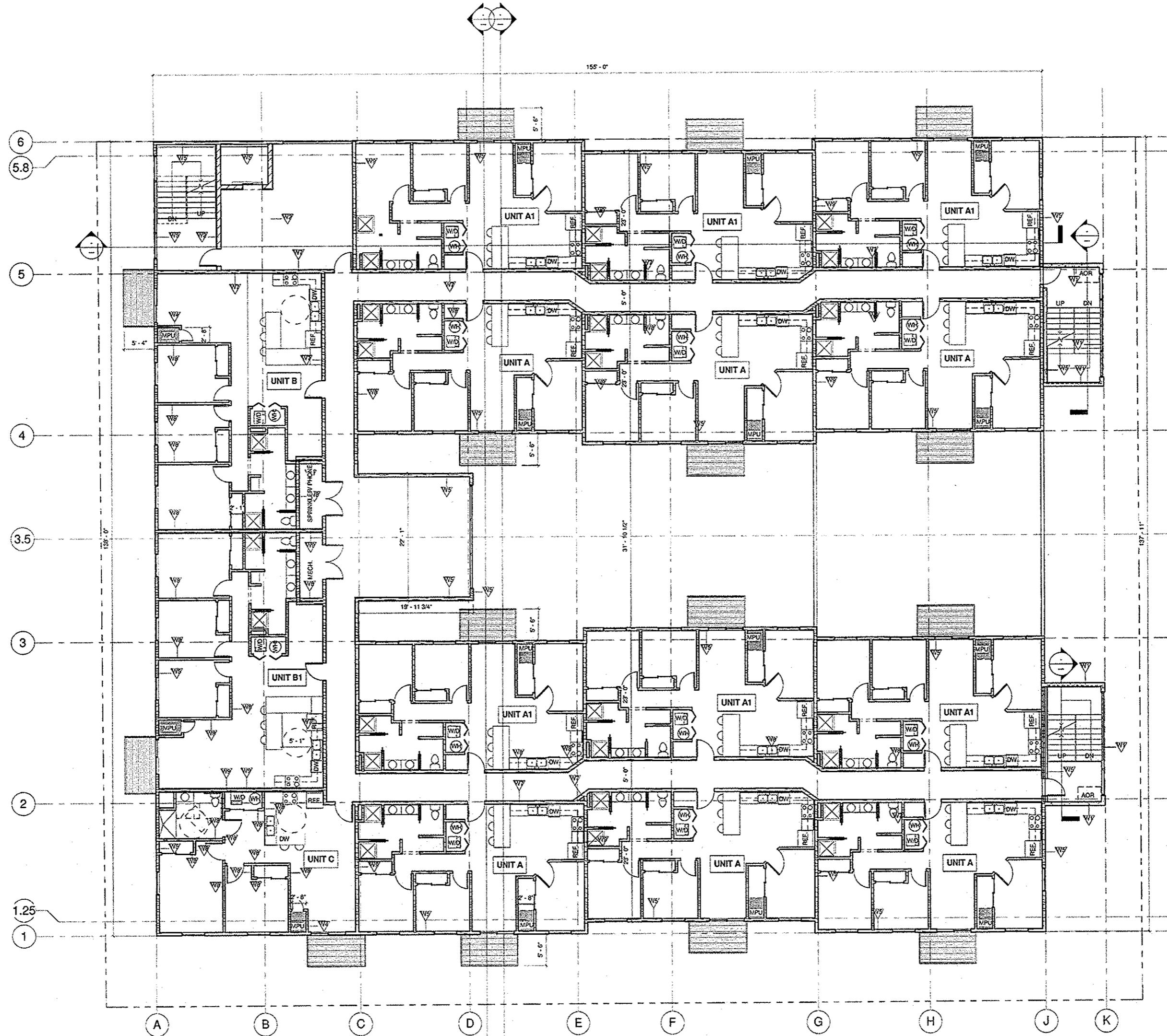
PROJECT MANAGER:

DATE	DESCRIPTION	BY	CHK
04/21/15	UPDATE		
05/18/15	UPDATE		

DATE: EAW (Date) CHK

THIS SHEET CONTAINS:  
SECOND LEVEL  
FLOOR PLAN

**A1.2**  
ARCHITECT'S COMMISSION NUMBER  
15.950.017



① 3RD FLOOR  
1/8" = 1'-0"



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 Title: \_\_\_\_\_  
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PROJECT NAME:  
**AGUILERA**  
 PROJECT ADDRESS:  
 12TH & BADGER ST  
 LA CROSSE, WI 54601  
 CLIENT NAME:  
 360 PROPERTIES

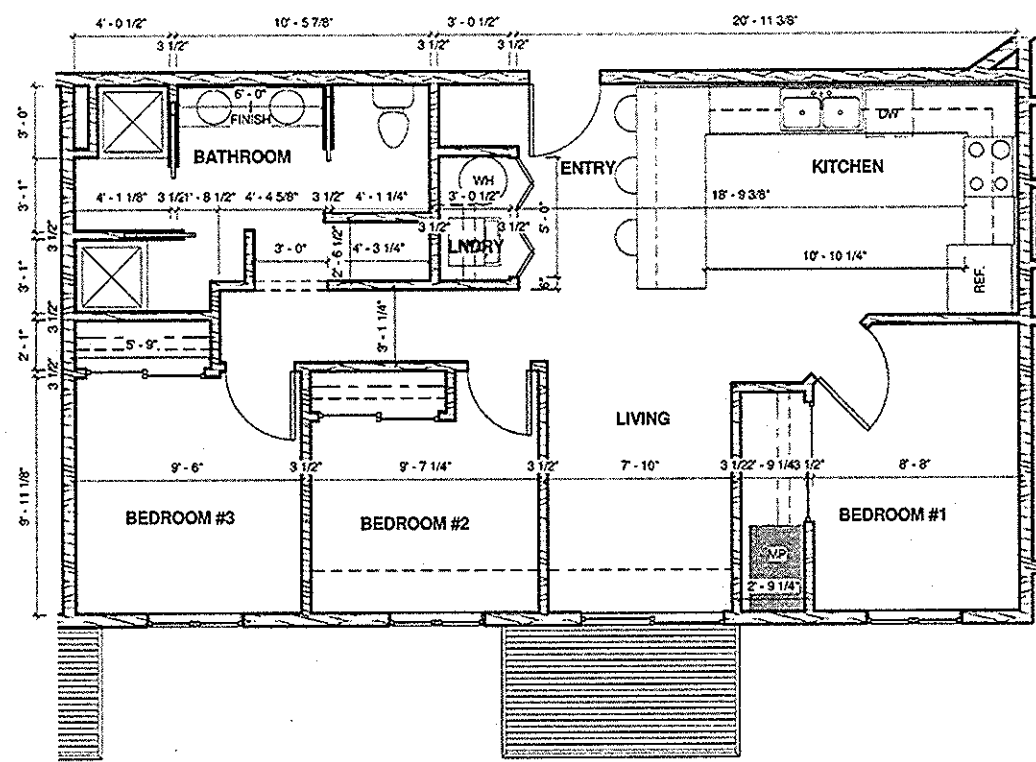
**THREESIXTY**  
 REAL ESTATE SOLUTIONS, LLC  
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PROJECT MANAGER:

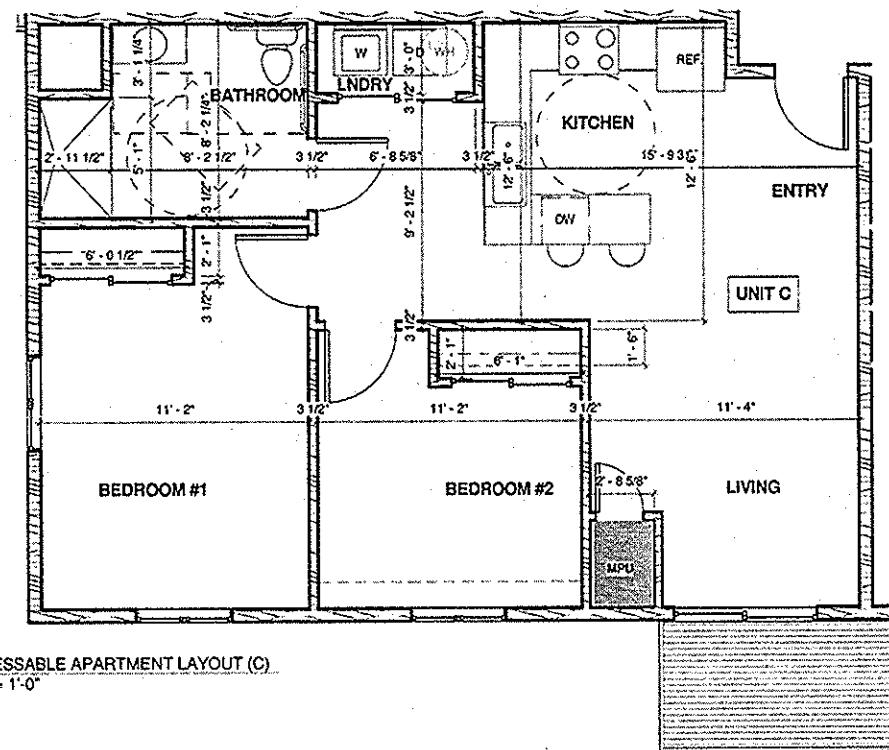
DATE	BY	REVISION/COMMENTS
04/21/15	EJW	UPDATE
05/18/15	EJW	UPDATE

THIS SHEET CONTAINS:  
 3RD, 4TH, & 5TH  
 FLOOR PLAN

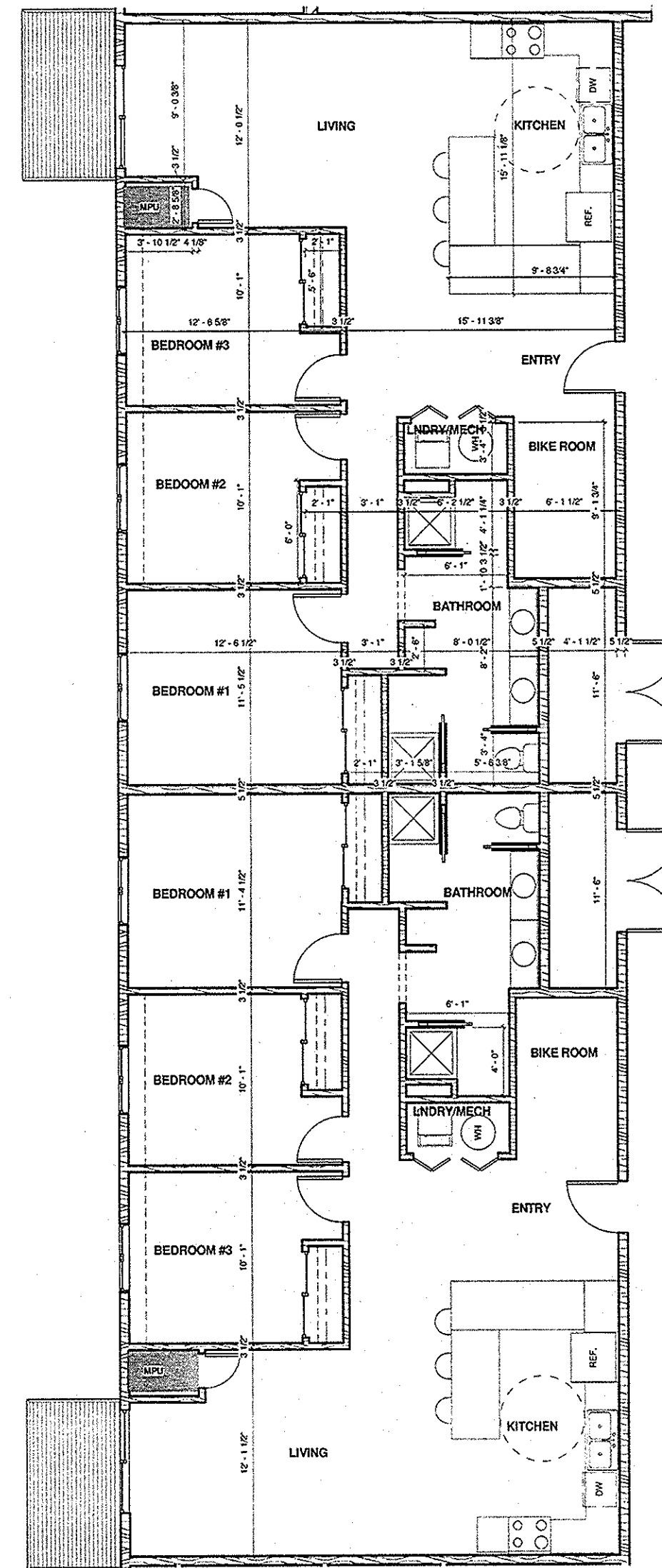
**A1.3**  
 ARCHITECT'S COMMISSION NUMBER  
 15.950.017



① STNDRD APARTMENT LAYOUT (A)  
1/4" = 1'-0"



② ACCESSIBLE APARTMENT LAYOUT (C)  
1/4" = 1'-0"



③ STNDRD APARTMENT LAYOUT (C)  
1/4" = 1'-0"

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Scale: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Title: \_\_\_\_\_

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 608-785-2760 FAX: 608-785-2750  
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PROJECT NAME:  
**AGUILERA**  
 PROJECT ADDRESS:  
**12TH & BADGER ST  
 LA CROSSE, WI 54601**  
 CLIENT NAME:  
**360 PROPERTIES**

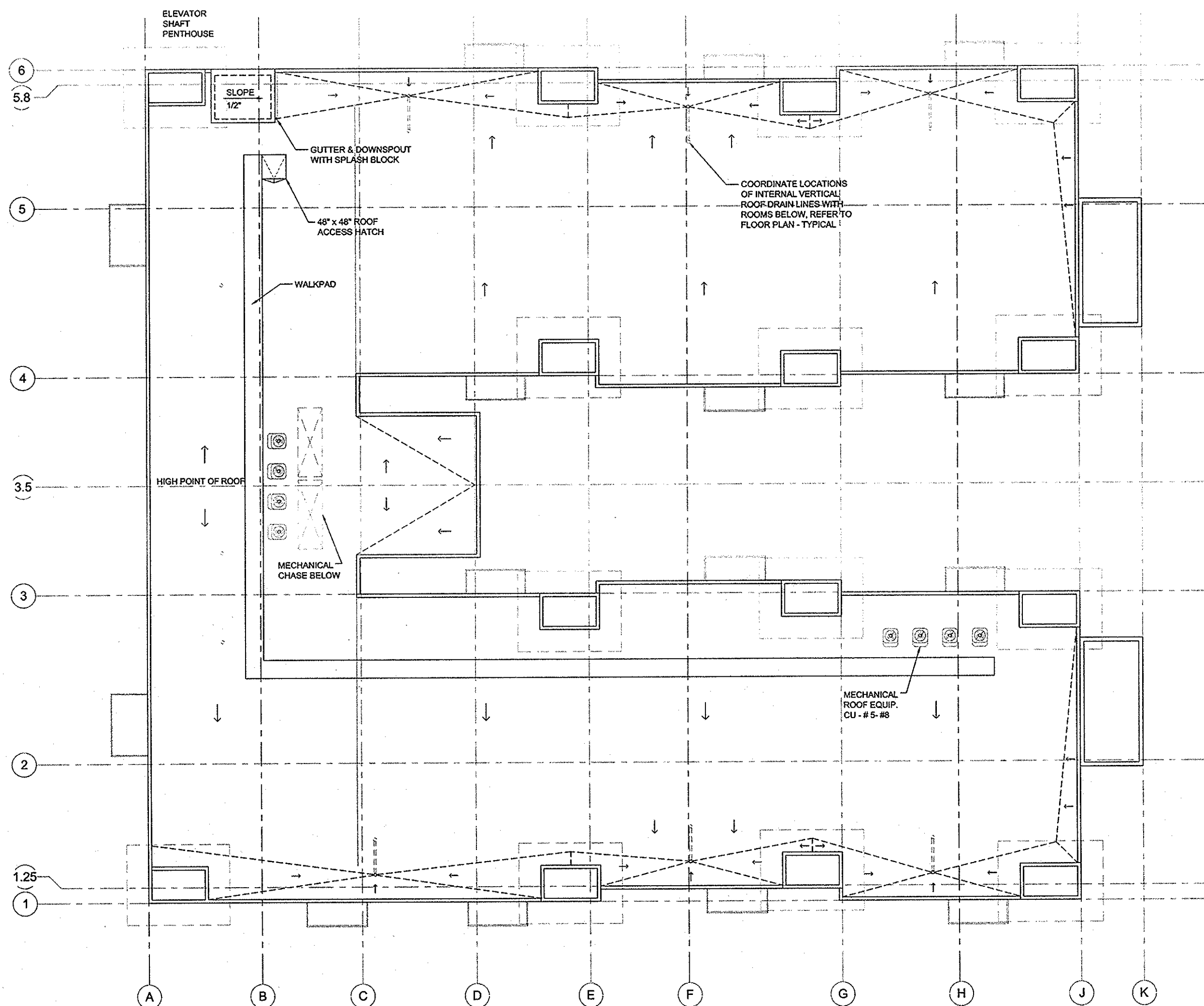
**THREESIXTY**  
 REAL ESTATE SOLUTIONS, LLC  
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PROJECT MANAGER: \_\_\_\_\_

DATE	DESCRIPTION	BY	CHK
04/21/15	UPDATE		
05/18/15	UPDATE		

THIS SHEET CONTAINS:  
**APARTMENT FLOOR  
 PLANS**

**A1.6**  
 ARCHITECT'S COMMISSION NUMBER  
**15.950.017**



**ROOF PLAN**  
1/8" = 1'-0"

**ROOF DRAINS**

BUILDING ROOF AREA = 18,383 / 26 = 737.03 G.P.M.
TABLE 62.36-2.
4" DIA PIPE AT 1/8" PER FT SLOPE CAN HANDLE UP TO 120 GPM EACH.
(8) 4" DRAINS REQUIRED
6" DIA PIPE AT 1/8" PER FT SLOPE CAN HANDLE UP TO 320 GPM EACH.
(3) 6" DRAINS REQUIRED
BUILDING ROOF AREA = 18,383 / 11 DRAINS = 1671.18 GPM
1.672 / 26 = 64.31 GPM PER DRAIN (USE 4" DIA)

- GENERAL ROOF NOTES**
1. EPDM NON-REINFORCED 0.060 IN. THK FULLY-ADHERED ROOFING SYSTEM.
  2. PROVIDE 1/2" RIGID POLYISO. ROOF INSULATION OVER SHEATHING FOR ADHERING ROOFING MEMBRANE.
  3. PROVIDE FLASHING AND "BOOTS" AT ALL ROOF PENETRATIONS
  4. ROOFING CONTRACTOR TO PROVIDE A COMPLETE WEATHER TIGHT ROOF SYSTEM, INSTALLED PER MANUFACTURERS SPECIFICATIONS.

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 608-785-2760 FAX: 608-785-2750  
 E-mail: office@mba-architects.com  
 PROJECT ARCHITECT:  
 COLIN H. KLOS, AIA  
 ARCHITECT PROJECT MANAGER:  
 STEVEN KUMAL, AIA  
 608/785-2760  
 MBA ARCHITECTS, INC.



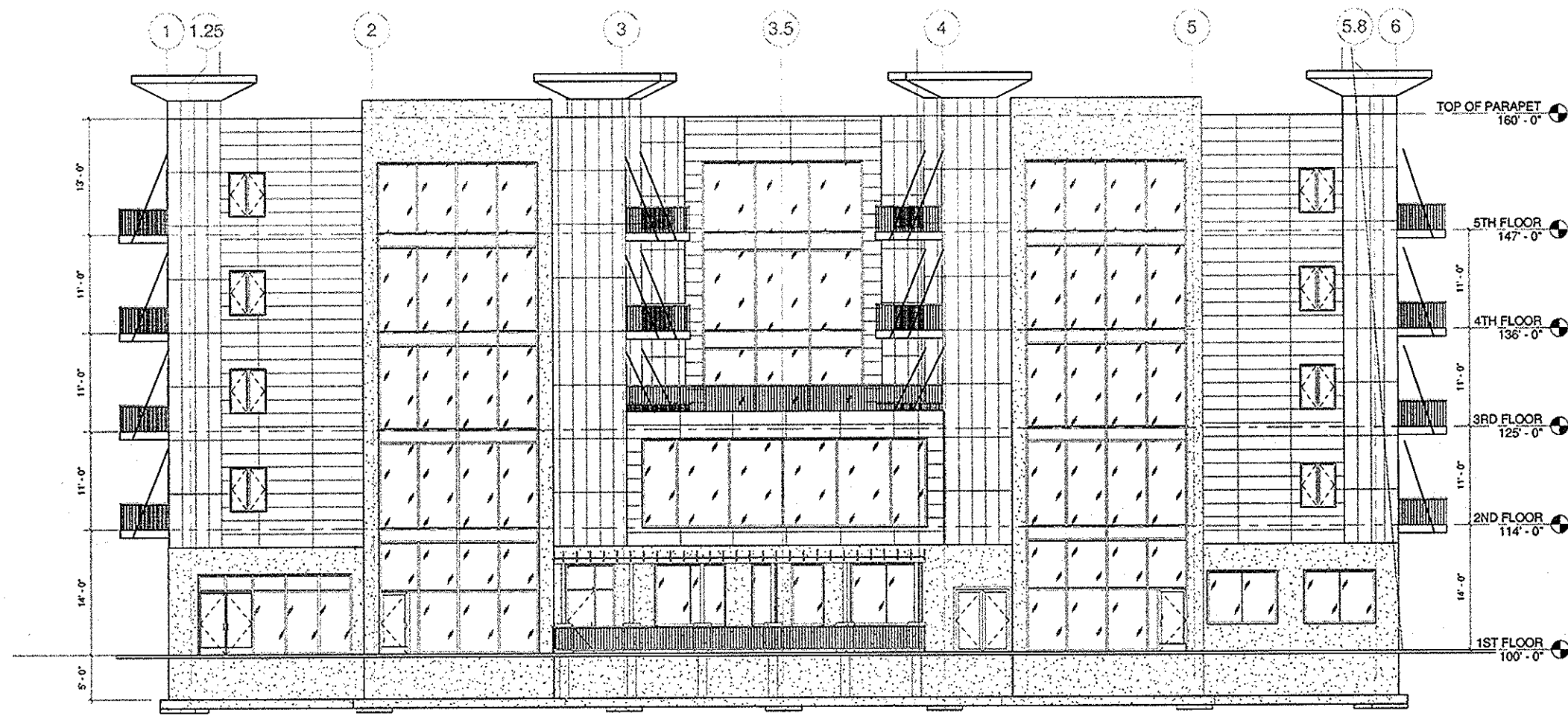
**PROJECT:**  
 AGUILARA  
 BADGER ST  
 LACROSSE, WISCONSIN

REVISIONS		
REV#	DATE	REVISION

ISSUE DATES:  
 DESIGN DEVELOPMENT:  
 PERMIT SETS:  
 CONSTRUCTION SET:

5:00 P.M.  
**ROOF PLAN & ROOF DETAILS**

906018  
 AS NOTED  
 SSK  
 CHC  
 JUNE 2015  
**A3.1**  
 15-935.005



① SOUTH ELEVATION  
1/8" = 1'-0"



② EAST ELEVATION  
1/8" = 1'-0"

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 http://www.mba-architects.com

PROJECT NAME:  
**AGUILERA**

PROJECT ADDRESS:  
 12TH & BADGER ST  
 LA CROSSE, WI 54601

CLIENT NAME:  
 360 PROPERTIES

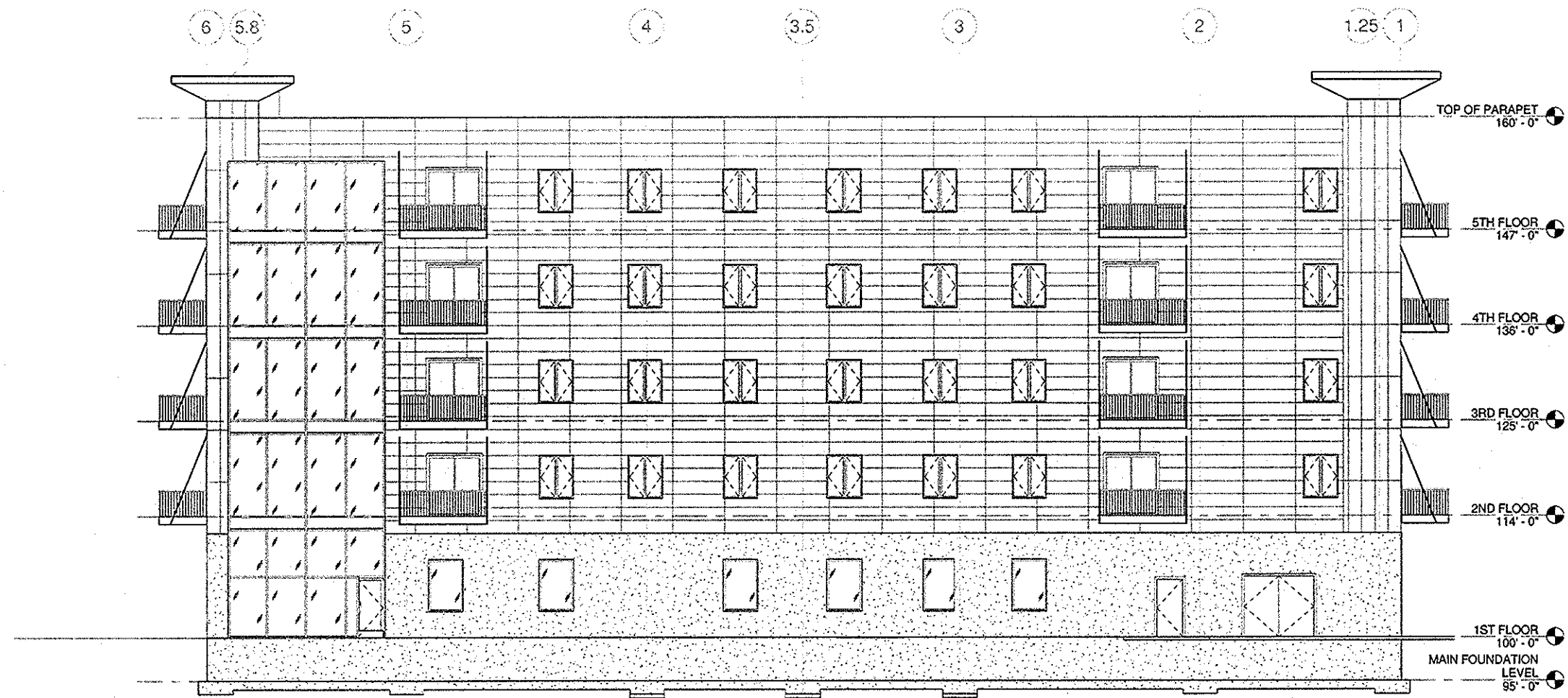
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PROJECT MANAGER:

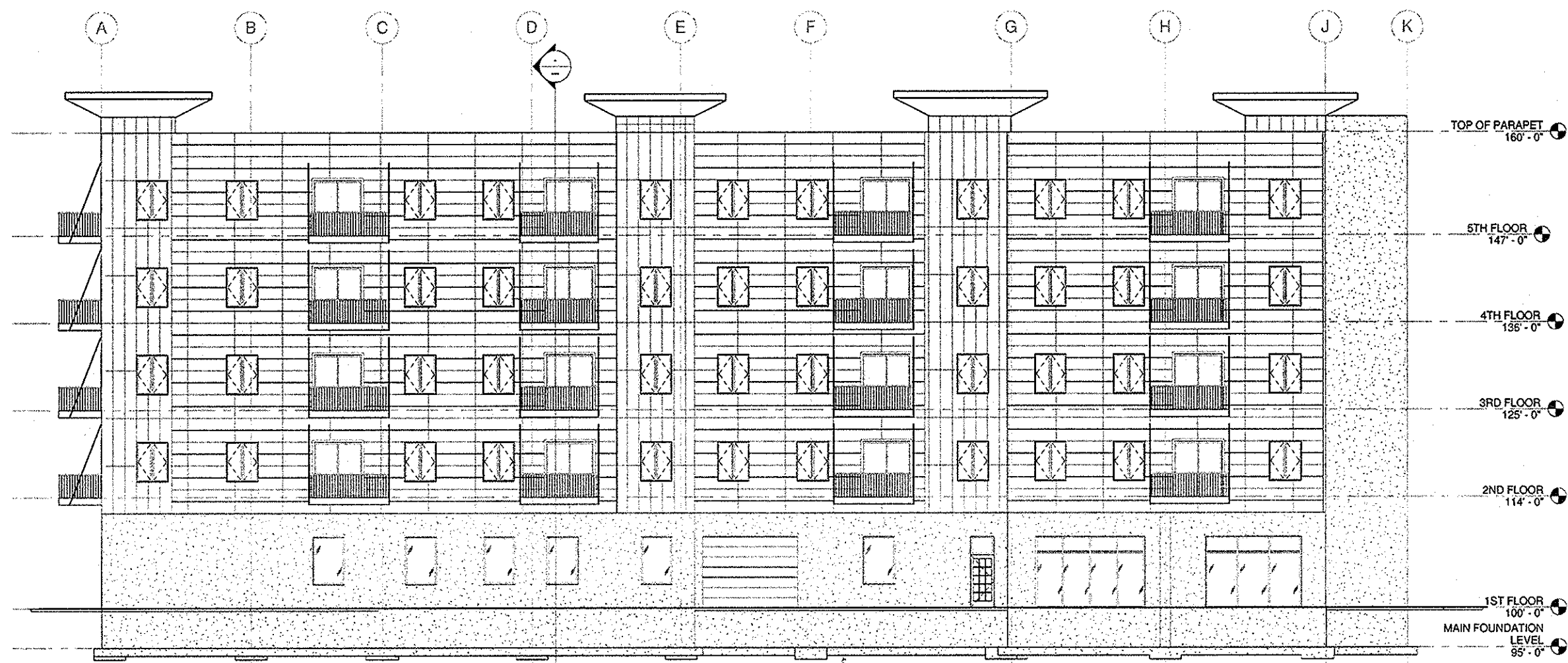
DATE	BY	REVISION/COMMENT
04/21/15		UPDATE
05/18/15		UPDATE

THIS SHEET CONTAINS:  
 EXTERIOR ELEVATIONS

**A4.1**  
 ARCHITECT'S COMMISSION NUMBER  
 15.950.017



① NORTH ELEVATION  
1/8" = 1'-0"



② WEST ELEVATION  
1/8" = 1'-0"

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 Date: \_\_\_\_\_  
 Number: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 The Board of Architects of the State of Wisconsin is hereby notified of the preparation of this plan, specification or report and that the same has been prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Wisconsin.  
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PROJECT NAME:  
**AGUILERA**  
 PROJECT ADDRESS:  
 12TH & BADGER ST  
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 CLIENT NAME:  
**360 PROPERTIES**

**THREESIXTY**  
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PROJECT MANAGER:

DATE	BY	REVISION	DESCRIPTION
04/21/15			UPDATE
05/18/15			UPDATE

Author: \_\_\_\_\_  
 Checker: \_\_\_\_\_

THIS SHEET CONTAINS:  
 EXTERIOR  
 ELEVATIONS

**A4.2**  
 ARCHITECT'S COMMISSION NUMBER  
**15.950.017**

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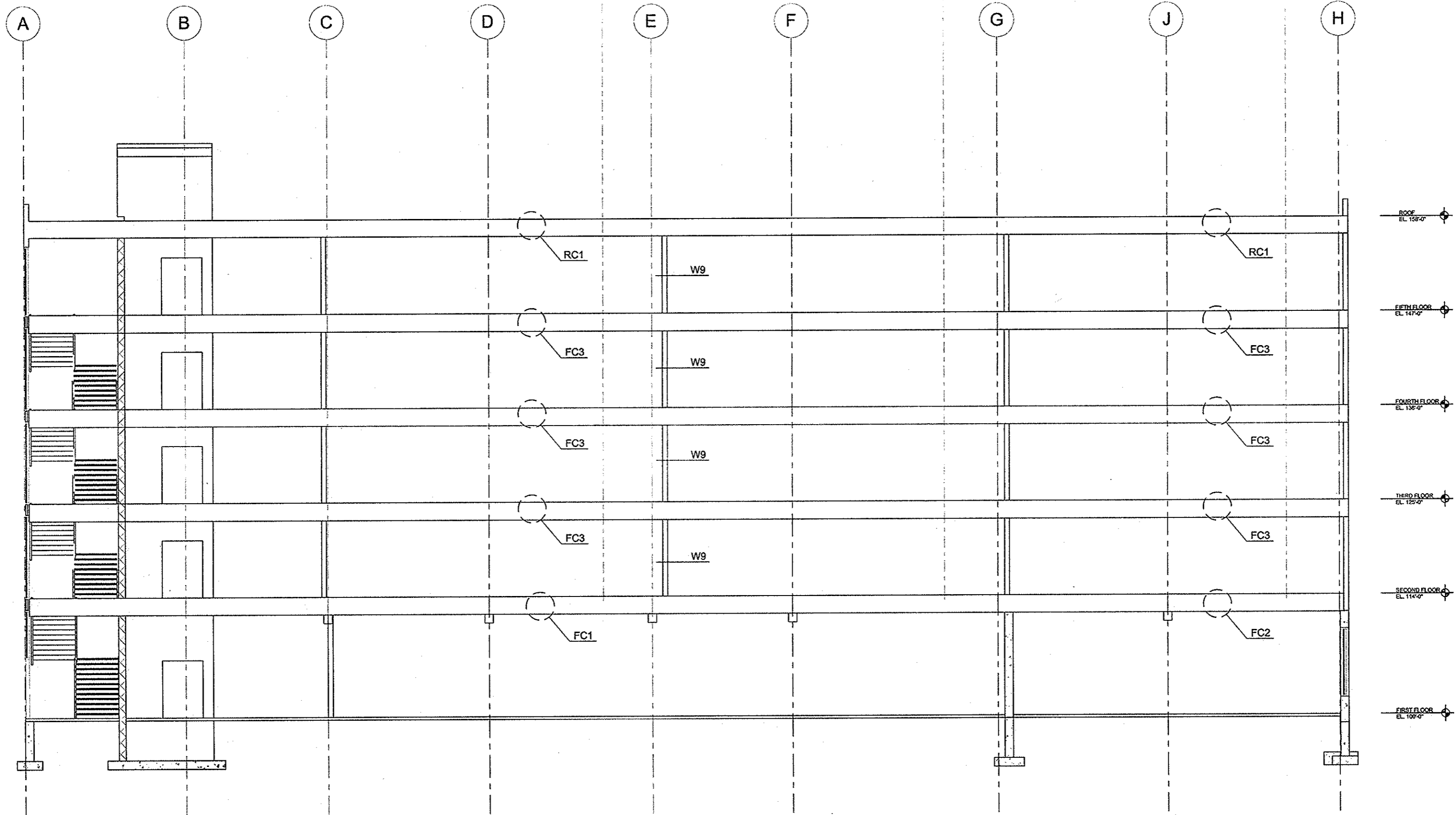


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 608-785-2760 FAX: 608-785-2750  
 E-mail: office@mba-architects.com

PROJECT ARCHITECT:  
 COLIN H. KLOS, AIA  
 ARCHITECT PROJECT MANAGER:  
 STEVEN KUMM, AIA  
 608-785-2760  
 MBA ARCHITECTS, INC.



PROJECT:  
 AGUILARA  
 BADGER ST  
 LACROSSE, WISCONSIN



BUILDING SECTION 3/16" = 1'-0"

REVISIONS		
REV.#	DATE	REMARKS
1	10-21-08	

ISSUE DATES:  
 DESIGN DEVELOPMENT  
 PERMIT SETS  
 CONSTRUCTION SETS  
 FINALS

**BUILDING SECTIONS**

PROJECT	965018
DATE	AS NOTED
DESIGNED BY	SSK
CHECKED BY	CHK
DATE	JUNE 2015

A5.1

15-935.005



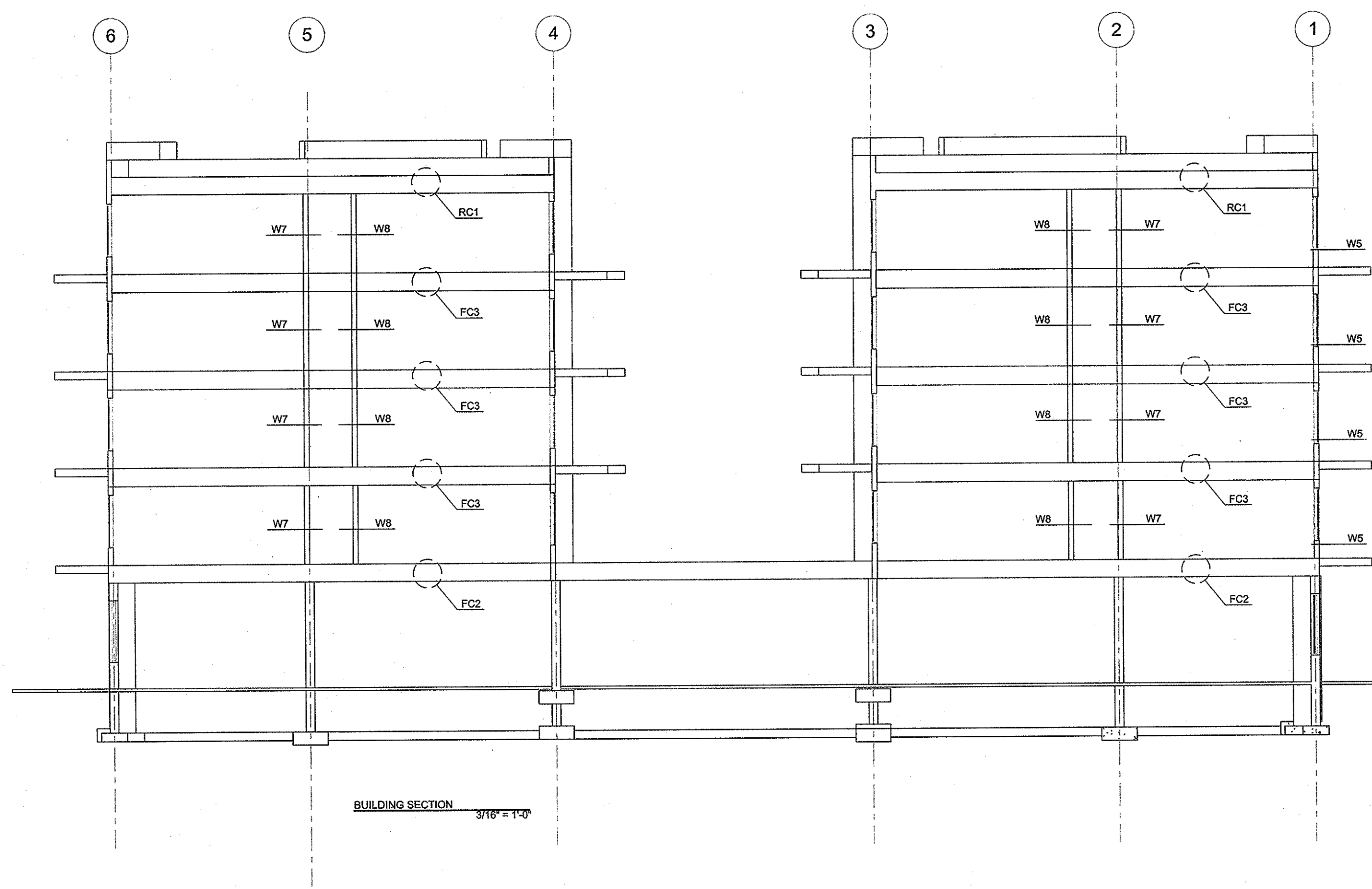
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 E-mail: office@mbo-architects.com  
 PROJECT ARCHITECT:  
 COLIN H. KLOSS, AIA  
 ARCHITECT PROJECT MANAGER:  
 STEVEN KUMM, AIA  
 608/785-2750  
 MBA ARCHITECTS, INC.



PROJECT:  
 AGUILARA  
 BADGER ST  
 LACROSSE, WISCONSIN



BUILDING SECTION  
 3/16" = 1'-0"

REVISIONS	NO.	DATE	BY
Δ	10-21-08		

ISSUE DATES:  
 DESIGN DEVELOPMENT:  
 PERMIT SETS:  
 COMPLETION SETS:  
 CONTRACT:

BUILDING SECTIONS

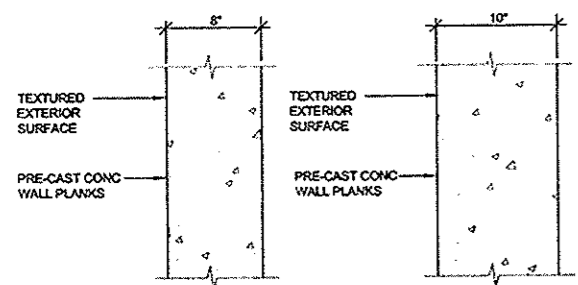
905010  
 AS NOTED  
 SSK  
 CHK  
 JUNE 2015  
**A5.2**  
 15-935.005

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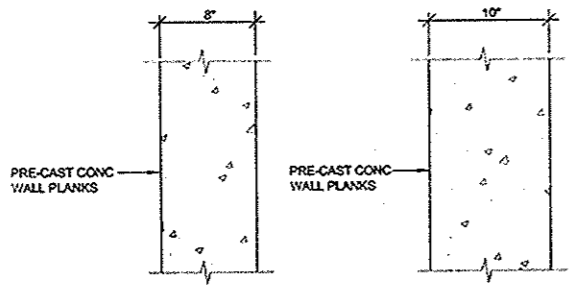
**MBA**  
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 E-mail: office@mbo-architects.com  
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 COLIN H. KLUG, AIA  
 ARCHITECT PROJECT MANAGER:  
 STEVEN KUMM, AIA  
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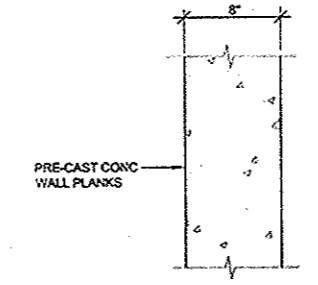
PROJECT:  
 AGUILARA  
 BADGER ST  
 LACROSSE, WISCONSIN



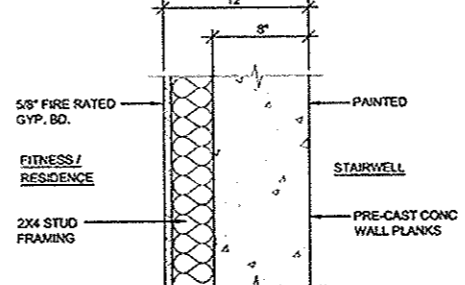
(INSULATION?)  
**EXTERIOR BEARING WALL**  
 1/12" = 1'-0"  
**W1 2-HOUR UL # U941**  
**W1 ALTER. CMU U.L. U905**  
 AT FIRST FLOOR (GRADE) LEVEL



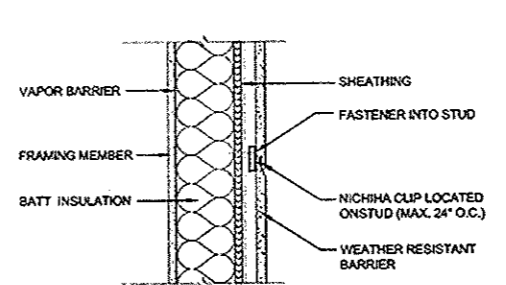
**INTERIOR BEARING WALL**  
 1/12" = 1'-0"  
**W2 2-HOUR UL # U941**  
**W2 ALTER. CMU U.L. U905**  
 AT FIRST FLOOR (GRADE) LEVEL



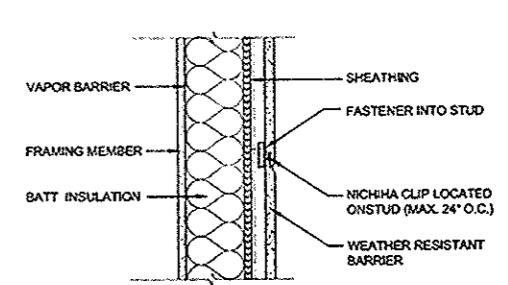
**INTERIOR BEARING WALL**  
 1/12" = 1'-0"  
**W3 2-HOUR UL # U941**  
**W3 ALTER. CMU U.L. U905**  
 AT FIRST FLOOR (GRADE) LEVEL



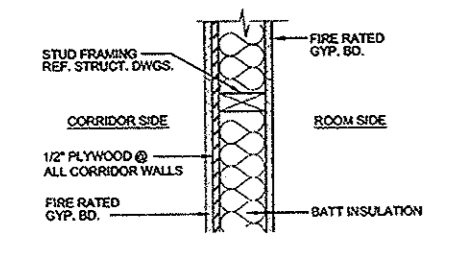
**INTERIOR BEARING WALL**  
 1/12" = 1'-0"  
**W4 2-HOUR UL # U941**  
**W4 ALTER. CMU U.L. U905**  
 AT STAIRWELL ABOVE FIRST FLOOR



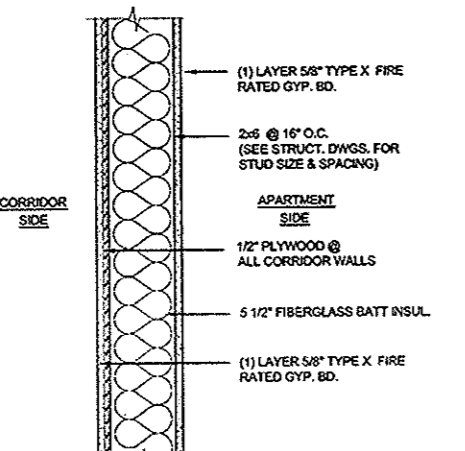
**EXTERIOR BEARING WALL**  
**W5 WS6-1.3 - 1 HOUR**  
 ABOVE FIRST FLOOR @ HORIZ. NCHHA (PLYWOOD SHEARWALL) SEE STRUCT. DWGS.



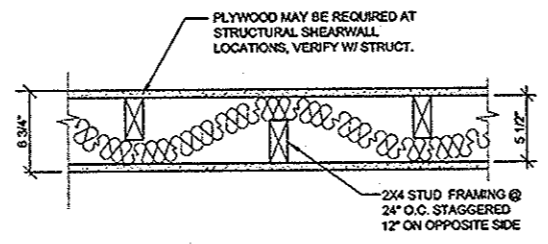
**EXTERIOR BEARING WALL**  
**W6 WS6-1.3 - 1 HOUR**  
 ABOVE FIRST FLOOR @ VERTICAL NCHHA (PLYWOOD SHEARWALL) SEE STRUCT. DWGS.



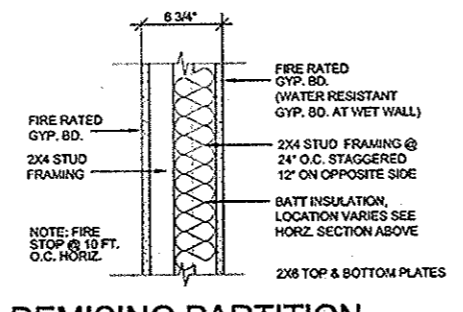
**CORRIDOR BEARING WALL**  
**W7 1-HOUR UL # U311**  
 (REF. STRUCT. FOR SHEARWALL LOCATIONS)  
 REFR. F/A3.6



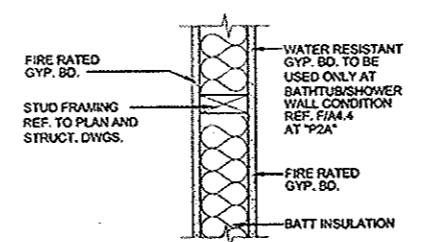
**CORRIDOR PARTITION WALL**  
 (@ NON-SHEARWALL)  
**W8 NON BEARING**  
 1/12" = 1'-0"



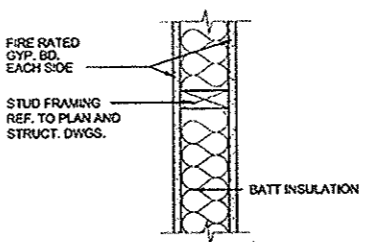
**HORIZONTAL SECTION**  
**1-HOUR - UL # U340**



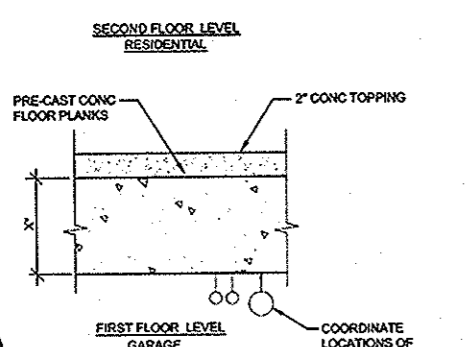
**DEMISING PARTITION**  
**W9 (REF. TO STRUCT. FOR SHEARWALL CONDITIONS FOR MULTIPLE LAYERS EACH SIDE OF STUDS)**  
**1-HOUR - UL # U340 WITH PLYWOOD**  
 REFR. K/A3.7  
 30 MIN RATING REQUIRED W/ SPRINKLER SYSTEM



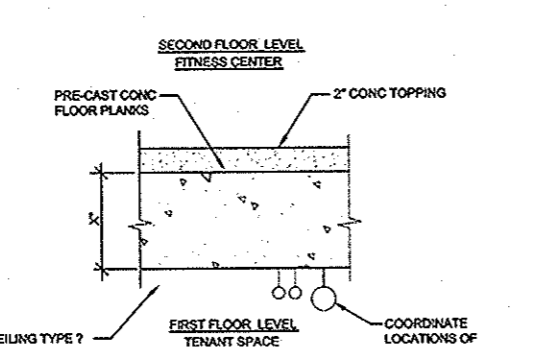
**INTERIOR PARTITION**  
**W10 NON-RATED**



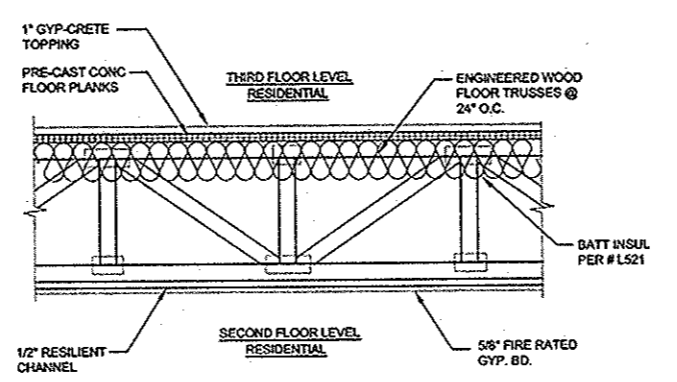
**INTERIOR PARTITION**  
**W11 WS4-1.1 - 1-HOUR**  
 REFR. Q/A3.7



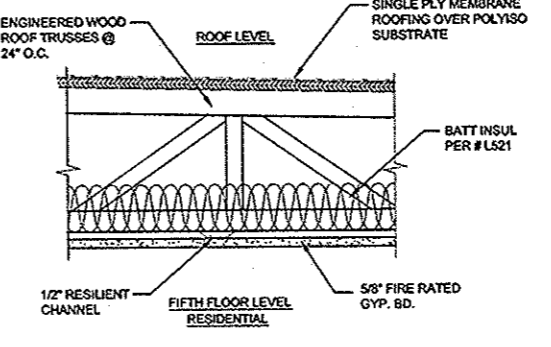
(INSULATION?)  
**BEARING FLOOR SLAB**  
 1/12" = 1'-0"  
**FC1 2-HOUR UL #**



**BEARING FLOOR SLAB**  
 1/12" = 1'-0"  
**FC2 2-HOUR UL #**



**BEARING FLOOR TRUSS**  
 1" = 1'-0"  
**FC3 2-HOUR UL # L521**  
 REFR. B/A3.3



**BEARING ROOF TRUSS**  
 1" = 1'-0"  
**RC1 2-HOUR UL # L521**  
 REFR. B/A3.3

REVISIONS	NO.	DATE	REVISIONS

ISSUE DATES:  
 CES AS DEVELOPMENT  
 FURNISH SETS  
 CONSULTING PARTS  
 SHEET NO.

**WALLS TYPES & DETAILS**

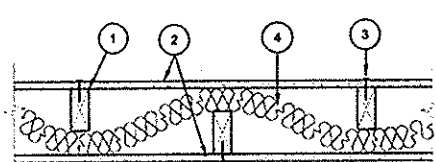
DATE	05/01/18
BY	AS NOTED
CHK	SSK
DATE	05/01/18
BY	CSK
DATE	JUNE 2015

**A7.1**

15-935.005

### A WALL ASSEMBLY

WALL TYPE  
DESIGN NO. U.L. - U340  
BEARING WALL RATING-1 HR.  
FINISH RATING-MINIMUM 20 MIN.

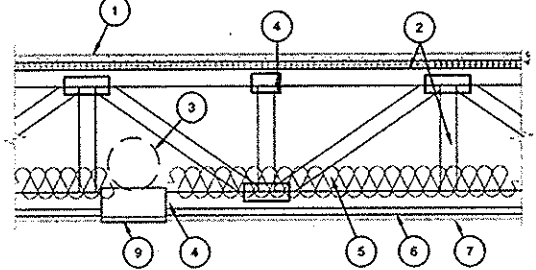


- Wood Studs - Nom 2 by 4 in., alternating on opposite side of nom 2 by 6 in. wood plates. Spaced 24 in. O.C. max. on each side of wood plates. Staggered 12" o.c. on opposite side.
- Gypsum Board - 5/8 in. thick wallboard, paper or vinyl faced with bonded, square, tapered or rounded edges. Wallboard nails to each stud 7" O.C. with 6d cement-coated nails, 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. stem head. As an alternate, No. 8 single head drywall screws, 1-7/8 in. long, may be substituted for the 6d cement-coated nails, when used in walls other than 40" in. wallboard to be installed horizontally.
- Joints and Nailheads - Wallboard joints covered with tape and joint compound. Nail heads covered with joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of classified veneer baseboard, joints reinforced.
- Batts and Blankets - Optional 3-1/2 in. max thickness glass or mineral fiber batt insulation stapled to studs.
- Option to #4: Fiber Sprayed - As an option to batts and blankets (Item 4) spray applied cellulose material. The fiber is applied with water to completely fill the unclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft<sup>3</sup>.

\*bearing the U.L. Classification Marking.

### B FLOOR/CEILING ASSEMBLY

DESIGN NO. U.L. - L521  
ASSEMBLY RATING-1 HR.  
FINISH RATING-MINIMUM 25 MIN.

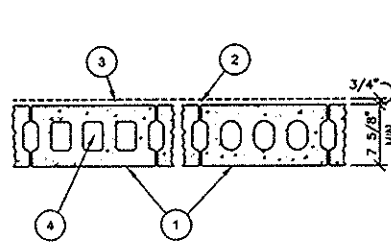


- FLOORING  
System #7 - Subflooring - Min 3/4 in. thick wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panel to be perpendicular to joists with joints staggered. Long edges may be 1/8" 0 or square.  
Finish Flooring - Floor Topping Medium - Compressive strength to be 2500 psi min. Thickness to be 3/4 in. min. Refer to manufacturer's instructions accompanying the material for specific design.
- TRUSSES - Parallel chord trusses, spaced a max of 24 in. O.C., fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Min truss depth is 12 in. Truss members secured together with min 0.0250 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs bedded each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a bevel for stiffness. The pairs are repeated on approx. 7/8 in. centers with four rows of teeth per inch of plate width.
- AIR DUCT - Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.
- CEILING DAMPER\* - for use with min 18 in. deep trusses. Max nom area shall be 324 sq in. Max square size shall be 18 in. by 18 in. Rectangular sizes not to exceed 324 sq in. with a max width of 18 in. Max height of damper shall be 14 in. Aggregate damper openings shall not exceed 162 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturer's installation instructions provided with the damper. A steel grille (Item 6) shall be installed in accordance with installation instructions.
- BATTS AND BLANKETS - Glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. When the resilient channels (Item 5) or furring channels (Item 6A) are spaced 16 in. O.C. the insulation shall be a max of 3-1/2 in. thick, and shall be secured against the subflooring with staples at 12 in. O.C. or held suspended in the concealed space with 0.020 in. diam galv steel wires attached to the wood trusses at 12 in. O.C. When the resilient channels (Item 5) or furring channels (Item 6A) are spaced a max of 12 in. O.C. or when the Steel Framing Members (Item 6B) are used, there is no limit to the overall thickness of insulation, and the insulation can be secured against the subflooring, held suspended in the concealed space or draped over the resilient or furring channels (or Steel Framing Members) and gypsum panel membrane. When Steel Framing Members (Item 6C) are used, max 3-1/2 in. thick insulation shall be draped over the furring channels (Item 6A) and gypsum board ceiling membrane, and friction-fitted between trusses and Steel Framing Members (Item 6C). The finished rating has only been determined when the insulation is secured to the subflooring.
- FIBER, SPRAYED\* - as an alternate to Item 5.
- RESILIENT CHANNELS - Formed from min 0.020 in. thick galv steel, 1/2 in. deep by 2-3/8 in. wide at the base and 1-3/8 in. wide at the face as shown, spaced 16 in. O.C. perpendicular to trusses. When insulation, Item 5, is applied over the resilient channel/gypsum panel ceiling membrane, the resilient channel spacing shall be reduced to 12 in. O.C. Channels secured to each truss with 1-1/4 in. long Type S bugle head steel screws. Channels overlapped 4 in. at joints. Two channels, spaced 6 in. O.C., oriented opposite each gypsum panel end joint as shown in the above illustration. Additional channels shall extend min 6 in. beyond each side edge of panel.
- GYPNUM BOARD\* - Nom 5/8 in. thick, 48 in. wide gypsum panels. When resilient channels (Item 5) are used, gypsum panels installed with long dimension perpendicular to resilient channels. Gypsum panels secured with 1 in. long Type S bugle head steel screws spaced 12 in. O.C. and located a min of 1/2 in. from side joints and 3 in. from the end joints. When insulation (Item 5 or 6A) is applied over the resilient channel/gypsum panel ceiling membrane screw spacing shall be reduced to 8 in. O.C. End joints secured to both resilient channels as shown in end joint detail.
- FINISHING SYSTEM - (Not shown) - Vinyl, clay or pre-mixed joint compound, applied in two coats to joints and screw heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum board.
- GRILLE - Steel grille, installed in accordance with the installation instructions provided with the ceiling damper.

\*bearing the U.L. Classification Marking.

### C WALL ASSEMBLY

WALL TYPE  
DESIGN NO. U.L. - U905  
BEARING WALL RATING-2 HR.  
FINISH RATING-25 MIN.

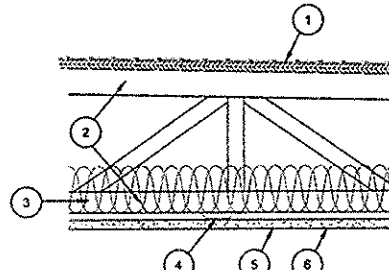


- CONCRETE BLOCKS - Various Designs, Classification B-4 (4 in.). See Concrete Blocks category for list of eligible manufacturers.
- MORTARS - Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.
- Portland Cement Sluice or Gypsum Plaster - If used, add 1/2 hr. to Classification.
- Loose-Masonry Fill - If all core spaces are filled with loose dry expanded slag, burned clay or shale (rotary kiln process), water repellent vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation, Class D-2 (2 hr) or C-3 (3 hr) concrete blocks will provide a 4 hr fire resistance rating.

\*bearing the U.L. Classification Marking.

### D ROOF/CEILING ASSEMBLY

DESIGN NO. U.L. - PS22  
UNRESTRAINED ASSEMBLY RATING - 1 HOUR  
FINISH RATING - 25 MIN.



- ROOFING SYSTEM - ANY UL CLASS A, B OR C ROOFING SYSTEM
- TRUSSES - PITCHED OR PARALLEL CHORD WOOD TRUSSES, SPACED A MAX OF 24" O.C., FABRICATED FROM A MINIMUM OF 2x4 LUMBER.
- BATTS & BLANKETS - (RSB, OPTIONAL)
- RESILIENT CHANNELS - RC-1 CHANNELS OR EQUIVALENT SPACED 12" OR 16" O.C.
- GYPNUM BOARD - ONE LAYER OF 5/8" GYPNUM BOARD ATTACHED TO THE RESILIENT CHANNELS USING 1" LONG TYPE "S" BUGLE-HEAD SCREWS SPACED A MAXIMUM OF 12" O.C.
- JOINTS - VINYL, DRY OR PRE-MIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS; PAPER TAPE, 2" WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of WISCONSIN.  
Number: A-5517  
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**THREESIXTY**  
REAL ESTATE SOLUTIONS, LLC  
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PROJECT:  
AGUILERA  
BADGER ST  
LACROSSE, WISCONSIN

REVISIONS		
NO.	DATE	REMARKS

ISSUE DATES:  
DESIGN DEVELOPMENT:  
PERMIT SETS:  
CONSTRUCTION SETS:

DATE: 10/2015

**RATED WALL ASSEMBLIES**

950518  
AS NOTED  
SSK  
CHK  
JUNE 2015  
**A7.2**  
15-935.005