

5TH AND MISSISSIPPI DEVELOPMENT

Leonardo Silva
architecture

601 3rd Street S
La Crosse, WI, 54601
1 (800) 535-9244
www.leonardosilvaarchitecture.com

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The General Contractor is responsible for confirming and correcting dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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Location Map
Key Map: 1502-16

5TH AND MISSISSIPPI DEVELOPMENT
920 5th Avenue S
926 5th Avenue S
421 Mississippi St

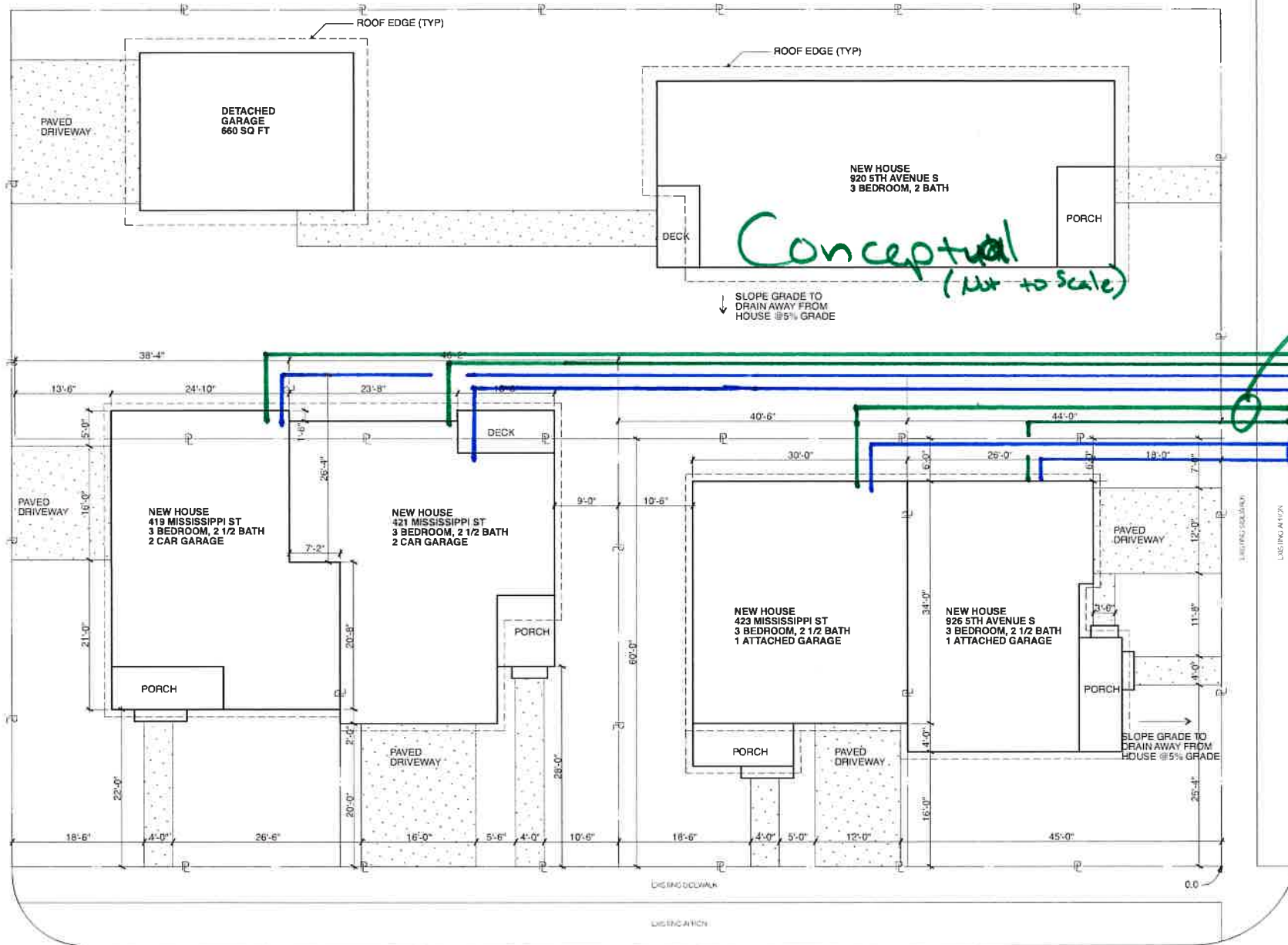
ISSUED:

COVER SHEET

A001

Printed: 12/19/17

SHEET INDEX		ABBREVIATIONS	
SITE PLAN + SCHEDULES			
A000	COVER SHEET	A.F.F.	ABOVE FINISHED FLOOR
A001	COVER SHEET	ACOUS.	ACOUSTICAL
PLANS		ADJ.	ADJUSTABLE
A101	MAIN LEVEL	AL	ALUMINIUM
A102	UPPER LEVEL	BOT.	BOTTOM
A103	ROOF PLAN	BO.	BOARD
A110	FOUNDATION PLAN	C.L.	CENTER LINE
A111	MAIN LEVEL	CER.	CERAMIC
A112	UPPER LEVEL	CAB.	CABINET
A113	ROOF LEVEL	CAR.	CARPET
A121	MAIN LEVEL	CONSTR.	CONSTRUCTION
A122	UPPER LEVEL	CTR.	CENTER
A123	ROOF PLAN	CL	CLEAR
ELEVATIONS		COL.	COLUMN
A201	ELEVATIONS	CONT.	CONTINUOUS
A211	ELEVATIONS	CONC.	CONCRETE
A221	ELEVATIONS	DWG.	DRAWING
A222	ELEVATIONS	ELEC.	ELECTRICAL
SECTIONS		EL. OR ELEV.	ELEVATION
A301	SECTIONS	EQ.	EQUAL
A311	SECTIONS	EQPT.	EQUIPMENT
A321	SECTIONS	EX. OR EXIST.	EXISTING
INT. ELEVATIONS		ETR.	EXISTING TO REMAIN
A401	INT. ELEVATIONS	FRP.	FIBERGLASS REINFORCED PANELS
A402	INT. ELEVATIONS	F.D.	FLOOR DRAIN
GENERAL NOTES AND SPECIFICATIONS		FDN.	FOUNDATION
DWELLING AREA SUMMARY (When the structure is a multi-family housing unit, all references are to a single family dwelling unit)		FTG.	FOOTING
FIRST FLOOR SF	GARAGE SF	G.C.	GENERAL CONTRACTOR
SECOND FLOOR SF	# BEDROOMS	GA.	GAUGE
TOTAL SF	# FULL BATHS	GEN.	GENERAL
BASEMENT FIN. SF	# HALF BATHS	GYP. BD.	GYP. BOARD
- THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2009 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2009 IBC AND 2009 IMC SHALL BE USED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.		H.C.	HOLLOW CORE
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.		H.M.	HOLLOW METAL
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC, AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC, AND ELECTRICAL SYSTEMS.		LAM.	LAMINATE
- THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.		MAX.	MAXIMUM
- THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.		MATL.	MATERIAL
- INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.		MTL.	METAL
- INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 7'0" ABOVE SHOWER DRAINS.		MIN.	MINIMUM
- INSULATE WASTE LINES FOR SOUND CONTROL.		O.C.	ON CENTER
- EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND/OR SHOWER AND IN LAUNDRY ROOMS.		SC.	SOLID CORE
- ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.		STN. STL.	STAINLESS STEEL
- PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.		STD.	STANDARD
DESIGN CRITERIA:		U.N.O.	UNLESS NOTED OTHERWISE
ROOF	2009 IRC AND IBC		
	50 PSF SNOW LOAD		
	*8 PSF TOP CHORD DL		
	*7 PSF BOTTOM CHORD DL		
	*5 PSF NET WIND UPLIFT		
FLOOR	40 PSF LL		
	*10 PSF TOP CHORD DL		
	*5 PSF BOTTOM CHORD DL		
SOIL	2,000 PSF ALLOWABLE (ASSUMED) TO BE AT TIME OF		
EXCAVATION			
FROST DEPTH	4'-0"		
SEISMIC ZONE	C		
WIND	90 MPH (90 MPH 3 SEC GUST), EXPOSURE C		



Allowed Sewer
Allowed Water
Vector? For 421 1/2 St?

5TH AVENUE

MISSISSIPPI ST

1 Site Plan
A001
SCALE: 1" = 10'