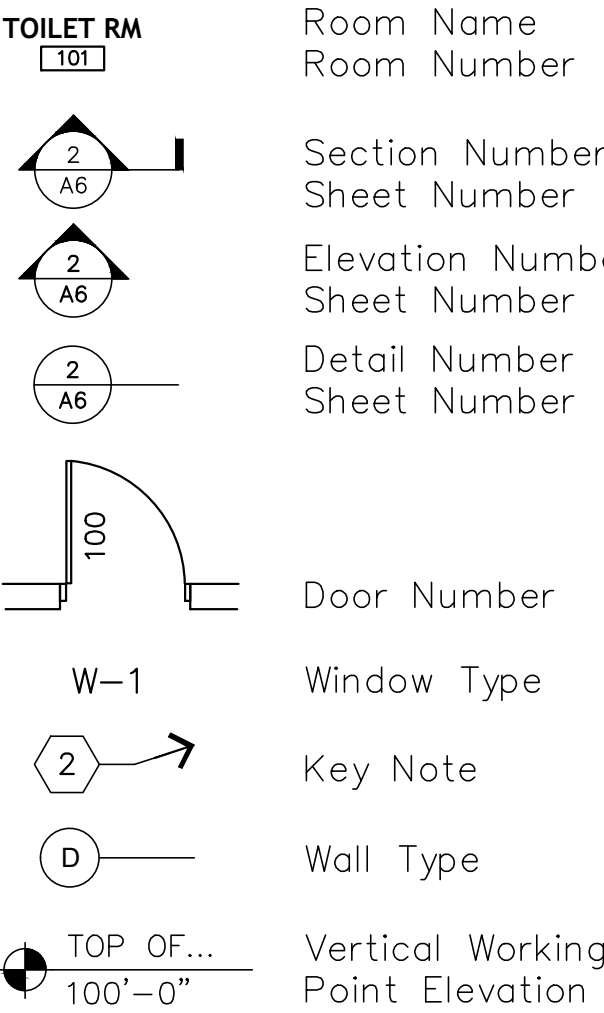


BORTON CONSTRUCTION

ST. ANDREW STREET
LACROSSE, WI 54601
New 9,918 S.F. SINGLE STORY BUILDING
W/1200 S.F. MEZZANINE
& 662 S.F. OUTSIDE COVERED STORAGE
10,540 S.F. TOTAL

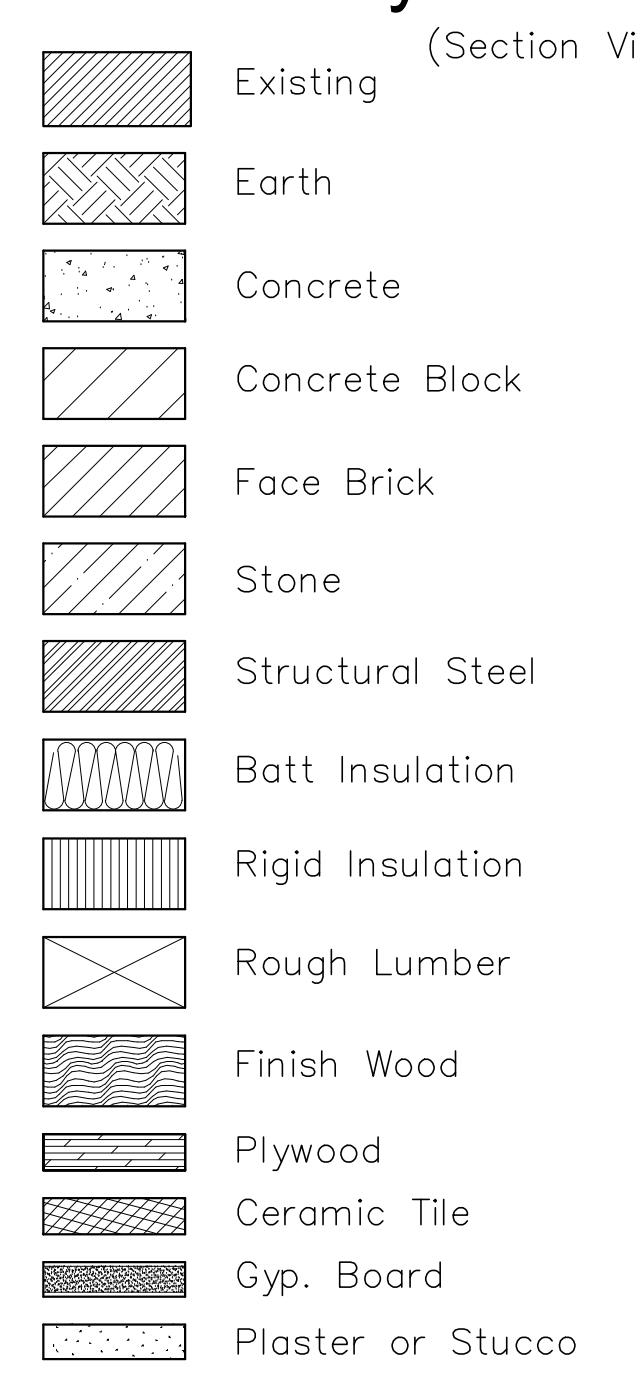
Graphic Symbols



Typical Abbreviations List

A.F.F.	ABOVE FINISHED FLOOR	MBD	MARKER BOARD
A.T.	ACOUSTICAL TILE	MAS.	MASONRY
ADJ.	ADJUSTABLE	M.O.	MASONRY OPENING
ACP	ACOUSTIC CEILING PANEL	MAX.	MAXIMUM
AT	ACOUSTIC CEILING TILE	MECH.	MECHANICAL
AWP	ALTERNATE WALL PANEL	MTL.	METAL
ALT.	ALUMINUM	MIN.	MINIMUM
ALUM.	ALUMINUM	N.I.C.	NOT IN CONTRACT
@	AT	N.T.S.	NOT TO SCALE
BRG.	BEARING	O.C.	ON CENTER
BIT.	BITUMINOUS	O.D.	OUTSIDE DIAMETER
BLK'G.	BLOCKING	OH.	OVERHEAD
BR.	BRICK	P.	PAINT
BLDG.	BUILDING	PLAS.	PLASTER
CAB.	CABINET	P. LAM.	PLASTIC LAMINATE
OPT.	CARPET	PL.	PLATE
CLG.	CEILING	PLBG.	PLUMBING
CT.	CERAMIC TILE	PLYWD.	PLYWOOD
COL.	COLUMN	PCT.	PORCELAIN CERAMIC TILE
CONC.	CONCRETE	P/C	PRECAST
C.B.	CONCRETE BLOCK	P/C TERR.	PRECAST TERRAZZO
CMU	CONCRETE MASONRY UNIT	PREFAB.	PREFABRICATED
CONT.	CONTINUOUS - CONTINUED	PREFIN.	PREFINISHED
CONTR.	CONTRACTOR	P.T.	PRESSURE TREATED
C.J.	CONTROL JOINT	Q.T.	QUARRY TILE
COORD.	COORDINATE	REINF.	REINFORCING OR REINFORCEMENT
DIA.	DIAMETER	REQ'D.	REQUIRED
DRS.	DOORS	R.	RISERS
D.S.	DOWN SPOUT	R.D.	ROOF DRAIN
E.W.C.	ELECTRIC WATER CHILLER	RFG.	ROOFING
ELECT.	ELECTRICAL	RM.	ROOM
EL.	ELEVATION	SCHE.D.	SCHEDULE
ELEV.	ELEVATOR	SEALED	SEALED
E.P.	EPOXY PAINT	S.	SIMILAR
EQUIP.	EQUIPMENT	SV	SHEET VINYL
EXIST.	EXISTING	SOLID CORE	SOLID CORE
E.P.S.	EXPANDED POLYSTYRENE	SOLID SURFACE	SOLID SURFACE
EXP.	EXPOSED	SPECIFICATION	SPECIFICATION
EXT.	EXTERIOR	SPORT	SPORT
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	SURF.	SURFACES
F.V.	FIELD VERIFY	ST.	STAIN
FIN.	FINISH	S.S.	STAINLESS STEEL
F.E.	FIRE EXTINGUISHER	STRUCT.	STRUCTURE OR STRUCTURAL
FL.	FLOOR	T.BD.	TACKBOARD
F.L.D.	FLOOR DRAIN	T.S.	TACK SURFACE
FTG.	FOOTING	TEMP.	TEMPERED
FDN.	FOUNDATION	TERR.T.	TERRAZZO TILE
GEN.	GENERAL CONTRACTOR	T&G	TONGUE & GROOVE
G.C.	GENERAL CONTRACTOR	T/	TOILET PARTITION
GL.	GLASS OR GLAZING	TR.	TREADS
GLZ.	GLAZED CMU	TYP.	TYPICAL
G.F.CMU.	GROUND FENCE CMU	UNFIN.	UNFINISHED
GYP. BD.	GYP. BOARD	V.B.	VAPOR BARRIER
H&V	HEATING & VENTILATION	VERT.	VERTICALLY
H.C.	HOLLOW CORE	V.C.T.	VINYL COMPOSITION TILE
H.M.	HOLLOW METAL	V.W.C.	VINYL WALL COVERING
H.O.	HOLD OPEN ARM	VB	VINYL BASE
HORIZ.	HORIZONTAL	W.W.F.	WELDED WIRE FABRIC
HR.	HOURS	WDW.	WINDOW
HYD.	HYDRANT	W/	WITH
INSUL.	INSULATION	WD.	WOOD
INT.	INTERIOR		
JT.	JOINT		
JST.	JOIST		

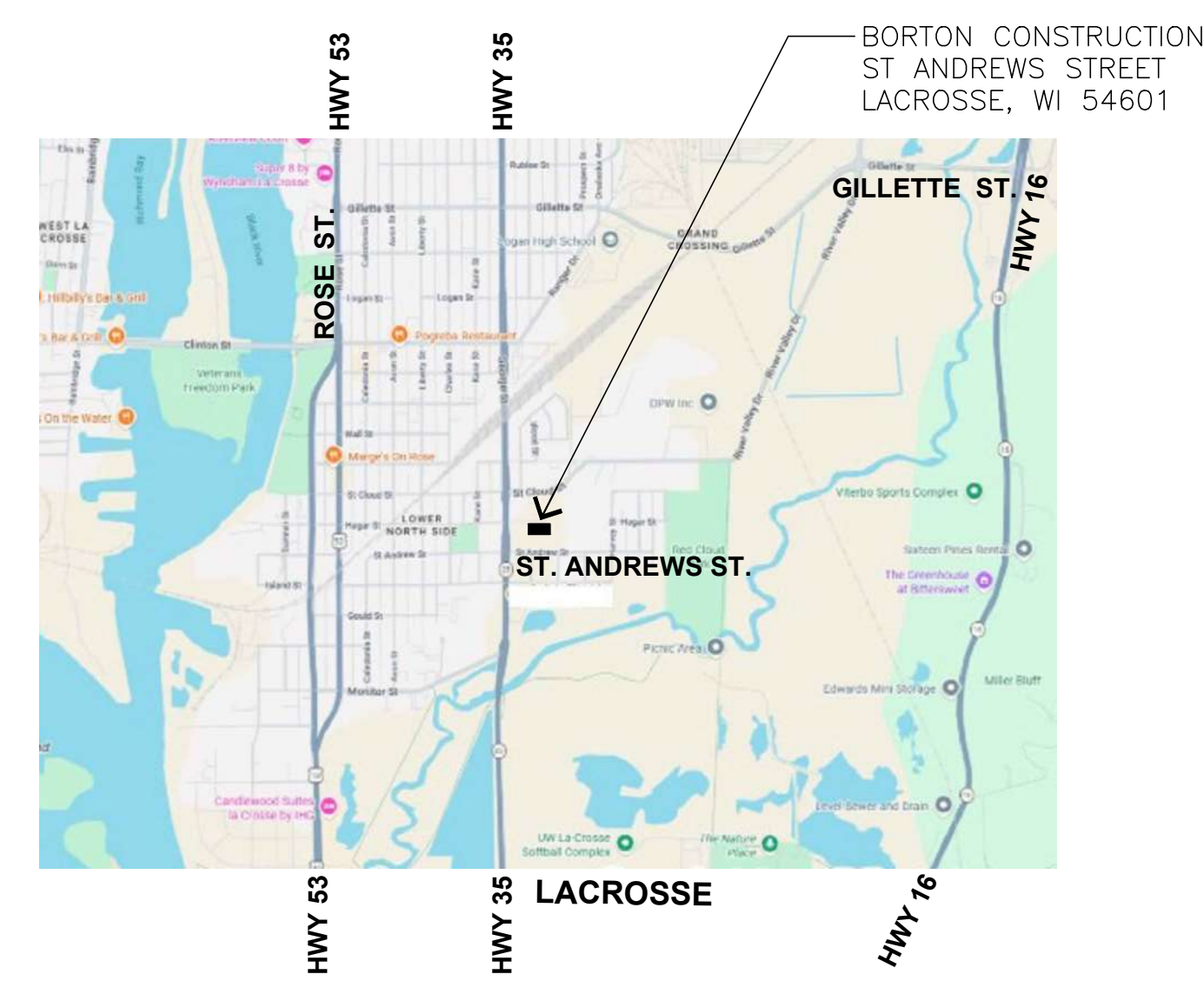
Material Symbols



PROJECT SITE:
BORTON CONSTRUCTION
ST ANDREWS STREET
LACROSSE, WI 54601



Site Location Map
N.T.S.



Site Vicinity Map
N.T.S.

CODE CRITERIA

GOVERNING CODES - STATE OF WISCONSIN
CITY OF LACROSSE - LACROSSE COUNTY

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 BODIES INVOLVED. APPLICABLE CODES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING ADOPTED CODES:

- 2021 IBC WITH WISCONSIN AMENDMENTS (SPS 362)
- 2021 IMC WITH WISCONSIN AMENDMENTS (SPS 364)
- WISCONSIN ELECTRIC CODE (SPS 316)
- WISCONSIN PLUMBING CODE (SPS 381-387)
- 2021 IECC WITH WISCONSIN AMENDMENTS (SPS 362)
- 2021 NFPA 101 LIFE SAFETY CODE
- 2021 INTERNATIONAL FIRE CODE
- ACCESSIBILITY: 2017 ICC ANSI A117.1 & (2021 IBC CHP 11)

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF A NEW 10,528 SQ. FT. SINGLE STORY WOOD FRAMED BUILDING WITH A 1200 SQ. FT. MEZZANINE AND A 662 SQ. FT. EXTERIOR COVERED STORAGE. THIS BUILDING WILL BE OCCUPIED AS A CONSTRUCTION BUSINESS OFFICE AND ASSOCIATED WAREHOUSE.

THE CONSTRUCTION CONSISTS OF A SLAB ON GRADE FLOOR THROUGHOUT WITH A REINFORCED CONCRETE INSULATED FROST WALL FOUNDATION AND FOOTING SYSTEM. HYDRONIC IN FLOOR RADIANT HEAT IS PROVIDED AT THE BUILDING PERIMETER IN 8'-0"

THE MAIN FRAME STRUCTURE AT THE THE BUSINESS OFFICE IS A STANDARD 2X WOOD FRAMED WALL STUD SYSTEM 16" O.C. WITH ENGINEERED WOOD ROOF TRUSSES SET @ 2'-0" O.C.

THE MAIN FRAME STRUCTURE AT THE WAREHOUSE IS A MULTI-PLY 2X LADDER FRAMED POST WALL SYSTEM 4'-0" O.C. WITH 2'-0" O.C. HORIZONTAL GIRTS AND A ENGINEERED WOOD ROOF TRUSSES SET @ 2'-0" O.C.

PROJECT CODE DATA

- BUILDING INFORMATION:**
 - BUILDING DESIGNATION:**
BORTON CONSTRUCTION OFFICE BUILDING BUSINESS / MODERATE HAZARD STORAGE
 - BUILDING LOCATION:**
ST. ANDREWS STREET
LACROSSE, WI 54601
 - BUILDING CLASSIFICATIONS:**
 - OCCUPANCY GROUP:**
 - SEC. 304.1 - BUSINESS GROUP B
 - SEC. 311.2 - MODERATE HAZARD STORAGE GROUP S-1
 - TABLE 508.3 - NONSEPARATED OCCUPANCIES
- THIS BUILDING IS DESIGNED WITH NONSEPARATED OCCUPANCIES AND ARE INDIVIDUALLY CLASSIFIED. THE CODE REQUIREMENTS FOR EACH PORTION OF THE BUILDING IS BASED ON THE OCCUPANCY CLASSIFICATION OF THAT SPACE.
- FOR DESIGN PURPOSES THE TOTAL NONSEPARATED OCCUPANCY AREA OF THIS BUILDING HAS BEEN DESIGNED FOR THE MOST RESTRICTIVE CODE OF THE 2 OCCUPANCIES INCLUDING THE PROVISIONS CHAPTER 9.
- BUILDING AREA:**
 - TOTAL SQ. FT. = 10,540 SQ. FT.
 - BUSINESS OFFICE 3,365 SQ. FT.
 - WAREHOUSE 6,553 SQ. FT.
 - COVERED STORAGE 622 SQ. FT.
 - TAB. 506.2 ALLOWABLE AREA
 - BUSINESS B, CONSTR. TYPE V-B, NO SPRINKLER = 9,000 S.F.
 - STORAGE S1, CONSTR. TYPE V-B, NO SPRINKLER = 9,000 S.F.
 - SEC. 506.3 FRONTAGE INCREASE:
 - TAB. 506.3.3 - FRONTAGE INCREASE
 - THIS PROJECT PROVIDES A 30' MINIMUM CLEAR FRONTAGE AT THE COMPLETE BUILDING PERIMETER
 - $10,540/10,540 = 1 - 0.25 = 0.75 (30/30=1) = 0.75$
 - $9,000 \times 1.75 = 15,750$ S.F. ALLOWABLE
 - CONSTRUCTION TYPE:**
 - SECTION 602.5 - TYPE V-B UNPROTECTED (WOOD CONSTRUCTION)
 - SPRINKLER SYSTEMS**
 - SECTION 903.2.9 - STORAGE GROUP S-1
 - FIRE AREA: 11,740 S.F.
 - (WITH 1200 S.F. MEZZANINE)
 - LESS THAN 12,000 SQ. FT. - NO SPRINKLER SYSTEM REQUIRED
 - OCCUPANCY LOAD:** MAX. FLOOR ARE PER OCCUPANT
 - NUMBERS BASED ON TABLE 1004.5 -
 - BUSINESS AREA = 150 S.F. PER OCCUPANT GROSS
 - $3,365 / 150 = 23$ OCCUPANTS
 - WAREHOUSE = 150 S.F. PER OCCUPANT GROSS
 - $6,553 / 150 = 44$ OCCUPANTS
 - MEZZANINE = 1200 / 500 = 3 OCCUPANTS
 - TOTAL OCCUPANTS 40 OCCUPANTS
 - EXITING:**
 - TABLE 1006.3.3 - MINIMUM NUMBER OF EXITS
 - OCCUPANTS 1 - 500 = 2 EXITS REQUIRED
 - 3 EXITS ARE PROVIDED FROM EACH BUSINESS TENANT SPACE
 - TABLE 1017.2 - EXIT TRAVEL DISTANCE
 - MAXIMUM TRAVEL DISTANCE 200'
 - MAXIMUM TRAVEL IN THIS BUILDING DOES NOT EXCEED 150'
 - TABLE 1020.2 - CORRIDOR FIRE-RESISTIVE RATING
 - GROUP B - LESS THAN 30 OCCUPANTS SERVED
 - NO RATING REQUIRED
 - RESTROOM FACILITIES:**
 - TABLE 2902.1 - MINIMUM PLUMBING FIXTURES MEN/WOMEN
 - BUSINESS B
 - WATER CLOSETS = 1 PER 25
 - LAVATORIES = 1 PER 40
 - MEN'S AND WOMEN'S RESTROOMS PROVIDED
 - WITH (1) WATER CLOSETS & (1) LAV. EACH
 - (1) UNISEX RESTROOM PROVIDED IN WAREHOUSE SPACE

SHEET INDEX

- GENERAL
- T1.0 Title Sheet / Code Data / Plan Index
 - C1.0 Architectural Site Plan

ARCHITECTURAL

- A1.0 Floor Plan / Wall Types
- A1.1 Mezzanine Plan / Framing Plan
- A1.2 Enlarged Restroom & Details
- A1.3 Door & Window Schedules
- A1.4 Reflected Ceiling Plan
- A1.5 Finish Plan & Schedule
- A2.0 Exterior Elevations
- A3.0 Building Sections
- A3.1 Building Section & Details
- A3.2 Wall Sections
- A3.3 Wall Sections
- A3.4 Building & Wall Sections
- A3.5 Wall Framing Elevations

STRUCTURAL

- S.01 Structural Specifications
- S1.0 Foundation Plan
- S1.1 Foundation Details
- S2.0 Roof Framing Plan
- S2.1 Framing Details
- S2.2 Shear Wall Plan / Roof Plan

Commercial
Industrial
Residential

Askay Architecture

Onalaska, WI 54650 Ph: 608-317-1565
Email: askayarchitect@gmail.com

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 in the State of Wisconsin. I am a member of the Wisconsin State Board of Architecture. Information contained in these drawings was prepared for the specific project and is not to be used for any other project without the prior written consent of the architect. ©2026

GENERAL CONTRACTOR:

Borton Construction

2 Copeland Ave, Ste 201
LaCrosse, WI 54603

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE

PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE / SET - TYPE
06/04/26 DESIGN

DRAWN BY:

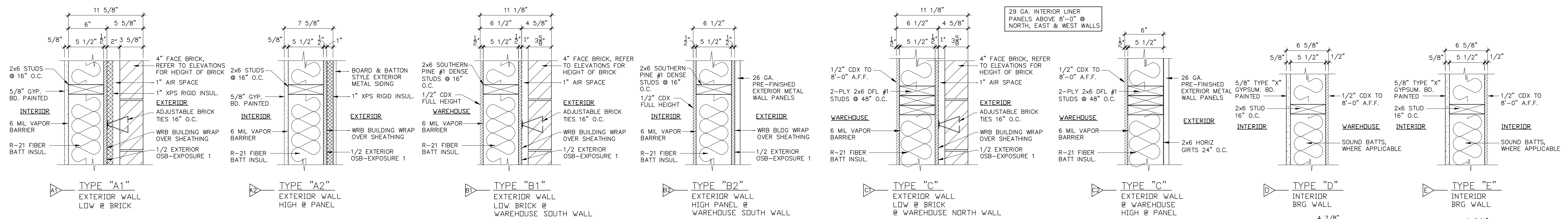
REVISIONS

NO.	DATE

SHEET TITLE
TITLE SHEET
PROJECT INFO
CODE DATA

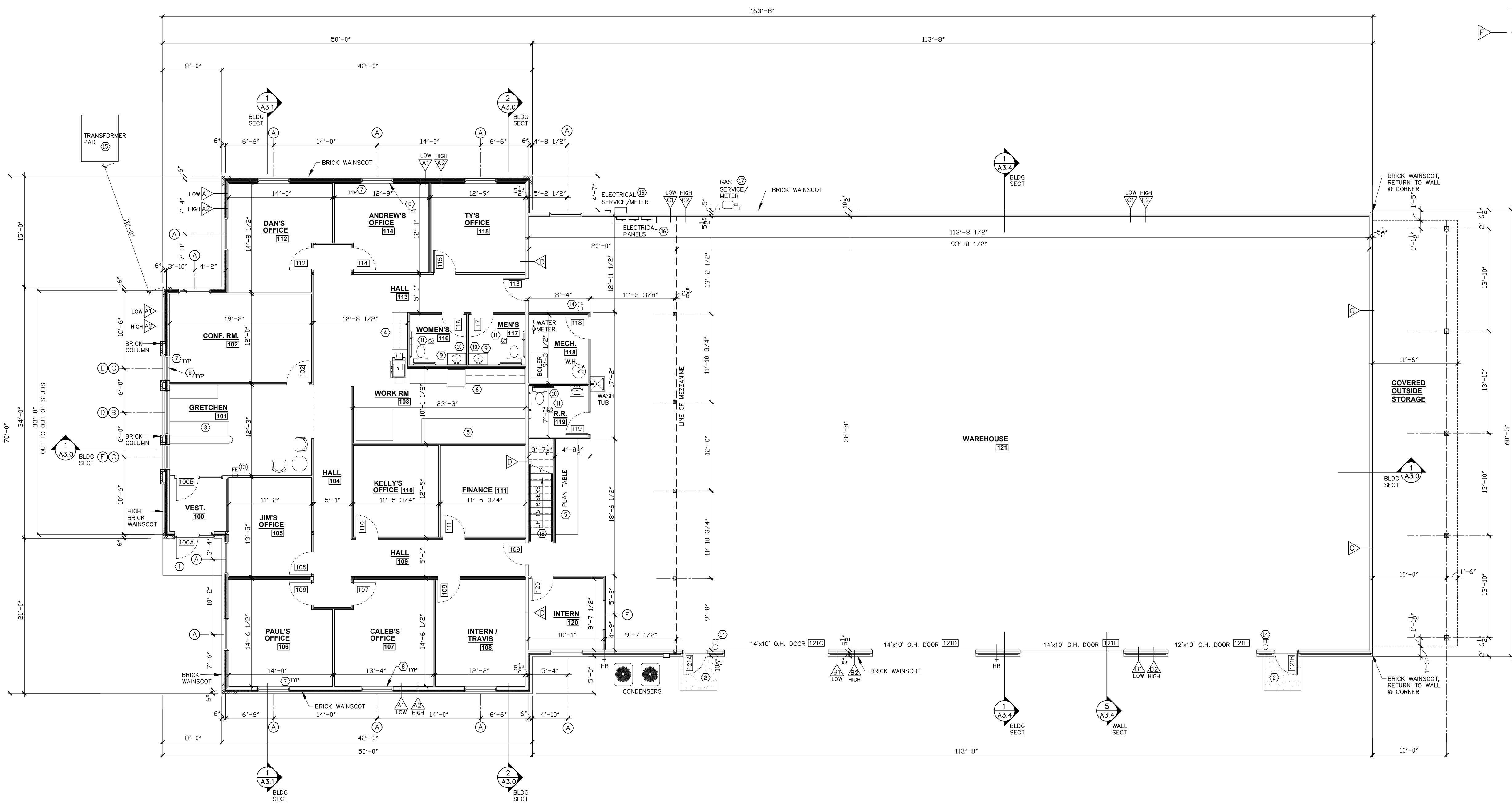
SHEET NO.

T1.0



2 WALL TYPES
NTS PLAN VIEW

PROVIDE TREATED BOTTOM PLATES @ SLAB



1 FLOOR PLAN
1/8"=1'-0"

GENERAL NOTES

- OBSERVE ALL STATE, LOCAL CODES AND O.S.H.A. SAFETY STANDARDS. HARD HATS AND EYE PROTECTION TO BE WORN AT ALL TIMES WHILE WORKING ON THIS PROJECT.
- STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH IBC SECTION 2308 - CONVENTIONAL LIGHT-FRAME CONSTRUCTION.
- ALL NEW FRAMING TO BE WOOD STUDS PER PLAN. WOOD PLATES SET AGAINST CONCRETE OR CMU TO BE TREATED.
- ALL GYPSUM BOARD AT WALLS TO BE 5/8" TYPE X. U.N.O.
- ALL GYPSUM BOARD AT WET WALLS TO BE M.R. GYPSUM BOARD. ALL BACKER BEHIND TILE TO BE CEMENT BOARD "DUROCK" OR EQUAL.
- DOOR HARDWARE TO MEET ICC/ANSI A117.1, 404.2.6 FOR OPERABILITY.
- (A) DENOTES WINDOW TYPE. SEE WINDOW SCHEDULE
- (100) DENOTES DOOR TYPE. SEE DOOR SCHEDULE
- PROVIDE BLOCKING IN WALLS FOR GRAB BARS, SHELING AND WALL MOUNTED ITEMS. VERIFY OTHER BLOCKING LOCATIONS WITH OWNER.
- PREP ALL WALLS AND FLOORS TO RECEIVE FINISHES AS RECD. PER FINISH MATERIAL MANUFACTURERS SPECIFICATIONS.
- ALL FINAL SELECTIONS OF COLORS/MATERIALS/FINISHES TO BE APPROVED BY OWNER.
- ELECTRICAL DESIGNER/CONTRACTOR TO VERIFY ALL ELECTRICAL REQUIREMENTS FOR ALL ITEMS/ EQUIPMENT BEING INSTALLED ON THIS PROJECT. COORDINATE WITH OWNER ON FINAL KITCHEN EQUIPMENT. PROVIDE GFI'S WHERE RECD.
- ELECTRICAL DESIGNER/CONTRACTOR TO VERIFY ALL LIGHTING FIXTURES BEING INSTALLED ON THIS PROJECT.
- ELECTRICAL DESIGNER/CONTRACTOR TO PROVIDE DESIGN LAYOUT DRAWINGS AND SPECIFICATIONS THAT MEET CURRENT CODES AND HAVE READILY AVAILABLE ON SITE FOR INSPECTORS REVIEW.
- PLUMBING DESIGNER/CONTRACTOR TO VERIFY ALL PLUMBING REQUIREMENTS FOR ALL EQUIPMENT BEING INSTALLED ON THIS PROJECT. VERIFY PLUMBING TIE IN LOCATIONS AND COORDINATE WITH NEW FIXTURE LAYOUT. PROVIDE AIR GAPS, BACK FLOW PREVENTERS AND CLEAN OUTS WHERE REQD. PROVIDE ENGINEERED DESIGNED DRAWINGS TO THE STATE OF WISCONSIN FOR REVIEW/APPROVAL WHEN REQUIRED.
- HVAC DESIGNER/CONTRACTOR TO VERIFY EXISTING SYSTEM. REWORK DUCTWORK, DIFFUSERS AND RETURN GRILLES AS NEEDED. VERIFY TIE IN LOCATIONS AND COORDINATE WITH LAYOUT. PROVIDE ENGINEERED DESIGNED DRAWINGS TO THE STATE OF WISCONSIN FOR REVIEW/APPROVAL.
- MEP CONTRACTORS ARE RESPONSIBLE FOR ANY CUTTING AND PATCHING AS NEEDED FOR THE INSTALL OF THEIR WORK. GENERAL CONTRACTOR TO COORDINATE WITH MEP DESIGNERS/CONTRACTORS "DO NOT CUT STRUCTURAL MEMBERS".
- FIRE EXTINGUISHERS SHALL BE PROVIDED PER IBC SECTION 906 AND MAINTAINED PER NFPA 10. LOCATION PER LOCAL FIRE MARSHALL. (75' MAX. SEPARATION)
- SMOKE DETECTORS, FIRE ALARM, EMERGENCY EXIT LIGHTING, EXIT LIGHTS AND ANY OTHER SERVICES REQUIRED BY THE LOCAL BUILDING CODE OR ANY OTHER APPLICABLE CODES AND BYLAWS SET FORTH BY LOCAL AUTHORITIES MUST BE INSTALLED

WOOD BLOCKING REQUIRED FOR ALL WALL MOUNTED ACCESSORIES, EQUIPMENT & SHELING. COORDINATE WITH OWNER FOR ADDITIONAL BLOCKING REQUIREMENTS

KEYED NOTES

- EXTERIOR ACCESSIBLE ENTRY. CONCRETE ENTRY PORCH FLUSH TO FLOOR LEVEL. SLOPE AWAY FROM BUILDING AT 1/4" PER FT. MAX. REFER TO SITE PLAN T1.0
- EXTERIOR CONCRETE STOOP FLUSH TO FLOOR LEVEL. SLOPE AWAY FROM BUILDING AT 1/4" PER FT. MAX.
- RECEPTION CASEWORK. PROVIDE MIN. 36" WIDE SERVICE COUNTER AREA THAT IS 3'-0" MAX. ABOVE FLOOR. COORDINATE LAYOUT AND FINISHES WITH OWNER.
- COPY AREA CASEWORK. COORDINATE WITH OWNER.
- PLAN LAYOUT TABLE. COORDINATE WITH OWNER.
- BREAK AREA CASEWORK. COORDINATE WITH OWNER.
- GYPSUM BOARD RETURNS AT WINDOW JAMBES AND HEADS. PROVIDE EDGE TRIM TO ALUM. STOREFRONT WINDOW FRAME
- SOLID SURFACE WINDOW STOOLS. STYLE AND COLOR BY OWNER - TYPICAL ALL WINDOWS
- LAMINATE COUNTER TOP WITH DROP IN SINKS. PROVIDE SHOP DRAWINGS FOR OWNER APPROVAL. SET TOP OF LAWS @ 34" A.F.F.
- PROVIDE MOISTURE RESISTANCE GYPSUM BOARD (PURPLE BOARD) AT WET WALL LOCATIONS. RESTROOMS & BREAK ROOM
- PROVIDE EXHAUST FANS - DUCT TO EXTERIOR
- STAIRS. PROVIDE HANDRAILS @ EACH SIDE OF STAIR WITH EXTENSION @ TOP & BOTTOM. REFER TO DETAILS SHEET A1.1
- PROVIDE 10-LB ABC DRY-CHEMICAL FIRE EXTINGUISHER W/SEMI-RECESSED PROTECTIVE WHITE CABINET.
- FIRE EXTINGUISHERS SHALL BE PROVIDED PER IBC SECTION 906 AND MAINTAINED PER NFPA 10. LOCATIONS PER LOCAL FIRE MARSHALL.
- 5'-0" x 6'-4" CONCRETE TRANSFORMER PAD. COORDINATE WITH ELECTRICAL CONTRACTOR/DESIGNER
- ELECTRICAL SERVICE AND PANEL LOCATIONS. COORDINATE WITH ELECTRICAL CONTRACTOR/DESIGNER
- GAS SERVICE AND METER LOCATION. COORDINATE WITH CONTRACTOR/DESIGNER

GENERAL CONTRACTOR:

Borton
CONSTRUCTION
2 Copeland Ave, Ste 201
Fond du Lac, WI 54601

Commercial - Industrial - Residential
Anaska, WI 54650 Ph: 608-317-1565
Email: eskayarchitect@gmail.com

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE
PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE / SET - TYPE
06/04/26 DESIGN

DRAWN BY:

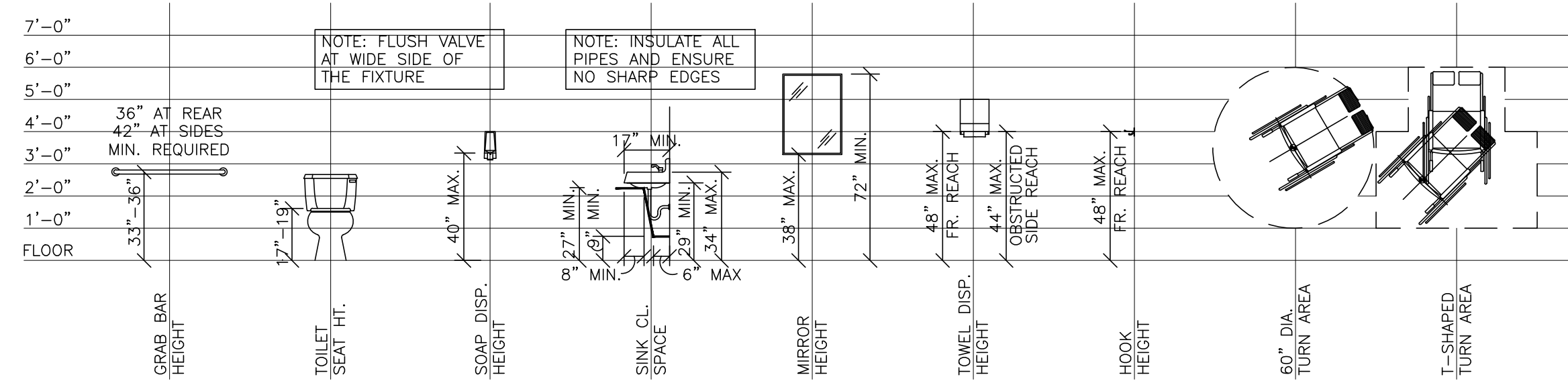
REVISIONS	NO.	DATE

SHEET TITLE
OVERALL FLOOR PLAN

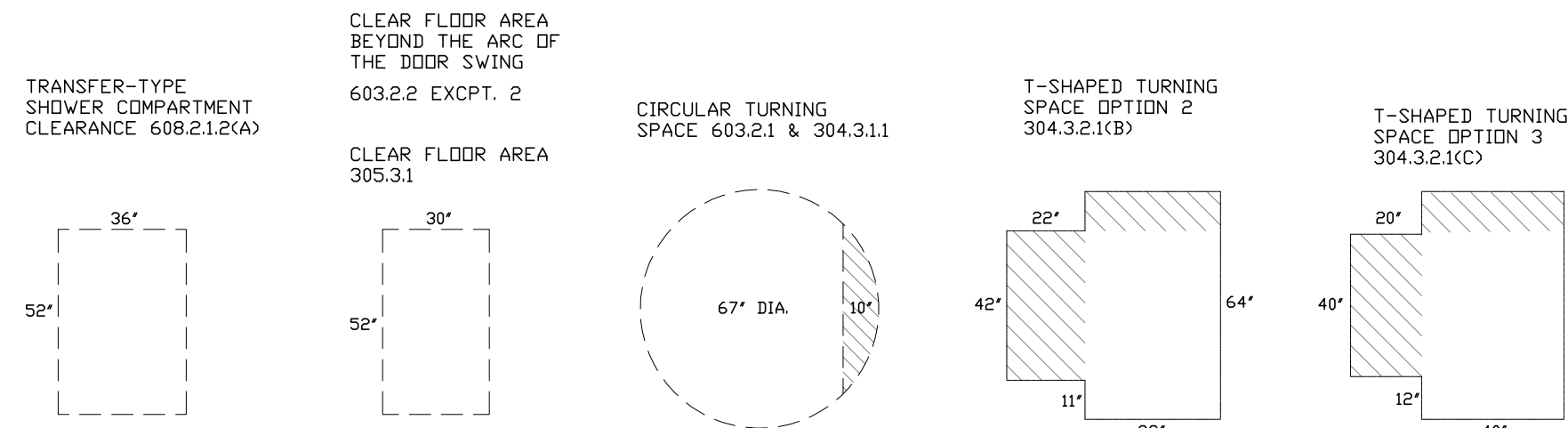
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A1.0

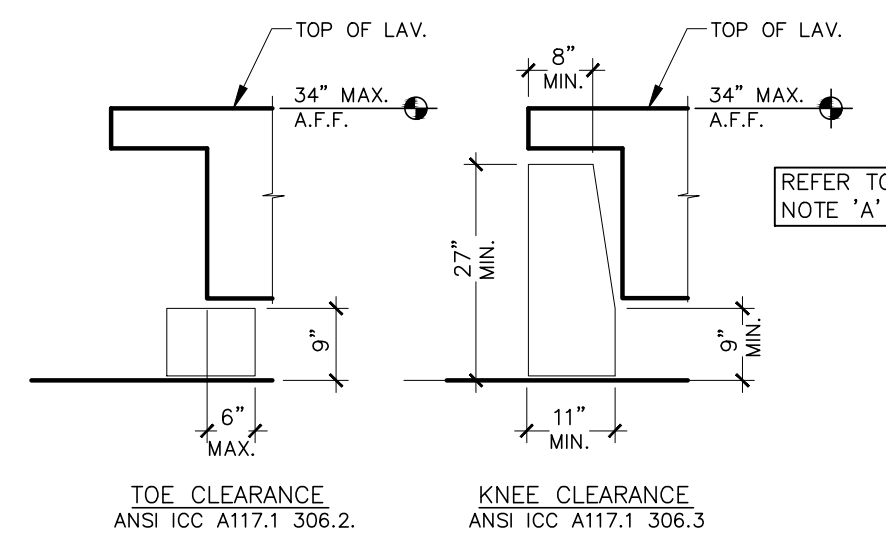
University of Wisconsin - Stevens Point
1000 University Drive
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Fax: 715/445-1001
www.uwsp.edu
Date: 07/31/2026
Project: Borton Construction
Project Location: 10,528 S.F. W/1200 SQ. FT. MEZZANINE
Project No.: 2026-001
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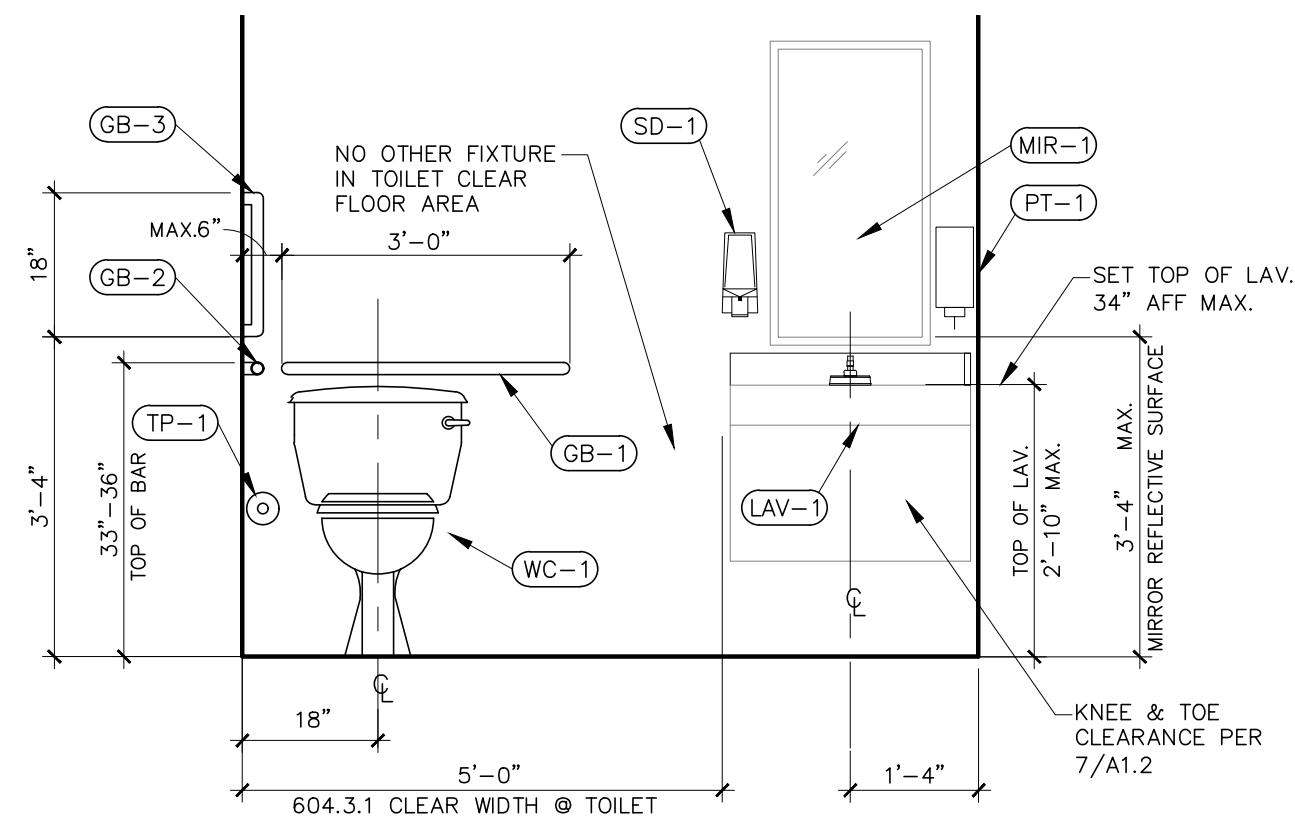
10 MOUNTING HEIGHTS N.T.S.



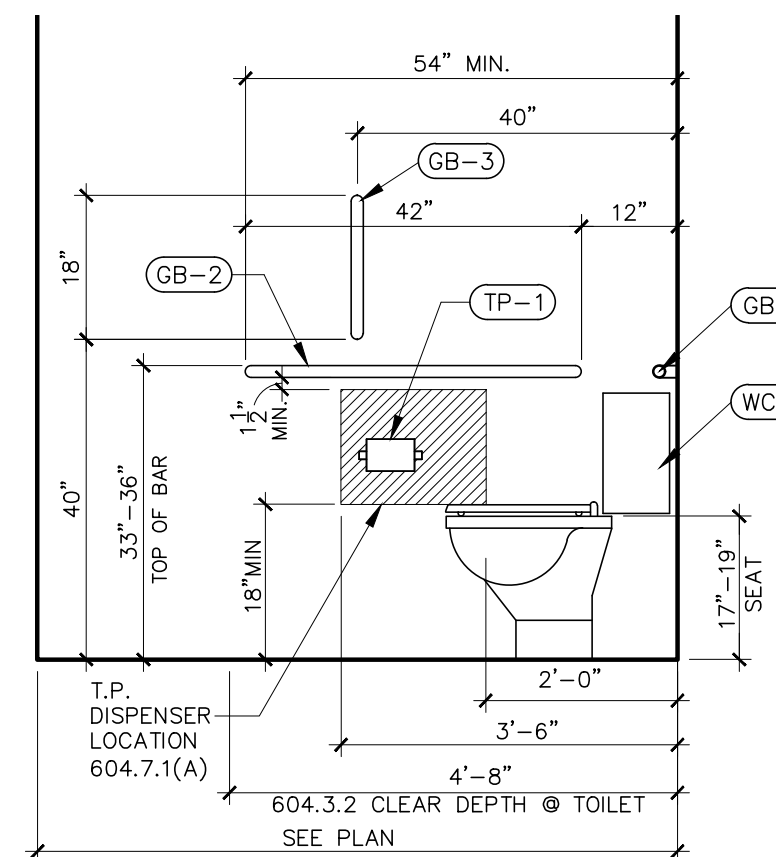
9 CLEAR AREA DIAGRAMS N.T.S.



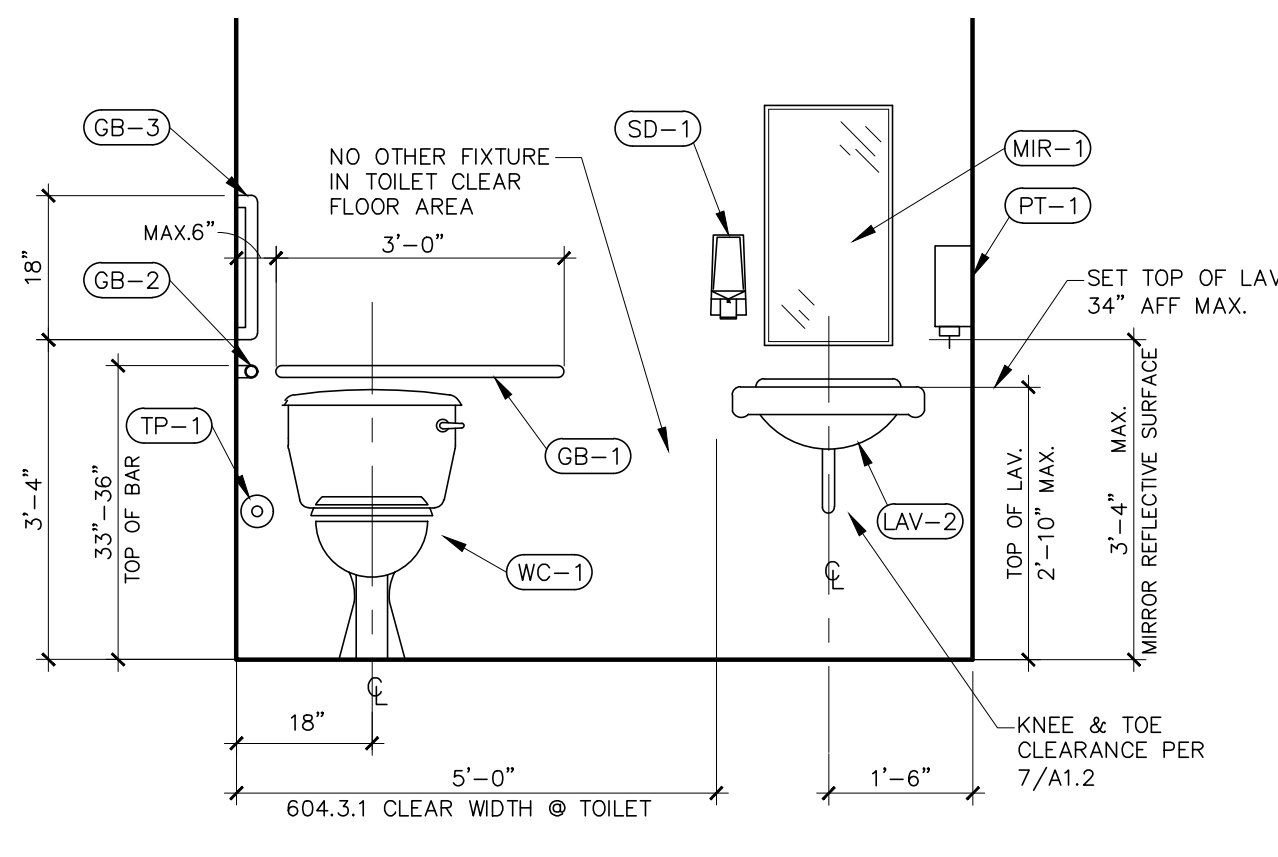
6 LAV. TOE & KNEE CLEARANCE N.T.S.



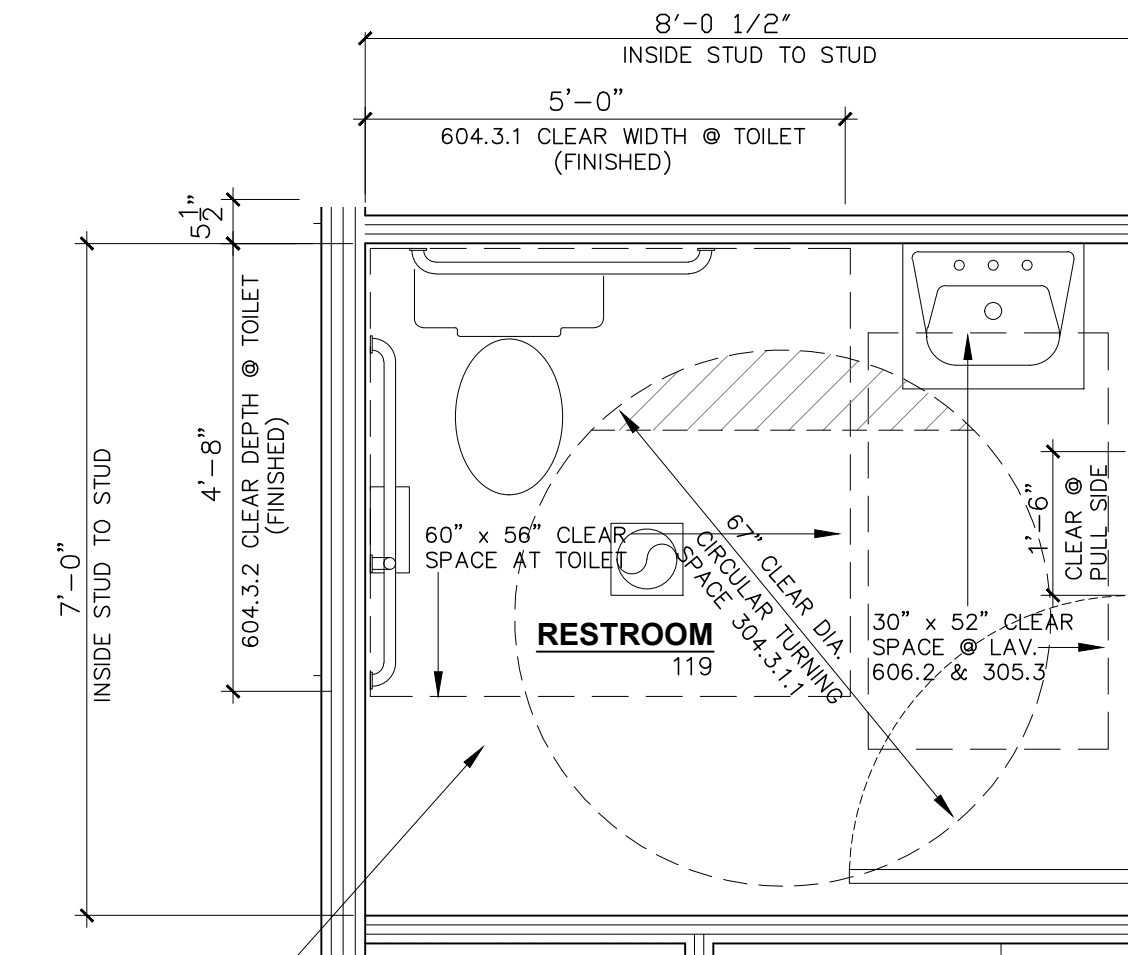
5 RESTROOM ELEVATION 1/2" = 1'-0" @ RESTROOM 116 & 117



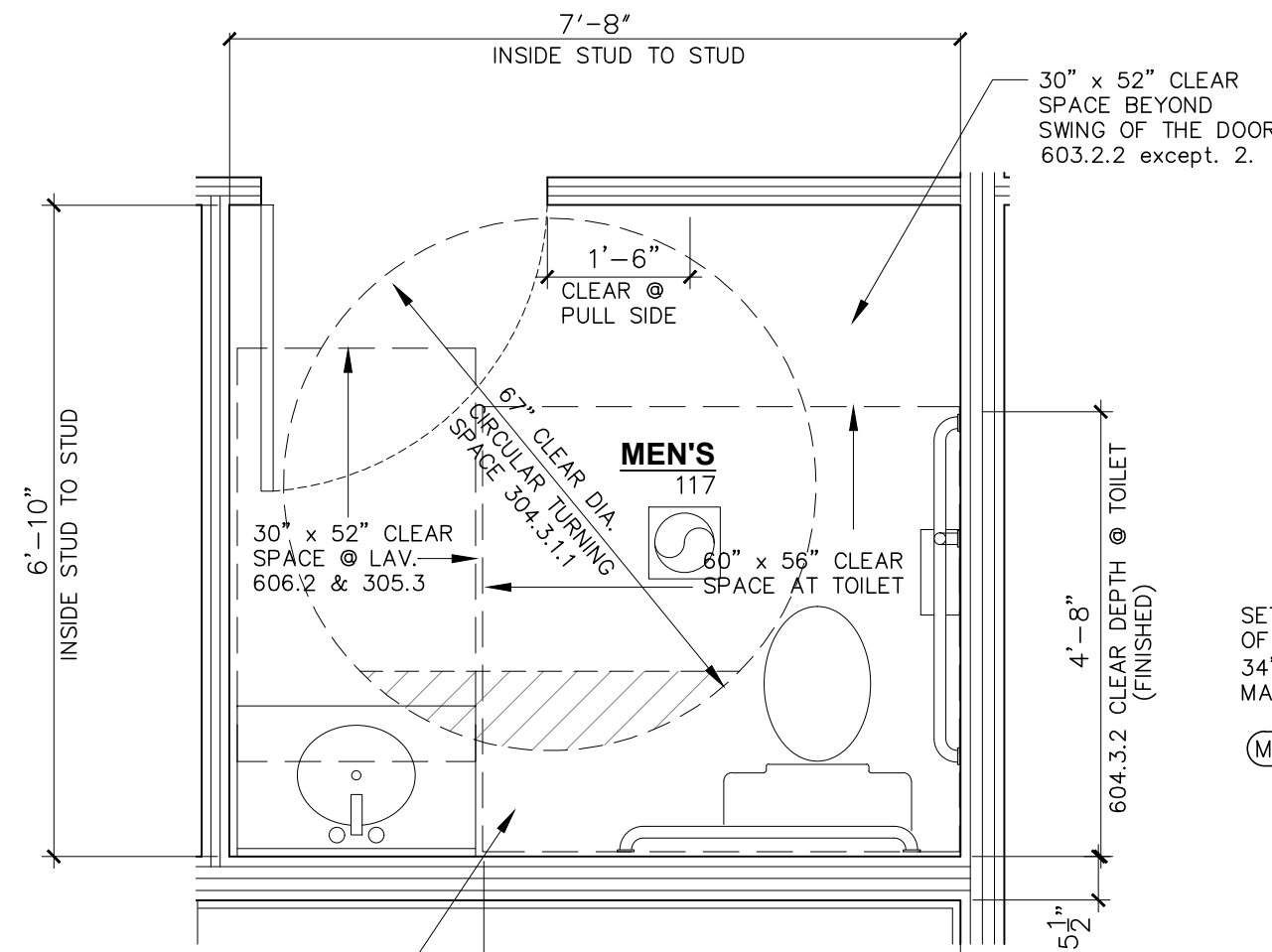
3 RESTROOM ELEVATION 1/2" = 1'-0" @ RESTROOMS 116, 117 & 119



4 RESTROOM ELEVATION 1/2" = 1'-0" @ RESTROOM 119



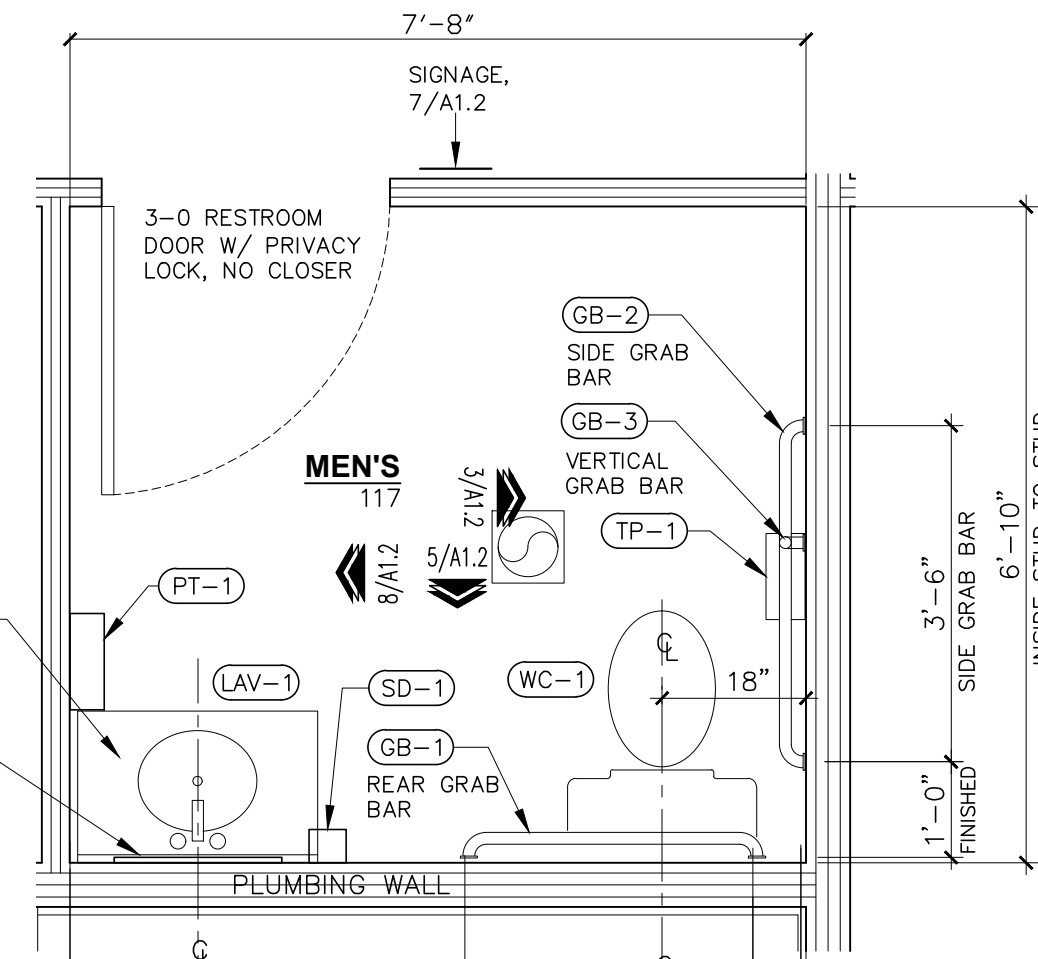
2A CLEAR FLOOR AREAS 1/2" = 1'-0" @ RESTROOM 119



1A CLEAR FLOOR AREAS 1/2" = 1'-0" @ RESTROOM 117 OPP. @ WOMEN'S R.R. 116

PROVIDE BLOCKING IN WALLS AS NEEDED FOR WALL MOUNTED ITEMS

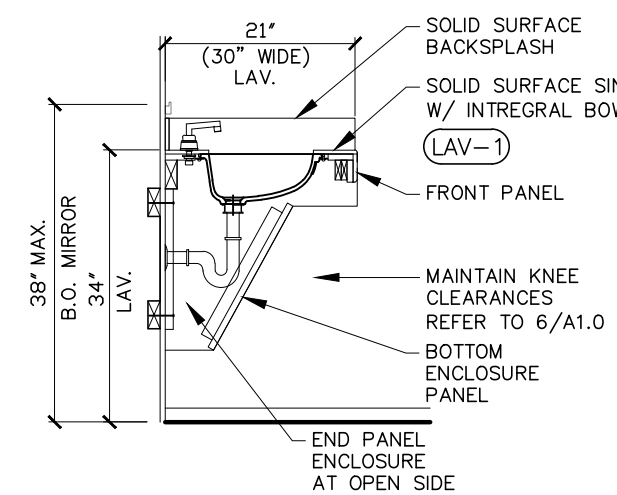
ITEMS, INFORMATION AND CLEARANCES SHOWN ARE TYPICAL AT RESTROOMS 116 & 117 - (OPPOSITE)



1B RESTROOM PLAN 1/2" = 1'-0" @ RESTROOM 117 OPP. @ WOMEN'S R.R. 116

PLUMBING FIXTURE SCHEDULE		
MARK	FIXTURE	MOUNTING HEIGHTS
WATER CLOSETS		
WC-1	TOILET (18" H) *	SEAT 18 INCHES A.F.F. - ELONGATED BOWL
LAVATORIES		
LAV-1	30" S.S.W. INTEGRAL BOWL	34" MAX HEIGHT, W/KNEE CLEARANCE PANEL
LAV-2	WALL HUNG SINK *	34" MAX HEIGHT, INSULATED P-TRAP
ACCESSORIES		
GB-1	36" LONG GRAB BAR	34 INCHES A.F.F. TO CENTERLINE
GB-2	42" LONG GRAB BAR	34 INCHES A.F.F. TO CENTERLINE
GB-3	18" VERTICAL GRAB BAR	49 INCHES A.F.F. TO CENTERLINE
TP-1	TOILET PAPER DISPENSER	14-19 INCHES A.F.F.
PT-1	PAPER TOWEL DISPENSER	MOUNT @ 44 INCHES A.F.F. TO DISPENSER - FURNISHED BY OWNER
SD-1	SOAP DISPENSER	44 INCHES MAX
MIR-1	MIRROR	40" MIN. TO BOTTOM

* REFER TO PLUMBING DESIGN PLANS FOR FIXTURES



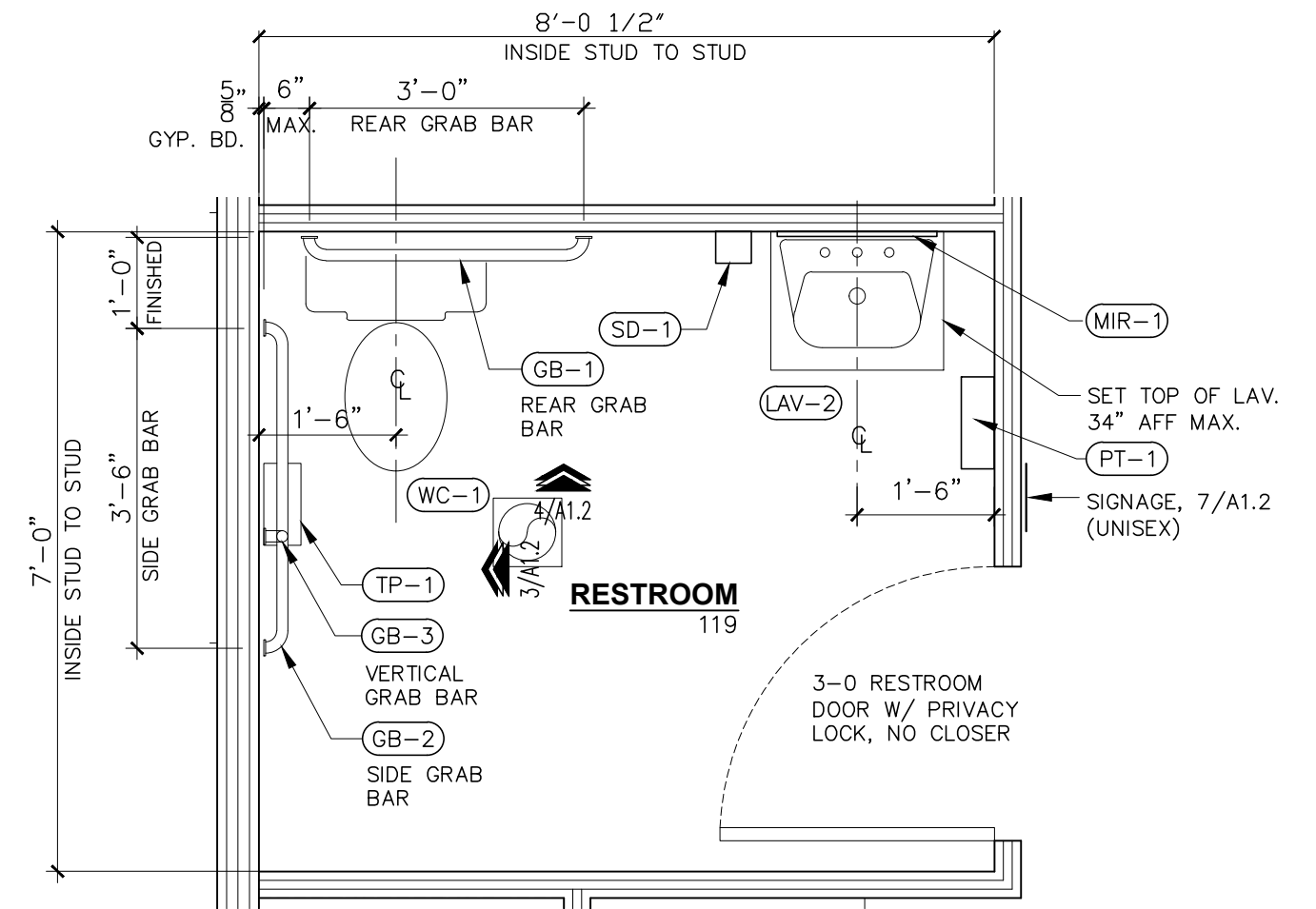
8 LAVATORY 1 1/2" = 1'-0" SIDE VIEW

GENERAL TOILET ROOM REQUIREMENTS

- ALL CLEARANCES, HEIGHTS, GRAB BARS AND ACCESSIBLE ITEM TO MEET THE REQUIREMENTS OF THE ICC A117.1-2017 STANDARDS
- HOT WATER AND DRAIN PIPES ACCESSIBLE UNDER PUBLIC LAVATORIES SHALL BE INSULATED OR OTHERWISE PROTECTED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- CONTROLS FOR URINAL AND WATER CLOSET FLUSH VALVES SHALL BE MOUNTED ON THE WIDE CLEARANCE SIDE OF THE FIXTURE. THE FAUCET AND OPERATING MECHANISM CONTROLS SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, AND SHALL BE NO MORE THAN 44 INCHES ABOVE THE FLOOR.
- THE FORCE REQUIRED TO ACTIVATE FLUSH CONTROL VALVES, FAUCETS, AND OTHER OPERATING MECHANISM CONTROLS SHALL BE NO GREATER THAN 5 FOOT POUNDS.
- WHERE TOWEL, SANITARY NAPKIN, WASTE RECEPTACLE, AND OTHER SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED WITH ALL OPERABLE PARTS, INCLUDING COIN SLOTS, 40 INCHES OR LESS ABOVE THE FINISHED FLOOR.
- TOILET TISSUE DISPENSERS SHALL BE LOCATED ON THE WALL WITHIN 12 INCHES OF THE FRONT EDGE OF THE TOILET SEAT AND NO LOWER THAN 19 INCHES FROM THE FLOOR. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.
- THE DIAMETER OR WIDTH OF GRIPPING SURFACES OF A GRAB BAR SHALL BE 1.25 TO 1.5 INCHES OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1.5 INCHES MINIMUM. THE GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.125 INCH.
- THE DIAMETER OR WIDTH OF GRIPPING SURFACES OF A GRAB BAR SHALL BE 1.25 TO 1.5 INCHES OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1.5 INCHES MINIMUM. THE GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.125 INCH.



7 TYPICAL RESTROOM SIGNAGE N.T.S.



2B RESTROOM PLAN 1/2" = 1'-0" @ RESTROOM 119

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2 Copeland Ave, Ste 201
LaCrosse, WI 54601

GENERAL CONTRACTOR:
PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE
PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE / SET - TYPE
06/03/26 DESIGN

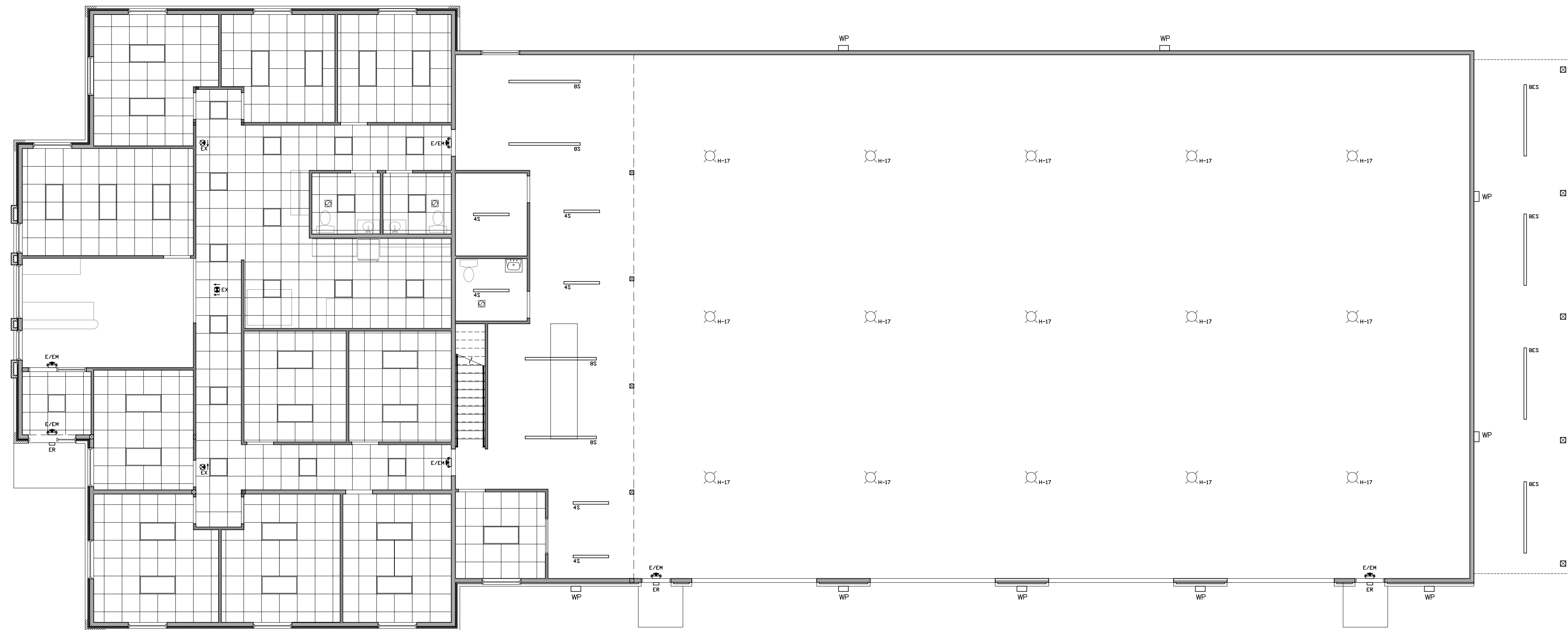
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NO. | DATE

SHEET TITLE
RESTROOM PLANS
& DETAILS

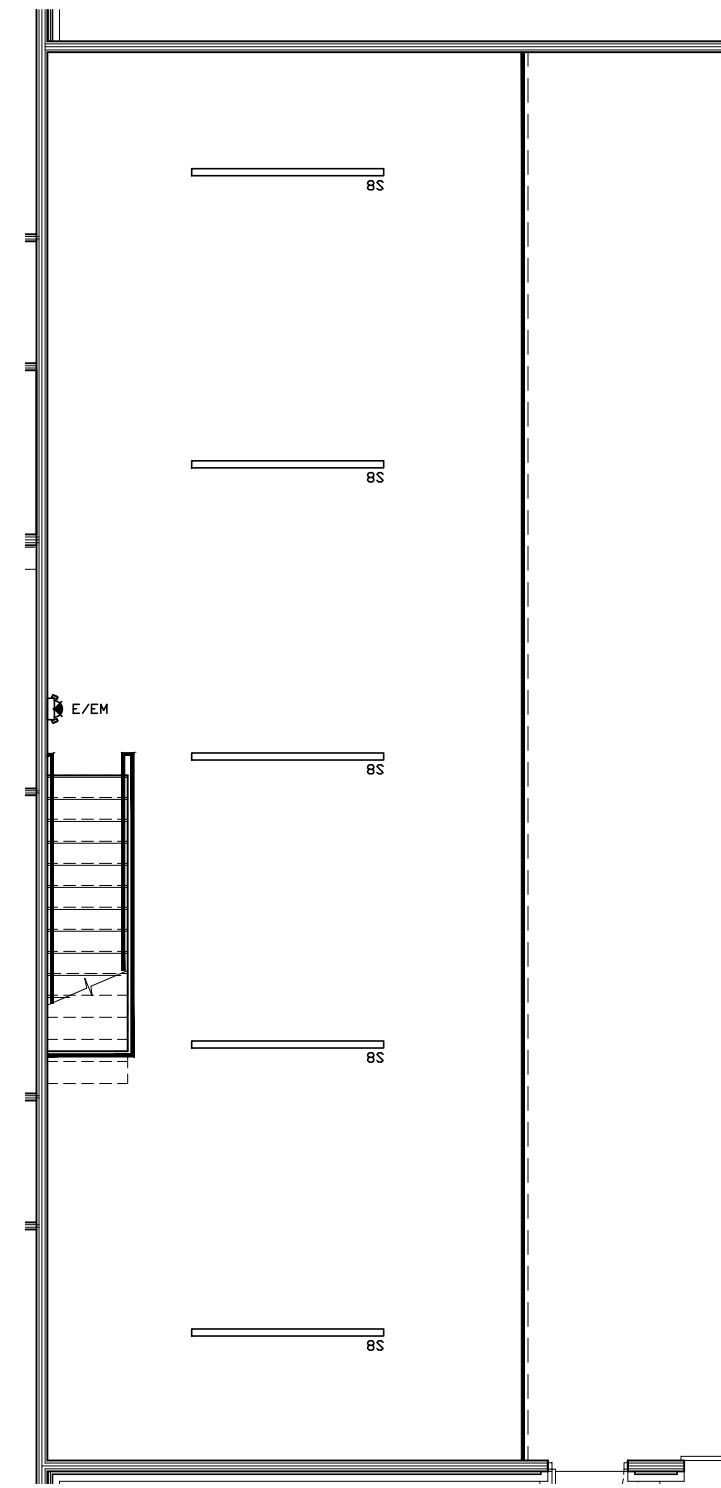
SHEET NO.

A1.2



1 REFLECTED CEILING PLAN
1/8"=1'-0"

2 REFLECTED CEILING PLAN
1/8"=1'-0" © MEZZANINE



LEGEND	
SYMBOL	DESCRIPTION
	2x2 SURFACE MOUNTED LED LIGHT FIXTURE
	2x2 SURFACE MOUNTED LED LIGHT FIXTURE
	2x2 SURFACE MOUNTED LED LIGHT FIXTURE - RESTROOM LOCATION
	2x2 RECESSED LED LIGHT FIXTURE - (ACT CEILING) - RESTROOM LOCATION
	ROUND SURFACE MOUNTED LED LIGHT FIXTURE
	WALL MOUNTED SCONCE EXTERIOR LIGHT FIXTURE
	SURFACE MOUNTED STRIP - 48"
	SURFACE MOUNTED STRIP - 96"
	SURFACE MOUNTED EXTERIOR WALL PACK
	EXIT LIGHT/EMERGENCY LIGHT COMBO W/POWER BACKUP - WALL OR CEILING MOUNTED
	EMERGENCY LIGHT W/ POWER BACKUP - WALL MOUNTED
	EXIT LIGHT-DIRECTIONAL W/POWER BACKUP - WALL OR CEILING MOUNTED
	EXHAUST FAN - CEILING MOUNTED

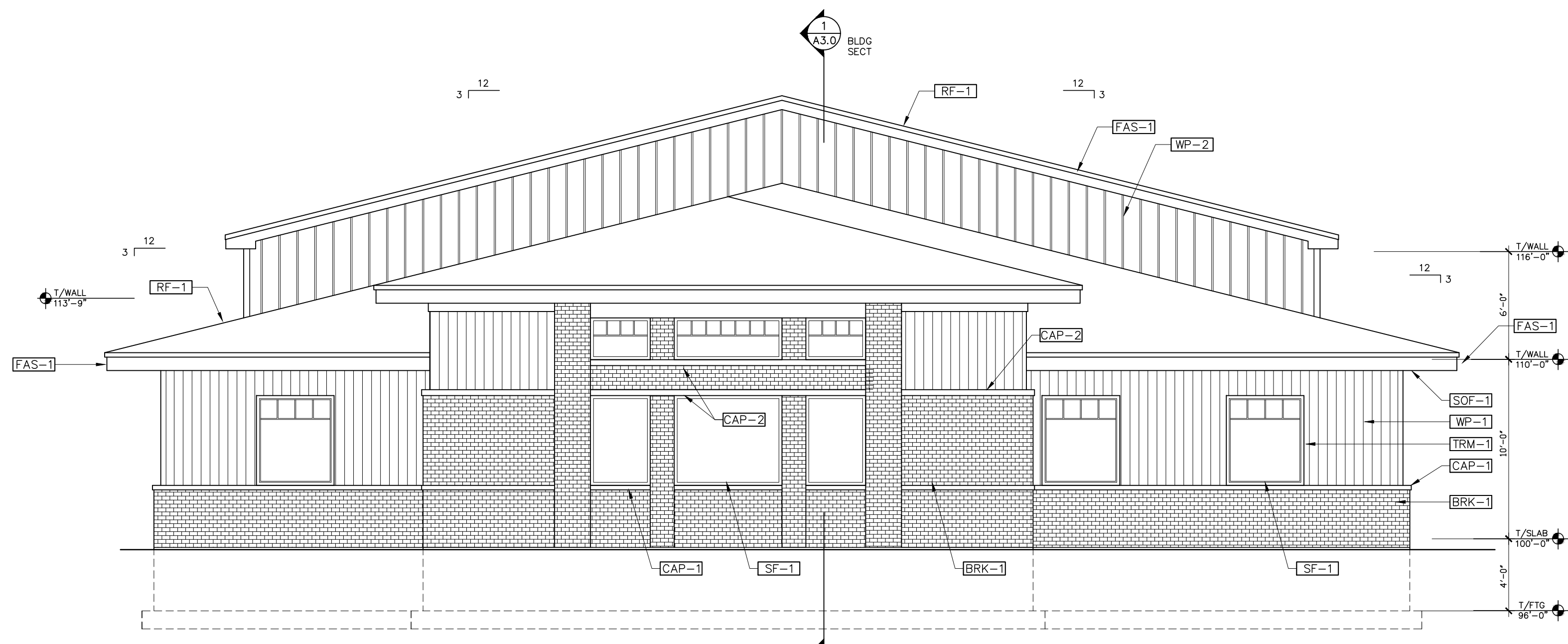
REFLECTED CEILING PLAN NOTES:

- GENERIC LIGHTING LAYOUT SHOWN. ELECTRICAL DESIGNER CONTRACTOR TO COORDINATE FIXTURE TYPE AND LAYOUT TO MEET ALL REQUIRED CODES AND BE APPROVED BY OWNER.
- MECHANICAL/ELECTRICAL CONTRACTOR TO BE RESPONSIBLE FOR ALL COORDINATION AND ARRANGEMENTS REGARDING INSTALLATION OF GRILLES, DIFFUSERS, LIGHT FIXTURES ETC. INTO THE CEILING.
- PROVIDE POSITIVE ATTACHMENT TO STRUCTURE FOR ALL CEILING SUPPORTED FIXTURES.
- SMOKE DETECTORS, FIRE ALARM, EMERGENCY EXIT LIGHTING, EXIT LIGHTS AND ANY OTHER SERVICES REQUIRED BY THE LOCAL BUILDING CODE OR ANY OTHER APPLICABLE CODES AND BYLAWS SET FORTH BY LOCAL AUTHORITIES MUST BE INSTALLED.
- PAINT GRILLES AND DIFFUSERS TO MATCH ADJACENT FINISHES.

EMERGENCY EXIT LIGHTING - PROVIDE AVERAGE MIN. OF 1 FOOT CANDLE ALONG PATH OF EGRESS TRAVEL. EMERGENCY AND EXIT LIGHTING MAY BE INTEGRATED WITH GENERAL LIGHTING OR STAND ALONE EMERGENCY LIGHT FIXTURES. COORDINATE WITH ELECTRICAL DESIGNER/CONTRACTOR

ELECTRICAL LIGHTING IS DESIGN/BUILD, REFER TO ELECTRICAL DRAWING FOR COMPLETE LIGHTING INFORMATION AND COORDINATION OF CEILING LAYOUT.

REVISIONS	
NO.	DATE

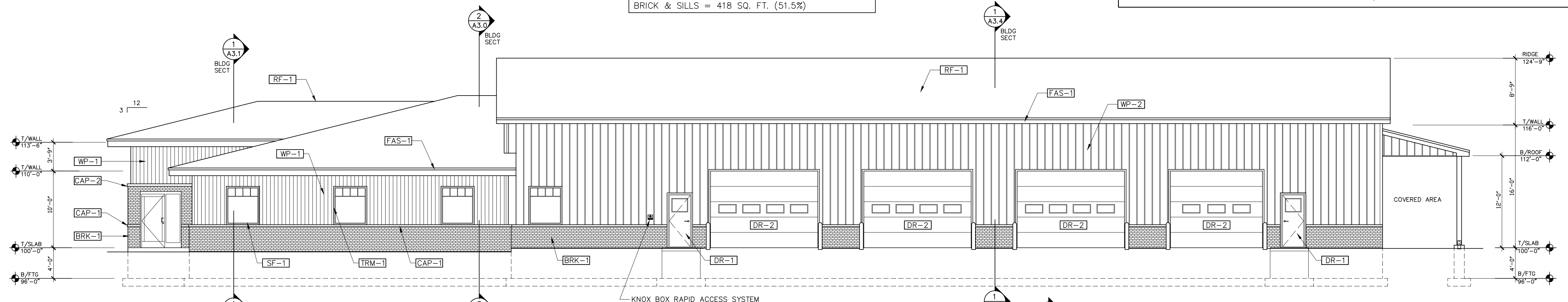


1 WEST ELEVATION
3/16"=1'-0"

WEST OFFICE ELEVATION = 810 SQ. FT.
ARCH. METAL SIDING & TRIM = 248 SQ. FT. (30.5%)
GLAZING = 144 SQ. FT. (18%)
BRICK & SILLS = 418 SQ. FT. (51.5%)

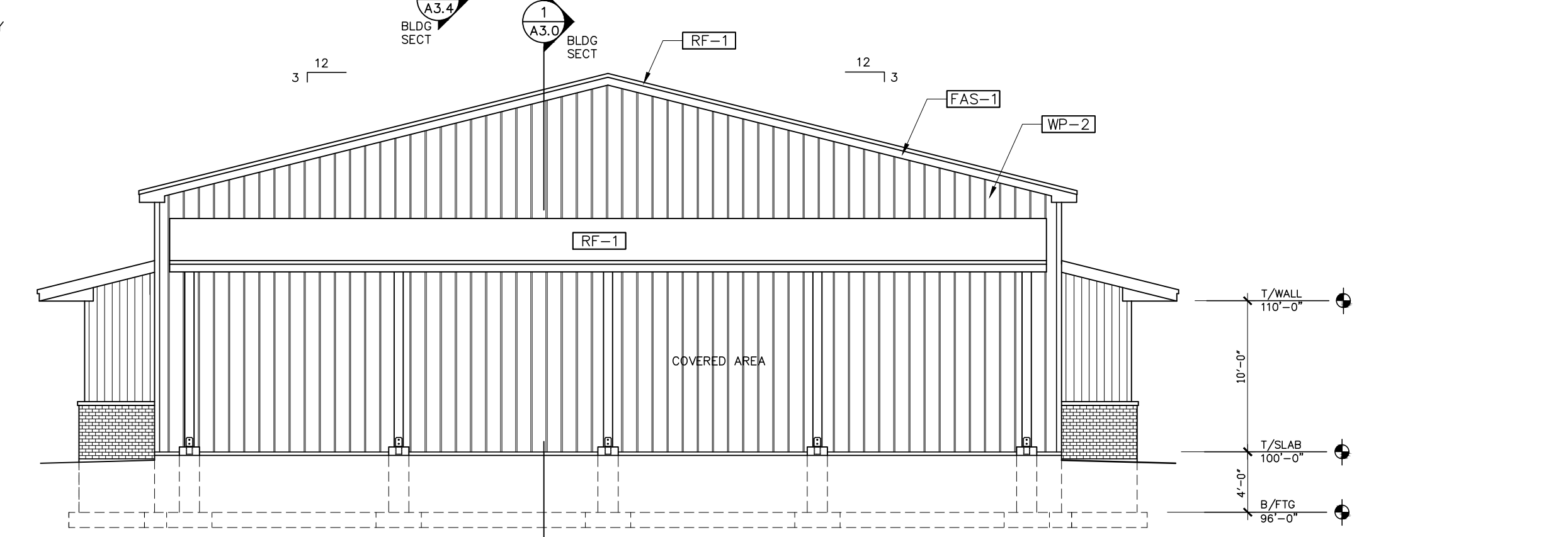
MARK	DESCRIPTION	GENERAL LOCATION	NOTES
WP-1	MCELROY ARCHITECTURAL METAL SIDING BOARD & BATTEN STYLE - BLACK	WALL PANEL 1 - EXTERIOR WALLS SIDE WALLS & LOWER END WALLS	
WP-2	MCELROY ARCHITECTURAL METAL SIDING 26 GA. VERTICAL WALL PANELS - GRAY	END WALL GABLES	
BRK-1	4" BRICK VENEER	EXTERIOR WAINSCOT & WEST WALL	
CAP-1	WAINSCOT CAP - CAST CONC. CAP	WAINSCOT CAP / WINDOW SILLS	
CAP-2	CAST CONCRETE BANDING	WEST WALL BRICK WORK	
SOF-1	EDCO SOFFIT PANEL W/VENTING PERFORATIONS "BLACK"	SIDE WALL SOFFITS NON-VENTED PANELS AT RAKES	
FAS-1	FASCIA - EDCO "BLACK"	BUILDING PERIMETER FASCIA	
TRM-1	MCELROY PRE-FINISHED METAL TRIM FOR BOARD & BATTEN SIDING - BLACK	DOOR, WINDOW AND CORNER TRIM AT OFFICE	
TRM-2	MCELROY PRE-FINISHED METAL TRIM FOR VERTICAL 26 GA. SIDING - GRAY	DOOR, WINDOW AND CORNER TRIM AT WAREHOUSE	
RF-1	ARCHITECTURAL ASPHALT SHINGLES	OFFICE AND WAREHOUSE BUILDING ROOF	
SF-1	STOREFRONT - EXTRUDED PRE-FINISHED ALUMINUM FRAMES - BLACK	WAREHOUSE BUILDING	
DR-1	EXTERIOR METAL SERVICE DOOR INSULATED - WHITE OR GRAY	WAREHOUSE BUILDING	
DR-2	EXTERIOR OVERHEAD DOOR INSULATED - WHITE OR GRAY	WAREHOUSE BUILDING	

NOTES
1. ALL FINISH MATERIALS, MANUFACTURER'S, STYLES, PATTERNS, AND COLORS TO BE SELECTED / APPROVED BY THE OWNER
2. ALL FINISH MATERIALS TO BE INSTALLED PER MFR'S SPECIFICATIONS

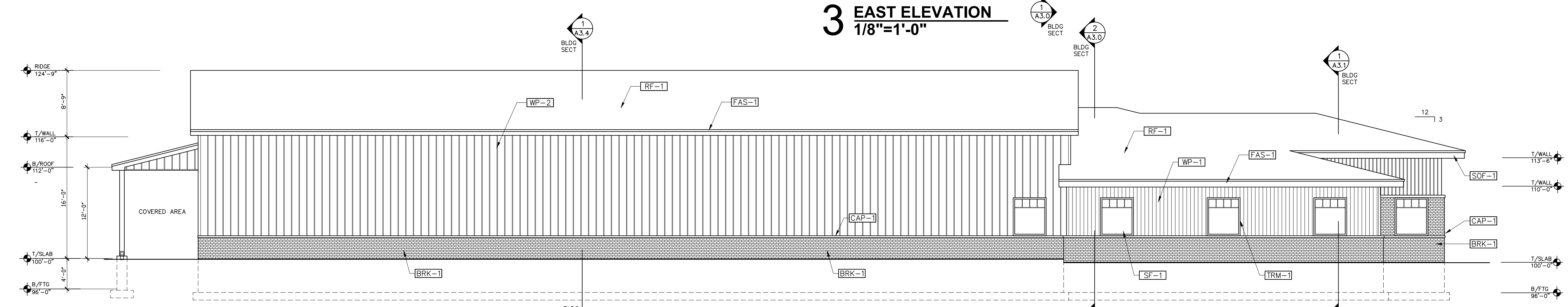


2 SOUTH ELEVATION
1/8"=1'-0"

KNOX BOX RAPID ACCESS SYSTEM
FIRE DEPARTMENT ACCESS
INSTALL WITHIN 3 FEET HORIZONTALLY
OF THE ACCESS DOORS



3 EAST ELEVATION
1/8"=1'-0"



4 NORTH ELEVATION
1/8"=1'-0"

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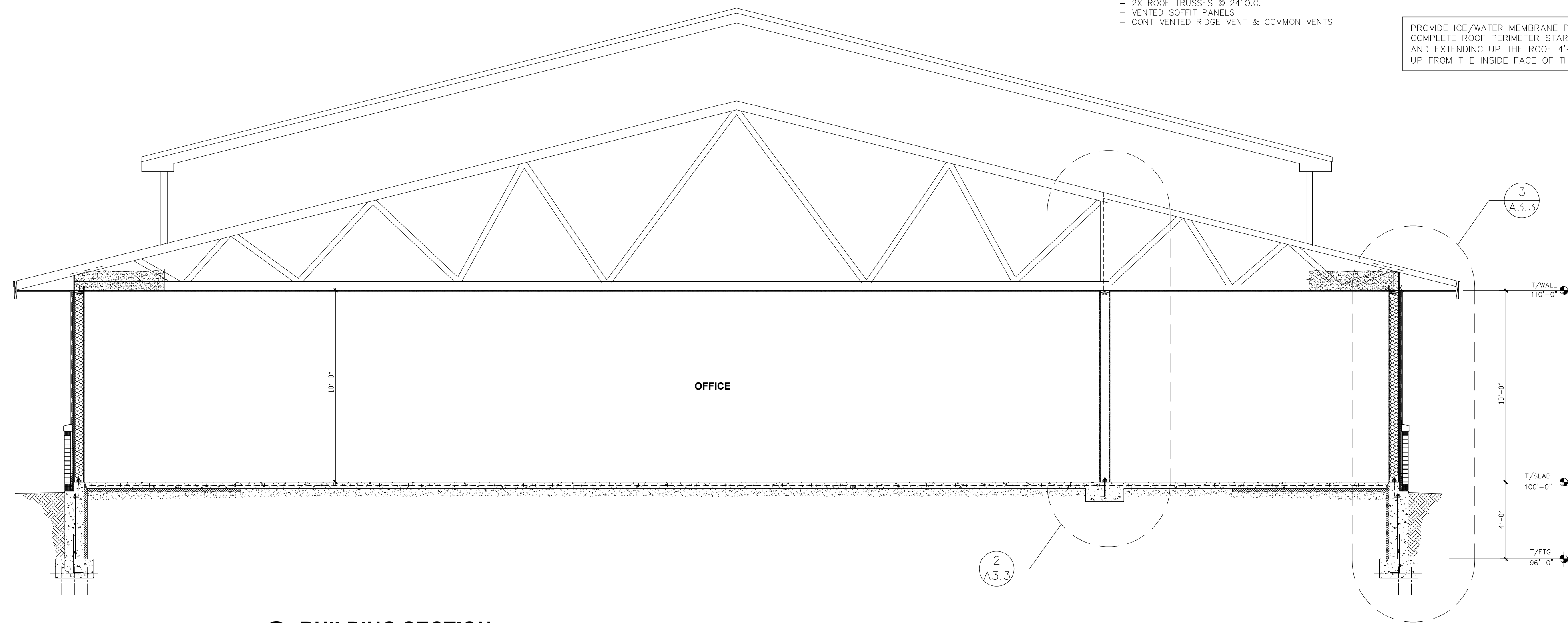
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REVISIONS	NO.	DATE

SHEET TITLE
ELEVATIONS

SHEET NO.

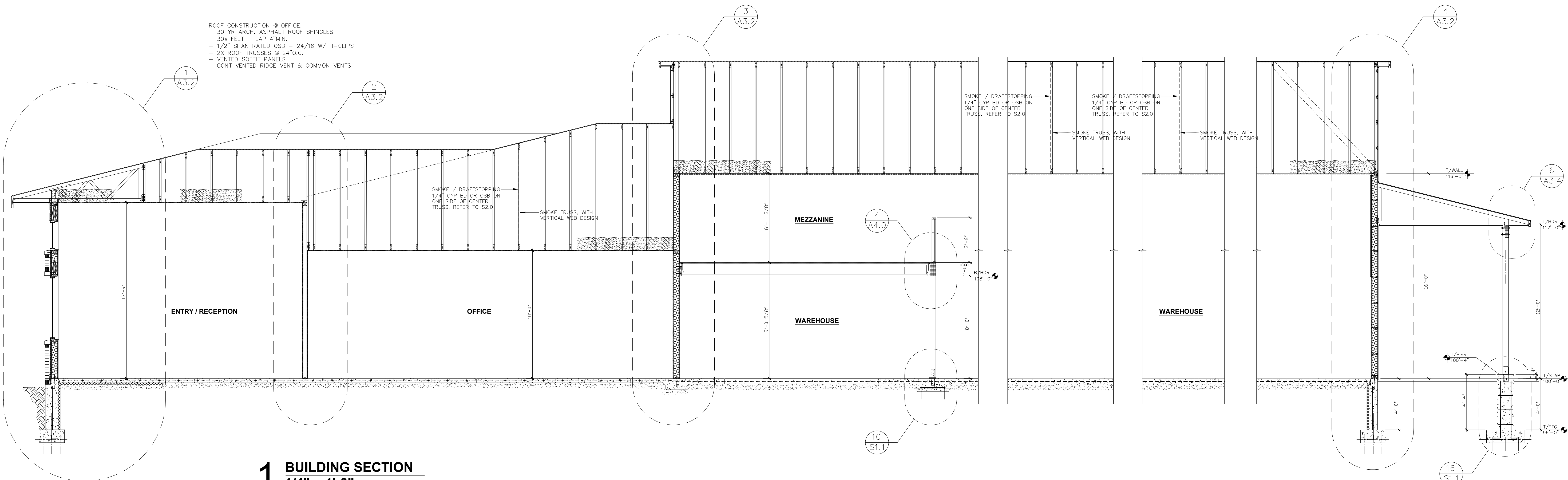
A2.0



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

- ROOF CONSTRUCTION @ OFFICE:
- 30 YR ARCH. ASPHALT ROOF SHINGLES
 - 30# FELT - LAP 4" MIN.
 - 1/2" SPAN RATED OSB - 24/16 W/ H-CLIPS
 - 2X ROOF TRUSSES @ 24" O.C.
 - VENTED SOFFIT PANELS
 - CONT VENTED RIDGE VENT & COMMON VENTS

PROVIDE ICE/WATER MEMBRANE PROTECTION AT COMPLETE ROOF PERIMETER STARTING AT THE FASCIA AND EXTENDING UP THE ROOF 4'-0" (MIN OF 2'-0" UP FROM THE INSIDE FACE OF THE EXTERIOR WALL)



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

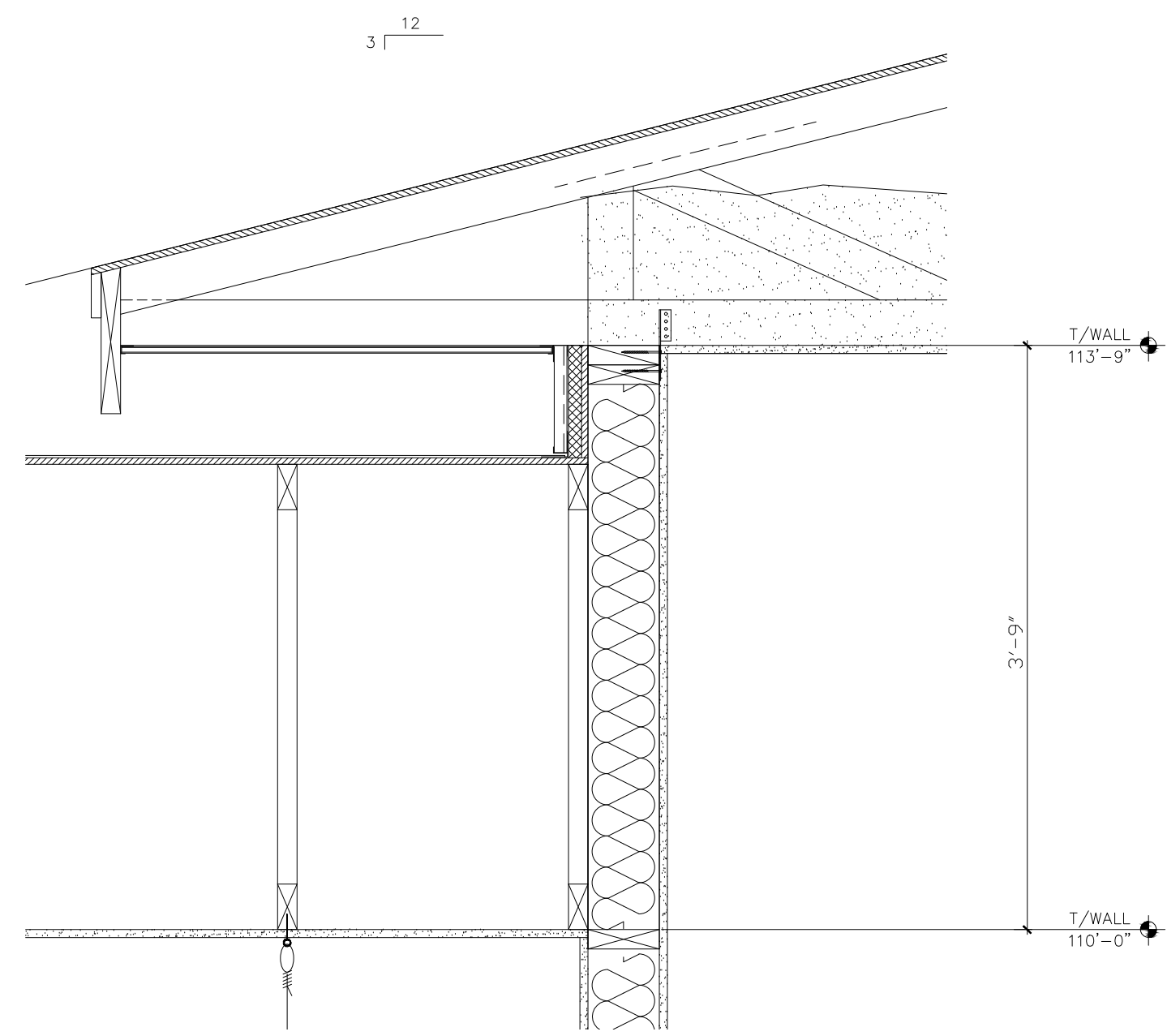
- ROOF CONSTRUCTION @ OFFICE:
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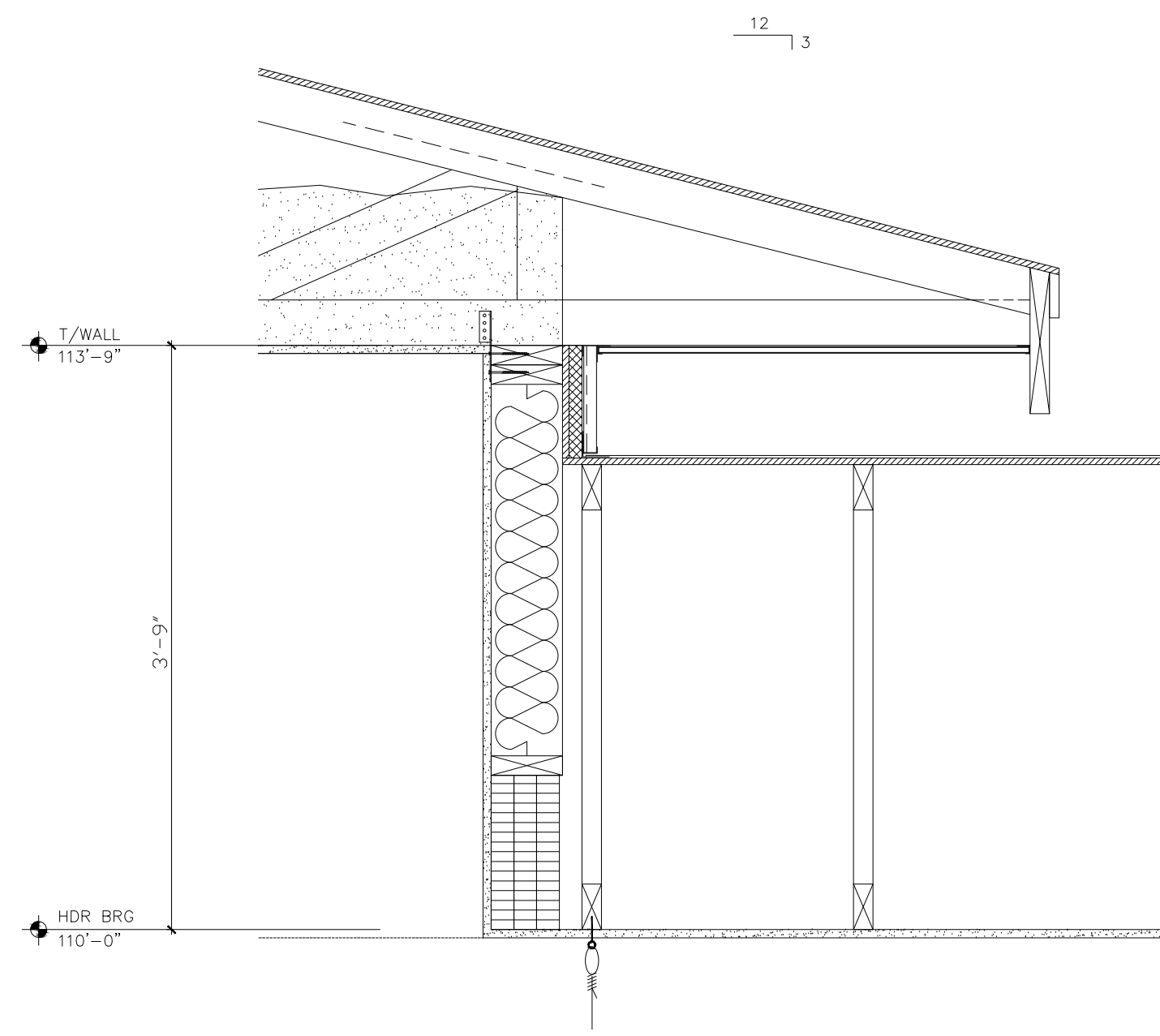
SMOKE / DRAFTSTOPPING 1/4" GYP BD OR OSB ON ONE SIDE OF CENTER TRUSS, REFER TO S2.0

SMOKE TRUSS, WITH VERTICAL WEB DESIGN

REVISIONS	NO.	DATE

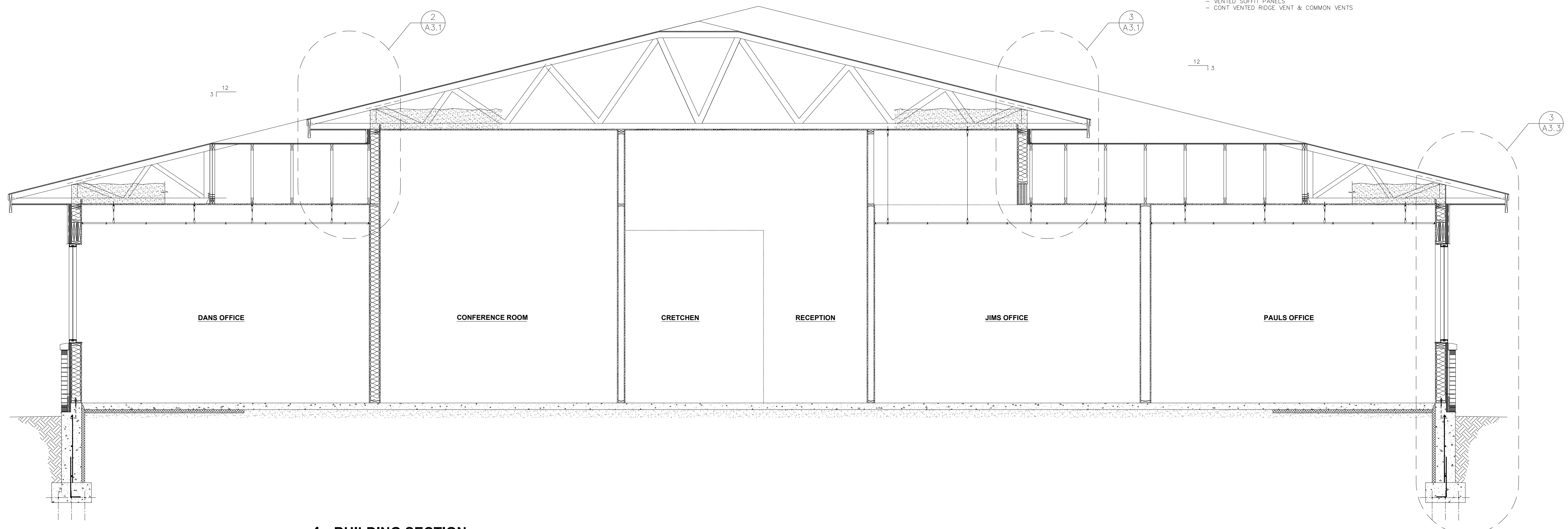


2 WALL SECTION
1" = 1'-0"



3 WALL SECTION
1" = 1'-0"

ROOF CONSTRUCTION @ OFFICE:
 - 30 YR ARCH. ASPHALT ROOF SHINGLES
 - 30# FELT - LAP 4" MIN.
 - 1/2" SPAN RATED OSB - 24/16 W/ H-CLIPS
 - 2X ROOF TRUSSES @ 24" O.C.
 - VENTED SOFFIT PANELS
 - CONT VENTED RIDGE VENT & COMMON VENTS



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

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 GENERAL CONTRACTOR:
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10,528 S.F. W/1200 SQ. FT. MEZZANINE
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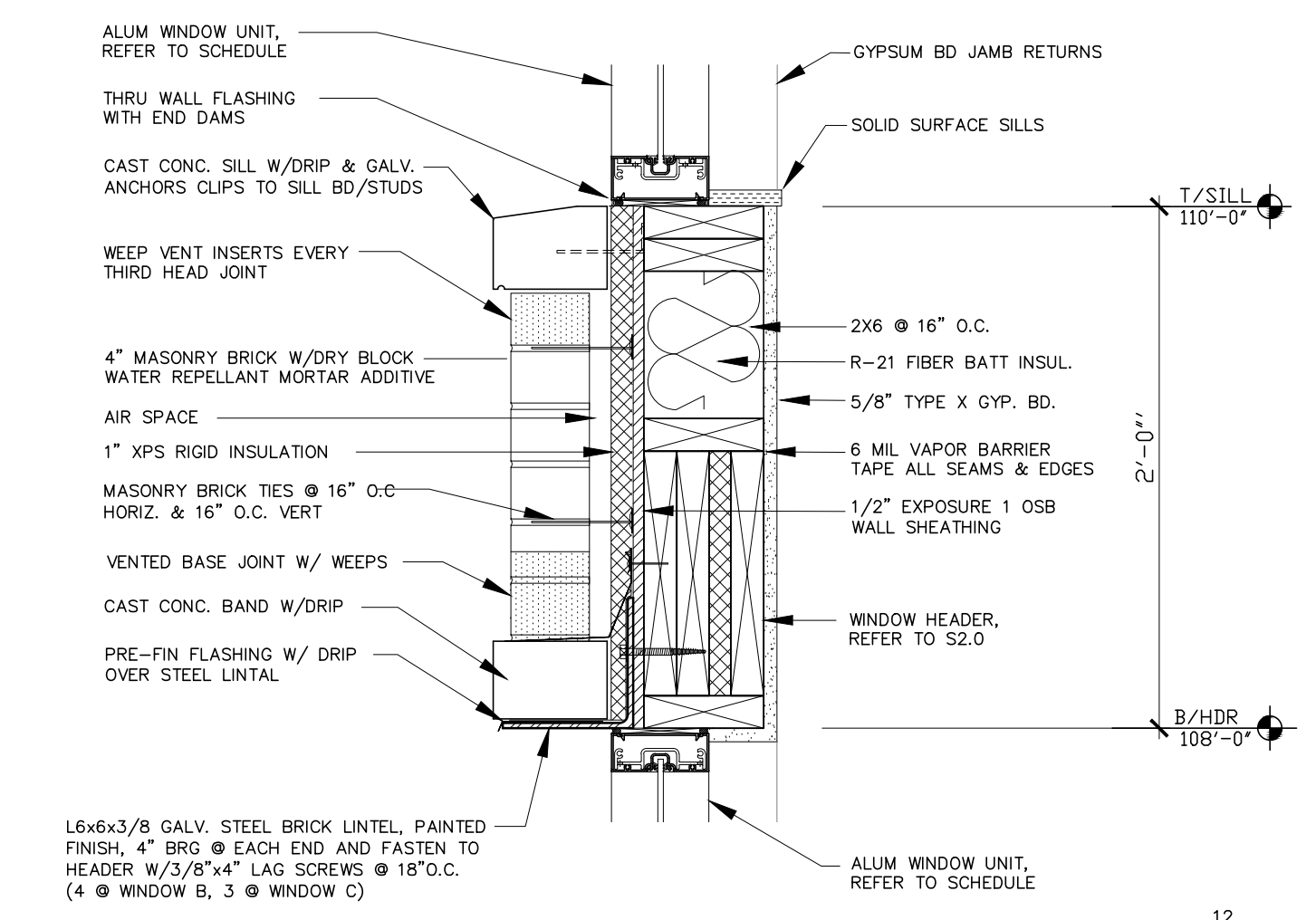
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REVISIONS	NO.	DATE

SHEET TITLE
 BUILDING SECTIONS

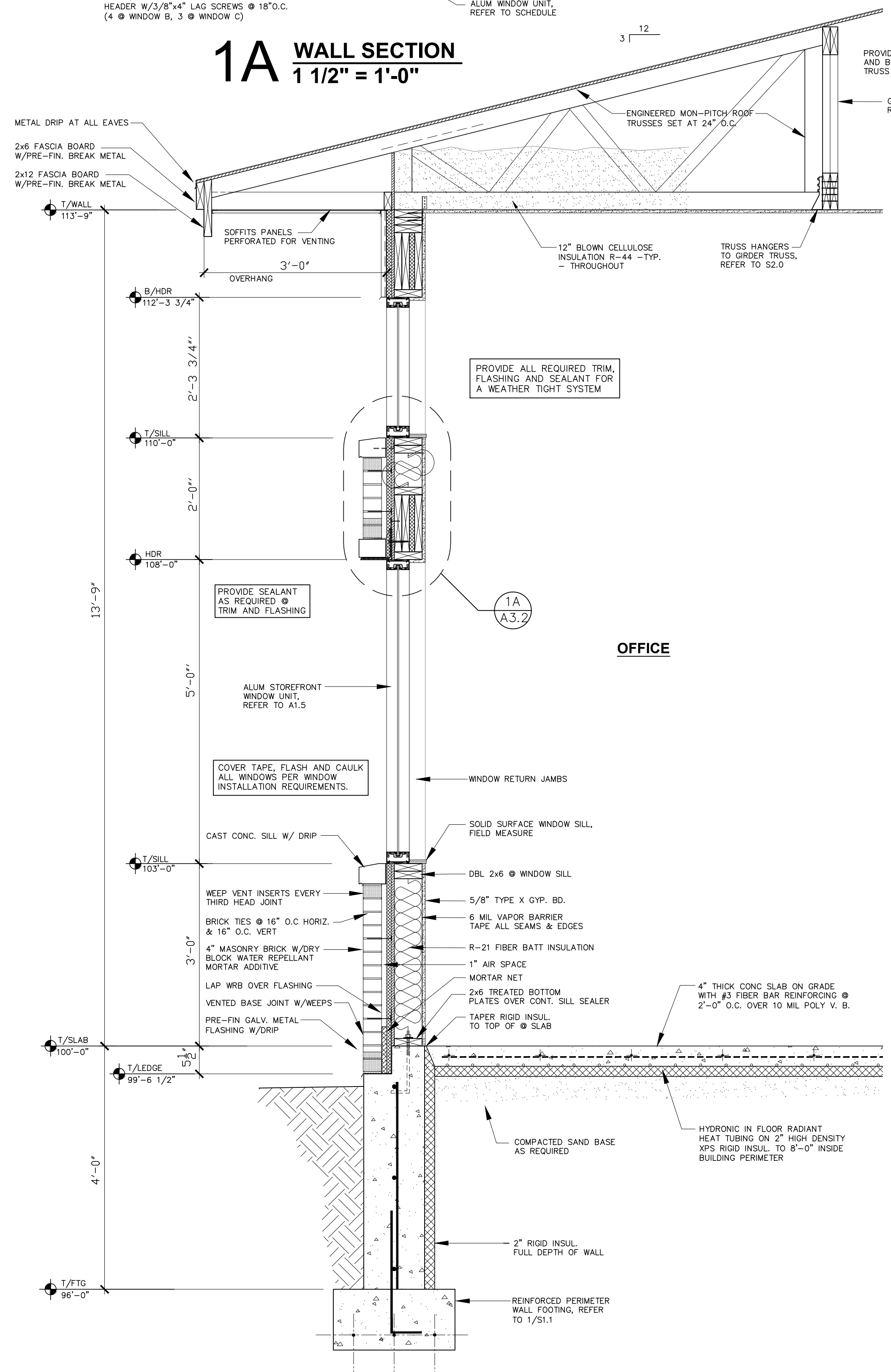
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A3.1

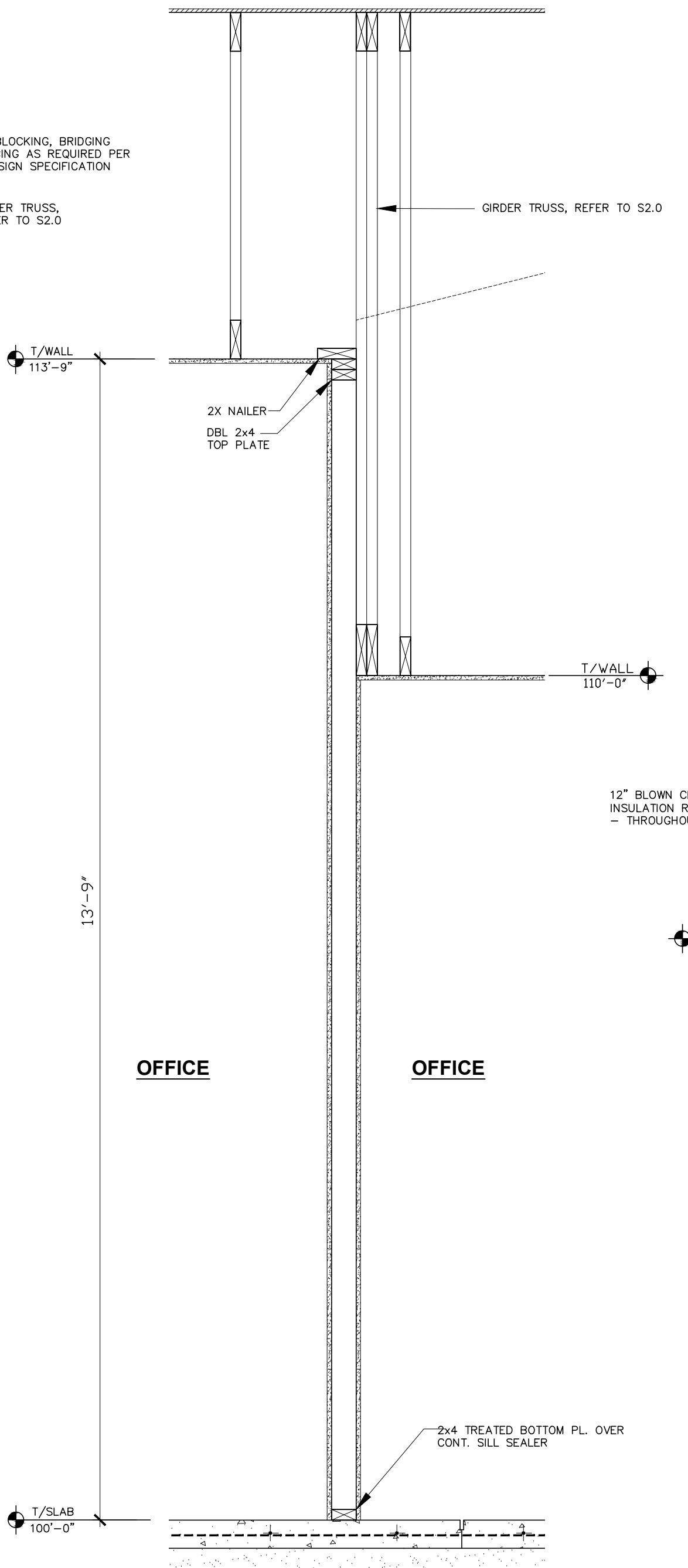


1A WALL SECTION
1 1/2" = 1'-0"

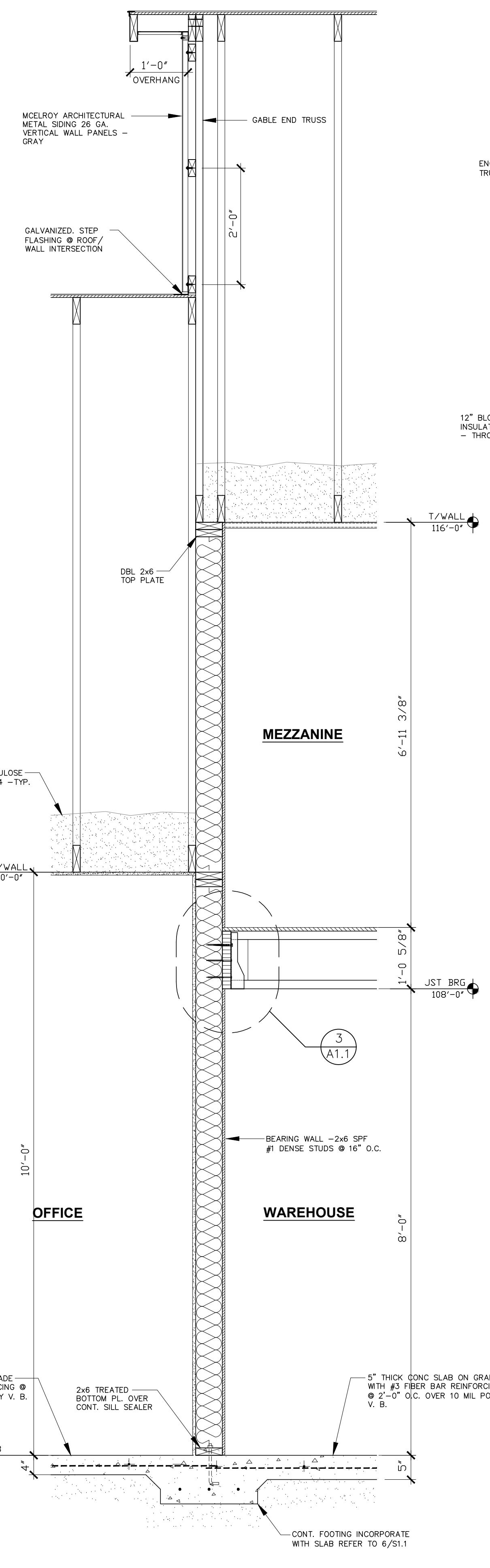
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 - 2X ROOF TRUSSES @ 24" O.C.
 - VENTED SOFFIT PANELS
 - CONT VENTED RIDGE VENT & COMMON VENTS



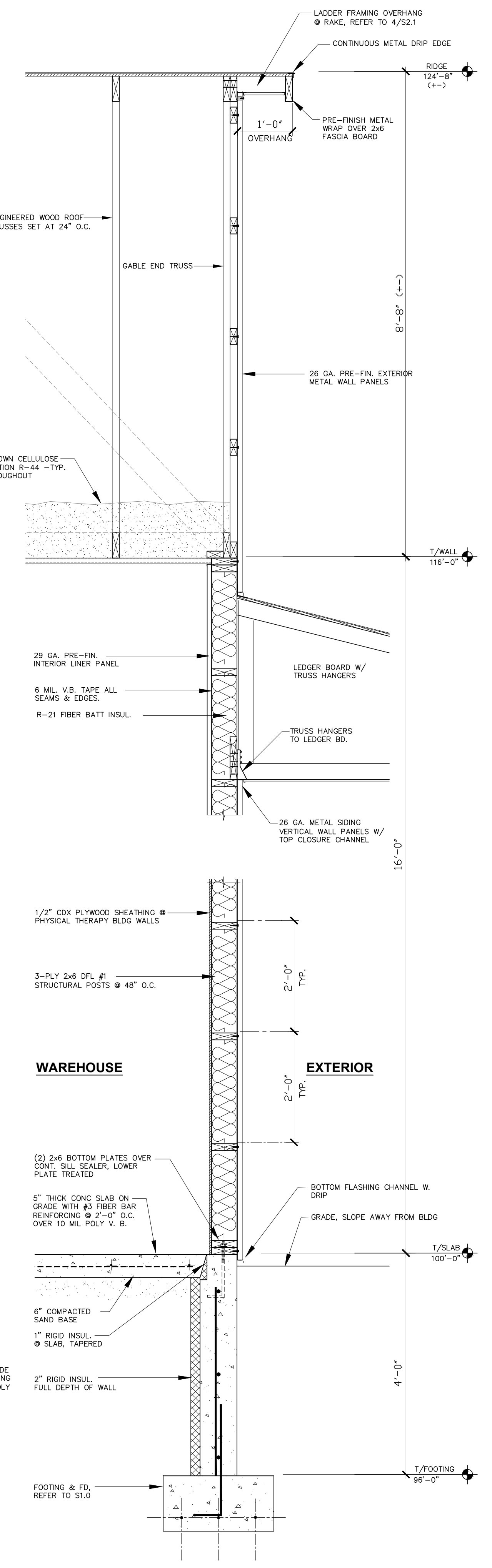
1 WALL SECTION
3/4" = 1'-0"



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



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



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

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BORTON CONSTRUCTION
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ST. ANDREWS STREET
LACROSSE, WI 54601

DATE / SET - TYPE
 06/04/26 DESIGN

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REVISIONS	NO.	DATE

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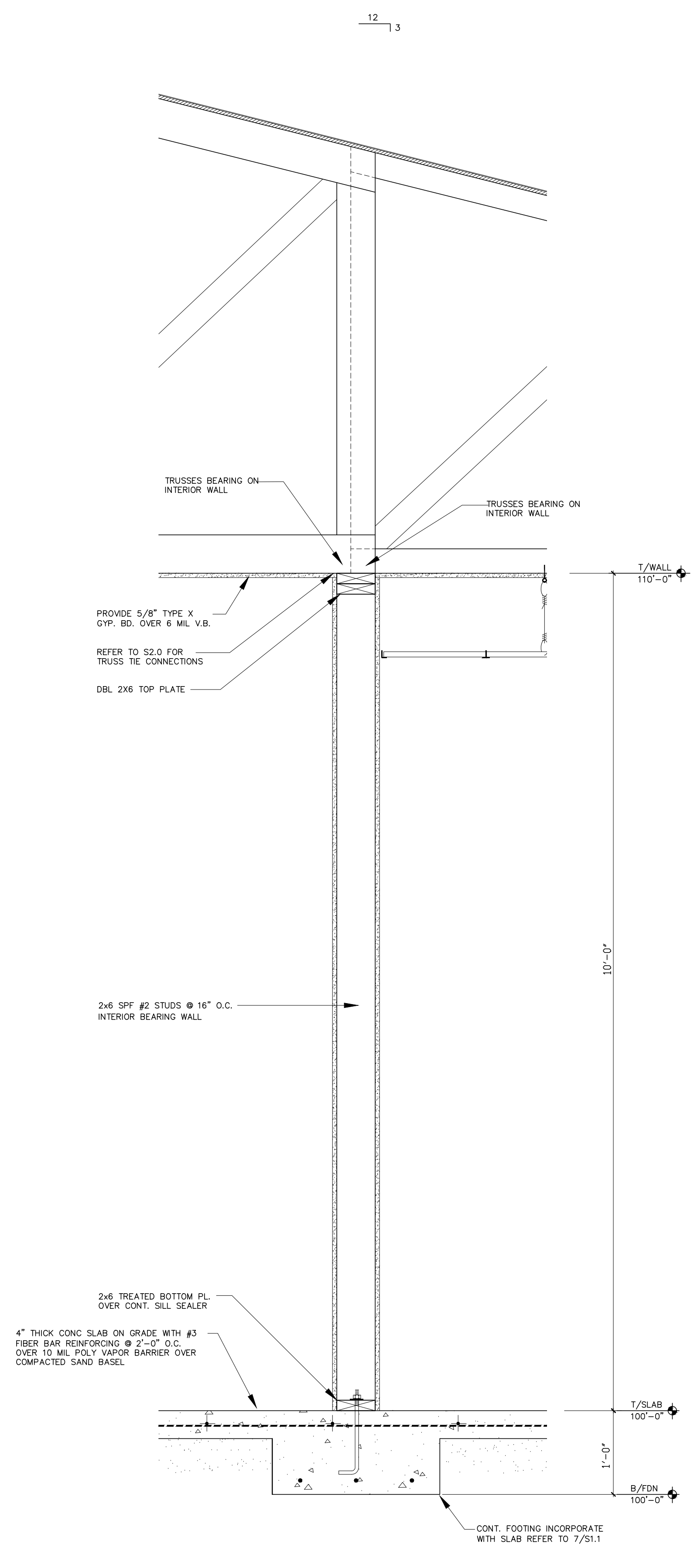
WALL SECTIONS

SHEET NO.

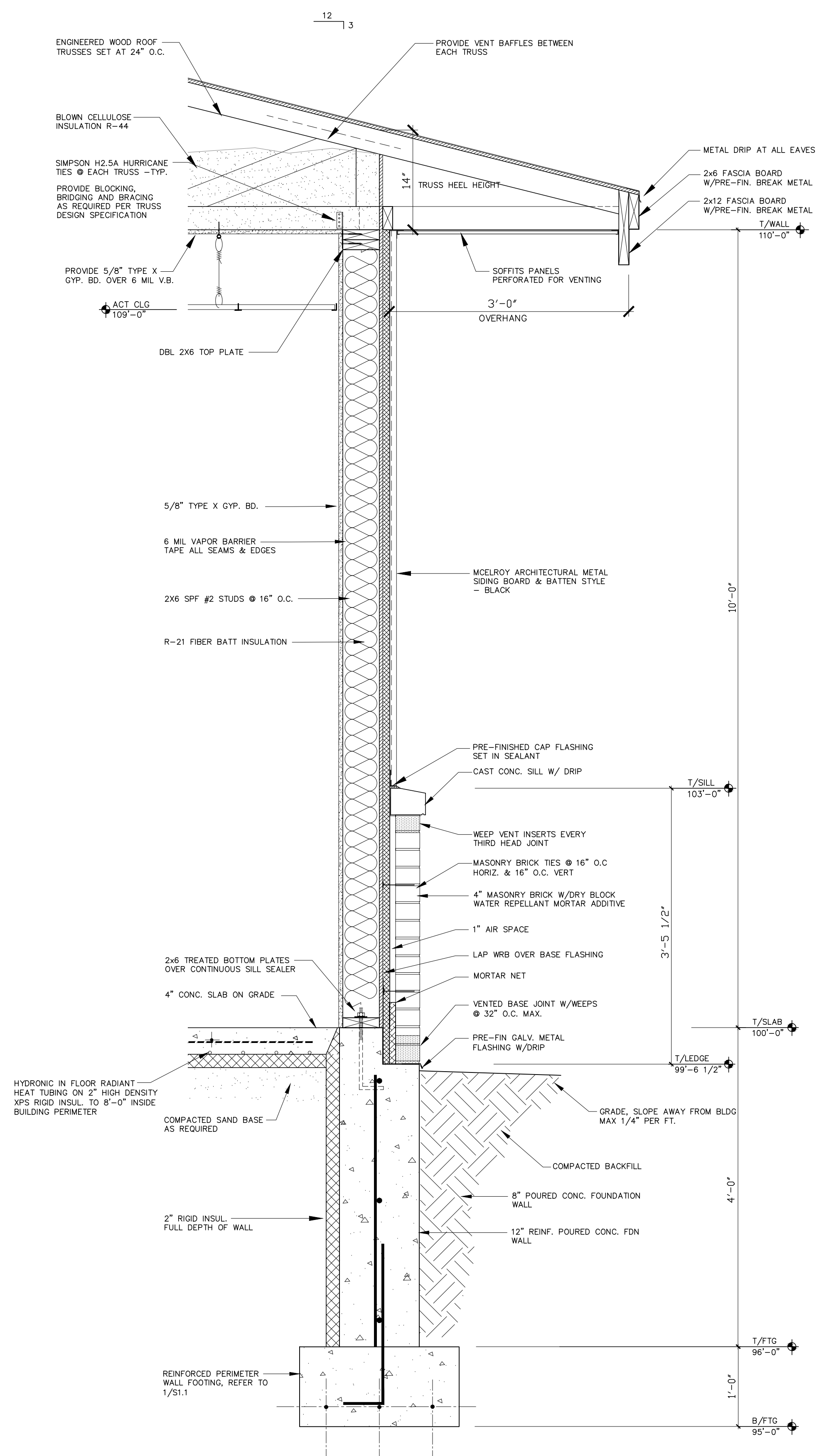
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REVISIONS	NO.	DATE

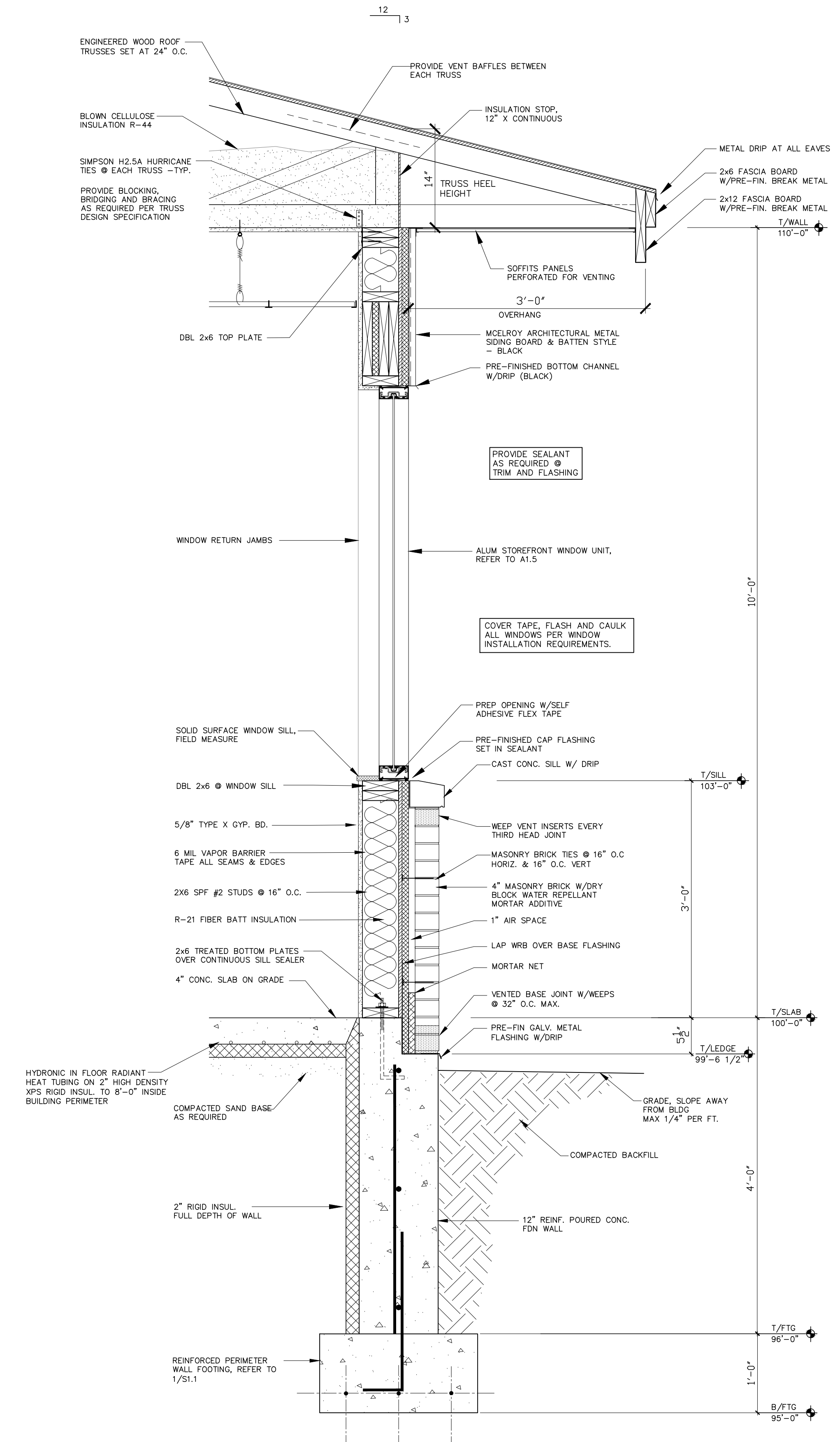
PROVIDE ICE/WATER MEMBRANE PROTECTION AT COMPLETE ROOF PERIMETER STARTING AT THE FASCIA AND EXTENDING UP THE ROOF 4'-0" (MIN OF 2'-0" UP FROM THE INSIDE FACE OF THE EXTERIOR WALL)



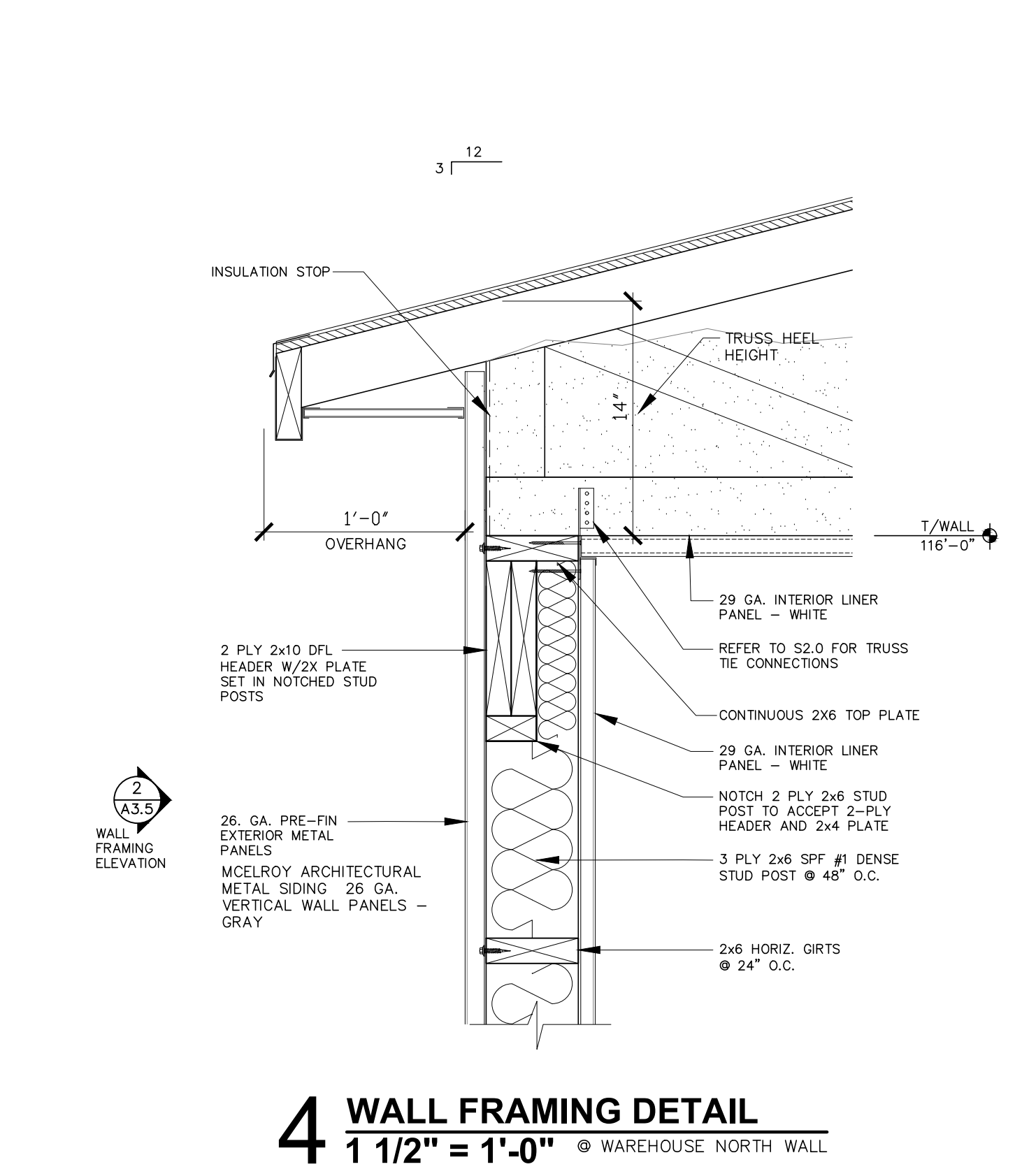
1 WALL SECTION
1" = 1'-0" @ INTERIOR BRG WALL



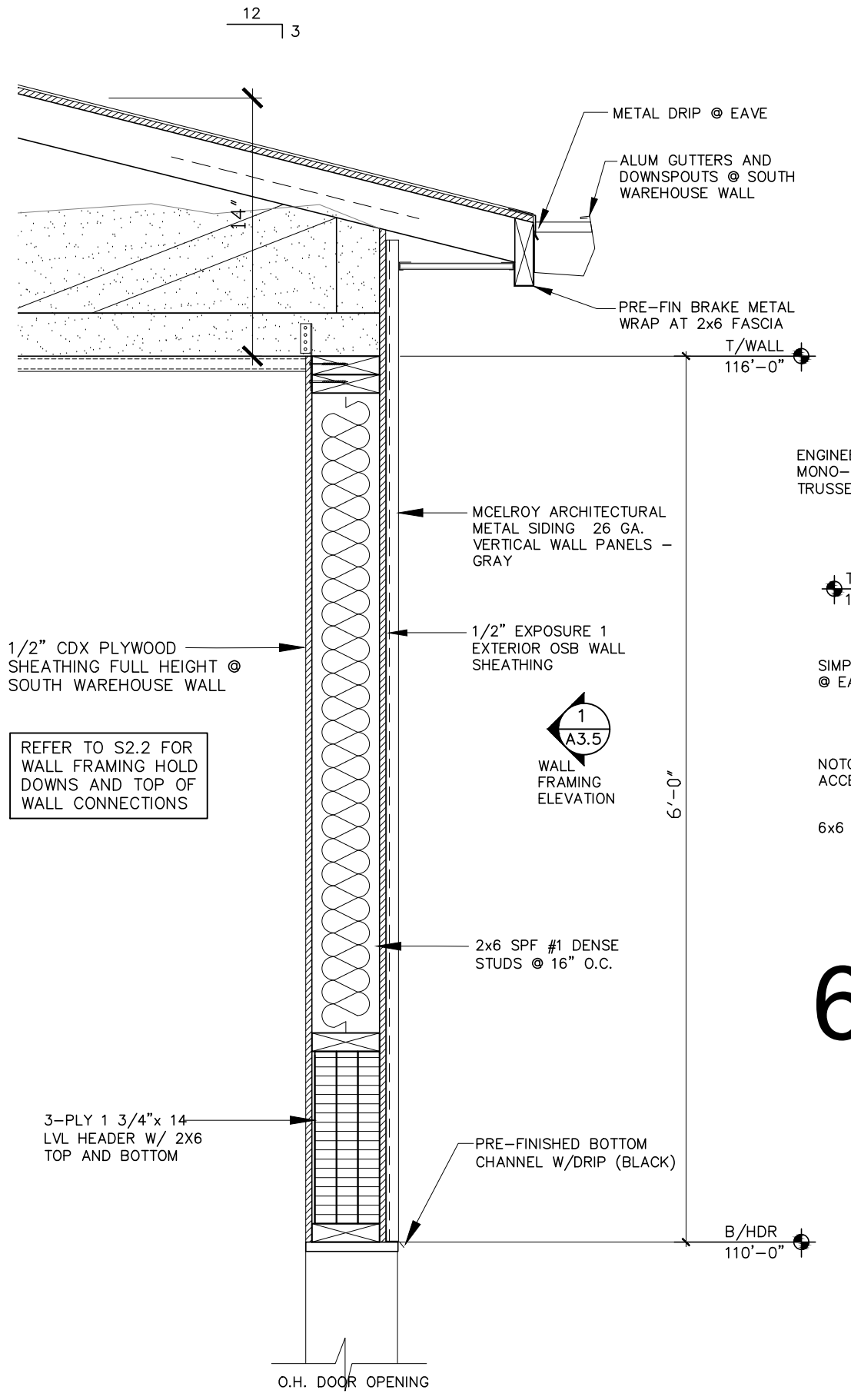
2 WALL SECTION
1" = 1'-0" @ OFFICE



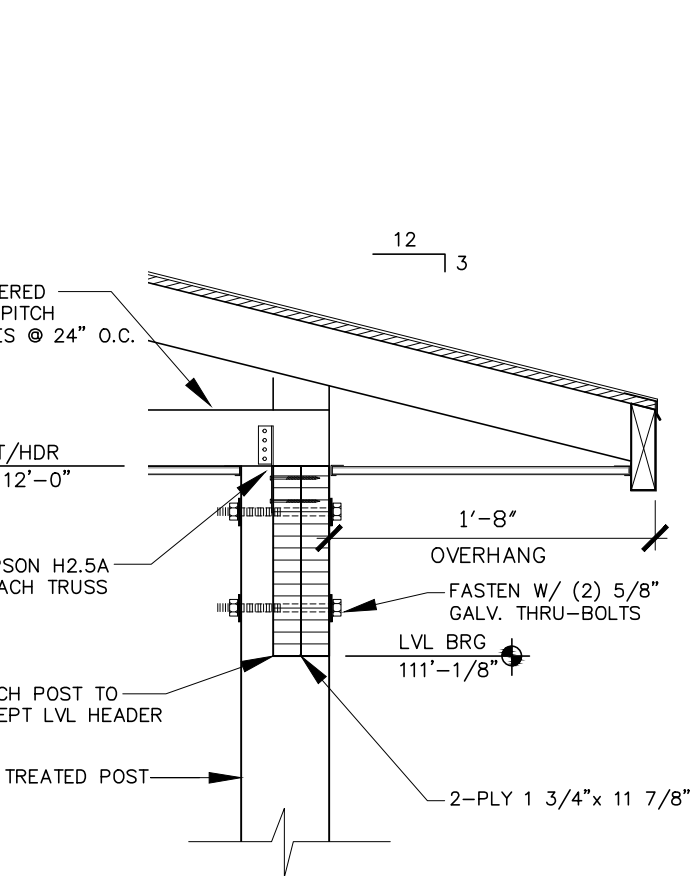
3 WALL SECTION
1" = 1'-0" @ OFFICE



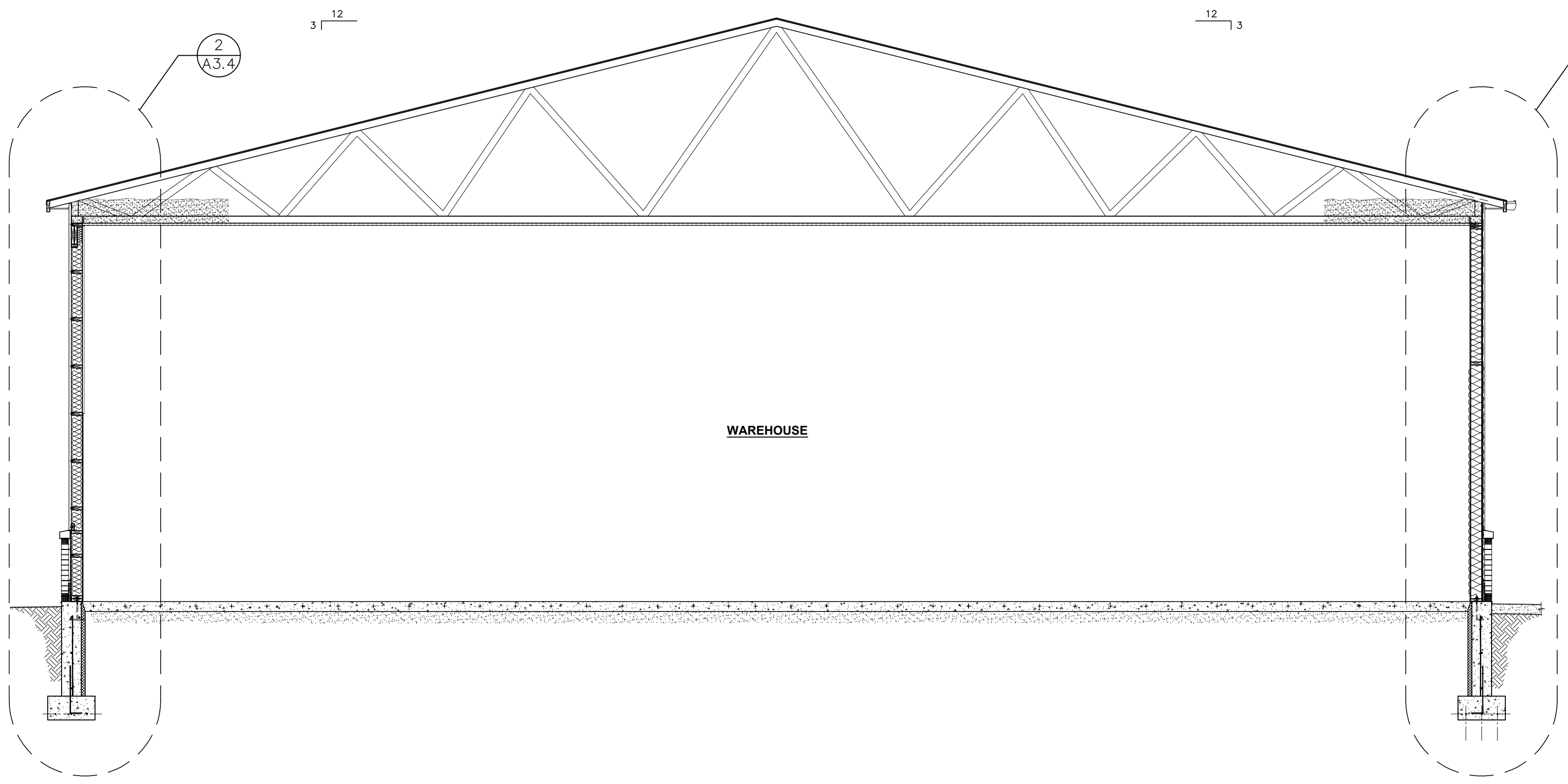
4 WALL FRAMING DETAIL
1 1/2" = 1'-0" @ WAREHOUSE NORTH WALL



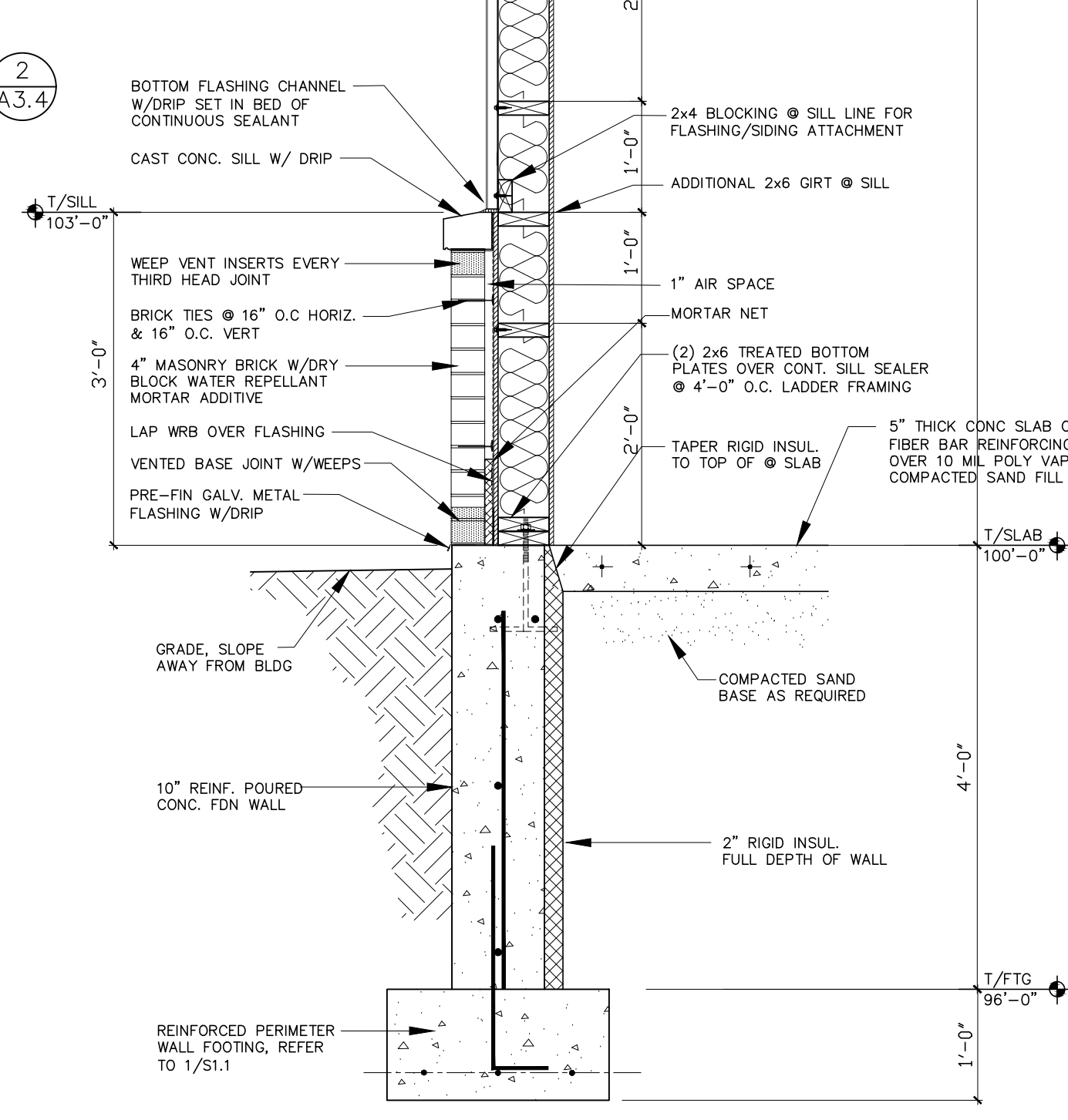
5 WALL FRAMING DETAIL
1" = 1'-0" @ WAREHOUSE O.H. DOOR



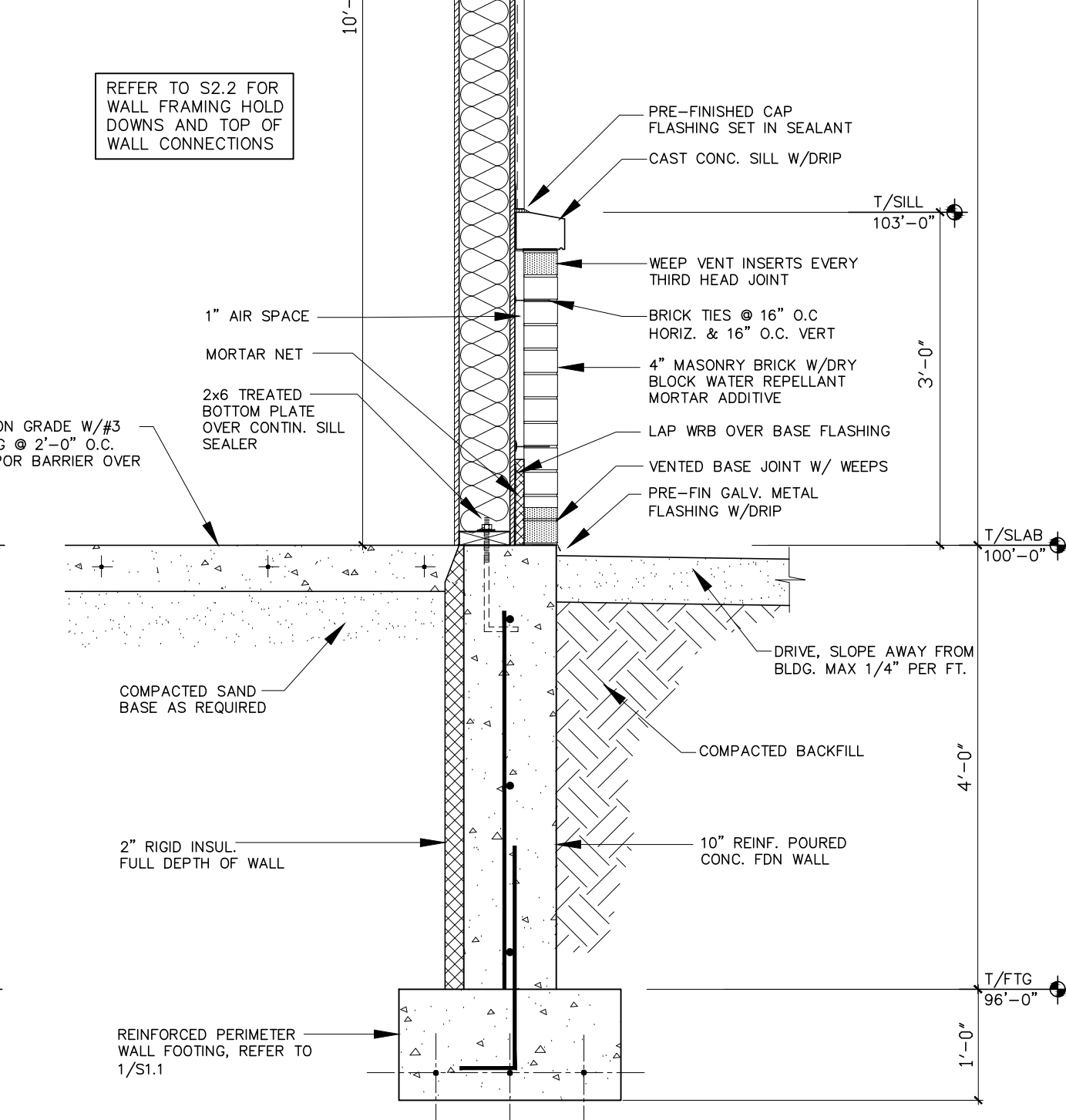
6 POST & BEAM FRAMING DETAIL
1" = 1'-0" @ EAST COVERED STORAGE



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



2 WALL SECTION
3/4" = 1'-0" @ WAREHOUSE NORTH WALL



3 WALL SECTION
3/4" = 1'-0" @ WAREHOUSE SOUTH WALL

ROOF CONSTRUCTION @ OFFICE:
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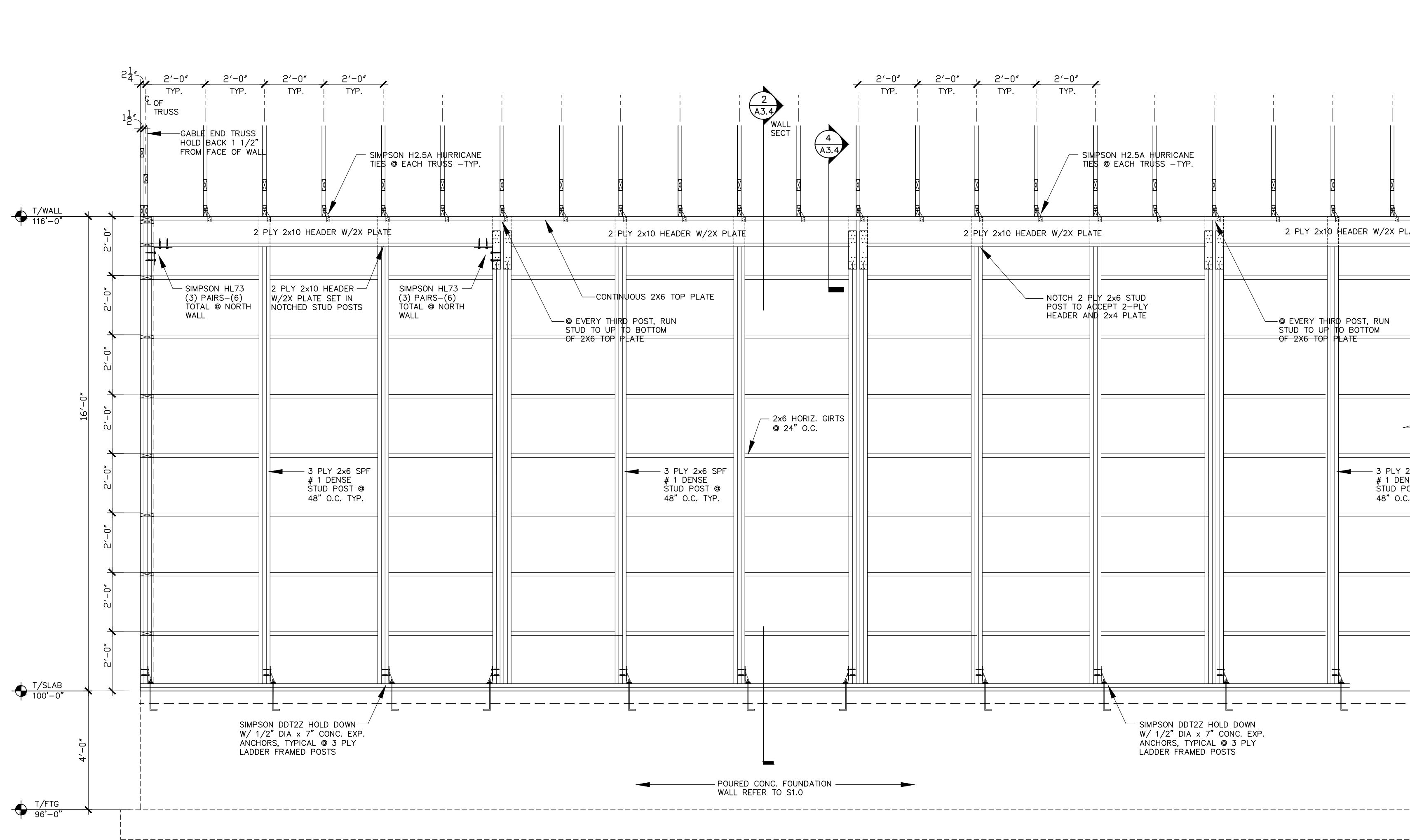
REVISIONS	NO.	DATE

SHEET TITLE

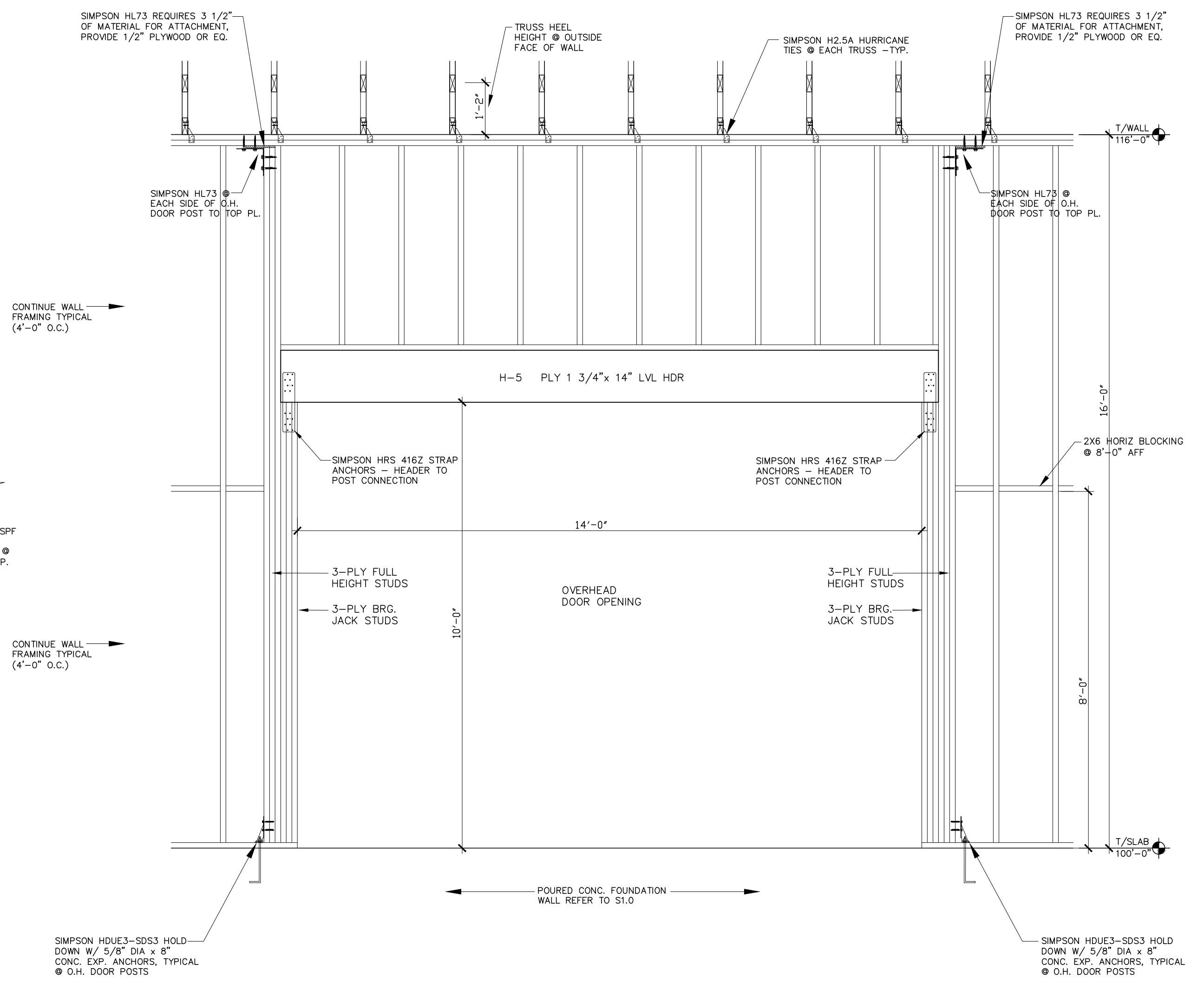
WALL SECTIONS

SHEET NO.

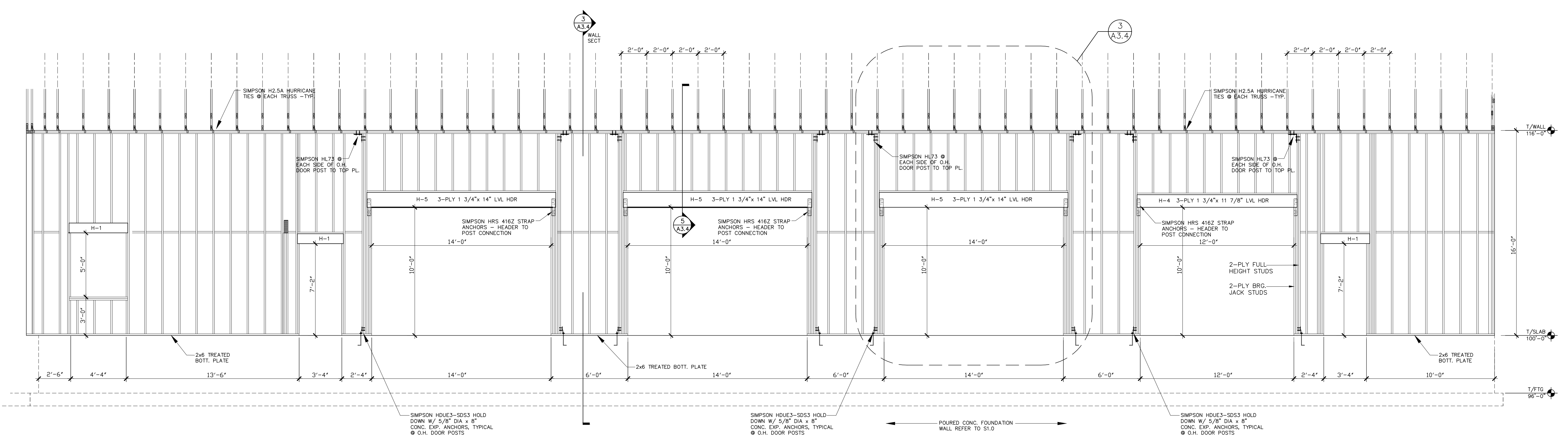
A3.4



2 NORTH WALL FRAMING ELEVATION
 3/8"=1'-0" @ WAREHOUSE



3 O.H. DOOR FRAMING ELEVATION
 1/2"=1'-0" @ WAREHOUSE



1 SOUTH WALL FRAMING ELEVATION
 1/4"=1'-0" @ WAREHOUSE

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SHEET TITLE
WALL FRAMING ELEVATIONS

SHEET NO.

A3.5

STRUCTURAL SPECIFICATIONS

DESIGN:

APPLICABLE CODES/STANDARDS:

-2021 INTERNATIONAL BUILDING CODE WITH WISCONSIN MODIFICATIONS
 -ASCE 7-2016 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE/SEI 2016

STRUCTURAL DESIGN STANDARDS:

-ACI 318-2019 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY
 -ACI 530/530.1-19 BUILDING CODE REQUIREMENTS
 -AISC-ASD/LRFD (ASD ONLY) STEEL CONSTRUCTION MANUAL, 13TH EDITION
 -AISC-360-2016 STRUCTURAL STEEL
 -AISC SEISMIC DESIGN MANUAL
 -WS 01.17/01.1M STRUCTURAL WELDING CODE-SEEL, 2006 EDITION
 -NDS-2018 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION ASD/LRFD (ASD ONLY), 2005 EDITION
 -NDS-NATIONAL DESIGN SPECIFICATION SUPPLEMENT, DESIGN VALUES FOR WOOD CONSTRUCTION

BUILDING CLASSIFICATION CATEGORY: _____ II

BUILDING DESIGN LIVE LOADS/CRITERIA:
 FLOOR LIVE LOAD - FIRST FLOOR LIVE LOAD _____ 100 PSF
 SECOND FLOOR (PLATFORMS) LIVE LOAD _____ 110 PSF

- ROOF SNOW LOADS & DESIGN DATA
 DESIGN ROOF SNOW LOAD _____ 30.8 PSF
 FLAT ROOF SNOW LOAD (P_f)=(0.7*C_e*C_t*P_g) _____ 30.8 PSF
 SNOW EXPOSURE FACTOR (C_e) _____ 1.0
 SNOW LOAD IMPORTANCE FACTOR (I_s) _____ 1.0
 ROOF THERMAL FACTOR (C_t) _____ 1.1
 GROUND SNOW (P_g) _____ 40.0 PSF
 RAIN ON SNOW SURCHARGE _____ 0
 SLOPED ROOF FACTOR (C_s) _____ 1.0
 UNBALANCED SNOW LOAD _____ REFER TO DIAGRAMS S3.0

WIND DESIGN DATA- ASCE 7-10
 WIND IMPORTANCE FACTOR (I_w) _____ 1.0
 BASIC WIND SPEED (3-SECOND GUST) _____ 115 mph
 MEAN ROOF HEIGHT _____ 21.0 FT
 WIND EXPOSURE CATEGORY _____ B
 WIND EXPOSURE CLASSIFICATION _____ ENCLOSED
 BUILDING LENGTH (L) _____ 163.67'
 LEAST WIDTH (B) _____ 70.0'
 TOPOGRAPHIC FACTOR K_{zt} _____ 1.0
 EDGE STRIP (e) _____ VARIES
 DESIGN PROCEDURE _____ METHOD 1 (SIMPLIFIED PROCEDURE)

COMPONENT AND CLADDING DESIGN PRESSURES

PER ASCE 7-2016 FIGURE 30-4-2B & TABLE 30.7.2

SEISMIC DESIGN INFORMATION

SEISMIC SITE CLASS "D" (assumed)

SEISMIC USE GROUP 1

SEISMIC DESIGN CATEGORY "A"

SMS = 0.07%
 SM1 = 0.03%
 SDS = 0.001
 SD1 = 0.001

GENERAL:

- ALL MATERIALS, CONSTRUCTION, AND DETAILS SHALL CONFORM WITH THE FOLLOWING: PLANS AND SPECIFICATIONS 2015 IBC W/ 2018 WISCONSIN AMENDMENTS - OSHA REGULATIONS
- THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE FAMILIAR WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS (ARCHITECTURAL, CIVIL, ELECTRICAL, PLUMBING, STRUCTURAL, ETC.) IN ORDER TO PROVIDE ALL CONSTRUCTION AND MATERIALS FOR THIS PROJECT.
- THE CONTRACTOR SHALL REFER TO OTHER DRAWINGS CONTAINED IN THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL SPECIFIED MEMBERS, DIMENSIONS, ELEVATIONS, DETAILS, OPENINGS, INSERTS, SLEEVES, DEPRESSIONS, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS REQUIRED TO CONSTRUCT THIS PROJECT.
- DETAILS SHOWN ON STRUCTURAL DRAWINGS SHALL BE APPLICABLE TO ALL PORTIONS OF THE CONTRACT DOCUMENTS UNLESS NOTED OTHERWISE.
- DIMENSIONS AND ELEVATIONS SHOWN ON ARCHITECTURAL DRAWINGS SUPERSEDE DIMENSIONS AND ELEVATIONS SHOWN ON STRUCTURAL DRAWINGS.
- DO NOT SCALE PLANS.
- IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE UNLESS APPROVED BY THE STRUCTURAL ENGINEER.
- IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND CONSTRUCTION SEQUENCE IN ORDER TO INSURE THE SAFETY OF THE BUILDING AND WORKMEN DURING CONSTRUCTION (MEANS & METHODS OF CONSTRUCTION). THIS INCLUDES, BUT IS NOT LIMITED TO: SHORING, UNDERPINNING, TEMPORARY BRACING, ETC.
- CONSTRUCTION DOCUMENTS SHOW DIMENSIONS AND ELEVATIONS TO SIGNIFICANT WORKING POINTS (COLUMN CENTERLINES, OUTSIDE FACE OF WALLS, TOP OF FRAMING MEMBERS, ETC.) MATERIAL SUPPLIERS AND DESIGNERS ARE RESPONSIBLE FOR ALL OTHER INFORMATION IN ORDER TO DETAIL/FABRICATE THEIR WORK. CONTACT THE ARCHITECT WITH ANY DISCREPANCIES.
- IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE STRUCTURAL DRAWINGS AND ANY OTHER PLANS CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BRING THE DISCREPANCY TO THE ARCHITECTS ATTENTION IN WRITING IMMEDIATELY OR SHALL BID THE MOST EXPENSIVE INSTALLATION SPECIFIED.

DEFLECTION LIMITS:

ROOF MEMBERS	LIVE	SNOW OR WIND	DEAD + LIVE/SNOW
SUPPORTING GYPSUM BOARD CEILINGS	L/360	L/360	
SUPPORTING FLEXIBLE CEILINGS	L/240	L/240	
NOT SUPPORTING CEILING	L/240	L/240	
SUPPORTING RIGID MATERIALS (BRICK, MASONRY, ETC.)	L/600 OR 0.3 in	L/600 OR 0.3 in	L/600 OR 0.3 in

LINTEL/HEADER/BEAM MEMBERS

SUPPORTING RIGID MATERIALS (BRICK, MASONRY, ETC.)	L/600 OR 0.3 in	L/600 OR 0.3 in	L/600 OR 0.3 in
SUPPORTING FLEXIBLE MATERIALS (EIFS, SIDING, ETC.)	L/360	L/360	

EXTERIOR WALLS

WITH RIGID FINISHES (BRICK, MASONRY, ETC.)	L/600 OR 0.3 in
WITH FLEXIBLE FINISHES (EIFS, SIDING, ETC.)	L/360

MATERIAL STRENGTHS:

CAST-IN-PLACE CONCRETE:

FOOTINGS	
MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS	f _c = 3000 PSI
MAXIMUM WATER-CEMENTITIOUS RATIO	0.55
MAXIMUM AGGREGATE SIZE	1 1/2"
SLUMP LIMIT	5" +/- 1"
AIR CONTENT	NO
FOUNDATION WALLS	
MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS	f _c = 4000 PSI
MAXIMUM WATER-CEMENTITIOUS RATIO	0.50
MAXIMUM AGGREGATE SIZE	3/4"
SLUMP LIMIT	4" +/- 1"
AIR CONTENT	NO
INTERIOR SLABS ON GRADE	
MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS	f _c = 4000 PSI
MAXIMUM WATER-CEMENTITIOUS RATIO	0.47
MAXIMUM AGGREGATE SIZE	3/4"
SLUMP LIMIT	4" +/- 1"
AIR CONTENT	NO
EXTERIOR SLABS ON GRADE	
MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS	f _c = 4500 PSI
MAXIMUM WATER-CEMENTITIOUS RATIO	0.42
MAXIMUM AGGREGATE SIZE	3/4"
SLUMP LIMIT	3" +/- 1"
AIR CONTENT	YES 6 +/- 1 1/2 %
PIERS	
MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS	f _c = 4000 PSI
MAXIMUM WATER-CEMENTITIOUS RATIO	0.47
MAXIMUM AGGREGATE SIZE	3/4"
SLUMP LIMIT	4" +/- 1"
AIR CONTENT	NO

REINFORCING STEEL:

ALL-ASTM A 615, GRADE 60, DEFORMED	F _y = 60,000 PSI
STEEL WELDED WIRE REINFORCEMENT, FLAT SHEETS	F _y = 60,000 PSI

STRUCTURAL STEEL:

ROLLED WIDE FLANGE SHAPES, ASTM A 992 GRADE 50	F _y = 50,000 PSI
CHANNELS, ANGLES, & S SHAPES, ASTM A 36 GRADE 50	F _y = 36,000 PSI
PLATE & BAR, ASTM A 36 GRADE 50	F _y = 36,000 PSI
TUBE SHAPES, ASTM A 500 GRADE B	F _y = 46,000 PSI
PIPE, ASTM A 53, TYPE E OR S, GRADE B	F _y = 46,000 PSI
ALL OTHER ROLLED SHAPES, ASTM A 36 GRADE 50	F _y = 36,000 PSI

STRUCTURAL BOLTS:

HIGH STRENGTH BOLTS, NUTS, & WASHERS, ASTM A 325
 ZINC-COATED HIGH STRENGTH BOLTS, NUTS, & WASHERS, ASTM A 325
 STAINLESS STEEL BOLTS, NUTS, & WASHERS, ASTM F 593
 SHEAR CONNECTORS, ASTM A 108 GRADES 1015 THRU 1020
 THREADED RODS, ASTM A 36 GRADE 50
 CLEVISSES & TURNBUCKLES, ASTM A 108, GRADE 1035
 EYE BOLTS & NUTS, ASTM A 108, GRADE 1030
 ANCHOR BOLTS, ASTM A 301

WELDED CONNECTIONS:

WELDING ELECTRODES _____ E70XX

MASONRY:

_____ f_m = 2000 PSI

MASONRY MORTAR:

TYPE "M" MORTAR BELOW GRADE
 TYPE "M" OR "S" ABOVE GRADE

GROUT BELOW BASE PLATES & BEARING PLATES:

NONMETALLIC, SHRINKAGE-RESISTANT ASTM C 1107
 - MIN GROUT COMPRESSIVE STRENGTH _____ 5000 PSI

WOOD FRAMING:

2x8 & SMALLER _____ SPF #2
 2x8 & LARGER _____ DFL #1
 LAMINATED VENEER LUMBER (LVL) _____ E = 2.0 x 10⁶ PSI

ALLOWABLE SOIL BEARING PRESSURE: _____ 2000 PSF ASSUMED

FOUNDATION & EARTHWORK:

- ALL EXTERIOR FOOTINGS MUST BEAR AT A MINIMUM DEPTH OF 4'-0" BELOW ADJACENT FINISH EXTERIOR GRADE.
- DO NOT PLACE ANY FOOTINGS ON FROZEN SUBGRADE.
- BACK FILLING SHALL BE DONE SIMULTANEOUSLY ON BOTH SIDES OF FOUNDATION WALLS.
- REMOVE ANY EXISTING CONCRETE 2'-0" BELOW NEW CONCRETE FOOTINGS AND SLABS ON GRADE.
- CENTER PIER AND COLUMN FOOTINGS ON COLUMN CENTERLINES AND WALL FOOTINGS ON WALL CENTERLINES UNLESS SPECIFICALLY NOTED OTHERWISE.
- TOP OF FOOTING ELEVATIONS SHOWN ON THESE CONSTRUCTION DOCUMENTS REPRESENT MINIMUM FOOTING DEPTHS FOR FROST PROTECTION AND BEST JUDGMENT OF A SUITABLE BEARING STRATUM. ACTUAL GRADE CONDITIONS AND SUITABLE BEARING STRATUM MUST BE VERIFIED BY THE CONTRACTOR AND A SOILS ENGINEER AT THE TIME OF EXCAVATION.
- FOOTING EXCAVATIONS MUST EXTEND TO COMPETENT BEARING MATERIAL. CONTRACTOR SHALL HIRE A SOILS ENGINEER TO FIELD VERIFY NET ALLOWABLE SOIL BEARING CAPACITY STATED ON THESE CONSTRUCTION DOCUMENTS AND IN GEOTECHNICAL REPORT FOR THIS PROJECT. IF SUITABLE BEARING STRATUM DOES NOT EXIST AT FOOTING ELEVATIONS STATED ON CONSTRUCTION DOCUMENTS, EXCAVATIONS SHALL BE EXTENDED UNTIL SOIL WITH STATED BEARING CAPACITY IS REACHED. PLACE COMPACTED FILL BELOW FOOTINGS OR EXTEND FOOTINGS DOWN TO SUITABLE BEARING STRATUM. ENGINEERED FILL BELOW SLABS ON GRADE AND FOOTINGS SHALL BE FREE DRAINING GRANULAR MATERIAL COMPACTED TO 95% MODIFIED PROCTOR AND PLACED PER THE SOIL ENGINEERS RECOMMENDATIONS.

CAST-IN-PLACE REINFORCED CONCRETE:

- CONCRETE WORK SHALL CONFORM TO THE CURRENT EDITION OF ACI 318 (BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE) AND ACI 302 (GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION).
- CONTRACTOR SHALL SUBMIT FIVE SETS OF STEEL REBAR SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ARCHITECT.
- CONCRETE EXPOSED TO EXTERIOR CONDITIONS SHALL BE AIR-ENTRAINED 6% ± 1.5%.
- GROUT BELOW BASE PLATES AND BEARING PLATES SHALL BE NON-SHRINK, NON-METALLIC GROUT 3/4" THICK MINIMUM.
- STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 (GRADE 60). DEFORMED WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
- CONTRACTOR SHALL PROVIDE SUITABLE WIRE SPACERS, CHAIRS, TIES, ETC FOR SUPPORTING REINFORCING STEEL IN THE PROPER POSITION WHILE PLACING CONCRETE.
- PROVIDE (2)-#5 BARS AROUND ALL OPENINGS AND (2)-#5 BARS DIAGONALLY AT ALL OPENING CORNERS. EXTEND BARS 2'-6" PAST OPENING.
- PROVIDE 1/2" EXPANSION JOINT MATERIAL AT INTERIOR LOCATIONS WHERE SLABS ABUT WALLS, COLUMNS, AND OTHER VERTICAL SURFACES UNLESS NOTED OTHERWISE.
- PROVIDE A 1" CHAMFER ON EXPOSED CORNERS OF CONCRETE UNLESS NOTED OTHERWISE.
- DO NOT PLACE CONDUITS, PIPES, DUCTS, OR FIXTURES IN STRUCTURAL CONCRETE UNLESS NOTED OTHERWISE.
- SLEEVES, CONDUITS, OR PIPING PASSING THROUGH CONCRETE SLABS AND WALLS SHALL BE PLACED SO THAT THEY ARE NOT CLOSER THAN THREE DIAMETERS ON CENTER AND SO THAT THEY DO NOT DISPLACE REINFORCING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY IRREGULARITIES OR DEFECTS IN CONCRETE SLABS (CRACKS, BUMPS, FLOOR CURLING, ETC.) BEFORE ANY FLOOR FINISHES ARE APPLIED.
- ALL LAPS IN REINFORCING STEEL SHALL BE CLASS "B" LAP SPLICES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL HIRE A MATERIALS TESTING LABORATORY TO CAST AND TEST CONCRETE CYLINDERS. ALL TESTING SHALL BE IN ACCORDANCE WITH ACI 318.83 SECTION 4.7. RESULTS OF CYLINDER TESTS SHALL BE SUBMITTED TO THE ARCHITECT. CONCRETE TEST REPORTS SHALL STATE THE FOLLOWING INFORMATION:
 LOCATION ON PROJECT WHERE THE CONCRETE IS USED
 7 DAY COMPRESSIVE STRENGTH
 28 DAY COMPRESSIVE STRENGTH
 AIR CONTENT
 SLUMP
 AMOUNT OF WATER ADDED ON JOB SITE
 MIX USED

15. CONCRETE TEST REPORTS SHALL DIRECTLY STATE WHETHER OR NOT THE TEST RESULT COMPLIES WITH THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

16. CLASS C FLY ASH OR SLAG MAY BE SUBSTITUTED FOR CEMENT ON A POUND TO POUND BASIS UP TO 25% OF THE TOTAL CEMENTITIOUS CONTENT.

17. ALL CONCRETE SLABS SHALL BE WET CURED PER ACI RECOMMENDATIONS FOR NO LESS THAN SEVEN DAYS.

18. CALCIUM CHLORIDE/ADMIXTURES CONTAINING CALCIUM CHLORIDE ARE NOT PERMITTED IN ANY CONCRETE MIX.

19. PROVIDE THE FOLLOWING CLEAR COVER DISTANCES FOR REINFORCEMENT IN CONCRETE:

FOOTINGS - BOTTOM & SIDES	3"
FOOTINGS - TOP	2"
SLABS - BOTTOM & SIDES	1"
SLABS - TOP	1"
WALLS - FACE	3/4"

STRUCTURAL STEEL:

- DESIGN, FABRICATION, AND ERECTION SHALL CONFORM TO THE CURRENT EDITION OF AISC (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) "MANUAL OF STEEL CONSTRUCTION".
- STEEL DETAILING AND CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF AISC "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN".
- WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS HOLDING CURRENT AWS CERTIFICATES IN THE TYPES OF WELDING SPECIFIED ON THESE CONSTRUCTION DOCUMENTS.
- CONTRACTOR SHALL SUBMIT FIVE SETS OF STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ARCHITECT.
- CONTRACTOR SHALL DESIGN AND PROVIDE ANY TEMPORARY BRACING OR GUYS REQUIRED TO ERECT STEEL MEMBERS. TEMPORARY BRACING SHALL BE LEFT IN PLACE UNTIL THE PERMANENT STRUCTURE IS IN PLACE AND SECURE.
- PROVIDE 3/16" CAP PLATE AT THE ENDS OF ALL EXPOSED TUBE AND PIPE MEMBERS.
- STAIRS, HANDRAILS, AND GUARDRAILS SHALL BE DESIGNED BY THE STEEL SUPPLIER.
- ALL STEEL BEAMS SHALL BE FABRICATED WITH THE NATURAL CAMBER (WITHIN MILL TOLERANCE).
- CAPACITY OF BOLTED OR WELDED CONNECTIONS SHALL BE EQUAL TO OR EXCEED 120% OF BEAM REACTION PRODUCED BY MAXIMUM ALLOWABLE UNIFORM LOAD ON THE GIVEN MEMBER SPAN.
- UNLESS OTHERWISE NOTED ON CONSTRUCTION DOCUMENTS, ALL BEAM CONNECTIONS SHALL BE DOUBLE ANGLE CONNECTIONS WITH A325N BOLTS. AT BEAM TO BEAM AND BEAM TO COLUMN CONNECTIONS, PROVIDE AS MANY BOLTS AS POSSIBLE IN BEAM FLANGE. DOUBLE ANGLE WELDED CONNECTIONS MAY BE USED TO DEVELOP THE SAME CAPACITY AS A BOLTED CONNECTION.
- ALTERNATE CONNECTIONS FROM WHAT IS SPECIFIED ON THE CONSTRUCTION DOCUMENTS WILL NOT BE ACCEPTED WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.
- USE STANDARD AISC DOUBLE ANGLE CONNECTIONS WHERE POSSIBLE. ALL STANDARD DOUBLE ANGLE CONNECTIONS SHALL BE IN ACCORDANCE WITH ASD NINTH EDITION AND SHALL BE TYPE 2 FRAMING CONNECTIONS UNLESS NOTED OTHERWISE.
- WHERE WOOD MEMBERS FRAME INTO STEEL MEMBERS, PROVIDE A SADDLE CONNECTION.
- PROVIDE STIFFENER PLATES ON BOTH SIDES OF BEAM WEBS AT ALL CONCENTRATED LOADS ABOVE AND BELOW A BEAM. UNLESS NOTED OTHERWISE, FRAME THE LARGEST BEAM OVER COLUMNS AT BEAM TO BEAM INTERSECTIONS.

WOOD FRAMING:

- DESIGN, FABRICATION, AND CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", AMERICAN FOREST AND PAPER ASSOCIATION.
- DESIGN, FABRICATION, AND CONSTRUCTION OF ALL PLYWOOD FRAMING SHALL CONFORM TO THE CURRENT EDITION OF "PLYWOOD DESIGN SPECIFICATIONS", AMERICAN PLYWOOD ASSOCIATION.
- PLYWOOD SHEATHING SHALL CONFORM TO THE CURRENT EDITION OF "U.S. PRODUCT STANDARD PS-1" FOR SOFTWOOD PLYWOOD AND BEAR THE APA GRADE-TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.
- PLYWOOD SHEATHING SHALL BE ATTACHED TO WOOD FRAMING WITH THE LONG DIMENSION OF THE SHEATHING LAD PERPENDICULAR TO THE SUPPORTS. STAGGER ALL JOINTS.
- PLYWOOD SHEATHING SHALL BE FASTENED TO SUPPORTS w/ 1 1/2" 16 GA. STAPLES SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.
- ANY PLYWOOD SHEATHING THAT IS EXPOSED TO MOISTURE SHALL BE PRESSURE TREATED.
- PLYWOOD PANEL EDGES SHALL BEAR ON THE FRAMING SUPPORT MEMBERS AND BUTT ALONG THEIR CENTER LINES. WALLS SHALL BE PLACED NOT LESS THAN 3/8" IN FROM THE PANEL EDGE.
- WOOD SILL PLATES AND OTHER WOOD MEMBERS DIRECTLY EXPOSED TO MOISTURE OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- MAXIMUM MOISTURE CONTENT IN ANY WOOD MEMBER SHALL NOT EXCEED 19%.
- 2x WOOD JOISTS SHALL HAVE 1x3 SPF NO.2 CROSS BRIDGING AT 8'-0" o/c MAXIMUM.
- DO NOT EMBED WOOD MEMBERS IN CONCRETE.
- ALL BOLTS AND LAG SCREWS SHALL CONFORM TO ASTM A307. USE STEEL WASHERS BETWEEN HEAD OF BOLT OR LAG SCREW AND WOOD. USE STEEL WASHERS BETWEEN NUT AND WOOD.
- ALL FASTENERS ATTACHING PRESSURE TREATED WOOD MEMBERS TO CONCRETE OR MASONRY SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
- MAKE NO SUBSTITUTIONS OF ANY ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SPECIFIED ON ANY FRAMING PLANS WITHOUT THE DIRECT WRITTEN PERMISSION OF THE STRUCTURAL ENGINEER AND ARCHITECT.

METAL PLATE CONNECTED WOOD TRUSS NOTES/CRITERIA:

- WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE CURRENT EDITIONS OF "DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES" BY TRUSS PLATE INSTITUTE (TPI) AND "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENINGS" BY NATIONAL FOREST PRODUCTS ASSOCIATION.
- ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS:
 TOP CHORD LIVE LOAD _____ 30.8 PSF + UNBALANCED SNOW LOAD + DRIFT
 TOP CHORD DEAD LOAD @ OFFICE _____ 10 PSF
 TOP CHORD DEAD LOAD @ P.T. AREA _____ 7 PSF
 BOTTOM CHORD LIVE LOAD _____ 0 PSF
 BOTTOM CHORD DEAD LOAD _____ 10 PSF
- IN ADDITION TO THE LOADS STATED ABOVE THE TRUSSES SHALL BE DESIGNED FOR ANY SNOW DRIFTING, MECHANICAL, AND/OR ANY SPECIAL LOAD CONDITIONS AS SHOWN ON STRUCTURAL PLANS AND AS REQUIRED BY THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE 2002.
- FABRICATION, HANDLING, STORAGE, AND ERECTION SHALL BE IN ACCORDANCE WITH "TRUSS PLATE INSTITUTION" RECOMMENDED PRACTICES AND SHALL BE DONE IN A WORKMAN LIKE MANNER SO AS TO NOT DAMAGE THE TRUSSES. TRUSSES SHALL NOT BE CUT, ADDED ONTO OR ALTERED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE TRUSS DESIGNER, ENGINEER, AND ARCHITECT.
- WOOD TRUSS DESIGNER/SUPPLIER SHALL SUBMIT FORMAL STAMPED CALCULATIONS BY A REGISTERED ENGINEER IN THE STATE OF WISCONSIN FOR REVIEW BEFORE FABRICATION.
- SUBMIT FIVE SETS OF TRUSS SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ARCHITECT.
- SHOP DRAWING SUBMISSIONS SHALL INCLUDE THE FOLLOWING INFORMATION:
 THE NAME, ADDRESS, PHONE NUMBER, AND FAX NUMBER OF THE SUPPLIER.
 SLOPE OR DEPTH, SPAN AND SPACING
 LOCATION OF ALL JOINTS
 ALL DESIGN LOADS
 ADJUSTMENTS TO LUMBER AND METAL CONNECTOR PLATE VALUES FOR CONDITIONS OF USE
 EACH REACTION FORCE AND DIRECTION
 METAL CONNECTOR PLATE TYPE, SIZE, GAUGE, AND THE DIMENSIONAL LOCATION OF EACH CONNECTOR PLATE.
 LUMBER SIZE, SPECIES, AND GRADE FOR EACH TRUSS MEMBER.
 CONNECTION REQUIREMENTS FOR TRUSS TO TRUSS GIRDER, TRUSS PLY TO PLY, AND FIELD SPLICES.
 CALCULATED DEFLECTION RATIO AND/OR MAXIMUM DEFLECTION FOR LIVE AND TOTAL LOAD.
 SPECIFY ALL TRUSS TO TRUSS CONNECTIONS AND HANGERS.
 SPECIFY AND SHOW ALL PERMANENT TRUSS BRACING REQUIRED BY DESIGN.

- CONTRACTOR IS RESPONSIBLE FOR ALL ERECTION PROCEDURES AND TEMPORARY TRUSS BRACING REQUIREMENTS DURING ERECTION IN ACCORDANCE WITH TPI'S COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING, AND BRACING METAL PLATE CONNECTED WOOD TRUSSES (HIB-91 BOOKLET) AND THE CURRENT EDITION OF ANS/TP1-1.
- TRUSSES EXPOSED TO MOISTURE SHALL BE CONSTRUCTED OF PRESSURE TREATED WOOD AND GALVANIZED METAL PLATES.
- FLOOR TRUSS SPACING SHOWN ON FRAMING PLANS ARE MAXIMUM SPACINGS. TRUSS DESIGNER SHALL REDUCE SPACING AS REQUIRED TO SUPPORT ALL LOADS SPECIFIED ON THESE PLANS AND BY CODE.
- DESIGN ROOF TRUSSES TO RESIST ALL WIND LOADS INCLUDING UPLIFT AS REQUIRED BY THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE 2002. MINIMUM NET UPLIFT = 10 PSF, 20 PSF AT CANOPIES & OVERHANGS.
- ALL TRUSS TO TRUSS CONNECTIONS ARE TO BE DESIGNED, DETAILED, AND SUPPLIED BY THE TRUSS SUPPLIER.
- TRUSS FABRICATOR SHALL FIELD VERIFY ALL SPAN DIMENSIONS BEFORE FABRICATING.

Commercial
 Industrial
 Residential
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 Email: eskayarchitect@gmail.com

GENERAL CONTRACTOR:
Borton
 CONSTRUCTION
 2 Copeland Ave, Ste 201
 LaCrosse, WI 54603

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE
 PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE / SET - TYPE

06/03/26 DESIGN

DRAWN BY:

REVISIONS

NO. / DATE

SHEET TITLE

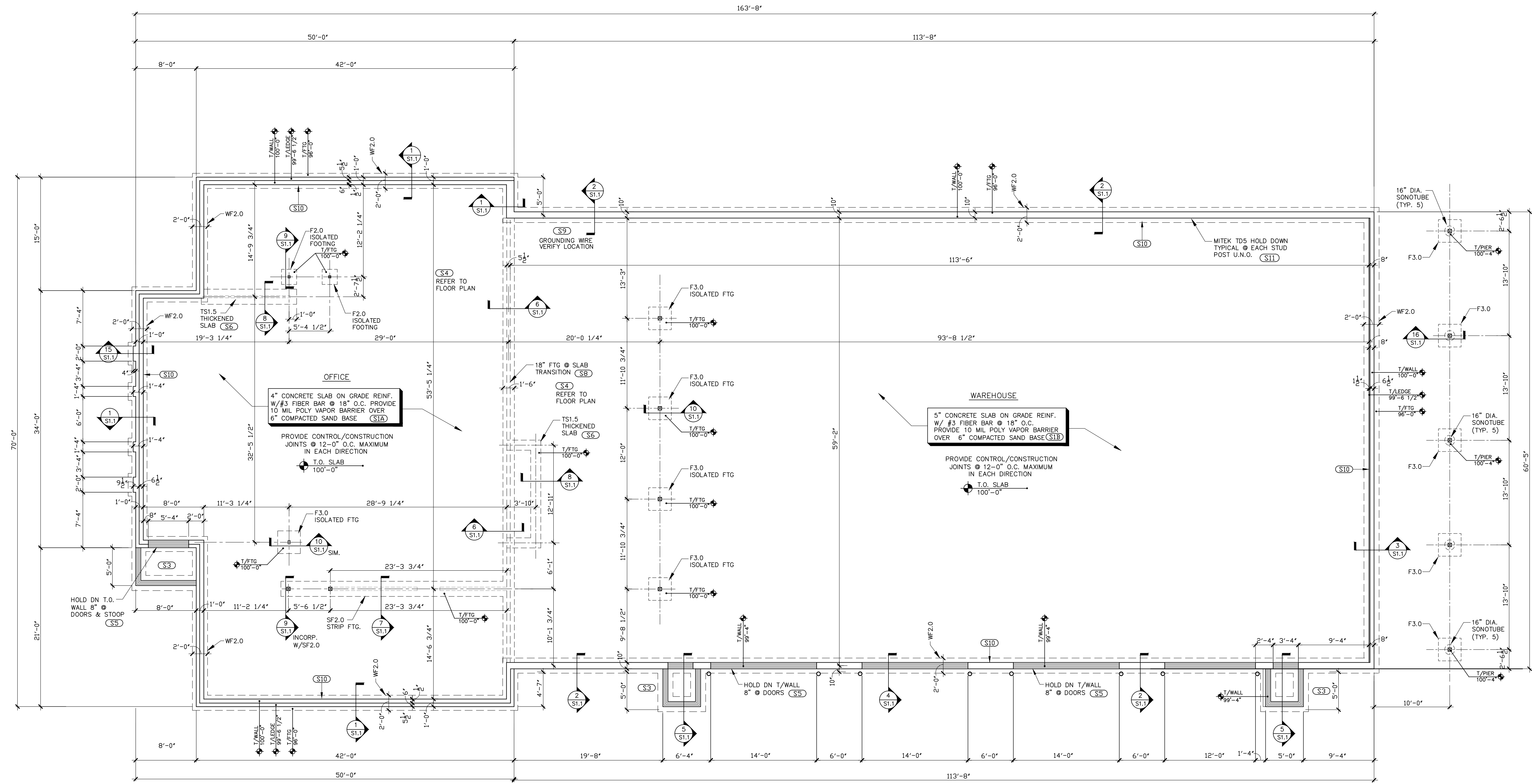
STRUCTURAL
 SPECIFICATIONS

SHEET NO.

S0.1

1 hereby certify that this plan, specification, or report was prepared by me or the firm of which I am a duly licensed professional engineer under the laws of the State of Wisconsin. Number A-110647. Date: 07/31/2026. Information contained in these drawings was prepared for the specific site/structure shown and no other. No other information was intended to be strictly published without the prior written consent of the architect. ©2026

NO.	DATE



FOUNDATION GENERAL NOTES

- OBSERVE ALL STATE AND LOCAL CODES
- ALL REBAR USED SHALL BE CLEAN AND FREE OF OIL, DIRT OR OTHER CONTAMINANTS THAT WILL PREVENT COMPLETE BONDING TO THE CONCRETE.
- CONTRACTOR SHALL PROVIDE FROST AND MOISTURE PROTECTION FOR FOOTINGS EXPOSED DURING CONSTRUCTION.
- CENTER COLUMN AND WALL FOOTINGS IN CENTERLINE OF SUPPORTED MEMBER CENTERLINES U.N.O.
- SLOPE SLABS TO FLOOR DRAINS FOR POSITIVE DRAINAGE WHERE APPLICABLE.

FOUNDATION KEYED NOTES:

- (S1A) 4" POURED CONCRETE SLAB ON GRADE REINF. W/#3 FIBER BAR @ 1'-6" O.C. EACH WAY. PROVIDE 10 MIL POLY VAPOR BARRIER OVER COMPACTED SAND BASE. WET CURE SLAB WITH COVER FOR 7 DAYS.
- (S1B) 5" POURED CONCRETE SLAB ON GRADE REINF. W/#3 FIBER BAR @ 1'-6" O.C. EACH WAY. PROVIDE 10 MIL POLY VAPOR BARRIER OVER COMPACTED SAND BASE. WET CURE SLAB WITH COVER FOR 7 DAYS.
- (S2) TYPICAL SLAB CONTROL JOINT MAX SPACING 15'-0". REFER TO 14/S1.1 - TYPICAL THROUGHOUT (SLAB CONSTRUCTION JOINT, WHERE APPLICABLE)
- (S3) PROVIDE MIN. 5'-0" x 5' CONC. STOOP AT EXTERIOR DOORS, OFFSET TO OPERABLE SIDE AS SHOWN ON PLAN. PROVIDE FULL FROST WALL AND FOUNDATION
- (S4) FLOOR DRAINS AND CLEAN OUTS, SLOPE SLAB TO DRAINS AS REQUIRED COORDINATE WITH PLUMBING DESIGN PLANS
- (S5) HOLD DOWN TOP OF WALL 8" FROM TOP OF SLAB AT EXTERIOR DOOR OPENINGS. TYPICAL U.N.O.
- (S6) THICKENED SLAB FOOTING REINFORCED WITH (2) #4 FIBER BAR CONTINUOUS. REFER TO 8/S1.1
- (S7) 6" DIA. CONC. FILLED PIPE BOLLARDS TYP. @ EACH SIDE OF O.H. DOORS, REFER TO 12/S1.2
- (S8) INTERIOR SLAB 4" TO 5" SLAB TRANSITION AND FOOTING, REFER TO 6/S1.1
- (S9) GROUNDING WIRE FOR ELECTRICAL PANELS BONDED TO REBAR IN FOOTINGS. COORDINATE AND VERIFY LOCATION OF ELECTRICAL SERVICE WITH ELECTRICAL CONTRACTOR.
- (S10) 2" XPS RIGID INSULATION @ INTERIOR SIDE OF FOUNDATION WALL.
- (S11) MITEK TD5 HOLD DOWN TYPICAL @ EACH STUD POST REFER TO 11/S1.1

FOOTING SCHEDULE (3000 spf)

MARK	DIMENSIONS			REINFORCING	REMARKS
	WIDTH	LENGTH	DEPTH		
TS1.5	1'-4"	CONT.	1'-0"	(2) #4 BAR x CONT.	DETAIL 8/S1.1
SF2.0	2'-0"	CONT.	1'-0"	(3) #4 BAR EA. WAY	DETAIL 7/S1.1
WF2.0	2'-0"	CONT.	1'-0"	(3) #4 BAR x CONT.	DETAILS 1/S1.1, 2/S1.1
F2.0	2'-0"	2'-0"	1'-0"	(3) #4 BAR EA. WAY	DETAIL 9/S1.1 - INCORP. W/SLAB
F3.0	3'-0"	3'-0"	1'-0"	(3) #4 BAR EA. WAY	DETAIL 10/S1.1 - INCORP. W/SLAB

HOLD DOWN SCHEDULE

LOCATION	TYPE	ANCHOR POST	ANCHOR POST FASTENERS	ANCHOR BOLT	A.B. EMBEDMENT
O.H. DOOR JAMBS	MITEK HTT45	MULTI PLY 2x6	(18) 16d x 2 1/2"	5/8" A36 ROD	8"
TYP. STUD @ WAREHOUSE	MITEK TD5	MULTI PLY 2x6	(2) 3/4" x 4" BOLTS	3/4" DIA. A.B.	8"

HOLD DOWN NOTES:

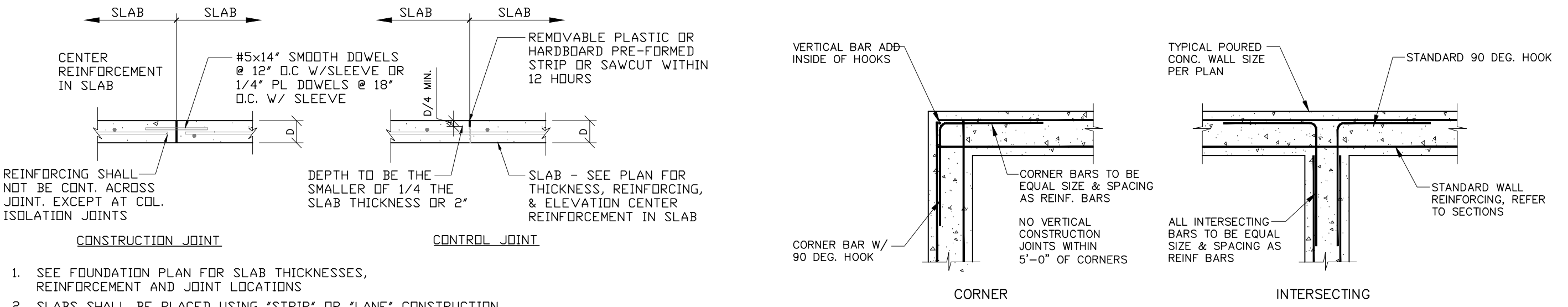
- ALL HOLD DOWN ANCHOR BOLT CONNECTING TO CONCRETE SHALL BE ASTM F1554 GRADE 36 THREADED ROD W/EPOXY ADHESIVE.
- ACCURATELY LOCATE ANCHORS TO ALIGN WITH HOLD DOWNS ON PLAN.
- ANCHOR POSTS SPECIES AND GRADE SHALL MATCH THE STUD MATERIAL SPECIFIED IN THE WALL STUD SCHEDULE.

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

REBAR LAP /SPICE SCHEDULE

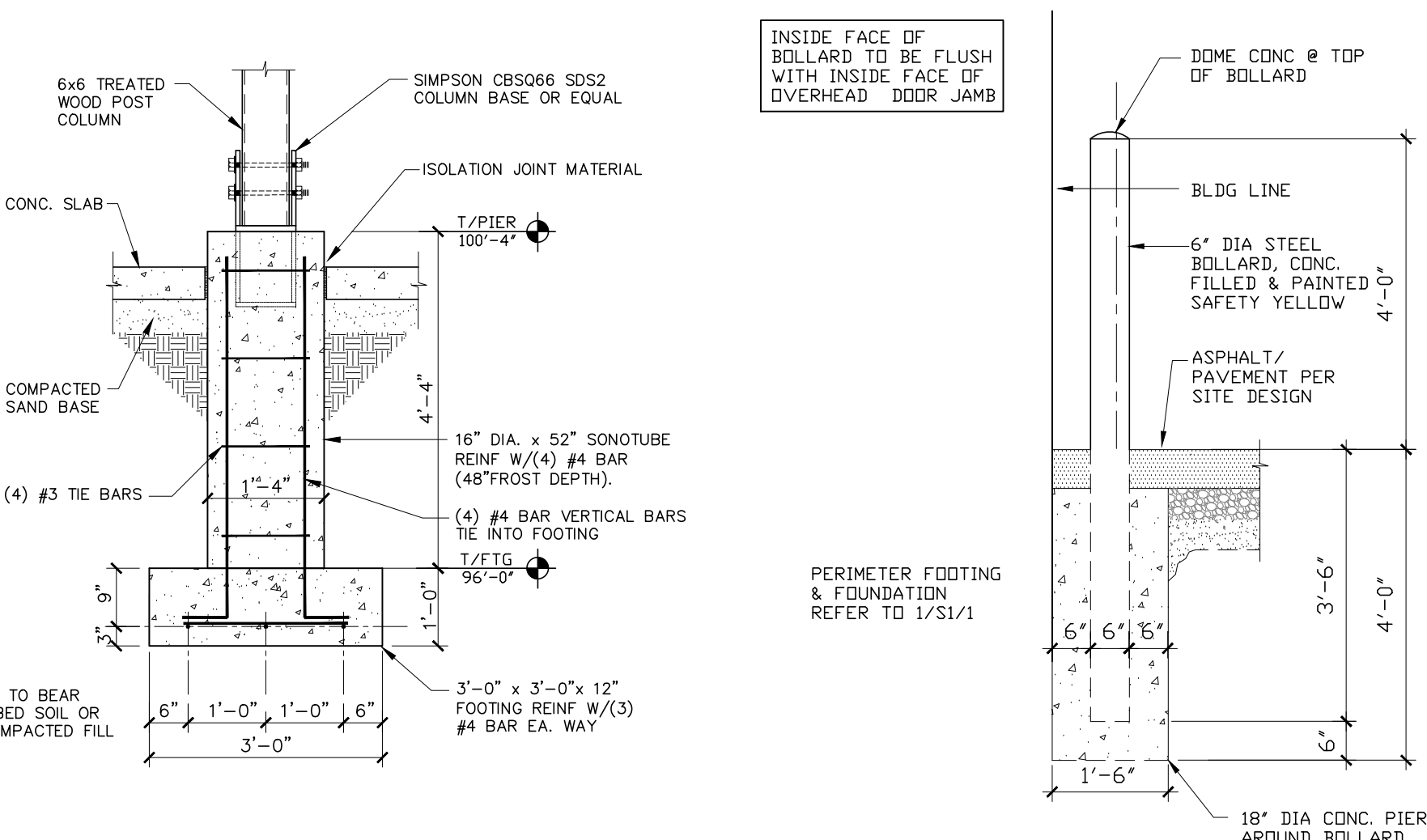
BAR SIZE	3,000 PSI CONCRETE			4,000 PSI CONCRETE		
	DEVELOPMENT LENGTHS	CLASS "B" TENSION LAP SPICE LENGTH	STND HOOK DEVELOPMENT LENGTH, L _{dh}	DEVELOPMENT LENGTHS	CLASS "B" TENSION LAP SPICE LENGTH	STND HOOK DEVELOPMENT LENGTH, L _{dh}
#3	12"	13"	6"	12"	16"	6"
#4	14"	18"	8"	15"	20"	7"
#5	17"	22"	10"	19"	24"	9"
#6	20"	26"	12"	23"	29"	10"
#7	33"	43"	14"	37"	48"	12"
#8	42"	54"	16"	47"	61"	14"
#9	51"	66"	18"	57"	75"	15"
#10	63"	81"	20"	70"	91"	17"
#11	75"	97"	22"	84"	109"	19"

- NOTES:
 1. VALUES BASED ON MIN 1 1/2" CLEAR COVER & MIN. 6" CENTER TO CENTER
 2. STANDARD HOOK BAR EXTENSION = MIN. BEND DIA. + 12DB
 3. MINIMUM BEND DIA. = 6db FOR #3-#8 (8db FOR #9-#11)
 4. SPICE LENGTHS ARE BASED ON LARGER BAR BEING SPICED
 5. HOOK BAR DEVELOPED LENGTHS, L_{dh}, ASSUMED
 a) side cover ≥ 2 1/2"
 b) end cover @ extension ≥ 2"



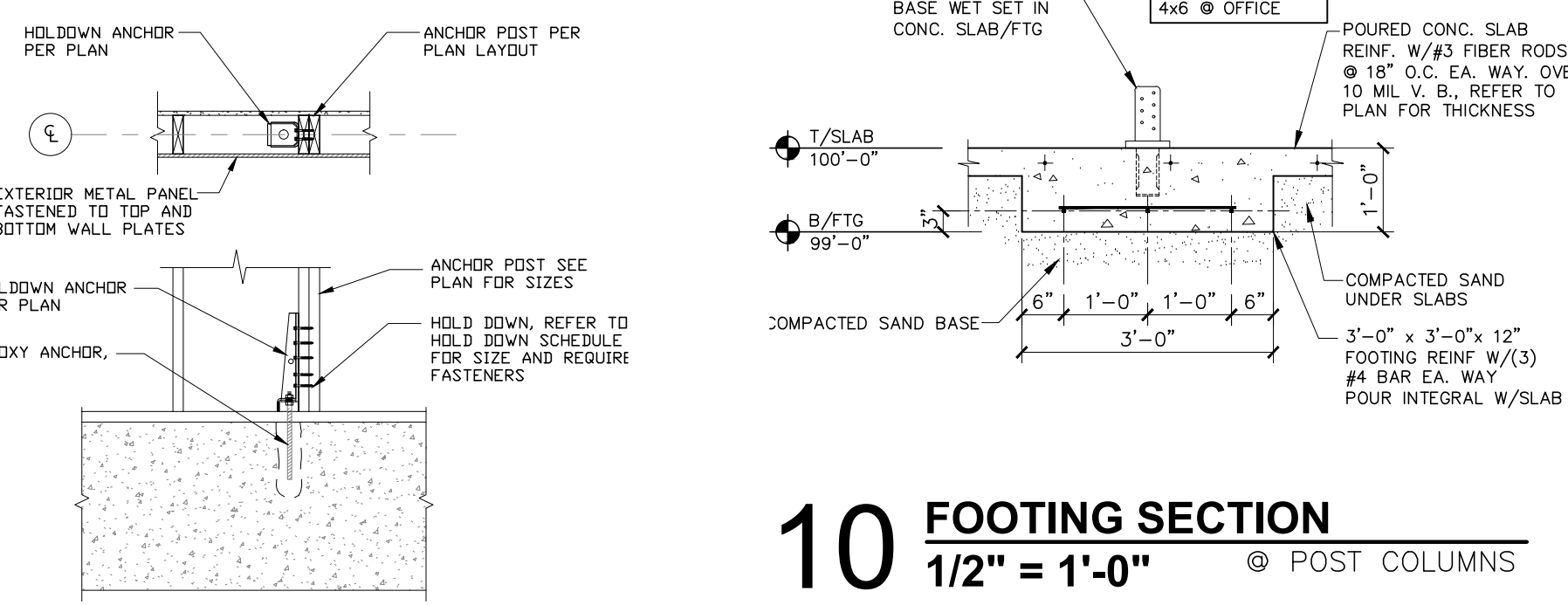
14 SLAB CONTROL JOINT
N.T.S. TYPICAL

13 TYPICAL FOOTING REINFORCING
N.T.S.



16 FOUNDATION SECTION
1/2" = 1'-0" @ EAST LEAN TO PIERS

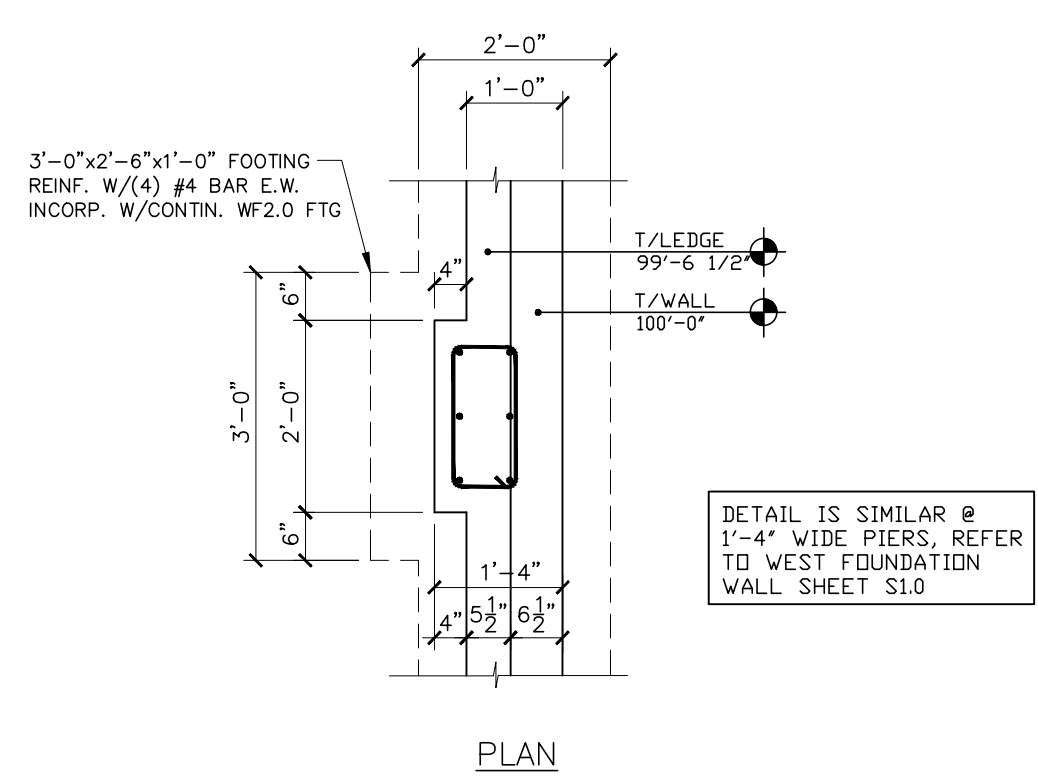
12 BOLLARD DETAIL
1/2" = 1'-0"



10 FOOTING SECTION
1/2" = 1'-0" @ POST COLUMNS

9 FOOTING SECTION
1/2" = 1'-0" @ INTERIOR OFFICE COLUMNS

11 HOLD DOWN DETAIL
N.T.S.

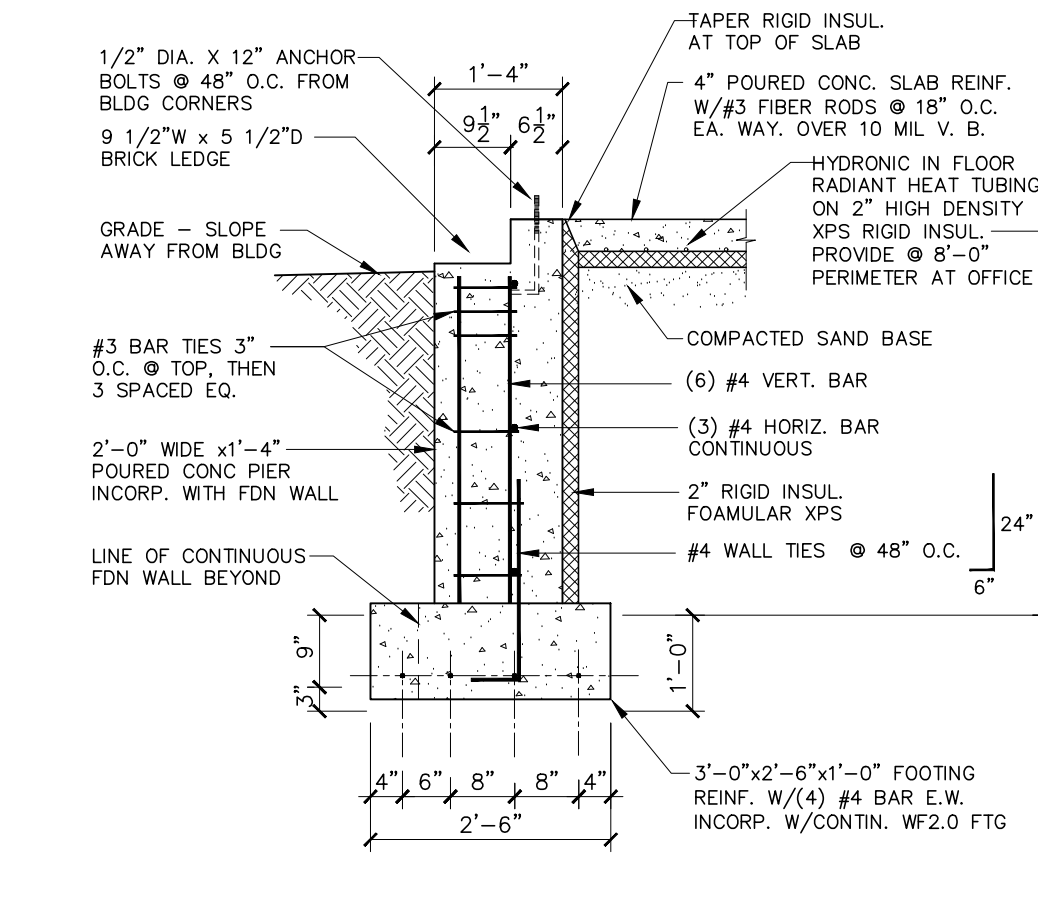


8 THICKENED SLAB FOOTING
1/2" = 1'-0" INTERIOR BRG WALLS @ P.T.

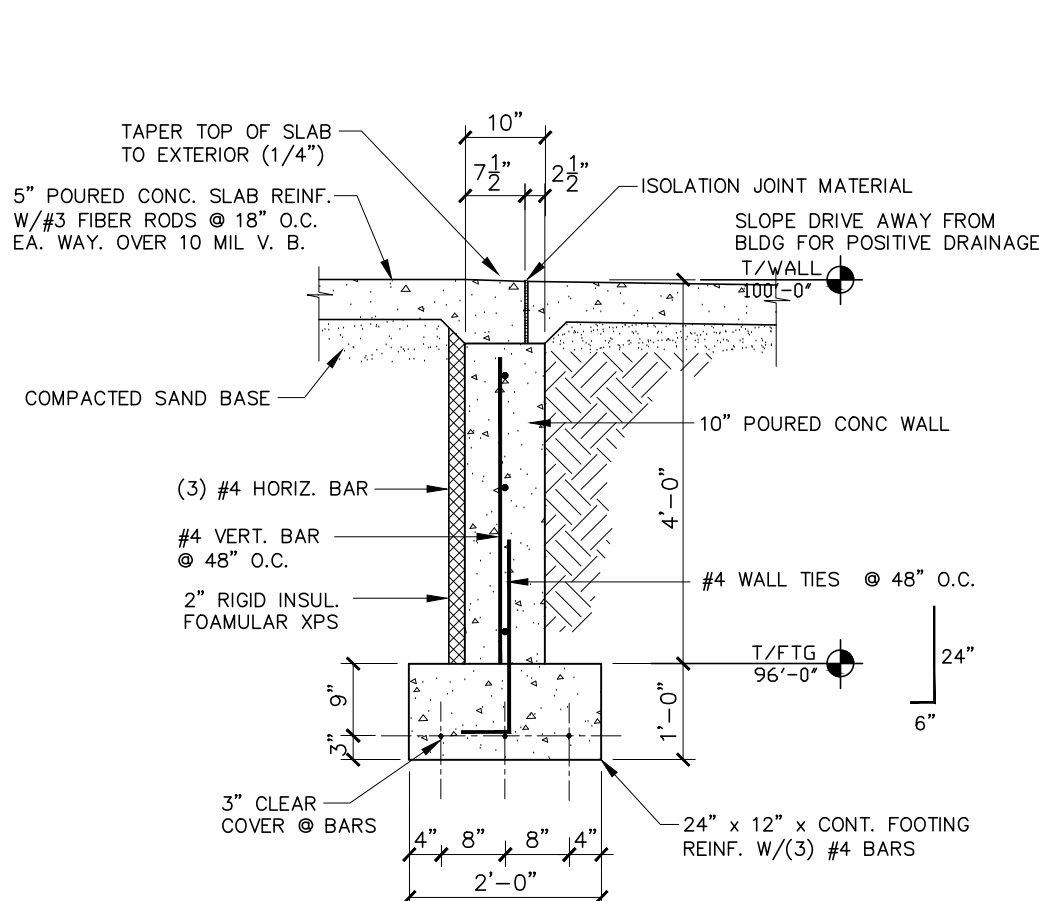
7 STRIP FOOTING SECTION
1/2" = 1'-0" @ INTERIOR BRG WALL

6 THICKENED SLAB FOOTING
1/2" = 1'-0" INTERIOR BRG WALL @ OFFICE/WAREHOUSE

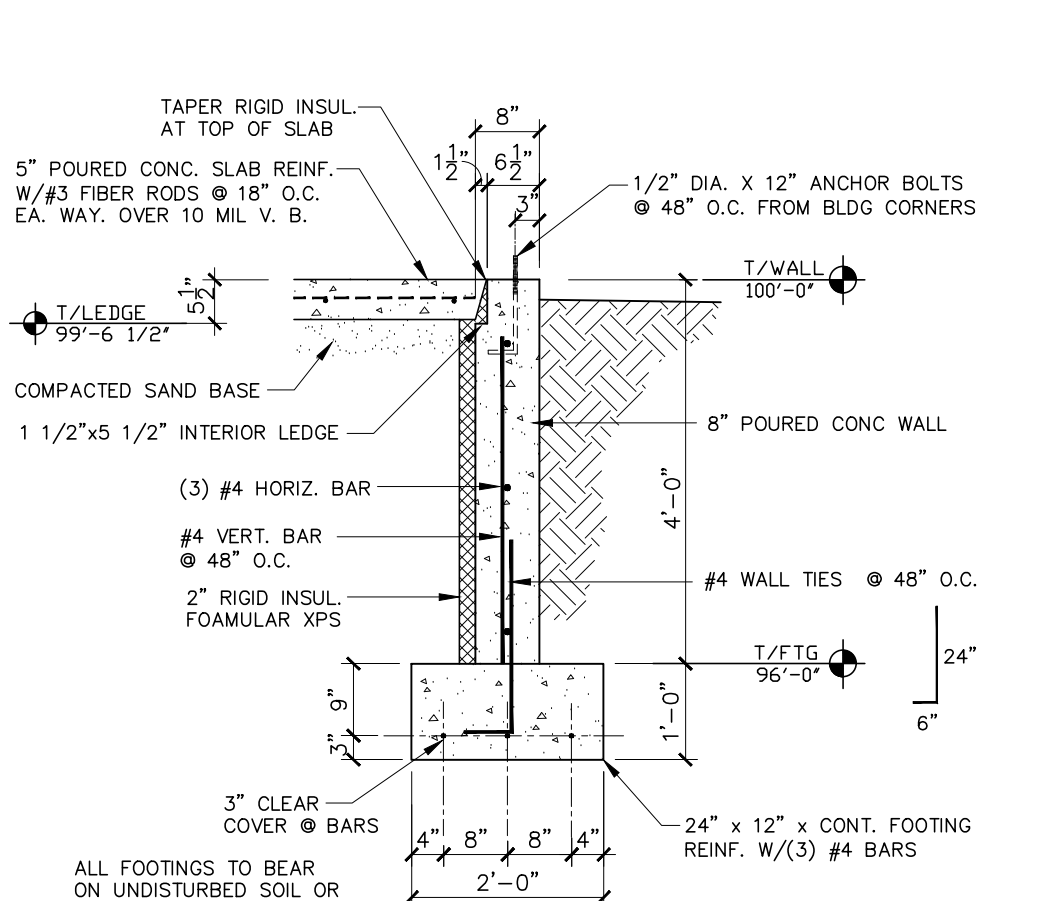
5 FOUNDATION SECTION
1/2" = 1'-0" @ TYP. STOOP



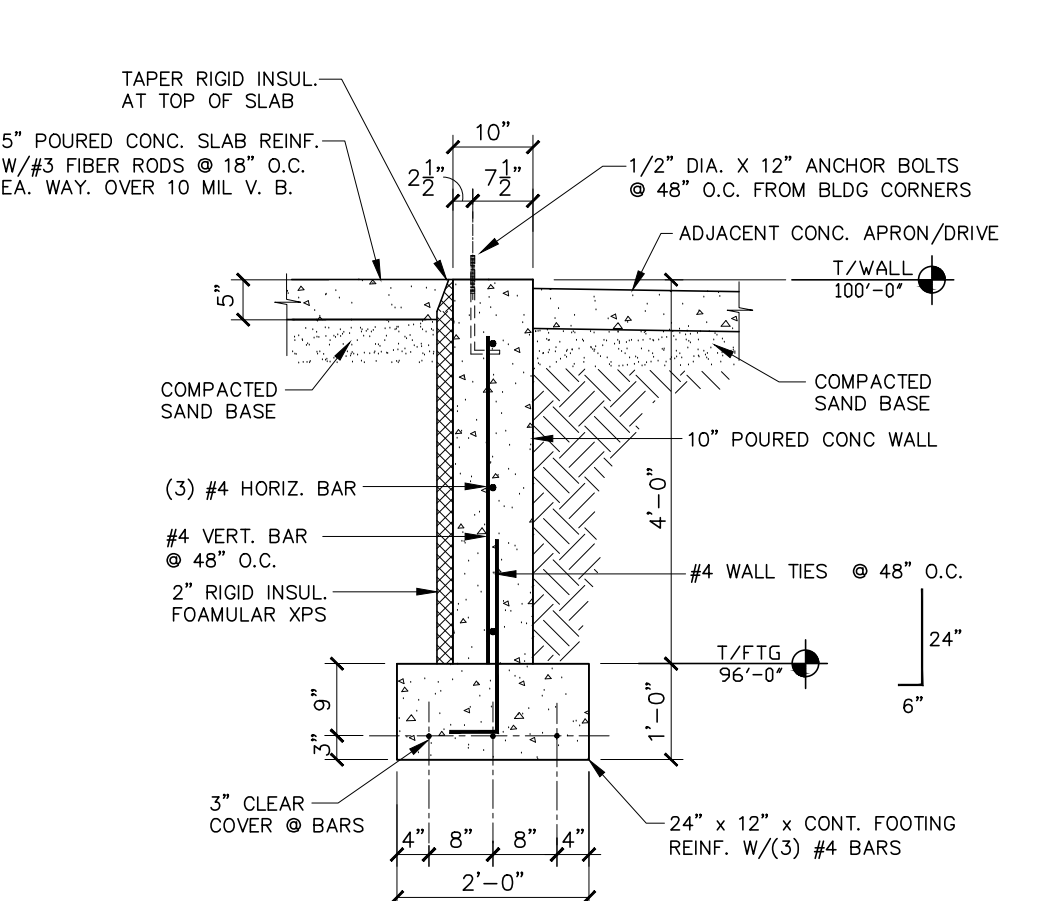
15 FOUNDATION SECTION
1/2" = 1'-0" @ WEST WALL PIERS



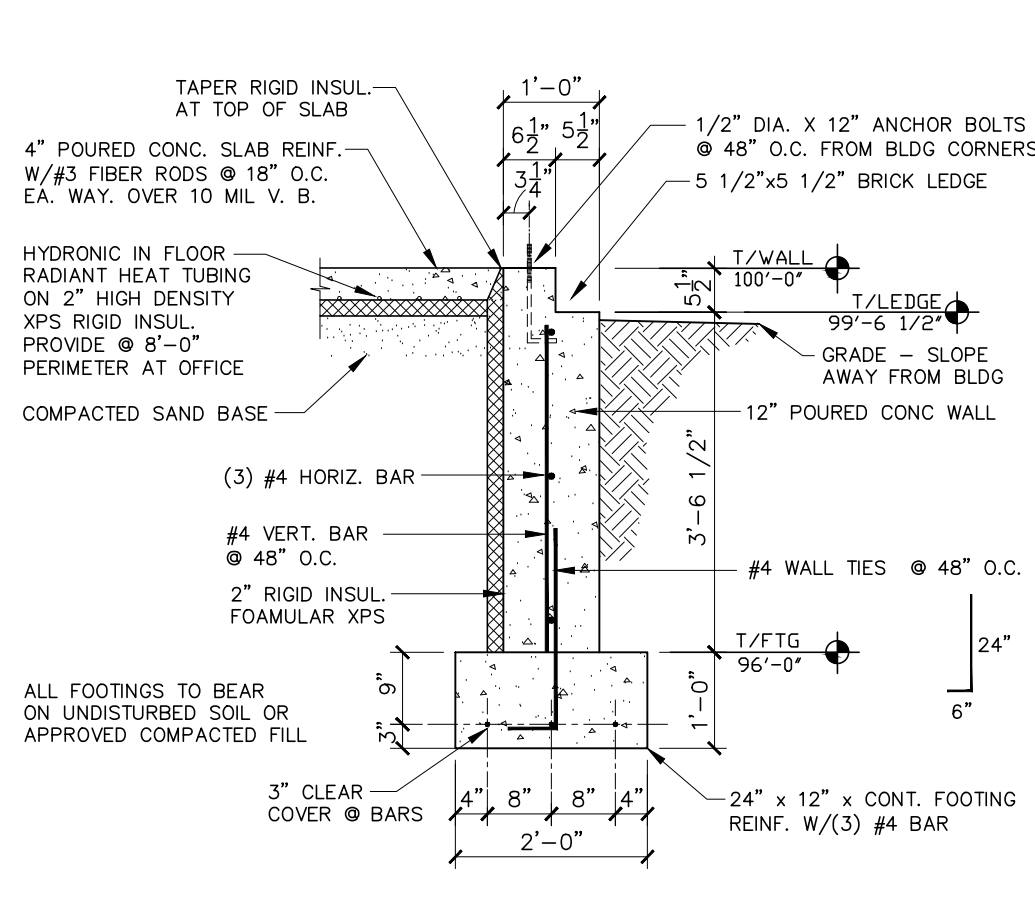
4 FOUNDATION SECTION
1/2" = 1'-0" @ O.H. DOORS



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



2 FOUNDATION SECTION
1/2" = 1'-0" @ WAREHOUSE



1 FOUNDATION SECTION
1/2" = 1'-0"

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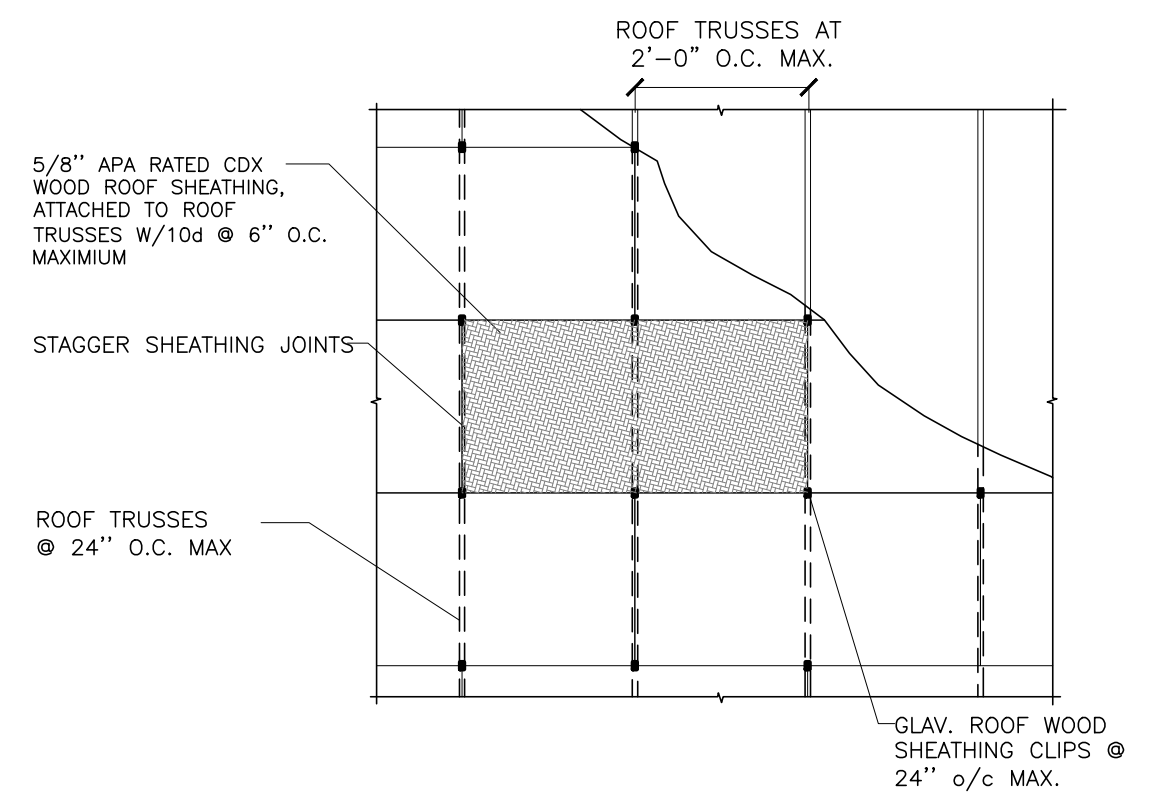
Borton Construction
 2 Copeland Ave, Ste 201
 Lacrosse, WI 54603

GENERAL CONTRACTOR:
BORTON CONSTRUCTION
 10,528 S.F. W/1200 SQ. FT. MEZZANINE
 PROJECT LOCATION:
ST. ANDREWS STREET
 LACROSSE, WI 54601

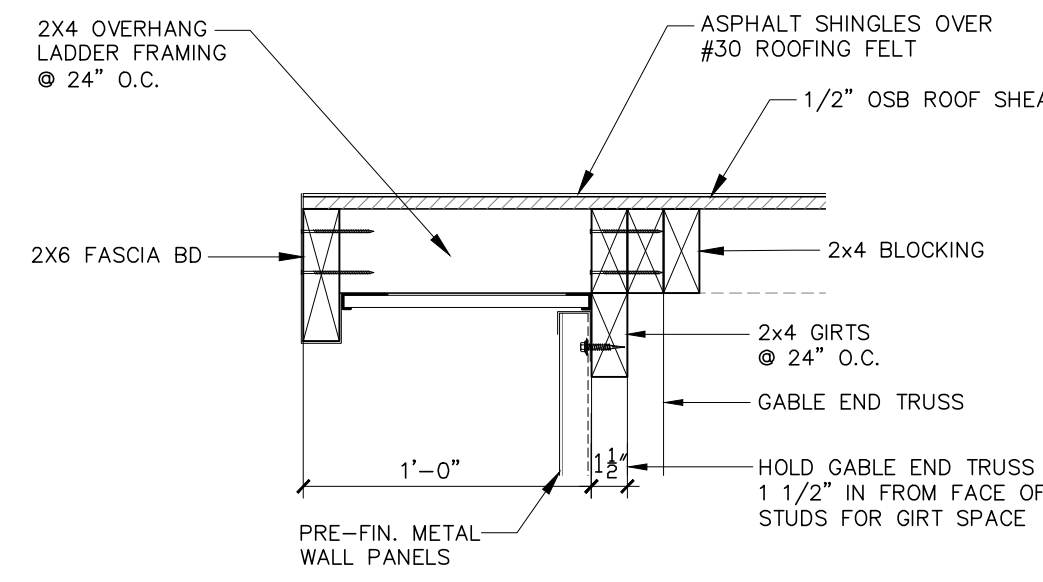
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 BORTON CONSTRUCTION
 10,528 S.F. W/1200 SQ. FT. MEZZANINE
 DATE / SET - TYPE
 06/03/26 DESIGN

DRAWN BY:
 REVISIONS
 NO. DATE
 SHEET TITLE
 FOUNDATION DETAILS

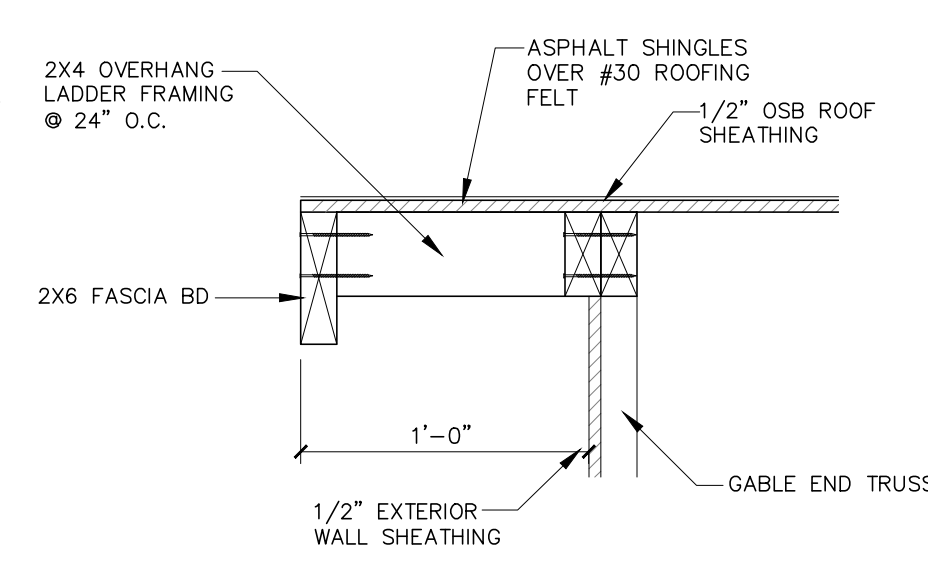
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S1.1



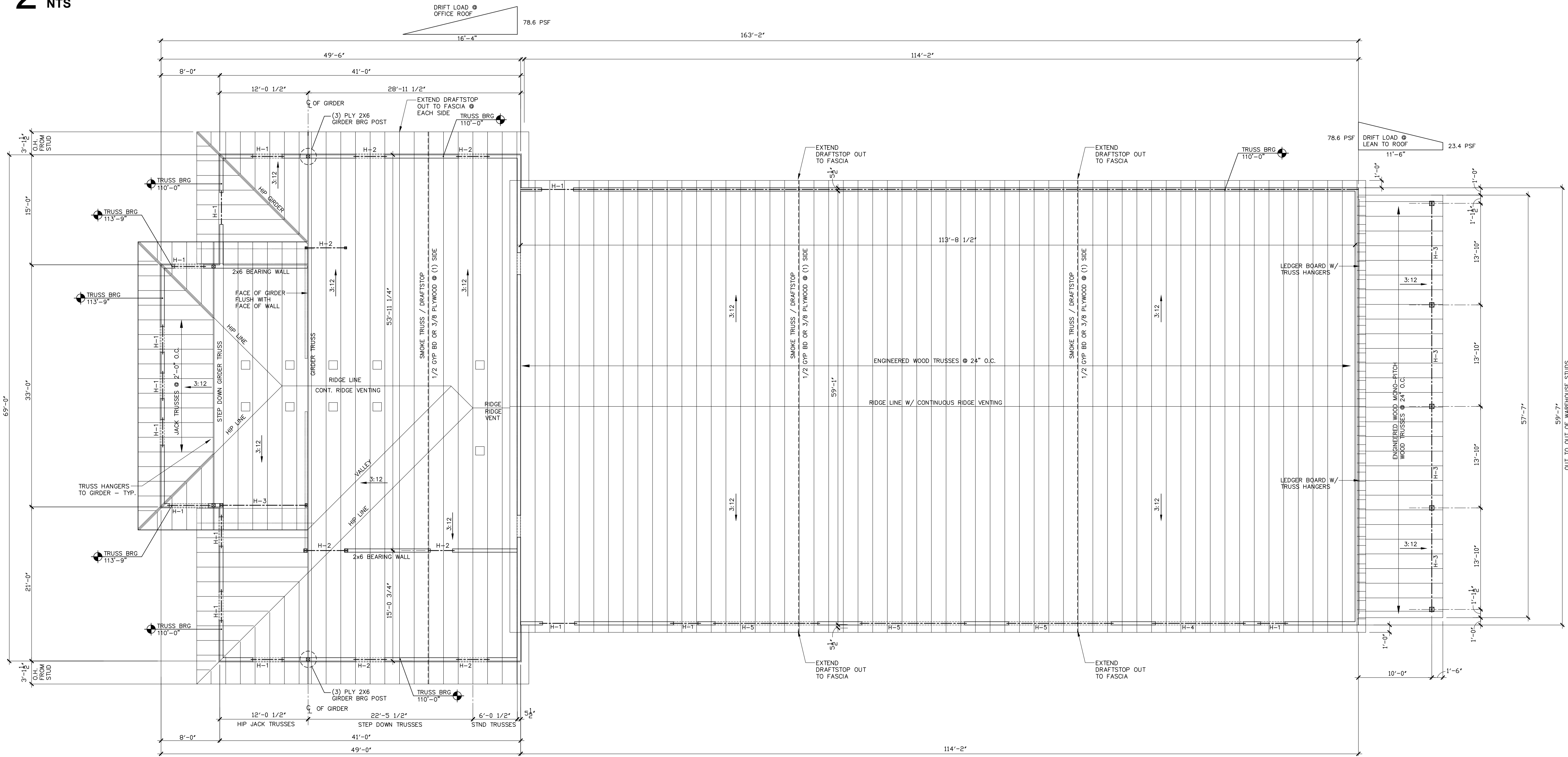
2 TYPICAL ROOF SHEATHING ATTACHMENT
NTS



3 GABLE END RAKE O.H.
1 1/2" = 1'-0" @ WAREHOUSE



4 GABLE END RAKE O.H.
1 1/2" = 1'-0" @ OFFICE



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

TRUSS HOLD DOWN SCHEDULE (HURRICANE TIES)				
MARK	LOCATION	QNTY	FASTENER	DETAIL
THD1	COMMON TRUSS BEARING OUTSIDE WALLS ONLY	(1)	SIMPSON H2.5 @ EA. END OF TRUSS	4/S2.1
THD2	GIRDER TRUSS BEARING OUTSIDE WALLS ONLY	(1)	SIMPSON LCT-2 TRUSS TO TOP PLATE & STUDS W/DTT22 HOLD DOWN @ BASE TO CONC.	3/S2.1
THD3	JACK TRUSSES	(1)	SIMPSON H1 @ EA. END OF TRUSS	4/S2.1

ROOF VENTING	
1/300 MINIMUM	
HIGH VENTING	
RIDGE VENT = 18" SQ. IN PER LIN. FT.	
ROOF LOUVER = 50" SQ. IN	
LOW VENTING	
PERFORATED ALUM SOFFIT = 14" SQ. IN. P.L.F.	
2" SOFFIT VENT STRIP = 9" SQ. IN PER LIN. FT.	
50% VENTING HIGH MAX. 40% MIN.(RIDGE)	
50% INTAKE LOW MIN. 60% MAX. (SOFFIT)	
VERIFY VENTING FREE AREA SPECIFICATIONS WITH MFR. SELECTED	

TRUSS LAYOUT NOTE:
REFER TO ENGINEERED TRUSS DESIGN DRAWINGS FOR SPECIFIC TRUSS TYPE, TAGS AND LAYOUT.

NOTE: TRUSS DESIGN
ROOF TRUSSES TO BE DESIGNED BY LICENSED WISCONSIN ENGINEER. TRUSS DESIGNER SHALL USE ALL CURRENT CODES AND DESIGN CRITERIA. UNBALANCED SNOW LOADS AND SNOW DRIFT LOADS SHALL BE CONSIDERED FOR TRUSS DESIGN. TRUSS SUPPLIER TO PROVIDE CERTIFIED TRUSS DRAWINGS AND CALCULATION, STAMPED AND SIGNED BY ENGINEER OF RECORD FOR SUBMISSION TO STATE OF WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES.

HEADER SCHEDULE				
MARK	SIZE	JAMB STUDS	FULL HGT. STUDS	NOTES
H1	2 PLY 2 x 12	(1)	(1)	1, 2, 4
H2	3 PLY 2 x 12	(2)	(2)	1, 2, 4
H3	2 PLY 1 3/4 x 11 7/8 LVL	(2)	(2)	1, 3, 4
H4	3 PLY 1 3/4 x 11 7/8 LVL	(2)	(2)	1, 3, 4
H5	3 PLY 1 3/4 x 14 LVL	(3)	(3)	1, 3, 4

NOTES:	
1. MINIMUM HEADER SIZE IS INDICATED. ADDITIONAL AND/OR DEEPER MEMBERS MAY BE ADDED TO FILL OUT STUD SPACE OR OTHERWISE SIMPLIFY FRAMING PROCEDURES.	
2. NAIL HEADER MEMBERS W/(3) ROWS 104 NAILS @ 12" O.C. EACH FACE.	
3. NAIL HEADER MEMBERS W/(3) ROWS 164 NAILS @ 12" O.C. EACH FACE.	
4. PROVIDE BLOCKING AT INTERIOR SIDE OF HEADERS AS NEEDED FOR WINDOW TREATMENTS, COORDINATE WITH OWNER.	

HEADER DETAIL	
2x6 T&B	RIGID INSUL
blocking as needed	
2 PLY HDR	3 PLY HDR

ROOF PLAN GENERAL NOTES

- A. REFER TO S0.1 FOR ROOF DESIGN LOADS AND SPECIFICATIONS.
- B. COORDINATE INSTALL AND PLACEMENT OF ROOF TRUSSES WITH ENGINEERED TRUSS DESIGN PLANS AND SPECIFICATIONS
- C. PROVIDE ALL BRIDGING, BLOCKING, BRACING AND SUPPORT FRAMING AS REQUIRED BY ENGINEERED TRUSS DESIGN REQUIREMENTS AND BCSI STANDARDS.
- D. PROVIDE POSITIVE TRUSS CONNECTION TO WALL PER SCHEDULE THIS SHEET.
- E. ROOFING CONTRACTOR TO PROVIDE COMPLETE WEATHERTIGHT ROOFING SYSTEM INSTALL PER MANUFACTURERS SPECIFICATIONS.
- F. PROVIDE VENTING OF ENCLOSED ROOF SPACE AT A RATE OF 1/300 OF ROOF AREA. PROVIDE 50% OF VENTING AREA AT THE HIGH SIDE (RIDGE) AND 50% OF VENTING LOW (SOFFIT)
- G. CONTINUOUS GUTTER WITH DOWNSPOUTS AT OFFICE AREA, FIELD VERIFY LOCATIONS TO AVOID DOORS AND SITE EQUIPMENT. COORDINATE WITH CIVIL PLANS
- H. VERIFY ALL ROOF PENETRATIONS WITH RESPECTIVE TRADES AND PROVIDE ALL REQUIRED THRU ROOF EXTENSIONS MIN. OF 12" ABOVE FINISHED ROOF. PROVIDE ALL RELATED CURBS, PIPE BOOTS AND FLASHINGS AS REQUIRED FOR A WEATHERTIGHT FINISH.
- I. REFER TO SITE PLAN AND STORM WATER DESIGN FOR STORM WATER RUNOFF AND DOWNSPOUTS TO RETENTION AREAS.
- J. PROVIDE INSULATION THICKNESS MARKERS LABELED FOR INCHES INSTALLED PER EVERY 300 SQ. FT. IN ATTIC SPACE. NUMBERS MIN. 1" TALL, AFFIXED TO TRUSSES, FACING ATTIC ACCESS.

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2 Copeland Ave. Ste 201
LaCrosse, WI 54603

GENERAL CONTRACTOR:
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**ST. ANDREWS STREET
LACROSSE, WI 54601**

PROJECT TITLE:
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LACROSSE, WI 54601**

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06/03/26 DESIGN

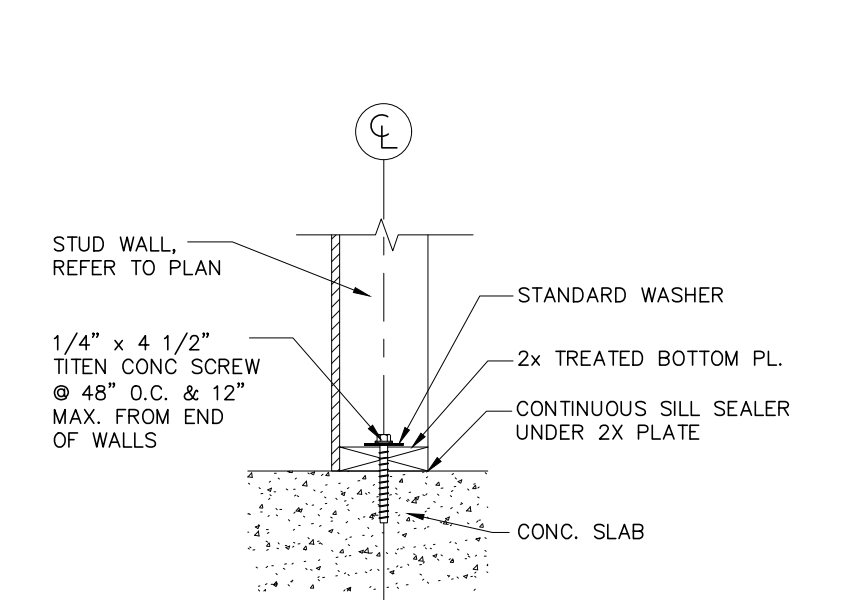
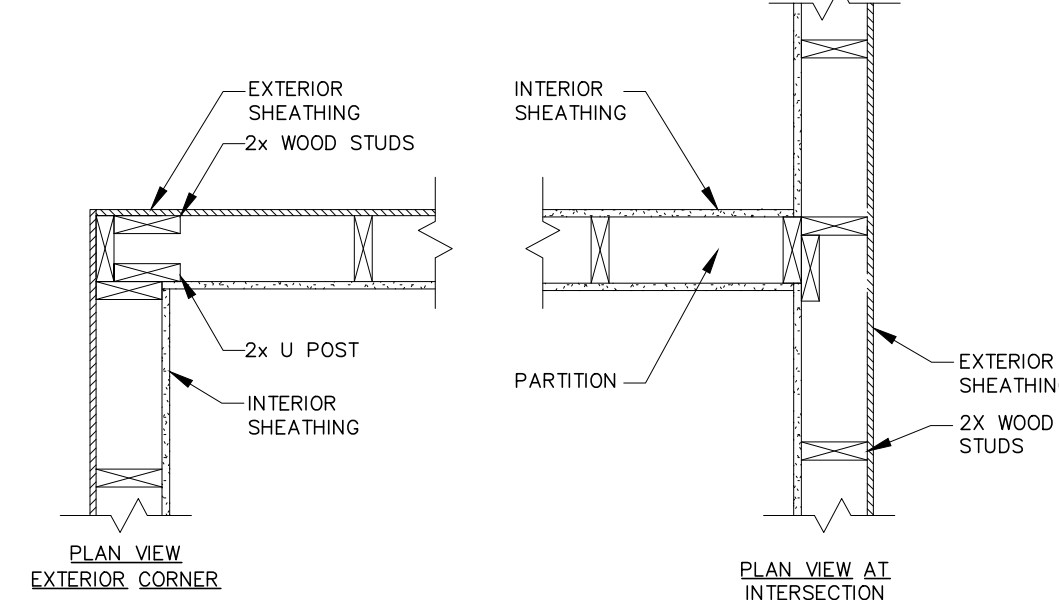
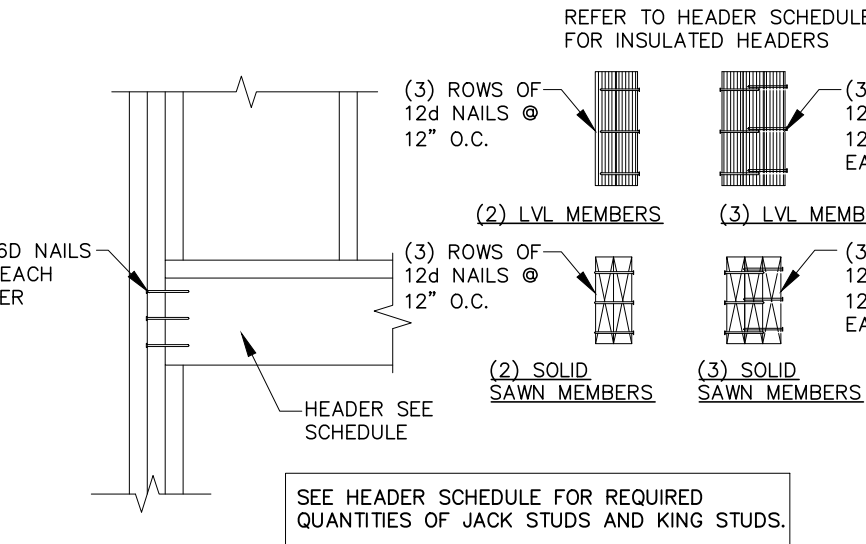
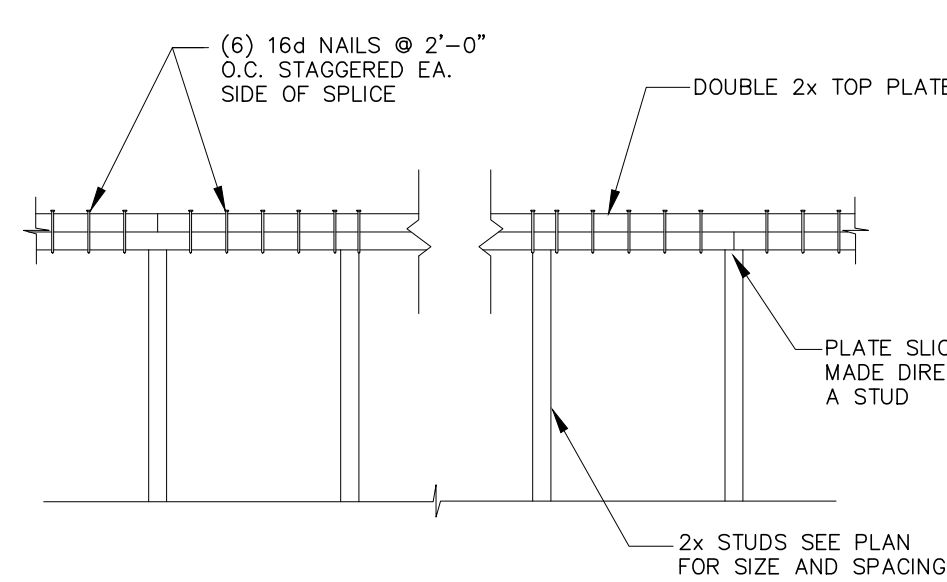
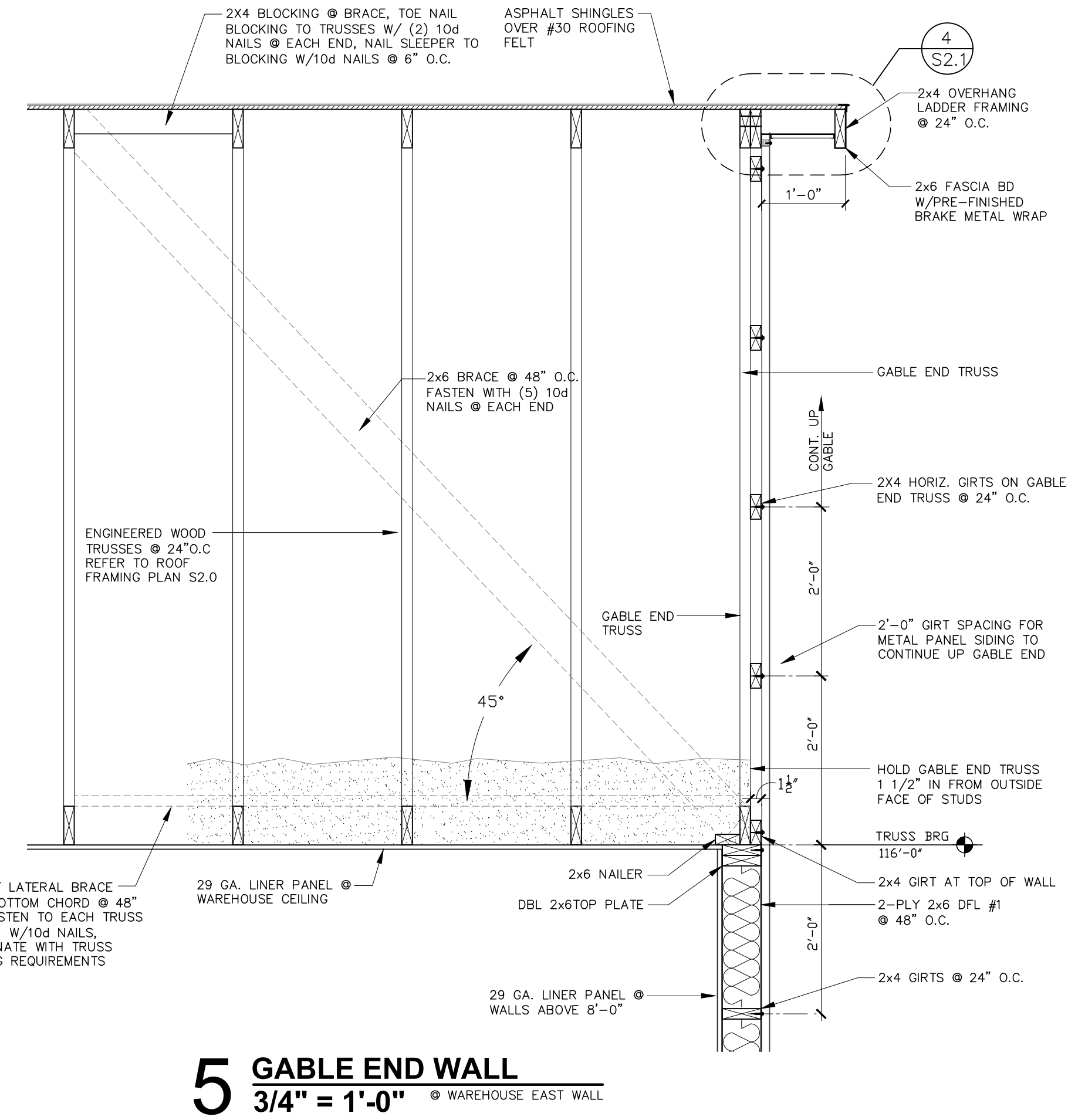
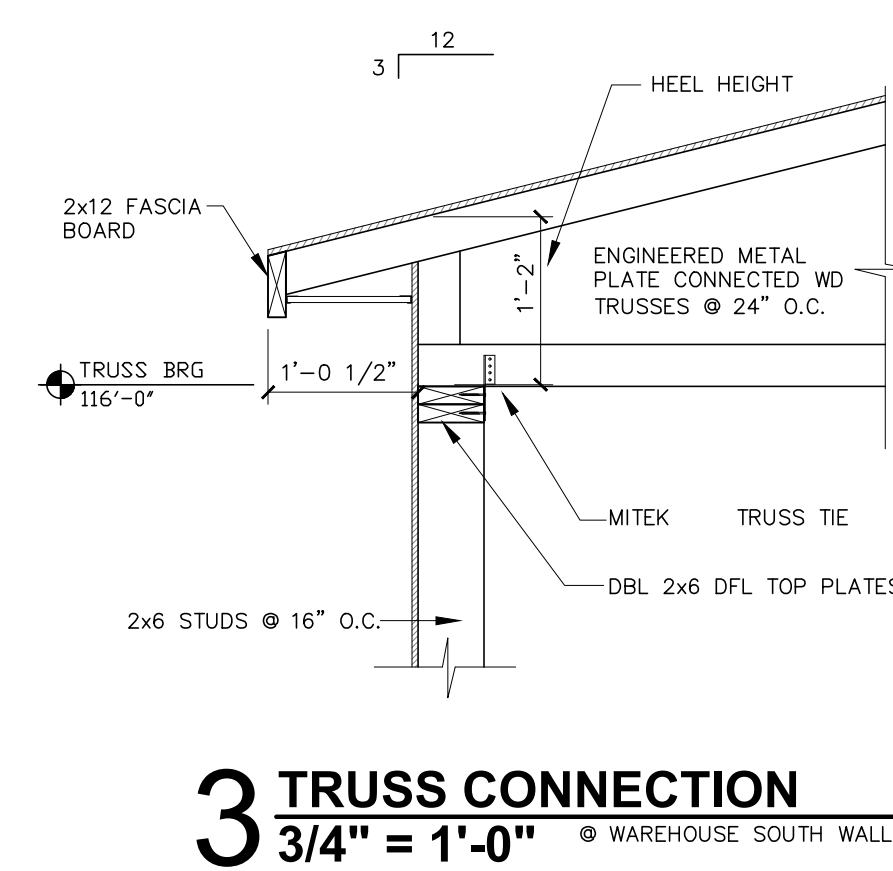
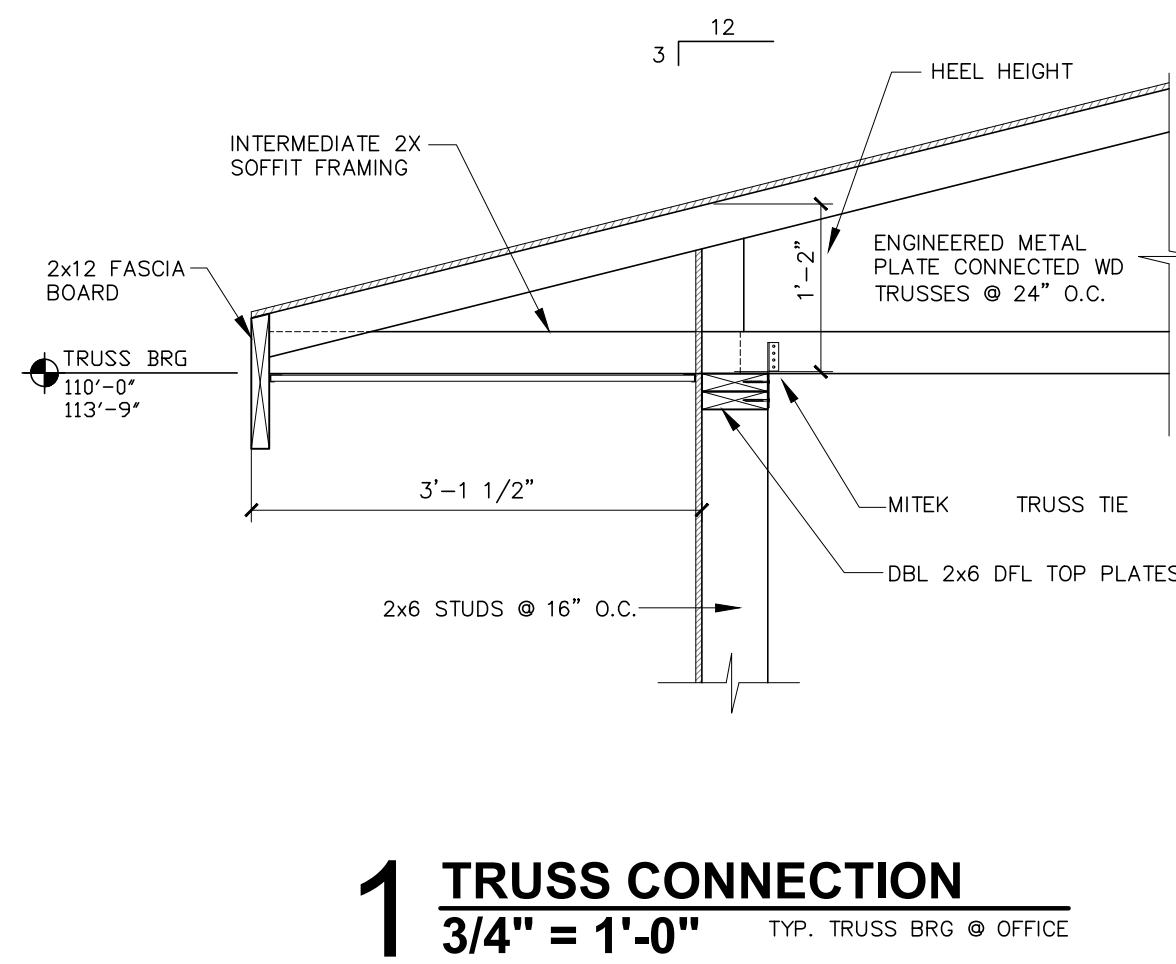
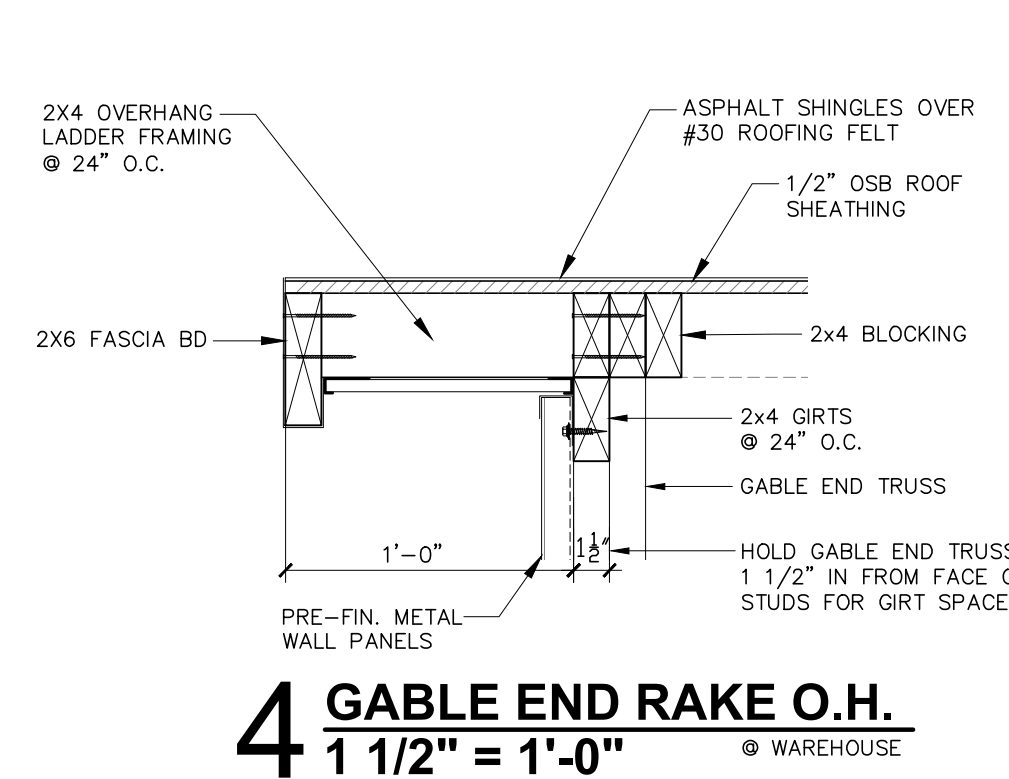
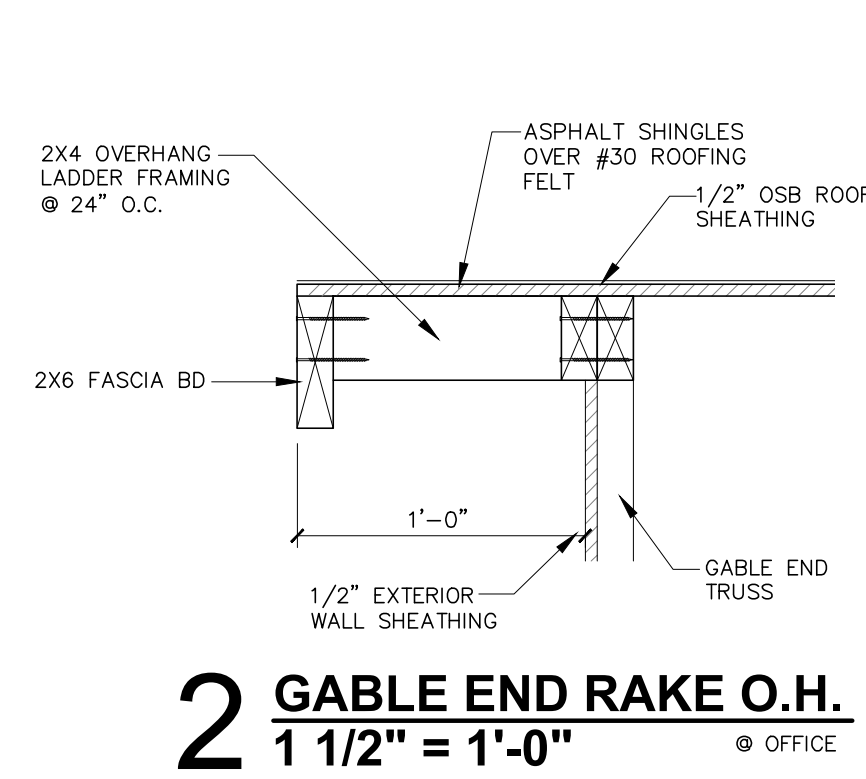
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REVISIONS	
NO.	DATE

SHEET TITLE
ROOF FRAMING PLAN

SHEET NO.

S2.0

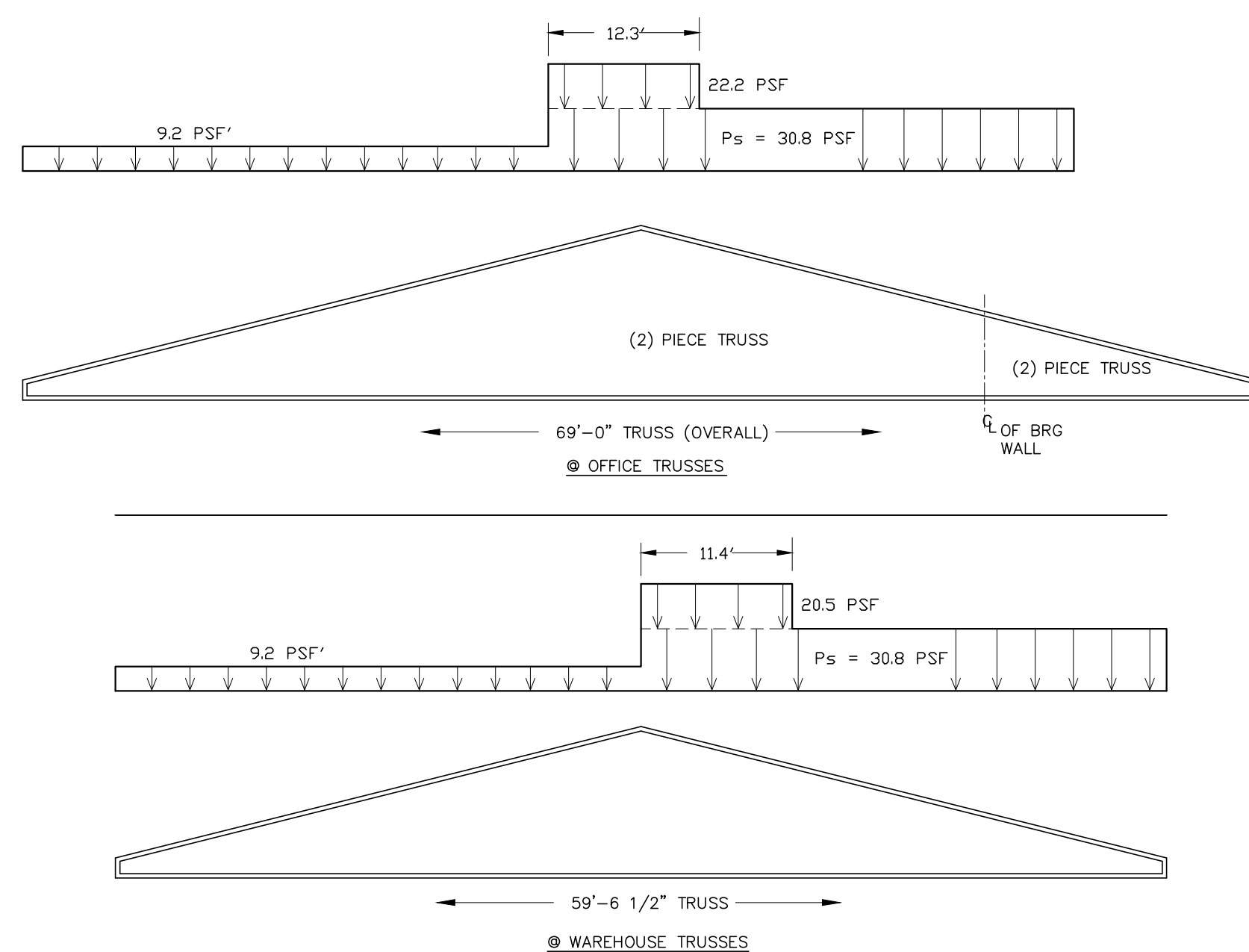


6 TOP PLATE FRAMING DETAIL NTS

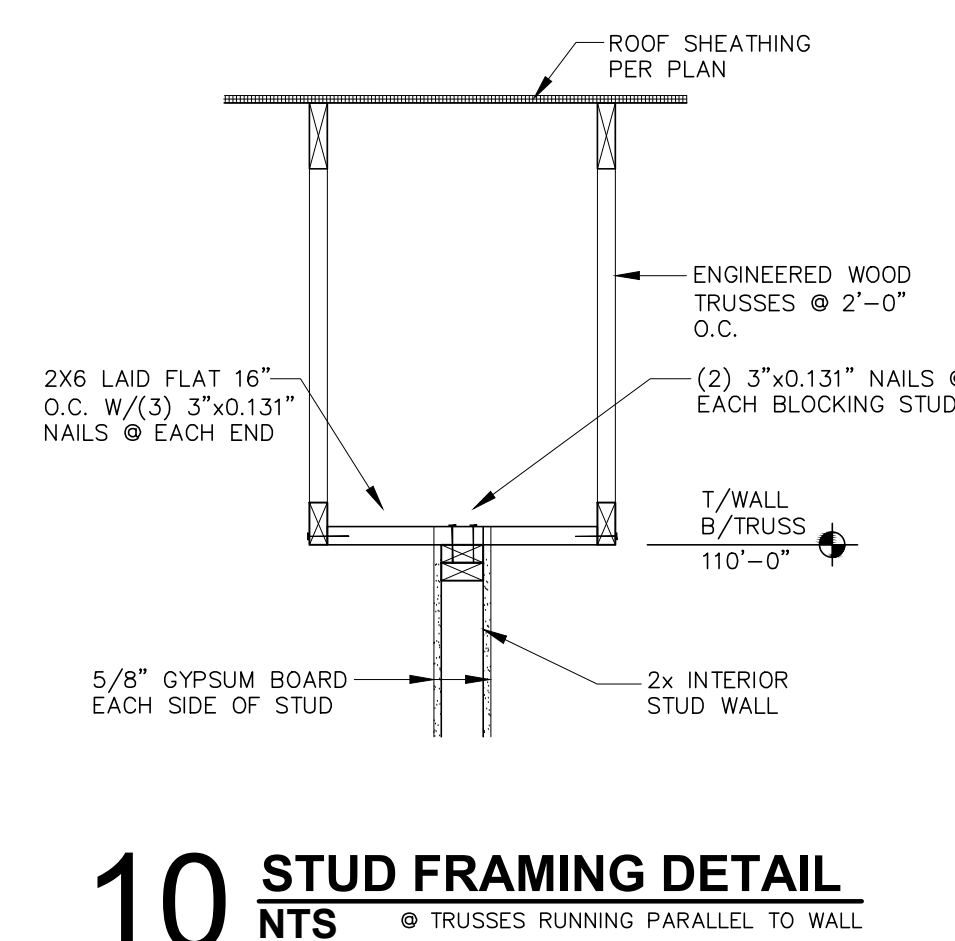
7 HEADER FRAMING DETAIL NTS

8 CORNER FRAMING DETAILS NTS

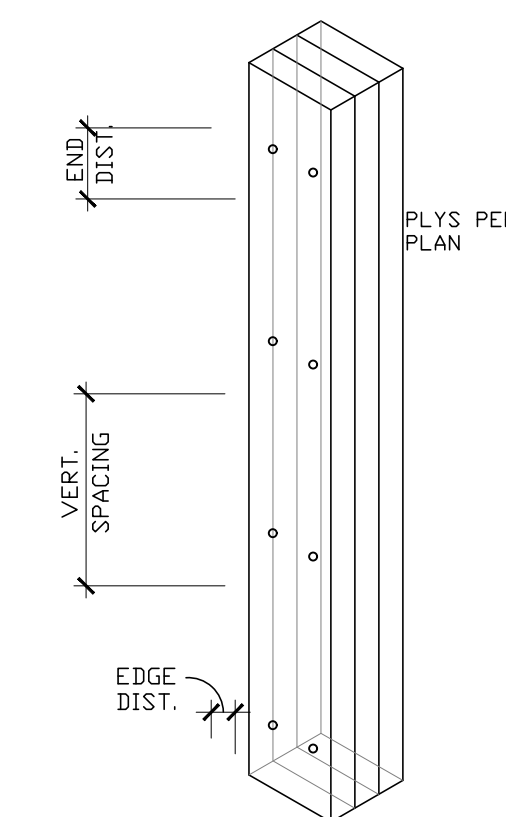
9 BOTTOM PLATE TO SLAB DETAIL NTS



13 UNBALANCED SNOW LOAD DIAGRAM N.T.S.



10 STUD FRAMING DETAIL NTS



12 WOOD STUD POST CONNECTION 1\"/>

COLUMN MEMBER	QUANTITY	FASTENERS	END DISTANCE	EDGE DISTANCE	VERT. SPACING
2x6	(2)	10d NAILS	3 1/2"	1"	8"
	(3)	16d NAILS	3 1/2"	1"	8"
	(4)OR (5)	30d NAILS	4"	1"	8"
2x8	(2)	10d NAILS	3 1/2"	1"	8"
	(3)	16d NAILS	3 1/2"	1"	8"
	(4)OR (5)	30d NAILS	4"	2"	8"

- NOTES:
- APPLIES TO ALL BUILT UP MEMBERS INCLUDING JACK AND KING STUDS ASSEMBLIES.
 - AT QUANTITIES GREATER THAN (2) PLYS, THE (2) PLY FASTENERS MAY BE USED AND APPLIED TO EACH PLY.
 - ADJACENT NAILS SHALL BE DRIVEN FROM OPPOSITE SIDES OF THE POST.
 - PROVIDE WASHERS BETWEEN WOOD AND BOLT HEAD/NUT ON POST OVER (3) PLY.
 - FOR POST OVER (3) PLY, NUTS SHALL BE TIGHTENED TO ENSURE FACES OF ADJACENT LAMINATIONS ARE IN CONTACT.

Commercial - Industrial
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ST. ANDREWS STREET
LACROSSE, WI 54601

DATE / SET - TYPE
 06/03/26 DESIGN

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REVISIONS

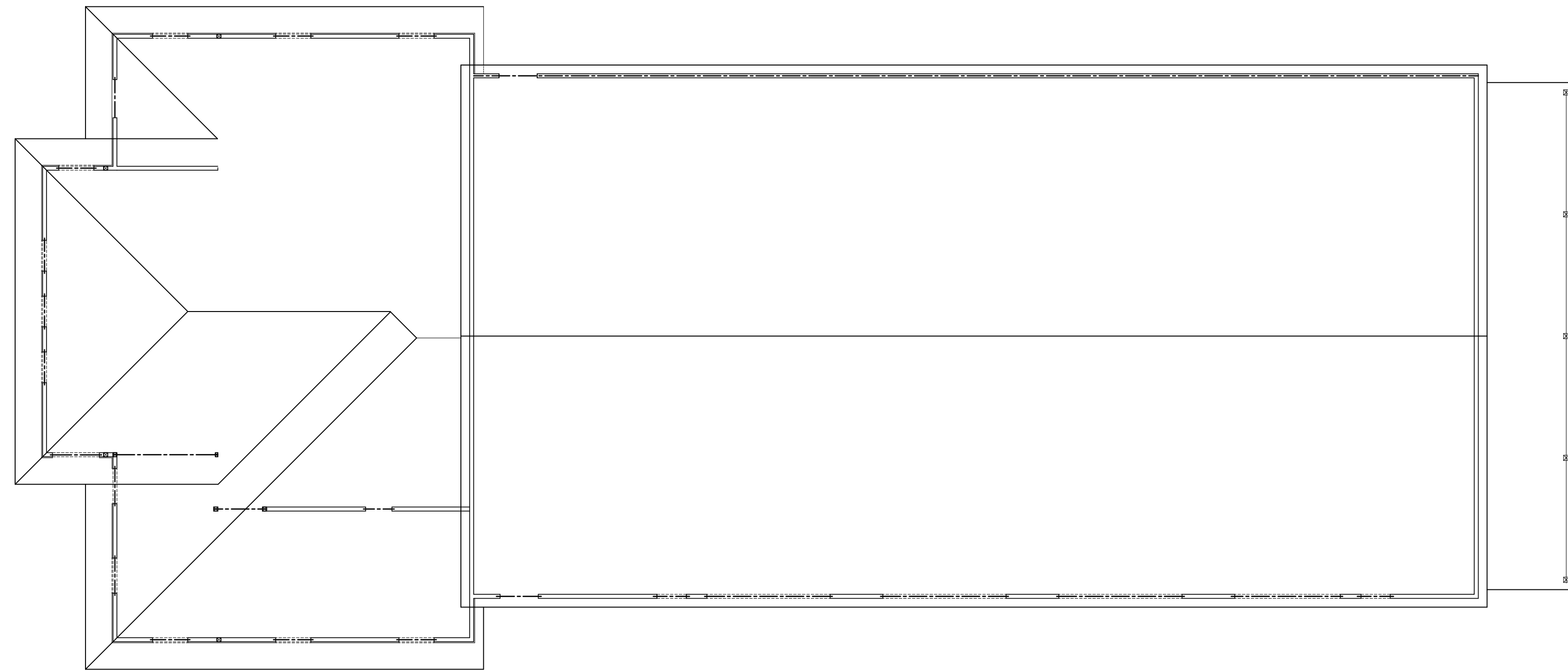
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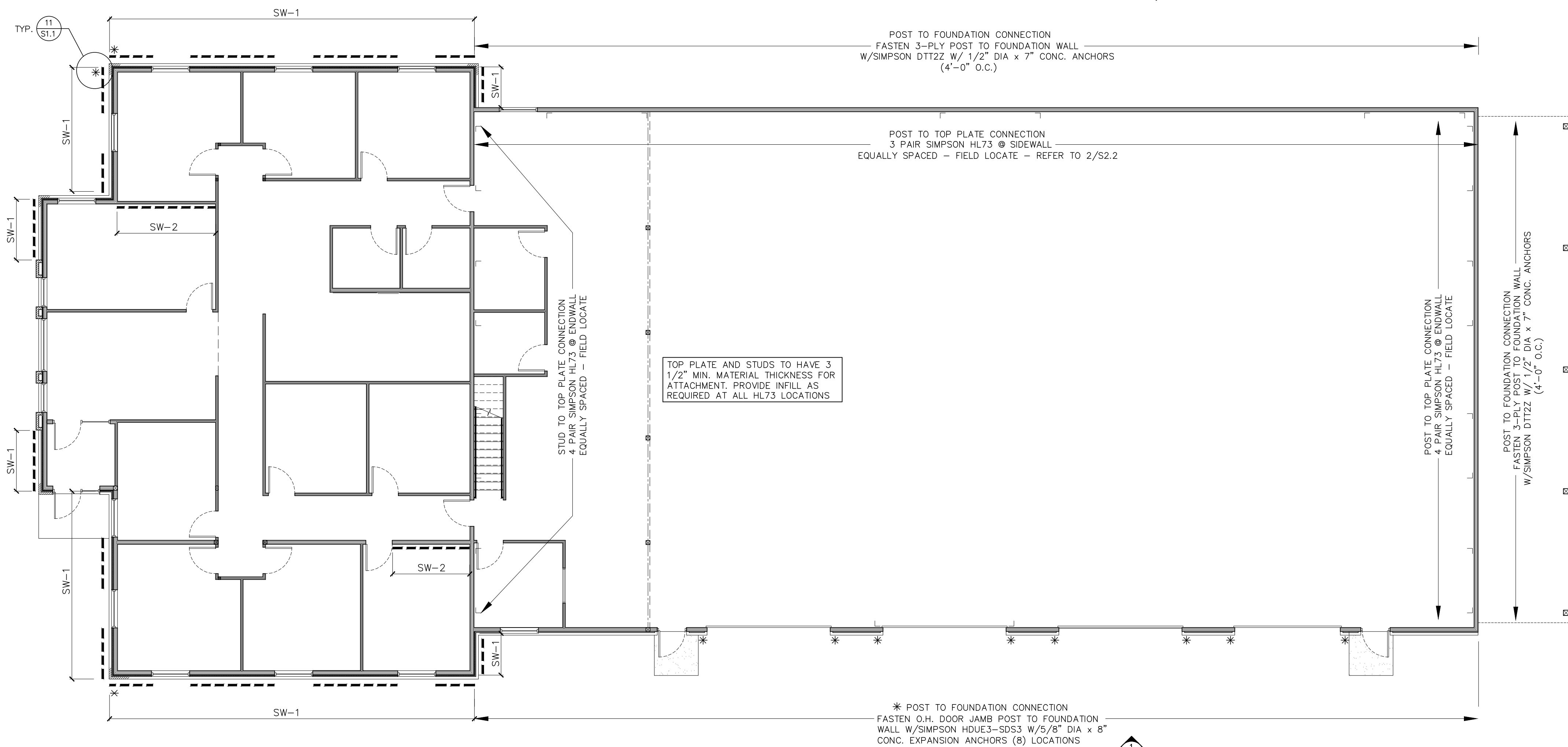
FRAMING DETAILS

SHEET NO.

S2.1



1 ROOF PLAN
3/32"=1'-0"



1 SHEAR WALL & HOLD DOWN PLAN
1/8"=1'-0"

SHEAR WALL SCHEDULE				
TAG	WALL TYPE	SHEAR WALLS	MATERIAL	FASTENERS
SW-1	2X STUD WALL	OSB PLYWOOD SHEAR WALLS PER AWC-SDPWS TABLE 4.3A	15/32" OSB STRUCTURAL 1 EXTERIOR SHEATHING	10d NAILS @ 6" O.C. @ EDGES & INTERMEDIATE, BLOCK ALL JOINTS, REFER TO 2/S2.1 FASTEN BOTTOM PLATE TO FOUNDATION WALL W/ 1/2" DIA. ANCHOR BOLTS @ 4'-0"
SW-2	2X STUD WALL	GYPSON BOARD SHEAR WALLS PER AWC-SDPWS TABLE 4.3C	5/8" GYPSON BOARD @ EACH SIDE OF STUDS	1 7/8" NAILS @ 4" O.C. @ EDGES & 12" O.C. INTERMEDIATE, BLOCK ALL JOINTS

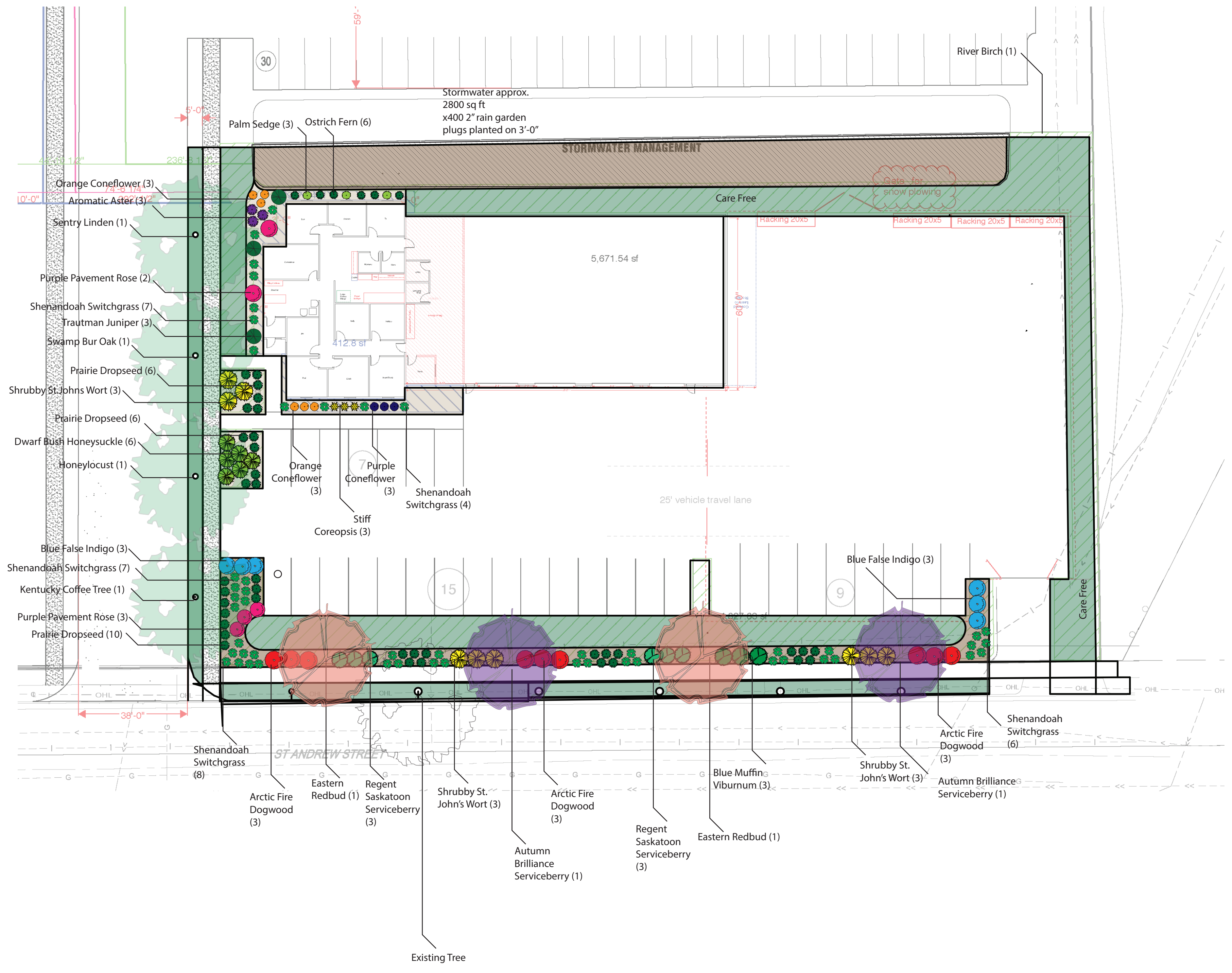
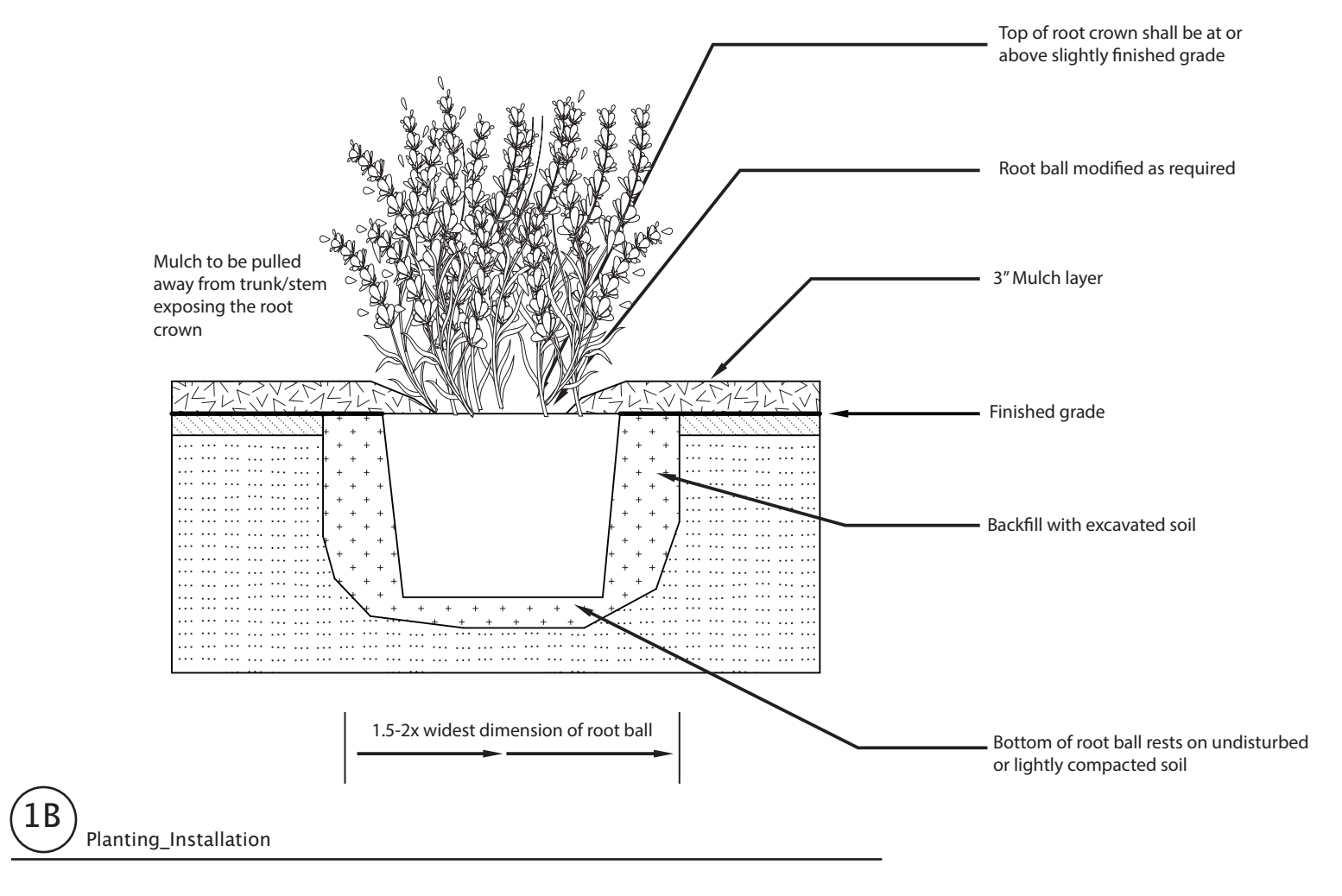
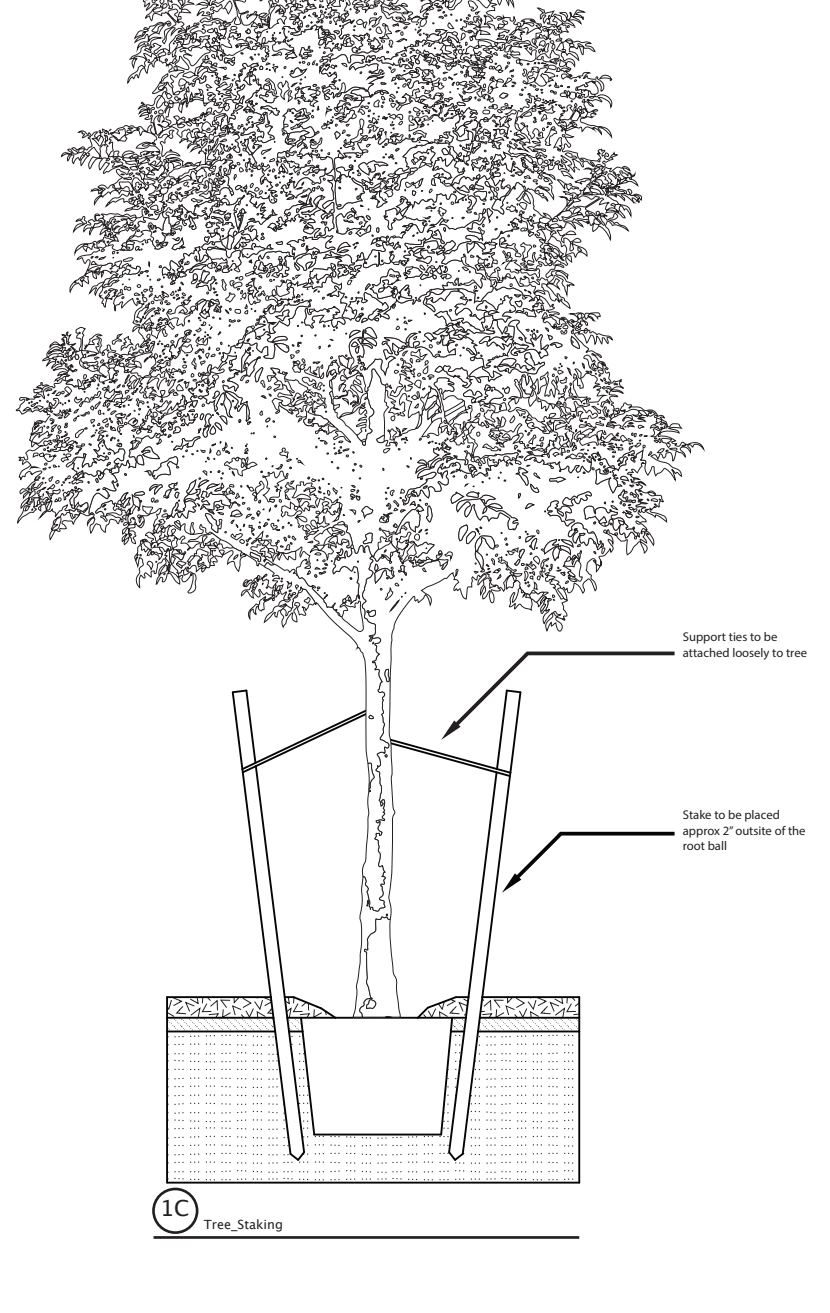
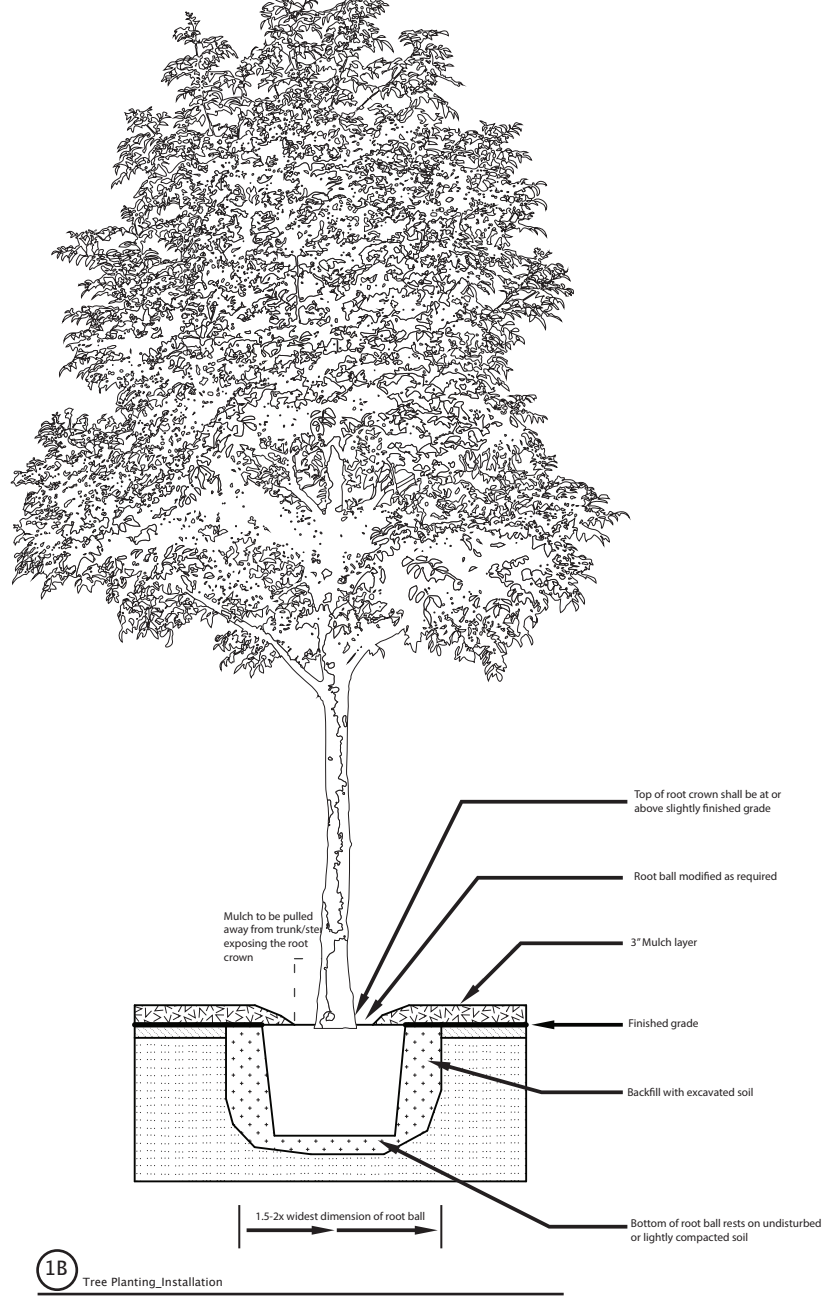
SIMPSON HL73 HEAVY ANGLE INSTALLED IN PAIRS PER MFR'S SPECIFICATIONS, STUDS / STUD POST TO TOP PLATE / HEADER CONNECTION REQUIRES TO BE ANCHORED INTO MEMBERS THAT ARE A MINIMUM OF 3 1/2" THICK, PROVIDE INFILL AS REQUIRED.

SIMPSON HDUE3-SDS3 FASTEN WITH SIMPSON PROVIDED SDS SCREWS TO STUDS / STUD POSTS AND 5/8" DIA x 8" CONC. EXPANSION ANCHORS TO FOUNDATION

SIMPSON DTT2Z W/1/2" DIA x 7" CONC. ANCHORS @ EACH 3-PLY POST TO FOUNDATION WALL

REVISIONS	NO.	DATE

Common Name	Botanical Name	# Qty	Size / Container	Recommended Spacing	Expected Height	Expected Width
Eastern Redbud	Cercis canadensis	2	2" Caliper	35 ft	20-30 ft	25-35 ft
Autumn Brilliance® Serviceberry	Amelanchier x grandiflora Autumn Brilliance	2	#20 Container Tree	35 ft	15-25 ft	15-20 ft
Trautman Chinese Juniper	Juniperus chinensis 'Trautman'	3	5'	8-12 ft	10-15 ft	4-6 ft
Arctic Fire® Dogwood	Cornus stolonifera 'Farrow'	9	#5 Container	5-6 ft	3-5 ft	3-5 ft
Purple Pavement Rose	Rosa 'Purple Pavement'	5	#3 Container	5-6 ft	3-5 ft	3-5 ft
St. John's Wort	Hypericum kalmianum	9	#5 Container	5-6 ft	2-4 ft	2-4 ft
Dwarf Bush Honeysuckle	Dicentra lonicera	6	#2 Container	5-6 ft	2-4 ft	3-5 ft
Regent Saskatoon Serviceberry	Amelanchier alnifolia 'Regent'	6	#5 Container	5-6 ft	4-6 ft	4-6 ft
Blue Muffin® Arrowwood Viburnum	Viburnum dentatum 'Christen'	6	#5 Container	5-6 ft	5-7 ft	4-6 ft
False Blue Indigo	Baptisia australis	6	#2 Container	5-6 ft	3-4 ft	3-4 ft
Prairie Dropseed	Sporobolus heterolepis	37	#1 Container	3-4 ft	2-3 ft	2-3 ft
Shenandoah Switchgrass	Panicum virgatum 'Shenandoah'	46	#1 Container	3-4 ft	4-5 ft	2-3 ft
Purple Coneflower	Echinacea purpurea	3	#1 Container	3-4 ft	2-4 ft	1.5-2 ft
Stiff Coreopsis	Coreopsis palmata	3	#1 Container	3-4 ft	2-3 ft	2-3 ft
Aromatic Aster	Symphoricarpos oblongifolium	3	#1 Container	3-4 ft	1-3 ft	1-3 ft
Orange Coneflower	Rudbeckia fulgida	6	#1 Container	3-4 ft	2-3 ft	2-3 ft
Catch Fern	Mattucea struthiopteris	6	#1 Container	3-4 ft	3-4 ft	3-4 ft
Maskingum (Palm) Sedge	Carex maskingumensis	3	#1 Container	3-4 ft	2-3 ft	2-3 ft
Rain garden Plugs	Rain garden Plugs	400	2" Container	3 ft	Varies	Varies



Coulee Region Ecoscapes LLC
 1522 Green Bay St.
 La Crosse, WI 54601
 (608) 799-2797
 couleeregionecoscapes@gmail.com

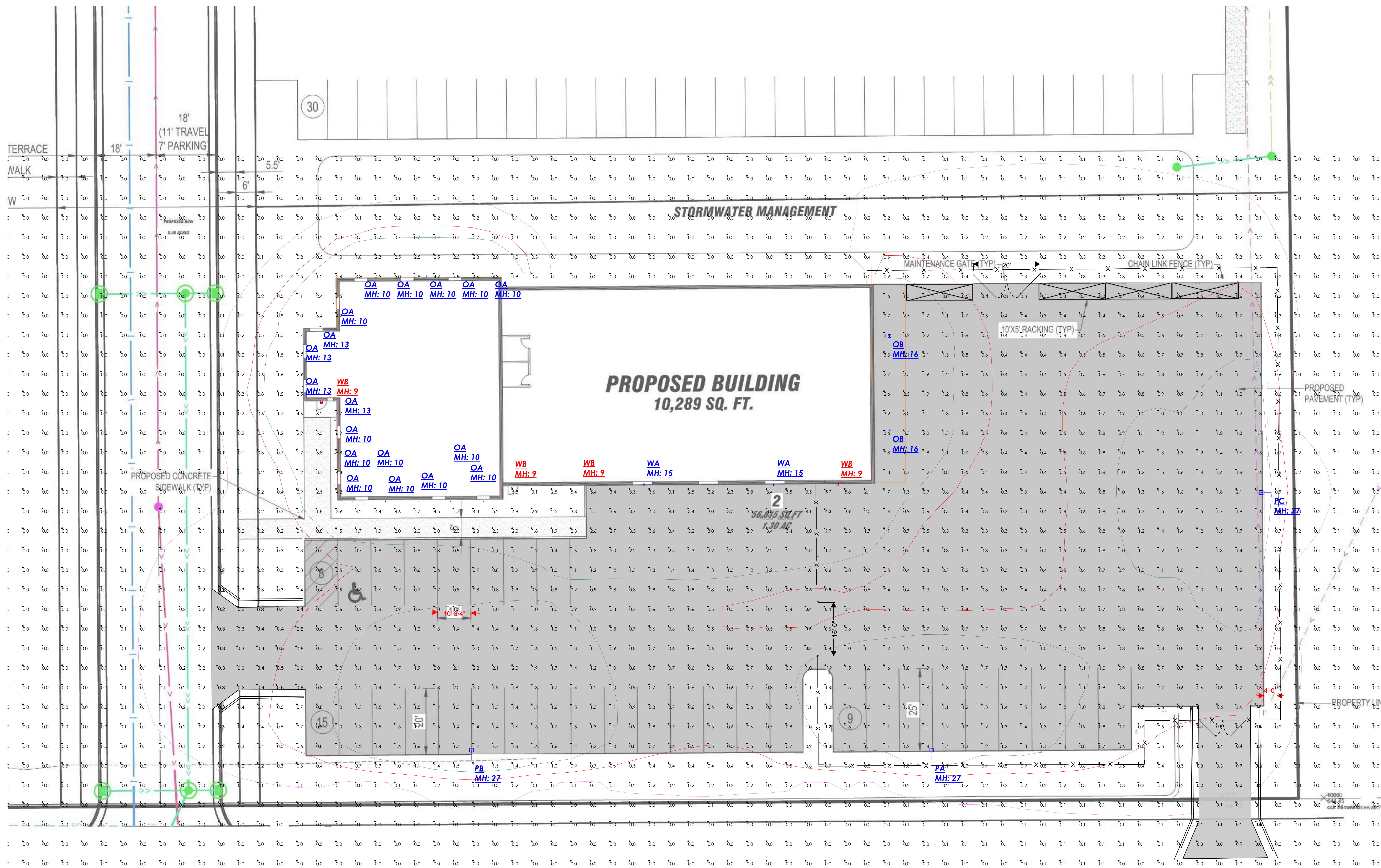
Borton Office

Title:
Proposed Landscape Plan

Revision Date:
06/05/2026

Scale: 1:20

Sheet Number:
L-100



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.54	8.2	0.0	N.A.	N.A.

Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
⊕	18	OA	COOPER LIGHTING SOLUTIONS - HALO	LCR408RD9F5E020 - HL4RSMF	Single	869	9.2	0.900
⊖	2	OB	SLG Lighting	CSC LS1 G1 FSK	Single	4128	25.97	0.900
⊖	1	PA	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA1B-750-U-T2U-HSS	Single	6893	74	0.900
⊖	1	PB	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA2A-750-U-T3-HSS	Single	11626	112	0.900
⊖	1	PC	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA2A-750-U-T4W-HSS	Single	11268	112	0.900
⊕	2	WA	SLG Lighting	WFV LS70 G2 FSK	Single	4398	27.18	0.900
⊕	4	WB	SLG Lighting	WME L14 G2 FSK	Single	1351	10.43	0.900

- Standard Reflectance of 80/50/20 unless noted otherwise
- Not a Construction Document, for Design purposes only
- Standard indoor calc points @ 30" A.F.F. unless noted otherwise
- Standard outdoor calc points @ Grade unless noted otherwise
- Egress calc points @ 0" A.F.F.
- Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

Comments	Date	#
Revisions		

RLMA Project #: 188081
 Drawn By: EP
 Date: 5/8/2026
 Scale: 1" = 12' 0"