



ENGINEERING & SURVEYING CO., INC.
 2101 S 1000 E, SUITE 100, SALT LAKE CITY, UT 84143
 (801) 487-1111
 www.lacrasse.com

Mormon Coulee Apartments
 CITY OF LA CROSSE
 EXISTING SITE

DATE: Mormon Coulee Apartments
 FILE:
 DRAWN BY: EJM

C

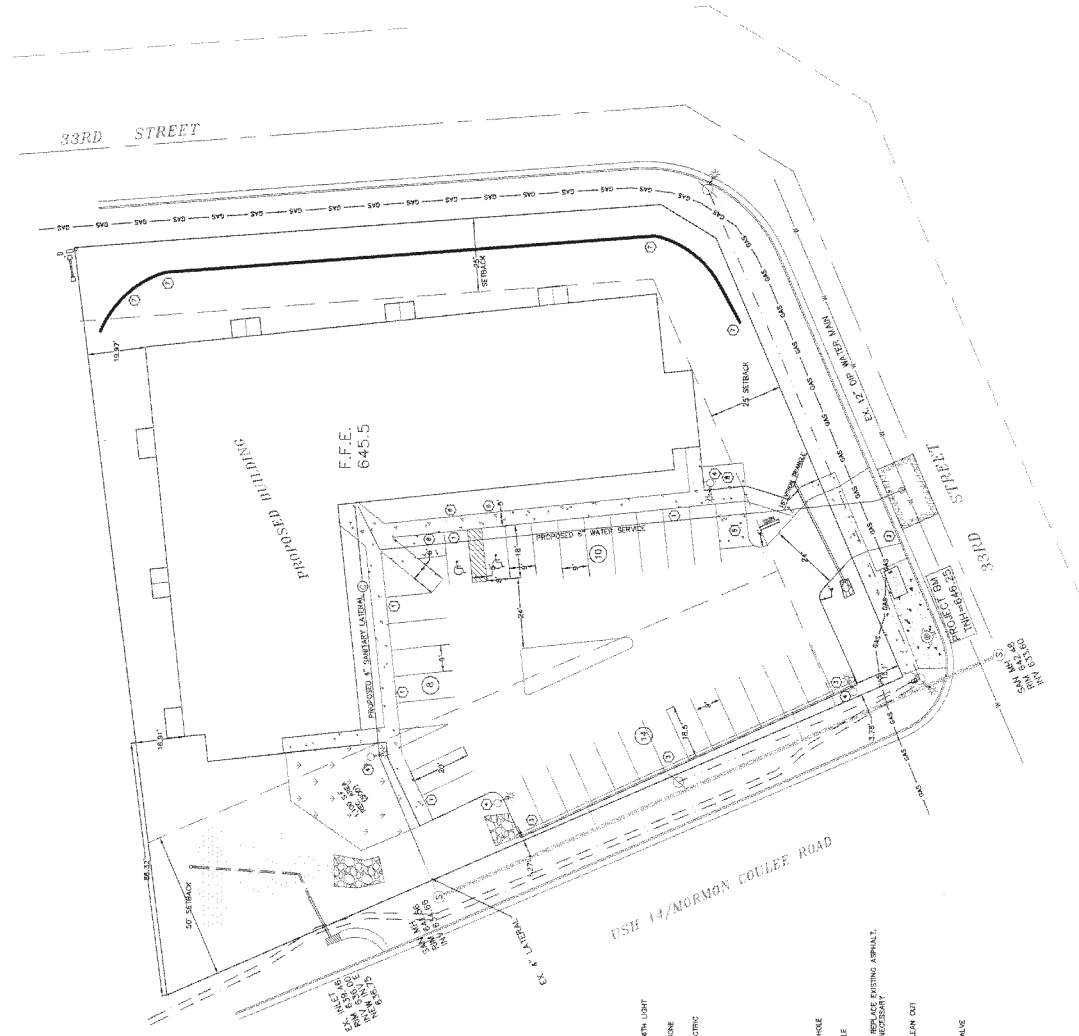


NOTES - GENERAL

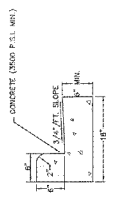
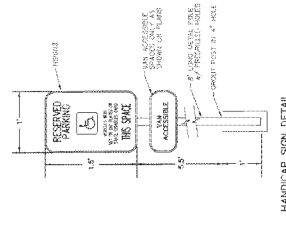
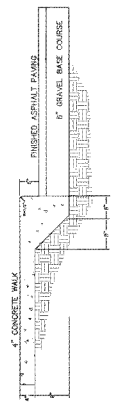
- ALL DIMENSIONS ARE MEASURED TO THE FACE OF THE CURB
- 30 PARKING STALLS
- 2 HANDICAP PARKING STALLS

NOTES - LAYOUT PLAN

- 1 INTEGRAL SIDEWALK, SEE DETAIL THIS SHEET.
- 2 COMPOUND ENTRANCE, PER CITY OF LA CROSSE STANDARD ENTRANCE.
- 3 10" CURB & GUTTER - SEE DETAIL THIS SHEET.
- 4 PROPOSED LIGHT POLE, SEE ARCHITECTURAL PLANS FOR DETAILS.
- 5 TRASH/RECYCLING AREA, SEE ARCHITECTURAL PLANS FOR DETAILS.
- 6 HANDICAP PARKING SIGN, SEE DETAIL THIS SHEET.
- 7 RETAINING WALL, SEE ARCHITECTURAL PLANS FOR DETAILS.
- 8 BIKE RACK, SEE ARCHITECTURAL PLANS FOR DETAILS.



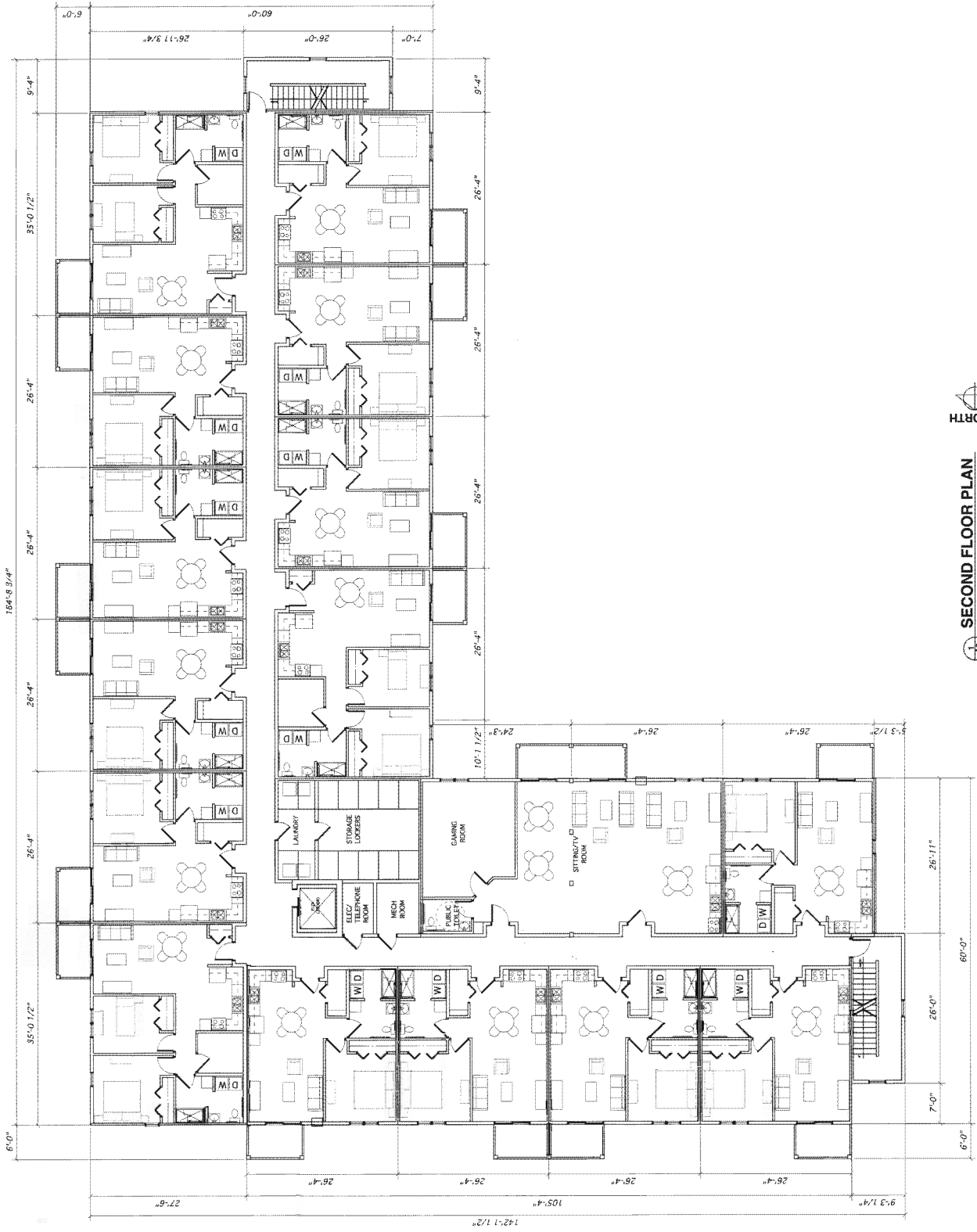
- LEGEND:**
- EXISTING UTILITY POLE WITH LIGHT
 - EXISTING BORED TELEPHONE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING GAS LINE
 - CONCRETE
 - 6"-8" DIP ROAD
 - EXISTING SWIFTER MANHOLE
 - EXISTING STORM MANHOLE
 - 5/8" DIA. BROWSE AND REPLACE EXISTING ASPHALT, CURB AND GUTTER AS NECESSARY
 - PROPOSED SANITARY CLEAN OUT
 - PROPOSED LIGHT POLE
 - PROPOSED 4" MANHOLE



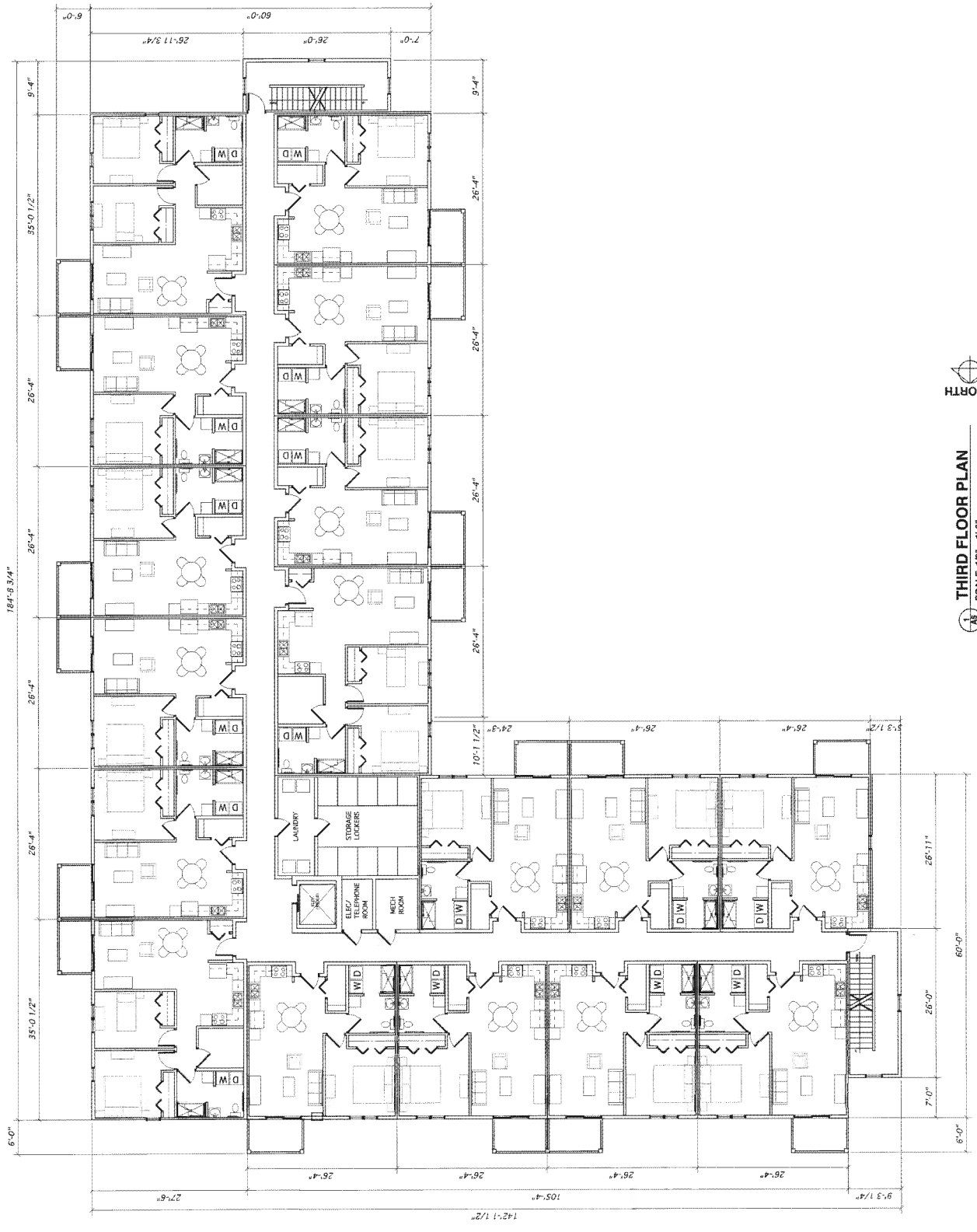
Project Name:	
Client:	
Location:	
Date:	
Scale:	
Sheet No.:	

Scale:	
Project No.:	2015.049
Date:	02.28.2019
Drawing Name:	
Sheet No.:	

A3

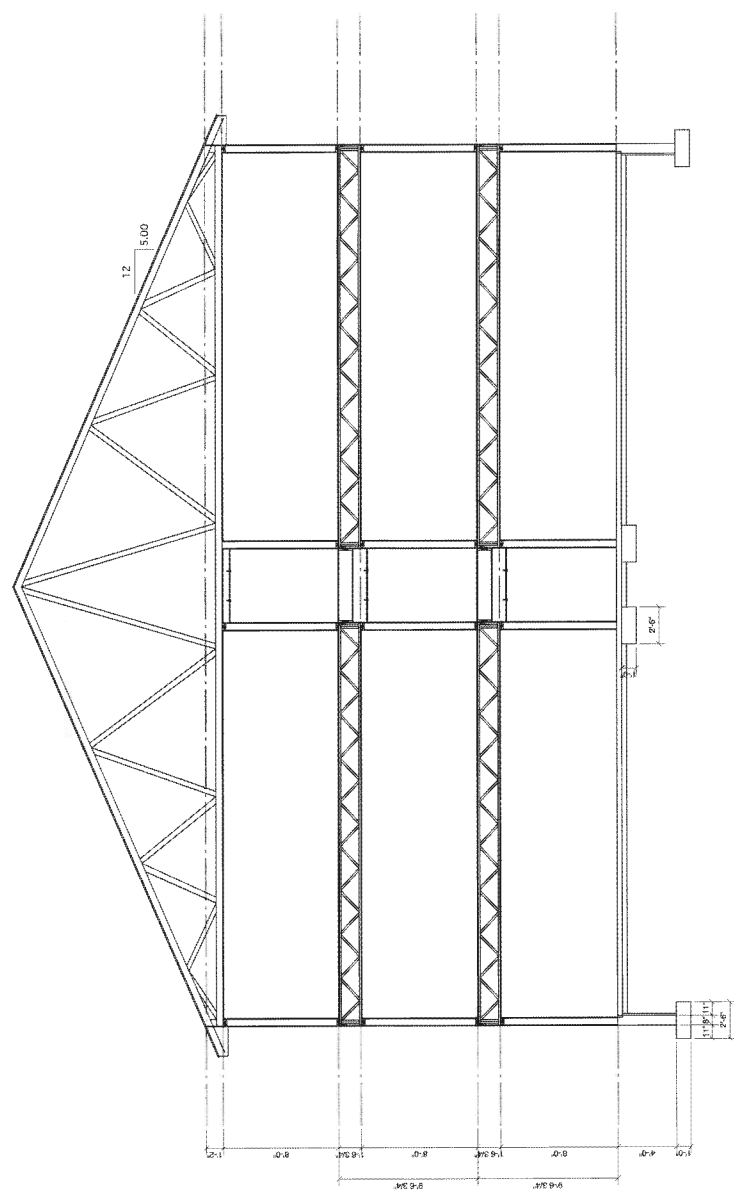


SECOND FLOOR PLAN
 SCALE 1/8" = 1'-0"



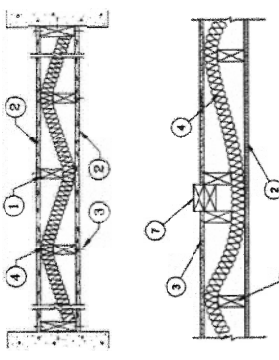
THIRD FLOOR PLAN
 SCALE 1/8" = 1'-0"

Project No.:	2015-040
Date:	02/24/2016
Drawing Name:	
Sheet No.:	A5



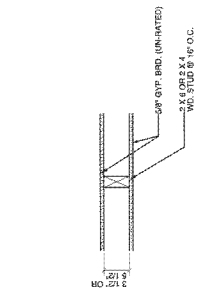
Design No. 103-40
 March 13, 2015

1. All construction shall be in accordance with the 2015 International Building Code (IBC) and all applicable local codes. The contractor shall be responsible for obtaining all necessary permits. The contractor shall be responsible for ensuring that all construction complies with the 2015 IBC and all applicable local codes. The contractor shall be responsible for ensuring that all construction complies with the 2015 IBC and all applicable local codes.



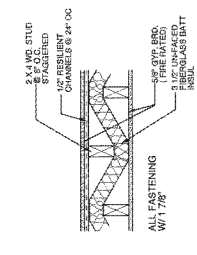
GENERAL NOTES:
 1. All construction shall be in accordance with the 2015 International Building Code (IBC) and all applicable local codes. The contractor shall be responsible for obtaining all necessary permits. The contractor shall be responsible for ensuring that all construction complies with the 2015 IBC and all applicable local codes. The contractor shall be responsible for ensuring that all construction complies with the 2015 IBC and all applicable local codes.

NO FIRE OR 1 HOUR FIRE	1 HOUR FIRE	NO FIRE OR 1 HOUR FIRE	NO FIRE OR 1 HOUR FIRE
1. 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD.	1. 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD.	1. 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD.	1. 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD.



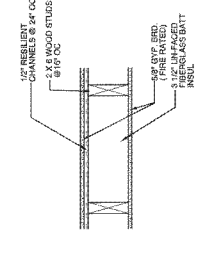
1 UN-RATED WALL
 WHERE NO FIRE OR SOUND RATING REQ'D

NO FIRE OR 1 HOUR FIRE	1 HOUR FIRE	NO FIRE OR 1 HOUR FIRE	NO FIRE OR 1 HOUR FIRE
1. 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD.	1. 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD.	1. 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD.	1. 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD.



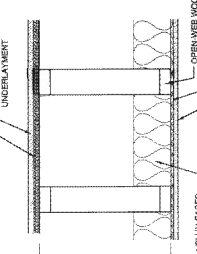
3 FIRE RATED UNIT WALL
 SOUND RATING OF 10

NO FIRE OR 1 HOUR FIRE	1 HOUR FIRE	NO FIRE OR 1 HOUR FIRE	NO FIRE OR 1 HOUR FIRE
1. 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD.	1. 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD.	1. 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD.	1. 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD.

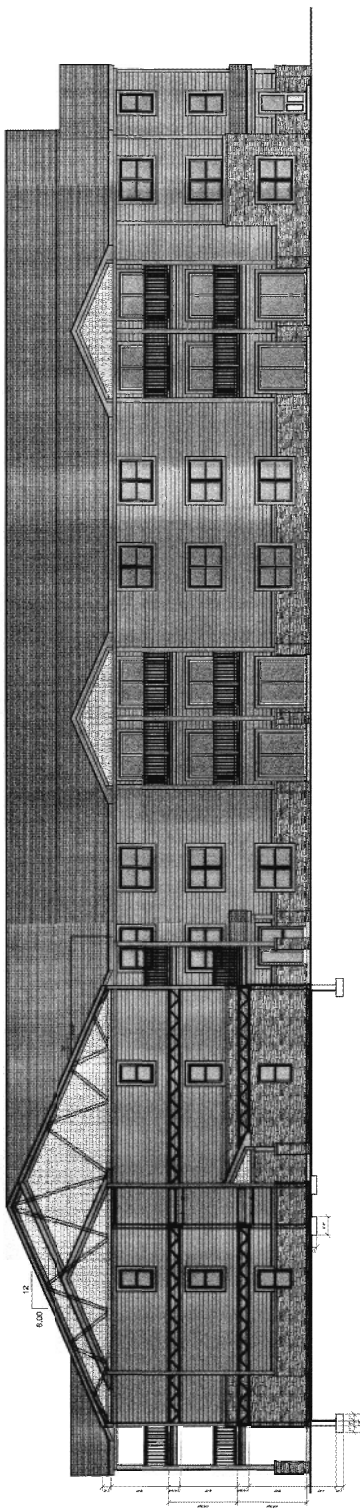


3 FIRE RATED HALL WALL
 SOUND RATING OF 10

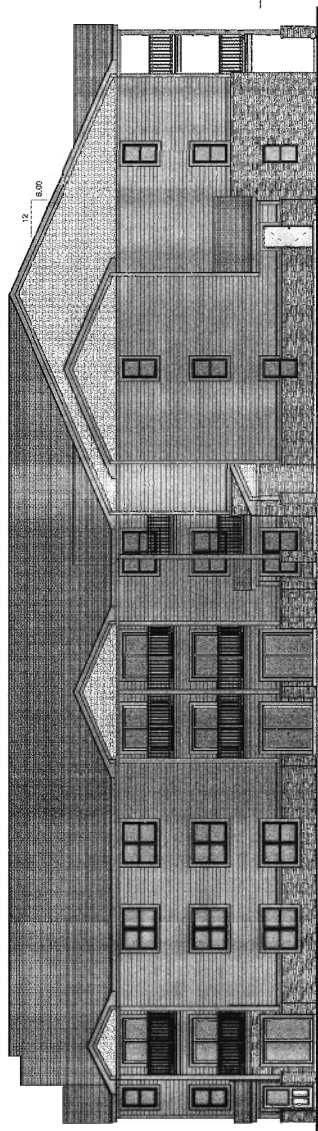
NO FIRE OR 1 HOUR FIRE	1 HOUR FIRE	NO FIRE OR 1 HOUR FIRE	NO FIRE OR 1 HOUR FIRE
1. 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD.	1. 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD.	1. 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD.	1. 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD.



4 FIRE RATED FLOORCEILING
 1-HOUR FIRE RATED PER ASTM ASSOC. FC-520



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



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

Sheet No.:

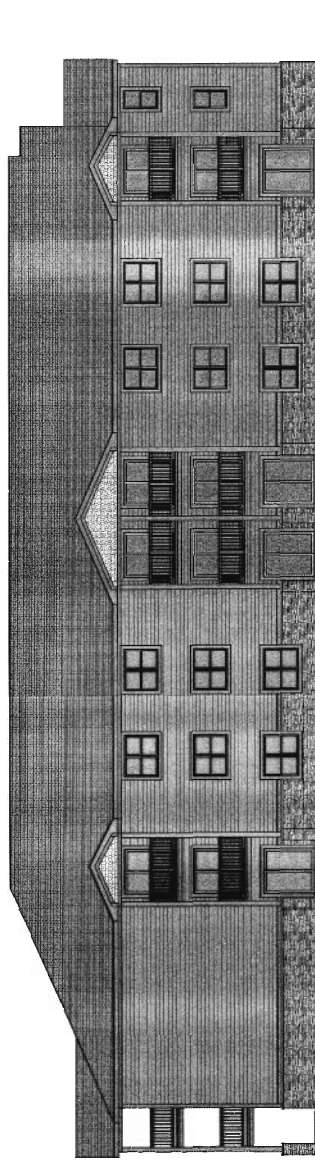
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Date: 02.26.2016

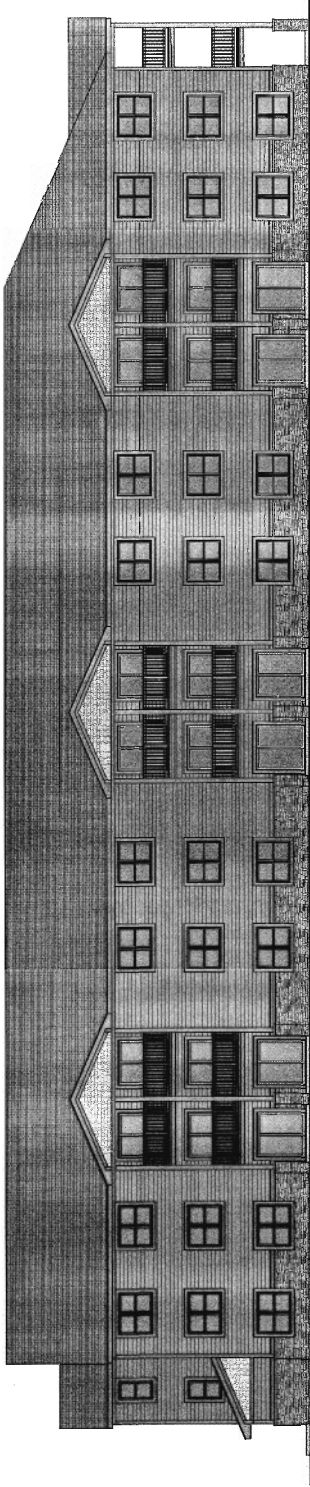
Project No.: 2016.040

Scale:

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



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



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DATE: _____
BY: _____
CHECKED BY: _____

CHRIS L SHORNE
ARCHITECTURE
3643 Emmer Coulee Blvd. LA Crosse WI 54601
(608) 789-2526
Architecture and Design
for Residential, Commercial, Historic Restoration

Sheet No.:

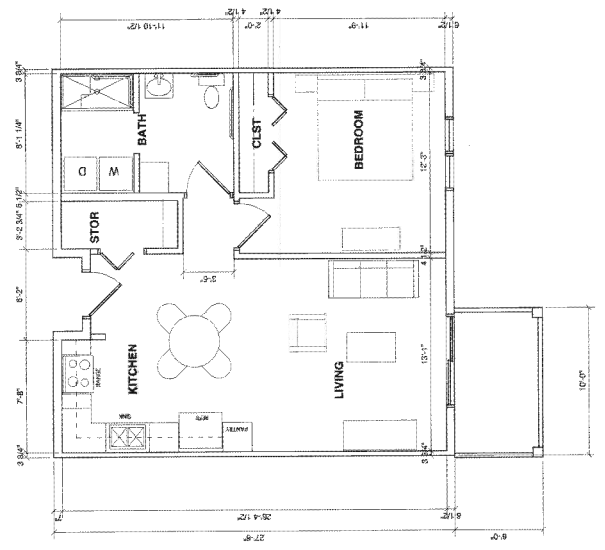
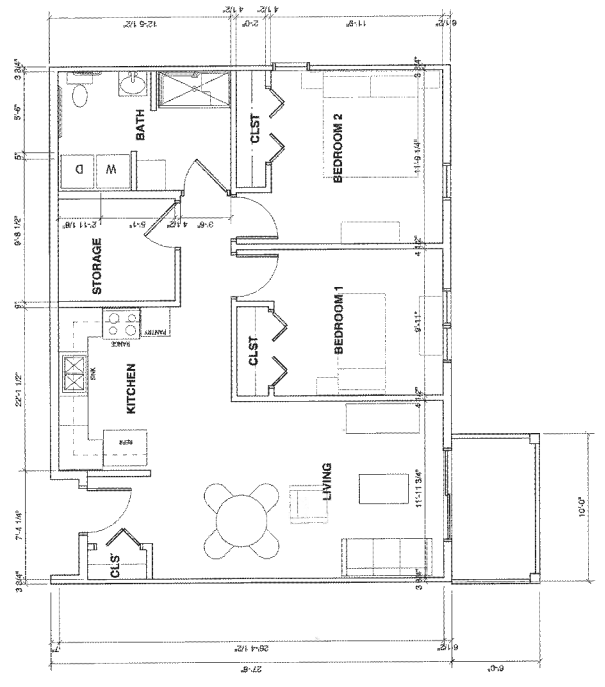
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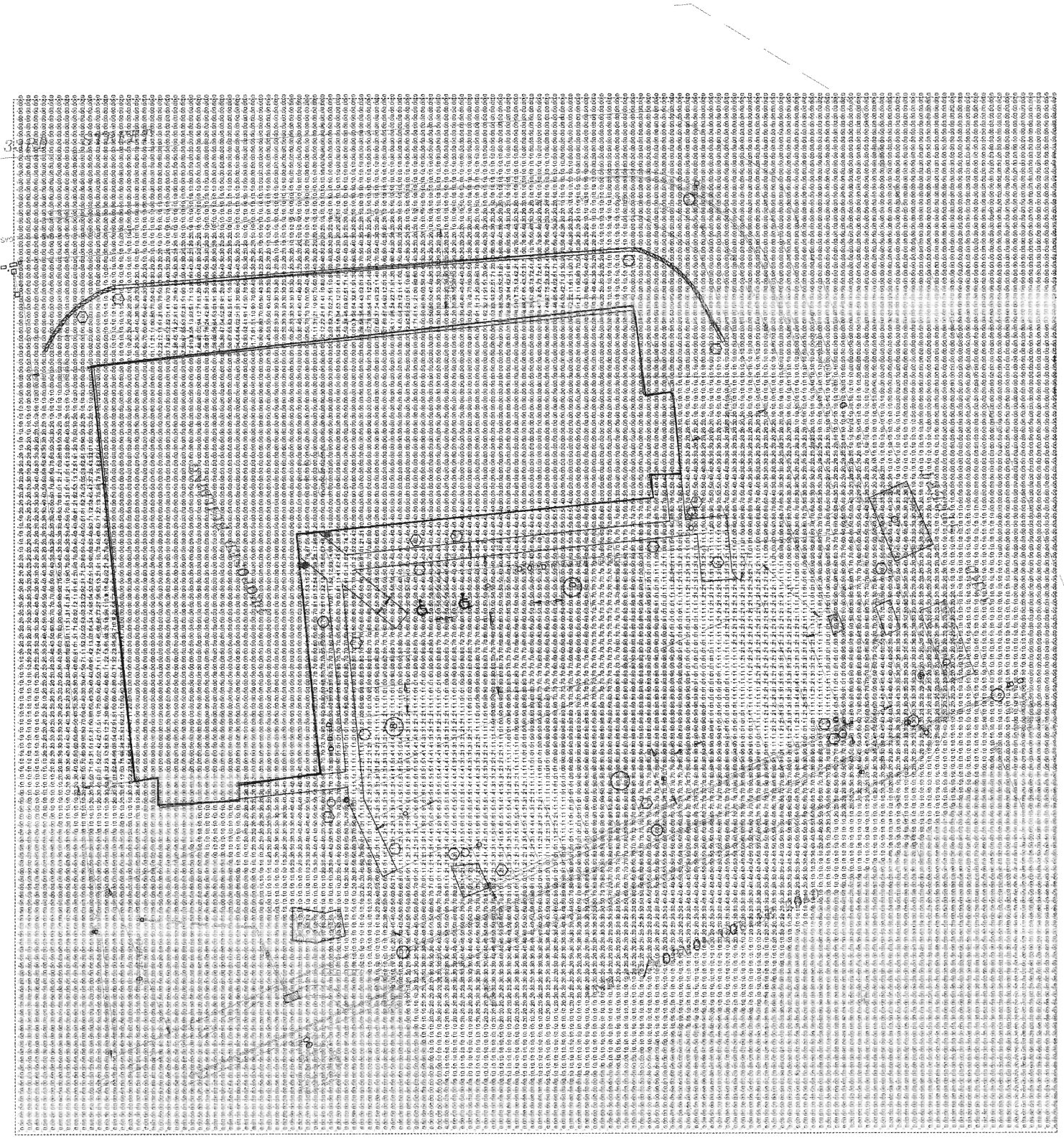
Date: 02/24/2016

Project No.: 20116.040

Scale:

CHRIS LASHORNE ARCHITECTURE
 3645 EBYER COLEEN ROAD LA CROSSE WI 54601
 (608) 785-2626
 Architecture and Design
 By: _____
 Date: _____
 Title: _____
 License No.: _____
 I, _____, ARCHITECT, HEREBY CERTIFY THAT I AM A LICENSED ARCHITECT IN THE STATE OF WISCONSIN AND THAT I AM THE DESIGNER OF THIS PLAN. I AM NOT PROVIDING ANY CONTRACT ADMINISTRATION SERVICES. I AM NOT PROVIDING ANY CONTRACT ADMINISTRATION SERVICES. I AM NOT PROVIDING ANY CONTRACT ADMINISTRATION SERVICES.





NOTES:

- 1) ALL LANDSCAPE BEDS INCLUDE:
 - BRICK EDGERS
 - FILTER FABRIC WEED BARRIER
 - 3/4" RIVER ROCK
- 2) TREES OUTSIDE BEDS TO INCLUDE
 - 4' DIAMETER BARK RING, NO EDGING
- 3) RAIN GARDENS INCLUDE:
 - 18-24" BIO SOIL
 - 20 MAIN GARDEN PLANTS EACH
 - BARK MULCH
- 4) LAWN AREA TO BE SEEDED
- 5) REC AREA AND ENTRANCE TO BE SODDED
- 6) RETAINING WALL BY OTHERS
- 7) MAINTENANCE REQUIREMENTS TO BE GIVEN TO OWNER PRIOR TO COMPLETION
- 8) BIO FILTER PIPING BY OTHERS

**RIVER CITY
Landscape, Inc.**
Phone: (608) 526-9780 Fax: (608) 526-2389
tandem1@rivercitylandscape.com

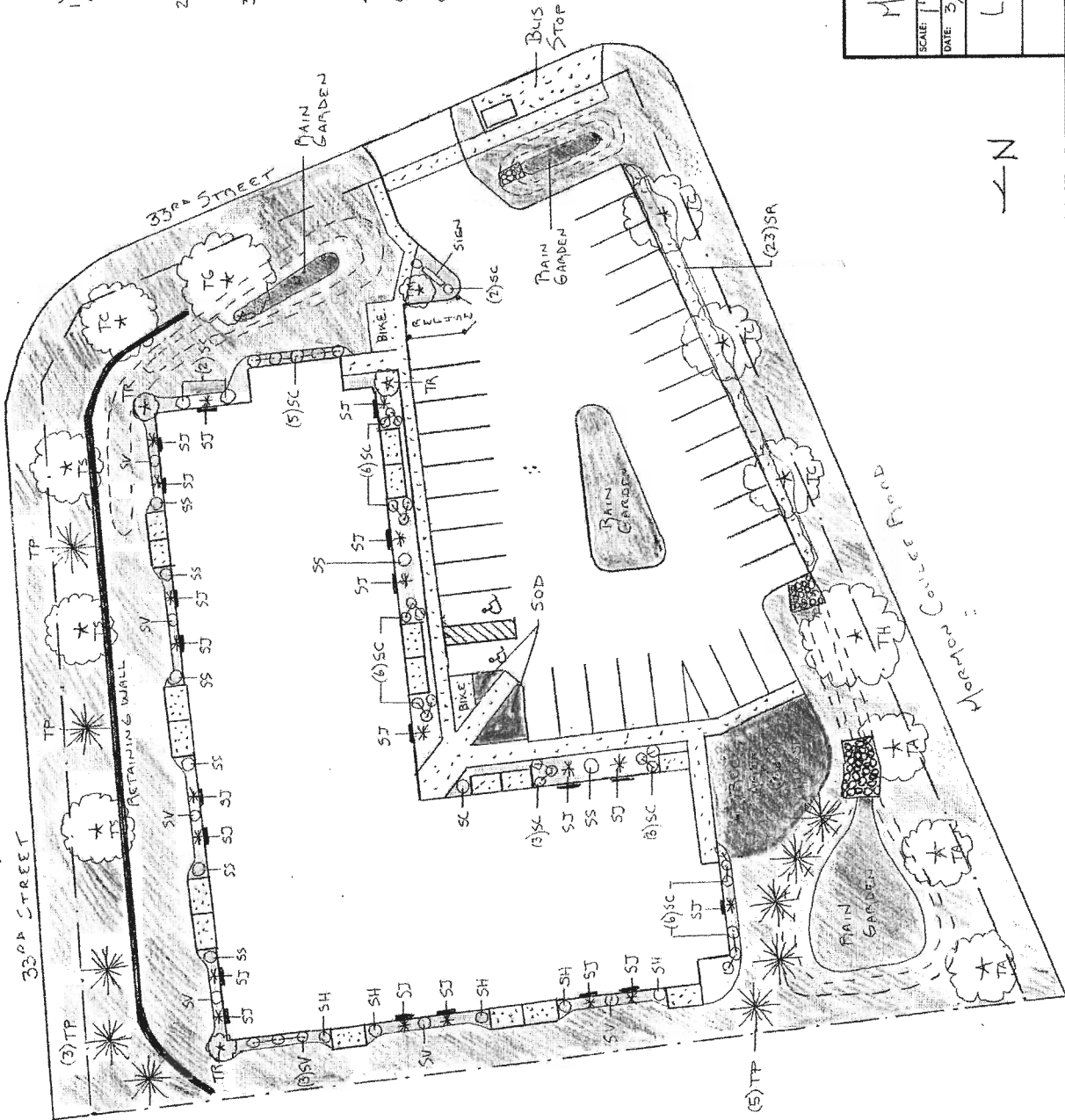
MORMON COLLEE APARTMENTS

SCALE: 1" = 30'
DATE: 3/16

DRAWN BY: T. DEML
REVISED:

LANDSCAPE PLAN

DRAWING NUMBER



	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
1	SHRUBS / PERENNIALS	-	97	
	<i>Calamagrostis x acutiflora</i>	Karl Foerster Grass	30	1 GALLON
	<i>Hydrangea arborescens</i>	Annabelle Hydrangea	5	5 GALLON
	<i>Juniperus sabinx</i>	Calgary Carpet Juniper	20	5 GALLON
	<i>Rosa x shrub</i>	Flower Carpet Rose	23	5 GALLON
	<i>Syringa meyerii 'Palibin'</i>	Dwarf Korean Lilac	10	5 GALLON
	<i>Viburnum dentatum</i>	Blue Muffin Viburnum	9	5 GALLON
	TREES	-	26	
	<i>Amelanchier grandiflora</i>	Autum Brilliance Serviceberry	3	2"
	<i>Cladrastis lutea</i>	Yellowwood	4	2 1/2"
	<i>Ginkgo biloba</i>	Ginkgo	1	2 1/2"
	<i>Gleditsia triacanthos</i>	Skyline Honeylocust	1	3"
	<i>Malus x Purple prince</i>	Purple Prince Crabapple	1	2"
	<i>Picea glauca</i>	Black Hills Spruce	10	5'
	<i>Rhamnus asplenifolia</i>	Fine Line Buckthorn	3	2"
	<i>Syringa reticulata</i>	Japanese Tree Lilac	3	2"
	MORMON COULEE APARTMENTS			