

FIRE SPRINKLER/DETECTION/ALARM SYSTEMS NOTES:

- FIRE SUPPRESSION SYSTEM:**
1. Provide an automatic sprinkler system designed per NFPA 13H at all mechanical areas and associated equipment rooms. All valves controlling the water supply for sprinklers shall be electrically supervised. An alarm device shall be provided on the outside of the building. The sprinkler system shall be interconnected to the alarm system.
 2. Provide a Class III standpipe at each station with appropriate shuttles at each floor. This standpipe may be combined with the automatic sprinkler system.
 3. Provide a fire department hookup as required by local and state codes.
 4. Provide all necessary drawings and calculation submittals as required by local and state codes.
 5. Provide all required system testing and certification as conforming to all applicable codes prior to system acceptance. System shall be tested by the installer in the presence of a representative of the City Fire Department.

SMOKE/HEAT DETECTORS:

1. All smoke/heat detectors in hallways, corridors, and common spaces to be photo-electric type and shall be electrically supervised to the building fire alarm system. Detectors to be inductively coupled to a control panel and be operated on a supervised circuit.
2. Smoke/heat detectors in vital areas to be photo-electric type and shall be electrically supervised to a supervised control panel and shall be connected with each unit. Unit output conductors shall NOT be interconnected to building fire alarm system. Detectors shall be located outdoors and tested each sleeping room.

ALARM SYSTEM:

1. Provide an Alarm System. The Alarm System shall be as detailed that the operation of any one station will activate all alarm devices connected to the system.
2. Mount the Alarm Pushstation shall be installed as required per NFPA 72 and 3020 IEC.
3. Fire alarm system shall be electrically operated on closed circuit current from emergency power source consisting electrical supervision, so arranged that upon a circuit opening and remaining open or in closed circuit of short circuit in the line or ground connection, audible trouble signals will be given instantly. Means shall be provided for resetting system.
4. A coded fire alarm system shall be provided and be arranged that the code transmitted shall indicate the location in which the signal originated.
5. Operating system shall be of an approved type and shall be conspicuously identified. All alarm stations shall be of a type, which after opened, will indicate that an alarm has been sent (breakdown until reset by an authorized means).
6. The fire alarm operating stations shall be mounted not less than 9' clear above the finished floor as measured from floor to the center of the box.
7. Owner to maintain and be responsible for testing of system as required by code and state requirements.
8. Installation and system components to be in conformance with the National Electric Code and the Wisconsin State Electrical Code.
9. The complete system shall be tested and certified as conforming to all applicable codes by a qualified factory representative. Such certification shall be in the form of a letter to the Engineer signed by the factory representative certifying that the work complies with the initial installation and it is in perfect operating condition. System shall be tested by the installer in the presence of a representative of the City Fire Department.

PARKING SUMMARY	
BLDG #	PARKING SPACES REQ'D
BLDG 1	20
BLDG 3	1
EXIST BLDG	3
TOTAL	27
TOTAL PROVIDED-31 SPS	

LOT SIZE:
1.087 ACRES
47,361 SF

DRAWING INDEX

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A2	2ND FLOOR PLAN
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A6	BUILDING SECTIONS
A7	BUILDING DETAILS
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A9	BUILDING DETAILS & WALL TYPES
A10	SCHEDULES
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CODE INFORMATION

BUILDING AREA:
1ST FLOOR: 5,764 SF
2ND FLOOR: 6,799 SF
(INCLD LOFT)
TOTAL BLDG: 12,563 SF

ALLOWABLE FLOOR AREA: 7,000 SF

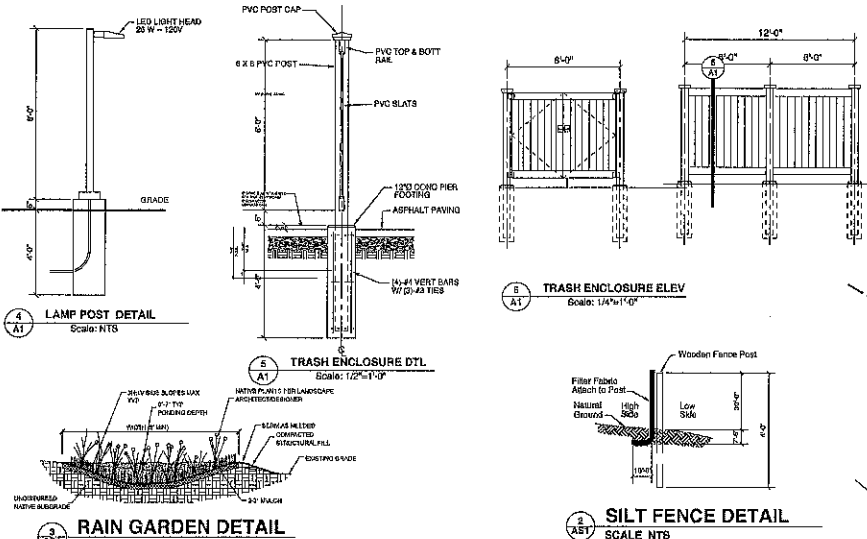
OCCUPANCY: R-2, APARTMENT

CONSTRUCTION: TYPE VB, WOOD FRAME-UNPROTECTED

NOTE:
ALL FOOTING SIZES SHOWN ON THESE DRAWINGS ARE BASED UPON VERIFICATION OF MIN. 2,000 PSF SOIL BEARING CAPACITY. OWNER & CONTRACTOR ARE TO VERIFY PRIOR TO POURING CONCRETE FOOTINGS.

GENERAL NOTES:

- ALL DIMENSIONS ARE TO FACE OF FINISHED WALLS, UNLESS NOTED OTHERWISE.
- EXTERIOR WALL FRAMING IS TO BE PER PLANS AND DETAILS.
- ALL NEW WALLS TO EXTEND TO UNDERSIDE ROOF DECK.
- ALL HOT WATER HEATERS ARE TO BE ELECTRIC OR GAS SEALED COMBUSTION TYPE.
- ALL SPACE HEATING DEVICES ARE TO BE GAS SEALED COMBUSTION TYPE.
- THE CONTRACTOR IS TO PROVIDE 2 FIRE EXTINGUISHERS PER FLOOR. NFPA 10 AND IFC 106.
- G.C. TO MODIFY MECH. ELEC. PLUMBING & SPRINKLER SYSTEM AS REQ'D & TO STATE A LOCAL CODES FOR CONSTRUCTION. G.C. TO PROVIDE ALL NECESSARY PLANS AS REQ'D BY BUILDING OFFICIAL.
- OWNER TO PROVIDE PORTABLE WATER COOLER WITH CUP DISPENSER.

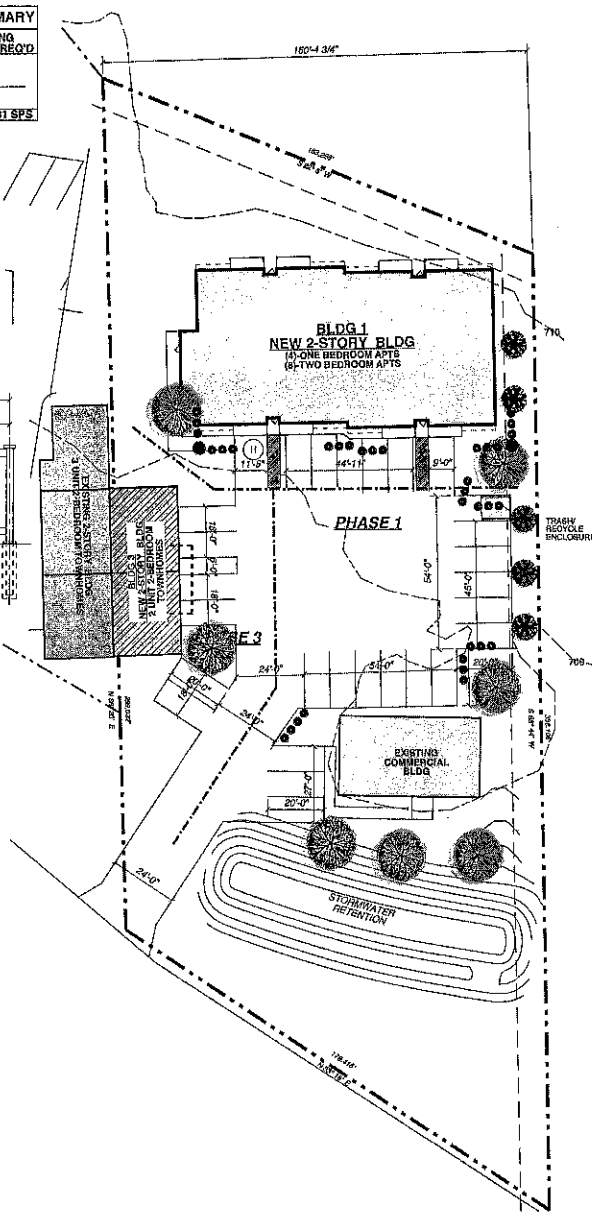


EMERGENCY/EXIT LIGHT KEY

EXIT	RED FACED EXIT SIGN DIRECT WIRED BATTERY BACK-UP LITHIUM QUANTUM ILM 6 IN DUAL FACED WHERE REQ'D
EXIT	COMPO EXIT SIGN EMERGENCY LIGHT OR SIGN DIRECT WIRED BATTERY BACK-UP LITHIUM QUANTUM ILM 6 1000077
EXIT	COMPO EXIT SIGN EMERGENCY LIGHTS SIGN & PHOTO LUMINOUS EMERGENCY HEAD ON OPPOSITE SIDE DIRECT WIRED BATTERY BACK-UP LITHIUM QUANTUM ILM 6 W/ HIGH OUTPUT BATTERY & PHOTO LUMINOUS HEAD
EXIT	INT EMERGENCY LIGHTS DIRECT WIRED BATTERY BACK-UP LITHIUM QUANTUM ILM 6 12
MINIMUM STANDARDS FOR EXIT SIGNS & EMERGENCY LIGHTING	
-EXTERIOR EMERGENCY LIGHT TO BE DOUBLE HEAD & W/ 1000077 WHITE LED LAMPS, PROVIDING 90 MINUTE DURATION.	
-INTERIOR EMERGENCY LIGHT TO BE DOUBLE HEAD PARO SEALED-BEAM SOWATT 12V LAMPS. 60 TUBES ARE TO PROVIDE MINIMUM 90 MINUTE DURATION.	
-EMERGENCY LIGHT FIXTURES SHALL BE LOCATED AT THE EXIT DOORS AND INTERMEDIATE EXIT ARE DESIGNED TO MAINTAIN AN AVERAGE LIGHT INTENSITY OF 1.0 FOOT-CANDLE AT A MIN. LIGHT INTENSITY OF 0.1 FOOT-CANDLE AT FLOOR LEVEL IN THE EXIT PATH.	

PLANTS LIST

Shady Garden	Sun Garden	
Wet Zone: Cordillina Great Blue Lobelia Culver's root	Mattoclea perfoliata Lobelia spicata Woodscock Vitis/Vinum	Wet Zone: Oxalis corniculata Great Blue Lobelia Culver's root High Bush Cranberry
Dry Zone: "Aster" Phlox Larkspur Hills "Aster" Magenta Roses "Snoozy" Wild geranium Oxalis Blue Helleborus	Aster "Phlox" Aster Hills "Aster" "Aster" Magenta Hills "Aster" Geranium maculatum Oxalis lobata	Dry Zone: Little Bluestem June Grass Black-eyed Susan Cape Fear Cudweed Wild geranium Sagebrush Wild Rose
		Subsahyran capensis Scaevola taccada Ruhkala Vitis Ceanothus praecox Ceanothus americanus Fuchsia Rosa woodii



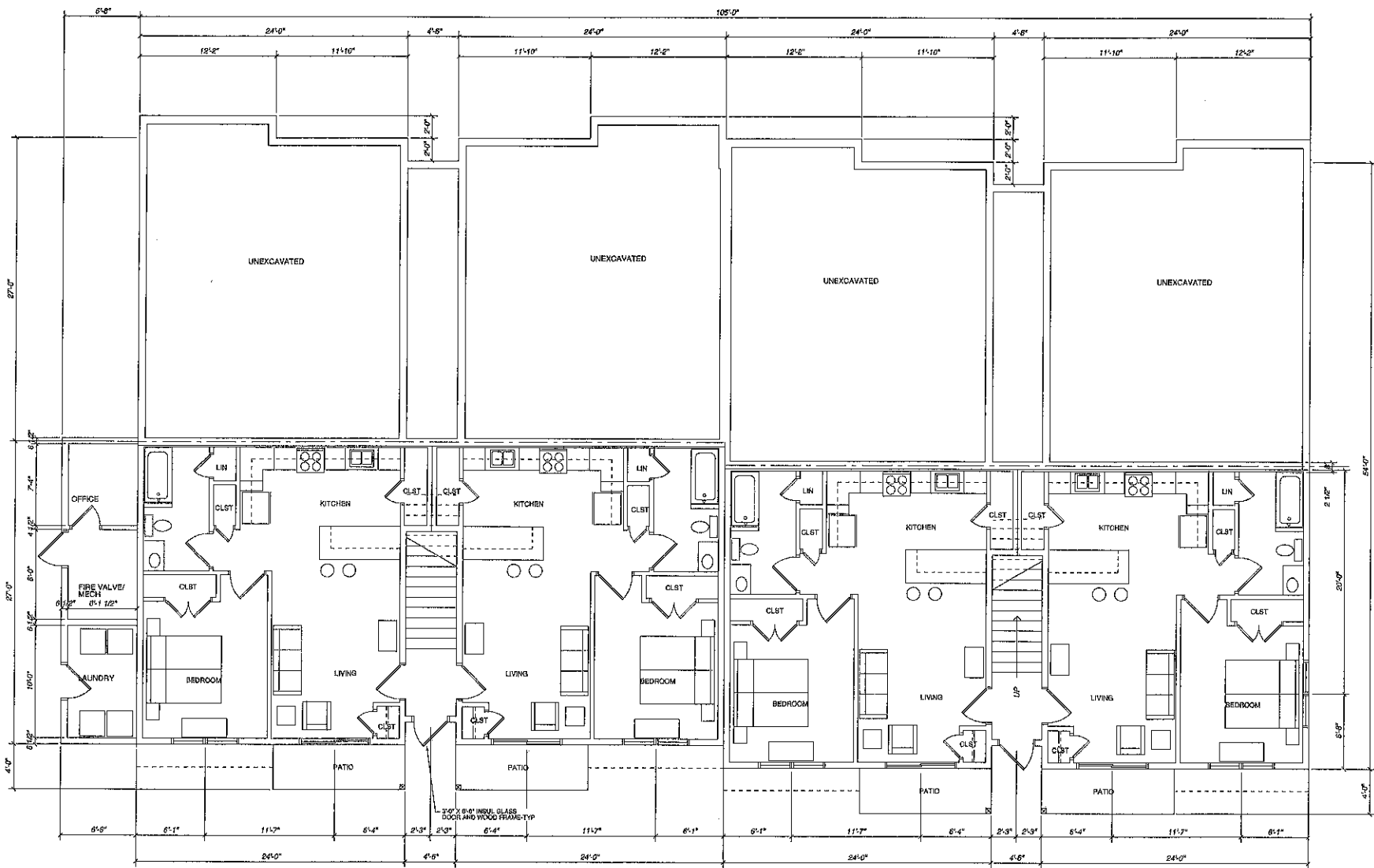
1 SITE PLAN
SCALE 1" = 20'-0"

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EAGLE BLUFF APARTMENTS-II
2344 STATE HIGHWAY 16 LA CROSSE WI

Project No.:
2010.021
Date:
07.25.2010
Drawing Name:
Sheet No.:

AS1



1
A1 LOWER FLOOR PLAN
SCALE 1/4" = 1'-0"



- ELECTRICAL DEVICE NOTES:**
1. SWITCHES TO BE MOUNTED AT 48" AFF.
 2. GENERAL OUTLETS TO BE MOUNTED 14" AFF.
 3. OUTLETS AT KITCHEN CABINETS TO BE MOUNTED AT 6" ABOVE COUNTERS.
 4. CABLE & PHONE OUTLETS TO BE MOUNTED 14" AFF.
 5. EMERGENCY DEVICES TO BE MOUNTED PER NFPA STANDARDS.
 6. ALL LIGHT FIXTURES AND LAMPS ARE TO BE QUALIFIED ENERGY STAR PRODUCTS.

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UNLESS OTHERWISE NOTED, THIS PLAN
SHALL BE CONSIDERED TO BE A PRELIMINARY
DRAWING. IT IS THE RESPONSIBILITY OF THE
CLIENT TO VERIFY ALL DIMENSIONS AND
CONDITIONS PRIOR TO CONSTRUCTION.
DO NOT SCALE THIS PLAN OR
MAKE CHANGES.

Project: **EAGLE BLUFF APARTMENTS-II**
2344 STATE HIGHWAY 16 LA CROSSE WI

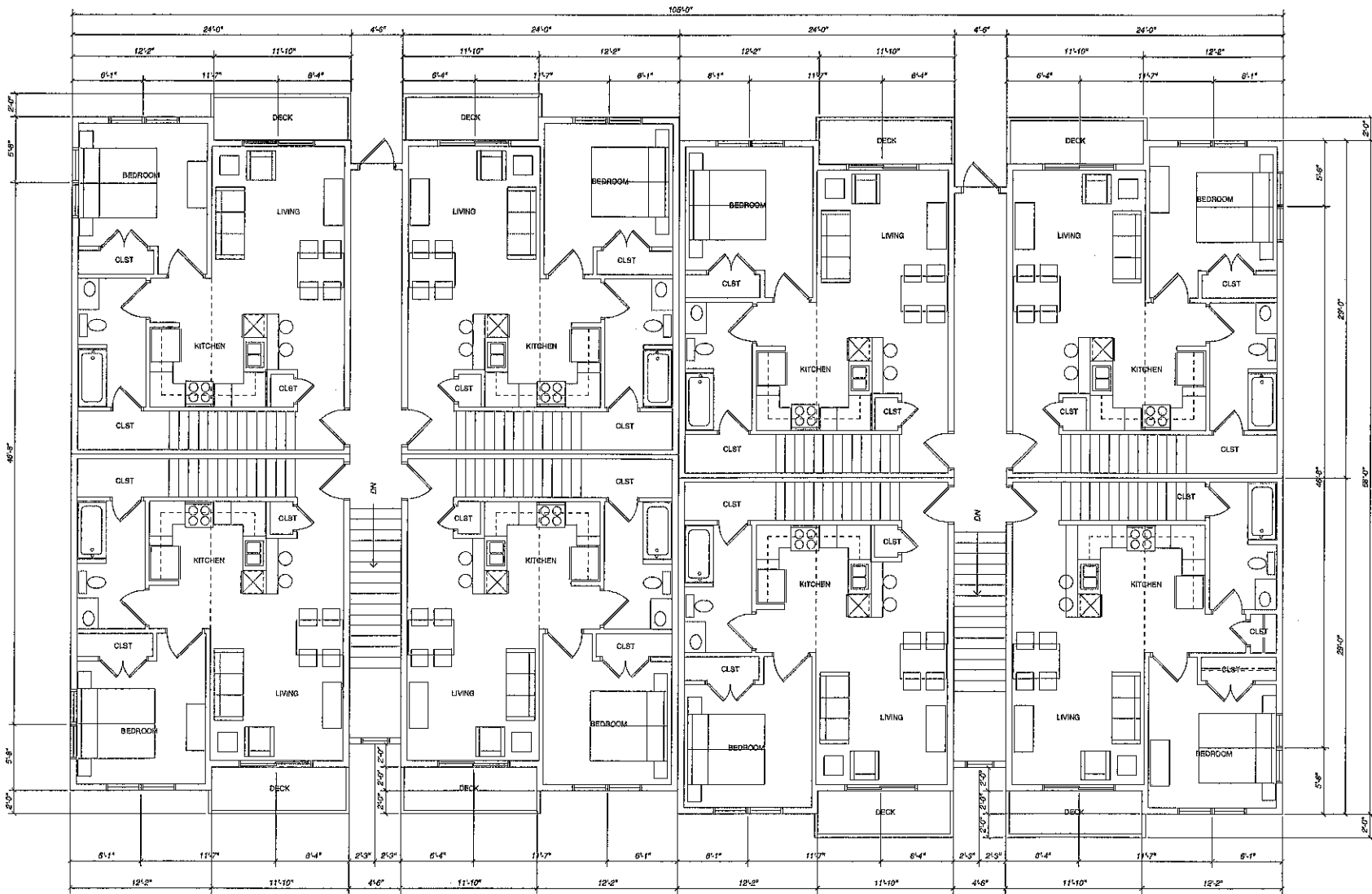
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A1



UPPER FLOOR PLAN
SCALE 1/4" = 1'-0"



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2344 STATE HIGHWAY 16 LA CROSSE WI

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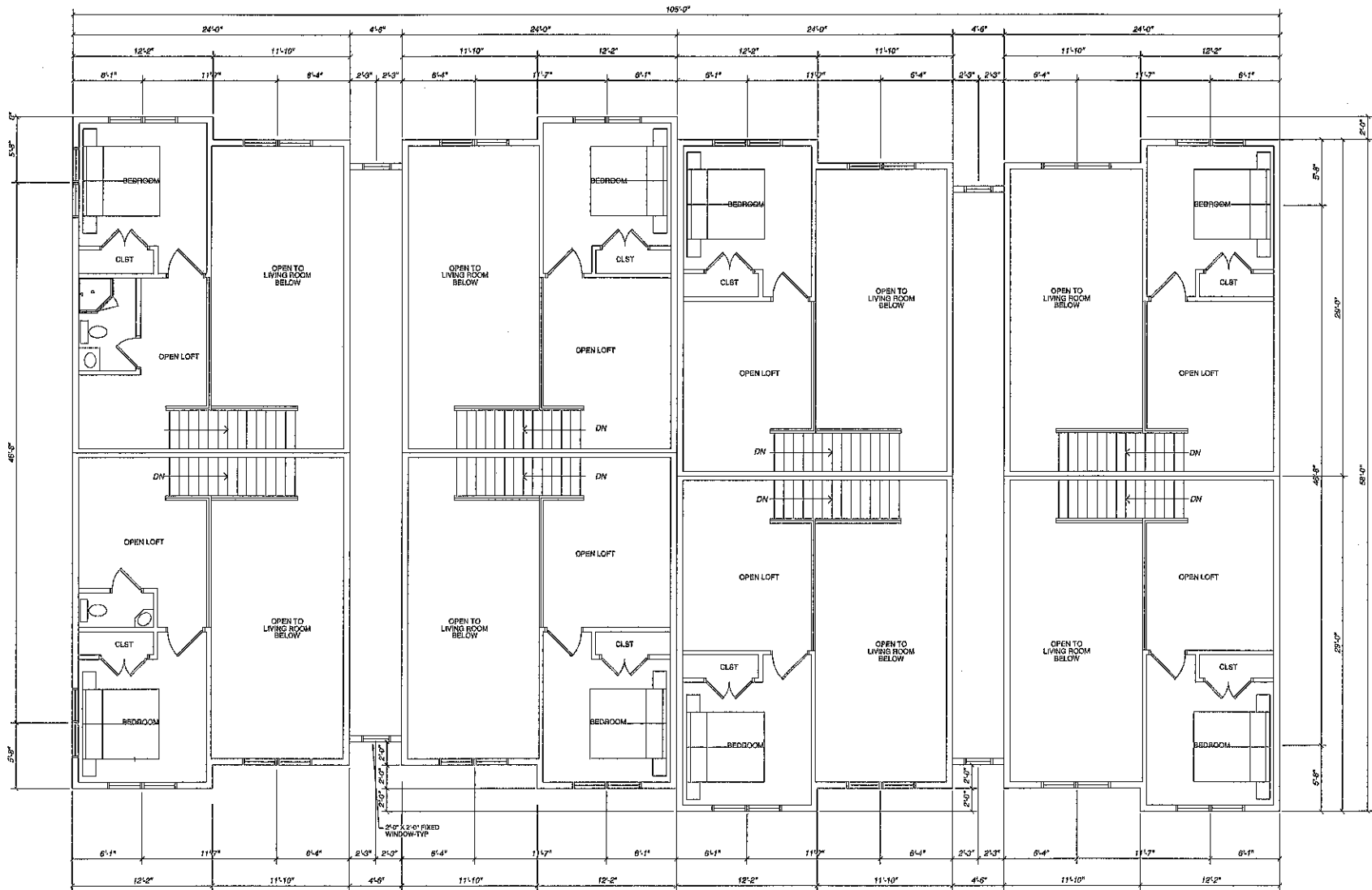
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Date: 07.26.2018

Drawing Name: _____

Sheet No.: _____

A2



1
A3 LOFT FLOOR PLAN
SCALE 1/4" = 1'-0"



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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS AND NOTES ARE THE WORK OF ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN.

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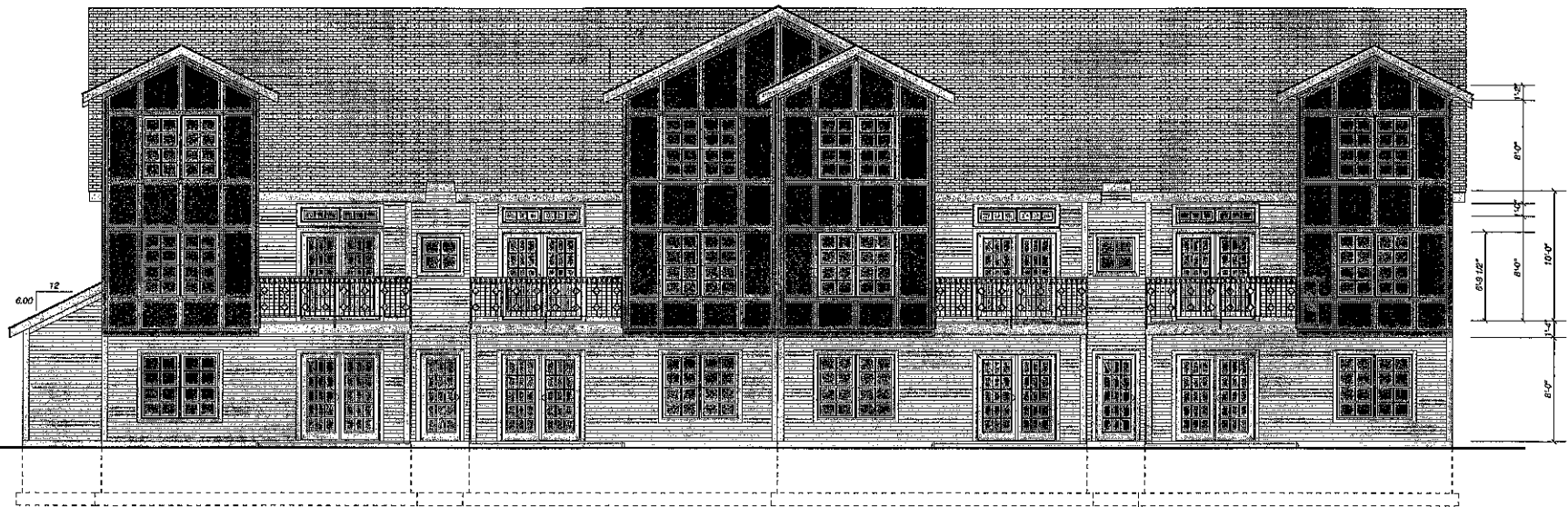
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2016.021

Date:
07.25.2016

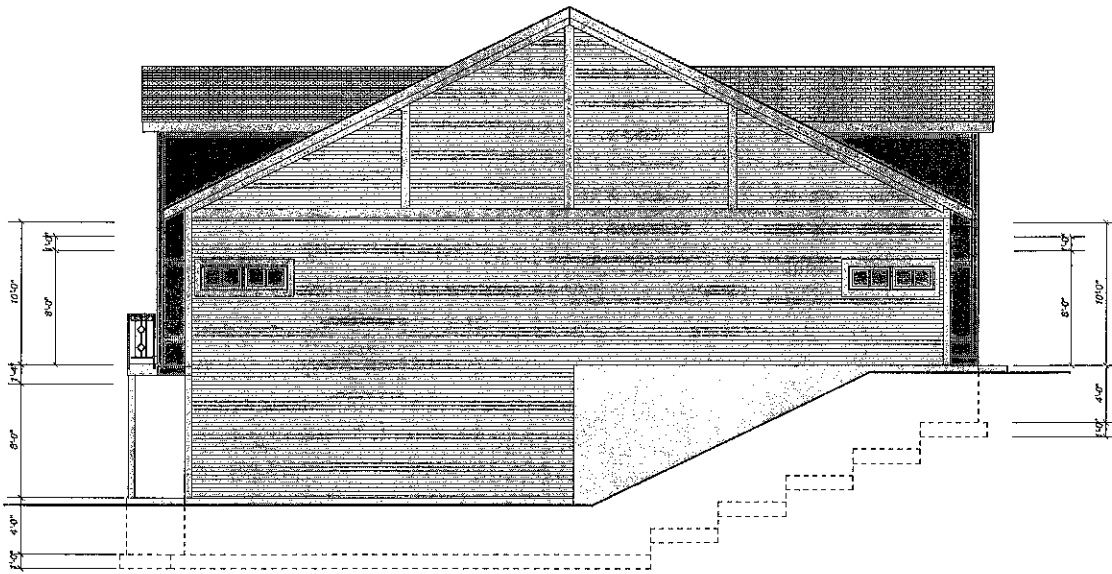
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Sheet No.:

A3



WEST EXTERIOR ELEV
Scale 1/4" = 1'-0"



SOUTH EXTERIOR ELEV
Scale 1/4" = 1'-0"

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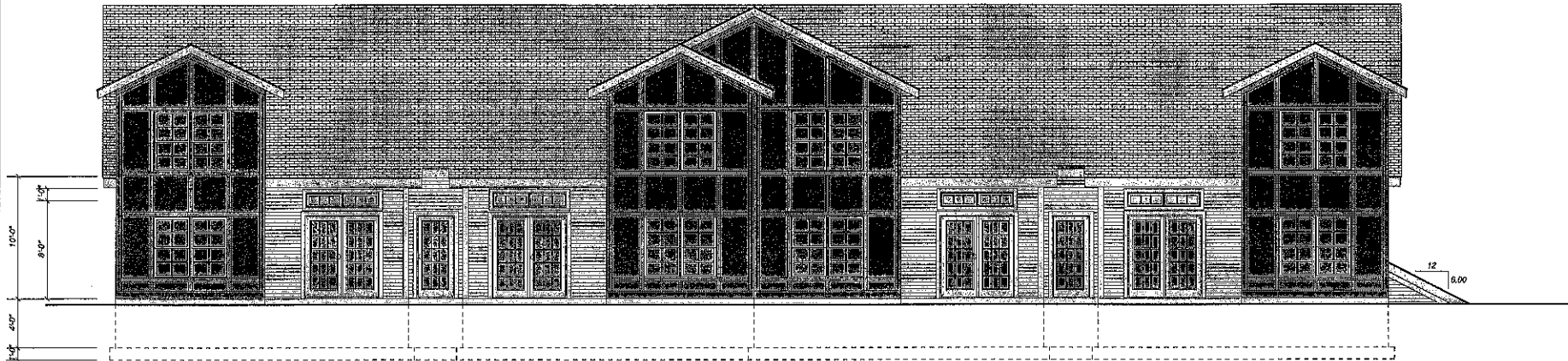
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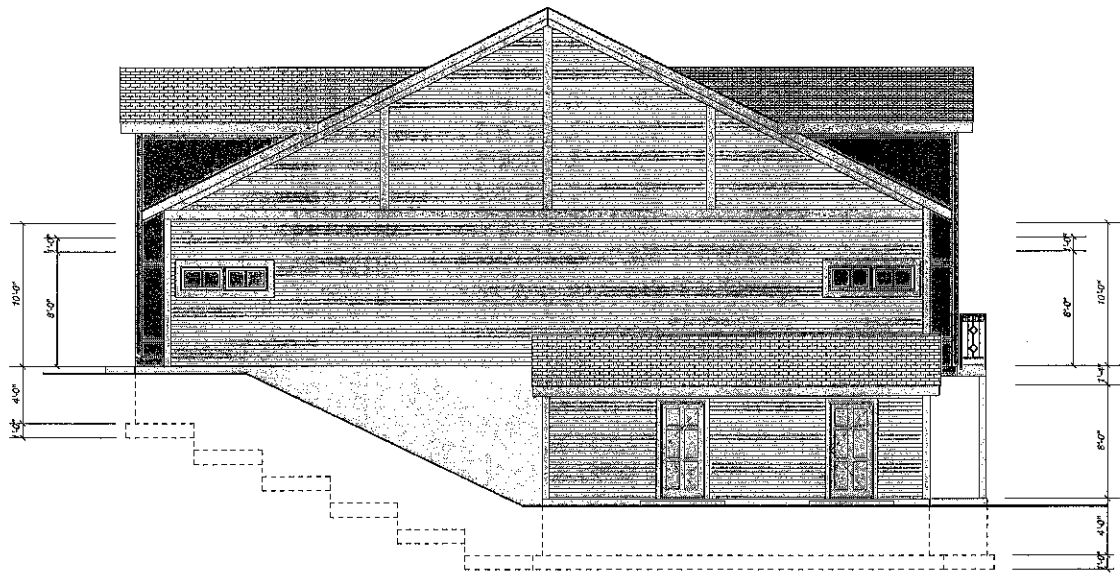
EAGLE BLUFF APARTMENTS-II
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Project: _____
Project No.: 2015.035
Date: 06.31.2016
Drawing Name: _____
Sheet No.: _____

A4



EAST EXTERIOR ELEV
 Scale 1/4" = 1'-0"



NORTH EXTERIOR ELEV
 Scale 1/4" = 1'-0"

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 2344 STATE HIGHWAY 16 LA CROSSE WI

Project: _____
 Date: _____

Project No.: 2016.039

Date: 01.04.2016

Drawing Name: _____

Sheet No.: _____

A5