

Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
 NE216 State Road 55
 P.O. Box 620
 Kaukauna, WI 54130
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 1-800-236-2534
 FAX (920) 766-5004

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 Germantown, WI 53022
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WAUSAU
 5605 Libac Ave
 Wausau, WI 54401
 PHONE (715) 849-3141
 FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED BUILDING FOR:

LADCO

WISCONSIN

LA CROSSE,

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PRELIMINARY - NOT FOR CONSTRUCTION

| REVISIONS | | |
|-----------|------------|-----|
| 1 | 06.02.2020 | ACM |
| 2 | 07.31.2020 | ACM |
| 3 | 11.05.2020 | ACM |
| 4 | 01.04.2021 | ACM |
| 5 | | |
| 6 | | |

PROJECT MANAGER:
 S. BROOKS

DESIGNER:
 S. KLESSIG

DRAWN BY:
 ACM

EXPEDITOR:

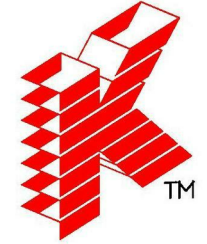
SUPERVISOR:

PRELIMINARY NO:
 P20121

CONTRACT NO:

DATE:
 05.19.2020

SHEET:
A2.1



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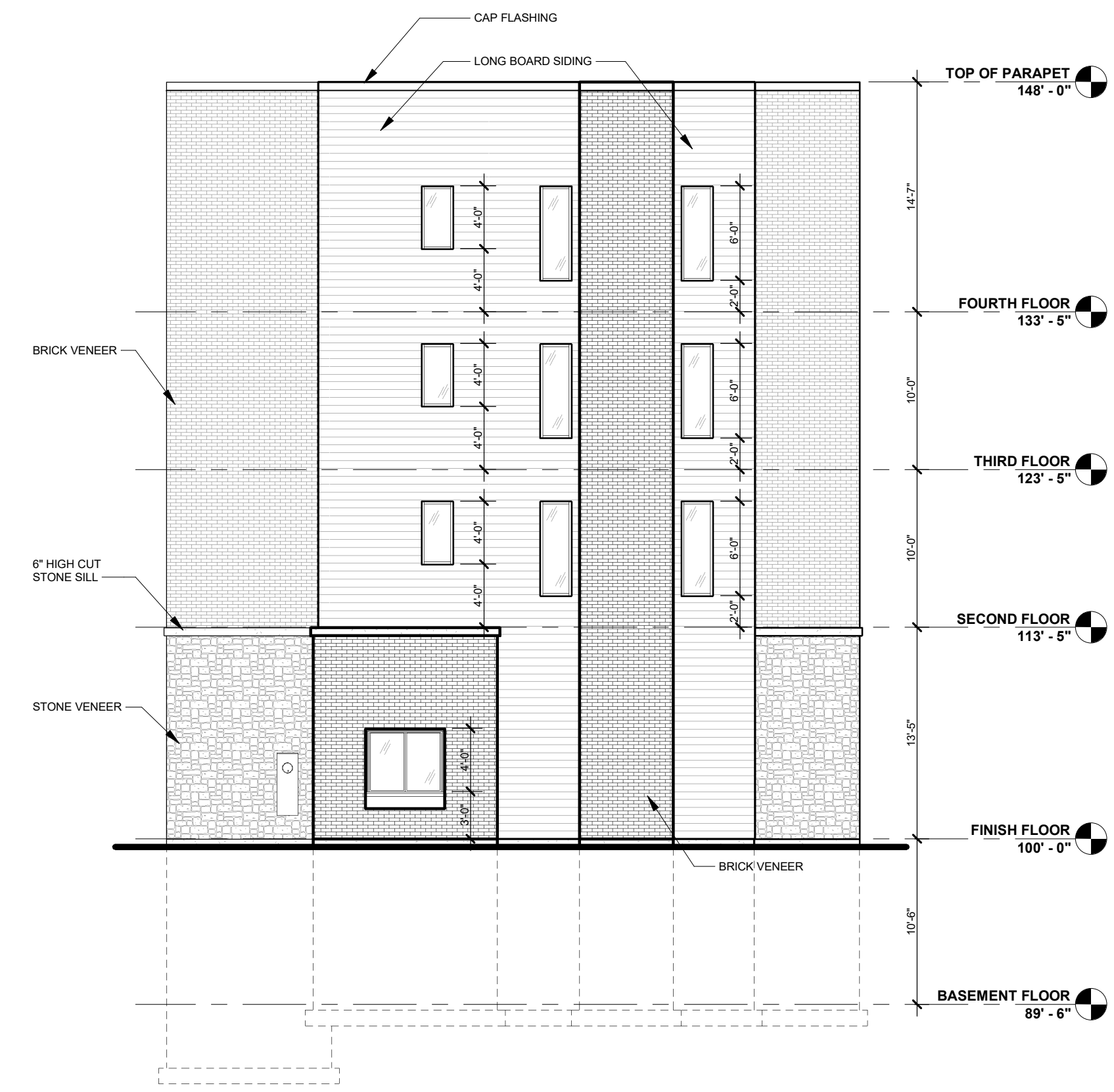
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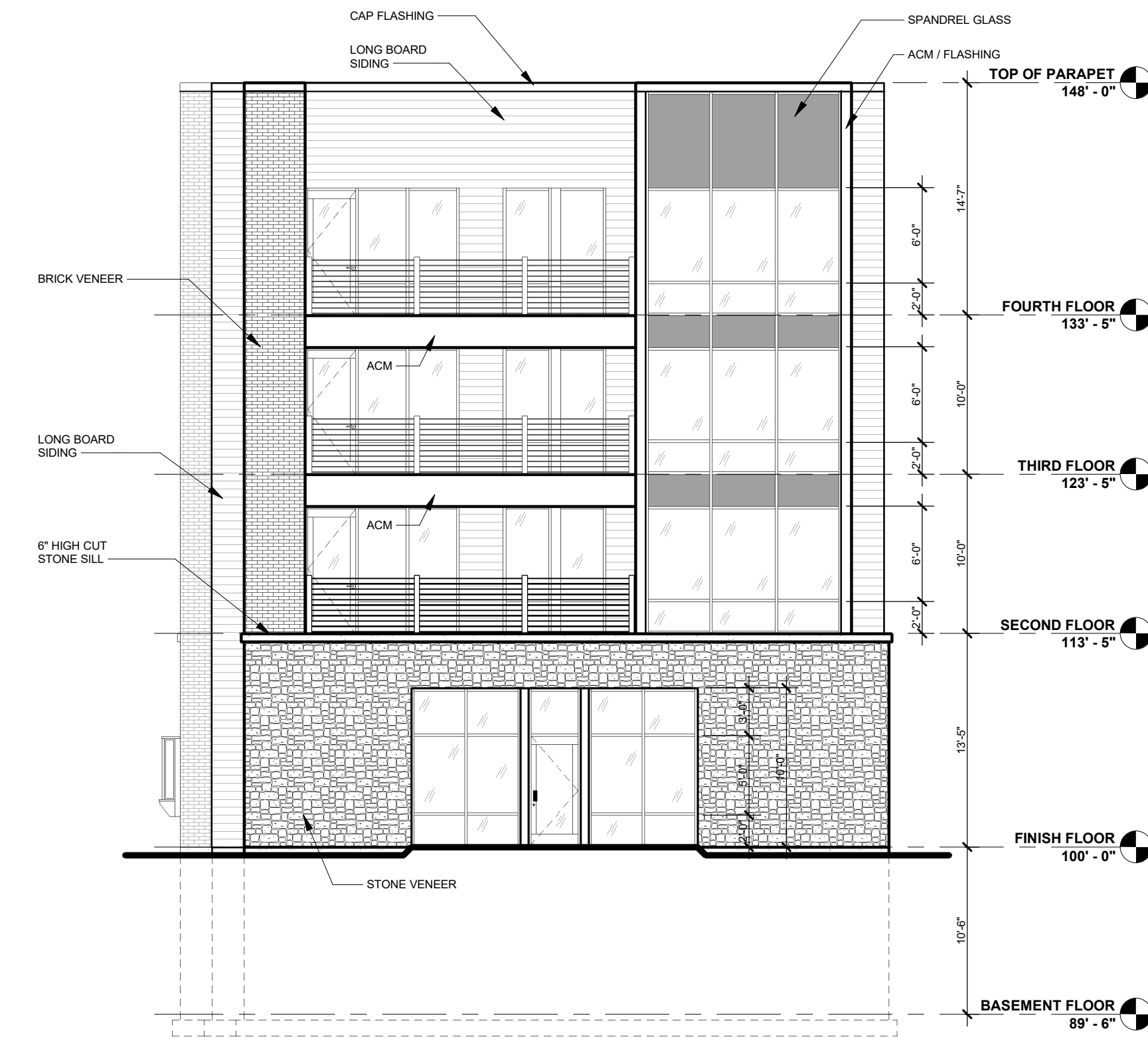
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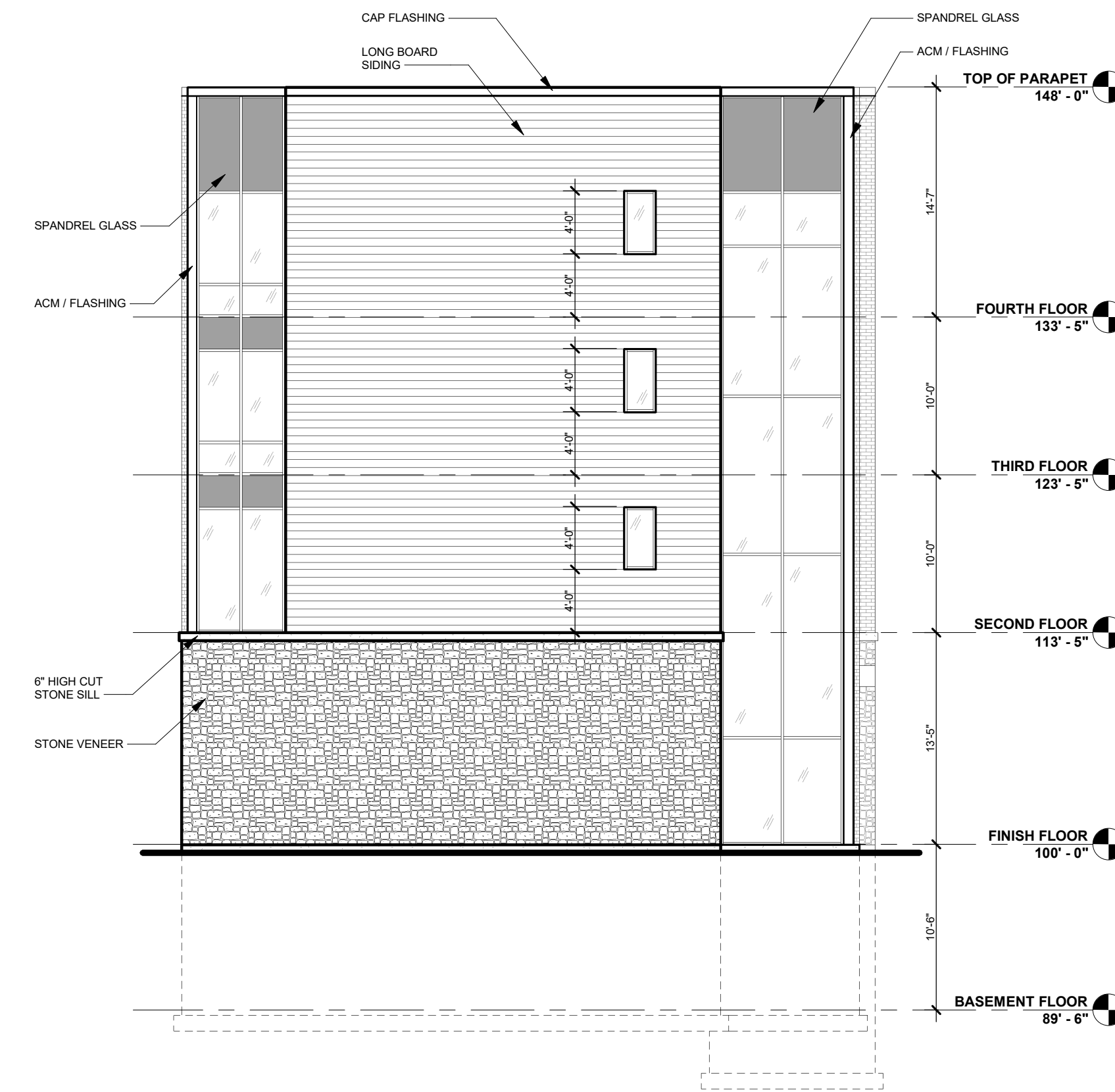
SHEET:
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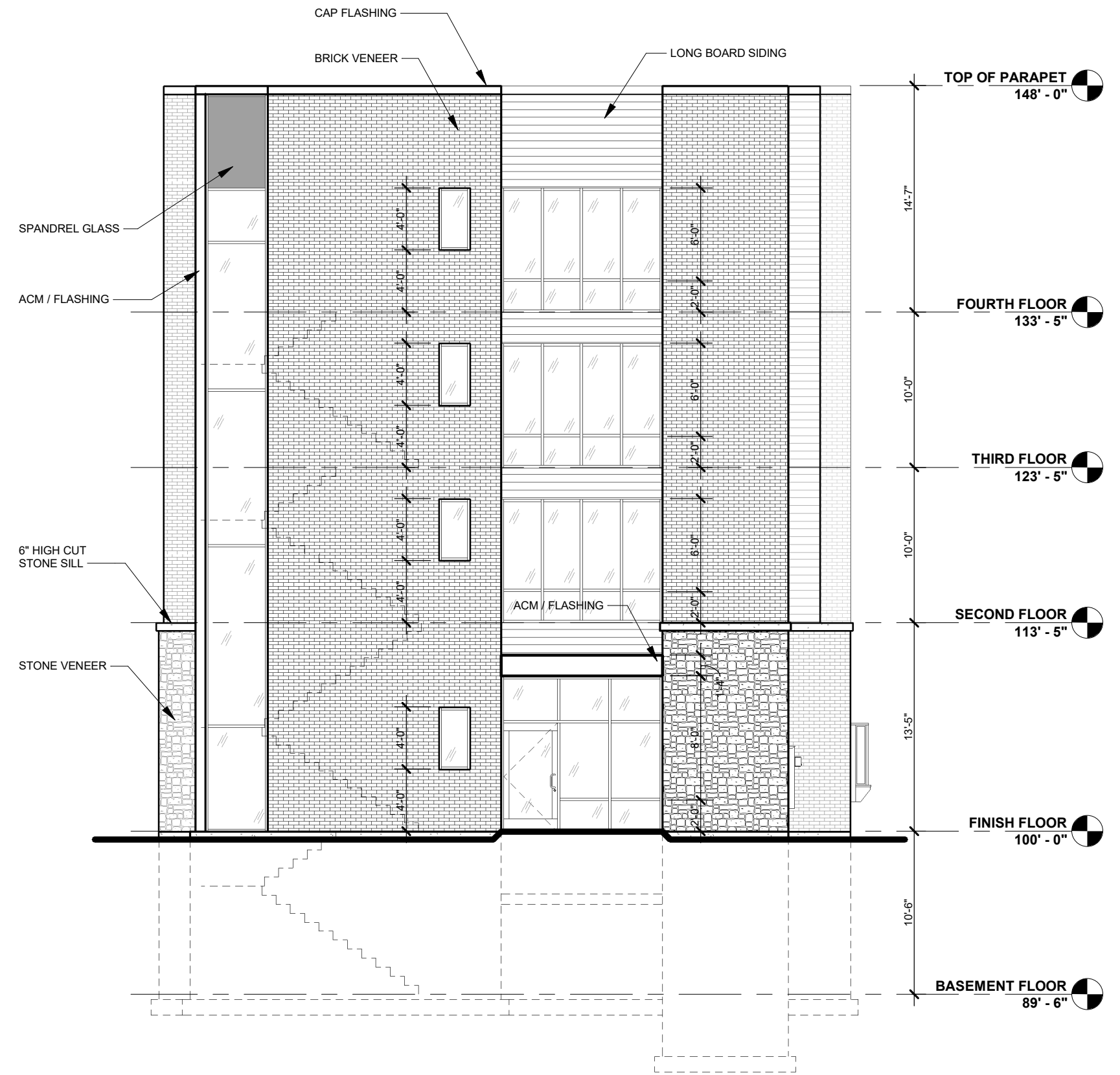
SOUTH ELEVATION
1/8" = 1'-0"



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



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

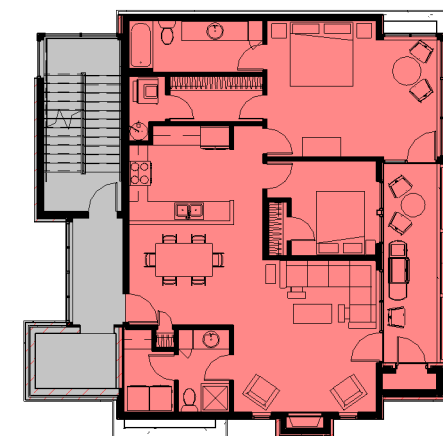


WEST ELEVATION
1/8" = 1'-0"



NORTH

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

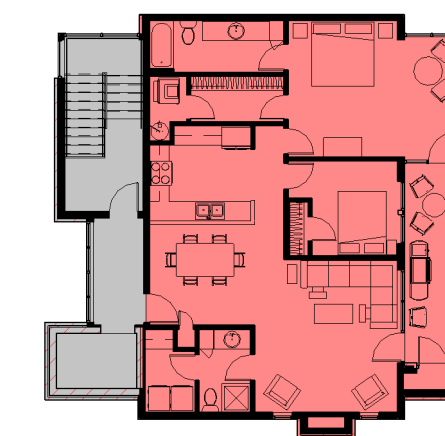


SECOND FLOOR SQUARE FOOTAGES
 ■ APARTMENT A 1,391 SF (131 SF IS DECK)
 ■ COMMON AREA 330 SF
 ■ TOTAL 1,721 SF

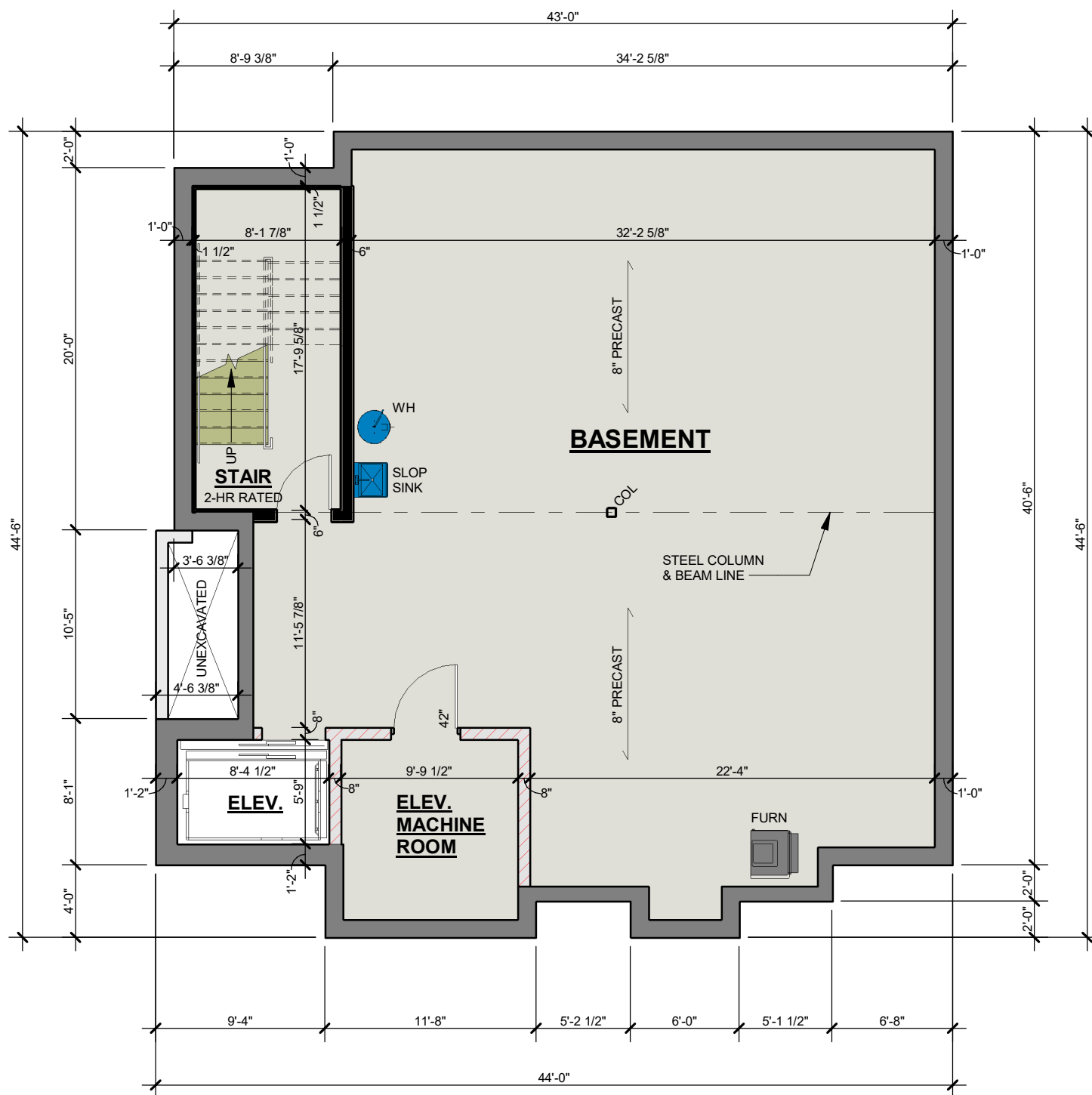


NORTH

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

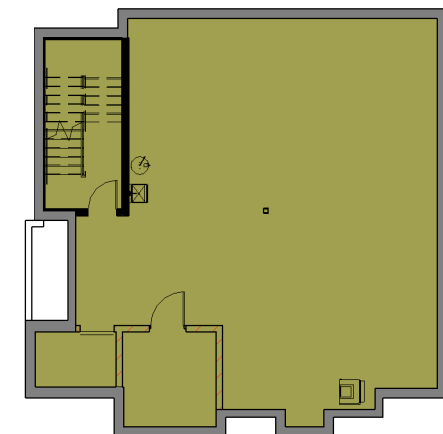


FOURTH FLOOR SQUARE FOOTAGES
 ■ APARTMENT C 1,391 SF (131 SF IS DECK)
 ■ COMMON AREA 330 SF
 ■ TOTAL 1,721 SF



NORTH

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

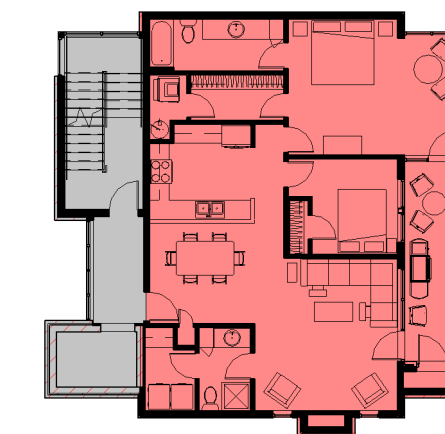


BASEMENT FLOOR SQUARE FOOTAGES
 ■ TOTAL BASEMENT AREA 1,804 SF



NORTH

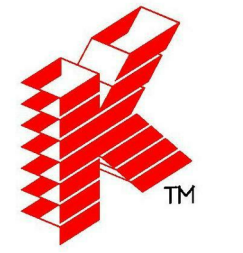
THIRD FLOOR PLAN
 1/8" = 1'-0"



THIRD FLOOR SQUARE FOOTAGES
 ■ APARTMENT B 1,391 SF (131 SF IS DECK)
 ■ COMMON AREA 330 SF
 ■ TOTAL 1,721 SF

WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/ VENEER WALL
- NEW COOLER/ FREEZER WALLS
- NEW FOUNDATION WALL
- TYPICAL EXISTING WALL
- DEMO WALLS
- FIRE WALL OR FIRE BARRIER



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SHEET INDEX

- A1.0 FIRST FLOOR / SITE PLAN
- A1.1 BASEMENT, SECOND, THIRD & FOURTH FLOOR PLANS
- A2.0 BUILDING ELEVATIONS
- A2.1 RENDERINGS

PROJECT INFORMATION

APPLICABLE BUILDING CODE

2015 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)
ASHRE STANDARD 90.1-2013

BUILDING CONTENT

BUILDING & FIRE AREA SQUARE FOOTAGES

| FLOOR AREAS | EXISTING | NEW | SUB-TOTAL |
|-----------------------------|------------|------------|------------|
| SECOND FLOOR | ----- S.F. | ----- S.F. | ----- S.F. |
| FIRST FLOOR | ----- S.F. | ----- S.F. | ----- S.F. |
| CANOPIES (COLUMN SUPPORTED) | ----- S.F. | ----- S.F. | ----- S.F. |
| BASEMENT | ----- S.F. | ----- S.F. | ----- S.F. |
| BUILDING AREA SUB-TOTALS | ----- S.F. | ----- S.F. | ----- S.F. |
| MEZZANINES | ----- S.F. | ----- S.F. | ----- S.F. |
| FIRE AREA TOTALS | ----- S.F. | ----- S.F. | ----- S.F. |

HIGH PILE STORAGE YES/NO
FIRE ALARM SYSTEM YES/NO

OCCUPANCY

?-?
NON SEPARATED

CONSTRUCTION CLASSIFICATION

TYPE 7B CONSTRUCTION
SPRINKLED YES/NO
FIREWALL YES/NO

ALLOWABLE AREA

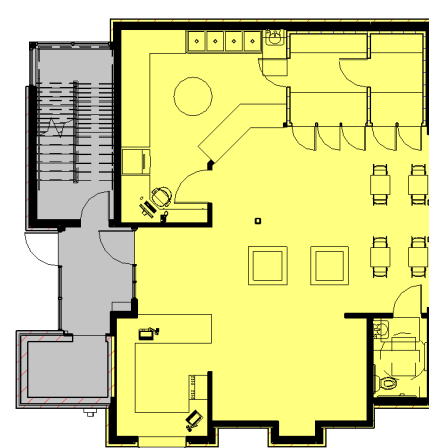
TABULAR FLOOR AREA: --- S.F.
FRONTAGE INCREASE: --- S.F.
SPRINKLER INCREASE: --- S.F.
TOTAL ALLOWABLE AREA: --- S.F.
ALLOWABLE FIRE AREA: --- S.F.

BUILDING/SITE CONTENT

BUILDING SIZE --- S.F. ---%
HARD SURFACE --- S.F. ---%
GREEN SPACE --- S.F. ---%
PARCEL SIZE (APPROX.) --- S.F. --- ACRES
PARKING PROVIDED -- STALLS (1 STALL/--- S.F.)

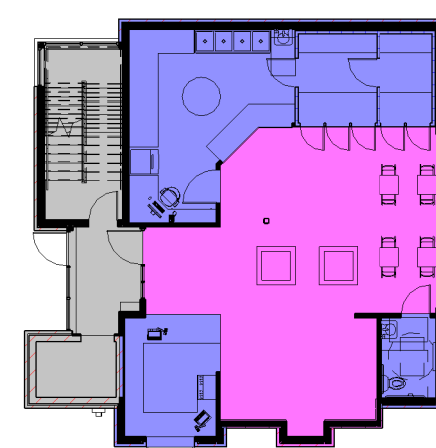
ZONING INFORMATION

ZONING: ---
FRONT YARD SETBACK: ---"
SIDE YARD SETBACK: ---"
REAR YARD SETBACK: ---"



FIRST FLOOR SQUARE FOOTAGES

| | |
|----------------|----------|
| INDIAN GROCERY | 1,438 SF |
| COMMON AREA | 345 SF |
| TOTAL | 1,783 SF |



FIRST FLOOR SQUARE FOOTAGES

| | |
|-----------------------------------|----------|
| TOTAL FIRST FLOOR RETAIL AREA | 731 SF |
| TOTAL FIRST FLOOR NON-RETAIL AREA | 707 SF |
| COMMON AREA | 345 SF |
| TOTAL | 1,783 SF |



WALL KEY

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- NEW FOUNDATION WALL
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- DEMO WALLS
- FIRE WALL OR FIRE BARRIER

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

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

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