

RESIDENTIAL BUILD-OUT & NEW GARAGE

for JOSEPH & TRACY ENDRIZZI

1513 MARKET STREET

LA CROSSE, WISCONSIN 54601

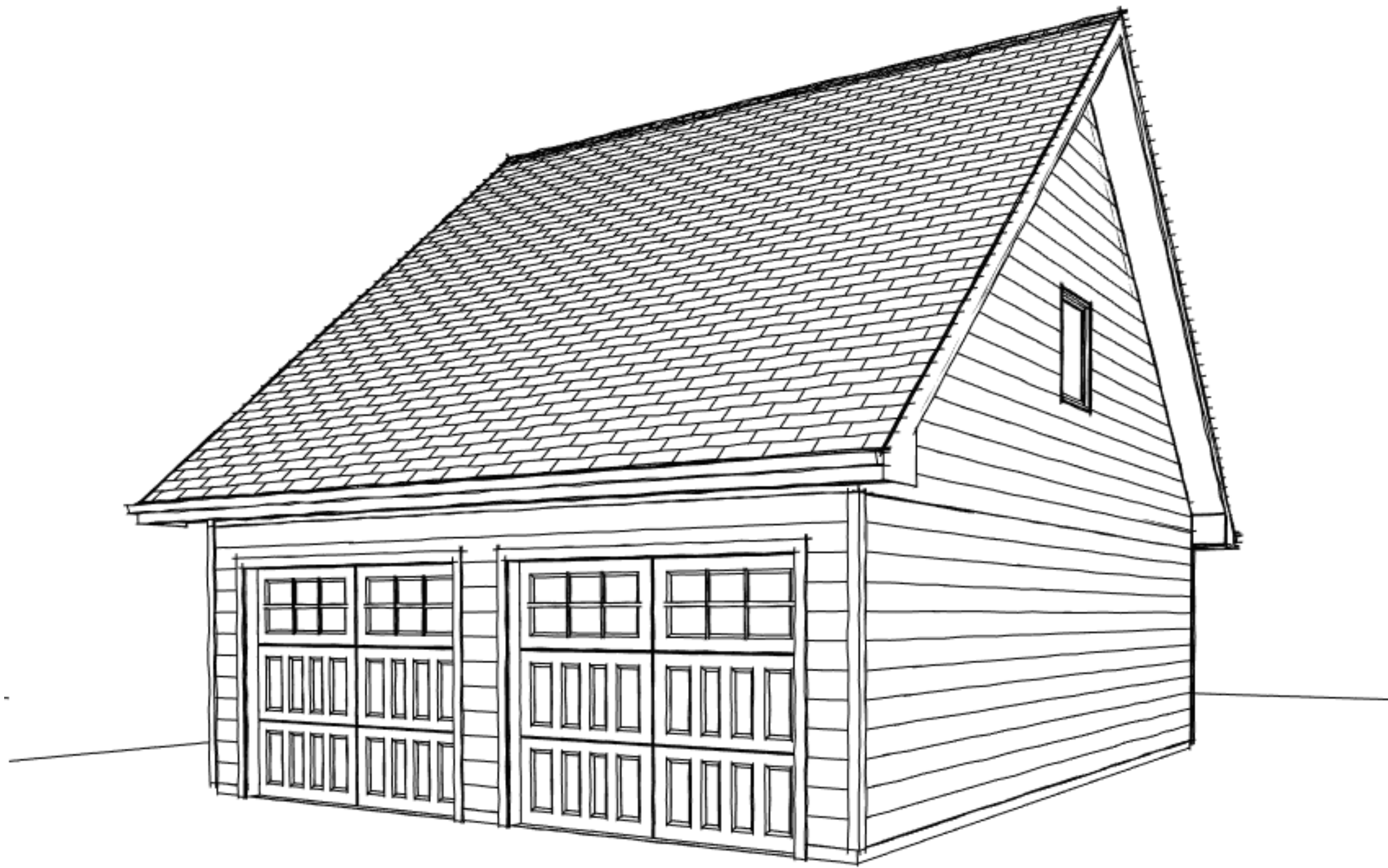


PROJECT LOCATION

1 LOCATION PLAN
A1 NTS



PROPERTY LINE



2 3D VIEW FROM ALLEY
A1 NTS

INDEX OF DRAWINGS

DRAWINGS INDEX / CODE SUMMARY / 3D VIEW	A1
ARCHITECTURAL SITE PLAN	A2
RESIDENTIAL BUILD-OUT PLAN	A3
GARAGE - FOUNDATION / FLOOR / FRAMING PLANS	A4
GARAGE - BUILDING SECTIONS & ELEVATIONS	A5
GARAGE - WALL SECTIONS	A6
GARAGE - STAIR SECTION	A7

CODE SUMMARY

APPLICABLE CODES - RESIDENTIAL UNIT
 • WISCONSIN UNIFORM DWELLING CODE (UDC)

PROJECT DESCRIPTION
 RESIDENTIAL BUILD-OUT IN SECOND FLOOR SHELL SPACE AND A NEW WOOD FRAMED 2 CAR GARAGE W/ ATTIC STORAGE FOR RESIDENCE.

BUILDING HEIGHT AND AREA
 SIZE - RESIDENTIAL BUILD-OUT: 2,450 SF
 HEIGHT ABOVE GRADE- GARAGE: 24'1.5 STORY AS DESIGNED
 SIZE - GARAGE: 702 SF

CONSTRUCTION TYPE
 CONSTRUCTION TYPE: WOOD FRAMED, SLAB ON GRADE WITH FROST WALLS.

FIRE SPRINKLER
 NOT REQUIRED

GENERAL NOTES:

1. ELECTRICAL HVAC, PLUMBING AND CIVIL/SITE WORK IS DESIGNED BY OTHERS.
2. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.
3. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/ DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
4. ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.
5. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF CONSTRUCTION WASTE.
6. SAFETY IS THE FULL RESPONSIBILITY OF EACH CONTRACTOR AND SUPPLIER.
7. EACH CONTRACTOR TO PROVIDE PENETRATIONS, SLEEVES, BOX-OUTS, ETC. FOR THEIR WORK.
8. ALL CONTRACTORS SHALL PROTECT ADJACENT WORK FROM DAMAGE.
9. EACH CONTRACTOR IS RESPONSIBLE FOR THEIR OWN CUTTING AND PATCHING.
10. EACH CONTRACTOR IS RESPONSIBLE TO PROVIDE THEIR OWN EQUIPMENT NECESSARY TO PERFORM THE WORK.

3/7/2025

RESIDENTIAL BUILD-OUT & NEW GARAGE
 for JOSEPH & TRACY ENDRIZZI
 1513 MARKET STREET
 LA CROSSE, WISCONSIN 54601

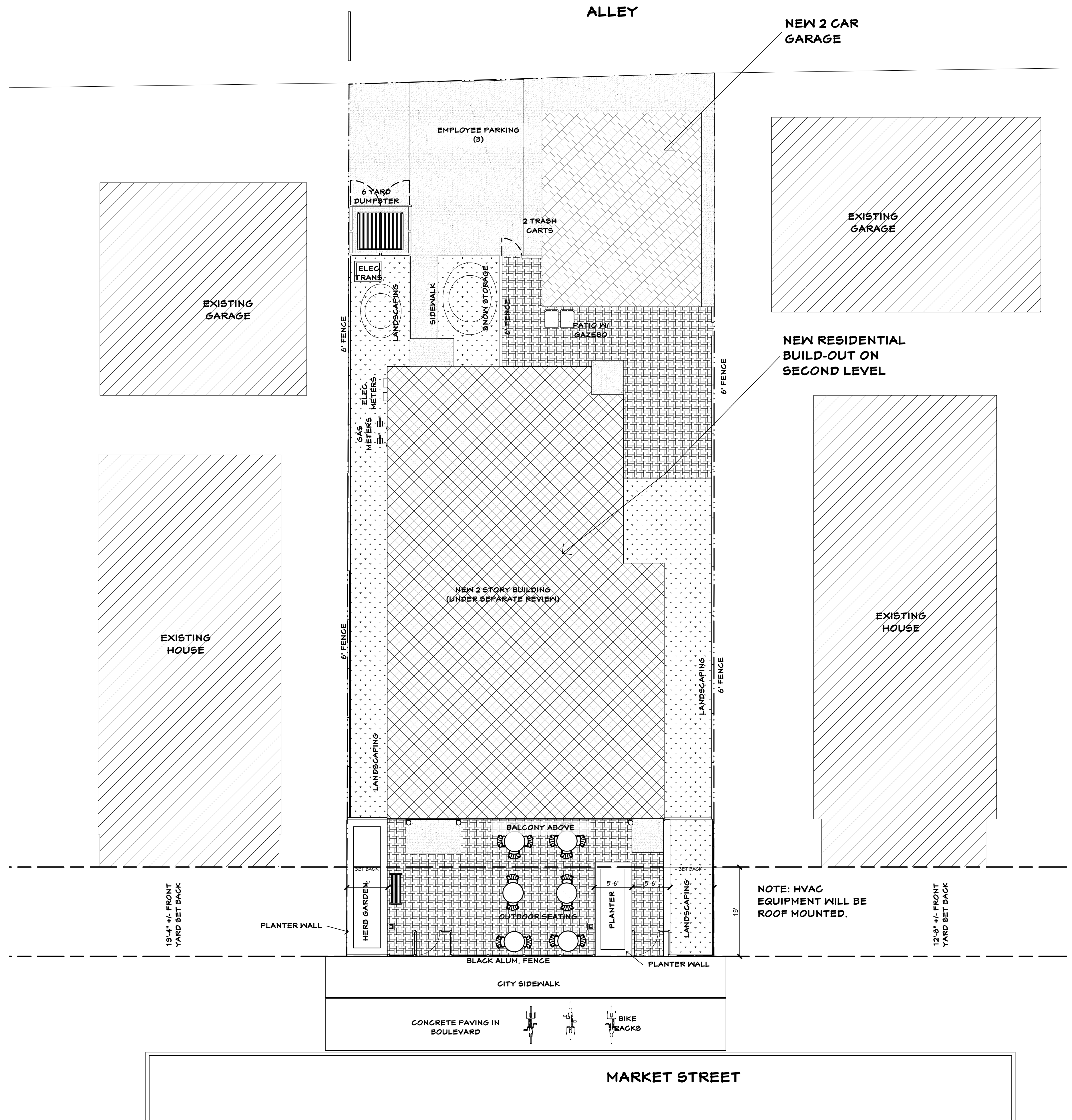
SCALE @ 24" X 36"

DATE: 3/7/2025

SHEET

A1

CITY REVIEW



NOTE: SEE ALSO CIVIL DRAWINGS.

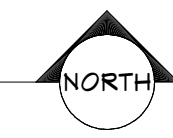
NEW 2 CAR GARAGE

NEW RESIDENTIAL BUILD-OUT ON SECOND LEVEL

NEW 2 STORY BUILDING (UNDER SEPARATE REVIEW)

NOTE: HVAC EQUIPMENT WILL BE ROOF MOUNTED.

1 ARCHITECTURAL SITE PLAN
A2 1/8" = 1'-0"



RESIDENTIAL BUILD-OUT & NEW GARAGE
for JOSEPH & TRACY ENDRIZZI
1513 MARKET STREET
LA CROSSE, WISCONSIN 54601

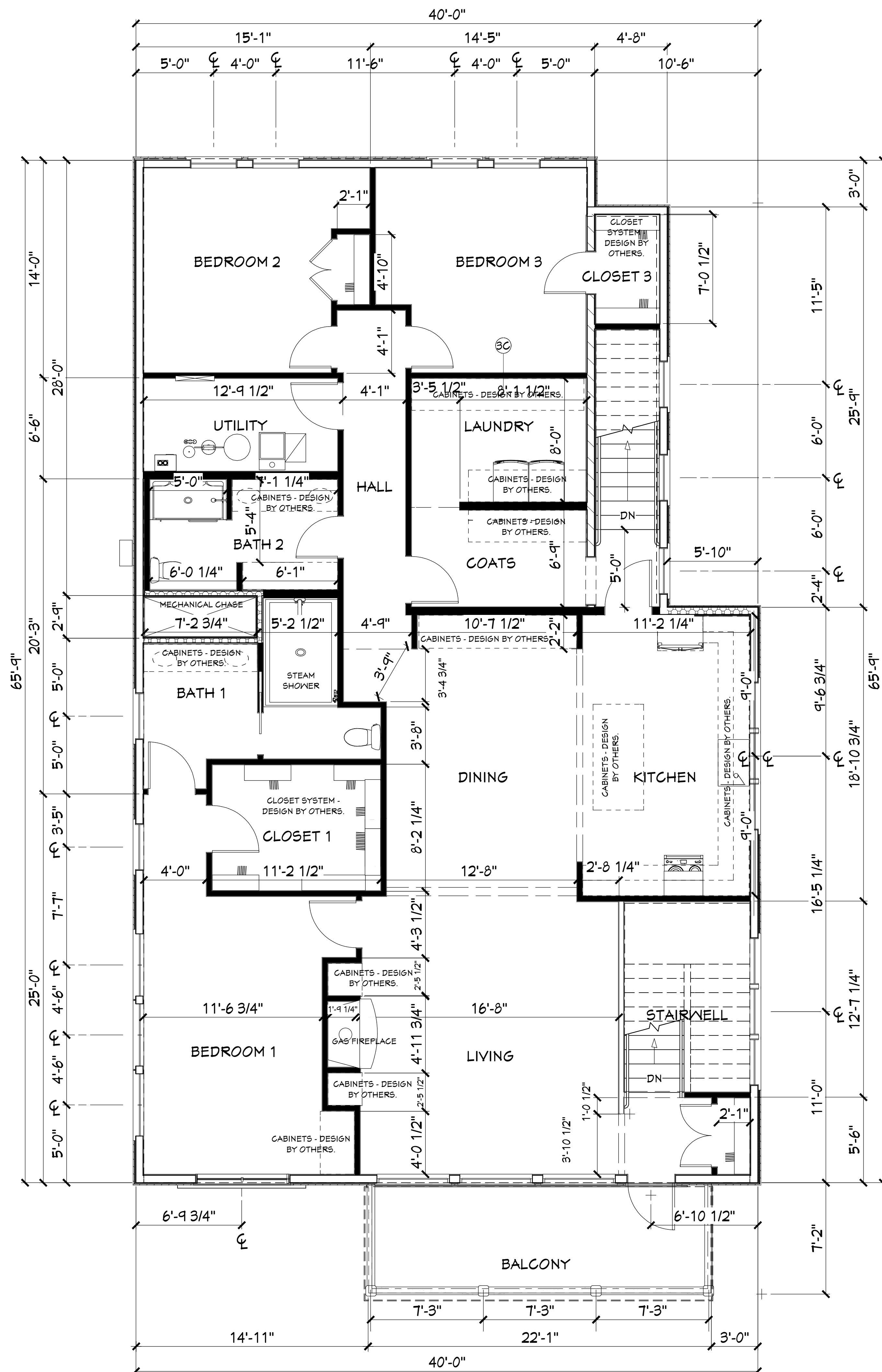
SCALE @ 24" X 36"

DATE: 3/7/2025

SHEET

A2

CITY REVIEW



1 SECOND FLOOR PLAN - RESIDENTIAL BUILD-OUT
 A3 1/4" = 1'-0"

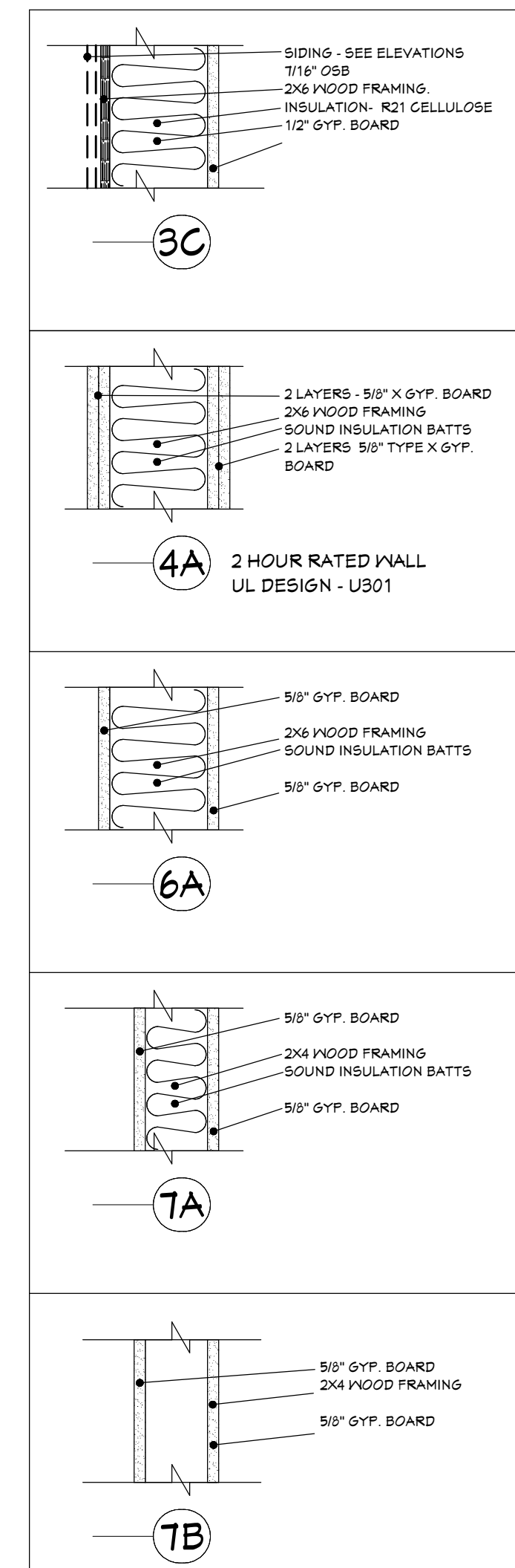
NOTE: SEE ALSO NEW BAKERY / SANDWICH SHOP & BUILDING SHELL DRAWINGS FOR ADDITIONAL INFORMATION.

NOTE: SEE ALSO INTERIOR DESIGN DRAWINGS FOR FINISHES, FIXTURE AND OTHER INTERIOR FINISH DETAILS.

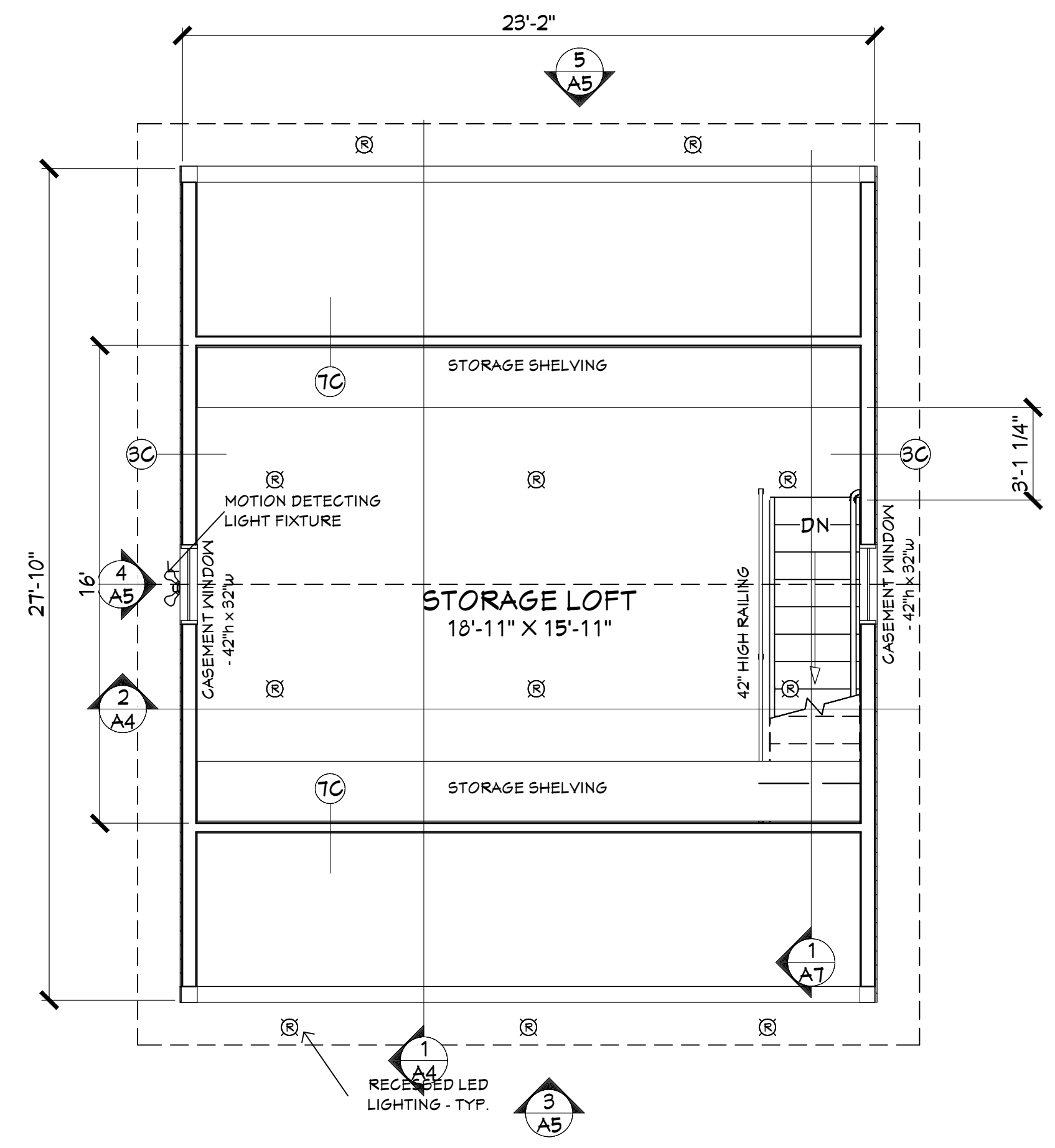
NOTE: ENTIRE FLOOR/FIRST FLOOR CEILING ASSEMBLY IS TO BE A 2 HOUR RATED ASSEMBLY.

NOTE: ENTIRE ROOF/SECOND FLOOR CEILING ASSEMBLY IS TO BE A 1 HOUR RATED ASSEMBLY.

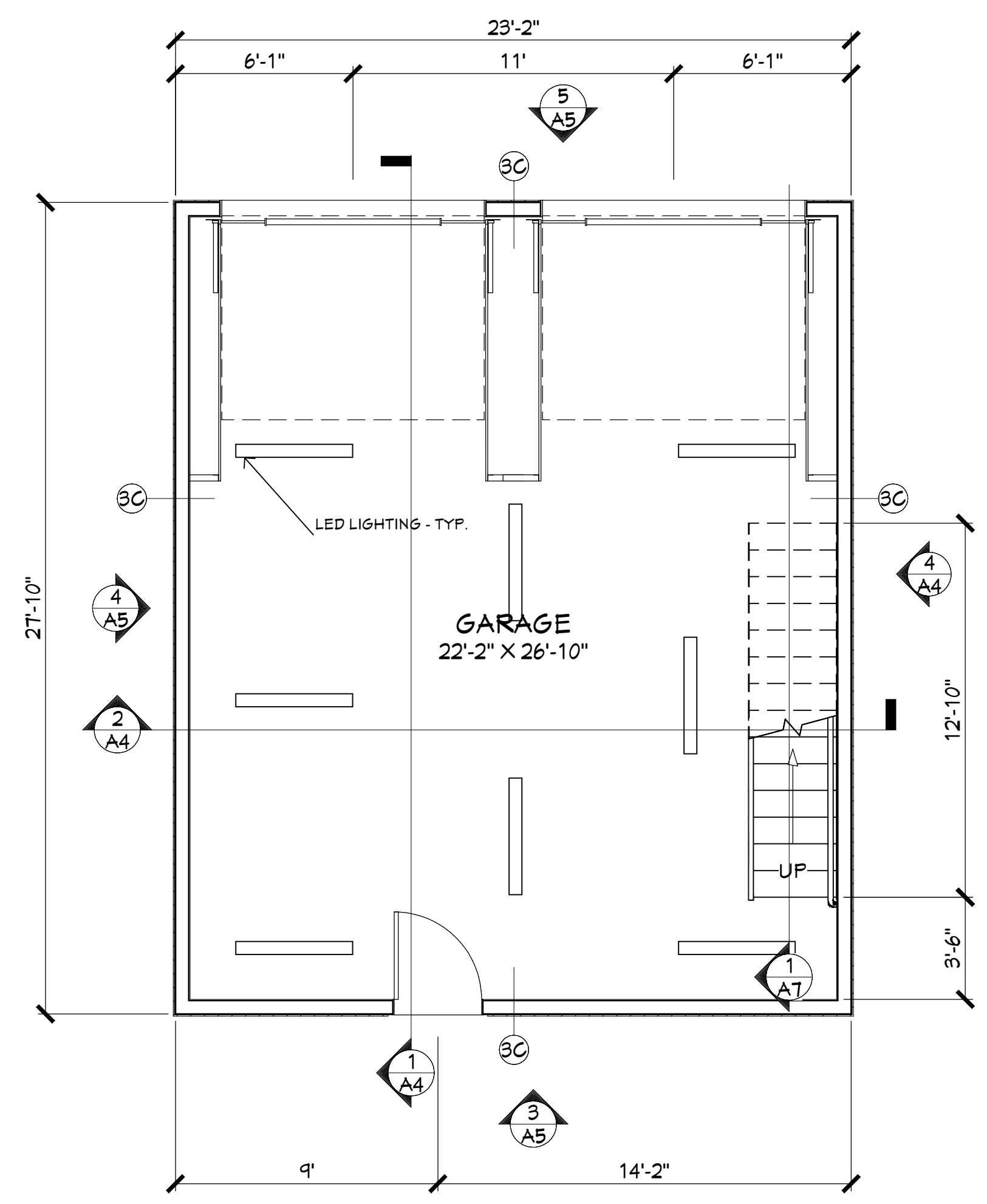
WALL TYPE SCHEDULE



Door Schedule						
Mark	Finish	Material	Size	Type	Location	Notes
1	Prefinished	Hardwood	36"x80"	Swing	Bedroom 1, Bedroom 2, Bedroom 3, Closet 1, Coats, Kitchen, Utility, Bath 1	Lever Style Hardware
2	Prefinished	Hardwood	32"x80"	Swing	Bath 2, Bedroom 2, Bedroom 3, Closet 2	Lever Style Hardware
3	Prefinished	Hardwood	32"x80"	Pocket	Steam Shower / Toilet	Recessed Pull, Latch
4	Prefinished	Hardwood	(2) 24"x80"	Swing	Closet - Bedroom 2, Closet Front Stair	Lever Style Hardware

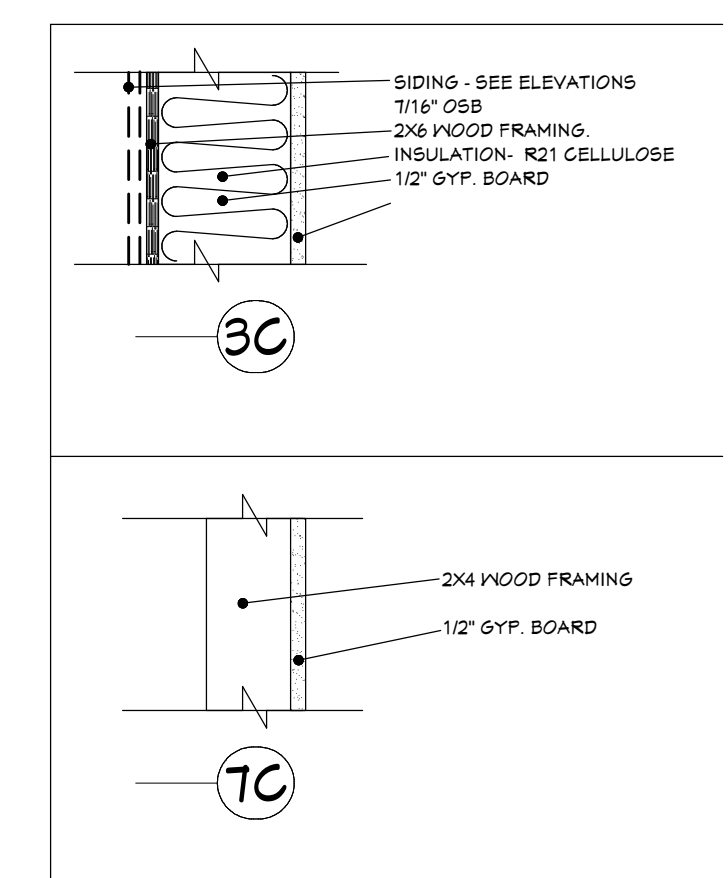


3 SECOND FLOOR PLAN
 1/4" = 1'-0"



2 FIRST FLOOR PLAN
 1/4" = 1'-0"

WALL TYPE SCHEDULE

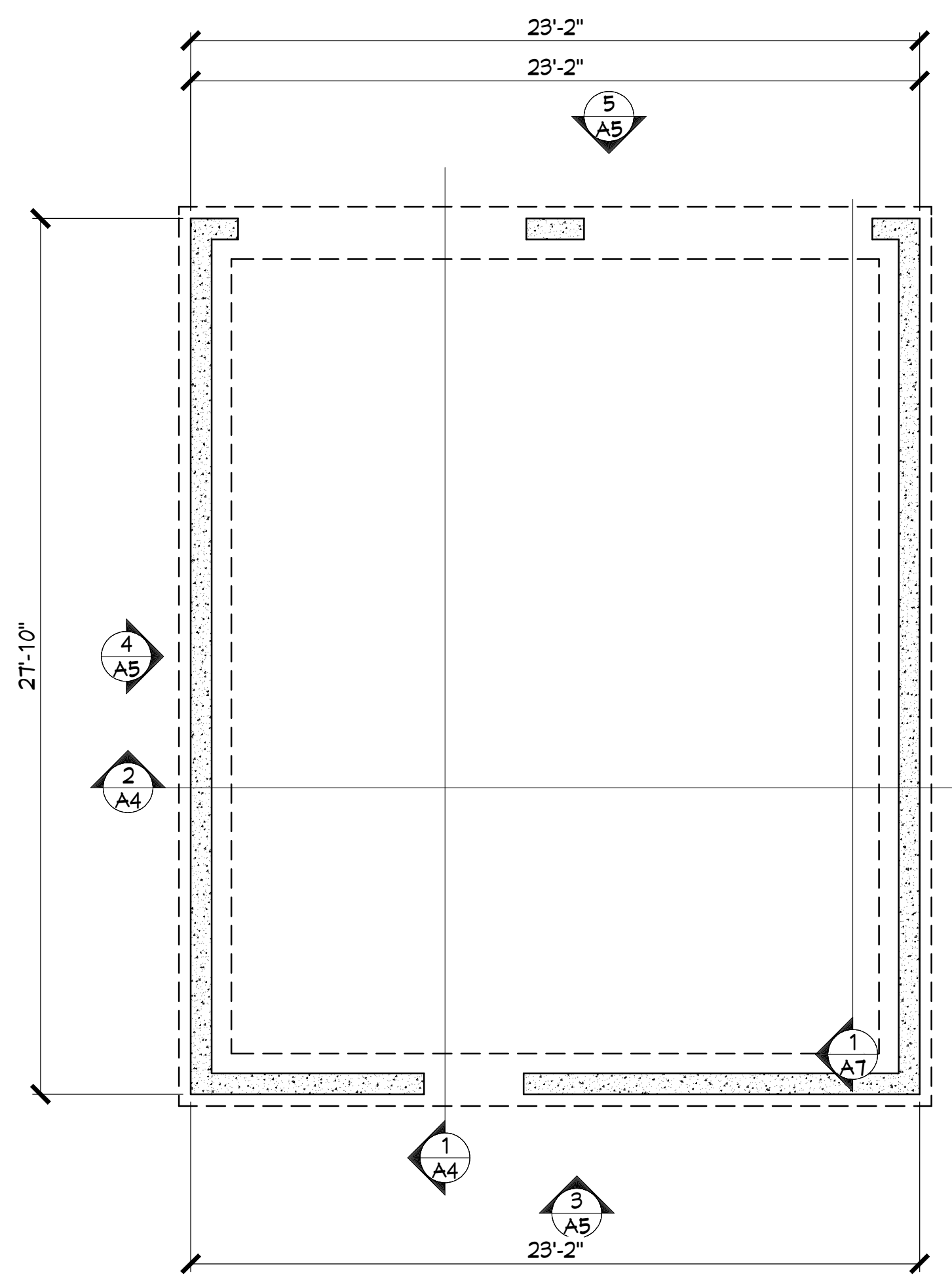


DOOR SCHEDULE

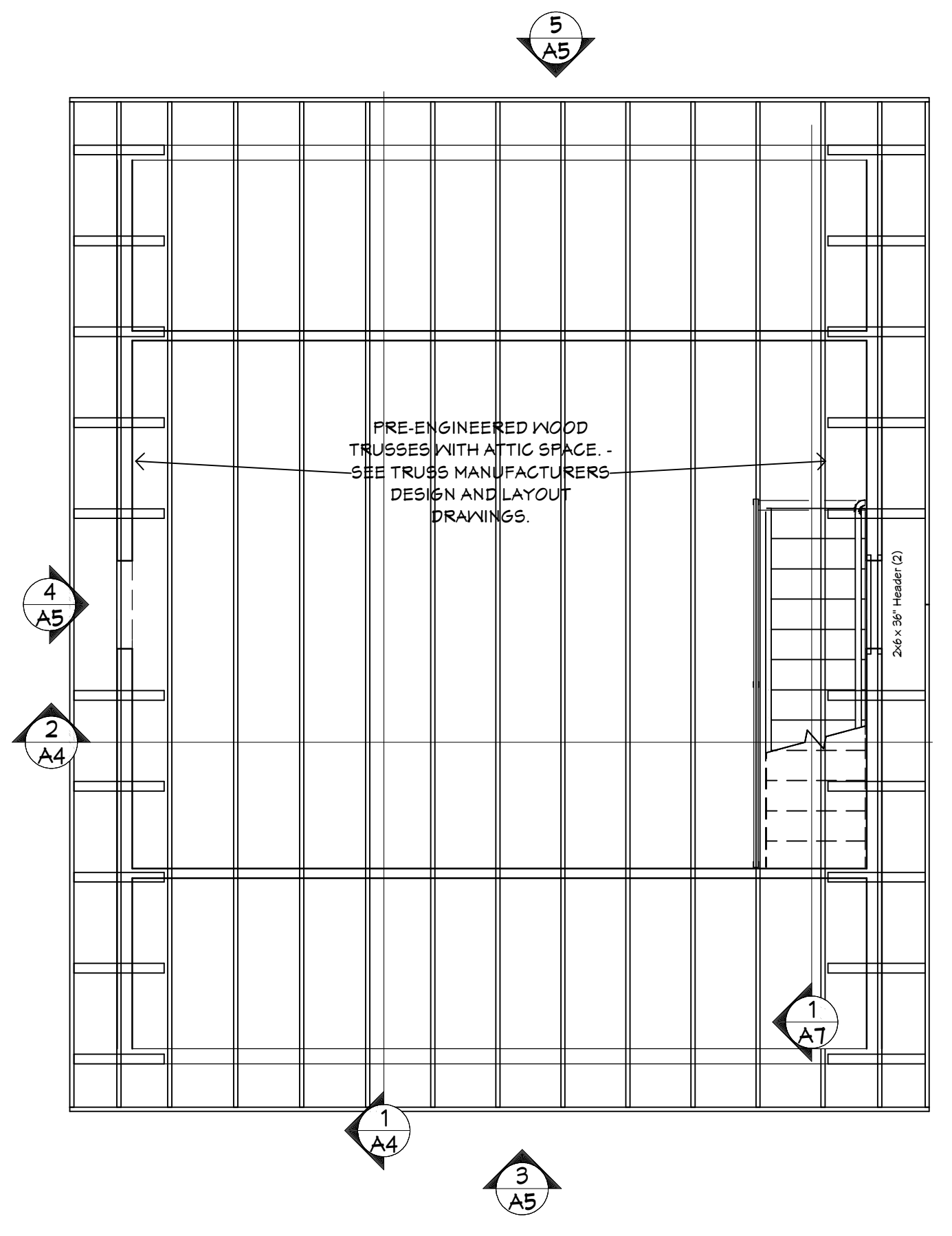
- OVERHEAD DOORS -- METAL INSULATED SECTIONAL DOOR (U VALUE .24 OR BETTER) - 9'-0" W. X 8'-0" H. - STYLE AS SELECTED BY OWNER
- SERVICE/ENTRY DOOR -- 3'-0" X 7'-0" METAL INSULATED DOOR AND FRAME WITH LEVER TYPE HARDWARE.

GENERAL CONSTRUCTION NOTES

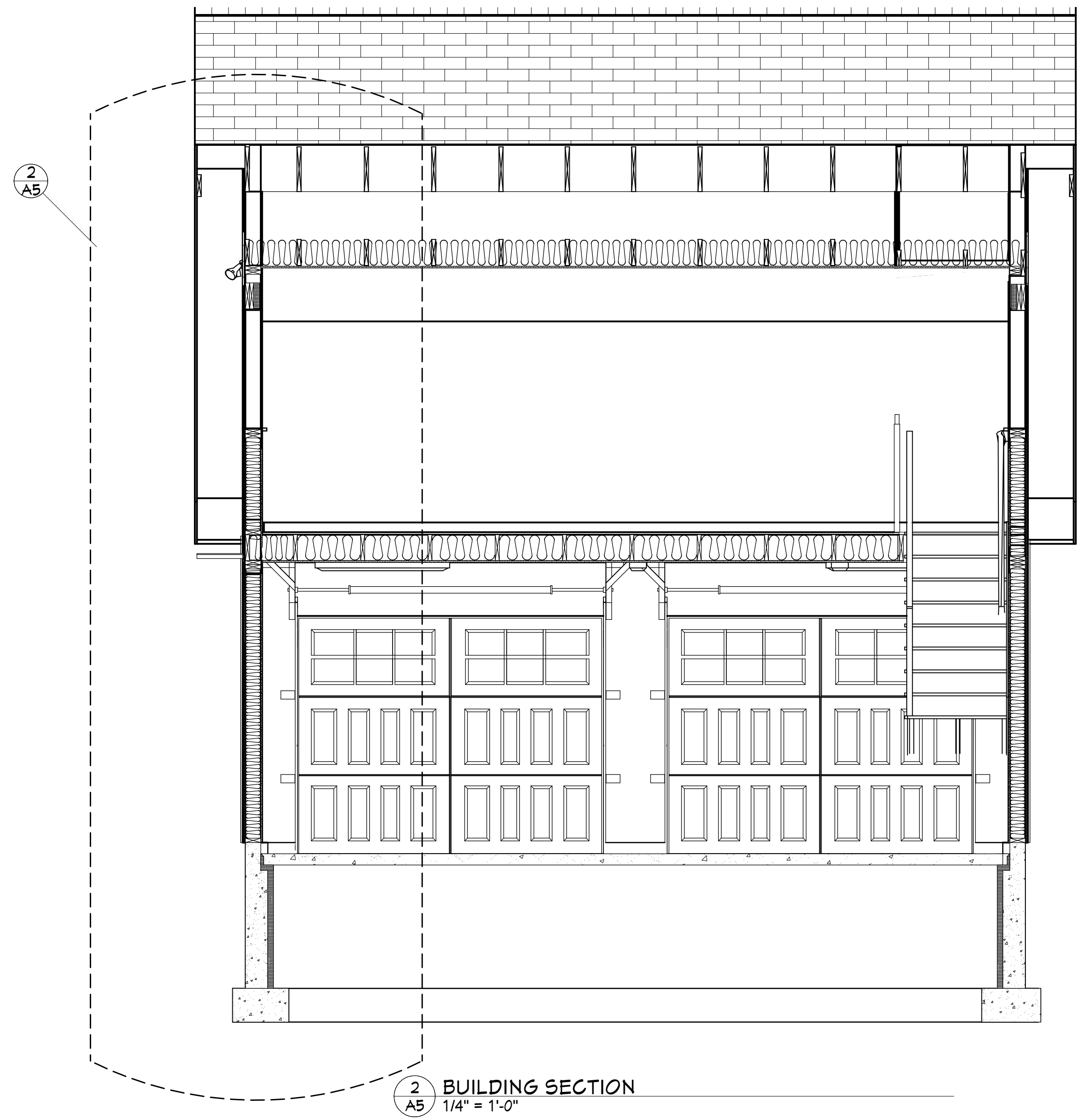
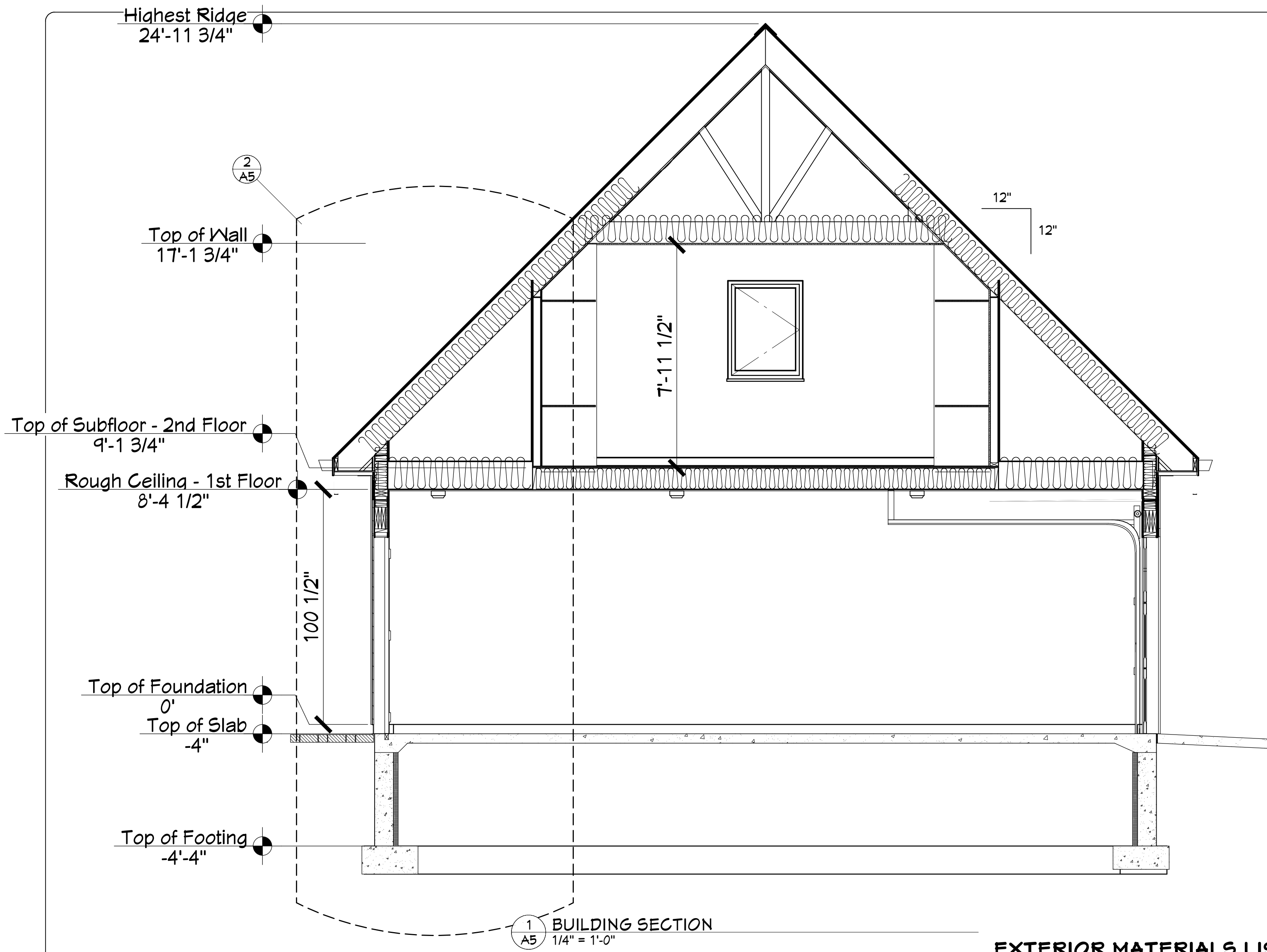
1. POURED REINFORCED CONCRETE FOUNDATION WALLS WITH FOOTING. SEE FOUNDATION PLAN AND WALL SECTIONS.
2. 4" CONCRETE SLAB WITH REINFORCING. SEE FOUNDATION PLAN.
3. INSULATE THE INTERIOR OF BELOW SLAB FOUNDATION WALLS WITH 2" EPS RIGID FOAM INSULATION (R10).
4. ALL EXTERIOR WALLS TO BE 2X6 WOOD STUDS AT 16" OC.
5. EXTERIOR WALLS TO HAVE 7/16" OSB SHEATHING W/ R21 INSULATION. TYVEK OR EQUAL BUILDING WRAP ON THE EXTERIOR, 4 MIL POLY ON THE INTERIOR. TAPE ALL SEAMS.
6. INTERIOR OF ALL WALLS TO HAVE 1/2" DRYWALL. DRYWALL JOINTS TO BE TAPED AND COATED.
7. MAIN ROOF STRUCTURE TO BE PRE-ENGINEERED WOOD TRUSSES AT 24" OC. 12" / 12" SLOPE. PROVIDE 5/8" DRYWALL TAPED AND FINISHED. PAINT. ROOFING TO BE ICE AND WATER SHIELD, VALLEY FLASHING, DRIP EDGE, ROOFING UNDERLAYMENT AND ASPHALT SHINGLES TO MATCH EXISTING. PROVIDE R30 INSULATION IN ATTIC.
8. EXTERIOR DOORS TO BE INSULATED DOORS WITH METAL FRAMES, PROVIDE LEVER STYLE HARDWARE.
9. PROVIDE ELECTRICAL TO MEET CODE, INCLUDING OUTLETS, LIGHTING, SWITCHES, WIRING, CONDUIT, ETC.
 - PROVIDE LED LIGHTING THRU-OUT.
 - PROVIDE EXTERIOR LED WALL LIGHTING AS INDICATED.
 - COORDINATE ALL ELECTRICAL EQUIPMENT REQUIREMENTS WITH OWNER.



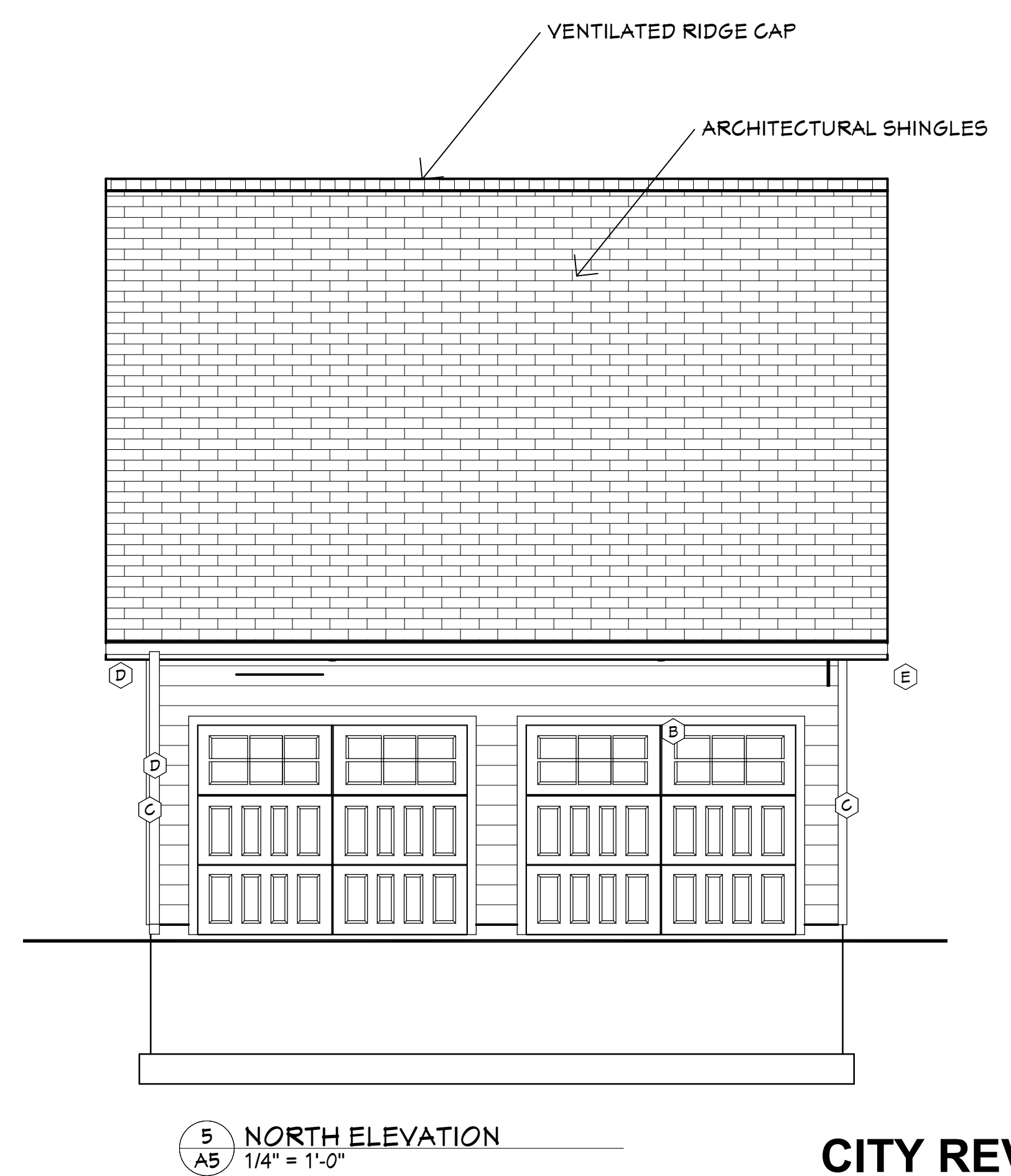
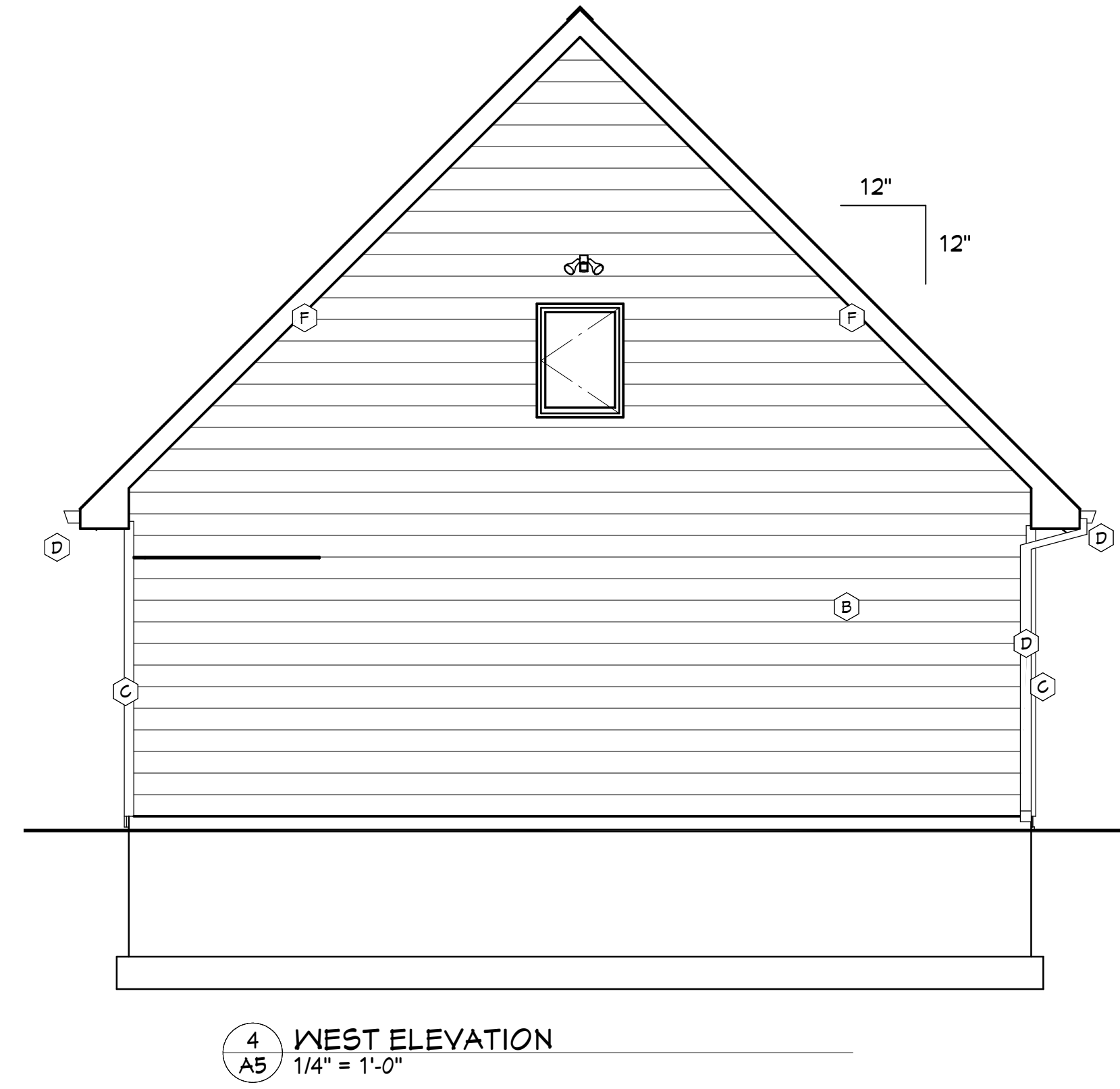
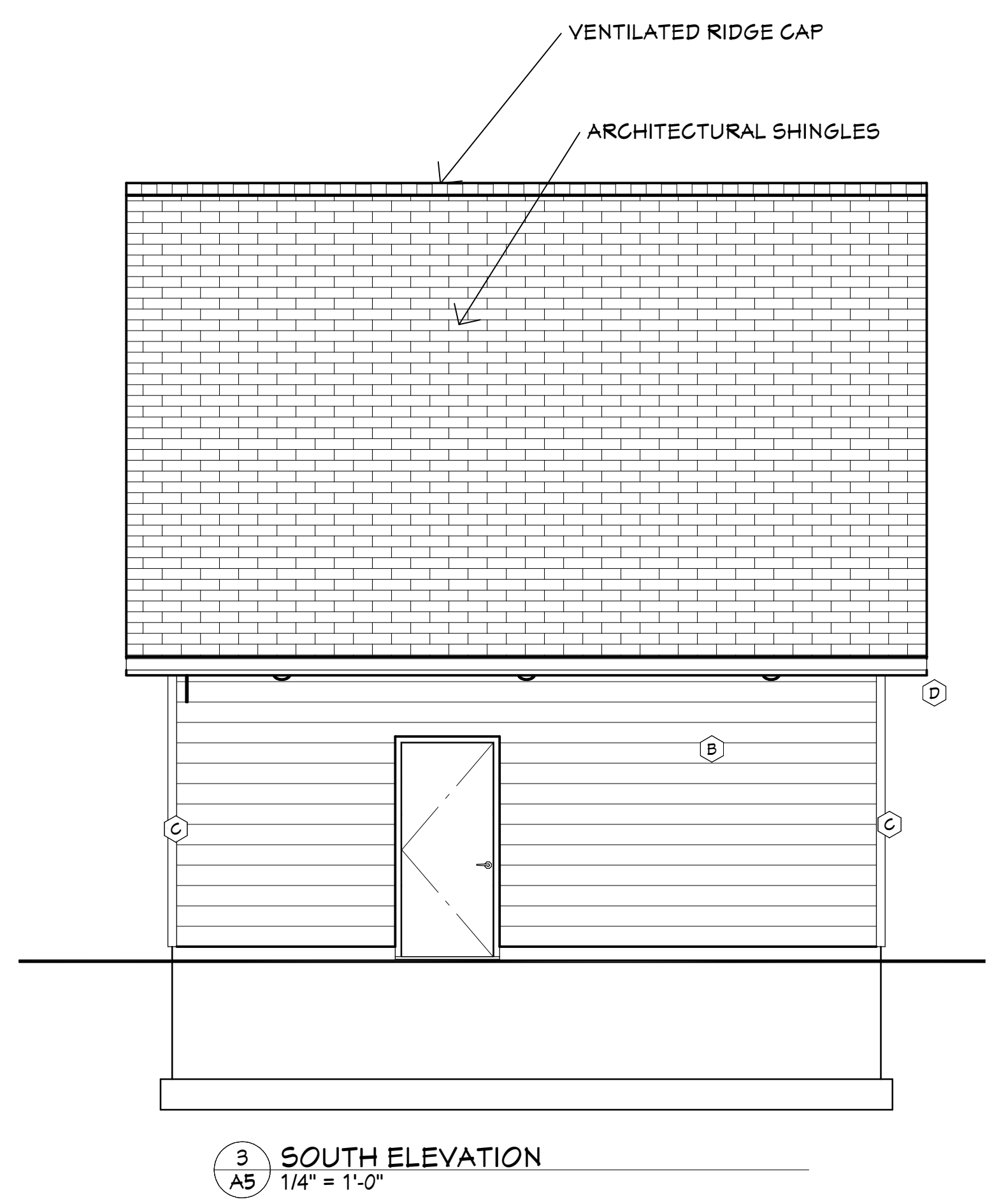
1 FOUNDATION PLAN
 1/4" = 1'-0"



4 ROOF FRAMING PLAN
 1/4" = 1'-0"



- EXTERIOR MATERIALS LIST**
- A: BRICK LOOK SIDING - NICHIBA VINTAGE BRICK PANELS - ALEXANDRIA BUFF
 - B: LAP SIDING - LP SMARTSIDING 6" HORIZONTAL LAP - VERIFY COLOR
 - C: TRIM: CORNER TRIM - LP SMART TRIM - VERIFY COLOR
 - D: GUTTER AND DOWNSPOUTS - VERIFY COLOR
 - E: NOT USED
 - F: METAL SOFFIT & FASCIA - DARK BRONZE
- VERIFY ALL COLOR/FINISH SELECTIONS WITH OWNER.

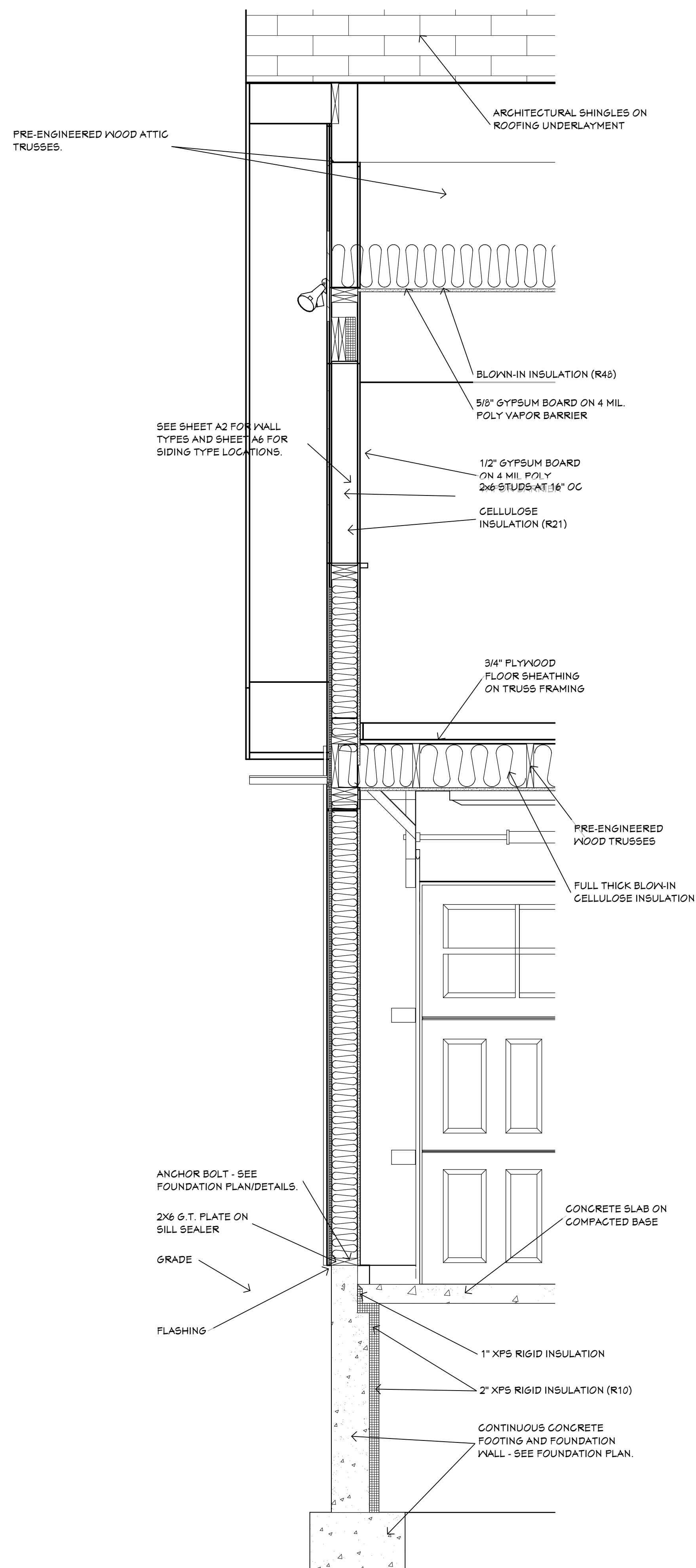


RESIDENTIAL BUILD-OUT & NEW GARAGE
 for JOSEPH & TRACY ENDRIZZI
 1513 MARKET STREET
 LA CROSSE, WISCONSIN 54601

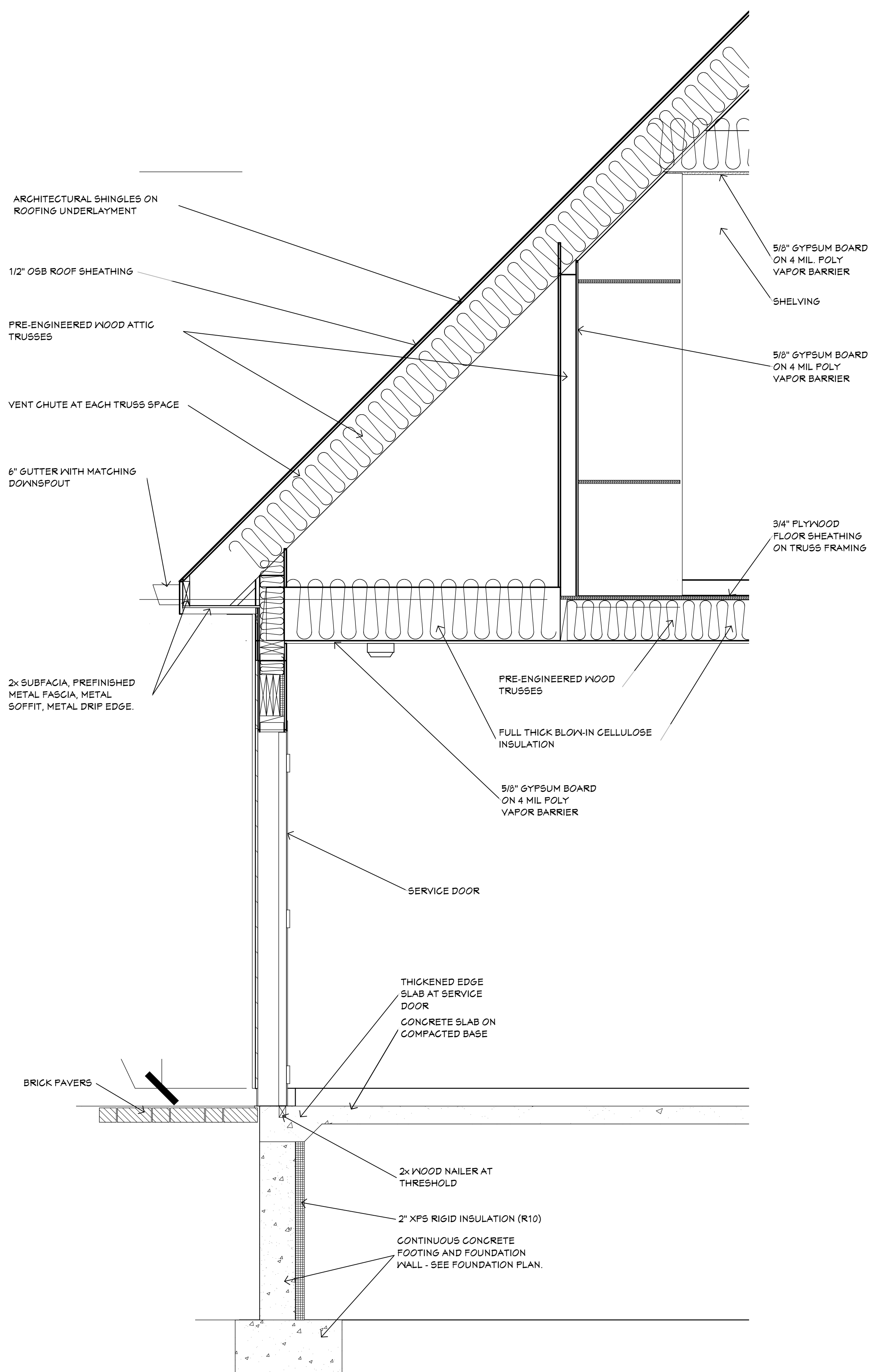
SCALE @ 24" X 36"
 DATE: 3/7/2025

SHEET
A5

CITY REVIEW



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



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