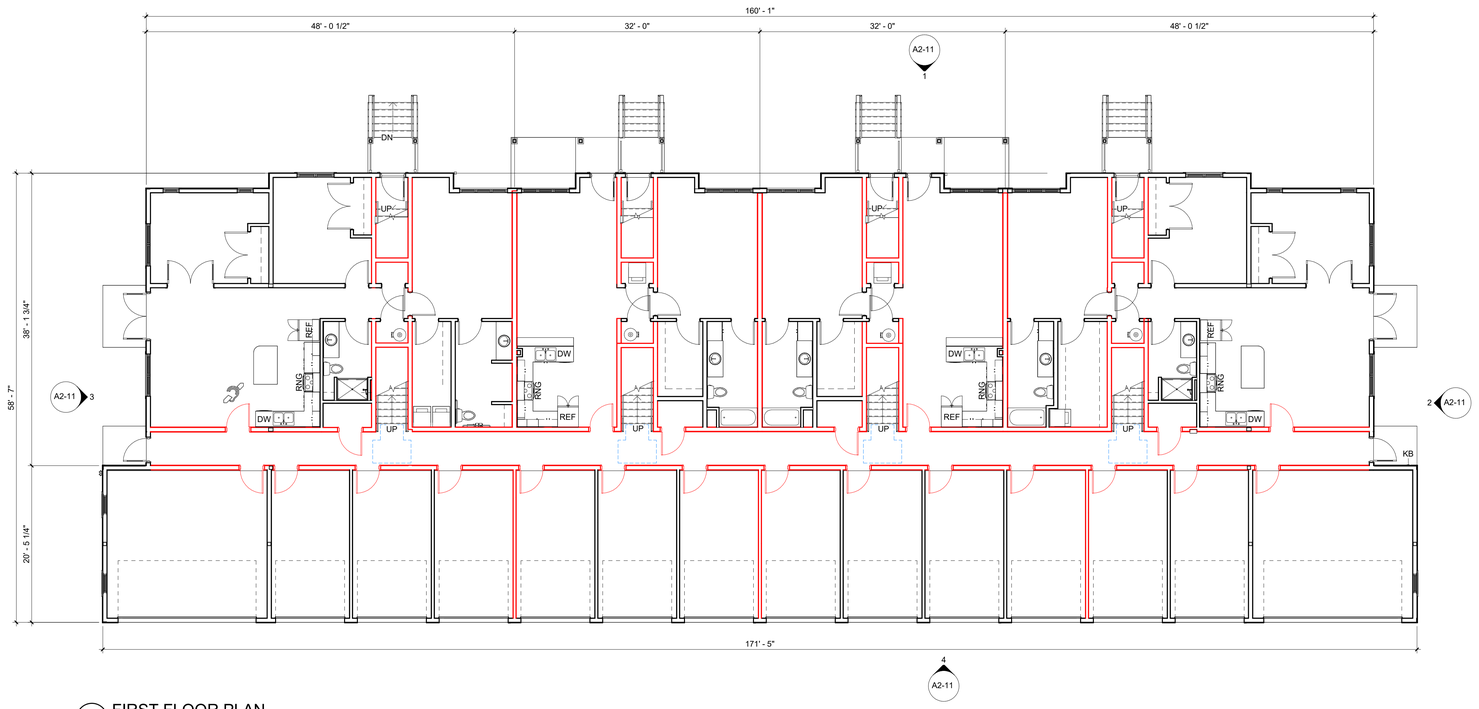
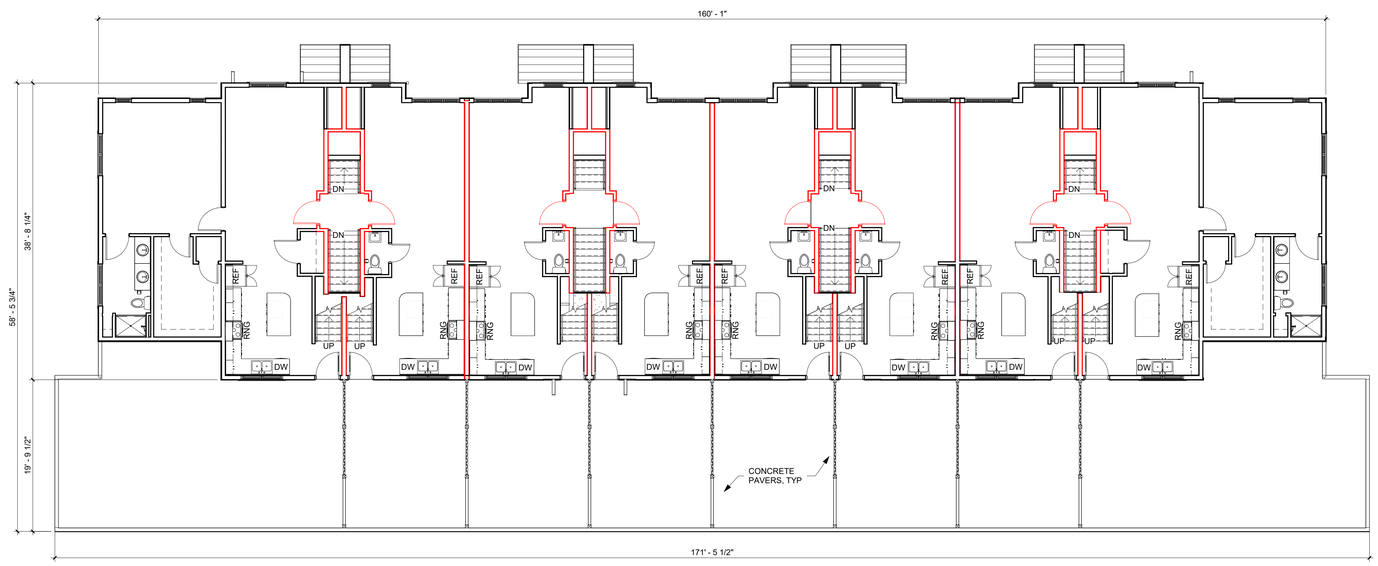


1 FIRST FLOOR PLAN
1/8" = 1'-0"



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

BUILDING AREAS

UNIT NAME	# OF INSTANCES	AREA
UNIT A: 3 BEDROOM (TYPE A)	1	1,346 SF
UNIT A: 3 BEDROOM (TYPE B)	1	1,346 SF
UNIT B: 1 BEDROOM (TYPE B)	2	846 SF
UNIT C: 3 BEDROOM	2	1,568 SF
UNIT D: 2 BEDROOM	3	1,030 SF
UNIT E: 2 BEDROOM	3	1,030 SF
SINGLE GARAGE STALL	12	227 SF
DOUBLE GARAGE STALL	2	453 SF

LEVEL	AREA
3RD FLOOR	3,700 SF
2ND FLOOR	4,683 SF
1ST FLOOR	7,649 SF
TOTAL	16,032 SF

UNIT MATRIX

	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL UNITS
3RD FLOOR	--	6	2	8
2ND FLOOR	--			
1ST FLOOR	2	--	2	4
TOTAL	1	4	4	12
GARAGE STALLS: 14 STALLS				

ISG

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PROJECT

THREESIXTY REAL ESTATE

10TH AND DIVISION

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-25850
FILE NAME	31447 12 Unit Arch R24
DRAWN BY	WAM
DESIGNED BY	AHV
REVIEWED BY	KMB
ORIGINAL ISSUE DATE	07/17/2024
CLIENT PROJECT NO.	

TITLE

TOWNHOME BUILDING

FIRST & SECOND FLOOR PLANS

SHEET

A1-21

REFERENCE SCALE
1" = 1'
0 1/4" 1/2" 1" 2"

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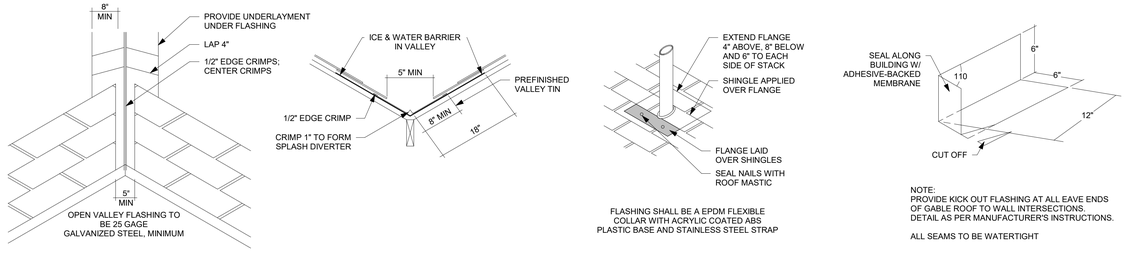


VALLEY FLASHING DETAIL

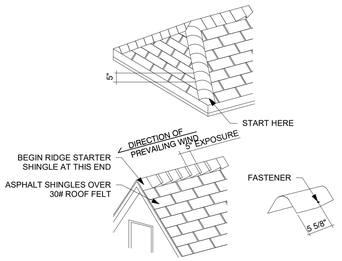
FLASHING SHALL BE A EPDM FLEXIBLE COLLAR WITH ACRYLIC COATED ABS PLASTIC BASE AND STAINLESS STEEL STRAP

STACK FLASHING DETAIL

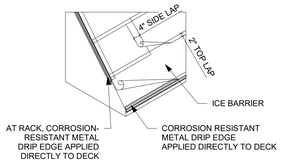
NOTE:
PROVIDE KICK OUT FLASHING AT ALL EAVE ENDS OF GABLE ROOF TO WALL INTERSECTIONS. DETAIL AS PER MANUFACTURER'S INSTRUCTIONS.

ALL SEAMS TO BE WATERTIGHT

KICKOUT FLASHING DETAIL



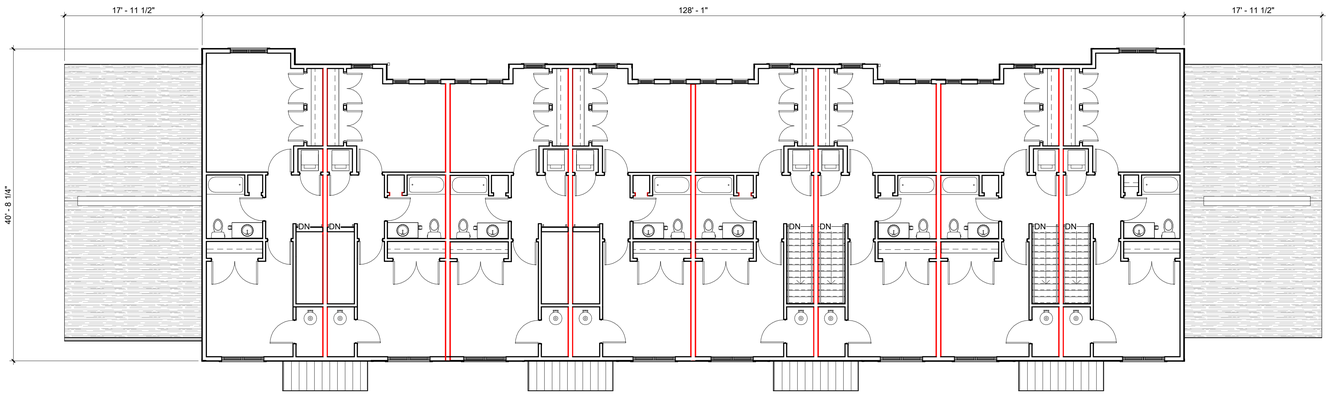
HIP & RIDGE DETAIL



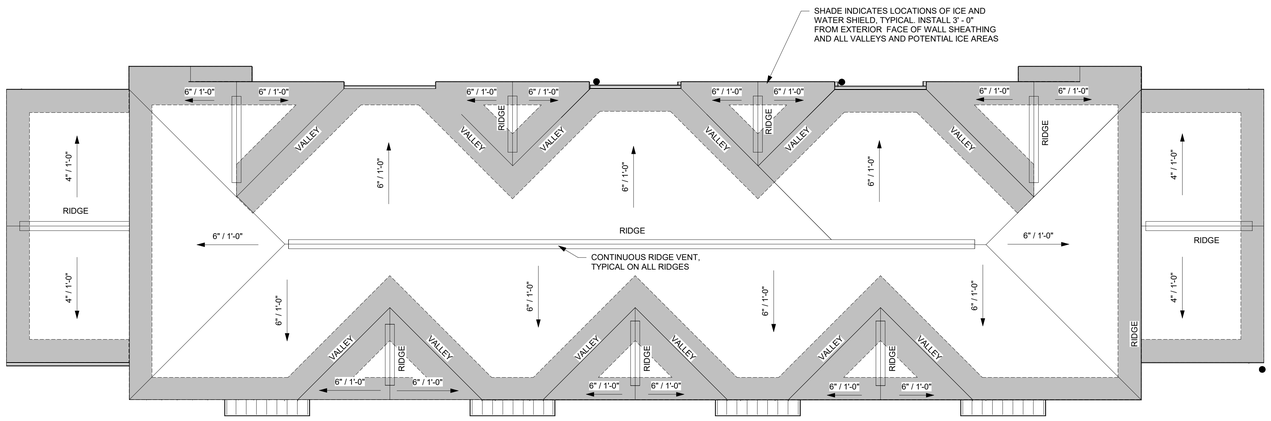
LAP UNDERLAYMENT 6" ON BOTH SIDES OF HIPS AND RIDGES

DRIP EDGE COLOR SELECTED BY ARCHITECT

UNDERLAYMENT DETAIL



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



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

REFERENCE SCALE
1" = 1'
0 1/4" 1/2" 1"

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TOWNHOME BUILDING

THIRD FLOOR & ROOF PLANS

SHEET

A1-22

SHEET NOTES

1. APPLY ALL SIDING PER MANUFACTURER'S RECOMMENDATIONS.
2. PROVIDE TREATED WOOD BLOCKING AND/OR VINYL TRIM AS NECESSARY AT EXTERIOR LIGHT FIXTURES AND OTHER NECESSARY MECHANICAL, ELECTRICAL OR PLUMBING PENETRATIONS.
3. ALL FASCIAS AND SOFFITS TO BE PREFINISHED ALUMINUM.
4. STANDING SEAM METAL ROOF OVER ENTRANCES.
5. PROVIDE CONTINUOUS SOFFIT AND SHINGLE - OVER RIDGE VENTS THROUGHOUT.
6. THROUGH-WALL FLASHING TO BE LOCATED ABOVE GRADE.
7. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.
8. ATTIC VENTING REQUIREMENTS:
   A. 22.27 SQ FT OF VENTING PROVIDED AT EAVE.
   B. 50% OF VENTING PROVIDED AT RIDGE.
   C. 50% OF TOTAL VENTING PROVIDED.
9. ALL EXTERIOR WINDOW AND DOOR TRIM TO BE EF-9 UNLESS LOCATED WITHIN BRICK VENEER.
10. PROVIDE 2" INSIDE CORNERS AT ALL SIDING LOCATIONS, COLOR TO MATCH ADJACENT SIDING.
11. AT WALL PROJECTIONS, RETURN ALL FINISHES, FINISHES TO MATCH PROJECTED SURFACES.

EXTERIOR FINISH SCHEDULE

MARK	MATERIAL TYPE	MANUFACTURER	SERIES	SIZE	COLOR	COMMENTS
EF-1	TEXTURED FIBERGLASS SHINGLES					
EF-2	BOARD & BATTEN SIDING	LP SMARTSIDE			TBD	
EF-3	LAP SIDING	LP SMARTSIDE				
EF-5	PREFINISHED METAL GUARDRAIL					REFER TO STRUCTURAL NOTES FOR RAILING DESIGN LOADS
EF-6	ROOF EDGE FASCIA	ROLLEX		1X8	TBD	
EF-7	TRIM			1X6	TBD	
EF-8	TEXTURED PLANK	LP SMARTSIDE			TBD	
EF-9	TRIM	LP SMARTSIDE		1X4	TBD	
EF-14	ALUMINUM SOFFIT	ROLLEX	FULLY VENTED SOFFIT AT EAVES, SOLID SOFFIT AT RAKES	16"	TBD	CLEAR AREA : 12.96 SQ IN PER LINEAL FOOT
EF-15	SNOW BAR	-	-	-	-	
EF-16	ACCENT BRACKET				TBD	
EF-18	RIDGE VENT	COR-A-VENT	V-600 RIDGE VENT			CLEAR AREA : 20 SQ IN PER LINEAL FOOT
EF-19	ROOF VENT	COR-A-VENT	ROOF-2-WALL VENT			

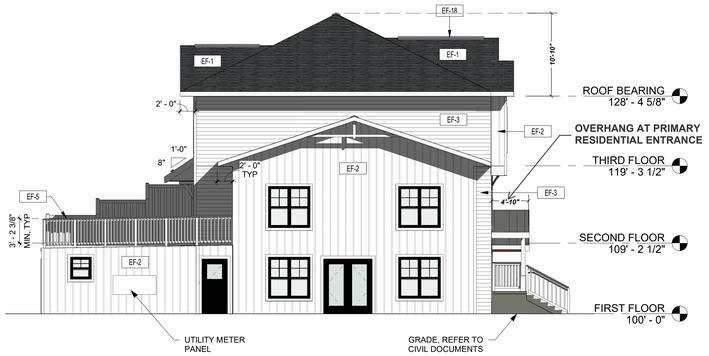
NORTH ELEVATION

1/8" = 1'-0"

TOTAL FACADE AREA = 4,115 SF
TOTAL FENESTATION REQUIRED = 4,115(.2) = 823 SF
TOTAL FENESTATION PROVIDED = 1150 SF

SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

TOTAL FACADE AREA = 830 SF
TOTAL FENESTATION REQUIRED = 830(.2) = 166 SF
TOTAL FENESTATION PROVIDED = 258 SF

WEST ELEVATION

1/8" = 1'-0"

REFERENCE SCALE
1" = 1'
0 1/4" 1/2" 1" 2"

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TOWNHOME BUILDING

EXTERIOR ELEVATIONS

SHEET

A2-11