

OVERALL MAIN FLOOR PLAN
1/8" = 1'-0"

TOTAL BUILDING
168'-4" X 56'-4"
16 BR 14B 7CAR
6762 SF FINISHED MAIN
1056 SF UPPER
1920 SF GARAGE
428 SF PORCH

NAME	AREA
UNIT A- MAIN END	988 SF
UNIT A— GARAGE	256 SF
UNIT A- PORCH	64 SF
UNIT B- MAIN	982 SF
UNIT B— GARAGE	256 SF
UNIT B- PORCH	54 SF
UNIT C MAIN	982 SF
UNIT C- GARAGE	256 SF
UNIT C- PORCH	54 SF
UNIT D- MAIN 2 story	920 SF
UNIT D- UPPER	528 SF
UNIT D— GARAGE	320 SF
UNIT D- PORCH	66 SF
UNIT E- MAIN 2 story	920 SF
UNIT E- UPPER	528 SF
UNIT E— GARAGE	320 SF
UNIT E- PORCH	66 SF
UNIT F- MAIN	982 SF
UNIT F— GARAGE	320 SF
UNIT F- PORCH	66 SF
UNIT G- MAIN END	988 SF
UNIT G- GARAGE	256 SF
UNIT G PORCH	64 SF

PROVIDE APPROVED CLOTHES DRYER EXHAUST VENTS, VENTING INDEPENDENTLY TO THE OUTSIDE, HVAC CONTRACTOR TO INSTALL IN ACCORDANCE WITH ALL REQUIRED CODES

PROVIDE SMOKE /FIRE DETECTORS/ ALARMS
IN ALL SLEEPING AREAS AND IN ALL ROOMS
IN THE IMMEDIATE VICINITY OF SLEEPING
ROOMS AND ON EACH STORY WITHIN THE
DWELLING UNIT. DETECTORS MUST BE
CONTINUOUSLY POWERED BY THE NEW
BUILDING ELECTRICAL AND HAVE BATTERY
BACK UP.CONTRACTOR TO INSTALL IN
ACCORDANCE WITH ALL REQUIRED CODES

PROVIDE CARBON MONOXIDE DETECTORS/
ALARMS IN ALL DWELLING UNITS WITHIN 15
FEET OF SLEEPING AREAS. (LOCATED
DIRECTLY OUTSIDE THE BEDROOMS IN THE
HALLWAYS, REFER TO PLANS SHEETS
(A201 — A202) ALARMS MUST BE
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ACCORDANCE WITH ALL REQUIRED CODES

# FIRE SPRINKLER/DETECTION/ ALARM SYSTEMS NOTES:

FIRE SUPRESSION SYSTEM:

- 1. PROVIDE AN AUTOMATIC SPRINKLER SYSTEM DESIGNED PER NFPA 13R AT ALL RESIDENTIAL AREAS. ALL VALVES CONTROLLING THE WATER SUPPLY FLOW SWITCHES SHALL BE ELECTRONICALLY SUPERVISED. AN ALARM DEVICE SHALL BE PROVIDED ON THE OUTSIDE OF THE BUILDING. THE SPRINKLER SYSTEM SHALL BE INTERCONNECTED TO THE BUILDING FIRE ALARM SYSTEM.
- PROVIDE A FIRE DEPARTMENT HOOKUP AS REQUIRED BY LOCAL AND STATE CODES.
- THE GENERAL CONTRACTOR IS TO PROVIDE FIRE SPRINKLER SYSTEM DETAILED SHOP DRAWINGS AND DEVICE CATALOG CUT SHEETS FOR STATE REVIEW. THIS SUBMITTAL MUST BE PREPARED AND CERTIFIED BY A DESIGNER REGISTERED WITH THE STATE OF WISCONSIN. PROVIDE ALL NECESSARY DRAWING AND CALCULATION SUBMITTALS AS REQUIRED BY LOCAL AND STATE CODES.
- 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.

# RESIDENTIAL UNIT SMOKE/FIRE/CARBON MONOXIDE DETECTORS:

- PROVIDE COMBINATION SMOKE/FIRE DETECTORS IN EACH SLEEPING ROOM, AND OUTSIDE EACH SLEEPING ROOM WHERE FUEL BURNING APPLIANCES ARE USED. DETECTORS ARE TO BE PHOTO—ELECTRIC TYPE AND SHALL BE DIRECTLY AND PERMANENTLY WIRED TO A PROPER UNSWITCHED CIRCUIT.
- RESIDENTIAL UNIT DETECTORS DO NOT NEED TO BE INTERCONNECTED TO BUILDING FIRE ALARM SYSTEM.

Eskay Architectur

Commercial – Residential – Industrial
Onalaska, WI 54650 Ph: 608-317-1565
Email: eskayarchitect@gmail.com
I hereby certify that this plan, specification, or report was prepared by me under my direct supervision and that I am a duly Registered Architect und the laws of he State of WISCONSIN Number: A-10047 Date: 07/31/2

JECT TITLE:
TH WARD RESIDENCES
INIT RESIDENTIAL BUILDING
JECT LOCATION:

DATE / SET - TYPE

09/14/21 PRELIMINARY

DRAWN BY:

DEVICION

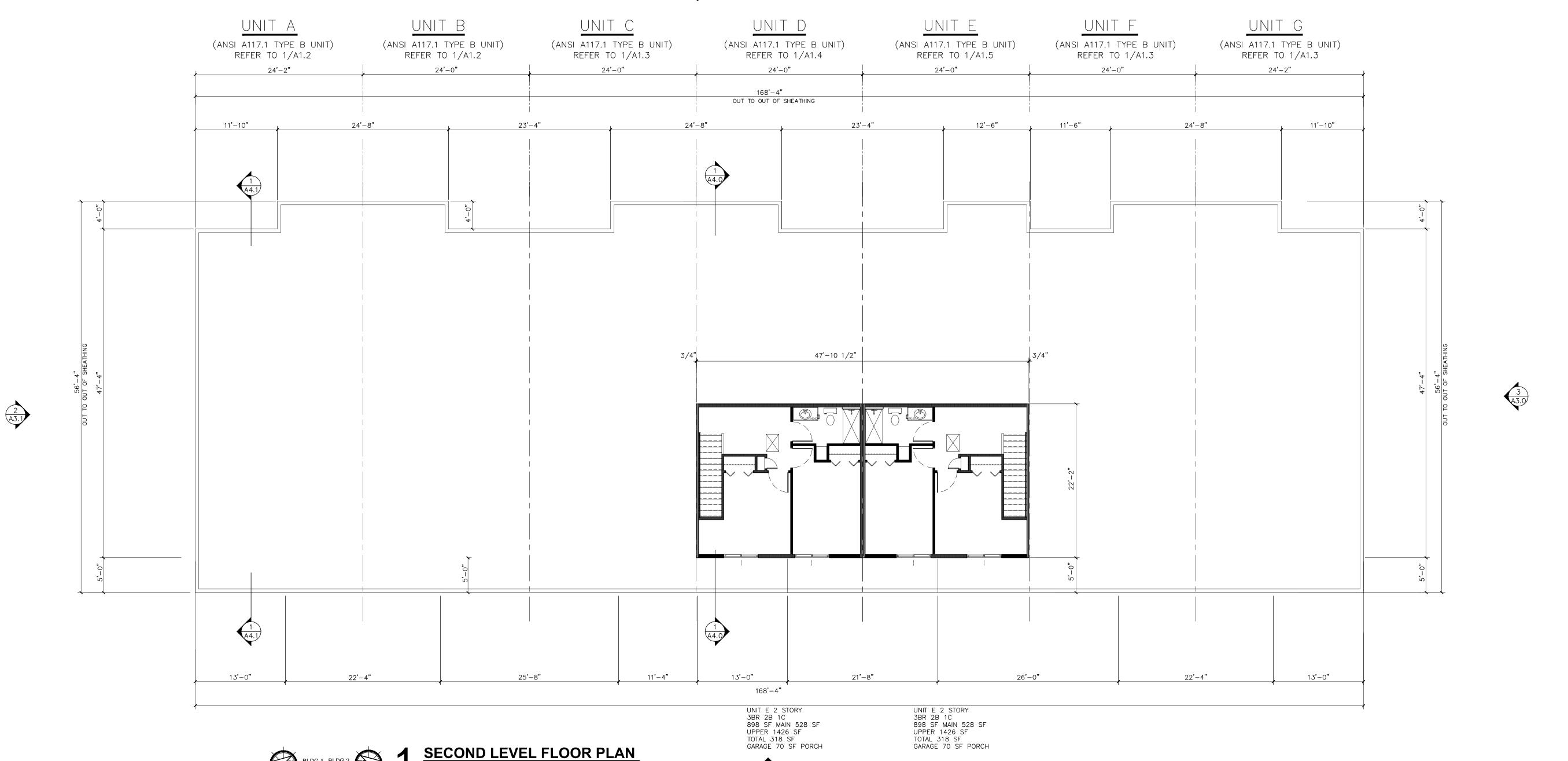
REVISIONS
NO. | DATE

SHEET TITLE
MAIN LEVEL

FLOOR PLAN

SHEET NO.





A3.0

PROVIDE APPROVED CLOTHES DRYER
EXHAUST VENTS, VENTING
INDEPENDENTLY TO THE OUTSIDE,
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- 2. PROVIDE A FIRE DEPARTMENT HOOKUP AS REQUIRED BY LOCAL AND STATE CODES.
- 3. THE GENERAL CONTRACTOR IS TO PROVIDE FIRE SPRINKLER SYSTEM DETAILED SHOP DRAWINGS AND DEVICE CATALOG CUT SHEETS FOR STATE REVIEW. THIS SUBMITTAL MUST BE PREPARED AND CERTIFIED BY A DESIGNER REGISTERED WITH THE STATE OF WISCONSIN. PROVIDE ALL NECESSARY DRAWING AND CALCULATION SUBMITTALS AS REQUIRED BY LOCAL AND STATE CODES.
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Eskay Architectur
Commercial – Residential – Industria
Onalaska, WI 54650 Ph: 608-317-1565
Email: eskayarchitect@gmail.com
I hereby certify that this plan, specification, or report was prepared by munder my direct supervision and that I om a duly Registered Architect un the laws of he State of WISCONSIN Number: A-10047 Parts. 07/31/3

OJECT TITLE:
FTH WARD RESIDENCES
UNIT RESIDENTIAL BUILDING
OJECT LOCATION:

DATE / SET - TYPE

09/14/21 PRELIMINARY

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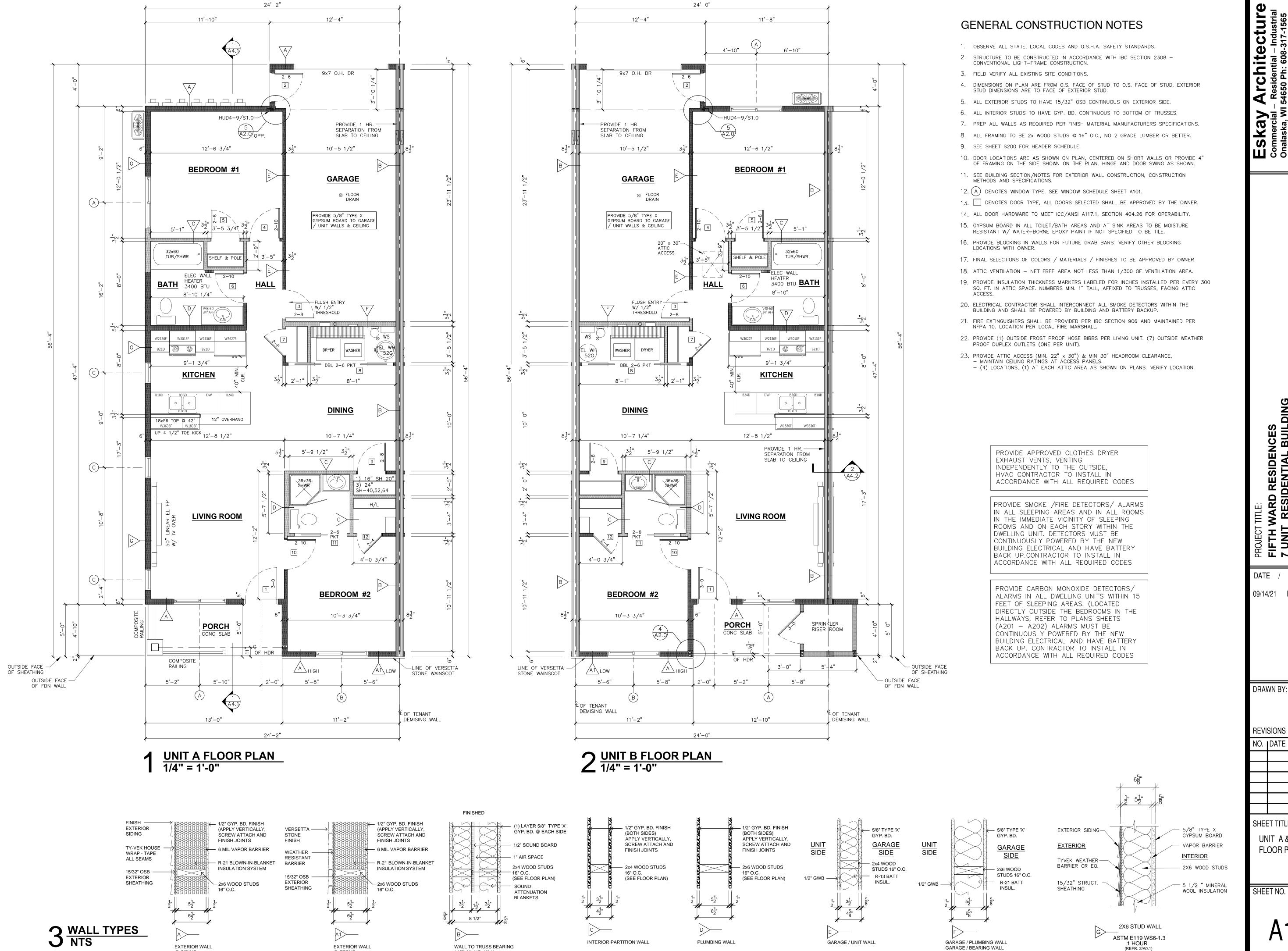
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NO. I DATE

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SHEET TITLE
SECOND LEVEL
FLOOR PLAN

SHEET NO.



@ SIDING

@ STONE

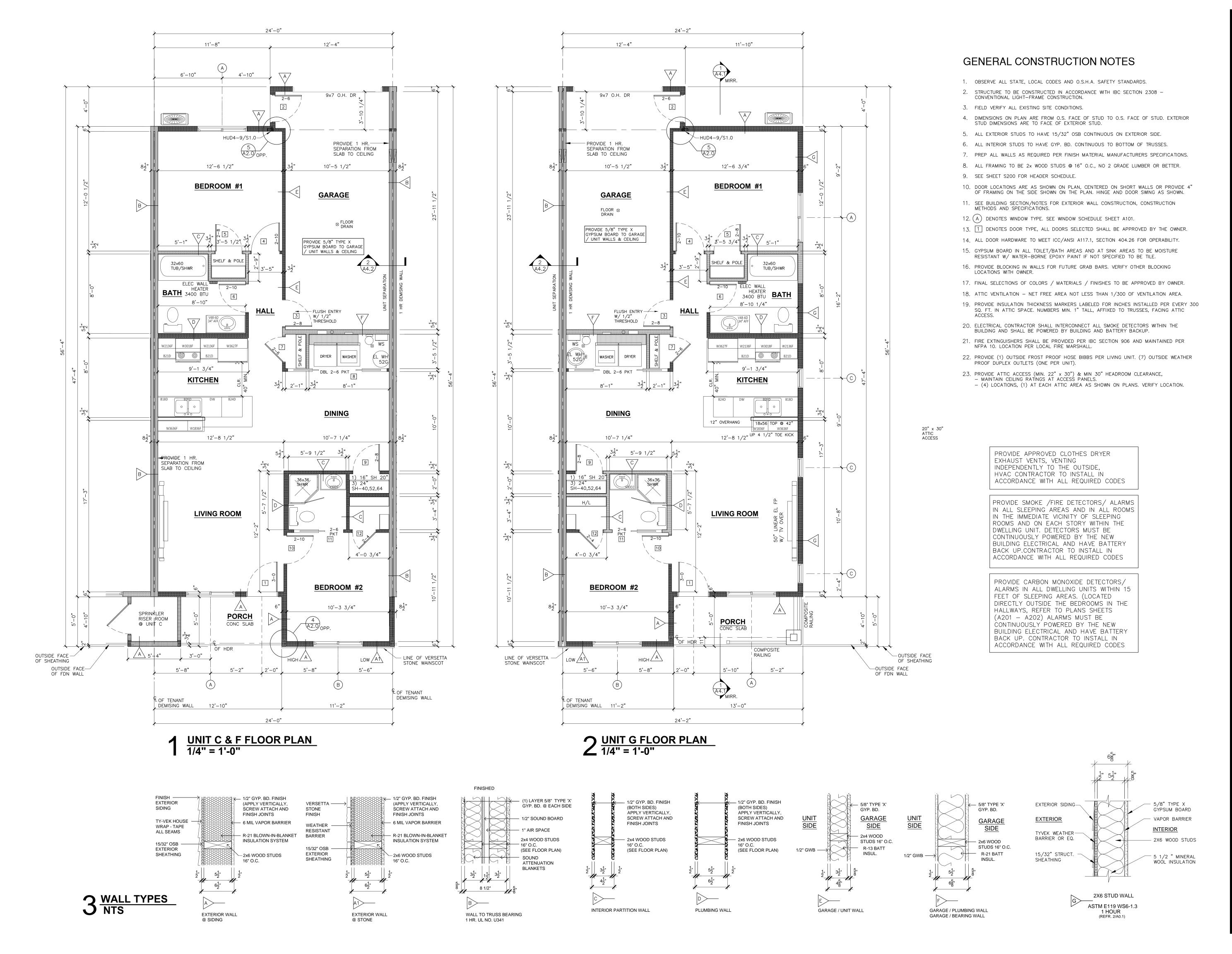
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DATE / SET - TYPE

09/14/21 PRELIMINARY

REVISIONS

SHEET TITLE UNIT A&B FLOOR PLANS



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H WARD RESIDENCES

IIT RESIDENTIAL BUILDING

DATE / SET - TYPE

09/14/21 PRELIMINARY

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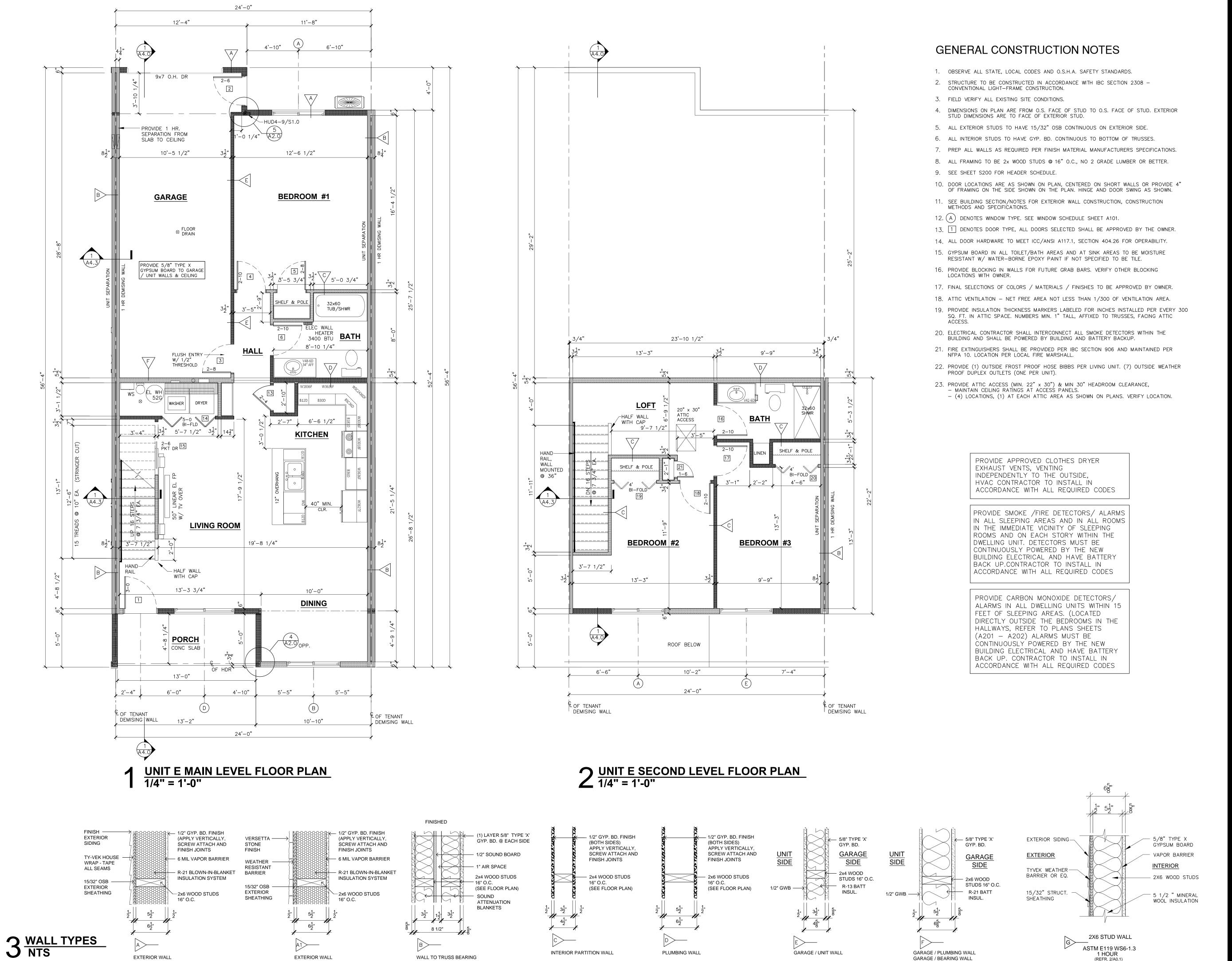
REVISIONS

O. | DATE

SHEET TITLE

UNIT C, F & G FLOOR PLANS

SHEET NO.



1 HR. UL NO. U341

SKay Architecture

mmercial – Residential – Industrial
lalaska, WI 54650 Ph: 608-317-1565

nail: eskayarchitect@gmail.com

by certify that this plan, specification, or report was prepared by me or
my direct supervision and that I am a duly Registered Architect under
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RD RESIDENCES
SIDENTIAL BUILDING

DATE / SET - TYPE

09/14/21 PRELIMINARY

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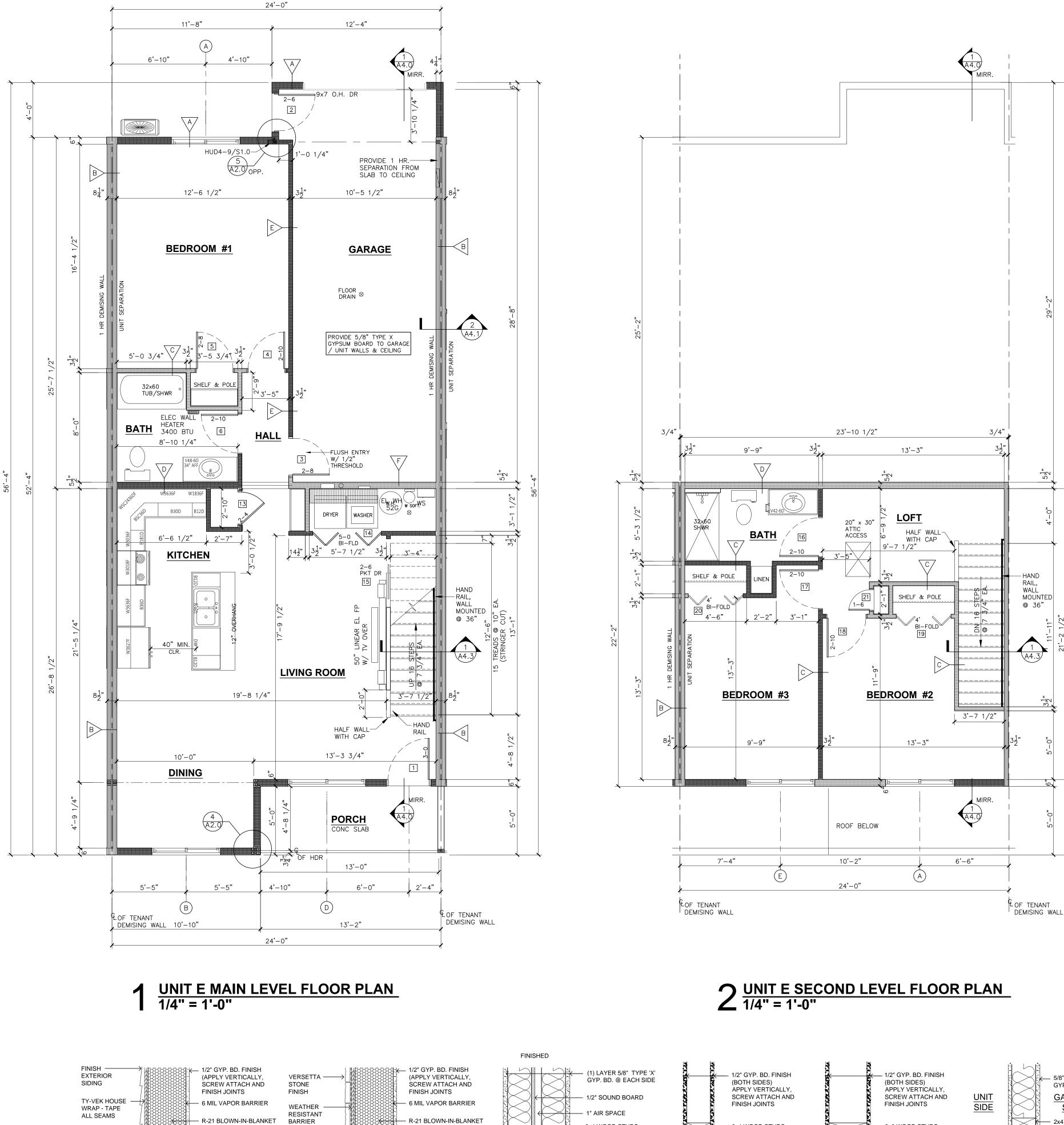
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IO. | DATE

SHEET TITLE

UNIT D
FLOOR PLANS

SHEET NO.



### GENERAL CONSTRUCTION NOTES

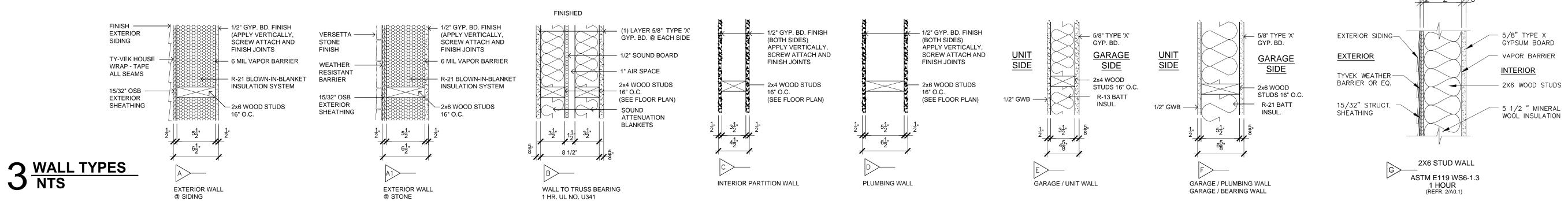
- 1. OBSERVE ALL STATE, LOCAL CODES AND O.S.H.A. SAFETY STANDARDS.
- 2. STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH IBC SECTION 2308 -CONVENTIONAL LIGHT-FRAME CONSTRUCTION.
- 3. FIELD VERIFY ALL EXISTING SITE CONDITIONS.
- 4. DIMENSIONS ON PLAN ARE FROM O.S. FACE OF STUD TO O.S. FACE OF STUD. EXTERIOR STUD DIMENSIONS ARE TO FACE OF EXTERIOR STUD.
- 5. ALL EXTERIOR STUDS TO HAVE 15/32" OSB CONTINUOUS ON EXTERIOR SIDE.
- 6. ALL INTERIOR STUDS TO HAVE GYP. BD. CONTINUOUS TO BOTTOM OF TRUSSES.
- 7. PREP ALL WALLS AS REQUIRED PER FINISH MATERIAL MANUFACTURERS SPECIFICATIONS.
- 8. ALL FRAMING TO BE 2x WOOD STUDS @ 16" O.C., NO 2 GRADE LUMBER OR BETTER. 9. SEE SHEET S200 FOR HEADER SCHEDULE.
- 10. DOOR LOCATIONS ARE AS SHOWN ON PLAN, CENTERED ON SHORT WALLS OR PROVIDE 4" OF FRAMING ON THE SIDE SHOWN ON THE PLAN. HINGE AND DOOR SWING AS SHOWN.
- 11. SEE BUILDING SECTION/NOTES FOR EXTERIOR WALL CONSTRUCTION, CONSTRUCTION METHODS AND SPECIFICATIONS.
- 12. (A) DENOTES WINDOW TYPE. SEE WINDOW SCHEDULE SHEET A101.
- 13. 1 DENOTES DOOR TYPE, ALL DOORS SELECTED SHALL BE APPROVED BY THE OWNER.
- 14. ALL DOOR HARDWARE TO MEET ICC/ANSI A117.1, SECTION 404.26 FOR OPERABILITY.
- 15. GYPSUM BOARD IN ALL TOILET/BATH AREAS AND AT SINK AREAS TO BE MOISTURE RESISTANT W/ WATER-BORNE EPOXY PAINT IF NOT SPECIFIED TO BE TILE.
- 16. PROVIDE BLOCKING IN WALLS FOR FUTURE GRAB BARS. VERIFY OTHER BLOCKING
- 17. FINAL SELECTIONS OF COLORS / MATERIALS / FINISHES TO BE APPROVED BY OWNER.
- 18. ATTIC VENTILATION NET FREE AREA NOT LESS THAN 1/300 OF VENTILATION AREA. 19. PROVIDE INSULATION THICKNESS MARKERS LABELED FOR INCHES INSTALLED PER EVERY 300
- SQ. FT. IN ATTIC SPACE. NUMBERS MIN. 1" TALL, AFFIXED TO TRUSSES, FACING ATTIC
- 20. ELECTRICAL CONTRACTOR SHALL INTERCONNECT ALL SMOKE DETECTORS WITHIN THE BUILDING AND SHALL BE POWERED BY BUILDING AND BATTERY BACKUP.
- 21. FIRE EXTINGUISHERS SHALL BE PROVIDED PER IBC SECTION 906 AND MAINTAINED PER NFPA 10. LOCATION PER LOCAL FIRE MARSHALL.
- 22. PROVIDE (1) OUTSIDE FROST PROOF HOSE BIBBS PER LIVING UNIT. (7) OUTSIDE WEATHER PROOF DUPLEX OUTLETS (ONE PER UNIT).
- 23. PROVIDE ATTIC ACCESS (MIN. 22" x 30") & MIN 30" HEADROOM CLEARANCE, - MAINTAIN CEILING RATINGS AT ACCESS PANELS. - (4) LOCATIONS, (1) AT EACH ATTIC AREA AS SHOWN ON PLANS. VERIFY LOCATION.

20" x 30" ATTIC ACCESS

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DATE / SET - TYPE

09/14/21 PRELIMINARY

DRAWN BY:

REVISIONS

SHEET TITLE UNIT E

FLOOR PLANS

		/ADE 0011501115				
DOOF	R AND HARDW	VARE SCHEDULE	<u> </u>			
APARTM	ENT UNITS					
DOOR#	LOCATION	SIZE	MATERIAL	HARDWARE GROUP	REMARKS	NOTES
1	ENTRY LIVING ROOM	3'-0" × 6'-8"	INSUL. STEEL	1	INSULATED EXTERIOR ENTRY DOOR	NOTE #1
2	ENTRY GARAGE	2'-6" × 6'-8"	INSUL. STEEL	1	INSULATED EXTERIOR ENTRY DOOR	NOTE #1
3	GARAGE/HALL	2'-8" x 6'-8"	INSUL. STEEL	1	INSULATED EXTERIOR ENTRY DOOR (20 MIN.)	
4	BEDROOM 1	2'-10" x 6'-8"	S.C. WOOD	2	PRE-HUNG - WOOD PANEL	
5	CLOSET	2'-8" x 6'-8"	S.C. WOOD	3	PRE-HUNG - WOOD PANEL	NOTE #1
6	BATHROOM	2'-10" x 6'-8"	S.C. WOOD	2	PRE-HUNG - WOOD PANEL	NOTE #1
7	CLOSET	2'-6" x 6'-8"	S.C. WOOD	3	PRE-HUNG - WOOD PANEL	
8	UTILITY	5'-0" x 6'-8"	WOOD	_	DBL 2'-6" POCKET DOOR (5'-0") W/ HARDWARE	
9	PANTRY	2'-8" x 6'-8"	S.C. WOOD	3	PRE-HUNG - WOOD PANEL	NOTE #1
10	BEDROOM 2	2'-10" x 6'-8"	S.C. WOOD	2	PRE-HUNG - WOOD PANEL	NOTE #1
11	BATHROOM	2'-6" x 6'-8"	WOOD	_	2'-6" POCKET DOOR W/ HARDWARE	NOTE #2
12	CLOSET	2'-4" x 6'-8"	S.C. WOOD	3	PRE-HUNG - WOOD PANEL	NOTE #2
13	PANTRY	2'-4" x 6'-8"	S.C. WOOD	3	PRE-HUNG - WOOD PANEL	
14	UTILITY	5'-0" x 6'-8"	WOOD	_	DBL 2'-6" BI-FOLD (5'-0") W/ HARDWARE	
15	CLOSET	2'-6" x 6'-8"	WOOD	_	2'-6" POCKET DOOR W/ HARDWARE	
16	BATHROOM	2'-10" x 6'-8"	S.C. WOOD	2		
17	BEDROOM 2	2'-10" × 6'-8"	S.C. WOOD	2	PRE-HUNG - WOOD PANEL	
18	BEDROOM 3	2'-10" x 6'-8"	S.C. WOOD	2	PRE-HUNG - WOOD PANEL	
19	CLOSET	4'-0" x 6'-8"	WOOD	_	DBL 2'-0" BI-FOLD (4'-0") W/ HARDWARE	
20	CLOSET	4'-0" x 6'-8"	WOOD	_	DBL 2'-0" BI-FOLD (4'-0") W/ HARDWARE	
21	CLOSET	1'-6" x 6'-8"	S.C. WOOD	3	PRE-HUNG - WOOD PANEL	
	-			·		<u> </u>

HAF	RDV	VARE	GRC	DUPS

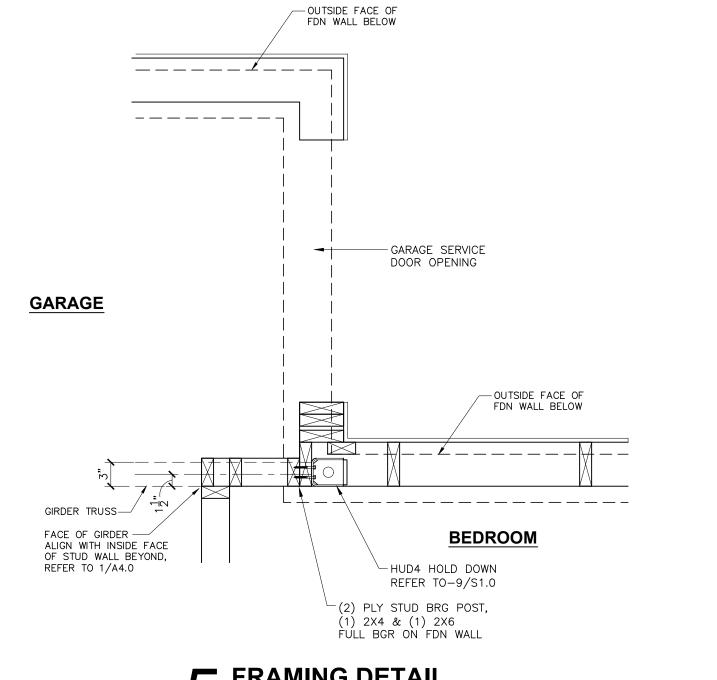
- 1. ENTRANCE APARTMENT
- -1 1/2 PAIR HINGES
  -LEVER HANDLE
- -ENTRY LOCK (ANSI F88)
  -DEADBOLT
  -DOOR SILENCERS
  -WEATHER STRIPPING
  -SWEEP

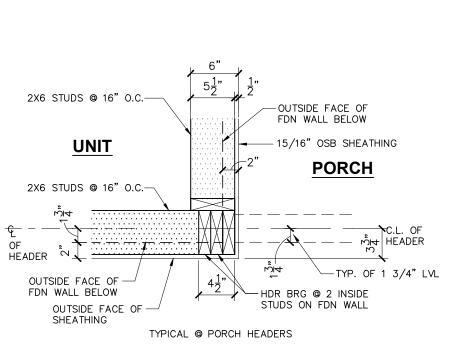
-THRESHOLD

-1 1/2 PAIR HINGES
-LEVER HANDLE
-PRIVACY LOCKSET (ANSI F76)
-DOOR STOP (WALL)

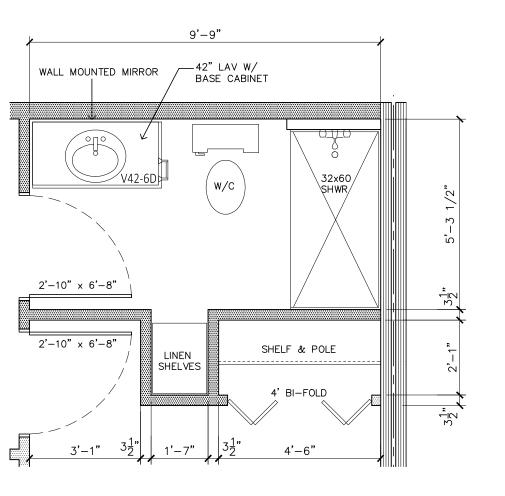
2. PRIVACY

- -1 1/2 PAIR HINGES
  -LEVER HANDLE
  -PASSAGE LOCKSET (ANSI F75)
  -DOOR SILENCERS
  -DOOR STOP
- 1. PROVIDE ALL REQUIRED WEATHER STRIPPING & SEALS @ EXTERIOR DOORS.
- 2. OVERHEAD DOOR SUPPLIER TO PROVIDE ALL REQUIRED DOOR HARDWARE, WEATHER STRIPPING AND TRIM TO COMPLETE DOOR INSTALL.
- A. HARDWARE COLOR AND FINISHES TO BE SELECTED/APPROVED BY OWNER









3/8" = 1'-0" @ 2 STORY 2ND FLOOR

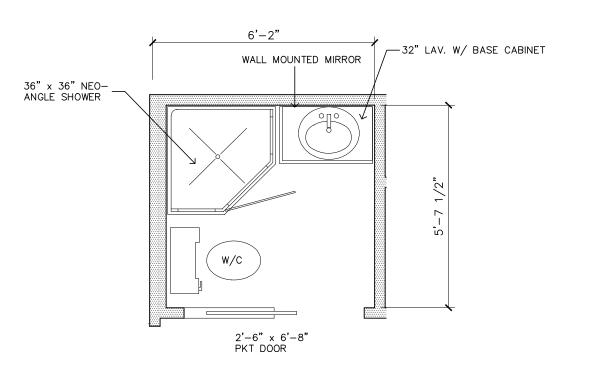
WINDOW SCHEDULE									
MARK	QNTY.	TYPE	UNIT WIDTH	UNIT HEIGHT	R.O. WIDTH	R.O. HEIGHT	U-VALUE	SHGC	NOTES:
A	14	CSMNT	5'-0"	4'-0"	5'-0 1/2"	4'-0 1/2"	0.29	0.32	EGRESS
B	3	CSMNT	5'-0"	3'-6"	5'-0 1/2"	3'-6 1/2"	0.29	0.32	EGRESS
(C)	6	CSMNT	2'-0"	4'-0"	2'-0 1/2"	4'-0 1/2"	0.29	0.32	
D	2	D.H.	5'-8"	4'-0"	5'-8 1/2"	4'-0 1/2"	0.29	0.32	
E	2	CSMNT	5'-0"	3'-0"	5'-0 1/2"	3'-0 1/2"	0.29	0.32	EGRESS
F	2	D.H.	3'-0"	3'-0"	3'-0 1/2"	3'-0 1/2"	0.29	0.32	
G	3	D.H.	2'-0"	2'-0"	2'-0 1/2"	2'-0 1/2"	0.29	0.32	

ALL REQUIRED EGRESS WINDOWS AT FIRST FLOOR TO HAVE A MINIMUM OPENING AREA OF 5.0 S.F.
ALL REQUIRED EGRESS WINDOWS AT SECOND FLOOR TO HAVE A MINIMUM OPENING AREA OF 5.7 S.F.

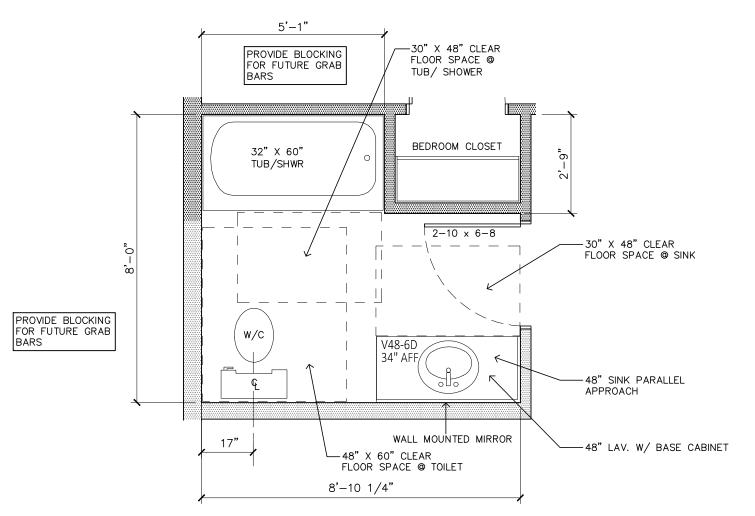
ALL REQUIRED EGRESS WINDOWS TO HAVE A MINIMUM NET CLEAR OPENING HEIGHT OF 24" ALL REQUIRED EGRESS WINDOWS TO HAVE A MINIMUM NET CLEAR OPENING WIDTH OF 20"

ALL REQUIRED EGRESS WINDOWS TO HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44"

ALLIANCE - VINYL - LOW E - DUAL PANE - ARGON FILLED



# PRIVATE BATHROOM 3/8" = 1'-0" @ RANCH BEDROOM 2



# $\frac{1}{3/8"} = 1'-0"$

ICC A117.1 - 1004.11.3 1004.11.3.1 OPTION A BATHROOM @ FIRST FLOOR ALL UNITS ESKAY Architecture

Commercial – Residential – Industrial

Conalaska, WI 54650 Ph: 608-317-1565

Email: eskayarchitect@gmail.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of he State of WISCONSIN Number: A-10047 pate: 07/31/2022 Information contained in these drawings was prepared for the specific site/project listed. Use of these drawings for any other location or project is

HROJECT TITLE:

FIFTH WARD RESIDENCES

FIFTH WARD RESIDENCES

TOWIT RESIDENTIAL BUIL

TOWIT RESIDENTIA

A2.0

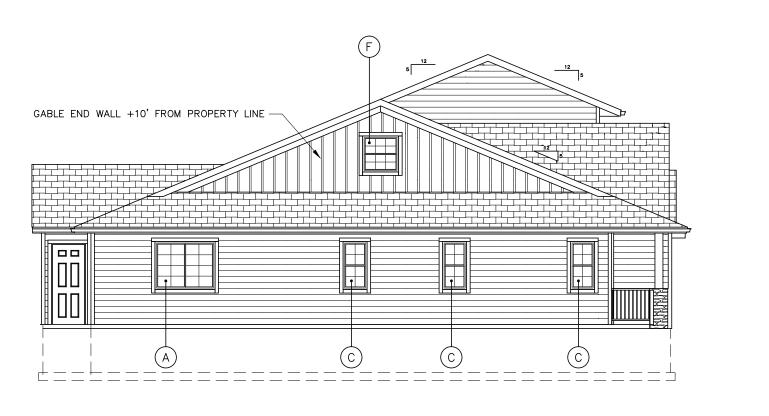
SHEET TITLE

DETAILS &

SHEET NO.

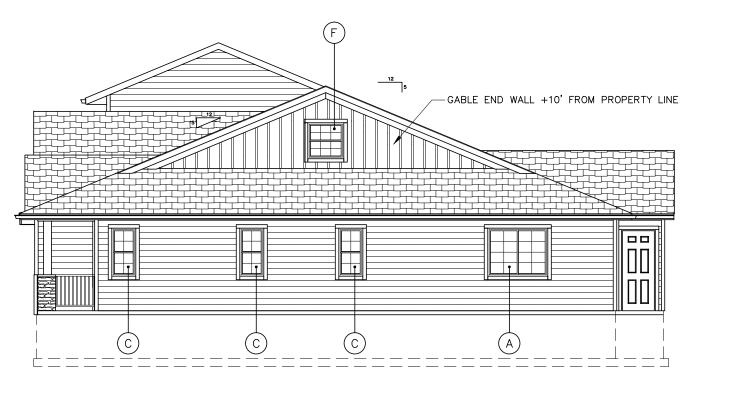
SCHEDULES

# $\frac{1}{1/8"} = 1'-0"$



2 SIDE ELEVATION 1/8" = 1'-0"

END WALL - 1 HOUR RATED OPENINGS PER TABLE 705.8 WALL AREA = 345 S.F.  $\times$  15% = 51.75 S.F. ALLOWABLE WINDOW AREA SHOWN = 44 S.F.



END WALL - 1 HOUR RATED

OPENINGS PER TABLE 705.8

WINDOW AREA SHOWN = 44 S.F.

WALL AREA = 345 S.F. x 15% = 51.75 S.F. ALLOWABLE

 $3^{\frac{\text{SIDE ELEVATION}}{1/8" = 1'-0"}}$ 

# GENERAL ELEVATION NOTES

- 1. FIELD VERIFY ALL EXISTING SITE CONDITIONS, CONTOUR AND GRADES
- 2. FOOTINGS TO BEAR ON UNEXCAVATED SOIL OR APPROVED COMPACTED ENGINEERED FILL.
- 3. EXTERIOR SIDING W/CORNER BOARDS, WINDOW AND DOOR TRIM TO MATCH.
- 4. PROVIDE CONTINUOUS VENTED SOFFIT PANELS.
- PROVIDE SEAMLESS GUTTERS AND DOWN SPOUTS AT ALL EAVE LOCATIONS. FIELD VERIFY LOCATIONS FOR PROPER DRAINAGE.
- TAPE, FLASH AND CAULK ALL WINDOWS PER WINDOW INSTALLATION REQUIREMENTS.
- PROVIDE TREATED WOOD BLOCKING AND/OR WOOD TRIM AS NECESSARY AT EXTERIOR LIGHT FIXTURES AND OTHER NECESSARY MECHANICAL, ELECTRICAL OR PLUMBING PENETRATIONS.

8. SEE SHEET A2.0 FOR WINDOW SCHEDULE.



 $4 \frac{\text{REAR ELEVATION}}{1/8" = 1'-0"}$ 

FIFTH WARD RESIDENCES
7 UNIT RESIDENTIAL BUILDING
7 UNIT RESIDENTIAL BUILDING
ANAMARD RESIDENCES
7 UNIT RESIDENTIAL BUILDING
PROJECT LOCATION:
LACROSSE, WI 54601

DRAWN BY:

REVISIONS NO. | DATE

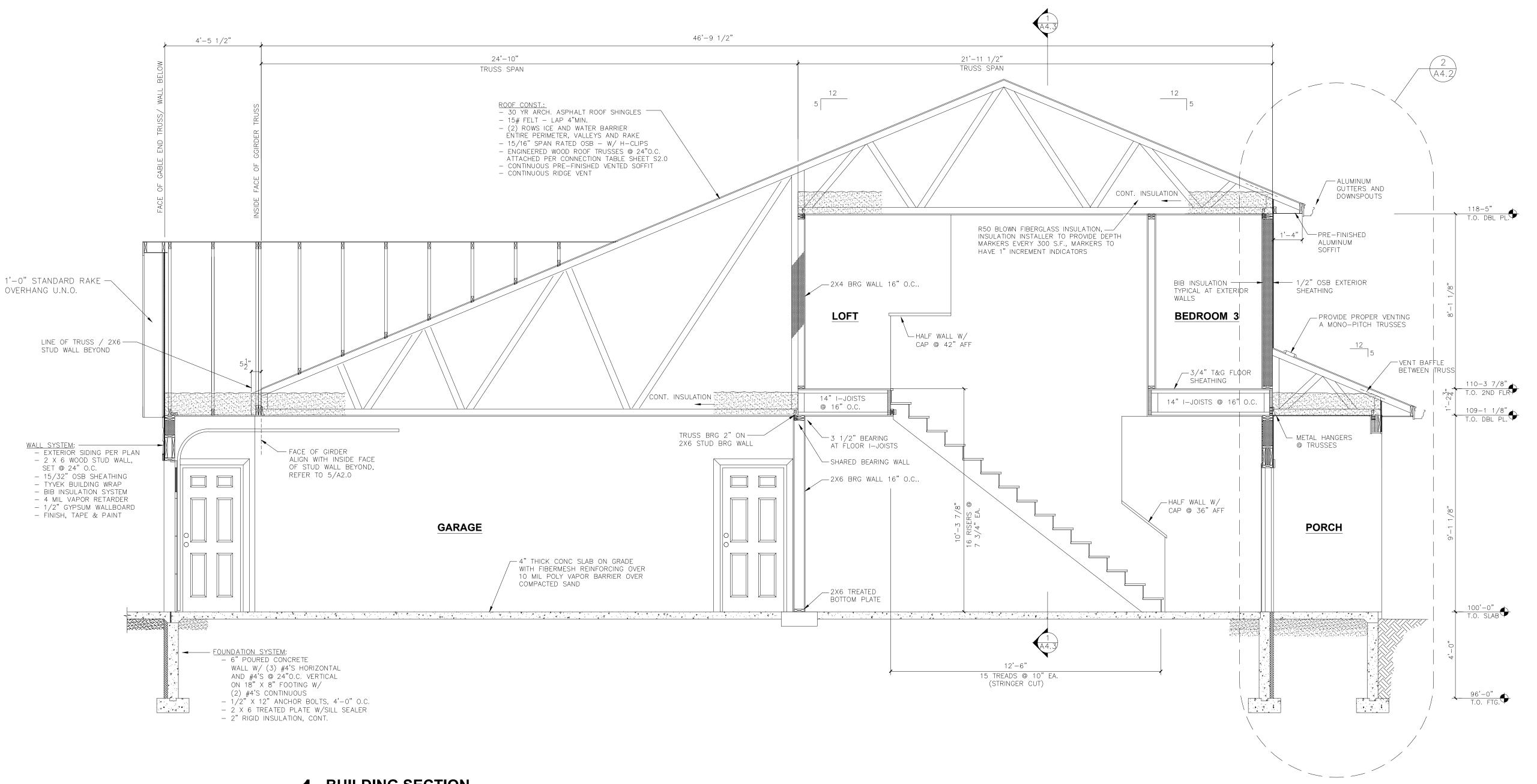
SHEET TITLE

EXTERIOR

ELEVATIONS

SHEET NO.

43.0



BUILDING SECTION
3/8" = 1'-0"

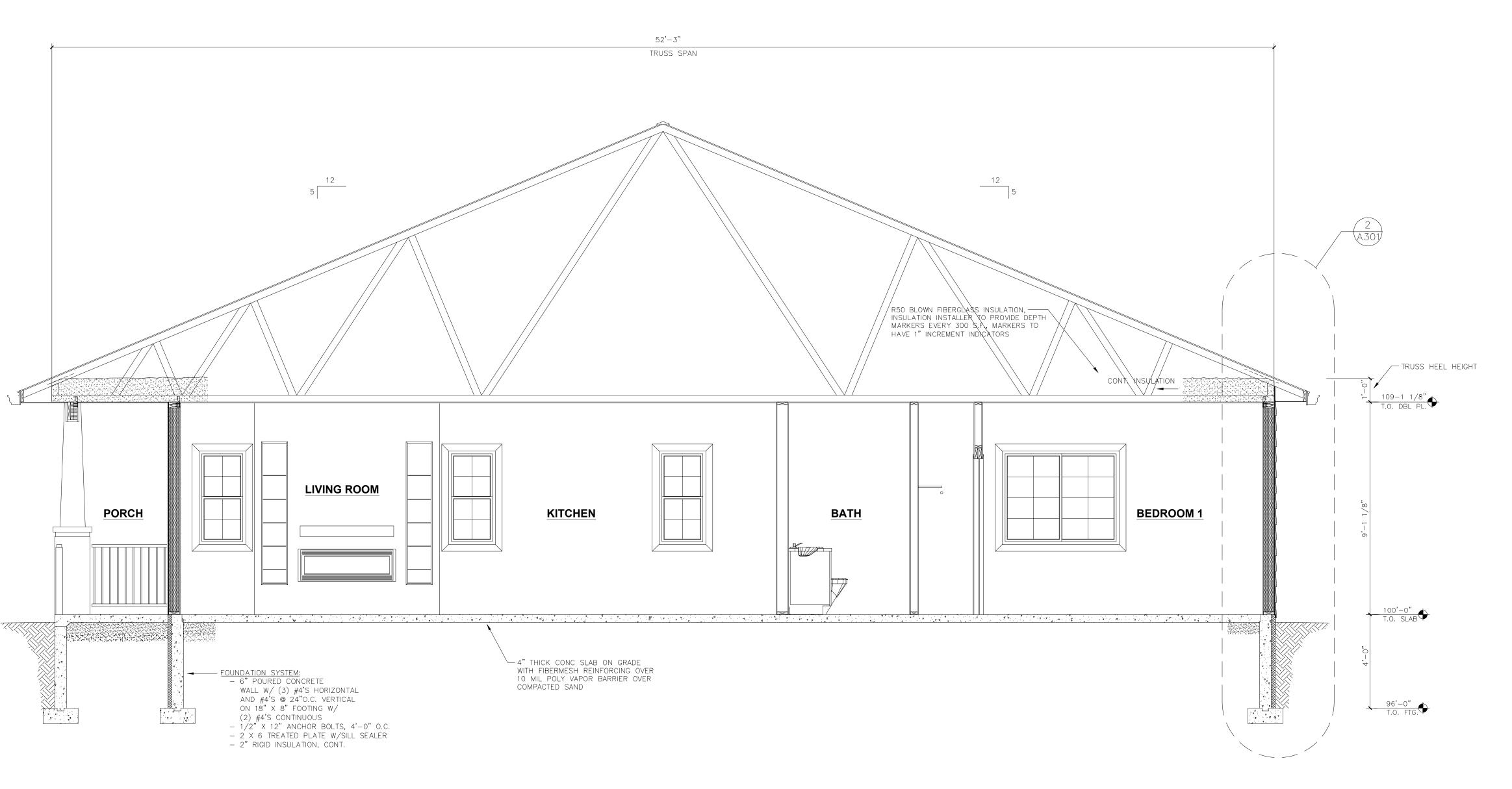
# GENERAL BUILDING SECTION NOTES

SECURE TO FOUNDATION W/ WASHER AND NUT.

- . PROVIDE TREATED 2x6 SILL PLATE W/ CONT. SILL SEALER. DRILL HOLES IN PLATE TO MATCH ANCHOR BOLT LAYOUT (MIN. 2 BOLTS PER PLATE) AND
- 2. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY IS TO BE TREATED
- 3. ALL ROOF TRUSSES TO TOP PLATE OF EXTERIOR STUD WALLS TO BE
- CONNECTED PER CONNECTION SCHEDULE SHEET S2.0
- 4. APPLICATION AND NAILING OF PLYWOOD SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE APA. REFER TO SHEAR WALL PLAN SHEET S2.1
- 5. CONCRETE SLAB AT INTERIOR LIVING SPACE SHALL BE LEVEL AND PREPARED TO RECEIVE FLOOR FINISHES. SLOPE TO DRAINS WHERE APPLICABLE.

DATE / SET - TYPE 09/14/21 PRELIMINARY DRAWN BY: REVISIONS

SHEET TITLE BUILDING SECTION



 $\frac{\text{BUILDING SECTION}}{3/8" = 1'-0"}$ 

## GENERAL BUILDING SECTION NOTES

- PROVIDE TREATED 2x6 SILL PLATE W/ CONT. SILL SEALER. DRILL HOLES IN PLATE TO MATCH ANCHOR BOLT LAYOUT (MIN. 2 BOLTS PER PLATE) AND SECURE TO FOUNDATION W/ WASHER AND NUT.
- 2. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY IS TO BE TREATED FOR SUCH.
- 3. ALL ROOF TRUSSES TO TOP PLATE OF EXTERIOR STUD WALLS TO BE CONNECTED PER CONNECTION SCHEDULE SHEET S2.0
- 4. APPLICATION AND NAILING OF PLYWOOD SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE APA. REFER TO SHEAR WALL PLAN SHEET S2.1
- 5. CONCRETE SLAB AT INTERIOR LIVING SPACE SHALL BE LEVEL AND PREPARED TO RECEIVE FLOOR FINISHES. SLOPE TO DRAINS WHERE APPLICABLE.

Eskay Architecture

Commercial – Residential – Industrial

Onalaska, WI 54650 Ph: 608-317-1565

Email: eskayarchitect@gmail.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I om a duly Registered Architect under the laws of he State of WISCONSIN Number: A-10047 page 07/31/2022

FIFTH WARD RESIDENCES
7 UNIT RESIDENTIAL BUILDING
PROJECT LOCATION:

09/14/21 PRELIMINARY

DATE / SET - TYPE

DRAWN BY:

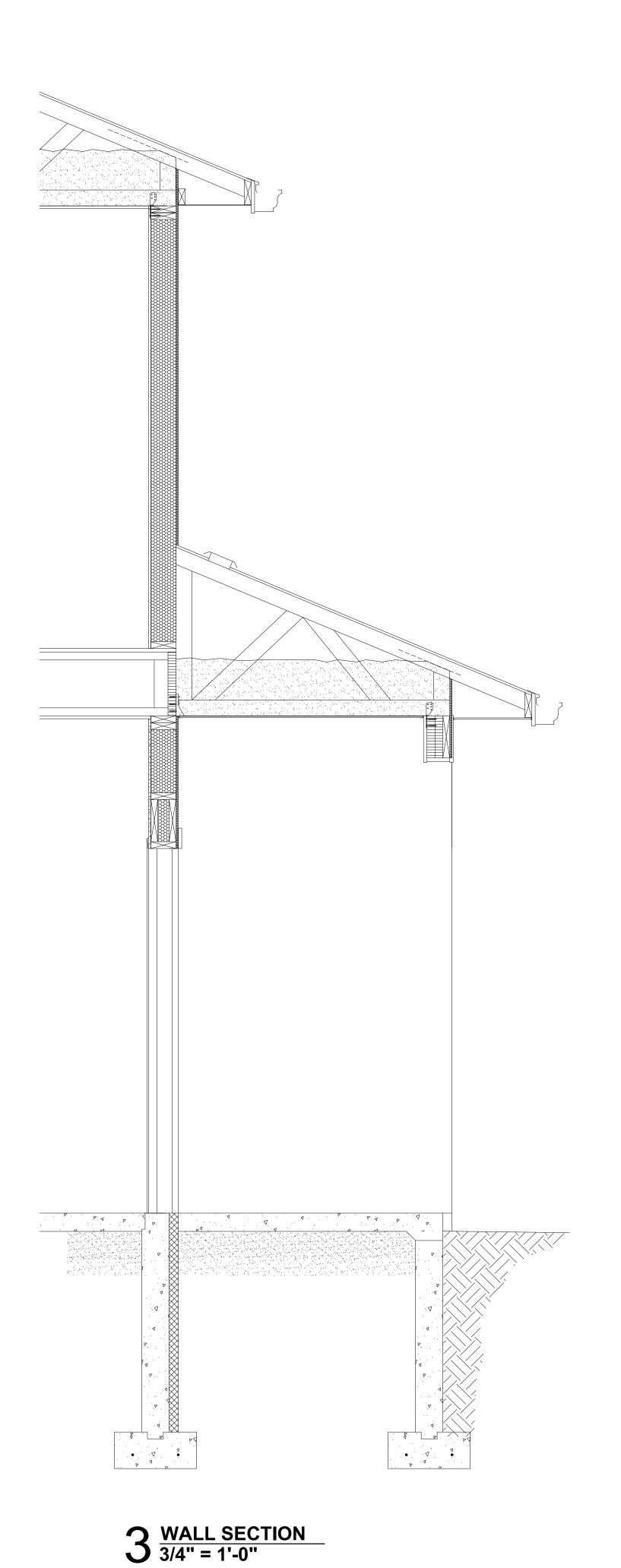
REVISIONS

NO. | DATE

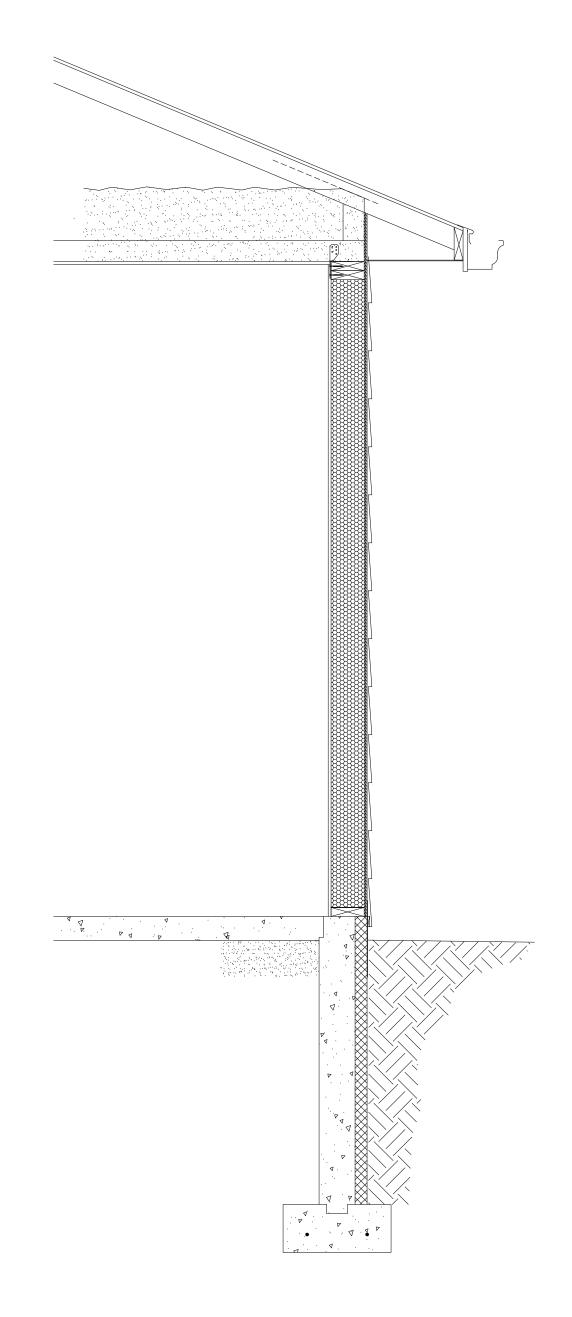
SHEET TITLE
BUILDING SECTION

SHEET NO.

A4 1



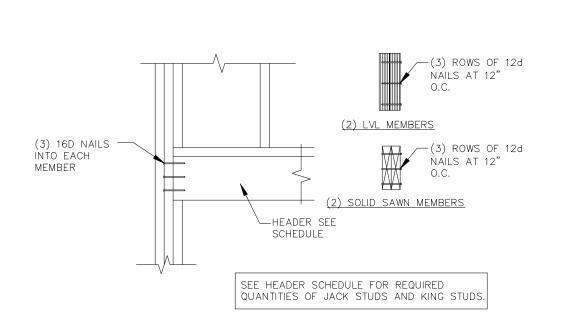
2 WALL SECTION
3/4" = 1'-0" @ UNIT DEMISING WALL SMOKE TRUSS LOCATION



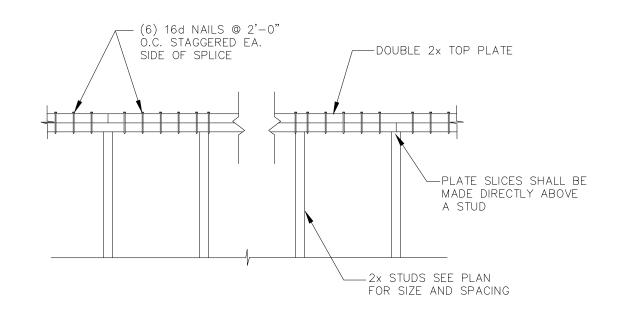
 $\frac{\text{WALL SECTION}}{3/4" = 1'-0"}$ 

Eskay Architecture	Commercial - Residential - Industrial	Onalaska, WI 54650 Ph: 608-317-1565	Email: eskayarchitect@gmail.com	I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of he State of $\frac{WISCONSIN\ Number:\ A-10047\ Date:\ 07/31/2022}$	Information contained in these drawings was prepared for the specific site/
PROJECT TITLE:	FIFTH WARD RESIDENCES	7 UNIT RESIDENTIAL BUILDING	F C	PROJECT LOCATION.	
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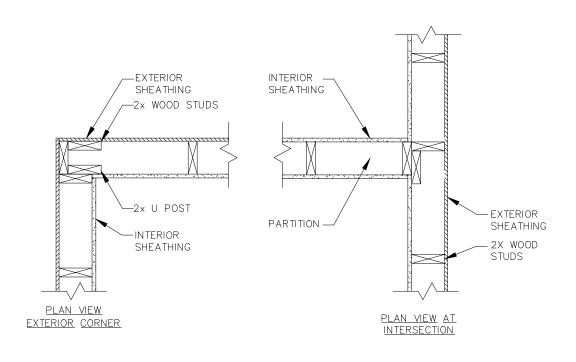
A4.2



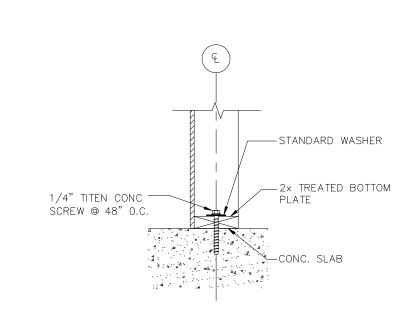
# 5 HEADER FRAMING DETAIL NTS



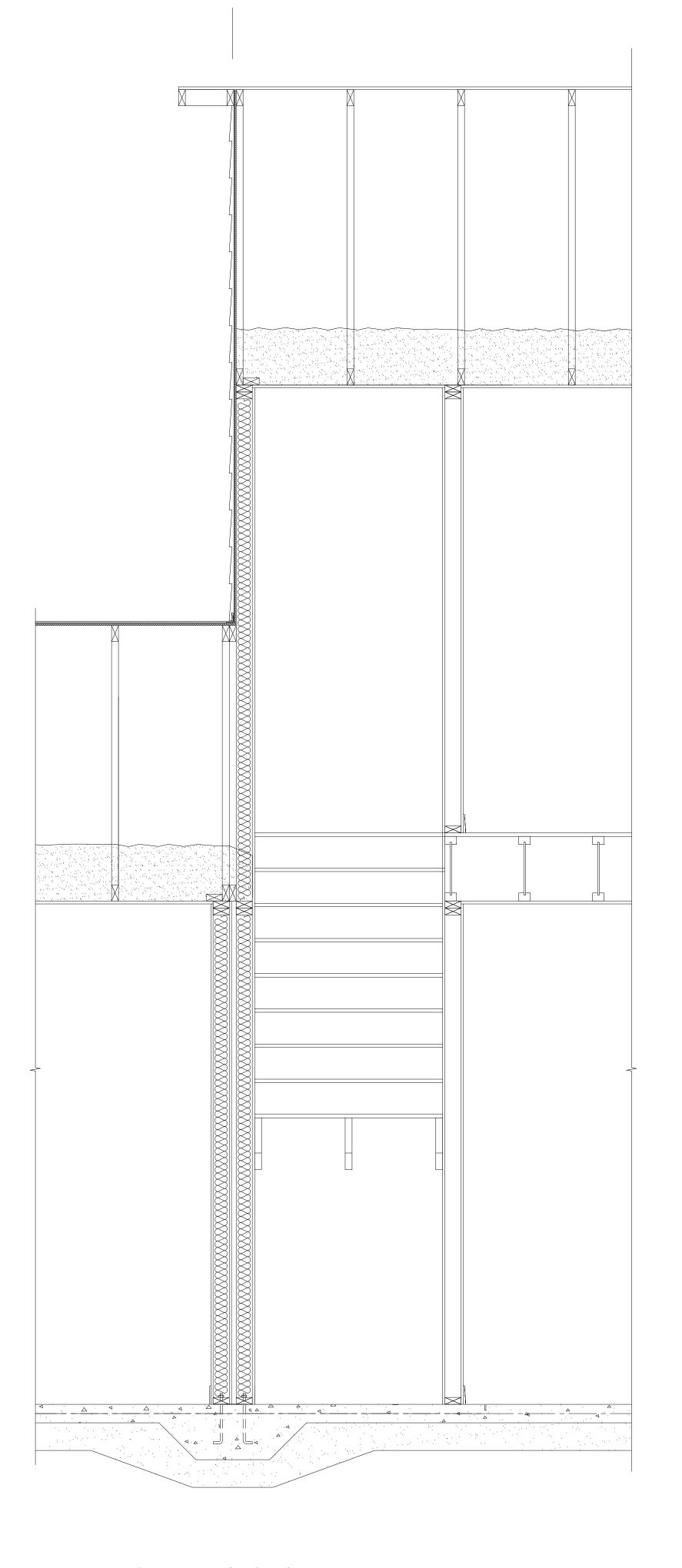
 $3^{\frac{\text{TOP PLATE FRAMING DETAIL}}{\text{NTS}}}$ 



4 CORNER FRAMING DETAILS



2 BOTTOM PLATE TO SLAB DETAIL NTS



WALL SECTION

3/4" = 1'-0" @ RANCH / 2 STORY INTERSECTION WALL

Eskay Architecture

Commercial – Residential – Industrial
Onalaska, WI 54650 Ph: 608-317-1565

Email: eskayarchitect@gmail.com

FIFTH WARD RESIDENCES

7 UNIT RESIDENTIAL BUILDING

AMAGEST LOCATION:

PROJECT LOCATION:

LACROSSE, WI 54601

DRAWN BY:

REVISIONS

SHEET TITLE

& DETAILS

SHEET NO.

WALL SECTIONS

A4.3

## STRUCTURAL SPECIFICATIONS

#### APPLICABLE CODES/STANDARDS:

-INTERNATIONAL BUILDING CODE-2015 WITH WISCONSIN MODIFICATIONS -ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE/SEI 2005

#### STRUCTURAL DESIGN STANDARDS:

-ACI 318-05 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY, 2005 -ACI 530/530.1-05 BUILDING CODE REQUIREMENTS -AISC-ASD/LRFD (ASD ONLY) STEEL CONSTRUCTION MANUAL, 13TH FDITION -AISC SEISMIC DESIGN MANUAL -WS D1.1/D1.1M STRUCTURAL WELDING CODE-SEEL, 2006 EDITION -NDS-NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION ASD/LRFD (ASD ONLY), 2005 EDITION -NDS-NATIONAL DESIGN SPECIFICATION SUPPLEMENT, DESIGN VALUES FOR WOOD CONSTRUCTION, 2005 EDITION

# **BUILDING CLASSIFICATION CATEGORY:** BUILDING DESIGN LIVE LOADS/CRITERIA: FLOOR LIVE LOAD - FIRST FLOOR LIVE LOAD

DESIGN ROOF SNOW LOAD ————————————————————————————————————	30.8 PSF
FLAT ROOF SNOW LOAD (Pf)=(0.7*Ce*Ct*Is*Pg)	30.8 PSF
SNOW EXPOSURE FACTOR (Ce)	1.0
SNOW LOAD IMPORTANCE FACTOR (Is)	1.0
ROOF THERMAL FACTOR (Ct)	<del></del> 1.1
GROUND SNOW (Pg)	40.0 PSF
RAIN ON SNOW SURCHARGE	0
SLOPED ROOF FACTOR (Cs)	1.0
UNBALANCED SNOW LOAD ————— WINDWARD 8.4 PSF	
/LEEWARD 20.0 PSF @ 8.3'	

WIND DESIGN DATA: ASCE 7-10 WIND IMPORTANCE FACTOR (Iw)	1.0
BASIC WIND SPEED (3—SECOND GUST)	115 r
MEAN ROOF HEIGHT	15 FT
WIND EXPOSURE CATEGORY	B
WIND EXPOSURE CLASSIFICATION ——————	ENCLO
BUILDING LENGTH (L)	168 F
LEAST WIDTH (B)	48 FT
TOPOGRAPHIC FACTOR Kzt	1.0
EDGE STRIP (a)	4.8 F
DESIGN PROCEDURE -	METHOD 1 (SIMPLIFIED PRO

#### SEISMIC DESIGN INFORMATION

SEISMIC SITE CLASS "D" (assumed)

SEISMIC USE GROUP 1

SEISMIC DESIGN CATAGORY "A"

SMS = 0.07%SM1 = 0.03%

SDS = 0.001SD1 = 0.001

COMPONANT AND CLADDING DESIGN PRESSURES

PER ASCE 7-10 FIGURE 30-4-2B & TABLE 30.7.2

### **GENERAL:**

- 1. ALL MATERIALS, CONSTRUCTION, AND DETAILS SHALL CONFORM WITH THE FOLLOWING: PLANS AND SPECIFICATIONS 2006 WISCONSIN BUILDING CODE-2006 IBC - OSHA REGULATIONS
- 2. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE FAMILIAR WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS (ARCHITECTURAL, CIVIL, ELECTRICAL, PLUMBING, STRUCTURAL, ETC.) IN ORDER TO PROVIDE ALL CONSTRUCTION AND MATERIALS FOR THIS PROJECT.
- 3. THE CONTRACTOR SHALL REFER TO OTHER DRAWINGS CONTAINED IN THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL SPECIFIED MEMBERS, DIMENSIONS, ELEVATIONS, DETAILS, OPENINGS, INSERTS, SLEEVES, DEPRESSIONS, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS REQUIRED TO CONSTRUCT THIS PROJECT.
- 4. DETAILS SHOWN ON STRUCTURAL DRAWINGS SHALL BE APPLICABLE TO ALL PORTIONS OF THE CONTRACT DOCUMENTS UNLESS NOTED OTHERWISE.
- 5. DIMENSIONS AND ELEVATIONS SHOWN ON ARCHITECTURAL DRAWINGS SUPERSEDE DIMENSIONS AND ELEVATIONS SHOWN ON STRUCTURAL DRAWINGS.
- 6. DO NOT SCALE PLANS.
- 7. IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE UNLESS APPROVED BY THE STRUCTURAL ENGINEER.
- 8. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND CONSTRUCTION SEQUENCE IN ORDER TO INSURE THE SAFETY OF THE BUILDING AND WORKMEN DURING CONSTRUCTION (MEANS & METHODS OF CONSTRUCTION). THIS INCLUDES, BUT IS NOT LIMITED TO: SHORING, UNDERPINNING, TEMPORARY BRACING, ETC.
- 9. CONSTRUCTION DOCUMENTS SHOW DIMENSIONS AND ELEVATIONS TO SIGNIFICANT WORKING POINTS (COLUMN CENTERLINES, OUTSIDE FACE OF WALLS, TOP OF FRAMING MEMBERS, ETC.) MATERIAL SUPPLIERS AND DESIGNERS ARE RESPONSIBLE FOR ALL OTHER INFORMATION IN ORDER TO DETAIL/FABRICATE THEIR WORK. CONTACT THE ARCHITECT WITH ANY DISCREPANCIES.
- 10. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE STRUCTURAL DRAWINGS AND ANY OTHER PLANS CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BRING THE DISCREPANCY TO THE ARCHITECTS ATTENTION IN WRITING IMMEDIATELY OR SHALL BID THE MOST EXPENSIVE INSTALLATION SPECIFIED.

#### **DEFLECTION LIMITS:**

ROOF MEMBERS	LIVE	SNOW OR WIND	DEAD + LIVE/SNOW
SUPPORTING GYPSUM BOARD CEILINGS —	L/360	L/360	
SUPPORTING FLEXIBLE CEILINGS —	L/240	L/240	
NOT SUPPORTING CEILING —	L/240	L/240	
SUPPORTING RIGID MATERIALS (BRICK, MASONRY, ETC.)	L/600 OR 0.3 in	L/600 OR 0.3 in	L/600 OR 0.3 in
LINTEL/HEADER/BEAM MEMBERS  SUPPORTING RIGID MATERIALS (BRICK, MASONRY, ETC.) ————	1/600 OR 0.3 in	1/600 OR 0 3 in	L/600 OR 0.3 in
SUPPORTING FLEXIBLE MATERIALS (EIFS, SIDING, ETC.) ———		L/360	L/ 000 OK 0.0 III
EXTERIOR WALLS			
WITH RIGID FINISHES (BRICK, MASONRY, ETC.) —		L/600 OR 0.3 in	

WITH FLEXIBLE FINISHES (EIFS, SIDING, ETC.)

### **MATERIAL STRENGTHS:**

#### CAST\_INI\_DLACE CONCRETE

<u>CAST-IN-PLACE CONCRETE:</u>	
FOOTINGS	
MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS	
MAXIMUM WATER-CEMENTITIOUS RATIO	<del></del> 0.55
MAXIMUM WATER—CEMENTITIOUS RATIO ————————————————————————————————————	1 1/2"
SLUMP LIMIT -	5" +/- 1"
SLUMP LIMIT ———————————————————————————————————	NO
FOUNDATION WALLS	
MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS	
MAXIMUM WATER-CEMENTITIOUS RATIO	0.50
MAXIMUM AGGREGATE SIZE————————————————————————————————————	3/4"
SLUMP LIMIT ———————————————————————————————————	4 <sup>'</sup> '' +/- 1''
SLUMP LIMIT ———————————————————————————————————	NO ′
INTERIOR SLABS ON GRADE	
MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS	
MAXIMUM WATER-CEMENTITIOUS RATIO	<del></del> 0.47
MAXIMUM AGGREGATE SIZE————————————————————————————————————	3/4"
SLUMP LIMIT	4" +/- 1"
AIR CONTENT —	NO ,
EXTERIOR SLABS ON GRADE	
MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS	
MAXIMUM WATER-CEMENTITIOUS RATIO	0.42
MAXIMUM AGGREGATE SIZE	3/4"
SLUMP LIMIT	3" +/- 1"
SLUMP LIMIT ———————————————————————————————————	YES 6 +/- 1 1/2 %
PIERS	
MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS	
MAXIMUM WATER—CEMENTITIOUS RATIO	<del></del> 0.47
MAXIMUM AGGREGATE SIZE	<del></del> 3/4''
SLUMP LIMIT	<del></del>
SLUMP LIMIT  AIR CONTENT	NO
DENIESDONIO CTEEL	
REINFORCING STEEL: ALL—ASTM A 615, GRADE 60, DEFORMED ————————————————————————————————————	F 00 000 PCI
STEEL WELDED WIRE REINFORCEMENT, FLAT SHEETS —	Fy = 60,000 PSI
STEEL WELDED WIRE REINFORGEMENT, FLAT SHEETS	
CTDLICTLIDAL CTCCL.	
STRUCTURAL STEEL:  ROLLED WIDE FLANGE SHAPES, ASTM A 992 GRADE 50 ———————————————————————————————————	E. E0 000 DCI
CHANNELS, ANGLES, & S SHAPES, ASTM A 36 GRADE 50 ———————————————————————————————————	
DIATE & DAD ASTM A 36 CDADE 50	
PLATE & BAR, ASTM A 36 GRADE 50 ———————————————————————————————————	
TUBE SHAPES, ASIM A DUU GRADE B	

# PIPE, ASTM A 53, TYPE E OR S, GRADE B \_\_\_\_\_\_\_Fy = 46,000 PSI ALL OTHER ROLLED SHAPES, ASTM A 36 GRADE 50 —————

STRUCTURAL BOLTS: HIGH STRENGTH BOLTS, NUTS, & WASHERS, ASTM A 325 ZINC-COATED HIGH STRENGTH BOLTS, NUTS, & WASHERS, ASTM A 325 STAINLESS STEEL BOLTS, NUTS, & WASHERS, ASTM F 593 SHEAR CONNECTORS, ASTM A 108 GRADES 1015 THRU 1020 THREADED RODS, ASTM A 36 GRADE 50 CLEVISES & TURNBUCKLES, ASTM A 108, GRADE 1035 EYE BOLTS & NUTS, ASTM A 108, GRADE 1030 ANCHOR BOLTS, ASTM A 301

WELDED CONNECTIONS WELDING ELECTRODES ——————

<u>MASONRY:</u> \_\_\_\_\_\_ f'm = 2000 PSI

MASONRY MORTAR: TYPE "M" MORTAR BELOW GRADE

TYPE "M" OR "S" ABOVE GRADE

GROUT BELOW BASE PLATES & BEARING PLATES: NONMETALLIC, SHRINKAGE-RESISTANT ASTM C 1107 - MIN GROUT COMPRESSIVE STRENGTH \_\_\_\_\_\_ 5000 PSI

**WOOD FRAMING:** 2x6 & SMALLER ——————— 2x8 & LARGER — 

— 2000 PSF ALLOWABLE SOIL BEARING PRESSURE:

### **FOUNDATION & EARTHWORK:**

- 1. ALL EXTERIOR FOOTINGS MUST BEAR AT A MINIMUM DEPTH OF 4'-0" BELOW ADJACENT FINISH EXTERIOR GRADE.
- DO NOT PLACE ANY FOOTINGS ON FROZEN SUBGRADE.
- BACK FILLING SHALL BE DONE SIMULTANEOUSLY ON BOTH SIDES OF FOUNDATION WALLS.
- CENTER PIER AND COLUMN FOOTINGS ON COLUMN CENTERLINES AND WALL FOOTINGS ON WALL CENTERLINES

REMOVE ANY EXISTING CONCRETE 2'-0" BELOW NEW CONCRETE FOOTINGS AND SLABS ON GRADE.

- 5. UNLESS SPECIFICALLY NOTED OTHERWISE.
- TOP OF FOOTING ELEVATIONS SHOWN ON THESE CONSTRUCTION DOCUMENTS REPRESENT MINIMUM FOOTING DEPTHS 6. FOR FROST PROTECTION AND BEST JUDGMENT OF A SUITABLE BEARING STRATUM. ACTUAL GRADE CONDITIONS AND SUITABLE BEARING STRATUM MUST BE VERIFIED BY THE CONTRACTOR AND A SOILS ENGINEER AT THE TIME OF

FOOTING EXCAVATIONS MUST EXTEND TO COMPETENT BEARING MATERIAL. CONTRACTOR SHALL HIRE A SOILS 7. ENGINEER TO FIELD VERIFY NET ALLOWABLE SOIL BEARING CAPACITY STATED ON THESE CONSTRUCTION DOCUMENTS AND IN GEOTECHNICHAL REPORT FOR THIS PROJECT. IF SUITABLE BEARING STRATUM DOES NOT EXIST AT FOOTING ELEVATIONS STATED ON CONSTRUCTION DOCUMENTS, EXCAVATIONS SHALL BE EXTENDED UNTIL SOIL WITH STATED BEARING CAPACITY IS REACHED. PLACE COMPACTED FILL BELOW FOOTINGS OR EXTEND FOOTINGS DOWN TO SUITABLE BEARING STRATUM. ENGINEERED FILL BELOW SLABS ON GRADE AND FOOTINGS SHALL BE FREE DRAINING GRANULAR MATERIAL COMPACTED TO 95% MODIFIED PROCTOR AND PLACED PER THE SOIL ENGINEERS RECOMMENDATIONS.

#### CAST-IN-PLACE REINFORCED CONCRETE

- 1. CONCRETE WORK SHALL CONFORM TO THE CURRENT EDITION OF ACI 318 (BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE) AND ACI 302 (GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION).
- CONTRACTOR SHALL SUBMIT FIVE SETS OF STEEL REBAR SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION. 2. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ARCHITECT.
- CONCRETE EXPOSED TO EXTERIOR CONDITIONS SHALL BE AIR-ENTRAINED 6% ± 1.5%.
- 3. GROUT BELOW BASE PLATES AND BEARING PLATES SHALL BE NON-SHRINK, NON-METALLIC GROUT 3/4" THICK MINIMUM.
- STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 (GRADE 60). DEFORMED WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
- CONTRACTOR SHALL PROVIDE SUITABLE WIRE SPACERS, CHAIRS, TIES, ETC FOR SUPPORTING REINFORCING STEEL IN THE PROPER POSITION WHILE PLACING CONCRETE.
- PROVIDE (2)-#5 BARS AROUND ALL OPENINGS AND (2)-#5 BARS DIAGONALLY AT ALL OPENING CORNERS. EXTEND BARS 2'-6" PAST OPENING.
- PROVIDE 1/2" EXPANSION JOINT MATERIAL AT INTERIOR LOCATIONS WHERE SLABS ABUT WALLS, COLUMNS, AND OTHER VERTICAL SURFACES UNLESS NOTED OTHERWISE.
- PROVIDE A 1" CHAMFER ON EXPOSED CORNERS OF CONCRETE UNLESS NOTED OTHERWISE.
- 9. DO NOT PLACE CONDUITS, PIPES, DUCTS, OR FIXTURES IN STRUCTURAL CONCRETE UNLESS NOTED OTHERWISE.
- 10. SLEEVES, CONDUITS, OR PIPING PASSING THROUGH CONCRETE SLABS AND WALLS SHALL BE PLACED SO THAT THEY ARE NOT CLOSER THAN THREE DIAMETERS ON CENTER AND SO THAT THEY DO NOT DISPLACE REINFORCING.
- 11. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY IRREGULARITIES OR DEFECTS IN CONCRETE SLABS (CRACKS, BUMPS, FLOOR CURLING, ETC.) BEFORE ANY FLOOR FINISHES ARE APPLIED.
- ALL LAPS IN REINFORCING STEEL SHALL BE CLASS "B" LAP SPLICES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL HIRE A MATERIALS TESTING LABORATORY TO CAST AND TEST CONCRETE CYLINDERS. ALL TESTING SHALL BE IN ACCORDANCE WITH ACI 318.83 SECTION 4.7. RESULTS OF CYLINDER TESTS SHALL BE 13. SUBMITTED TO THE ARCHITECT. CONCRETE TEST REPORTS SHALL STATE THE FOLLOWING INFORMATION:
- 14. LOCATION ON PROJECT WHERE THE CONCRETE IS USED 7 DAY COMPRESSIVE STRENGTH 28 DAY COMPRESSIVE STRENGTH AIR CONTENT AMOUNT OF WATER ADDED ON JOB SITE MIX USED
- 15. CONCRETE TEST REPORTS SHALL DIRECTLY STATE WHETHER OR NOT THE TEST RESULT COMPLIES WITH THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
- 16. CLASS C FLY ASH OR SLAG MAY BE SUBSTITUTED FOR CEMENT ON A POUND TO POUND BASIS UP TO 25% OF THE TOTAL CEMENTITIOUS CONTENT.
- 17. ALL CONCRETE SLABS SHALL BE WET CURED PER ACI RECOMMENDATIONS FOR NO LESS THAN SEVEN DAYS.
- 18. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE ARE NOT PERMITTED IN ANY CONCRETE MIX.
- 19. PROVIDE THE FOLLOWING CLEAR COVER DISTANCES FOR REINFORCEMENT IN CONCRETE:

OOTINGS — BOTTOM & SIDES ————————————————————————————————————	3" 2"
LABS — BOTTOM & SIDES ————————————————————————————————————	∠ 1" 1"
<del> </del>	3/4"

### STRUCTURAL STEEL:

- 1. DESIGN, FABRICATION, AND ERECTION SHALL CONFORM TO THE CURRENT EDITION OF AISC (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) "MANUAL OF STEEL CONSTRUCTION".
- 2. STEEL DETAILING AND CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF AISC "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN".
- WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS HOLDING CURRENT AWS CERTIFICATES IN THE TYPES OF 3. WELDING SPECIFIED ON THESE CONSTRUCTION DOCUMENTS.
- CONTRACTOR SHALL SUBMIT FIVE SETS OF STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. 4. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ARCHITECT.
- CONTRACTOR SHALL DESIGN AND PROVIDE ANY TEMPORARY BRACING OR GUYS REQUIRED TO ERECT STEEL MEMBERS. TEMPORARY BRACING SHALL BE LEFT IN PLACE UNTIL THE PERMANENT STRUCTURE IS IN PLACE AND 5. SECURE.
- PROVIDE 3/16" CAP PLATE AT THE ENDS OF ALL EXPOSED TUBE AND PIPE MEMBERS.
- 6. STAIRS, HANDRAILS, AND GUARDRAILS SHALL BE DESIGNED BY THE STEEL SUPPLIER.
- 7. ALL STEEL BEAMS SHALL BE FABRICATED WITH THE NATURAL CAMBER (WITHIN MILL TOLERANCE).
- 8 CAPACITY OF BOLTED OR WELDED CONNECTIONS SHALL BE EQUAL TO OR EXCEED 120% OF BEAM REACTION PRODUCED BY MAXIMUM ALLOWABLE UNIFORM LOAD ON THE GIVEN MEMBER SPAN.
- UNLESS OTHERWISE NOTED ON CONSTRUCTION DOCUMENTS, ALL BEAM CONNECTIONS SHALL BE DOUBLE ANGLE CONNECTIONS WITH A325N BOLTS. AT BEAM TO BEAM AND BEAM TO COLUMN CONNECTIONS, PROVIDE AS MANY
- 10. BOLTS AS POSSIBLE IN BEAM FLANGE. DOUBLE ANGLE WELDED CONNECTIONS MAY BE USED TO DEVELOP THE SAME CAPACITY AS A BOLTED CONNECTION.
- ALTERNATE CONNECTIONS FROM WHAT IS SPECIFIED ON THE CONSTRUCTION DOCUMENTS WILL NOT BE ACCEPTED WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.
- USE STANDARD AISC DOUBLE ANGLE CONNECTIONS WHERE POSSIBLE. ALL STANDARD DOUBLE ANGLE CONNECTIONS SHALL BE IN ACCORDANCE WITH ASD NINTH EDITION AND SHALL BE TYPE 2 FRAMING CONNECTIONS UNLESS NOTED 12. OTHERWISE.
- WHERE WOOD MEMBERS FRAME INTO STEEL MEMBERS, PROVIDE A SADDLE CONNECTION.
- 13. PROVIDE STIFFENER PLATES ON BOTH SIDES OF BEAM WEBS AT ALL CONCENTRATED LOADS ABOVE AND BELOW A BEAM. UNLESS NOTED OTHERWISE, FRAME THE LARGEST BEAM OVER COLUMNS AT BEAM TO BEAM INTERSECTIONS.

### **WOOD FRAMING:**

- 1. DESIGN, FABRICATION, AND CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF "NATIONAL DESIGN SPECIFICATION FOR WOOD CONTRUCTION", AMERICAN FOREST AND PAPER ASSOCIATION.
- 2. DESIGN, FABRICATION, AND CONSTRUCTION OF ALL PLYWOOD FRAMING SHALL CONFORM TO THE CURRENT EDITION OF "PLYWOOD DESIGN SPECIFICATIONS", AMERICAN PLYWOOD ASSOCIATION.
- 3. PLYWOOD SHEATHING SHALL CONFORM TO THE CURRENT EDITION OF "U.S. PRODUCT STANDARD PS-1" FOR SOFTWOOD PLYWOOD AND BEAR THE APA GRADE-TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.
- 4. PLYWOOD SHEATHING SHALL BE ATTACHED TO WOOD FRAMING WITH THE LONG DIMENSION OF THE SHEATHING LAID PERPENDICULAR TO THE SUPPORTS. STAGGER ALL JOINTS.
- 5. PLYWOOD SHEATHING SHALL BE FASTENED TO SUPPORTS w/ 1 1/2" 16 GA. STAPLES SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.
- 6. ANY PLYWOOD SHEATHING THAT IS EXPOSED TO MOISTURE SHALL BE PRESSURE TREATED.
- 7. PLYWOOD PANEL EDGES SHALL BEAR ON THE FRAMING SUPPORT MEMBERS AND BUTT ALONG THEIR CENTER LINES. NAILS SHALL BE PLACED NOT LESS THAN 3/8" IN FROM THE PANEL EDGE.
- 8. WOOD SILL PLATES AND OTHER WOOD MEMBERS DIRECTLY EXPOSED TO MOISTURE OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- 9. MAXIMUM MOISTURE CONTENT IN ANY WOOD MEMBER SHALL NOT EXCEED 19%.
- 10. 2x WOOD JOISTS SHALL HAVE 1x3 SPF NO.2 CROSS BRIDGING AT 8'-0" o/c MAXIMUM.
- 11. DO NOT EMBED WOOD MEMBERS IN CONCRETE.
- 12. ALL BOLTS AND LAG SCREWS SHALL CONFORM TO ASTM A307. USE STEEL WASHERS BETWEEN HEAD OF BOLT OR LAG SCREW AND WOOD. USE STEEL WASHERS BETWEEN NUT AND WOOD.
- 13. ALL FASTENERS ATTACHING PRESSURE TREATED WOOD MEMBERS TO CONCRETE OR MASONRY SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
- 14. MAKE NO SUBSTITUTIONS OF ANY ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SPECIFIED ON ANY FRAMING PLANS WITHOUT THE DIRECT WRITTEN PERMISSION OF THE STRUCTURAL ENGINEER AND

#### METAL PLATE CONNECTED WOOD TRUSS NOTES/CRITERIA:

1. WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE CURRENT EDITIONS OF "DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES" BY TRUSS PLATE INSTITUTE (TPI) AND "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENINGS" BY NATIONAL FOREST PRODUCTS ASSOCIATION.

2. ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS: TOP CHORD DEAD LOAD — 10 PSF BOTTOM CHORD LIVE LOAD — 0 PSF BOTTOM CHORD DEAD LOAD \_\_\_\_\_\_\_10 PSF

- 3. IN ADDITION TO THE LOADS STATED ABOVE THE TRUSSES SHALL BE DESIGNED FOR ANY SNOW DRIFTING, MECHANICAL, AND/OR ANY SPECIAL LOAD CONDITIONS AS SHOWN ON STRUCTURAL PLANS AND AS REQUIRED BY THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE 2002.
- FABRICATION, HANDLING, STORAGE, AND ERECTION SHALL BE IN ACCORDANCE WITH "TRUSS PLATE 4. INSTITUTION" RECOMMENDED PRACTICES AND SHALL BE DONE IN A WORKMAN LIKE MANNER SO AS TO NOT DAMAGE THE TRUSSES. TRUSSES SHALL NOT BE CUT, ADDED ONTO OR ALTERED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE TRUSS DESIGNER, ENGINEER, AND ARCHITECT.

WOOD TRUSS DESIGNER/SUPPLIER SHALL SUBMIT FORMAL STAMPED CALCULATIONS BY A REGISTERED ENGINEER IN THE STATE OF WISCONSIN FOR REVIEW BEFORE FABRICATION.

SUBMIT FIVE SETS OF TRUSS SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO 6. THE ARCHITECT.

SHOP DRAWING SUBMISSIONS SHALL INCLUDE THE FOLLOWING INFORMATION: THE NAME, ADDRESS, PHONE NUMBER, AND FAX NUMBER OF THE SUPPLIER.

7. SLOPE OR DEPTH, SPAN AND SPACING LOCATION OF ALL JOINTS

ALL DESIGN LOADS ADJUSTMENTS TO LUMBER AND METAL CONNECTOR PLATE VALUES FOR CONDITIONS OF USE

EACH REACTION FORCE AND DIRECTION METAL CONNECTOR PLATE TYPE, SIZE, GAUGE, AND THE DIMENSIONAL LOCATION OF EACH CONNECTOR PLATE.

LUMBER SIZE, SPECIES, AND GRADE FOR EACH TRUSS MEMBER. CONNECTION REQUIREMENTS FOR TRUSS TO TRUSS GIRDER, TRUSS PLY TO PLY,

SPECIFY ALL TRUSS TO TRUSS CONNECTIONS AND HANGERS.

AND FIELD SPLICES. CALCULATED DEFLECTION RATIO AND/OR MAXIMUM DEFLECTION FOR LIVE AND TOTAL LOAD.

SPECIFY AND SHOW ALL PERMANENT TRUSS BRACING REQUIRED BY DESIGN. CONTRACTOR IS RESPONSIBLE FOR ALL ERECTION PROCEDURES AND TEMPORARY TRUSS BRACING REQUIREMENTS DURING ERECTION IN ACCORDANCE WITH TPI'S COMMENTARY AND RECOMMEDATIONS

8. FOR HANDLING, INSTALLING, AND BRACING METAL PLATE CONNECTED WOOD TRUSSES (HIB-91

BOOKLET) AND THE CURRENT EDITION OF ANSI/TPI-1. TRUSSES EXPOSED TO MOISTURE SHALL BE CONTRUCTED OF PRESSURE TREATED WOOD AND

GALVANIZED METAL PLATES. FLOOR TRUSS SPACING SHOWN ON FRAMING PLANS ARE MAXIMUM SPACINGS. TRUSS DESIGNER SHALL REDUCE SPACING AS REQUIRED TO SUPPORT ALL LOADS SPECIFIED ON THESE PLANS AND BY

DESIGN ROOF TRUSSES TO RESIST ALL WIND LOADS INCLUDING UPLIFT AS REQUIRED BY THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE 2002. MINIMUM NET UPLIFT = 10 PSF, 20 PSF

11. AT CANOPIES & OVERHANGS. ALL TRUSS TO TRUSS CONNECTIONS ARE TO BE DESIGNED, DETAILED, AND SUPPLIED BY THE TRUSS SUPPLIER.

TRUSS FABRICATOR SHALL FIELD VERIFY ALL SPAN DIMENSIONS BEFORE FABRICATING.

13.

10. CODE.

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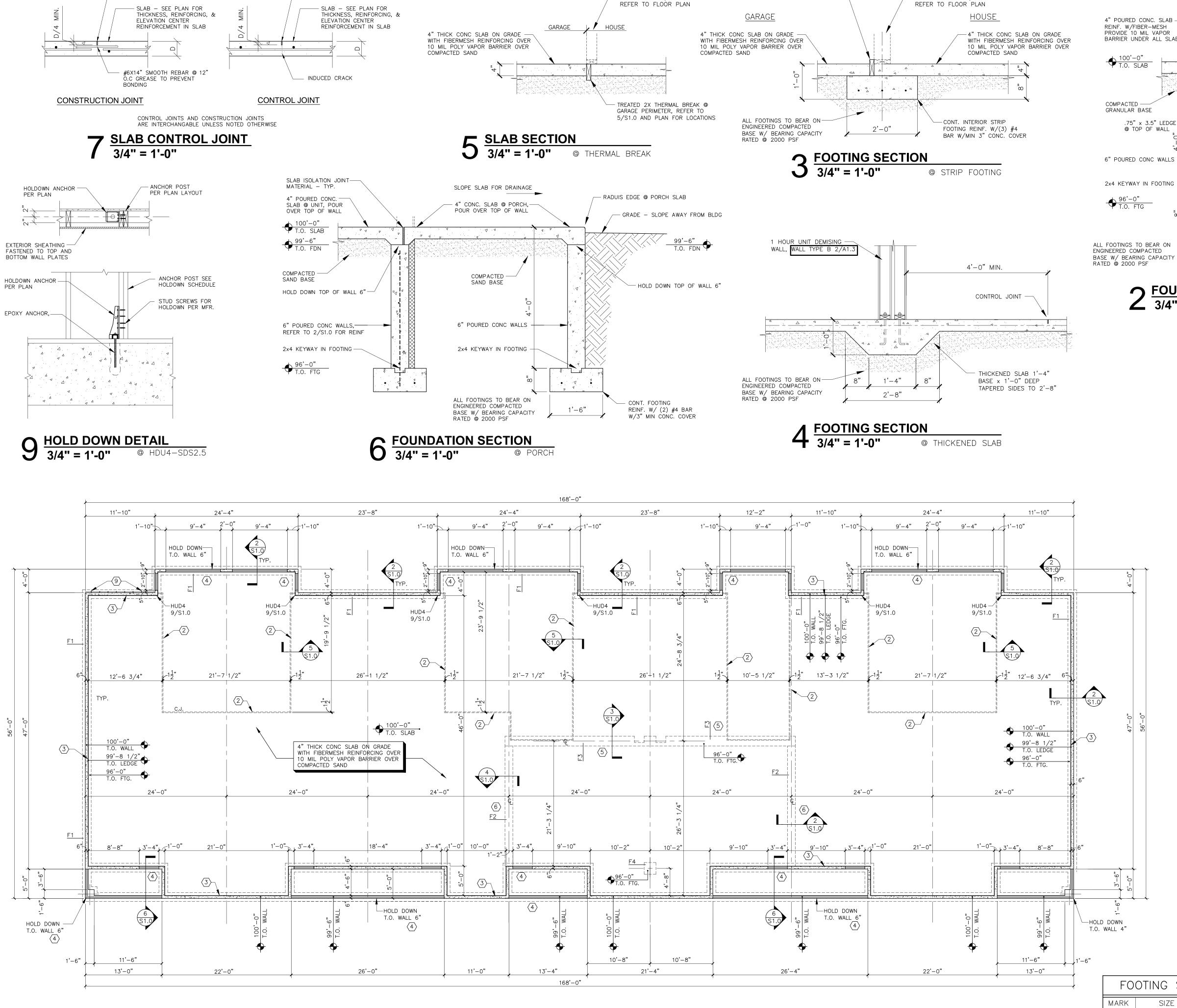
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REVISIONS

SHEET TITLE STRUCTURAL

**SPECIFICATIONS** 



- TROWEL JOINT

- SAW CUT

TREATED 2X THERMAL BREAK @ GARAGE PERIMETER, REFER TO

5/S1.0 AND PLAN FOR LOCATIONS

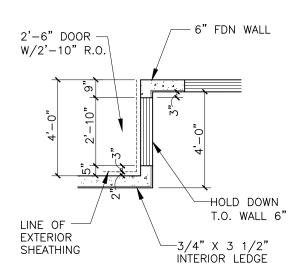
2X BEARING WALL,

- 2X STUD WALL,

REFER TO FLOOR PLAN

- 1/2" DIA. x 8" ANCHOR BOLTS @ 48" O.C. & 12" MAX FROM 4" POURED CONC. SLAB ----ALL BUILDING CORNERS 12" GROUND BREAKER, BARRIER UNDER ALL SLABS REFER TO WALL SECTION - GRADE - SLOPE AWAY FROM BLDG .75" x 3.5" LEDGE--#4 BAR VERT. @ 24" O.C. 2" RIGID INSUL FOAMULAR XPS 6" POURED CONC WALLS + -(3) #4 HORIZ. BAR, CONT. CONT. FOOTING REINF. W/ (2) #4 BAR BASE W/ BEARING CAPACITY W/3" MIN CONC. COVER

# **TOUNDATION SECTION**



# O FDN HOLD DOWN 1/4" = 1'-0" TOP OF FOUNDATION WALL @ GARAGE SERVICE DOOR

### **GENERAL NOTES**

- 1. OBSERVE ALL STATE AND LOCAL CODES
- 2. ALL REBAR USED SHALL BE CLEAN AND FREE OF OIL, DIRT OR OTHER CONTAMINANTS THAT WILL PREVENT COMPLETE BONDING TO THE CONCRETE.
- 3. 1/2" x 12" ANCHOR BOLTS 4"-0" O.C EMBEDDED 10" INTO CONCRETE AND COUNTERSUNK FLUSH WITH TOP OF PLATE. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE OF PLATE, WITH ONE BOLT LOCATED WITHIN 12" FROM EACH CORNER.
- 4. SLOPE SLABS TO FLOOR DRAINS FOR POSITIVE DRAINAGE.
- 5. THIS DRAWING IS TO PROVIDE THE PROPER FOUNDATION INFORMATION AND DIMENSIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE FOUNDATION IS CONSTRUCTED IN ACCORDANCE WITH APPLICABLE CODES AND SOIL CONDITIONS.

# **KEYED NOTES**

- 4" THICK CONC SLAB ON GRADE WITH FIBERMESH REINFORCING. 10 MIL POLY VAPOR BARRIER UNDER SLAB, LAP AND TAPE ALL JOINTS. SET SLAB OVER COMPACTED SAND BASE. WET CURE SLAB WITH COVER FOR 7 DAYS. SEE DRAWINGS FOR AREAS TO BE SLOPED FOR FLOOR DRAINS.
- 2 2x6 THERMAL BREAK SET VERTICAL AT GARAGE PERIMETER. SECURE TO SUBGRADE TO PREVENT MOVEMENT/ SHIFTING DURING SLAB POURS
- 3 INTERIOR LEDGE SET IN TOP OF FOUNDATION FORM. 1x4 (0.75" x 3.5")
- 4 HOLD DOWN TOP OF FOUNDATION WALL 6" FOR CONTINUOUS SLAB POUR OVER WALL -TYPICAL AT DOOR LOCATIONS
- GRADE STRIP FOOTING AT BEARING WALL LOCATION. REFER TO SCHEDULE FOR SIZE
- 6 THICKENED SLAB AT 2 STORY EXTERIOR WALL LOCATION, REFER TO SCHEDULE FOR SIZE AND REINFORCING.
- 7 TYPICAL SLAB CONTROL JOINT MAX SPACING 15'-0", REFER TO 2/S1.0
- TYPICAL SLAB CONSTRUCTION JOINT (WHERE APPLICABLE) REFER TO 1/S1.0
- 9 GROUNDING WIRE FOR 7 PANELS BONDED TO REBAR IN FOOTINGS

FOOTING SCHEDULE						
MARK	SIZE	REINF	REMARKS			
F1	18"x 8"x CONT.	(2) #4 BARS	TYPICAL PERIMETER FTG			
F2	1'-4"x 1'-0"x CONT.	(2) #4 BARS	CONT. THICKENED SLAB			
F3	2'-0"x 1'-0"x CONT.	(3) #4 BARS	CONT. STRIP FOOTING			
F4	2'-0"x 2'-0"x 1'-0"	(3) #4 BARS E. W.	ISOLATED FOOTING			

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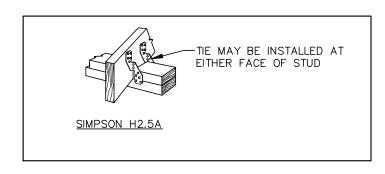
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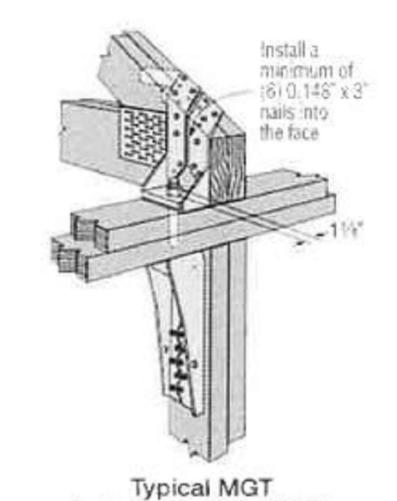
SHEET TITLE FOUNDATION PLAN



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

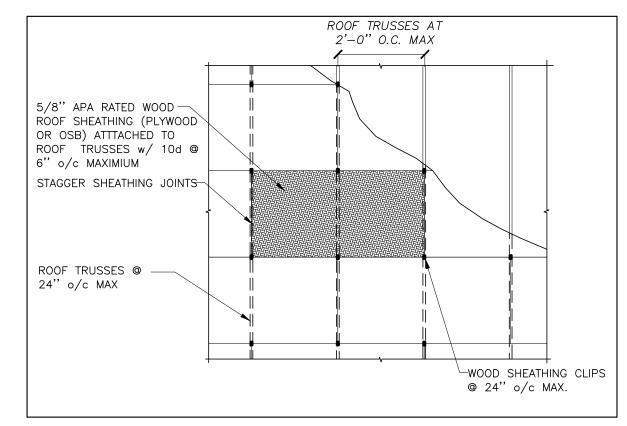


# 5 H2.5 TIE DOWN DETAIL NTS

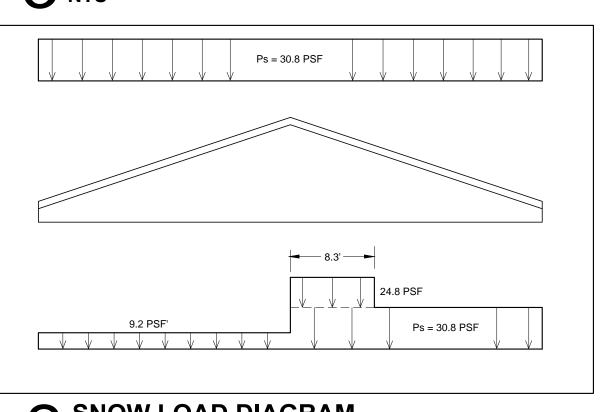


4 MGT HOLD DOWN DETAIL
NTS

Installation with HDU4



# 3 ROOF SHEATHING ATTACHEMENT



2 SNOW LOAD DIAGRAM NTS

# **KEYED NOTES**

- PROVIDE 2 X 4 CONTINUOUS LATERAL BRACING ON TOP OF TRUSS BOTTOM CHORDS. FASTEN BRACING WITH (2)-16d COMMON NAILS AT EACH TRUSS. LAP BRACING ONE TRUSS SPACE AT SPLICE.

  MAXIMUM SPACING OF ROWS OF BRACING SHALL NOT EXCEED 12'-0" O.C.
- $\langle 2 \rangle$  OVER-FRAMED VALLEY TRUSS SET. (TYP. 24" O.C.) PROVIDE ALL BRACING AND BLOCKING REQUIRES PER MFR. SPECIFICATIONS AND INSTRUCTIONS. REFER TO TRUSS DRAWINGS.
- PROVIDE ICE AND WATER BARRIER AT ALL EAVES,
  RAKES, AND VALLEYS. MIN 6" END LAP AND 3"
  SEAM LAP WHERE REQUIRED. INSTALL DRIP EDGE
  OVER ICE AND WATER ALONG RAKES. INSTALL PER MFR SPECIFICATIONS.
- 5 GABLE END TRUSS, REFER TO TRUSS PLANS 6 PROVIDE 2 X 4 LEDGER ATTACHED TO END WALL TOP PLATE TO SUPPORT CEILING GYP. BD.
- (7) ENGINEERED WOOD ROOF TRUSSES @ 24" O.C. 8 ENGINEERED WOOD MONO-PITCH ROOF TRUSSES @ 24" O.C. TYPICAL
- 9 2x @ 16" O.C. LADDER FRAMED OVERHANGS

## GENERAL NOTES

A. FIELD VERIFY EXISTING ROOF FRAMING DIMENSIONS. ADJUST NEW TRUSS DESIGN IF REQUIRED TO MATCH EXISTING CONDITIONS

B. REFER TO SOO1 FOR ADDITIONAL ROOF FRAMING

- PLAN INFORMATION.
- C. COORDINATE INSTALL AND PLACEMENT OF ROOF TRUSSES WITH ENGINEERED TRUSS DESIGN PLANS AND SPECIFICATIONS
- D. PROVIDE ALL BRIDGING, BLOCKING, BRACING AND SUPPORT FRAMING AS REQUIRED BY ENGINEERED TRUSS DESIGN REQUIREMENTS. E. PROVIDE POSITIVE TRUSS CONNECTION TO WALLS
- F. WALL FRAMING TO ALIGN WITH TRUSS FRAMING, EVERY TRUSS DIRECTLY OVER A STUD BELOW.

AND HEADERS PER SCHEDULE THIS SHEET.

# NOTE: TRUSS DESIGN

ROOF TRUSSES TO BE DESIGNED BY LICENSED WISCONSIN ENGINEER. TRUSS DESIGNER SHALL USE ALL CURRENT CODES AND DESIGN CRITERIA. UNBALANCED SNOW LOADS AND SNOW DRIFT LOADS SHALL BE CONSIDERED FOR TRUSS DESIGN. TRUSS SUPPLIER TO PROVIDE CERTIFIED TRUSS DRAWINGS AND CALCULATION, STAMPED AND SIGNED BY ENGINEER OF RECORD FOR SUBMISSION TO STATE OF WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES.

REFER TO SO.1 FOR DESIGN LOADS. REFER TO SHEET S2.1 FOR DRIFT LOADS AT LOWER ROOF AND UN-BALANCED SNOW LOAD CONDITIONS

TRUSS HOLD DOWN SCHEDULE						
LOCATION	QNTY	FASTENER				
COMMON TRUSS BEARING OUTSIDE WALLS ONLY	(1)	SIMPSON H2.5A EA. END OF TRUSS — SEE DETAIL 5				
COMMON TRUSS BEARING OUTSIDE WALLS AND	(1)	SIMPSON H2.5A @ EXTERIOR WALLS - SEE DETAIL 5				
CENTER WALL BEARING	(2)	SIMPSON H2.5A @ INTERIOR WALLS				
HIP GIRDER TRUSS	(1)	SIMPSON HTS16 @ EXTERIOR WALLS				
RAFTER TRUSS	(1)	SIMPSON H2.5A @ EXTERIOR WALLS - SEE DETAIL 5				
GIRDER TRUSS — SMALL	(1)	SIMPSON H10A-2 @ EACH END				
GIRDER TRUSS — STND	(1)	SIMPSON MGT W/HUD4 @ BASE OF POST TO CONCRETE — SEE DETAIL 4/S2.0				
MONO- GIRDER TRUSS	(1)	SIMPSON H10A-2 @ EACH END				

1) ALIGN TRUSS BEARING LOCATIONS (24" O .C.) WITH STUD BELOW (WHERE APPLICABLE) 2) PROVIDE MIN. DBL (2) STUDS UNDER ALL GIRDER TRUSS BEARING LOCATIONS

HEADER SCHEDULE							
MARK	SIZE	JAMB STUDS	FULL HGT. STUDS	NOTES			
H1	2 PLY 2 x 8 - DFL #1	(2) 2 X 6	(1) 2 X 6	1, 2			
H2	2 PLY 1 3/4 x 9 1/4 LVL 2.0E	(2) 2 X 6	(1) 2 X 6	1, 3			
Н3	3 PLY 1 3/4 x 11 7/8 LVL 2.0E	(3) 2 X 6	(2) 2 X 6	1, 3			
H4	2 PLY 2 × 10 - DFL #1	(2) 2 X 6	(1) 2 X 6	1, 2			

- 1. MINIMUM HEADER SIZE IS INDICATED. ADDITIONAL AND/OR DEEPER MEMBERS MAY BE ADDED TO FILL OUT STUD SPACE OR OTHERWISE SIMPLIFY FRAMING PROCEDURES.
- 2. NAIL HEADER MEMBERS W/(3) ROWS 10d NAILS @ 12" O.C. EACH FACE. 3. NAIL HEADER MEMBERS W/(3) ROWS 16d NAILS @ 12" O.C. EACH FACE.

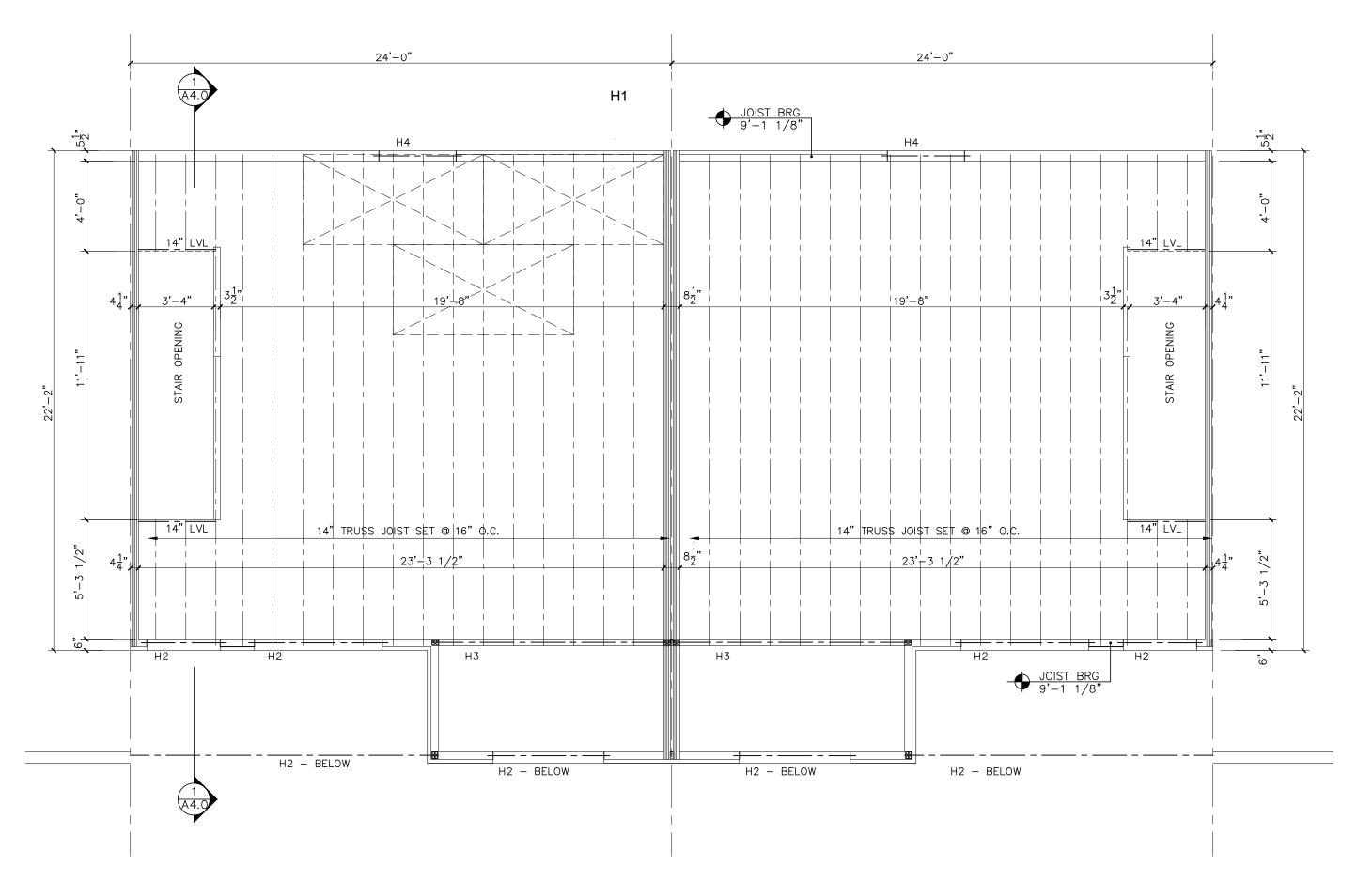
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SHEET TITLE

ROOF FRAMING PLAN

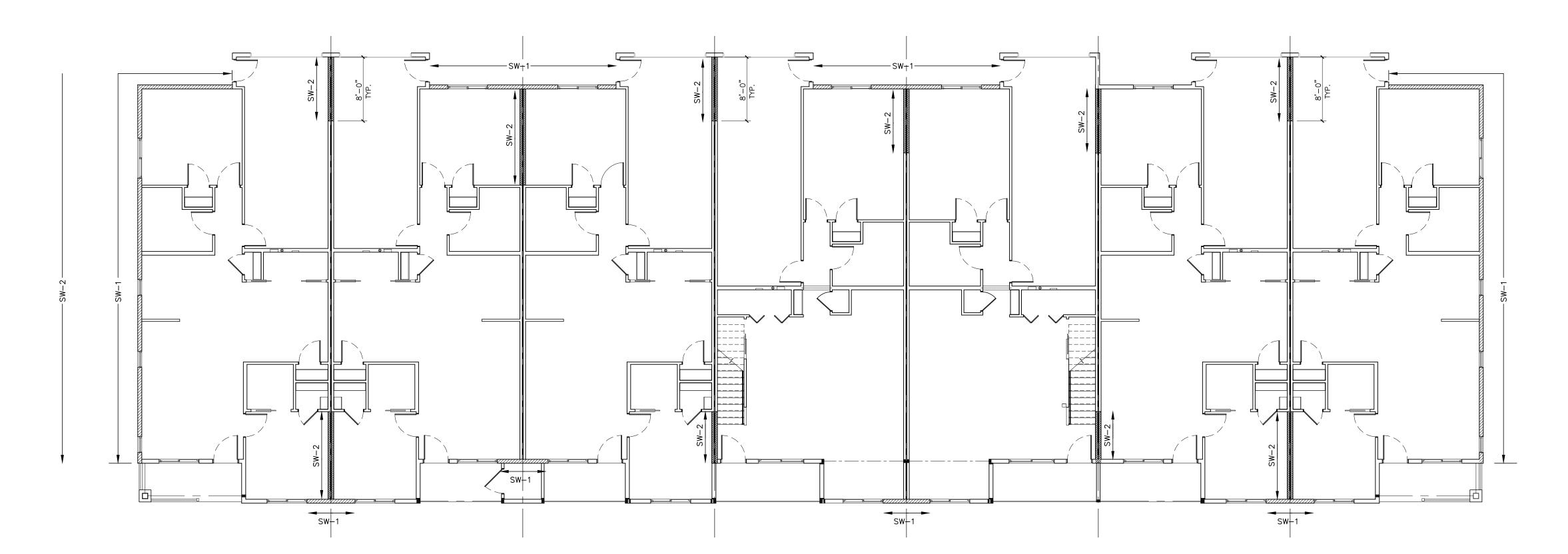


# **GENERAL NOTES**

- A. REFER TO SOO1 FOR ADDITIONAL FLOOR FRAMING INFORMATION
- B. COORDINATE INSTALL AND PLACEMENT OF FLOOR JOISTS WITH FRAMING DESIGN PLANS AND SPECIFICATIONS
- C. PROVIDE ALL BRIDGING, BLOCKING, BRACING AND SUPPORT FRAMING AS REQUIRED BY TRUSS JOIST MFR.
- D. PROVIDE POSITIVE JOIST CONNECTION TO WALL AND HEADERS PER SCHEDULE THIS SHEET.

I - JOIST CONNECTION SCHEDULE  FLOOR FRAMING TO BE LPI 32 PLUS 11 7/8" OR EQUAL SET AT 16" O.C.					
LOCATION	FASTENER				
BEARING WALL — EXTERIOR/INTERIOR TYP.	(2) 8d OR 10d BOX NAIL @ EACH JOIST				







SHEAR WALL SCHEDULE								
TAG	WALL TYPE	SHEAR WALLS	MATERIAL	FASTENERS				
SW-1	2X STUD WALL	CDX PLYWOOD SHEAR WALLS PER 2306.3 (1) - 2015 IBC	10/02 ODX SHEXITING	8d NAILS @ 6" O.C. @ PERIMETER EDGES & 12" O.C. INTERMEDIATE OR 1 1/2" x 16 GA. GALV. STAPES @ 6" O.C. @ PERIMETER & 12" O.C. INTERMEDIATE				
SW-2 ₩₩	2X STUD WALL	GYPSUM BOARD PER 2306.3 (3) - 2015 IBC	1/2" GYPSUM BOARD (MIN.)	1 1/2" x 16 GA. GALV. STAPES @ 7" O.C. @ PERIMETER & INTERMEDIATE				

Eskay Architecture

Commercial – Residential – Industrial

Onalaska, WI 54650 Ph: 608-317-1565

Email: eskayarchitect@gmail.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of he State of WISCONSIN Number: A-10047 Date: 07/31/2022

Information contained in these drawings was prepared for the specific site/

NARD RESIDENCES
RESIDENTIAL BUILDING

DATE / SET - TYPE

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SHEET TITLE
SECOND FLOOR
FRAMING /

SHEAR WALL PLAN

SHEET NO.

S2.1

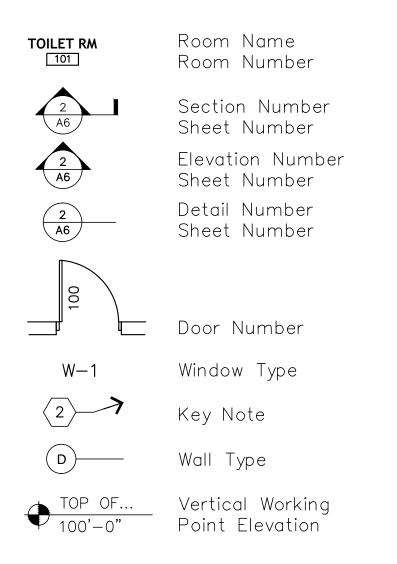
# FIFTH WARD RESIDENCES

9,664 S.F. Residential Building

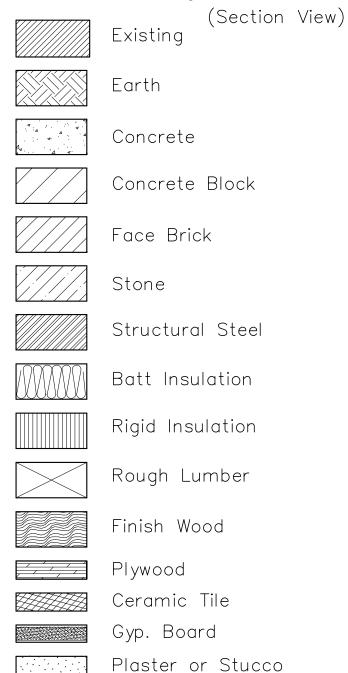
8608 s.f. First floor - 1056 s.f. Second floor

LaCrosse, WI 54601

# Graphic Symbols



# Material Symbols



# SCOPE OF WORK

THIS PROJECT CONSISTS OF A NEW 9.644 S.F. TWO STORY 7 UNIT APARTMENT BUILDING.

THE OCCUPANCY TYPE IS R-2 RESIDENTIAL

THE BUILDING CONSTRUCTION TYPE IS V-B UNPROTECTED.

1 HOUR RATED WALLS SEPARATE EACH UNIT

FULLY SPRINKLERED PER NFPA 13R

THE BUILDING CONSISTS OF A SLAB ON GRADE WITH WOOD FRAMED WALLS AND WOOD JOIST FLOOR FRMAING AND AN ENGINEERED WOOD TRUSS ROOF SYSTEM. REFER TO PLANS

## CODE DATA

**GOVERNING CODES** 

STATE OF WISCONSIN-CITY OF LACROSSE

APPLICABLE CODES: ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. APPLICABLE CODES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING ADOPTED CODES:

2015 IBC WITH 2018 WISCONSIN AMENDMENTS (SPS 362) 2015 IEBC WITH 2018 WISCONSIN AMENDMENTS (SPS 362) 2015 IMC WITH 2018 WISCONSIN AMENDMENTS (SPS 364) 2017 WISCONSIN ELECTRIC CODE (SPS 316) 2018 WISCONSIN PLUMBING CODE (SPS 381-387) 2015 IECC WITH 2018 WISCONSIN AMENDMENTS (SPS 362) 2015 NFPA 101 LIFE SAFETY CODE 2015 INTERNATIONAL FIRE CODE ACCESSIBILITY: 2009 ANSI 117.1 (IBC CHP 11)

#### I. <u>BUILDING INFORMATION:</u>

A. **BUILDING DESIGNATION**: RED CLOUD TOWN HOMES (2) INDENTICAL BUILDINGS

B. **BUILDING LOCATION:** 

LACROSSE, WI 54601

II. BUILDING CLASSIFICATIONS

A. OCCUPANCY GROUP:

B. <u>SPECIAL REQUIRMENTS:</u>

-SEC. 309 - R2 - (RESIDENTIAL) APARTMENT BUILDING

-SEC. 420.2 SEPARATION WALLS. WALL BETWEEN DWEELING UNITS ARE CONSTRUCTED AS 1 HR FIRE PARTITIONS PER. SECT 708 -SEC. 420.5 AUTOMATIC SPRINKLER SYSTEM

AUTOMATIC SPRINKLER SYSTEM PER 903.2.8 - NFPA 13R IS BEING

INSTALLED ON THIS PROJECT.

C. <u>BUILDING AREA:</u> 2 - STORY BUILDING (PARTIAL 2 -STORY)

6448 S.F. FIRST FLOOR 1056 S.F. SECOND FLOOR 1720 S.F. GARAGES 440 S.F. PORCHES

TOTAL = 9,664 S.F.

TAB. 506.2 ALLOWABLE AREA (PER FLOOR) R2 - RESIDENTIAL, SPRINKLER 13R, CONSTR. TYPE VB = 7,000 S.F

FIRST FLOOR TOTAL = 8608 S.F.

FIRE RESISTIVE RATING BASED ON FIRE SEPARATION DISTANCE

- TYPE V-B CONSTRUCTION = O RATING REQUIRED

-SECTION 602.2 - TYPE V-B

E. OCCUPANCY LOAD: -TABLE 1004.1.2 -

RESIDENTIAL = 200 S.F. PER OCCUPANT GROSS RESIDENTIAL LIVING AREA - GROSS = 7504 S.F. 7504 / 200 = 38 PERSONS / 6 PERSON PER UNIT MAX.

F. ACCESSIBLITY: -SECTION 1107.6.2.2.2 - TYPE B UNITS IN R-2 OCCUPANCIES CONTAINING MORE THAN 4 UNITS,

EVERY UNIT SHALL BE TYPE B UNITS. ALL UNITS ON THIS PROJECT ARE TYPE B UNITS.

# SHEET INDEX

# GENERAL

T1.0 Title Sheet / Code Data / Project Info

A0.1 Architectural Site Plan

# ARCHITECTURAL

A1.0 Overall Main Level Floor Plan

A1.1 Overall Second Level Floor Plan

A1.2 Unit A & B Floor Plans

A1.3 Unit C, F & G Floor Plans

A1.4 Unit D Main & Second Level Floor Plans

A1.5 Unit E Main & Second Level Floor Plans

A2.0 Details & Schedules

A3.0 Exterior Elevations

A201 Exterior Elevations

A4.0 Building Sections & Details

A4.1 Building Sections & Details

A4.2 Wall Sections & Details

A4.2 Wall Sections & Details

# STRUCTURAL

S0.1 Structural Specifications

S1.0 Foundation Plan & Details

S2.0 Roof Framing Plan and Details

S2.1 Second Level Framing Plan / Shear Wall Plan

Design Build - Under Separate Submittal/Permit

**ELECTRICAL** 

Design Build - Under Separate Submittal/Permit

PLUMBING

Design Build - Under Separate Submittal/Permit

RESIDENCES ENTIAL BUILDING

DATE / SET - TYPE

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REVISIONS

SHEET TITLE

TITLE SHEET / CODE DATA