

# 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 CONTINUOUSLY POWERED BY THE NEW BUILDING ELECTRICAL AND HAVE BATTERY BACK UP. CONTRACTOR TO INSTALL IN ACCORDANCE WITH ALL REQUIRED CODES

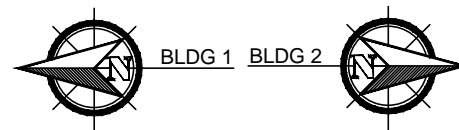
## FIRE SPRINKLER/DETECTION/ALARM SYSTEMS NOTES:

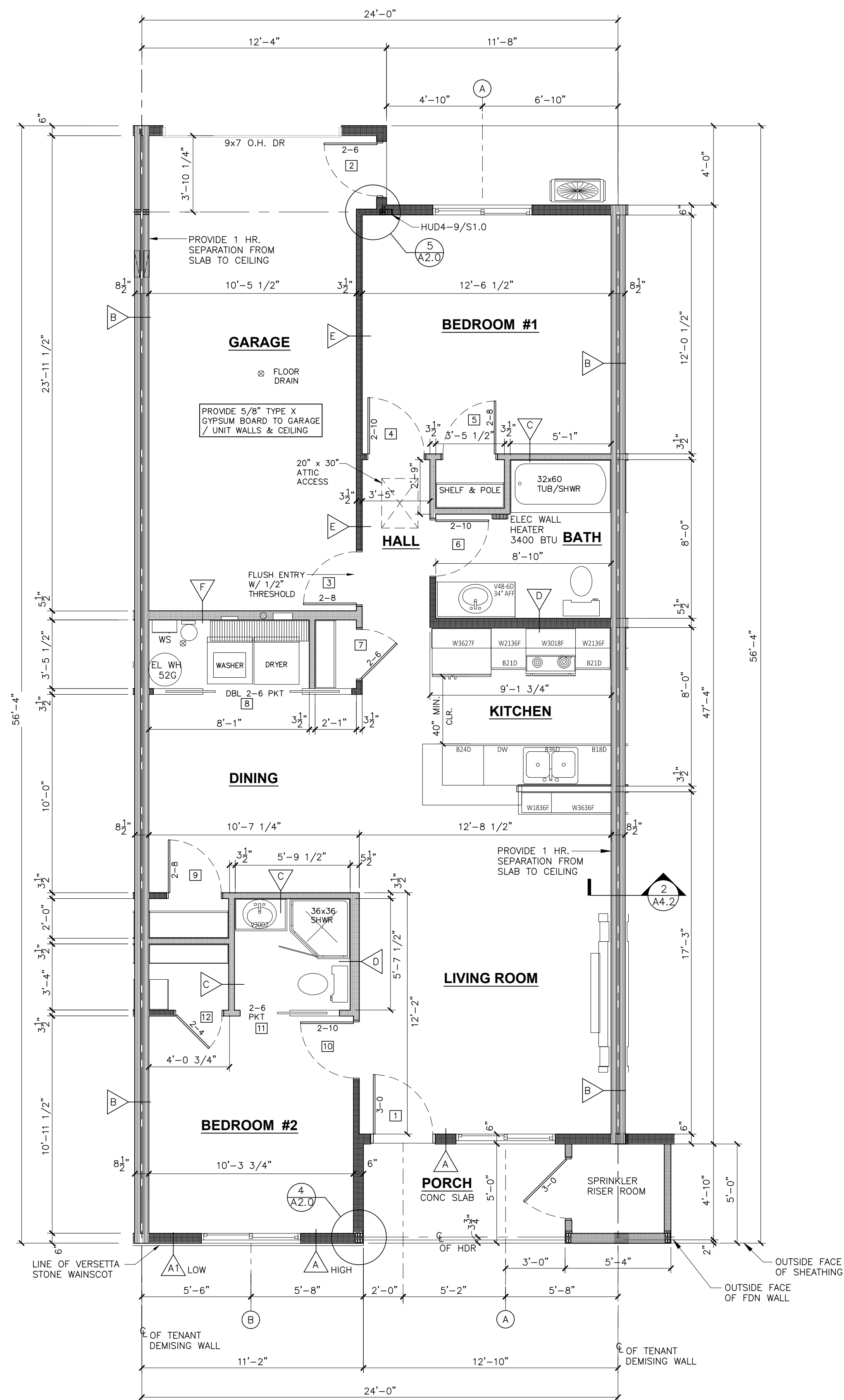
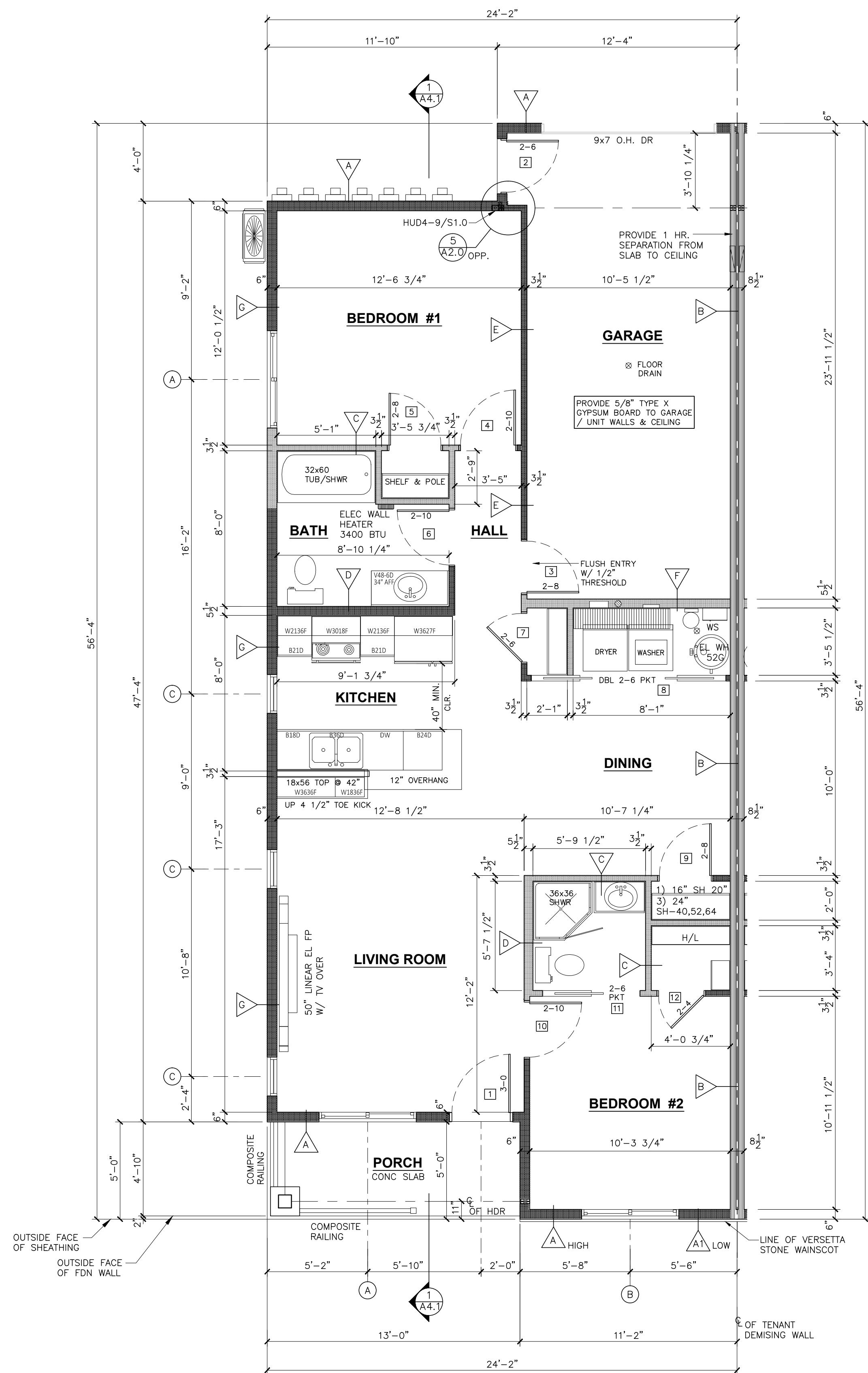
### FIRE SUPPRESSION SYSTEM:

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.
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 OUT 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.
4. 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:

1. 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.
2. RESIDENTIAL UNIT DETECTORS DO NOT NEED TO BE INTERCONNECTED TO BUILDING FIRE ALARM SYSTEM.





## GENERAL CONSTRUCTION NOTES

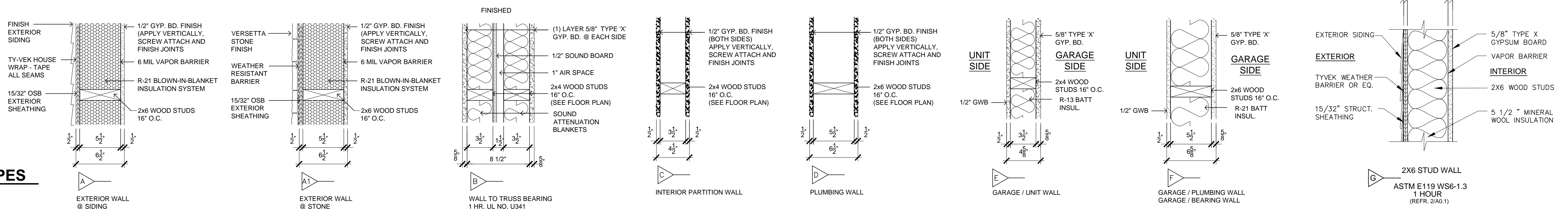
- OBSERVE ALL STATE, LOCAL CODES AND O.S.H.A. SAFETY STANDARDS.
- STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH IBC SECTION 2308 - CONVENTIONAL LIGHT-FRAME CONSTRUCTION.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS.
- DIMENSIONS ON PLAN ARE FROM O.S. FACE OF STUD TO O.S. FACE OF STUD. EXTERIOR STUD DIMENSIONS ARE TO FACE OF EXTERIOR STUD.
- ALL EXTERIOR STUDS TO HAVE 15/32" OSB CONTINUOUS ON EXTERIOR SIDE.
- ALL INTERIOR STUDS TO HAVE GYP. BD. CONTINUOUS TO BOTTOM OF TRUSSES.
- PREP ALL WALLS AS REQUIRED PER FINISH MATERIAL MANUFACTURERS SPECIFICATIONS.
- ALL FRAMING TO BE 2x WOOD STUDS @ 16" O.C., NO 2 GRADE LUMBER OR BETTER.
- SEE SHEET S200 FOR HEADER SCHEDULE.
- 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.
- SEE BUILDING SECTION/NOTES FOR EXTERIOR WALL CONSTRUCTION, CONSTRUCTION METHODS AND SPECIFICATIONS.
- (A) DENOTES WINDOW TYPE. SEE WINDOW SCHEDULE. SHEET A101.
- (1) DENOTES DOOR TYPE, ALL DOORS SELECTED SHALL BE APPROVED BY THE OWNER.
- ALL DOOR HARDWARE TO MEET ICC/ANSI A117.1, SECTION 404.26 FOR OPERABILITY.
- GYP. 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.
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- PROVIDE (1) OUTSIDE FROST PROOF HOSE BIBBS PER LIVING UNIT. (7) OUTSIDE WEATHER PROOF DUPLEX OUTLETS (ONE PER UNIT).
- PROVIDE ATTIC ACCESS (MIN. 22" x 30") & MIN 30" HEADROOM CLEARANCE.  
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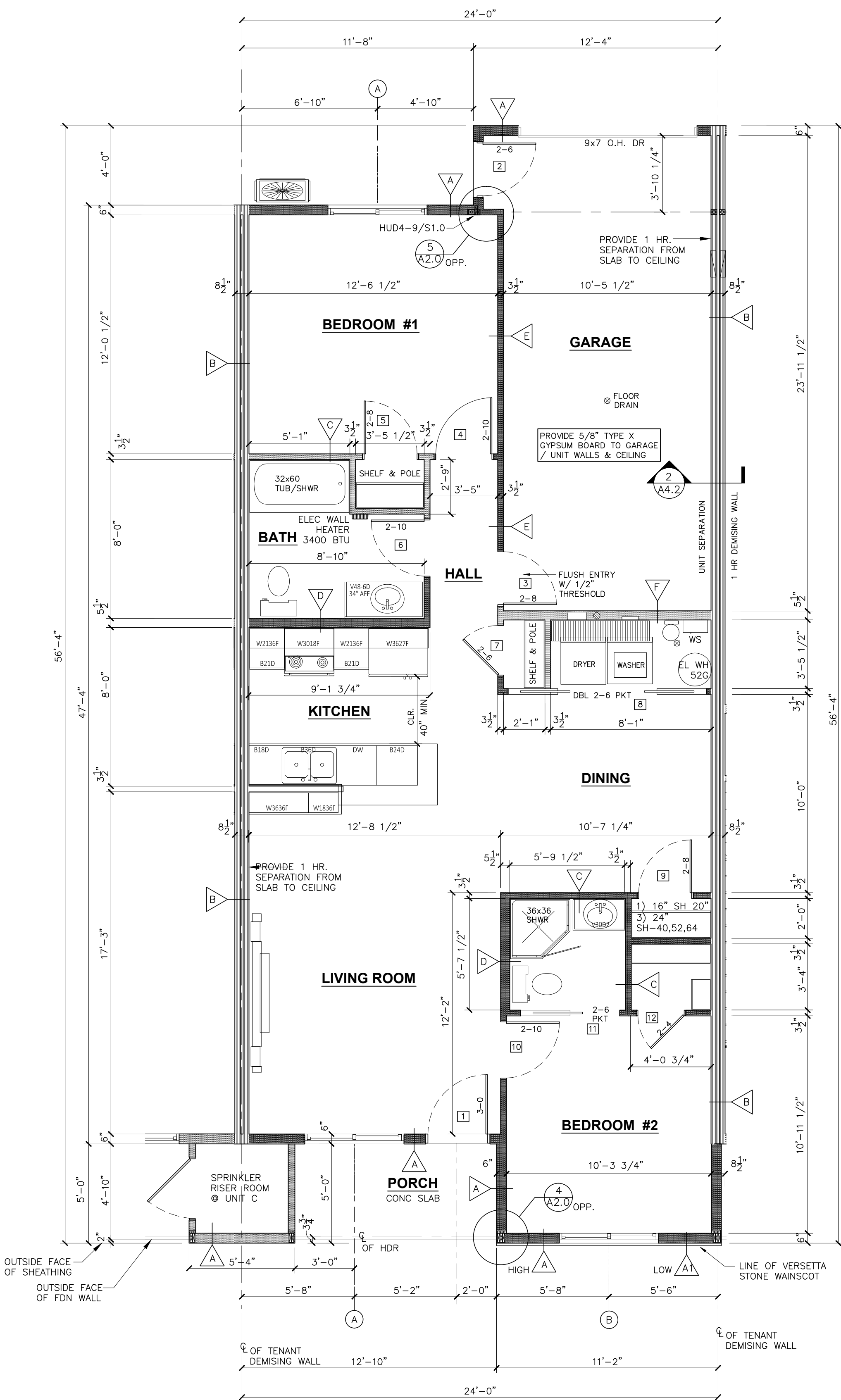
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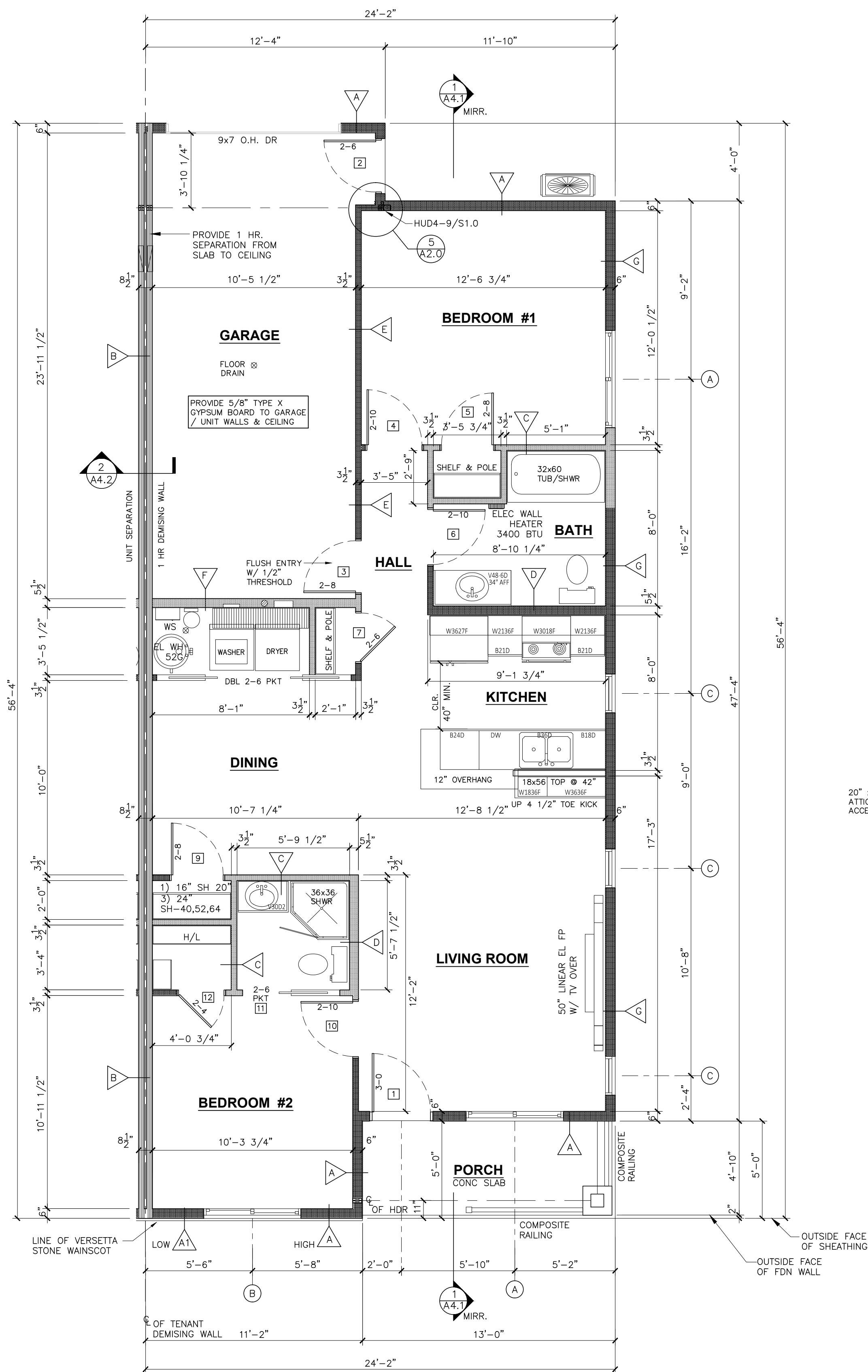
## 3 WALL TYPES NTS







**1 UNIT C & F FLOOR PLAN**  
1/4" = 1'-0"



**2 UNIT G FLOOR PLAN**  
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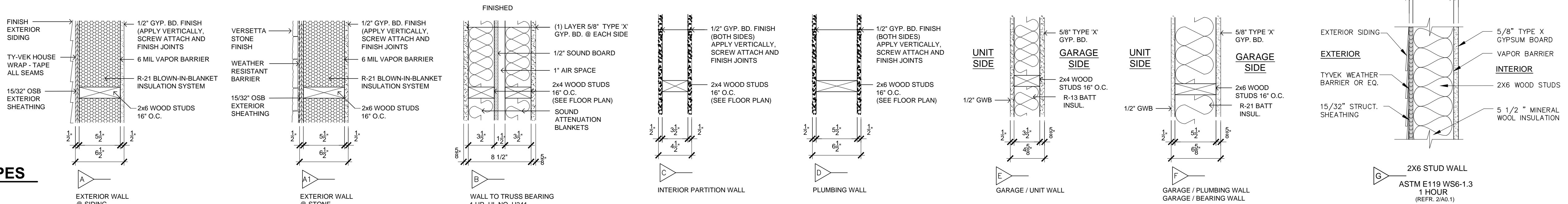
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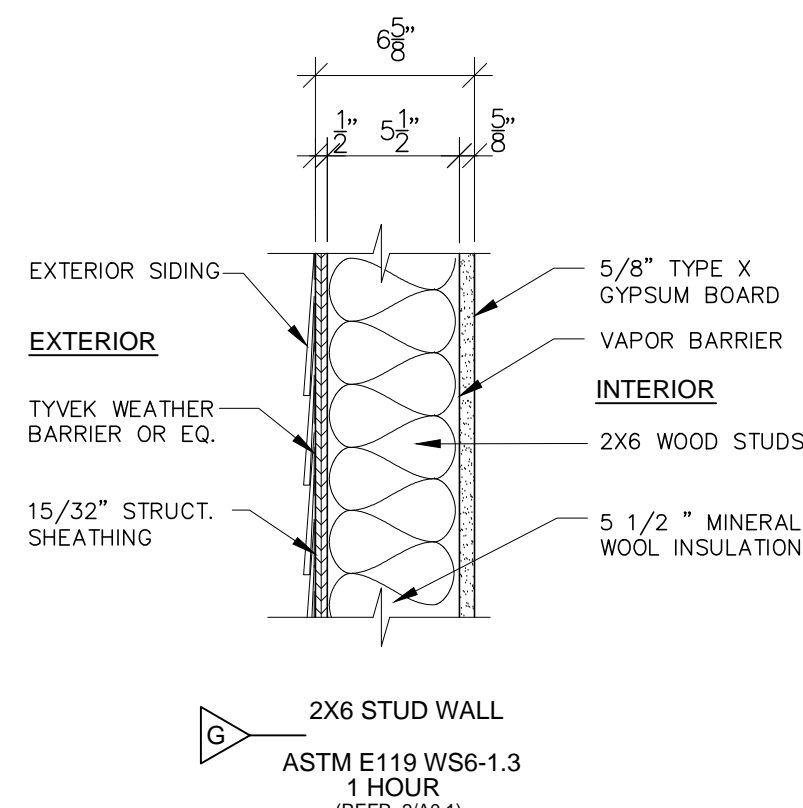
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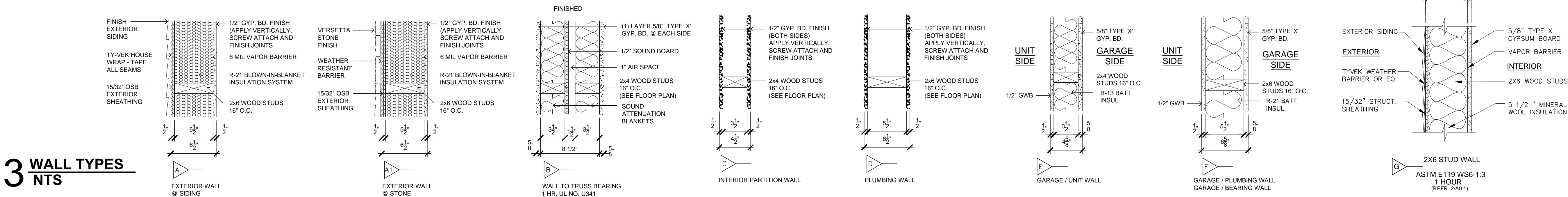
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# 1 UNIT E MAIN LEVEL FLOOR PLAN

## 2 UNIT E SECOND LEVEL FLOOR PLAN



| PARTMENT UNITS |                   |                |              |                |   |         |
|----------------|-------------------|----------------|--------------|----------------|---|---------|
| DOOR #         | LOCATION          | SIZE           | MATERIAL     | HARDWARE GROUP | REMARKS                                   | NOTES   |
| 1              | ENTRY LIVING ROOM | 3'-0" x 6'-8"  | INSUL. STEEL | 1              | INSULATED EXTERIOR ENTRY DOOR             | NOTE #1 |
| 2              | ENTRY GARAGE      | 2'-6" x 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'-4" 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" x 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                     |         |
|                |                   |                |              |                |   |         |
|                |                   |                |              |                |   |         |
|                |                   |                |              |                |   |         |
|                |                   |                |              |                |   |         |

- 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)

- 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

**GARAGE**

OUTSIDE FACE OF FDN WALL BELOW

GARAGE SERVICE DOOR OPENING

OUTSIDE FACE OF FDN WALL BELOW

FACE OF GIRDER ALIGN WITH INSIDE FACE OF STUD WALL BEYOND, REFER TO 1/A4.0

GIRDER TRUSS

7'-0"

1'-0"

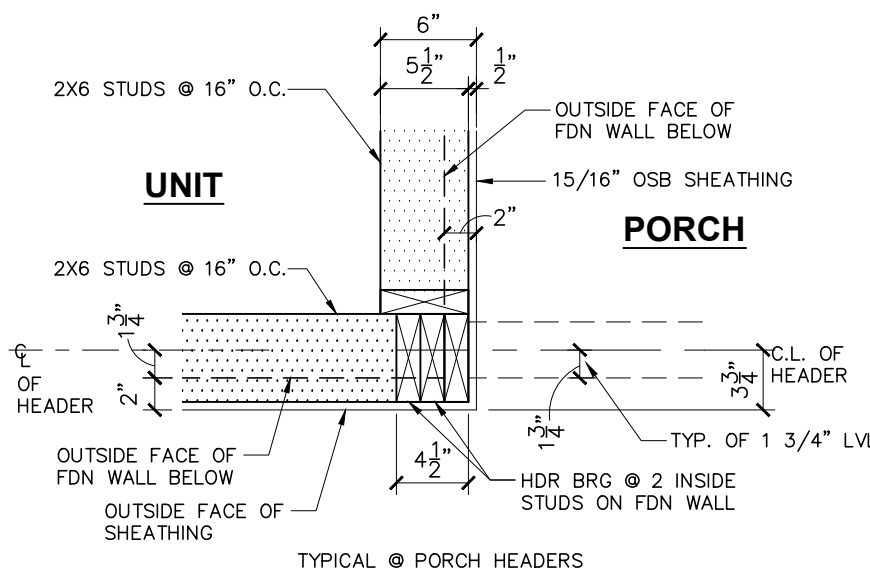
**BEDROOM**

HUD4 HOLD DOWN REFER TO-9/S1.0

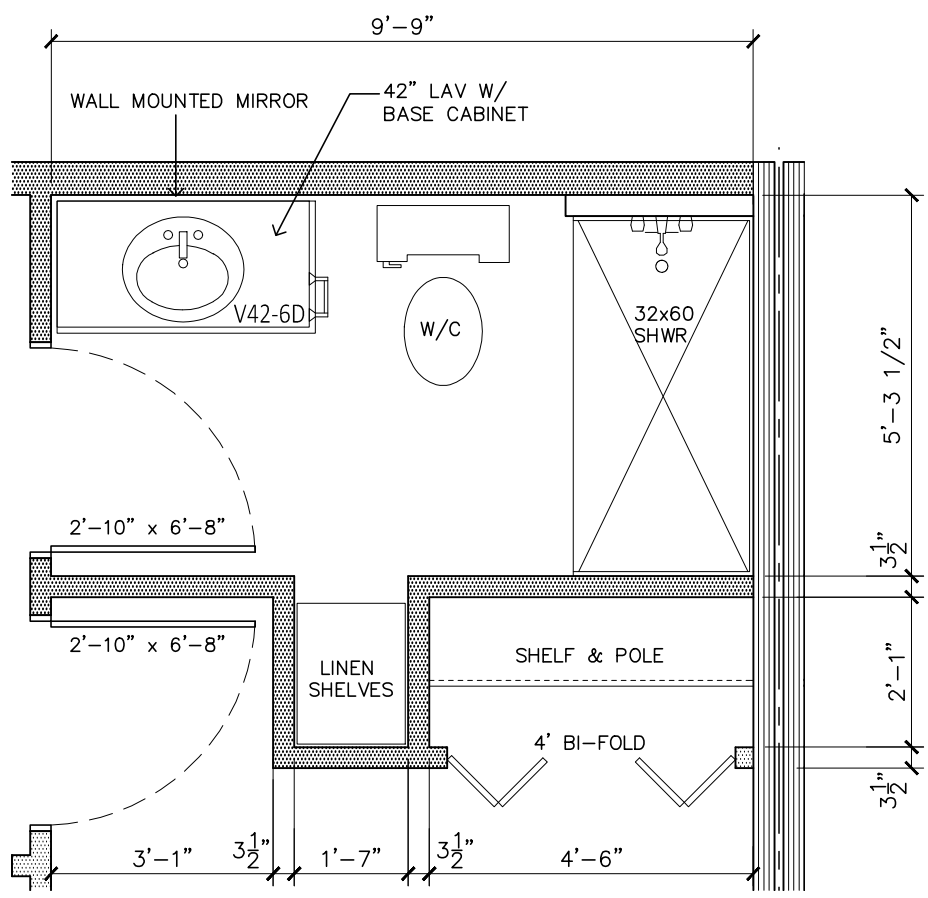
(2) PLY STUD BRG POST,  
(1) 2X4 & (1) 2X6  
FULL BRG ON FDN WALL

## 5 FRAMING DETAIL

## 4 FRAMING DETAIL



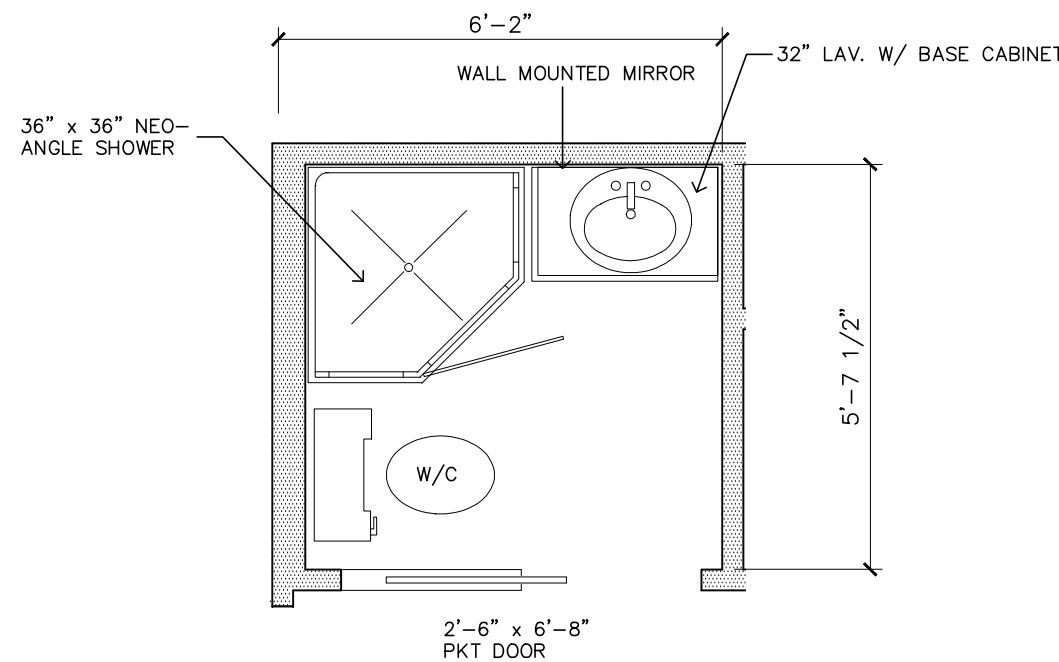
### 3 PRIVATE BATHROOM



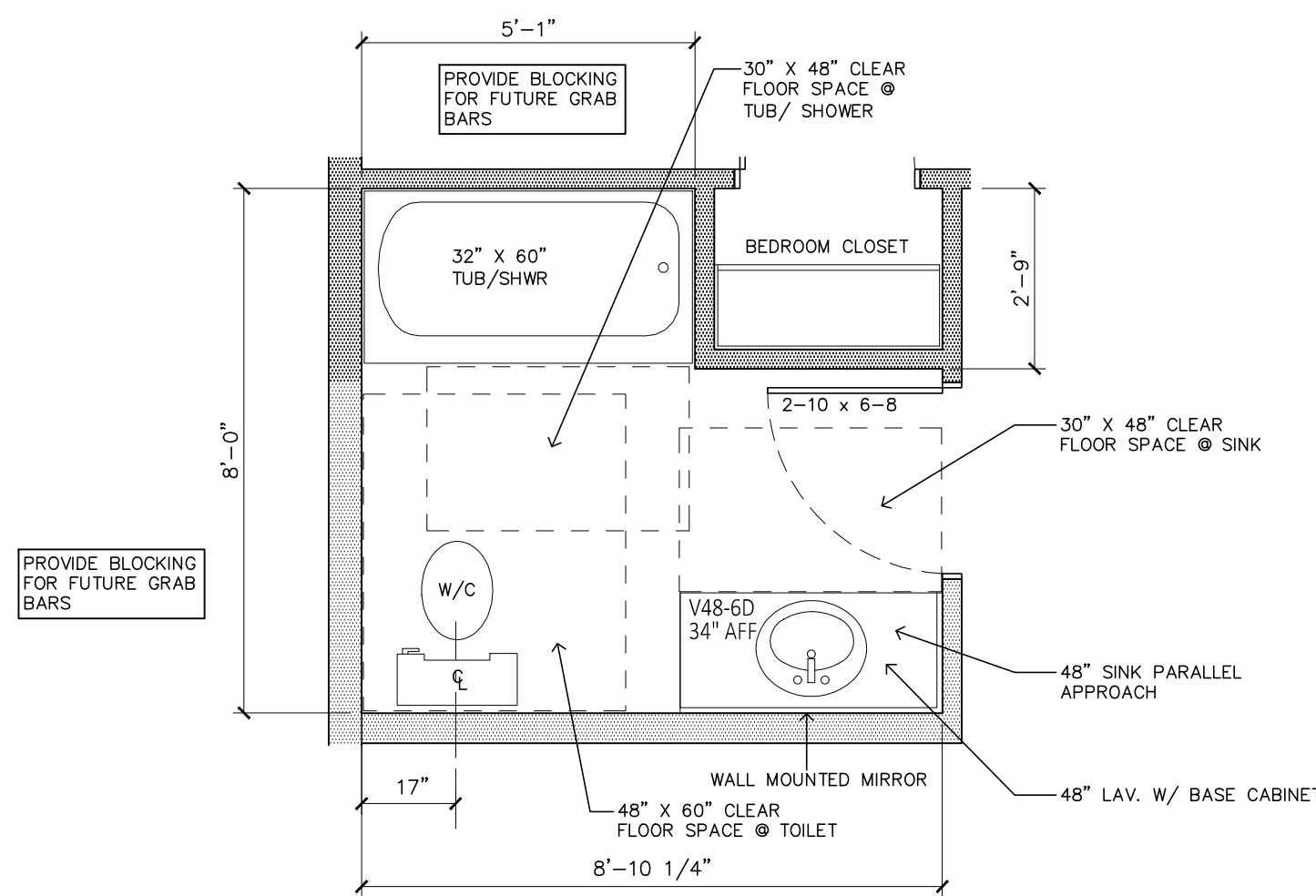
| MARK | QNTY. | TYPE  | UNIT WIDTH | UNIT HEIGHT | R.O. WIDTH | R.O. HEIGHT | U-VALUE | SHGC | NOTES: |
|------|-------|-------|------------|-------------|------------|-------------|---------|------|--------|
| (A)  | 14    | CSMNT | 5'-0"      | 4'-0"       | 5'-0 1/2"  | 4'-0 1/2"   | 0.29    | 0.32 | 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



**2 PRIVATE BATHROOM**  
3/8" = 1'-0" © RANCH BEDROOM 2



**1 BATHROOM**  
**3/8" = 1'-0"**

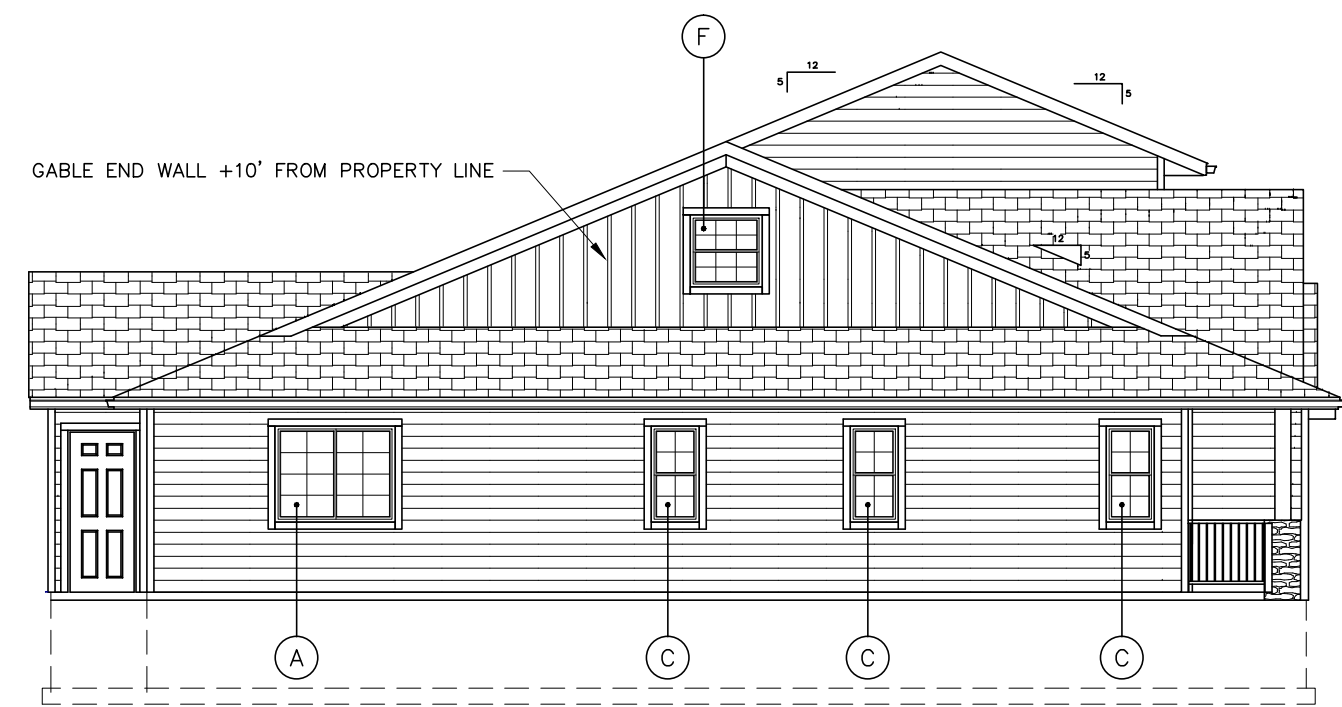
ICC A117.1 – 1004.11.3  
1004.11.3.1 OPTION A BATHROOM  
© FIRST FLOOR ALL UNITS





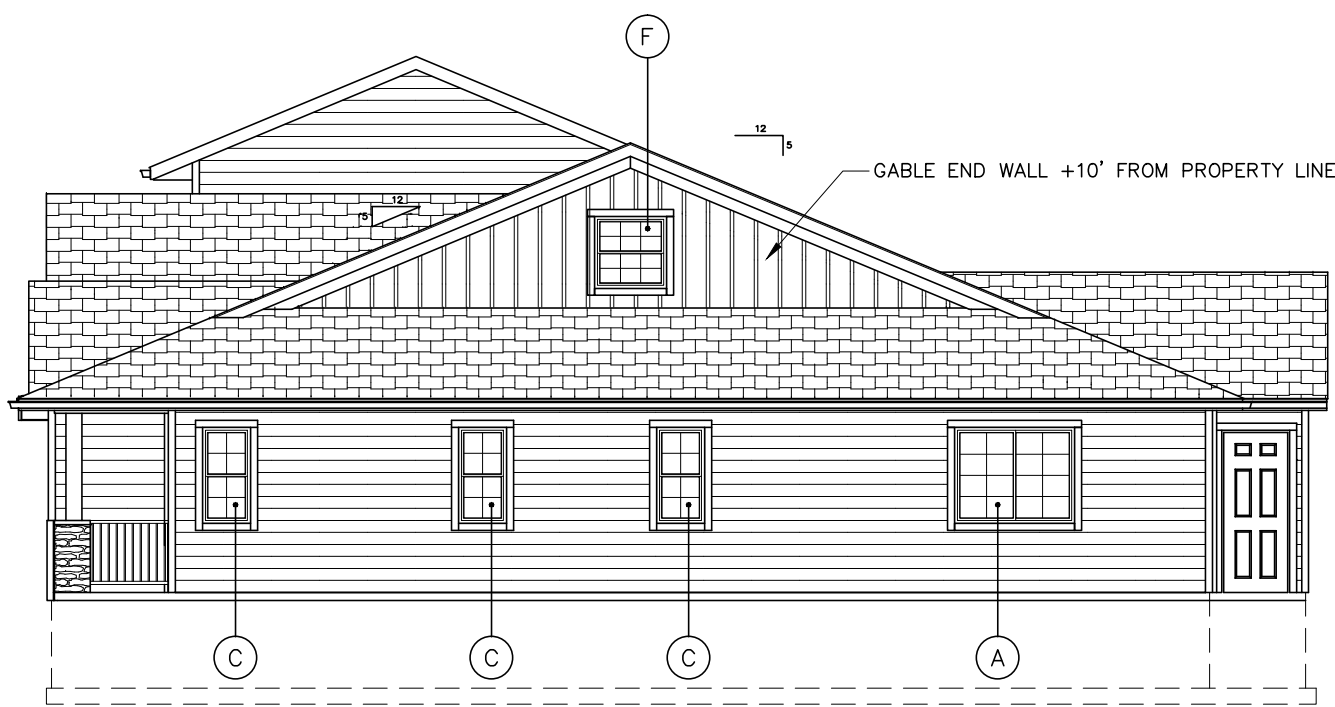
25 YEAR ARCHITECTURAL ASPHALT SHINGLES  
7" EXP LP SMARTSIDE LAP SIDING  
1 1/4" MINUTE TRIMMERS  
VERSETTA STONE

**1 FRONT ELEVATION**  
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. x 15% = 51.75 S.F. ALLOWABLE  
WINDOW AREA SHOWN = 44 S.F.

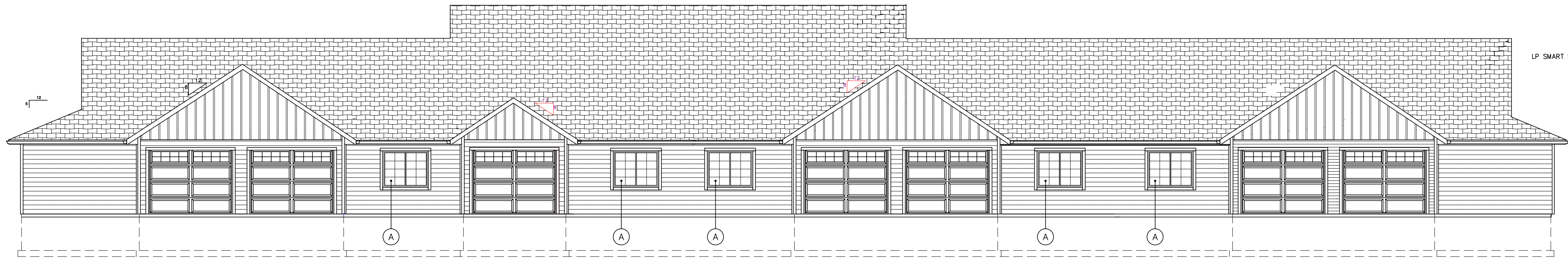


**3 SIDE ELEVATION**  
1/8" = 1'-0"

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

GENERAL ELEVATION NOTES

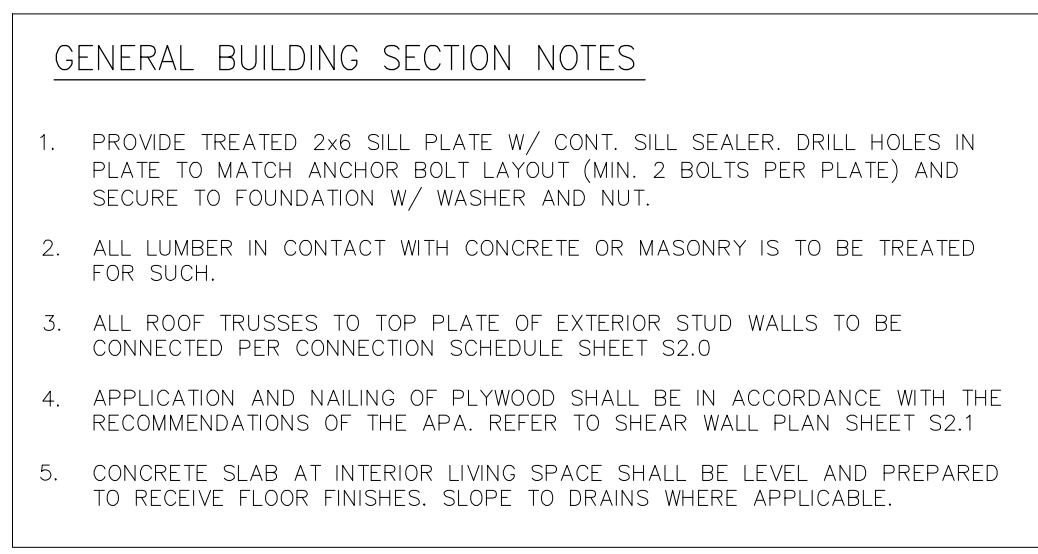
1. FIELD VERIFY ALL EXISTING SITE CONDITIONS, CONTOUR AND GRADES
2. FOOTINGS TO BEAR ON UNEXCAVATED SOIL OR APPROVED COMPACTED ENGINEERED FILL.
3. EXTERIOR SIDING W/CORNER BOARDS, WINDOW AND DOOR TRIM TO MATCH.
4. PROVIDE CONTINUOUS VENTED SOFFIT PANELS.
5. PROVIDE SEAMLESS GUTTERS AND DOWN SPOUTS AT ALL EAVE LOCATIONS. FIELD VERIFY LOCATIONS FOR PROPER DRAINAGE.
6. TAPE, FLASH AND CAULK ALL WINDOWS PER WINDOW INSTALLATION REQUIREMENTS.
7. 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.

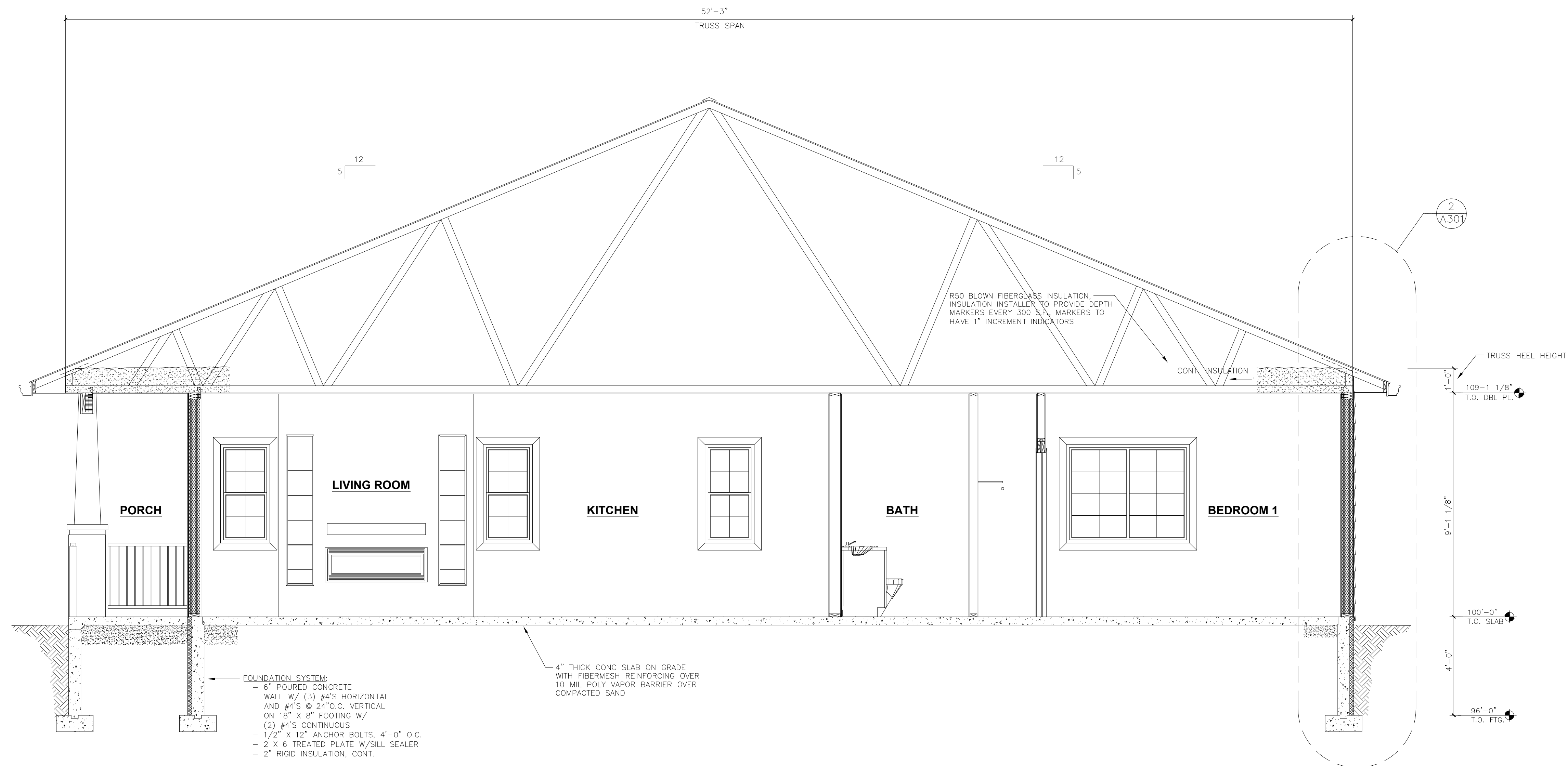


LP SMART SIDE BOARD/BATTEN

**4 REAR ELEVATION**  
1/8" = 1'-0"

| REVISIONS  |
|------------|
| NO.   DATE |
|            |
|            |
|            |
|            |
|            |
|            |





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

GENERAL BUILDING SECTION NOTES

1. 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 52.0
4. APPLICATION AND NAILING OF PLYWOOD SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTION TO SHEAR WALL PLAN SHEET 52.1
5. CONCRETE SLAB AT INTERIOR LEVELING SPACE SHALL BE LEVEL AND PREPARED TO RECEIVE FLOOR FINISHES. SLOPE TO DRAINS WHERE APPLICABLE.

PROJECT TITLE:

**FIFTH WARD RESIDENCES**  
**7 UNIT RESIDENTIAL BUILDING**

PROJECT LOCATION:

**LACROSSE, WI 54601**

DATE / SET - TYPE

09/14/21 PRELIMINARY

DRAWN BY:

## REVISIONS

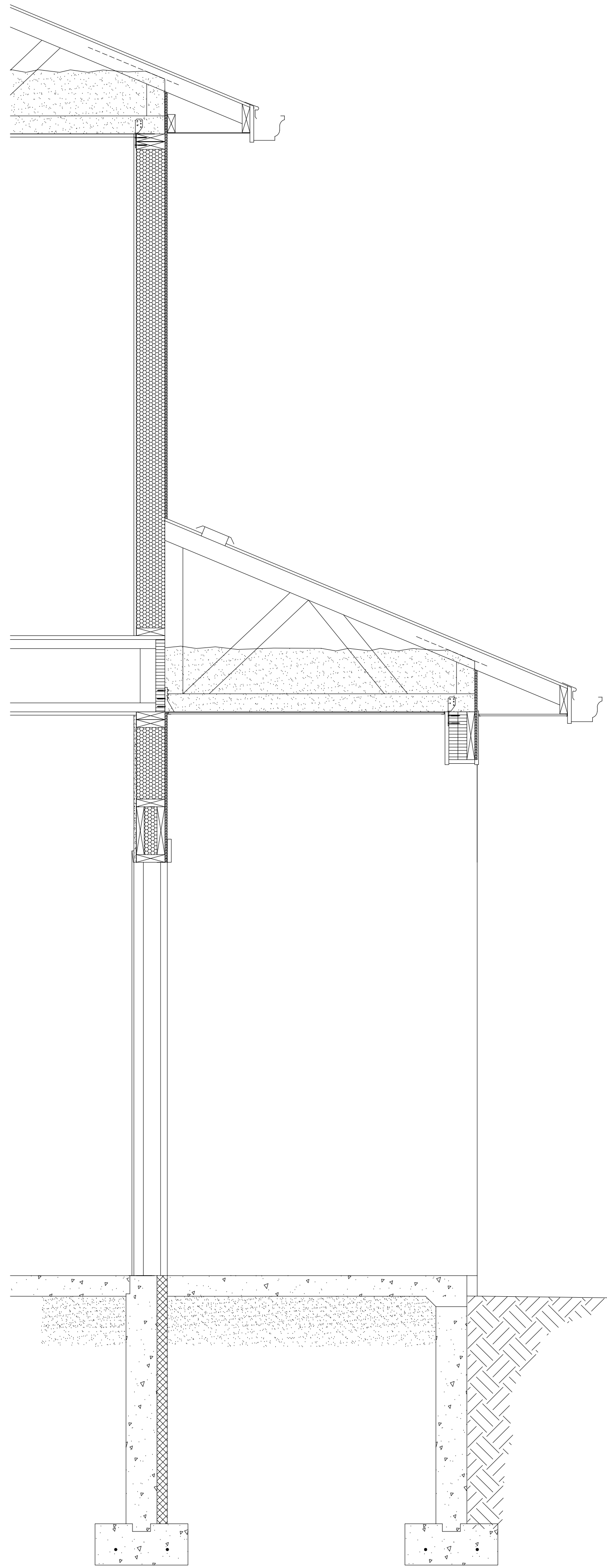
NO. | DATE

SHEET TITLE

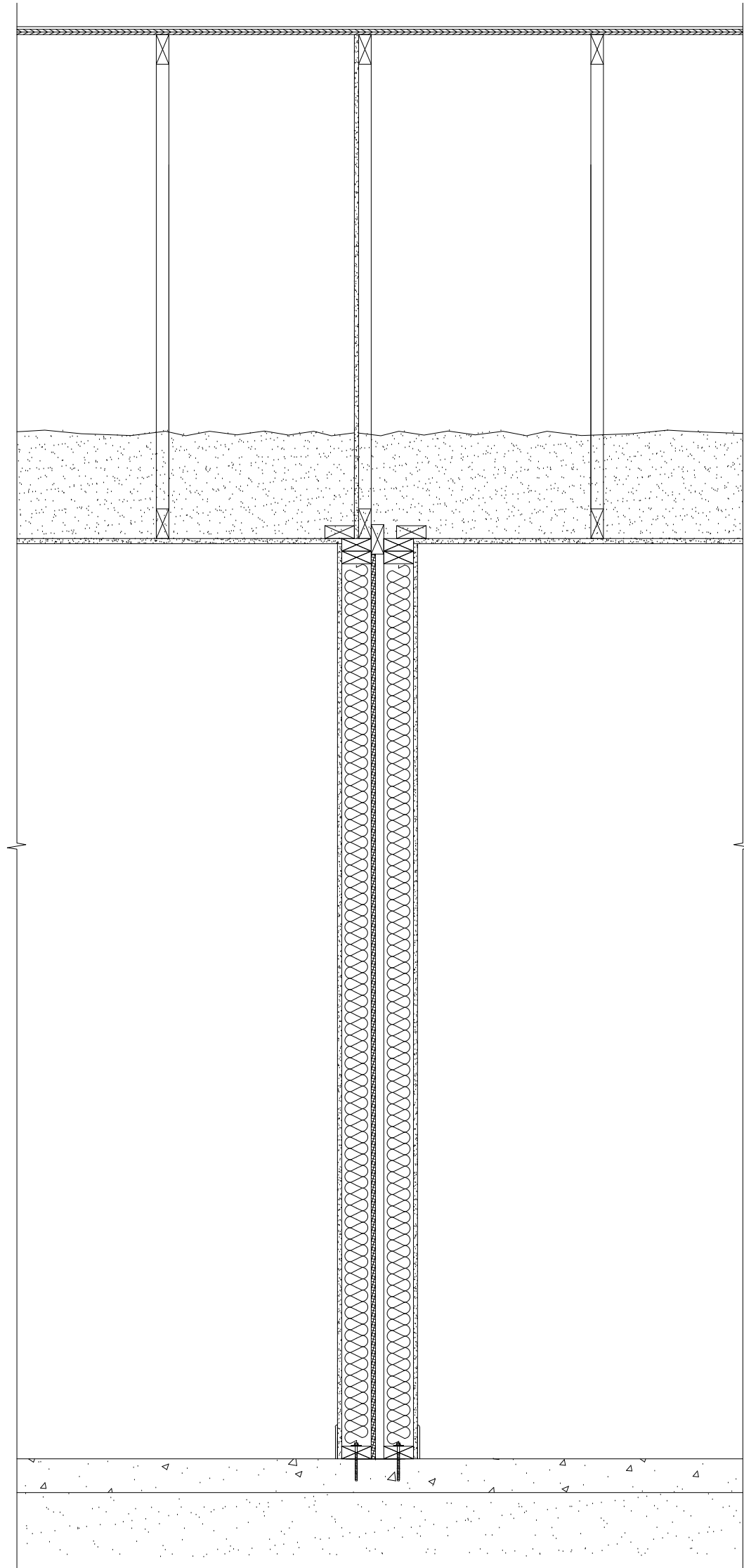
BUILDING SECTION

SHEET NO.

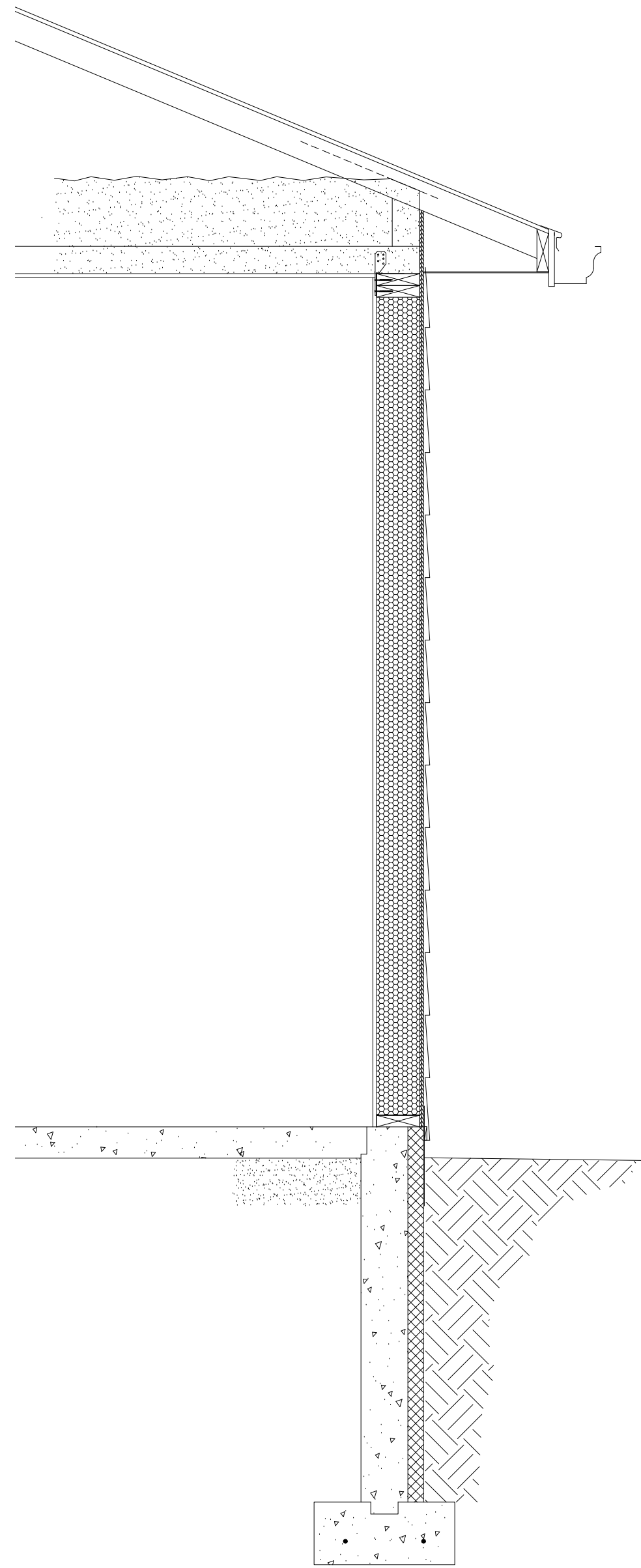




**3 WALL SECTION**  
3/4" = 1'-0"



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



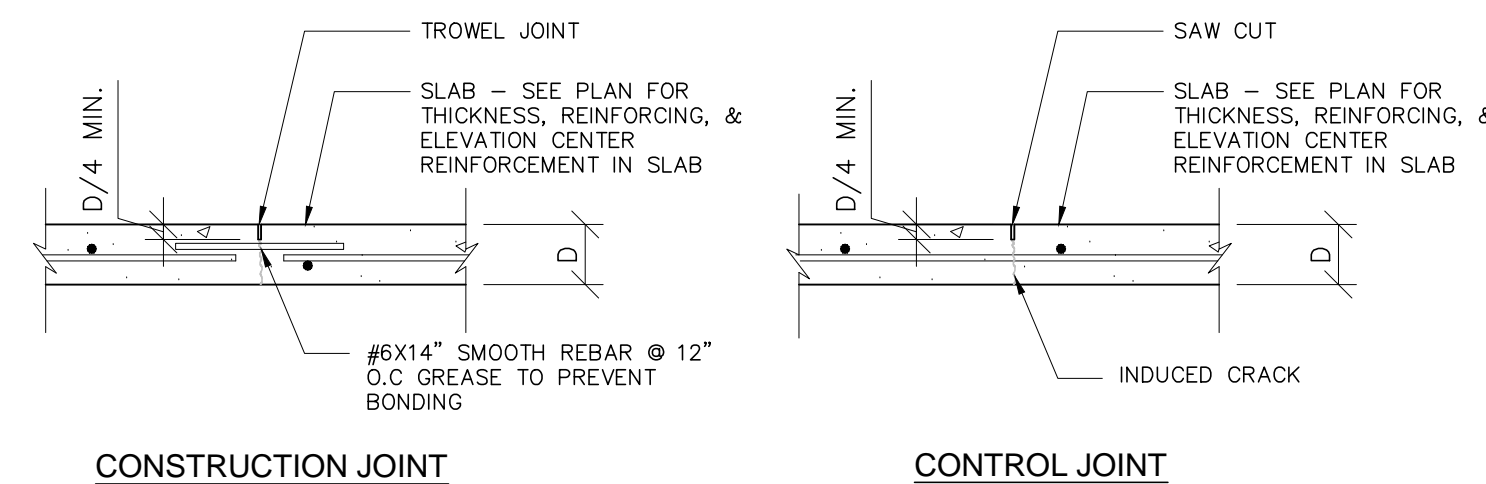
**1 WALL SECTION**  
3/4" = 1'-0"

| REVISIONS |      |
|-----------|------|
| NO.       | DATE |
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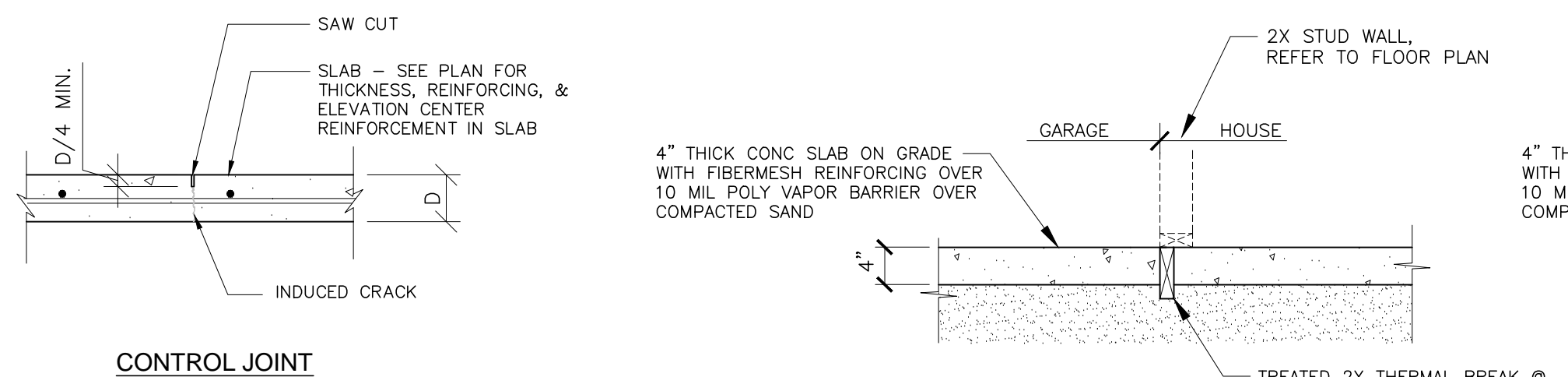




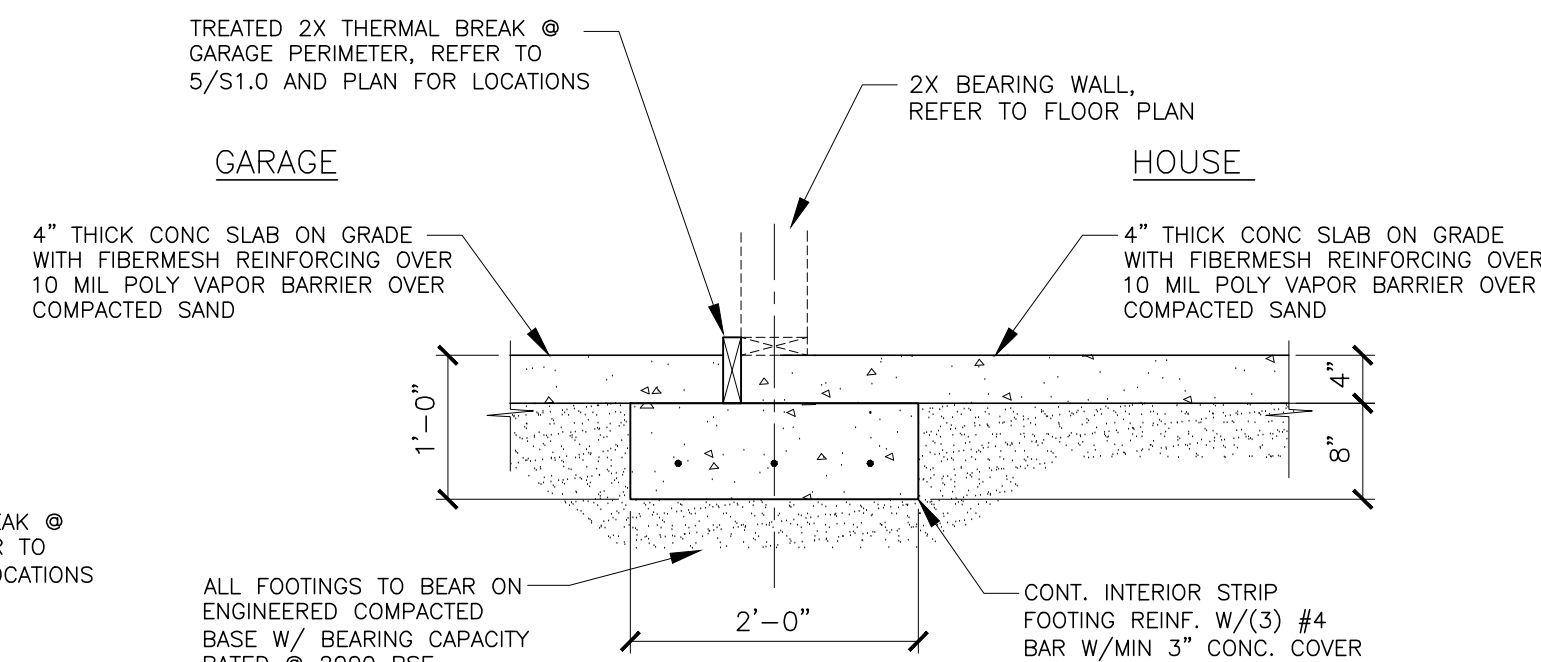




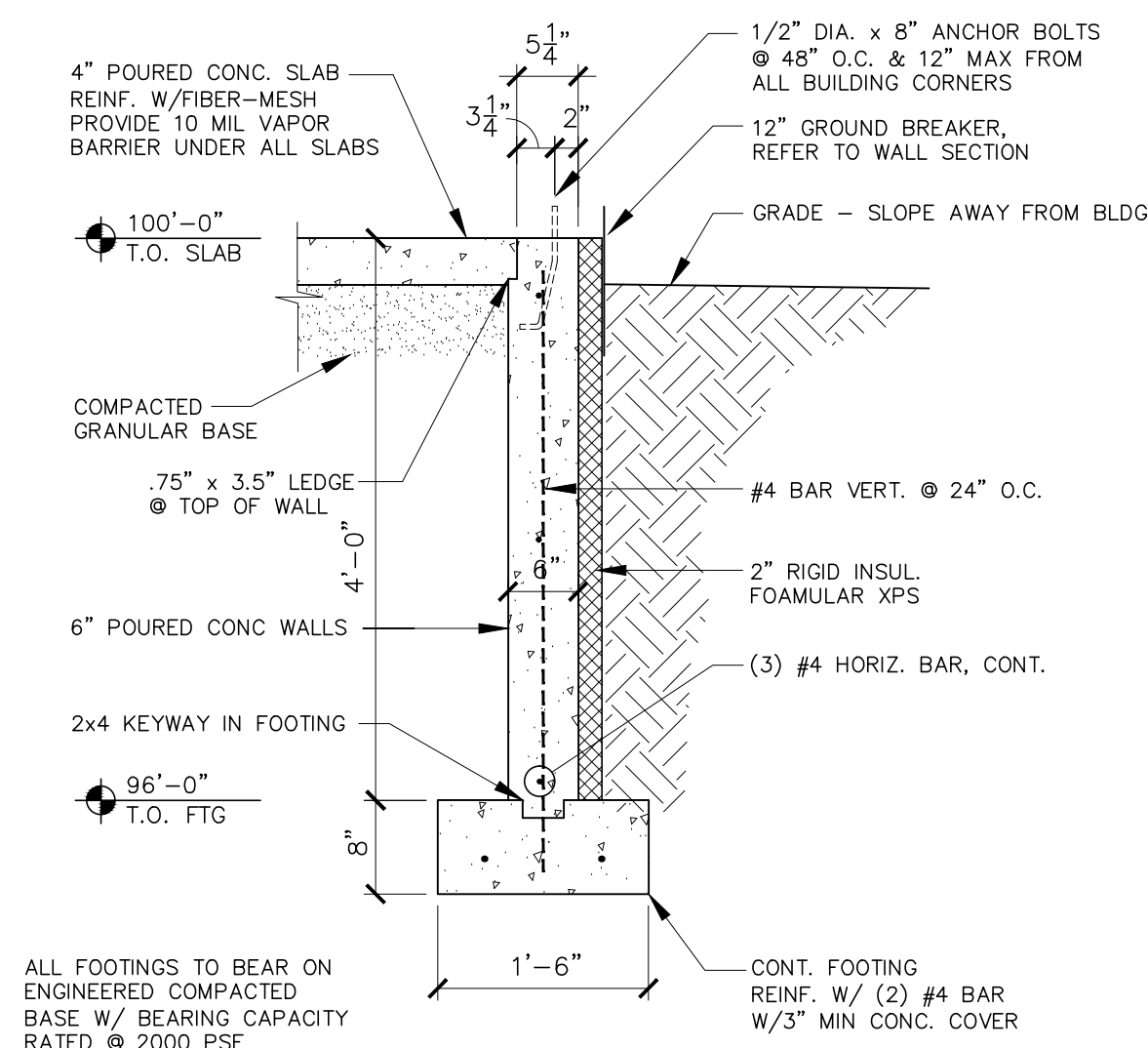
**7 SLAB CONTROL JOINT**  
3/4" = 1'-0"



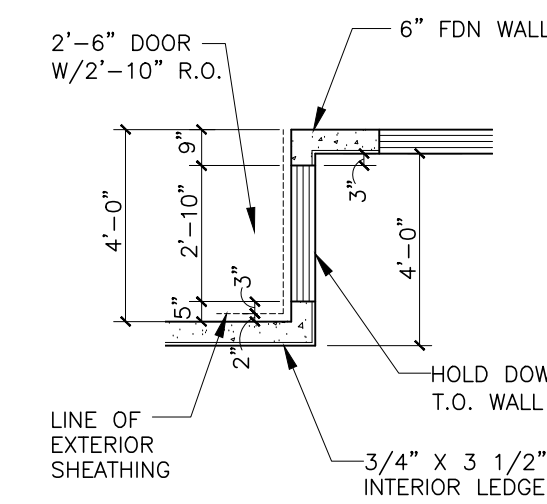
**5 SLAB SECTION**  
3/4" = 1'-0" © THERMAL BREAK



### 3 FOOTING SECTION



## 2 FOUNDATION SECTION



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

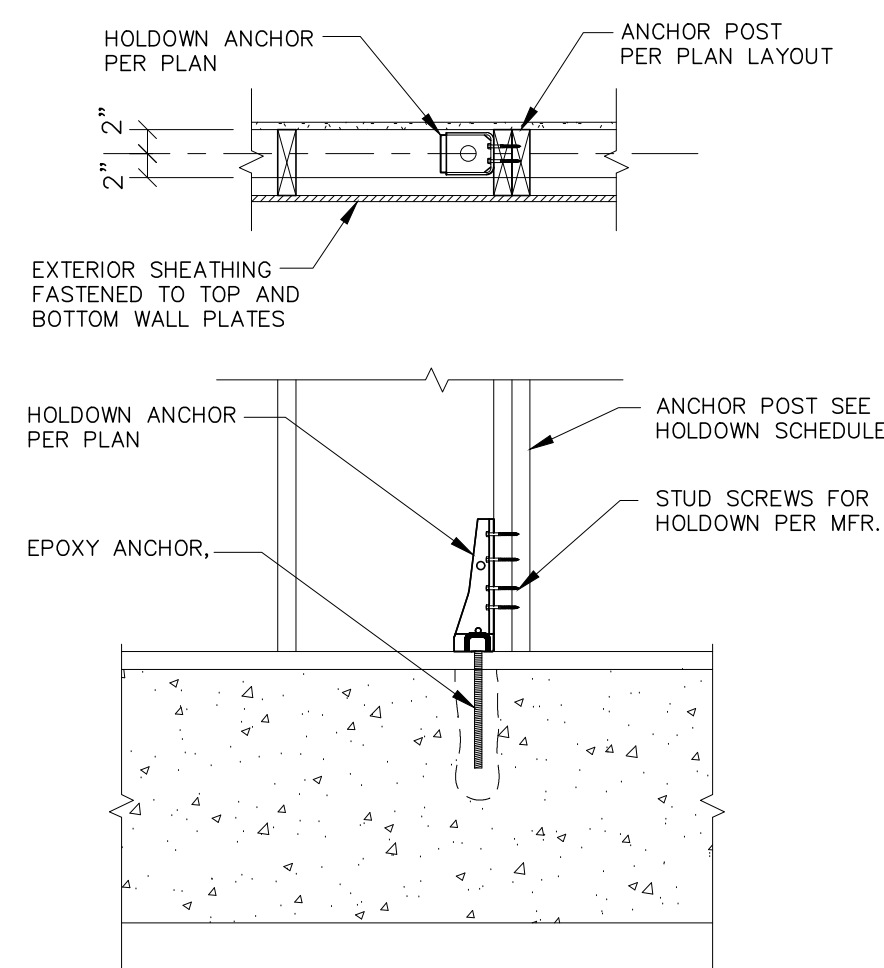
## GENERAL NOTES

1. OBSERVE ALL STATE AND LOCAL CODES
2. ALL REBAR USING SHALL BE CLEAN AND FREE OF OIL, GREASE OR OTHER CONTAMINANTS THAT WILL PREVENT COMPLETE BONDING TO THE CONCRETE.
3. 1/2" x 4" 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.

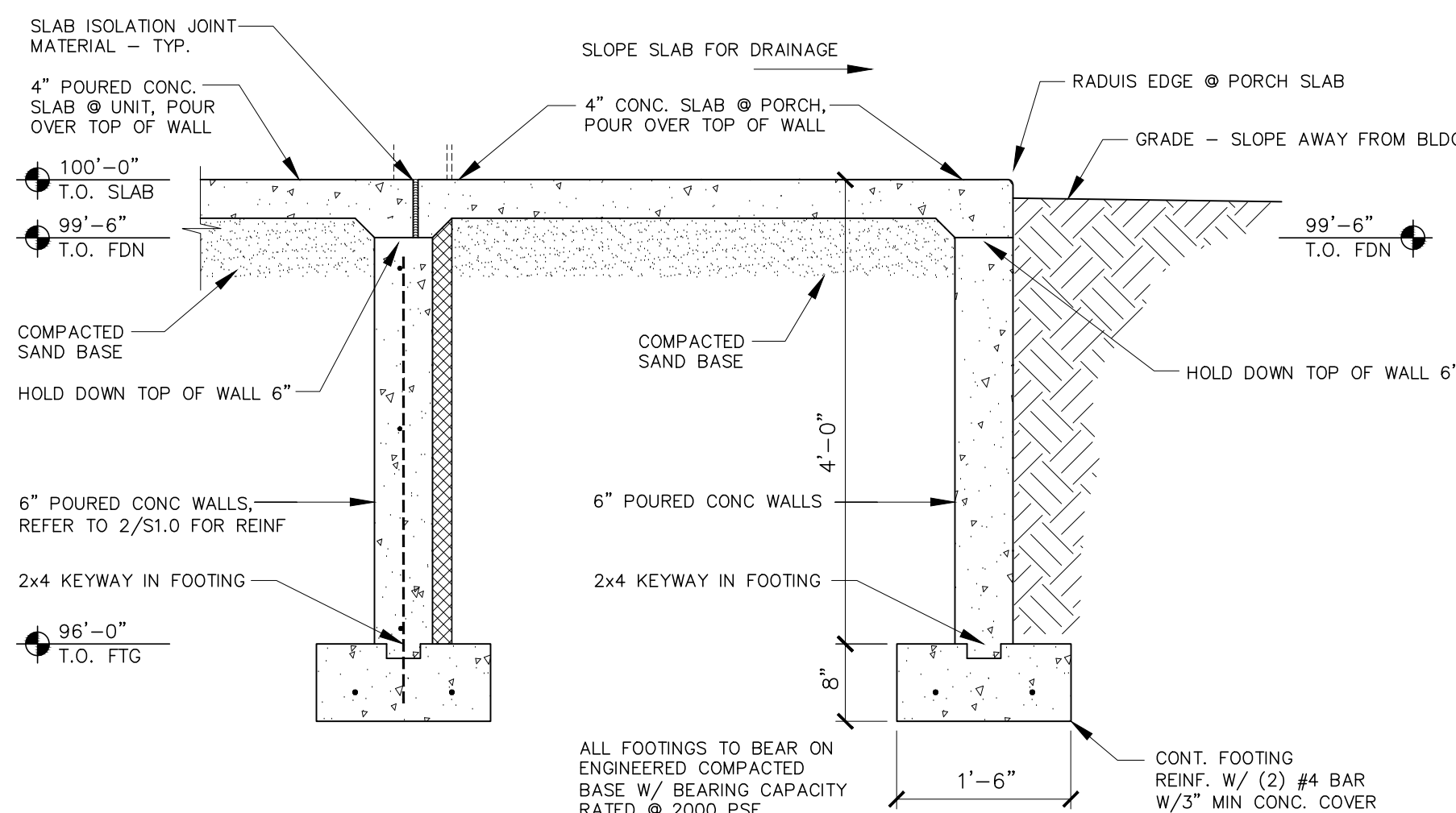
## KEYED NOTES

- ① 4" THICK CONC SLAB ON GRADE WITH FIBERESH 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 FLOOR. 1x4 (0.75" x 3.5")
- ④ HOLD DOWN TOP OF FOUNDATION WALL 6" FOR CONTINUOUS SLAB POUR OVER WALL - TYPICAL AT DOOR LOCATIONS
- ⑤ GRADE STRIP FOOTING AT BEARING WALL LOCATION. REFER TO SCHEDULE FOR SIZE AND REINFORCING.
- 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
- ⑧ TYPICAL SLAB CONSTRUCTION JOINT (WHERE APPLICABLE) REFER TO 1/S1.0
- ⑨ GROUNDING WIRE FOR 7 PANELS BONDED TO REBAR IN FOOTINGS

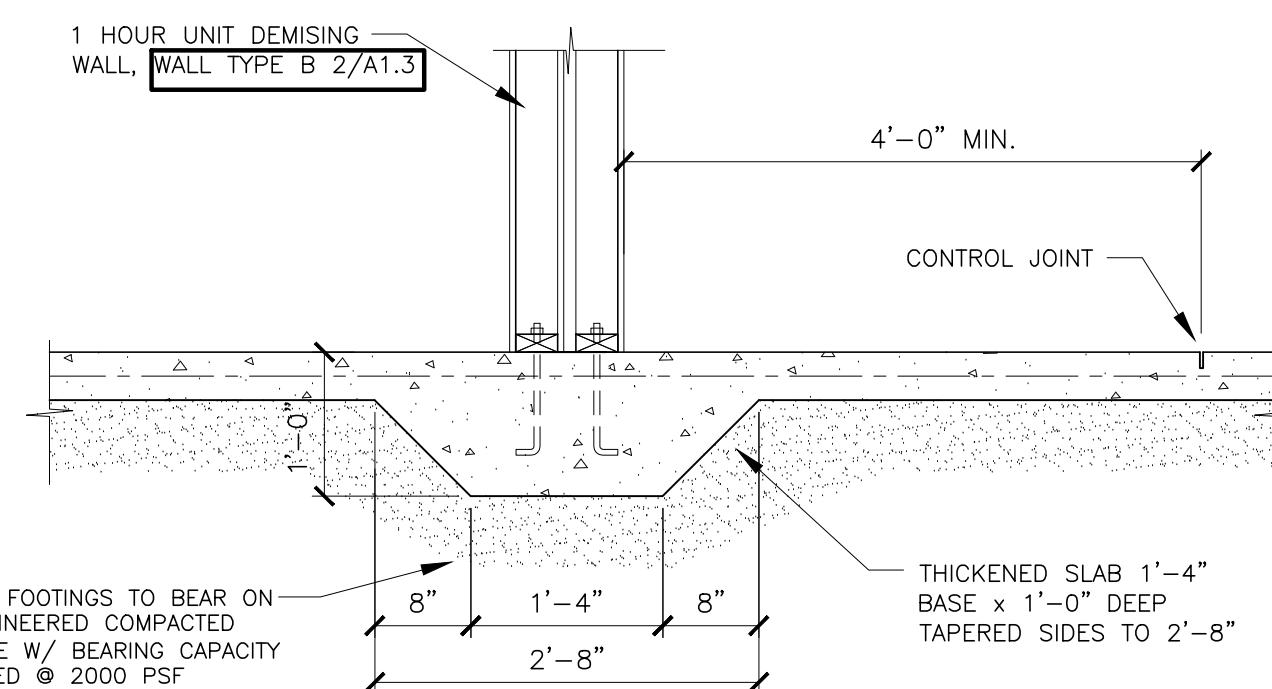
| FOOTING SCHEDULE |                     |                   |                       |
|------------------|---------------------|-------------------|-----------------------|
| MARK             | SIZE                | REINF             | REMARKS               |
| F1               | 18"x 8"x CONT.      | (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      |



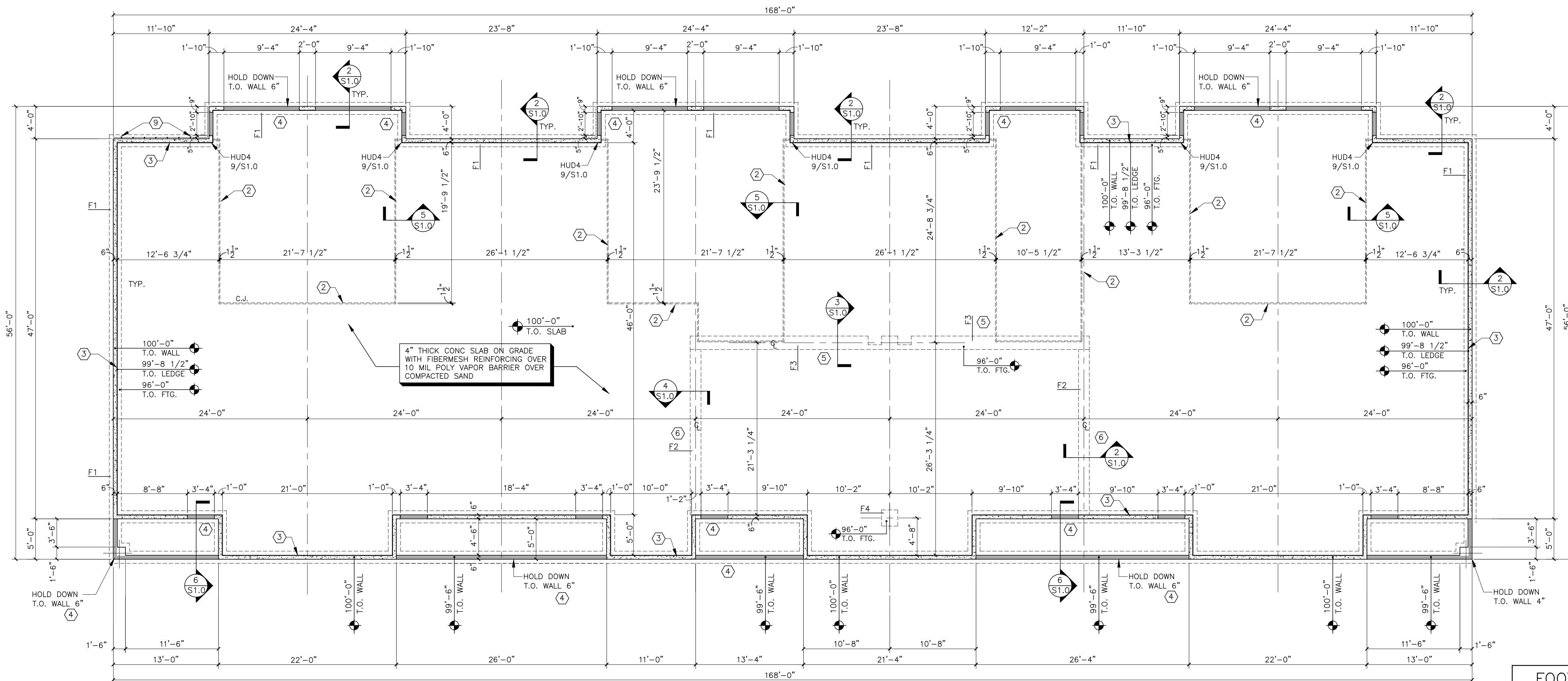
## 9 HOLD DOWN DETAIL



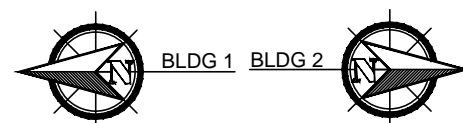
## 6 FOUNDATION SECTION



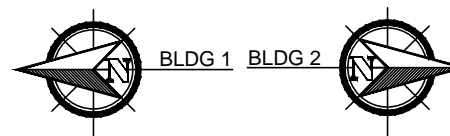
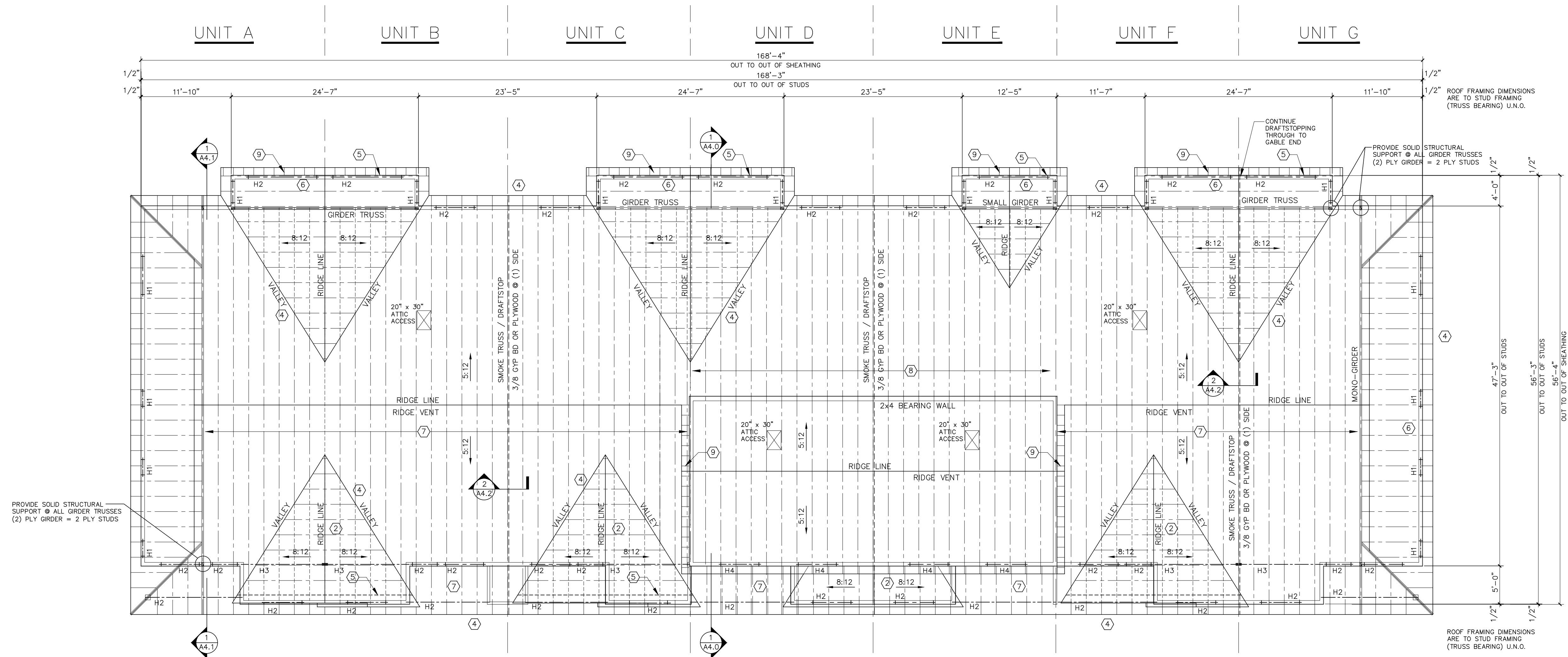
#### 4 FOOTING SECTION



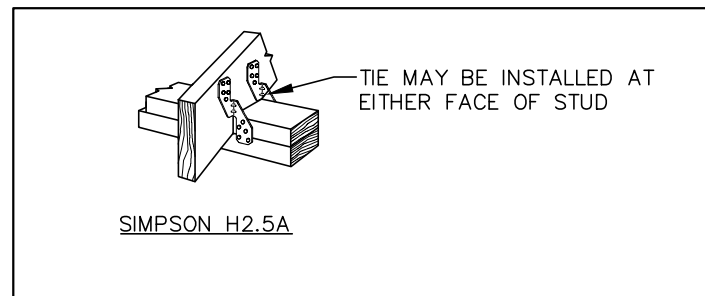
# 1 FOUNDATION PLAN



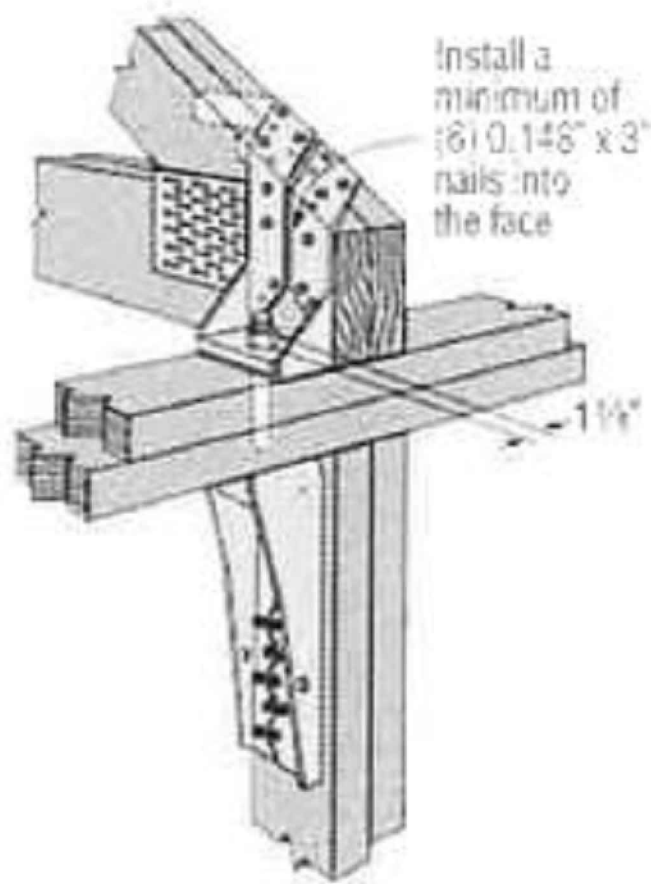




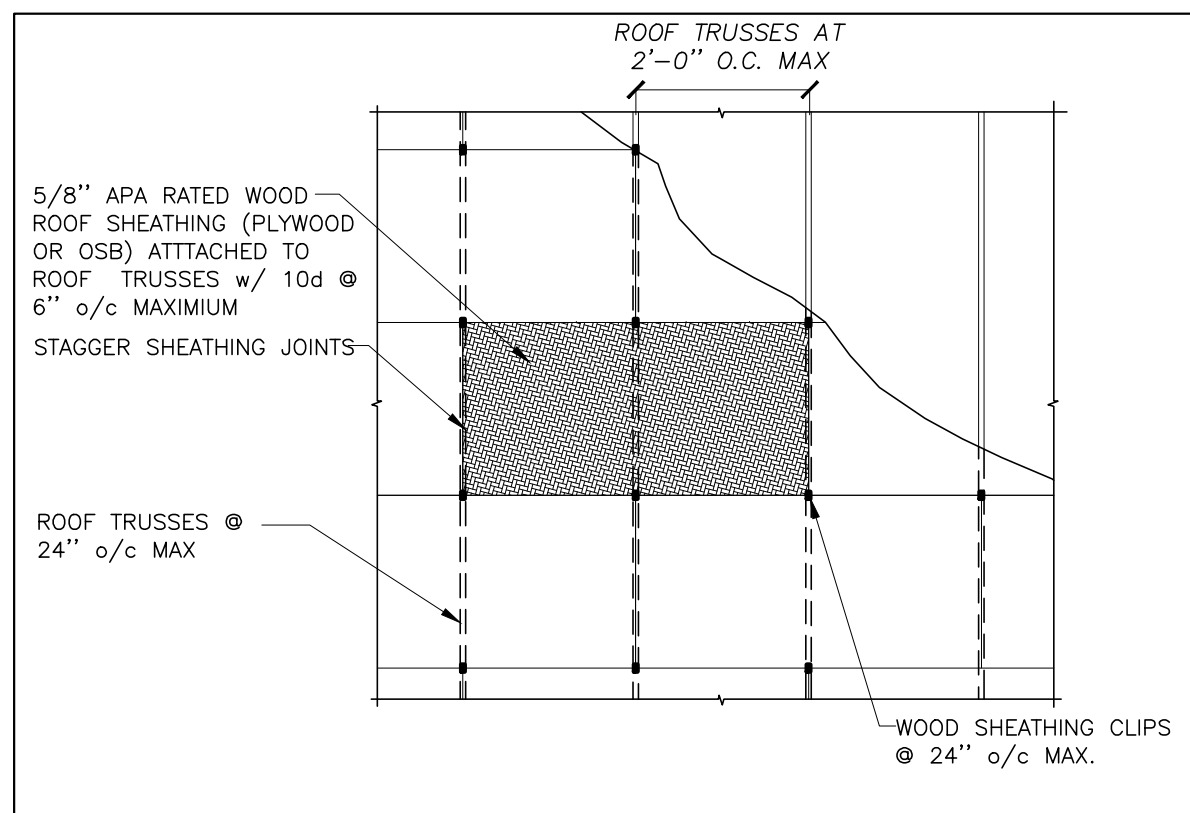
# 1 ROOF FRAMING PLAN



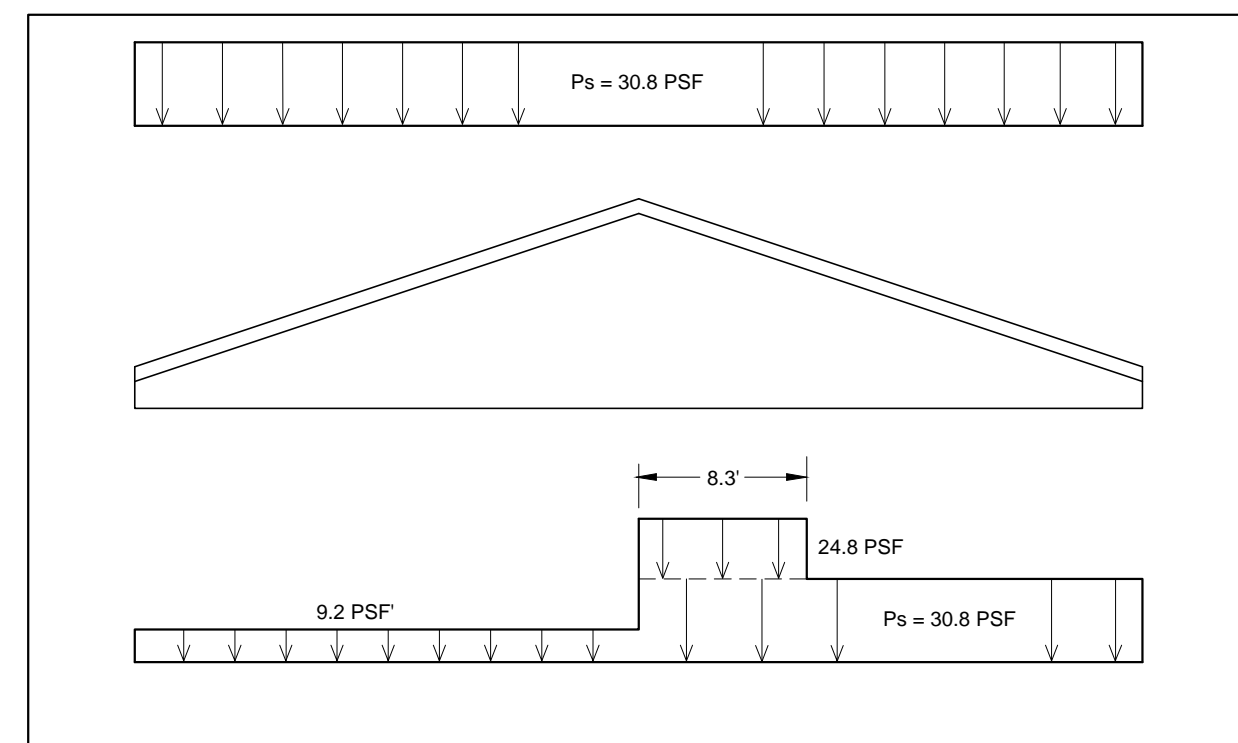
## 5 H2.5 TIE DOWN DETAIL



#### 4 MGT HOLD DOWN DETAILS



### 3 ROOF SHEATHING ATTACHMENT



## 2 SNOW LOAD DIAGRAM

## KEYED NOTES

- ① 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 OVER JOINTS. LEAVE 1" SPACE AT SPICE. MAXIMUM SPACING OF ROWS OF BRACING SHALL NOT EXCEED 12" O.C.
- ② OVER-FRAMED VALLEY TRUSS SET. (TYP. 24" O.C.)
- ③ PROVIDE ALL BRACING AND BLOCKING REQUIRES PER MFR. SPECIFICATIONS AND INSTRUCTIONS. REFER TO TRUSS DRAWINGS.
- ④ 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 TRUSSES, 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 S001 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 AND HEADERS PER SCHEDULE THIS SHEET.
- F. WALL FRAMING TO ALIGN WITH TRUSS FRAMING, EVERY TRUSS DIRECTLY OVER A STUD BELOW.

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.

NOTE:

REFER TO S0.1 FOR DESIGN LOADS.

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

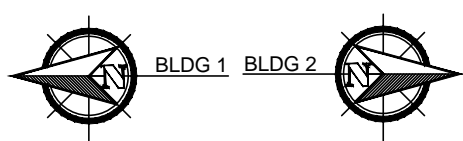
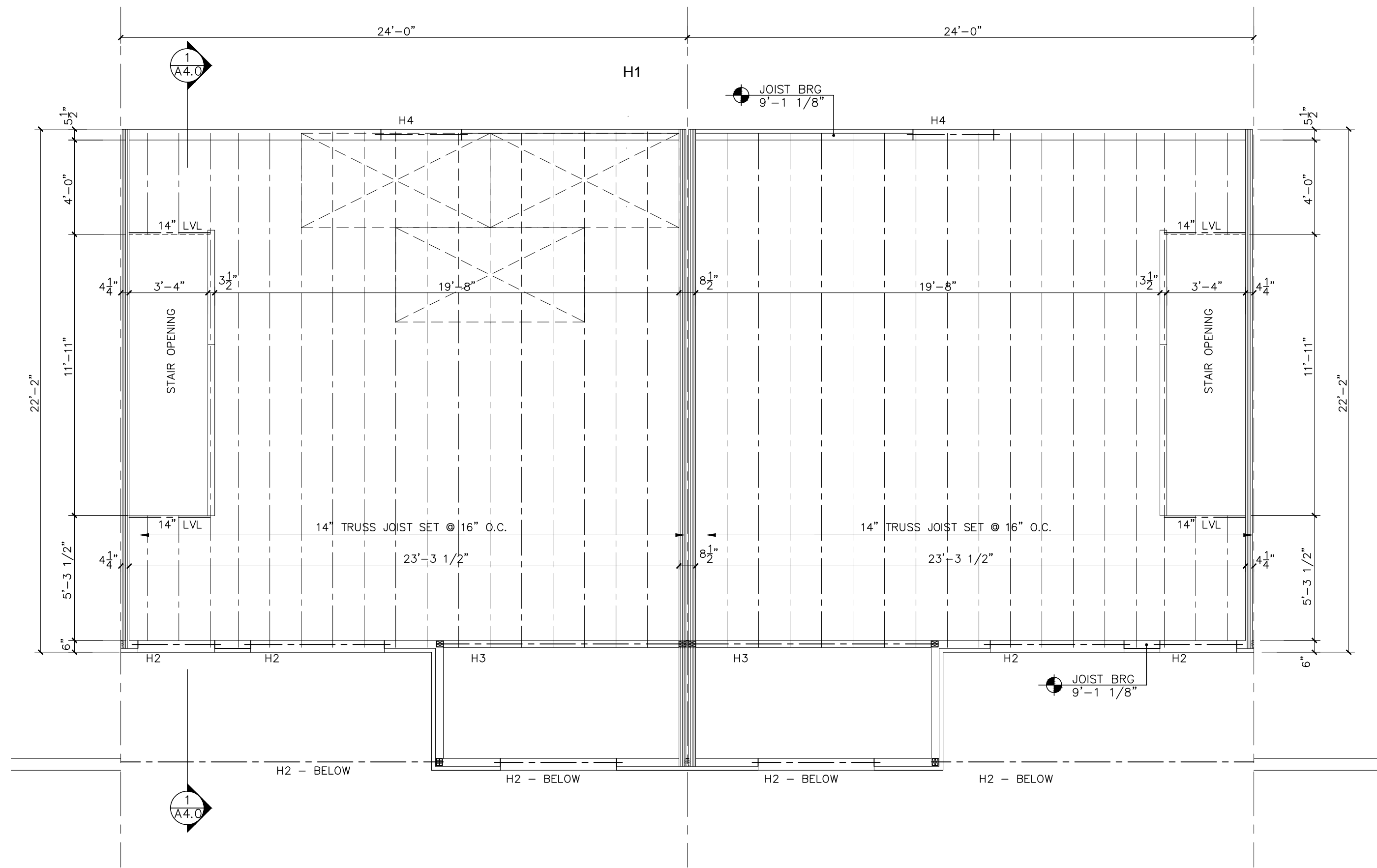
| TRUSS HOLD DOWN SCHEDULE                                   |            |   |
|--|------------|---|
| LOCATION   | QNTY       | FASTENER  |
| COMMON TRUSS BEARING OUTSIDE WALLS ONLY                    | (1)        | SIMPSON H2.5A EA. END OF TRUSS – SEE DETAIL 5                                   |
| COMMON TRUSS BEARING OUTSIDE WALLS AND CENTER WALL BEARING | (1)<br>(2) | SIMPSON H2.5A @ EXTERIOR WALLS – SEE DETAIL 5<br>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  |
| H3              | 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 x 10 – DFL #1         | (2) 2 X 6  | (1) 2 X 6       | 1, 2  |
|                 |                               |            |                 |       |

NOTES:

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.

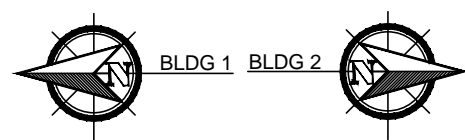
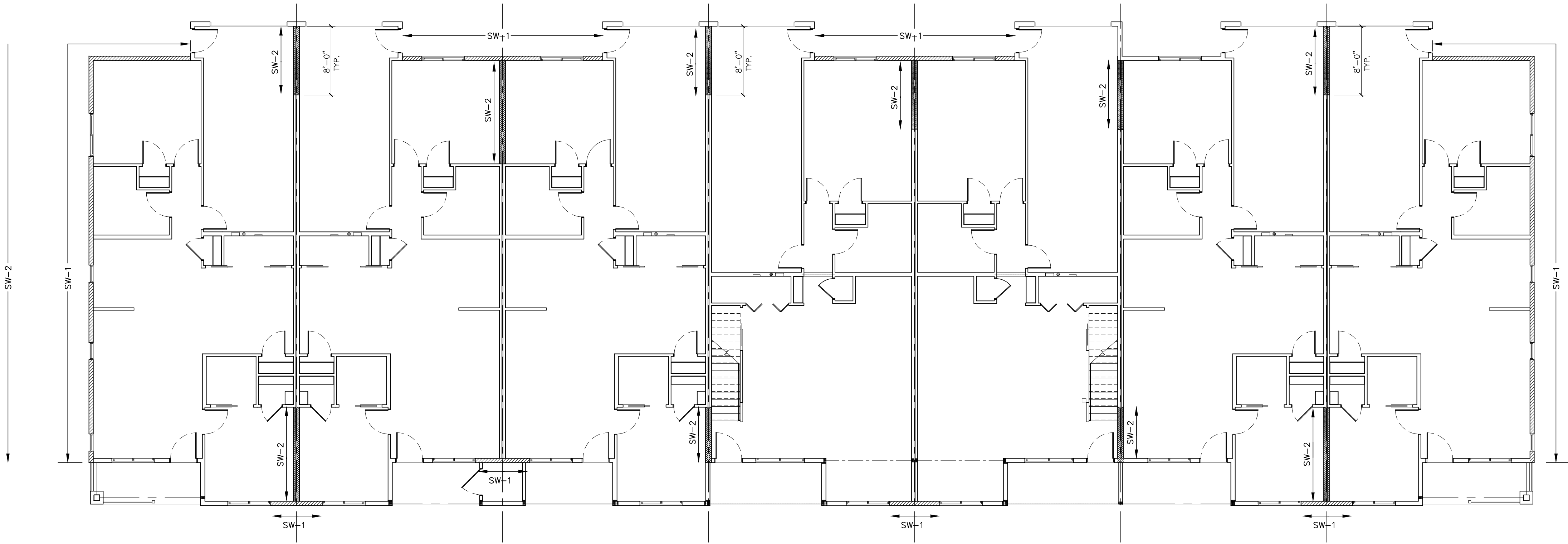


**1 SECOND FLOOR FRAMING PLAN**  
1/4" = 1'-0"

**GENERAL NOTES**

- A. REFER TO S001 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 |
|  |                                     |
|  |                                     |



**2 SHEAR WALL PLAN**  
1/8" = 1'-0"

| 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 | 15/32" CDX SHEATHING     | 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 | GYPSON BOARD PER 2306.3 (3) - 2015 IBC            | 1/2" GYPSON BOARD (MIN.) | 1 1/2" x 16 GA. GALV. STAPES @ 7" O.C. @ PERIMETER & INTERMEDIATE  |

| REVISIONS |      |
|-----------|------|
| NO.       | DATE |
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|           |      |



# FIFTH WARD RESIDENCES

## 9,664 S.F. Residential Building

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

|||||      |||||

## LaCrosse, WI 54601

### Graphic Symbols

|                      |                                     |
|----------------------|-------------------------------------|
| <b>TOILET RM</b><br> | Room Name<br>Room Number            |
|                      | Section Number<br>Sheet Number      |
|                      | Elevation Number<br>Sheet Number    |
|                      | Detail Number<br>Sheet Number       |
|                      | Door Number                         |
|                      | Window Type                         |
|                      | Key Note                            |
|                      | Wall Type                           |
| TOP OF...<br>100'-0" | Vertical Working<br>Point Elevation |

### Material Symbols

|  |                         |
|--|-------------------------|
|  | Existing (Section View) |
|  | Earth                   |
|  | Concrete                |
|  | Concrete Block          |
|  | Face Brick              |
|  | Stone                   |
|  | Structural Steel        |
|  | Batt Insulation         |
|  | Rigid Insulation        |
|  | Rough Lumber            |
|  | Finish Wood             |
|  | Plywood                 |
|  | Ceramic Tile            |
|  | Gyp. Board              |
|  | Plaster or Stucco       |



### 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. BUILDING INFORMATION:
- A. BUILDING DESIGNATION:  
RED CLOUD TOWN HOMES  
(2) IDENTICAL BUILDINGS
- B. BUILDING LOCATION:  
LLL  
LACROSSE, WI 54601
- II. BUILDING CLASSIFICATIONS:
- A. OCCUPANCY GROUP:  
-SEC. 309 - R2 - (RESIDENTIAL) APARTMENT BUILDING
- B. SPECIAL REQUIREMENTS:  
-SEC. 420 - R2  
-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. BUILDING AREA:  
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.
- TABLE 602  
FIRE RESISTIVE RATING BASED ON FIRE SEPARATION DISTANCE  
10' ≤ X 30' - TYPE V-B CONSTRUCTION = 0 RATING REQUIRED  
- OCCUPANCY GROUP R-2
- D. CONSTRUCTION TYPE:  
-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. ACCESSIBILITY:  
-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

HVAC  
Design Build - Under Separate Submittal/Permit

ELECTRICAL  
Design Build - Under Separate Submittal/Permit

PLUMBING  
Design Build - Under Separate Submittal/Permit

**EsKay Architecture**  
Commercial – Residential – Industrial  
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Email: eskayarchitect@gmail.com

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

DATE / SET - TYPE  
09/14/21 PRELIMINARY

DRAWN BY:

| REVISIONS |      |
|-----------|------|
| NO.       | DATE |
|           |      |
|           |      |
|           |      |
|           |      |
|           |      |
|           |      |

SHEET TITLE  
TITLE SHEET  
/ CODE DATA

SHEET NO.

T1.1