

SYMBOLS	
KEYNOTE REFERENCE:	
KEYNOTE NUMBER	NO
HEIGHT REFERENCE:	
REFERENCE POINT ELEVATION	CEILING 10'-0"
DETAIL REFERENCE:	
DRAWING NUMBER	12
SHEET NUMBER	A3
REVISION INDICATOR:	
REVISION NUMBER	2
SECTION REFERENCE:	
DRAWING NUMBER	3
SHEET NUMBER	A2
WALL TYPE REFERENCE:	
WALL TYPE	A
ELEVATION REFERENCE:	
DRAWING NUMBER	2
SHEET NUMBER	A4
LINE TYPES:	
CENTER LINE	---
HIDDEN LINE	----
LEAVE LINE	----
STRUCTURE C.L.	----

ABBREVIATIONS	
A.F.F.	ABOVE FINISHED FLOOR
ACOUS.	ACOUSTICAL
ADJ.	ADJUSTABLE
AL.	ALUMINUM
BTM.	BOTTOM
C.L.	CENTER LINE
CER.	CERAMIC
CONSTR.	CONSTRUCTION
CTR.	CENTER
CL.	CLEAR
COL.	COLUMN
CONT.	CONTINUOUS
DIWG.	DRAWING
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EQ.	EQUAL
EXIST.	EXISTING
E.J.	EXPANSION JOINT
F.D.	FLOOR DRAIN
FDN	FOUNDATION
FTG.	FOOTING
G.C.	GENERAL CONTRACTOR
G.A.	GAUGE
GEN.	GENERAL
GYP. BD.	GYPSUM BOARD
HC	HOLLOW CORE
H.M.	HOLLOW METAL
LAM.	LAMINATE
MAX.	MAXIMUM
MATL.	MATERIAL
MTL.	METAL
MIN.	MINIMUM
O.C.	ON CENTER
SC	SOLID CORE
STD.	STANDARD
V.I.F.	VERIFY IN FIELD

CODE INFORMATION	
BUILDING TYPE:	R2 - APARTMENT
CONSTRUCTION TYPE:	VB - FULLY SPRINKLERED, PER NFPA 13R
BUILDING AREA AND HEIGHT:	- ALLOWABLE - 3 STORIES, 7,000 SF/ FLOOR - ACTUAL - FIRST FLOOR - 7,812 SF SECOND FLOOR - 7,812 SF
FRONTAGE INCREASE FACTOR:	TABLE 506.3.3.
	> OPEN SPACE: 20' TO < 25'
	> % OF BUILDING PERIMETER: 25 TO < 50
	> INCREASE: 0.17
	0.17 x 7,000 = 1,190 SF
	7,000 + 1,190 = 8,190 ALLOWABLE
	7,812 SF < 8,190 SF ACTUAL
TRAVEL DISTANCE TO EXIT:	- 250' WITH SPRINKLER
NUMBER OF EXITS:	- MINIMUM 2 REQUIRED - 2 EXITS PROVIDED
EXIT WIDTH:	- 0.2' PER OCCUPANT - 72" ACTUAL
FIRE-RESISTANCE RATINGS, TYPE VB:	- IBC TABLE 601 - BEARING WALLS: - EXTERIOR - 0-HR - INTERIOR - 0-HR
MAXIMUM AREA OF EXTERIOR WALL OPENINGS:	- IBC TABLE 705.2 - ALLOWABLE - 30' OR GREATER - NO LIMIT

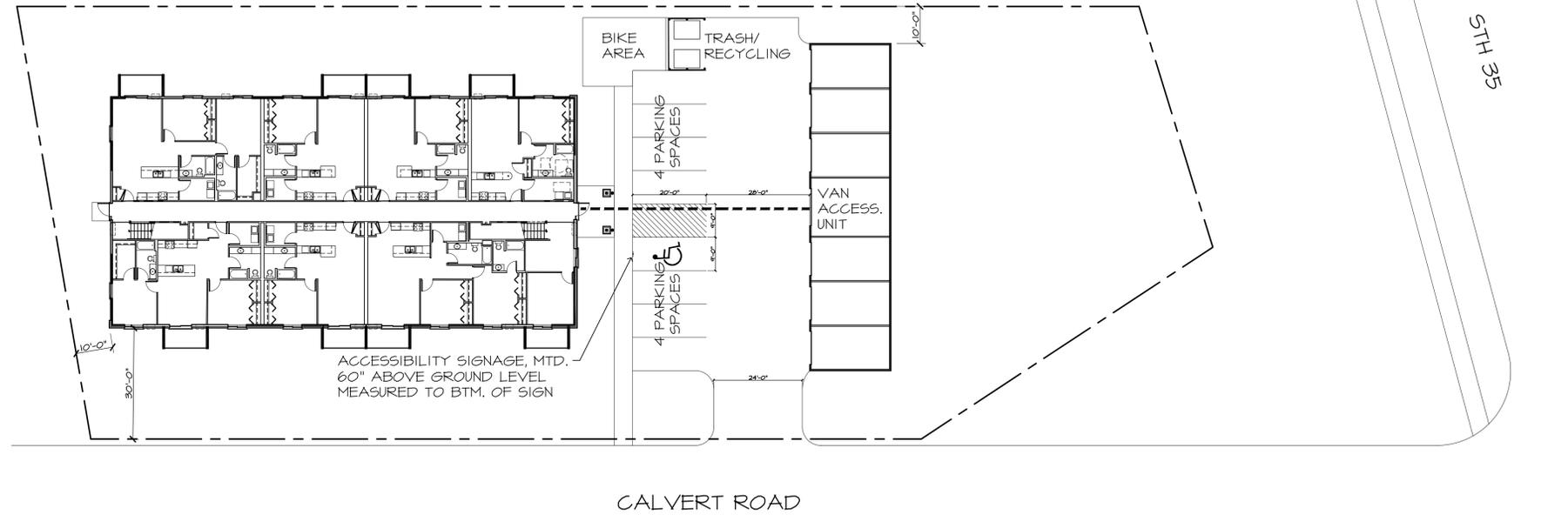
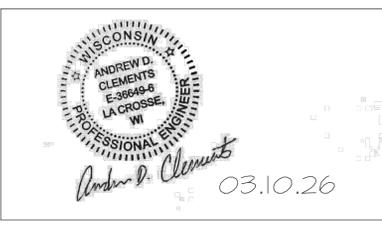
NICOLAI APARTMENTS

BUILDING & GARAGE REVIEW

15 UNIT APARTMENT COMPLEX

3629 Calvert Road

La Crosse, Wisconsin 54601



1 SITE PLAN
1" = 20'-0"



GENERAL NOTES	
• OCCUPANCY - R2 APARTMENT	
• CONSTRUCTION - TYPE VB	
• SOIL BEARING - 2000 PSF (ASSUMED)	
• CONCRETE - 3000 PSI TO COMPLY W/ ASTM C44	
• STEEL - TO COMPLY W/ ASTM A36	
• LUMBER - 2 X 4 STANDARD 4 BETTER 2 X 6 #2 SFF 2 X 8 4 LARGER - #2 D.F.	
• STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH 2021 INTERNATIONAL BUILDING CODE, SECTION 2308 - CONVENTIONAL LIGHT-FRAME CONSTRUCTION.	
• FIRST FLOOR CEILING TO HAVE 5/8" TYPE 'C' 6#6 ON CHANNELS, 16" O.C. SECOND FLOOR CEILING TO HAVE 5/8" 6#6 APPLIED DIRECT TO TRUSSES	
• BATH EXHAUST - SYSTEM TO BE 50 CFM.	
• ATTIC VENTILATION - NET FREE AREA NOT LESS THAN 1/300 OF VENTILATION AREA.	
• ROOF TRUSSES - DESIGN FOR 40# LL, BY REGISTERED WISCONSIN ENGINEER AND ANCHORED TO WALL ACCORDINGLY.	
• EACH BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW COMPLYING W/ IBC SECT. 1024.2, STYLE TO BE SLIDE-BY, MIN. CLEAR OPENING WIDTH OF 20" AND HEIGHT OF 24".	
• WALL AND FLOOR CONSTRUCTION TO MEET SOUND TRANSMISSION CLASS OR NOT LESS THAN 50 FOR AIR BORNE NOISE PER IBC 1207.2.	
• INTERIOR HALL AND CEILING FINISHES TO MEET CLASSIFICATIONS AS SPECIFIED IN IBC TABLE 903.13, CLASS C RATING FOR SPRINKLERED STRUCTURE.	
• FIRE EXTINGUISHERS SHALL BE PROVIDED PER IBC SECT. 906 AND MAINTAINED PER NFPA 13R. LOCATION PER LOCAL FIRE MARSHAL.	
• MANUAL FIRE ALARM SYSTEM REQUIRED THROUGHOUT STRUCTURE.	
• PROVIDE INTERCONNECTED SMOKE ALARMS IN EACH BEDROOM, OUTSIDE EACH SLEEPING AREA AND ON EACH STORY WITHIN THE DWELLING UNIT.	
• RATED WALLS TO HAVE 1-HR RATED DOOR ASSEMBLIES (1-HR FRAMES AND 20 MINUTE DOORS) WITH AUTOMATIC CLOSERS. DOORS TO BE LABELED 'TYPE S'.	
• INTERIOR DOORS TO BE PRE-HUNG 3-PANEL DOORS.	
• ALL DOOR HARDWARE TO MEET ICC/ANSI A117.1 Sec. 404.2.6 FOR OPERABILITY.	
• WINDOW OPENINGS: - LARGEST LIVING ROOM - UNIT #102 430 SF x 4# = 17.2 SF REQ'D, 20.0 SF PROVIDED - LARGEST BEDROOM - UNIT #102 183 SF x 4# = 7.32 SF REQ'D, 10.0 SF PROVIDED	
• CONTRACTOR TO PROVIDE ADEQUATE BLOCKING FOR ALL WALL HUNG VANITIES, REQUIRED GRAB BARS AND TOWEL BARS PER OWNER'S REQUIREMENTS.	
• FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF EACH RUN.	

CONSTRUCTION NOTES	
ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.	
THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.	
THE CONTRACTOR SHALL MAINTAIN FOR ENTIRE DURATION OF THE WORK ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.	
'TYP.' SHOULD MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT UNLESS OTHERWISE NOTED, DETAILS ARE USUALLY KEYED AND NOTED 'TYP.' ONLY ONCE WHEN THEY FIRST OCCUR.	
DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.	
EACH CONTRACTOR SHALL LEAVE THE SITE IN A NEAT, CLEAN AND ORDERLY CONDITION UPON THE COMPLETION OF HIS WORK ON A DAILY BASIS. ALL WASTE, RUBBISH AND EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE PROMPTLY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL TRASH FOR THE DURATION OF THE PROJECT.	
CONTRACTOR TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A/10BC WITHIN 75' TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING DURING CONSTRUCTION.	

DRAWING INDEX	
TI	TITLE SHEET, GENERAL NOTES, SYMBOLS, ABBREVIATIONS, SITE PLAN, DRAWING INDEX
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A1.2	ENLARGED FIRST FLOOR PLAN - RIGHT HALF WALL TYPES
A2	SECOND FLOOR PLAN WALL TYPES
A3	EXTERIOR ELEVATIONS ENLARGED KITCHEN & BATH PLAN CASEWORK ELEVATIONS STANDARD MOUNTING HEIGHTS
A4	BUILDING SECTIONS
A4.1	BUILDING SECTION WALL SECTIONS CONSTRUCTION DETAILS
A5	GARAGES: - FOOTING & FOUNDATION PLANS - FLOOR PLANS - EXTERIOR ELEVATIONS - BUILDING SECTION
S1	FOOTING AND FOUNDATION PLAN CONSTRUCTION DETAILS
S2	FLOOR FRAMING PLAN ROOF FRAMING PLAN SNOW & DRIFT LOAD INFORMATION
MECHANICAL/ELECTRICAL/PLUMBING - DESIGN BUILD SUBMITTED/PERMITTED UNDER SEPARATE COVER	

5th Avenue Design

504 5TH AVENUE S.
LA CROSSE, WI 54601

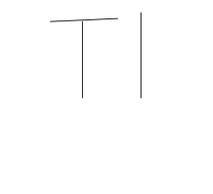
TEL 608-780-5075

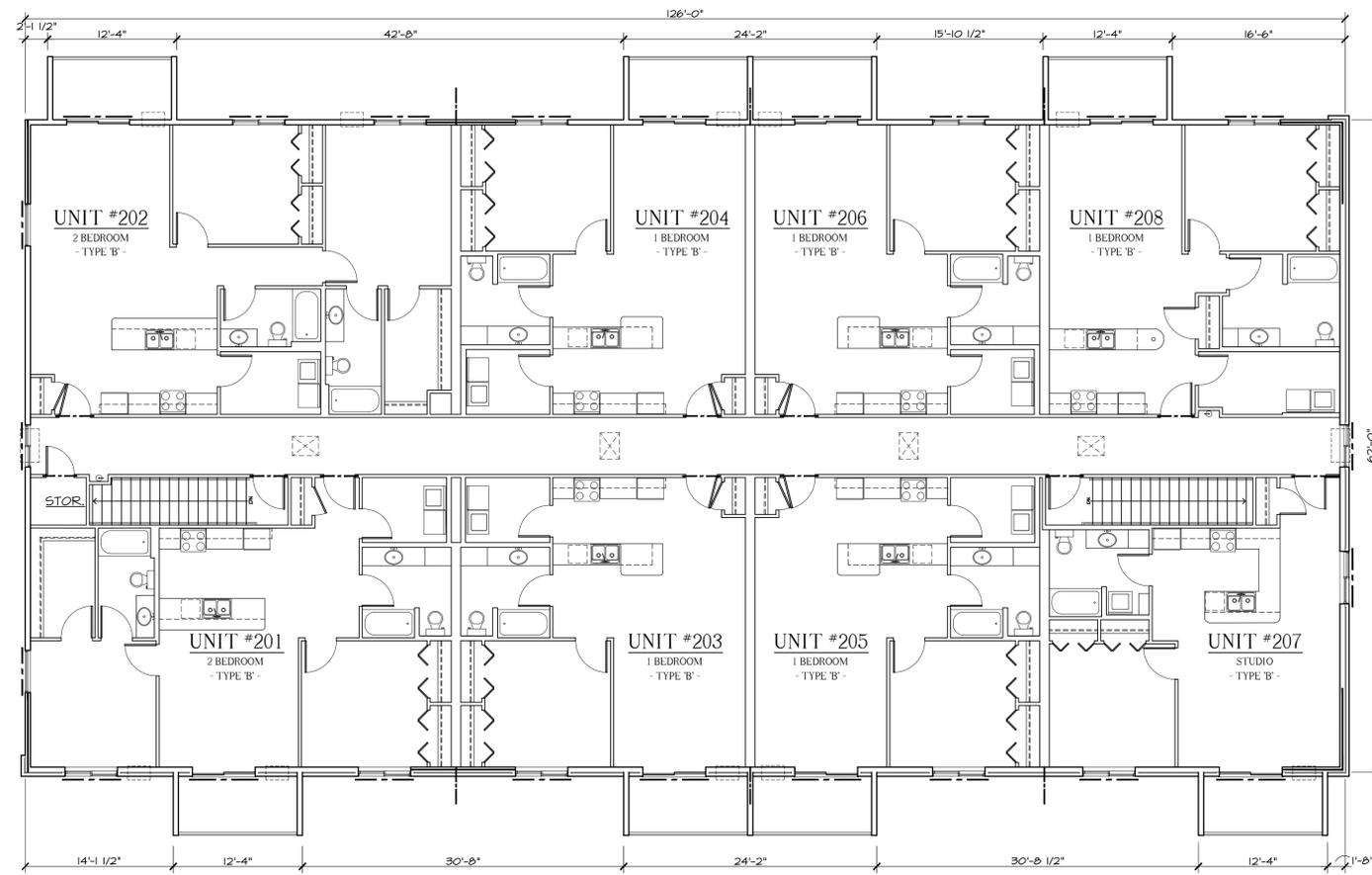
SITE PLAN
GENERAL NOTES
CONSTRUCTION NOTES
CODE INFORMATION
DRAWING INDEX

DATE :	03.10.26
DRAWN BY :	KKT
CHECKED BY :	AN/SN
REVISIONS :	

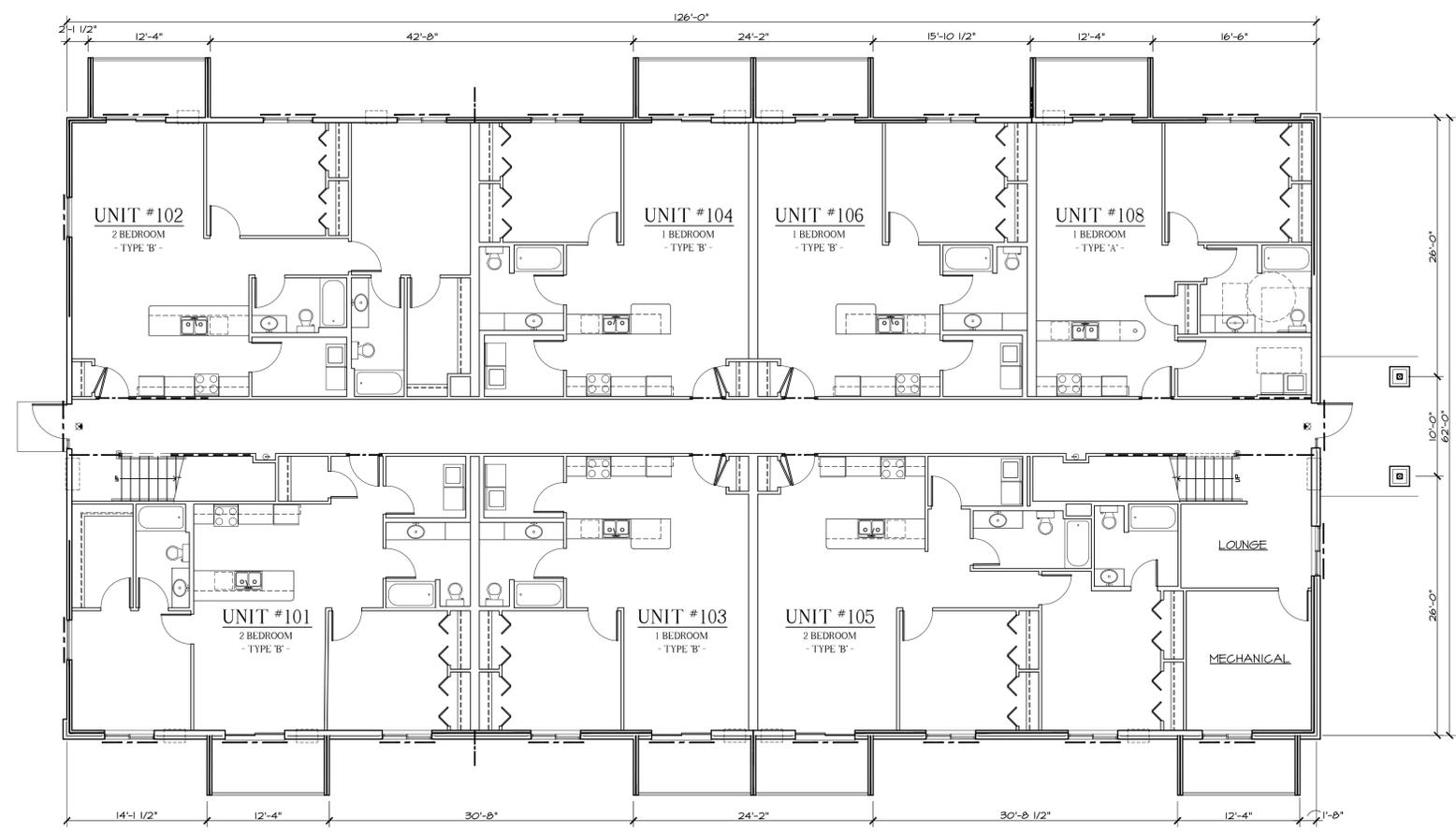
Nicolai Apartments

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La Crosse, WI 54601

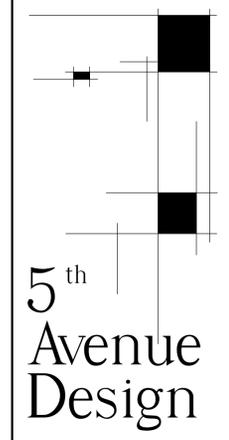




2 SECOND FLOOR PLAN
1/8" = 1'-0"



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



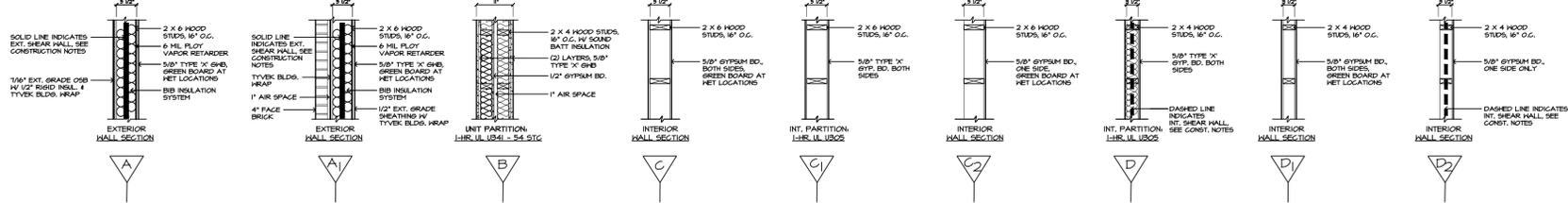
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FIRST FLOOR PLAN
SECOND FLOOR PLAN

DATE :	03.10.26
DRAWN BY :	KKT
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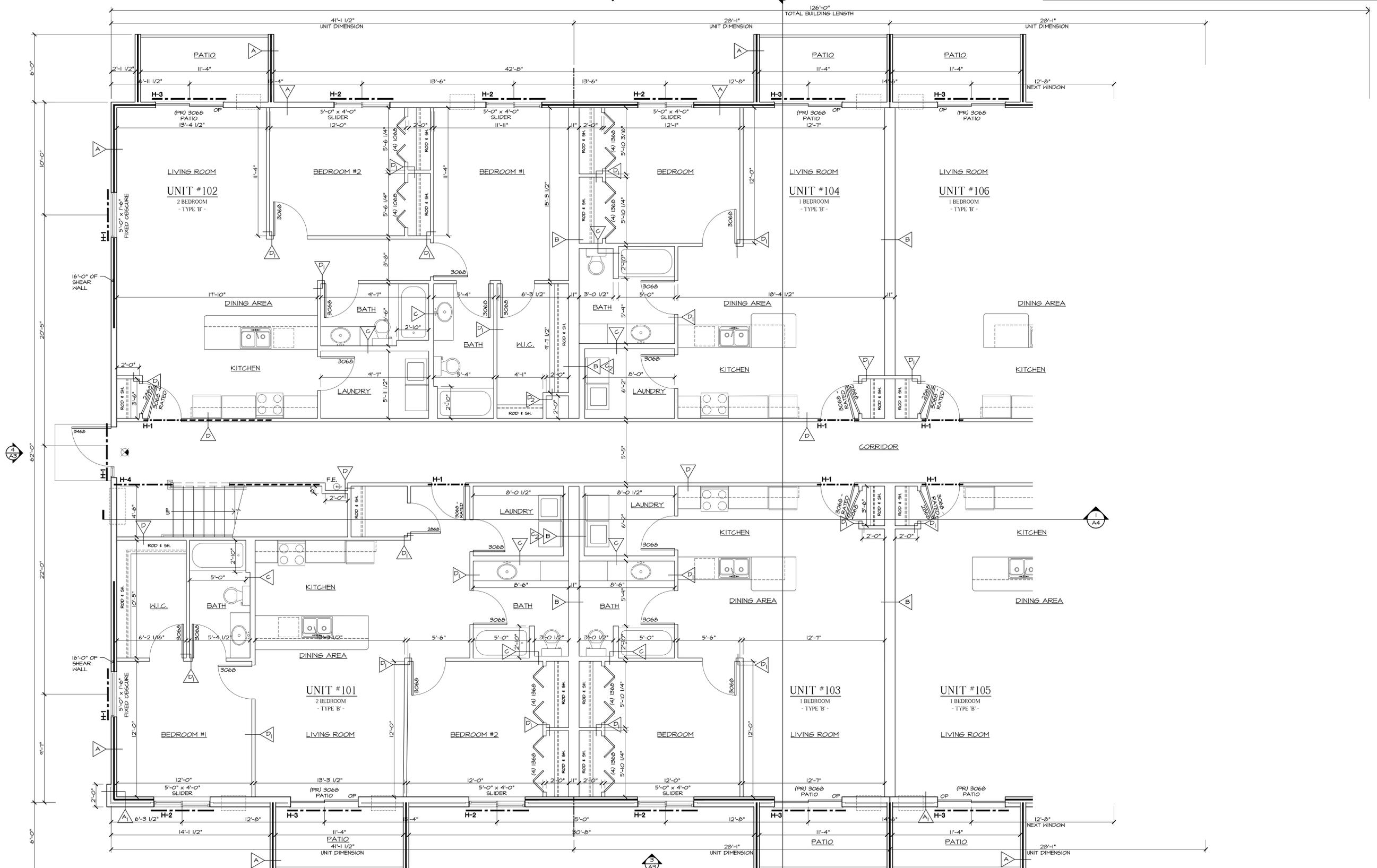
2 WALL TYPES
1/2" = 1'-0"

HEADER SCHEDULE:			
H-1	2-PLY - 2 X 10 DFL #1	(1) JACK STUDS	(1) KING STUDS
H-2	2-PLY - 2 X 12 DFL #1	(2) JACK STUDS	(2) KING STUDS
H-3	3-PLY - 2 X 12 DFL #1	(2) JACK STUDS	(2) KING STUDS
	OR 2-PLY - 1 3/4" X 9 1/4" LVL 2.0E	(2) JACK STUDS	(2) KING STUDS
H-4	2-PLY - 1 3/4" X 11 1/4" LVL 2.0E	(2) JACK STUDS	(2) KING STUDS

LINTELS AT WINDOWS WITH BRICK: 3 1/2" X 3 1/2" X 1/4" GALVANIZED ANGLE

EXTERIOR SHEAR WALLS:
 - EXTERIOR SHEAR WALLS PER AMERICAN WOOD COUNCIL SOPHS 2015 EDITION TABLE 4.3A, 15/32" OSB SHEATHING NAILED W/ 10d NAILS W/ 1 1/2" PENETRATION, BLOCKED, NAILS @ 6" O.C., PERIMETER & INTERMEDIATE, FASTEN TO FOUNDATION WALL W/ 5/8" X 6" TITAN ANCHORS W/ 4 1/2" EMBEDMENT, FIRST ANCHOR @ END OF SHEAR WALL, OTHER ANCHORS @ 32" O.C., CAPACITY = 810/2 X (42 SPF FACTOR) = 400 PLF

INTERIOR SHEAR WALLS:
 - INTERIOR SHEAR WALLS PER AMERICAN WOOD COUNCIL SOPHS 2015 EDITION TABLE 4.3C, 1/2" GYPSUM WALL BOARD FASTENED W/ #6 TYPE S OR N DRYWALL SCREWS 1 1/4" LONG @ 4" O.C., PERIMETER & INTERMEDIATE, BLOCKED @ EDGES, FASTEN TO FOUNDATION WALL W/ 5/8" X 6" TITAN ANCHORS W/ 4 1/2" EMBEDMENT, FIRST ANCHOR @ END OF SHEAR WALL, OTHER ANCHORS @ 48" O.C., CAPACITY = 310/2 X (42 SPF FACTOR) = 143 PLF



1 FIRST FLOOR PLAN - LEFT HALF
1/4" = 1'-0"

5th Avenue Design

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FIRST FLOOR PLAN - LEFT HALF
WALL TYPES

DATE:	03.10.26
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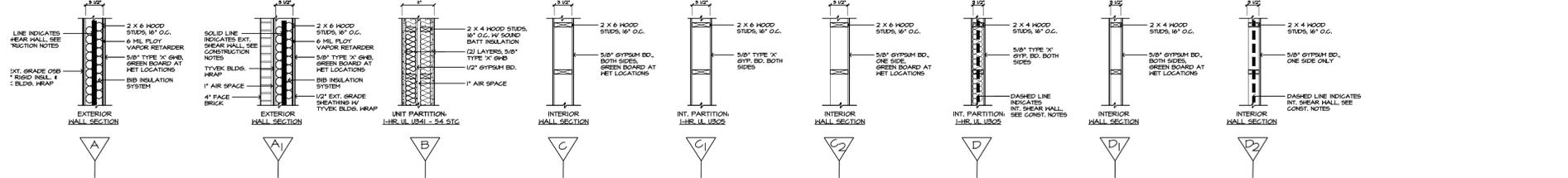


HEADER SCHEDULE:		
H-1	2-PLY - 2 X 10 DFL #1	(1) JACK STUDS (1) KING STUDS
H-2	2-PLY - 2 X 12 DFL #1	(2) JACK STUDS (2) KING STUDS
H-3	3-PLY - 2 X 12 DFL #1 OR 2-PLY - 1 3/4" X 4 1/4" LVL 2.0E	(2) JACK STUDS (2) KING STUDS
H-4	2-PLY - 1 3/4" X 11 1/4" LVL 2.0E	(2) JACK STUDS (2) KING STUDS

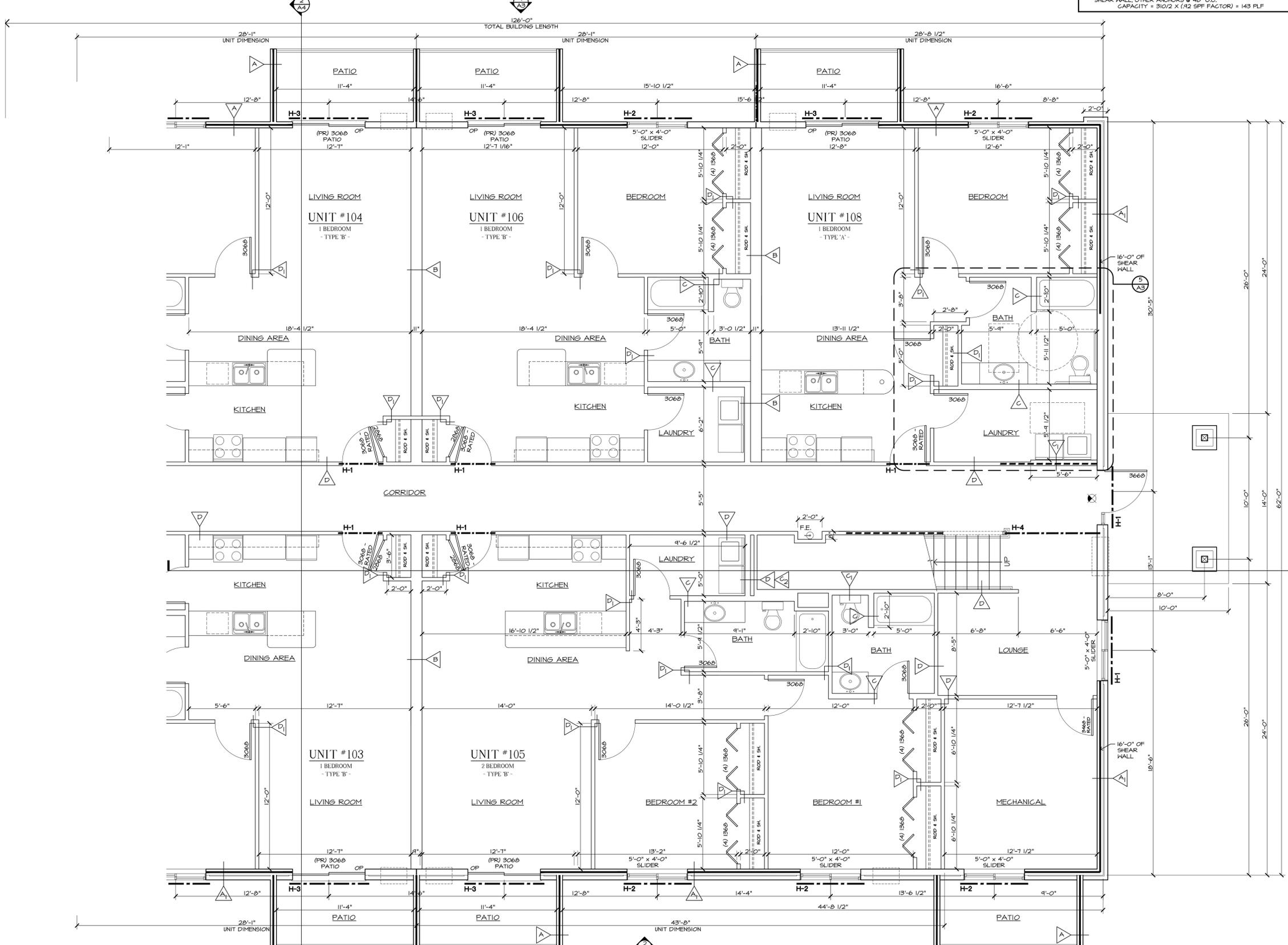
LINTELS AT WINDOWS WITH BRICK: 3 1/2" X 3 1/2" X 1/4" GALVANIZED ANGLE

EXTERIOR SHEAR WALLS:
 - EXTERIOR SHEAR WALLS PER AMERICAN WOOD COUNCIL SDPWS 2015 EDITION TABLE 4.3A, 15/32" OSB SHEATHING NAILED W/ 10d NAILS W/ 1/2" PENETRATION, BLOCKED, NAILS @ 6" O.C., PERIMETER & INTERMEDIATE, FASTEN TO FOUNDATION WALL W/ 5/8" X 6" TITAN ANCHORS W/ 4 1/2" EMBEDMENT, FIRST ANCHOR @ END OF SHEAR WALL, OTHER ANCHORS @ 32" O.C.
 CAPACITY = 870/2 X (42 SPF FACTOR) = 400 PLF

INTERIOR SHEAR WALLS:
 - INTERIOR SHEAR WALLS PER AMERICAN WOOD COUNCIL SDPWS 2015 EDITION TABLE 4.3C, 1/2" GYPSUM WALL BOARD FASTENED W/ #6 TYPE S OR N DRYWALL SCREWS 1 1/4" LONG @ 4" O.C., PERIMETER & INTERMEDIATE, BLOCKED @ EDGES, FASTEN TO FOUNDATION WALL W/ 5/8" X 6" TITAN ANCHORS W/ 4 1/2" EMBEDMENT, FIRST ANCHOR @ END OF SHEAR WALL, OTHER ANCHORS @ 48" O.C.
 CAPACITY = 310/2 X (42 SPF FACTOR) = 143 PLF



2 WALL TYPES
 1/2" = 1'-0"



1 FIRST FLOOR PLAN - RIGHT SIDE
 1/4" = 1'-0"

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FIRST FLOOR PLAN - RIGHT HALF
 WALL TYPES

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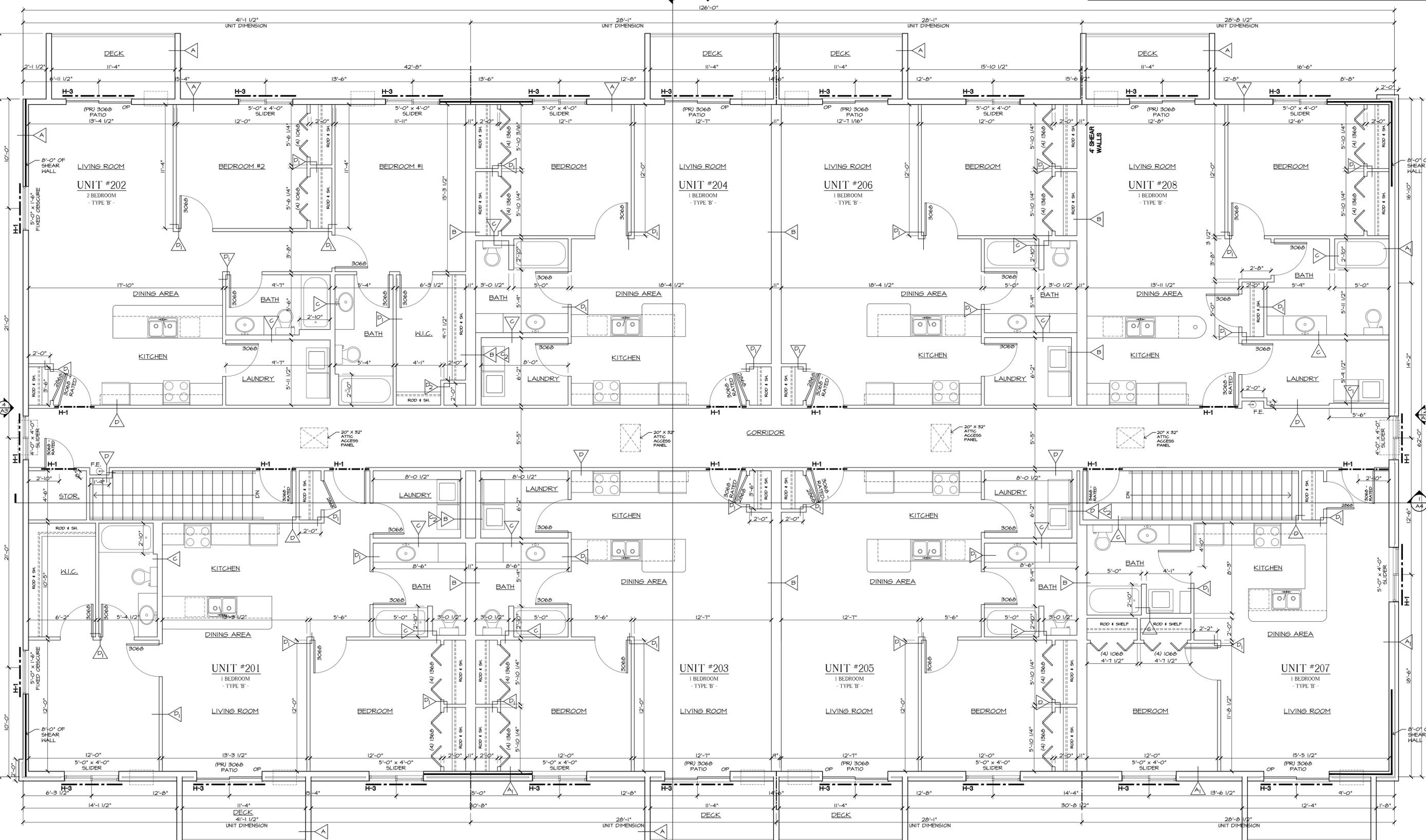
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 3629 Calvert Road
 La Crosse, WI 54601

A1.2

HEADER SCHEDULE:		
H-1	2-PLY - 2 X 10 DFL #1	(1) JACK STUDS (1) KING STUDS
H-2	2-PLY - 2 X 12 DFL #1	(2) JACK STUDS (2) KING STUDS
H-3	3-PLY - 2 X 12 DFL #1 OR 2-PLY - 1 3/4" X 1 1/4" LVL 2.0E	(2) JACK STUDS (2) KING STUDS
H-4	2-PLY - 1 3/4" X 1 1/4" LVL 2.0E	(2) JACK STUDS (2) KING STUDS

LITELS AT WINDOWS WITH BRICK: 3 1/2" X 3 1/2" X 1/4" GALVANIZED ANGLE
EXTERIOR SHEAR WALLS:
 - EXTERIOR SHEAR WALLS PER AMERICAN WOOD COUNCIL SDPWS 2015 EDITION TABLE 4.3A. 15/32" OSB SHEATHING NAILED W/ 10d NAILS W/ 1/2" PENETRATION BLOCKED. NAILS @ 6" O.C. PERIMETER & INTERMEDIATE. FASTEN TO FOUNDATION WALL W/ 5/8" X 6" TITAN ANCHORS W/ 4 1/2" EMBEDMENT. FIRST ANCHOR @ END OF SHEAR WALL, OTHER ANCHORS @ 32" O.C. CAPACITY = 870/2 X (1.2 SPF FACTOR) = 400 PLF
INTERIOR SHEAR WALLS:
 - INTERIOR SHEAR WALLS PER AMERICAN WOOD COUNCIL SDPWS 2015 EDITION TABLE 4.3C. 1/2" GYPSUM WALL BOARD FASTENED W/ #6 TYPE S OR N DRYWALL SCREWS 1 1/4" LONG @ 4" O.C. PERIMETER & INTERMEDIATE. BLOCKED @ EDGES. FASTEN TO FOUNDATION WALL W/ 5/8" X 6" TITAN ANCHORS W/ 4 1/2" EMBEDMENT. FIRST ANCHOR @ END OF SHEAR WALL, OTHER ANCHORS @ 48" O.C. CAPACITY = 310/2 X (1.2 SPF FACTOR) = 143 PLF

2 WALL TYPES
1/2" = 1'-0"



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

5th
Avenue
Design

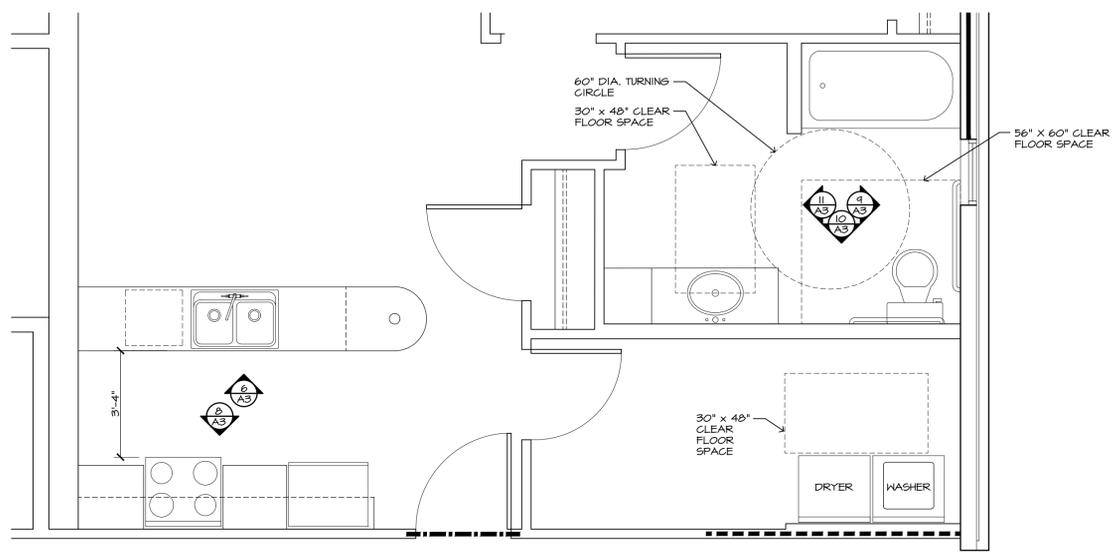
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SECOND FLOOR PLAN
WALL TYPES

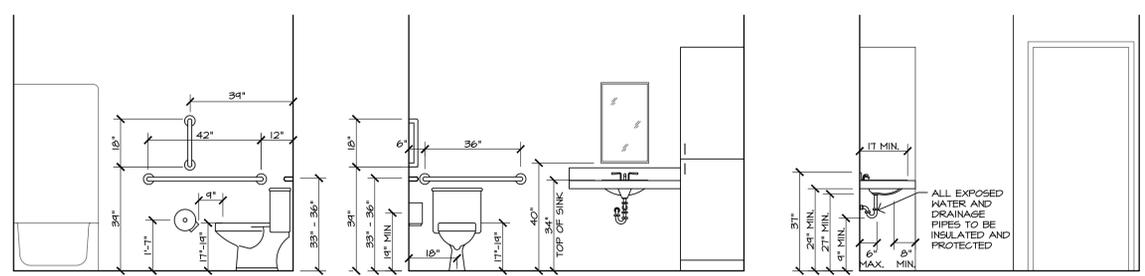
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A2

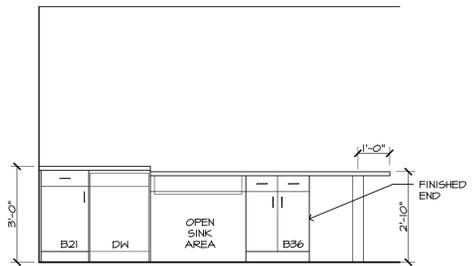


5
A3 ENLARGED KITCHEN & BATH PLAN
1-BEDROOM TYPE 'A' UNIT

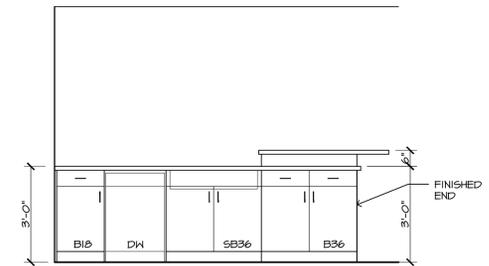


9 ELEVATION 3/8" = 1'-0"
10 ELEVATION 3/8" = 1'-0"
11 ELEVATION 3/8" = 1'-0"
STANDARD MOUNTING HEIGHTS

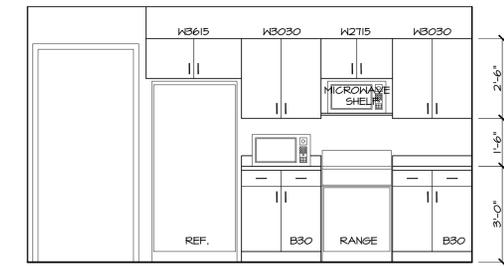
NOTE:
GENERAL CONTRACTOR TO
PROVIDE ADEQUATE BLOCKING
FOR ALL GRAB BARS IN BOTH
TYPE 'A' & 'B' UNITS



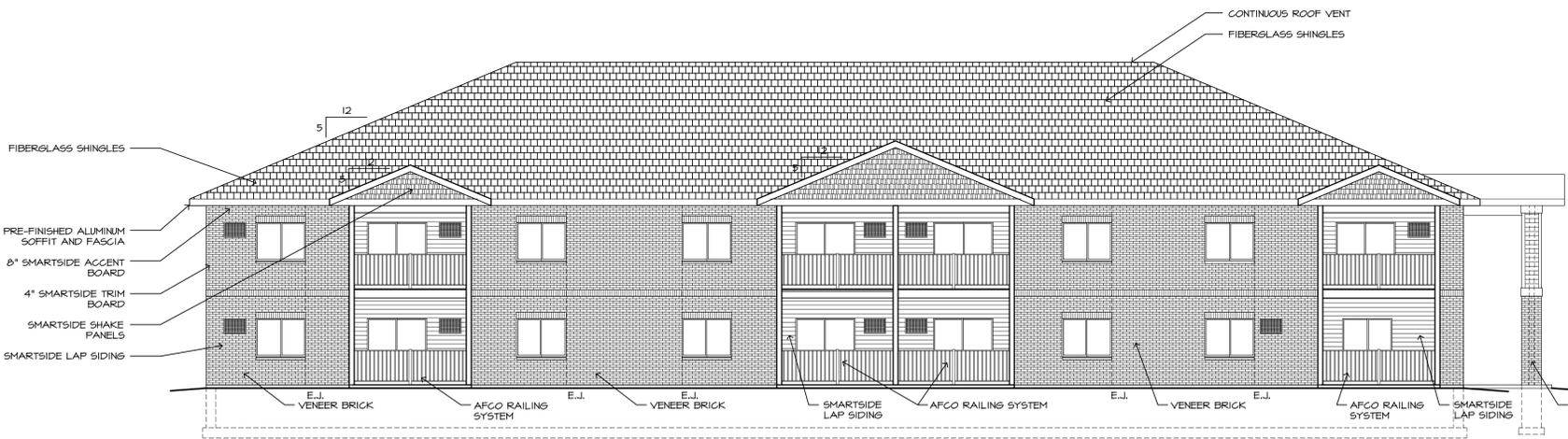
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A3 KITCHEN ELEVATION
1-BEDROOM TYPE 'A' UNIT



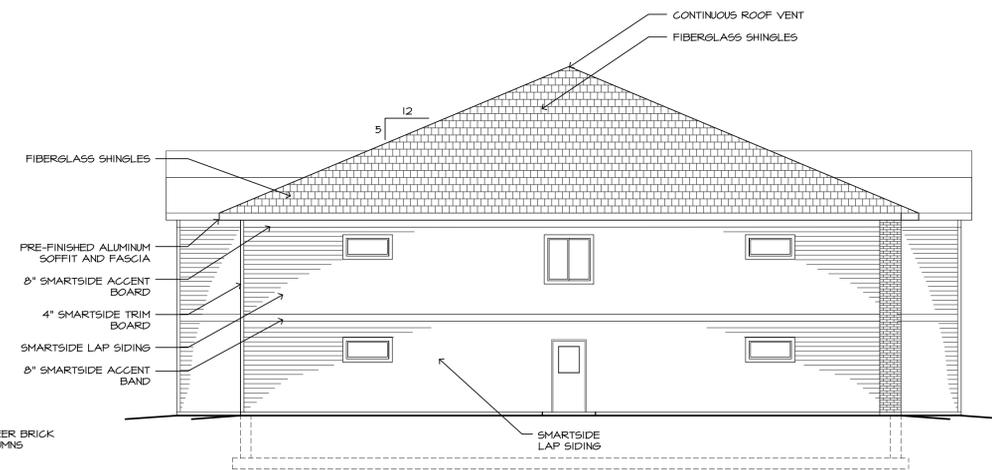
7
A3 KITCHEN ELEVATION
1-BEDROOM TYPE 'B' UNIT



8
A3 KITCHEN ELEVATION
1-BEDROOM TYPE 'B' UNIT
NOTE: MICROWAVE TO BE LOCATED
ON TOP OF COUNTER IN 'A' UNIT

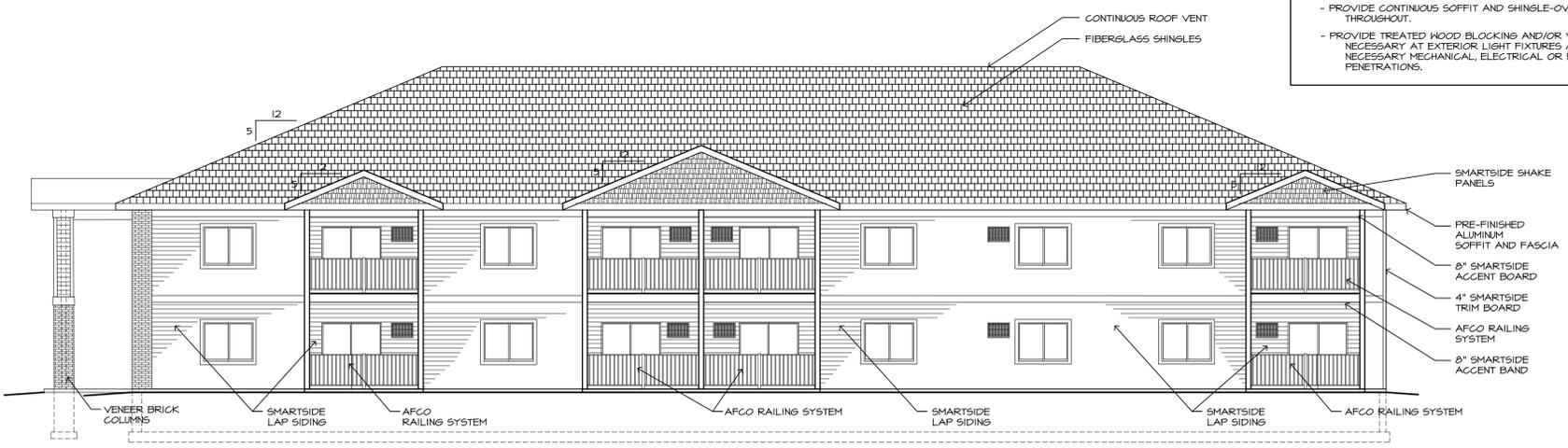


3
A3 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

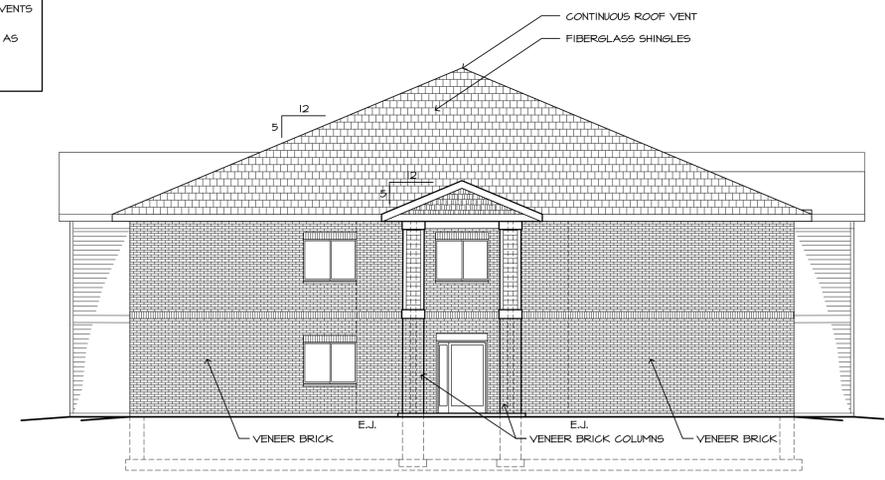


4
A3 WEST EXTERIOR ELEVATION
1/8" = 1'-0"

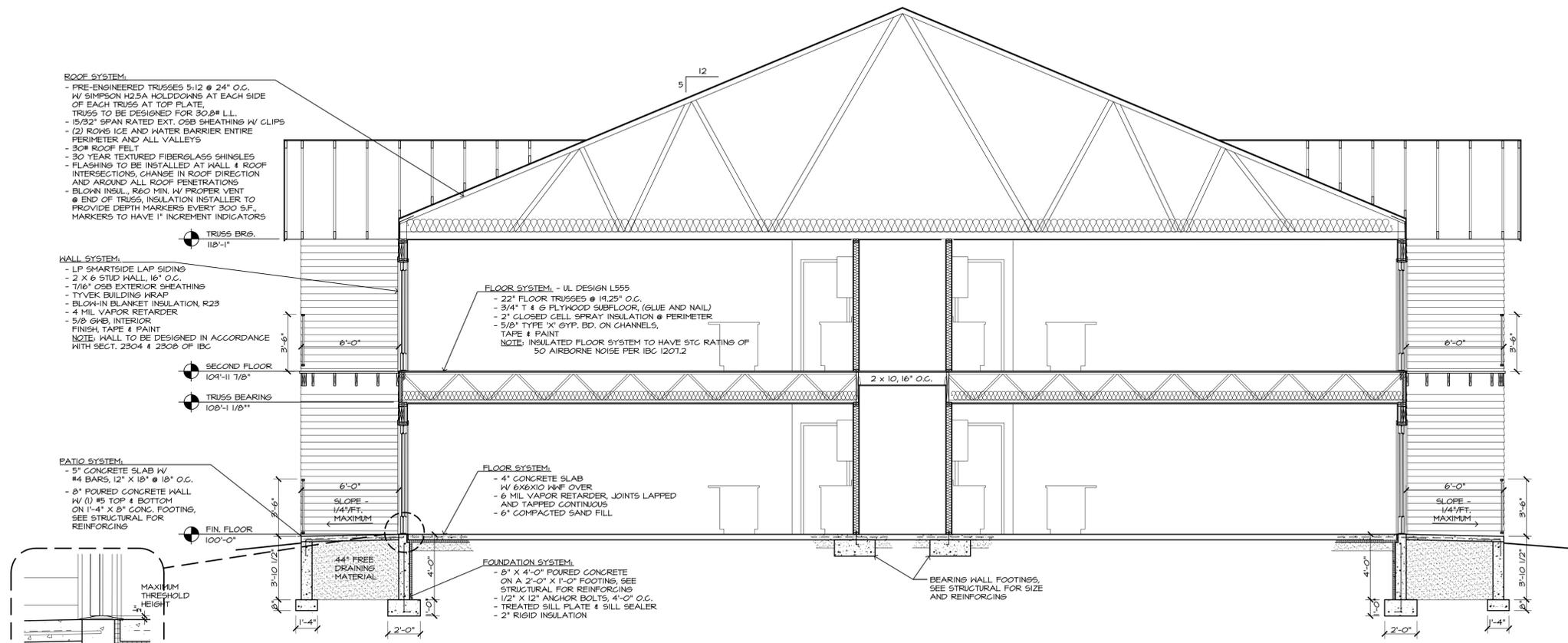
GENERAL ELEVATION NOTES:
- ALL ROOF PITCHES TO BE 5:12 UNLESS NOTED OTHERWISE.
- ALL FASCIAS AND SOFFITS TO BE PREFINISHED ALUMINUM.
- ALL ROOF SHINGLES TO BE 30 YEAR TEXTURED FIBERGLASS.
- PROVIDE CONTINUOUS SOFFIT AND SHINGLE-OVER RIDGE VENTS THROUGHOUT.
- PROVIDE TREATED WOOD BLOCKING AND/OR VINYL TRIM AS NECESSARY AT EXTERIOR LIGHT FIXTURES AND OTHER NECESSARY MECHANICAL, ELECTRICAL OR PLUMBING PENETRATIONS.



1
A3 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



2
A3 EAST EXTERIOR ELEVATION
1/8" = 1'-0"

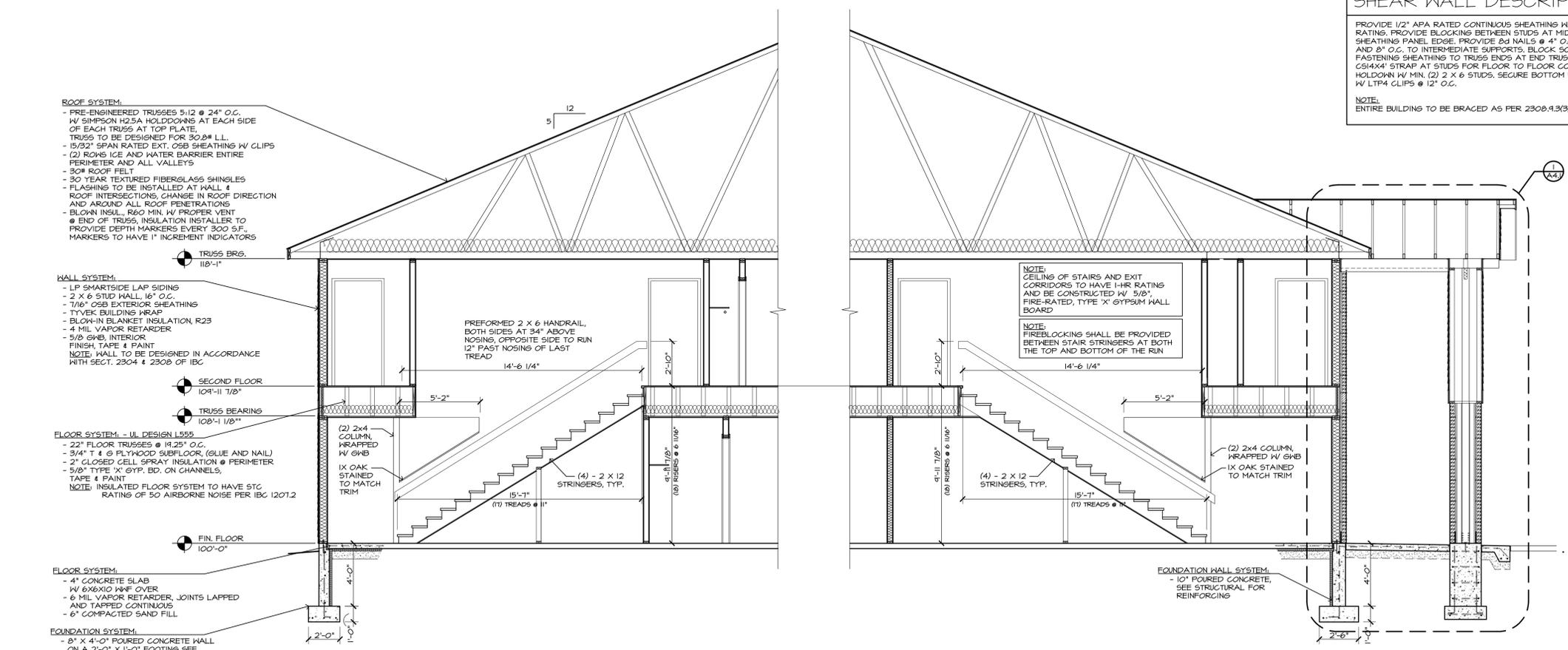


2 BUILDING SECTION
1/4" = 1'-0"

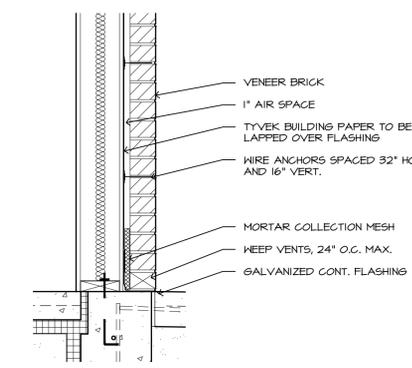
SHEAR WALL DESCRIPTION

PROVIDE 1/2" APA RATED CONTINUOUS SHEATHING WITH A 24/0 SPAN RATING. PROVIDE BLOCKING BETWEEN STUDS AT MID-HEIGHT PLUS AT SHEATHING PANEL EDGE. PROVIDE 8d NAILS @ 4" O.C. AT PANEL EDGES AND 8" O.C. TO INTERMEDIATE SUPPORTS. BLOCK SOLID BETWEEN FASTENING SHEATHING TO TRUSS ENDS AT END TRUSS BLOCKING. USE GS4X4 STRAP AT STUDS FOR FLOOR TO FLOOR CONNECTION. USE HDU-2 HOLDOWN W/ MIN. (2) 2 X 6 STUDS. SECURE BOTTOM PLATE TO RIM JOIST W/ LTP4 CLIPS @ 12" O.C.

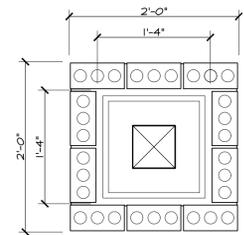
NOTE:
ENTIRE BUILDING TO BE BRACED AS PER 2308.4.3(3).



1 BUILDING SECTION
1/4" = 1'-0"

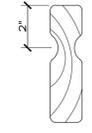


3
A4.1
DETAIL
1" = 1'-0"

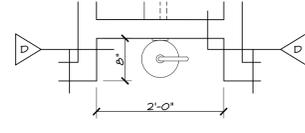


4
A4.1
DETAIL
1" = 1'-0"

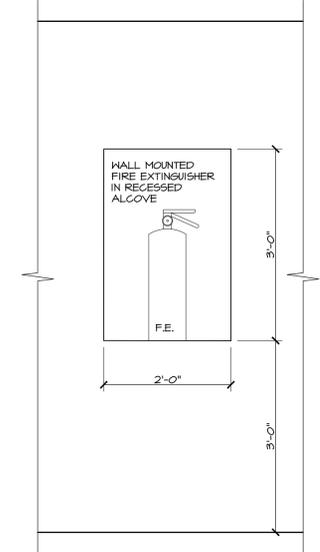
- PIER SYSTEM:**
- 6 X 6 TREATED WOOD POSTS, WRAPPED LP SMARTSIDE BOARDS
 - SIMPSON CG63-65D52.5 COLUMN CAPS
 - SIMPSON ABU66Z COLUMN BASE
 - 2 X 4 WOOD STUDS, 16" O.C.
 - 7/16" OSB EXTERIOR SHEATHING
 - TYVEK BUILDING WRAP TO EXTEND OVER FLASHING AT BASE
 - 1" AIR SPACE
 - MORTAR COLLECTION MESH @ BASE OF COLUMN
 - 4" VENEER BRICK W/ BRICK TIES 16" O.C. EACH WAY, FLASH ACCORDINGLY W/ KEEP VENTS EACH SIDE AT BASE



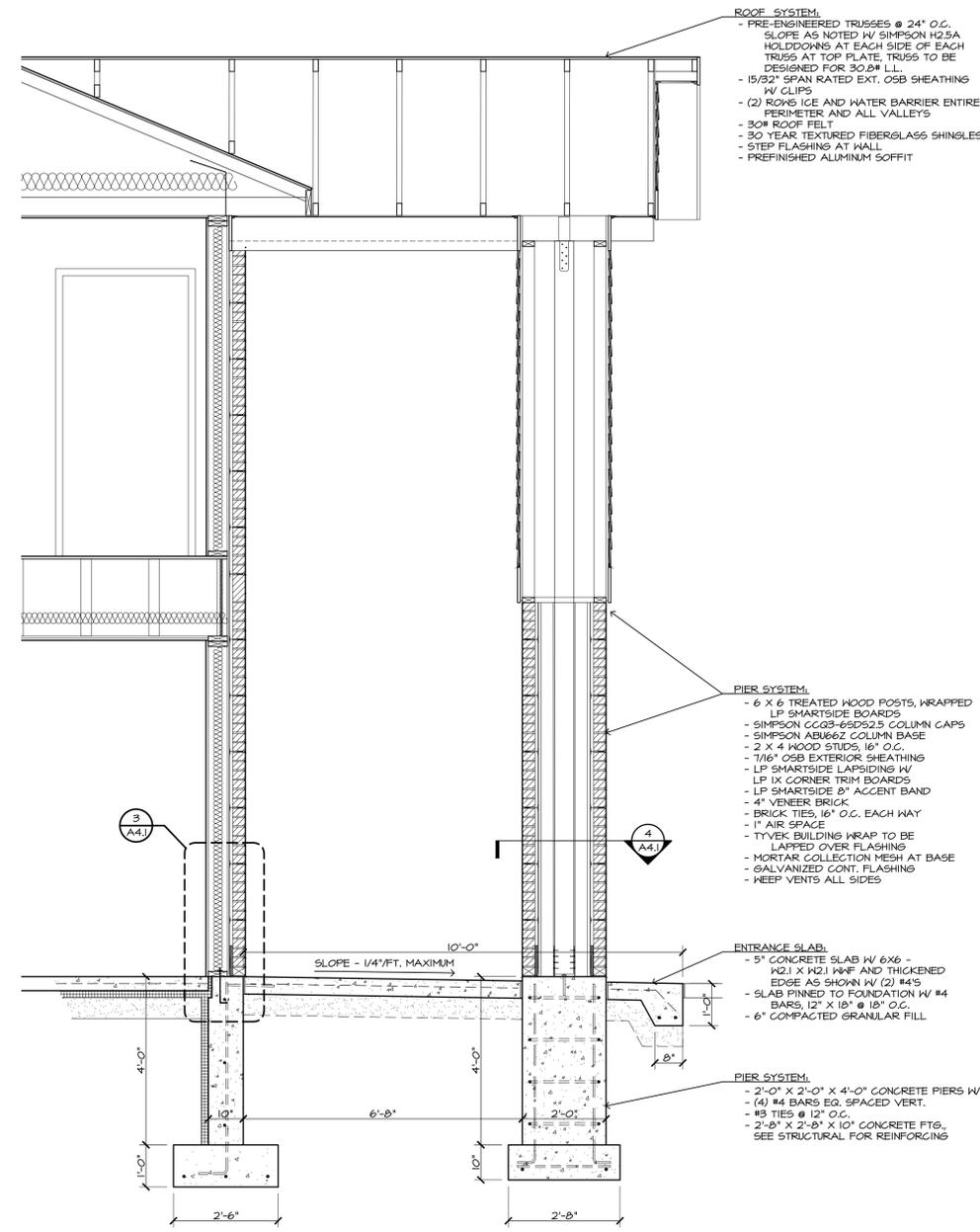
5
A4.1
HANDRAIL SECTION
3" = 1'-0"



6
A4.1
FIRE EXTINGUISHER PLAN
3/4" = 1'-0"



7
A4.1
FIRE EXTINGUISHER ALCOVE ELEVATION
3/4" = 1'-0"



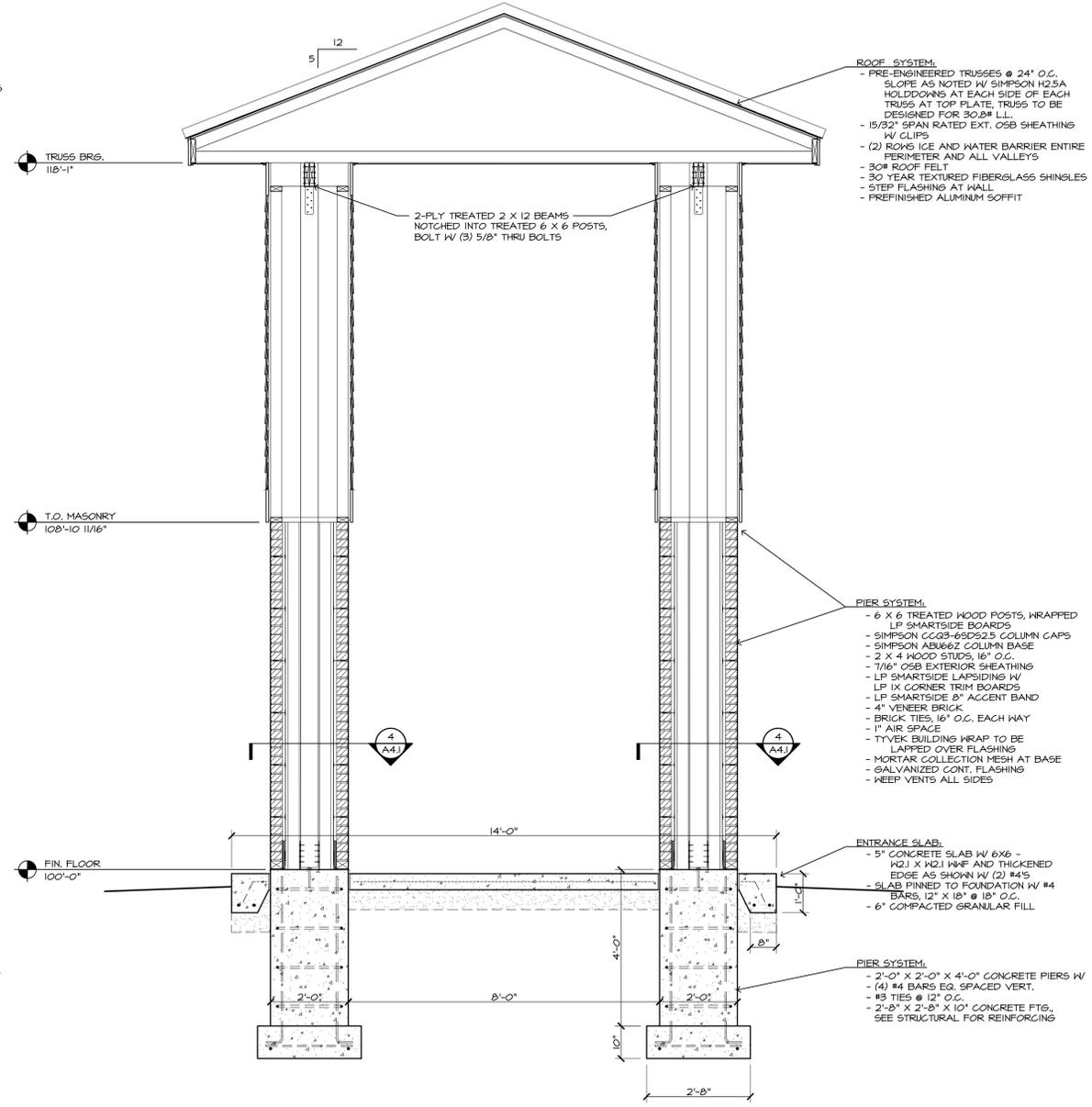
1
A4.1
ENTRANCE CANOPY SECTION
1/4" = 1'-0"

- ROOF SYSTEM:**
- PRE-ENGINEERED TRUSSES @ 24" O.C. SLOPE AS NOTED W/ SIMPSON H2.5A HOLDDOCKS AT EACH SIDE OF EACH TRUSS AT TOP PLATE, TRUSS TO BE DESIGNED FOR 30# LL.
 - 15/32" SPAN RATED EXT. OSB SHEATHING W/ CLIPS
 - (2) ROWS ICE AND WATER BARRIER ENTIRE PERIMETER AND ALL VALLEYS
 - 30# ROOF FELT
 - 30 YEAR TEXTURED FIBERGLASS SHINGLES
 - STEP FLASHING AT WALL
 - PREFINISHED ALUMINUM SOFFIT

- PIER SYSTEM:**
- 6 X 6 TREATED WOOD POSTS, WRAPPED LP SMARTSIDE BOARDS
 - SIMPSON CG63-65D52.5 COLUMN CAPS
 - SIMPSON ABU66Z COLUMN BASE
 - 2 X 4 WOOD STUDS, 16" O.C.
 - 7/16" OSB EXTERIOR SHEATHING
 - LP SMARTSIDE LAPSIDING W/ LP 1X CORNER TRIM BOARDS
 - LP SMARTSIDE 8" ACCENT BAND
 - 4" VENEER BRICK
 - BRICK TIES, 16" O.C. EACH WAY
 - 1" AIR SPACE
 - TYVEK BUILDING WRAP TO BE LAPPED OVER FLASHING
 - MORTAR COLLECTION MESH AT BASE
 - GALVANIZED CONT. FLASHING
 - KEEP VENTS ALL SIDES

- ENTRANCE SLAB:**
- 5" CONCRETE SLAB W/ 6X6 - #2.1 X #2.1 WAF AND THICKENED EDGE AS SHOWN W/ (2) #4'S
 - SLAB FINED TO FOUNDATION W/ #4 BARS, 12" X 18" @ 18" O.C.
 - 6" COMPACTED GRANULAR FILL

- PIER SYSTEM:**
- 2'-0" X 2'-0" X 4'-0" CONCRETE PIERS W/ (4) #4 BARS EQ. SPACED VERT.
 - #3 TIES @ 12" O.C.
 - 2'-8" X 2'-8" X 10" CONCRETE FTG. SEE STRUCTURAL FOR REINFORCING



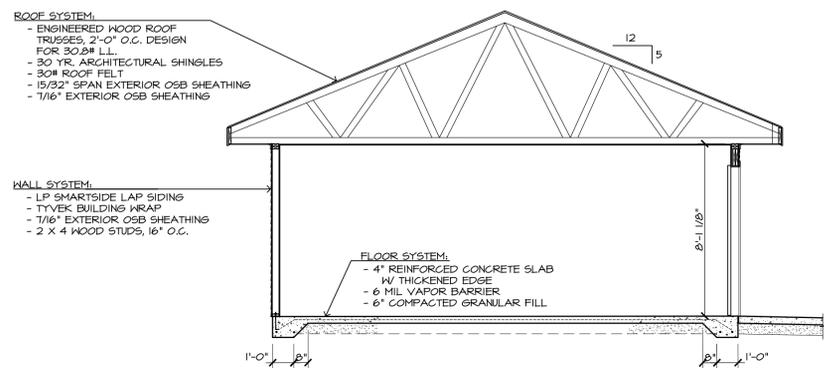
2
A4.1
ENTRANCE CANOPY SECTION
1/4" = 1'-0"

- ROOF SYSTEM:**
- PRE-ENGINEERED TRUSSES @ 24" O.C. SLOPE AS NOTED W/ SIMPSON H2.5A HOLDDOCKS AT EACH SIDE OF EACH TRUSS AT TOP PLATE, TRUSS TO BE DESIGNED FOR 30# LL.
 - 15/32" SPAN RATED EXT. OSB SHEATHING W/ CLIPS
 - (2) ROWS ICE AND WATER BARRIER ENTIRE PERIMETER AND ALL VALLEYS
 - 30# ROOF FELT
 - 30 YEAR TEXTURED FIBERGLASS SHINGLES
 - STEP FLASHING AT WALL
 - PREFINISHED ALUMINUM SOFFIT

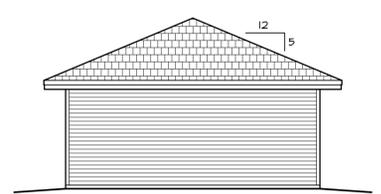
- PIER SYSTEM:**
- 6 X 6 TREATED WOOD POSTS, WRAPPED LP SMARTSIDE BOARDS
 - SIMPSON CG63-65D52.5 COLUMN CAPS
 - SIMPSON ABU66Z COLUMN BASE
 - 2 X 4 WOOD STUDS, 16" O.C.
 - 7/16" OSB EXTERIOR SHEATHING
 - LP SMARTSIDE LAPSIDING W/ LP 1X CORNER TRIM BOARDS
 - LP SMARTSIDE 8" ACCENT BAND
 - 4" VENEER BRICK
 - BRICK TIES, 16" O.C. EACH WAY
 - 1" AIR SPACE
 - TYVEK BUILDING WRAP TO BE LAPPED OVER FLASHING
 - MORTAR COLLECTION MESH AT BASE
 - GALVANIZED CONT. FLASHING
 - KEEP VENTS ALL SIDES

- ENTRANCE SLAB:**
- 5" CONCRETE SLAB W/ 6X6 - #2.1 X #2.1 WAF AND THICKENED EDGE AS SHOWN W/ (2) #4'S
 - SLAB FINED TO FOUNDATION W/ #4 BARS, 12" X 18" @ 18" O.C.
 - 6" COMPACTED GRANULAR FILL

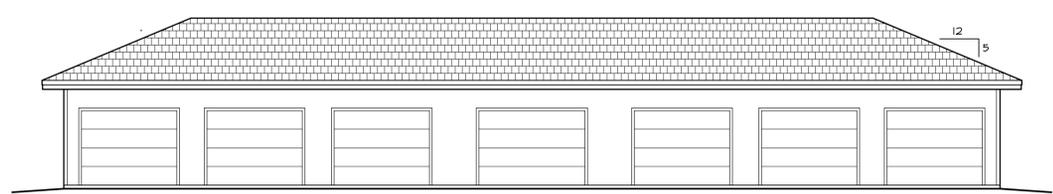
- PIER SYSTEM:**
- 2'-0" X 2'-0" X 4'-0" CONCRETE PIERS W/ (4) #4 BARS EQ. SPACED VERT.
 - #3 TIES @ 12" O.C.
 - 2'-8" X 2'-8" X 10" CONCRETE FTG. SEE STRUCTURAL FOR REINFORCING



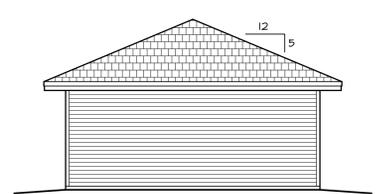
7 BUILDING SECTION
A5 1/4" = 1'-0"



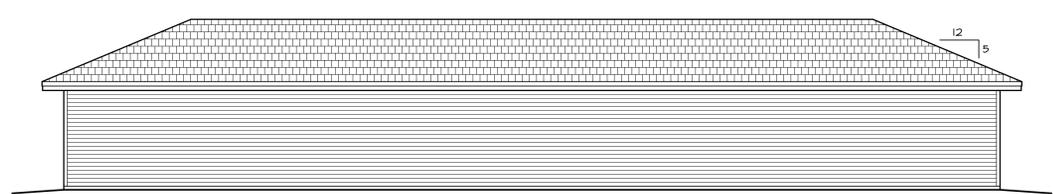
5 SOUTH ELEVATION
A5 1/8" = 1'-0"



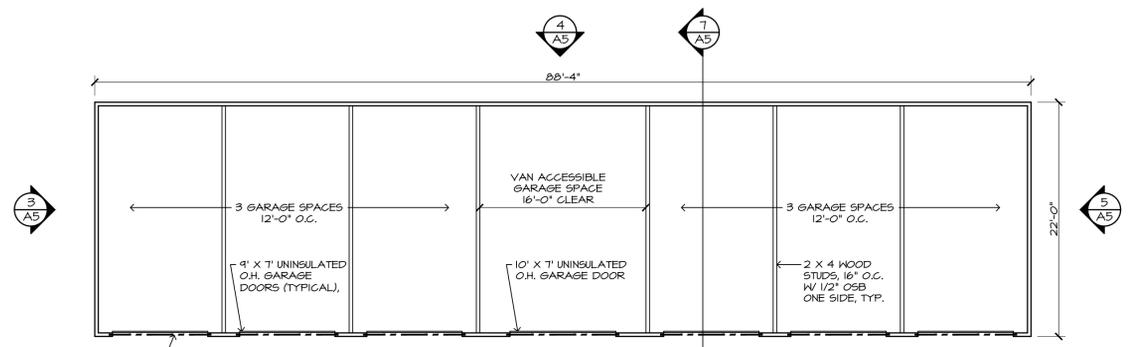
6 WEST ELEVATION
A5 1/8" = 1'-0"



3 NORTH ELEVATION
A5 1/8" = 1'-0"

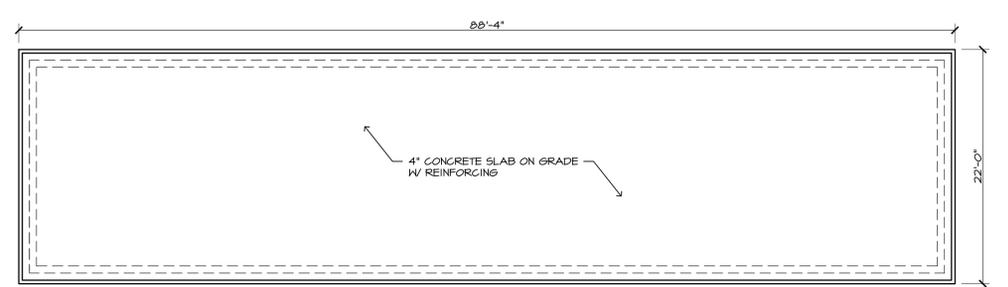


4 EAST ELEVATION
A5 1/8" = 1'-0"

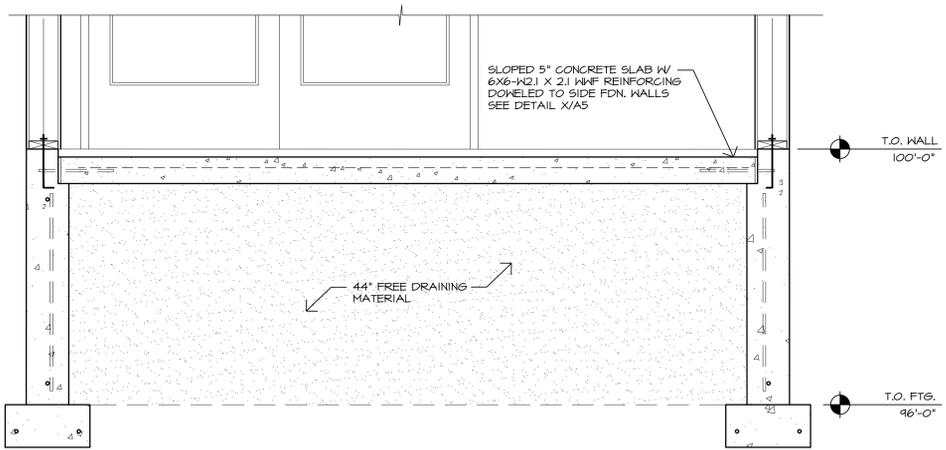


2 FLOOR PLAN
A5 1/8" = 1'-0"

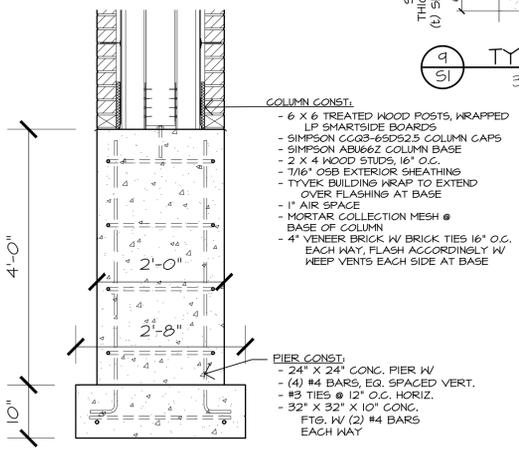
HEADERS: (TYP. ALL)
- 2-PLY 1 3/4" X 9 1/4" LVL's
- (2) JACK STUDS
- (2) KING STUDS



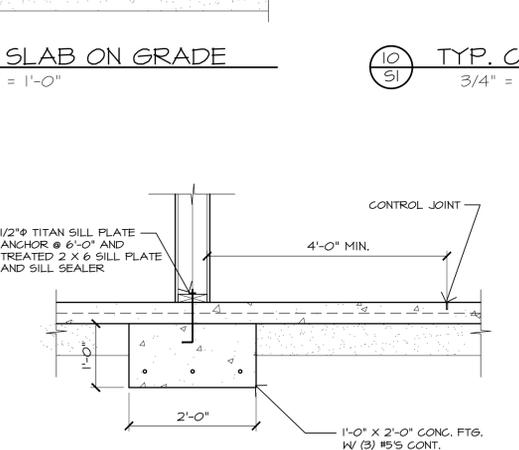
1 FOUNDATION PLAN
A5 1/8" = 1'-0"



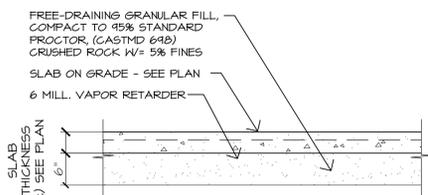
6 TYP. STOOP SECTION
3/4" = 1'-0"



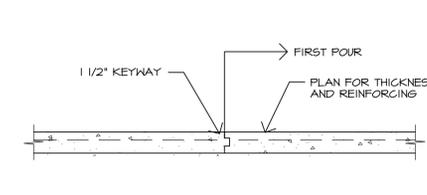
7 TYP. PIER CONSTRUCTION
3/4" = 1'-0"



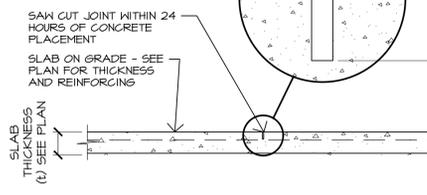
8 TYP. BEARING WALL DETAIL
3/4" = 1'-0"



9 TYP. SLAB ON GRADE
3/4" = 1'-0"



10 TYP. CONST. JOINT DTL.
3/4" = 1'-0"



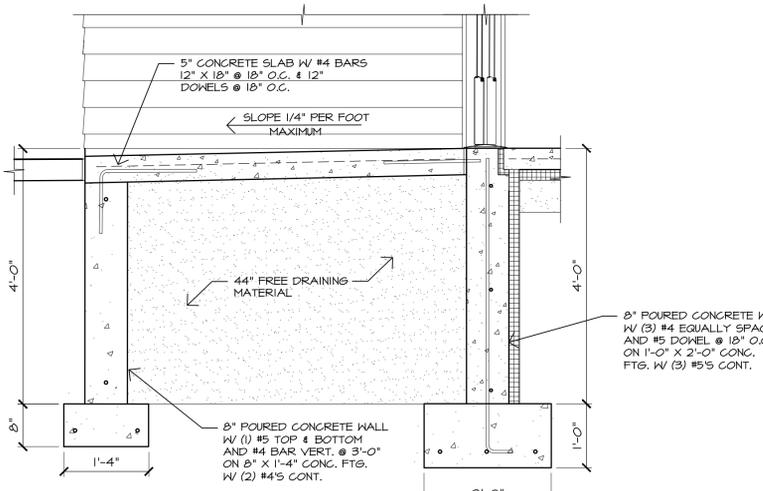
11 TYP. SLAB CONTROL JT.
3/4" = 1'-0"

FOUNDATION KEYED NOTES:

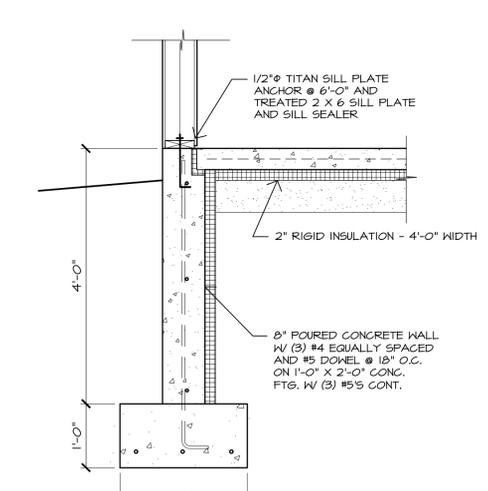
- (S1) 4" THICK CONC SLAB ON GRADE WITH 6X6-W21 X W21 WWF, 10 MIL POLY VAPOR BARRIER UNDER SLAB, LAP AND TAPE ALL JOINTS, 6" MIN COMPACTED GRANULAR BASE.
- (S2) TYPICAL SLAB CONTROL JOINT MAX SPACING 15'-0", REFER TO 11/S1.
- (S3) TYPICAL SLAB CONSTRUCTION JOINT (WHERE APPLICABLE) REFER TO 10/S1.

CONSTRUCTION GENERAL NOTES

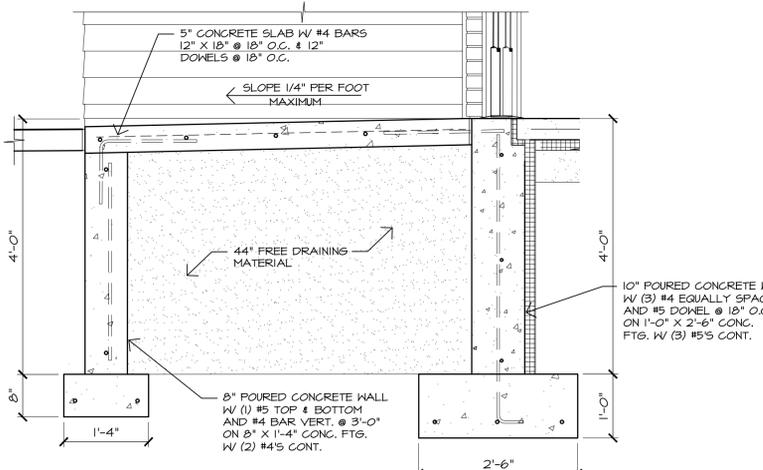
1. FIELD VERIFY ALL EXISTING CONDITIONS. ANY EXISTING CONDITION THAT DOES NOT AGREE WITH THESE PLANS MUST BE BROUGHT TO THE ARCHITECTS ATTENTION FOR REVIEW. GENERAL CONTRACTOR SHALL.
2. OBSERVE ALL STATE AND LOCAL CODES
3. ALL REBAR USED SHALL BE CLEAN AND FREE OF OIL, DIRT OR OTHER CONTAMINANTS THAT WILL PREVENT COMPLETE BONDING TO THE CONCRETE.



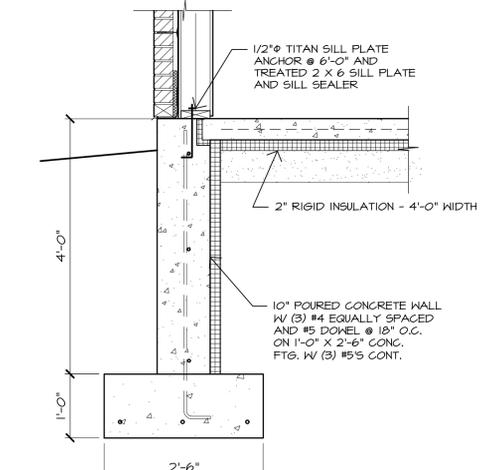
4 FOUNDATION DETAIL
3/4" = 1'-0"



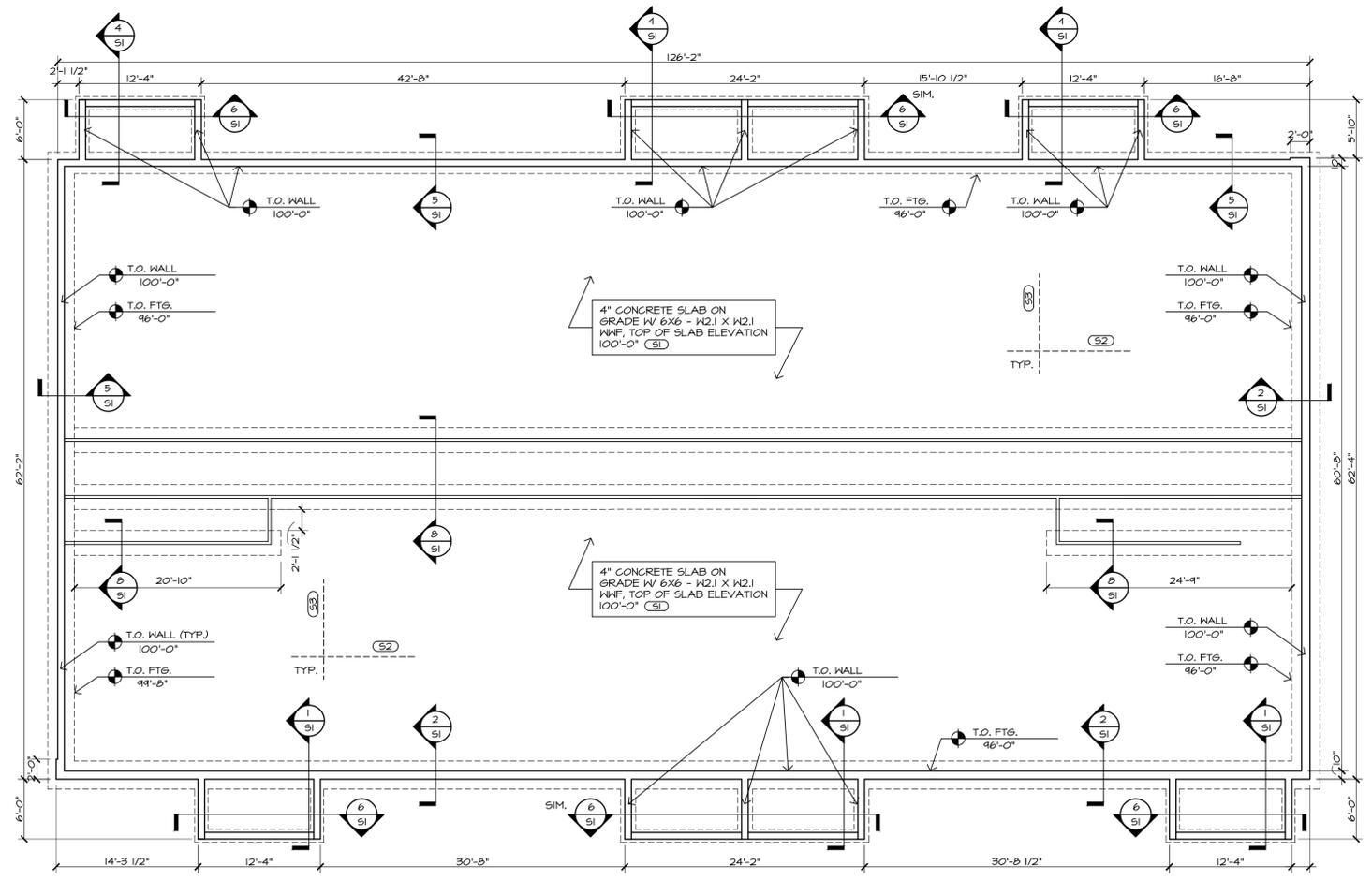
5 FOUNDATION DETAIL
3/4" = 1'-0"



1 FOUNDATION DETAIL
3/4" = 1'-0"



2 FOUNDATION DETAIL
3/4" = 1'-0"

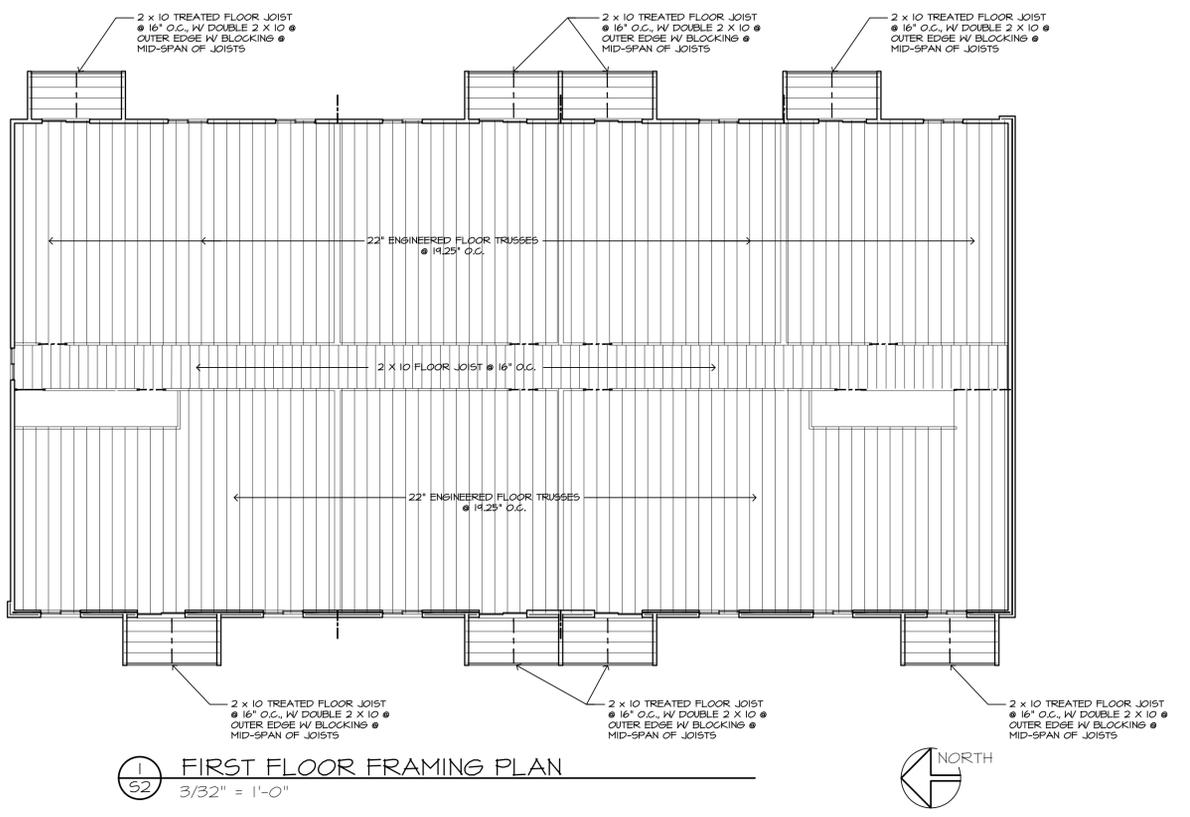
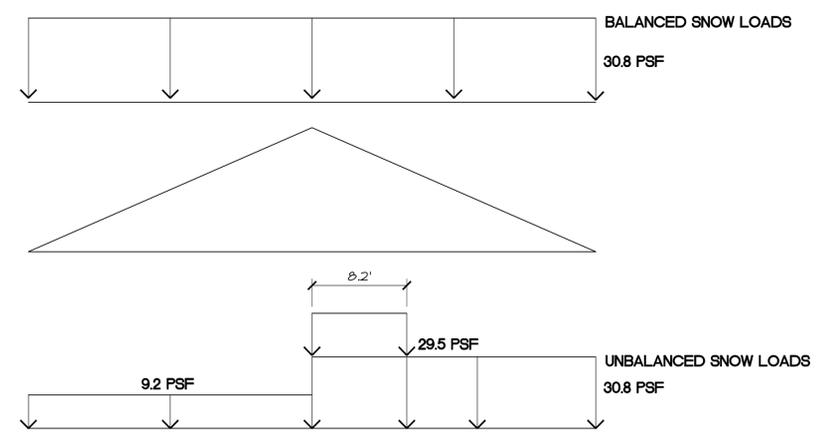


3 FOUNDATION PLAN
1/8" = 1'-0"

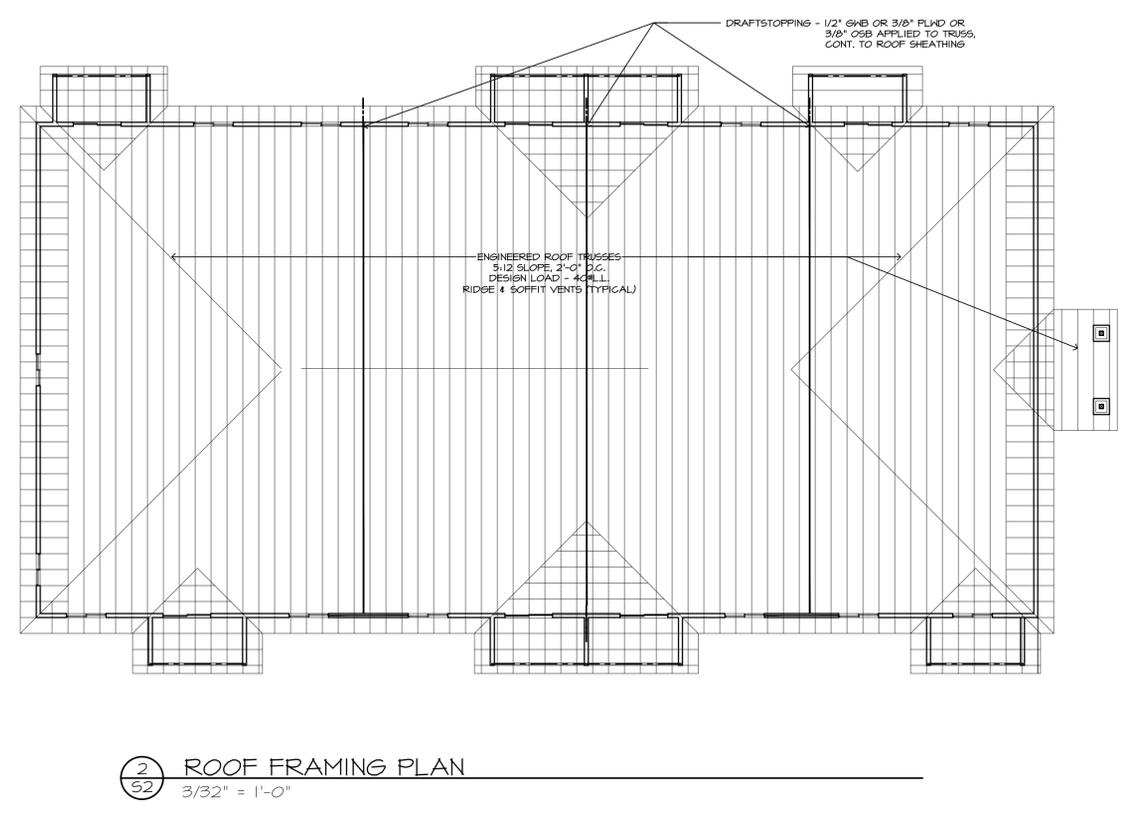


DATE :	03.10.26
DRAWN BY :	KKT
CHECKED BY :	AC
REVISIONS :	

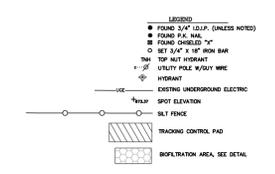
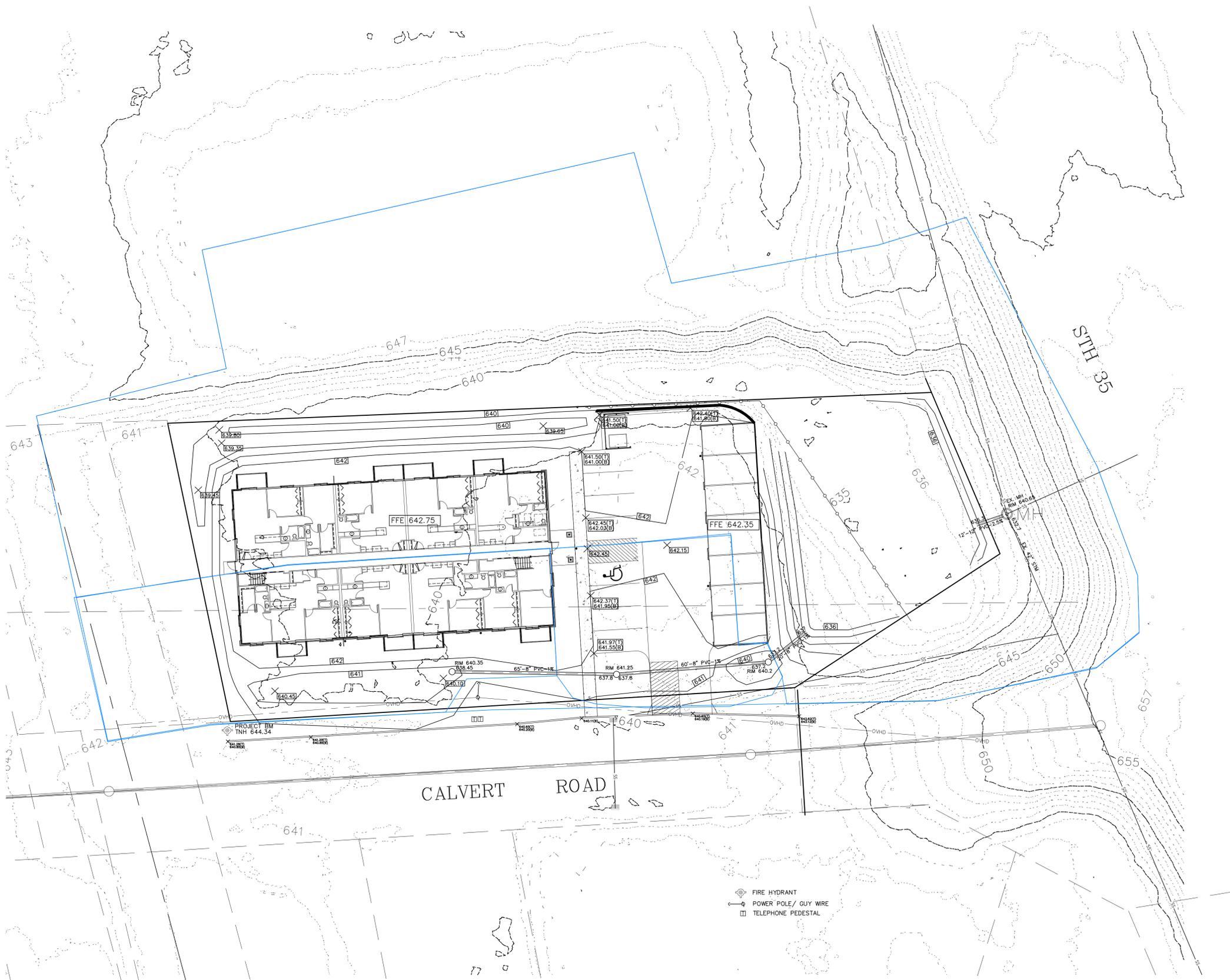
PER IBC 2015 ASCE 7-10 LOADS:
 > Pg = 40 PSF
 > MAX. WIND V = 115 MPH
 > FLOOR LIVE LOAD = 40 PSF
 > FLOOR DEAD LOAD = 20 PSF
 > RESIDENTIAL CORRIDOR/STAIRS = 100 PSF
 > ROOF TRUSS TOP CHORD DEAD LOAD = 10 PSF
 > ROOF TRUSS BOTTOM CHORD DEAD LOAD = 10 PSF
 > ASSUMED SOIL BEARING PRESSURE = 2000 PSF
 > PARTITION LIVE LOAD = 15 PSF



1 FIRST FLOOR FRAMING PLAN
3/32" = 1'-0"



2 ROOF FRAMING PLAN
3/32" = 1'-0"



GRADING NOTES

- The location of existing utilities, both underground and overhead are approximate only and have not been independently verified by the owner or its representatives. The contractor shall be responsible for determining the exact location of all existing utilities, whether shown on these plans or not, before commencing work, and shall be fully responsible for any and all damage which might be caused by the contractor's failure to exactly locate and preserve any and all utilities. CALL DODGERS HOTLINE: (800)-242-8511.
- The underground location of the public utilities were marked by representatives of those companies. The location of the customer owned underground utilities were NOT marked.
- There may be more underground utility installations within the project area that are not shown.
- It shall be the contractor's responsibility to arrange for any necessary inspections by local government that may be required.
- Contours shown are for finished surfaces, any adjustment to subgrade is the contractor's responsibility.
- All disturbed areas that improve are to be landscaped or seeded as indicated on the landscape plan.
- Pavement section consists of 2" Bituminous Pavement and 8" crushed aggregate base course.
- Spot elevations shall take precedence over contours and slopes shown. However, the contractor shall notify the Engineer if spot elevations do not appear to agree with the contours and slopes shown. Spot elevations and specific grade information shall be used for establishing the elevation of curbs, sidewalks, and other utilities.
- All finished grading shall provide for a smooth transition to ungraded areas.
- All pre-storm piping shall be installed per SDP 35.

BUILDING AND WASTE MATERIAL SHALL BE DISPOSED OF IN A LAWFUL MANNER.

UTILITY NOTES

- The location of existing utilities, both underground and overhead are approximate only and have not been independently verified by the owner or its representatives. The contractor shall be responsible for determining the exact location of all existing utilities, whether shown on these plans or not, before commencing work, and shall be fully responsible for any and all damage which might be caused by the contractor's failure to exactly locate and preserve any and all utilities. CALL DODGERS HOTLINE: (800)-242-8511.
- Field verify all locations and invert elevations prior to commencing work.
- All Sanitary Sewer piping shall be PVC meeting ASTM D-3034 SDR 35.
- Water Lines shall be Ductile Iron (D or Ductile), or shall be AWWA C900. Tracer wire for C900 shall be a 1/8" stainless steel with poly coating, or approved equal. The tracer wire shall be securely grounded to the compression fitting of both the watermain and curb stop.
- It shall be the contractor's responsibility to arrange for any necessary inspection by local government that may be required.
- Contractor shall comply with the latest editions of CDMA Directives or any other agency having jurisdiction for excavation and trenching procedures. Contractor is responsible for complying with performance criteria as required by CDMA.
- Maintain 1' separation for watermain crossing over sanitary laterals.
- See Plumbing Plans for storm sewer drain connection locations.
- Storm connections shall be watertight with rubber gasket and steel band.
- All storm sewer piping shall have joints equipped with E-Strip by Press-Seal Gasket Corporation, or equal.

LA CROSSE
ENGINEERING & SURVEYING CO., INC.
OFFICE: (609) 782-3433 FAX: (609) 782-3402
www.lacrosseengineering.com

NICOLAI APARTMENTS
CALVERT ROAD, LA CROSSE, WI
GRADING & EROSION CONTROL PLAN

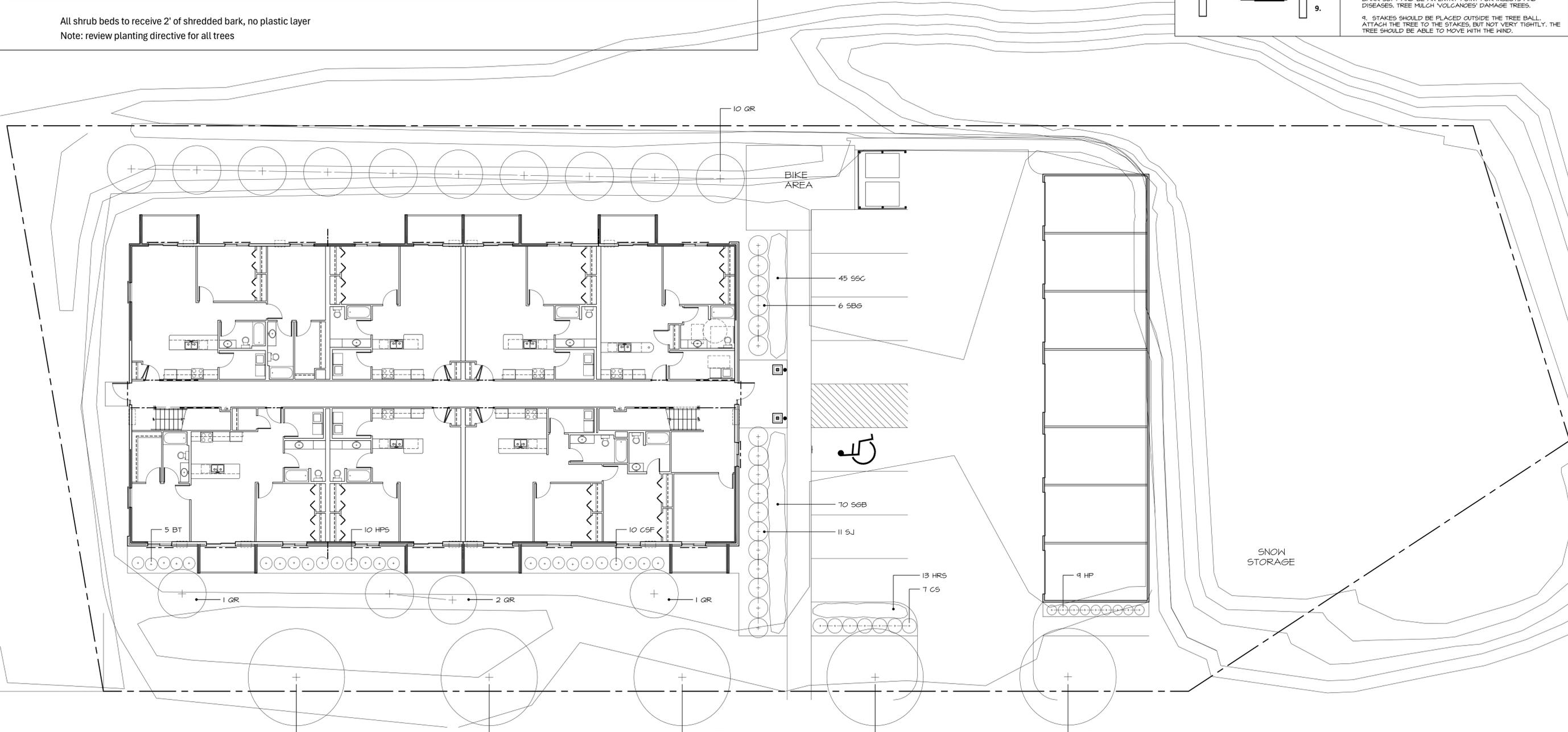
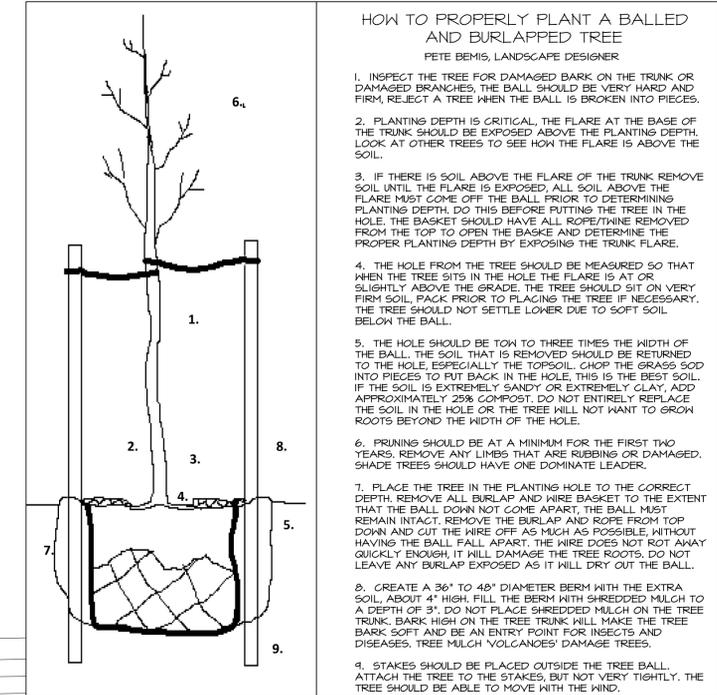
DATE: 3/06/26
FILE: NICOLAI_CALVERT
DRAWN BY: FJH

C1

NICOLAI APT, 3629 Calvert Road, LANDSCAPE PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	CONDITION	NOTES
TREES						
ACJEF	Acer saccharum 'Jefcan'	Unity Maple	1	2" cal	B & B/Cont	Spd 30' x Ht 40'
BN	Betula nigra	River Birch	1	2" cal	B & B/Cont	Spd 30' x Ht 40'
GT	Gleditsia triacanthos var. inermis 'Harve'	Northern Acclaim Honeylocust	1	2" cal	B & B/Cont	Spd 30' x Ht 40'
QR	Quercus robur x alba 'Scarlet Letter'	Scarlet Letter Oak	14	2" cal	B & B/Cont	Spd 15' x Ht 40'
TA	Tilia americana 'Bailyard'	Frontyard Linden	1	2" cal	B & B/Cont	Spd 30' x Ht 40'
UA	Ulmus 'New Horizon'	New Horizon Elm	1	2" cal	B & B/Cont	Spd 30' x Ht 40'
SHRUBS						
BT	Berberis thunbergii 'BailErin'	Limoncello Barberry	5	5 gal	container	Spd 4' x Ht 4'
CS	Cornus sericea (stolonifera) 'Kelsey'	Kelsey Dogwood	7	5 gal	container	Spd 3' x Ht 3'
CSF	Cornus sericea 'Farrow'	Arctic Fire Red Twig Dogwood	10	5 gal	container	Spd 4' x Ht 4'
HP	Hydrangea paniculata 'SMHPFL'	Fire Light Hydrangea	9	5 gal	container	Spd 5' x Ht 5'
HPS	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire® Hydrangea	10	5 gal	container	Spd 4' x Ht 4'
SBG	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	6	5 gal	container	Spd 4' x Ht 3'
SJ	Spiraea japonica 'Neon Flash'	Neon Flash Spirea	11	5 gal	container	Spd 4' x Ht 3'
PERENNIALS						
HRS	Hemerocallis 'Ruby Stella'	Ruby Stella Daylily	30	1 gal	container	Spd 18" x Ht 18"
SSC	Schizachyrium scoparium 'Chameleon'	Chameleon Little Bluestem	45	1 gal	container	Spd 18" x Ht 24"
SSB	Schizachyrium scoparium 'Blaze'	Blaze Little Bluestem	70	1 gal	container	Spd 18" x Ht 24"

All shrub beds to receive 2' of shredded bark, no plastic layer
 Note: review planting directive for all trees



5th Avenue Design

504 5TH AVENUE S.
 LA CROSSE, WI 54601
 TEL 608-780-5075

LANDSCAPE PLAN

DATE : 03.11.26
 DRAWN BY : KKT
 CHECKED BY : AN/5N
 REVISIONS :

Nicolai Apartments
 3629 Calvert Road
 La Crosse, WI 54601

LANDSCAPING PLAN
 1" = 10'-0"



