

BORTON CONSTRUCTION NEW OFFICE

LA CROSSE, WISCONSIN

XX% PLAN REVIEW

ISG PROJECT # 26-34320



LOCATION MAP

SHEET INDEX

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PROJECT GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.
- CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- THE CONTRACTOR IS TO CONTACT "DIGGERS HOTLINE" FOR UTILITY LOCATIONS A MINIMUM OF 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (811 OR 1-800-242-8511).



PROJECT CONTACTS

COMPANY NAME	CONTACT	PHONE NUMBER
PAUL BORHSEIM	PRESIDENT	608.779.0400

PROJECT
**BORTON
CONSTRUCTION
NEW OFFICE**

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	26-34320
FILE NAME	34320 CO-GENERAL
DRAWN BY	AAE
DESIGNED BY	AAE
REVIEWED BY	KR
ORIGINAL ISSUE DATE	05/08/2026
CLIENT PROJECT NO.	-

PROJECT INDEX:

OWNER:
BORTON CONSTRUCTION, INC.

PAUL BORHSEIM
2 COPELAND AVENUE + SUITE 201
LA CROSSE, WISCONSIN, 54603

PHONE: 608.779.0400
paulborhseim@bortonconstruction.com

PROJECT ADDRESS / LOCATION:

1325 ST ANDREW ST
LA CROSSE, WISCONSIN, 54603

MANAGING OFFICE:
I & S GROUP, INC. (ISG)

MANKATO OFFICE
115 EAST HICKORY STREET
SUITE 300
MANKATO, MN 56001
PHONE: 507.387.6651

PROJECT MANAGER: KRIS ROPPE
EMAIL: Kristopher.Roppe@ISGinc.com



SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LA CROSSE STANDARD SPECIFICATIONS, CURRENT EDITION, WISDOT STANDARD SPECIFICATIONS, 2025 EDITION, WISDOT CONSTRUCTION AND MATERIALS MANUAL, CURRENT EDITION, WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES STATE PLUMBING CODE, CURRENT EDITION, AND STANDARD SPECIFICATION FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, 6th EDITION, UNLESS DIRECTED OTHERWISE.

B.M. ELEVATION=645.45

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT (NAD83(2011)) ON THE LA CROSSE COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN MONTH YEAR BY COMPANY NAME.

TITLE
TITLE SHEET

SHEET
CO-00



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LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	26-34320
FILE NAME	34320 CO-GENERAL
DRAWN BY	AAE
DESIGNED BY	AAE
REVIEWED BY	KR
ORIGINAL ISSUE DATE	05/08/2026
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TITLE
**LEGEND AND
NOTES**

SHEET
C0-01

SYMBOL LEGEND

EXISTING		PROPOSED
EX CB	STORM MANHOLE	
EX CO	STORM CATCH BASIN	
EX CO	STORM CLEANOUT	
EX CO	STORM CULVERT	
EX CO	DOWNSPOUT	
EX CO	ROOF DRAIN	
EX CO	SANITARY MANHOLE	
EX CO	SANITARY CLEANOUT	
EX LS	LIFT STATION	
EX RV	WATER REDUCER	
EX V	WATER VALVE	
EX V	WATER VALVE MAHOLE	
EX V	WATER CURB STOP	
EX V	WATER SHUT-OFF	
EX PIV	POST INDICATOR VALVE	
EX FDC	FIRE DEPARTMENT CONNECTION	
EX W	WELL	
EX MW	MONITORING WELL	
EX SB	LAWN SPRINKLER BOX	
EX SH	LAWN SPRINKLER HEAD	
EX H	HYDRANT	
EX YH	YARD HYDRANT	
EX U	UTILITY POLE	
EX L	LIGHT POLE	
EX G	GROUND LIGHT	
EX G	GUY WIRE	
EX T	TRANSFORMER	
EX HH	HANDHOLE	
EX EM	ELECTRIC MANHOLE	
EX M	ELECTRIC METER	
EX U	UTILITY VAULT	
EX AC	AIR CONDITIONER	
EX G	GAS METER	
EX G	GAS VALVE	
EX SB-1	SOIL BORING	
EX F	FLAG POLE	
EX MB	MAILBOX	
EX S	TRAFFIC SIGNAL	
EX S	SIGN	
EX S	STREET SIGN	
EX S	WHEEL STOP	
EX RR	RAILROAD CROSSING SIGN	
EX P	POST	
EX D	DECIDUOUS TREE	
EX C	CONIFEROUS TREE	
EX B	BUSH	
EX T	TREE STUMP	
EX W	WETLAND / MARSH	
EX R	ROCK / BOULDER	

LINETYPE LEGEND

EXISTING		PROPOSED
---	STORM DRAIN	---
---	SANITARY SEWER	---
---	SANITARY SEWER FORCEMAIN	---
---	WATER MAIN	---
---	GAS	---
---	OVERHEAD ELECTRIC	---
---	UNDERGROUND ELECTRIC	---
---	UNDERGROUND TELEPHONE	---
---	UNDERGROUND TV	---
---	OVERHEAD UTILITY	---
---	UNDERGROUND UTILITY	---
---	FIBER OPTIC	---
---	WETLAND	---
---	WATER EDGE	---
---	DITCH / SWALE	---
---	FENCE LINE	---
---	TREE LINE	---
---	PROPERTY / LOT LINE	---
---	RIGHT OF WAY LINE	---
---	ACCESS CONTROL	---
---	EASEMENT LINE	---

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT	GAL	GALLON	PP	POLYPROPYLENE
ADD	ADDENDUM	GALV	GALVANIZED	PSI	POUNDS PER SQUARE INCH
AFF	ABOVE FINISHED FLOOR	GC	GENERAL CONTRACTOR	PVC	POLYVINYL CHLORIDE
AGG	AGGREGATE	GD	GROUND	PVMT	PAVEMENT
APPROX	APPROXIMATE	GFE	GARAGE FLOOR ELEVATION	QTY	QUANTITY
ARCH	ARCHITECT, ARCHITECTURAL	GL	GUTTERLINE	R	RIM
BFE	BASEMENT FLOOR ELEVATION	GPM	GALLONS PER MINUTE	RAD	RADIUS
BIT	BITUMINOUS	GV	GATE VALVE	RCP	REINFORCED CONCRETE PIPE
BLDG	BUILDING	HDPE	HIGH DENSITY POLYETHYLENE	RD	ROOF DRAIN
BM	BENCHMARK	HD	HEAVY DUTY	REBAR	REINFORCING BAR
CAD	COMPUTER-AIDED DESIGN	HH	HANDHOLE	REM	REMOVE
CB	CATCH BASIN	HMA	HOT MIX ASPHALT	ROW	RIGHT OF WAY
CFS	CUBIC FEET PER SECOND	HORIZ	HORIZONTAL	R/W	RIGHT OF WAY
CF	CUBIC FOOT	HR	HOUR	SAN	SANITARY
CI	CAST IRON	HWL	HIGH WATER LEVEL	SCH	SCHEDULE
CIP	CAST IRON PIPE CAST IN PLACE	HWY	HIGHWAY	SF	SQUARE FOOT
CIPC	CONCRETE	HYD	HYDRANT	SPEC	SPECIFICATION
CJ	CONTROL JOINT	I	INVERT	SQ	SQUARE
CL	CENTERLINE	ID	INSIDE DIAMETER	STA	STATION
CMP	CORRUGATED METAL PIPE	IN	INCH	STM	STORM
CO	CLEANOUT	INV	INVERT	SY	SQUARE YARD
CONC	CONCRETE	IP	IRON PIPE	T/C	TOP OF CURB
CONST	CONSTRUCTION	IPS	IRON PIPE SIZE	TEL	TELEPHONE
CONT	CONTINUOUS	J-BOX	JUNCTION BOX	TEMP	TEMPORARY
CR	COUNTY ROAD	JT	JOINT	THRU	THROUGH
CY	CUBIC YARD	LF	LINEAR FEET	TNHF	TOP NUT OF FIRE HYDRANT
C&G	CURB AND GUTTER	LIN	LINEAR	TRANS	TRANSFORMER
DEMO	DEMOLITION	LPS	LOW PRESSURE	TV	TELEVISION
DI	DROP INTAKE	LS	LUMP SUM	TAV	TOP OF WALL
DIA	DIAMETER	LSO	LOWEST	TYP	TYPICAL
DIM	DIMENSION	MAX	MAXIMUM	UT	UNDERGROUND TELEPHONE
DS	DOWNSPOUT	MB	MAIL BOX	VCP	VITRIFIED CLAY PIPE
EA	EACH	MECH	MECHANICAL	W/O	WITHOUT
EG	EXISTING GROUND	MH	MANHOLE	WI	WITH
ELEC	ELECTRICAL	MIN	MINIMUM	YD	YARD
ELEV	ELEVATION	MISC	MISCELLANEOUS	YR	YEAR
EOF	EMERGENCY OVERFLOW	NO	NUMBER		
EQ	EQUAL	NTS	NOT TO SCALE		
EX	EXISTING	NWL	NORMAL WATER LEVEL		
FG	FINISHED GROUND	OC	ON CENTER		
FIG	FORM GRADE	OCEW	ON CENTER EACH WAY		
FDC	FIRE DEPARTMENT CONNECTION	OD	OUTSIDE DIAMETER		
FDN	FOUNDATION	OH	OVERHEAD		
FES	SECTION	OHWL	ORDINARY HIGH WATER LEVEL		
FFE	FINISHED FLOOR ELEVATION	OHD	OVERHEAD DOOR		
FPM	FEET PER MINUTE	OZ	OUNCE		
FPS	FEET PER SECOND	PCC	PORTLAND CEMENT CONCRETE		
FT	FOOT, FEET	PE	PEDESTAL		
FTG	FOOTING	PED	PEDESTRIAN		
GA	GAUGE	PERF	PERFORATED		
		PL	PROPERTY LINE		

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.



55,437 SQ FT
1.27 AC

3
56,815 SQ FT
1.30 AC

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PROJECT
**BORTON
CONSTRUCTION
NEW OFFICE**

LA CROSSE WISCONSIN

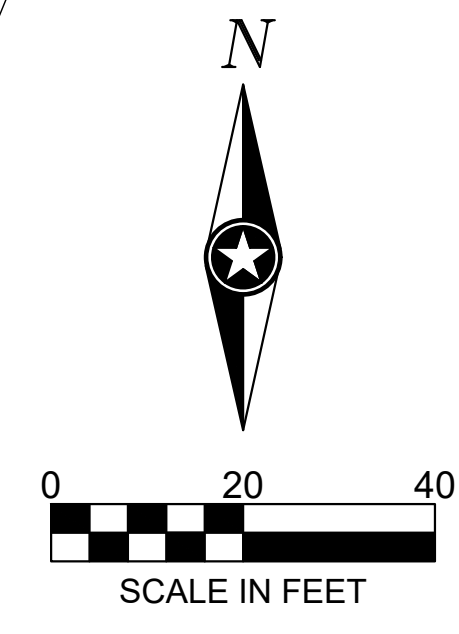
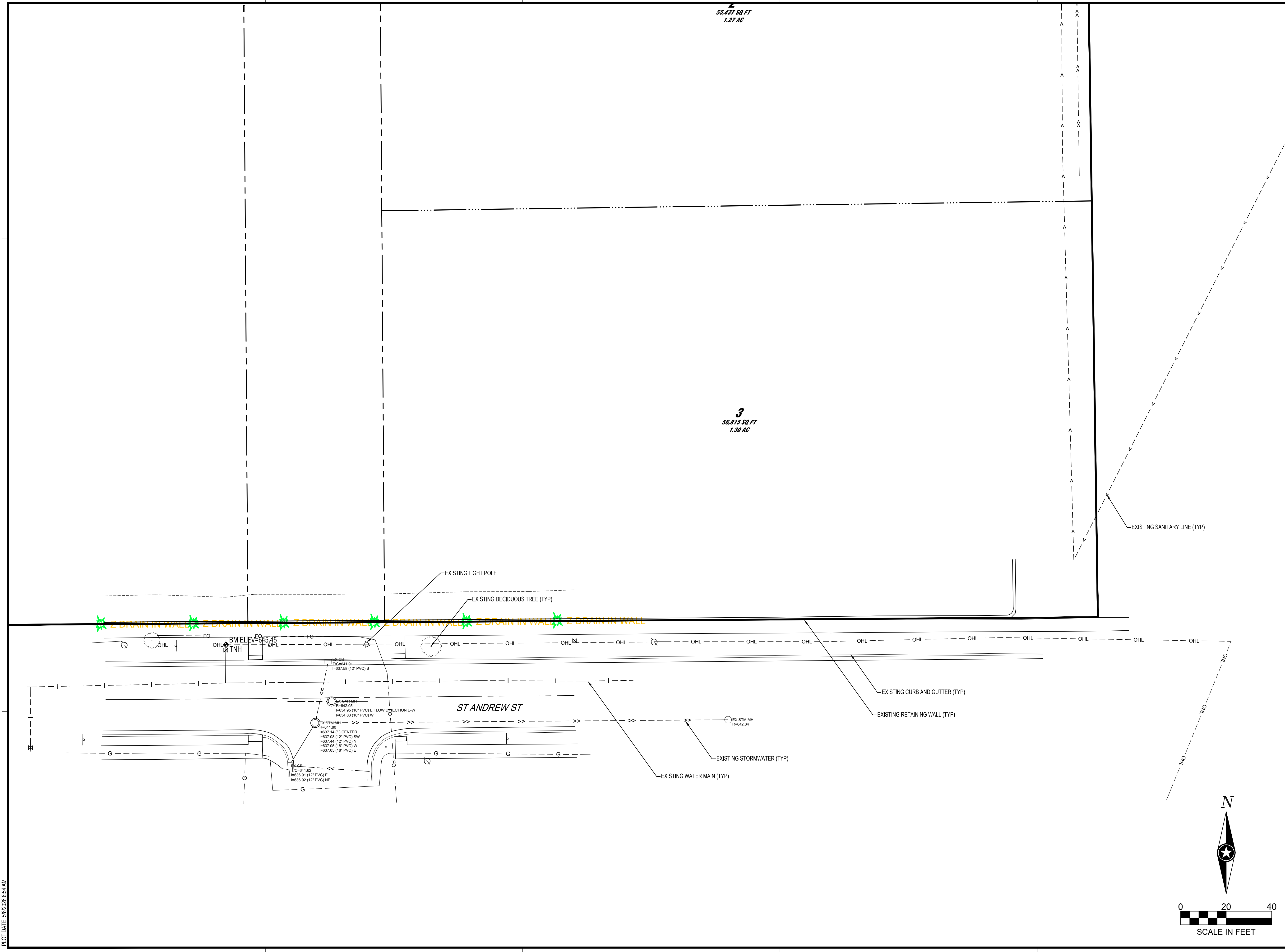
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	26-34320
FILE NAME	34320 C2-EXIST
DRAWN BY	AAE
DESIGNED BY	AAE
REVIEWED BY	KR
ORIGINAL ISSUE DATE	05/08/2026
CLIENT PROJECT NO.	-

TITLE
**EXISTING SITE
PLAN**

SHEET
C2-10

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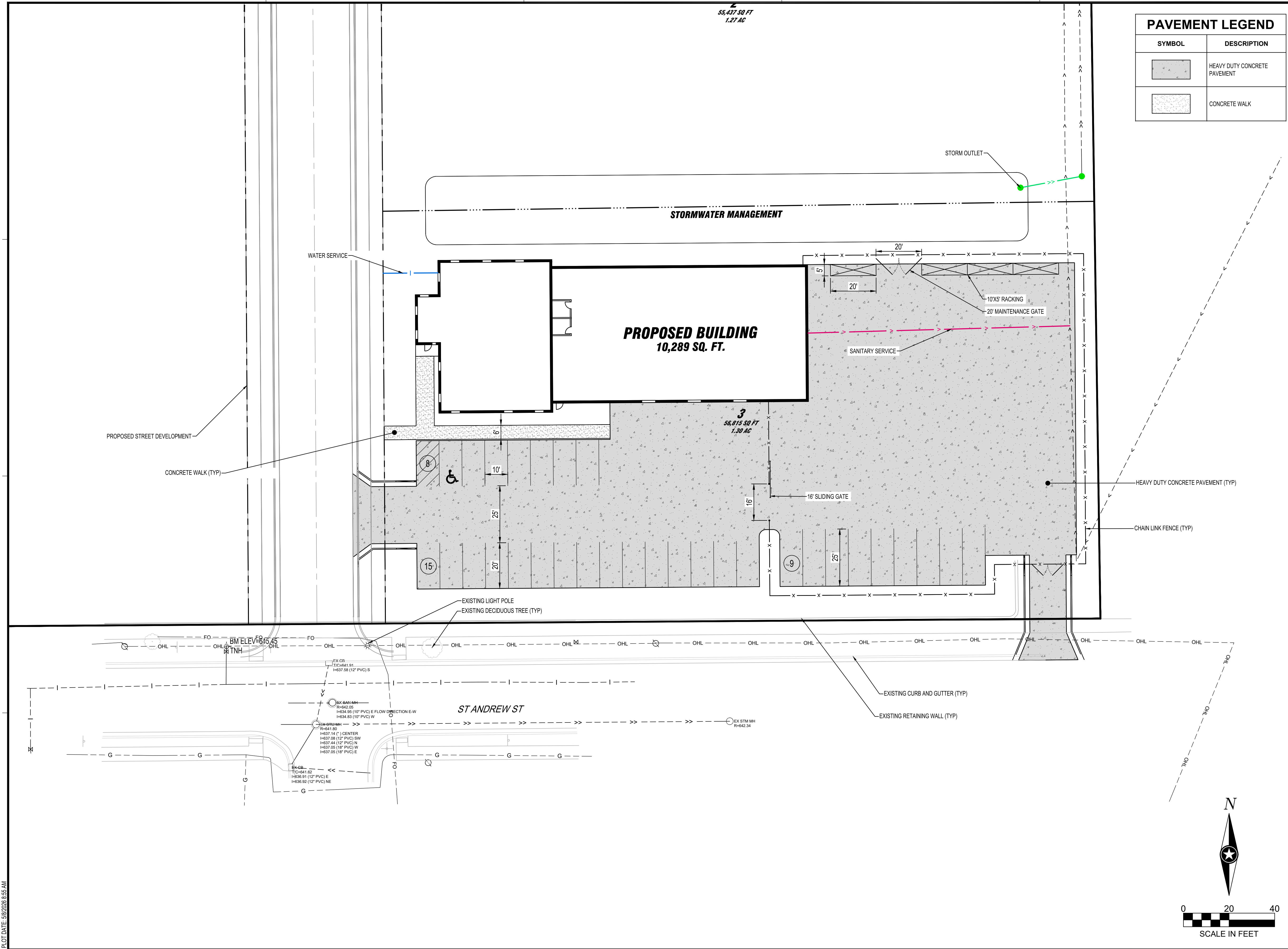
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55,437 SQ FT
1.27 AC

PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE WALK



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PROJECT
BORTON CONSTRUCTION
NEW OFFICE

LA CROSSE WISCONSIN

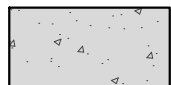

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

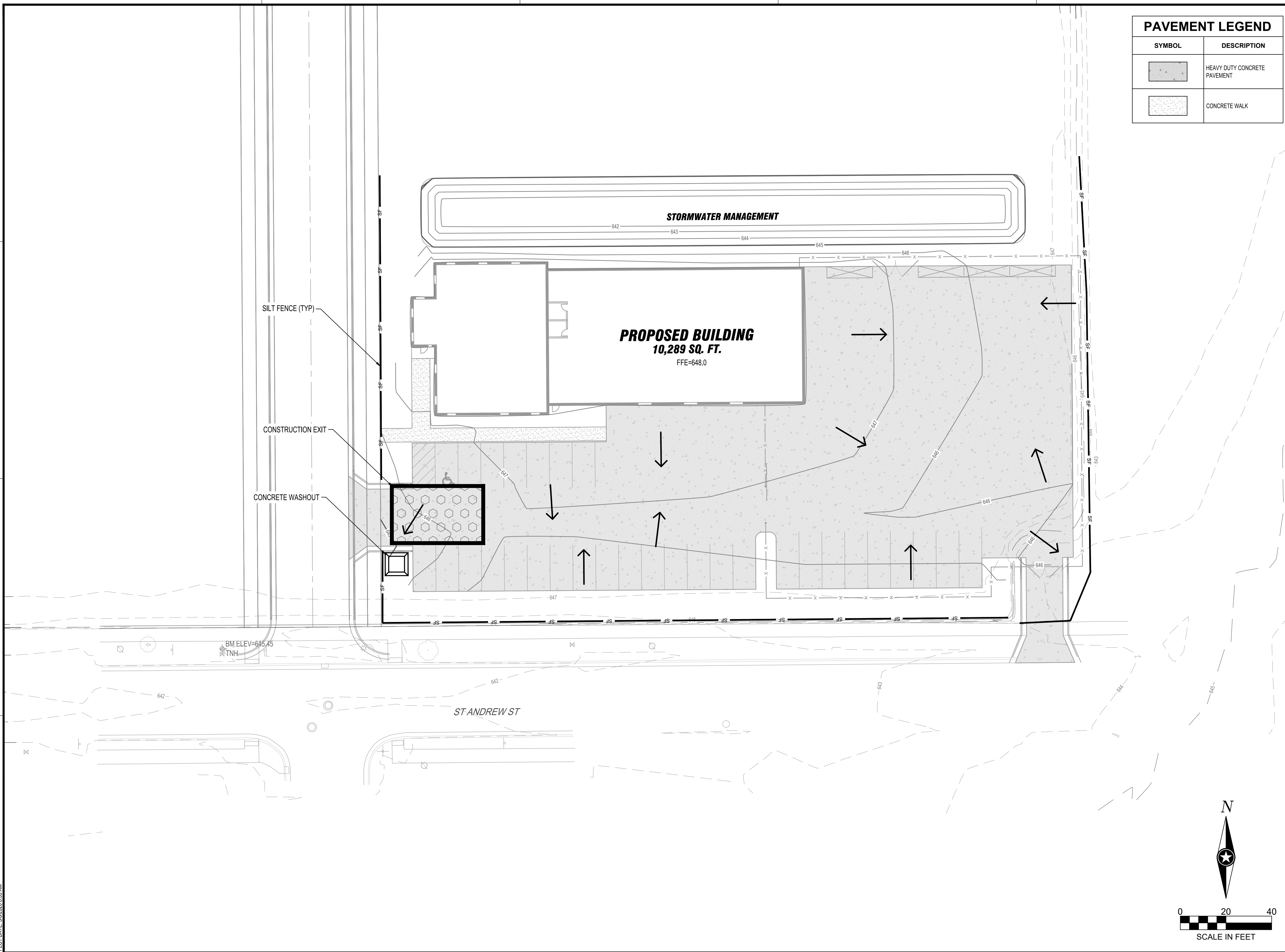
PROJECT NO. 26-34320
 FILE NAME 34320 C3-SITE
 DRAWN BY AAE
 DESIGNED BY AAE
 REVIEWED BY KR
 ORIGINAL ISSUE DATE 05/08/2026
 CLIENT PROJECT NO. -

TITLE
SITE AND UTILITY PLAN

SHEET
C3-10

PLOT DATE: 5/8/2026 9:55 AM

PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE WALK



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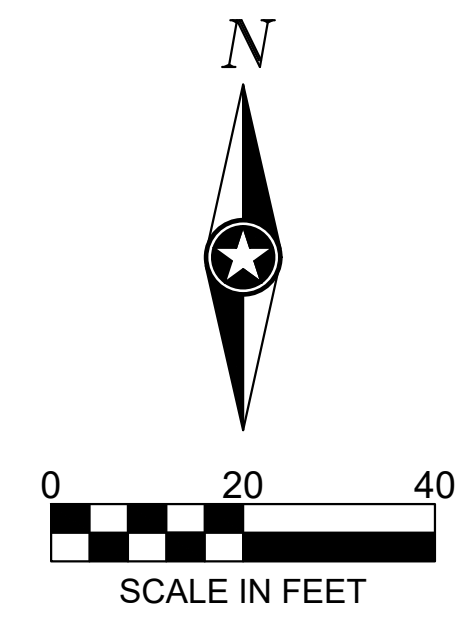
PROJECT
BORTON CONSTRUCTION
NEW OFFICE
 LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 26-34320
 FILE NAME 34320 C4-GRAD
 DRAWN BY AAE
 DESIGNED BY AAE
 REVIEWED BY KR
 ORIGINAL ISSUE DATE 05/08/2026
 CLIENT PROJECT NO. -

TITLE
GRADING PLAN

SHEET
C4-10



PLOT DATE: 5/8/2026 9:57 AM

PRELIMINARY NOT FOR CONSTRUCTION