

**New 9,918 S.F. SINGLE STORY BUILDING
W/1200 S.F. MEZZANINE
& 662 S.F. OUTSIDE COVERED STORAGE
10,540 S.F. TOTAL**

TOILET RM 	Room Name Room Number
	Section Number Sheet Number
	Elevation Number Sheet Number
	Detail Number Sheet Number
	Door Number
W-1	Window Type
	Key Note
	Wall Type
	Vertical Working Point Elevation
100'-0"	

		(Section View)
	Existing	
	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	

A.F.F.	ABOVE FINISHED FLOOR	MBS.	MARKER BOARD
A.T.	ACOUSTICAL TILE	MAS.	MASONRY
ADJ.	ADJUSTABLE	M.O.	MASONRY OPENING
ACP	ACOUSTIC CEILING PANEL	MAX.	MAXIMUM
AT	ACOUSTIC CEILING TILE	MECH.	MECHANICAL
AWP	ACOUSTIC WALL PANEL	MTL.	METAL
ALUM.	ALTERNATE ALUMINUM	MIN.	MINIMUM
®	AT	N.I.C.	NOT IN CONTRACT
BRG.	BEARING	N.T.S.	NOT TO SCALE
BIT.	BITUMINOUS	O.C.	ON CENTER
BLK'G.	BLOCKING	O.D.	OUTSIDE DIAMETER
BR.	BRICK	OH.	OVERHEAD
BLDG.	BUILDING	P.	PAINT
CAB.	CABINET	PLAS.	PLASTER
CPT.	CARPET	P. LAM.	PLASTIC LAMINATE
CLG.	CEILING	PL.	PLATE
CLT.	CERAMIC TILE	PLB.	PLUMBING
COL.	COLUMN	PLYWD.	PLYWOOD
CONC.	CONCRETE	PCT.	PORCELAIN CERAMIC TILE
C.B.	CONCRETE BLOCK	P/C	PRECAST
CMU	CONCRETE MASONRY UNIT	P/C TERR.	PRECAST TERRAZZO
CONT.	CONTINUOUS - CONTINUED	PREFAB.	PREFABRICATED
CONTR.	CONTRACTOR	PREFIN.	PREFINISHED
C.J.	CONTROL JOINT	P.T.	PRESSURE TREATED
COORD.	COORDINATE	Q.T.	QUARRY TILE
DIA.	DIAMETER	REINF.	REINFORCING OR REINFORCEMENT
D.RS.	DOORS	REQ'D.	REQUIRED
D.S.	DOWN SPOUT	RISERS	RISERS
E.W.C.	ELECTRIC WATER CHILLIER	R.D.	ROOF DRAIN
ELECT.	ELECTRICAL	RFG.	ROOFING
EL.	ELEVATION	RM.	ROOM
ELEV.	ELEVATOR	SCHED.	SCHEDULE
E.P.	EPOXY PAINT	S.	SEAL
EQUIP.	EQUIPMENT	SIM.	SIMILAR
EXIST.	EXISTING	SV	SHEET VINYL
E.P.S.	EXPANDED POLYSTYRENE	S.C.	SOLID CORE
EXP.	EXPOSED	S.SURF.	SOLID SURFACE
EXT.	EXTERIOR	SPEC.	SPECIFICATION
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	SPORT	SPORT
F.V.	FIELD VERIFY	SURF.	SURFACES
FIN.	FINISH	ST.	STAIN
F.E.	FIRE EXTINGUISHER	S.S.	STAINLESS STEEL
FL.	FLOOR	STRUCT.	STRUCTURE OR STRUCTURAL
F.D.	FLOOR DRAIN	T.BD.	TACKBOARD
FTG.	FOOTING	T.S.	TACK SURFACE
FDN.	FOUNDATION	TEMP.	TEMPERED
GEN.	GENERAL	TERR.T.	TERRAZZO TILE
G.C.	GENERAL CONTRACTOR	T&G	TONGUE & GROOVE
GL.	GLASS OR GLAZING	T/	TOP OF
GL.CMU.	GLAZED CMU	T.P.	TOILET PARTITION
G.F.CMU.	GROUND FACE CMU	TR.	TREADS
GYP. BD.	GYPSON BOARD	Typ.	TYPICAL
H&V	HEATING & VENTILATION	UNFIN.	UNFINISHED
H.C.	HOLLOW CORE	V.B.	VAPOR BARRIER
H.M.	HOLLOW METAL	VERT.	VERTICALLY
H.O.	HOLD OPEN ARM	V.C.T.	VINYL COMPOSITION TILE
HORIZ.	HORIZONTAL	V.W.C.	VINYL WALL COVERING
HR.	HOURS	VB	VINYL BASE
HYD.	HYDRANT	W.W.F.	WELDED WIRE FABRIC
INSUL.	INSULATION	WDW.	WINDOW
INT.	INTERIOR	W/	WITH
JO.	JOINT	WD.	WOOD
JST.	JOIST		

An aerial photograph of a street intersection. A vertical road on the left is labeled 'HWY 35'. A horizontal road at the top is labeled 'ST. CLOUD ST.'. Another horizontal road at the bottom is labeled 'ST. ANDREWS ST.'. An arrow points from the top of the page to a vacant lot at the intersection of Hwy 35 and St. Cloud St. The lot is surrounded by residential houses and a large commercial building with a white roof to the right.

Site Location Map

N.T.S.

BORTON CONSTRUCTION
ST ANDREWS STREET
LACROSSE, WI 54601

Map labels include: NORTH, HWY 53, HWY 35, HWY 16, ROSE ST., ST. ANDREWS ST., GILLETTE ST., LACROSSE, and various local landmarks like 'Lacrosse High School' and 'Lacrosse Sports Complex'.

 Site Vicinity Map N.T.S.

GOVERNING CODES – STATE OF WISCONSIN
CITY OF LACROSSE – LACROSSE COUNTY

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

2021 IBC WITH WISCONSIN AMENDMENTS (SPS 362)
2021 IMC WITH WISCONSIN AMENDMENTS (SPS 364)
WISCONSIN ELECTRIC CODE (SPS 316)
WISCONSIN PLUMBING CODE (SPS 381-387)
2021 IECC WITH WISCONSIN AMENDMENTS (SPS 362)
2021 NFPA 101 LIFE SAFETY CODE
2021 INTERNATIONAL FIRE CODE

ACCESSIBILITY: 2017 ICC ANSI A117.1 & (2021 IBC CHP 11)

THIS PROJECT CONSISTS OF A NEW 10,528 SQ. FT. SINGLE STORY WOOD FRAMED BUILDING WITH A 1200 SQ. FT. MEZZANINE AND A 662 SQ. FT. EXTERIOR COVERED STORAGE. THIS BUILDING WILL BE OCCUPIED AS A CONSTRUCTION BUSINESS OFFICE AND ASSOCIATED WAREHOUSE.

THE CONSTRUCTION CONSISTS OF A SLAB ON GRADE FLOOR THROUGHOUT WITH A REINFORCED CONCRETE INSULATED FROST WALL FOUNDATION AND FOOTING SYSTEM. HYDRONIC IN FLOOR RADIANT HEAT IS PROVIDED AT THE BUILDING PERIMETER IN 8'-0"

THE MAIN FRAME STRUCTURE AT THE THE BUSINESS OFFICE IS A STANDARD 2X WOOD FRAMED WALL STUD SYSTEM 16" O.C. WITH ENGINEERED WOOD ROOF TRUSSES SET @ 2'-0" O.C.

THE MAIN FRAME STRUCTURE AT THE WAREHOUSE IS A MULTI-PLY LADDER FRAMED POST WALL SYSTEM 4'-0" O.C. WITH 2'-0" O.C. HORIZONTAL GIRTS AND A ENGINEERED WOOD ROOF TRUSSES SET @ 2'-0" O.C.

BUILDING INFORMATION:

A. **BUILDING DESIGNATION:**
BORTON CONSTRUCTION OFFICE BUILDING
BUSINESS / MODERATE HAZARD STORAGE

B. **BUILDING LOCATION:**
ST. ANDREWS STREET
LACROSSE, WI 54601

II. **BUILDING CLASSIFICATIONS:**

A. **OCCUPANCY GROUP:**
-SEC. 304.1 - BUSINESS GROUP B
-SEC. 311.2 - MODERATE HAZARD STORAGE GROUP S-1
-TABLE 508.3 - NONSEPARATED OCCUPANCIES
THIS BUILDING IS DESIGNED WITH NONSEPARATED OCCUPANCIES AND ARE INDIVIDUALLY CLASSIFIED. THE CODE REQUIREMENTS FOR EACH PORTION OF THE BUILDING IS BASED ON THE OCCUPANCY CLASSIFICATION OF THAT SPACE.
FOR DESIGN PURPOSES THE TOTAL NONSEPARATED OCCUPANCY AREA OF THIS BUILDING HAS BEEN DESIGNED FOR THE MOST RESTRICTIVE CODE OF THE 2 OCCUPANCIES INCLUDING THE PROVISIONS CHAPTER 9.

B. **BUILDING AREA:**
TOTAL SQ. FT. = 10,540 SQ. FT.
BUSINESS OFFICE 3,365 SQ. FT.
WAREHOUSE 6,553 SQ. FT.
COVERED STORAGE 622 SQ. FT.
TAB. 506.2 ALLOWABLE AREA
BUSINESS B, CONSTR. TYPE V-B, NO SPRINKLER = 9,000 S.F.
STORAGE S1, CONSTR. TYPE V-B, NO SPRINKLER = 9,000 S.F.
SEC. 506.3 FRONTAGE INCREASE:
TAB. 506.3.3 - FRONTAGE INCREASE
THIS PROJECT PROVIDES A 30' MINIMUM CLEAR FRONTAGE AT THE COMPLETE BUILDING PERIMETER
 $10,540 / 10,540 = 1 - 0.25 = 0.75 \text{ (30/30+1)} = 0.75$
 $9,000 \times 1.75 = 15,750 \text{ S.F. ALLOWABLE}$

C. **CONSTRUCTION TYPE:**
-SECTION 602.5 - TYPE V-B UNPROTECTED
(WOOD CONSTRUCTION)

D. **SPRINKLER SYSTEMS**
-SECTION 903.2.9 - STORAGE GROUP S-1
FIRE AREA 11,740 S.F.
(WITH 1200 S.F. MEZZANINE)
LESS THAN 12,000 SQ. FT. - NO SPRINKLER SYSTEM REQUIRED

E. **OCCUPANCY LOAD:** MAX. FLOOR ARE PER OCCUPANT
NUMBERS BASED ON TABLE 1004.5 -
BUSINESS AREA = 150 S.F. PER OCCUPANT GROSS
3,365 / 150 = 23 OCCUPANTS
WAREHOUSE = 150 S.F. PER OCCUPANT GROSS
6,553 / 500 = 14 OCCUPANTS
MEZZANINE = 1200 / 500 3 OCCUPANTS
TOTAL OCCUPANTS 40 OCCUPANTS

F. **EXITING:**
-TABLE 1006.3.3 - MINIMUM NUMBER OF EXITS
OCCUPANTS 1 - 50 = 2 EXITS REQUIRED
3 EXITS ARE PROVIDED FROM EACH BUSINESS TENANT SPACE
-TABLE 1017.2 - EXIT TRAVEL DISTANCE
MAXIMUM TRAVEL DISTANCE 200'
MAXIMUM TRAVEL IN THIS BUILDING DOES NOT EXCEED 150'
-TABLE 1020.2 - CORRIDOR FIRE-RESISTIVE RATING
GROUP B - LESS THAN 30 OCCUPANTS SERVED
NO RATING REQUIRED

G. **RESTROOM FACILITIES:**
-TABLE 2902.1 - MINIMUM PLUMBING FIXTURES MEN/WOMEN
BUSINESS B
WATER CLOSETS = 1 PER 25
LAVATORIES = 1 PER 40
MEN'S AND WOMEN'S RESTROOMS PROVIDED
WITH (1) WATER CLOSETS & (1) LAV. EACH
(1) UNISEX RESTROOM PROVIDED IN WAREHOUSE SPACE

T1.0 Title Sheet / Code Data / Plan Index
C1.0 Architectural Site Plan

- A1.0 Floor Plan / Wall Types
- A1.1 Mezzanine Plan / Framing Plan
- A1.2 Enlarged Restroom & Details
- A1.3 Door & Window Schedules
- A1.4 Reflected Ceiling Plan
- A1.5 Finish Plan & Schedule
- A2.0 Exterior Elevations
- A3.0 Building Sections
- A3.1 Building Section & Details
- A3.2 Wall Sections
- A3.3 Wall Sections
- A3.4 Building & Wall Sections
- A3.5 Wall Framing Elevations

- S.01 Structural Specifications
- S1.0 Foundation Plan
- S1.1 Foundation Details
- S2.0 Roof Framing Plan
- S2.1 Framing Details
- S2.2 Shear Wall Plan / Roof Plan

GENERAL CONTRACTOR:

Borton

CONSTRUCTION

2 Copeland Ave, Ste 201
LaCrosse, WI 54603

ESkay Architecture

Commercial - Industrial - Residential

Alaska, 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 Licensed Professional Engineer in the State of WISCONSIN. Permit: A-10647, Expiration: 07/31/2026

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06/04/26 DESIGN

DRAWN BY:

REVISIONS

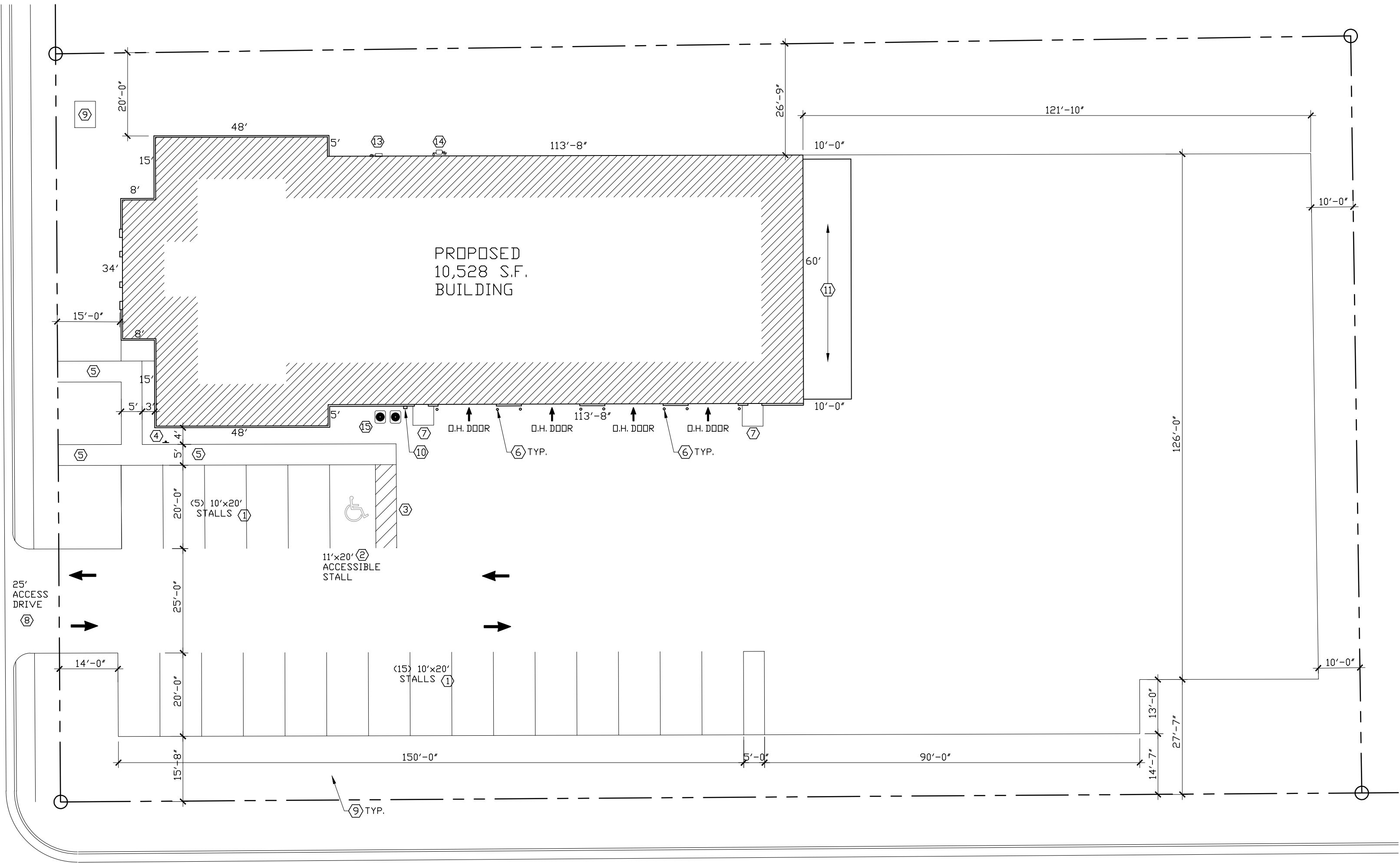
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SHEET TITL

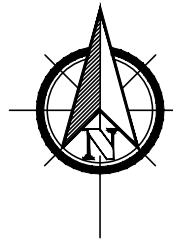
TITLE SHEET
PROJECT INFO
CODE DATA

SHEET NO.

T1.0



ST. ANDREWS STREET



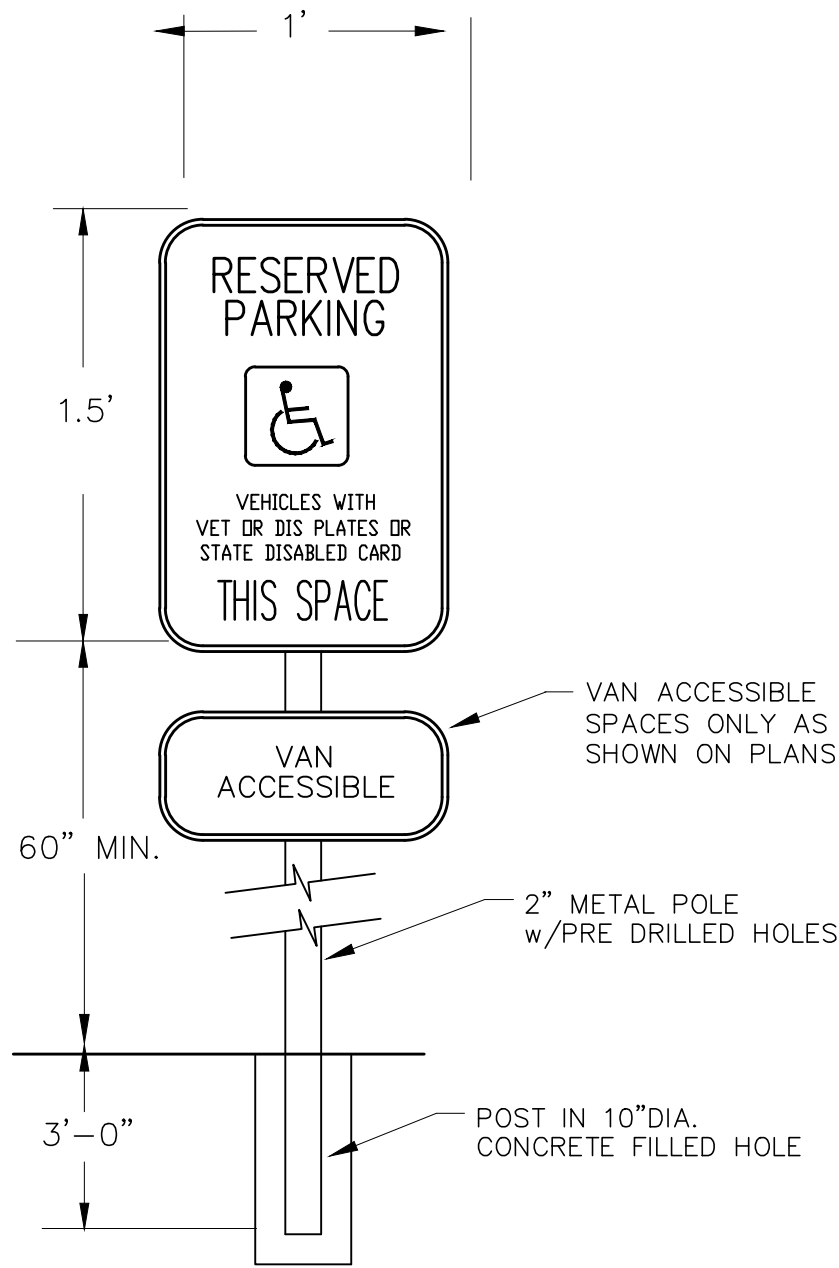
1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

SITE PLAN GENERAL NOTES

- OBSERVE ALL STATE AND LOCAL CODES AND ORDINANCES
- VERIFY ALL EXISTING SITE CONDITIONS. ALL INFORMATION AND DIMENSIONS SHOWN ARE TO BE VERIFIED BY A CERTIFIED SURVEY.
- PROVIDE POSITIVE STORM WATER DRAINAGE AWAY FROM BUILDING TO DESIGNATED AREA, REFER TO CIVIL DESIGN PLANS
- PROVIDE EROSION CONTROL FENCING AROUND LOT PERIMETERS. DO NOT REMOVE UNTIL FINAL GRADING IS COMPLETED, REFER TO CIVIL PLANS

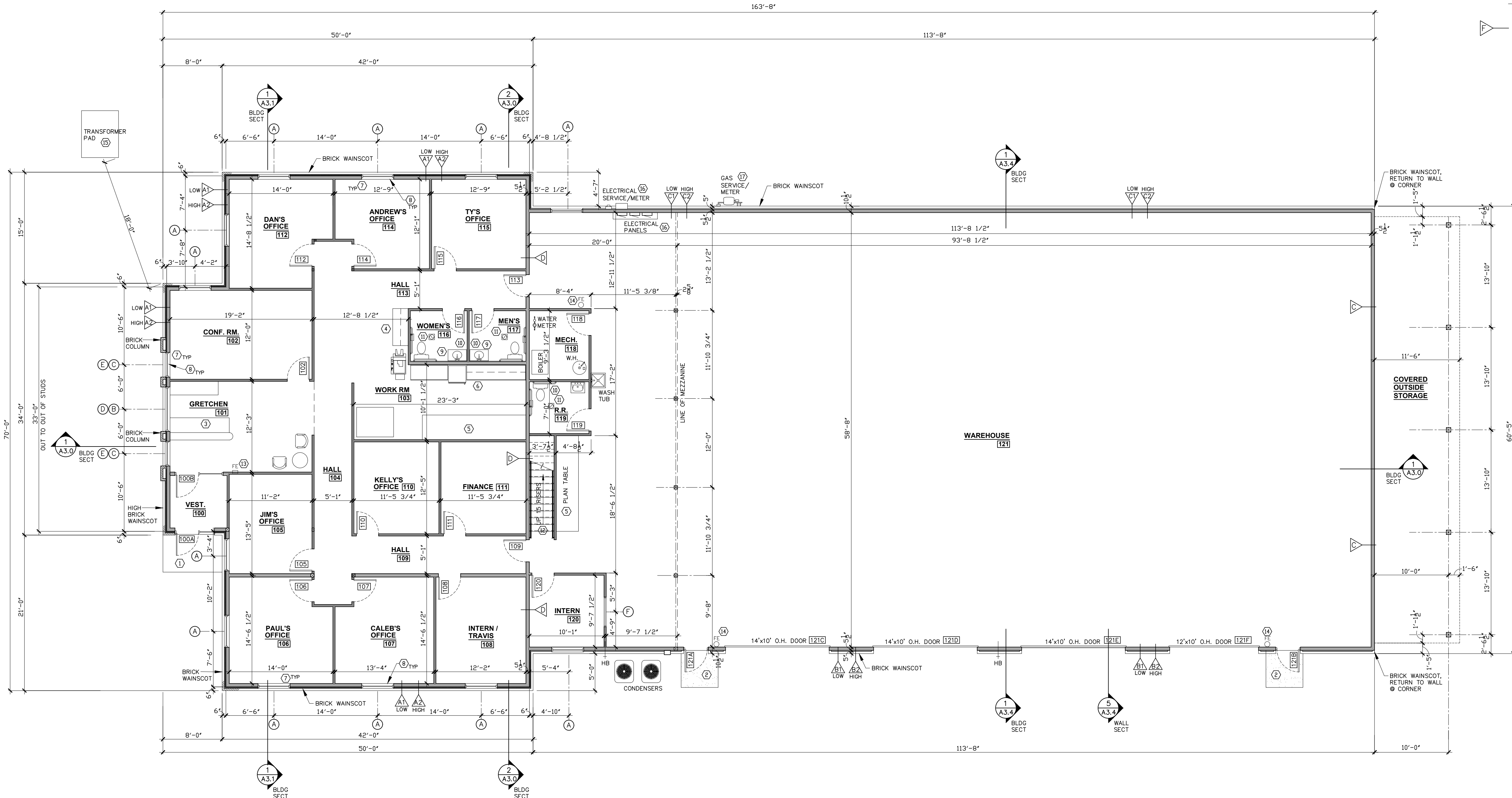
KEYNOTES

- (20) STANDARD 10'x20' PARKING SPACES
- (1) 11' x 20' PARKING SPACE DESIGNATED ACCESSIBLE
- 5' WIDE ACCESSIBLE ACCESS AISLE
- ACCESSIBLE SIGNAGE, REFER TO DETAIL 2/C1.0
- 5'-0" WIDE CONCRETE WALK.
- 6" DIA CONCRETE FILLED STEEL BOLLARDS (SAFETY YELLOW)
- SERVICE DOOR -- CONCRETE STOOP
- VERIFY ACCESS DRIVE LOCATION AND WIDTH, COORDINATE WITH ROAD R.O.W. AND EXISTING CONDITIONS.
- 5'-0" x6'-4" CONCRETE TRANSFORMER PAD, COORDINATE WITH ELECTRICAL CONTRACTOR/DESIGNER
- KNOX BOX RAPID ACCESS SYSTEM FIRE DEPARTMENT ACCESS, INSTALL WITHIN 3 FEET HORIZONTALLY OF THE ACCESS DOORS
- OUTSIDE COVERED AREA AREA
- REFUSE/ RECYCLE AREA
- ELECTRICAL SERVICE AND PANEL LOCATIONS, COORDINATE WITH ELECTRICAL CONTRACTOR/DESIGNER
- GAS SERVICE AND METER LOCATION, COORDINATE WITH CONTRACTOR/DESIGNER
- HVAC CONDENSER UNITS, COORDINATE WITH HVAC CONTRACTOR/DESIGNER



2 ACCESSIBLE SIGN DETAIL
N.T.S.

REVISIONS	
NO.	DATE



GENERAL NOTES

1. OBSERVE ALL STATE, LOCAL CODES AND O.S.H.A. SAFETY STANDARDS. HARD HATS AND EYE PROTECTION MUST BE WORN AT ALL TIMES WHILE WORKING ON THIS PROJECT.
2. STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH IBC SECTION 2308 - CONVENTIONAL LIGHT-FRAME CONSTRUCTION
3. ALL NEW FRAMING TO BE WOOD STUDS PER PLAN, WOOD PLATES SET AGAINST CONCRETE OR CMU TO BE TREATED.
4. ALL GYPSUM BOARD AT WALLS TO BE 5/8" TYPE X, U.N.O.
5. ALL GYPSUM BOARD AT WALLS TO BE M.R. GYPSUM BOARD, ALL BACKER BEHIND TILE TO BE CEMENT BOARD "DUROCK" OR EQUAL.
6. DOOR HARDWARE TO MEET ICC/ANSI A117.1, 402.4.6 FOR OPERABILITY.
7. (A) DENOTES WINDOW TYPE. SEE WINDOW SCHEDULE
8. (DO) DENOTES DOOR TYPE. SEE DOOR SCHEDULE
9. PROVIDE BLOCKING IN WALLS FOR GRAB BARS, SHELVEING AND WALL MOUNTED ITEMS. VERIFY OTHER BLOCKING LOCATIONS WITH OWNER.
10. PREP ALL WALLS AND FLOORS TO RECEIVE FINISHES AS REQ'D PER FINISH MATERIAL MANUFACTURERS SPECIFICATIONS.
11. ALL FINAL SELECTIONS OF COLORS/MATERIALS/FINISHES TO BE APPROVED BY OWNER.
12. ELECTRICAL DESIGNER/CONTRACTOR TO VERIFY ALL ELECTRICAL REQUIREMENTS FOR ALL ITEMS/ EQUIPMENT BEING INSTALLED.
13. ON THIS PROJECT, COORDINATE WITH OWNER ON FINAL KITCHEN EQUIPMENT. PROVIDE GF'S WHERE REQ'D.
14. ELECTRICAL DESIGNER/CONTRACTOR TO VERIFY ALL LIGHTING FIXTURES BEING INSTALLED ON THIS PROJECT.
15. ELECTRICAL DESIGNER/CONTRACTOR TO PROVIDE DESIGN LAYOUT DRAWINGS AND SPECIFICATIONS THAT MEET ALL PROJECTS AND HAVE READILY AVAILABLE ON SITE FOR INSPECTORS REVIEW.
16. PLUMBING DESIGNER/CONTRACTOR TO VERIFY ALL PLUMBING REQUIREMENTS FOR ALL EQUIPMENT BEING INSTALLED ON THIS PROJECT. VERIFY PLUMBING TIE IN LOCATIONS AND COORDINATE WITH NEW TUBING/PIPEWORK, PROVIDE AIR CAPS, BACK FLOW PREVENTERS AND CLEAN OUTS WHERE REQ'D. VERIFY ALL PLUMBING DESIGNED DIVISIONS TO THE STATE OF WISCONSIN FOR REVIEW/APPROVAL WHEN REQUIRED.
17. HVAC DESIGNER/CONTRACTOR TO VERIFY EXISTING SYSTEM, REWORK DUCTWORK, DIFFUSERS AND RETURN GRILLES AS NEEDED. VERIFY TIE IN LOCATIONS AND COORDINATE WITH OWNER. PROVIDE ENGINEERED DESIGN/ORDINANCES TO THE STATE OF WISCONSIN FOR REVIEW/APPROVAL.
18. MEP CONTRACTORS ARE RESPONSIBLE FOR ANY CUTTING AND PATCHING AS NEEDED FOR THE INSTALL OF THEIR RESPECTIVE MATERIALS. CONTRACTOR TO COORDINATE WITH MEP DESIGNERS/CONTRACTORS. "DO NOT CUT STRUCTURAL MEMBERS".
19. FIRE EXTINGUISHERS SHALL BE PROVIDED PER IBC SECTION 906 AND MAINTAINED PER NFPA 10. LOCATION PER LOCAL FIRE DEPT. (E.G. STAIRWELL SEPARATION)
20. SMOKE DETECTORS, FIRE ALARM, EMERGENCY EXIT LIGHTING, AND LIGHTS AND ANY OTHER SERVICES REQUIRED BY THE LOCAL BUILDING CODE OR ANY OTHER APPLICABLE CODES SHALL BE SET FORTH BY LOCAL AUTHORITIES MUST BE INSTALLED

WOOD BLOCKING REQUIRED FOR ALL WALL MOUNTED EQUIPMENT. EQUIPMENT & SHELVEING COORDINATE WITH OWNER FOR ADDITIONAL BLOCKING REQUIREMENTS

- [illegible]

GENERAL CONTRACTOR:

Borton
CONSTRUCTION
2 Copeland Ave., Ste 201

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE

PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE WI 54601

DRAWN BY:

REVISIONS

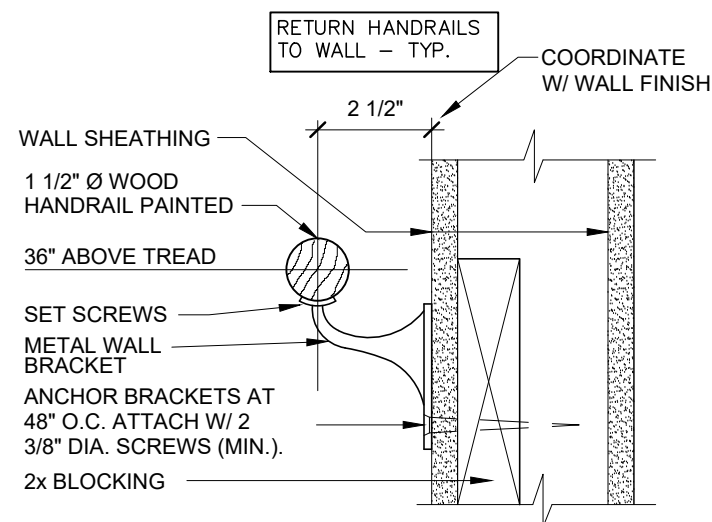
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SHEET TITLE

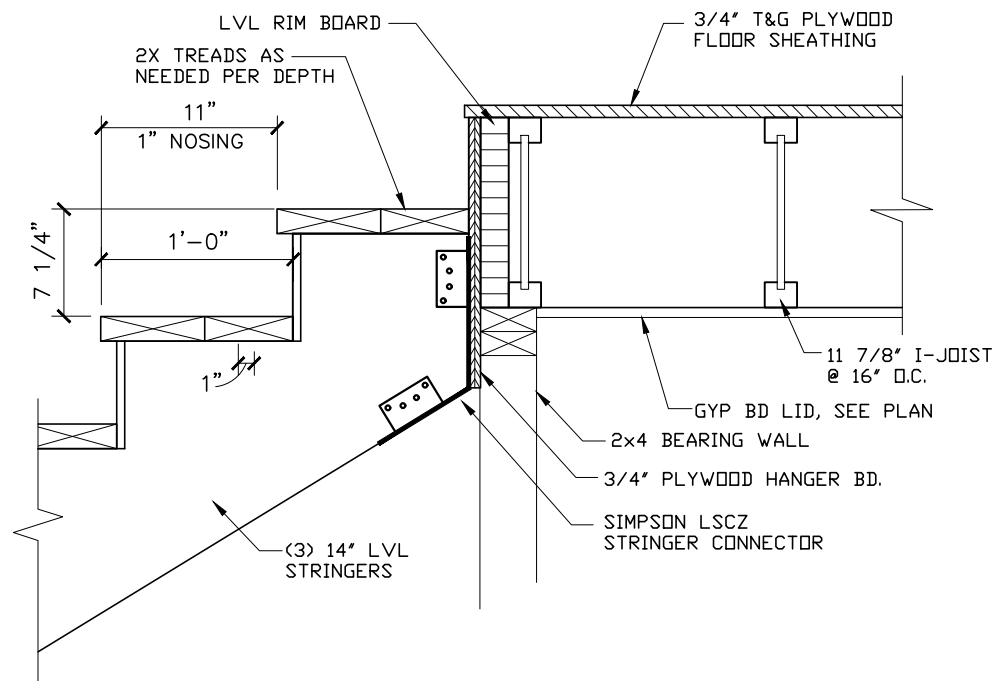
OVERALL
FLOOR PLAN

SHEET NO.

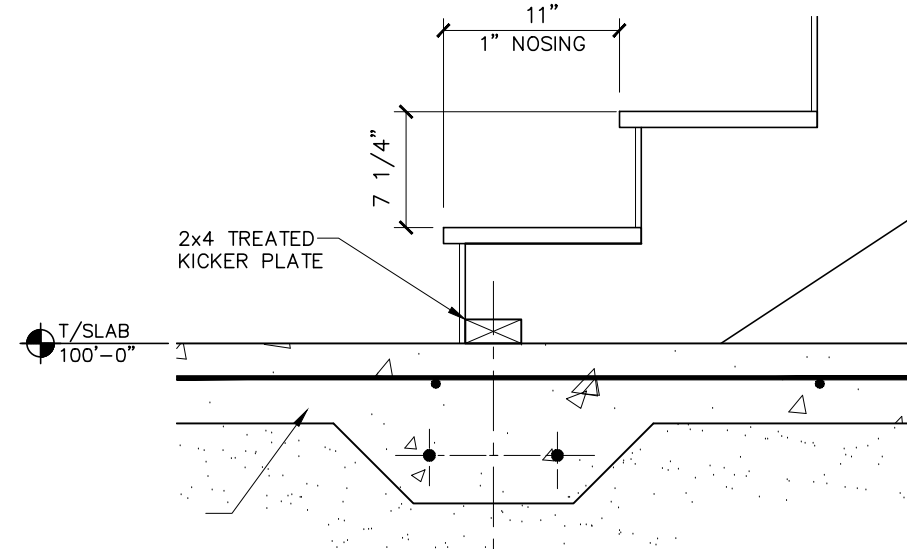
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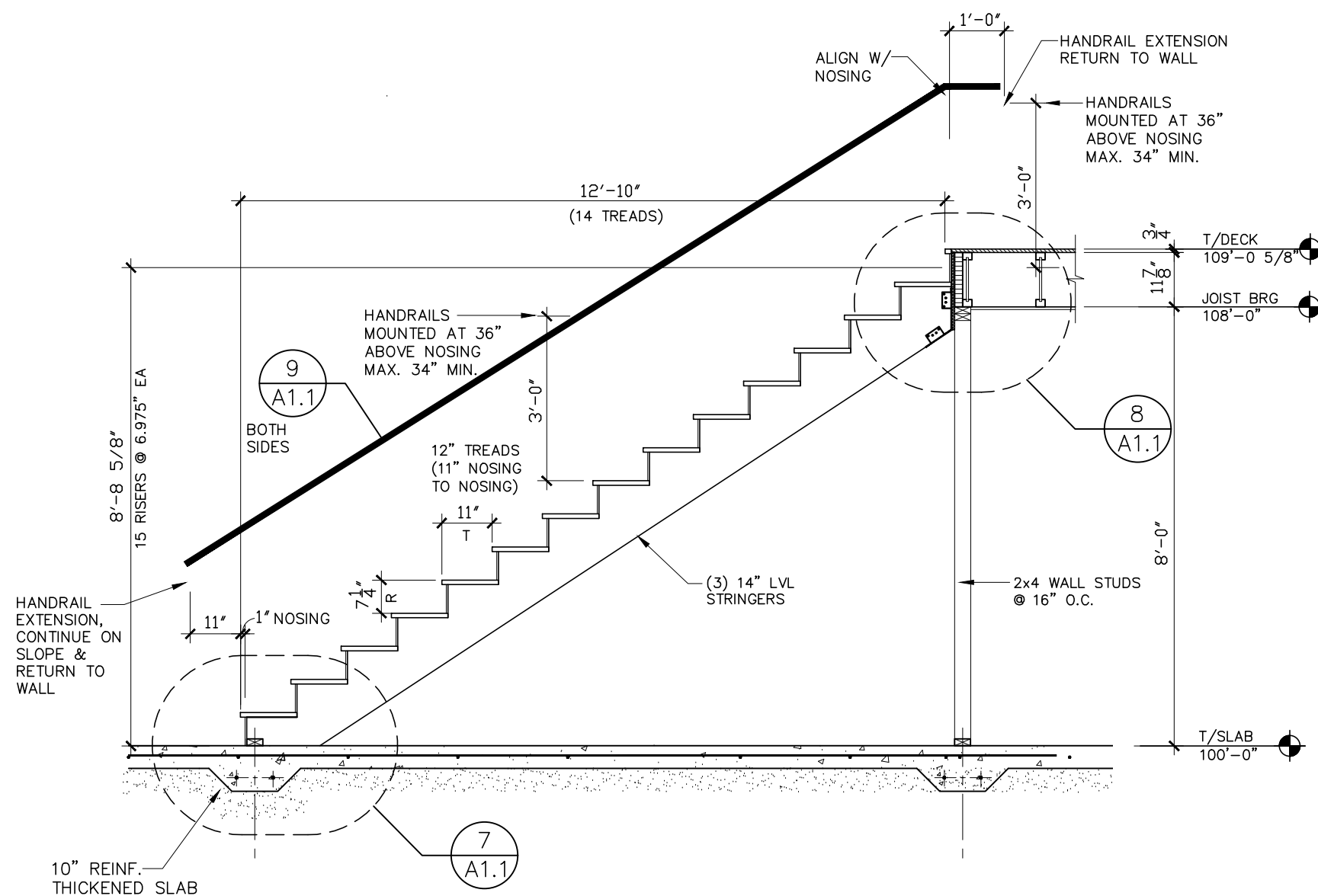
9 HAND RAIL DETAIL
N.T.S. © BOTH SIDES



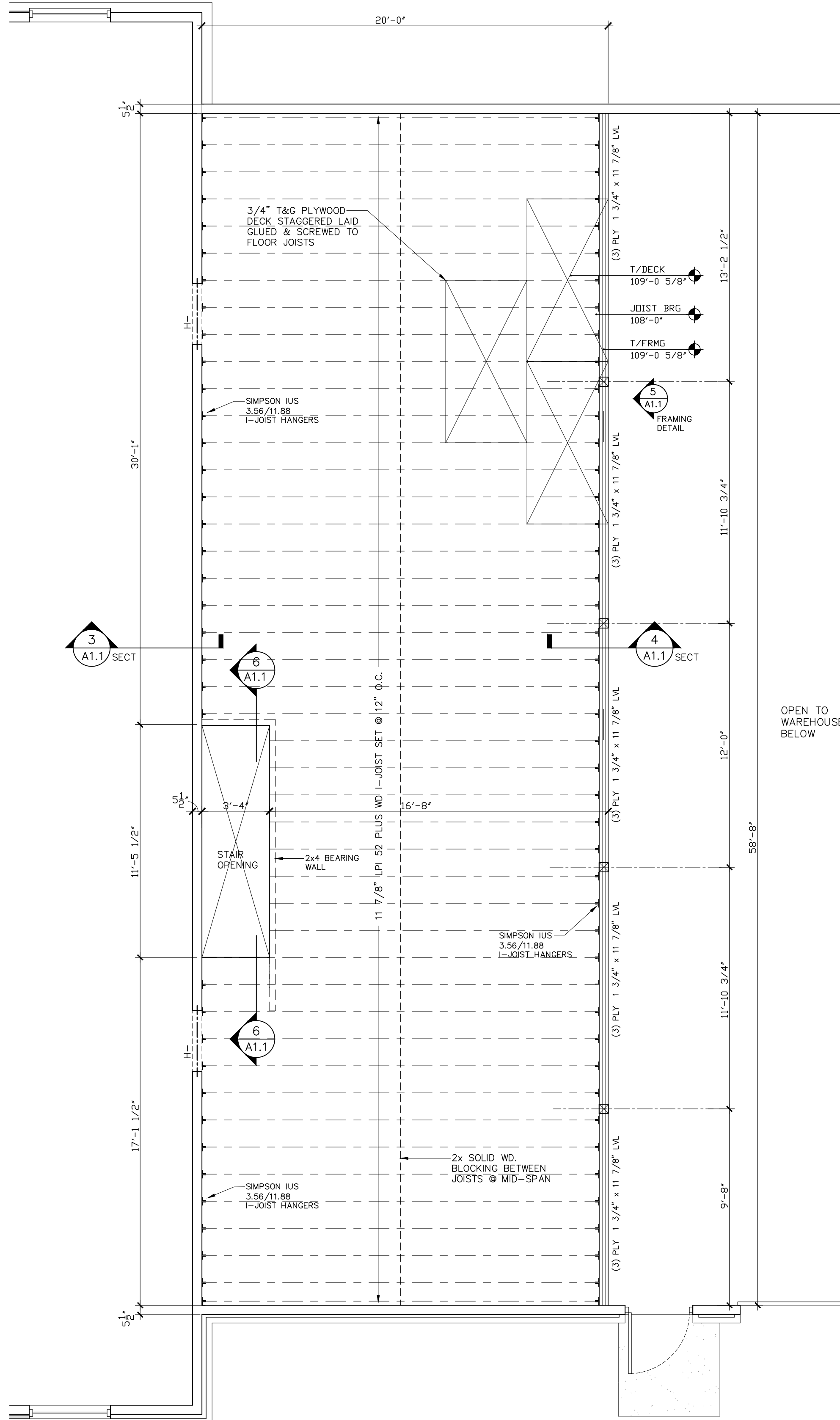
8 STAIR HEAD DETAIL
1"=1'-0"



7 STAIR BASE DETAIL
1"=1'-0"

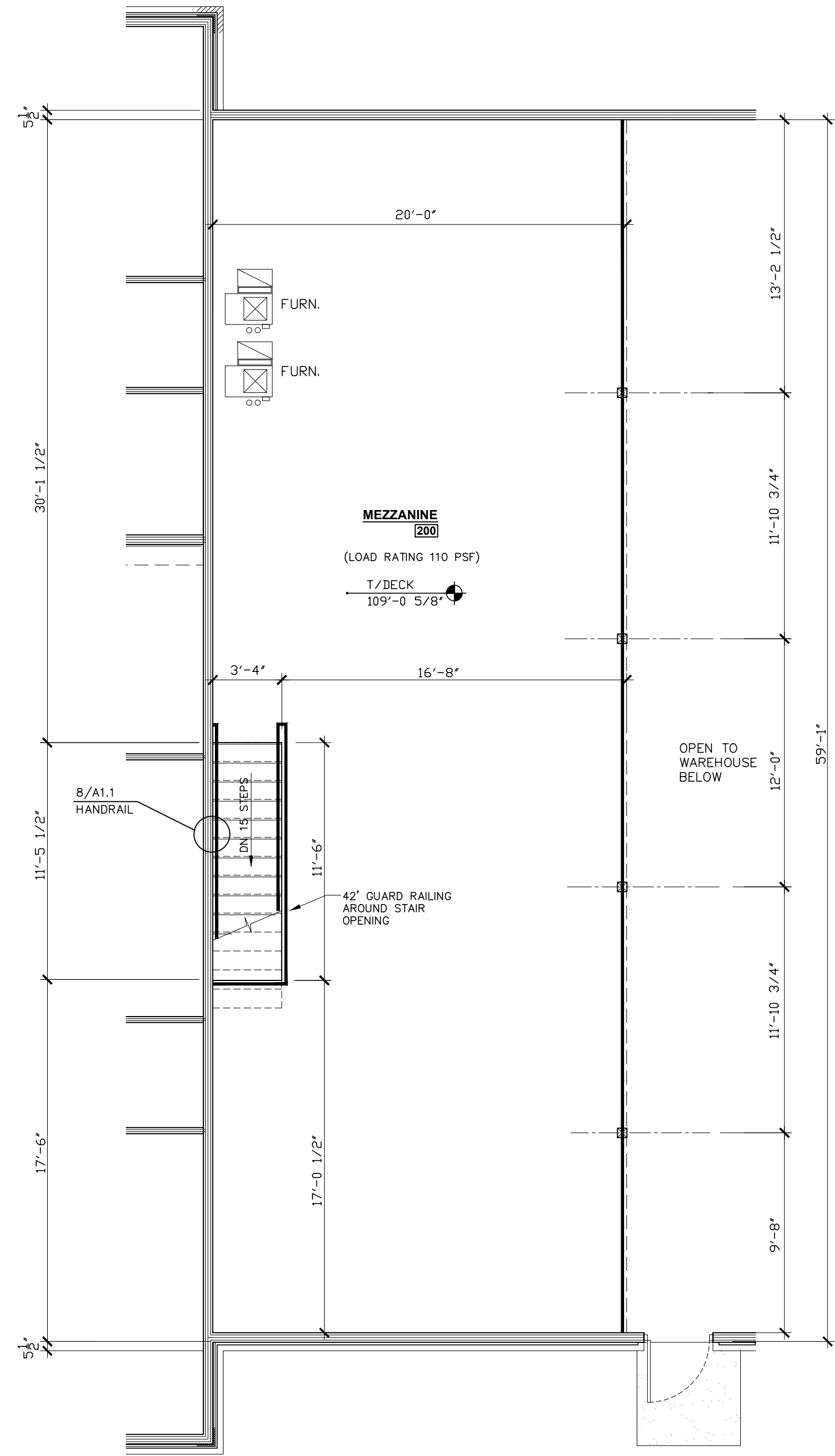


6 STAIR SECTION
3/8"=1'-0"

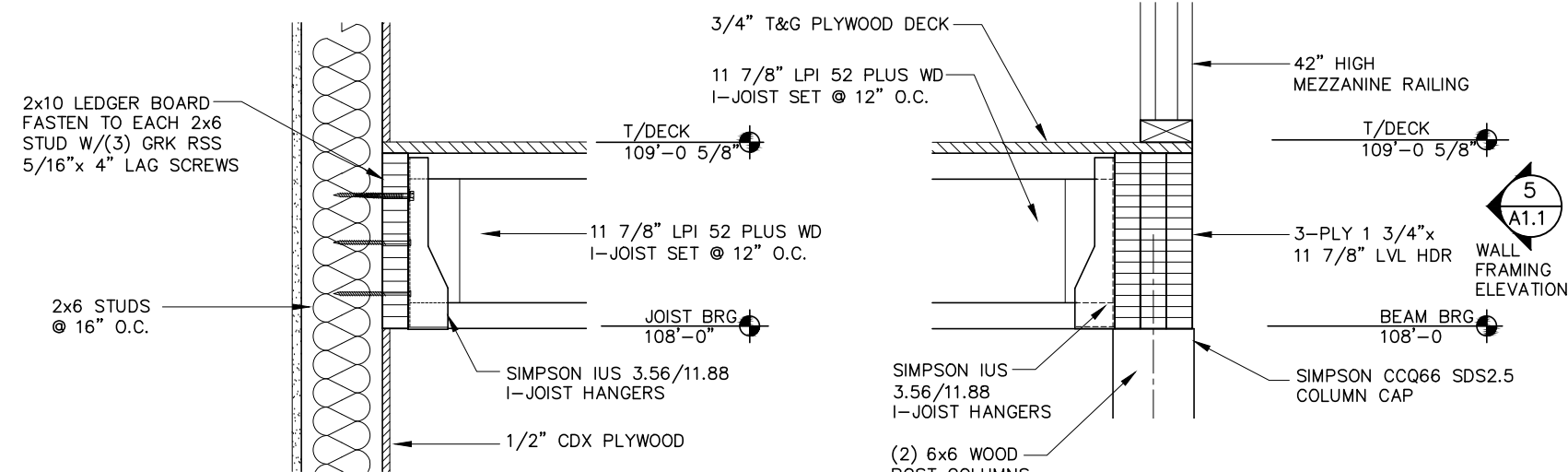


1 MEZZANINE FRAMING PLAN
1/4"=1'-0"

DESIGN LOADS FOR MEZZANINE FRAMING:
LPI 52 PLUS WOOD I-JOISTS
@ 12" O.C. = 135 PSF
LPI 52 PLUS WOOD I-JOISTS
@ 16" O.C. = 100 PSF

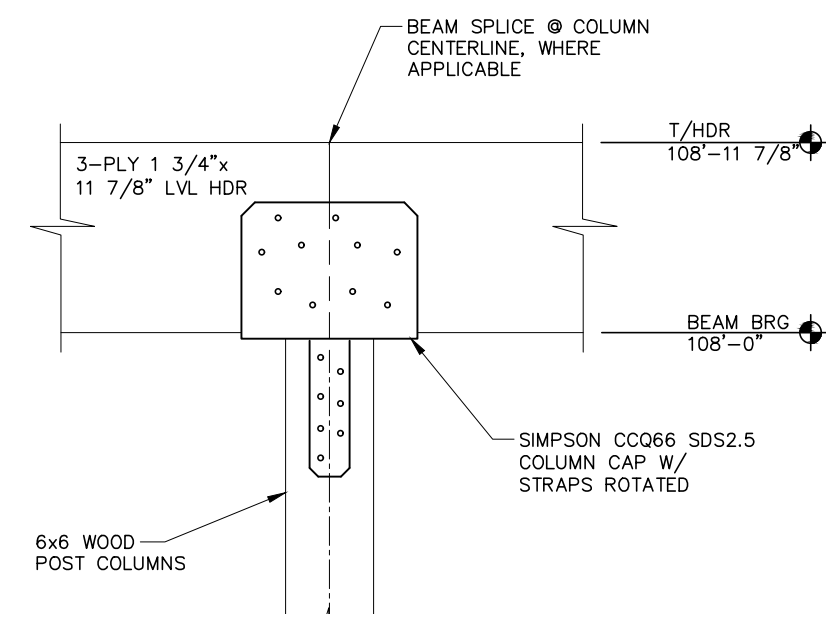


2 MEZZANINE PLAN
3/16"=1'-0"

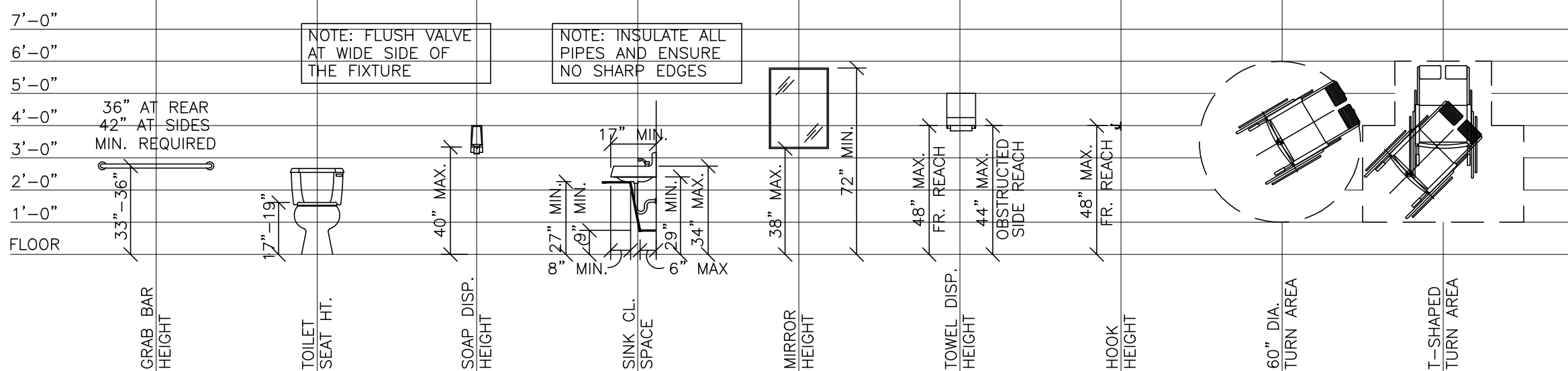


3 FRAMING DETAIL
1"=1'-0"

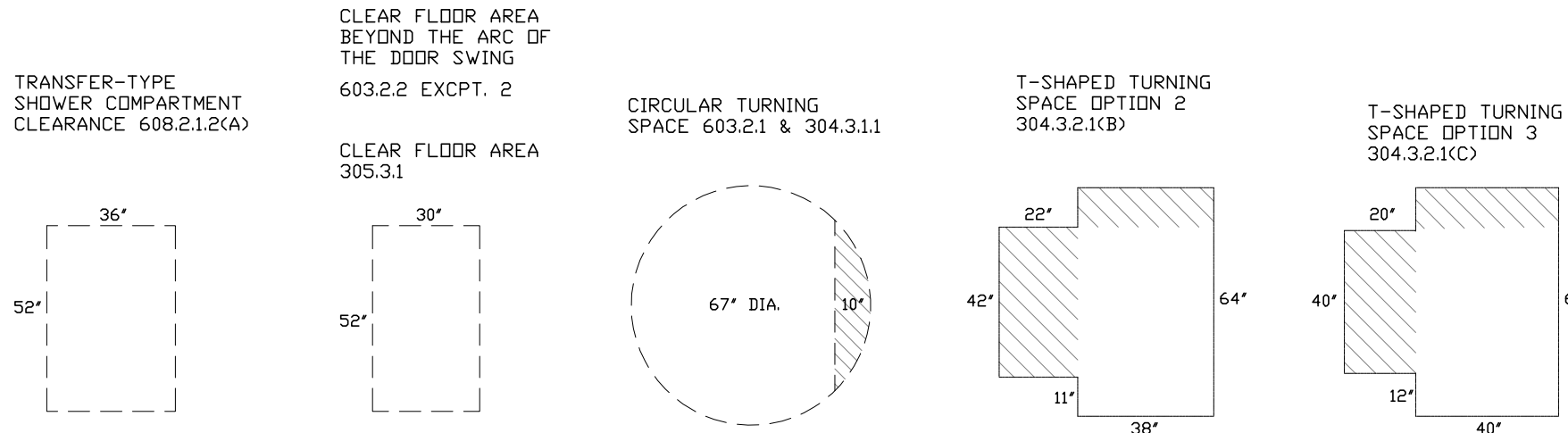
4 FRAMING DETAIL
1"=1'-0"



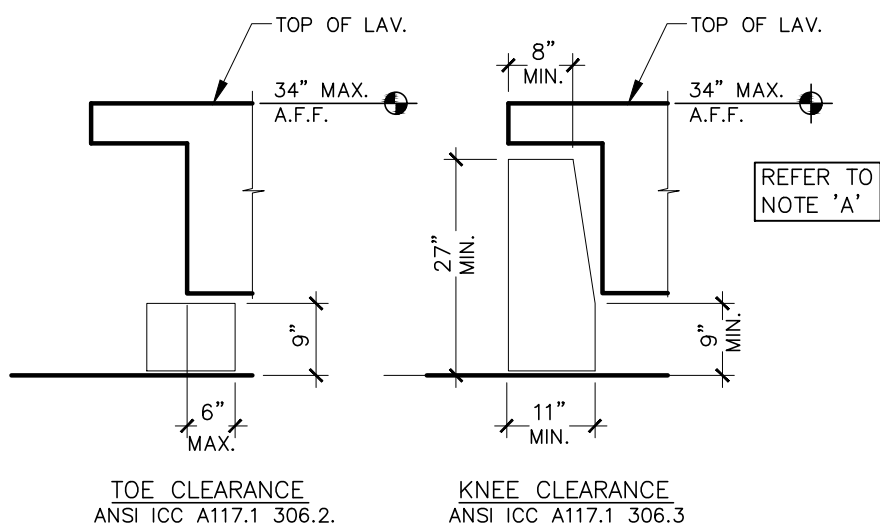
5 FRAMING DETAIL
1"=1'-0"



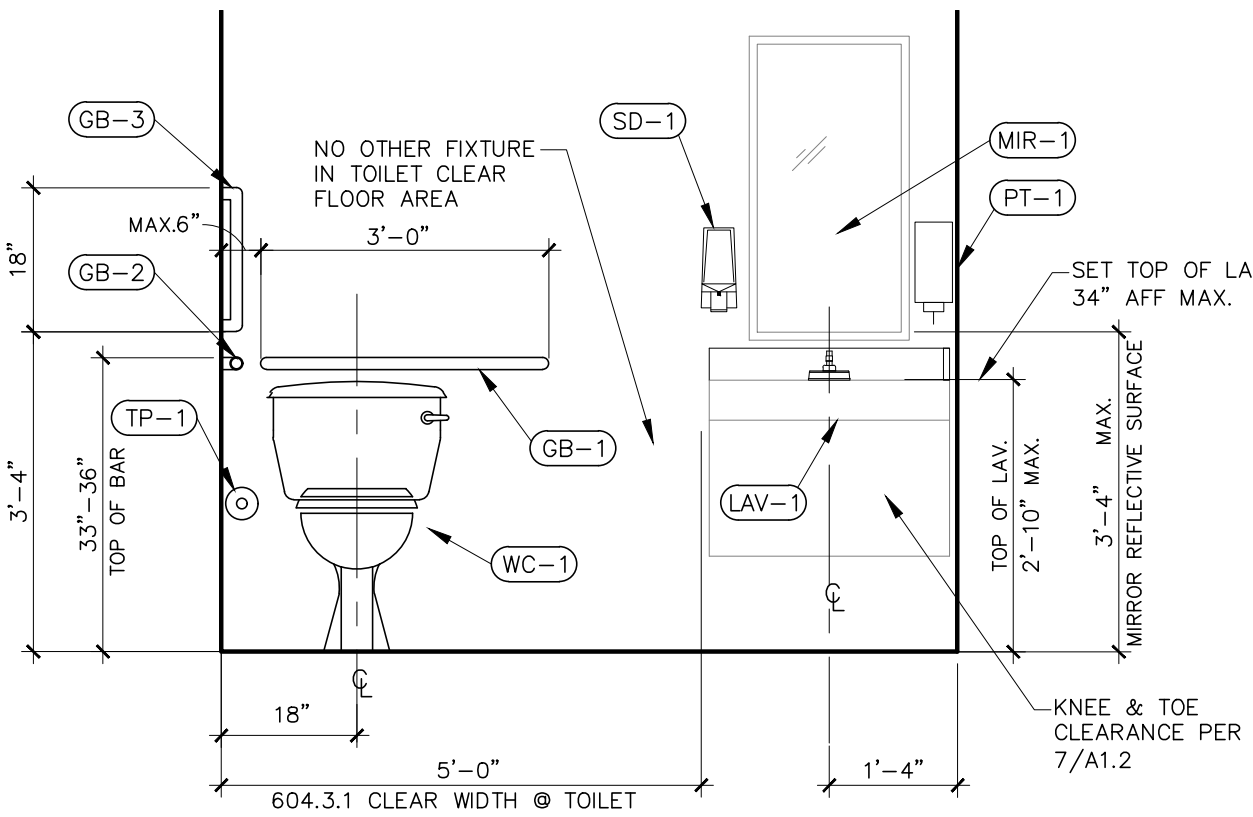
10 MOUNTING HEIGHTS N.T.S.



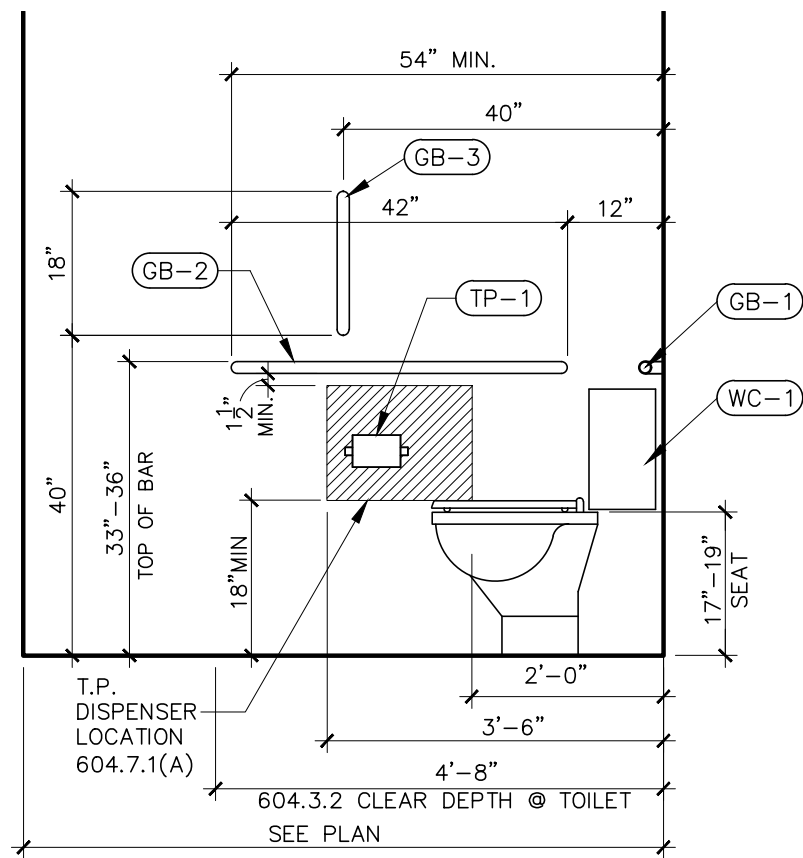
9 CLEAR AREA DIAGRAMS N.T.S.



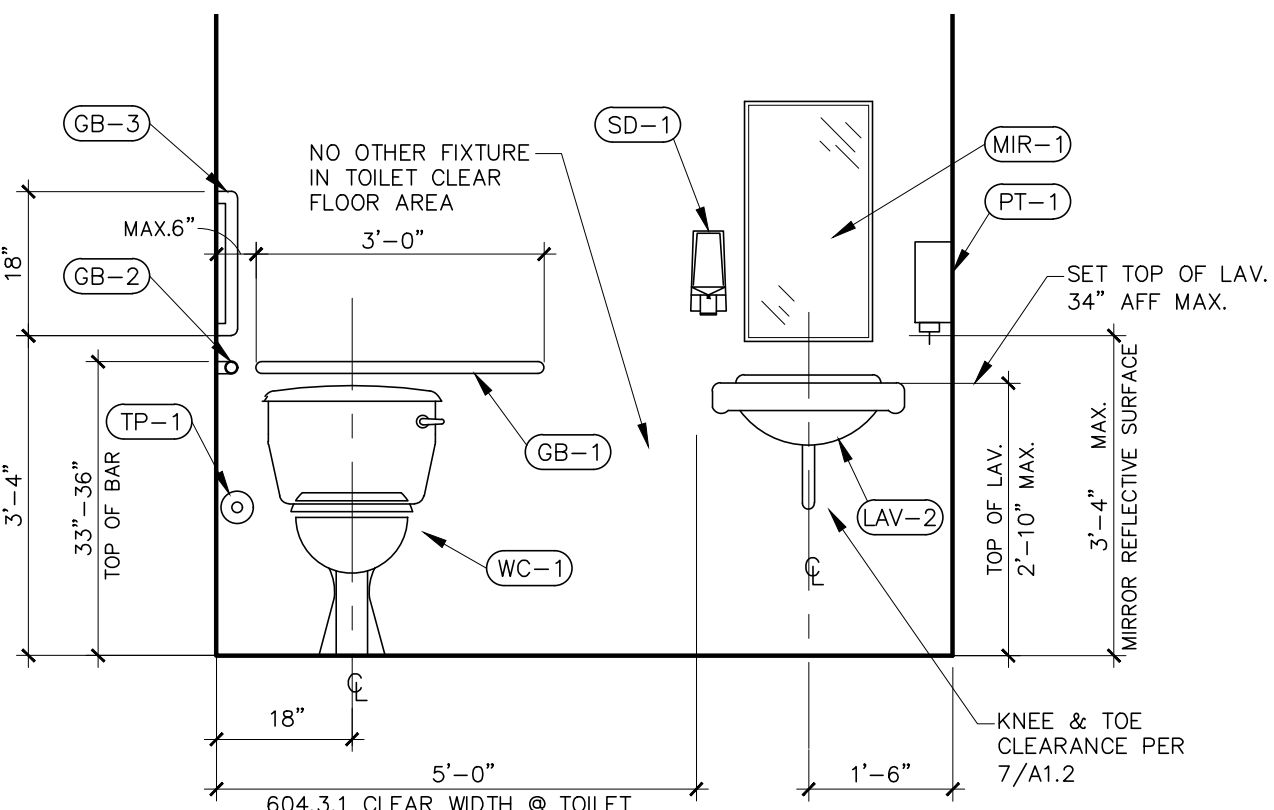
6 LAV. TOE & KNEE CLEARANCE N.T.S.



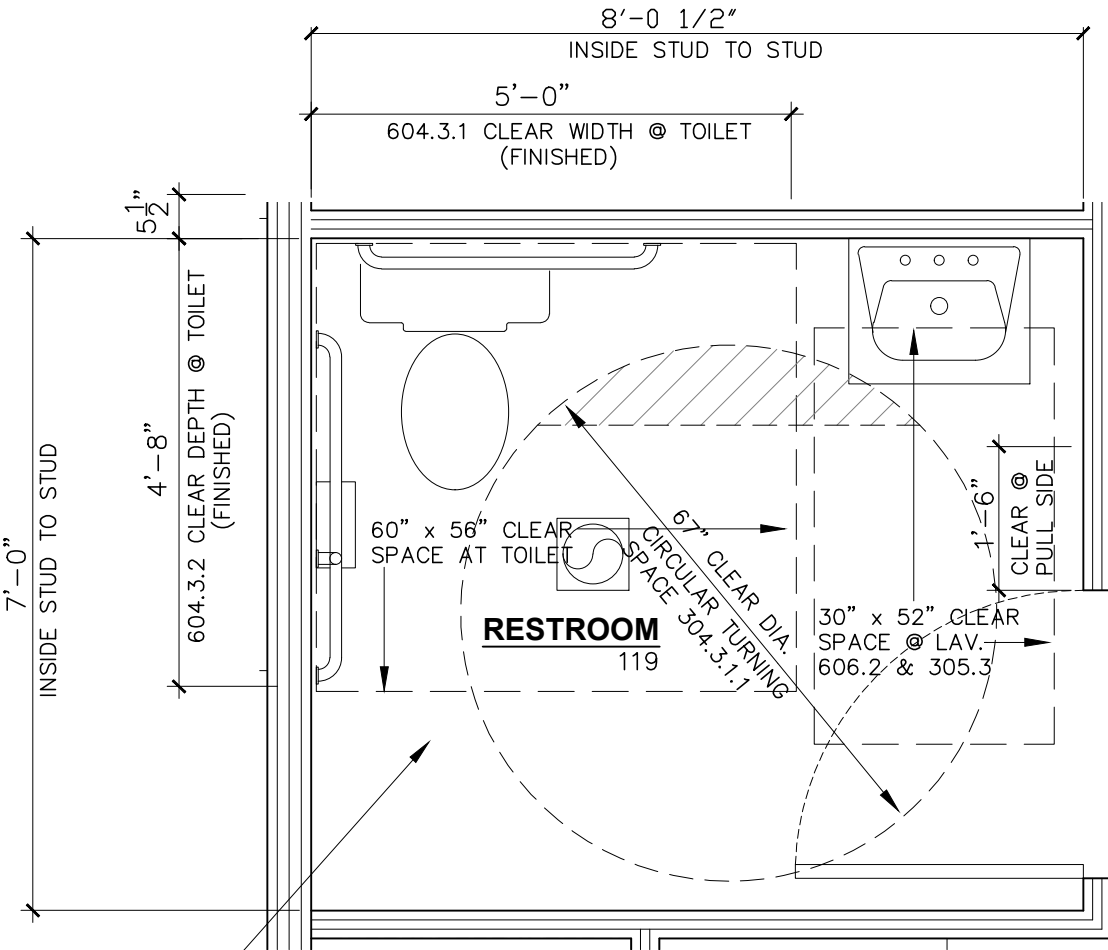
5 RESTROOM ELEVATION 1/2" = 1'-0" @ RESTROOM 116 & 117



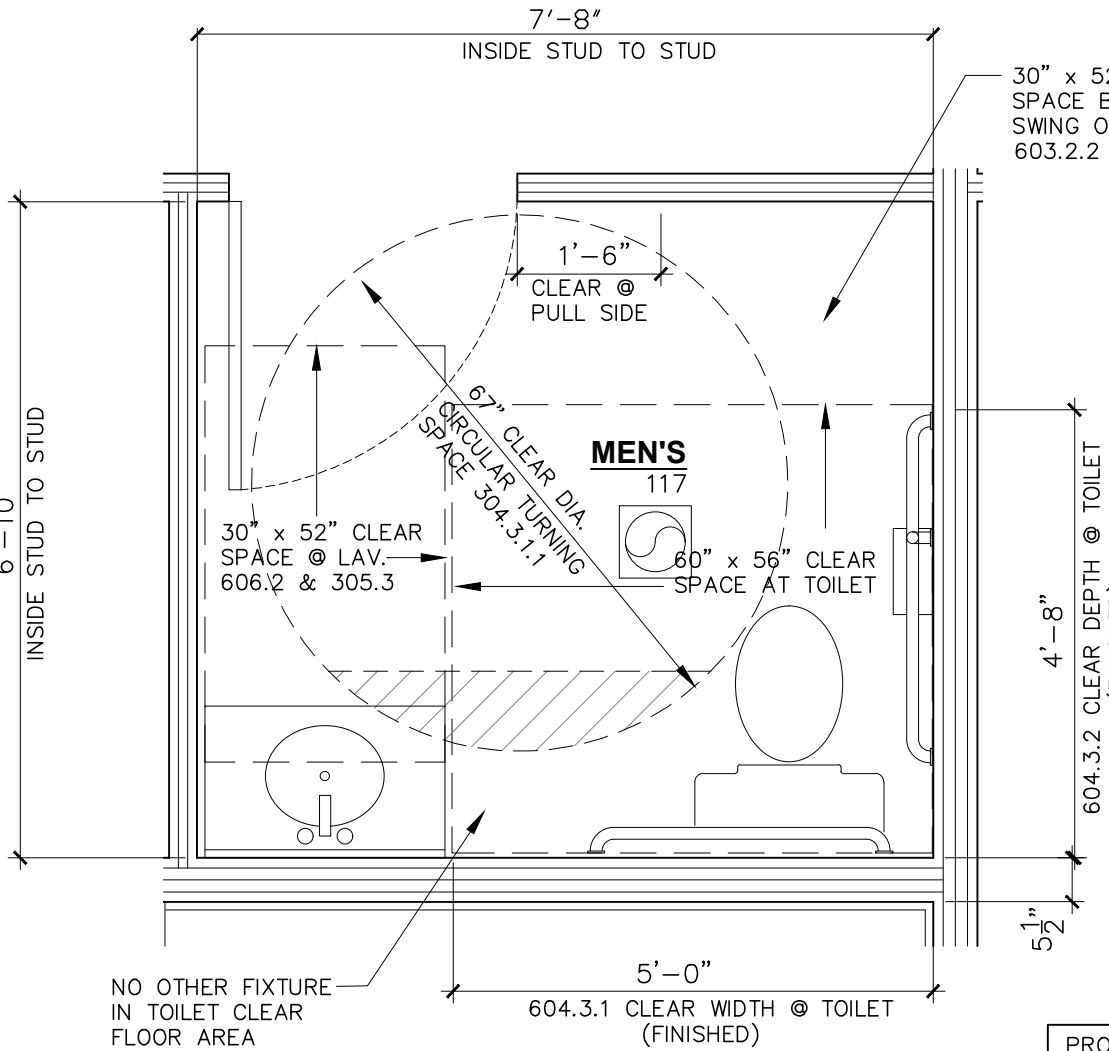
3 RESTROOM ELEVATION 1/2" = 1'-0" @ RESTROOMS 116, 117 & 119



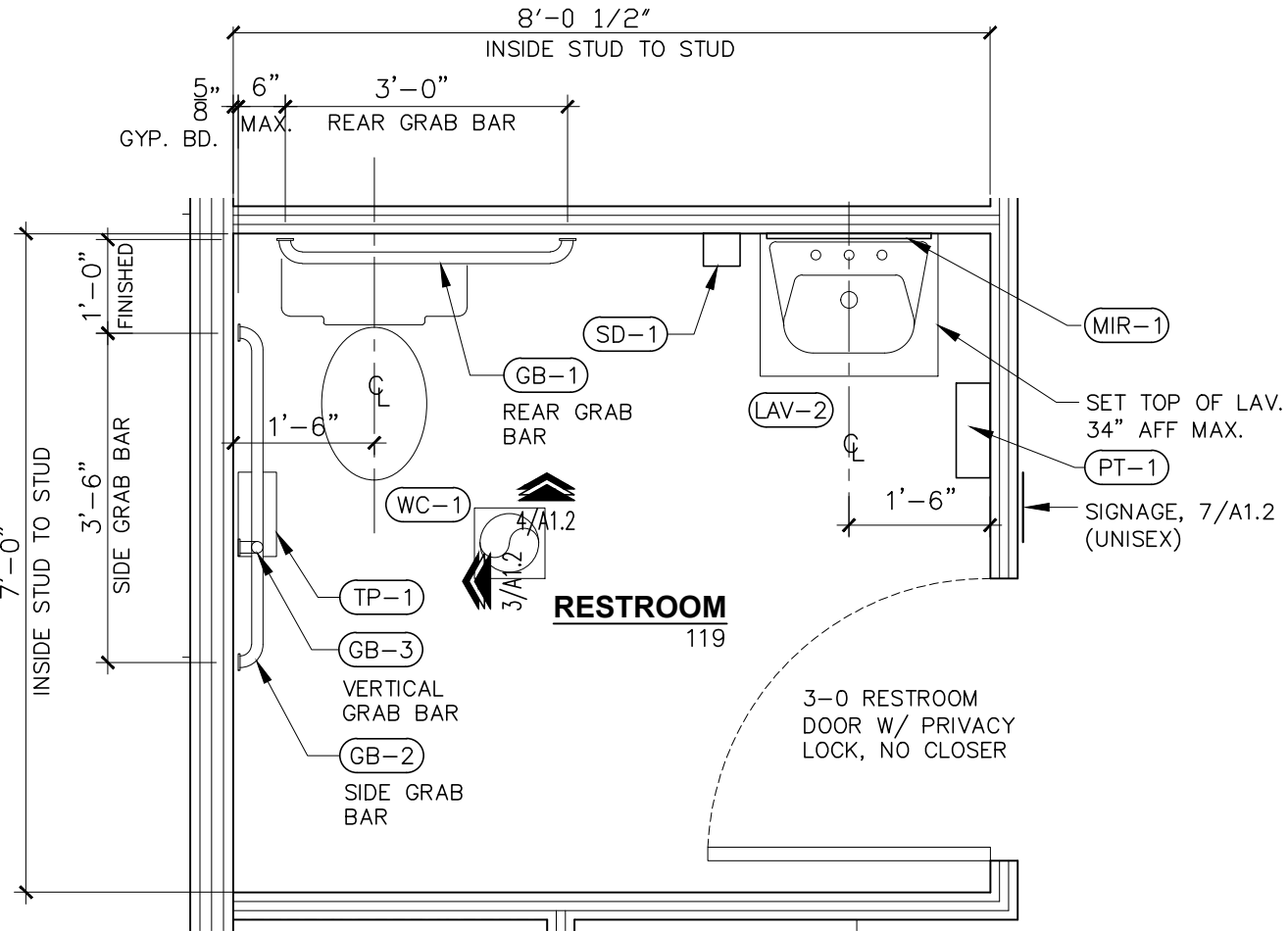
4 RESTROOM ELEVATION 1/2" = 1'-0" @ RESTROOM 119



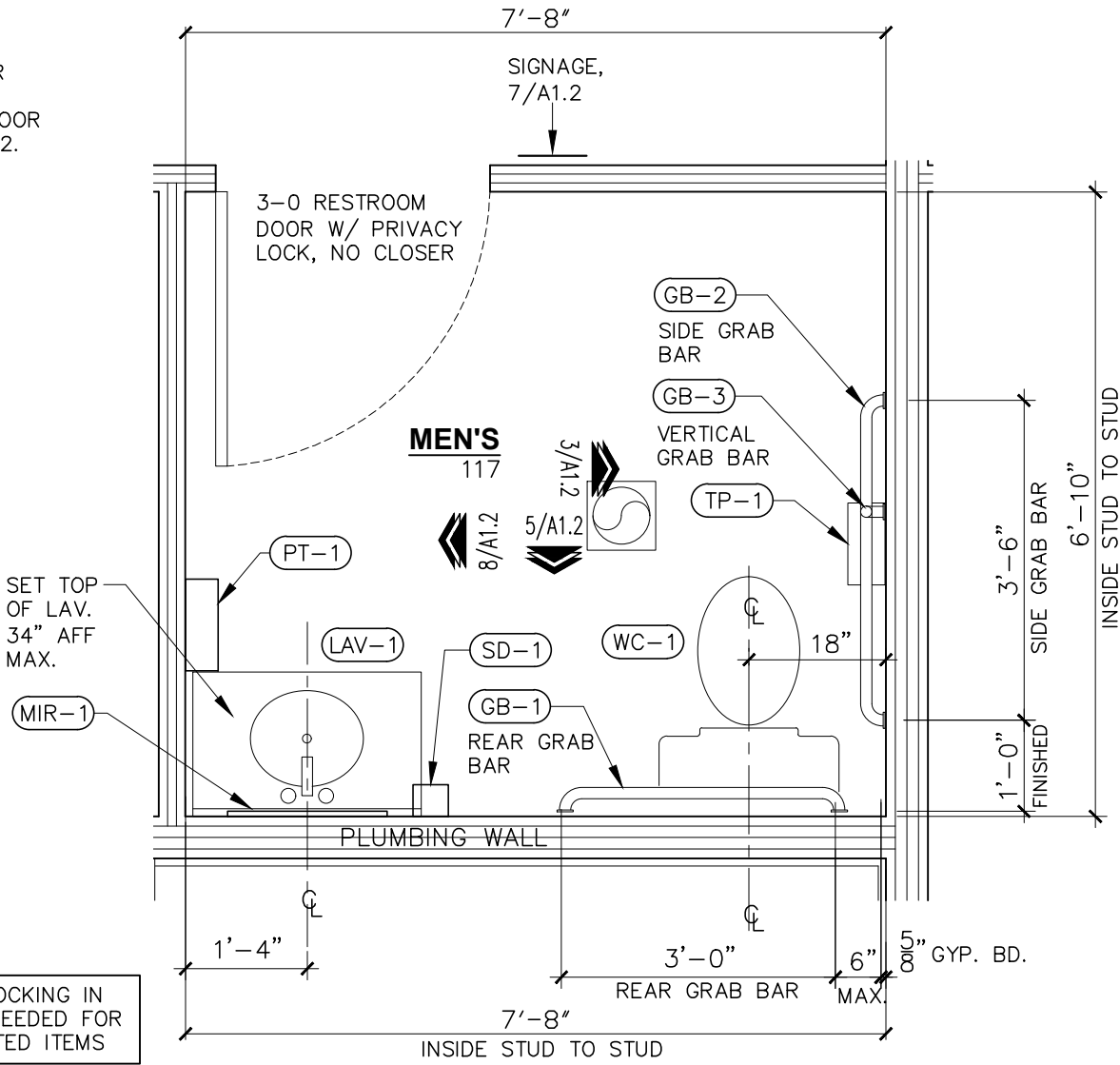
2A CLEAR FLOOR AREAS 1/2" = 1'-0" @ RESTROOM 119



1A CLEAR FLOOR AREAS 1/2" = 1'-0" @ RESTROOM 117 OPP. @ WOMEN'S R.R. 116



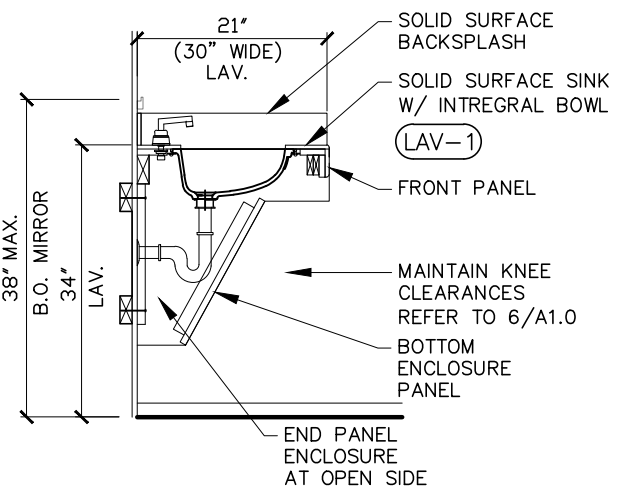
2B RESTROOM PLAN 1/2" = 1'-0" @ RESTROOM 119



1B RESTROOM PLAN 1/2" = 1'-0" @ RESTROOM 117 OPP. @ WOMEN'S R.R. 116

GENERAL TOILET ROOM REQUIREMENTS

- ALL CLEARANCES, HEIGHTS, GRAB BARS AND ACCESSIBLE ITEM TO MEET THE REQUIREMENTS OF THE ICC A117.1-2017 STANDARDS
- HOT WATER AND DRAIN PIPES ACCESSIBLE UNDER PUBLIC LAVATORIES SHALL BE INSULATED OR OTHERWISE PROTECTED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- CONTROLS FOR URINAL AND WATER CLOSET FLUSH VALVES SHALL BE MOUNTED ON THE WIDE CLEARANCE SIDE OF THE FIXTURE. THE FAUCET AND OPERATING MECHANISM CONTROLS SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, AND SHALL BE NO MORE THAN 44 INCHES ABOVE THE FLOOR.
- THE FORCE REQUIRED TO ACTIVATE FLUSH CONTROL VALVES, FAUCETS, AND OTHER OPERATING MECHANISM CONTROLS SHALL BE NO GREATER THAN 5 FOOT POUNDS.
- WHERE TOWEL, SANITARY NAPKIN, WASTE RECEPTACLE, AND OTHER SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED WITH ALL OPERABLE PARTS, INCLUDING COIN SLOTS, 40 INCHES OR LESS ABOVE THE FINISHED FLOOR.
- TOILET TISSUE DISPENSERS SHALL BE LOCATED ON THE WALL WITHIN 12 INCHES OF THE FRONT EDGE OF THE TOILET SEAT AND NO LOWER THAN 19 INCHES FROM THE FLOOR. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.
- THE DIAMETER OR WIDTH OF GRIPPING SURFACES OF A GRAB BAR SHALL BE 1.25 TO 1.5 INCHES OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1.5 INCHES MINIMUM. THE GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.125 INCH.
- THE DIAMETER OR WIDTH OF GRIPPING SURFACES OF A GRAB BAR SHALL BE 1.25 TO 1.5 INCHES OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1.5 INCHES MINIMUM. THE GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.125 INCH.



8 LAVATORY 1 1/2" = 1'-0" SIDE VIEW



7 TYPICAL RESTROOM SIGNAGE N.T.S.

GENERAL CONTRACTOR:

Borton
CONSTRUCTION
2 Copeland Ave, Ste 201
LaCrosse, WI 54603

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE
PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE / SET - TYPE
06/03/26 DESIGN

DRAWN BY:

REVISIONS

NO. | DATE

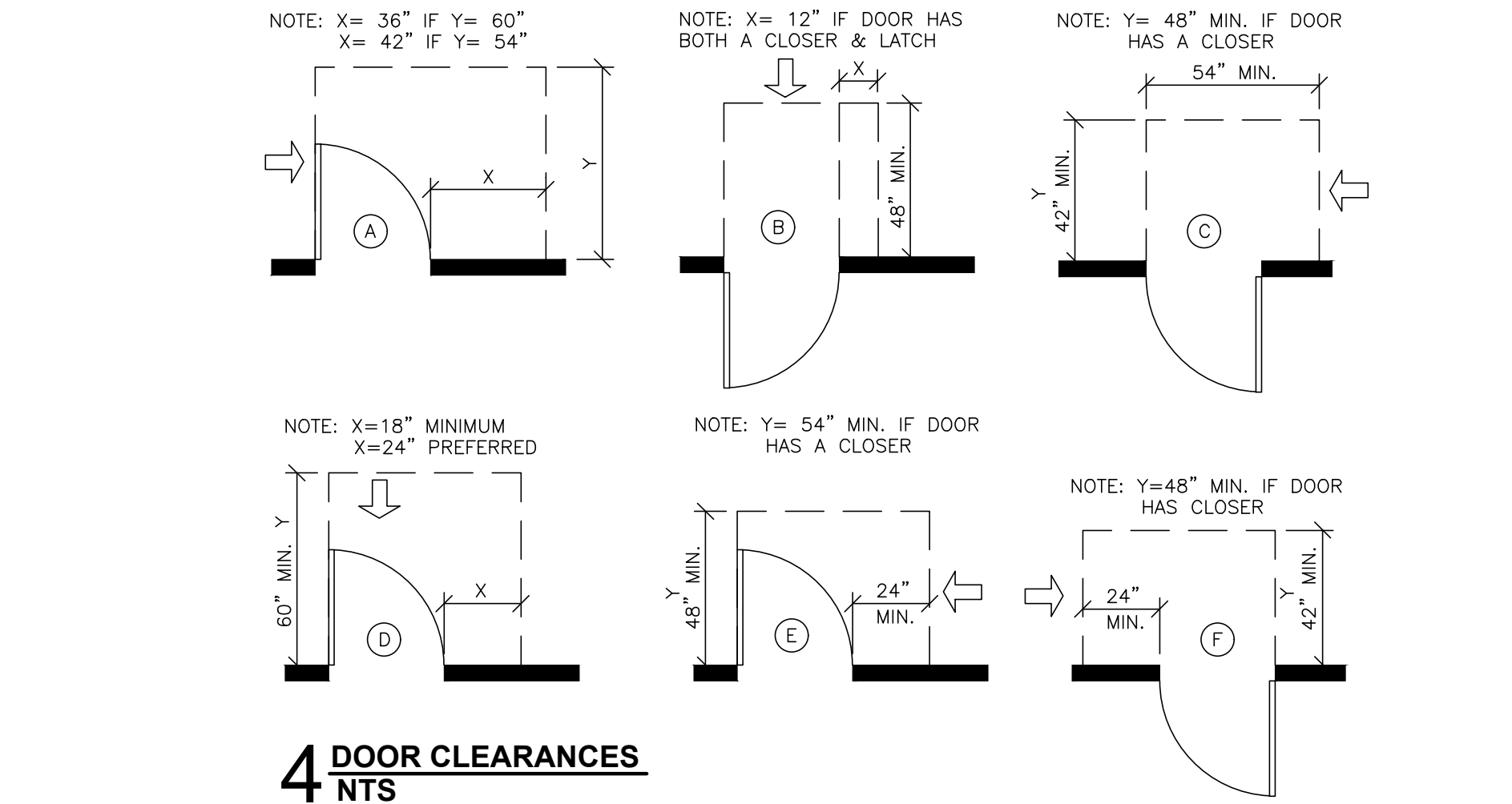
SHEET TITLE

RESTROOM PLANS
& DETAILS

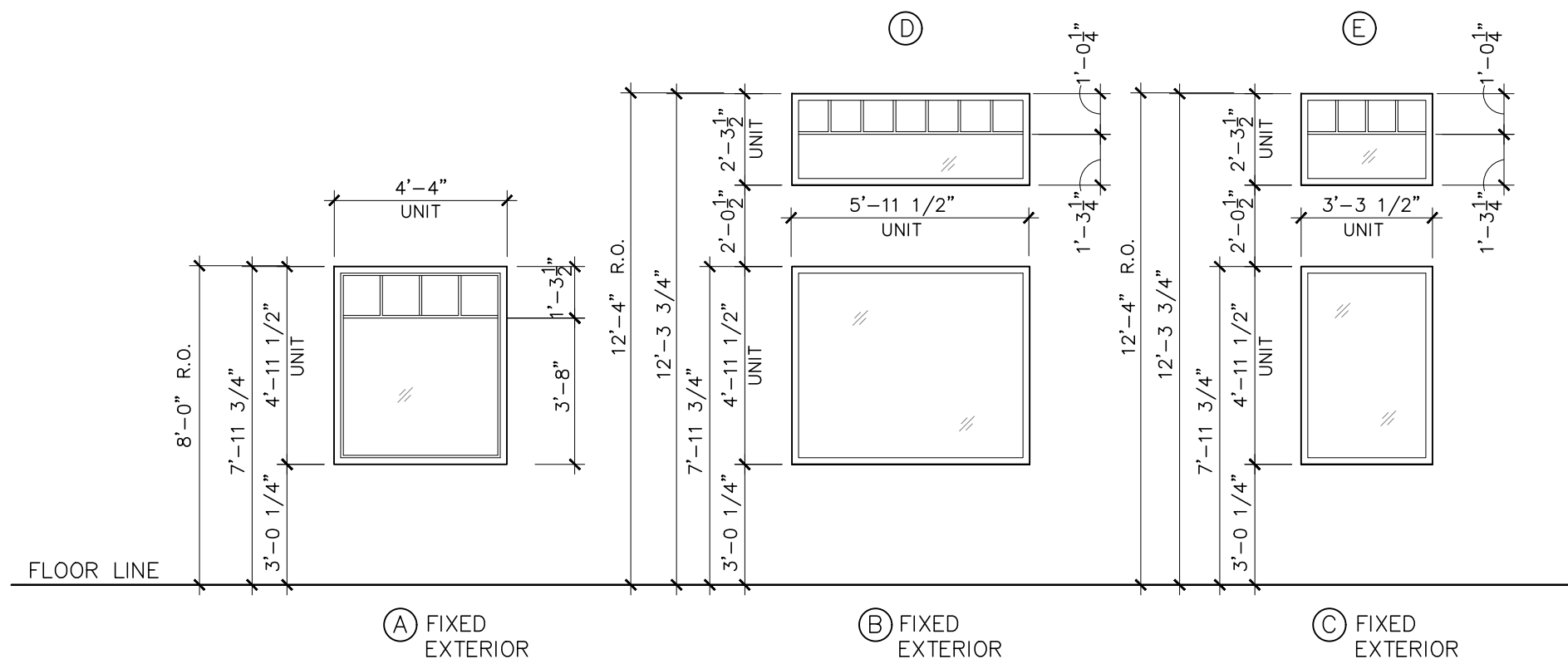
SHEET NO.

A1.2

Easkay Architecture
- Commercial
- Industrial
- Residential
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 licensed professional architect in the State of Wisconsin. License Number: A-10047 Date: 07/31/2026
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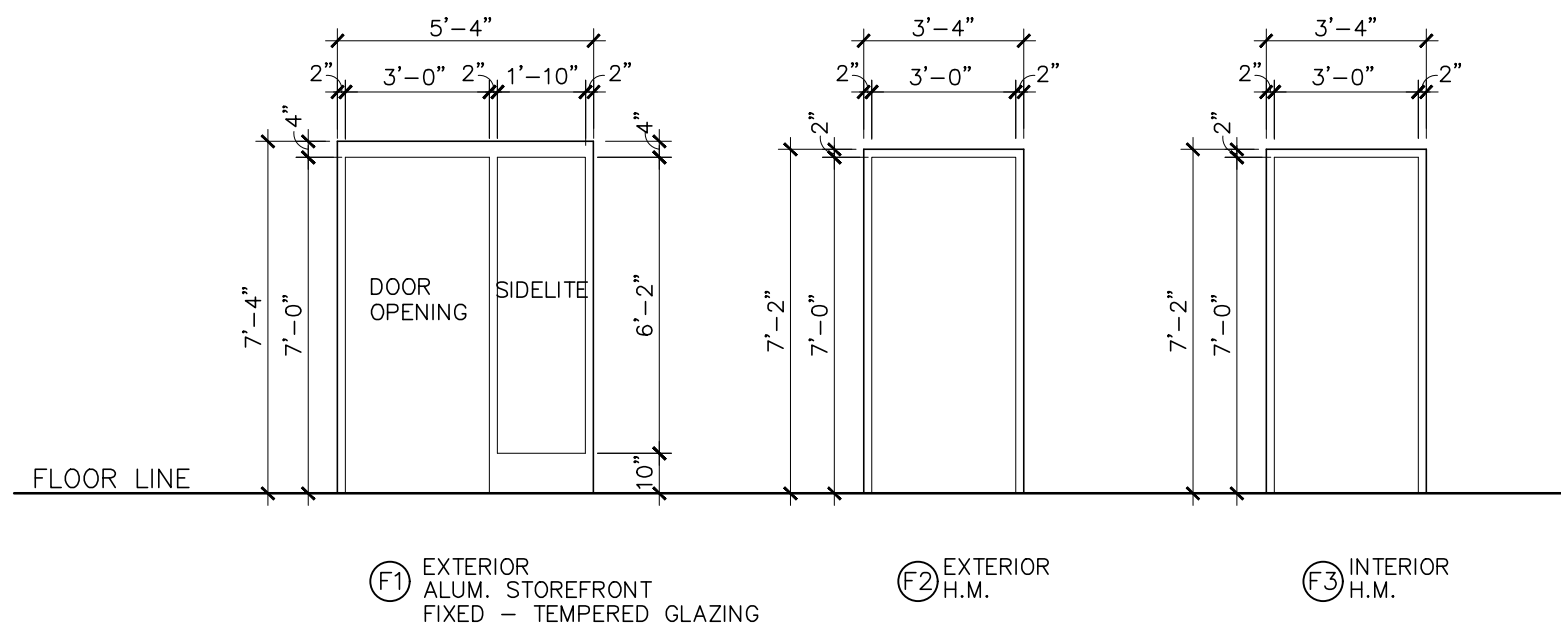


FINISH SCHEDULE NOTES				WINDOW SCHEDULE					
MARK	QNTY.	UNIT WIDTH	UNIT HEIGHT	R.O. WIDTH	R.O. HEIGHT	U-VALUE	MANUF.	NOTES:	
(A)	12	4'-4	4'-11 1/2"	4'-4 1/2"	5'-0"	0.28	T.B.D.	EXTERIOR - FIXED	
(B)	1	5'-11"	4'-11"	6'-0"	5'-0"	0.28	T.B.D.	EXTERIOR - FIXED	
(C)	2	3'-3 1/2"	4'-11"	3'-4"	2'-9"	0.28	T.B.D.	EXTERIOR - FIXED	
(D)	1	5'-11"	2'-3"	6'-0"	2'-4"	0.28	T.B.D.	EXTERIOR - FIXED	
(E)	2	3'-3 1/2"	2'-3"	3'-4"	2'-4"	0.28	T.B.D.	EXTERIOR - FIXED	
1. VERIFY R.O. WITH WINDOW MANUFACTURER SELECTED									
2. MAINTAIN M.O. MODULAR OPENING AND ADJUST WINDOW SIZE AS REQUIRED									



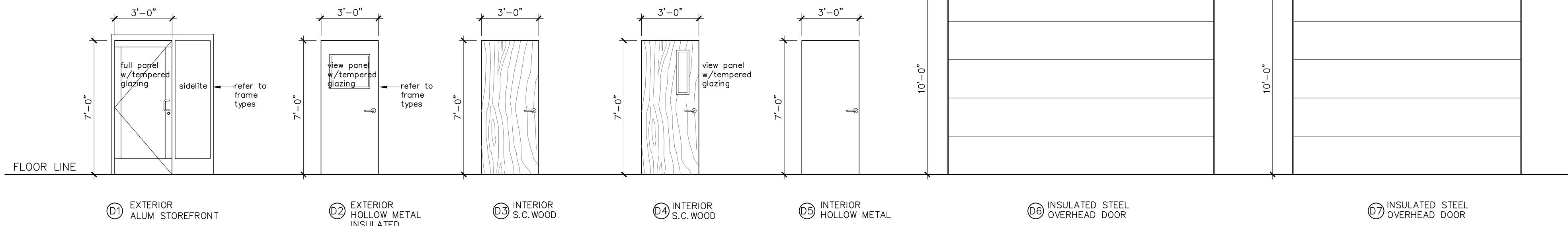
3 WINDOW ELEVATIONS

1/4" = 1'-0"



2 FRAME ELEVATIONS

1/4" = 1'-0"



1 DOOR ELEVATIONS

1/4" = 1'-0"

DOOR AND HARDWARE SCHEDULE											
DOOR #	DOOR SWING	LOCATION	SIZE	MATERIAL	DOOR TYPE	FRAME TYPE	HARDWARE GROUP	REMARKS			
TENANT SPACE 1											
100A	L.H.R.	VESTIBULE	3'-0" x 7'-0"	ALUM. STOREFRONT	D1	F1	A	ALUM. STOREFRONT WITH (1) SIDELITE – EXTERIOR			
100B	L.H.R.	VESTIBULE	3'-0" x 7'-0"	ALUM. STOREFRONT	D1	F1	A	ALUM. STOREFRONT WITH (1) SIDELITE – INTERIOR			
102	R.H.	CONFERENCE ROOM	3'-0" x 7'-0"	S.C. WOOD	D4	F3	E				
105	L.H.	JIM'S OFFICE	3'-0" x 7'-0"	S.C. WOOD	D3	F3	C				
106	R.H.	PAUL'S OFFICE	3'-0" x 7'-0"	S.C. WOOD	D3	F3	C				
107	L.H.	CALEB'S OFFICE	3'-0" x 7'-0"	S.C. WOOD	D3	F3	C				
108	R.H.	INTERN/TRAVIS	3'-0" x 7'-0"	S.C. WOOD	D3	F3	C				
109	L.H.	HALL	3'-0" x 7'-0"	S.C. WOOD	D4	F3	E				
110	L.H.	KELLY'S OFFICE	3'-0" x 7'-0"	S.C. WOOD	D3	F3	C				
111	L.H.	FINANCE OFFICE	3'-0" x 7'-0"	S.C. WOOD	D3	F3	C				
112	L.H.	DAN'S OFFICE	3'-0" x 7'-0"	S.C. WOOD	D3	F3	C				
113	R.H.	HALL	3'-0" x 7'-0"	S.C. WOOD	D4	F3	E				
114	R.H.	ANDREW'S OFFICE	3'-0" x 7'-0"	S.C. WOOD	D3	F3	C				
115	L.H.	TY'S OFFICE	3'-0" x 7'-0"	S.C. WOOD	D3	F3	C				
116	L.H.	WOMEN'S R.R.	3'-0" x 7'-0"	S.C. WOOD	D3	F3	D				
117	R.H.	MEN'S R.R.	3'-0" x 7'-0"	S.C. WOOD	D3	F3	D				
118	R.H.	MECHANICAL RM	3'-0" x 7'-0"	S.C. WOOD	D5	F3	F				
119	L.H.	RESTROOM	3'-0" x 7'-0"	S.C. WOOD	D5	F3	D				
120	R.H.	INTERN'S OFFICE	3'-0" x 7'-0"	S.C. WOOD	D5	F3	C				
121A	L.H.R.	WAREHOUSE	3'-0" x 7'-0"	INSUL. H.M.	D2	F2	B	EXTERIOR EXIT DOOR			
121B	R.H.R.	WAREHOUSE	3'-0" x 7'-0"	INSUL. H.M.	D2	F2	B				
121C	O.H.	WAREHOUSE	14'-0" x 10'-0"	INSUL. STEEL	D6	N/A	N/A	OVERHEAD DOOR WITH HARDWARE			
121D	O.H.	WAREHOUSE	14'-0" x 10'-0"	INSUL. STEEL	D6	N/A	N/A	OVERHEAD DOOR WITH HARDWARE			
121E	O.H.	WAREHOUSE	14'-0" x 10'-0"	INSUL. STEEL	D6	N/A	N/A	OVERHEAD DOOR WITH HARDWARE			
121F	O.H.	WAREHOUSE	12'-0" x 10'-0"	INSUL. STEEL	D7	N/A	N/A	OVERHEAD DOOR WITH HARDWARE			
HARDWARE GROUPS											
A. ENTRY/EXIT -1 1/2 PAIR HINGES -PUSH/PULL -DEAD BOLT -CLOSER -DOOR SILENCERS -WEATHER STRIPPING -SWEEP -THRESHOLD		B. ENTRY /EXIT -1 1/2 PAIR HINGES -ENTRY LOCKSET -(ANSI F89) -CLOSER -DOOR SILENCERS -WEATHER STRIPPING -SWEEP -THRESHOLD		C. OFFICE -1 1/2 PAIR HINGES -LEVER HANDLE -OFFICE LOCKSET -(ANSI F82) -DOOR SILENCERS -DOOR STOP (WALL)		D. PRIVACY -1 1/2 PAIR HINGES -LEVER HANDLE -PRIVACY LOCKSET -(ANSI 82) -DOOR SILENCERS -DOOR STOP (WALL)		E. PASSAGE -1 1/2 PAIR HINGES -LEVER HANDLE -PASSAGE LOCKSET -(ANSI F75) -DOOR SILENCERS -CLOSER		F. STOREROOM -1 1/2 PAIR HINGES -LEVER HANDLE -STOREROOM LOCKSET -(ANSI F86) -CLOSER -DOOR SILENCERS -DOOR STOP (WALL)	

DOOR - HARDWARE NOTES

- ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- THRESHOLDS SHALL NOT EXCEED 1/2" HGT. AND SHALL HAVE BEVELED SIDES THAT SLOPE 1:2 MAXIMUM.
- PROVIDE KEYED LEVER HANDLES, VERIFY KEYING REQUIREMENTS WITH OWNER.
- VERIFY FRAME WIDTH WITH WALL TYPE.
- PROVIDE COMMERCIAL GRADE HEAVY DUTY HARDWARE.
- PROVIDE ALL REQUIRED WEATHER STRIPPING & SEALS @ EXTERIOR DOORS.
- ALL HARDWARE, STYLE, COLOR AND FINISHES TO BE SELECTED/APPROVED BY OWNER.

NOTE: ALL GLAZING WITHIN DOORS SHALL BE TEMPERED. REFER TO DOOR SCHEDULE FOR ADDITIONAL GLAZING REQUIREMENTS.

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE

PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE / SET - TYPE

06/03/26 DESIGN

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REVISIONS

NO. DATE

SHEET TITLE

DOOR & WINDOW
SCHEDULES

SHEET NO.

GENERAL CONTRACTOR:

Borton
CONSTRUCTION

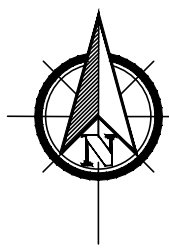
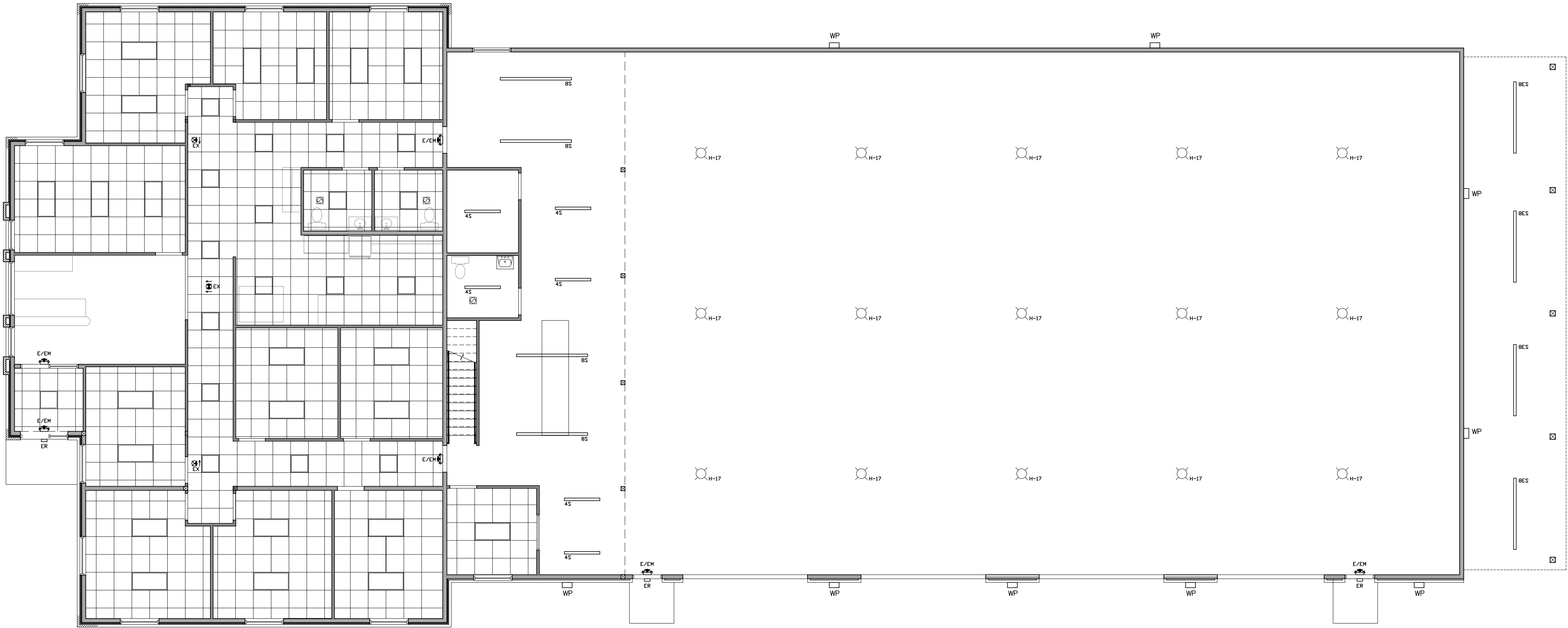
2 Copeland Ave, Ste 201
LaCrosse, WI 54603

Commercial
Industrial
Residential

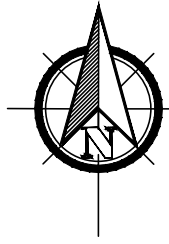
Eskay Architecture
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Email: eskayarchitect@gmail.com

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 the State of Wisconsin. I am not providing any professional services in any state other than the State of Wisconsin. The information contained in these drawings was prepared for the specific project and shall not be used for any other project without the written consent of the architect. ©2026

A1.3



1 REFLECTED CEILING PLAN
1/8"=1'-0"



2 REFLECTED CEILING PLAN
1/8"=1'-0"

© MEZZANINE

LEGEND	
SYMBOL	DESCRIPTION
	2x2 SURFACE MOUNTED LED LIGHT FIXTURE
	2x2 SURFACE MOUNTED LED LIGHT FIXTURE
	2x2 SURFACE MOUNTED LED LIGHT FIXTURE - RESTROOM LOCATION
	2x2 RECESSED LED LIGHT FIXTURE - (ACT CEILING) - RESTROOM LOCATION
	ROUND SURFACE MOUNTED LED LIGHT FIXTURE
	WALL MOUNTED SCONCE EXTERIOR LIGHT FIXTURE
	SURFACE MOUNTED STRIP - 48"
	SURFACE MOUNTED STRIP - 96"
	SURFACE MOUNTED EXTERIOR WALL PACK
	EXIT LIGHT/EMERGENCY LIGHT COMBO W/POWER BACKUP - WALL OR CEILING MOUNTED
	EMERGENCY LIGHT W/ POWER BACKUP - WALL MOUNTED
	EXIT LIGHT-DIRECTIONAL W/POWER BACKUP - WALL OR CEILING MOUNTED
	EXHAUST FAN - CEILING MOUNTED

REFLECTED CEILING PLAN NOTES:

1. GENERIC LIGHTING LAYOUT SHOWN. ELECTRICAL DESIGNER CONTRACTOR TO COORDINATE FIXTURE TYPE AND LAYOUT TO MEET ALL REQUIRED CODES AND BE APPROVED BY OWNER.
2. MECHANICAL/ELECTRICAL CONTRACTOR TO BE RESPONSIBLE FOR ALL COORDINATION AND ARRANGEMENTS REGARDING INSTALLATION OF GRILLES, DIFFUSERS, LIGHT FIXTURES ETC. INTO THE CEILING.
3. PROVIDE POSITIVE ATTACHMENT TO STRUCTURE FOR ALL CEILING SUPPORTED FIXTURES.
4. SMOKE DETECTORS, FIRE ALARM, EMERGENCY EXIT LIGHTING, EXIT LIGHTS AND ANY OTHER SERVICES REQUIRED BY THE LOCAL BUILDING CODE OR ANY OTHER APPLICABLE CODES AND BYLAWS SET FORTH BY LOCAL AUTHORITIES MUST BE INSTALLED.
5. PAINT GRILLES AND DIFFUSERS TO MATCH ADJACENT FINISHES.

EMERGENCY EXIT LIGHTING -
PROVIDE AVERAGE MIN. OF 1 FOOT CANDLE
ALONG PATH OF EGRESS TRAVEL. EMERGENCY
AND EXIT LIGHTING MAY BE INTEGRATED WITH
GENERAL LIGHTING OR STAND ALONE EMERGENCY
LIGHT FIXTURES. COORDINATE WITH ELECTRICAL
DESIGNER/CONTRACTOR

ELECTRICAL LIGHTING IS DESIGN/BUILD, REFER
TO ELECTRICAL DRAWING FOR COMPLETE
LIGHTING INFORMATION AND COORDINATION OF
CEILING LAYOUT.

GENERAL CONTRACTOR:

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE

PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE / SET - TYPE
06/03/26 DESIGN

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NO.	DATE

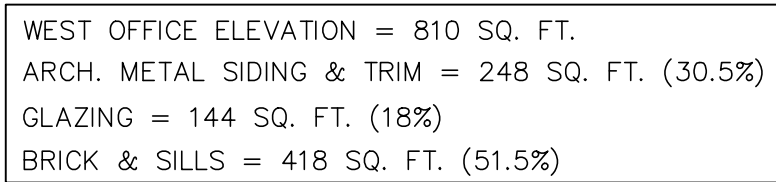
SHEET TITLE
REFLECTED
CEILING PLAN

SHEET NO.

Eskay
Architecture
- Commercial
- Industrial
- Residential
Onalaska, WI 54650 Ph: 608-317-1565
Email: eskayarchitect@gmail.com

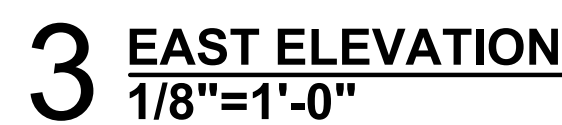
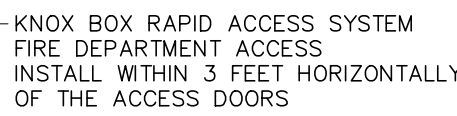
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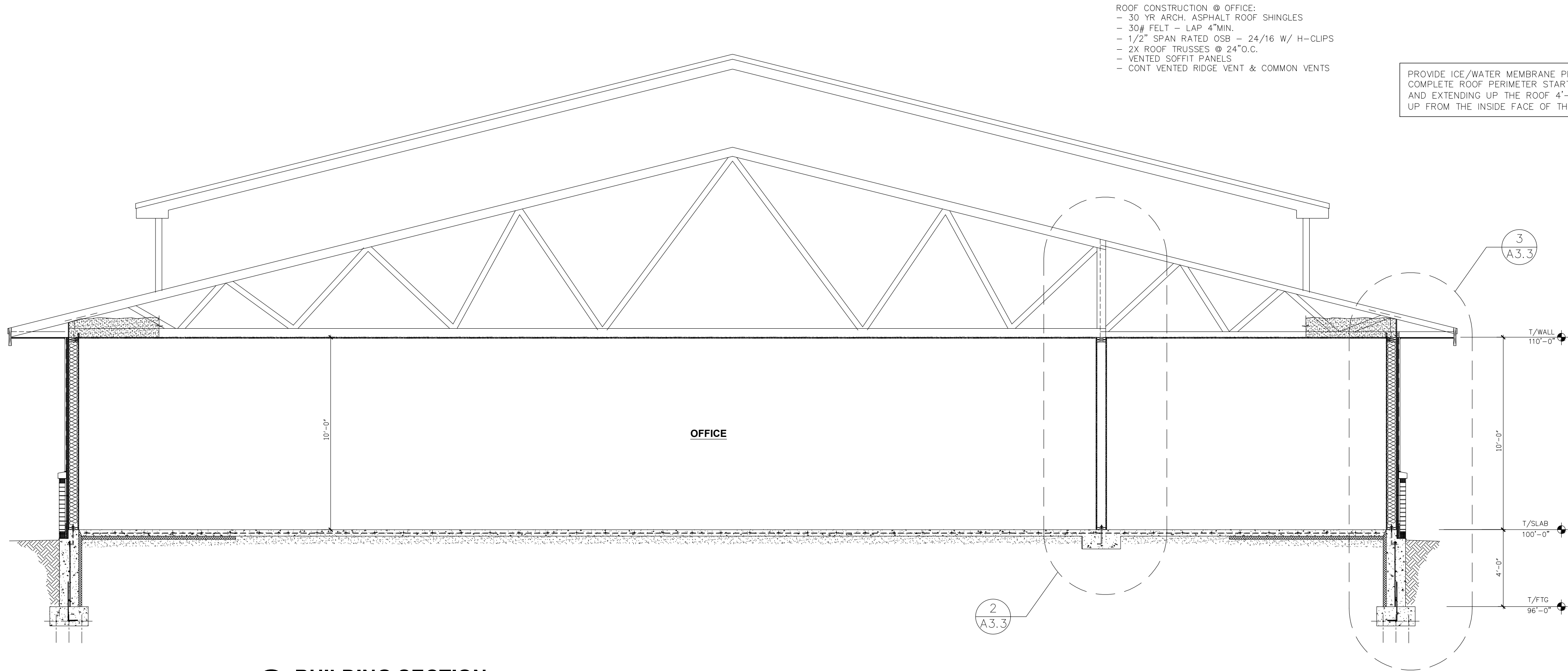
Borton
CONSTRUCTION
2 Copeland Ave., Ste 201
LaCrosse, WI 54603



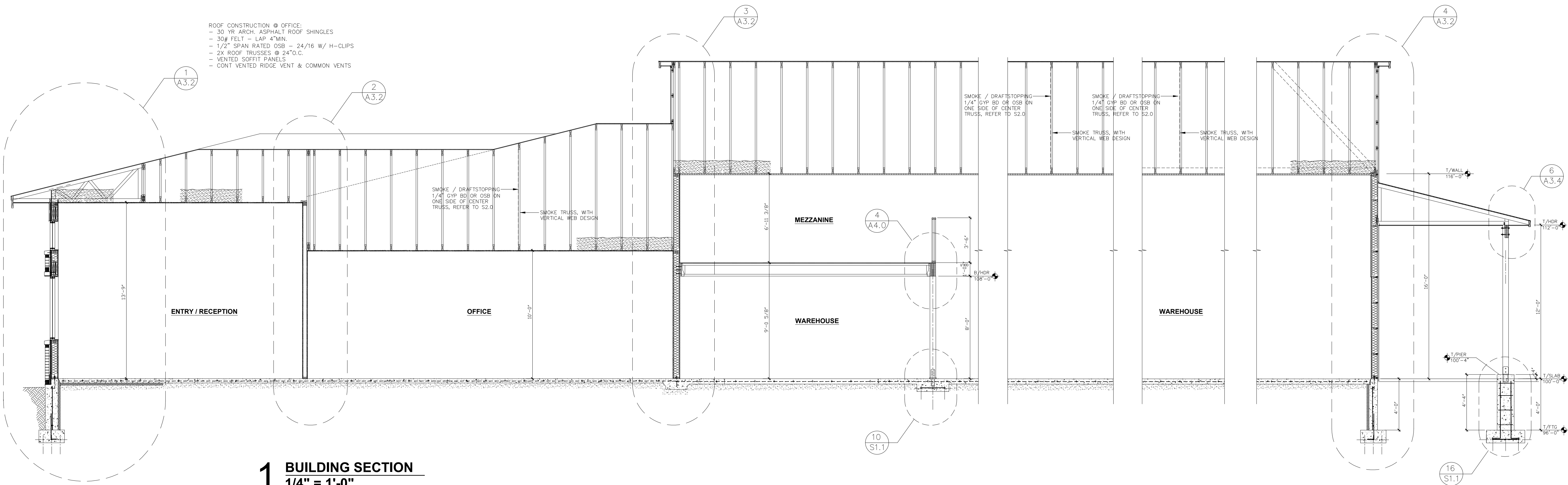
NOTES 1. ALL FINISH MATERIALS, MANUFACTURER'S, STYLES, PATTERNS, AND COLORS TO BE SELECTED / APPROVED BY THE OWNER

2. ALL FINISH MATERIALS TO BE INSTALLED PER MFR/S SPECIFICATIONS

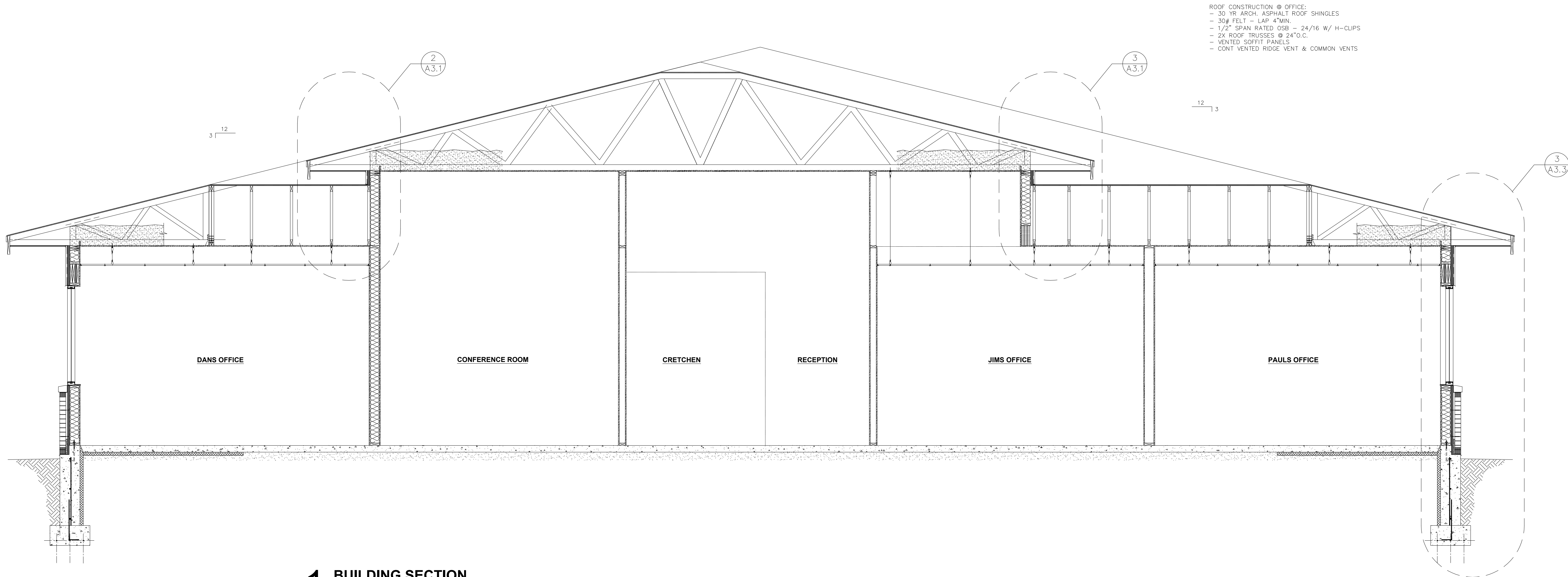
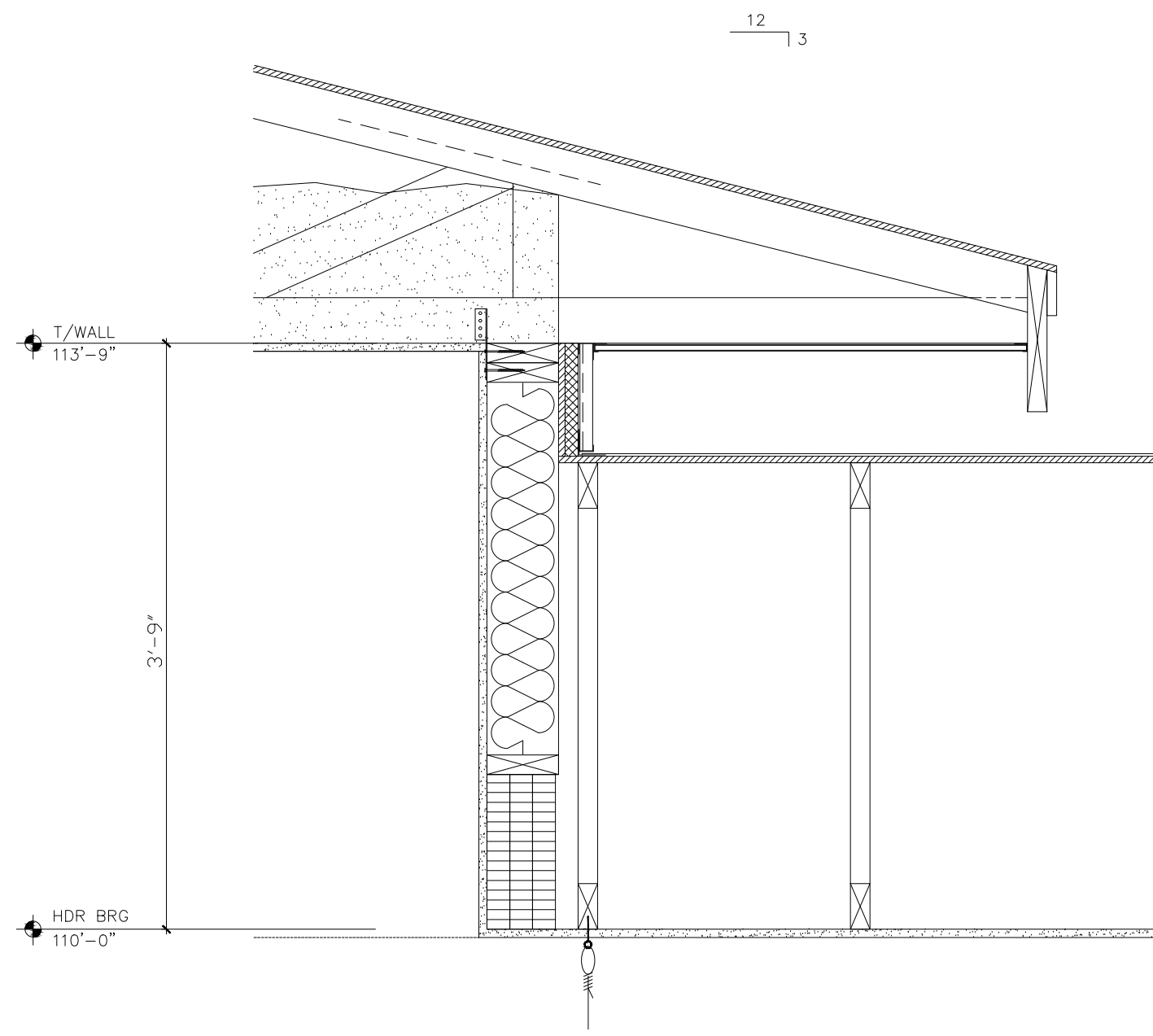
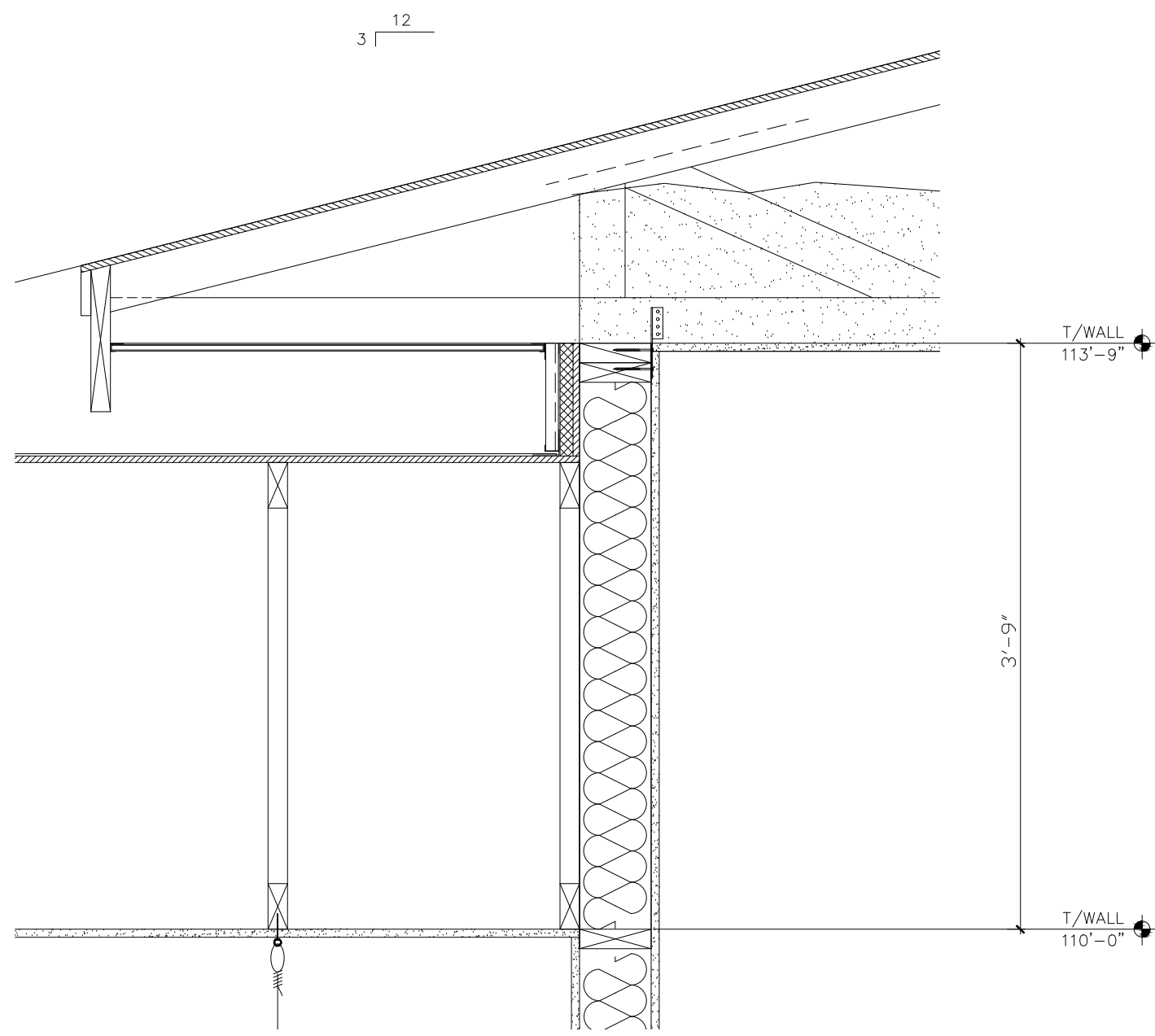




2 BUILDING SECTION
1/4" = 1'-0"



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



ROOF CONSTRUCTION @ OFFICE:
- 30 YR ARCH. ASPHALT ROOF SHINGLES
- 30# FELT - LAP 4" MIN.
- 1/2" SPAN RATED OSB - 24/16 W/ H-CLIPS
- 2X ROOF TRUSSES @ 24" O.C.
- VENTED SOFFIT PANELS
- CONT VENTED RIDGE VENT & COMMON VENTS

Eskay Architecture
- Commercial
- Industrial
- Residential
Onalaska, WI 54650 Ph: 608-317-1565
Email: eskayarchitect@gmail.com

Borton Construction
GENERAL CONTRACTOR:
2 Copeland Ave, Ste 201
LaCrosse, WI 54603

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE
PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

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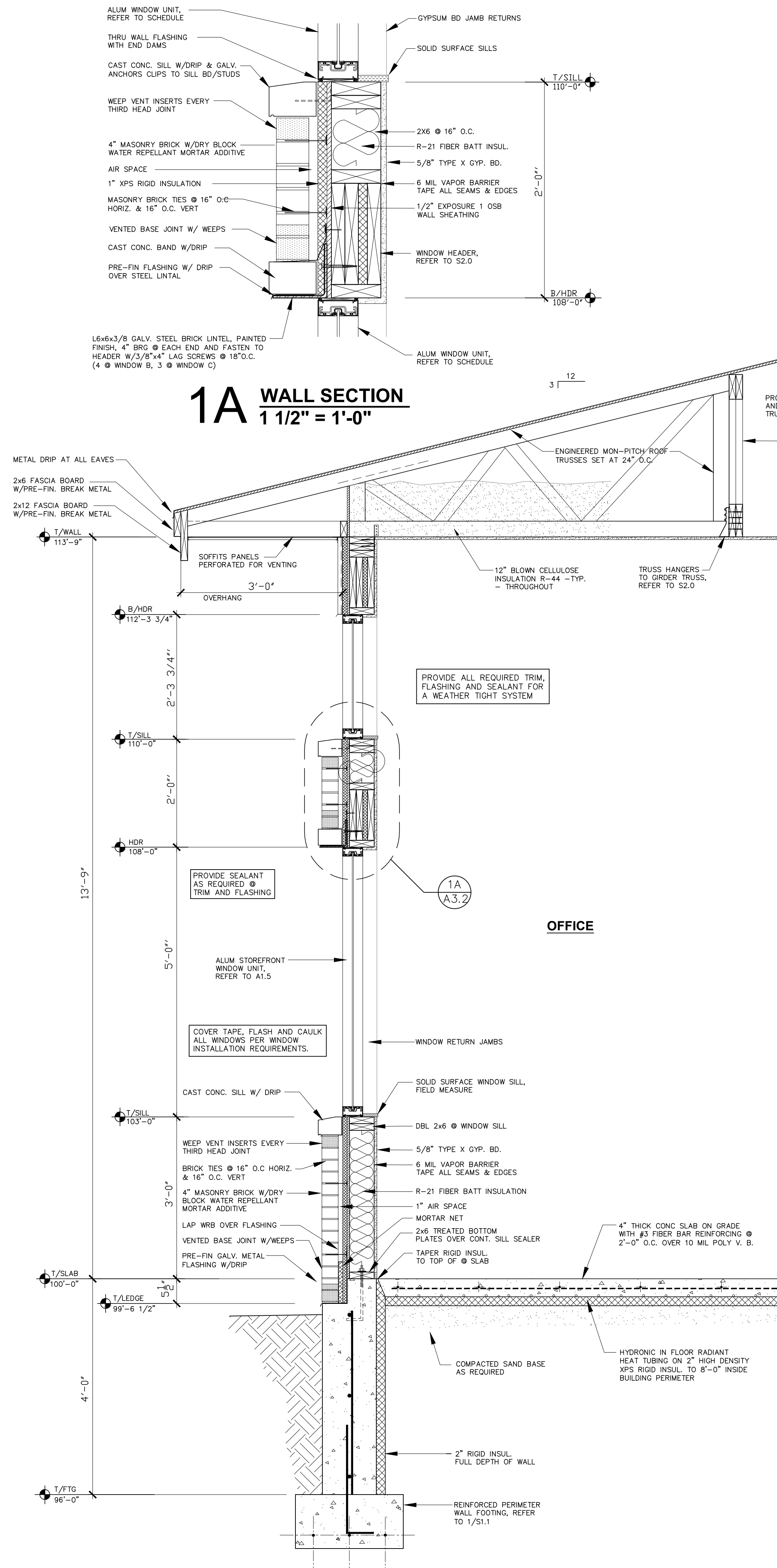
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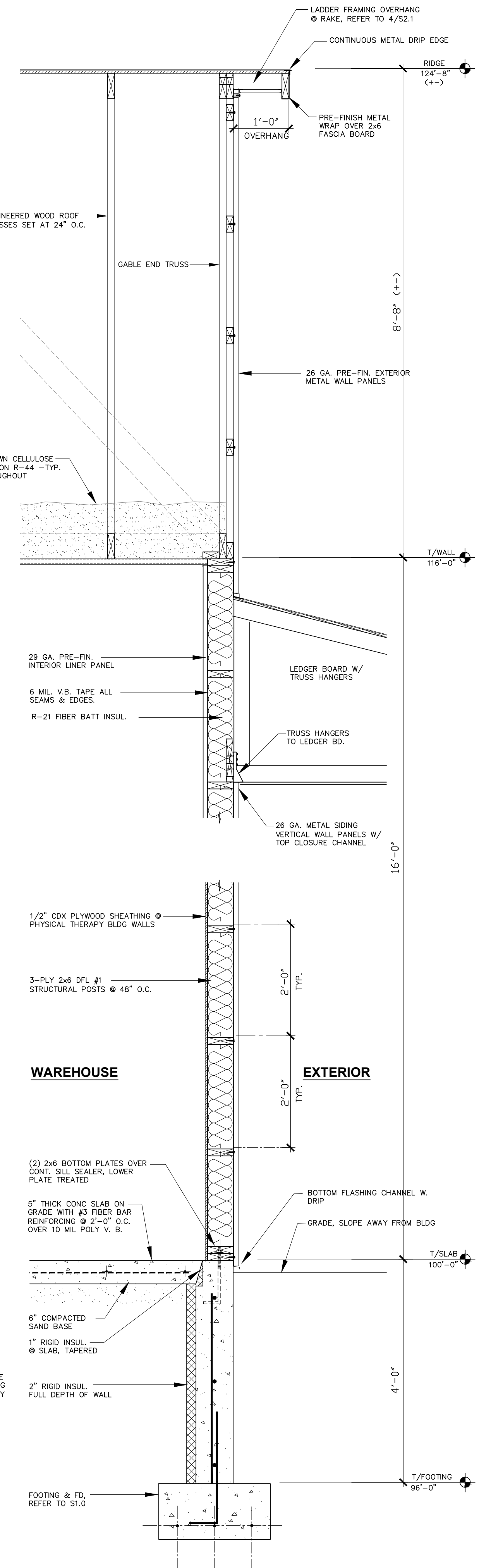
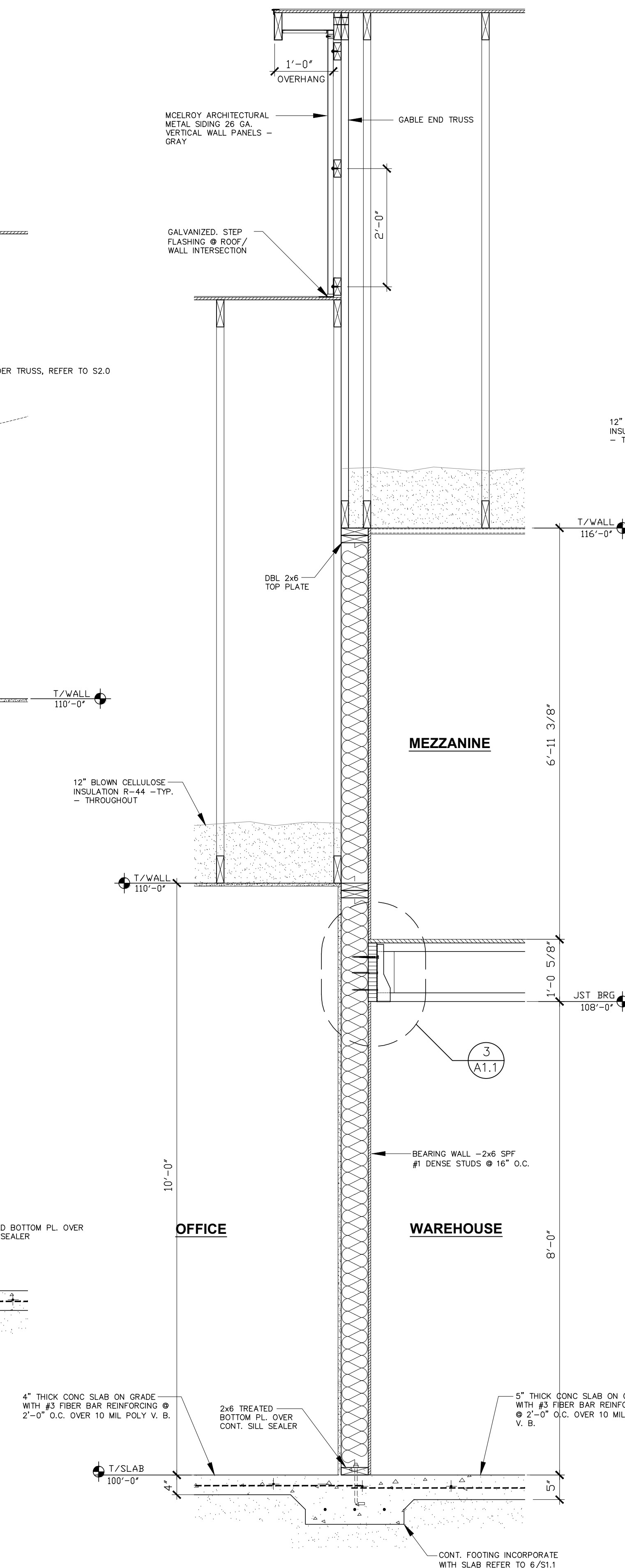
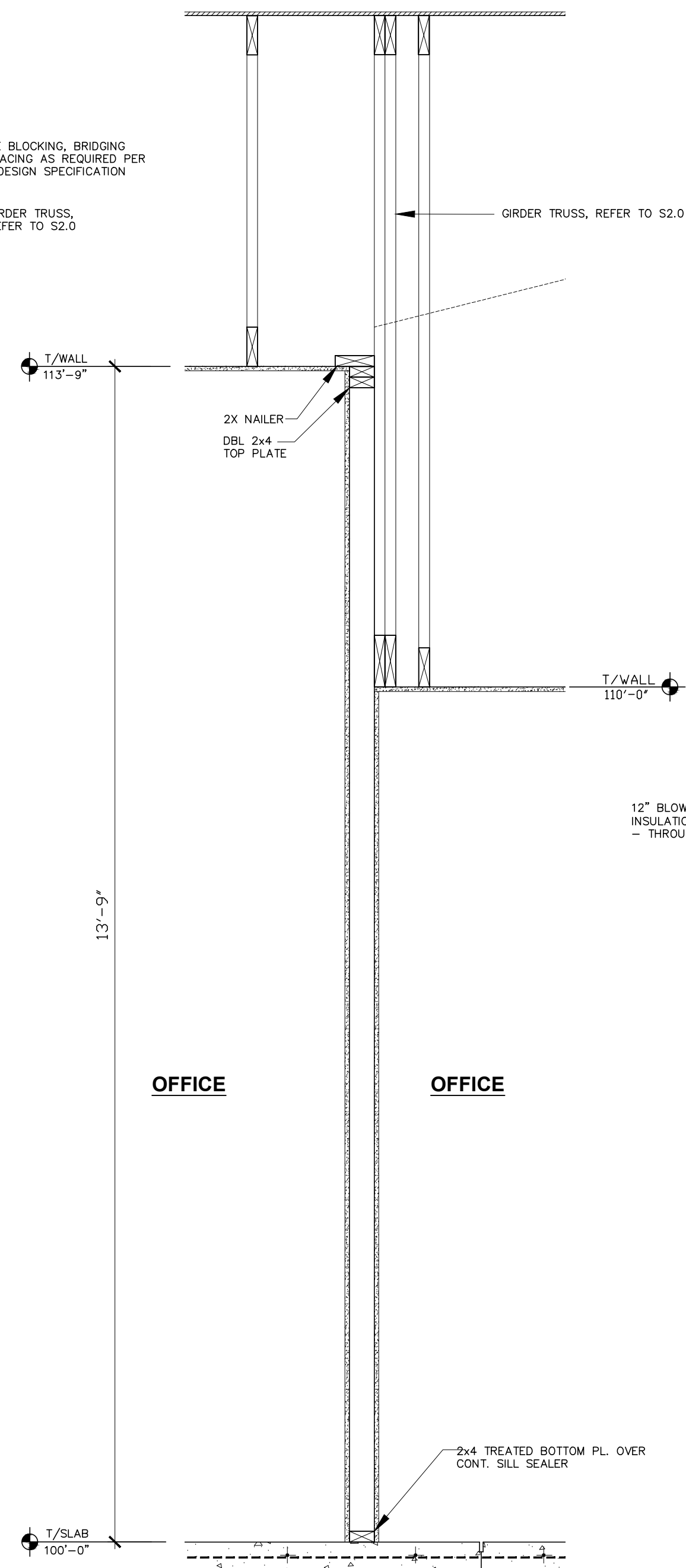
BUILDING SECTIONS

SHEET NO.

A3.1



ROOF CONSTRUCTION @ OFFICE:
 - 30 YR ARCH. ASPHALT ROOF SHINGLES
 - 30# FELT - LAP 4"MIN.
 - 1/2" SPAN RATED OSB - 24/16 W/ H-CLIP
 - 2X ROOF TRUSSES @ 24"O.C.
 - VENTED SOFFIT PANELS
 - CONT VENTED RIDGE VENT & COMMON VENTS



GENERAL CONTRACTOR:

**BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE**

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MEET TITLE

ALL SECTIONS

SHEET NO.

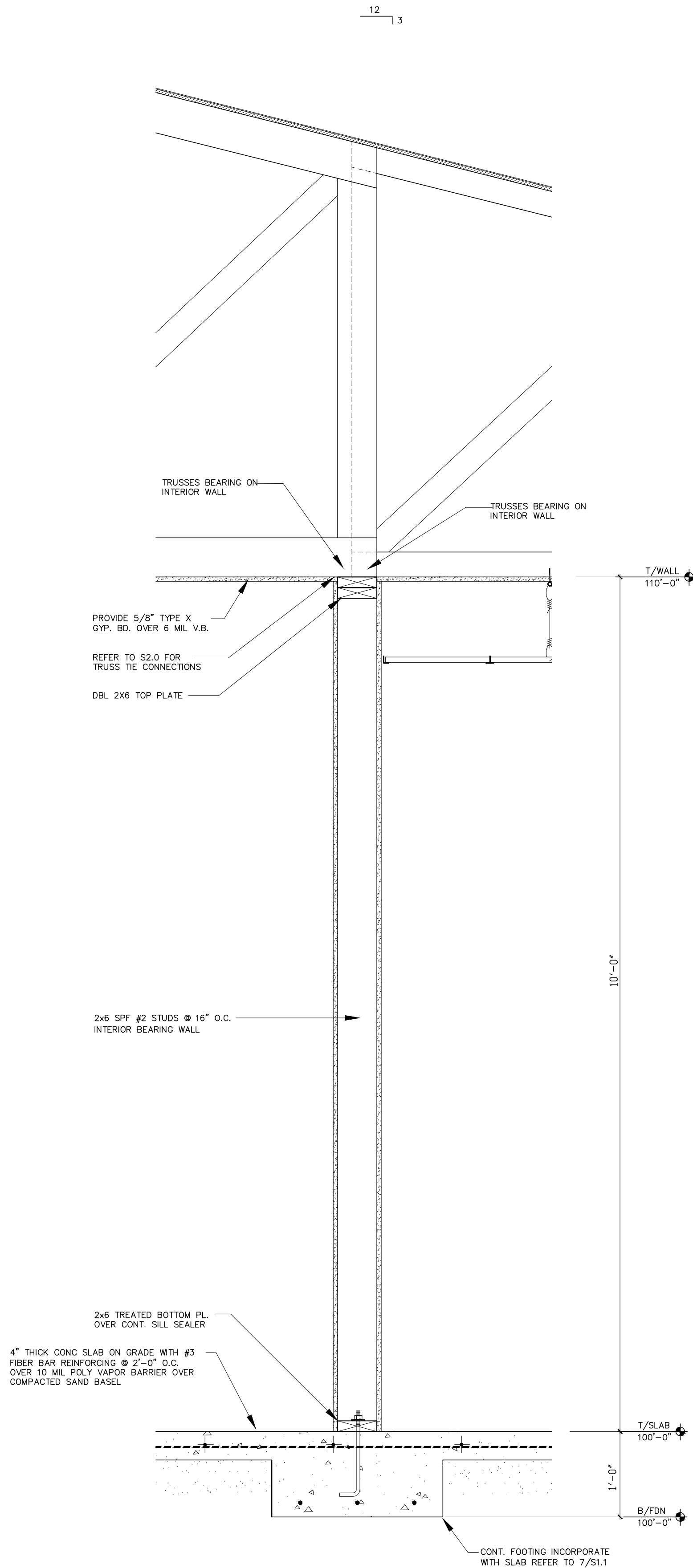
The logo for Borton Construction. The word "Borton" is written in a large, black, serif font. A red swoosh underline is positioned beneath the letters "B", "o", and "r". To the right of "Borton", the word "CONSTRUCTION" is written in a smaller, black, sans-serif, all-caps font, enclosed within a yellow rectangular box.

2 Copeland Ave, Ste 201
LaCrosse. WI 54603

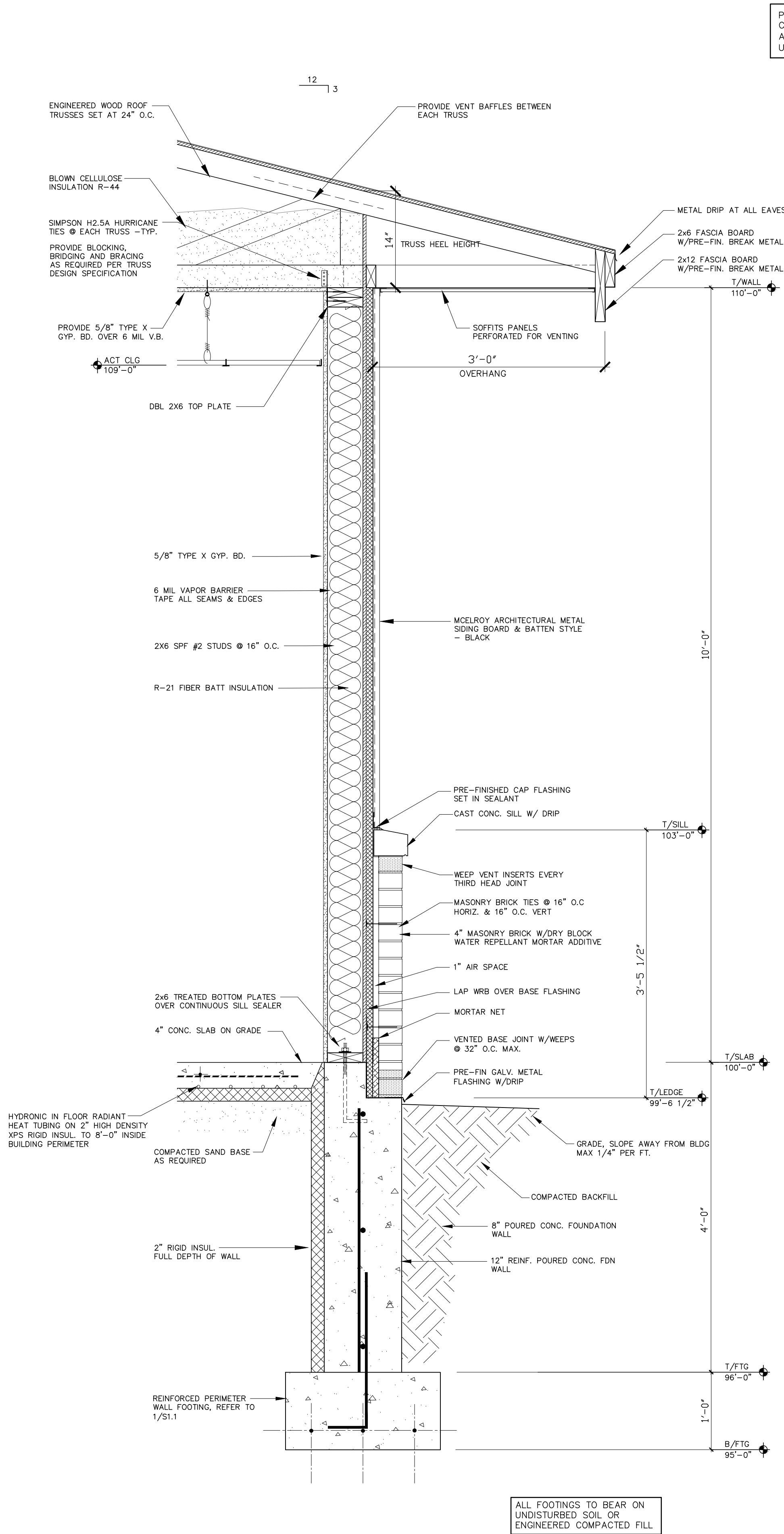
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Onalaska, WI 54650 Ph: 608-317-1565
Email: eskavarchitect@gmail.com

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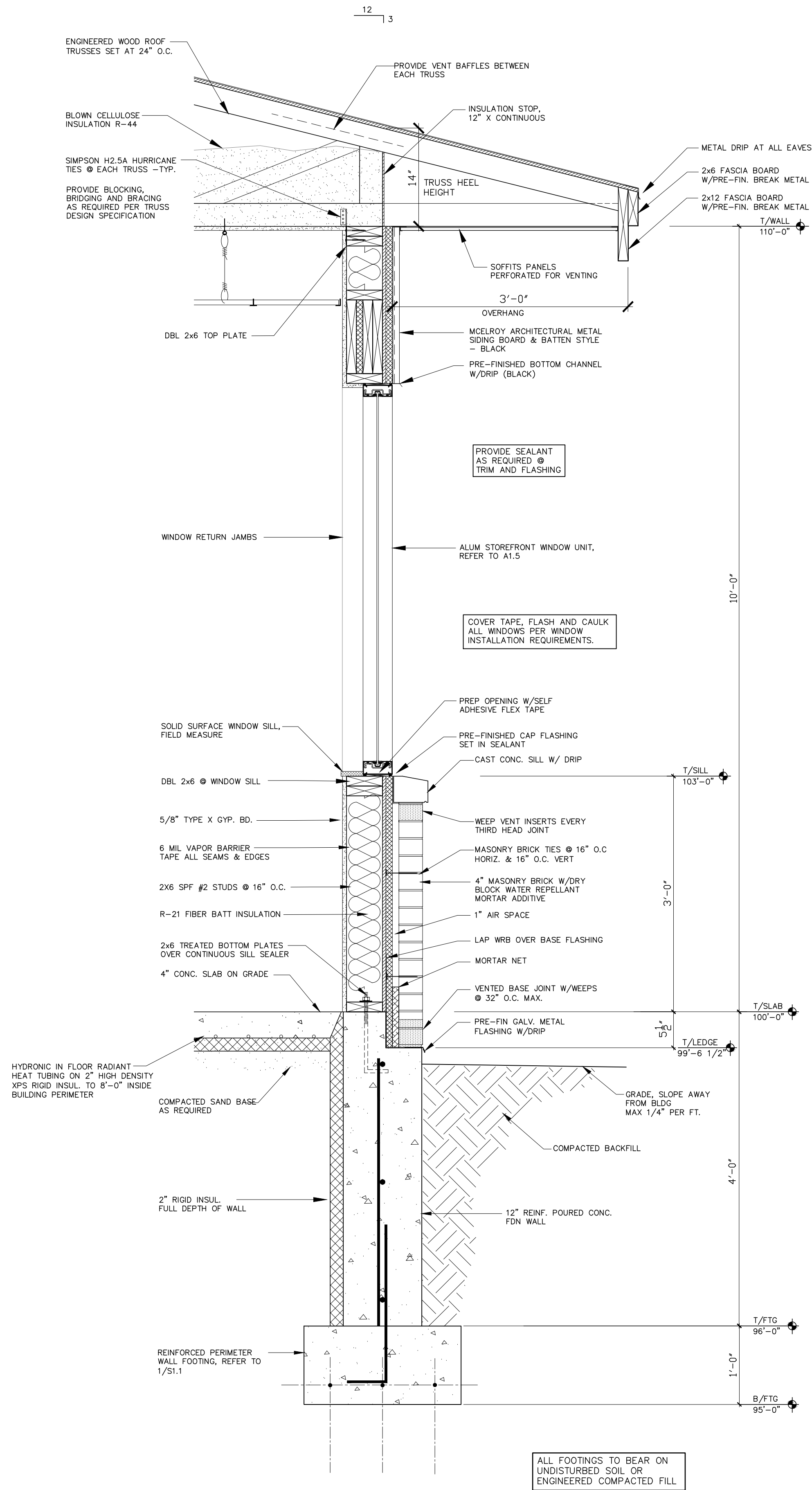


1 WALL SECTION
1" = 1'-0" © INTERIOR BRG WALL



2 WALL SECTION
1" = 1'-0" © OFFICE

PROVIDE ICE/WATER MEMBRANE PROTECTION AT COMPLETE ROOF PERIMETER STARTING AT THE FASCIA AND EXTENDING UP THE ROOF 4'-0" (MIN OF 2'-0" UP FROM THE INSIDE FACE OF THE EXTERIOR WALL)



3 WALL SECTION
1" = 1'-0" © OFFICE

- Commercial
- Industrial
- Residential
Eskay Architecture
Anchorage, AK 99501 Ph: 907-561-1565
Email: eskayarchitect@gmail.com

GENERAL CONTRACTOR:
Borton Construction
2 Copeland Ave, Ste 201
Anchorage, AK 99501

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE
PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE / SET - TYPE
06/04/26 DESIGN

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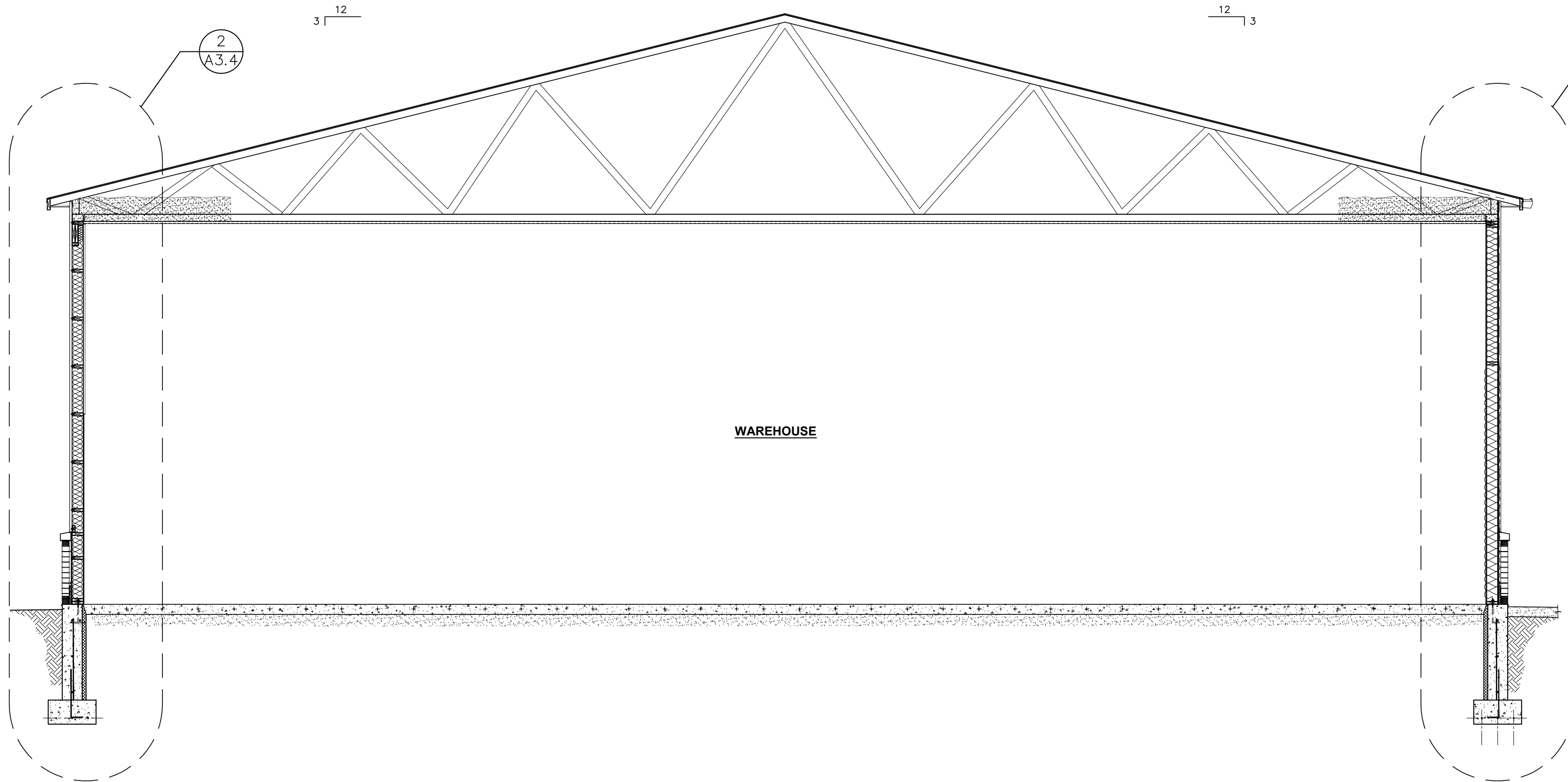
REVISIONS
NO. DATE

SHEET TITLE

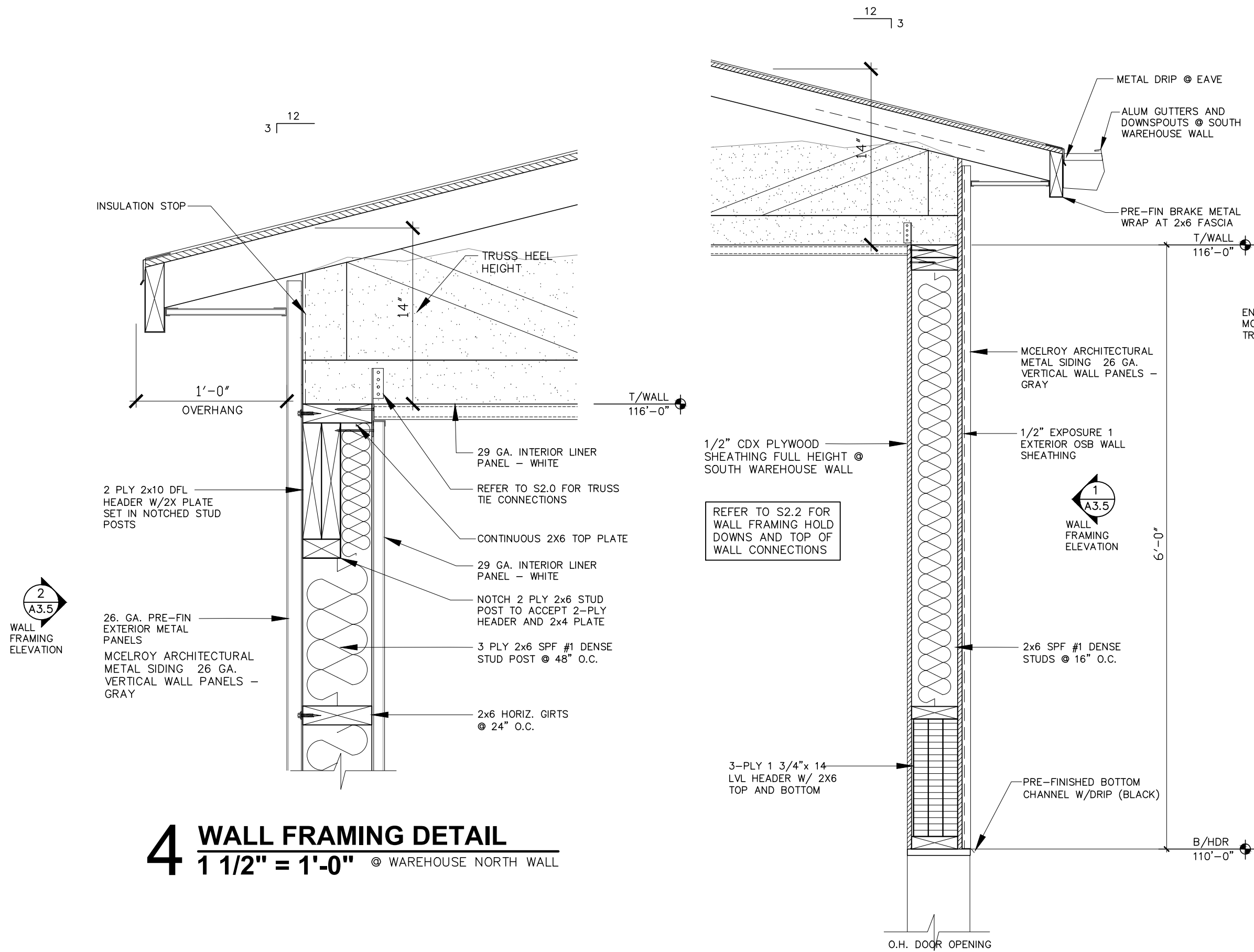
WALL SECTIONS

SHEET NO.

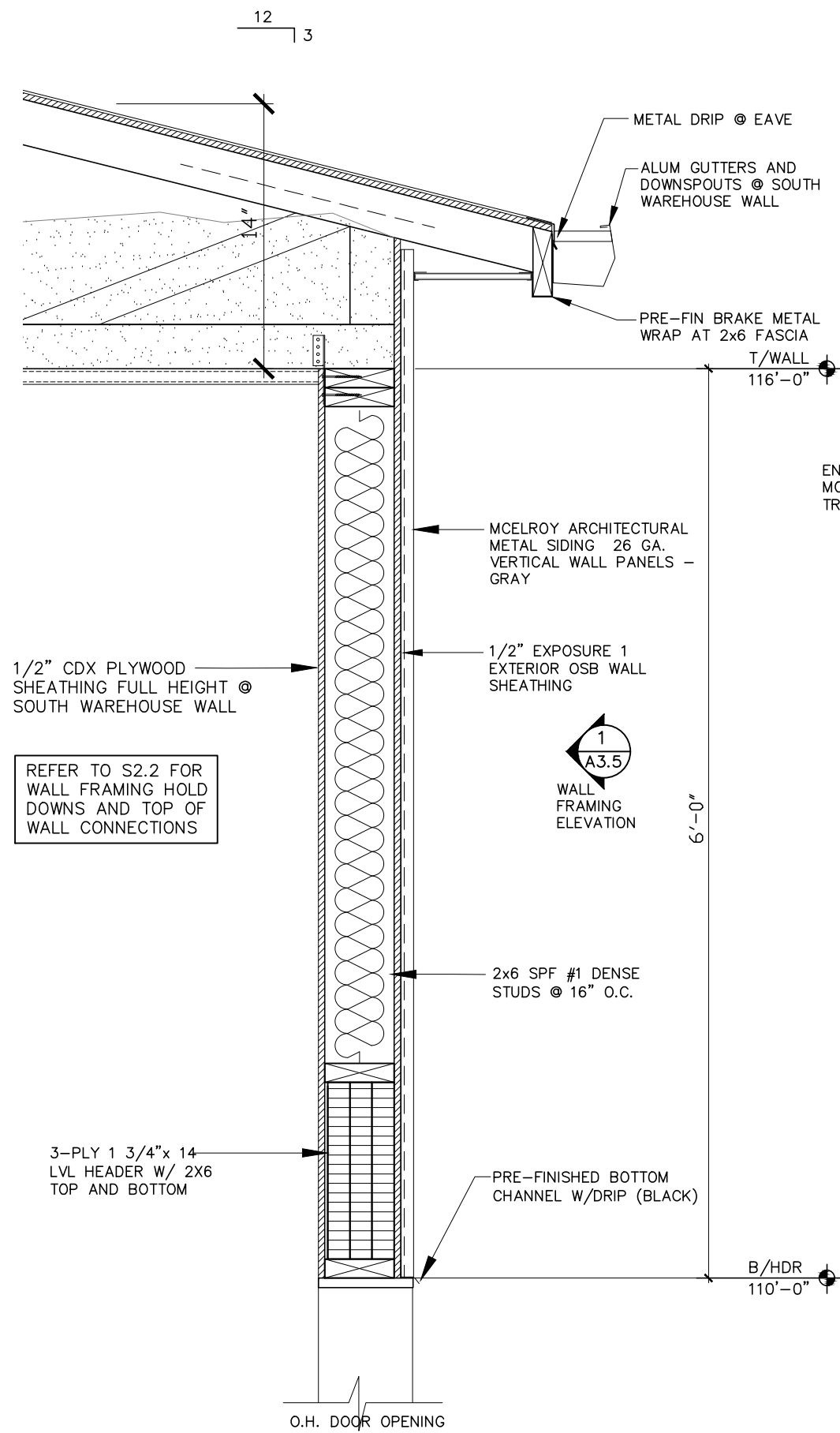
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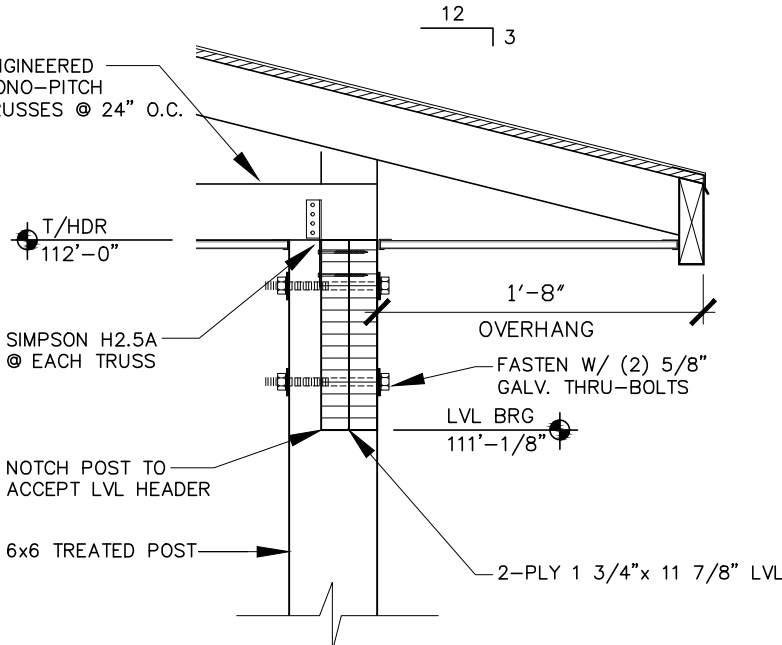
1 BUILDING SECTION
1/4" = 1'-0" @ WAREHOUSE



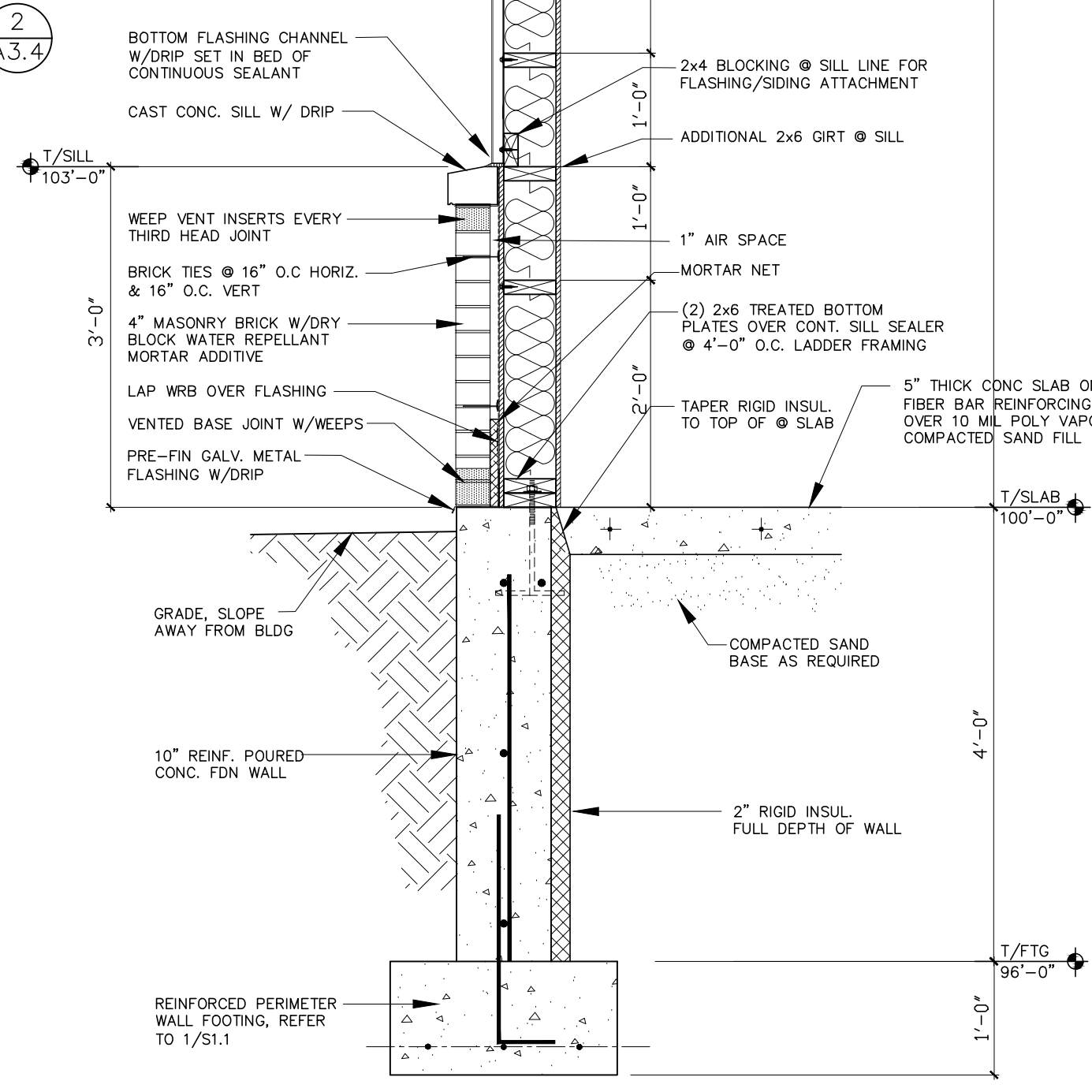
4 WALL FRAMING DETAIL
1 1/2" = 1'-0" @ WAREHOUSE NORTH WALL



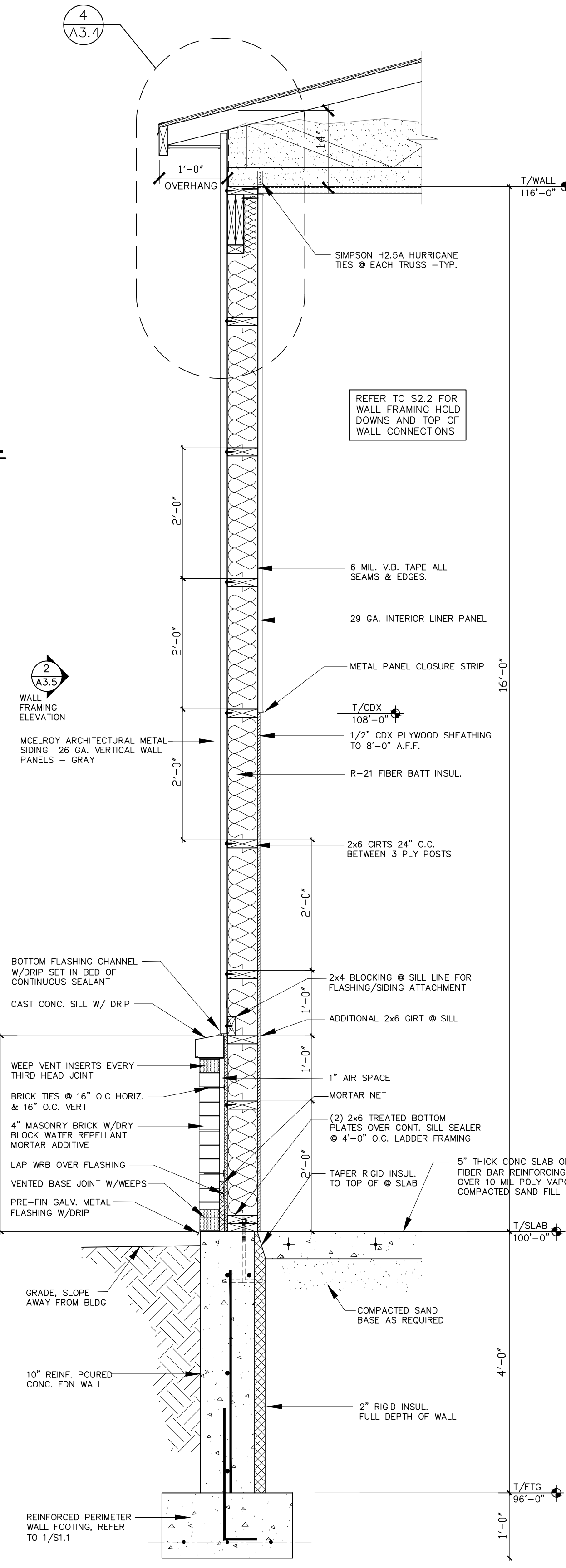
5 WALL FRAMING DETAIL
1" = 1'-0" @ WAREHOUSE O.H. DOOR



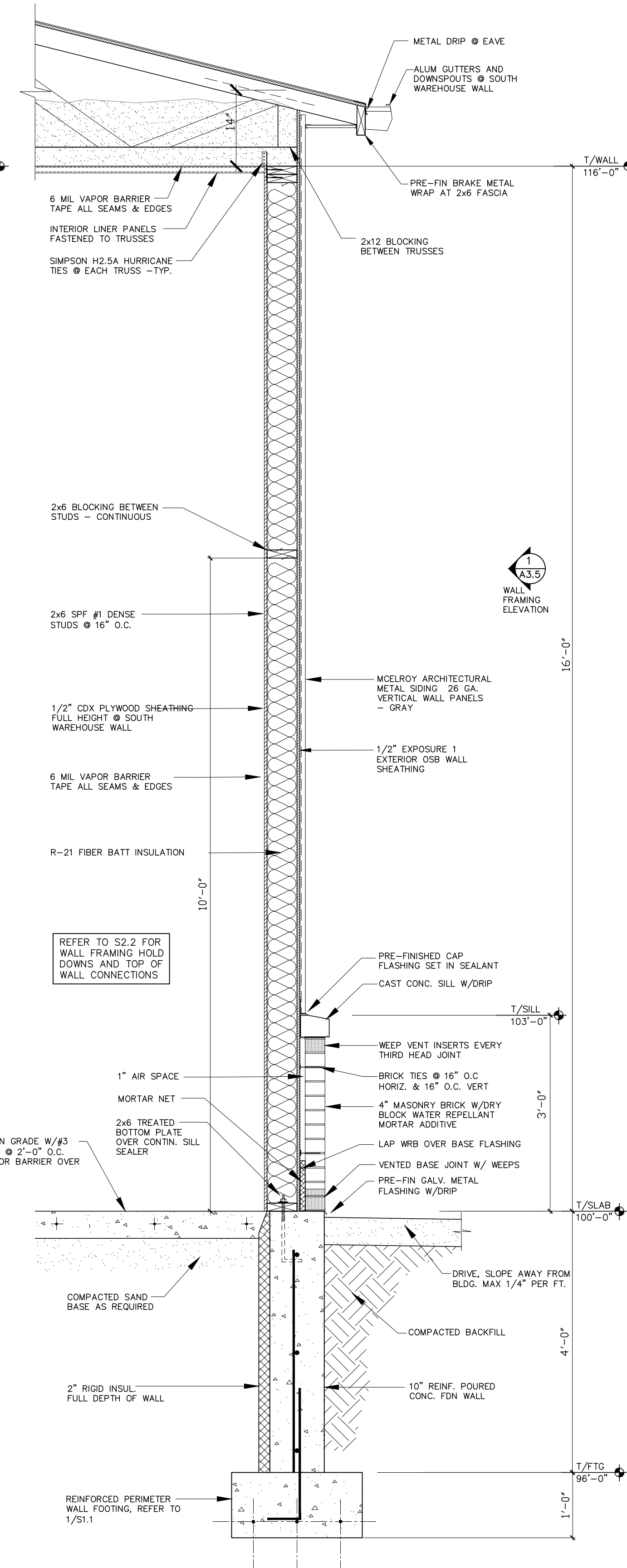
6 POST & BEAM FRAMING DETAIL
1" = 1'-0" @ EAST COVERED STORAGE



2 WALL SECTION
3/4" = 1'-0" @ WAREHOUSE NORTH WALL



3 WALL SECTION
3/4" = 1'-0" @ WAREHOUSE SOUTH WALL



ROOF CONSTRUCTION @ OFFICE:
- 30 YR ARCH. ASPHALT ROOF SHINGLES
- 30# FELT - LAP 4" MIN.
- 1/2" SPAN RATED OSB - 24/16 W/ H-CLIPS
- 2X ROOF TRUSSES @ 24" O.C.
- VENTED SOFFIT PANELS
- CONT VENTED RIDGE VENT & COMMON VENTS

Commercial
Industrial
Residential
Eskay Architecture
Onalaska, WI 54650 Ph: 608-317-1565
Email: eskayarchitect@gmail.com
I have designed and constructed this project under my active supervision and hold a day Registered Architect under the laws of the State of Wisconsin. Number A-10047. Date 07/13/2026. I am not responsible for any errors or omissions in this project. Use of these drawings for any other location or project is strictly prohibited without the prior written consent of the architect. © 2026

GENERAL CONTRACTOR:
Borton Construction
2 Copeland Ave, Ste 201
LaCrosse, WI 54603

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE
PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE / SET - TYPE
06/03/26 DESIGN

DRAWN BY:

REVISIONS
NO. DATE

SHEET TITLE

WALL SECTIONS

SHEET NO.

A3.4



STRUCTURAL SPECIFICATIONS

DESIGN:

APPLICABLE CODES/STANDARDS:

-2021 INTERNATIONAL BUILDING CODE WITH WISCONSIN MODIFICATIONS
-ASCE -7-2016 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE/SEI 2016

STRUCTURAL DESIGN STANDARDS:

-ACI 318-2019 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY
-ACI 530/530.1-19 BUILDING CODE REQUIREMENTS
-AISC-ASD/LRFD (ASD ONLY) STEEL CONSTRUCTION MANUAL, 13TH EDITION
-AISC-360-2016 STRUCTURAL STEEL
-AISC SEISMIC DESIGN MANUAL
-WS D1.1/D1.1M STRUCTURAL WELDING CODE-SEEL, 2006 EDITION
-NDS-2018 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION ASD/LRFD (ASD ONLY), 2005 EDITION
-NDS-NATIONAL DESIGN SPECIFICATION SUPPLEMENT, DESIGN VALUES FOR WOOD CONSTRUCTION

BUILDING CLASSIFICATION CATEGORY: II

BUILDING DESIGN LIVE LOADS/CRITERIA:
FLOOR LIVE LOAD 100 PSF
SECOND FLOOR (PLATFORMS) LIVE LOAD 110 PSF

- ROOF SNOW LOADS & DESIGN DATA:
DESIGN ROOF SNOW LOAD 30.8 PSF
FLAT ROOF SNOW LOAD (Pg)=(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) 1.1
GROUND SNOW (Pg) 40.0 PSF
RAIN ON SNOW SURCHARGE 0
SLOPED ROOF FACTOR (Cs) 1.0
UNBALANCED SNOW LOAD REFER TO DIAGRAMS S3.0

WIND DESIGN DATA- ASCE 7-10
WIND IMPORTANCE FACTOR (Iw) 1.0
BASIC WIND SPEED (3-SECOND GUST) 115 mph
MEAN ROOF HEIGHT 21.0 FT
WIND EXPOSURE CATEGORY B
WIND EXPOSURE CLASSIFICATION ENCLOSED
BUILDING LENGTH (L) 163.67'
LEAST WIDTH (B) 70.0'
TOPOGRAPHIC FACTOR Kzt 1.0
EDGE STRIP (g) VARIES
DESIGN PROCEDURE METHOD 1 (SIMPLIFIED PROCEDURE)

COMPONANT AND CLADDING DESIGN PRESSURES

PER ASCE 7-2016 FIGURE 30-4-2B & TABLE 30.7.2

SEISMIC DESIGN INFORMATION

SEISMIC SITE CLASS "D" (assumed)
SEISMIC USE GROUP 1
SEISMIC DESIGN CATAGORY "A"
SMS = 0.07%
SM1 = 0.03%
SDS = 0.001
SD1 = 0.001

GENERAL:

- ALL MATERIALS, CONSTRUCTION, AND DETAILS SHALL CONFORM WITH THE FOLLOWING: PLANS AND SPECIFICATIONS 2015 IBC W/ 2018 WISCONSIN AMENDMENTS - OSHA REGULATIONS
- 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.
- 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.
- DETAILS SHOWN ON STRUCTURAL DRAWINGS SHALL BE APPLICABLE TO ALL PORTIONS OF THE CONTRACT DOCUMENTS UNLESS NOTED OTHERWISE.
- DIMENSIONS AND ELEVATIONS SHOWN ON ARCHITECTURAL DRAWINGS SUPERSEDE DIMENSIONS AND ELEVATIONS SHOWN ON STRUCTURAL DRAWINGS.
- DO NOT SCALE PLANS.
- IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE UNLESS APPROVED BY THE STRUCTURAL ENGINEER.
- 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.
- 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.
- 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.)	L/600 OR 0.3 in	L/600 OR 0.3 in	L/600 OR 0.3 in
SUPPORTING FLEXIBLE MATERIALS (EIFS, SIDING, ETC.)	L/360	L/360	

EXTERIOR WALLS

WITH RIGID FINISHES (BRICK, MASONRY, ETC.)	L/600 OR 0.3 in
WITH FLEXIBLE FINISHES (EIFS, SIDING, ETC.)	L/360

MATERIAL STRENGTHS:

CAST-IN-PLACE CONCRETE:

FOOTINGS	
MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS	f'c = 3000 PSI
MAXIMUM WATER-CEMENTITIOUS RATIO	0.55
MAXIMUM AGGREGATE SIZE	1 1/2"
SLUMP LIMIT	5" +/- 1"
AIR CONTENT	NO
FOUNDATION WALLS	
MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS	f'c = 4000 PSI
MAXIMUM WATER-CEMENTITIOUS RATIO	0.50
MAXIMUM AGGREGATE SIZE	3/4"
SLUMP LIMIT	4" +/- 1"
AIR CONTENT	NO
INTERIOR SLABS ON GRADE	
MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS	f'c = 4000 PSI
MAXIMUM WATER-CEMENTITIOUS RATIO	0.47
MAXIMUM AGGREGATE SIZE	3/4"
SLUMP LIMIT	4" +/- 1"
AIR CONTENT	NO
EXTERIOR SLABS ON GRADE	
MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS	f'c = 4500 PSI
MAXIMUM WATER-CEMENTITIOUS RATIO	0.42
MAXIMUM AGGREGATE SIZE	3/4"
SLUMP LIMIT	3" +/- 1"
AIR CONTENT	YES 6 +/- 1 1/2 %
PIERS	
MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS	f'c = 4000 PSI
MAXIMUM WATER-CEMENTITIOUS RATIO	0.47
MAXIMUM AGGREGATE SIZE	3/4"
SLUMP LIMIT	4" +/- 1"
AIR CONTENT	NO

REINFORCING STEEL:

ALL-ASTM A 615, GRADE 60, DEFORMED	Fy = 60,000 PSI
STEEL WELDED WIRE REINFORCEMENT, FLAT SHEETS	Fy = 60,000 PSI

STRUCTURAL STEEL:

ROLLED WIDE FLANGE SHAPES, ASTM A 992 GRADE 50	Fy = 50,000 PSI
CHANNELS, ANGLES, & S SHAPES, ASTM A 36 GRADE 50	Fy = 36,000 PSI
PLATE & BAR, ASTM A 36 GRADE 50	Fy = 36,000 PSI
TUBE SHAPES, ASTM A 500 GRADE B	Fy = 46,000 PSI
PIPE, ASTM A 53, TYPE E OR S, GRADE B	Fy = 46,000 PSI
ALL OTHER ROLLED SHAPES, ASTM A 36 GRADE 50	Fy = 36,000 PSI

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 E70XX

MASONRY: 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:

2x8 & SMALLER	SF# #2
2x8 & LARGER	DFL #1
LAMINATED VENEER LUMBER (LVL)	E = 2.0 x 10^6 PSI

ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF ASSUMED

FOUNDATION & EARTHWORK:

- 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.
- REMOVE ANY EXISTING CONCRETE 2'-0" BELOW NEW CONCRETE FOOTINGS AND SLABS ON GRADE.
- CENTER PIER AND COLUMN FOOTINGS ON COLUMN CENTERLINES AND WALL FOOTINGS ON WALL CENTERLINES UNLESS SPECIFICALLY NOTED OTHERWISE.
- TOP OF FOOTING ELEVATIONS SHOWN ON THESE CONSTRUCTION DOCUMENTS REPRESENT MINIMUM FOOTING DEPTHS 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 EXCAVATION.
- FOOTING EXCAVATIONS MUST EXTEND TO COMPETENT BEARING MATERIAL. CONTRACTOR SHALL HIRE A SOILS ENGINEER TO FIELD VERIFY NET ALLOWABLE SOIL BEARING CAPACITY STATED ON THESE CONSTRUCTION DOCUMENTS AND IN GEOTECHNICAL 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:

- 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. 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%.
- 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.
- DO NOT PLACE CONDUITS, PIPES, DUCTS, OR FIXTURES IN STRUCTURAL CONCRETE UNLESS NOTED OTHERWISE.
- 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.
- 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 SUBMITTED TO THE ARCHITECT. CONCRETE TEST REPORTS SHALL STATE THE FOLLOWING INFORMATION:

LOCATION ON PROJECT WHERE THE CONCRETE IS USED
7 DAY COMPRESSIVE STRENGTH
28 DAY COMPRESSIVE STRENGTH
AIR CONTENT
SLUMP
AMOUNT OF WATER ADDED ON JOB SITE
MIX USED
- CONCRETE TEST REPORTS SHALL DIRECTLY STATE WHETHER OR NOT THE TEST RESULT COMPLIES WITH THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
- 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.
- ALL CONCRETE SLABS SHALL BE WET CURED PER ACI RECOMMENDATIONS FOR NO LESS THAN SEVEN DAYS.
- CALCIUM CHLORIDE/ADMIXTURES CONTAINING CALCIUM CHLORIDE ARE NOT PERMITTED IN ANY CONCRETE MIX.
- PROVIDE THE FOLLOWING CLEAR COVER DISTANCES FOR REINFORCEMENT IN CONCRETE:

FOOTINGS - BOTTOM & SIDES
FOOTINGS - TOP
SLABS - BOTTOM & SIDES
SLABS - TOP
WALLS - FACE
3"
2"
1"
1"
3/4"

STRUCTURAL STEEL:

- DESIGN, FABRICATION, AND ERECTION SHALL CONFORM TO THE CURRENT EDITION OF AISC (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) "MANUAL OF STEEL CONSTRUCTION".
- 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 WELDING SPECIFIED ON THESE CONSTRUCTION DOCUMENTS.
- CONTRACTOR SHALL SUBMIT FIVE SETS OF STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. 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 SECURE.
- PROVIDE 3/16" CAP PLATE AT THE ENDS OF ALL EXPOSED TUBE AND PIPE MEMBERS.
- STAIRS, HANDRAILS, AND GUARDRAILS SHALL BE DESIGNED BY THE STEEL SUPPLIER.
- ALL STEEL BEAMS SHALL BE FABRICATED WITH THE NATURAL CAMBER (WITHIN MILL TOLERANCE).
- 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 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 OTHERWISE.
- WHERE WOOD MEMBERS FRAME INTO STEEL MEMBERS, PROVIDE A SADDLE CONNECTION.
- 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:

- DESIGN, FABRICATION, AND CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF "NATIONAL DESIGN SPECIFICATION FOR WOOD CONTRUCTION", AMERICAN FOREST AND PAPER ASSOCIATION.
- DESIGN, FABRICATION, AND CONSTRUCTION OF ALL PLYWOOD FRAMING SHALL CONFORM TO THE CURRENT EDITION OF "PLYWOOD DESIGN SPECIFICATIONS", AMERICAN PLYWOOD ASSOCIATION.
- 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.
- PLYWOOD SHEATHING SHALL BE ATTACHED TO WOOD FRAMING WITH THE LONG DIMENSION OF THE SHEATHING LAID PERPENDICULAR TO THE SUPPORTS. STAGGER ALL JOINTS.
- 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.
- ANY PLYWOOD SHEATHING THAT IS EXPOSED TO MOISTURE SHALL BE PRESSURE TREATED.
- 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.
- WOOD SILL PLATES AND OTHER WOOD MEMBERS DIRECTLY EXPOSED TO MOISTURE OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- MAXIMUM MOISTURE CONTENT IN ANY WOOD MEMBER SHALL NOT EXCEED 19%.
- 2x WOOD JOISTS SHALL HAVE 1x3 SPF NO.2 CROSS BRIDGING AT 8'-0" o/c MAXIMUM.
- DO NOT EMBED WOOD MEMBERS IN CONCRETE.
- 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.
- ALL FASTENERS ATTACHING PRESSURE TREATED WOOD MEMBERS TO CONCRETE OR MASONRY SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
- 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 ARCHITECT.

METAL PLATE CONNECTED WOOD TRUSS NOTES/CRITERIA:

- 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.
- ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS:
TOP CHORD LIVE LOAD 30.8 PSF + UNBALANCED SNOW LOAD + DRIFT
TOP CHORD DEAD LOAD @ OFFICE 10 PSF
TOP CHORD DEAD LOAD @ P.T. AREA 7 PSF
BOTTOM CHORD LIVE LOAD 0 PSF
BOTTOM CHORD DEAD LOAD 10 PSF
- 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 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 THE ARCHITECT.
- SHOP DRAWING SUBMISSIONS SHALL INCLUDE THE FOLLOWING INFORMATION:
THE NAME, ADDRESS, PHONE NUMBER, AND FAX NUMBER OF THE SUPPLIER.
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, AND FIELD SPLICES.
CALCULATED DEFLECTION RATIO AND/OR MAXIMUM DEFLECTION FOR LIVE AND TOTAL LOAD.
SPECIFY ALL TRUSS TO TRUSS CONNECTIONS AND HANGERS.
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 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 CODE.
- 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 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.

Commercial - Industrial - Residential
Eskay Architecture
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GENERAL CONTRACTOR:
Borton Construction
10,528 S.F. W/1200 Sq. FT. MEZZANINE
2 Copeland Ave, Ste 201
LaCrosse, WI 54603

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 Sq. FT. MEZZANINE
PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE / SET -TYPE

06/03/26 DESIGN

DRAWN BY:

REVISIONS

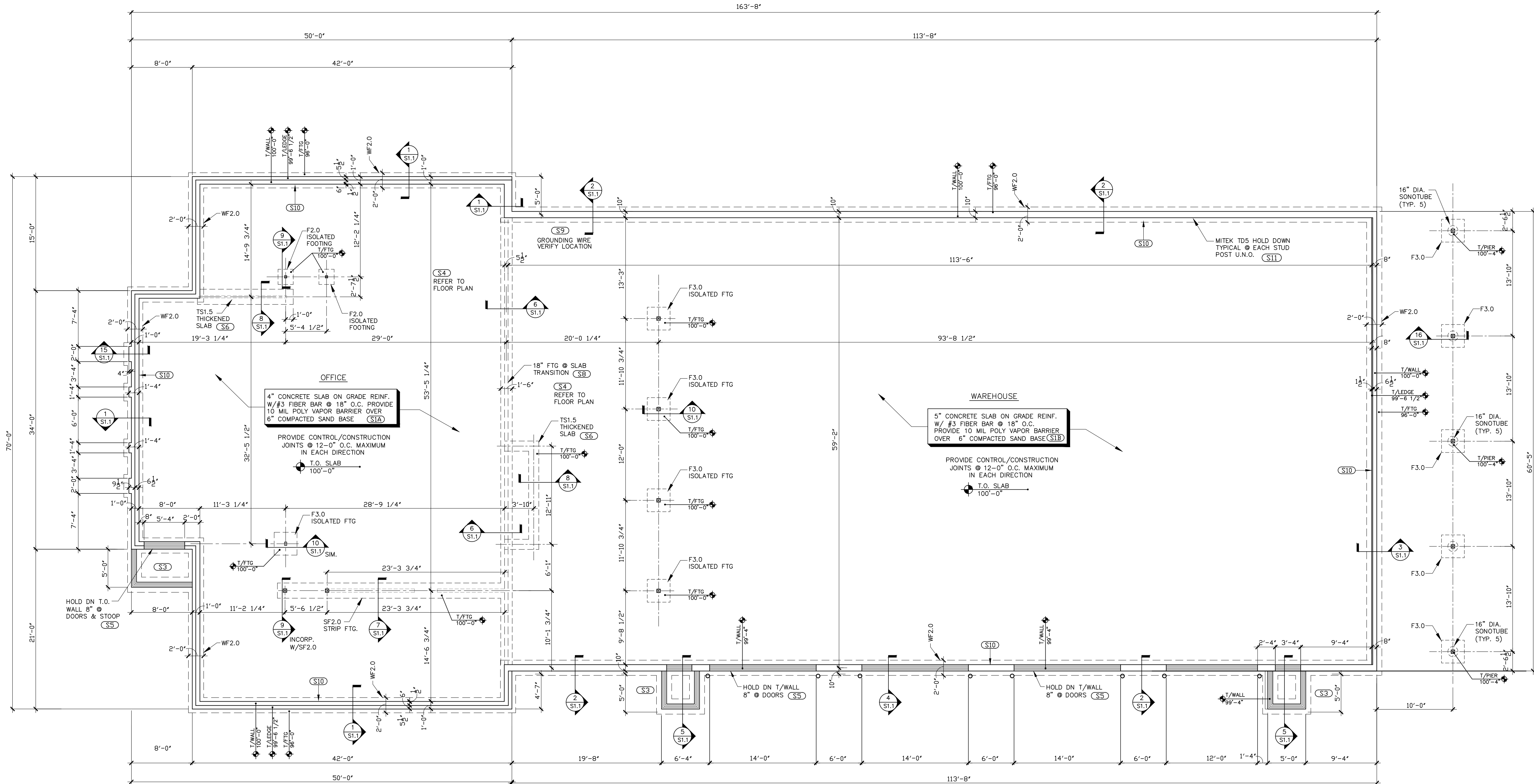
NO. | DATE

SHEET TITLE

STRUCTURAL SPECIFICATIONS

SHEET NO.

S0.1



FOUNDATION GENERAL NOTES

- OBSERVE ALL STATE AND LOCAL CODES
- ALL REBAR USED SHALL BE CLEAN AND FREE OF OIL, DIRT OR OTHER CONTAMINANTS THAT WILL PREVENT COMPLETE BONDING TO THE CONCRETE.
- CONTRACTOR SHALL PROVIDE FROST AND MOISTURE PROTECTION FOR FOOTINGS EXPOSED DURING CONSTRUCTION.
- CENTER COLUMN AND WALL FOOTINGS IN CENTERLINE OF SUPPORTED MEMBER CENTERLINES U.N.O.
- SLOPE SLABS TO FLOOR DRAINS FOR POSITIVE DRAINAGE WHERE APPLICABLE.

FOUNDATION KEYED NOTES:

- (XX) 4" POURED CONCRETE SLAB ON GRADE REINF. W/#3 FIBER BAR @ 1'-6" O.C. EACH WAY. PROVIDE 10 MIL POLY VAPOR BARRIER OVER COMPACTED SAND BASE. WET CURE SLAB WITH COVER FOR 7 DAYS.
- (S1A) 5" POURED CONCRETE SLAB ON GRADE REINF. W/#3 FIBER BAR @ 1'-6" O.C. EACH WAY. PROVIDE 10 MIL POLY VAPOR BARRIER OVER COMPACTED SAND BASE. WET CURE SLAB WITH COVER FOR 7 DAYS.
- (S2) TYPICAL SLAB CONTROL JOINT MAX SPACING 15'-0", REFER TO 14/S1.1 - TYPICAL THROUGHOUT (SLAB CONSTRUCTION JOINT, WHERE APPLICABLE)
- (S3) PROVIDE MIN. 5'-0" x 5' CONC. STOOP AT EXTERIOR DOORS, OFFSET TO OPERABLE SIDE AS SHOWN ON PLAN. PROVIDE FULL FROST WALL AND FOUNDATION
- (S4) FLOOR DRAINS AND CLEAN OUTS, SLOPE SLAB TO DRAINS AS REQUIRED COORDINATE WITH PLUMBING DESIGN PLANS
- (S5) HOLD DOWN TOP OF WALL 8" FROM TOP OF SLAB AT EXTERIOR DOOR OPENINGS. TYPICAL U.N.O.
- (S6) THICKENED SLAB FOOTING REINFORCED WITH (2) #4 FIBER BAR CONTINUOUS, REFER TO 8/S1.1
- (S7) 6" DIA. CONC. FILLED PIPE BOLLARDS TYP. @ EACH SIDE OF O.H. DOORS, REFER TO 12/S1.2
- (S8) INTERIOR SLAB 4" TO 5" SLAB TRANSITION AND FOOTING, REFER TO 6/S1.1
- (S9) GROUNDING WIRE FOR ELECTRICAL PANELS BONDED TO REBAR IN FOOTINGS, COORDINATE AND VERIFY LOCATION OF ELECTRICAL SERVICE WITH ELECTRICAL CONTRACTOR.
- (S10) 2" XPS RIGID INSULATION @ INTERIOR SIDE OF FOUNDATION WALL.
- (S11) MITEK TD5 HOLD DOWN TYPICAL @ EACH STUD POST REFER TO 11/S1.1

FOOTING SCHEDULE (3000 spf)

MARK	DIMENSIONS			REINFORCING	REMARKS
	WIDTH	LENGTH	DEPTH		
TS1.5	1'-4"	CONT.	1'-0"	(2) #4 BAR x CONT.	DETAIL 8/S1.1
SF2.0	2'-0"	CONT.	1'-0"	(3) #4 BAR EA. WAY	DETAIL 7/S1.1
WF2.0	2'-0"	CONT.	1'-0"	(3) #4 BAR x CONT.	DETAILS 1/S1.1, 2/S1.1
F2.0	2'-0"	2'-0"	1'-0"	(3) #4 BAR EA. WAY	DETAIL 9/S1.1 - INCORP. W/SLAB
F3.0	3'-0"	3'-0"	1'-0"	(3) #4 BAR EA. WAY	DETAIL 10/S1.1 - INCORP. W/SLAB

HOLD DOWN SCHEDULE

LOCATION	TYPE	ANCHOR POST	ANCHOR POST FASTENERS	ANCHOR BOLT	A.B. EMBEDMENT
O.H. DOOR JAMBS	MITEK HTT45	MULTI PLY 2x6	(18) 16d x 2 1/2"	5/8" A36 ROD	8"
TYP. STUD @ WAREHOUSE	MITEK TD5	MULTI PLY 2x6	(2) 3/4" x 4" BOLTS	3/4" DIA. A.B.	8"

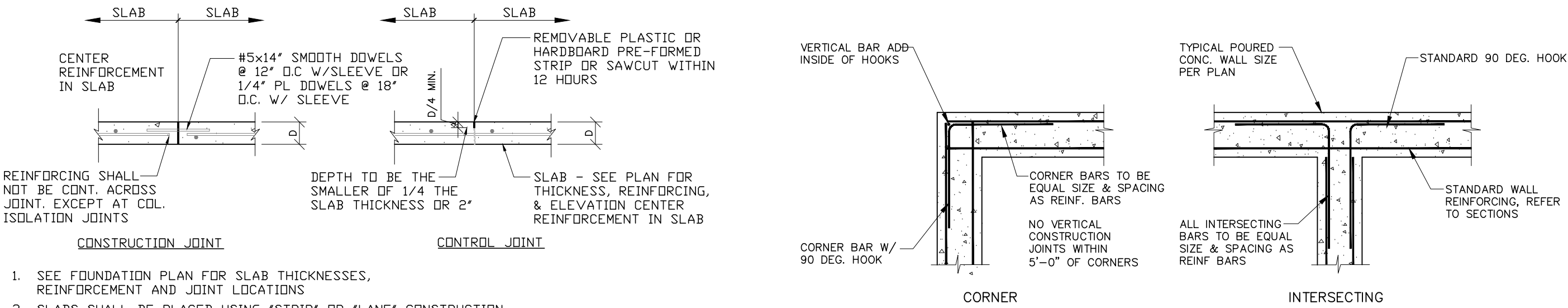
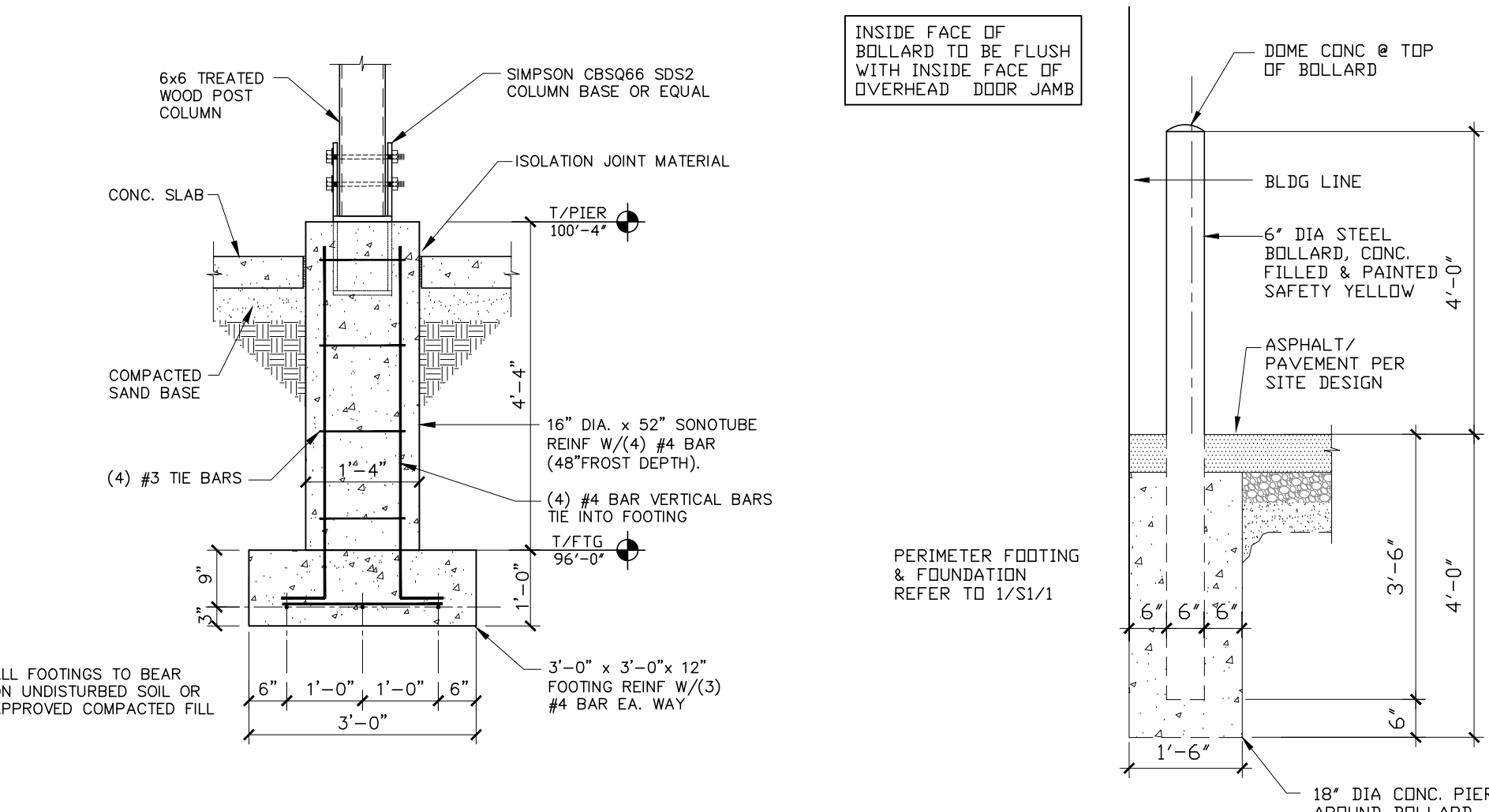
HOLD DOWN NOTES:

- ALL HOLD DOWN ANCHOR BOLT CONNECTING TO CONCRETE SHALL BE ASTM F1554 GRADE 36 THREADED ROD W/EPOXY ADHESIVE.
- ACCURATELY LOCATE ANCHORS TO ALIGN WITH HOLD DOWNS ON PLAN.
- ANCHOR POSTS SPECIES AND GRADE SHALL MATCH THE STUD MATERIAL SPECIFIED IN THE WALL STUD SCHEDULE.

REBAR LAP /SPLICE SCHEDULE

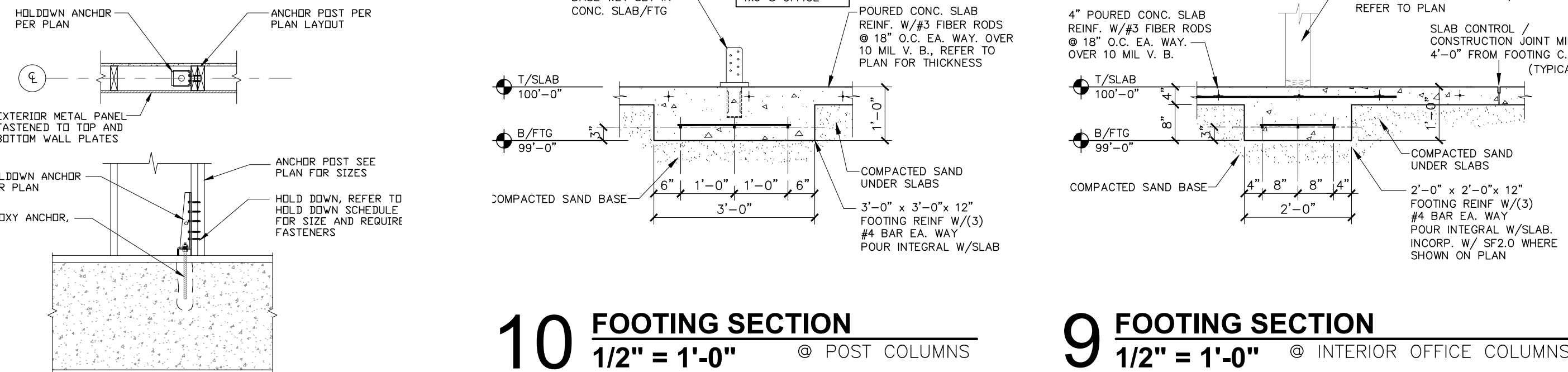
BAR SIZE	3,000 PSI CONCRETE			4,000 PSI CONCRETE		
	DEVELOPMENT LENGTHS	CLASS "B" TENSION LAP SPlice LENGTH	STND HOOK DEVELOPMENT LENGTH, Ldh	DEVELOPMENT LENGTHS	CLASS "B" TENSION LAP SPlice LENGTH	STND HOOK DEVELOPMENT LENGTH, Ldh
#3	12"	13"	13"	17"	6"	12"
#4	14"	18"	18"	23"	8"	12"
#5	17"	22"	22"	28"	10"	15"
#6	20"	26"	26"	34"	12"	18"
#7	33"	43"	43"	55"	14"	29"
#8	42"	54"	54"	70"	16"	36"
#9	51"	66"	66"	86"	18"	44"
#10	63"	81"	81"	105"	20"	54"
#11	75"	97"	97"	126"	22"	65"

- NOTES:
1. VALUES BASED ON MIN 1 1/2" CLEAR COVER & MIN. 6" CENTER TO CENTER
2. STANDARD HOOK BAR EXTENSION = MIN. BEND DIA. + 12db
3. MINIMUM BEND DIA. = 6db FOR #3-#8 (8db FOR #9-#11)
4. SPLICE LENGTHS ARE BASED ON LARGER BAR BEING SPLICED
5. HOOK BAR DEVELOPED LENGTHS, Ldh, ASSUMED
a) side cover ≥ 2 1/2"
b) end cover @ extension ≥ 2"



14 SLAB CONTROL JOINT
N.T.S. TYPICAL

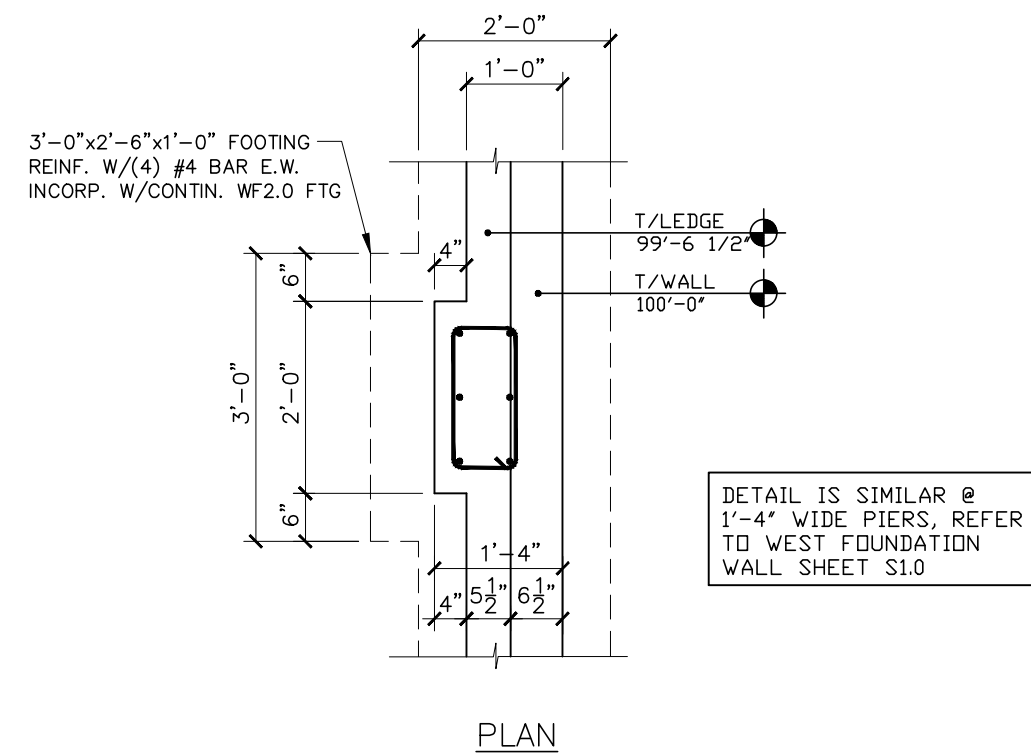
13 TYPICAL FOOTING REINFORCING
N.T.S.



11 HOLD DOWN DETAIL
N.T.S.

16 FOUNDATION SECTION
1/2" = 1'-0" © EAST LEAN TO PIERS

12 BOLLARD DETAIL
1/2" = 1'-0"

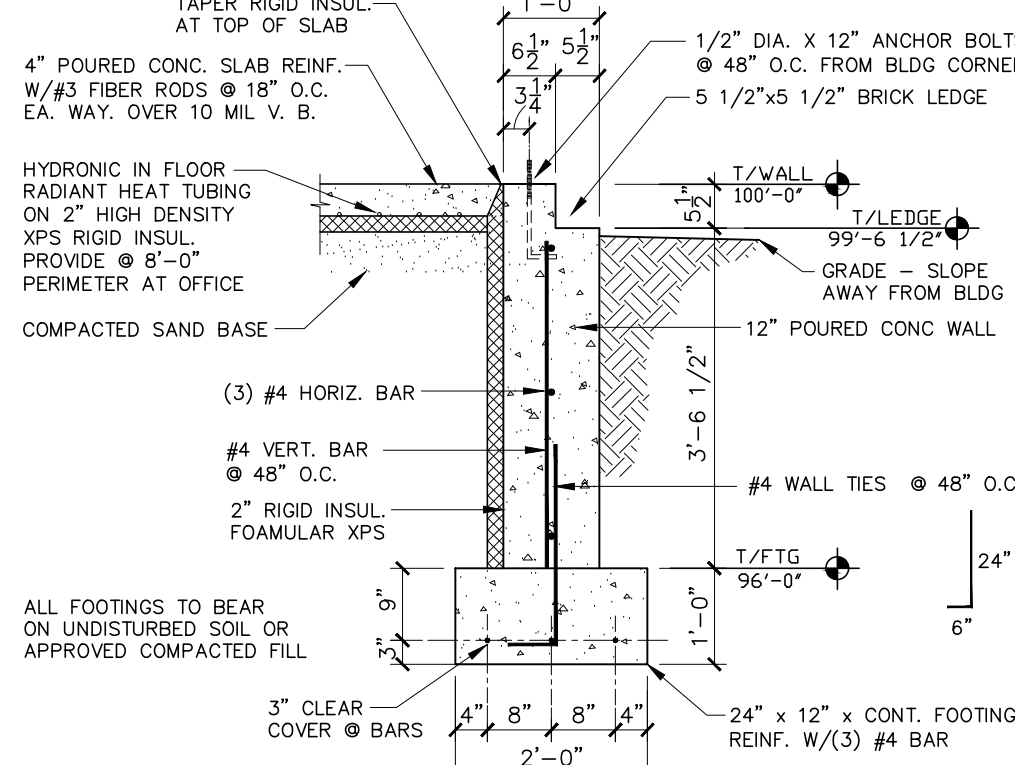
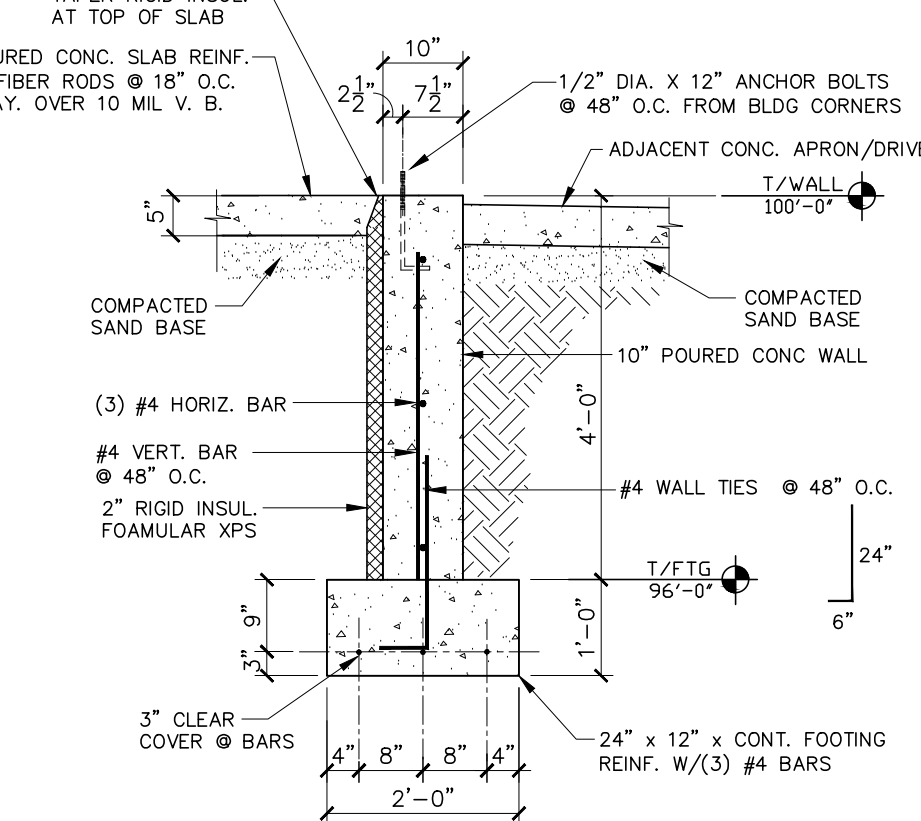
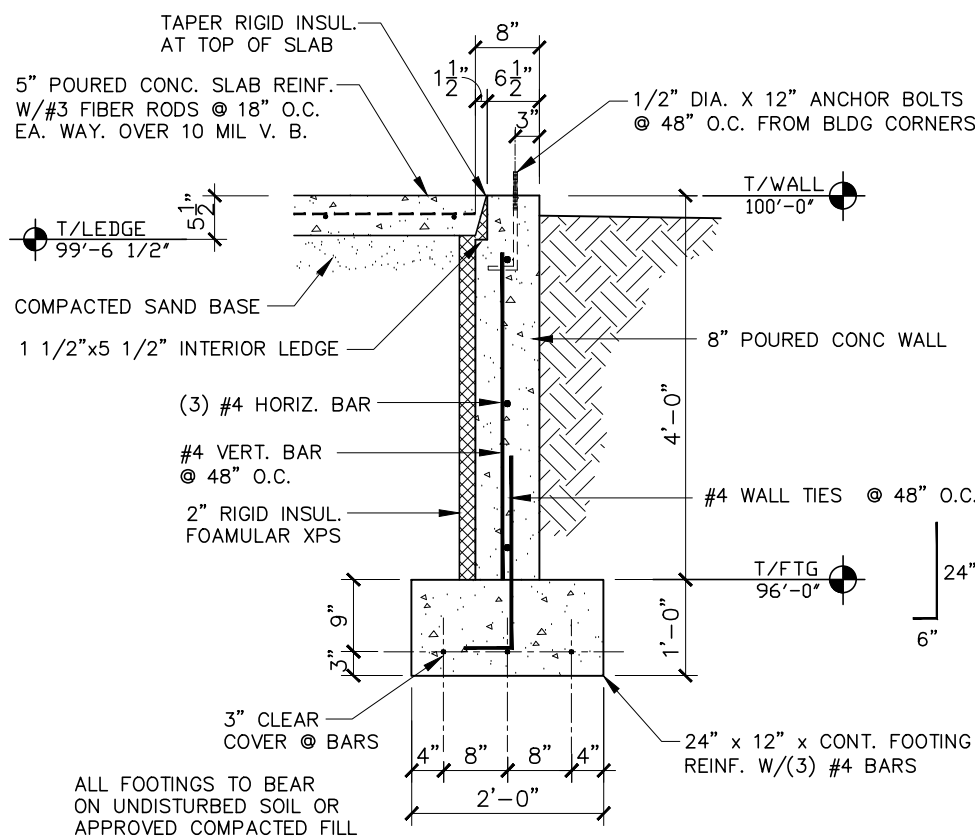
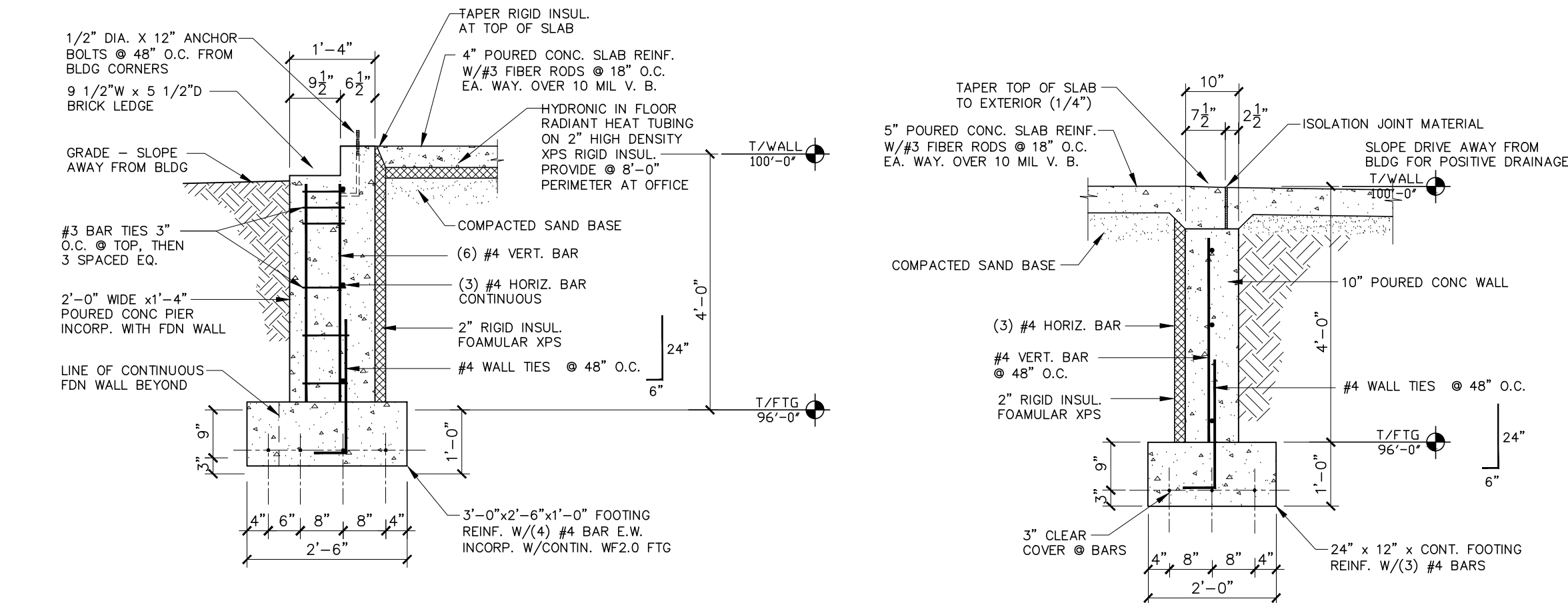


8 THICKENED SLAB FOOTING
1/2" = 1'-0" INTERIOR BRG WALLS © P.T.

7 STRIP FOOTING SECTION
1/2" = 1'-0" © INTERIOR BRG WALL

6 THICKENED SLAB FOOTING
1/2" = 1'-0" INTERIOR BRG WALL © OFFICE/WAREHOUSE

5 FOUNDATION SECTION
1/2" = 1'-0" © TYP. STOOP



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Architecture
Alaska, WI 54650 Ph: 608-317-1565
Email: eskayarchitect@gmail.com

GENERAL CONTRACTOR:
Borton Construction
2 Copeland Ave, Ste 201
LaCrosse, WI 54603

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE
PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE / SET - TYPE
06/03/26 DESIGN

DRAWN BY:

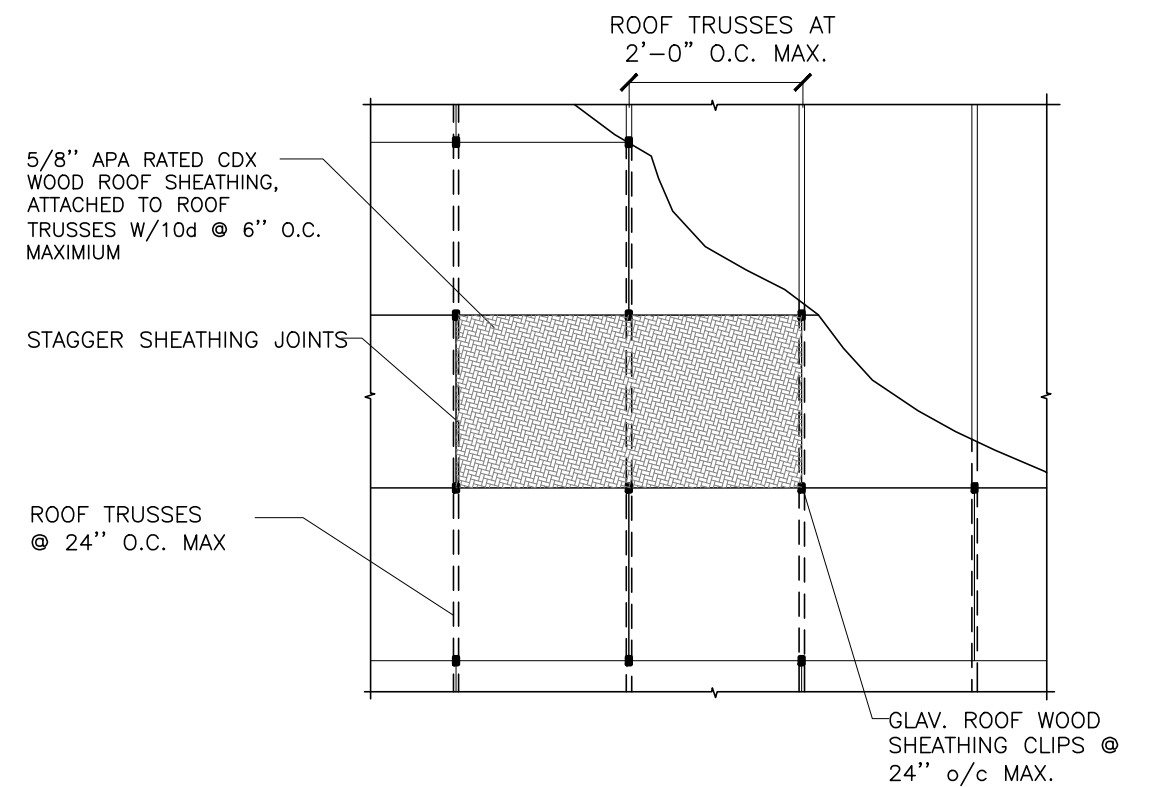
REVISIONS
NO. DATE

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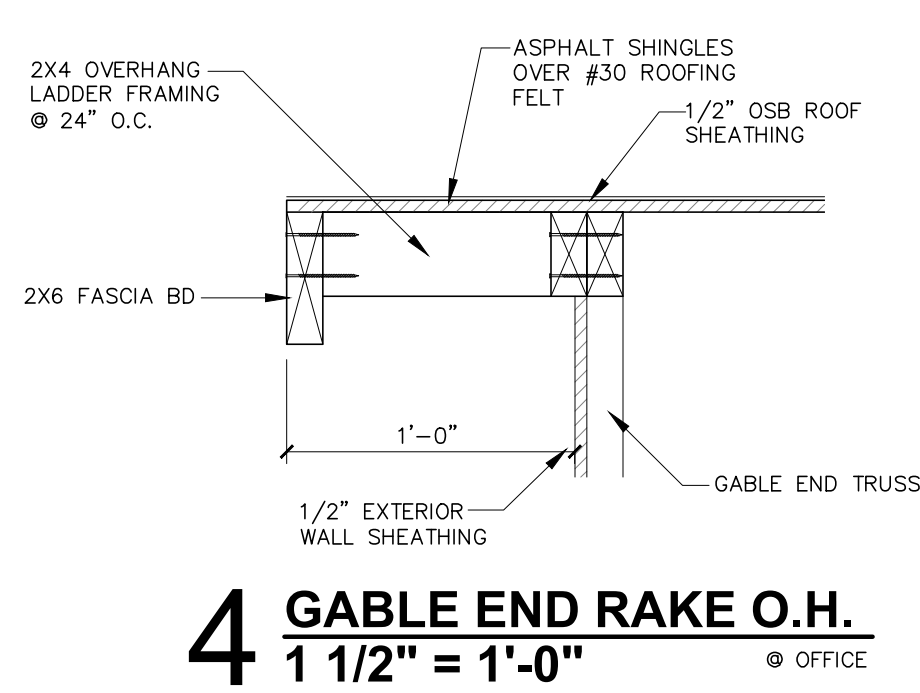
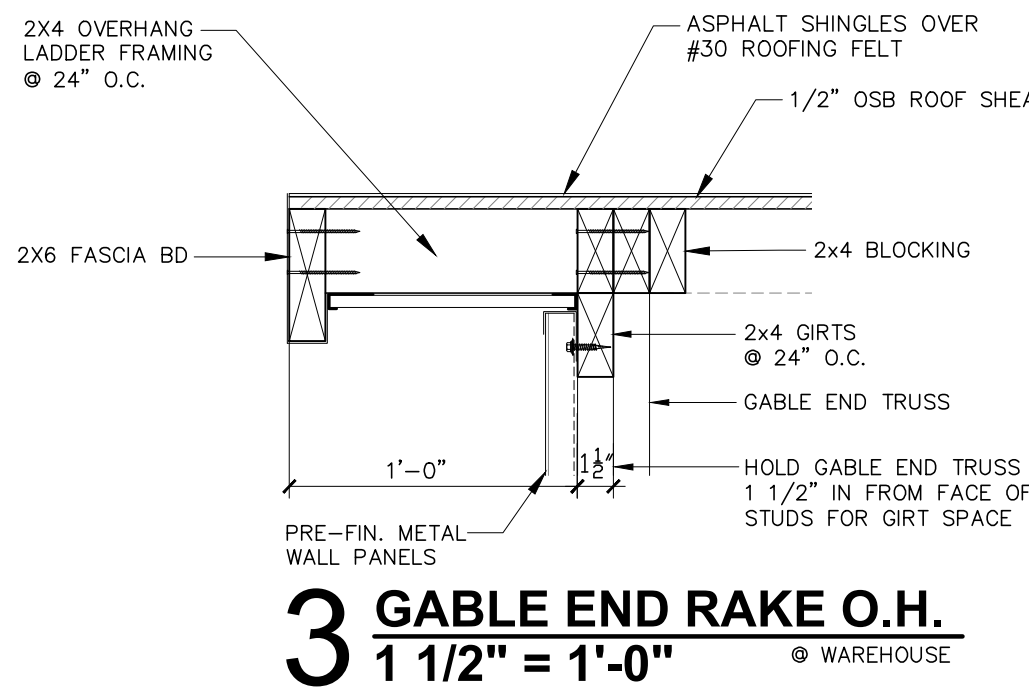
FOUNDATION DETAILS

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S1.1

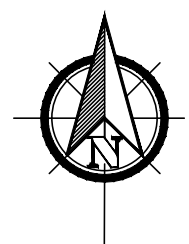
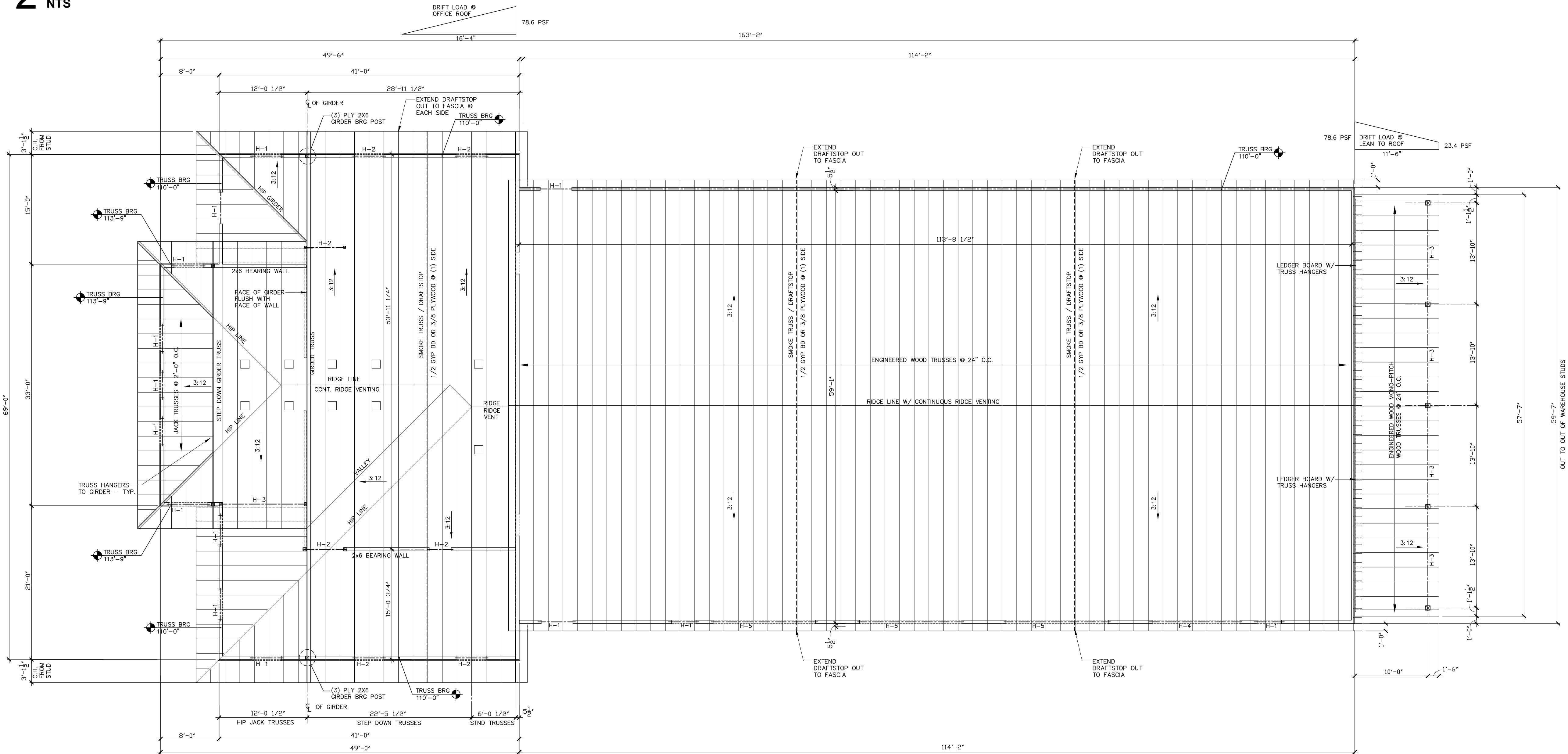


2 TYPICAL ROOF SHEATHING ATTACHMENT



ROOF PLAN GENERAL NOTES

- REFER TO S0.1 FOR ROOF DESIGN LOADS AND SPECIFICATIONS.
- COORDINATE INSTALL AND PLACEMENT OF ROOF TRUSSES WITH ENGINEERED TRUSS DESIGN PLANS AND SPECIFICATIONS
- PROVIDE ALL BRIDGING, BLOCKING, BRACING AND SUPPORT FRAMING AS REQUIRED BY ENGINEERED TRUSS DESIGN REQUIREMENTS AND BCS' STANDARDS.
- PROVIDE POSITIVE TRUSS CONNECTION TO WALL PER SCHEDULE THIS SHEET.
- ROOFING CONTRACTOR TO PROVIDE COMPLETE WEATHERTIGHT ROOFING SYSTEM INSTALL PER MANUFACTURERS SPECIFICATIONS.
- PROVIDE VENTING OF ENCLOSED ROOF SPACE AT A RATE OF 1/300 OF ROOF AREA. PROVIDE 50% OF VENTING AREA AT THE HIGH SIDE (RIDGE) AND 50% OF VENTING LOW (SOFFIT)
- CONTINUOUS GUTTER WITH DOWNSPOUTS A.Y. OFFICE AREA, FIELD VERIFY LOCATIONS TO AVOID DOORS AND SITE EQUIPMENT. COORDINATE WITH CIVIL PLANS
- VERIFY ALL ROOF PENETRATIONS WITH RESPECTIVE TRADES AND PROVIDE ALL REQUIRED THRU ROOF EXTENSIONS MIN. OF 12" ABOVE FINISHED ROOF. PROVIDE ALL RELATED CURBS, PIPE BOOTS AND FLASHINGS AS REQUIRED FOR A WEATHERTIGHT FINISH.
- REFER TO SITE PLAN AND STORM WATER DESIGN FOR STORM WATER RUNOFF AND DOWNSPOUTS TO RETENTION AREAS.
- 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 ACCESS.



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

TRUSS HOLD DOWN SCHEDULE (HURRICANE TIES)				
MARK	LOCATION	QNTY	FASTENER	DETAIL
THD1	COMMON TRUSS BEARING OUTSIDE WALLS ONLY	(1)	SIMPSON H2.5 @ EA. END OF TRUSS	4/S2.1
THD2	GIRDER TRUSS BEARING OUTSIDE WALLS ONLY	(1)	SIMPSON LGT-2 TRUSS TO TOP PLATE & STUDS W/DTT2Z HOLD DOWN @ BASE TO CONC.	3/S2.1
THD3	JACK TRUSSES	(1)	SIMPSON H1 @ EA. END OF TRUSS	4/S2.1

ROOF VENTING	
1/300 MINIMUM	
HIGH VENTING	
RIDGE VENT = 18" SQ. IN PER LIN. FT.	
ROOF LOUVER = 50" SQ. IN	
LOW VENTING	
PERFORATED ALUM SOFFIT = 14" SQ. IN. P.L.F.	
2" SOFFIT VENT STRIP = 9" SQ. IN PER LIN. FT.	
50% VENTING HIGH MAX. 40% MIN.(RIDGE)	
50% INTAKE LOW MIN. 60% MAX. (SOFFIT)	
VERIFY VENTING FREE AREA	
SPECIFICATIONS WITH MFR. SELECTED	

TRUSS LAYOUT NOTE:
REFER TO ENGINEERED TRUSS DESIGN DRAWINGS FOR SPECIFIC TRUSS TYPE, TAGS AND LAYOUT.

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.

HEADER SCHEDULE				
MARK	SIZE	JAMB STUDS	FULL HGT. STUDS	NOTES
H1	2 PLY 2 x 12	(1)	(1)	1, 2, 4
H2	3 PLY 2 x 12	(2)	(2)	1, 2, 4
H3	2 PLY 1 3/4 x 11 7/8 LVL	(2)	(2)	1, 3, 4
H4	3 PLY 1 3/4 x 11 7/8 LVL	(2)	(2)	1, 3, 4
H5	3 PLY 1 3/4 x 14 LVL	(3)	(3)	1, 3, 4
NOTES:				HEADER DETAIL
1. MINIMUM HEADER SIZE IS INDICATED. ADDITIONAL AND/OR DEEPER MEMBERS MAY BE ADDED TO FILL OUT STUD SPACE OR OTHERWISE SIMPLIFY FRAMING PROCEDURES.				2x6 T&B RIGID INSUL blocking as needed 2 PLY HDR 3 PLY HDR
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.				
4. PROVIDE BLOCKING AT INTERIOR SIDE OF HEADERS AS NEEDED FOR WINDOW TREATMENTS, COORDINATE WITH OWNER				

GENERAL CONTRACTOR:

BORTON CONSTRUCTION
PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE
PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

PROJECT TITLE:

DATE / SET -TYPE

06/03/26 DESIGN

DRAWN BY:

REVISIONS

NO. DATE

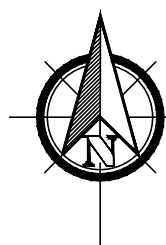
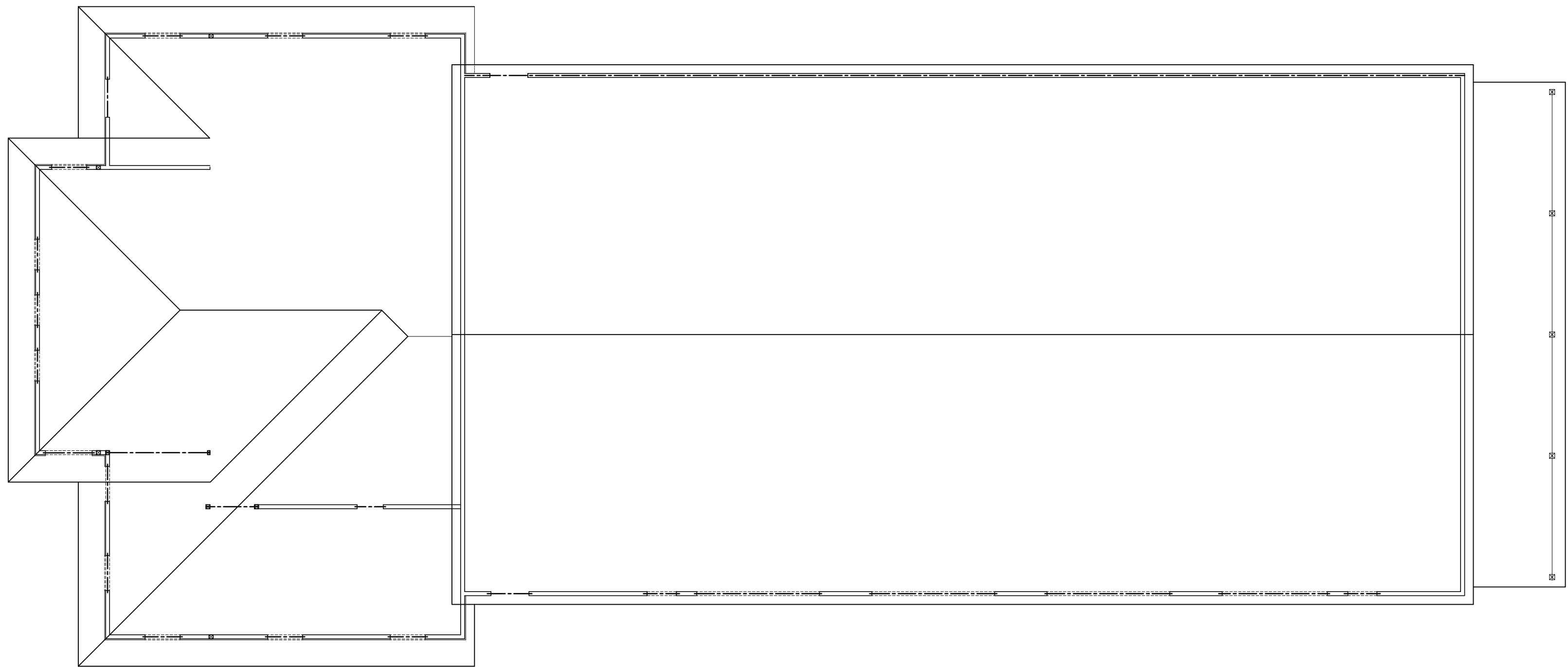
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ROOF
FRAMING PLAN

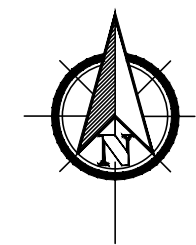
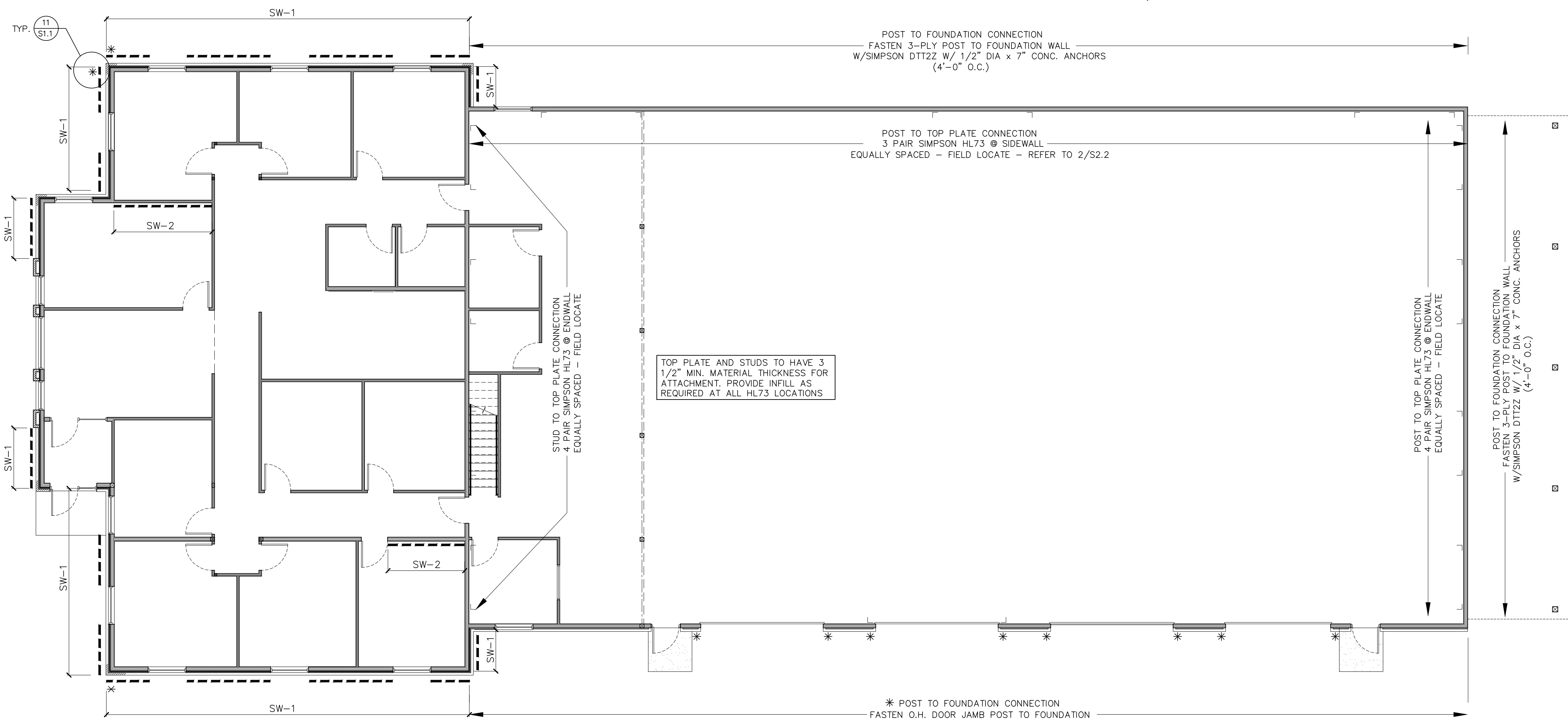
SHEET NO.

S2.0

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Email: eskayarchitect@gmail.com



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



1 SHEAR WALL & HOLD DOWN PLAN
1/8"=1'-0"

SHEAR WALL SCHEDULE				
TAG	WALL TYPE	SHEAR WALLS	MATERIAL	FASTENERS
SW-1	2X STUD WALL	OSB PLYWOOD SHEAR WALLS PER AWC-SDPWS TABLE 4.3A	15/32" OSB STRUCTURAL 1 EXTERIOR SHEATHING	10d NAILS @ 6" O.C. @ EDGES & INTERMEDIATE, BLOCK ALL JOINTS, REFER TO 2/S2.1 FASTEN BOTTOM PLATE TO FOUNDATION WALL W/ 1/2" DIA. ANCHOR BOLTS @ 4'-0"
SW-2	2X STUD WALL	GYP SUM BOARD SHEAR WALLS PER AWC-SDPWS TABLE 4.3C	5/8" GYP SUM BOARD @ EACH SIDE OF STUDS	1 7/8" NAILS @ 4" O.C. @ EDGES & 12" O.C. INTERMEDIATE, BLOCK ALL JOINTS

SIMPSON HL73 HEAVY ANGLE INSTALLED IN PAIRS PER MFR'S. SPECIFICATIONS, STUDS / STUD POST TO TOP PLATE / HEADER CONNECTION REQUIRES TO BE ANCHORED INTO MEMBERS THAT ARE A MINIMUM OF 3 1/2" THICK, PROVIDE INFILL AS REQUIRED.

SIMPSON HDUE3-SDS3 FASTEN WITH SIMPSON PROVIDED SDS SCREWS TO STUDS / STUD POSTS AND 5/8" DIA x 8" CONC. EXPANSION ANCHORS TO FOUNDATION

SIMPSON DTT2Z W/1/2" DIA x 7" CONC. ANCHORS @ EACH 3-PLY POST TO FOUNDATION WALL

GENERAL CONTRACTOR:

Borton
CONSTRUCTION
2 Copeland Ave, Ste 201
LaCrosse, WI 54603

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE

PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE / SET -TYPE
06/03/26 DESIGN

DRAWN BY:

REVISIONS
NO. DATE

SHEET TITLE
SHEAR WALL AND
HOLD DOWN PLAN

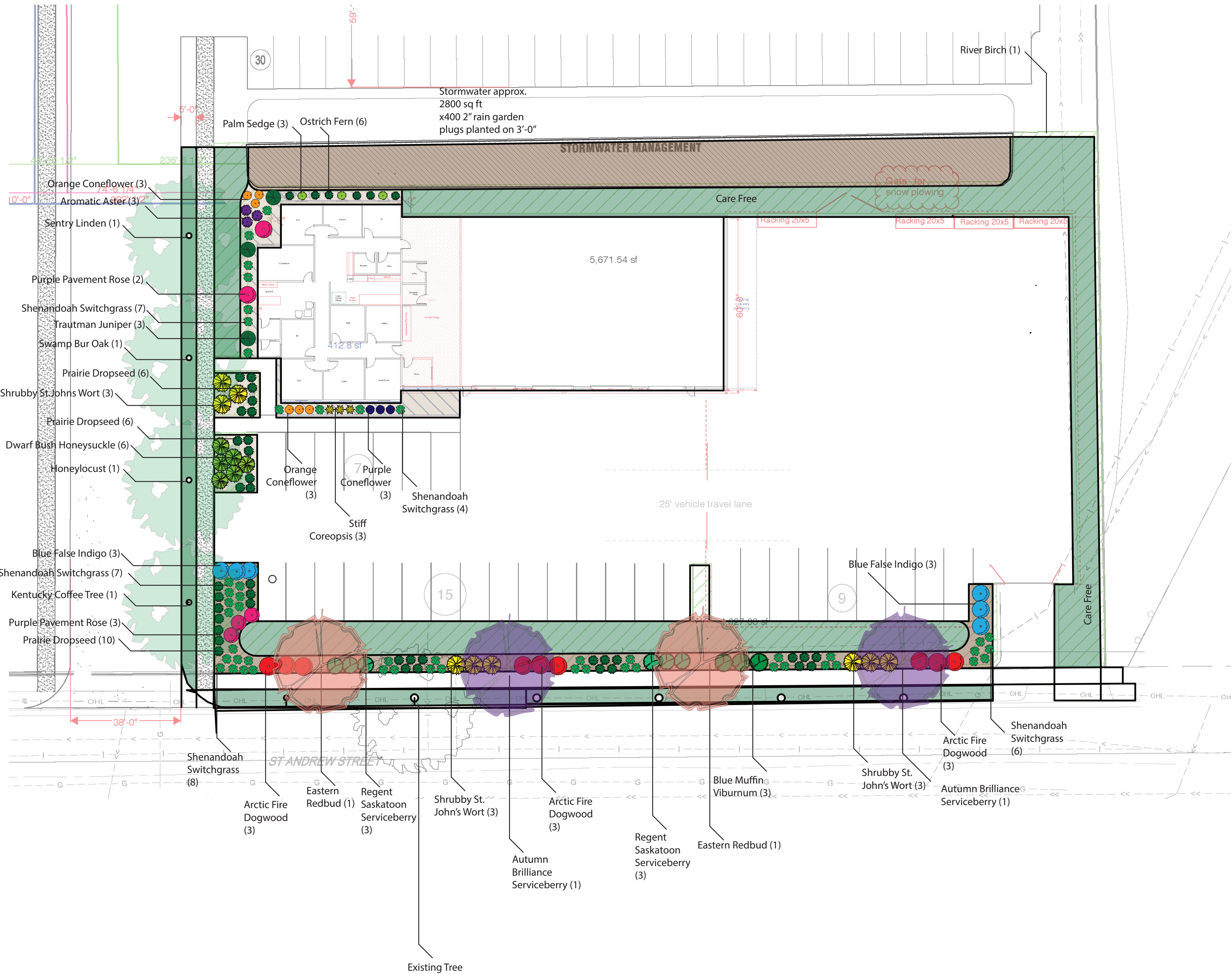
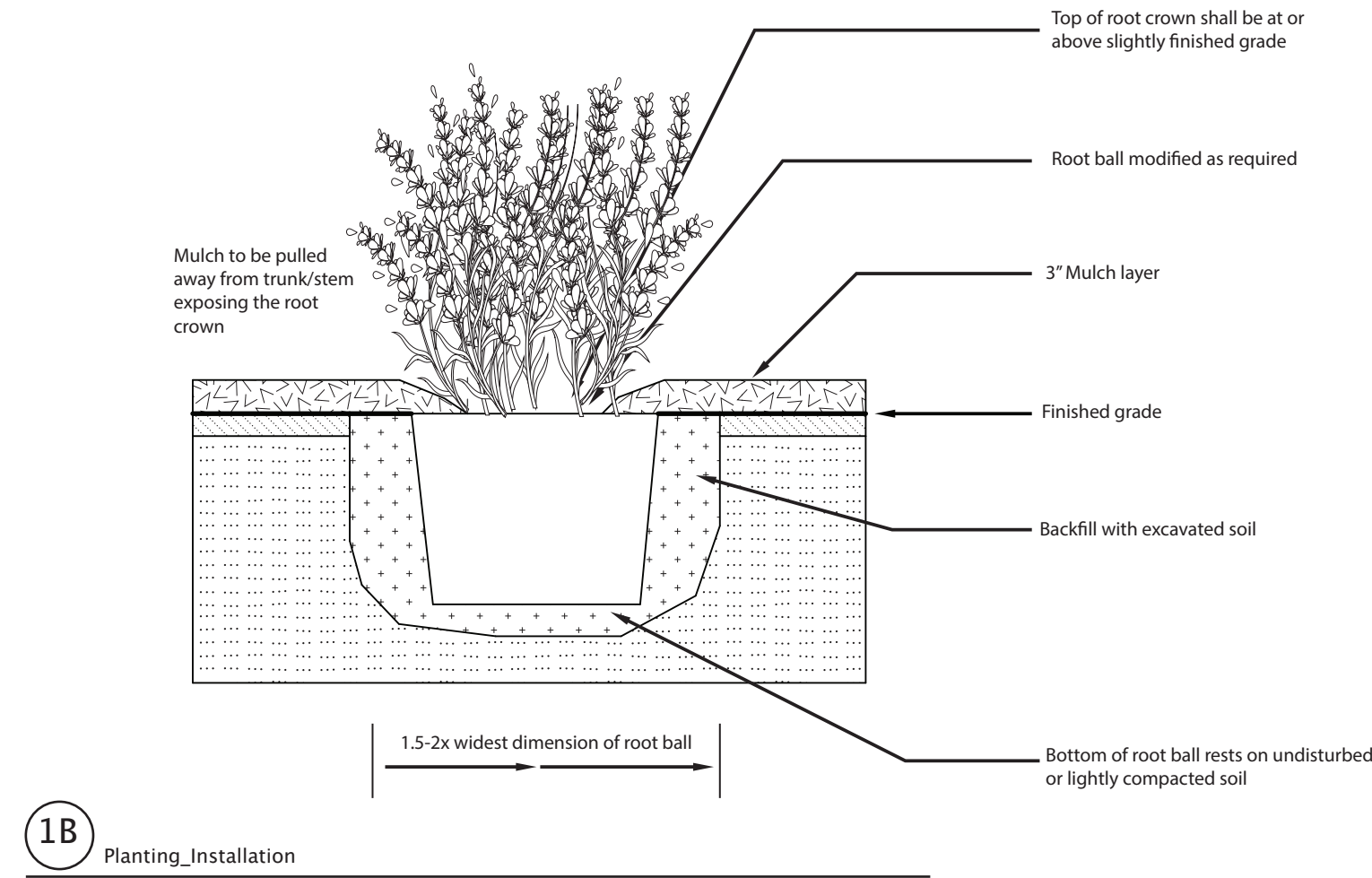
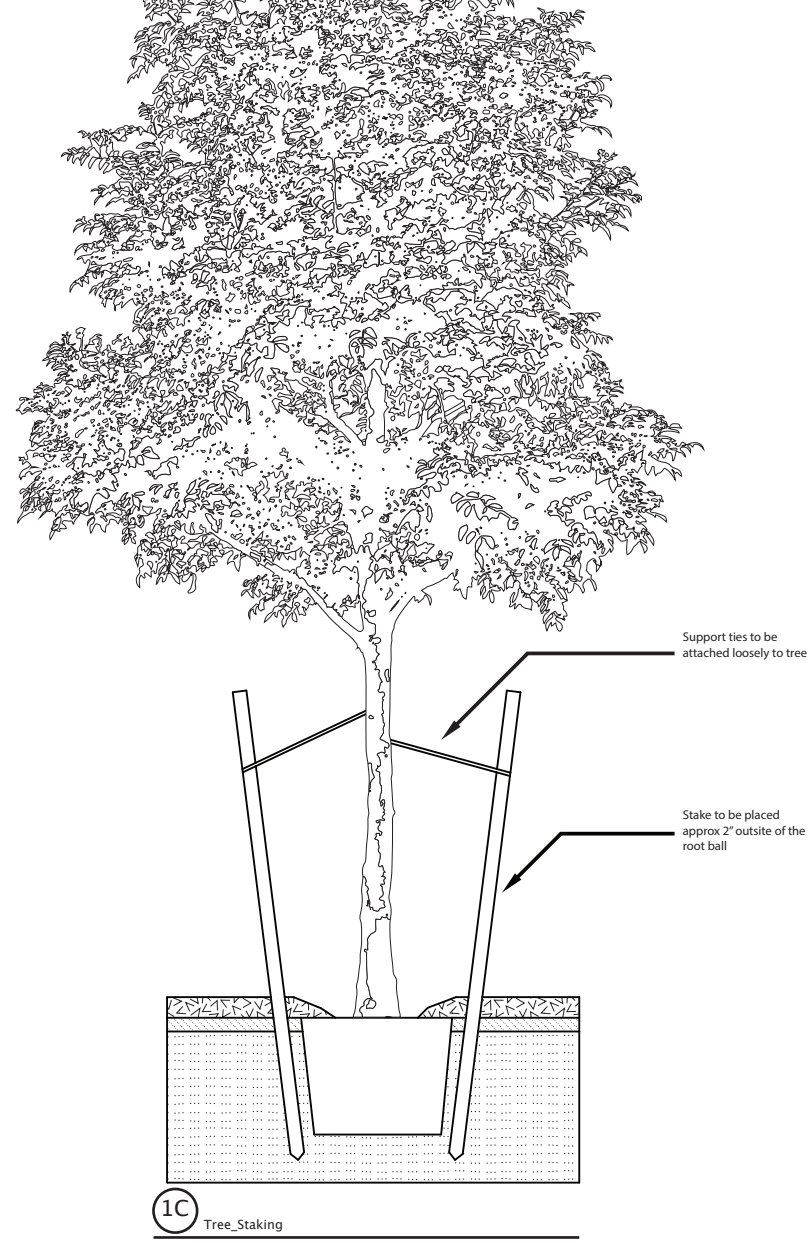
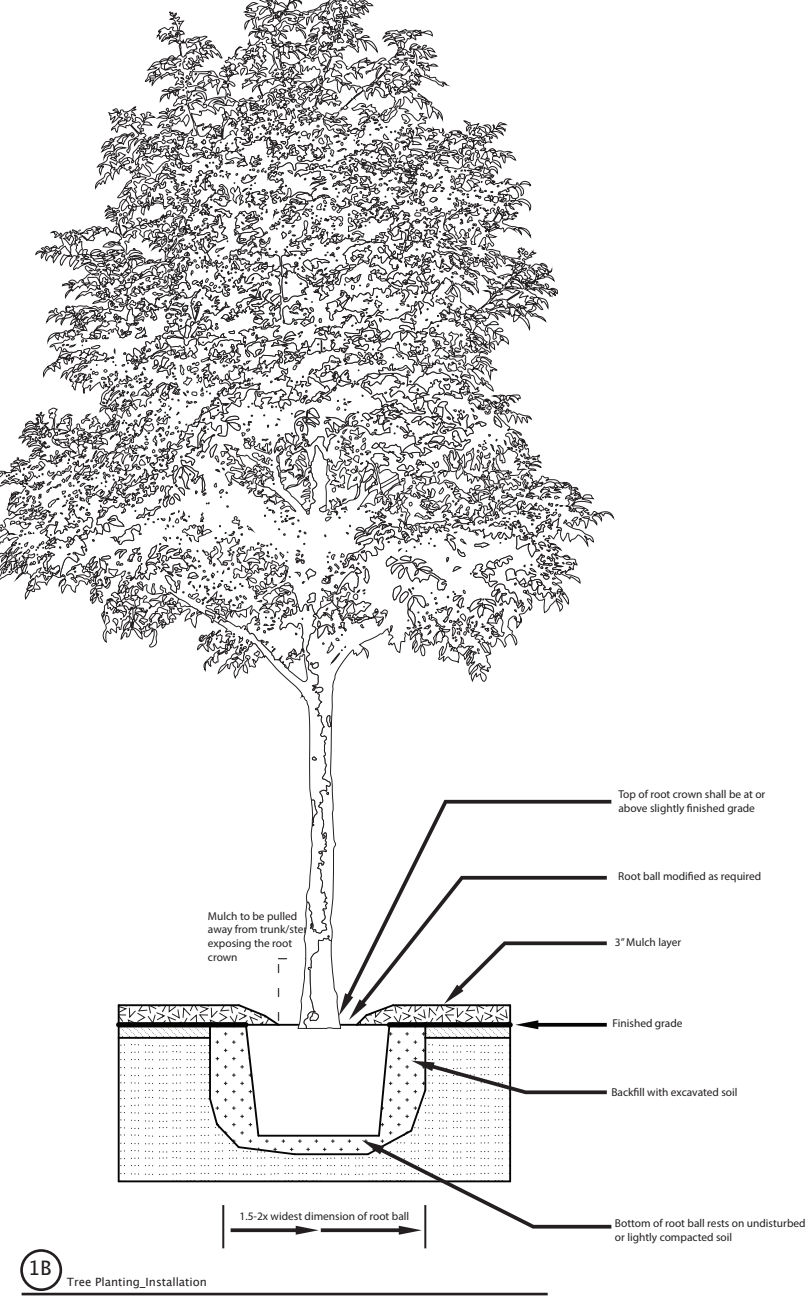
SHEET NO.

S2.2

Eskay
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- Commercial
- Industrial
- Residential
I hereby certify, that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Architect in the State of Wisconsin. License No. A-10847, Date 07/31/2026
Information contained in these drawings was prepared for the specific site/ project and is not to be used for any other project without the prior written consent of the architect. ©2026

Common Name	Botanical Name	#	Qty	Size / Container	Recommended Spacing	Expected Height	Expected Width
Eastern Redbud	Cercis canadensis	2	2"	Caliper	35 ft+	20-30 ft	25-35 ft
Autumn Brilliance® Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	2	#20 Container	Tree	35 ft+	15-25 ft	15-20 ft
Trautman Chinese Juniper	Juniperus chinensis 'Trautman'	3	5'		8-12 ft	10-15 ft	4-6 ft
Arctic Fire® Dogwood	Cornus stolonifera 'Farrow'	9	#5 Container		5-6 ft	3-5 ft	3-5 ft
Purple Pavement Rose	Rosa 'Purple Pavement'	5	#3 Container		5-6 ft	3-5 ft	3-5 ft
St. John's Wort	Hypericum kalmianum	9	#3 Container		5-6 ft	2-4 ft	2-4 ft
Dwarf Bush Honeysuckle	Diervilla lonicera	6	#2 Container		5-6 ft	2-4 ft	3-5 ft
Regent Saskatoon Serviceberry	Amelanchier alnifolia 'Regent'	6	#5 Container		5-6 ft	4-6 ft	4-6 ft
Blue Muffin® Arrowwood Viburnum	Viburnum dentatum 'Christen'	6	#5 Container		5-6 ft	5-7 ft	3-4 ft
False Blue Indigo	Baptisia australis	6	#2 Container		5-6 ft	3-4 ft	3-4 ft
Prairie Dropseed	Sporobolus heterolepis	37	#1 Container		3-4 ft	2-3 ft	2-3 ft
Shenandoah Switchgrass	Panicum virgatum 'Shenandoah'	46	#1 Container		3-4 ft	4-5 ft	2-3 ft
Purple Coneflower	Echinacea purpurea	3	#1 Container		3-4 ft	2-4 ft	1.5-2 ft
Stiff Coreopsis	Coreopsis palmata	3	#1 Container		3-4 ft	2-3 ft	2-3 ft
Aromatic Aster	Symphytum album 'folium'	3	#1 Container		3-4 ft	1-3 ft	1-3 ft
Orange Coneflower	Rudbeckia fulgida	6	#1 Container		3-4 ft	2-3 ft	2-3 ft
Ostrich Fern	Matteuccia struthiopteris	6	#1 Container		3-4 ft	3-4 ft	3-4 ft
Maskingum (Palm) Sedge	Carex maskingumensis	3	#1 Container		3-4 ft	2-3 ft	2-3 ft
Rain garden Plugs	Rain garden Plugs	400	2" Container		2 ft	Varies	Varies



Site Notes



1522 Green Bay St.
La Crosse, WI 54601

(608) 799-2797

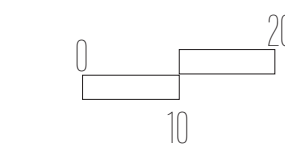
couleeregionecosystems@gmail.com

Borton Office

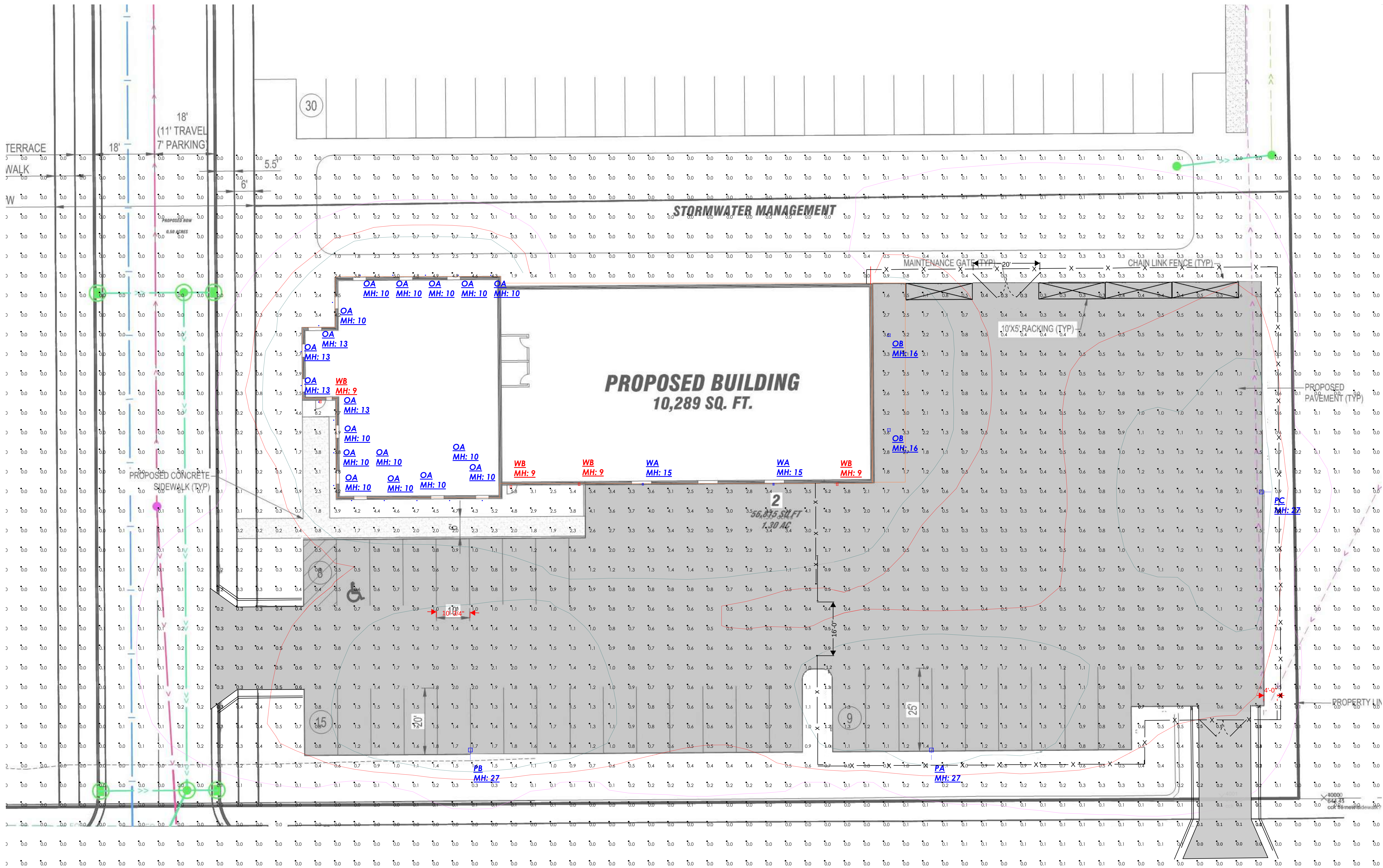
Title:
Proposed Landscape Plan

Revision Date:
06/05/2026

Scale: 1/20



Sheet Number:
L-100



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.54	8.2	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
⊕	18	OA	COOPER LIGHTING SOLUTIONS - HALO	LCR408RD9FSE020 - HL4RSMF	Single	869	9.2	0.900
⊕	2	OB	SLG Lighting	CSC LS1 G1 FSK	Single	4128	25.97	0.900
⊕	1	PA	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA1B-750-U-T2U-HSS	Single	6893	74	0.900
⊕	1	PB	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA2A-750-U-T3-HSS	Single	11626	112	0.900
⊕	1	PC	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA2A-750-U-T4W-HSS	Single	11268	112	0.900
⊕	2	WA	SLG Lighting	WFV LS70 G2 FSK	Single	4398	27.18	0.900
⊕	4	WB	SLG Lighting	WME L14 G2 FSK	Single	1351	10.43	0.900

- Standard Reflectance of 80/50/20 unless noted otherwise
- Not a Construction Document, for Design purposes only
- Standard indoor calc points @ 30" A.F.F. unless noted otherwise
- Standard outdoor calc points @ Grade unless noted otherwise
- Egress calc points @ 0" A.F.F.
- Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

#	Date	Comments
Revisions		

RLMA Project #: 188081
Drawn By: EP
Date: 5/8/2026
Scale: 1" = 12' 0"