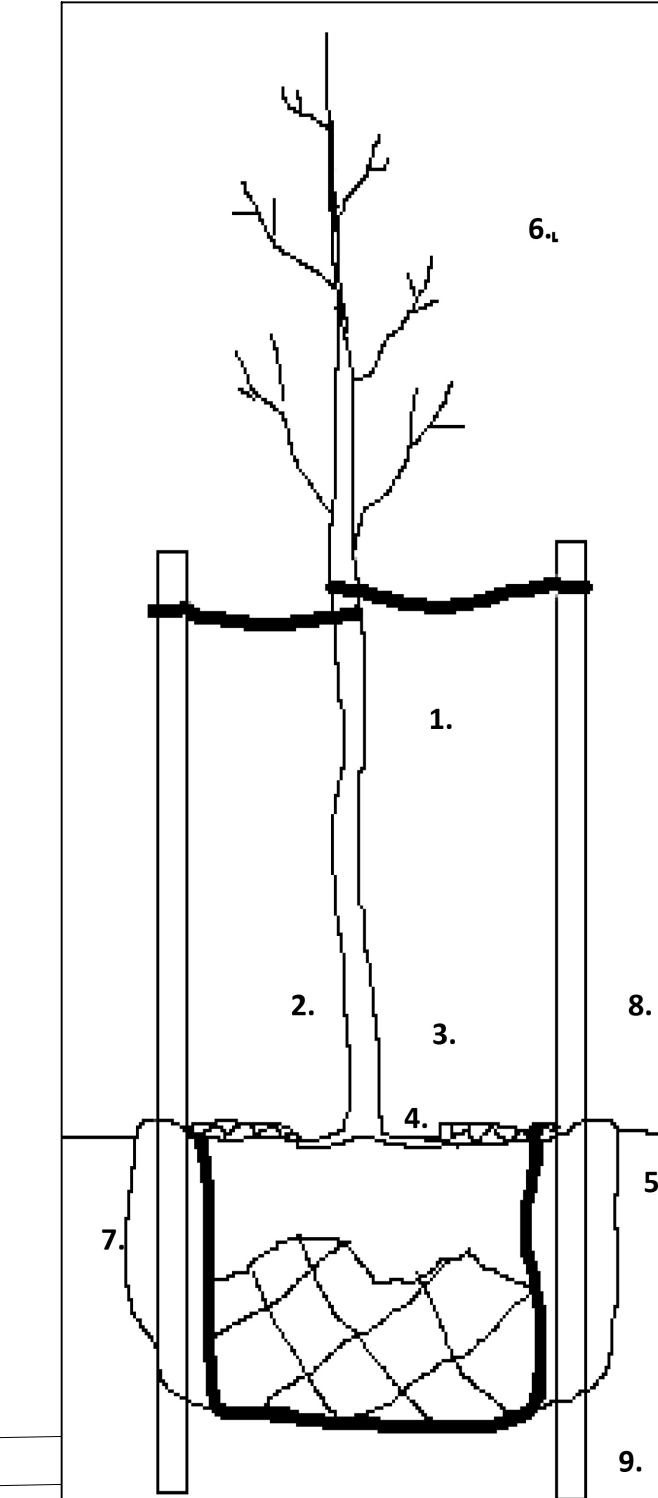




**NICOLAI APT, 3629 Calvert Road, LANDSCAPE PLANT SCHEDULE**

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	CONDITION	NOTES
<b>TREES</b>						
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'
<b>SHRUBS</b>						
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	15	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	7	5 gal	container	Spd 4' x Ht 3'
SJ	Spiraea japonica 'Neon Flash'	Neon Flash Spirea	8	5 gal	container	Spd 4' x Ht 3'
<b>PERENNIALS</b>						
HRS	Hemerocallis 'Ruby Stella'	Ruby Stella Daylily	30	1 gal	container	Spd 18" x Ht 18"
SSC	Schizachyrium scoparium 'Chameleon'	Chameleon Little Bluestem	50	1 gal	container	Spd 18" x Ht 24"
SSB	Schizachyrium scoparium 'Blaze'	Blaze Little Bluestem	65	1 gal	container	Spd 18" x Ht 24"

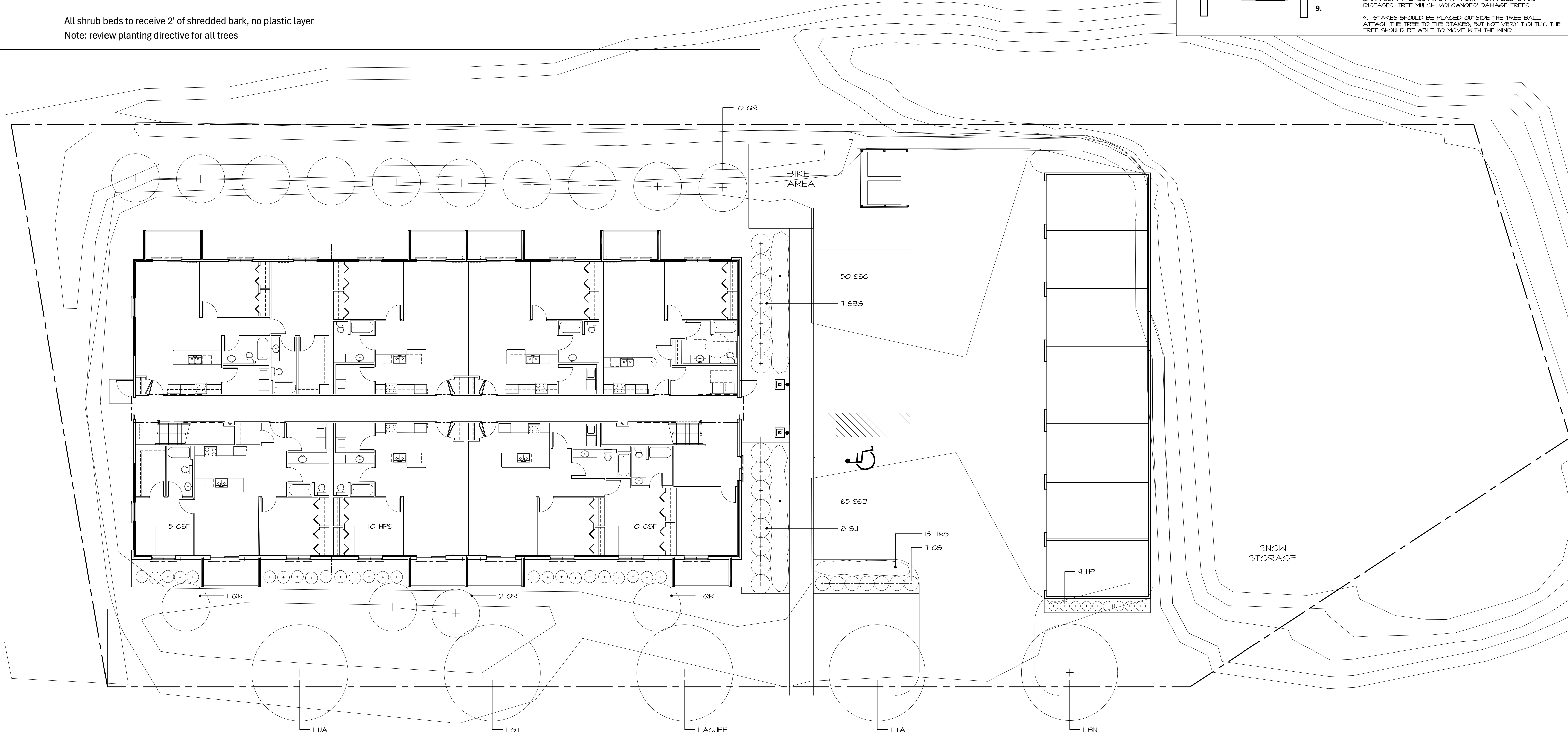
All shrub beds to receive 2' of shredded bark, no plastic layer  
 Note: review planting directive for all trees



- HOW TO PROPERLY PLANT A BALLED AND BURLAPPED TREE**  
 FETE BEMIS, LANDSCAPE DESIGNER
1. INSPECT THE TREE FOR DAMAGED BARK ON THE TRUNK OR DAMAGED BRANCHES. THE BALL SHOULD BE VERY HARD AND FIRM. REJECT A TREE WHEN THE BALL IS BROKEN INTO PIECES.
  2. PLANTING DEPTH IS CRITICAL. THE FLARE AT THE BASE OF THE TRUNK SHOULD BE EXPOSED ABOVE THE PLANTING DEPTH. LOOK AT OTHER TREES TO SEE HOW THE FLARE IS ABOVE THE SOIL.
  3. IF THERE IS SOIL ABOVE THE FLARE OF THE TRUNK REMOVE SOIL UNTIL THE FLARE IS EXPOSED. ALL SOIL ABOVE THE FLARE MUST COME OFF THE BALL PRIOR TO DETERMINING PLANTING DEPTH. DO THIS BEFORE PUTTING THE TREE IN THE HOLE. THE BASKET SHOULD HAVE ALL ROPE/TWINE REMOVED FROM THE TOP TO OPEN THE BASKET AND DETERMINE THE PROPER PLANTING DEPTH BY EXPOSING THE TRUNK FLARE.
  4. THE HOLE FROM THE TREE SHOULD BE MEASURED SO THAT WHEN THE TREE SITS IN THE HOLE THE FLARE IS AT OR SLIGHTLY ABOVE THE GRADE. THE TREE SHOULD SIT ON VERY FIRM SOIL. PACK PRIOR TO PLACING THE TREE IF NECESSARY. THE TREE SHOULD NOT SETTLE LOWER DUE TO SOFT SOIL BELOW THE BALL.
  5. THE HOLE SHOULD BE TOW TO THREE TIMES THE WIDTH OF THE BALL. THE SOIL THAT IS REMOVED SHOULD BE RETURNED TO THE HOLE, ESPECIALLY THE TOPSOIL. CHOP THE GRASS SOD INTO PIECES TO PUT BACK IN THE HOLE. THIS IS THE BEST SOIL. IF THE SOIL IS EXTREMELY SANDY OR EXTREMELY CLAY, ADD APPROXIMATELY 25% COMPOST. DO NOT ENTIRELY REPLACE THE SOIL. IN THE HOLE OR THE TREE WILL NOT WANT TO GROW ROOTS BEYOND THE WIDTH OF THE HOLE.
  6. PRUNING SHOULD BE AT A MINIMUM FOR THE FIRST TWO YEARS. REMOVE ANY LIMBS THAT ARE RUBBING OR DAMAGED. SHADE TREES SHOULD HAVE ONE DOMINATE LEADER.
  7. PLACE THE TREE IN THE PLANTING HOLE TO THE CORRECT DEPTH. REMOVE ALL BURLAP AND WIRE BASKET TO THE EXTENT THAT THE BALL DOWN NOT COME APART. THE BALL MUST REMAIN INTACT. REMOVE THE BURLAP AND ROPE FROM TOP DOWN AND CUT THE WIRE OFF AS MUCH AS POSSIBLE, WITHOUT HAVING THE BALL FALL APART. THE WIRE DOES NOT ROT AWAY QUICKLY ENOUGH, IT WILL DAMAGE THE TREE ROOTS. DO NOT LEAVE ANY BURLAP EXPOSED AS IT WILL DRY OUT THE BALL.
  8. CREATE A 36" TO 48" DIAMETER BERM WITH THE EXTRA SOIL, ABOUT 4" HIGH. FILL THE BERM WITH SHREDDED MULCH TO A DEPTH OF 3". DO NOT PLACE SHREDDED MULCH ON THE TREE TRUNK. BARK HIGH ON THE TREE TRUNK WILL MAKE THE TREE BARK SOFT AND BE AN ENTRY POINT FOR INSECTS AND DISEASES. TREE MULCH 'VOLCANOES' DAMAGE TREES.
  9. STAKES SHOULD BE PLACED OUTSIDE THE TREE BALL. ATTACH THE TREE TO THE STAKES, BUT NOT VERY TIGHTLY. THE TREE SHOULD BE ABLE TO MOVE WITH THE WIND.

**5<sup>th</sup> Avenue Design**

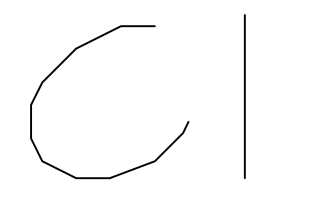
504 5TH AVENUE S.  
 LA CROSSE, WI 54601  
 TEL 608-780-5075



LANDSCAPE PLAN

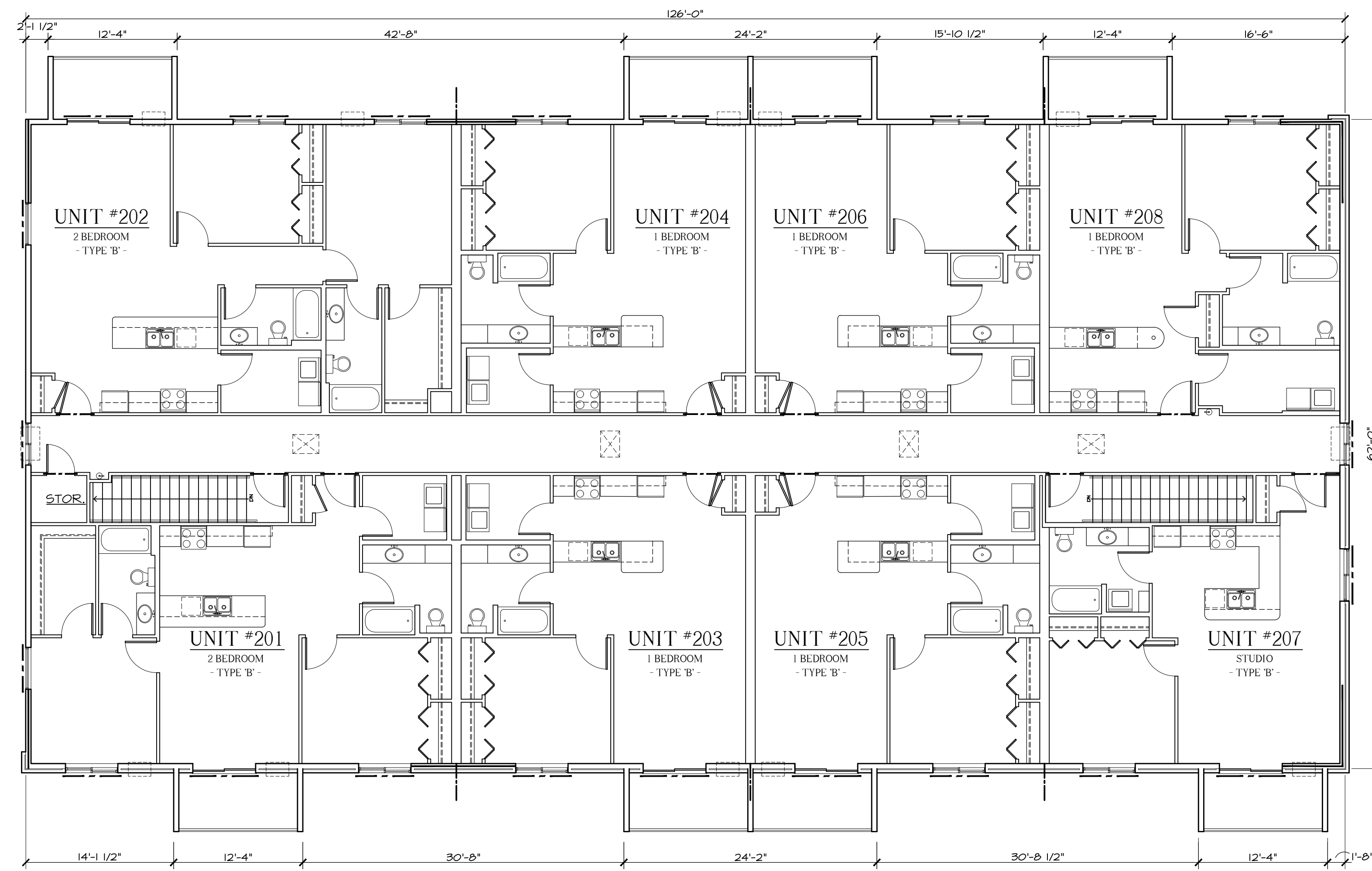
DATE: 03.26.26  
 DRAWN BY: KKT  
 CHECKED BY: AN/SN  
 REVISIONS:

Nicolai Apartments  
 3629 Calvert Road  
 La Crosse, WI 54601

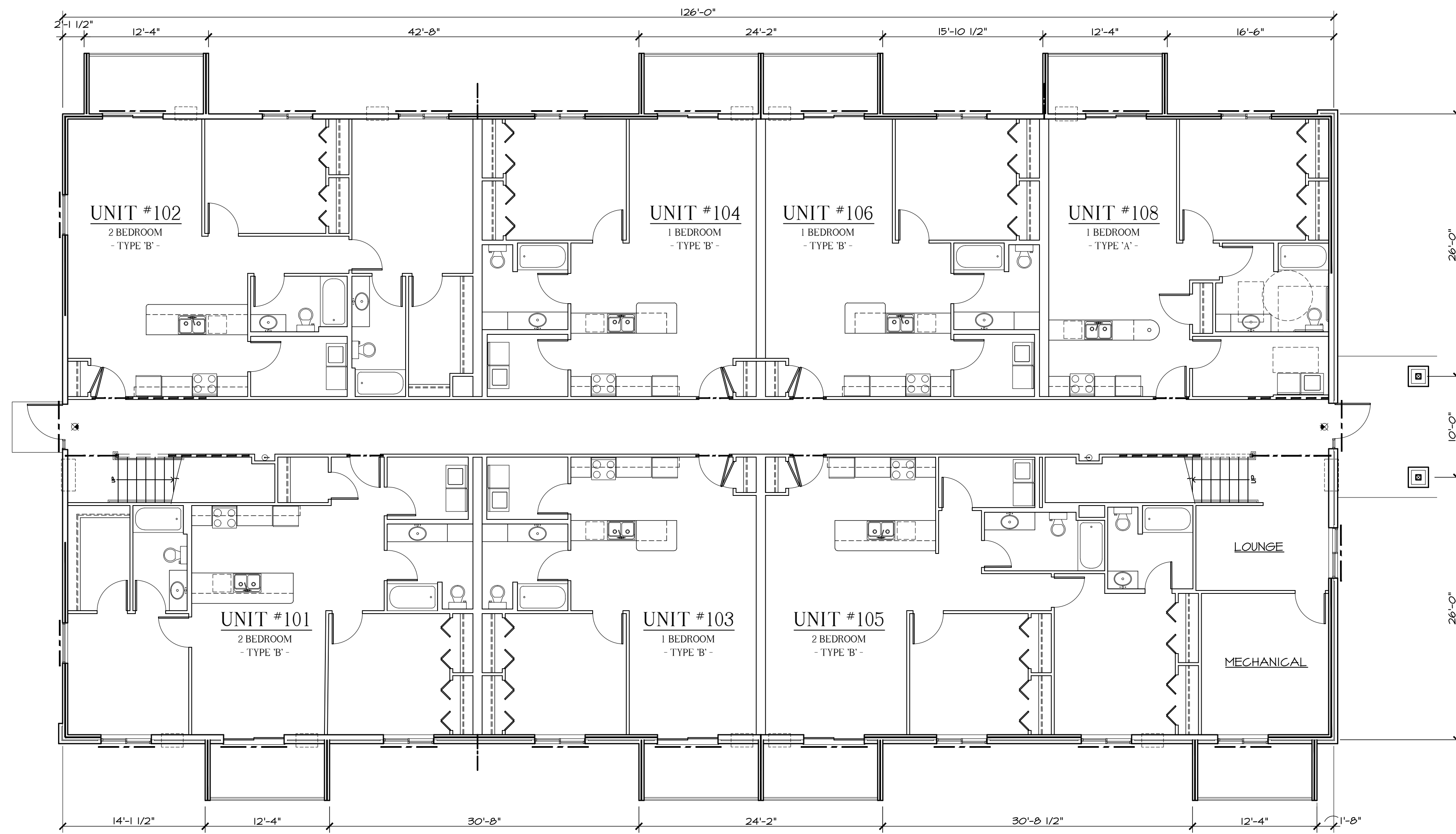


LANDSCAPING PLAN  
 1" = 10'-0"

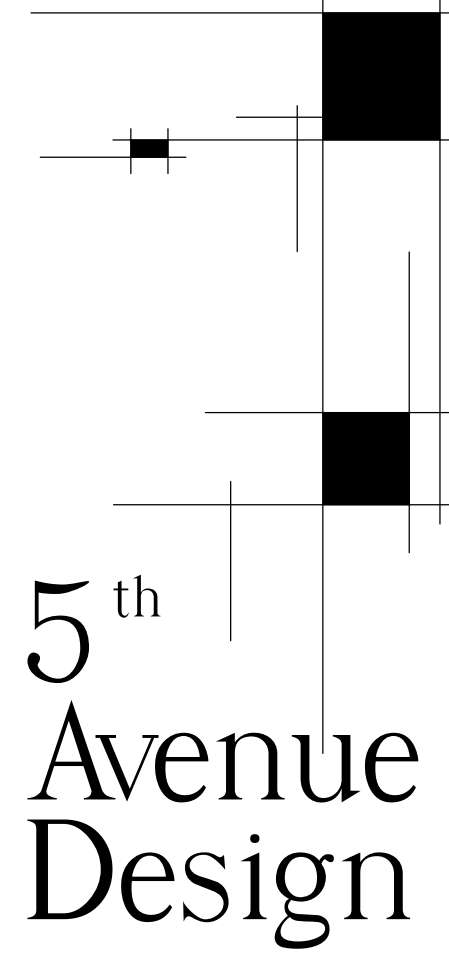




2 SECOND FLOOR PLAN  
1/8" = 1'-0"



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



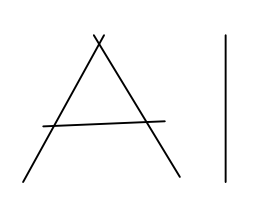
5<sup>th</sup>  
Avenue  
Design

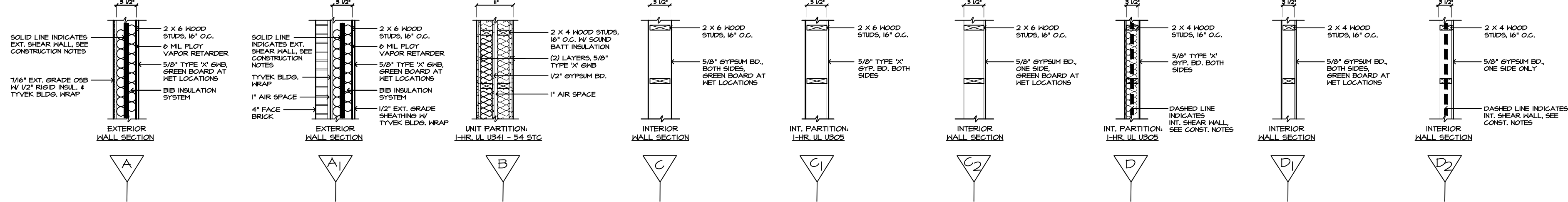
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LA CROSSE, WI 54601  
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FIRST FLOOR PLAN  
SECOND FLOOR PLAN

DATE :	03.26.26
DRAWN BY :	KKT
CHECKED BY :	NA/SN
REVISIONS :	

Nicolai  
Apartments  
3629 Calvert Road  
La Crosse, WI 54601





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

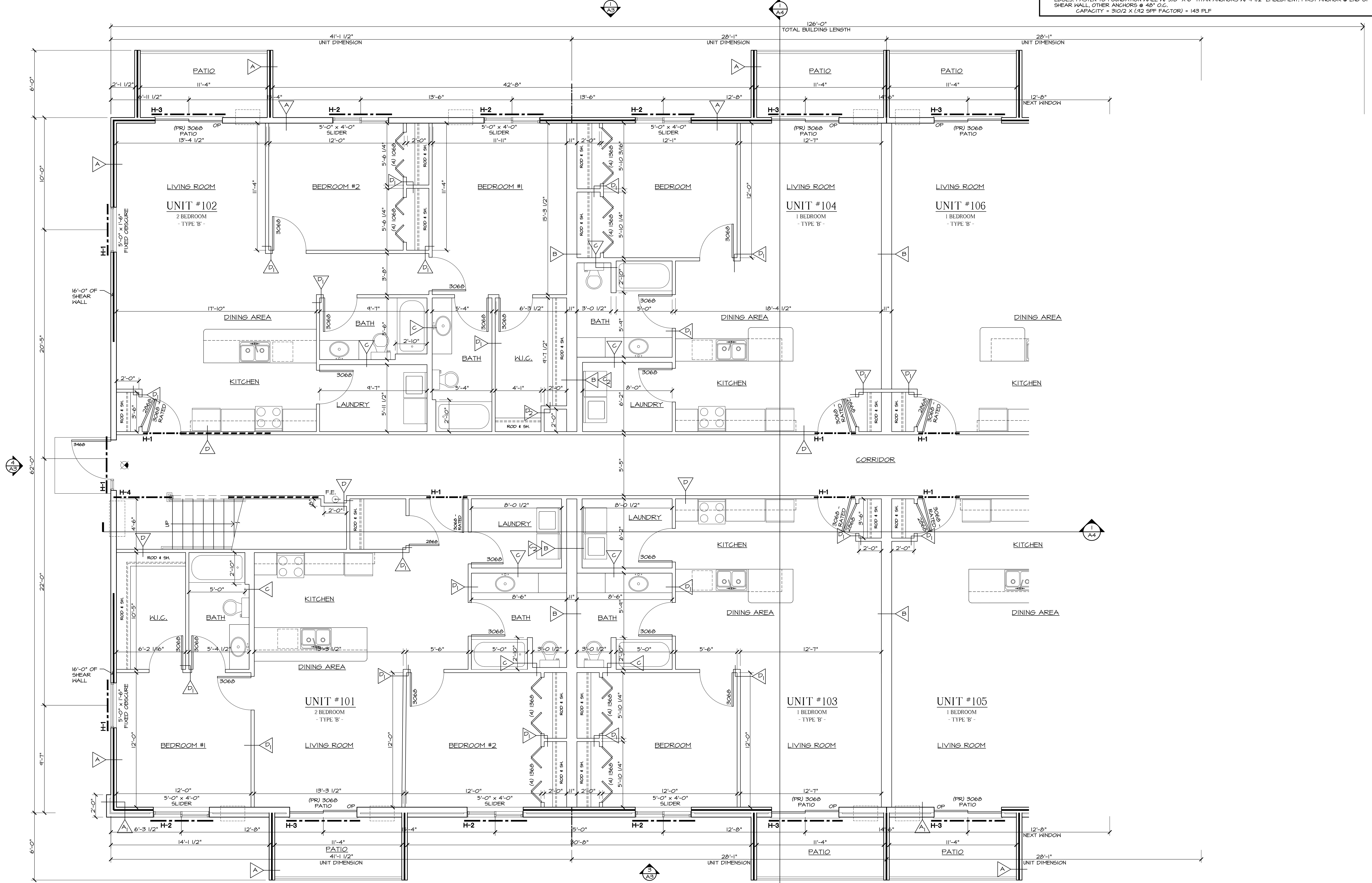
**HEADER SCHEDULE:**

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 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 = 870/2 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 H 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"

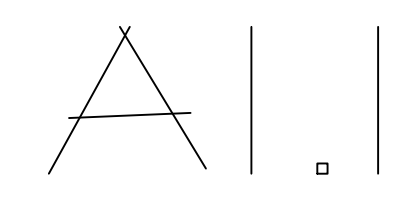
5<sup>th</sup>  
Avenue  
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FIRST FLOOR PLAN - LEFT HALF  
WALL TYPES

DATE: 03.26.26  
 DRAWN BY: KKT  
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Apartments  
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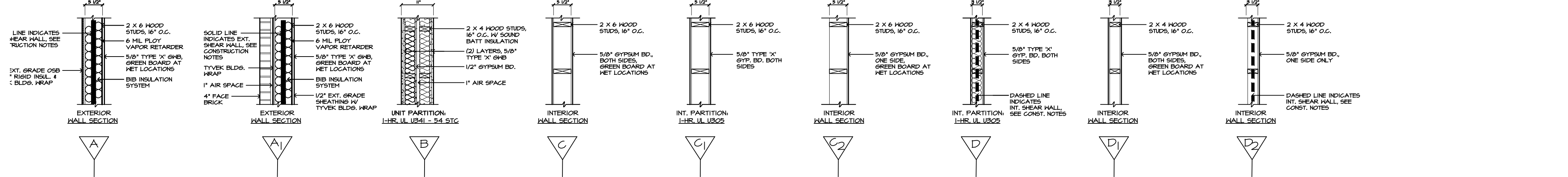


HEADER SCHEDULE:			
H-1	2-PLY - 2 X 10 DFL #1	(1) JACK STUDS	(1) KING STUDS
H-2	2-PLY - 2 X 12 DFL #1	(2) JACK STUDS	(2) KING STUDS
H-3	3-PLY - 2 X 12 DFL #1 OR 2-PLY - 1 3/4" X 9 1/4" LVL 2.0E	(2) JACK STUDS	(2) KING STUDS
H-4	2-PLY - 1 3/4" X 11 1/4" LVL 2.0E	(2) JACK STUDS	(2) KING STUDS

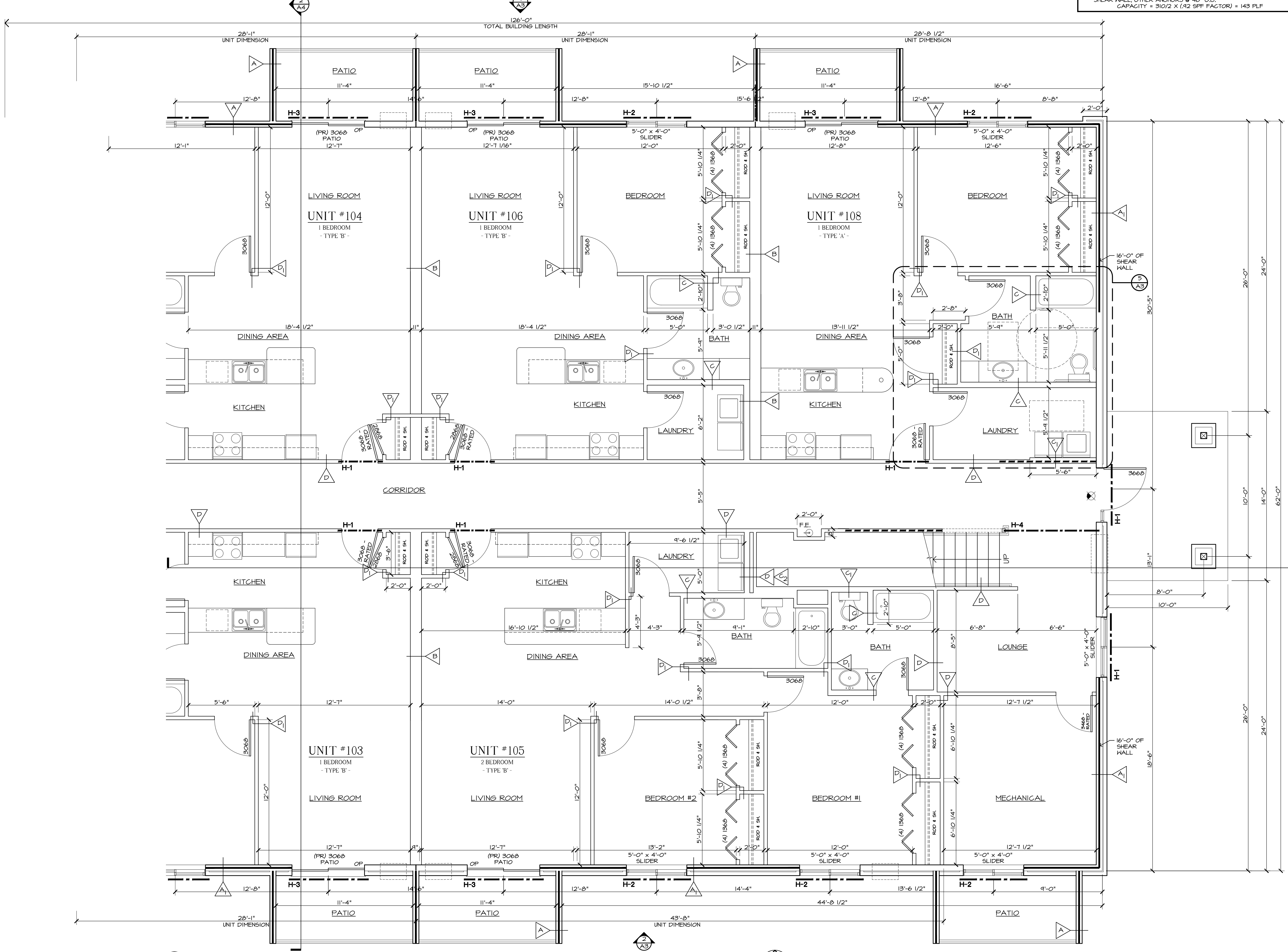
LINTELS AT WINDOWS WITH BRICK: 3 1/2" X 3 1/2" X 1/4" GALVANIZED ANGLE

**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/ 1/2" 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 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



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



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

5<sup>th</sup>  
Avenue  
Design

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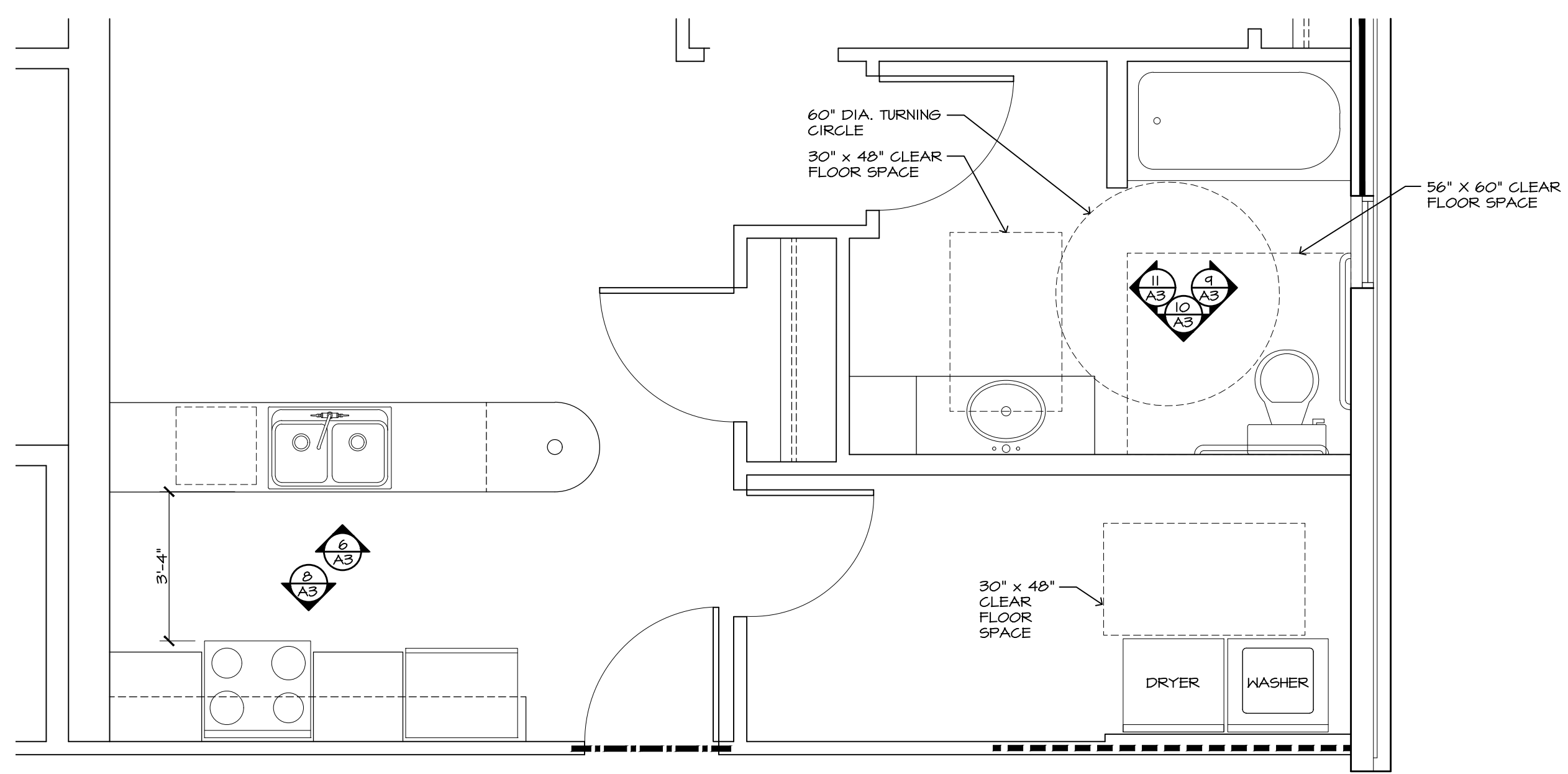
FIRST FLOOR PLAN - RIGHT HALF  
WALL TYPES

DATE: 03.26.26  
 DRAWN BY: KKT  
 CHECKED BY: NA/SN  
 REVISIONS:

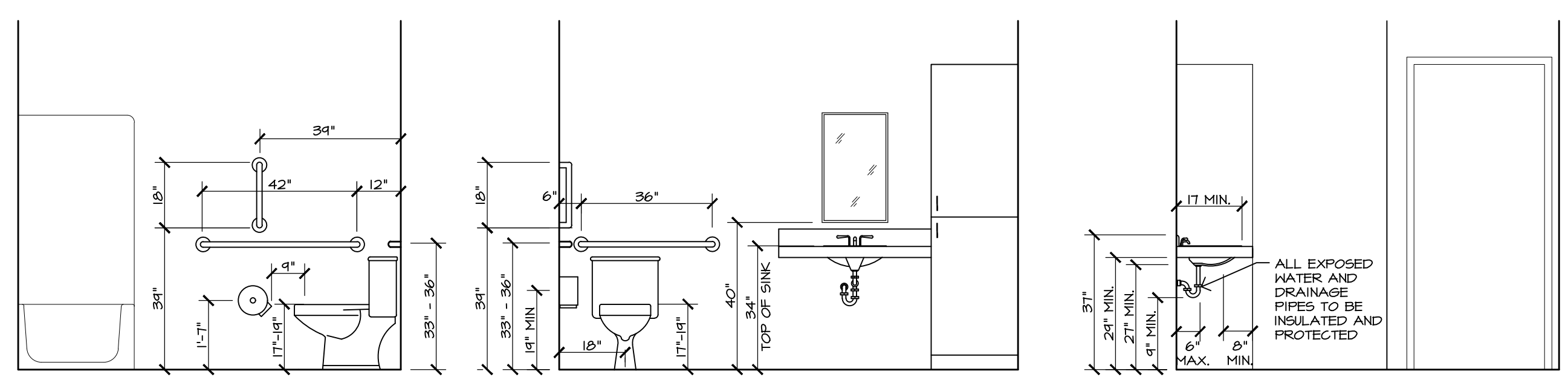
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La Crosse, WI 54601

A1.2

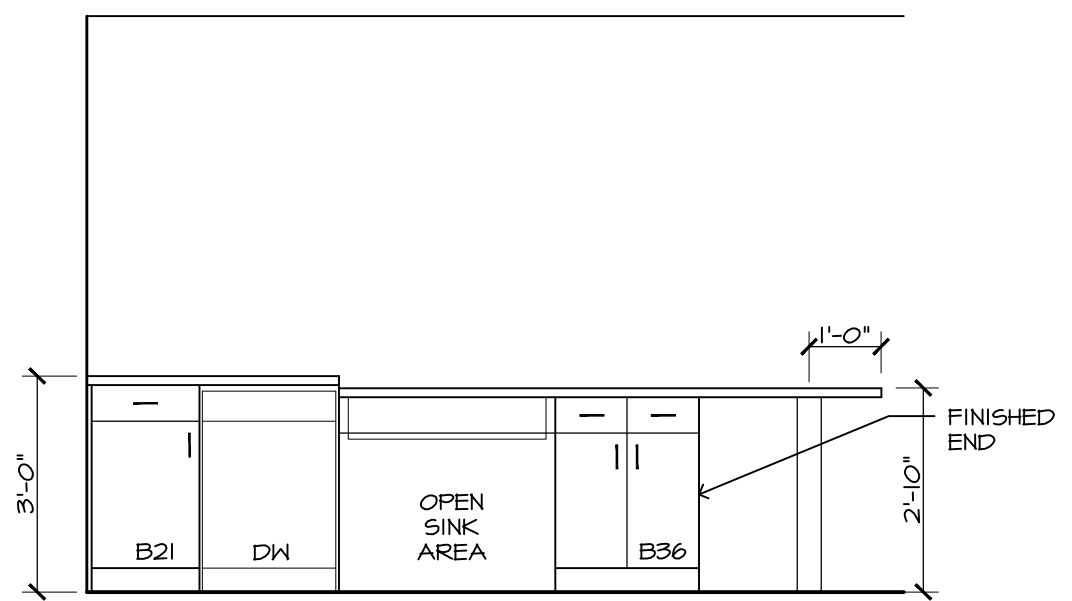




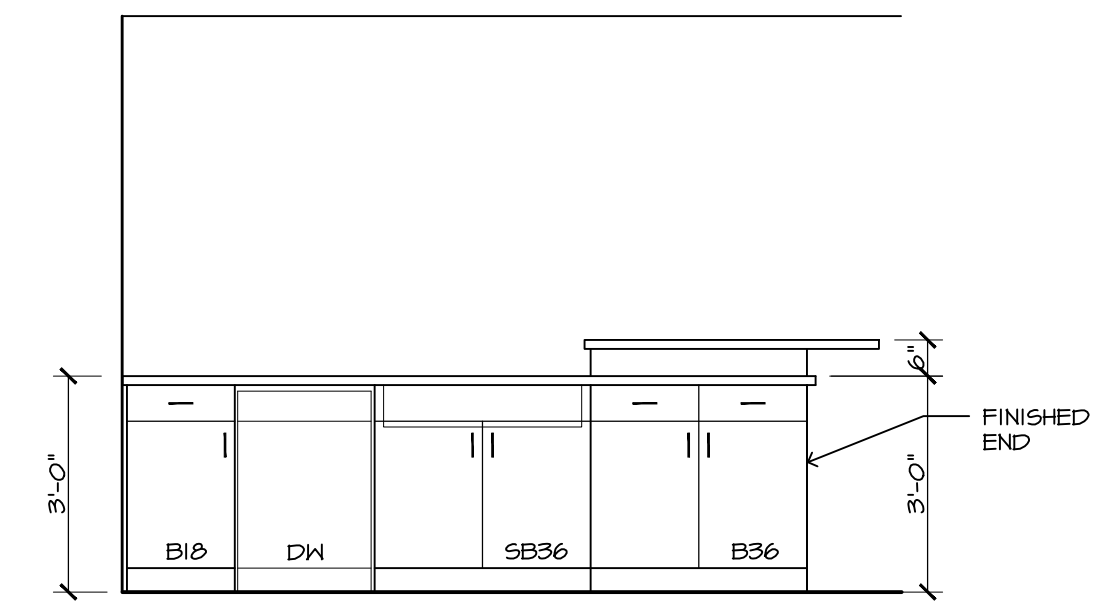
5  
A3  
ENLARGED KITCHEN & BATH PLAN  
1-BEDROOM TYPE 'A' UNIT



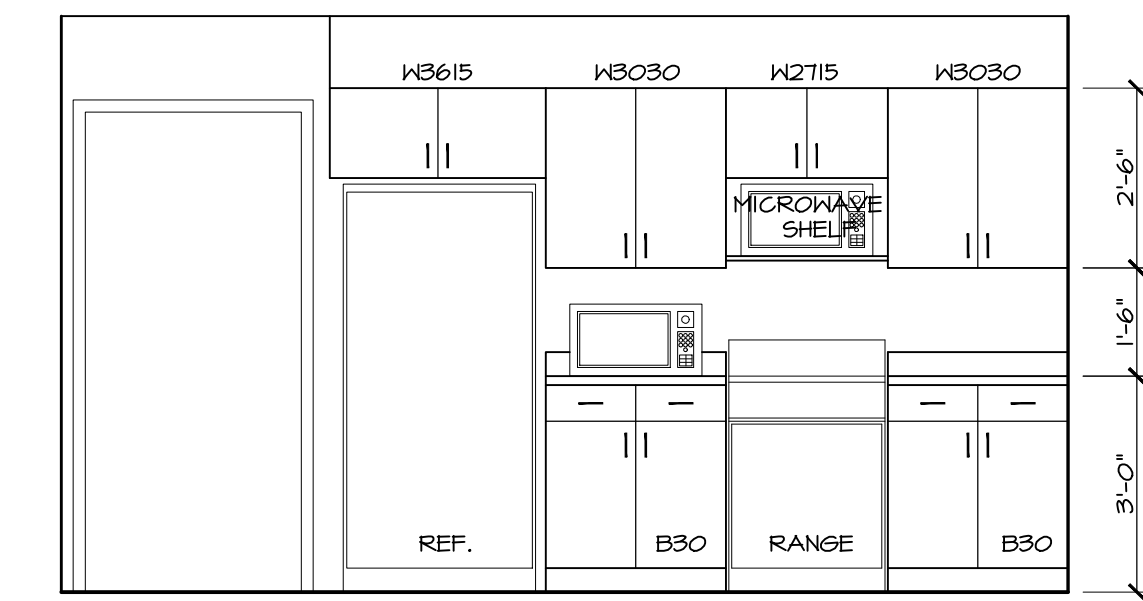
STANDARD MOUNTING HEIGHTS



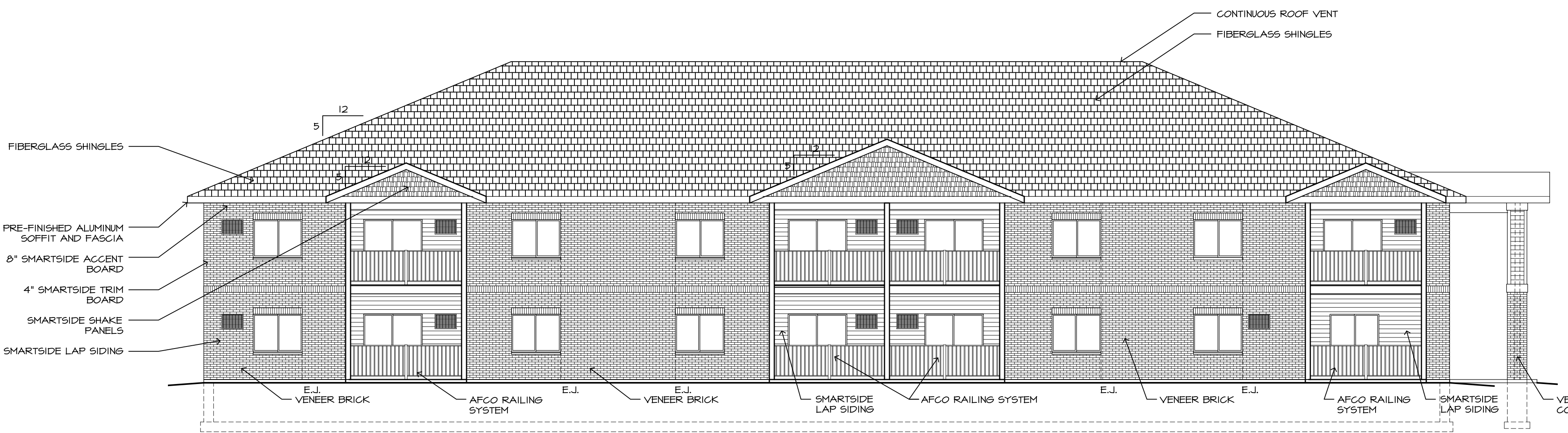
6  
A3  
KITCHEN ELEVATION  
1-BEDROOM TYPE 'A' UNIT



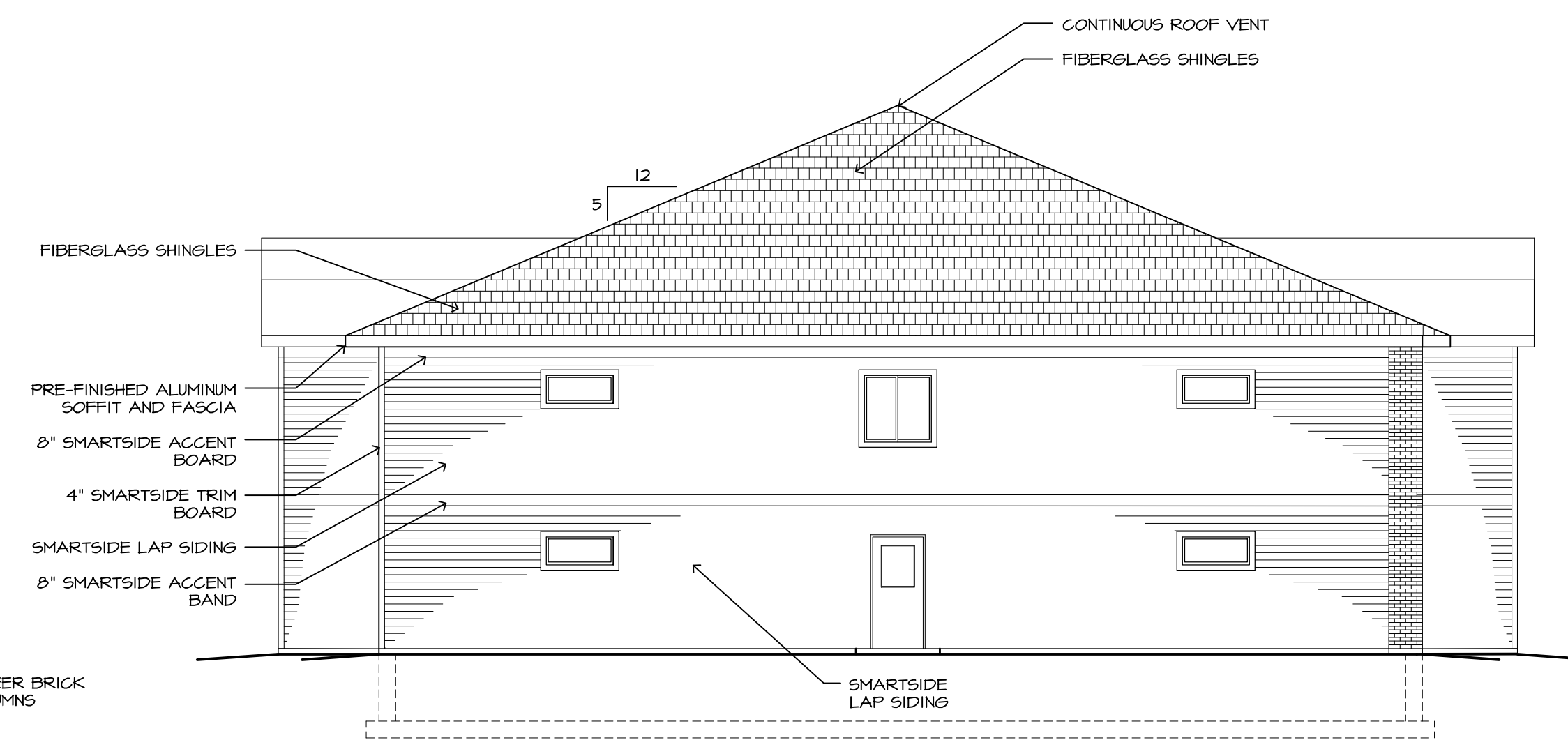
7  
A3  
KITCHEN ELEVATION  
1-BEDROOM TYPE 'B' UNIT



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



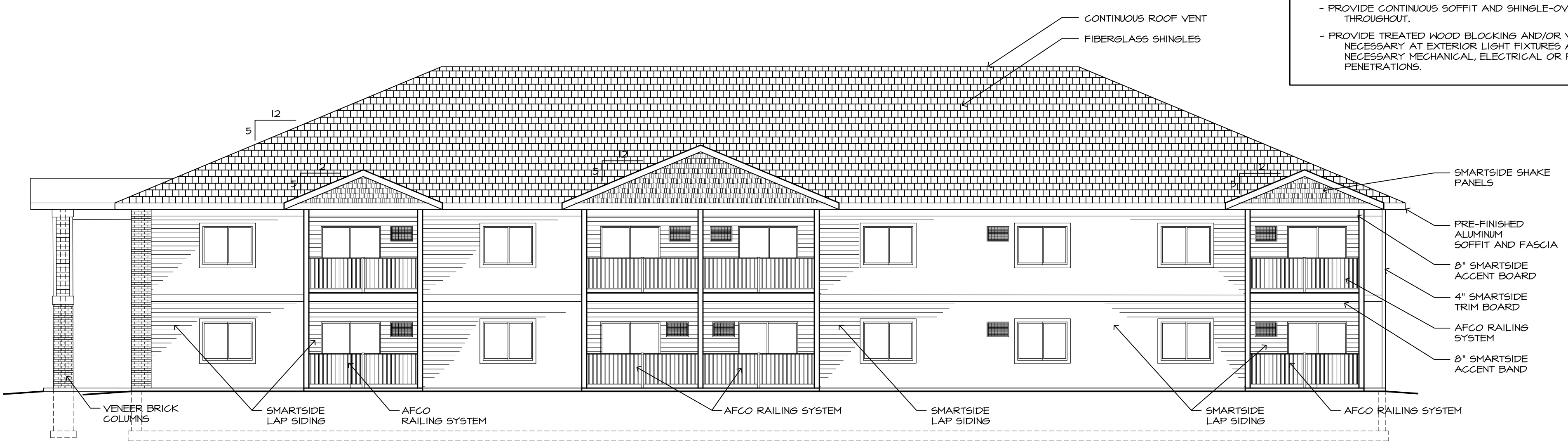
3  
A3  
SOUTH EXTERIOR ELEVATION  
1/8" = 1'-0"



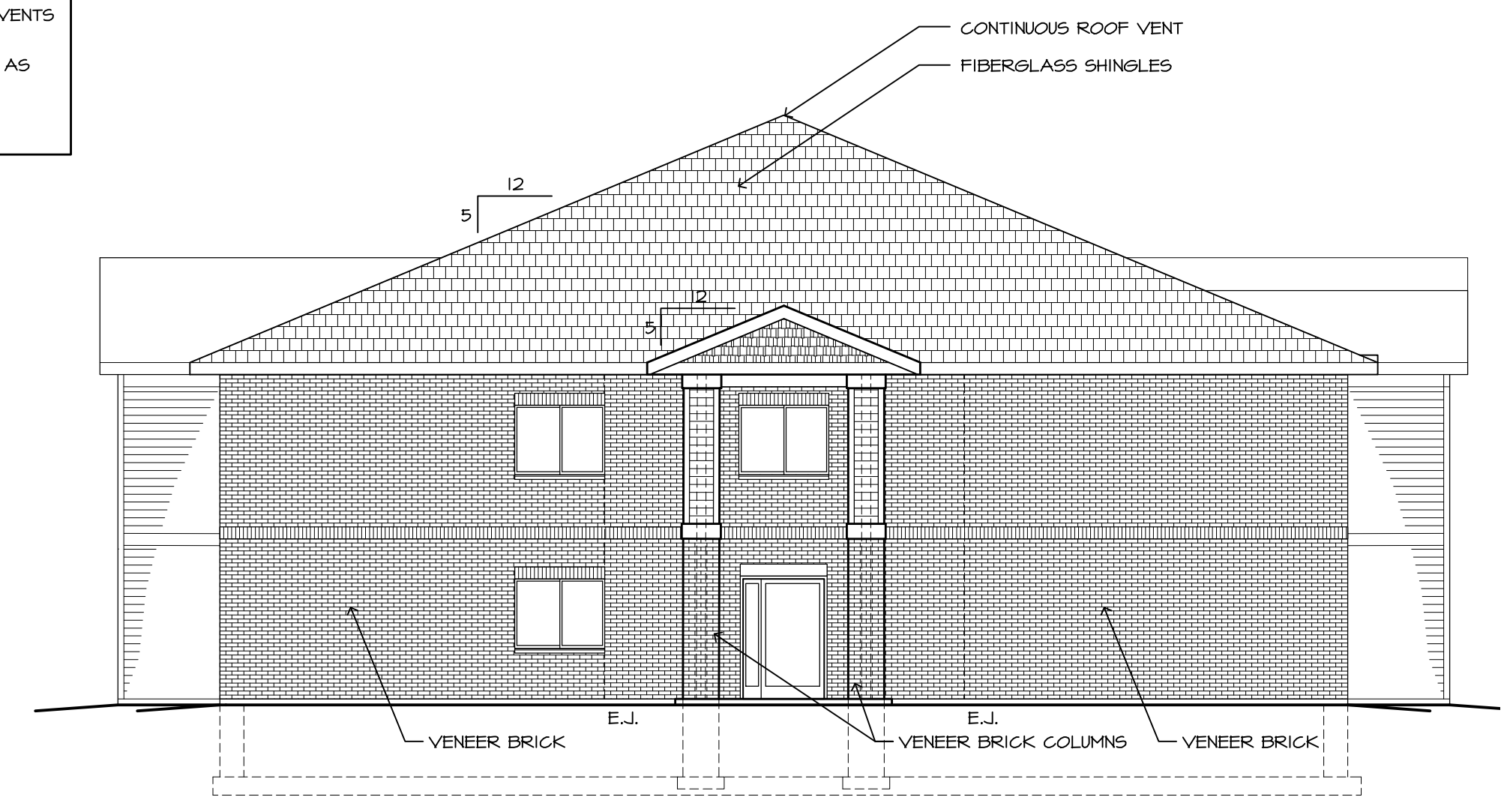
4  
A3  
WEST EXTERIOR ELEVATION  
1/8" = 1'-0"

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.

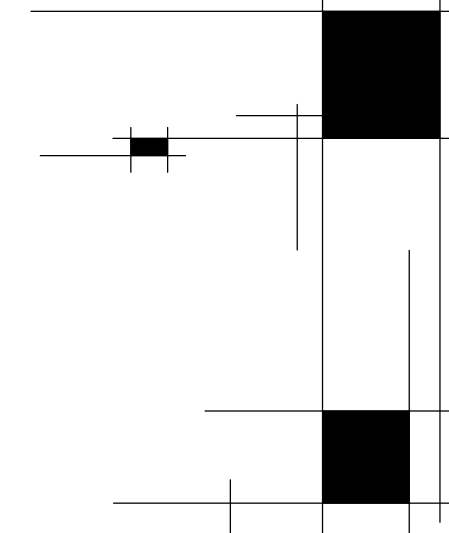


1  
A3  
NORTH EXTERIOR ELEVATION  
1/8" = 1'-0"



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





5<sup>th</sup>  
Avenue  
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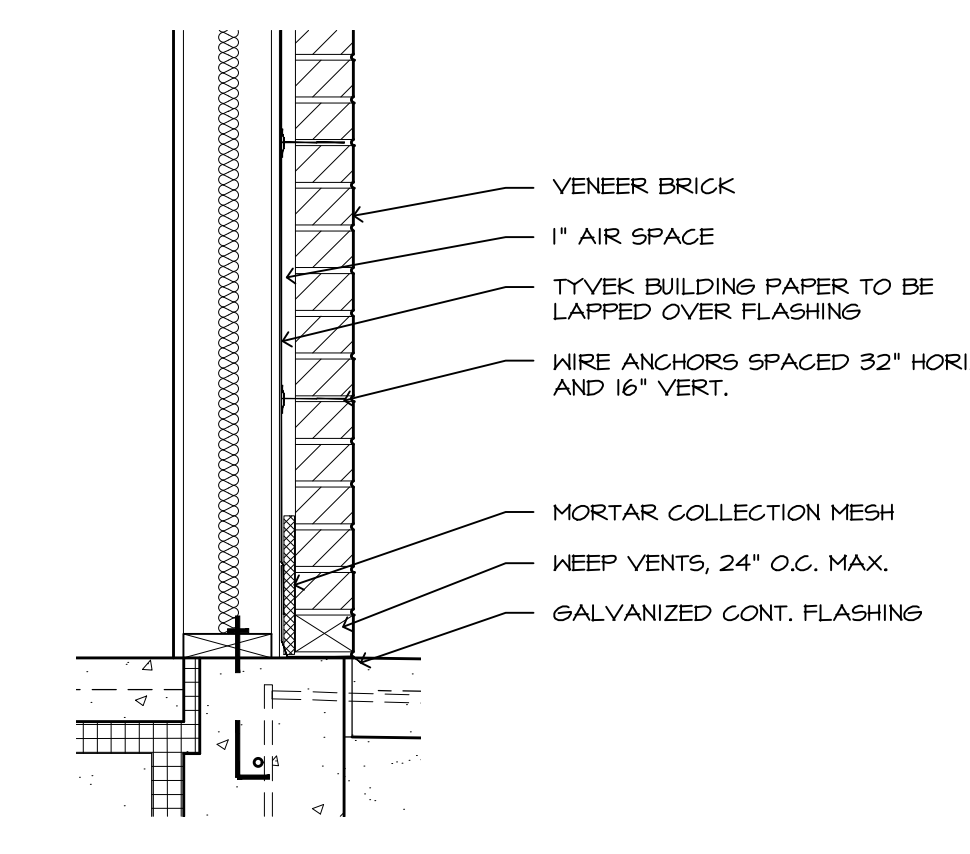
CANOPY SECTIONS  
CONSTRUCTION DETAILS

DATE : 03.26.26  
DRAWN BY : KKT  
CHECKED BY : NA/SN

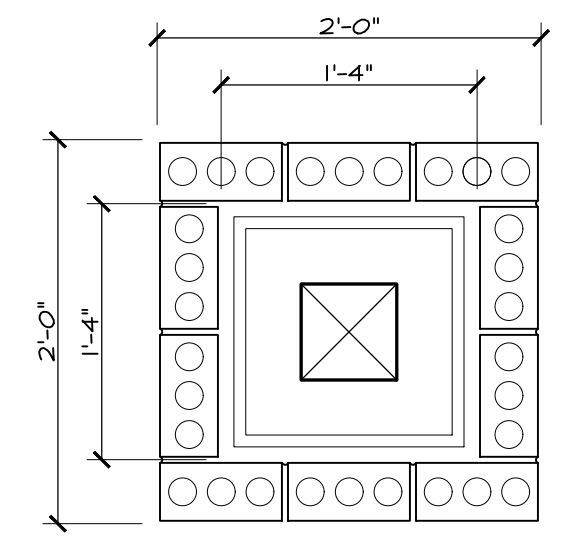
REVISIONS :

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Apartments  
3629 Calvert Road  
La Crosse, WI 54601

A4.1

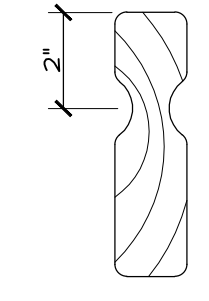


3  
A4.1  
DETAIL  
1" = 1'-0"

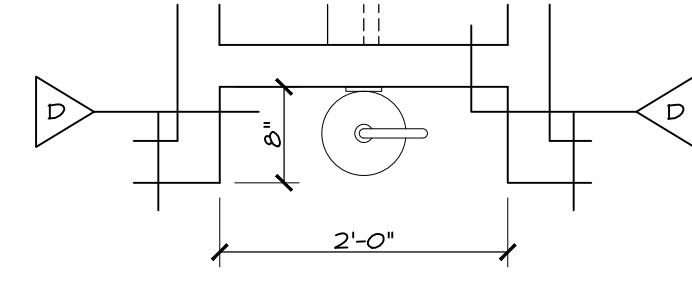


4  
A4.1  
DETAIL  
1" = 1'-0"

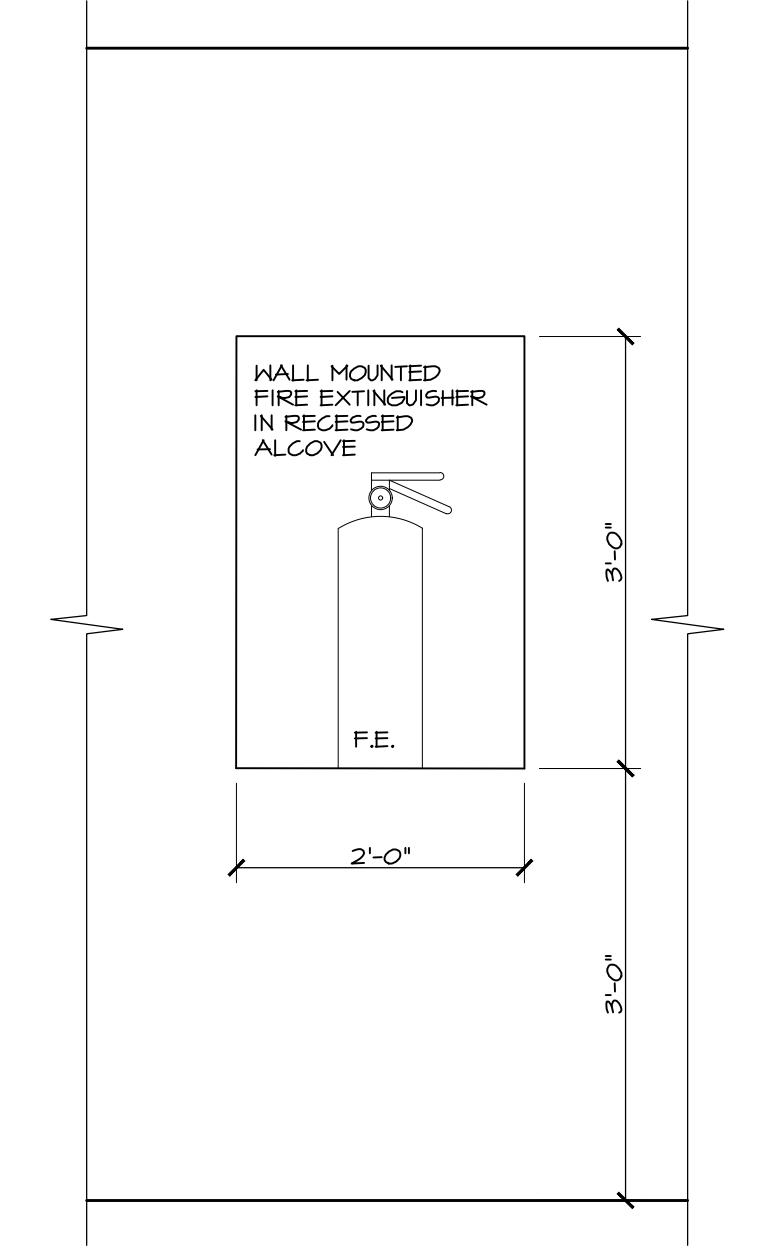
- PIER SYSTEM:**
- 6 X 6 TREATED WOOD POSTS, WRAPPED
  - LP SMARTSIDE BOARDS
  - SIMPSON CGC3-65DS25 COLUMN CAPS
  - SIMPSON ABU66Z COLUMN BASE
  - 2 X 4 WOOD STUDS, 16" O.C.
  - 7/16" OSB EXTERIOR SHEATHING
  - TYVEK BUILDING WRAP TO EXTEND OVER FLASHING AT BASE
  - 1" AIR SPACE
  - MORTAR COLLECTION MESH @ BASE OF COLUMN
  - 4" VENEER BRICK W/ BRICK TIES 16" O.C. EACH WAY, FLASH ACCORDINGLY W/ KEEP VENTS EACH SIDE AT BASE



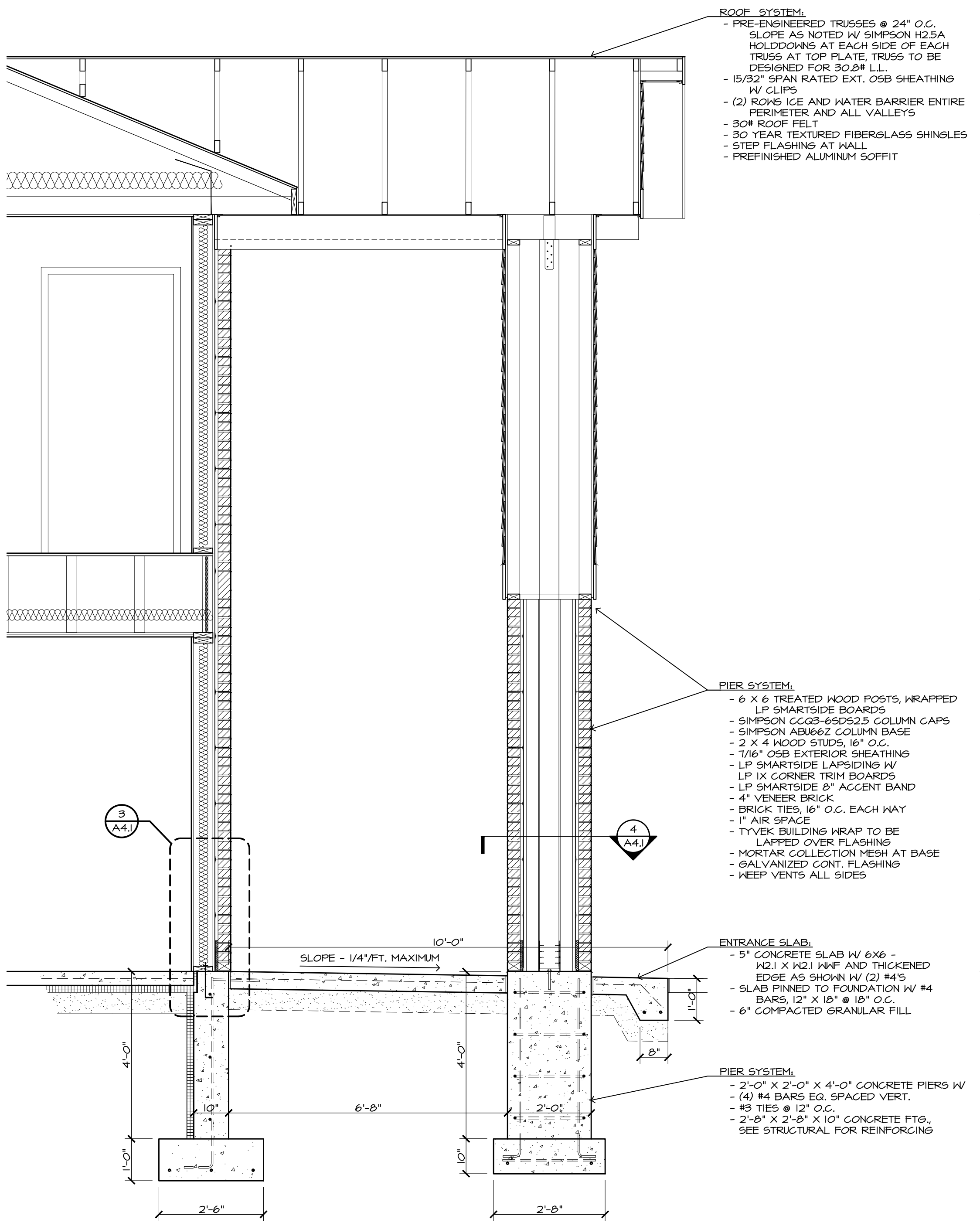
5  
A4.1  
HANDRAIL  
SECTION  
3" = 1'-0"



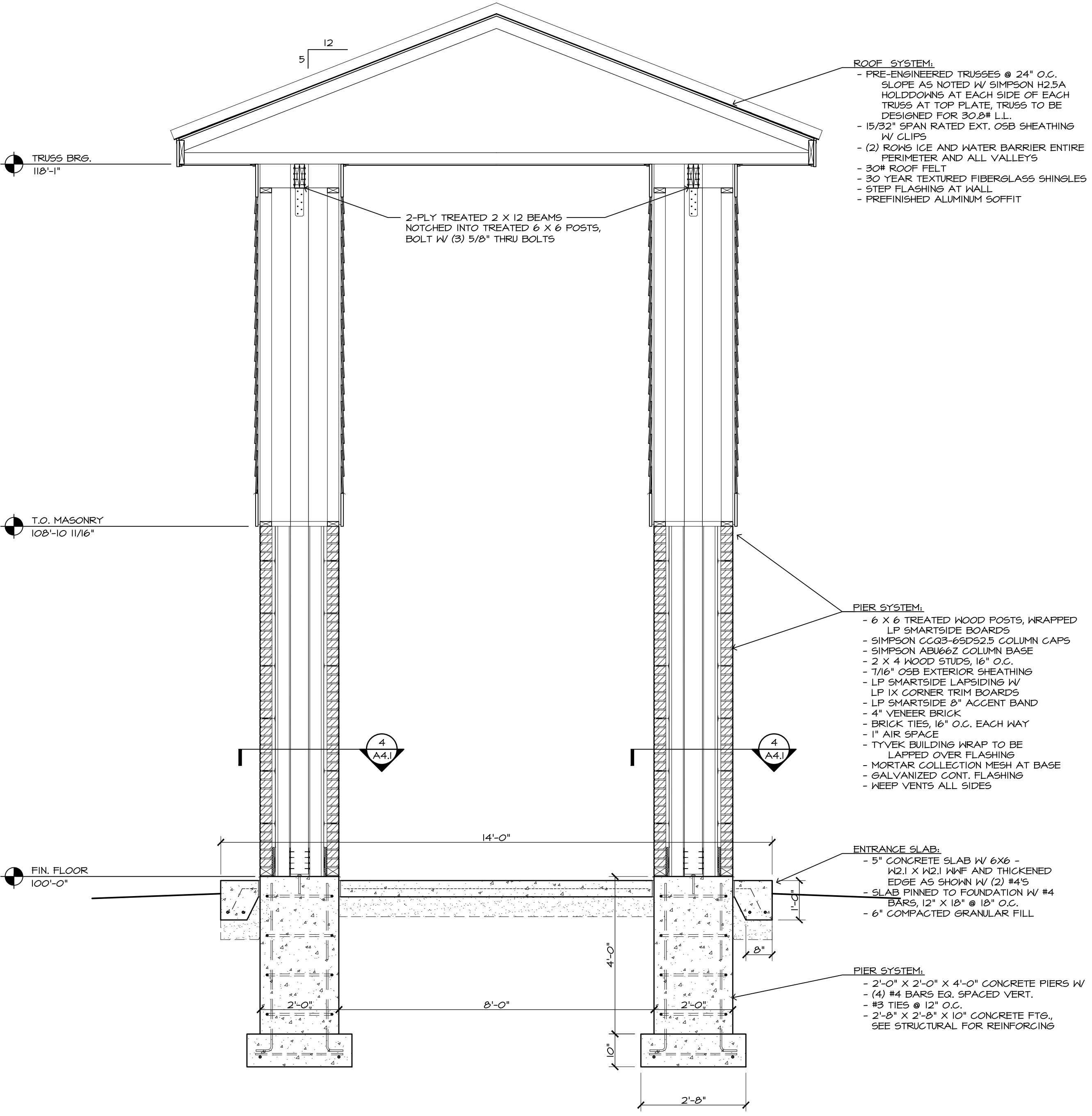
6  
A4.1  
FIRE EXTINGUISHER  
PLAN  
3/4" = 1'-0"



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



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



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 30.2# 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

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  - LP SMARTSIDE BOARDS
  - SIMPSON CGC3-65DS25 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

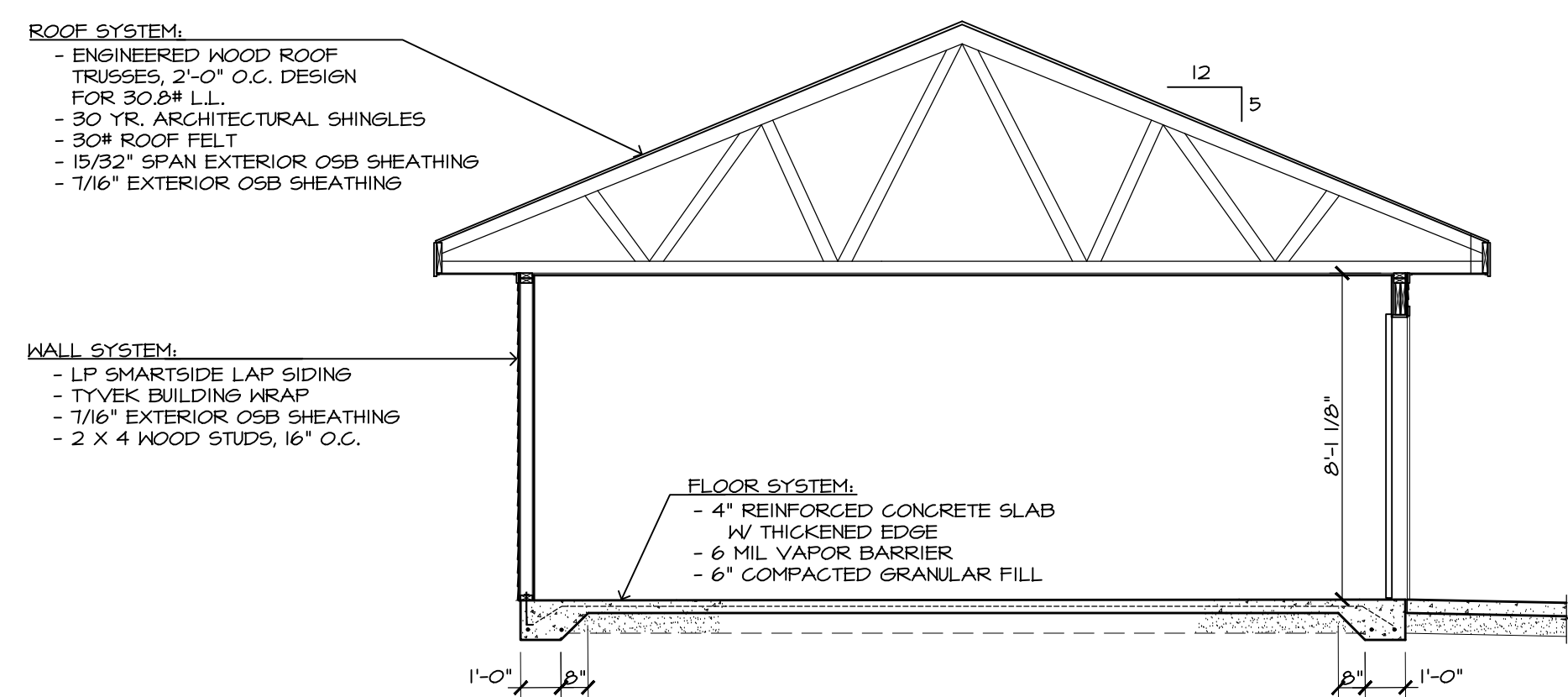
- PIER SYSTEM:**
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  - LP SMARTSIDE BOARDS
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  - SIMPSON ABU66Z COLUMN BASE
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  - 1" AIR SPACE
  - TYVEK BUILDING WRAP TO BE LAPPED OVER FLASHING
  - MORTAR COLLECTION MESH AT BASE
  - GALVANIZED CONT. FLASHING
  - KEEP VENTS ALL SIDES

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

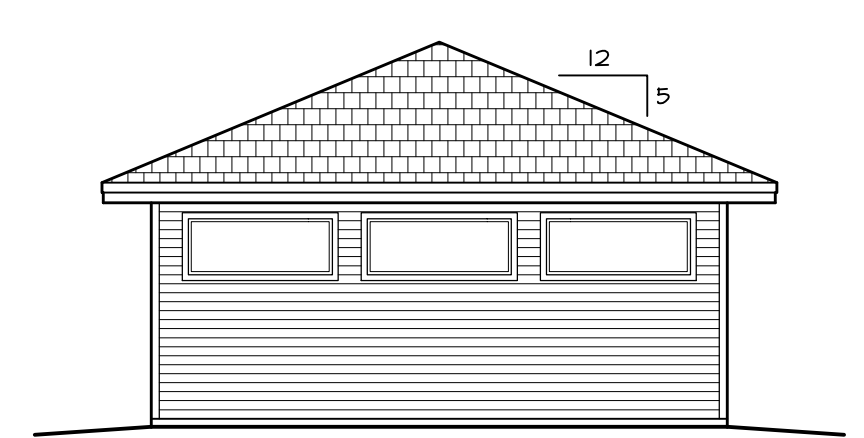
- ENTRANCE SLAB:**
- 5" CONCRETE SLAB W/ 6X6 - #2.1 X #2.1 WWF AND THICKENED EDGE AS SHOWN W/ (2) #4S
  - SLAB FINED TO FOUNDATION W/ #4 BARS, 12" X 18" @ 18" O.C.
  - 6" COMPACTED GRANULAR FILL

- 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

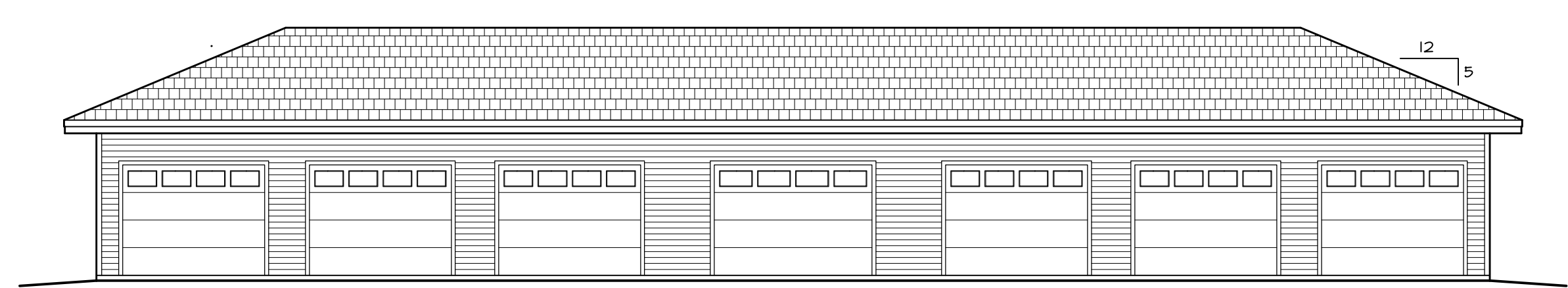
- PIER SYSTEM:**
- 2'-0" X 2'-0" X 4'-0" CONCRETE PIERS W/ (4) #4 BARS EQ. SPACED VERT.
  - #3 TIES @ 12" O.C.
  - 2'-8" X 2'-8" X 10" CONCRETE FTG. SEE STRUCTURAL FOR REINFORCING



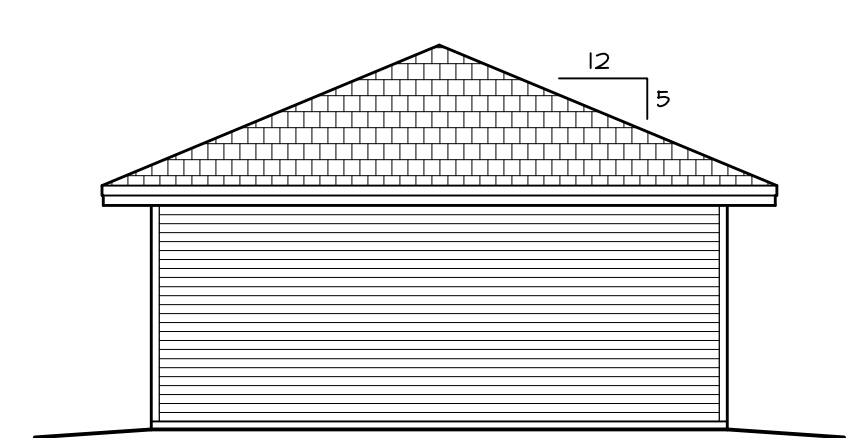
7 BUILDING SECTION  
1/4" = 1'-0"



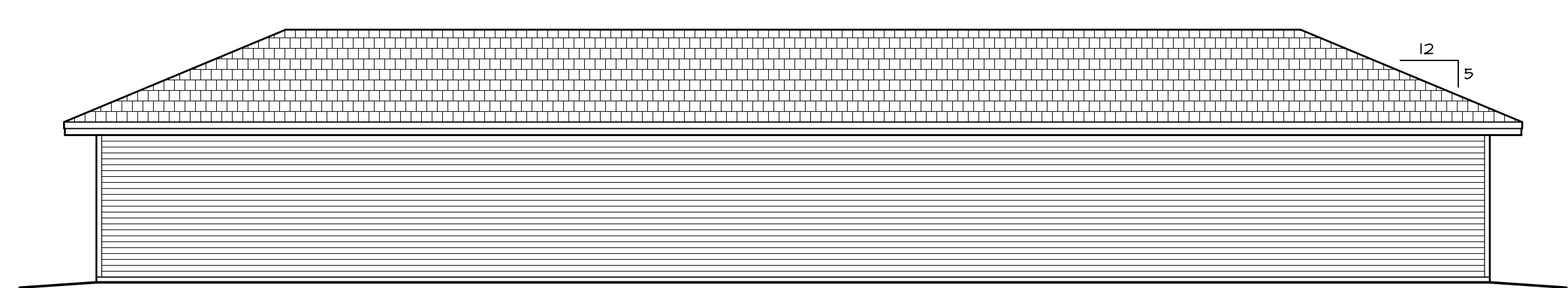
5 SOUTH ELEVATION  
1/8" = 1'-0"



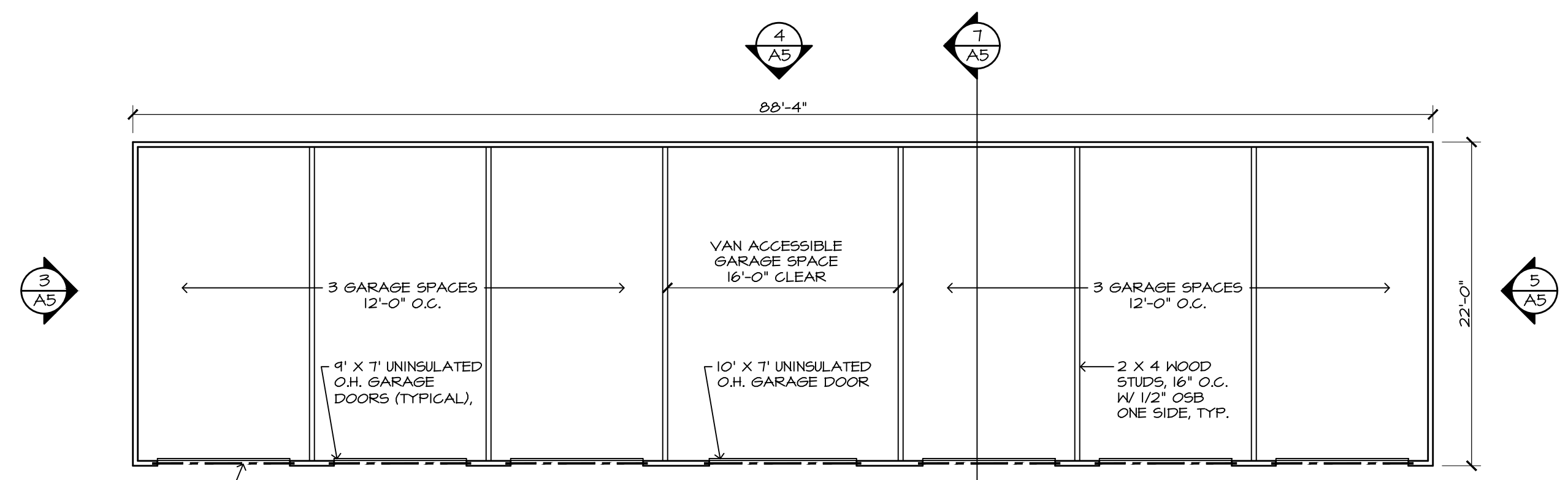
6 WEST ELEVATION  
1/8" = 1'-0"



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

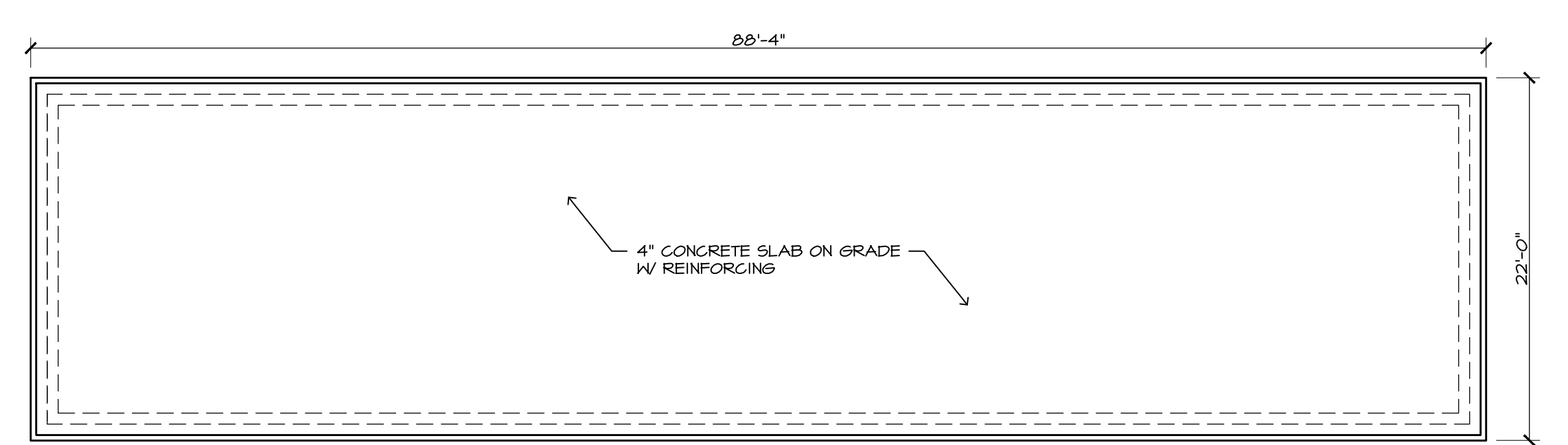


4 EAST ELEVATION  
1/8" = 1'-0"

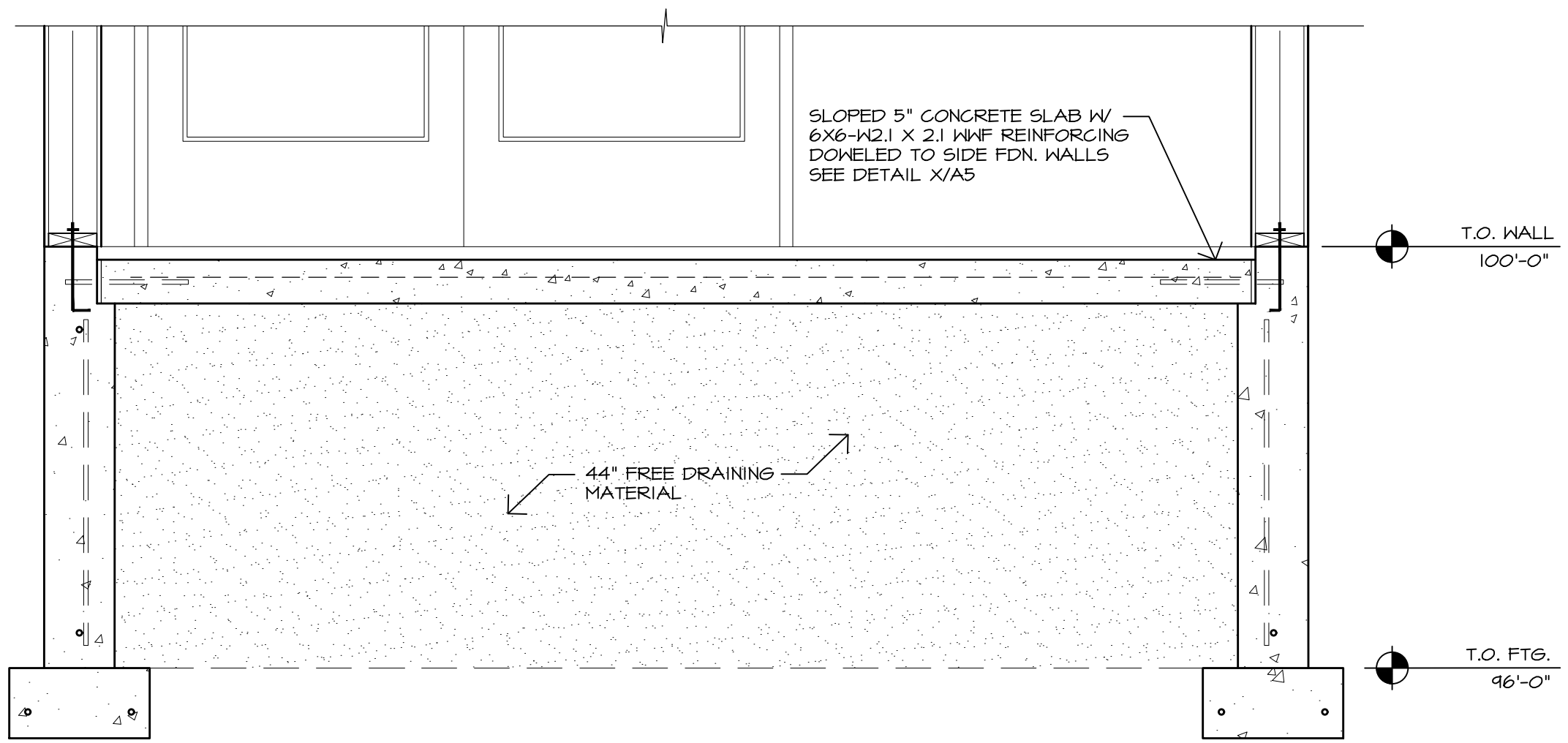


2 FLOOR PLAN  
1/8" = 1'-0"

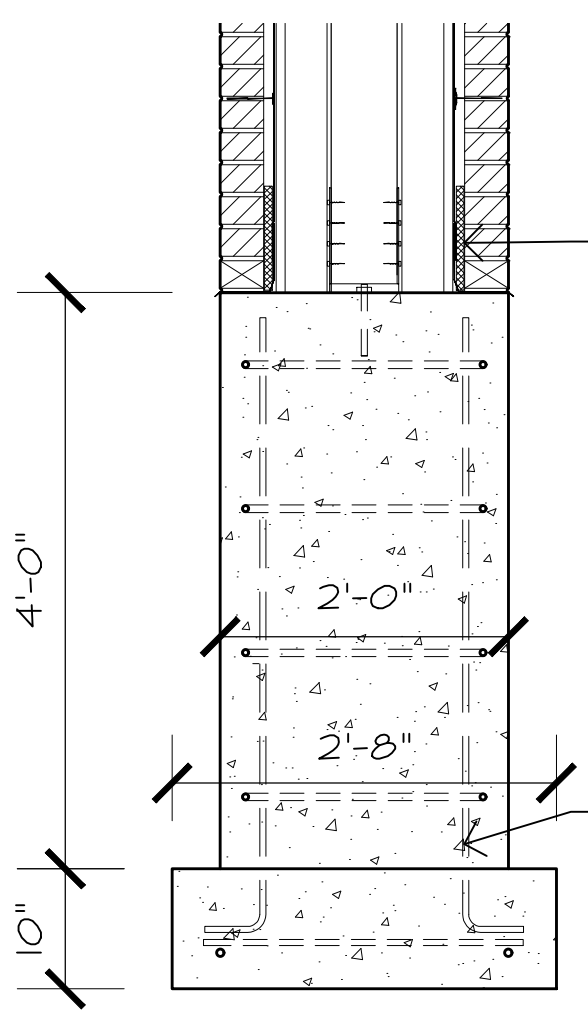
HEADERS: (TYP. ALL)  
- 2-FLY 1 3/4" X 4 1/4" LVL's  
- (2) JACK STUDS  
- (2) KING STUDS



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



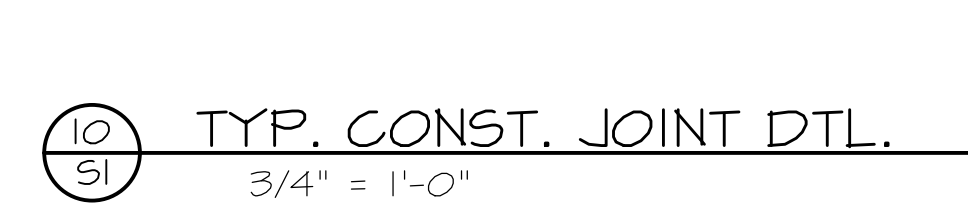
6 TYP. STOOP SECTION  
3/4" = 1'-0"



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

- COLUMN CONST.**
- 6 x 6 TREATED WOOD POSTS, WRAPPED LP SMARTSIDE BOARDS
  - SIMPSON CG08-660933 COLUMN CAPS
  - SIMPSON AB06Z COLUMN BASE
  - 2 x 4 WOOD STUDS, 16" O.C.
  - 1/8" 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
- PIER CONST.**
- 24" X 24" CONC. PIER W/ (4) #4 BARS, EQ. SPACED VERT.
  - #3 TIES @ 12" O.C. HORIZ.
  - 32" X 32" X 10" CONC. FTG. W/ (2) #4 BARS EACH WAY

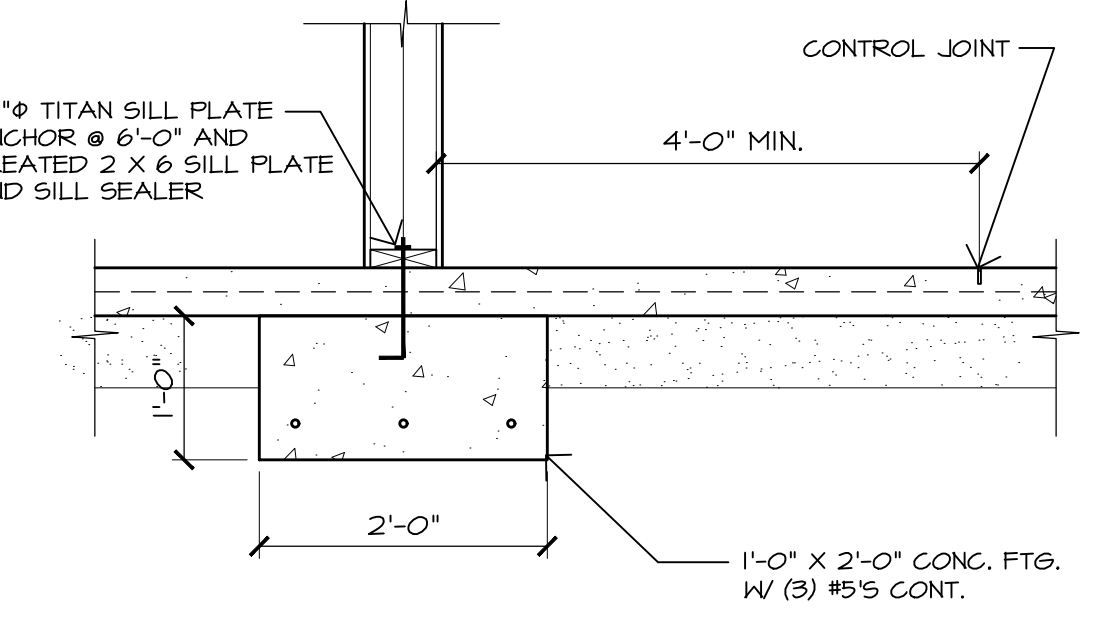
9 TYP. SLAB ON GRADE  
3/4" = 1'-0"



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



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



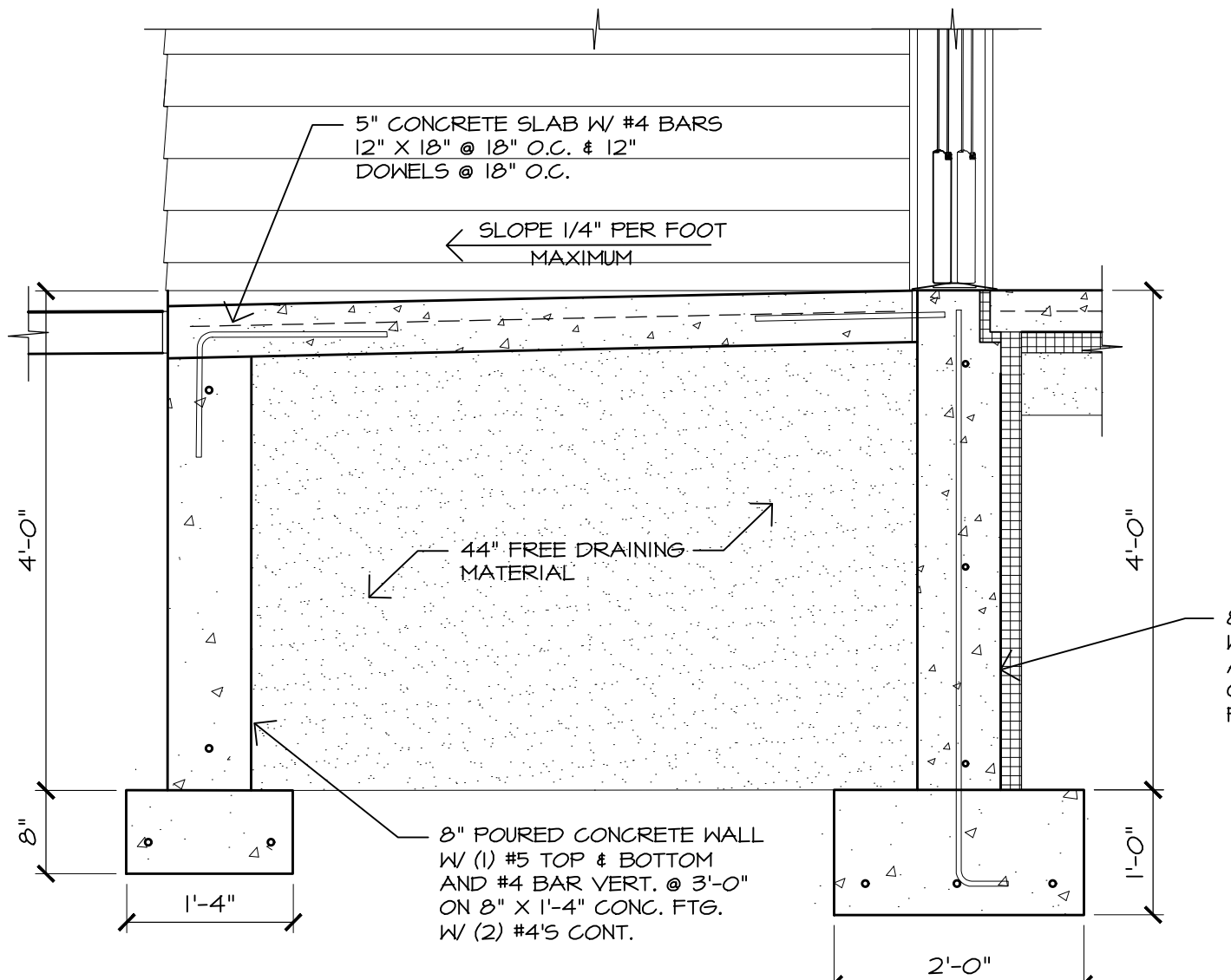
8 BEARING WALL DETAIL  
3/4" = 1'-0"

**FOUNDATION KEYED NOTES:**

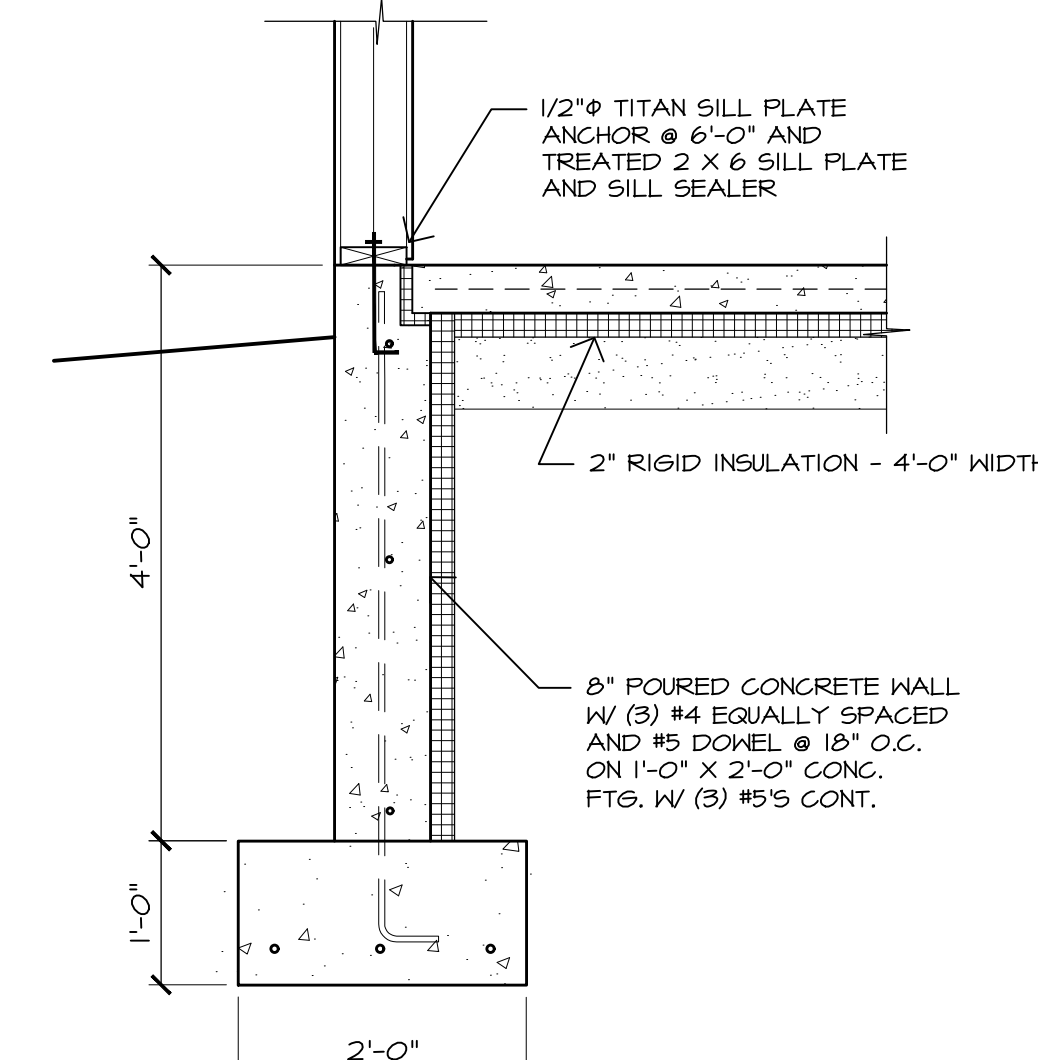
- (S1) 4" THICK CONC. SLAB ON GRADE WITH 6X6-W2.1 X W2.1 WWF, 10 MIL POLY VAPOR BARRIER UNDER SLAB, LAP AND TAPE ALL JOINTS, 6" MIN COMPACTED GRANULAR BASE.
- (S2) TYPICAL SLAB CONTROL JOINT MAX SPACING 15'-0", REFER TO 11/S1.
- (S3) TYPICAL SLAB CONSTRUCTION JOINT (WHERE APPLICABLE) REFER TO 10/S1.

**CONSTRUCTION GENERAL NOTES**

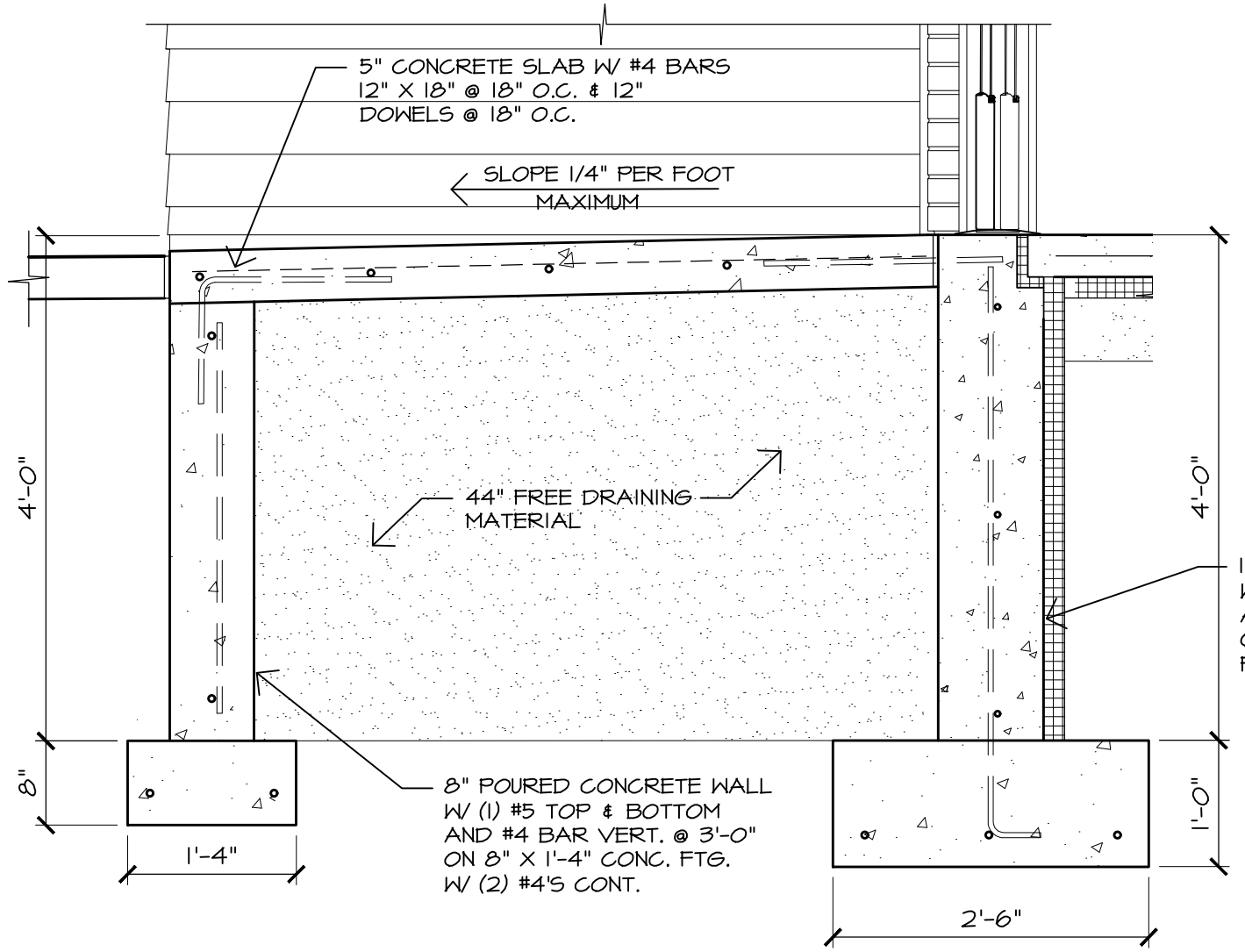
- FIELD VERIFY ALL EXISTING CONDITIONS. ANY EXISTING CONDITION THAT DOES NOT AGREE WITH THESE PLANS MUST BE BROUGHT TO THE ARCHITECTS ATTENTION FOR REVIEW. GENERAL CONTRACTOR SHALL
- OBSERVE ALL STATE AND LOCAL CODES
- ALL REBAR USED SHALL BE CLEAN AND FREE OF OIL, DIRT OR OTHER CONTAMINANTS THAT WILL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



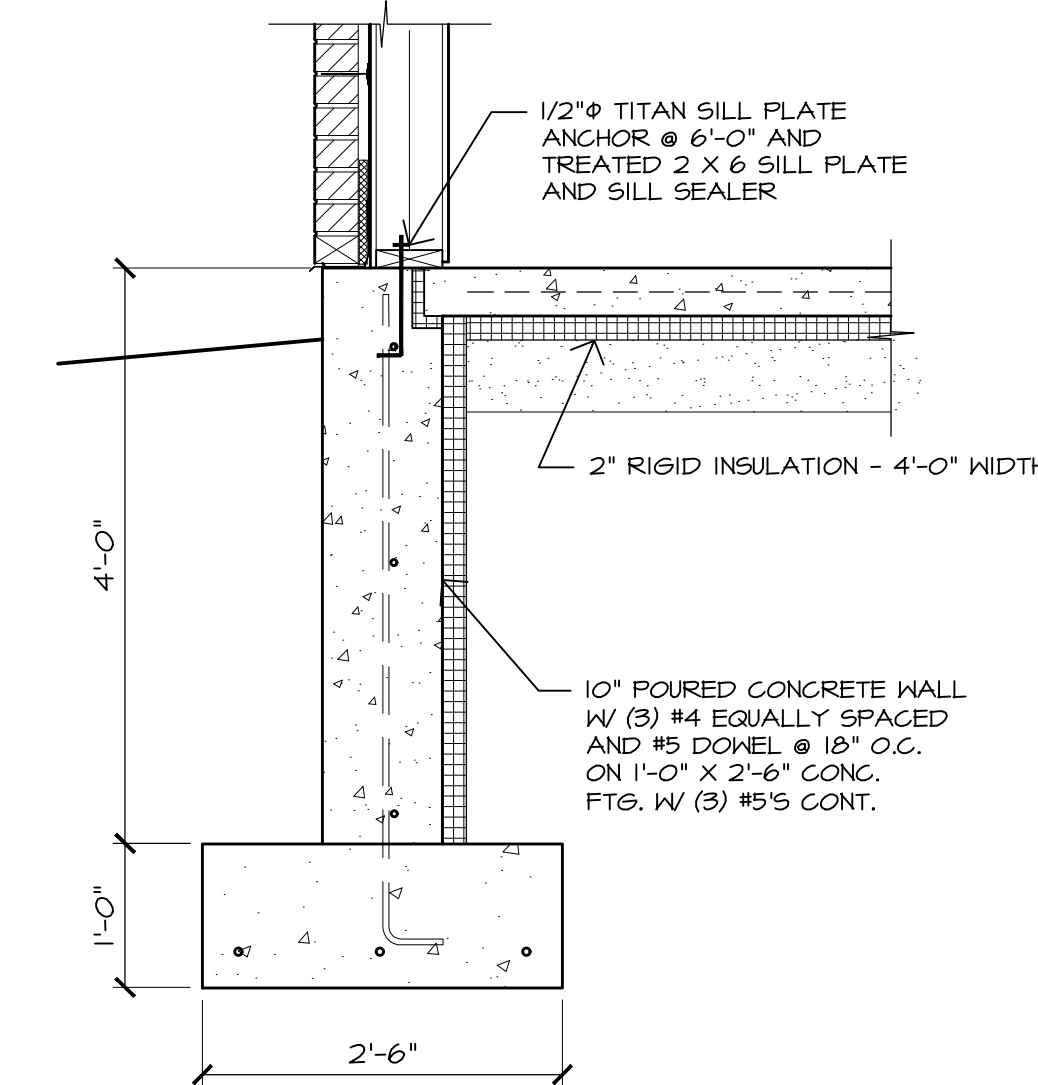
4 FOUNDATION DETAIL  
3/4" = 1'-0"



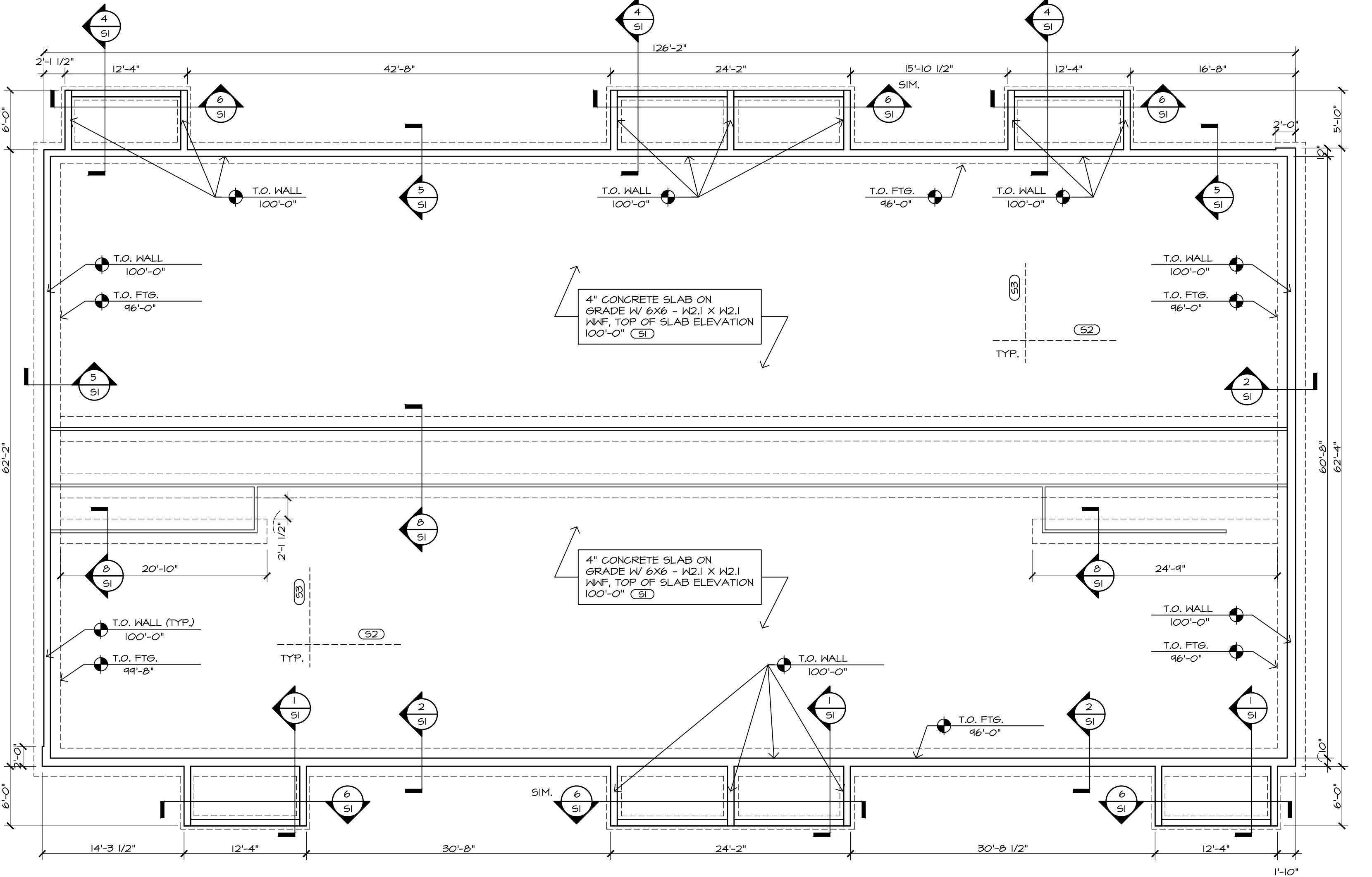
5 FOUNDATION DETAIL  
3/4" = 1'-0"



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



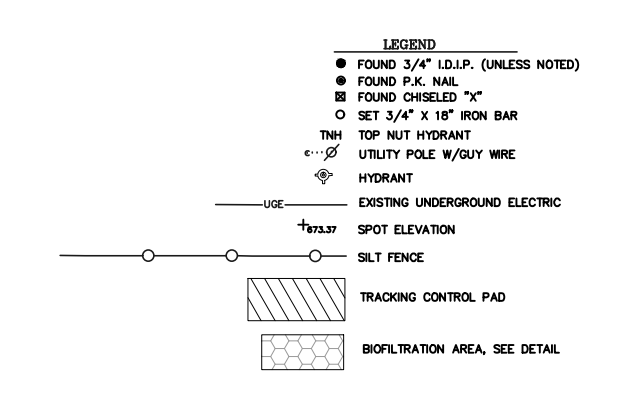
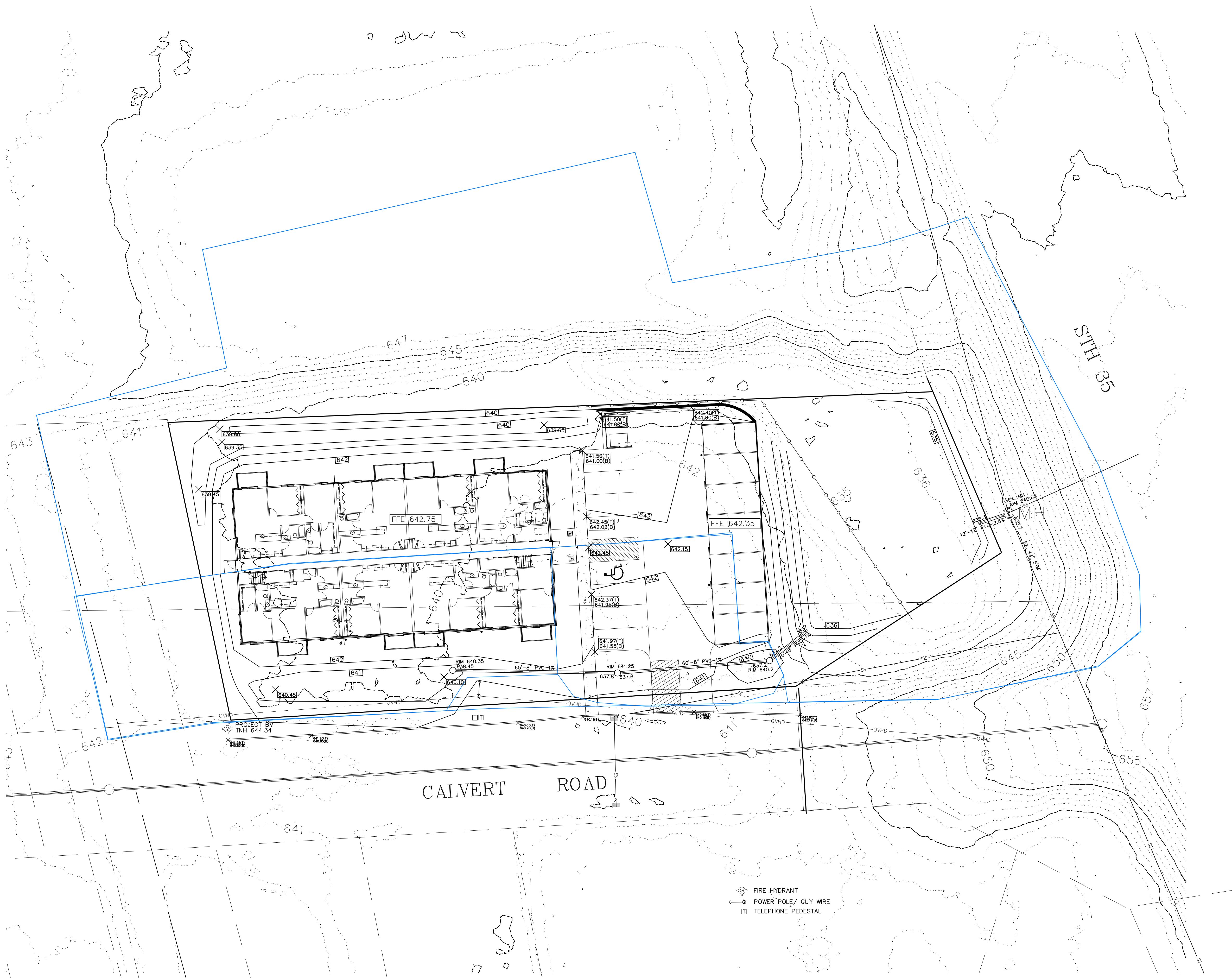
2 FOUNDATION DETAIL  
3/4" = 1'-0"



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







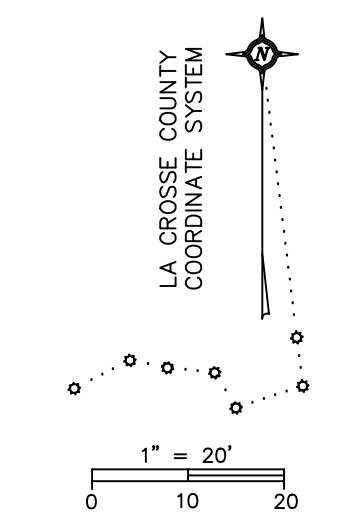
**GRADING NOTES**

- 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 improved 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 ANMA 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 inspections by local government that may be required.
- Contractor shall comply with the latest editions of CDEA Directives or any other agency having jurisdiction for excavation and trenching procedures. Contractor is responsible for complying with performance criteria as required by CDEA.
- 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: (800) 782-3433 FAX: (800) 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

PROJECT INFORMATION

PROPOSED BUILDING FOR:  
**NICOLAI APARTMENTS**  
3629 CALVERT RD. • LA CROSSE, WI 54601

PROFESSIONAL SEAL

SHEET DATES

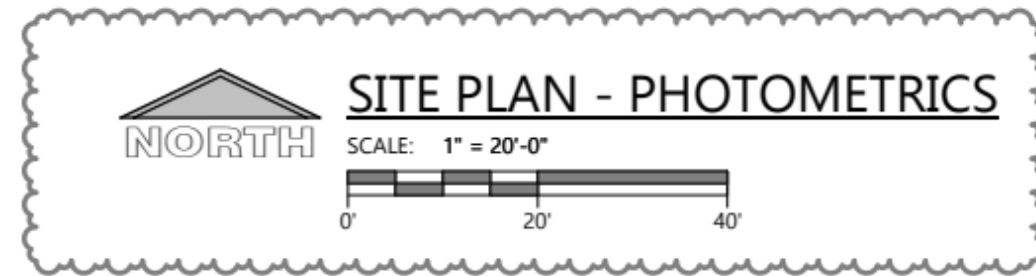
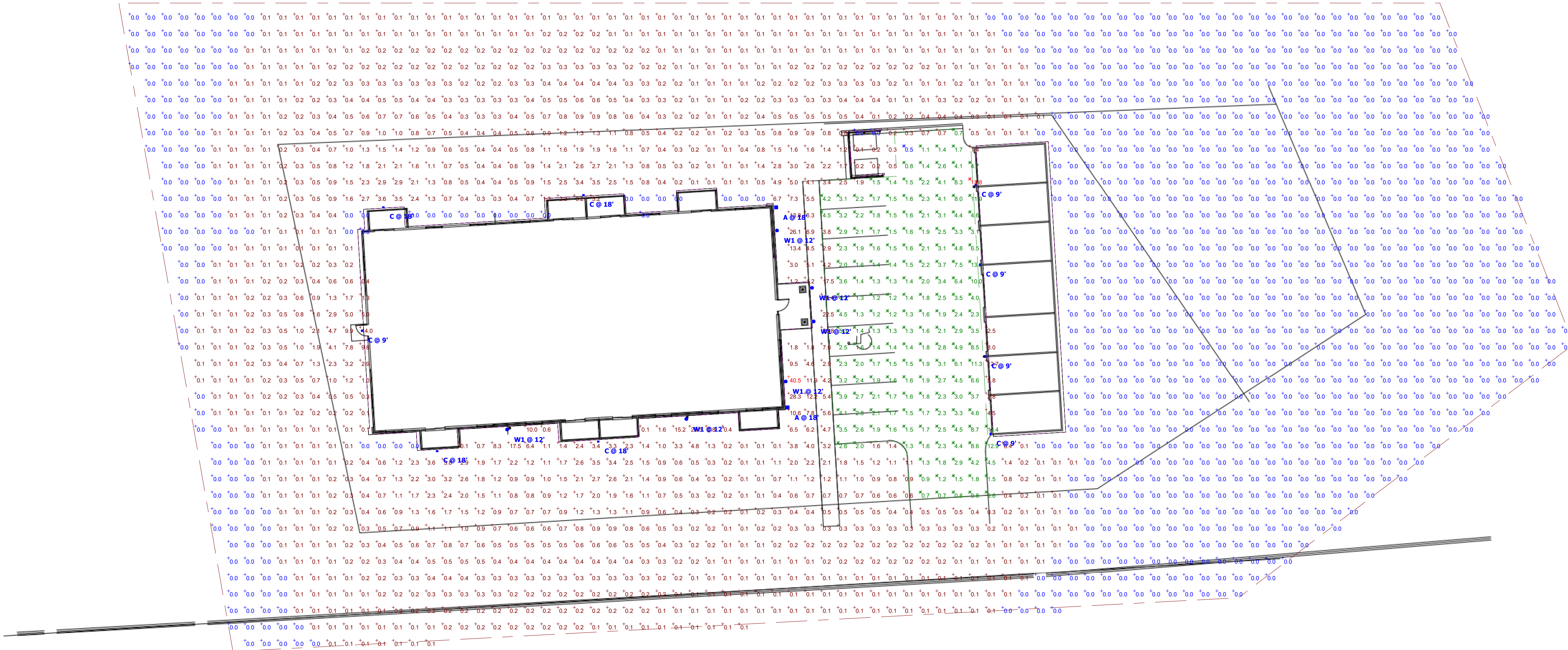
ISSUED FOR APPROVAL  
IFA MAR. 13, 2026  
AD1 MAR. 24, 2026

JOB NUMBER

260028400

SHEET NUMBER

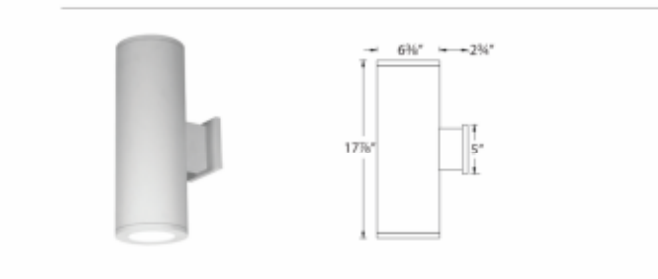
E1.0



Symbol	Label	QTY	Calling Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	W1	6	WAC-LT0-DS-W06-F30S-WT	SURFACE MOUNTED UP/DOWN LIGHT	LED	1	3043	0.9	34.80W
	A	2	RAB-WP1FA29	EXTERIOR WALLPACK	LED	1	5052	0.3	68.54
	C	9	RAB-WP2FA60	EXTERIOR WALLPACK	LED	1	4209	0.9	28.83W

Description	Symbol	Avg	Min	Max/Min	Avg/Min	Max
Calc Zone #2	+	0.7 fc	0.0 fc	N/A	N/A	40.5 fc
Parking	X	3.0 fc	0.5 fc	27.6:1	6.0:1	13.8 fc

TUBE ARCHITECTURAL DS-WE06  
6" Extended Single LED Wall Mount



WAC LIGHTING

Fixture Type: **W1**  
Catalog Number: **DS-WE06-F30S-WT**  
Project: **NICOLAI**  
Location: **LA CROSSE, WI**

**PRODUCT DESCRIPTION:**  
The latest energy efficient LED technology in an appealing cylindrical profile delivers accent and wash wall lighting. Comes in various light distribution and beam angle options.

**FEATURES:**  
• Single light extended body high performance exterior rated LED wall mount  
• Fixture can install upside down to alter light distribution  
• Solid aluminum construction  
• 5 year warranty

**ORDERING NUMBER**

Diameter	Watt	Beam	Beam Angle	Color Temp	CR	LM	LM/ft	LM/ft²	LM/ft³	Light Distribution	Finish
DS-WE06	275	2700K	90	2620	8842	81					BK Black WT White BR Bronze GH Graphite
	305	3000K	90	2925	10943	84					
	355	3500K	90	3335	12632	101					
	405	4000K	90	3845	24490	103					
DS-WE06M	275	2700K	90	2620	7992	80					BK Black WT White BR Bronze GH Graphite
	305	3000K	90	2920	9989	86					
	355	3500K	90	3320	12024	100					
	405	4000K	90	3820	15088	103					
DS-WE06ZEM	275	2700K	90	2620	3481	81					BK Black WT White BR Bronze GH Graphite
	305	3000K	90	2920	5634	84					
	355	3500K	90	3440	7917	104					
	405	4000K	90	3875	7985	103					

**DS-WE06** - \*EM fixture provided with integral emergency battery back up. Provides at least 90 minutes of SW illumination during emergency operation. Emergency use button and indicator light located in fixture mounting arm.  
\*Reference output above 35W output. Multiply by 0.7 to determine output for 22W combinations.

wacighting.com  
Phone 800.526.2888 Fax 800.526.2885

Headquarters/Eastern Distribution Center  
44 Harbor Park Drive  
Port Washington, NY 11050

Central Distribution Center  
1600 Distribution Ct.  
Lima Springs, CA 91760

Western Distribution Center  
1750 Archibald Avenue  
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. ©2017 2019

WP1FA29 RAB

Color: Bronze Weight: 6.6 lbs

Project: Nicolai Type: C  
Prepared By: MKR Date: 3/13/2026

Driver Info	LED Info
Type: Constant Current	Watts: 29W
120V: 0.24A	Color Temp: 3000/4000/5000K
208V: 0.14A	Color Accuracy: 83/84/82 CRI
240V: 0.12A	L70: 100,000 Hours
277V: 0.11A	Lifespan: 4,009,421/64,283 lm
Input Watts: 29.7/29.2/29.7W	Efficacy: 135.3/146.1/145.6 lm/W

**Technical Specifications**

**Field Adjustability**  
Field Adjustable: Color temperature selectable by 3000K, 4000K and 5000K.

**Compliance**  
UL Listed: Suitable for wet locations.

**ESNA LM-79 & LM-80 Testing**  
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with ESNA LM-79 and LM-80.

**IP Rating**  
Ingress protection rating of IP65 for dust and water.

**Performance**  
100,000-Hour LED lifespan based on E83m-80 results and TM-21 calculations.

**Wattage Equivalency**  
Equivalent to 120W Metal Halide.

**LED Characteristics**  
LEDs: Long life, high efficiency, surface mount LEDs.

**Electrical**  
Driver: Constant Current, Class 1, 120-277V, 50/60Hz, 120V: 0.24A, 208V: 0.14A, 240V: 0.12A, 277V: 0.11A.

**Dimming Driver**  
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dimm down to 10%.

**THD**  
12.2% at 120V, 1.3% at 277V.

**Power Factor**  
98.9% at 120V, 93% at 277V.

**Photo:**  
120-277V selectable photocell that can be turned on and off.

**Construction**  
Cold Weather Starting: The minimum starting temperature is -40°F (-40°C).

**Maximum Ambient Temperature**  
Suitable for use in up to 122°F (50°C).

**Housing**  
Die-cast aluminum.

**Lens**  
Tempered glass.

**Finish**  
Formulated for high durability and long-lasting color.

**Green Technology**  
Mercury and UV free. RoHS compliant components.

**Installation**  
Mounting: Wall mount.

**Other**  
5-Year Limited Warranty: The RAB 5-year limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

WP2FA60 RAB

Color: Bronze Weight: 7.5 lbs

Project: Nicolai Type: A  
Prepared By: MKR Date: 03/13/2026

Driver Info	LED Info
Type: Constant Current	Watts: 60W
120V: 0.51A	Color Temp: 3000/4000/5000K
208V: 0.30A	Color Accuracy: 81/84/82 CRI
240V: 0.27A	L70: 100,000 Hours
277V: 0.23A	Lifespan: 8,762,914/69,990 lm
Input Watts: 62.7/60.6/62.9W	Efficacy: 139.1/150.8/142.9 lm/W

**Technical Specifications**

**Field Adjustability**  
Field Adjustable: Color temperature selectable by 3000K, 4000K and 5000K.

**Compliance**  
UL Listed: Suitable for wet locations.

**ESNA LM-79 & LM-80 Testing**  
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with ESNA LM-79 and LM-80.

**IP Rating**  
Ingress protection rating of IP65 for dust and water.

**Performance**  
100,000-Hour LED lifespan based on E83m-80 results and TM-21 calculations.

**Wattage Equivalency**  
Equivalent to 250W Metal Halide.

**LED Characteristics**  
LEDs: Long life, high efficiency, surface mount LEDs.

**Electrical**  
Driver: Constant Current, Class 1, 120-277V, 50/60Hz, 120V: 0.51A, 208V: 0.30A, 240V: 0.27A, 277V: 0.23A.

**Dimming Driver**  
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dimm down to 10%.

**THD**  
9.87% at 120V, 14.06% at 277V.

**Power Factor**  
99% at 120V, 93.7% at 277V.

**Photo:**  
120-277V selectable photocell that can be turned on and off.

**Construction**  
Cold Weather Starting: The minimum starting temperature is -40°F (-40°C).

**Maximum Ambient Temperature**  
Suitable for use in up to 122°F (50°C).

**Housing**  
Die-cast aluminum.

**Lens**  
Tempered glass.

**Finish**  
Formulated for high durability and long-lasting color.

**Green Technology**  
Mercury and UV free. RoHS compliant components.

**Installation**  
Mounting: Wall mount.

**Other**  
5-Year Limited Warranty: The RAB 5-year limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.