

# RESIDENTIAL BUILD-OUT & NEW GARAGE

## for JOSEPH & TRACY ENDRIZZI

### 1513 MARKET STREET

### LA CROSSE, WISCONSIN 54601

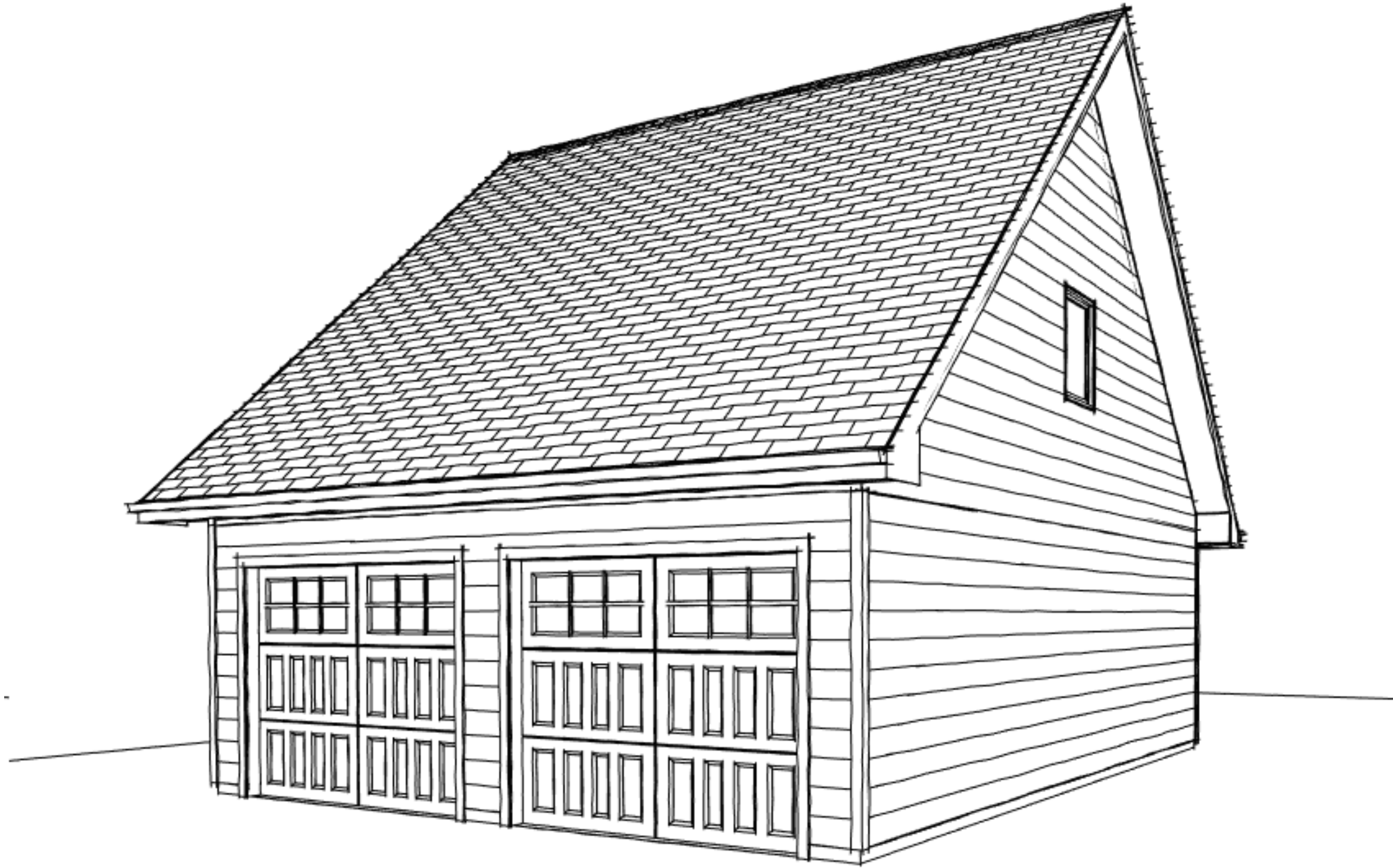


PROJECT LOCATION

1 LOCATION PLAN  
A1 NTS



PROPERTY  
LINE



2 3D VIEW FROM ALLEY  
A1 NTS

INDEX OF DRAWINGS

DRAWINGS INDEX / CODE SUMMARY / 3D VIEW	A1
ARCHITECTURAL SITE PLAN	A2
RESIDENTIAL BUILD-OUT PLAN	A3
GARAGE - FOUNDATION / FLOOR / FRAMING PLANS	A4
GARAGE - BUILDING SECTIONS & ELEVATIONS	A5
GARAGE - WALL SECTIONS	A6
GARAGE - STAIR SECTION	A7

**CODE SUMMARY**

APPLICABLE CODES - RESIDENTIAL UNIT  
 • WISCONSIN UNIFORM DWELLING CODE (UDC)

PROJECT DESCRIPTION  
 RESIDENTIAL BUILD-OUT IN SECOND FLOOR SHELL SPACE AND A NEW WOOD FRAMED 2 CAR GARAGE W/ ATTIC STORAGE FOR RESIDENCE.

BUILDING HEIGHT AND AREA  
 SIZE - RESIDENTIAL BUILD-OUT: 2,450 SF  
 HEIGHT ABOVE GRADE- GARAGE: 24'1.5 STORY AS DESIGNED  
 SIZE - GARAGE: 702 SF

CONSTRUCTION TYPE  
 CONSTRUCTION TYPE: WOOD FRAMED, SLAB ON GRADE WITH FROST WALLS.

FIRE SPRINKLER  
 NOT REQUIRED

**GENERAL NOTES:**

1. ELECTRICAL HVAC, PLUMBING AND CIVIL/SITE WORK IS DESIGNED BY OTHERS.
2. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.
3. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/ DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
4. ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.
5. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF CONSTRUCTION WASTE.
6. SAFETY IS THE FULL RESPONSIBILITY OF EACH CONTRACTOR AND SUPPLIER.
7. EACH CONTRACTOR TO PROVIDE PENETRATIONS, SLEEVES, BOX-OUTS, ETC. FOR THEIR WORK.
8. ALL CONTRACTORS SHALL PROTECT ADJACENT WORK FROM DAMAGE.
9. EACH CONTRACTOR IS RESPONSIBLE FOR THEIR OWN CUTTING AND PATCHING.
10. EACH CONTRACTOR IS RESPONSIBLE TO PROVIDE THEIR OWN EQUIPMENT NECESSARY TO PERFORM THE WORK.

3/7/2025

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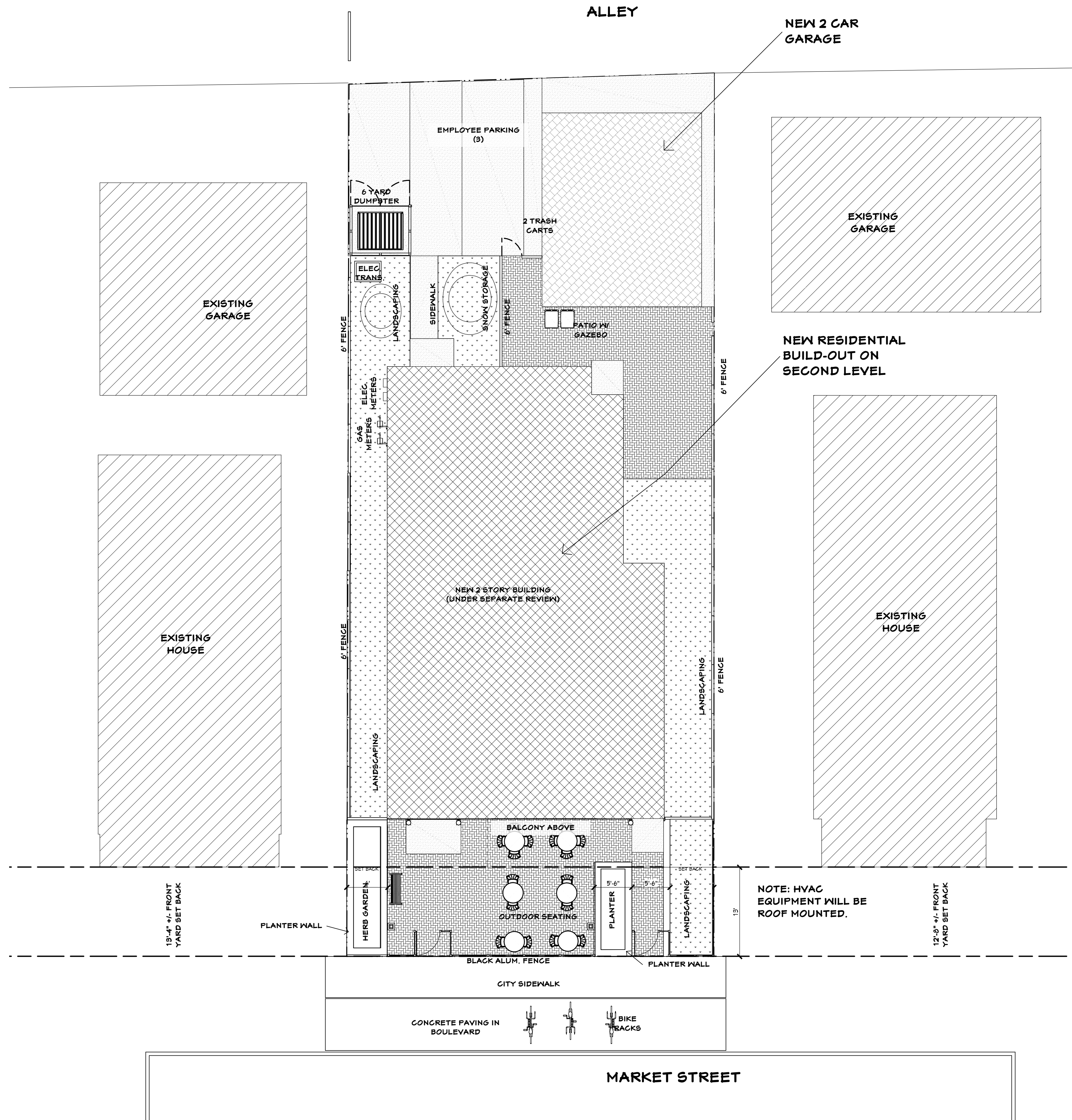
SCALE @ 24" X 36"

DATE: 3/7/2025

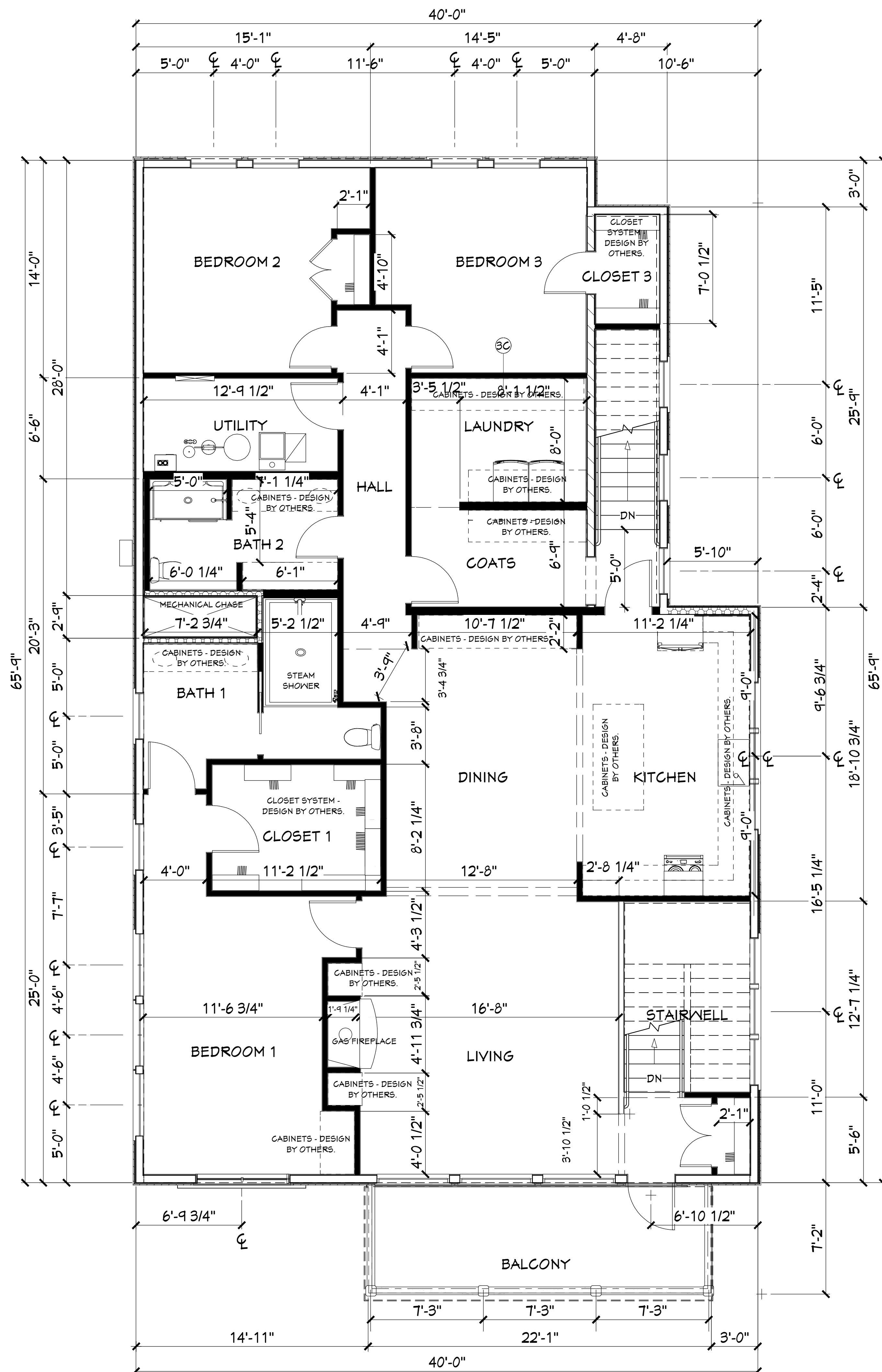
SHEET

**A1**

**CITY REVIEW**



1 ARCHITECTURAL SITE PLAN  
 A2 1/8" = 1'-0"  
 NORTH



1 SECOND FLOOR PLAN - RESIDENTIAL BUILD-OUT  
 A3 1/4" = 1'-0" NORTH

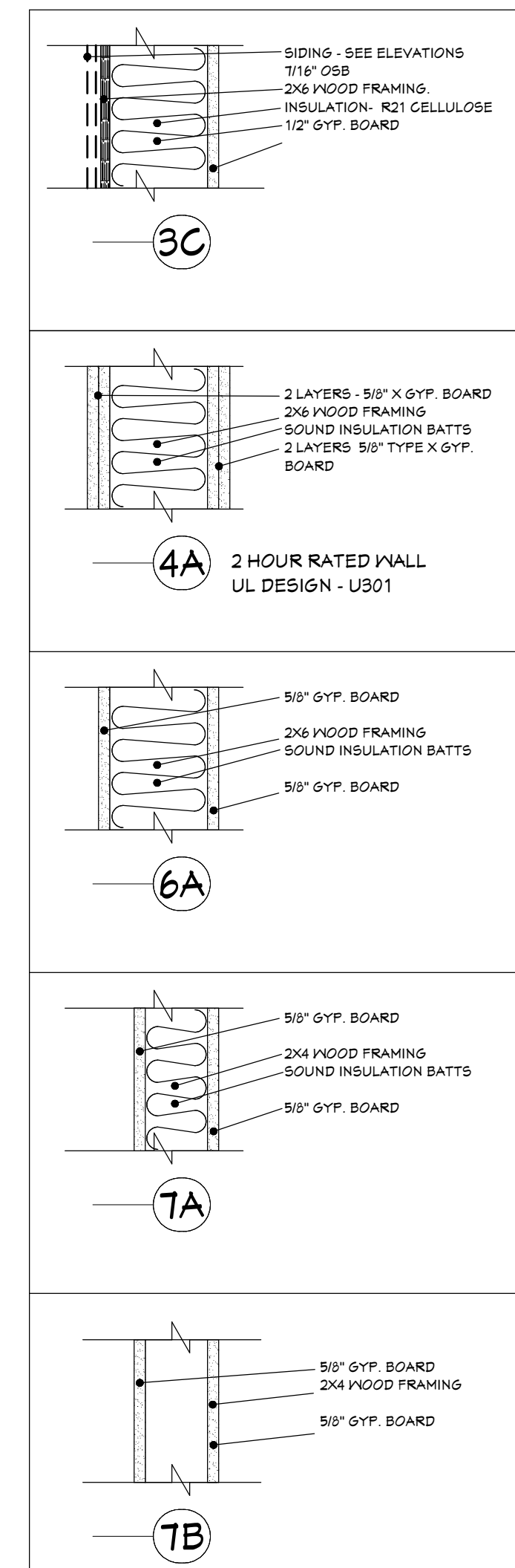
NOTE: SEE ALSO NEW BAKERY / SANDWICH SHOP & BUILDING SHELL DRAWINGS FOR ADDITIONAL INFORMATION.

NOTE: SEE ALSO INTERIOR DESIGN DRAWINGS FOR FINISHES, FIXTURE AND OTHER INTERIOR FINISH DETAILS.

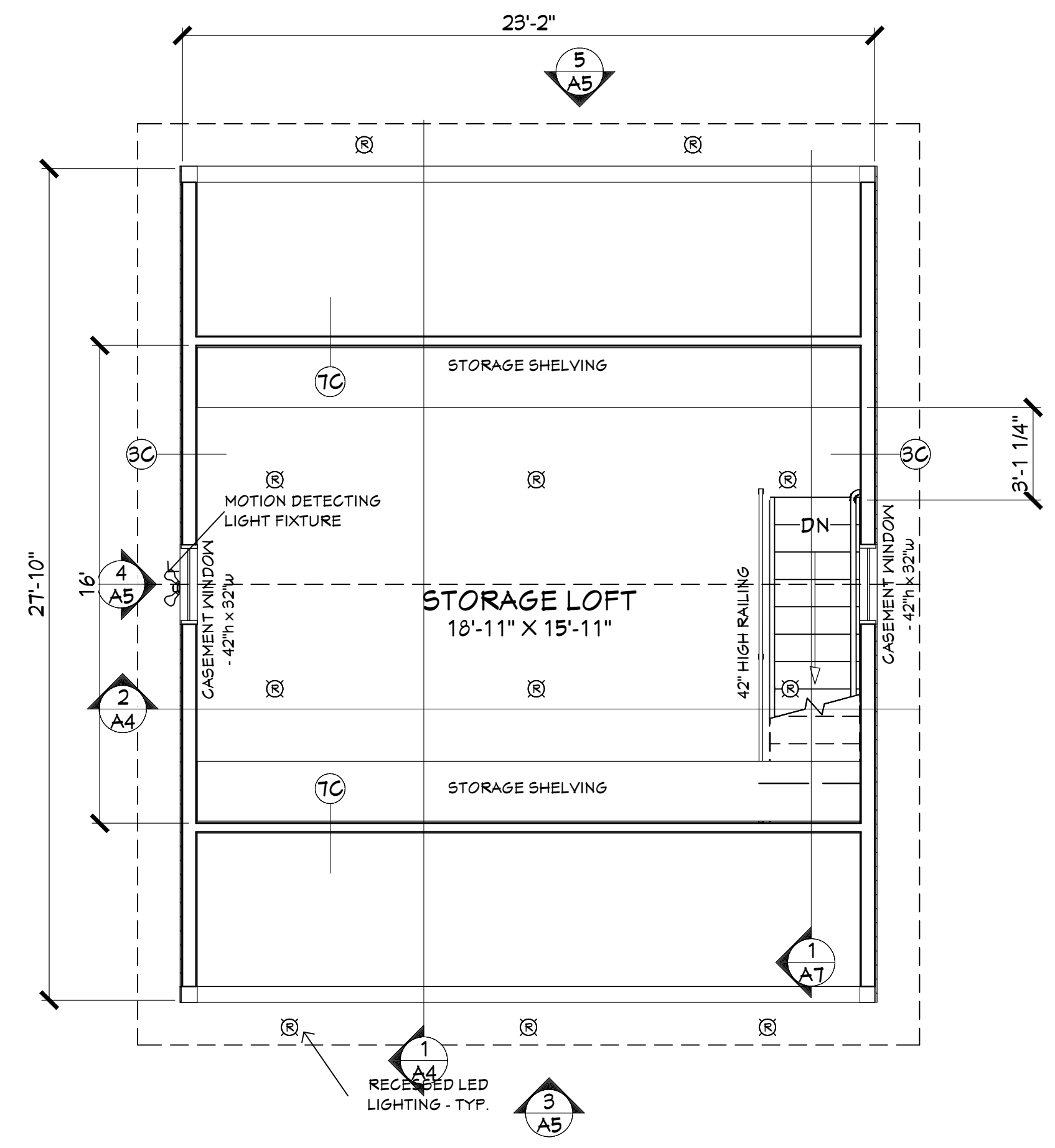
NOTE: ENTIRE FLOOR/FIRST FLOOR CEILING ASSEMBLY IS TO BE A 2 HOUR RATED ASSEMBLY.

NOTE: ENTIRE ROOF/SECOND FLOOR CEILING ASSEMBLY IS TO BE A 1 HOUR RATED ASSEMBLY.

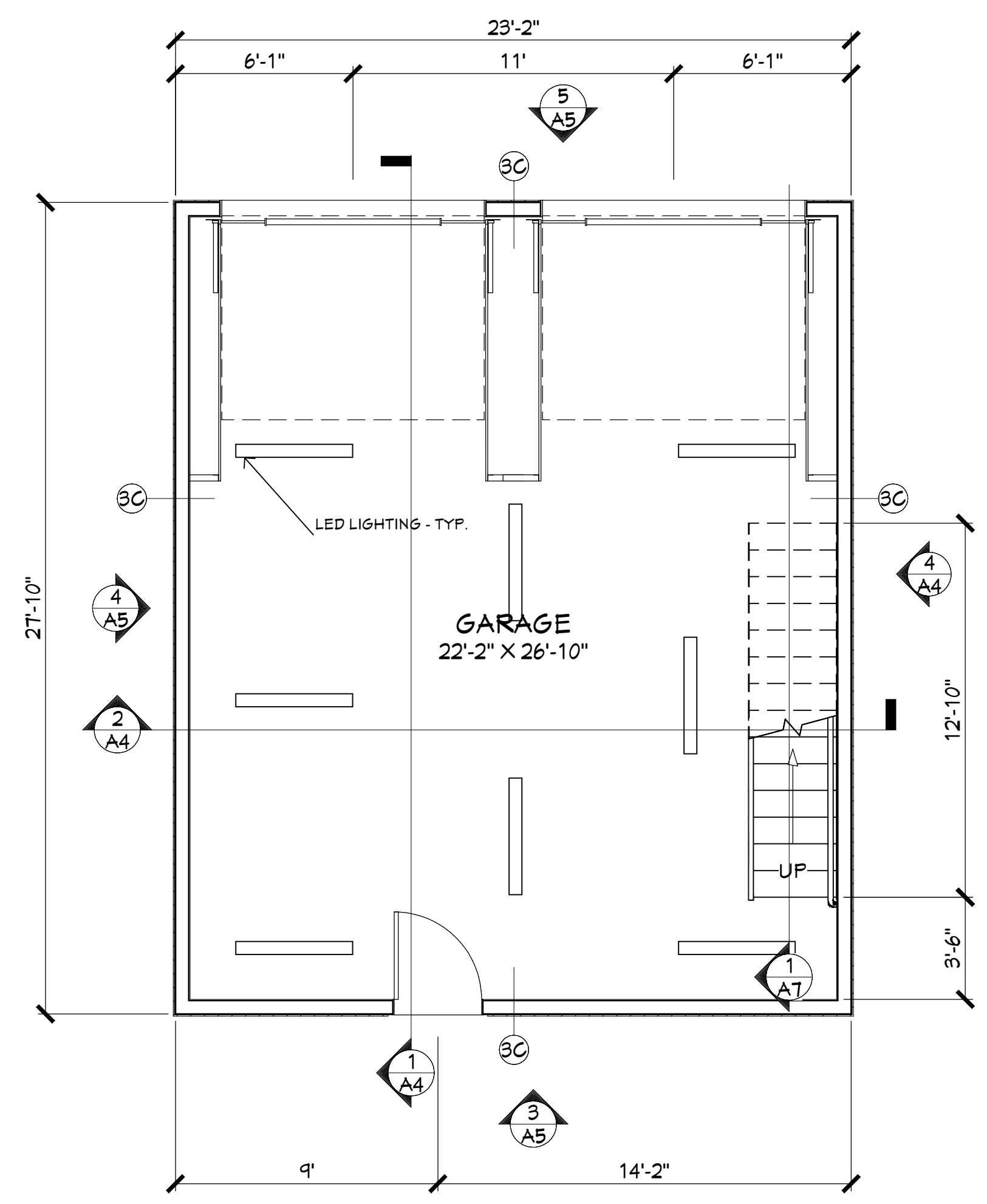
**WALL TYPE SCHEDULE**



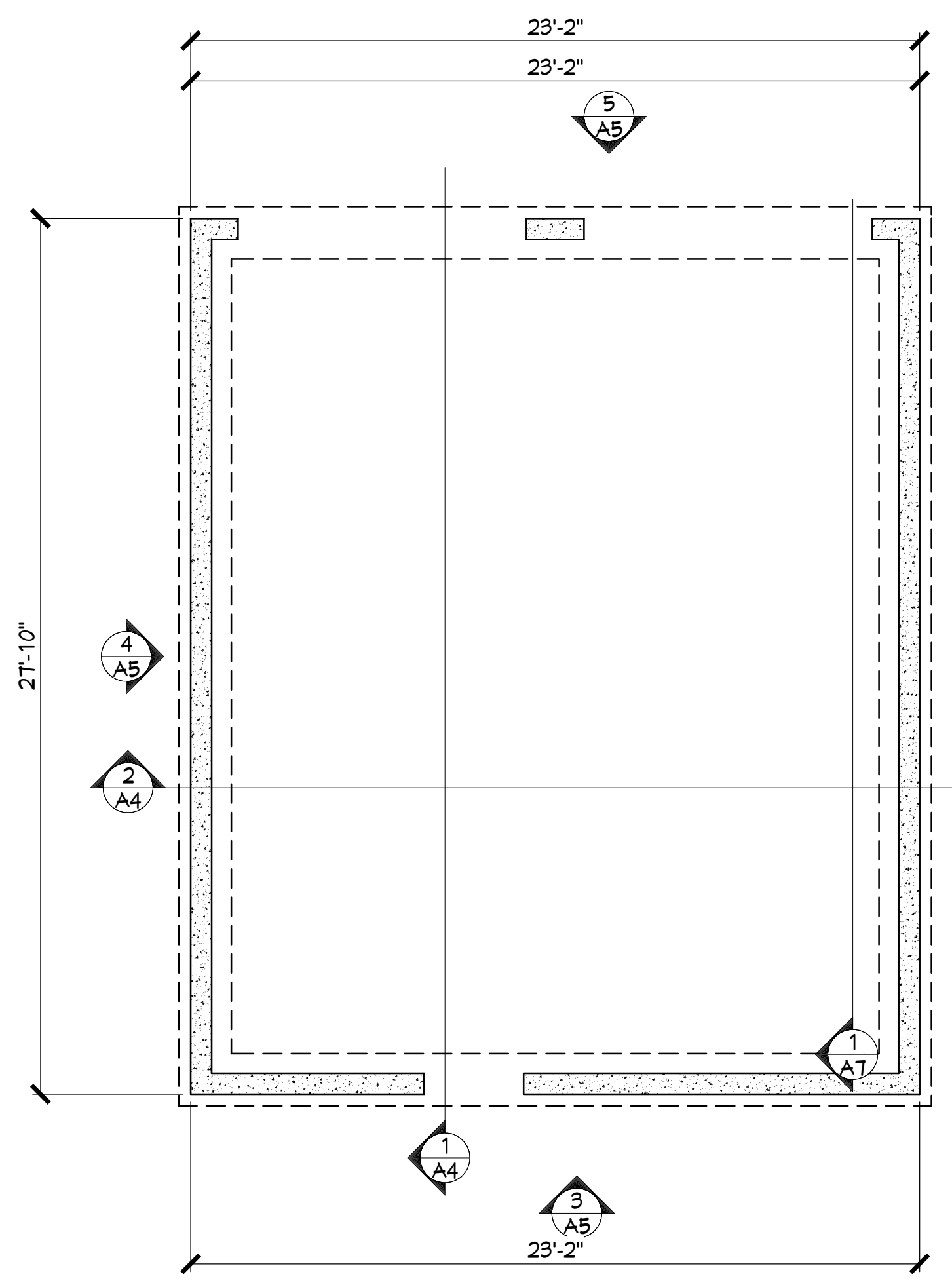
Door Schedule						
Mark	Finish	Material	Size	Type	Location	Notes
1	Prefinished	Hardwood	36"x80"	Swing	Bedroom 1, Bedroom 2, Bedroom 3, Closet 1, Coats, Kitchen, Utility, Bath 1	Lever Style Hardware
2	Prefinished	Hardwood	32"x80"	Swing	Bath 2, Bedroom 2, Bedroom 3, Closet 2	Lever Style Hardware
3	Prefinished	Hardwood	32"x80"	Pocket	Steam Shower / Toilet	Recessed Pull, Latch
4	Prefinished	Hardwood	(2) 24"x80"	Swing	Closet - Bedroom 2, Closet Front Stair	Lever Style Hardware



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



**2 FIRST FLOOR PLAN**  
 1/4" = 1'-0"

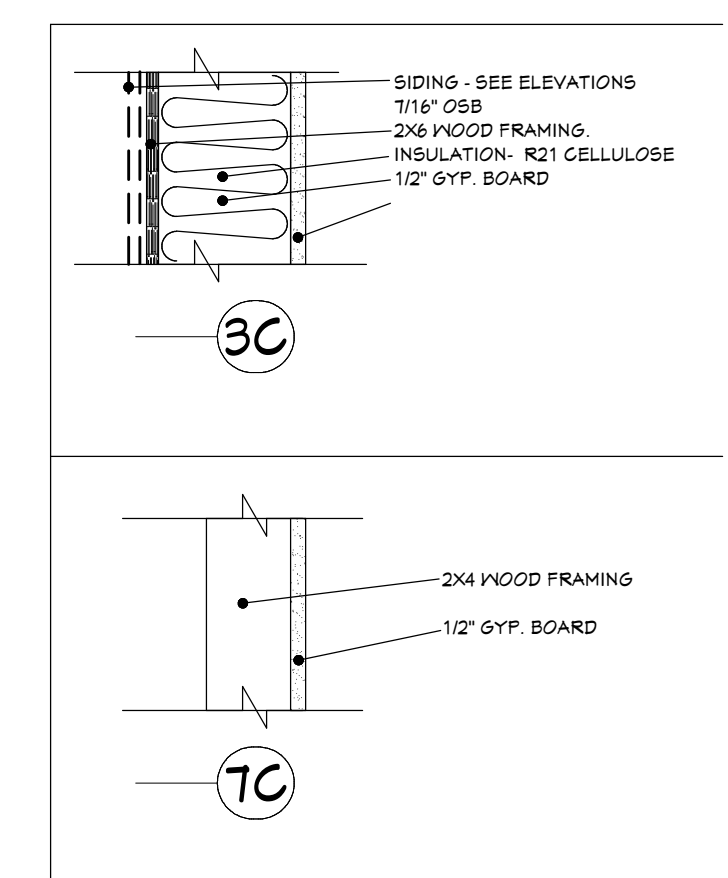


**1 FOUNDATION PLAN**  
 1/4" = 1'-0"

**DOOR SCHEDULE**

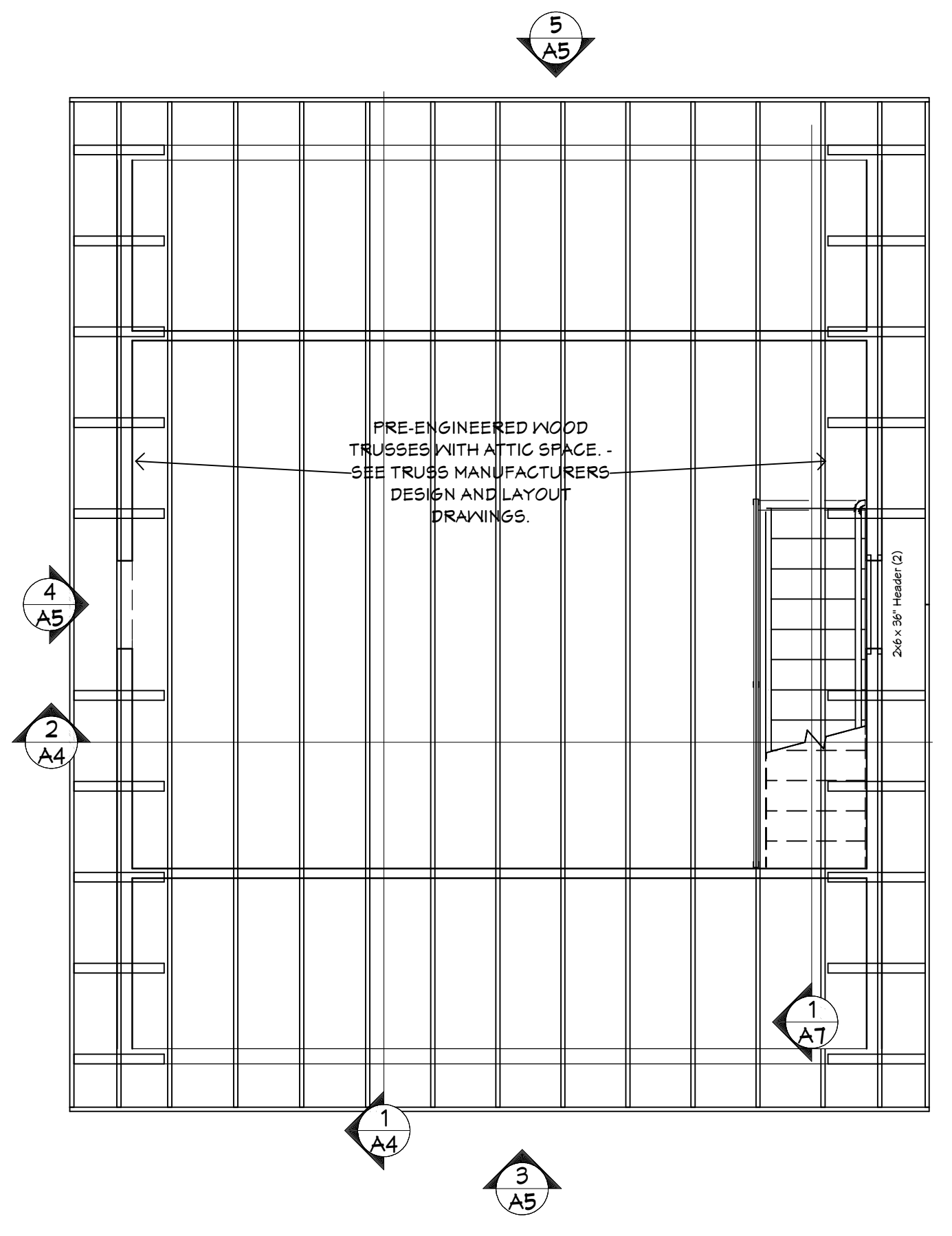
- OVERHEAD DOORS** -- METAL INSULATED SECTIONAL DOOR  
 DOOR (U VALUE .24 OR BETTER) -  
 9'-0" W. X 8'-0" H. - STYLE AS SELECTED BY OWNER
- SERVICE/ENTRY DOOR** -- 3'-0" X 7'-0" METAL INSULATED DOOR AND FRAME  
 WITH LEVER TYPE HARDWARE.

**WALL TYPE SCHEDULE**

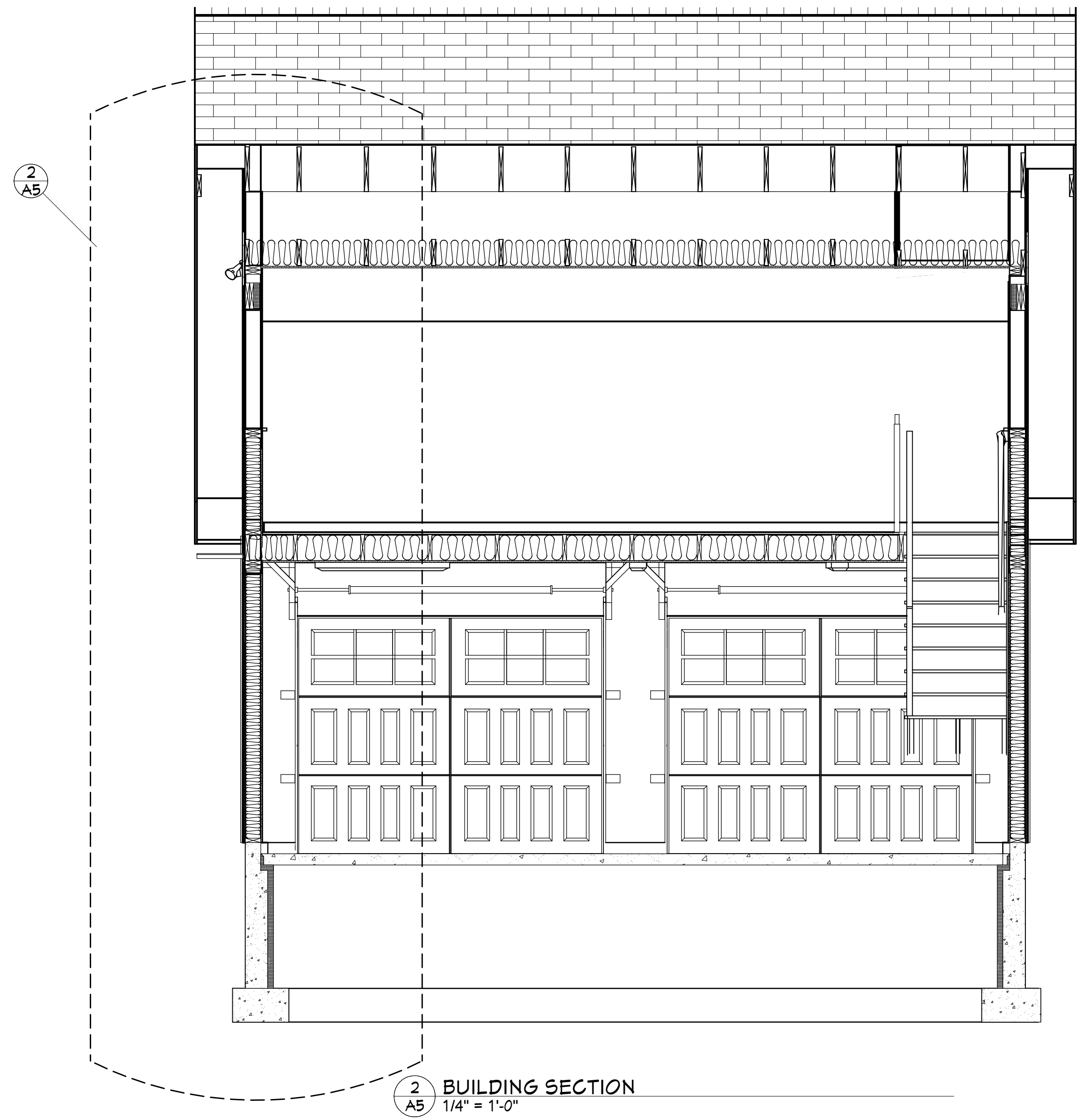
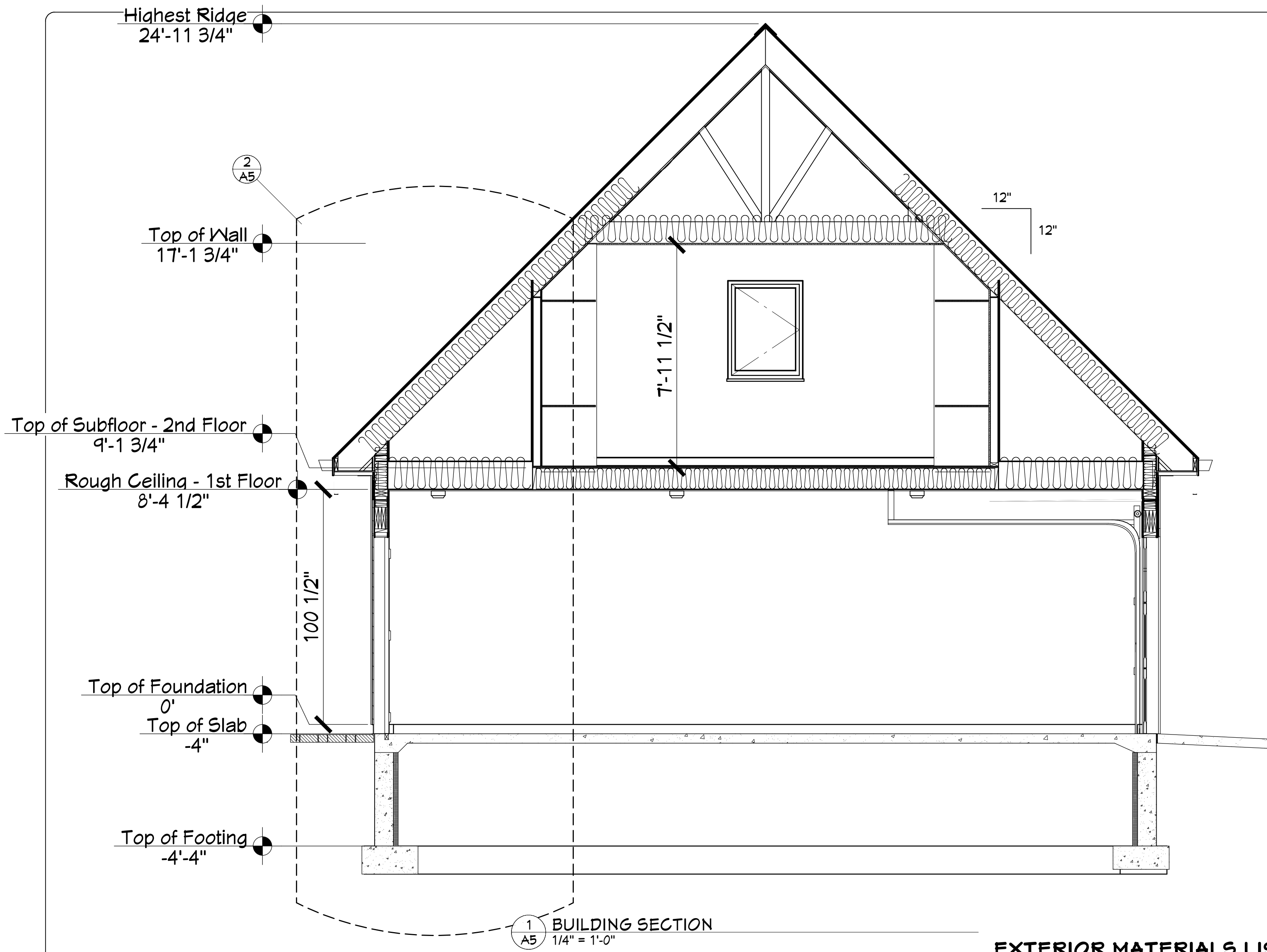


**GENERAL CONSTRUCTION NOTES**

- POURED REINFORCED CONCRETE FOUNDATION WALLS WITH FOOTING. SEE FOUNDATION PLAN AND WALL SECTIONS.
- 4" CONCRETE SLAB WITH REINFORCING. SEE FOUNDATION PLAN.
- INSULATE THE INTERIOR OF BELOW SLAB FOUNDATION WALLS WITH 2" EPS RIGID FOAM INSULATION (R10).
- ALL EXTERIOR WALLS TO BE 2X6 WOOD STUDS AT 16" OC.
- EXTERIOR WALLS TO HAVE 7/16" OSB SHEATHING W/ R21 INSULATION. TYVEK OR EQUAL BUILDING WRAP ON THE EXTERIOR, 4 MIL POLY ON THE INTERIOR. TAPE ALL SEAMS.
- INTERIOR OF ALL WALLS TO HAVE 1/2" DRYWALL. DRYWALL JOINTS TO BE TAPED AND COATED.
- MAIN ROOF STRUCTURE TO BE PRE-ENGINEERED WOOD TRUSSES AT 24" OC. 12" / 12" SLOPE. PROVIDE 5/8" DRYWALL TAPED AND FINISHED. PAINT. ROOFING TO BE ICE AND WATER SHIELD, VALLEY FLASHING, DRIP EDGE, ROOFING UNDERLAYMENT AND ASPHALT SHINGLES TO MATCH EXISTING. PROVIDE R30 INSULATION IN ATTIC.
- EXTERIOR DOORS TO BE INSULATED DOORS WITH METAL FRAMES, PROVIDE LEVER STYLE HARDWARE.
- PROVIDE ELECTRICAL TO MEET CODE, INCLUDING OUTLETS, LIGHTING, SWITCHES, WIRING, CONDUIT, ETC.  
 - PROVIDE LED LIGHTING THRU-OUT.  
 - PROVIDE EXTERIOR LED WALL LIGHTING AS INDICATED.  
 - COORDINATE ALL ELECTRICAL EQUIPMENT REQUIREMENTS WITH OWNER.

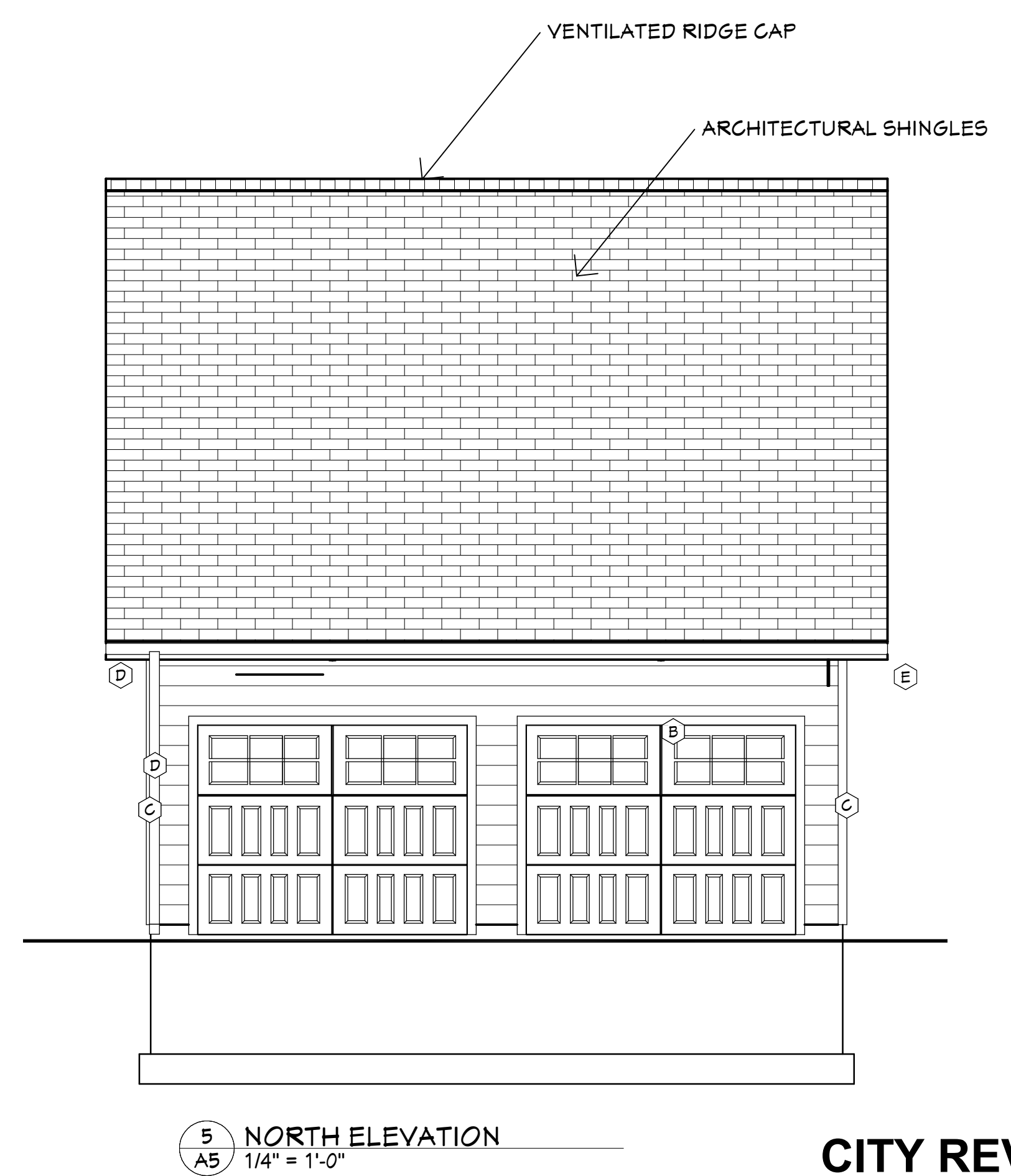
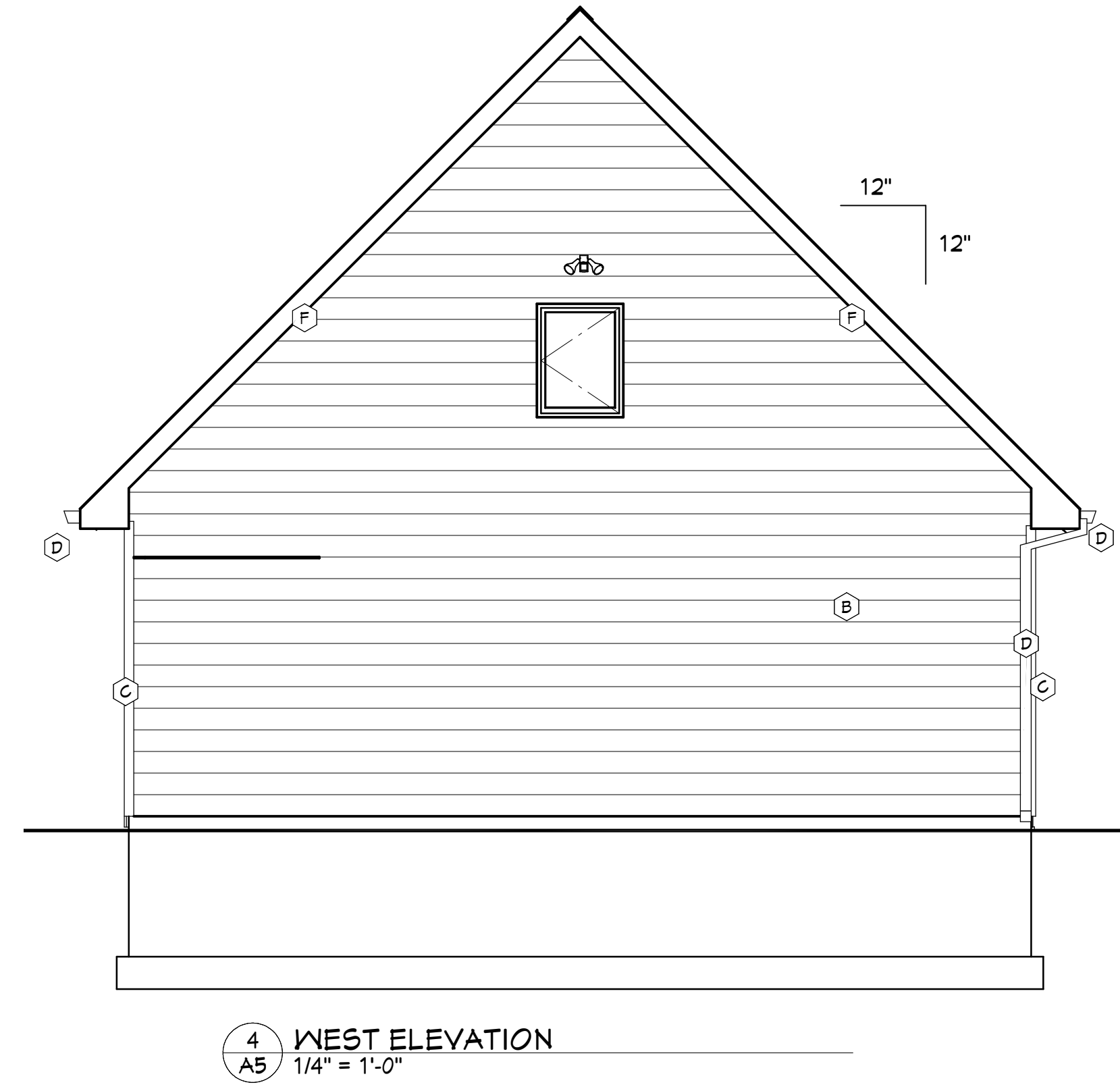
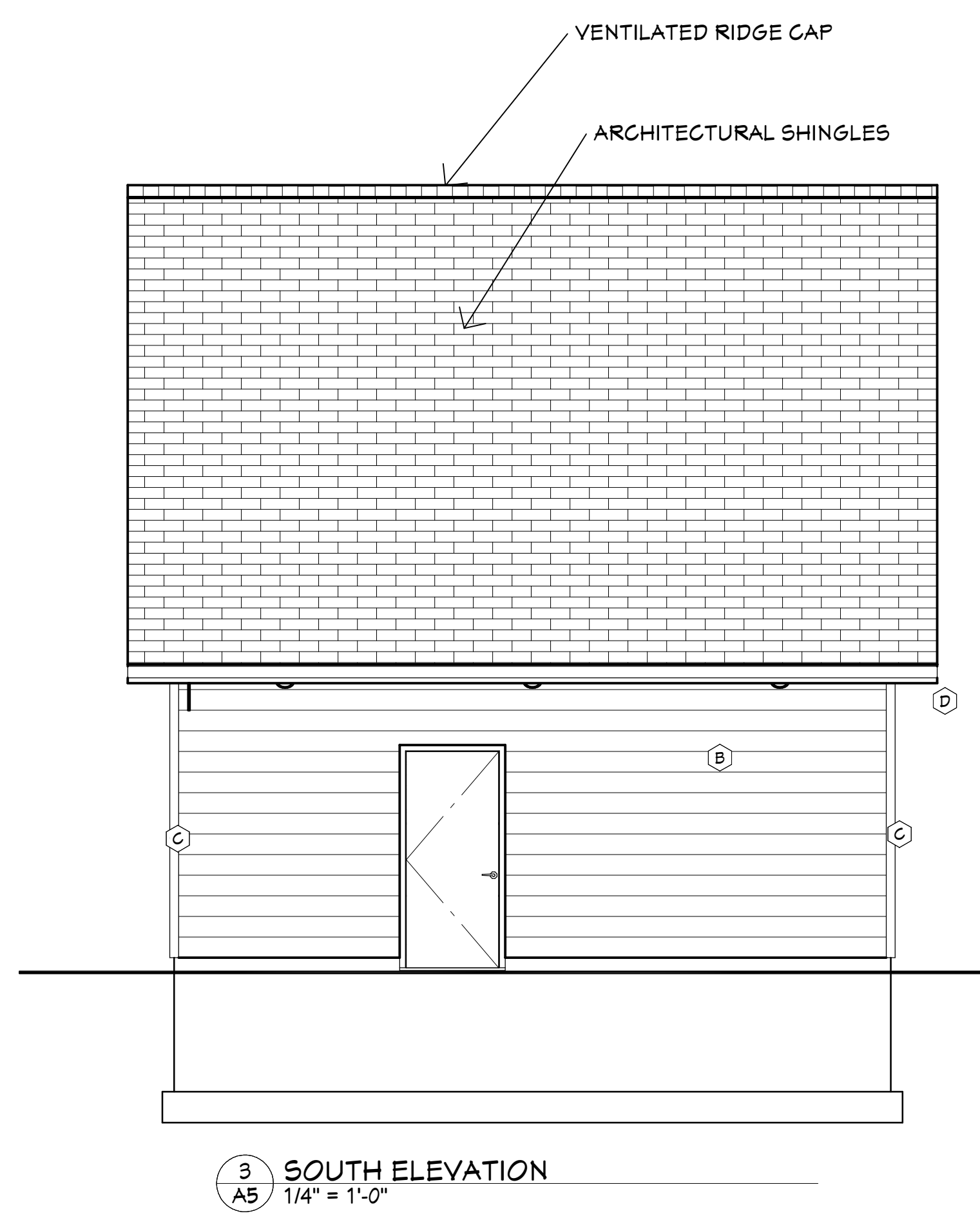


**4 ROOF FRAMING PLAN**  
 1/4" = 1'-0"



**EXTERIOR MATERIALS LIST**

- A: BRICK LOOK SIDING - NICHHA VINTAGE BRICK PANELS - ALEXANDRIA BUFF
  - B: LAP SIDING - LP SMARTSIDING 6" HORIZONTAL LAP - VERIFY COLOR
  - C: TRIM: CORNER TRIM - LP SMART TRIM - VERIFY COLOR
  - D: GUTTER AND DOWNSPOUTS - VERIFY COLOR
  - E: NOT USED
  - F: METAL SOFFIT & FASCIA - DARK BRONZE
- VERIFY ALL COLOR/FINISH SELECTIONS WITH OWNER.



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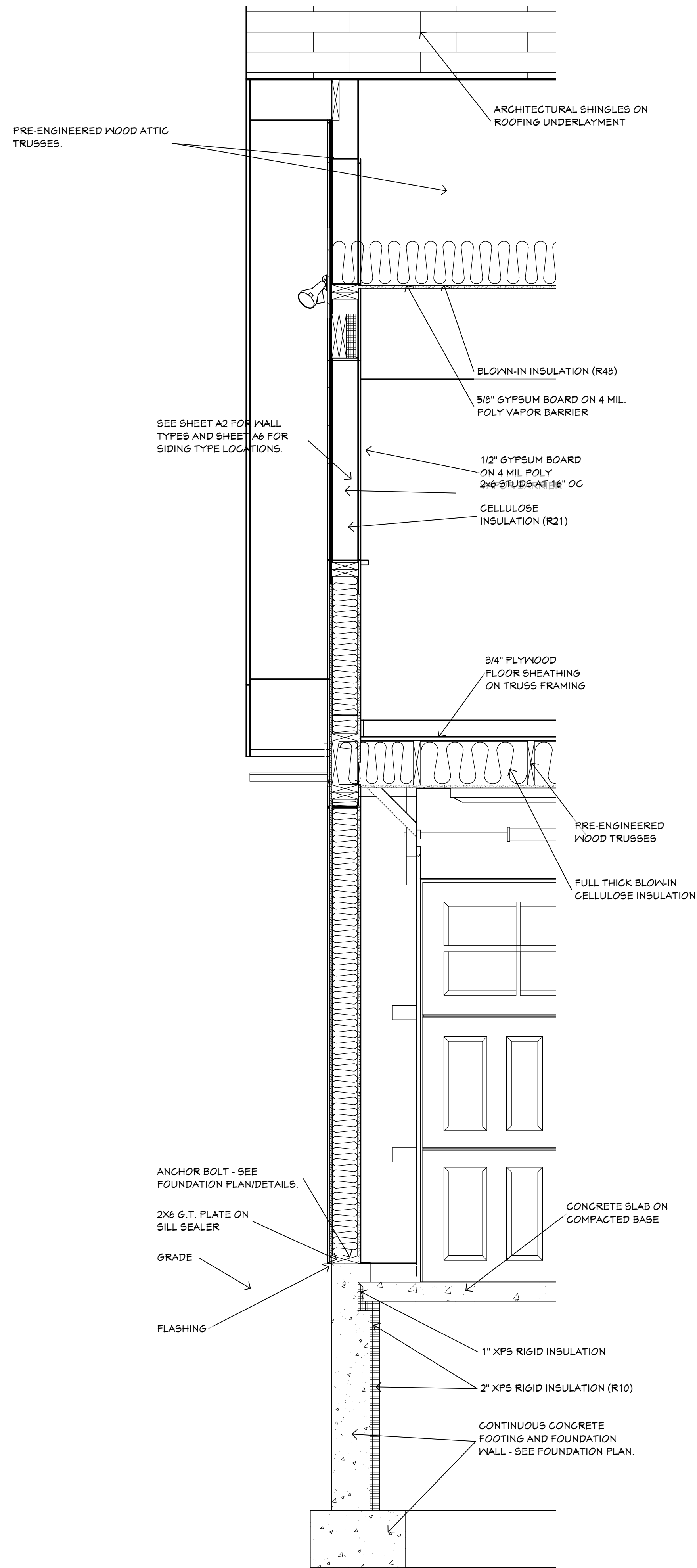
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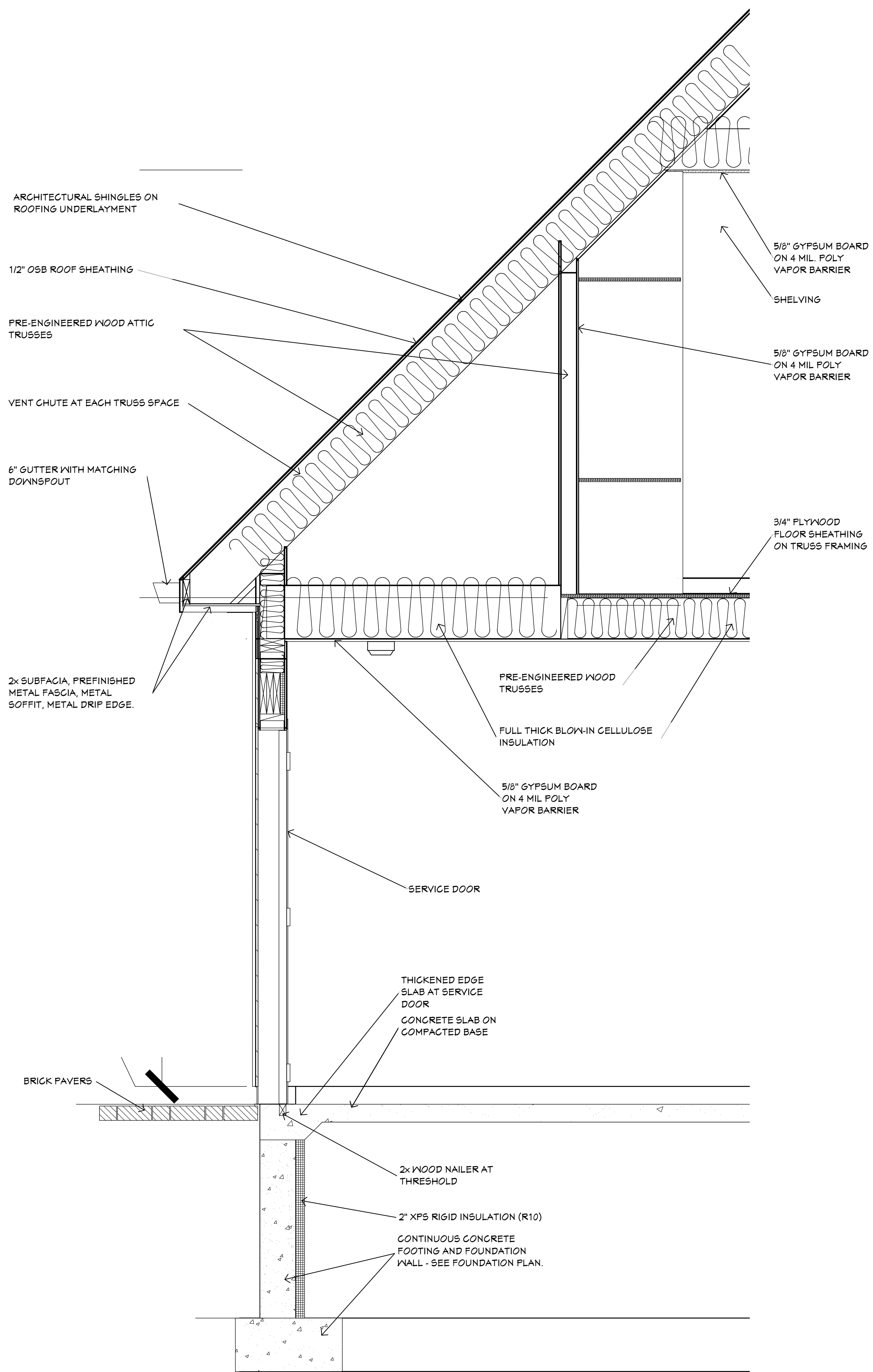
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**A5**

**CITY REVIEW**



1 WALL SECTION AT GARAGE  
3/4" = 1'-0"



2 WALL SECTION AT GARAGE  
3/4" = 1'-0"