

OASIS at riverside park

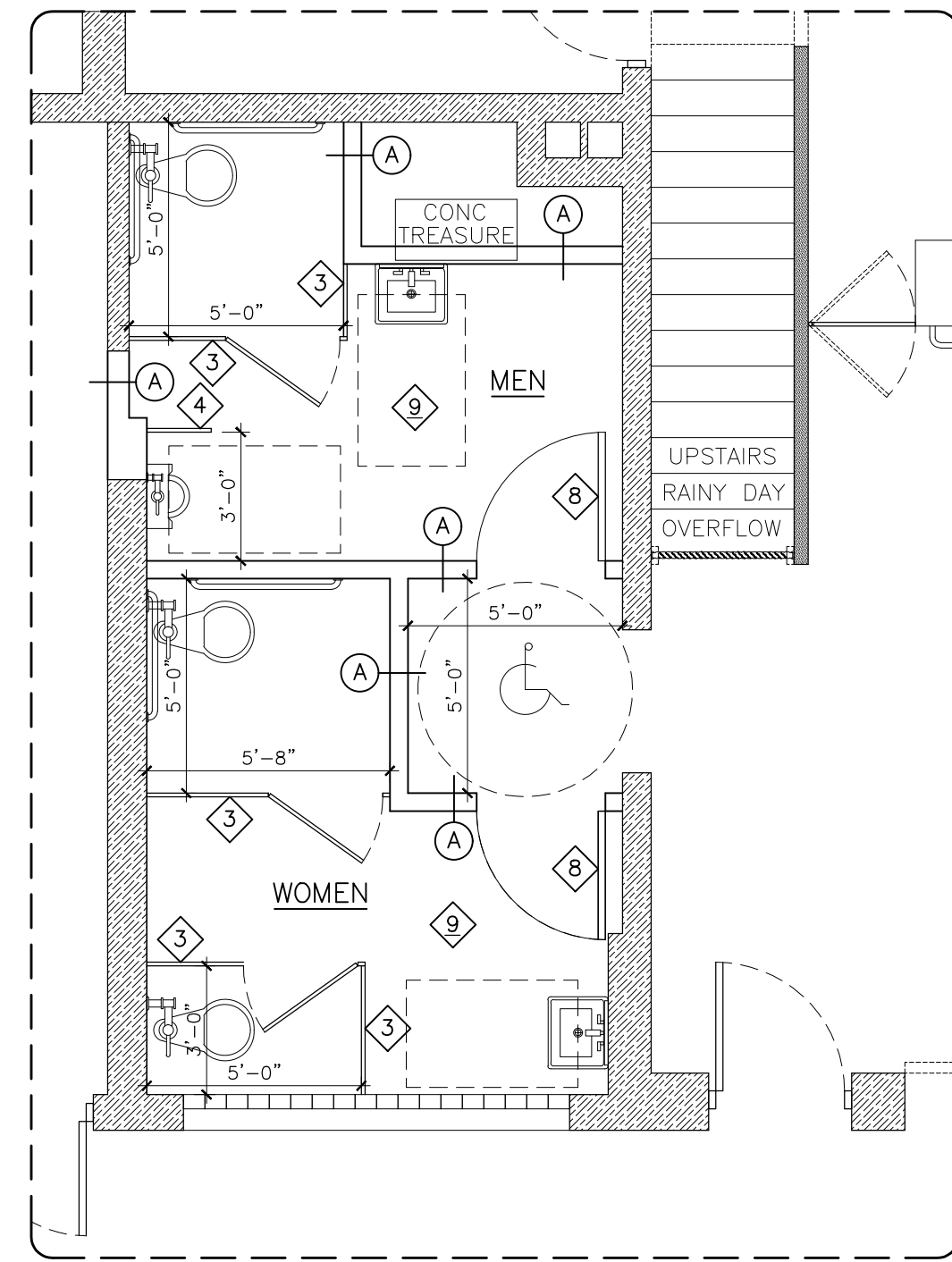
TENANT BUILD-OUT FOR SEASONAL CASUAL USE :
REFRESHMENTS | CATERING | CELEBRATIONS

410 E. VETERANS MEMORIAL DRIVE
 LA CROSSE, WI 54601

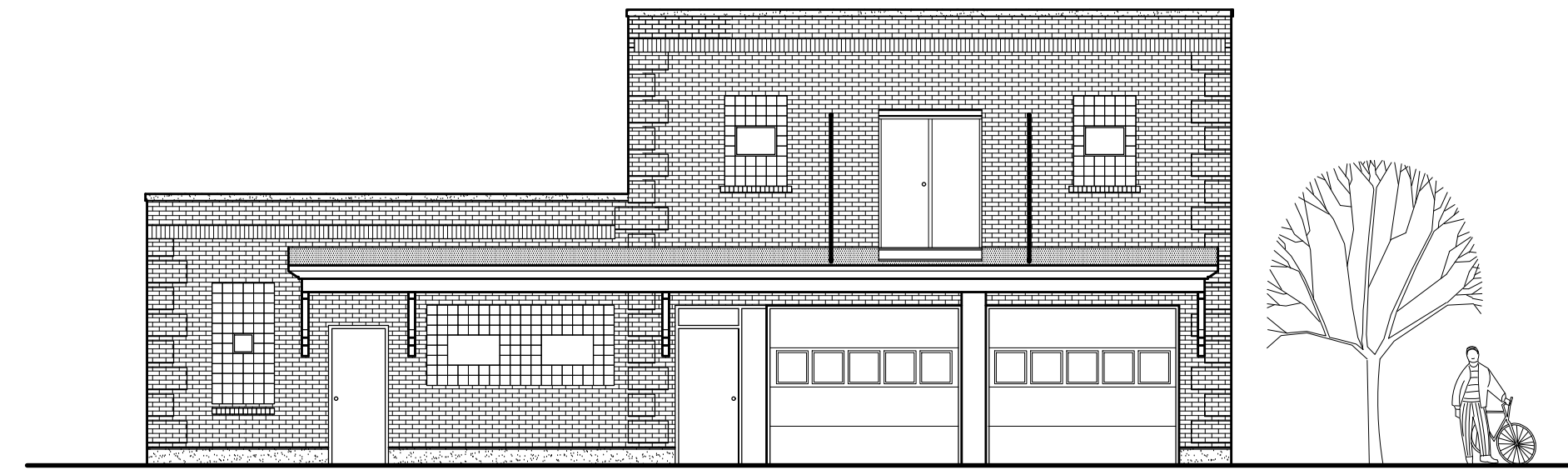
EcoGreen
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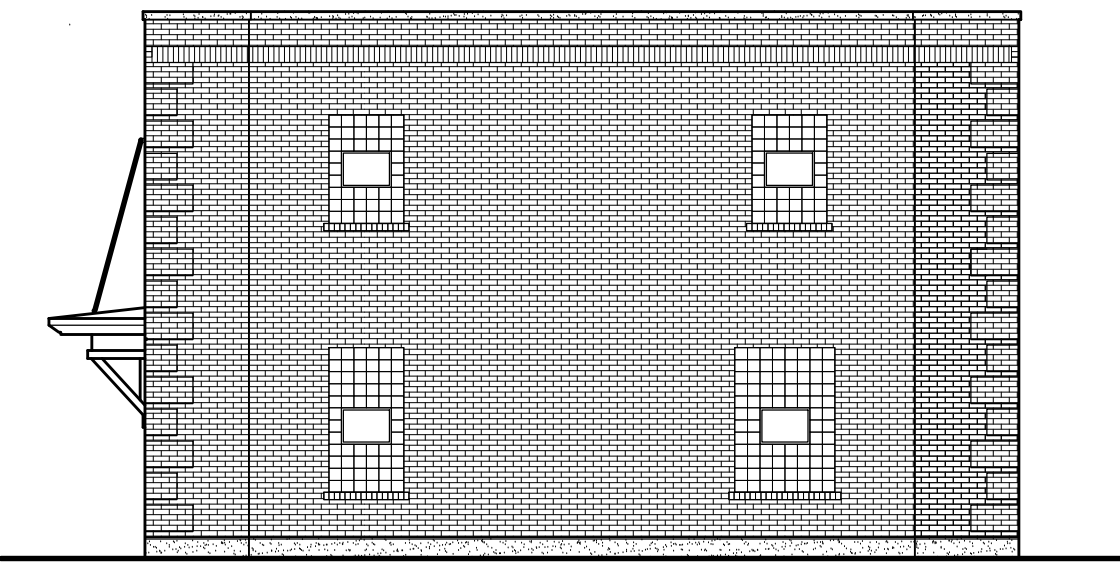
RIVERSIDE OASIS
 410 E. VETERANS MEMORIAL DRIVE
 LA CROSSE, WI 54601



3 ENLARGED BATHROOM PLAN
 1/4" = 1'-0"



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



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

10

STRUCTURAL NOTES

- DESIGN CODES - (ALL LATEST EDITIONS)
 - AMERICAN CONCRETE INSTITUTE (ACI)
 - CONCRETE REINFORCING STEEL INSTITUTE (CRSI)
 - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
 - NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA)
 - 2015 INTERNATIONAL BUILDING CODE
 - 2015 WISCONSIN BUILDING CODE
 - DESIGN LIVE LOADS
 - ROOF = 30.8 PSF + APPLICABLE DRIFT LOADS (SEE SHT A101)
 - WIND = 20.8 PSF @ ROOF & WALLS
 - FLOOR = 100 PSF (FLOORS)
 - SOIL
 - 2000 PSF - [ASSUMED]
 - 2000 PSF SAFE BEARING USED FOR DESIGN
 - FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL SOIL OR COMPACTED ENGINEERED FILL. ENGINEERED FILL SHALL BE A WELL GRADED GRANULAR MATERIAL, COMPACTED TO 96% STANDARD PROCTOR DENSITY.
 - CAST-IN-PLACE CONCRETE
 - ARRANGEMENTS, BENDING, DETAILING AND SUPPORT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI AND CRSI STANDARDS.
 - WHERE REINFORCING BARS ARE SHOWN CONTINUOUS LAP BARS #4-20", #5-26", #6-33"
 - REINFORCEMENT STEEL BARS - ASTM A615 GRADE 60 (60 KSI)
 - MAXIMUM SIZE OF AGGREGATE IS 1 1/2"
 - MAXIMUM SLUMP IS 3"
- | COMPONENT | CONC STRENGTH @ 28 DAYS |
|---------------------------|-------------------------|
| BLOCK/MASONRY FILL | 2500 PSI |
| BLOCK/MASONRY WALLS | 3500 PSI |
| INTERIOR & EXTERIOR SLABS | 4000 PSI |
- MASONRY
 - MASONRY BLOCK UNITS - NORMAL WEIGHT
 - MORTAR TO BE TYPE S - CONFORMING TO ASTM C270
 - INSTALL FLASHINGS AT BASE & ALL OPENINGS
 - INSTALL BLOCK ANCHORS 48" VERT TO COLUMNS
 - INSTALL WEEP HOLES AT 48" OC

11

CODE INFORMATION

2015 INTERNATIONAL COMMERCIAL BUILDING CODE

USE & OCCUPANCY CLASSIFICATION:

PRIMARY USE:
 THE CURRENT HISTORIC UNHEATED STORAGE BUILDING IS CONSTRUCTED WITH BRICK, BLOCK, STRUCTURAL TILE, WOOD PANELS WITH LITTLE OR NO INSULATION. WINDOWS ARE GLASS BLOCK | METAL-FRAMED SINGLE-GLAZED UNITS. THE BUILDING WAS PREVIOUSLY USED FOR STORAGE OF LANDSCAPING AND CITY MAINTENANCE EQUIPMENT.

THE BUILDING WILL BE USED FOR SEASONAL USE ONLY, AND WILL NOT BE HEATED OR MODIFIED FOR COLD-WEATHER USE.

THE PROPOSED BUILDING USE WILL BE FOR CASUAL SUMMER | FALL USE FOR REFRESHMENTS | CATERING | AND CELEBRATIONS IN THE PARK FOR THE GENERAL PUBLIC USE. BATHROOMS WILL BE INSTALLED FOR WARM WEATHER USE, BUT WILL NEED TO BE DRAINED AND WINTERIZED EACH YEAR.

303.1 ASSEMBLY GROUP A
 ASSEMBLY GROUP A OCCUPANCY INCLUDES, AMONG OTHERS, THE USE OF A BUILDING OR STRUCTURE, OR A PORTION THEREOF, FOR THE GATHERING OF PERSONS FOR PURPOSES SUCH AS CIVIC, SOCIAL OR RELIGIOUS FUNCTIONS; RECREATION, FOOD OR DRINK CONSUMPTION OR AWAITING TRANSPORTATION.

303.1.1 SMALL BUILDINGS AND TENANT SPACES
 A BUILDING OR TENANT SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.

303.1.2 SMALL ASSEMBLY SPACES
 THE FOLLOWING ROOMS AND SPACES SHALL NOT BE CLASSIFIED AS ASSEMBLY OCCUPANCIES:
 1. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.
 2. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT IS LESS THAN 750 SQUARE FEET IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.

BUILDING HEIGHTS & AREAS: (TABLE 504.4 & 506.2)

GROUP B
 MAXIMUM HEIGHT = 2 STORIES
 MAXIMUM AREA/FLOOR = 9,000 SF (NON-SPRINKLERED)

TYPE OF CONSTRUCTION: (TABLE 503)

V-B

FIRE RESISTIVE RATINGS: (TABLE 601)

STRUCTURE	MINIMUM RATING	MAXIMUM RATING
STRUCTURE FRAME-COLUMNS, GIRDERS, TRUSSES	0-NR HR RATING	0-NR HR RATING
EXTERIOR BEARING WALLS - >30 FT (TABLE 602)	0-NR HR RATING	0-NR HR RATING
INTERIOR BEARING WALLS	0-NR HR RATING	0-NR HR RATING
FLOOR BEAMS & JOISTS	0-NR HR RATING	0-NR HR RATING
ROOF BEAMS & JOISTS	0-NR HR RATING	0-NR HR RATING
INTERIOR PARTITIONS	0-NR HR RATING	0-NR HR RATING
INTERIOR WALLS >30 FT (TABLE 602 II-B)	0-NR HR RATING	0-NR HR RATING
DOOR ASSEMBLIES	(SEE TABLE 716.5)	

FIRE PROTECTION SYSTEMS: (CHAPTER 9)

GROUP B
 A NFPA 13 AUTOMATIC SPRINKLER SYSTEM IS NOT REQUIRED AND WILL NOT BE INSTALLED THROUGHOUT BUILDING.

EXIT DISTANCE: (TABLE 1001.2)

MAXIMUM = 200 FT (WITHOUT AUTOMATIC SPRINKLER SYSTEM)

OCCUPANT LOAD: (TABLE 1004.1.2)

ASSEMBLY | BUSINESS | GROUP B | A-2 MAXIMUM BUILDING OCCUPANTS:
 RAINY DAY LOUNGE TOTAL OCC = 20 OCC
 BAR OCC = 20 OCC
 BAR | PREP OCC = 3 OCC
 TOTAL OCC = 43 OCC

MEANS OF EGRESS: (1005.3)

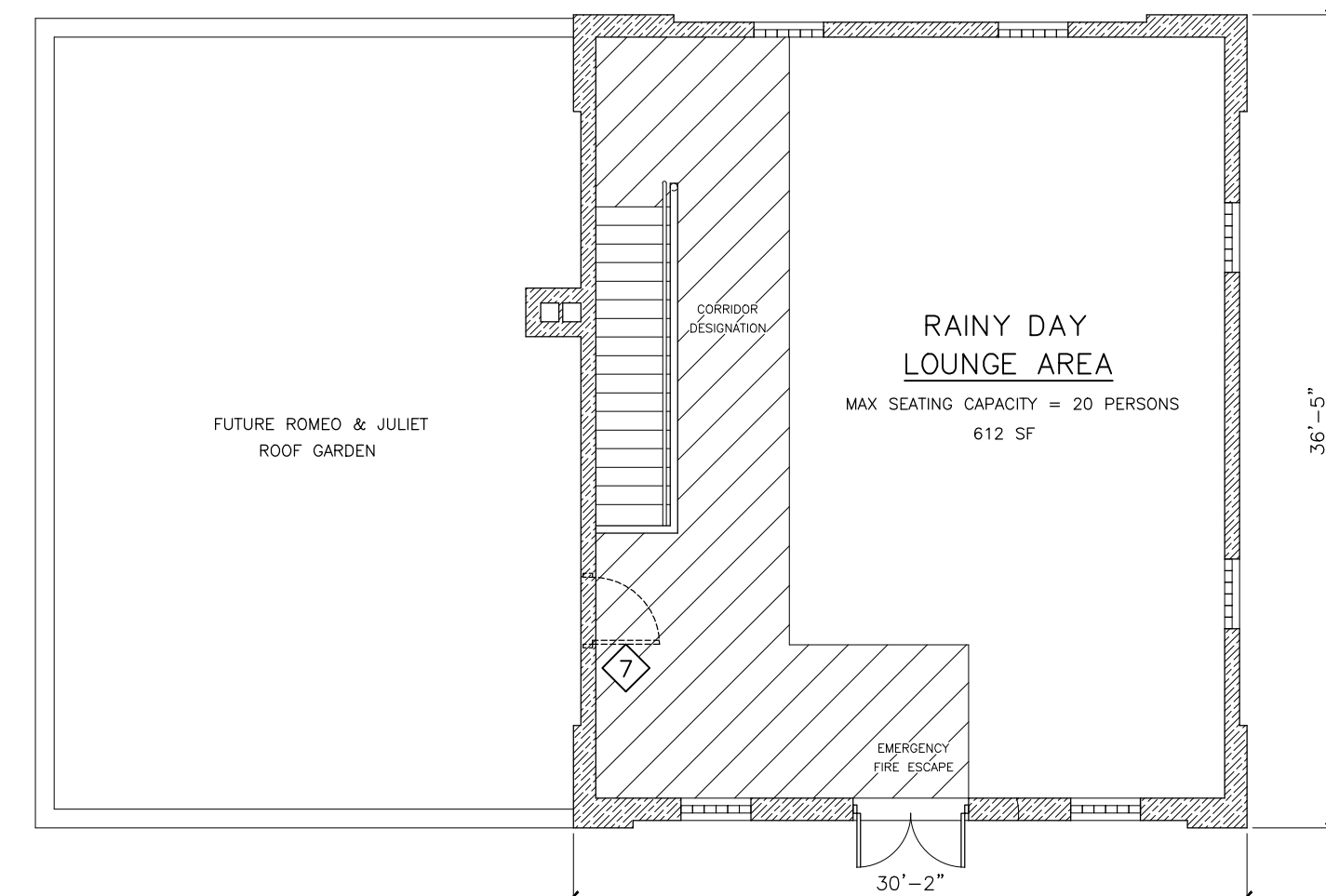
1 EA 36 IN EXIT DOORS PROVIDED = 36 INCHES OF EGRESS WIDTH

SANITARY FACILITIES: (TABLE 2902.1)

FACILITIES PROVIDED:
 WOMENS RESTROOM - 2 TOILETS @ 40 OCC EA = 80 WOMEN CAPACITY
 - 1 LAVATORIES @ 75 OCC EA = 75 WOMEN CAPACITY

MENS RESTROOM - 1 TOILET @ 40 OCC EA = 40 MEN CAPACITY
 - 1 URINAL @ 40 OCC EA = 40 MEN CAPACITY
 - 1 LAVATORIES @ 200 OCC EA = 200 MEN CAPACITY

JANITOR - 1 MOP SINK



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

6

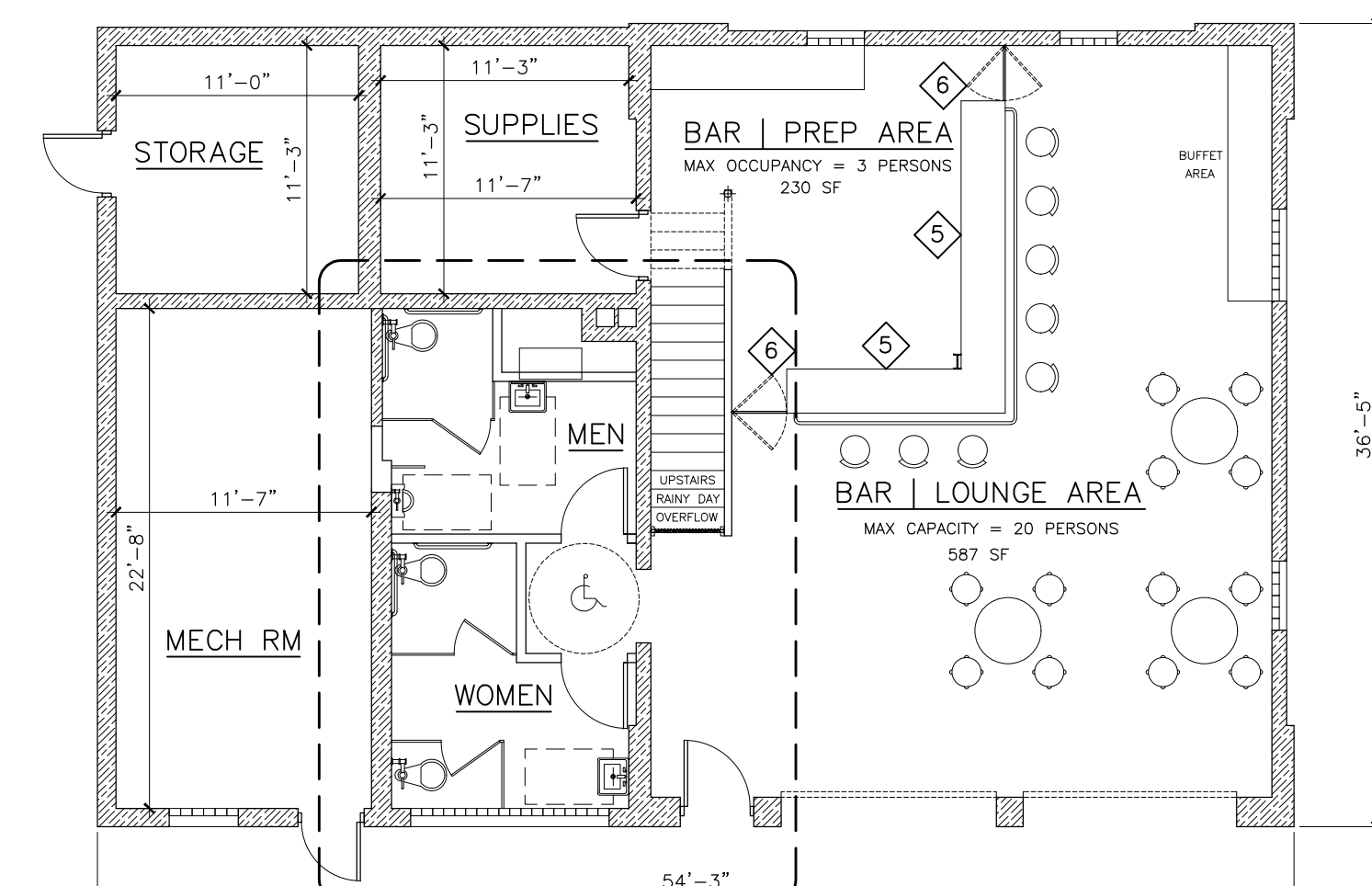
REMODELED FLOOR PLAN | ELEVATION NOTES

- ALL NEW WALLS ARE TYPE (A) UNLESS OTHERWISE NOTED.
- PAINT ALL EXISTING AND NEW WALLS AND CEILINGS.
- NEW METAL PARTITIONS-VERIFY COLOR WITH OWNER.
- NEW METAL URINAL PRIVACY PANEL-VERIFY COLOR WITH OWNER.
- NEW BASE CABINETS, SINK AND BAR-VERIFY WITH OWNER.
- NEW SWINGING DOORS AT BAR ENDS.
- FUTURE NEW EXTERIOR DOOR TO ROOF GARDEN.
- NEW BATHROOM DOORS ARE 3'-0" x 6'-8" 18 GA HM WITH 16 GA HM FRAMES - ARC WELD MITERS & GRIND SMOOTH. ALL DOOR HARDWARE AND CLOSERS TO BE COMMERCIAL/INSTITUTIONAL SERIES AND IN COMPLIANCE WITH ADA STDS.
- ALL NEW BATHROOM FLOOR | WALL | CEILING FINISHES TO BE WASHABLE/CLEANABLE. VERIFY REQUIREMENTS WITH OWNER.

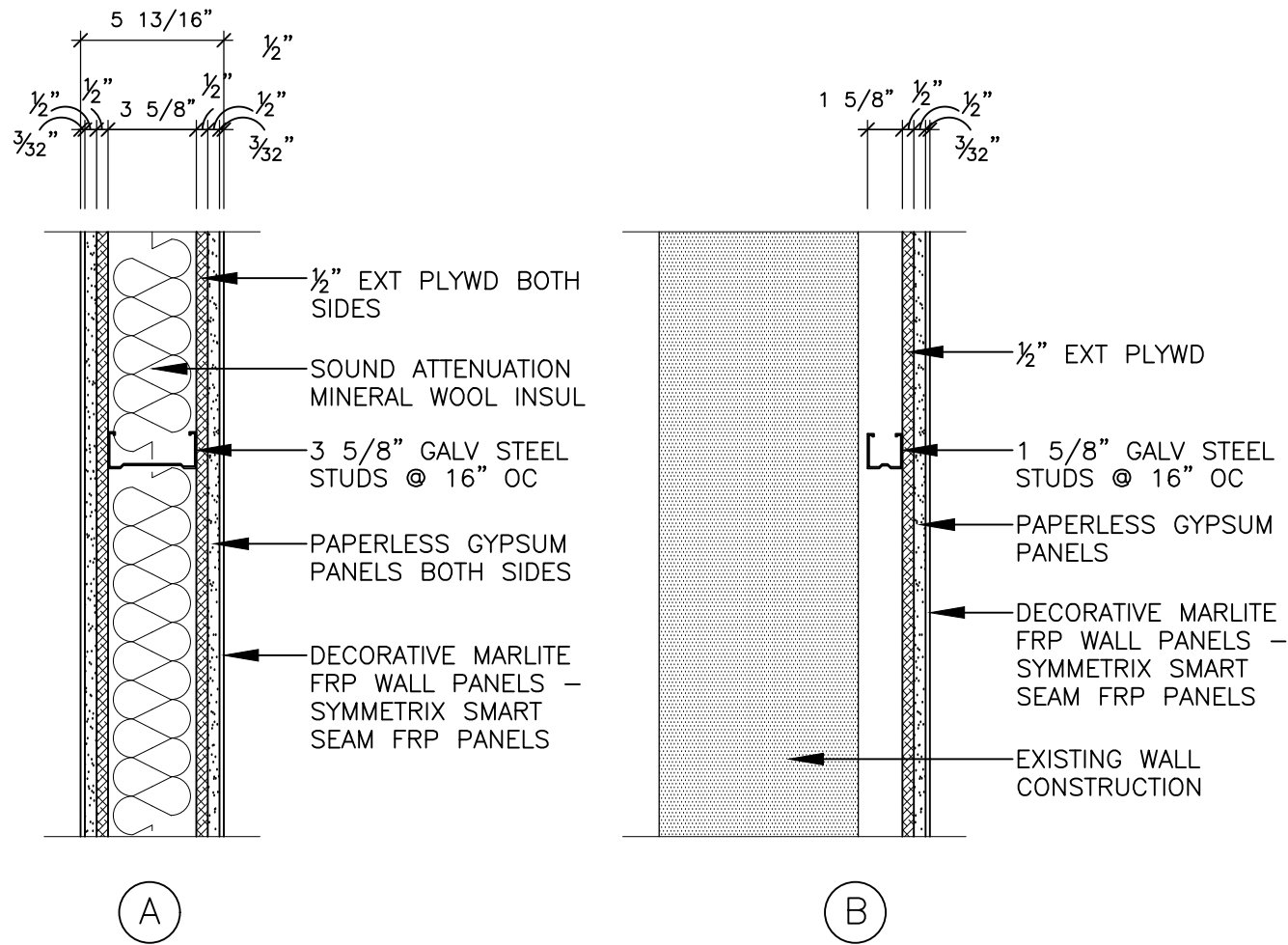
7

TOILET ACCESSORIES SCHEDULE

RM	QTY	ITEM DESCRIPTION	BOBRICK MFR NO.
WOMENS RESTROOM	1	GRAB BAR W/ CONCEALED MOUNTING	B-6806.99 x 36"
	1	GRAB BAR W/ CONCEALED MOUNTING	B-6806.99 x 42"
	1	GRAB BAR W/ CONCEALED MOUNTING	B-6806.99 x 18"
	1	TILT MIRROR	B-293 1830
	1	TOILET TISSUE DISPENSER FOR TWO ROLLS	
	1	PAPER TOWEL DISPENSER	
	1	SOAP DISPENSER	
	1	SURFACE-KLEENEX DISPENSER	
1	OPEN-TOP WASTE RECEPTACLE		
MENS RESTROOM	1	GRAB BAR W/ CONCEALED MOUNTING	B-6806.99 x 36"
	1	GRAB BAR W/ CONCEALED MOUNTING	B-6806.99 x 42"
	1	GRAB BAR W/ CONCEALED MOUNTING	B-6806.99 x 18"
	1	TILT MIRROR	B-293 1830
	1	TOILET TISSUE DISPENSER FOR TWO ROLLS	
	1	PAPER TOWEL DISPENSER	
	1	SOAP DISPENSER	
	1	SURFACE-KLEENEX DISPENSER	
1	OPEN-TOP WASTE RECEPTACLE		

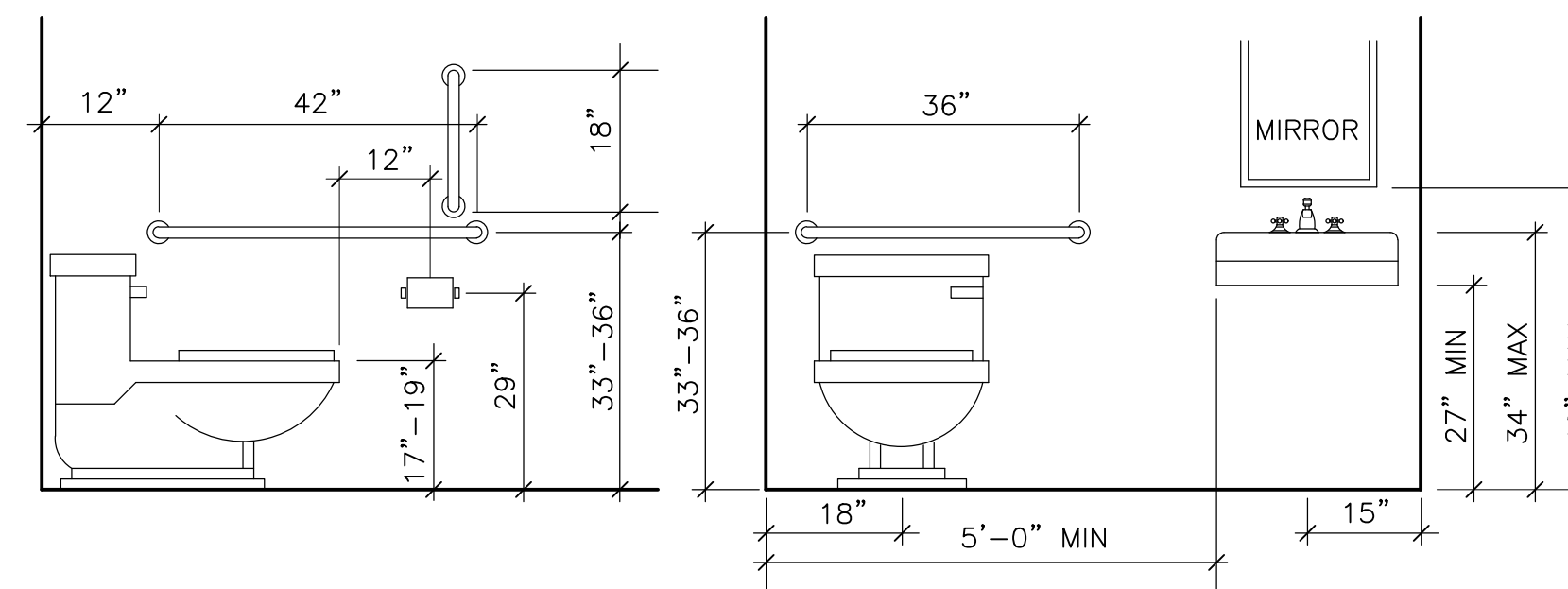


1 EXISTING FIRST FLOOR PLAN
 1/8" = 1'-0"



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

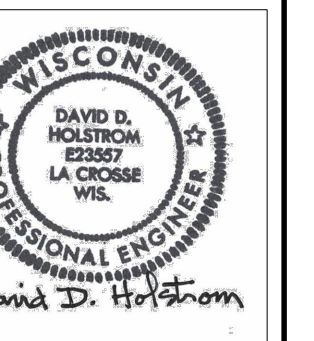
9 STANDARD MOUNTING HEIGHTS
 1/2" = 1'-0"



12

DRAWING INDEX

NO	DESCRIPTION
A100	FLR PLANS, CODE & STRUCT INFO, NOTES



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE PROFESSIONAL LAWS OF THE STATE OF WISCONSIN.

SIGNED: _____
 DATE: _____
 NUMBER: _____

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JOB # 2023.03

APRIL 1, 2024

REVISIONS

PLOT 1/8" = 1'-0"

ELEVATIONS
 PLANS
 NOTES & DETAIL

A101