

DOCUMENT 00 90 00
ADDENDUM

ADDENDUM NO. [1] Date: March 21, 2019

**RE: HOUSING AUTHORITY OF LA CROSSE
DIVISION STREET HOUSING
LA CROSSE, WISCONSIN
HSR PROJECT NO. 18046**

FROM: HSR Associates, Inc
100 Milwaukee Street
La Crosse, WI 54603
(608) 784-1830

To: Prospective Bidders

This addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated March 12, 2019. Acknowledge receipt of this Addendum in the space provided on the bid form. Failure to do so may subject the Bidder to disqualification.

This Addendum consists of [4] pages, Pre-bid attendance, [15] 30 x 42 drawing sheets

CHANGES TO BIDDING REQUIREMENTS, CONTRACT FORMS AND CONDITIONS OF THE CONTRACT:

1. Pre-bid attendance attached hereto.
2. Section 00 41 00 BID FORM
 - a. Page 1, under written bid line, change "30" days to "60" days.

CHANGES TO GENERAL REQUIREMENTS:

3. Section 01 20 00 PRICE AND PAYMENT PROCEDURES
 - a. 1.06, C & D; 1.08, B: Change "Article 7 of the General Conditions" to "HUD 5370 General Conditions of the Contract for Construction".

CHANGES TO SPECIFICATIONS:

4. Section 08 14 16 FLUSH WOOD DOORS
 - a. 2.02:
 - i. Item B: Change door thickness to 1 3/8 inches.
 - ii. Add Item C as follows:
 - C. Sliding Barn Door
 - a) Artisan Hardware; Engineered Barn Door, Custom Stain as selected by A/E: www.artisanhardware.com (available through Menards)
 - b) Track: Artisan Hardware; Box Track Barn Door Hardware
Johnson Hardware; 2610F Wall Mount Sliding Door Hardware.
www.johnsonhardware.com.
 - (2) EA Flush Pulls, Rockwood 94P X 94L 630
 - c) Or comparable.

5. Section 08 71 00 DOOR HARDWARE
 - a. Hardware Group 1: Change lock model number to the following:
QCI251-M-626 LC
(2) cores by hardware supplier; 1C7TE2-626
 - b. Hardware Group 2: Change Butt finish to "US26D".
 - c. Hardware Group 3: Refer to this addendum for hardware for sliding barn door.

6. Section 09 05 61 COMMON WORK RESULTS FOR FLOORING PREPARATION
 - a. 2.01, C: Approval as Contractor's option for remedial coating; Spray Lock SCP327 Time of Placement. www.concreteprotection.com. Replaces curing compounds and moisture curing. Spray Lock provides field tech at application to confirm application rates. Seals all capillaries. 5 year warranty against water transmission through the concrete.

7. MAILBOXES
 - a. Provide one 4 Door CBU Mailbox: Auth-Florence 1570-4TS, USPS approved. (4) large tenant doors, (2) integrated parcel lockers with one letter drop slot, dark bronze color, heavy duty tamper proof cam locks. www.florencemailboxes.com or comparable.
 - i. Provide shop drawing indicating required footing size and template for anchor bolt placement.

CHANGES TO DRAWINGS:

8. Sheet C100 SITE PLAN 717 DIVISION STREET 30 x 42 Drawing attached hereto
 - a. Revisions clouded on Drawings.
 - b. Added mailbox location with related concrete.
 - c. Clarified that ADA parking aisles should be striped as part of the project.

9. Sheet C101 SITE PLAN 428 7th STREET SOUTH 30 x 42 Drawing attached hereto
 - a. Revisions clouded on Drawings.
 - b. Added mailbox location with related concrete.
 - c. Clarified that ADA parking aisles should be striped as part of the project.

10. Sheet L100 LANDSCAPE PLAN 717 DIVISION STREET 30 x 42 Drawing attached hereto
 - a. Revisions clouded on Drawings
 - b. Added a landscape note, referencing planting, raingarden and biofilter details
 - c. Corrected irrigation notes, removing drip irrigation requirements.

11. Sheet L101 LANDSCAPE PLAN 428 7th STREET SOUTH 30 x 42 Drawing attached hereto
 - a. Revisions clouded on Drawings.
 - b. Added a landscape note, referencing irrigation notes and raingarden details.

12. Sheet A001 CODE PLANS
 - a. At Code Data Four plex: Change NFPA 13R to 13D.

13. Sheet A100 DUPLEX PLANS
 - a. Key Note 2 shall read; WIRE PANTRY SHELVES. SEE 16A220 FOR TYPICAL ELEVATION
 - b. Key Note 3 shall read; WIRE CLOSET SHELF AND HANGER ROD. SEE 15A220 FOR TYPICAL ELEVATION
 - c. Key Note 7 shall read; WIRE LAUNDRY SHELF. SEE 17A220 FOR TYPICAL ELEVATION
 - d. Key Note 8 shall read; 3/4" PLYWOOD BACKER PANEL. PAINT TO MATCH ADJACENT WALL

14. Sheet A103 DUPLEX ROOF PLAN 30 x 42 Drawing attached hereto
 - a. Revisions clouded on Drawings
 - b. Called out soffit type for Dormer Plan.

15. Sheet A110 FOUR PLEX PLAN
 - a. Key Note 2 shall read; WIRE PANTRY SHELVES. SEE 16A220 FOR TYPICAL ELEVATION
 - b. Key Note 3 shall read; WIRE CLOSET SHELF AND HANGER ROD. SEE 15A220 FOR TYPICAL ELEVATION
 - c. Key Note 7 shall read; WIRE LAUNDRY SHELF. SEE 17A220 FOR TYPICAL ELEVATION
 - d. Key Note 8 shall read; 3/4" PLYWOOD BACKER PANEL. PAINT TO MATCH ADJACENT WALL

16. Sheet A113 FOUR PLEX ROOF PLAN 30 x 42 Drawing attached hereto
 - a. Added locations of protection membrane.
 - b. Revisions clouded on Drawings

17. Sheet A114 FOUR PLEX DORMER PLAN 30 x 42 Drawing attached hereto
 - a. Revisions clouded on Drawings
 - b. Called out soffit types for Dormer Plan.

18. Sheet A200 DUPLEX ELEVATION & A210, A211 FOUR PLEX ELEVATIONS 30 x 42 Drawing attached hereto
 - a. Revisions clouded on Drawings
 - b. At second window in from left, change Window Type mark from "W" to "A"
 - c. Revised KEY NOTE ELEVATIONS
 - d. Revised incorrect key note call outs

19. Sheet A300 WALL SECTIONS
 - a. Detail 1 - Removed dimension indicating height to soffit.

20. Sheet A600 SCHEDULES 30 x 42 Drawing attached hereto
 - a. Revisions clouded on Drawings.
 - a. At wall type J change outer board of 1/2" gyp wall board to 5/8" gyp wall board— impact resistance first 4' from floor as required.

21. Sheet S002 STRUCTURAL SCHEDULES
 - a. Delete note 3 on Concrete Pier Schedule.
 - b. Delete note 8 on Shear Wall Schedule Notes.

22. Sheet S100 DUPLEX PLANS 30 x 42 Drawing attached hereto
 - a. Revisions clouded on Drawings.

23. Sheet S210 FOUR PLEX ROOF FRAMING PLAN 30 x 42 Drawing attached hereto
 - a. Revisions clouded on Drawings.
 - b. Added note 9 to roof framing plan notes.

24. Sheet P000 GENERAL NOTES 30 x 42 Drawing attached hereto
- a. Revisions clouded on Drawings
 - b. Edited note of detail 4 to clarify units with second water meter.
25. Sheet P100 DUPLEX PLANS 30 x 42 Drawing attached hereto
- a. Revisions clouded on Drawings
 - b. Added underground irrigation water piping from Unit A.
26. Sheet M100 DUPLEX HVAC PLAN
- a. In the FURNACE schedule, change the model number of the 2-stage furnaces F-A through F-F to S9V2B040U3PSBB.
 - b. Section 2M100, add the following "Seal refrigerant piping wall penetrations watertight."
27. Sheet E202 ELECTRICAL DUPLEX PLAN
- a. Refer to ELECTRIC – TELECOM RISER DIAGRAM KEYED NOTES:
 1. Note #4 shall read as follows: "PROVIDE ONE (1) 2/0-2/0-2/0-1 ALUMINUM SER FEEDER CABLE FROM METER SOCKET ENCLOSURE TO FEEDER PANEL IN UTILITY ROOM. PULL FEEDER CABLE FROM BACK OF METER SOCKET ENCLOSURE TO BACK OF ELECTRICAL PANEL. THOROUGHLY CAULK ALL HOLES TO PREVENT WATER PENETRATION INTO WALL. STRAP AND SECURE CABLE AS NECESSARY. CONNECT FEEDER CABLE TO METER SOCKET ENCLOSURE AND FEEDER PANEL WITH APPROVED CONNECTORS."
 - b. On east and west units of four-plex, provide One (1) additional weatherproof GFCI receptacle at 24" above grade adjacent to the air conditioner disconnect. Extend branch circuit wiring from nearest weatherproof GFCI receptacle to feed this receptacle. A total of Two (2) additional receptacles added.

PRIOR APPROVALS

1. Section 07 31 13: Eave and Valley protection Membrane; Protecto Wrap, Jiffy Seal Ice and Water Guard.

END OF DOCUMENT 00 90 00

Pre-Bid Meeting Sign-In Sheet

March 19, 2019

PROJECT: HOUSING AUTHORITY OF THE CITY OF LA CROSSE
DIVISION STREET HOUSING
LA CROSSE, WISCONSIN 54601
HSR 18046

BID OPENING: 2:00 PM, April 4, 2019

Name	Company	Phone No.	E-mail
1. Ron Klich	Klich Electric	781-1000	Klich@centurytel.net
2. Jeremy Gunderson	LHA	782-2264	jgunderson@lacrossehousing.org
3. Jason Yehake	Olympic Builders	526-4622	Jason.Yehake@olympicbuildersgc.com
4. Victor Towne	Max Building S.	608 738 6726	sambrown@maxbuilders.biz
5. Cathy Geister	Paragon Assoc.		catherineg@paragon-assoc.biz
6. Jeff Moorhouse	Paragon Assoc.		jeffm@ " "
7. Dave Mitchell	Galileo		
8. Pat Popowich	Galileo		Ppopowich@galileo-group.us
9. Mike Loparis	HSR		
10. Kyle Schaaf	HSR	608.784.1830	kschaaf@hsrassociates.com
11. Max Wieser	Wieser Bros	608-797-6037	maxw@wieserbrothers.com
12. John Fauchoux	HSR	797-6198	jfauchoux@hsrassociates.com
13.			
14.			
15.			
16.			
17.			
18.			
19.			

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HSR ASSOCIATES INC.
100 MILWAUKEE STREET
LA CROSSE, WISCONSIN
PHONE: 608.784.1830
FAX: 608.782.5844
WEB SITE: www.hsrassociates.com

Consultant:

PARAGON ASSOCIATES
Environmental Design & Consulting
532 COPPELAND AVENUE - LA CROSSE, WI 54603
Tel: 608.781.3110 Fax: 608.781.3197 Paragon-Associates

LA CROSSE HOUSING AUTHORITY
DIVISION STREET HOUSING
DIVISION STREET
LA CROSSE, WI 54601
SITE PLAN - 717 DIVISION STREET

Project Title:
Project Number:
Project Date:
Drawn By:
Key Plan:

HSR Project Number: 18046

MARCH 12, 2019

C.G.

Key Plan:

BID DOCUMENTS

No.	Description	Date
A1	ADDENDUM #1	03/21/19

Graphic Scale: 1"=10'

Last Update: 03/20/2019

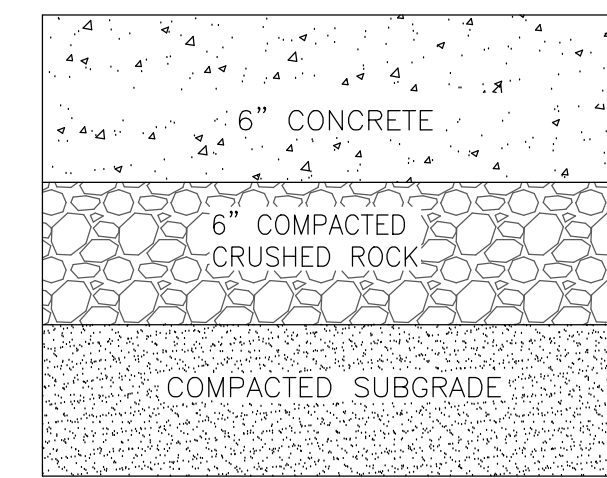
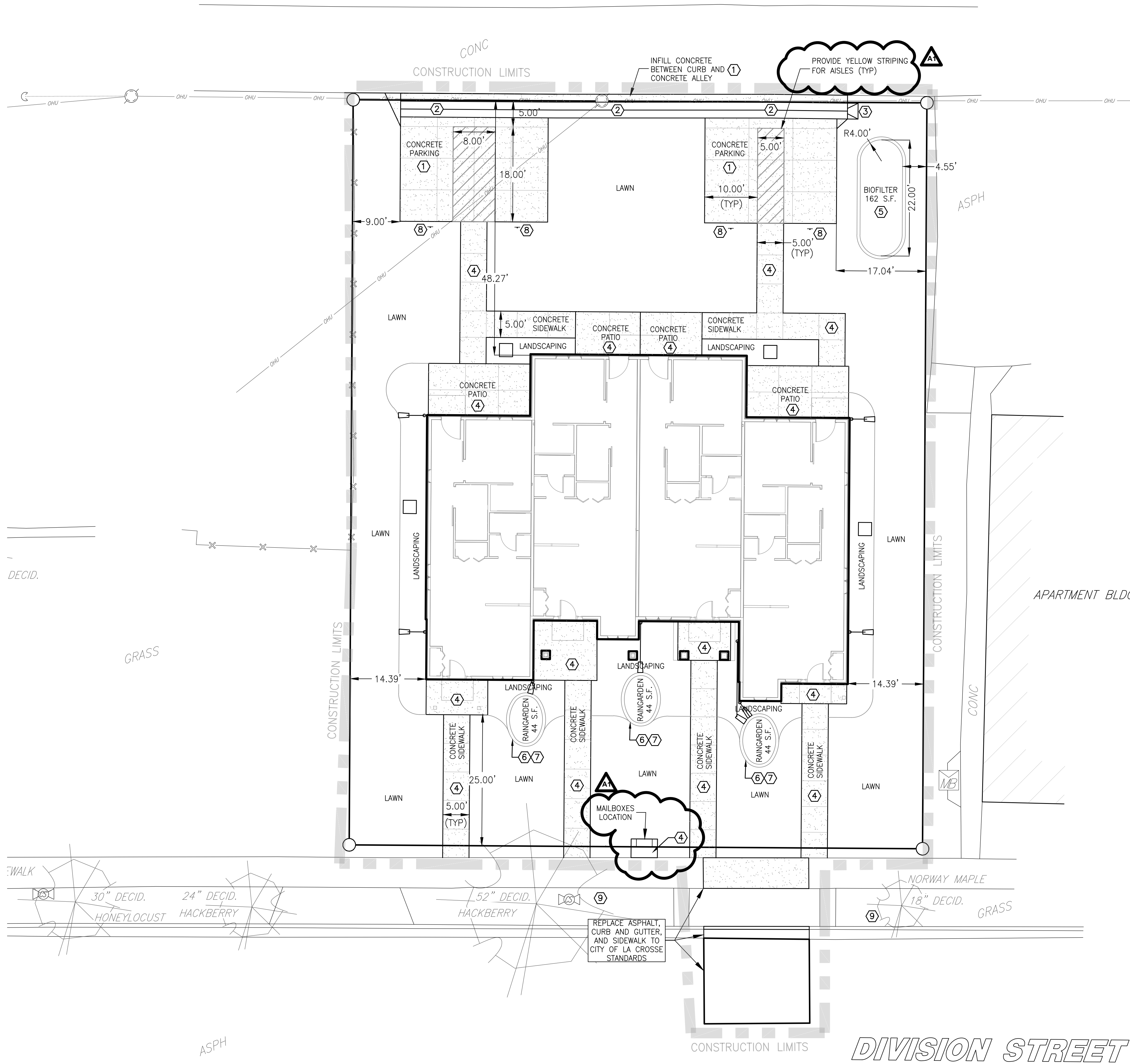
C100

SITE NOTES

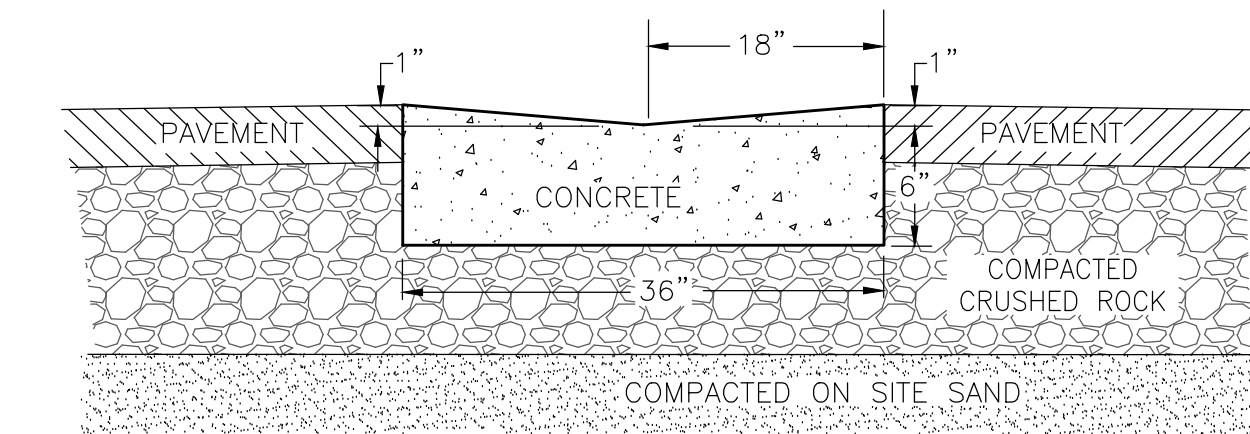
- The location of existing utilities, both underground and overhead are approximate only and have not been independently verified by the owner or its representatives. The contractor shall be responsible for determining the exact location of all existing utilities, whether shown on these plans or not, before commencing work, and shall be fully responsible for any and all damages which might be caused by the contractor's failure to exactly locate and preserve any and all utilities. CALL DIGGERS HOTLINE (800) 242-8511
- The underground locations of the Public Utilities were marked by representatives of those companies. The locations of the privately 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.
- Any and all parties utilizing vertical datum shall always check into at least two (2) benchmarks to avoid mistakes due to hydrant adjustments or transpositional errors. Failure to do so will be considered tantamount to gross negligence and subject the offending party to any damages resulting therefrom.

SITE NOTES

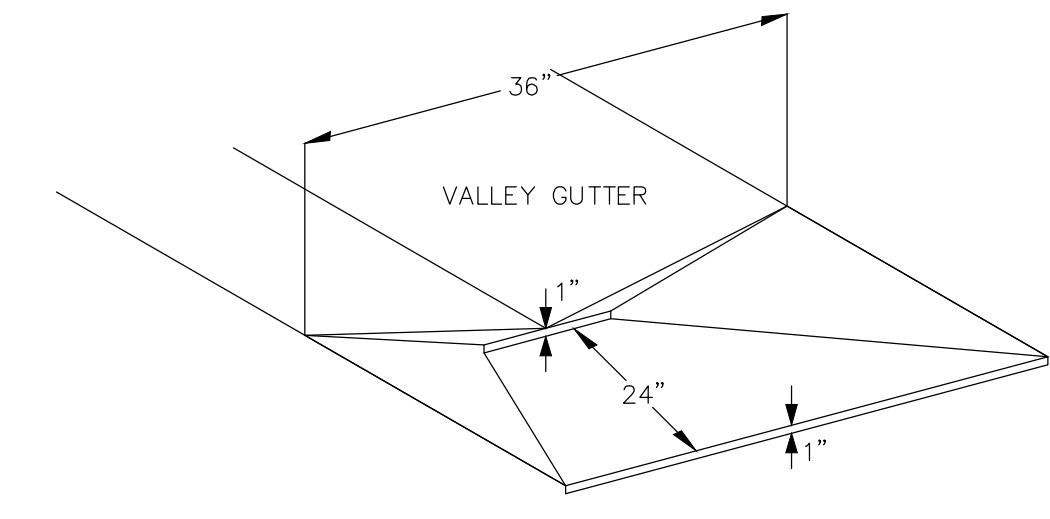
- ① SEE DETAIL (A) FOR CONCRETE PAVEMENT
- ② SEE DETAIL (B) FOR 36" VALLEY GUTTER
- ③ SEE DETAIL (C) FOR GUTTER SPLASH PAD
- ④ SEE DETAIL (D) FOR CONCRETE PAVING AND JOINTING
- ⑤ SEE DETAIL (E) FOR BIOFILTER SECTION
- ⑥ SEE DETAIL (F) FOR RAINGARDEN SECTION
- ⑦ SEE DETAIL (G) FOR RAINGARDEN DIMENSIONS
- ⑧ SEE DETAIL (H) FOR DISABLED PARKING SIGN, VAN ACCESSIBLE SIGN ON SPACES WITH 8 FT. STRIPE OUT ONLY.
- ⑨ PROTECT EXISTING TREE DURING UTILITY INSTALLATION



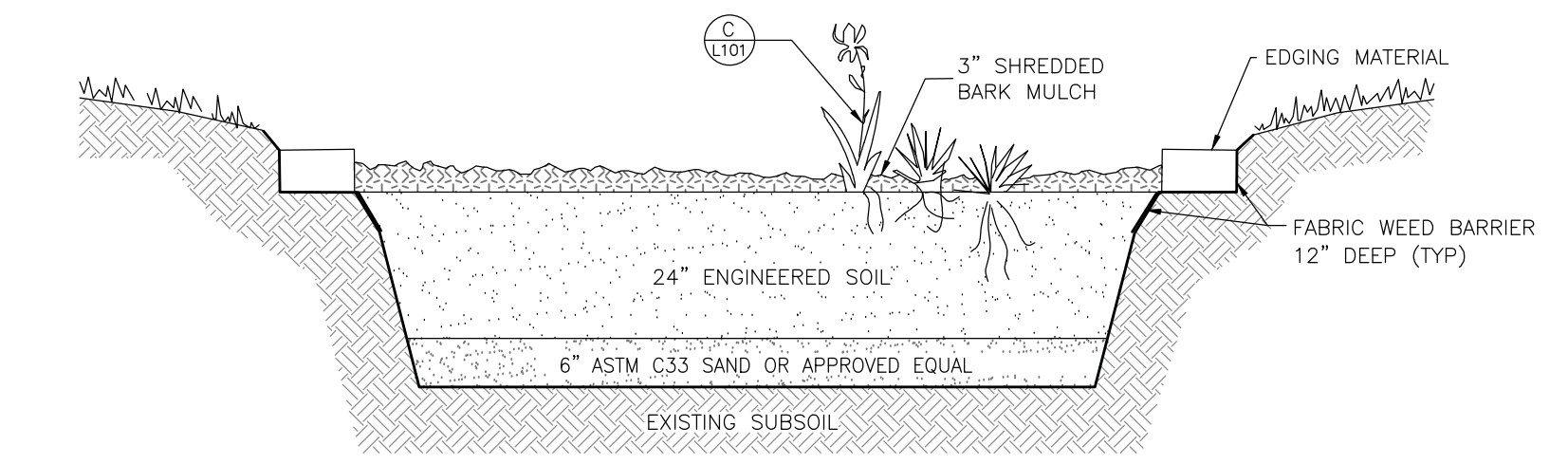
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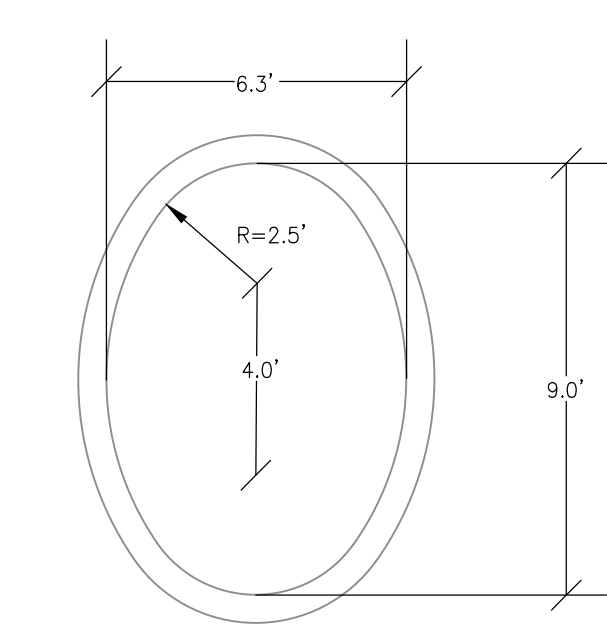
(B) 36" VALLEY GUTTER
C100 NO SCALE



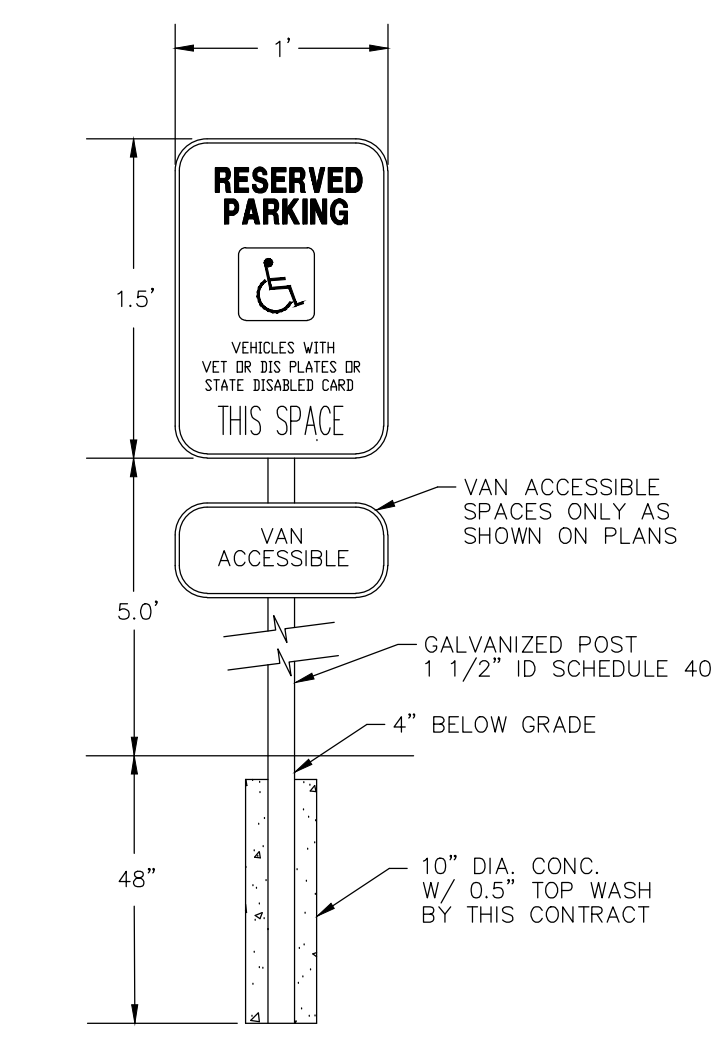
(C) GUTTER SPLASH PAD
C100 NO SCALE



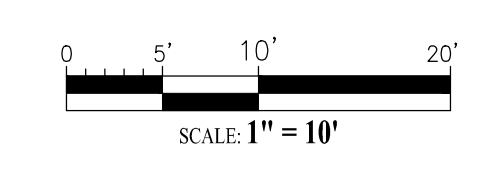
(D) BIOFILTER DETAIL
C100 NO SCALE



(E) RAINGARDEN DIMENSIONS
SCALE: 1/4" = 1'-0"



(F) DISABLED SIGN DETAIL
NO SCALE



SCALE: 1" = 10'



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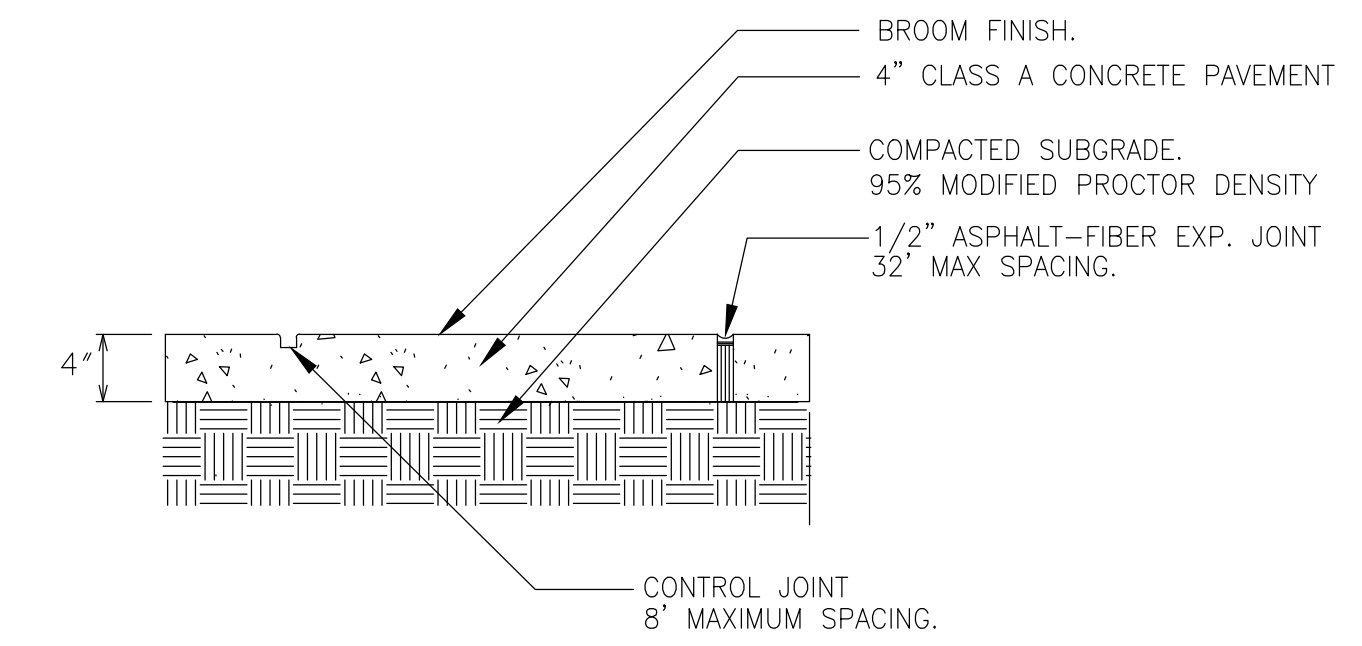
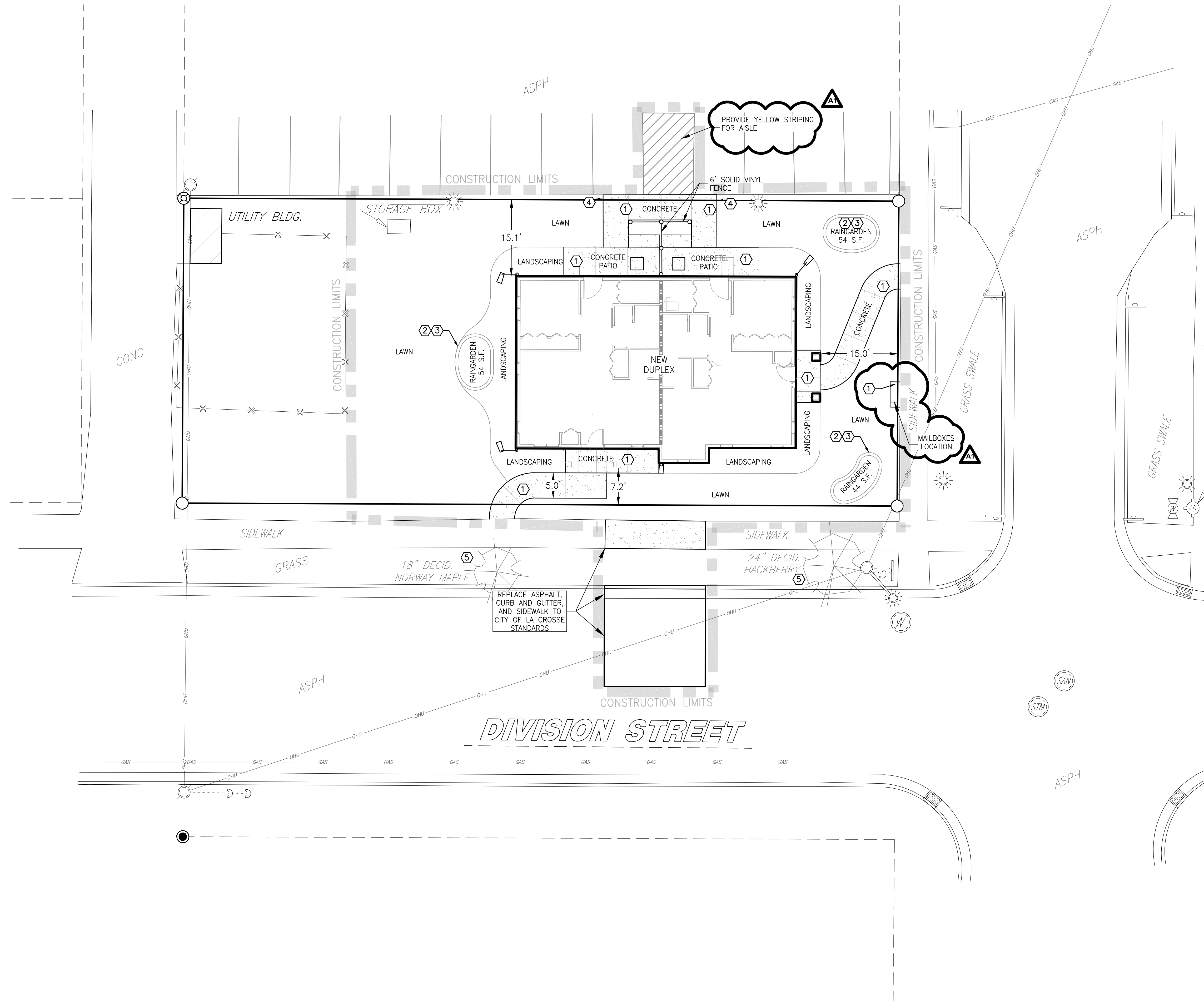
PARAGON ASSOCIATES
Environmental Design & Consulting
CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - SURVEYING
632 COPELAND AVENUE - LA CROSSE, WI 54603
Tel: 608.781.3110 Fax: 608.781.3187 Paragon-Associates

SITE NOTES

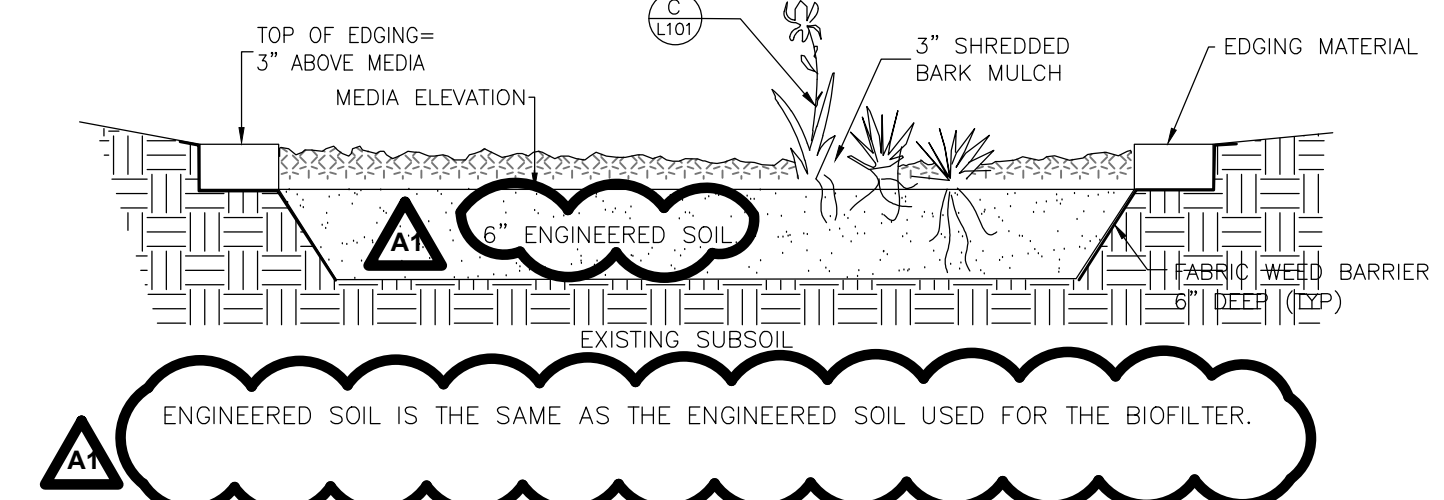
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SITE NOTES

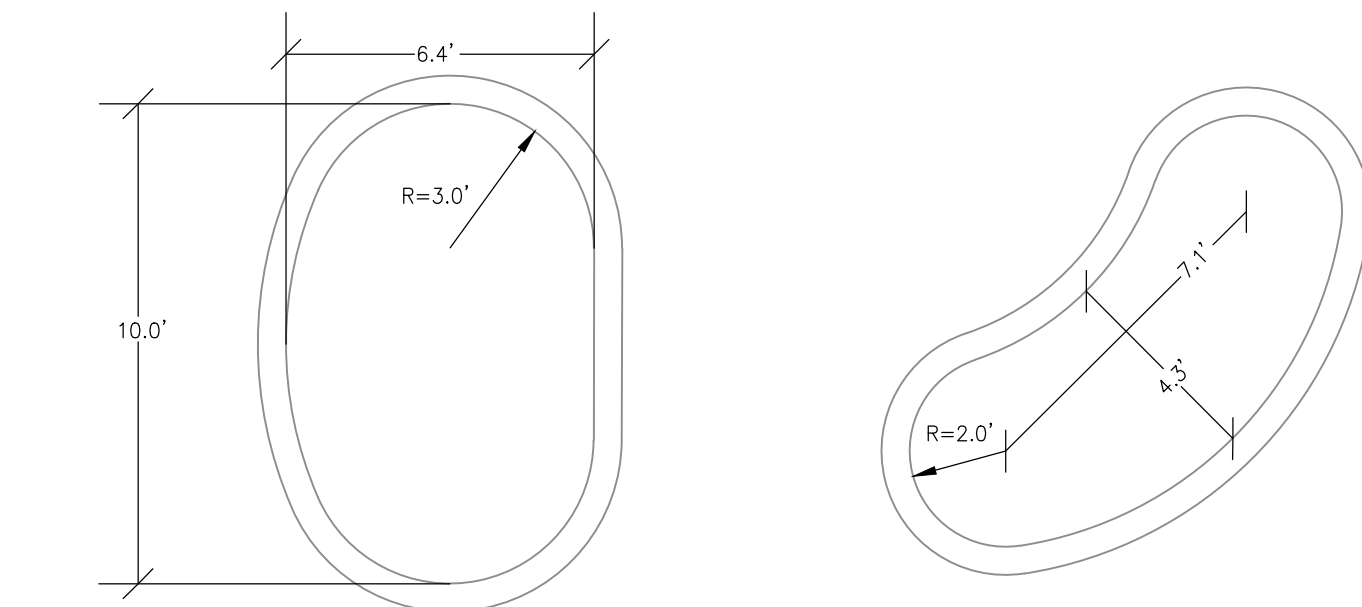
- ① SEE DETAIL C101 FOR CONCRETE PAVING AND JOINTING
- ② SEE DETAIL C102 FOR RAINGARDEN SECTION
- ③ SEE DETAIL C103 FOR RAINGARDEN DIMENSIONS
- ④ SEE DETAIL C104 FOR PARKING SIGNAGE
- ⑤ PROTECT EXISTING TREES DURING UTILITY INSTALLATION



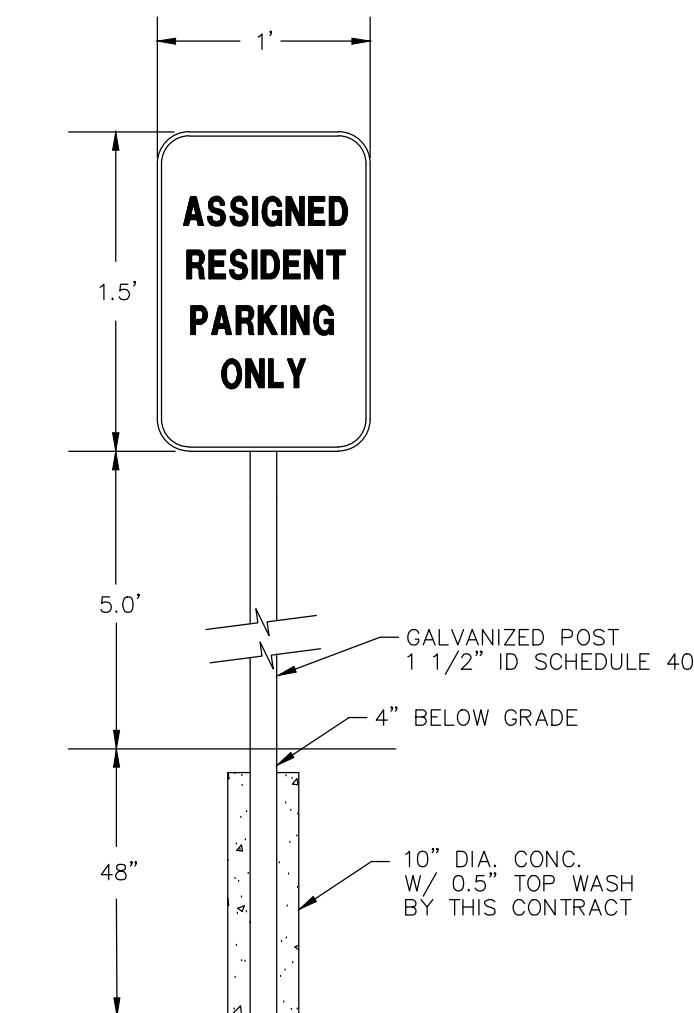
A SIDEWALK PAVING AND JOINTING
C101 NO SCALE



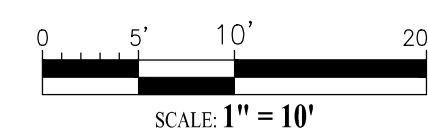
B RAINGARDEN SECTION
C101 NO SCALE



C RAINGARDEN DIMENSIONS
C101 SCALE: 1/4" = 1'-0"



D PARKING SIGN DETAIL
C101 NO SCALE



LA CROSSE HOUSING AUTHORITY
DIVISION STREET HOUSING
DIVISION STREET
LA CROSSE, WI 54601
SITE PLAN - 428 7TH STREET SOUTH

Project Title: LA CROSSE HOUSING AUTHORITY
DIVISION STREET HOUSING

HSR Project Number: 18046

Project Date: MARCH 12, 2019

Drawn By: C.G.

Key Plan:

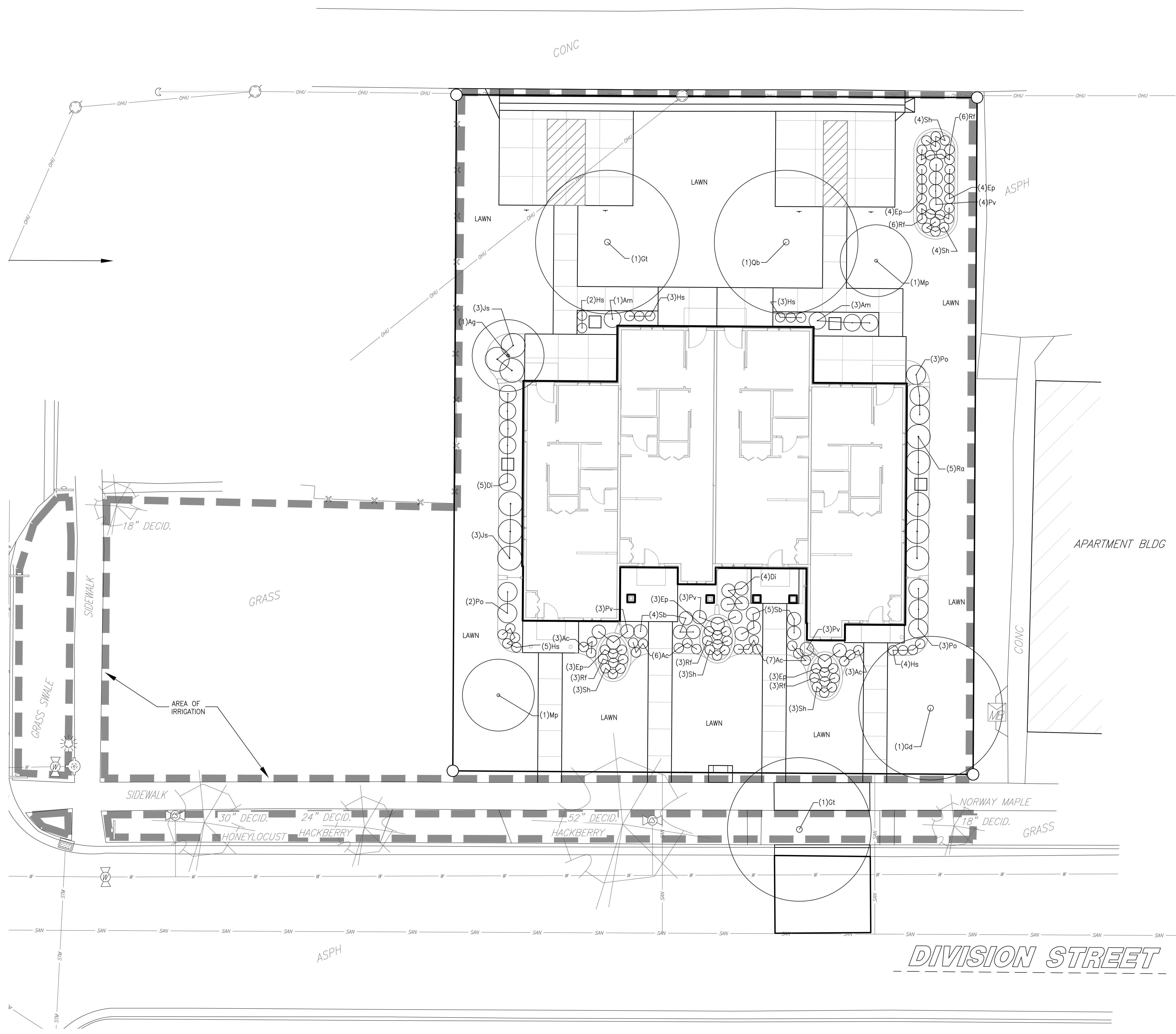
BID
DOCUMENTS

No.	Description	Date
A1	ADDENDUM #1	03/21/19

Graphic Scale: 1"=10'

Last Update: 03/20/2019

C101



PLAN NOTES:

1. VERIFY UTILITY LOCATION BEFORE BEGINNING ANY WORK.
2. PLANTING BEDS SHALL HAVE 6" TOPSOIL AND 4" OF SHREDDED HARDWOOD BARK MULCH. ALL TREES IN LAWN AREAS SHALL BE MULCHED WITH 4" SHREDDED HARDWOOD BARK MULCH RING. PROVIDE CONCRETE EDGING AROUND ALL PLANTING BEDS AS PER PLANS.
3. NEW LAWN AREAS SHALL BE RESTORED WITH SOD.
4. MODIFICATIONS TO PLANT SPACING MAY BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY PROPOSED CHANGES TO PLANT MATERIALS OR DESIGN.
5. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK.
6. SEE SHEET L101 FOR PLANTING DETAILS. SEE SHEETS C100 AND C101 FOR RAINGARDEN AND PROFILE DETAILS.

PLANT MATERIAL LIST-SCHEDULE

KEY	BOTANICAL NAME COMMON NAME	SIZE	QUANTITY
Ac	Achillea 'Moonshine' Moonshine Yarrow	1 gal	19
Ag	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	#5 container multi-stem	1
Am	Aronia melanocarpa 'Autumn Magic' Autumn Magic Black Chokeberry	3 gal	4
Di	Diervilla lonicera Dwarf Bush Honeysuckle	3 gal	9
Ep	Echinacea purpurea Purple Coneflower	1 gal	17
Gt	Gleditsia triacanthos var. inermis 'Harve' Northern Acclaim Honeylocust	2 1/2" cal	2
Gd	Gymnocladus dioica Kentucky Coffeetree	2 1/2" cal	1
Hs	Hemerocallis 'Stella d'Oro' Stella d'Oro Daylily	1 gal	17
Js	Juniperus sabina 'Broadmoor' Broadmoor Juniper	5 gal	6
Mp	Malus 'Prairifire' Prairifire Crabapple	2" cal	2
Pv	Panicum virgatum 'Heavy Metal' Heavy Metal Switchgrass	1 gal	13
Po	Physocarpus opulifolius 'Donno May' Little Devil Ninebark	3 gal	8
Qb	Quercus bicolor Swamp White Oak	2 1/2" cal	1
Ra	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	3 gal	5
Rf	Rudbeckia fulgida 'Goldsturm' Goldsturm Blackeyed Susan	1 gal	21
Sb	Spiraea betulifolia 'Tor' Tor Birchleaf Spirea	3 gal	9
Sh	Sporobolus heterolepis Prairie Dropseed	1 gal	17

IRRIGATION NOTES

1. IRRIGATION IS FOR TURF ONLY.
2. ALL TURF SHALL BE WATERED WITH ROTATING TYPE SPRINKLER NOZZLES. EMPTY LOT TO THE WEST OF THE SITE SHALL ALSO BE IRRIGATED.
3. INSTALL POP-UP TURF IRRIGATION HEADS WITHIN ADJACENT LANDSCAPE BEDS AND ABOVE THE MULCH LAYER WHERE POSSIBLE.
4. FIELD ADJUST SYSTEM AND ADD HEADS WHERE NECESSARY TO AVOID OBSTRUCTIONS.
5. COORDINATE WITH ELECTRICAL CONTRACTOR AS NECESSARY TO AVOID PIPE/CONDUIT CONFLICTS.
6. SLEEVES SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR.
7. ALL MAIN LINE PIPE USED TO FEED MULTIPLE ZONES SHALL BE SCHEDULE 40 PIPE.
8. PROVIDE FULL DESIGN AND MATERIALS SUBMITTAL PER THE SPECIFICATIONS.



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LA CROSSE, WISCONSIN
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Environmental Design & Consulting
312 COPPERHILL DRIVE
632 COPELAND AVENUE, LA CROSSE, WI 54603
TEL: 608.781.3110 FAX: 608.781.3187 Paragon-Associates

LA CROSSE HOUSING AUTHORITY
DIVISION STREET HOUSING
DIVISION STREET
LA CROSSE, WI 54601
LANDSCAPE PLAN - 717 DIVISION STREET

Project Title:
HSR Project Number:
Project Date:
Drawn By:
Key Plan:

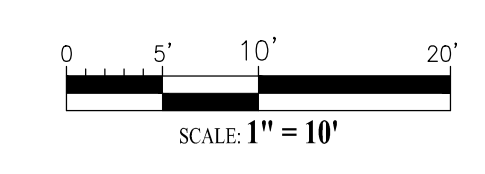
18046
MARCH 12, 2019
C.G.

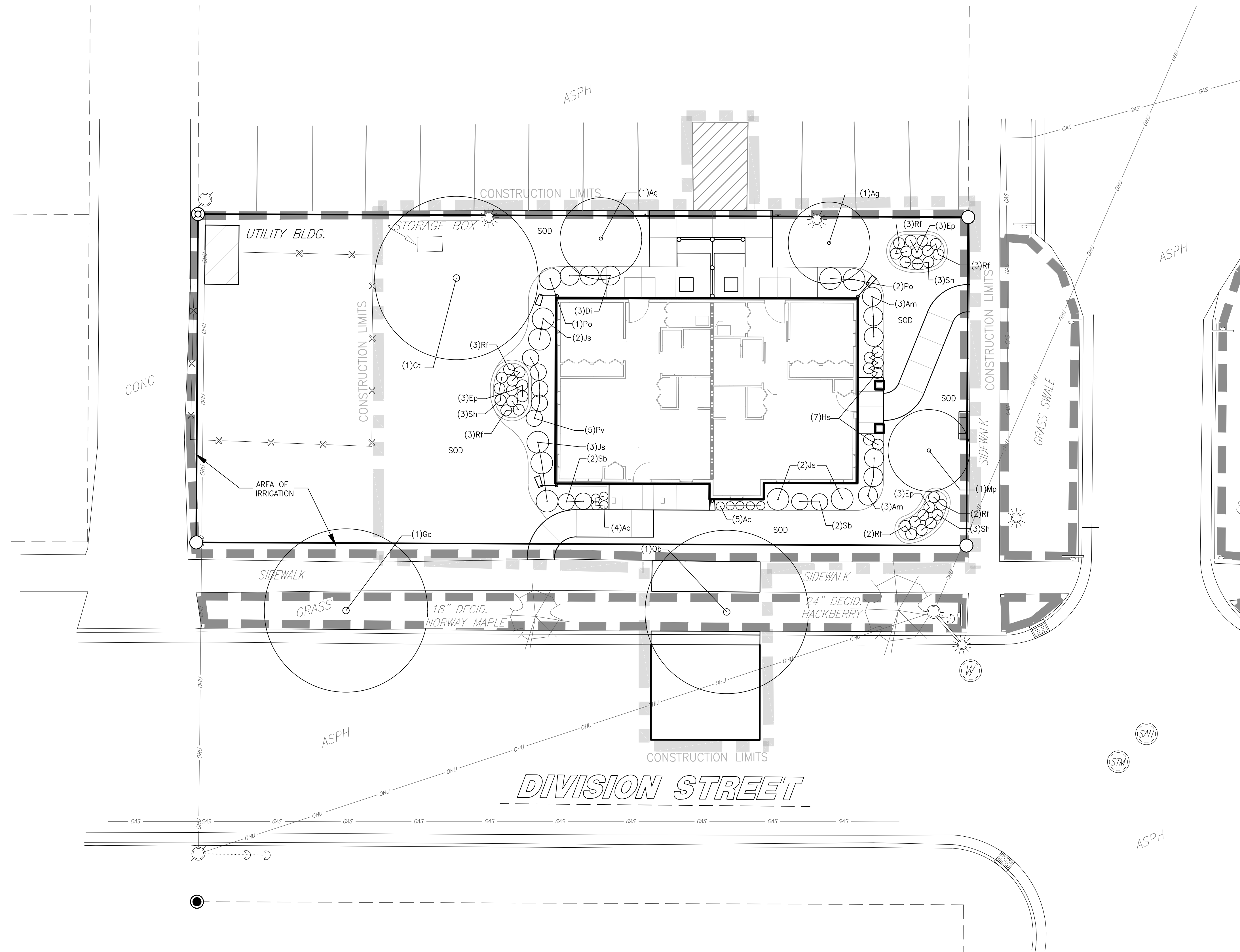
BID DOCUMENTS

No.	Description	Date
A1	ADDENDUM #1	03/21/19

Graphic Scale:
1" = 10'
Last Update:
03/20/2019

L100





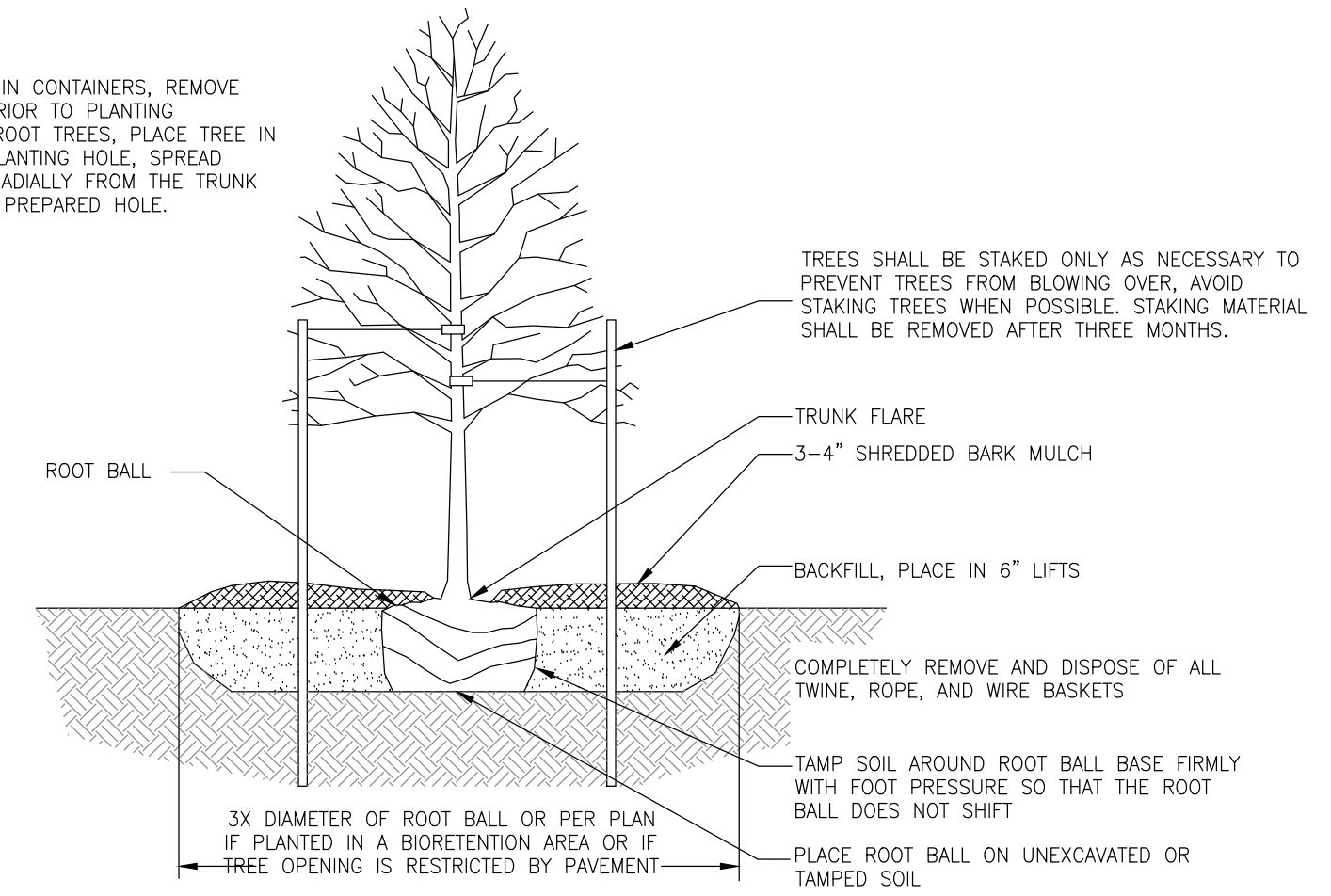
PLAN NOTES:

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5. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK.
6. SEE SHEET L100 FOR IRRIGATION NOTES. SEE SHEET C101 FOR RAINGARDEN DETAILS.

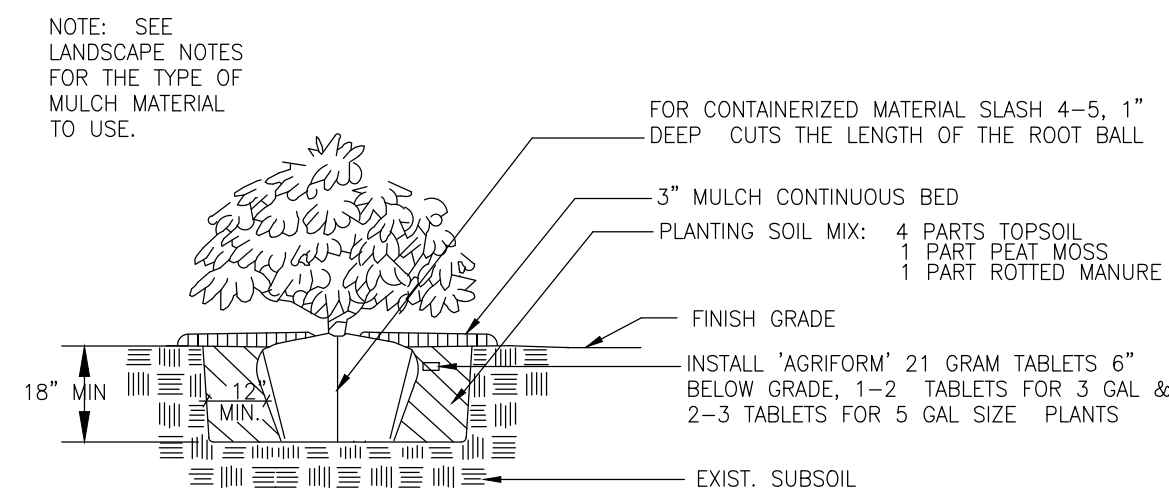
PLANT MATERIAL LIST-SCHEDULE

KEY	BOTANICAL NAME COMMON NAME	SIZE	QUANTITY
Ac	Achillea 'Moonshine' Moonshine Yarrow	1 gal	9
Ag	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	#5 container multi-stem	2
Am	Aronia melanocarpa 'Autumn Magic' Autumn Magic Black Chokeberry	3 gal	6
Di	Diervilla lonicera Dwarf Bush Honeysuckle	3 gal	3
Ep	Echinacea purpurea Purple Coneflower	1 gal	9
Gt	Gleditsia triacanthos var. inermis 'Harve' Northern Acclaim Honeylocust	2 1/2" cal	1
Gd	Gymnocladus dioica Kentucky Coffeetree	2 1/2" cal	1
Hs	Hemerocallis 'Stella d'Oro' Stella d'Oro Daylily	1 gal	7
Js	Juniperus sabinia 'Broommoor' Broommoor Juniper	5 gal	7
Mp	Malus 'Prairifire' Prairifire Crabapple	2" cal	1
Pv	Panicum virgatum 'Heavy Metal' Heavy Metal Switchgrass	1 gal	5
Po	Physocarpus opulifolius 'Donna May' Little Devil Ninebark	3 gal	3
Ob	Quercus bicolor Swamp White Oak	2 1/2" cal	1
Rf	Rudbeckia fulgida 'Goldsturm' Goldsturm Black-eyed Susan	1 gal	16
Sb	Spiraea betulifolia 'Tor' Tor Birchleaf Spirea	3 gal	4
Sh	Sporobolus heterolepis Prairie Dropseed	1 gal	9

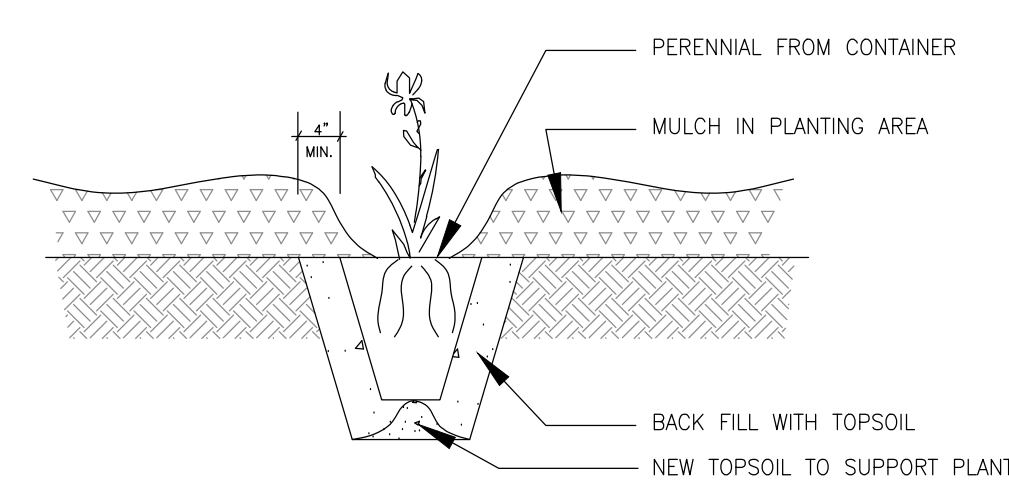
NOTES:
-FOR TREES IN CONTAINERS, REMOVE CONTAINER PRIOR TO PLANTING
-FOR BARE ROOT TREES, PLACE TREE IN MIDDLE OF PLANTING HOLE, SPREAD ROOTS OUT RADIALY FROM THE TRUNK AROUND THE PREPARED HOLE.



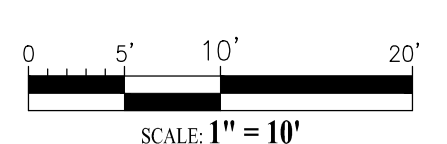
A TREE PLANTING DETAIL - ALL TREES
NO SCALE



B SHRUB PLANTING DETAIL
NO SCALE



C POTTED PLANTS PLANTING DETAIL
NO SCALE



HSR ASSOCIATES INC.
100 MILWAUKEE STREET
LA CROSSE, WISCONSIN
PHONE: 608.784.1830
FAX: 608.782.5844

WEB SITE: www.hsrassociates.com
Consultant:

PARAGON ASSOCIATES
Environmental Design & Consulting
FOR ARCHITECTS - LANDSCAPE ARCHITECTS - SURVEYORS
632 COPLAND AVENUE - LA CROSSE, WI 54603
Tel: 608.781.3110 Fax: 608.781.3197 Paragon-Associates

LA CROSSE HOUSING AUTHORITY
DIVISION STREET HOUSING
 DIVISION STREET
 LA CROSSE, WI 54601
LANDSCAPE PLAN - 428 7TH STREET SOUTH

Project Title:
Project Number: **18046**

Project Date: **MARCH 12, 2019**
Drawn By: **C.G.**

Key Plan:

BID DOCUMENTS

No.	Description	Date
A1	ADDENDUM #1	03/21/19

Graphic Scale: **1"=10'**

Last Update: **03/20/2019**

L101



Consultant:

LA CROSSE HOUSING AUTHORITY
DIVISION STREET HOUSING

717 DIVISION STREET
428 7th STREET S
LA CROSSE, WI 54601

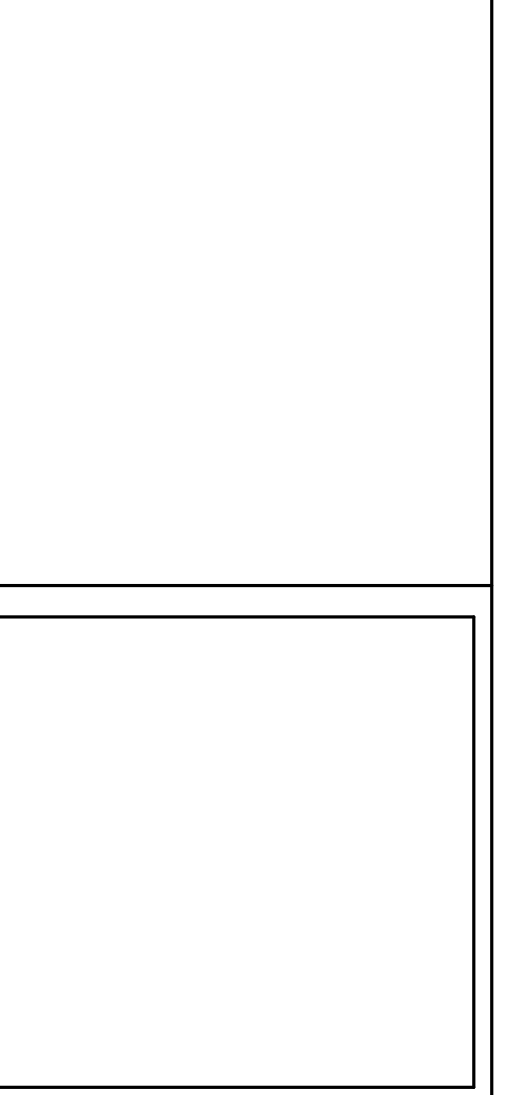
DUPLEX ROOF PLAN

Project Title:
Project Number:
Project Date:
Drawn By:

18046
MARCH 12, 2019

MPL

Key Plan:

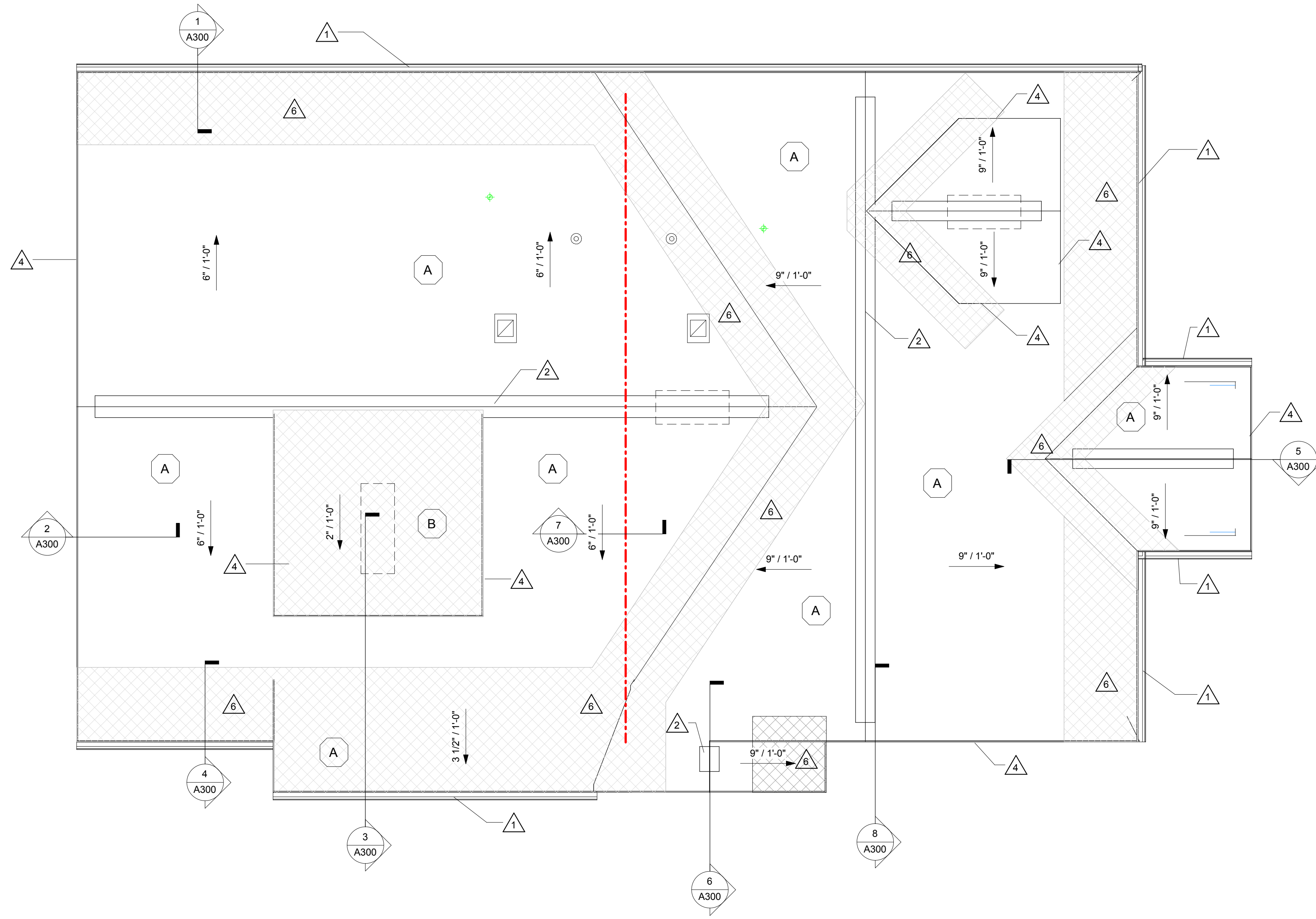


No.	Description	Date
A1	ADDENDUM #1	03-21-19

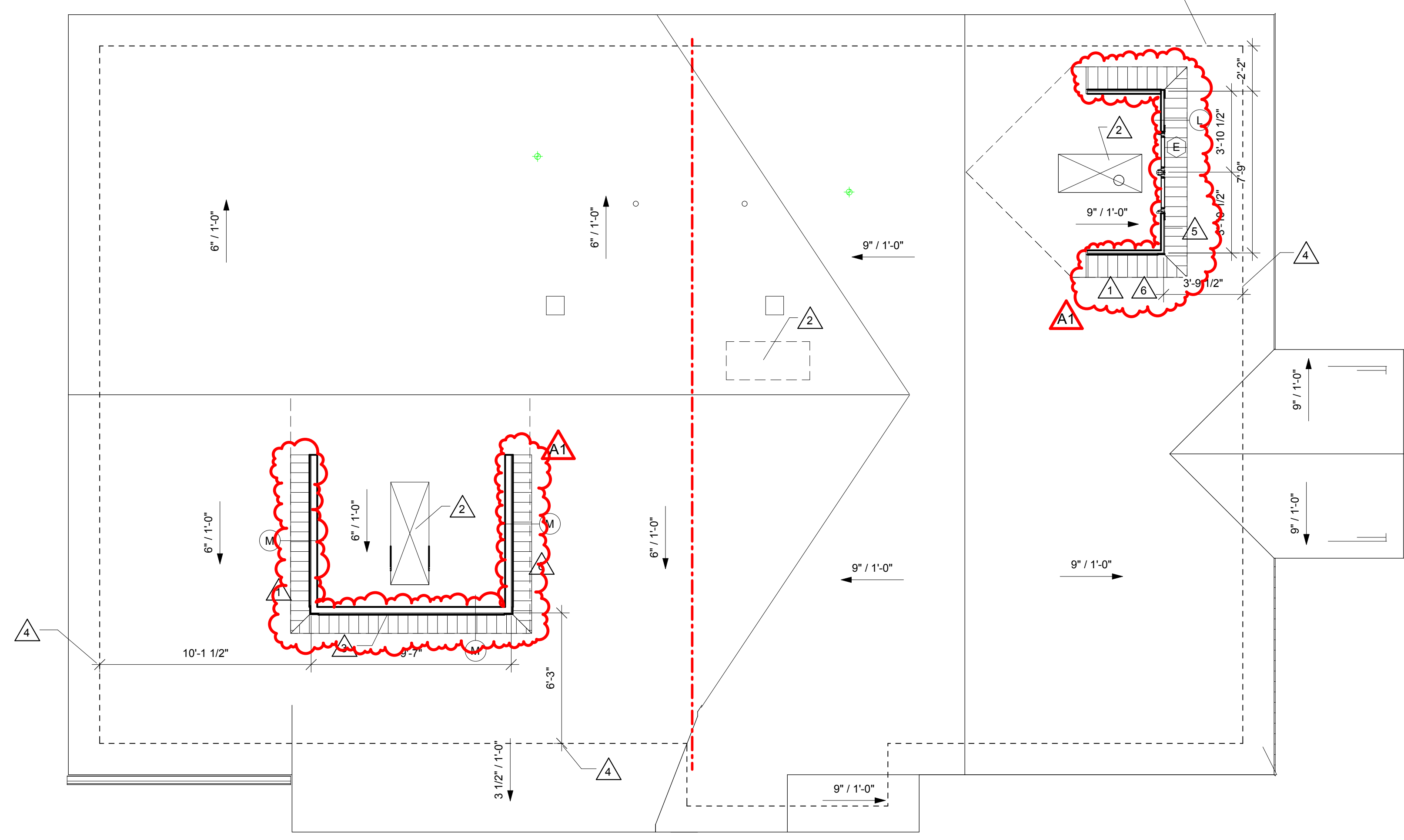
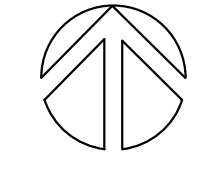
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Last Update:
3/21/2019 6:12:43 PM

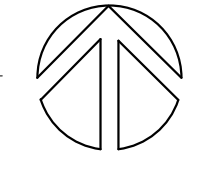
A103



1 ROOF PLAN - DUPLEX
1/4" = 1'-0"



2 DORMER PLAN - DUPLEX
1/4" = 1'-0"



GENERAL ROOF NOTES:

- A VERIFY ROOF PENETRATIONS WITH ALL TRADES.
- B ALL METAL ROOF AND FLASHING, SHALL MEET CURRENT SMACNA REQUIREMENTS AND MANUFACTURERS SPECIFIED WARRANTY.

ROOF SYSTEM DESCRIPTIONS:

- A ASPHALT SHINGLES OVER UNDERLAYMENT OVER 5/8" OSB ON WOOD TRUSSES- SLOPE AS NOTED ON PLAN
- B ASPHALT SHINGLES OVER PROTECTIVE MEMBRANE OVER 5/8" OSB ON WOOD TRUSSES- SLOPE AS NOTED ON PLAN

ROOF SYMBOL LEGEND:

- EXHAUST VENT HOOD-SEE MECHANICAL.
- FURNACE VENT-SEE MECHANICAL
- EAVE AND VALLEY PROTECTION MEMBRANE- 4'-0"

KEY NOTES ROOF

- 1 PREFINISHED ALUM SEAMLESS GUTTER AND DOWNSPOUTS.
- 2 CONTINUOUS RIDGE VENT.
- 3 ASPHALT SHINGLES.
- 4 PREFINISHED SHEET METAL FASCIA.
- 5 PREFINISHED METAL CAP WITH 4" EDGE FASCIA.
- 6 EAVE AND VALLEY PROTECTION MEMBRANE.
- 7 LOCATIONS FOR OPENINGS IN ROOF SHEATHING. COORDINATE WITH ROOF TRUSS LOCATIONS.

GENERAL DORMER NOTES:

- A SEE ROOF PLAN FOR NOTES SPECIFIC TO ROOF.
- B SEE ROOF PLAN FOR SECTION CUT LOCATIONS.
- C DIMENSIONS SHOWN ARE FROM OUTSIDE FACE OF STUD TO OUTSIDE FACE OF STUD.
- D SEE STRUCTURAL FOR TRUSS AND FRAMING LAYOUTS.

KEY NOTES DORMER PLAN

- 1 DASHED LINE INDICATES ROOF LINE ABOVE.
- 2 OPENING IN ROOF SHEATHING TO ALLOW FOR VENTING IN DORMERS.
- 3 DECORATIVE NON-FUNCTIONING SHUTTERLOUVER.
- 4 DASHED LINE INDICATED OUTER EDGE OF STUDS BELOW.
- 5 ENDWALL TRUSS. SEE SHEET A600 FOR ROUGH OPENING SIZES OF WINDOWS.
- 6 VENTED METAL SOFFIT PANELS.



Consultant:

GENERAL ROOF NOTES:

- A VERIFY ROOF PENETRATIONS WITH ALL TRADES.
- B ALL METAL ROOF AND FLASHING, SHALL MEET CURRENT SMACNA REQUIREMENTS AND MANUFACTURER'S SPECIFIED WARRANTY.

ROOF SYSTEM DESCRIPTIONS:

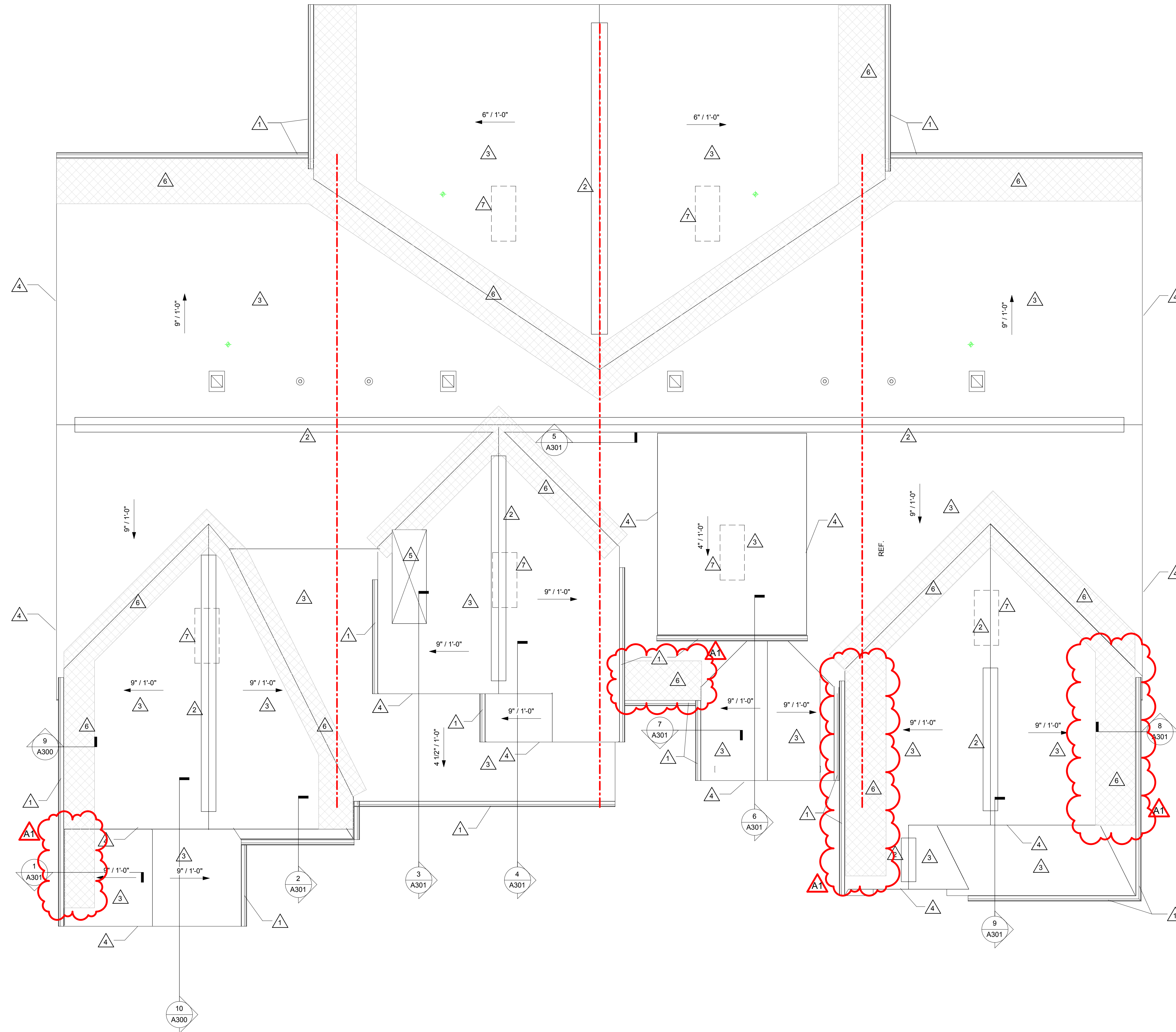
- A ASPHALT SHINGLES OVER UNDERLAYMENT OVER 5/8" OSB ON WOOD TRUSSES- SLOPE AS NOTED ON PLAN
- B ASPHALT SHINGLES OVER PROTECTIVE MEMBRANE OVER 5/8" OSB ON WOOD TRUSSES- SLOPE AS NOTED ON PLAN

ROOF SYMBOL LEGEND:

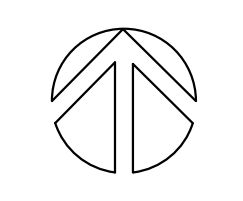
- EXHAUST VENT HOOD-SEE MECHANICAL.
- FURNACE VENT-SEE MECHANICAL.
- EAVE AND VALLEY PROTECTION MEMBRANE- 4'-0"

KEY NOTES ROOF

- 1 PREFINISHED ALUM SEAMLESS GUTTER AND DOWNSPOUTS.
- 2 CONTINUOUS RIDGE VENT.
- 3 ASPHALT SHINGLES.
- 4 PREFINISHED SHEET METAL FASCIA.
- 5 PREFINISHED METAL CAP WITH 4" EDGE FASCIA.
- 6 EAVE AND VALLEY PROTECTION MEMBRANE.
- 7 LOCATIONS FOR OPENINGS IN ROOF SHEATHING. COORDINATE WITH ROOF TRUSS LOCATIONS.



1 ROOF PLAN - FOUR PLEX
1/4" = 1'-0"



Project Title: **LA CROSSE HOUSING AUTHORITY
DIVISION STREET HOUSING**

Project Location: 717 DIVISION STREET
428 7th STREET S
LA CROSSE, WI 54601

Sheet Title: **FOUR PLEX ROOF PLAN**

HSR Project Number: **18046**

Project Date: **MARCH 12, 2019**

Drawn By: **MPL**

Key Plan:

No.	Description	Date
A1	ADDENUM #1	03-21-19

Graphic Scale:
0' 1' 2' 4' 6'

Last Update: **3/21/2019 6:16:21 PM**

A113



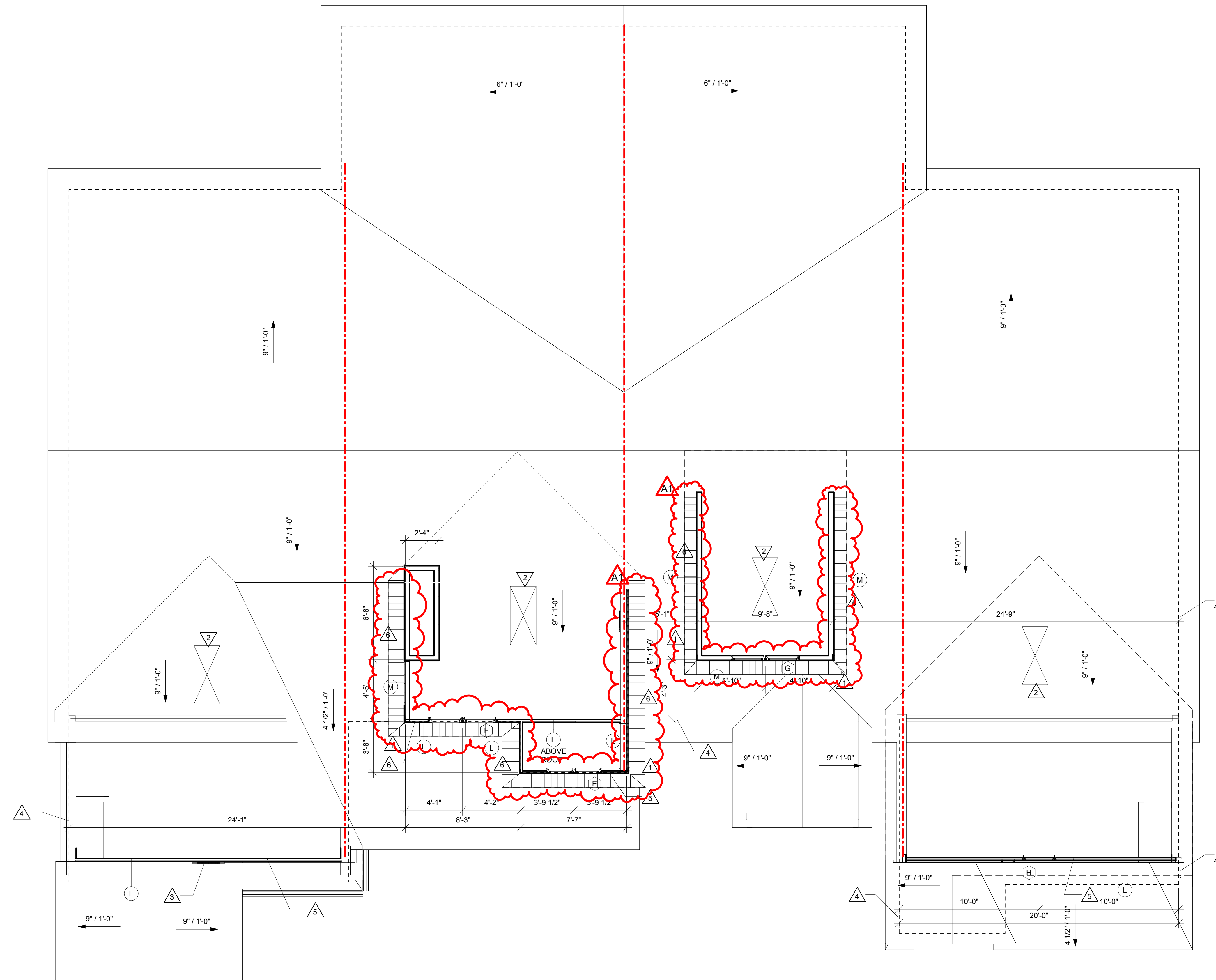
Consultant:

GENERAL DORMER NOTES:

A	SEE ROOF PLAN FOR NOTES SPECIFIC TO ROOF.
B	SEE ROOF PLAN FOR SECTION CUT LOCATIONS.
C	DIMENSIONS SHOWN ARE FROM OUTSIDE FACE OF STUD TO OUTSIDE FACE OF STUD.
D	SEE STRUCTURAL FOR TRUSS AND FRAMING LAYOUTS.

KEY NOTES DORMER PLAN

1	DASHED LINE INDICATES ROOF LINE ABOVE.
2	OPENING IN ROOF SHEATHING TO ALLOW FOR VENTING IN DORMERS.
3	DECORATIVE NON-FUNCTIONING SHUTTER/LOUVER.
4	DASHED LINE INDICATED OUTER EDGE OF STUDS BELOW.
5	ENDWALL TRUSS: SEE SHEET A600 FOR ROUGH OPENING SIZES OF WINDOWS.
6	VENTED METAL SOFFIT PANELS.



1 DORMER PLAN - FOUR PLEX
1/4" = 1'-0"



Project Title: **LA CROSSE HOUSING AUTHORITY
DIVISION STREET HOUSING**
Project Location: 717 DIVISION STREET
428 7th STREET S
LA CROSSE, WI 54601
Sheet Title: **FOUR PLEX DORMER PLAN**

HSR Project Number: **18046**

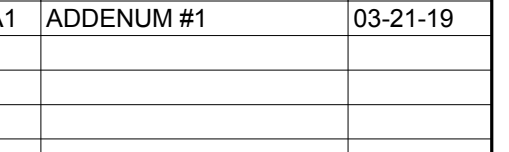
Project Date: **MARCH 12, 2019**

Drawn By: **MPL**

Key Plan:

No.	Description	Date
A1	ADDENUM #1	03-21-19

Graphic Scale:



Last Update:

3/21/2019 6:17:36 PM

A114



Consultant:

Project Title: **LA CROSSE HOUSING AUTHORITY
DIVISION STREET HOUSING**
Project Location: 717 DIVISION STREET
428 7th STREET S
LA CROSSE, WI 54601
Sheet Title: **DUPLEX ELEVATIONS**

HSR Project Number: **18046**

Project Date: **MARCH 12, 2019**

Drawn By: **MPL**

Key Plan:

No.	Description	Date
A1	ADDENDUM #1	03-21-19

Graphic Scale: **VARIES**

Last Update: **3/21/2019 6:21:40 PM**

A200

GENERAL NOTES:

A ALL OUTSIDE CORNERS TO HAVE 5 1/4" WIDE COMPOSITE BOARD TRIM.

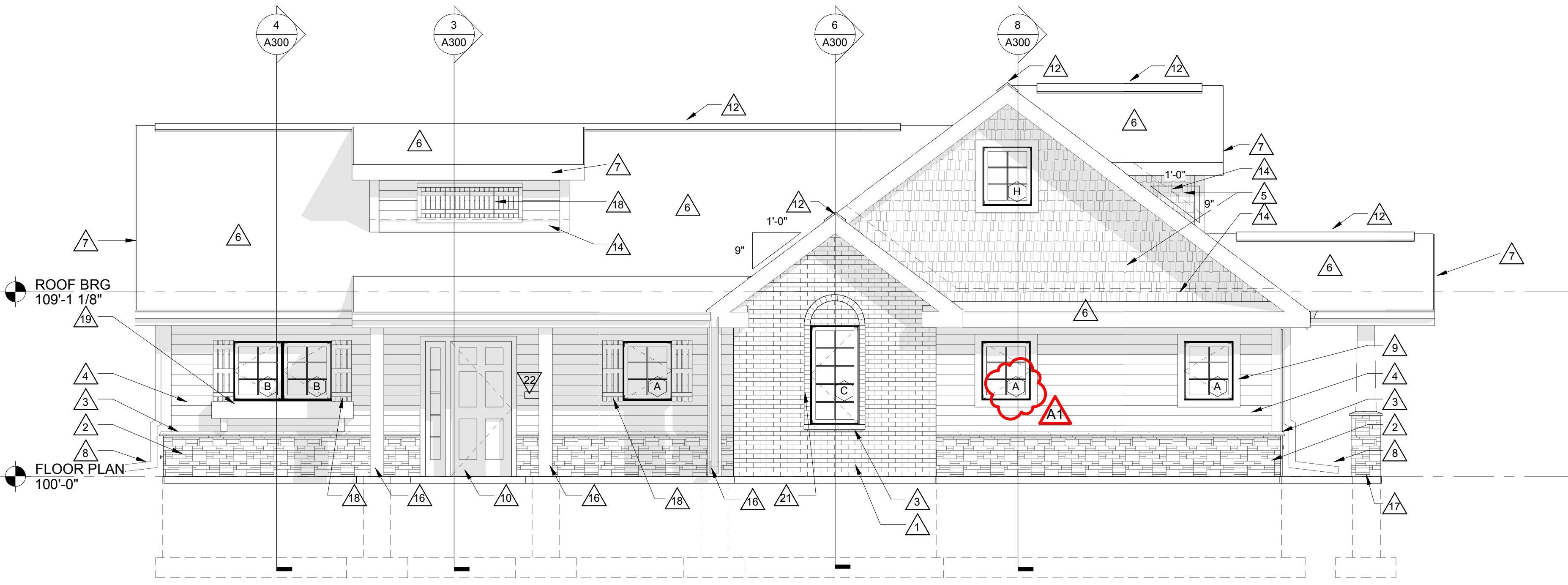
B SEE SPECIFICATIONS FOR REQUIRED FLASHING AND SEALANT LOCATIONS.

LEGEND:

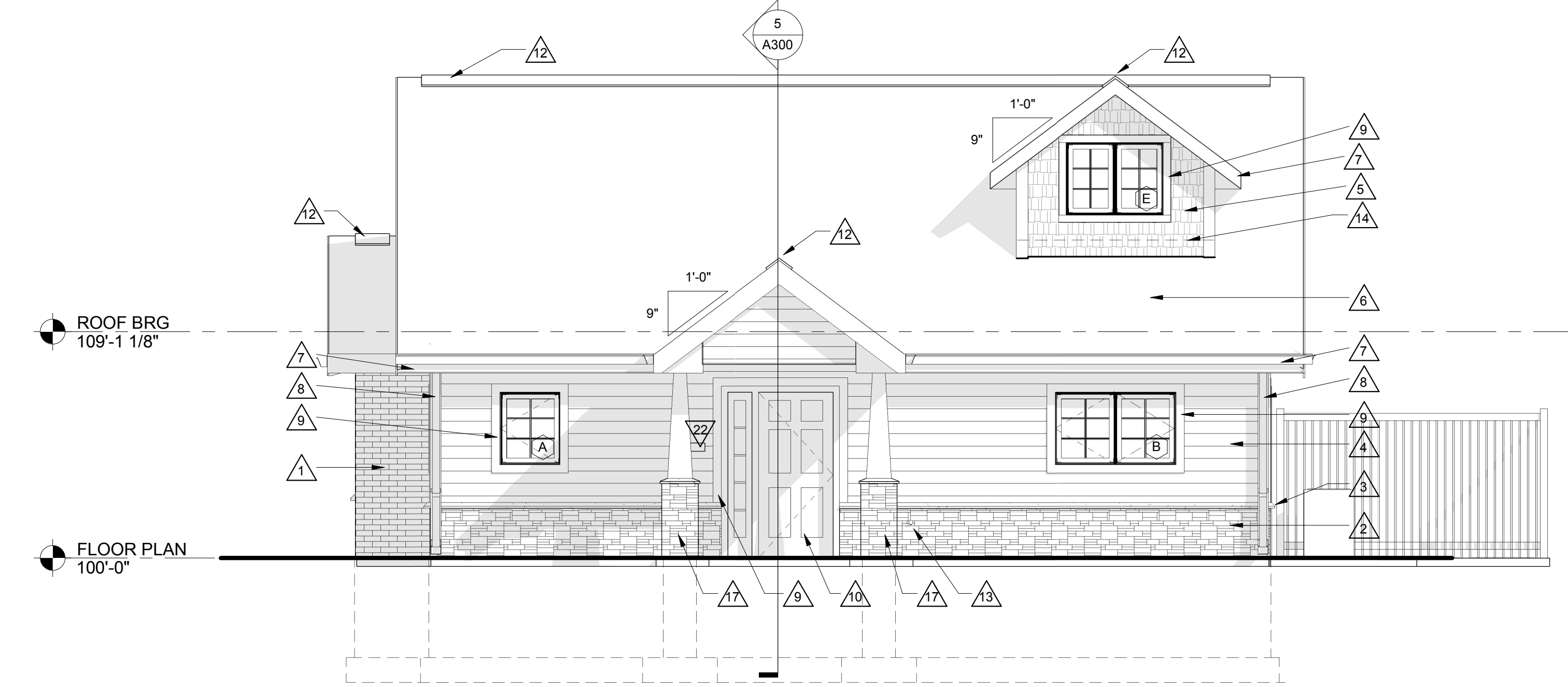
- KEYNOTE TAG
- WINDOW TAG, SEE SHEET A600 FOR FRAME ELEVATIONS
- 7" SHAKE SIDING
- 7" COMPOSITE LAP SIDING
- THIN BRICK - STANDARD
- THIN MANUFACTURED MASONRY

KEY NOTES ELEVATION

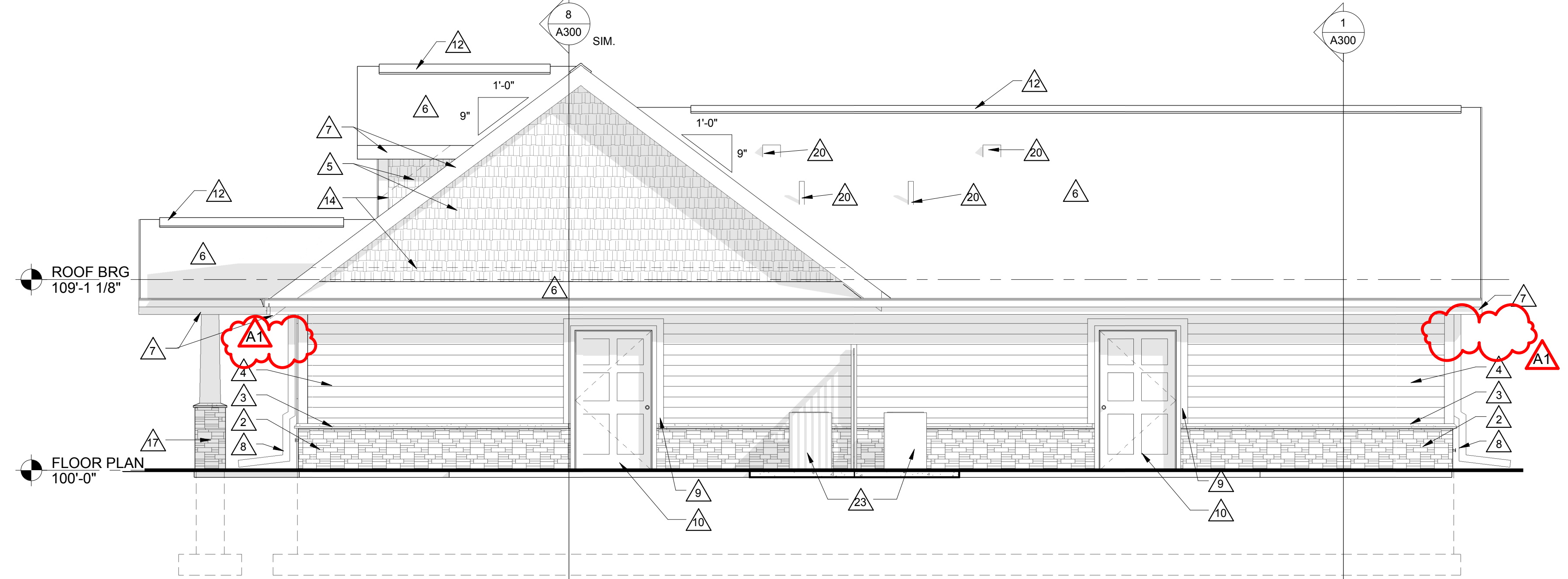
- 1 THIN BRICK VENEER.
- 2 THIN STONE VENEER.
- 3 MANUFACTURED STONE VENEER SILL.
- 4 6" LAP SIDING.
- 5 SHAKE SIDING.
- 6 ASPHALT SHINGLES.
- 7 PREFINISHED ALUMINUM FASCIA.
- 8 PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT WITH SPLASHBLOCK - SEE CIVIL SHEETS.
- 9 4" TRIM BOARDS.
- 10 FIBERGLASS ENTRY DOOR.
- 11 DECORATIVE NON-FUNCTIONAL LOUVER - SEE 7A210.
- 12 CONTINUOUS RIDGE VENT.
- 13 HOSE BIB - SEE PLUMBING.
- 14 GALVANIZED SHEET METAL FLASHING, MIN 8" BEHIND SIDING.
- 15 PREFINISHED METAL CAP WITH 4" EDGE FASCIA.
- 16 PVC COLUMN WRAP.
- 17 THIN STONE BASE WITH PVC COLUMN WRAP.
- 18 PREFABRICATED SHUTTER - SEE 5A200.
- 19 PREFABRICATED WINDOW BOX - SEE 7A200.
- 20 MECHANICAL VENT - SEE MECH.
- 21 THIN BRICK VENEER ROW LOCK JAMB COURSE WITH VAULTED ARCH TOP.
- 22 ADDRESS PLAQUE - MOUNT AT 48" TO CENTER.
- 23 CONDENSING UNIT - COORDINATE WITH MECHANICAL AND CIVIL.



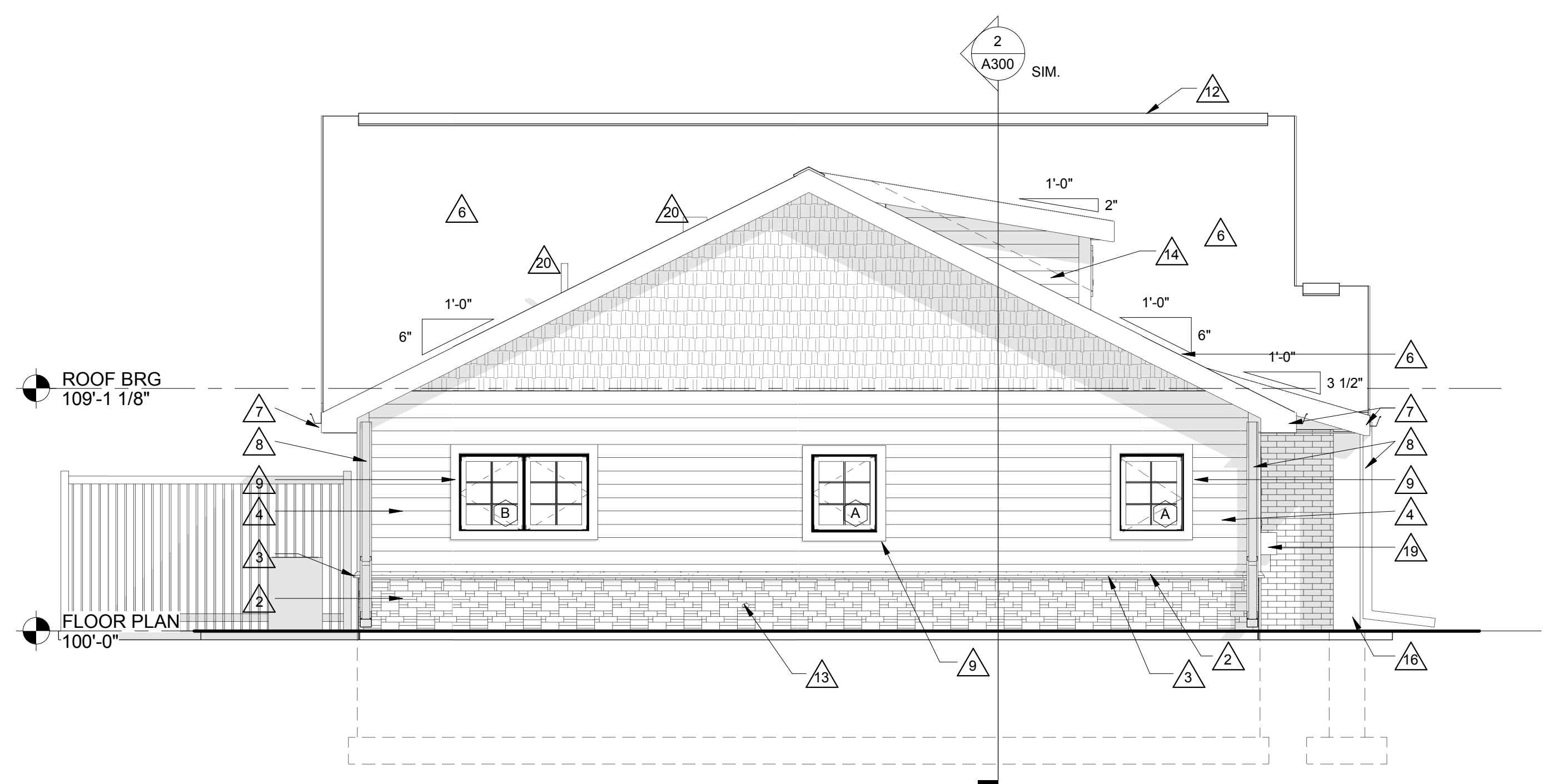
1 DUPLEX - SOUTH
1/4" = 1'-0"



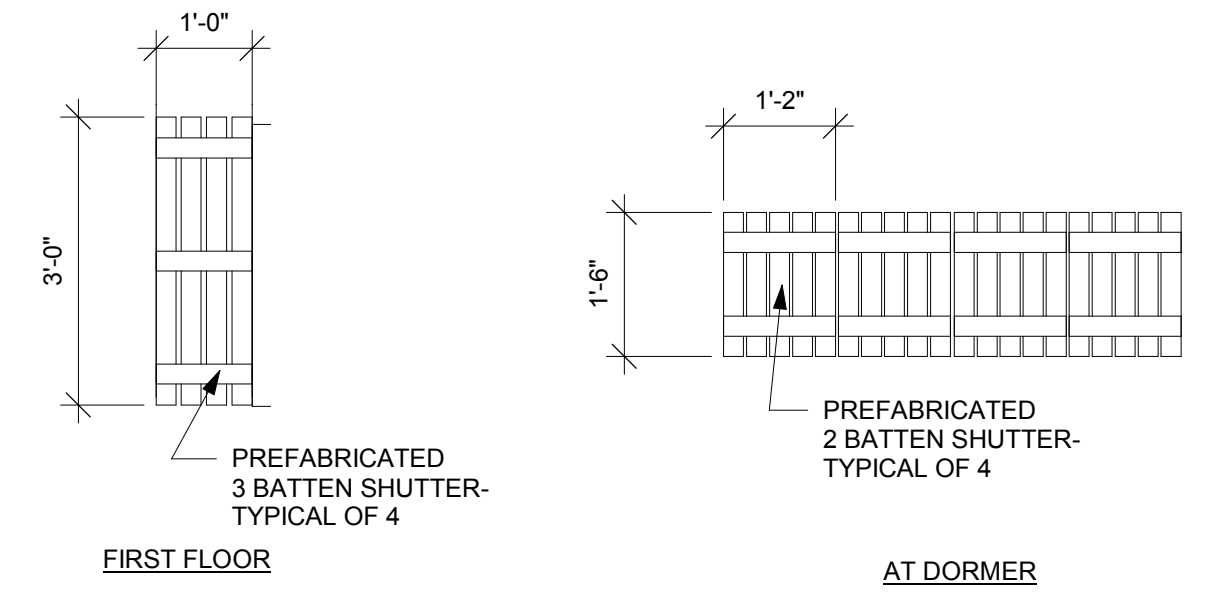
2 DUPLEX - EAST
1/4" = 1'-0"



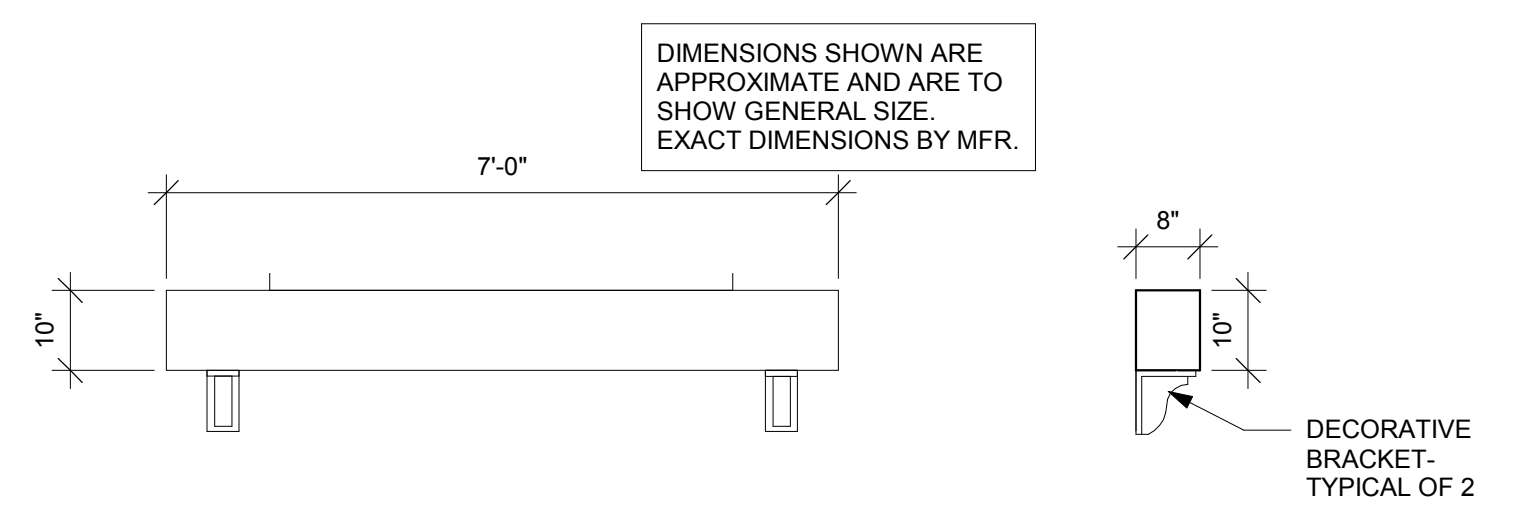
3 DUPLEX - NORTH
1/4" = 1'-0"



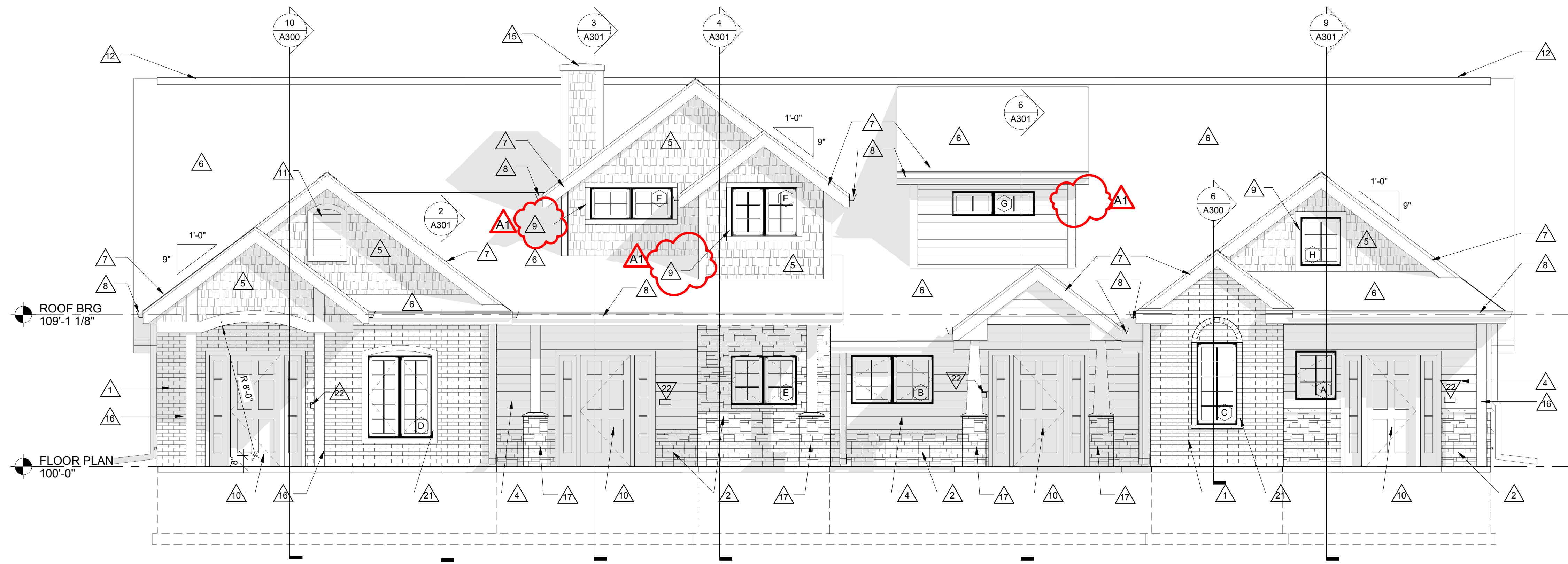
4 DUPLEX - WEST
1/4" = 1'-0"



5 SHUTTER DETAILS
1/2" = 1'-0"



6 PREFABRICATED WINDOW BOX
1/2" = 1'-0"



1 FOUR PLEX - SOUTH
1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

GENERAL NOTES:

A ALL OUTSIDE CORNERS TO HAVE 5 1/4" WIDE COMPOSITE BOARD TRIM.

B SEE SPECIFICATIONS FOR REQUIRED FLASHING AND SEALANT LOCATIONS.

LEGEND:

1 KEYNOTE TAG

2 WINDOW TAG, SEE SHEET A600 FOR FRAME ELEVATIONS

3 7" SHAKE SIDING

4 7" COMPOSITE LAP SIDING

5 THIN BRICK - STANDARD

6 THIN MANUFACTURED MASONRY

KEY NOTES ELEVATION

1 THIN BRICK VENEER.

2 THIN STONE VENEER.

3 MANUFACTURED STONE VENEER SILL.

4 6" LAP SIDING.

5 SHAKE SIDING.

6 ASPHALT SHINGLES.

7 PREFINISHED ALUMINUM FASCIA.

8 PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT WITH SPLASHBLOCK. SEE CIVIL SHEETS.

9 4" TRIM BOARDS.

10 FIBERGLASS ENTRY DOOR.

11 DECORATIVE NON-FUNCTIONAL LOUVER. SEE 7A210.

12 CONTINUOUS RIDGE VENT.

13 HOSE BIB. SEE PLUMBING.

14 GALVANIZED SHEET METAL FLASHING. MIN 6" BEHIND SIDING.

15 PREFINISHED METAL CAP WITH 4" EDGE FASCIA.

16 PVC COLUMN WRAP.

17 THIN STONE BASE WITH PVC COLUMN WRAP.

18 PREFABRICATED SHUTTER. SEE 6A200.

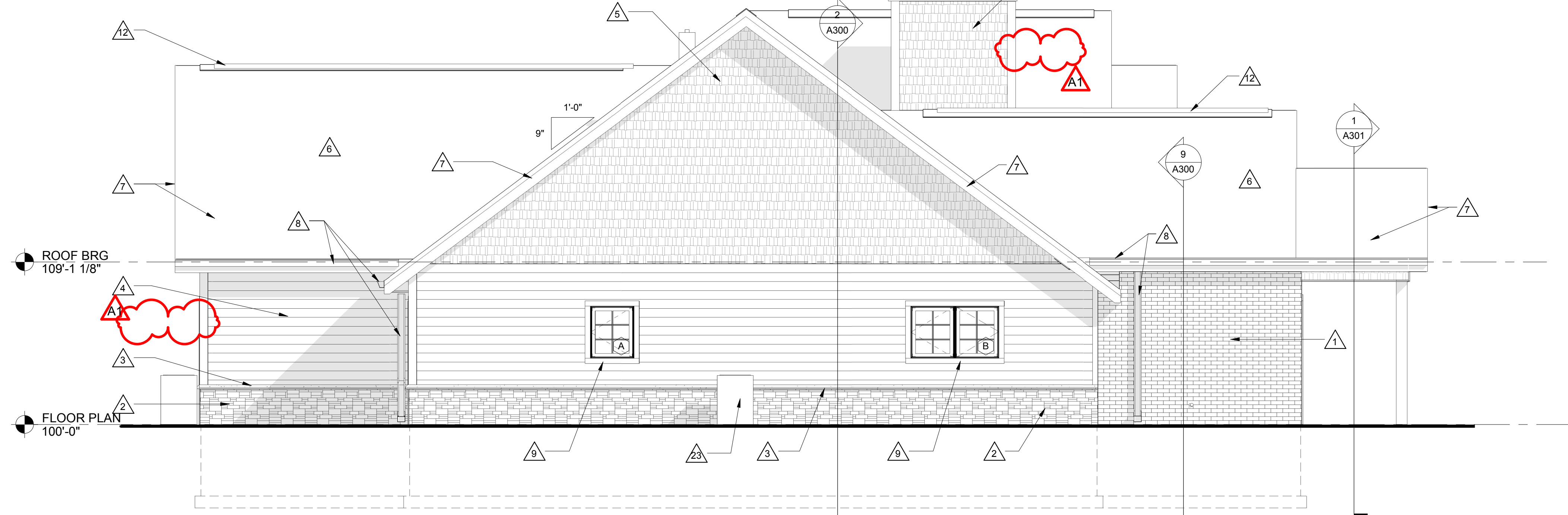
19 PREFABRICATED WINDOW BOX. SEE 7A200.

20 MECHANICAL VENT - SEE MECH.

21 THIN BRICK VENEER ROW LOCK JAMB COURSE WITH VAULTED ARCH TOP.

22 ADDRESS PLAQUE. MOUNT AT 48" TO CENTER.

23 CONDENSING UNIT. COORDINATE WITH MECHANICAL AND CIVIL.



2 FOUR PLEX - WEST
1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

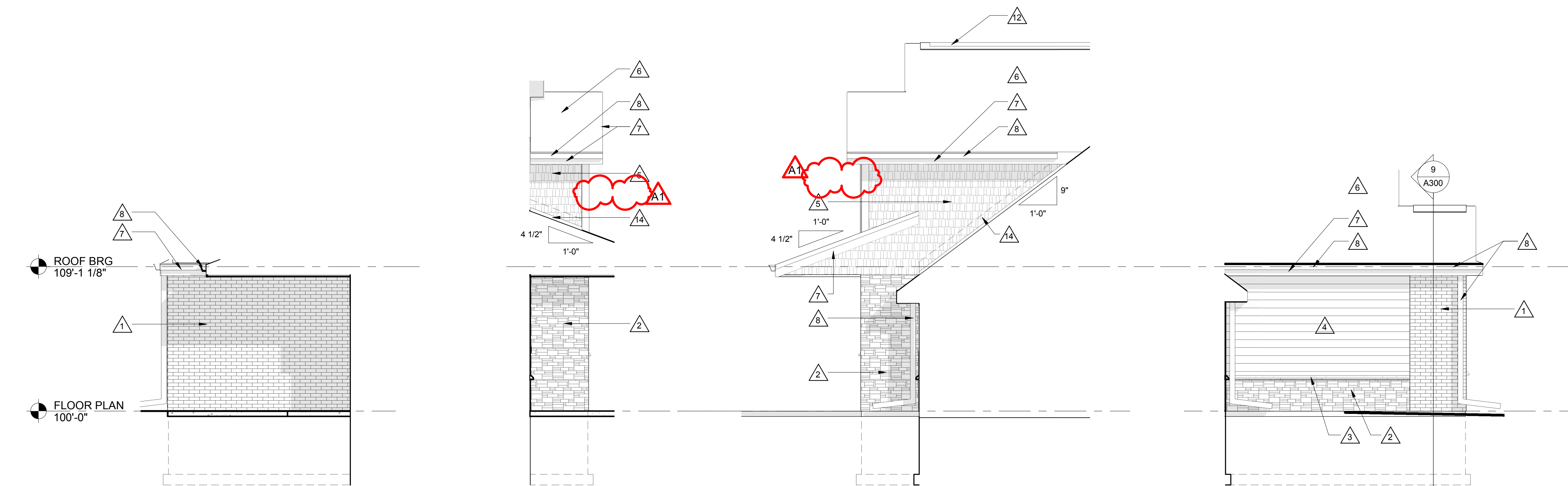
1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"



3 UNIT C - EAST
1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

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1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

4 UNIT D - WEST
1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

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1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

5 UNIT D - EAST
1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

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1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

6 UNIT F - WEST
1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

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1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

7 LOUVER DETAIL
1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0"

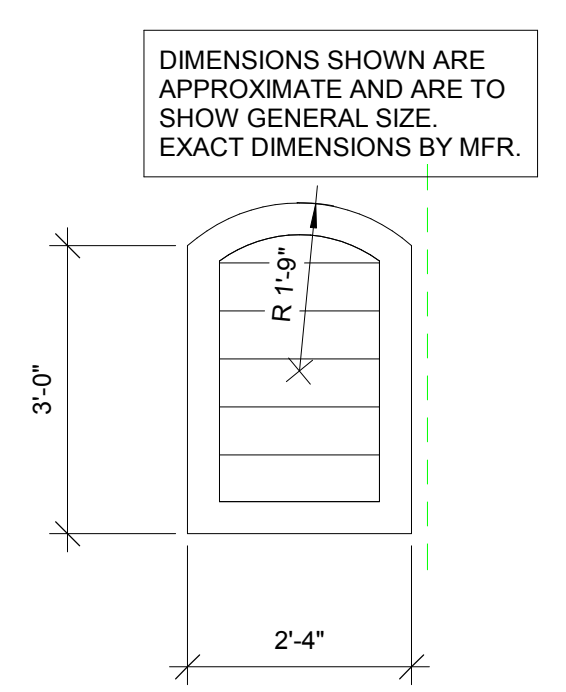
1/2" = 1'-0"

1/2" = 1'-0"

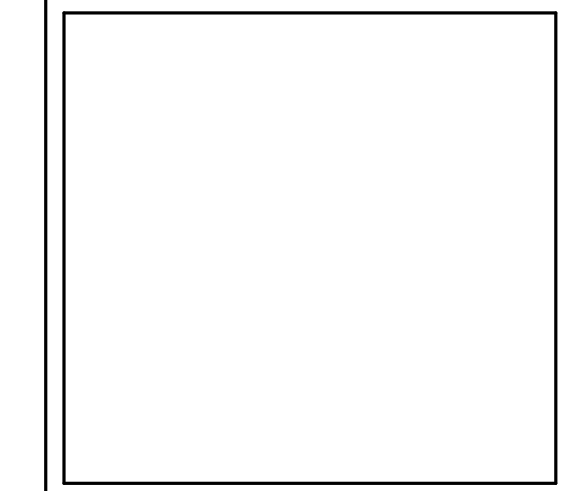
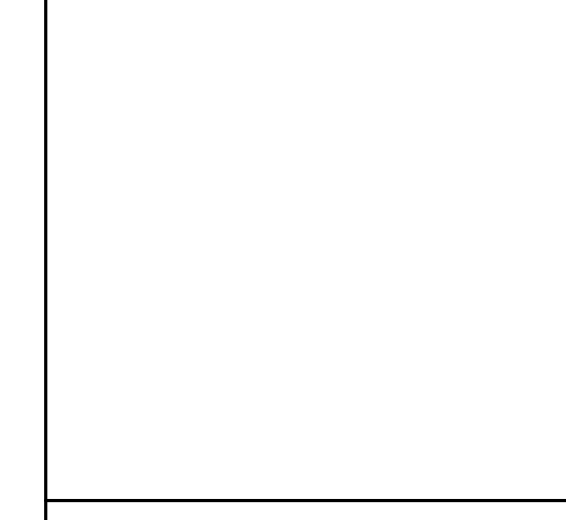
1/2" = 1'-0"

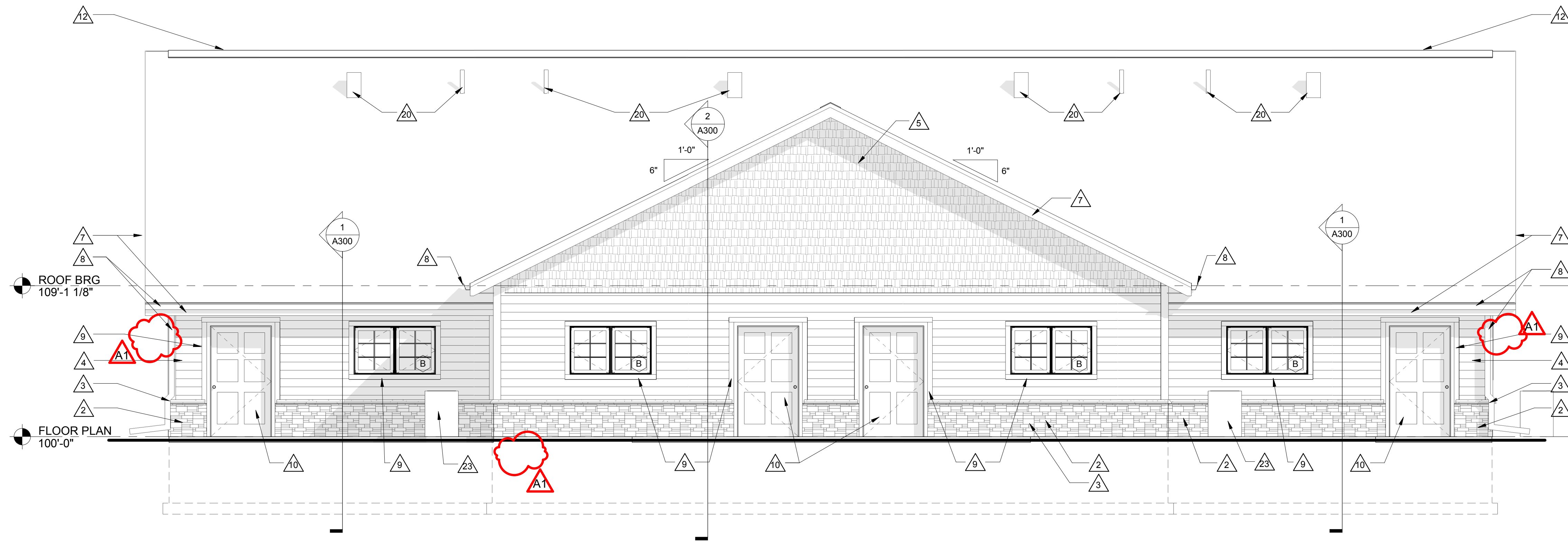
1/2" = 1'-0"

1/2" = 1'-0"

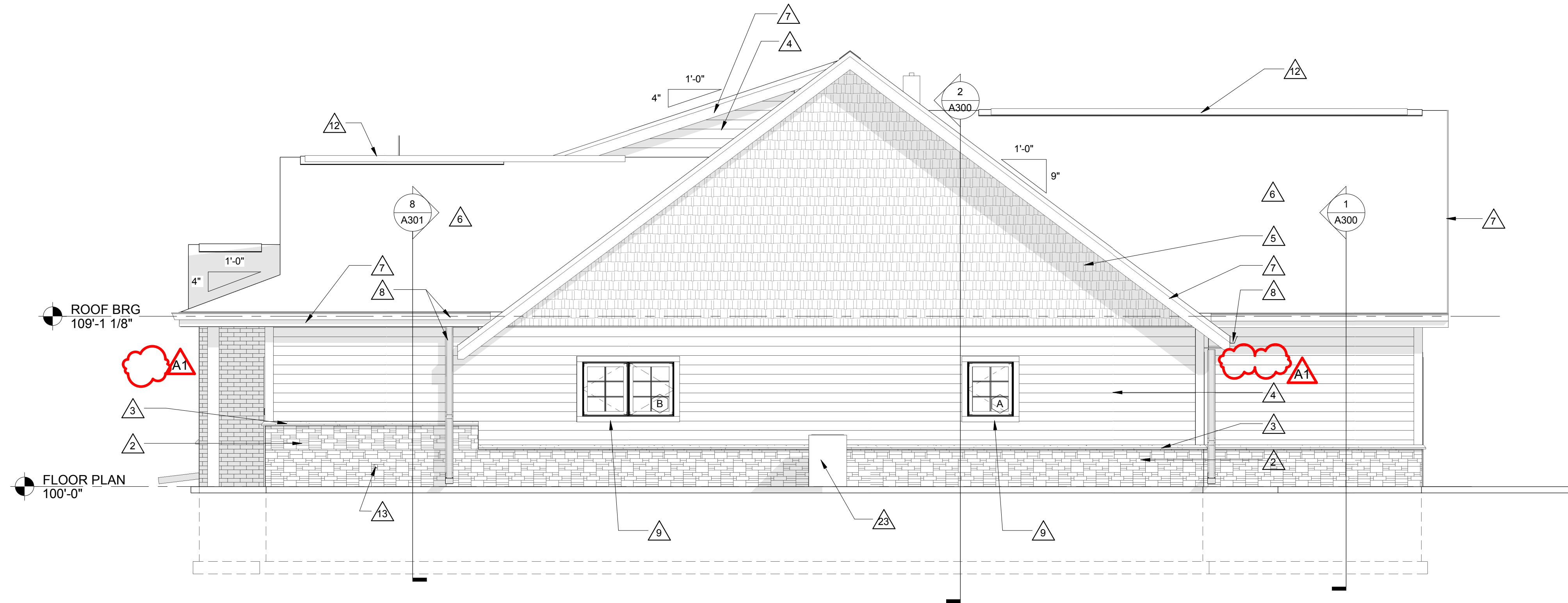


DIMENSIONS SHOWN ARE APPROXIMATE AND ARE TO SHOW GENERAL SIZE. EXACT DIMENSIONS BY MFR.





1 FOUR PLEX - NORTH
1/4" = 1'-0"



2 FOUR PLEX - EAST
1/4" = 1'-0"

GENERAL NOTES:	
A	ALL OUTSIDE CORNERS TO HAVE 5 1/4" WIDE COMPOSITE BOARD TRIM.
B	SEE SPECIFICATIONS FOR REQUIRED FLASHING AND SEALANT LOCATIONS.
LEGEND:	
	KEYNOTE TAG
	WINDOW TAG, SEE SHEET A600 FOR FRAME ELEVATIONS
	7" SHAKE SIDING
	7" COMPOSITE LAP SIDING
	THIN BRICK - STANDARD
	THIN MANUFACTURED MASONRY
KEY NOTES ELEVATION	
	1 THIN BRICK VENEER
	2 THIN STONE VENEER
	3 MANUFACTURED STONE VENEER SILL
	4 LAP SIDING
	5 SHAKE SIDING
	6 ASPHALT SHINGLES
	7 PREFINISHED ALUMINUM FASCIA
	8 PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT WITH SPLASHBLOCK. SEE CIVIL SHEETS.
	9 4" TRIM BOARDS
	10 FIBERGLASS ENTRY DOOR
	11 DECORATIVE NON-FUNCTIONAL LOUVER. SEE 7A210.
	12 CONTINUOUS RIDGE VENT.
	13 HOSE BIB. SEE PLUMBING.
	14 GALVANIZED SHEET METAL FLASHING. MIN 8" BEHIND SIDING.
	15 PREFINISHED METAL CAP WITH 4" EDGE FASCIA.
	16 PVC COLUMN WRAP
	17 THIN STONE BASE WITH PVC COLUMN WRAP.
	18 PREFABRICATED SHUTTER. SEE 5A200.
	19 PREFABRICATED WINDOW BOX. SEE 7A200.
	20 MECHANICAL VENT - SEE MECH.
	21 THIN BRICK VENEER ROW LOCK. JAMB COURSE WITH VAULTED ARCH TOP.
	22 ADDRESS PLAQUE. MOUNT AT 48" TO CENTER.
	23 CONDENSING UNIT. COORDINATE WITH MECHANICAL AND CIVIL.

No.	Description	Date
A1	ADDENUM #1	03-21-19

Graphic Scale:
0' 1' 2' 4' 6'

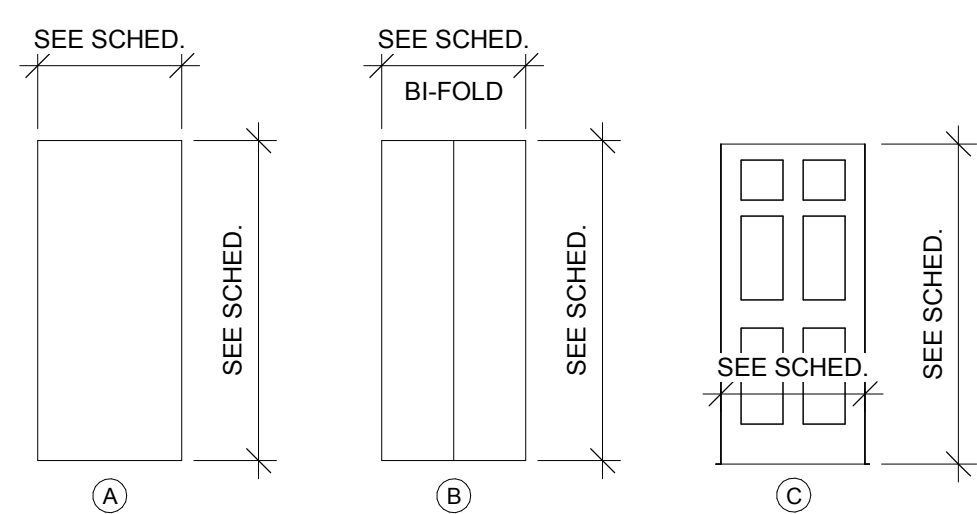
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DOOR NO.	SIZE			DOOR MAT'L	DOOR TYPE	GLASS TYPE	U-CUT OR LOUVER	FRAME MAT'L	FRAME ELEV	DEPTH	FRAME DETAILS			FIRE LABEL	HDWR GROUP	REMARKS	
	W	H	T								HEAD	JAMB	SILL				
A100A	3'-0"	6'-8"	1 3/4"	FBGL	C			FBGL	CC						1	2	
A100B	3'-0"	6'-8"	1 3/8"	HCWD	B			HM	AA						4	1	
A103	5'-0"	6'-8"	1 3/8"	HCWD	B			HM	AA						4	1	
A104	3'-8"	6'-8"	1 3/4"	FBGL	C			FBGL	AA						1	2	
A105	3'-10"	6'-8"	1 3/8"	HCWD	A			DD							3		
A106A	3'-10"	6'-8"	1 3/8"	HCWD	B			HM	AA						4	1	
A106B	5'-0"	6'-8"	1 3/8"	HCWD	B			HM	AA						4	1	
A107	4'-0"	6'-8"	1 3/8"	HCWD	B			HM	AA						4	1	
B100A	3'-0"	6'-8"	1 3/4"	FBGL	C			FBGL	CC						1	2	
B103	5'-0"	6'-8"	1 3/8"	HCWD	A			HM	AA						4	1	
B104	3'-8"	6'-8"	1 3/4"	FBGL	C			FBGL	AA						1	2	
B105	3'-10"	6'-8"	1 3/8"	HCWD	A			DD							3		
B106A	3'-10"	6'-8"	1 3/8"	HCWD	A			DD							3		
B106B	5'-0"	6'-8"	1 3/8"	HCWD	B			HM	AA						4	1	
B106C	5'-0"	6'-8"	1 3/8"	HCWD	B			HM	AA						4	1	
B107	5'-0"	6'-8"	1 3/8"	HCWD	B			HM	AA						4	1	
C100A	3'-0"	6'-8"	1 3/4"	FBGL	C			FBGL	BB						1	2	
C100B	4'-0"	6'-8"	1 3/8"	HCWD	B			HM	AA						4	1	
C103	3'-0"	6'-8"	1 3/8"	HCWD	A			HM	AA						2		
C104	5'-0"	6'-8"	1 3/8"	HCWD	B			HM	AA						4	1	
C105	3'-8"	6'-8"	1 3/4"	FBGL	C			FBGL	AA						1	2	
C106	3'-10"	6'-8"	1 3/8"	HCWD	A			DD							3		
C107	3'-10"	6'-8"	1 3/8"	HCWD	A			DD							3		
D100A	3'-0"	6'-8"	1 3/4"	FBGL	C			FBGL	BB						1	2	
D100B	4'-0"	6'-8"	1 3/8"	HCWD	B			HM	AA						4	1	
D103	3'-0"	6'-8"	1 3/8"	HCWD	A			HM	AA						2		
D104	5'-0"	6'-8"	1 3/8"	HCWD	B			HM	AA						4	1	
D105	3'-8"	6'-8"	1 3/4"	FBGL	C			FBGL	AA						1	2	
D106	3'-10"	6'-8"	1 3/8"	HCWD	A			DD							3		
D107	3'-10"	6'-8"	1 3/8"	HCWD	A			DD							3		
E100A	3'-0"	6'-8"	1 3/4"	FBGL	C			FBGL	BB						1	2	
E100B	4'-0"	6'-8"	1 3/8"	HCWD	B			HM	AA						4	1	
E103	3'-0"	6'-8"	1 3/8"	HCWD	A			HM	AA						2		
E104	5'-0"	6'-8"	1 3/8"	HCWD	B			HM	AA						4	1	
E105	3'-8"	6'-8"	1 3/4"	FBGL	C			FBGL	AA						1	2	
E106	3'-10"	6'-8"	1 3/8"	HCWD	A			DD							3		
E107	3'-10"	6'-8"	1 3/8"	HCWD	A			DD							3		
F100A	3'-0"	6'-8"	1 3/4"	FBGL	C			FBGL	BB						1	2	
F100B	4'-0"	6'-8"	1 3/8"	HCWD	B			HM	AA						4	1	
F103	3'-0"	6'-8"	1 3/8"	HCWD	A			HM	AA						2		
F104	5'-0"	6'-8"	1 3/8"	HCWD	B			HM	AA						4	1	
F105	3'-8"	6'-8"	1 3/4"	FBGL	C			FBGL	AA						1	2	
F106	3'-10"	6'-8"	1 3/8"	HCWD	A			DD							3		
F107	3'-10"	6'-8"	1 3/8"	HCWD	A			DD							3		
F127	3'-0"	6'-8"	1 3/8"	HCWD	B			HM	AA						4	1	

DOOR SCHEDULE GENERAL NOTES

- FBGL = FIBERGLASS HCWD = HOLLOW CORE WOOD DOOR
- A. SEE SPECIFICATIONS FOR DOOR HARDWARE GROUPS
- B. ALL BI-FOLD DOORS TO HAVE TWO EQUAL LEAFS UNLESS NOTED OTHERWISE

DOOR TYPES



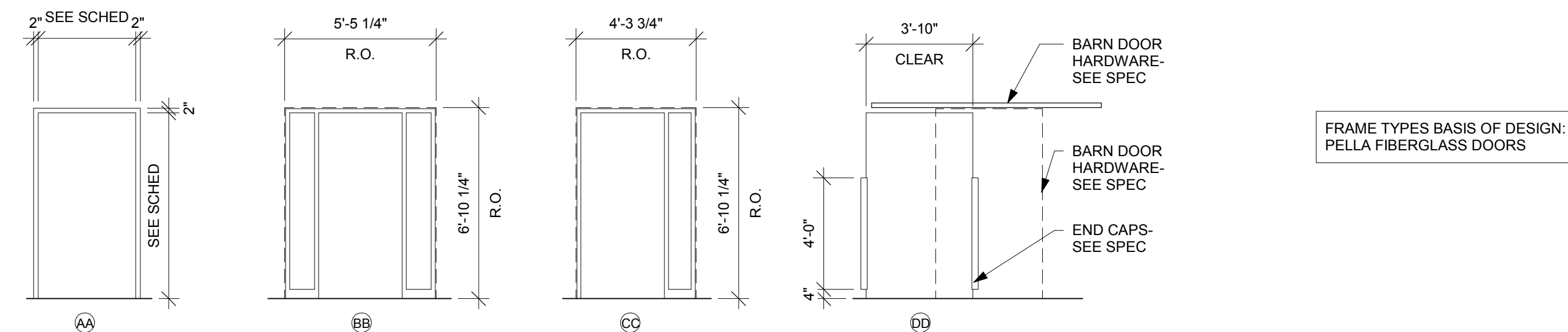
DOOR SCHEDULE REMARKS

- BI-FOLD DOORS WITH TWO EQUAL LEAFS.
- INSULATED FIBERGLASS DOOR WITH WOOD LOOK.

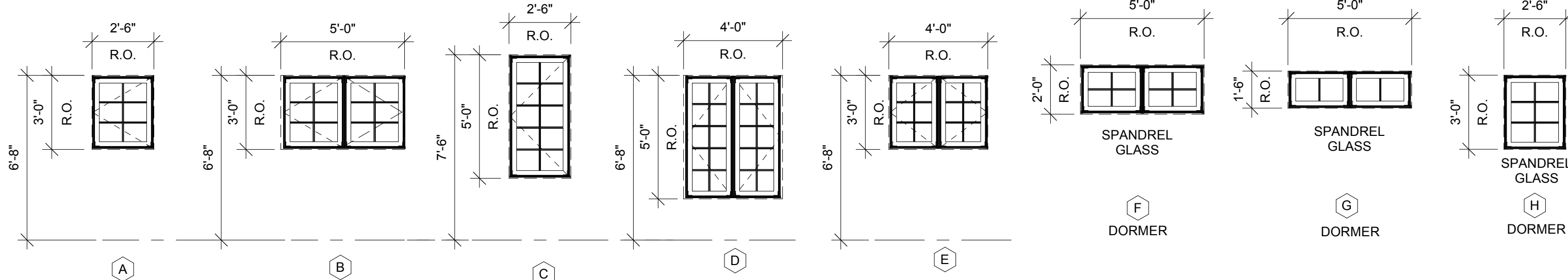
DOOR FRAME GENERAL NOTES

- HM = HOLLOW METAL FBGL = FIBERGLASS
- A. ALL HM (HOLLOW METAL) FRAMES SHALL BE PAINTED.

DOOR FRAME TYPES



FRAME TYPES BASIS OF DESIGN: PELLA FIBERGLASS DOORS



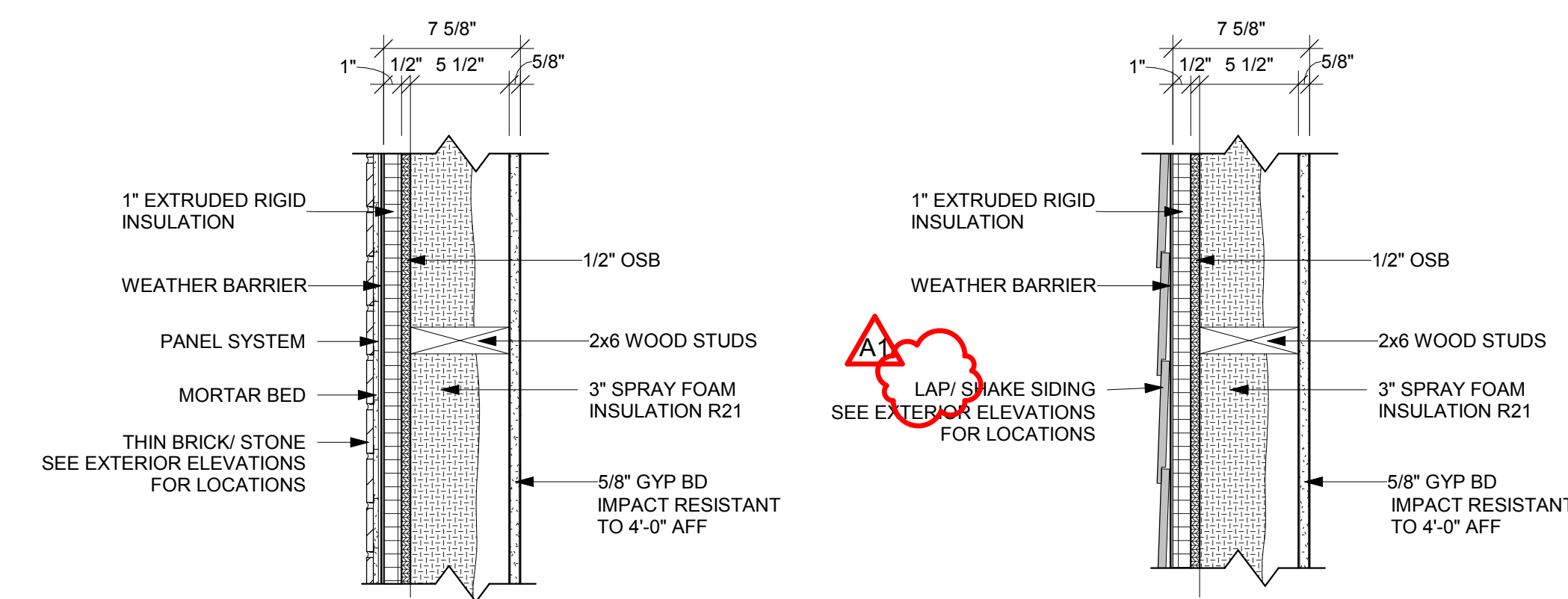
WINDOW TYPES BASIS OF DESIGN: PELLA FIBERGLASS WINDOW

1 WINDOW TYPES

1/4" = 1'-0"

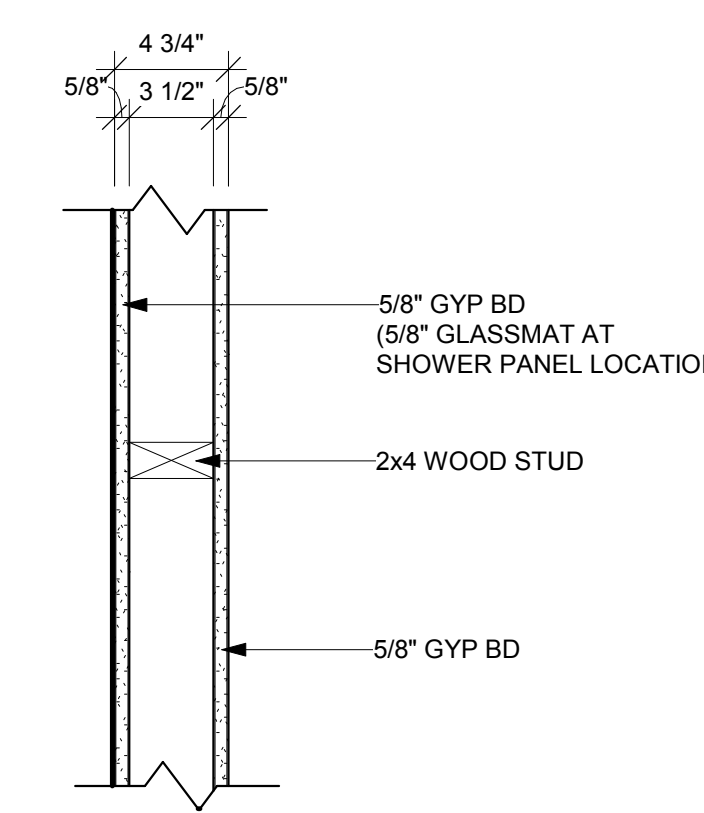
2 EXT WALL DIMENSION

1 1/2" = 1'-0"

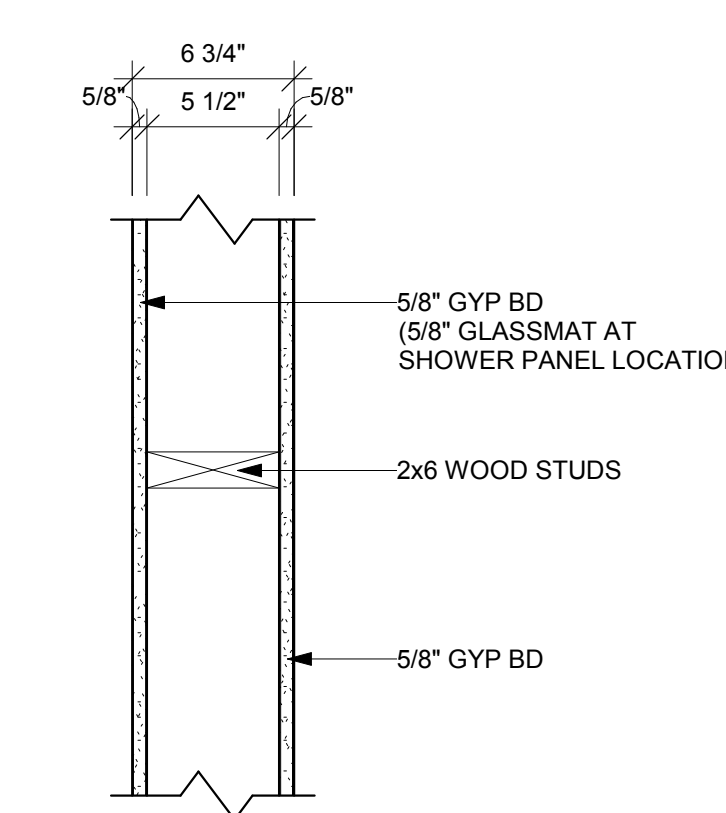


PARTITION TYPE	STUD WIDTH SPACING	PARTITION WIDTH ACTUAL	PARTITION WIDTH NOMINAL	R-VALUE
A	16" O.C.	7 5/8"	8"	R-28.66

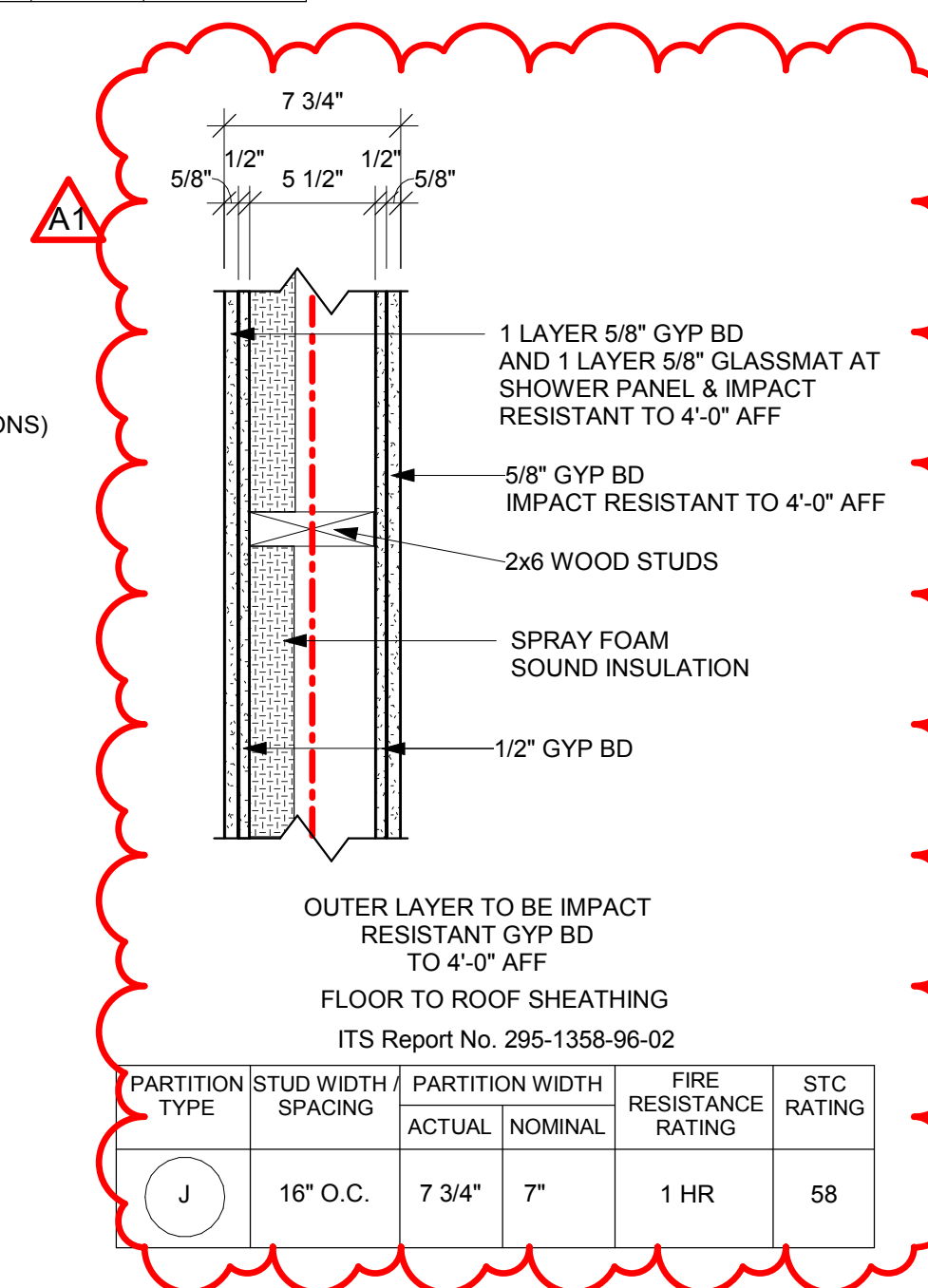
PARTITION TYPE	STUD WIDTH SPACING	PARTITION WIDTH ACTUAL	PARTITION WIDTH NOMINAL	R-VALUE
B	16" O.C.	7 5/8"	8"	R-28.66



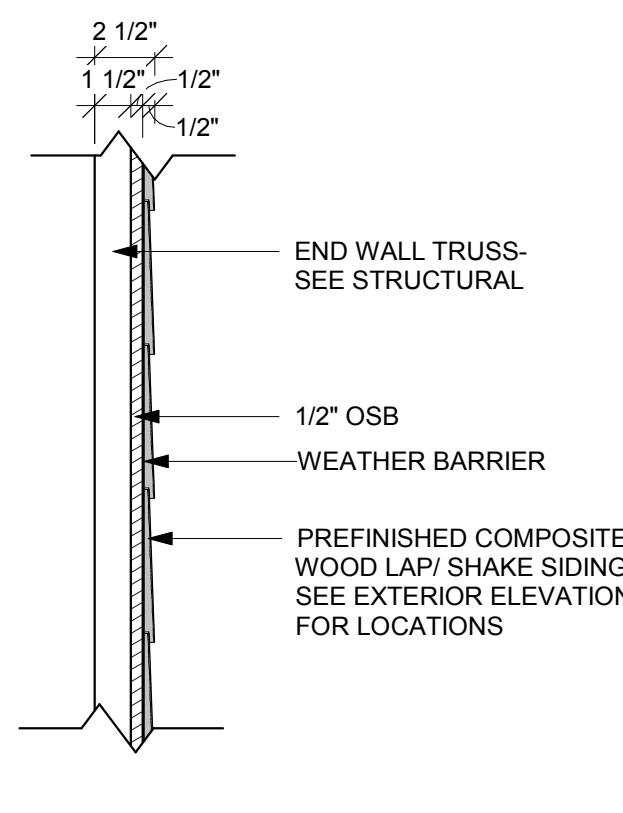
PARTITION TYPE	STUD WIDTH SPACING	PARTITION WIDTH ACTUAL	PARTITION WIDTH NOMINAL	STC RATING
F	16" O.C.	4 3/4"	5"	



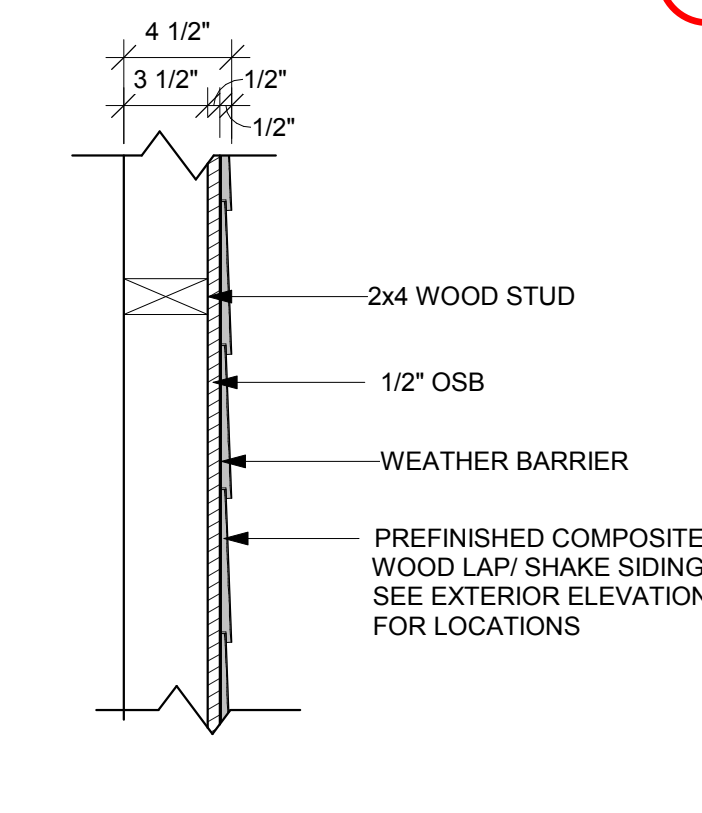
PARTITION TYPE	STUD WIDTH SPACING	PARTITION WIDTH ACTUAL	PARTITION WIDTH NOMINAL	STC RATING
H	16" O.C.	6 3/4"	7"	



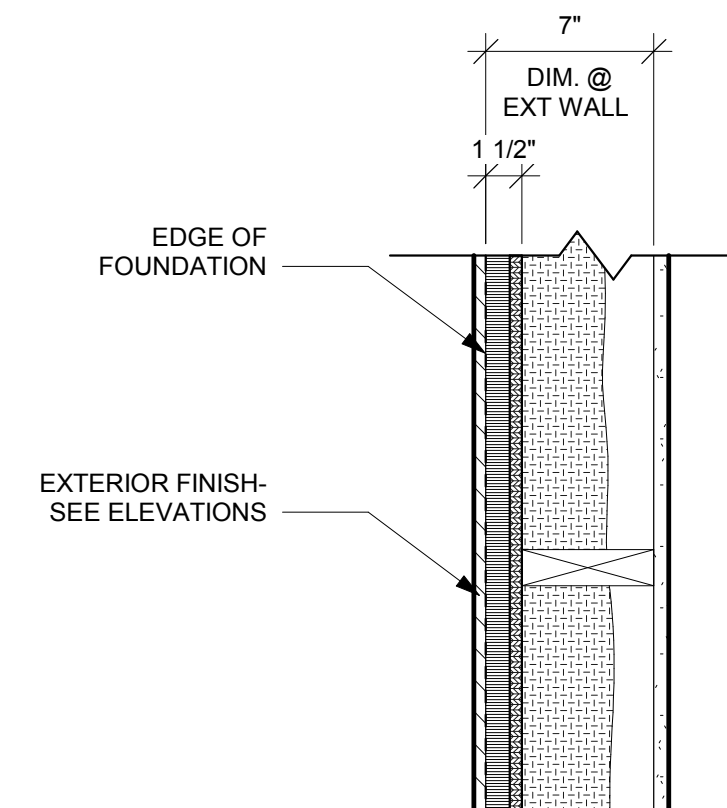
PARTITION TYPE	STUD WIDTH SPACING	PARTITION WIDTH ACTUAL	PARTITION WIDTH NOMINAL	FIRE RESISTANCE RATING	STC RATING
J	16" O.C.	7 3/4"	7"	1 HR	58



PARTITION TYPE	STUD WIDTH SPACING	PARTITION WIDTH ACTUAL	PARTITION WIDTH NOMINAL
L	2 1/2"		



PARTITION TYPE	STUD WIDTH SPACING	PARTITION WIDTH ACTUAL	PARTITION WIDTH NOMINAL
M	4 1/2"		

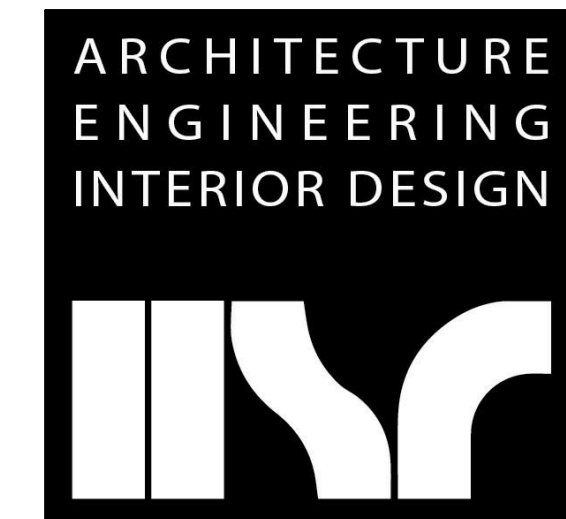


GENERAL WALL TYPE NOTES:

- REFER TO MASTER COLOR SCHEDULE AND INTERIOR DESIGN SHEETS FOR ADDITIONAL WALL FINISHES.
- WHERE INTERIOR DESIGN SHEETS INDICATE WALL TILE, INSTALL BACKER BOARD AT WET AND NON-WET LOCATIONS AS LISTED IN 09 21 16.
- INSTALL GYPSUM BOARD CONTROL JOINTS AT TOP OF ALL INTERIOR TOP OF DOOR JAMBS TO TOP OF GYPSUM BOARD WALLS. OTHER CONTROL JOINTS TO BE INSTALLED PER PLAN OR AT 30'-0" O.C. MAX. REVIEW LOCATION REQUIREMENTS WITH A/E PRIOR TO START OF INSTALLATION OF GYPSUM BOARD ASSEMBLIES.
- PROVIDE MOLD/MOISTURE RESISTANT GYP BD IN ALL BATHS.

WALL ASSEMBLY R-VALUE COMPONENT TABLE:

COMPONENT	R-VALUE
FILM (INSIDE)	.88
5/8" GYP BOARD	.52
FILM (OUTSIDE)	.17
RIGID FOAM	5 PER INCH
SPRAY FOAM	7 PER INCH
DEAD AIR	.85
BRICK	.44
STONE	.44



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Consultant:

LA CROSSE HOUSING AUTHORITY
DIVISION STREET HOUSING
Project Location: 717 DIVISION STREET
428 7th STREET S
LA CROSSE, WI 54601
SCHEDULES

Project Title:

HSR Project Number: **18046**

Project Date: **MARCH 12, 2019**

Drawn By: **MPL**

Key Plan:

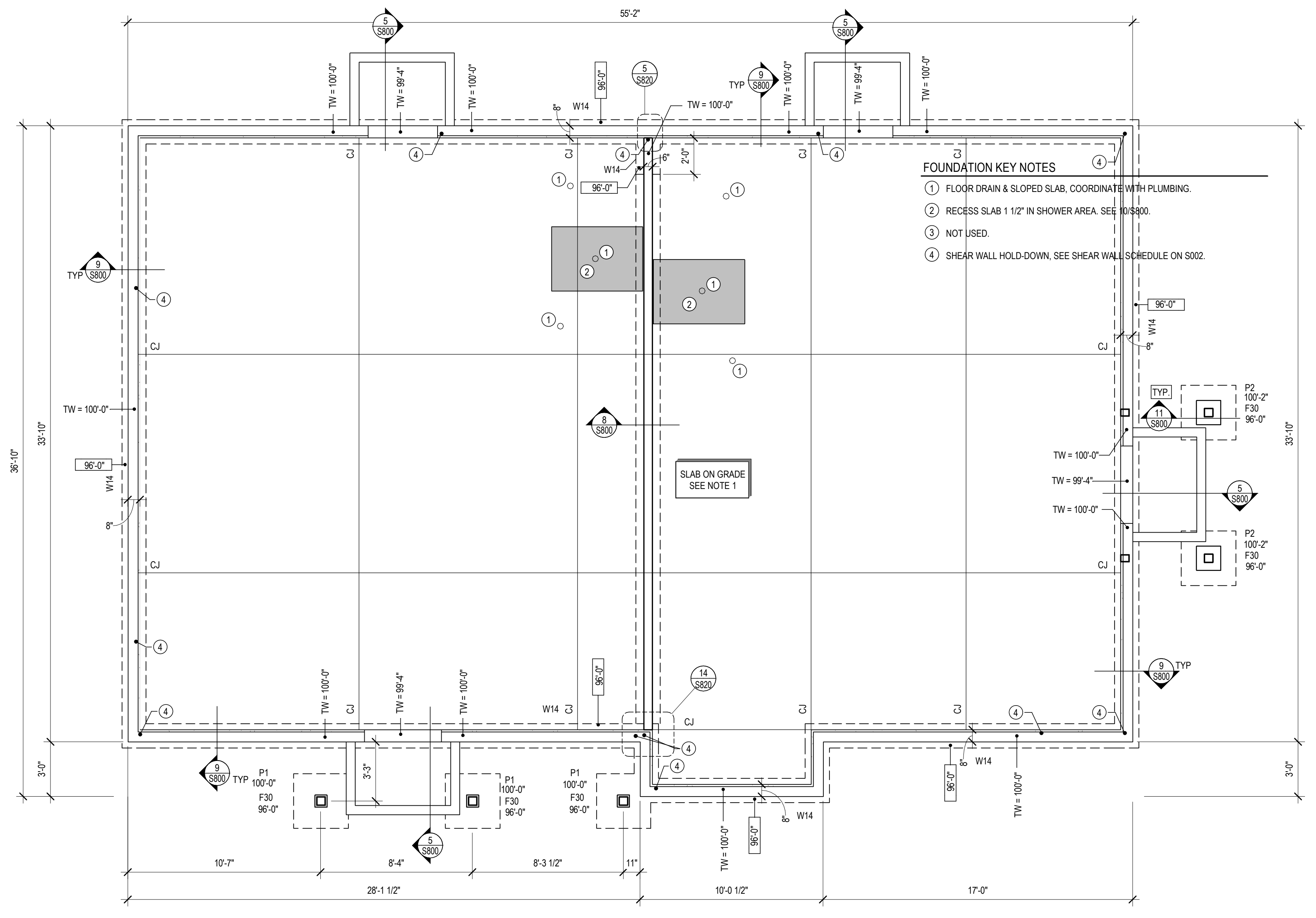
Revisions:

No.	Description	Date
A1	ADDENDUM #1	03-21-19

Graphic Scale: **VARIES**

Last Update: **3/21/2019 6:39:54 PM**

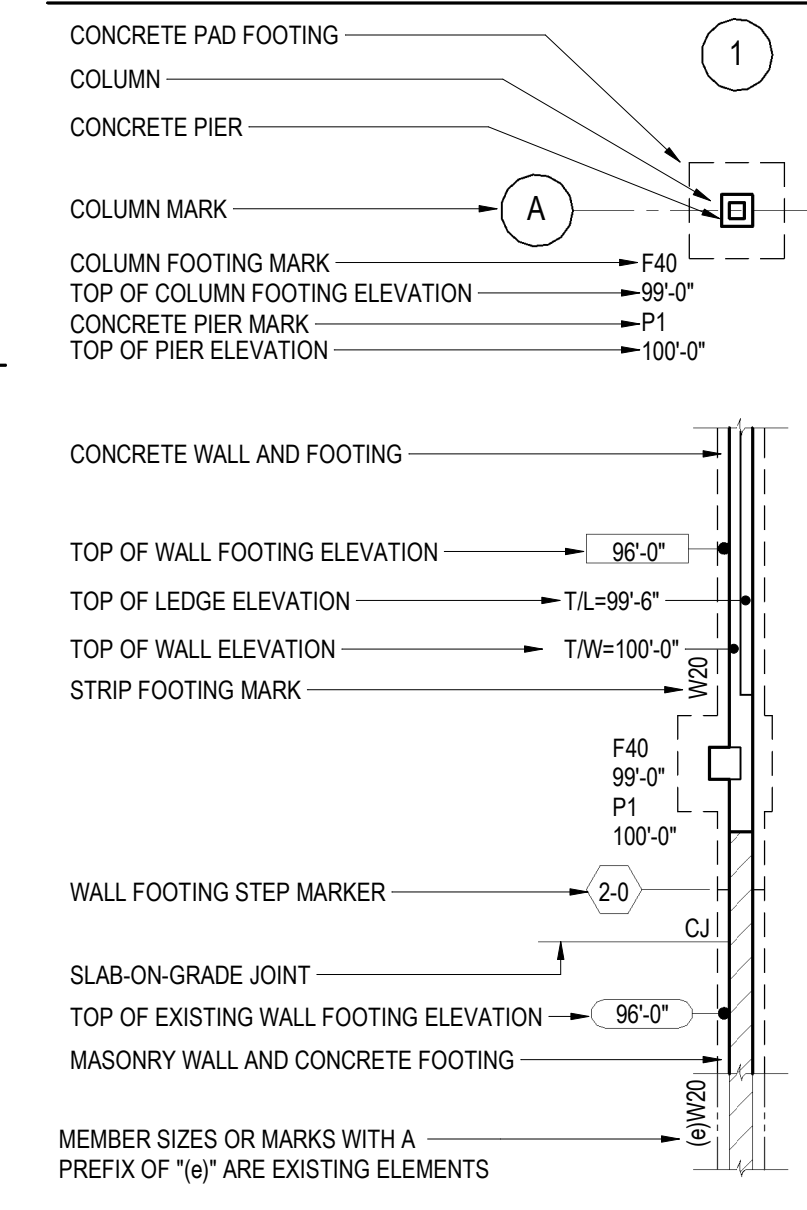
A600



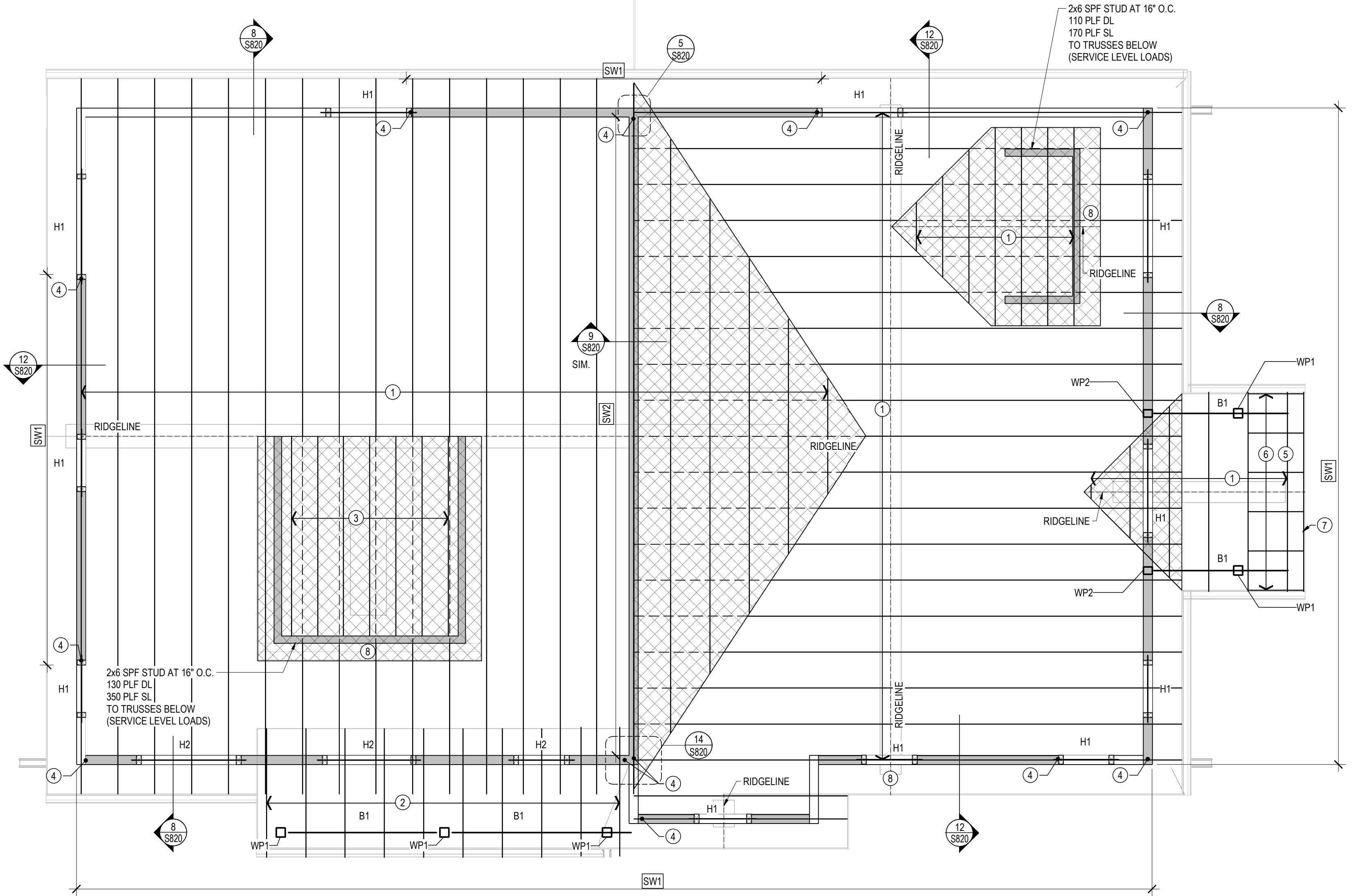
- FOUNDATION KEY NOTES**
- FLOOR DRAIN & SLOPED SLAB, COORDINATE WITH PLUMBING.
 - RECESS SLAB 1 1/2" IN SHOWER AREA. SEE S000.
 - NOT USED.
 - SHEAR WALL HOLD-DOWN, SEE SHEAR WALL SCHEDULE ON S002.

- FOUNDATION PLAN NOTES**
- SLAB ON-GRADE TO BE 4" THICK WITH SYNTHETIC FIBERS (REFER TO SPECIFICATION) ON VAPOR BARRIER OVER 8" STONE BASE COURSE.
 - TYPICAL WHERE SLAB-ON-GRADE ABUTS WALL OR COLUMN, PROVIDE 1/4" x (SOG THICKNESS) ISOLATION FILLER STRIP. SET STRIP 1/4" BELOW FINISH SLAB ELEVATION.
 - OVER-EXCAVATION PER DETAIL 6/S800 MAY BE REQUIRED TO REMOVE EXISTING UNDOCUMENTED FILL AND UNSUITABLE BEARING SOIL.
 - TYPICAL DETAILS THAT APPLY TO PLAN INCLUDE:
1/S800 SLAB-ON-GRADE JOINT DETAIL
2/S800 CONCRETE WALL JOINT DETAIL
3/S800 CORNER REINFORCEMENT DETAIL
4/S800 CONCRETE WALL OPENING DETAIL
5/S800 STOOP DETAIL
7/S800 SPREAD FOOTING OVER LATERAL

FOUNDATION LEGEND



1 DUPLEX FOUNDATION
SCALE: 1/4" = 1'-0"

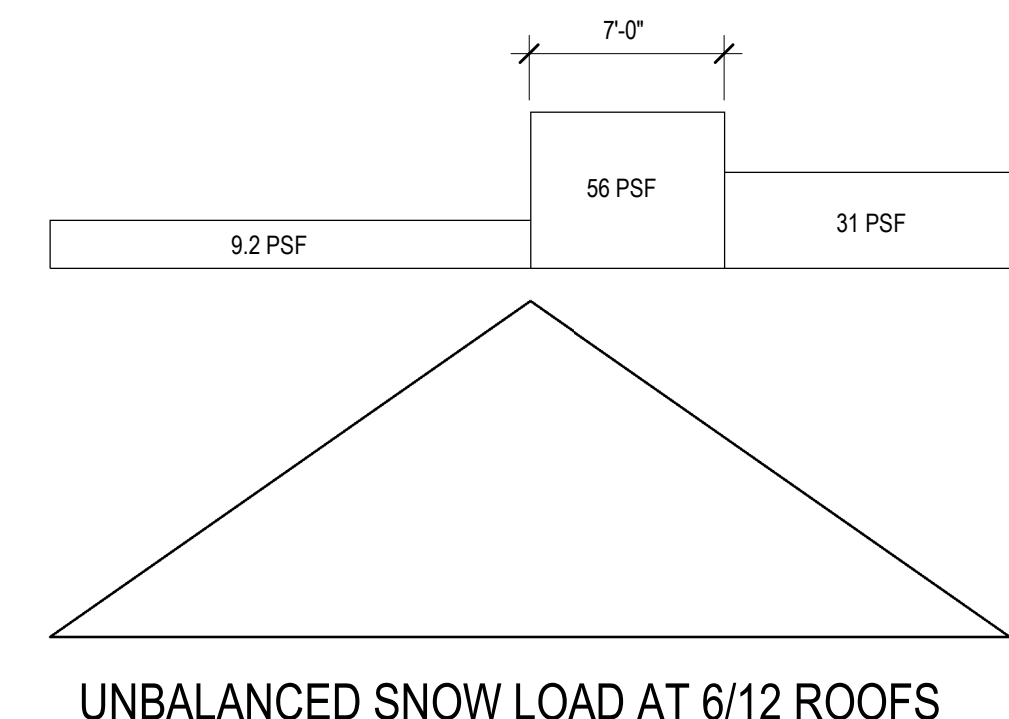
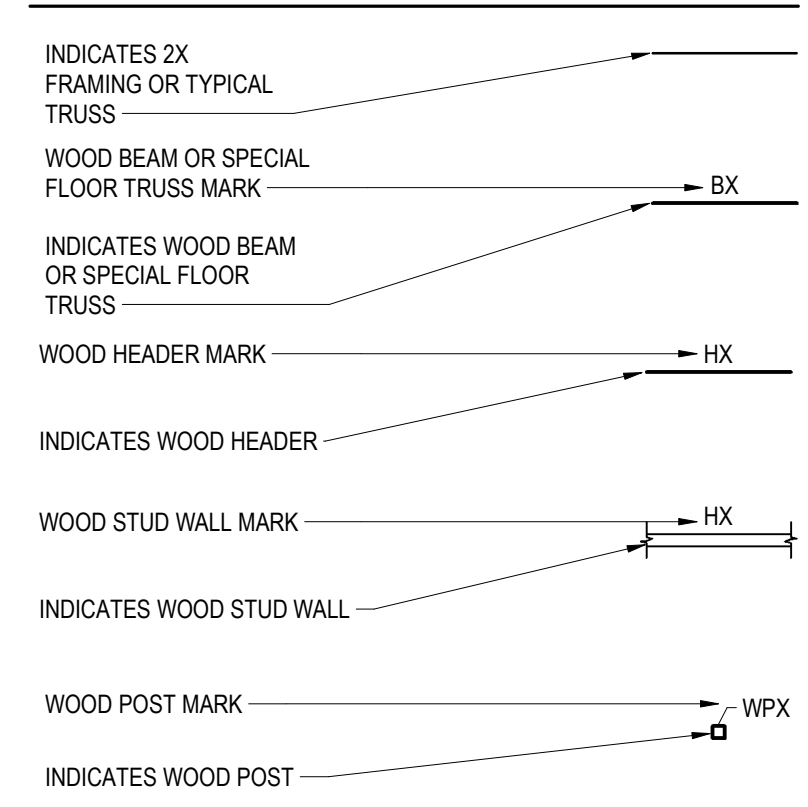


- ROOF FRAMING KEY NOTES**
- ROOF TRUSSES AT 24" O.C
 - 2x6 SPF #2 AT 2'-0" O.C
 - 2x12 SPF #2 AT 1'-4" O.C
 - SHEAR WALL HOLD-DOWN, SEE SHEAR WALL SCHEDULE ON S002.
 - TRUSS TOP CHORD DROPPED 3 1/2" FOR OUTRIGGERS TO PASS OVER.
 - 2x4 SPF #2 OUTRIGGERS AT 24" O.C.
 - FASCIA BOARD, SEE ARCHITECTURAL SECTIONS.
 - DORMER HEADER, USE HEADER H1.

ROOF FRAMING PLAN NOTES (WOOD)

- TYPICAL ROOF CONSTRUCTION: 5/8" APA RATED WOOD ROOF SHEATHING (PLYWOOD OR OSB) WITH THE LONG DIMENSION OF THE SHEETS LAID PERPENDICULAR TO THE ROOF TRUSSES. ATTACH SHEATHING TO ROOF TRUSSES WITH 10d NAILS AT 6" O.C. MIN DISTANCE FOR NAILS IS 3/8" FROM PANEL EDGE. PROVIDE WOOD SHEATHING CLIPS WHERE SHEATHING EDGES ABUT BETWEEN ROOF TRUSSES. STAGGER ALL ROOF SHEATHING JOINTS. REFER TO STANDARD DETAIL 11/S820 FOR ROOF SHEATHING ATTACHMENT.
- Hx INDICATES WOOD HEADER CONSTRUCTION. SEE WOOD HEADER SCHEDULE FOR HEADER DESIGNATION.
- SWx INDICATES WOOD SHEAR WALL. SEE WOOD SHEAR WALL SCHEDULE ON S002 FOR SHEATHING ATTACHMENT TO SHEAR WALL AND ATTACHMENT TO CONCRETE.
- ALL WOOD HEADERS SHOWN IN STUD WALLS ARE DROPPED HEADERS AND SHALL BE PLACED AT WALL OPENING HEIGHT UNO. REFER TO ARCH DRAWINGS FOR OPENING HEIGHTS.
- AT INTERIOR BEARING WALLS WHERE ROOF TRUSSES BEAR ON WALL FROM EITHER SIDE, LAP TRUSSES AND BEAR EACH TRUSS FULL WIDTH OF WALL TYP.
- ALL EXTERIOR WOOD STUD WALLS SHALL HAVE (1) LAYER OF 7/16" APA RATED SHEATHING (PLYWOOD OR OSB) ON THE EXTERIOR WALL FACE. SEE STANDARD DETAILS FOR TYPICAL BEARING WALL CONSTRUCTION AND SHEATHING ATTACHMENT. IF WALL IS NOT SPECIFICALLY DESIGNATED AS A SHEAR WALL, ATTACH SHEATHING TO WALL STUDS WITH 10d COMMON NAILS ON 6" O.C. PATTERN (EDGES/FIELD). NAILS TO HAVE A MIN PENETRATION INTO FRAMING MEMBERS 4-1/2".

WOOD FRAMING LEGEND



UNBALANCED SNOW LOAD AT 6/12 ROOFS

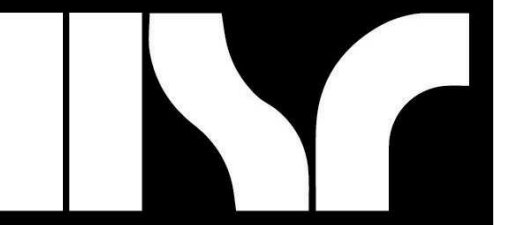
2 DUPLEX - ROOF PLAN
SCALE: 1/4" = 1'-0"

No.	Description	Date
A1	Addendum #1	03.20.19

Graphic Scale: **VARIES**

Last Update: **3/15/2019 1:01:29 PM**

S100



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Consultant:
raSmith
CREATIVITY BEYOND ENGINEERING
raSmith.com
project number: 1180802

Contractors are responsible for the means, methods, techniques, equipment and procedures of construction resulting, but not limited to, temporary supports, shoring, bracing to support imposed loads and other similar items.

Project Title: **LA CROSSE HOUSING AUTHORITY
DIVISION STREET HOUSING**

Project Location: **717 DIVISION STREET
428 7th STREET S
LA CROSSE, WI 54601**

Project Number: **18046**

Project Date: **MARCH 12, 2019**

Drawn By: **raSmith**

Key Plan:

Revisions:

No.	Description	Date
A1	Addendum #1	03.20.19

Graphic Scale: **VARIES**

Last Update: **3/15/2019 1:01:31 PM**

Sheet Title: **FOUR PLEX ROOF FRAMING PLAN**

Sheet No.: **S210**

Scale: **1/4" = 1'-0"**

Project Name: **LA CROSSE HOUSING AUTHORITY
DIVISION STREET HOUSING**

Project Location: **717 DIVISION STREET
428 7th STREET S
LA CROSSE, WI 54601**

Project Number: **18046**

Project Date: **MARCH 12, 2019**

Drawn By: **raSmith**

Key Plan:

Revisions:

No.	Description	Date
A1	Addendum #1	03.20.19

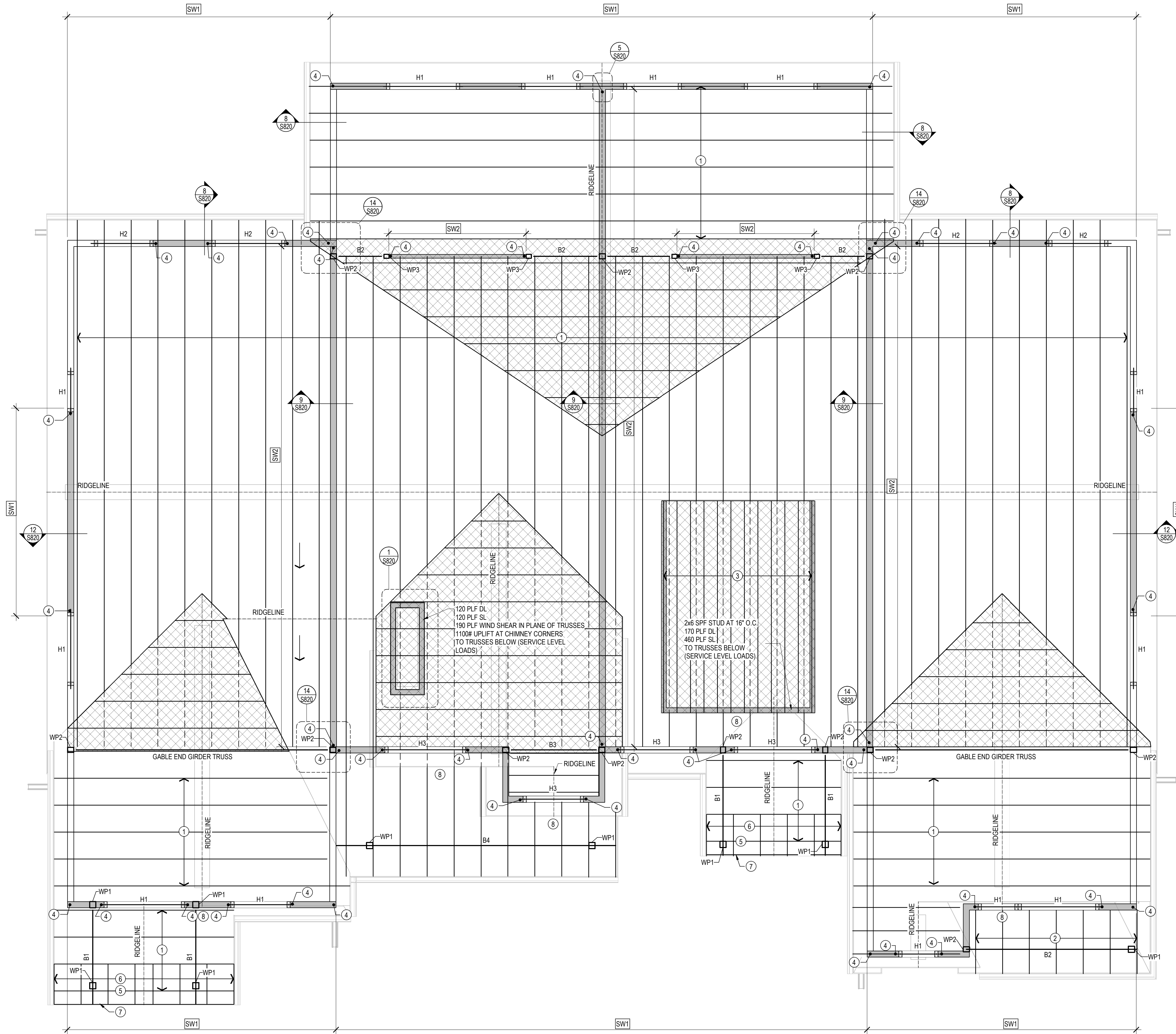
Graphic Scale: **VARIES**

Last Update: **3/15/2019 1:01:31 PM**

Sheet Title: **FOUR PLEX ROOF FRAMING PLAN**

Sheet No.: **S210**

Scale: **1/4" = 1'-0"**



ROOF FRAMING KEY NOTES

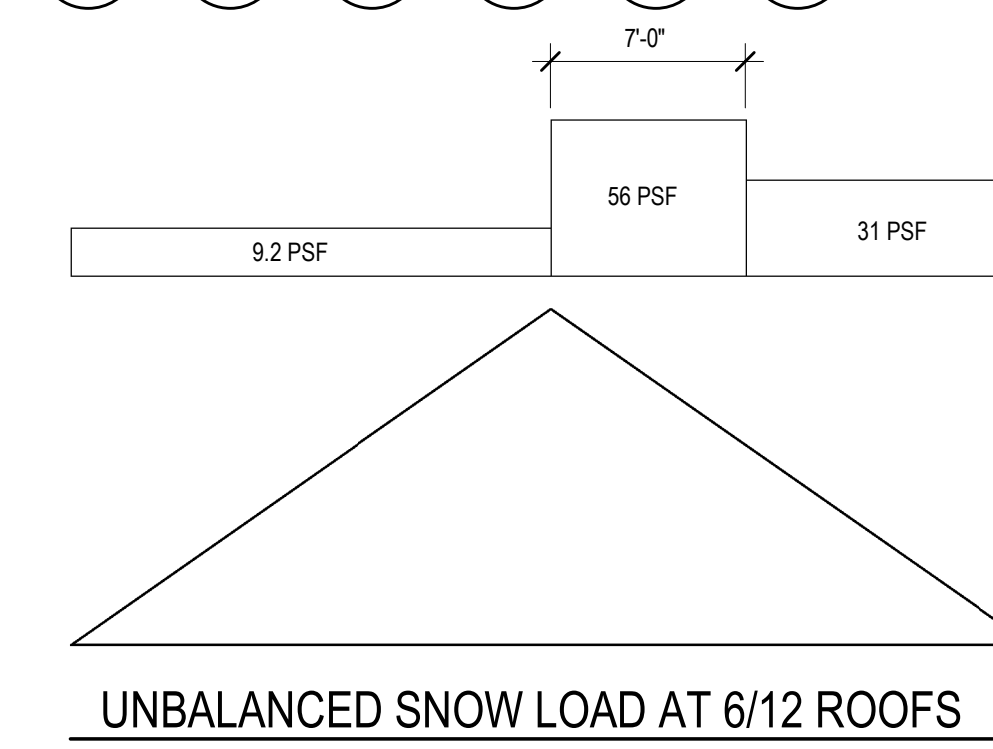
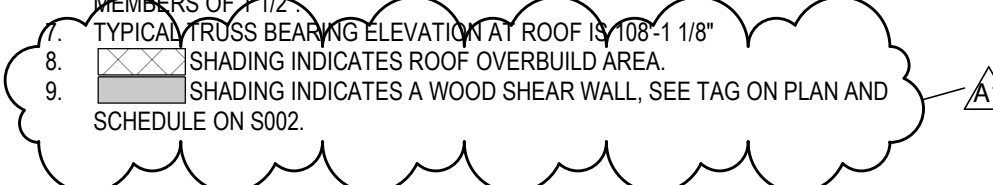
- 1 ROOF TRUSSES AT 24" OC
- 2 2x8 SPF #2 AT 2'-0" OC
- 3 2x12 SPF #2 AT 1'-0" OC
- 4 SHEAR WALL HOLD-DOWN. SEE SHEAR WALL SCHEDULE ON S002.
- 5 TRUSS TOP CHORD DROPPED 3 1/2" FOR OUTRIGGERS TO PASS OVER.
- 6 2x4 SPF #2 OUTRIGGERS AT 24" O.C.
- 7 FASCIA BOARD, SEE ARCHITECTURAL SECTIONS.
- 8 DORMER HEADER, USE HEADER H1.

ROOF FRAMING PLAN NOTES (WOOD)

1. TYPICAL ROOF CONSTRUCTION: 5/8" APA RATED WOOD ROOF SHEATHING (PLYWOOD OR OSB) WITH THE LONG DIMENSION OF THE SHEETS LAID PERPENDICULAR TO THE ROOF TRUSSES. ATTACH SHEATHING TO ROOF TRUSSES WITH 100 NAILS AT 6" OC. MIN. DISTANCE FOR NAILS IS 3/8" FROM PANEL EDGE. PROVIDE WOOD SHEATHING CLIPS WHERE SHEATHING EDGES ABUT BETWEEN ROOF TRUSSES. STAGGER ALL ROOF SHEATHING JOINTS. REFER TO STANDARD DETAIL 115820 FOR ROOF SHEATHING ATTACHMENT.
2. Hx INDICATES WOOD HEADER CONSTRUCTION. SEE WOOD HEADER SCHEDULE FOR HEADER DESIGNATION.
3. SWx INDICATES WOOD SHEAR WALL. SEE WOOD SHEAR WALL SCHEDULE ON S002 FOR SHEATHING ATTACHMENT TO SHEAR WALL AND ATTACHMENT TO CONCRETE.
4. ALL WOOD HEADERS SHOWN IN STUD WALLS ARE DROPPED HEADERS AND SHALL BE PLACED AT WALL OPENING HEIGHT U.N.O. REFER TO ARCH DRAWINGS FOR OPENING HEIGHTS.
5. AT INTERIOR BEARING WALLS WHERE ROOF TRUSSES BEAR ON WALL FROM EITHER SIDE, LAP TRUSSES AND BEAR EACH TRUSS FULL WIDTH OF WALL, TYP.
6. ALL EXTERIOR WOOD STUD WALLS SHALL HAVE (1) LAYER OF 7/16" APA RATED SHEATHING (PLYWOOD OR OSB) ON THE EXTERIOR WALL FACE. SEE STANDARD DETAILS FOR TYPICAL BEARING WALL CONSTRUCTION AND SHEATHING ATTACHMENT. IF WALL IS NOT SPECIFICALLY DESIGNATED AS A SHEAR WALL, ATTACH SHEATHING TO WALL STUDS WITH 100 COMMON NAILS ON 6" PATTERN (EDGES/FIELD). NAILS TO HAVE A MIN PENETRATION INTO FRAMING MEMBERS OF 1-1/2".
7. TYPICAL TRUSS BEARING ELEVATION BY ROOF IS 10'-1 1/8" (SEE SCHEDULE ON S002).
8. SHADING INDICATES ROOF OVERBUILD AREA.
9. SHADING INDICATES A WOOD SHEAR WALL. SEE TAG ON PLAN AND SCHEDULE ON S002.

WOOD FRAMING LEGEND

- INDICATES 2X FRAMING OR TYPICAL TRUSS
- WOOD BEAM OR SPECIAL FLOOR TRUSS MARK
- INDICATES WOOD BEAM OR SPECIAL FLOOR TRUSS
- WOOD HEADER MARK
- INDICATES WOOD HEADER
- WOOD STUD WALL MARK
- INDICATES WOOD STUD WALL
- WOOD POST MARK
- INDICATES WOOD POST



UNBALANCED SNOW LOAD AT 6/12 ROOFS

1 4-PLEX - ROOF PLAN
SCALE: 1/4" = 1'-0"

S210



Consultant:

Project Title: **LA CROSSE HOUSING AUTHORITY
DIVISION STREET HOUSING**
Project Location: **717 DIVISION STREET
428 7th STREET S
LA CROSSE, WI 54601**
Sheet Title: **GENERAL NOTES**

HSR Project Number: **18046**
Project Date: **MARCH 12, 2019**
Drawn By: **MSG**
Key Plan:

No.	Description	Date
A1	Addendum #1	3-21-19

Graphic Scale: **VARIES**

Last Update: **3/20/2019 8:51:13 AM**

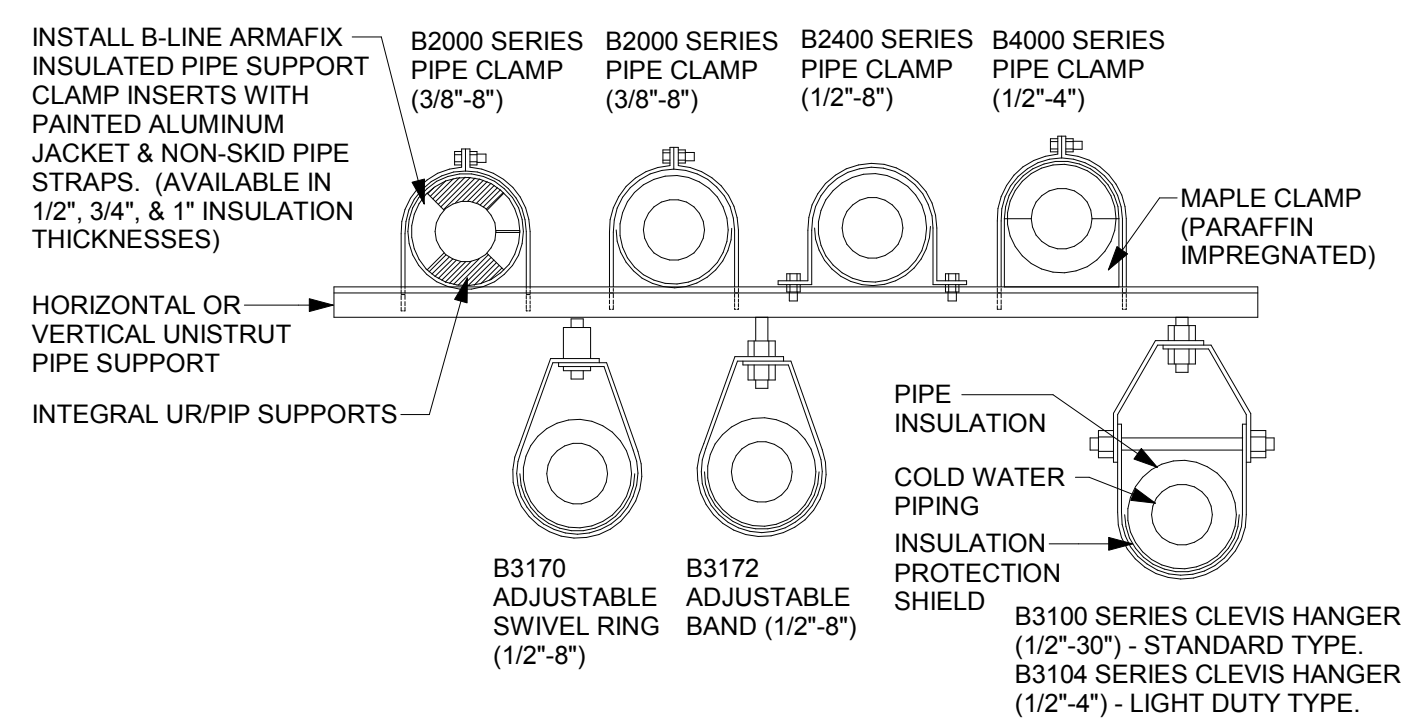
P000

PLUMBING SHEET INDEX

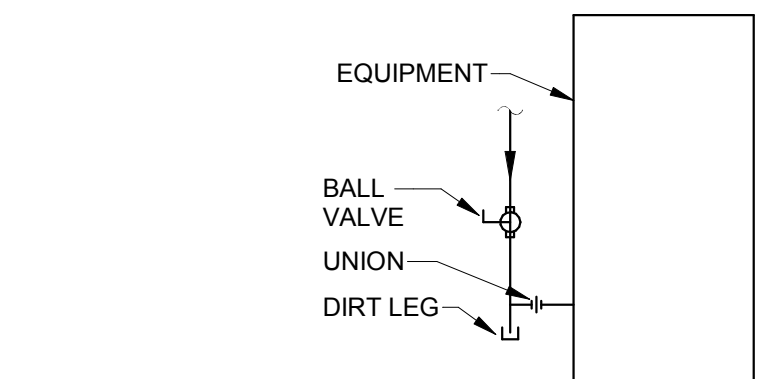
FP100	FIRE PROTECTION
P000	GENERAL NOTES
P100	DUPLEX PLAN
P110	FOUR PLEX UNDERFLOOR PLAN
P111	FOUR PLEX FLOOR PLAN

PLUMBING AND PIPING SYMBOLS

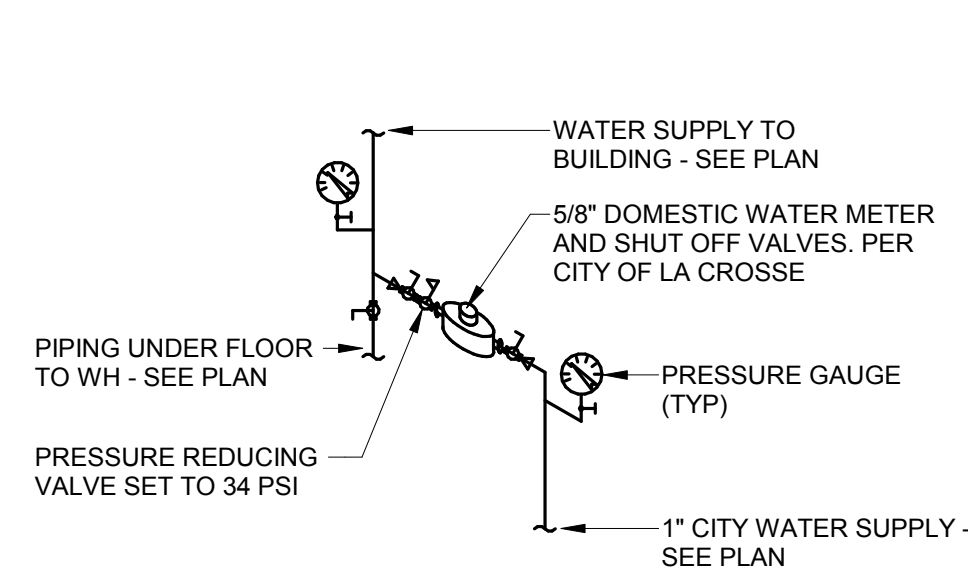
---	CW	DOMESTIC COLD WATER
---	HW	DOMESTIC HOT WATER
---	G	NATURAL GAS
---	V	SANITARY VENT
---	SS	SANITARY SEWER



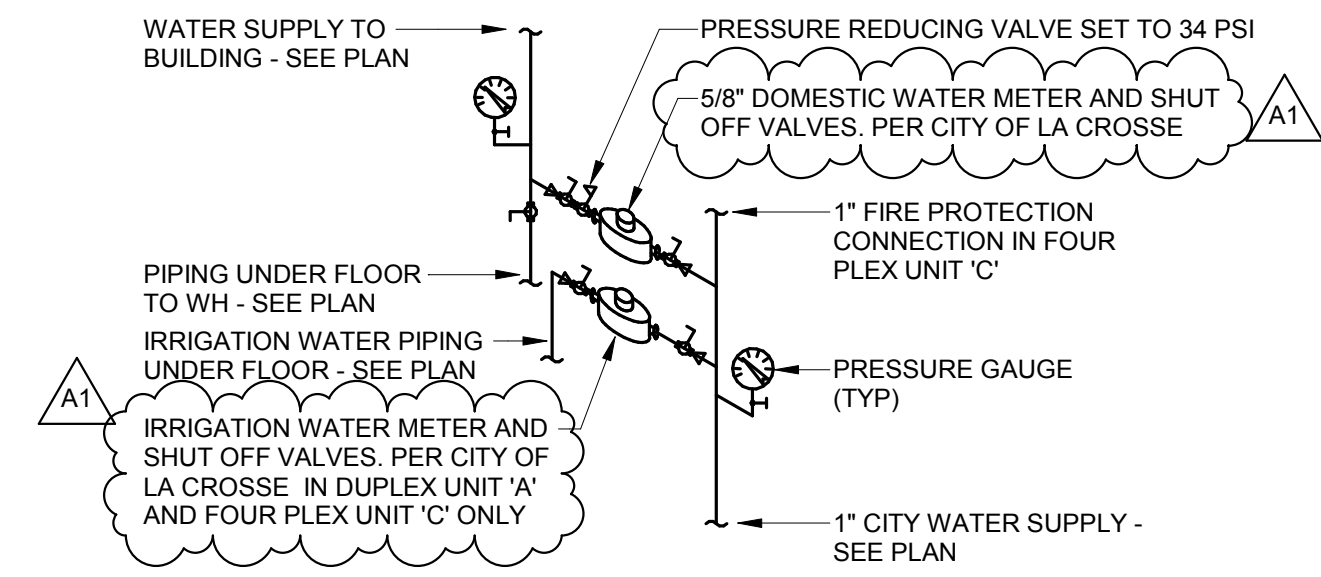
1 PIPE SUPPORT DETAIL
1/8" = 1'-0"



2 GAS PIPING DETAIL
1/8" = 1'-0"



3 WATER METER DETAIL - TYPICAL
1/8" = 1'-0"



4 WATER METER DETAIL - SIMILAR
1/8" = 1'-0"

FIXTURE UNIT SUMMARY

FIXTURE SYMBOL	FIXTURE DESCRIPTION	COUNT	PIPE SIZE				FIXTURE UNITS		
			WASTE	VENT	CW	HW	DFU	CWFU	HWFU
FD-1	FLOOR DRAIN	18	3"	1 1/2"			54	0	0
HYD-1	EXTERIOR WALL HYDRANT	4			1/2"		0	12	0
L-1	LAVATORY - WALL HUNG - ADA	6	1 1/2"	1 1/2"	1/2"	1/2"	6	3	3
S-1	SINK - DOUBLE	6	1 1/2"	1 1/2"	1/2"	1/2"	6	6	6
SH-1	SHOWER STALL	6	2"	1 1/2"	1/2"	1/2"	12	12	12
WB-1	WALL BOX	6					24	6	6
WC-1	WATER CLOSET - FLOOR MOUNT - TANK TYPE - ADA	6	4"	1 1/2"	1/2"		24	12	0
Grand total:		52					126	51	27

PLUMBING FIXTURE SCHEDULE

FIXTURE SYMBOL	DESCRIPTION	PIPE CONNECTIONS		
		SANITARY CONNECTOR	COLD WATER CONNECTOR	HOT WATER CONNECTOR
FD-1	FLOOR DRAIN	3		
HYD-1	EXTERIOR WALL HYDRANT	0	3	0
L-1	LAVATORY - WALL HUNG - ADA	1	0.5	0.5
S-1	SINK - DOUBLE	1	1	1
SH-1	SHOWER STALL	2	2	2
WB-1	WALL BOX	4	1	1
WC-1	WATER CLOSET - FLOOR MOUNT - TANK TYPE - ADA	4	2	0

ABBREVIATIONS:

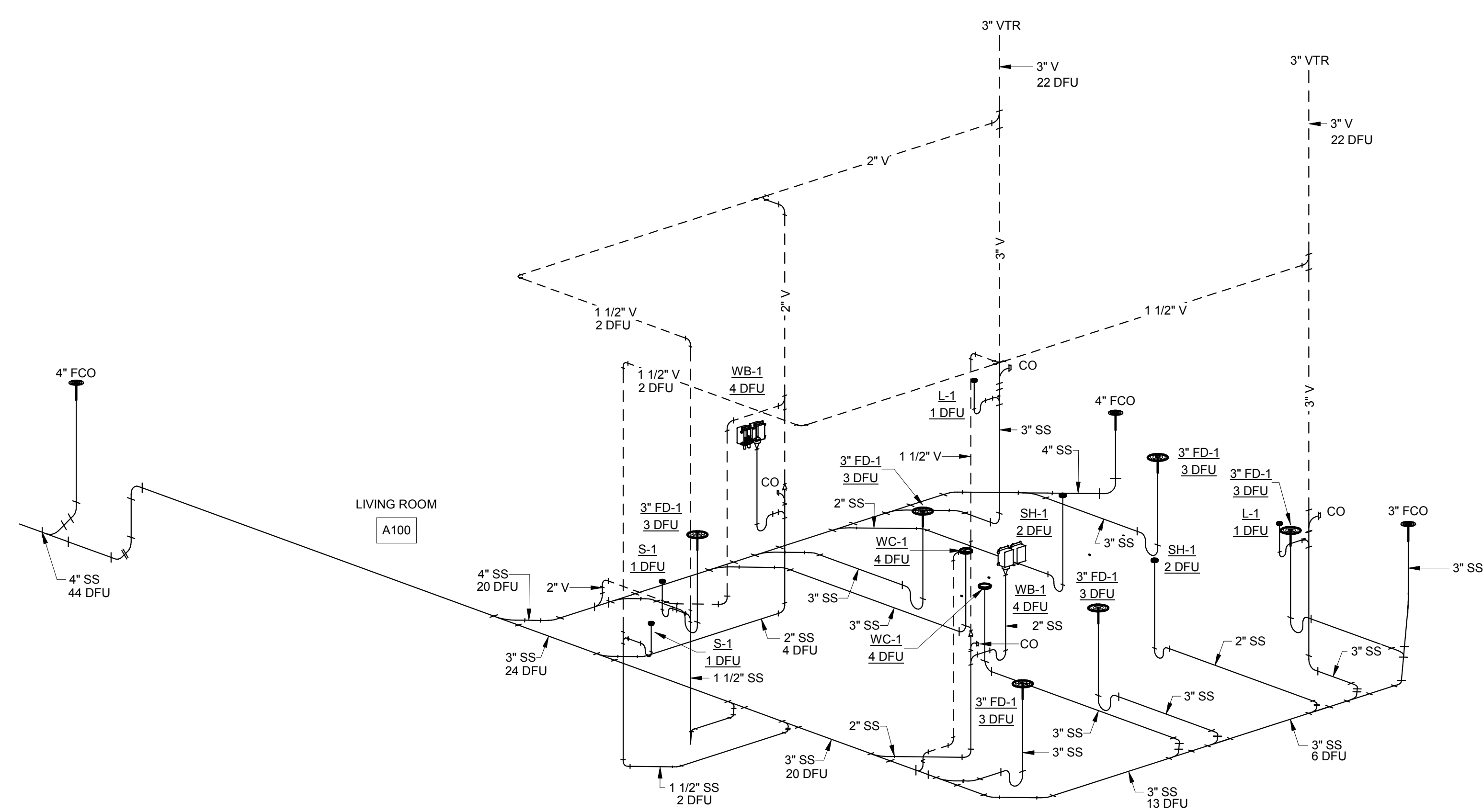
FFA	FROM FLOOR ABOVE
FFB	FROM FLOOR BELOW
FU	FIXTURE UNIT
TFA	TO FLOOR ABOVE
TFB	TO FLOOR BELOW

GENERAL PLUMBING NOTES:

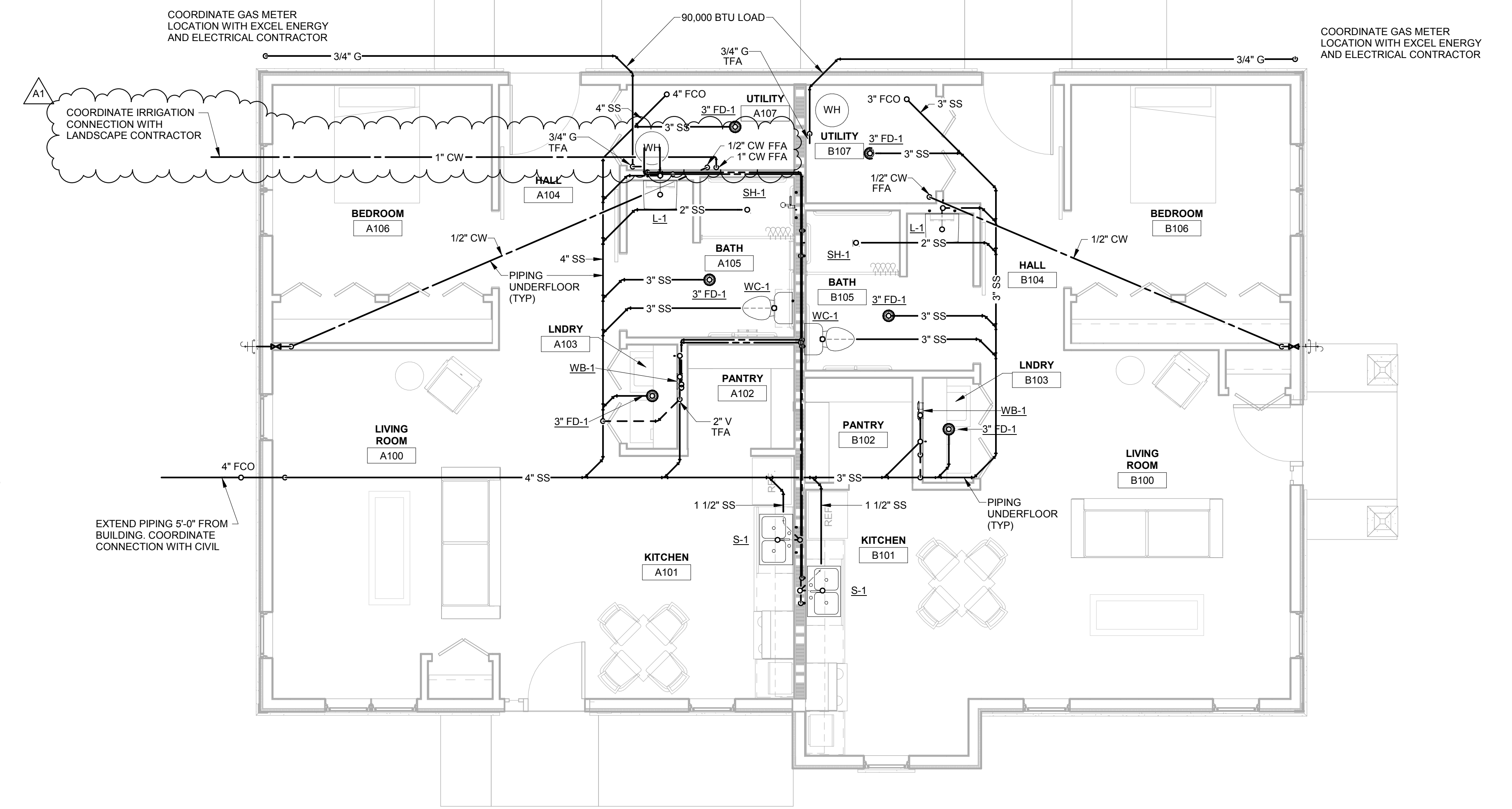
- ALL WORK TO BE SCHEDULED AS DIRECTED BY OWNER. COORDINATE AS REQUIRED.
- VISIT THE BUILDING SITE AND BECOME THOROUGHLY FAMILIAR WITH ALL EXISTING CONDITIONS AFFECTING THE WORK.
- VERIFY ALL MEASUREMENTS, PIPE SIZES, PIPE LOCATIONS, ELEVATIONS, ETC. AT SITES.
- REVIEW, COORDINATE, AND SCHEDULE INSTALLATION OF WORK WITH OTHER TRADES.
- INSTALL ALL WORK SUBSTANTIALLY AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE APPROVED BY OWNER.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ALL PLUMBING FIXTURES, STRUCTURAL DIMENSIONS AND LAYOUT.
- IT IS THE INTENT OF THESE DRAWINGS THAT EACH AFFECTED SYSTEM BE COMPLETE, WORKING, TESTED, AND OPERATIONAL.
- CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BID OPENING. THE ENGINEER RESERVES THE RIGHT TO FINAL DECISION.
- NO JOINTS SHALL BE INSTALLED IN UNDERFLOOR WATER PIPING.
- ALL WATER PIPING SHALL BE SO INSTALLED TO FACILITATE COMPLETE DRAINAGE.
- ALL FIXTURE WATER SUPPLY FLOW RATES SHALL CONFORM TO SPS 384.20(3).
- DOMESTIC WATER PIPE SIZING SHALL CONFORM TO SPS 382.40(7). FRICTION LOSS METHOD AND MAXIMUM FLOW VELOCITY OF 8 FPS.
- BACKFLOW PROTECTION SHALL BE PROVIDED TO ALL FIXTURES AND EQUIPMENT CONFORMING TO SPS 382.41(3).
- BACKFLOW PROTECTION IS NOT REQUIRED ON ANY VALVES WITH HOSE THREAD CONNECTIONS USED FOR OBTAINING WATER SAMPLES OR ON LAUNDRY UNITS, CONFORMING TO SPS 382.41(3).
- BACKFLOW PROTECTION IS NOT REQUIRED ON ANY DRAIN VALVES WITH HOSE THREAD CONNECTIONS LOCATED ON WATER PIPING, WATER HEATERS, OR PRESSURE TANKS AND USED ONLY FOR DRAINING PURPOSES, CONFORMING TO SPS 382.41(3)(b).
- EACH FIXTURE, APPLIANCE, EQUIPMENT, WALL HYDRANT AND HOSEBIB SHALL BE VALVED, CONFORMING TO SPS 382.40(4)(c).
- TERMINATE WATER AND SANITARY LATERAL 5'-0" BEYOND EXTERIOR FACE OF FOUNDATION WALL. CONTINUATION SHALL BE UNDER A SEPARATE CONTRACT.
- FURNISH AND INSTALL SLEEVES FOR ALL PIPING PASSING THROUGH CONCRETE FOUNDATION WALLS. REFER TO STRUCTURAL DRAWINGS FOR INSTALLATION REQUIREMENTS OF PIPING ROUTED BELOW FOOTINGS. PROVIDE SLEEVE AND CONCRETE FILL FOR PIPING PASSING BENEATH FOOTING.
- INVERT ELEVATIONS ON THIS SHEET ARE REFERENCED TO BUILDING LOWER LEVEL FLOOR ELEVATION OR FEET.
- UNLESS NOTED OTHERWISE ALL WASTE, DRAIN, AND SEWER PIPING 3" AND LARGER SHALL BE INSTALLED AT A SLOPE OF 1/8" PER FOOT AND WASTE, DRAIN, AND SEWER PIPING 2" AND SMALLER AT 1/4" PER FOOT.
- CONNECT VENT PIPING ABOVE THE CENTERLINE OF HORIZONTAL DRAIN PIPING IN CONFORMANCE TO SPS 382.31(15)(b).1
- FIXTURE VENTS SHALL CONNECT TO OTHER BRANCH VENTS A MINIMUM OF 36" ABOVE THE FLOOR, CONFORMING TO SPS 382.31(15)(b).3
- THE INSTALLATION OF PVC DWV PIPING IN BUILDING SHALL CONFORM TO SPS 384.40(14), WHEN APPLICABLE.
- WASTE STACK BASE CONNECTIONS SHALL BE MADE USING LONG SWEEP FITTINGS.
- CLEANOUTS SHALL CONFORM TO SPS 382.35(6) TABLE B2.35.
- ALL WATER HEATERS SHALL BE PROVIDED WITH AN APPROVED TEMPERATURE AND PRESSURE RELIEF VALVE WITH DISCHARGE PIPE TERMINATING NOT MORE THAN 6' ABOVE FLOOR IN CONFORMANCE TO SPS 382.40(5)(d) and SPS 384.20 (5)(g).
- ALL WATER CLOSETS SHALL BE WATER CONSERVING TYPE, USING A MAXIMUM OF 1.6 GALLONS PER FLUSH CONFORMING TO SPS 384.20(3).
- ALL SINK FAUCETS SHALL USE A MAXIMUM OF 2.2 GPM, CONFORMING TO SPS 384.20(3).
- ALL SHOWERS SHALL BE CONTROLLED BY THERMOSTATIC MIXING VALVE OR INDIVIDUALLY CONTROLLED BY PRESSURE-BALANCED MIXING VALVE, CONFORMING TO SPS 382.40(6)(g).
- ALL SHOWER HEADS SHALL BE WATER CONSERVING TYPE, USING A MAXIMUM OF 2.5 GPM, CONFORMING TO SPS 384.20(3).
- CUTTING AND NOTCHING OF OUTER FIBERS OF STRUCTURAL MEMBERS IS NOT PERMITTED, MAY OCCUR IN NON-BEARING PARTITIONS, HOWEVER, WHEN NOTCH EXCEEDS 25% OF STUD WIDTH, THE AFFECTED STUDS SHALL BE ADEQUATELY REINFORCED. OF TOP MEMBERS OF TWO MEMBER PLATES MORE THAN 1/2 THEIR WIDTH SHALL REQUIRE PLATES TO BE REINFORCED WITH 16 GAUGE STEEL STRAPPS.
- BORED HOLES ARE PERMITTED IN THE MIDDLE ONE-THIRD OF JOIST OR STUD DEPTH.
- WHEN PIPING PASSES THROUGH SMOKE SEPARATION ASSEMBLIES, DRAFT STOPPING, CONSISTING OF MINERAL WOOL OR FIBERGLASS INSULATION, SHALL BE PACKED AROUND PIPING PENETRATING FACE OF ASSEMBLY.
- EACH LIVING UNIT IS SEPARATED FROM OTHER LIVING UNITS. COMMON USE AREAS AND FROM THE EXIT ACCESS CORRIDORS WITH A REQUIRED ONE HOUR FIRE RATED ASSEMBLY (WALLS, FLOORS, & CEILINGS). SEE SECTION 07 84 00.
- PLASTIC PIPE MAY PENETRATE REQUIRED FIRE-RESISTIVE RATED FLOORS, WALLS, CEILINGS AND FIRE RATED ASSEMBLIES PROTECTED WITH AN APPROVED FIRE-STOP SYSTEM HAVING AN F-RATING NOT LESS THAN THE HOURLY RATING OF THE ASSEMBLY BEING PENETRATED. SEE SECTION 07 84 00.



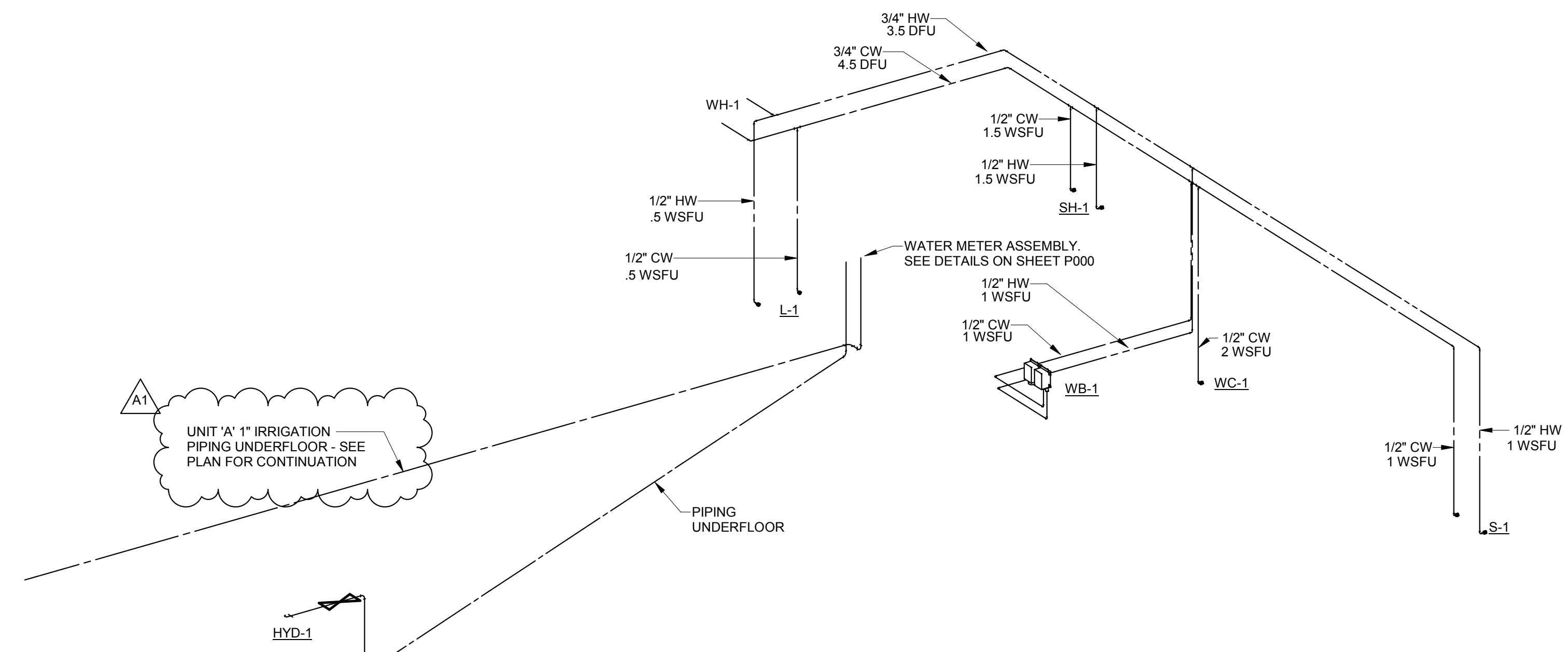
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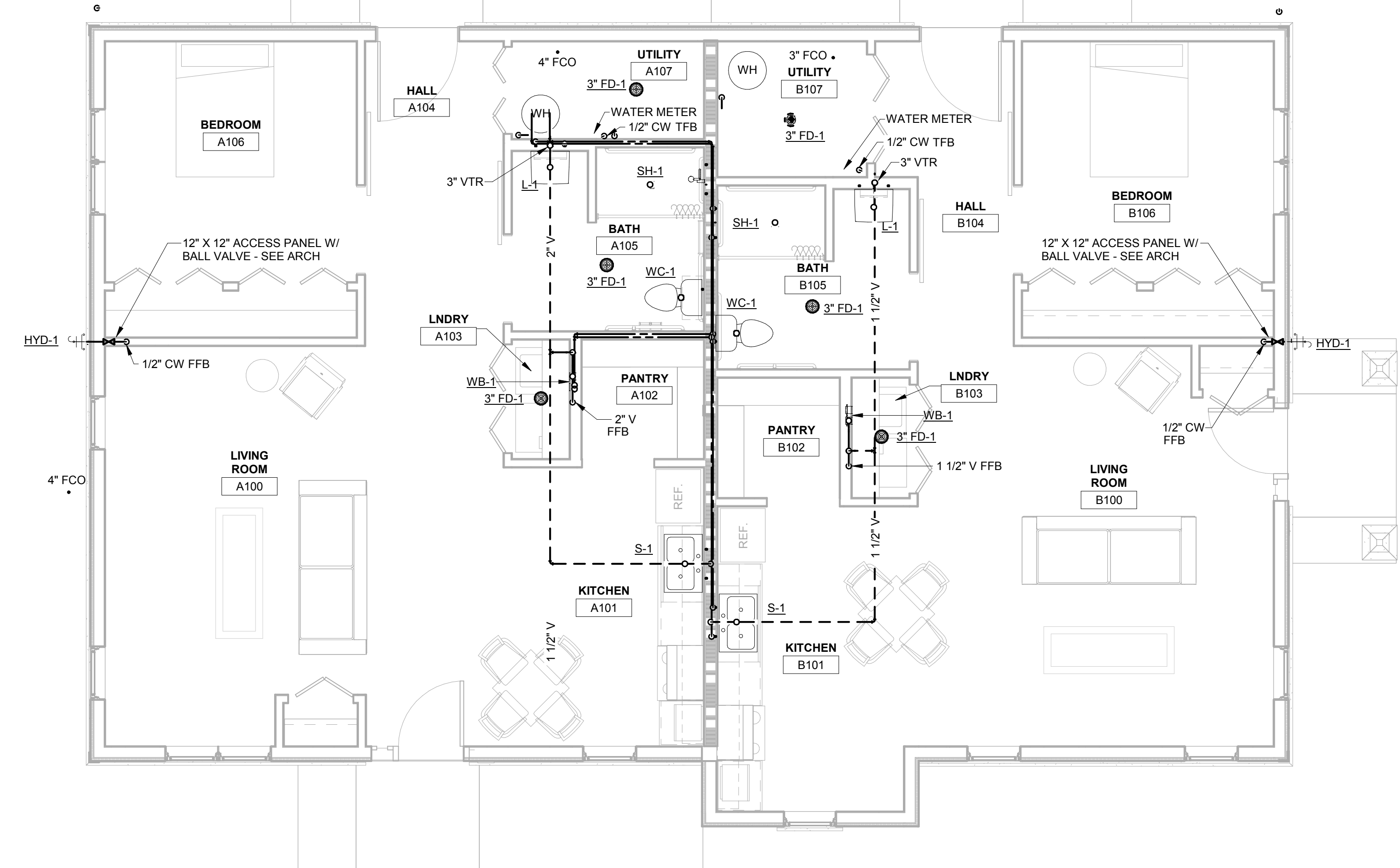
3 DUPLEX DWV ISOMETRIC



1 DUPLEX UNDERFLOOR PLAN
1/4" = 1'-0"



4 DUPLEX WATER ISOMETRIC



2 DUPLEX FLOOR PLAN
1/4" = 1'-0"

LA CROSSE HOUSING AUTHORITY
DIVISION STREET HOUSING

Project Title:

HSR Project Number: 18046

Project Date: MARCH 12, 2019

Drawn By: MSG

Key Plan:

717 DIVISION STREET
428 7th STREET S
LA CROSSE, WI 54601
DUPLEX PLAN

Project Location:

Sheet Title:

Revisions:

No. Description Date

A1 Addendum #1 3-21-19

Graphic Scale:

0' 2' 4' 8' 12'

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