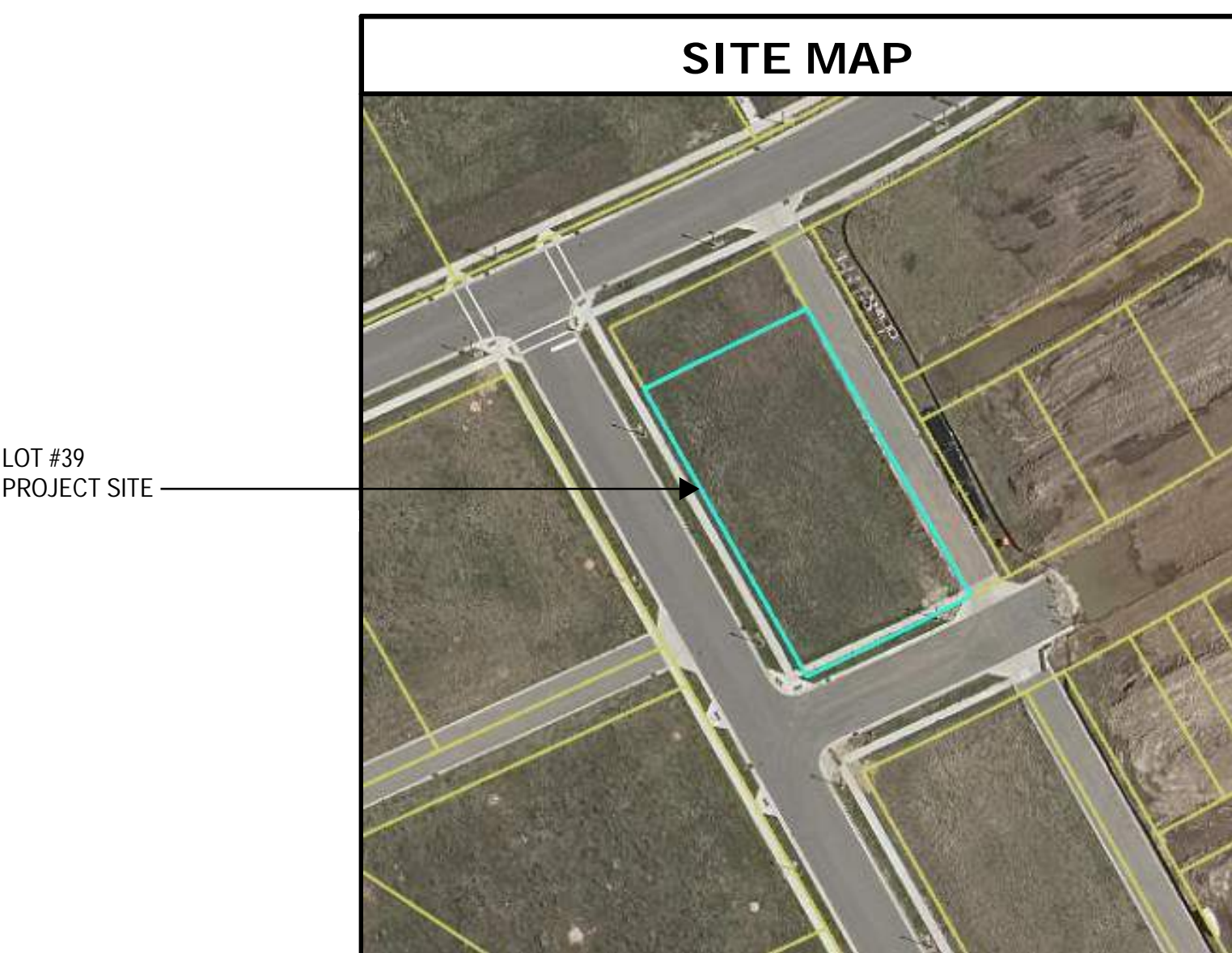
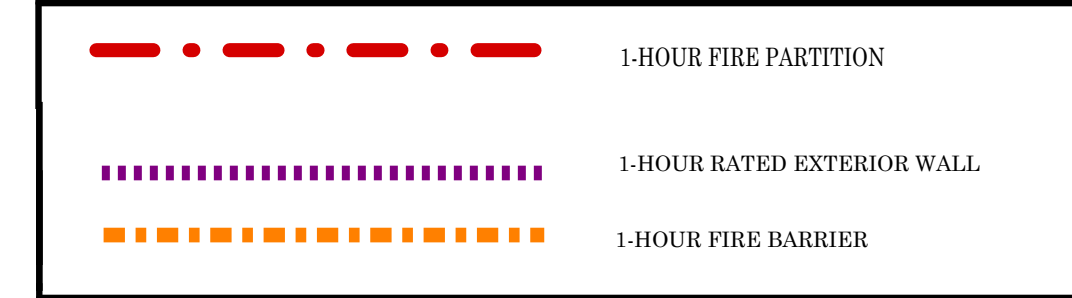


THIS PLAN WAS CREATED AS A DRAFTING SERVICE ONLY. IN ADDITION TO AND WITHOUT LIMITING ANY AGREED CONTRACT TERMS, THE DESIGNER IN NO WAY EXPRESSES OR ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLIANCE OF THESE PLANS IN ANY FORM. ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
T1	COVER SHEET
C-001	CIVIL DETAILS
C-100	EXISTING CONDITIONS
C-200	CIVIL SITE PLAN
C-300	GRADING AND EROSION CONTROL PLAN
C-400	LANDSCAPE PLAN
A1	ELEVATIONS
A2	FIRST FLOOR PLAN
A3	SECOND FLOOR PLAN
A4	ROOF PLAN
S0	GENERAL STRUCTURAL NOTES
S1	FOUNDATION PLAN
S2	SECOND FLOOR FRAMING PLAN
S3	ROOF FRAMING PLAN
S4	FOUNDATION DETAILS

CODE SUMMARY	
BUILDING CODES:	
• SFS 300-305 WISCONSIN COMMERCIAL BUILDING CODE W/ 2015 ICC INTERNATIONAL BUILDING CODE ADOPTION	
BUILDING DATA	
FLOOR LEVEL	FLOOR AREA
FIRST FLOOR:	7,248 SF
SECOND FLOOR:	6,744 SF
TOTAL:	13,992 SF
# STORIES:	2
BUILDING HEIGHT:	22'-2" (MEAN ROOF HEIGHT)
USE & OCCUPANCY CLASSIFICATION (CHAPTER 3):	
FIRST FLOOR:	R-2, RESIDENTIAL TOWNHOUSE
SECOND FLOOR:	R2 - RESIDENTIAL TOWNHOUSE
PRIVATE GARAGES:	U - UTILITY
SPECIAL PROVISIONS (CHAPTER 4, TABLE 505.4):	
• AUTOMATIC SPRINKLER SYSTEM REQUIRED (SECTION 406.6.3)	
CONSTRUCTION TYPE:	
TYPE VB - SPRINKLED	
BUILDING HEIGHT & AREA (CHAPTER 5):	
• ALLOWABLE HEIGHT (TABLE 504.3) 60 FT	
• ALLOWABLE # OF STORIES (TABLE 504.4) 3-STORIES	
• ALLOWABLE BUILDING AREA (S.M.) 21,000 SF (TABLE 506.2)	
OCCUPANCY SEPARATION (CHAPTER 5):	
• DWELLING TO DWELLING 1 HR (SPRINKLERED)	
• ATTIC SEPARATIONS: DRAFTSTOPPING BETWEEN EACH UNIT	
CONSTRUCTION RATINGS (CHAPTER 6, TABLE 601):	
PRIMARY STRUCTURAL FRAME:	0 HR
INTERIOR BEARING WALLS:	0 HR
EXTERIOR BEARING WALLS:	0 HR
FLOOR CONSTRUCTION:	0 HR
ROOF CONSTRUCTION:	0 HR
FIRE SEPARATION DISTANCE (CHAPTER 6, TABLE 602):	
X ≤ 5 FT:	1 HR
5 FT < X ≤ 10 FT:	1 HR
10 FT < X ≤ 30 FT:	0 HR
X ≥ 30 FT:	0 HR
STRUCTURAL COMPONENT FIRE PROTECTION (CHAPTER 7, SECTION 704):	
NO STRUCTURAL COLUMNS OR BEAMS APPLY WITH THIS SECTION. STRUCTURAL SYSTEM IS A BEARING WALL SYSTEM	
EXTERIOR WALL OPENINGS (CHAPTER 7, TABLE 705.8):	
• SEPARATION DISTANCE:	6.22 FT
• UNPROTECTED OPENING AREA, SPRINKLERED:	25%, MAX
FIRE PARTITIONS (CHAPTER 7, SECTION 708):	
• DWELLING UNIT SEPARATIONS: 1-HR	
FIRE PROTECTION (CHAPTER 9):	
FIRE PROTECTION SYSTEM REQUIRED:	YES (SECTION 903.2.8)
FIRE PROTECTION SYSTEM:	NFPA 13 (SECTION 903.3.1.1)
MANUAL FIRE ALARM SYSTEM REQUIRED:	NO (SECTION 907.2.9)
SMOKE ALARM SYSTEM REQUIRED:	YES (SECTION 907.11.2)
CARBON MONOXIDE DETECTION SYSTEM REQD:	YES (SECTION 915)
EGRESS (CHAPTER 10):	
# EXITS REQUIRED (TABLE 1006.2.1)	
EACH FLOOR:	1 REQD
	< 125 FT TRAVEL DISTANCE
EXIT MINIMUM WIDTH: 0.2 INCHES PER OCCUPANT (1005.3.2)	
OCCUPANT LOAD (CHAPTER 10, TABLE 1004.1.2):	
RESIDENTIAL:	1 PER 200 SF GROSS
TOTAL CALCULATED OCCUPANTS =	70 OCCUPANTS
ACCESSIBILITY	
ACCESSIBLE SPACES TO COMPLY WITH ANSI 117.1	
PLUMBING FIXTURES REQUIRED (TABLE 2902.1)	
R-2, RESIDENTIAL UNITS:	
WATER CLOSETS:	1 PER UNIT
LAVATORIES:	1 PER UNIT
SHOWERS:	1 PER UNIT
DRINKING FOUNTAIN:	NOT REQUIRED
KITCHEN SINK:	1 UNIT
AUTOMATIC CLOTHES WASHER CONNECTION:	1 PER 20 UNITS



AMERICAN DESIGN CONCEPTS

COVER SHEET
SCALE: 1/8" = 1'
PLAN START DATE 04/19/23
REVISED 09/20/23

1334 AFFLEGATE, MADISON WI 53713 (608) 213-0710 AMERICANDESIGNCONCEPTS.COM

ALTEIRA DESIGN
LOT 39 12-UNIT

PLAN CONDITIONALLY APPROVED
No Variation of this Plan is Permitted without the Approval of E-Plan Exam and the Municipal Building Inspection Department. See Plan Review Letter and/or Permit for additional conditions that must be addressed during construction prior to inspection.
Review Type: Building & Structure Review Only
Approved By: PKC Date: 10/28/2024



10/22/2024

T1

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GENERAL NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE ONLY.
- ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF FITCHBURG STANDARD SPECIFICATIONS.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF FITCHBURG AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE CITY.

SITE PLAN NOTES:

- PAVEMENT DESIGN SHALL BE PER THE RECOMMENDATION OF THE SOILS CONSULTANT.
- TRAFFIC CONTROL SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY, AND LOCAL CODE, WHICHEVER HAS JURISDICTION.

GRADING PLAN/EROSION CONTROL NOTES AND SPECIFICATIONS:

- ALL GRADES ARE FINISH ELEVATION UNLESS NOTED OTHERWISE.
- EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE INSTALLED PRIOR TO CLEARING AND GRUBBING OPERATIONS. THESE SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS RE-ESTABLISHED.
- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE THE RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN IS PRODUCED. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. INSPECTION SCHEDULE AND RECORD KEEPING SHALL COMPLY WITH NR 216.46(9), WIS. ADM. CODE AND CITY OF FITCHBURG REPORTING REQUIREMENTS.
- CONSTRUCTION ENTRANCES – PROVIDE A STONE TRACKING PAD AT EACH POINT OF ACCESS IF TRACKING BECOMES AN ISSUE. INSTALL ACCORDING TO WDNR STANDARD 1057. REFER TO WDNR'S STORMWATER WEB PAGE OF TECHNICAL STANDARDS AT: [HTTP://DNR.WI.GOV/TOPICT/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). THE TRACKING PAD MUST BE MAINTAINED IN A CONDITION THAT PREVENTS THE TRACKING OF MATERIAL ONTO THE PUBLIC STREET.
- SOIL STOCKPILES – A ROW OF SILT FENCE PLACED DOWNSLOPE AND AT LEAST 10 FEET AWAY FROM THE STOCKPILE SHALL PROTECT ALL STOCKPILES. SOIL STOCKPILES THAT ARE INACTIVE FOR MORE THAN 14 CONSECUTIVE DAYS SHALL BE STABILIZED WITH SEED & MULCH, EROSION MAT, POLYMER, OR COVERED WITH TARPS OR SIMILAR MATERIAL. NO STOCKPILE SHALL BE PLACED WITHIN 20 FEET OF A DRAINAGE WAY.
- DEWATERING – WATER PUMPED FROM THE SITE SHALL BE TREATED BY USING A TEMPORARY SEDIMENTATION BASIN, PORTABLE DEWATERING BASIN, GEOTEXTILE BAG, OR AN EQUIVALENT DEVICE. SHOW ON THE PLAN THE ANTICIPATED LOCATIONS OF DEWATERING ACTIVITY, AND PROVIDE AN ENGINEERING DETAIL OF THE DEWATERING SYSTEM. DEVICES SHALL COMPLY WITH WDNR TECHNICAL STANDARD 1061 FOUND AT: [HTTP://DNR.WI.GOV/TOPICT/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). THIS WATER SHALL BE DISCHARGED IN A MANNER THAT DOES NOT INDUCE EROSION OF THE SITE OR ADJACENT PROPERTY.

PUMP SIZE (MAX GPM)	TYPE I BAG SIZE (SQ-FT)
50	25
100	50
150	75

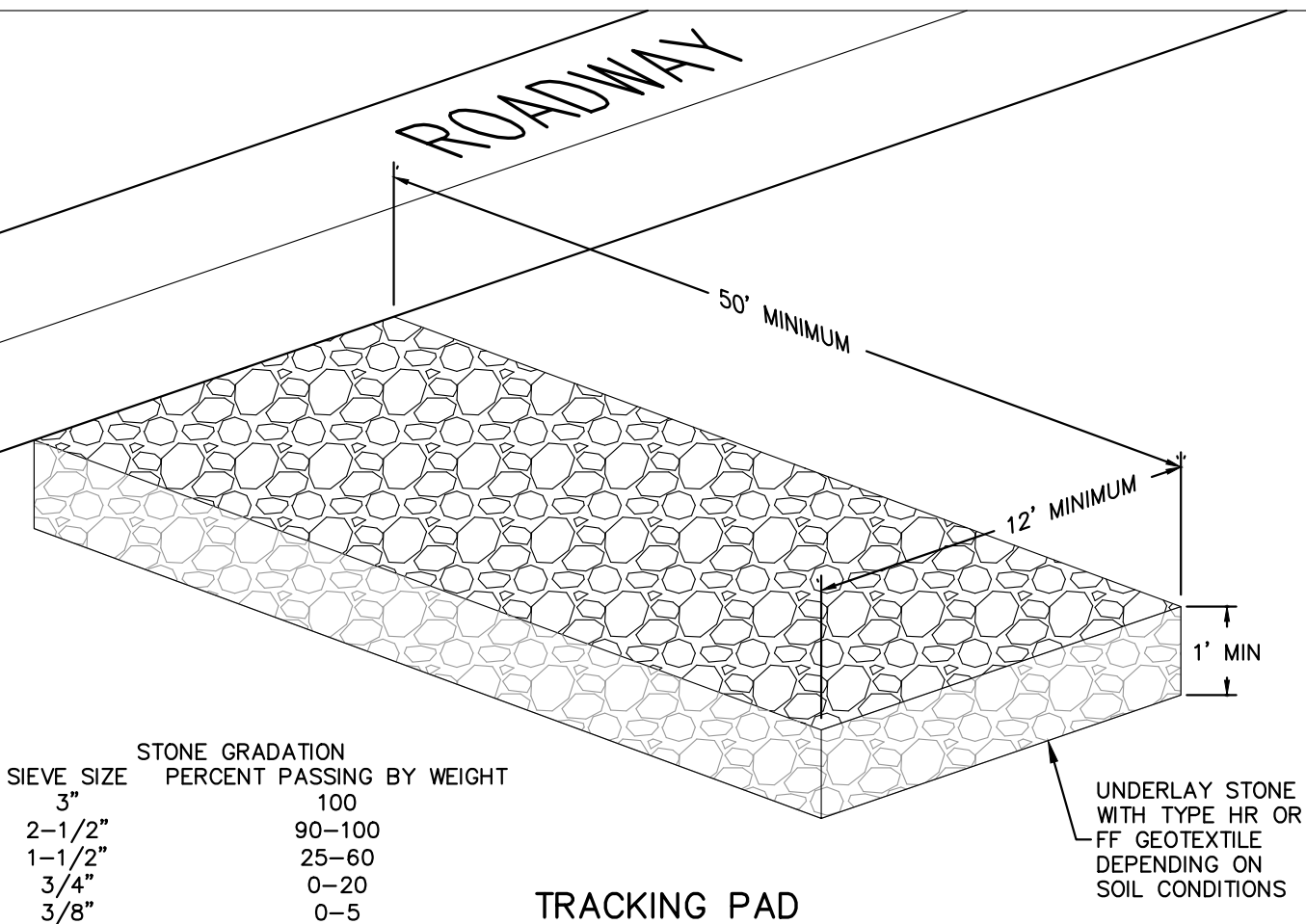
- STORM SEWER INLETS – PROVIDE CITY OF FITCHBURG INLET PROTECTION PER STANDARD DETAIL DRAWING 2.01 OR EQUIVALENT. REFER TO CITY OF FITCHBURG CONSTRUCTION STANDARD SPECIFICATIONS. INLET PROTECTION SHALL BE INSTALLED PRIOR TO THE STORM SEWER SYSTEM RECEIVING SITE RUNOFF. OTHER THAN FOR PERFORMING MAINTENANCE, THESE DEVICES SHALL NOT BE REMOVED UNTIL SITE STABILIZATION IS COMPLETE.
- BUILDING AND WASTE MATERIALS SHALL BE PREVENTED FROM RUNNING-OFF THE SITE AND ENTERING WATERS OF THE STATE IN CONFORMANCE WITH NR151.12(6M).
- NO SOLID MATERIAL SHALL BE DISCHARGED OR DEPOSITED INTO WATERS OF THE STATE IN VIOLATION OF CH. 30 OR 31 OF THE WISCONSIN STATE STATUTES OR 33 USC 1344 PERMITS.
- EROSION CONTROL DEVICES SHALL ADHERE TO THE TECHNICAL STANDARDS FOUND AT: [HTTP://DNR.WI.GOV/RUNOFF/STORMWATER/TECHSTDSTM](http://dnr.wi.gov/runoff/stormwater/techstds.htm) AND COMPLY WITH ALL CITY OF FITCHBURG ORDINANCES.
- ALL DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE SWEEPED OR SCRAPED CLEAN BY THE END OF EACH WORKDAY.
- ALL BUILDING AND WASTE MATERIAL SHALL BE HANDLED PROPERLY TO PREVENT RUNOFF OF THESE MATERIALS OFF OF THE SITE.
- ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED WITHIN 14 DAYS OF LAST DISTURBANCE; ALL STOCKPILES MUST BE TEMPORARILY STABILIZED WITHIN 7 DAYS OF LAST DISTURBANCE; ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF REACHING FINAL GRADE.
- EXCEPT PAVED AREAS, SHALL RECEIVE A MINIMUM OF SIX (6) INCHES OF TOPSOIL, FERTILIZER, SEED, AND MULCH. SEED MIXTURES SHALL BE SELECTED APPROPRIATE TO THE INTENDED FUNCTION. A QUALIFIED LANDSCAPING CONTRACTOR, LANDSCAPE ARCHITECT OR NURSERY CAN BE CONSULTED FOR RECOMMENDATIONS. SEEDING RATES SHALL BE BASED ON POUNDS OR OUNCES OF PURE LIVE SEED PER ACRE AND SHALL BE PROVIDED BY THE SEED SUPPLIER. FERTILIZER CAN BE APPLIED TO HELP PROMOTE GROWTH, BUT A SOIL TEST IS RECOMMENDED TO DETERMINE THE TYPE AND AMOUNT OF FERTILIZER TO BE APPLIED. ALL SEEDING AND RESTORATION SHALL BE IN CONFORMANCE TO WDNR TECHNICAL STANDARD 1059 FOUND AT: [HTTP://DNR.WI.GOV/TOPICT/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). SEEDING AND SOODING MAY ONLY BE USED FROM MAY 1ST TO SEPTEMBER 15TH OF ANY YEAR. TEMPORARY SEED SHALL BE USED AFTER SEPTEMBER 15 OR SOONER AS STATED IN THE EROSION CONTROL SCHEDULE. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
- FOR THE FIRST SIX (6) WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA, WATERING SHALL BE PERFORMED WHENEVER MORE THAN SEVEN (7) DAYS OF DRY WEATHER ELAPSE.
- MULCH SHALL BE CONTINUOUSLY APPLIED TO ALL SOILS AS STATED ON THE EROSION CONTROL SCHEDULE. DIVERSION BERMS TO BE CONSTRUCTED IN COMPLIANCE WITH WDNR TECHNICAL STANDARD 1066 FOUND AT: [HTTP://DNR.WI.GOV/TOPICT/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). DIVERSION BERMS TO BE REMOVED PRIOR TO FINAL SEEDING AND MULCHING.

EMERGENCY CONTACT

SHERRY YU
COLDWELL BANKER REAL ESTATE GROUP
2920 MARKETPLACE DRIVE #202
FITCHBURG, WI 53719
PHONE: 608-698-1500
EMAIL: sherryyu@coldwellhomes.com

SCHEDULE:

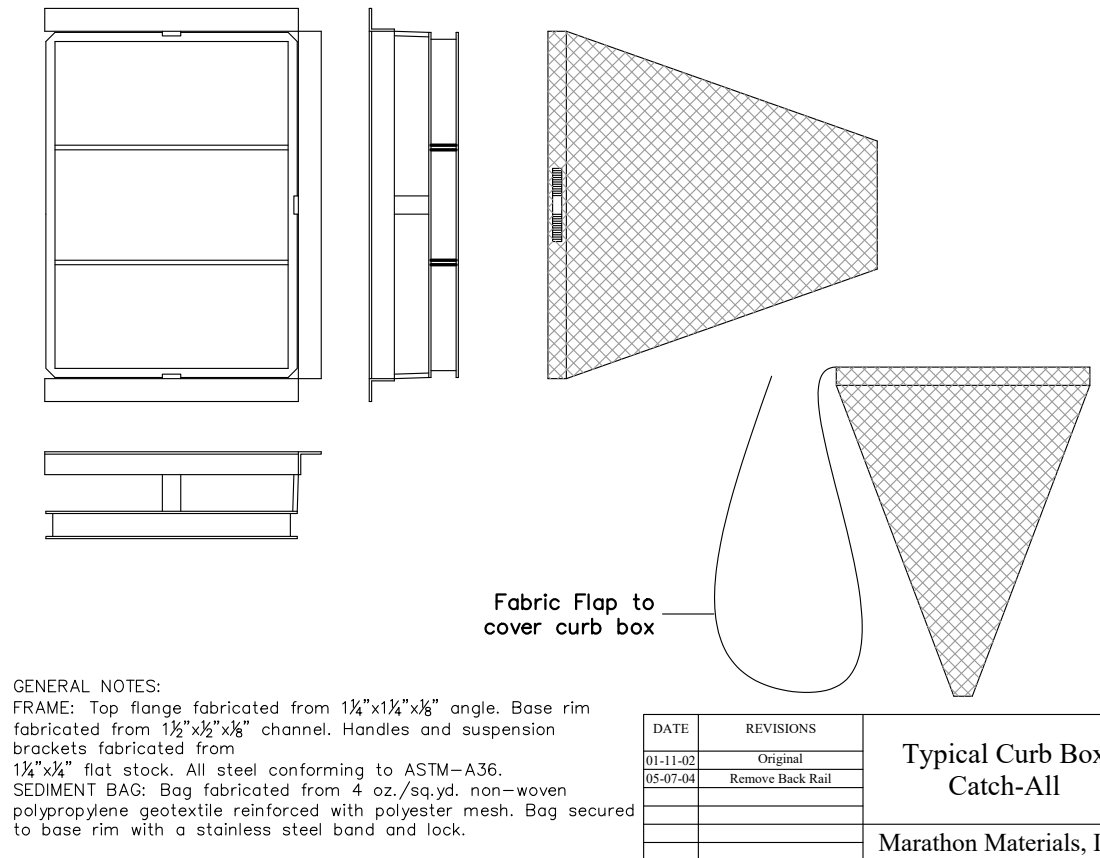
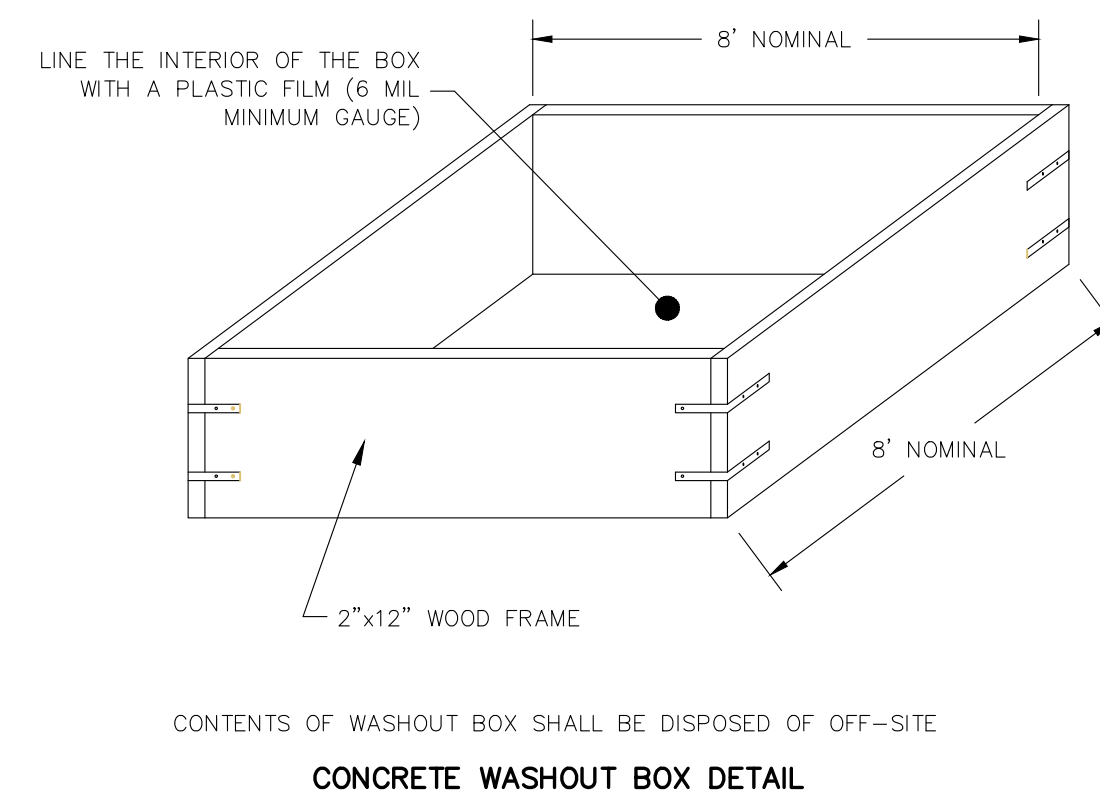
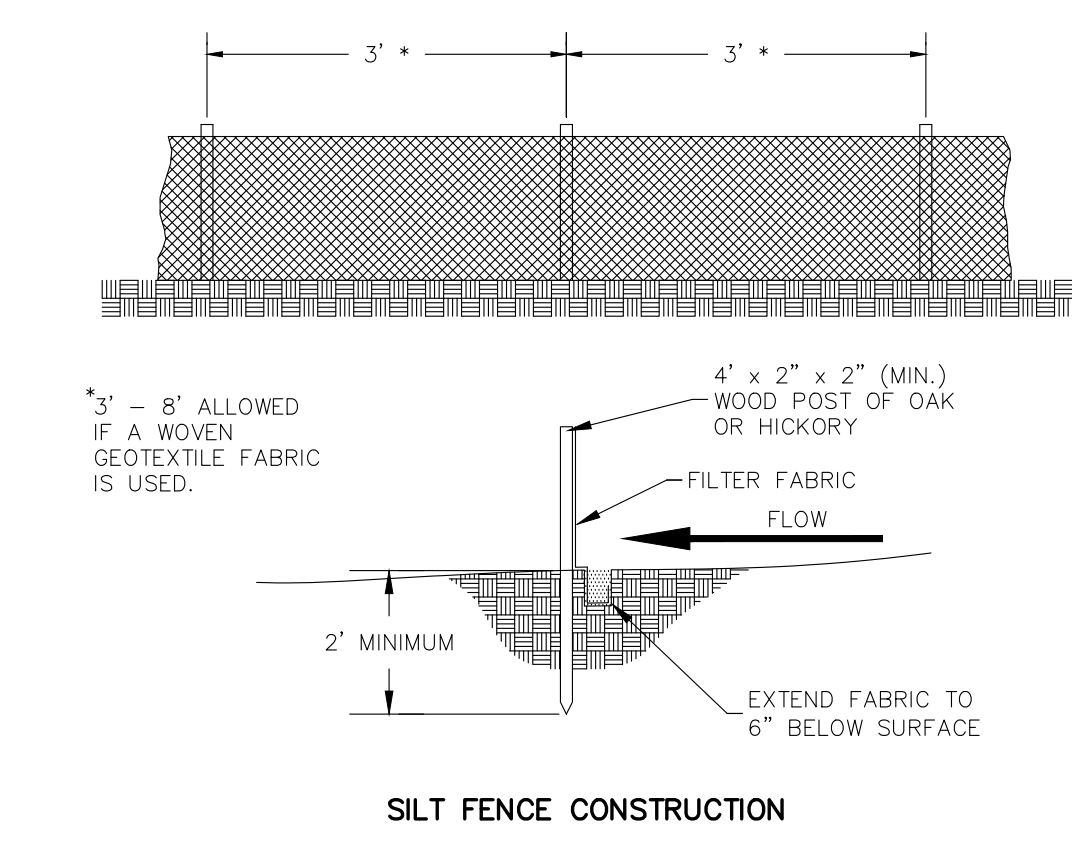
MAY 1, 2024	INSTALL TRACKING PAD, SILT FENCE, INLET PROTECTIONS. BEGIN GROUND DISTURBANCE.
JULY 1, 2024	TOPSOIL AND FINISHED GRADING COMPLETE. INSTALL EROSION MAT, MULCH AND SEEDING.
JULY 15, 2024	INSTALL MULCH AND SEEDING.
AUGUST 29, 2024	PLACE MULCH AND SEEDING ON ANY REMAINING DISTURBED AREAS.
MAY 15, 2025	INSTALL EROSION MAT, MULCH AND SEEDING FOR FINAL SOIL STABILIZATION.
JULY 15, 2025	FINAL SOIL STABILIZATION IS ACHIEVED. REMOVE SILT FENCE, DEWATERING BAGS, AND OTHER EROSION CONTROL DEVICES.



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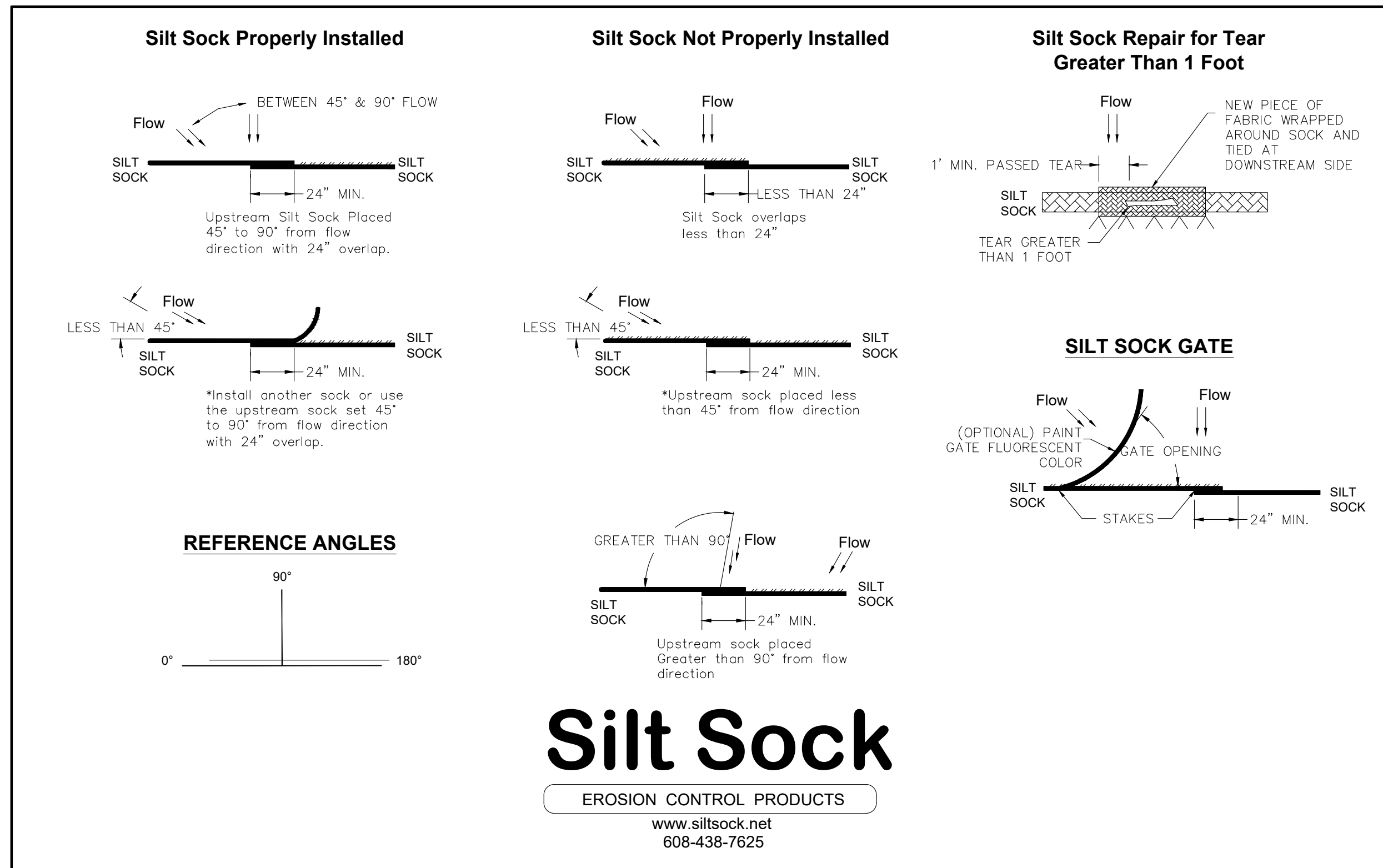


GENERAL NOTES:
FRAME: Top flange fabricated from 1/2"x1/2"x1/8" angle. Base rim fabricated from 1/2"x3/4"x1/8" channel. Handles and suspension brackets fabricated from 1/2"x1/2" flat stock. All steel conforming to ASTM-A36.
SEDIMENT BAG: Bag fabricated from 4 oz./sq.yd. non-woven polypropylene geotextile reinforced with polyester mesh. Bag secured to base rim with a stainless steel band and lock.

LEGEND/ABBREVIATIONS

---	ACCESSIBLE ROUTE
---	EXISTING EASEMENT
---	PROPERTY BOUNDARY
---	PARKING STALL COUNT
---	LANDSCAPED AREA
---	BIT. BITUMINOUS PAVEMENT
---	CONC. CONCRETE PAVEMENT
---	901.52 SPOT GRADE
---	FG FINISH GRADE
---	SW SIDEWALK
---	EP EDGE OF PAVEMENT
---	FL FLOW LINE
---	LP LOW POINT
---	HP HIGH POINT
---	TC TOP OF CURB
---	TW TOP OF WALL
---	BW BOTTOM OF WALL
---	BOW BACK OF WALK
---	FOW FRONT OF WALK
---	EXP EXPOSURE
---	EX EXISTING
---	SAN PROPOSED SANITARY SEWER
---	ST PROPOSED STORM SEWER
---	WM PROPOSED WATER LATERAL
---	UTILITY LINE DEMOLITION
---	TREE REMOVAL
---	1041 EXISTING MINOR CONTOUR
---	1040 EXISTING MAJOR CONTOUR
---	1041 PROPOSED MINOR CONTOUR
---	1040 PROPOSED MAJOR CONTOUR
---	PROPOSED RIDGE LINE
---	PROPOSED SWALE/DITCH
---	ACCESSIBLE PARKING SIGN
---	VISION TRIANGLE (NO VISUAL OBSTRUCTIONS ABOVE 36")
---	RIPRAP
---	CONSTRUCTION ENTRANCE
---	SAW CUT / REMOVAL LIMITS
---	DISTURBANCE LIMITS
---	SILT FENCE
---	CHECK DAM
---	DIVERSION BERM
---	INLET PROTECTION
---	USLE FLOW PATH
---	SILT SOCK OR SILT FENCE

Installation Details



SHEET INDEX

SHEET NUMBER	SHEET TITLE
C-001	CIVIL DETAILS
C-100	EXISTING CONDITIONS
C-200	SITE PLAN
C-300	GRADING & EROSION CONTROL
C-400	LANDSCAPE PLAN

Burse
Surveying and Engineering, Inc.

2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: Mburse@BSE-INC.net
www.bursesurveyengr.com

TERRAVESSA LOT 39 12-UNIT

RADICCHIO DRIVE
FITCHBURG, WI 53711

COLDWELL BANKER REAL ESTATE GROUP

2920 MARKETPLACE DRIVE SUITE #202
FITCHBURG, WI 53719

PROJECT #: BSE2780

PLOT DATE: 03/25/2024

REVISION DATES:

10/03/2023
1/18/2024
3/07/2024
3/25/2024

ISSUE DATES:

REVIEW SET	8/31/2023
ARTICLE 5	10/03/2023
APPROVAL	1/18/2024
RESUBMIT	3/07/2024
RESUBMIT	3/25/2024

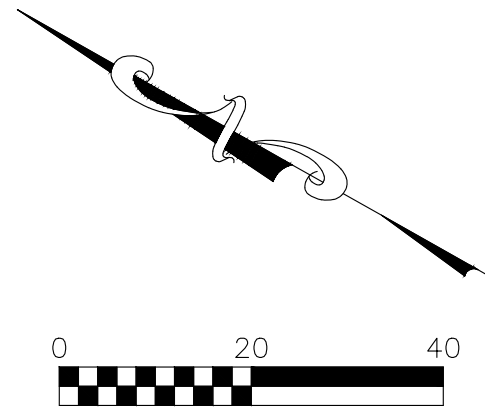
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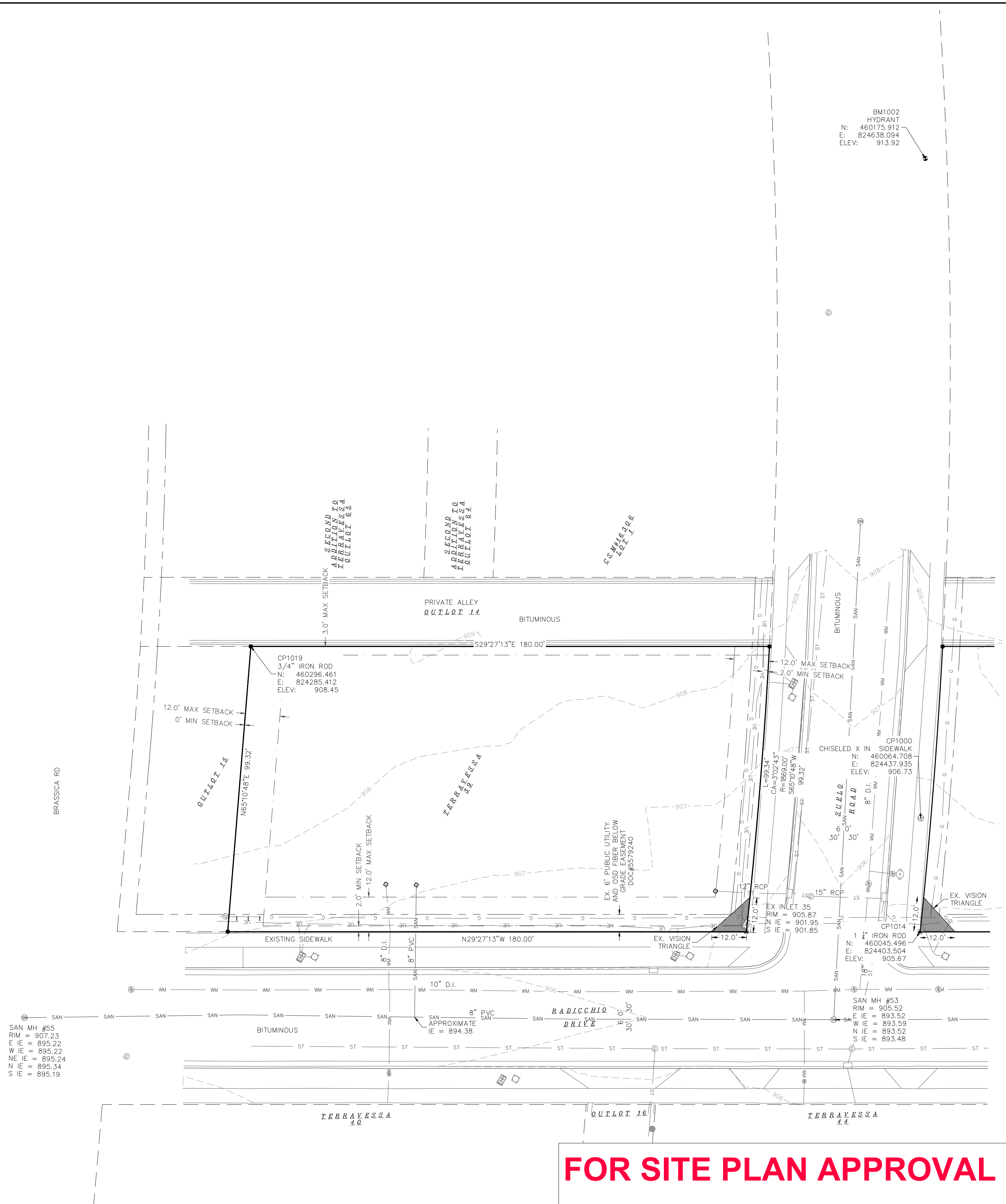
C-001

FOR SITE PLAN APPROVAL



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LEGEND			
○	MAG NAIL SET	⊗	AIR CONDITIONER
●	3/4" SOLID IRON ROD FOUND	⊕	TV PEDESTAL
⊙	1" IRON PIPE FOUND UNLESS NOTED	⊖	ELECTRIC PEDESTAL
✕	FOUND CHISELED "X" IN CONCRETE	⊗	UTILITY POLE
✦	FOUND NAIL	⊠	LIGHT POLE
○	3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.	⊙	GROUND LIGHT
⊗	851.2' SPOT ELEVATION	⊠	TELEPHONE PEDESTAL
—OH—	OVERHEAD UTILITY WIRE	⊕	FIRE HYDRANT
—G—	BURIED GAS LINE	—	SIGN
—WM—	WATER MAIN	⊙	GUY WIRE
—SAN—	SANITARY SEWER	⊠	MAILBOX
—ST—	STORM SEWER	●	BOLLARD
—VT—	BURIED TELEPHONE	⊠	STORM SEWER INLET
—VE—	BURIED ELECTRIC	⊙	ELECTRIC MANHOLE
—UTV—	BURIED CABLE ACCESS TELEVISION LINE	⊙	TELEPHONE MANHOLE
—FO—	BURIED FIBER OPTIC	⊙	STORM SEWER MANHOLE
⊕	WATER VALVE	⊙	ROUND CATCH BASIN
⊕	GAS VALVE	⊠	STORM SEWER STRUCTURE
⊕	GAS METER	⊙	SANITARY SEWER MANHOLE
⊕	DECIDUOUS TREE (DBH IN INCHES)	⊙	MISC SYMBOL
⊕	CONIFEROUS TREE (DBH IN INCHES)	BIT.	BITUMINOUS PAVEMENT
⊕	ELECTRIC HAND HOLE	CNC.	CONCRETE PAVEMENT
		()	INDICATES RECORDED AS
			DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.



Burse
 Surveying and Engineering, Inc.
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 Madison, WI 53704
 Phone: 608-250-9263
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 e-mail: Mburse@BSE-INC.net
 www.bursesurveyeng.com

APPROVALS	PROJECT ENG	MLB	DESIGNED BY	DNH	DRH	PDF	MLB
			SKETCH BY			APPROVED	

TERRAVESSA LOT 39 12-UNIT
 RADICCHIO DRIVE
 FITCHBURG, WI 53711
COLDWELL BANKER REAL ESTATE GROUP
 2920 MARKETPLACE DRIVE SUITE #202
 FITCHBURG, WI 53719

PROJECT #:	BSE2780
PLOT DATE:	03/25/2024
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	10/03/2023
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APPROVAL	1/18/2024
RESUBMIT	3/07/2024
RESUBMIT	3/25/2024

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2801 International Lane, Suite 101
 Madison, WI 53704
 Phone: 608-250-9263
 Fax: 608-250-9266
 e-mail: Mburse@BSE-INC.net
 www.bursesurveyengr.com



APPROVALS	PROJECT ENG.	MLB	DESIGNED BY	DRH	DRH	PDF	MLB

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 RADICCHIO DRIVE
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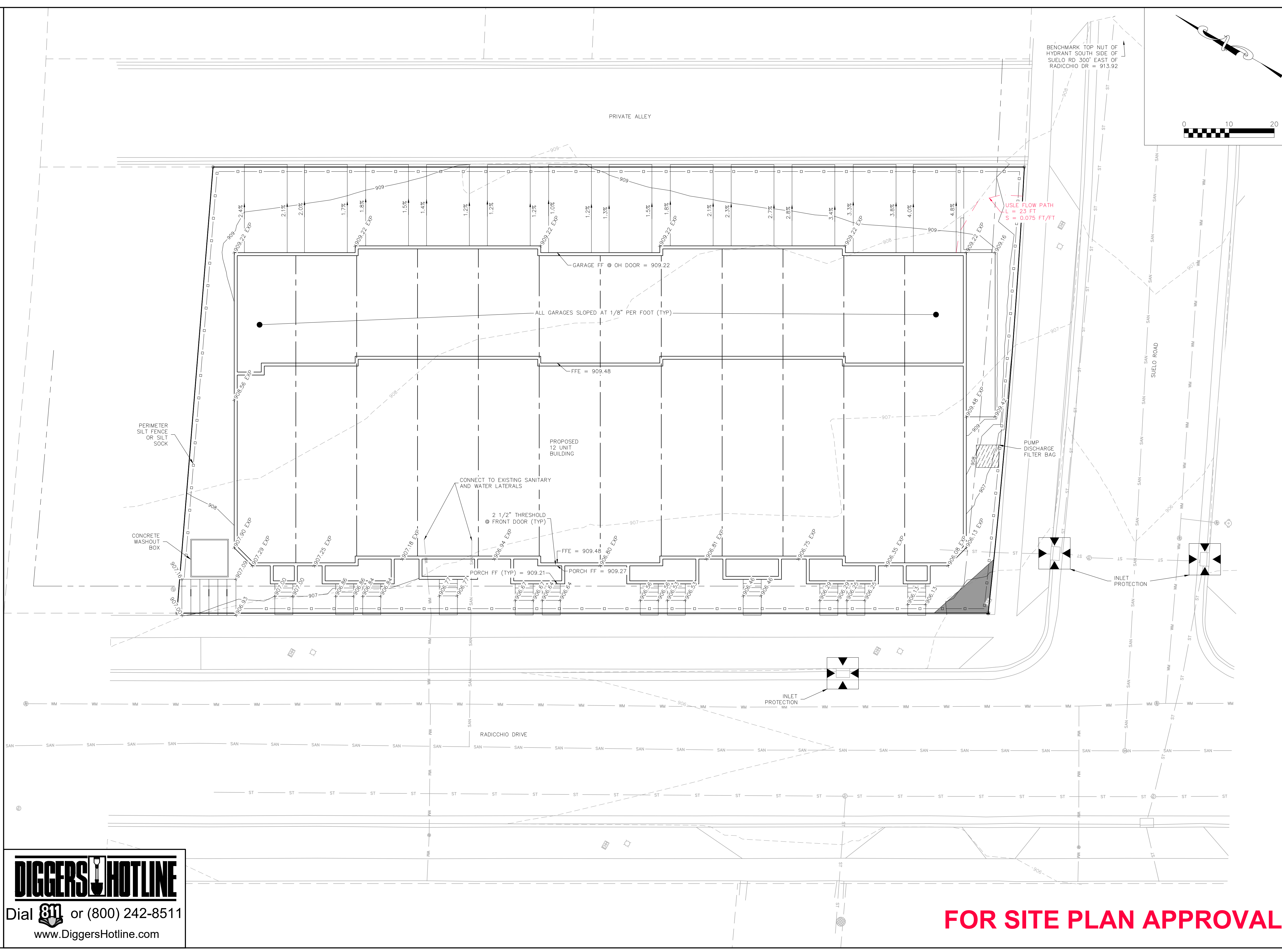
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GRADING AND EROSION CONTROL PLAN

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DRAWING NUMBER
C-300



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FOR SITE PLAN APPROVAL



APPROVALS	PROJECT ENG	MLB	DESIGNED BY	DRH	CHECKED BY	PDF	APPROVED	MLB
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TERRAVESSA LOT 39 12-UNIT
RADICCHIO DRIVE
FITCHBURG, WI 53711

COLDWELL BANKER REAL ESTATE GROUP
2920 MARKETPLACE DRIVE SUITE #202
FITCHBURG, WI 53719

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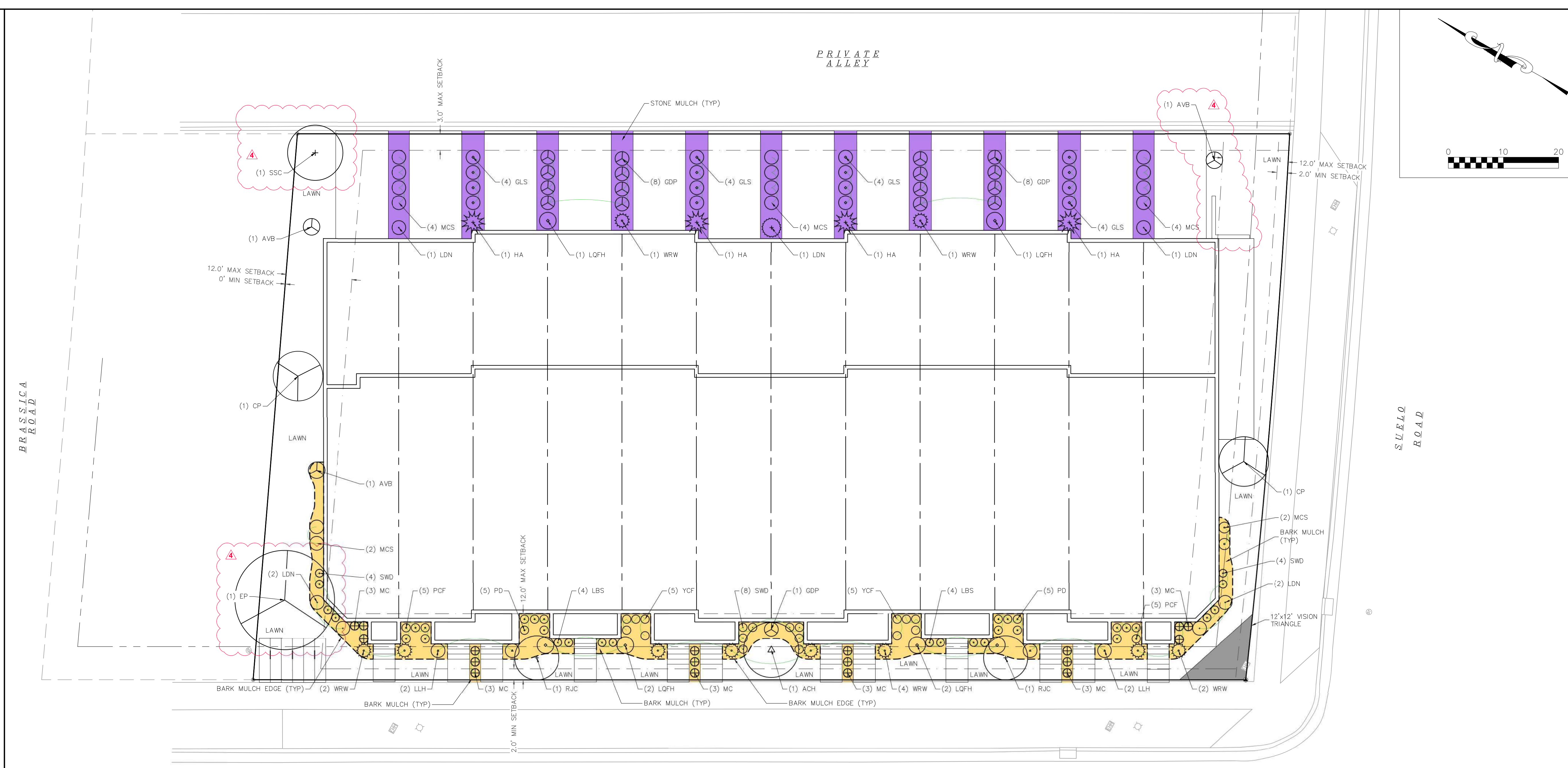
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RESUBMIT	3/07/2024
RESUBMIT	3/25/2024

LANDSCAPE PLAN

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DRAWING NUMBER

C-400



RADICCHIO DRIVE

- NOTES:
- 1) Designated lawn areas to receive a minimum of 4" of topsoil, starter fertilizer, and premium bluegrass sod.
 - 2) Designated foundation planting beds to be mulched with shredded hardwood bark mulch spread to a depth of 3".
 - 3) Designated planting beds between driveways to be mulched with #2 washed stone spread to a depth of 3" over weed barrier.
 - 4) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
 - 5) Designated planting beds separated from lawn and turf areas with 5" shovel cut edge.

PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	Botanical Name	ROOT
EP	(1)	2"	Climax Trees Exclamation Planetree	Platanus Acerifolia	BB
ACH	(6)	1 1/2"	Ornamental Trees Amur Chokecherry	Prunus Americana	BB
CP	2	1 1/2"	Callery Pear	Pyrus Calleryana	BB
RJC	2	1 1/2"	Red Jade Crab	Malus "Red Jade"	BB
SSC	1	1 1/2"	Spring Snow Crab	Malus "Spring Snow"	BB
AVB	(62)	36"	Deciduous Shrubs Arrowwood Viburnum	Viburnum Dentatum	Pot
GLS	16	18"	Gro Low Sumac	Rhus Aromatica	Pot
LDN	7	24"	Little Devil Ninebark	Physocarpus O 'Donna May'	Pot
LLH	4	24"	Little Lime Hydrangea	Hydrangea Paniculata	Pot
LOFH	6	24"	Little Quick Fire Hydrangea	Hydrangea Paniculata	Pot
MCS	16	18"	Magic Carpet Spirea	Spirea Japonica 'Walburna'	Pot
WRW	10	24"	Wine and Roses Weigelia	Weigelia Florida 'Alexandria'	Pot
HA	(4)	4'	Evergreen Shrubs Holmstrup Arborvitae	Thuja Occidentalis 'Holmstrup'	BB
LBS	(72)	1 G	Perennials Little Bluestem Grass	Schizachyrium Scoparium	Con
MC	18	1 G	Moonbeam Coreopsis	Coreopsis 'Moonbeam'	Con
PCF	10	1 G	Purple Cone Flower	Echinacea Purpurea	Con
PD	10	1 G	Prairie Dropseed	Sporobolus Heterolepis	Con
SWD	16	1 G	Summer Wine Day Lily	Hemerocallis 'Summer Wine'	Con
YCF	10	1 G	Yellow Cone Flower	Echinacea	Con

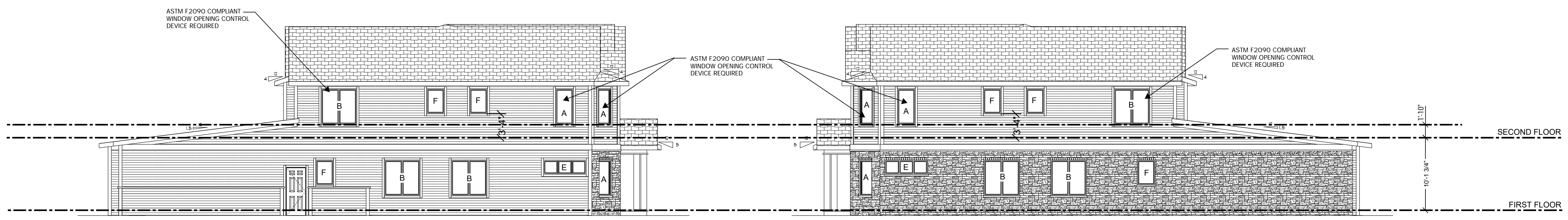
FOR SITE PLAN APPROVAL

DIGGERS HOTLINE
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FRONT ELEVATION
SCALE: 1/8" = 1'



LEFT ELEVATION
SCALE: 1/8" = 1'

RIGHT ELEVATION
SCALE: 1/8" = 1'



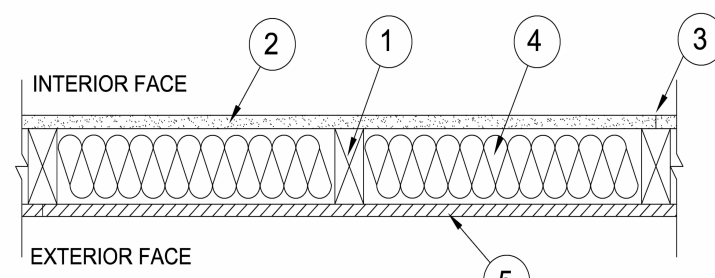
REAR ELEVATION
SCALE: 1/8" = 1'

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ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.

WINDOW	WIDTH	HEIGHT	TYPE	CLEAR OPEN AREA PER PANEL	EGRESS
A	2'-6"	5'-0"	CASEMENT	9.55 SF	YES
B	5'-0"	5'-0"	CASEMENT	9.55 SF	YES
C	7'-6"	5'-0"	CASEMENT	9.55 SF	YES
D	7'-6"	2'-0"	FIXED	3.3 SF	NO
E	6'-0"	2'-0"	FIXED	3.3 SF	NO
F	2'-6"	3'-6"	CASEMENT	6.2 SF	YES
G	5'-0"	3'-6"	CASEMENT	6.4 SF	YES

PLAN CONDITIONALLY APPROVED
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Review Type: Building & Structure Review Only.
Approved By: *P. Kees* Date: 10/28/2024

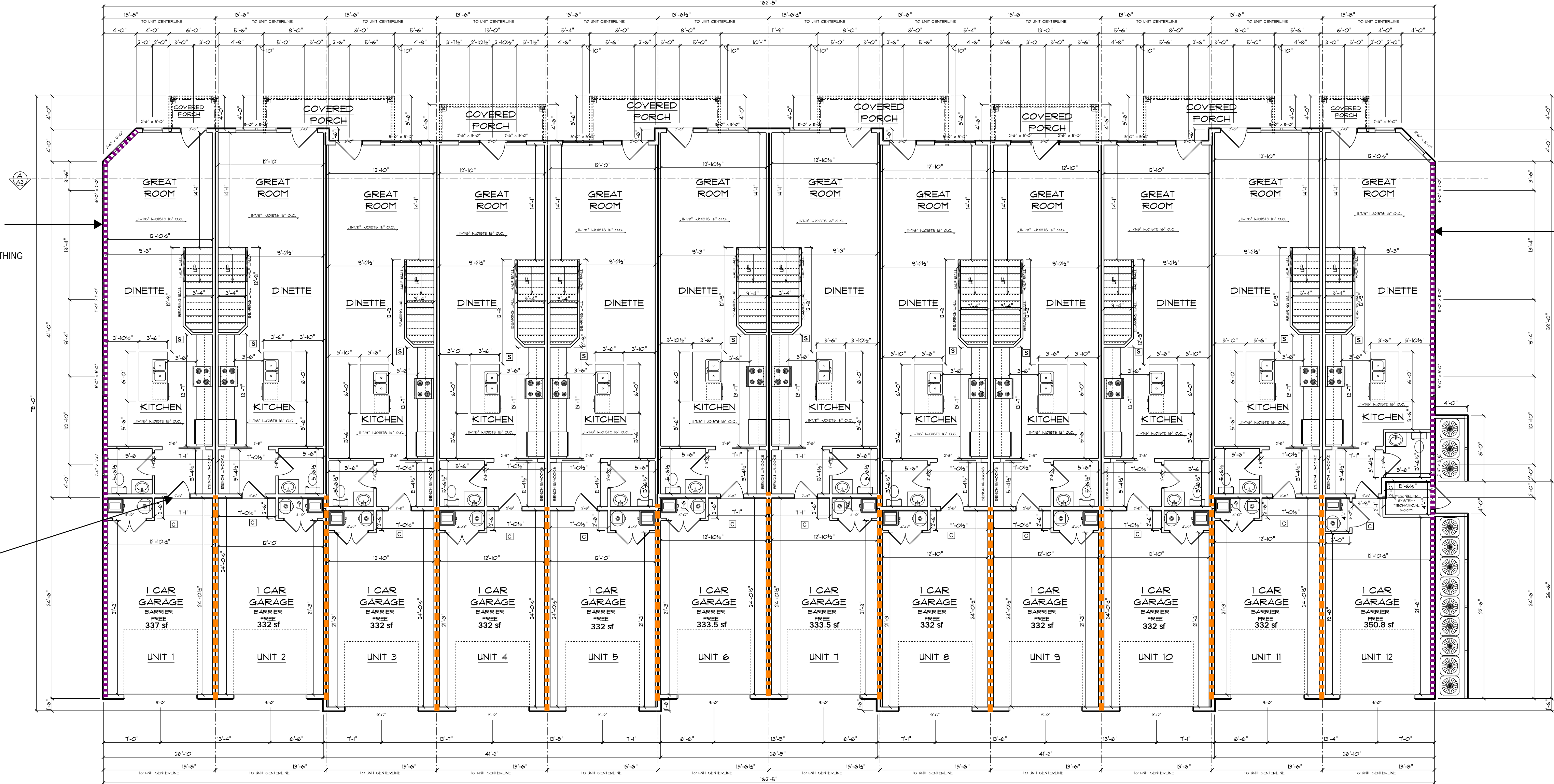
UL #V337: 1-HR RATED EXTERIOR WALL ASSEMBLY
 CONSTRUCTION No. 1-1-HOUR FIRE FROM EITHER FACE
 FIRE RATING: 1 HOUR
 FRAMING TYPE: WOOD STUD (LOAD-BEARING)



ASSEMBLY REQUIREMENTS:

- 2x6 studs @ 16" OC or 24" OC, max
- Any 5/8" thick, 4 ft wide, Gypsum Board UL Classified for Fire Resistance (CKNX) eligible for use in design No.s U305 and L501 or G512. Base layer nailed to the studs and bearing plates 6 inches on center with 6D cup head drywall nails, 1 7/8" long or Type W screws of same length.
- Joints and Fastener Heads: Gypsum board joints covered with tape and joint compound. Fastener heads covered with joint compound.
- Batts and Blankets: Faced or unfaced mineral fiber insulation, 5 1/2" thick, nominal 2.73 pcf, friction fit in wall cavity between studs and plates.
- Min. 7/16 in. thick nailed to the wood framing with 1-7/8" long, 6d nails, spaced 6 in OC on the perimeter and 12 in. OC in the field. Vertical joints centered on studs. Horizontal joints backed with nom. 2x4 wood blocking.

Louisiana-Pacific - Type BlazeGuard 2-side
 Louisiana-Pacific - Type FlameBlock 2-side



1-HR RATED EXTERIOR WALL UL# V337
 VINYL SIDING
 TYVEK
 7/16" - 2-SIDED LP FLAMEBLOCK SHEATHING
 2X6 STUDS @ 16" OC
 FIBERGLASS BATT INSULATION (R-19)
 6-MIL VAPOR RETARDER
 5/8" TYPE -X GYPSUM SHEATHING

1-HR RATED EXTERIOR WALL UL# V337
 VINYL SIDING
 TYVEK
 7/16" - 2-SIDED LP FLAMEBLOCK SHEATHING
 2X6 STUDS @ 16" OC
 FIBERGLASS BATT INSULATION (R-19)
 6-MIL VAPOR RETARDER
 5/8" TYPE -X GYPSUM SHEATHING

GARAGE SEPARATION WALL
 5/8-INCH GYPSOARD SHEATHING
 6-MIL VAPOR RETARDER
 FIBERGLASS BATT INSULATION (R-19)
 2X6 STUDS @ 16 INCHES ON CENTER
 5/8-INCH TYPE-X GYPSOARD SHEATHING

DOORS: 1 3/8" THICK SOLID CORE WOOD DOORS WITH SELF-CLOSING SPRING HINGES AND LATCHING LOCKSET (20 MIN RATED, UL LISTED)

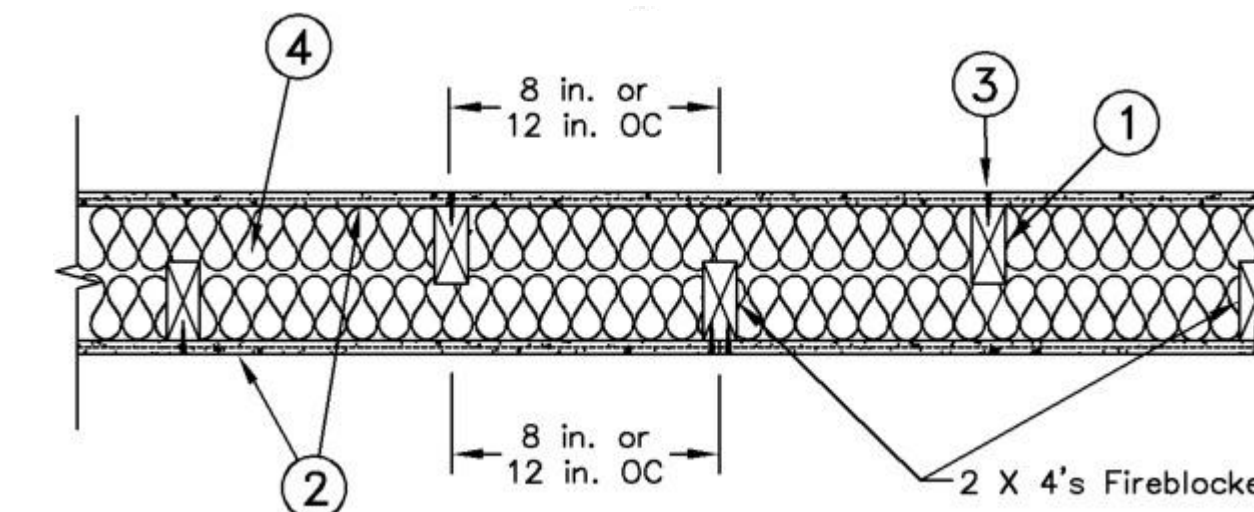
DUCT PENETRATIONS: 0.019-INCH SHEET STEEL DUCTED THROUGH SEPARATION WALL AND SEALED. NO OPENINGS INTO PRIVATE GARAGES

604 SQFT FINISHED AREA PER UNITS
 T248 SQFT FINISHED AREA

- COMBINATION DUAL IONIZATION CARBON MONOXIDE & SMOKE DETECTOR
- IONIZATION SMOKE DETECTOR

1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

UL #U376: 1-HR RATED FIRE BARRIER (PRIVATE GARAGE SEPARATION)



Configuration B

ASSEMBLY REQUIREMENTS

- Wood Studs: Nom. 2x4 studs @ 12, 16, or 24 in. OC effectively firestopped.
- Gypsum Board: Nominal 5/8 in. thick, 4 ft wide panels, applied vertically to studs and bearing plates with 1-5/8 in long Type S screws spaced 12 in OC at perimeter panels and 8 in. OC in the field. Vertical joints need not be staggered on opposite sides of wall. Horizontal joints of vertically applied panels need not be backed by studs.
- Joints and Fastener Heads: Panel joints covered with paper tape and two layers of joint compound. Screw heads covered with two layers of joint compound.
- Batts and Blankets: Class fiber insulation, nom. 3 1/2 in. thick, min. 0.08 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction fitted to completely fill the stud cavities.

PLAN CONDITIONALLY APPROVED

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Review Type: Building & Structure Review Only.

Approved By: *Joe Kees* Date: 10/28/2024

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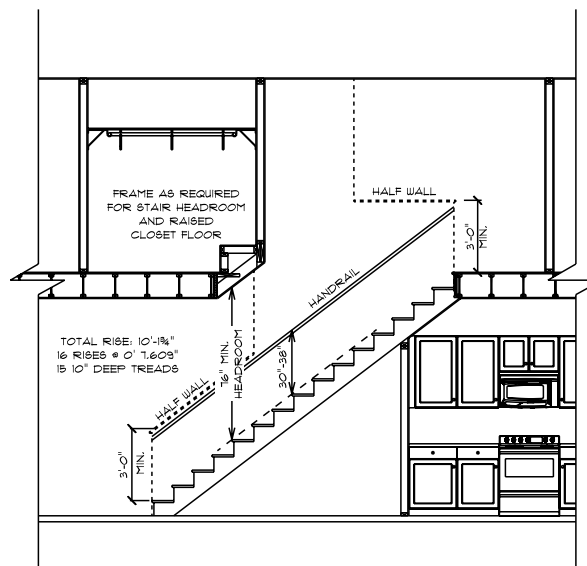
FIRST FLOOR PLAN
 T248 TOTAL SQFT LIVING AREA
 SCALE: 1/8" = 1'

PLAN START DATE 04/19/23
 REV/ISSD 09/27/23

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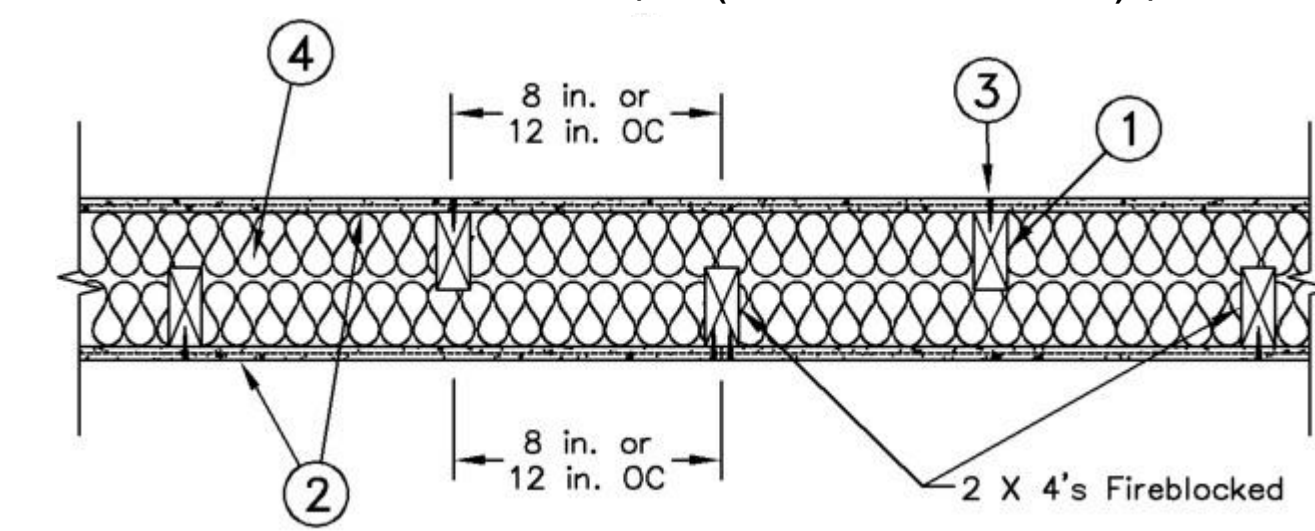
ALTERRA DESIGN
 LOT 39 12-UNIT

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TYP. STAIR DETAIL
SCALE: 1/8" = 1'-0"

UL# U376: 1-HR RATED FIRE BARRIER (DWELLING SEPARATION)

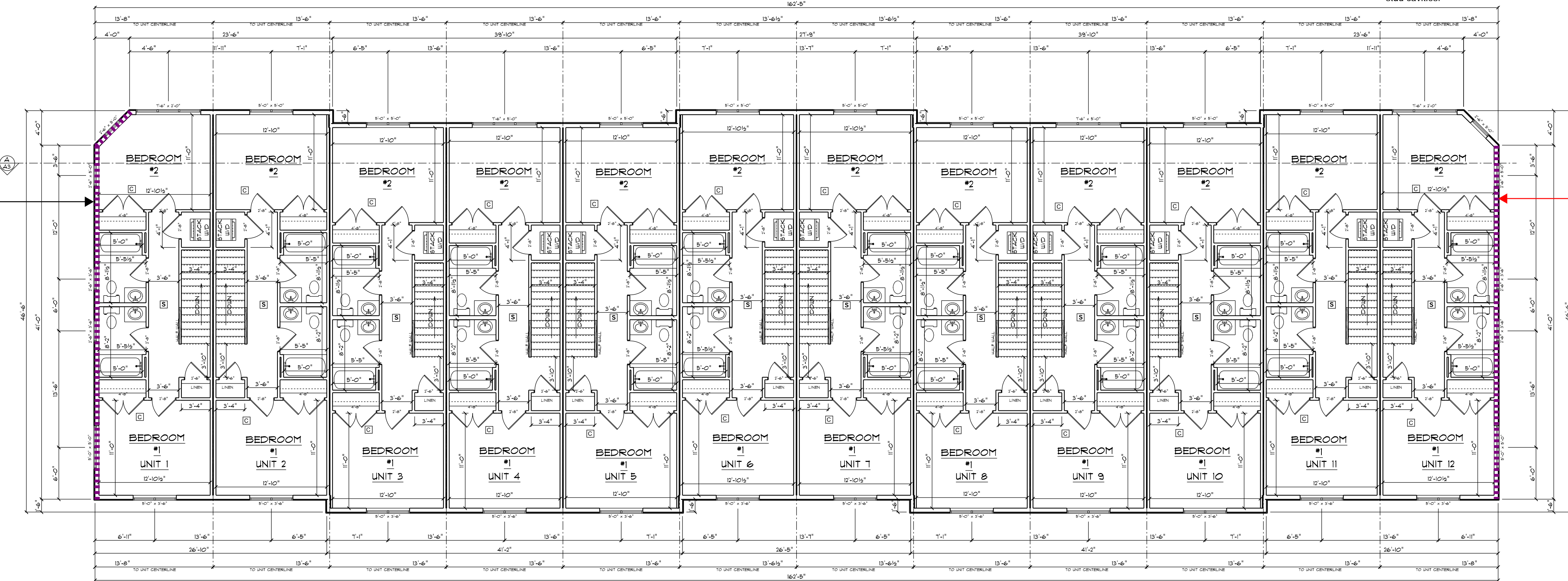


Configuration B

- ASSEMBLY REQUIREMENTS**
1. Wood Studs: Nom. 2x4 studs @ 12, 16, or 24 in. OC effectively firestopped.
 2. Gypsum Board: Nominal 5/8 in. thick, 4 ft wide panels, applied vertically to studs and bearing plates with 1-5/8 in long Type S screws spaced 12 in OC at perimeter panels and 8 in. OC in the field. Vertical joints need not be staggered on opposite sides of wall. Horizontal joints of vertically applied panels need not be backed by studs.
 3. Joints and Fastener Heads: Panel joints covered with paper tape and two layers of joint compound. Screw heads covered with two layers of joint compound.
 4. Batts and Blankets: Glass fiber insulation, nom. 3 1/2 in. thick, min. 0.08 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction fitted to completely fill the stud cavities.

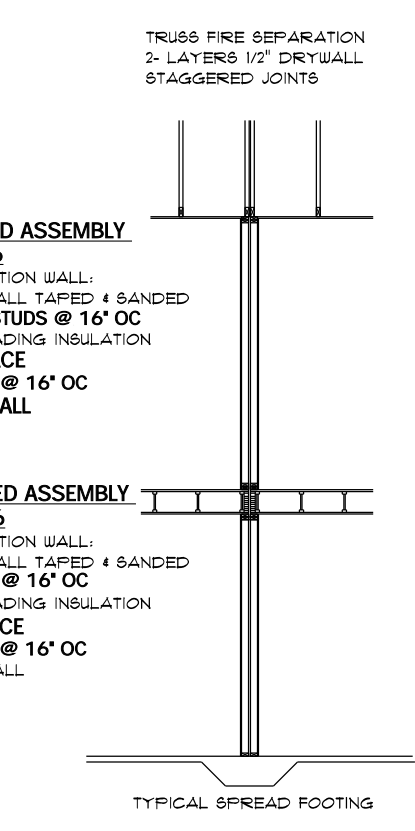
SECOND FLOOR PLAN
6144 TOTAL SQFT LIVING AREA
SCALE: 1/8" = 1'

PLAN START DATE 04/19/23
REVISED 09/20/23



1-HR RATED EXTERIOR WALL UL# V337
VINYL SIDING
TYVEK
7/16" - 2-SIDED LP FLAMEBLOCK SHEATHING
2X6 STUDS @ 16" OC
FIBERGLASS BATT INSULATION (R-19)
6-MIL VAPOR RETARDER
5/8" TYPE -X GYPSUM SHEATHING

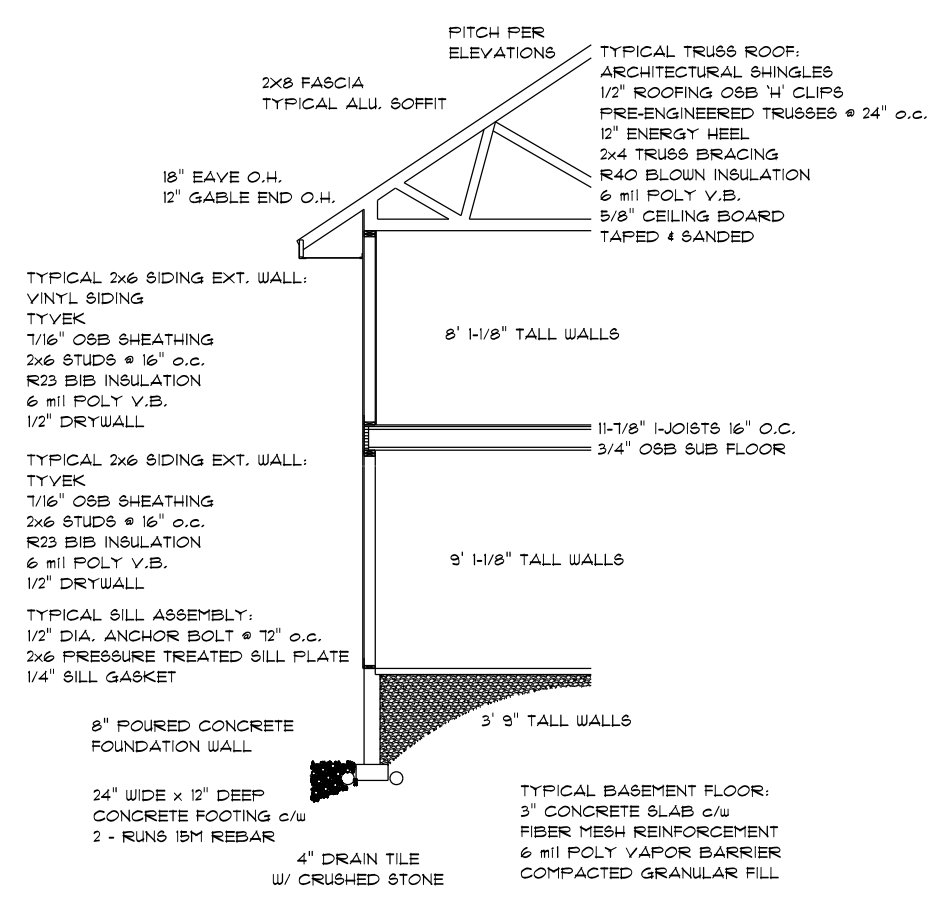
1-HR RATED EXTERIOR WALL UL# V337
VINYL SIDING
TYVEK
7/16" - 2-SIDED LP FLAMEBLOCK SHEATHING
2X6 STUDS @ 16" OC
FIBERGLASS BATT INSULATION (R-19)
6-MIL VAPOR RETARDER
5/8" TYPE -X GYPSUM SHEATHING



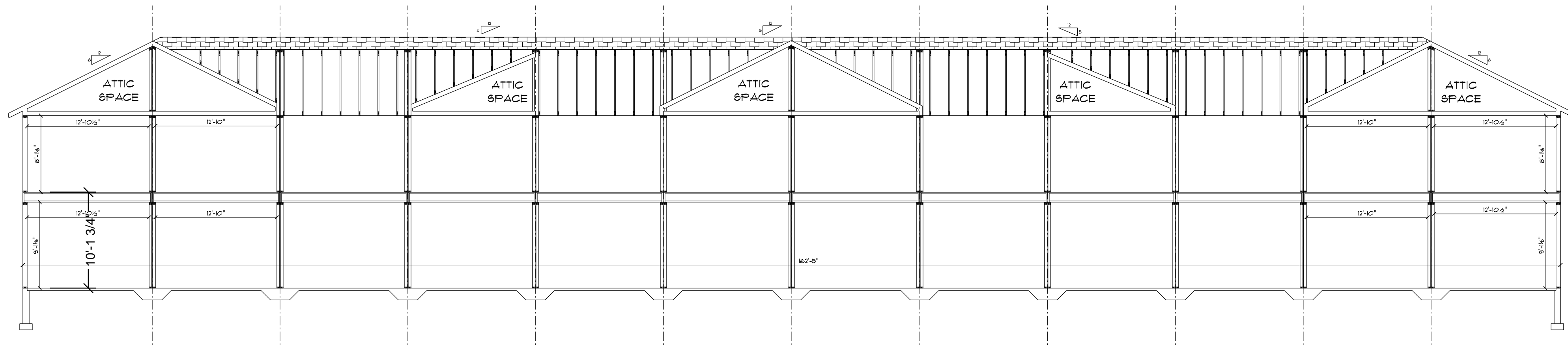
NOTE:
S.C. TO ENSURE COMMON WALLS MEET OR EXCEED MINIMUM STANDARDS SET IN WISCONSIN CONSTRUCTION STANDARDS CORP. 2.08. AS WELL AS ALL APPLICABLE LOCAL CODES. OWNER TO BE CONSULTED ON ANY CHANGES.

□ COMINATION DUAL IONIZATION CARBON MONOXIDE & SMOKE DETECTOR
□ IONIZATION SMOKE DETECTOR

2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"
562 SQFT FINISHED AREA PER UNIT
6144 SQFT FINISHED AREA



SECTION THROUGH
TYPICAL
--GENERAL HEADER NOTE UNLESS OTHERWISE NOTED--
--ALL OPENINGS > 8'-0" TO BE 2X10 - 2PLY SPF
--ALL OPENINGS > 8'-0" TO 1'-0" TO BE 2X12 1X18 LVL
--ALL OPENINGS > 1'-0" TO BE ENGINEERED PER SUPPLIER



BUILDING CROSS SECTION
SCALE: 1/8" = 1'-0"

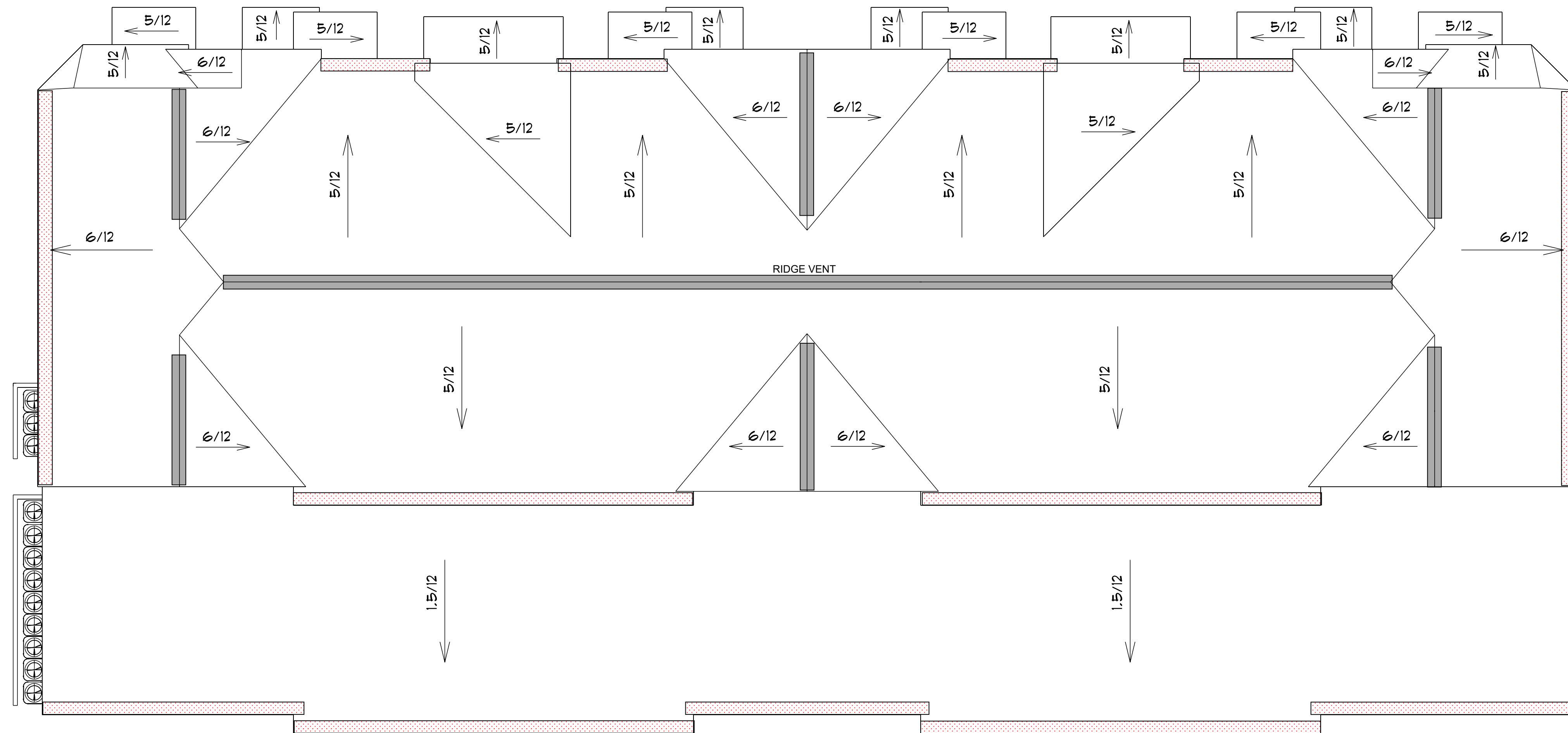
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ALTRERA DESIGN
LOT 39 12-UNIT

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Approved By: *Joe Kees* Date: 10/28/2024

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A3



BIRD'S EYE PLAN
SCALE: 1/8" = 1'-0"

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Approved By: *Parkes* Date: 10/28/2024

A4

AMERICAN DESIGN CONCEPTS

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ALTERRA DESIGN
LOT 39 12-UNIT

BIRD'S EYE PLAN

SCALE: 1/8" = 1'

PLAN START DATE 09/03/24

REVISED 07/06/24

REVISED 09/19/24

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GENERAL STRUCTURAL NOTES

DESIGN DATA

DESIGN CODE: WISCONSIN UNIFORM DWELLING CODE W/ASCE 7-10 DESIGN CRITERIA

WIND LOAD INFORMATION:

BASIC WIND SPEED	115 MPH
BUILDING OCCUPANCY CATEGORY	II
WIND LOAD IMPORTANCE FACTOR (I_w)	1.0
WIND EXPOSURE	B
INTERNAL PRESSURE COEFFICIENTS	± 0.18

SEISMIC LOAD INFORMATION:

SEISMIC USE GROUP / OCCUPANCY CATEGORY	II
SEISMIC LOAD IMPORTANCE FACTOR (I_e)	1.0
SEISMIC SITE CLASS	D
MAPPED SPECTRAL RESPONSE ACCELERATION (S_s)	0.09
MAPPED SPECTRAL RESPONSE ACCELERATION (S_1)	0.047
SPECTRAL RESPONSE COEFFICIENT (S_{ds})	0.095
SPECTRAL RESPONSE COEFFICIENT (S_{d1})	0.075
SEISMIC DESIGN CATEGORY	B

BASIC SEISMIC FORCE RESISTING SYSTEM:
LIGHT-FRAMED WOOD WALLS WITH WOOD STRUCTURAL PANEL RATED FOR SHEAR RESISTANCE - BEARING WALLS

RESPONSE MODIFICATION FACTOR	6 1/2
ANALYSIS PROCEDURE	SIMPLIFIED

SNOW LOAD INFORMATION:

GROUND SNOW LOAD (P_g)	30 psf
SNOW LOAD IMPORTANCE FACTOR (I_s)	1.0
SNOW EXPOSURE FACTOR (C_e)	1.1
THERMAL FACTOR (C_t)	1.1
FLAT ROOF SNOW LOAD (P_f)	23.1 psf

SOIL LOAD INFORMATION:

ALLOWABLE NET SOIL BEARING PRESSURE (ESTIMATED)	$Q_n = 2000$ psf
---	------------------

LIVE LOADS:

FLOOR:	40 psf
ROOF:	20 psf (min)

MATERIAL DESIGN PROPERTIES

CONCRETE STRENGTHS:

FOOTINGS & DRILLED PIERS	$f_c = 3000$ psi
FOUNDATION WALLS	$f_c = 4000$ psi
SLAB ON GRADE	$f_c = 4000$ psi

REINFORCING STEEL STRENGTHS:

BAR (ASTM A 615, grade 60)	$F_y = 60,000$ psi
WWF (ASTM A 185)	$F_y = 65,000$ psi

EARTHWORK NOTES

- COMPLIANCE OF SOIL COMPACTION AND ALLOWABLE BEARING PRESSURE SHALL BE VERIFIED BY A QUALIFIED SOILS ENGINEER PRIOR TO PLACEMENT OF SLAB OR FOUNDATIONS.
- ALL TOPSOIL, DEBRIS, SILTS, AND ORGANIC MATERIAL SHALL BE STRIPPED AND REMOVED FROM LIMITS OF EXCAVATIONS, AND EXISTING SUBGRADE SHALL BE COMPACTED TO 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY PRIOR TO PLACEMENT OF FILL MATERIAL.
- FILL MATERIAL SHALL BE PLACED AND COMPACTED IN LIFTS NO THICKER THAN 8 INCHES. EACH LIFT SHALL MEET COMPACTION REQUIREMENTS PRIOR TO PLACEMENT AND COMPACTION OF ADDITIONAL LIFTS.
- FILL MATERIAL SHALL BE PLACED AND COMPACTED AT (+)1% TO (+)4% OPTIMUM MOISTURE CONTENT TO 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY, UNLESS RECOMMENDED OTHERWISE BY A QUALIFIED SOILS ENGINEER AND APPROVED BY ENGINEER.
- UNSATISFACTORY SOILS LOCATED BELOW FOUNDATIONS SHALL BE REMOVED AND REPLACED WITH GRANULAR STRUCTURAL FILL CONSISTING OF 3/4" CLEAR STONE. OVEREXCAVATION SHALL EXTEND A MINIMUM OF 6" BEYOND FOUNDATIONS, PER FOOT OF OVEREXCAVATION DEPTH.
- EXISTING ON-SITE CLAYS AND CLEAN SAND SOILS CAN BE SALVAGED AND RE-USED AS WALL BACKFILL IF SELECTIVELY EXCAVATED AND STOCKPILED.

CAST-IN-PLACE CONCRETE NOTES

- DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST PROVISIONS OF ACI 318/318R.
- CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO PLACING CONCRETE TO FACILITATE ON SITE OBSERVATION OF REBAR.
- ARRANGEMENT AND BENDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI DETAILING MANUAL (ACI SP-66), LATEST EDITION.
- WHEN THE AVERAGE TEMPERATURE FROM MIDNIGHT TO MIDNIGHT IS EXPECTED TO DROP BELOW 40 DEGREES FAHRENHEIT FOR THREE SUCCESSIVE DAYS, COLD WEATHER CONCRETING REQUIREMENTS MUST BE FOLLOWED.
- WHEN AMBIENT AIR OR CONCRETE TEMPERATURES EXCEED 90 DEGREES FAHRENHEIT, STEEL REINFORCING AND/OR FORMING SURFACES ARE ABOVE 120 DEGREES, OR WHEN WIND VELOCITY, HUMIDITY, OR SOLAR RADIATION CREATE CONDITIONS OF ACCELERATED MOISTURE LOSS AND INCREASED RATE OF HYDRATION, HOT WEATHER CONCRETING REQUIREMENTS SHALL BE FOLLOWED.
- ALL HOOKS IN STEEL REINFORCING SHALL BE ACI STANDARD HOOKS, UNLESS NOTED OTHERWISE IN CONSTRUCTION DOCUMENTS.
- ALL CONCRETE SURFACES SHALL BE FORMED, UNLESS OTHERWISE NOTED, OR APPROVED BY ENGINEER.
- CONTROL JOINTS SHALL BE PLACED IN SLAB-ON-GRADE CONSTRUCTION WITHIN 12 HOURS OF INITIAL POUR.
- WIRE SPACERS, CHAIRS, TIES, ETC., FOR SUPPORT OF STEEL REINFORCING SHALL BE PROVIDED BY THE CONCRETE CONTRACTOR TO ENSURE REINFORCING IS PLACED IN THE PROPER POSITION DURING CONCRETE PLACEMENT.
- STEEL REINFORCING SPLICES OF ADJACENT BARS SHALL BE STAGGERED SUCH THAT SPLICES ARE 4 FEET APART, MINIMUM.
- UNLESS NOTED OTHERWISE, MINIMUM SPLICE LENGTHS SHALL BE AS FOLLOWS:
#3 BARS 16"
#4 BARS 19"
#5 BARS 23"
#6 BARS 28"
#7 BARS 33"
#8 BARS 37"
- PROVIDE (2) #5 BARS AROUND ALL OPENINGS AND (2) #5 DIAGONALLY AT ALL OPENING CORNERS UNLESS OTHERWISE SPECIFIED. EXTEND 2'-6" PAST OPENING TYPICALLY.
- WELDED WIRE REINFORCING SHALL BE IN FLAT SHEETS ONLY, AND LAPPED A MINIMUM OF 6 INCHES.
- MODIFICATIONS TO CONSTRUCTION JOINT OR CONTROL JOINT LOCATIONS SHALL BE APPROVED BY ENGINEER PRIOR INCORPORATION INTO CONSTRUCTION. CONSTRUCTION JOINTS REQUIRED FOR CONSTRUCTION, NOT SPECIFICALLY SHOWN ON PLANS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT.
- WELDING OF STEEL REINFORCING IS NOT PERMITTED.
- SLEEVES, CONDUITS, OR PIPES THROUGH SLABS AND WALLS SHALL BE PLACED AT THREE DIAMETERS ON CENTER, OR 4 INCHES MINIMUM.
- ALUMINUM CONDUIT OR PIPING SHALL NOT BE CAST IN CONCRETE.

HOT WEATHER CONCRETING NOTES

- CONCRETE MIXES TO BE PLACED DURING DRY AND WINDY CONDITIONS SHALL BE MODIFIED BY THE ADDITION OF RETARDING ADMIXTURES OR SLOWER CURING CEMENT SUBSTITUTES TO MINIMIZE THE EFFECTS OF ACCELERATED CURING.
- WATER SHALL NOT BE ADDED TO CONCRETE MIXES ON SITE FOR WORKABILITY. MID OR HIGH-RANGE WATER REDUCERS SHALL BE APPROVED BY ENGINEER BEFORE ADDING TO CONCRETE MIX FOR INCREASED WORKABILITY.
- INGREDIENTS USED IN CONCRETE MIXES SHALL BE COOLED TO MAINTAIN A CONCRETE TEMPERATURE BELOW 90 DEGREES FAHRENHEIT AT TIME OF PLACEMENT.
- CHILLED WATER AND CHOPPED ICE MAY BE USED IN CONCRETE MIXTURES TO CONTROL CONCRETE TEMPERATURES. AMOUNT OF CHOPPED ICE SHALL NOT EXCEED THE EQUIVALENT AMOUNT OF MIXING WATER REQUIRED FOR THE DESIGN MIX.
- RETARDING ADMIXTURES SHALL NOT BE USED IN CONCRETE MIXES WITHOUT THE APPROVAL OF THE ENGINEER.

MILD STEEL PROTECTION

FOOTINGS - BOTTOM & SIDES	3"
FOOTINGS - TOP	2"
PERIMETER WALLS - #5 & SMALLER	1 1/2"
PERIMETER WALLS - #6 & LARGER	2"
SLABS - BOTTOM & SIDES	1"
SLABS - TOP	3/4"

CAST-IN-PLACE CONCRETE TOLERANCES

- CONCRETE COVER MEASURED PERPENDICULAR FROM THE SURFACE IN DIRECTION OF TOLERANCES:
MEMBERS 12 in. OR LESS (+/-) 3/8"
MEMBERS OVER 12 in (+/-) 1/2"
 - STEEL REINFORCEMENT SPACING SHALL BE WITHIN THE FOLLOWING TOLERANCES:
1/4 SPACING DISTANCE, NOT TO EXCEED 1 INCH.
 - PLACEMENT OF EMBEDDED ITEMS SHALL BE WITHIN THE FOLLOWING TOLERANCES:
VERTICAL ALIGNMENT (+/-) 1"
LATERAL ALIGNMENT (+/-) 1"
LEVEL ALIGNMENT (+/-) 1"
 - PLACEMENT OF FOOTINGS SHALL BE WITHIN THE FOLLOWING TOLERANCES:
LATERAL ALIGNMENT (+/-) 2"
LEVEL ALIGNMENT (+/-) 2"
(LEVEL ALIGNMENT SUPPORTING MASONRY) (+/-) 1/2"
 - CROSS-SECTIONAL DIMENSION OF FOOTINGS SHALL BE WITHIN THE FOLLOWING TOLERANCES:
FORMED FOOTINGS (+) 2" TO (-) 1/2"
- EARTH-CAST FOOTINGS**
- | | |
|---|---------------------|
| 2 FT. OR LESS | (+) 3" TO (-) 1/2" |
| GREATER THAN 2 FT., BUT LESS THAN 6 FT. | (+) 6" TO (-) 1/2" |
| GREATER THAN 6 FT | (+) 12" TO (-) 1/2" |
| FOOTING THICKNESS | (+/-) 5% |
6. TOP OF FOOTING SLOPE 1" IN 10 FT.

ROUGH CARPENTRY NOTES

- FRAMING MEMBERS FOR ROUGH CARPENTRY SHALL BE EITHER SPRUCE-PINE-FIR, DOUGLAS FIR, OR SOUTHERN YELLOW PINE, KILN-DRIED WITH A MOISTURE CONTENT OF 19% OR LOWER.
- ALL EXTERIOR FRAMING SHALL BE PRESERVATIVE TREATED WITH ACQ TREATMENT, UNLESS NOTED OTHERWISE.
- DIMENSIONAL WOOD FRAMING MEMBERS SHALL BE OF THE SIZE AND GRADE AS SPECIFIED ON THE FRAMING PLANS AND CORRESPONDING SCHEDULES.
- TOP & BOTTOM PLATES OF STUD WALLS SHALL BE THE SAME SIZE AND GRADE AS STUDS.
- FINGER-JOINTED STUDS SHALL NOT BE USED AS STRUCTURAL FRAMING.
- SILL PLATES OVER CONCRETE SLAB ON GRADE, AND SIMILAR WOOD FRAMING IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED.
- EXTERIOR WALL AND ROOF SHEATHING SHALL BE EXPOSURE-RATED APA SHEATHING PANELS OF THICKNESS INDICATED ON DRAWINGS.
- ROOF SHEATHING SHALL BE TOUNGE AND GROOVED OR SUPPORTED WITH SIDE CLIPS AT A RATE OF ONE PER SPAN FOR SPANS NO GREATER THAN 24 INCHES.
- FASTENERS FOR PRESERVATIVE SHALL BE HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, OR CERAMIC COATED STEEL.

WOOD TRUSS GENERAL NOTES

- TRUSS SUPPLIER TO PROVIDE TRUSS TO TRUSS CONNECTIONS AND TRUSS TO SUPPORT FRAMING CONNECTIONS.
- ROOF TRUSSES SHALL BE DESIGNED BY SUPPLIER BASED UPON THE FOLLOWING CRITERIA:
GRAVITY LOADS:
DL = 10 psf TOP CHORD
DL = 10 psf BOTTOM CHORD
LL = 20 psf
SL = 23.1 PSF + UNBALANCED SNOW LOADS
WIND LOADS:
NET UPLIFT = 10 psf
DEFLECTION LIMITS:
LIVE LOAD < L/360
TOTAL LOAD < L/240
- FLOOR TRUSSES SHALL BE DESIGNED BY SUPPLIER BASED UPON THE FOLLOWING CRITERIA:
GRAVITY LOADS:
DL = 10 psf TOP CHORD
DL = 10 psf BOTTOM CHORD
LL = 40 psf
DEFLECTION LIMITS:
LIVE LOAD < L/480
TOTAL LOAD < L/360

WOOD ROOF TRUSS FABRICATION NOTES

WOOD TRUSS SHOP DRAWINGS SHALL SHOW THE FOLLOWING INFO:

- INFORMATION WHICH THE RESPONSIBLE BUILDING DESIGN PROFESSIONAL WILL CHECK FOR COMPLIANCE WITH CONTRACT DOCUMENTS.
 - ERECTION PLAN: SHOWING DIMENSIONED LOCATIONS AND TRUSS IDENTIFICATION.
 - BEARING DETAILS: SHOWING BEARING LENGTH, WIDTH, AND DEPTH INDICATING CONFORMANCE TO DESIGN CALCULATIONS
 - DESIGN LOADS: ALL DEAD AND LIVE LOADS SHALL BE SHOWN ON THE FRAMING PLAN OR TRUSS ELEVATION INDICATING CONFORMANCE TO TRUSS CALCULATIONS.
 - ALL PERMANENT BRACING: SHOW TOP CHORD, BOTTOM CHORD, & WEB MEMBER BRACING ON FRAMING PLAN AND TRUSS ELEVATION. SUPPLIER AND INSTALLER OF THIS BRACING SHALL ALSO BE INDICATED.
 - TRUSS DIMENSIONS: SHOW DEPTH, SPAN, BEARING HEIGHT, AND SLOPES AT ALL CRITICAL POINTS.
- INFORMATION THAT SHALL BE THE RESPONSIBILITY OF THE FABRICATOR AND TRUSS DESIGNER AND SHALL BE PROVIDED FOR INFORMATION WITH THE SHOP DRAWING SUBMITTAL.
 - MEMBER DESIGN: INCLUDING WEB CONFIGURATION, MEMBER SIZE, GRADE OF LUMBER, FABRICATED SPLICES, AND SIZE, GRADE OF LUMBER AND FABRICATED SPLICES.
 - INTERIOR CONNECTION: DESIGN AND SHOW DETAIL OF WEB AND CHORD CONNECTIONS, CONNECTOR PLATES AND PLATE CAPACITIES.
 - ERECTION PLAN: SHOW SPACING AND LAYOUT OF ANY TEMPORARY BRACING REQUIRED FOR ERECTION.
 - STRUCTURAL DESIGN OF TRUSSES: SUBMIT COMPLETE TRUSS CALCULATIONS AND OBTAIN ALL APPROVALS NECESSARY FOR CONFORMANCE TO BUILDING CODE. VERIFY SUBMITTAL AND APPROVAL BY SENDING COPY TO BUILDING DESIGN PROFESSIONAL.
 - CONTRACTOR: FURNISH INSTALLER WITH ALL DATA NECESSARY FOR PROPER INSTALLATION.

STRUCTURAL ABBREVIATIONS

AB	ANCHOR BOLT	ID	INSIDE DIAMETER
ALT	ALTERNATE	IF.	INSIDE FACE
ALUM	ALUMINUM	LLH	LONG LEG HORIZONTAL
ARCH	ARCHITECT OR ARCHITECTURAL	LLV	LONG LEG VERTICAL
BLDG	BUILDING	LP	LOW POINT
BLK	BLOCK (CMU)	LVL	LAMINATED VENEER LUMBER
BM	BEAM	MAX	MAXIMUM
BOT	BOTTOM	MIN	MINIMUM
BRG	BEARING	N.I.C.	NOT IN CONTRACT
CIP	CAST-IN-PLACE	NOM	NOMINAL
CJ	CONSTRUCTION JOINT	N.T.S.	NOT TO SCALE
CL	CENTER LINE	OC	ON CENTER
CJ	CONTROL JOINT	OD	OUTSIDE DIAMETER
CLR	CLEAR	O.F.	OUTSIDE FACE
CMU	CONCRETE MASONRY UNIT	OH	OVER HEAD
COL	COLUMN	OPP	OPPOSITE
CONC	CONCRETE	PL	STEEL PLATE DESIGNATION
CONT	CONTINUOUS	P/C	PRECAST OR PRESTRESSED
DIA	DIAMETER	PT	POST TENSIONED
DIM	DIMENSION	R	RADIUS
DN	DOWN	REQD	REQUIRED
DTL	DETAIL	SCHED	SCHEDULE
DWG	DRAWING	SIM	SIMILAR
DWL	DOWEL	SP(S)	SPACE OR SPACES
EA	EACH	SPEC	SPECIFICATION
EJ	EXPANSION JOINT	SQ	SQUARE
EL	ELEVATION	SS	STAINLESS STEEL
EQ	EQUAL	STL	STEEL
EW	EACH WAY	TL	TOP OF LEDGE ELEVATION
EXIST	EXISTING	TP	TOP OF PIER ELEVATION
EXP	EXPANSION	TS	TOP OF SLAB ELEVATION
EXT	EXTERIOR	TYP	TYPICAL
FD	FLOOR DRAIN	TW	TOP OF WALL ELEVATION
FDN	FOUNDATION	UNO	UNLESS NOTED OTHERWISE
FTG	FOOTING	VERT	VERTICAL
GA	GAUGE	VIF	VERIFY IN FIELD
GALV	GALVANIZED	W/	WITH
HK	HOOK	W/O	WITHOUT
HORIZ	HORIZONTAL	WP	WORK POINT
HP	HIGH POINT	WWF	WELDED WIRE FABRIC
HSS	HOLLOW STRUCTURAL SECTION (REPLACES TS DESIGNATION)		
HVAC	HEATING, VENTILATING & AIR CONDITIONING		

Revisions:

Project #: 24-044-01
 Issued for: Construction
 Date: 6/11/2024

Sheet Number

50

PLAN CONDITIONALLY APPROVED
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 Review Type: Building & Structure Review Only.
 Approved By: Paul Kees Date: 10/28/2024

CONCRETE SPECIFICATIONS

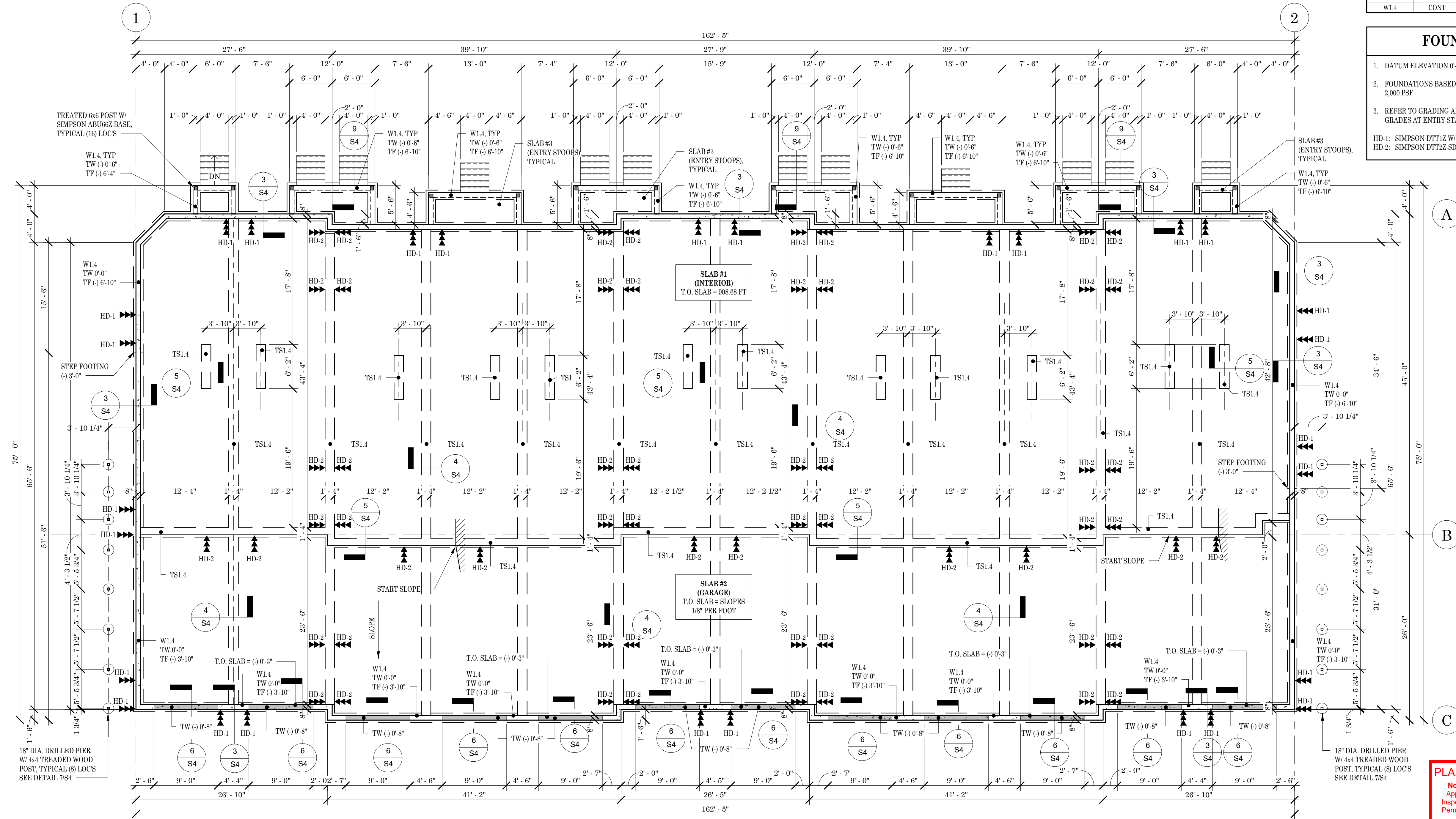
- | | | | |
|---|--|--|--|
| SLAB #1 (INTERIOR) <ul style="list-style-type: none"> 4-INCH CONCRETE SLAB ON GRADE 4,000 PSI 28-DAY COMPRESSIVE STRENGTH 4-INCH SLUMP 1 1/2" MAX AGGREGATE SIZE SYNTHETIC FIBER REINFORCING (1.5 LBS/CU YD) NO AIR ENTRAINMENT W/C RATIO ≤ 0.48 10-MIL VAPOR RETARDER 6-INCH COMPACTED 1 1/4" DENSE BASE COURSE LIGHT TROWEL FINISH CURE-N-SEAL COMPOUND | SLAB #2 (GARAGE) <ul style="list-style-type: none"> 4-INCH CONCRETE SLAB ON GRADE 4,000 PSI 28-DAY COMPRESSIVE STRENGTH 4-INCH SLUMP 1 1/2" MAX AGGREGATE SIZE SYNTHETIC FIBER REINFORCING (1.5 LBS/CU YD) 6% ± 1% AIR ENTRAINMENT W/C RATIO ≤ 0.48 10-MIL VAPOR RETARDER 6-INCH COMPACTED 1 1/4" DENSE BASE COURSE LIGHT TROWEL FINISH CURE-N-SEAL COMPOUND | SLAB #3 (EXTERIOR ENTRY STOOP) <ul style="list-style-type: none"> 4" CONCRETE SLAB ON GRADE 4,000 PSI 28 DAY COMPRESSIVE STRENGTH 4-INCH SLUMP 1 1/2" MAX AGGREGATE SIZE SYNTHETIC FIBER REINFORCING (1.5 LBS/ YD) 6% ± 1% AIR ENTRAINMENT W/C RATIO ≤ 0.48 6-INCH COMPACTED 1 1/4" DENSE BASE COURSE LIGHT BROOM FINISH CURE-N-SEAL COMPOUND | FOUNDATION WALLS <ul style="list-style-type: none"> 8-INCH WIDE CAST IN PLACE CONCRETE (U.N.O.) 4,000 PSI 28 DAY COMPRESSIVE STRENGTH 4-INCH SLUMP 1 1/2" MAX AGGREGATE SIZE AIR ENTRAINMENT 6% ± 1% W/C RATIO ≤ 0.54 SMOOTH FORM FINISH |
|---|--|--|--|

FOOTING SCHEDULE

MARK	LENGTH	WIDTH	DEPTH	REINFORCEMENT
TS1.4	CONT	1'-4"	1'-0"	(2) #5 CONT
W1.4	CONT	1'-4"	1'-0"	(2) #5 CONT

FOUNDATION NOTES

- DATUM ELEVATION 0'-0" = 908.68 FT AT INTERIOR SLAB ON GRADE.
 - FOUNDATIONS BASED ON A NET ALLOWABLE BEARING STRESS OF 2,000 PSF.
 - REFER TO GRADING AND EROSION CONTROL PLAN FOR EXTERIOR GRADES AT ENTRY STAIRS AND BUILDING PERIMETER.
- HD-1: SIMPSON DTT12 W/3/8" DIAx 12" ANCHOR BOLT
 HD-2: SIMPSON DTT22-SDS2.5 W/ 1/2" DIA x 12" ANCHOR BOLT



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

Project Name:	TERRAVESSA LOT 39 12-UNIT
Project #:	24-044-01
Issued for:	Construction
Date:	6/11/2024
Sheet Number	S1

SHEAR WALLS

- SW1: 7/16" APA EXPOSURE RATED SHEATHING W/ 10D NAILS @ 6-INCHES ON CENTER AT PANEL EDGES AND 12-INCHES ON CENTER AT INTERMEDIATE SUPPORTS
- SW2: 5/8" GYPBOARD SHEATHING W/ #6 x 1 1/4" TYPE S OR W DRYWALL SCREWS @ 6-INCHES ON CENTER AT PANEL EDGES AND 12-INCHES ON CENTER AT INTERMEDIATE SUPPORT.
- CS-1: DENOTES SIMPSON CSHF20 COIL STRAP W/ (12) 0.148" x 2 1/2" NAILS EACH END. COIL STRAP TO EXTEND 8-INCHES DOWN FIRST FLOOR WALL STUDS AND 12 INCHES UP SECOND FLOOR WALL STUDS.

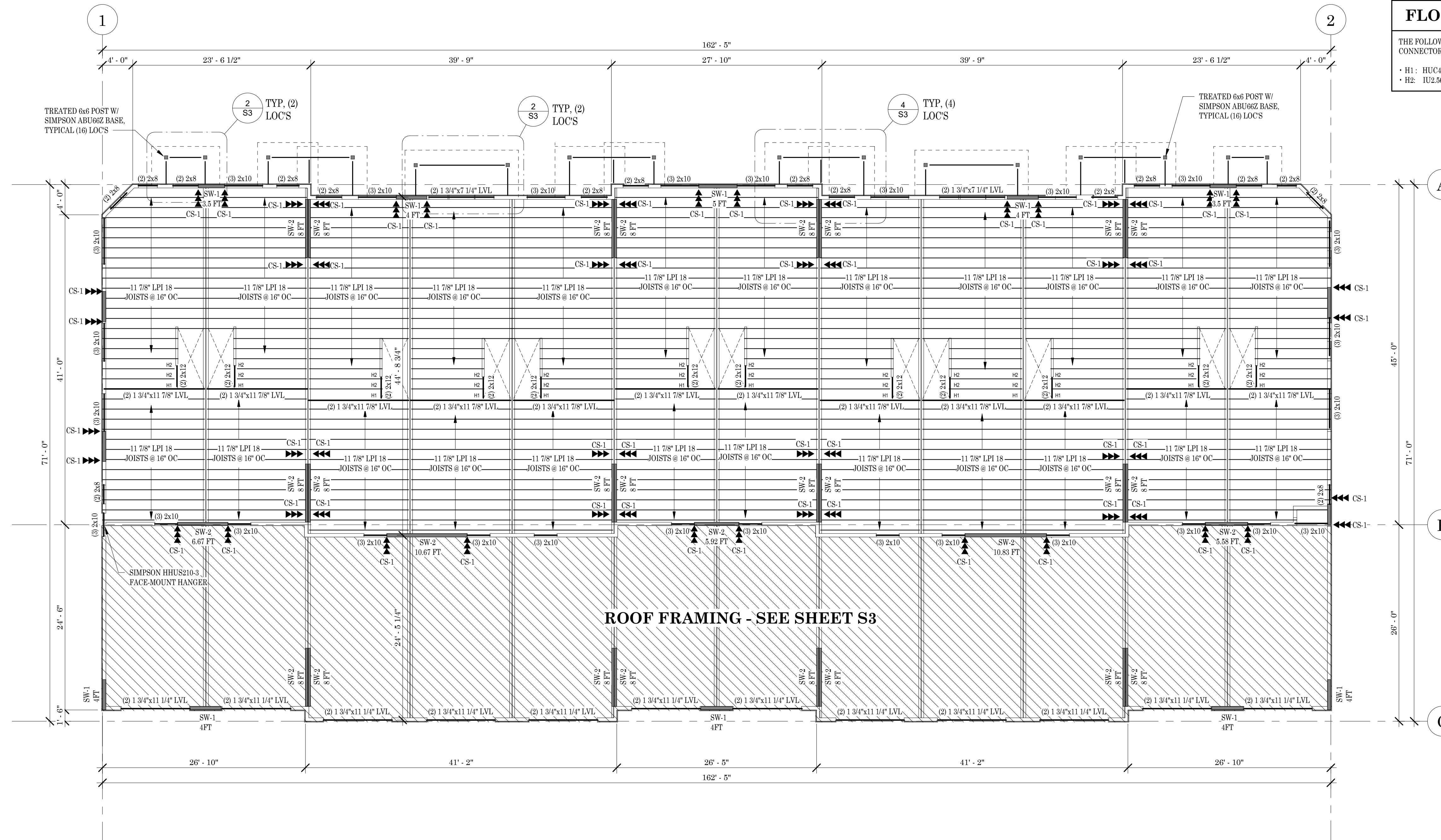
FRAMING NOTES

- ALL DIMENSIONAL STRUCTURAL FRAMING MEMBERS SHALL BE S-P-F, No 2 OR BETTER LUMBER.
- FLOOR SHEATHING SHALL BE 3/4" T&G. STURD-I-FLOOR SHEATHING WITH A 240 SPAN RATING. ATTACH TO FLOOR FRAMING WITH 8d RING SHANK NAILS @ 6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS. GLUE SHEATHING TO FLOOR FRAMING WITH CONSTRUCTION ADHESIVE BEFORE NAILING.
- EXTERIOR WALL SHEATHING SHALL BE 7/16" APA EXPOSURE RATED SHEATHING WITH 8d RING-SHANK NAILS AT 6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS.
- STAGGER SHEATHING JOINTS 4 FEET BETWEEN SHEATHING COURSES.
- LVL FRAMING SHALL HAVE THE FOLLOWING MINIMUM DESIGN PROPERTIES:

ALLOWABLE BENDING STRESS:	2,900 PSI
ALLOWABLE SHEAR STRESS:	285 PSI
MODULUS OF ELASTICITY:	2.0 x 10 ⁶ PSI
- SILL PLATES AT WALLS BEARING ON CONCRETE SHALL BE PRESERVATIVE TREATED.
- EXTERIOR WALLS SHALL BE 2x6 SPF #1 OR #2 STUDS AT 16 INCHES ON CENTER.
- INTERIOR DEMISING WALLS SHALL BE SPF, STUD GRADE, 2x4 STUDS @ 24" ON CENTER. STAGGER STUDS FROM OPPOSITE WALL.

FLOOR FRAMING HANGERS

- THE FOLLOWING FLOOR FRAMING HANGERS ARE SELECTED FROM SIMPSON CONNECTORS STANDARD HANGER OPTIONS.
- H1: HUC112 (FACE MOUNT)
 - H2: IU2.56/11.8 (FACE MOUNT)

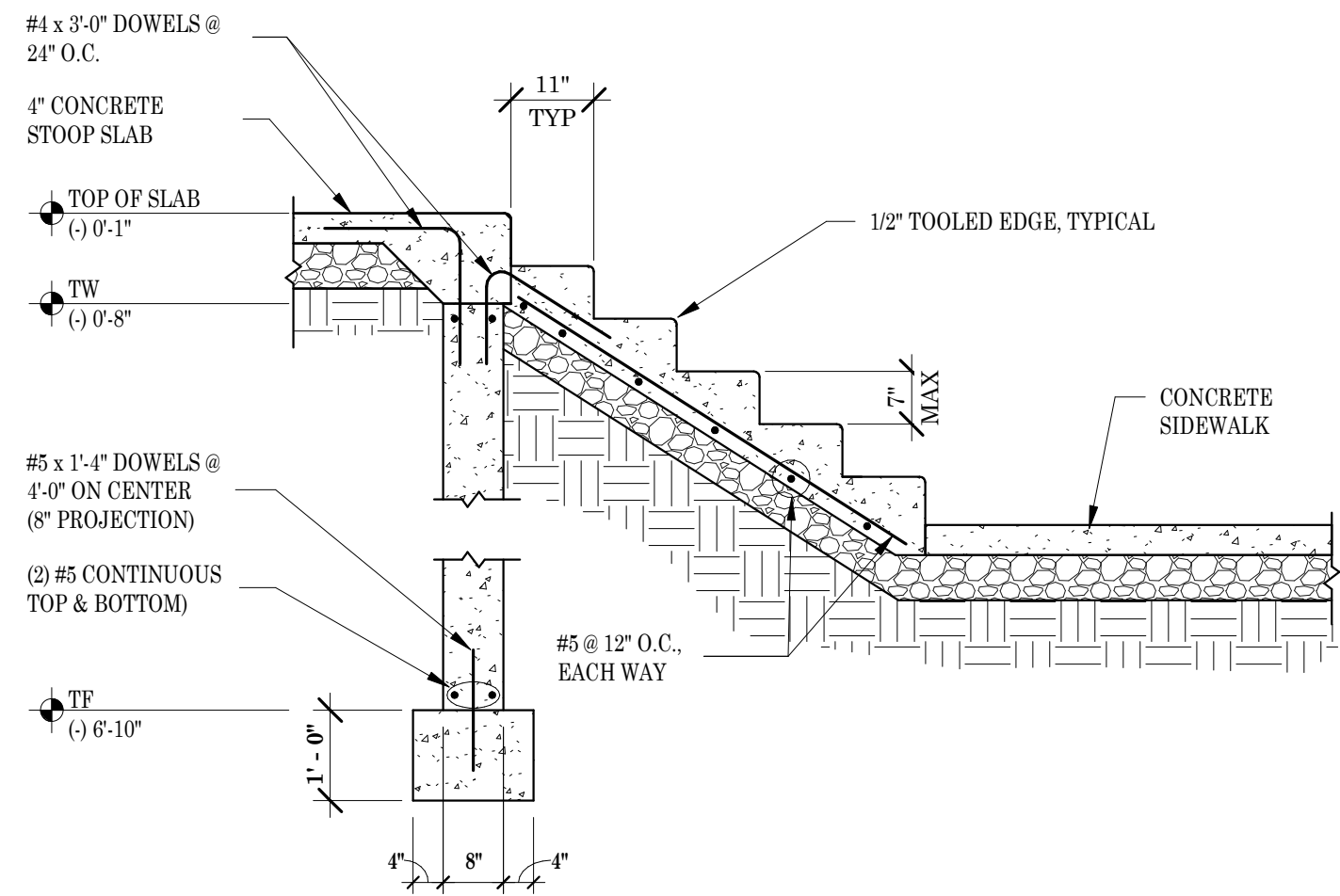


ROOF FRAMING - SEE SHEET S3

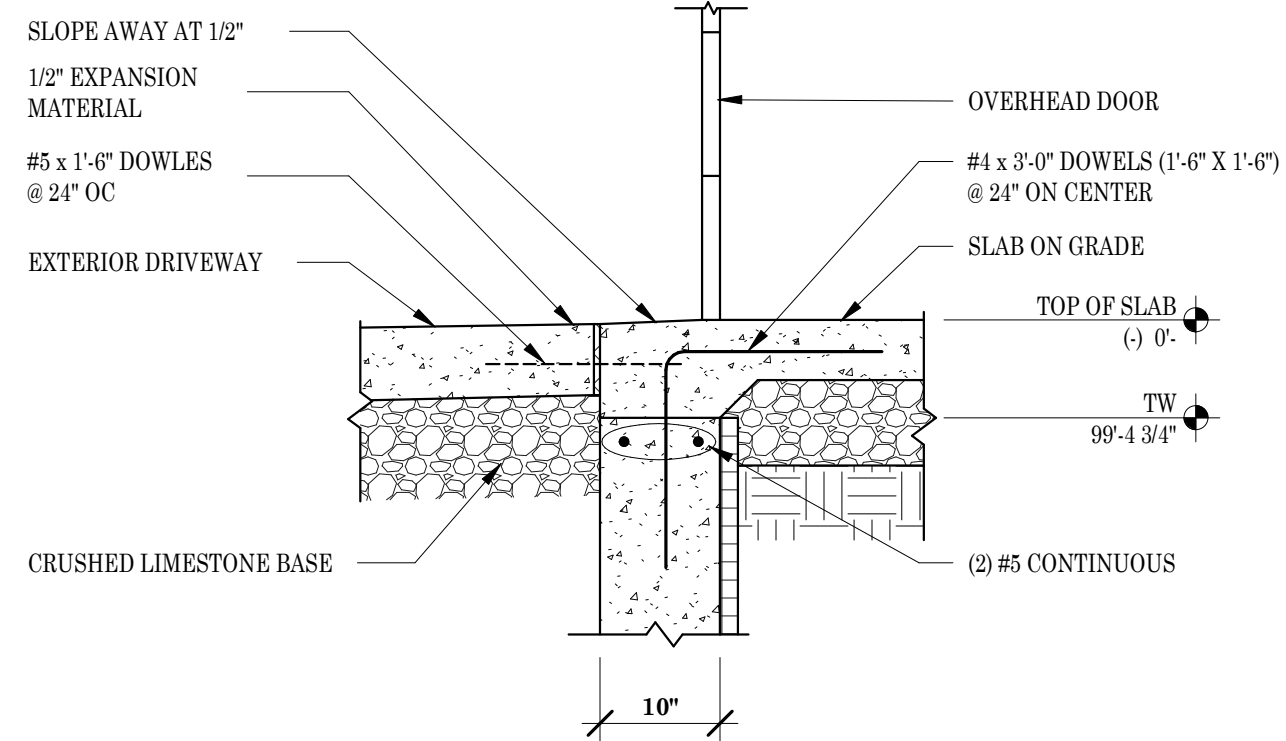
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 Approved By: POHLES Date: 10/28/2024

Revisions:

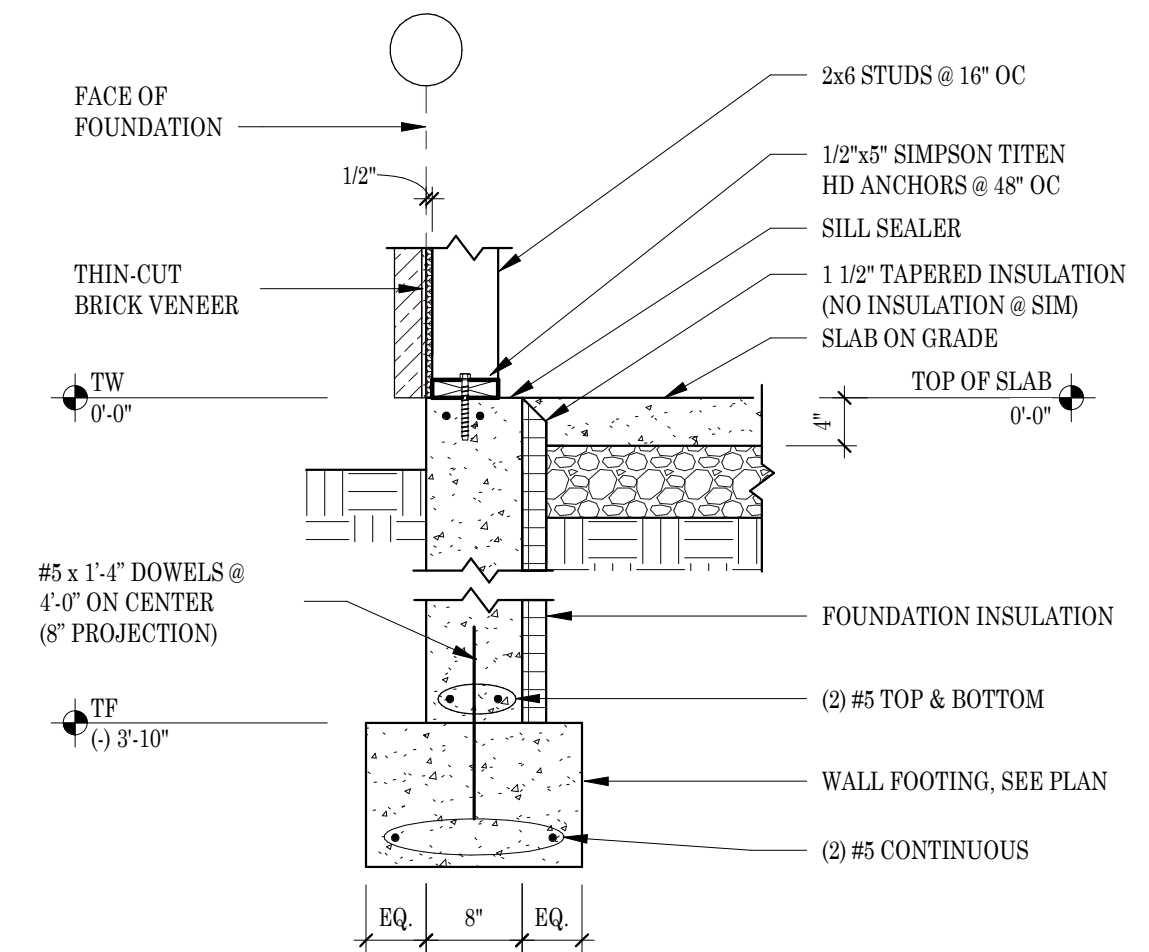
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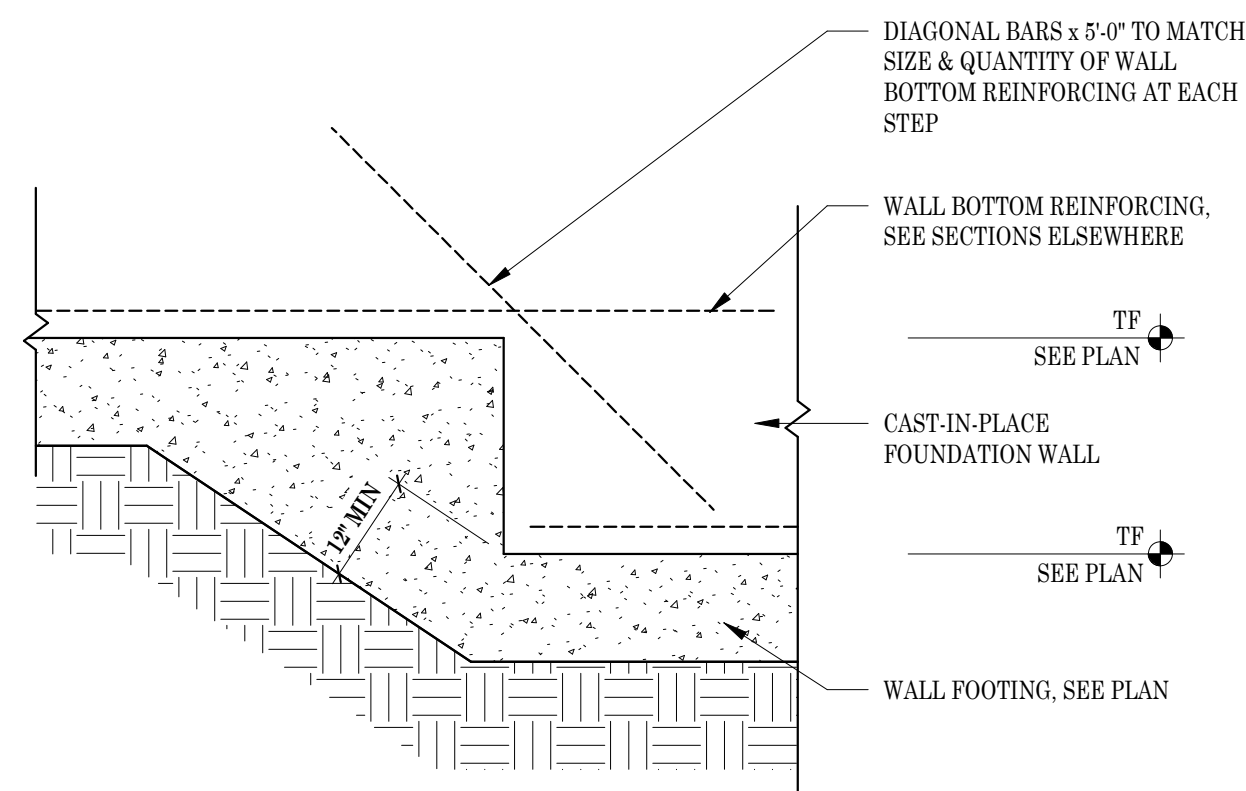
9 ENTRY STAIR SECTION
S4 1/2" = 1'-0"



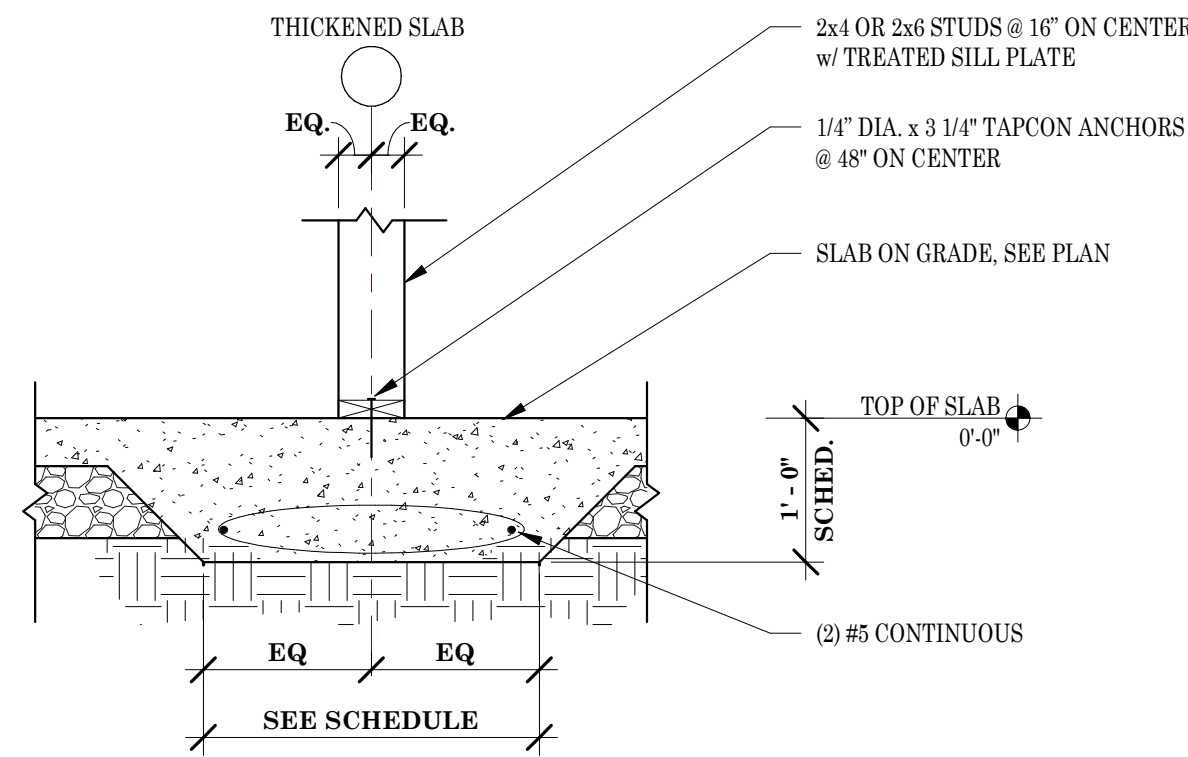
6 OVERHEAD DOOR SLAB EDGE
S4 3/4" = 1'-0"



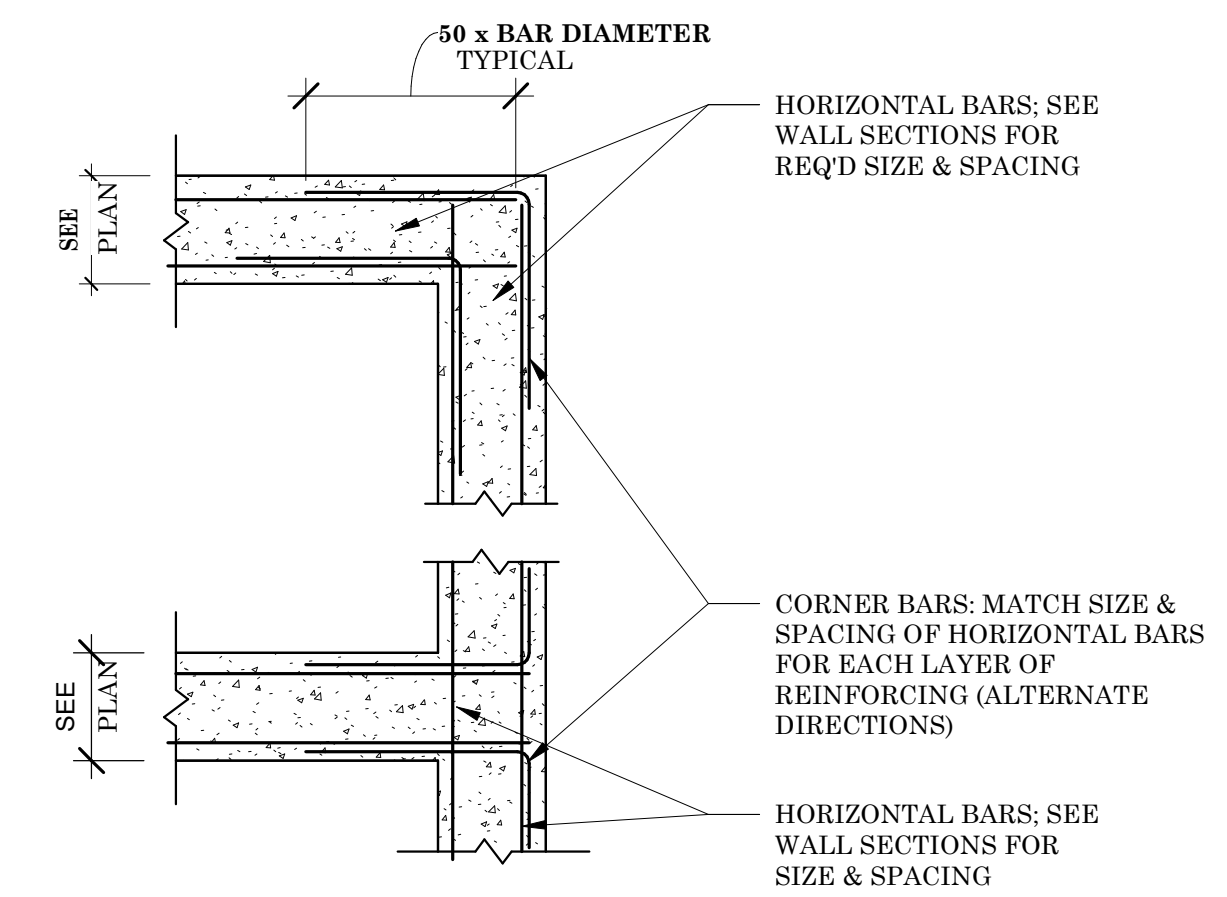
3 FOUNDATION WALL
S4 3/4" = 1'-0"



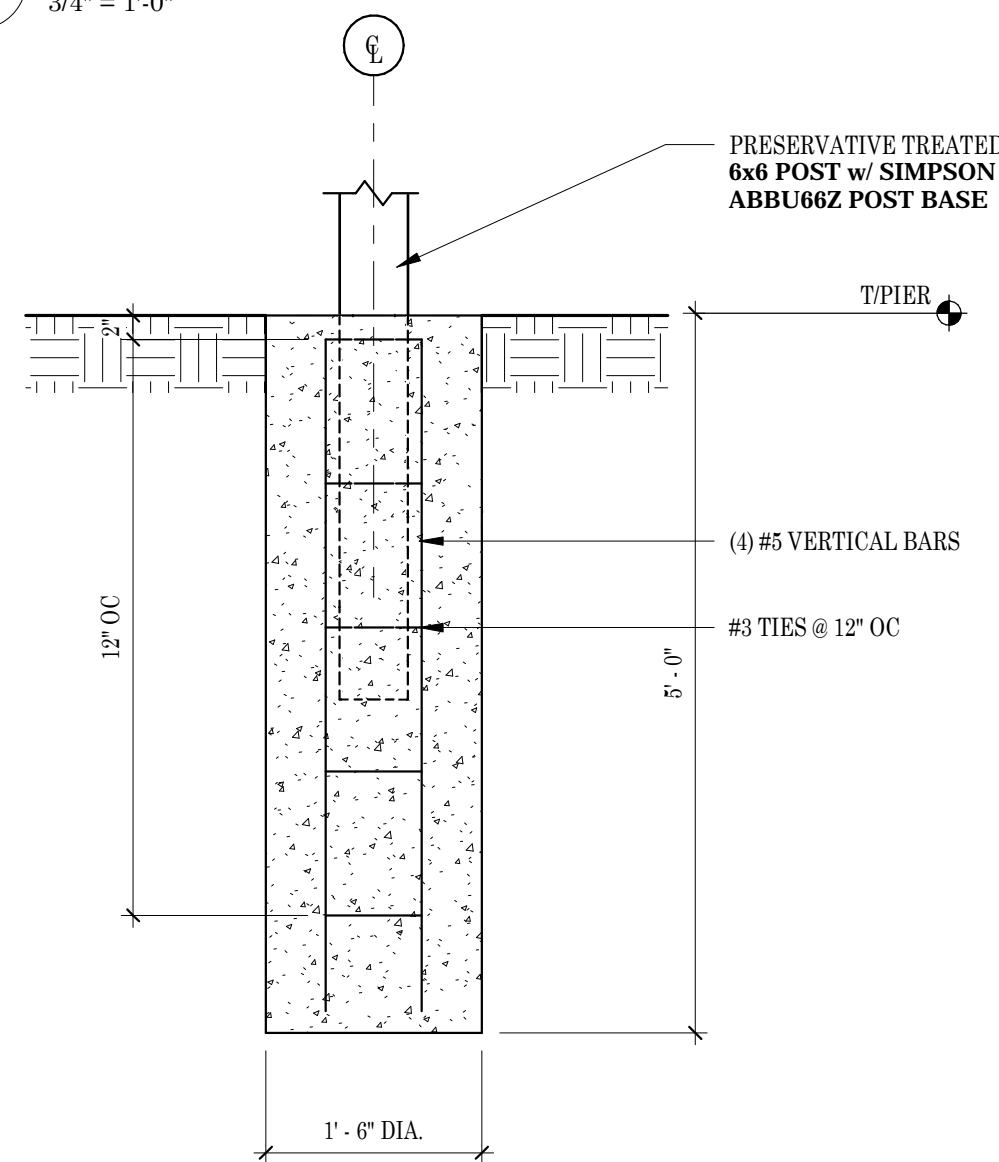
8 STEPPED FOOTING AT CONCRETE WALL
S4 3/4" = 1'-0"



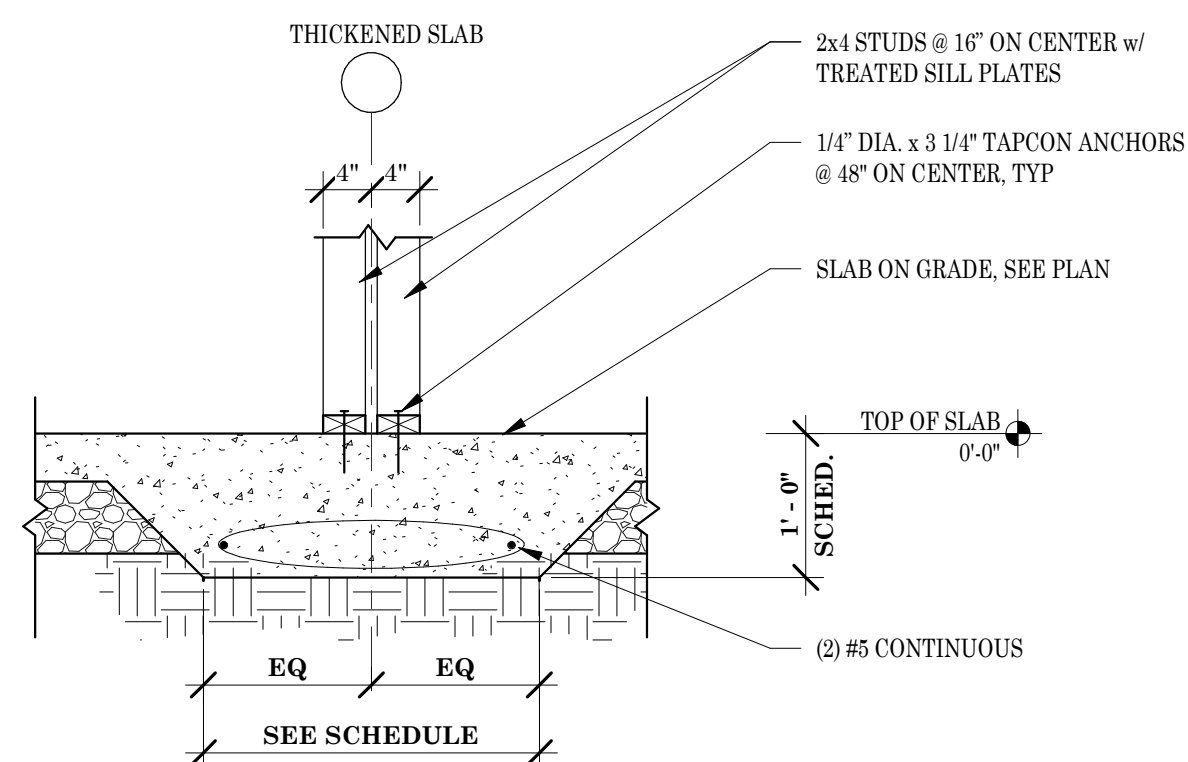
5 THICKENED SLAB FOOTING - SINGLE WALL
S4 3/4" = 1'-0"



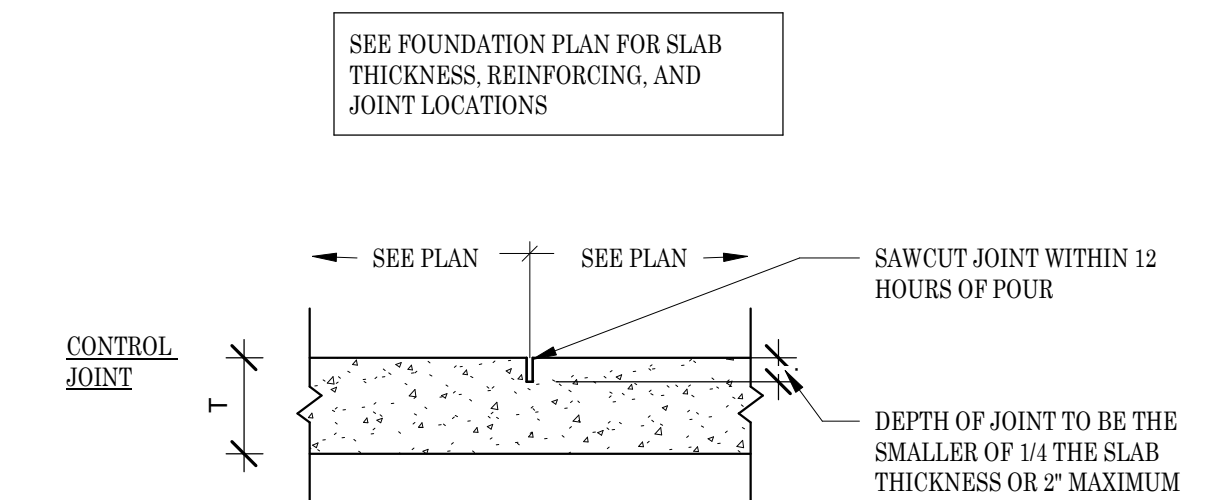
2 FOUNDATION WALL CORNER REINFORCING
S4 3/4" = 1'-0"



7 DECK PIER FOUNDATION
S4 3/4" = 1'-0"



4 THICKENED SLAB FOOTING - DOUBLE WALL
S4 3/4" = 1'-0"



1 INTERIOR SLAB ON GRADE JOINTS
S4 3/4" = 1'-0"

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