



**AGENDA**  
**HISTORIC PRESERVATION/  
DESIGN REVIEW COMMISSION**

**Members**

- Chair Tim Siebert
- Vice Chair Peter Munck
- Alderperson Marc Christianson
- Barry Calnan
- Carol Molepske
- Dan Kryst (Alternate 1)
- Janet Jurgella Finn (Alternate 2)

**Date and Time:** August 25, 2026  
5:00 PM

**Location:** Community Room  
933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

Meeting ID: 842 7042 1330

Passcode: 221513

Computer:

<https://us02web.zoom.us/j/84270421330?pwd=sgSwBXmp5HxiLy>

Phone: +1-312-626-6799 (US Chicago)

**Opening Section:**

1. Roll Call

**Discussion and Possible Action on:**

2. A request from Jim Lucas, representing R&L Developers, for a design review to construct a principal structure on the property located at 1016 Third Street (Parcel ID 281240832200425), consistent with Ch. 22.05(2).

**Closing Section:**

3. Adjourn

**PLEASE TAKE NOTICE** that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

**PLEASE TAKE FURTHER NOTICE** that a quorum of the Common Council may be in attendance at this meeting.



# HISTORIC PRESERVATION/ DESIGN REVIEW COMMISSION

City of Stevens Point  
Community Development Department

1515 Strongs Avenue, Stevens Point, WI 54481  
P: (715) 346-1567 F: (715) 346-1498  
[communitydevelopment@stevenspoint.com](mailto:communitydevelopment@stevenspoint.com)  
<http://stevenspoint.com>

## APPLICATION FOR DESIGN REVIEW

### ADMINISTRATIVE SUMMARY (Staff Use Only)

|                                             |  |                |  |                                 |  |
|---------------------------------------------|--|----------------|--|---------------------------------|--|
| Application #                               |  | Date Submitted |  | Assigned Case Manager           |  |
| Associated Permits or Applications (if any) |  |                |  | Pre-Application Conference Date |  |
| Decision                                    |  | Date Reviewed  |  | Staff Signature                 |  |
| Notes:                                      |  |                |  |                                 |  |

### APPLICANT/CONTACT INFORMATION

| APPLICANT INFORMATION |                             | CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/> ) |  |
|-----------------------|-----------------------------|--------------------------------------------------------------------|--|
| Applicant Name        | R & L Developers            | Contact Name                                                       |  |
| Address               | 1408 Strongs Ave, Suite 201 | Address                                                            |  |
| City, State, Zip      | Stevens Point, WI 54481     | City, State, Zip                                                   |  |
| Telephone             | 715-572-2698                | Telephone                                                          |  |
| Fax                   |                             | Fax                                                                |  |
| Email                 |                             | Email                                                              |  |

### OWNERSHIP INFORMATION

| PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? <input type="checkbox"/> ) |  | PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed) |  |
|---------------------------------------------------------------------------------------|--|----------------------------------------------------|--|
| Owner's Name                                                                          |  | Owner's Name                                       |  |
| Address                                                                               |  | Address                                            |  |
| City, State, Zip                                                                      |  | City, State, Zip                                   |  |
| Telephone                                                                             |  | Telephone                                          |  |
| Fax                                                                                   |  | Fax                                                |  |
| Email                                                                                 |  | Email                                              |  |

### PROJECT SUMMARY

|                                                                                                                              |                                       |          |
|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------|
| Subject Property Location [Please Include Address and Assessor's Identification Number(s)]                                   |                                       |          |
| Parcel 1                                                                                                                     | Parcel 2                              | Parcel 3 |
| 281240832200425                                                                                                              |                                       |          |
| Legal Description of Subject Property                                                                                        |                                       |          |
| LOT 2 CSM#011596 DOC-883286 BNG PRT BLK 15 SRONGS ELLIS & OTHERS ADD IN NENW S32 T24 R8 SUBJ TO DEV AGMT-921946 .399A 922337 |                                       |          |
| Area of Subject Property (Acres/Sq Ft)                                                                                       | Area of Building or Structure (Sq Ft) |          |
| .339 Acres, 16,059 sq ft                                                                                                     | 7,590 sq ft                           |          |

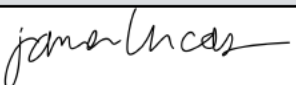
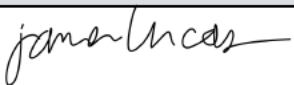
|                                                                                                                                                                                                                                                                                                                                                                                                                                           |                         |                                                       |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------|--|
| Current Zoning District(s)                                                                                                                                                                                                                                                                                                                                                                                                                |                         | Current Historic District(s) - Local, State, National |  |
| B2                                                                                                                                                                                                                                                                                                                                                                                                                                        |                         |                                                       |  |
| Designated Future Land Use Category                                                                                                                                                                                                                                                                                                                                                                                                       | Current Use of Property | Proposed Use of Property                              |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                           | Vacant, undeveloped     | Multi-family                                          |  |
| Briefly describe the proposed building, structure construction, reconstruction or exterior alteration. Please also provide rationale for the design review request, along with the time schedule (if any) for the project. (Use additional pages if necessary)                                                                                                                                                                            |                         |                                                       |  |
| <p>The project will be a three story building between 2 story residential buildings north and a four story multi family apartment to the east. The site will include landscaped lawn areas similar to the surrounding neighborhood.</p>                                                                                                                                                                                                   |                         |                                                       |  |
| Will the proposed work detrimentally change, destroy or adversely affect any exterior architectural features of the improvement upon which said work is to be done? Explain your answer.                                                                                                                                                                                                                                                  |                         |                                                       |  |
| <p>No, the lot is undeveloped, nothing on the site will be adversely affected.</p>                                                                                                                                                                                                                                                                                                                                                        |                         |                                                       |  |
| Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements. Explain your answer.                                                                                                                                                                                                                                                                                                        |                         |                                                       |  |
| <p>Yes, the proposed project is a three story multi-family owner occupied building. The neighborhood across the street to the north is two story, one and two family homes. the neighbor to the east is a four story apartment. The land to the south is vacant, the land to the west is a commercial property food and beverage business. The proposed building is three stories between two story homes and a four story apartment.</p> |                         |                                                       |  |
| Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain your answer.                                                                                                                                                                                                                                                                                                       |                         |                                                       |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                           |                         |                                                       |  |
| Does the proposed work conform with the architectural design guidelines with emphasis on contextual issues including compatibility of size, volume proportions, rhythm, materials, detailing, colors, and expressiveness? (Historic Design Guidelines can be found at <a href="http://www.stevenspoint.com">www.stevenspoint.com</a> ) Explain your answer.                                                                               |                         |                                                       |  |
| <p>Yes, the proposed project is a three story building located between two story and four story residential buildings, which makes it a very good fit in size volume and proportions. Buildings east and west are both contemporary in appearance, as is the proposed building. Neighboring buildings use a mix of metal, glass and composite wood siding materials, consistent with the proposed materials for the new building.</p>     |                         |                                                       |  |

#### EXHIBITS

|                                                                                                                       |                          |                                    |
|-----------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------------------|
| Letter to District Alderperson ( <a href="http://www.stevenspoint.com/Directory">www.stevenspoint.com/Directory</a> ) | <input type="checkbox"/> | Additional Exhibits If Any (List): |
| Photographs of Building or Structure                                                                                  | <input type="checkbox"/> |                                    |
| Renderings or Elevations                                                                                              | <input type="checkbox"/> |                                    |
| Site Plan (for additions, and new construction)                                                                       | <input type="checkbox"/> |                                    |

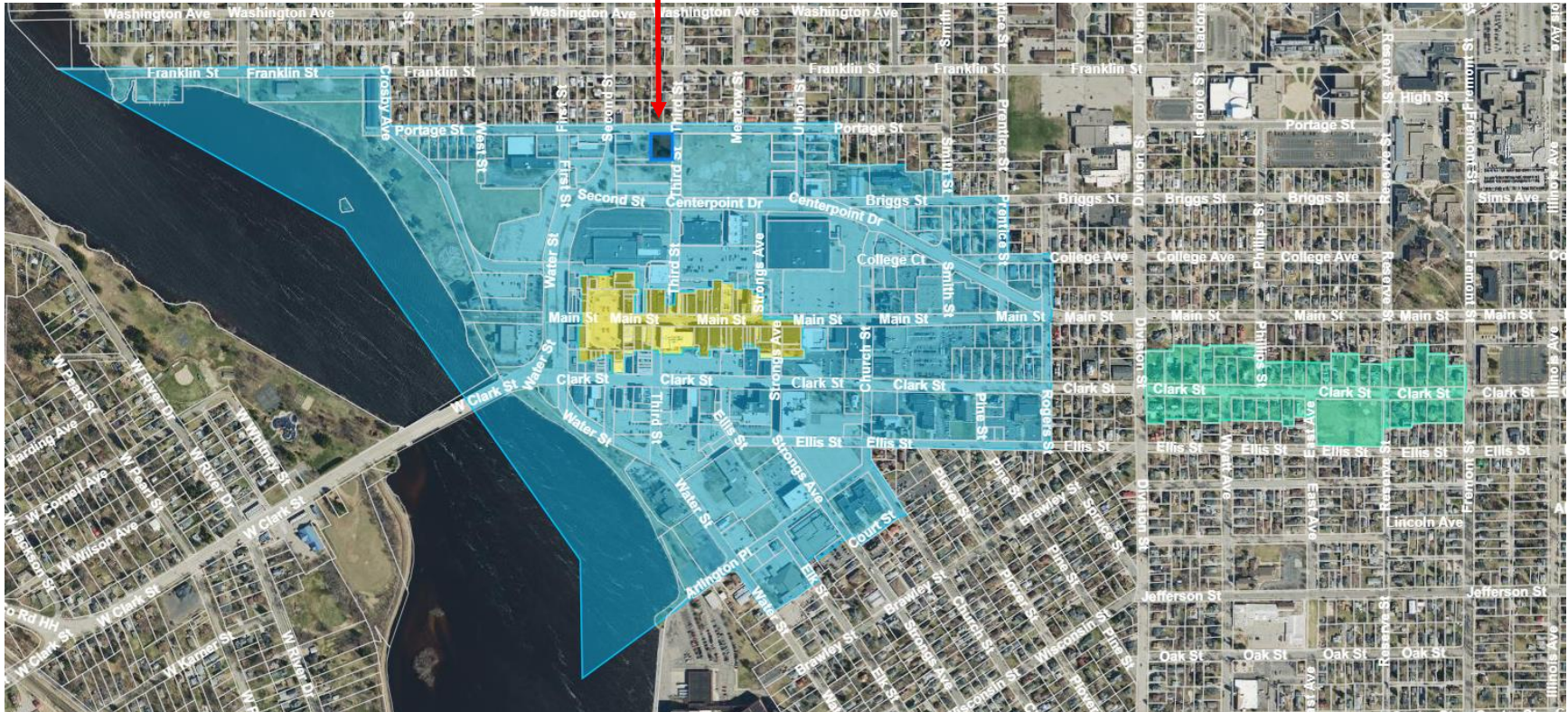
#### CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

|                                                                                     |      |                                                                                      |      |
|-------------------------------------------------------------------------------------|------|--------------------------------------------------------------------------------------|------|
| Signature of Applicant                                                              | Date | Signature of Property Owner(s)                                                       | Date |
|  |      |  |      |



Subject Property





# ARTICLE 5.0 NEW CONSTRUCTION

New construction within a historic district can have a substantial impact on adjacent historic properties and the districts as a whole. While contemporary design is always encouraged in the historic districts, it is important that this new development be compatible with the overall character of the districts. Design characteristics such as building form (scale, massing, height, and orientation) and architectural elements (materials, architectural detail, windows, doors, and roof forms) should be considered when evaluating any proposed new building within a historic district. New design that mimics historic structures to the point that there is no clear distinction between the two is strongly discouraged in historic districts.

Differences between commercial and residential building construction and site planning, as it relates to new construction, are presented separately in this section.

## Sec. 5.1 Commercial Construction

New construction in a historic district has the potential to dramatically affect the quality and feel of a historic district. This is especially the case in a commercial area where the dynamics are constantly changing with new buildings, additions to existing buildings as businesses expand, or other issues such as parking or signage. New construction and contemporary design that is compatible within the context of the historic district is always encouraged and is important to economic development. A regulatory environment that discourages creative or contemporary design to the point that new construction is discouraged threatens the overall economic health of a downtown. Therefore, a design guideline document must provide the most flexibility while fostering new construction that respects the existing district. It is imperative that new development recognize and complement both the existing historic environment within downtown.

New construction applications, due to their potential impact, should include a site plan, conceptual drawings (measured drawings if possible), material samples, and pictures of the site and surrounding buildings. These

items can be completed without significant expense and will most likely be necessary in the early design process prior to submitting to the Historic Preservation / Design Review Commission.

Finally, it should be noted that the general guidelines in previous sections (windows and doors, materials, site features, etc) are to be applied to new construction as well.

### 5.1.1 Massing, Scale and Orientation Guidelines

A new building in the downtown area should be of similar size, scale, and orientation as the existing built environment. For example, the majority of commercial structures in downtown Stevens Point are one or two stories tall while a few are even taller. Also, most buildings within the district tend to vary largely in width. Within a single block face, the scale of the structures themselves varies slightly. A new structure should never overpower the existing adjacent buildings, thus drawing attention to itself and detracting from the remainder of the historic district .



*Appropriate infill construction*

It is common for institutional buildings, such as a city hall or a church, to be built on a larger scale than other buildings. Often, these structures are not only taller and wider, but are also placed differently on a lot, set back further from the street and from adjacent buildings. The majority of commercial buildings in downtown are built to the lot line directly adjacent to the sidewalk. A civic building, on the other hand, may be set back further leaving room for a landscaped area or perhaps even a public gathering space. Typically, these structures are built on a corner rather than the interior of a block face, and are intended to maximize views to and from the structure.

### **5.1.2 Commercial: Massing, Scale and Orientation Guidelines**

1. Buildings within Stevens Point's Downtown Historic / Design Review District are of similar heights. Therefore, the height of a new building should be compatible with other buildings in the district when measured from grade.
2. All new buildings should be compatible in height with adjacent buildings on the block.
3. A new building's height to width ratio should be consistent with existing historic structures. Floor-to-floor heights of new buildings should be similar to the proportions of the existing .
4. The overall building massing and placement on the lot should be similar to that of other buildings in the historic district. Commercial buildings within the interior of the block should be built to the front property line resulting in a continuous building line.
5. The space between buildings should reflect the existing pattern of property development within the district. Historically, buildings within the interior of a block were built to the side property line, usually sharing a wall with its neighbor.
6. Where buildings are set back from the front property line, the parking should be to the side and rear only.
7. New buildings should have their main entrance and primary architectural façade facing the street. New buildings should have a rear entrance to accommodate rear parking and access.
8. New construction projects should follow the site features and district setting guidelines found in Article 4 of this document.

### **5.1.3 Design, Proportion and Architectural Element Guidelines**

Buildings within historic downtown Stevens Point exhibit a variety of architectural styles. Therefore, new construction is not required to be built to any particular style, but should include similar design elements, materials, and fenestration as other buildings in the district. Windows and doors, architectural details, and roof form are all very important in defining the overall design and provides compatibility with the historic districts.

1. The design of a new building should not attempt to create a false historic appearance, but rather complement buildings in the existing district. New construction should have its own character and style.
2. Use materials that are common to the district such as brick, stone, terra cotta, wood, and metal. Modern materials are appropriate on a new building, however, masonry should be the predominant material on the façade as most of downtown's historic structures are brick or stone. Whenever modern materials are used, they should be similar in their physical qualities to historic materials found in the district.
3. The fenestration of a new building should reflect that of existing historic structures within the district in proportion, shape, location, pattern and size. The ratio of solids to voids on a building's façade should reflect the buildings within the same block.
4. New construction should include storefront elements proportional to that of existing historic structures.
5. Aluminum and vinyl siding are not recommended on new construction within the Downtown Historic / Design Review District .
6. Architectural details such as cornices, arches, and parapet walls give a building texture and define its scale. New construction should reflect that of existing structures. The orientation and pattern of windows, doors, and architectural details can help reduce the impact to new construction.
7. The design of deck parking should be compatible to the district in size, scale, proportion, and materials.

New Multi-Family For

# THIRD STREET CONDOMINIUMS

PARCEL ID: 281240832200421 & 281240832200425

1016 Third Street, Stevens Point, Wisconsin 54481

CODE DATA

**Governing Code**  
Wisconsin Enrolled, 2021 International Building Code

**Occupancy Classification - 303.3**  
Residential, R2

**Type of Construction - TABLE 601**  
TYPE 5 B,

**Allowable Height - TABLE 504.4**  
Residential R2, 5B Constr, Sprinkled, Allows 3 Stories

**Allowable Area - TABLE 506.2**  
Residential R2, 5B Constr, Sprinkled, Allows 21,000 sf  
\*Fire Suppression System must be 13, cannot be 13R\*

**Actual Building Area**  
7,591 SF Proposed New Building

**Occupant Capacity 1004.1.2**  
Residential, R2 - 7,591 sf Occupied Area  
7,591 / 200 sf per Person = 38 Occupants

**Required Exit Width - Table 1005**  
STAIRS = .30" PER OCC;  
DOORS = .20" PER OCC: 108" PROVIDED, 36/38 =0.95"

**Common Path Travel Distance 1006.2.1**  
Residential OCC, With Sprinkler - 125 FT,

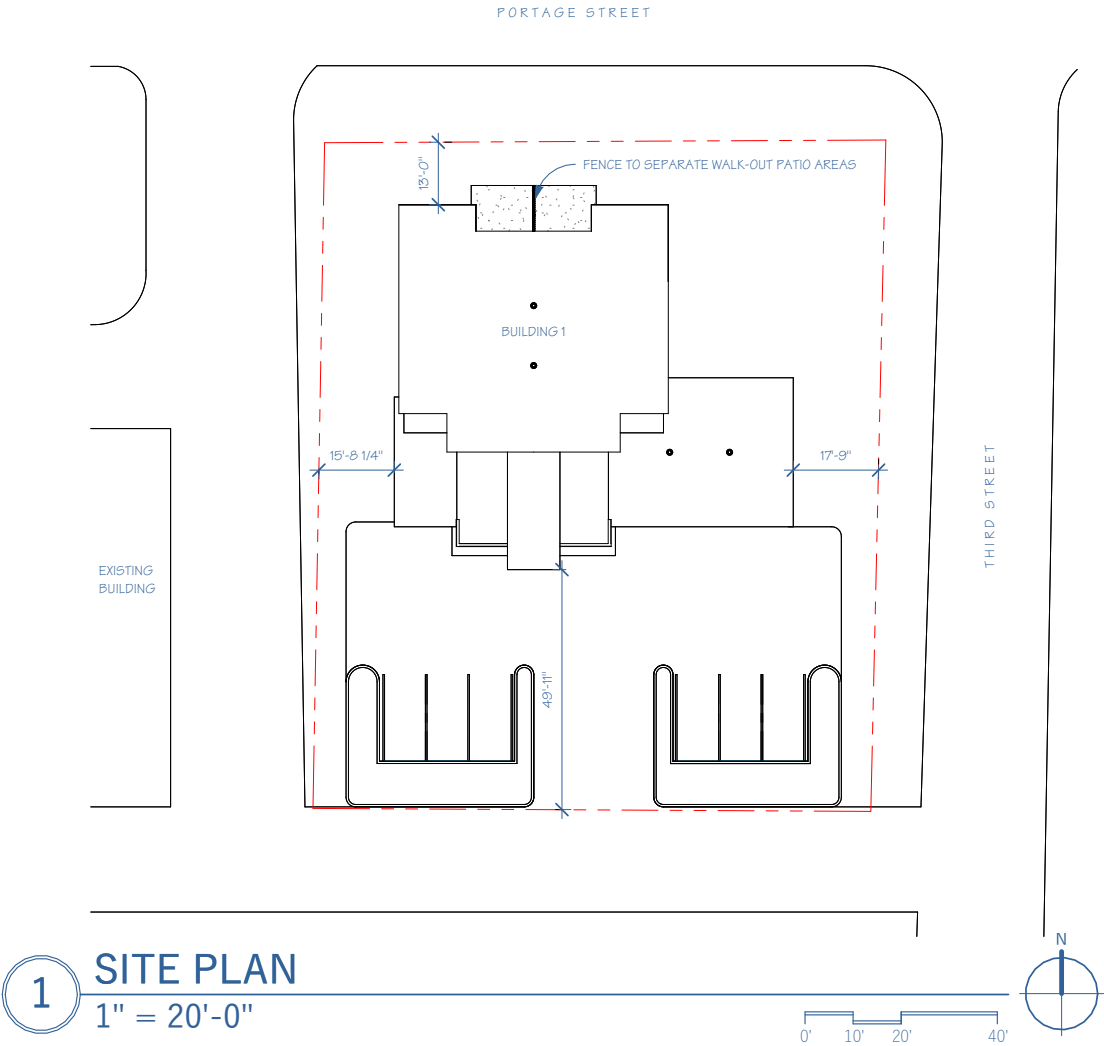
**Exit Access Travel Distance 1017.2**  
Residential R2 OCC, With Sprinkler - 250 FT,

**Sanitary Facilities, Table 2902.1**  
R OCCUPANCY, PER UNIT REQUIREMENTS:  
1 TOILET  
1 LAVATORY  
1 BATH / SHOWER  
1 KITCHEN SINK  
1 LAUNDRY CONNECTION PER 20 UNITS

**Prescriptive Method for Heat Loss**  
ENERGY EFFICIENCY DATA IS ON SHEET A201

**Design Loads 1607.1/1608.2**

|                                |                           |
|--------------------------------|---------------------------|
| SOIL BEARING CAPACITY          | = 3,000 PSF PRESUMED      |
| GROUND SNOW LOAD               | = 40 PSF                  |
| ROOF DEAD LOAD                 | = 15 PSF                  |
| LATERAL LOAD (115 mph WIND)    | = 24 PSF                  |
| UPLIFT AT CANOPY               | = 30 PSF                  |
| FLOOR LIVE LOAD, RESIDENTIAL   | = 40 PSF                  |
| HALLWAY LIVE LOAD, RESIDENTIAL | = 100 PSF IBC 1607.1 (26) |



- SHEET NOTES:
1. FIRE SUPPRESSION AND ALARM SYSTEMS SHALL BE DESIGNED, SUBMITTED, AND INSTALLED BY SYSTEM SUBCONTRACTOR PER NFPA 13 AND 2021 IBC.
  2. HVAC SYSTEM SHALL BE DESIGNED, SUBMITTED AND INSTALLED BY SUBCONTRACTOR.
  3. PLUMBING SYSTEM SHALL BE DESIGNED, SUBMITTED AND INSTALLED BY SUBCONTRACTOR.
  4. TRUSS SHOP DRAWINGS SHALL BE SENT TO THE ARCHITECT FOR SUBMITTAL TO THE STATE.

SHEET INDEX

| TITLE        |                                            |
|--------------|--------------------------------------------|
| T100         | SITE PLAN & SHEET INDEX                    |
| ARCHITECTURE |                                            |
| A001         | LIFE SAFETY PLANS & FIRE PARTITION DETAILS |
| A010         | UNIT TYPES                                 |
| A101         | PROPOSED FIRST FLOOR PLAN                  |
| A102         | PROPOSED SECOND & THIRD FLOOR PLAN         |
| A103         | KITCHEN PLAN & CABINET ELEVATIONS          |
| A104         | BATHROOM PLAN & ELEVATIONS                 |
| A201         | EXTERIOR BUILDING ELEVATIONS               |
| A301         | BUILDING SECTIONS                          |
| A302         | WALL DETAILS                               |
| A303         | STAIR DETAILS                              |
| A600         | WINDOW SCHEDULE AND DETAILS                |
| A701         | 3D VIEWS                                   |
| STRUCTURE    |                                            |
| S100         | FOUNDATION PLAN & DETAILS                  |
| S101         | FLOOR FRAMING PLANS                        |
| S102         | ROOF FRAMING PLAN AND DETAILS              |
| ELECTRICAL   |                                            |
| E101         | 1ST FLR POWER & LIGHTING PLAN              |
| E102         | 2ND & 3RD FLR POWER & LIGHTING PLAN        |
| GENERAL      |                                            |
| G101         | FRAMING CONNECTIONS SCHEDULE               |
| G102         | SYMBOLS AND LEGENDS                        |
| G103         | ACCESSIBILITY DETAILS                      |
| G104         | ACCESSIBLE PARKING AND SIDEWALK DETAILS    |



ARC CENTRAL LLC

ARCHITECTURE, CONSTRUCTION  
MANAGEMENT, INTERIOR DESIGN

715-572-2698  
inquiry\_arccentral@outlook.com

SITE PLAN & SHEET INDEX

PROPOSED PLANS  
FOR  
THIRD STREET CONDOMINIUMS  
1016 Third Street, Stevens Point,  
Wisconsin 54481

REVISIONS

| Date    | Date | Date | Date |
|---------|------|------|------|
| 7/14/25 |      |      |      |

| Prelim. Plan | Const. Docs | Approval | Revision 1 | Revision 2 |
|--------------|-------------|----------|------------|------------|
|              |             |          |            |            |

DATE  
August 21, 2025

PROJECT NO.  
25109

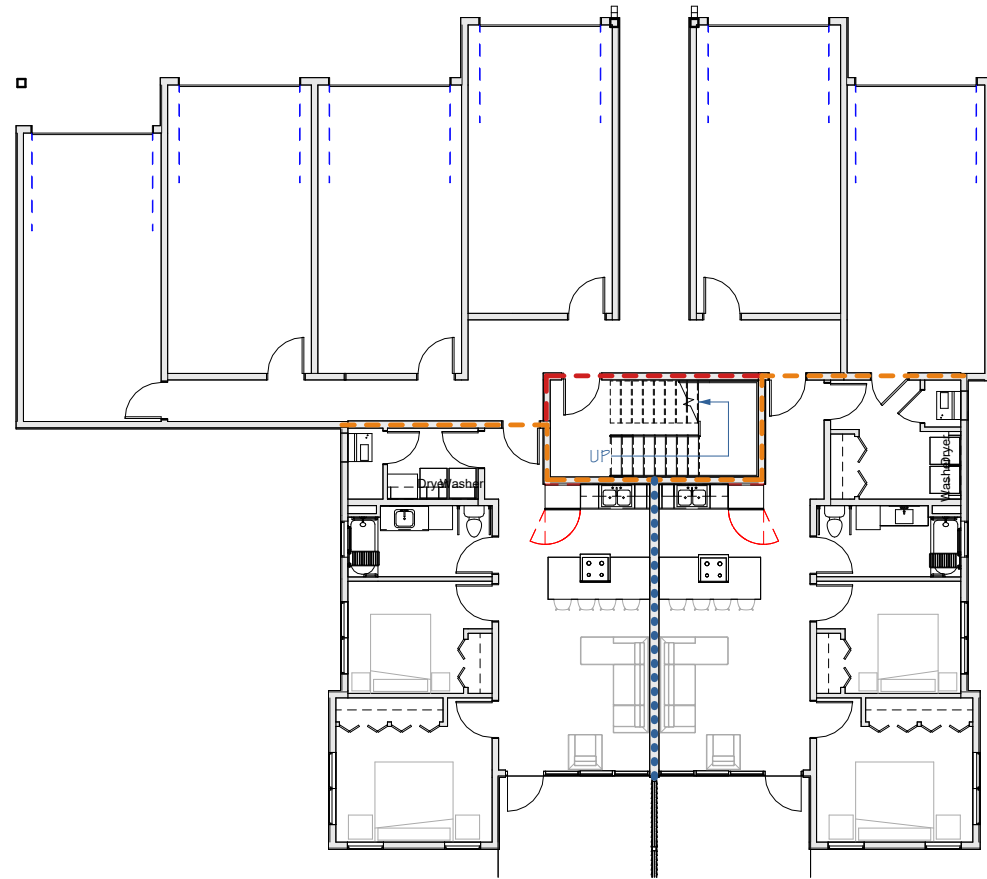




| REVISIONS       |             |          |            |            |
|-----------------|-------------|----------|------------|------------|
| 7.14.25         | Date        | Date     | Date       | Date       |
| Prelim. Plan    | Const. Docs | Approval | Revision 1 | Revision 2 |
| DATE            |             |          |            |            |
| August 21, 2025 |             |          |            |            |
| PROJECT NO.     |             |          |            |            |
| 25109           |             |          |            |            |

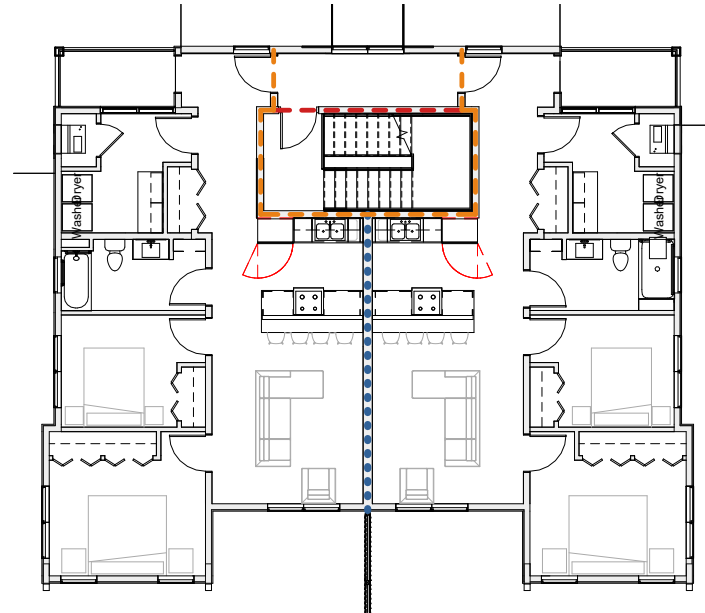
SHEET NOTES:

1. ALL UNITS TO INCLUDE A MINIMUM RATED 2-A:10-BC PORTABLE FIRE EXTINGUISHER IN EACH KITCHEN - IN ACCORDANCE WITH IBC 906.3.1, NFC 906, AND NFPA 10
2. ALL UNITS TO INCLUDE A SMOKE ALARM IN EACH BEDROOM AND OUTSIDE OF EACH SEPARATE SLEEPING AREA PER IBC 907.2.11.2.
3. ALL UNITS TO INCLUDE A CARBON MONOXIDE DETECTOR OUTSIDE OF EACH SLEEPING AREA AND IN BEDROOMS WHERE THERE IS A FUEL BURNING APPLIANCE LOCATED WITHIN PER IBC 915.2 AND SP5 362.0915
4. 1 SEMI-RECESSED FIRE EXTINGUISHER CABINETS (FEC) PER FLOOR NOT TO PROJECT OUT INTO CIRCULATION PATH GREATER THAN 4 INCHES.



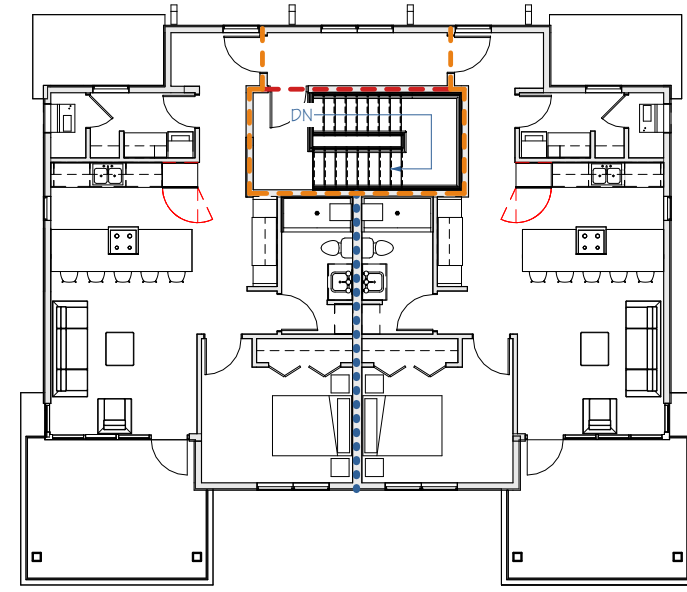
1 1ST FLR FIRE SEPARATION  
1/8" = 1'-0"

0' 4' 8' 16'



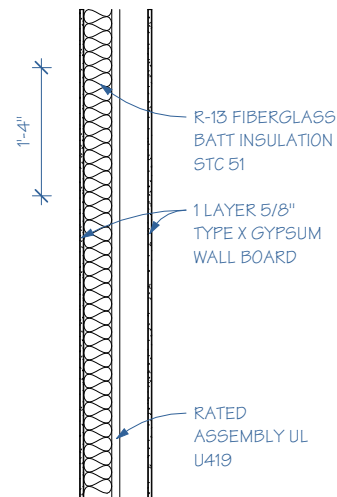
2 2ND FLR FIRE SEPARATION  
1/8" = 1'-0"

0' 4' 8' 16'

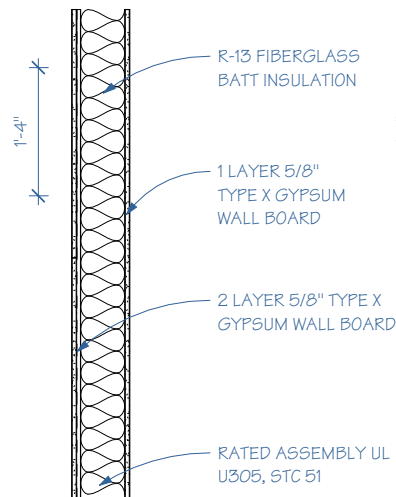


3 3RD FLR FIRE SEPARATION  
1/8" = 1'-0"

0' 4' 8' 16'

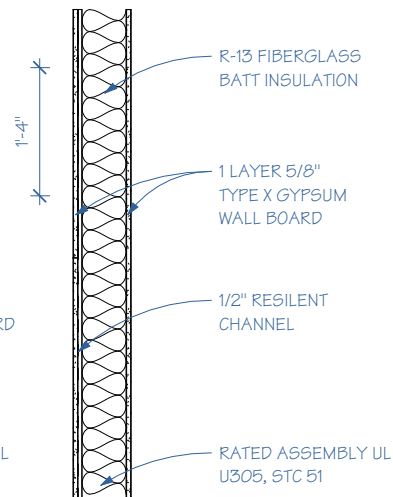


WALL TYPE A SECTION  
1 HR. FIRE & SOUND RATED  
GA WP3370 STC 51



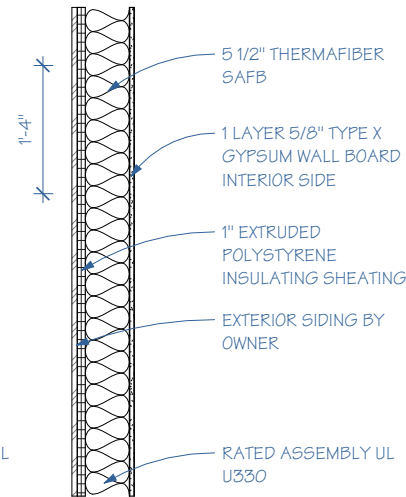
WALL TYPE E SECTION  
1 HR. FIRE RATED TO MEET CODE  
STANDARDS: TABLE 602

INDICATES 1 HR COORIDOR FIRE  
BARRIER, 45-MIN DOOR MINIMUM



WALL TYPE F SECTION  
1 HR. FIRE RATED TO MEET CODE  
STANDARDS: TABLE 602

INDICATES 1 HR FIRE BARRIER @  
STAIR SHAFTS, 1-HR DOOR MINIMUM

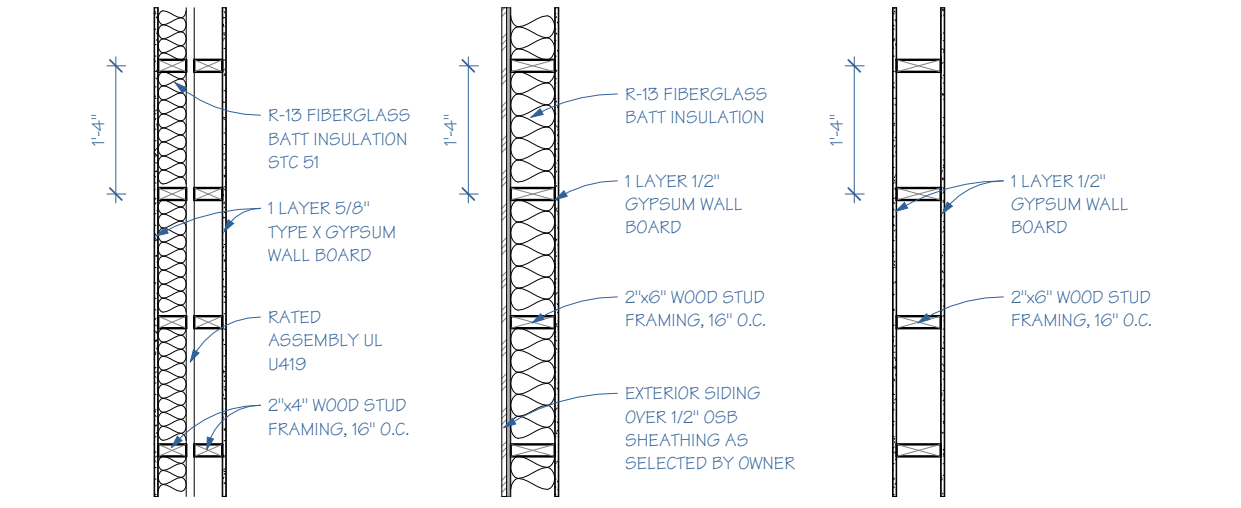


WALL TYPE G SECTION  
1 HR. FIRE RATED TO MEET CODE  
STANDARDS: TABLE 602

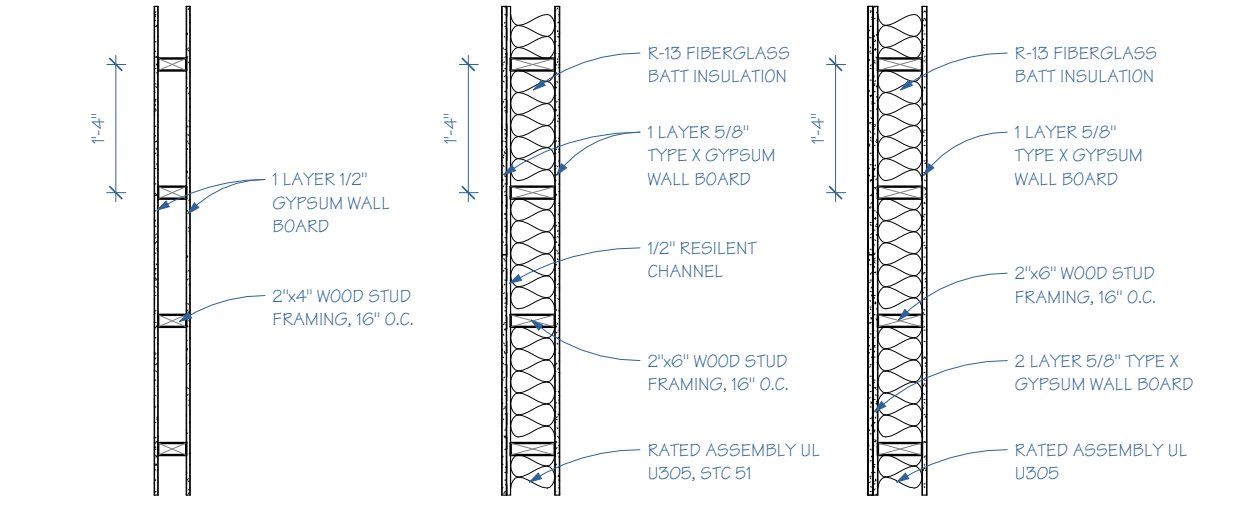
INDICATES 1 HR COORIDOR FIRE  
BARRIER, 45-MIN DOOR MINIMUM

4 FIRE PARTITIONS  
1" = 1'-0"

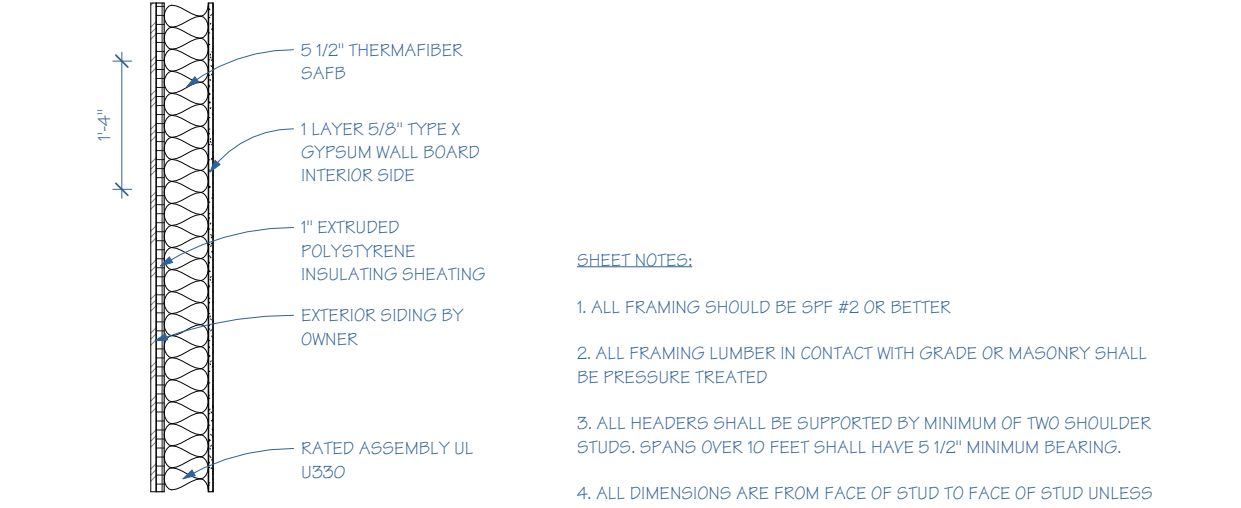
0' 6" 1' 2'



WALL TYPE A PLAN  
1 HR. FIRE & SOUND RATED  
GA WP3370 STC 51



WALL TYPE B PLAN  
STANDARD 2"x6" EXTERIOR WALL



WALL TYPE C PLAN  
STANDARD 2"x6" INTERIOR WALL



WALL TYPE D PLAN  
STANDARD 2"x4" INTERIOR WALL



WALL TYPE E PLAN  
1 HR. FIRE RATED TO MEET CODE  
STANDARDS: TABLE 602



WALL TYPE F PLAN  
1 HR. FIRE RATED TO MEET CODE  
STANDARDS: TABLE 602

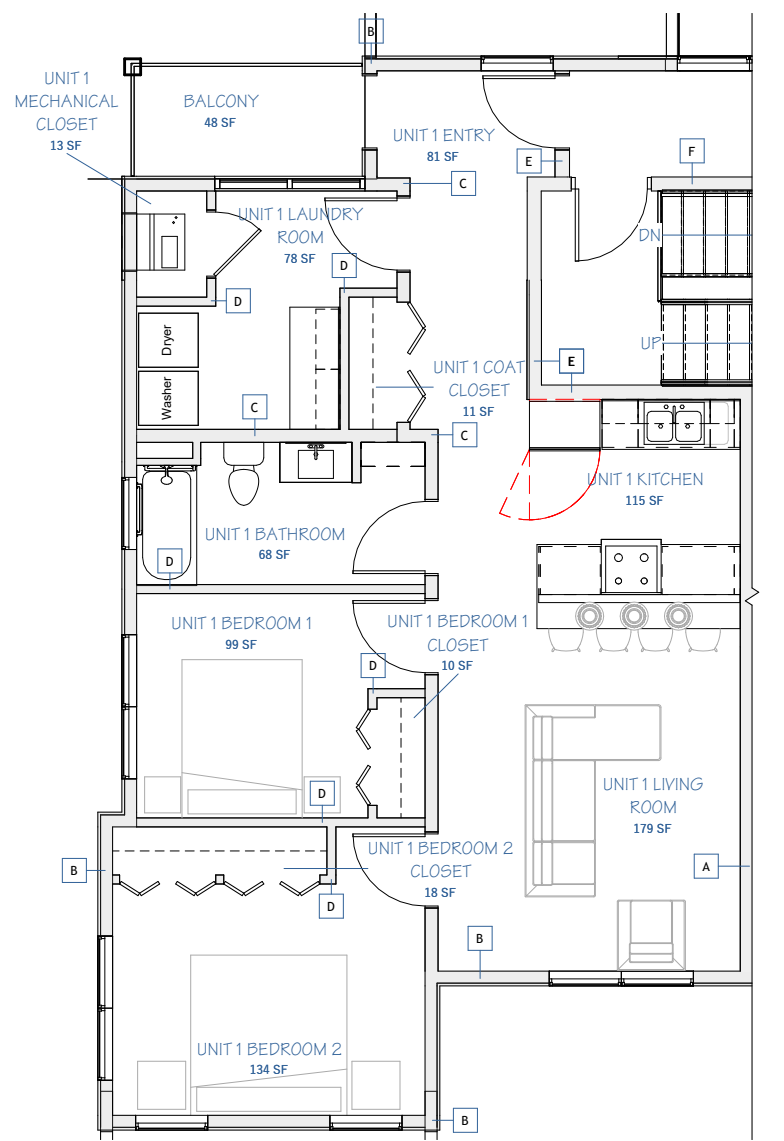


WALL TYPE G SECTION  
1 HR. FIRE RATED TO MEET CODE  
STANDARDS: TABLE 602

- SHEET NOTES:**
1. ALL FRAMING SHOULD BE SPF #2 OR BETTER
  2. ALL FRAMING LUMBER IN CONTACT WITH GRADE OR MASONRY SHALL BE PRESSURE TREATED
  3. ALL HEADERS SHALL BE SUPPORTED BY MINIMUM OF TWO SHOULDER STUDS. SPANS OVER 10 FEET SHALL HAVE 5 1/2" MINIMUM BEARING.
  4. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE SPECIFIED
  5. CORRIDOR WALLS TO BE STC 50 MIN.

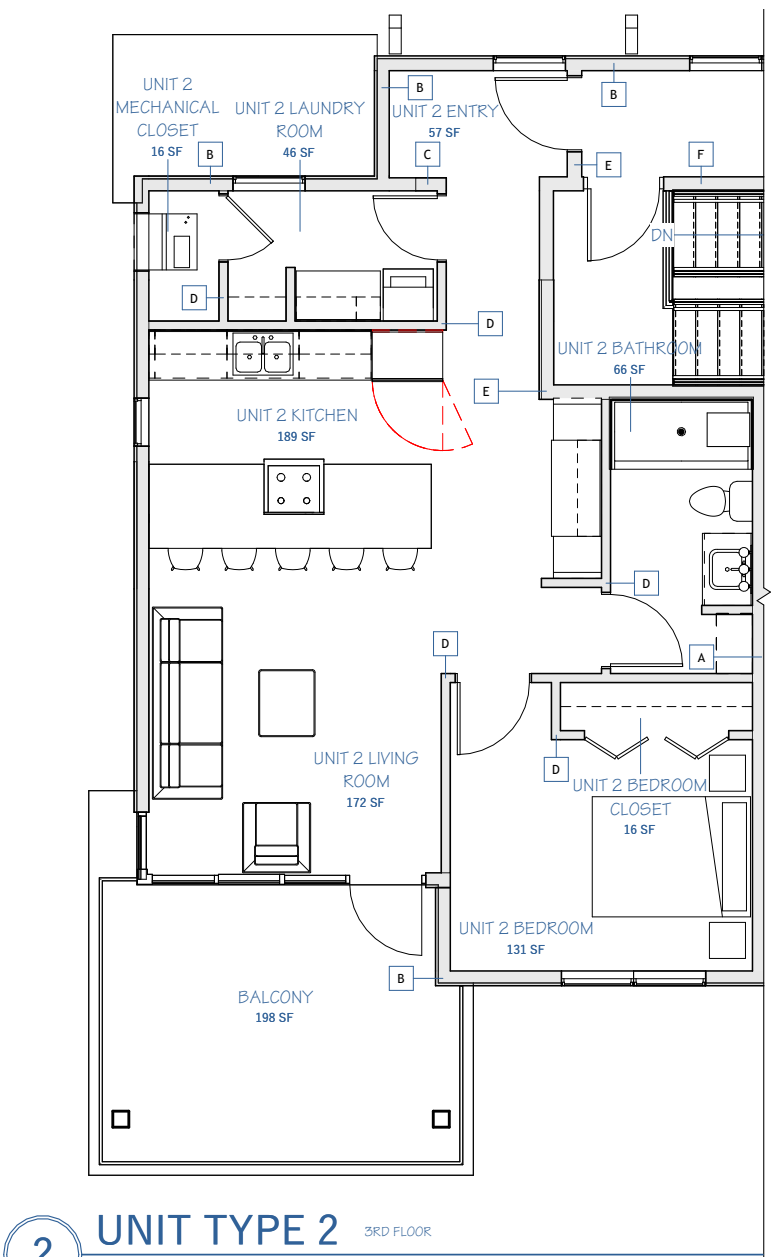
### WALL TYPES

1" = 1'-0"



### UNIT TYPE 1

15<sup>TH</sup> & 2<sup>ND</sup> FLOOR  
1/4" = 1'-0"



### UNIT TYPE 2

3<sup>RD</sup> FLOOR  
1/4" = 1'-0"

| REVISIONS       |             | Date     | Date       | Date       | Date |
|-----------------|-------------|----------|------------|------------|------|
| 7/14/25         | Date        | Date     | Date       | Date       | Date |
| Prelim. Plan    | Const. Docs | Approval | Revision 1 | Revision 2 |      |
| August 21, 2025 |             |          |            |            |      |
| PROJECT NO.     |             | 25109    |            |            |      |

DOOR SCHEDULE

| TYPE        | SIZE     |          | COUNT | LH DOOR SWING | RH DOOR SWING | COMMENTS                |
|-------------|----------|----------|-------|---------------|---------------|-------------------------|
|             | WIDTH    | HEIGHT   |       |               |               |                         |
| FIRST FLOOR |          |          |       |               |               |                         |
| A           | 10' - 0" | 8' - 0"  | 6     |               |               | OVERHEAD DOOR           |
| B           | 3' - 0"  | 6' - 8"  | 8     | 4             | 4             |                         |
| D           | 4' - 0"  | 6' - 8"  | 6     |               |               | DOUBLE BIFOLD           |
| E           | 5' - 0"  | 6' - 8"  | 1     |               |               | DOUBLE BIFOLD           |
| G           | 3' - 0"  | 6' - 8"  | 7     | 4             | 3             |                         |
| H           | 3' - 0"  | 6' - 8"  | 2     | 1             | 1             |                         |
| I           | 3' - 0"  | 6' - 10" | 2     | 1             | 1             |                         |
| J           | 2' - 8"  | 6' - 8"  | 2     | 1             | 1             | VENTED HVAC CLOSET DOOR |

|              |       |       |    |   |   |                         |
|--------------|-------|-------|----|---|---|-------------------------|
| SECOND FLOOR |       |       |    |   |   |                         |
| B            | 3'-0" | 6'-8" | 12 | 6 | 6 |                         |
| D            | 4'-0" | 6'-8" | 6  |   |   | DOUBLE BIFOLD           |
| E            | 5'-0" | 6'-8" | 2  |   |   | DOUBLE BIFOLD           |
| H            | 3'-0" | 6'-8" | 1  |   | 1 |                         |
| J            | 2'-8" | 6'-8" | 2  | 1 | 1 | VENTED HVAC CLOSET DOOR |

|             |       |        |   |   |   |                         |
|-------------|-------|--------|---|---|---|-------------------------|
| THIRD FLOOR |       |        |   |   |   |                         |
| B           | 3'-0" | 6'-8"  | 6 | 3 | 3 |                         |
| C           | 2'-8" | 6'-8"  | 2 | 1 | 1 |                         |
| F           | 6'-0" | 6'-8"  | 2 |   |   | DOUBLE BIFOLD           |
| H           | 3'-0" | 6'-8"  | 1 |   | 1 |                         |
| I           | 3'-0" | 6'-10" | 2 | 1 | 1 |                         |
| J           | 2'-8" | 6'-8"  | 2 | 1 | 1 | VENTED HVAC CLOSET DOOR |

A

EXTERIOR OVERHEAD DOOR

B

INTERIOR MDF 2-PANEL

C

INTERIOR MDF 2-PANEL

D

INTERIOR MDF 2-PANEL

E

INTERIOR MDF 2-PANEL

F

INTERIOR MDF 2-PANEL

G

EXTERIOR STEEL ENTRY DOOR

H

EXTERIOR STEEL PANEL 60 MIN FIRE RATING SELF-CLOSING PER IBC 716.5.9

I

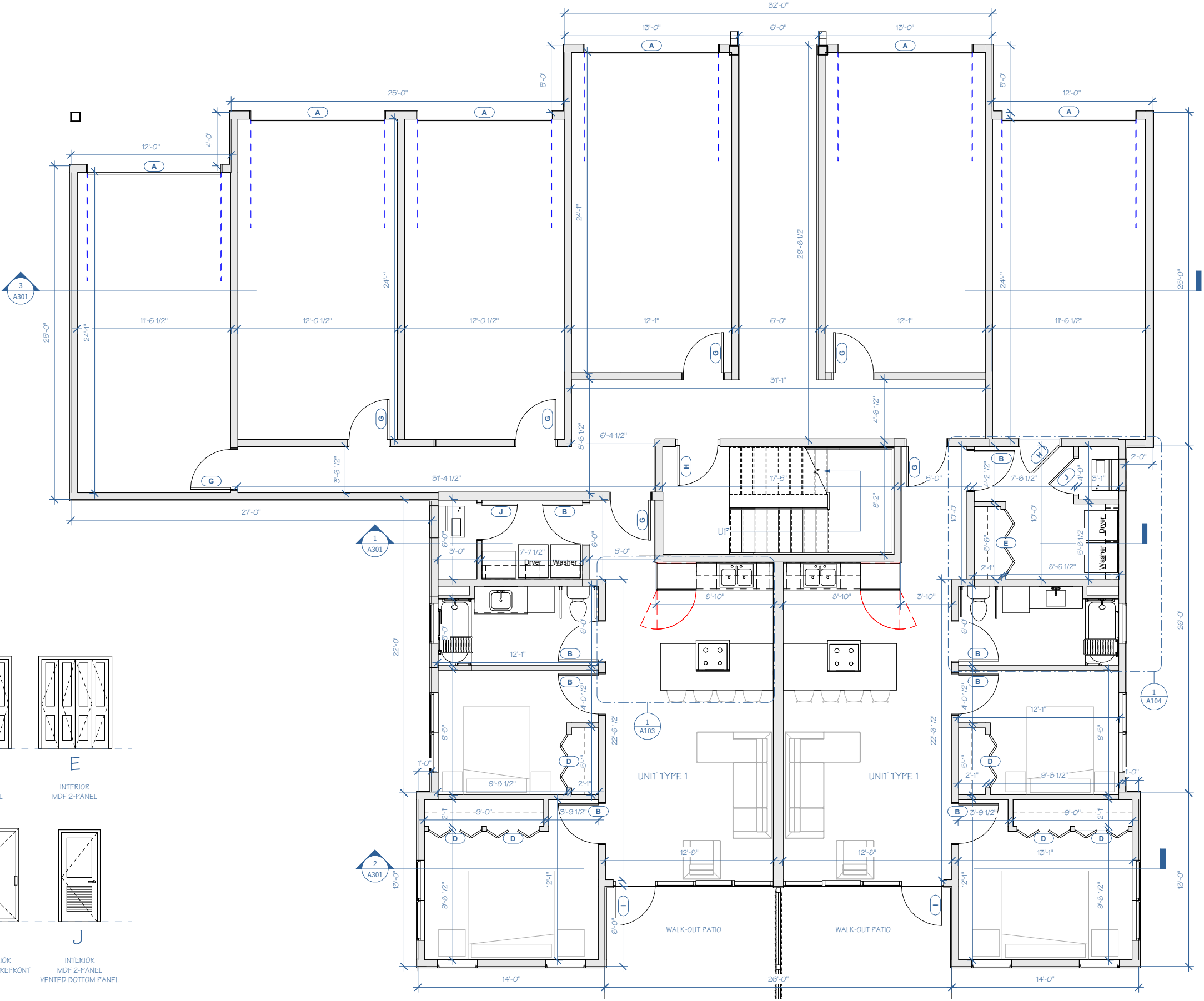
EXTERIOR GLASS STOREFRONT

J

INTERIOR MDF 2-PANEL VENTED BOTTOM PANEL

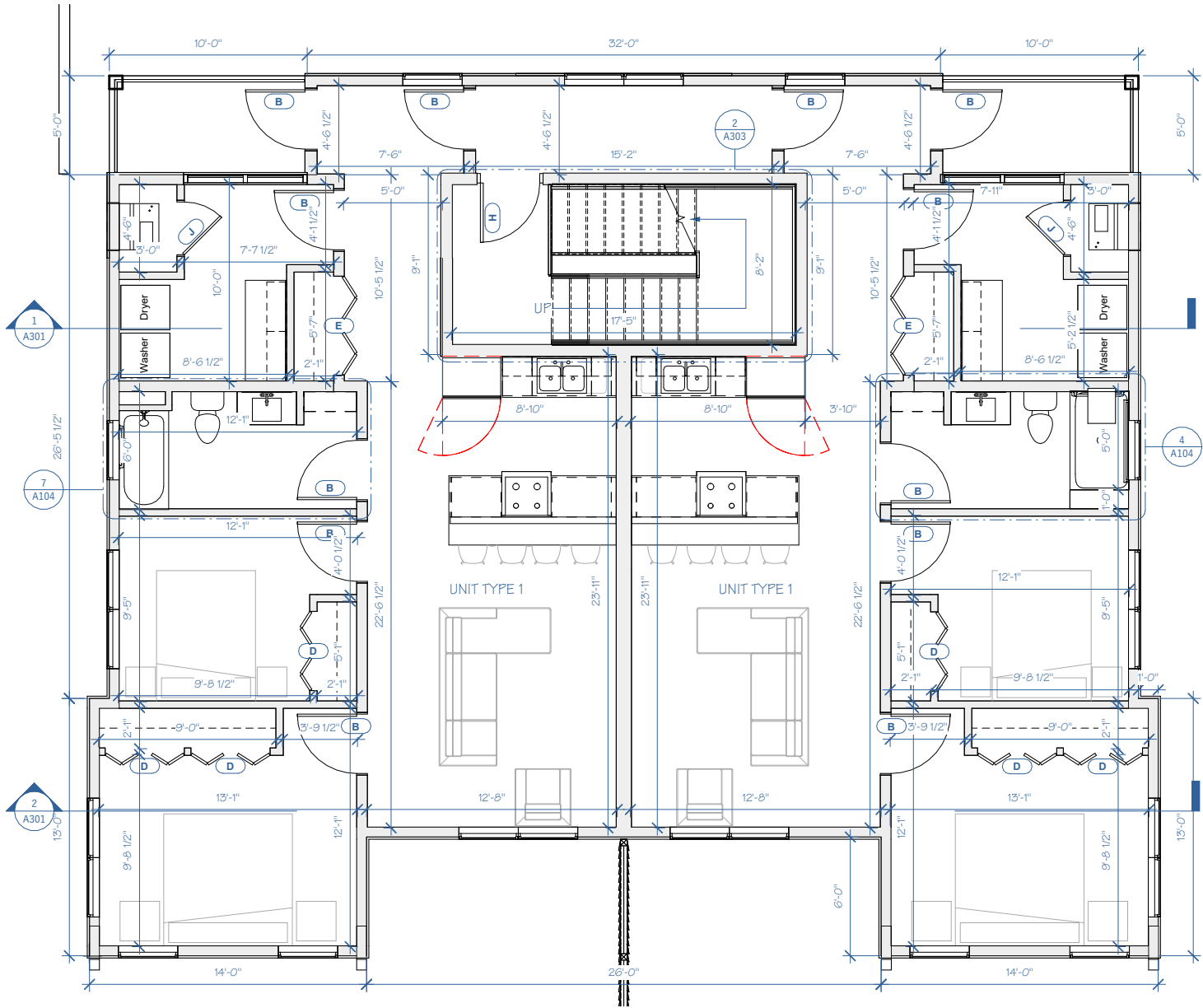
DOOR LEGEND

1/4" = 1'-0"

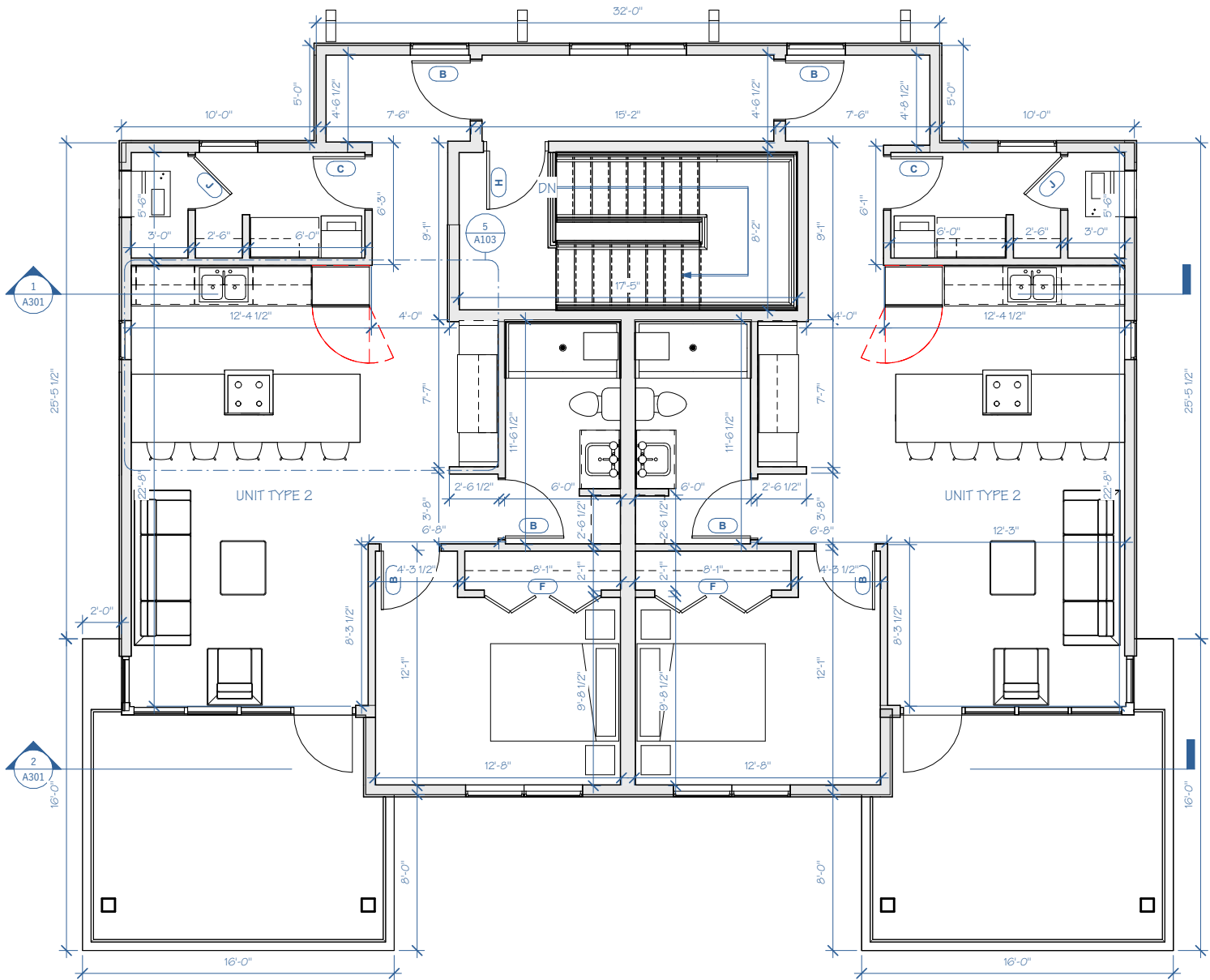
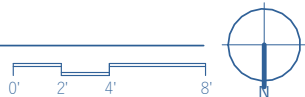


FIRST FLOOR

1/4" = 1'-0"



1 SECOND FLOOR  
1/4" = 1'-0"

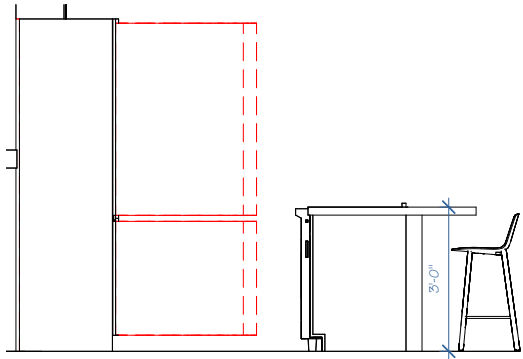


2 THIRD FLOOR  
1/4" = 1'-0"

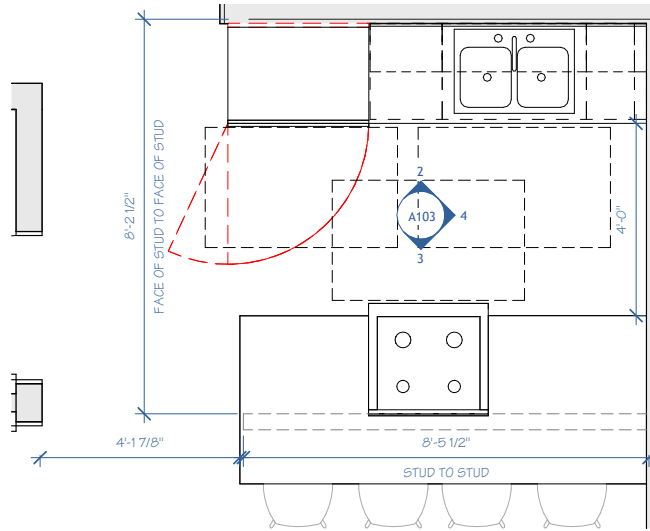




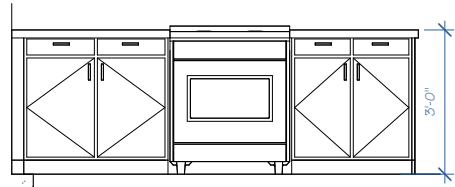
4 KITCHEN TYPE 1 - ELEV. 3  
1/2" = 1'-0"



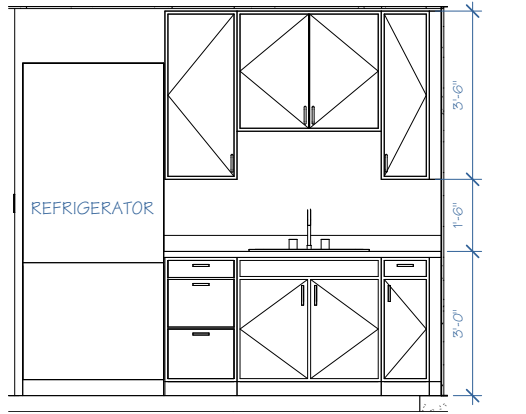
1 KITCHEN TYPE 1  
1/2" = 1'-0"



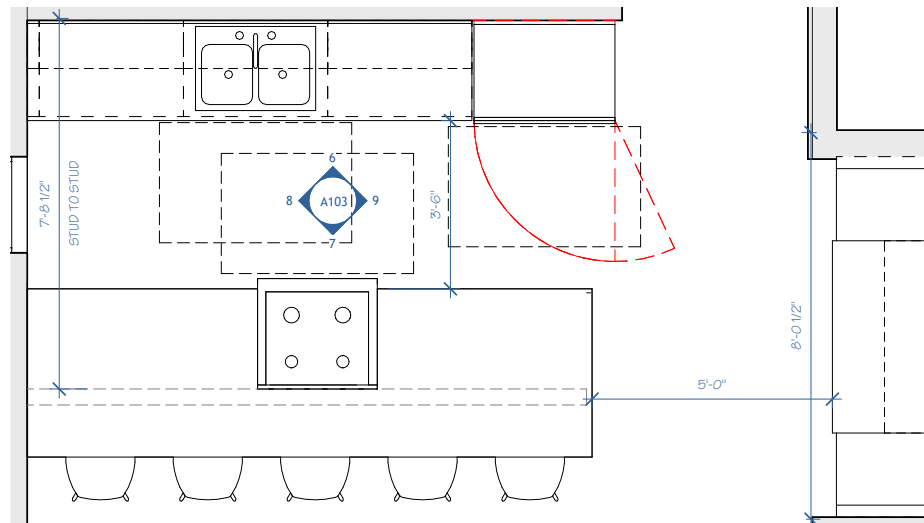
3 KITCHEN TYPE 1 - ELEV. 2  
1/2" = 1'-0"



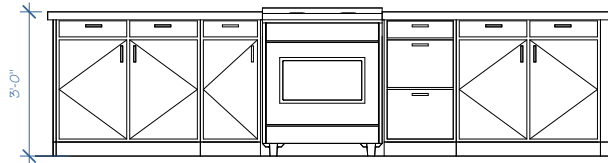
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1/2" = 1'-0"



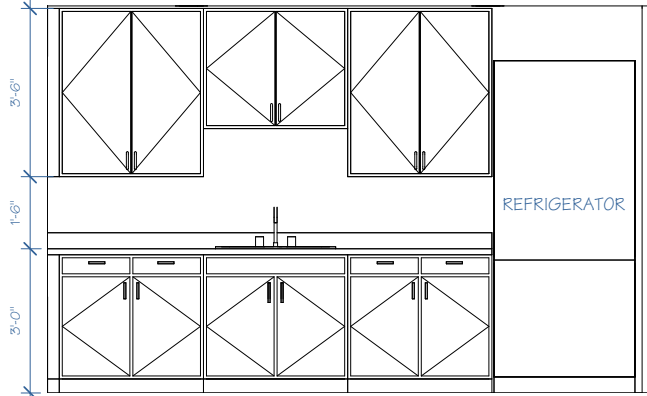
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1/2" = 1'-0"



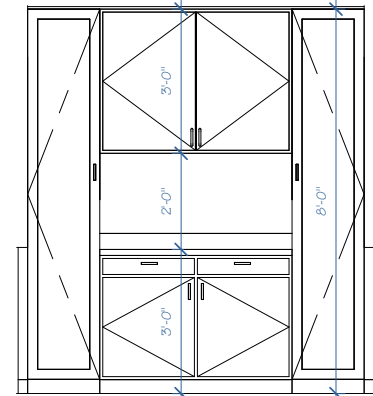
7 KITCHEN TYPE 2 - ELEV. 2  
1/2" = 1'-0"



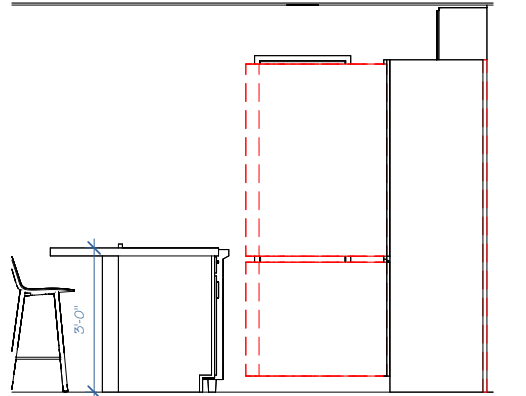
6 KITCHEN TYPE 2 - ELEV. 1  
1/2" = 1'-0"

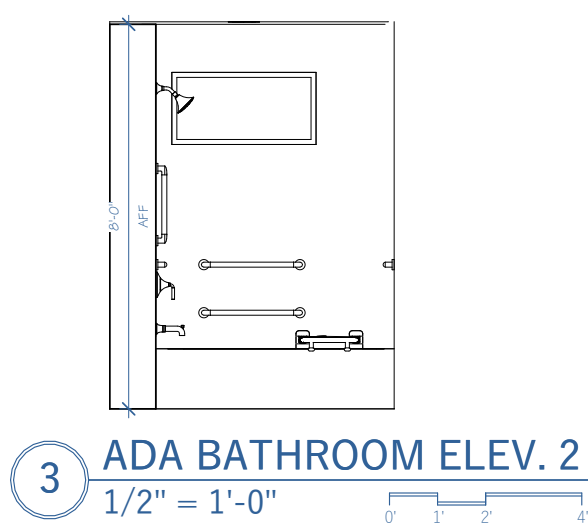
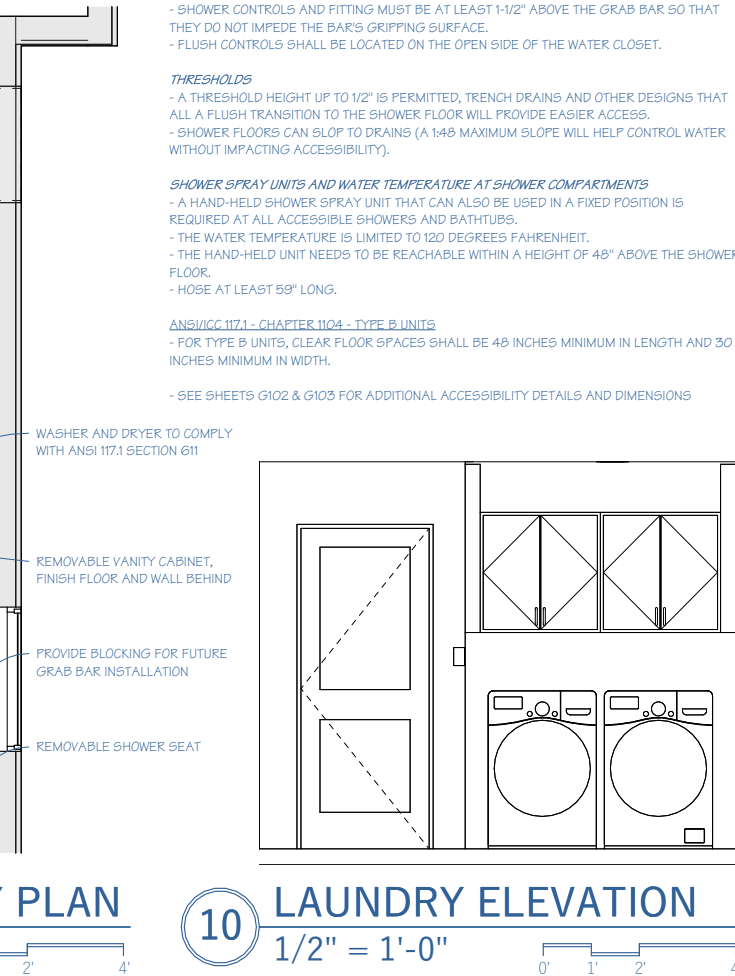
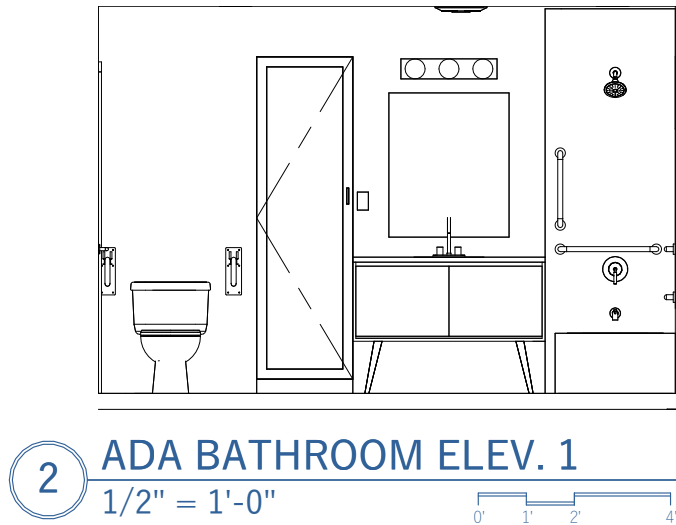
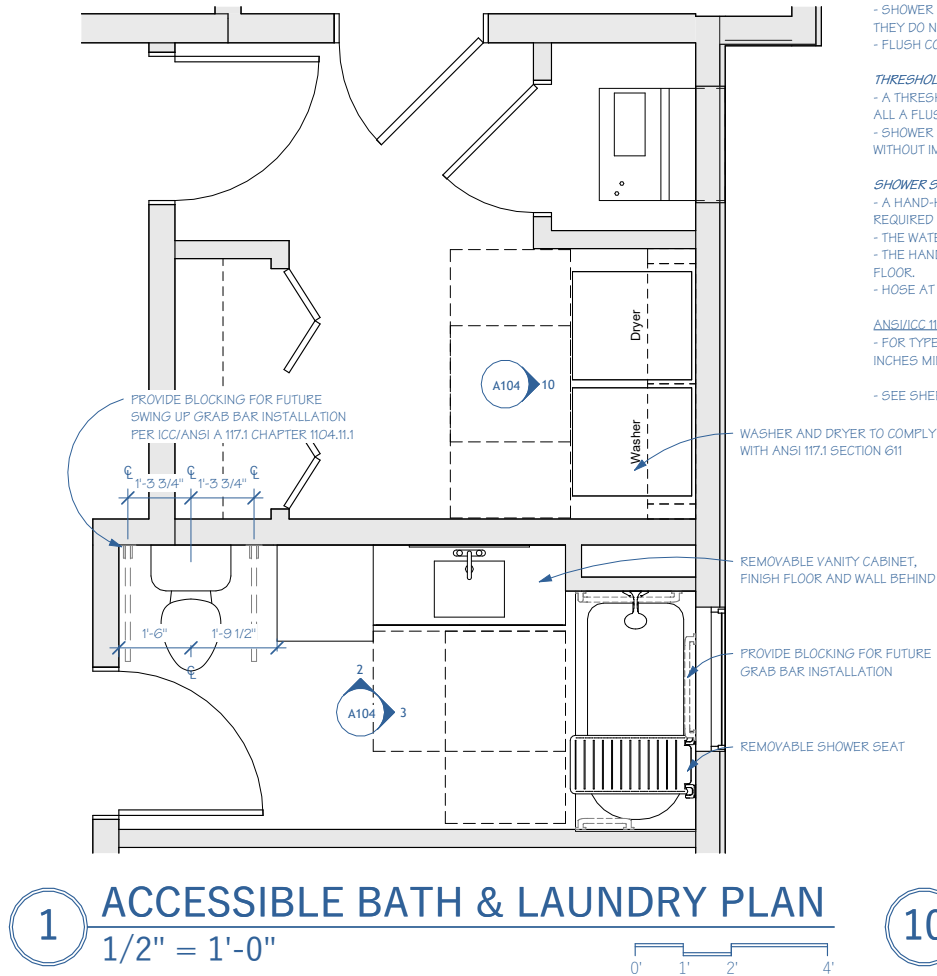
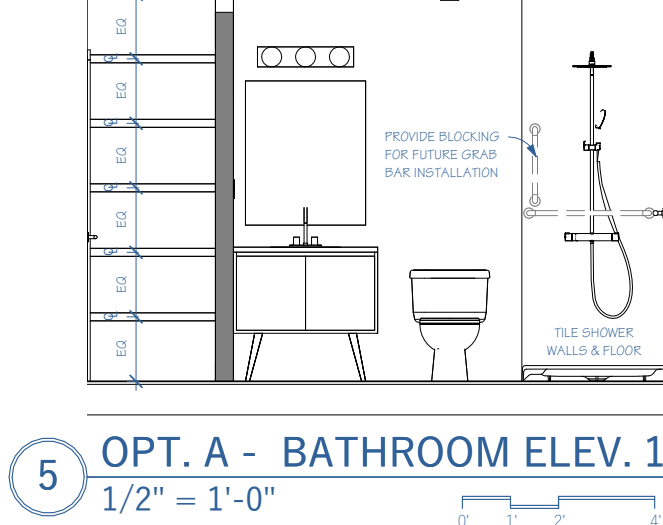
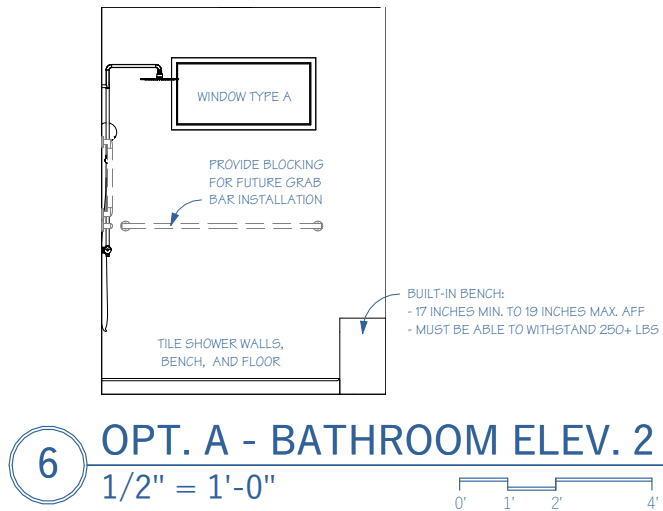
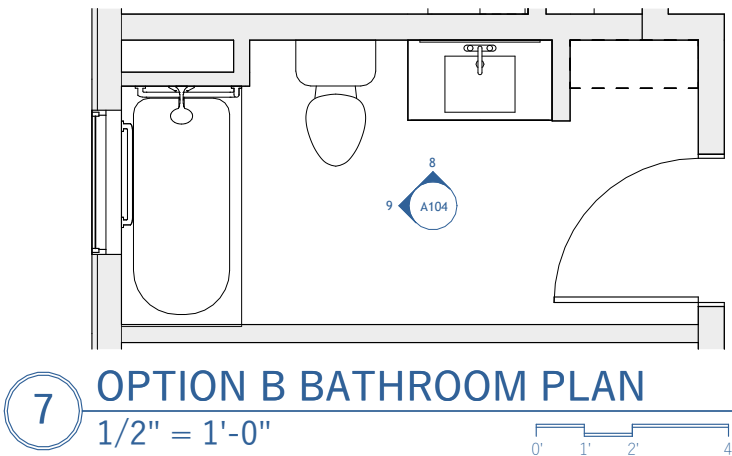
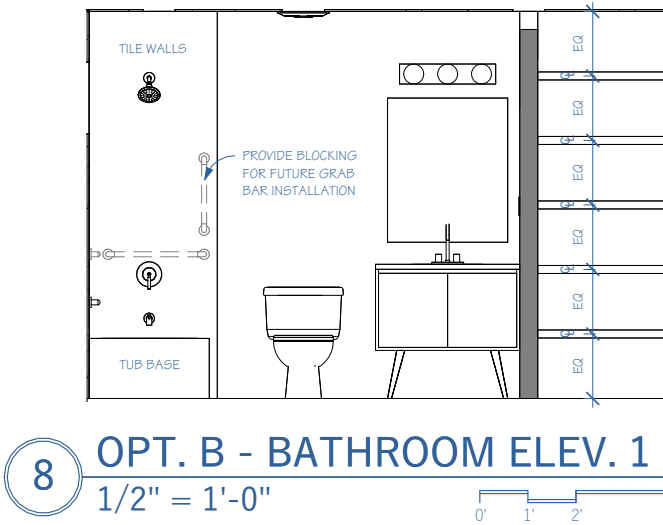
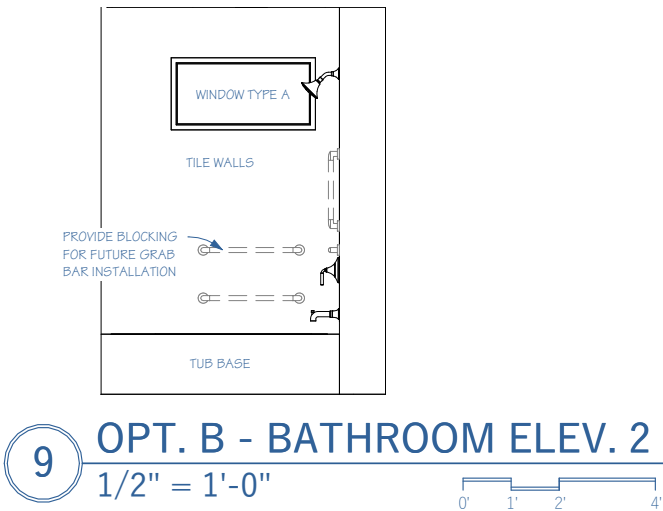


9 KITCHEN TYPE 2 - ELEV. 4  
1/2" = 1'-0"



8 KITCHEN TYPE 2 - ELEV. 3  
1/2" = 1'-0"





REQUIRED SHEET NOTES:

ANSI/ICC 117.1 - 609.8 STRUCTURAL STRENGTH

- ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHERE A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER MOUNTING DEVICE, OR SUPPORTING STRUCTURE.

- PROVIDE TOILET AND BATHING ROOM FLOORS WITH A SMOOTH, HARD, NONABSORBENT SURFACE EXTENDING 4" MINIMUM UP THE WALLS WITHIN 2' OF URINAL AND TOILET.

- BATHROOM DOORS SHALL HAVE PRIVACY SET HARDWARE.

IBC 1101.2 & ANSI/ICC 117.1 - SECTION 604.2:

- THE CENTERLINE OF THE WATER CLOSET SHALL BE 16 INCHES MINIMUM AND 18 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION.

IBC 1101.2 & ANSI/ICC 117.1 - SECTION 604.3:

- THE TOP OF THE TOILET PAPER DISPENSER SHALL BE 1-1/2" INCHES BELOW THE HORIZONTAL SIDE WALL GRAB BAR TO BE WITHIN THE ACCEPTABLE REACH RANGE.

ANSI/ICC 117.1 - CHAPTER 6 - BATHING ROOMS

CONTROLS AND ENCLOSURES

- SHOWER CONTROLS AND FITTING MUST BE AT LEAST 1-1/2" ABOVE THE GRAB BAR SO THAT THEY DO NOT IMPEDE THE BAR'S GRIPPING SURFACE.

- FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.

THRESHOLDS

- A THRESHOLD HEIGHT UP TO 1/2" IS PERMITTED, TRENCH DRAINS AND OTHER DESIGNS THAT ALL A FLUSH TRANSITION TO THE SHOWER FLOOR WILL PROVIDE EASIER ACCESS.

- SHOWER FLOORS CAN SLOP TO DRAINS (A 1:48 MAXIMUM SLOPE WILL HELP CONTROL WATER WITHOUT IMPACTING ACCESSIBILITY).

SHOWER SPRAY UNITS AND WATER TEMPERATURE AT SHOWER COMPARTMENTS

- A HAND-HELD SHOWER SPRAY UNIT THAT CAN ALSO BE USED IN A FIXED POSITION IS REQUIRED AT ALL ACCESSIBLE SHOWERS AND BATHTUBS.

- THE WATER TEMPERATURE IS LIMITED TO 120 DEGREES FAHRENHEIT.

- THE HAND-HELD UNIT NEEDS TO BE REACHABLE WITHIN A HEIGHT OF 48" ABOVE THE SHOWER FLOOR.

- HOSE AT LEAST 59" LONG.

ANSI/ICC 117.1 - CHAPTER 1104 - TYPE B UNITS

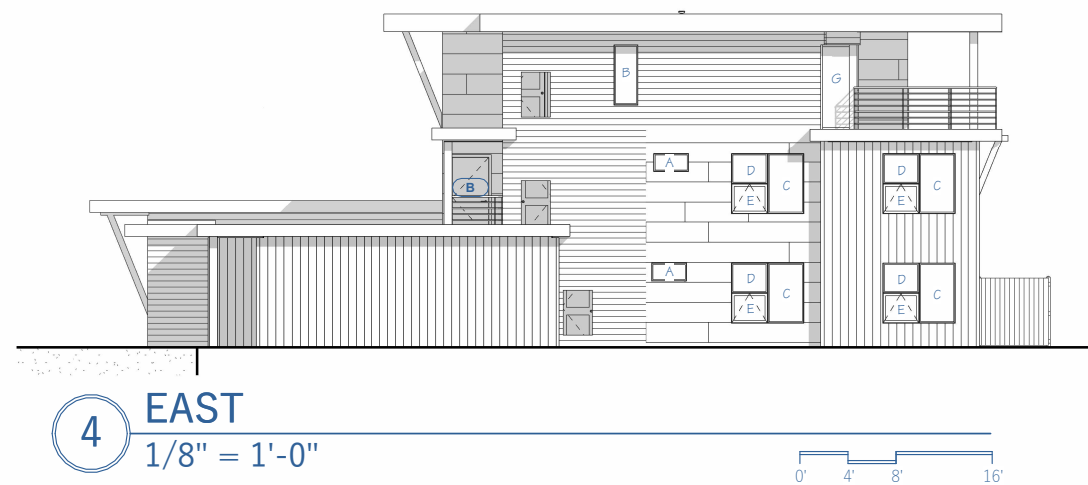
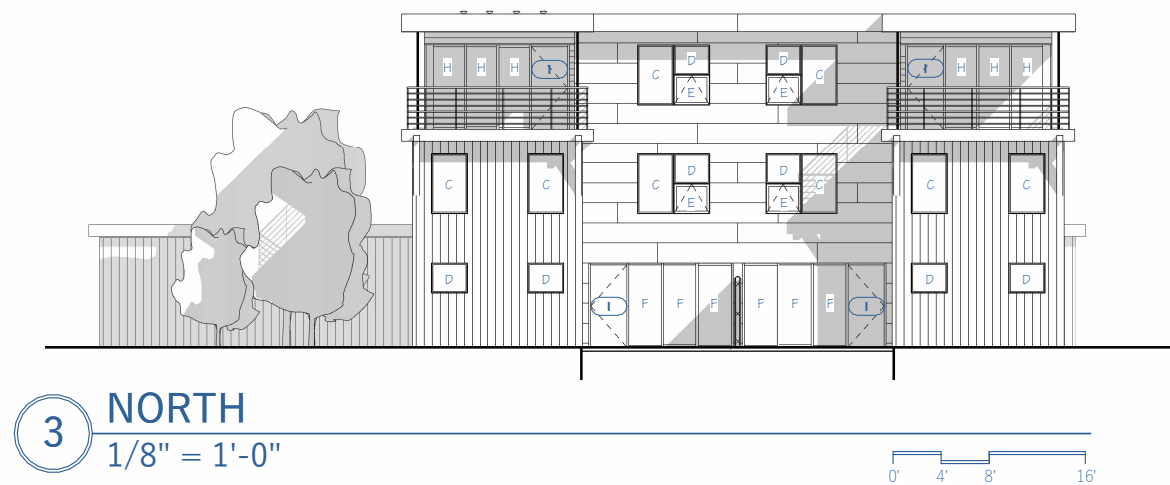
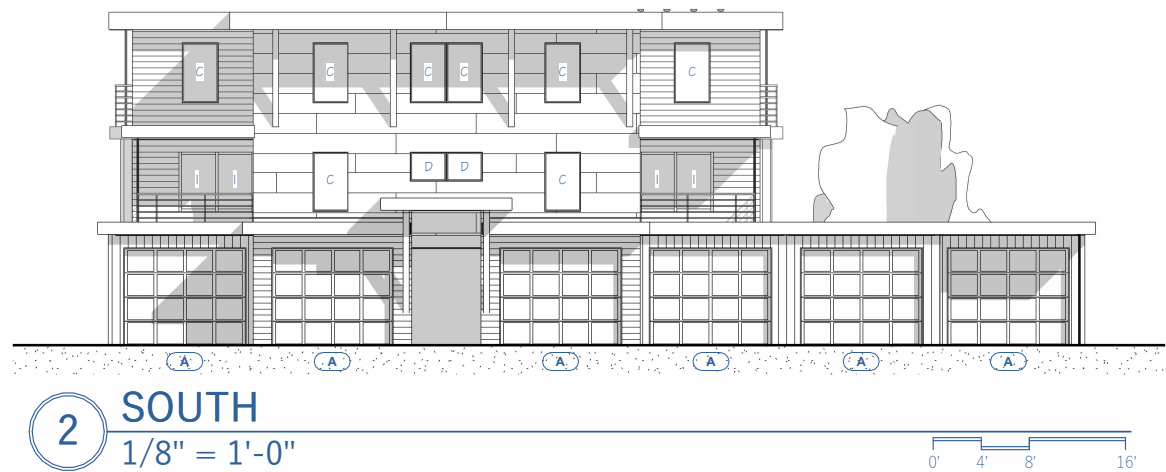
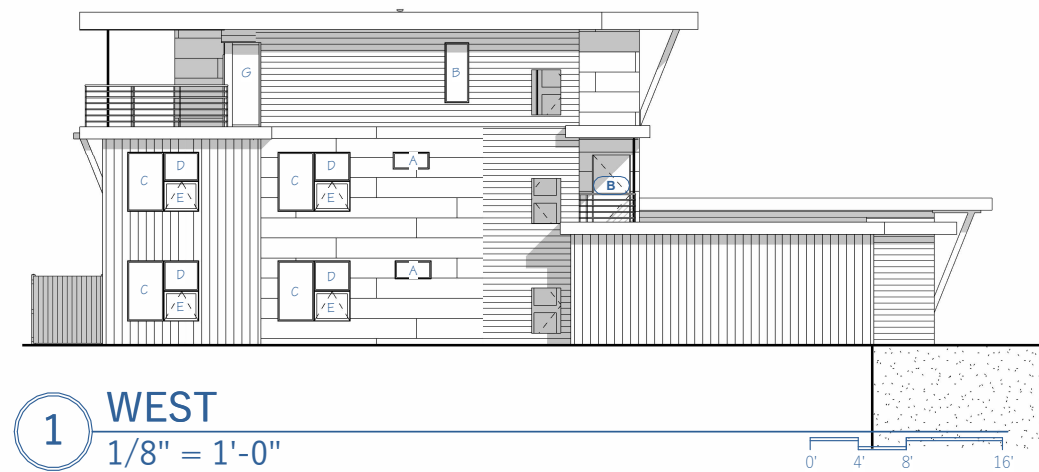
- FOR TYPE B UNITS, CLEAR FLOOR SPACES SHALL BE 48 INCHES MINIMUM IN LENGTH AND 30 INCHES MINIMUM IN WIDTH.

- SEE SHEETS G102 & G103 FOR ADDITIONAL ACCESSIBILITY DETAILS AND DIMENSIONS



REVISIONS

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| 25109           |             |          |            |



IEBC 908.1 APPLIES TO NEW CONSTRUCTION ONLY  
IECC 402.1 PRESCRIPTIVE METHOD FOR THERMAL ENVELOPE ASSEMBLIES

|                                                                                                                                                   |                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| BUILDING USES U-VALUE BASED METHOD, C402.1.4 CLIMATE ZONE 6                                                                                       |                               |
| ATTIC INSULATION = U-0.021                                                                                                                        | ATTIC INSULATION = R-47.62    |
| ROOF DECK INSUL ENTIRELY ABOVE DECK, U-0.032                                                                                                      | WOOD FRAMED WALLS, R-19.60    |
| WOOD FRAMED WALLS, U-0.051                                                                                                                        | WOOD FRAMED WALLS, R-19.60    |
| METAL FRAMED WALLS, U-0.064                                                                                                                       | METAL FRAMED WALLS, R-15.63   |
| WALLS BELOW GRADE, U-0.119                                                                                                                        | WALLS BELOW GRADE, R-8.40     |
| WOOD FRAMED FLOORS, U-0.033                                                                                                                       | WOOD FRAMED FLOORS, R-30.30   |
| OPAQUE SWINGING DOORS, U-0.37                                                                                                                     | OPAQUE SWINGING DOORS, R-2.27 |
| BUILDING USES U-VALUE BASED METHOD, C402.4 CLIMATE ZONE 6                                                                                         |                               |
| ENTRY DOORS, U - 0.77                                                                                                                             | ENTRY DOORS, R-2.32           |
| OPERABLE FENESTRATION, U - 0.43                                                                                                                   | OPERABLE FENESTRATION, R-2.32 |
| FIXED FENESTRATION, U - 0.36                                                                                                                      | FIXED FENESTRATION, R-2.77    |
| SHADING COEFFICIENT, 0.40                                                                                                                         |                               |
| AIR LEAKAGE 0.3 PER 402.5.2                                                                                                                       |                               |
| MANUFACTURER'S DATA STICKER SHALL BE LEFT ON WINDOWS AND DOORS UNTIL FINAL INSPECTION                                                             |                               |
| ASSEMBLIES SHOWN ON PLANS AND SECTIONS COMPLY WITH AND PROVIDE BETTER THERMAL INSULATION THAN REQUIRED BY PRESCRIPTIVE METHOD VALUES SHOWN ABOVE. |                               |

| COMPONENT               | R-VALUE @ CAVITY | U-VALUE @ CAVITY | COMPONENT               | R-VALUE @ STUD | U-VALUE @ STUD |
|-------------------------|------------------|------------------|-------------------------|----------------|----------------|
| INSIDE AIR FILM         | .68              |                  | INSIDE AIR FILM         | .68            |                |
| 5/8" GYP WALL BRD       | .54              |                  | 5/8" GYP WALL BRD       | .54            |                |
| STUD CAVITY             | .21              |                  | STUD                    | 6.88           |                |
| 5/8" GYP 1-HR SHEATHING | .54              |                  | 5/8" GYP 1-HR SHEATHING | .54            |                |
| 1/2" SIDING             | .81              |                  | 1/2" SIDING             | .81            |                |
| OUTSIDE AIR FILM        | .17              |                  | OUTSIDE AIR FILM        | .17            |                |
| TOTAL                   | 23.74            | 0.042            | TOTAL                   | 9.62           | 0.104          |

$$\begin{aligned} 2" \times 6", 16" \text{ OC TOTAL WALL R-VALUE} &= \frac{\% \text{ of STUD}}{U \text{ of STUD}} \times .093 \times (0.104) + \frac{\% \text{ of CAVITY}}{U \text{ of CAVITY}} \times .00967 + 0.038084 \\ &= 0.00967 + 0.038084 \\ &= 0.0478 \text{ WALL U-VALUE} \end{aligned}$$

SHEET NOTES:

SAFETY GLAZING SHALL BE INSTALLED IN ALL OF THE FOLLOWING CONDITIONS:  
- SIDELITES WITHIN 24" OF ENTRY DOORS

SAFETY GLAZING SHALL BE INSTALLED AT WINDOWS WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET.  
- EXPOSED AREA OF GLAZING EXCEEDS 9 SQ FT.  
- THE BOTTOM EDGE OF WINDOW IS LESS THAN 18" ABOVE THE FLOOR  
- THE TOP EDGE OF THE WINDOW IS GREATER THAN 36" ABOVE THE FLOOR  
- A WALKING SURFACE IS WITHIN 36" HORIZONTALLY FROM THE WINDOW.

SAFETY GLAZING SHALL BE IDENTIFIED AS SUCH BY MANUFACTURER

EXTERIOR BUILDING  
ELEVATIONS

PROPOSED PLANS  
FOR  
THIRD STREET CONDOMINIUMS  
0 Third Street, Stevens Point,  
Wisconsin 54481

REVISIONS

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|                 |             |          | Revision 2 |
| DATE            |             |          |            |
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| 25109           |             |          |            |



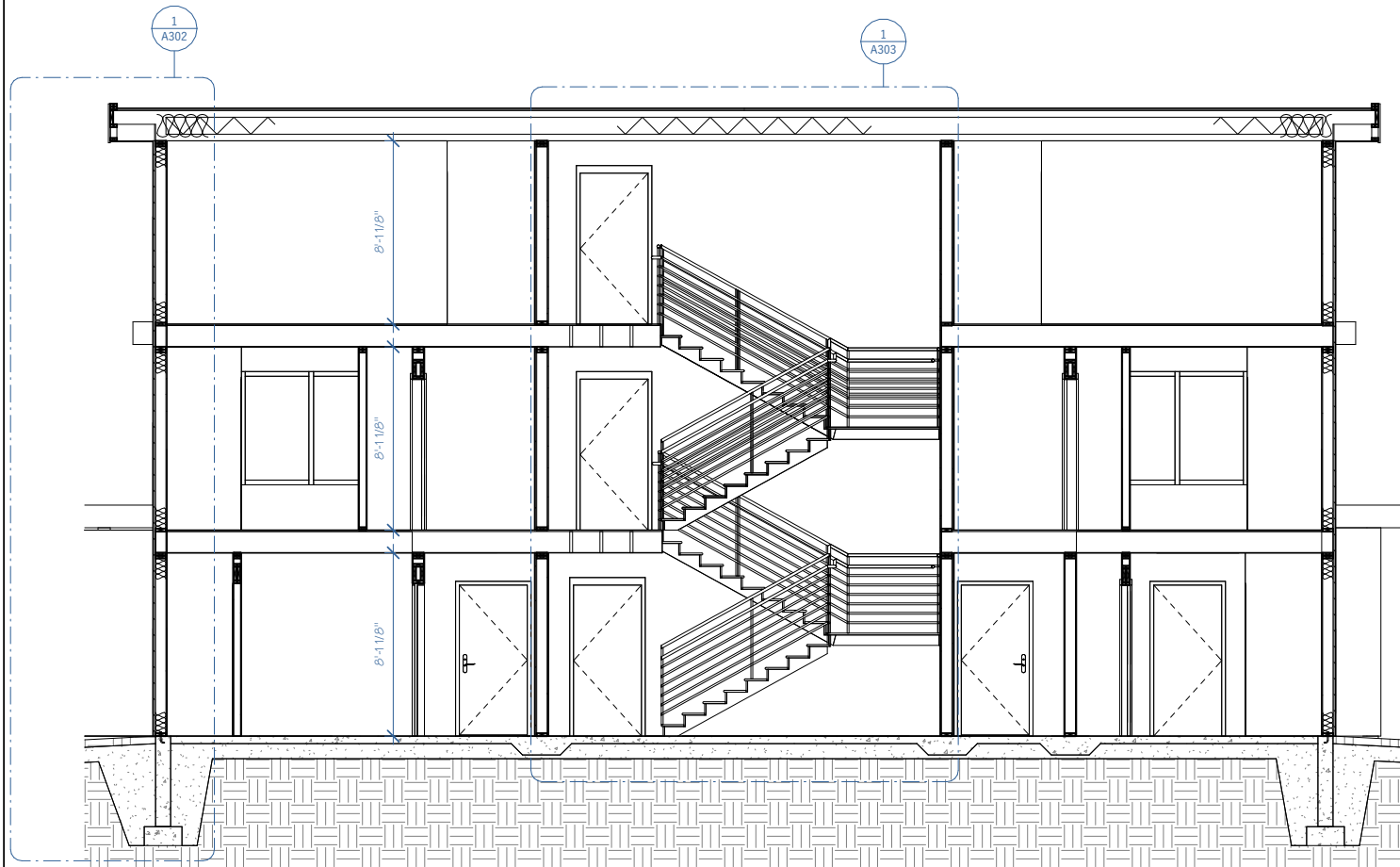
ARC CENTRAL LLC  
ARCHITECTURE, CONSTRUCTION  
MANAGEMENT, INTERIOR DESIGN  
715-572-2698  
inquiry\_arccentral@outlook.com

BUILDING SECTIONS

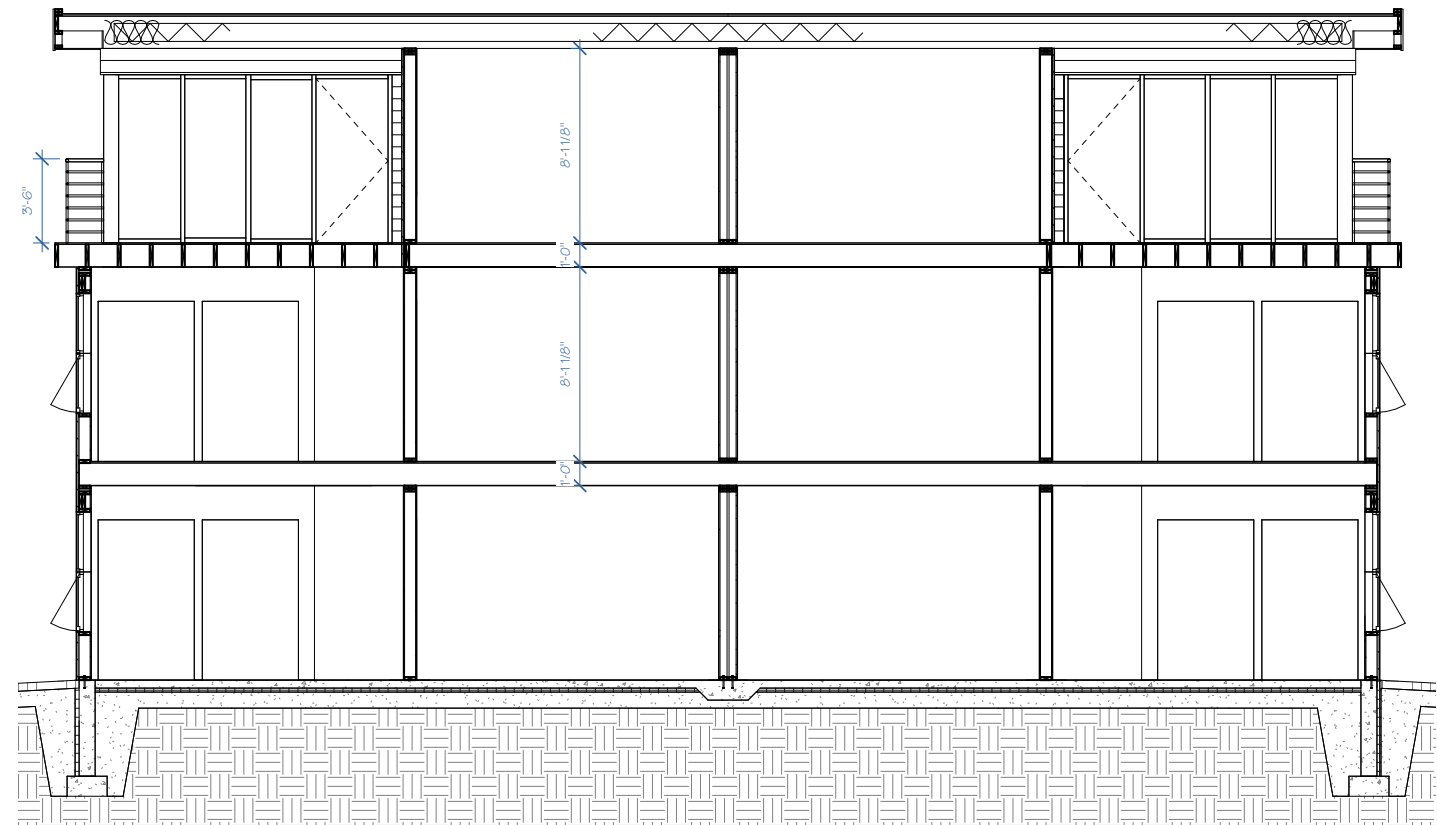
PROPOSED PLANS  
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0 Third Street, Stevens Point,  
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REVISIONS

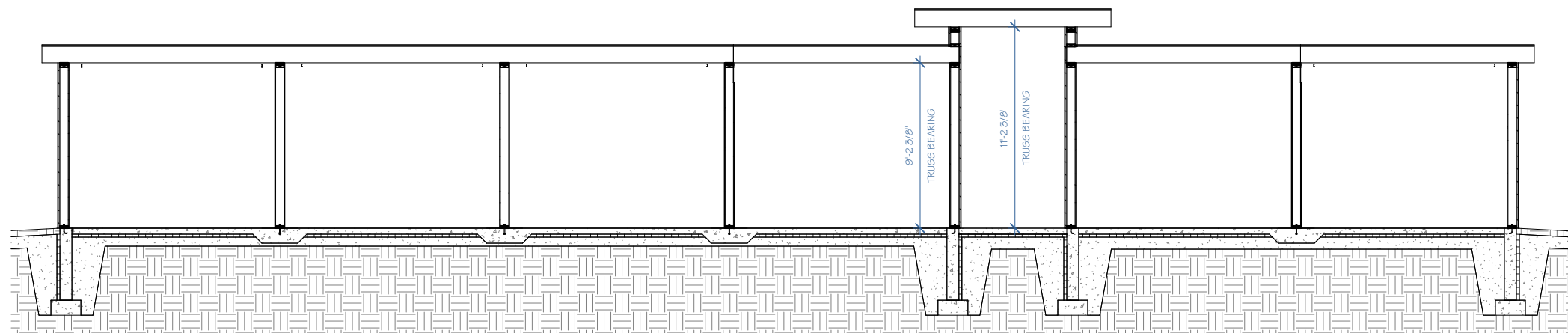
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| 25109           | PROJECT NO. |          |            |            |



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



2 BUILDING SECTION 2  
1/4" = 1'-0"



3 BUILDING SECTION 3  
1/4" = 1'-0"





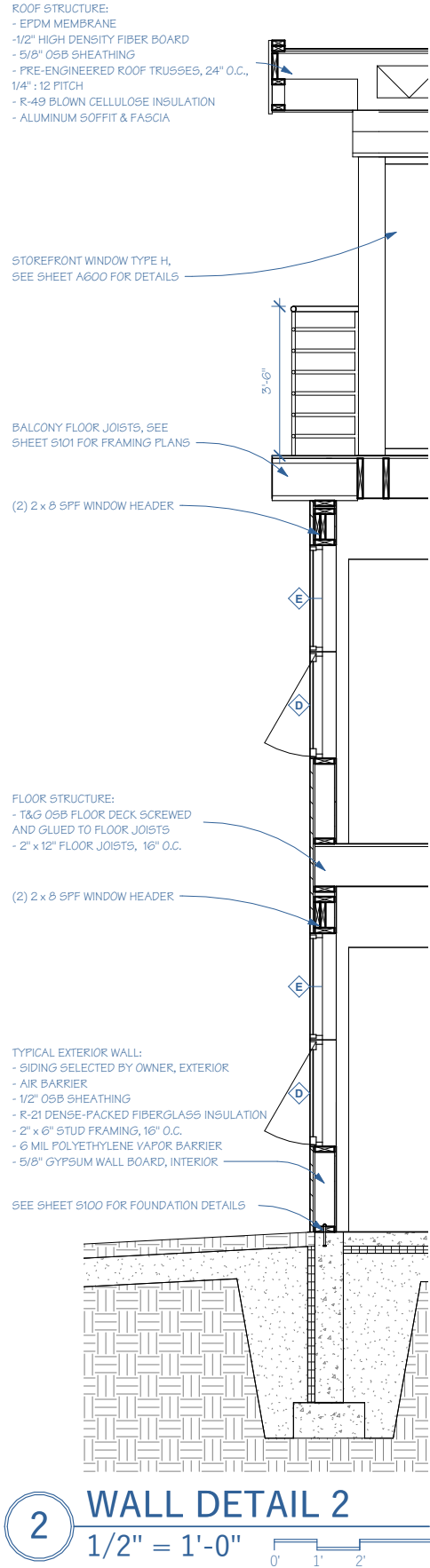
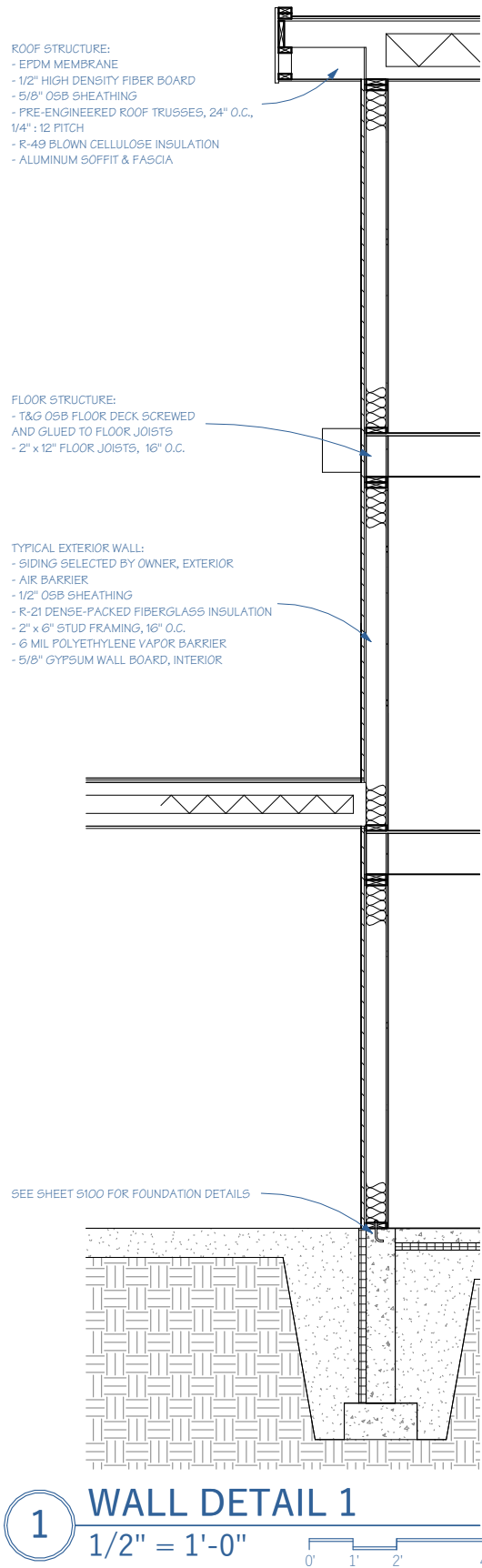
ARC CENTRAL LLC  
ARCHITECTURE, CONSTRUCTION  
MANAGEMENT, INTERIOR DESIGN  
715-572-2698  
inquiry\_arccentral@outlook.com

WALL DETAILS

PROPOSED PLANS  
FOR  
THIRD STREET CONDOMINIUMS  
0 Third Street, Stevens Point,  
Wisconsin 54481

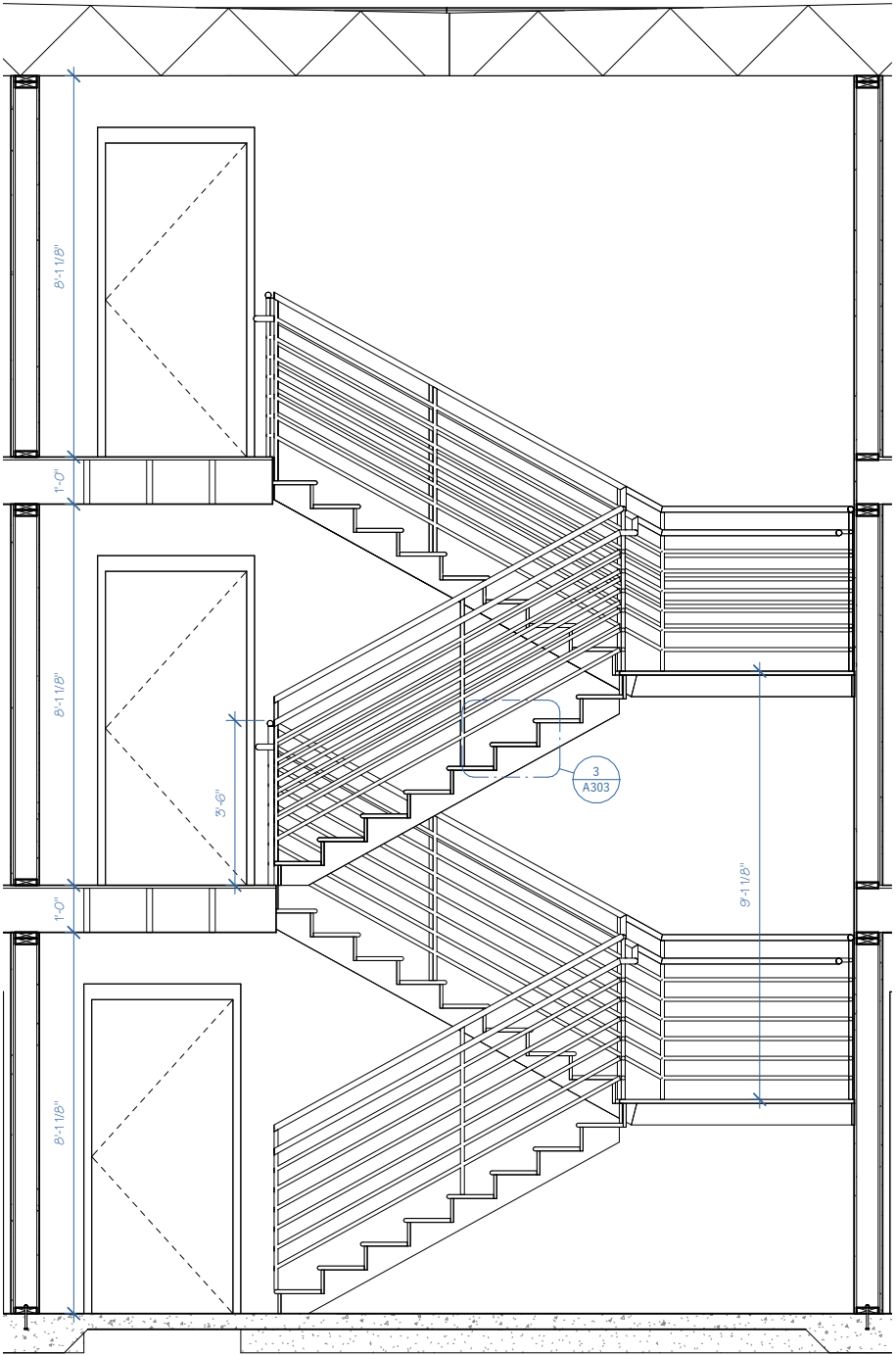
REVISIONS

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| DATE         | August 21, 2025 |      |      |      |      |
| PROJECT NO.  | 25109           |      |      |      |      |



1

STAIR SECTION

1/2" = 1'-0"

0' 1' 2' 4'

STAIR CODE REQUIREMENTS (IBC 2021):

RISER HEIGHT AND TREAD DEPTH (1011.5.2)

- STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. RECTANGULAR TREAD DEPTHS SHALL BE 11 INCHES MINIMUM.

STAIRWAY WALKING SURFACE (1011.7.1)

- STAIRWAY TREADS AND LANDINGS SHALL HAVE A SOLID SURFACE. FINISH FLOOR SURFACES SHALL BE SECURELY ATTACHED.

HANDRAIL HEIGHT (1014.2)

- HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

HANDRAIL GRASPABILITY - TYPE I (1014.3.1)

- HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES.

HANDRAIL CONTINUITY (1014.4)

- HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS.

HANDRAIL EXTENSIONS (1014.6)

- HANDRAILS SHALL RETURN TO A WALL, GUARD, OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT FLIGHT OF STAIRS OR RAMP RUN.

GUARDS - WHERE REQUIRED (1015.2)

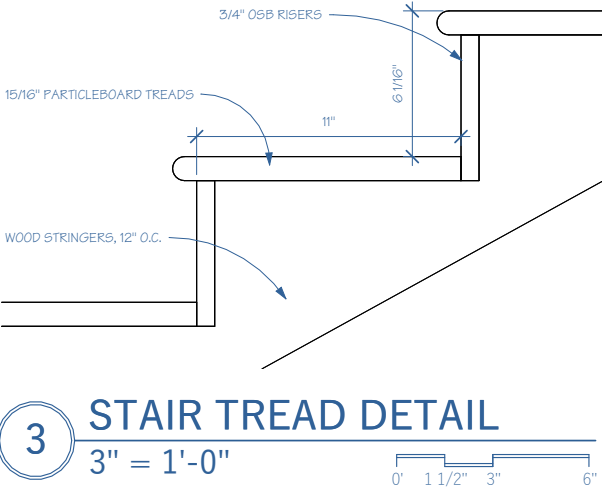
- GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING MEZZANINES, EQUIPMENT PLATFORMS, AISLES, STAIRS, RAMP, AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.

GUARD HEIGHT (1015.3)

- REQUIRED GUARDS SHALL BE NOT LESS THAN 42 INCHES HIGH.

GUARD - OPENING LIMITATIONS (1015.4)

- REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT

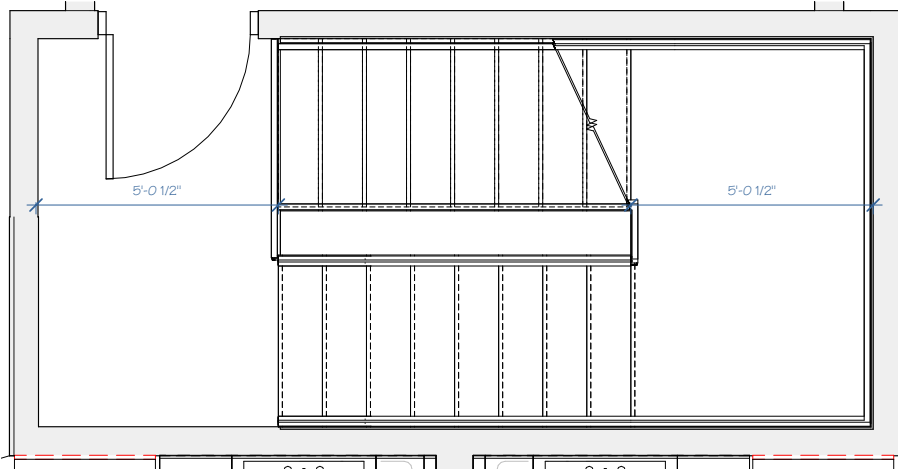


3

STAIR TREAD DETAIL

3" = 1'-0"

0' 1 1/2" 3" 6"



2

SECOND FLOOR STAIR PLAN

1/2" = 1'-0"

0' 1' 2' 4'

ROOM FINISH SCHEDULE

| ROOM NAME | FINISH |      |      |         | ROOM COUNT | COMMENTS |
|-----------|--------|------|------|---------|------------|----------|
|           | FLOOR  | BASE | WALL | CEILING |            |          |

FIRST FLOOR

|                          |  |  |               |               |   |  |
|--------------------------|--|--|---------------|---------------|---|--|
| UNIT 1 BATHROOM          |  |  | PAINT - WHITE | PAINT - WHITE | 2 |  |
| UNIT 1 BEDROOM 1         |  |  | PAINT - WHITE | PAINT - WHITE | 2 |  |
| UNIT 1 BEDROOM 1 CLOSET  |  |  | PAINT - WHITE | PAINT - WHITE | 2 |  |
| UNIT 1 BEDROOM 2         |  |  | PAINT - WHITE | PAINT - WHITE | 2 |  |
| UNIT 1 BEDROOM 2 CLOSET  |  |  | PAINT - WHITE | PAINT - WHITE | 2 |  |
| UNIT 1 ENTRY             |  |  | PAINT - WHITE | PAINT - WHITE | 2 |  |
| UNIT 1 KITCHEN           |  |  | PAINT - WHITE | PAINT - WHITE | 2 |  |
| UNIT 1 LAUNDRY ROOM      |  |  | PAINT - WHITE | PAINT - WHITE | 2 |  |
| UNIT 1 LIVING ROOM       |  |  | PAINT - WHITE | PAINT - WHITE | 2 |  |
| UNIT 1 MECHANICAL CLOSET |  |  | PAINT - WHITE | PAINT - WHITE | 2 |  |

SECOND FLOOR

|                          |  |  |               |               |   |  |
|--------------------------|--|--|---------------|---------------|---|--|
| BALCONY                  |  |  |               |               | 2 |  |
| UNIT 1 BATHROOM          |  |  | PAINT - WHITE | PAINT - WHITE | 2 |  |
| UNIT 1 BEDROOM 1         |  |  | PAINT - WHITE | PAINT - WHITE | 2 |  |
| UNIT 1 BEDROOM 1 CLOSET  |  |  | PAINT - WHITE | PAINT - WHITE | 2 |  |
| UNIT 1 BEDROOM 2         |  |  | PAINT - WHITE | PAINT - WHITE | 2 |  |
| UNIT 1 BEDROOM 2 CLOSET  |  |  | PAINT - WHITE | PAINT - WHITE | 2 |  |
| UNIT 1 COAT CLOSET       |  |  | PAINT - WHITE | PAINT - WHITE | 2 |  |
| UNIT 1 ENTRY             |  |  | PAINT - WHITE | PAINT - WHITE | 2 |  |
| UNIT 1 KITCHEN           |  |  | PAINT - WHITE | PAINT - WHITE | 2 |  |
| UNIT 1 LAUNDRY ROOM      |  |  | PAINT - WHITE | PAINT - WHITE | 2 |  |
| UNIT 1 LIVING ROOM       |  |  | PAINT - WHITE | PAINT - WHITE | 2 |  |
| UNIT 1 MECHANICAL CLOSET |  |  | PAINT - WHITE | PAINT - WHITE | 2 |  |

THIRD FLOOR

|                          |  |  |               |               |   |  |
|--------------------------|--|--|---------------|---------------|---|--|
| BALCONY                  |  |  |               |               | 2 |  |
| UNIT 2 BATHROOM          |  |  | PAINT - WHITE | PAINT - WHITE | 2 |  |
| UNIT 2 BEDROOM           |  |  | PAINT - WHITE | PAINT - WHITE | 2 |  |
| UNIT 2 BEDROOM CLOSET    |  |  | PAINT - WHITE | PAINT - WHITE | 2 |  |
| UNIT 2 ENTRY             |  |  | PAINT - WHITE | PAINT - WHITE | 2 |  |
| UNIT 2 KITCHEN           |  |  | PAINT - WHITE | PAINT - WHITE | 2 |  |
| UNIT 2 LAUNDRY ROOM      |  |  | PAINT - WHITE | PAINT - WHITE | 2 |  |
| UNIT 2 LIVING ROOM       |  |  | PAINT - WHITE | PAINT - WHITE | 2 |  |
| UNIT 2 MECHANICAL CLOSET |  |  | PAINT - WHITE | PAINT - WHITE | 2 |  |

WINDOW SCHEDULE

| TYPE | WIDTH | HEIGHT | COUNT | COMMENTS |
|------|-------|--------|-------|----------|
|------|-------|--------|-------|----------|

FIRST FLOOR

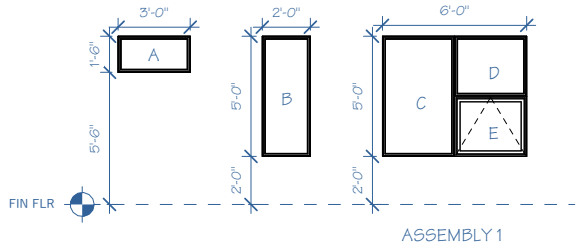
|   |         |         |   |  |
|---|---------|---------|---|--|
| A | 3' - 0" | 1' - 6" | 2 |  |
| C | 3' - 0" | 5' - 0" | 4 |  |
| D | 3' - 0" | 2' - 6" | 4 |  |
| E | 3' - 0" | 2' - 6" | 8 |  |

SECOND FLOOR

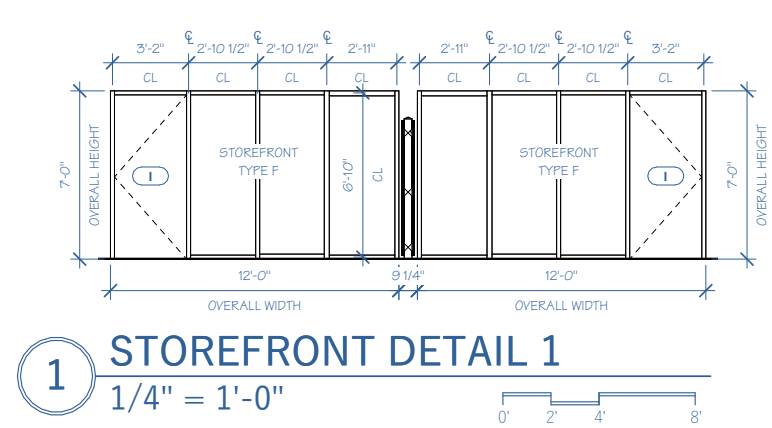
|   |         |         |    |  |
|---|---------|---------|----|--|
| A | 3' - 0" | 1' - 6" | 2  |  |
| C | 3' - 0" | 5' - 0" | 12 |  |
| D | 3' - 0" | 2' - 6" | 6  |  |
| E | 3' - 0" | 2' - 6" | 8  |  |

THIRD FLOOR

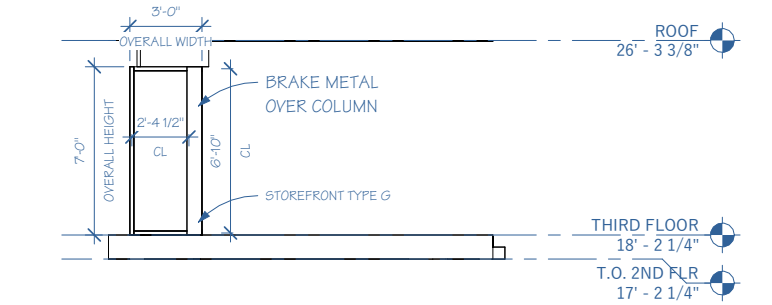
|   |         |         |   |  |
|---|---------|---------|---|--|
| B | 2' - 0" | 5' - 0" | 2 |  |
| C | 3' - 0" | 5' - 0" | 8 |  |
| D | 3' - 0" | 2' - 6" | 2 |  |
| E | 3' - 0" | 2' - 6" | 2 |  |



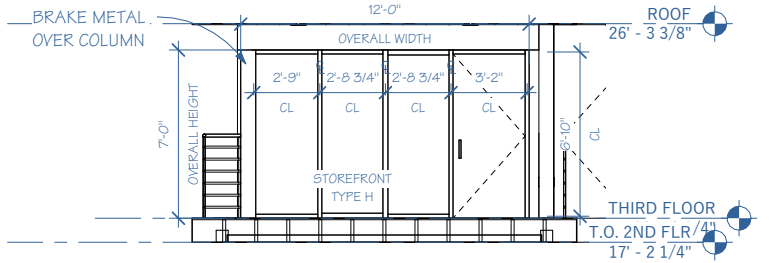
5 WINDOW LEGEND  
1/4" = 1'-0"



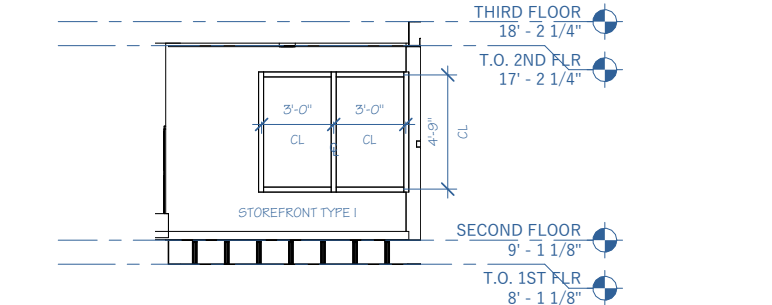
1 STOREFRONT DETAIL 1  
1/4" = 1'-0"



2 STOREFRONT DETAIL 2  
1/4" = 1'-0"



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



4 STOREFRONT DETAIL 4  
1/4" = 1'-0"



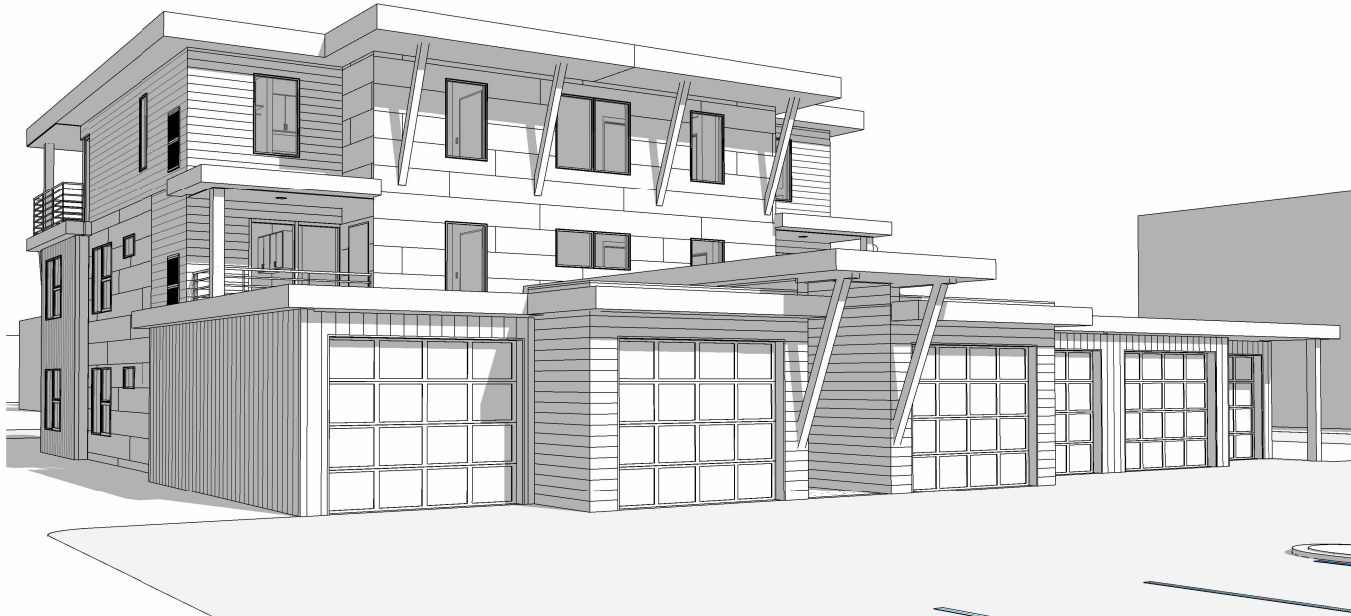
ARC CENTRAL LLC  
ARCHITECTURE, CONSTRUCTION  
MANAGEMENT, INTERIOR DESIGN  
715-572-2698  
inquiry\_arccentral@outlook.com

3D VIEWS

PROPOSED PLANS  
FOR  
THIRD STREET CONDOMINIUMS  
0 Third Street, Stevens Point,  
Wisconsin 54481

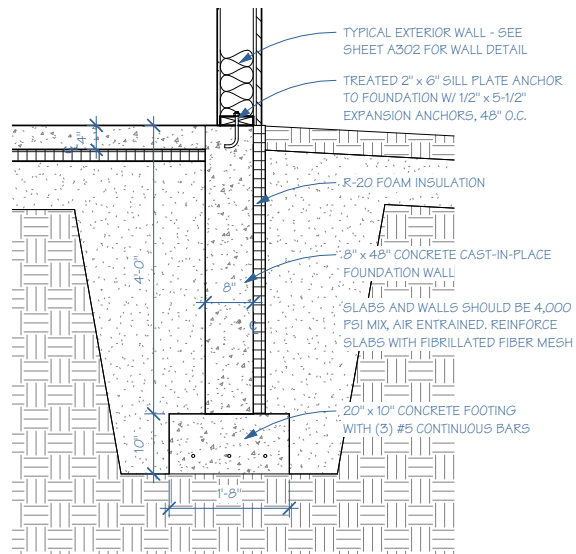
REVISIONS

| Prelim. Plan    | Const. Docs | Approval | Revision 1 | Revision 2 |
|-----------------|-------------|----------|------------|------------|
| DATE            | DATE        | DATE     | DATE       | DATE       |
| August 21, 2025 |             |          |            |            |
| PROJECT NO.     |             |          |            |            |
| 25109           |             |          |            |            |

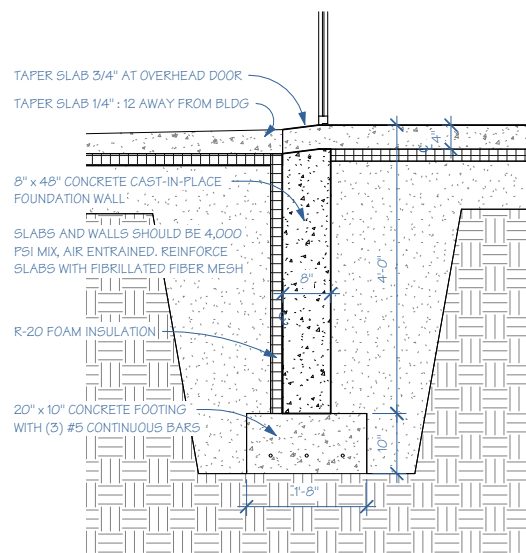
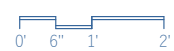




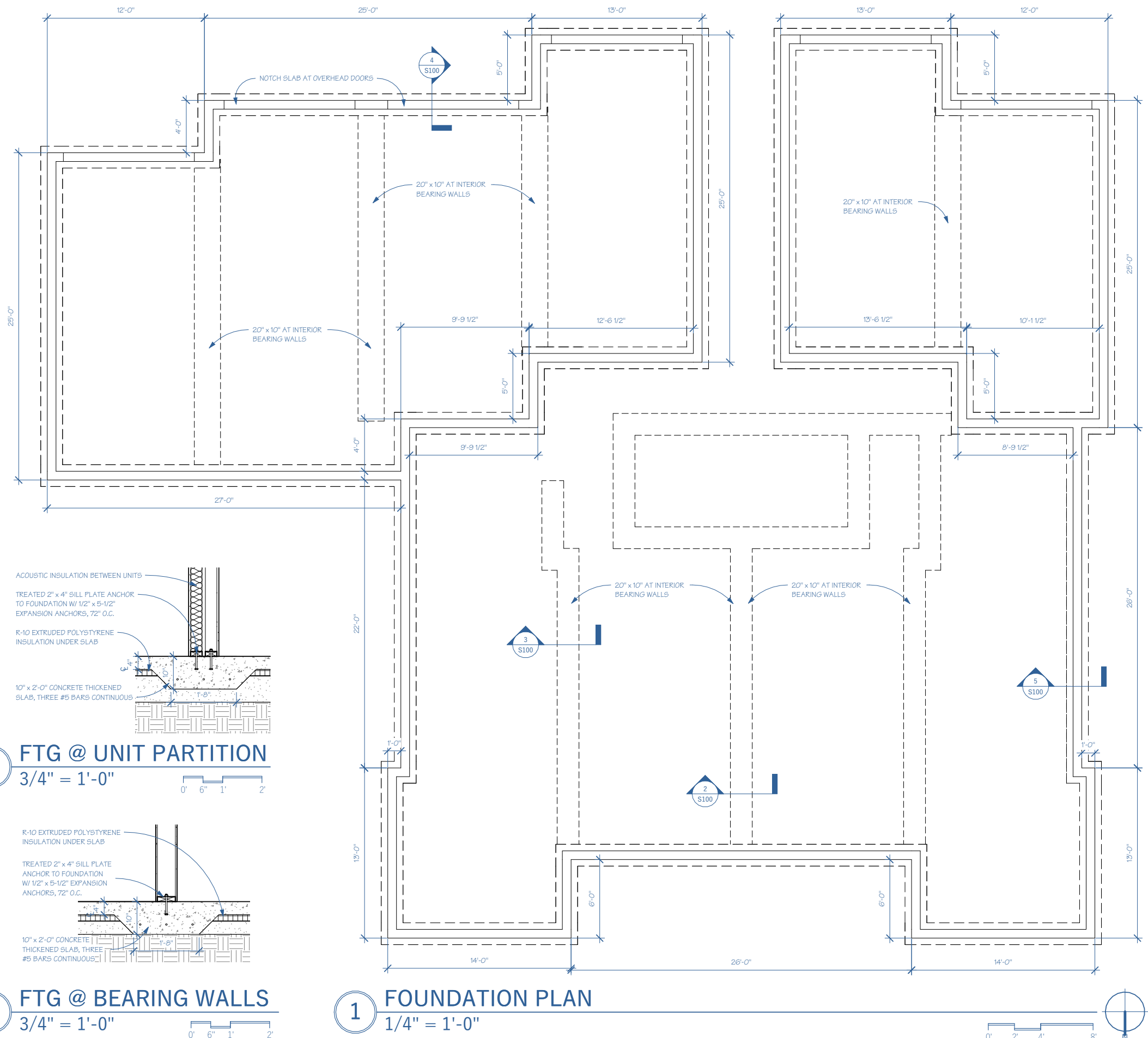
CONCRETE MIX SHALL CONTAIN FIBRILLATED FIBERMESH REINFORCING, 1.5 LBS PER CUBIC YARD



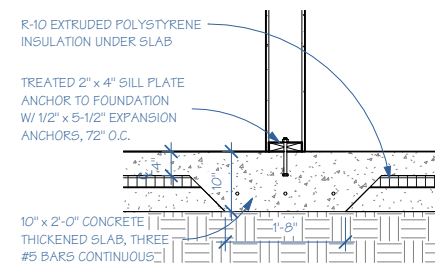
5 TYP. FTG DETAIL  
3/4" = 1'-0"

$$3/4'' = 1'-0''$$


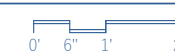
FTG @ O.H. DOOR

$$\frac{3}{4}'' = 1'-0''$$


## 2 FTG @ UNIT PARTITION

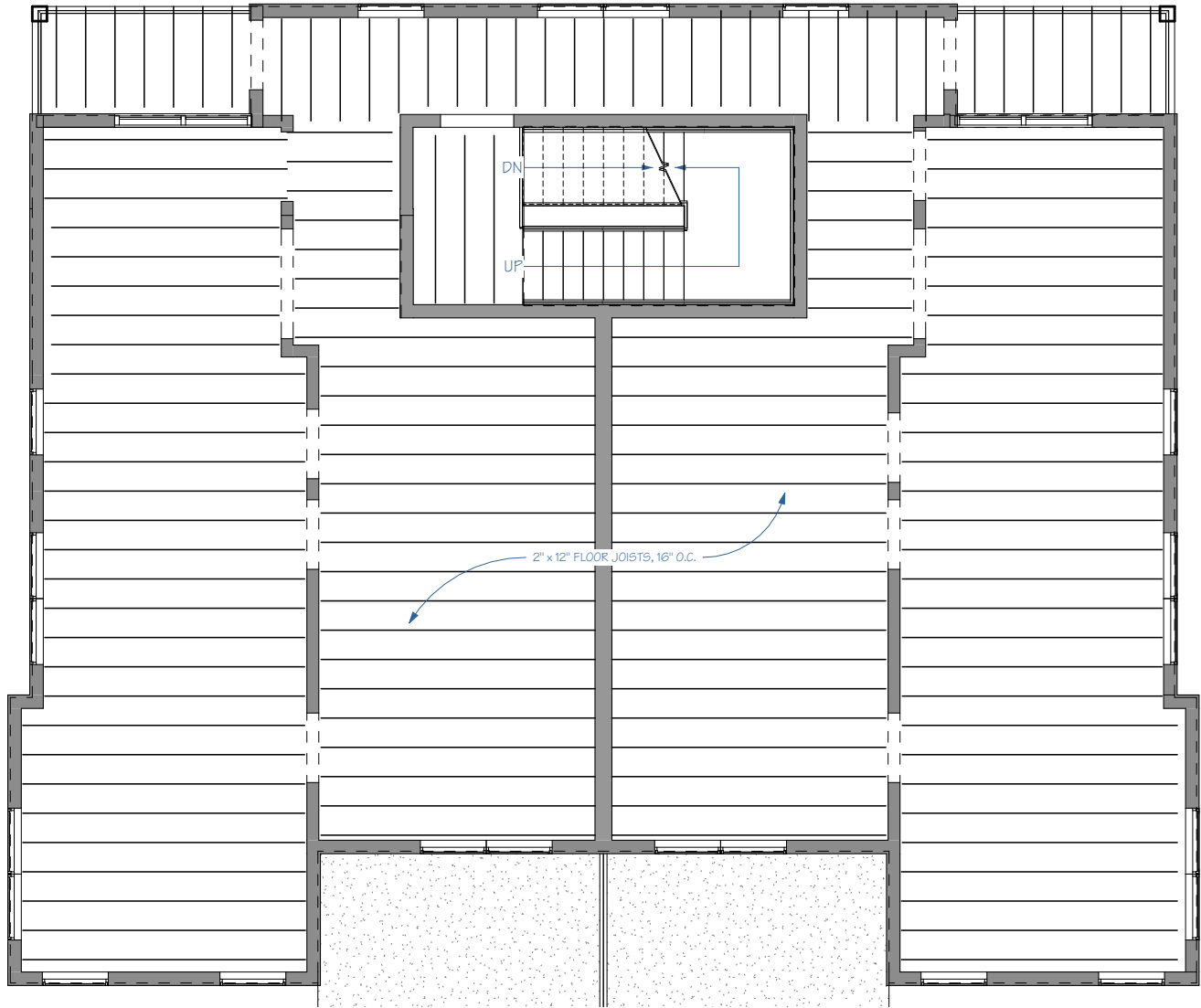
$$\frac{3}{4}'' = 1'-0''$$


FTG @ BEARING WALLS

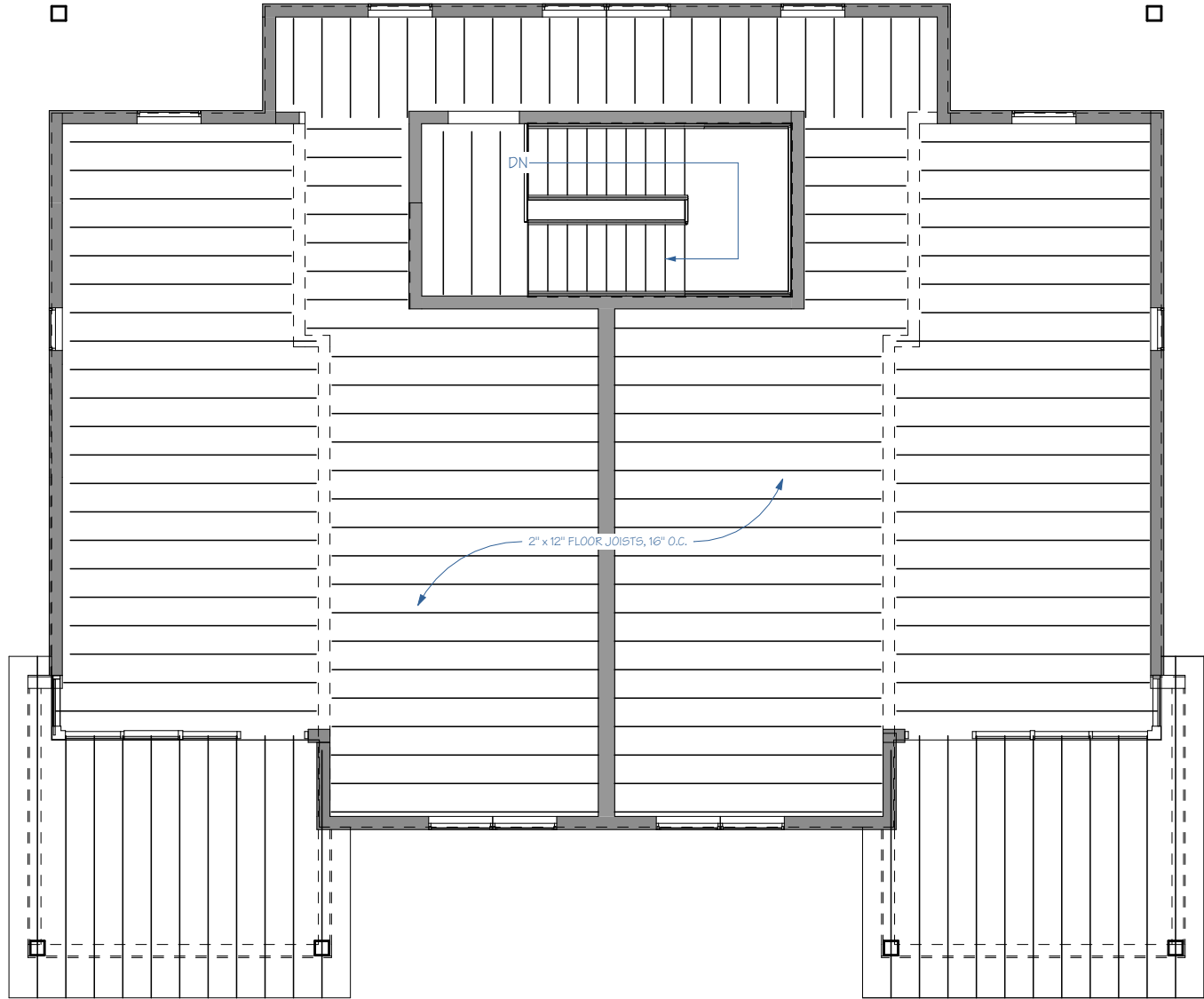
$$\overline{3/4'' = 1'-0''}$$


## 1 FOUNDATION PLAN

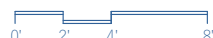
$$\overline{1/4'' = 1'-0''}$$

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



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



SHEET NOTES:

1. ALL WINDOW AND DOOR HEADERS TO HAVE (2) 2" x 8" SPF HEADERS UNLESS NOTED OTHERWISE.

| REVISIONS       |      |
|-----------------|------|
| Prelim. Plan    | Date |
| 7/14/25         |      |
| Const. Docs     | Date |
|                 |      |
| Approval        | Date |
|                 |      |
| Revision 1      | Date |
|                 |      |
| Revision 2      | Date |
|                 |      |
| DATE            |      |
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| PROJECT NO.     |      |
| 25109           |      |

REVISIONS

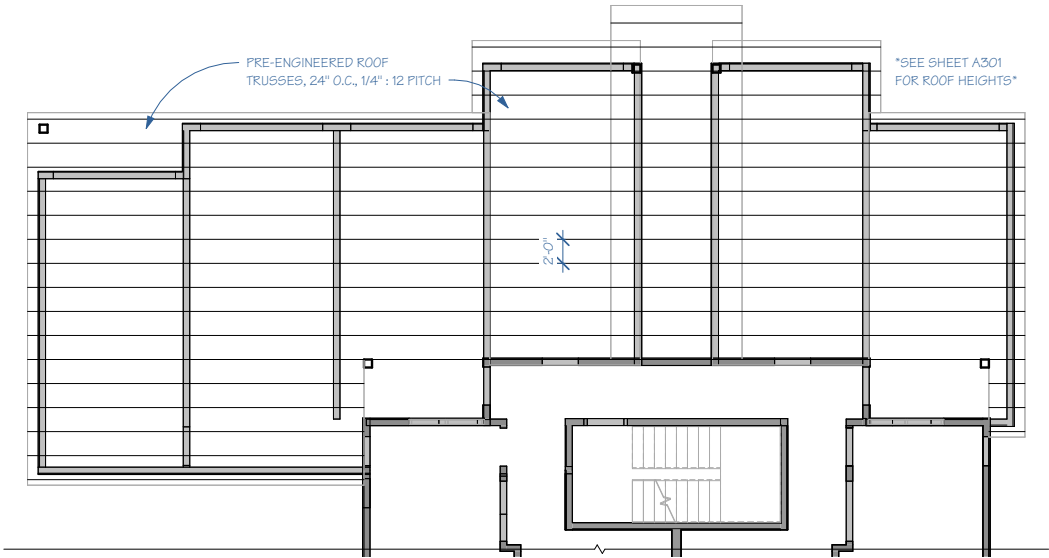
|                 |             |          |            |            |
|-----------------|-------------|----------|------------|------------|
| 7.14.25         | Date        | Date     | Date       | Date       |
| Prelim. Plan    | Const. Docs | Approval | Revision 1 | Revision 2 |
| August 21, 2025 |             |          |            |            |
| PROJECT NO.     | 25109       |          |            |            |

|                                                                                                                                                       |      |                                                                      |                |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|------|----------------------------------------------------------------------|----------------|--|
| TRUSS SUPPLIER SHALL PREPARE TRUSS COMPONENT SUBMITTAL INFORMATION FOR STATE APPROVAL TO INCLUDE CALCULATIONS AND DRAWINGS FOR SNOW LOADS AS FOLLOWS: |      |                                                                      |                |  |
| BUILDING IS LOCATED IN                                                                                                                                |      | PORTAGE COUNTY                                                       |                |  |
| GROUND SNOW LOAD                                                                                                                                      | Pg = | 40 PSF                                                               | PER IBC 1608.2 |  |
| IMPORTANCE FACTOR                                                                                                                                     | Is = | 1.0                                                                  | CATEGORY II    |  |
| EXOSURE FACTOR                                                                                                                                        | Ce = | 1.0                                                                  | EXPOSURE B     |  |
| SLOPE FACTOR                                                                                                                                          | Ps = | 1.0                                                                  |                |  |
| THERMAL FACTOR                                                                                                                                        | Ct = | 1.0                                                                  | HEATED STRUC   |  |
| ROOF SNOW LOAD                                                                                                                                        |      | $\text{---} = 0.7 \times Pg \times Ps \times Ce \times Is \times Ct$ |                |  |
| ROOF SNOW LOAD                                                                                                                                        |      | $28.0 = 0.7 \times 40 \times 1 \times 1 \times 1 \times 1$           |                |  |
| LATERAL LOADS SHALL BE BASED ON WIND SPEED OF 90 MPH, 20 PSF LATERAL LOAD                                                                             |      |                                                                      |                |  |

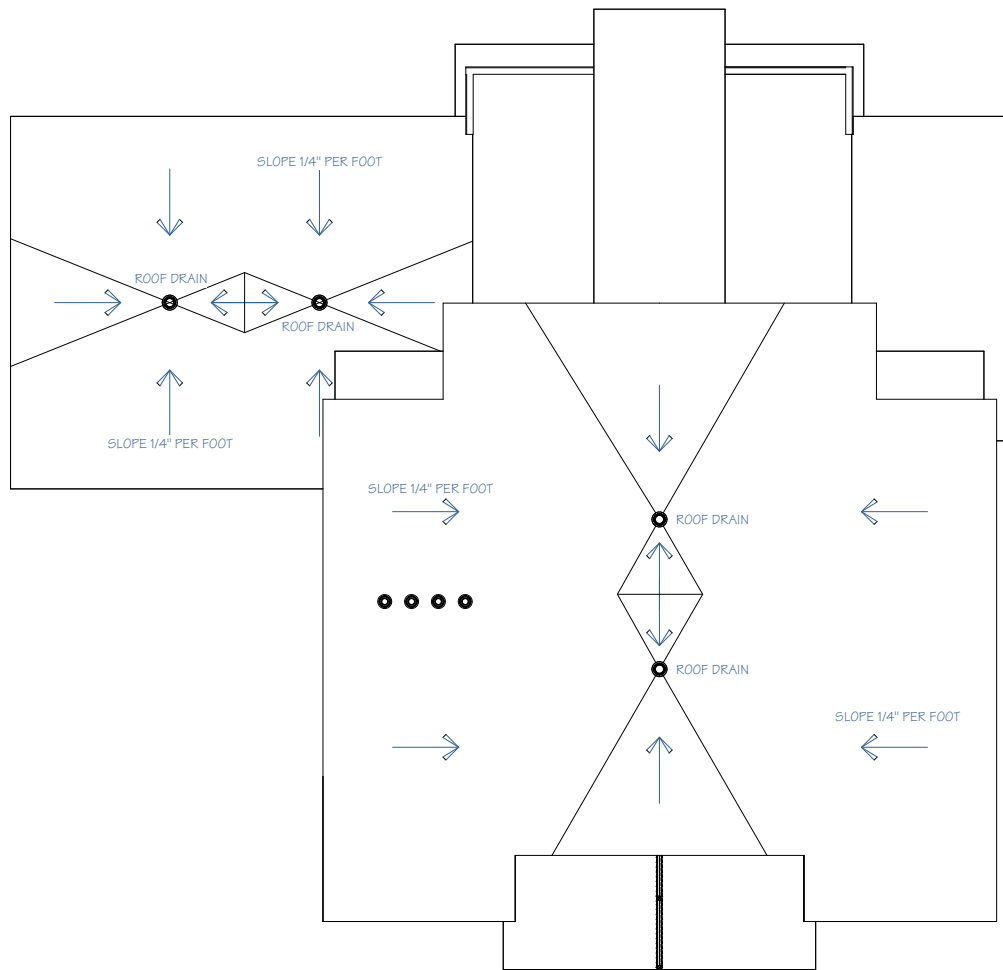
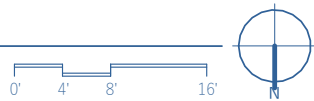
SHEET NOTE:

TRUSS MANUFACTURER TO PREPARE AND PROVIDE STAMPED COPIES OF TRUSS PLANS AND ENGINEERED CALCUALTIONS TO THE ARCHITECT FOR SUBMITTAL TO THE STATE PRIOR TO INSTALLATION OF THE TRUSSES.

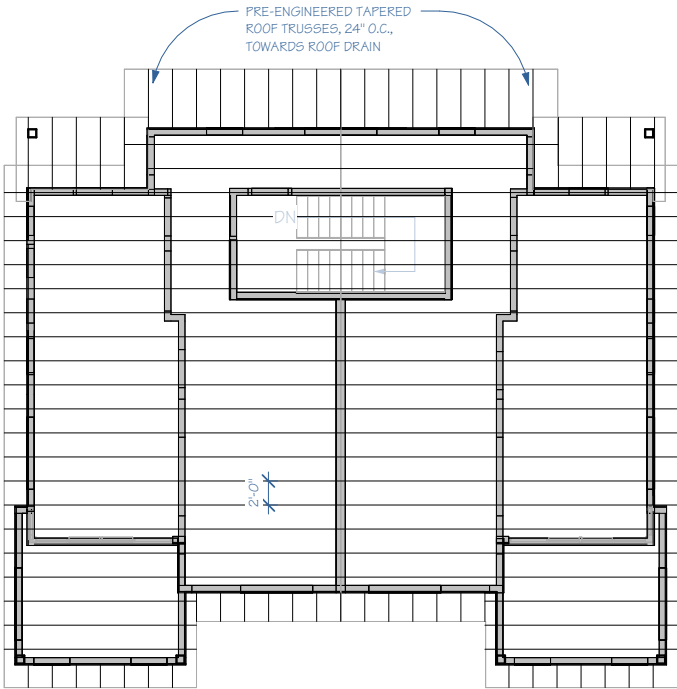
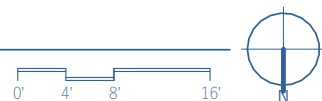
TRUSS MANUFACTURER TO INCLUDE UNBALANCED AND SNOWDRIFT LOADS IN THEIR CALCULATIONS. NEW TRUSS SYSTEM SHALL BE DESIGNED ACCORDINGLY.



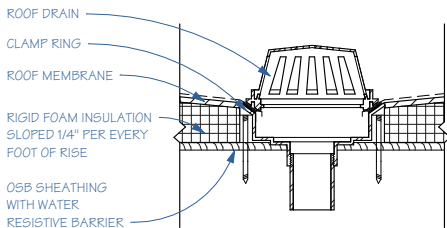
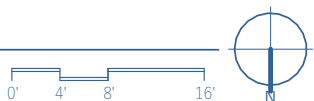
1 GARAGE ROOF FRAMING PLAN  
1/8" = 1'-0"



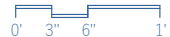
3 ROOF PLAN  
1/8" = 1'-0"



2 ROOF FRAMING PLAN  
1/8" = 1'-0"



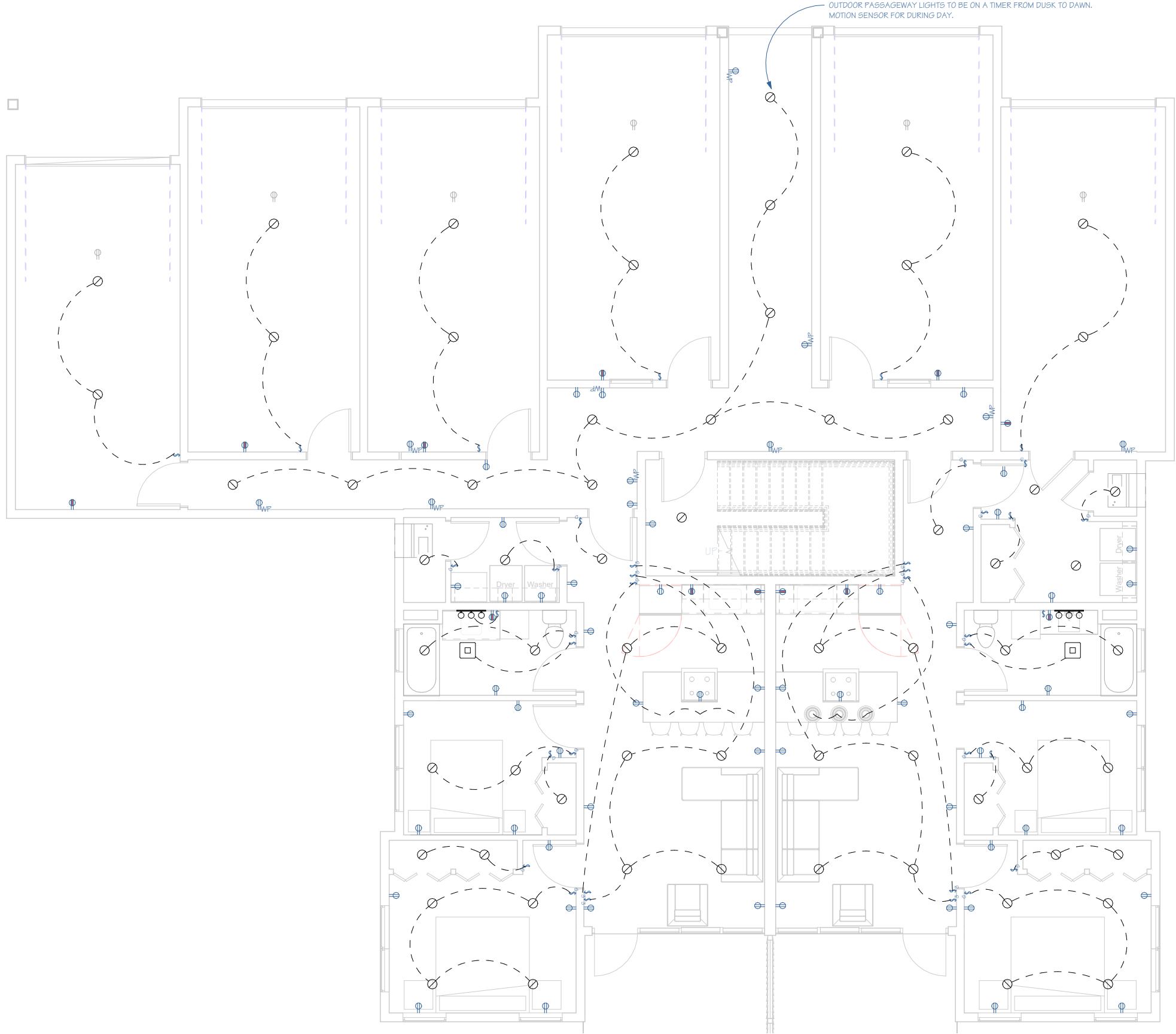
4 ROOF DRAIN DETAIL  
1 1/2" = 1'-0"



1

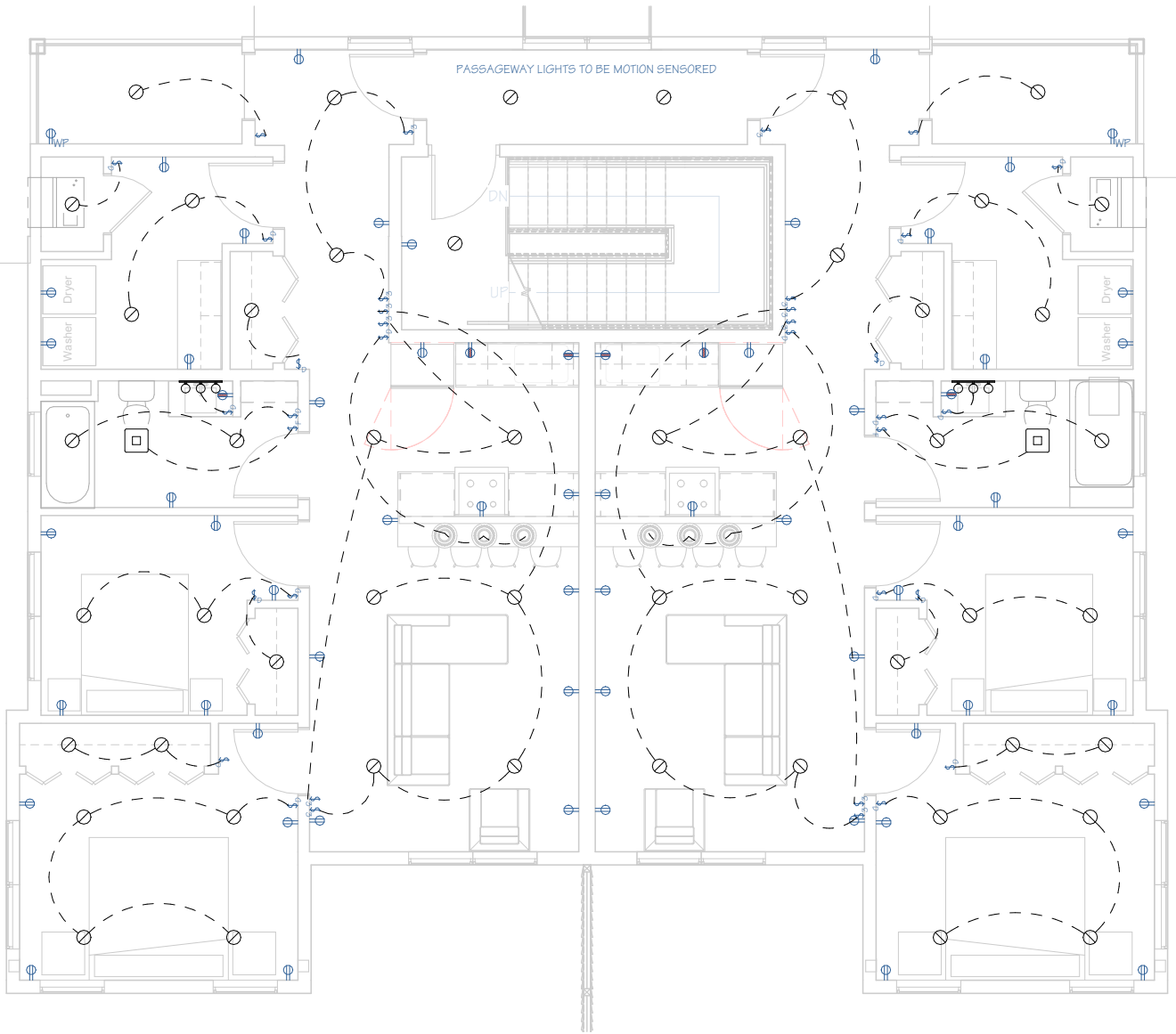
FIRST FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

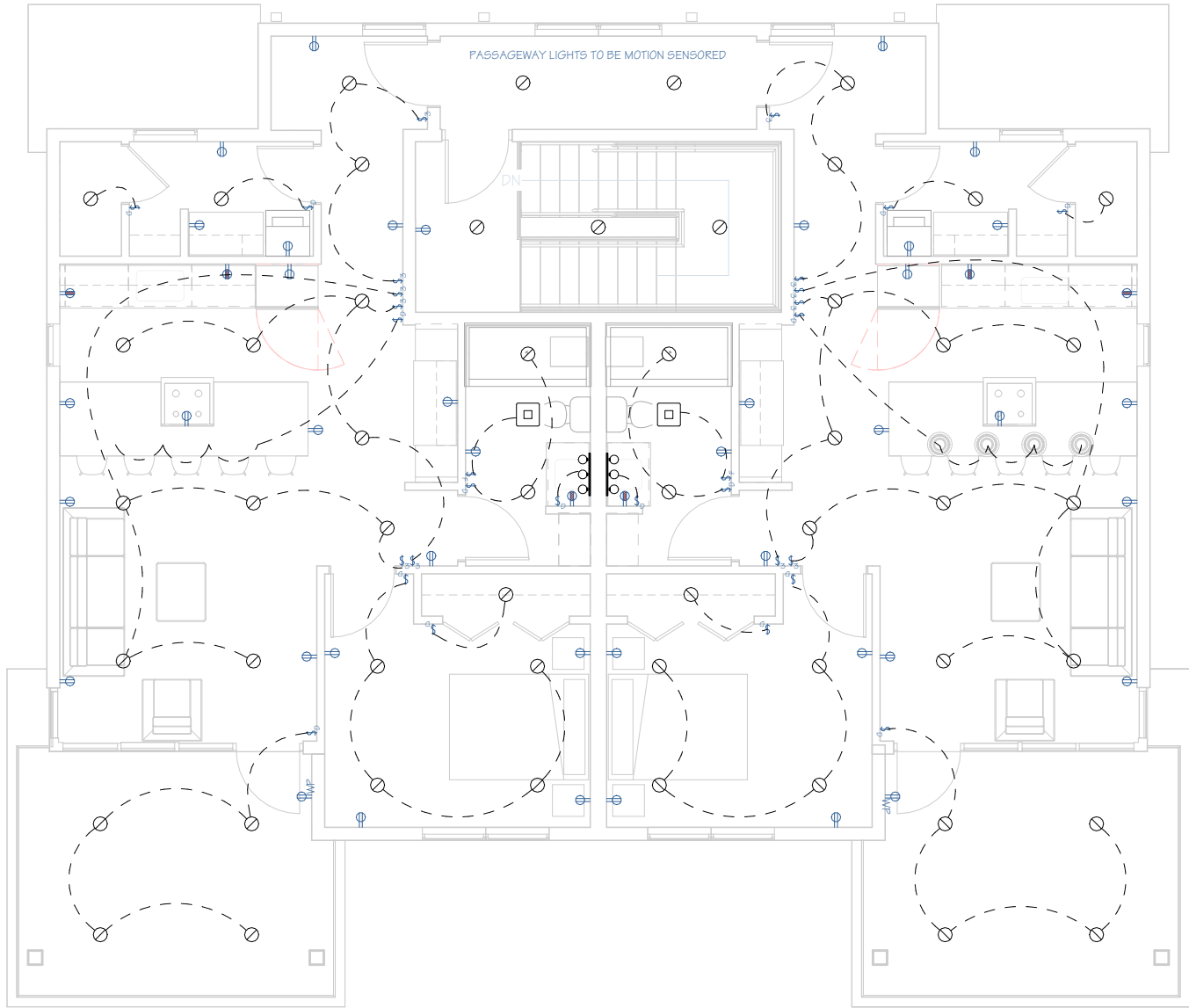


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| 25109           |      |



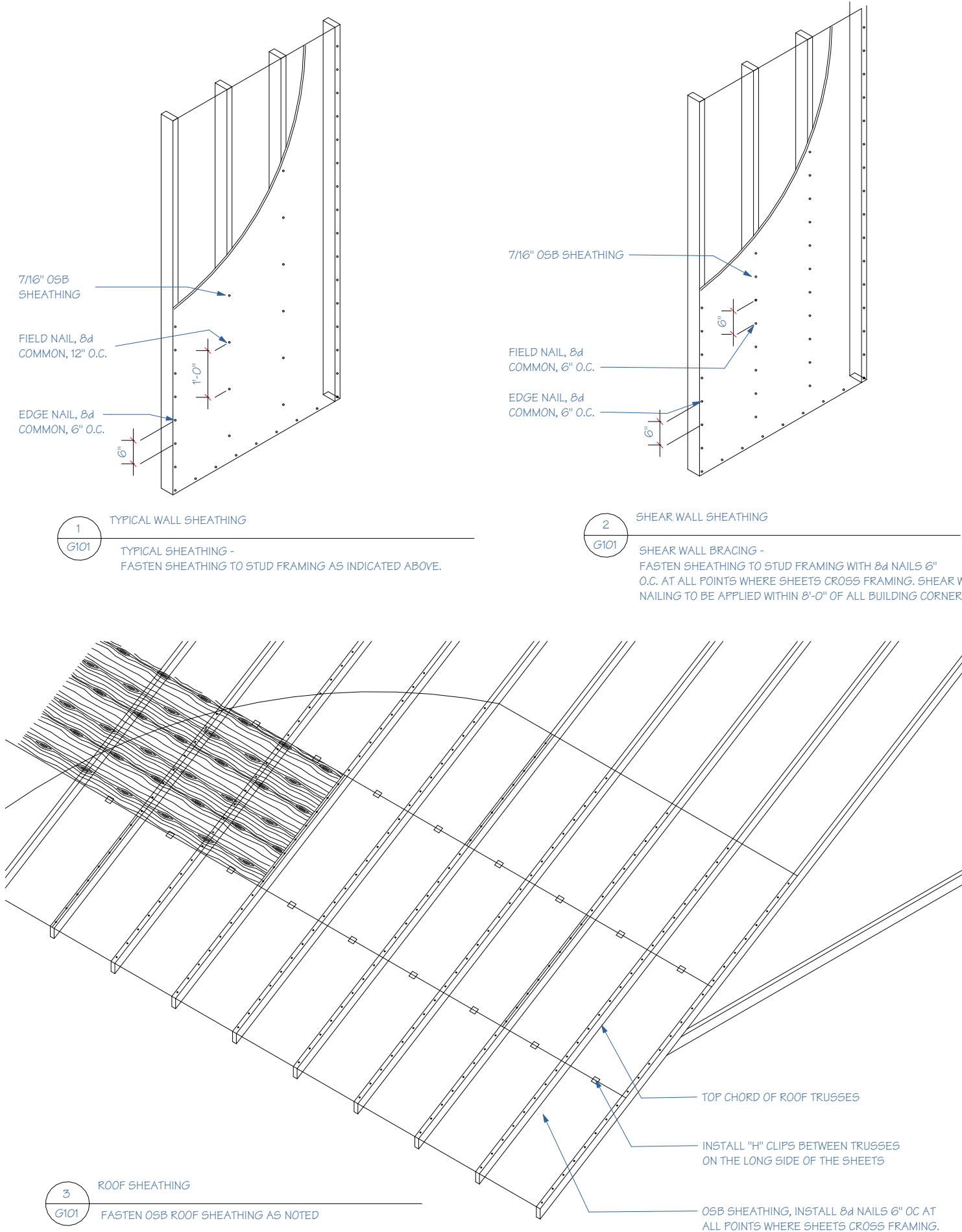


**1 SECOND FLOOR ELECTRICAL PLAN**  
1/4" = 1'-0"



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

| REVISIONS       |            |
|-----------------|------------|
| 7/14/25         | Date       |
|                 | Date       |
|                 | Date       |
|                 | Date       |
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| Revision 1      | Revision 1 |
| Revision 2      | Revision 2 |
| August 21, 2025 | DATE       |
| PROJECT NO.     | 25109      |



SHEET NOTES:

ALL FRAMING SHOULD BE SPF #2 OR BETTER

ALL FRAMING LUMBER IN CONTACT WITH GRADE OR MASONRY SHALL BE PRESSURE TREATED.

ALL HEADERS SHALL BE SUPPORTED BY MINIMUM OF TWO SHOULDER STUDS. SPANS OVER 10 FEET SHALL HAVE 5 1/2\"/>

TABLE 2304.10.1  
FASTENING SCHEDULE

| DESCRIPTION OF BUILDING ELEMENTS                                                                                                 | NUMBER AND TYPE OF FASTENER                                                                                                                                          | SPACING AND LOCATION                                              |
|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| ROOF                                                                                                                             |                                                                                                                                                                      |                                                                   |
| 1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below                                       | 3-8d common (2 1/2" x 0.131"); or<br>3-10d box (3" x 0.128"); or<br>3-3" x 0.131" nails; or<br>3-3" 14 gage staples, 7/16" crown                                     | Each end, toenail                                                 |
| Blocking between rafters or truss not at the wall top plate, to rafter or truss                                                  | 2-8d common (2 1/2" x 0.131")<br>2-3" x 0.131" nails<br>2-3" 14 gage staples                                                                                         | Each end, toenail                                                 |
|                                                                                                                                  | 2-16 d common (3 1/2" x 0.162")<br>3-3" x 0.131" nails<br>3-3" 14 gage staples                                                                                       | End nail                                                          |
| Flat blocking to truss and web filler                                                                                            | 16d common (3 1/2" x 0.162") @ 6" o.c.<br>3" x 0.131" nails @ 6" o.c.<br>3" x 14 gage staples @ 6" o.c                                                               | Face nail                                                         |
| 2. Ceiling joists to top plate                                                                                                   | 3-8d common (2 1/2" x 0.131"); or<br>3-10d box (3" x 0.128"); or<br>3-3" x 0.131" nails; or<br>3-3" 14 gage staples, 7/16" crown                                     | Each joist, toenail                                               |
| 3. Ceiling joist not attached to parallel rafter, laps over partitions (no thrust)<br>(see Section 2308.7.3.1, Table 2308.7.3.1) | 3-16d common (3 1/2" x 0.162"); or<br>4-10d box (3" x 0.128"); or<br>4-3" x 0.131" nails; or<br>4-3" 14 gage staples, 7/16" crown                                    | Face nail                                                         |
| 4. Ceiling joist attached to parallel rafter (heel joint)<br>(see Section 2308.7.3.1, Table 2308.7.3.1)                          | Per Table 2308.7.3.1                                                                                                                                                 | Face nail                                                         |
| 5. Collar tie to rafter                                                                                                          | 3-10d common (3" x 0.148"); or<br>4-10d box (3" x 0.128"); or<br>4-3" x 0.131" nails; or<br>4-3" 14 gage staples, 7/16" crown                                        | Face nail                                                         |
| 6. Rafter or roof truss to top plate<br>(See Section 2308.7.3.1, Table 2308.7.3.1)                                               | 3-10 common (3" x 0.148"); or<br>3-16d box (3 1/2" x 0.135"); or<br>4-10d box (3" x 0.128"); or<br>4-3" x 0.131" nails; or<br>4-3" 14 gage staples, 7/16" crown      | Toenail <sup>a</sup>                                              |
| 7. Roof rafters to ridge valley or hip rafters; or roof rafter to 2-inch ridge beam                                              | 2-16d common (3 1/2" x 0.162"); or<br>3-10d box (3" x 0.128"); or<br>3-3" x 0.131" nails; or<br>3-3" 14 gage staples, 7/16" crown; or                                | End nail                                                          |
|                                                                                                                                  | 3-10d common (3 1/2" x 0.148"); or<br>3-16d box (3 1/2" x 0.135"); or<br>4-10d box (3" x 0.128"); or<br>4-3" x 0.131" nails; or<br>4-3" 14 gage staples, 7/16" crown | Toenail                                                           |
| DESCRIPTION OF BUILDING ELEMENTS                                                                                                 | NUMBER AND TYPE OF FASTENER                                                                                                                                          | SPACING AND LOCATION                                              |
| 19. 1" brace to each stud and plate                                                                                              | 2-8d common (2 1/2" x 0.131"); or<br>2-10d box (3" x 0.128"); or<br>2-3" x 0.131" nails; or<br>2-3" 14 gage staples, 7/16" crown                                     | Face nail                                                         |
| 20. 1" x 6" sheathing to each bearing                                                                                            | 2-8d common (2 1/2" x 0.131"); or<br>2-10d box (3" x 0.128")                                                                                                         | Face nail                                                         |
| 21. 1" x 8" and wider sheathing to each bearing                                                                                  | 3-8d common (2 1/2" x 0.131"); or<br>3-10d box (3" x 0.128")                                                                                                         | Face nail                                                         |
| FLOOR                                                                                                                            |                                                                                                                                                                      |                                                                   |
| 22. Joist to sill, top plate, or girder                                                                                          | 3-8d common (2 1/2" x 0.131"); or floor<br>3-10d box (3" x 0.128"); or<br>3-3" x 0.131" nails; or<br>3-3" 14 gage staples, 7/16" crown                               | Toenail                                                           |
| 23. Rim joist, band joist, or blocking to top plate, sill or other framing below                                                 | 8d common (2 1/2" x 0.131"); or<br>10d box (3" x 0.128"); or<br>3" x 0.131" nails; or<br>3" 14 gage staples, 7/16" crown                                             | 6" o.c., toenail                                                  |
| 24. 1" x 6" subfloor or less to each joist                                                                                       | 2-8d common (2 1/2" x 0.131"); or<br>2-10d box (3" x 0.128")                                                                                                         | Face nail                                                         |
| 25. 2" subfloor to joist or girder                                                                                               | 2-16d common (3 1/2" x 0.162")                                                                                                                                       | Face nail                                                         |
| 26. 2" planks (plank & beam – floor & roof)                                                                                      | 2-16d common (3 1/2" x 0.162")                                                                                                                                       | Each bearing, face nail                                           |
| 27. Built-up girders and beams, 2" lumber layers                                                                                 | 20d common (4" x 0.192")                                                                                                                                             | 32" o.c., face nail at top and bottom staggered on opposite sides |
|                                                                                                                                  | 10d box (3" x 0.128"); or<br>3" x 0.131" nails; or<br>3" 14 gage staples, 7/16" crown                                                                                | 24" o.c. face nail at top and bottom staggered on opposite sides  |
| 28. Ledger strip supporting joists or rafters                                                                                    | And: 2-20d common (4" x 0.192"); or<br>3-10d box (3" x 0.128"); or<br>3-3" x 0.131" nails; or<br>3-3" 14 gage staples, 7/16" crown                                   | Ends and at each splice, face nail                                |
|                                                                                                                                  | 3-16d common (3 1/2" x 0.162"); or<br>4-10d box (3" x 0.128"); or<br>4-3" x 0.131" nails; or<br>4-3" 14 gage staples, 7/16" crown                                    | Each joist or rafter, face nail                                   |
| 29. Joist to band joist or rim joist                                                                                             | 3-16d common (3 1/2" x 0.162"); or<br>4-10d box (3" x 0.128"); or<br>4-3" x 0.131" nails; or<br>4-3" 14 gage staples, 7/16" crown                                    | End nail                                                          |
| 30. Bridging or blocking to joist, rafter or truss                                                                               | 2-8d common (2 1/2" x 0.131"); or<br>2-10d box (3" x 0.128"); or<br>2-3" x 0.131" nails; or<br>2-3" 14 gage staples, 7/16" crown                                     | Each end, toenail                                                 |

| DESCRIPTION OF BUILDING ELEMENTS                                                                                                                                                                                                                                             | NUMBER AND TYPE OF FASTENER                                                                                                           | SPACING AND LOCATION                                                                     |                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|--------------------------------|
| WALL                                                                                                                                                                                                                                                                         |                                                                                                                                       |                                                                                          |                                |
| 8. Stud to stud (not at braced wall panels)                                                                                                                                                                                                                                  | 16d common (3 1/2" × 0.162");                                                                                                         | 24" o.e. face nail                                                                       |                                |
|                                                                                                                                                                                                                                                                              | 10d box (3" × 0.128"); or<br>3" × 0.131" nails; or<br>3-3" 14 gage staples, 7/16" crown                                               | 16" o.e. face nail                                                                       |                                |
|                                                                                                                                                                                                                                                                              | 16d common (3 1/2" × 0.162"); or                                                                                                      | 16" o.e. face nail                                                                       |                                |
| 9. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)                                                                                                                                                                                      | 16d box (3 1/2" × 0.135"); or                                                                                                         | 12" o.e. face nail                                                                       |                                |
|                                                                                                                                                                                                                                                                              | 3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown                                                                               | 12" o.e. face nail                                                                       |                                |
|                                                                                                                                                                                                                                                                              | 16d common (3 1/2" × 0.162"); or                                                                                                      | 16" o.e. each edge, face nail                                                            |                                |
| 10. Built-up header (2" to 2" header)                                                                                                                                                                                                                                        | 16d box (3 1/2" × 0.135")                                                                                                             | 12" o.e. each edge, face nail                                                            |                                |
|                                                                                                                                                                                                                                                                              | 4-8d common (2 1/2" × 0.131"); or<br>4-10d box (3" × 0.128")                                                                          | Toenail                                                                                  |                                |
| 11. Continuous header to stud                                                                                                                                                                                                                                                | 16d common (3 1/2" × 0.162"); or                                                                                                      | 16" o.e. face nail                                                                       |                                |
|                                                                                                                                                                                                                                                                              | 10d box (3" × 0.128"); or<br>3" × 0.131" nails; or<br>3" 14 gage staples, 7/16" crown                                                 | 12" o.e. face nail                                                                       |                                |
| 12. Top plate to top plate                                                                                                                                                                                                                                                   | 8-16d common (3 1/2" × 0.162"); or<br>12-10d box (3" × 0.128"); or<br>12-3" × 0.131" nails; or<br>12-3" 14 gage staples, 7/16" crown  | Each side of end joint, face nail (minimum 24" lap splice length each side of end joint) |                                |
|                                                                                                                                                                                                                                                                              | 16d common (3 1/2" × 0.162"); or                                                                                                      | 16" o.e. face nail                                                                       |                                |
| 13. Top plate to top plate, at end joints                                                                                                                                                                                                                                    | 16d box (3 1/2" × 0.135"); or<br>3" × 0.131" nails; or<br>3" 14 gage staples, 7/16" crown                                             | 12" o.e. face nail                                                                       |                                |
|                                                                                                                                                                                                                                                                              | 2-16d common (3 1/2" × 0.162"); or<br>3-16d box (3 1/2" × 0.135"); or<br>4-3" × 0.131" nails; or<br>4-3" 14 gage staples, 7/16" crown | 16" o.e. face nail                                                                       |                                |
| 14. Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)                                                                                                                                                                                     | 4-8d common (2 1/2" × 0.131"); or<br>4-10d box (3" × 0.128"); or<br>4-3" × 0.131" nails; or<br>4-3" 14 gage staples, 7/16" crown; or  | Toenail                                                                                  |                                |
|                                                                                                                                                                                                                                                                              | 2-16d common (3 1/2" × 0.162"); or<br>3-10d box (3" × 0.128"); or<br>3-3" × 0.131" nails; or<br>3-3" 14 gage staples, 7/16" crown     | End nail                                                                                 |                                |
| 15. Bottom plate to joist, rim joist, band joist or blocking at braced wall panels                                                                                                                                                                                           | 2-16d common (3 1/2" × 0.162"); or<br>3-10d box (3" × 0.128"); or<br>3-3" × 0.131" nails; or<br>3-3" 14 gage staples, 7/16" crown     | End nail                                                                                 |                                |
|                                                                                                                                                                                                                                                                              | 2-16d common (3 1/2" × 0.162"); or<br>3-10d box (3" × 0.128"); or<br>3-3" × 0.131" nails; or<br>3-3" 14 gage staples, 7/16" crown     | Face nail                                                                                |                                |
| DESCRIPTION OF BUILDING ELEMENTS                                                                                                                                                                                                                                             | NUMBER AND TYPE OF FASTENER                                                                                                           | SPACING AND LOCATION                                                                     |                                |
| WOOD STRUCTURAL PANELS (WSP), SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING <sup>a</sup>                                                                                                                                 |                                                                                                                                       |                                                                                          |                                |
|                                                                                                                                                                                                                                                                              |                                                                                                                                       | Edges (inches)                                                                           | Intermediate supports (inches) |
| 31. 3/8" – 1/2"                                                                                                                                                                                                                                                              | 6d common or deformed (2" × 0.113") (subfloor and wall)                                                                               | 6                                                                                        | 12                             |
|                                                                                                                                                                                                                                                                              | 8d box or deformed (2 1/2" × 0.113") (roof)                                                                                           | 6                                                                                        | 12                             |
|                                                                                                                                                                                                                                                                              | 2 1/8" × 0.113" nail (subfloor and wall)                                                                                              | 6                                                                                        | 12                             |
|                                                                                                                                                                                                                                                                              | 1 1/2" 16 gage staple, 7/16" crown (subfloor and wall)                                                                                | 4                                                                                        | 8                              |
|                                                                                                                                                                                                                                                                              | 2 1/8" × 0.113" nail (roof)                                                                                                           | 4                                                                                        | 8                              |
|                                                                                                                                                                                                                                                                              | 1 1/2" 16 gage staple, 7/16" crown (roof)                                                                                             | 3                                                                                        | 6                              |
| 32. 19/32" – 3/4"                                                                                                                                                                                                                                                            | 8d common (2 1/2" × 0.131"); or 6d deformed (2" × 0.113")                                                                             | 6                                                                                        | 12                             |
|                                                                                                                                                                                                                                                                              | 2 1/8" × 0.113" nail; or 2" 16 gage staple, 7/16" crown                                                                               | 4                                                                                        | 8                              |
| 33. 7/8" – 1 1/4"                                                                                                                                                                                                                                                            | 10d common (3" × 0.148"); or 8d deformed (2 1/2" × 0.131")                                                                            | 6                                                                                        | 12                             |
|                                                                                                                                                                                                                                                                              | OTHER EXTERIOR WALL SHEATHING                                                                                                         |                                                                                          |                                |
| 1/2" fiberboard sheathing <sup>b</sup>                                                                                                                                                                                                                                       | 1 1/2" galvanized roofing nail (7/16" head diameter); or<br>1 1/4" 16 gage staple with 7/16" or 1" crown                              | 3                                                                                        | 6                              |
| 25/32" fiberboard sheathing <sup>b</sup>                                                                                                                                                                                                                                     | 1 1/2" galvanized roofing nail (7/16" diameter head); or<br>1 1/2" 16 gage staple with 7/16" or 1" crown                              | 3                                                                                        | 6                              |
| WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING                                                                                                                                                                                                         |                                                                                                                                       |                                                                                          |                                |
| 3/4" and less                                                                                                                                                                                                                                                                | 8d common (2 1/2" × 0.131"); or 6d deformed (2" × 0.113")                                                                             | 6                                                                                        | 12                             |
| 37. 7/8" – 1"                                                                                                                                                                                                                                                                | 8d common (2 1/2" × 0.131"); or 8d deformed (2 1/2" × 0.131")                                                                         | 6                                                                                        | 12                             |
| 38. 1 1/8" – 1 1/4"                                                                                                                                                                                                                                                          | 10d common (3" × 0.148"); or 8d deformed (2 1/2" × 0.131")                                                                            | 6                                                                                        | 12                             |
| PANEL SIDING TO FRAMING                                                                                                                                                                                                                                                      |                                                                                                                                       |                                                                                          |                                |
| 39. 1/2" or less                                                                                                                                                                                                                                                             | 6d corrosion-resistant siding (1 7/8" × 0.106"); or<br>6d corrosion-resistant casing (2" × 0.099")                                    | 6                                                                                        | 12                             |
|                                                                                                                                                                                                                                                                              | 8d corrosion-resistant siding (2 1/4" × 0.128"); or<br>8d corrosion-resistant casing (2 1/2" × 0.113")                                | 6                                                                                        | 12                             |
|                                                                                                                                                                                                                                                                              | INTERIOR PANELING                                                                                                                     |                                                                                          |                                |
| 41. 1/4"                                                                                                                                                                                                                                                                     | 4d casing (1 1/2" × 0.080"); or<br>4d finish (1 1/2" × 0.072")                                                                        | 6                                                                                        | 12                             |
| 42. 3/8"                                                                                                                                                                                                                                                                     | 6d casing (2" × 0.099"); or<br>6d finish (Panel supports at 24 inches)                                                                | 6                                                                                        | 12                             |
| For SI: 1 inch = 25.4 mm.                                                                                                                                                                                                                                                    |                                                                                                                                       |                                                                                          |                                |
| a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.        |                                                                                                                                       |                                                                                          |                                |
| b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).                   |                                                                                                                                       |                                                                                          |                                |
| c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail. |                                                                                                                                       |                                                                                          |                                |

|                                                                                   |                           |                                                                                   |                       |                                                                                   |                           |
|-----------------------------------------------------------------------------------|---------------------------|-----------------------------------------------------------------------------------|-----------------------|-----------------------------------------------------------------------------------|---------------------------|
|   | COMPACTED<br>FILL         |   | UNDISTURBED<br>EARTH  |   | DRAINAGE<br>FILL          |
| EARTHWORKS                                                                        |                           |                                                                                   |                       |                                                                                   |                           |
|  | CAST-IN-PLACE<br>/PRECAST |  | GROUT                 |                                                                                   |                           |
| WALL DEFINITIONS                                                                  |                           |                                                                                   |                       |                                                                                   |                           |
|  | EXISTING<br>CONSTRUCTION  |  | NEW<br>CONSTRUCTION   |  | DEMOLITION                |
| CONCRETE                                                                          |                           |                                                                                   |                       |                                                                                   |                           |
|  | CONCRETE<br>BLOCK         |  | BRICK                 |  | STONE                     |
| MASONRY                                                                           |                           |                                                                                   |                       |                                                                                   |                           |
|  | STEEL                     |  | ALUMINUM              |  | BRASS<br>/BRONZE          |
| METAL                                                                             |                           |                                                                                   |                       |                                                                                   |                           |
|  | FINISH                    |  | ROUGH                 |  | PLYWOOD                   |
| WOOD                                                                              |                           |                                                                                   |                       |                                                                                   |                           |
|  | BATT/LOOSE<br>FILL        |  | RIGID                 |                                                                                   |                           |
| INSULATION                                                                        |                           |                                                                                   |                       |                                                                                   |                           |
|  | WOOD STUD                 |  | WOOD STUD<br>(DETAIL) |  | METAL<br>STUD<br>(DETAIL) |
| PARTITION INDICATIONS                                                             |                           |                                                                                   |                       |                                                                                   |                           |
|  | GRASS                     |  | SWAMP                 |  | GLASS                     |
| CIVIL INDICATIONS                                                                 |                           |                                                                                   |                       |                                                                                   |                           |
| MISC.                                                                             |                           |                                                                                   |                       |                                                                                   |                           |

|                                                                                     |                    |                                                                                     |                              |
|-------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------|------------------------------|
|    | DATUM              |    | SWALLOW TAIL W/ DIR. OF FLOW |
|    | EXISTING GRADE     |    | DIRECTION OF SLOPE           |
|    | NEW GRADE          |                                                                                     | WITCH% OF SLOPE              |
|    | EXISTING CONTOUR   |    | UNIFORM PITCH                |
|    | NEW CONTOUR        |    | HIGH POINT                   |
|    | WATER MAIN         |    | D.S. DOWNSPOUT               |
|    | GAS MAIN           |    | CLEANOUT FLUSH WITH GRADE    |
|    | ELECTRIC           |    | CATCH BASIN                  |
|    | TELEPHONE          |    | M.H. MANHOLE                 |
|  | FIRE PROTECTION    |  | P.P. POWER POLE              |
|  | STORM              |  | L.P. LIGHT POLE              |
|  | SANITARY           |  | F.H. FIRE HYDRANT            |
|  | FENCE              |  | INLET PROTECTION             |
|  | SILT FENCE         |  | CHANNEL PROTECTION           |
|  | RAILROAD TRACKS    |  | TRACKING PROTECTION          |
|  | SETBACK LINE       |  | EXIT TO GRADE                |
|  | CENTER LINE        |  | ACCESSIBLE ROUTE             |
|  | PROPERTY LINE      |  |                              |
|  | CONSTRUCTION LIMIT |  |                              |

|                                                                                     |      |                     |                                                                                     |                                                                                 |                                 |
|-------------------------------------------------------------------------------------|------|---------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------|
|  | WC   | WATER CLOSET        |  | WM                                                                              | WATER METER                     |
|  | WC/T | WATER CLOSET (TANK) |  | SS                                                                              | SAFETY SHOWER                   |
|  | U    | URINAL              |  | HB                                                                              | HOSE BIBB                       |
|  | LAV  | LAVATORY            |  | WH                                                                              | WALL HYDRANT                    |
|  | SINK | SERVICE SINK        |  | FD                                                                              | FLOOR DRAIN                     |
|  | DF   | DRINKING FOUNTAIN   |  | EXIT LIGHT-WITH DIRECTIONAL ARROW(S). SHADED AREA INDICATES ILLUMINATED FACE(S) |                                 |
|  | EWS  | EYE WASH            |  | EMERGENCY LIGHTS                                                                |                                 |
|  |      | PROJECTION SCREEN   |  | FE                                                                              | SEMI RECESSED FIRE EXTINGUISHER |
|                                                                                     |      |                     |  | FE                                                                              | WALL MOUNTED FIRE EXTINGUISHER  |

**PARTIAL SECTIONS CUT ON PLANS, ETC. ARE SHOWN AS FOLLOWS:**

The diagram shows a horizontal line with a circle at its right end. A triangle is positioned on top of the circle. A leader line points from the text "SECTION LETTER" to the triangle. Another leader line points from the text "SECTION SHEET" to the circle.

**BUILDING SECTIONS CUT ON PLANS, ETC. ARE SHOWN AS FOLLOWS:**

The diagram shows a horizontal line with two circles at its ends. Each circle has a triangle on top. A leader line points from the text "SECTION LETTER" to the triangle on the right circle. Another leader line points from the text "SECTION SHEET" to the circle on the right.

**INTERIOR ELEVATIONS SHOWN AS FOLLOWS:**

The diagram shows a diamond shape with a circle inside. A leader line points from the text "ELEVATION NUMBER" to the circle. Another leader line points from the text "ELEVATION SHEET" to the diamond.

**DETAILS OF SPECIFIC ITEMS ON PLANS, ETC. ARE SHOWN AS FOLLOWS:**

The diagram shows a circle with a triangle on top. A leader line points from the text "DETAIL NUMBER" to the triangle. Another leader line points from the text "DETAIL SHEET NUMBER" to the circle.

**DETAIL INDICATOR FOR SMALL CONDITIONS ARE SHOWN AS FOLLOWS:**

The diagram shows a horizontal line with a circle at its right end. A triangle is positioned on top of the circle. A leader line points from the text "DETAIL NUMBER" to the triangle. Another leader line points from the text "DETAIL SHEET NUMBER" to the circle.

**SPECIFIC DETAILS ARE SHOWN ON DETAIL SHEET AS FOLLOWS:**

The diagram shows a circle with a triangle on top. A leader line points from the text "DETAIL NUMBER" to the triangle. Another leader line points from the text "DETAIL SHEET NUMBER" to the circle.

**FLOOR PLAN**

The diagram shows a circle with a triangle on top. A leader line points from the text "DETAIL NUMBER" to the triangle. Another leader line points from the text "DETAIL SHEET NUMBER" to the circle.

**1'-0"**

**0 2' 4' 8'**

|                                                                                       |                                                                                       |                  |                                                                                     |                      |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------|----------------------|
| NAME                                                                                  |    | NUMBER           |  | ROOM IDENTIFIER      |
|                                                                                       |                                                                                       |                  |                                                                                     | NOMINAL SIZE OR S.F. |
| MATCH LINE                                                                            |    | MATCH LINE       |  | INDICATOR            |
| XX/X-XXX                                                                              |                                                                                       |                  |                                                                                     |                      |
|                                                                                       |    | DOOR             |                                                                                     | INDICATOR            |
|                                                                                       |   | WINDOW           |                                                                                     | INDICATOR            |
|                                                                                       |  | EQUIPMENT        |                                                                                     | NUMBER               |
|                                                                                       |  | KEYNOTE          |                                                                                     | INDICATOR            |
|                                                                                       |  | REVISION         |                                                                                     | INDICATOR            |
|                                                                                       |  | CEILING HEIGHT   |                                                                                     | INDICATOR            |
|  |                                                                                       | PARTITION TYPE   |                                                                                     | INDICATOR            |
|                                                                                       |  | COLUMN REFERENCE |                                                                                     | GRID                 |
|  | T.O.F. ELEV =<br>+95'-0"                                                              | ELEVATION        |                                                                                     | MARKER               |
|                                                                                       | 614'-0"                                                                               |                  |                                                                                     |                      |
|                                                                                       |  | HANDICAP         |                                                                                     |                      |
|                                                                                       |  | PLAN NORTH       |                                                                                     |                      |
|                                                                                       |  | SPOT             |                                                                                     | ELEVATION            |
|                                                                                       | 101'-10"                                                                              |                  |                                                                                     |                      |
|                                                                                       |  | LOW SIDE         |                                                                                     |                      |
|                                                                                       |                                                                                       | RECESSED SLAB    |                                                                                     | CONDITION            |

## NOTES APPLY TO ENTIRE DOCUMENT SET.

## NOTES APPLY ONLY TO SHEET.

## NOTES APPLY ONLY WHERE INDICATED BY SYMBOL

|                                            |                                    |
|--------------------------------------------|------------------------------------|
| anchor bolt                                | MANUF manufactured                 |
| A/C air conditioning                       | MAX maximum                        |
| AFF above finished floor                   | MB mop basin                       |
| ALUM aluminum                              | MECH mechanical                    |
| ALT alternate                              | MEMB membrane                      |
| AP access panel                            | MFR manufacturer                   |
| ASPH asphalt                               | MIN minimum                        |
|                                            | MISC miscellaneous                 |
| BD board                                   | MO masonry opening                 |
| BLDG building                              | MTL metal                          |
| BLKG blocking                              |                                    |
| BM beam, bench mark                        | NIC not in contract                |
| BO by others                               | NO number                          |
| BRG bearing                                | NOM nominal                        |
| BS both sides                              | NTS not to scale                   |
| BTM bottom                                 |                                    |
|                                            | OC on center                       |
| CF cubic feet                              | OD outside diameter                |
| CJ construction joint                      | OH overhead, overhang              |
| CLG ceiling                                | OPNG opening                       |
| CLJ control joint                          |                                    |
| CLK caulk(ing)                             | PART partition                     |
| CMU concrete masonry unit                  | PCF pounds per cubic foot          |
| CO cleanout                                | PKT pocket                         |
| COL column                                 | PLAS plastic                       |
| CONC concrete                              | PLBG plumbing                      |
| CONT continue, continuous                  | PLF pounds per lineal foot         |
| CONTR contract(or)                         | PNL panel                          |
| CPT carpet(ed)                             | POLY polyethylene                  |
| CR curb ramp                               | PROJ project, projected            |
| CT ceramic tile                            | PROP property                      |
| CY cubic yard                              | PSF pounds per square foot         |
|                                            | PSI pounds per square inch         |
|                                            | PT pressure treated                |
| DBL double                                 | PTD paint(ed)                      |
| DF drinking fountain                       | PVC polyvinyl chloride             |
| DIA diameter                               | PVMT pavement                      |
| DIM dimension                              | PWD plywood                        |
| DN down                                    |                                    |
| DR door, drain                             | QT quarry tile                     |
| DS down spout                              |                                    |
| DTL detail                                 | R radius, riser                    |
| DW dishwasher                              | RA return air                      |
| DWG drawing                                | RD roof drain                      |
|                                            | REF refrigerator                   |
| EA each                                    | REINF reinforcing                  |
| EFS exterior finish insulation system      | REQD required                      |
| EL elevation                               | REV revise, revision               |
| ELEC electrical                            | RM room                            |
| ELEV elevator                              | RO rough opening                   |
| EPDM ethylene, propylene, diene terpolymer |                                    |
| EPI extruded polystyrene insulation        | SA supply air                      |
| EQUIP equipment                            | SC solid core                      |
| EW each way                                | SF square foot                     |
| EWC electric water cooler                  | SH shelf, shelving, shower         |
| EXH exhaust                                | SHT sheet                          |
| EXIST existing                             | SIM similar                        |
| EXP exposed, expansion                     | SPKR speaker                       |
| EXT exterior                               | SQ square                          |
| FAC fire access cabinet                    | SS stainless steel                 |
| FD floor drain                             | STC sound transmission coefficient |
| FE fire extinguisher                       | STD standard                       |
| FIN finish                                 | STL steel                          |
| FLR floor                                  | SUSP suspended                     |
| FLUR fluorescent                           | SY square yard                     |
| FNDTN foundation                           |                                    |
| FT foot                                    | T tread                            |
| FTG footing, fitting                       | TELE telephone                     |
|                                            | T/G tongue and groove              |
| G gas                                      | THK thick(ness)                    |
| GA gauge                                   | TOF top of footing                 |
| GALV galvanized                            | TOS top of steel                   |
| GB grab bar                                | TOW top of wall                    |
| GC general contract(or)                    | VTY typical                        |
| GL glass, glazing                          |                                    |
| GYP gypsum                                 | UH unit heater                     |
| HB hose bib                                |                                    |
| HC hollow core                             | VB vapor barrier                   |
| HDWR hardware                              | VCT vinyl composition tile         |
| HGT height                                 | VERT vertical                      |
| HM hollow metal                            | VT vinyl tile                      |
| HORIZ horizontal                           |                                    |
| HTG heating                                | W water                            |
| HVAC heating/ventilating/air conditioning  | W/ with                            |
| HW hot water                               | WD wood                            |
| HYD hydrant                                | W/O without                        |
|                                            | WP waterproof(ing)                 |
| ID inside diameter                         | WSCT wainscot                      |
| IE invert elevation                        | WWF welded wire fabric             |

4" MIN. IF DOOR HAS CLOSER

24" MIN.

48" MIN.

54" MIN. IF DOOR HAS CLOSER

APPROACH

LATCH SIDE APPROACH - SWINGING DOORS

42" MIN.

54" MIN.

48" MIN. IF DOOR HAS BOTH A LATCH & CLOSER

APPROACH

APPROACH

NOTE: X = 36" MIN. IF Y = 60"  
X = 42" MIN. IF Y = 54"

48" MIN.

42" MIN.

APPROACH

24" MIN.

60" MIN.

18" MIN.

24" PREFERRED

APPROACH

NOTE: X = 12" MIN. IF DOOR HAS BOTH A LATCH & CLOSER

48" MIN.

X

FRONT APPROACH - SWINGING DOORS

3-5" STANDARD  
3-5" HANDICAPPED  
5-8" CHILDREN

3-1 1/4"

3-1 1/4"

3-1 1/4"

42" min.

58" min.

60" min.

CLEAR FLOOR SPACE

17" min.

30" min.

CLEAR FLOOR SPACE

19" max.

48" min.

CLEAR FLOOR SPACE @ FIXTURES

30" X 48" CLEAR FLOOR SPACE

29" (736 mm) CLEAR

SCREEN WALLS OR SHIELDS DO NOT EXTEND BEYOND RIM

12" MAX.

3'-3 1/8" MIN.

24" MIN.  
36" PREFERRED

5 3/4"

3'-2"

7'-9"

10'-1"

17'-1 1/8"

16'-18"

WATER CLOSET

SANITARY NAPKIN-TAMPON DISPENSER

LEVEL OF COIN SLOT

3'-1 1/4"

2'-2 1/8"

SANITARY NAPKIN DISPOSAL UNIT

URINAL

11'-10 5/16" STANDARD  
1'-5" HANDICAPPED  
1'-6" CHILDREN

8" min.

6" max.

17" min. depth

4'-6"

11 3/16"

4'-5"

3'-3 1/8"

1'-4 3/4"

3'-1 1/4" MAX.

5'-8 11/16"

6'-3 5/8" (MIN.)

1'-10 3/8"

3'-8 11/16"

6'-8" (MEN)  
5'-8" (WOMEN)  
6'-0" (CHILDREN)

5'-8 11/16"

5'-8 11/16"

1'-10 3/8"

3'-1 1/4"

2'-1 1/8"

HOSE BIBB

CLOCK

SHOWER VALVE

SHOWER HEAD

ROBE HOOK

TOILET PAPER HOLDER

EWIC



[illegible]

# RAMPS & DOORS

1/2" (13 mm) MAX.

NOT ALLOWED

1/4" (6.5 mm) MAX.

ALLOWED

1/4" TO 1/2" (6.5 TO 13 mm) MAX.

ALLOWED

NOTES

- Changes in level greater than 1/2 in. (13 mm) must be ramped.
- Some standards prohibit changes in level in clear floor space, maneuvering clearances, wheelchair turning space, and access aisles.

17" (355 mm) MIN. EXTENDED PLATFORM

36" (915 mm) MIN. CLEAR WIDTH

HANDRAIL

BALUSTER

RAMP

MIN. REQUIRED LANDING WIDTH

36" (915 mm) MIN. CLEAR WIDTH

HANDRAIL

ENCLOSED RAMP PROVIDES EDGE PROTECTION

1/2" RISE MAX. (1/4" TO 1/2" SLOPE)

3/4" TO 3/8" (865 TO 965 mm)

1/2" RISE MAX. (1/4" TO 1/2" SLOPE)

3/4" TO 3/8" (865 TO 965 mm)

RAMP

LANDING

12" (305 mm) MIN.

HORIZONTAL EXTENSION

RAILING

12" (305 mm) MIN.

HORIZONTAL PROJECTION

1:12 TO 1:20 SLOPE

(SLOPE  $\leq$  1:20 IS NOT DEFINED AS A RAMP SO NO HANDRAILS ARE REQUIRED)

RAMP SURFACE

LANDING

X = RAMP LENGTH (HORIZONTAL PROJECTION OR RUN)

LANDING

NOTE

Slope = Y/X, where X is a level plane.

SWING—SAME DIRECTION

SWING—OPPOSITE DIRECTION

DOOR CLOSER

WHERE VISION LIGHTS ARE PROVIDED, AT LEAST ONE PANEL SHOULD EXTEND TO WITHIN 43" OF FLOOR

DOOR HARDWARE LOCATED BETWEEN 34" AND 48" (865 AND 1220 mm) ABOVE FLOOR

48" MAX.

34" MIN.

4" (100 mm) MAX.

BOTTOM 17" (255 mm) OF DOOR SURFACE SHOULD BE SMOOTH

Notes

- Hardware: Specify hardware that can be operated with one hand, without tight grasping, pinching, or twisting of the wrist.
- Thresholds: Thresholds are typically limited to 1/2 in. maximum height; however, some standards allow a 3/4 in. height for certain sliding doors.
- Opening force: Interior doors (other than fire doors) should be able to be operated with 5 lb of force. Exterior doors and fire doors may be regulated by the authority having jurisdiction.

ACCESSIBLE DOORS

1 1/4" TO 2"

1 1/2" MIN.

2 1/2" ANCHOR MIN.

HORIZONTAL PROJECTION

CIRCULAR

1 1/2" MIN.

2 1/4" MAX.

2 1/4" MAX.

2 1/2" ANCHOR MIN.

3 1/2" ANCHOR MIN.

1 1/2" MIN.

PERIMETER MAX.

HORIZONTAL PROJECTION

NONCIRCULAR

# MOUNTING HEIGHTS & CLEARANCES

The diagrams illustrate the following specifications:

- Sink and Mirror:** Mirror height is 2'-8" to 4'-0". Sink height is 3'-0" to 3'-6". Clear floor space is 2'-0" x 4'-0".
- Toilet:** Toilet height is 1'-10" to 1'-11". Clear floor space is 2'-0" x 4'-0".
- Shower:** Shower head height is 6'-0" to 6'-6". Grab bar height is 3'-0" to 3'-6".
- Bathtub:** Bathtub height is 2'-0" to 2'-6". Clear floor space is 2'-0" x 4'-0".
- Grab Bars:** Vertical grab bar height is 3'-0" to 3'-6". Horizontal grab bar height is 3'-0" to 3'-6".
- Clearances:** Clear floor space is 2'-0" x 4'-0". Clear floor space is 3'-0" x 4'-0".
- Approach:** Parallel approach is 2'-0" to 2'-6". Perpendicular approach is 2'-0" to 2'-6".
- Wheelchair:** Wheelchair height is 19" to 20". Kneel/toe clearance is 17" to 20".

The diagrams illustrate various ADA-compliant parking and loading zone configurations:

- Top Diagram:** Shows a standard parking zone with a wall, accessible route, sign, and bumper. It includes dimensions for the zone width (8'-0" MIN. 9'-0" PREFERRED TYP.), the zone length (5'-0" TYP.), and the zone depth (18'-0" MIN. 19'-0" PREFERRED). It also shows the hatching pattern and the international symbol in pavement (optional).
- Second Diagram:** Shows a parking zone with a sign (van-accessible parking) and a curb ramp. It includes dimensions for the zone width (8'-0" MIN. 9'-0" PREFERRED TYP.), the zone length (5'-0" TYP.), and the zone depth (18'-0" MIN. 19'-0" PREFERRED). It also shows the hatching pattern and the international symbol in pavement (optional).
- Third Diagram:** Shows a parking zone with a curb ramp, landscaping, and a sign. It includes dimensions for the zone width (8'-0" MIN. 9'-0" PREFERRED TYP.), the zone length (5'-0" TYP.), and the zone depth (18'-0" MIN. 19'-0" PREFERRED). It also shows the hatching pattern and the international symbol in pavement (optional).
- Bottom Diagram:** Shows a parking zone with a curb ramp, a sign, and a slope of 1:12. It includes dimensions for the zone width (8'-0" MIN. 9'-0" PREFERRED TYP.), the zone length (5'-0" TYP.), and the zone depth (18'-0" MIN. 19'-0" PREFERRED). It also shows the hatching pattern and the international symbol in pavement (optional).

# ACCESSIBLE SIDEWALK RAMPS

**TYPE A**

LEVEL WITH PAVEMENT

2'-6" MIN.

CURB LEVEL WITH GROUND COVER

SLOPE 1:12 MAX.

SLOPE 1:50 MAX.

SLOPE 1:12 MAX.

SLOPE GUTTER FROM RAMP, STREET OR PARKING

SLOPE CURB WITH RAMP

6" CURB MAX.

**TYPE B**

CURB LEVEL WITH GROUND COVER

SLOPE 1:12 MAX.

2'-6" MIN.

DETECTABLE WARNING FOR PERSONS WITH VISUAL IMPAIRMENTS

**TYPE C**

CURB LEVEL WITH GROUND COVER

SLOPE 1:12 MAX.

SLOPE 1:50 MAX.

2'-6" MIN.

SLOPE CURB WITH RAMP

**TYPE D**

LEVEL WITH ROADWAY

2'-6" MIN.

4'-0" MIN.

**TYPE E**

CROSS SLOPE 1:50 MAX.

SLOPE 1:12 MAX.

DETECTABLE WARNING FOR PERSONS WITH VISUAL IMPAIRMENT

SLOPE GUTTER FROM CURB RAMP

3'-0" MIN.

2'-6" MIN.

3'-0" TYP.

FOR 6" CURB AND 1/4" 1'-0" CROSS-SLOPE

2'-0" PREFERRED

**TYPE F**

CROSS SLOPE 1:50 MAX.

SLOPE 1:12 MAX.

DETECTABLE WARNING FOR PERSONS WITH VISUAL IMPAIRMENT

SLOPE GUTTER FROM CURB RAMP

3'-0" MIN.

2'-6" MIN.

3'-0" TYP.

FOR 6" CURB AND 1/4" 1'-0" CROSS-SLOPE

2'-0" PREFERRED

**TYPE G**

CROSS SLOPE 1:50 MAX.

SLOPE 1:12 MAX.

DETECTABLE WARNING FOR PERSONS WITH VISUAL IMPAIRMENT

SLOPE GUTTER FROM CURB RAMP

3'-0" MIN.

2'-6" MIN.

3'-0" TYP.

FOR 6" CURB AND 1/4" 1'-0" CROSS-SLOPE

2'-0" PREFERRED

**NOTE**

If the 4 ft 0 in. preferred dimension cannot be met for type F, the 1:10 slope becomes 1:12 maximum.

**VAN ACCESSIBLE**

**HANDICAPPED PARKING ONLY**