

# VIROQUA HOUSING AUTHORITY

## PARK VIEW MANOR - PARKING RENOVATION

### 200 PARK VIEW CT

### VIROQUA, WI 54665



ARCHITECTURE  
ENGINEERING  
INTERIOR DESIGN



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

Consultant:

24012-1

JUNE 2025

CONSTRUCTION DOCUMENTS

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PROJECT TEAM

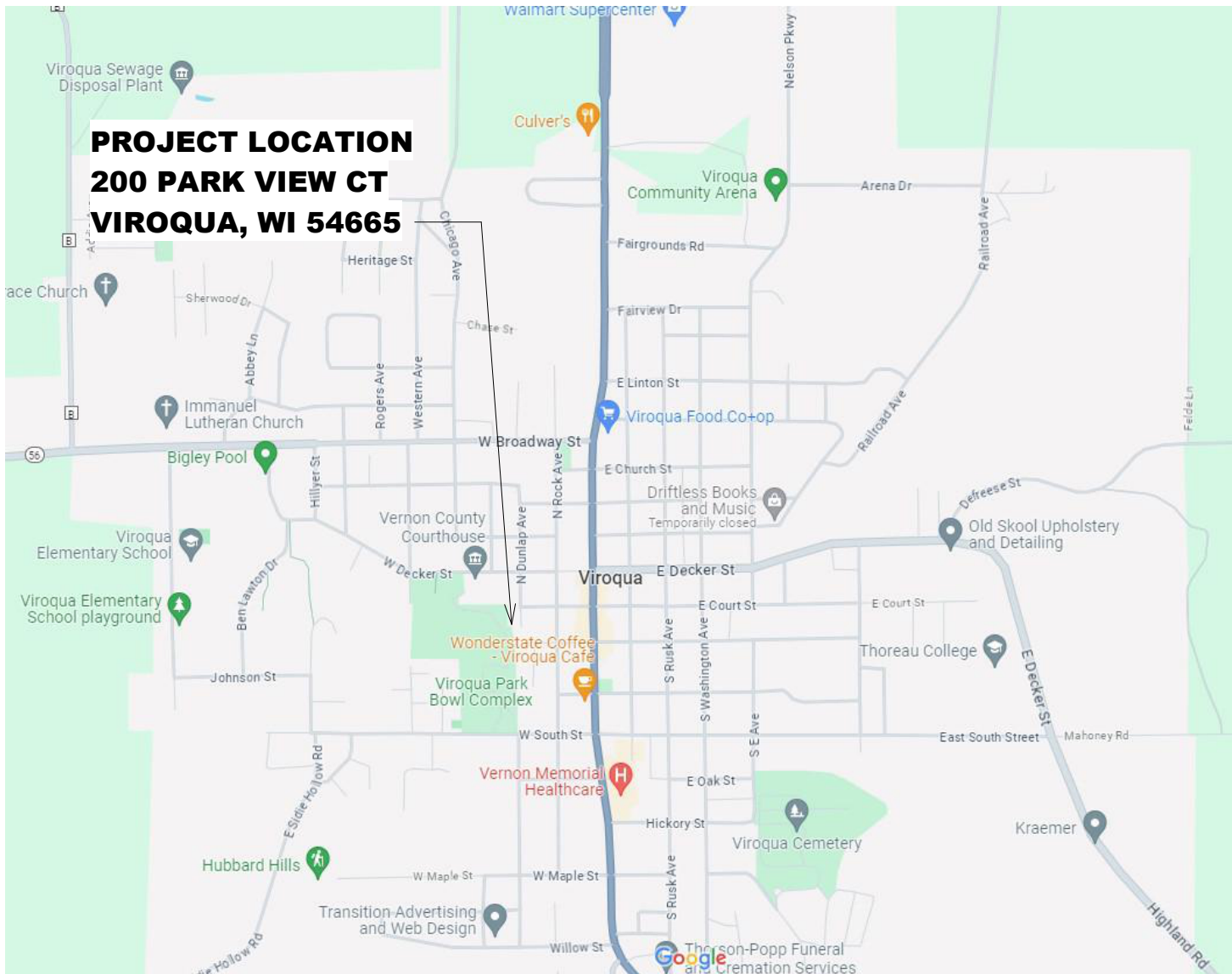
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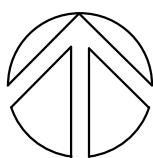
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Jim Lundberg  
jiml@pobinc.com  
715.344.9999



CITY MAP

SITE LOCATION MAP



VIROQUA HOUSING AUTHORITY  
PARK VIEW MANOR - PARKING RENOVATION

Project Location: 200 PARK VIEW CT  
VIROQUA, WI 54665

Sheet Title: COVER SHEET

HSR Project Number: 24012-1  
Project Date: JUNE 17, 2025  
Drawn By: MPL

Key Plan:

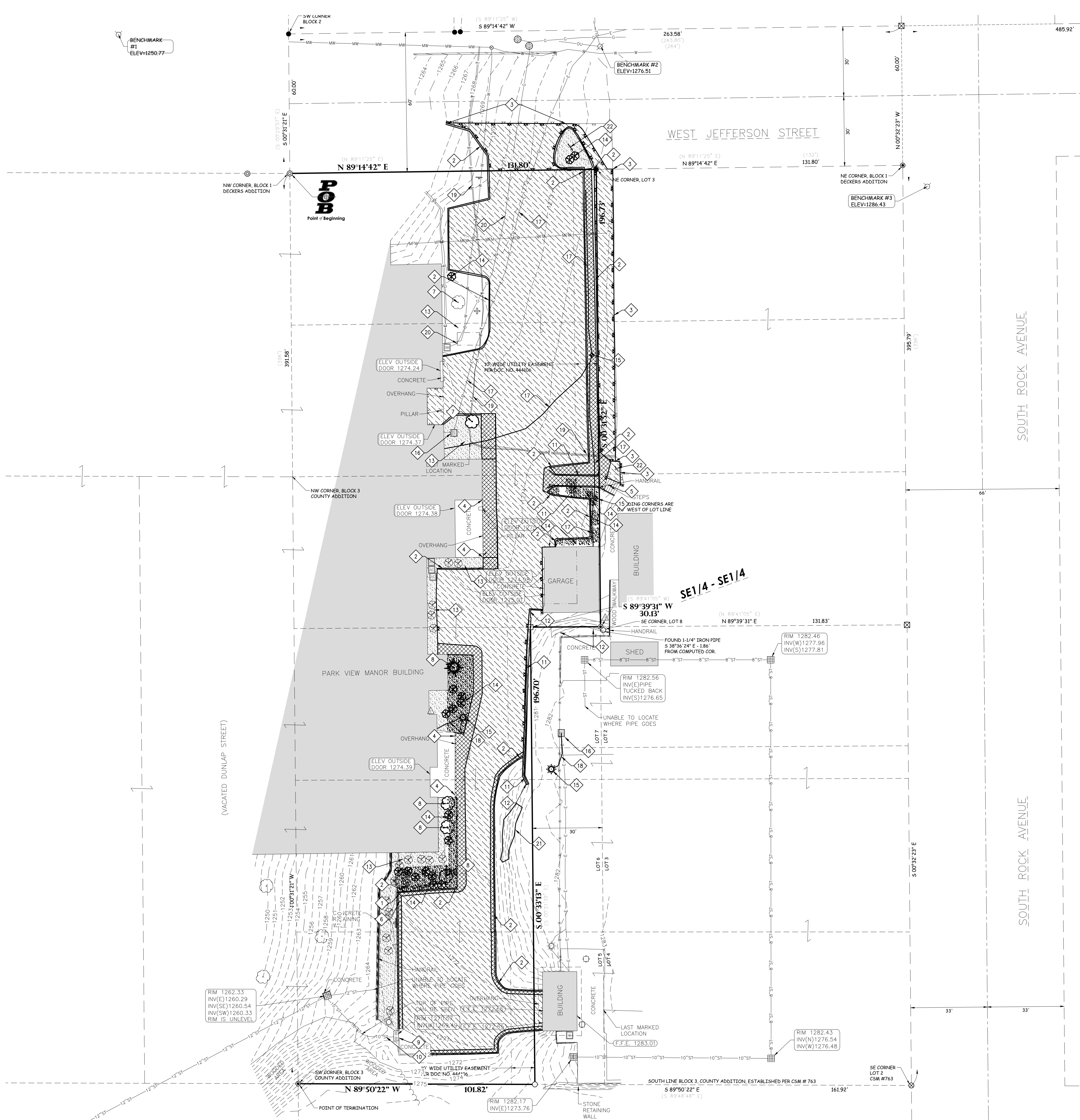
No.	Description	Date

Graphic Scale: 0' 4' 8' 16' 24'

Last Update: 6/16/2025 11:54:42 AM

G000





BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

**BENCHMARK #1**  
BURY BOLT ON HYDRANT,  
LOCATED APPROXIMATELY 75 FEET WEST OF THE WEST  
RIGHT-OF-WAY LINE OF WEST JEFFERSON STREET.  
ELEVATION = 1250.77

**BENCHMARK #2**  
601 SPIKE ON SOUTH SIDE OF POWER POLE,  
LOCATED ON THE NORTH SIDE OF WEST JEFFERSON  
STREET, APPROXIMATELY 165 FEET WEST OF THE  
INTERSECTION OF WEST JEFFERSON STREET AND  
SOUTH ROCK AVENUE.  
ELEVATION = 1276.51

**BENCHMARK #3**  
BURY BOLT ON HYDRANT,  
LOCATED AT THE SOUTHWEST QUADRANT OF THE  
INTERSECTION OF WEST JEFFERSON STREET AND  
SOUTH ROCK AVENUE.  
ELEVATION = 1286.43

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

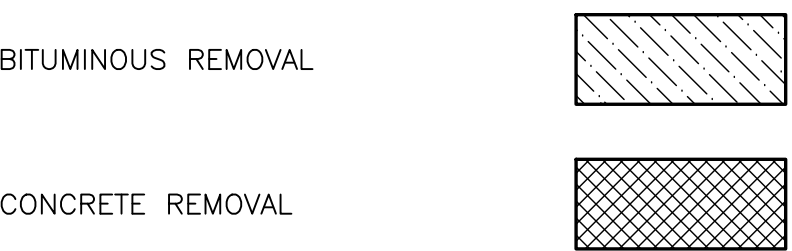
GENERAL NOTES:

- CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
- INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION, IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
- BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
- COORDINATE ALL UTILITY REMOVAL, DISCONNECTION, &/OR RECONNECTION WITH RESPECTIVE UTILITY COMPANIES PRIOR TO BEGINNING WORK.
- COORDINATE UTILITY SERVICE DISCONNECTIONS/OUTAGES WITH OWNER AND ANY IMPACTED NEIGHBORS. MINIMIZE DISRUPTIONS TO THE MAXIMUM EXTENT PRACTICAL.
- ANY EXISTING UTILITIES NOT EXPRESSLY LABELED FOR DEMOLITION/REMOVAL ON THIS DOCUMENT SHALL BE LEFT IN PLACE AND IN THEIR CURRENT STATE OF OPERATION. CONTACT ENGINEER WHEREVER CLARIFICATION IS NEEDED.
- STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
- IF STRIPPED TOPSOIL IS STOCKPILED ON SITE, SILT FENCE SHALL BE INSTALLED AROUND THE BASE OF THE STOCKPILE TO PREVENT SEDIMENT TRANSPORT.
- PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
- MAINTAIN TRAFFIC CIRCULATION TO ALL NEIGHBORING PROPERTIES SHOWN ON THIS DOCUMENT. COORDINATE ALL WORK WITH NEIGHBORING PROPERTY OWNERS.
- MAINTAIN TEMPORARY ACCESS TO ONE OR MORE OF THE EAST SIDE BUILDING ENTRANCES DURING CONSTRUCTION

KEYNOTES:

- SAWCUT EXISTING CONCRETE CURBING
- REMOVE EXISTING CONCRETE CURBING
- SAWCUT EXISTING BITUMINOUS PAVEMENT
- SAWCUT EXISTING CONCRETE WALK
- MAINTAIN EXISTING CONCRETE WALK
- MAINTAIN EXISTING CONCRETE CURBING
- MAINTAIN EXISTING TREE/VEGETATION
- CLEAR & GRUB EXISTING TREE
- MAINTAIN EXISTING STORM SEWER STRUCTURE
- MAINTAIN EXISTING STORM SEWER PIPE
- REMOVE EXISTING HANDRAIL
- REMOVE EXISTING RETAINING WALL
- MAINTAIN EXISTING LANDSCAPE AREA: TREES, SHRUBS, MULCH AND FILTER FABRIC- VERIFY WITH LANDSCAPE PLAN
- REMOVE EXISTING LANDSCAPE AREA: SHRUBS, MULCH AND FILTER FABRIC
- REMOVE EXISTING POWER/LIGHT POLE
- MAINTAIN EXISTING TRANSFORMER BOX
- REMOVE/ABANDON EXISTING ELECTRICAL LINE AS REQUIRED
- REMOVE EXISTING ELECTRICAL LINE
- MAINTAIN EXISTING TELEPHONE LINE
- MAINTAIN EXISTING GAS LINE
- REMOVE EXPOSED ROCK
- SALVAGE AND REINSTALL SIGN

DEMOLITION HATCH PATTERNS:



CIVIL SHEET INDEX:

C100	DEMOLITION PLAN
C200	LAYOUT PLAN
C300	GRADING PLAN
C400	EROSION CONTROL PLAN
C500	UTILITY PLAN
C600	DETAILS
C601	DETAILS
L100	LANDSCAPE PLAN

ARCHITECTURE  
ENGINEERING  
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Consultant:



**Point of Beginning**  
Civil Engineering  
Land Surveying  
Landscape Architecture  
4941 Knoching Court  
Stevens Point, WI 54481  
715.344.9999(PH) 715.344.9922(FX)

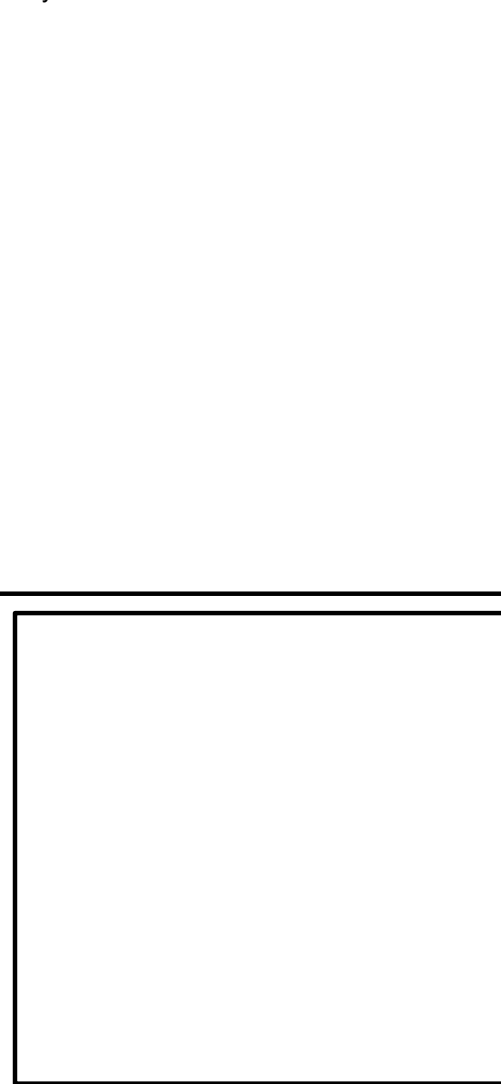
VIROQUA HOUSING AUTHORITY  
PARK VIEW MANOR - PARKING RENOVATION

200 PARK VIEW CT  
VIROQUA, WI 54665

DEMOLITION PLAN

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

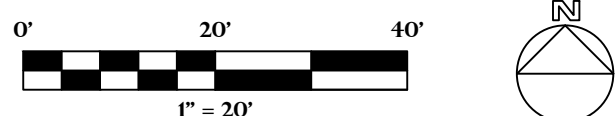
HSR Project Number:  
**24012-1**  
Project Date:  
**JUNE 17, 2025**  
Drawn By:  
**MAJ**



No.	Description	Date

Graphic Scale:  
**SEE DRAWING**  
Last Update:  
**6/6/2025**

**C100**





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Stevens Point, WI 54481  
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VIROQUA HOUSING AUTHORITY  
PARK VIEW MANOR - PARKING RENOVATION  
LAYOUT PLAN  
Project Title:  
HSR Project Number:  
24012-1  
Project Date:  
JUNE 17, 2025  
Drawn By:  
MAJ  
Key Plan:  
Project Location:  
200 PARK VIEW CT  
VIROQUA, WI 54665  
Sheet Title:

Revisions:		
No.	Description	Date
Graphic Scale:		
SEE DRAWING		
Last Update:		
6/6/2025		

C200

## GENERAL NOTES:

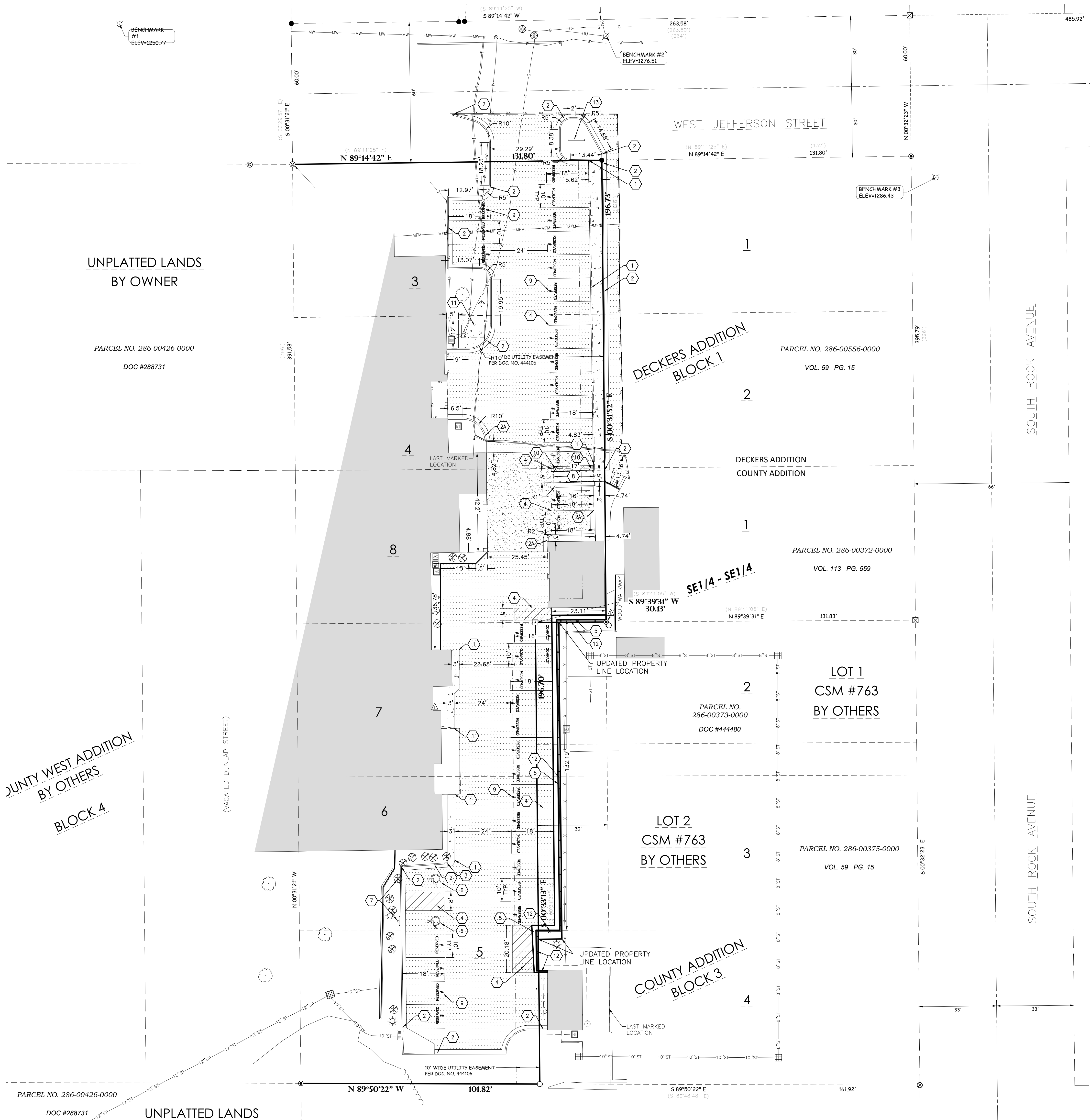
- CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- SEE SHEET C400 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
- VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
- PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
- COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
- PROVIDE PROPER BARRICADES, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
- SIDEWALK JOINTS SHALL BE INSTALLED AS INDICATED OR AS APPROVED BY THE CONSTRUCTION MANAGER.
- ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED, FERTILIZED, AND CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- MAINTAIN TEMPORARY ACCESS TO ONE OR MORE OF THE EAST SIDE BUILDING ENTRANCES DURING CONSTRUCTION.

## KEYNOTES:

- THICKENED EDGE WALK
- STANDARD CONCRETE CURB & GUTTER  
2A. REVERSE CONCRETE CURB & GUTTER
- 6" CURB TAPER SECTION
- PARKING LOT STRIPING
- CMU GRAVITY RETAINING WALL
- ADA PARKING STALL
- ADA PARKING SIGN
- PEDESTRIAN RAMP W/ HANDRAIL
- PAINT "RESERVED #" ON EACH PARKING STALL. COORDINATE NUMBERING & LOCATION WITH OWNER PRIOR TO WORK BEGINNING STAFF VS. VISITOR PARKING TO ALSO BE COORDINATED WITH OWNER PRIOR TO WORK BEGINNING
- CONCRETE BOLLARD
- MOBILE BIKE RACK BY OWNER
- DECORATIVE METAL FENCE AT PROPERTY LINE  
MANUFACTURER: AMERISTAR  
TYPE: ECHELON II  
HEIGHT: 5'-0"  
COLOR: BLACK  
STYLE: MAJESTIC  
SOURCE: <https://www.ameristarperimeter.com>  
INSTALL PER MANUFACTURERS SPECIFICATIONS
- RELOCATED SIGN. COORDINATE WITH OWNER

## PAVEMENT HATCH PATTERNS:

- |                                       |  |           |
|---------------------------------------|--|-----------|
| PROPOSED STANDARD ASPHALT PAVEMENT    |  | 1<br>C600 |
| PROPOSED STANDARD CONCRETE PAVEMENT   |  | 2<br>C600 |
| PROPOSED REINFORCED CONCRETE PAVEMENT |  | 2<br>C600 |



## BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

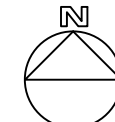
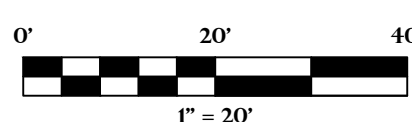
**BENCHMARK #1**  
BURY BOLT ON HYDRANT,  
LOCATED APPROXIMATELY 75 FEET WEST OF THE WEST  
RIGHT-OF-WAY LINE OF WEST JEFFERSON STREET.  
ELEVATION = 1250.77

**BENCHMARK #2**  
BURY SPIKE ON SOUTH SIDE OF POWER POLE,  
LOCATED ON THE NORTH SIDE OF WEST JEFFERSON  
STREET, APPROXIMATELY 165 FEET WEST OF THE  
INTERSECTION OF WEST JEFFERSON STREET AND  
SOUTH ROCK AVENUE.  
ELEVATION = 1276.51

**BENCHMARK #3**  
BURY BOLT ON HYDRANT,  
LOCATED AT THE SOUTHWEST QUADRANT OF THE  
INTERSECTION OF WEST JEFFERSON STREET AND  
SOUTH ROCK AVENUE.  
ELEVATION = 1286.43

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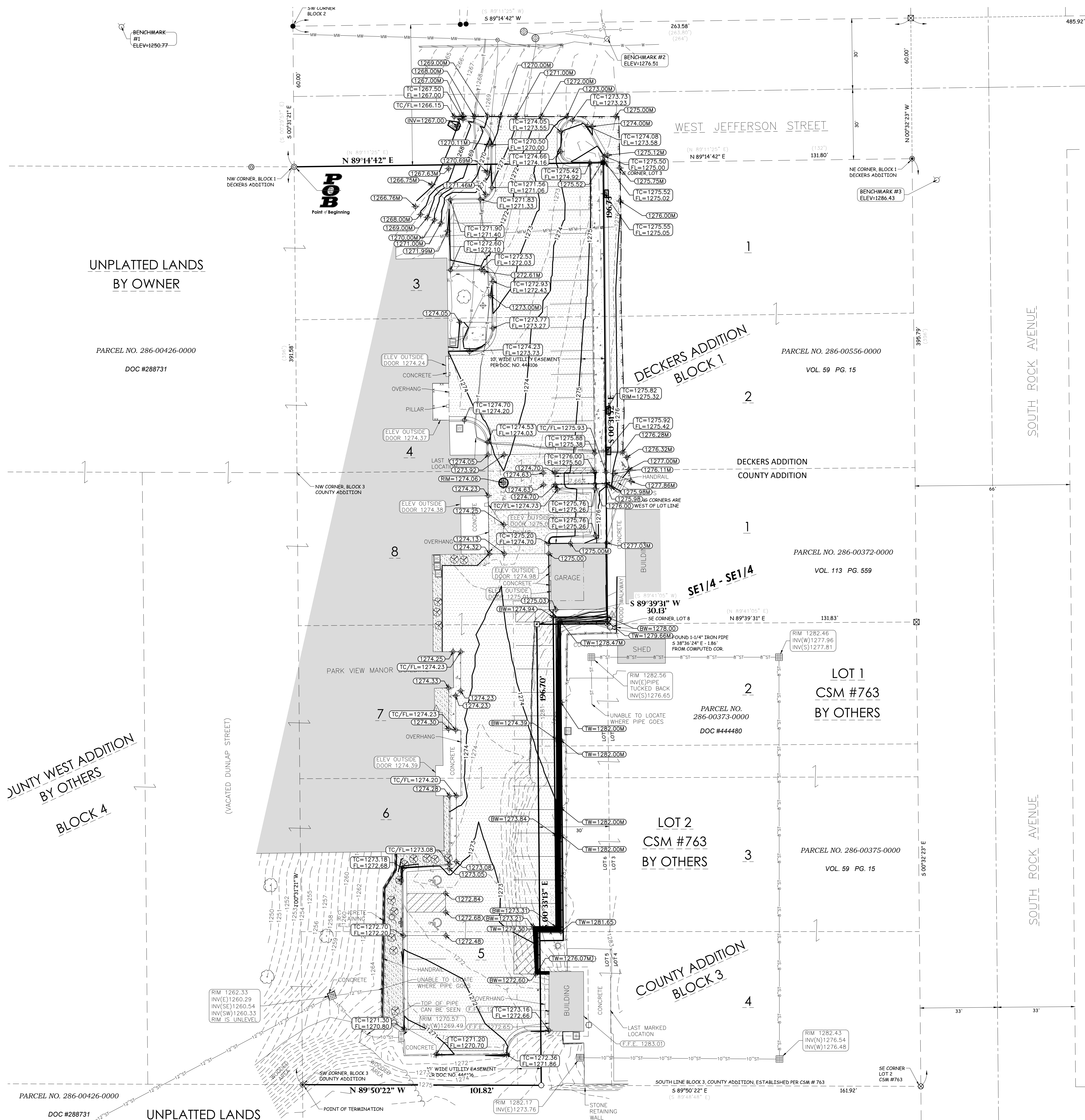


## GENERAL NOTES:

- CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 1275.00 EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
- GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
- SEE SHEET C400 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
- COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
- PROVIDE RIP RAP AT ALL CULVERT OUTFLOW ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
- INSTALL W/ODOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
- EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
- THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
- THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
- GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.
- MAINTAIN TEMPORARY ACCESS TO ONE OR MORE OF THE EAST SIDE BUILDING ENTRANCES DURING CONSTRUCTION.

## GRADING LEGEND:

EXISTING CONTOUR	---	712	---
PROPOSED CONTOUR	---	712	---
PROPOSED SPOT ELEVATION	CSZ 720		
PROPOSED ENDWALL INVERT ELEVATION	INV=892.005		
PROPOSED RIM ELEVATION	RIM=893.550		
PROPOSED TOP OF CURB ELEVATION	TC=893.550		
PROPOSED FLOW LINE ELEVATION	FL=893.550		
PROPOSED TOP OF WALL ELEVATION	TW=893.550		
PROPOSED BOTTOM OF WALL ELEVATION	BW=893.550		
PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY)	892.005M		
PROPOSED ENDWALL STRUCTURE WITH RIP RAP		9 C600	
PROPOSED STORM SEWER CURB INLET		10 C600	



## BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

**BENCHMARK #1**  
BURY BOLT ON HYDRANT,  
LOCATED APPROXIMATELY 75 FEET WEST OF THE WEST  
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## GENERAL NOTES:

- CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
- INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
- CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
- OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
- DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
- WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
- EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
- INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
- ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
- IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH WI DNR TECHNICAL STANDARD 1061 TO PREVENT SEDIMENT DISCHARGE TO THE MAXIMUM EXTENT PRACTICABLE.
- COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
- PROVIDE RIP RAP AT ALL CULVERT OUTFLOW ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
- INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
- IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOWFALL OR GROUND FREEZE.
- SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.

## EROSION CONTROL LEGEND:

EXISTING CONTOUR	---
PROPOSED CONTOUR	---
PROPOSED SILT FENCE	---
PROPOSED INLET PROTECTION	---
EROSION CONTROL BLANKET	---
ROCK CONSTRUCTION ENTRANCE	---

## EROSION CONTROL SEQUENCING:

- INSTALL PERIMETER EROSION CONTROL
- BEGIN DEMOLITION
- BEGIN ROUGH GRADING AND UTILITY INSTALLATION
- DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT
- TEMPORARY STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- FINAL STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE AND FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE
- IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.

## BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

**BENCHMARK #1**  
BURY BOLT ON HYDRANT,  
LOCATED APPROXIMATELY 75 FEET WEST OF THE WEST  
RIGHT-OF-WAY LINE OF WEST JEFFERSON STREET.  
ELEVATION = 1250.77

**BENCHMARK #2**  
604 SPIKE ON SOUTH SIDE OF POWER POLE,  
LOCATED ON THE NORTH SIDE OF WEST JEFFERSON  
STREET, APPROXIMATELY 165 FEET WEST OF THE  
INTERSECTION OF WEST JEFFERSON STREET AND  
SOUTH ROCK AVENUE.  
ELEVATION = 1276.51

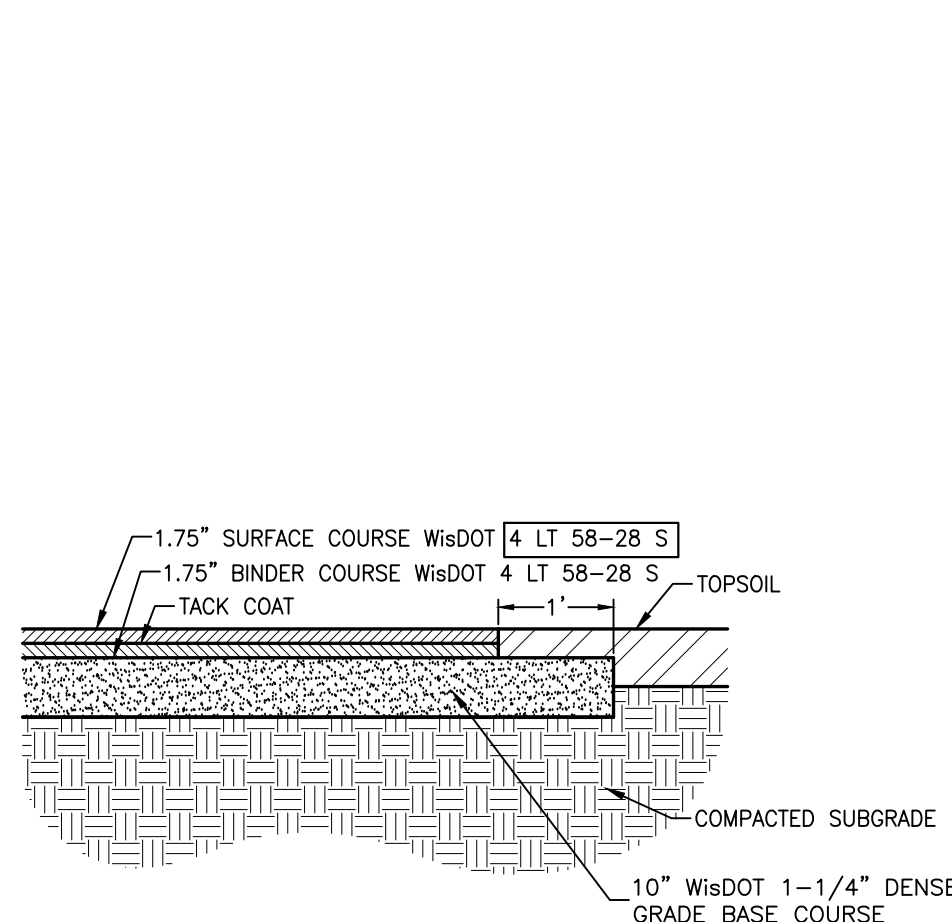
**BENCHMARK #3**  
BURY BOLT ON HYDRANT,  
LOCATED AT THE SOUTHWEST QUADRANT OF THE  
INTERSECTION OF WEST JEFFERSON STREET AND  
SOUTH ROCK AVENUE.  
ELEVATION = 1286.43

## UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

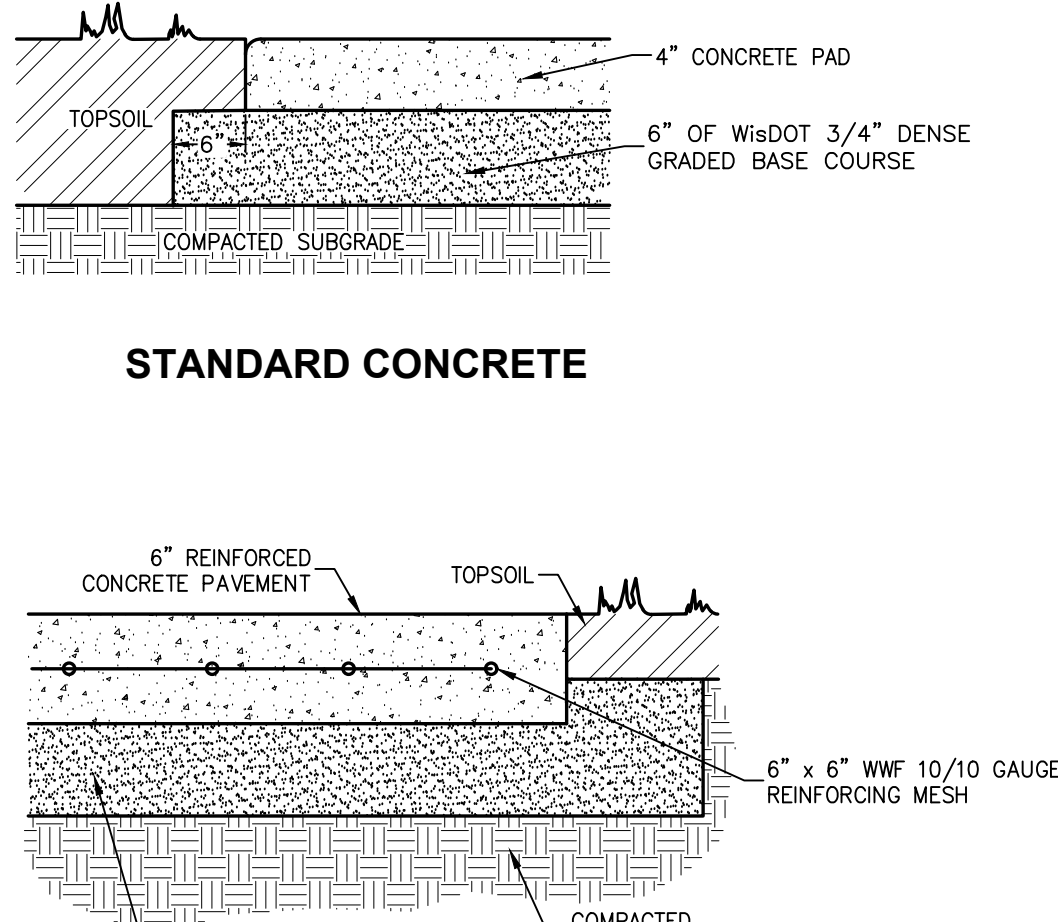






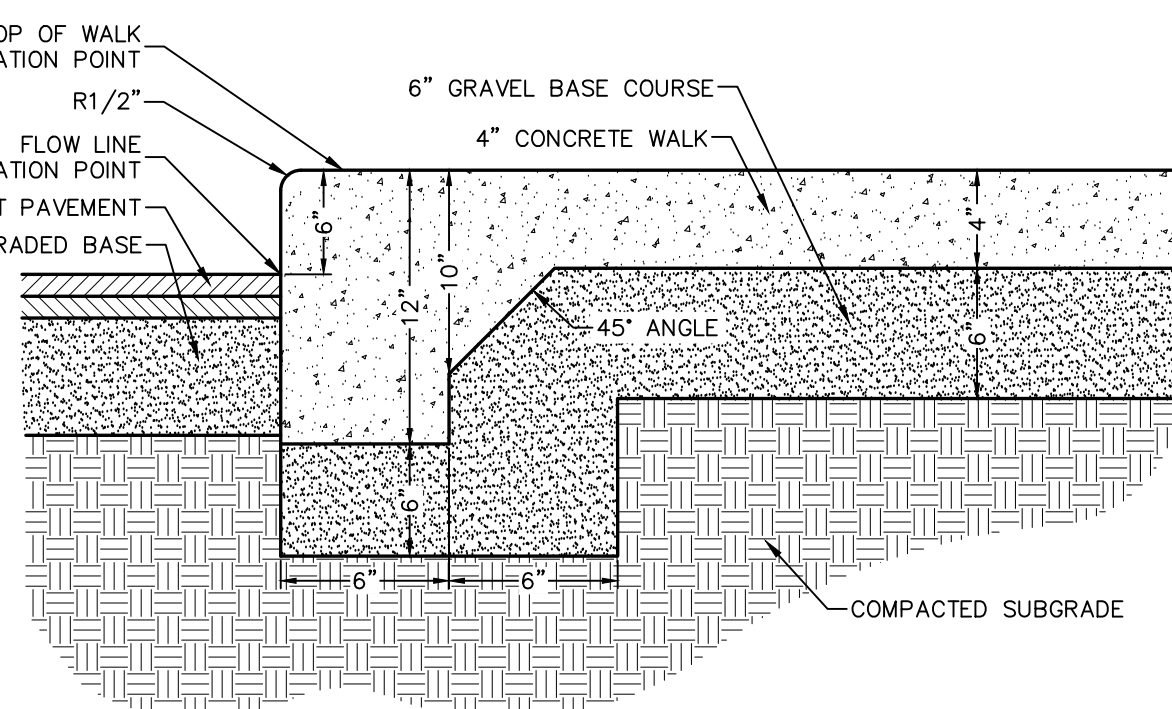
ASPHALT PAVEMENT

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C600



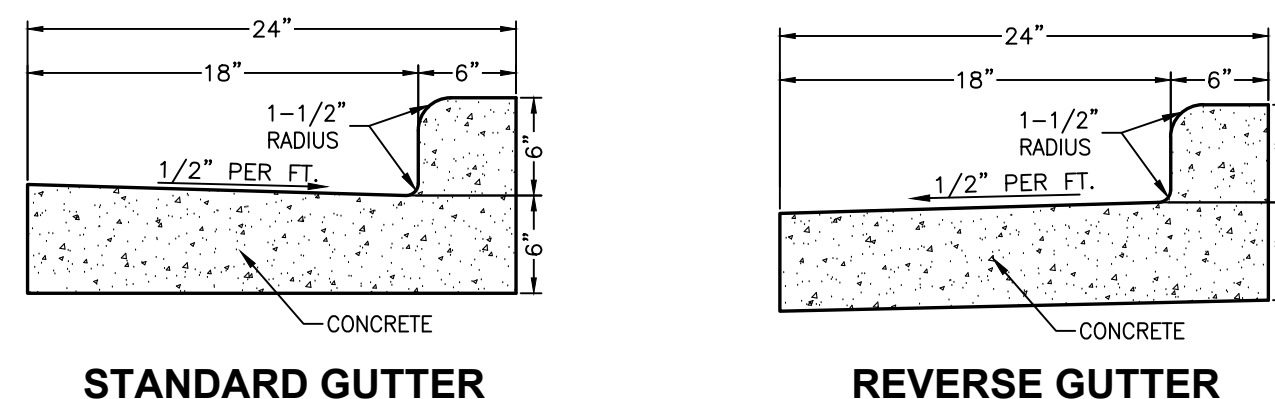
CONCRETE PAVEMENT

2  
C600



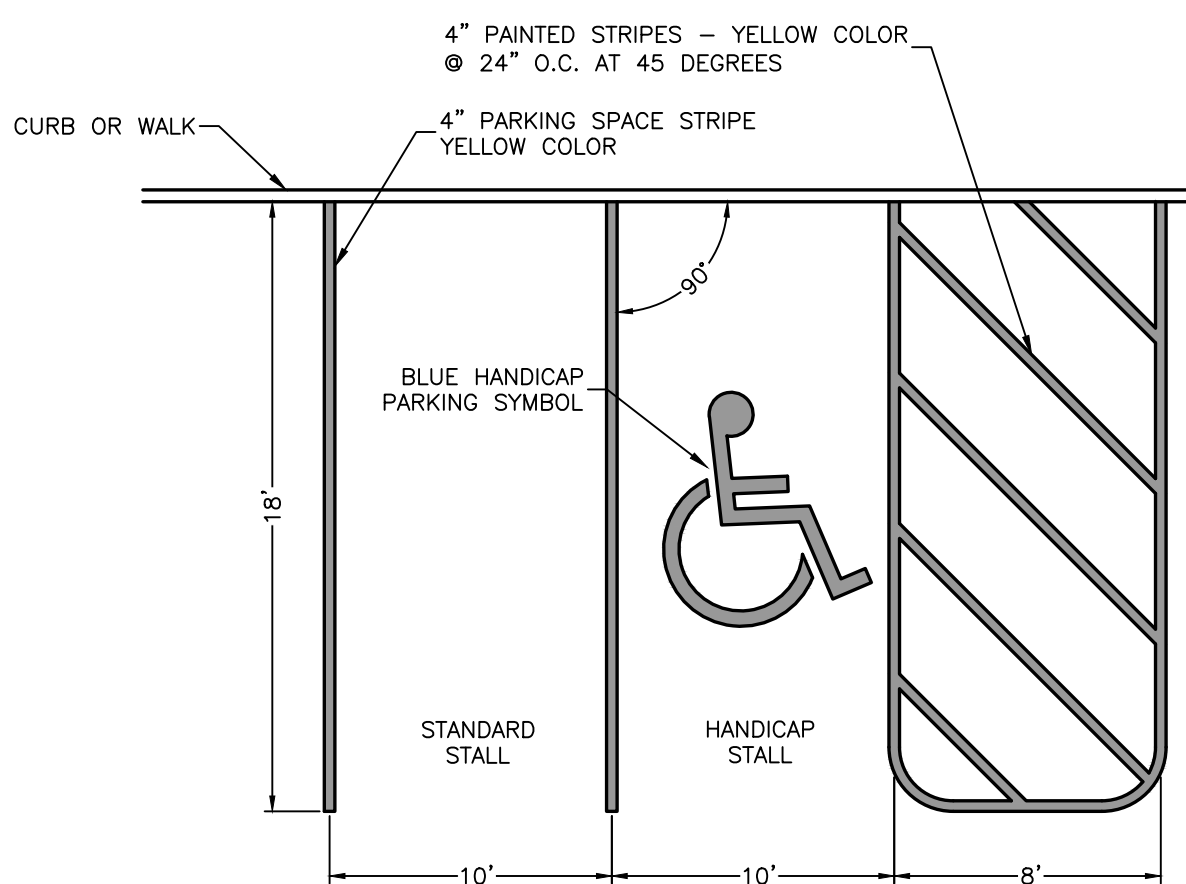
THICKENED EDGE WALK

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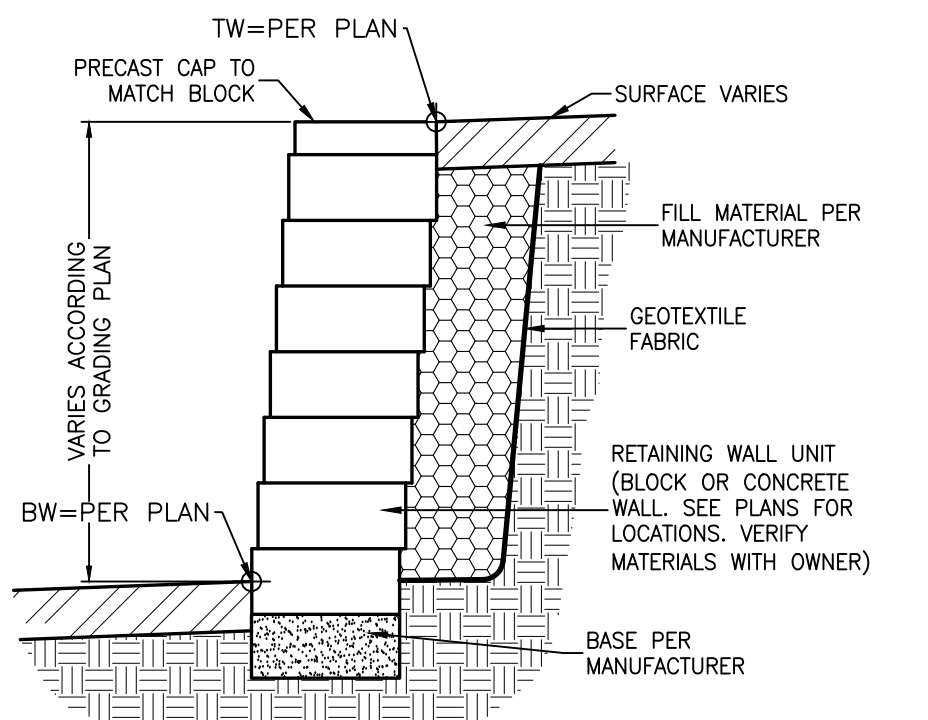
CONCRETE CURB AND GUTTER

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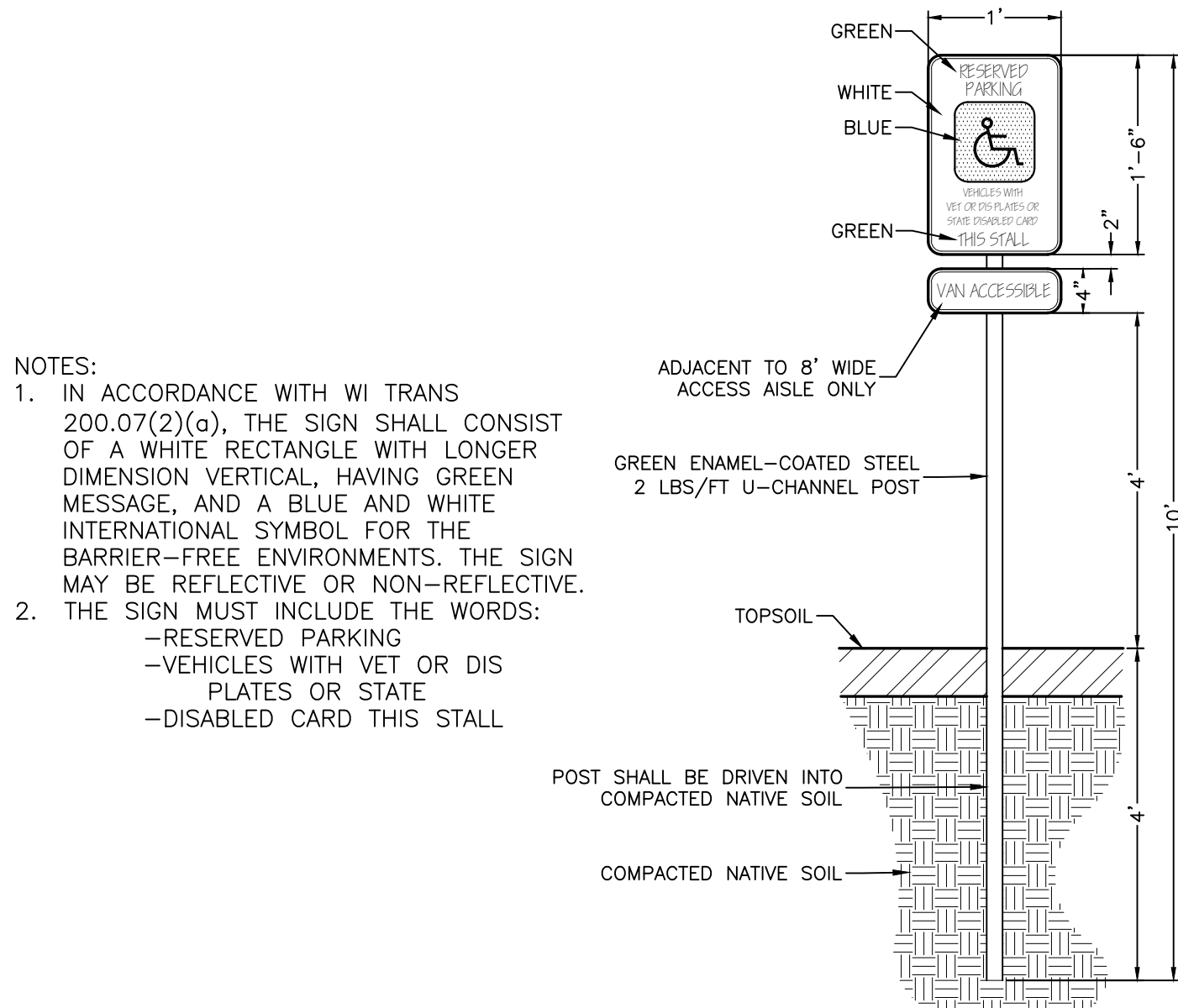
PARKING LOT STRIPING

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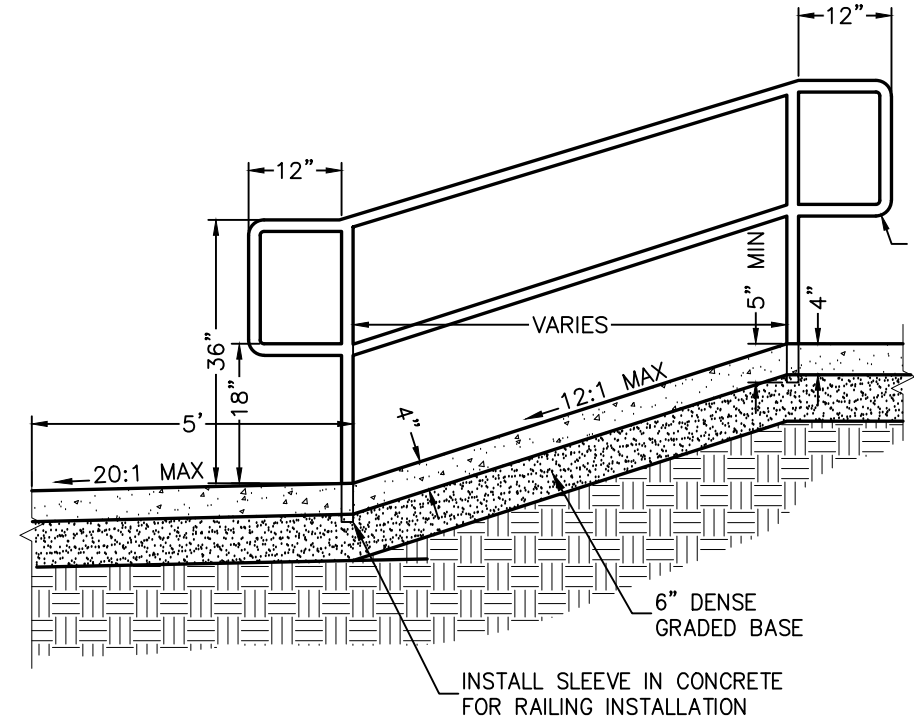
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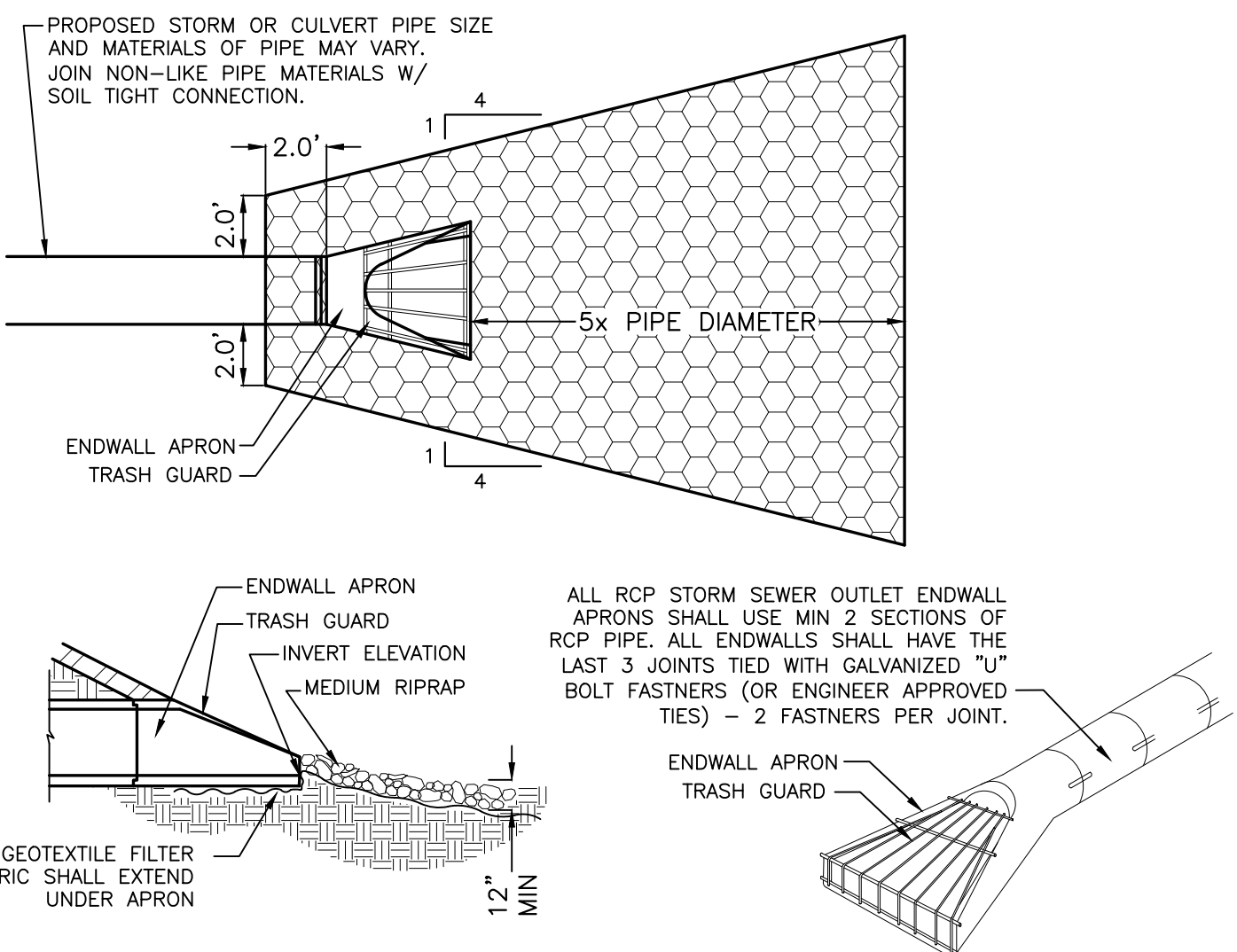
ADA PARKING SIGN

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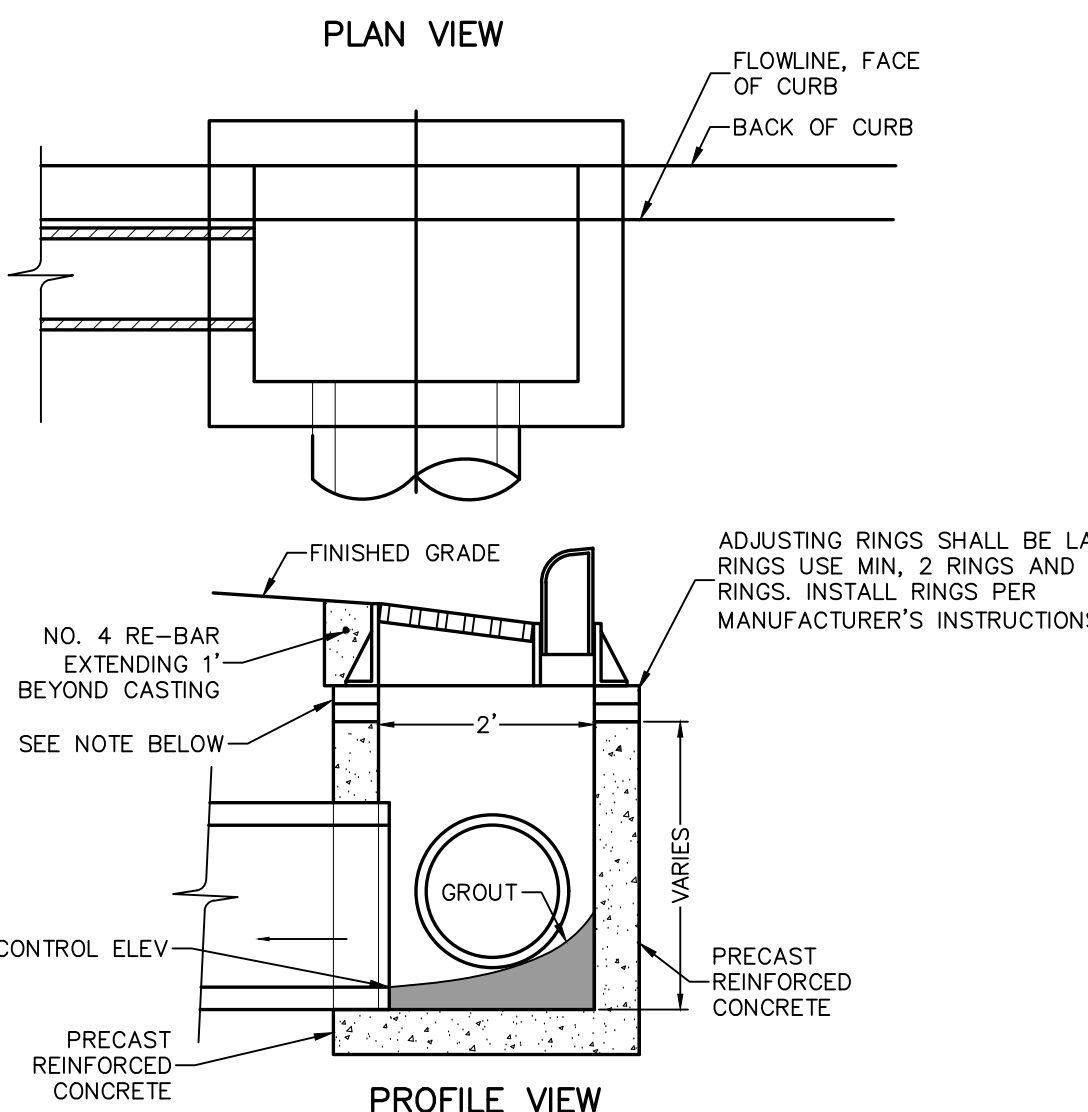
PEDESTRIAN RAMP W/ HANDRAIL

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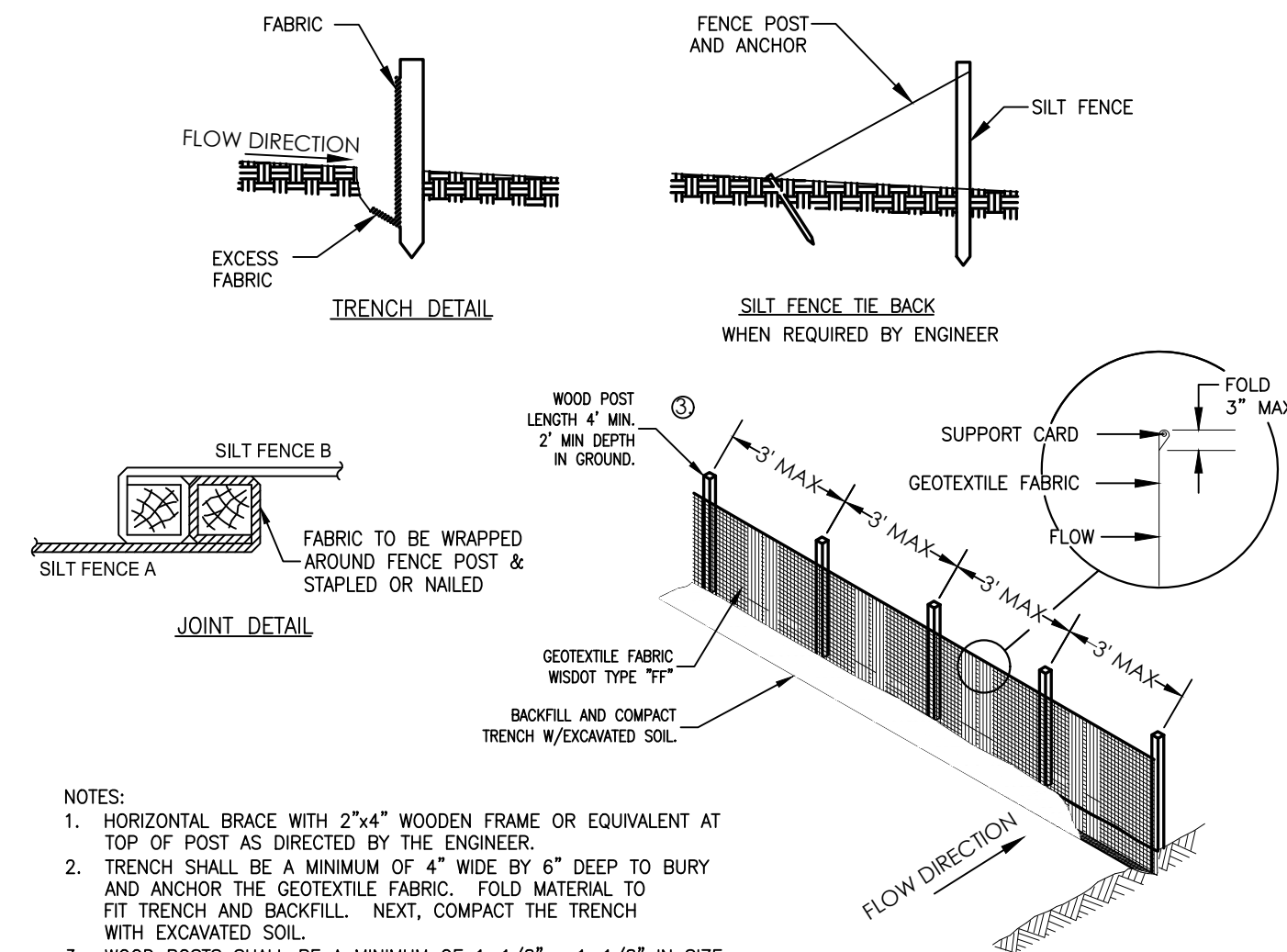
ENDWALL W/ RIPRAP

9  
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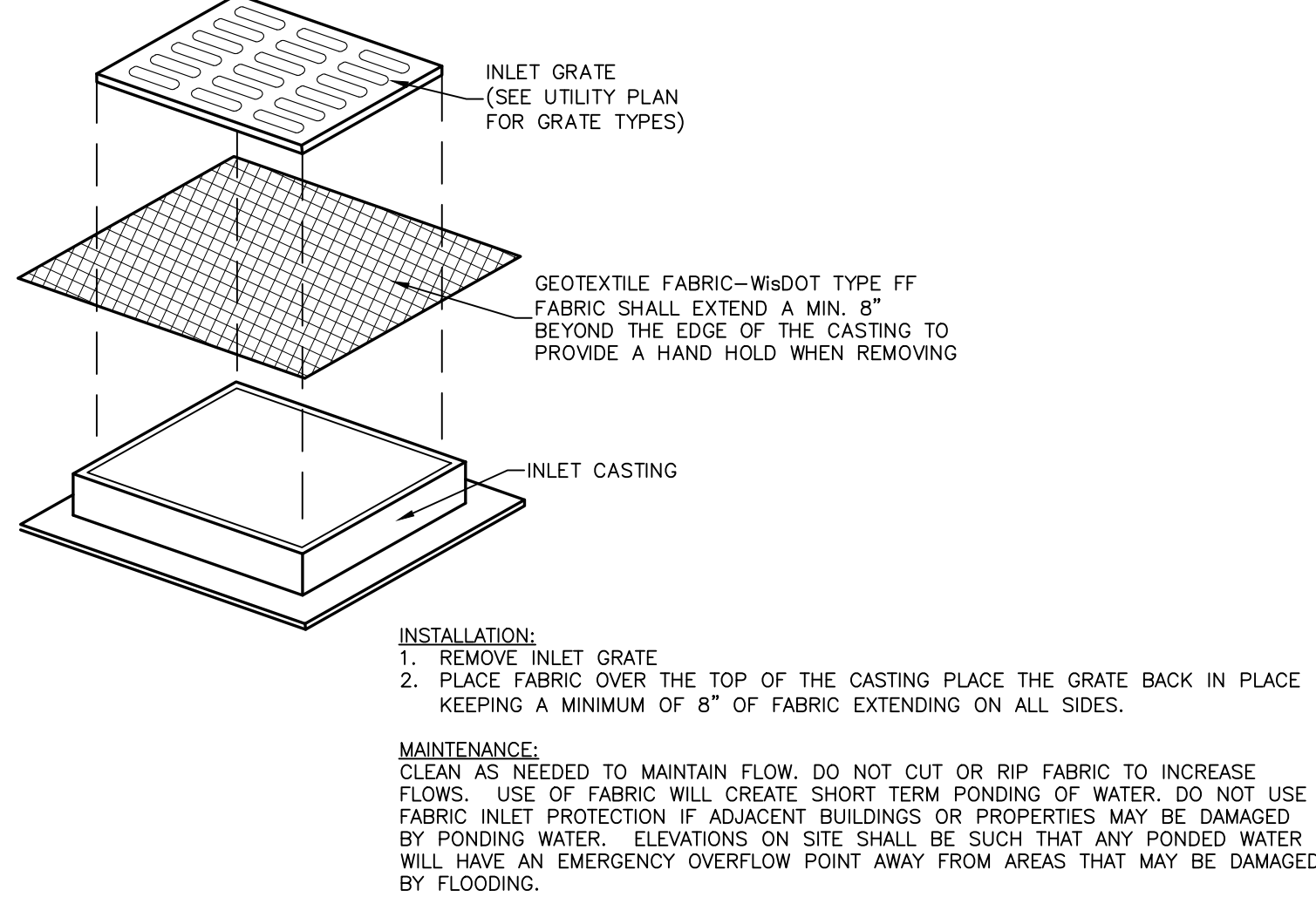
STORM SEWER CURB INLET

10  
C600



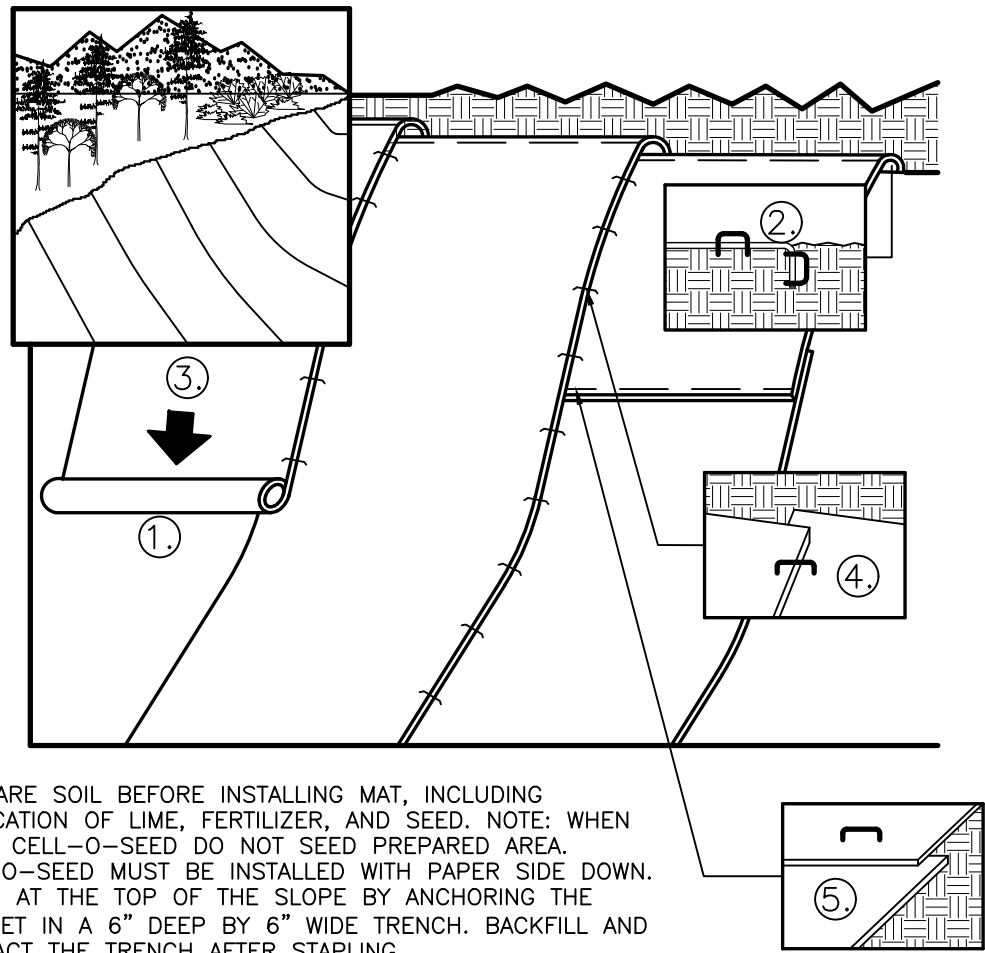
SILT FENCE

11  
C600



INLET PROTECTION

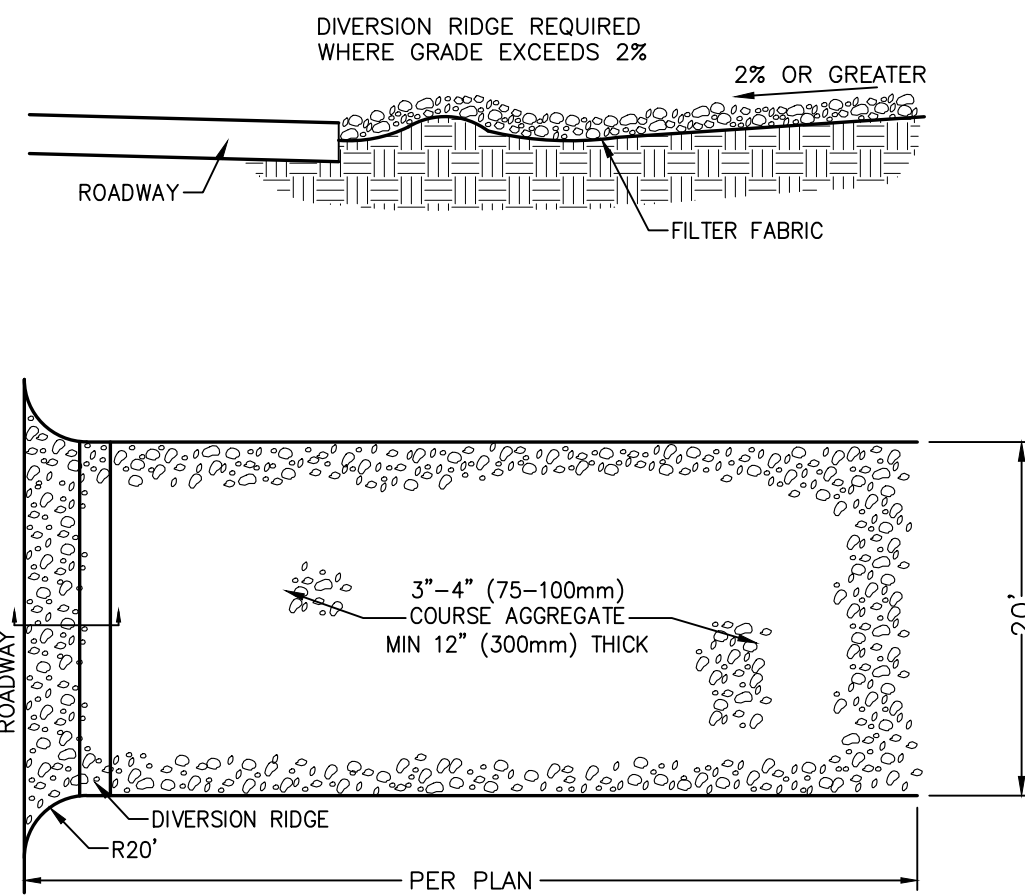
12  
C600



- NOTES:
1. PREPARE SOIL BEFORE INSTALLING MAT, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
  2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
  3. ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.
  4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 6" OVERLAP. STAPLE THROUGH OVERLAPPED AREA APPROXIMATELY 12" APART.
  5. EROSION CONTROL MAT SHALL BE LISTED ON THE CURRENT WISDOT PRODUCT ACCEPTABILITY LIST (PAL) AS A CLASS 1 TYPE A EROSION MAT.

EROSION CONTROL BLANKET

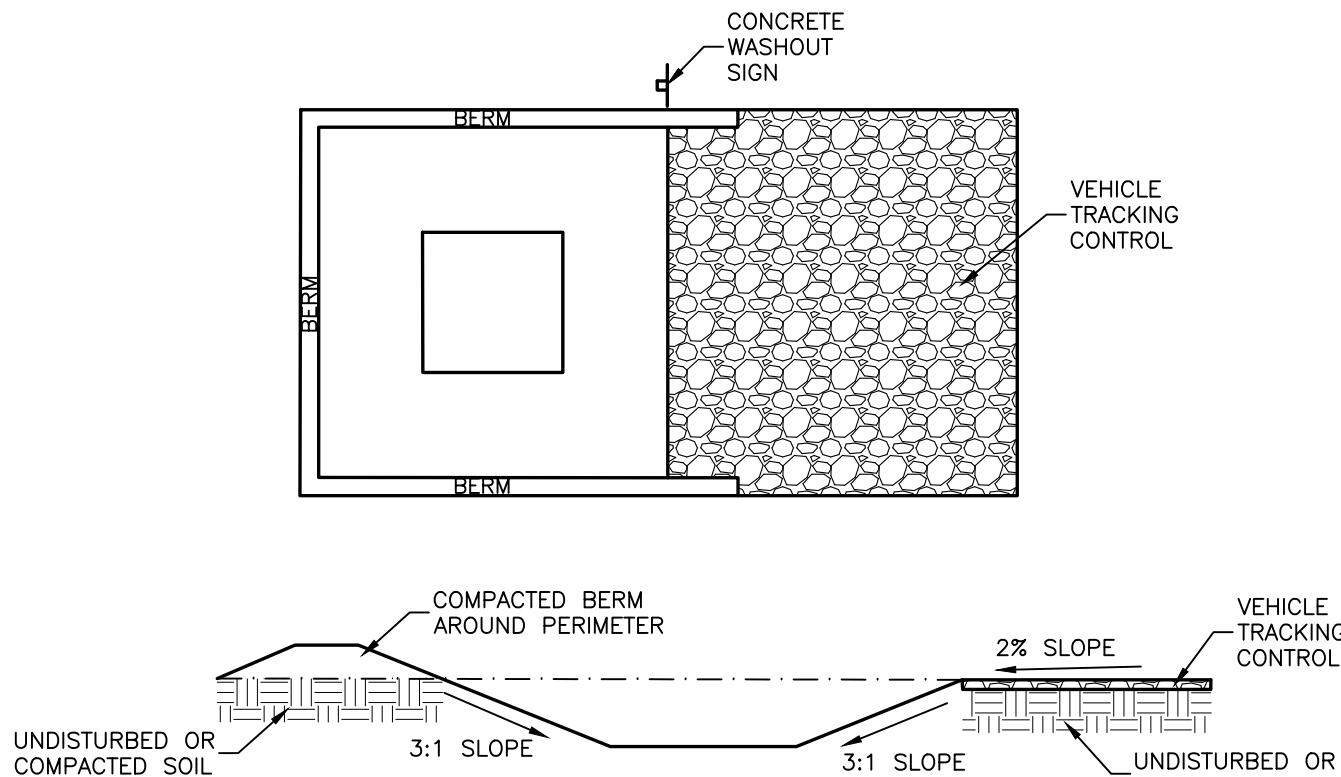
1  
C601



- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT.
  2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

ROCK CONSTRUCTION ENTRANCE

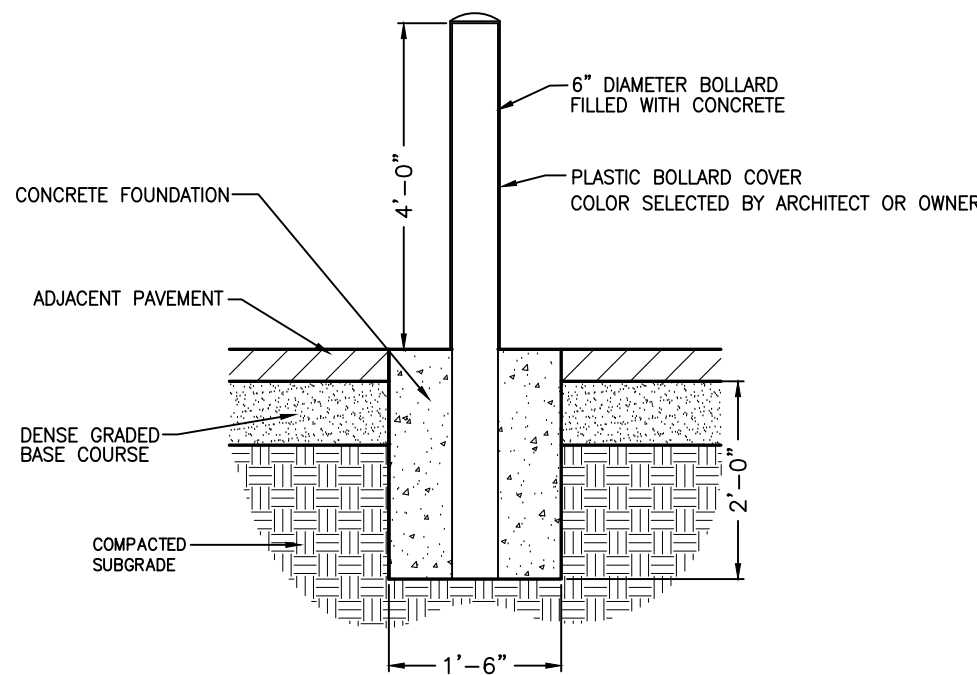
2  
C601



- NOTES:
1. DO NOT LOCATE AN UNLINED CONCRETE WASHOUT AREA (CWA) WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE SHOULD BE USED.
  2. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
  3. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' WITH SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1. THE PIT SHALL BE AT LEAST 3' DEEP.
  4. BERM SURROUNDING SIDES AND BACK OF CWA SHALL HAVE A MINIMUM HEIGHT OF 1'.
  5. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS CWA PIT.
  6. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

CONCRETE WASHOUT AREA

3  
C601



CONCRETE BOLLARD

4  
C601

VIROQUA HOUSING AUTHORITY  
PARK VIEW MANOR - PARKING RENOVATION

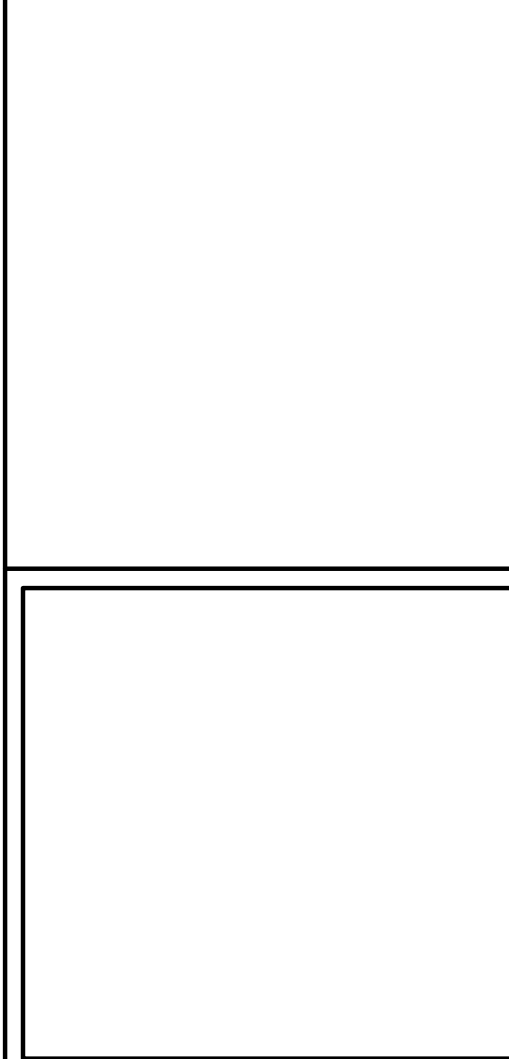
Project Title:

HSR Project Number:  
24012-1

Project Date:  
JUNE 17, 2025

Drawn By:  
MAJ

Key Plan:



Revisions:		
No.	Description	Date

Graphic Scale:  
SEE DRAWING

Last Update:  
6/6/2025

C601

ARCHITECTURE  
ENGINEERING  
INTERIOR DESIGN



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200 PARK VIEW CT  
VIROQUA, WI 54665  
CONSTRUCTION DETAILS



## GENERAL NOTES:

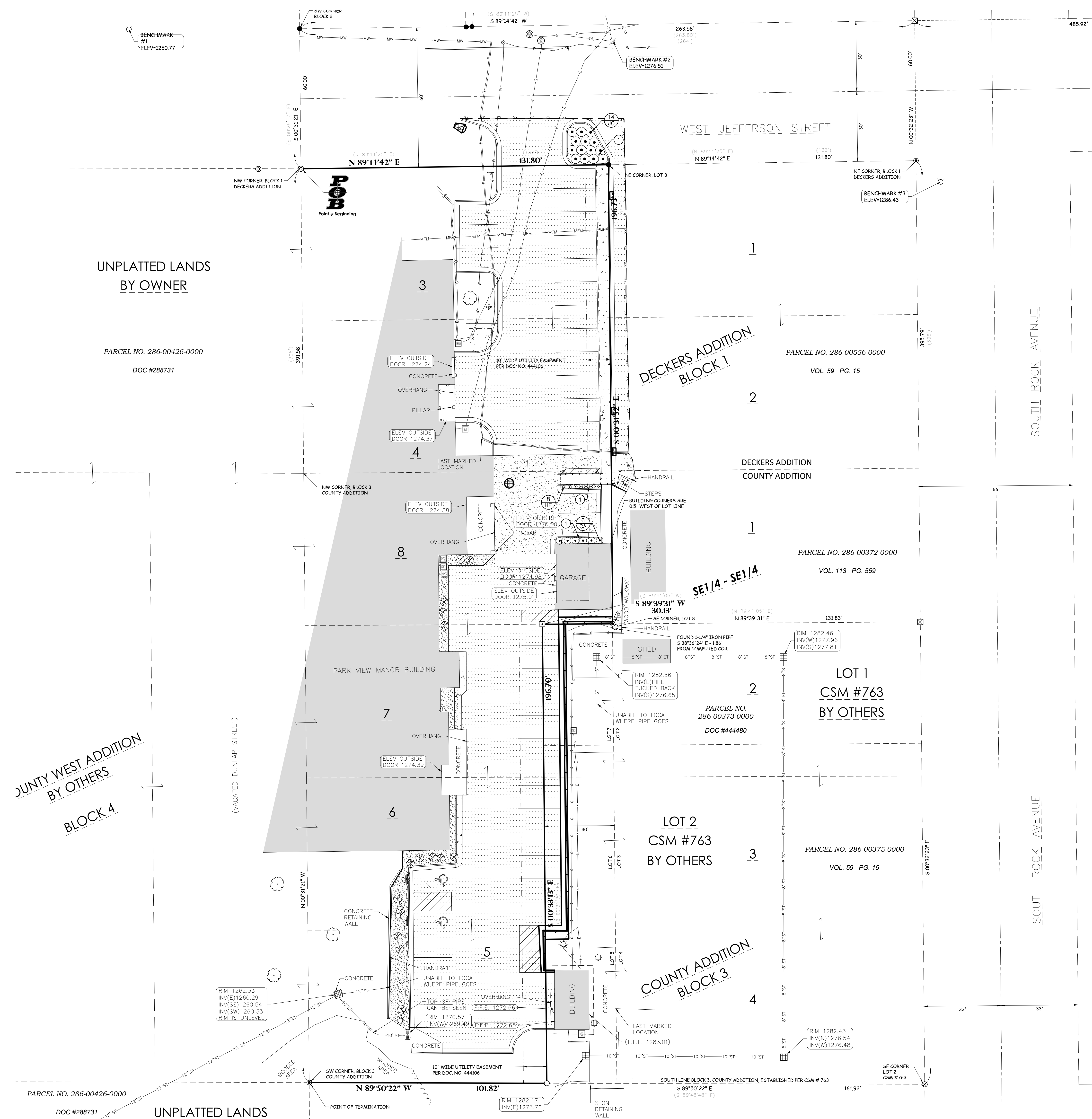
- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
- SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
- ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
- 3" OF SHREDDED BARK MULCH SHALL BE PLACED IN ALL PLANTING BEDS.
- FILTER FABRIC SHALL BE PLACED BENEATH ALL LANDSCAPE BARK MULCH.
- COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

## PLANTING SCHEDULE:

SHRUBS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
CA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	24"	5'-7'T	6
HE	HEUCHERA 'BERRY SMOOTHIE'	BERRY SMOOTHIE HEUCHERA	3" POT	18"X18"W	8
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24"	4T-6'W	14

## KEYNOTES:

- ① LANDSCAPE MULCH-SEE GENERAL NOTE #5



## BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

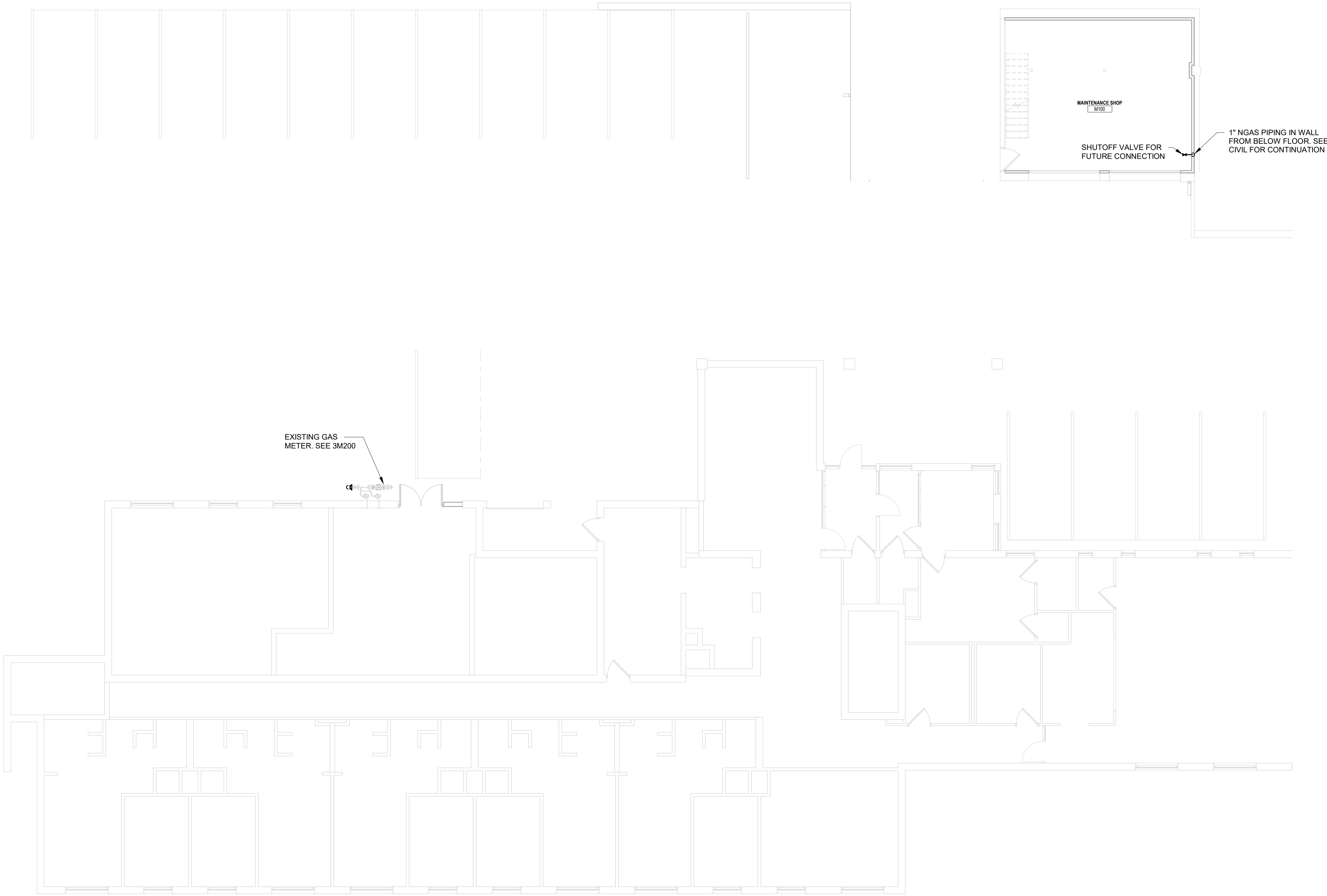
**BENCHMARK #1**  
BURY BOLT ON HYDRANT,  
LOCATED APPROXIMATELY 75 FEET WEST OF THE WEST  
RIGHT-OF-WAY LINE OF WEST JEFFERSON STREET.  
ELEVATION = 1250.77

**BENCHMARK #2**  
60# SPIKE ON SOUTH SIDE OF POWER POLE,  
LOCATED ON THE NORTH SIDE OF WEST JEFFERSON  
STREET, APPROXIMATELY 165 FEET WEST OF THE  
INTERSECTION OF WEST JEFFERSON STREET AND  
SOUTH ROCK AVENUE.  
ELEVATION = 1276.51

**BENCHMARK #3**  
BURY BOLT ON HYDRANT,  
LOCATED AT THE SOUTHWEST QUADRANT OF THE  
INTERSECTION OF WEST JEFFERSON STREET AND  
SOUTH ROCK AVENUE.  
ELEVATION = 1286.43

## UTILITY DISCLAIMER:

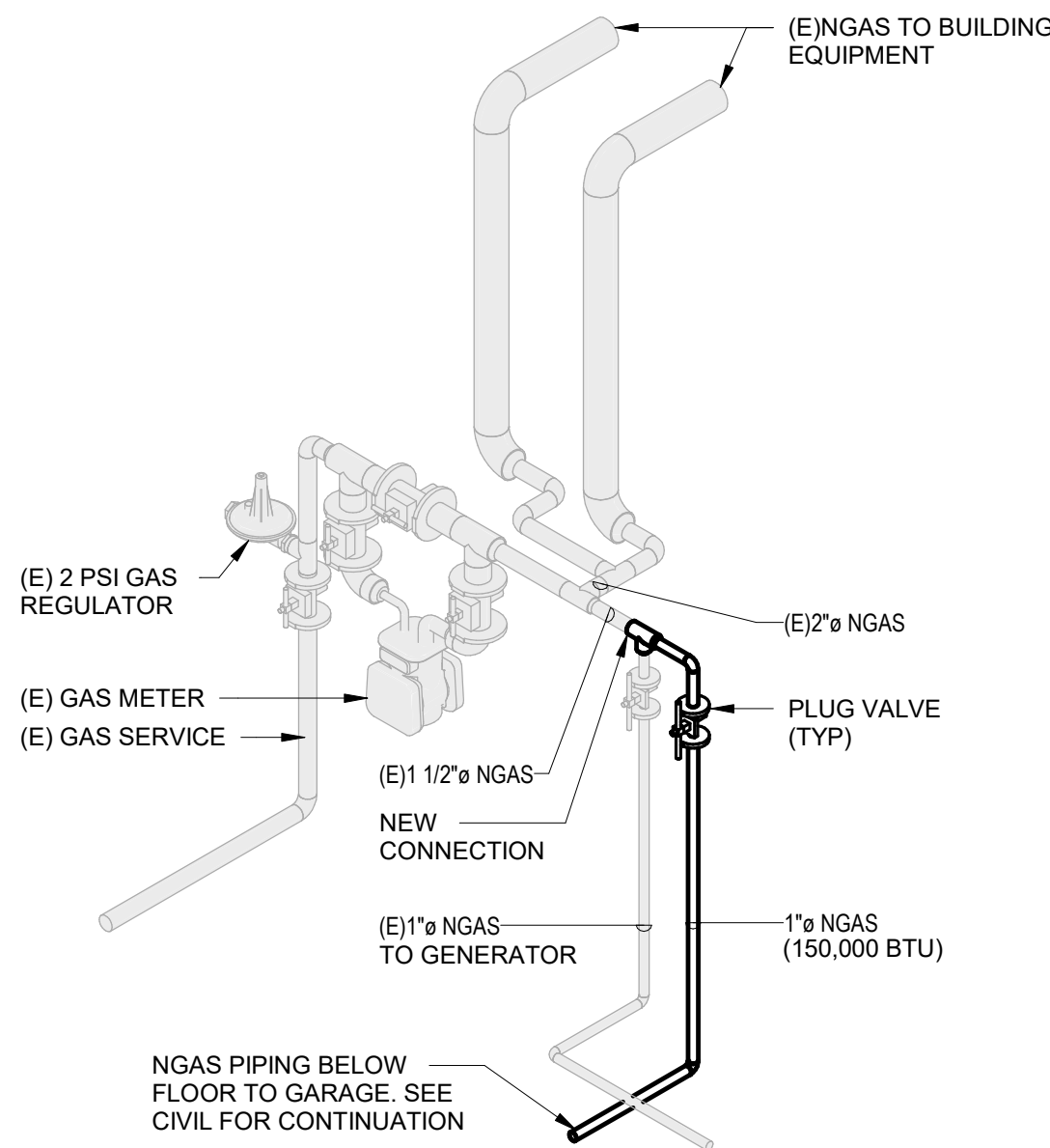
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1

## PLUMBING REMODEL PLAN - FLOOR PLAN

1/8" = 1'-0"



2

## GAS METER ISOMETRIC

N.T.S.

### GENERAL PLUMBING NOTES:

1. ALL WORK TO BE SCHEDULED AS DIRECTED BY OWNER. COORDINATE AS REQUIRED.
2. VISIT THE BUILDING SITE AND BECOME THOROUGHLY FAMILIAR WITH ALL EXISTING CONDITIONS AFFECTING THE WORK.
3. VERIFY ALL MEASUREMENTS, PIPE SIZES, PIPE LOCATIONS, ELEVATIONS, ETC. AT SITE.
4. REVIEW, COORDINATE, AND SCHEDULE INSTALLATION OF WORK WITH OTHER TRADES.
5. IT IS THE INTENT OF THESE DRAWINGS THAT EACH AFFECTED SYSTEM BE COMPLETE, WORKING, TESTED, AND OPERATIONAL.
6. CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BID OPENING. THE ENGINEER RESERVES THE RIGHT TO FINAL DECISION.

### PLUMBING SPECIFICATIONS:

#### SECTION: GAS PIPING

##### PIPING:

1. PIPING ABOVE FLOOR (UNDER 5 PSI)
  - A. SCHEDULE 40 BLACK STEEL PIPE WITH 150 PSI MALLEABLE IRON SCREW FITTINGS.
  - B. COPPER TUBING TYPE K OR L (HARD) CONFORMING WITH ASTM B88 WHEN GAS CONTAINS LESS THAN 0.3 GRAINS OF HYDROGEN SULFIDE PER 100 STANDARD CUBIC FEET. WITH COPPER WROUGHT SWEAT FITTINGS EMPLOYING 1000°F SOLDERING OR BRAZING FILLER MATERIAL.

##### EXECUTION:

1. PIPING 2" AND SMALLER WITH GAS PRESSURES 2 PSI OR LESS MAY BE SCREWED USING TAPER PIPE THREADS PER ANSI/ASME B1.20.1. THREAD COMPOUNDS SHALL BE RESISTANT TO THE ACTION OF GAS BEING USED AND APPLIED TO THE MALE THREADS ONLY.

ARCHITECTURE  
ENGINEERING  
INTERIOR DESIGN



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Consultant:

VIROQUA HOUSING AUTHORITY  
PARK VIEW MANOR - PARKING RENOVATION

Project Location:  
200 PARK VIEW CT  
VIROQUA, WI 54665

Sheet Title:  
REMODEL PLAN AND NOTES

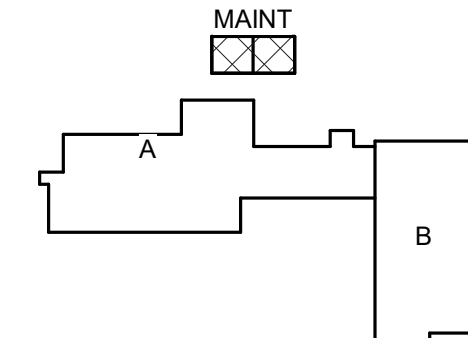
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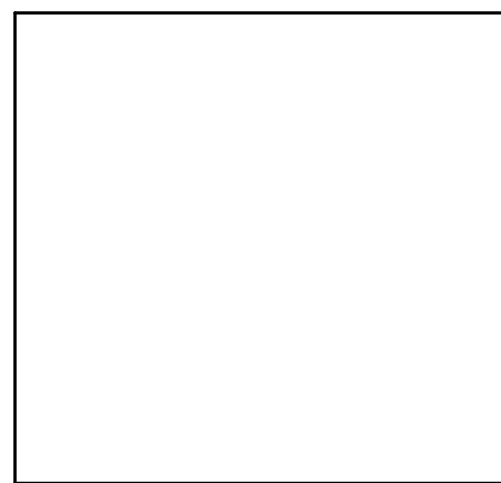
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JUNE 17, 2025

Drawn By:  
RGJ

Key Plan:



KEY PLAN



Revisions:

No.	Description	Date

Graphic Scale:  
VARIES

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Project Location: 200 PARK VIEW CT  
VIROQUA, WI 54665

Sheet Title: ELECTRICAL PLAN

Project Title:

HSR Project Number:  
24012-1

Project Date:  
JUNE 17, 2025

Drawn By:  
JMH

Key Plan:

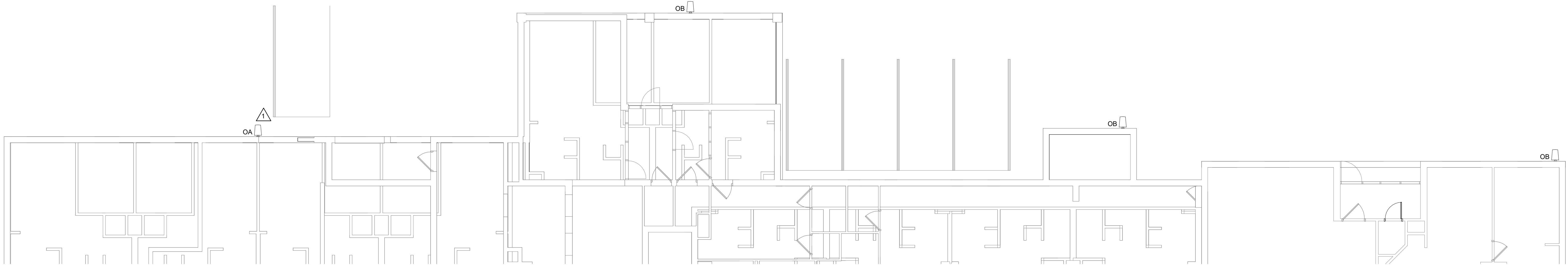
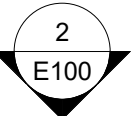
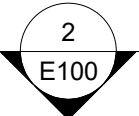
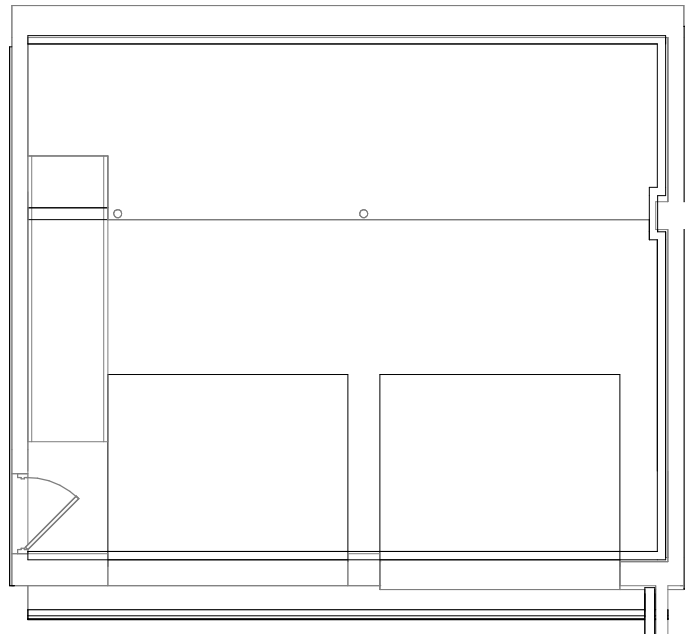
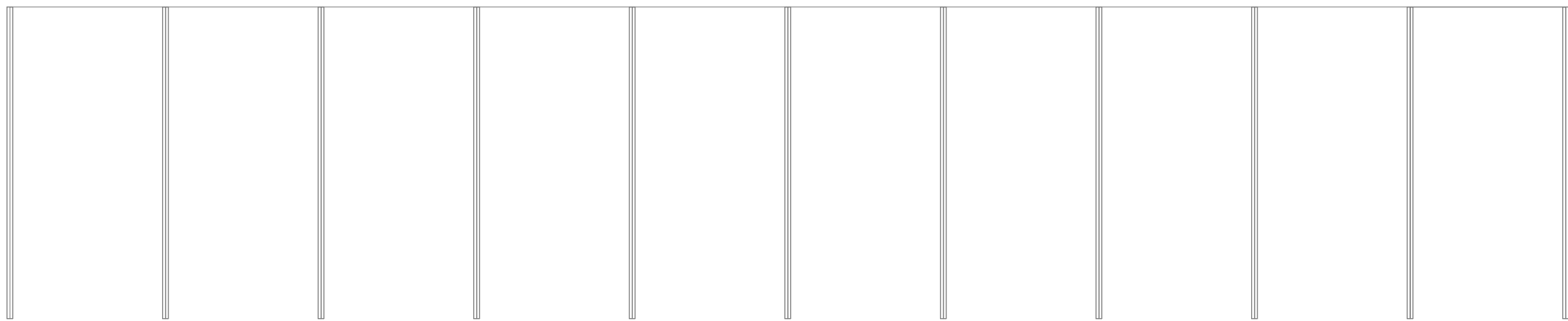
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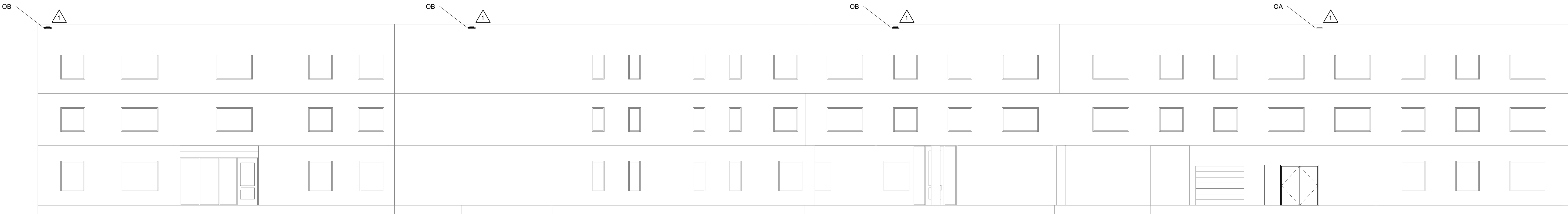
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**PARKING LOT  
LIGHTING UPGRADES**

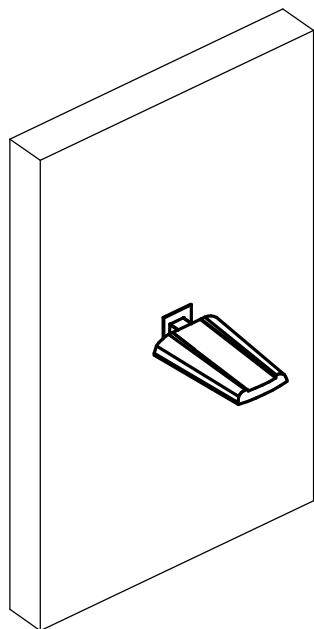
1/8" = 1'-0"



2

**EAST WALL,  
WALL PACK LIGHTING**

1/8" = 1'-0"



3

**"PREVAIL"  
FIXTURE**

Lighting Fixture Schedule									
Mark	Manufacturer	Catalog Number	Model	Lamp	Color Temp	Lumens	Watts	Efficacy	Comments
OA	Cooper Lighting	PRV-PA2A-740-U-T4W	Prevail XL Wall Mount Luminaire	LED	4000 K	15560 lm	113	139 lm/W	INCLUDE DUSK-TO-DAWN PHOTO SENSOR
OB	Cooper Lighting	PRV-PA1A-740-U-T3	Prevail XL Wall Mount Luminaire	LED	4000 K	7575 lm	54	140 lm/W	INCLUDE DUSK-TO-DAWN PHOTO SENSOR

**KEYNOTES - LIGHTING**

Number	Description
1	INSTALL NEW LED WALL PACK FIXTURE. FIXTURE TO INCLUDE INTEGRATED PHOTO CELL FOR ON/OFF. CONNECT FIXTURE TO EXISTING WALL PACK CIRCUIT OR TO NEAREST HOUSE LIGHTING CIRCUIT. CONFIRM THAT ADDITIONAL LOAD FROM ADDED FIXTURE DOES NOT EXCEED BREAKER & CONDUCTOR CAPACITY. INSTALL ALL FIXTURES AT HEIGHT TO MATCH EXISTING WALL PACK BEING REPLACED.

**GENERAL NOTES LIGHTING:**

A	PROVIDE GROUND CONDUCTOR IN ALL CONDUITS.
B	PROVIDE SEPARATE NEUTRAL FOR EACH BRANCH CIRCUIT.
C	THE WORD "PROVIDE" MEANS TO FURNISH AND INSTALL.
D	FIXTURE BASIS-OF-DESIGN IS COOPER LIGHTING. ALTERNATES ARE ACCEPTABLE IF THEY MEET ALL REQUIREMENTS.



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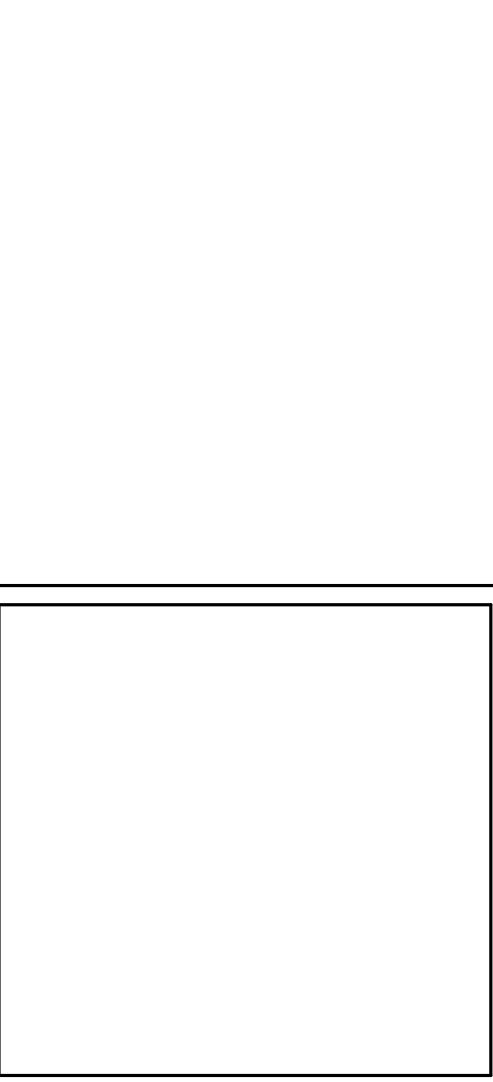
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Drawn By:  
Author

Key Plan:

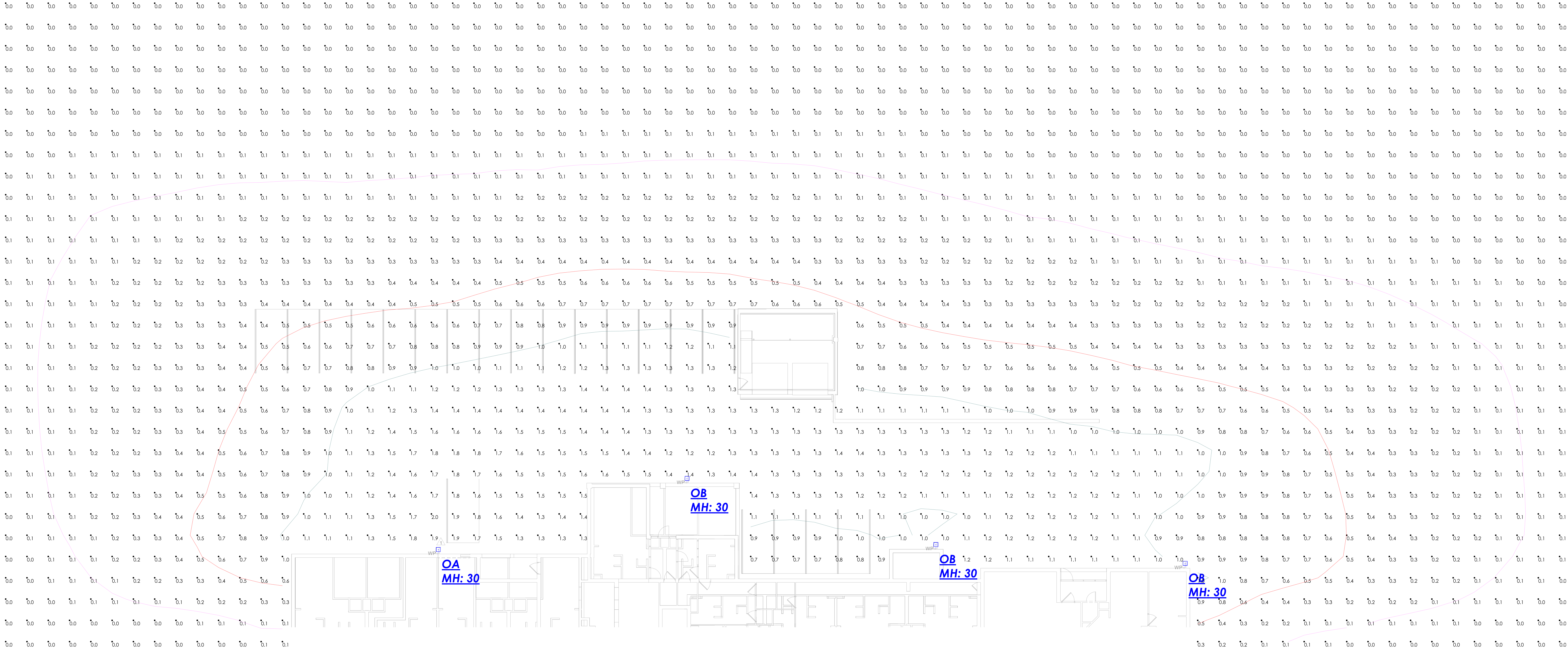


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No.	Description	Date

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VARIES

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Calculation Summary							
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SITE	Illuminance	Fc	0.28	2.0	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
☐	1	OA	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA2A-740-U-T4W	Single	15560	112	0.900
☐	3	OB	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA1A-740-U-T3	Single	7575	54	0.900

1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Egress calc points @ 0" A.F.F.
6. Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.