

MSP - THE DRIFTLESS

LA CROSSE, WI



PROJECT/BUILDING DATA	
NEW RESIDENTIAL MULTI-FAMILY HOUSING COMPLEX INCLUDING A FIVE-STORY APARTMENT BUILDING WITH A GROUND FLOOR PARKING GARAGE, FOUR TOWNHOUSE BUILDINGS WITH PRIVATE GARAGES, AND SURFACE PARKING.	
UNIT COUNTS	
APARTMENT BUILDING:	
- 68 1-BEDROOM UNITS	
- 32 2-BEDROOM UNITS	
- 100 UNITS TOTAL	
TOWNHOUSES:	
- 20 3-BEDROOM UNITS	
- 120 UNITS TOTAL ON SITE.	
PARKING COUNTS	
TOTAL SITE PARKING SPACES = 108	
TOTAL SURFACE PARKING SPACES = 31	(INCLUDING 2 ACCESSIBLE STALLS)
TOTAL APARTMENT GARAGE PARKING SPACES = 65	(INCLUDING 2 ACCESSIBLE STALLS)
TOTAL PRIVATE GARAGE PARKING SPACES = 12	

LIST OF DRAWINGS	
SHEET NO.	SHEET NAME
G-0.1	COVER SHEET
G-0.2	LOCATION PLAN
C1.0	SITE PLAN
C2.0	SITE GRADING PLAN
C3.0	SITE UTILITY PLAN
C4.0	EROSION CONTROL PLAN
L100	SITE LANDSCAPING PLAN
1 OF 1	SITE LIGHTING PLAN
-	SITE LIGHTING SPEC SHEETS
AS-1.0	ARCHITECTURAL SITE PLAN
A-1.0	FLOOR PLANS - APARTMENTS
A-1.1	FLOOR PLANS - APARTMENTS
A-1.2	FLOOR PLANS - APARTMENTS & UNIT PLANS
A-1.3	FLOOR PLANS - TOWNHOUSES & FLATS
A-1.4	FLOOR PLANS - TOWNHOUSES & FLATS
A-1.5	FLOOR PLANS - TOWNHOUSES & FLATS
A-2.0	EXTERIOR ELEVATIONS - APARTMENTS
A-2.1	EXTERIOR ELEVATIONS - APARTMENTS
A-2.2	EXTERIOR ELEVATIONS - TOWNHOUSES & FLATS
A-2.3	EXTERIOR ELEVATIONS - TOWNHOUSES & FLATS
A-2.4	EXTERIOR ELEVATIONS - TOWNHOUSES & FLATS
A-2.5	EXTERIOR ELEVATIONS - TOWNHOUSES & FLATS
A-3.0	PERSPECTIVE VIEWS
A-3.1	PERSPECTIVE VIEWS
A-3.2	PERSPECTIVE VIEWS
A-4.0	MATERIAL PALETTE

Architecture :

Dimension IV - Madison Design Group
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com

Civil Engineer:

CJ Engineering
9205 West Center Street, Suite 214, Milwaukee, WI 53222
p: 414.443.1312 www.cj-engineering.com

Landscape Architect:

raSmith
221 South 2nd Street, Suite 100, Milwaukee, WI 53204
p: 262.781.1000 www.rasmith.com

Lighting Design:

Hein Electric Supply Company
2030 South 116th Street, West Allis, WI 53227
p: 262.790.8400 www.hein.com



FIGURE 2.2.4: Multi-family Zone

PROJECT LOCATION

MSP - THE DRIFTLESS

LA CROSSE, WI

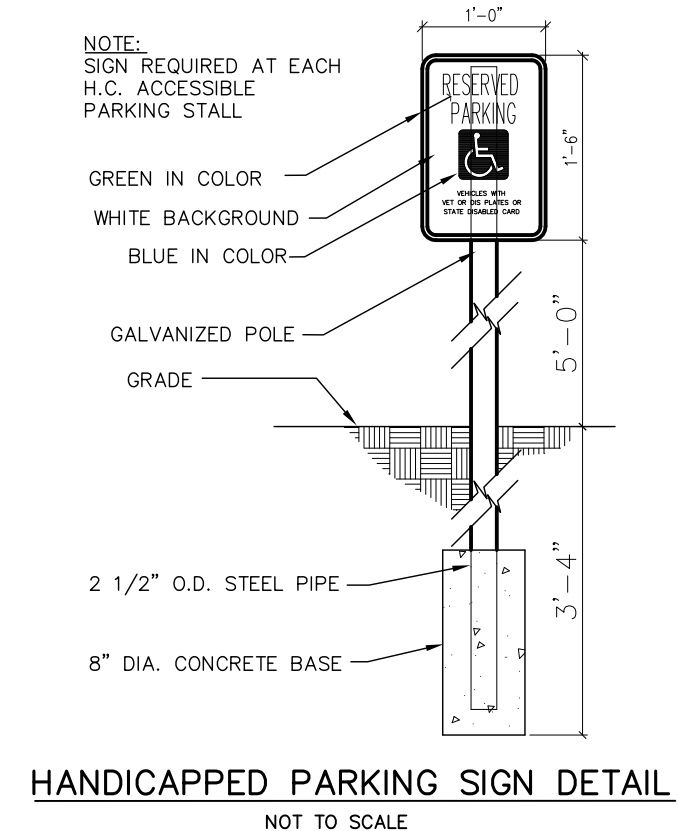
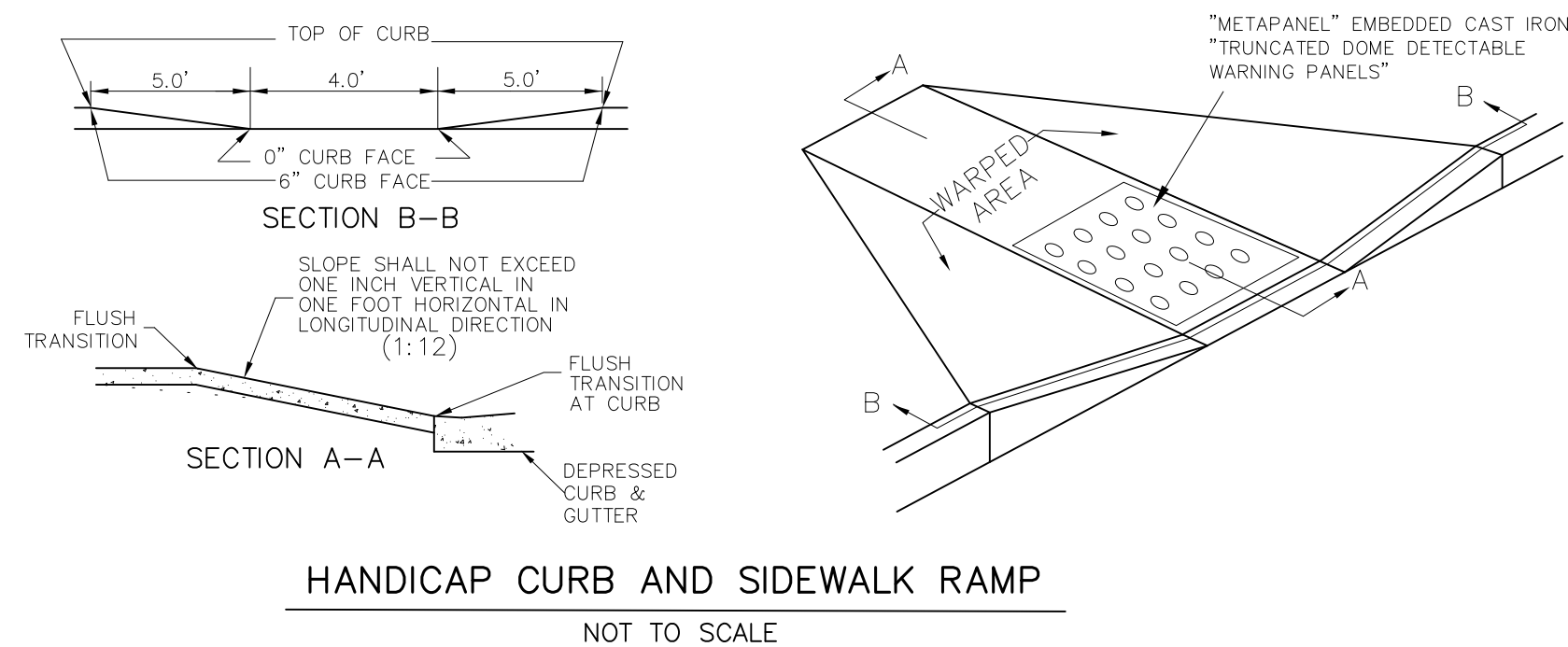
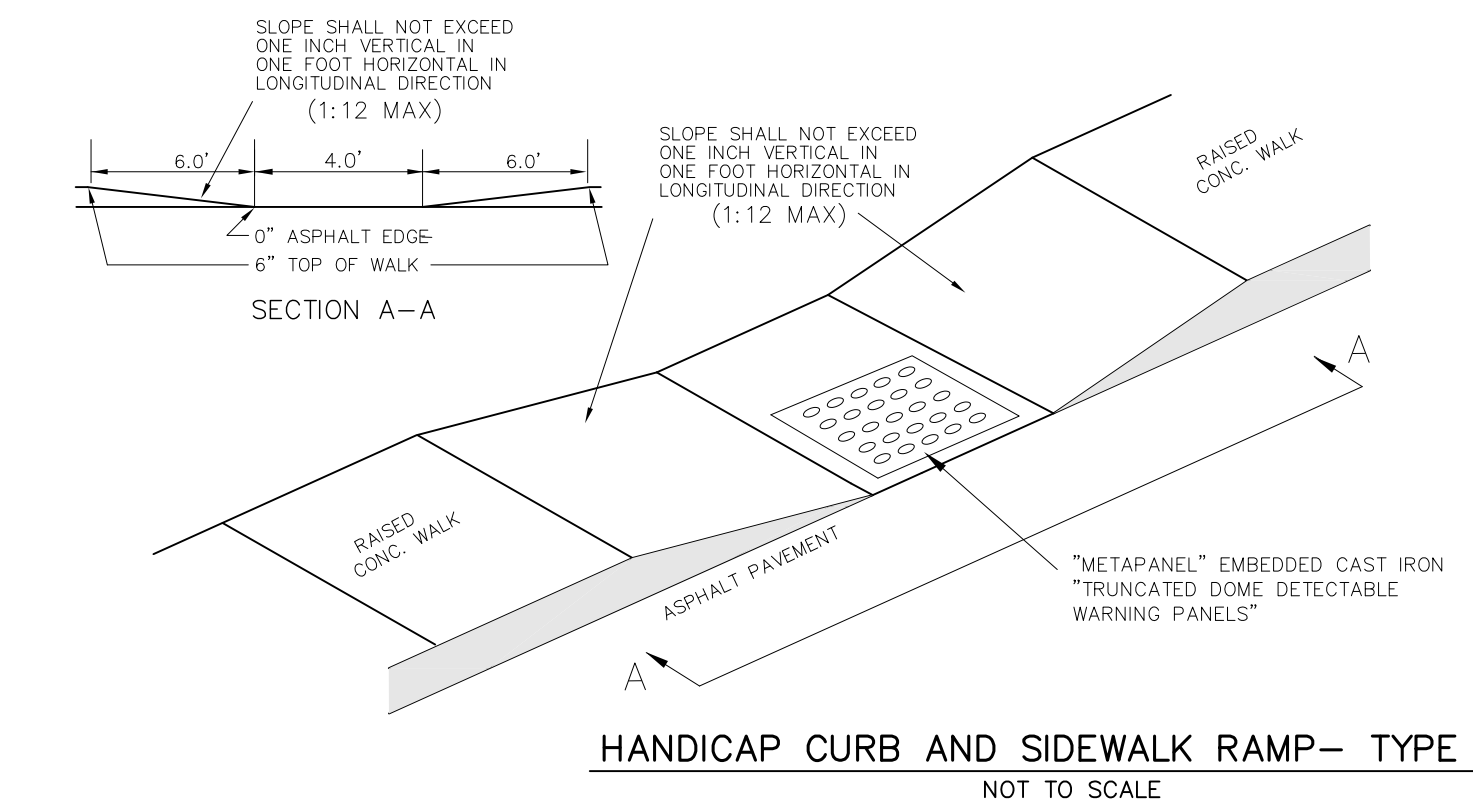
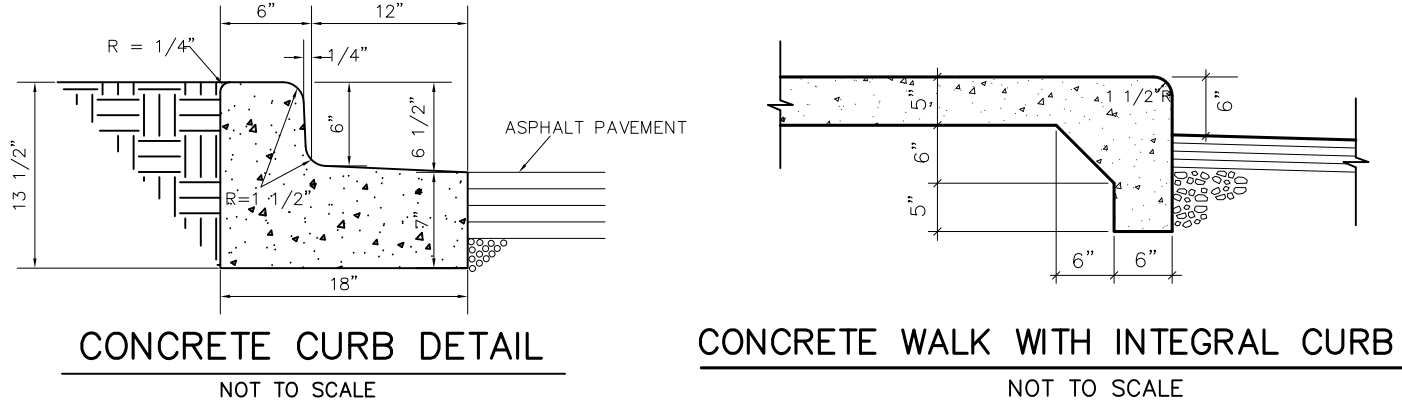
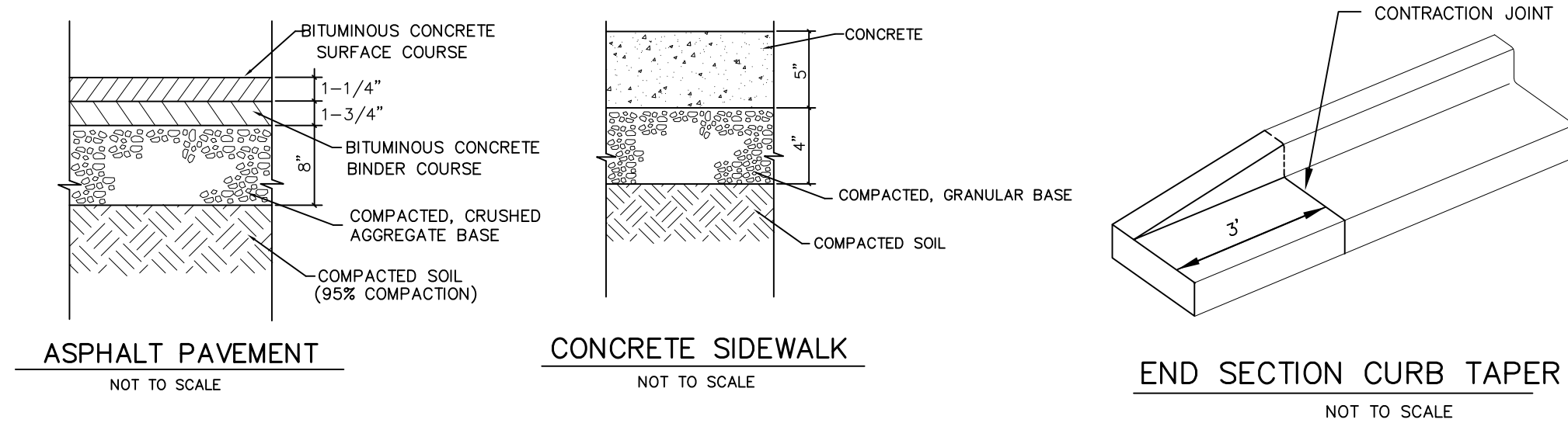
DATE OF ISSUE: 01/19/2023

REVISIONS:

PROJECT # 21136

LOCATION PLAN

G-0.2



SITE AREAS

EXISTING IMPERVIOUS AREA = 0 S.F. (0.000 ACRES)
 [0% OF THE SITE]
 EXISTING PERVIOUS AREA = 82,414 S.F. (1.892 ACRES)
 [100% OF THE SITE]

PROPOSED BUILDING FOOTPRINTS = 40,452 S.F. (0.929 ACRES)
 PROPOSED PAVEMENT = 24,986 S.F. (0.574 ACRES)

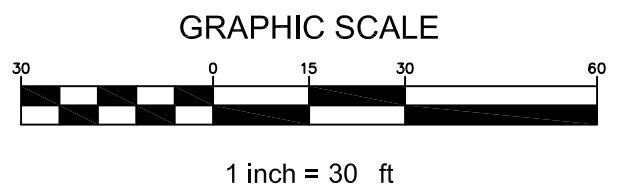
PROPOSED IMPERVIOUS AREA = 65,438 S.F. (1.502 ACRES)
 [79% OF THE SITE]
 PROPOSED OPEN SPACE (LANDSCAPE AREA) = 16,975 S.F.
 (0.390 ACRES) [21% OF THE SITE]

TOTAL AREA = 82,414 S.F. (1.502 ACRES)

PROPOSED SURFACE PARKING

29 REGULAR SPACES
 2 HANDICAPPED SPACES
 31 TOTAL SPACES

- NOTES:**
- EXISTING CONDITIONS BASED ON PROPOSED DESIGN FROM SEH DEVELOPMENT DISTRICT MASTER PLAN
 - DISTURBED AREA = 1.502 ACRES
 - STORM WATER MANAGEMENT WILL BE HANDLED BY OFFSITE REGIONAL FACILITY DESIGNED AND INSTALLED BY SEH



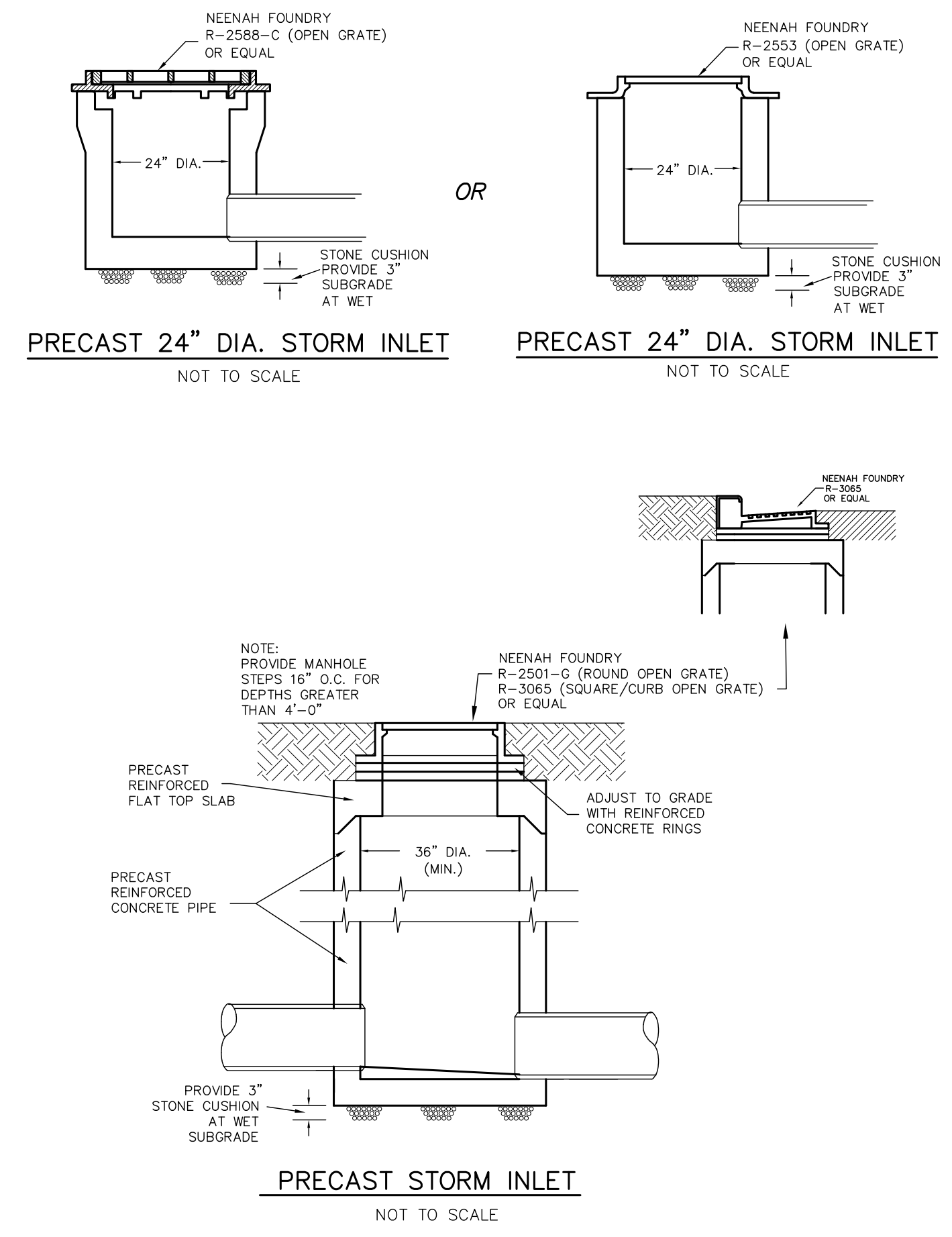
MSP - DRIFTLESS
 LA CROSSE, WI

CJE NO.:2220RI
 JANUARY 18, 2023



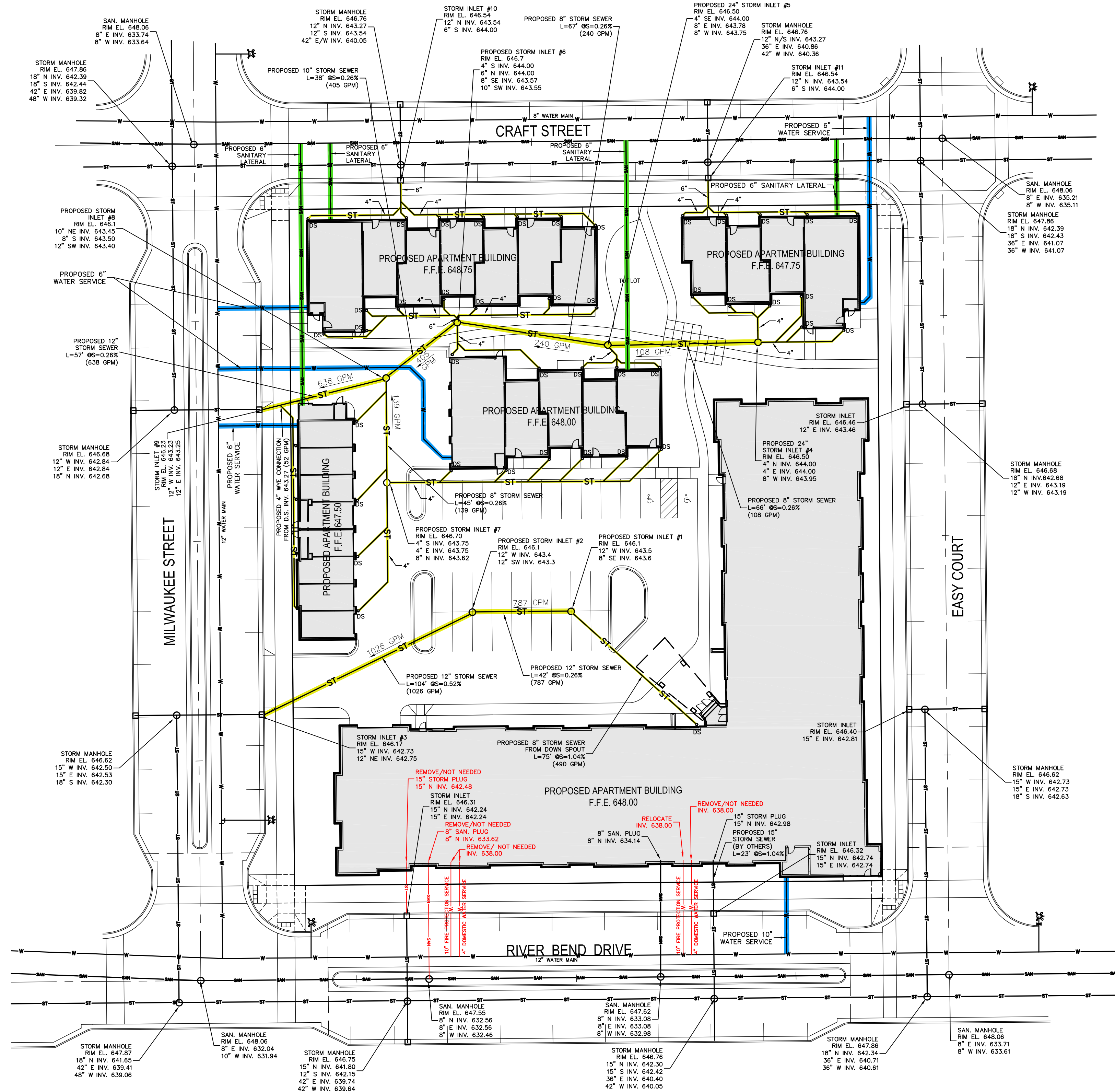


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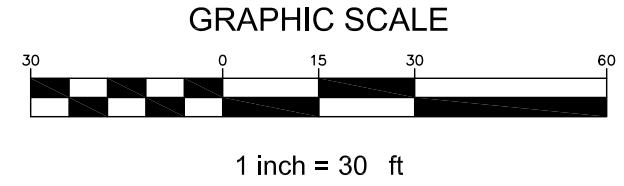


- NOTES:**
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF LA CROSSE REQUIREMENTS.
 2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
 3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDINGS BY PLUMBING CONSULTANT/CONTRACTOR.
 4. PROPOSED WATER MAIN SHALL HAVE A MINIMUM 6 FEET OF COVER.
 5. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
 6. THE PROPOSED STORM SEWER HAS BEEN DESIGNED USING THE AREA METHOD.
 7. BUILDING ROOF DRAINS AND DOWN SPOUTS WILL BE DIRECTLY CONNECTED TO STORM SEWER. ALL DOWNSPOUTS FROM BUILDING TO BE 4" WITH A MINIMUM PITCH OF PIPING EQUAL TO OR GREATER THAN 0.52% UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY LOCATION OF DOWNSPOUT CONNECTIONS AND NOTIFY ENGINEER WITH ANY DISCREPANCIES.
 8. STORM SEWER: PVC ASTM D3034, OR ADSN-12 HDPE
 SANITARY SEWER: PVC ASTM D3034, SDR 35
 WATER MAIN: PVC, AWWA C900, CLASS 150 (DR18)

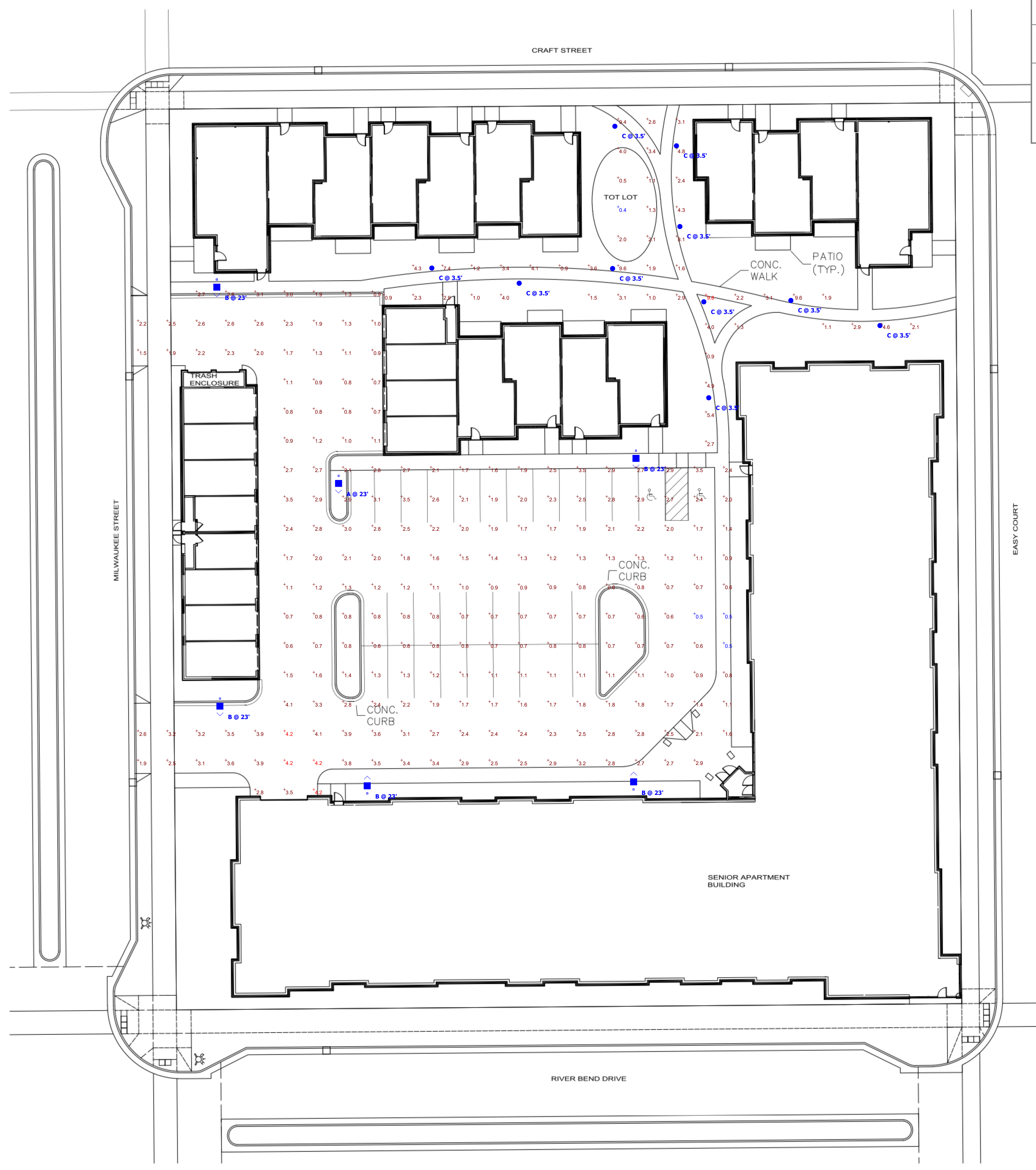
LEGEND	
	PROPOSED STORM SEWER
	PROPOSED STORM SEWER BY OTHERS
	PROPOSED WATER
	PROPOSED WATER BY OTHERS
	PROPOSED WATER BY OTHERS NOT NEEDED/TO BE REMOVED
	PROPOSED SANITARY
	PROPOSED SANITARY BY OTHERS
	PROPOSED SANITARY BY OTHERS NOT NEEDED/TO BE REMOVED



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 DIAL 811 OR (800) 242-8511



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 JANUARY 18, 2023



Schedule							Number	Lumens	Light Loss	Wattage
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamps	Per Lamp	Factor		
	A	1	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C25-D-UNV-T3-BZ	PREVALE AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K LEDS AND TYPE III OPTICS, BRONZE PAINTED FINISH	2	6594	1	96	
	B	5	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C25-D-UNV-T3-BZ-HSS	PREVALE AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K LEDS AND TYPE III OPTICS WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH	2	5989	1	96	
	C	10	RAB LIGHTING INC. RC LIGHTING	BLEDR24N (42" ROUND BOLLARD)	EXTRUDED BROWN PAINTED CYLINDRICAL METAL LOWER HOUSING, CAST METAL TOP, CAST FINNED METAL HEAT SINK WITH WHITE PAINTED INTERIOR, MOLDED SPECULAR FINISHED PLASTIC REFLECTOR, 4 WHITE CIRCUIT BOARDS EACH WITH 3 LEDS, 4 WHITE CIRCUIT BOARDS EACH WITH 2 LEDS, FROSTED PLASTIC LENS, CAST BROWN PAINTED METAL BOTTOM.	20	129	1	23.3	

Statistics					
Description	Symbol	Avg	Max	Min	Max/Min
DRIFTLESS		2.2 fc	9.8 fc	0.4 fc	24.5:1

Note
20' POLE MOUNTED ON A 3' BASE.

Plan View
Scale - 1" = 20ft

MSP - THE DRIFTLESS
LA CROSSE, WI.

DESCRIPTION

The Prevail™ LED pole and fixture combination makes selection and installation of poles and fixtures simple. Included is the die-cast Prevail area, site and roadway luminaire with standard mounting arm, square straight steel pole, anchor bolts, base cover, template and hardware. Stock configurations are available in single and dual fixture combinations. The Prevail luminaire delivers a new level of versatility and value in patent pending, architectural design that delivers energy savings greater than 85% and replaces 150-450W metal halide fixtures. The Prevail fixture and pole combo is ideal for general area/site lighting applications.

SPECIFICATION FEATURES

Construction
Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing in dark bronze polyester powder paint. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and 3G vibration rated (ANSI C136.31).

Optics
Available in Type III and IV distributions with lumen packages ranging from 7,000 to 20,000 nominal lumens. Light engine configurations consist of 1 or 2 high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L9150,000 hours at 25°C) per IESNA TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

Electrical
Available in 120-277V 50/60Hz, 10kV/10kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture to accommodate controls capability such as dimming and occupancy. Suitable for ambient temperatures from -40°C to 40°C.

Mounting
The versatile, patent pending, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting.

Pole
Shaft is one-piece construction ASTM A500 grade "B" steel, shot blasted and finished in dark bronze polyester powder coat. Anchor base is fabricated from ASTM grade steel. ASTM A306 steel full base cover is provided to enclose base plate and anchor bolts. Anchor bolts are per ASTM A518 with two nuts, two flat washers, and one lock washer. Hardware and threaded portion of bolt are hot dip galvanized. 3" hook for 3/4" bolt, 4" hook for 1" bolt.

Finish
Housing and cast parts finished in five-stage super TGIC polyester bronze powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear.

Warranty
Five-year warranty.

Lumark

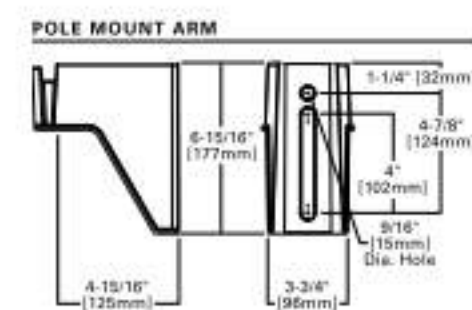
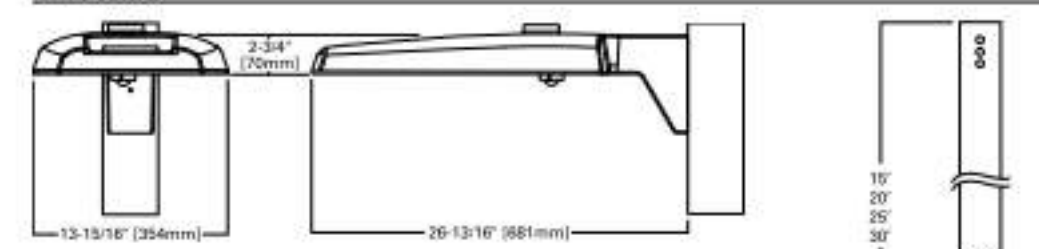
Catalog #	SEE BELOW	Type	A
Project		Date	
Comments			
Prepared by			



PPFRV PREVAIL POLE AND FIXTURE COMBO

LED
POLE AND FIXTURE COMBO

DIMENSIONS



CERTIFICATION DATA
UL and cUL Wet Location Listed
IP66-Rated
3G Vibration Rated
(ISO 9001)

ENERGY DATA
Electronic LED Driver
0.9 Power Factor
±20% Total Harmonic Distortion
120-277V/50 and 60Hz,
307V/60Hz, 480V/50Hz
-40°C Minimum Temperature Rating
+40°C Ambient Temperature Rating

EPA
Effective Projected Area (Sq. Ft.): 0.75
(1 fixture)

SHIPPING DATA
Approximate Net Weight:
20lbs. (9.09 kg.) (1 fixture)

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September 10, 2021 10:27 AM



DESCRIPTION

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Housing and cast parts finished in five-stage super TGIC polyester bronze powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear.

Warranty
Five-year warranty.

Lumark

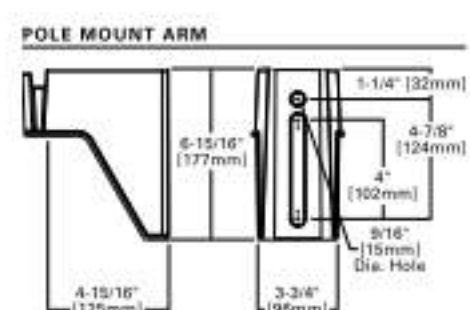
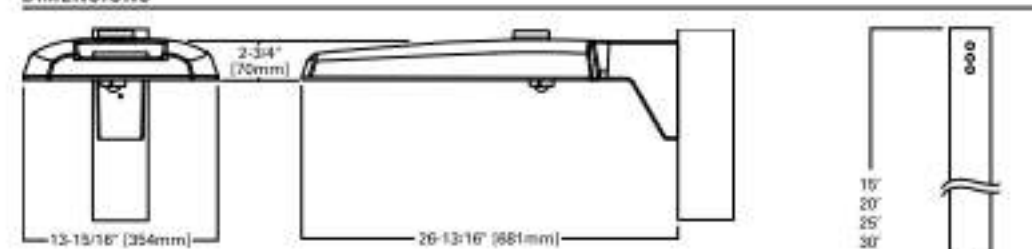
Catalog #	SEE BELOW	Type	B
Project		Date	
Comments			
Prepared by			



PPFRV PREVAIL POLE AND FIXTURE COMBO

LED
POLE AND FIXTURE COMBO

DIMENSIONS



CERTIFICATION DATA
UL and cUL Wet Location Listed
IP66-Rated
3G Vibration Rated
(ISO 9001)

ENERGY DATA
Electronic LED Driver
0.9 Power Factor
±20% Total Harmonic Distortion
120-277V/50 and 60Hz,
307V/60Hz, 480V/50Hz
-40°C Minimum Temperature Rating
+40°C Ambient Temperature Rating

EPA
Effective Projected Area (Sq. Ft.): 0.75
(1 fixture)

SHIPPING DATA
Approximate Net Weight:
20lbs. (9.09 kg.) (1 fixture)

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September 10, 2021 10:27 AM



BDLEDR24N

RAB



LED bolted with architectural quality and strength at an affordable price point. Cylindrical post with dome head. Available in 4 light pattern configurations including 360° (24W), 270° (18W), 180° (12W option) & 90° (12W standard).

Color: Bronze Weight: 11.4 lbs.

Project:	TYPE C
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	24W
120V	0.36A	Color Temp	4000K (Neutral)
208V	0.18A	Color Accuracy	72 CRI
240V	0.15A	L70 LifeSpan	100,000 Hours
277V	0.14A	Lumens	2,577 lm
Input Watts	23.3W	Efficacy	110.6 lm/W

Technical Specifications

Compliance
UL Listed:
Suitable for wet locations. Suitable for mounting within 4 ft. (1.2m) of the ground.

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P65W0M317

LED Characteristics
LEDs:
Long-life, high-efficiency, surface-mount LEDs.
Color Consistency:
5-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:
LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period.

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Performance
Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Wattage Equivalency:
Equivalent to 70W Metal Halide
Optical
BUG Rating:
B2 U3 G2

Construction
Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F).

Thermal Management:
Cast aluminum Thermal Management system for optimal heat sinking. The BDLED is designed for cool operation, maximum efficiency and long life by minimizing LED junction temperature.

Housing:
Die-cast aluminum with extruded aluminum post.

Lens:
Frosted vandal resistant polycarbonate.

Need help? Tech help line: (800) 722-1000 Email: sales@rablighting.com Website: www.rablighting.com
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Page 1 of 3

DIMENSIONIV
Madison Design Group

architecture · interior design · planning

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Madison, Wisconsin 53719

p608.829.4444 f608.829.4445 dimensionivmadison.com

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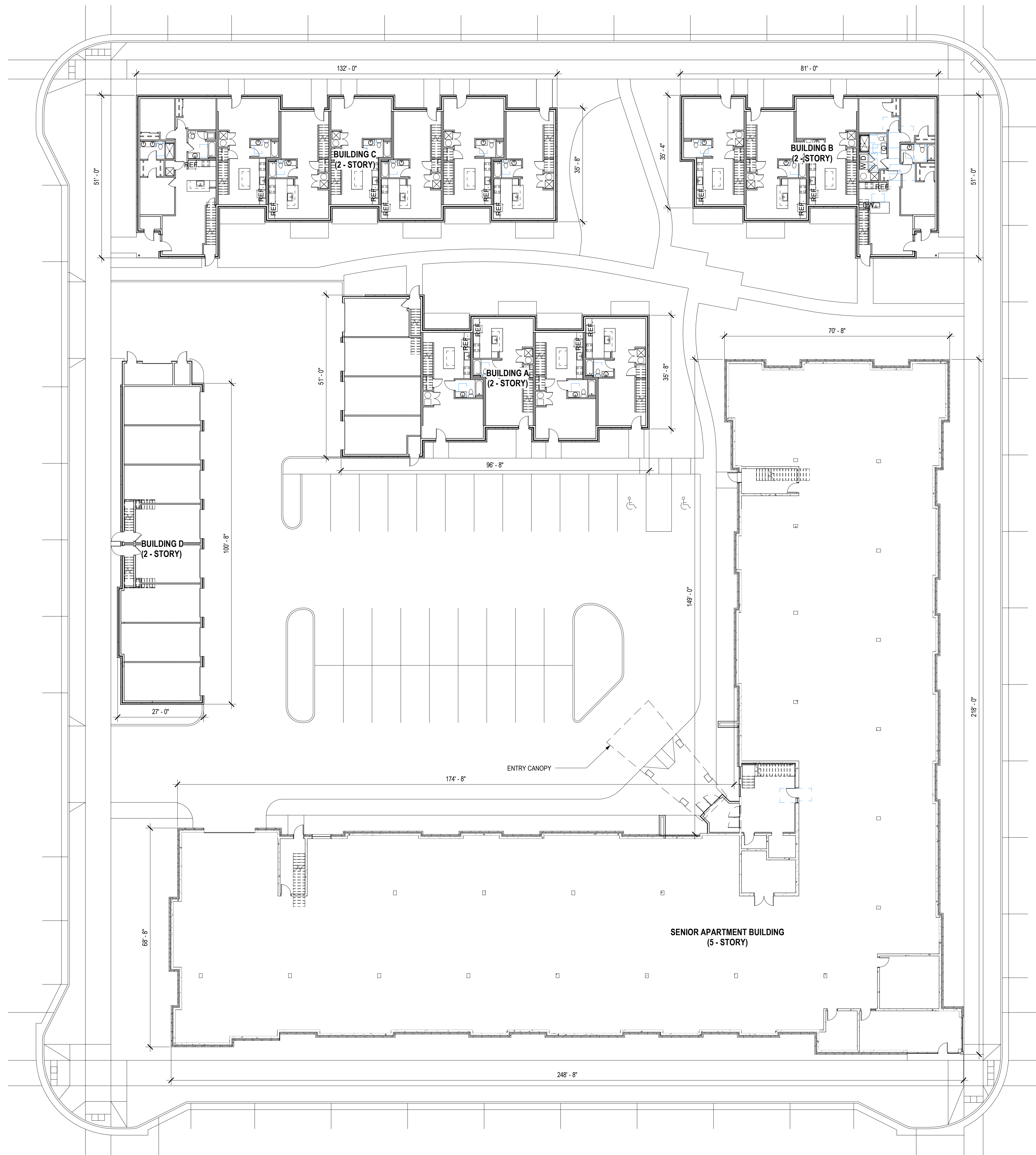
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SITE LIGHTING SPEC SHEETS

MSP - THE DRIFTLESS

La Crosse, WI



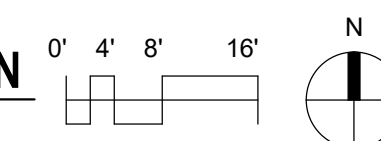
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**ARCHITECTURAL
SITE PLAN**

1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"



AS-1.0

MSP - THE DRIFTLESS

LA CROSSE, WI



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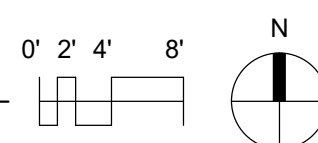
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FLOOR PLANS - APARTMENTS

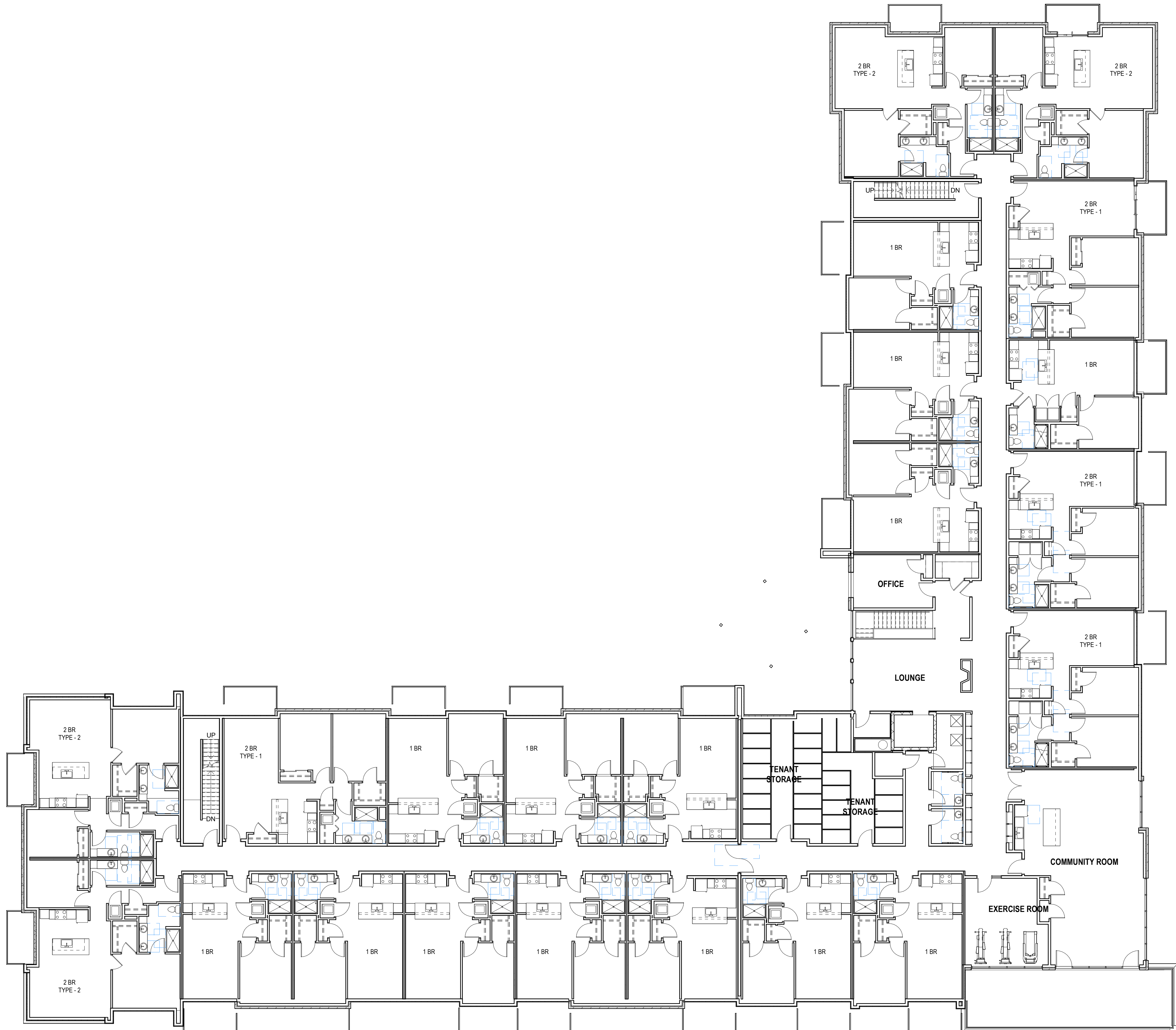
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1 GROUND FLOOR PLAN
332' - 11"0"



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FLOOR PLANS - APARTMENTS

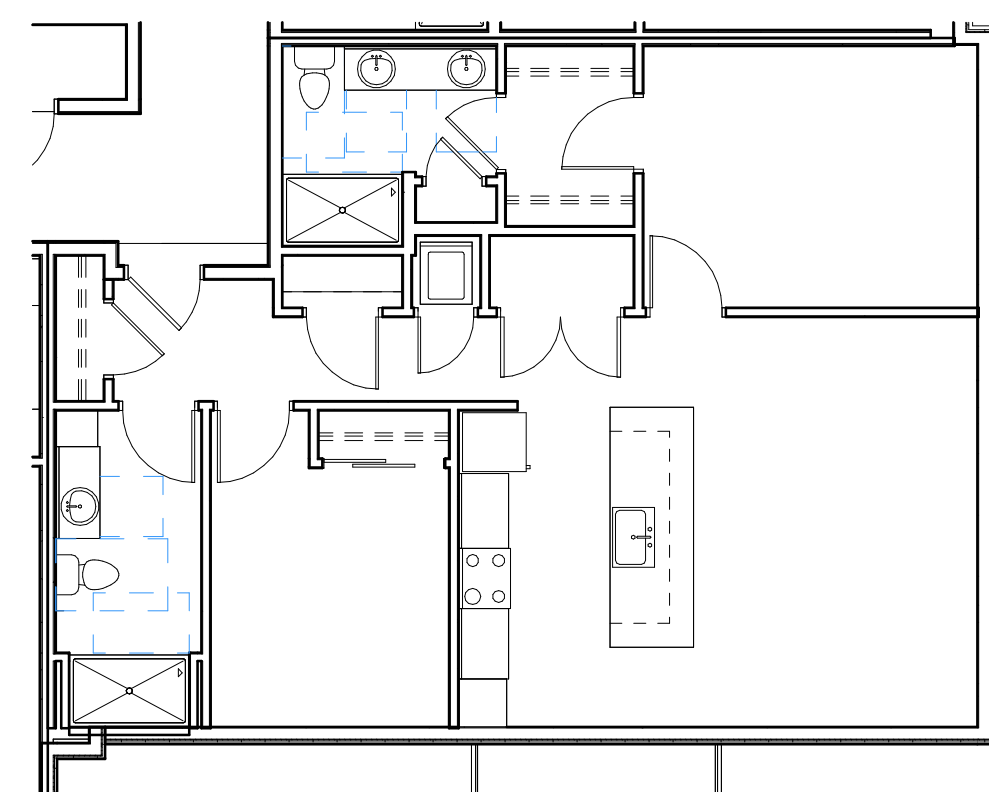
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1 FIRST FLOOR PLAN
3/32" = 1'-0"
0' 2' 4' 8'
N

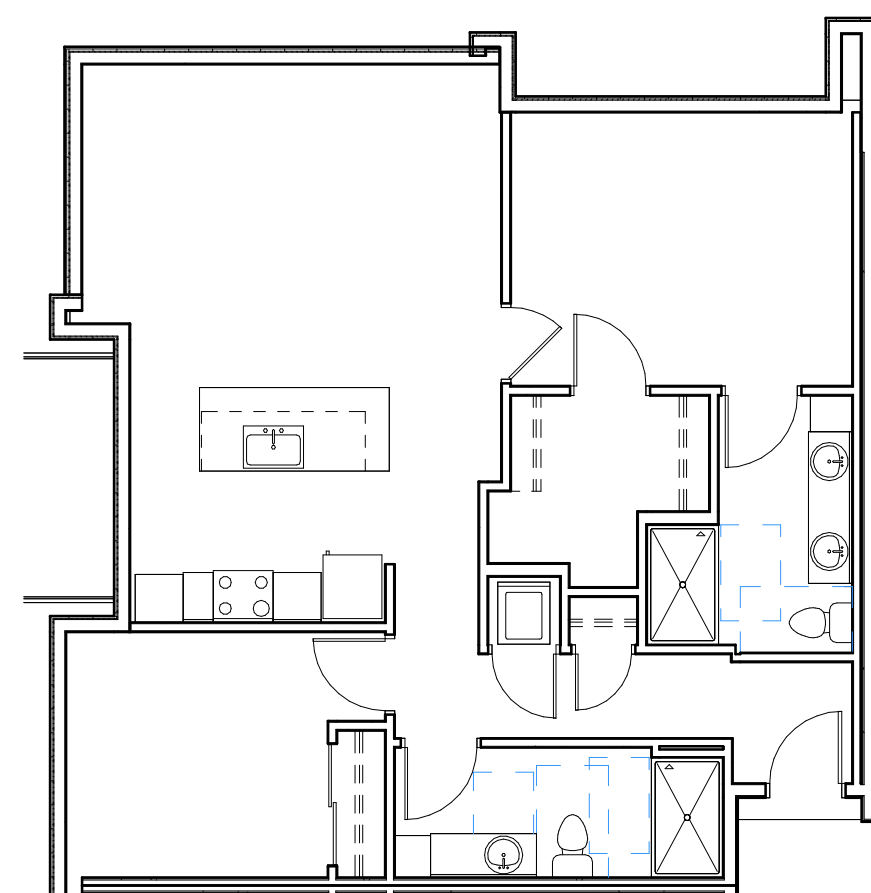
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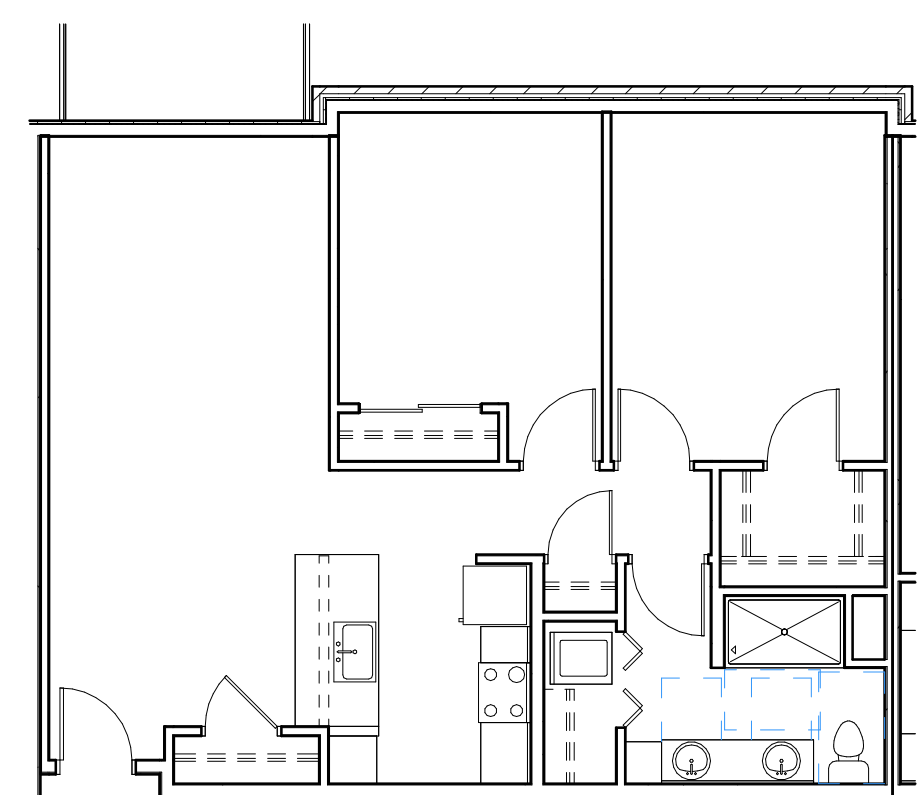
LA CROSSE, WI



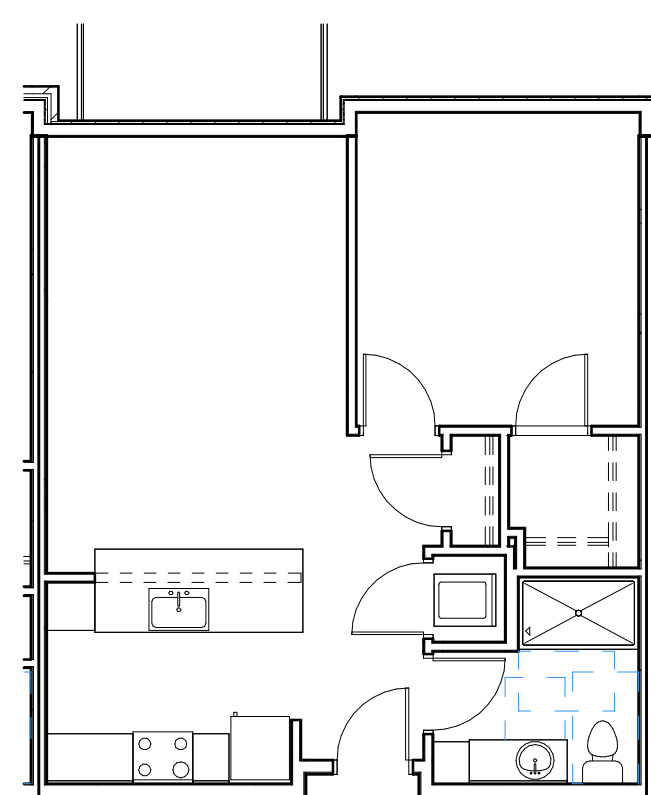
5 2 BEDROOM UNIT - TYPE 3
1/8" = 1'-0" 0' 2' 4' 8"



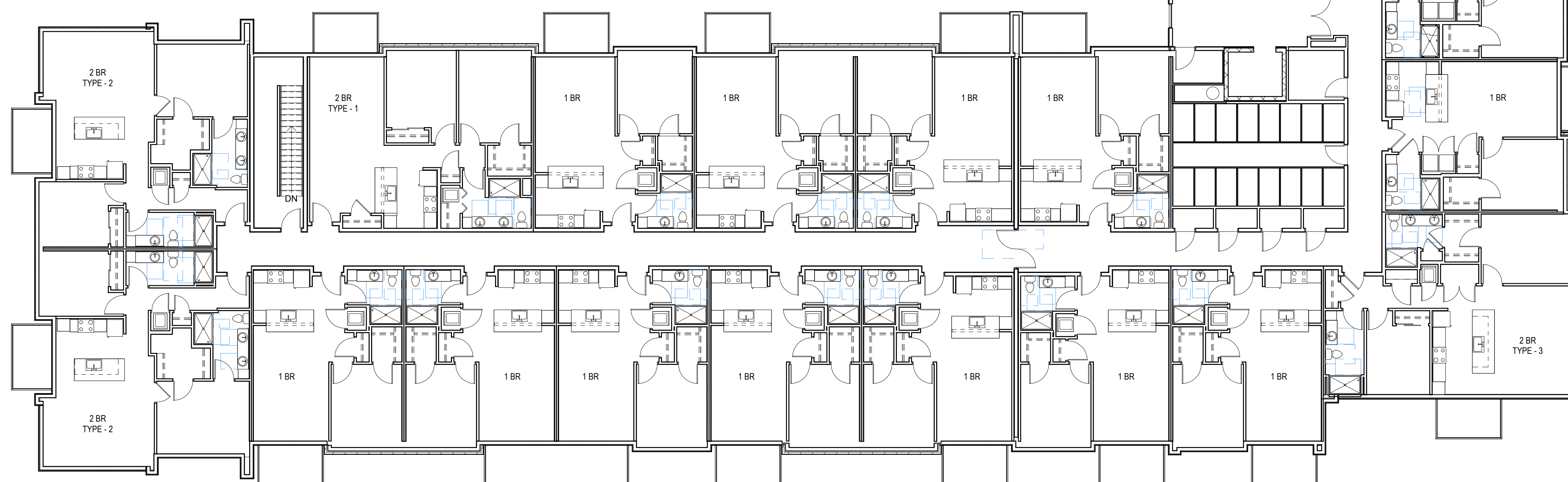
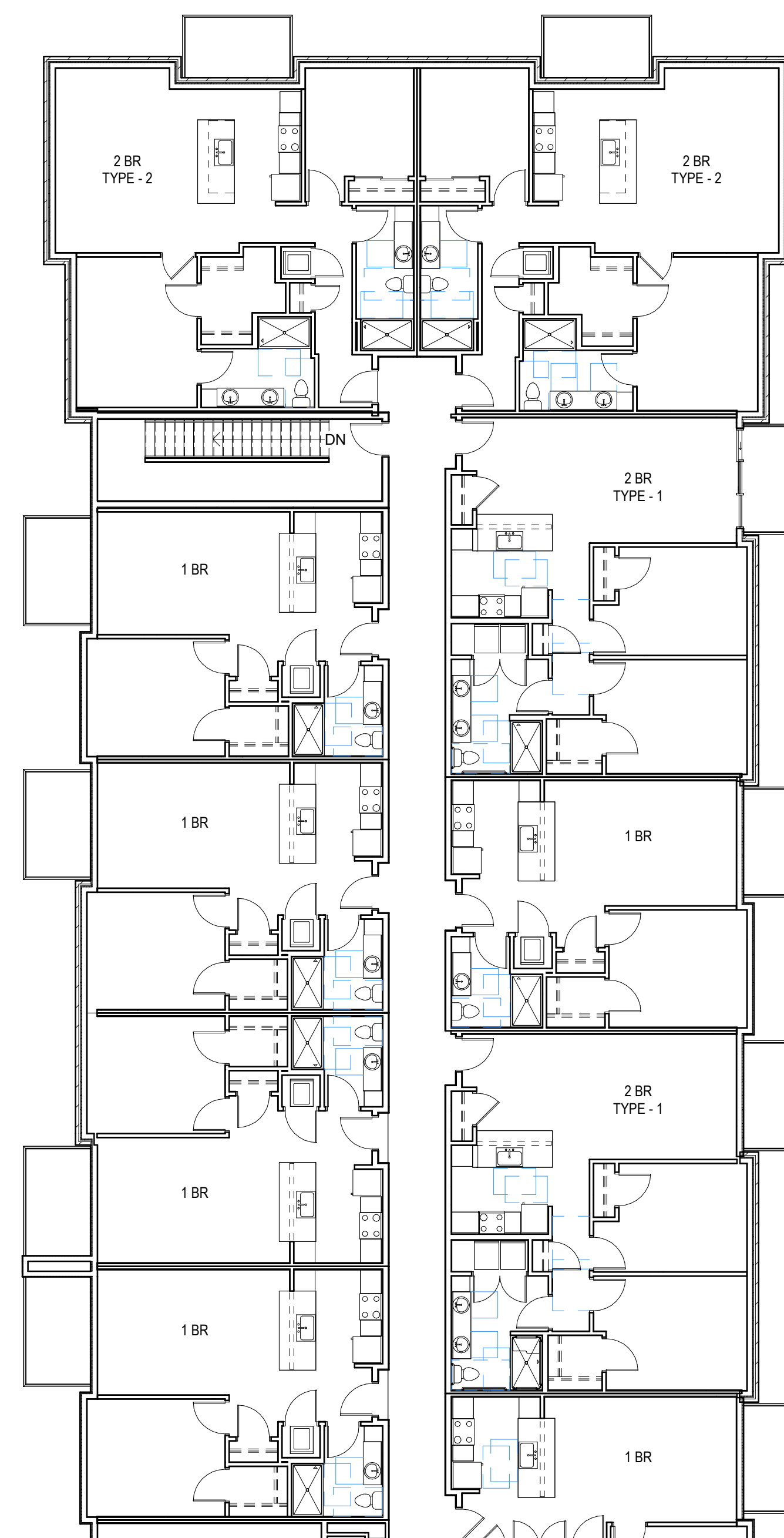
4 2 BEDROOM UNIT - TYPE 2
1/8" = 1'-0" 0' 2' 4' 8"



3 2 BEDROOM UNIT - TYPE 1
1/8" = 1'-0" 0' 2' 4' 8"



2 1 BEDROOM UNIT
1/8" = 1'-0" 0' 2' 4' 8"



1 SECOND - FOURTH FLOOR PLANS
3/32" = 1'-0" 0' 2' 4' 8" N

DATE OF ISSUE: 01/19/2023

REVISIONS:

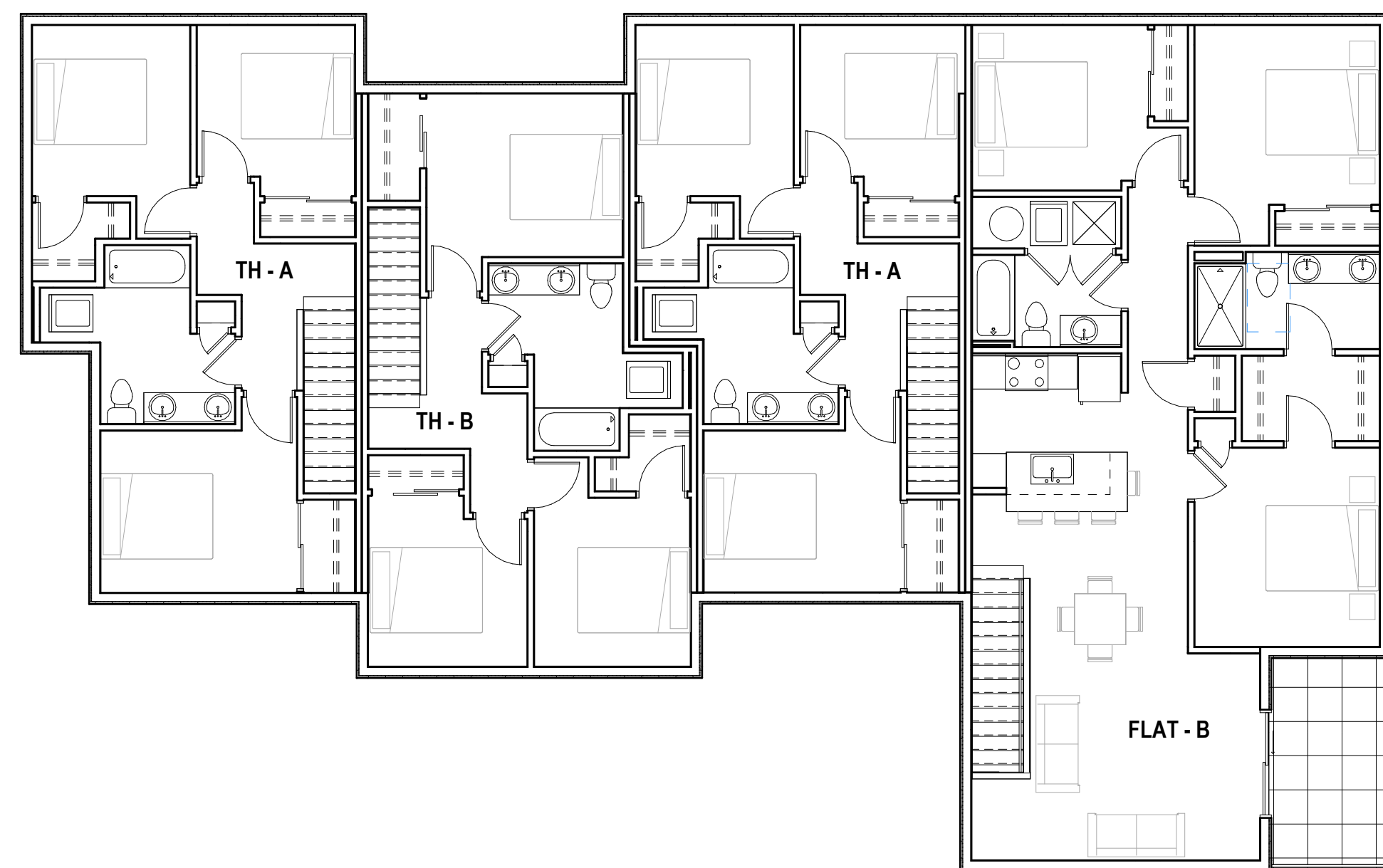
PROJECT # 21136

**FLOOR PLANS -
APARTMENTS &
UNIT PLANS**

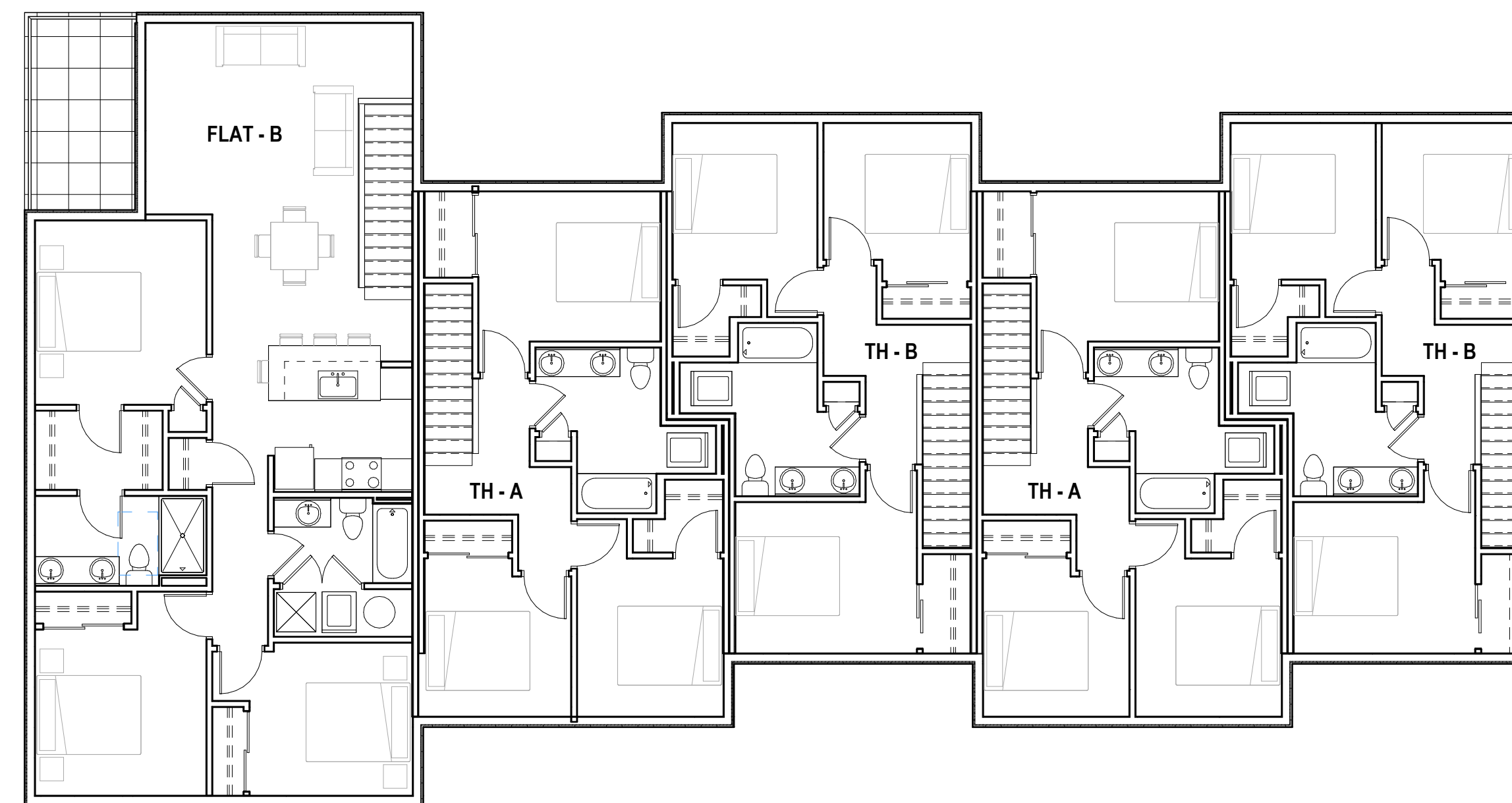
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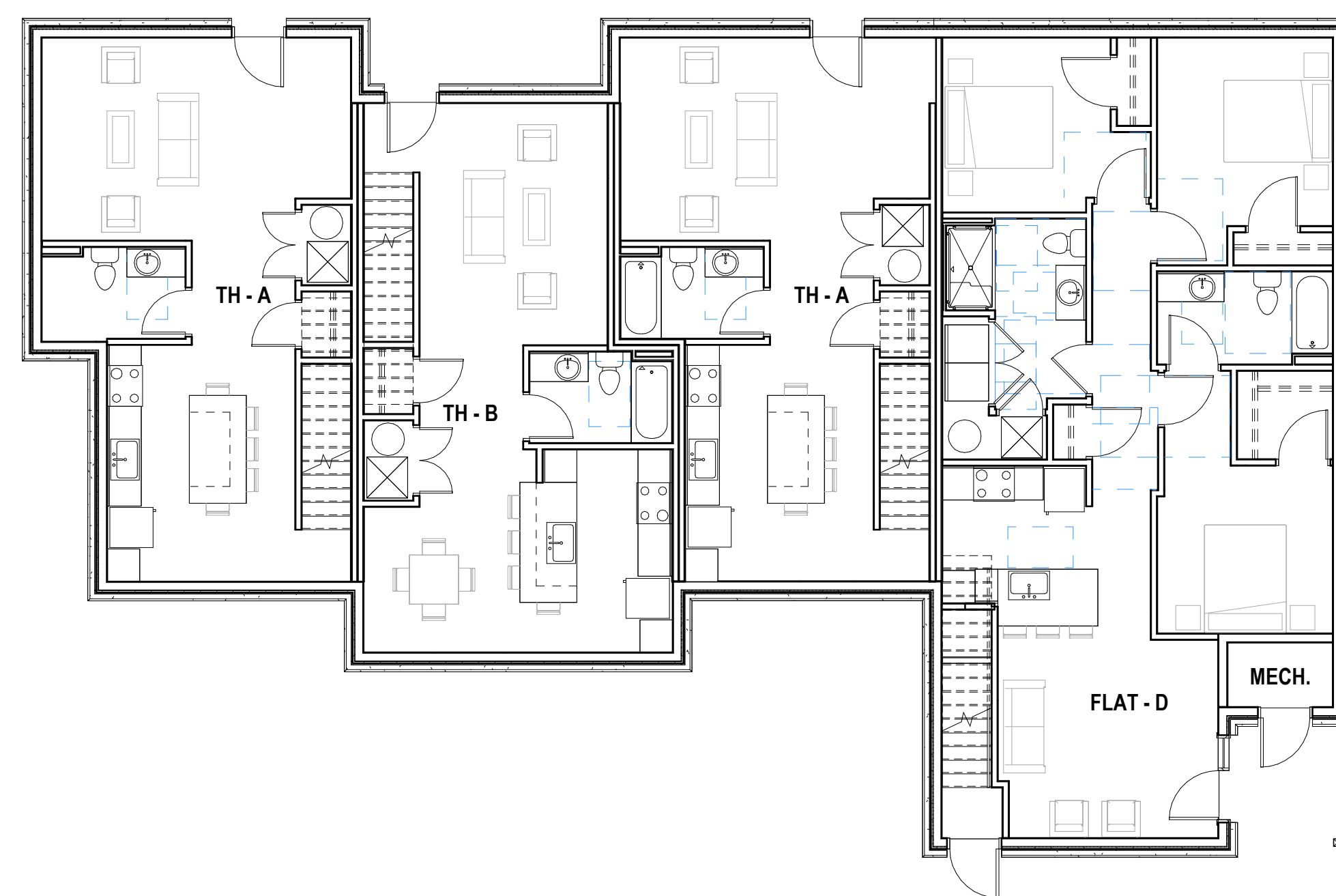
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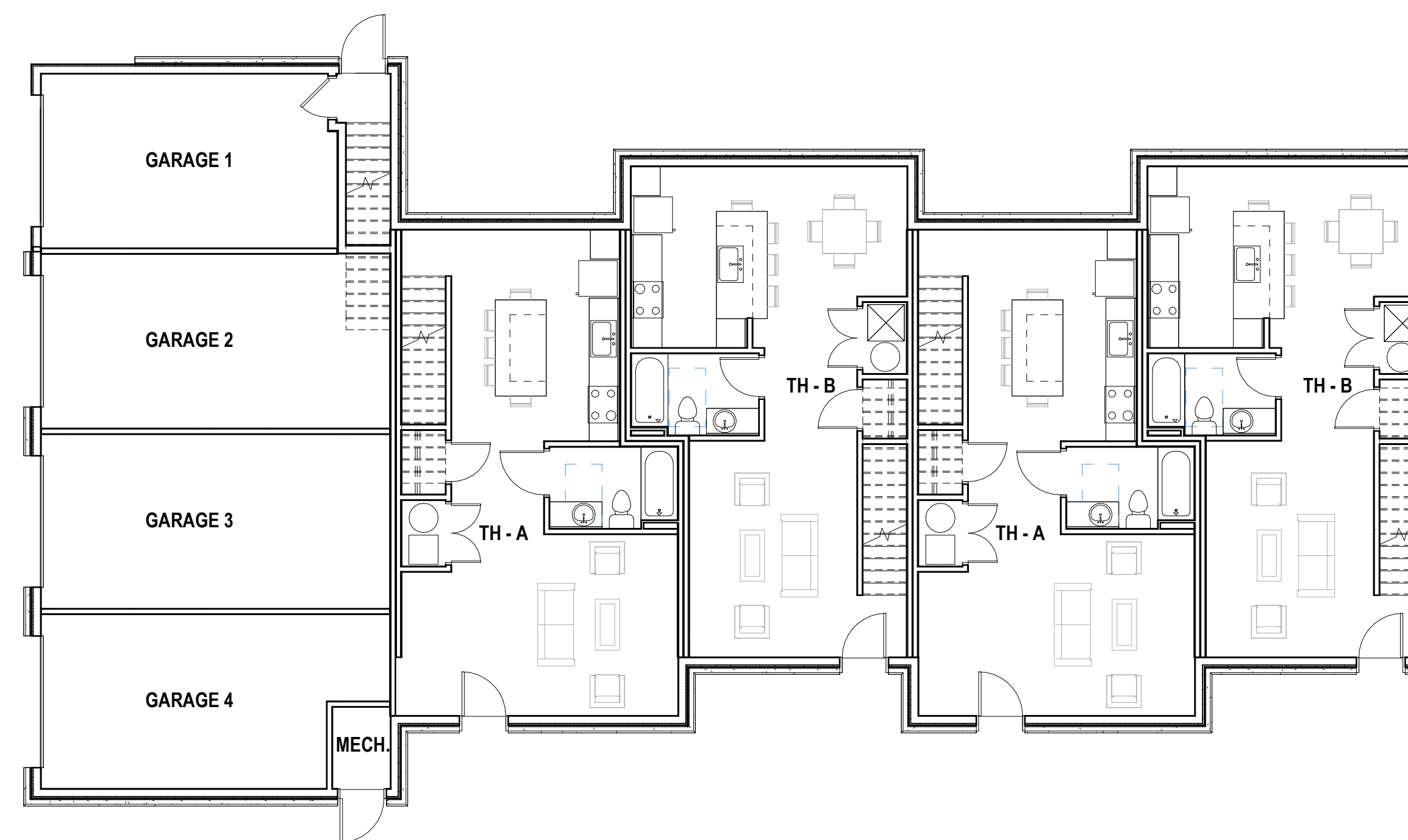
4 SECOND FLOOR PLAN - BUILDING B
1/8" = 1'-0"



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



3 GROUND FLOOR PLAN - BUILDING B
1/8" = 1'-0"



1 GROUND FLOOR PLAN - BUILDING A
1/8" = 1'-0"

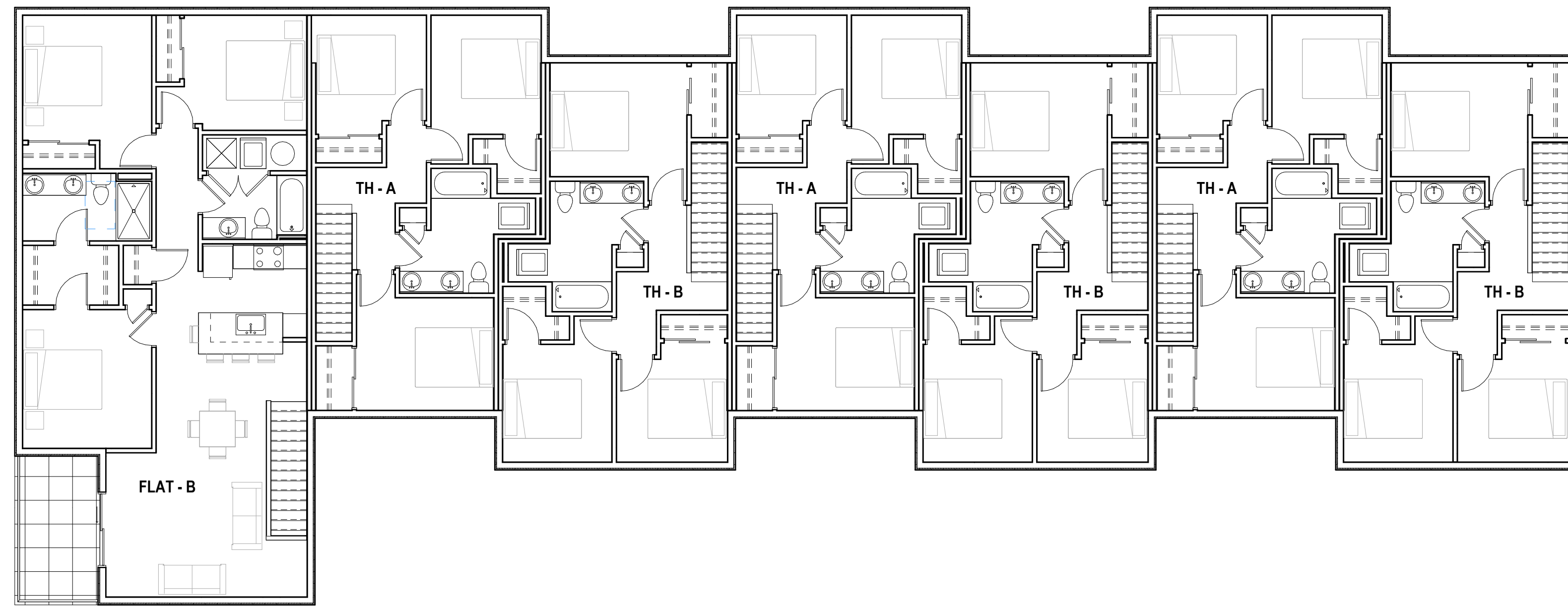
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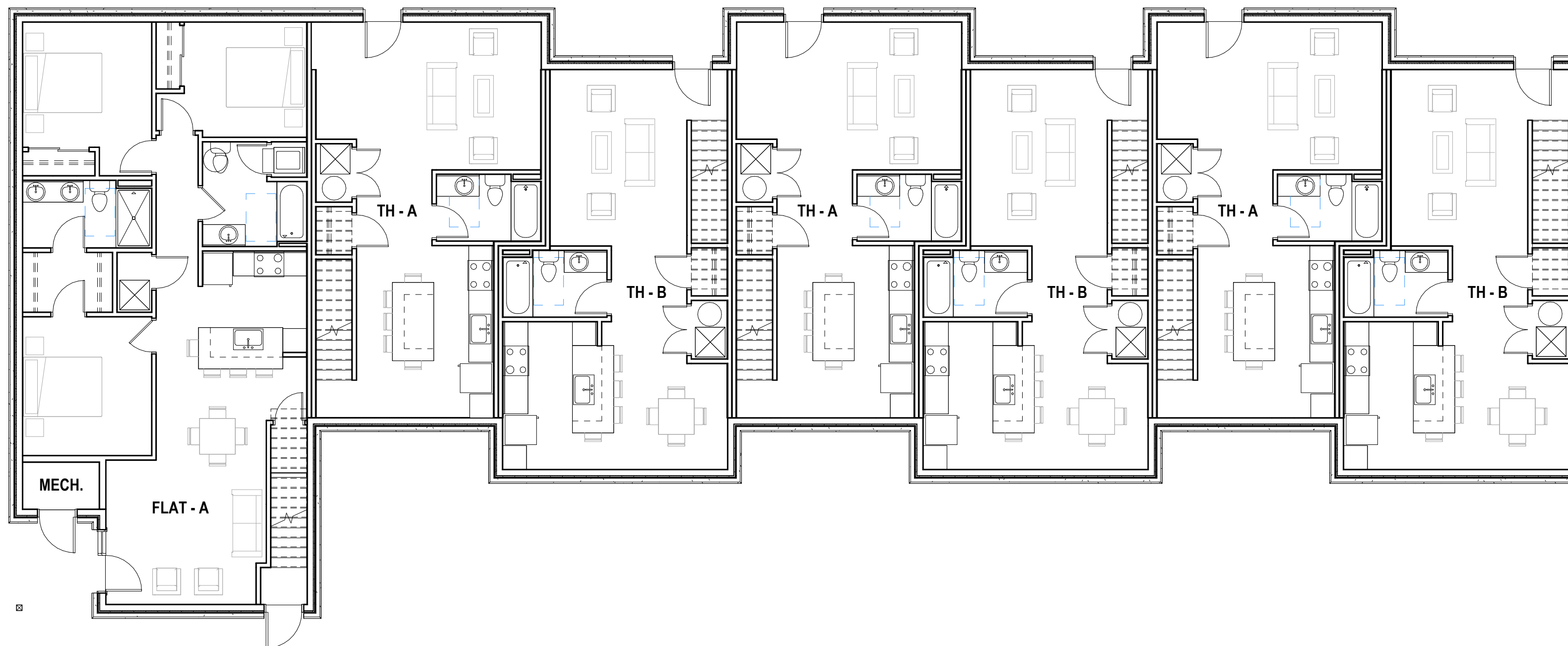
PROJECT # 21136

**FLOOR PLANS -
TOWNHOUSES &
FLATS**

A-1.3



2 SECOND FLOOR PLAN - BUILDING C
1/8" = 1'-0" 0' 2' 4' 8' N



1 GROUND FLOOR PLAN - BUILDING C
1/8" = 1'-0" 0' 2' 4' 8' N

MSP - THE DRIFTLESS

La Crosse, WI

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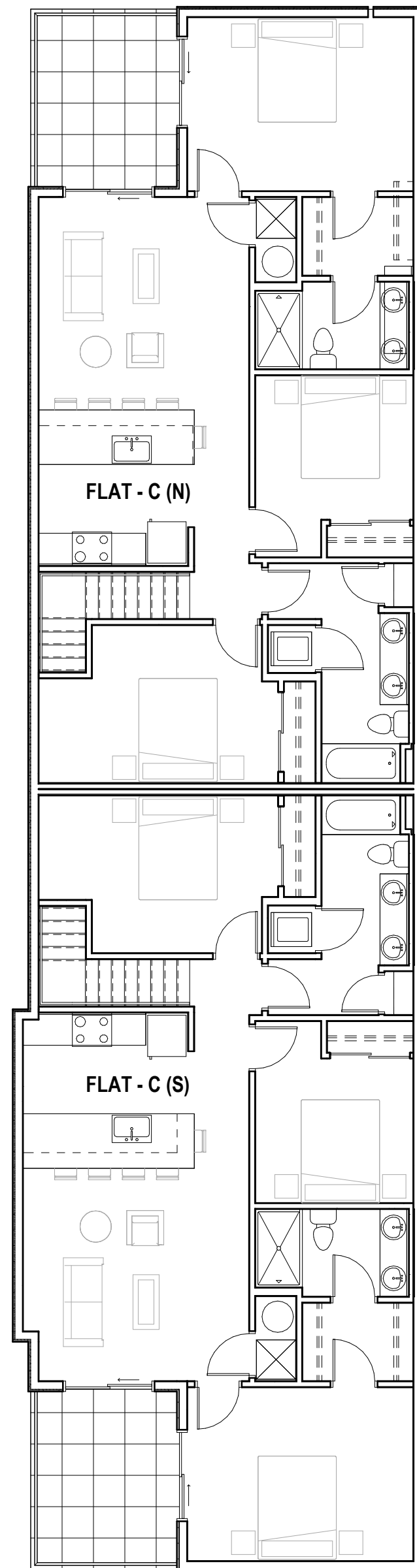
PROJECT # 21136

**FLOOR PLANS -
TOWNHOUSES &
FLATS**

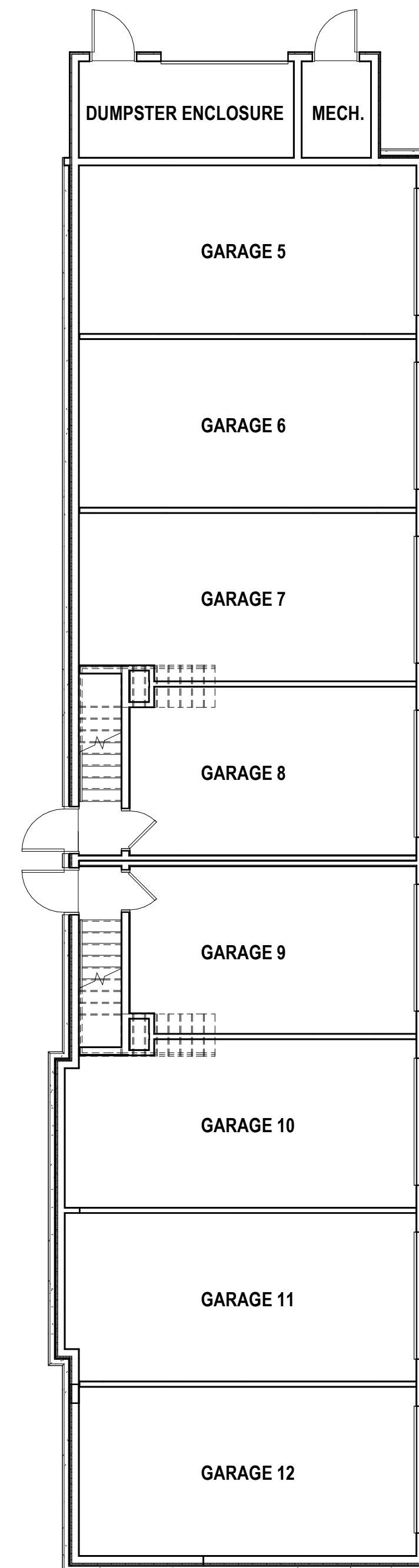
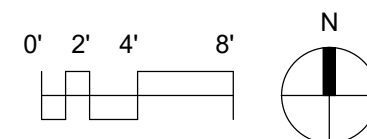
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MSP - THE DRIFTLESS

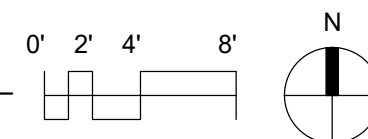
La Crosse, WI



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



1 GROUND FLOOR PLAN - BUILDING D
1/8" = 1'-0"



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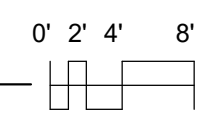
**FLOOR PLANS -
TOWNHOUSES &
FLATS**

A-1.5



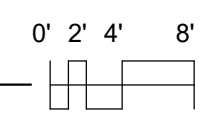
1 SOUTH ELEVATION (SENIOR)

3/32" = 1'-0"



2 EAST ELEVATION (SENIOR)

3/32" = 1'-0"



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EXTERIOR ELEVATIONS - APARTMENTS

A-2.0



1 NORTH ELEVATION (SENIOR)
3/32" = 1'-0"
0' 2' 4' 8"



2 WEST ELEVATION (SENIOR)
3/32" = 1'-0"
0' 2' 4' 8"

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LA CROSSE, WI

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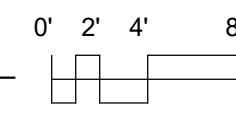
EXTERIOR ELEVATIONS - APARTMENTS

A-2.1

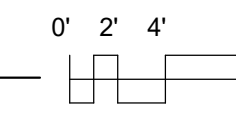
1/19/2023 11:37:47 AM Autodesk Docs (21136) MSP - The Driftless (21136) - MSP - The Driftless.rvt



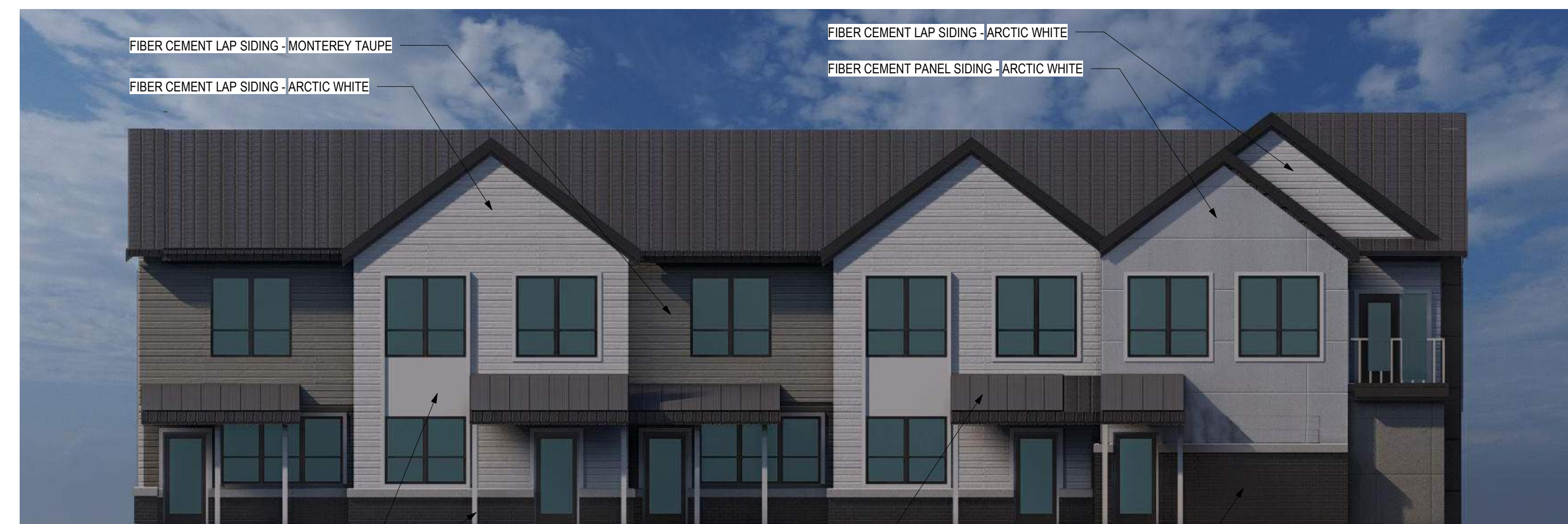
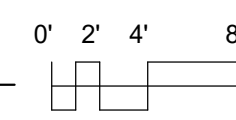
1 WEST ELEVATION TOWNHOME A
1/8" = 1'-0"



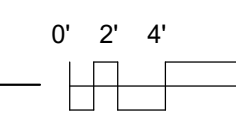
2 SOUTH ELEVATION TOWNHOME A
1/8" = 1'-0"



4 EAST ELEVATION TOWNHOME A
1/8" = 1'-0"



3 NORTH ELEVATION TOWNHOME A
1/8" = 1'-0"



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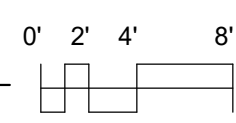
PROJECT # 21136

**EXTERIOR
ELEVATIONS -
TOWNHOUSES &
FLATS**

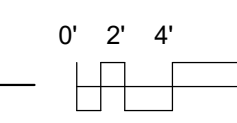
A-2.2



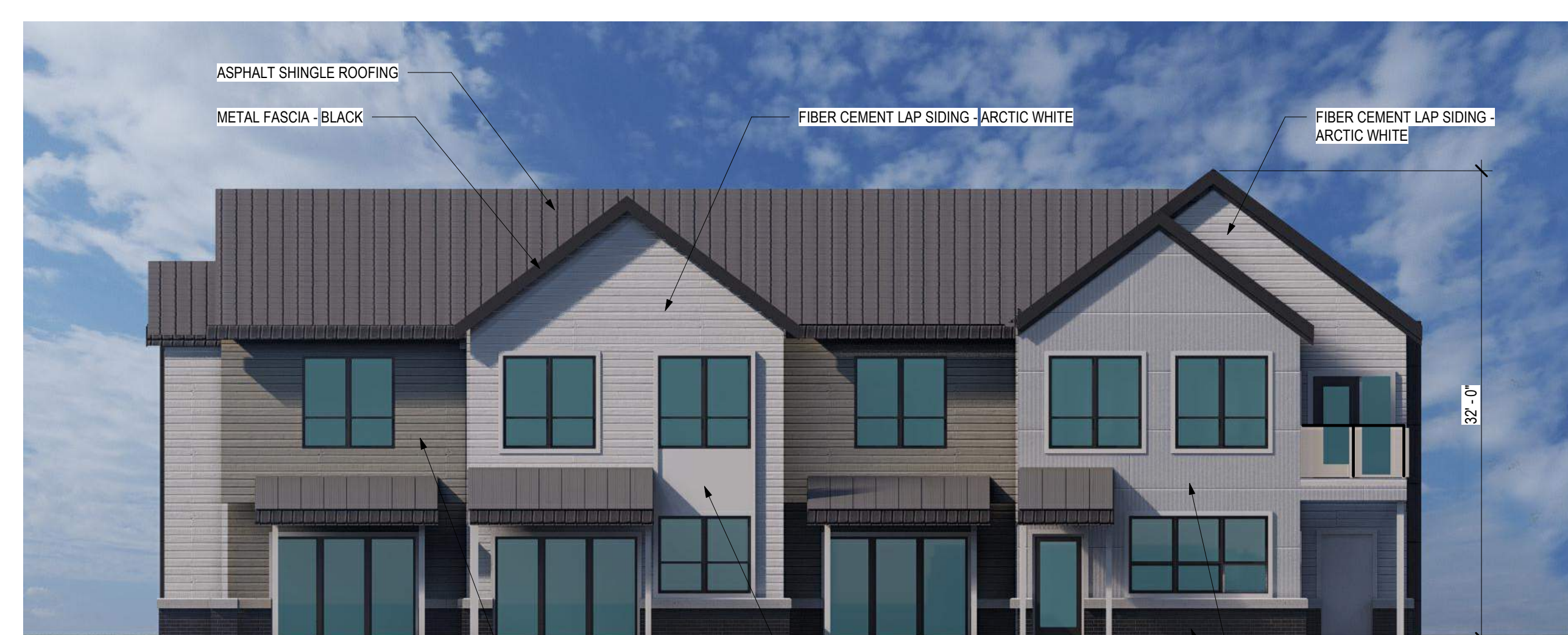
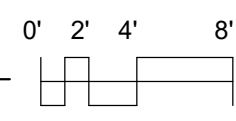
1 EAST ELEVATION TOWNHOME B
1/8" = 1'-0"



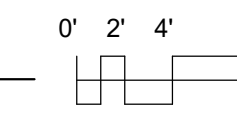
2 NORTH ELEVATION TOWNHOME B
1/8" = 1'-0"



4 WEST ELEVATION TOWNHOME B
1/8" = 1'-0"



3 SOUTH ELEVATION TOWNHOME B
1/8" = 1'-0"



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**EXTERIOR
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TOWNHOUSES &
FLATS**

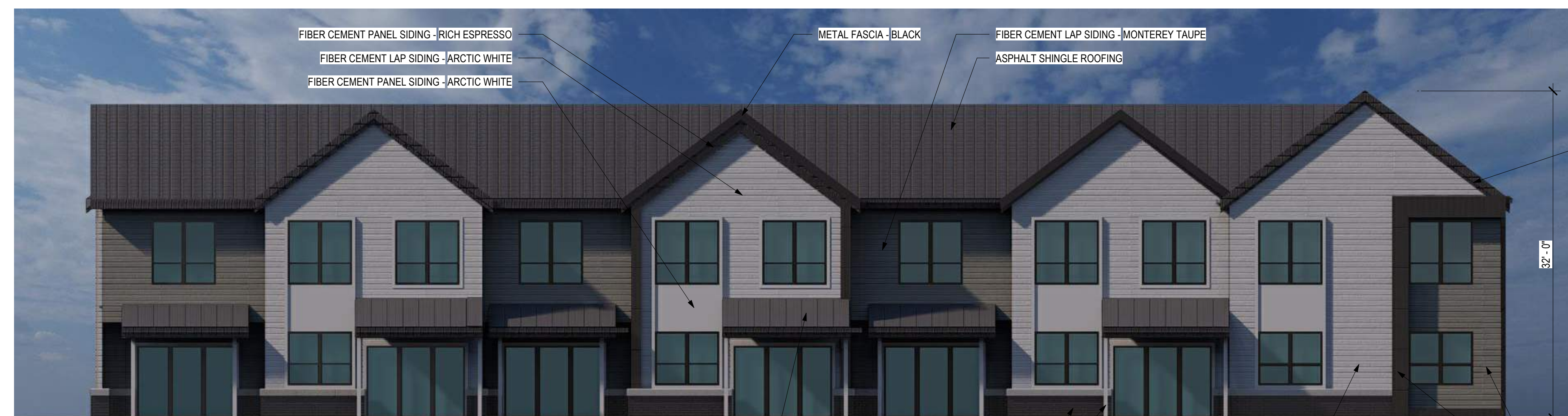
A-2.3



1 EAST ELEVATION TOWNHOME C
1/8" = 1'-0"



4 WEST ELEVATION TOWNHOME C
1/8" = 1'-0"



2 NORTH ELEVATION TOWNHOME C
1/8" = 1'-0"



3 SOUTH ELEVATION TOWNHOME C
1/8" = 1'-0"

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EXTERIOR ELEVATIONS - TOWNHOUSES & FLATS

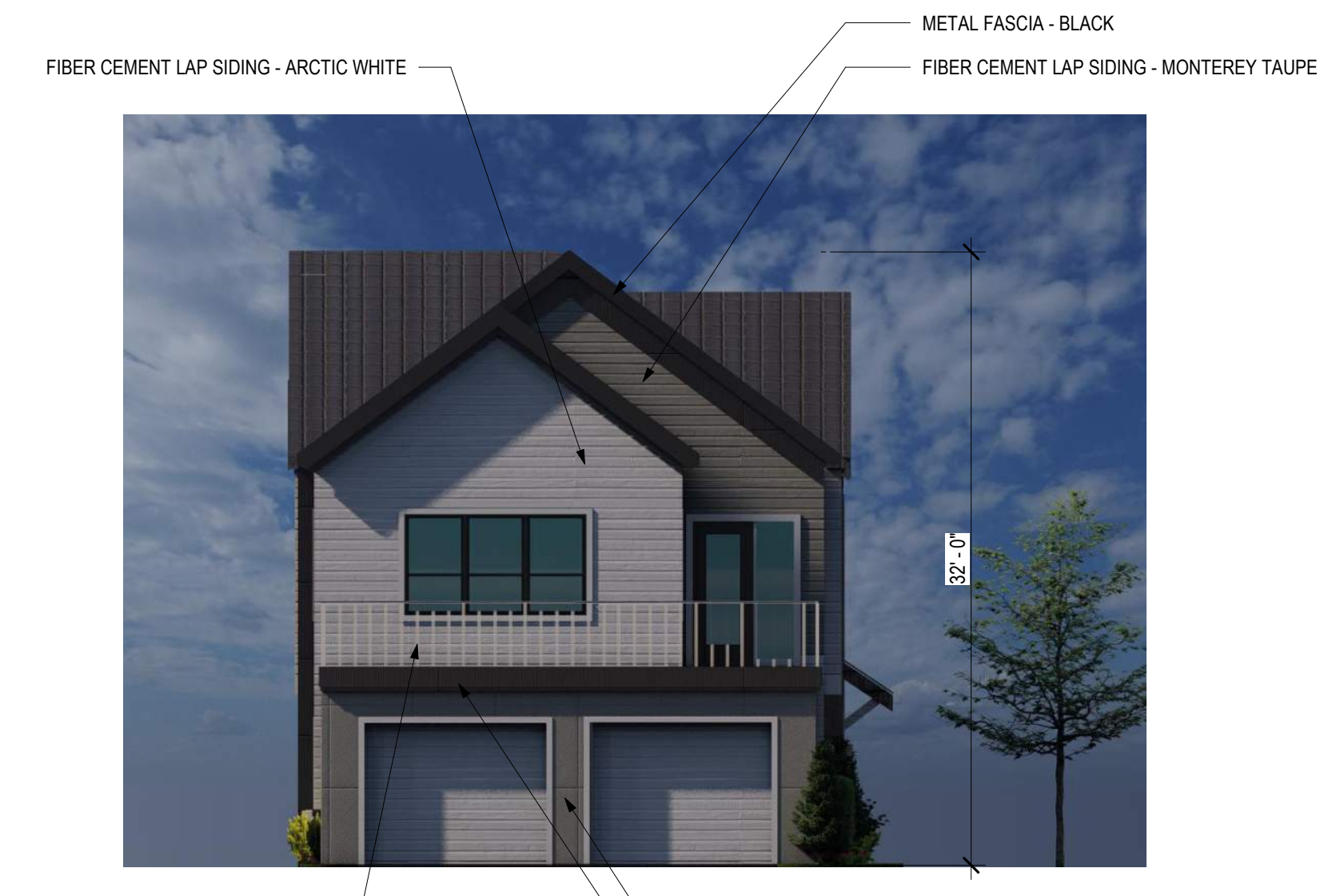
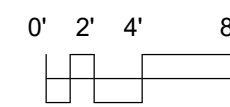
A-2.4

MSP - THE DRIFTLESS

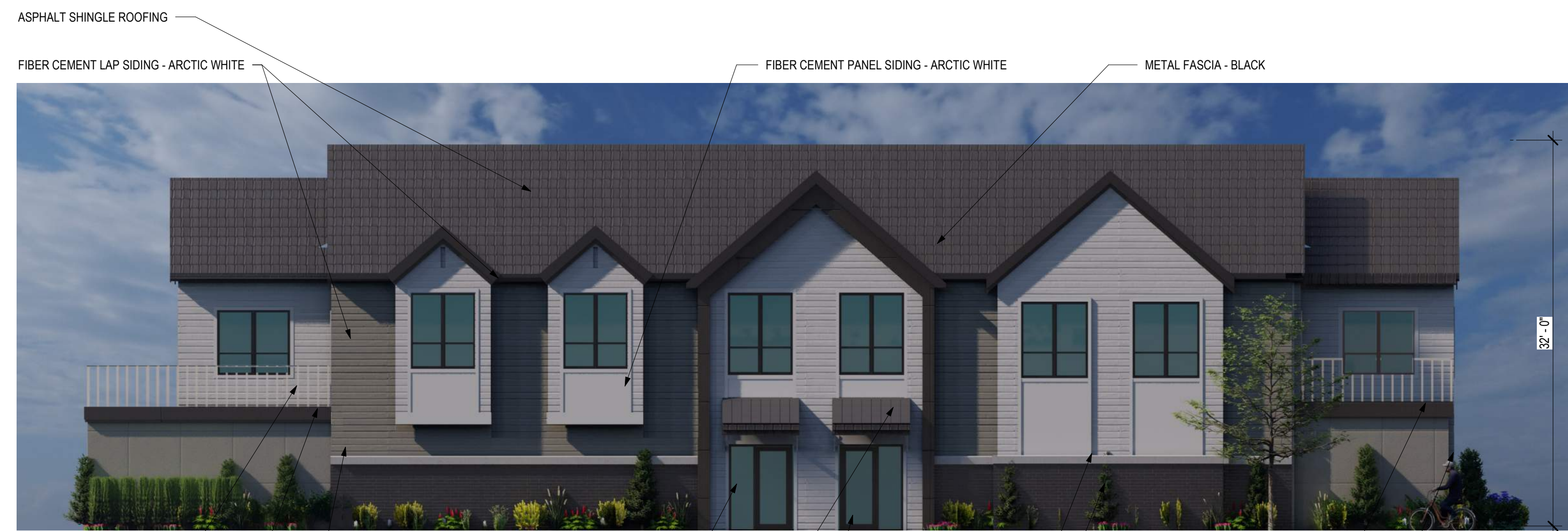
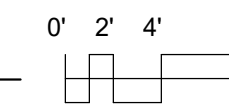
LA CROSSE, WI



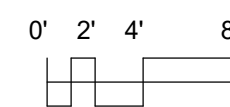
1 EAST ELEVATION TOWNHOME D
1/8" = 1'-0"



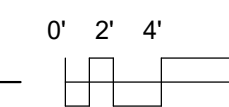
2 NORTH ELEVATION TOWNHOME D
1/8" = 1'-0"



4 WEST ELEVATION TOWNHOME D
1/8" = 1'-0"



3 SOUTH ELEVATION TOWNHOME D
1/8" = 1'-0"



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EXTERIOR ELEVATIONS - TOWNHOUSES & FLATS

A-2.5



AERIAL VIEW LOOKING NORTHWEST



AERIAL VIEW LOOKING SOUTHEAST

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NO.	DESCRIPTION

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**PERSPECTIVE
VIEWS**

A-3.0



PERSPECTIVE VIEW OF APARTMENT BUILDING'S SOUTHEAST CORNER



PERSPECTIVE VIEW OF APARTMENT BUILDING'S WEST END

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PERSPECTIVE VIEWS

A-3.1



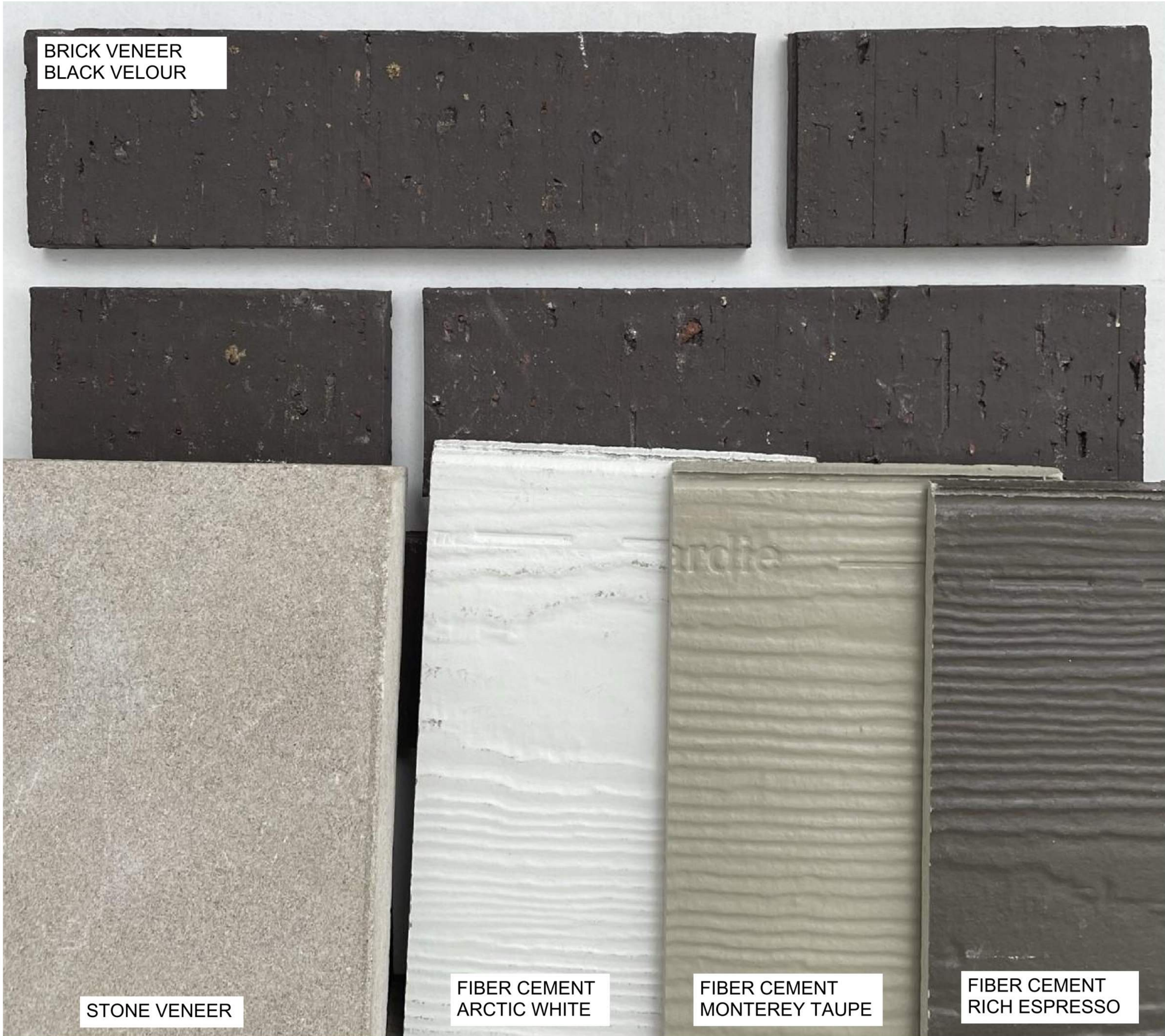
PERSPECTIVE VIEW OF APARTMENT BUILDING'S MAIN ENTRY

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**PERSPECTIVE
 VIEWS**

A-3.2



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**MATERIAL
PALETTE**

A-4.0