

MSP - THE DRIFTLESS TOWNHOUSES

302 Kraft Street, 304 Kraft Street, 306 Kraft Street, 308 Kraft Street, 310 Kraft Street, 312 Kraft Street, 314 Kraft Street, 316 Kraft Street, 318 Kraft Street, 320 Kraft Street, 322 Kraft Street, 324 Kraft Street, 326 Kraft Street, 328 Kraft Street, 330 Kraft Street, 332 Kraft Street, 28 Milwaukee Street, 30 Milwaukee Street, 38 Milwaukee Street, 39 Steamboat Ct., La Crosse, WI



PROJECT RENDERING / PERSPECTIVE VIEW

CODE INFORMATION SUMMARY	
TOWNHOME AND FLATS BUILDING CODE ANALYSIS	
OCCUPANCY TYPES: - R-2 (DWELLING UNITS) - U (PRIVATE GARAGES)	
ALLOWABLE HEIGHTS AND AREAS - CHAPTER 5	
- SEC. 503.1 BUILDINGS C, D, E, AND F CONSIDERED ONE BUILDING AND FIRE SEPARATION NOT REQUIRED BETWEEN THOSE BUILDINGS. - ALLOWABLE HEIGHT: 60'-0" - ACTUAL HEIGHT: 20'-0" - ALLOWABLE STORIES: 4 STORIES - ALLOWABLE FLOOR AREA (PER STORY): - COMBINED BUILDING C/D/E/F: 17,514 SF W/ 45% AREA FACTOR INCREASE. - ACTUAL FLOOR AREA (PER STORY): - COMBINED BUILDING C/D/E/F: 14,241 SF	
CONSTRUCTION TYPE & FIRE RESISTANCE RATING - CHAPTER 6:	
CONSTRUCTION TYPE-VA - EXTERIOR BEARING WALLS: 1-HOUR - INTERIOR BEARING WALLS: 1-HOUR - NON-BEARING WALLS (EXTERIOR): - 1-HOUR - 3/8" TO PROPERTY LINE OR LINE OF FIRE SEPARATION DISTANCE - 0-HOUR - 3/8" TO PROPERTY LINE OR LINE OF FIRE SEPARATION DISTANCE - FLOOR ASSEMBLIES: 1-HOUR - ROOF ASSEMBLIES: 1-HOUR	
REQUIRED FIRE BARRIER/PARTITION RATING & DRAFTSTOPPING:	
- SEC. 406.3.4: OTHER THAN PRIVATE GARAGES ADJACENT TO DWELLING UNITS, THE SEPARATION FROM OTHER OCCUPANCIES SHALL COMPLY WITH SEC. 508. - SEC. 508.4: 1-HOUR SEPARATION REQUIRED BETWEEN R AND U - SEC. 718.4.2: DRAFTSTOPPING SHALL BE PROVIDED IN ATTICS IN LINE WITH UNIT SEPARATIONS.	
FIRE PROTECTION - CHAPTER 8:	
BUILDINGS ARE FULLY SPRINKLERED PER NFPA 13 & IBC SEC. 903.3.1.1	
ACCESSIBILITY REQUIREMENTS - CHAPTER 11	
- NUMBER OF TYPE-A ACCESSIBLE UNITS: 2% OF 20 = 1 UNIT - TYPE-B UNITS: TOWNHOUSE UNITS AND UPPER FLOOR FLATS: NONE REQUIRED PER IBC SEC. 1107.7.1	
SEE CODE COMPLIANCE PLANS FOR ADDITIONAL INFORMATION	

BUILDING AREAS	
Level	Area
BUILDING C	
GROUND FLOOR	4860 SF
SECOND FLOOR	5016 SF
	9876 SF
BUILDING D	
GROUND FLOOR	3692 SF
SECOND FLOOR	3087 SF
	6779 SF
BUILDING E	
GROUND FLOOR	3023 SF
SECOND FLOOR	3733 SF
	6756 SF
BUILDING F	
GROUND FLOOR	2665 SF
SECOND FLOOR	2348 SF
	5014 SF
TOTAL	28424 SF

UNIT TOWNHOME(2-LEVEL) AREAS	
Level	Area
TH-A	
GROUND FLOOR	617 SF
SECOND FLOOR	619 SF
	1236 SF
TH-B	
GROUND FLOOR	613 SF
SECOND FLOOR	615 SF
	1228 SF

UNIT FLAT AREAS	
Name	Area
FLAT-A TYPE 'A'	1125 SF
FLAT-B	1107 SF
FLAT-C	1151 SF
FLAT-D	1170 SF
FLAT-E	1165 SF
FLAT-F	1169 SF

Architecture :

Dimension IV - Madison Design Group
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
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General Contractor:

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p: 414.259.2108 www.msprealestateinc.com

Civil Engineering:

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

Structural Engineering:

OTIE
5100 Eastpark Blvd., Ste. 300, Madison, WI 53718
p: 608.243.6470 www.oescgroup.com

Landscape Architect

raSmith
221 South 2nd Street, Suite 214, Milwaukee, WI 53204
p: 262.781.1000 www.rasmith.com

Lighting Designer

Hein Electric Supply Company
515 W. Cherry Street, Milwaukee, WI 53212
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ARCHITECTURAL ABBREVIATIONS LEGEND		
- AND	FND - FOUNDATION	PREFAB - PREFABRICATED
@ - AT	FOM - FACE OF MASONRY	PERIM - PERIMETER
AB - ANCHOR BOLT	FOS - FACE OF STUD	PC - PLUMBING CONTRACTOR
ABF - ABOVE FINISH FLOOR	FTG - FOOTING	PCAST - PRESTRESSED
ALT - ALTERNATE	FUT - FUTURE	PIC - POST TENSIONED
ALUM - ALUMINUM	FV - FIELD VERIFY	PT - PRESSURE TREATED
ARCH - ARCHITECT / ARCHITECTURAL		
BRD - BOARD	GA - GAUGE	R - RADIUS
BLK - BLOCK (CMU)	GALV - GALVANIZED	RD - ROOF DRAIN
BOT - BOTTOM	GB - GRAB BAR	REIN - REINFORCING
	GC - GENERAL CONTRACTOR	REQD - REQUIRED
	GYP - GYPSUM	RM - ROOM
CB - CATCH BASIN		
CIP - CAST-IN-PLACE	HC - HVAC CONTRACTOR	SCHED - SCHEDULE
CJ - CONSTRUCTION JOINT	HM - HOLLOW METAL	SHT - SHEET
CL - CENTERLINE	HORIZ - HORIZONTAL	SIM - SIMILAR
CLG - CEILING	HT - HEIGHT	SOG - SLAB ON GRADE
CLJ - CONTROL JOINT	HVAC - HEATING, VENTILATION & AIR CONDITIONING	SPEC - SPECIFICATION
CLR - CLEAR DISTANCE	HR - HOUR	SQ - SQUARE
CMU - CONCRETE MASONRY UNIT		SS - STAINLESS STEEL
CO - CASED OPENING	ID - INSIDE DIAMETER	STL - STEEL
COL - COLUMN	IF - INSIDE FACE	STR - STRUCTURAL
CONC - CONCRETE	INSUL - INSULATION	
CONT - CONTIGUOUS	INT - INTERIOR	THK - THICKNESS
CU - CUBIC		TOL - TOP OF LEDGE ELEVATION
	JBE - JOIST BEARING ELEVATION	TOP - TOP OF PIER ELEVATION
	JT - JOINT	TP - TOILET PAPER DISPENSER
DBL - DOUBLE		TS - (SEE HIGH STRENGTH STEEL DESIGNATION)
DF - DRINKING FOUNTAIN	L - STEEL ANGLE DESIGNATION	TYP - TYPICAL
DIM - DIAMETER	LAM - LAMINATE	TOW - TOP OF WALL ELEVATION
DN - DOWN	LVL - LAMINATED VENEER LUMBER	
DS - DOWN SPOUT		
DTL - DETAIL	MAX - MAXIMUM	UL - UNDERWRITERS LAB
DWG - DRAWING	MBW - MASONRY BEARING WALL	UNO - UNLESS NOTED OTHERWISE
EA - EACH	MFG - MANUFACTURER	
EC - ELECTRICAL CONTRACTOR	MIN - MINIMUM	VB - VAPOR BARRIER
EIFS - EXTERIOR INSULATION FINISH SYSTEM	MO - MASONRY OPENING	VERT - VERTICAL
EL - ELEVATION	MTL - METAL	VIF - VERIFY IN FIELD
ELEV - ELEVATOR		
ENG - ENGINEER	NIC - NOT IN CONTRACT	W - WIDTH
EQ - EQUAL	NOM - NOMINAL	WF - WITH
EXIST - EXISTING	NTS - NOT TO SCALE	W/O - WITHOUT
EXP - EXPANSION	NO - NUMBER	WC - WATER CLOSET
EXT - EXTERIOR		WO - WOOD
	OC - ON CENTER	WRB - WEATHER RESISTANT BARRIER
	OD - OUTSIDE DIAMETER	WWF - WELDED WIRE FABRIC
FD - FLOOR DRAIN	O/F - OUTSIDE FACE	
FND - FOUNDATION	OH - OVERHEAD	
FE - FIRE EXTINGUISHER	OPC - OWNER PROVIDED, CONTRACTOR INSTALLED	
FEC - FIRE EXTINGUISHER CABINET	OPIC - OWNER PROVIDED, OWNER INSTALLED	
FF - FINISH FLOOR	OPNG - OPENING	
FIN - FINISH	OPP - OPPOSITE	
FLR - FLOOR		

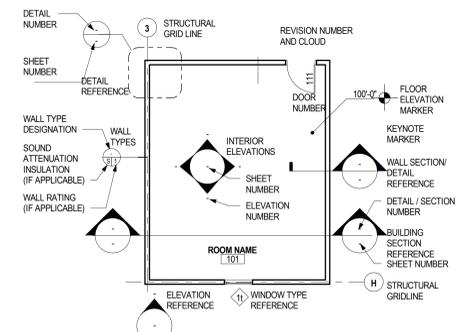
PROJECT/BUILDING DATA	
NEW MULTIFAMILY TOWNHOMES AND APARTMENT FLATS WITH ATTACHED GARAGES AT GROUND LEVEL.	
BUILDING AREAS SEE GROSS BUILDING AREA TABLE ON THIS SHEET	
UNIT COUNT	
TOTAL UNITS = 20 UNITS	
TOWNHOUSE A (TH-A)	= 6 UNITS
TOWNHOUSE B (TH-B)	= 7 UNITS
FLAT A TYPE 'A'	= 1 UNIT
FLAT B	= 1 UNIT
FLAT C	= 2 UNITS
FLAT D	= 1 UNIT
FLAT E	= 1 UNIT
FLAT F	= 1 UNIT
PARKING COUNTS	
TOTAL PARKING SPACES = 43	
TOTAL SURFACE PARKING SPACES = 31 (2 ACCESSIBLE STALLS)	
TOTAL GARAGE PARKING SPACES = 12	

LIST OF DRAWINGS

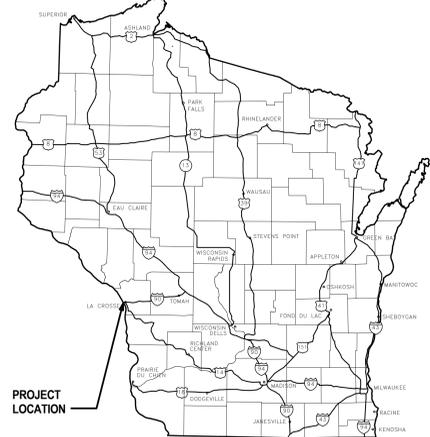
SHEET NO.	SHEET NAME
GENERAL	
G001	COVER SHEET
G100	SITE CODE COMPLIANCE PLAN
G101	CODE COMPLIANCE PLANS
G102	CODE COMPLIANCE PLANS AND SECTIONS
G200	GENERAL ACCESSIBILITY REQUIREMENTS
CIVIL	
C1.0	SITE PLAN
C2.0	SITE GRADING PLAN
C3.0	SITE UTILITY PLAN
C4.0	EROSION CONTROL PLAN
L100	SITE LANDSCAPING PLAN
L200	LANDSCAPING NOTES AND DETAILS
1 OF 1	SITE LIGHTING PLAN
STRUCTURAL	
S001	STRUCTURAL NOTES
S002	STRUCTURAL SCHEDULES
S100C	FLOOR PLANS - TOWNHOUSE C
S100D	FLOOR PLANS - TOWNHOUSE D
S100E	FLOOR PLANS - TOWNHOUSE E
S100F	FLOOR PLANS - TOWNHOUSE F
S800	STRUCTURAL DETAILS

LIST OF DRAWINGS

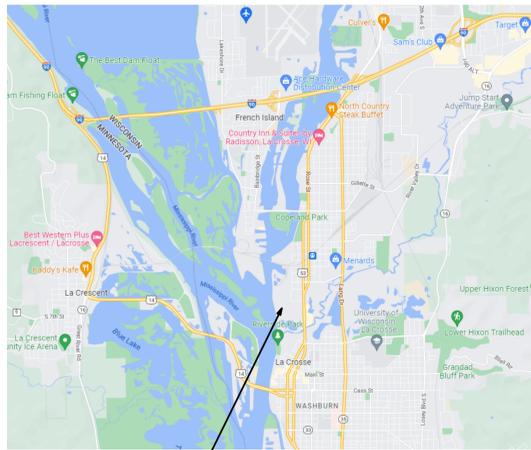
SHEET NO.	SHEET NAME	Current Revision
S820	STRUCTURAL DETAILS	
ARCHITECTURAL		
A100C	FLOOR PLANS & BUILDING SECTIONS - TOWNHOUSE C	B
A100D	FLOOR PLANS & BUILDING SECTIONS - TOWNHOUSE D	B
A100E	FLOOR PLANS & BUILDING SECTIONS - TOWNHOUSE E	B
A100F	FLOOR PLANS & BUILDING SECTIONS - TOWNHOUSE F	B
A200C	EXTERIOR ELEVATIONS - TOWNHOUSE C	B
A200D	EXTERIOR ELEVATIONS - TOWNHOUSE D	B
A200E	EXTERIOR ELEVATIONS - TOWNHOUSE E	B
A200F	EXTERIOR ELEVATIONS - TOWNHOUSE F	B
A300	WALL SECTIONS	
A301	STAIR SECTIONS	
A500	ENLARGED TOWNHOME UNIT PLANS	
A501	ENLARGED FLAT UNIT PLANS	
A502	ENLARGED FLAT UNIT PLANS	
A600	ASSEMBLY TYPES	
A601	DOOR SCHEDULES, DOOR TYPES & DETAILS	
A602	WINDOW TYPES AND DETAILS	B
A700	INTERIOR ELEVATIONS	B
A800	DETAILS	B
SPECIFICATIONS		
SP1.0	SPECIFICATIONS	B
SP1.1	SPECIFICATIONS	B
SP1.2	SPECIFICATIONS	B
SP1.3	SPECIFICATIONS	B
SP1.4	SPECIFICATIONS	B
SP1.5	SPECIFICATIONS	B
SP1.6	SPECIFICATIONS	B
SP1.7	SPECIFICATIONS	B
SP1.8	SPECIFICATIONS	B
SP1.9	SPECIFICATIONS	B



LEGEND - ARCHITECTURAL SYMBOLS



STATE MAP



VICINITY MAP

CONSTRUCTION DOCUMENTS - ADDENDUM B

PROJECT # 21136 04/26/2023

G001

4/14/2023 2:17:56 PM Autodesk Docs\21136 - MSP - The Driftless - Townhomes - New Configuration.rvt

CODE COMPLIANCE SYMBOLS LEGEND	
	INDICATES "TYPE A" W/HEAD/UFAS MOBILE IMPAIRED UNIT
	INDICATES ATTIC DRAFTSTOPPING (SEC 708.4.2)
	INDICATES 1 HOUR FIRE RATED ASSEMBLY (SEC 709)

SITE COMPLIANCE PLAN KEYNOTES	
1	SEC. 705.8 10% UNPROTECTED OPENINGS ALLOWED. 0% PROPOSED OPENINGS.
2	SEC. 705.8 25% UNPROTECTED OPENINGS ALLOWED. 20% PROPOSED OPENINGS.
3	SEC. 705.8 25% UNPROTECTED OPENINGS ALLOWED. 21.8% PROPOSED OPENINGS.
4	SEC. 705.8 25% UNPROTECTED OPENINGS ALLOWED. 25% PROPOSED OPENINGS.
5	SEC. 705.8 25% UNPROTECTED OPENINGS ALLOWED. 9% PROPOSED OPENINGS.
6	SEC. 705.8 45% UNPROTECTED OPENINGS ALLOWED. 20% PROPOSED OPENINGS.
7	IFC SEC. 503.1.1: FIRE APPARATUS ACCESS ROAD, IFC TABLE D103.4 MAXIMUM 15' FOOT DEAD END ALLOWED FOR FIRE APPARATUS WITHOUT A TURNAROUND.

DIMENSION IV
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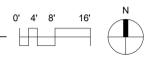
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1 SITE COMPLIANCE PLAN
1/16" = 1'-0"



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SITE CODE COMPLIANCE PLAN

G100