

Area Schedule (Code Area Plan1)	
Name	Area
Lower Level	
AREA A PARKING	15,894 SF
AREA B PARKING	12,614 SF
AREA C PARKING	9,629 SF
AREA D PARKING	6,188 SF
	44,325 SF
First Level	
AREA A INDEPENDENT LIVING (R-2)	7,717 SF
AREA B INDEPENDENT LIVING (R-2)	9,707 SF
AREA C MEMORY CARE (I-2)	13,679 SF
AREA D MEMORY CARE (I-2)	18,958 SF
	50,061 SF
Second Level	
AREA A INDEPENDENT LIVING (R-2)	6,394 SF
AREA B INDEPENDENT LIVING (R-2)	9,671 SF
AREA C INDEPENDENT LIVING (R-2)	13,717 SF
AREA D ASSISTED LIVING (I-2)	18,061 SF
	47,843 SF
Third Level	
AREA A INDEPENDENT LIVING (R-2)	6,408 SF
AREA B INDEPENDENT LIVING (R-2)	9,701 SF
AREA C INDEPENDENT LIVING (R-2)	13,672 SF
AREA D ASSISTED LIVING (I-2)	17,170 SF
	46,951 SF
Fourth Level	
AREA A INDEPENDENT LIVING (R-2)	6,396 SF
AREA B INDEPENDENT LIVING (R-2)	9,707 SF
AREA C INDEPENDENT LIVING (R-2)	13,663 SF
AREA D RCAC (I-1)	17,055 SF
	46,821 SF
Fifth Level	
AREA B INDEPENDENT LIVING (R-2)	9,685 SF
AREA C INDEPENDENT LIVING (R-2)	13,667 SF
AREA D RCAC (I-1)	17,055 SF
	40,407 SF
Grand total:	278,407 SF

PROJECT NARRATIVE: THE PROJECT CONSISTS OF 181 UNITS OF SENIOR HOUSING AND UNDERGROUND PARKING. ON FIRST FLOOR AREA C AND D, 33 UNITS WILL BE MEMORY CARE. AREA D ON SECOND AND THIRD FLOOR WILL HAVE 36 UNITS FOR CBRF ASSISTED LIVING. THE REMAINING AREAS WILL HAVE 112 UNITS OF INDEPENDENT LIVING. THE BUILDING WILL BE CONSTRUCTED WITH A CONCRETE STRUCTURE AND PRECAST FLOOR SLABS, STEEL FRAMING AND WOOD FRAMING (SEE CODE PLAN FOR LOCATIONS OF THE DIFFERENT CONSTRUCTION TYPES).

APPLICABLE CODES:
2009 INTERNATIONAL BUILDING CODE (IBC)
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2006 INTERNATIONAL FIRE CODE (IFC)
1999 NFPA 13 SPRINKLER CODE
2015 WISCONSIN ACCESSIBILITY CODE
2012 INTERNATIONAL MECHANICAL CODE (IMC)
2014 NATIONAL ELECTRICAL CODE (NEC)
2000 NFPA 101 LIFE SAFETY CODE
1999 NFPA 220 STANDARD ON TYPES OF BUILDING CONSTRUCTION

AGENCY REVIEW:
DEPARTMENT OF LABOR AND INDUSTRY - PLUMBING PLAN REVIEW
WISCONSIN DEPARTMENT OF HEALTH - PLAN REVIEW FOR CBRF
CITY OF LA CROSSE, WISCONSIN

BUILDING DESCRIPTION:
BUILDING FULLY SPRINKLERED PER NFPA 13 IBC 903.3.1.1
SENIOR HOUSING - ASSISTED LIVING I-1 IBC 308.2
MEMORY CARE UNITS I-1 IBC 308.2
TRANSITIONAL CARE UNITS I-2 IBC 308.3
UNDERGROUND PARKING GARAGE S-2 IBC 311.3

TYPES OF CONSTRUCTION:
IBC REQUIREMENTS:
SENIOR HOUSING - ASSISTED LIVING (I-1) TYPE I-B IBC 602.5
MEMORY CARE UNITS TYPE I-B IBC 602.5
TRANSITIONAL CARE UNITS TYPE I-B IBC 602.5
UNDERGROUND PARKING GARAGE S-2 TYPE I-B IBC 602.5

LIFE SAFETY CODE REQUIREMENTS:
CONSTRUCTION TYPE FOR NEW HEALTH CARE OCCUPANCIES II(22) NFPA101 18.1.6.2

Table with 3 columns: BUILDING ELEMENT, TYPE I-A, TYPE I-B, NFPA 220 TYPE II(22). Rows include Structural Frame, Bearing Walls, Exterior, Interior, Non-bearing walls and partitions, etc.

Table with 3 columns: FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (hours), TYPE I-A, TYPE I-B, NFPA 220 TYPE II(22). Rows include Structural Frame, Bearing Walls, Exterior, Interior, etc.

Table with 3 columns: FIRE RESISTANCE RATING REQ. FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE, TYPE I-A, TYPE I-B, NFPA 220 TYPE II(22). Rows include Structural Frame, Bearing Walls, Exterior, Interior, etc.

Table with 3 columns: FIRE SEPERATION DISTANCE = X (feet), OCCUPANCY GROUP A, B, I, R, S-2, X ≤ 30, 30 < X ≤ 30, 30 < X ≤ 30, 30 < X ≤ 30. Rows include X ≤ 30, 30 < X ≤ 30, 30 < X ≤ 30, 30 < X ≤ 30.

FIRE AND SMOKE PROTECTION: IBC CH. 7
1. BASE UPON NFPA 13 THROUGHOUT IBC 909.3 & 903.3.1.1
2. EXTERIOR COVERED DECK AREAS SPRINKLERED NFPA 906
3. FIRE EXTINGUISHERS 75' MAX. TRAVEL DISTANCE IBC 905.3.1
4. STANDPIPES REQUIRED PER SECT. IBC 705

Table with 3 columns: MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPERATION DISTANCE AND DEGREE OF OPENING PROTECTION, DEGREE OF PROTECTION, ALLOWABLE AREA. Rows include > 3 X < 5, > 5 X < 10, > 10 X < 15, > 15 X < 20, > 20 X < 25.

Table with 3 columns: OPENING PROTECTIVES NOT REQ'D WHEN EQUIPPED W/ AUTOMATIC SPRINKLER SYSTEM, TYPE OF ASSEMBLY, REQ'D ASSY RATING (hours), MIN. FIRE DOOR AND FIRE SHUTTER ASSY RATING (hours). Rows include INCIDENTAL USE, FIRE WALL AND FIRE BARRIERS = 1HR, FIRE BARRIERS = 1HR, etc.

Table with 3 columns: FIRE PARTITIONS: CORRIDOR WALLS, OTHER FIRE PARTITIONS, EXTERIOR WALLS, SMOKE BARRIERS. Rows include CORRIDOR WALLS, OTHER FIRE PARTITIONS, EXTERIOR WALLS, SMOKE BARRIERS.

Table with 3 columns: TYPE OF ASSEMBLY, REQ'D ASSY RATING (hours), MIN. FIRE DOOR AND FIRE SHUTTER ASSY RATING (hours). Rows include INCIDENTAL USE, FIRE WALL AND FIRE BARRIERS = 1HR, FIRE BARRIERS = 1HR, etc.

Table with 3 columns: TYPE OF ASSEMBLY, REQ'D ASSY RATING (hours), MIN. FIRE DOOR AND FIRE SHUTTER ASSY RATING (hours). Rows include INCIDENTAL USE, FIRE WALL AND FIRE BARRIERS = 1HR, FIRE BARRIERS = 1HR, etc.

*AUTOMATIC SPRINKLER EXCEPTION

Table with 3 columns: TYPE OF ASSEMBLY, REQ'D ASSY RATING (hours), MIN. FIRE DOOR AND FIRE SHUTTER ASSY RATING (hours). Rows include INTERIOR WALLS, FIRE WALLS, FIRE BARRIERS, SMOKE BARRIERS, FIRE PARTITIONS, EXTERIOR WALLS, PARTY WALL.

MEANS OF EGRESS: IBC CHAPTER 10
MAXIMUM TRAVEL DISTANCE TO EXIT FOR SPRINKLERED BUILDINGS = 200 FT IBC TABLE 1016.1

OCCUPANT LOAD: IBC TABLE 1004.1.1
SEE CODE PLAN

ACCESSIBILITY:
WISCONSIN STATE ACCESSIBILITY CODE:
MEMORY CARE UNITS SHALL BE CBRF - ACCESSIBILITY SHALL BE PER SECTION 1107.5.1
TRANSITIONAL CARE UNITS SHALL BE GOVERNED BY WISCONSIN DEPARTMENT OF HEALTH FOR ACCESSIBILITY
I-1 OCC - 4% OF ALL UNITS 'ACCESSIBLE', ALL OTHER UNITS TO BE 'TYPE-B' 1107.5.1
I-2 OCC - 50% OF ALL UNITS 'ACCESSIBLE', ALL OTHER UNITS TO BE 'TYPE-B' 1107.5.2
EXCEPTION: WHEN APPROVED BY THE ADMINISTRATIVE AUTHORITY, UP TO, BUT NOT TO EXCEED, 80% OF THE DWELLING UNITS AND SLEEPING UNITS REQUIRED TO BE ACCESSIBLE UNITS SHALL BE PERMITTED TO BE DESIGNATED FOR ASSISTED USE.

GENERAL BUILDING HEIGHTS AND AREAS: IBC CH. 5
OCCUPANCY SEPARATION: IBC 508.3.3
MIXED USE - SEPARATED OCCUPANCIES

ALLOWABLE BUILDING HEIGHT:
BASIC:
I-1 9 STORIES, 160 FT. (IBC TABLE 503)
I-2 4 STORIES, 160 FT.
S-2 11 STORIES, 160 FT.
SPRINKLER INCREASE: 1 STORY, 20 FT. (IBC SECTION 504.2)

NEPA 101:
CONSTRUCTION TYPE II(22) 4 OR MORE STORIES ALLOWED

18.1.6.1 FOR THE PURPOSE OF 18.1.6, THE NUMBER OF STORIES SHALL BE COUNTED STARTING WITH THE PRIMARY LEVEL OF EXIT DISCHARGE AND ENDING WITH THE HIGHEST OCCUPIABLE LEVEL. FOR THE PURPOSES OF 18.1.6.1, THE PRIMARY LEVEL OF EXIT DISCHARGE OF A BUILDING SHALL BE THE LOWEST STORY WHOSE FLOOR IS LEVEL WITH OR ABOVE FINISHED GRADE ON THE EXTERIOR WALL LINE FOR 50 PERCENT OR MORE OF ITS PERIMETER. BUILDING LEVELS BELOW THE PRIMARY LEVEL SHALL NOT BE COUNTED AS A STORY.

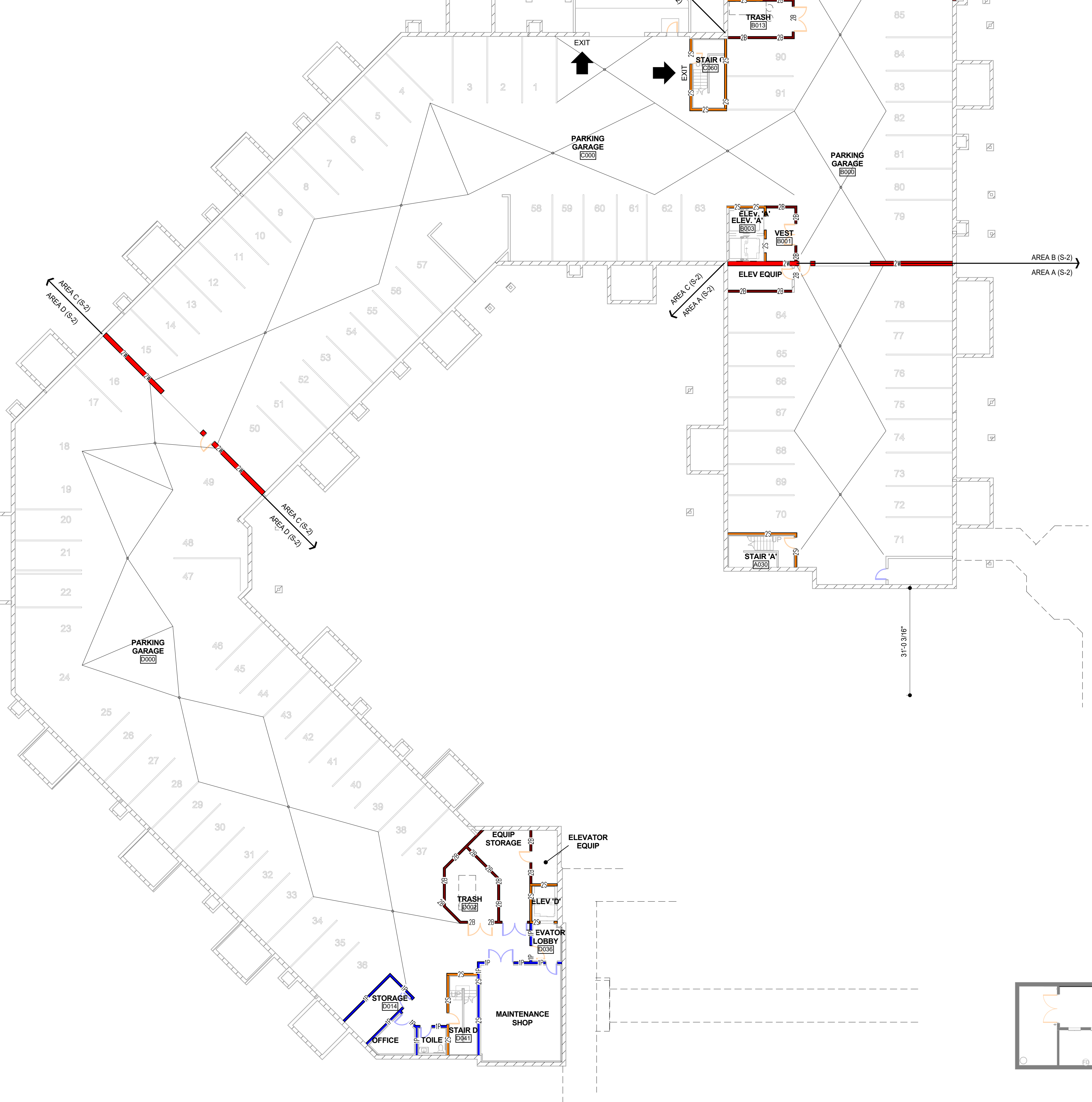
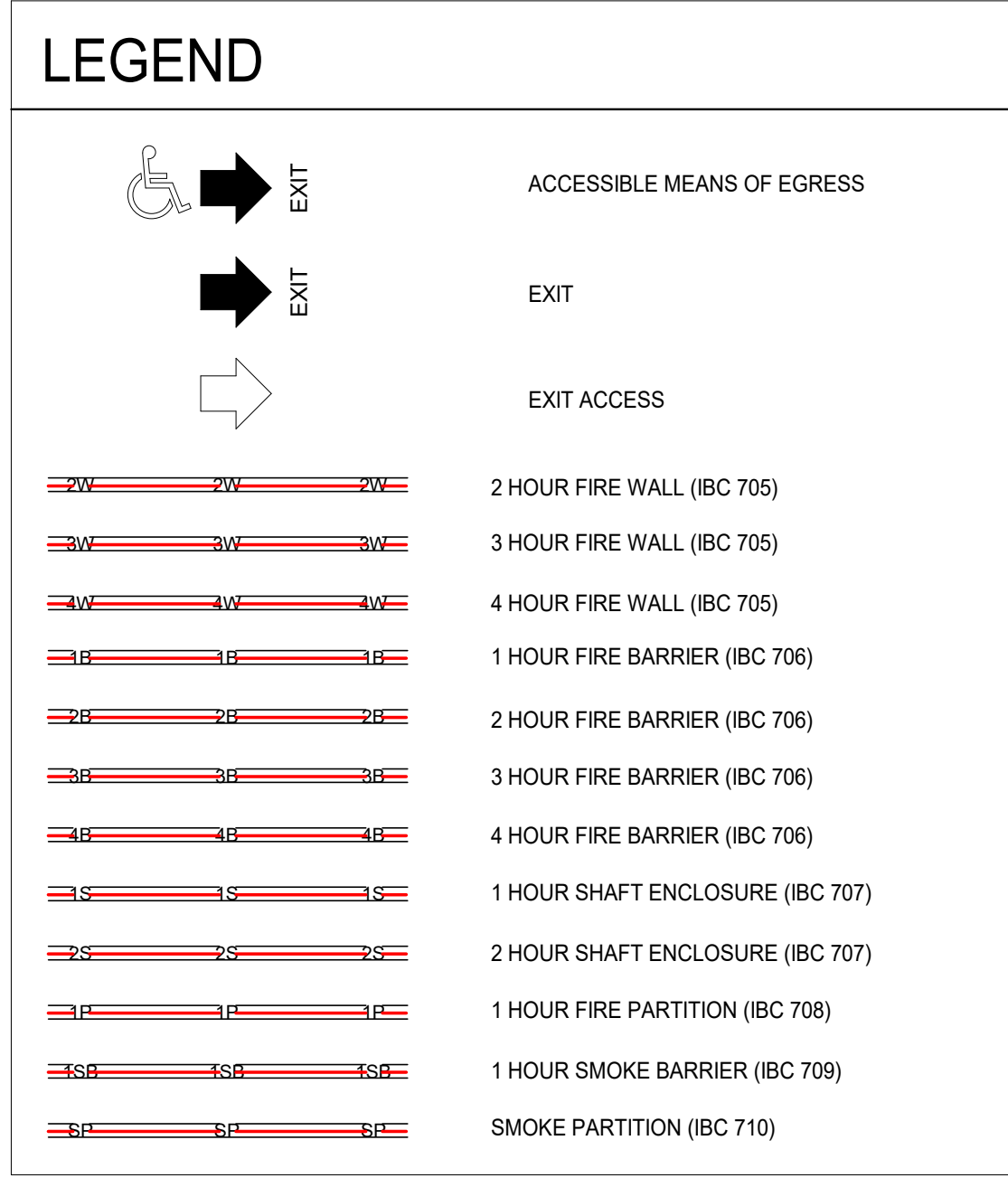
BASIC ALLOWABLE FLOOR AREA: IBC TABLE 503
I-1 55,000 SF
I-2 UNLIMITED
S-2 UNLIMITED

ALLOWABLE AREA INCREASE:
NFPA 101 - 18.1.2 MIXED OCCUPANCIES
ALLOWABLE AREA INCREASE IBC 506.1
AREA INCREASE IS NOT REQUIRED BECAUSE THE AREA OF ALL LEVELS OF THE BUILDING ARE LESS THAN THE ALLOWABLE IN TABLE 503.

18.1.2.1 SECTIONS OF HEALTH CARE FACILITIES SHALL BE PERMITTED TO BE CLASSIFIED AS OTHER OCCUPANCIES, PROVIDED THAT THEY MEET ALL OF THE FOLLOWING CONDITIONS:
(1) THEY ARE NOT INTENDED TO SERVE HEALTH CARE OCCUPANTS FOR PURPOSES OF HOUSING, TREATMENT, OR CUSTOMARY ACCESS BY PATIENTS INCAPABLE OF SELF-PRESERVATION.
(2) THEY ARE SEPARATED FROM AREAS OF HEALTH CARE OCCUPANCIES BY CONSTRUCTION HAVING A FIRE RESISTANCE RATING OF NOT LESS THAN 2 HOURS.

18.1.2.4 ALL MEANS OF EGRESS FROM HEALTH CARE OCCUPANCIES THAT TRAVERSE NON-HEALTH CARE SPACES SHALL CONFORM TO THE REQUIREMENTS OF THIS CODE FOR HEALTH CARE OCCUPANCIES.

EXCEPTION: EXIT THROUGH A HORIZONTAL EXIT INTO OTHER CONTIGUOUS OCCUPANCIES THAT DO NOT CONFORM TO HEALTH CARE EGRESS PROVISIONS, BUT THAT DO COMPLY WITH REQUIREMENTS SET FORTH IN THE APPROPRIATE OCCUPANCY CHAPTER OF THIS CODE, SHALL BE PERMITTED, PROVIDED THAT THE OCCUPANCY DOES NOT CONTAIN HIGH HAZARD CONTENTS. THE HORIZONTAL EXIT SHALL COMPLY WITH THE REQUIREMENTS OF 18.2.2.5.

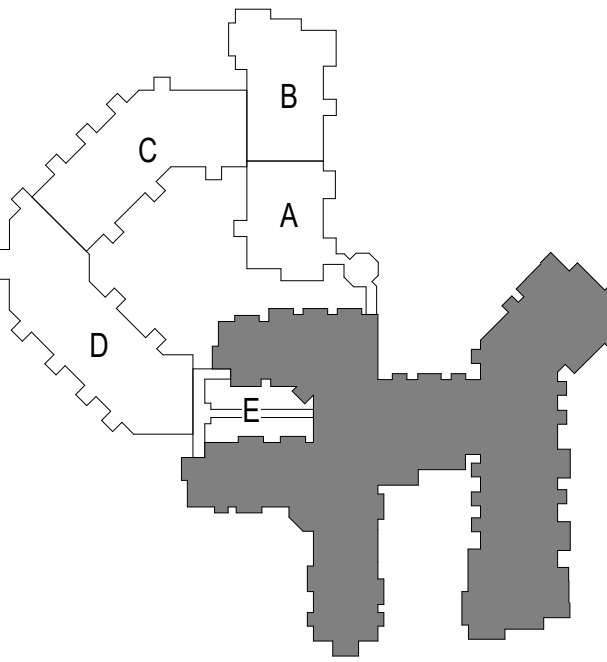


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POPE ASSOCIATES, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

BETHANY LUTHERAN HOMES
A GUNDERSEN HEALTH SYSTEM AFFILIATE

EAGLE CREST
SOUTH ADDITION
PHASE 2
LA CROSSE, WI

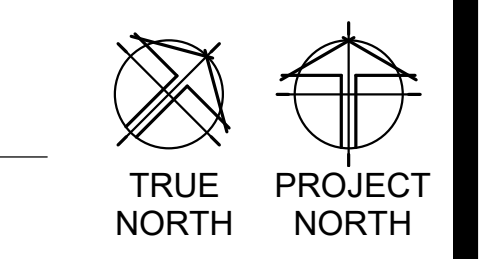
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CUP & PDD
3/2/2018



CODE DATA & LIFE
SAFETY PLAN -
LOWER LEVEL

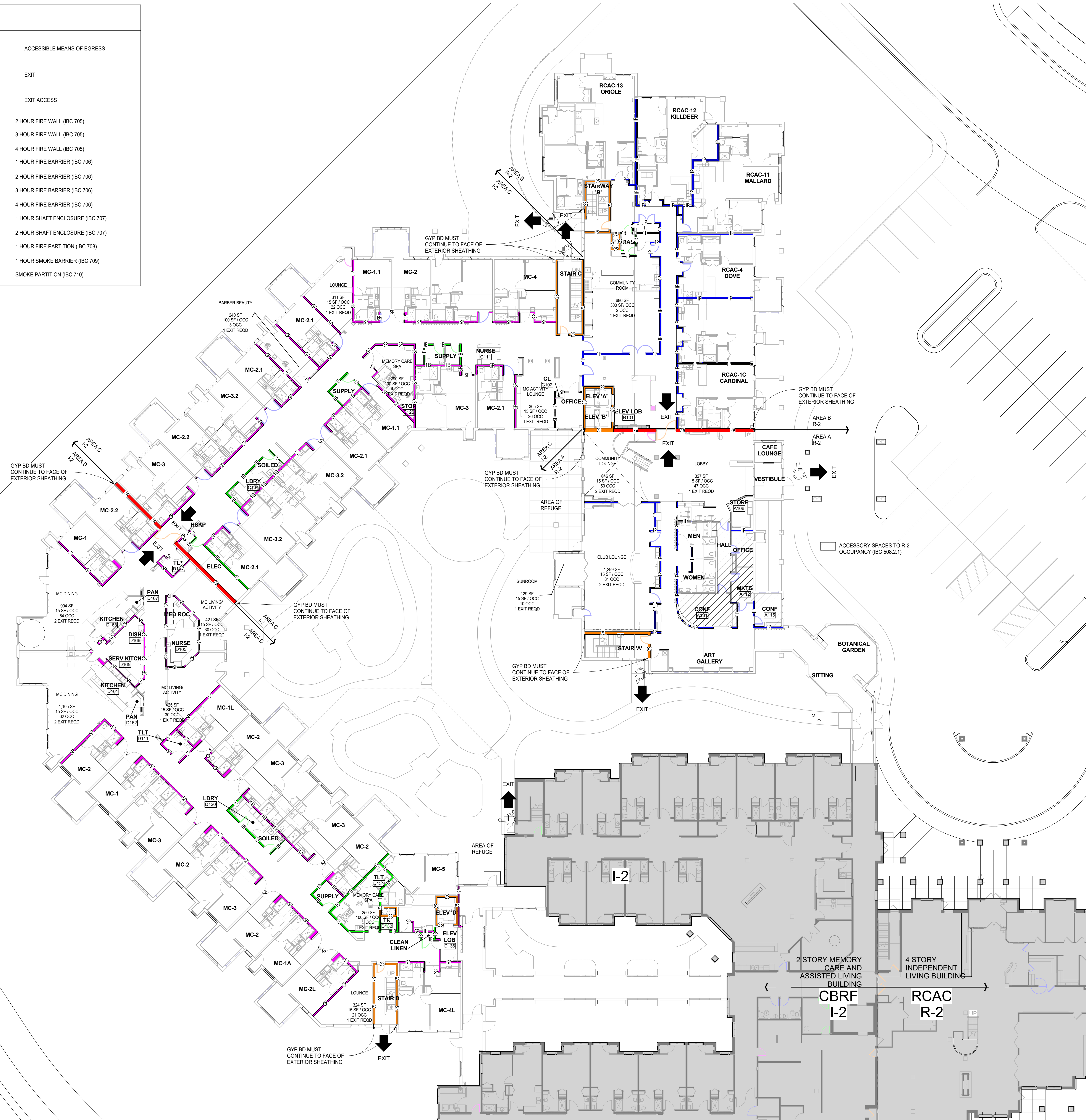
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1 LOWER LEVEL LIFE SAFETY PLAN
A0.4 1/16" = 1'-0"

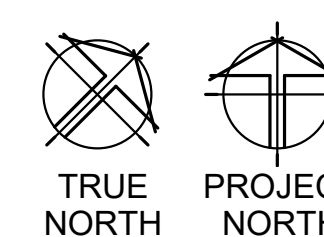


A0.4
TRUE NORTH PROJECT NORTH

LEGEND	
	ACCESSIBLE MEANS OF EGRESS
	EXIT
	EXIT ACCESS
	2 HOUR FIRE WALL (IBC 705)
	3 HOUR FIRE WALL (IBC 705)
	4 HOUR FIRE WALL (IBC 705)
	1 HOUR FIRE BARRIER (IBC 706)
	2 HOUR FIRE BARRIER (IBC 706)
	3 HOUR FIRE BARRIER (IBC 706)
	4 HOUR FIRE BARRIER (IBC 706)
	1 HOUR SHAFT ENCLOSURE (IBC 707)
	2 HOUR SHAFT ENCLOSURE (IBC 707)
	1 HOUR FIRE PARTITION (IBC 708)
	1 HOUR SMOKE BARRIER (IBC 709)
	SMOKE PARTITION (IBC 710)



1 FIRST LEVEL LIFE SAFETY PLAN
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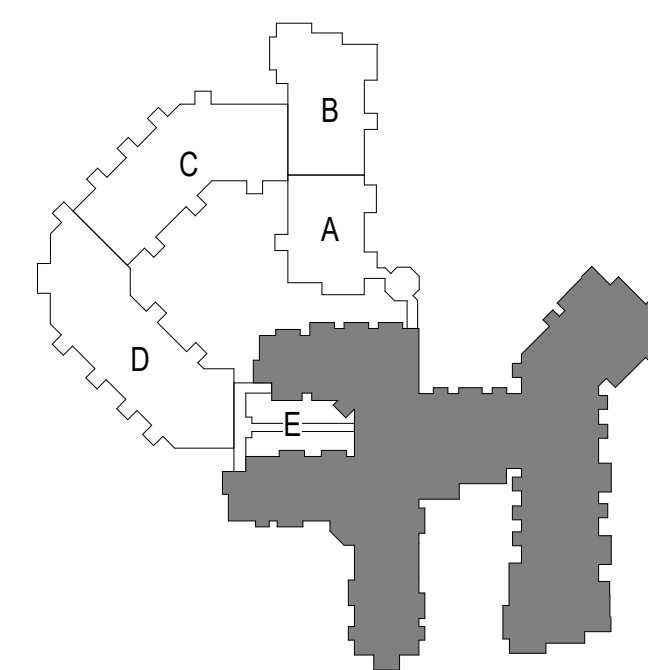


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1295 BANDANA BLVD N, SUITE 200
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SOUTH ADDITION
PHASE 2
LA CROSSE, WI

CITY SUBMISSION
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3/2/2018



LIFE SAFETY PLAN -
LEVEL ONE

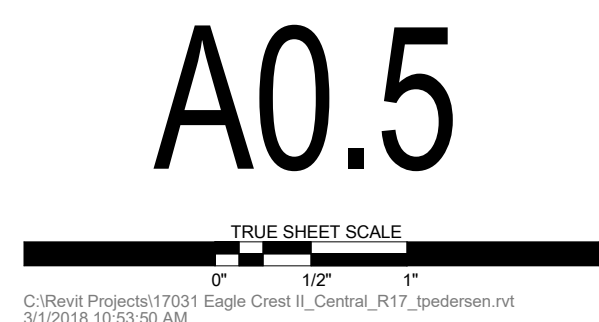
Issue and Remarks:

Commission No: 12728-17031

Drawn by: AL

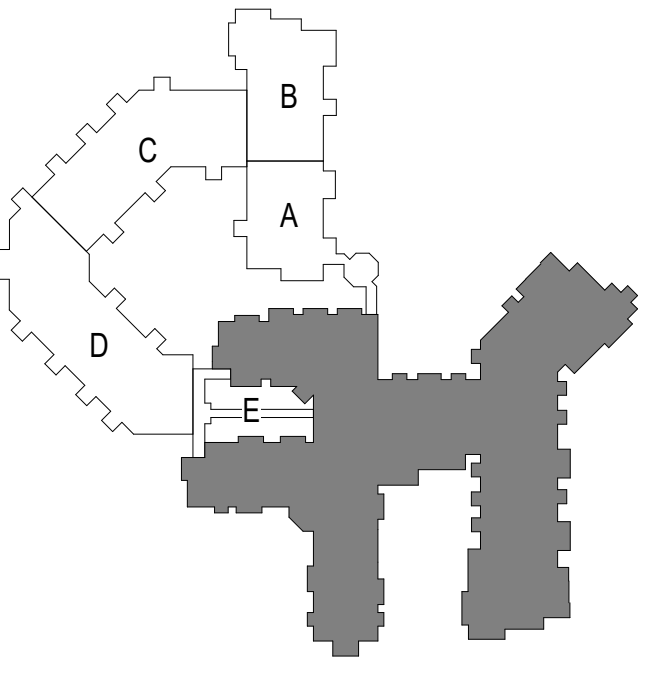
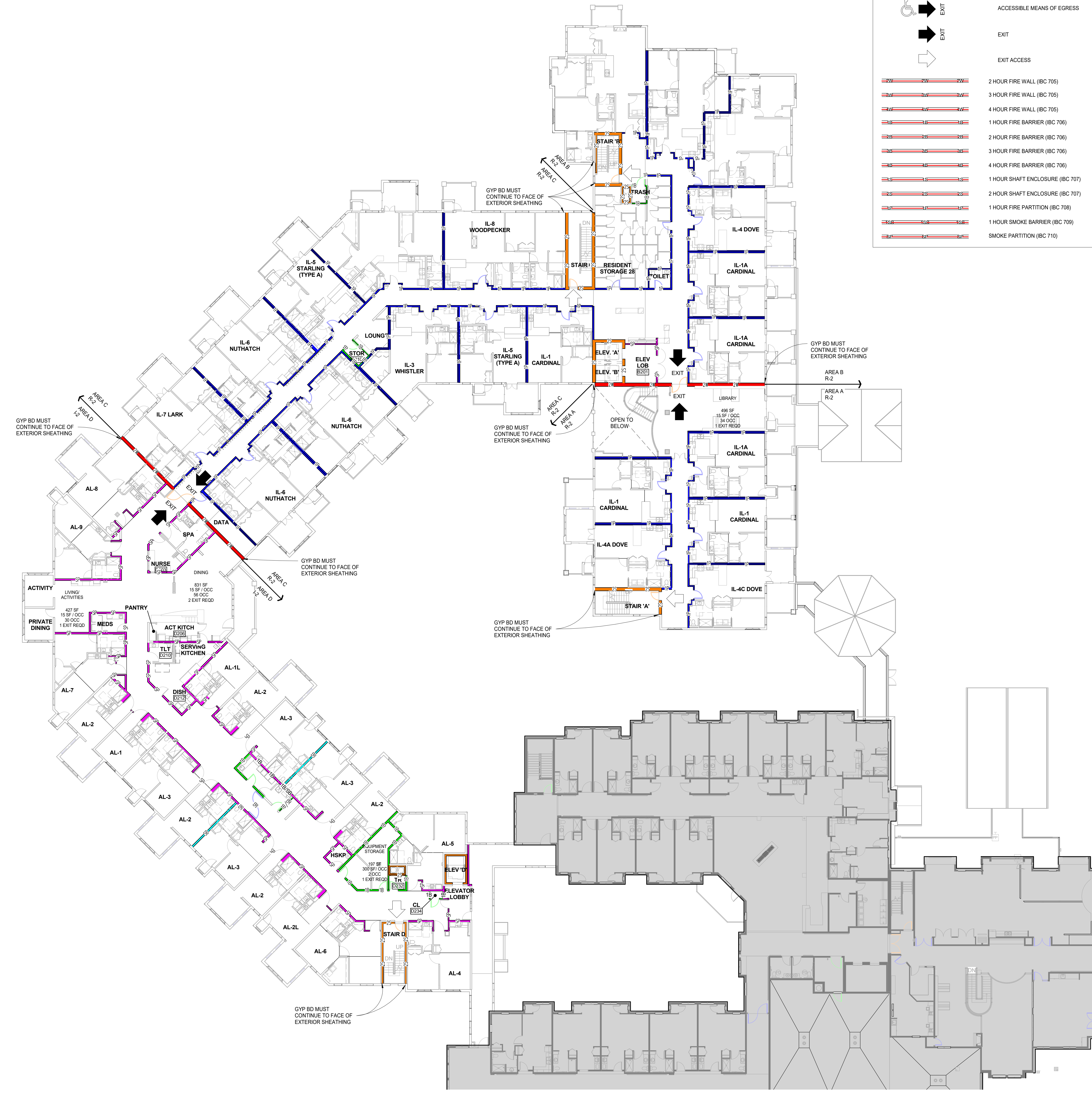
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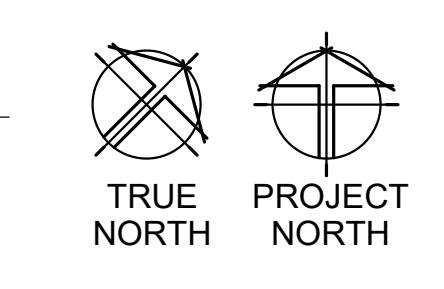
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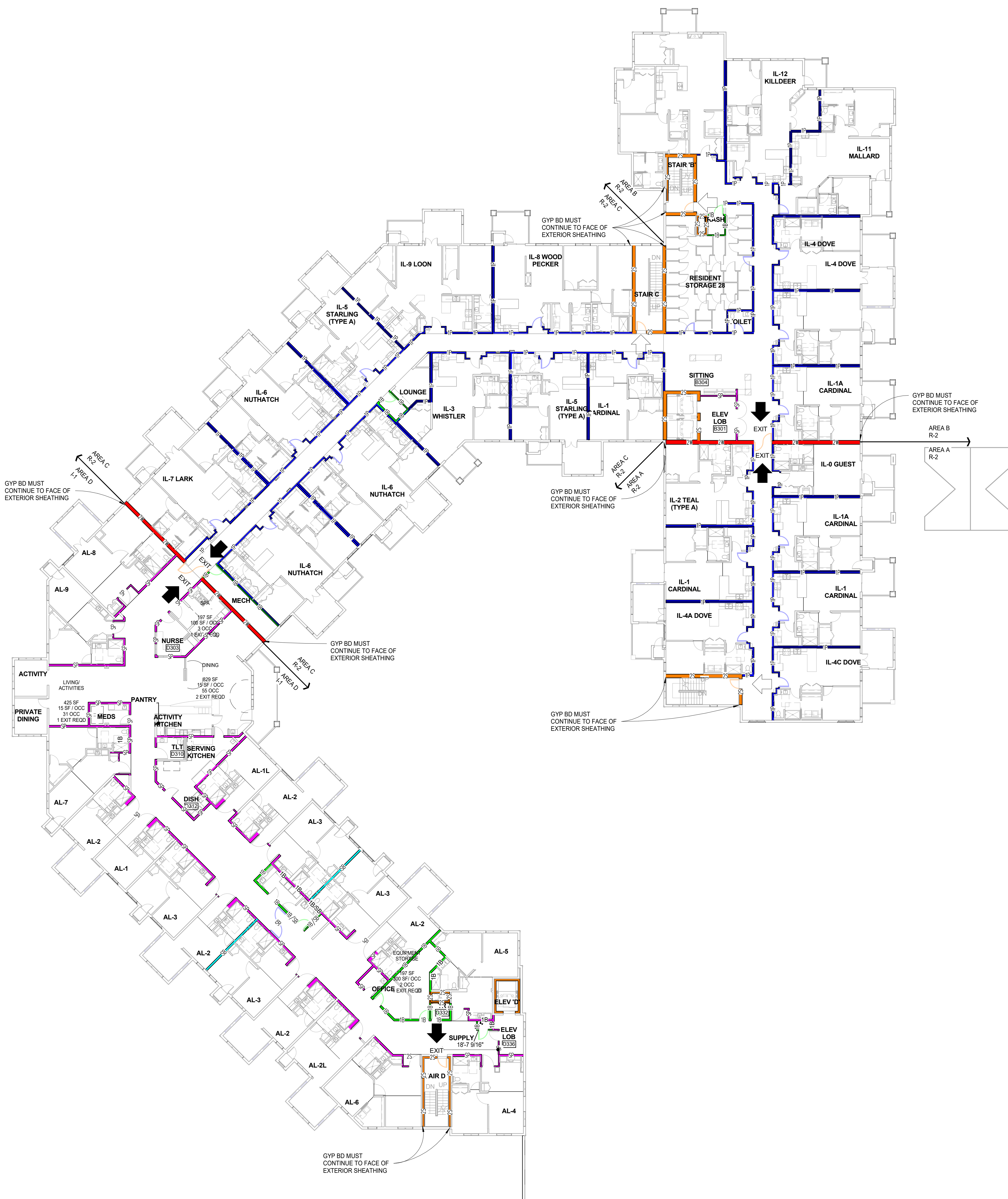
LEGEND	
	ACCESSIBLE MEANS OF EGRESS
	EXIT
	EXIT
	EXIT ACCESS
	2 HOUR FIRE WALL (IBC 705)
	3 HOUR FIRE WALL (IBC 705)
	4 HOUR FIRE WALL (IBC 705)
	1 HOUR FIRE BARRIER (IBC 706)
	2 HOUR FIRE BARRIER (IBC 706)
	3 HOUR FIRE BARRIER (IBC 706)
	4 HOUR FIRE BARRIER (IBC 706)
	1 HOUR SHAFT ENCLOSURE (IBC 707)
	2 HOUR SHAFT ENCLOSURE (IBC 707)
	1 HOUR FIRE PARTITION (IBC 708)
	1 HOUR SMOKE BARRIER (IBC 709)
	SMOKE PARTITION (IBC 710)



Issue No.	Revision

1 SECOND LEVEL LIFE SAFETY PLAN
A0.6 1/16" = 1'-0"





LEGEND		
	EXIT	ACCESSIBLE MEANS OF EGRESS
	EXIT	EXIT
	EXIT	EXIT ACCESS
	2 HOUR FIRE WALL (BC 705)	
	3 HOUR FIRE WALL (BC 705)	
	4 HOUR FIRE WALL (BC 705)	
	1 HOUR FIRE BARRIER (BC 706)	
	2 HOUR FIRE BARRIER (BC 706)	
	3 HOUR FIRE BARRIER (BC 706)	
	4 HOUR FIRE BARRIER (BC 706)	
	1 HOUR SHAFT ENCLOSURE (BC 707)	
	2 HOUR SHAFT ENCLOSURE (BC 707)	
	1 HOUR FIRE PARTITION (BC 708)	
	1 HOUR SMOKE BARRIER (BC 709)	
	SMOKE PARTITION (BC 710)	

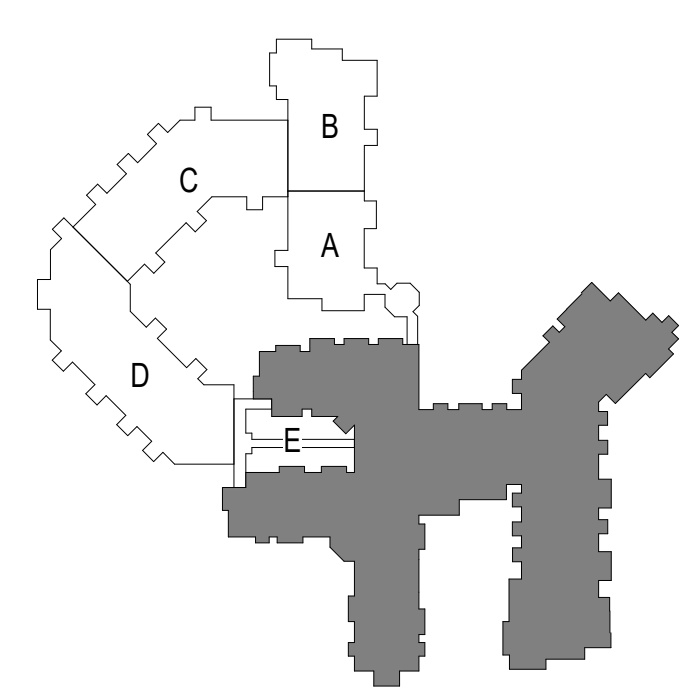


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1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
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PHASE 2
LA CROSSE, WI

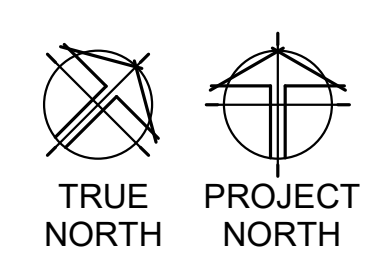
CITY SUBMISSION
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3/2/2018



LIFE SAFETY PLAN -
LEVEL THREE

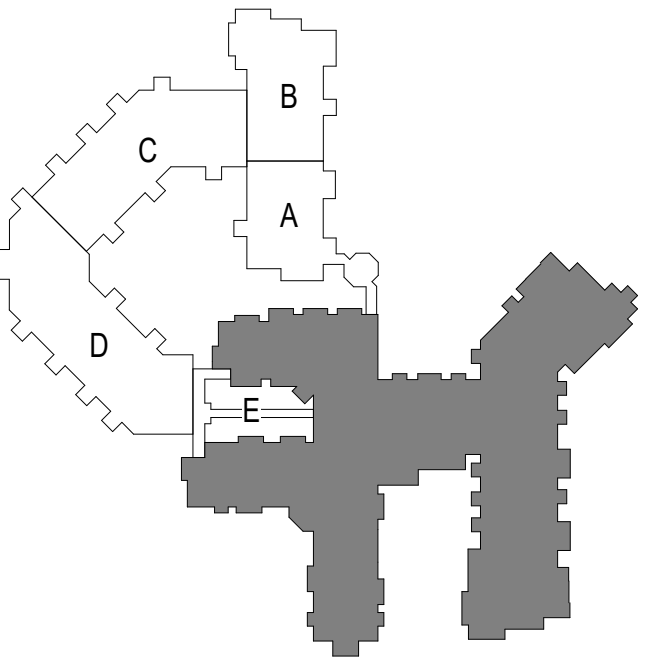
Notes on Revisions:

1 THIRD LEVEL LIFE SAFETY PLAN
A0.7 1/16" = 1'-0"



Commission No: 12728-17031
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TRUE NORTH SCALE
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LIFE SAFETY PLAN -
LEVEL FOUR

Notes and Revisions:

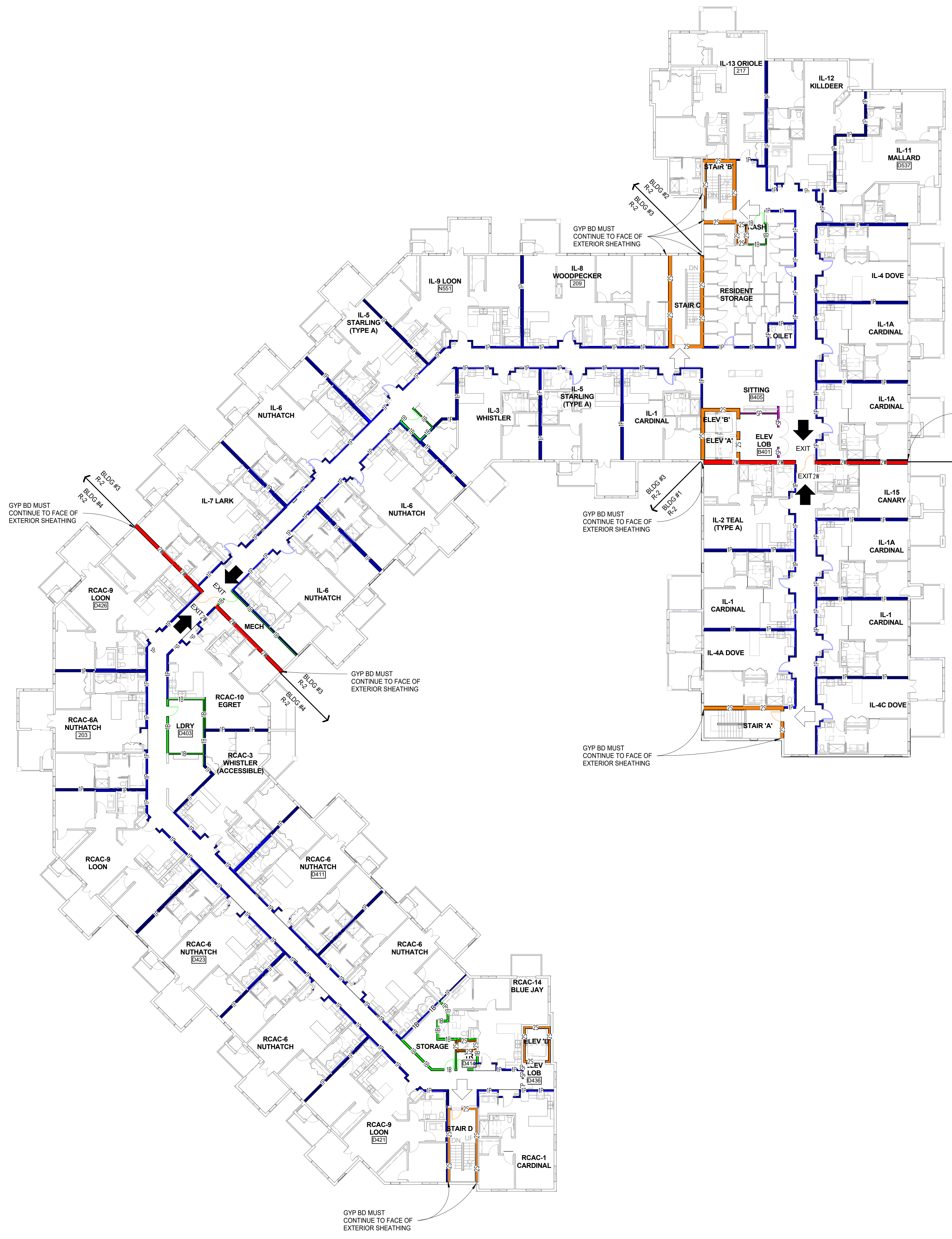
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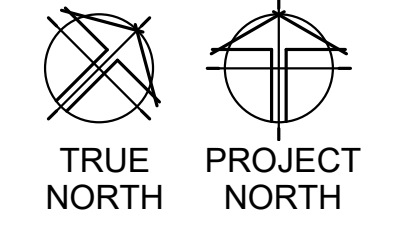
A0.8

LEGEND

	ACCESSIBLE MEANS OF EGRESS
	EXIT
	EXIT ACCESS
	2 HOUR FIRE WALL (BC 705)
	3 HOUR FIRE WALL (BC 705)
	4 HOUR FIRE WALL (BC 705)
	1 HOUR FIRE BARRIER (BC 706)
	2 HOUR FIRE BARRIER (BC 706)
	3 HOUR FIRE BARRIER (BC 706)
	4 HOUR FIRE BARRIER (BC 706)
	1 HOUR SHAFT ENCLOSURE (BC 707)
	2 HOUR SHAFT ENCLOSURE (BC 707)
	1 HOUR FIRE PARTITION (BC 708)
	1 HOUR SMOKE BARRIER (BC 709)
	SMOKE PARTITION (BC 710)

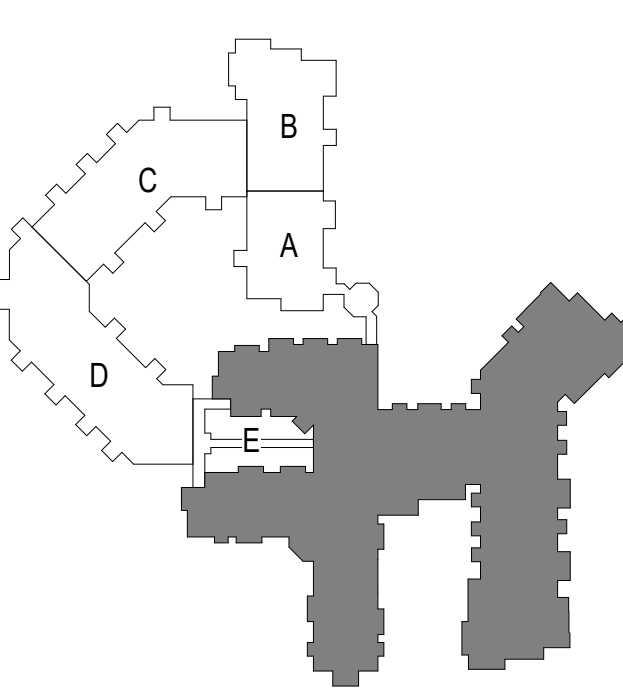
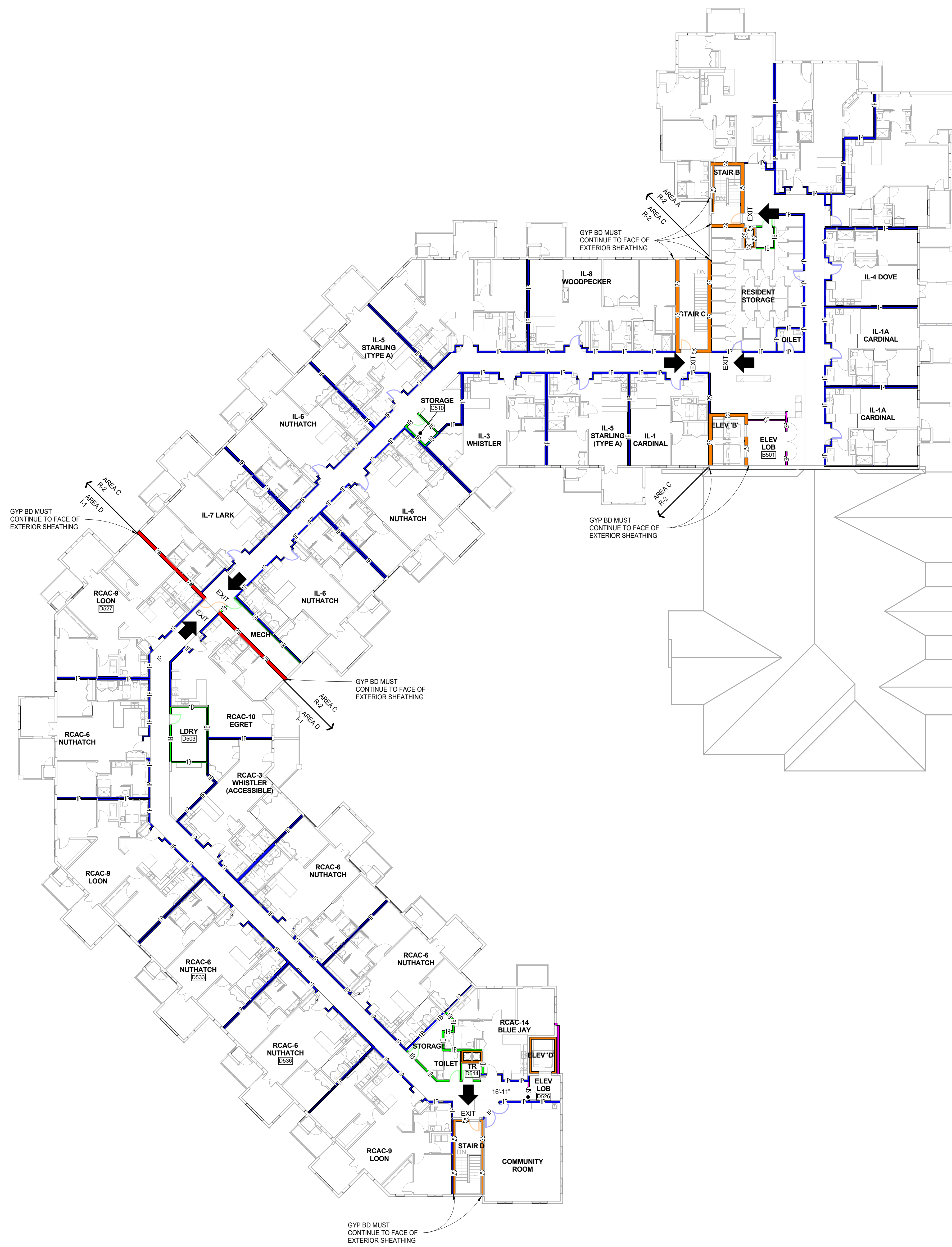


1 FOURTH LEVEL LIFE SAFETY PLAN
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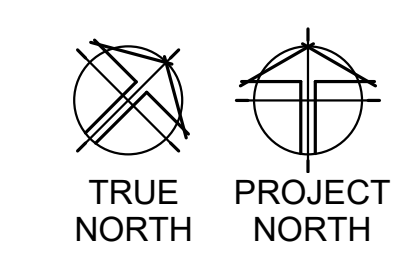
LEGEND

	ACCESSIBLE MEANS OF EGRESS
	EXIT
	EXIT ACCESS
	2 HOUR FIRE WALL (IBC 705)
	3 HOUR FIRE WALL (IBC 705)
	4 HOUR FIRE WALL (IBC 705)
	1 HOUR FIRE BARRIER (IBC 706)
	2 HOUR FIRE BARRIER (IBC 706)
	3 HOUR FIRE BARRIER (IBC 706)
	4 HOUR FIRE BARRIER (IBC 706)
	1 HOUR SHAFT ENCLOSURE (IBC 707)
	2 HOUR SHAFT ENCLOSURE (IBC 707)
	1 HOUR FIRE PARTITION (IBC 708)
	1 HOUR SMOKE BARRIER (IBC 709)
	SMOKE PARTITION (IBC 710)



Revisions:

1
A0.9 FIFTH LEVEL LIFE SAFETY PLAN
1/16" = 1'-0"



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