

MSP - THE DRIFTLESS APARTMENTS (SENIOR-HOUSING)

323 RIVER BEND ROAD
LA CROSSE, WI 54603



PROJECT RENDERING / PERSPECTIVE VIEW

CODE INFORMATION SUMMARY

APPLICABLE CODE
2015 INTERNATIONAL BUILDING CODE WITH WI AMENDMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE

OCCUPANCY CLASSIFICATION - CHAPTER 3
OCCUPANCY TYPES:
S-2: GROUND FLOOR (ENCLOSED PARKING GARAGE - LOW HAZARD)
R-2: 1ST - 4TH FLOOR

ALLOWABLE HEIGHTS AND AREAS - CHAPTER 5
ALLOWABLE HEIGHT:
- S-2: UNLIMITED
- R-2: 60'-0"
ACTUAL HEIGHT:
- S-2: 40'-0"
- R-2: 46'-0" (ABOVE HORIZONTAL SEPARATION)
ALLOWABLE STORIES:
- S-2: UNLIMITED
- R-2: 4 STORIES
ACTUAL STORIES:
- S-2: 1 STORY
- R-2: 4 STORIES (ABOVE HORIZONTAL SEPARATION)
ALLOWABLE FLOOR AREA (PER STORY):
- S-2: UNLIMITED
- R-2 BUILDING A: 12,000 SF
- R-2 BUILDING B: 18,600 WITH 55% FRONTAGE INCREASE FACTOR
12,000 SF + (12,000 SF x 0.55) x 1 = 18,600 SF
ACTUAL FLOOR AREA (PER STORY):
- S-2: 24,837 SF
- R-2 FIRE AREA A: 8,252 SF
- R-2 FIRE AREA B: 16,060 SF
SEC. 508.4 - HORIZONTAL SEPARATION OF OCCUPANCIES:
- S-2 TO R-2: 3-HOUR ASSEMBLY
SEC. 706.1: EACH PORTION OF A BUILDING SEPARATED BY A FIRE WALL SHALL BE CONSIDERED A DISTINCT BUILDING.
SEC. 706.4: FIRE WALL FIRE RESISTANCE RATING: 2-HOURS

CONSTRUCTION TYPE & FIRE RESISTANCE RATING - CHAPTER 6
GROUND FLOOR: TYPE-IA (S-2 OCCUPANCY)
- EXTERIOR BEARING WALLS: 3-HOURS
- INTERIOR BEARING WALLS: 3-HOURS
- HORIZONTAL SEPARATION: 3-HOURS

1ST FLOOR - ROOF: TYPE-VA (R-2 OCCUPANCY)
- EXTERIOR BEARING WALLS: 1-HOUR
- INTERIOR BEARING WALLS: 1-HOUR
- FLOOR ASSEMBLIES: 1-HOUR
- ROOF ASSEMBLIES: 1-HOUR

REQUIRED FIRE BARRIER/PARTITION RATING & DRAFTSTOPPING:
- SEC 708: DWELLING UNIT WALL SEPARATION: 1-HOUR
- SEC 711: DWELLING UNIT FLOOR/CEILING SEPARATION: 1-HOUR
- SEC 716: CORRIDOR WALL RATINGS: 1-HOUR (MIN.)
- SEC 718: DRAFTSTOPPING TO BE PROVIDED IN CONCEALED FLOOR SPACES IN LINE WITH UNIT SEPARATION.

FIRE PROTECTION - CHAPTER 9:
BUILDING IS FULLY SPRINKLERED
- S-2 OCCUPANCY: NFPA 13R (IBC SEC. 903.3.1.1)
- R-2 OCCUPANCY: NFPA 13R (IBC SEC. 903.3.1.2)

SEE CODE COMPLIANCE PLANS FOR ADDITIONAL INFORMATION

PROJECT/BUILDING DATA

NEW 5 STORY SENIOR LIVING BUILDING WITH PARKING BELOW AT GROUND FLOOR LEVEL. THE UPPER FLOORS ARE SEPARATED INTO TWO BUILDINGS BY A FIRE WALL.

BUILDING AREAS
SEE GROSS BUILDING AREA TABLE ON THIS SHEET.

UNIT COUNTS
SEE UNIT MATRIX ON THIS SHEET.

PARKING COUNTS
TOTAL APARTMENT GARAGE PARKING SPACES = 65
(INCLUDING 3 ACCESSIBLE STALLS INCLUDING A VAN STALL)
TOTAL SITE PARKING SPACES = 31
(INCLUDING 2 ACCESSIBLE STALLS INCLUDING A VAN STALL)

TYPE-A, UFAS & WHEDA INFORMATION

TYPE-A UNITS: 215 & 224

UFAS MOBILE IMPAIRED UNITS AND WHEDA UNITS WITH ROLL-IN SHOWERS:
- 215, 219, 224, 315, 319

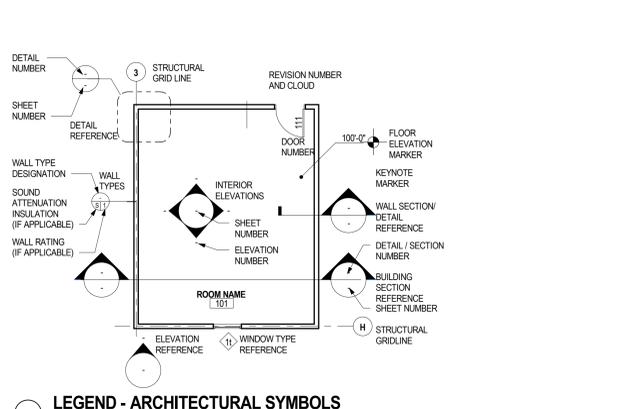
UFAS HEARING IMPAIRED UNITS:
- 320 AND 324

ARCHITECTURAL ABBREVIATIONS LEGEND

AND	FND - FOUNDATION	PREFAB	PREFABRICATED
AT	FOM - FACE OF MASONRY	PERIM	PERIMETER
ANCHOR BOLT	FOS - FACE OF STUD	PLUMB	PLUMBING CONTRACTOR
ABOVE FINISH FLOOR	FTG - FOOTING	PRECAST	PRECAST/PRESTRESSED
ALTERNATE	FUT - FUTURE	POST TENSIONED	POST TENSIONED
ALUM - ALUMINUM	FV - FIELD VERIFY	PT	PRESSURE TREATED
ARCH - ARCHITECT / ARCHITECTURAL	GA - GAUGE	R	RADIUS
BOARD	GLY - GALVANIZED	RD	ROOF DRAIN
BLOCK (CMU)	GB - GRAB BAR	REIN	REINFORCING
BOTTOM	GC - GENERAL CONTRACTOR	REOF	REQUIRED
	GYP - GYPSUM	RM	ROOM
CATCH BASIN	HC - HVAC CONTRACTOR	SCHED	SCHEDULE
CAST-IN-PLACE	HM - HOLLOW METAL	SHT	SHEET
CONSTRUCTION JOINT	HORIZ - HORIZONTAL	SIM	SIMILAR
CENTERLINE	HT - HEIGHT	SOG	SLAB ON GRADE
CEILING	HVAC - HEATING, VENTILATION & AIR CONDITIONING	SPEC	SPECIFICATION
CONTROL JOINT	HR - HOUR	SQ	SQUARE
CLEAR DISTANCE	ID - INSIDE DIAMETER	SS	STAINLESS STEEL
CONCRETE MASONRY UNIT	IF - INSIDE FACE	STL	STEEL
CASED OPENING	INSUL - INSULATION	STR	STRUCTURAL
COLUMN	INT - INTERIOR	THK	THICKNESS
CONC - CONCRETE	JBE - JOIST BEARING ELEVATION	TOL	TOP OF LEDGE ELEVATION
CONT - CONTINUOUS	JT - JOINT	TOP	TOP OF PIER ELEVATION
CUBIC	L	TP	TOILET PAPER DISPENSER
	L - STEEL ANGLE DESIGNATION	TS	TYPICAL (SEE HIGH STRENGTH STEEL DESIGNATION)
DRINKING FOUNTAIN	LAM - LAMINATE	TYD	TYPICAL
DIAMETER	LVL - LAMINATED VENEER LUMBER	TOW	TOP OF WALL ELEVATION
DOWN	MAX - MAXIMUM	UD	UNIVERSAL DESIGN
DOWN SPOUT	MBW - MASONRY BEARING WALL	UL	UNDERWRITERS LAB
DETAIL	MFG - MANUFACTURER	UNO	UNLESS NOTED OTHERWISE
DRAWING	MIN - MINIMUM	UFAS M.I.	UNIFORM FEDERAL ACCESSIBILITY STANDARDS - MOBILITY IMPAIRED
EACH	MO - MASONRY OPENING	UFAS H.V.	UNIFORM FEDERAL ACCESSIBILITY STANDARDS - HEARING AND VISUALLY IMPAIRED
ELECTRICAL CONTRACTOR	MTL - METAL		
EXTERIOR INSULATION FINISH SYSTEM	NIC - NOT IN CONTRACT	VB	VAPOR BARRIER
ELEVATION	NOM - NOMINAL	VERT	VERTICAL
ELEVATOR	NTS - NOT TO SCALE	VIF	VERIFY IN FIELD
ENGINEER	NO - NUMBER	W	WIDTH
EQUAL	OC - ON CENTER	WO	WITHOUT
EXISTING	OD - OUTSIDE DIAMETER	W/O	WATER CLOSET
EXPANSION	O.F. - OUTSIDE FACE	WTR	WATER
EXTERIOR	OH - OVERHEAD	WV	WEATHER RESISTIVE BARRIER
FLOOR DRAIN	OPI - OWNER PROVIDED, CONTRACTOR INSTALLED	WHEDA	WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY
FOUNDATION	OPF - OWNER PROVIDED, OWNER INSTALLED	WRB	WEATHER RESISTIVE BARRIER
FIRE EXTINGUISHER	OPNG - OPENING	WWF	WELODED WIRE FABRIC
FIRE EXTINGUISHER CABINET	OPP - OPPOSITE		
FINISH FLOOR			
FIN - FINISH			
FLOOR			

BUILDING GROSS AREA

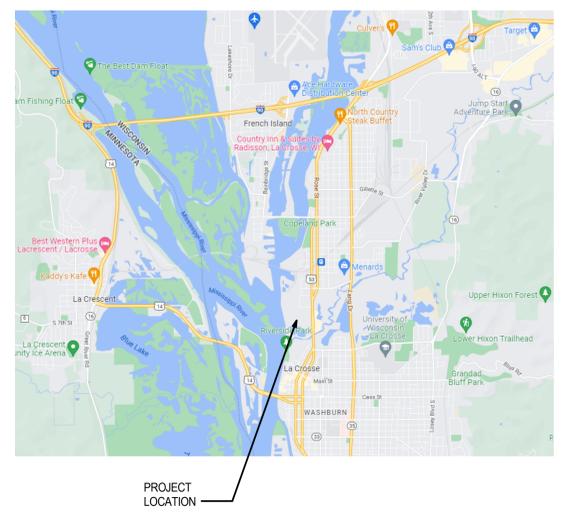
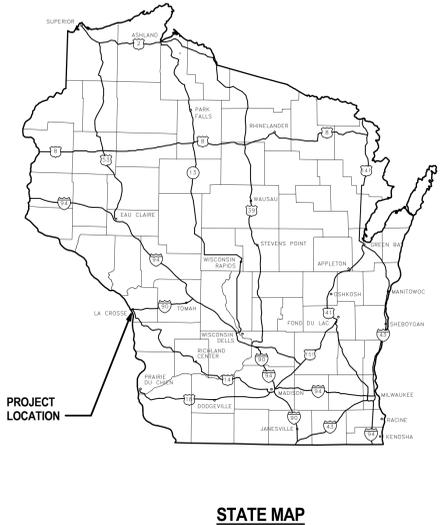
LEVEL	AREA
GROUND FLOOR	24837 SF
GARAGE	24837 SF
FIRST FLOOR	8252 SF
FIRE AREA A	16060 SF
FIRE AREA B	24312 SF
SECOND FLOOR	8252 SF
FIRE AREA A	16060 SF
FIRE AREA B	24312 SF
THIRD FLOOR	8252 SF
FIRE AREA A	16060 SF
FIRE AREA B	24312 SF
FOURTH FLOOR	8252 SF
FIRE AREA A	16060 SF
FIRE AREA B	24312 SF
BUILDING TOTAL	122985 SF



- Architecture :** Dimension IV - Madison Design Group
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com
- General Contractor:** MSP Construction
7901 West National Avenue, West Allis, WI 53214
p: 414.259.2108 www.msprealestateinc.com
- Civil Engineer:** CJ Engineering
9205 West Center Street, Suite 214, Milwaukee, WI 53222
p: 414.443.1312 www.cj-engineering.com
- Structural Engineer:** 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 St, Milwaukee, WI 53212
p: 414.274.6250 www.hein.com

LIST OF DRAWINGS - MASTER

SHEET NO.	SHEET NAME	Current Revision	SHEET NO.	SHEET NAME	Current Revision
GENERAL					
G0.1	COVER SHEET	B	A2.2	EXTERIOR ELEVATIONS	B
G1.0	SITE CODE COMPLIANCE PLAN	B	A3.0	BUILDING SECTIONS	B
G1.1	CODE COMPLIANCE PLAN & BUILDING SECTION	B	A3.1	WALL SECTIONS	B
G1.2	CODE COMPLIANCE PLAN	B	A3.2	WALL & PARAPET SECTIONS	B
G1.3	CODE COMPLIANCE PLAN	B	A3.3	STAIR SECTIONS	B
G2.0	ACCESSIBILITY REQUIREMENTS	B	A3.4	STAIR SECTIONS	B
CIVIL			A3.5	ELEVATOR SECTION	B
C1.0	SITE PLAN	B	A4.0	FIRST FLOOR REFLECTED CEILING PLAN	B
C2.0	SITE GRADING PLAN	B	A4.1	ENLARGED REFLECTED CEILING PLANS	B
C3.0	SITE UTILITY PLAN	B	A5.0	ENLARGED UNIT PLANS - ONE BEDROOM APARTMENTS	B
C4.0	EROSION CONTROL PLAN	B	A5.1	ENLARGED UNIT PLANS - ONE BEDROOM APARTMENTS	B
L100	SITE LANDSCAPING PLAN	B	A5.2	ENLARGED UNIT PLANS - TWO BEDROOM APARTMENTS	B
L200	LANDSCAPE NOTES AND DETAILS	B	A5.3	ENLARGED FLOOR PLANS	B
1 OF 1	SITE LIGHTING PLAN	B	A6.0	ASSEMBLY TYPES	B
			A6.1	DOOR SCHEDULES	B
			A6.2	DOOR DETAILS	B
			A6.3	WINDOW TYPES & ELEVATIONS	B
			A6.4	WINDOW DETAILS	B
STRUCTURAL			A7.0	INTERIOR ELEVATIONS	B
S0.1	STRUCTURAL NOTES	B	A7.1	INTERIOR ELEVATIONS	B
S1.0	FOUNDATION PLAN	B	A8.0	DETAILS	B
S1.1	FIRST FLOOR FRAMING	B	A8.1	DETAILS	B
S1.2	SECOND FLOOR FRAMING	B	A8.2	CANOPY PLAN, SECTIONS, AND DETAILS	B
S1.3	THIRD FLOOR FRAMING	B	A9.0	FLOOR FINISH PLANS	B
S1.4	FOURTH FLOOR FRAMING	B	A9.1	FLOOR FINISH SCHEDULE	B
S1.5	ROOF FRAMING	B			
S8.0	STRUCTURAL DETAILS	B	SPECIFICATIONS		
S8.1	STRUCTURAL DETAILS	B	SP1.0	SPECIFICATIONS	B
S8.2	STRUCTURAL DETAILS	B	SP1.1	SPECIFICATIONS	B
ARCHITECTURAL			SP1.2	SPECIFICATIONS	B
A1.0	GROUND FLOOR PLAN	B	SP1.3	SPECIFICATIONS	B
A1.1	FIRST FLOOR PLAN	B	SP1.4	SPECIFICATIONS	B
A1.2	SECOND FLOOR PLAN	B	SP1.5	SPECIFICATIONS	B
A1.3	THIRD FLOOR PLAN	B	SP1.6	SPECIFICATIONS	B
A1.4	FOURTH FLOOR PLAN	B	SP1.7	SPECIFICATIONS	B
A1.5	ROOF PLAN	B	SP1.8	SPECIFICATIONS	B
A2.0	EXTERIOR ELEVATIONS	B	SP1.9	SPECIFICATIONS	B
A2.1	EXTERIOR ELEVATIONS	B			



CONSTRUCTION SET - ADDENDUM B

