

# BRIDGEVIEW PLAZA PICKLEBALL FACILITY

## 2400 ROSE ST, LA CROSSE, WI 54603

### GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING UTILITIES AND EASEMENTS.
- ALL WORK SHALL BE IN COMPLIANCE WITH LOCAL, STATE AND NATIONAL CODES FOR RESPECTIVE TRADES.
- DO NOT SCALE DRAWINGS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
- DRAWINGS AND SPECIFICATIONS ARE TO BE CONSIDERED AS SUPPLEMENTING EACH OTHER. WORK SPECIFIED, BUT NOT SHOWN, OR SHOWN BUT NOT SPECIFIED SHALL BE PERFORMED AS THOUGH MENTIONED IN BOTH SPECIFICATIONS AND DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EXPANSION/CONTROL JOINTS IN ALL MATERIALS, SYSTEMS AND BUILDING CONFIGURATIONS INCLUDING CAULKING AS REQUIRED. JOINTS SHALL BE PLACED NO MORE THAN 30 TIMES THE SLAB THICKNESS O.C. BOTH DIRECTIONS IN CONCRETE SLABS, 20' TO 25' O.C. FOR MASONRY WALLS AND 20' TO 30' O.C. BOTH DIRECTIONS FOR GYPSUM BOARD WALLS, SOFFITS, CEILINGS, ETC.
- INFORMATION PERTAINING TO EXISTING CONDITIONS IS BASED ON AVAILABLE RECORDS AND/OR VISUAL INSPECTION OF THE EXISTING CONDITIONS. WHILE SUCH DATA HAS BEEN COLLECTED WITH REASONABLE CARE, THERE IS NO EXPRESS OR IMPLIED GUARANTEE THAT CONDITIONS SO INDICATED ARE ENTIRELY REPRESENTATIVE OF THOSE ACTUALLY EXISTING. CONTRACTORS SHALL NOTIFY THE ARCHITECT AT ONCE OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS ENCOUNTERED. ALL EXISTING BUILDING/FLOOR HEIGHTS AND DIMENSIONS WHERE NEW WORK OCCURS SHALL BE VERIFIED BY ALL TRADES PRIOR TO STARTING CONSTRUCTION.
- THE OWNER AND/OR CLIENT HAS ASSUMED RESPONSIBILITY FOR ALL BIDDING, AND RELATED DETAILS.
- ALL DETAILS NOT INDICATED SHALL BE THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR.

### PROJECT DIRECTORY

**OWNER:**  
TODD PAGE  
9447 JANCING AVE,  
SPARTA, WI 54656  
PHONE: 608.343.8803

**ARCHITECT:**  
RIVER VALLEY ARCHITECTS, INC.  
3300 BIRCH STREET, SUITE 1A  
EAU CLAIRE, WI 54703  
PHONE: 715.832.0875

### SHEET INDEX

GENERAL	
G001	COVER SHEET
ARCHITECTURAL	
A001	GENERAL & ARCHITECTURAL INFORMATION
A002	CODE / LIFE SAFETY PLAN
A101	ENLARGED PLANS/ ELEVATIONS/DOOR SCHEDULE

**LA CROSSE  
FIRE DEPARTMENT**  
Division of Community  
Risk Management

## Plans

Conditionally Approved  
See Correspondence and/or annotation on plans

Plan Reviewer: *Cambridge* Date: **Sep 26, 2023**

**City of La Crosse**  
www.cityoflacrosse.org

**LA CROSSE FIRE DEPARTMENT**  
Division of Community Risk Management

SEPERATE ELECTRICAL and/or HVAC  
and/or PLUMBING PERMIT REQUIRED

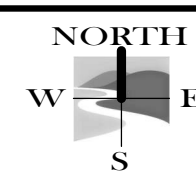
**THIS PLAN MUST BE KEPT  
ON JOBSITE AT ALL TIMES**

City of La Crosse Inspector

### LOCATION MAP



PHOTO BY: GOOGLE



2400 ROSE STREET,  
LA CROSSE, WI 54603

BRIDGEVIEW PLAZA  
PICKLEBALL FACILITY  
2400 ROSE ST. LA CROSSE, WI 54603

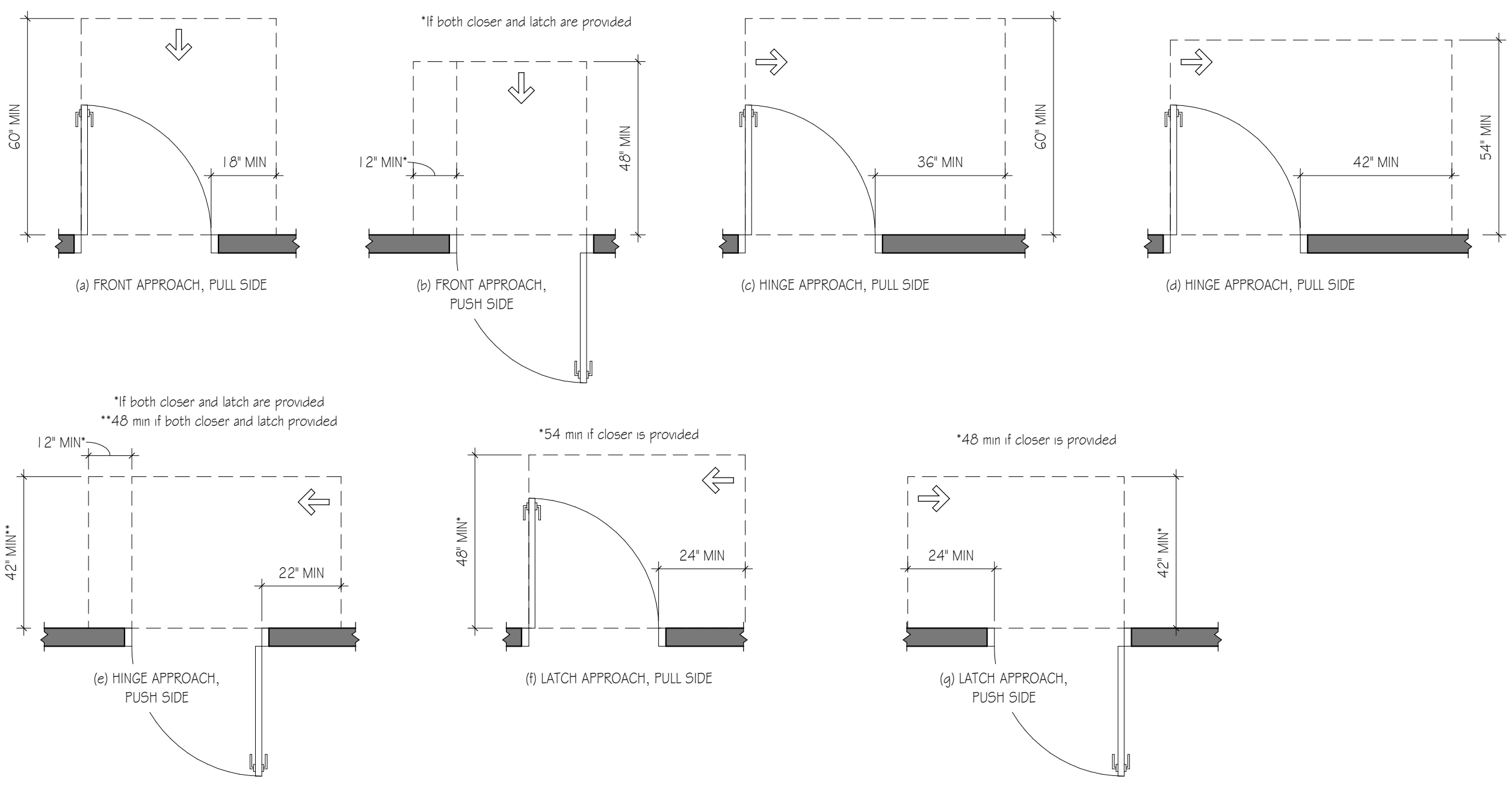
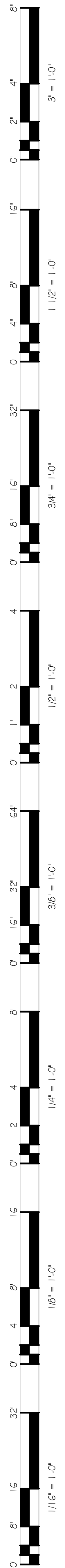
MARK	DATE	DESCRIPTION

DRAWN BY: L.G.  
PM: L.G.  
JOB NO: 23-139  
DATE: 09.25.2023

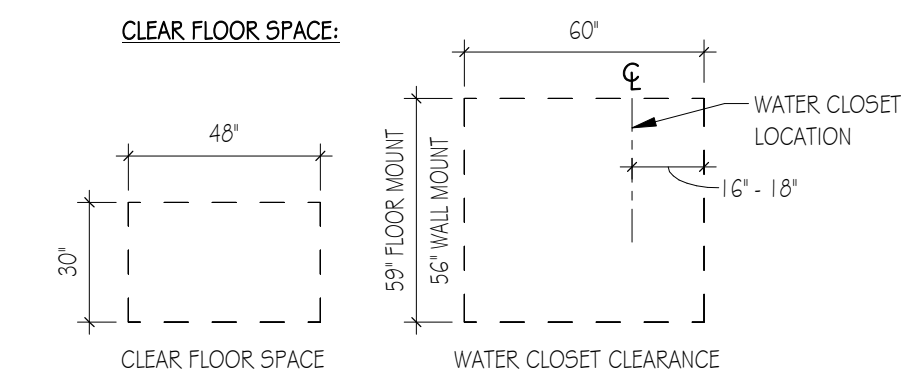
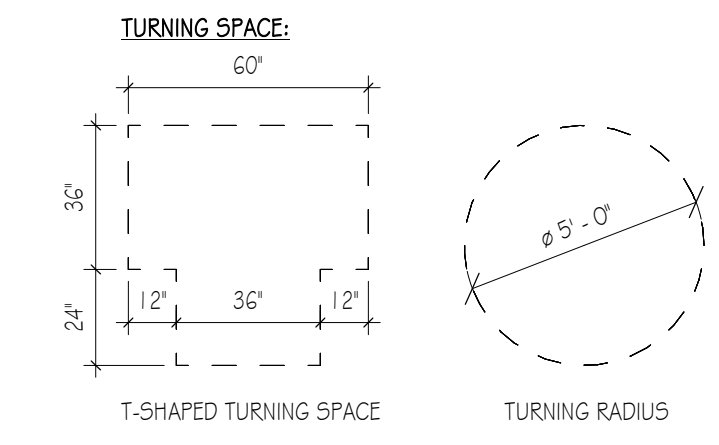
**ARCHITECT**  
09.25.2023

COVER SHEET  
G001

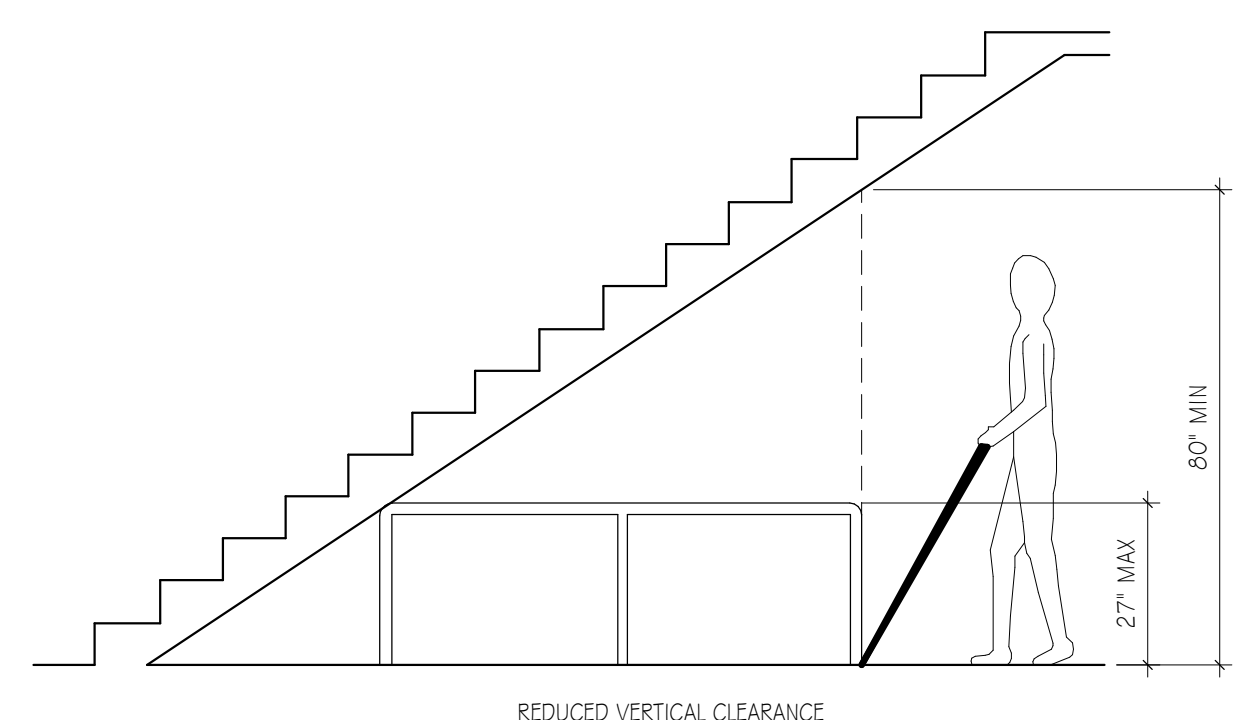
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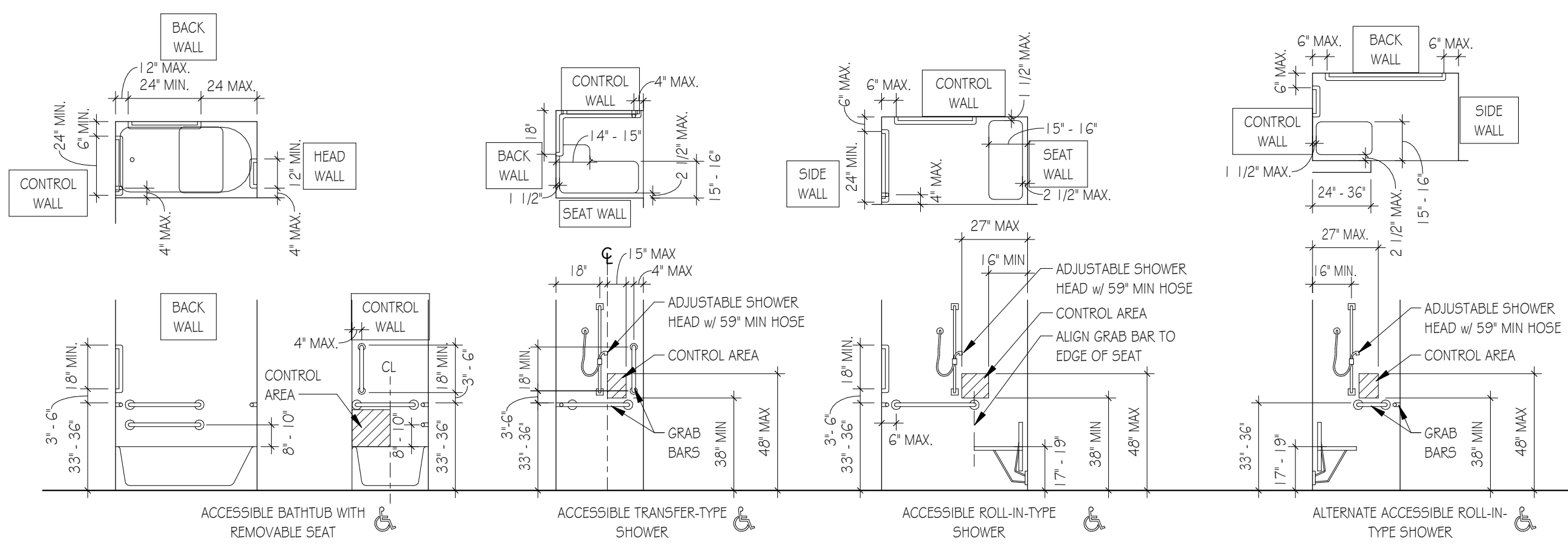
ACCESSIBILITY DIAGRAMS - 1



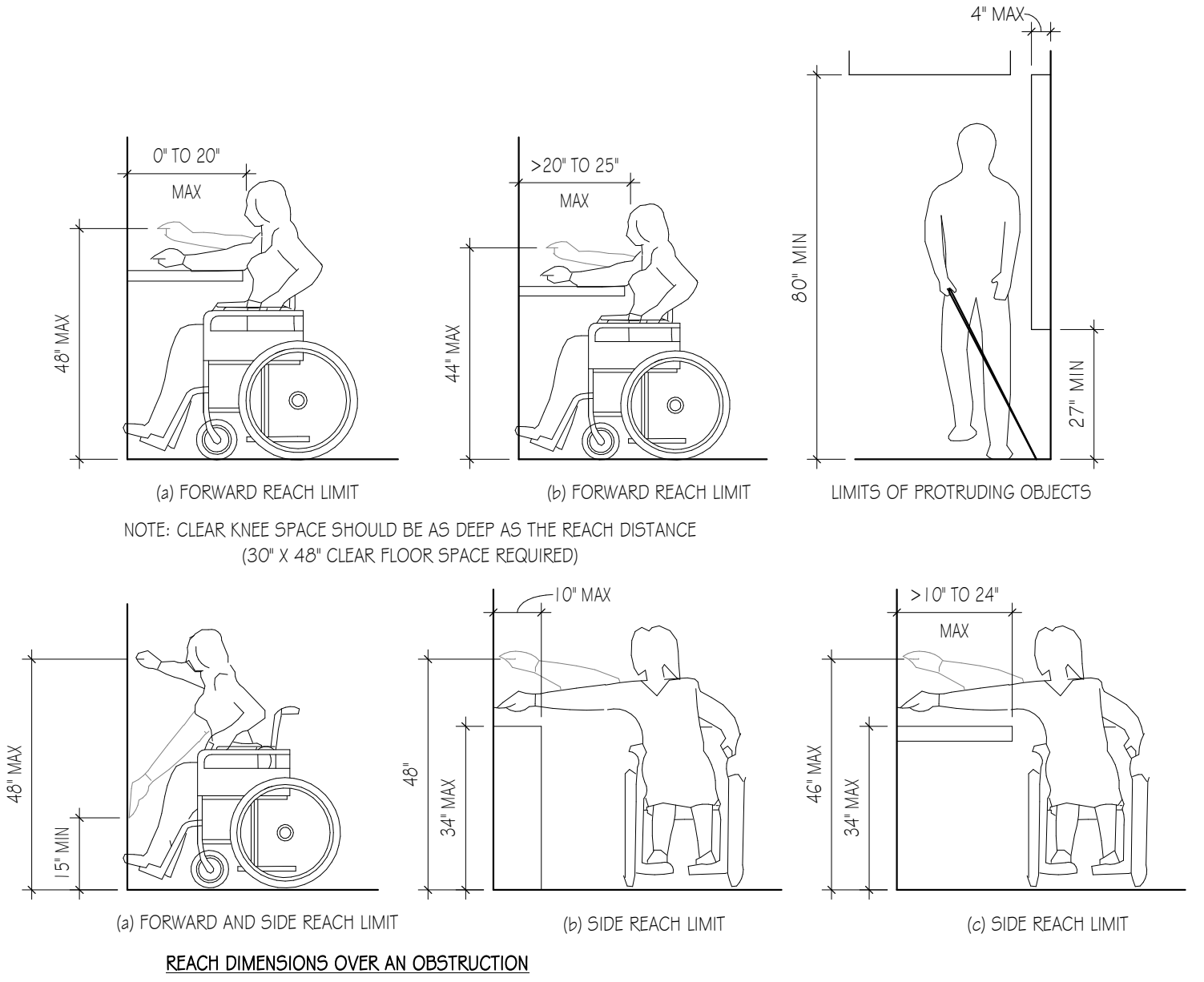
ACCESSIBILITY SYMBOL LEGEND



REDUCED VERTICAL CLEARANCE



**NOTE**  
 1. THIS DRAWINGS CONTAINS STANDARD SYMBOLS AND DETAILS. NOT ALL ITEMS APPEAR IN THESE DRAWINGS.  
 2. CONTRACTOR SHALL PROVIDE WOOD BLOCKING IN DRYWALL PARTITIONS FOR MOUNTING OF WALL ATTACHED ITEMS INCLUDING, BUT NOT LIMITED TO; GRAB BARS, CABINETS/SHELVING, TOILET PARTITIONS, ACCESSORIES AND DOOR BUMPER STOPS.  
 3. STANDARD MOUNTING HEIGHTS APPLY TO DRAWINGS UNLESS INDICATED OTHERWISE.



REACH DIMENSIONS OVER AN OBSTRUCTION

ACCESSIBILITY DIAGRAMS - 2

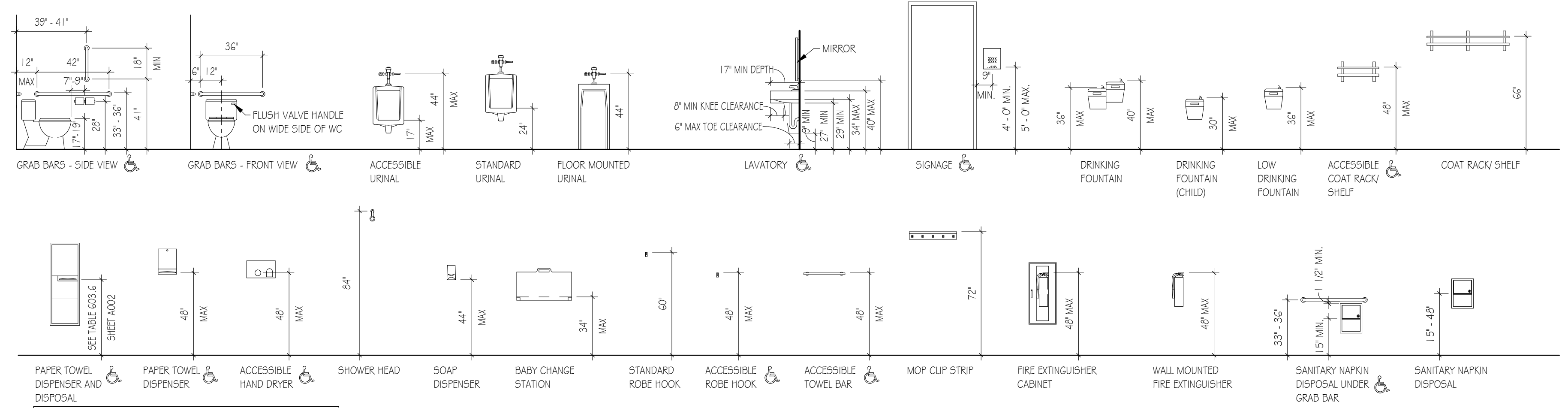


TABLE 603.6 MAXIMUM REACH DEPTH AND HEIGHT			
MAXIMUM REACH DEPTH	2 INCHES	5 INCHES	6 INCHES
MAXIMUM REACH HEIGHT	46 INCHES	42 INCHES	40 INCHES

STANDARD MOUNTING HEIGHTS



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 PICKLEBALL FACILITY  
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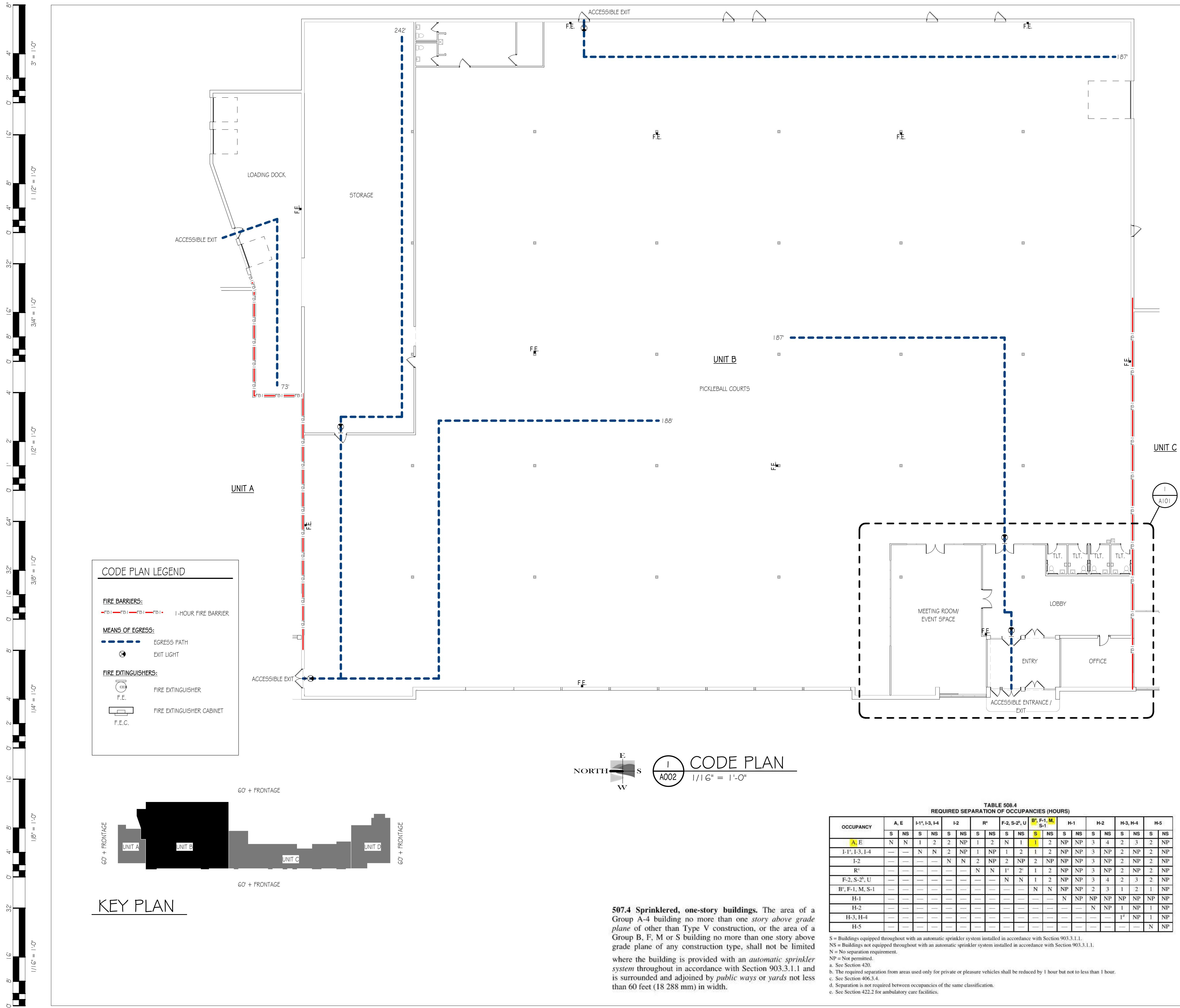
MARKS	DATE	DESCRIPTION

DRAWN BY: Author  
 PM: L.G.  
 JOB NO: 23-139  
 DATE: 09.25.2023  
 GENERAL & ARCHITECTURAL INFORMATION

A001

SET TYPE - CONSTRUCTION DOCUMENTS

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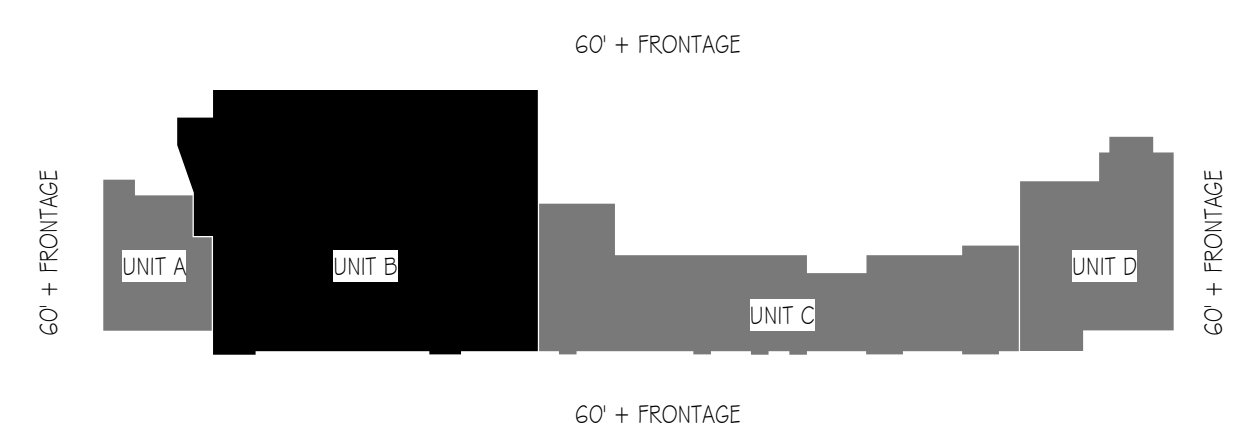


### CODE PLAN LEGEND

**FIRE BARRIERS:**  
 - - - - - 1-HOUR FIRE BARRIER

**MEANS OF EGRESS:**  
 - - - - - EGRESS PATH  
 ⊗ EXIT LIGHT

**FIRE EXTINGUISHERS:**  
 ⊕ FIRE EXTINGUISHER  
 □ FIRE EXTINGUISHER CABINET



NORTH  
 E  
 S  
 W

1  
 A002  
 1/16" = 1'-0"

**507.4 Sprinklered, one-story buildings.** The area of a Group A-4 building no more than one story above grade plane of other than Type V construction, or the area of a Group B, F, M or S building no more than one story above grade plane of any construction type, shall not be limited where the building is provided with an automatic sprinkler system throughout in accordance with Section 903.3.1.1 and is surrounded and adjoined by public ways or yards not less than 60 feet (18 288 mm) in width.

**TABLE 508.4  
 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)**

OCCUPANCY	A, E		I-1, I-3, I-4		I-2		R <sup>a</sup>	F-2, S-2 <sup>b</sup> , U		B <sup>c</sup> , F-1, M, S-1		H-1		H-2		H-3, H-4		H-5		
	S	NS	S	NS	S	NS		S	NS	S	NS	S	NS	S	NS	S	NS			
A, E	N	N	1	2	2	NP	1	2	N	1	1	2	NP	NP	3	4	2	3	2	NP
I-1, I-3, I-4	—	—	N	N	2	NP	1	NP	1	2	1	2	NP	NP	3	NP	2	NP	2	NP
I-2	—	—	—	—	N	N	2	NP	2	NP	2	NP	NP	3	NP	2	NP	2	NP	NP
R <sup>a</sup>	—	—	—	—	—	—	N	N	1 <sup>b</sup>	2 <sup>b</sup>	1	2	NP	NP	3	NP	2	NP	2	NP
F-2, S-2 <sup>b</sup> , U	—	—	—	—	—	—	—	N	N	1	2	NP	NP	3	4	2	3	2	NP	NP
B <sup>c</sup> , F-1, M, S-1	—	—	—	—	—	—	—	—	—	N	N	NP	NP	2	3	1	2	1	NP	NP
H-1	—	—	—	—	—	—	—	—	—	—	N	NP	NP	NP	NP	NP	NP	NP	NP	NP
H-2	—	—	—	—	—	—	—	—	—	—	—	—	N	NP	1	NP	1	NP	NP	NP
H-3, H-4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1 <sup>d</sup>	NP	1	NP	NP	NP
H-5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	N	NP	NP

S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.  
 NS = Buildings not equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.  
 N = No separation requirement.  
 NP = Not permitted.  
 a. See Section 420.  
 b. The required separation from areas used only for private or pleasure vehicles shall be reduced by 1 hour but not to less than 1 hour.  
 c. See Section 406.3.4.  
 d. Separation is not required between occupancies of the same classification.  
 e. See Section 422.2 for ambulatory care facilities.

### APPLICABLE CODES

BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE (IBC) WITH WISCONSIN AMENDMENTS  
 ACCESSIBILITY CODE: STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES - ANSI A117.1-2009  
 ENERGY CODE: 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

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### OCCUPANCY CLASSIFICATION

IBC CHAPTER 3  
 BUILDING = M OCCUPANCY  
 UNIT B = A-3 OCCUPANCY

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### ALLOWABLE BUILDING HEIGHT & AREA

IBC CHAPTER 5  
 BUILDING HEIGHT: 18' 2"  
 NUMBER OF STORIES: 1  
 ALLOWABLE BUILDING HEIGHT PER TABLE 504.3 & 504.4:  
 HEIGHT = 75'  
 STORIES = 3  
 ALLOWABLE BUILDING AREA PER TABLE 506.2 = 36,000 SQ. FT.  
 ALLOWABLE BUILDING AREA PER SECTION 507.4 = UNLIMITED

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### TYPE OF CONSTRUCTION

IBC CHAPTER 6  
 TYPE IIB CONSTRUCTION

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### FIRE RESISTANCE RATING REQUIREMENTS (PER TABLES 601 & 602)

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING	
		REQD	PROVIDED
PRIMARY STRUCTURAL FRAME	-	0	0
BEARING WALLS - EXTERIOR	X ≥ 60	0	0
BEARING WALLS - INTERIOR	-	0	0
NONBEARING WALLS AND PARTITIONS - EXTERIOR	-	0	0
NONBEARING WALLS AND PARTITIONS - INTERIOR	-	0	0
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	-	0	0
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	-	0	0

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### FIRE PROTECTION

IBC CHAPTER 9  
 SECTION 903 - AUTOMATIC SPRINKLER SYSTEMS  
 SPRINKLER REQUIREMENTS: EXISTING COMPLETE NFPA 13  
 SECTION 906 - PORTABLE FIRE EXTINGUISHERS  
 SEE CODE PLAN  
 SECTION 907 - FIRE ALARM DETECTION SYSTEMS  
 ALARM REQUIREMENTS: EXISTING / NA

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### EGRESS

IBC CHAPTER 10  
**MEANS OF EGRESS ILLUMINATION**  
 IBC 1008.3.2 BUILDINGS. IN THE EVENT OF POWER SUPPLY FAILURE IN BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL THE FOLLOWING AREAS:  
 1. INTERIOR EXIT ACCESS STAIRWAYS AND RAMPS.  
 2. INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS.  
 3. EXIT PASSAGEWAYS.  
 4. VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE.  
 5. EXTERIOR LANDINGS FOR EXIT DOORWAYS THAT LEAD DIRECTLY TO THE EXIT DISCHARGE.  
 THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR NOT LESS THAN 90 MINUTES. ILLUMINATION UNDER NORMAL POWER SHALL BE NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE. ILLUMINATION UNDER EMERGENCY POWER SHALL BE NOT LESS THAN AN AVERAGE OF 1 FOOT-CANDLE, AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL.

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### EXIT REQUIREMENTS

LEVEL	OCCUPANCY LOAD	EGRESS WIDTH REQUIRED (INCHES)	EGRESS WIDTH PROVIDED (INCHES)
FIRST FLOOR	299	60	184

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### OCCUPANT LOAD

IBC CHAPTER 10  
**OCCUPANCY CALCULATIONS**  
 FIRST FLOOR = 390  
 TOTAL OCCUPANT LOAD = 390  
 POSTED OCCUPANCY NOT TO EXCEED 299 OCCUPANTS

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### PLUMBING SYSTEMS

IBC CHAPTER 29  
**PLUMBING FIXTURE COUNTS (PER TABLE 2902.1)**

FIXTURE	REQUIRED	PROVIDED
WATER CLOSETS (MALE)	2	3
URINALS	0	0
WATER CLOSETS (FEMALE)	2	3
LAVATORIES (MALE)	1	3
LAVATORIES (FEMALE)	1	3
WATER COOLERS	1	1
SERVICE SINKS	1	1

**RVA**  
RIVER VALLEY ARCHITECTS

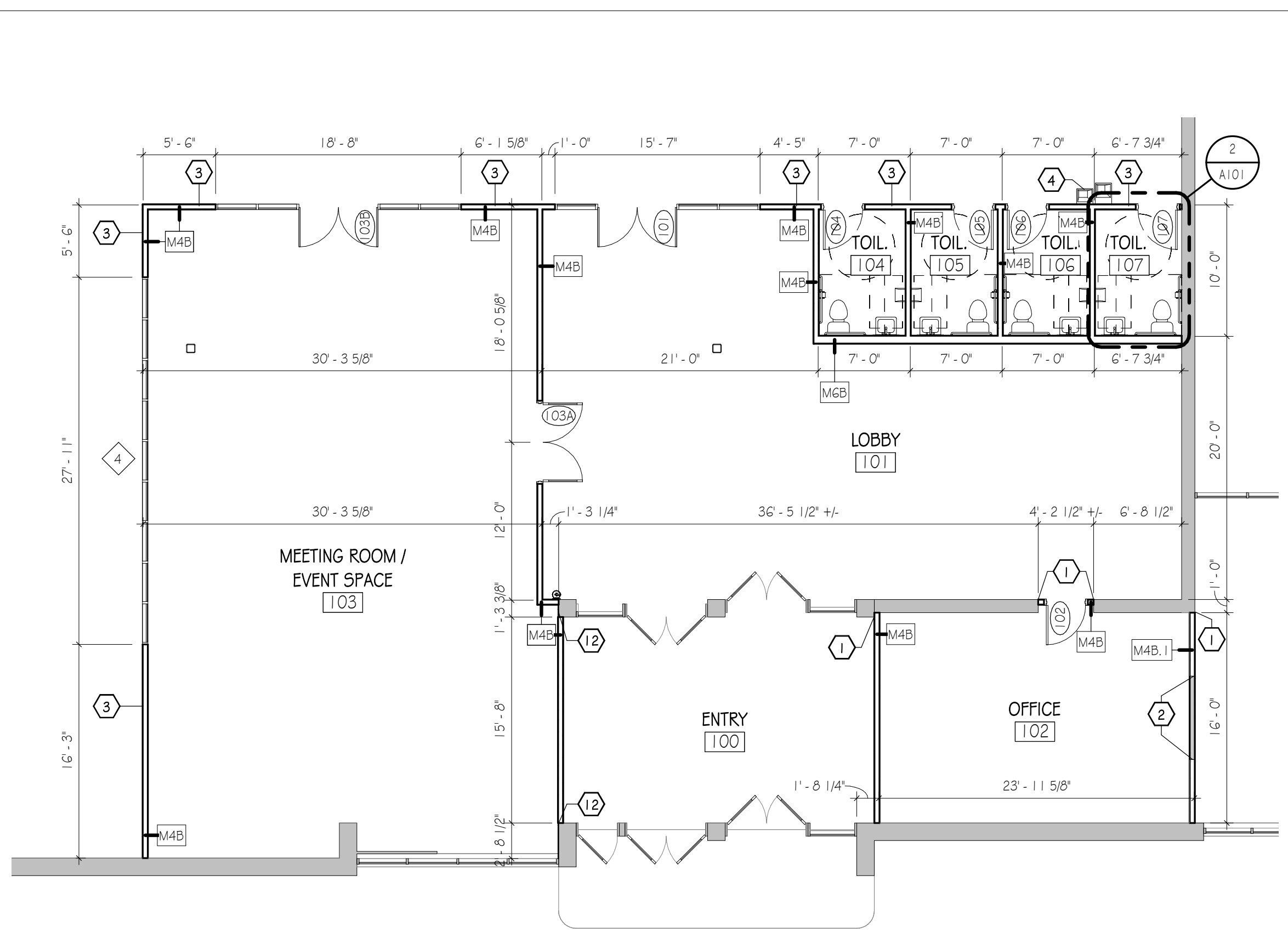
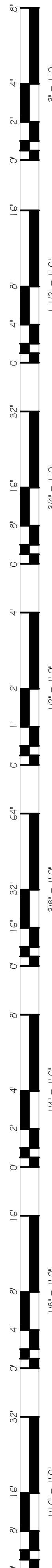
BRIDGEVIEW PLAZA  
 PICKLEBALL FACILITY  
 2400 ROSE ST. LA CROSSE, WI 54603

MARKS DESCRIPTION  
 DATE

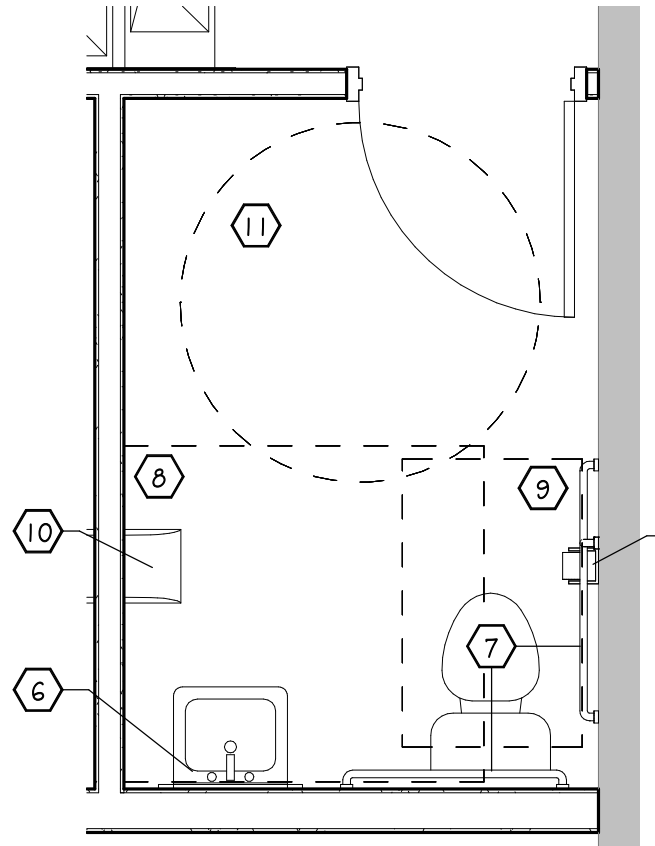
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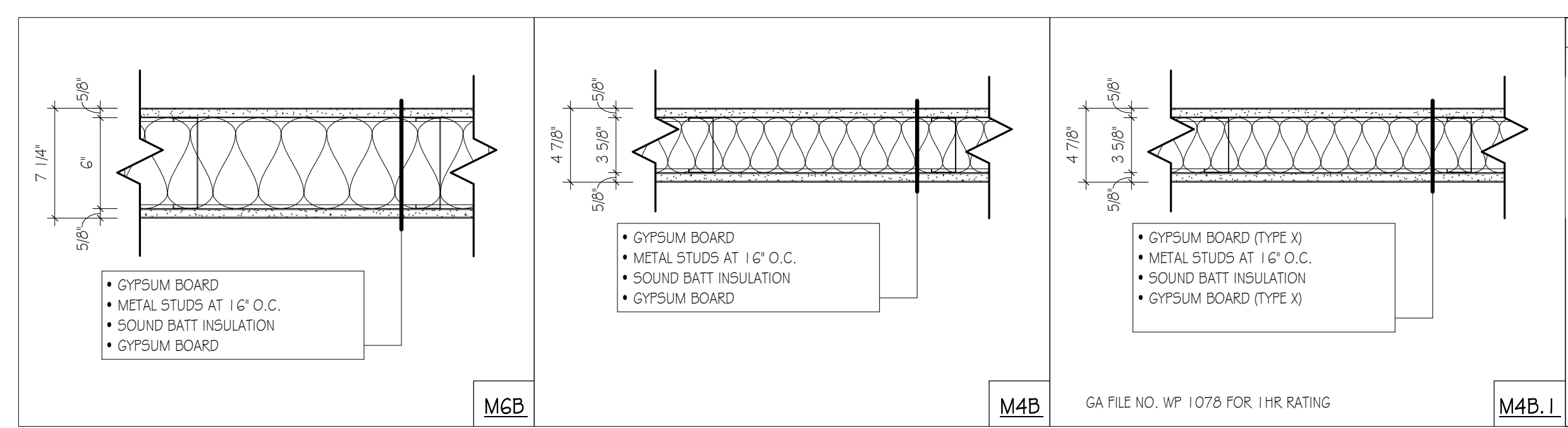
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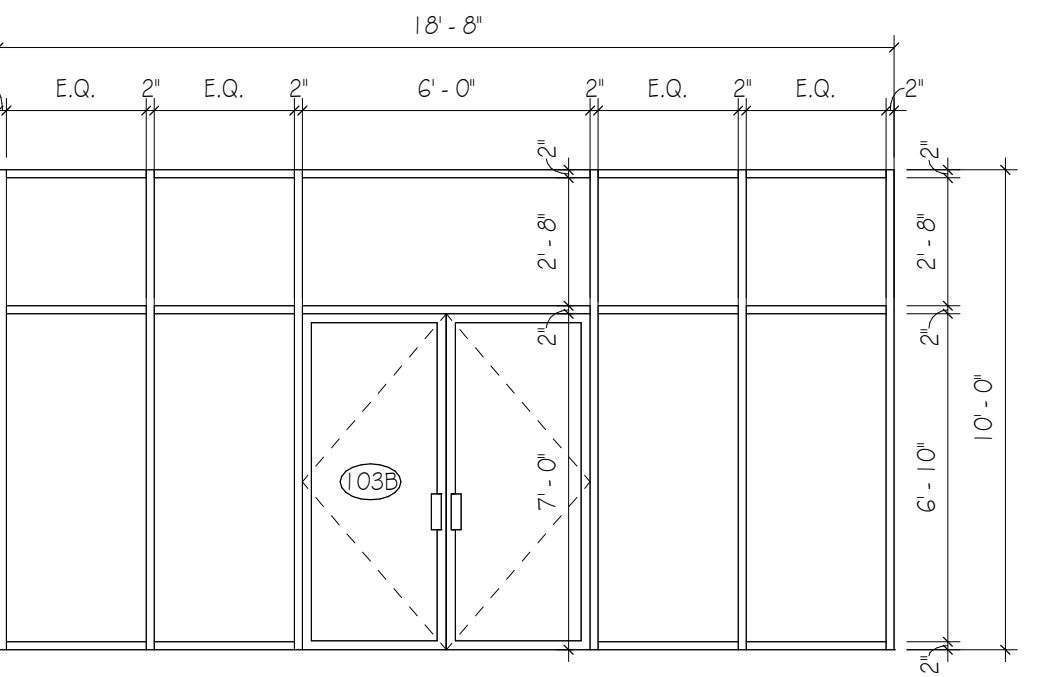
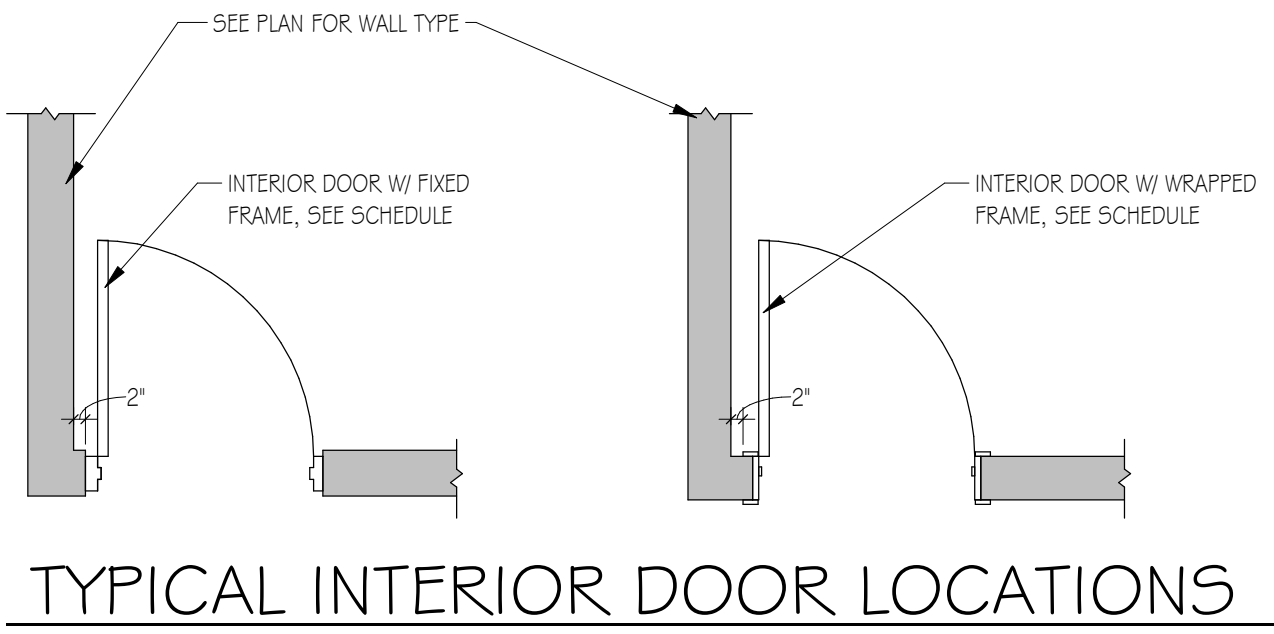
**1 ENLARGED PLAN**  
A101 1/8" = 1'-0"



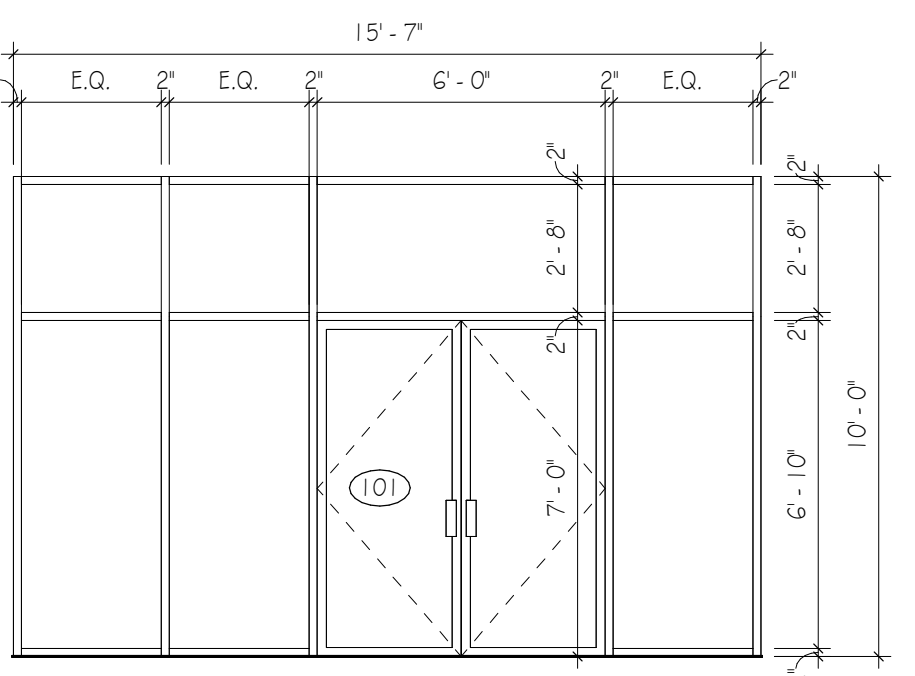
**2 ENLARGED TYP. TOILET ROOM PLAN**  
A101 3/8" = 1'-0"



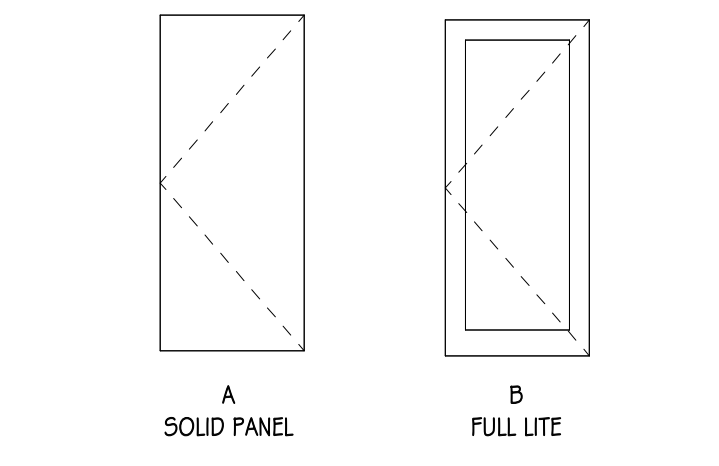
DOOR NUMBER	DOOR				FRAME	
	TYPE	MATERIAL	WIDTH	HEIGHT	TYPE	MATERIAL
101	B	ALUMINUM	6'-0"	7'-0"	SF-1	ALUMINUM
102	A	WOOD	3'-0"	7'-0"	HM-1	HOLLOW METAL
103A	B	WOOD	6'-0"	7'-0"	HM-1	HOLLOW METAL
103B	B	ALUMINUM	6'-0"	7'-0"	SF-2	ALUMINUM
104	A	WOOD	3'-0"	7'-0"	HM-1	HOLLOW METAL
105	A	WOOD	3'-0"	7'-0"	HM-1	HOLLOW METAL
106	A	WOOD	3'-0"	7'-0"	HM-1	HOLLOW METAL
107	A	WOOD	3'-0"	7'-0"	HM-1	HOLLOW METAL



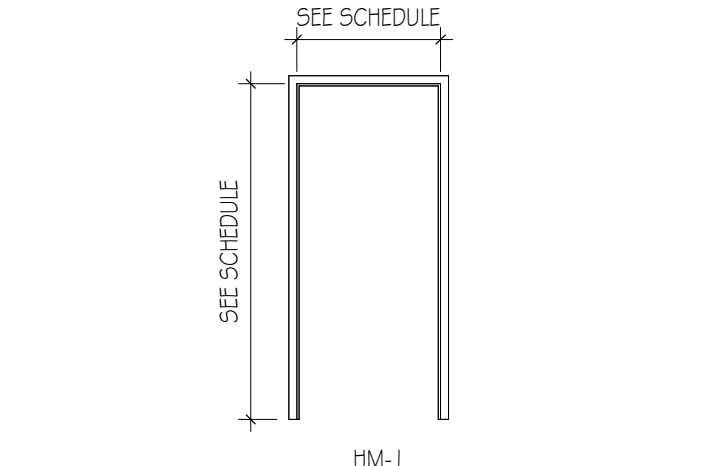
**3 SF-2**  
A101 1/4" = 1'-0"



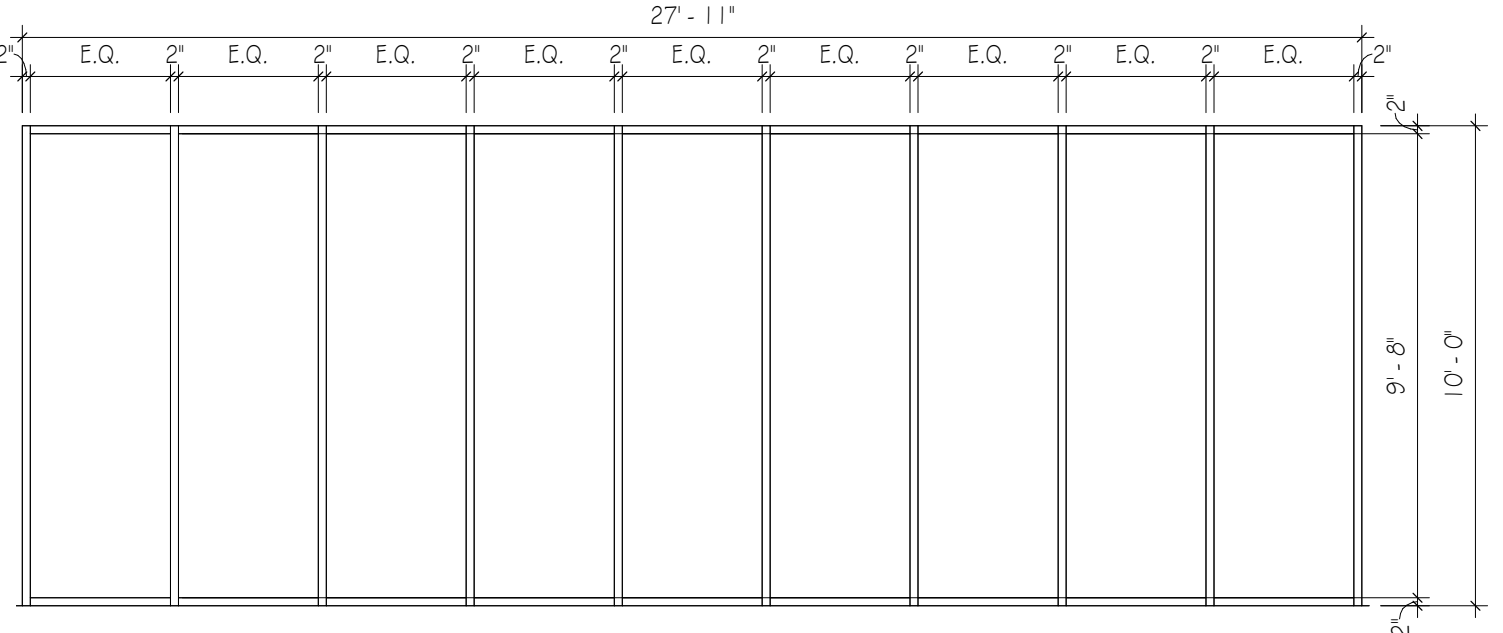
**5 SF-1**  
A101 1/4" = 1'-0"



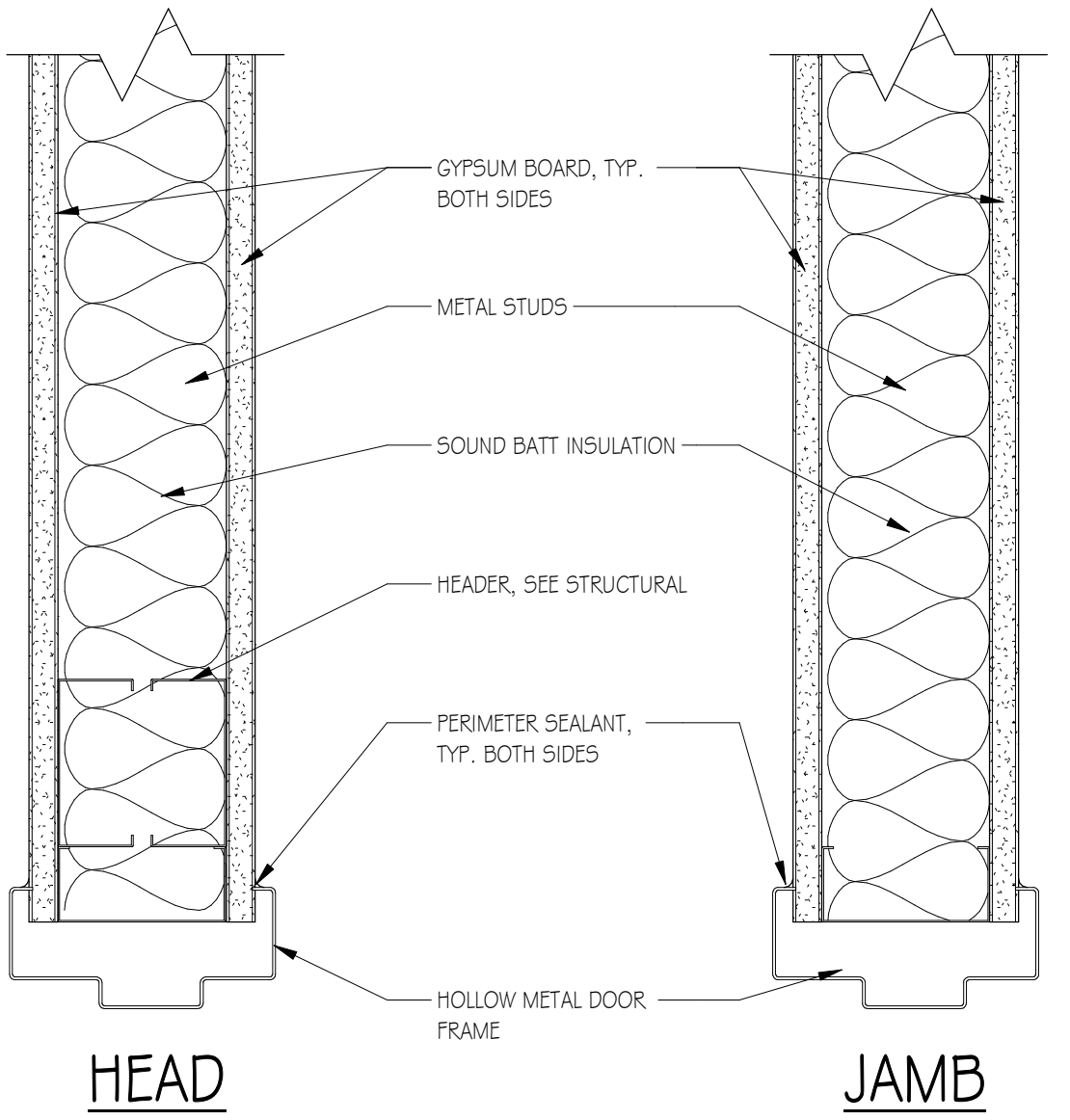
**DOOR ELEVATIONS**



**FRAME ELEVATIONS**



**4 SF-3**  
A101 1/4" = 1'-0"



**HEAD**  
**JAMB**  
**H.M. FRAME AT METAL STUD**

**GENERAL NOTES**

- ALL INTERIOR DIMENSIONS ARE FROM FACE OF STUD MASONRY CONSTRUCTION TO FACE OF STUD MASONRY CONSTRUCTION, UNLESS NOTED OTHERWISE.
- "CLEAR DIMENSIONS" ARE DIMENSIONED FROM FACE OF FINISH MATERIAL TO FACE OF FINISH MATERIAL.
- GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER, BEFORE INSTALLATION OF GYPSUM BOARD, ANY WOOD BLOCKING, BACKING AND MOUNTING BOARDS REQUIRED FOR OWNER PROVIDED ITEMS.
- ALL WALLS MUST BE ELEVATED TO 10'-0", UNLESS NOTED OTHERWISE.

**KEY NOTES**

- ALIGN FACE OF GYP. BOARD WITH FACE OF BRICK
- FRAME AREA FOR FUTURE INSTALLATION OF W 6'-0" X H 7'-0" DOUBLE DOOR
- WALL TO EXTEND TO BOTTOM SIDE OF ROOFDECK
- HI - LO WATER FOUNTAIN
- TOILET PAPER DISPENSER
- VANITY AND MIRROR
- GRAB BARS
- 60"x56" CLEAR FLOOR SPACE
- 30"x48" CLEAR FLOOR SPACE
- PAPER TOWEL DISPENSER
- 5'-0" DIA. TURNING CIRCLE
- EXTEND GYP. BOARD TO COVER BRICK

**GA FILE NO. WP 1078 PROPRIETARY\***

**1 HOUR FIRE 45 to 49 STC SOUND**

1/2" thick 5/8" proprietary type X gypsum wallboard applied parallel to each side of 3/4" metal studs 24" o.c. with 1" Type S drywall screws 8" o.c. at studs and 12" o.c. at floor ners.

Vertical edge and butt joints on opposite sides of studs need not be staggered. Sound dead with 3" glass fiber insulation friction fit in stud space. (NLB)

**PROPRIETARY GYPSUM BOARD**  
Gold Bond® Brand FIRE-SHIELD® Gypsum Board

Thickness: 47/8"  
Approx. Weight: 6 psf  
Fire Test: UL R3501, 08NK09662, 6-19-08, UL Design V438  
Sound Test: NGC 2386, 8-4-70



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ENLARGED PLANS/  
ELEVATIONS/DOOR  
SCHEDULE

**A101**

SET TYPE - CONSTRUCTION DOCUMENTS