

CODE DATA - 2009 IBC NOTE: BUILDING AREAS INDICATED ARE NOT BOMA RENTABLE AREA CALCULATIONS

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 38 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)
 2009 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	IBC 308.2
MEMORY CARE UNITS	IBC 308.2
TRANSITIONAL CARE UNITS	IBC 308.3
UNDERGROUND PARKING GARAGE	IBC 311.3

TYPES OF CONSTRUCTION:

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 (R222) NFPA101 18.1.6.2

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (hours) IBC TABLE 601

BUILDING ELEMENT	TYPE I-A	TYPE I-B	NFPA 220 TYPE (R222)
STRUCTURAL FRAME	3	2	2
BEARING WALLS	3	2	2
EXTERIOR	3	2	2
INTERIOR	3	2	2
NON-BEARING WALLS AND PARTITIONS	0	1	0
EXTERIOR	0	1	0
NON-BEARING WALLS AND PARTITIONS	0	0	0
INTERIOR	2	2	2
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	2	2	2
ROOF CONSTRUCTION AND SECONDARY MEMBERS	1 1/2	1	1

FLOOR BETWEEN PARKING S-2 & I-2.1 (IBC 509.7 ONLY ALLOWS FOR OPEN PARKING GARAGE BELOW ANY OCCUPANCY).

FIRE-RESISTANCE RATING REQ. FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE IBC TABLE 602

FIRE SEPARATION DISTANCE = X (feet)	OCCUPANCY GROUP A, B, L, R, S-2
X ≥ 30	0
10 ≤ X < 30	1
5 ≤ X < 10	1

FIRE AND SMOKE PROTECTION: IBC CH. 7

- BASE UPON NFPA 13 THROUGHOUT IBC 505.3 & 903.3.1.1
- EXTERIOR COVERED DECK AREAS SPRINKLERED IBC 505.3
- FIRE EXTINGUISHERS TO MAX. TRAVEL DISTANCE NFPA 906
- STANDPISSES REQUIRED PER SECT. IBC 905.3.1

EXTERIOR WALLS: IBC TABLE 705.8

FIRE SEPARATION DISTANCE = X (feet)	DEGREE OF PROTECTION	ALLOWABLE AREA
> 3 X < 5	PROTECTED	15%
> 5 X < 10	PROTECTED	25%
> 10 X < 15	PROTECTED	40%
> 15 X < 20	PROTECTED	75%
> 20 X < 25	PROTECTED	NO LIMIT

OPENING PROTECTIVES NOT REQD. WHEN EQUIPPED W/ AUTOMATIC SPRINKLER SYSTEM IBC 705.8.2

FIRE WALLS: IBC 705

2-HOUR: IBC TABLE 705.4

FIRE BARRIERS: IBC 706

2-HOUR: IBC TABLE 706.3.9

SHAFT ENCLOSURES: IBC 707

1-HOUR FIRE BARRIER CONNECTING < 4 FOUR STORIES: IBC 707.4

2-HOUR FIRE BARRIER CONNECTING > 4 FOUR STORIES: IBC 707.4

OPENING PROTECTIVES: IBC TABLE 715.4

TYPE OF ASSEMBLY	REQD ASSY RATING (hours)	MIN. FIRE DOOR AND FIRE SHUTTER ASSY RATING (hours)
INCIDENTAL USE	0"	0"
FIRE WALL AND FIRE BARRIERS > 1HR	2	1 1/2
FIRE BARRIERS = 1HR	1	1
SHAFT	1	1
EXIT ENCLOSURE	1	1
EXIT PASSAGEWAY	1	3/4
OTHER	1	3/4
FIRE PARTITIONS:		
CORRIDOR WALLS	1	1/3
OTHER FIRE PARTITIONS	0.5	1/3
OTHER FIRE PARTITIONS	1	3/4
OTHER FIRE PARTITIONS	0.5	1/3
EXTERIOR WALLS	0"	0"
SMOKE BARRIERS	1	1/3

*AUTOMATIC SPRINKLER EXCEPTION

LEGEND

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)

IBC TABLE 715.5

TYPE OF ASSEMBLY

TYPE OF ASSEMBLY	REQD ASSY RATING (hours)	MIN. FIRE DOOR AND FIRE SHUTTER ASSY RATING (hours)
INTERIOR WALLS		
FIRE WALLS	ALL	NOT PERMITTED
FIRE BARRIERS	>1	NOT PERMITTED
SMOKE BARRIERS	1	3/4
FIRE PARTITIONS	1	3/4
EXTERIOR WALLS	0"	0"
PARTY WALL	ALL	NOT PERMITTED

MEANS OF EGRESS IBC CHAPTER 10

MAXIMUM TRAVEL DISTANCE TO EXIT FOR SPRINKLERED BUILDINGS = 250 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 1107.4.1

TRANSITIONAL CARE UNITS SHALL BE GOVERNED BY WISCONSIN DEPARTMENT OF HEALTH FOR ACCESSIBILITY

11 OCC. - 4% OF ALL UNITS ACCESSIBLE; ALL OTHER UNITS TO BE TYPE "B" 1107.5.1

12 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 ASSISTED USE.

MEMORY CARE (I-1): 33 UNITS x 4% = 2 ACCESSIBLE UNITS

TRANSITIONAL CARE (I-2): 34 UNITS x 80% = 27 ACCESSIBLE UNITS

ASSISTED LIVING (I-1): 82 UNITS x 4% = 4 ACCESSIBLE UNITS

GENERAL BUILDING HEIGHTS AND AREAS IBC CH. 5

OCCUPANCY SEPARATION IBC 508.3.3

MIXED USE - SEPARATED OCCUPANCIES

ALLOWABLE BUILDING HEIGHT (IBC TABLE 503)

BASIC:

I-1	9 STORIES, 160 FT.
I-2	4 STORIES, 160 FT.
S-2	11 STORIES, 160 FT.

SPRINKLER INCREASE: 1 STORY, 20 FT. (IBC SECTION 504.2)

MEANING CONSTRUCTION TYPE (R222) 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 OCCUPABLE 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 IBC 506.1

NFPA 101 - 18.1.2 MIXED OCCUPANCIES

ALLOWABLE AREA INCREASE

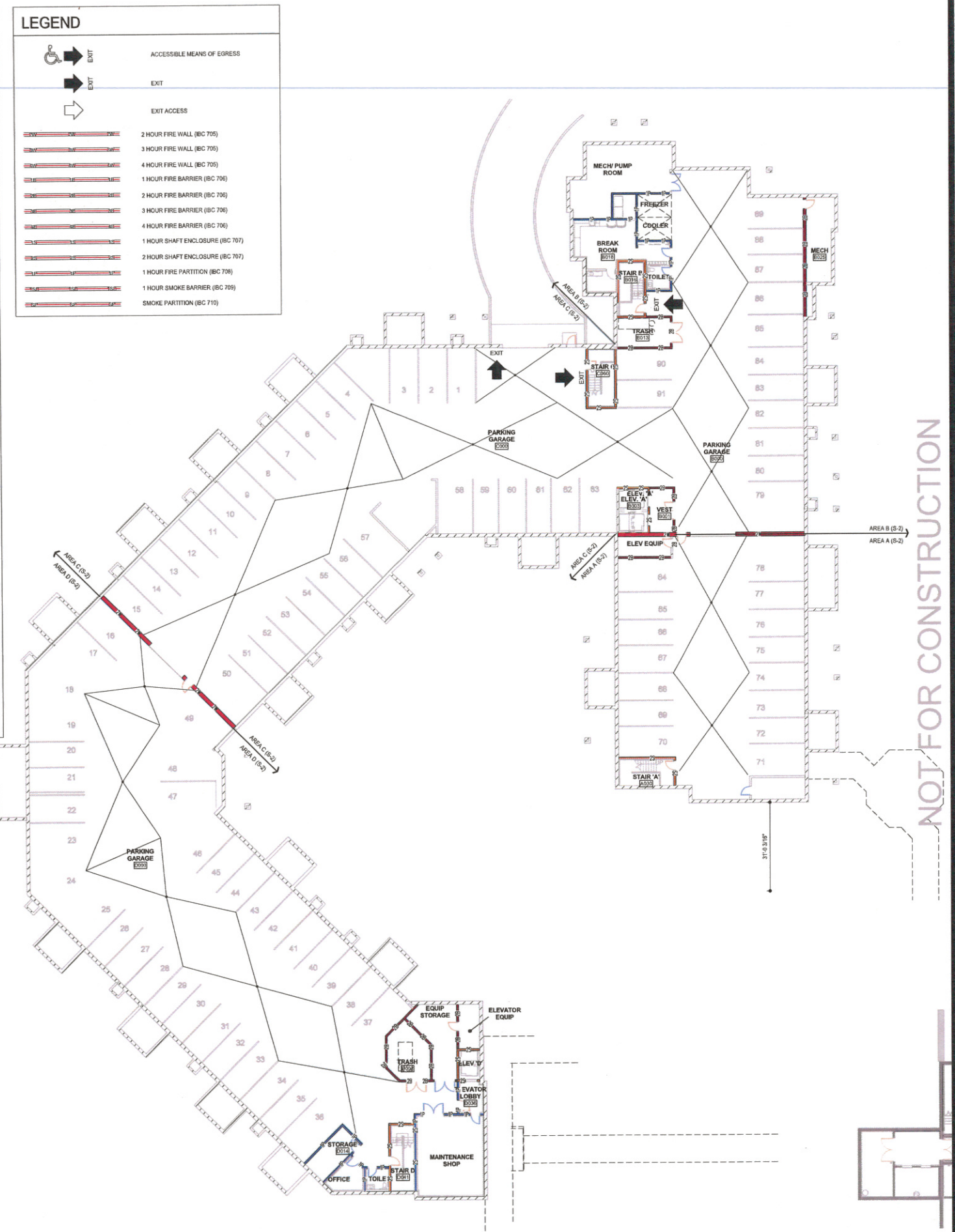
AREA INCREASE IS NOT REQUIRED BECAUSE THE AREA OF ALL LEVELS OF THE BUILDING ARE LESS THAN THE ALLOWABLE IN TABLE 503.

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:

- THEY ARE NOT INTENDED TO SERVE HEALTH CARE OCCUPANTS FOR PURPOSES OF HOUSING, TREATMENT, OR CUSTOMARY ACCESS BY PATIENTS INCAPABLE OF SELF-PRESERVATION.
- 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.

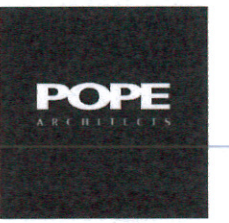
EXCEPTION: EXIT THROUGH A HORIZONTAL EXIT INTO OTHER CONTIGUOUS OCCUPANCIES THAT DO NOT CONFORM TO HEALTH CARE EGRESS PROVISIONS, BUT THAT DO COMPLY WITH REQUIREMENTS SET FORTH IN THE APPROPRIATE OCCUPANCY CHAPTER OF THIS CODE, SHALL BE PERMITTED, PROVIDED THAT THE OCCUPANCY DOES NOT CONTAIN HIGH HAZARDOUS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



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)



NOT FOR CONSTRUCTION

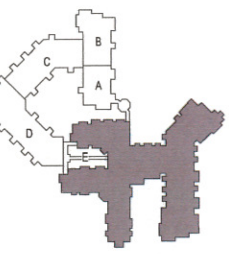


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EAGLE CREST
SOUTH ADDITION
PHASE 2
LA CROSSE, WI

CITY SUBMISSION
CUP & PDD
3/2/2018



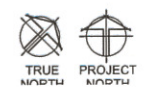
LIFE SAFETY PLAN -
LEVEL ONE

DATE:	
SCALE:	
PROJECT:	
DESIGNER:	
CHECKER:	
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12728-17031
AL
TP

SHEET

A0.5

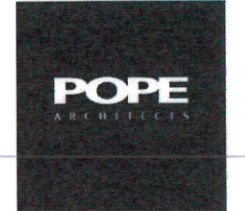


1 FIRST LEVEL LIFE SAFETY PLAN
A0.5 1/16" = 1'-0"

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)



NOT FOR CONSTRUCTION

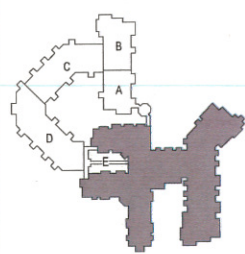


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LIFE SAFETY PLAN -
LEVEL FIVE

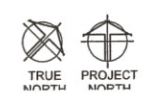
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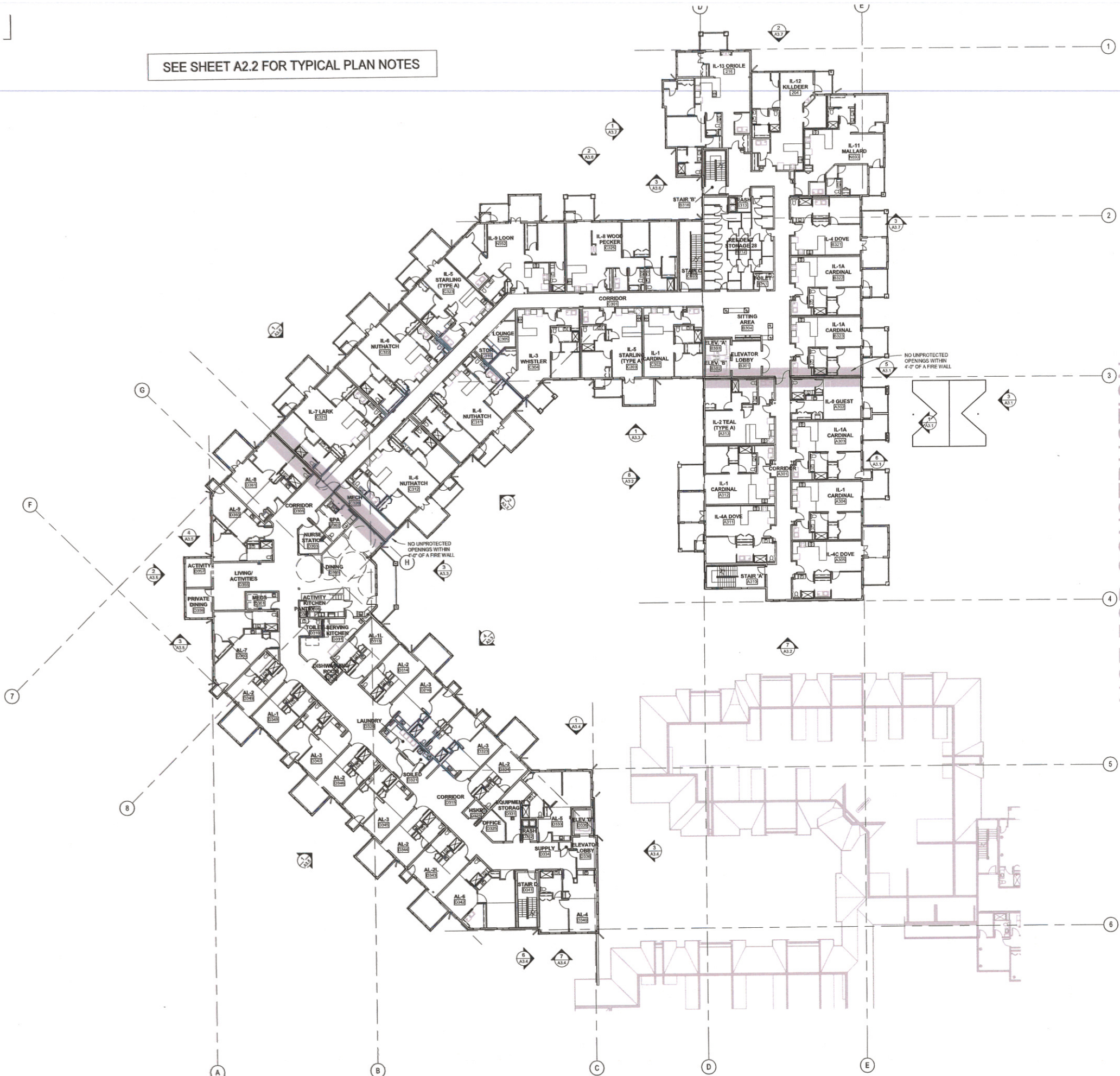
SHEET

A0.9

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



SEE SHEET A2.2 FOR TYPICAL PLAN NOTES



NOT FOR CONSTRUCTION

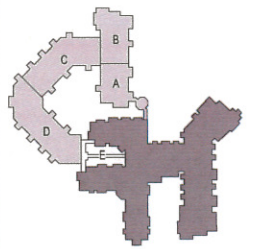
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ARCHITECTS

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OVERALL THIRD
LEVEL FLOOR PLAN

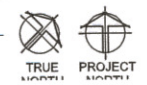
Legend table with multiple empty rows for defining symbols and line types used in the floor plan.

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Sheet No: MEJ
Project Name: TP

SHEET

A2.4

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A2.4
THIRD LEVEL FLOOR PLAN - OVERALL
1/16" = 1'-0"



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