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6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719 p608.829.4444 f608.829.4445 dimensionivmadison.com

UFAS-MI Units

MSP - THE DRIFTLESS APARTMENTS (SENIOR-HOUSING)

UNIT MATRIX

UFAS-MI

1W 1W-W-F 1W-W

WHEDA / Type-A / WHEDA /

UFAS-MI Units

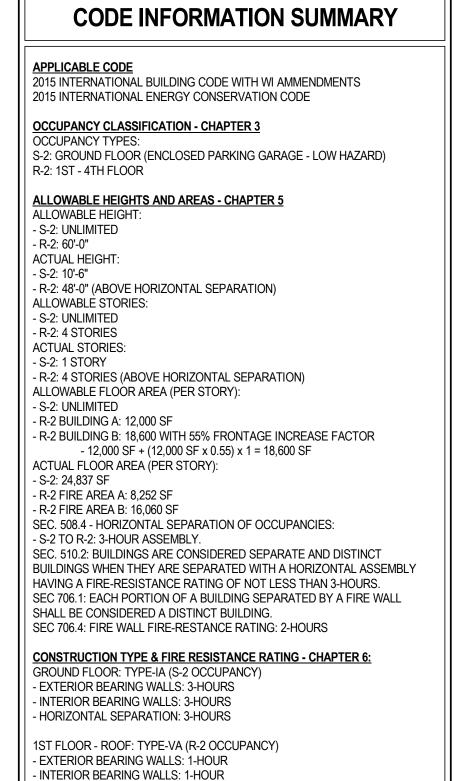
323 RIVER BEND ROAD LA CROSSE, WI 54603



PROJECT RENDERING / PERSPECTIVE VIEW

1 BEDROOM UNITS

Type-B Units



- FLOOR ASSEMBLIES: 1-HOUR - ROOF ASSEMBLIES: 1-HOUR

SPACES IN LINE WITH UNIT SEPARATION.

- S-2 OCCUPANCY: NFPA 13 (IBC SEC. 903.3.1.1)

- R-2 OCCUPANCY: NFPA 13R (IBC SEC. 903.3.1.2)

FIRE PROTECTION - CHAPTER 9: **BUILDING IS FULLY SPRINKLERED**

2 BEDROOM UNITS

16

Type-B Units

2B-W

REQUIRED FIRE BARRIER/PARTITION RATING & DRAFTSTOPPING:

- SEC 711: DWELLING UNIT FLOOR/CEILING SEPARATION: 1-HOUR

SEE CODE COMPLIANCE PLANS FOR ADDITIONAL INFORMATION

24837 SF

8252 SF 16060 SF

24312 SF

8252 SF

16060 SF 24312 SF

16060 SF

24312 SF

8252 SF

16060 SF

24312 SF

- SEC 718: DRAFTSTOPPING TO BE PROVIDED IN CONCÉALED FLOOR

- SEC 708: DWELLING UNIT WALL SEPARATION: 1-HOUR

- SEC. 716: CORRIDOR WALL RATINGS: 0.5-HOURS (MIN.)

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			
AFF - ABOVE FINISH FLOOR	FTG - FOOTING	P/C	- PRECAST / PRESTRESSED			
ALT - ALTERNATE	FUT - FUTURE	P/T	- POST TENSIONED			
ALUM - ALUMINUM	FV - FIELD VERIFY	PT	- PRESSURE TREATED			
ARCH - ARCHITECT / ARCHITECTURAL						
	GA - GAUGE	R	- RADIUS			
BRD - BOARD	GALV - GALVANIZED		- ROOF DRAIN			
BLK - BLOCK (CMU)	GB - GRAB BAR		- REINFORCING			
BOT - BOTTOM	GC - GENERAL CONTRACTOR	REQD	- REQUIRED			
	GYP - GYPSUM	RM	- ROOM			
CB - CATCH BASIN						
CIP - CAST-IN-PLACE	HC - HVAC ONTRACTOR		- SCHEDULE			
CJ - CONSTRUCTION JOINT	HM - HOLLOW METAL	-	- SHEET			
CL - CENTERLINE	HORIZ- HORIZONTAL		- SIMILAR			
CLG - CEILING	HT - HEIGHT		- SLAB ON GRADE			
CLJ - CONTROL JOINT	HVAC - HEATING, VENTILATION & AIR CONDITIONING	SPEC	- SPECIFICATION			
CLR - CLEAR DISTANCE	HR - HOUR		- SQUARE			
CMU - CONCRETE MASONRY UNIT			- STAINLESS STEEL			
CO - CASED OPENING	ID - INSIDE DIAMETER		- STEEL			
COL - COLUMN	I.F INSIDE FACE		- STRUCTURAL			
CONC - CONCRETE	INSUL - INSULATION		-			
CONT - CONTINUOUS	INT - INTERIOR	THK	- THICKNESS			
CU - CUBIC			- TOP OF LEDGE ELEVATION			
	JBE - JOIST BEARING ELEVATION		- TOP OF PIER ELEVATION			
DBL - DOUBLE	JT - JOINT		- TOILET PAPER DISPENSER			
DF - DRINKING FOUNTAIN	5. 00mm		- (SEE HIGH STRENGTH STEEL			
DIM - DIAMETER	L - STEEL ANGLE DESIGNATION		DESIGNATION)			
DN - DOWN		TYP	- TYPICAL			
DS - DOWN SPOUT	LVL - LAMINATED VENEER LUMBER	TOW	- TOP OF WALL ELEVATION			
DTL - DETAIL	LAF PUNITALIED AFIAFELL FOLIABELL	1011	IOI OI WALL LLEVATION			
DWG - DRAWING	MAX - MAXIMUM	UD	- UNIVERSAL DESIGN			
DIVAMINO	MBW - MASONRY BEARING WALL	UL	- UNDERWRITERS LAB			
EA - EACH	MFG - MANUFACTURER	UNO	- UNLESS NOTED OTHERWISE			
EC - ELECTRICAL CONTRACTOR	MIN - MINIMUM		- UNIFORM FEDERAL ACCESSIBILITY			
EIFS - EXTERIOR INSULATION FINISH SYSTEM	MO - MASONRY OPENING	ULYO IAI'I	STANDARDS - MOBILITY IMPAIRED			
	MTL - METAL	HEVOTIN				
EL - ELEVATION ELEV - ELEVATOR	IVIIL - IVIETAL	UFAS II.V.	UNIFORM FEDERAL ACCESSIBILITY			
	NIC NOT IN CONTRACT		STANDARDS - HEARING AND VISUALLY IMPAIRED			
ENG - ENGINEER	NIC - NOT IN CONTRACT		IIVIFAIKEU			
EQ - EQUAL	NOM - NOMINAL	\/D	VADOD BADDIED			
EXIST - EXISTING		VB VEDT	- VAPOR BARRIER			
EXP - EXPANSION	NO - NUMBER		- VERTICAL			
EXT - EXTERIOR	OC - ON CENTER	VIF	- VERIFY IN FIELD			
ED ELOOP DRAIN		۱۸/	WIDTH			
FD - FLOOR DRAIN	OD - OUTSIDE DIAMETER	W	- WIDTH			
FND - FOUNDATION	O.F OUTSIDE FACE		- WITH			
FE - FIRE EXTINGUISHER	OH - OVERHEAD		- WITHOUT			
FEC - FIRE EXTINGUISHER CABINET	OPCI - OWNER PROVIDED, CONTRACTOR INSTALLED		- WATER CLOSET			
FF - FINISH FLOOR	OPOI - OWNER PROVIDED, OWNER INSTALLED	WD	- WOOD			
FIN - FINISH	OPNG - OPENING	WHEDA	- WISCONSIN HOUSING AND ECONOMIC			
FLR - FLOOR	OPP - OPPOSITE		DEVELOPMENT AUTHORITY			
			- WEATHER RESISTIVE BARRIER			
		WWF	- WELDED WIRE FABRIC			

PROJECT/BUILDING DATA

NEW 5 STORY SENIOR-LIVING BUILDING WITH PARKING BELOW AT GROUND

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

TYPE-A, UFAS & WHEDA INFORMATION

UFAS MOBILE IMPAIRED UNITS AND WHEDA UNITS WITH ROLL-IN SHOWERS:

BUILDING AREAS
SEE GROSS BUILDING AREA TABLE ON THIS SHEET.

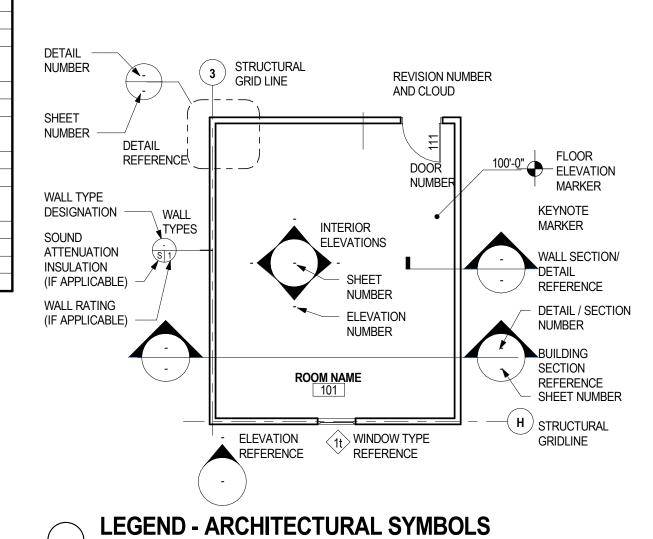
TOTAL SITE PARKING SPACES = 31

TYPE-A UNITS: 215 & 224

UFAS HEARING IMPAIRED UNITS:

- 320 AND 324

- 215, 219, 224, 315, 319



Dimension IV - Madison Design Group **Architecture:**

> 6515 Grand Teton Plaza, Suite 120, Madison, WI 53719 www.dimensionivmadison.com p: 608.829.4444

General **MSP Construction**

Contractor: 7901 West National Avenue, West Allis, WI 53214

p: 414.259.2108 www.msprealestateinc.com

Civil **CJ Engineering**

9205 West Center Street, Suite 214, Milwaukee, WI 53222

p: 414.443.1312 www.cj-engineering.com

OTIE Structural

Engineer:

Engineer: 5100 Eastpark Blvd., Ste. 300, Madison, WI 53718

> p: 608.243.6470 www.oescgroup.com

raSmith Landscape

221 South 2nd Street, Suite 214, Milwaukee, WI 53204 **Architect:**

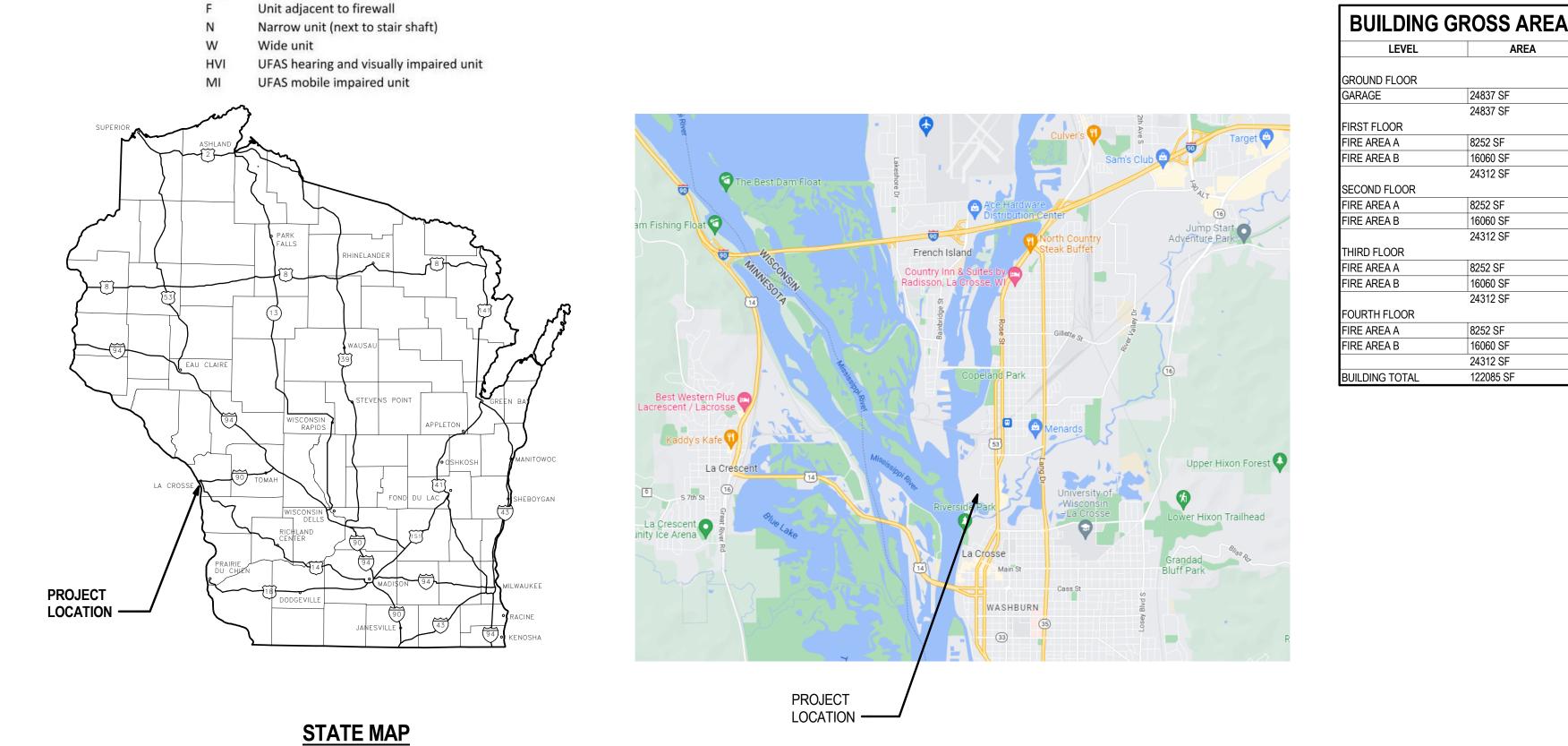
> p: 262.781.1000 www.rasmith.com

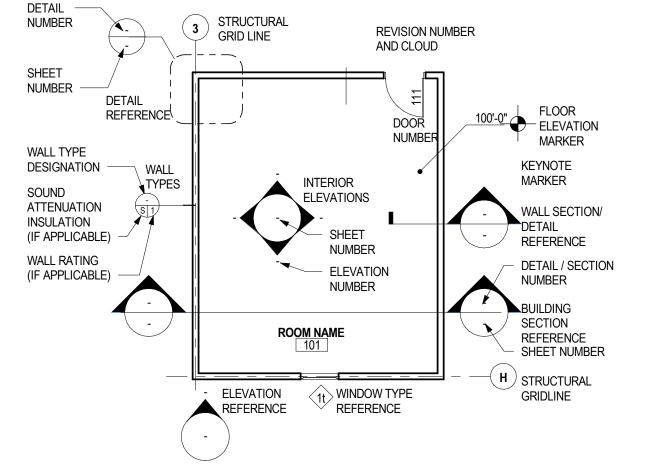
Lighting Hein Electric Supply Company Designer: 515 W. Cherry St, Milwaukee, WI 53212

> p: 414.274.6250 www.hein.com

LIST OF DRAWINGS - MASTER LIST OF DRAWINGS - MASTER Current SHEET

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





CONSTRUCTION SET - ADDENDUM B

PROJECT# 21136

G0.1 04/26/2023



CODE COMPLIANCE GENERAL NOTES

- ALL UNITS ARE TYPE "B" UNLESS NOTED OTHERWISE, REFER TO ENLARGED UNIT PLANS FOR INFORMATION AND REFERENCES TO
- ACCESSIBLE CRITERIA. ALL "TYPE A" UNITS ARE DESIGNED TO COMPLY WITH THE
- REQUIREMENTS OF IBC ACCESSIBLE UNIT.
- REFER TO SHEET G2.0 FOR ACCESSIBLE MOUNTING AND CLEARANCES INFORMATION.
- ALL FIRE EXTINGUISHER CABINETS SHALL BE IN APPROVED LOCATIONS WITH A MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER TO BE 75 FEET PER I.F.C.
- COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125' PER 1006.2.1 & 1029.8.
- EXIT ACCESS TRAVEL DISTANCE IS 250' WITH SPRINKLERS PER
- FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED IN THE FIELD WITH SIGNS OR
- ALL EXTERIOR BEARING WALLS TO BE 1HR RATED U.N.O.

STENCILING PER IBC 703.7

- ALL FIRE RATED ASSEMBLIES WITHIN CONCEALED ACCESSIBLE SPACES SHALL CLEARLY & PERMINANTLY IDENTIFIED PER IBC SEC.
- ALL FIRE DOOR ASSEMBLIES IN CORRIDORS TO COMPLY WITH UL 1784 AND INSTALLED IN ACCORDANCE WITH NFPA 105 PER IBC SEC.
- FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED IN THE FIELD WITH SIGNS OR STENCILING PER IBC 703.7
- SMOKE ALARMS SHALL BE PROVIDED IN EACH ROOM USED FOR SLEEPING PURPOSES AND IN EACH ROOM IN THE IMMEDIATE VICINITIY OF EACH BEDROOM PER IBC 907.2.11.2. IN-UNIT SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. ALARMS SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
- SMOKE ALARMS SHALL RECEIVE PRIMARY POWER FROM THE BUILDING'S COMMERCIAL POWER SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQIURED FOR OVER CURRENT PROTECTION PER IBC 907.2.11.6.
- CARBON MONOXIDE ALARMS TO BE PROVIDED PER SPS362.0915 AND SHALL BE LOCATED IN ANY ROOMS CONTAINING FUEL BURNING APPLIANCES, INCLUDING BUT NOT LIMITED TO FURNACES, BOILERS, AND WATER HEATERS. CARBON MONOXIDE ALARMS SHALL BE PROVIDED THROUGHOUT BASEMENT PER SPS362.0915(2) (a)(6.b). ALARMS SHALL RECEIVE PRIMARY POWER FROM THE BUILDING'S COMMERCIAL POWER SOURCE AND SHALL BE PERMANENT WITHOUT A DISCONNECTING SWTICH OTHER THAN AS REQUIRED FOR OVER CURRENT PROTECTION PER IBC 915.
- FIRE ALARM PLANS SHALL BE SUBMITTED FOR REVIEW TO CITY OF LA CROSSE FIRE PROTECTION ENGINEERING FOR REVIEW AND APPROVAL AS PART OF A DEFERRED SUBMITTAL.

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MSP - THE

323 RIVER BEND ROAD

LA CROSSE, WI 54603

CODE COMPLIANCE SYMBOLS LEGEND INDICATES "TYPE A", WHEDA, AND UFAS MOBILE INDICATES WHEDA AND UFAS MOBILE IMPAIRED WU-MI INDICATES WHEDA AND UFAS HEARING AND WU-HVI VISUALLY IMPAIRED UNIT INDICATES WHEDA UNIT INDICATES FIRE EXTINGUISHER CABINET LOCATION INDICATES OCCUPANCY TYPE AND CAPACITY XXX INDICATES ADA ACCESSIBLE ROUTE INDICATES EXIT AND EXIT CAPACITY EGRESS WIDTH FACTOR STAIRWAYS = 0.3" PER OCCUPANT ALL OTHER EGRESS COMPONENTS = 0.2" PER - INDICATES 1 HOUR FIRE RATED ASSEMBLY (SEC 709) - - INDICATES 2 HOUR FIRE RATED ASSEMBLY (SEC 709) - - - - INDICATES 3 HOUR FIRE RATED ASSEMBLY(SEC 709) EXIT ACCESS TRAVEL DISTANCE \circ MAXIMUM DISTANCE ALLOWED IS 250 FEET COMMON PATH OF TRAVEL DISTANCE. MAXIMUM DISTANCE ALLOWED IS 125 FEET

SITE COMPLIANCE PLAN KEYNOTES

- 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.
- SEC. 705.8: 25% UNPROTECTED OPENINGS ALLOWED. 25% PROPOSED OPENINGS.
- SEC. 705.8: 25% UNPROTECTED OPENINGS ALLOWED.
- 9% PROPOSED OPENINGS. 6. SEC. 705.8: 45% UNPROTECTED OPENINGS ALLOWED.

UNOBSTRUCTED CLEARANCE UNDER CANOPY. SEE SHEET A8.2.

- 20% PROPOSED OPENINGS. CANOPY STRUCTURE ABOVE. IFC SEC. 503.2.1: 13'-6" MINIMUM
- 8. IFC SEC. 503.1.1: FIRE APPARATUS ACCESS ROAD.
- FIRE WALL EXTENDING FROM FIRST FLOOR TO UNDERSIDE OF ROOF SHEATHING.
- 10. IFC TABLE D103.4: MAXIMUM 150 FOOT DEAD END ALLOWED FOR FIRE APPARATUS WITHOUT A TURNAROUND.
- 11. LINE OF FIRE SEPARATION DISTANCE. 12. HOSE LAY DISTANCE < 150'-0"

13. EGRESS ONLY.

REVISIONS: 04/26/2023 ADDENDUM B PROJECT# SITE CODE

04/14/2023

DATE OF ISSUE:

COMPLIANCE PLAN

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