

CODE REVIEW SUMMARY			
PROJECT LOCATION & TYPE			
JURISDICTION	CITY OF MONROE, WISCONSIN		
TYPE OF PROJECT	RENOVATION		
APPLICABLE CODES			
ZONING CODE	2015 ICC INTERNATIONAL BUILDING CODE		
BUILDING CODE	2015 ICC EXISTING BUILDING CODE		
ACCESSIBILITY CODE	2010 D.O.J.		
PLUMBING CODE	WISCONSIN UNIFORM PLUMBING CODE		
ELECTRICAL CODE	2017 NEC NATIONAL ELECTRIC CODE		
MECHANICAL CODE	2015 ICC INTERNATIONAL MECHANICAL CODE		
FIRE SAFETY CODE	2012 NFPA 101 - LIFE SAFETY CODE		
ENERGY CODE	2015 ICC INTERNATIONAL ENERGY CONSERVATION CODE		
BUILDING DATA			
CONSTRUCTION TYPE	TYPE V		IBC TABLE 601
OCCUPANCY CLASSIFICATION	A-2, RESTAURANT, 1ST FLOOR, STORAGE, 2ND; 9,500 SF/FLOOR, 5...		
OCCUPANT LOAD			
"A" OCCUPANCY - UNCONCENTRATED (15 SF/EA)	450/ 15 = 30		IBC TABLE 1004.1.2
COMMERCIAL KITCHEN (200 SF/EA)	416 / 200 = 2		IBC TABLE 1004.1.2
STORAGE (300 SF/EA)	1,100 / 300 = 4		
TOTAL OCCUPANT LOAD	36 OCCUPANTS		
SPRINKLERED	N/A		
NUMBER OF STORIES	2		
SQUARE FEET/FLOOR			
BASEMENT	1,135 SF		
FIRST FLOOR	1,180 SF		
SECOND FLOOR	1,100 SF		
BUILDING TOTAL AREA	3,415 SF		
CONSTRUCTION REQUIREMENTS			
STRUCTURAL FRAME	0 HOUR		
EXTERIOR BEARING WALLS	0 HOUR		
INTERIOR BEARING WALLS	0 HOUR		
FLOOR/CEILING	0 HOUR		
ROOF/CEILING	0 HOUR		
MEANS OF EGRESS			
EXIST ACCESS TRAVEL DISTANCE			
A-2	200 FEET WITHOUT SPRINKLER		IBC TABLE 1017.2
R-2	200 FEET WITHOUT SPRINKLER		IBC TABLE 1017.2
EGRESS WIDTH	REQUIRED	ACTUAL	
EXIT DOOR WIDTH (.2" PER OCCUPANT W/O SPRINKLER)	7.2"	60"	IBC 1005.3.2

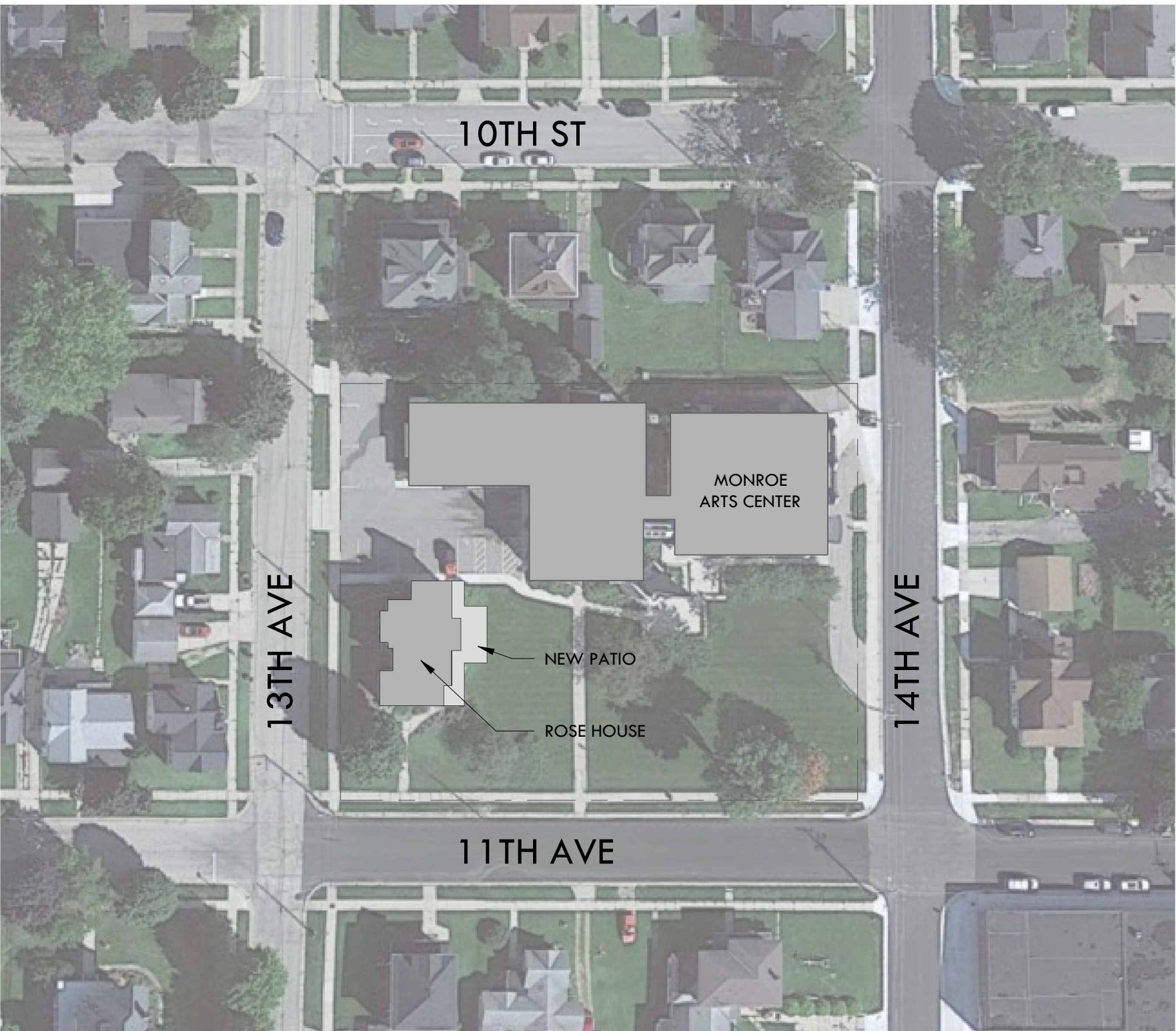
ARCHITECTURAL DRAWING INDEX		
SHEET NUMBER	SHEET NAME	
G001	COVER SHEET	
G002	STANDARDS	
A101	FIRST FLOOR PLAN	
A301	ELEVATIONS, DETAILS, SECTIONS	
K101	KITCHEN PLAN	

FIRST FLOOR BUILD-OUT

for MONROE ARTS CENTER - ROSE HOUSE

1303 11th St.

Monroe, WI 53566



1 SITE PLAN

studio **gwa**
PLAN DESIGN DEVELOP

04/12/2023
DATE
WISCONSIN
AARON M. HOLVERSON
A-12500-5
MONROE
WIS.
ARCHITECT
expires: 7/31/2024
signature

FIRST FLOOR BUILD-OUT
















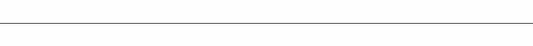







1303 11th St.
Monroe, WI 53566

ISSUE DATES:
4/12/2023 PLAN REVIEW

SHEET TITLE
COVER SHEET

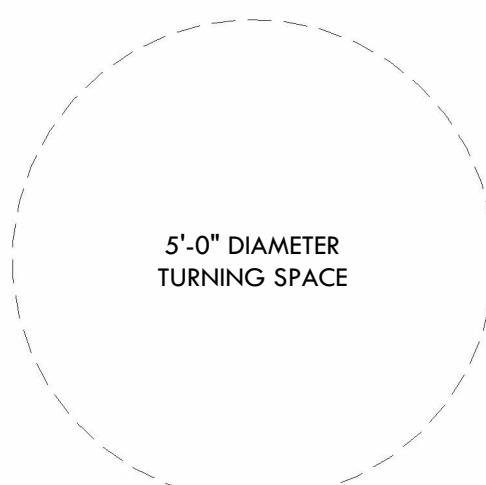
PROJECT NUMBER:
22-1643

SHEET NUMBER
G001

GRAPHICAL SYMBOLS		
DRAWING TITLE	1 FLOOR PLAN 1/8" = 1'-0"	DRAWING TITLE DRAWING SCALE DRAWING NUMBER
NORTH ARROW		NORTH DESIGNATION
BUILDING SECTION		BUILDING SECTION NUMBER DRAWING NUMBER
WALL SECTION		WALL SECTION NUMBER DRAWING NUMBER
EXTERIOR ELEVATION		ELEVATION NUMBER DRAWING NUMBER
INTERIOR ELEVATION		INTERIOR ELEVATION NUMBER DRAWING NUMBER
DETAIL DESIGNATION		DETAIL NUMBER DRAWING NUMBER
ROOM DESIGNATION		ROOM/SPACE NUMBER
DOOR DESIGNATION		DOOR NUMBER
ELEVATION DESIGNATION		ELEVATION HEIGHT DESCRIPTION
REVISION DESIGNATION		REVISION NUMBER
PARTITION TYPE		
COLUMN REFERENCE		VERTICAL COLUMN DESIGNATION
COLUMN REFERENCE		HORIZONTAL COLUMN DES.
DIMENSION LINES		
LEADER LINES		
CENTER LINES		
HIDDEN, FUTURE, OR DEMOLITION LINES		
EXISTING PARTITION TO BE REMOVED		
EXISTING MASONRY PARTITION TO BE REMOVED		
EXISTING PARTITION TO REMAIN		
EXISTING MASONRY PARTITION TO REMAIN		
NEW DRYWALL PARTITION		
NEW MASONRY PARTITION		

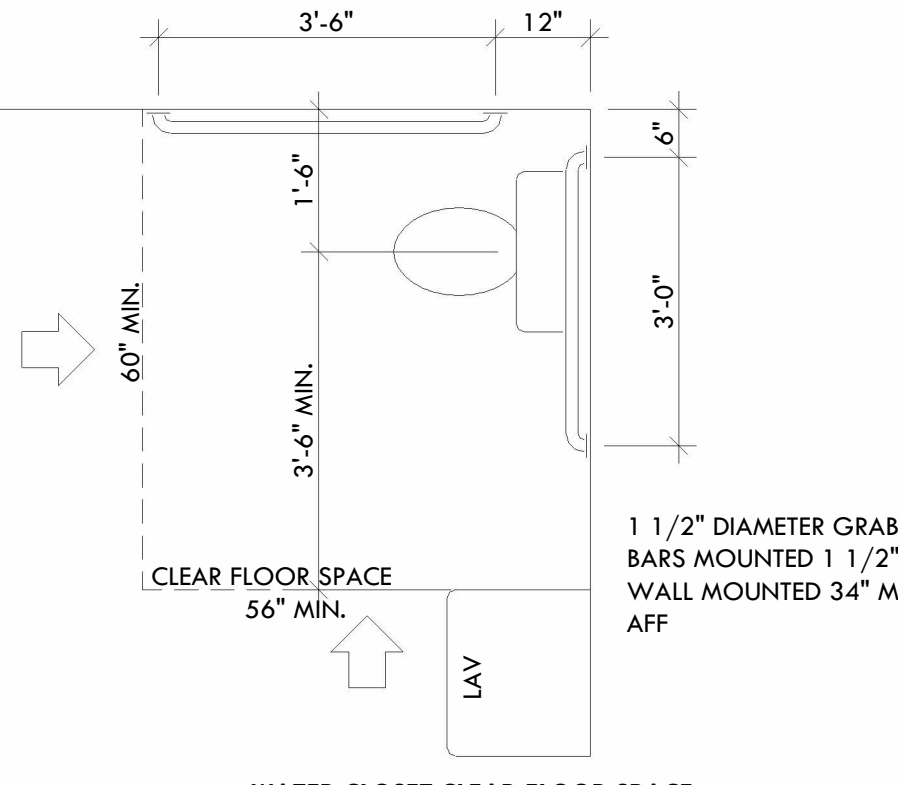
ACCESSIBILITY (ADA) NOTES	
ADA.0	GENERAL ACCESSIBILITY NOTES
ADA.1	THIS BUILDING SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF BOTH THE AMERICANS WITH DISABILITIES ACT (ADA), PUBLIC LAW 101-336, AND THE USDOJ 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BE RESPONSIBLE, AS EACH TRADE APPLIES, FOR COMPLYING WITH THESE STANDARDS AND CODES AS APPLIED TO WORK PERFORMED UNDER CONTRACT. ANY CONFLICTS, INCONSISTENCIES, OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL IMMEDIATELY. ALL CONTRACTORS WILL VERIFY AND COMPLY WITH ALL PROVISIONS OF THE CODES AND STANDARDS.
ADA.2	<p>PARKING:</p> <p>ACCESSIBLE PARKING STALLS SHALL BE LOCATED, MARKED AS REQUIRED. ACCESSIBLE PARKING SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE SHORTEST ACCESSIBLE PATH OF TRAVEL TO AN ACCESSIBLE ENTRANCE TO THE BUILDING.</p> <p>SIDEWALKS TO ACCESSIBLE ENTRY DOORS SHALL BE A MINIMUM OF 5'-0" IN WIDTH AND FREE OF CURBS. SIDEWALK SURFACES SHALL HAVE A BROOM FINISH AS REQUIRED. RAMPS FOR ACCESSIBILITY SHALL BE PROVIDED WITH A SLOPE LESS THAN 1 IN 12. RAMP SURFACES SHALL BE FINISHED WITH DETECTABLE WARNING PATTERNS AS REQUIRED. ACCESSIBLE ENTRANCES SHALL BE PROVIDED WITH A LEVEL PLATFORM WITH A MINIMUM WIDTH OF 5'-0" AND MINIMUM LENGTH TO EXTEND PAST THE PULL SIDE OF THE DOOR 3'-0".</p> <p>DOORS:</p> <p>ALL DOORS (EXCEPT THOSE TO HAZARDOUS AREAS) SHALL HAVE A MINIMUM CLEAR OPENING OF 2'-8".</p> <p>DOORS IN SERIES SHALL BE A MINIMUM OF 7'-0" APART AND SHALL OPEN IN THE SAME DIRECTION.</p> <p>FLOORS SHALL BE LEVEL AT DOORWAYS A MINIMUM OF 4'-0" ON THE PUSH SIDE OF DOORS AND 5'-0" ON THE PULL SIDE OF DOORS.</p> <p>WALLS SHALL BE A MINIMUM OF 1'-6" FROM DOOR JAMBS ON THE PULL SIDE OF DOORS AND 1'-0" ON THE PUSH SIDE OF DOORS.</p> <p>ALL THRESHOLDS SHALL BE A MAXIMUM OF 0'-1 1/2" IN HEIGHT.</p> <p>ALL HARDWARE SHALL BE PUSH/PULL OR LEVER ACTUATED TYPE (EXCEPT DOORS TO HAZARDOUS AREAS WHICH SHALL BE KNURLED OR HAVE AN ABRASIVE FINISH).</p>
ADA.3	<p>INTERIOR CIRCULATION:</p> <p>ALL CORRIDORS SHALL BE A MINIMUM OF 4'-0" IN WIDTH ON REQUIRED ACCESSIBLE ROUTES.</p> <p>HANDRAILS SHALL EXTEND 1'-0" PAST THE TOP TREAD AND 1'-0" PLUS THE WIDTH OF THE TREAD PAST THE BOTTOM TREAD OF ALL STAIRWAYS.</p> <p>RAMPS THAT RISE MORE THAN 6" SHALL HAVE HANDRAILS ON BOTH SIDES OF RAMP. RAMPS SHALL HAVE TACTILE FLOOR DESIGNATIONS.</p> <p>ELEVATORS SHALL HAVE VISUAL AND AUDIBLE SIGNALS WITH TACTILE FLOOR DESIGNATIONS.</p> <p>ALL STAIRWAYS SHALL BE PROVIDED WITH A 10 SQUARE FOOT AREA OF REFUGE ON ALL ACCESSIBLE FLOORS. THE MAIN DISCHARGE LEVEL IS NOT REQUIRED TO PROVIDE AN AREA OF REFUGE. EACH AREA OF REFUGE SHALL HAVE A MEANS OF COMMUNICATION WITH RESCUE PERSONNEL.</p>
ADA.4	<p>TOILET ROOMS:</p> <p>PROVIDE A MINIMUM OF ONE ACCESSIBLE TOILET IN ALL RESTROOMS AS REQUIRED.</p> <p>ACCESSIBLE TOILET STALLS SHALL BE A MINIMUM OF 5'-0" IN WIDTH AND 5'-0" IN DEPTH WITH AN ACCESSIBLE WATER CLOSET WITH LEVER CONTROL ON TRANSFER SIDE, REQUIRED GRAB BARS, AND A 2'-8" CLEAR OPENING OUT-SWINGING DOOR.</p> <p>PROVIDE A MINIMUM OF ONE ACCESSIBLE LEVER OPERATED LAVATORY PER ACCESSIBLE RESTROOM. ACCESSIBLE LAVATORIES SHALL HAVE 2'-4" CLEARANCE UNDER THE FIXTURE. WATER SUPPLY PIPES SHALL BE INSULATED AND PROTECTED.</p> <p>WHEN URINAL(S) ARE PROVIDED, AT MINIMUM PROVIDE ONE ACCESSIBLE URINAL IN ALL MEN'S RESTROOMS, UNLESS ADDITIONAL FIXTURES ARE ALSO NOTED TO BE ACCESSIBLE.</p> <p>PROVIDE A MINIMUM OF ONE ACCESSIBLE MIRROR IN ALL RESTROOMS AS REQUIRED. BOTTOM REFLECTIVE EDGE OF MIRROR SHALL BE A MAXIMUM OF 3'-2" ABOVE FINISHED FLOOR.</p>
ADA.5	
ADA.6	<p>DRINKING FOUNTAINS:</p> <p>ALL DRINKING FOUNTAINS SHALL BE ACCESSIBLE.</p>
ADA.7	<p>SIGNAGE:</p> <p>PROVIDE TACTILE SIGNS FOR ALL COORIDORS, RESTROOMS, AND EXIT DOORS AS REQUIRED.</p>
ADA.8	<p>WARNING SIGNALS:</p> <p>PROVIDE VISUAL AND AUDIBLE WARNING SIGNALS AND ALARMS AS REQUIRED.</p>

ACCESSIBILITY & DRAWING STANDARDS

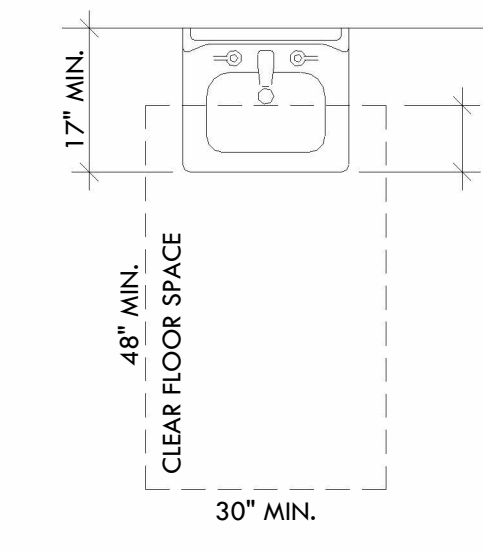


5'-0" DIAMETER TURNING SPACE

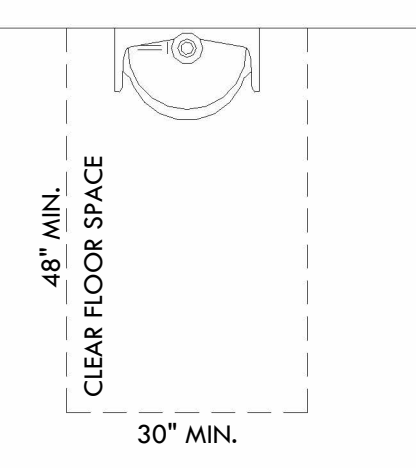
WHEELCHAIR TURNING SPACE



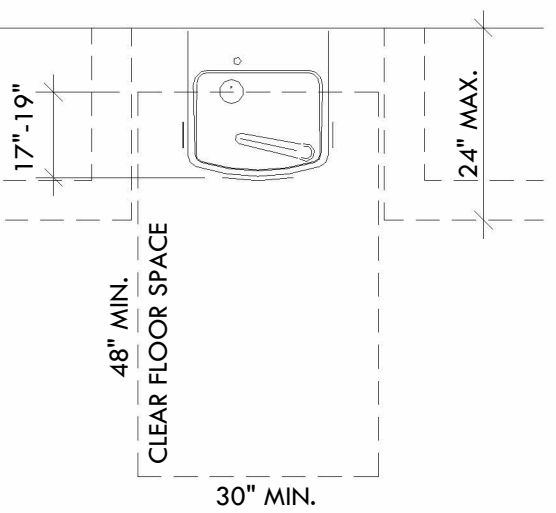
WATER CLOSET CLEAR FLOOR SPACE



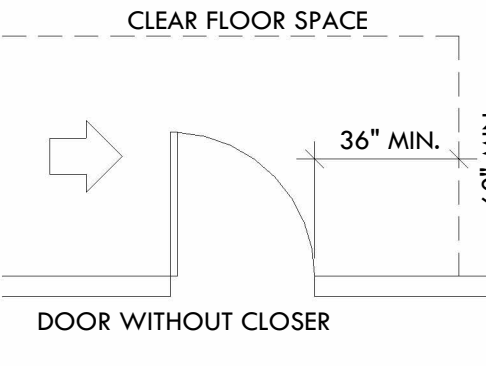
LAVATORY CLEAR FLOOR SPACE



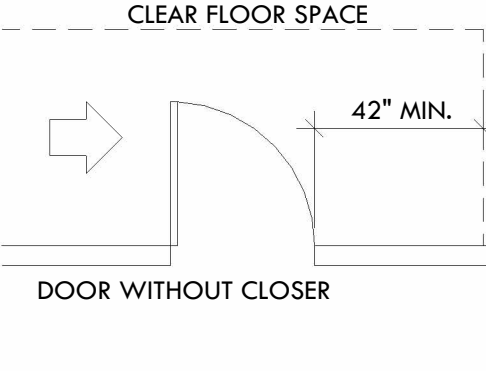
URINAL CLEAR FLOOR SPACE



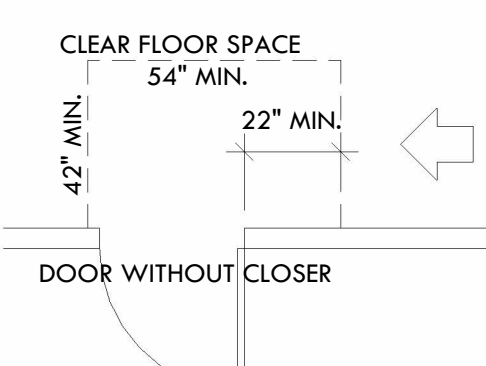
DRINKING FOUNTAIN CLEAR FLOOR SPACE



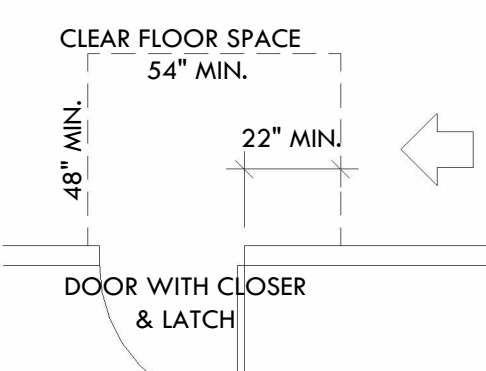
DOOR WITHOUT CLOSER



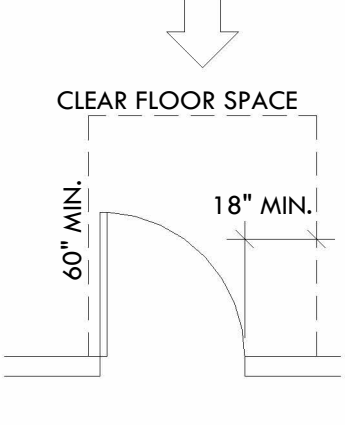
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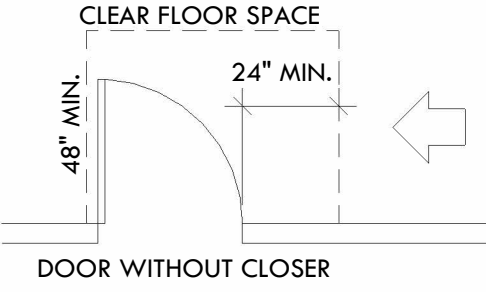
DOOR WITH CLOSER



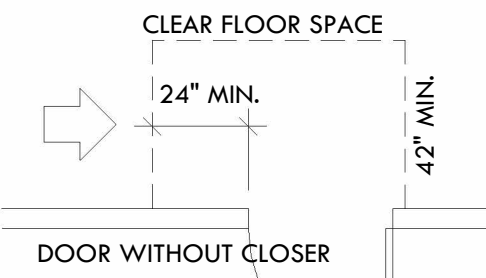
DOOR WITH CLOSER & LATCH



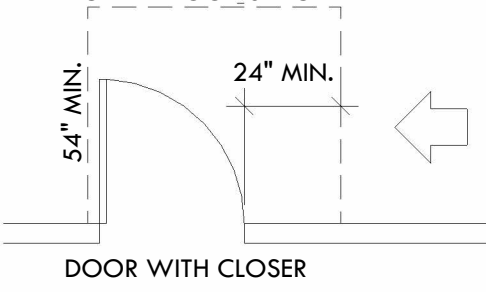
FRONT DOOR APPROACHES CLEAR FLOOR SPACE



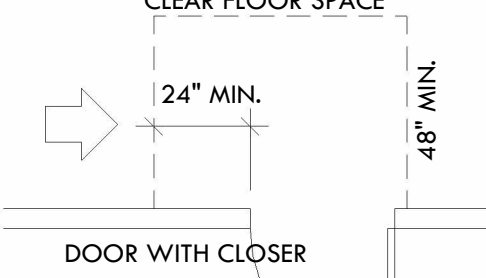
DOOR WITHOUT CLOSER




DOOR WITHOUT CLOSER



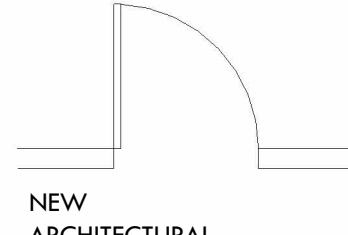
DOOR WITH CLOSER




DOOR WITH CLOSER




NEW DRYWALL PARTITION




NEW ARCHITECTURAL DOOR




NEW MASONRY PARTITION




EXISTING DRYWALL PARTITION TO REMAIN



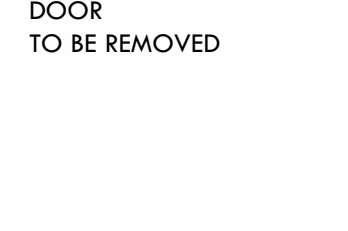
EXISTING DOOR TO REMAIN



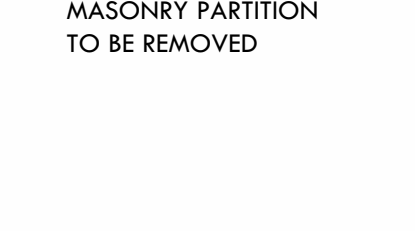
EXISTING MASONRY PARTITION TO REMAIN



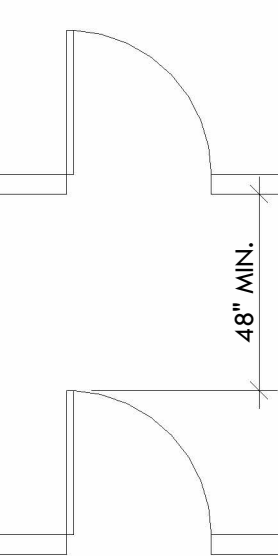
EXISTING DRYWALL PARTITION TO BE REMOVED



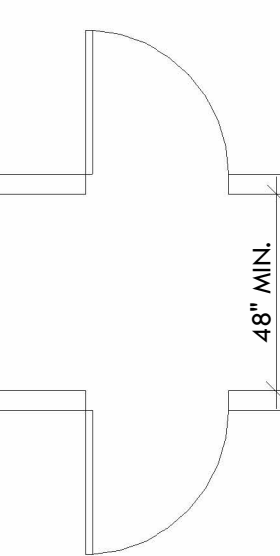
EXISTING DOOR TO BE REMOVED



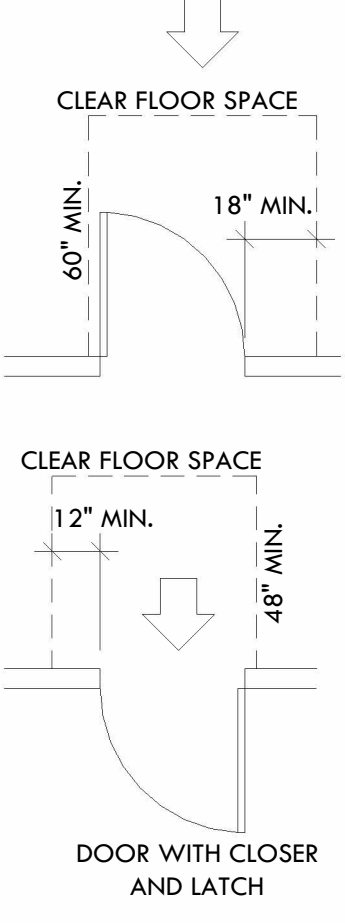
EXISTING MASONRY PARTITION TO BE REMOVED



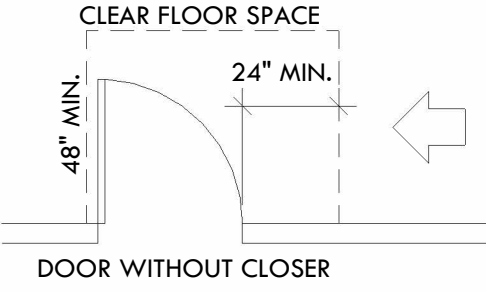
DOORS IN SERIES CLEAR FLOOR SPACE



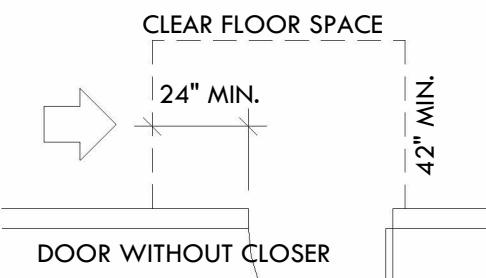
DOORS IN SERIES CLEAR FLOOR SPACE



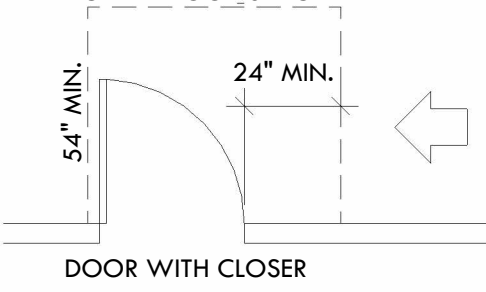
FRONT DOOR APPROACHES CLEAR FLOOR SPACE



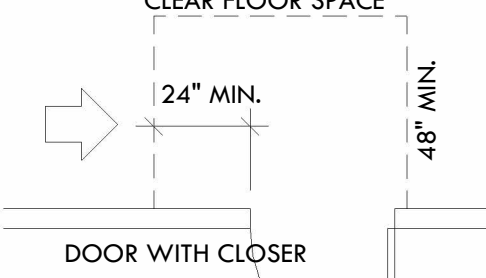
DOOR WITHOUT CLOSER



DOOR WITHOUT CLOSER



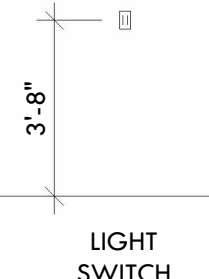
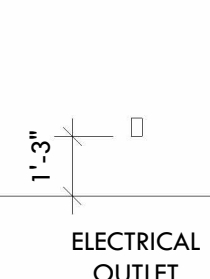
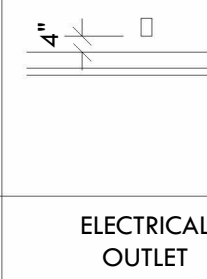
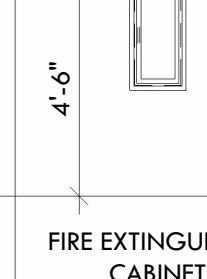
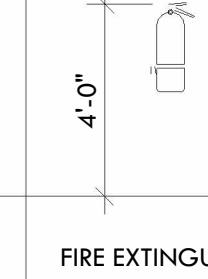
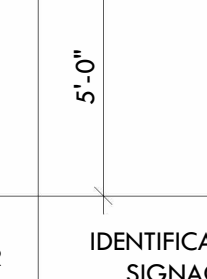
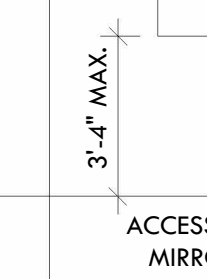
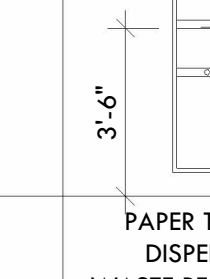
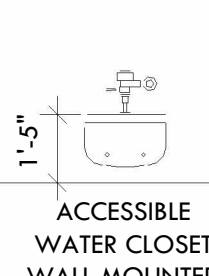
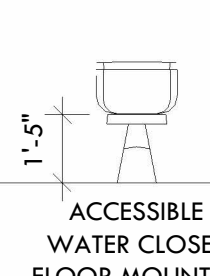
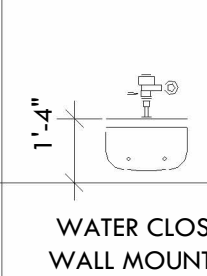
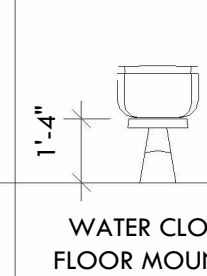
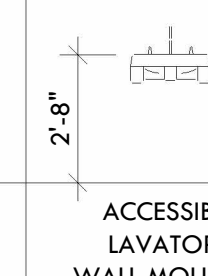
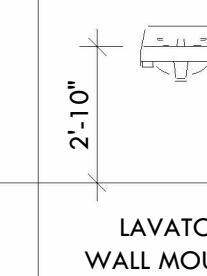
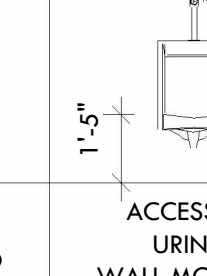
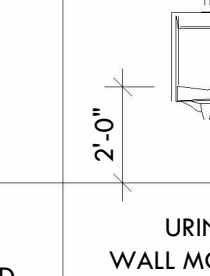



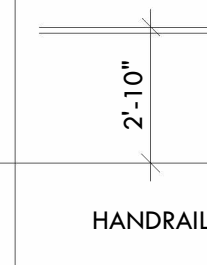

DOOR WITH CLOSER




DOOR WITH CLOSER

TYPICAL MOUNTING HEIGHTS

WALL MOUNTED FIXTURES	HEIGHT FROM FINISHED FLOOR							
LIGHT SWITCHES	44" TO CENTER OF FIXTURE							
ELECTRICAL RECEPTACLES	15" TO BOTTOM OF FIXTURE (UNLESS NOTED OTHERWISE)							
FIRE ALARM PULL	4" ABOVE BACKSPASH ABOVE COUNTER (UNO)							
FIRE ALARM BELL	44" TO CENTER OF FIXTURE							
THERMOSTAT	84" TO CENTER OF FIXTURE							
WALL-MOUNTED TELEPHONE	44" TO CENTER OF FIXTURE							
STROBE LIGHT	44" TO CENTER OF OUTLET							
FIRE EXTINGUISHER CABINET	80" TO TOP OF FIXTURE OR 6" BELOW CEILING (LOWER)							
FIRE EXTINGUISHER	60" TO TOP OF CABINET							
IDENTIFICATION SIGNAGE	48" MAXIMUM TO HANDLE							
MIRROR	60" TO CENTER OF SIGN							
	40" TO LOWEST REFLECTIVE SURFACE							
PLUMBING FIXTURES	HEIGHT FROM FINISHED FLOOR							
ACCESSIBLE DRINKING FOUNTAIN	34" TO TOP OF FIXTURE							
DRINKING FOUNTAIN	40" TO TOP OF FIXTURE							
ACCESSIBLE LAVATORY	32" TO TOP OF BOWL							
LAVATORY	34" TO TOP OF BOWL							
ACCESSIBLE URINAL	17" TO OPENING LIP, MAX. 36" TO TOP OF FLUSH CONTROL							
URINAL	24" TO OPENING LIP							
ACCESSIBLE WATER CLOSET	17" TO TOP OF SEAT, MAX. 36" TO TOP OF FLUSH CONTROL							
WATER CLOSET	16" TO TOP OF SEAT							
ACCESSIBILITY FIXTURES	HEIGHT FROM FINISHED FLOOR							
GRAB BARS	34" TO THE TOP							
HAND RAILS	34" TO THE TOP							
TOILET PAPER DISPENSER	19" MIN. 30" MAX. AND IMMEDIATELY BELOW GRAB BARS							
PAPER TOWEL DISPENSER	42" TO THE DISPENSER							
PAPER TOWEL DISPENSER/RECEPTACLE	SEE ELEVATIONS							
SOAP DISPENSER	40" TO THE CONTROL							

							
3'-8"	1'-3"	4"	4'-6"	4'-0"	5'-0"	3'-4" MAX.	3'-6"
LIGHT SWITCH	ELECTRICAL OUTLET	ELECTRICAL OUTLET ABOVE COUNTER	FIRE EXTINGUISHER CABINET	FIRE EXTINGUISHER	IDENTIFICATION SIGNAGE	ACCESSIBLE MIRROR WALL MOUNTED	PAPER TOWEL DISPENSER WASTE RECEPTACLE
							
1'-5"	1'-5"	1'-4"	1'-4"	2'-8"	2'-10"	1'-5"	2'-0"
ACCESSIBLE WATER CLOSET WALL MOUNTED	ACCESSIBLE WATER CLOSET FLOOR MOUNTED	WATER CLOSET WALL MOUNTED	WATER CLOSET FLOOR MOUNTED	ACCESSIBLE LAVATORY WALL MOUNTED	LAVATORY WALL MOUNTED	ACCESSIBLE URINAL WALL MOUNTED	URINAL WALL MOUNTED
							
2'-10"	3'-4"	2'-10"	2'-10"	1'-7" MIN. 2'-6" MAX.			
ACCESSIBLE DRINKING FOUNTAIN	DRINKING FOUNTAIN	GRAB BARS	HANDRAILS	TOILET PAPER DISPENSER			


PLAN DESIGN DEVELOP

FIRST FLOOR BUILD-OUT

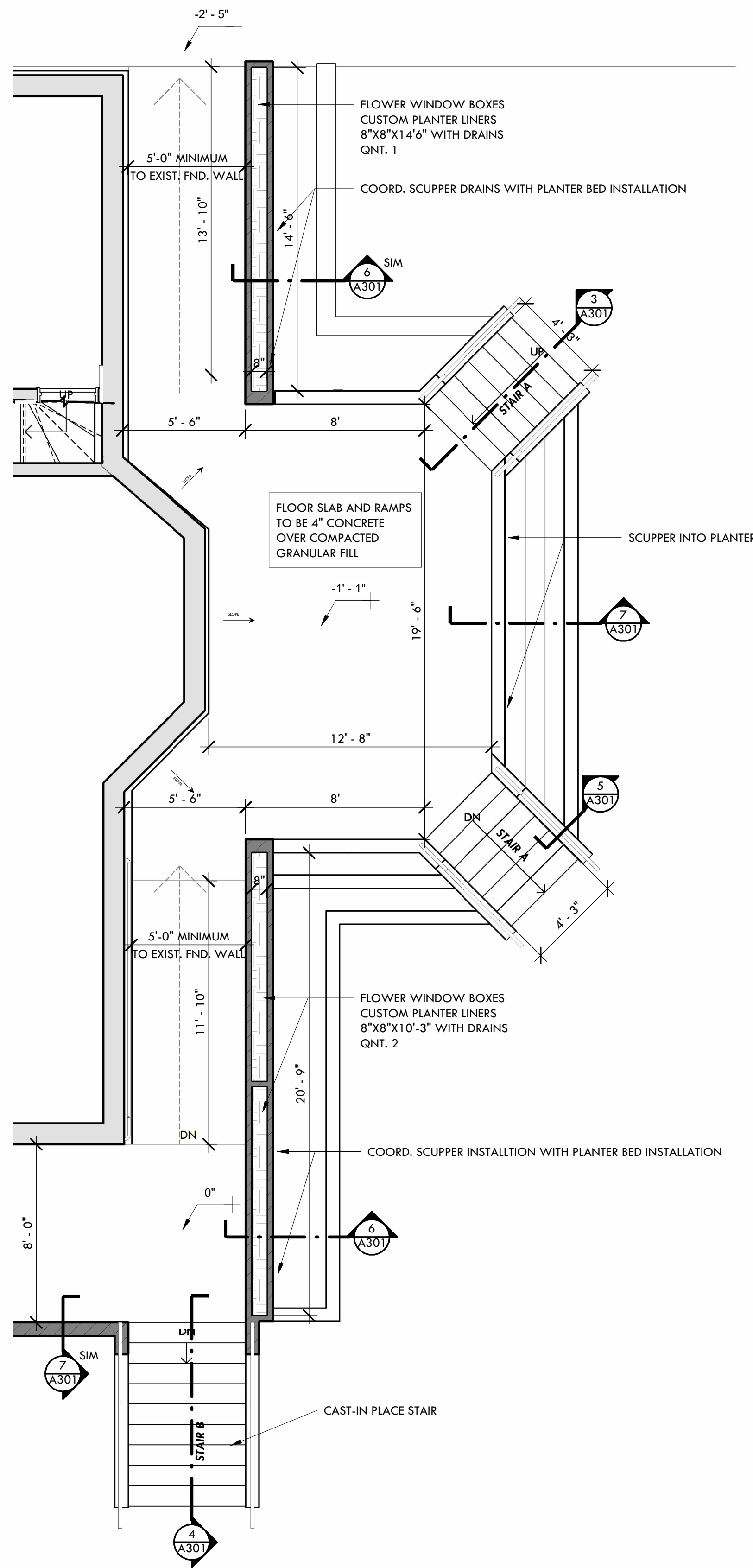
1303 11th St.
Monroe, WI 53566

ISSUE DATES:
4/12/2023 PLAN REVIEW

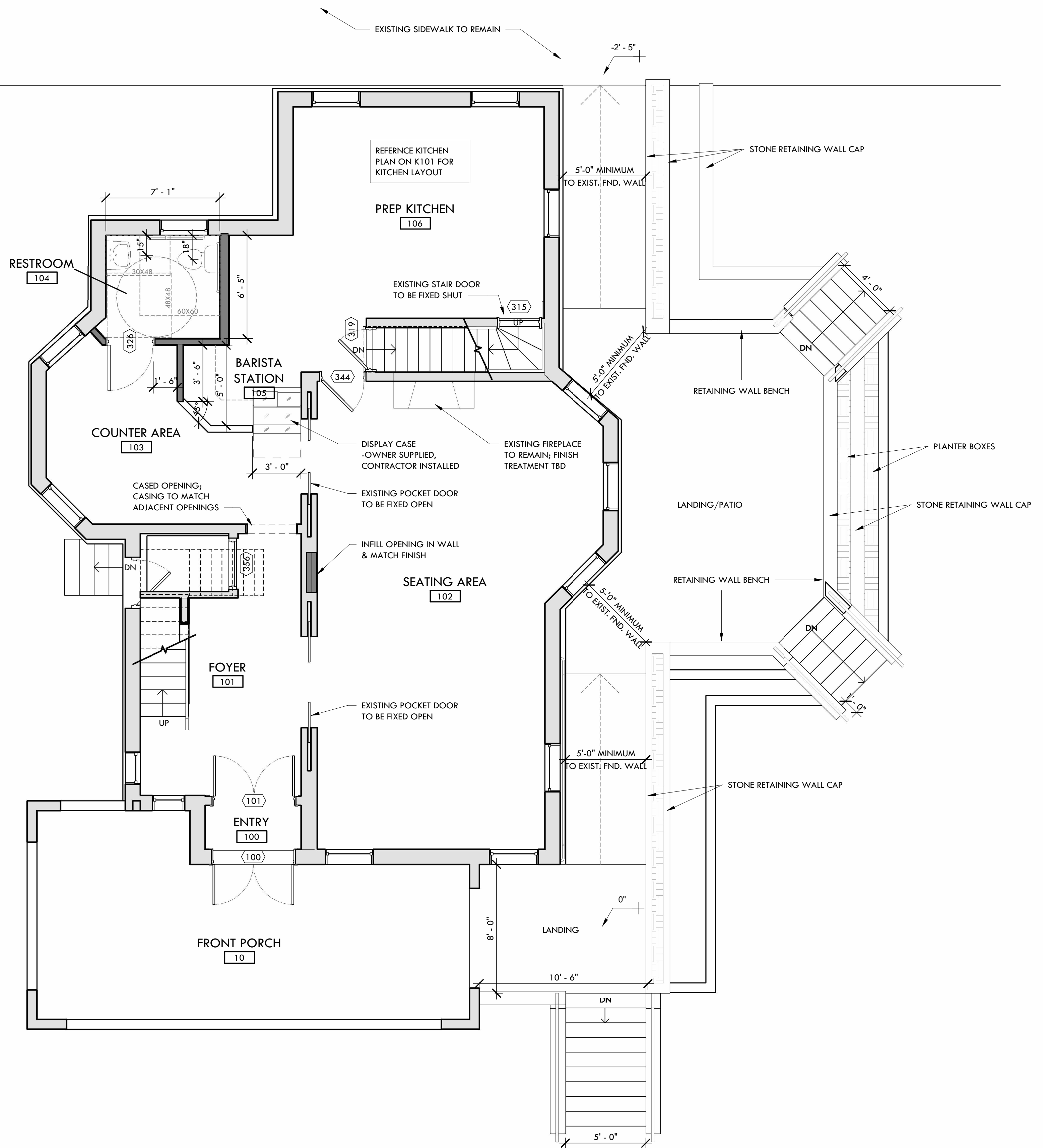
SHEET TITLE
STANDARDS

PROJECT NUMBER:
22-1643

SHEET NUMBER
G002



① **SLAB PLAN**
1/4" = 1'-0"

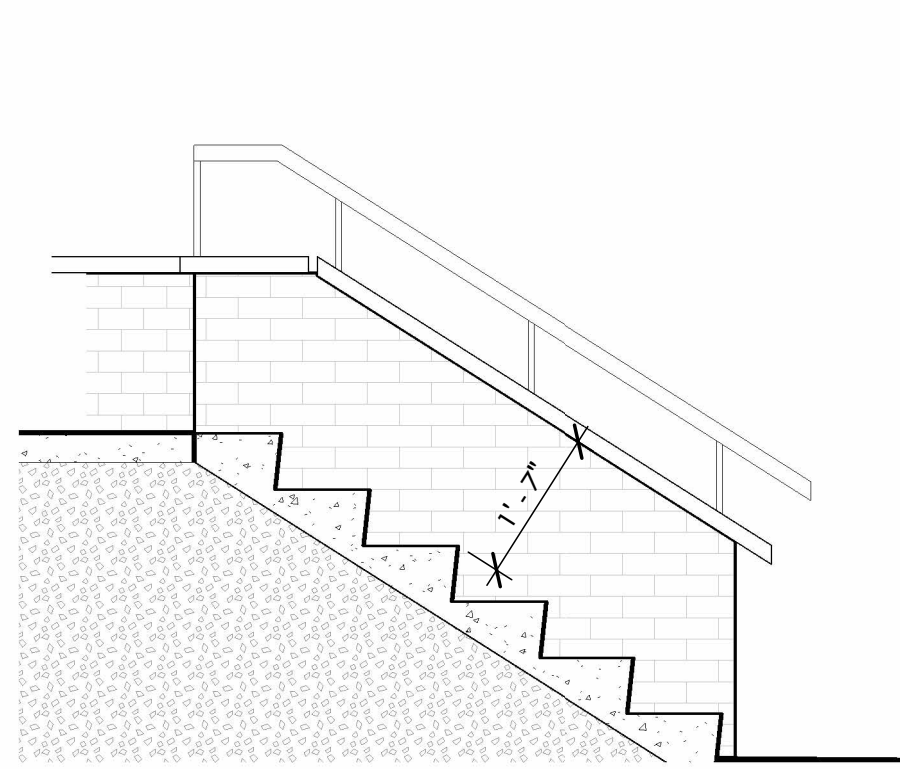




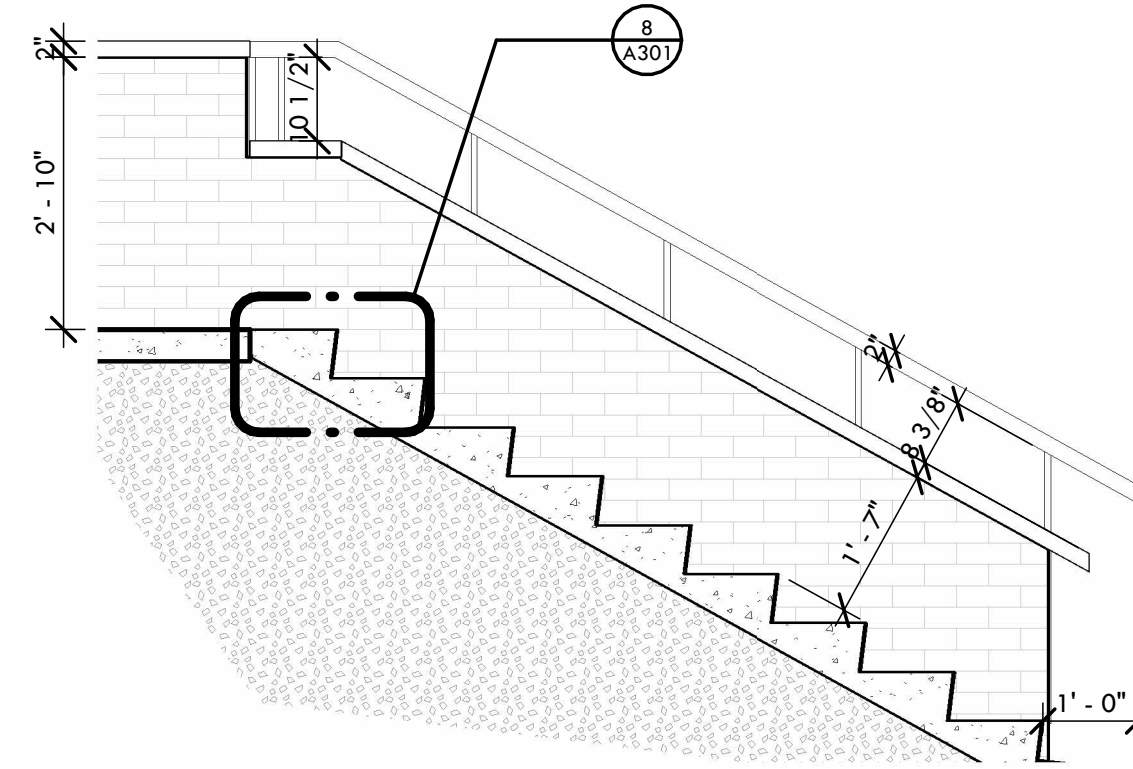
① **EAST ELEVATION**
1/8" = 1'-0"



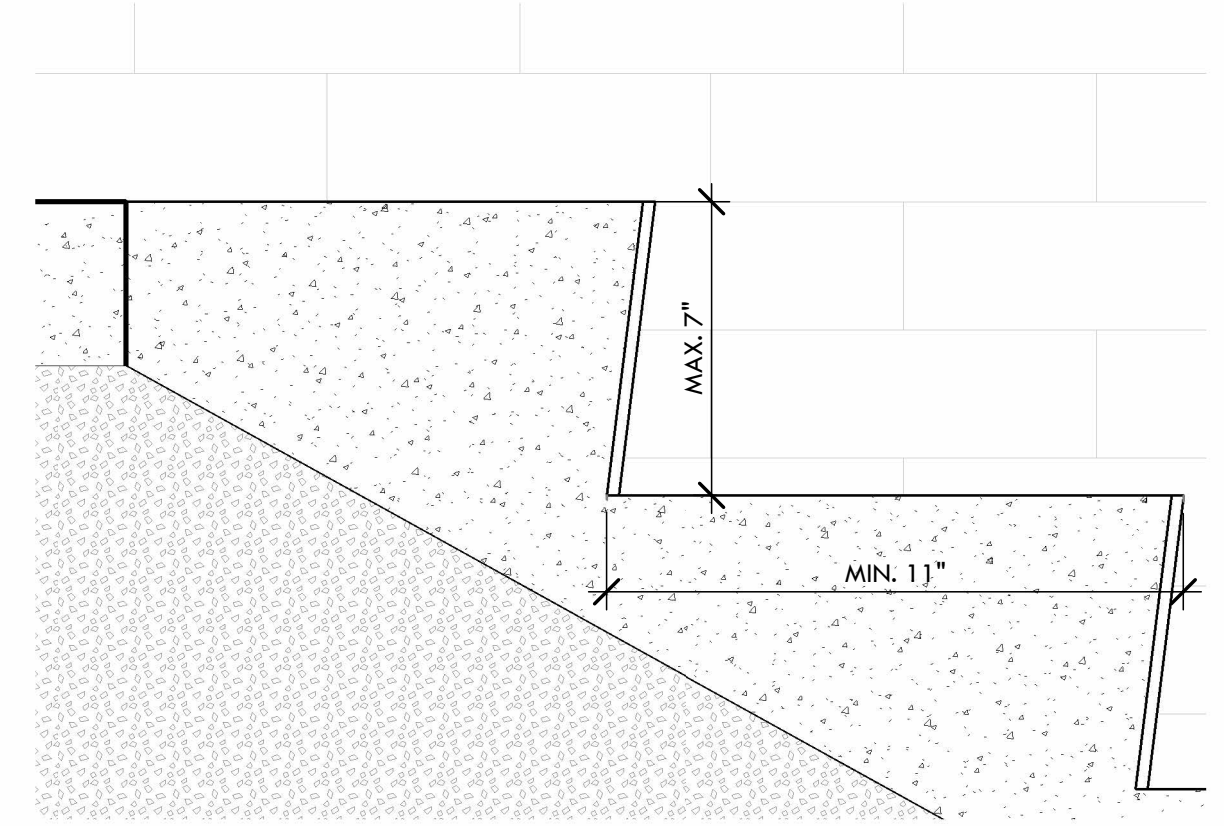
② **SOUTH ELEVATION**
1/8" = 1'-0"



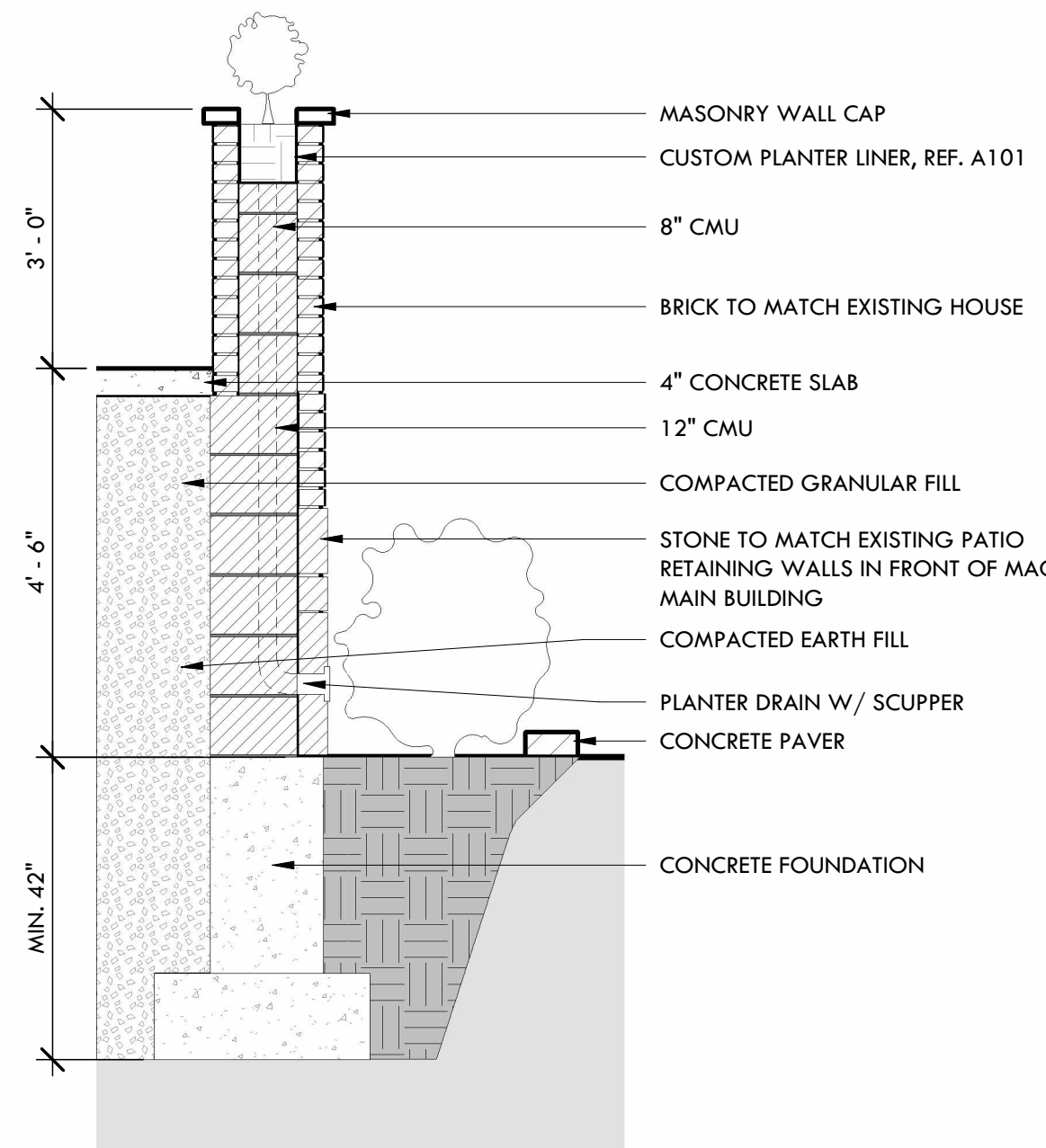
③ **STAIR A SECTION**
1/2" = 1'-0"



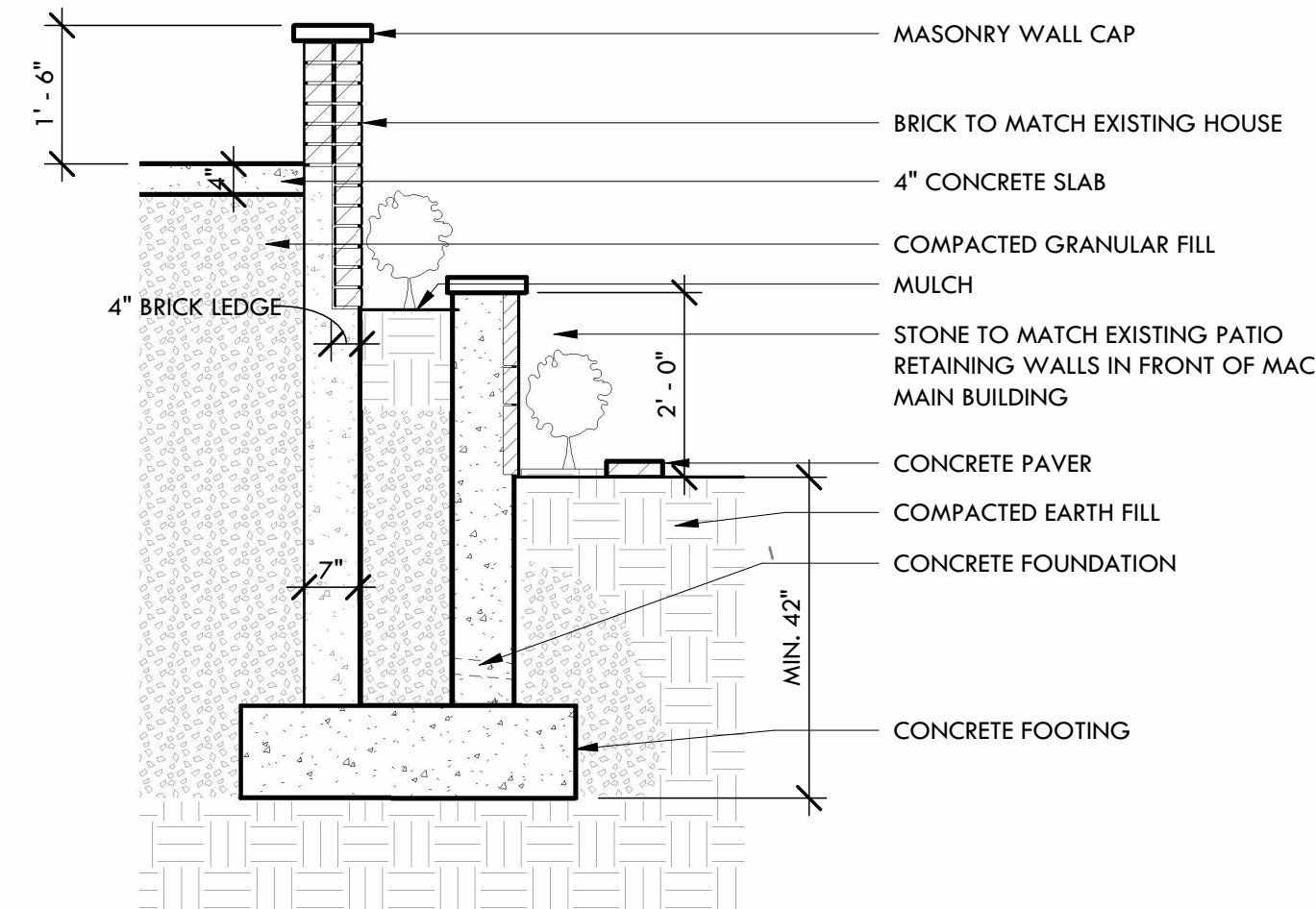
④ **STAIR B SECTION**
1/2" = 1'-0"



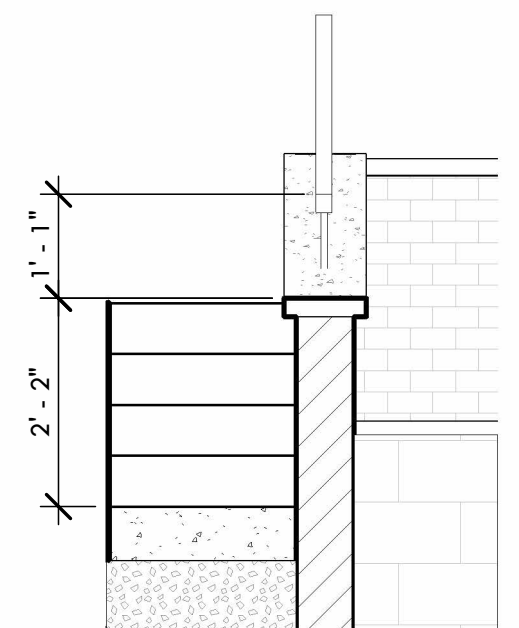
⑧ **TYP. STAIR TREAD**
3" = 1'-0"



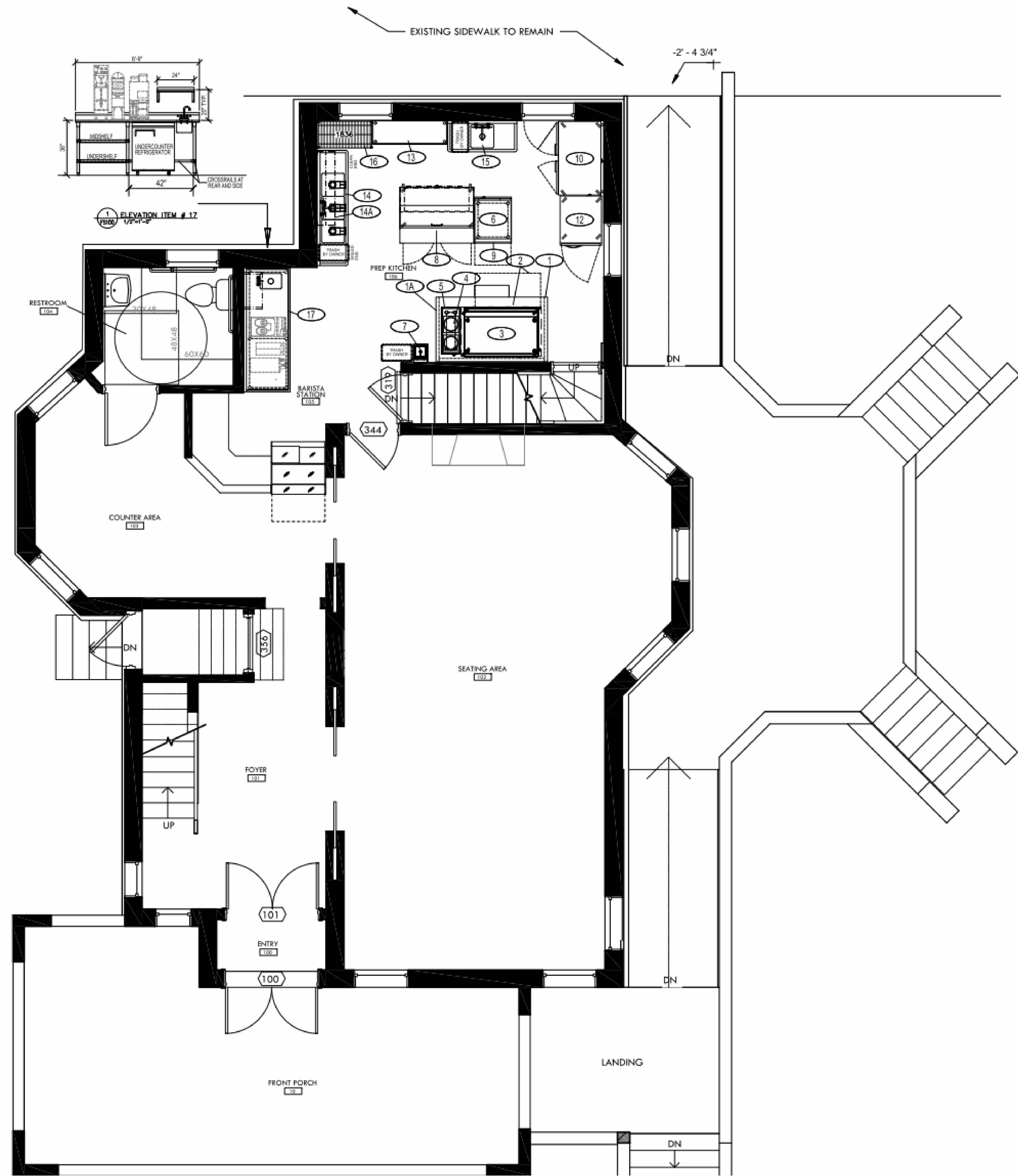
⑥ **STAIR C PLANTER SECTION**
1/2" = 1'-0"



⑦ **LANDING/ PATIO PLANTER SECTION**
1/2" = 1'-0"



⑤ **STAIR RAILING DETAIL TYP.**
1/2" = 1'-0"



① KITCHEN LAYOUT
1/4" = 1'-0"

MAC ROSE HOUSE - MONROE, WI.							EQUIPMENT NAME	PANTRY
ITEM or TAG	QTY	NEW BY KEC	NEW BY OTHERS	USED BY KEC	EXISTING AS-IS	EXISTING REDUCED BY KEC		
1	1	●					VENTLESS EXHAUST HOOD	
1A	1	●					VENTLESS EXHAUST HOOD - BUILT-IN FIRE SUPPRESSION SYSTEM	
2	1	●					REFRIGERATED GRILL STAND	
3	1	●					COUNTER STYLE GRIDDLE	
4	1	●					COUNTER STYLE INDUCTION HOT PLATE	
5	1	●					STAINLESS STEEL WORKTABLE	
6	1	●					FAST BAKE OVEN	
7	1	●					HAND WASH SINK	
8	1	●					REFRIGERATED SALAD/SANDWICH TOP REFRIGERATOR	
9	1	●					STAINLESS STEEL WORKTABLE	
10	1	●					WORKTOP FREEZER	
11	-						SPARE NUMBER	
12	1	●					FULL HEIGHT REFRIGERATOR	
13	1	●					WORKTOP DISH STORAGE CABINET	
14	1	●					THREE COMPARTMENT SINK UNIT	
14A	1	●					OVERHEAD POT & UTENSIL RACK	
15	1	●					STAINLESS STEEL PREPARATION SINK	
16	1	●					(OPTIONAL) WIRE SHELVING UNITS	
17	1	●					STAINLESS STEEL WORKTABLE WITH SINK	
18	-						SPARE NUMBER	
19	1	●					BOTTLE COOLER	