

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



studio gwa
PLAN DESIGN DEVELOP
04/12/2023
DATE
AARON M
HOLMSON
#12380
MONROE
WIS.
ARCHITECT
expires: 7/31/2024
Signature

FIRST FLOOR BUILD-OUT

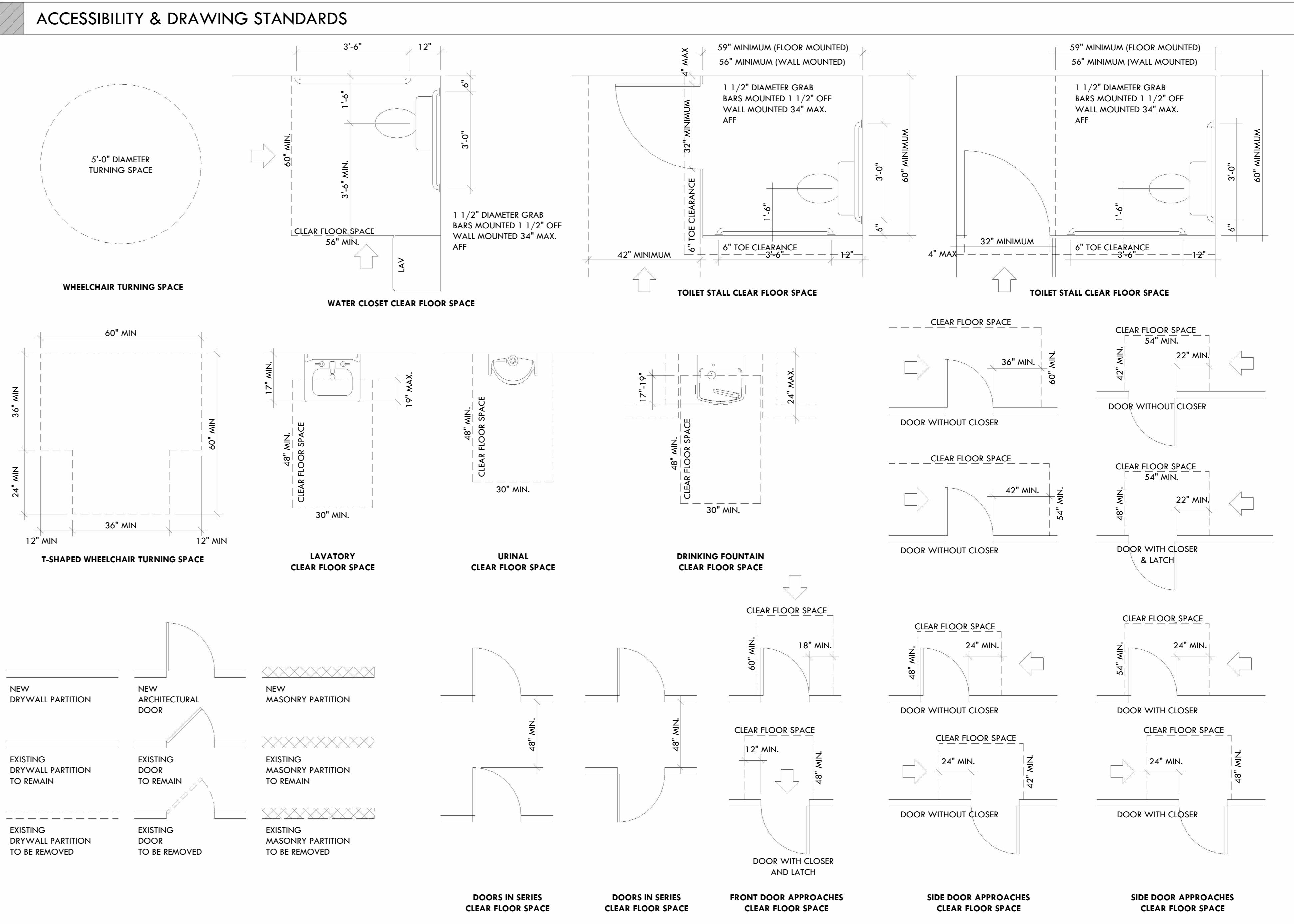
1303 11th St.
Monroe, WI 53566

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 SCALE	
DRAWING NUMBER	
NORTH ARROW	N NORTH DESIGNATION
BUILDING SECTION	1 BUILDING SECTION NUMBER
	A400 DRAWING NUMBER
WALL SECTION	7 WALL SECTION NUMBER
	A5.0 DRAWING NUMBER
EXTERIOR ELEVATION	1 ELEVATION NUMBER
	A4.0 DRAWING NUMBER
INTERIOR ELEVATION	1 INTERIOR ELEVATION NUMBER
	A7.0 DRAWING NUMBER
DETAIL DESIGNATION	2 DETAIL NUMBER
	A6.0 DRAWING NUMBER
ROOM DESIGNATION	101 ROOM/SPACE NUMBER
DOOR DESIGNATION	241B DOOR NUMBER
ELEVATION DESIGNATION	+11'-0" TOP OF FLOOR ELEVATION HEIGHT DESCRIPTION
REVISION DESIGNATION	3 REVISION NUMBER
PARTITION TYPE	A
COLUMN REFERENCE	A VERTICAL COLUMN DESIGNATION
COLUMN REFERENCE	1 HORIZONTAL COLUMN DES.
DIMENSION LINES	X'-X"
LEADER LINES	•
CENTER LINES	—
HIDDEN, FUTURE, OR DEMOLITION LINES	—
EXISTING PARTITION TO BE REMOVED	—
EXISTING MASONRY PARTITION TO BE REMOVED	XXXXXX
EXISTING PARTITION TO REMAIN	—
EXISTING MASONRY PARTITION TO REMAIN	XXXXXX
NEW DRYWALL PARTITION	—
NEW MASONRY PARTITION	—

ACCESSIBILITY (ADA) NOTES	
ADA.0	GENERAL ACCESSIBILITY NOTES
ADA.1	<p>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.</p>
ADA.2	<p>PARKING: 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. RAMPS 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>
ADA.3	<p>DOORS: ALL DOORS (EXCEPT THOSE TO HAZARDOUS AREAS) SHALL HAVE A MINIMUM CLEAR OPENING OF 2'-8". DOORS IN SERIES SHALL BE A MINIMUM OF 7'-0" APART AND SHALL OPEN IN THE SAME DIRECTION. 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. 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. ALL THRESHOLDS SHALL BE A MAXIMUM OF 0'-1/2" IN HEIGHT. ALL HARDWARE SHALL BE PUSH/PULL OR LEVER ACTUATED TYPE (EXCEPT DOORS TO HAZARDOUS AREAS WHICH SHALL BE KNURED OR HAVE AN ABRASIVE FINISH).</p>
ADA.4	<p>INTERIOR CIRCULATION: ALL CORRIDORS SHALL BE A MINIMUM OF 4'-0" IN WIDTH ON REQUIRED ACCESSIBLE ROUTES. HANDRAILS SHALL EXTEND 1'-0" PAST THE TOP TREAD AND 1'-0" PLUS THE WIDTH OF THE TREAD PAST THE BOTTOM TREAD ON ALL STAIRWAYS. RAMPS THAT RISE MORE THAN 6" SHALL HAVE HANDRAILS ON BOTH SIDES OF RAMP. RAMPS SHALL HAVE TACTILE FLOOR DESIGNATIONS. ELEVATORS SHALL HAVE VISUAL AND AUDIBLE SIGNALS WITH TACTILE FLOOR DESIGNATIONS. 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.5	<p>TOILET ROOMS: PROVIDE A MINIMUM OF ONE ACCESSIBLE TOILET IN ALL RESTROOMS AS REQUIRED. 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'-6" 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.6	<p>DRINKING FOUNTAINS: ALL DRINKING FOUNTAINS SHALL BE ACCESSIBLE.</p>
ADA.7	<p>SIGNAGE: PROVIDE TACTILE SIGNS FOR ALL CORRIDORS, RESTROOMS, AND EXIT DOORS AS REQUIRED.</p>
ADA.8	<p>WARNING SIGNALS: PROVIDE VISUAL AND AUDIBLE WARNING SIGNALS AND ALARMS AS REQUIRED.</p>



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) 4" ABOVE BACKSPLASH ABOVE COUNTER (UNO)
FIRE ALARM PULL	44" TO CENTER OF FIXTURE
FIRE ALARM BELL	84" TO CENTER OF FIXTURE
THERMOSTAT	44" TO CENTER OF FIXTURE
WALL-MOUNTED TELEPHONE	44" TO CENTER OF OUTLET
STROBE LIGHT	80" TO TOP OF FIXTURE OR 6" BELOW CEILING (LOWER)
FIRE EXTINGUISHER CABINET	60" TO TOP OF CABINET
FIRE EXTINGUISHER	48" MAXIMUM TO HANDLE
IDENTIFICATION SIGNAGE	60" TO CENTER OF SIGN
MIRROR	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

FIRST FLOOR BUILD-OUT

1303 11th St.

Monroe, WI 53566

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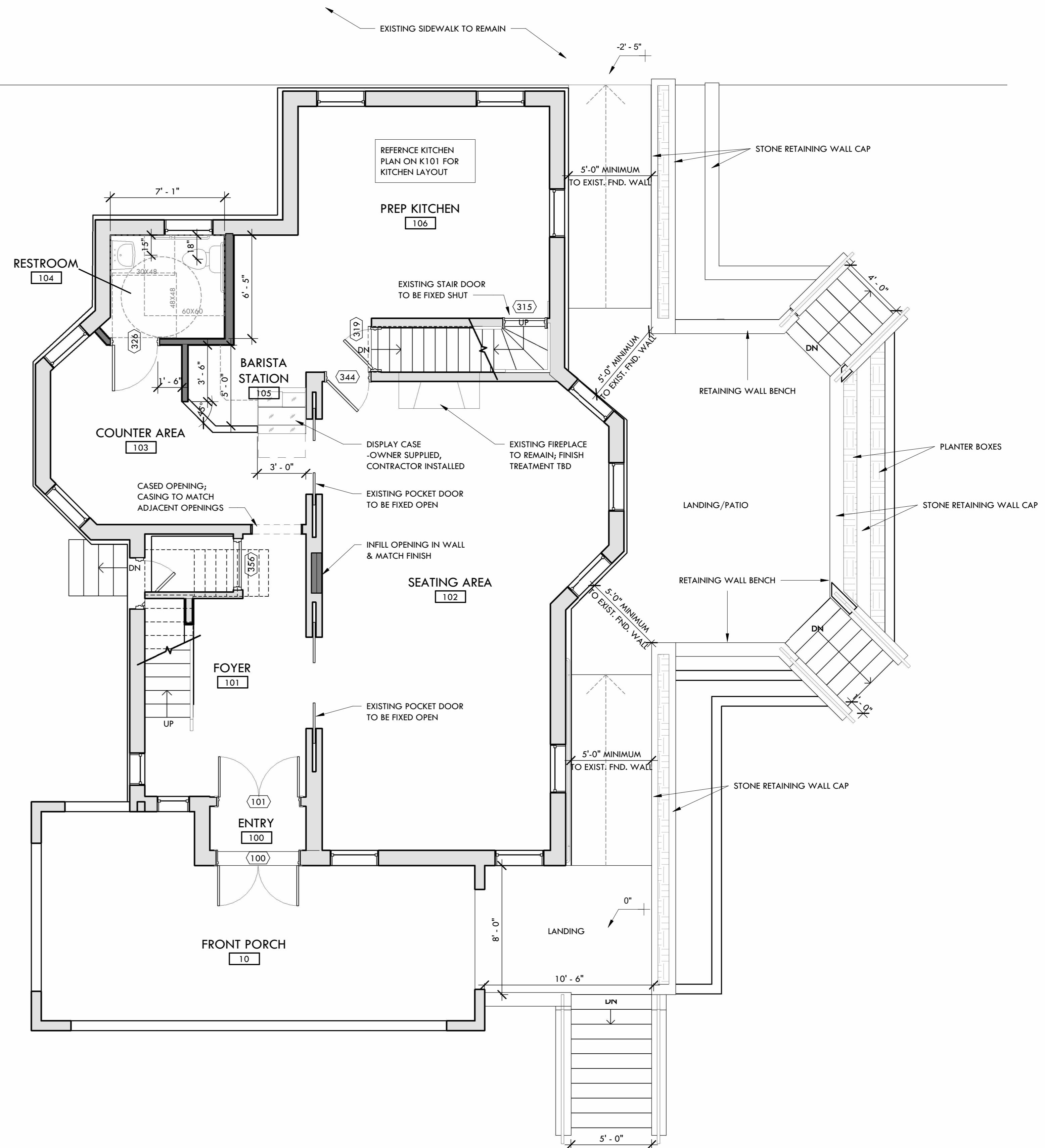
SHEET TITLE
**FIRST FLOOR
PLAN**

PROJECT NUMBER:
22-1643

SHEET NUMBER

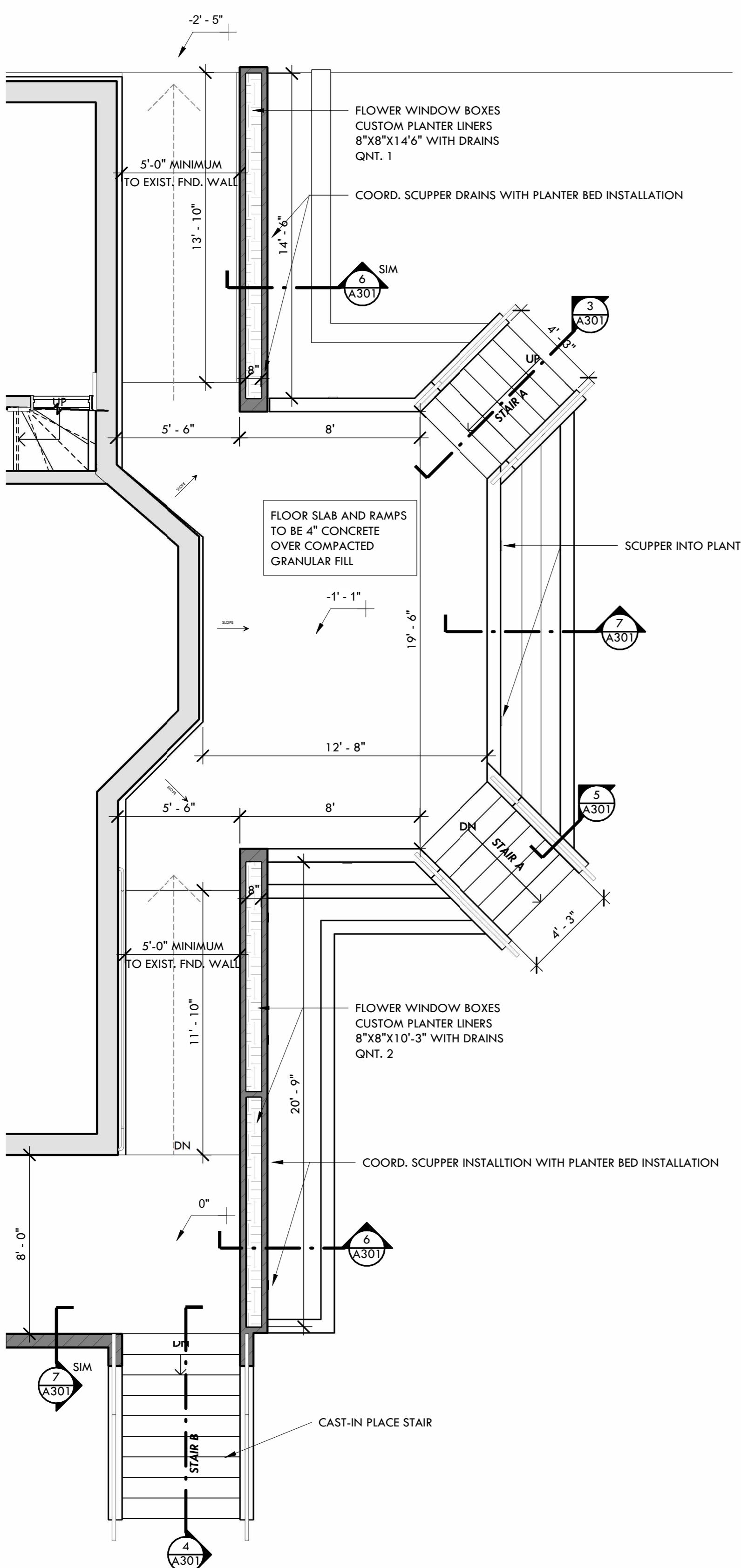
A101

NOTE: BASEMENT, 2ND FLOOR, AND ATTIC PLANS NOT SHOWN;
NO WORK OTHER THAN MECHANICAL UPDATES



② **FIRST FLOOR PLAN** 

1/4" = 1'-0"



① **SLAB PLAN** 

1/4" = 1'-0"

FIRST FLOOR BUILD-OUT

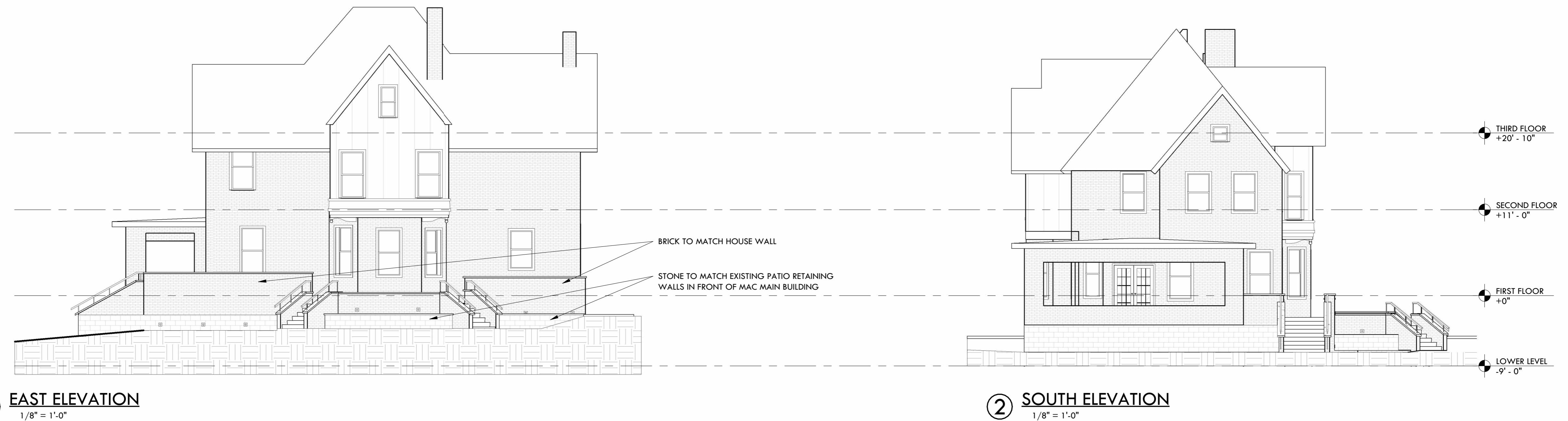
1303 11th St.
Monroe, WI 53566

ISSUE DATES:
4/12/2023 PLAN REVIEW

SHEET TITLE
**ELEVATIONS,
DETAILS,
SECTIONS**

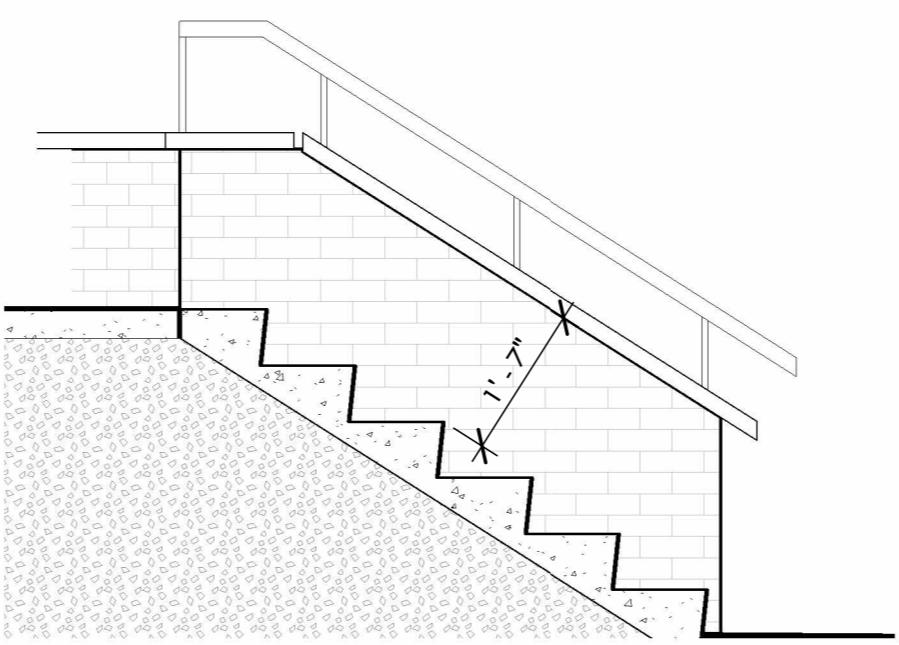
PROJECT NUMBER:
22-1643

SHET NUMBER
A301

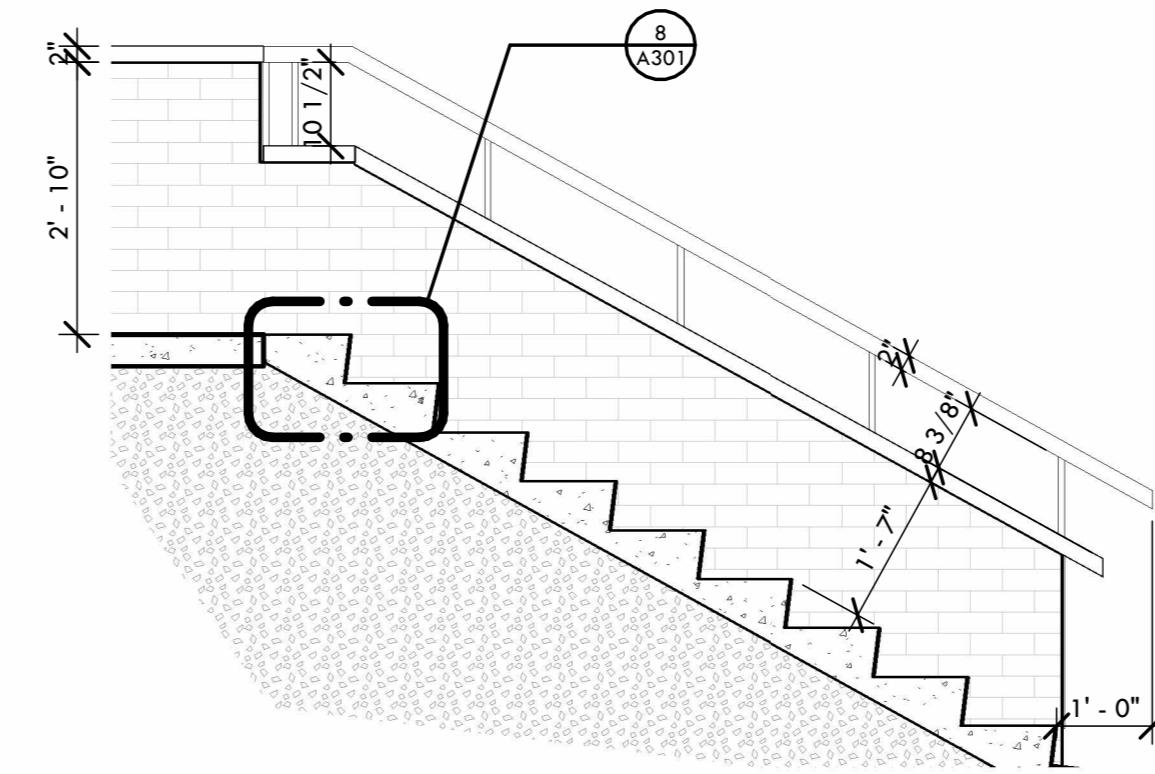


① EAST ELEVATION
1/8" = 1'-0"

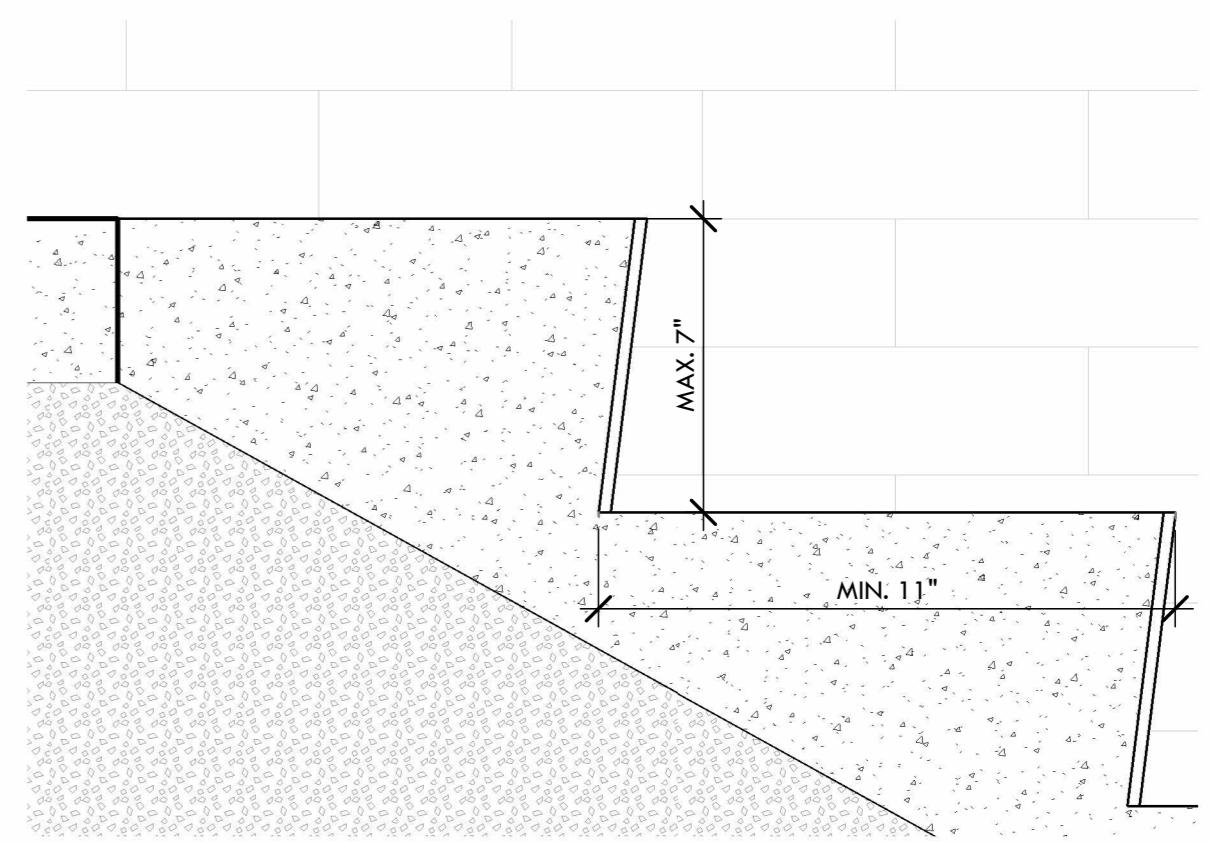
② SOUTH ELEVATION
1/8" = 1'-0"



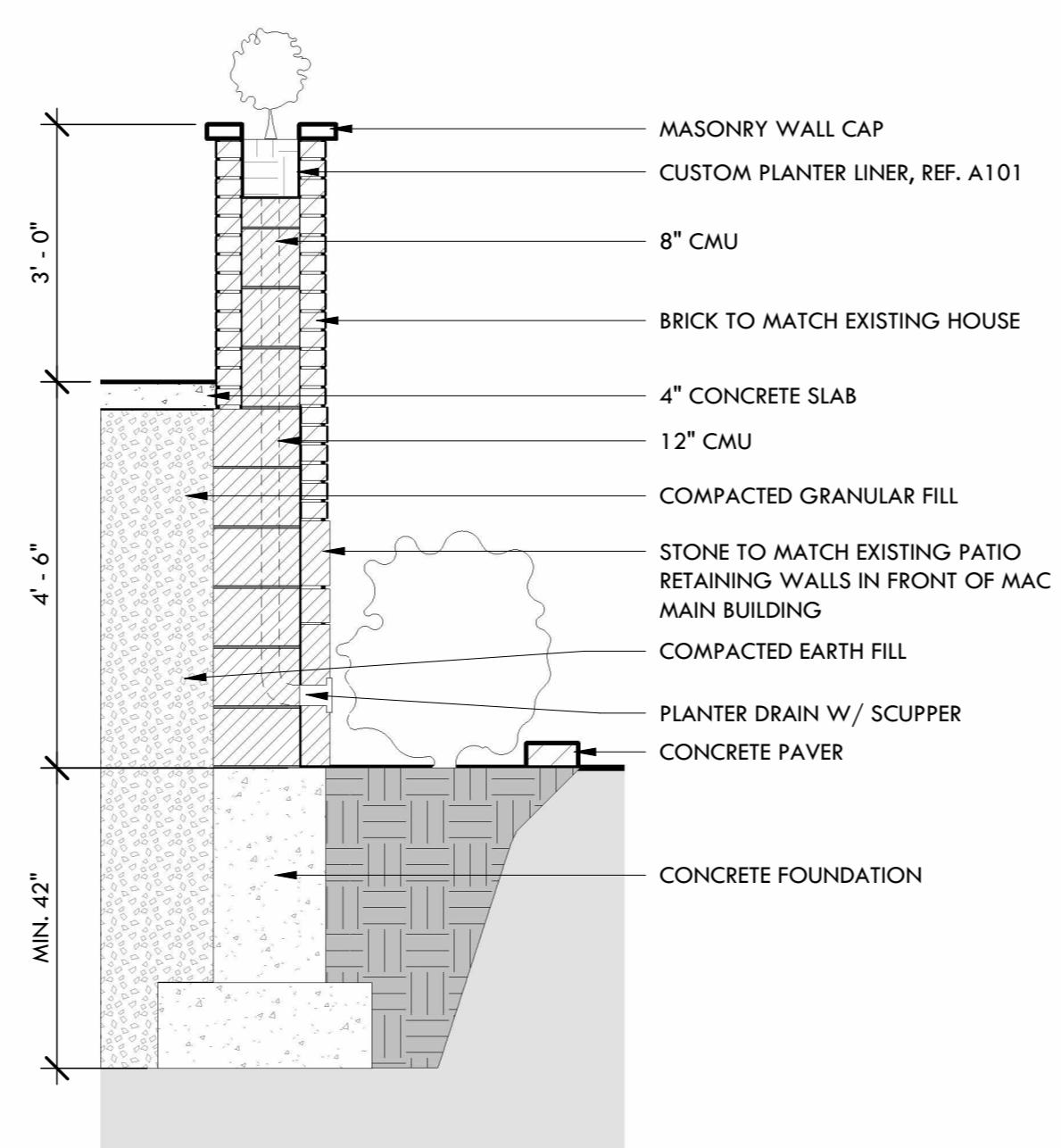
③ STAIR A SECTION
1/2" = 1'-0"



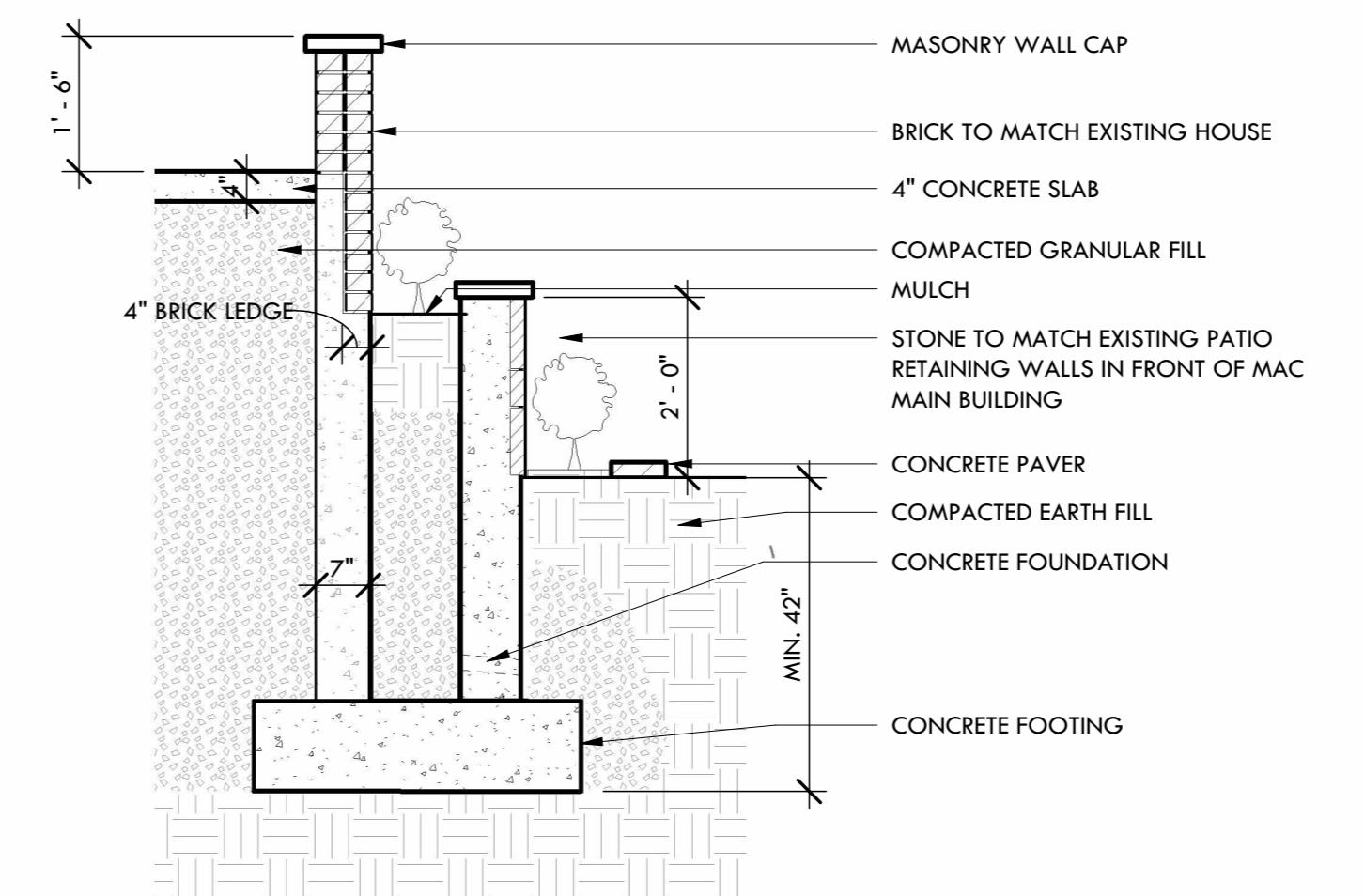
④ STAIR B SECTION
1/2" = 1'-0"



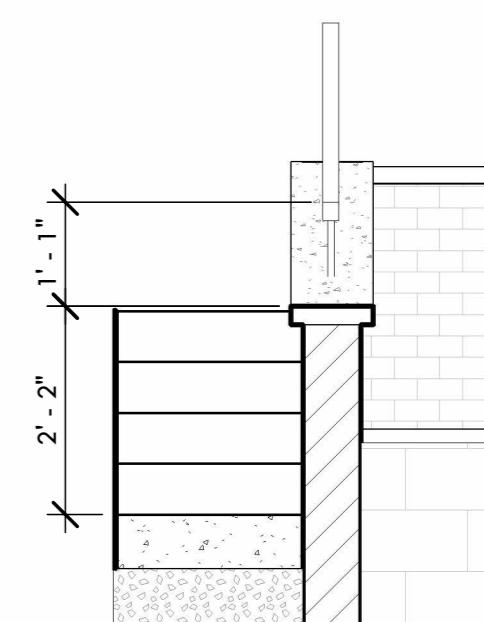
⑧ TYP. STAIR TREAD
3" = 1'-0"



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"

FIRST FLOOR BUILD-OUT

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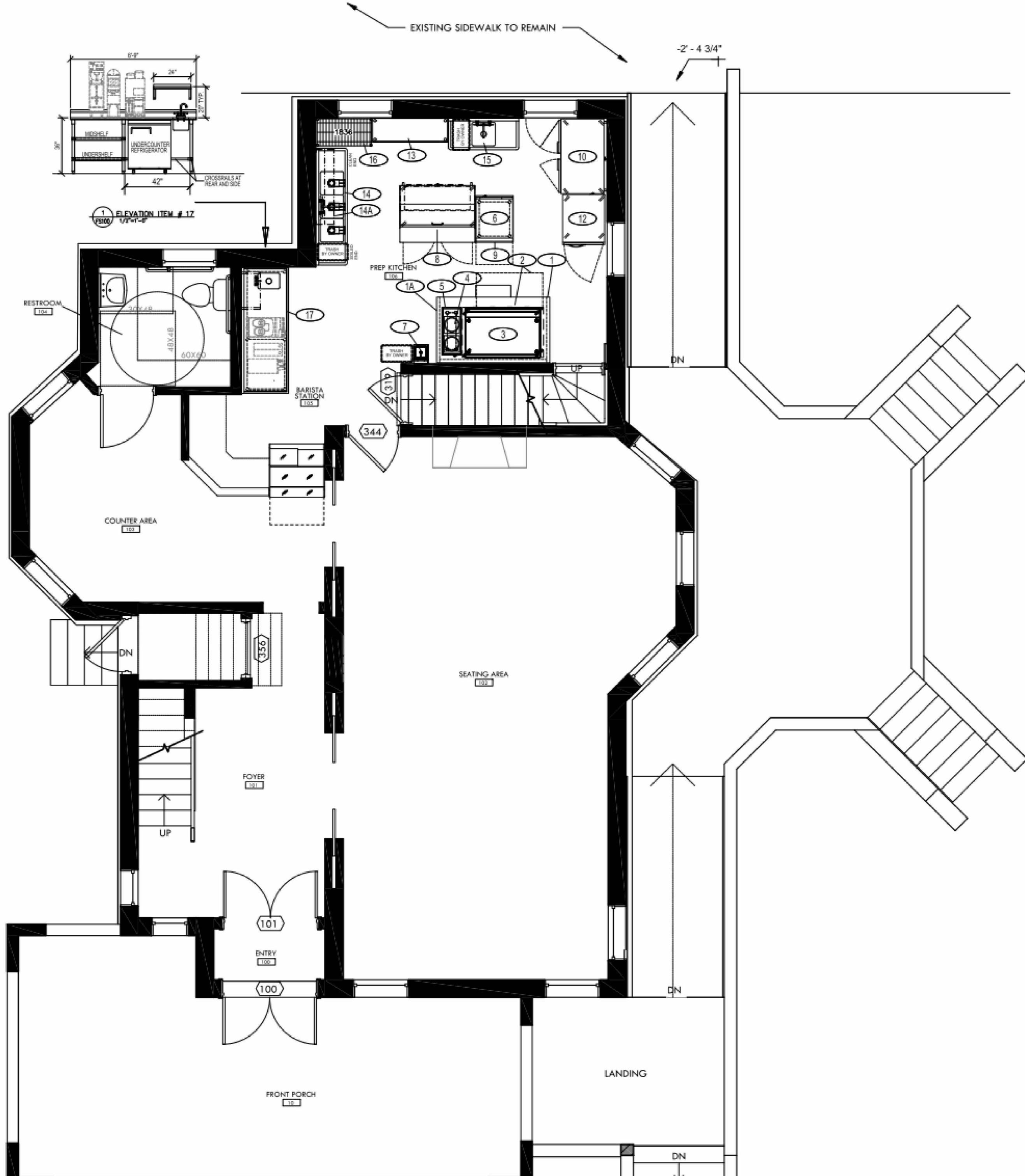
SHEET TITLE
KITCHEN PLAN

PROJECT NUMBER:
22-1643

SHEET NUMBER
K101

① **KITCHEN LAYOUT**

1/4" = 1'-0"



MAC ROSE HOUSE - MONROE, WI.					
ITEM or TAG	QTY	NEW BY KEC	NEW BY OTHERS	USED BY KEC	EXISTING AS-S
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