

BUILDING CODE SYNOPSIS

APPLICABLE CODES:
BUILDING: 2006 IBC (INTERNATIONAL BUILDING CODE) w/ WI. AMENDMENTS (COMM. 62)
 2006 IEBC (INTERNATIONAL EXISTING BUILDING CODE)
 ICC / ANSI STANDARD A117.1 - 2003
ACCESSIBILITY: 2006 IBC (INTERNATIONAL BUILDING CODE) w/ WI. AMENDMENTS (COMM. 62)
FIRE PREVENTION: 2006 IBC (INTERNATIONAL BUILDING CODE) w/ WI. AMENDMENTS (COMM. 14)
ENERGY CONSERVATION: 2006 IEBC (INTERNATIONAL EXISTING BUILDING CODE) w/ WI. AMENDMENTS (COMM. 63)
MECHANICAL: 2006 IMC (INTERNATIONAL MECHANICAL CODE) w/ WI. AMENDMENTS (COMM. 64)
FUEL GAS: 2006 IFGC (INTERNATIONAL FUEL GAS CODE) w/ WI. AMENDMENTS (COMM. 65)
ELECTRICAL: WISCONSIN ADMINISTRATIVE CODE CHAPTER (COMM. 16)
PLUMBING: WISCONSIN ADMINISTRATIVE CODE CHAPTERS (COMM. 81-87)

USE GROUP CLASSIFICATION:
OCCUPANCY GROUP: (IBC sec. 303, 311 & 309)
 A-2 (ASSEMBLY) (PROJECT AREA OF 1843 Monroe Street)
 S-2 (STORAGE) (PROJECT AREA OF 1843 Monroe Street)
 M (MERCANTILE) (NON-PROJECT AREA OF Adjacent Building on same Lot / 1839 Monroe St.)

NONSEPARATED OCCUPANCIES: (IBC sec. 508.3.2)
 A-2 (ASSEMBLY) (MOST RESTRICTIVE PROVISIONS & ALLOWANCES)

CONSTRUCTION TYPE (IBC Sec. 502):
 TYPE III B (MASONRY EXTERIOR - UNPROTECTED)
 NOT SPRINKLERED

BUILDING HEIGHT:
 MAX. HEIGHT (IBC Table 503) 55 FEET & 2 STORY
 ACTUAL HEIGHT 21 FEET (+/- EXISTING BUILDING)
 ACTUAL STORIES (above grade plane) 1 STORY w/ Basement (EXISTING BUILDING)

BUILDING AREA:
 ALLOWABLE AREA PER FLOOR (IBC Table 503):
 (A2 - ASSEMBLY) 9,500 GSF
 ACTUAL AREA PER FLOOR:
 BASEMENT 2,080 GSF (+/-)
 FIRST FLOOR 2,455 GSF (+/-)
 TOTAL BUILDING (PROJECT / WORK) AREA: 4,536 GSF

AUTOMATIC FIRE SUPPRESSION SYSTEMS: NONE (PER COMMERCIAL KITCHEN / HOOD ...TBD)

FIRE ALARM & DETECTION SYSTEMS: (PER COMMERCIAL KITCHEN / HOOD ...TBD)

FIRE SEPARATIONS / RATINGS: (where required)
 FIRE & PARTY WALLS 3 HRS (IBC Table 705.4)
 FIRE BARRIERS / SEPARATION WALLS 2 HRS (IBC Table 706.3.5)
 SHAFT ENCLOSURES 1 HRS (IBC Sec. 706.3.1 & 707.4)
 EXIT ENCLOSURES 1 HRS (IBC Sec. 706.3.2 & 1020.1)
 EXIT PASSAGEWAYS 1 HRS (IBC Sec. 706.3.3 & 1021.1)

OCCUPANCY / USE SEPARATION (where required):
 NONE REQUIRED @ PROJECT AREA (NONSEPARATED OCCUPANCIES per IBC Sec. 508.3.2)
 MAINTAIN EXISTING SEPARATION & RATED CONSTRUCTION b/w 1843 MONROE ST. & 1839 MONROE ST.

BUILDING ELEMENTS: (IBC Tables 601 & 602)

EXTERIOR WALLS:
 LOADBEARING 2 HRS
 NONBEARING (4'30" fire sep. dist.) 1 HRS
 NONBEARING (2'30" fire sep. dist.) 0 HRS
INTERIOR WALLS:
 LOADBEARING 0 HRS
 NONBEARING 0 HRS
STRUCTURAL FRAME: 0 HRS
FLOOR CONSTRUCTION: 0 HRS
ROOF CONSTRUCTION: 0 HRS

MAXIMUM AREA OF EXTERIOR WALL OPENINGS: (IBC Table 704.8)
 EXISTING TO REMAIN

EGRESS REQUIREMENTS

FLOOR AREA ALLOWANCE PER OCCUPANT: (IBC Table 1004.1.1)

(floor area sq ft per occupant)
 MECH / STORAGE 300 gross
 A-2 / DINING (Unconcentrated Seating) 15 net
 COMMERCIAL KITCHENS 200 gross

EGRESS WIDTH PER OCCUPANT: (IBC Table 1005.1)

(w/o fire suppression)
 STAIRS 3 in/occupant
 OTHER 2 in/occupant

OCCUPANT (DESIGN) LOAD: (1843 MONROE ST.)

BSMT / LOWER LEVEL OCCUPANT FLOOR AREA
 610 SF @ 200 SQ FT/occupant = 4 allowable occupants
 1470 SF @ 300 SQ FT/occupant = 5 allowable occupants
 FIRST FLOOR OCCUPANT FLOOR AREA
 1941 SF @ 15 SQ FT/occupant = 103 allowable occupants
 550 SF @ 200 SQ FT/occupant = 3 allowable occupants
BUILDING TOTAL: 115 allowable occupants

REQUIRED EGRESS CAPACITY:
 STAIRS 34.5 INCHES (bldg total)
 Bsm't / Lower Level = 2.7 INCHES (min. 36" per IBC Sec. 1009.1.1)
 OTHER 23.0 INCHES (min. 44" per IBC Sec. 1017.2)
 (min. 36" per IBC Sec. 1017.2.2)

MAXIMUM EXITWAY TRAVEL DISTANCE: (IBC Table 1016.1)
 (w/o fire suppression)
 A-2 200 ft.

GENERAL NOTES

1. ALL WORK OF ALL TRADES SHALL BE COMPLETED IN ACCORDANCE WITH ALL GOVERNING CODES AND ORDINANCES.
2. EACH CONTRACTOR IS TO OBTAIN AND PAY FOR PERMITS, LICENSES, FEES, ETC. AS MAY BE REQUIRED FOR COMPLETION OF HIS OWN PORTION OF THE PROJECT.
3. EACH CONTRACTOR SHALL COORDINATE HIS WORK WITH THE OWNER, THE OWNER'S OTHER CONTRACTORS, AND ALL OTHERS AT THE SITE.
4. EACH CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE. NEITHER THE OWNER NOR THE ARCHITECT ASSUMES RESPONSIBILITY FOR CONDITIONS OR DIMENSIONS SHOWN AS EXISTING.
5. IF ANY CONTRACTOR OBSERVES THAT ANY OF THE CONTRACT DOCUMENTS ARE AT VARIANCE WITH APPLICABLE LAWS, STATUTES, BUILDING CODES, OR ORDINANCES, HE SHALL PROMPTLY NOTIFY THE ARCHITECT.
6. ALL HOLES FOR PLUMBING, ELECTRICAL, HVAC, OR FIRE PROTECTION CONDUIT, PIPING, OR DUCTWORK ARE TO BE REPAIRED BY THE ASSOCIATED TRADE. ALL TRADES SHALL TAKE CARE TO MAKE HOLES ONLY AS LARGE AS NECESSARY. ALL HOLES SHALL BE NEATLY CUT. DO NOT PUNCH OR POUND HOLES IN WALLS OR ROOF DECK.

ASSOCIATED TRADE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY HOLES LEFT UNREPAIRED AND WILL BE BACK CHARGED ACCORDINGLY FOR SUCH REPAIRS.

7. ANY HOLES OR PENETRATIONS THROUGH FIRE RATED CONSTRUCTION SHALL BE APPROPRIATELY FIRESTOPPED, DAMPERED, OR SEALED AS REQUIRED BY CODE.
8. EACH CONTRACTOR SHALL INCLUDE NECESSARY DEMOLITION AND REMOVAL OF ALL MATERIAL AS REQUIRED TO PERFORM HIS WORK.

ANY HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION, REMODELING, OR EXCAVATION SHALL BE REMOVED AND/OR CONTAINED IN ACCORDANCE WITH ALL GOVERNING LOCAL, STATE, AND FEDERAL REGULATIONS.

9. DO NOT SCALE DRAWINGS.

SITE AND BUILDING STATISTICS

SITE ADDRESS: 1843 MONROE ST
RELATED ADDRESS: 1839 MONROE ST (on same Lot 2 / CSM #193)
ZONING DISTRICT: C2 (GENERAL COMMERCIAL DISTRICT)

TOTAL LOT AREA: 5480 SF (both addresses / Lot 2)
IMPERVIOUS (EXISTING PAVEMENT): +/- 1815 SF
IMPERVIOUS (NEW PAVEMENT): 0 SF
GREENSPACE: 0 SF
BUILDING FOOTPRINT: +/- 3555 SF
TOTAL LOT COVERAGE: 5480 SF (100%)

TOTAL NUMBER OF HANDICAP STALLS (EXISTING & NEW): 0
TOTAL NUMBER OF EXISTING PARKING STALLS: 4 (Service Stalls @ ALLEY)
TOTAL NUMBER OF NEW PARKING STALLS: 4 (b/w both addresses / Lot 2)
TOTAL NUMBER OF PARKING STALLS: 4 (b/w both addresses / Lot 2)
BICYCLE STALLS SHOWN / REQUIRED: 0 (shown) / 4 (req'd)

EXISTING BUILDING DATA:

TYPE III B (MASONRY EXTERIOR UNPROTECTED): 21'-0"
NOT SPRINKLERED
BUILDING HEIGHT (APPROX): 21'-0"

MERCANTILE (M) / 1839 MONROE ST. (bldg on same Lot)
BSMT / LL (non-project area): 1210 GSF
FIRST FLOOR (non-project area): 1210 GSF
TOTAL (non-project area): 2420 GSF

MERCANTILE (M) / 1843 MONROE ST.
BSMT / LOWER LEVEL: 2080 GSF (7 OCCUP)
FIRST FLOOR: 2455 GSF (60 OCCUP)
TOTAL PROJECT AREA: 4535 GSF

TOTAL EXISTING BUILDING(S)
 (Zoning Lot 2 / CSM 193 / 1839 & 1843 MONROE ST)
6955 GSF

TOTAL OCCUPANTS (project area / 1843 Monroe St.)
PARKING REQ'D (RETAIL @ 1:300 SF OF SALES FLR)
 67 OCCUP
 6 STALLS

PROPOSED (LEVEL 2) ALTERATIONS DATA:

NO CHANGE TO BUILDING SQUARE FOOTAGE OR HEIGHT.
INTERIOR REMODEL Including A CHANGE OF USE AND TENANT AT 1843 MONROE ST.

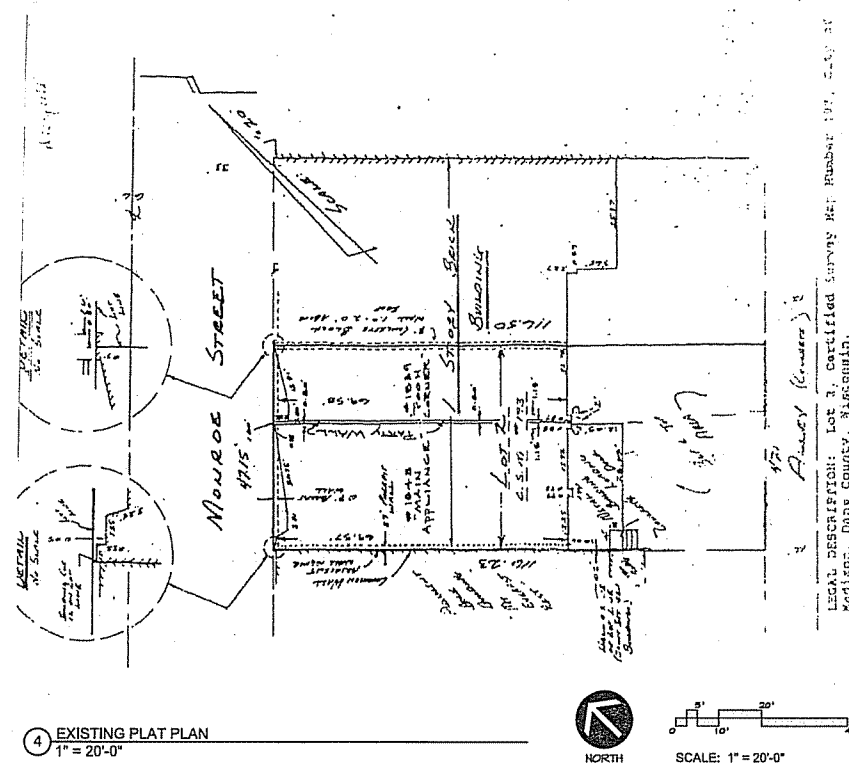
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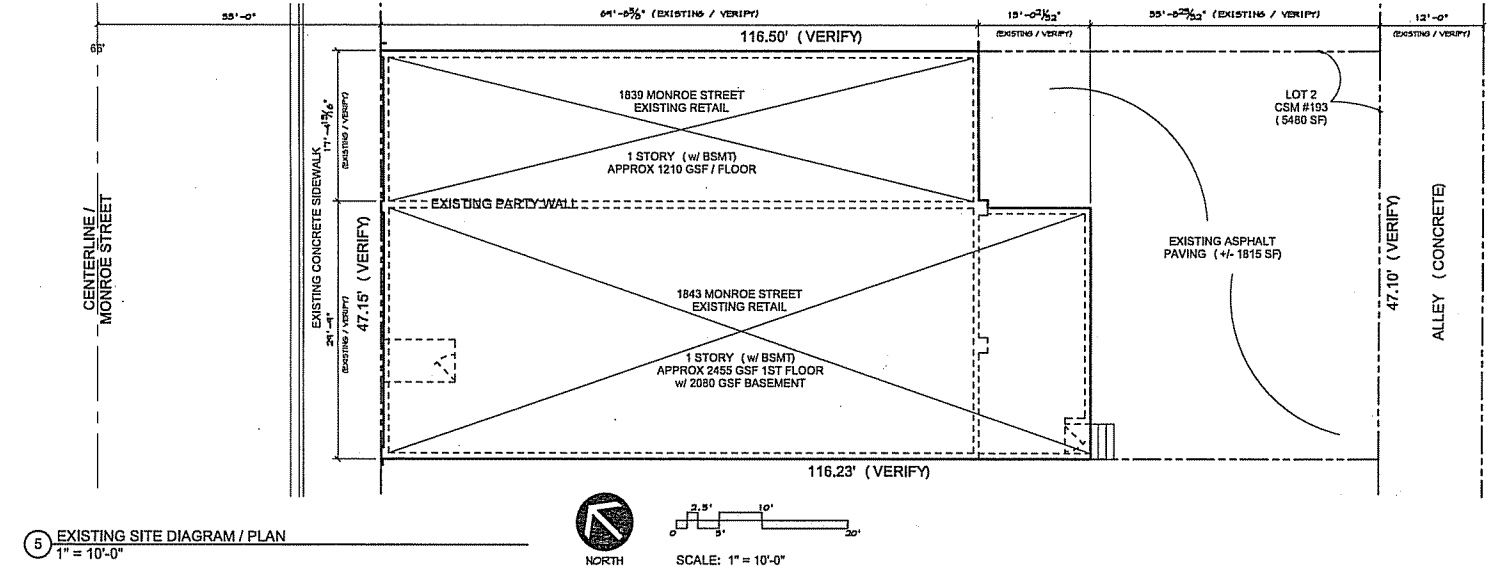
ASSEMBLY (A-2) / RESTAURANT / 1843 MONROE ST.
BSMT / LOWER LEVEL: 2080 GSF (9 OCCUP)
FIRST FLOOR: 2455 GSF (105 OCCUP)
TOTAL PROJECT AREA: 4535 GSF

TOTAL EXISTING BUILDING(S)
 (Zoning Lot 2 / CSM 193 / 1839 & 1843 MONROE ST)
6955 GSF

TOTAL OCCUPANTS (project area / 1843 Monroe St.)
PARKING REQ'D (RESTAURANT @ 30% CAPACITY)
BICYCLE SPACES REQ'D (1:10 AUTO SPACES)
 115 OCCUP
 35 STALLS
 4 SPACES



4 EXISTING PLAT PLAN
 1" = 20'-0"



5 EXISTING SITE DIAGRAM / PLAN
 1" = 10'-0"

DRAWING INDEX

A0.1	COVER SHEET, DRAWING INDEX, CODE SUMMARY & SITE PLAN
A1.1	EXISTING FLOOR PLANS
A1.2	EXISTING BUILDING SECTIONS & ELEVATIONS
A2.1	PROPOSED FLOOR PLANS

ARCHITECT'S SEAL



ARCHITECT
 SENEKTEKTS LLC
 2123 16TH STREET
 MONROE, WI 53566
 ROBERT S. WHEAT, AIA
 608.325.3872 (p/v/fax)
 rswheat@senektekts.com
 www.senektekts.com

PLAN COMMISSION REVIEW :
 OFF-STREET PARKING REQUIREMENT REDUCTION REQUEST
 CONDITIONAL USE APPLICATION (MORE THAN 20 STALL REDUCTION)
 REFER TO "SITE AND BUILDING STATISTICS" THIS PAGE FOR ADD'L DETAILS

PLAN COMMISSION REVIEW

SANITARY REQUIREMENTS
 PER IBC TABLE 2902.1

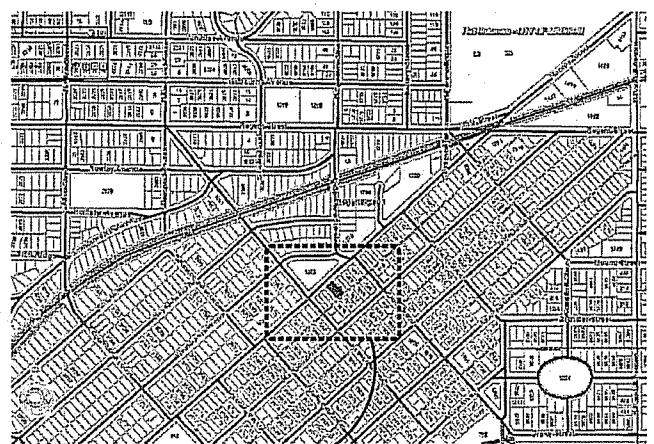
REQ'D	MEN* (58 occup)		WOMEN* (58 occup)		UNISEX	LAV (1:200) (Dist. EQ)	DF (1:500)	SHWR / TUB	SERV. SNK
	WC	URINAL	WC	WC					
PLAN	1	-	1	-	-	2	1	-	1

*URINALS MAY BE SUBSTITUTED FOR UP TO 50% OF REQ'D
 **PRELIMINARY CALC'S / PENDING FINAL BUILDING DESIGN

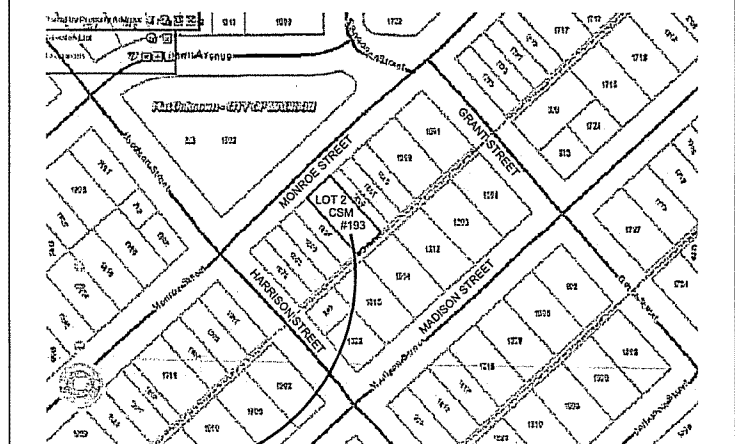
BUILDING OWNER
 KERWIN LLC
 3219 BAY VIEW LN
 MCHENRY, IL 60050
 CHRIS N KERWIN & DANIEL W

GEN. CONTRACTOR
 LANDGRAF CONSTRUCTION
 5984 Executive Drive
 MADISON, WI 53719
 MARK LANDGRAF - President
 608.274.4700
 608.577.2047 (cell)

CLIENT / TENANT
 BROCCACH IRISH PUB & RESTAURANT
 7 WEST MAIN STREET
 MADISON, WI 53703
 DON GAUTREAU
 608.255.2015



1 LOCATION MAP / AREA PLAN 1
 NO SCALE



2 LOCATION MAP / AREA PLAN 2
 NO SCALE



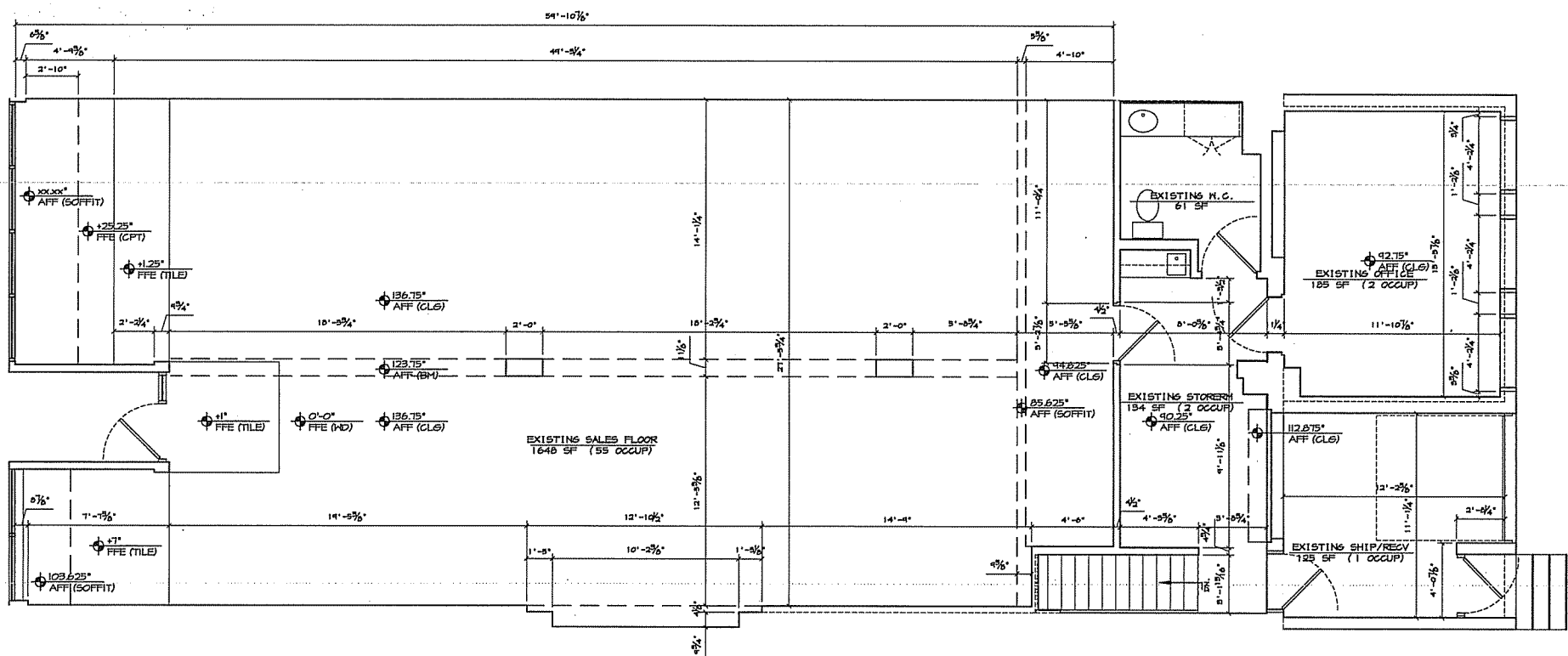
3 AERIAL PHOTO / SITE PLAN
 NO SCALE

PROPOSED INTERIOR ALTERATIONS & REMODEL FOR:
BROCCACH IRISH PUB & RESTAURANT
 1843 MONROE STREET
 MADISON, WI 53711

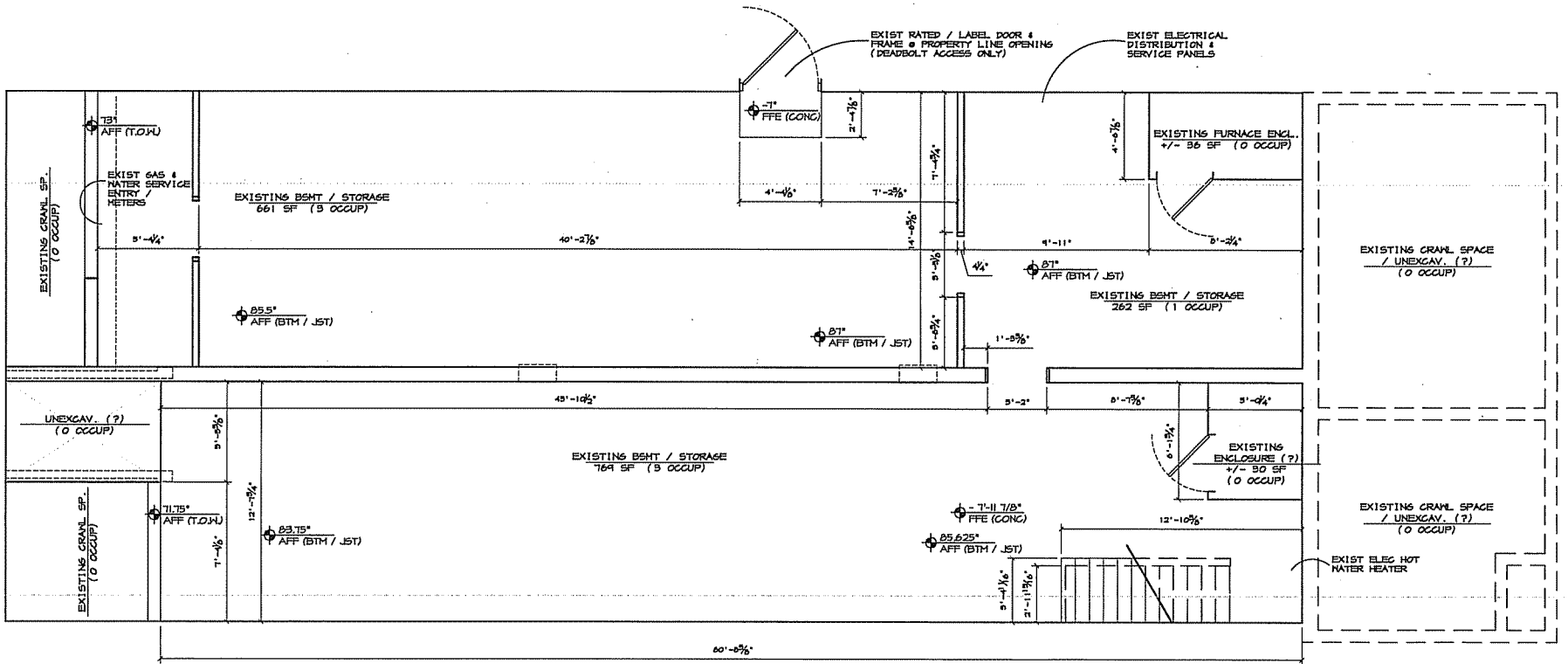
Project # 11004
 Date: 06.16.2011
 Revision # issued

A0.1
 scale varies

PRELIMINARY / DRAFT



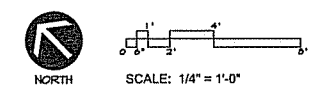
1 EXISTING 1st FLOOR PLAN (EGRESS LEVEL)
1/4" = 1'-0"



2 EXISTING LOWER FLOOR PLAN (BSMT.)
1/4" = 1'-0"

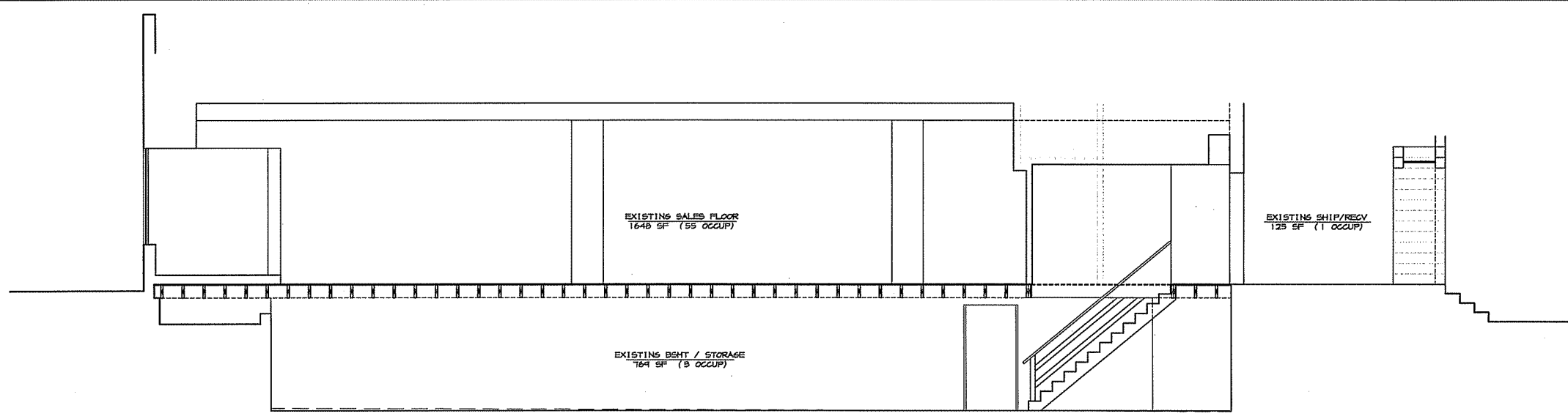
PROPOSED INTERIOR ALTERATIONS & REMODEL FOR:
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1843 MONROE STREET
MADISON, WI 53711

Project # 11004
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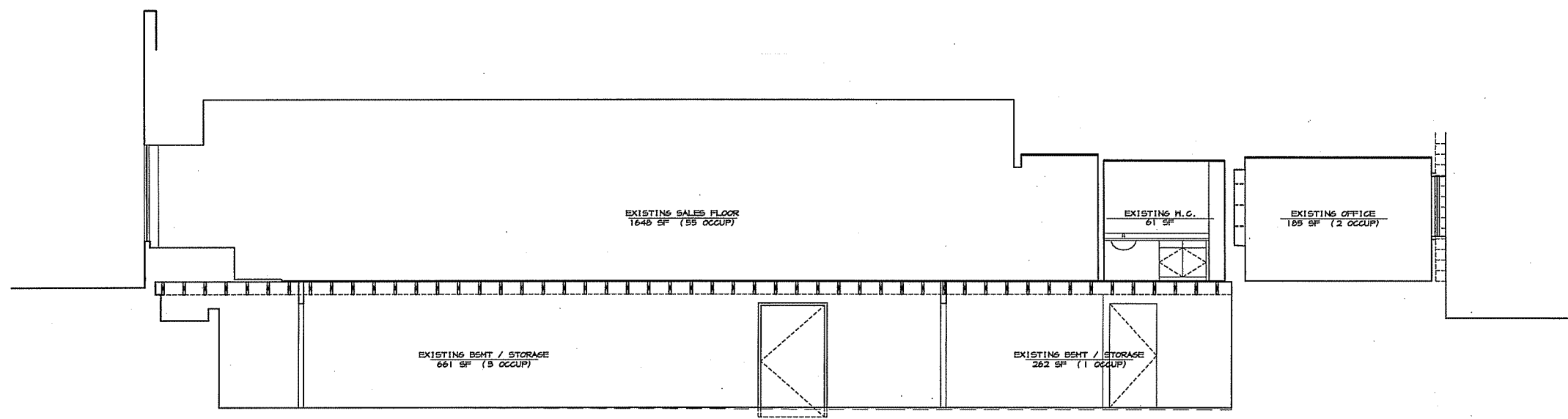


A1.1
1/4" = 1'-0"

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1 EXISTING LONGITUDINAL BUILDING SECTION 1 (AT STAIR)
 1/4" = 1'-0"

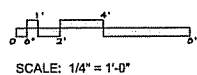


2 EXISTING LONGITUDINAL BUILDING SECTION 2
 1/4" = 1'-0"



3 EXISTING STOREFRONT ELEVATION
 1/4" = 1'-0"

4 EXISTING TRANSVERSE BUILDING SECTION 1
 1/4" = 1'-0"



PRELIMINARY
 / DRAFT

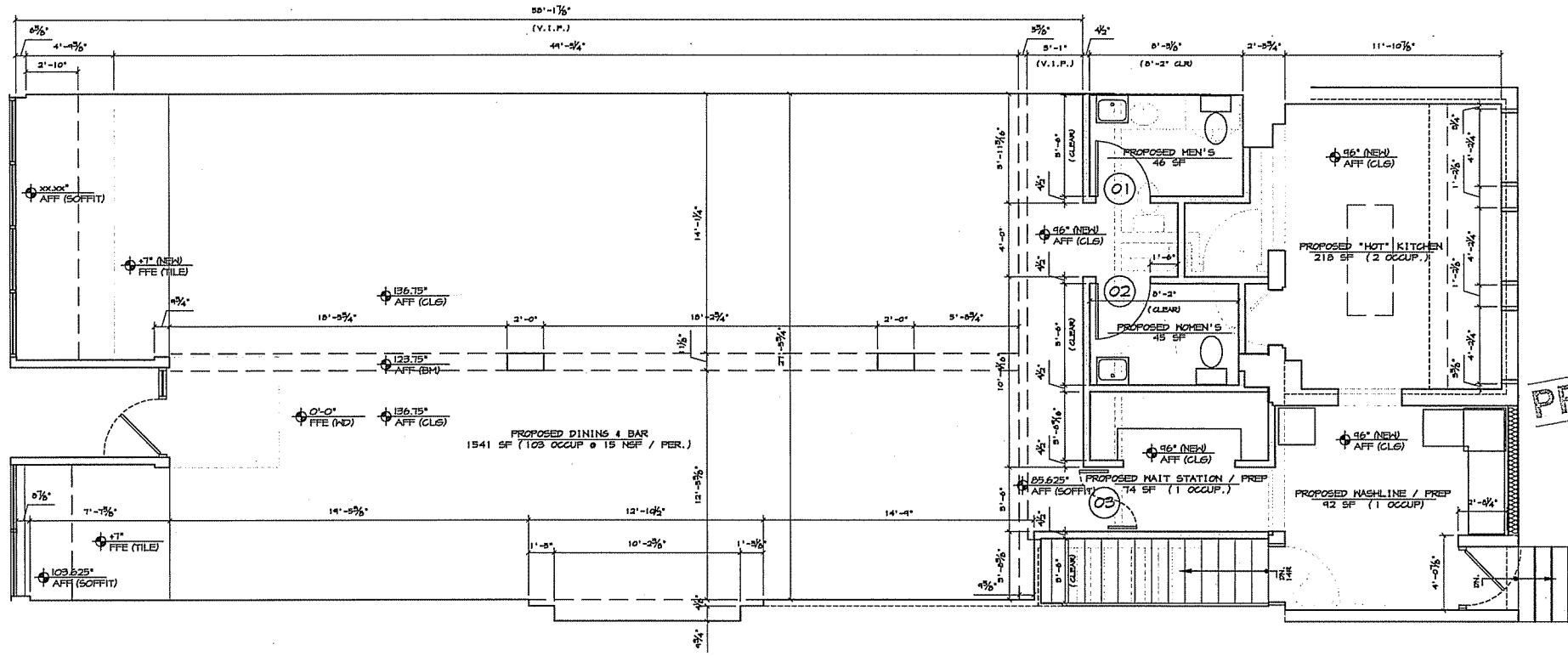
PROPOSED INTERIOR ALTERATIONS & REMODEL FOR:
**BROCACH IRISH PUB
 & RESTAURANT**
 1843 MONROE STREET
 MADISON, WI 53711

Project # 11004
 Date: 06.16.2011

Revision # Issued

A1.2
 1/4" = 1'-0"

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PRELIMINARY

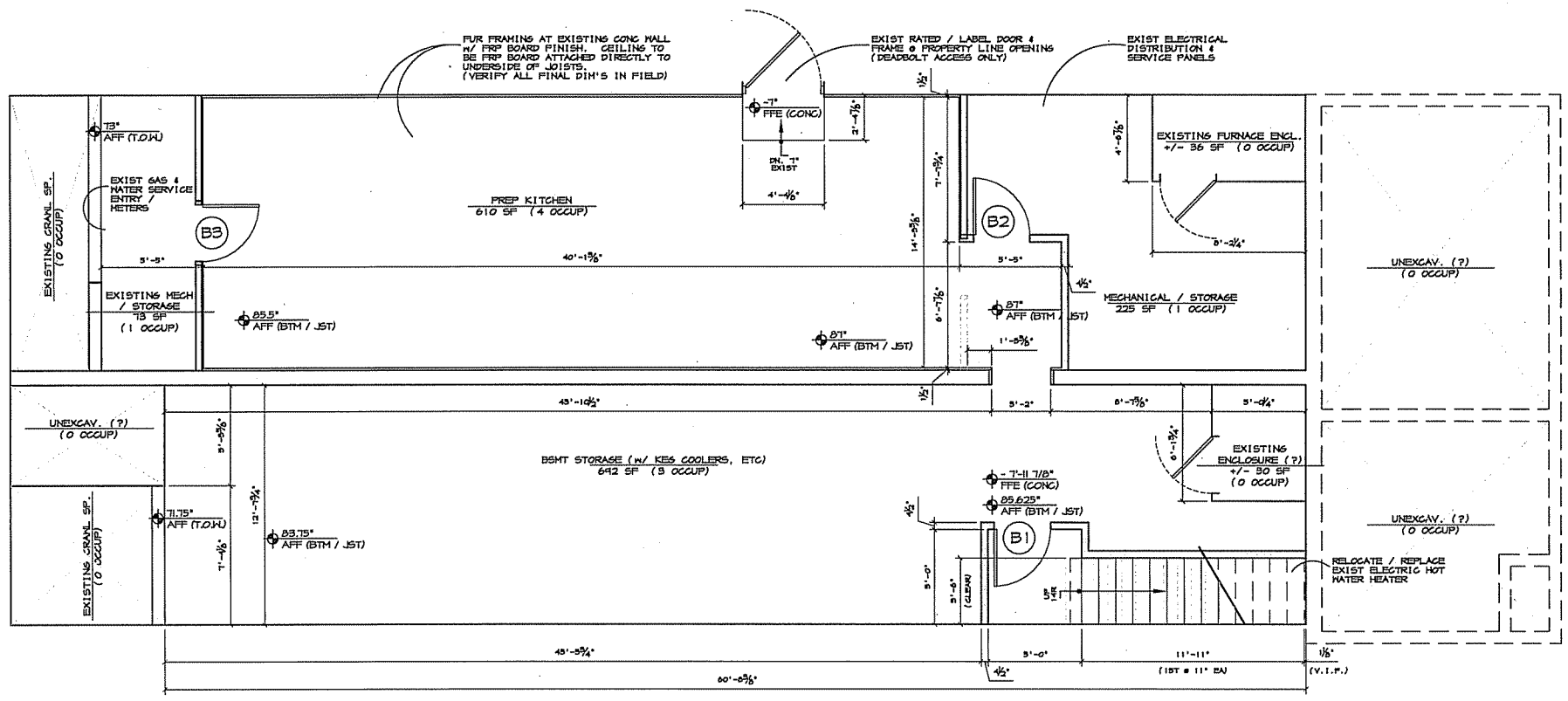
1 EXISTING 1st FLOOR PLAN (EGRESS LEVEL)
1/4" = 1'-0"

(TOTAL FIRST FLOOR OCCUPANTS = 107)
(PRELIM. PER CODE)

PRELIMINARY

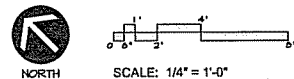
PRELIMINARY

(TOTAL BSMT FLOOR OCCUPANTS = 9)
(PRELIM. PER CODE)



PRELIMINARY

2 EXISTING LOWER FLOOR PLAN (BSMT.)
1/4" = 1'-0"



PROPOSED INTERIOR ALTERATIONS & REMODEL FOR:
BROCACH IRISH PUB & RESTAURANT

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1843 MONROE STREET
MADISON, WI 53711

A2.1
1/4" = 1'-0"