

Community and Economic Development

REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Date: April 24, 2024

Common Council Meeting Date: May 1, 2024

Item: Special Use Permit #1-24 to remodel the existing storage garage into a 521 sq. ft. tavern

Case Manager: Don Harp, Principal Planner

GENERAL INFORMATION

Owner: Satbir Singh, SK Gas Mart, LLC

Applicant: Timothy Maertz, Architect – RMA Architects, Inc.

Address/Parcel #: 1201 North Badger Avenue (Tax Id #31-5-2130-00)

Petitioner's Request: Remodel the existing storage garage attached to the convenience store into a tavern. The remodel will include adding a new ADA toilet room, accessible parking stall, and striping the parking lot to show 11 parking stalls.

BACKGROUND_

The building was constructed in 1952 per Building Permit #498, and the property contains Mobil Gas Station/Convenience Store with retail alcohol sales, an off-street parking lot, and a 2nd floor apartment. The western portion of the building is currently used as a garage for storage purposes.

STAFF ANALYSIS

Project Summary: The owner proposes to remodel the existing storage garage into a 521 sq. ft. tavern.

Operational Information: A plan of operation is attached to the staff report.

Proposed Indoor Seating Capacity: 56 persons per plan of operation.

Outdoor Seating Area: No outdoor alcohol sales and consumption is requested with this application.

Existing Site Conditions: The existing gas station/convenience store with retail alcohol sales totals approximately 1,767 square feet, 6 gas pumps serving 6 vehicles, and an 11-stall off-street parking lot. The 2^{nd} floor apartment totals approximately 700 square feet.

Off-Street Parking Requirements: Section 23-172(m) of the Municipal Code requires a minimum number of off-street parking spaces based on the use of a property. Based on the existing convenience store and proposed tavern, a total of 8 parking spaces would be required (1 space per 250 square feet of gross floor area) for multiple uses within a single building plus 2 parking spaces for the 2nd floor apartment. There are 11 parking spaces identified on the site plan drawing.

Current Zoning and Procedural Findings: The subject property has a zoning designation of C-2 General Commercial District. Per Section 23-113(e) of the Municipal Code, a tavern requires a Special Use Permit in the C-2 District. The Plan Commission makes a recommendation to the Common Council who will make the final decision on the Special Use Permit. A two-thirds vote of the Common Council is required for approval.

Surrounding Zoning and Land Uses: The surrounding area is under the jurisdiction of the City of Appleton (north, south, east, and west). The uses are generally industrial, commercial and residential in nature.

- North: C-2 General Commercial District. The adjacent land uses to the north are commercial uses, single-family residential, and a vacant lot. (Future land use map recommends Mixed-Use and Single/Two family for adjacent properties)
- South: C-2 General Commercial District. The adjacent land uses to the south are commercial uses. (Future land use map recommends Mixed-Use for adjacent properties)
- East: R-1B Single-family District. The adjacent land uses to the east are residential uses. (Future land use map recommends Single/Two family for adjacent properties)
- West: C-2 General Commercial District. The adjacent land uses to the west are currently light manufacturing uses. (Future land use map recommends Industrial for adjacent properties)

Appleton Comprehensive Plan 2010-2030: Community and Economic Development staff has reviewed this proposal and determined it is compatible with the Commercial designation shown on the City's *Comprehensive Plan 2010-2030* Future Land Use Map. Listed below are related excerpts from the City's *Comprehensive Plan 2010-2030*.

Goal 1 – Community Growth

Appleton will continue to provide opportunities for residential, commercial, and industrial growth, including appropriate redevelopment sites within the downtown and existing neighborhoods, and greenfield development sites at the City's edge.

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Goal 8 – Economic Development

Appleton will pursue economic development that retains and attracts talented people, brings good jobs to the area, and supports the vitality of its industrial areas, downtown, and neighborhood business districts.

OBJECTIVE 9.4 Economic Development:

Ensure the continued vitality of downtown and the City's neighborhood commercial districts.

Technical Review Group (TRG) Report: This item appeared on the April 2, 2024 TRG agenda. Comments from participating departments are identified in the "substantial evidence conditions of approval" section (below).

Clerk's Office: As this plan still includes a connection to the convenience store, which holds a separate type of alcohol license, I would not be able to recommend approval of an alcohol license for the bar area as proposed. If the plan remains unchanged, leaving a doorway between the spaces, I will provide a denial recommendation for the license application to the Safety & Licensing Committee.

The two businesses holding separate licenses cannot have the premises connected to one another.

Zoning Ordinance Requirements and Substantial Evidence: When reviewing an application for a Special Use Permit, the City must determine if the applicant's proposal satisfies Municipal Code requirements and conditions. Pursuant to Section 23-66(c)(5) of the Municipal Code, the Plan Commission and Common Council must provide substantial evidence supporting their decision to approve, approve with conditions, or deny the Special Use Permit. Substantial evidence means "facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a Special Use Permit and that reasonable persons would accept in support of a conclusion." Any requirements and conditions listed for approval must be reasonable, and to the extent practicable, measurable.

Substantial Evidence Conditions of Approval:

- Section 23-40(a)(1) Application of district regulations, no structure or land shall hereafter be used or occupied, and no structure or part thereof shall hereafter be constructed, reconstructed or structurally altered expect in conformity with all of the regulations specified for the C-2 District with respect to this proposed use. (Relates to change of use from a storage garage to a tavern)
- Section 23-172(m) a total of 8 parking spaces would be required (1 space per 250 square feet of gross floor area) for multiple uses occupying one building, plus 2 spaces for the 2nd floor apartment. Per Section 23-172(e)(2), the off-street parking spaces shall be stripped. (Relates to change of use from auto maintenance storage garage)

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Findings of Fact: This request was reviewed in accordance with the standards for granting a Special Use Permit under Section 23-66(e)(1-8) of the Municipal Code: *1. proper zoning district:* C-2 zoning allows a tavern as a special use permit; *2. zoning district regulations:* the district regulations appear to be satisfied pursuant to the attached site plan, formal verification of regulations being satisfied will occur during the building permit and inspection process per stipulation 4 (below); *3. special regulations:* stipulations 1, 2, 3 and 4 (below) address the special regulations for a tavern use; *4. consistent with comprehensive plan and other plans:* yes, see above analysis; *5. traffic:* the proposed use is not expected to create undue traffic congestion, it is anticipated customers will utilize existing on-site parking spaces to park their cars; *6. landscaping and screening:* not applicable to this use. *7. neighborhood compatibility with predominant land uses in this area:* the proposed use is located near other existing and future commercial/light industrial uses in this area of City; *8. impact on services:* the City has existing utilities and services in place to serve this proposed use. These standards were found in the affirmative, as long as all stipulations are satisfied.

RECOMMENDATION

Staff recommends, based on the above analysis, that Special Use Permit #1-24 for a tavern located at 1201 North Badger Avenue (Tax Id #31-5-2130-00) as shown on the attached maps and per attached plan of operation, along with the attached resolution, **BE APPROVED** to run with the land, subject to the following conditions:

1. The applicant shall receive approval of a Liquor License from the City Clerk prior to serving alcohol on the premises.

Substantial Evidence: This condition provides notice to the applicant that a Liquor License is also needed prior to serving alcohol.

2. The use shall conform to the standards established in Chapter 9, Article III, Alcoholic Beverages, of the Appleton Municipal Code.

Substantial Evidence: This condition is one of the special regulations included in Section 23-66(h)(6) of the Zoning Ordinance for this particular use. The floor plan must be revised, showing the convenience store area and walk-in cooler completely walled off and separated from the proposed tavern area before the owner can receive an alcohol license for the tavern. The convenience store and tavern must have separate entrances, separate restrooms, and separate storage areas for the alcohol.

3. The site shall be kept free of litter and debris.

Substantial Evidence: This condition is one of the special regulations included in Section 23-66(h)(6) of the Zoning Ordinance for this particular use.

- 4. All Zoning, Building, Fire, Engineering, Utility and other Municipal Codes (Article IV. Noise) and all applicable State and Federal laws shall be complied with, including but not limited to the following:
 - a. Section 23-172(m) and (e)(2) a total of 10 parking spaces are required to be striped on site (1 space per 250 square feet of gross floor area) for multiple uses occupying one building, plus the second floor apartment, prior to issuance of an occupancy permit.

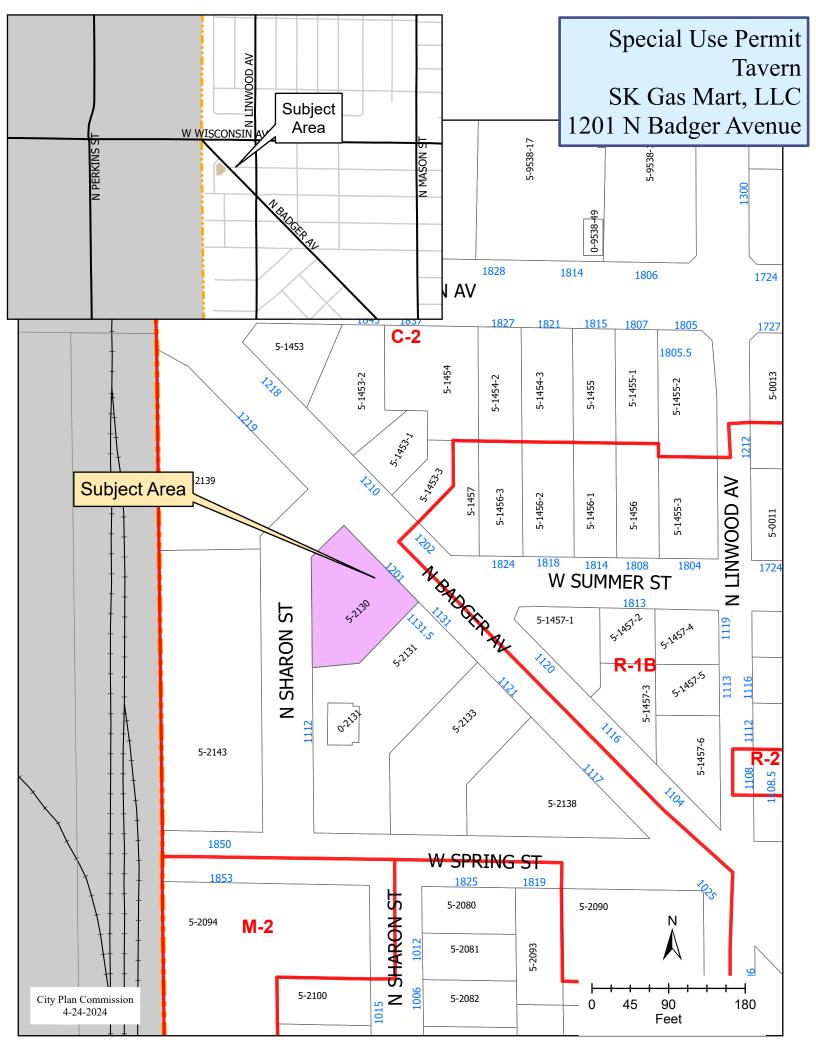
Substantial Evidence: This condition is one of the special regulations included in Section 23-66(h)(6) of the Zoning Ordinance for this particular use.

5. The serving and consumption of alcohol is limited to the interior tenant space, as identified on the attached development plan and floor plan drawings. Any future expansions for the serving and/or consumption of alcohol may require a major or minor amendment request to this Special Use Permit, pursuant to Section 23-66(g) of the Municipal Code.

Substantial Evidence: Standardized condition that establishes parameters for the current application and identifies the process for review of any future changes to the special use.

6. Any expansions of the special use, changes to the development plan(s), plan of operation or any conditions of approval may require a major or minor amendment request to this Special Use Permit pursuant to Section 23-66(g) of the Zoning Ordinance. Contact the Community and Economic Development Department to discuss any proposed changes.

Substantial Evidence: Standardized condition that establishes parameters for the current application and identifies the process for review of any future changes to the special use.



CITY OF APPLETON RESOLUTION FOR SPECIAL USE PERMIT #1-24 TAVERN 1201 NORTH BADGER AVENUE

WHEREAS, Satbir Singh, SK Gas Mart, LLC has applied for a Special Use Permit to remodel the existing storage garage into a 521 sq. ft. tavern located at 1201 North Badger Avenue, also identified as Parcel Number 31-5-2130-00; and

WHEREAS, the proposed tavern is located in the C-2 General Commercial District, and the proposed use may be permitted by Special Use Permit within this zoning district pursuant to Chapter 23 of the Municipal Code; and

WHEREAS, the City of Appleton Plan Commission held a public hearing on April 24, 2024 on Special Use Permit #1-24, at which all those wishing to be heard were allowed to speak or present written comments and other materials at the public hearing; and

WHEREAS, the City of Appleton Plan Commission has reviewed and considered the Community and Economic Development Department's staff report and recommendation, as well as other spoken and written evidence and testimony presented at the public hearing; and

WHEREAS, the City of Appleton Plan Commission reviewed the standards for granting a Special Use Permit under Sections 23-66(e)(1-8) of the Municipal Code; and

WHEREAS, the City of Appleton Plan Commission reviewed the standards for imposing conditions on the Special Use Permit under Section 23-66(c)(5) of the Municipal Code, and forwarded Special Use Permit #1-24 to the City of Appleton Common Council with a <u>favorable conditional</u> or <u>not favorable</u> (CIRCLE ONE) recommendation; and

WHEREAS, the City of Appleton Common Council has reviewed the report and recommendation of the City of Appleton Plan Commission at their meeting on May 1, 2024.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Common Council, based on Community and Economic Development Department's staff report and recommendation, as well as other spoken and written evidence and testimony presented at the public hearing and Common Council meeting, and having considered the recommendation of the City Plan Commission, that the Common Council:

- 1. Determines all standards listed under Sections 23-66(e)(1-8) of the Municipal Code are found in the affirmative <u>YES</u> or <u>NO</u> (CIRCLE ONE)
- If NO, the City of Appleton Common Council hereby denies Special Use Permit #1-24 to remodel the existing storage garage into a 521 sq. ft. tavern located at 1201 North Badger Avenue, also identified as Parcel Number 31-5-2130-00 based upon the following standards and determinations: (List reason(s) why the Special Use Permit was denied)
- 3. If YES, the City of Appleton Common Council hereby approves Special Use Permit #1-24 to remodel the existing storage garage into a 521 sq. ft. tavern located at 1201 North Badger Avenue, also identified as

Parcel Number 31-5-2130-00, subject to the following conditions as they are related to the purpose of the City of Appleton Municipal Code and based on substantial evidence:

CONDITIONS OF APPROVAL FOR SPECIAL USE PERMIT #1-24:

- A. The applicant shall receive approval of a Liquor License from the City Clerk prior to serving alcohol on the premises.
- B. The use shall conform to the standards established in Chapter 9, Article III, Alcoholic Beverages, of the Appleton Municipal Code.
- C. The site shall be kept free of litter and debris.
- D. All Zoning, Building, Fire, Engineering, Utility and other Municipal Codes (Article IV. Noise) and all applicable State and Federal laws shall be complied with, including but not limited to the following:
 - 1) Section 23-172(m) and (e)(2) a total of 10 parking spaces are required to be striped on site (1 space per 250 square feet of gross floor area) for multiple uses occupying one building, plus the second floor apartment, prior to issuance of an occupancy permit.
- E. The serving and consumption of alcohol is limited to the interior tenant space, as identified on the attached development plan and floor plan drawings. Any future expansions for the serving and/or consumption of alcohol may require a major or minor amendment request to this Special Use Permit, pursuant to Section 23-66(g) of the Municipal Code.
- F. Any expansions of the special use, changes to the development plan(s), plan of operation or any conditions of approval may require a major or minor amendment request to this Special Use Permit pursuant to Section 23-66(g) of the Zoning Ordinance. Contact the Community and Economic Development Department to discuss any proposed changes.
- 4. The City Clerk's Office is hereby directed to give a copy of this resolution to the owner/applicant, Community and Economic Development Department, Inspections Division, and any other interested party.

Adopted this _____ day of _____, 2024.

Jacob A. Woodford, Mayor

ATTEST:

Kami Lynch, City Clerk

PLAN OF OPERATION AND LOCATIONAL INFORMATION

Business Information:
Name of business: SK Gas Mart LLC
Years in operation: 2
(Check applicable proposed business activity(s) proposed for the premises)
□ Restaurant

- ☑ Tavern/Night Club/Wine Bar
- □ Painting/Craft Studio
- □ Microbrewery/Brewpub (manufacturing a total of not more than 310,000 U.S. gallons of fermented malt beverages per calendar year)
- □ Brewery (manufacturing a total of more than 310,000 U.S. gallons of fermented malt beverages per calendar year)
- □ Winery (manufacturing of wine)
- □ Craft-Distillery (manufacturing a total of not more than 100,000 proof gallons of intoxicating liquor per calendar year)
- □ Distillery (manufacturing a total of more than 100,000 proof gallons of intoxicating liquor per calendar year)
- □ Tasting room offering fermented malt beverages, wine or intoxicating liquor for consumption and/or retail sales on the premises where the fermented malt beverages, wine or intoxicating liquor is manufactured and/or at an off-premises location associated with premises. Tasting rooms may include food sales.

Other_____

Detailed explanation of proposed business activities: Add tavern to exisiting C-Store.

Existing gross floor area of building/tenant space, including outdoor spaces:

(square feet) 1,246

Proposed gross floor area of building/tenant space, including outdoor spaces:

(square feet) 1,246 + 521 = 1,767

Occupancy Limits:

Maximum number of persons permitted to occupy the building or tenant space as determined by the International Building Code (IBC) or the International Fire Code (IFC), whichever is more restrictive: ⁵⁶ persons.

Proposed Hours of Operation for Indoor Uses:

Day	From	То
Monday thru Thursday	11am	2am
Friday	11am	2am
Saturday	11am	2am
Sunday	11am	2am

Production/Storage Information:

(Check applicable proposed business activity(s) proposed for the premises)

- □ Current production of <u>fermented malt beverages</u>: ______U.S. gallons per year
- □ Proposed production of <u>fermented malt beverages</u>: ______U.S. gallons per year
- □ Current production of <u>wine</u>: ______ U.S. gallons per year
- □ Proposed production of <u>wine</u>: ______ U.S. gallons per year
- □ Current production of <u>intoxicating liquor</u>: ______ proof gallons per year
- □ Proposed production of <u>intoxicating liquor</u>: ______ proof gallons per year
- ☑ None. If none, leave the following two storage questions blank.

Identify location of grains and/or juice, grapes, other fruits or other agricultural product storage and type of storage container(s) used:

Identify the storage location of spent grains and/or grapes, other fruits or other agricultural products and type of storage container(s) used:

Outdoor Space Uses:

(Check applicable outdoor space u	uses)		
□ Patio			
□ Deck			
Sidewalk Café			
Other			
$\ensuremath{\mathbb{Z}}$ None. If none, leave the following	ng questions in this section	ו blank.	
Size:	_square feet		
Type of materials used and height space:	of material to enclose the	perimeter of the ou	tdoor
□ Fencing □ Landscaping □ Othe	r	Height	feet
Is there any alcohol consumption i	ncorporated within the ou	tdoor facility? Yes _	_ No
If yes, please describe:			
Are there plans for outdoor music/	entertainment? Yes	No	
If yes, describe how the noise will	be controlled:		

Is there any food service incorporated in this outdoor facility proposal? Yes ____ No ____

Proposed Hours of Operation for Outdoor Space:

Day	From	То
Monday thru Thursday		
Friday		
Saturday		
Sunday		

NOTE: Hours of Operation for Outdoor Uses (Sidewalk Café with Alcohol):

*****Municipal Code Section 9-262(b)(4): The permit holder can begin serving alcoholic beverages in the sidewalk café at 4:00 p.m. Monday through Friday and 11:00 a.m. on Saturday and Sunday. All alcoholic beverages must be removed from the sidewalk café by 9:30 p.m.

Describe Any Potential Noise Emanating From the Proposed Use:

Describe the noise levels anticipated from all equipment or other mechanical sources: None.

Describe how the crowd noise will be controlled inside and outside the building: Limit number of Occupants

Off-Street Parking:

Number of spaces existing on-site:	11
Number of spaces proposed on-site:	11

Street Access:

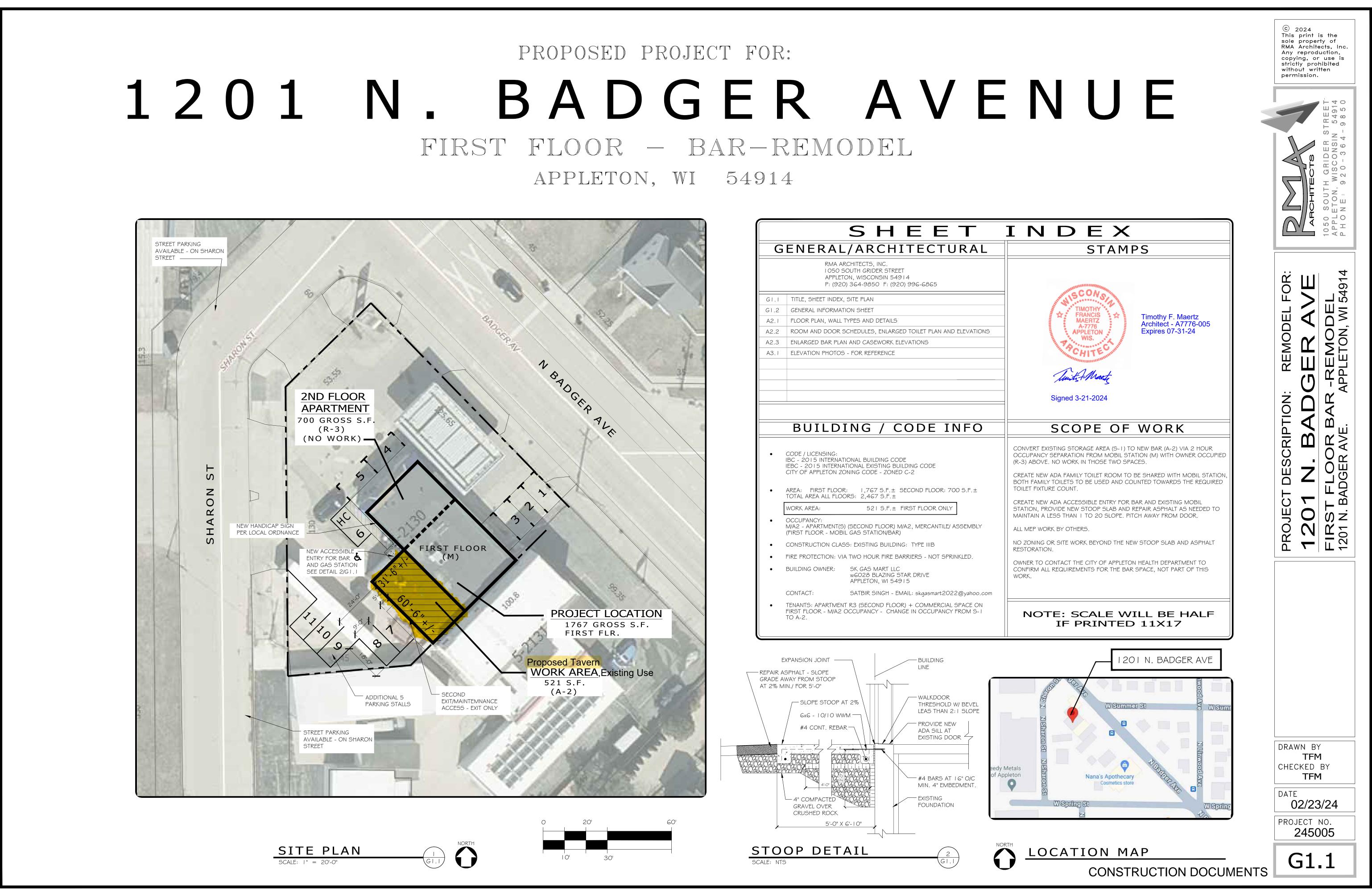
Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow? Adequate.

Other Licensed Premises:

The number of licensed premises within the immediate geographic area of the proposed location will be considered in order to avoid an undue concentration that may have the potential of creating public safety problems or deterring neighborhood development.

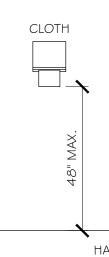
List nearby licensed premises: Unknown

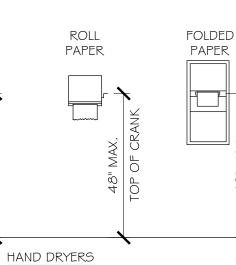
Number of Employees:	
Number of existing employees: 2	
Number of proposed employees:	
Number of employees scheduled to work on the largest shift:	4

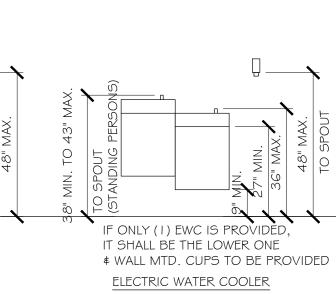


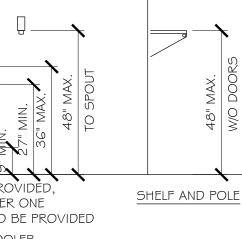
				ABBR	EVIATION KEY				
А.В .	ANCHOR BOLT	D DEMO.	DEMOLITION	GG	GAS	N N/A	NOT APPLICABLE	5 50	Q. SQUARE
AC.FLR.	ACCESS FLOOR	DEPR.	DEPRESSION	GA.	GAUGE	NEC	NATIONAL ELECTRICAL CODE	SS	5 STORM SEWER
ACOUS.	ACOUSTICAL	DEPT.	DEPARTMENT	GALV.	GALVANIZED	NIC	NOT IN CONTRACT	ST	T. STAINLESS
	AMERICANS WITH	DTLS.	DETAILS	GB	GRAB BAR	NO.	NUMBER	ST	
	DISABILITIES ACT	DF	DRINKING FOUNTAIN	GBC	GENERAL BUILDING	NOM.	NOMINAL	ST	
	ADDENDUM	DIA.	DIAMETER		CONTRACTOR	NRC	NOISE REDUCTION	ST	
	ADDITIONAL	DIAG.	DIAGONAL	GEN.	GENERAL		COEFFICIENT	_	TOR STORAGE
						NITC			
	ADJUSTABLE	DIFF.	DIFFUSER		GENERATOR	NTS	NOT TO SCALE		
	ADJACENT	DIM.	DIMENSION	GL.	GLASS			_	TWD. SOFTWOOD
	ADMINISTRATION	DISP.	DISPENSER	GR.	GRADE			_	UPV. SUPERVISOR
	ABOVE FINISHED FLOOR	DIST.	DISTRIBUTION	GYP.	GYPSUM	0 0.C.	ON CENTER		USP. SUSPENDED
	AIR HANDLING UNIT	DIV.	DIVISION			O.D.	OUTSIDE DIAMETER	SV	W. SWITCH
ALT.	ALTERNATE	DN	DOWN				OFFICE		
ALUM.	ALUMINUM	DP	DEEP	НН.	HIGH	OH.	OVERHEAD		
AMEND.	AMENDMENT	DR.	DOOR	HB	HOSE BIBB	OPER.	OPERATOR	ТΤ	TOILET
ANNUN.	ANNUNCIATOR	DR.	DRIVE	HD	HAND DRYER	OPNG.	OPENING	Τ.	TREAD
AP	ACCESS PANEL	DS	DOWNSPOUT	HDCP.	HANDICAP	OPP.	OPPOSITE	TA	AN. TANGENT
APPROX.	APPROXIMATE	DW	DISHWASHER	HDR.	HEADER	ORD	OVERFLOW ROOF DRAIN	TC	C TIME CLOCK
	ARCHITECTURAL	DWG.	DRAWING	HDWD.	HARDWOOD			TE	
	ACOUSTICAL TILE CEILING		DOWELS		HARDWARE			_	EMP. TEMPERED
	AUTOMATIC			HM		P PART.	PARTITION	_	EMP. TEMPERATURE
.010.					HORIZONTAL	PB	PASS BOX	_	ERR. TERRAZZO
		EE	FLECTRIC					_	
				HTR.	HEATER	PC	PRECAST	T\$	
	BULLETIN BOARD	EA	EXHAUST-AIR	HVAC	HEATING VENTILATING	PD	PENCIL DRAWER	-	THRESHOLD
	BOARD	EA.	EACH		AIR-CONDITIONING	PH	PANIC HARDWARE	TL	
	BUMPER GUARD	EC	ELECTRICAL CABINET	HW	HOT WATER	PL.	PLATE	_	RANS. TRANSFORMER
	BITUMINOUS	EF	EXHAUST FAN			PLAM.	PLASTIC LAMINATE	TS	
BKT.	BRACKET		ELEVATOR			PLAS.	PLASTIC	TV	
BLDG.	BUILDING	ELEC.	ELECTRICAL	I I.D.	INSIDE DIAMETER	PLAST.	PLASTER	TY	1P. TYPICAL
BLKG.	BLOCKING	ELEV.	ELEVATION	IN.	INCH	PLMB	PLUMBING		
ЗМ.	BEAM	EMERG.	EMERGENCY	INSUL.	INSULATION	PLWD.	PLYWOOD		
30T.	воттом	ENCL.	ENCLOSURE	INT.	INTERIOR	PNL.	PANEL	υυσ	C UNDERCUT
	BEARING	ENTR.	ENTRANCE	150.	ISOLATION	PR.	PAIR	_	CR UNDERCOUNTER
	BASEMENT	EO	ELECTRICAL OUTLET				PRELIMINARY		REFRIGERATOR
	BULLETIN	EP	ELECTRIC PANEL			PRV	POWER ROOF VENTILATOR	UL	
JUL.		EQ.	EQUAL		JANITOR				
				J JAN.		PTN.	PARTITION	+	
			EQUIPMENT	JB	JUNCTION BOX	PVC	POLYVINYL CHLORIDE		NFIN. UNFINISHED
	CABINET		ELECTRIC WATER COOLER		JOIST				NO UNLESS NOTED
CCTV	CLOSED CIRCUIT TELEVISION		EXISTING	JT.	JOINT				OTHERWISE
CD	COILING DOOR	EXC.	EXCAVATE			QQT	QUARRY TILE	UF	R. URINAL
CEIL.	CEILING	EXH.	EXHAUST					UT	TIL. UTILITY
CG	CORNER GUARD	EXIST.	EXISTING	К КО	KNOCK OUT				
СН	СОАТ НООК	EXP.	EXPANSION	KS	KNEE SPACE	RR	RADIUS		
C.J.	CONSTRUCTION JOINT	EXT.	EXTERIOR	KW	KILOWATT	R.	RISER	V V	VENT
CLG.	CEILING					RA	RETURN-AIR	VC	CT VINYL COMPOSITION
	CLEAR					RD	ROOF DRAIN		ENT. VENTILATION
CM		F FA	FIRE ALARM	L L.	LAVATORY	REBAR	REINFORCED ROD	_	ERT. VERTICAL
	CONCRETE MASONRY UNIT	FB	FIRE BLANKET	LAM.	LAMINATE	REC.	RECESSED		EST. VESTIBULE
		FD				REC.			
	CLEAN-OUT		FIRE DAMPER	LAV.	LAVATORY		REFERENCE		
		FD	FLOOR DRAIN	LB.	POUND	REFRIG.	REFRIGERATOR	VT	
	COMBINATION	FDN.		LIN.	LINEAR	REINF.	REINFORCING		WC VINYL WALL COVERING
	CONCRETE	FE	FIRE EXTINGUISHER	LKR.	LOCKER	REQD.	REQUIRED	—	
	CONFERENCE	FEC	FIRE EXTINGUISHER CAB.	LL	LEAD LINED	RET.	RETAINING	—	
	CONNECTION	FH	FIRE HOSE	LLH	LONG LEG HORIZONTAL	REV.		ww.	
CONST.	CONSTRUCTION	FHC	FIRE HOSE CABINET	LLV	LONG LEG VERTICAL	RH	ROOF HATCH	W/	
CONT.	CONTINUOUS	FIN.	FINISH	LP	LIGHT POLE	RM.	ROOM	W/	VO WITHOUT
CONTR	CONTRACTOR	FIXT.	FIXTURE	LVR.	LOUVER	RO	ROUGH OPENING	W	C WATER CLOSET
	COORDINATE	FLR.	FLOOR			R≢S	ROD AND SHELF	WE	
	CORRIDOR		FLASHING						DW. WINDOW
	CARPET	FLEX.	FLEXIBLE	M MAN.	MANUAL			WF	
	CERAMIC TILE	FLG.	FLANGE	MATL.		55.	SINK		GT. WEIGHT
	CENTER		FLUORESCENT	MAX.	MAXIMUM	SCHED	SCHEDULE	W.	
	COUNTERSINK	FM	FACTORY MUTUAL	MECH.	MECHANICAL	SD	SMOKE DAMPER		HCR. WHEEL CHAIR
		FIM FP						Vr WF	
	CABINET UNIT HEATER		FIREPROOF		MEMBRANE	SECT.	SECTION		
	COLD WATER		FRAMING	MTL.	METAL	SF	SQUARE FOOT/FEET	WS	
CYL.	CYLINDER	FS	FLOOR SINK	MEZZ.	MEZZANINE	SH.	SHELF		SCT. WAINSCOAT
		FT.	FOOT/FEET	MFG.	MANUFACTURING	SHR.	SHOWER	W.	.W.F. WELDED WIRE MESH
		FTG.	FOOTING	MFR.	MANUFACTURER	SHT.	SHEET	\perp	
		FTN.	FOUNTAIN	MH	MANHOLE	SHTG.	SHEATHING		
		FUT.	FUTURE	MIN.	MINIMUM	SIM.		X XF	MR TRANSFORMER
				MIR.	MIRROR	SPEC.	SPECIFICATION	+	
				MISC.	MISCELLANEOUS			+	
				M.O.	MASONRY OPENING				D. YARD
						+ +		- 110	2. TANU
			1	MTD.	MOUNTED				

ELECTRIC





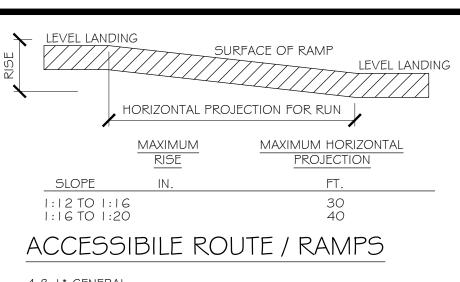






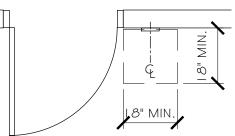
FIRE EXTINGUISHER

CABINET



4.8.1* GENERAL ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH 4.8.

4.8.2* SLOPE AND RISE. THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30 IN. CURB RAMPS AND RAMPS TO BE CONSTRUCTED ON EXISTING SITES OR IN EXISTING BUILDINGS OF FACILITIES MUST HAVE SLOPES AND RISES AS ALLOWED IN 4.16(3)(A) IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS.



SIGN MOUNTING LOCATION

ICC/ANSI AII7.1, 703.2.7. MOUNTING HEIGHT. CHARACTERS SHALL BE 48 INCHES MINIMUM AND 60 INCHES MAXIMUM ABOVE THE ADJACENT FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE CHARACTERS.

EXCEPTION: ELEVATOR CAR CONTROLS.

ICC/ANSI AI 17.1, 703.2.8. MOUNTING LOCATION. WHERE A SIGN CONTAINING TACTILE CHARACTERS IS PROVIDED AT A DOOR, THE SIGN SHALL BE ALONG SIDE THE DOOR ON THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS, THE SIGN SHALL BE TO THE RIGHT OF THE RIGHT-HAND DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE OF A SINGLE DOOR, OR TO THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE ON THE NEAREST ADJACENT WALL.

SIGNS CONTAINING TACTILE CHARACTERS SHALL HAVE AN 18" X 18" MINIMUM SPACE ON THE FLOOR OR GROUND, CENTERED ON THE SIGN, BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED AND 45° OPEN POSITION. EXCEPTION: DOOR-MOUNTED SIGNS SHALL BE PERMITTED ON THE PUSH SIDE OF DOORS WITH CLOSERS AND WITHOUT HOLD-OPEN DEVICES.

DOOR HARDWARE HEIGHT

IBC 1008.1.8.2. HARDWARE HEIGHT. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.

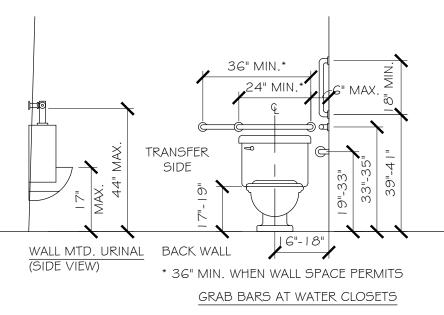
MINIMUM CEILING HEIGHTS

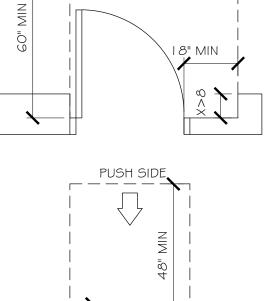
IBC 1208.2 MINIMUM CEILING HEIGHTS. OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET 6 INCHES. BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL BE PERMITTED TO HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET.

EXCEPTION: IF ANY ROOM IN A BUILDING HAD A SLOPED CEILING, THE PRESCRIBED CEILING HEIGHT FOR THE ROOM IS REQUIRED IN ONE-HALF THE AREA THEREOF. ANY PORTION OF THE ROOM MEASURING LESS THAN 5 FEET FROM THE FINISHED FLOOR TO THE CEILING SHALL NOT BE INCLUDED IN ANY COMPUTATION OF THE MINIMUM AREA THEREOF.

IBC 1208.2.1 FURRED CEILING.

ANY ROOM WITH A FURRED CEILING SHALL BE REQUIRED TO HAVE THE MINIMUM CEILING HEIGHT IN TWO-THIRDS OF THE AREA THEREOF, BUT IN NO CASE SHALL THE HEIGHT OF THE FURRED CEILING BE LESS THAN 7 FEET.



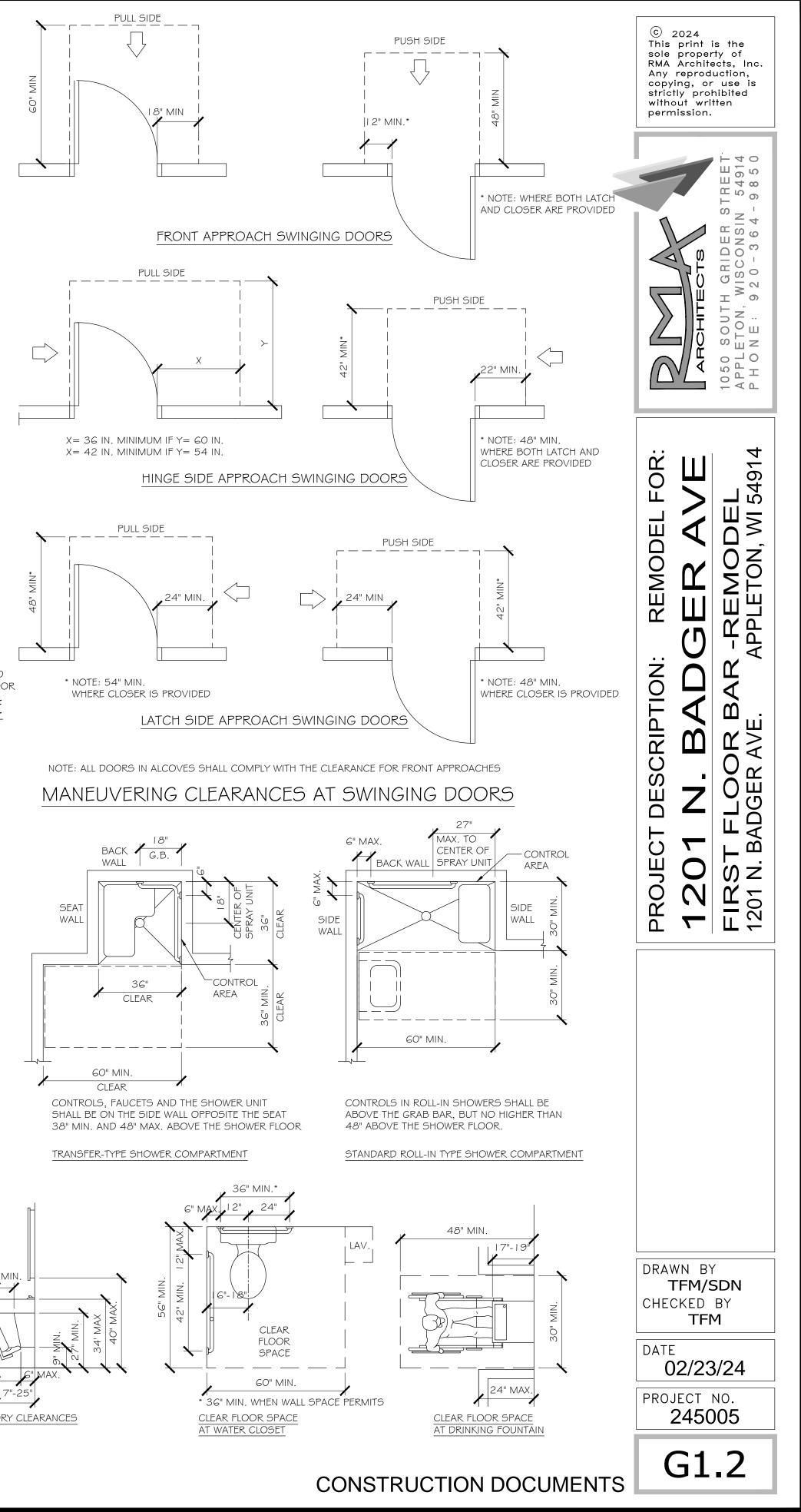


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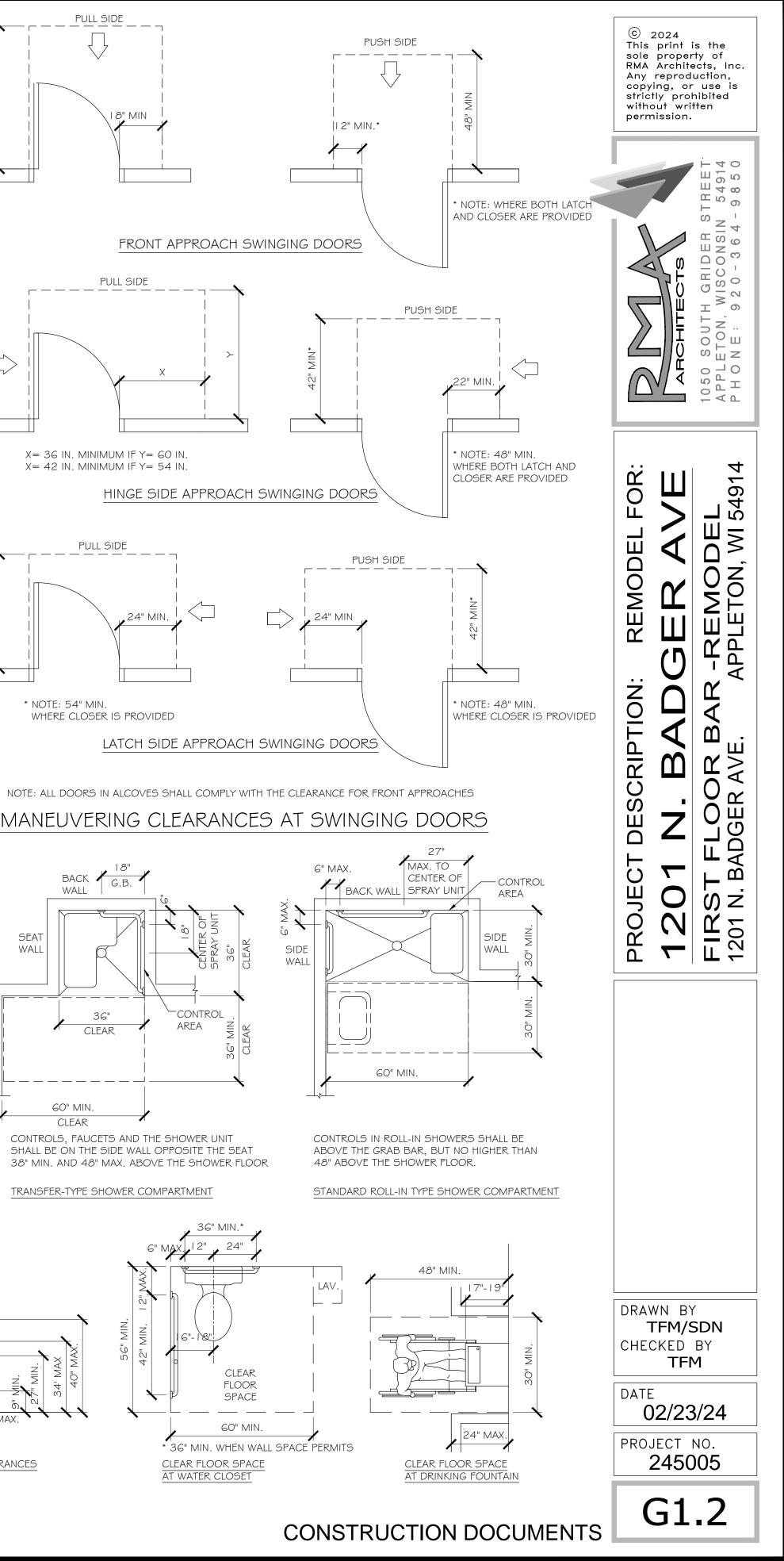
PUSH SIDE

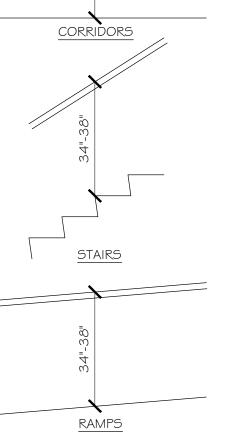
1 2" MIN

PULL SIDE

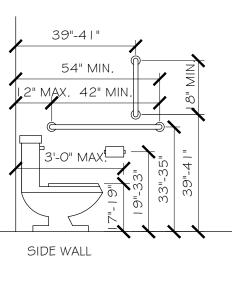


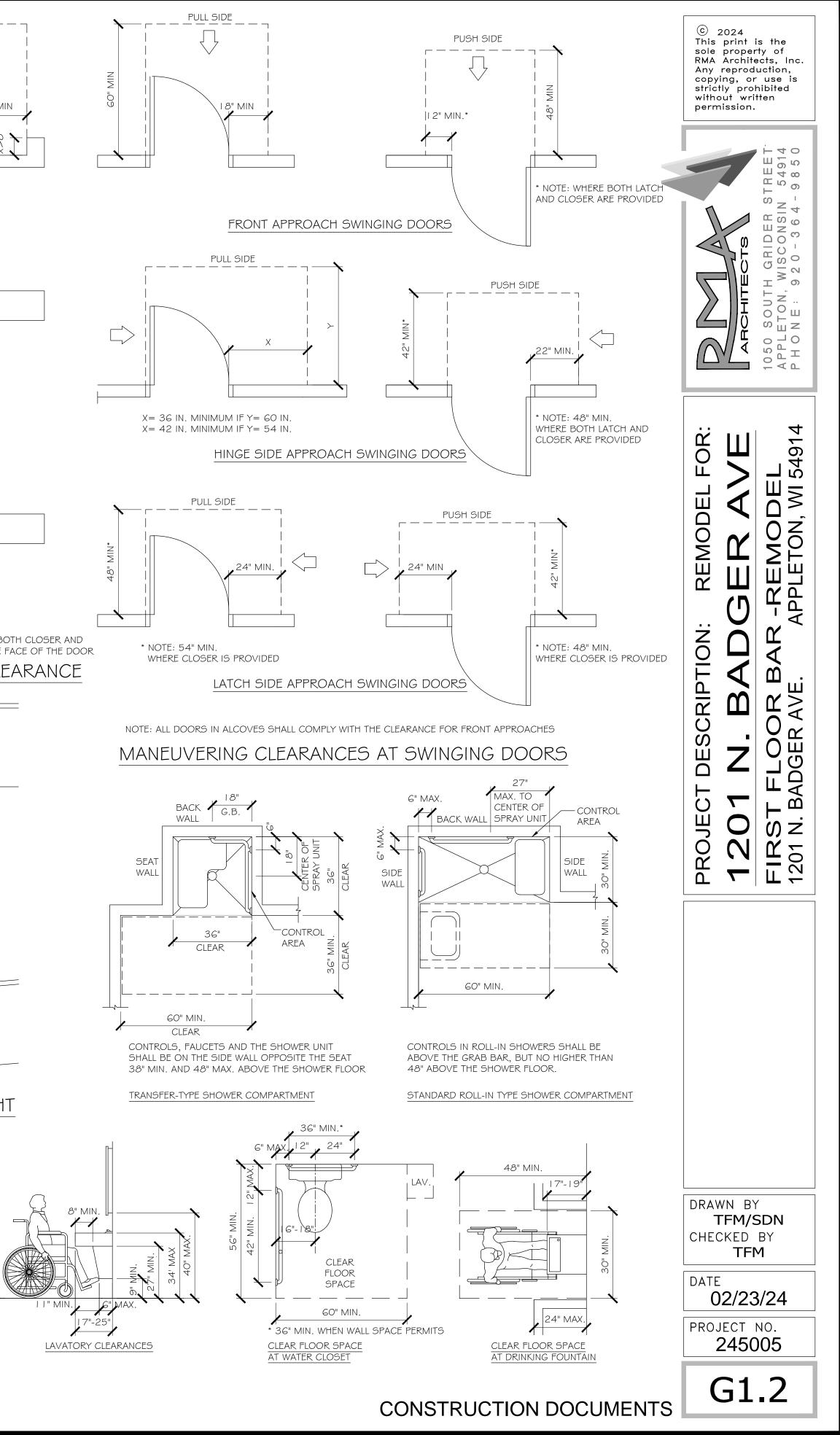
NOTE: PUSH SIDE, DOOR PROVIDED WITH BOTH CLOSER AND LATCH. MEASURED PERPENDICULAR TO THE FACE OF THE DOOR RECESSED DOOR CLEARANCE



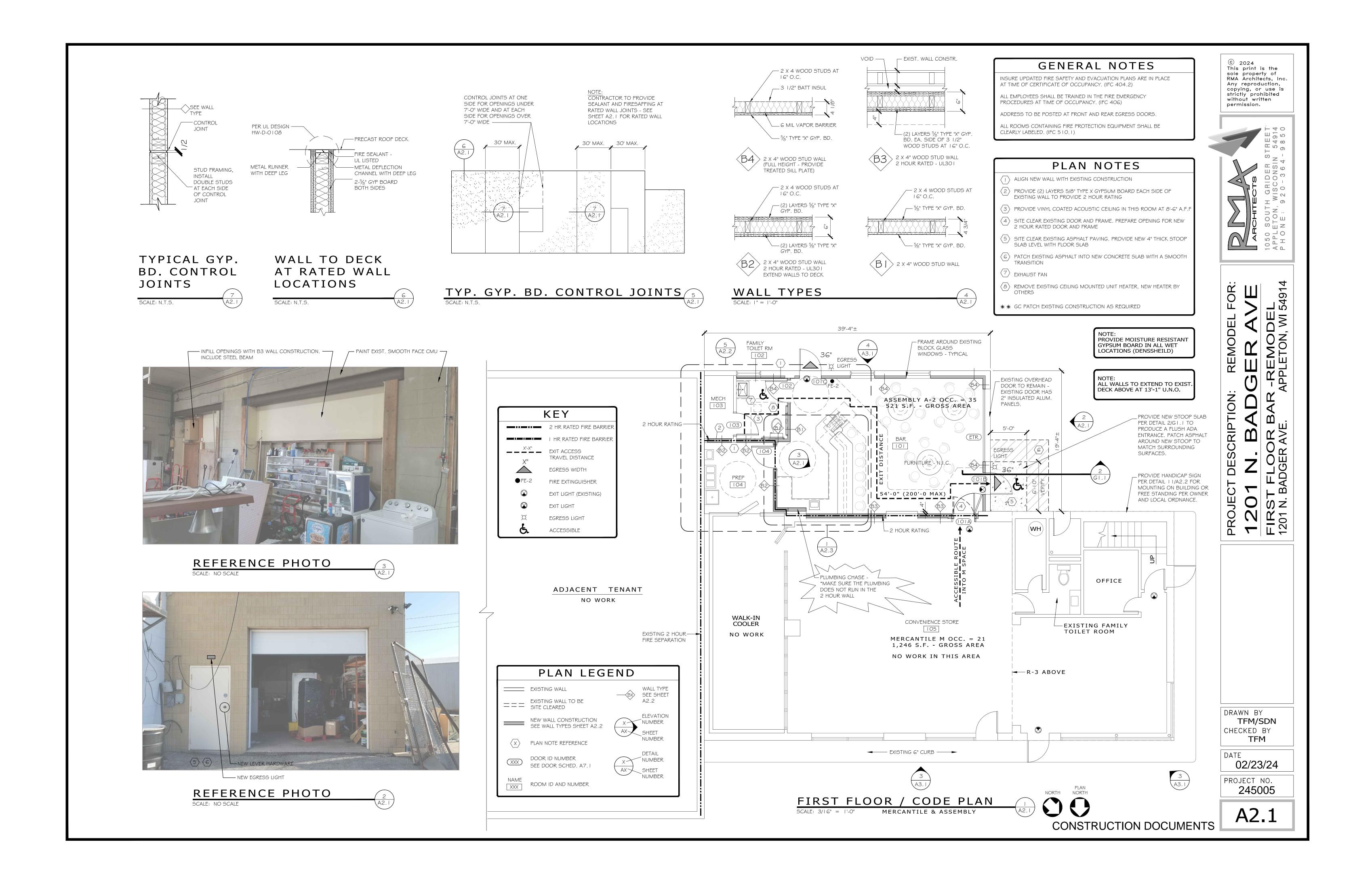


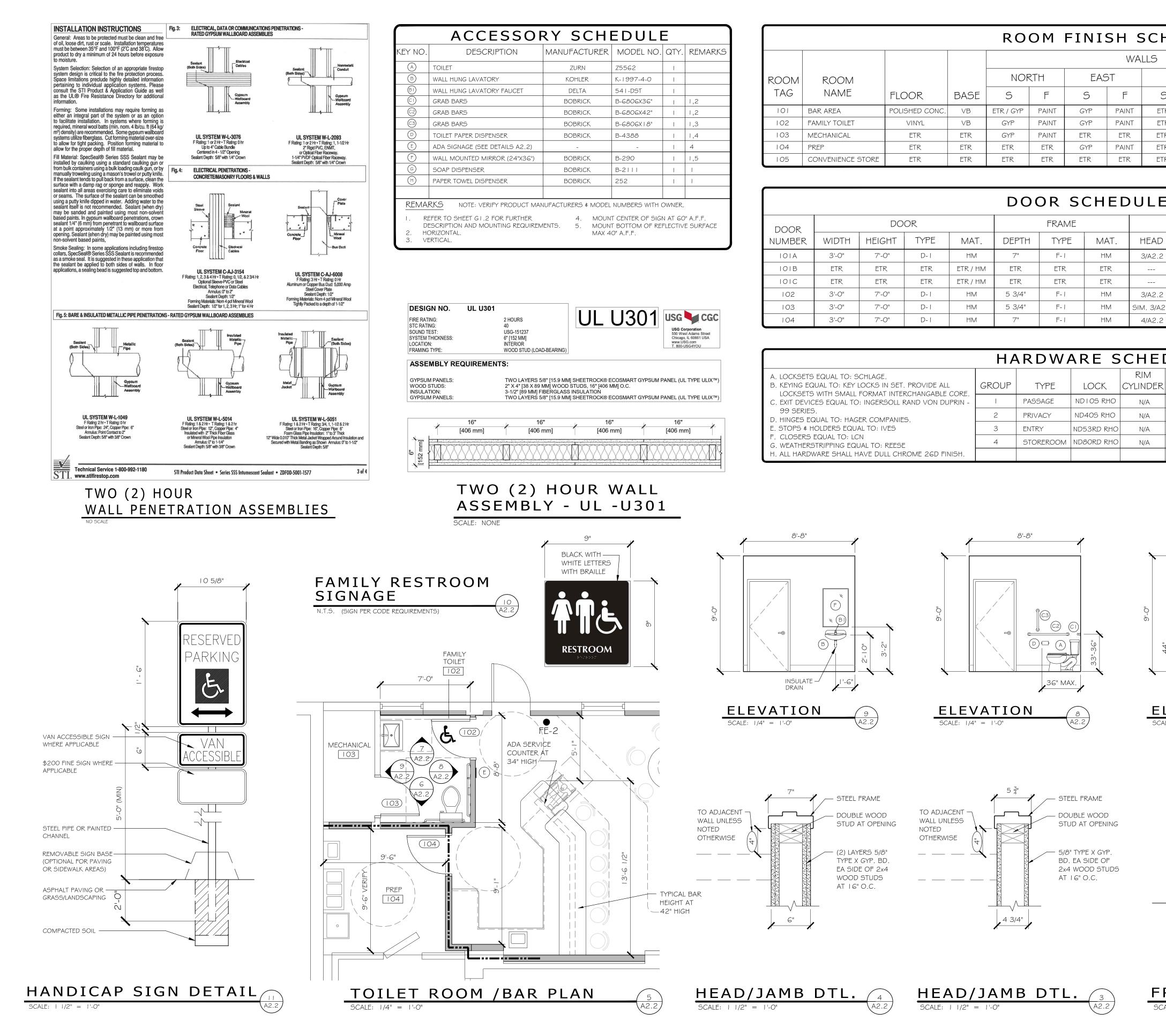






TOILET AND BUILDING ACCESSORY MOUNTING HEIGHTS AND CLEARANCES



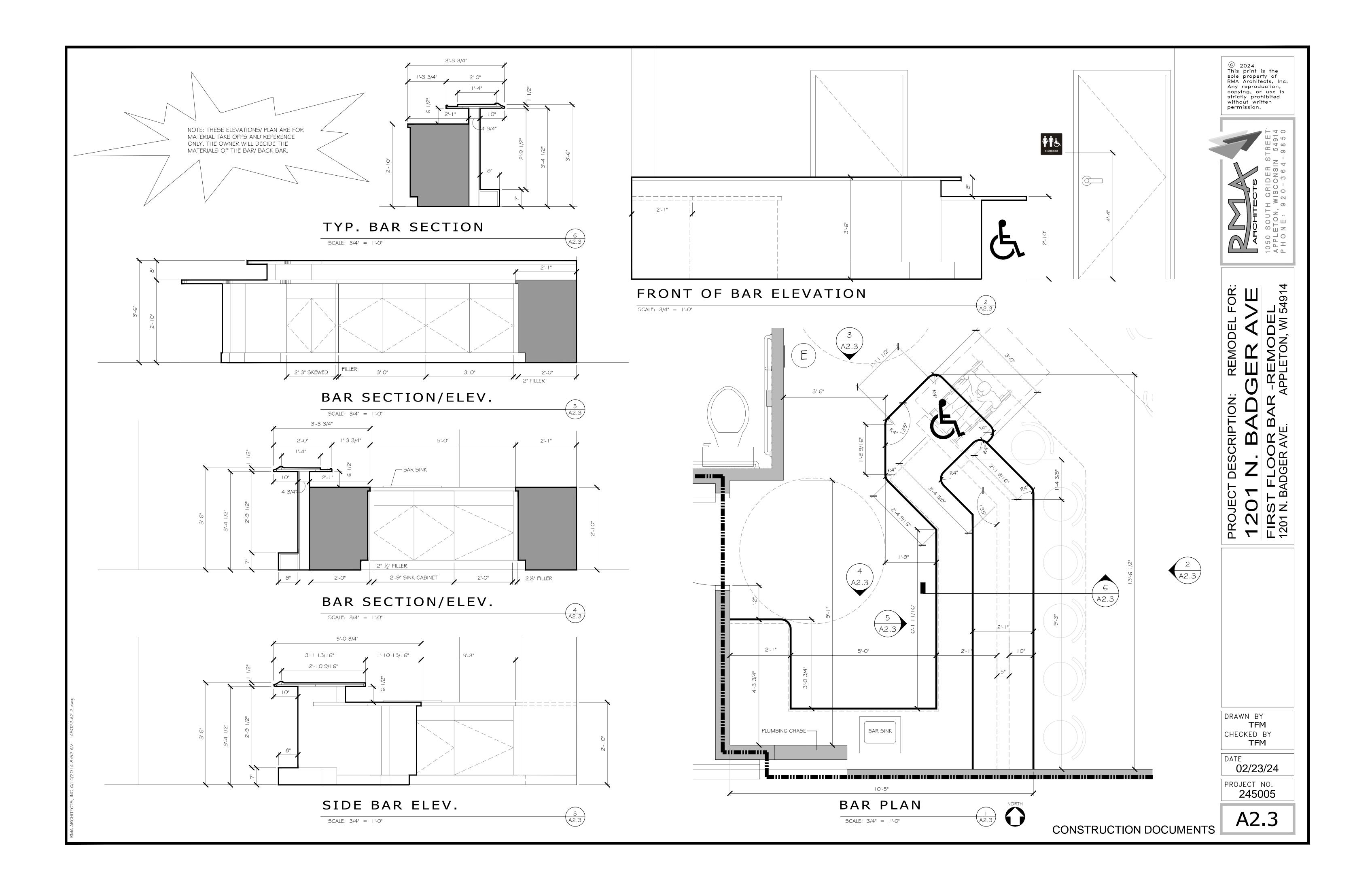


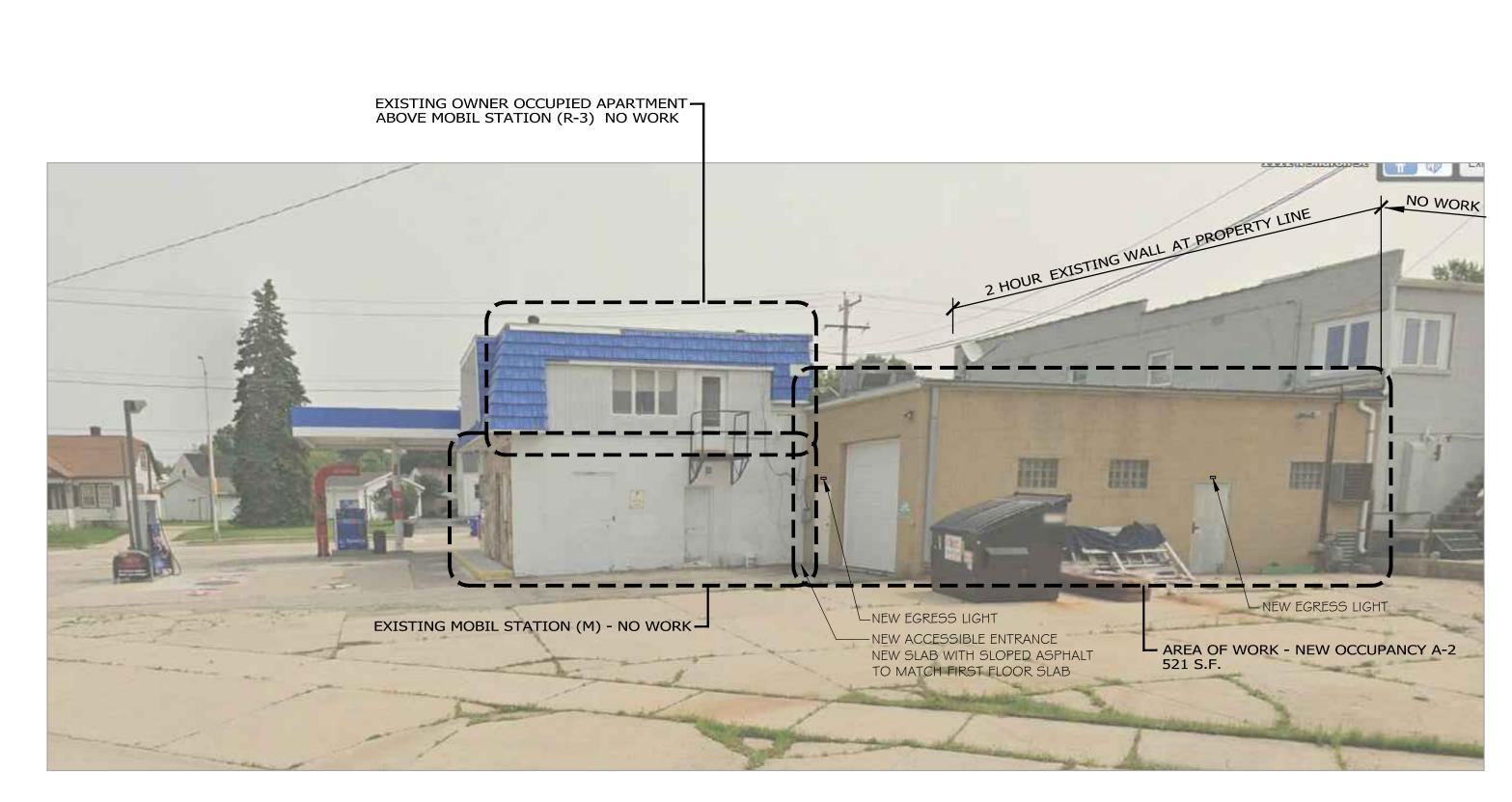
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	BOBRICK	B-6806X42"	Ι	Ι,2							
	BOBRICK	B-6806X18"	-	1,3							
	BOBRICK	B-4388	I	1,4							
2.2)	-	-	1	4							
X36")	BOBRICK	B-290	1	1,5							
	BOBRICK	B-2111	1	I							
	BOBRICK	252	1	I							
JCT MAN	IUFACTURERS & MODEL	NUMBERS WITH (OWNER.								
HER 4. MOUNT CENTER OF SIGN AT 60" A.F.F. QUIREMENTS. 5. MOUNT BOTTOM OF REFLECTIVE SURFACE MAX 40" A.F.F.											

					ROC	DM F	=INI	SH	SCH	EDUL	.E		1				This print is the sole property of RMA Architects, Inc. Any reproduction,
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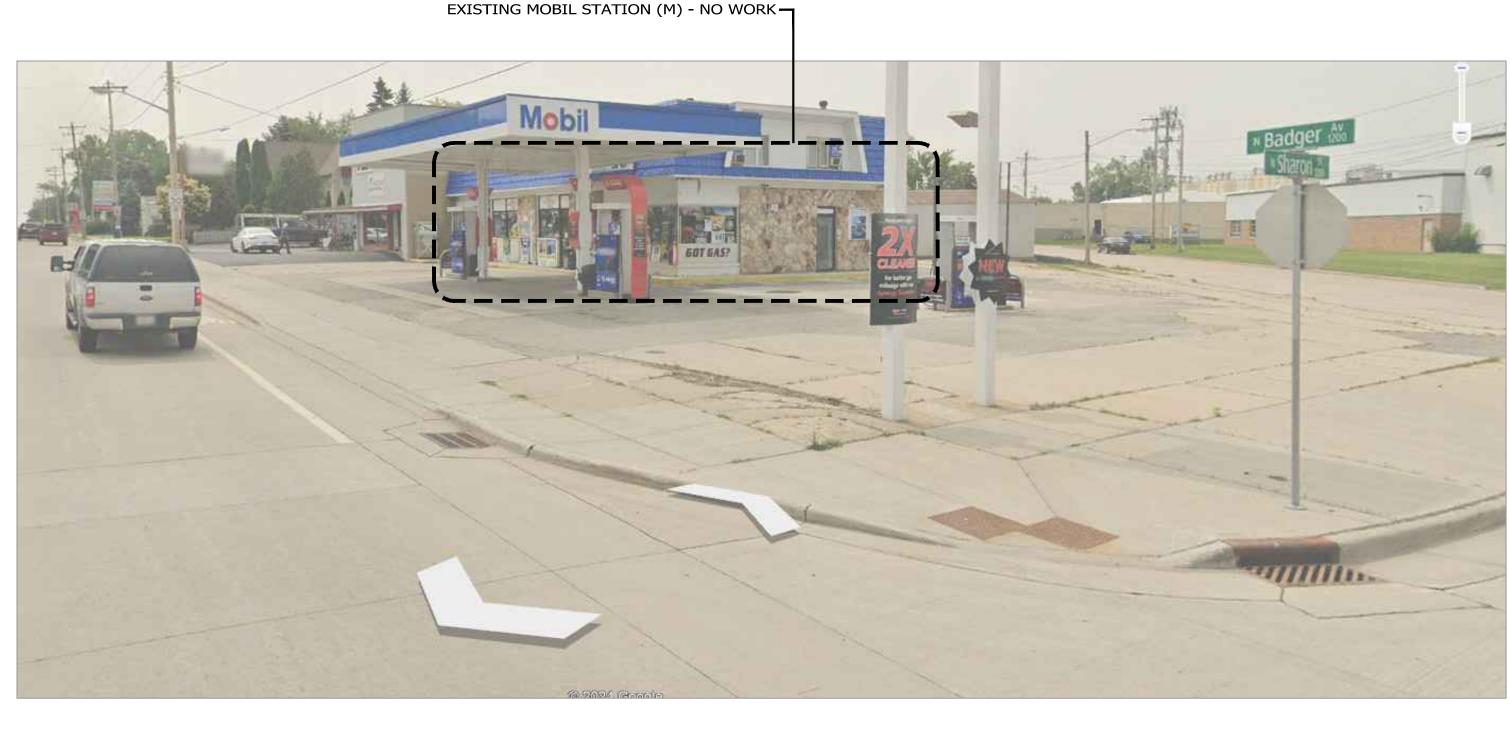
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D. HINGES	EQUAL TO: HAG # HOLDERS EQU/		ËS.				ND40S ND53RD			BB1279 BB1279	WS407CCV WS407CCV	N/A N/A	N/A N/A			
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REFERENCE PHOTO SCALE: NO SCALE (BACK)



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