Change of Premises

Fee: $25.00

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703

licensing@cityofmadison.com
608-266-4601

(Agenda Item Number) _____

(Legistar file number) _____

(License number) LICPCH-2024-00417

(Alder District #) _____ (Police Sector) 403

Office Use Only

Class A: ☐ Beer, ☐ Liquor, ☐ Cider
Class B: ☒ Beer, ☒ Liquor,
☐ Class C Wine

Licensed Premises Information

This application modifies existing alcohol license number: LICLIB - 2021 - 00348

Business dba Name: Red Rock Saloon

Licensed Address: 222 W. Gorham St.

Liquor/Beer Agent Name: Jeffrey Kovacovich

72 % Alcohol, 7 % Food, 21 % Other Alder, District #: 2 Police Sector: central

Corporate Information

Business Legal Name (as on WI State Sellers Permit): Chinchilla JDK, LLC

Business Mailing Address: 1227 N. Water St. Milwaukee WI 53202

Business Contact Name, Position: Jeffrey Kovacovich (414) 305-5665 Drew Deuster (414) 510-5006

Business Phone: (608) 709-5200 Business Email: drew@wild-planet.com

Current Capacity (indoor): 360 **Current Capacity (outdoor):** _____

Proposed Capacity (indoor): 450 **Proposed Capacity (outdoor):** _____

If your capacity is increasing, contact Building Inspection: (608) 266-4551, binspection@cityofmadison.com

Change is: ☒ Permanent ☐ Temporary (from _____ until _____)
Date Date

Is this change related to a Roadway Café Expansion License/Roadway Permit: ☐ **Yes** or ☒ **No**

Description of Changes (include approximate measurements, and fencing, if necessary):

We are looking to amend our premise from "nightclub/restaurant" to "nightclub" and increase our occupancy capacity from 360 to 450.

☒ Detailed Floor Plans included (required)

_____, 6/4/24
Authorized Signature *Date*

☑ Orange sign and business card issued
☑ "License Renewals & Changes" brochure with next steps issued
Office Use Only

REV 05/2022

I hereby certify these plans and specifications were prepared by me or under my direct personal supervision and that I am a duly licensed professional architect under the laws of the state of Wisconsin.

Signature:

Name: WESLEY T. REYNOLDS

Wisconsin Registration No: 11709-5 **Renewal Date:** 07/31/2024

Sheets covered by this seal: Listed As "Architectural"

SHEETS	
Sheet Number	Sheet Name
AG001	CODE SUMMARY
AD101	FIRST FLOOR DEMO PLAN AND IMAGES
A101	FIRST FLOOR PLAN
A121	FIRST FLOOR REFLECTED CEILING PLAN

URBAN LAND INTERESTS - RED ROCK SALOON ENTRANCE RENOVATION

222 W Gorham St, Madison, WI 53703

OPN ARCHITECTS

301 N BROOM STREET #100, MADISON, WI 53703
P. 608.819.0260 F. 608.819.0261 www.opnarchitects.com

CONSTRUCTION DOCUMENTS 04/01/2024

Building Code Review

PROJECT DESCRIPTION

This project involves evaluating the existing facility and implementing existing egress components to increase the occupancy load for an existing based in an existing building. In addition to door hardware and signage, a reconfigured vestibule with double doors and a new merchandise sales counter will be created. No other work is included in this project. An emergency pedestrian egress easement per 2017 deed document #5219070 was approved previously and will be referenced as part of this project in order to incorporate additional emergency exit doors along the back of existing building, allowing for egress through the adjacent property to a public way.

APPLICABLE CODES

INTERNATIONAL BUILDING CODE 2015 (State of Wisconsin Building Code)
INTERNATIONAL EXISTING BUILDING CODE 2015

CODE REVIEW SUMMARY

- OCCUPANCY CLASSIFICATION: A-2 ASSEMBLY & BUSINESS (per chapter 3)
- CONSTRUCTION CLASSIFICATION (per chapter 6): TYPE IIA (Assumed/Existing)
- FULLY SPRINKLERED PER NFPA 13
- OCCUPANCY LOAD FACTOR (per chapter 10): 489 occupants (Total)
- MIN NUMBER OF EXITS: 489>49 = 2 EXITS REQUIRED
- MIN WIDTH OF EXIT DOORS: 489*.3 OR 96" MIN. (120" PROVIDED)

2015 INTERNATIONAL PLUMBING CODE
TABLE 403.1 MINIMUM PLUMBING FACILITIES

226 MEN
229 WOMEN

	WC REQ.	WC PROV.	LAV REQ.	LAV PROV.	URINAL PROV.	D.F. REQ.	S.S. REQ.	S.S. PROV'D
REQ:	1/40		1/75		-	1/500	1	2
MEN'S	6	3	3	3	4**	-	-	-
WOMEN'S	6	6	3	3	-	-	-	-

* CHILLED FILTERED WATER PROVIDED ON ALL LEVELS VIA SERVERS
** 67% OF WC REQUIREMENTS FOR MEN CAN BE SUBSTITUTED FOR URINALS

IBC CHAPTER 6: Types of Construction

SECTION ITEM REQUIREMENT COMMENT

602.2 Types I and II Types I and II construction are these types of construction in which the building elements listed in Table 601 are of noncombustible materials, except as permitted in Section 603 and elsewhere in this code.

The existing space was constructed as a sprinkled, Type IIA (Assumed).

IBC CHAPTER 7: Fire and Smoke Protection Features

SECTION ITEM REQUIREMENT COMMENT

704 Fire-Resistance Rating of Structural Members

704.1 Requirements: The fire-resistance ratings of structural members and assemblies shall comply with this section and the requirements for the type of construction as specified in Table 601. The fire-resistance ratings shall not be less than the ratings required for the fire-resistance-rated assemblies supported by the structural members.

The existing space was constructed as a sprinkled, Type IIA (Assumed).

IBC CHAPTER 10: Means of Egress

SECTION ITEM REQUIREMENT COMMENT

1003 General: Means of Egress

1003.1 Applicability The general requirements specified in Sections 1003 through 1013 shall apply to all from elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge detailed elsewhere in this chapter.

1003.6 Means of Egress Continuity: The path of egress travel along a means of egress shall not be impeded by any building element other than a means of egress component as specified in this chapter. Obstructions shall not be placed in the required width of a means of egress except projections permitted by this chapter. The required capacity of a means of egress system shall not be diminished along the path of egress travel.

1004 Occupant Load

1004.1 Design Occupant Load: In determining means of egress requirements, the number of occupants for where means of egress facilities shall be provided shall be determined in accordance with this section. Where occupants from accessory areas egress through a primary space, the calculated occupant load for the primary space shall include the total occupant load of the primary space plus the number of occupants egressing through it from the accessory area.

The occupant load of the remodeled area has been calculated based on the following, per Table 1004.1.2

1st floor:

	Assembly (Unconcentrated):	1/15 sqf - 1,388 sf = 93 occupants
	Assembly (Seated Concentrated):	1/7 sqf - 232 sf = 34 occupant
	Assembly (Standing Concentrated):	1/5 sqf - 1,630 sf = 326 occupant
	Business:	1/100 gross - 688 sf = 7 occupants
	Kitchen:	1/200 gross - 1,735 sf = 9 occupants
	Storage:	1/300 gross - 95 sf = 1 occupant
	Stages/Platforms:	18 sqf - 463 SF = 26 occupants
	Subtotal:	271 occupants
Mezzanine:		
	Business:	1/100 gross - 97sf = 1 occupant
	Storage:	1/300 gross - 299 sf = 1 occupant
	Subtotal:	2 occupants
2nd floor:		
	Assembly (Unconcentrated):	1/15 sqf - 1,030 sf = 74 occupant
	Business:	1/100 gross - 276 sf = 3 occupant
	Subtotal:	77 occupants
Total:		489 occupants

1005 Egress Width

1005.1 Minimum required egress width. The means of egress width shall not be less than required by this section. The total width of means of egress in inches (mm) shall not be less than the total occupant load served by the means of egress multiplied by 0.3 inch (7.62 mm) per occupant for stairways and by 0.2 inch (5.08 mm) per occupant for other egress components. The width shall not be less than specified elsewhere in this code. Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity to less than 50 percent of the required capacity. The maximum capacity required from any story of a building shall be maintained to the termination of the means of egress.

Minimum egress width is:

489 Occupants x .3 (for other egress components) = 99" req'd < 120" provided

1014 Exit Access

1014.1 General The exit access shall comply with the applicable provisions of Sections 1003 through 1013. Exit access arrangement shall comply with Sections 1014 through 1016.

Multiple exits connect to the building exterior and public way

1015 Exit and Exit Access Doorways

1015.1 Exits and Exit Access Doorways from Spaces: The exits or exit access doorways from any space shall be provided where one of the following conditions exists:

1. The occupant load of the space exceeds one of the values in Table 1015.1.

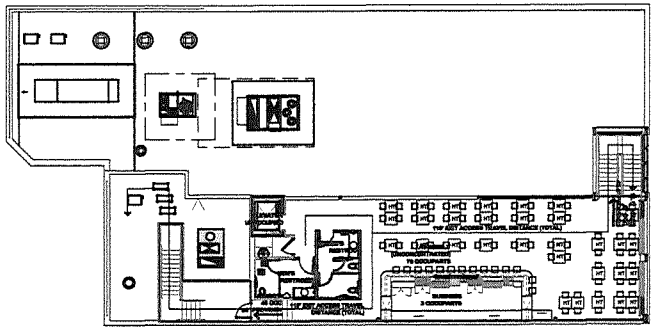
Occupants | 489> 49 = 2 exits req'd

1016 Exit Access Travel Distance

1016.1 Travel Distance Limitations: Exits shall be so located on each story such that the maximum length of exit access travel, measured from the most remote point within a story along the natural and unobstructed path of egress travel to an exterior exit door at the level of exit discharge, an entrance to a vertical exit enclosure, an exit passageway, a horizontal exit, an exterior exit stairway or an exterior exit ramp, shall not exceed the distances given in Table 1016.1.

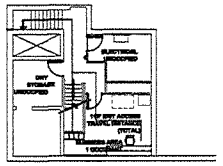
Per Table 1016.1, An Occupancy with sprinkler system allows a maximum of 250'.

CODE REVIEW



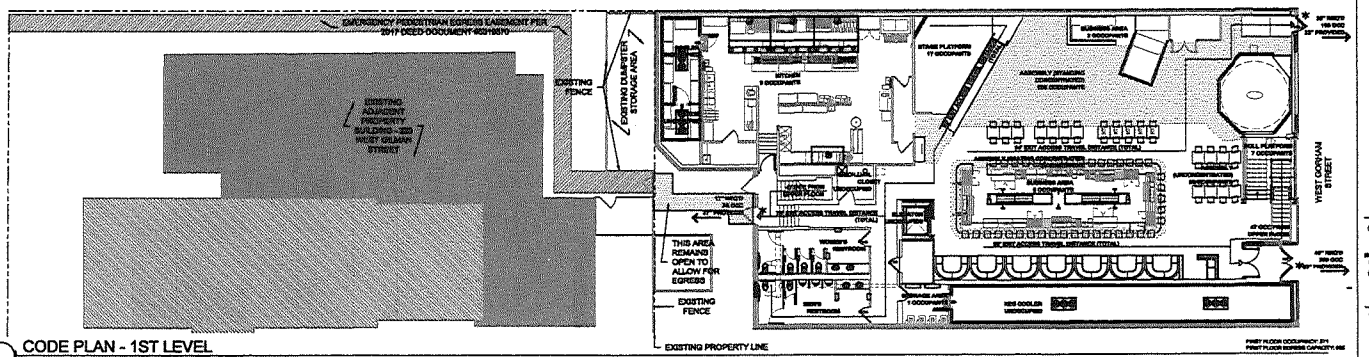
CODE PLAN - 2ND LEVEL

NTS



CODE PLAN - MEZZANINE

NTS



CODE PLAN - 1ST LEVEL

NTS

GENERAL NOTES:

1. The review plan shows major exits only. Refer to the AG001 wall types for specific wall information. Assemblies shown to be fire-rated must be constructed according to the listed UL assembly designation number.

LEGEND

1-HOUR FIRE RATED WALL	
8' OCC	PATH OF EXRESS TRAVEL
8" REQUIRED	EXIT
8" PROVIDED	

OPN ARCHITECTS

OPN ARCHITECTS, INC.
301 N. BROOM ST., SUITE 100
MADISON, WI 53703
608/610-0260 PHONE
www.opnarchitects.com
opn@opnarchitects.com

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Building Owner
Urban Land Interests
10 East Doty Street, Suite 800
Madison, WI 53703

Architect of Record
OPN ARCHITECTS
301 N. Broom Street, Suite 100
Madison, WI 53703

Project
ULI - RED ROCK SALOON
ENTRANCE RENOVATION
222 West Gorham Street
Madison, WI 53703

Issue & Revision Dates

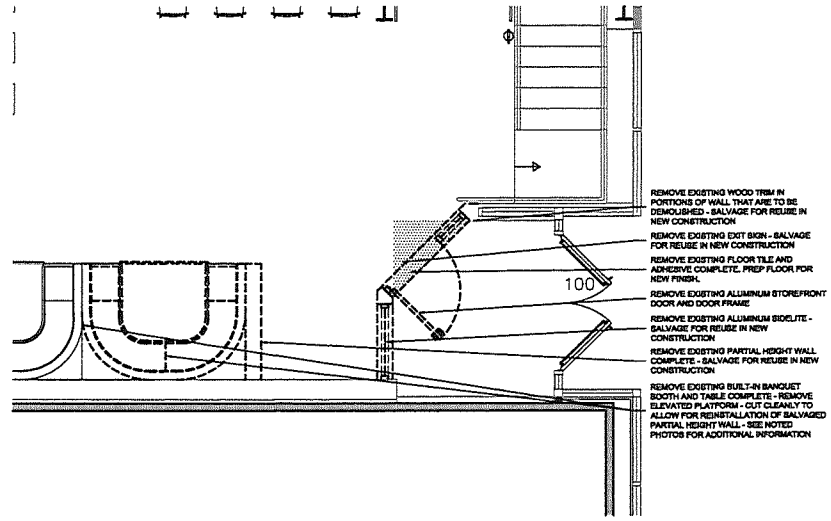
PLAN REVIEW SET	01/02/2024
CONSTRUCTION DOCUMENTS	04/01/2024

CONSTRUCTION DOCUMENTS

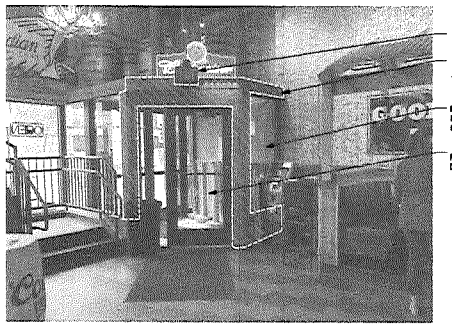
Drawing
CODE SUMMARY

OPN Project No. 23041002

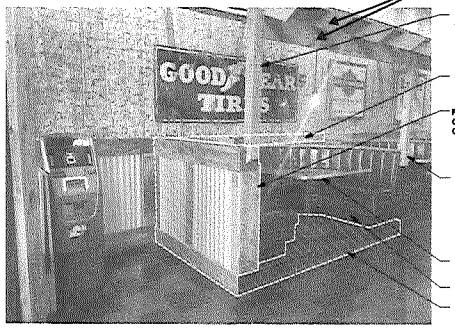
AG001



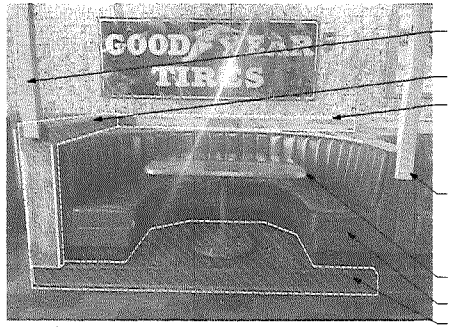
1 FIRST FLOOR DEMOLITION PLAN
3/8" = 1'-0"



2 DEMO DETAILS - ENTRY



3 DEMO DETAILS - BOOTH



4 DEMO DETAILS - BOOTH 2

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OPN ARCHITECTS, INC.
301 N. BROOM ST., SUITE 100
MADISON, WI 53703
608/918-0260 PHONE
www.opnarchitects.com
opn@opnarchitects.com

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Urban Land Interests
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Madison, WI 53703

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OPN ARCHITECTS
301 N. Broom Street, Suite 100
Madison, WI 53703

Project
ULI - RED ROCK SALOON
ENTRANCE RENOVATION
222 West Gorham Street
Madison, WI 53703

Issue & Revision Dates

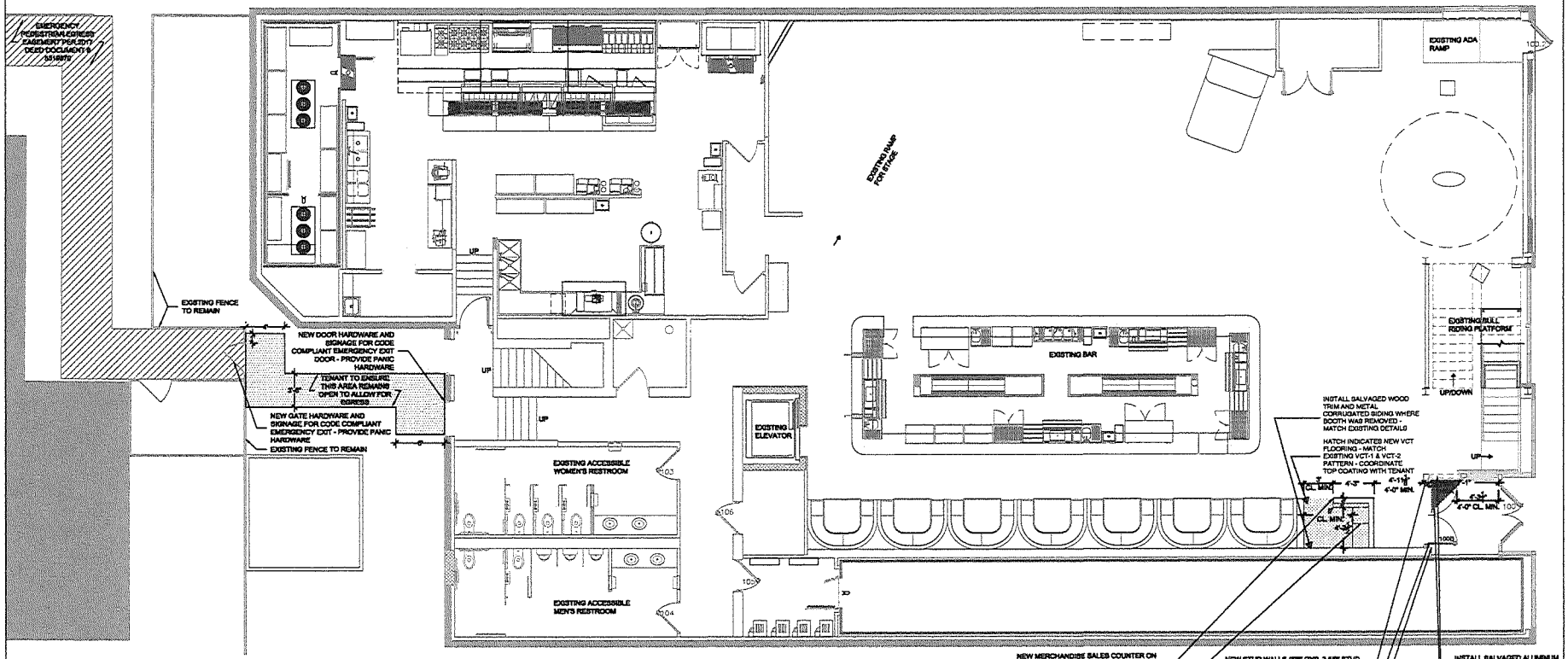
PLAN REVIEW SET	01/03/2024
CONSTRUCTION DOCUMENTS	04/01/2024

CONSTRUCTION DOCUMENTS

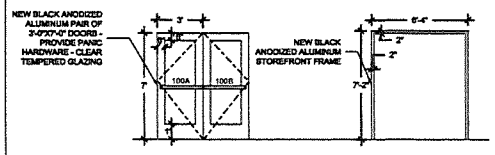
Drawing
FIRST LEVEL DEMO PLAN AND IMAGES

OPN Project No. 23014-0000

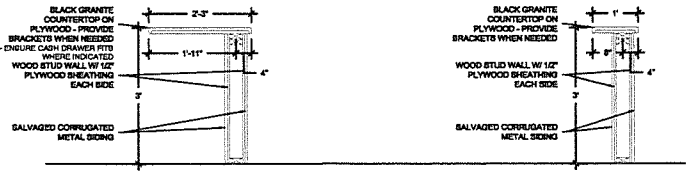
AD101



1 FIRST FLOOR PLAN
3/16" = 1'-0"



2 DOOR & FRAME ELEVATIONS
1/4" = 1'-0"



3 MERCHANDISE SALES COUNTER SECTIONS
3/4" = 1'-0"

PAINT

PT-1	
MANUFACTURER:	SHERWIN WILLIAMS
COLOR:	MATCH EXISTING
FINISH:	FLAT
APPLICATION:	VESTIBULE CEILING
PT-2	
MANUFACTURER:	SHERWIN WILLIAMS
COLOR:	ROCKWOOD RED SW2802
FINISH:	DOMINELL
APPLICATION:	2ND FLOOR BAR AREA WALLS

PORCELAIN TILE

PCT-1	
MANUFACTURER:	DALTILE
STYLE:	KEYSTONES MOSAIC TILE
COLOR:	D128 WINDMILL
SIZE:	2"X1" D317 BISCUIT WITH 1" D311 BLACK
PATTERN:	MATCH EXISTING
GROUT:	BLACK

GRANITE
MATCH EXISTING RESTROOM GRANITE

VINYL COMPOSITE TILE

VCT-1	
MANUFACTURER:	ARMSTRONG
STYLE:	STANDARD EXCELON
COLOR:	51810 - CLASSIC BLACK
FINISH:	MATCH EXISTING
SIZE:	12"X12"
PATTERN:	MATCH EXISTING
VCT-2	
MANUFACTURER:	ARMSTRONG
STYLE:	STANDARD EXCELON
COLOR:	51814 - POMEGRANATE RED
FINISH:	MATCH EXISTING
SIZE:	12"X12"
PATTERN:	MATCH EXISTING

WOOD

WD-1	
SPECIES:	MATCH EXISTING
MFR:	MATCH EXISTING
APPLICATION:	VESTIBULE WALLS
NOTE:	SALVAGE TRIM & PANELS - REUSE WHEN POSSIBLE

- FINISH LIST

OPN ARCHITECTS

OPN ARCHITECTS, INC.
301 N. BROOM ST., SUITE 100
MADISON, WI 53703
608/618-0280 PHONE
www.opnarchitects.com
opn@opnarchitects.com

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Madison, WI 53703

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Madison, WI 53703

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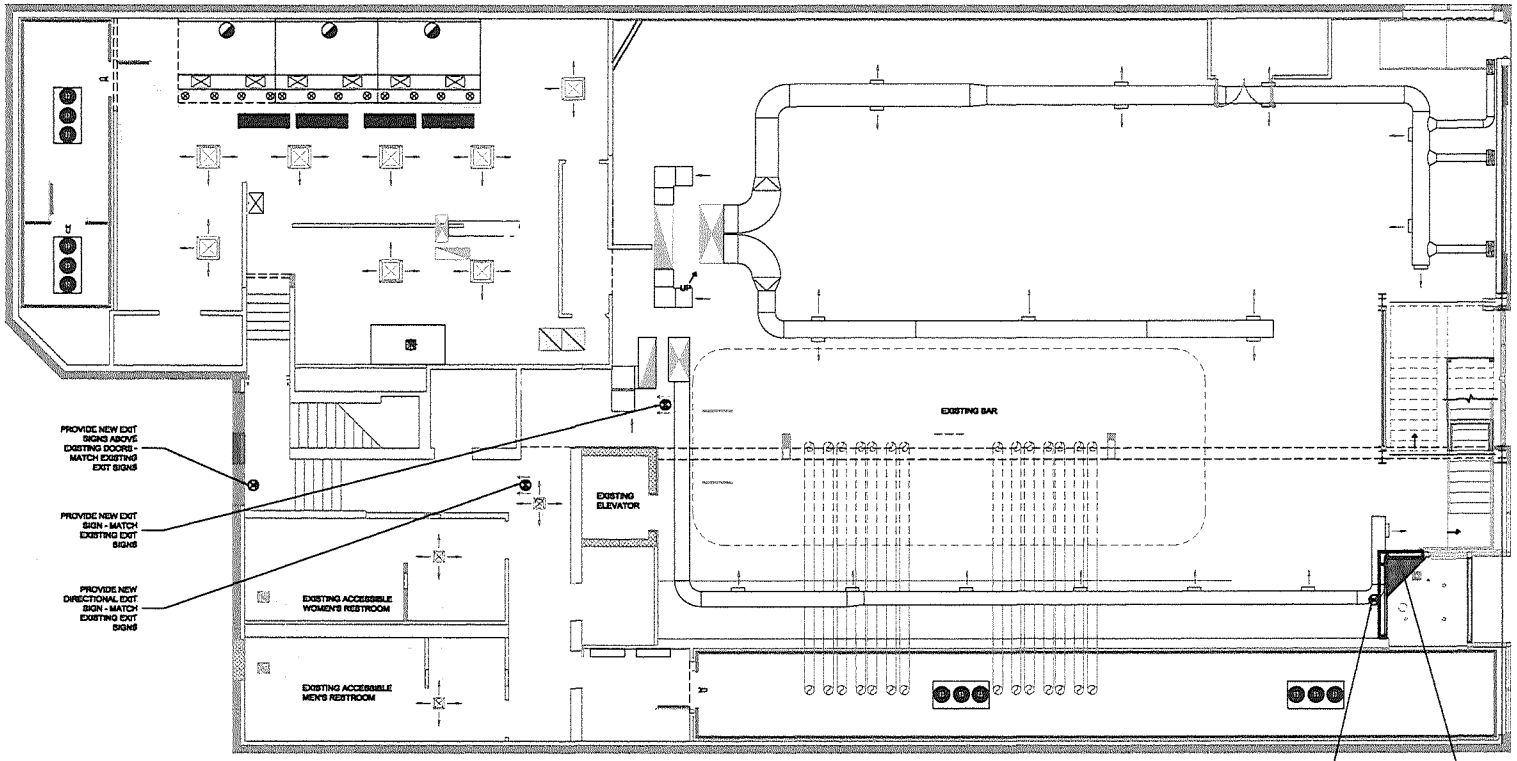
CONSTRUCTION DOCUMENTS	04/01/2024

CONSTRUCTION DOCUMENTS

Drawing
FIRST FLOOR PLAN

OPN Project No. 2304-1000

A101



1 MAIN LEVEL REFLECTED CEILING PLAN
3/16" = 1'-0"

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OPN ARCHITECTS, INC.
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MADISON, WI 53703
608/819-0260 PHONE
www.opnarchitects.com
opn@opnarchitects.com

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Madison, WI 53703

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Madison, WI 53703

Issue & Revision Dates

PLAN REVIEW SET	01/22/2024
CONSTRUCTION DOCUMENTS	04/01/2024

CONSTRUCTION DOCUMENTS

Drawing
FIRST FLOOR REFLECTED CEILING PLAN

OPN Project No. 3364-0000

A121