

828 EAST MAIN ST- WEDDING EVENT VENUE

OWNER/DEVELOPER:
ERIC WELCH AND JESSICA WARTENWEILER
828 E. MAIN ST
MADISON, WI 53703

ARCHITECT:
MOTIS
MATTHEW TILLS, AIA
832 W. LAKESIDE ST
MADISON, WI 53715
(608) 235-6240

ADDRESS: 828/832 EAST MAIN STREET
MADISON, WI 53703

PARCEL #: 070913410117

APPLICABLE CODES:
ZONING/MUNICIPAL CODE: CITY OF MADISON ZONING CODE ORDINANCE
EXISTING: 2015 INTERNATIONAL EXISTING BUILDING CODE WITH WISCONSIN AMENDMENTS
BUILDING: 2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS
ACCESSIBILITY CODE: ANSI STANDARD A117.1-2009-FOR ACCESSIBILITY

BUILDING DATA:
SITE AREA (SF): 10,936 / 0.25 ACRES
SITE ZONING CLASSIFICATION: TE - TRADITIONAL EMPLOYMENT DISTRICT, UDC DISTRICT 8, ALDER: MARSHA RUMMEL DISTRICT 6

NUMBER OF BUILDING STORIES (EXISTING BUILDING): 1 STORY

EXISTING BUILDING:
FIRST FLOOR: 7,239 SF
TYPE OF CONSTRUCTION (602): TYPE VB
SPRINKLER SYSTEM: NONE EXISTING
SYSTEM TO BE ADDED FULLY PER NFPA 13

ALTERATION LEVEL (IEBC 405): LEVEL 3

AREA OF WORK:
FIRST FLOOR: 7,239- EXISTING REMODEL
SOLARIUM ADDITION: 1,050 SF NEW

OCCUPANCY TYPE (302):
EXISTING: (S-1) STORAGE, (B) BUSINESS
NEW: (A-2) ASSEMBLY
USE OF PROPERTY:
EXISTING: HVAC BUSINESS / WAREHOUSE
NEW: LODGE / PRIVATE CLUB RECEPTION HALL

CAPACITY (OCCUPANT LOAD):
(TABLE 1004.1.2) MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT:

MAIN HALL: 250 / PLAN = 250 OCCUPANTS
CATERING KITCHEN: 303 / 200 GROSS = 2 OCCUPANTS
STORAGE: 260 / 300 GROSS = 1 OCCUPANT
SMALL EVENT / CEREMONY: 210 / PLAN = 210 OCCUPANTS
SOLARIUM: 1,050 / 7 NET = 150 OCCUPANTS
TOTAL: 613 OCCUPANTS

EGRESS WIDTH (1005.1):
MAIN HALL - 250 OCC. X .15"/OCC. = 37.5" ADA MIN. = 32" CLEAR PROVIDED = 72" ((2) 36" DOORS)
SMALL EVENT - 210 OCC. X .15"/OCC. = 31.5" ADA MIN. = 32" CLEAR PROVIDED = 72" ((2) 36" DOORS)
SOLARIUM - 150 OCC. X .15"/OCC. = 22.5" ADA MIN. = 32" CLEAR PROVIDED = 108" ((1) 36" DOOR, (1) 6" DOOR))

EXIT ACCESS:
NUMBER OF EXITS (1006): 2
(1006.2.1) COMMON PATH OF EGRESS TRAVEL: 75 FT
(1017.2) EXIT ACCESS TRAVEL DISTANCE: 250 FT
(TABLE 1006.3.1) MIN. NUMBER OF EXITS LESS THAN 500: 2
(TABLE 1006.3.2(2)) STORIES WITH ONE EXIT:
DEAD END MAX (1020.4): 20 FT

FIRE RESISTANCE RATINGS (TABLE 601):
STRUCTURAL FRAME: 0 HR
BEARING WALLS - EXTERIOR: 1 HR - < 3 FT FIRE SEPARATION DISTANCE (EXISTING WALLS- NO ADDITIONAL FIRE RATING REQUIRED)

DUE TO EQUAL OR LESSER HAZARD OF CHANGE OF OCCUPANCY CLASSIFICATION

BEARING WALLS - INTERIOR: 0 HR
NON-BEARING WALLS - EXTERIOR: 0 HR
NON-BEARING WALLS - INTERIOR: 0 HR
FLOOR CONSTRUCTION: 0 HR
ROOF CONSTRUCTION: 0 HR

RESISTANCE RATINGS (TABLE 602):
EXTERIOR WALLS BASE ON FIRE DISTANCE: < 5: 1 HR
CORRIDOR FIRE RESISTANCE RATING (TABLE 1020.1): 0 HR

INTERIOR FINISHES (TABLE 803.11)

GROUP (S OR NS)	EXIT ENCL. & PASS.	CORRIDORS	ROOMS & ENCL.
A-2	B	B	C

AUTOMATIC SPRINKLER SYSTEM (903): EXISTING: NONE
NEW: SYSTEM TO BE ADDED FULLY PER NFPA 13

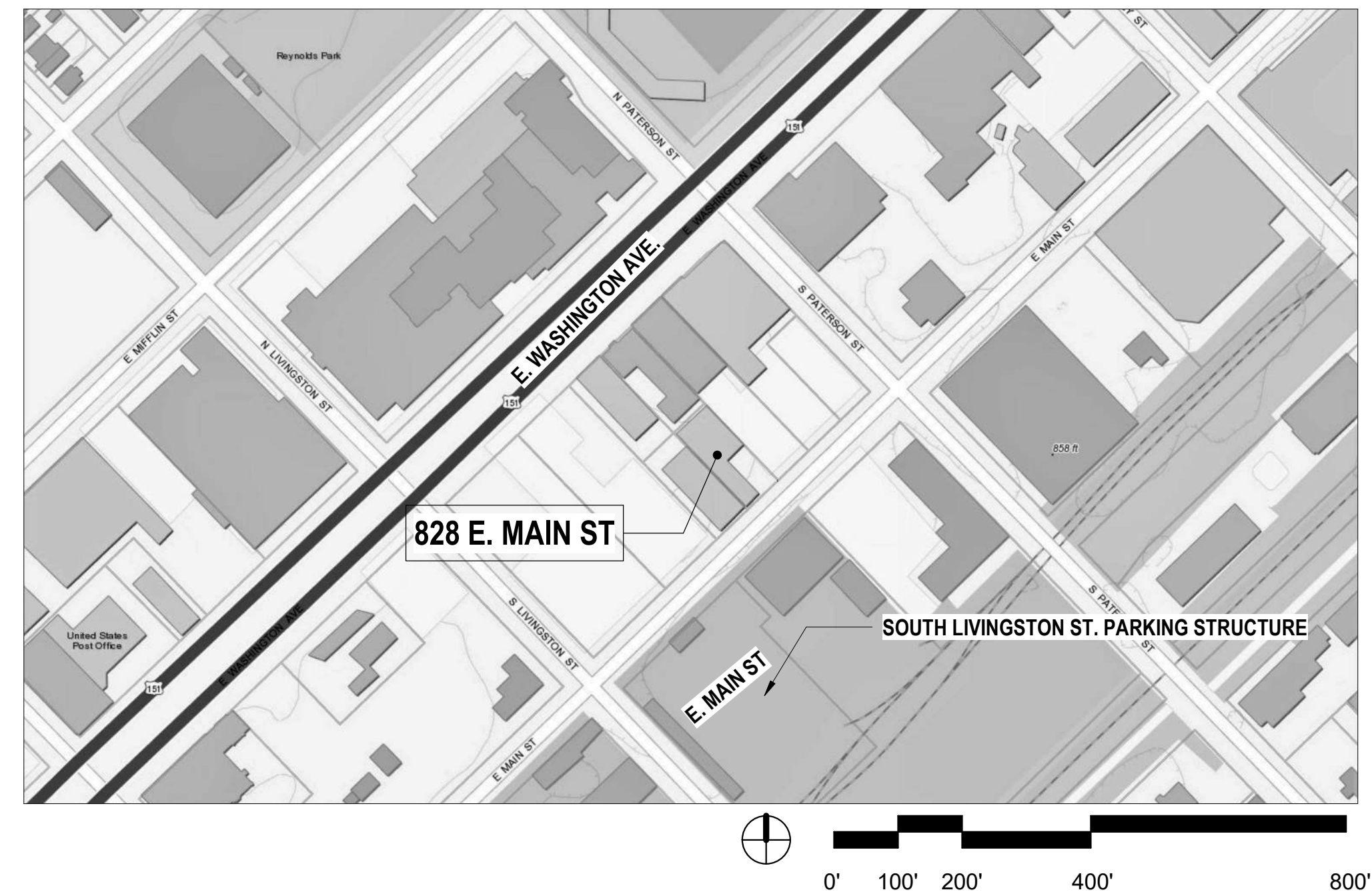
PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)
NUMBER OF MALE AND FEMALE: 610 PERSONS
FEMALE: REQUIRED - 5 TOILETS / 2 LAV. PROVIDED: 5 TOILETS / 2 LAV.
MALE: REQUIRED - 5 TOILETS / 2 LAV. PROVIDED: 2 TOILETS / 4 URINALS / 2 LAV.
DRINKING FOUNTAINS: REQUIRED: 1 PROVIDED: 1
SERVICE SINK: REQUIRED: 1 PROVIDED: 1

FIRE EXTINGUISHERS (TABLE 906.3(1)):
TYPE: 2A 10LB
DISTANCE TO EXTINGUISHER: 75 FT
FLOOR AREA/EXTINGUISHER: 11,250 SF
MIN. RATING: 2A

PARKING STALLS (REQ., PROVIDED):
REQUIRED: REQ. 91 PROVIDED: 0- PARKING REDUCTION APPLICATION SUBMITTED
BIKE: 31 REQ. PROVIDED: 18- BIKE PARKING REDUCTION APPLICATION SUBMITTED



CONCEPT RENDERING



PROJECT LOCATION

Sheet Number	Sheet Name
A-1	COVER-INFO
A-2	EXISTING PHOTOS
A-3	SITE PLAN- EXISTING AND PROPOSED
A-5	FLOOR PLANS ROOF PLAN
A-6	EXTERIOR ELEVATIONS
A-6.5	SOLARIUM ELEVATIONS
A-7	ELEVATIONS- COLOR
A-8	CONCEPT RENDERINGS
L200	LANDSCAPE- SITE PLAN/GRADING PLAN
L300	LANDSCAPE PLAN
L301	LANDSCAPE PLAN IMAGES

DRAWING INDEX



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841 W. Lakeside Street Suite
A Madison, WI 53715
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info@motisarch.com

FULL SIZE SHEET: 22"X34"

828 E. MAIN STREET

828 E. MAIN ST., MADISON, WI 53703

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No.	Date	Description
1	06/12/19	UDC SUBMISSION
2	06/12/19	CONDITIONAL USE

PROJECT NO: 1901

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SHEET TITLE

COVER-INFO

A-1

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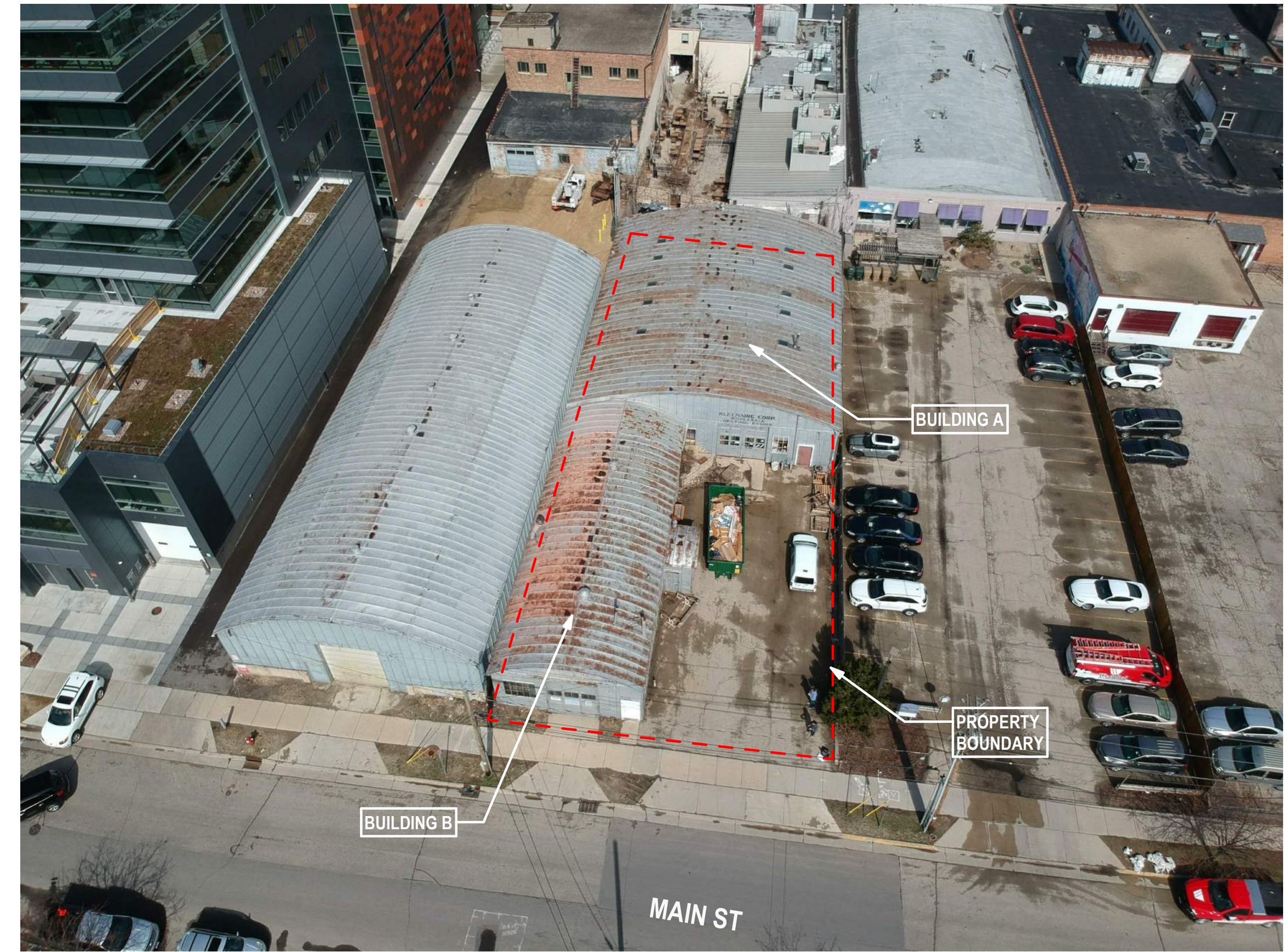
PROJECT/CODE INFO- PRELIMINARY



EXISTING NORTH ELEVATION



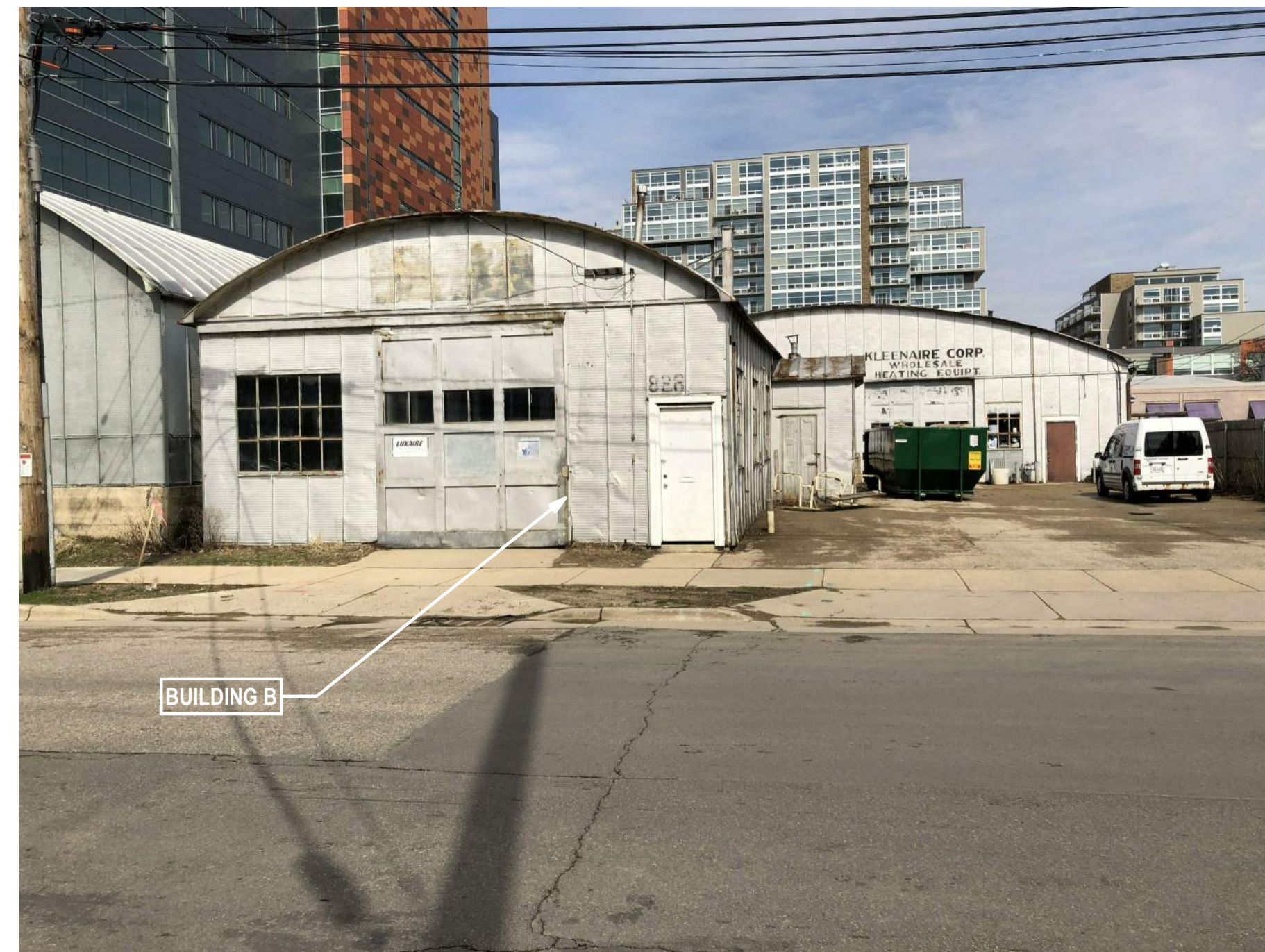
EXISTING REAR/WEST ELEVATION



EXISTING AERIAL VIEW



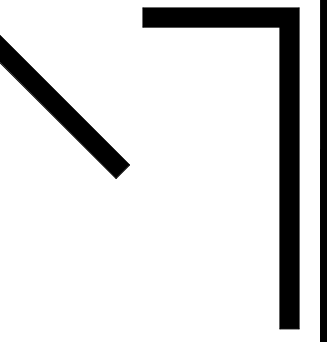
EXISTING PHOTO- NE VIEW FROM MAIN STREET



EXISTING PHOTO EAST ELEVATION- BUILDING B



EXISTING PHOTO- EAST ELEVATION-BUILDING A



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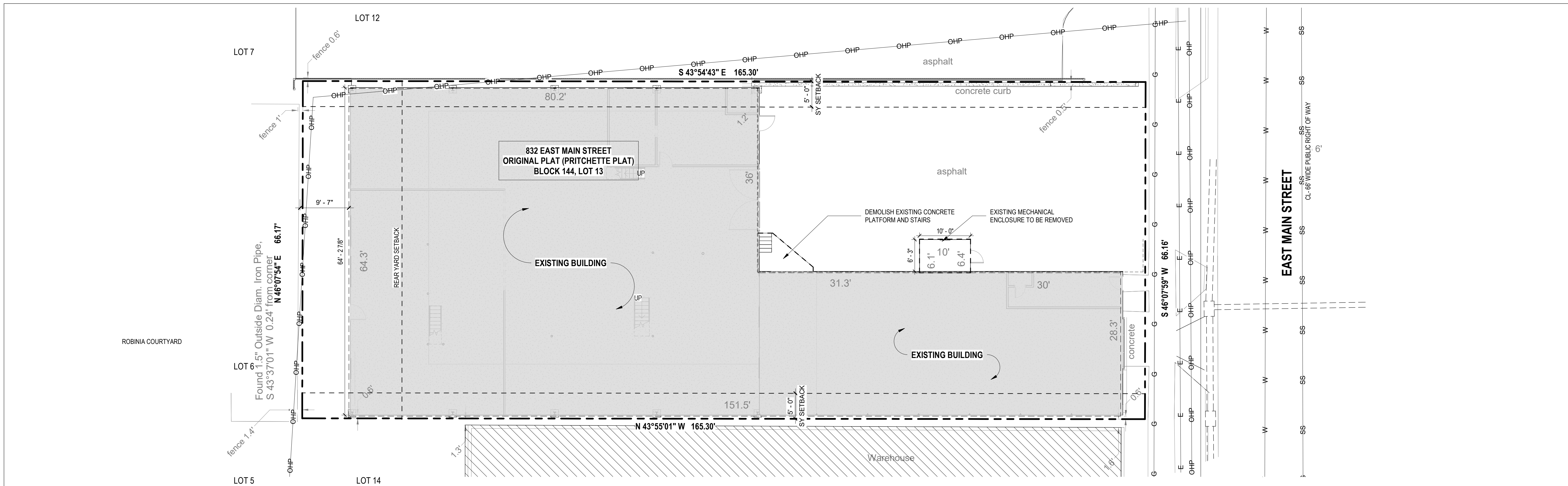
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EXISTING PHOTOS

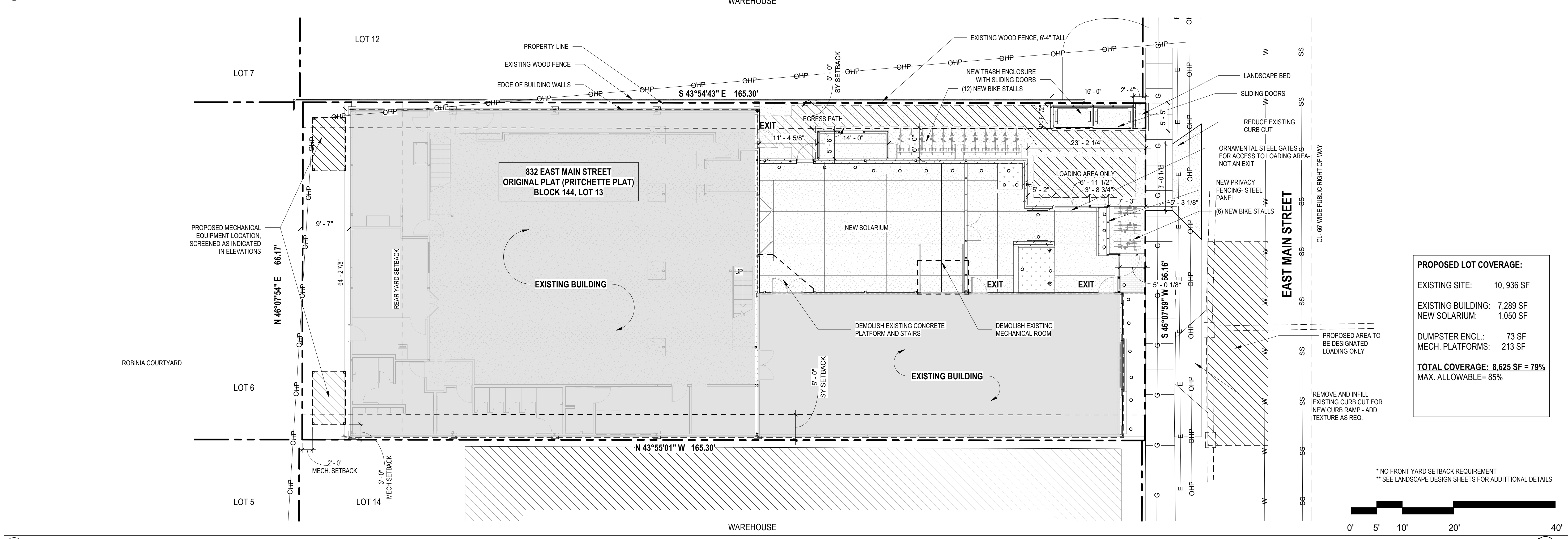
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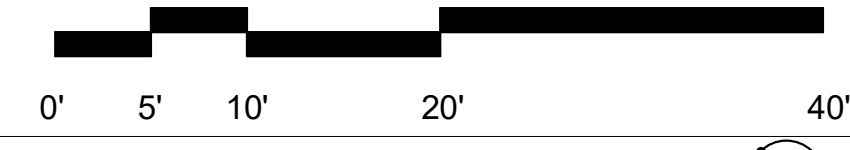
2 SITE PLAN- EXISTING CONDITIONS 1" = 10'-0"




1 SITE PLAN- PROPOSED 1" = 10'-0"

PROPOSED LOT COVERAGE:

EXISTING SITE:	10,936 SF
EXISTING BUILDING:	7,289 SF
NEW SOLARIUM:	1,050 SF
DUMPSTER ENCL.:	73 SF
MECH. PLATFORMS:	213 SF
TOTAL COVERAGE:	8,625 SF = 79% MAX. ALLOWABLE= 85%



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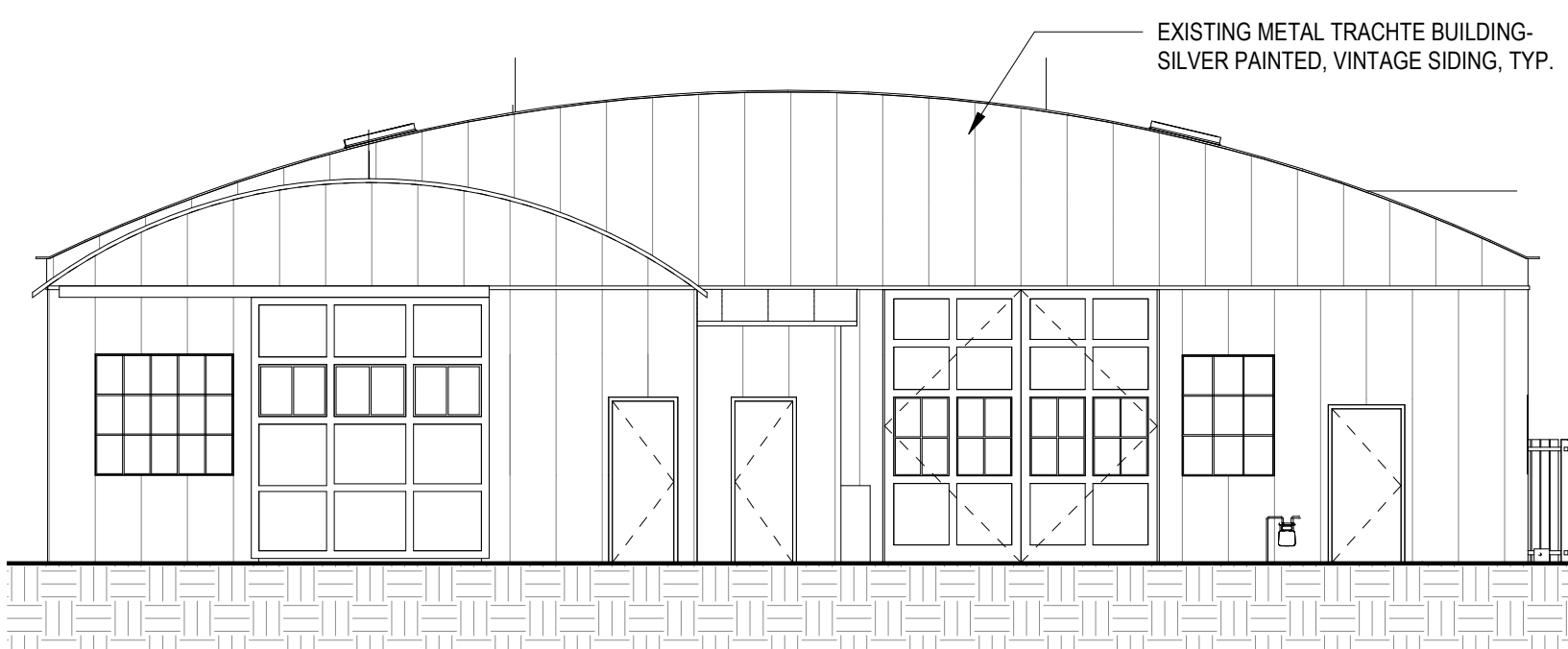
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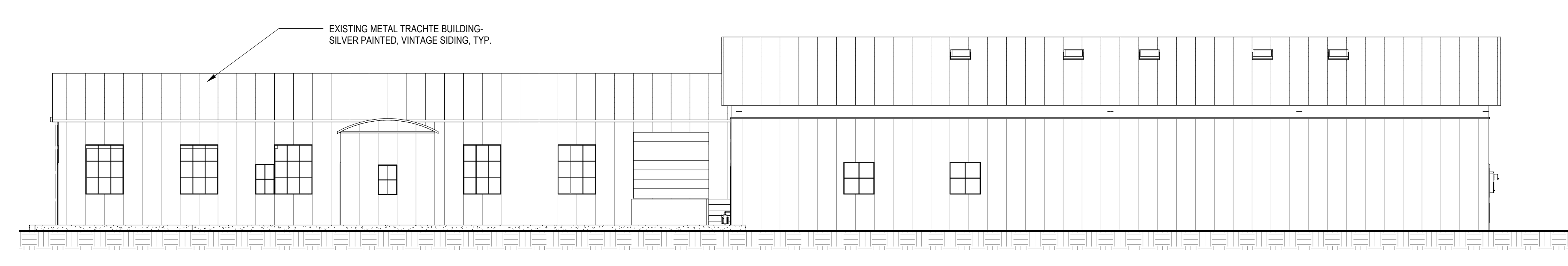
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SITE PLAN- EXISTING AND PROPOSED
A-3

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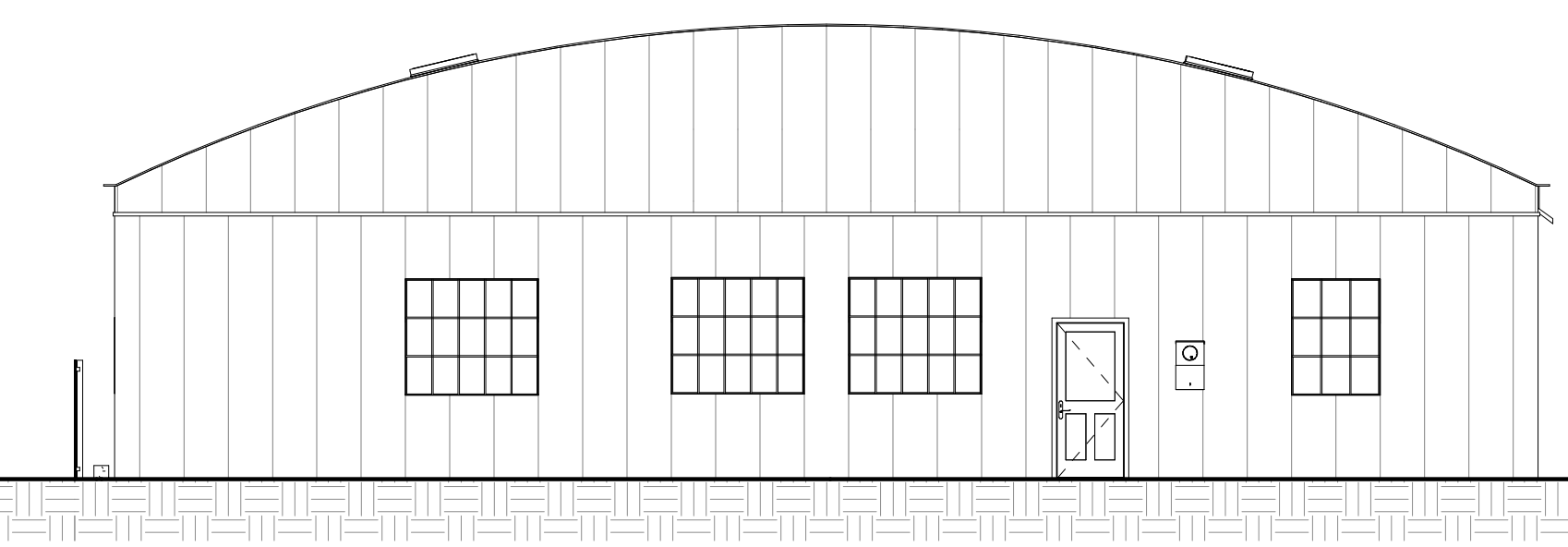
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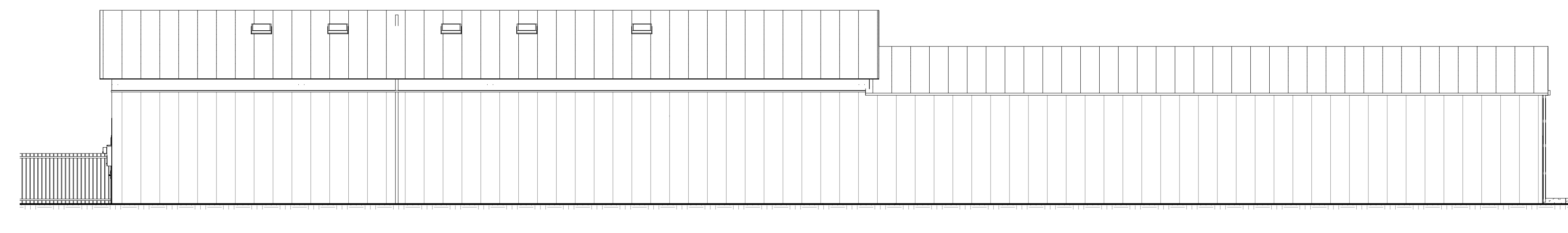
2 East-Existing 1/8" = 1'-0"



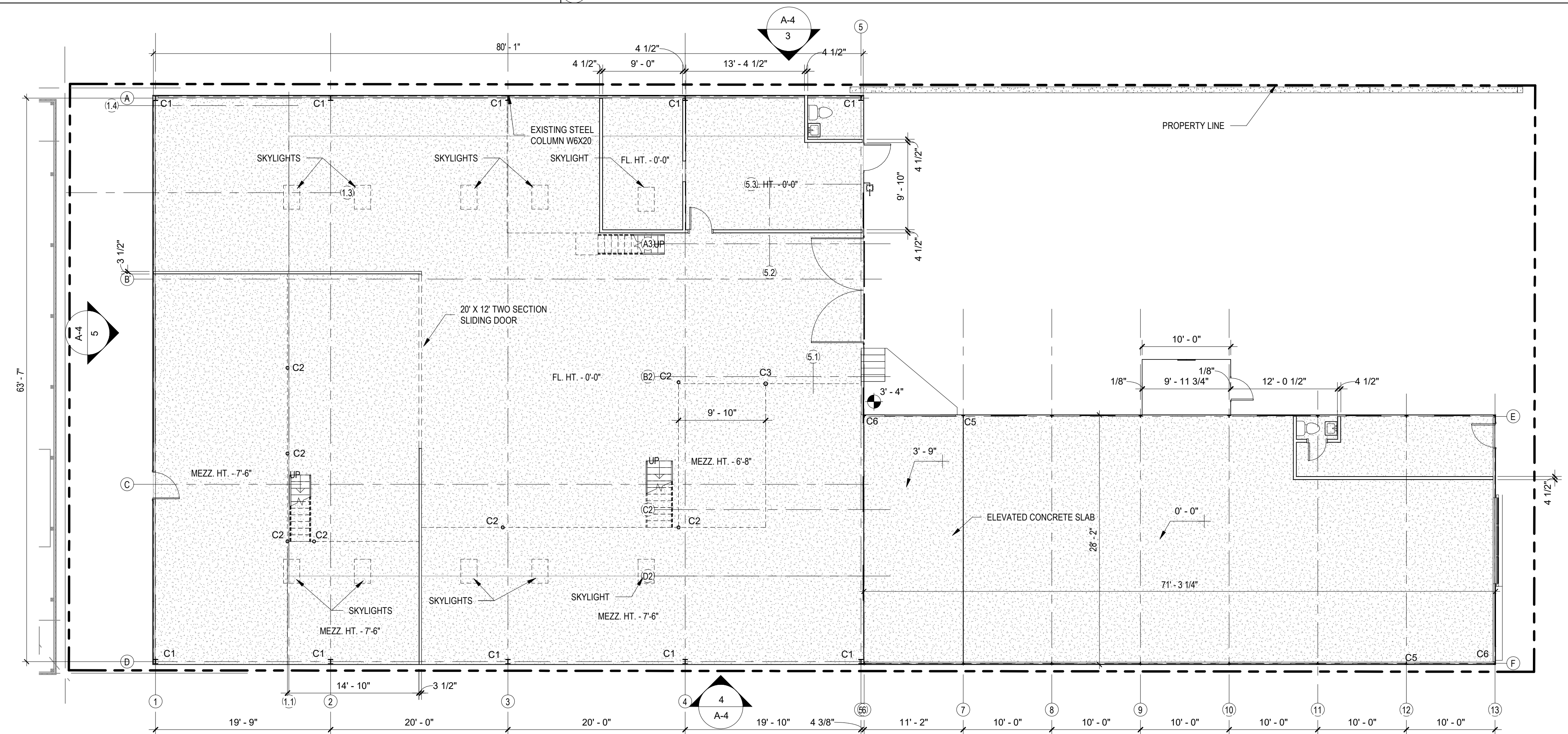
3 North-Existing 1/8" = 1'-0"



5 West-Existing 1/8" = 1'-0"



4 South-Existing 1/8" = 1'-0"



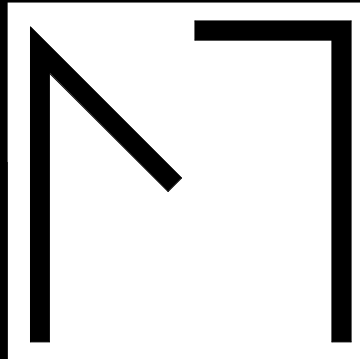
1 FIRST FLOOR-EXISTING 1/8" = 1'-0"

COLUMN DETAILS	
C1	STEEL W6X20
C2	4" DIA. STEEL POST
C3	5" DIA. STEEL POST
C4	MT 4X3.1



1/8" = 1'-0"

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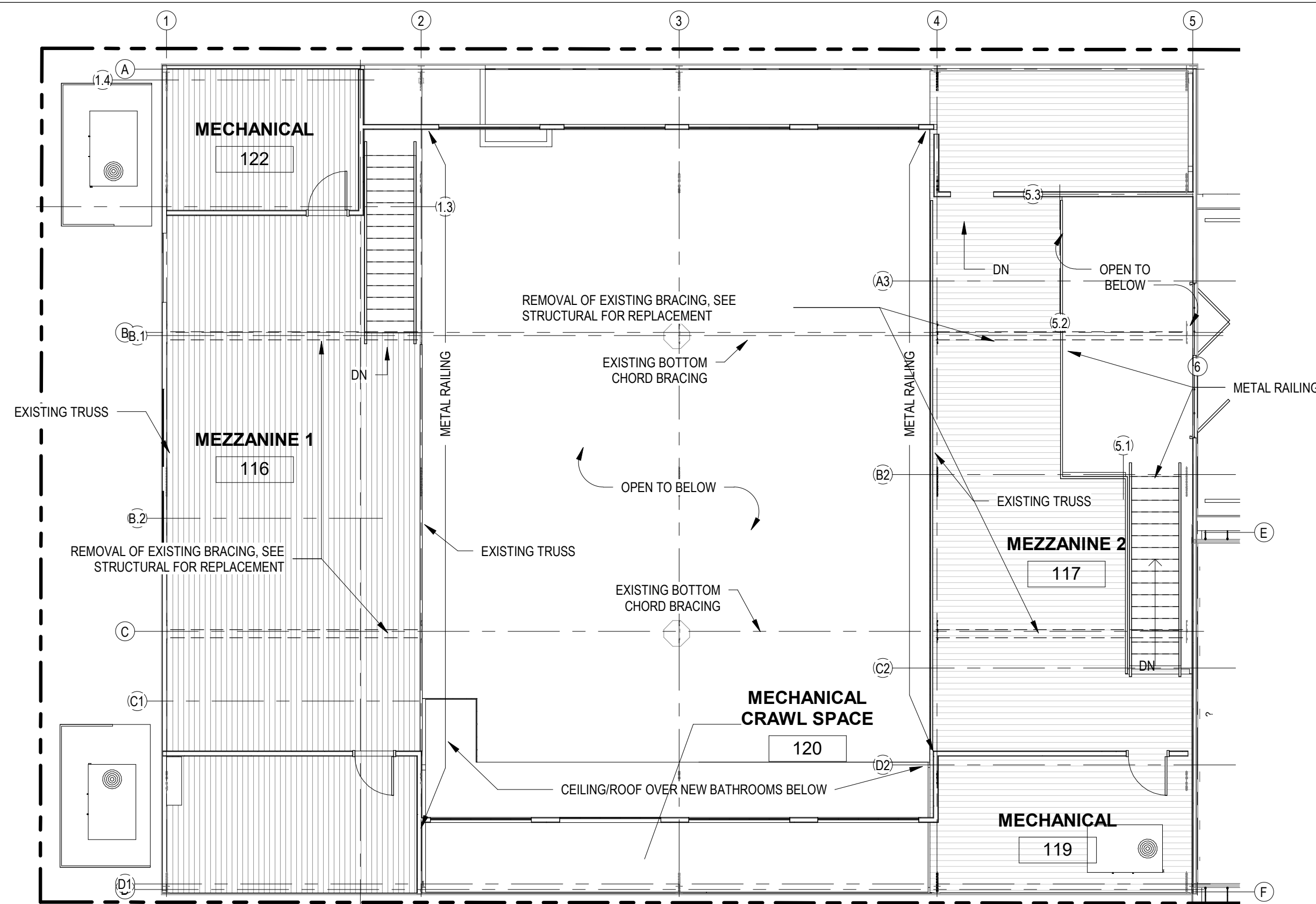
SHEET TITLE

EXISTING PLANS AND
ELEVATIONS

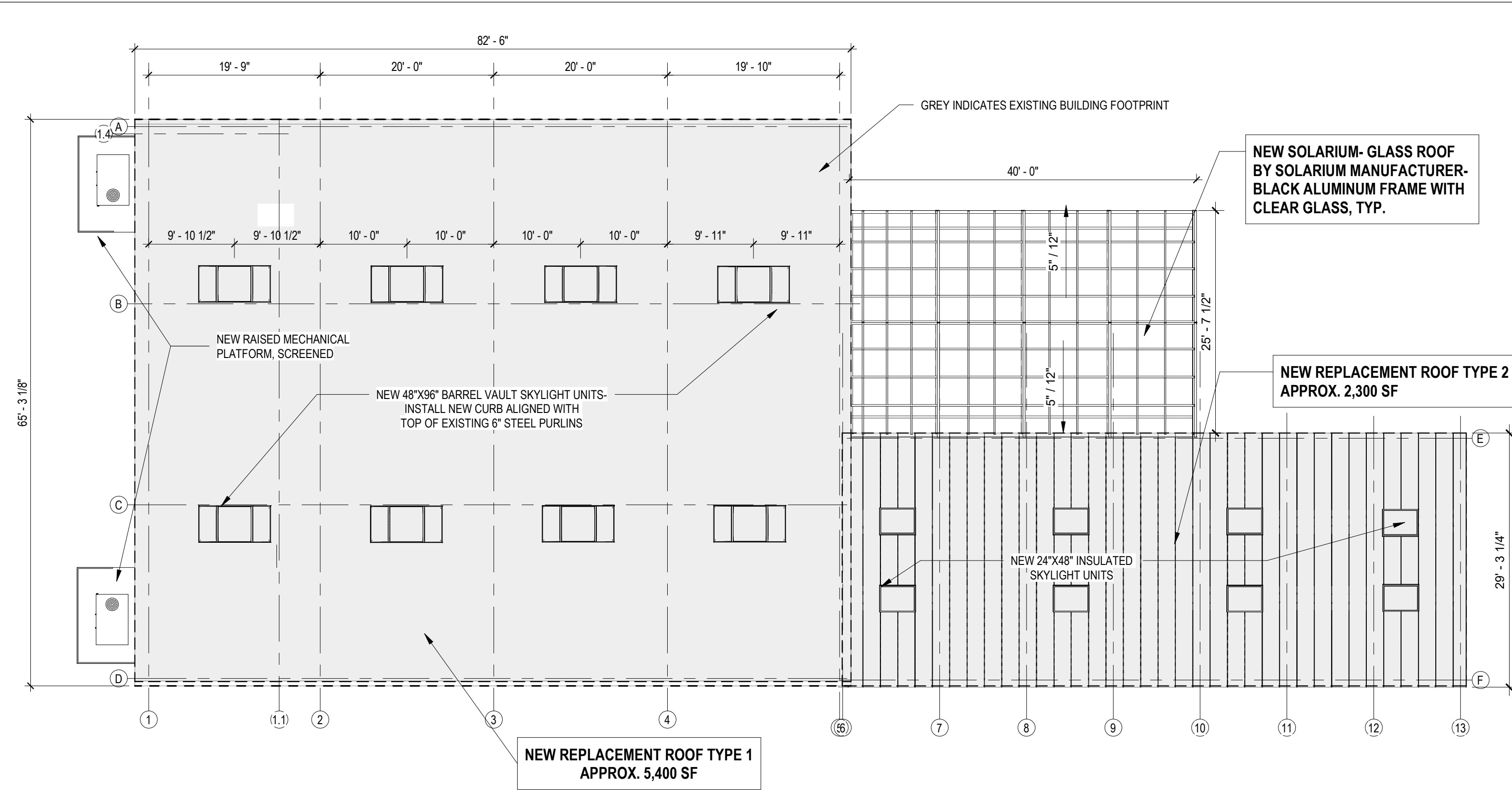
A-4

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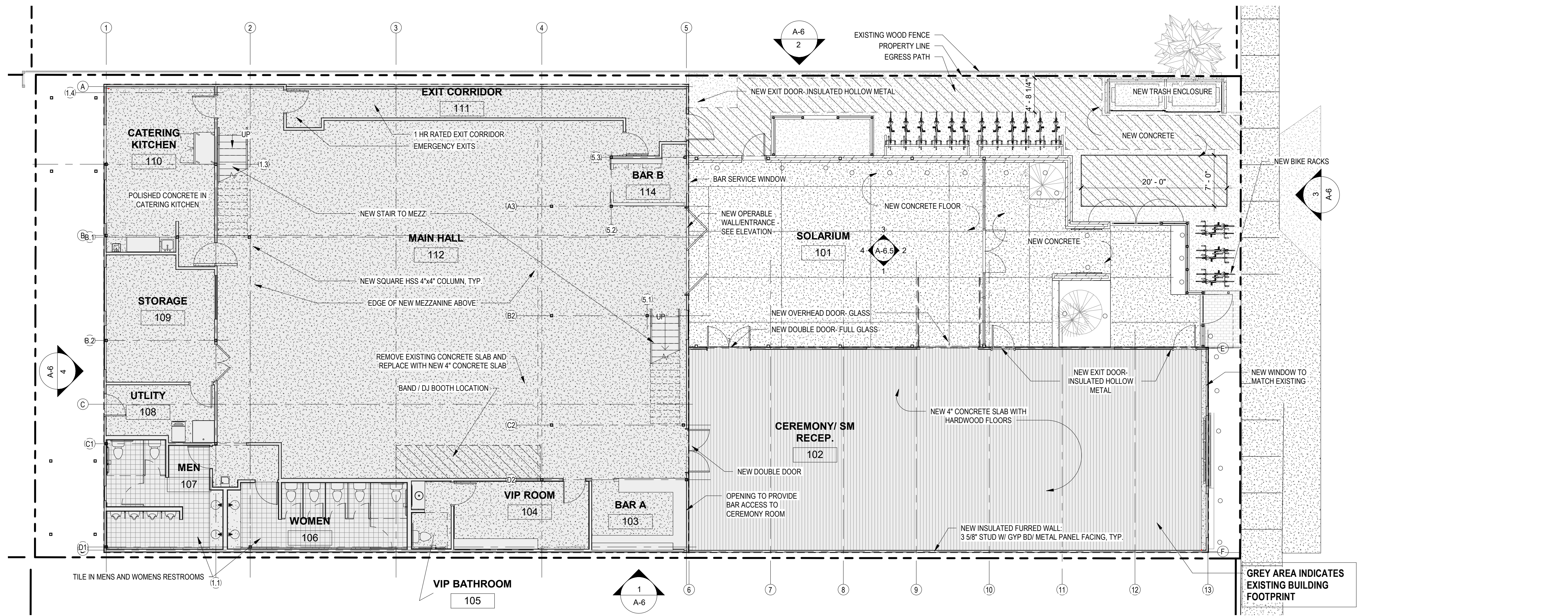
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4 MEZZANINE FLOOR PLAN-UDC 1/8" = 1'-0"



3 ROOF PLAN 3/32" = 1'-0"



1 FIRST FLOOR PLAN-UDC 1/8" = 1'-0"

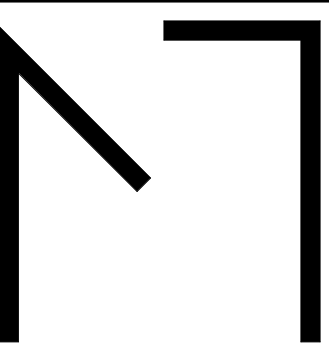
ROOFING TYPES:
TYPE 1: NEW PVC MEMBRANE ROOF OVER NEW RIGID INSULATION AND SHEATHING OVER EXISTING METAL BARREL ROOF- COLOR LIGHT GREY
TYPE 2: NEW PVC MEMBRANE ROOF OVER RIGID INSULATION AND SHEATHING OVER EXISTING METAL BARREL ROOF WITH PVC RIBS TO EMULATE EXISTING STANDING SEAM ROOF- COLOR: LIGHT GREY

GREY AREA INDICATES EXISTING BUILDING FOOTPRINT

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FLOOR PLANS ROOF PLAN

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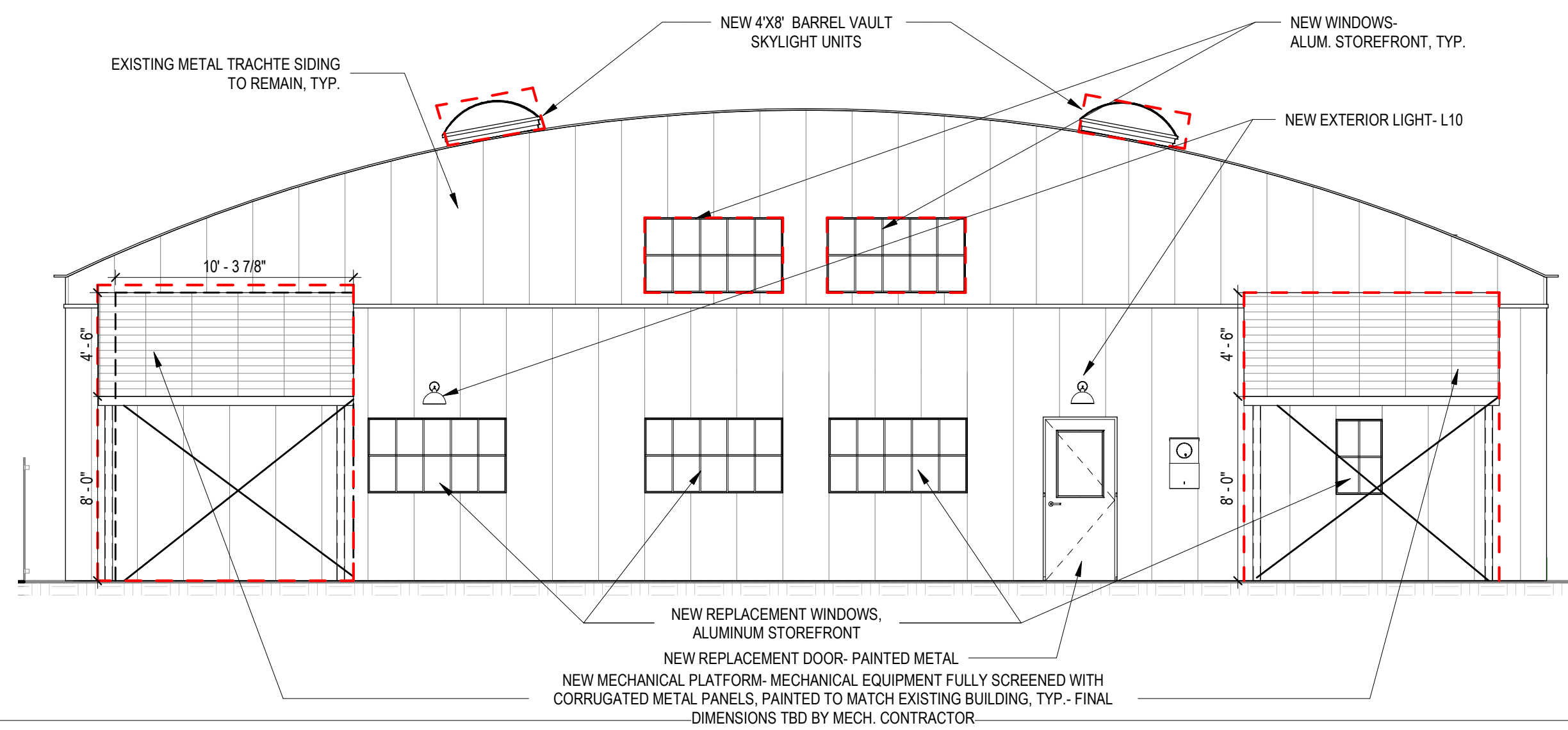
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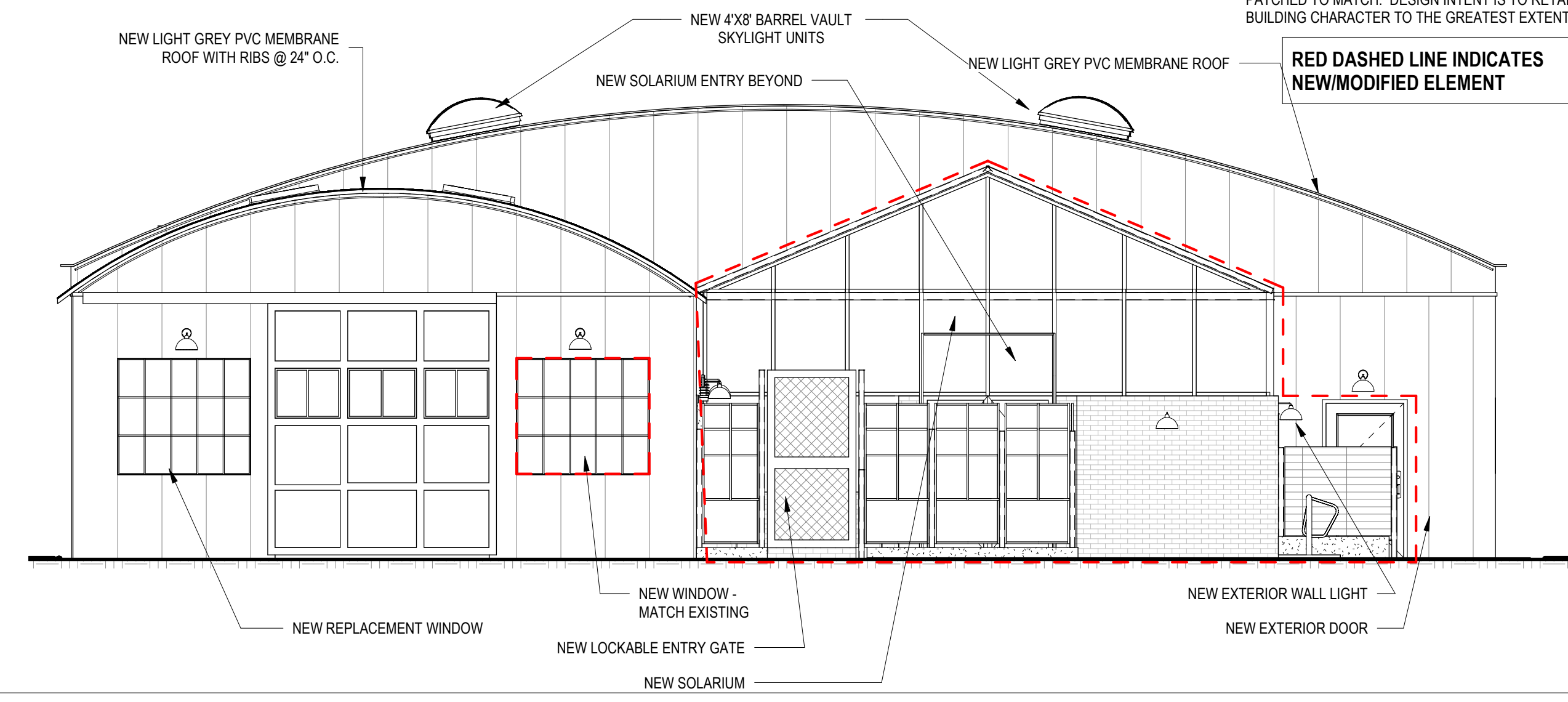


- GENERAL MATERIAL NOTES:**
1. ALL NEW AND REPLACEMENT WINDOWS TO BE ALUMINUM STOREFRONT OR COMPOSITE/FIBERGLASS WITH SLIM PROFILE AND DIVIDED/SIMULATED DIVIDED LITES TO EMULATE EXISTING STEEL WINDOWS.
 2. MECHANICAL SCREENING MATERIALS TO BE CORRUGATED OR PROFILED PANELS WITH FINISH TO MATCH EXISTING BUILDING PANELS. ALL EQUIPMENT TO BE FULLY SCREENED.
 3. EXTERIOR LANDSCAPE COMPONENT MATERIALS LISTED ON LANDSCAPE SHEETS.
 4. LIGHTING FIXTURES TO BE BLACK FINISH, INDUSTRIAL STYLE THROUGHOUT.
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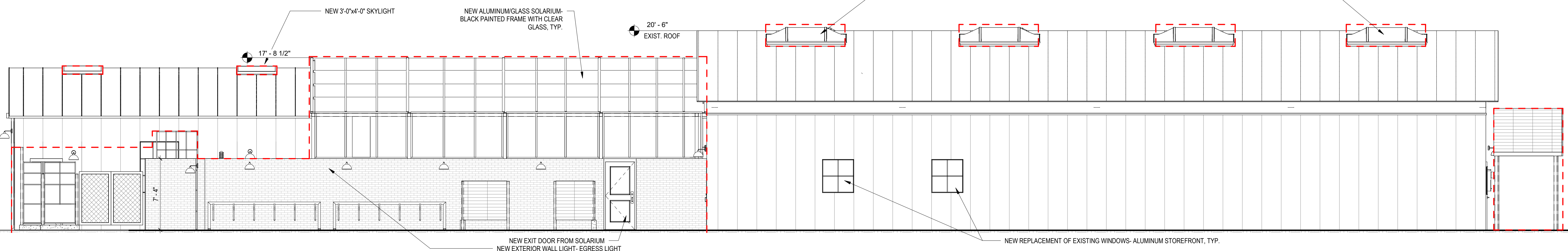
RED DASHED LINE INDICATES NEW/MODIFIED ELEMENT



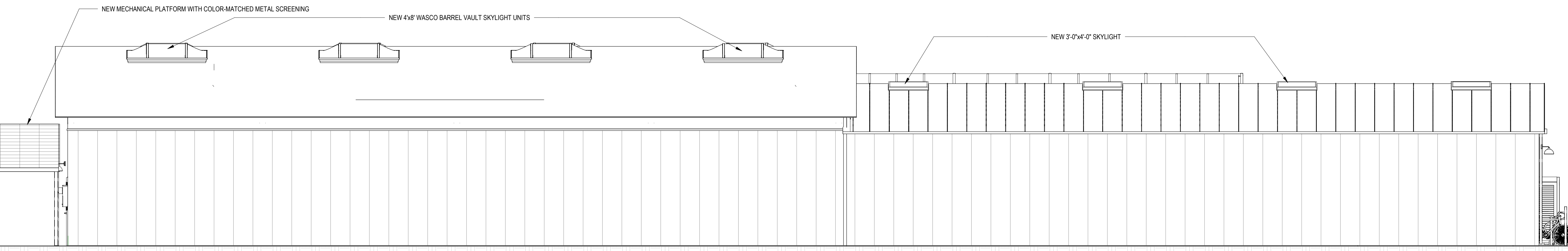
4 WEST ELEVATION 3/16" = 1'-0"



3 EAST ELEVATION 3/16" = 1'-0"

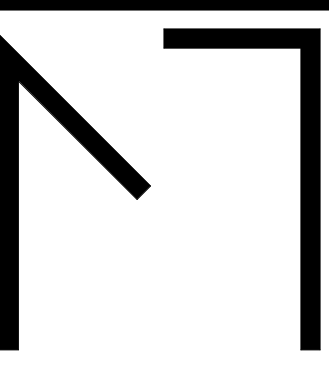


2 NORTH ELEVATION 3/16" = 1'-0"



1 SOUTH ELEVATION 3/16" = 1'-0"

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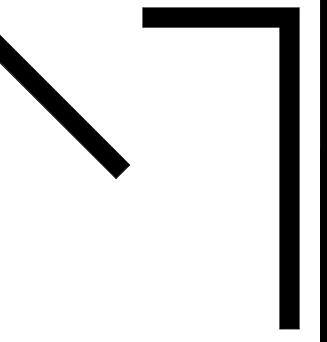
EXTERIOR ELEVATIONS

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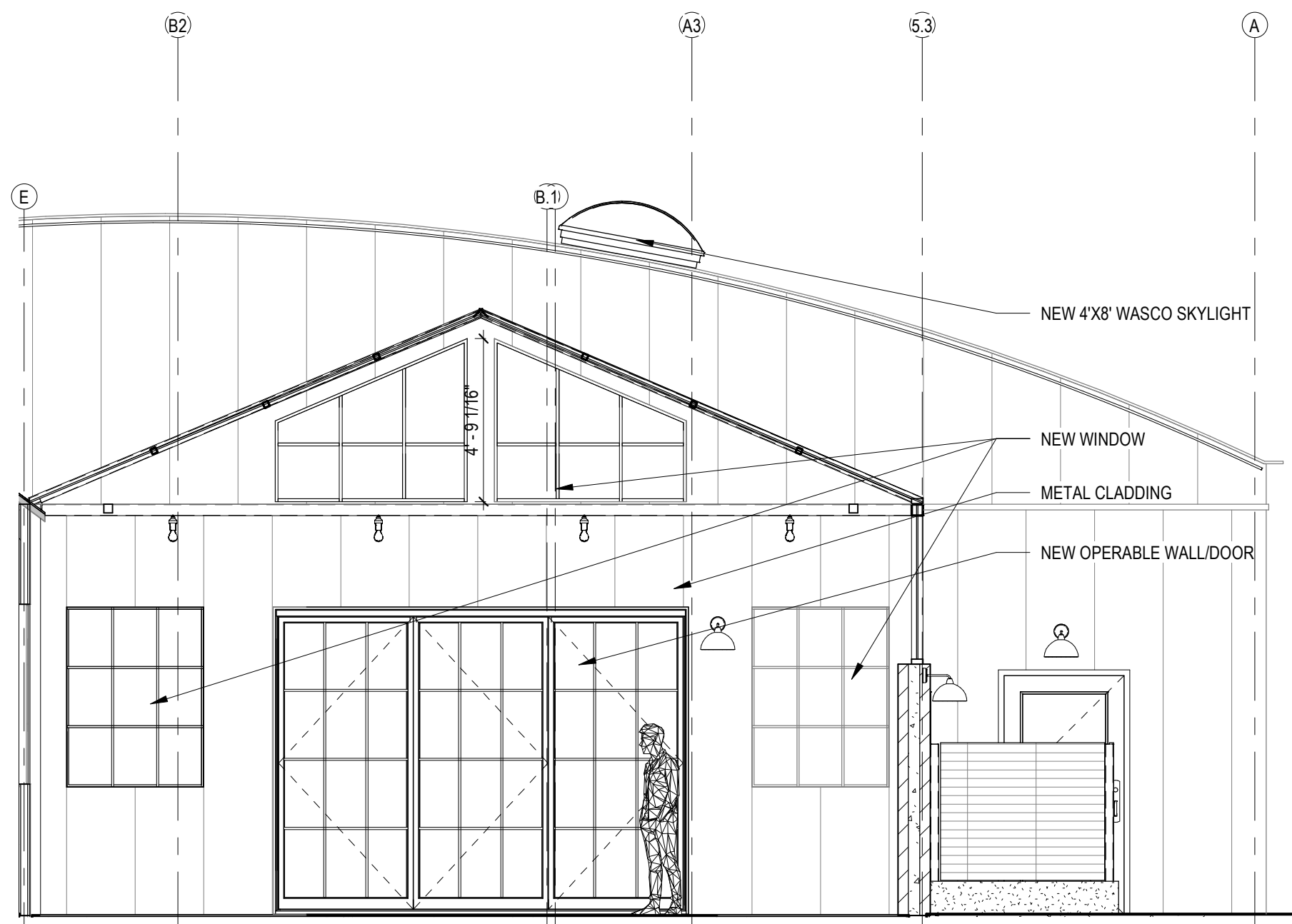
SHEET TITLE

SOLARIUM
ELEVATIONS

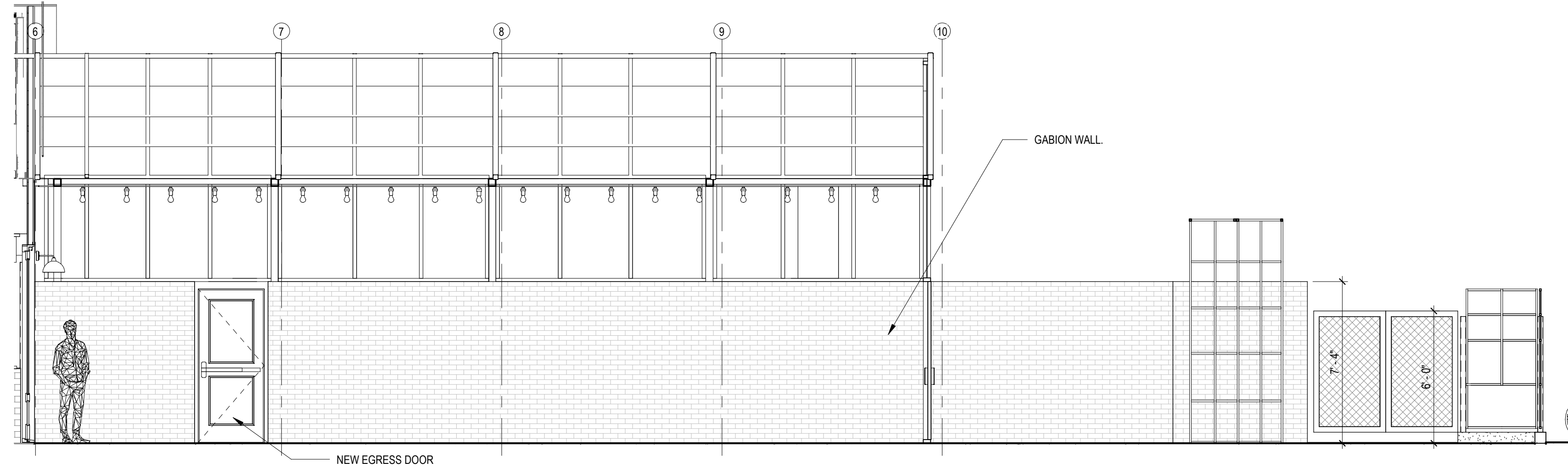
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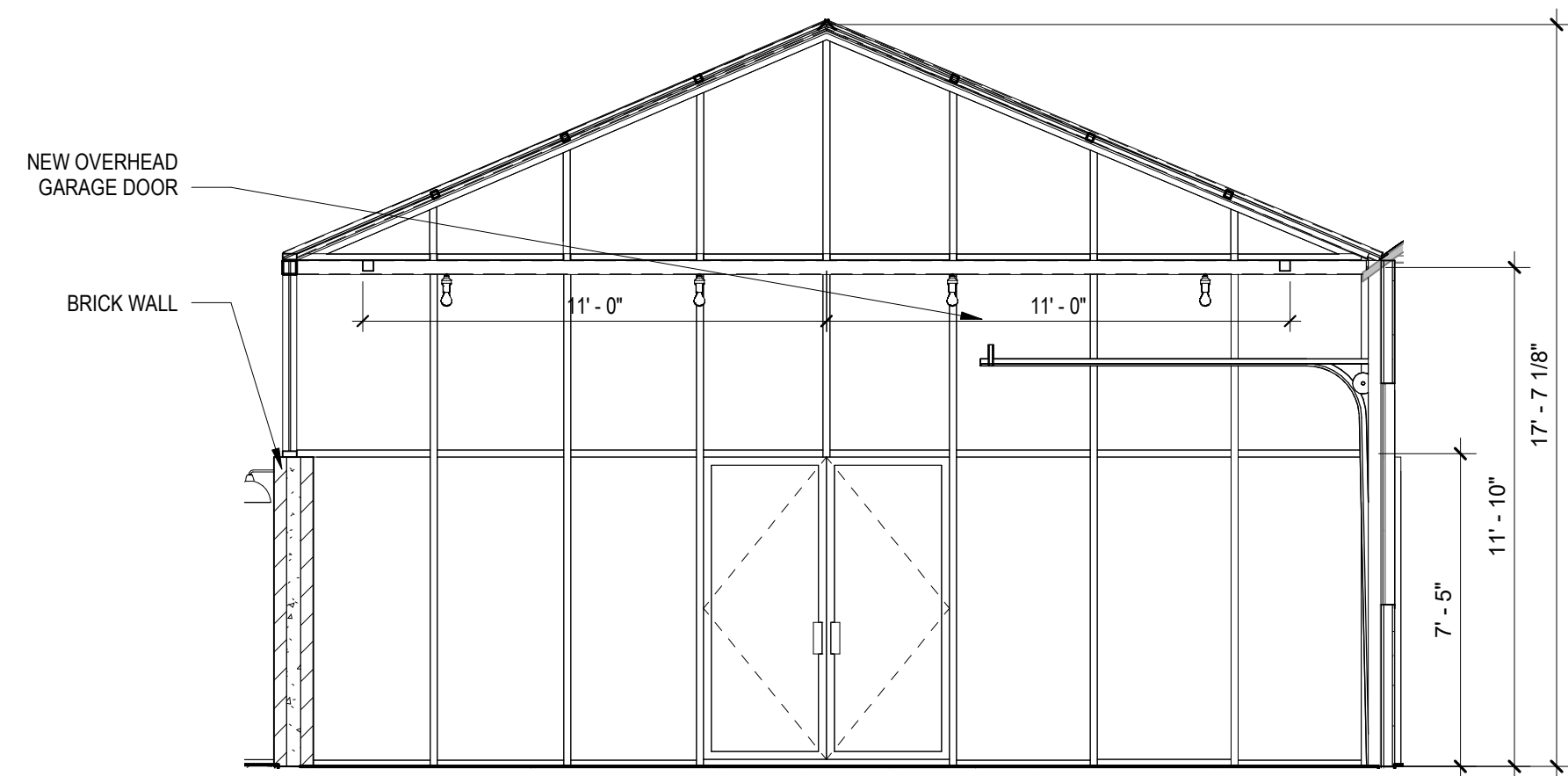
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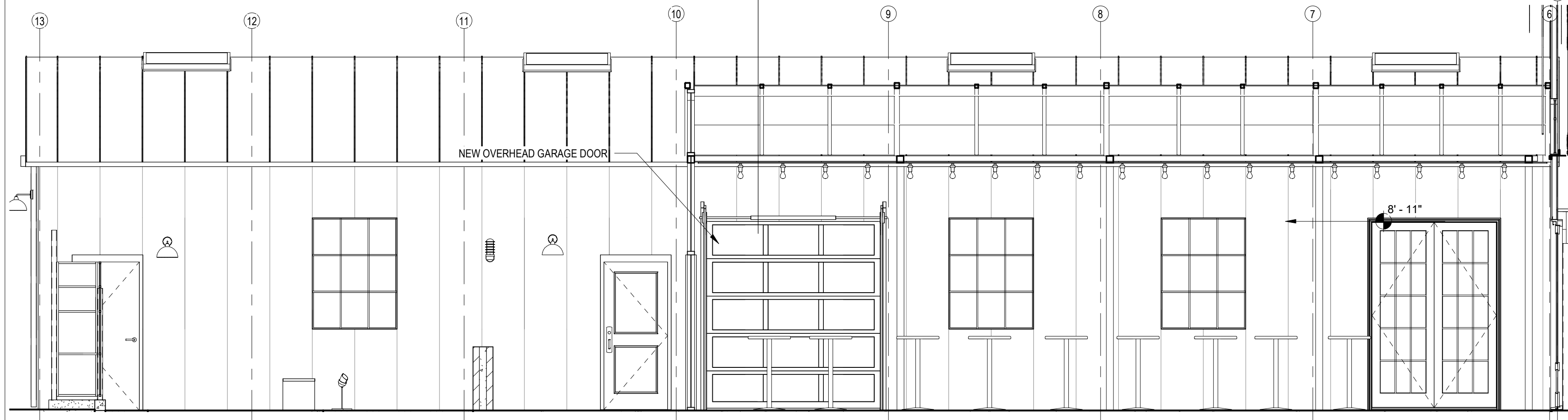
4 SOLARIUM 3 1/4" = 1'-0"



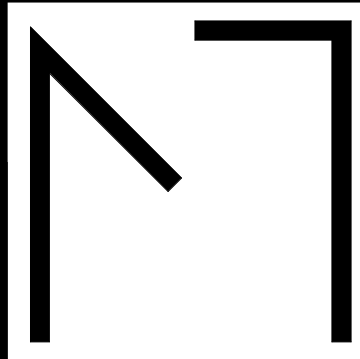
3 SOLARIUM 4 1/4" = 1'-0"



2 SOLARIUM 1 1/4" = 1'-0"



1 SOLARIUM 2 1/4" = 1'-0"



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ELEVATIONS- COLOR

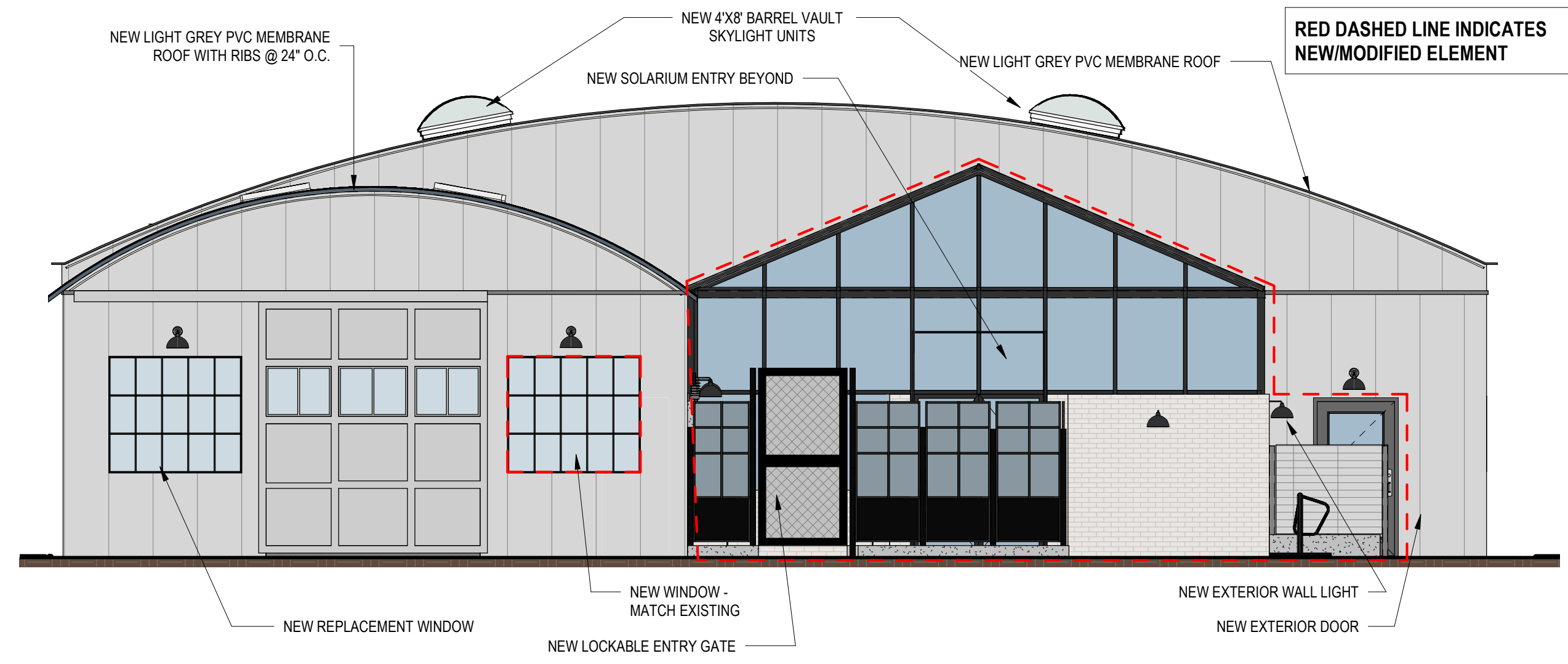
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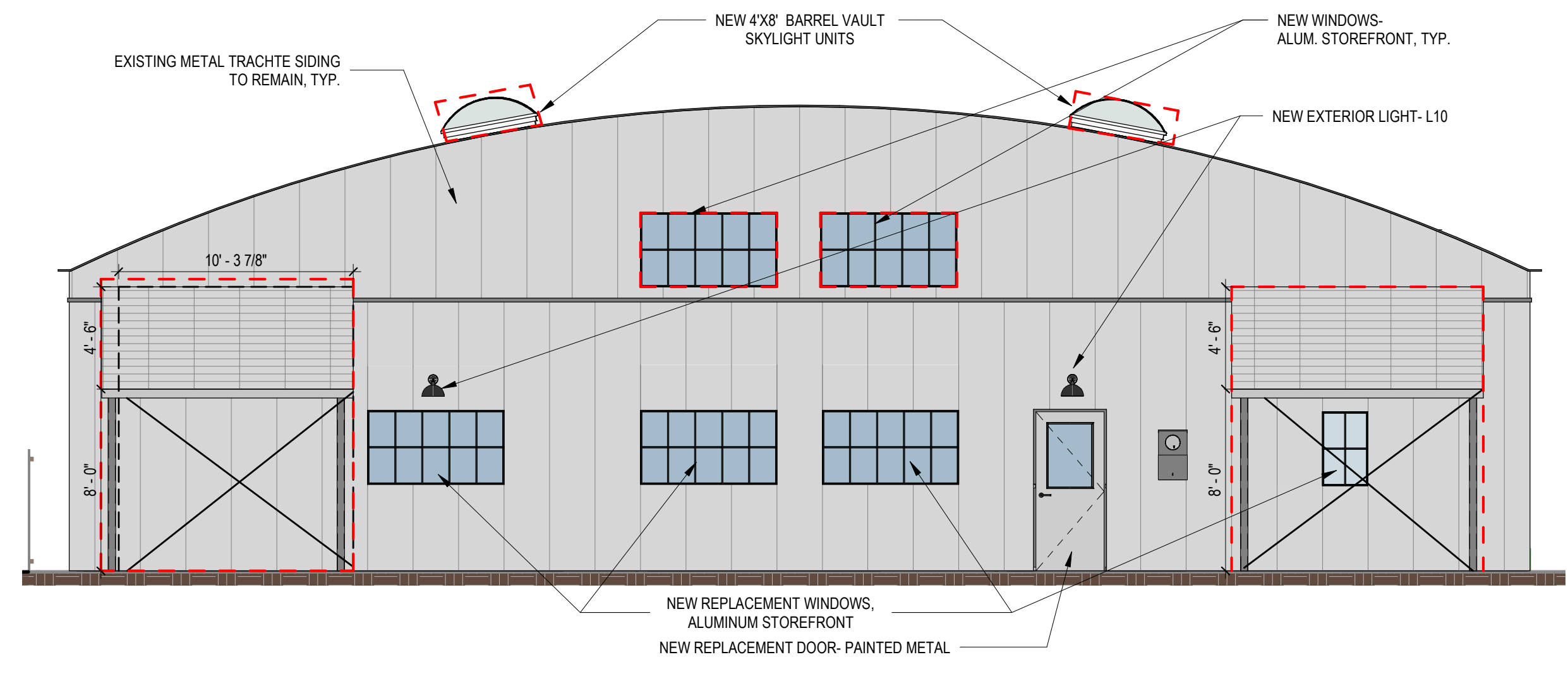
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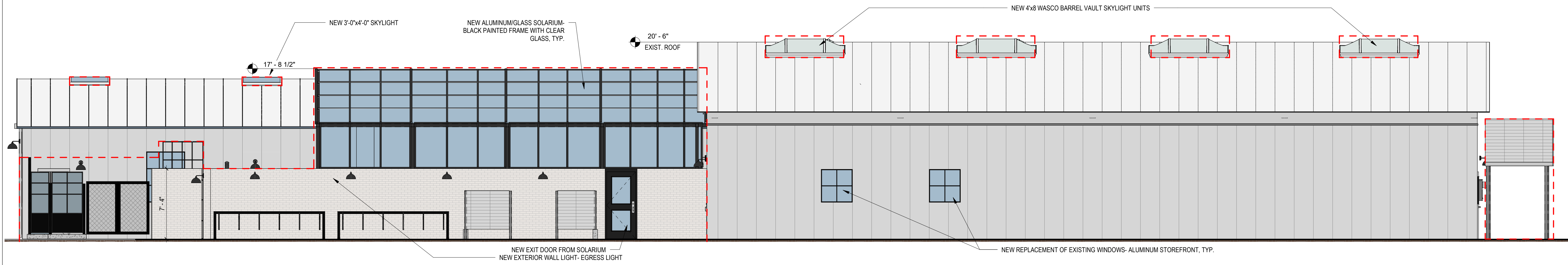
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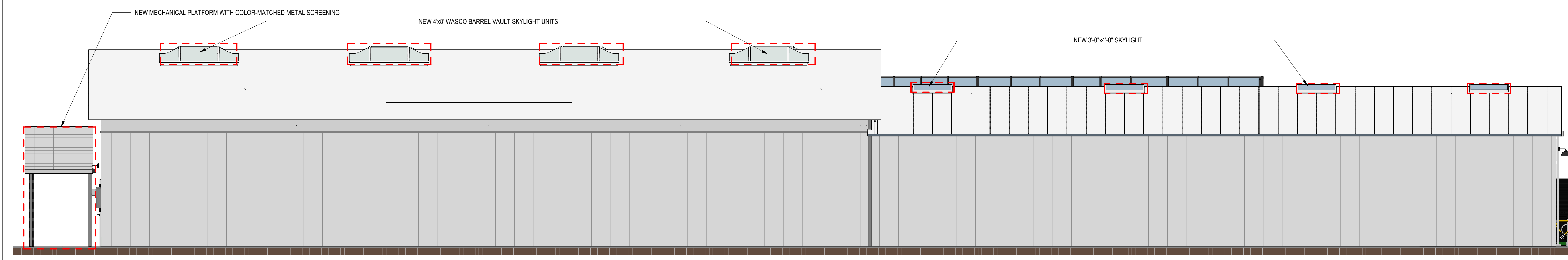
3 EAST ELEVATION - COLOR 3/16" = 1'-0"



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1 SOUTH ELEVATION- COLOR 3/16" = 1'-0"

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CONCEPT VIEW- SOLARIUM



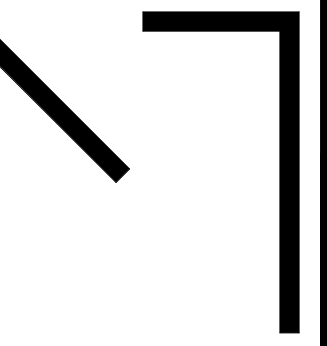
CONCEPT VIEW- SOLARIUM AND EXISTING BUILDING A



CONCEPT VIEW- COURTYARD ENTRY



CONCEPT VIEW- E MAIN ST



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CONCEPT RENDERINGS

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