828 EAST MAIN ST- WEDDING EVENT VENUE

OWNER/DEVELOPER:

ERIC WELCH AND JESSICA WARTENWEILER 828 E. MAIN ST MADISON, WI 53703

ARCHITECT:

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

ADDRESS: 828/832 EAST MAIN STREET

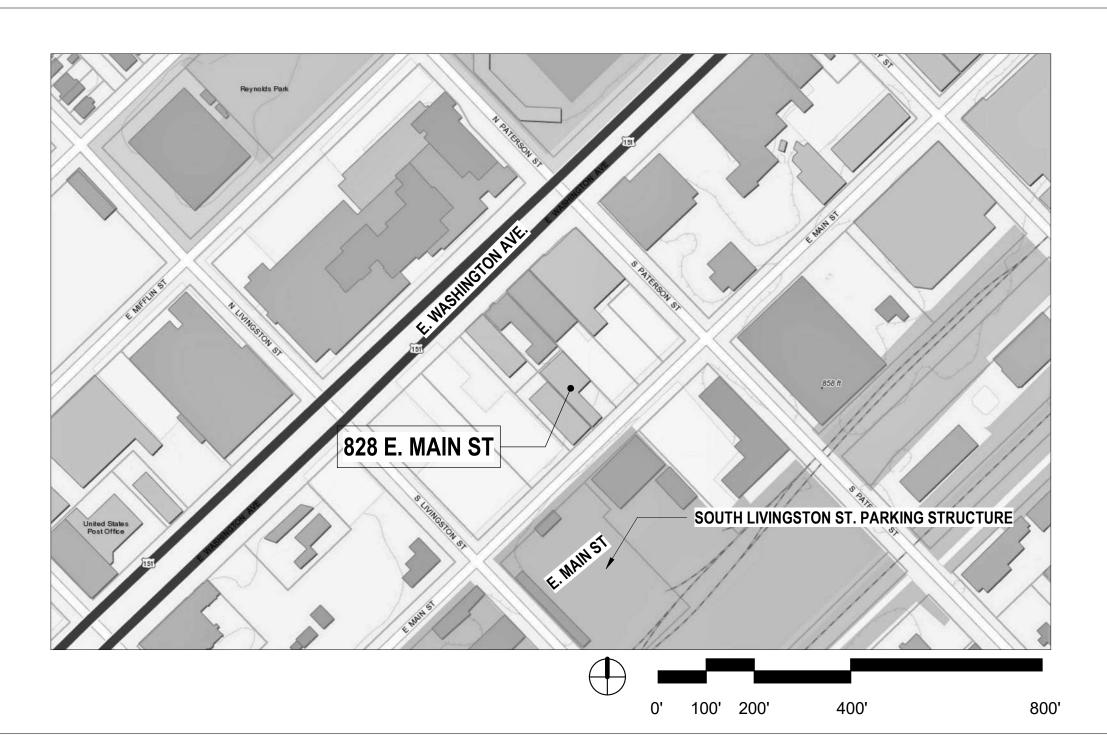
MADISON, WI 53703

PARCEL #: 070913410117

APPLICABLE CODES: ZONING/MUNICIPAL CODE: CITY OF MADISON ZONING CODE ORDINANCE 2015 INTERNATIONAL EXISTING BUILDING CODE WITH WISCONSIN AMENDMENTS **BUILDING:** 2015 INTERNATIONAL BULDING 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 NUMBER OF BUILDING STORIES (EXISTING BUILDING): 1 STORY **EXISTING BULIDING:** FIRST FLOOR: **TYPE OF CONSTRUCTION (602): 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 260 / 300 GROSS = 1 OCCUPANT SMALL EVENT / CEREMONY: 210 / PLAN = 210 OCCUPANTS 1,050 / 7 NET = 150 OCCUPANTS TOTAL: **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: **BEARING WALLS - EXTERIOR:** 1 HR - < 3 FT FIRE SEPARATION DISTANCE (EXISTING WALLS- NO ADDITIONAL FIRE RATING REQUIRED 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: **ROOF CONSTRUCTION**: 0 HR **RESISTINACE 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)** EXIT ENCL. & PASS. GROUP (S OR NS) ROOMS & ENCL. **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: 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	LANSCAPE PLAN IMAGES			

DRAWING INDEX

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828

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PROJECT NO: **1901**

DATE: 06/12/19

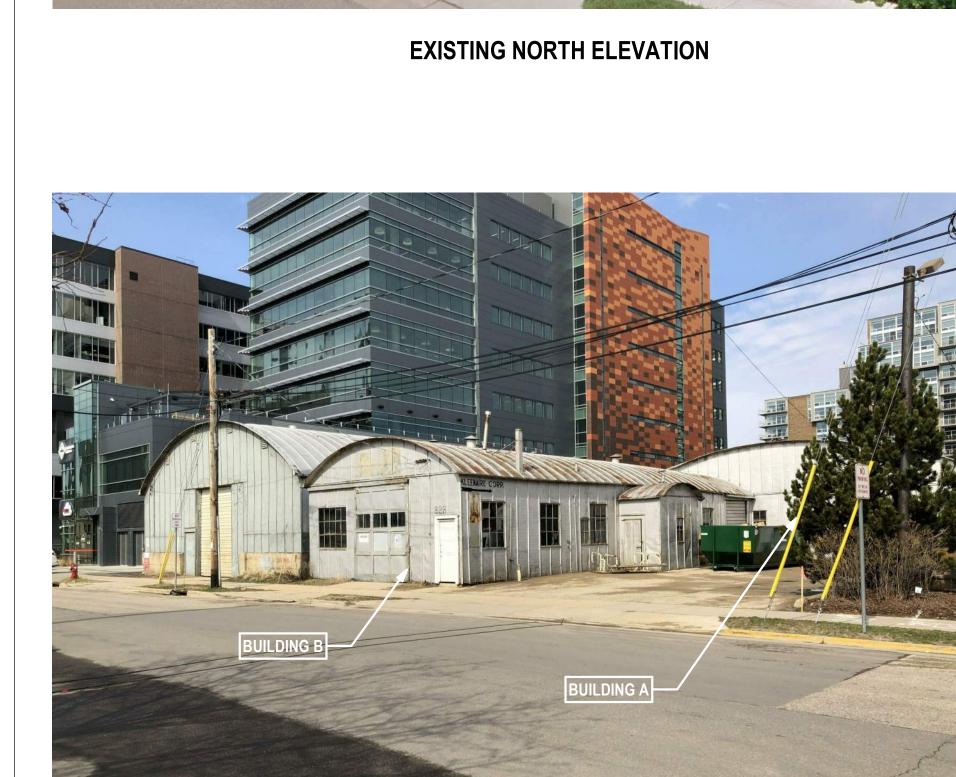
SHEET TITLE

COVER-INFO

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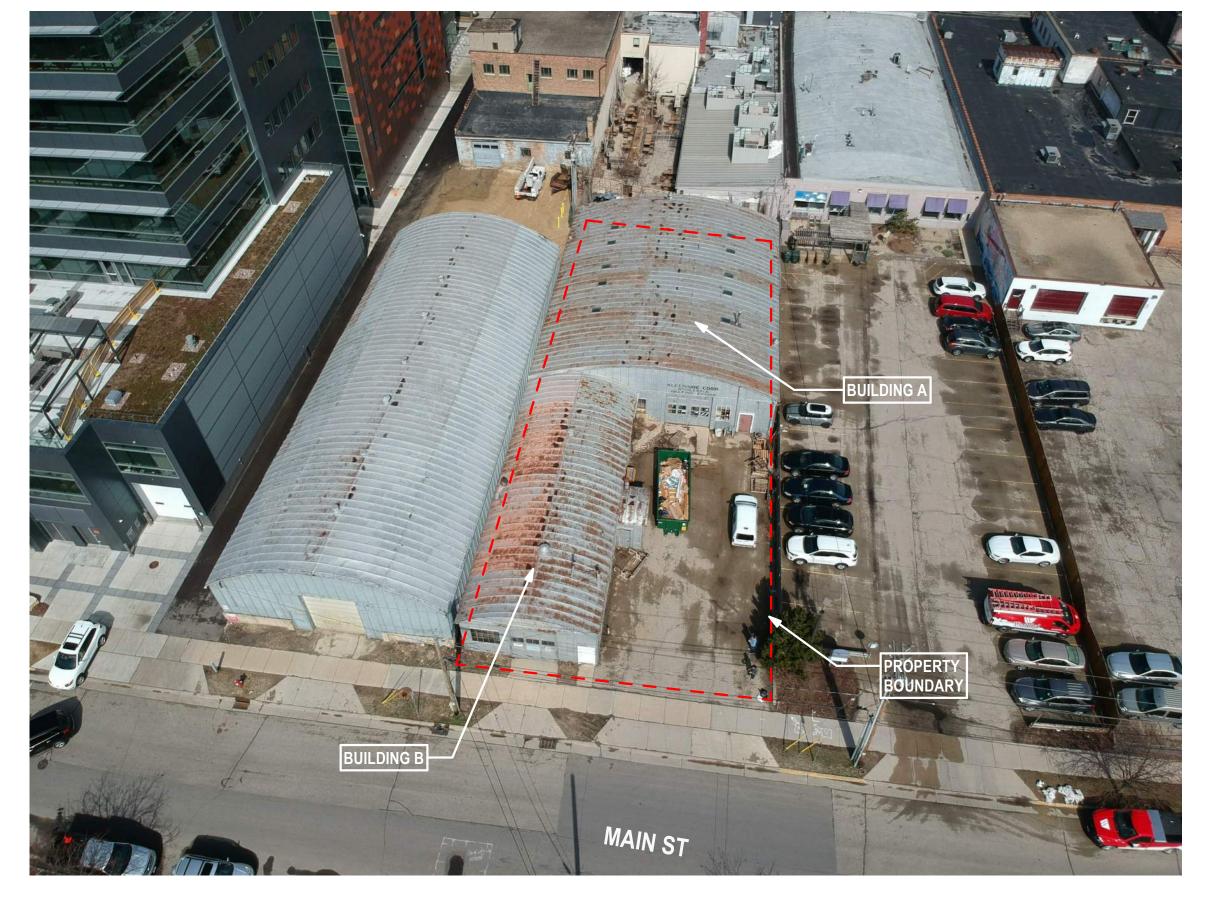
PROJECT/CODE INFO- PRELIMINARY



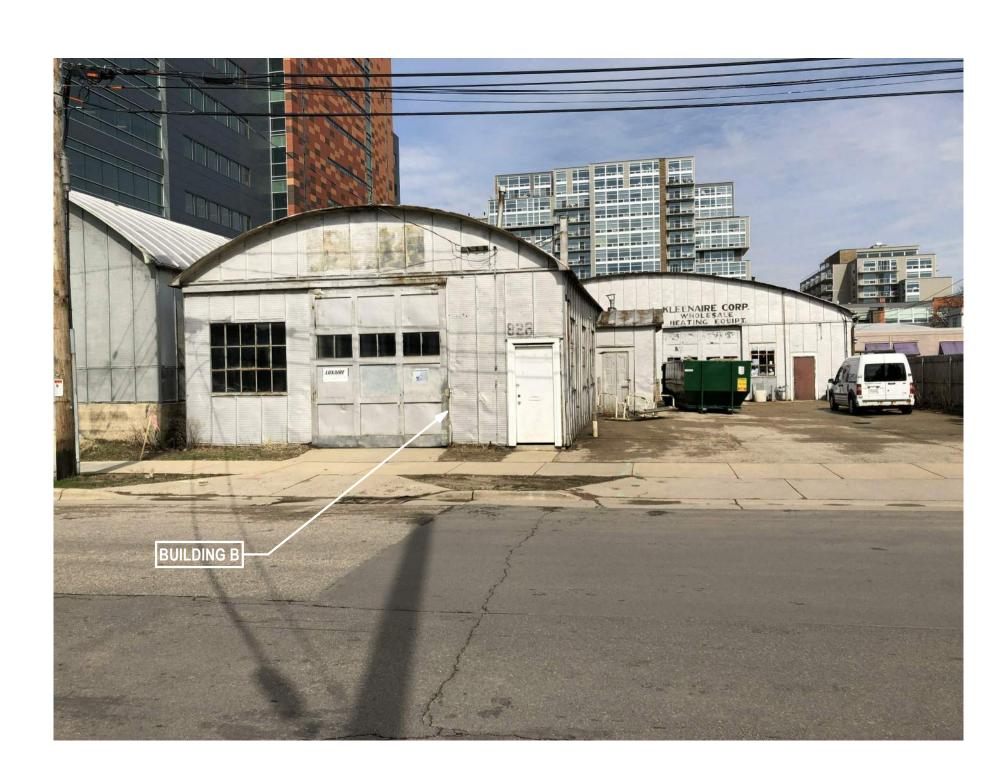
EXISTING PHOTO- NE VIEW FROM MAIN STREET



EXISTING REAR/WEST ELEVATION



EXISTING AERIAL VIEW



EXISTING PHOTO EAST ELEVATION- BUILDING B



EXISTING PHOTO- EAST ELEVATION-BUILDING A

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FOR CONSTRUCT

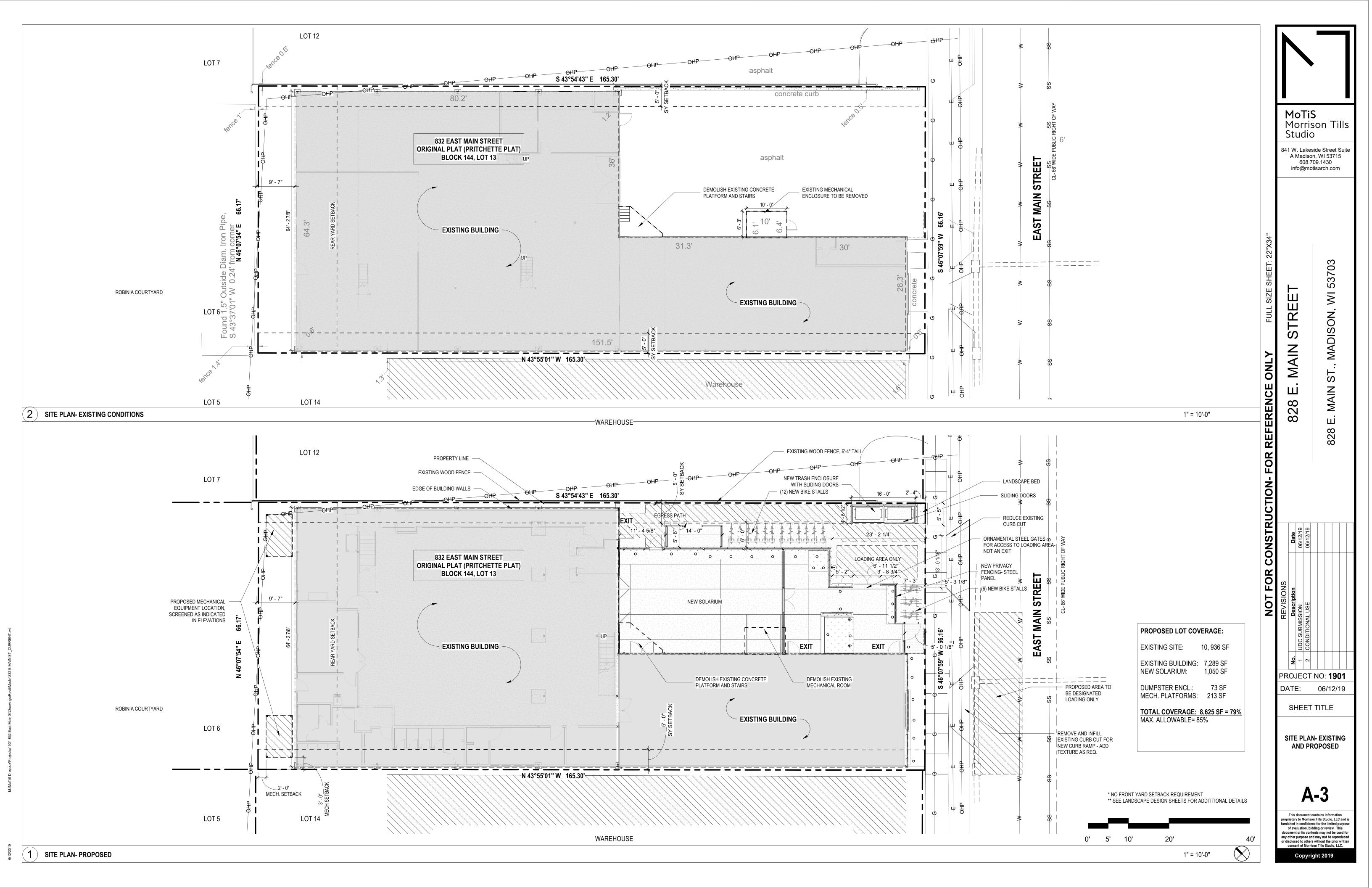
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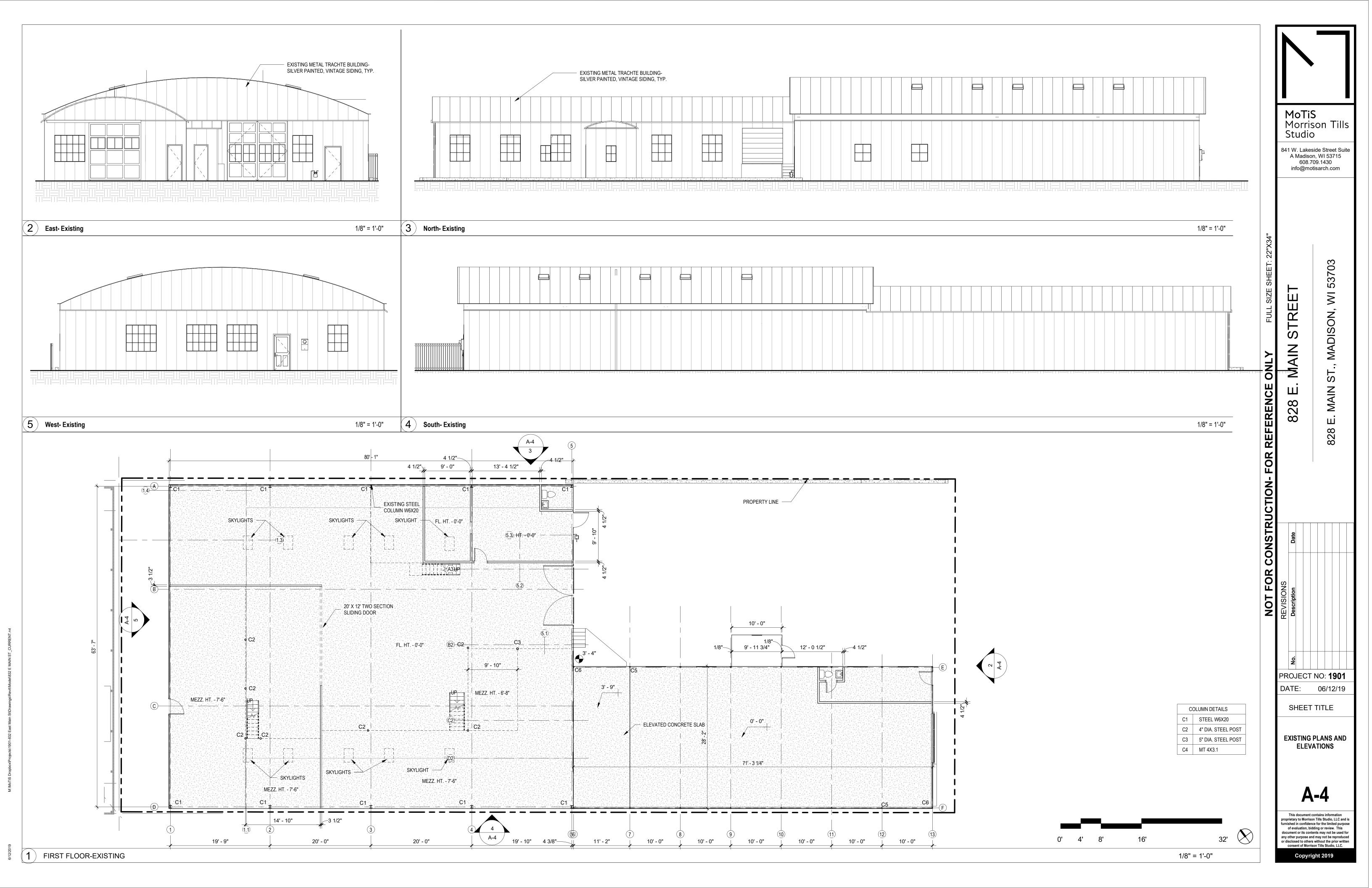
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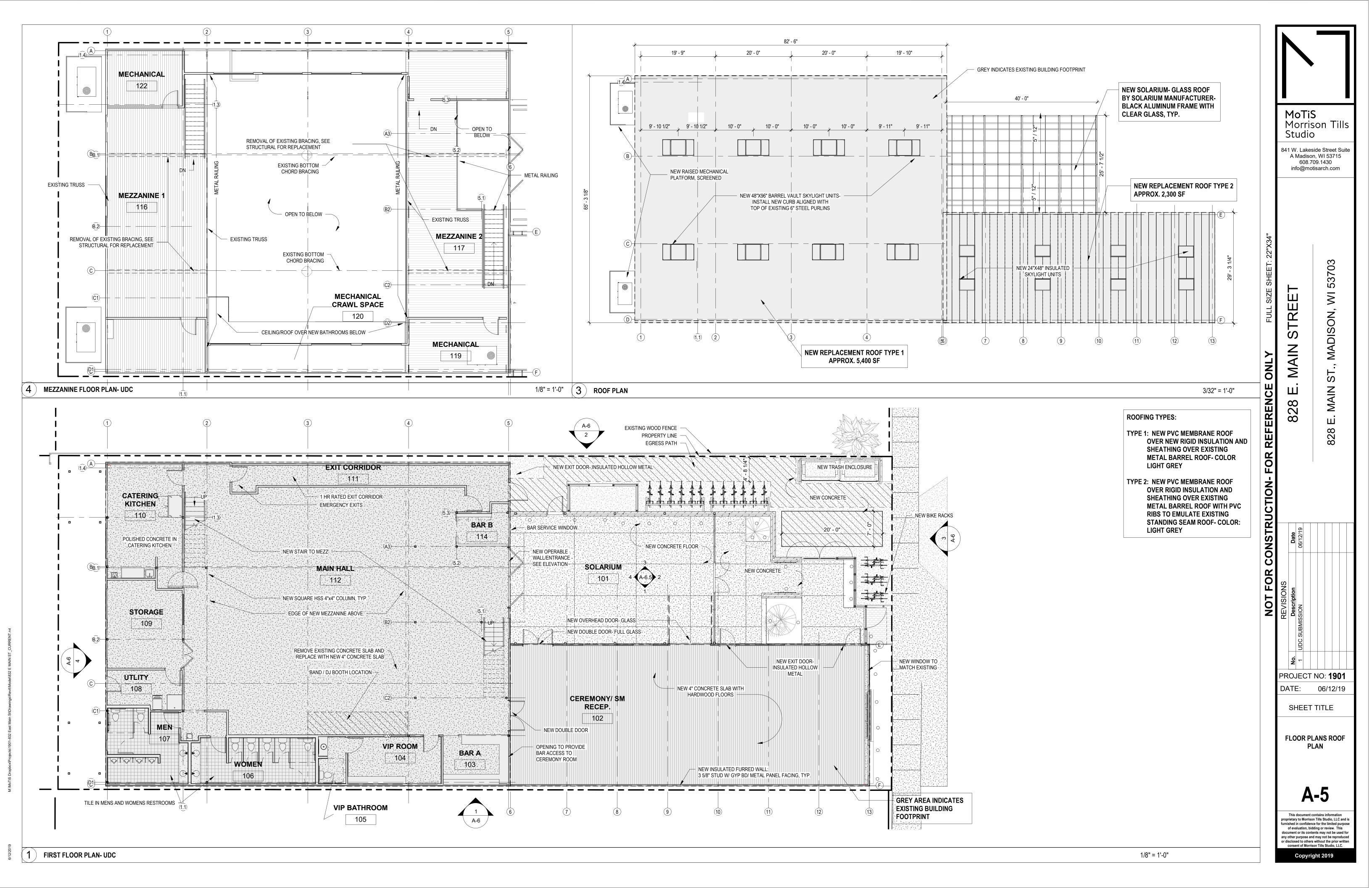
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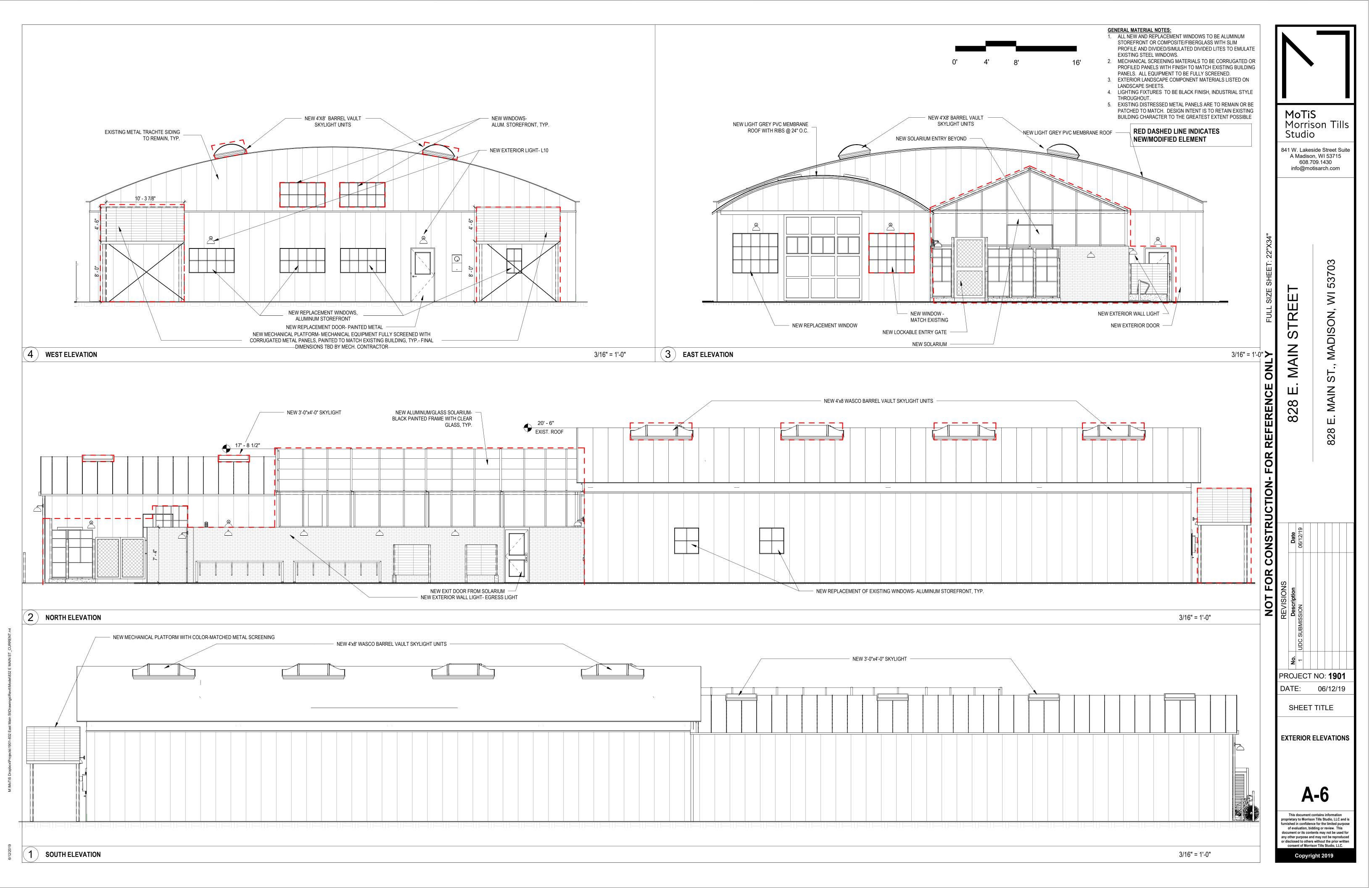
EXISTING PHOTOS

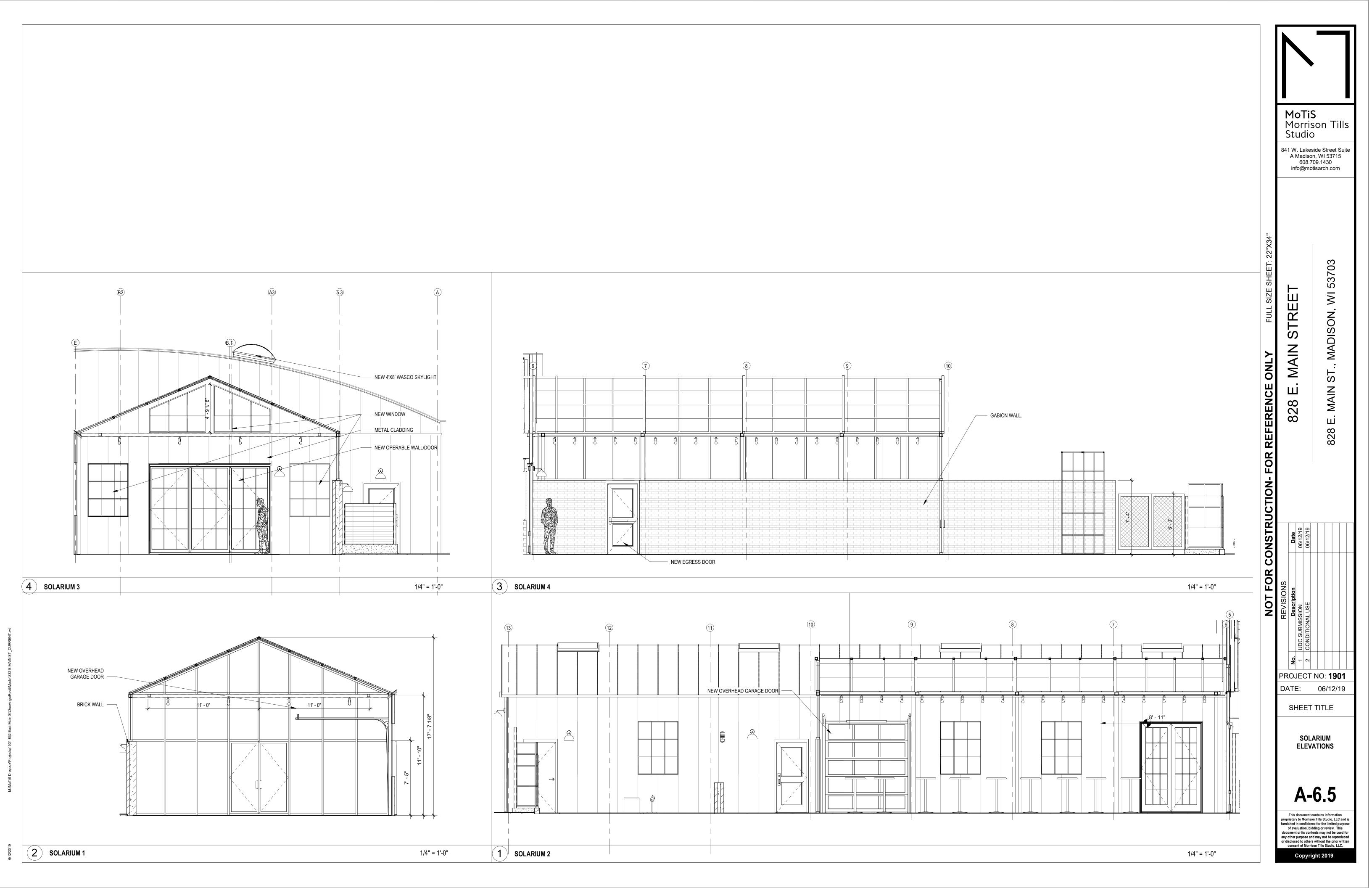
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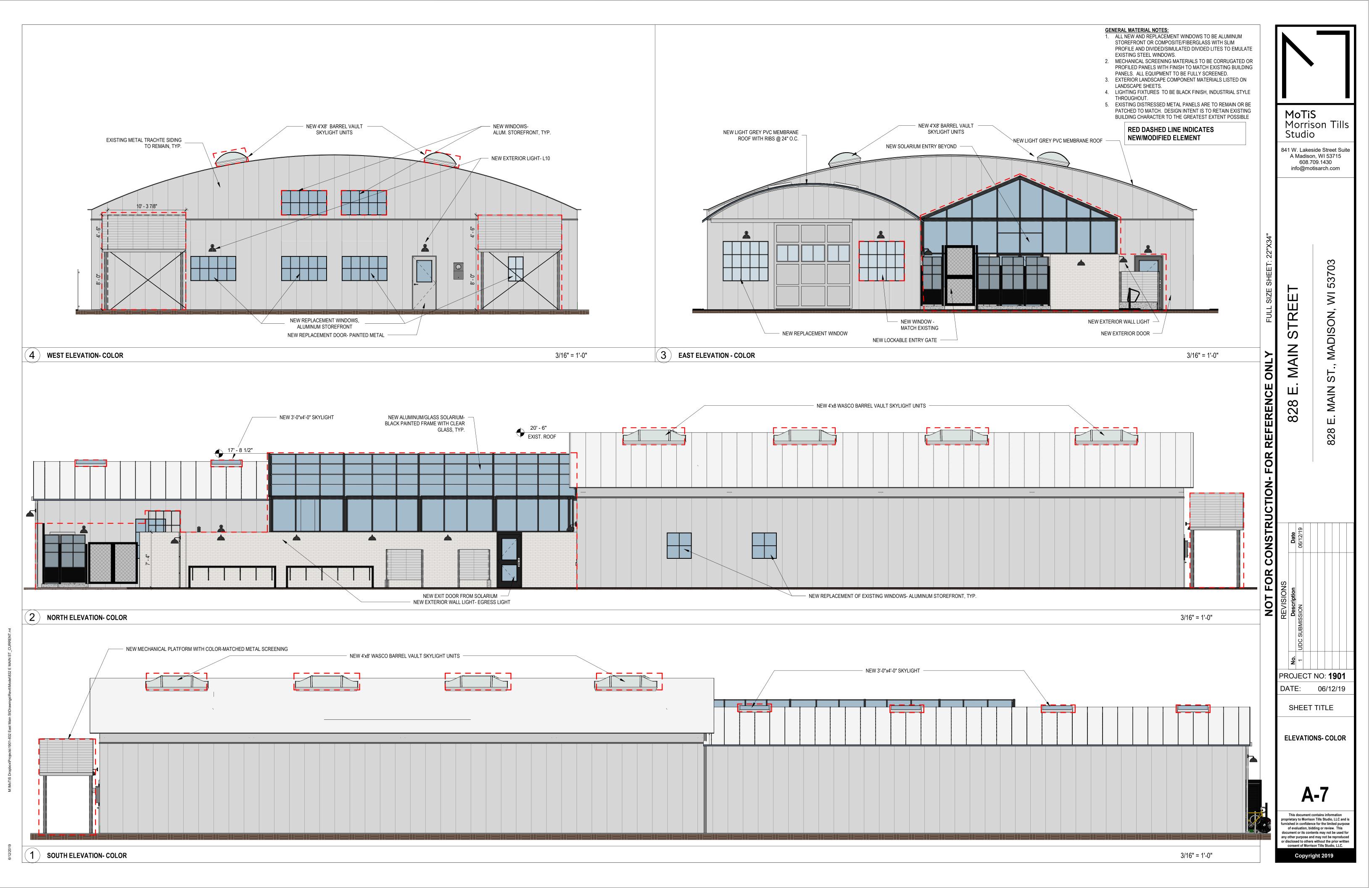


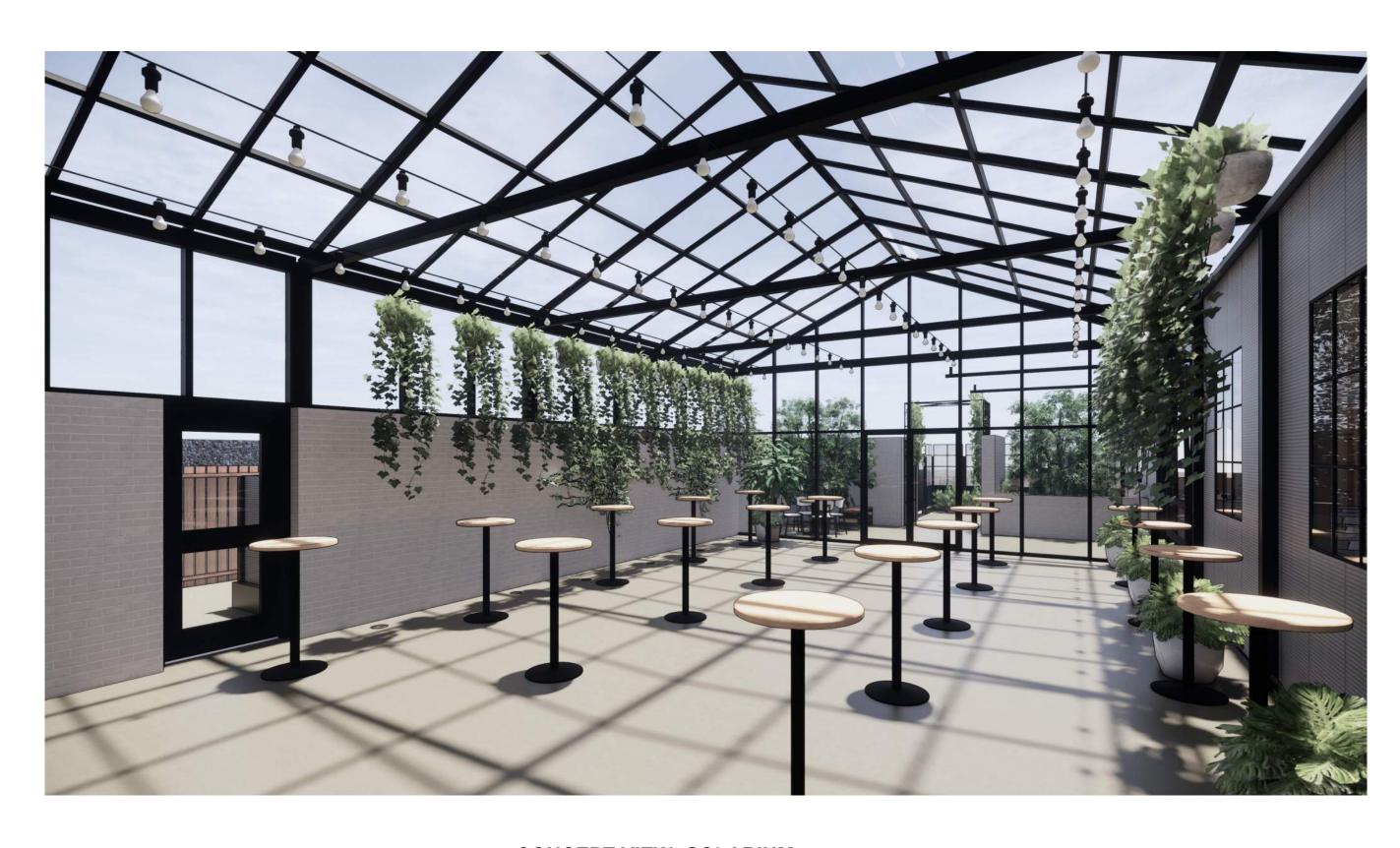












CONCEPT VIEW- SOLARIUM



CONCEPT VIEW- COURTYARD ENTRY



CONCEPT VIEW- SOLARIUM AND EXISTING BUILDING A



CONCEPT VIEW- E MAIN ST

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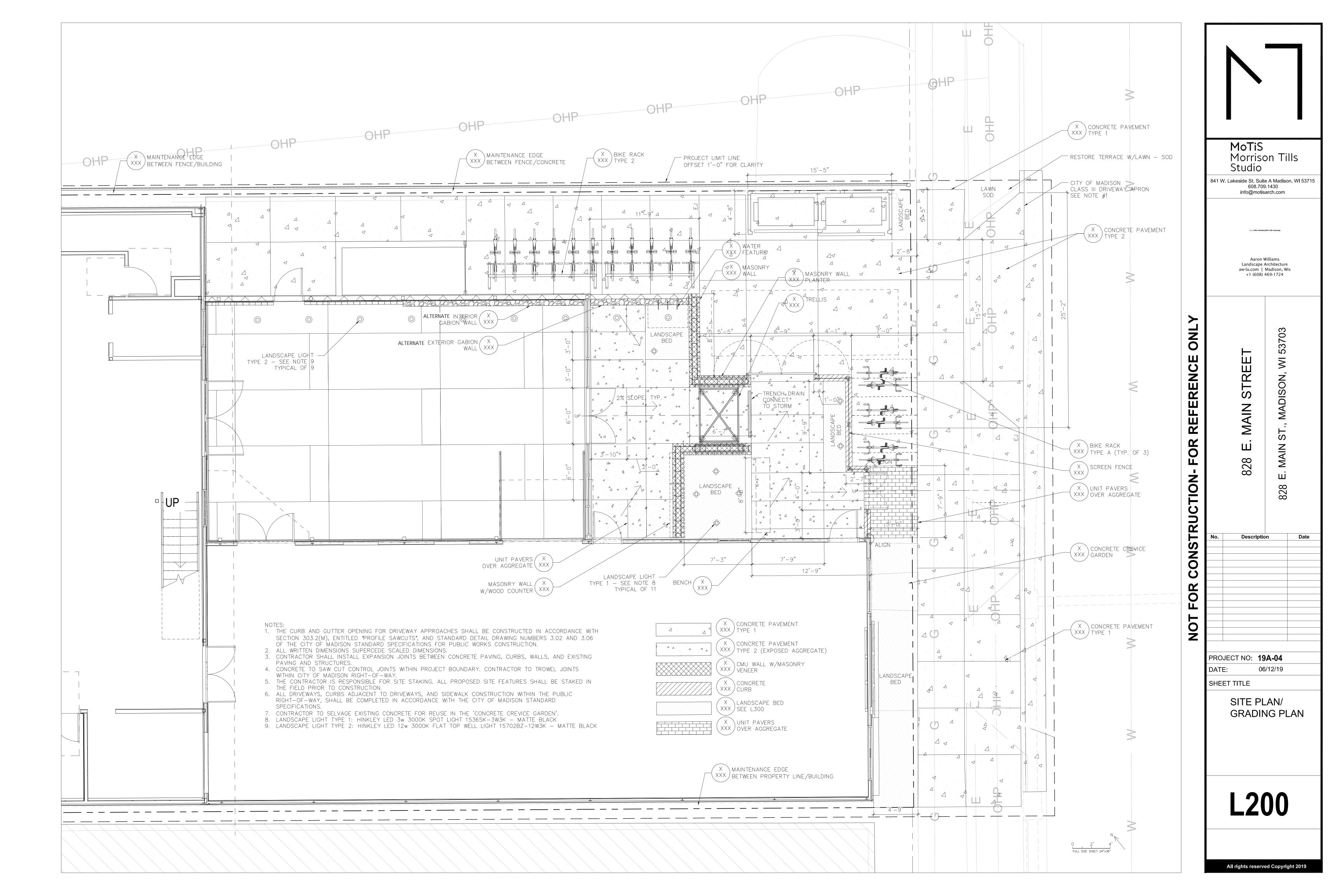
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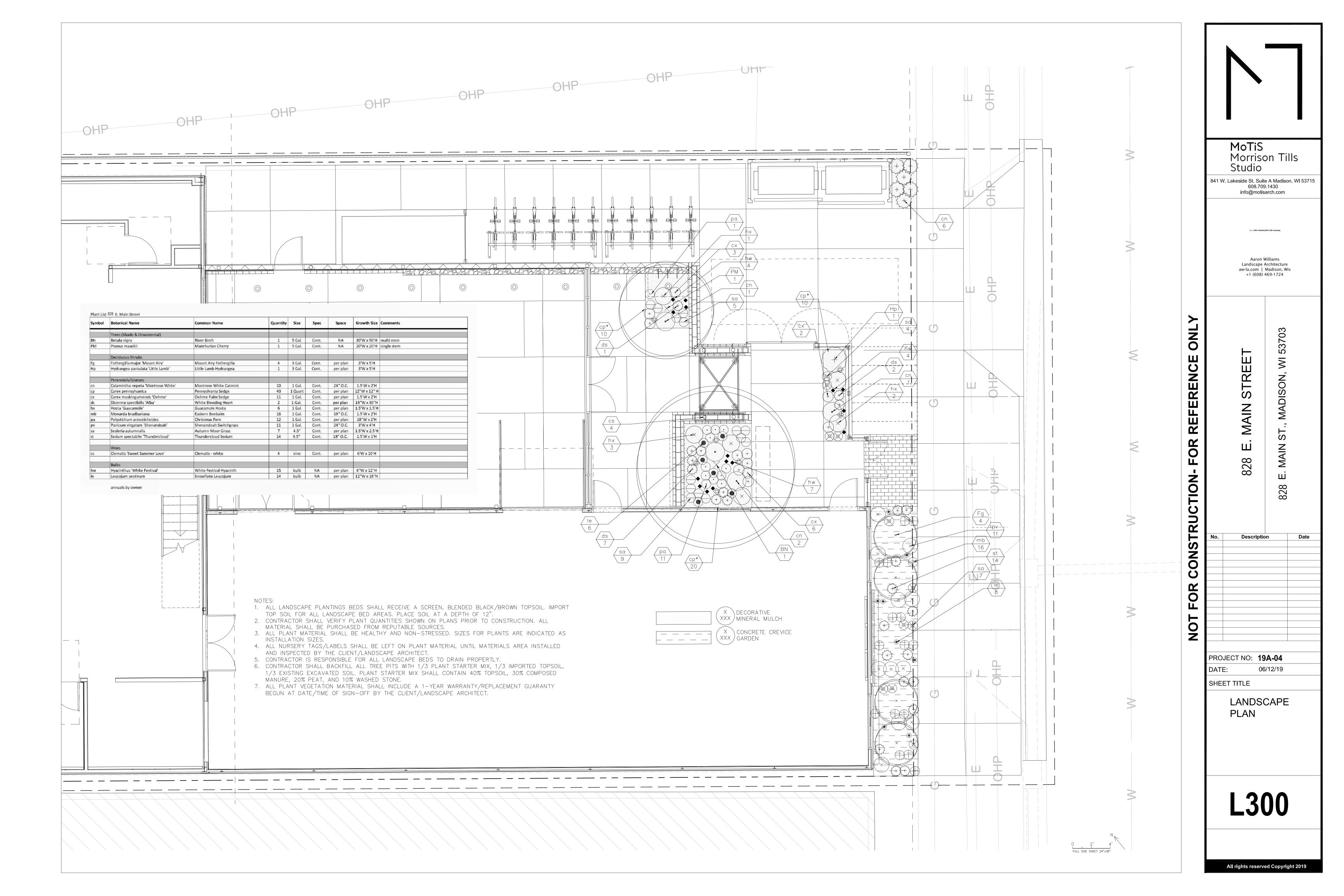
828 E. MAIN

PROJECT NO: 1901 DATE: 06/12/19

SHEET TITLE

CONCEPT RENDERINGS







CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Name of Project	828 E. Main Project			
Owner / Contact	wner / Contact Per Applicaiton - Aaron Williams (landscape architect)			
Contact Phone	608-469-1724	Contact Email	awilliams@aw-law.com	

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

(a) The area of site disturbance is less than	n ten percent (10%) of the entire	development site during any ten-(10)
year period.		

(b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.

(c) No demolition of a principal building is involved. (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

<u>Landscape Calculations and Distribution</u>
Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses

	letic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating oints depending on the size of the lot and Zoning District.
(a)	For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.
	Total square footage of developed area $\frac{2,685}{}$
	Total landscape points required _45
(b)	For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.
	Total square footage of developed area
	Five (5) acres = $\underline{217,800}$ square feet
	First five (5) developed acres = $\frac{3,630 \text{ points}}{1.630 \text{ points}}$
	Remainder of developed area
	Total landscape points required
	For the Industrial – Limited (IL) and Industrial – General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.
	Total square footage of developed area
	Total landscape points required

Tabulation of Points and Credits

10/2013

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Diant Trung/Flavoret	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
Plant Type/ Element			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			1	35
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			1	15
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			5	15
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4				
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			50	100
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.			17lf	4
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						169

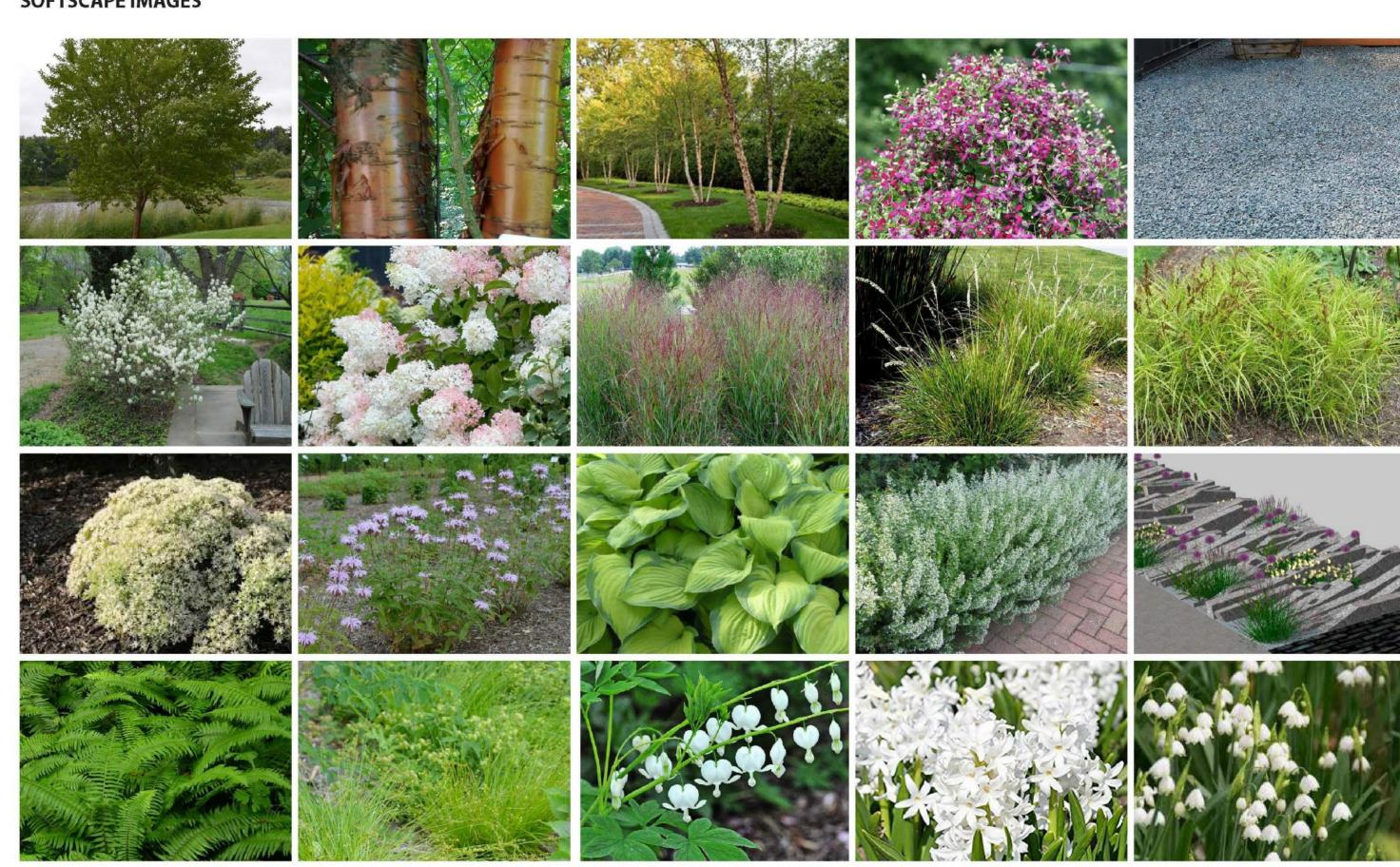
Total Number of Points Provided ______

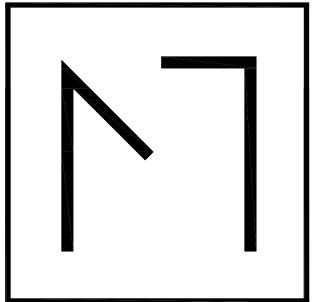
* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

10/2013

 rebar gridded structure to support Hinkley landscape spot light Hinkley landscape inground well light 	 washed river stone or large trap rock gabion infill water spouts from gabion wall - into gravel BRICK WALL- WHITE 	3. Campus bike rack + Madrax Sprout rack7. timber bench stained black10. arbor with cascading vines	 4. concrete crevice garden 8. signature multi stem river birch 12. metal gridded gates with 3/4" polycarbonate panels
5		7	8
9			

SOFTSCAPE IMAGES





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Aaron Williams Landscape Architecture aw-la.com | Madison, Wis

+1 (608) 469-1724

ONLY

REFERENCE

FOR

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ONSTRUCTION-Description Ö FOR NOT

> PROJECT NO: 19A-04 06/12/19 SHEET TITLE

> > LANDSCAPE PLAN-IMAGES

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