



Madison Landmarks Commission APPLICATION

City of Madison Planning Division
215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

1. LOCATION

Project Address: 1344 E. Washington Ave Aldermanic District: 2

2. PROJECT

Date Submitted: 02/02/2015

Project Title / Description: Pasqual's - request to add vent fan to building exterior

This is an application for: (check all that apply) exhaust ducts to North elevation

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- New Construction in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): _____

3. APPLICANT

Applicant's Name: Kirk Biodrowski Company: Shelfer Architects LLC
 Address: 1918 Parmenter St Ste #2 City/State: Middleton, WI Zip: 53562
 Telephone: 608-836-7570 E-mail: kbiodrowski@shelferarchitects.com
 Property Owner (if not applicant): Mullins Group LLC
 Address: 401 N. Carroll St City/State: Madison, WI Zip: 53703

Property Owner's Signature: Bradley C. Mullins Date: 2/2/15
 Bradley C. Mullins

GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
 - Site plan showing all property lines and structures
 - Building elevations, plans and other drawings as needed to illustrate the project
 - Photos of existing house/building
 - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

Questions? Please contact the
 Historic Preservation Planner:
 Amy Scanlon
 Phone: 608.266.6552
 Email: ascanlon@cityofmadison.com

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.



Feb. 02, 2015

City of Madison
Department of Landmarks Commission
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

RE: Alteration to Designated Madison Landmark: Letter of Intent
1344 E. Washington Ave., Madison, WI.

Dear Commission:

On behalf of Pasqual's and the Mullins Group, LLC, Shulfer Architects, LLC is submitting this letter of intent and application for an alteration to a designated Madison landmark for the building located at 1344 E. Washington Ave. We are seeking approval for a hood vent fan along the Southwest side of the building.

Other attempts to vent the hood from other "hidden" locations proved difficult or impossible. The only other reasonable option is to run the exhaust duct through the existing fire egress stairwell. By running the exhaust through the stairwell we increase the risk for fire into the stairwell, and for risk of the exhaust duct catching fire (due to its longer run from the hood to the exterior of the building). In addition the exhaust duct poses problems with head room clearance in the stairwell. Though it barely meets head clearance code (of 80"), it may prove difficult to use the stairs to move furniture and equipment into and out of the building.

The proposed vent fan along the Southwest side of the building will be 39" in diameter and 33" deep. The fan would penetrate at a section of the wall that is currently a blank exterior brick wall (see attached images).

In addition we are asking the commission for permission to place two additional exhaust vent ducts along the North elevation of the landmark building (see sheet A3.2). They exit out of existing windows (that previously had been covered or contained exhaust vents) and extend along the face of the building to the roof.

We have included two sheets of illustrations showing the different options. Sheet A3.1 shows the proposed penetration through the stairwell and the difficulties associated with this option. Sheet A3.2 shows the proposed vent fan as it would appear on the building. The fan would be painted to match the brick to help "hide" it from view.

Thank you for your consideration on our proposal.



Project Data:

Project Name: Pasqual's
Address: 1344 E. Washington Ave
Land Value: \$189,000
Estimated Project Cost: \$300,000
Lot size: 24,170 sf
Proposed Use: Restaurant
Total Building Area: 13,007 GSF
Proposed Patio Area: 1,738 GSF
Parking Required: NA (TE district)
Parking Provided: Access to shared stalls (Adding 20 bicycle)
Usable Open Space: NA
Number of Construction
Jobs Created: 15 full time equivalents
Number of Jobs: 30 full time
Public Subsidy
Requested: None at this time

Project Team:

The key individuals and firms involved in this planning and design process include:

Tenant:	Architect:
Pasqual's	Steve Shulfer, AIA
C/O Ben Roberts	Shulfer Architects, LLC
2831 Parmenter St	1918 Parmenter St., Suite 2
Middleton, WI. 53562	Middleton, WI 53562
Building General Contractor:	Owner:
Lake Country	Mullins Group, LLC
C/O Brett Steele	C/O Brad Mullins
161 Horizon Dr. #103	401 N. Carroll St.
Verona, WI	Madison, WI

Please feel free to contact us with any questions you may have regarding this request.

Respectfully,

Kirk Biodrowski
Shulfer Architects, LLC

PASQUAL'S

TENANT IMPROVEMENT

MADISON, WISCONSIN

PROJECT DATA:

LOCATION: 1344 E. WASHINGTON AVE (AKA 1356 E. WASHINGTON AVE)
MADISON, WI.

REGULATING MUNICIPALITIES:
CITY OF MADISON
DANE COUNTY
STATE OF WISCONSIN

BUILDING CODE:
CITY OF MADISON ZONING ORDINANCES
WISCONSIN ADMINISTRATIVE CODE
2009 INTERNATIONAL BUILDING CODE

OCCUPANCY TYPE = "A-2" ASSEMBLY (RESTAURANT)

CONSTRUCTION TYPE:
TYPE "VB"
2 STORY
SPRINKLERED

OCCUPANCY:

EMPLOYEES @ 100/200 SF GROSS	= 34 OCC.
RESTAURANT	= 65 OCC
LOUNGE	= 81 OCC
BANQUETTE	= 110 OCC
INTERIOR BLDG SUB-TOTAL	= 290 OCC
PATIO	= 97 OCC
TOTAL OCCUPANTS	= 387 OCC.

AREA CALCULATIONS:

FIRST FLOOR:	5,937 GSF
SECOND FLOOR:	4,165 GSF
BASEMENT:	2,905 GSF
BUILDING AREA:	13,007 GSF

PLUMBING:

REQUIRED:

MEN TOILET/UR.	= 3, LAV = 1
WOMEN TOILET	= 3, LAV = 1
TOTAL REQ'D	= 6 = 2

PROVIDED:

MEN TOILET/UR.	= 3.5, LAV = 2.5
WOMEN TOILET	= 4.5, LAV = 2.5
TOTAL PROVIDED	= 8 = 5

FIRE CONTROL:

THIS IS A FULLY SPRINKLERED BUILDING

EXIT TRAVEL DISTANCE:

FULLY-SPRINK. BLDG = 250 FT MAX TRAVEL
75 FT COMMON PATH OF TRAVEL/30 FT FROM ANY FIXED SEAT

EXITS:

TWO EXISTS REQUIRED

ACCESSIBILITY:

PER ANSI A117.1

GENERAL NOTES:

- DIMENSIONS ARE TO FACE OF WALL OR TO COLUMN CENTERLINE UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION IN THESE DOCUMENTS. CONTRACTOR SHALL CAREFULLY REVIEW AND COMPARE ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF THEIR WORK. ANY INCONSISTENCIES IN THE DRAWINGS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT AND ENGINEER(S) FOR CLARIFICATION.
- DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED EXISTING SITE CONDITIONS AFFECTING THE EXECUTION OF THESE DOCUMENTS (SUCH AS HAZARDOUS MATERIALS, ETC.).
- CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS GOVERNING THIS PROJECT.
- JOB SITE SHALL BE BROOM SWEEPED AND CLEAN AT THE END OF EACH DAY. ALL DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY INTO APPROVED CONTAINER.
- MAINTAIN DESIGNATED EGRESS ROUTES DURING CONSTRUCTION BY KEEPING CLEAR OF CONSTRUCTION DEBRIS AND CLEARLY MARKING THE PATH OF EGRESS TRAVEL.
- ALL MECHANICAL (HVAC), ELECTRICAL, AND PLUMBING ("MEP") DESIGN AND CONSTRUCTION TO BE BY A DESIGN-BUILD DELIVERY METHOD AND ARE SUBSEQUENTLY NOT PART OF THESE DOCUMENTS. IT IS THE MEP CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND WITH THESE DRAWINGS THE FINAL DESIGN, RETROFIT AND INSTALLATION OF THESE SYSTEMS. NOTIFY THE ARCHITECT PRIOR TO MAKING ANY REVISIONS TO THE STRUCTURE OR ARCHITECTURAL FEATURES.
- ELECTRICIAN TO VERIFY NEW LIGHT FIXTURE LAYOUT AND SUBMIT LIGHTING ENERGY CALC'S AS REQUIRED PER CODE. REVIEW PLAN WITH ARCHITECT.
- HVAC CONTRACTOR SHALL SUBMIT PROPER DESIGN DRAWINGS AS NEEDED FOR PLAN APPROVAL AND BUILDING PERMITS.
- ENSURE A CLEAR PATHWAY TO ALL EXISTS IS MAINTAINED AND SUSTAINED.

SHEET INDEX:

- A0.1 COVER SHEET
- A0.2 SYMBOLS & ABBREVIATIONS

ARCHITECTURAL

- A1.1 SITE PLAN
- A2.1 FIRST FLOOR DEMO PLAN
- A2.2 SECOND FLOOR & BASEMENT DEMO PLAN
- A2.3 FIRST FLOOR PLANS
- A2.4 SECOND FLOOR PLANS
- A3.1 PATIO ELEVATION & PATIO FOUNDATION AND FRAMING PLANS
- A3.2 FINISH FLOOR PLANS
- A8.1 INTERIOR ELEVATIONS
- A9.1 REFLECTED CEILING & LIFE SAFETY PLANS
- A11.1 FINISH, DOOR SCHEDULES & P-TYPES

PROJECT LOCATION MAP:



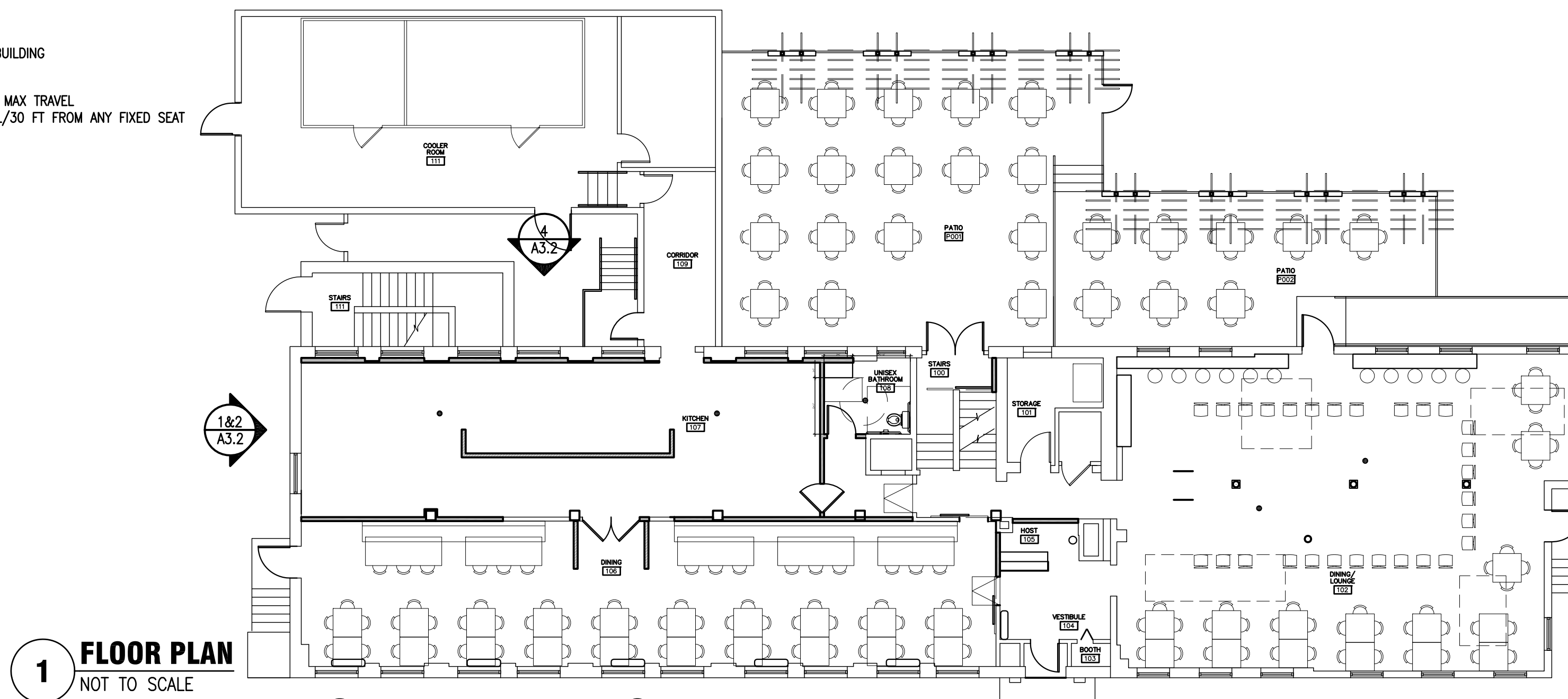
PROJECT SITE

TENANT LOCATION:



PARCEL 1356 BOUNDARY

TENANT LOCATION



1 FLOOR PLAN
NOT TO SCALE

CONTACTS:

TENANT:
PASQUAL'S
2831 PARMENTER ST
MIDDLETON, WI

BEN ROBERTS
608-445-1676

OWNER:
MULLINS GROUP, LLC
401 N. CARROLL ST
MADISON, WI

BRAD MULLINS
608-229-5902

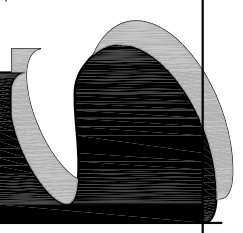
ARCHITECT:
SHULFER ARCHITECTS, LLC
1918 PARMENTER ST., STE 2
MIDDLETON, WI 53562

KIRK BIODROWSKI
608-836-7570

GENERAL CONTRACTOR:
LAKE COUNTRY
161 HORIZON DR. #103
VERONA, WI

BRETT STEELE
608-225-1319

1918 PARMENTER ST., SUITE 202
MIDDLETON, WI 53562
TELEPHONE: 608.836.7570
FAX: 608.836.7570



PASQUAL'S
TENANT IMPROVEMENT
1344 E. WASHINGTON AVE
MADISON, WISCONSIN

COVER SHEET

11/04/2014
FOR CONSTRUCTION
11/24/2014
UPDATE
02/02/2015
FOR APPROVAL

A0.1

GENERAL NOTES

PROS:

1. VENT FAN HIDDEN FROM VIEW, NO LANDMARKS COMMISSION APPROVAL REQUIRED

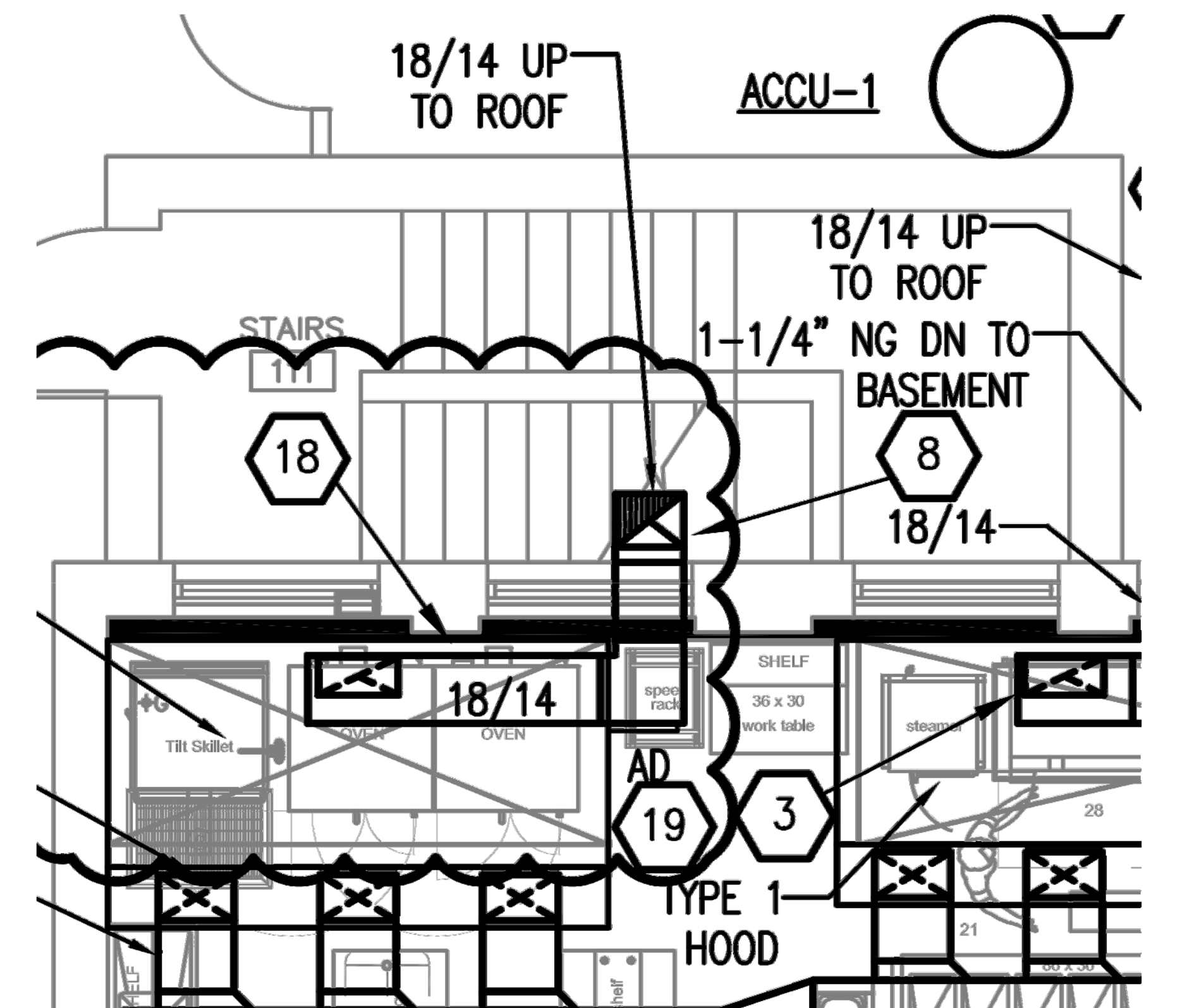
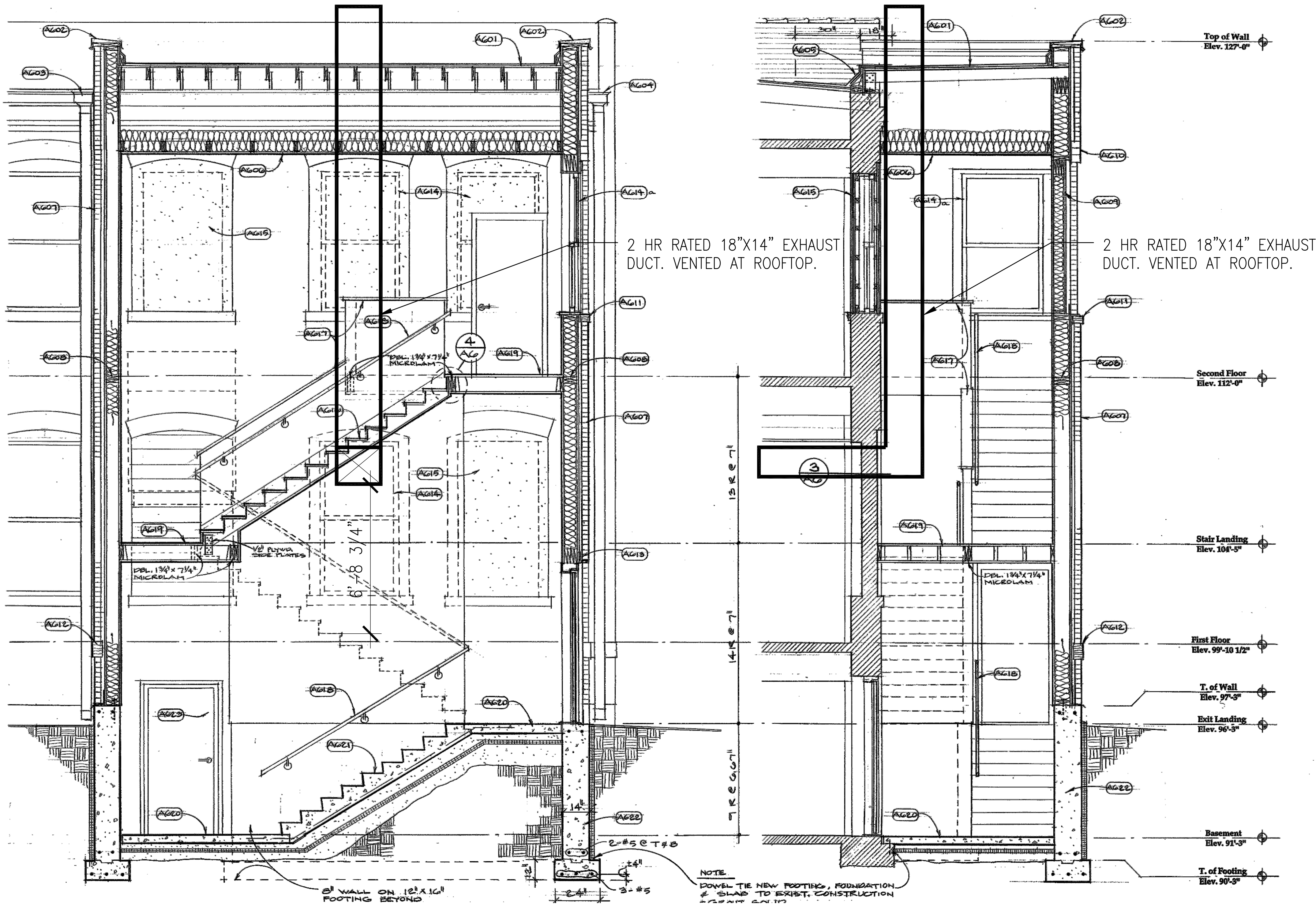
CONS:

1. REQUIRES PENETRATION INTO AN EXISTING FIRE EGRESS STAIRWELL: GREATER CHANCE OF BREACH OF STAIRWELL DURING A FIRE

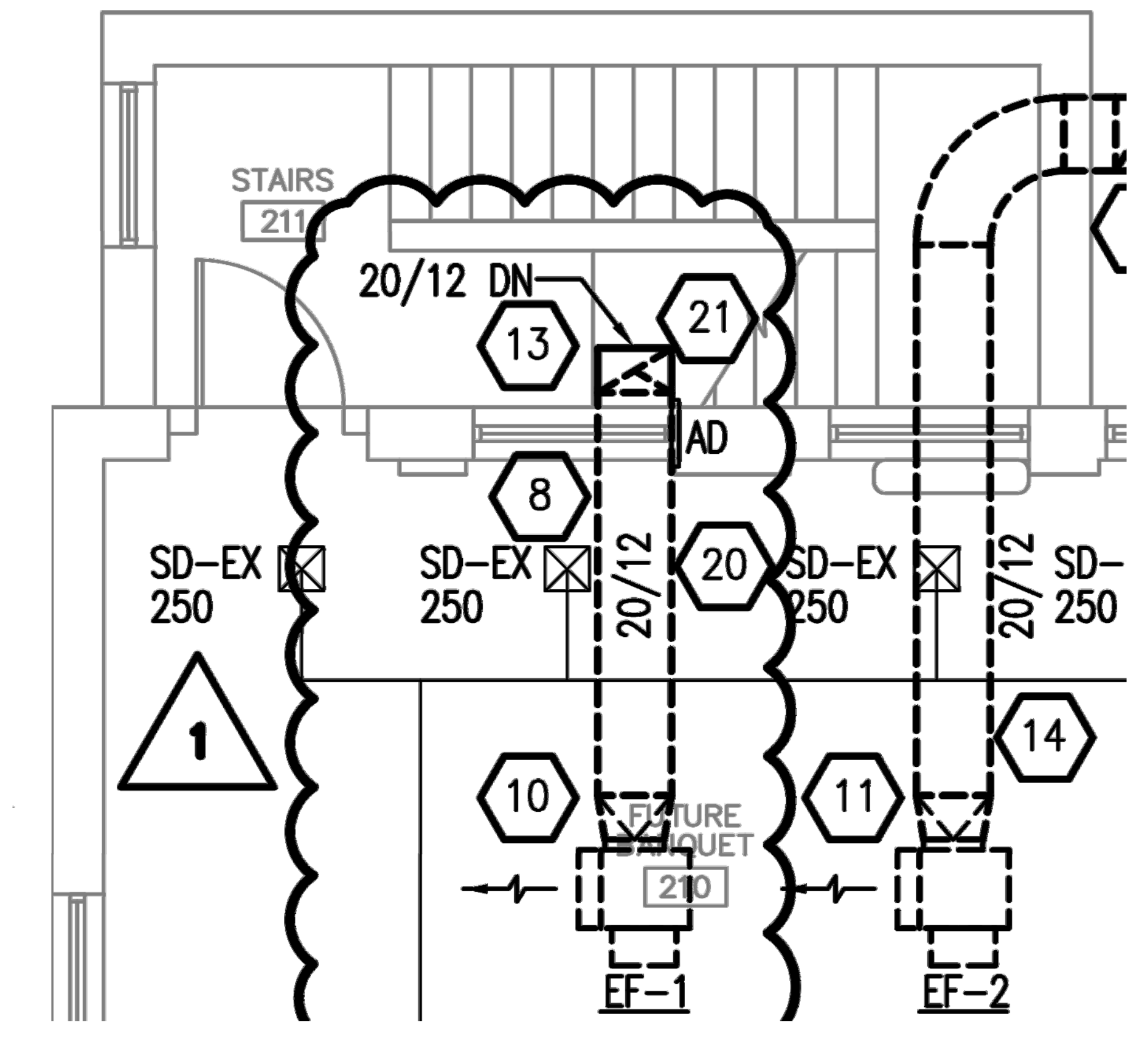
2. LONGER RUN OF EXHAUST DUCT: GREATER CHANCE OF GREASE ACCUMULATION AND POTENTIAL FOR FIRE

2. COST AND MATERIALS: REQUIRES MORE MATERIALS TO VENT THROUGH THE STAIRWELL, FIRE RATED COVERING REQUIRED

4. HEIGHT CLEARANCE CONCERNS: BARELY MEETS CODE FOR HEAD HEIGHT REQUIREMENT. WILL CREATE DIFFICULTIES WHEN MOVING FURNITURE AND EQUIPMENT INTO SECOND FLOOR



2 FIRST FLOOR PLAN
NOT TO SCALE



3 ROOFTOP PLAN
NOT TO SCALE

1 STAIRWAY SECTION
NOT TO SCALE

FOR INFORMATION: SEE SHEET 02 FOR APPROVALS
TELEPHONE: 608.836.3070
FAX: 608.836.3070

SHULFER
ARCHITECTS, LLC

PASQUALS
TENANT IMPROVEMENT
1344 E. WASHINGTON AVE
MADISON, WI

VENT FAN (STAIRWELL OPTION)
LANDMARKS COMMISSION

02/02/2015
FOR APPROVAL

A3.1

GENERAL NOTES

PROS:

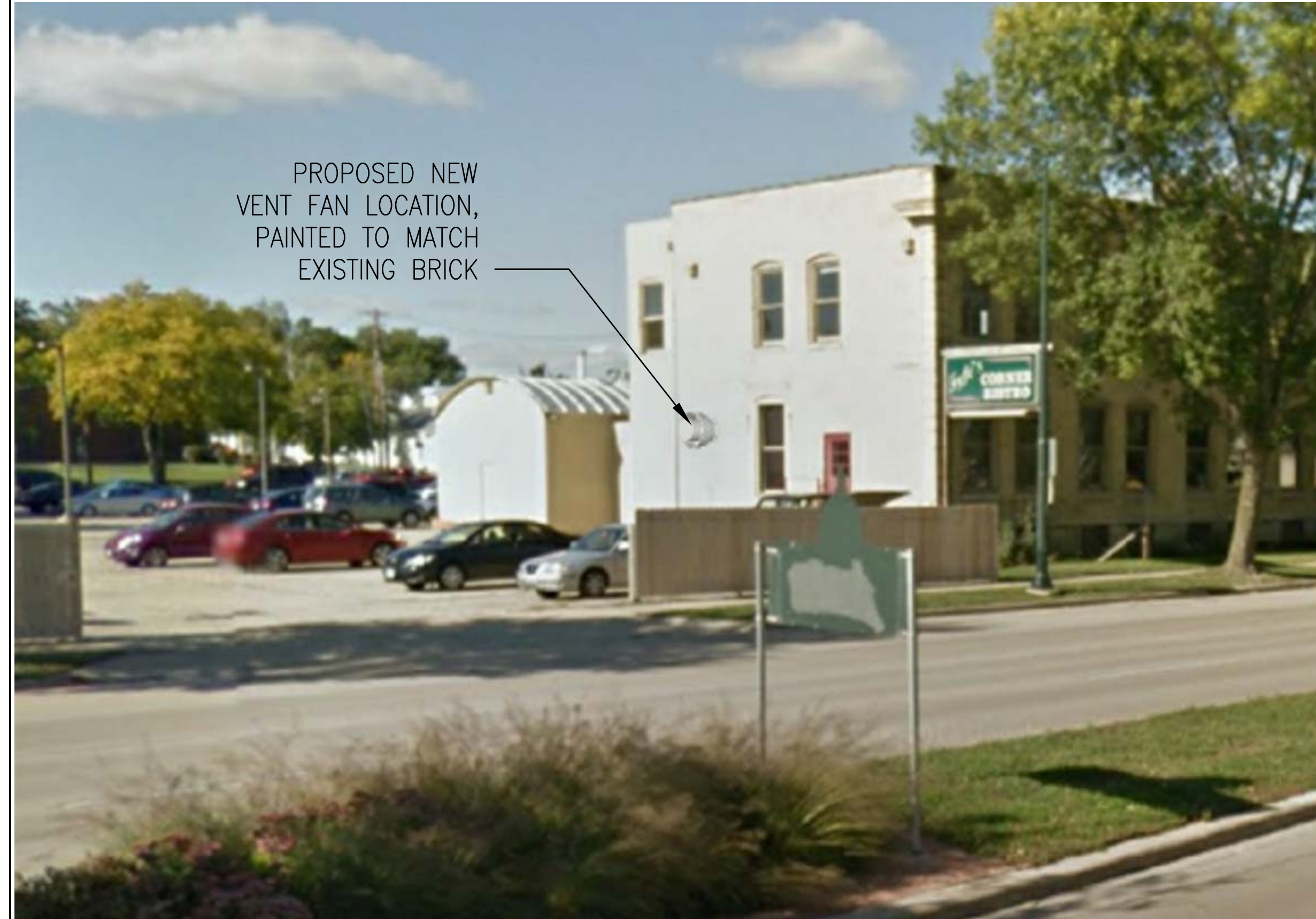
1. SAFER TO VENT: SHORTER DISTANCE FROM HOOD TO EXTERIOR, DOESN'T REQUIRE PENETRATION OF AN EXISTING STAIRWELL, NO HEAD CLEARANCE ISSUES
2. COST AND MATERIAL EFFICIENT: REQUIRES LESS MATERIALS TO VENT FROM SIDE WALL, NO FIRE RATED COVERING REQUIRED

CONS:

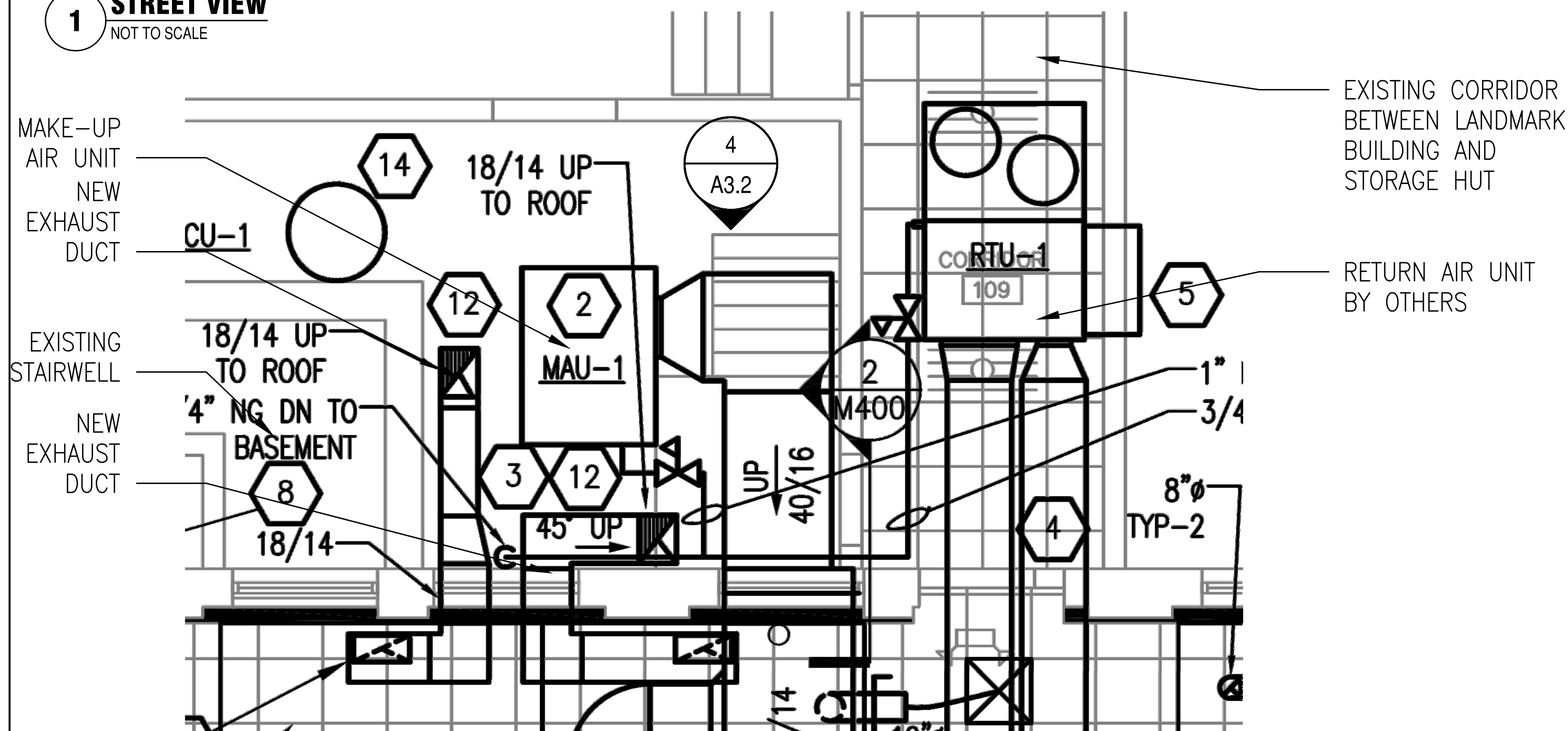
1. REQUIRES A VISIBLE PROTRUSION FROM A LANDMARK BUILDING

EXISTING STAIRWELL

PROPOSED NEW VENT FAN LOCATION, PAINTED TO MATCH EXISTING BRICK

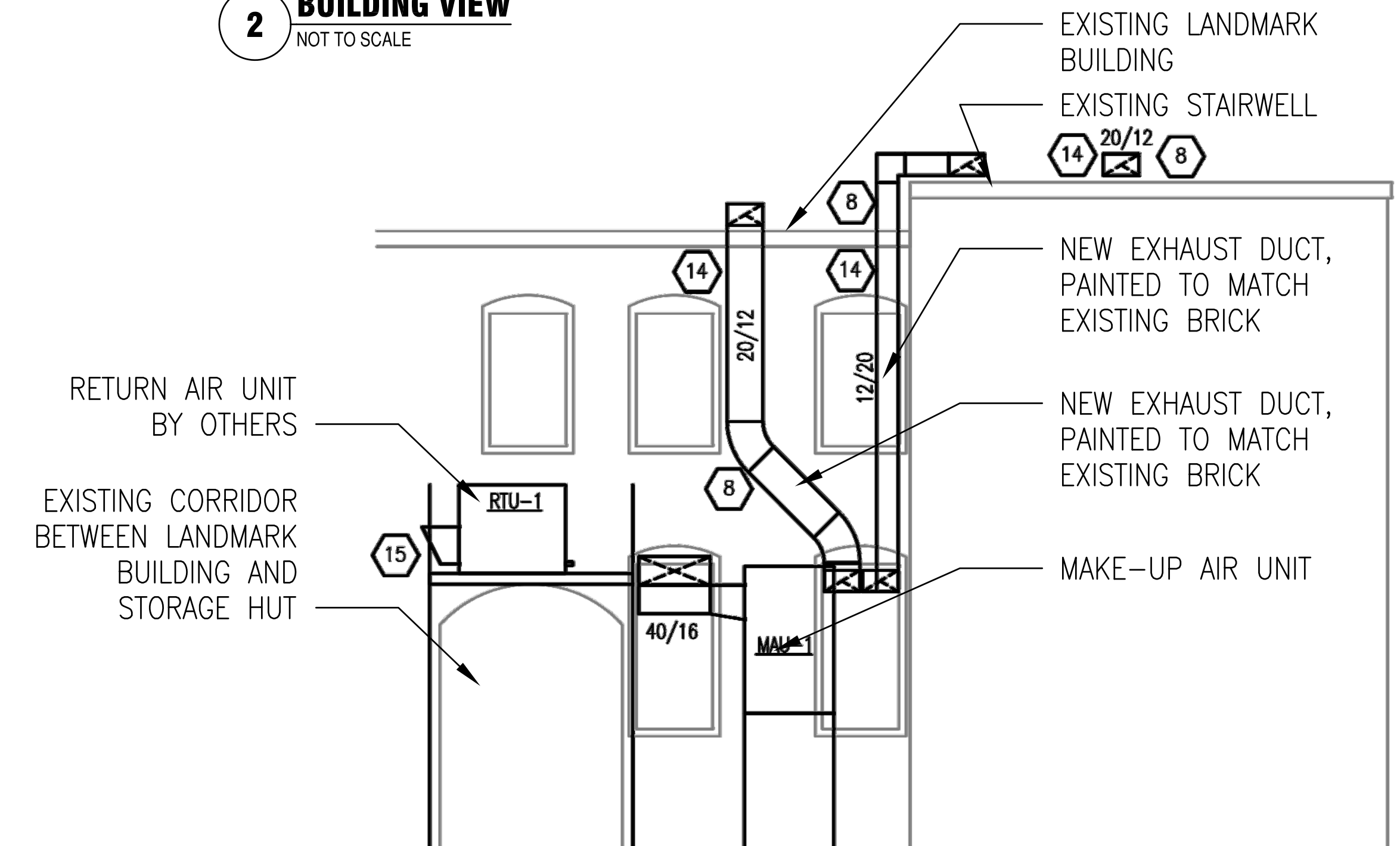


1 STREET VIEW
NOT TO SCALE



3 FIRST FLOOR VENT PLAN
NOT TO SCALE

2 BUILDING VIEW
NOT TO SCALE



4 PARTIAL NORTH ELEVATION
NOT TO SCALE