

VARIANCE FEES

MGO \$50.00
COMM \$490.00
Priority - Double above

PETITION FOR VARIANCE APPLICATION

City of Madison
Building Inspection
Division

215 Martin Luther King Jr. Blvd.
Madison, WI 53703
(608) 266-4568

Amount Paid 6-6-12 490.00 FOUR

Name of Owner 345 W. WASHINGTON AVE, LLC	Project Description TENANT BUILD OUT @ 345 W. WASHINGTON	Agent, architect, or engineering firm ALEXANDER CO.
Company (if applies) ALEXANDER CO.	No. & Street 145 E. BADGER RD.	No. & Street 145 E. BADGER RD.
No. & Street 145 E. BADGER RD.	Tenant name (if any) DEA	City, State, Zip Code MADISON, WI 53713
City, State, Zip Code MADISON, WI 53713	Building Address 345 W. WASHINGTON AVE	Phone 608.268.8128
Phone 608.258.5591	SUITE 202	Name of Contact Person DAVID KAUL
e-mail -	MADISON	e-mail DNK@ALEXANDERCOMPANY.COM

53713

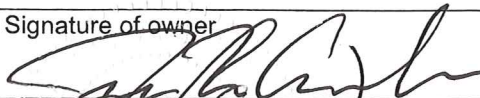

- The rule being petitioned reads as follows: (Cite the specific rule number and language. Also, indicate the nonconforming conditions for your project.)
2009 IBC 403.5.3 STAIRWAY DOOR OPERATION STAIRWAY DOORS SHALL BE CAPABLE OF BEING UNLOCKED ... UPON A SIGNAL FROM THE FIRE DEPARTMENT.
- The rule being petitioned cannot be entirely satisfied because:
DRUG ENFORCEMENT AGENCY REQUIRES 100% SECURE SPACE AT ALL TIMES, BECAUSE OF EVIDENCE STORAGE AND DETAINMENT OF ACCUSED SUSPECTS THEY DO NOT WANT DOOR TO OPEN AUTOMATICALLY -
- The following alternatives and supporting information are proposed as a means of providing an equivalent degree of health, safety, and welfare as addressed by the rule:
 - AT THE REQUEST OF THE FIRE DEPARTMENT, A KEY FOR DOOR S202 WILL BE PUT IN THE KNOX BOX, SO THEY CAN ENTER THE SPACE FROM THIS DOOR.
 - ALL OTHER DOORS IN ALL OTHER STAIRWAYS WILL OPERATE PER CODE.
 - DEA HAS STRICT TRAINING AND OPERATING PROCEDURES IN CASE OF EMERGENCIES
 - DOOR WILL BE MADE CODE COMPLIANT WHEN DEA LEASE IS TERMINATED

Note: Please attach any pictures, plans, or required position statements.

VERIFICATION BY OWNER - PETITION IS VALID ONLY IF NOTARIZED AND ACCOMPANIED BY A REVIEW FEE AND ANY REQUIRED POSITION STATEMENTS.

Note: Petitioner must be the owner of the building. Tenants, agents, contractors, attorneys, etc. may not sign the petition unless a Power of Attorney is submitted with the Petition for Variance Application.

JOSEPH M. ALEXANDER, being duly sworn, I state as petitioner that I have read the foregoing petition, that I believe it to be true, and I have significant ownership rights in the subject building or project.

Signature of owner 	Subscribed and sworn to before me this date: <u>6/4/12</u>
Notary public 	My commission expires: <u>1/26/14</u>

NOTE: ONLY VARIANCES FOR COMMERCIAL CODES ARE REQUIRED TO BE NOTARIZED.

Name of Owner: Alexander Company
145 E Badger Rd, Madison, WI 53713

Building Location: 345 W Washington Ave

Contact: David Kaul
Alexander Company

Fire Department Position Statement

I have read the application for variance and recommend: (check appropriate box)

Approval **Conditional Approval** Denial No Comment

- Per your later dated April 9th 2012, The door shall be connected to the fire department stair unlocking switch upon DEA vacating the space.

Name of Fire Chief or Designee (type or print)

Bill Sullivan, Fire Protection Engineer

City of Madison Fire Department

Telephone Number
608-261-9658

Signature of Fire Chief or Designee

Date Signed
April 25, 2012

4-18-11	60% DRAWING SET
4-28-11	90% DRAWING SET
5-9-11	PRELIMINARY BD SET
6-14-11	100% DRAWING REVIEW SET
6-15-11	PERMIT SET
12-1-11	COMMON AREA REVISIONS
3-15-12	RECORD SET

DRAWN: DZ APPR: DNK
CAPITOL WEST TENANT IMPROVEMENT
345 W. WASHINGTON AVE.
SUITE 202
MADISON, WI 53703

PROJECT # 11-725

SECOND FLOOR PLAN

A1.2

SPECIFIC FLOOR PLAN NOTES:

- 1 4'-0" WIDE x 3'-6" HIGH CLASS III BULLET RESISTANT TRANSACTION WINDOW (SPSA RATING) WITH PLASTIC LAMINATE COUNTERTOP & STAINLESS STEEL DEAL TRAY. BOTTOM OF WINDOW AT 3'-6" A.F.F.
- 2 2'-5" WIDE x 3'-6" HIGH FIRE-RATED DOUBLE PLATE GLASS TRANSACTION WINDOW WITH REINFORCING MESH & PLASTIC LAMINATE COUNTERTOP & STAINLESS STEEL DEAL TRAY. COUNTERTOP TO EXTEND 12" BEYOND EACH SIDE OF WALL. BOTTOM OF WINDOW AT 3'-6" A.F.F.
- 3 PROVIDE ACCESS PANEL FOR COMBINATION TOILET IN HOLD 218
- 4 PROVIDE AND INSTALL METAL BENCH ±60"L x 20"W x 18"H SECURELY FASTENED TO WALL OR FLOOR WITH NON-REMOVABLE FASTENERS
- 6 PROVIDE AND INSTALL FIRE-TREATED PLYWOOD PANELS FOR TELECOMMUNICATIONS EQUIPMENT MOUNTING, SEE FINISH SCHEDULE ON SHEET A11.1
- 7 PROVIDE AND INSTALL DVAULT DVM00625 WALL-MOUNT DELIVERY VAULT WITH DVM006255-H SECURITY-DROP HOLD
- 8 PROVIDE TEMPORARY ELEVATOR LOCKOUT WITH KEY OR CARD READER FOR SUITE 202 TENANT

SPECIFIC MECHANICAL & PLUMBING NOTES:

- M1 THIS ROOM SEPARATELY ZONED, 100% OF RETURN AIR FROM THIS ROOM MUST BE RETURNED TO THE EXTERIOR OF THE BUILDING, CONTAMINATED AIR MUST BE DIRECTED AWAY FROM BUILDING OUTSIDE AIR INTAKES
- M2 PROVIDE VENTING FOR TENANT SUPPLIED DRYER
- M3 PROVIDE AND INSTALL SUPPLEMENTAL AIR CONDITIONING UNIT FOR THIS ROOM TO MAINTAIN AMBIENT TEMPERATURE RANGE OF 70-74 DEGREES FAHRENHEIT, 24 HOURS A DAY, 7 DAYS A WEEK. SIZE OF UNIT TO BE DETERMINED BY MECHANICAL CONTRACTOR'S ENGINEERING STUDY (ESTIMATED EQUIPMENT LOADS AT 2000 BTU/HOUR)
- M4 PROVIDE AND INSTALL SUPPLEMENTAL AIR CONDITIONING UNIT FOR THIS ROOM TO MAINTAIN AMBIENT TEMPERATURE RANGE OF 68-72 DEGREES FAHRENHEIT, 24 HOURS A DAY, 7 DAYS A WEEK. SIZE OF UNIT TO BE DETERMINED BY MECHANICAL CONTRACTOR'S ENGINEERING STUDY (ESTIMATED EQUIPMENT LOADS AT 12000-15000 BTU/HOUR)
- M5 PROVIDE AND INSTALL WILLOUGHBY 1846 COMBINATION UNIT
- M6 SUPPLY AIR TO BE PROVIDED THROUGH A SECURE AIR GRILL, FIRMLY AFFIXED TO CEILING MESH
- M7 PROVIDE AND INSTALL SUPPLEMENTAL AIR CONDITIONING UNIT FOR THIS ROOM TO MAINTAIN AMBIENT TEMPERATURE RANGE OF 72-76 DEGREES FAHRENHEIT, 24 HOURS A DAY, 7 DAYS A WEEK. SIZE OF UNIT TO BE DETERMINED BY MECHANICAL CONTRACTOR'S ENGINEERING STUDY
- M8 PROVIDE AND INSTALL SUPPLEMENTAL AIR CONDITIONING UNIT FOR THIS ROOM TO MAINTAIN AMBIENT TEMPERATURE RANGE OF 68-75 DEGREES FAHRENHEIT, 24 HOURS A DAY, 7 DAYS A WEEK. SIZE OF UNIT TO BE DETERMINED BY MECHANICAL CONTRACTOR'S ENGINEERING STUDY
- M9 PROVIDE WATER CONNECTION FOR TENANT SUPPLIED COFFEE MAKER

GENERAL NOTES:

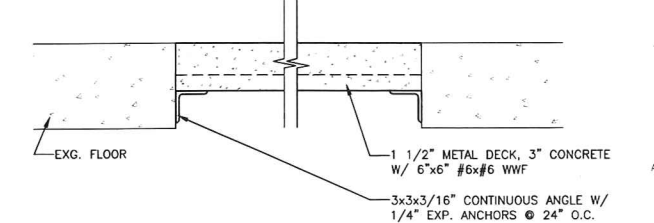
- A. FOR SYMBOL AND ABBREVIATION DESCRIPTIONS SEE SHEET G2.1
- B. FOR WALL TYPE DESCRIPTIONS SEE PARTITION SCHEDULE ON SHEET A0.1
- C. FOR INTERIOR FINISHES SEE FINISH SCHEDULE AND FINISH LEGEND ON SHEET A11.1
- D. FOR DOOR TYPE DESCRIPTIONS SEE DOOR AND HARDWARE SCHEDULE ON SHEET A11.2
- E. REFER TO DEMOLITION PLAN ON SHEET D1.2 FOR EXISTING CONDITIONS AND ADDITIONAL INFORMATION.
- F. EXISTING FLOOR OPENINGS ARE TO BE INFILLED, UNLESS NOTED OTHERWISE. SEE DETAIL 2/A1.2.
- G. EXISTING WORK IN PLACE THAT IS DISTURBED DUE TO NEW WORK SHALL BE RESTORED TO ITS ORIGINAL CONDITION AFTER THE NEW WORK IS IN PLACE.
- H. FILL ALL FLOOR PENETRATIONS FROM PIPING OR CONDUITS.
- I. FIRE SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN & MODIFICATIONS MADE TO EXISTING SYSTEM.
- J. FIRE SPRINKLER HEADS IN ROOMS 217 AND 218 TO BE RECESSED ABOVE CEILING OR COVERED WITH SECURE GRILL TO PREVENT ACCESS BY ROOM OCCUPANTS.
- K. BLAST RESISTANT FILM TO BE APPLIED TO ALL EXTERIOR WINDOWS IN SUITE 202.

DIMENSION NOTES:

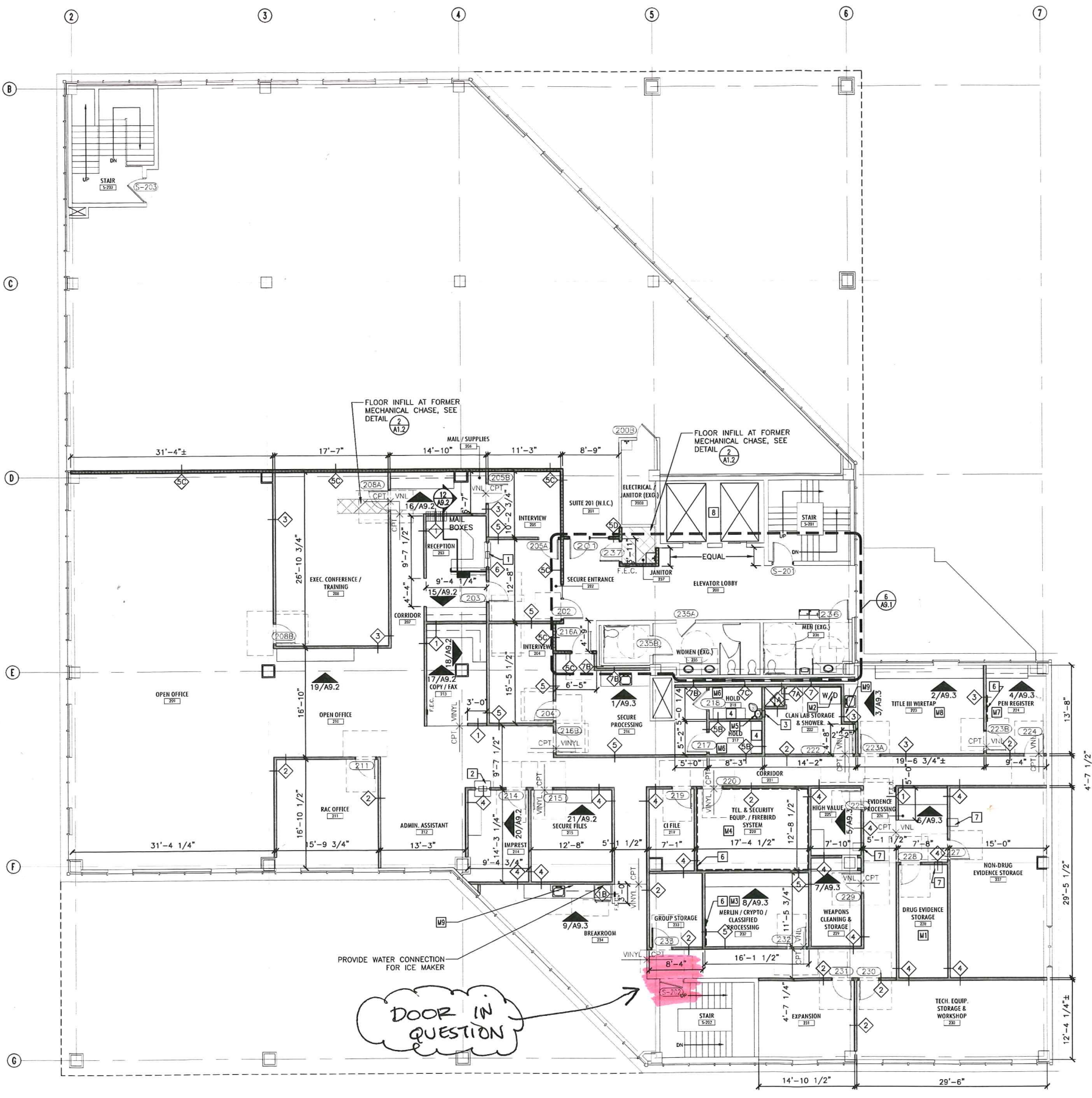
- A. STUD THICKNESS IS 3 5/8" TYPICAL UNLESS OTHERWISE DIMENSIONED.
- B. ALL NEW WALLS ARE DIMENSIONED TO FACE OF STUD.
- C. ALL EXISTING WALLS ARE DIMENSIONED TO FACE OF EXISTING FINISH.
- D. NOTIFY ARCHITECT IF ± DIMENSION VARIES BY 6" OR 5% WHICH EVER IS LESS.

GENERAL WALL KEY:

- BEARING WALL (NEW OR EXISTING)
- NEW FIRE RATED WALL
- NEW INTERIOR WALL
- NEW PARTIAL HEIGHT INTERIOR WALL
- NEW MASONRY WALL
- EXISTING NON-BEARING WALL
- EXISTING MASONRY WALL
- WALL TAG INDICATES WALL TYPE. REFERENCE SHEET A0.1 FOR WALL TYPE CONSTRUCTION.



2 FLOOR INFILL
SCALE: 1 1/2" = 1'-0"

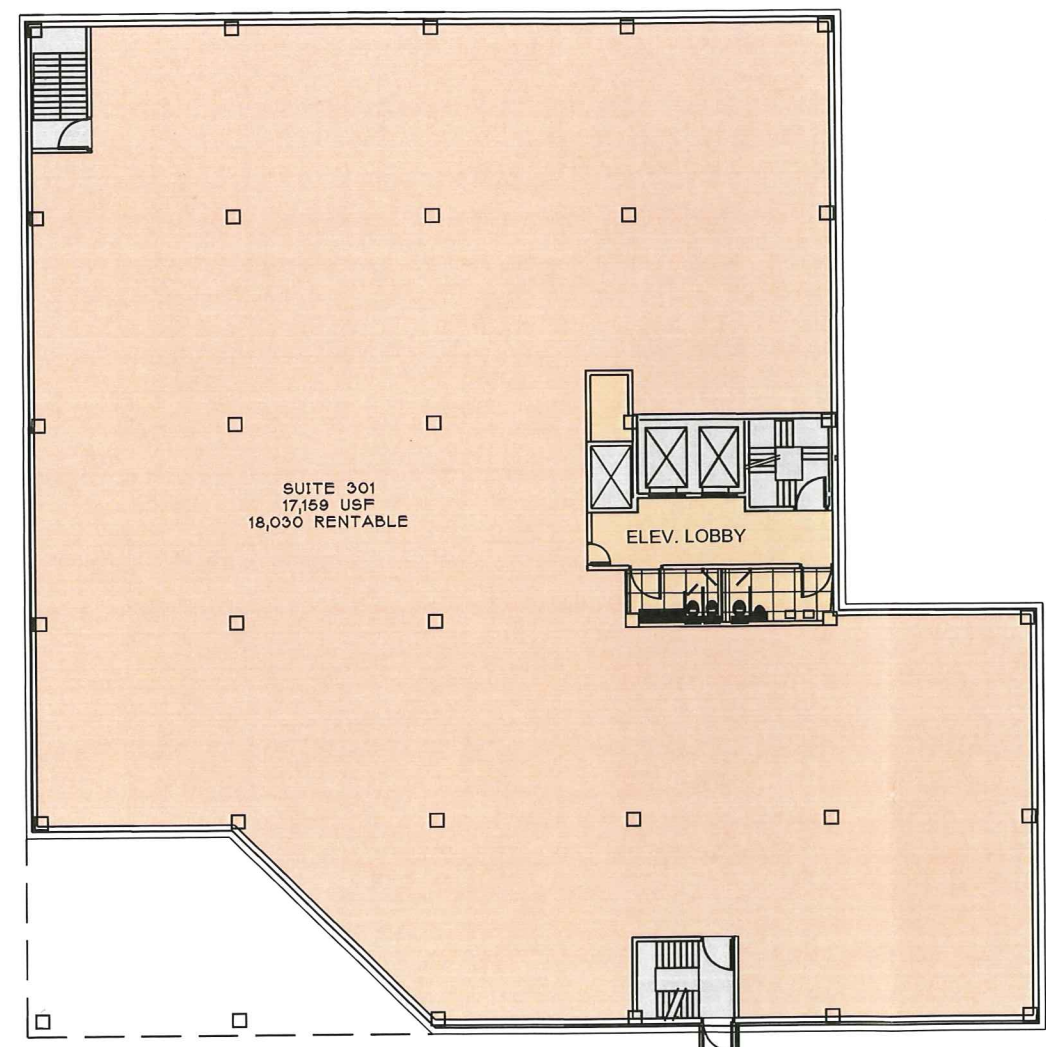


1 SECOND FLOOR FLOOR PLAN
SCALE: 1/8" = 1'-0"

345 W WASHINGTON
MADISON, WISCONSIN





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THIRD FLOOR PLAN



THIRD FLOOR INFORMATION

USEABLE S.F.: 17,159 S.F.
FLOOR COMMON AREA: 709 S.F.
PRORATED BLDG. COMMON AREA: 162 S.F.
RENTABLE AREA: 18,030 S.F.

-  TENANT USABLE AREA
-  BUILDING COMMON AREA
-  FLOOR COMMON AREA
-  NON-RENTABLE AREA

EXISTING PARKING STRUCTURE

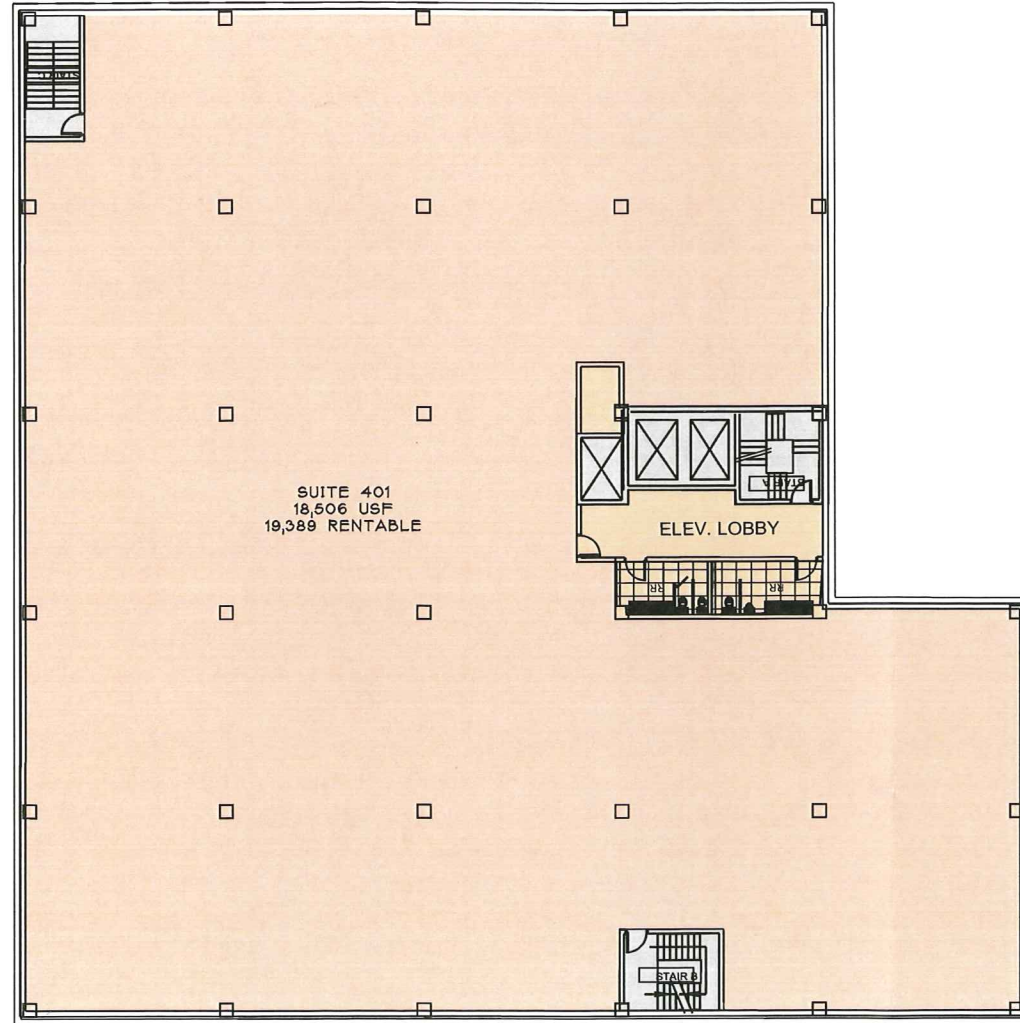


3RD FLOOR

345 W WASHINGTON
MADISON, WISCONSIN





345 | : : :
west|washington

FOURTH FLOOR PLAN



FOURTH FLOOR INFORMATION

USEABLE S.F.: 18,506 S.F.
FLOOR COMMON AREA.: 709 S.F.
PRORATED BLDG. COMMON AREA.: 174 S.F.
RENTABLE AREA.: 19,389 S.F.

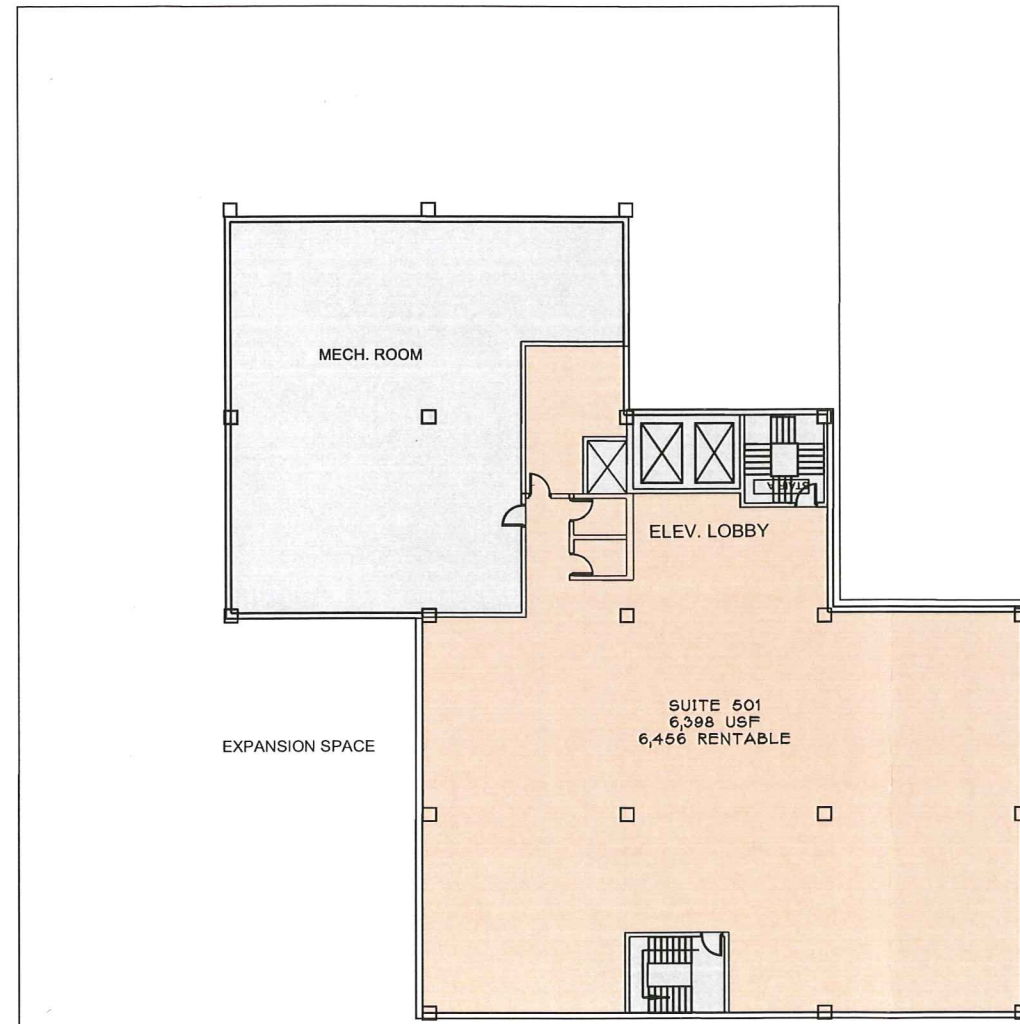
-  TENANT USABLE AREA
-  BUILDING COMMON AREA
-  FLOOR COMMON AREA
-  NON-RENTABLE AREA

EXISTING PARKING STRUCTURE







4TH FLOOR

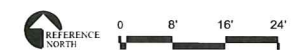
FIFTH FLOOR PLAN



FIFTH FLOOR INFORMATION

USEABLE S.F.: 6,398 S.F.
FLOOR COMMON AREA: 0 S.F.
PRORATED BLDG. COMMON AREA: 58 S.F.
RENTABLE: 6,456 S.F.

-  TENANT USABLE AREA
-  BUILDING COMMON AREA
-  FLOOR COMMON AREA
-  NON-RENTABLE AREA



5TH FLOOR



345 W WASHINGTON
MADISON, WISCONSIN

345 | : : :
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FLOOR INFORMATION
RENTABLE: 13,911 SF

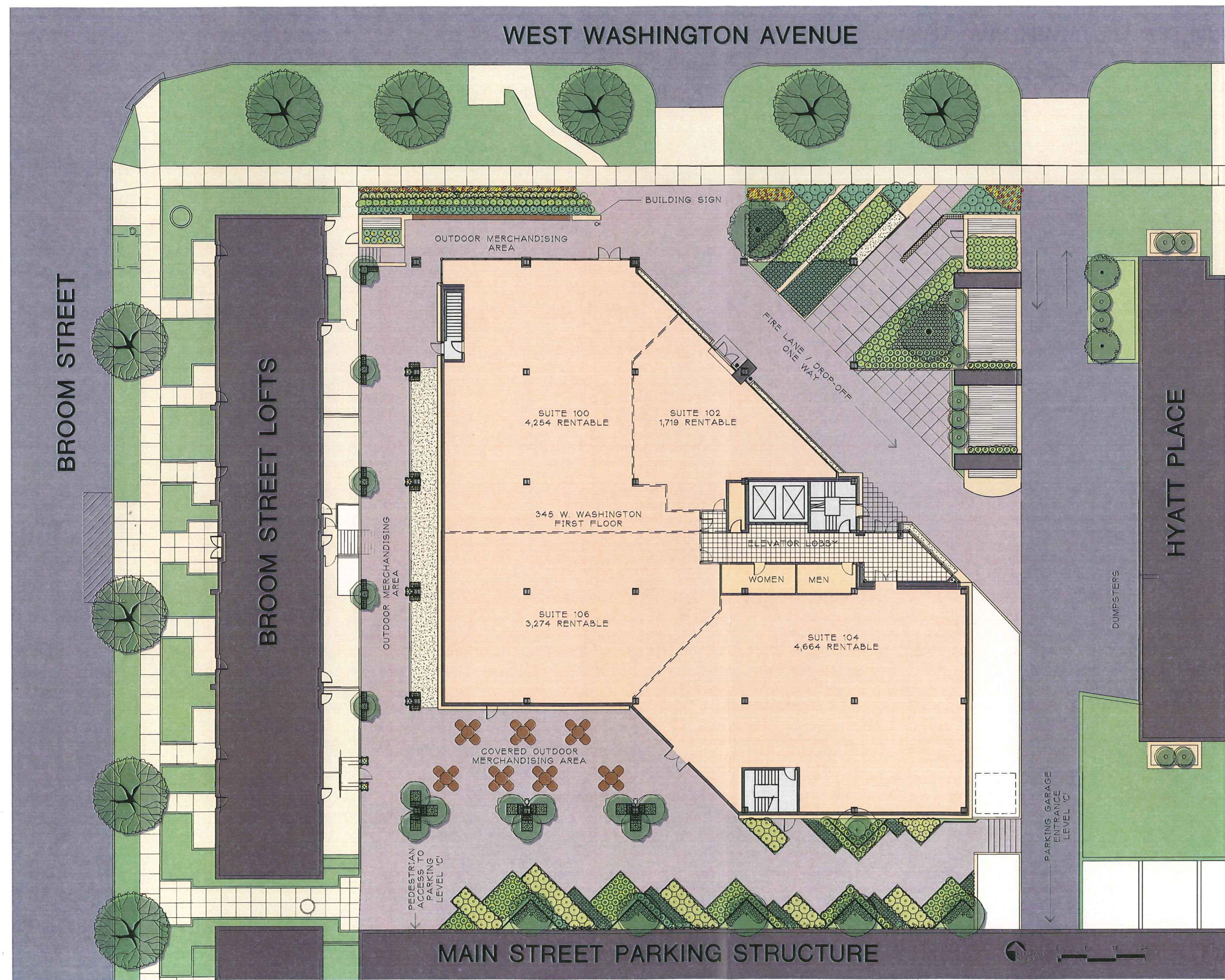
USABLE: 13,355 SF

FLR. COMMON: 410 SF

PRORATED BLDG.
COMMON: 145 SF

2-6-2008

SITE PLAN



BROOM STREET

BROOM STREET LOFTS

WEST WASHINGTON AVENUE

HYATT PLACE

MAIN STREET PARKING STRUCTURE

SUITE 100
4,254 RENTABLE

SUITE 102
1,719 RENTABLE

345 W. WASHINGTON
FIRST FLOOR

SUITE 106
3,274 RENTABLE

SUITE 104
4,664 RENTABLE

ELEVATOR LOBBY
WOMEN MEN

COVERED OUTDOOR
MERCHANDISING AREA

PEDESTRIAN
ACCESS TO
PARKING
LEVEL 'C'

BUILDING SIGN

OUTDOOR MERCHANDISING
AREA

FIRE LANE / DROP-OFF
ONE WAY

PARKING GARAGE
ENTRANCE
LEVEL 'C'

DUMPSTERS