

**PROJECT**

**NEW RETAIL LOCATION FOR CORTADITO - CONDITIONAL USE SUBMITTAL**

418 EAST WILSON STREET MADISON, WI 53703

**DRAWING INDEX**

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1.1 COVER SHEET/CERTIFICATE OF APPROP.

2.1 EXISTING SITE PLAN 1" = 10'-0"

2.2 EXISTING SITE PLAN 1" = 20'-0"

3.1 FIRST FLOOR PLAN

4.1 EXISTING SOUTH ELEVATION

4.2 PROPOSED SOUTH ELEVATION

5.1 EXISTING PHOTOGRAPHS

**PROJECT TEAM**

**CLIENT**

CORTADITO EXPRESS  
154 S. MARQUETTE STREET  
MADISON, WI 53704

**CONTACTS:**

CHRISTOPHER BERGE; 608.772.3163  
PRENTICE BERGE; 608.345.2748  
cortadito1@gmail.com

**ARCHITECT**

BARNETT ARCHITECTURE LLC  
118 N. BREESE TERRACE, SUITE I  
MADISON, WI 53726  
P. 608-233-4538  
CONTACT: TODD BARNETT, ARCHITECT  
email: todd@barnettarchitecture.com

**CODE REFERENCES**

MUNICIPALITY CITY OF MADISON  
BUILDING CODE WISCONSIN COMMERCIAL BUILDING CODE  
ZONING CODE CITY OF MADISON GENERAL ORDINANCE CHAPTER 28

**BUILDING DATA**

5/6 NUMBER OF STORIES/LEVELS

**AREAS - approximate/informational**

LEVEL	Existing SF	ALTERNATION SF
BASEMENT	3778	0
FIRST	3759	196
SECOND	3778	0
THIRD	3778	0
FOURTH	3778	0
FIFTH	3778	0

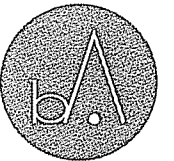
**PROPERTY INFORMATION**

**PLATE OF SURVEY**

---  
City of Madison, Dane County, Wisconsin.

**ZONING CODE INFORMATION**

PUD	ZONING CLASSIFICATION - CURRENT*
UMX	ZONING CLASSIFICATION - FUTURE*
YES	PERMITTED USE
	BUILDING HEIGHT LIMIT
	FRONT YARD SETBACK
	SIDE YARD SETBACK
	REAR YARD SETBACK
1-28-2013	LANDMARKS COMMISSION SUBMITTAL DATE
2-11-2013	LANDMARKS COMMISSION HEARING DATE
2-15-2013	LANDMARKS COMMISSION CERTIFICATE OF APPROP.



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Department of Planning & Community & Economic Development  
**Planning Division**

Website: www.cityofmadison.com

Madison Municipal Building, Suite LL100  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
TTY/TEXTILET 608 704 2318  
FAX 608 266-8739  
PH 608 266-4635

\*\* SENT VIA EMAIL\*\*

February 15, 2013

Mr. Christopher Berge  
811 Jenifer Street  
Madison, WI 53703

Re: 418 East Wilson Street, Certificate of Appropriateness

Mr. Berge,

At its meeting on February 11, 2013, the Madison Landmarks Commission reviewed, in accordance with the Madison General Ordinances pertaining to provisions of the Landmarks Ordinance, your plans to alter the exterior of the designated landmark, Cardinal Hotel, located at 418 East Wilson Street. The Landmarks Commission voted to approve the issuance of a Certificate of Appropriateness for the work which includes the installation of a sliding service window as submitted.

This letter will serve as the "Certificate of Appropriateness" for the project. When you apply for a building permit, take this letter with you to the Building Inspection Counter, Department of Planning and Development, Lower Level Suite LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

Please note that any major design changes from the plans submitted must receive approval by the Landmarks Commission, or staff designee, prior to the issuance of the building permit.

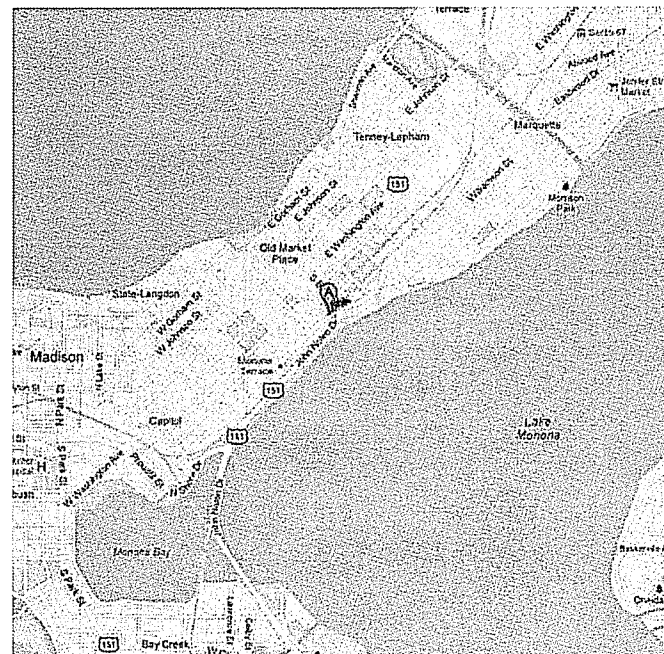
Please also note that failure to comply with the conditions of your approval is subject to a forfeiture of up to \$250 for each day during which a violation of the Landmarks Commission ordinance continues (see Madison General Ordinances Sec. 33.19).

If you have any questions, please call me at 266-6552.

Sincerely,

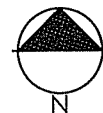
Amy Loewenstein Scanlon, Registered Architect, LEED® AP  
Preservation Planner  
City of Madison Planning Division

cc: Building Inspection Plan Reviewers  
Ricardo Gonzalez  
Todd Barnett, ALA



**1 AREA LOCATION PLAN**

SCALE: NONE

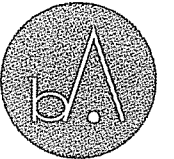


**FOR PLAN REVIEW AND CONSTRUCTION**

DRAWING ISSUE DATES  
1-28-2013  
2-20-2013  
4-3-2013

**1.1**

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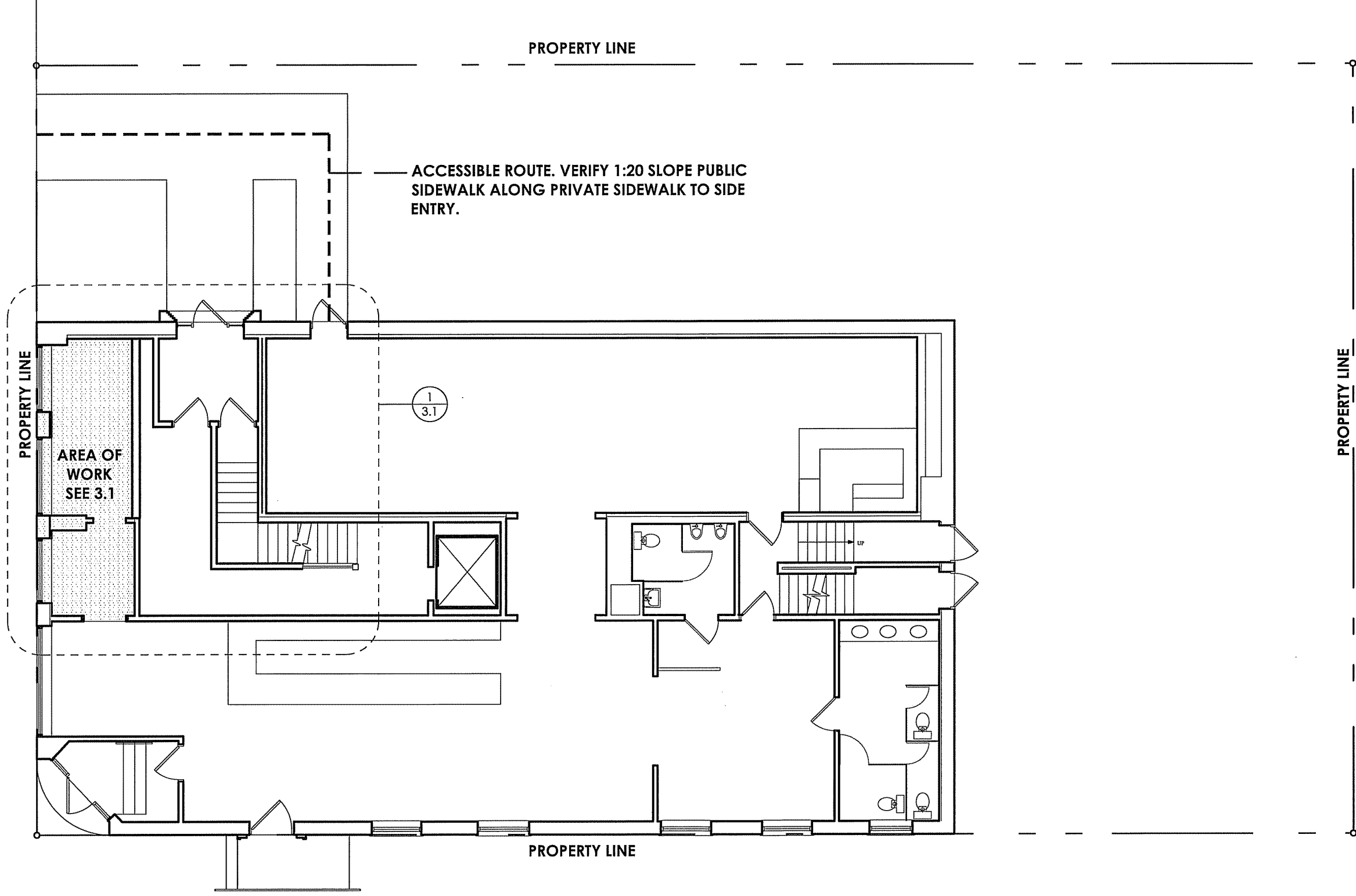
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WILSON STREET



ACCESSIBLE ROUTE. VERIFY 1:20 SLOPE PUBLIC  
SIDEWALK ALONG PRIVATE SIDEWALK TO SIDE  
ENTRY.

AREA OF  
WORK  
SEE 3.1

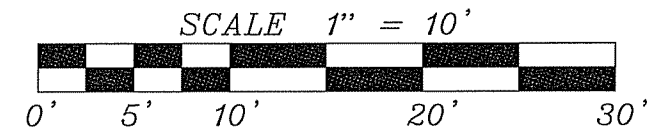
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3.1

POWER  
POLE

LIGHT  
POST

SOUTH FRANKLIN STREET

**1 SITE PLAN**  
SCALE: 1"=10'-0"

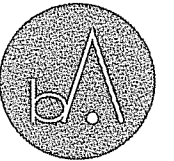


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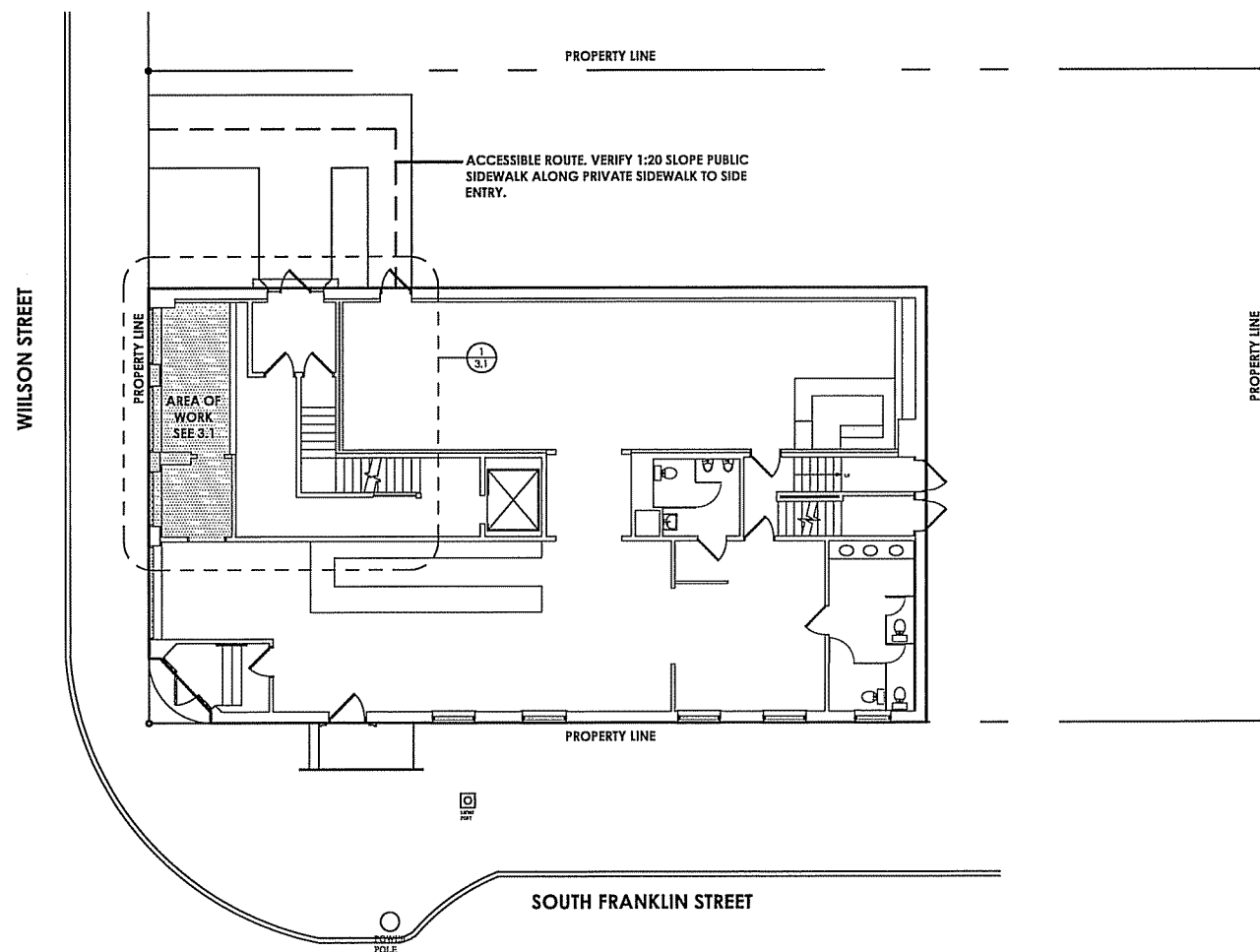
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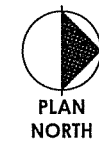
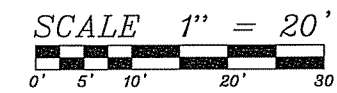
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**1 SITE PLAN**  
SCALE: 1"=20'-0"

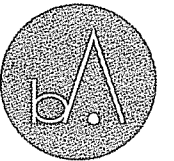


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**2.2**

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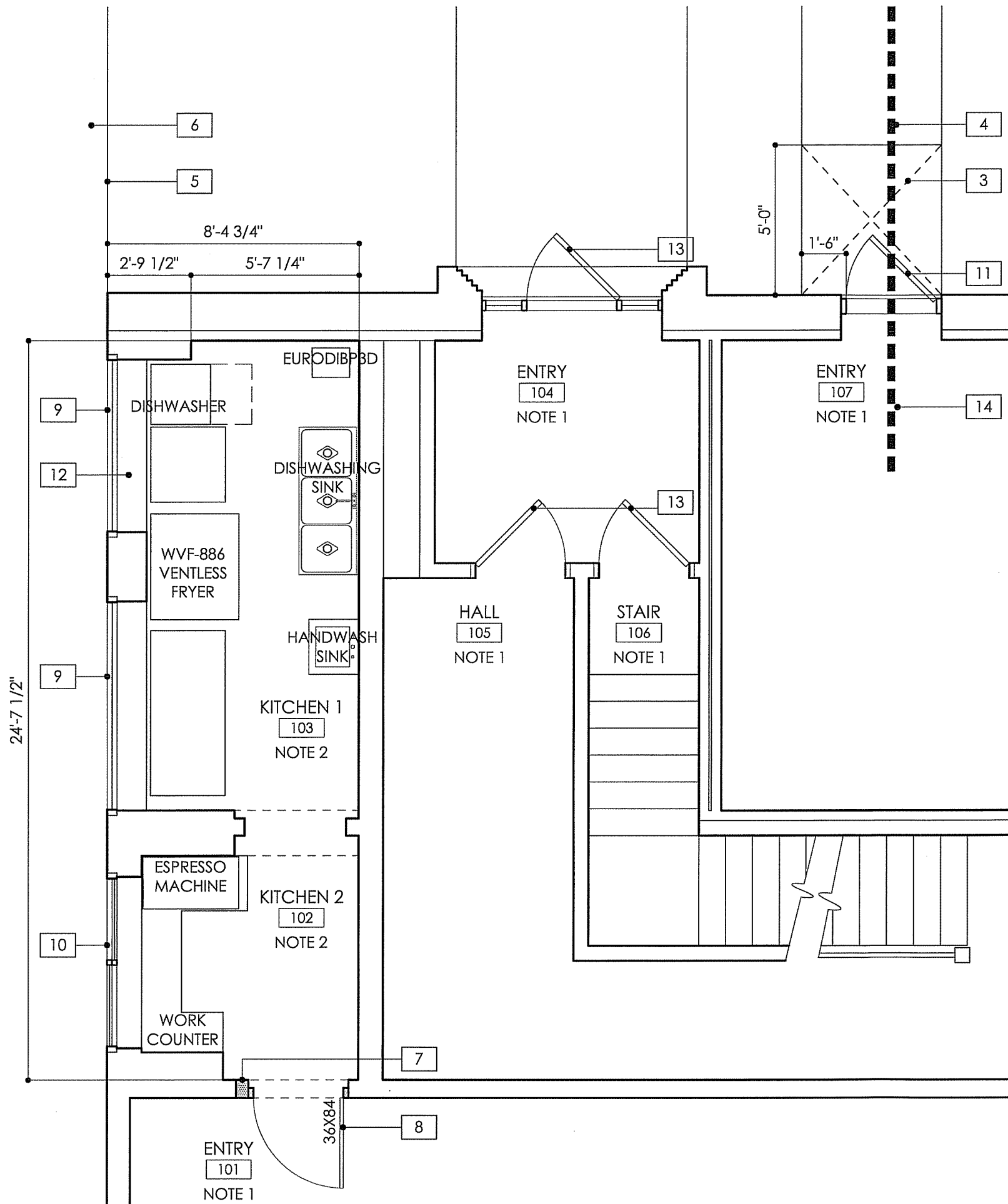
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**BUILDING PLANS-ELEVATIONS-SECTIONS GENERAL NOTES**

- G1. SEE OTHER DRAWINGS FOR ADDITIONAL INFORMATION.
- G2. INTERIOR DIMENSIONS ARE TO FACE OF FINISH MATERIAL UNLESS INDICATED OTHERWISE.
- G3. EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING/FOUNDATION WALL/EIFS UNLESS INDICATED OTHERWISE.
- G4. CABINET DIMENSIONS ARE TO FACE OF UNIT EXCLUSIVE OF DOOR.
- G5. SEE OUTLINE SPECIFICATIONS FOR FINISH FLOORING INFORMATION. FLOORING NOTED BELOW ROOM TITLE-NAMES.
- G6. ALL WORK TO MEET ALL GOVERNING CODES.
- G7. FURNITURE SHOWN IS FOR REFERENCE ONLY.
- G8. COORDINATE MEP WORK WITH SUB-CONTRACTORS AND FULLY DESIGN BASED ON OWNER PROVIDED SPECIFICATIONS AND PLANS.
- G9. VERIFY EXISTING CONDITIONS AND DIMENSIONS IN FIELD.
- G10. REMOVE EXISTING WINDOW/FRAMES FOR 1ST AND 2ND FLOOR LOCATIONS AS NOTED.
- G11. PATCH TO MATCH EXISTING WHERE CONSTRUCTION HAS BEEN REMOVED OR DAMAGED.
- G12. KITCHEN EQUIPMENT IS FOR INFORMATIONAL PURPOSES. WORK BY OTHERS.

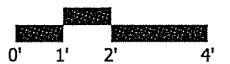
**BUILDING PLANS - ELEVATIONS - SECTION KEY NOTES**

- 1. NO WORK THIS SPACE.
- 2. FINISH SELECTION BY OWNER/CLIENT.
- 3. VERIFY ADA CLEARANCE AT EXISTING DOOR.
- 4. EXISTING ADA ROUTE (FOR CUSTOMER SERVING).
- 5. PROPERTY LINE.
- 6. EXISTING CITY OF MADISON SIDEWALK.
- 7. EXTEND WALL AS REQUIRED. FRAME IN METAL STUDS AND 5/8" TYPE X GWB.
- 8. 36 X 84 SPLIT DOOR WITH ADA KEYED LOCKSET. DOOR SHALL NOT HAVE A CLOSER.
- 9. EXISTING WINDOW.
- 10. REPLACE SECTION OF EXISTING WINDOW FOR SLIDING OPERATION PER ELEVATION.
- 11. EXISTING DOOR. CHANGE HARDWARE SET FROM ORBITAL TO LEVER FOR ADA COMPLIANCE. REMOVE CLOSER IF PRESENT.
- 12. EXISTING DEEP WINDOW SILL.
- 13. EXISTING DOOR TO REMAIN.
- 14. ACCESSIBLE ROUTE WITHIN FIRST FLOOR.



**1 PROPOSED PLAN - AREA OF WORK**

SCALE: 1/4" = 1'-0"

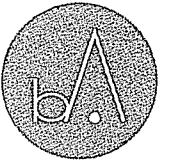


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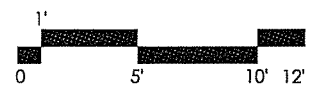
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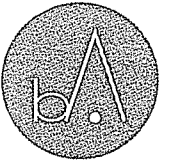
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# 1 EXISTING ELEVATION

SCALE: 1/8" = 1'-0"

# 4.1

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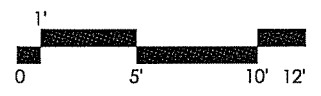
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- PROPOSED EXTERIOR WORK:
1. REPLACEMENT OF EXISTING WINDOW FRAMING SYSTEM (OR PORTIONS) FOR CONFIGURATION SHOWN.
  2. WINDOW FRAMING FINISH TO MATCH EXISTING.
  3. SPANDREL/OBSCURE GLASS TO REMAIN AS IS.
  4. MAINTAIN EXISTING SPANDREL GLASS.
  5. SLIDING WINDOW SHALL HAVE LOCKING MECHANISM.
  6. ALL GLAZING SHALL BE THERMALLY GLAZED.
  7. SUBMIT SHOP DRAWINGS FOR WINDOW FABRICATION TO ARCHITECT FOR REVIEW.
  8. INSTALL ALL MATERIALS PER MANUFACTURER'S RECCOMENDATIONS.



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# 1 PROPOSED ELEVATION

SCALE: 1/8" = 1'-0"

# 4.2

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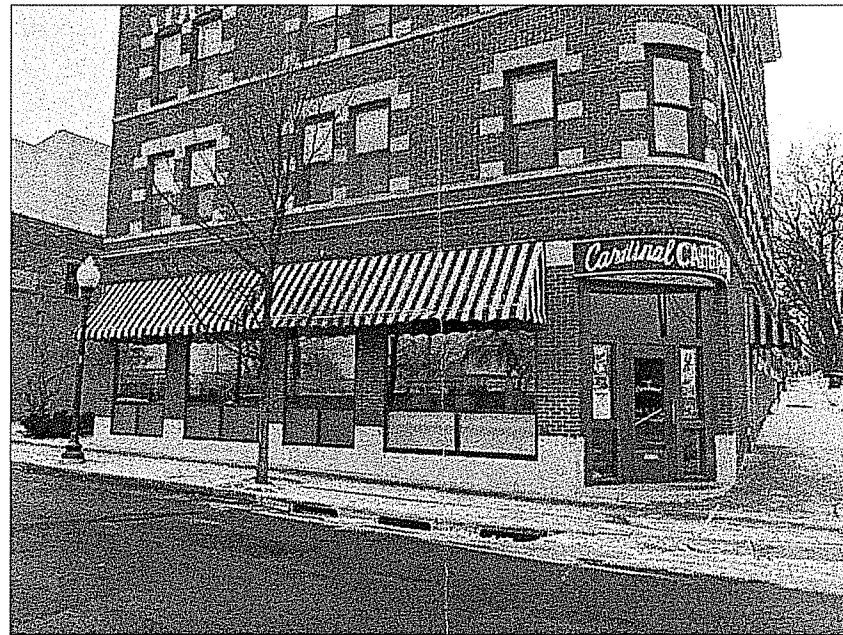
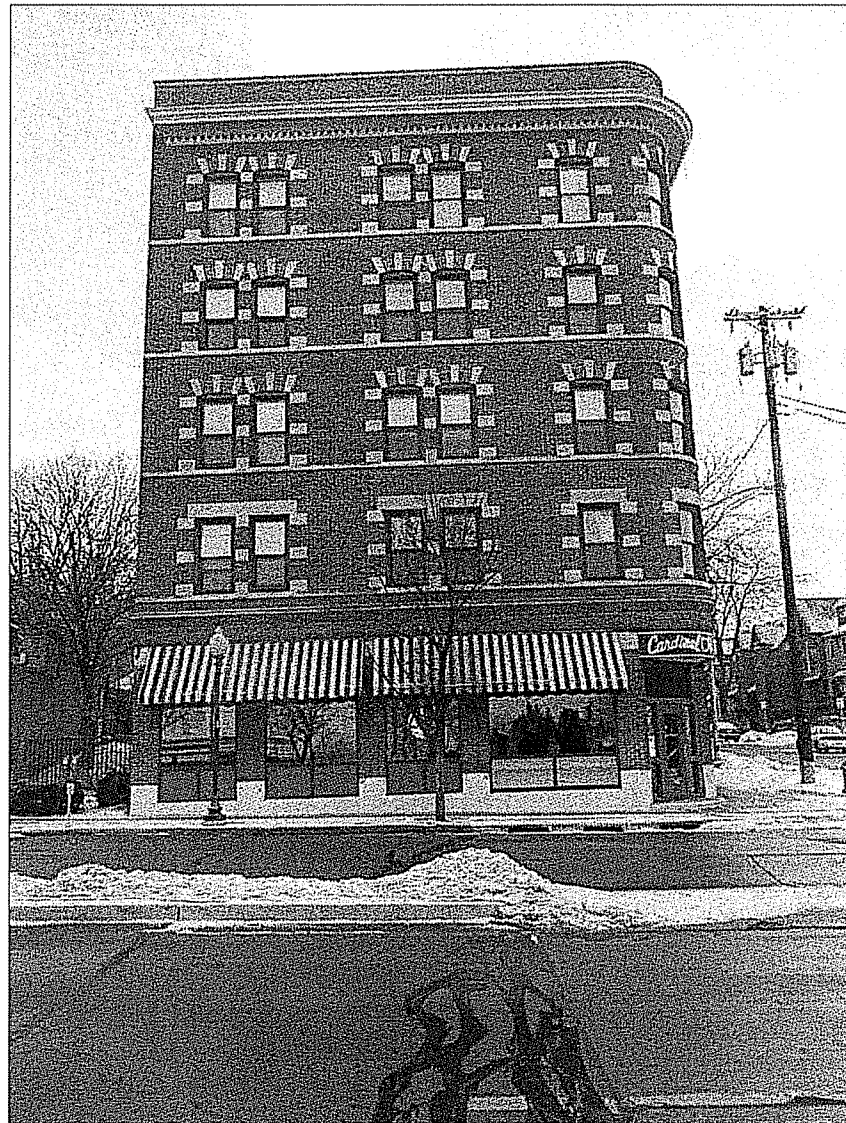
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**EXISTING PHOTOGRAPHS**

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