

# ***Letter of Intent***

9-8-2009

*La Hocienda Restaurant*

*515 South Park Street*

*Madison, Wisconsin*

## **Existing Conditions & Use of Property**

*The existing property is used as a restaurant and will continue to be used as such.*

*The existing parking, landscaping, lighting and all of the exterior elements will remain as they are due to the seating count will not change with this addition. We have already verified this and have approval thru City of Madison Zoning.*

*There is an exterior open seat veranda enclosed by a 42" high brick wall & is used for seating at the present. The exterior veranda is to be the focus of the project.*

## **Scope of Work**

*The scope of the project is to enclose the open seating veranda with a roof & walls that would be started on the top of the existing 42" high brick wall. The color schemes would match the existing building. We have introduced a brick wall façade that that will match the existing height of 17'-6" at the top of the parapet. There will be a insulated flat roof that will be pitched and covered in EDPM. The structural elements will be designed at a later date. There will be larger operable archtop windows as allowed by building codes. The windows will be outlined with decorative brick and will cover 35% of the front facade. The new exterior wall will continue on top of the existing 42" high wall – this existing wall has a full concrete foundation wall already.*

## **Parties Involved**

*Owner – Dave Herrera*

*Owners Representative – Jesse Ramirez*

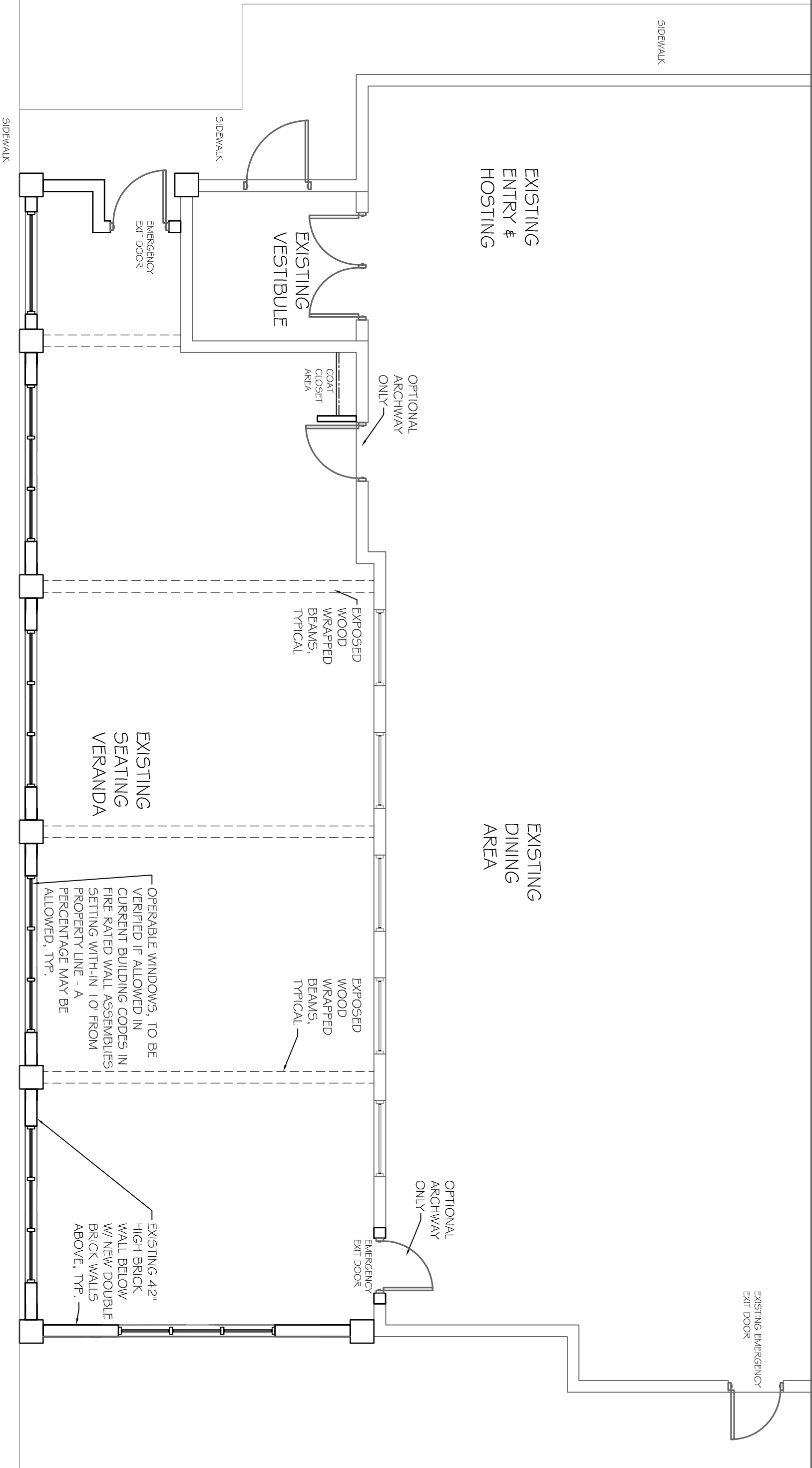
*Designer – Stacy Hale – 4T Designs*

## Site & Building Information

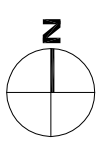
Site S.F.	15,992 s.f.
Existing Building S.F.	3,691 s.f.
Existing seated Veranda S.F.	1,142 s.f.
Parking Stalls – Regular	34 stalls
- ADA stalls	2 stalls
Number of Employees	10 - but not all work at the same time – 5/6 per shift
Hours of Operation -	Sunday – Thursday – 9:00 AM to 12:00 AM
	Friday & Saturday – 9:00AM to 3:00 AM

## Development Schedule

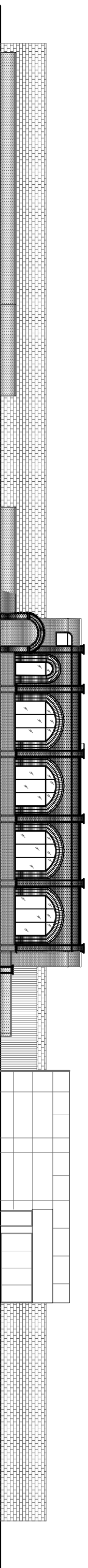
Owner would like to start construction as soon as the approval process is done & building permits can be obtained. He would like to use the area before the fall if possible with time restrictions.



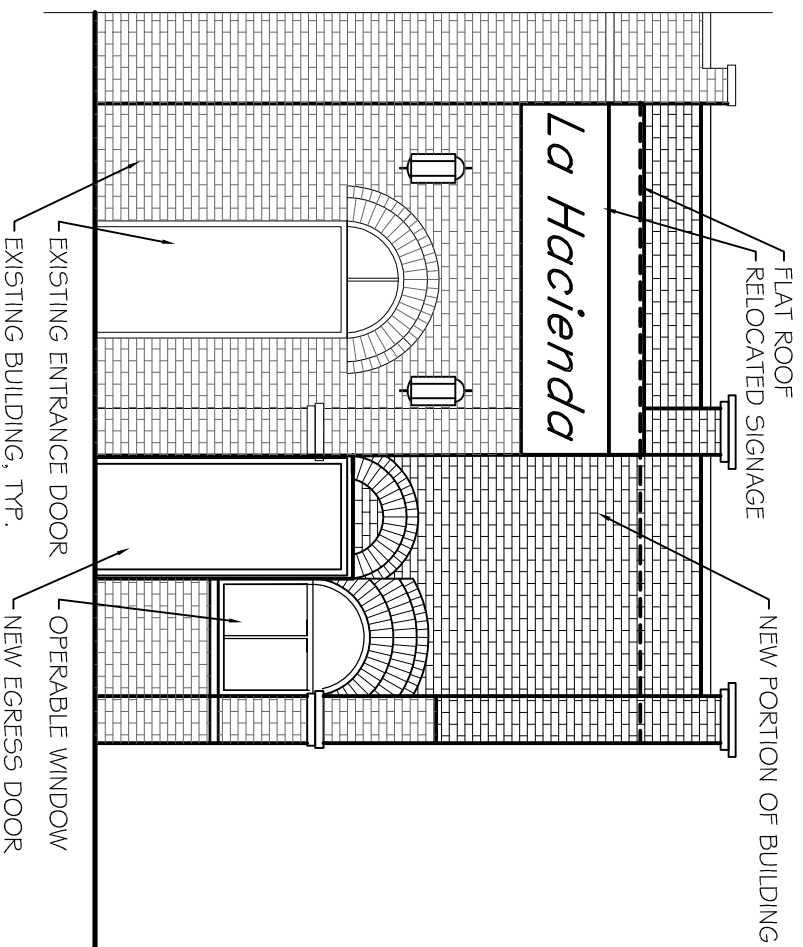
**PRELIMINARY FLOOR PLAN - A**  
**B & D OPTIONS SIMILAR**



**316' - 1'-0"**

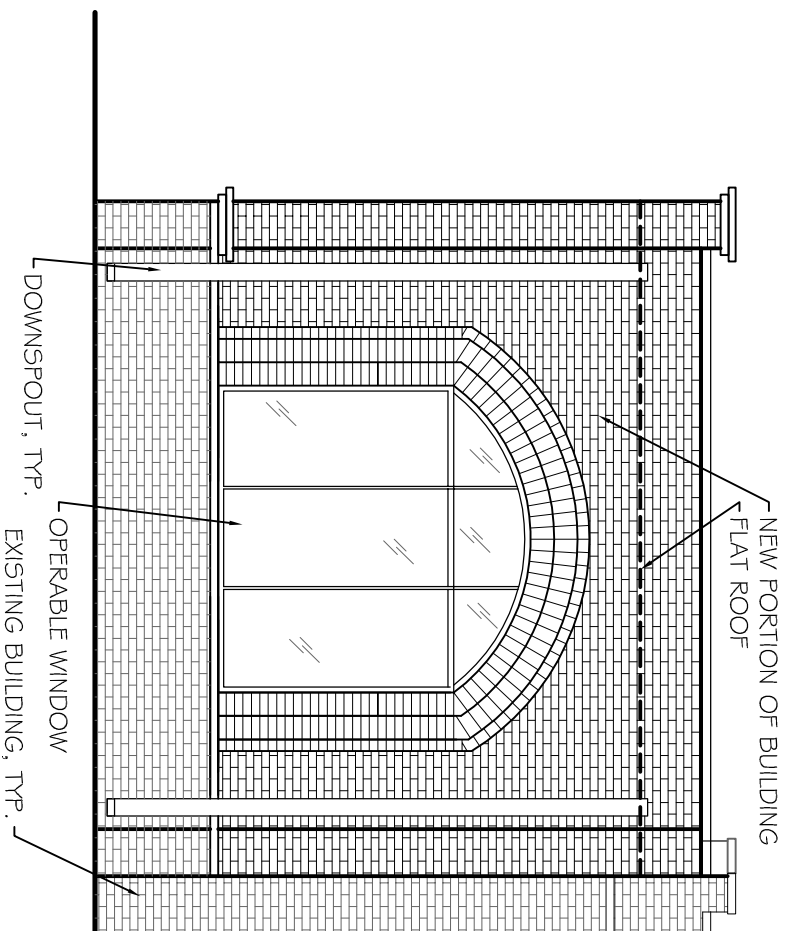


***WEST ELEVATION - STREET - ENTIRE BLOCK FOR HEIGHT COMPARISON***  
***SCALE: NO SCALE***



**NORTH ELEVATION**

SCALE 3/8" = 1'-0"



**SOUTH ELEVATION**

SCALE 3/8" = 1'-0"

EXISTING BUILDING, TYP.  
RELOCATED SIGNAGE

FLAT ROOF BEHIND  
PARAPET

PARAPET 6'-5" - 9"

EXISTING BUILDING, TYP.

NOTE: ALL STRUCTURAL TO BE  
DESIGNED AT A LATER DATE.

EXISTING  
SIDE ENTRY  
CAN BE SEEN  
FROM  
PARKING LOT  
& NORTH  
SIDE STREET  
AND ALSO  
HAS THE  
FRONT ENTRY  
ARCH ON  
THE STREET  
FACADE TO  
FACILITATE  
THE MAIN  
ENTRY OF  
THE BUILDING

EXISTING BRICK  
ENTRY ARCH TO  
REMAIN

NEW WALL SET BACK 1' FROM  
PROPERTY LINE BUT WILL STILL BEAR  
ON EXISTING WALL

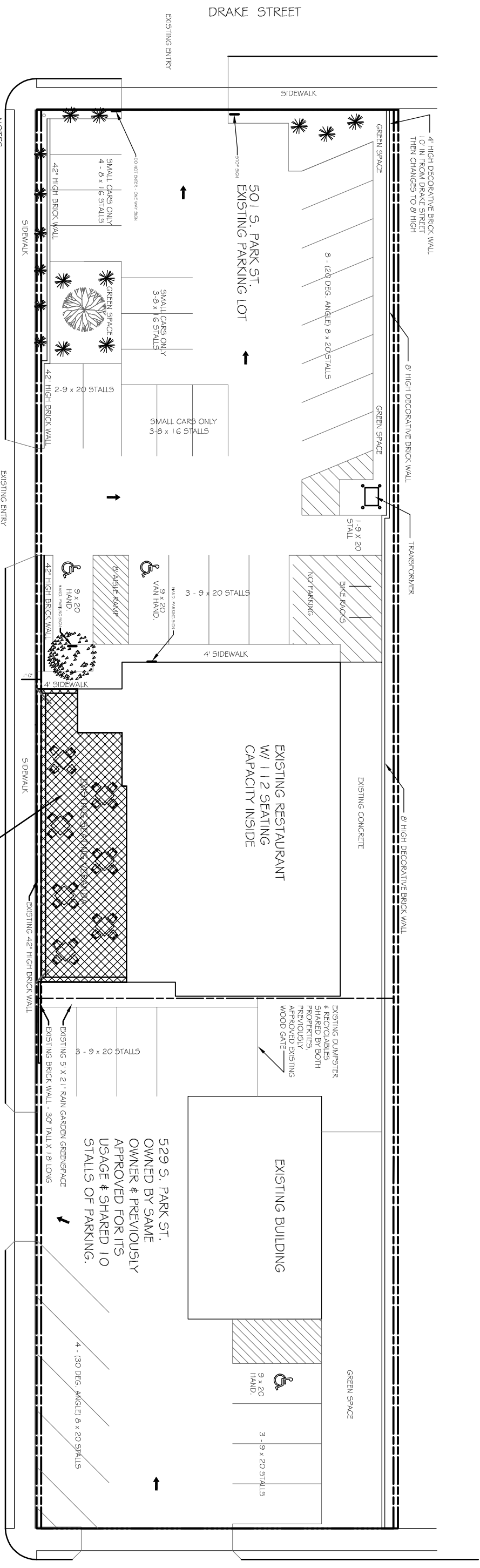
MATCH EXISTING  
BRICK

1" INSULATED STOREFRONT  
WINDOW UNITS, TYP. 35%  
COVERAGE OF FRONT FACADE  
INCLUDING SKYLIGHTS

17'-6"

**WEST ELEVATION- STREET**

SCALE 3/8" = 1'-0"



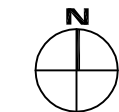
NOTES:  
 1) ALL GRADES, UTILITIES & STRUCTURES TO REMAIN AS THEY EXIST.

2) THERE ARE A TOTAL OF 26 PARKING STALLS - 2 OF THEM ARE HANDICAP, 10 OF THEM ARE FOR SMALL CAR PARKING, THE REMAINING 14 ARE FOR NORMAL PARKING, ALL ARE EXISTING.

3) ALL EXISTING LANDSCAPING - THERE ARE A TOTAL OF 9 - EVERGREEN EWE SHRUBS, 1 - 2" DIA. MAPLE TREE, 1 - 2" DIA. FLOWERING CRAB TREE, TOTAL OF 224 LIN. FT. DECORATIVE WALL. THIS GIVES A TOTAL OF 287 LANDSCAPING POINTS WHICH ONLY 126.7 ARE REQUIRED.

4) ALL THREE PARCELS ARE OWNED BY SAME INDIVIDUAL & PRIOR APPROVAL ALLOWED HIM TO SHARE THE USE OF THE SAME EXISTING DUMPSTER/RECYCLABLE SPACE

CENTER OF SOUTH PARK STREET



SITE PLAN, EXISTING LANDSCAPE & PARKING PLAN FOR 515 SOUTH PARK STREET,  
 MADISON, WISCONSIN

SCALE: 1/16" = 1'-0"