VARIANCE FEES
MGO $50.00
COMM $490.00
Priority – Double above

Amount Paid $490 1-5-15 MH

PETITION FOR VARIANCE APPLICATION

City of Madison
Building Inspection
Division
215 Martin Luther King Jr. Blvd.
Madison, WI 53703
(608) 266-4568

Name of Owner Mike Slavish	Project Description Renovations and modernization of 12-story (former AT&T) building at to accommodate multiple tenants.	Agent, architect, or engineering firm Dimension IV Madison, LLC
Company (if applies) 316 WWA, LLC		No. & Street 6515 Grand Teton Pl. Suite 120
No. & Street 122 W Washington Ave, suite 350	Tenant name (if any) Multiple future tenants	City, State, Zip Code Madison, WI 53719
City, State, Zip Code Madison, WI 53703	Building Address 316 West Washington Avenue	Phone 608.829.4454
Phone 608.255.5175		Name of Contact Person Ray White, AIA
e-mail mslavish@hovdeproperties.com		e-mail rwhite@dimensionivmadison.com

1. The rule being petitioned reads as follows: (Cite the specific rule number and language. Also, indicate the nonconforming conditions for your project.)
Per IBC 1023.5 elevators cannot open into an Exit Passageway.
The existing egress route from Stair 3 is via a 1st floor corridor and Stair 8. Existing Stair 8 wraps around an existing elevator. The proposed plan is to create a new Exit Passageway/Corridor at Lower Level 1 to improve accessibility which also adds one additional elevator shaft door into Stair 8. Refer to attached plans.
2. The rule being petitioned cannot be entirely satisfied because:
Stair 8 and the elevator are existing and neither can be eliminated while still providing proper exiting or accessibility.
3. 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:
Smoke/draft-stop curtains (see attached Smoke Guard, or equal, product literature) will be installed at all elevator door openings at Stair 8 and this elevator shaft will have smoke relief venting added.
In addition the life-safety upgrades as part of the renovation include the following:
Completion of the NFPA 13 sprinkler system and adding standpipes to the exit stairs that are currently without standpipes.
Upgraded fire alarm system to allow for partial evacuation as well as a radio repeater system.
New emergency generator.
The addition of a Fire Command Center.
Elevator modernization that will allow all elevators to be recalled from the Fire Command Center.

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.

Michael F. Slavish, Authorized Agent of 316 WWA, LLC, being duly sworn, I state as petitioner that I have read the foregoing
Print name of owner

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: January 2, 2015
Notary public MICKEY N. CONRAD Notary Public State of Wisconsin	My commission expires: Permanent

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

City of Madison Fire Department Position Statement

Owner: Mike Slavish 316 WWA LLC	Project Name: 316 W Washington Ave Modernization	Contact: Ray White Dimension IV Madison, LLC
Address: 122 W Washington Ave Ste 350 Madison, WI 53703	Building Location: 316 W Washington Ave Madison, WI 53703	Address: 6515 Grand Teton Pl Ste 120 Madison, WI 53719
Owner Phone: 608-255-5175 Email: mslavish@hovdeproperties.com	Building Occupancy or Use: Group B Business - Office	Phone: 608-829-4454 Email: rwhite@dimensionivmadison.com

Rule Being Petitioned: IBC 1023.5 Elevators shall not open into an exit passageway

I have read the application for variance and recommend: (check appropriate box)
☐ Approval **X Conditional Approval** ☐ Denial ☐ No Comment

- The current condition has exiting from Stair 3 over to Stair 8 via a corridor on the First Floor.
- The proposed condition will have exiting from Stair 3 over to Stair 8 via an exit passageway on the lower level.
- The elevator currently opens directly within Stair 8.
- The building is in the process of upgrading the building fire alarm system and extending the fire sprinkler system.
- The applicant proposes adding a smoke guard system to all elevator doors of Elevator #5.
- Elevator #5 will be provided with hoistway venting.
- Exiting is enhanced by traveling through a rated exit passageway as opposed to the current unrated corridor.
- A fire command center shall be established on the first floor level near the W Washington Ave entrance. Fire command center features shall be added as portions are added, replaced, or altered.
- The building fire alarm system shall function as one system with notification of a fire condition throughout the building.

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 1-7-2015

SMOKE GUARD® *system*
Model 400

M400 PHYSICAL PROPERTIES

air leakage
TEST STANDARD: UL 1784 and IBC 2003 §715.3.3; IBC 2006 §715.4.3.1
TEST PARAMETERS: max. allowable is 3 cfm/sf @ 0.1 inch wg @ 72° F and 400°F or 84 cfm for a 4′ x 7′ elevator door opening
TEST RESULTS ACHIEVED: air leakage less than .33 cfm/sf opening or 9.24 cfm for 4′ x 7′ elevator door opening

air leakage
TEST STANDARD: NFPA 105
TEST PARAMETERS: max. allowable = 3 cfm/sf @ up to 0.3 inch wg @ 400°F or 84 cfm for a 4′ x 7′ elevator door opening
TEST RESULTS ACHIEVED: air leakage less than 1.34 cfm/sf opening at 0.3 inch or 37.52 cfm for a 4′ x 7′ elevator door opening

opening force
TEST STANDARD: 2003 IBC §1008.1.2; 2006 IBC §1008.1.2
TEST PARAMETERS: force < 30 lbs.
TEST RESULTS ACHIEVED: 15 lbs. applied at the edge of screen material

flammability standards
TEST STANDARD: ASTM E 84
TEST PARAMETERS:
flame spread < 25
smoke generation < 50
TEST RESULTS ACHIEVED: reinforced film exceeds Class A building building product standards
flame spread index = 0
smoke generated = 5

SMOKE GUARD® *systems*

800.574.0330
WWW.SMOKEGUARD.COM

System Description. The Smoke Guard© system Model 400 (M400) creates a code compliant smoke and draft control assembly when paired with common fire-rated elevator doors. The Smoke Guard screen consists of a reinforced, transparent, polyimide film. The film edge is connected to flexible magnetic strips which adhere to ferrous metal rails as the system deploys creating a tight seal. The M400 uses standard building power. The system may be connected to standby power.

Codes and Standards. The M400 works in conjunction with the already fire-rated elevator doors to exceed the NFPA and IBC requirements for a smoke and draft control assembly. This enables the elevator to open directly onto the corridor.

System Operation. The Smoke Guard system is designed to protect elevator openings and shaft from vertical smoke migration. The system will deploy when the smoke detector in front of the elevator opening goes into alarm (or on loss of power to the unit). The system is not designed to deploy on general alarm.

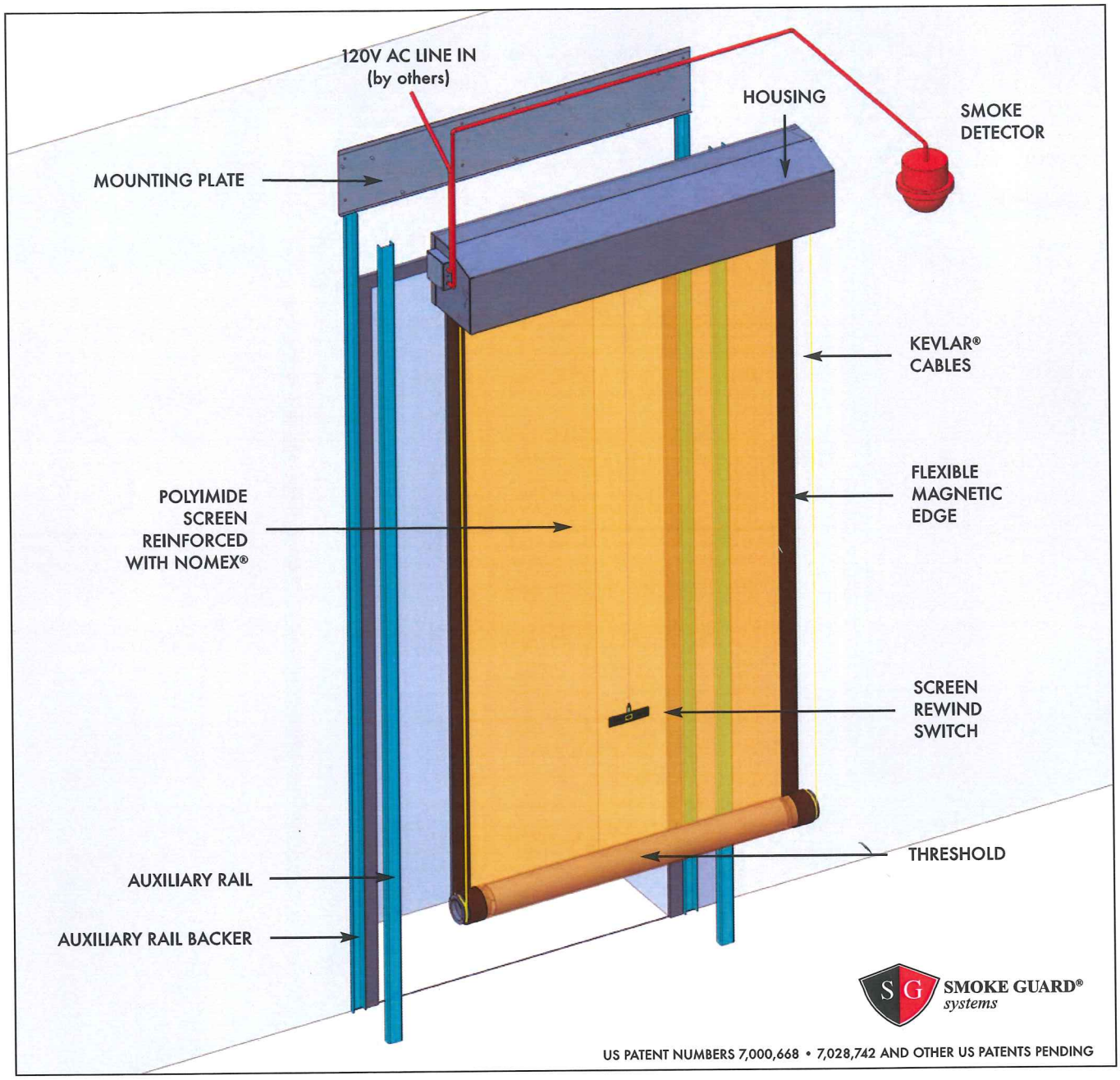
As the lobby smoke detector goes into alarm, the elevator will automatically return to the recall floor. If an elevator occupant were to encounter a deployed M400, a screen rewind switch located on both sides of the screen will allow for egress. If smoke is still actively being detected, the screen will then redeploy to seal the opening.

If AC power is lost, the Smoke Guard system M400 operates on a fail safe basis, triggering screen deployment. A deployment delay is built into the system to avoid nuisance deploys on brief power outage. As power is restored, the screen will automatically rewind into the housing. This unit features a self-activating housing door closer.

Unit Dimensions. The M400 is available in custom screen sizes to fit door openings up to 60" wide (assuming a standard 2" elevator door frame). Consult *smokeguard.com* or your local distributor for detailed information on this product.

Installation. All Smoke Guard units are installed by factory recognized personnel. There is minimal preparation work. Installation requires a clear, plumb, unobstructed wall surface above the hoistway door, 120v AC power and a UL 268 conforming smoke detector.

Smoke Guard systems meet or exceed the requirements of:
- *UL 1784 "Air Leakage Tests of Door Assemblies"*
- *UL 864 "Control Units for Fire Protective Signaling Systems"*
- *ICC Evaluation Service Report ESR-1136*
- *2000 International Building Code Section 714.2.3*
- *2003 International Building Code 715.3.3*
- *2006 International Building Code Section 715.4.3*
- *NFPA 105 "Installation of Smoke Control Door Assemblies"*



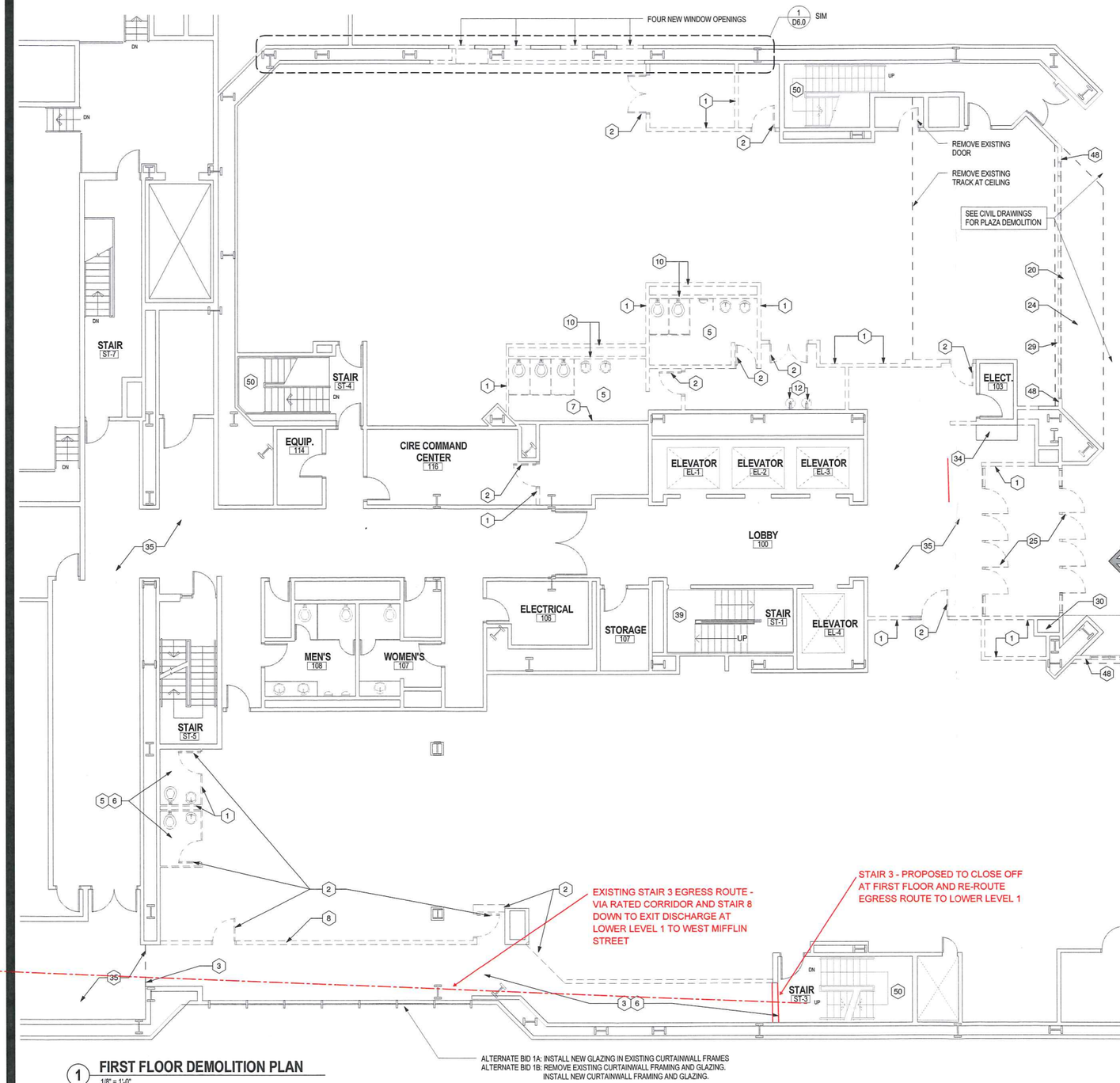
SMOKE GUARD® *system*

Model 400

Fail Safe Secure. The M400 operates on a fail safe basis. The loss of AC power will trigger screen deployment. There is a deployment delay on power failure built into the system to avoid nuisance deploys on brief power outage. Upon restoration of power the screen will automatically rewind into the housing. The unit also features a self-activating housing door closer.

Listed Releasing Device. The M400 features a releasing device tested in accordance with the UL 864 standard.

Rewind Switch. The Smoke Guard system rewind switch may be activated from both sides of the screen. This feature allows elevator occupants to exit from the elevator car using the interior (shaft side) of the switch. The screen will then re-deploy after egress, as long as the smoke detector continues to be activated, providing continued smoke protection for the elevator hoistway.



1 **FIRST FLOOR DEMOLITION PLAN**
1/8" = 1'-0"

DEMOLITION PLAN KEYNOTES

———	INDICATES EXISTING WALL, DOOR, FIXTURE, ETC.
– – –	INDICATES ITEM TO BE REMOVED
1	REMOVE EXISTING PARTITION INCLUDING WALL FINISH.
2	REMOVE EXISTING DOOR AND FRAME.
3	REMOVE FLOOR FINISH AND MASTIC TO CONCRETE SLAB THROUGHOUT ENTIRE SPACE. EXISTING STEEL PLATE COVERS OVER EXISTING FLOOR TROUGHS TO REMAIN.
4	REMOVE EXISTING TILE AND SETTING BED TO CONCRETE SLAB.
5	REMOVE PLUMBING FIXTURES, TOILET PARTITIONS, VANITIES, AND ALL BATH ACCESSORIES FROM EXISTING TOILET ROOMS.
6	REMOVE CEILING AND LIGHT FIXTURES FROM ENTIRE SPACE/ROOM.
7	REMOVE EXISTING TILE FROM WALL TO REMAIN.
8	REMOVE EXISTING CMU WALL AND PLASTER FINISH (WHERE APPLICABLE).
9	REMOVE EXISTING PLASTER AND METAL STUD WALL (NOT PART OF RATED ASSEMBLY).
10	REMOVE EXISTING CHASE/SHAFT WALL.
11	REMOVE SPRAY FOAM INSULATION AND SPRAYED FIRE PROOFING FROM INTERIOR OF STONE PANEL AT LOCATION OF NEW WINDOW.
12	REMOVE EXISTING DRINKING FOUNTAINS.
13	REMOVE EXISTING WALL COVERING OVER WALL TO REMAIN.
14	REMOVE EXISTING CABINET / CASEWORK.
15	GENERAL CONTRACTOR TO REMOVE EXISTING STEP. VERIFY WITH ARCHITECT.
16	REMOVE EXISTING PARTITION AS REQUIRED FOR DEMOLITION AND INSTALLATION OF NEW WORK. COORDINATE WITH GENERAL CONTRACTOR.
17	REMOVE EXISTING CEILING SYSTEM AND CARPET AS REQUIRED FOR DEMOLITION AND INSTALLATION OF NEW WORK. COORDINATE WITH GENERAL CONTRACTOR.
18	REMOVE EXISTING DOOR AT LATER DATE. COORDINATE REMOVAL WITH GENERAL CONTRACTOR. EXISTING FRAME TO REMAIN.
19	REMOVE EXISTING WOOD PANELING.
20	REMOVE EXISTING CURTAIN WALL FRAMING SYSTEM AND GLAZING.
21	GENERAL CONTRACTOR TO REMOVE EXISTING STONE PANEL SYSTEM.
22	GENERAL CONTRACTOR TO SAW CUT AND REMOVE EXISTING STONE PANEL FOR NEW WINDOW OPENING.
23	GENERAL CONTRACTOR TO REMOVE EXISTING FLOOR STRUCTURE.
24	GENERAL CONTRACTOR TO REMOVE EXISTING SLOPED STONE STOOP AND STRUCTURAL SLAB BELOW.
25	GENERAL CONTRACTOR TO REMOVE EXISTING STOREFRONT ENTRANCE DOORS, FRAMES, HARDWARE AND SIDE LIGHTS.
26	GENERAL CONTRACTOR TO REMOVE EXISTING CMU WALL.
27	GENERAL CONTRACTOR TO REMOVE CONCRETE PLANK OVER EXISTING STORAGE ROOM.
28	GENERAL CONTRACTOR TO REMOVE EXISTING STEEL RAILINGS.
29	REMOVE EXISTING BASEBOARD HEAT CABINET. COVER DUCT OPENINGS DURING DEMOLITION WORK.
30	EXISTING CHASE/SHAFT TO REMAIN.
31	EXISTING FIRE HOSE CABINET
32	EXISTING FIRE ALARM PANEL
33	EXISTING SLOPED STONE STOOP
34	EXISTING MAILBOXES - REMOVAL N.I.C.
35	EXISTING TERRAZZO FLOORING TO REMAIN.
36	EXISTING DOCK LIFT/LEVER
37	EXISTING STONE WALL PANEL TO REMAIN.
38	NOT USED.
39	EXISTING TERRAZZO STAIR TREADS AND LANDING TO REMAIN.
40	GENERAL CONTRACTOR TO REMOVE EXISTING OVERHEAD DOOR.
41	GENERAL CONTRACTOR TO SAW CUT AND REMOVE CONCRETE WALL FOR NEW ELEVATOR DOOR OPENING.
42	GENERAL CONTRACTOR TO REMOVE EXISTING RAISED CONCRETE FLOOR.
43	GENERAL CONTRACTOR TO REMOVE EXISTING ROOFING SYSTEM, PAVERS, FLASHING, ETC.
44	GENERAL CONTRACTOR TO REMOVE EXISTING ROOF DRAIN.
45	GENERAL CONTRACTOR TO REMOVE SLOPED EXISTING STONE SOFFIT ABOVE EXISTING CURTAIN WALL.
46	GENERAL CONTRACTOR TO REMOVE EXISTING FENCING AND GATE.
47	GENERAL CONTRACTOR TO REMOVE EXISTING SLOPING ROOF AND STRUCTURE. VERIFY WITH ARCHITECT.
48	REMOVE PORCELAIN METAL PANEL AND ASSOCIATED FRAMING TO STONE PANEL.
49	REMOVE HOLLOW METAL FRAMES, DOOR, AND GLASS REQUIRED FOR DEMOLITION AND INSTALLATION OF NEW WORK. SALVAGE FOR REINSTALLATION..
50.	VINYL STAIR TREADS, VINYL TILE AT LANDINGS, AND BASE THROUGHOUT STAIR TO REMAIN.
51	REMOVE ALL EXISTING FOOD SERVICE EQUIPMENT, HOODS, FIXTURES, CASEWORK, AND COUNTERS.

SEE D6.0 FOR DEMOLITION GENERAL NOTES

DIMENSION IV
Madison Design Group
architecture · engineering · interior design

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
p608.829.4444 f608.829.4445

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HOVDEPROPERTIES

316 WEST WASHINGTON AVE
MADISON, WI

DESIGN REVIEW - NOT FOR CONSTRUCTION

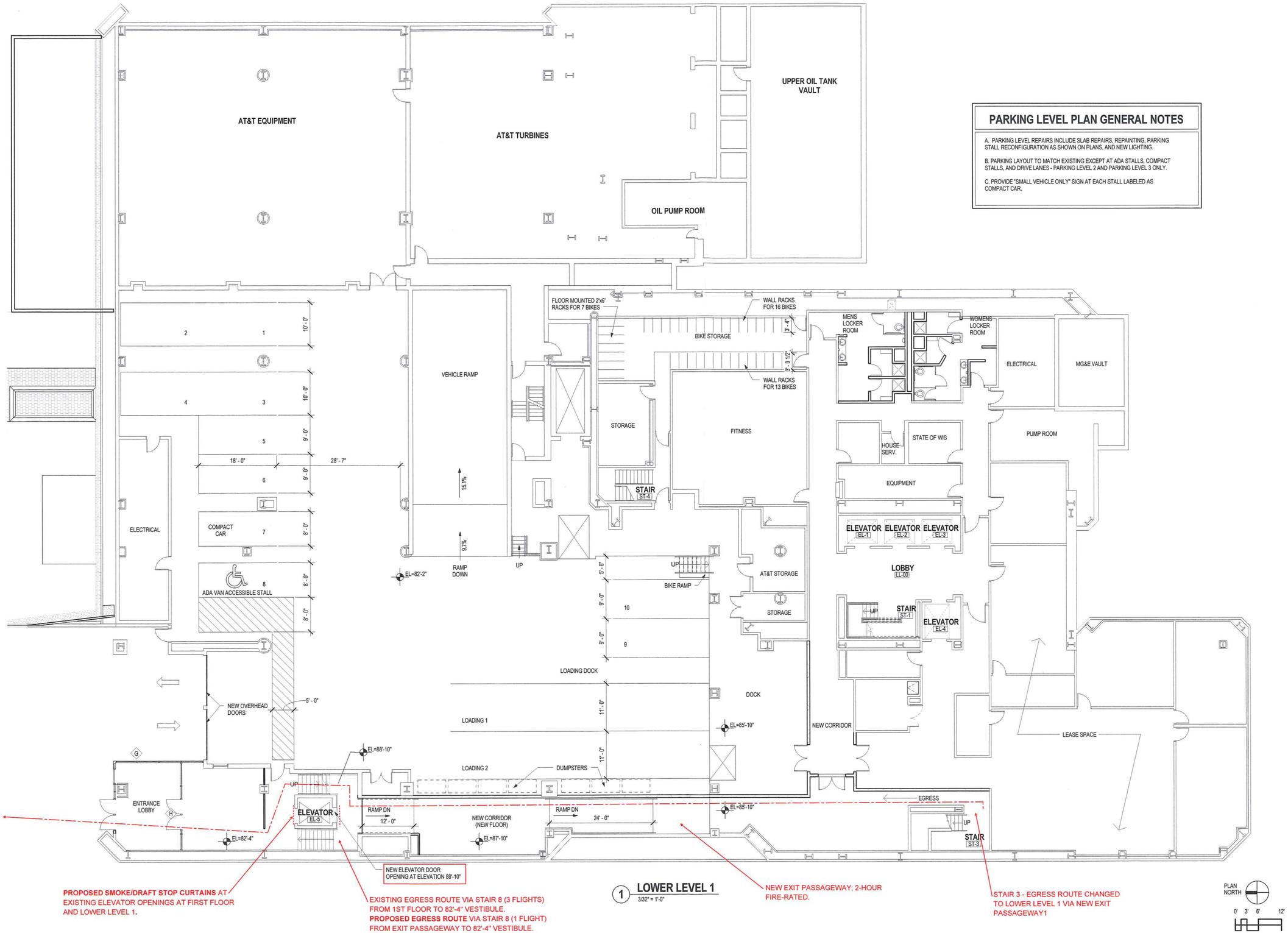
DATE OF ISSUE: NOV. 20, 2014

REVISIONS:

PROJECT # 14066

FIRST FLOOR DEMOLITION PLAN

D1.1



PROPOSED SMOKE/DRAFT STOP CURTAINS AT EXISTING ELEVATOR OPENINGS AT FIRST FLOOR AND LOWER LEVEL 1.

EXISTING EGRESS ROUTE VIA STAIR 8 (3 FLIGHTS) FROM 1ST FLOOR TO 82'-4" VESTIBULE.
PROPOSED EGRESS ROUTE VIA STAIR 8 (1 FLIGHT) FROM EXIT PASSAGEWAY TO 82'-4" VESTIBULE.

1 **LOWER LEVEL 1**
3/32" = 1'-0"

NEW EXIT PASSAGEWAY; 2-HOUR FIRE-RATED.

STAIR 3 - EGRESS ROUTE CHANGED TO LOWER LEVEL 1 VIA NEW EXIT PASSAGEWAY1

PLAN NORTH
0' 3' 6' 12'

PARKING LEVEL PLAN GENERAL NOTES

A. PARKING LEVEL REPAIRS INCLUDE SLAB REPAIRS, REPAINTING, PARKING STALL RECONFIGURATION AS SHOWN ON PLANS, AND NEW LIGHTING.

B. PARKING LAYOUT TO MATCH EXISTING EXCEPT AT ADA STALLS, COMPACT STALLS, AND DRIVE LANES - PARKING LEVEL 2 AND PARKING LEVEL 3 ONLY.

C. PROVIDE "SMALL VEHICLE ONLY" SIGN AT EACH STALL LABELED AS COMPACT CAR.

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dimensionivmadison.com

OFFICE BUILDING SHELL & CORE RENOVATIONS

316 WEST WASHINGTON AVE
MADISON, WI

DATE OF ISSUE: NOV. 20, 2014

PRELIMINARY
NOT FOR CONSTRUCTION

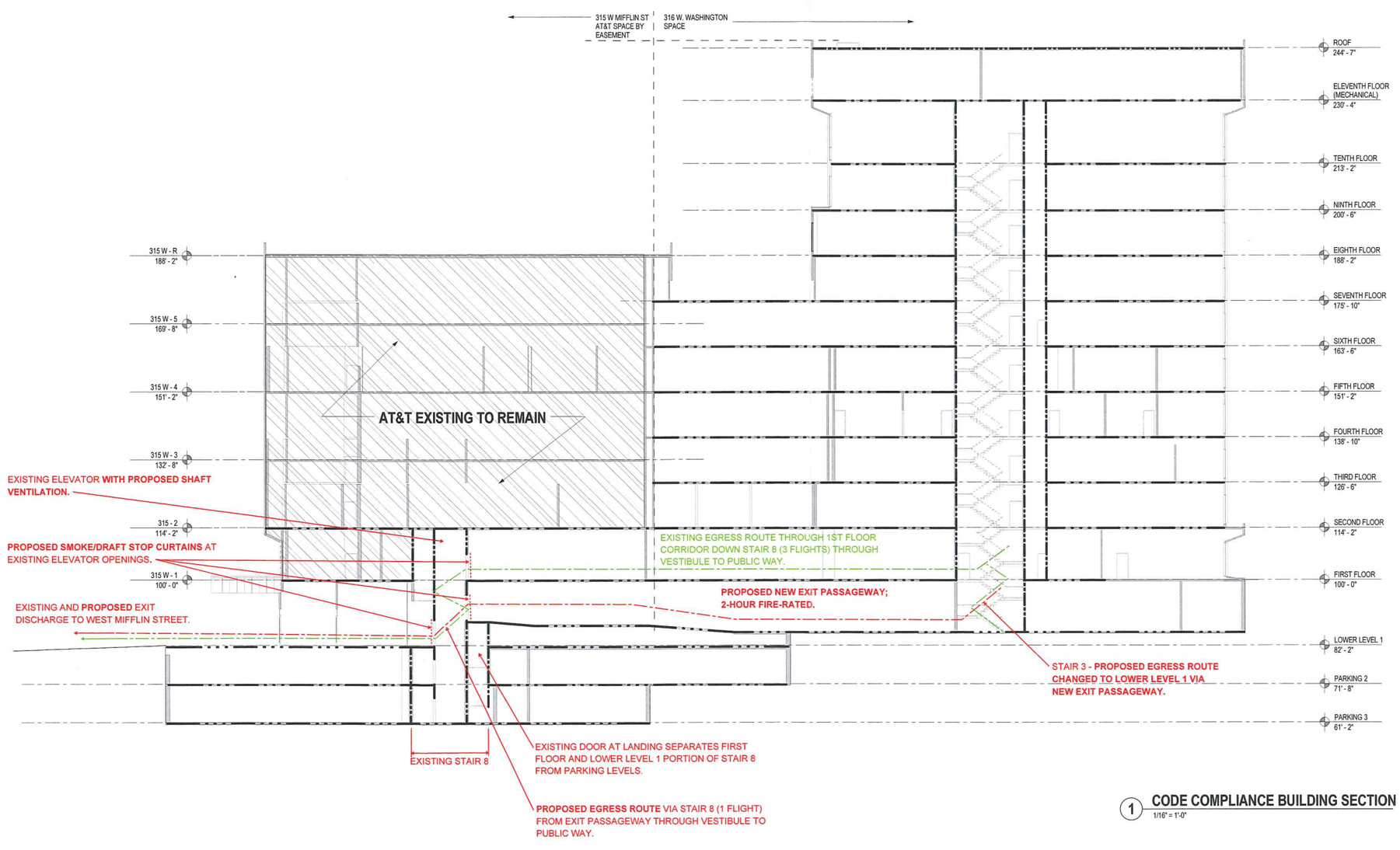
PROJECT # 14066

LOWER LEVEL 1 FLOOR PLAN

A1.01

CODE COMPLIANCE SYMBOLS LEGEND

- INDICATES HANDICAP, FULLY ACCESSIBLE
- FEC — INDICATES FIRE EXTINGUISHER CABINET LOCATION
- XXX — INDICATES OCCUPANCY CAPACITY
- INDICATES ADA ACCESSIBLE ROUTE
- INDICATES EXIT DISTANCE
- XXX — INDICATES EXIT AND EXIT CAPACITY
- XXX — INDICATES EXIT DISCHARGE AND EXIT CAPACITY
- INDICATES 1 HOUR FIRE RATED WALL
- INDICATES 2 HOUR FIRE RATED WALL
- INDICATES 3 HOUR FIRE RATED WALL
- INDICATES 4 HOUR FIRE RATED WALL



1 **CODE COMPLIANCE BUILDING SECTION**
1/16" = 1'-0"

0' 4' 8' 16'

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CODE COMPLIANCE SECTION

G1.7