

# 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 (FUTURE) = 110 OCC  
INTERIOR BLDG SUB-TOTAL = 290 OCC  
PATIO = 97 OCC  
TOTAL = 387 OCC.

AREA CALCULATIONS:  
FIRST FLOOR: 5,937 GSF  
SECOND FLOOR: 4,185 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 REQ'D = 8 = 5

**FIRE CONTROL:**

THIS IS A FULLY SPRINKLERED BUILDING  
NO FIRE AREAS PROVIDED

**EXIT TRAVEL DISTANCE:**

FULLY-SPRINK. BLDG = 200 FT MAX TRAVEL  
75 FT COMMON PATH OF TRAVEL/30 FT FROM ANY FIXED SEAT

**EXITS:**

TWO EXISTS REQUIRED

**ACCESSIBILITY:**

PER ANSI A117.1

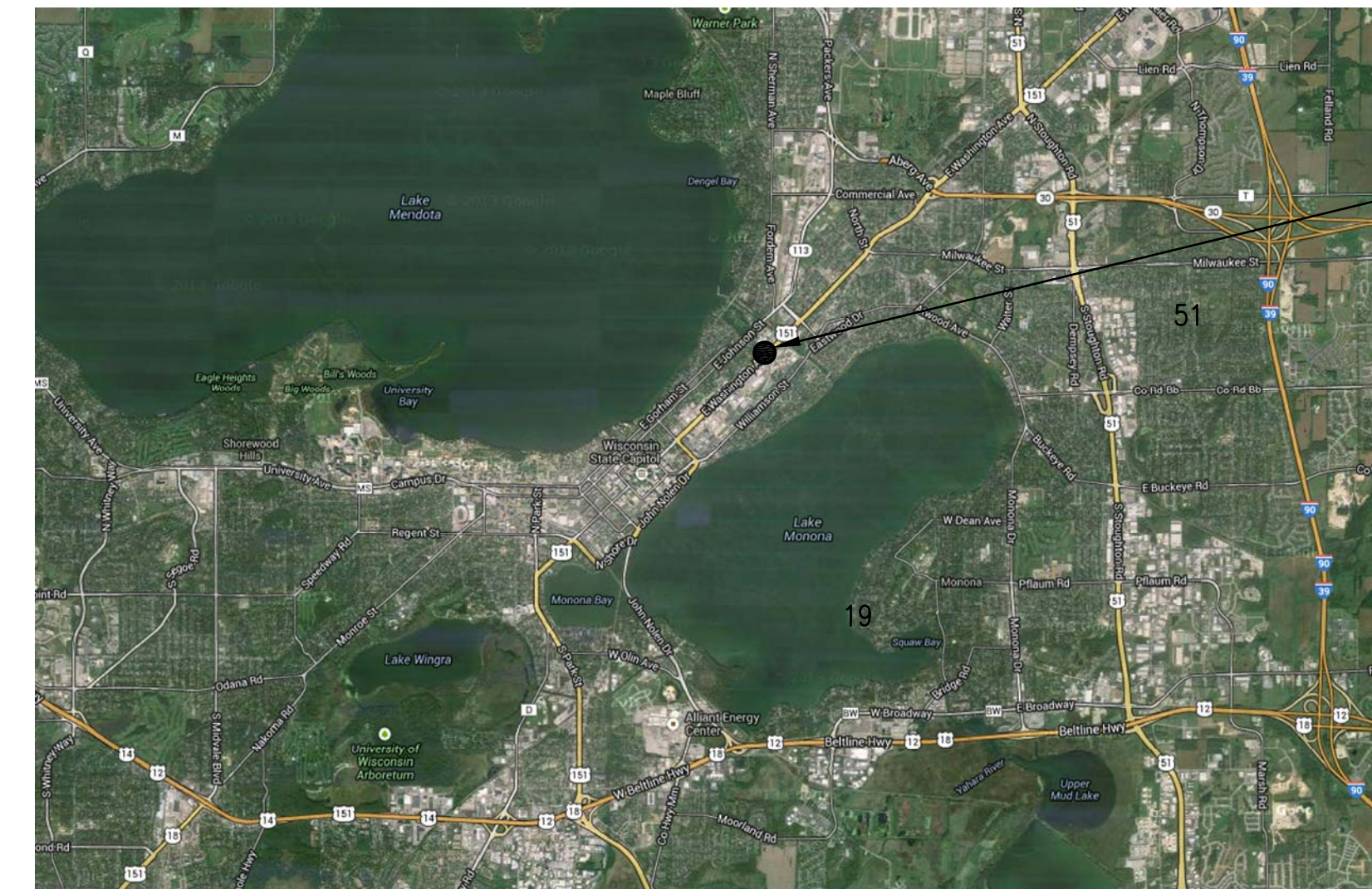
**GENERAL NOTES:**

- 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:**

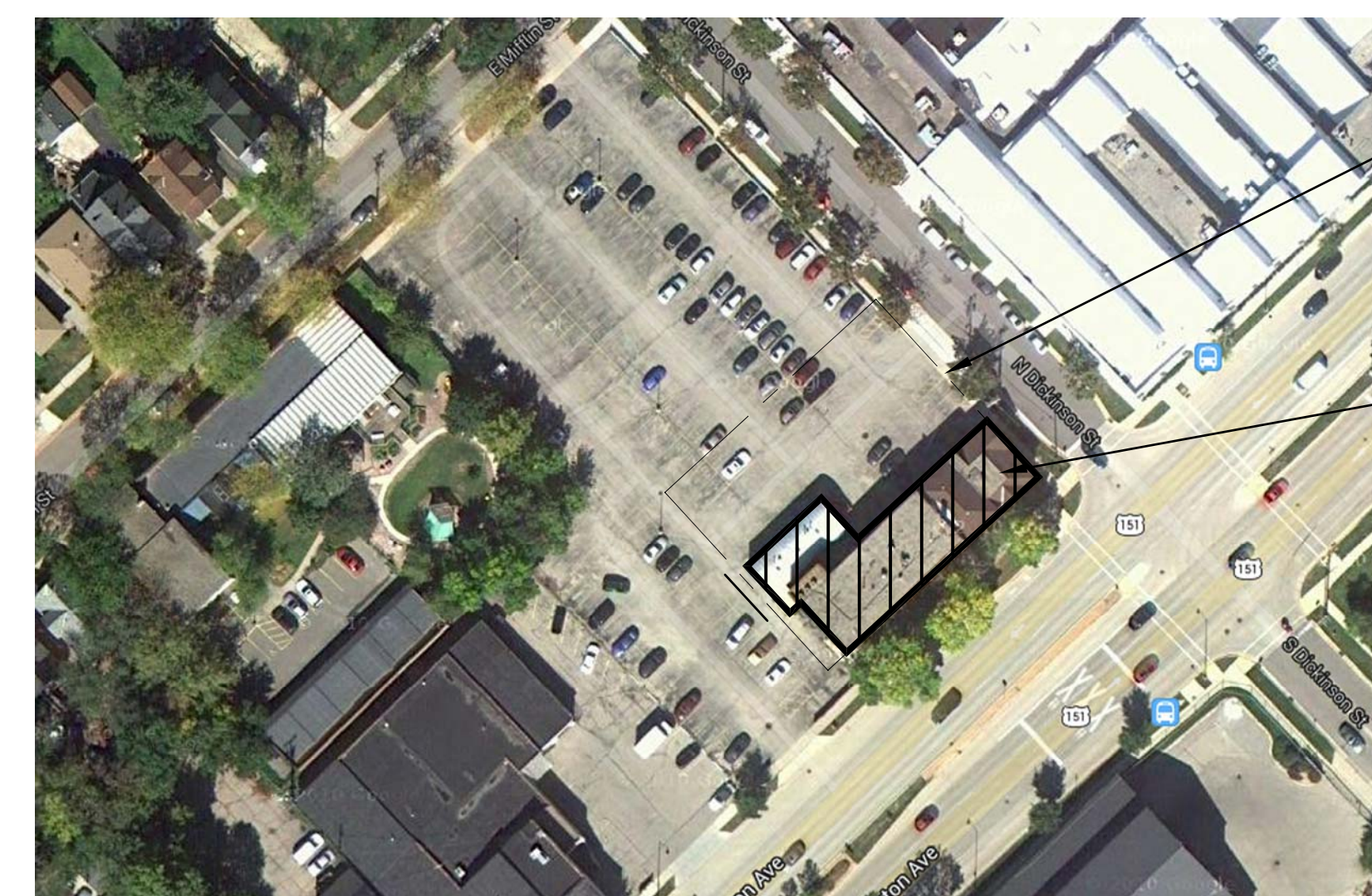
- A0.1 COVER SHEET
- ELECTRICAL**  
E1.1 SITE PHOTOMETRICS
- ARCHITECTURAL**  
A1.1 SITE PLAN  
A2.1 FIRST FLOOR PLANS  
A2.2 SECOND FLOOR PLANS  
A3.1 PATIO EXTERIOR ELEVATIONS

**PROJECT LOCATION MAP:**



PROJECT SITE

**TENANT LOCATION:**



PARCEL 1356 BOUNDARY

TENANT LOCATION

**PATIO RENDERING:**



**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

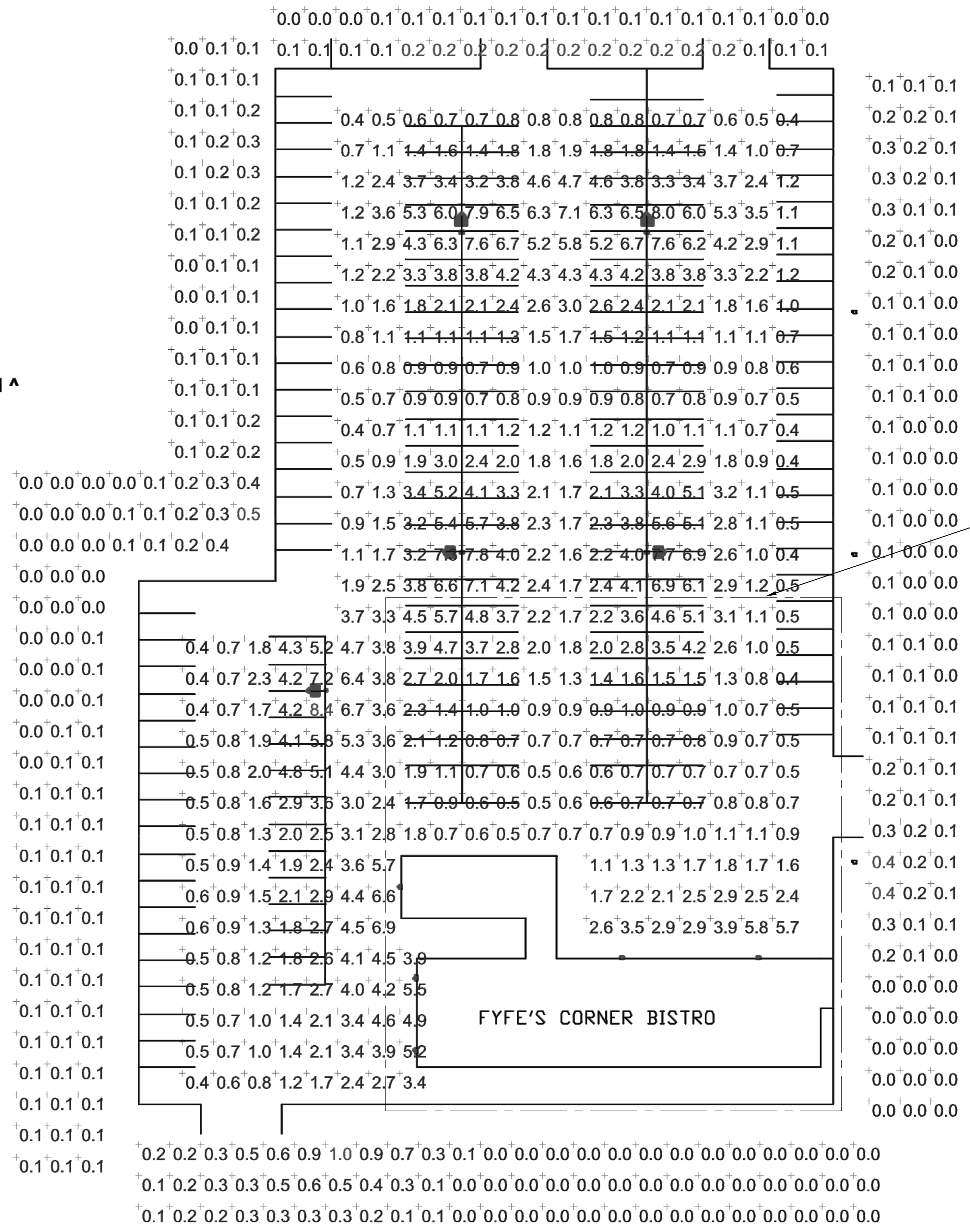
STATISTICS				
Description	Symbol	Avg	Min	Avg/Min
Calc Zone #1	+	2.3 fc	0.4 fc	5.7:1

WASHINGTON SQUARE PARKING LOT  
1344 E. WASHINGTON AVE.  
PREPARED BY NICKLES ELECTRIC  
2465 WATTS / 61,390 SQ. FT. =  
.04 WATTS PER SQ. FT.

LUMINAIRE SCHEDULE					
Symbol	Label	Qty	Catalog Number	Description	Lamp
■	A	5	RUUD PR2525	16" PARKING/ROADWAY / TYPE III	250 WATT HPS
■	X-WP	5	TWH 150S	EXISTING WALL PACK	150 WATT HPS

EXISTING LIGHT DETAILS  
NOT TO SCALE

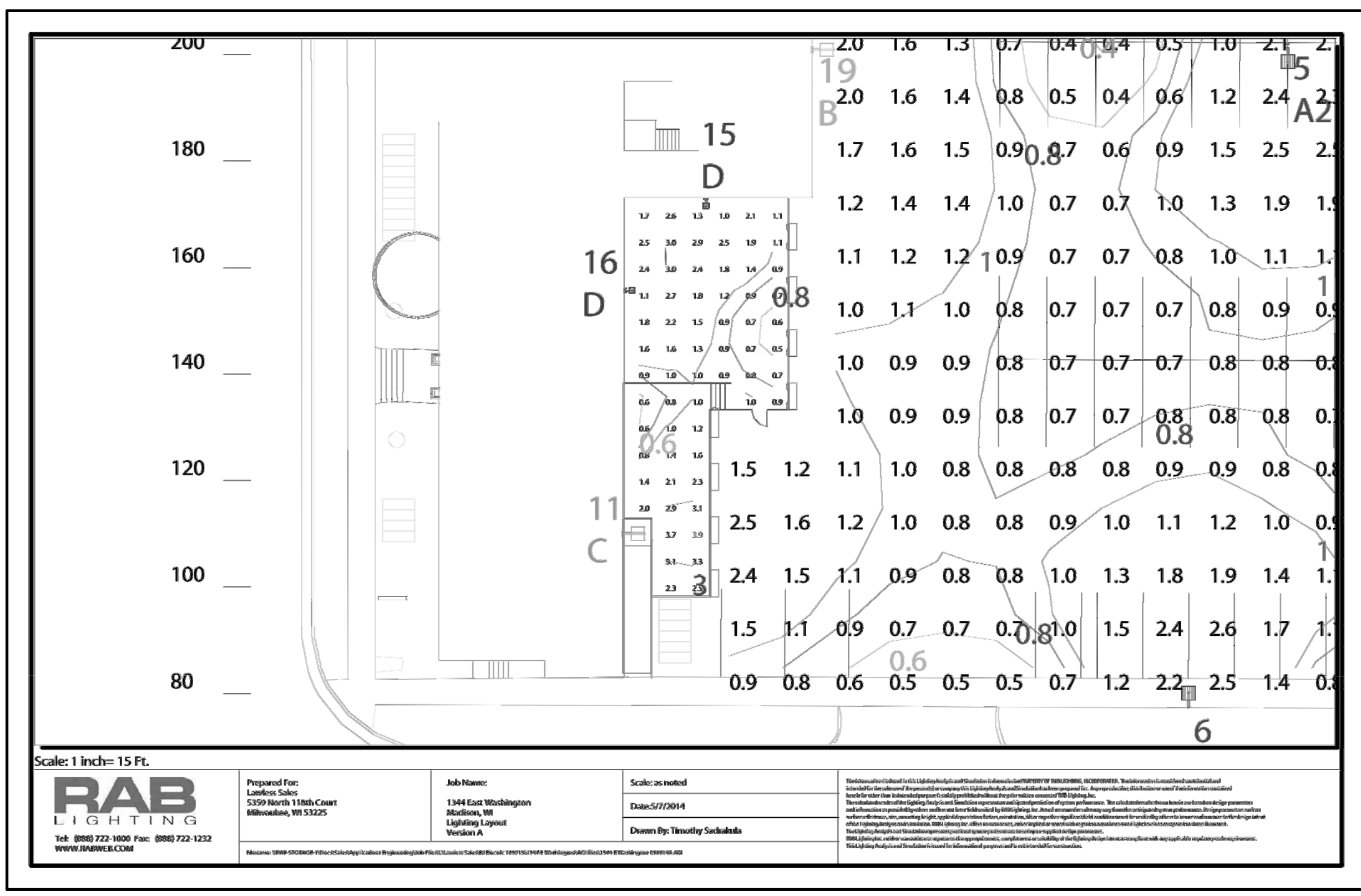
NORTH ^



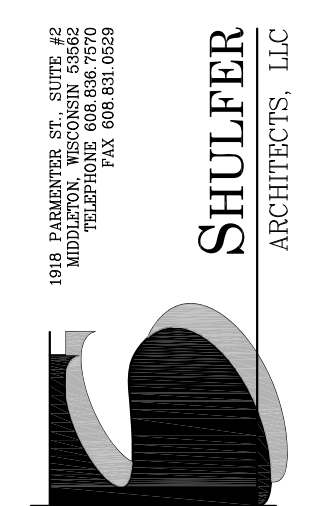
**Plan View**  
Scale 1" = 50'

**1 EXISTING LIGHT PHOTOMETRICS**  
1" = 20'-0"

EAST WASHINGTON AVE



**2 PATIO LIGHT PHOTOMETRICS**  
1" = 20'-0"

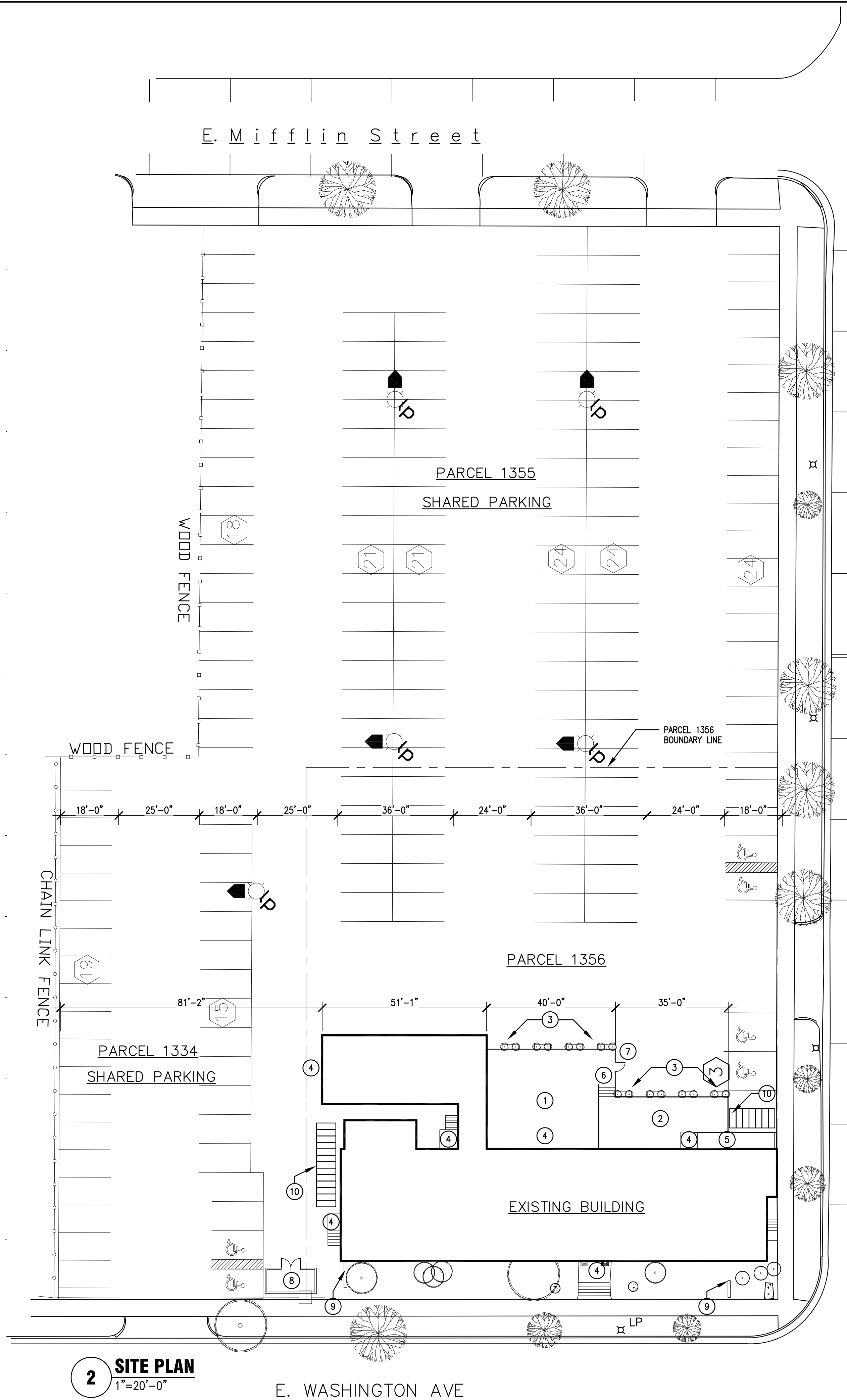
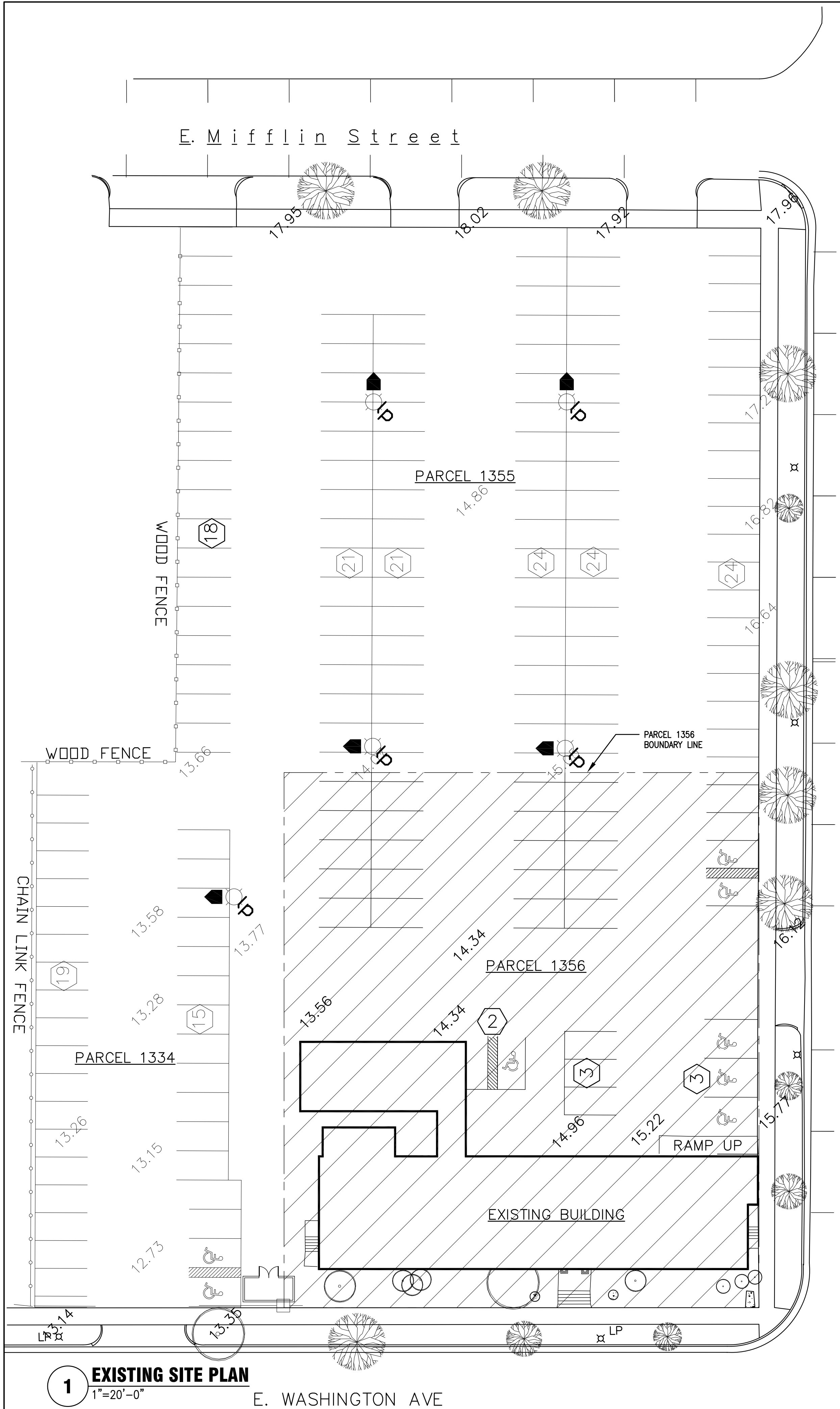


**PASQUALS**  
TENANT IMPROVEMENT  
1344 E. WASHINGTON AVE  
MADISON, WI

**SITE PHOTOMETRICS**

05/07/2014  
LAND USE APPLICATION

**E1.1**



**SITE PLAN GENERAL NOTES**

1. SITE CONSIDERATIONS ONLY REGARDING PARCEL 1356
2. HISTORIC LANDMARK BUILDING. CHANGES TO THE EXTERIOR OF THE BUILDING TO INCLUDE:
  - A. NEW PATIO, SEE SHEET A3.1 FOR ELEVATIONS
3. EXISTING PARKING STALLS TO REMAIN WITH EXCEPTION OF REMOVING SIX STALLS FOR NEW PATIO
4. EXISTING LIGHTING TO REMAIN WITH THE EXCEPTION OF NEW LIGHTING AT THE PATIO AREA
5. PATIO TO BE SECURED PER CITY REQUIREMENTS
6. ALL EXISTING VEGETATION TO REMAIN, ANY CHANGES TO LANDSCAPING WILL BE SUBMITTED SEPARATELY
7. EXISTING SIGN LOCATIONS TO REMAIN, ANY CHANGES TO SIGNAGE WILL BE SUBMITTED SEPARATELY
8. PARKING: ZONED TE - NO MINIMUM/ MAXIMUM PARKING REQUIRED. BUILDING HAS AGREEMENT TO UTILIZE SURROUNDING PARKING STALLS

**SITE PLAN KEYED NOTES**

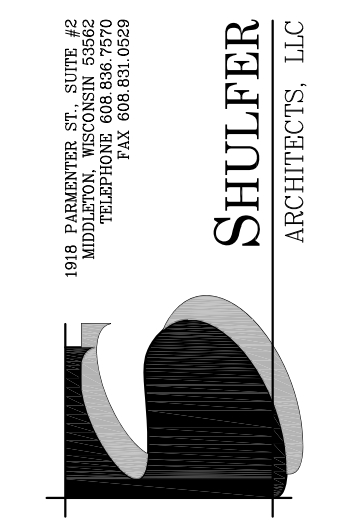
- 1 NEW OUTDOOR PATIO, AT GRADE (TOTAL PATIO AREA <10% OF TOTAL PARCEL AREA)
- 2 NEW OUTDOOR PATIO AT ~2'-6" ABOVE GRADE
- 3 PLANTER BOXES WITH VERTICAL VEGETATION SCREENING ELEMENTS, SEE SHEET A3.1 FOR FURTHER DETAILS
- 4 EXISTING EXTERIOR DOOR LOCATION
- 5 EXISTING ADA RAMP TO REMAIN, NEW RAILING INSTALLED TO MEET CURRENT ADA CODE
- 6 NEW STAIRS FOR PATIO
- 7 EMERGENCY ONLY ACCESS DOOR THROUGH FENCED PATIO, W/ INTERNAL ALARM SYSTEM
- 8 EXISTING TRASH ENCLOSURE TO REMAIN
- 9 EXISTING SIGN LOCATIONS
- 10 POTENTIAL BICYCLE PARKING (RACK) LOCATIONS (20 TOTAL STALLS 5% OF TOTAL OCCUPANTS), FINAL BICYCLE RACK SELECTION WILL CONFORM WITH CITY OF MADISON REQUIREMENTS

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

E. WASHINGTON AVE

**2** SITE PLAN  
1"=20'-0"

E. WASHINGTON AVE



**PASQUALS**  
TENANT IMPROVEMENT  
1344 E. WASHINGTON AVE  
MADISON, WI

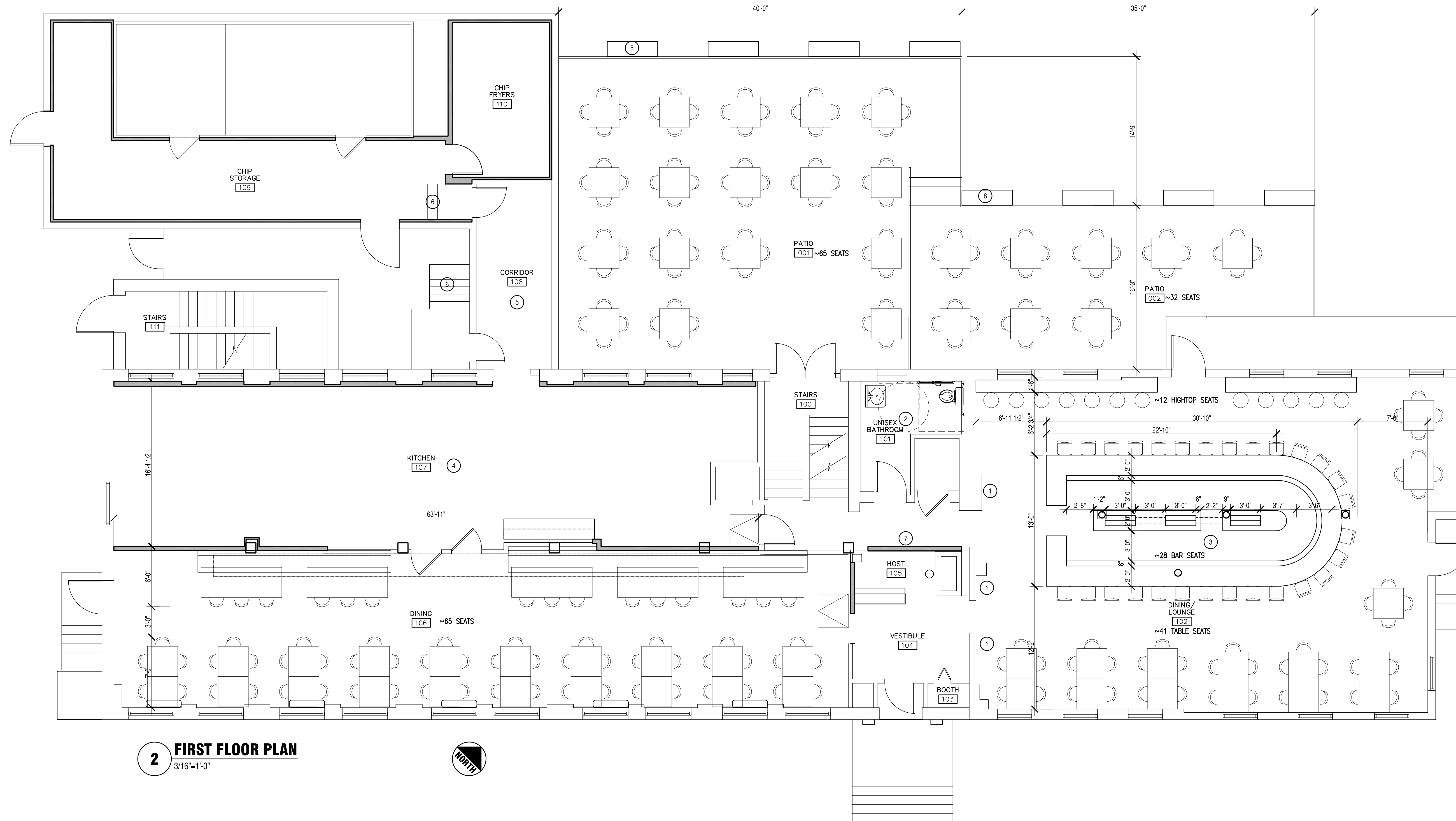
**SITE PLAN**

05/07/2014  
LAND USE APPLICATION

**A1.1**

**FIRST FLOOR PLAN NOTES:**

- 1 VERIFY: STRIP WALL TO EXPOSE BRICK WALL UNDERNEATH.
- 2 NEW RESTROOM, VERIFY PLUMBING LOCATIONS
- 3 NEW BAR LOCATION
- 4 COORDINATE KITCHEN LAYOUT WITH ARCHITECT
- 5 INSPECT EXISTING STRUCTURAL AND WALL CONDITIONS, BUILD NEW WALLS, ROOF, FLOOR AS REQUIRED
- 6 RE-BUILD STAIRS/ HANDRAILS TO MEET CODE, TWO HANDRAILS EACH SIDE OF STAIRS
- 7 WALL WITH PASS-THROUGH WINDOW
- 8 PLANTER BOXES WITH VERTICAL VEGETATION, USED AS BUFFER

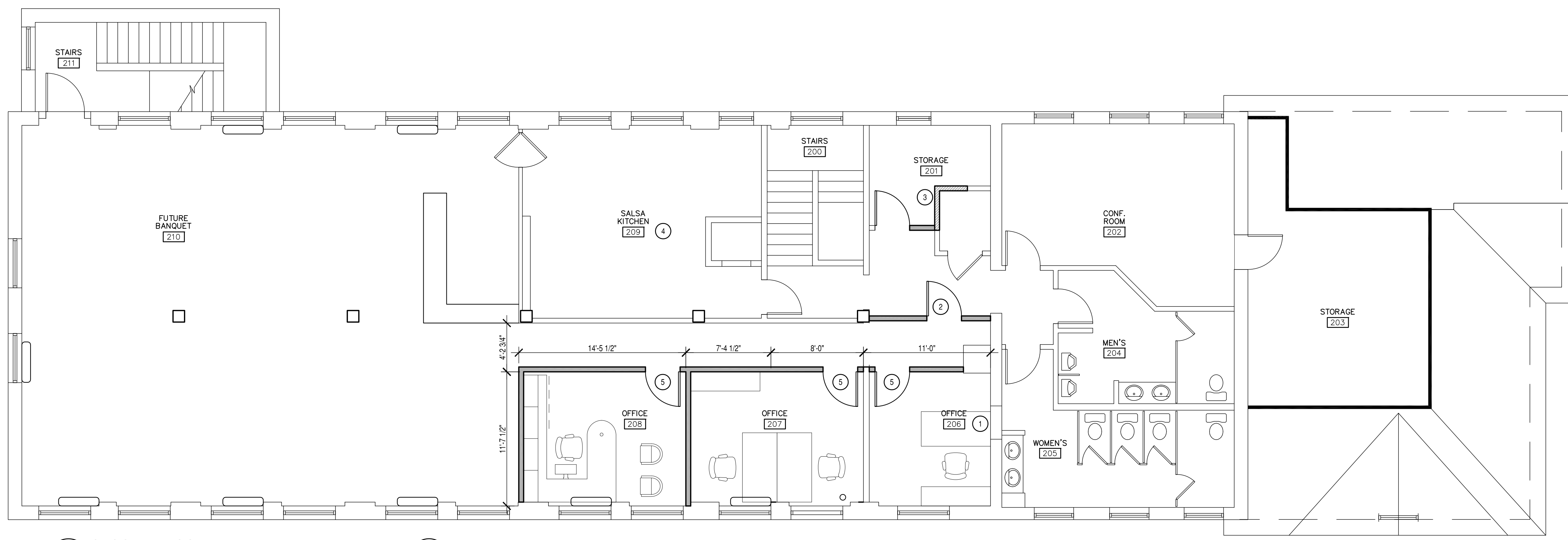


**2 FIRST FLOOR PLAN**  
3/16"=1'-0"



**SECOND FLOOR PLAN NOTES:**

- 1 VERIFY: STRIP WALL TO EXPOSE BRICK WALL UNDERNEATH.
- 2 180 DEG. FULL SWING DOOR
- 3 WALL TO BE EXTENDED FROM EXISTING PARTIAL HEIGHT WALL TO BOTTOM OF ROOF STRUCTURE
- 4 COORDINATE KITCHEN LAYOUT WITH ARCHITECT
- 5 RECYCLED DOORS FROM FIRST FLOOR



**1 SECOND FLOOR PLAN**  
3/16"=1'-0"



1000 PARKWAY, SUITE 402  
MADISON, WI 53703  
TELEPHONE: 608.261.2070  
FAX: 608.261.2070

**SHULFER**  
ARCHITECTS, LLC

**PASQUALS**  
TENANT IMPROVEMENT  
1344 E. WASHINGTON AVE  
MADISON, WI

**SECOND FLOOR PLAN**

05/07/2014  
LAND USE APPLICATION



**1 PATIO ELEVATION**  
1/4"=1'-0"

CONC. PLANTER BOXES    RAISED PATIO (COMPOSITE DECKING)    VERTICAL LIVE WALL    STAIRS    AT GRADE PATIO (CONC. PAVERS OR COMPOSITE DECKING)    RAILING AROUND PATIO, STEEL PIPE, WITH METAL CABLE SEE 2/A3.1 FOR DESIGN INSPIRATION



STEEL PIPE FOR EXTERIOR PATIO RAILING, HORIZONTAL STEEL CABLE NOT SHOWN IN THIS IMAGE BUT WILL BE INCLUDED IN THE PATIO DESIGN SEE 1/A3.1

**2 EXTERIOR RAILING**  
1/2"=1'-0"