



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>December 8th, 2015</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>January 13th, 2016</u>	<input checked="" type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input checked="" type="checkbox"/> Final Approval

1. Project Address: Addition to 502 N Frances St. (Addition address is 610 State Street)
Project Title (if any): M&A Towers Addition

2. This is an application for (Check all that apply to this UDC application):

New Development Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
- Planned Development (PD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee) Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Jenny Dechant Company: Iconica
 Street Address: 901 Deming Way City/State: Madison, WI Zip: 53717
 Telephone: (608)664-3555 Fax: (608)664-3535 Email: jenny.dechant@iconicacreates.com

Project Contact Person: Jenny Dechant Company: Iconica
 Street Address: 901 Deming Way City/State: Madison, WI Zip: 53717
 Telephone: (608)664-3555 Fax: (608)664-3535 Email: jenny.dechant@iconicacreates.com

Project Owner (if not applicant) : Marc Lebowitz, M&A Real Estate Partners
 Street Address: 10990 Wilshire Boulevard, #1220 City/State: Los Angeles, CA Zip: 90024
 Telephone: (310)331-8865 Fax: () Email: marc@manda-partners.com

4. Applicant Declarations:

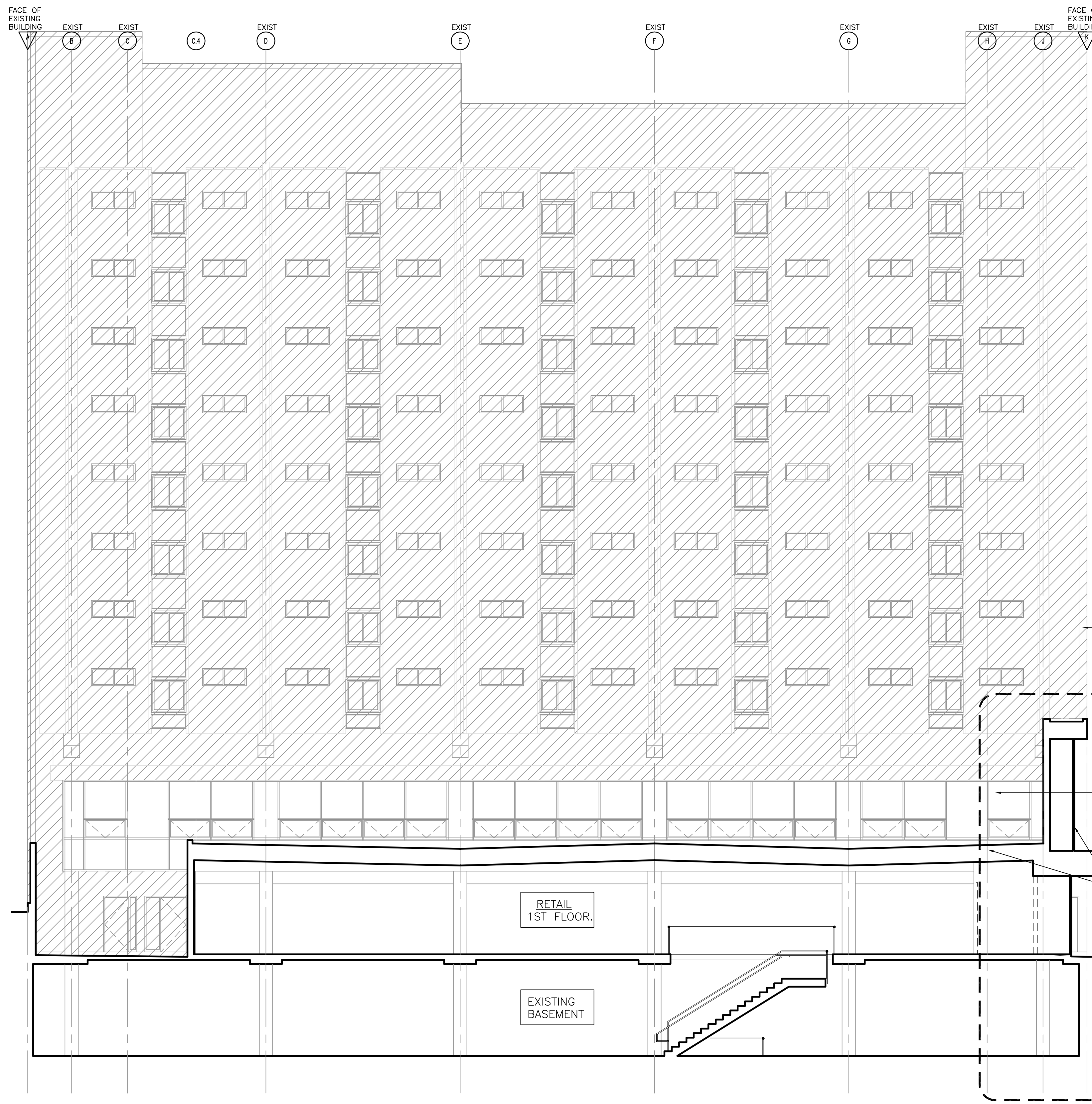
A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on 12-07-15.
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant Jenny Dechant Relationship to Property Architect

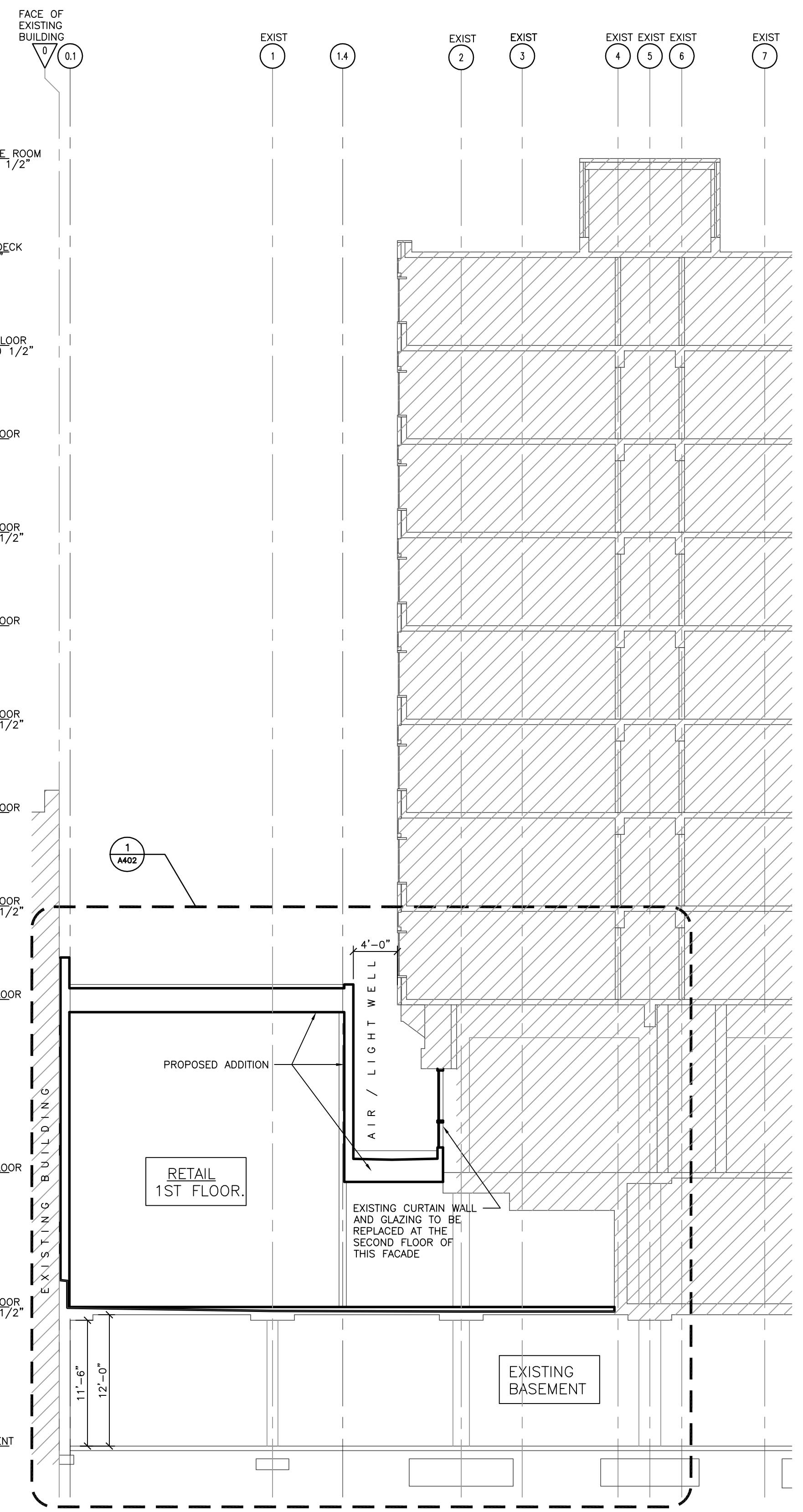
Authorized Signature Date 12-08-2015

PLOT DATE: 12/01/2015



2 BUILDING SECTION
 A401 SCALE: 1/8" = 1'-0"
 000000.000

- EXISTING MACHINE ROOM
ELEV. = 126'-1 1/2"
- EXISTING ROOF DECK
ELEV. = 116'-5"
- EXISTING 10TH FLOOR
ELEV. = 107'-10 1/2"
- EXISTING 9TH FLOOR
ELEV. = 99'-4"
- EXISTING 8TH FLOOR
ELEV. = 90'-9 1/2"
- EXISTING 7TH FLOOR
ELEV. = 82'-3"
- EXISTING 6TH FLOOR
ELEV. = 73'-8 1/2"
- EXISTING 5TH FLOOR
ELEV. = 65'-2"
- HATCHED FACADE TO
REMAIN AS-IS
- EXISTING 4TH FLOOR
ELEV. = 56'-7 1/2"
- EXISTING 3RD FLOOR
ELEV. = 48'-1"
- EXISTING CURTAIN WALL
AND GLAZING TO BE
REPLACED AT THE
SECOND FLOOR OF THIS
FACADE
- EXISTING 2ND FLOOR
ELEV. = 31'-9"
- PROPOSED ADDITION
- ADDITION 1ST FLOOR
ELEV. = 19'-5 1/2"
- EXISTING BASEMENT
ELEV. = 8'-9"



1 BUILDING SECTION
 A401 SCALE: 1/8" = 1'-0"
 000000.000



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THE TOWERS ADDITION
 502 N. FRANCES STREET
 MADISON, WI

M&A REAL ESTATE PARTNERS
 10990 WILSHIRE BOULEVARD, #1220
 LOS ANGELES, CA 90024

ISSUE DATES:
 CITY SUB #2: 12-02-15

RFI/SI DATE:

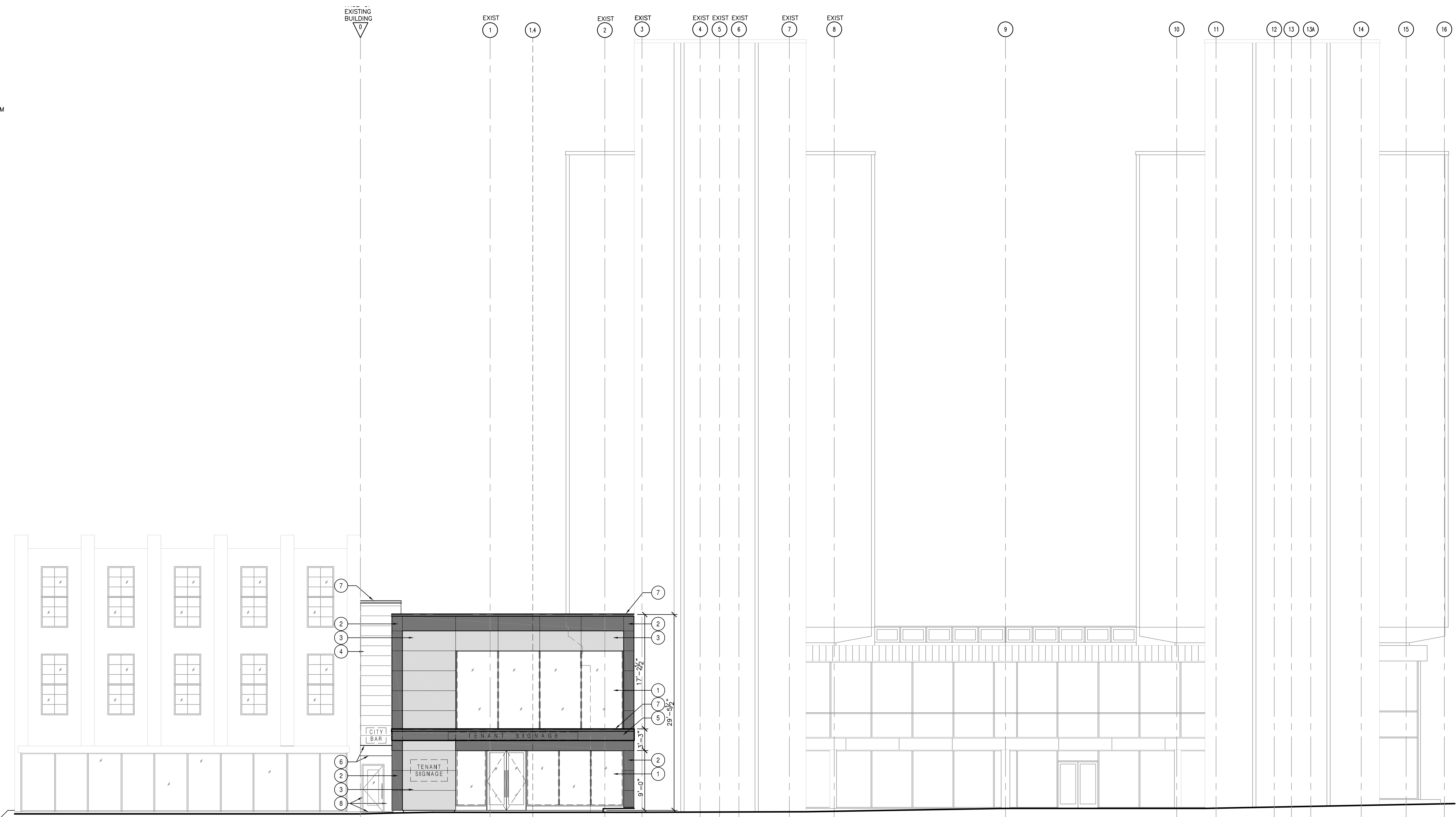
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PROJECT #: 20150790
SHEET NUMBER

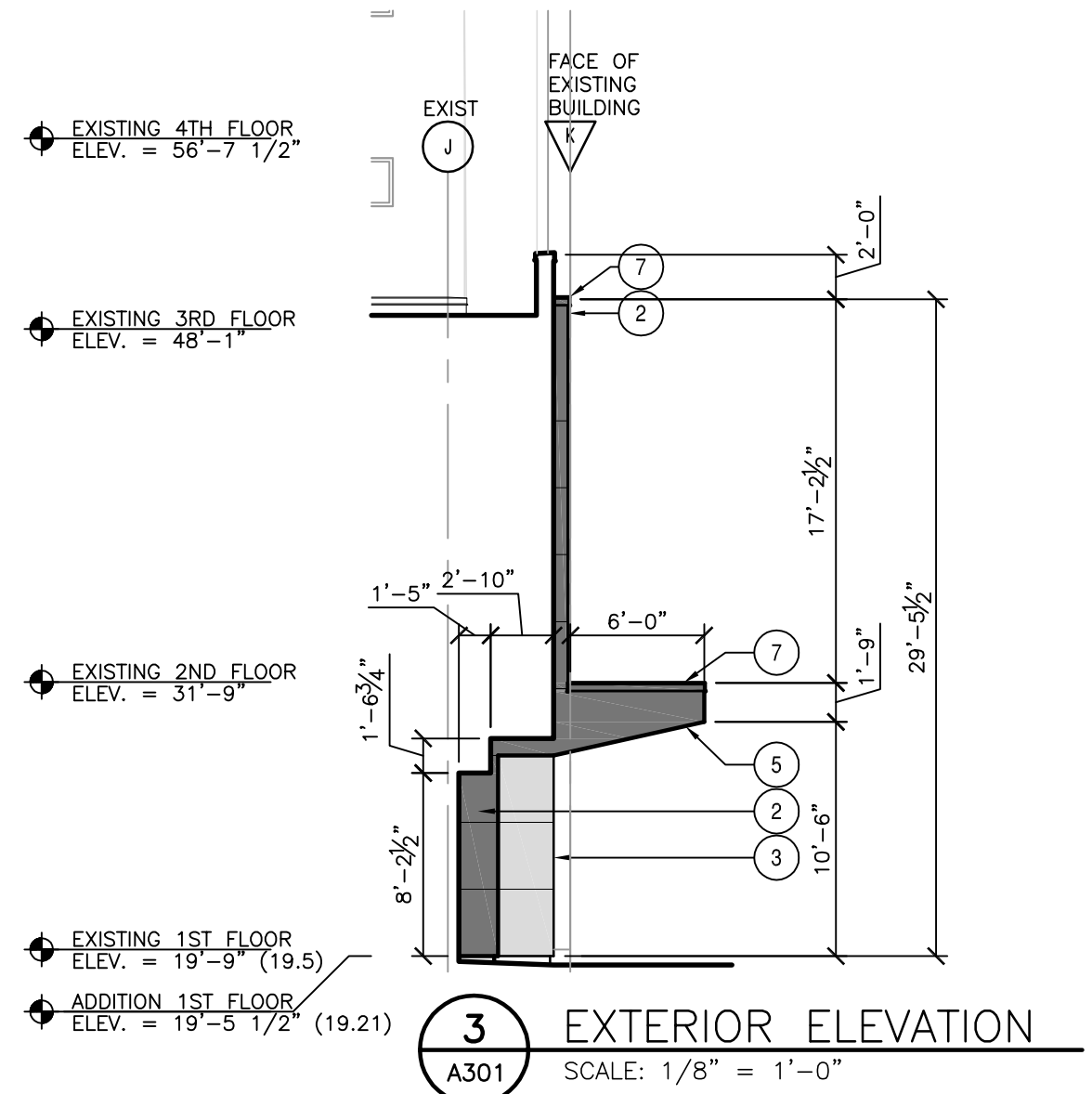
A401

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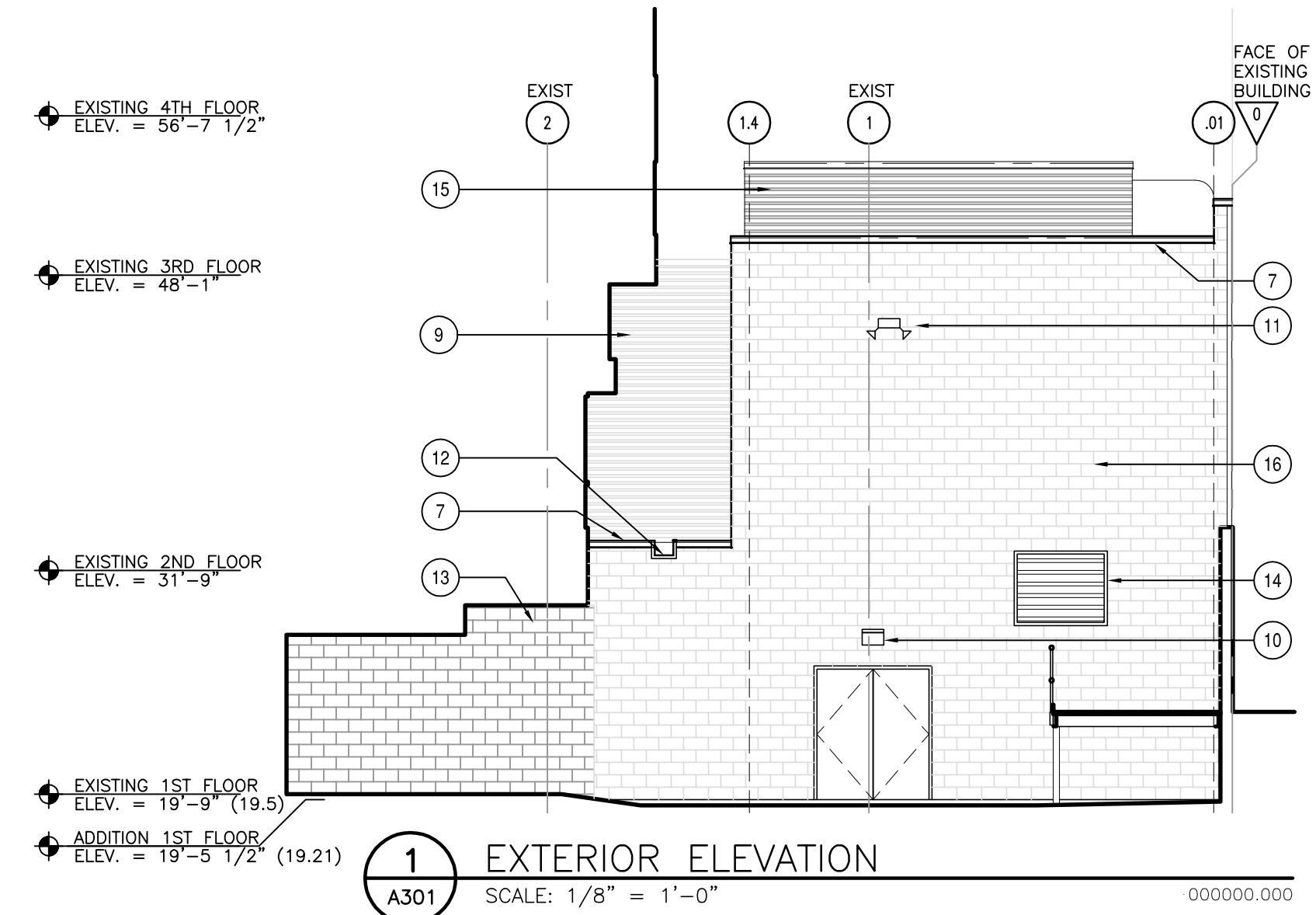
- EXISTING MACHINE ROOM
ELEV. = 126'-1 1/2"
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ELEV. = 116'-5"
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ELEV. = 56'-7 1/2"
- EXISTING 3RD FLOOR
ELEV. = 48'-1"
- EXISTING 2ND FLOOR
ELEV. = 31'-9"
- EXISTING 1ST FLOOR
ELEV. = 19'-9" (19.5)
- ADDITION 1ST FLOOR
ELEV. = 19'-5 1/2" (19.21)



2 EXTERIOR ELEVATION
A301 SCALE: 1/8" = 1'-0" 000000.000



3 EXTERIOR ELEVATION
A301 SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION
A301 SCALE: 1/8" = 1'-0" 000000.000

- KEYED MATERIAL NOTES:**
- 1 STRUCTURAL SILICONE STOREFRONT GLAZING
 - 2 REYNOBOND CORPORATE ID ACM PANEL "PROGRAM BLACK"
 - 3 REYNOBOND CORPORATE ID ACM PANEL "PROGRAM RED"
 - 4 REYNOBOND ACM PANEL "GREY"
 - 5 METAL PANEL SOFFIT - REYNOBOND CORPORATE ID ACM PANEL "PROGRAM BLACK"
 - 6 METAL SOFFIT (NOT VISIBLE IN ELEVATION VIEW)
 - 7 METAL ROOF COPING TO MATCH ADJACENT METAL PANEL COLOR
 - 8 EXISTING ENTRY DOOR, WALL FINISH AND FLOOR FINISH TO REMAIN
 - 9 HORIZONTAL METAL WALL PANEL - PAC CLAD M PANELS IN STONE WHITE
 - 10 EXTERIOR WALL PACK LIGHT, SEE ELECTRICAL
 - 11 EXTERIOR SPOT LIGHT, SEE ELECTRICAL
 - 12 OVERFLOW SCUPPER
 - 13 EXISTING PAINTED EXTERIOR CMU TO REMAIN
 - 14 WALL VENT, SEE MEP DOCUMENTS
 - 15 ROOF SCREEN WITH HORIZONTAL METAL WALL PANEL - PAC CLAD M PANELS IN STONE WHITE
 - 16 STANDARD GREY CMU BLOCK



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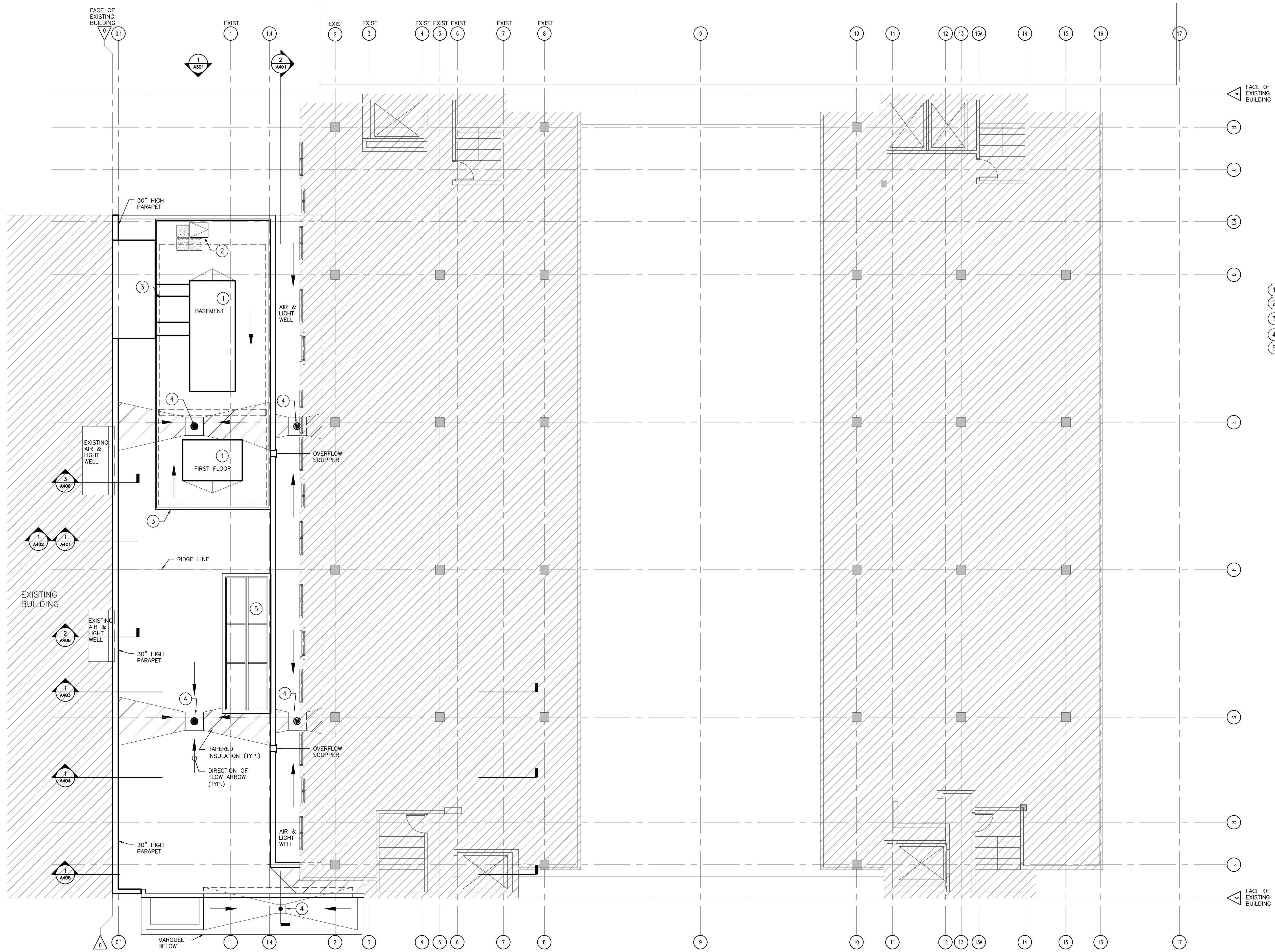
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A301

PLOT DATE: 12/01/2015



HATCH PATTERNS KEY	
	NEW CONSTRUCTION
	EXISTING CONSTRUCTION

GENERAL ROOF PLAN NOTES

1. SEE PLUMBING, HVAC, AND ELECTRICAL PLANS FOR ALL EQUIPMENT LOCATIONS AND ROOF PENETRATIONS

ROOF SYSTEM DESIGN (1HR - UL#519)

- KEYED ROOF FLOOR PLAN NOTES:**
- 1 ROOF TOP UNIT ON CURB
 - 2 ROOF HATCH
 - 3 4' HIGH ROOF SCREEN - ARCHITECTURAL METAL PANEL WITH EXPOSED FASTENERS
 - 4 6" ROOF DRAIN
 - 5 SKYLIGHT

FACE OF EXISTING BUILDING

A

B

C

C+

D

E

F

G

H

I

J

K

FACE OF EXISTING BUILDING

1 ROOF PLAN & THIRD FLOOR TOWERS PLAN
 A203 SCALE: 1/8" = 1'-0"
 000000.000



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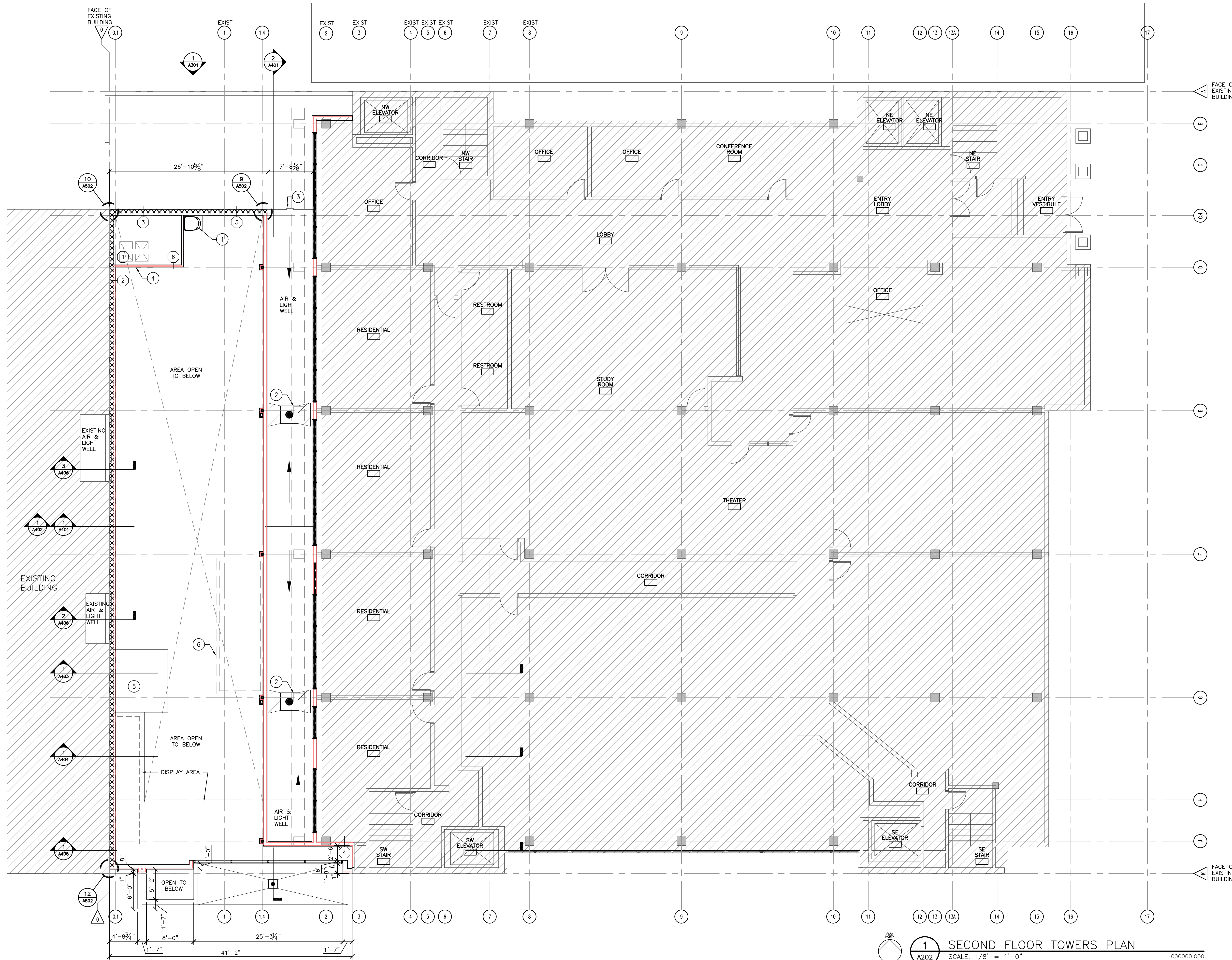
Schematic Design Phase:
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PROJECT #: 20150790
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A203

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HATCH PATTERNS KEY	
	NEW CONSTRUCTION
	EXISTING CONSTRUCTION

GENERAL PLAN NOTES

- REFER TO INSTRUCTIONS TO BIDDERS FOR DELINEATION OF WORK TO BE INCLUDED AS PART OF LANDLORD'S SHELL PACKAGE, AND WORK TO BE INCLUDED IN FUTURE PHASES FOR TENANT SPACES.
- DIMENSIONS ARE FROM EDGE OF STUD OR CENTERLINE OF COLUMN

- KEYED FLOOR PLAN NOTES:**
- ACCESS LADDER WITH CAGE
 - 6" ROOF DRAIN
 - OVERFLOW SCUPPER
 - MEP CHASE
 - 2-HR RATED LID ABOVE OVERRUN OF NEW ELEVATOR SERVING FIRST FLOOR AND BASEMENT RETAIL SPACE ONLY
 - LINE OF NEW SKYLIGHT ABOVE

1 SECOND FLOOR TOWERS PLAN
 SCALE: 1/8" = 1'-0"
 000000.000



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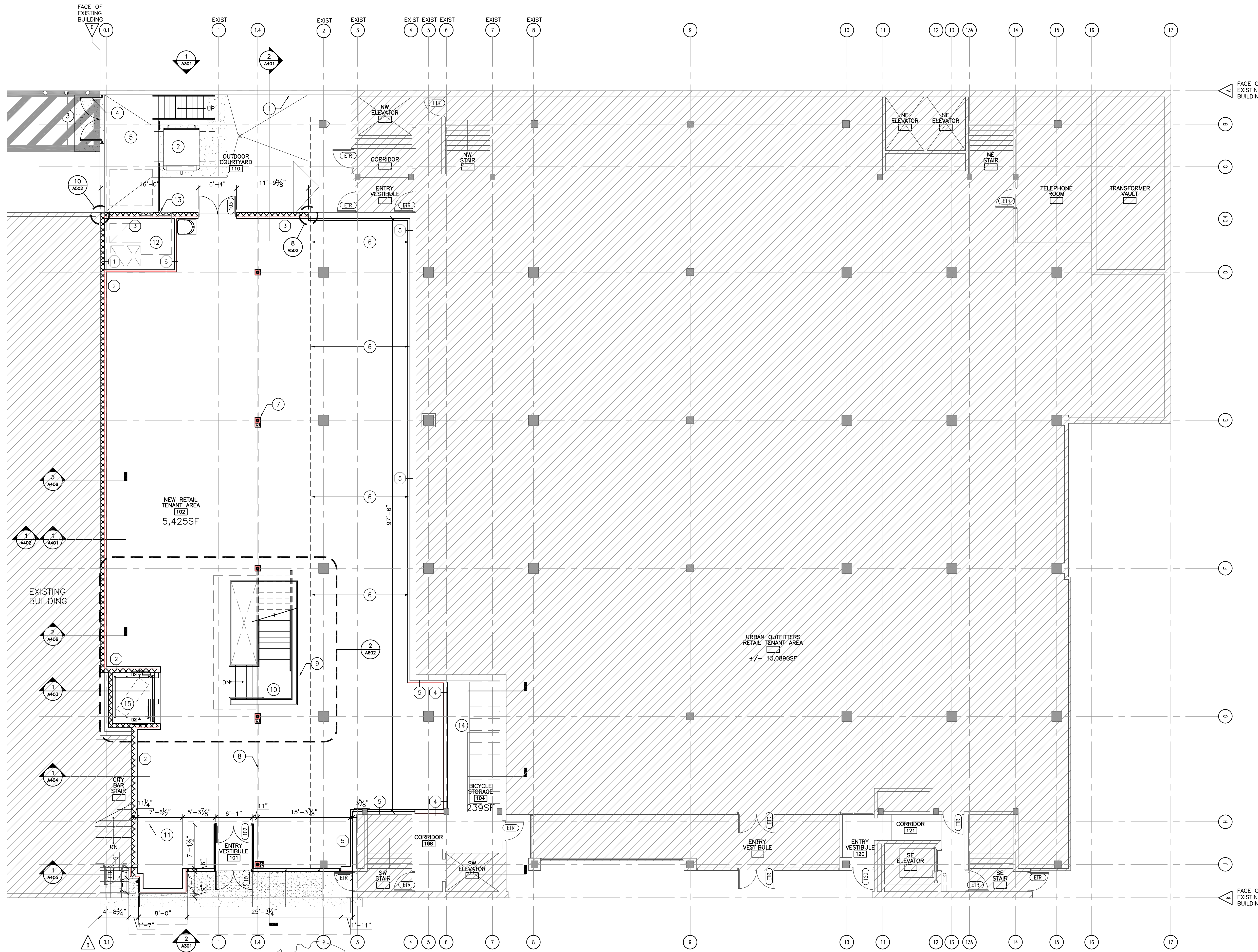
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Schematic Design Phase:
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PROJECT #: 20150790
SHEET NUMBER
A202

PLOT DATE: 12/01/2015



HATCH PATTERNS KEY	
	NEW CONSTRUCTION
	EXISTING CONSTRUCTION

GENERAL PLAN NOTES

- REFER TO INSTRUCTIONS TO BIDDERS FOR DELINEATION OF WORK TO BE INCLUDED AS PART OF LANDLORD'S SHELL PACKAGE, AND WORK TO BE INCLUDED IN FUTURE PHASES FOR TENANT SPACES.
- DIMENSIONS ARE FROM EDGE OF STUD OR CENTERLINE OF COLUMN

- KEYED NOTES:**
- EXISTING RETAINING WALL TO REMAIN
 - NEW SCISSORS LIFT FOR LOADING
 - EXISTING 10' EASEMENT
 - 8' HIGH MOTORIZED SECURITY GATE. GATE TO OPERATE AT ALL TIMES FROM INSIDE OF COURTYARD FOR EMERGENCY EGRESS
 - NEW EXTERIOR METAL STAIRWAY AND PLATFORM UP TO ALLEY LEVEL. SEE A102 FOR DETAILS
 - THE BOTTOM OF THE EXISTING SECOND FLOOR STRUCTURE EAST OF THIS LINE MAY NEED TO BE SPRAYED WITH FIRE PROOFING SO THE TOTAL SYSTEM EQUALS A 2 HOUR RATING.
 - WRAP NEW STEEL COLUMNS WITH 2 HOUR RATED GWB ASSEMBLY (TYP. ALL NEW COLUMNS)
 - ROOF LEVEL STEPS ABOVE
 - STEEL PIPE GUARDRAIL (PAINTED WHITE)
 - METAL PAN STAIR WITH CONCRETE FILLED TREADS AND STEEL PIPE RAILING (PAINTED WHITE)
 - LINE OF DISPLAY AREA ABOVE
 - MEP CHASE
 - VENT ON EXTERIOR WALL. SEE MEP DOCUMENTS
 - RAISE LEVEL OF FLOOR TO MATCH EXISTING CONCRETE SIDEWALK LEVEL
 - NEW ELEVATOR SERVING FIRST FLOOR AND BASEMENT RETAIL SPACE ONLY - BASIS OF DESIGN IS OTIS HydroFIT MACHINEROOMLESS, FRONT OPENING SINGLE SLIDE DOOR, 3500LBS CAPACITY, 125 F.P.M., 4' PIT DEPTH

1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
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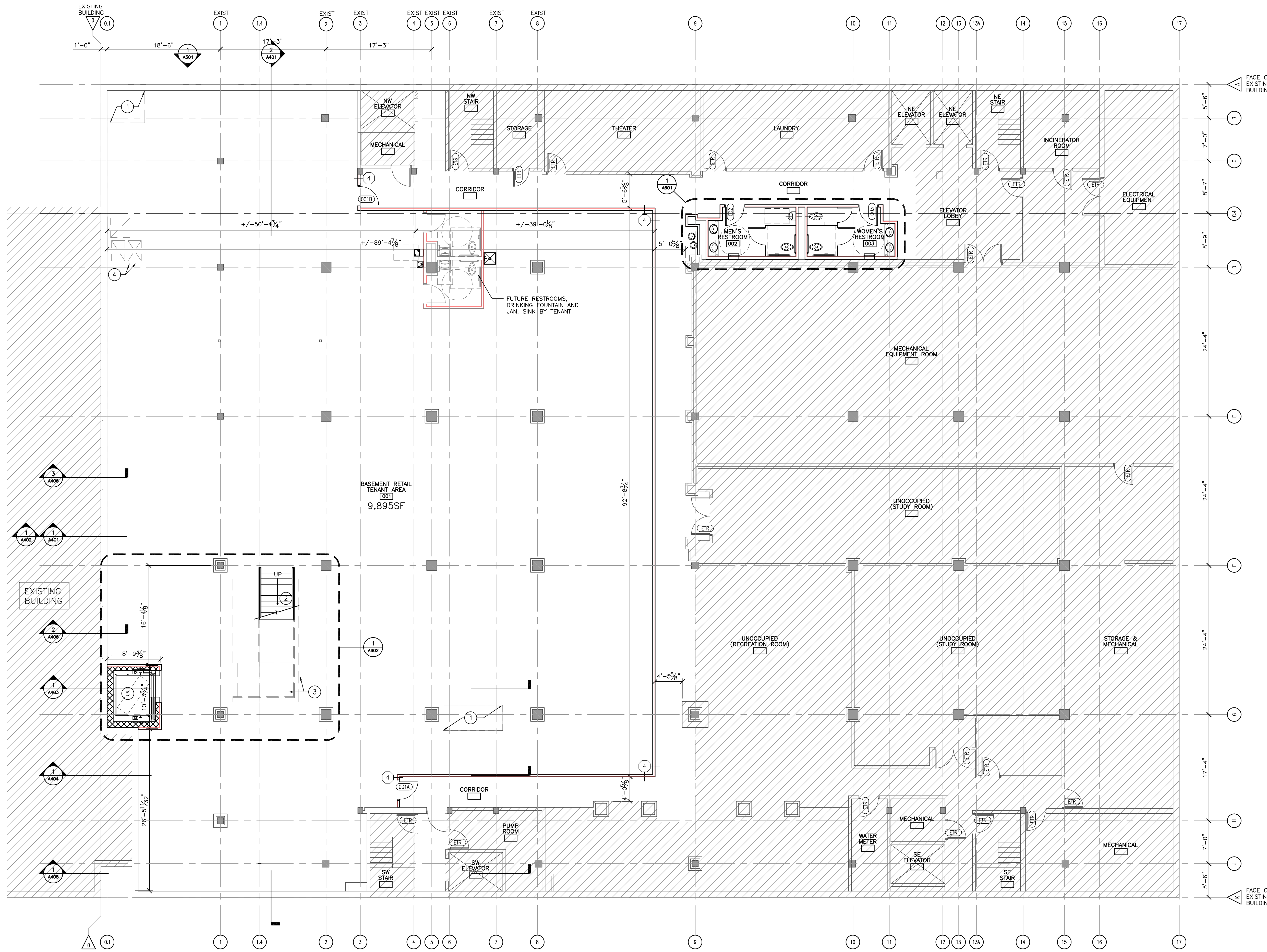
RFI/SI DATE:

Schematic Design Phase:
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PROJECT #: 20150790
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A201

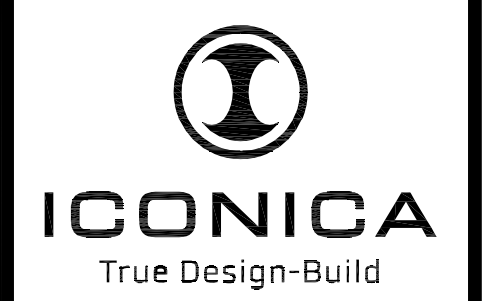


HATCH PATTERNS KEY	
	NEW CONSTRUCTION
	EXISTING CONSTRUCTION

GENERAL PLAN NOTES

- REFER TO INSTRUCTIONS TO BIDDERS FOR DELINEATION OF WORK TO BE INCLUDED AS PART OF LANDLORD'S SHELL PACKAGE, AND WORK TO BE INCLUDED IN FUTURE PHASES FOR TENANT SPACES.
- DIMENSIONS ARE FROM EDGE OF STUD OR CENTERLINE OF COLUMN

- KEYED NOTES:**
- PORTION OF FLOOR ABOVE TO BE INFILLED, SEE STRUCTURAL
 - METAL PAN STAIR WITH CONCRETE FILLED TREADS AND STEEL PIPE RAILING (PAINTED WHITE)
 - LINE OF STAIR & FLOOR OPENING OVERHEAD
 - ACCESS FIRE DAMPERS TO DUCTWORK ABOVE, SEE MEP DOCUMENTS
 - NEW ELEVATOR SERVING FIRST FLOOR AND BASEMENT RETAIL SPACE ONLY - BASIS OF DESIGN IS OTIS HydroFIT MACHINEROMLESS, FRONT OPENING SINGLE SLIDE DOOR, 3500LBS CAPACITY, 125 F.P.M., 4' PIT DEPTH



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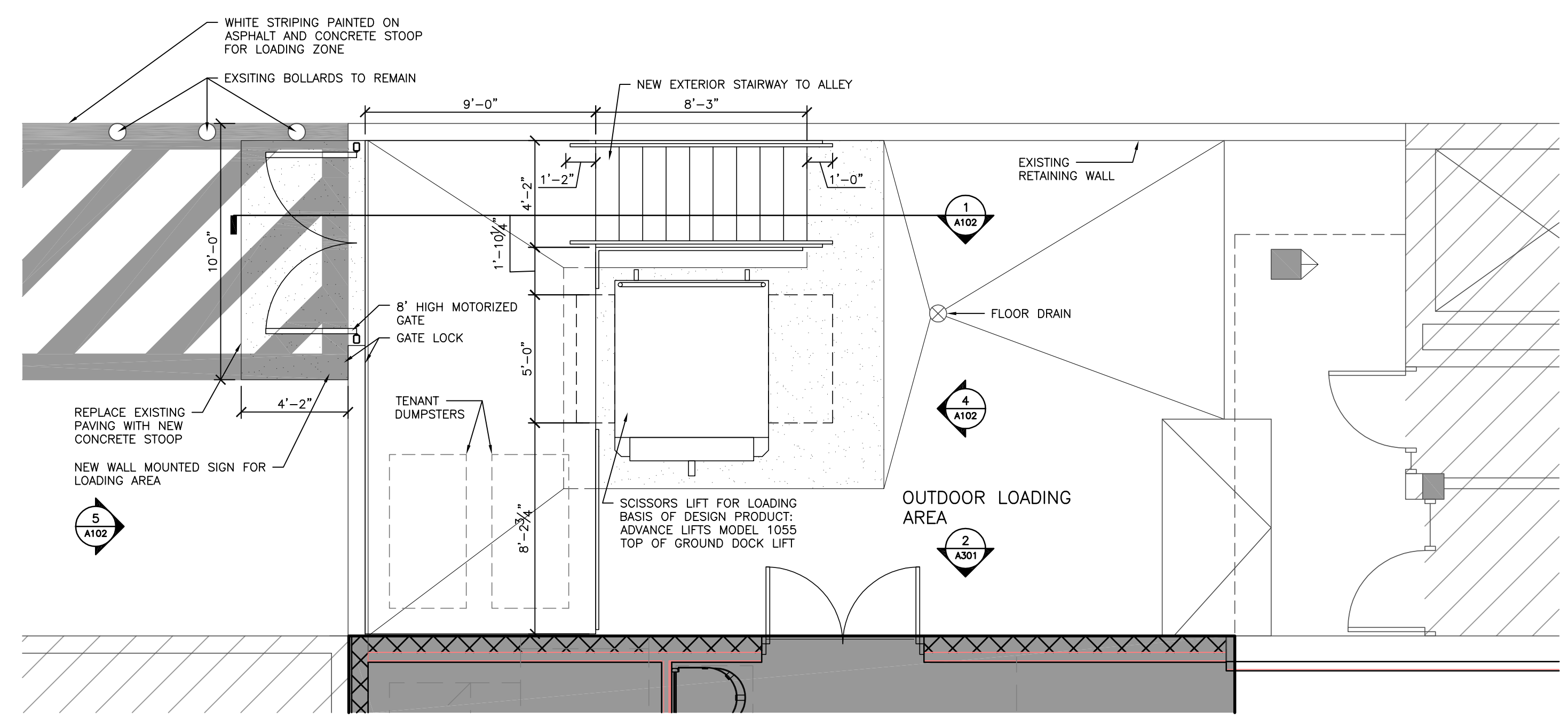
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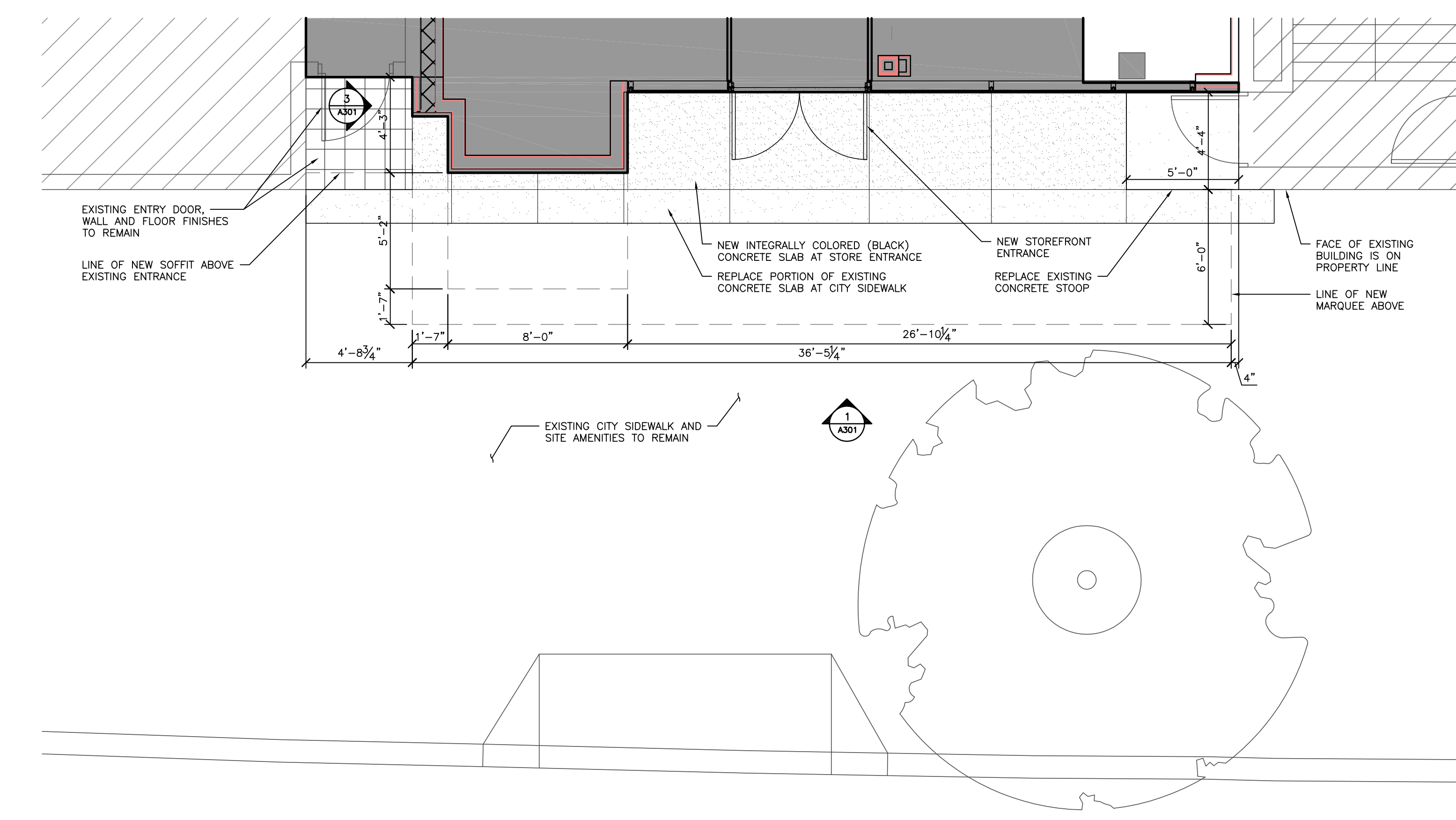
A200

1 BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"
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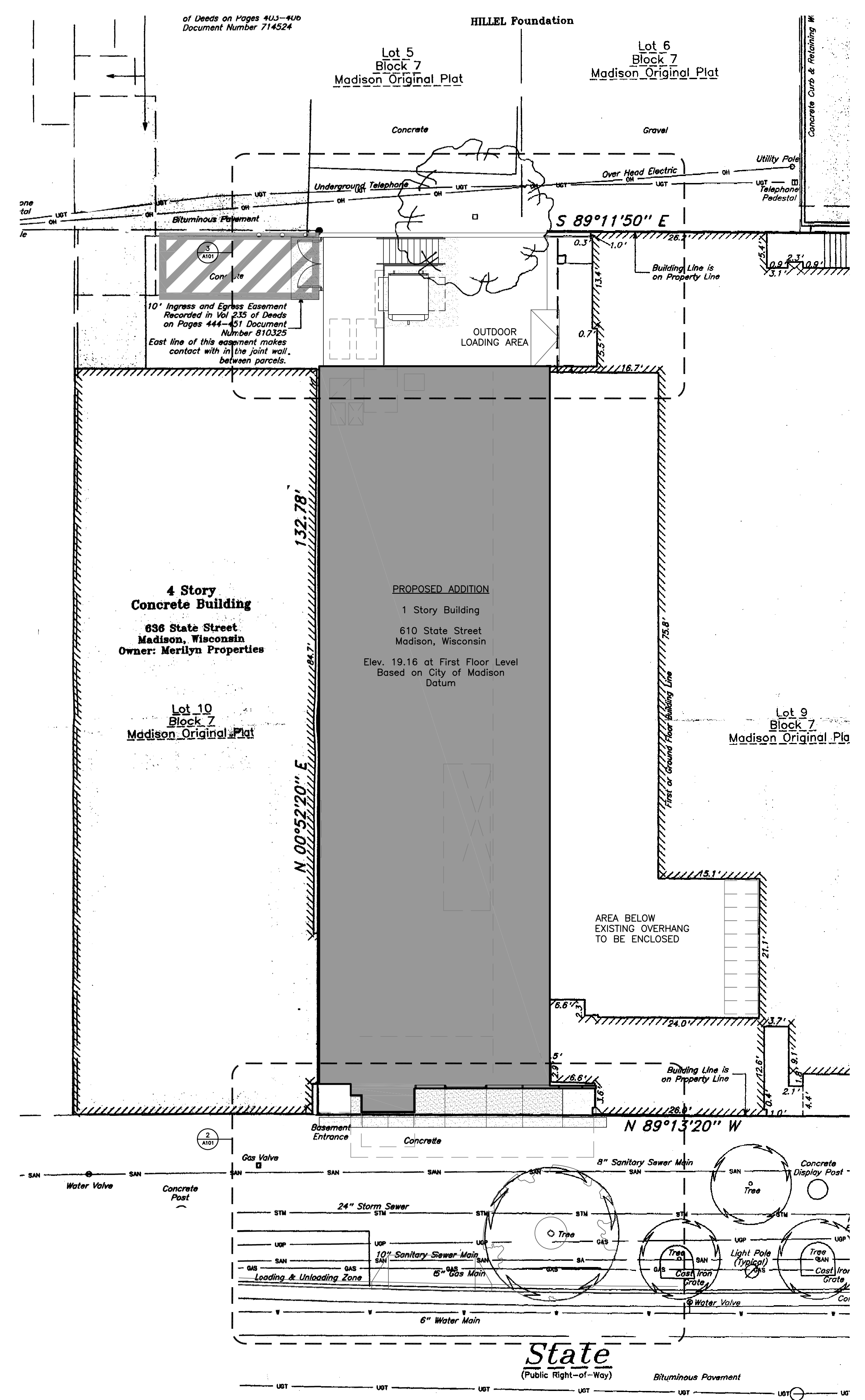
SITE PLAN INFORMATION BLOCK		
Site Address: 502 N. Frances Street, Madison, WI	Gross square feet of office area: N/A	
Addition Address: 610 State Street, Madison, WI	Gross square feet of retail area: 15,334 gsf	
Site Acreage: 6.496 ac ± = 0.147 Acres	Number of employees in warehouse: N/A	
Addition Area: 5,425 sf (first floor)	Number of employees in production area: N/A	
Number of building stories (above grade): Existing building: 11 Addition: 1	Capacity of restaurant/office of assembly: N/A	
Addition building height: 29'-6" above first floor	Number of bicycle stalls shown: 10 long term bike parking stalls for residential towers	
Type of construction: IB	Number of parking stalls shown: No on site parking provided	
Occupancy Type: Existing building: Mercantile Group M (1st and 2nd stories)	Number of trees shown: No landscape provided at addition	
Residential Group R-2 (3rd through 10th stories)		
Addition: Mercantile Group M (basement, 1st floor)		



3 ENLARGED COURTYARD SITE PLAN
 SCALE: 1/4" = 1'-0"
 1/4" = 1'-0"



2 ENLARGED STREETFRONT SITE PLAN
 SCALE: 1/4" = 1'-0"
 1/4" = 1'-0"



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



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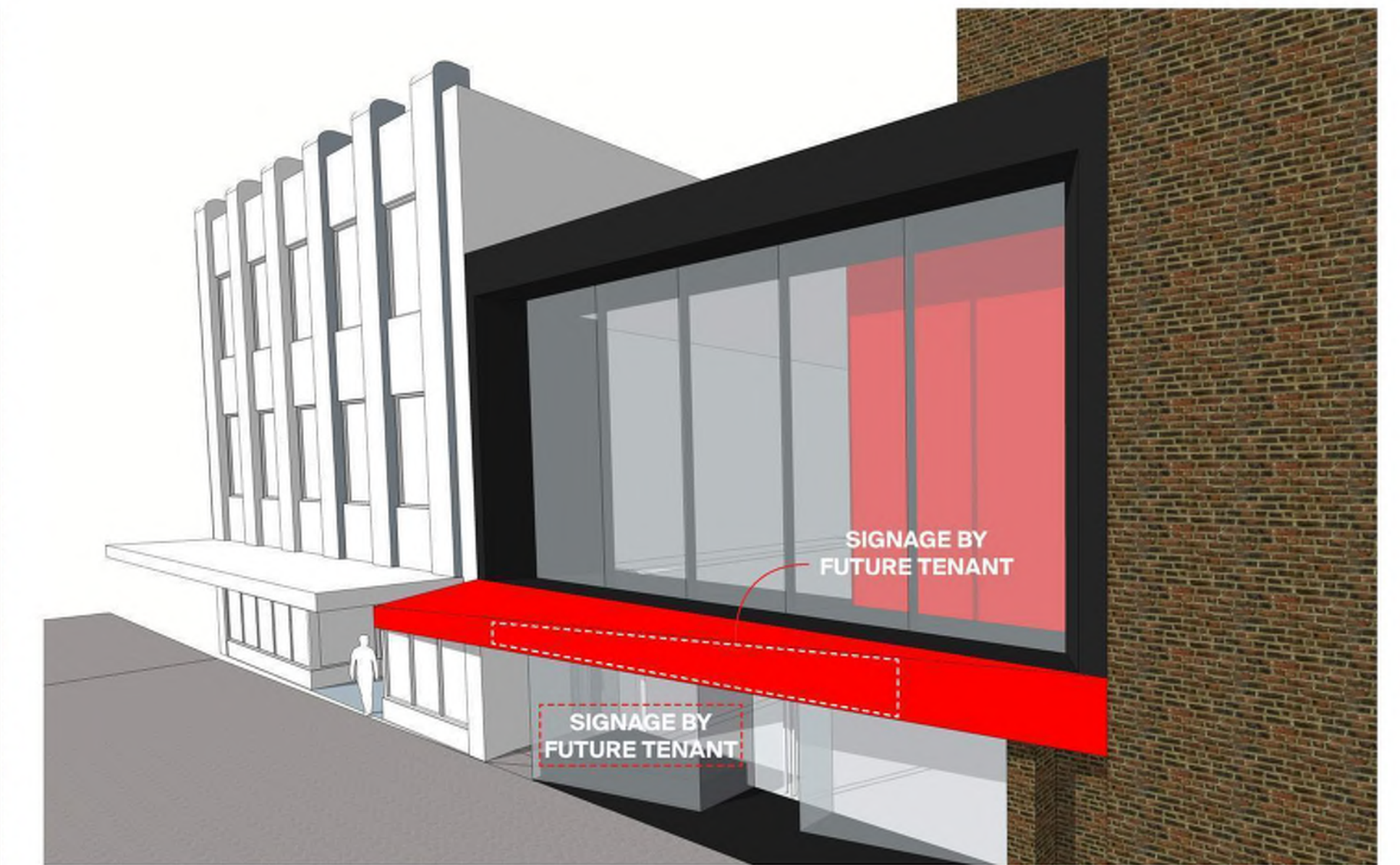
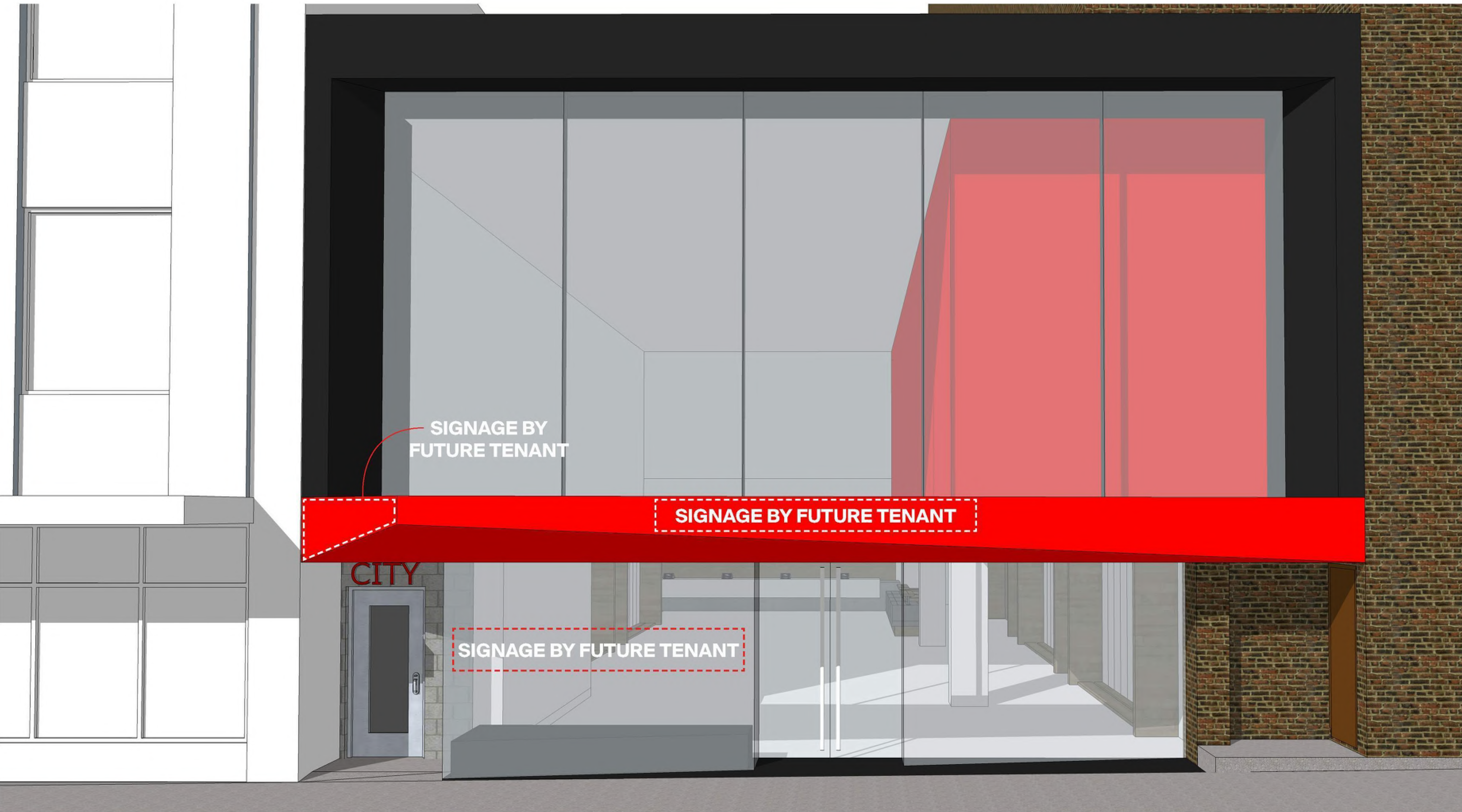
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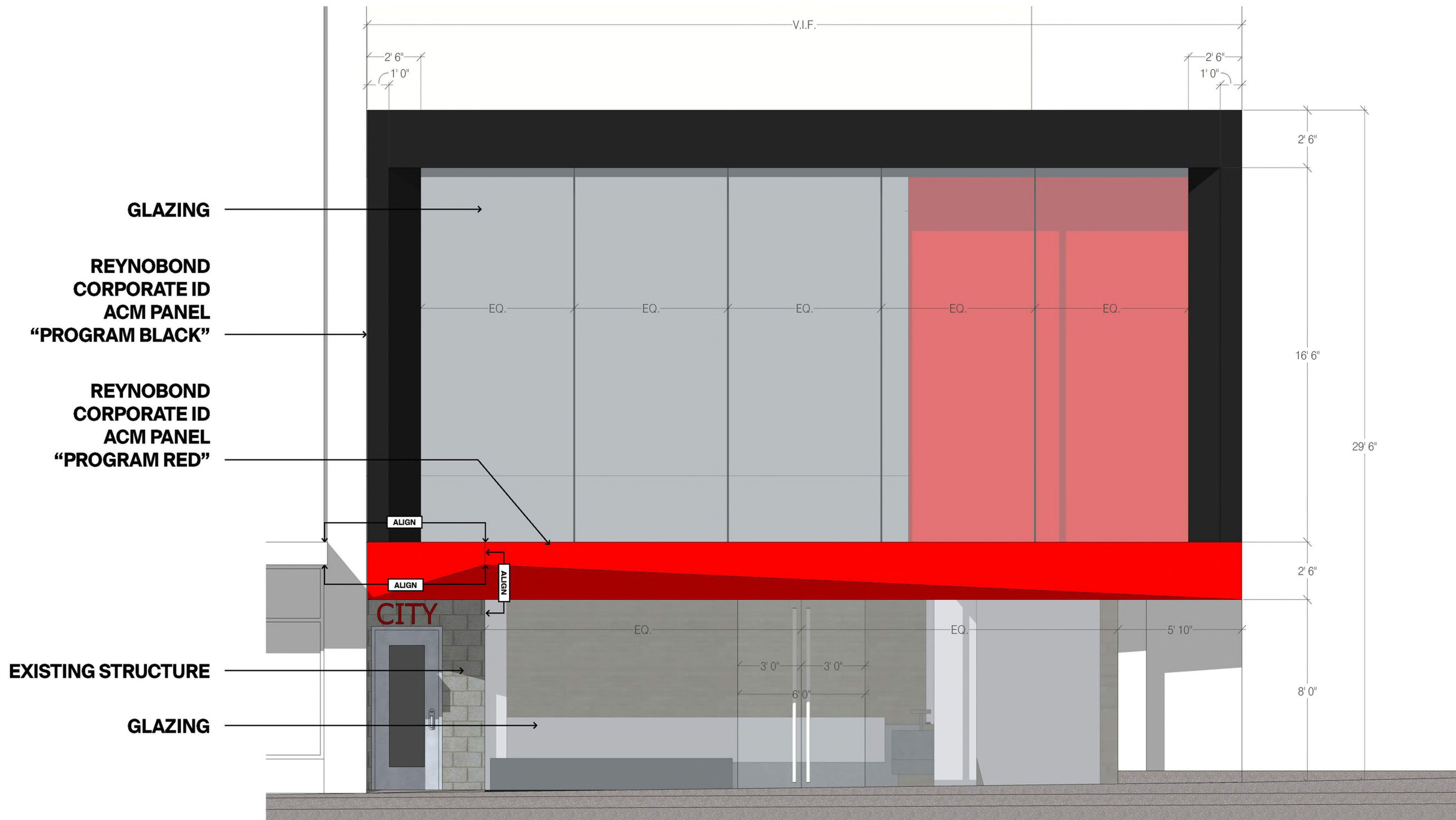
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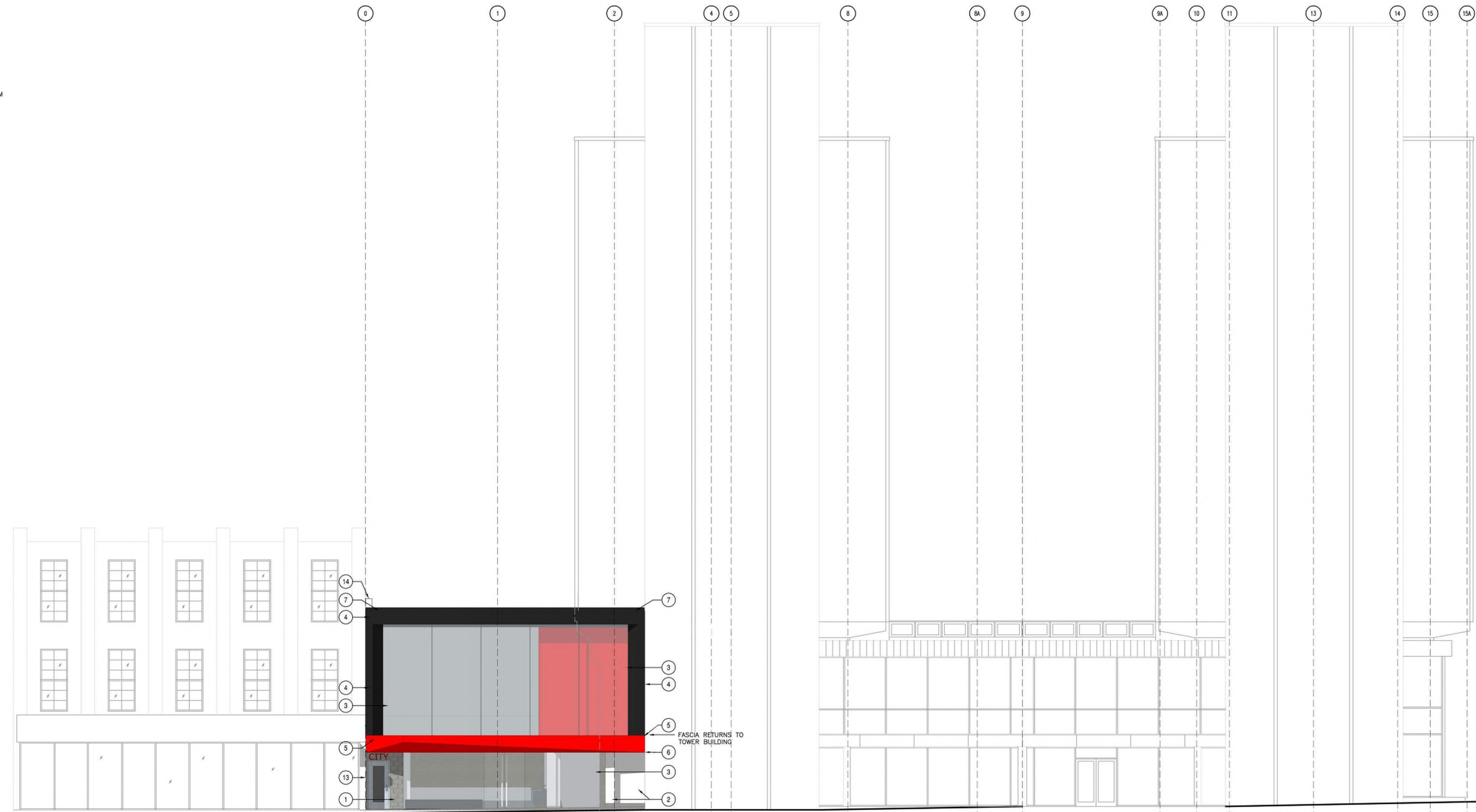
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A101



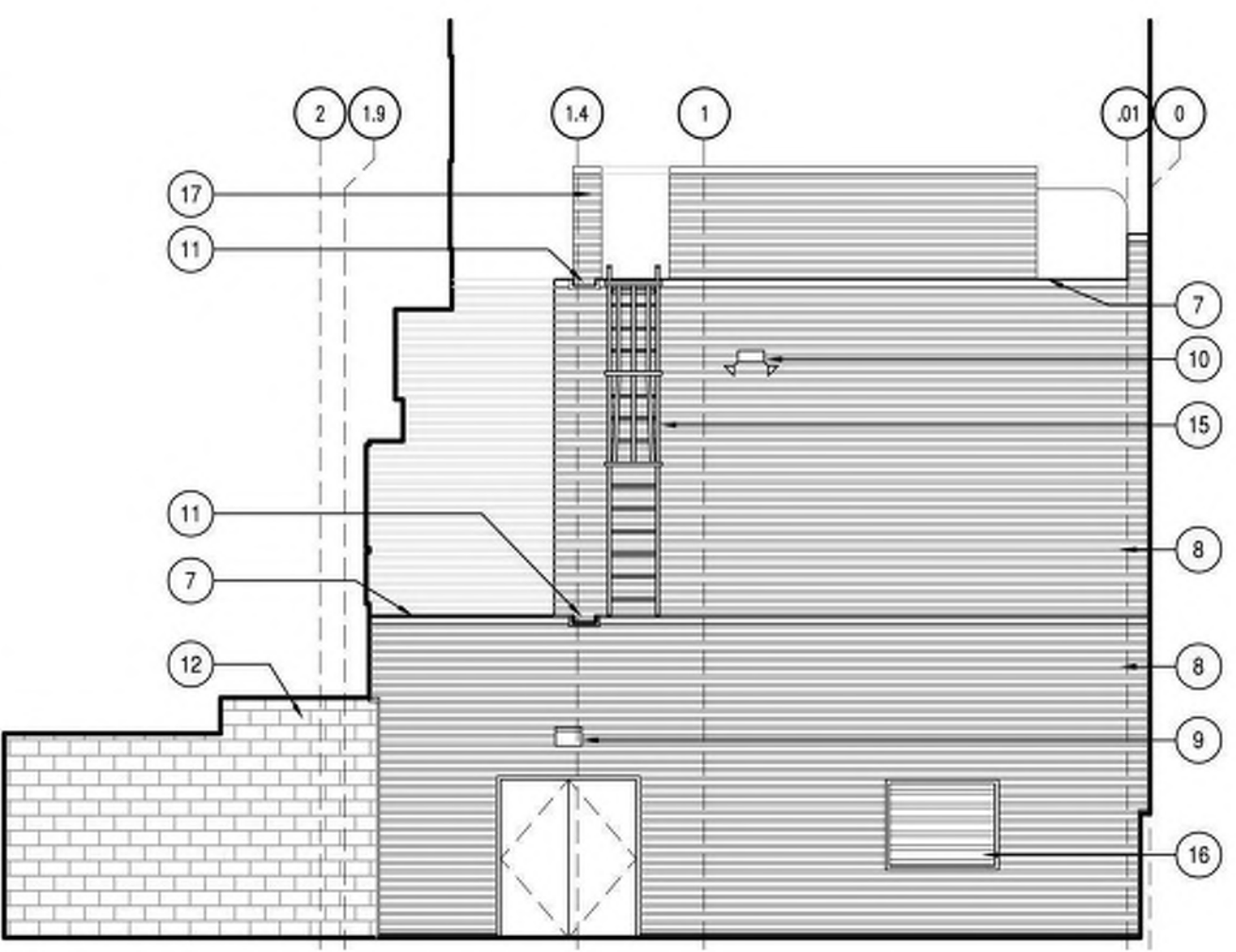


- ◆ EXISTING MACHINE ROOM
ELEV. = 128'-1 1/2"
- ◆ EXISTING ROOF DECK
ELEV. = 116'-5"
- ◆ EXISTING 10TH FLOOR
ELEV. = 107'-10 1/2"
- ◆ EXISTING 9TH FLOOR
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- ◆ EXISTING 4TH FLOOR
ELEV. = 56'-7 1/2"
- ◆ EXISTING 3RD FLOOR
ELEV. = 48'-1"
- ◆ EXISTING 2ND FLOOR
ELEV. = 31'-9"
- ◆ EXISTING 1ST FLOOR
ELEV. = 19'-9"



2 EXTERIOR ELEVATION
A301 SCALE: 1/8" = 1'-0" 000000.000

- ◆ EXISTING 4TH FLOOR
ELEV. = 56'-7 1/2"
- ◆ EXISTING 3RD FLOOR
ELEV. = 48'-1"
- ◆ EXISTING 2ND FLOOR
ELEV. = 31'-9"
- ◆ EXISTING 1ST FLOOR
ELEV. = 19'-9"



1 EXTERIOR ELEVATION
A301 SCALE: 1/8" = 1'-0" 000000.000

- KEYED MATERIAL NOTES:**
- 1 BURNISHED BLOCK
 - 2 BRICK MASONRY VENEER TO MATCH EXISTING ADJACENT BUILDING BRICK MASONRY
 - 3 GLAZING
 - 4 REYNOLBOND CORPORATE ID ACM PANEL "PROGRAM BLACK"
 - 5 METAL PANEL SOFFIT - REYNOLBOND CORPORATE ID ACM PANEL "PROGRAM RED"
 - 6 METAL SOFFIT (NOT VISIBLE IN ELEVATION VIEW)
 - 7 METAL ROOF COPING TO MATCH ADJACENT METAL PANEL COLOR
 - 8 HORIZONTAL METAL WALL PANEL - PAC CLAD M PANELS IN STONE WHITE
 - 9 EXTERIOR WALL PACK LIGHT, SEE ELECTRICAL
 - 10 EXTERIOR SPOT LIGHT, SEE ELECTRICAL
 - 11 OVERFLOW SCUPPER
 - 12 EXISTING PAINTED EXTERIOR CMU TO REMAIN
 - 13 REPLACE EXISTING WALL TILE WITH NEW GREY QUARRY TILE ON FACE OF ADJACENT BUILDING (NOT VISIBLE IN ELEVATION VIEW)
 - 14 PARAPET TO BE WRAPPED IN ROOF MEMBRANE UP TO TERMINATION BAR ON ADJACENT BUILDING
 - 15 ACCESS LADDER MOUNTED TO EXTERIOR WALL
 - 16 WALL VENT, SEE MEP DOCUMENTS
 - 17 ROOF SCREEN WITH HORIZONTAL METAL WALL PANEL - PAC CLAD M PANELS IN STONE WHITE



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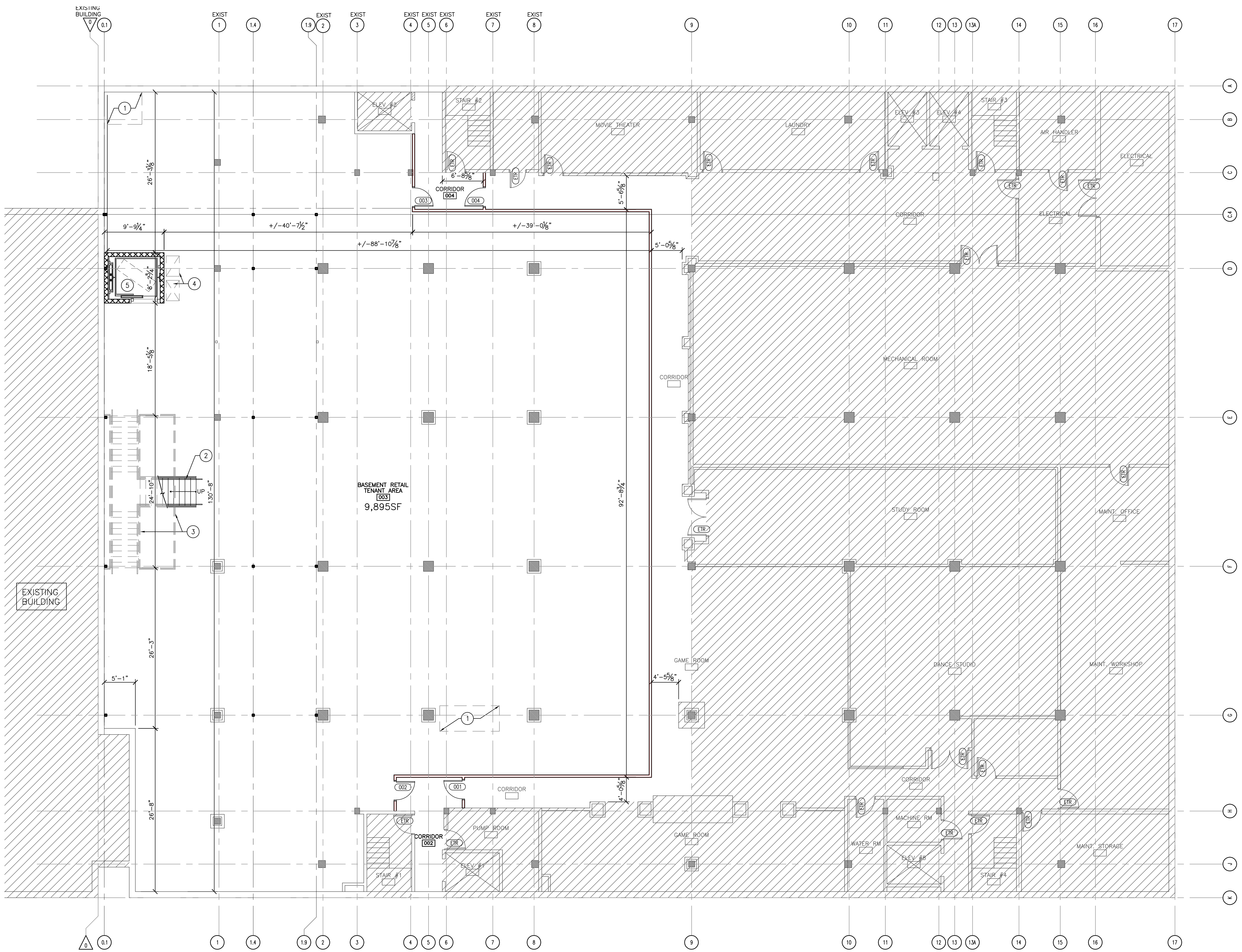
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A301

PLOT DATE: 09/15/2015



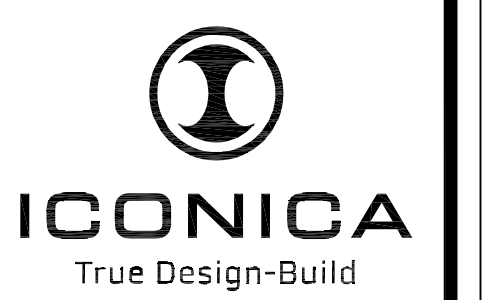
HATCH PATTERNS KEY

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION

GENERAL PLAN NOTES

- REFER TO INSTRUCTIONS TO BIDDERS FOR DELINEATION OF WORK TO BE INCLUDED AS PART OF LANDLORD'S SHELL PACKAGE, AND WORK TO BE INCLUDED IN FUTURE PHASES FOR TENANT SPACES.
- DIMENSIONS ARE FROM EDGE OF STUD OR CENTERLINE OF COLUMN

- KEYED NOTES:**
- PORTION OF FLOOR ABOVE TO BE INFILLED, SEE STRUCTURAL
 - METAL PAN STAIR WITH CONCRETE FILLED TREADS AND STEEL PIPE RAILING (PAINTED WHITE)
 - LINE OF STAIR OVERHEAD
 - ACCESS FIRE DAMPERS TO DUCTWORK ABOVE, SEE MEP DOCUMENTS
 - NEW TRACTION ELEVATOR SERVING FIRST FLOOR AND BASEMENT RETAIL SPACE ONLY



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THE TOWERS ADDITION
 502 N. FRANCES STREET
 MADISON, WI

M&A REAL ESTATE PARTNERS
 10990 WILSHIRE BOULEVARD, #1220
 LOS ANGELES, CA 90024

ISSUE DATES:
 CITY SUB #1: 09-16-15

RFI/SI DATE:

Schematic Design Phase:
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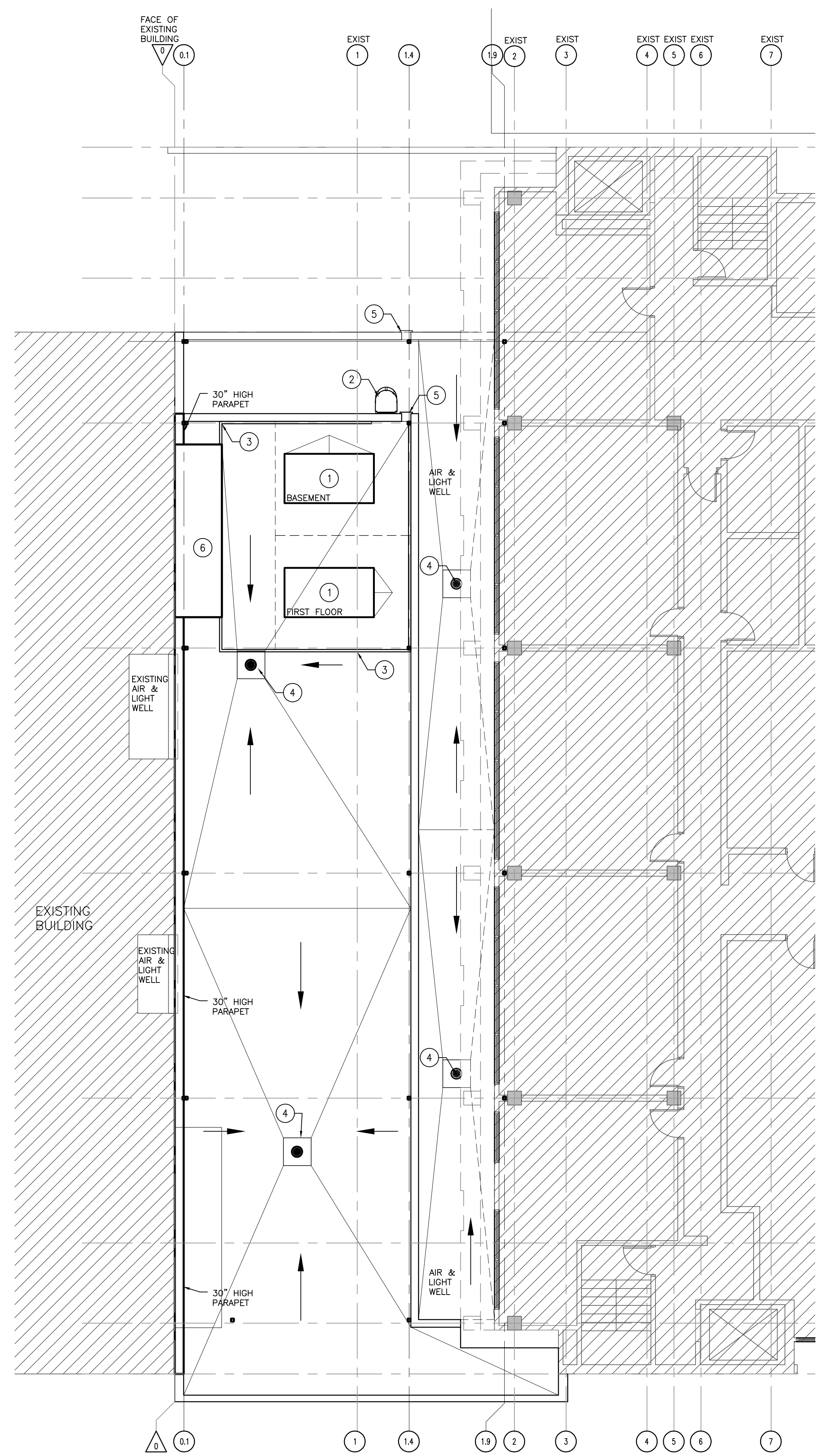
PROJECT #: 20150790
SHEET NUMBER

A200

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1 BASEMENT FLOOR PLAN
 A200 SCALE: 1/8" = 1'-0" 000000.000

PLOT DATE: 09/16/2015



HATCH PATTERNS KEY

	NEW CONSTRUCTION
	EXISTING CONSTRUCTION

GENERAL ROOF PLAN NOTES

1. SEE PLUMBING, HVAC, AND ELECTRICAL PLANS FOR ALL EQUIPMENT LOCATIONS AND ROOF PENETRATIONS

ROOF SYSTEM DESIGN (1&2HR - UL#p519)

- KEYED ROOF FLOOR PLAN NOTES:
- 1 ROOF TOP UNIT ON CURB
 - 2 ACCESS LADDER WITH CAGE
 - 3 4' HIGH ROOF SCREEN - ARCHITECTURAL METAL PANEL WITH EXPOSED FASTENERS
 - 4 6" ROOF DRAIN
 - 5 OVERFLOW SCUPPER
 - 6 HVAC DOGHOUSE, SEE MEP DOCUMENTS FOR DUCT ROUTES

1 ROOF PLAN
 A202 SCALE: 1/8" = 1'-0"
 000000.000



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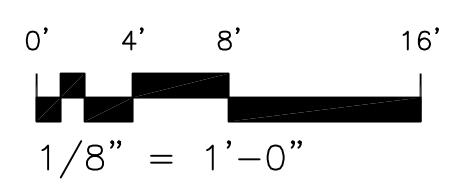
A202



RETAIL FACADE
SOUTH ELEVATED VIEW FROM THE SOUTH



RETAIL FACADE
SOUTH (FRONT) ELEVATION VIEW

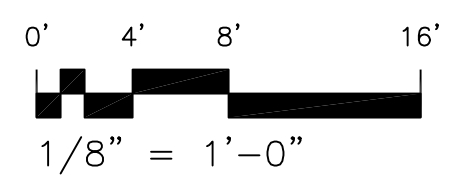




RETAIL FACADE
DISTANT VIEW FROM THE SOUTHWEST



RETAIL FACADE
CLOSE UP VIEW FROM THE SOUTHWEST

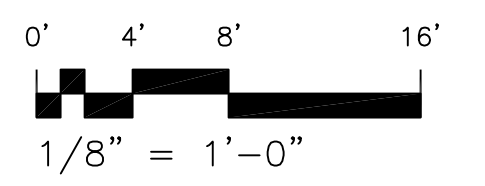




RETAIL FACADE
DISTANT VIEW FROM THE SOUTHEAST



RETAIL FACADE
CLOSE UP VIEW FROM THE SOUTHEAST





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THE TOWERS
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MADISON, WI

M&A REAL ESTATE PARTNERS
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ISSUE DATES:
UDC SUBMITTAL 05-29-2013

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Schematic Design Phase:
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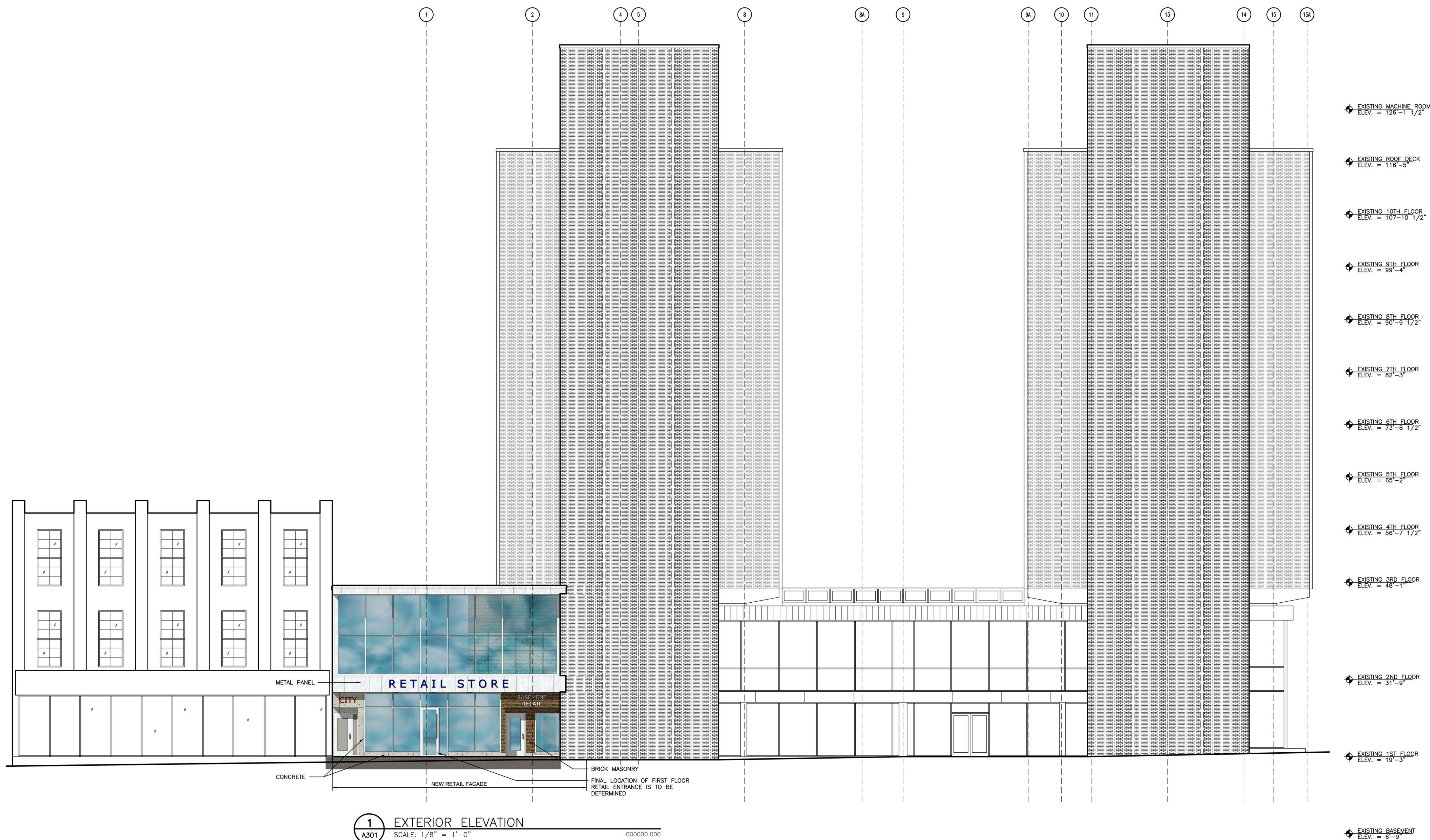
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PROJECT #: 20130280
SHEET NUMBER

A301

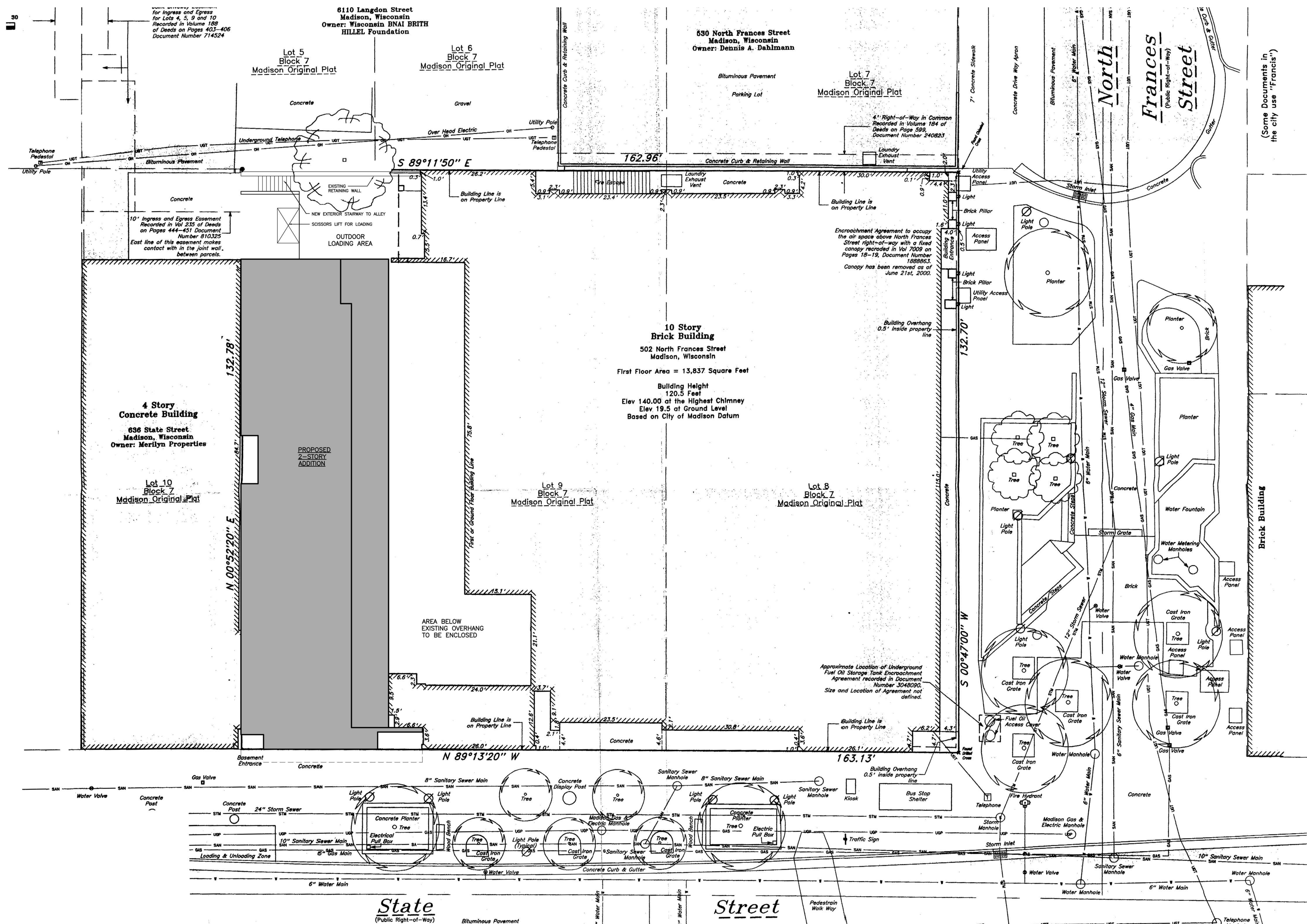
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PLOT DATE:



1 EXTERIOR ELEVATION
A301 SCALE: 1/8" = 1'-0" 000000.000

PLOT DATE:



10' Ingress and Egress Easement
Recorded in Vol 235 of Deeds
on Pages 444-451 Document
Number 810325
East line of this easement makes
contact with in the joint wall,
between parcels.

6110 Langdon Street
Madison, Wisconsin
Owner: Wisconsin BNAI BRITH
HILLEL Foundation

630 North Frances Street
Madison, Wisconsin
Owner: Dennis A. Dahlmann

4 Story
Concrete Building
836 State Street
Madison, Wisconsin
Owner: Merilyn Properties

10 Story
Brick Building
502 North Frances Street
Madison, Wisconsin
First Floor Area = 13,837 Square Feet
Building Height
120.5 Feet
Elev 140.00 at the Highest Chimney
Elev 19.5 at Ground Level
Based on City of Madison Datum

1 SITE PLAN
A101 SCALE: 1" = 10'-0"



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PROJECT #: 20130280
SHEET NUMBER

A101

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(Some Documents in
the city use "Francis")

Brick Building

North
Frances
Street
(Public Right-of-Way)

State
(Public Right-of-Way)

Street

132.78'
N 00°52'20" E

S 89°11'50" E

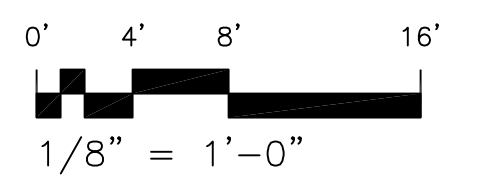
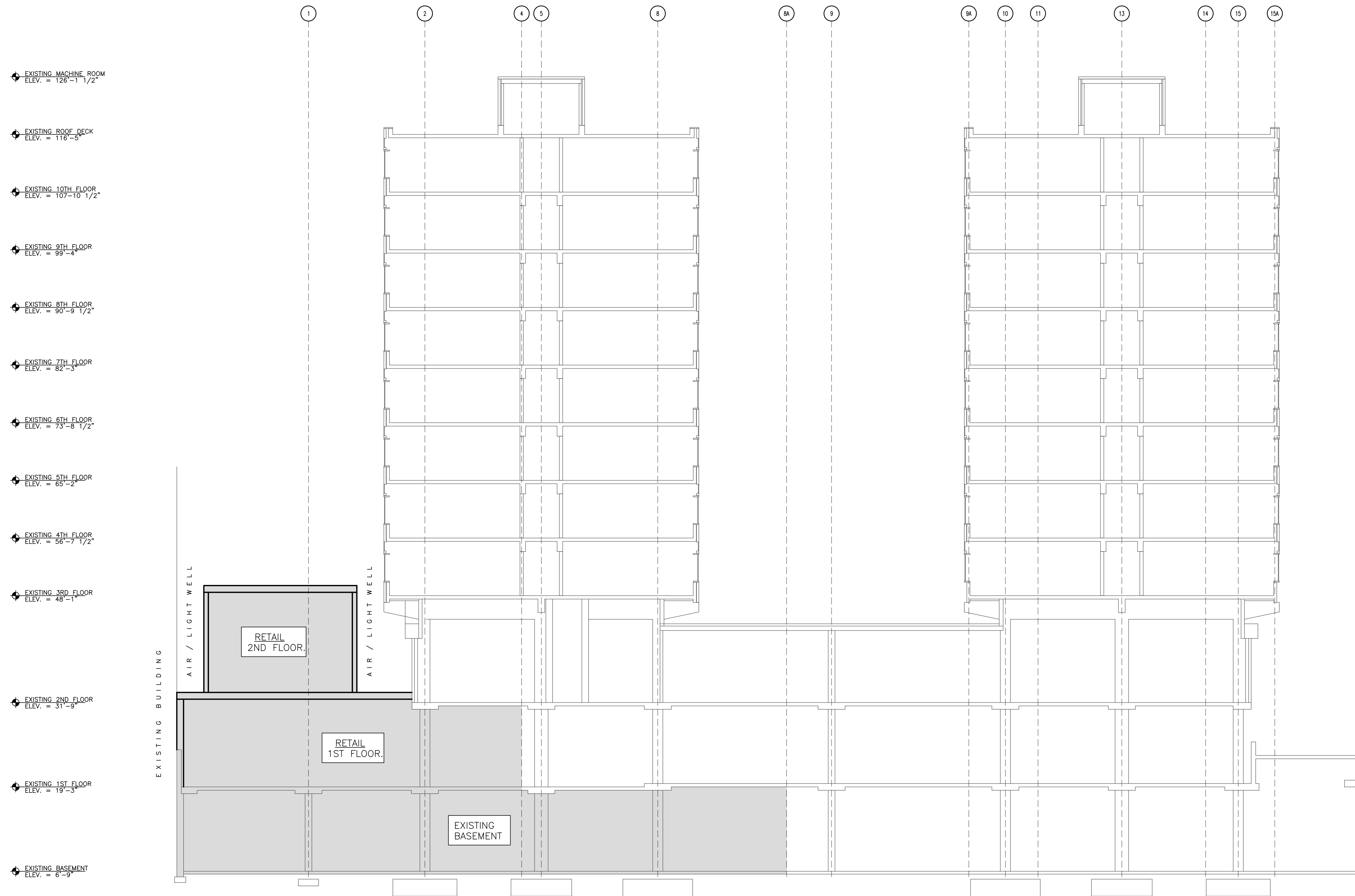
N 89°13'20" W

S 00°47'00" W

162.96'

163.13'

132.70'

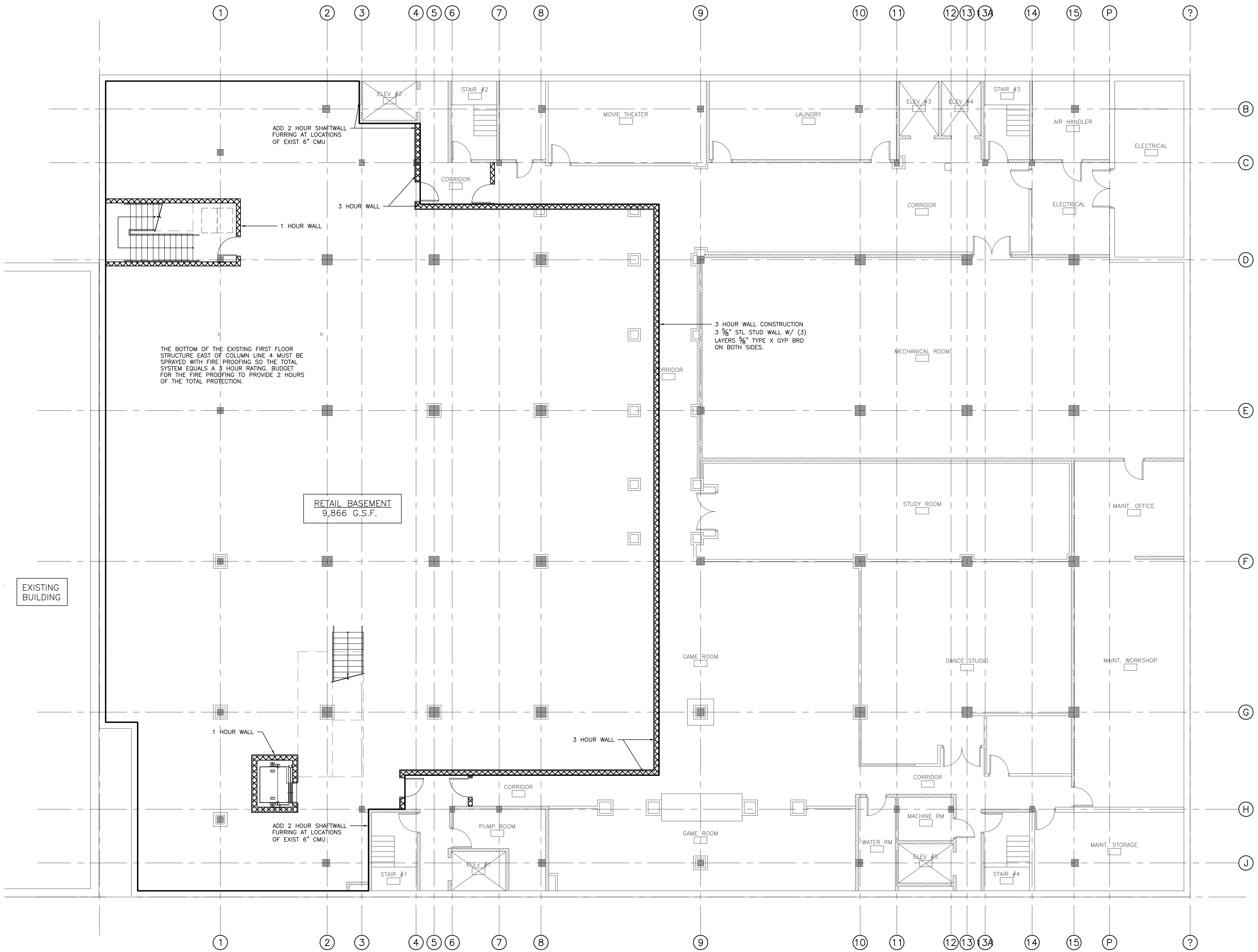


1 BUILDING SECTION
SCALE: 1/8" = 1'-0"
000000.000

CONCEPT - SECTION OF RETAIL SCHEME



PLOT DATE:



THE BOTTOM OF THE EXISTING FIRST FLOOR STRUCTURE EAST OF COLUMN LINE 4 MUST BE SPRAYED WITH FIRE PROOFING SO THE TOTAL SYSTEM EQUALS A 3 HOUR RATING. BUDGET FOR THE FIRE PROOFING TO PROVIDE 2 HOURS OF THE TOTAL PROTECTION.

ADD 2 HOUR SHAFTWALL FURRING AT LOCATIONS OF EXIST 6" CMU

3 HOUR WALL CONSTRUCTION 3 3/8" STL STUD WALL W/ (3) LAYERS 5/8" TYPE X GYP BRD ON BOTH SIDES.

RETAIL BASEMENT
9,866 G.S.F.

EXISTING BUILDING

1 BASEMENT FLOOR PLAN
A200 SCALE: 1/8" = 1'-0" 000000.000



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RF/ISI DATE:

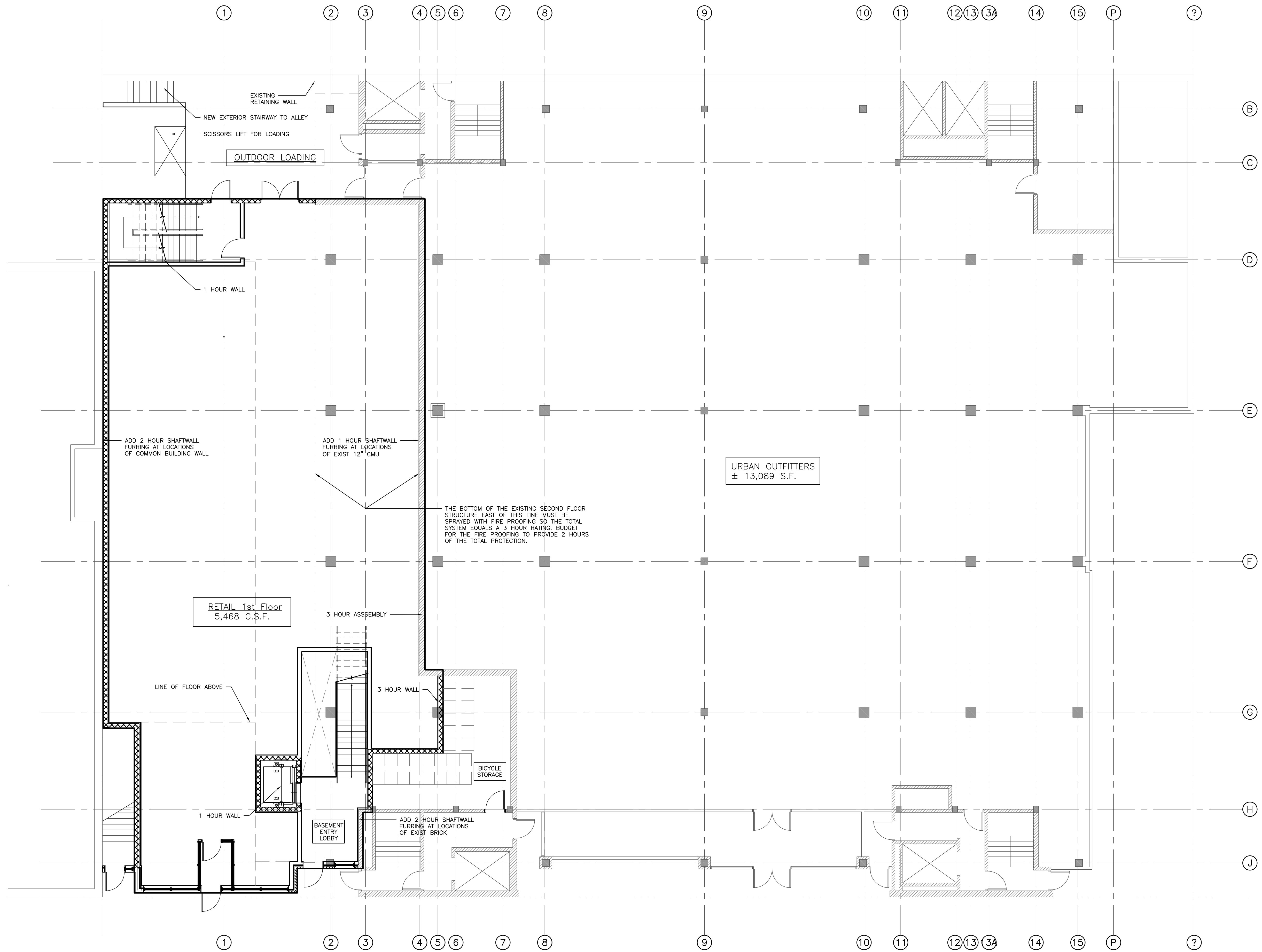
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A200

PLOT DATE:



1 FIRST FLOOR PLAN
A201 SCALE: 1/8" = 1'-0" 000000.000



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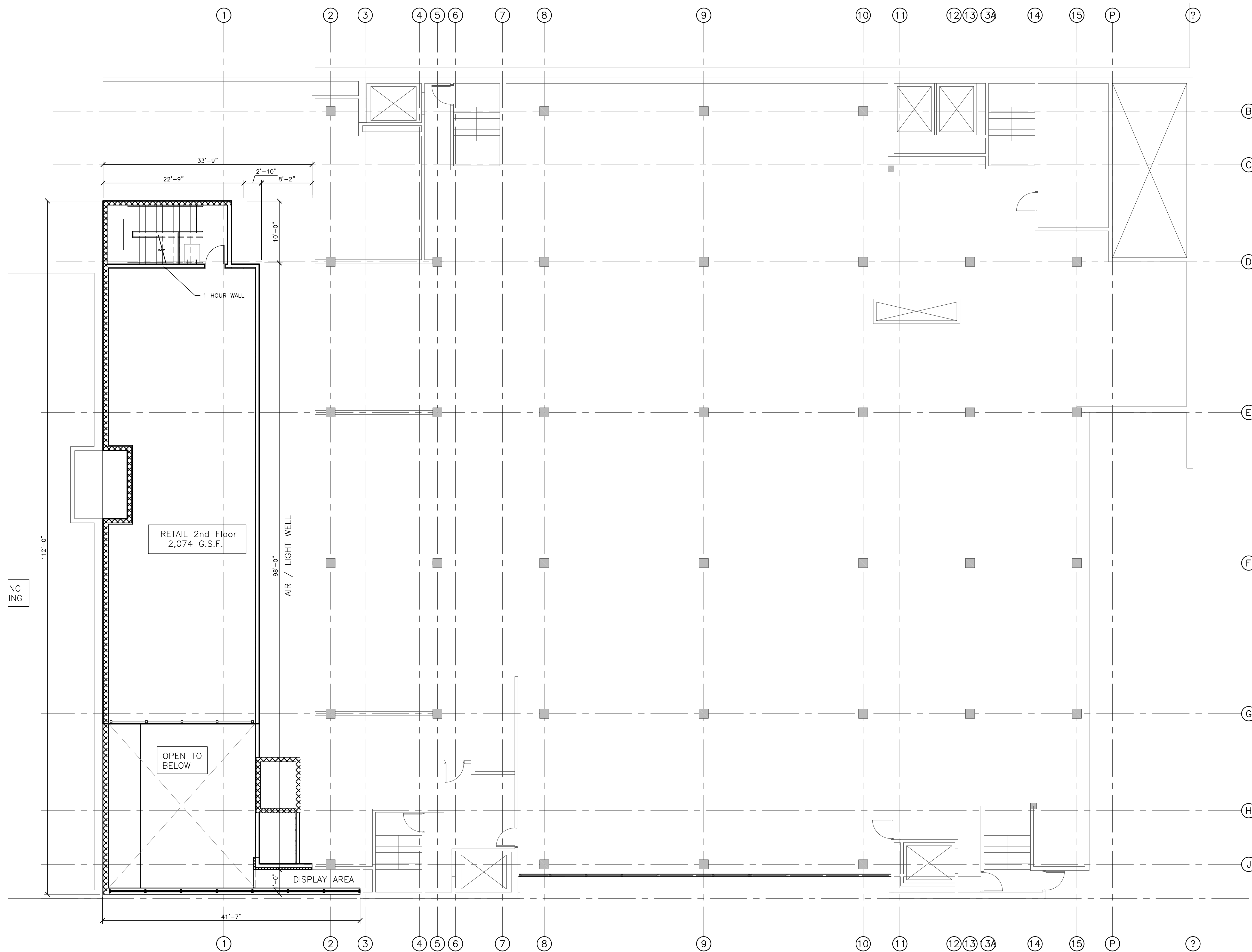
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A201

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PLOT DATE:



1 SECOND FLOOR PLAN
 A202 SCALE: 1/8" = 1'-0" 000000.000



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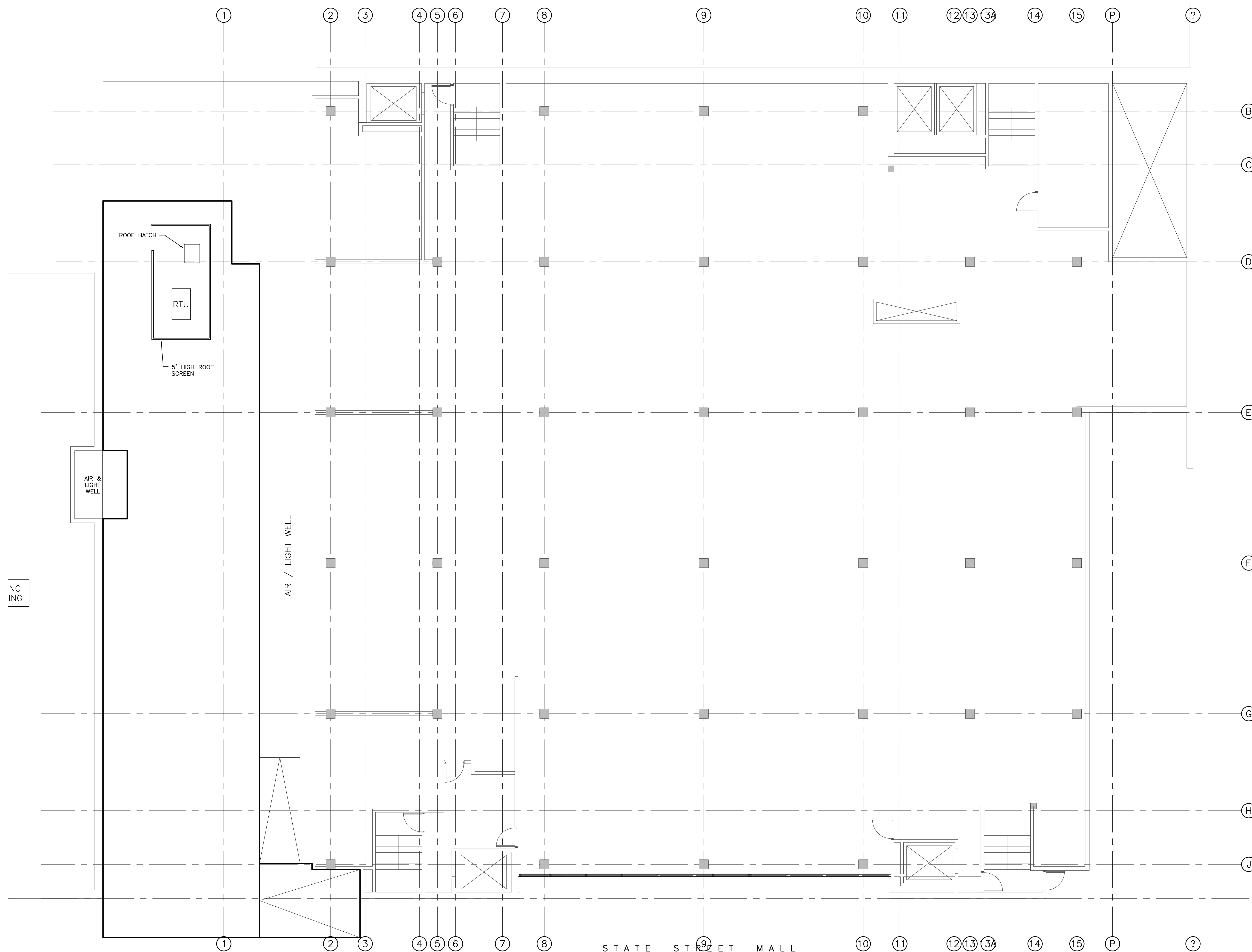
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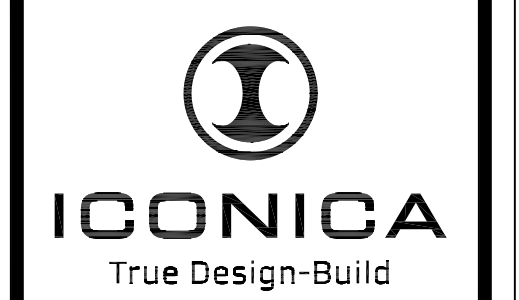
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SHEET NUMBER

A202

PLOT DATE:



1 ROOF PLAN
 A203 SCALE: 1/8" = 1'-0" 000000.000



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ISSUE DATES:
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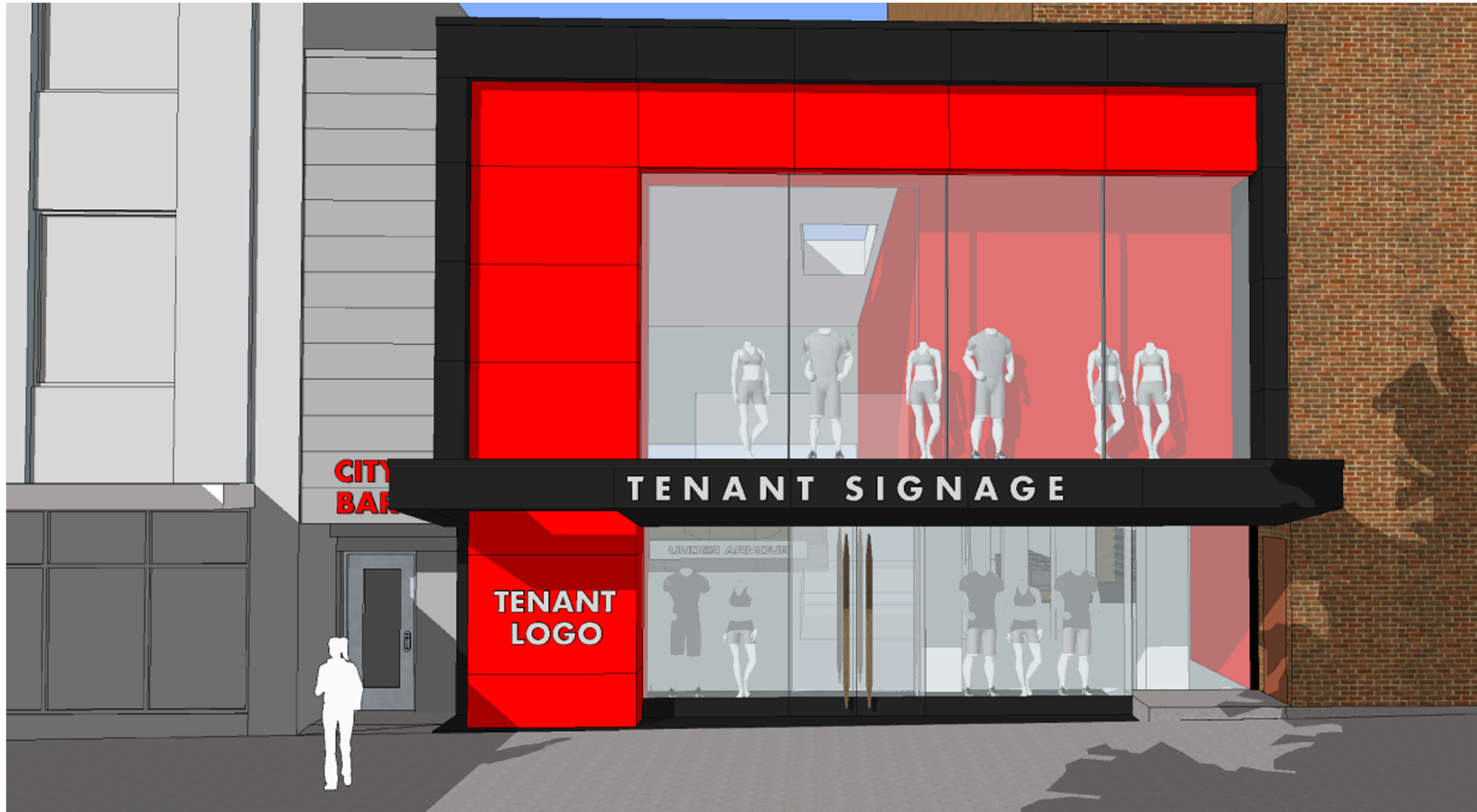
RFI/SD DATE:

Schematic Design Phase:
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SHEET NUMBER

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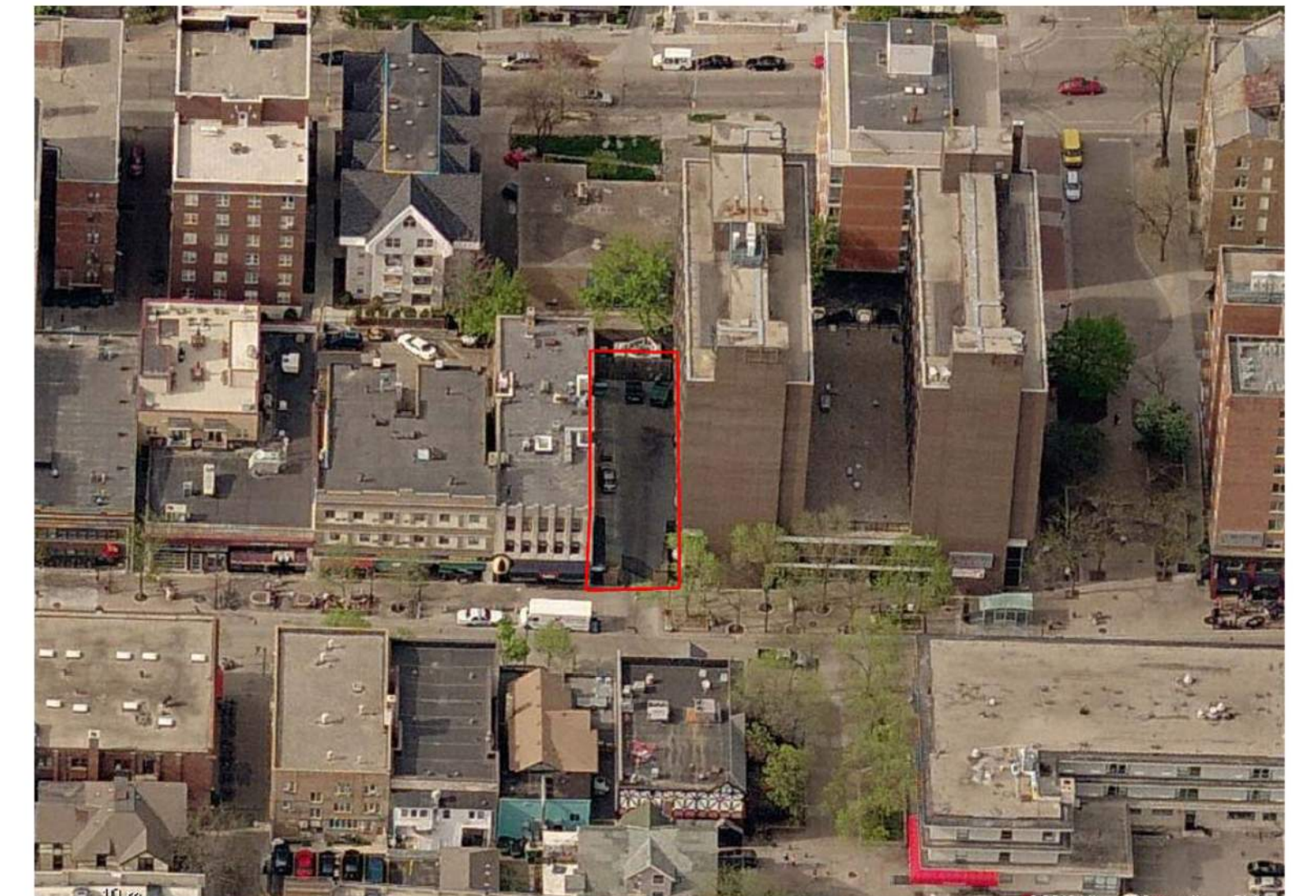




ENTRANCE TO THE CITY BAR



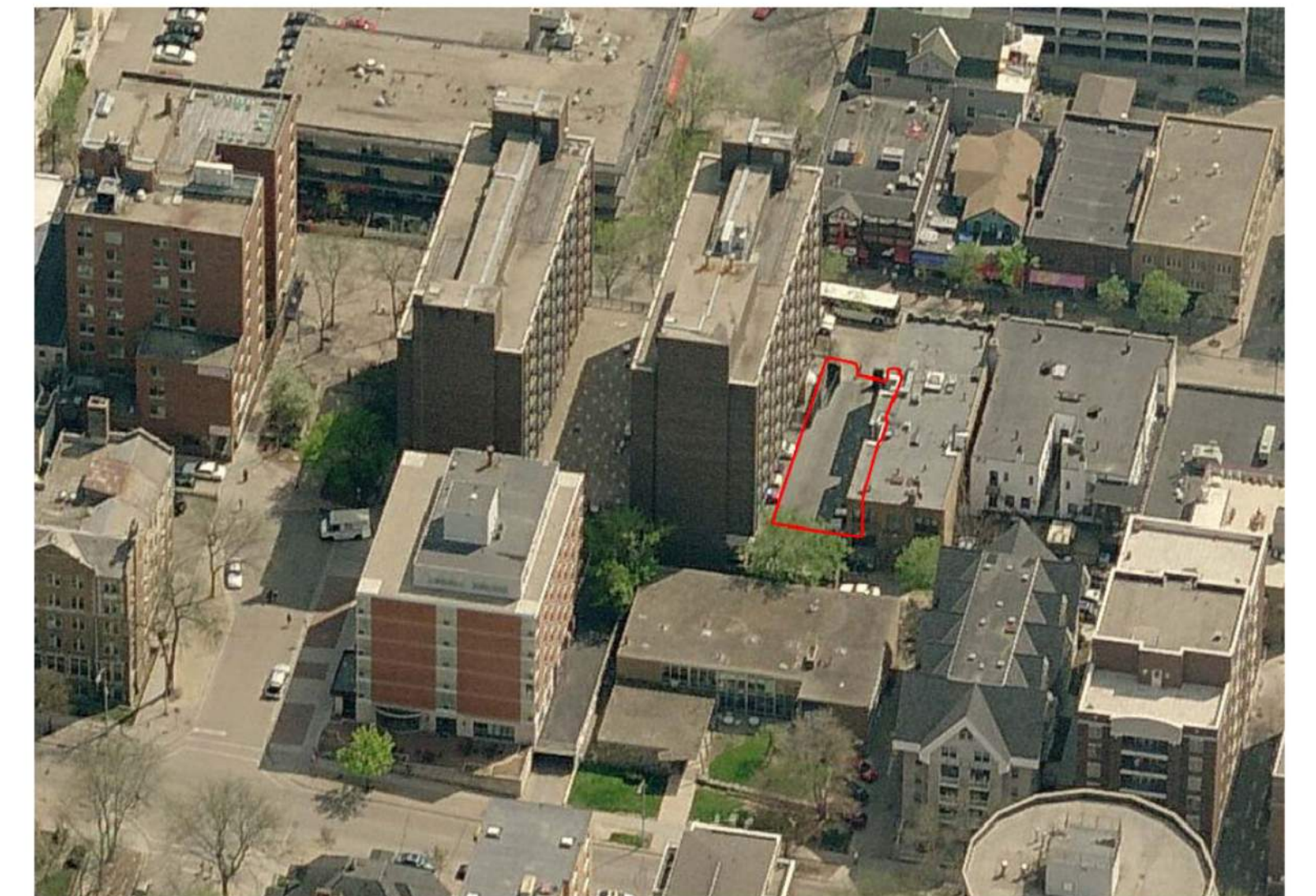
AERIAL SITE IMAGE



BIRD'S EYE VIEW FROM THE SOUTH



GATE ENTRANCE TO PARKING LOT



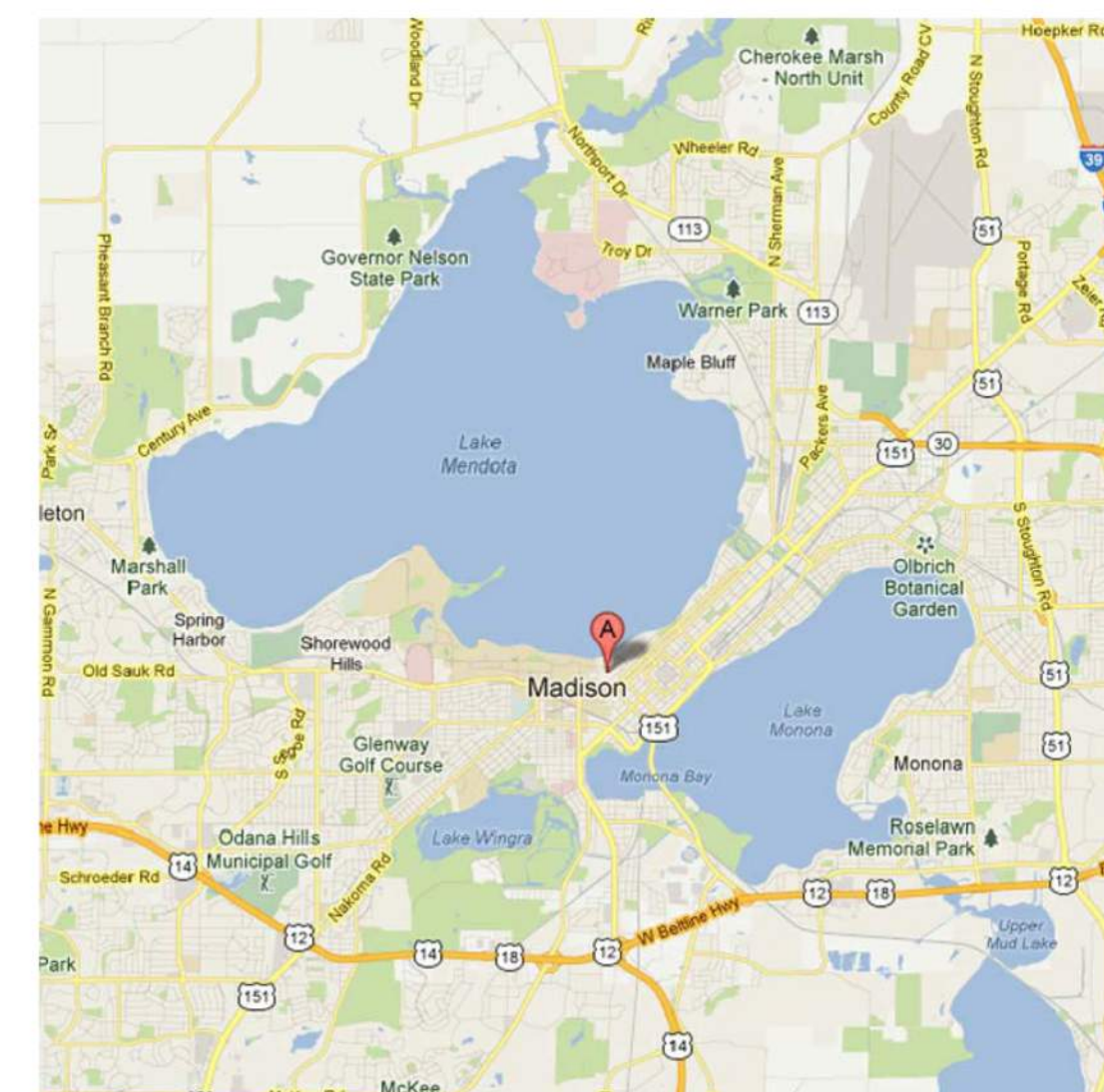
BIRD'S EYE VIEW FROM THE NORTH



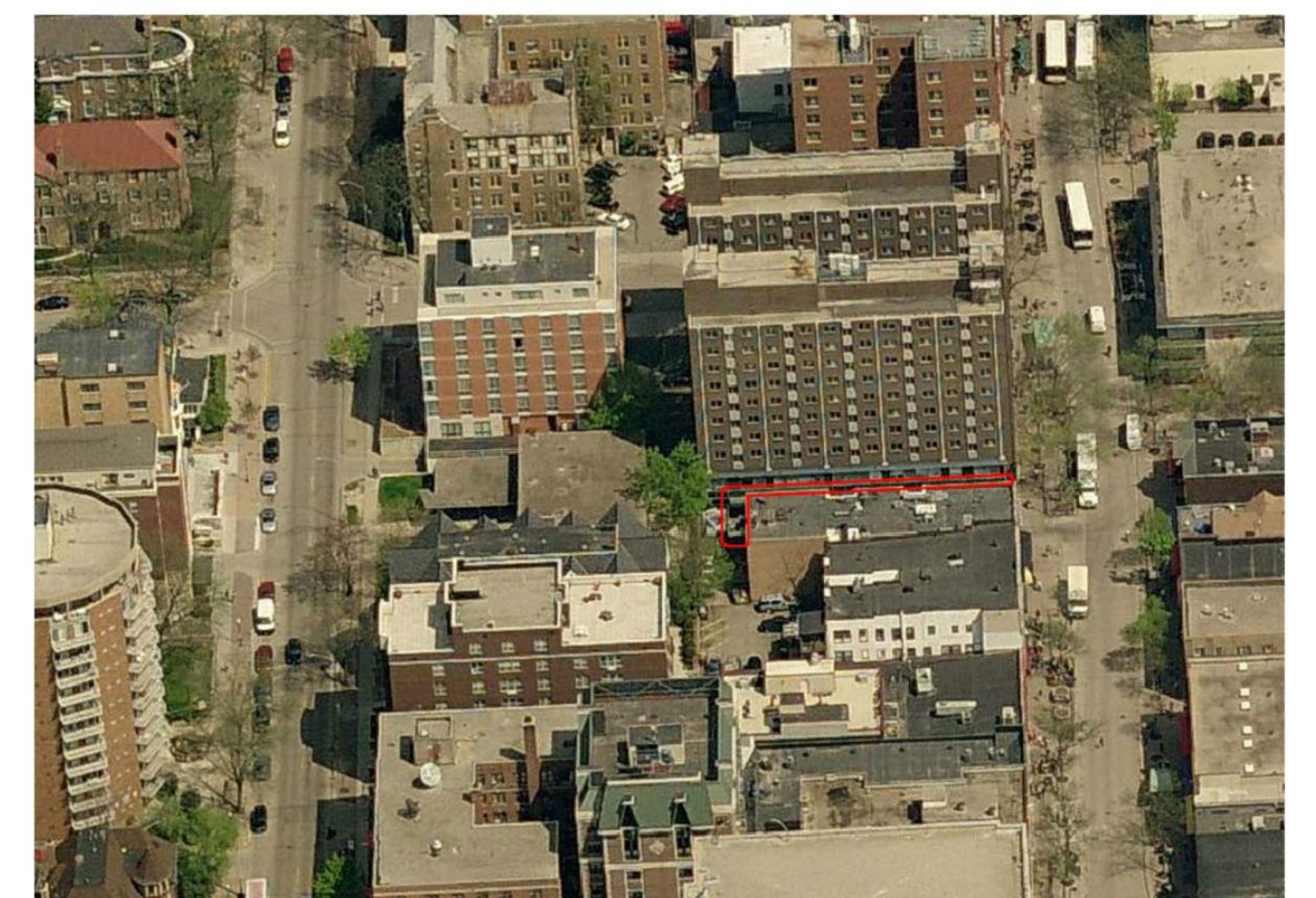
EXIT FROM EGRESS STAIR



EXISTING PARKING LOT



PROJECT LOCATION



BIRD'S EYE VIEW FROM THE WEST



December 8, 2015

To: Urban Design Commission
Plan Commission

From: Jenny Dechant, Iconica

Re: Towers State Street - Retail Addition

Project Description:

The proposed Towers Retail project is an addition to the existing mixed-used Towers apartment and retail building on State Street. The existing condition is an exterior asphalt private parking and loading lot. This parking area will be infilled with the building addition and no new parking stalls are being proposed. The project consists of an addition with a two story facade and interior volume along with a basement renovation to provide 2 floors of retail space. The existing Towers parking lot area is to be infilled and a new storefront facade will be created along State Street. The facade will provide entries for one retail tenant and the neighboring City Bar, as well as one egress door from the Towers building.

The proposed project has been designed as a modern addition to compliment yet stand independently from the connected stark mid-century modern residential tower through the use of materials, massing and fenestration. The new facade will utilize black and red metal panel, butt jointed curtain wall on the upper portion of the facade and butt jointed clear glass at the sidewalk.

This project has been previously reviewed and approved by the UDC on 06-05-2013 and 10-07-2015. The facade design has since been modified to improve the identity of the separate entrances for the retail tenant and neighboring City Bar. The proposed facade design gives definition to the separate entrances while maintaining important design elements such as a distinct canopy, black and red metal panel, and butt jointed clear glass at both the sidewalk and upper facade portion.

Organizational Structure:

Owner: M&A Real Estate Partners
1801 Avenue of the Stars
Los Angeles, CA 90067
310-331-8865
Contact: Marc Lebowitz
marc@manda-partners.com

Architect: Iconica
901 Deming Way
Madison, WI 53717
608-664-3535
Contact: Jenny Dechant
Jenny.dechant@iconicacreates.com

Engineer: Iconica
901 Deming Way
Madison, WI 53717
608-664-3535
Contact: Patrick Eagan

Site Development Data:

Areas:

First Floor: 5,425gsf

Basement: 9,895gsf

Total: 15,320gsf

Parking Lot Size = .11 acres

Building Height: 29'-6"

Estimated Value of land: \$143,000.00

Estimated Project Cost: \$1,360,000.00

Public Subsidy Requested: None

Number of Construction and
Full time Equivalent

Jobs Created: 38

Thank you for your time in reviewing our proposal.

Sincerely,



Jenny Dechant
Architectural Department – Iconica