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DATE: 10-8-2008

SUBJECT: Northgate Shopping Center

### **Clarification of Narrative Description of Proposed Alterations Comprehensive Design Review**

**This document should be considered an addendum to the previously reviewed CDR.**

**Subject: Above Roof signage at the Northgate Shopping Mall Annex  
1291 North Sherman Avenue and 1127 Aberg Avenue.**

1) The recently approved CDR included the following language:

“An existing “above-roof” sign over the Annex building will remain. Additional sign-able areas of the buildings are indicated on the architectural drawings. Signage proposed by new tenants shall meet current ordinances and further be regulated by the Landlord to maintain consistency of design.

2) This re-submittal is to specifically clarify that the above-roof signage at 1291 North Sherman Avenue (as shown on attachment A - “Sheet A 5.1”) will remain until such time that the current tenant is no longer located at, or in operation at, this location. At that time the current non-conforming use will be removed, or an application for its continued use will be filed.

3) The sign location is shown on Attachment A (Sheet C1-B) Attachment B (Sheet A5.1), and the sign graphics to be applied to the sign in its existing location are shown on Attachment C (Busch’s Sign and Design Drawing).

4) Please refer to the image of the existing signage to be retained below:



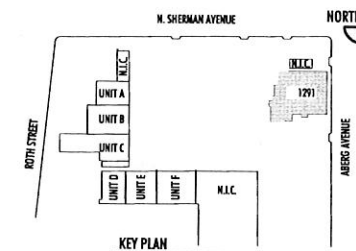
GENERAL NOTES FOR SHEETS A2.1  
A2.3 ONLY.

FOR SYMBOL AND ABBREVIATION DESCRIPTIONS SEE SHEET G2.1.

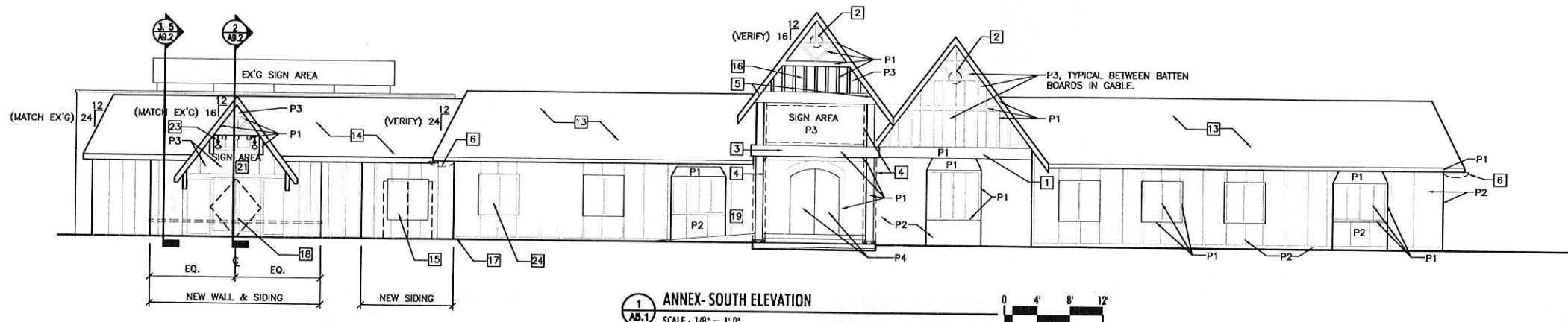
2. GENERAL PAINT CONCEPT: ALL TRIM BOARDS, AND FASCIA BOARDS TO BE PAINTED (P1). ALL EXISTING BRICK THAT IS CURRENTLY PAINTED TO BE PAINTED (P2). PAINT THE UNDERSIDE OF ALL SOFFITS (P1). WOOD SIDING AND BATTEN BOARDS TO BE PAINTED (P2). MASK OFF AND PAINT WOOD TRIM IMMEDIATELY ADJACENT TO WINDOWS (P1). REFER TO ELEVATION DRAWINGS FOR SPECIFIC AREAS OF SIDING TO BE PAINTED (P3).
3. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS. NO ALLOWANCE WILL BE MADE FOR THE CONTRACTOR'S FAILURE TO DETERMINE THE FULL EXTENT OF WORK TO BE PERFORMED.
4. REMOVE ALL LOOSE OR PEELING PAINT DOWN TO SOUND SUBSTRATE. REPAIR ALL AREAS OF DAMAGE. THE ARCHITECT HAS INDICATED NUMEROUS LOCATIONS WHERE SIDING AND/OR TRIM BOARDS ARE DAMAGED AND ROTTEN. THE G.C. IS RESPONSIBLE TO IDENTIFY ALL LOCATIONS WHERE EX'G TRIM AND SIDING IS NOT SUITABLE FOR PAINTING AND REPORT TO THE ARCHITECT/OWNER ALL SUCH LOCATIONS PRIOR TO BEGINNING WORK.
5. REMOVE ALL HOLIDAY/CICLE LIGHTING FROM BUILDING.
6. FILL ALL HOLES LEFT BY THE REMOVAL OF SIGNAGE, CONDUIT, OR OTHER SIMILAR OBJECTS.

KEY NOTES FOR SHEETS A2.1 THRU  
A2.3 ONLY:

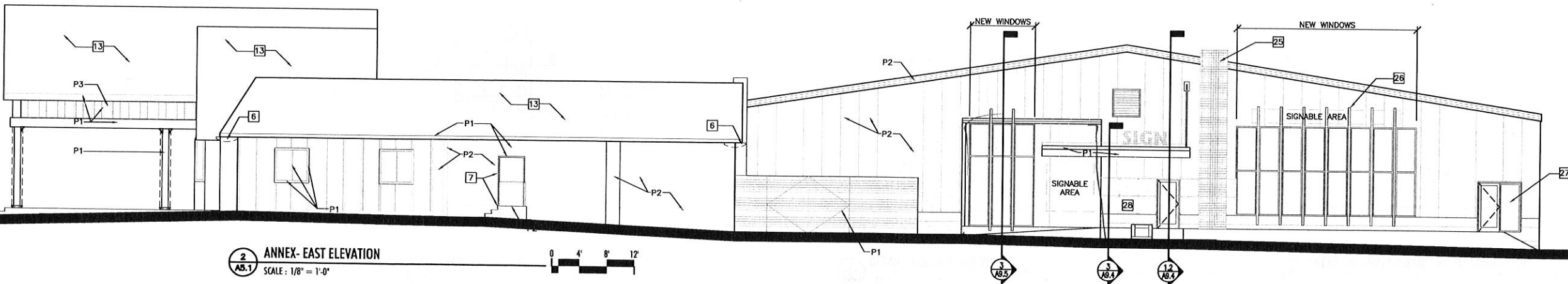
- 1 REMOVE HORIZONTAL TRIM BOARD. REPLACE WITH NEW TRIM BOARD TO MATCH HEIGHT OF EXISTING BOARD.
- 2 REMOVE EXISTING CIRCULAR MEDALLIONS.
- 3 REMOVE APPLIQUE DECORATIONS.
- 4 REMOVE DECORATIVE ROUND COLUMN ENCLOSURE AND BRACKETS. CONSTRUCT NEW COLUMN ENCLOSURES. USE SINGLE COLUMN ENCLOSURE SIMILAR TO DETAILS 4,5,6,7 ON A9.1.
- 5 REMOVE EX'G LIGHT FIXTURES. PROVIDE WEATHERTIGHT COVER PLATE ON JUNCTION BOX. PAINT COVER PLATE TO MATCH SOFFIT.
- 6 REMOVE EX'G DECORATIVE SOFFIT BRACKETS.
- 7 PATCH AND REPAIR DAMAGED CONCRETE STEP. EXISTING STAIR RAILING TO REMAIN, PAINT BLACK.
- 8 REMOVE EXISTING DECORATIVE "GLOBE" PENDANTS FROM UNDERSIDE OF COVERED DROP-OFF. PROVIDE NEW TRIM AND LENS FOR EXISTING RECESSED LIGHT FIXTURES. PAINT UNDERSIDE OF CANOPY (P3).
- 9 REMOVE EXISTING NEON SIGN. ABANDON AND CAP ELECTRIC PER CODE.
- 10 REMOVE EXISTING SURFACE MOUNTED ELECTRIC OUTLET BOX FROM WALL. INSTALL NEW ELECTRIC BOX RECESSED INTO EX'G SOFFIT.
- 11 REMOVE WOOD JAMBS AND OVERHEAD DOOR.
- 12 -
- 13 INSTALL NEW ASPHALT SHINGLE ROOF OVER EX'G SHINGLED ROOF.
- 14 NEW MANSARD ROOF WITH ASPHALT SHINGLES.
- 15 NEW WINDOW TO MATCH ALUMINUM AND GLASS STOREFRONT SYSTEM. SEE NOTE #18. MATCH HEIGHT OF EX'G WINDOWS AND WIDTH OF EXISTING OPENING.
- 16 REMOVE EXISTING "CHINA PALACE" SIGN AND RETURN TO OWNER. INSTALL NEW VERTICAL TRIM BOARDS AS INDICATED ON THE DRAWING. BOARDS ARE TO MATCH WIDTH OF EXISTING TRIM BOARDS IN GABLE AREA ABOVE. PAINT (P1).
- 17 REPAIR DAMAGED TRIM BOARDS.
- 18 ALUMINUM AND GLASS STOREFRONT SYSTEM WITH REMOVABLE CENTER MULLION: 1" CLEAR INSULATED GLASS IN POWDER COATED THERMAL-BREAK FRAME. COLOR OF FRAME "MILITARY BLUE" AS MANUFACTURED BY KAWNEER.
- 19 EXISTING RAILING TO REMAIN (NOT SHOWN). PAINT BLACK.
- 20 INSTALL NEW ROOF MOUNTED FLOOD LIGHTS FOR EXISTING SIGNAGE.
- 21 PROVIDE ELECTRICAL CIRCUIT TO JUNCTION BOX IN ATTIC FOR FUTURE SIGNAGE AND SIGN ILLUMINATION.
- 22 NEW WINDOW TO MATCH ALUMINUM AND GLASS STOREFRONT SYSTEM. SEE NOTE #18.
- 23 NEW SHEPARD'S HOOK STYLE LIGHT FIXTURE, QTY. 2. REFER TO SPECIFICATION MANUAL.
- 24 REPAIR BROKEN GLASS IN EXISTING WINDOW.
- 25 METAL LANDSCAPING GRID FOR VINES.
- 26 4x6 REDWOOD, CLEAR PRESERVATIVE APPLIED.
- 27 REPLACE EXISTING METAL DOORS WITH NEW ANODIZED ALUMINUM STOREFRONT WINDOW AND DOOR.
- 28 PREFINISHED "HARDIE" CEMENT BOARD.



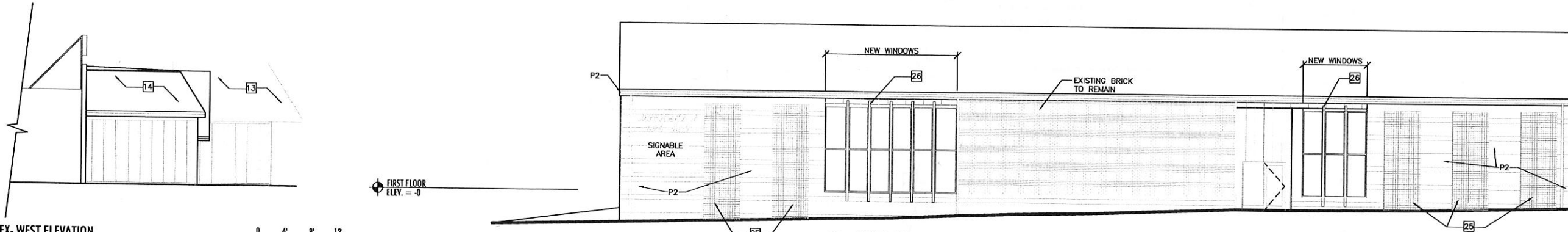
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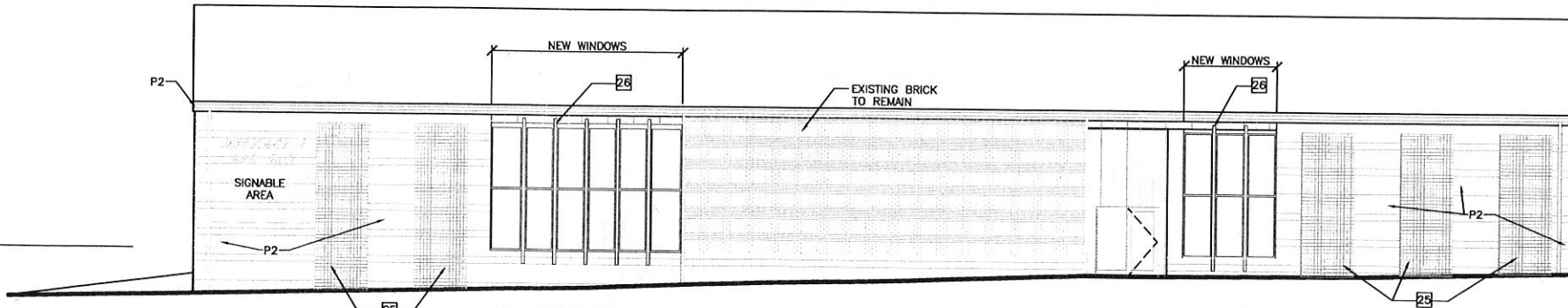
1 ANNEX - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 ANNEX - EAST ELEVATION  
SCALE: 1/8" = 1'-0"



4 ANNEX - WEST ELEVATION  
SCALE: 1/8" = 1'-0"



3 ANNEX - NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

**UDC SUBMITTAL**

10-8-2008

08-27-08 UDC SUBMITTAL  
10-08-08 UDC SUBMITTAL

DRAWN: OZ APPR: MT

NORTHGATE SHOPPING CENTER  
N. SHERMAN AVE  
MADISON, WI

PROJECT # 08-656

EXTERIOR ELEVATIONS

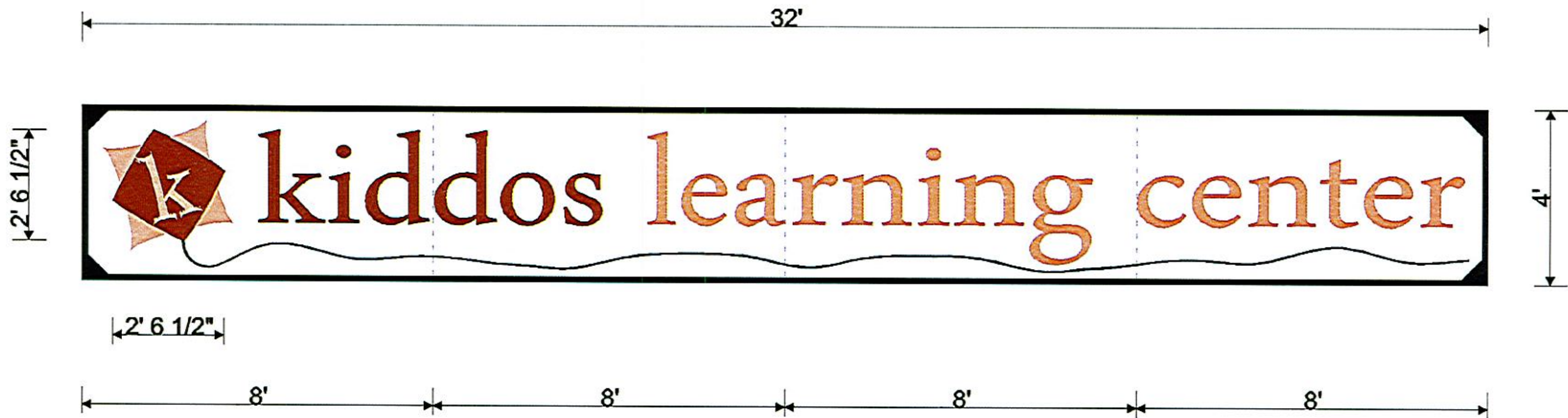
**A5.1**



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**JOB NAME:** Kiddos Learning Center (Madison)

**FAXED / E-MAILED:** BH. 6/3/09



**SCALE:** 1/4" = 1'

**QUANTITY:** 1 - Single sided

**TYPE STYLES:** \_\_\_\_\_

**DESIGNER:** B. Hoffmann 6/3/09

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**COLORS**

**BACKGROUND:** SW. White paint

**BACK:** SW. 6121 Whole Wheat stain (Pantone 4655)

**BORDER:** 1 1/2" SW. Black

**PINSTRIP:** \_\_\_\_\_

**LETTERS:** Sundried Tomato, & Whole Wheat (Pantone 188 & 4655)

**LOGO:** Sundried Tomato, & Whole Wheat (Pantone 188 & 4655), and Black

**MISC:** \_\_\_\_\_

**POSTS:** \_\_\_\_\_

**POST TRIM:** \_\_\_\_\_

**CUSTOMER APPROVAL:** \_\_\_\_\_

**DATE:** \_\_\_\_\_